



Aaron Kile
aaron@aaronkile.com
972-400-1566

Prepared By Aaron Kile

July 24, 2026

Property Type is 'Residential' Property Type is 'Residential' Mls Status is 'Closed' 07/24/2026 to 01/25/2026 Housing Type is 'Single Detached' Latitude, Longitude is within 0.50 mi of 3229
Windbrook Ct, Denton, TX 76207, USA State Or Province is one of 'Louisiana', 'Texas' City is 'Denton' Special Listing Conditions is 'Standard/Individual' Beds Total is 3+ Bath Full is
2+ Garage Spaces is 2+

Market Analysis Summary | Residential

Listings as of 7/24/26 at 1:17 pm, Page 1 of 2

#	MLS #	Address	City	 Bd	 FB/HB/TBT	 Sqft	 YB	 GAR/CP/TCP	 Pool	 Acres	 \$/SqFt	 List Price	 Sold Price	 Sold Date	 Sale/List	 CDOM	
Listings: Closed																	
1	21259477	315 Tanglewood ST	Denton	3	2/0/2	1,646	1986	2/0/0	No	0.182	\$164.03	\$180,000	^	\$270,000	05/13/2026	150.0%	9
2	21177511	3616 Pheasant HOLW	Denton	3	2/0/2	1,267	1997	2/0/2	No	0.171	\$219.02	\$275,000	^	\$277,500	04/10/2026	100.9%	20
3	21248230	213 Tripp TRL	Denton	3	2/1/3	2,158	2004	2/0/2	No	0.179	\$134.38	\$300,000		\$290,000	06/23/2026	96.7%	43
4	21112400	3342 Ashley CIR	Denton	3	2/0/2	1,233	1995	2/0/2	No	0.181	\$236.42	\$289,000		\$291,500	01/28/2026	100.9%	46
5	21150865	321 Tanglewood ST	Denton	3	2/0/2	1,443	1994	2/0/2	No	0.192	\$207.90	\$299,000	^	\$300,000	03/24/2026	100.3%	40
6	21237499	216 Samuel ST	Denton	4	2/0/2	1,882	2019	2/0/2	No	0.150	\$159.40	\$315,000		\$300,000	05/22/2026	95.2%	77
7	21206483	313 Pear Tree PL	Denton	3	2/0/2	1,592	1994	2/0/2	No	0.154	\$189.70	\$295,000	^	\$302,000	04/30/2026	102.4%	17
8	21229597	3509 Doris DR	Denton	3	2/0/2	1,527	2019	2/0/2	No	0.137	\$204.32	\$319,900		\$312,000	05/26/2026	97.5%	19
9	21196183	400 Evers WAY	Denton	4	2/0/2	1,698	2019	2/2/2	No	0.138	\$187.28	\$318,000		\$318,000	04/24/2026	100.0%	3
				Min	3	2/0/2	1,233	1986	2/0/2	0.137	\$134.38	\$180,000		\$270,000		95.2%	3
				Max	4	2/1/3	2,158	2019	2/0/0	0.192	\$236.42	\$319,900		\$318,000		150.0%	77
				Avg	3	2/0/2	1,605	2003	2/2/2	0.165	\$189.16	\$287,878		\$295,667		104.9%	30
				Med	3	2/0/2	1,592	1997	2/0/2	0.171	\$189.70	\$299,000		\$300,000		100.3%	20
9		Total Listings	Average for all:	3	2/0/2	1,605	2003	2/0/2		0.165	\$189.16	\$287,878		\$295,667		104.9%	30
			Median for all:	3	2/0/2	1,592	1997	2/0/2		0.171	\$189.70	\$299,000		\$300,000		100.3%	20



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		Min	Max	Avg	Med
Quick Statistics	List Price	\$180,000	\$319,900	\$287,878	\$299,000
	Sale Price	\$270,000	\$318,000	\$295,667	\$300,000
	Sale / List	95.2%	150.0%	104.9%	100.3%