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**CMA 1 - Line**

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Listings as of **07/02/19 at 11:45 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 2101 to 2280 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
14036963	8908 Bradford Street	Denton	2	2/0	3/0/3	2008	No	2,153	\$170.69	0.164	\$375,000	\$367,500	04/12/2019	98.00	4
14007831	10904 Southerland Drive	Denton	2	2/0	2/0/3	2007	No	2,123	\$178.94	0.140	\$379,900	\$379,900	03/15/2019	100.00	6
14000771	9901 Cypress Street	Denton	2	2/0	2/0/2	2006	No	2,274	\$167.11	0.201	\$385,000	\$380,000	04/18/2019	98.70	69
14006867	11708 Clemson Drive	Denton	2	2/1	3/0/3	2008	No	2,228	\$199.73	0.193	\$459,900	\$445,000	04/08/2019	96.76	46
<b># LISTINGS:</b>			<b>4</b>	<b>Medians:</b>	2	2/0	3/0/3	2008	2,191	\$174.82	0.179	\$382,450	\$379,950	98.35	26
			<b>Minimums:</b>	2	2/0	2/0/2	2006	2,123	\$167.11	0.140	\$375,000	\$367,500	96.76	4	
			<b>Maximums:</b>	2	2/1	3/0/3	2008	2,274	\$199.73	0.201	\$459,900	\$445,000	100.00	69	
			<b>Averages:</b>	2	2/0	3/0/3	2007	2,195	\$179.12	0.175	\$399,950	\$393,100	98.37	31	

**Quick Statistics ( 4 Listings Total )**

	Min	Max	Average	Median
<b>List Price</b>	\$375,000	\$459,900	\$399,950	\$382,450
<b>Sold Price</b>	\$367,500	\$445,000	\$393,100	\$379,950

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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.