

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

Prepared By Aaron Kile

March 16, 2026

Property Type is 'Residential' Property Type is 'Residential' Mls Status is one of 'Active', 'Coming Soon', 'Active KO' State Or Province is one of 'Louisiana', 'Texas' City is one of 'Denton', 'Corinth' Current Price is 600000 or less Beds Total is 4+ SqFt is 2500+

Market Analysis Summary | Residential

Listings as of 3/16/26 at 9:27 pm, Page 1 of 5

#	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: Coming Soon																
1	21191343	6625 Hayling WAY	Denton	4	3/1/4	2,535	2001	2/0/2	No	0.146	\$161.70	\$409,900				0
2	21195045	2512 Stone Mountain DR	Denton	4	2/0/2	2,626	2000	2/0/2	No	0.259	\$159.94	\$420,000				0
3	21202965	1416 Jackdaw RD	Denton	4	3/1/4	2,765	2023	2/0/2	No	0.137	\$176.13	\$487,000				0
4	21203328	3404 Brookshire RUN	Corinth	4	2/1/3	3,014	2002	2/0/2	Yes	0.324	\$194.09	\$585,000				0
			Min	4	2/0/2	2,535	2000	2/0/2		0.137	\$159.94	\$409,900				0
			Max	4	3/1/4	3,014	2023	2/0/2		0.324	\$194.09	\$585,000				0
			Avg	4	3/1/3	2,735	2007	2/0/2		0.217	\$172.96	\$475,475				0
			Med	4	3/1/2	2,696	2002	2/0/2		0.203	\$168.91	\$453,500				0

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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: Active																
1	21178091	2815 Wilsonwood DR	Denton	4	2/0/2	2,560	1956	0/2/2	Yes	0.420	\$136.72	\$350,000				5
2	21082008	3312 Glen Crest LN	Denton	4	2/1/3	2,527	2013	2/0/2	No	0.138	\$150.38	\$380,000				157
3	21146002	2017 Winding Creek WAY	Denton	4	2/1/3	2,503	2023	2/0/2	No	0.132	\$151.82	\$380,000				69
4	21064805	6704 Alderbrook DR	Denton	4	3/0/3	2,649	2000	2/2/2	No	0.172	\$147.19	\$389,900				178
5	21176554	2101 Winding Creek WAY	Denton	4	2/1/3	2,740	2023	2/0/2	No	0.132	\$142.33	\$389,990				131
6	21144554	7325 Autumn Hill DR	Denton	5	3/1/4	2,660	2025	2/0/2	No	0.108	\$147.58	\$392,550				70
7	20955991	2806 Wandering Oak DR	Corinth	4	2/1/3	2,676	1998	2/0/2	No	0.154	\$147.61	\$395,000				280
8	20968508	1736 Willow Patch DR	Denton	5	3/0/3	2,552	2025	2/0/2	No	0.132	\$156.33	\$398,950				277
9	21202555	1221 Piping Rock ST	Denton	4	2/1/3	2,530	1995	2/0/2	No	0.381	\$157.71	\$399,000				3
10	21193623	8900 Harvest Moon TRL	Denton	4	2/1/3	2,609	2001	2/0/2	No	1.085	\$153.28	\$399,900				10
11	21178625	2018 Baker DR	Corinth	4	2/1/3	2,908	1998	2/0/2	No	0.223	\$137.55	\$399,990				25
12	21202665	4307 Windy Meadow DR	Corinth	4	2/1/3	2,637	2001	2/0/2	No	0.172	\$151.69	\$400,000				4
13	21112181	3816 Waldorf DR	Denton	4	2/0/2	2,535	2020	2/0/2	No	0.230	\$165.29	\$419,000				89
14	21149704	5301 Basham LN	Denton	5	2/1/3	2,597	2021	2/0/2	No	0.154	\$161.34	\$419,000				56
15	21189448	4009 Forest Bend RD	Denton	5	2/0/2	2,541	2020	2/0/2	No	0.302	\$165.29	\$420,000				5
16	21156223	3120 Kingsgarden RD	Denton	4	3/1/4	3,102	2023	2/0/2	No	0.162	\$137.01	\$425,000				59
17	21179746	2204 Woods Edge CT	Corinth	4	2/1/3	2,573	1996	2/0/2	No	0.178	\$165.18	\$425,000				27
18	21204264	1803 Copper Leaf DR	Corinth	4	2/1/3	2,785	2001	2/0/2	Yes	0.172	\$154.04	\$429,000				5
19	21187922	3308 Kingsdown DR	Denton	5	3/0/3	3,052	2023	2/0/2	No	0.138	\$142.53	\$435,000				17
20	21180489	1728 Sage Garden DR	Denton	5	3/0/3	2,894	2026	2/0/2	No	0.132	\$152.02	\$439,950				30
21	21060452	2204 Briarbrook DR	Denton	5	3/0/3	2,854	2025	2/0/2	No	0.140	\$154.17	\$439,990				182
22	21088387	3304 Olympus CT	Corinth	4	2/1/3	2,622	1998	2/0/2	No	0.300	\$167.81	\$440,000				138
23	21153332	3214 Friesian CT	Denton	4	2/1/3	2,917	2004	2/0/2	No	0.207	\$150.84	\$440,000				52
24	21163964	2409 Loon Lake RD	Denton	4	2/1/3	2,771	2000	2/0/2	No	0.169	\$160.59	\$445,000				104
25	21129558	7305 Raintree WAY	Denton	4	2/1/3	2,526	2002	2/0/0	No	0.191	\$176.56	\$445,990				95
26	21204745	2308 Nicole DR	Denton	4	2/1/3	2,720	2026	2/0/2	No	0.120	\$163.99	\$446,046				5
27	20942104	5312 Inwood DR	Denton	5	3/0/3	2,854	2025	2/0/2	No	0.126	\$157.32	\$448,990				300

