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**CMA 1 - Line**

Prepared By: Bill Marshall

Listings as of **07/02/19 at 11:31 am**

Property Type is 'Residential' Status is 'Sold' Status Contractual Search Date is 01/01/2019 to 06/01/2019 Subdivision Name is like 'Robson Ranch\*' City is 'Denton' Zip Code is '76207' SqFt  
 Total is 1650 to 2000 Lot Features is 'Golf Course Lot'

**Residential**

<b>Sold Properties</b>															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	S\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
14019726	8800 Bradford Street	Denton	2	2/0	3/0/3	2008	No	1,884	\$178.61	0.206	\$356,500	\$336,500	03/06/2019	94.39	3
13821398	10005 Obsidian Drive	Denton	2	2/1	2/0/2	2016	No	1,741	\$203.85	0.166	\$354,900	\$354,900	02/15/2019	100.00	114
<b># LISTINGS:</b>			<b>2</b>	<b>Medians:</b>	2	2/1	3/0/3	2012	1,813	\$191.23	0.186	\$355,700	\$345,700	97.19	59
			<b>Minimums:</b>	2	2/0	2/0/2	2008	1,741	\$178.61	0.166	\$354,900	\$336,500	94.39	3	
			<b>Maximums:</b>	2	2/1	3/0/3	2016	1,884	\$203.85	0.206	\$356,500	\$354,900	100.00	114	
			<b>Averages:</b>	2	2/1	3/0/3	2012	1,813	\$191.23	0.186	\$355,700	\$345,700	97.19	59	

**Quick Statistics ( 2 Listings Total )**

	Min	Max	Average	Median
<b>List Price</b>	\$354,900	\$356,500	\$355,700	\$355,700
<b>Sold Price</b>	\$336,500	\$354,900	\$345,700	\$345,700

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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.