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CMA 1 - Line

Prepared By: Bill Marshall

Listings as of 12/21/18 at 11:04 am

Property Type is 'Residential' Status is 'Sold' Status Contractual Search Date is 01/01/2018 to 12/31/2018 Latitude, Longitude is around 33.14, -97.24 City is 'Denton'

Lot Features is 'Acreage', 'Adjacent to Greenbelt', 'Airstrip', 'Corner', 'Creek', 'Cul De Sac', 'Cultivated', 'Golf Course Lot', 'Greenbelt', 'Heavily Treed', 'Horses Permitted', 'Interior Lot', 'Irregular', 'Landscaped', 'Leasehold', 'Lrg. Backyard Grass', 'No Backyard Grass', 'Park View', 'Partially Cultivated', 'Pasture', 'Some Trees', 'Subdivision', 'Tank/ Pond', 'Taxi-way', 'Undivided', 'Water/Lake View' SqFt Total is 1400 to 1650

Residential

Sold Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13856287	9701 Pinewood Drive	Denton	2	2/0	2/0/2	2002	No	1,499	\$189.26	0.149	\$299,900	\$283,700	10/05/2018	94.60	91
13680062	10021 Obsidian Drive	Denton	2	2/0	2/0/2	2015	No	1,406	\$206.26	0.103	\$299,900	\$290,000	02/15/2018	96.70	76
13961497	9104 Bradford Street	Denton	2	2/0	2/0/2	2012	No	1,616	\$185.58	0.152	\$299,900	\$299,900	11/19/2018	100.00	2
13872636	10121 Southpoint Court	Denton	2	2/0	2/0/2	2004	Yes	1,484	\$207.21	0.214	\$311,500	\$307,500	08/24/2018	98.72	39
13683621	10808 Southerland Drive	Denton	2	2/0	2/0/2	2005	No	1,605	\$196.20	0.145	\$314,900	\$314,900	02/02/2018	100.00	22
13868938	11613 Mayfield Drive	Denton	2	2/0	2/0/2	2011	No	1,616	\$201.11	0.177	\$329,900	\$325,000	07/12/2018	98.51	1
# LISTINGS:			6	Medians:	2	2/0	2/0/2	2008	1,552	\$198.66	0.151	\$305,700	\$303,700	98.62	31
			Minimums:	2	2/0	2/0/2	2002	1,406	\$185.58	0.103	\$299,900	\$283,700	94.60	1	
			Maximums:	2	2/0	2/0/2	2015	1,616	\$207.21	0.214	\$329,900	\$325,000	100.00	91	
			Averages:	2	2/0	2/0/2	2008	1,538	\$197.60	0.157	\$309,333	\$303,500	98.09	39	

Quick Statistics (6 Listings Total)

	Min	Max	Average	Median
List Price	\$299,900	\$329,900	\$309,333	\$305,700
Sold Price	\$283,700	\$325,000	\$303,500	\$303,700

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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.