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CMA 1 - Line

Prepared By: Bill Marshall

Listings as of **12/22/18 at 12:20 pm**

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 'Golf Course Lot' SqFt Total is 2001 to 2100

Residential

Sold Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	S\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13836778	11629 Melrose Drive	Denton	2	2/1	3/0/3	2016	No	2,071	\$201.11	0.140	\$429,900	\$416,500	09/21/2018	96.88	82
# LISTINGS:			1	Medians:	2	2/1	3/0/3	2016	2,071	\$201.11	0.140	\$429,900	\$416,500	96.88	82
			Minimums:	2	2/1	3/0/3	2016	2,071	\$201.11	0.140	\$429,900	\$416,500	96.88	82	
			Maximums:	2	2/1	3/0/3	2016	2,071	\$201.11	0.140	\$429,900	\$416,500	96.88	82	
			Averages:	2	2/1	3/0/3	2016	2,071	\$201.11	0.140	\$429,900	\$416,500	96.88	82	

Quick Statistics (1 Listing Total)

	Min	Max	Average	Median
List Price	\$429,900	\$429,900	\$429,900	\$429,900
Sold Price	\$416,500	\$416,500	\$416,500	\$416,500

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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.