

CMA 1 - Line

Prepared By: Bill Marshall

Listings as of 12/21/18 at 11:02 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
13866176	9505 Perimeter Street	Denton	2	2/0	2/0/2	2004	No	1,484	\$163.41	0.138	\$242,500	\$242,500	09/20/2018	100.00	70
13894868	9608 Pepperwood Trail	Denton	2	2/0	2/0/2	2005	No	1,586	\$154.48	0.169	\$249,900	\$245,000	11/05/2018	98.04	70
13603146	9400 Perimeter Street	Denton	2	2/0	2/0/2	2001	No	1,499	\$164.78	0.142	\$249,900	\$247,000	04/30/2018	98.84	319
13948947	10717 Southerland Drive	Denton	2	2/0	2/0/2	2004	No	1,484	\$168.46	0.171	\$257,000	\$250,000	12/14/2018	97.28	24
13895192	9704 Pepperwood Trail	Denton	2	2/0	2/0/2	2005	No	1,484	\$171.83	0.169	\$264,900	\$255,000	10/12/2018	96.26	43
13777924	9716 Pinewood Drive	Denton	2	2/0	2/0/2	2003	No	1,484	\$172.51	0.198	\$264,900	\$256,000	05/11/2018	96.64	80
13809813	9221 Perimeter Street	Denton	2	2/0	2/0/2	2002	No	1,484	\$173.85	0.138	\$264,900	\$258,000	06/14/2018	97.40	25
13841552	9517 Teakwood Avenue	Denton	2	2/0	2/0/2	2007	No	1,586	\$162.67	0.150	\$265,000	\$258,000	06/15/2018	97.36	33
13760284	9613 Teakwood Avenue	Denton	2	2/0	2/0/2	2006	No	1,484	\$175.20	0.140	\$264,900	\$260,000	03/09/2018	98.15	25
13761489	9509 Perimeter Street	Denton	2	2/0	2/0/2	2005	No	1,586	\$165.20	0.138	\$269,900	\$262,000	03/29/2018	97.07	30
13793830	9617 Rosewood Drive	Denton	2	2/0	2/0/2	2005	No	1,540	\$172.08	0.193	\$265,000	\$265,000	05/01/2018	100.00	5
13935836	9504 Pinewood Drive	Denton	2	2/0	2/0/0	2002	No	1,585	\$167.82	0.142	\$272,900	\$266,000	12/18/2018	97.47	41
13876561	9704 Teakwood Avenue	Denton	3	2/0	2/0/2	2005	No	1,586	\$173.08	0.160	\$264,000	\$274,500	07/20/2018	103.98	2
13733826	9100 Perimeter Street	Denton	2	2/0	2/0/2	2011	No	1,643	\$178.03	0.150	\$294,900	\$292,500	05/07/2018	99.19	135
13764875	12509 Gritstone Drive #47	Denton	2	2/0	2/0/2	2015	No	1,543	\$191.19	0.114	\$308,900	\$295,000	06/25/2018	95.50	105
<b># LISTINGS:</b>	<b>15</b>	<b>Medians:</b>	2	2/0	2/0/2	2005		1,540	\$171.83	0.150	\$264,900	\$258,000		97.47	41
		<b>Minimums:</b>	2	2/0	2/0/0	2001		1,484	\$154.48	0.114	\$242,500	\$242,500		95.50	2
		<b>Maximums:</b>	3	2/0	2/0/2	2015		1,643	\$191.19	0.198	\$308,900	\$295,000		103.98	319
		<b>Averages:</b>	2	2/0	2/0/2	2005		1,537	\$170.31	0.154	\$266,633	\$261,767		98.21	67

**Quick Statistics ( 15 Listings Total )**

	Min	Max	Average	Median
<b>List Price</b>	\$242,500	\$308,900	\$266,633	\$264,900
<b>Sold Price</b>	\$242,500	\$295,000	\$261,767	\$258,000

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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.