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CMA 1 - Line

Prepared By: Bill Marshall

Listings as of 12/22/18 at 10:36 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 2281 to 2550

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 |
|--------------------|------------------------|--------|------------------|-------|------------|--------|------|-------|-----------|-------|------------|------------|------------|--------|------|
| 13720042 | 10001 Edmondson Drive | Denton | 3 | 2/0 | 2/0/2 | 2007 | No | 2,326 | \$140.80 | 0.300 | \$332,500 | \$327,500 | 06/18/2018 | 98.50 | 211 |
| 13695876 | 9601 Crestview Drive | Denton | 3 | 2/0 | 3/0/3 | 2007 | No | 2,393 | \$144.17 | 0.237 | \$350,000 | \$345,000 | 03/16/2018 | 98.57 | 146 |
| 13934877 | 8700 Franklin Drive | Denton | 3 | 2/0 | 2/0/2 | 2006 | No | 2,371 | \$151.83 | 0.279 | \$370,000 | \$360,000 | 10/30/2018 | 97.30 | 16 |
| 13663563 | 9020 Gardenia Drive | Denton | 3 | 2/0 | 3/2/2 | 2005 | No | 2,395 | \$152.40 | 0.201 | \$369,900 | \$365,000 | 05/02/2018 | 98.68 | 241 |
| 13822753 | 10013 Crestridge Drive | Denton | 2 | 2/0 | 3/3/3 | 2013 | No | 2,338 | \$160.39 | 0.178 | \$379,900 | \$375,000 | 07/12/2018 | 98.71 | 119 |
| 13936639 | 10800 Balentine Street | Denton | 3 | 2/0 | 3/0/3 | 2003 | No | 2,347 | \$166.17 | 0.296 | \$395,000 | \$390,000 | 11/16/2018 | 98.73 | 7 |
| 13908432 | 9709 Orangewood Trail | Denton | 2 | 2/1 | 3/0/3 | 2016 | No | 2,375 | \$167.58 | 0.223 | \$398,000 | \$398,000 | 11/19/2018 | 100.00 | 59 |
| 13812065 | 8813 Sarasota | Denton | 2 | 2/1 | 3/0/2 | 2009 | No | 2,303 | \$182.33 | 0.215 | \$419,900 | \$419,900 | 06/14/2018 | 100.00 | 1 |
| 13813698 | 9521 Crestview Drive | Denton | 2 | 2/1 | 3/0/3 | 2014 | No | 2,366 | \$185.97 | 0.236 | \$440,000 | \$440,000 | 08/01/2018 | 100.00 | 65 |
| # LISTINGS: | 9 | | Medians: | 3 | 2/0 | 3/0/3 | 2007 | 2,366 | \$160.39 | 0.236 | \$379,900 | \$375,000 | | 98.71 | 65 |
| | | | Minimums: | 2 | 2/0 | 2/0/2 | 2003 | 2,303 | \$140.80 | 0.178 | \$332,500 | \$327,500 | | 97.30 | 1 |
| | | | Maximums: | 3 | 2/1 | 3/3/3 | 2016 | 2,395 | \$185.97 | 0.300 | \$440,000 | \$440,000 | | 100.00 | 241 |
| | | | Averages: | 3 | 2/0 | 3/1/3 | 2009 | 2,357 | \$161.29 | 0.241 | \$383,911 | \$380,044 | | 98.94 | 96 |

Quick Statistics (9 Listings Total)

| | Min | Max | Average | Median |
|-------------------|-----------|-----------|-----------|-----------|
| List Price | \$332,500 | \$440,000 | \$383,911 | \$379,900 |
| Sold Price | \$327,500 | \$440,000 | \$380,044 | \$375,000 |

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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.