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CMA 1 - Line

Prepared By: Bill Marshall

Listings as of 07/04/19 at 12:47 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 2101 to 2280

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'

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
14094089	9512 Grandview Drive	Denton	2	2/0	2/0/2	2001	No	2,136	\$114.70	0.193	\$294,000	\$245,000	06/14/2019	83.33	285
14007647	11101 Landmark Court	Denton	2	2/0	3/0/0	2008	No	2,178	\$171.26	0.401	\$380,000	\$373,000	05/06/2019	98.16	94
13967860	9701 Freeport Drive	Denton	2	2/0	2/0/2	2006	No	2,274	\$171.50	0.230	\$389,500	\$390,000	05/14/2019	100.13	132
14037101	9008 Freeport Drive	Denton	2	2/1	3/0/3	2015	No	2,178	\$179.06	0.256	\$390,000	\$390,000	05/13/2019	100.00	23
14024036	8900 Freeport Drive	Denton	2	2/1	3/0/3	2014	No	2,147	\$190.50	0.239	\$414,900	\$409,000	03/08/2019	98.58	6
13983860	11917 Cinnamon Drive	Denton	2	2/1	2/0/3	2018	No	2,178	\$190.54	0.262	\$424,000	\$415,000	06/19/2019	97.88	146
# LISTINGS:			6	Medians:	2	2/1	3/0/3	2011	2,178	\$175.28	0.248	\$389,750	\$390,000	98.37	113
			Minimums:	2	2/0	2/0/0	2001	2,136	\$114.70	0.193	\$294,000	\$245,000	83.33	6	
			Maximums:	2	2/1	3/0/3	2018	2,274	\$190.54	0.401	\$424,000	\$415,000	100.13	285	
			Averages:	2	2/1	3/0/2	2010	2,182	\$169.59	0.264	\$382,067	\$370,333	96.35	114	

Quick Statistics (6 Listings Total)

	Min	Max	Average	Median
List Price	\$294,000	\$424,000	\$382,067	\$389,750
Sold Price	\$245,000	\$415,000	\$370,333	\$390,000

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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.