



Aaron Kile
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CMA 1 - Line

Prepared By: Aaron Kile

Listings as of 07/18/20 at 8:56 pm

Property Type is 'Residential' Status is one of 'Active', 'Active Contingent', 'Active Kick Out', 'Active Option Contract' Status is 'Sold' Status Contractual Search Date is 07/18/2020 to 01/20/2020 Subdivision Name is like 'WALNUT CREEK VALLEY*' City is 'Mansfield' Beds Total is 3 or less SqFt Total is 1800 to 2400

Residential

Active Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM
14343813	1304 Clover Hill Road	Mansfield	3	2/0	2/0/2	1979	No	1,893	\$139.94	0.321	\$264,900	64
14387789	1305 Fairfax Drive	Mansfield	3	2/0	2/0/2	1987	No	1,837	\$149.70	0.237	\$275,000	1
14371610	1032 Kingston Drive	Mansfield	3	2/0	2/0/0	1985	No	2,264	\$158.97	0.243	\$359,900	26
# LISTINGS:			3									
Medians:			3	2/0	2/0/2	1985		1,893	\$149.70	0.243	\$275,000	26
Minimums:			3	2/0	2/0/0	1979		1,837	\$139.94	0.237	\$264,900	1
Maximums:			3	2/0	2/0/2	1987		2,264	\$158.97	0.321	\$359,900	64
Averages:			3	2/0	2/0/1	1984		1,998	\$149.54	0.267	\$299,933	30

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
14267131	1502 Lincoln Drive	Mansfield	3	2/1	2/0/2	1987	No	1,937	\$123.90	0.198	\$254,500	\$240,000	02/26/2020	94.30	3
14346398	1309 Brookfield Lane	Mansfield	3	2/0	2/0/2	1982	No	1,983	\$126.07	0.190	\$250,000	\$250,000	06/19/2020	100.00	2
14251379	1012 Springfield Street	Mansfield	3	2/0	2/0/2	1978	No	1,870	\$134.22	0.202	\$249,000	\$251,000	01/30/2020	100.80	5
14227529	1313 Chestnut Road	Mansfield	3	2/1	2/0/2	1976	Yes	2,226	\$119.05	0.246	\$269,000	\$265,000	04/22/2020	98.51	402
14333345	1213 Concord Drive	Mansfield	3	2/1	2/0/2	1986	No	2,149	\$125.17	0.176	\$269,000	\$269,000	06/12/2020	100.00	5
14332617	1304 Chestnut Road	Mansfield	3	2/0	3/0/3	1975	No	1,810	\$149.12	0.223	\$269,900	\$269,900	06/30/2020	100.00	27
14333504	1300 Pinon Drive	Mansfield	3	2/1	2/0/2	1980	No	2,021	\$136.81	0.251	\$285,000	\$276,500	06/19/2020	97.02	12
14256514	1001 Chasemore Drive	Mansfield	3	2/0	2/0/2	1984	No	1,952	\$141.91	0.250	\$275,000	\$277,000	02/13/2020	100.73	7
14357062	1607 Meadow Crest Lane	Mansfield	3	2/0	2/0/2	1979	No	1,981	\$141.34	0.225	\$279,900	\$280,000	07/08/2020	100.04	3
14239667	1009 Chasemore Drive	Mansfield	3	2/0	2/0/2	1984	Yes	1,985	\$171.28	0.574	\$340,000	\$340,000	02/11/2020	100.00	7
# LISTINGS:			10												
Medians:			3	2/0	2/0/2	1981		1,982	\$135.52	0.224	\$269,450	\$269,450		100.00	6
Minimums:			3	2/0	2/0/2	1975		1,810	\$119.05	0.176	\$249,000	\$240,000		94.30	2
Maximums:			3	2/1	3/0/3	1987		2,226	\$171.28	0.574	\$340,000	\$340,000		100.80	402
Averages:			3	2/0	2/0/2	1981		1,991	\$136.89	0.254	\$274,130	\$271,840		99.14	47

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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.



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Listings as of **07/18/20** at **8:56 pm**

Quick Statistics (13 Listings Total)				
	Min	Max	Average	Median
List Price	\$249,000	\$359,900	\$280,085	\$269,900
Sold Price	\$240,000	\$340,000	\$271,840	\$269,450

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