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CMA 1 - Line

Prepared By: Bill Marshall

Listings as of 12/18/18 at 1:22 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 2281 to 2550

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	
13751722	9904 Countryside Drive	Denton	3	2/0	3/0/3	2001	No	2,347	\$152.92	0.243	\$364,999	\$358,900	03/15/2018	98.33	26	
13831533	9029 Gardenia Drive	Denton	3	2/0	3/0/3	2004	No	2,347	\$157.61	0.212	\$374,900	\$369,900	06/18/2018	98.67	222	
13648576	9037 Gardenia Drive	Denton	4	2/0	3/0/3	2004	No	2,353	\$158.31	0.210	\$375,000	\$372,500	01/10/2018	99.33	86	
13905985	9901 Grandview Drive	Denton	2	2/0	3/0/3	2007	No	2,303	\$165.00	0.242	\$383,000	\$380,000	09/28/2018	99.22	57	
13805144	9433 Grandview Drive	Denton	3	2/0	2/0/2	2003	No	2,360	\$167.16	0.193	\$415,000	\$394,500	06/22/2018	95.06	57	
13699501	10516 Countryside Drive	Denton	3	3/0	2/0/3	2002	No	2,413	\$175.71	0.237	\$429,900	\$424,000	03/14/2018	98.63	141	
13825176	10201 Soriano Street	Denton	3	2/0	3/3/3	2004	No	2,504	\$173.72	0.208	\$449,900	\$435,000	07/06/2018	96.69	12	
# LISTINGS:			7	Medians:		3	2/0	3/0/3	2004	2,353	\$165.00	0.212	\$383,000	\$380,000	98.63	57
		Minimums:		2	2/0	2/0/2	2001	2,303	\$152.92	0.193	\$364,999	\$358,900	95.06	12		
		Maximums:		4	3/0	3/3/3	2007	2,504	\$175.71	0.243	\$449,900	\$435,000	99.33	222		
		Averages:		3	2/0	3/0/3	2004	2,375	\$164.35	0.221	\$398,957	\$390,686	97.99	86		

Quick Statistics (7 Listings Total)

	Min	Max	Average	Median
List Price	\$364,999	\$449,900	\$398,957	\$383,000
Sold Price	\$358,900	\$435,000	\$390,686	\$380,000

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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.