



Aaron Kile
 eXp Realty LLC
 aaron@aaronkile.com
 Ph: (972) 400-1566



CMA 1 - Line

Prepared By: Aaron Kile

Listings as of **01/26/21** at **12:21 pm**

Property Type is 'Residential' Status is one of 'Active', 'Active Contingent', 'Active Kick Out', 'Active Option Contract' Status is 'Pending' Status Contractual Search Date is 01/26/2021 to 10/28/2020 Status is 'Sold' Status Contractual Search Date is 01/26/2021 to 07/30/2020 Latitude, Longitude is within 0.25 mi of 4065 High Summit Dr, Dallas, TX 75244, USA City is 'Dallas' 7 Listings have been discarded.

Residential

Active Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM
14477163	4055 Calculus Drive	Dallas	4	2/1	2/0/2	1968	No	2,316	\$213.69	0.251	\$494,900	62
14481327	12231 Snow White Drive	Dallas	4	2/0	2/0/6	1970	Yes	2,332	\$236.71	0.276	\$552,000	53
14506467	3905 Candlenut Lane	Dallas	4	3/0	2/0/2	1968	No	3,018	\$198.81	0.204	\$600,000	1
# LISTINGS: 3			Medians:	4	2/0	2/0/2	1968	2,332	\$213.69	0.251	\$552,000	53
			Minimums:	4	2/0	2/0/2	1968	2,316	\$198.81	0.204	\$494,900	1
			Maximums:	4	3/1	2/0/6	1970	3,018	\$236.71	0.276	\$600,000	62
			Averages:	4	2/0	2/0/3	1969	2,555	\$216.40	0.244	\$548,967	39

Active Contingent Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM
14436361	3959 Candlenut Lane	Dallas	4	2/1	2/0/2	1969	No	2,056	\$228.11	0.239	\$469,000	118
# LISTINGS: 1			Medians:	4	2/1	2/0/2	1969	2,056	\$228.11	0.239	\$469,000	118
			Minimums:	4	2/1	2/0/2	1969	2,056	\$228.11	0.239	\$469,000	118
			Maximums:	4	2/1	2/0/2	1969	2,056	\$228.11	0.239	\$469,000	118
			Averages:	4	2/1	2/0/2	1969	2,056	\$228.11	0.239	\$469,000	118

Active Option Contract Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM
14370495	3919 ROSSER Square	Dallas	3	3/0	2/0/2	1980	No	2,513	\$157.18	0.110	\$395,000	218
# LISTINGS: 1			Medians:	3	3/0	2/0/2	1980	2,513	\$157.18	0.110	\$395,000	218
			Minimums:	3	3/0	2/0/2	1980	2,513	\$157.18	0.110	\$395,000	218
			Maximums:	3	3/0	2/0/2	1980	2,513	\$157.18	0.110	\$395,000	218
			Averages:	3	3/0	2/0/2	1980	2,513	\$157.18	0.110	\$395,000	218

Pending Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM
14457060	4210 Rosser Square	Dallas	2	2/0	1/0/1	1981	No	1,208	\$223.43	0.092	\$269,900	42
14474414	4214 Rosser Square	Dallas	2	2/0	1/0/1	1981	No	1,036	\$269.31	0.092	\$279,000	44
14455929	4116 Flintridge Drive	Dallas	4	2/1	2/0/2	1969	Yes	2,736	\$228.44	0.230	\$625,000	9

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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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Residential

# LISTINGS:	3	Medians:	2	2/0	1/0/1	1981	1,208	\$228.44	0.092	\$279,000	42
		Minimums:	2	2/0	1/0/1	1969	1,036	\$223.43	0.092	\$269,900	9
		Maximums:	4	2/1	2/0/2	1981	2,736	\$269.31	0.230	\$625,000	44
		Averages:	3	2/0	1/0/1	1977	1,660	\$240.39	0.138	\$391,300	32

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
14353357	3934 CANDLENUT Lane	Dallas	4	2/1	2/0/2	1969	No	2,121	\$183.17	0.261	\$399,000	\$388,500	08/14/2020	97.37	56
14424235	4027 Flintridge Drive	Dallas	4	2/1	2/0/2	1971	No	2,268	\$188.71	0.270	\$435,000	\$428,000	12/16/2020	98.39	73
14426413	4219 High Summit	Dallas	4	3/0	2/0/2	1971	No	3,035	\$164.42	0.250	\$499,000	\$499,000	10/08/2020	100.00	4
14442011	3960 High Summit Drive	Dallas	3	2/0	2/0/2	1968	No	2,361	\$226.60	0.236	\$534,000	\$535,000	11/06/2020	100.19	7
14450114	3916 Candlenut Lane	Dallas	4	2/0	2/0/2	1969	No	2,319	\$250.11	0.232	\$599,900	\$580,000	12/02/2020	96.68	6
14480788	4127 Shady Bend Drive	Dallas	4	3/0	2/0/2	1971	Yes	2,453	\$244.19	0.260	\$599,000	\$599,000	01/08/2021	100.00	108

# LISTINGS:	6	Medians:	4	2/0	2/0/2	1970	2,340	\$207.66	0.255	\$516,500	\$517,000	99.20	32
		Minimums:	3	2/0	2/0/2	1968	2,121	\$164.42	0.232	\$399,000	\$388,500	96.68	4
		Maximums:	4	3/1	2/0/2	1971	3,035	\$250.11	0.270	\$599,900	\$599,000	100.19	108
		Averages:	4	2/0	2/0/2	1970	2,426	\$209.53	0.252	\$510,983	\$504,917	98.77	42

Quick Statistics (14 Listings Total)

	Min	Max	Average	Median
List Price	\$269,900	\$625,000	\$482,193	\$496,950
Sold Price	\$388,500	\$599,000	\$504,917	\$517,000

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