



Pallavi Prabhune
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Prepared By **Pallavi Prabhune**

May 02, 2025

Property Type is 'Residential'
 Property Type is 'Residential'
 Mls Status is one of 'Active', 'Coming Soon'
 Property Sub Type is 'Single Family Residence'
 State Or Province is 'Texas'
 School District is 'Frisco ISD'
 Current Price is 650000 or less
 Year Built is 2010+
 Pool YN is no
 Special Listing Conditions is one of 'Builder', 'Standard/Individual'

Market Analysis Summary | Residential
 Listings as of **5/2/25** at **2:55 pm**, Page 1 of 4

#	MLS #	Address	City	 Bd	 FB/HB/TBT	 Sqft	 YB	 GAR/CP/TCP	 Pool	 Acres	 \$/SqFt	 List Price	 Sold Price	 Sold Date	 Sale/List	 CDOM
Listings: Coming Soon																
1	20922219	13108 Boaz DR	Frisco	4	2/2/4	2,737	2015	2/0/2	No	0.254	\$237.12	\$649,000				0
2	20895082	6246 Rilla ST	Frisco	3	3/1/4	1,731	2018	2/0/2	No	0.046	\$276.72	\$479,000				0
3	20911744	3213 Matisse LN	McKinney	3	2/1/3	2,565	2019	2/0/2	No	0.147	\$249.47	\$639,900				0
				Min	3	2/1/3	1,731	2015	2/0/2	0.046	\$237.12	\$479,000				0
				Max	4	3/2/4	2,737	2019	2/0/2	0.254	\$276.72	\$649,000				0
				Avg	3	2/1/4	2,344	2017	2/0/2	0.149	\$254.44	\$589,300				0
				Med	3	2/1/2	2,565	2018	2/0/2	0.147	\$249.47	\$639,900				0



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Listings: Active																
1	20919200	12660 Murray LN	Frisco	3	3/1/4	2,511	2017	2/0/2	No	0.102	\$230.78	\$579,500				0
2	20921926	1400 Willoughby WAY	Little Elm	3	3/0/3	2,269	2012	2/0/2	No	0.210	\$204.94	\$465,000				1
3	20910375	12520 Akenside RD	Frisco	3	2/1/3	1,870	2019	2/0/2	No	0.113	\$266.84	\$499,000				2
4	20900818	8712 Denstone DR	McKinney	4	3/1/4	2,758	2015	2/0/2	No	0.125	\$224.76	\$619,900				2
5	20918569	1220 Yarrow ST	Little Elm	4	3/0/3	3,305	2018	2/0/2	No	0.132	\$187.59	\$620,000				2
6	20889083	10605 Matador DR	McKinney	3	2/1/3	2,136	2011	2/0/2	No	0.110	\$245.79	\$525,000				2
7	20914688	5412 Rowlett Creek WAY	McKinney	3	2/0/2	1,813	2012	2/0/2	No	0.110	\$262.00	\$475,000				7
8	20909035	8025 Piedmont AVE	Frisco	3	3/0/3	1,867	2019	2/0/2	No	0.103	\$321.37	\$600,000				7
9	20916244	3209 Mile High	McKinney	4	3/0/3	3,109	2011	2/0/2	No	0.300	\$209.04	\$649,900				7
10	20915035	15100 Mount Evans DR	Little Elm	4	3/1/4	3,237	2010	2/0/2	No	0.164	\$180.72	\$585,000				7
11	20912153	2304 Leeward PL	Little Elm	4	3/0/3	3,284	2015	2/0/2	No	0.141	\$173.57	\$570,000				7
12	20914548	10967 Tall Timbers TRL	Frisco	4	2/1/3	1,909	2023	2/0/2	No	0.091	\$303.82	\$580,000				8
13	20911721	2729 Costa Mesa DR	Little Elm	4	3/1/4	3,378	2014	2/0/2	No	0.138	\$171.40	\$579,000				8
14	20910620	612 Sundrop DR	Little Elm	4	3/0/3	2,475	2014	2/0/2	No	0.136	\$222.22	\$550,000				8
15	20910425	14225 Signal Hill DR	Little Elm	5	4/0/4	3,146	2013	2/2/2	No	0.132	\$198.66	\$625,000				11
16	20885485	697 Enfield DR	Frisco	3	3/0/3	1,944	2015	2/2/2	No	0.115	\$302.98	\$589,000				15
17	20905228	10912 Capri DR	McKinney	3	2/1/3	2,969	2014	2/0/2	No	0.132	\$207.14	\$615,000				16
18	20899559	4216 Forebridge DR	McKinney	3	3/0/3	2,042	2015	2/0/2	No	0.114	\$257.10	\$525,000				15
19	20900679	7304 Sideoats Gama ST	Frisco	2	2/1/3	1,801	2020	2/0/2	No	0.057	\$258.19	\$465,000				21
20	20901582	4238 Hap Arnold MEWS	Frisco	3	2/1/3	2,366	2019	2/0/2	No	0.072	\$273.88	\$648,000				21
21	20899920	686 Pendle Forest DR	Frisco	3	2/0/2	1,602	2014	2/2/2	No	0.093	\$305.87	\$490,000				1
22	20900702	8693 Ludlow DR	Frisco	3	3/0/3	1,944	2015	2/0/2	No	0.108	\$308.13	\$599,000				13
23	20890723	908 Brendan DR	Little Elm	4	2/1/3	2,598	2010	2/0/2	No	0.126	\$195.92	\$509,000				22
24	20796558	7064 Dreammaker WAY	Frisco	3	2/0/2	1,899	2010	2/0/2	No	0.090	\$258.03	\$490,000				28
25	20890253	4143 Runway MEWS	Frisco	3	2/1/3	2,250	2020	2/2/2	No	0.072	\$273.33	\$615,000				28
26	20889558	2233 Peters Colony DR	Little Elm	4	3/0/3	2,342	2022	2/0/2	No	0.106	\$277.11	\$649,000				28
27	20883431	14201 Signal Hill DR	Little Elm	4	3/0/3	2,691	2014	2/0/2	No	0.132	\$211.82	\$570,000				31
28	20880945	8633 Ludlow DR	Frisco	3	2/0/2	1,637	2015	2/2/2	No	0.092	\$296.27	\$485,000				32

