

CMA 1 - Line

Prepared By: Bill Marshall

Listings as of 12/20/18 at 6:05 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 'Acreage', 'Adjacent to Greenbelt', 'Airstrip', 'Corner', 'Creek', 'Cul De Sac', 'Cultivated', '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 1651 to 2000

Residential

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13626220	10913 Sandstone Drive	Denton	2	2/0	2/0/2	2005	No	1,844	\$135.57	0.197	\$270,000	\$250,000	04/19/2018	92.59	279
13697336	10500 Murray S Johnson Street	Denton	3	2/0	2/0/2	2001	No	1,834	\$138.44	0.207	\$264,900	\$253,900	02/20/2018	95.85	123
13694932	10409 Downing Drive	Denton	2	2/0	2/0/2	2005	No	1,845	\$143.63	0.196	\$279,000	\$265,000	03/27/2018	94.98	153
13813151	9413 Perimeter Street	Denton	2	2/0	2/0/2	2002	No	1,686	\$166.07	0.138	\$284,000	\$280,000	08/30/2018	98.59	94
13903296	9312 Grandview Drive	Denton	2	2/0	2/0/2	2001	No	1,834	\$152.67	0.217	\$285,000	\$280,000	12/03/2018	98.25	105
13809350	9613 Ravenwood	Denton	2	2/0	2/0/2	2012	No	1,659	\$171.79	0.160	\$289,000	\$285,000	05/14/2018	98.62	4
13701866	10209 Murray S Johnson Street	Denton	2	2/0	2/0/2	2002	No	1,908	\$152.20	0.193	\$299,000	\$290,400	03/13/2018	97.12	118
13861749	10116 Sandhurst Drive	Denton	2	2/1	2/0/2	2015	No	1,745	\$171.35	0.154	\$302,000	\$299,000	09/14/2018	99.01	49
13793384	10308 Lindenwood Trail	Denton	3	2/1	2/0/2	2016	No	1,853	\$161.90	0.150	\$305,000	\$300,000	07/18/2018	98.36	128
13810740	9704 Grandview Drive	Denton	2	2/0	2/0/2	2002	No	1,844	\$165.40	0.215	\$314,900	\$305,000	08/31/2018	96.86	93
13840401	11305 southerland Drive	Denton	2	2/1	3/0/3	2012	No	1,815	\$168.04	0.160	\$312,000	\$305,000	10/10/2018	97.76	152
13703646	10109 Serene Court	Denton	2	2/0	2/0/2	2005	No	1,771	\$173.35	0.268	\$319,900	\$307,000	04/12/2018	95.97	107
13843071	8708 Franklin Drive	Denton	2	2/0	3/0/3	2004	No	1,845	\$166.94	0.276	\$319,900	\$308,000	08/02/2018	96.28	59
13838495	9621 Crestridge Court	Denton	2	2/0	2/0/2	2005	No	1,844	\$168.11	0.215	\$319,900	\$310,000	12/19/2018	96.91	181
13896886	10212 Murray S Johnson Street	Denton	2	2/1	2/0/2	2001	No	1,963	\$157.92	0.193	\$319,500	\$310,000	10/04/2018	97.03	74
13837116	9708 Rivercrest Drive	Denton	3	2/1	2/0/2	2015	No	1,808	\$174.23	0.140	\$325,000	\$315,000	07/31/2018	96.92	53
13787706	10705 Murray S Johnson Street	Denton	2	2/0	2/0/2	2003	No	1,889	\$168.08	0.308	\$319,500	\$317,500	10/10/2018	99.37	177
13890925	10805 Flagstone Court	Denton	2	2/0	2/0/2	2004	No	1,821	\$175.67	0.320	\$319,900	\$319,900	08/24/2018	100.00	42
13835166	12520 Limestone Court	Denton	2	2/1	2/0/2	2015	No	1,838	\$174.08	0.132	\$319,950	\$319,950	08/13/2018	100.00	72
13787532	9721 Rivercrest Drive	Denton	2	2/1	2/0/2	2011	No	1,789	\$178.87	0.140	\$329,900	\$320,000	06/06/2018	97.00	16
13922167	9009 Perimeter Street	Denton	2	2/0	2/0/2	2007	No	1,818	\$176.02	0.140	\$325,000	\$320,000	10/16/2018	98.46	4
13694172	10405 Countryside Drive	Denton	2	2/0	3/0/3	2002	No	1,995	\$162.41	0.193	\$334,900	\$324,000	05/21/2018	96.75	227
13819320	10520 Murray S Johnson Street	Denton	2	2/0	2/0/2	2005	No	1,988	\$162.98	0.234	\$329,900	\$324,000	06/25/2018	98.21	30
13777018	9513 Teakwood Avenue	Denton	2	2/0	3/0/3	2010	No	1,851	\$175.53	0.140	\$324,900	\$324,900	04/16/2018	100.00	33
13908296	9705 Rivercrest Drive	Denton	2	2/1	2/0/2	2015	No	1,745	\$186.76	0.140	\$329,900	\$325,900	09/17/2018	98.79	9

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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.

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Listings as of 12/20/18 at 6:05 pm

**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
13727385	10417 Countryside Drive	Denton	2	2/0	2/0/2	2002	No	1,996	\$166.58	0.216	\$335,000	\$332,500	03/09/2018	99.25	75
13829434	11000 Balentine Street	Denton	2	2/2	3/0/3	2007	No	1,959	\$169.73	0.221	\$335,000	\$332,500	06/07/2018	99.25	6
13734544	11520 Parkcrest Drive	Denton	3	2/1	2/2/2	2014	No	1,744	\$192.09	0.150	\$340,000	\$335,000	01/25/2018	98.53	8
13842259	9717 Rivercrest Drive	Denton	2	2/1	3/0/3	2014	No	1,845	\$181.57	0.140	\$335,000	\$335,000	07/11/2018	100.00	4
13792448	9732 Rivercrest Drive	Denton	2	2/1	2/0/2	2015	No	1,800	\$194.17	0.500	\$349,500	\$349,500	06/01/2018	100.00	43
13765908	10808 Glendale Drive	Denton	3	2/0	3/0/3	2004	No	1,932	\$184.32	0.277	\$359,000	\$356,100	04/18/2018	99.19	17
13864273	10005 Sandhurst Drive	Denton	2	2/1	2/0/0	2015	No	1,745	\$217.77	0.143	\$385,000	\$380,000	07/25/2018	98.70	1
13890018	11821 Southerland Drive	Denton	2	2/1	3/0/3	2015	No	1,760	\$227.22	0.136	\$399,900	\$399,900	08/17/2018	100.00	3
<b># LISTINGS:</b>			<b>33</b>	<b>Medians:</b>	2	2/0	2/0/2	2005	1,838	\$169.73	0.193	\$319,900	\$317,500	98.46	59
				<b>Minimums:</b>	2	2/0	2/0/0	2001	1,659	\$135.57	0.132	\$264,900	\$250,000	92.59	1
				<b>Maximums:</b>	3	2/2	3/2/3	2016	1,996	\$227.22	0.500	\$399,900	\$399,900	100.00	279
				<b>Averages:</b>	2	2/0	2/0/2	2008	1,837	\$171.56	0.200	\$320,644	\$314,544	98.02	77

**Quick Statistics ( 33 Listings Total )**

	Min	Max	Average	Median
<b>List Price</b>	\$264,900	\$399,900	\$320,644	\$319,900
<b>Sold Price</b>	\$250,000	\$399,900	\$314,544	\$317,500