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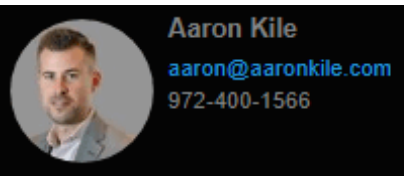
Market Analysis Summary | Residential

Listings as of 3/16/26 at 9:27 pm, Page 3 of 5

#	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																
28	21142809	6284 Sun Ray DR	Denton	4	2/1/3	3,261	2008	2/0/2	No	0.220	\$137.96	\$449,900				156
29	21209967	2006 Hayden LN	Corinth	4	2/1/3	3,119	1999	2/0/2	No	0.193	\$144.28	\$450,000				0
30	21146299	3408 Majesty LN	Denton	4	3/0/3	2,947	2026	2/0/2	No	0.165	\$154.39	\$454,990				60
31	21111477	3709 Juniperio ST	Denton	4	3/1/4	3,155	2017	2/2/2	No	0.143	\$145.77	\$459,900				123
32	21199896	3224 Nottingham DR	Denton	4	3/1/4	2,987	1985	0/0/0	Yes	0.303	\$154.00	\$460,000				10
33	21168917	2216 Nicole DR	Denton	5	3/0/3	3,060	2026	2/0/2	No	0.120	\$151.87	\$464,714				12
34	21074441	1910 Wickersham LN	Corinth	5	3/0/3	2,901	2003	2/0/2	No	0.195	\$160.29	\$465,000				144
35	21181551	2112 Meadowview DR	Corinth	4	2/1/3	3,056	1993	2/0/2	Yes	0.173	\$152.16	\$465,000				5
36	21193259	1725 Nesting Robin LN	Denton	4	2/1/3	2,746	2025	2/0/2	No	0.135	\$170.07	\$467,002				17
37	21164901	1721 Nesting Robin LN	Denton	5	4/0/4	2,819	2025	2/0/2	No	0.135	\$165.69	\$467,074				47
38	21168914	2209 Nicole DR	Denton	5	3/0/3	3,060	2026	2/0/2	No	0.120	\$153.17	\$468,714				17
39	21160317	3301 Kingdom DR	Denton	4	3/0/3	2,707	2026	2/0/2	No	0.165	\$173.32	\$469,184				28
40	21166376	5412 Sea Cove LN	Denton	5	3/1/4	3,942	2016	2/0/2	No	0.131	\$120.49	\$474,990				39
41	21060533	5409 Welsh ST	Denton	4	3/0/3	2,632	2020	2/0/2	No	0.152	\$180.47	\$474,999				150
42	21083503	924 Ridgecrest CIR	Denton	4	3/0/3	2,840	1974	2/0/2	No	0.460	\$167.25	\$475,000				157
43	21089092	7121 Raintree WAY	Denton	5	2/1/3	3,027	2001	2/2/2	No	0.127	\$156.92	\$475,000				115
44	21168921	2200 Nicole DR	Denton	5	3/0/3	3,060	2026	2/0/2	No	0.120	\$155.79	\$476,714				17
45	21106907	6509 Roaring CRK	Denton	4	3/0/3	3,177	2017	3/0/3	No	0.132	\$151.05	\$479,900				590
