

CMA 1 - Line

Prepared By: Bill Marshall

Listings as of 12/20/18 at 7:50 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', '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 2551 to 2700

**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
13702996	8701 Franklin Drive	Denton	2	2/0	2/0/2	2004	No	2,609	\$140.28	0.291	\$379,900	\$366,000	03/26/2018	96.34	170
13910154	10505 Cascade Drive	Denton	3	3/0	2/0/2	2006	No	2,609	\$142.39	0.193	\$375,000	\$371,500	09/25/2018	99.07	3
13759122	10905 Fieldstone Street	Denton	3	3/0	3/0/3	2006	No	2,622	\$143.02	0.217	\$375,000	\$375,000	03/01/2018	100.00	4
13799497	10909 Fieldstone Street	Denton	3	3/0	2/0/2	2006	No	2,565	\$146.20	0.202	\$375,000	\$375,000	05/31/2018	100.00	9
13981389	10817 Glendale Dr Drive	Denton	3	3/0	3/0/3	2005	No	2,609	\$149.48	0.307	\$395,000	\$390,000	12/05/2018	98.73	0
13764023	12001 Claridge Court	Denton	3	3/0	3/0/3	2008	No	2,609	\$153.32	0.518	\$409,900	\$400,000	08/10/2018	97.58	162
13814528	10117 Grandview Drive	Denton	3	3/0	3/0/3	2006	No	2,609	\$159.06	0.237	\$429,000	\$415,000	08/24/2018	96.74	92
13888373	11825 Southerland Drive	Denton	2	3/1	3/0/3	2014	No	2,607	\$184.12	0.145	\$489,000	\$480,000	10/30/2018	98.16	77
<b># LISTINGS:</b>			<b>8</b>	<b>Medians:</b>	3	3/0	3/0/3	2006	2,609	\$147.84	0.227	\$387,450	\$382,500	98.45	43
			<b>Minimums:</b>	2	2/0	2/0/2	2004	2,565	\$140.28	0.145	\$375,000	\$366,000	96.34	0	
			<b>Maximums:</b>	3	3/1	3/0/3	2014	2,622	\$184.12	0.518	\$489,000	\$480,000	100.00	170	
			<b>Averages:</b>	3	3/0	3/0/3	2007	2,605	\$152.23	0.264	\$403,475	\$396,563	98.33	65	

Quick Statistics ( 8 Listings Total )

	Min	Max	Average	Median
List Price	\$375,000	\$489,000	\$403,475	\$387,450
Sold Price	\$366,000	\$480,000	\$396,563	\$382,500