



CMA 1 - Line

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Listings as of **06/15/20** at **10:52 pm**

Property Type is 'Residential' Status is one of 'Active', 'Coming Soon', 'Active Contingent', 'Active Kick Out', 'Active Option Contract' Status is 'Pending' Status Contractual Search Date is 06/15/2020 to 03/17/2020 Status is 'Sold' Status Contractual Search Date is 06/15/2020 to 12/18/2019 Subdivision Name is like 'oakmont 02*', 'oakmont ii*', 'oakmont 2**'

Residential

Active Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM
14360558	3695 Centenary Drive	Denton	4	2/1	2/0/2	2002	No	2,736	\$124.09	0.170	\$339,500	7
14359007	3708 Saint Johns Drive	Denton	5	3/1	2/0/2	2003	No	3,721	\$96.48	0.175	\$359,000	10
# LISTINGS: 2			Medians:	5	3/1	2/0/2	2003	3,229	\$110.29	0.173	\$349,250	9
			Minimums:	4	2/1	2/0/2	2002	2,736	\$96.48	0.170	\$339,500	7
			Maximums:	5	3/1	2/0/2	2003	3,721	\$124.09	0.175	\$359,000	10
			Averages:	5	3/1	2/0/2	2003	3,229	\$110.29	0.173	\$349,250	9

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
14323459	1204 Wentwood Drive	Corinth	3	2/0	2/0/2	2003	No	1,803	\$137.55	0.161	\$245,000	\$248,000	05/28/2020	101.22	1
14238760	3705 Villanova Drive	Denton	4	2/0	2/0/2	2002	No	1,940	\$134.54	0.186	\$260,000	\$261,000	01/07/2020	100.38	10
14290685	3901 Centenary Drive	Denton	4	2/0	2/0/2	2002	Yes	2,112	\$125.47	0.161	\$265,000	\$265,000	04/16/2020	100.00	7
14164103	3500 Villanova Drive	Denton	4	2/1	2/0/2	2001	No	2,714	\$101.33	0.176	\$289,500	\$275,000	02/27/2020	94.99	161
14333533	3709 St Johns Drive	Denton	5	2/1	2/0/2	2003	No	2,956	\$95.87	0.175	\$284,900	\$283,400	06/12/2020	99.47	3
14241089	3609 Stanford Drive	Denton	4	2/1	2/0/2	1999	No	2,835	\$107.23	0.175	\$309,900	\$304,000	01/24/2020	98.10	17
14254642	3505 Villanova Drive	Denton	4	2/1	2/0/2	2000	No	2,604	\$126.73	0.163	\$335,000	\$330,000	02/28/2020	98.51	12
14287274	1114 Wentwood Drive	Corinth	4	2/0	2/0/2	2001	Yes	2,523	\$134.76	0.188	\$350,000	\$340,000	04/30/2020	97.14	10
# LISTINGS: 8			Medians:	4	2/1	2/0/2	2002	2,564	\$126.10	0.175	\$287,200	\$279,200		98.99	10
			Minimums:	3	2/0	2/0/2	1999	1,803	\$95.87	0.161	\$245,000	\$248,000		94.99	1
			Maximums:	5	2/1	2/0/2	2003	2,956	\$137.55	0.188	\$350,000	\$340,000		101.22	161
			Averages:	4	2/1	2/0/2	2001	2,436	\$120.44	0.173	\$292,413	\$288,300		98.73	28

Quick Statistics (10 Listings Total)				
	Min	Max	Average	Median
List Price	\$245,000	\$359,000	\$303,780	\$299,700
Sold Price	\$248,000	\$340,000	\$288,300	\$279,200

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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.