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CMA 1 - Line

Prepared By: Aaron Kile

Listings as of **06/15/20 at 10:54 pm**

Property Type is 'Residential' Status is one of 'Active', 'Coming Soon', 'Active Kick Out' City is 'Denton' Current Price is 330000 or less Beds Total is 4+ Baths Total is 2.1+ SqFt Total is 2500+ Parking Spaces Garage is 2+

Residential

Active Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM
14280405	2305 E Windsor Drive	Denton	5	2/1	2/0/2	1978	No	2,616	\$102.45	0.230	\$268,000	118
14353038	1516 Eufemia Drive	Denton	4	2/1	3/0/3	2003	No	2,731	\$98.50	0.163	\$269,000	13
14362280	8113 Montecito Drive	Denton	4	2/1	2/0/2	2001	No	2,609	\$105.02	0.162	\$274,000	4
14279995	3306 Huisache Street	Denton	4	2/1	2/0/2	2019	No	2,700	\$101.85	0.200	\$275,000	98
14347678	6012 Photinia Avenue	Denton	4	3/1	2/0/2	2004	No	2,897	\$95.00	0.126	\$275,215	26
14306139	6220 Thoroughbred Trail	Denton	5	3/0	2/2/2	2005	No	3,440	\$81.37	0.138	\$279,900	89
14354073	2824 Desert Drive	Denton	4	2/1	2/0/2	2006	No	2,917	\$95.95	0.163	\$279,900	16
14363796	3601 Camino Real Trail	Denton	4	2/1	2/0/2	2008	No	2,611	\$109.15	0.124	\$285,000	3
14324409	900 Princewood Drive	Denton	5	2/1	2/0/0	2018	No	2,991	\$99.13	0.126	\$296,500	57
14363438	2113 Carriage Hill	Denton	5	2/1	2/0/2	1988	Yes	2,996	\$99.80	0.254	\$299,000	4
14358060	6508 Alderbrook Drive	Denton	4	2/1	2/0/2	2000	No	2,739	\$109.49	0.285	\$299,900	4
14359820	821 Summer Oaks Drive	Denton	4	3/1	2/0/2	2015	No	2,585	\$116.02	0.168	\$299,900	4
14351279	3412 Oceanview Drive	Denton	4	3/0	2/0/2	2015	No	2,605	\$115.16	0.131	\$300,000	16
14357417	6316 St James Place	Denton	5	3/1	2/0/2	2005	No	3,759	\$79.81	0.199	\$300,000	7
14353124	909 Chasewood Lane	Denton	4	3/0	2/0/2	1972	No	2,788	\$109.00	0.355	\$303,900	122
14358850	6624 Alderbrook Drive	Denton	4	2/1	2/0/0	2000	No	3,012	\$103.75	0.148	\$312,500	10
14329387	804 Chapel Drive	Denton	4	2/1	3/0/3	1998	No	2,878	\$111.19	0.234	\$320,000	44
14341624	4100 Forest Bend Road	Denton	4	2/1	2/0/2	2020	No	2,611	\$122.56	0.160	\$320,000	34
14317671	2004 Hemingway Drive	Denton	6	3/1	2/0/2	2000	No	4,045	\$80.35	0.180	\$325,000	65
14333370	3701 Desert Willow Drive	Denton	4	2/1	2/0/2	2008	No	2,941	\$110.51	0.223	\$325,000	45
14343216	2512 Buckingham Drive	Denton	4	3/0	2/0/2	1971	No	2,546	\$127.65	0.338	\$325,000	31
14312095	1717 Laurelwood Drive	Denton	5	5/0	2/0/2	1947	No	2,563	\$127.98	0.388	\$328,000	41
14337609	3012 Ocean Drive	Denton	5	3/1	2/0/2	2002	No	3,607	\$91.46	0.212	\$329,900	38
14264003	3217 Evening Wind Road	Denton	5	3/1	2/0/2	2010	No	3,471	\$95.07	0.140	\$330,000	136

# LISTINGS:	24	Medians:	4	2/1	2/0/2	2004		2,833	\$103.10	0.174	\$299,950	33
		Minimums:	4	2/0	2/0/0	1947		2,546	\$79.81	0.124	\$268,000	3
		Maximums:	6	5/1	3/2/3	2020		4,045	\$127.98	0.388	\$330,000	136
		Averages:	4	3/1	2/0/2	2000		2,944	\$103.68	0.202	\$300,859	43

Active Kick Out Properties

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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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MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM
14363455	3505 Oceanview Drive	Denton	5	3/0	2/0/2	2014	No	2,959	\$101.35	0.139	\$299,900	120

# LISTINGS:	1	Medians:	5	3/0	2/0/2	2014		2,959	\$101.35	0.139	\$299,900	120
		Minimums:	5	3/0	2/0/2	2014		2,959	\$101.35	0.139	\$299,900	120
		Maximums:	5	3/0	2/0/2	2014		2,959	\$101.35	0.139	\$299,900	120
		Averages:	5	3/0	2/0/2	2014		2,959	\$101.35	0.139	\$299,900	120

Coming Soon Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM
14363475	8109 Montecito Drive	Denton	4	2/1	2/0/2	2001	Yes	3,373	\$83.01	0.162	\$280,000	

# LISTINGS:	1	Medians:	4	2/1	2/0/2	2001		3,373	\$83.01	0.162	\$280,000	
		Minimums:	4	2/1	2/0/2	2001		3,373	\$83.01	0.162	\$280,000	
		Maximums:	4	2/1	2/0/2	2001		3,373	\$83.01	0.162	\$280,000	
		Averages:	4	2/1	2/0/2	2001		3,373	\$83.01	0.162	\$280,000	

Quick Statistics (26 Listings Total)

	Min	Max	Average	Median
List Price	\$268,000	\$330,000	\$300,020	\$299,900
Sold Price				

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