

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

CMA 1 - Line

Prepared By: Bill Marshall

Listings as of 12/20/18 at 3:35 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 one of 'Creek', 'Cul De Sac', 'Cultivated', 'Golf Course Lot' SqFt Total is 2851 to 3700

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
13831923	9813 Callaway Court	Denton	3	3/0	3/0/3	2005	No	2,910	\$132.65	0.204	\$386,000	\$386,000	05/01/2018	100.00	6
13917661	9305 Freeport Drive	Denton	2	2/0	3/0/3	2009	No	2,877	\$173.79	0.193	\$510,000	\$500,000	11/13/2018	98.04	54
13708962	9925 Grandview Drive	Denton	3	2/1	3/0/3	2006	No	3,218	\$160.81	0.218	\$525,000	\$517,500	04/10/2018	98.57	150
13874653	9701 Grandview Drive	Denton	4	3/0	3/0/3	2005	No	3,669	\$146.91	0.193	\$565,000	\$539,000	10/10/2018	95.40	109
13654054	11512 Southerland Drive	Denton	3	3/1	3/0/3	2012	No	3,231	\$196.53	0.189	\$650,000	\$635,000	01/19/2018	97.69	182
13794693	11616 Southerland Drive	Denton	3	3/1	3/0/3	2013	No	3,236	\$231.77	0.220	\$775,000	\$750,000	08/02/2018	96.77	105
13771730	9712 Lindenwood Trail	Denton	3	3/1	3/0/3	2016	No	3,410	\$222.87	0.220	\$775,000	\$760,000	05/04/2018	98.06	59
13793011	9900 Lindenwood Trail	Denton	3	3/1	2/0/2	2014	Yes	3,225	\$252.71	0.340	\$850,000	\$815,000	04/30/2018	95.88	1
# LISTINGS:			8	Medians:	3	3/1	3/0/3	2011	3,228	\$185.16	0.211	\$607,500	\$587,000	97.87	82
			Minimums:	2	2/0	2/0/2	2005	2,877	\$132.65	0.189	\$386,000	\$386,000	95.40	1	
			Maximums:	4	3/1	3/0/3	2016	3,669	\$252.71	0.340	\$850,000	\$815,000	100.00	182	
			Averages:	3	3/1	3/0/3	2010	3,222	\$189.76	0.222	\$629,500	\$612,813	97.55	83	

Quick Statistics (8 Listings Total)

	Min	Max	Average	Median
List Price	\$386,000	\$850,000	\$629,500	\$607,500
Sold Price	\$386,000	\$815,000	\$612,813	\$587,000

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.