



Aaron Kile
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CMA 1 - Line

Prepared By: Aaron Kile

Listings as of **01/26/21** at **12:55 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 4004 Cedar Bayou Dr, Dallas, TX 75244, USA City is 'Dallas'

Residential

Active Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM
14417242	4039 Crown Shore Drive	Dallas	4	2/0	2/0/2	1966	No	2,229	\$208.61	0.320	\$465,000	159
14505447	3959 Port Royal Drive	Dallas	4	3/0	2/0/2	1964	No	2,623	\$190.58	0.255	\$499,900	3
14481327	12231 Snow White Drive	Dallas	4	2/0	2/0/6	1970	Yes	2,332	\$236.71	0.276	\$552,000	53
14502722	3925 Boca Bay Drive	Dallas	4	2/1	2/0/2	1965	Yes	2,422	\$243.56	0.264	\$589,900	6

# LISTINGS:	4	Medians:	4	2/0	2/0/2	1966		2,377	\$222.66	0.270	\$525,950	30
		Minimums:	4	2/0	2/0/2	1964		2,229	\$190.58	0.255	\$465,000	3
		Maximums:	4	3/1	2/0/6	1970		2,623	\$243.56	0.320	\$589,900	159
		Averages:	4	2/0	2/0/3	1966		2,402	\$219.87	0.279	\$526,700	55

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
14373811	4045 Cedar Bayou Drive	Dallas	4	3/0	0/2/2	1966	No	2,896	\$146.75	0.252	\$449,000	\$425,000	08/31/2020	94.65	47
14475227	3919 Port Royal Drive	Dallas	4	2/0	2/0/2	1962	No	2,752	\$155.52	0.257	\$475,000	\$428,000	01/15/2021	90.11	163
14459319	3980 Deep Valley Drive	Dallas	4	3/1	2/0/2	1963	Yes	2,771	\$190.54	0.344	\$575,000	\$528,000	01/22/2021	91.83	201
14303906	3919 Royal Palms Court	Dallas	4	3/0	2/0/2	1961	No	2,250	\$253.33	0.292	\$574,990	\$570,000	08/11/2020	99.13	141
14374952	3858 Port Royal	Dallas	4	3/0	1/2/3	1963	Yes	2,477	\$234.15	0.344	\$589,000	\$580,000	09/01/2020	98.47	38
14364882	4048 Deep Valley Drive	Dallas	4	3/0	0/3/3	1965	No	2,884	\$221.91	0.460	\$659,000	\$640,000	08/12/2020	97.12	63
14386293	12123 Snow White Drive	Dallas	4	2/1	2/0/2	1968	Yes	2,651	\$257.26	0.308	\$675,000	\$682,000	08/20/2020	101.04	1

# LISTINGS:	7	Medians:	4	3/0	2/0/2	1963		2,752	\$221.91	0.308	\$575,000	\$570,000		97.12	63
		Minimums:	4	2/0	0/0/2	1961		2,250	\$146.75	0.252	\$449,000	\$425,000		90.11	1
		Maximums:	4	3/1	2/3/3	1968		2,896	\$257.26	0.460	\$675,000	\$682,000		101.04	201
		Averages:	4	3/0	1/1/2	1964		2,669	\$208.49	0.322	\$570,999	\$550,429		96.05	93

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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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Quick Statistics (11 Listings Total)				
	Min	Max	Average	Median
List Price	\$449,000	\$675,000	\$554,890	\$574,990
Sold Price	\$425,000	\$682,000	\$550,429	\$570,000

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