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CMA 1 - Line

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Listings as of 07/03/18 at 9:30 am

Property Type is 'Residential' Status is 'Sold' Status Contractual Search Date is 01/01/2018 to 07/01/2018 Subdivision Name is like 'Robson Ranch\*\*' City is 'Denton' Zip Code is '76207' MLS Area is '31 - DENTON COUNTY' MLS SubArea is 'Ponder, Stony and Justin (3)' SqFt Total is 1650 to 2000 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'

**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 |
|--------------------|----------------------|------------------|-------|-------|------------|--------|------|-------|-----------|-------|------------|------------|------------|-------|------|
| 13780166           | 9100 Bradford Street | Denton           | 2     | 2/1   | 3/0/3      | 2015   | No   | 1,819 | \$186.65  | 0.162 | \$340,000  | \$339,510  | 05/09/2018 | 99.86 | 2    |
| 13766230           | 10001 Obsidian Drive | Denton           | 2     | 2/1   | 2/0/2      | 2016   | No   | 1,838 | \$193.14  | 0.170 | \$364,900  | \$355,000  | 03/22/2018 | 97.29 | 201  |
| <b># LISTINGS:</b> | <b>2</b>             | <b>Medians:</b>  | 2     | 2/1   | 3/0/3      | 2016   |      | 1,829 | \$189.90  | 0.166 | \$352,450  | \$347,255  |            | 98.57 | 102  |
|                    |                      | <b>Minimums:</b> | 2     | 2/1   | 2/0/2      | 2015   |      | 1,819 | \$186.65  | 0.162 | \$340,000  | \$339,510  |            | 97.29 | 2    |
|                    |                      | <b>Maximums:</b> | 2     | 2/1   | 3/0/3      | 2016   |      | 1,838 | \$193.14  | 0.170 | \$364,900  | \$355,000  |            | 99.86 | 201  |
|                    |                      | <b>Averages:</b> | 2     | 2/1   | 3/0/3      | 2016   |      | 1,829 | \$189.90  | 0.166 | \$352,450  | \$347,255  |            | 98.57 | 102  |

**Quick Statistics ( 2 Listings Total )**

|                   | Min       | Max       | Average   | Median    |
|-------------------|-----------|-----------|-----------|-----------|
| <b>List Price</b> | \$340,000 | \$364,900 | \$352,450 | \$352,450 |
| <b>Sold Price</b> | \$339,510 | \$355,000 | \$347,255 | \$347,255 |

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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.