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CMA 1 - Line

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Listings as of **07/02/19 at 12:49 pm**

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 2280 to 2550

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	S\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
14070575	8925 Crestview Drive	Denton	2	2/0	2/0/2	2005	No	2,359	\$114.88	0.267	\$271,000	\$271,000	05/21/2019	100.00	13
14014391	10804 Flagstone Court	Denton	2	2/0	2/0/2	2003	No	2,423	\$142.39	0.227	\$359,900	\$345,000	04/23/2019	95.86	54
13974851	8008 Osprey Lane	Denton	3	2/1	3/0/3	2018	No	2,294	\$211.42	0.192	\$495,000	\$485,000	05/17/2019	97.98	133
13974510	9201 Ambrosia Court	Denton	2	2/1	3/0/3	2015	No	2,518	\$194.60	0.245	\$500,000	\$490,000	02/14/2019	98.00	90

# LISTINGS:	4	Medians:	2	2/1	3/0/3	2010		2,391	\$168.50	0.236	\$427,450	\$415,000		97.99	72
		Minimums:	2	2/0	2/0/2	2003		2,294	\$114.88	0.192	\$271,000	\$271,000		95.86	13
		Maximums:	3	2/1	3/0/3	2018		2,518	\$211.42	0.267	\$500,000	\$490,000		100.00	133
		Averages:	2	2/1	3/0/3	2010		2,399	\$165.82	0.233	\$406,475	\$397,750		97.96	73

Quick Statistics (4 Listings Total)

	Min	Max	Average	Median
List Price	\$271,000	\$500,000	\$406,475	\$427,450
Sold Price	\$271,000	\$490,000	\$397,750	\$415,000

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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.