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**CMA 1 - Line**

Prepared By: Aaron Kile

Listings as of 09/08/20 at 9:05 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 09/08/2020 to 06/10/2020 Status is 'Sold' Status Contractual Search Date is 09/08/2020 to 03/12/2020 Latitude, Longitude is within 0.50 mi of 1002 Ridgeview, Carrollton, TX 75007, USA Beds Total is 3 or less Pool is yes

**Residential**

**Pending Properties**

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM
14422073	1521 Sugar Creek Drive	Carrollton	3	2/1	2/0/2	1983	Yes	2,097	\$159.75	0.180	\$335,000	0
<b># LISTINGS:</b>	<b>1</b>	<b>Medians:</b>	3	2/1	2/0/2	1983		2,097	\$159.75	0.180	\$335,000	0
		<b>Minimums:</b>	3	2/1	2/0/2	1983		2,097	\$159.75	0.180	\$335,000	0
		<b>Maximums:</b>	3	2/1	2/0/2	1983		2,097	\$159.75	0.180	\$335,000	0
		<b>Averages:</b>	3	2/1	2/0/2	1983		2,097	\$159.75	0.180	\$335,000	0

**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
14287430	2920 Fort Point Lane	Carrollton	3	2/0	2/0/2	1986	Yes	2,030	\$137.93	0.097	\$274,990	\$280,000	03/30/2020	101.82	16
14313449	1520 Sunnyslope Drive	Carrollton	3	2/1	2/0/2	1983	Yes	2,135	\$141.69	0.179	\$322,000	\$302,500	06/10/2020	93.94	31
14336860	3205 Sugarbush Drive	Carrollton	3	2/0	2/2/4	1983	Yes	2,054	\$160.66	0.179	\$329,900	\$330,000	06/16/2020	100.03	4
14301450	1018 Staffordshire Drive	Carrollton	3	2/1	2/0/2	1983	Yes	2,693	\$140.18	0.193	\$390,000	\$377,500	04/22/2020	96.79	6
14309684	1003 Staffordshire Drive	Carrollton	3	3/0	2/0/2	1983	Yes	2,442	\$156.63	0.193	\$386,500	\$382,500	06/26/2020	98.97	38
<b># LISTINGS:</b>	<b>5</b>	<b>Medians:</b>	3	2/0	2/0/2	1983		2,135	\$141.69	0.179	\$329,900	\$330,000		98.97	16
		<b>Minimums:</b>	3	2/0	2/0/2	1983		2,030	\$137.93	0.097	\$274,990	\$280,000		93.94	4
		<b>Maximums:</b>	3	3/1	2/2/4	1986		2,693	\$160.66	0.193	\$390,000	\$382,500		101.82	38
		<b>Averages:</b>	3	2/0	2/0/2	1984		2,271	\$147.42	0.168	\$340,678	\$334,500		98.31	19

**Quick Statistics ( 6 Listings Total )**

	Min	Max	Average	Median
List Price	\$274,990	\$390,000	\$339,732	\$332,450
Sold Price	\$280,000	\$382,500	\$334,500	\$330,000

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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.