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CMA 1 - Line

Prepared By: Bill Marshall

Listings as of 12/21/18 at 10:44 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 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
13892298	9601 Colbert Cove	Denton	3	2/1	3/0/3	2005	No	3,374	\$130.38	0.240	\$450,000	\$439,900	09/10/2018	97.76	56
13903382	8700 Maryland	Denton	3	2/2	3/0/3	2014	No	3,297	\$139.75	0.278	\$499,000	\$460,750	07/18/2018	92.33	3
13784394	8205 American Way	Denton	3	3/1	3/3/3	2017	No	3,076	\$180.43	0.228	\$566,500	\$555,000	07/20/2018	97.97	142
<b># LISTINGS:</b>			<b>3</b>	<b>Medians:</b>	3	2/1	3/0/3	2014	3,297	\$139.75	0.240	\$499,000	\$460,750	97.76	56
			<b>Minimums:</b>	3	2/1	3/0/3	2005	3,076	\$130.38	0.228	\$450,000	\$439,900	92.33	3	
			<b>Maximums:</b>	3	3/2	3/3/3	2017	3,374	\$180.43	0.278	\$566,500	\$555,000	97.97	142	
			<b>Averages:</b>	3	2/1	3/1/3	2012	3,249	\$150.19	0.249	\$505,167	\$485,217	96.02	67	

Quick Statistics ( 3 Listings Total )

	Min	Max	Average	Median
List Price	\$450,000	\$566,500	\$505,167	\$499,000
Sold Price	\$439,900	\$555,000	\$485,217	\$460,750

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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.