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CMA 1 - Line

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Listings as of 09/08/20 at 9:02 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 09/08/2020 to 06/10/2020 Status is 'Sold' Status Contractual Search Date is 09/08/2020 to 09/09/2019 Subdivision Name is 'ridgeview place' City is 'Carrollton'

Residential

Pending Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM	
14409694	3100 Cambridgeshire Drive	Carrollton	4	2/0	2/0/2	1984	No	2,176	\$149.36	0.184	\$325,000	3	
# LISTINGS:			1	Medians:	4	2/0	2/0/2	1984	2,176	\$149.36	0.184	\$325,000	3
			Minimums:	4	2/0	2/0/2	1984	2,176	\$149.36	0.184	\$325,000	3	
			Maximums:	4	2/0	2/0/2	1984	2,176	\$149.36	0.184	\$325,000	3	
			Averages:	4	2/0	2/0/2	1984	2,176	\$149.36	0.184	\$325,000	3	

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
14267398	1016 Ridgeview	Carrollton	3	2/0	2/0/2	1983	No	1,724	\$151.97	0.205	\$259,309	\$262,000	02/26/2020	101.04	5
14186668	3101 Regency	Carrollton	3	2/0	2/0/2	1983	No	1,936	\$149.74	0.336	\$289,900	\$289,900	10/29/2019	100.00	2
14149232	3106 Cambridgeshire Drive	Carrollton	3	2/0	2/0/0	1984	No	1,827	\$158.73	0.218	\$295,000	\$290,000	09/12/2019	98.31	10
14197751	1200 Fox Hollow Drive	Carrollton	4	2/1	2/0/2	1983	Yes	2,424	\$141.91	0.230	\$355,000	\$344,000	11/06/2019	96.90	12
# LISTINGS:			4	Medians:	3	2/0	2/0/2	1983	1,882	\$150.86	0.224	\$292,450	\$289,950	99.15	8
			Minimums:	3	2/0	2/0/0	1983	1,724	\$141.91	0.205	\$259,309	\$262,000	96.90	2	
			Maximums:	4	2/1	2/0/2	1984	2,424	\$158.73	0.336	\$355,000	\$344,000	101.04	12	
			Averages:	3	2/0	2/0/2	1983	1,978	\$150.59	0.247	\$299,802	\$296,475	99.06	7	

Quick Statistics (5 Listings Total)				
	Min	Max	Average	Median
List Price	\$259,309	\$355,000	\$304,842	\$295,000
Sold Price	\$262,000	\$344,000	\$296,475	\$289,950

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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.