

Bill Marshall  
 BBS Realty  
 BillMarshall@BBSRealty.net  
 Ph: (940) 390-9789

CMA 1 - Line

Prepared By: Bill Marshall

Listings as of 12/22/18 at 8:17 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 2701 to  
 2850

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
13790068	9905 Crestview Drive	Denton	2	2/1	3/0/3	2010	No	2,838	\$158.25	0.229	\$479,900	\$449,110	07/13/2018	93.58	75
13732846	10208 Countryside	Denton	2	3/0	3/0/2	2004	No	2,812	\$165.36	0.193	\$479,900	\$465,000	03/28/2018	96.90	91
13761491	9721 Amber Court	Denton	3	3/1	3/0/3	2007	No	2,752	\$174.22	0.260	\$499,000	\$479,450	04/28/2018	96.08	21
13866199	9800 Lindenwood Trail	Denton	2	2/1	3/0/3	2016	No	2,732	\$180.45	0.220	\$496,500	\$493,000	08/31/2018	99.30	7
13931089	9004 Landmark Lane	Denton	2	2/1	3/0/3	2010	No	2,752	\$207.09	0.201	\$569,900	\$569,900	10/19/2018	100.00	1
<b># LISTINGS:</b>			<b>5</b>	<b>Medians:</b>	2	2/1	3/0/3	2010	2,752	\$174.22	0.220	\$496,500	\$479,450	96.90	21
			<b>Minimums:</b>	2	2/0	3/0/2	2004	2,732	\$158.25	0.193	\$479,900	\$449,110	93.58	1	
			<b>Maximums:</b>	3	3/1	3/0/3	2016	2,838	\$207.09	0.260	\$569,900	\$569,900	100.00	91	
			<b>Averages:</b>	2	2/1	3/0/3	2009	2,777	\$177.07	0.221	\$505,040	\$491,292	97.17	39	

Quick Statistics ( 5 Listings Total )

	Min	Max	Average	Median
List Price	\$479,900	\$569,900	\$505,040	\$496,500
Sold Price	\$449,110	\$569,900	\$491,292	\$479,450

Copyright: NTREIS 2018 All rights reserved.

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.