



Aaron Kile
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 972-400-1566

Prepared By Aaron Kile

March 17, 2026

Property Type is 'Residential' Property Type is 'Residential' Mls Status is 'Expired' 03/17/2026 to 09/18/2025 Mls Status is 'Pending' 03/17/2026 to 12/17/2025 Mls Status is 'Closed' 03/17/2026 to 03/17/2025 Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract' Subdivision Name is like '*Springstead*' State Or Province is one of 'Louisiana', 'Texas' City is 'Dallas'

Market Analysis Summary | Residential

Listings as of 3/17/26 at 1:48 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: Active																
1	21070447	5565 Preston Oaks RD #237	Dallas	2	2/0/2	1,278	1983	0/1/1	Yes	7.606	\$203.40	\$259,949				172
2	21116346	5565 Preston Oaks RD #262	Dallas	2	2/0/2	1,313	1983	0/1/1	Yes	7.606	\$201.83	\$265,000				106
3	21065465	5565 Preston Oaks RD #117	Dallas	2	2/0/2	1,382	1983	1/1/0	Yes	7.606	\$209.83	\$289,990				179
4	21102985	5565 Preston Oaks RD #136	Dallas	2	2/0/2	1,380	1983	1/1/2	Yes	7.606	\$217.39	\$299,999				133
		Min		2	2/0/2	1,278	1983	1/1/1		7.606	\$201.83	\$259,949				106
		Max		2	2/0/2	1,382	1983	0/1/0		7.606	\$217.39	\$299,999				179
		Avg		2	2/0/2	1,338	1983	1/1/2		7.606	\$208.11	\$278,735				148
		Med		2	2/0/1	1,347	1983	1/1/1		7.606	\$206.62	\$277,495				153

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#	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	20830595	5565 Preston Oaks RD #152	Dallas	1	1/0/1	811	1983	0/1/1	No	0.000	\$215.78	\$195,000	\$175,000	05/12/2025	89.7%	27
2	20859738	5565 Preston Oaks RD #148	Dallas	1	1/0/1	815	1983	0/2/2	Yes	7.606	\$242.94	\$205,000	\$198,000	04/24/2025	96.6%	29
3	20910891	5565 Preston Oaks RD #252	Dallas	2	2/0/2	1,297	1983	0/1/1	Yes	7.606	\$181.19	\$235,000	\$235,000	05/16/2025	100.0%	12

Min	1	1/0/1	811	1983	0/1/1	0.000	\$181.19	\$195,000	\$175,000	89.7%	12
Max	2	2/0/2	1,297	1983	0/1/1	7.606	\$242.94	\$235,000	\$235,000	100.0%	29
Avg	1	1/0/1	974	1983	0/2/2	5.071	\$213.31	\$211,667	\$202,667	95.4%	23
Med	1	1/0/0	815	1983	0/1/1	7.606	\$215.78	\$205,000	\$198,000	96.6%	27

7	Total Listings	Average for all:	2	2/0/2	1,182	1983	0/1/1	6.519	\$210.34	\$249,991	\$202,667	95.4%	94
		Median for all:	2	2/0/2	1,297	1983	0/1/1	7.606	\$209.83	\$259,949	\$198,000	96.6%	106

	Min	Max	Avg	Med	
Quick Statistics	List Price	\$195,000	\$299,999	\$249,991	\$259,949
	Sale Price	\$175,000	\$235,000	\$202,667	\$198,000
	Sale / List	89.7%	100.0%	95.4%	96.6%

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