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Listings: Active																
29	20886685	3201 Raphael CT	McKinney	3	3/1/4	2,632	2020	2/2/2	No	0.101	\$245.82	\$647,000				32
30	20880871	3108 Tropica DR	Little Elm	4	3/0/3	3,411	2013	3/0/3	No	0.229	\$180.30	\$615,000				35
31	20879389	3640 Sevilla DR	Frisco	4	3/1/4	2,225	2019	2/0/2	No	0.105	\$280.90	\$625,000				38
32	20874550	4126 Hap Arnold MEWS	Frisco	3	3/0/3	2,452	2020	2/0/2	No	0.072	\$264.27	\$648,000				38
33	20878270	10535 Prairie Rose RD	Frisco	4	3/0/3	2,158	2023	2/0/2	No	0.101	\$291.01	\$628,000				33
34	20877947	2225 Candler Club WAY	Little Elm	4	3/0/3	2,235	2015	2/0/2	No	0.172	\$234.90	\$525,000				42
35	20870846	8780 Samara ST	Frisco	2	2/1/3	1,792	2023	2/0/2	No	0.057	\$267.86	\$479,999				44
36	20871388	4541 Cinema ST	Plano	3	3/1/4	1,614	2025	2/0/2	No	0.050	\$325.89	\$525,990				177
37	20871317	6854 Stonecrop DR	McKinney	4	2/1/3	2,679	2018	2/0/2	No	0.126	\$234.79	\$629,000				49
38	20869869	7265 Sacaton TRL	Frisco	3	2/1/3	1,937	2021	2/0/2	No	0.061	\$262.78	\$509,000				50
39	20870835	10520 Sexton DR	McKinney	3	2/0/2	2,087	2010	2/0/2	No	0.138	\$251.55	\$524,990				50
40	20868483	5701 Acoma LN	McKinney	3	2/0/2	1,795	2019	2/0/2	No	0.101	\$281.33	\$504,990				51
41	20845969	645 Sundrop DR	Little Elm	4	3/1/4	3,855	2014	2/0/2	No	0.178	\$168.61	\$650,000				56
42	20854610	305 Balboa CT	Frisco	2	2/0/2	1,765	2014	2/0/2	No	0.156	\$311.61	\$550,000				57
43	20860881	6612 Fortuna LN	McKinney	3	2/0/2	2,176	2015	2/0/2	No	0.164	\$287.22	\$625,000				57
44	20859943	15321 Mount Evans DR	Little Elm	4	3/0/3	2,245	2010	2/0/2	No	0.138	\$221.74	\$497,800				54
45	20858911	5405 Basham LN	McKinney	4	3/0/3	2,445	2017	2/0/2	No	0.105	\$259.71	\$634,999				60
46	20855857	11592 Chiltern ST	Frisco	4	2/1/3	1,911	2025	2/0/2	No	0.000	\$313.97	\$599,990				64
47	20855905	11692 Chepstow Crescent CT	Frisco	4	3/0/3	2,089	2025	2/0/2	No	0.000	\$306.36	\$639,990				64
48	20849600	1012 Brendan DR	Little Elm	4	3/1/4	3,841	2010	2/0/2	No	0.126	\$152.30	\$585,000				65
49	20847407	1005 Brendan DR	Little Elm	4	3/0/3	2,476	2011	2/0/2	No	0.149	\$210.02	\$520,000				64
50	20849420	3075 Willow Grove BLVD #2302	McKinney	2	2/0/2	1,474	2010	2/0/2	No	20.295	\$288.33	\$425,000				70
51	20847078	4526 Mona Lisa Ln	Plano	5	3/1/4	2,246	2025	2/0/2	No	0.051	\$275.60	\$618,990				175
52	20807635	2365 Elm Valley DR	Little Elm	5	3/0/3	3,050	2010	2/0/2	No	0.143	\$183.28	\$559,000				91
53	20827773	655 Enfield DR	Frisco	3	3/0/3	1,944	2016	2/0/2	No	0.094	\$295.78	\$575,000				95
54	20826135	10646 Downy Cup DR	Frisco	4	3/0/3	2,089	2023	2/0/2	No	0.093	\$296.79	\$619,999				94
55	20812087	289 Mariposa LN	Frisco	2	2/0/2	1,164	2013	2/0/2	No	0.121	\$292.10	\$340,000				109

