



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('ACT')) AND (DAYSONMARKET<=7) AND (ZIPCODE LIKE '75205%' OR ZIPCODE LIKE '75225%'))

Property Type: **Single Family** Status: **Active**

Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
7205 Swallow Branch Ln.	PLANO	4	2.0	2/0/0	2,167	0.183	1989	N	5	184,900	85.33	184,900	100
6000 Auburnd AVE #6000b	University	2	2.1	2/0/2	1,053	1.529	1985	Y	3	259,000	245.96	259,000	100
4307 McKinney AVE #7	DALLAS	2	2.1	2/0/2	1,704		2002	N	5	272,500	159.92	272,500	100
4343 Buena Vista ST #3	Dallas	2	2.1	2/0/2	2,383	0.359	2001	N	7	415,000	174.15	415,000	100
4343 Buena Vista ST #7	Dallas	2	2.1	2/0/2	2,310	0.359	2001	N	7	439,900	190.43	439,900	100
6949 Prestonsire LN	Dallas	4	4.1	3/0/3	3,371	0.428	1966	N	0	535,000	158.71	535,000	100
8181 Douglas AVE #620	Dallas	2	2.1	3/0/3	2,793	0.426	1982	Y	3	695,000	248.84	695,000	100
7532 Colgate AVE	Dallas	3	2.1	2/0/2	2,892	0.240	1987	N	4	749,000	258.99	749,000	100
7909 Hanover	DALLAS	4	3.0	1/0/1	2,609	0.220	1946	N	7	759,000	290.92	759,000	100
6255 Park LN	Dallas	3	2.0	2/0/2	2,509	0.436	1948	Y	7	865,000	344.76	865,000	100
3540 McFarlin Blvd BLVD	University	5	4.0	2/0/2	3,365	0.210	1924	N	2	950,000	282.32	950,000	100
6123 Prestonsire LN	Dallas	4	3.0	4/0/4	3,705	0.432	1949	N	0	1,085,000	292.85	1,085,000	100
4225 Caruth BLVD	University	4	3.1	2/0/2	3,374	0.193	1940	N	5	1,120,000	331.95	1,120,000	100
6810 Park LN	DALLAS	4	4.1	3/0/3	4,660		2006	N	4	1,389,000	298.07	1,389,000	100
3461 Potomac AVE	Highland P	4	4.1	2/0/2	4,808	0.178	1998	N	4	1,545,000	321.34	1,545,000	100
4520 Potomac AVE	University	5	5.1	2/0/2	4,893	0.170	2008	N	5	1,650,000	337.22	1,650,000	100
3609 Potomac AVE	Highland P	4	3.1	2/0/2	4,023		1925	N	5	1,895,000	471.04	1,895,000	100
3201 Greenbrier DR	University	4	5.1	3/0/3	5,809	0.273	1991	N	3	1,899,000	326.91	1,899,000	100
7915 Bryn Mawr DR	DALLAS	5	6.3	3/0/3	6,701	0.267	2006	N	5	1,995,000	297.72	1,995,000	100
3229 Wentwood	UNIVERSITY	5	5.3	2/0/2	6,593		2007	N	3	2,249,000	341.12	2,249,000	100
3606 Lovers LN	University	3	2.0	2/0/2	2,840	0.429	1950	N	4	2,500,000	880.28	2,500,000	100
3824 Shenandoah ST	Highland P	4	6.1	3/0/3	5,360	0.362	1926	Y	1	2,650,000	494.40	2,650,000	100
3702 Harvard	HIGHLAND P	4	6.1	2/0/2	7,257		1985	Y	7	2,850,000	392.72	2,850,000	100
4225 Belclaire AVE	Highland P	0	0.0	0/0/0	3,814		1938	Y	7	2,900,000	760.36	2,900,000	100
3601 Lexington AVE	Highland P	5	6.2	3/0/0	11,539	0.457	2008	N	3	9,499,000	823.21	9,499,000	100
Min		2			1,053	0.170	1924		1	184,900		184,900	100
Max		5			11,539	1.529	2008		7	9,499,000		9,499,000	100
Average		4			4,101	0.380	1975		5	1,654,012		1,654,012	100

Number of Properties: **25**
Average (ListPrice / SqFt) : **\$403.32**

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