



**Aaron Kile**  
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 Ph: (972) 400-1566



**CMA 1 - Line**

Prepared By: Aaron Kile

Listings as of 04/18/20 at 2:30 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 04/18/2020 to 01/19/2020 Status is 'Sold' Status Contractual Search Date is 04/18/2020 to 10/21/2019 Subdivision Name is like 'NOTTINGHAM ESTATES \*\*' City is 'Carrollton'

**Residential**

**Active Properties**

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM	
14314478	1132 Yorkshire Drive	Carrollton	4	2/1	2/0/2	1978	Yes	2,533	\$145.68	0.206	\$369,000	17	
<b># LISTINGS:</b>			<b>1</b>	<b>Medians:</b>	4	2/1	2/0/2	1978	2,533	\$145.68	0.206	\$369,000	17
				<b>Minimums:</b>	4	2/1	2/0/2	1978	2,533	\$145.68	0.206	\$369,000	17
				<b>Maximums:</b>	4	2/1	2/0/2	1978	2,533	\$145.68	0.206	\$369,000	17
				<b>Averages:</b>	4	2/1	2/0/2	1978	2,533	\$145.68	0.206	\$369,000	17

**Pending Properties**

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM	
14286908	1001 Oxfordshire Drive	Carrollton	3	2/0	2/0/2	1978	No	2,024	\$150.64	0.206	\$304,900	11	
<b># LISTINGS:</b>			<b>1</b>	<b>Medians:</b>	3	2/0	2/0/2	1978	2,024	\$150.64	0.206	\$304,900	11
				<b>Minimums:</b>	3	2/0	2/0/2	1978	2,024	\$150.64	0.206	\$304,900	11
				<b>Maximums:</b>	3	2/0	2/0/2	1978	2,024	\$150.64	0.206	\$304,900	11
				<b>Averages:</b>	3	2/0	2/0/2	1978	2,024	\$150.64	0.206	\$304,900	11

**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
14169356	1100 Derbyshire Lane	Carrollton	3	2/1	2/0/2	1979	No	2,338	\$133.83	0.348	\$319,900	\$312,900	04/14/2020	97.81	43
14170780	1033 Hampshire Lane	Carrollton	3	2/1	2/0/2	1978	Yes	1,813	\$175.40	0.206	\$323,000	\$318,000	02/20/2020	98.45	132
14239430	2806 Staffordshire Drive	Carrollton	4	3/0	2/0/2	1978	No	2,350	\$142.55	0.232	\$349,900	\$335,000	02/14/2020	95.74	34
14186926	1016 Nottingham Drive	Carrollton	4	3/0	2/0/2	1978	Yes	2,574	\$139.86	0.321	\$360,000	\$360,000	10/25/2019	100.00	3
14215141	2819 Staffordshire Drive	Carrollton	4	3/1	2/0/2	1978	Yes	2,753	\$134.76	0.224	\$379,900	\$371,000	04/14/2020	97.66	173
14198321	1107 Derbyshire Lane	Carrollton	4	3/1	3/2/4	1978	Yes	4,400	\$102.25	0.399	\$449,900	\$449,900	03/02/2020	100.00	88
<b># LISTINGS:</b>			<b>6</b>	<b>Medians:</b>	4	3/1	2/0/2	1978	2,462	\$137.31	0.277	\$354,950	\$347,500	98.13	66
				<b>Minimums:</b>	3	2/0	2/0/2	1978	1,813	\$102.25	0.206	\$319,900	\$312,900	95.74	3
				<b>Maximums:</b>	4	3/1	3/2/4	1979	4,400	\$175.40	0.399	\$449,900	\$449,900	100.00	173
				<b>Averages:</b>	4	3/1	2/0/2	1978	2,705	\$138.11	0.288	\$363,767	\$357,800	98.28	79

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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 ( 8 Listings Total )**

	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$304,900	\$449,900	\$357,063	\$354,950
<b>Sold Price</b>	\$312,900	\$449,900	\$357,800	\$347,500

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