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Listings as of **5/2/25** at **2:55 pm**, Page 4 of 4

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Listings: Active

56	20805601	7800 Desert Dunes TRL	McKinney	4	3/1/4	3,101	2020	2/0/2	No	0.185	\$209.29	\$649,000				121
57	20799627	5401 Tuscarora TRL	McKinney	4	3/1/4	2,709	2019	2/0/2	No	0.106	\$223.70	\$606,000				131
58	20797720	571 Kimblewick DR	Frisco	3	3/0/3	1,944	2016	2/2/2	No	0.094	\$313.27	\$609,000				139
59	20782131	14913 Spruce ST	Little Elm	4	3/0/3	2,519	2011	2/0/2	No	0.190	\$188.37	\$474,500				160
60	20718231	14121 Sparrow Hill DR	Little Elm	4	3/1/4	3,279	2016	2/0/2	No	0.133	\$188.78	\$619,000				243
61	20619267	15221 Mount Evans DR	Little Elm	4	2/1/3	2,598	2011	2/0/0	No	0.138	\$203.81	\$529,500				420

	Min	2	2/0/2	1,164	2010	2/0/2		0.000	\$152.30	\$340,000		0
	Max	5	4/1/4	3,855	2025	2/0/0		20.295	\$325.89	\$650,000		420
	Avg	3	3/0/3	2,379	2016	3/2/3		0.449	\$248.22	\$566,574		55
	Med	4	3/0/2	2,246	2015	2/0/2		0.114	\$258.03	\$580,000		35

64	Total Listings	Average for all:	3	3/0/3	2,377	2016	2/0/2		0.435	\$248.51	\$567,640	53
		Median for all:	4	3/0/3	2,248	2015	2/0/2		0.115	\$257.57	\$582,500	33

	Min	Max	Avg	Med	
Quick Statistics	List Price	\$340,000	\$650,000	\$567,640	\$582,500
	Sale Price	\$0	\$0	\$0	\$0
	Sale / List	0.0%	0.0%	0.0%	0.0%