

CMA 1 - Line

Prepared By: Bill Marshall

Listings as of 07/04/19 at 1:26 pm

Property Type is 'Residential' Status is 'Sold' Status Contractual Search Date is 01/01/2019 to 07/01/2019 Subdivision Name is like 'Robson Ranch*' City is 'Denton' Zip Code is '76207' 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
14087993	9704 Amber Court	Denton	2	2/0	2/0/2	2005	No	1,844	\$149.13	0.315	\$279,900	\$275,000	06/05/2019	98.25	11
13788631	9600 Pepperwood Trail	Denton	2	2/0	2/0/2	2006	No	1,818	\$162.27	0.179	\$304,900	\$295,000	01/04/2019	96.75	258
14013599	9613 Orangewood Trail	Denton	2	2/1	2/0/2	2014	No	1,839	\$163.13	0.150	\$315,000	\$300,000	04/22/2019	95.24	49
14017256	9601 Teakwood Avenue	Denton	2	2/0	2/0/2	2007	No	1,818	\$165.02	0.170	\$305,000	\$300,000	05/07/2019	98.36	45
14053503	8905 Bradford Street	Denton	2	2/0	2/0/2	2008	No	1,818	\$165.02	0.181	\$300,000	\$300,000	05/03/2019	100.00	3
13963375	9801 Grandview Drive	Denton	2	2/0	3/0/3	2005	No	1,937	\$156.43	0.243	\$309,900	\$303,000	03/14/2019	97.77	87
13905105	10500 Murray S Johnson Street	Denton	3	2/0	2/0/2	2001	No	1,834	\$170.12	0.207	\$317,000	\$312,000	01/31/2019	98.42	248
14065519	9733 Rivercrest Drive	Denton	2	2/1	2/0/2	2013	No	1,789	\$177.19	0.150	\$312,000	\$317,000	06/25/2019	101.60	61
14006648	9600 Colbert Cove	Denton	2	2/0	2/0/2	2006	No	1,958	\$171.09	0.289	\$339,900	\$335,000	03/01/2019	98.56	1
13949404	9813 Georgia Avenue	Denton	2	2/0	3/0/3	2006	No	1,936	\$175.62	0.287	\$359,000	\$340,000	01/24/2019	94.71	91
13993170	9717 Teakwood Avenue	Denton	2	2/0	3/0/2	2007	No	1,884	\$181.53	0.240	\$342,000	\$342,000	03/08/2019	100.00	29
14020407	11701 Southerland Drive	Denton	3	2/0	2/0/2	2015	No	1,862	\$186.90	0.165	\$352,000	\$348,000	04/29/2019	98.86	28
14017024	11500 Parkcrest Drive	Denton	2	2/1	3/0/3	2013	No	1,810	\$200.00	0.156	\$364,900	\$362,000	04/15/2019	99.21	13
# LISTINGS:	13	Medians:	2	2/0	2/0/2	2007		1,839	\$170.12	0.181	\$315,000	\$312,000		98.42	45
		Minimums:	2	2/0	2/0/2	2001		1,789	\$149.13	0.150	\$279,900	\$275,000		94.71	1
		Maximums:	3	2/1	3/0/3	2015		1,958	\$200.00	0.315	\$364,900	\$362,000		101.60	258
		Averages:	2	2/0	2/0/2	2008		1,857	\$171.03	0.210	\$323,192	\$317,615		98.29	71

Quick Statistics (13 Listings Total)

	Min	Max	Average	Median
List Price	\$279,900	\$364,900	\$323,192	\$315,000
Sold Price	\$275,000	\$362,000	\$317,615	\$312,000