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CMA 1 - Line

Prepared By: Aaron Kile

Listings as of **05/11/20** at **11:20 am**

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 05/11/2020 to 02/11/2020 Status is 'Sold' Status Contractual Search Date is 05/11/2020 to 11/13/2019 Subdivision Name is like 'Country Meadow*' City is 'Allen'

Residential

Pending Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM	
14327498	1515 Home Park Drive	Allen	3	2/0	2/0/2	1991	No	1,645	\$158.05	0.220	\$260,000	4	
# LISTINGS:			1	Medians:	3	2/0	2/0/2	1991	1,645	\$158.05	0.220	\$260,000	4
			Minimums:	3	2/0	2/0/2	1991	1,645	\$158.05	0.220	\$260,000	4	
			Maximums:	3	2/0	2/0/2	1991	1,645	\$158.05	0.220	\$260,000	4	
			Averages:	3	2/0	2/0/2	1991	1,645	\$158.05	0.220	\$260,000	4	

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
14240985	1408 Brookside Drive	Allen	3	2/0	2/0/2	1990	No	1,751	\$145.63	0.180	\$250,000	\$255,000	01/21/2020	102.00	6
14214831	1414 Country Lane	Allen	4	2/0	2/0/2	1992	No	1,776	\$152.59	0.180	\$269,900	\$271,000	01/09/2020	100.41	33
14268317	1526 Home Park Drive	Allen	3	2/0	2/0/2	1992	No	1,753	\$156.87	0.190	\$264,999	\$275,000	02/25/2020	103.77	4
14305408	903 Country Lane	Allen	3	2/0	2/0/2	1990	No	1,887	\$153.68	0.190	\$284,999	\$290,000	04/24/2020	101.75	2
14281227	1523 Rivercrest Boulevard	Allen	3	2/0	2/0/2	1992	Yes	1,753	\$168.57	0.190	\$298,700	\$295,500	03/16/2020	98.93	6
14170825	916 Morningside Lane	Allen	4	2/1	2/0/2	1993	No	2,619	\$119.32	0.190	\$319,000	\$312,500	01/28/2020	97.96	111
14250786	1536 Harvest Run Drive	Allen	4	2/1	2/0/2	1992	Yes	2,926	\$114.49	0.180	\$335,000	\$335,000	03/03/2020	100.00	2
14285724	609 Quail Run Drive	Allen	4	3/0	2/0/2	1986	No	2,461	\$136.33	0.190	\$335,000	\$335,500	03/19/2020	100.15	4
14266835	1545 Harvest Run Drive	Allen	4	2/1	2/0/2	1992	Yes	2,774	\$128.15	0.250	\$349,900	\$355,500	03/05/2020	101.60	5
# LISTINGS:			9	Medians:	4	2/0	2/0/2	1992	1,887	\$145.63	0.190	\$298,700	\$295,500	100.41	5
			Minimums:	3	2/0	2/0/2	1986	1,751	\$114.49	0.180	\$250,000	\$255,000	97.96	2	
			Maximums:	4	3/1	2/0/2	1993	2,926	\$168.57	0.250	\$349,900	\$355,500	103.77	111	
			Averages:	4	2/0	2/0/2	1991	2,189	\$141.74	0.193	\$300,833	\$302,778	100.73	19	

Quick Statistics (10 Listings Total)				
	Min	Max	Average	Median
List Price	\$250,000	\$349,900	\$296,750	\$291,850
Sold Price	\$255,000	\$355,500	\$302,778	\$295,500

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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.