46	21180896	2405 Glenhaven DR	Corinth	4	2/1/3	3,134	2001	2/0/2	Yes	0.230	\$153.13	\$479,900				20
47	21198387	308 Sequoia LN	Denton	5	3/0/3	2,545	2026	2/0/2	No	1.377	\$188.65	\$480,125				12
48	21193314	1729 Nesting Robin LN	Denton	4	3/0/3	3,270	2025	2/0/2	No	0.135	\$147.04	\$480,810				17
49	21199581	2700 Crater Lake LN	Denton	4	3/0/3	2,861	2000	2/0/2	No	0.235	\$169.52	\$485,000				5
50	21065002	3900 Yarrow DR	Denton	4	3/1/4	2,768	2025	2/0/2	No	0.138	\$178.46	\$493,990				171
51	21046192	1420 Mistywood	Denton	4	3/0/3	3,838	1958	0/0/0	No	0.662	\$128.71	\$494,000				384
52	21182803	9013 Athens DR	Denton	4	3/0/3	2,824	2016	2/0/2	No	0.167	\$174.93	\$494,000				180
53	21060204	9608 Creekmere DR	Denton	4	3/1/4	3,166	2018	2/0/2	No	0.213	\$156.35	\$495,000				182
54	21127546	4304 Birch LN	Denton	4	3/1/4	2,811	2026	2/0/2	No	0.143	\$177.51	\$498,990				94
55	21120237	3321 Monte Carlo LN	Denton	5	3/0/3	3,261	2019	2/0/2	No	0.242	\$153.02	\$499,000				103
56	21133638	5504 Wharfside PL	Denton	4	3/0/3	3,145	2018	2/0/2	No	0.129	\$158.66	\$499,000				90

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Listings: Active																
57	21197101	7613 Hinkley Oak DR	Denton	4	2/1/3	3,129	2008	2/0/2	No	0.165	\$159.48	\$499,000				7
58	21169897	9112 Conroe DR	Denton	4	3/0/3	3,310	2017	3/0/3	No	0.126	\$150.91	\$499,500				25
59	21148020	2409 Tahoe LN	Denton	5	2/1/3	3,046	2001	2/0/0	No	0.171	\$164.12	\$499,899				67
60	21203320	2603 Wellington LN	Corinth	4	3/1/4	3,038	2023	2/0/2	No	0.172	\$164.58	\$499,990				7
61	21203334	3804 Bluestem BLVD	Denton	4	3/1/4	3,221	2023	2/0/2	No	0.189	\$155.23	\$499,990				7
62	21197723	5405 Sea Cove LN	Denton	5	3/1/4	3,921	2016	2/0/2	No	0.136	\$127.52	\$500,000				11
63	21167512	2011 Fair Oaks CIR	Corinth	5	3/1/4	3,282	2000	2/0/2	No	0.226	\$153.87	\$505,000				43
64	21198399	304 Sequoia LN	Denton	5	3/0/3	2,894	2026	2/0/2	No	0.138	\$175.20	\$507,025				12
65	21109780	4409 Grassy Glen DR	Corinth	4	2/1/3	3,064	2002	2/0/2	Yes	0.201	\$168.08	\$515,000				123
66	21178074	4105 Ranchman BLVD	Denton	5	3/0/3	2,778	2017	2/0/2	No	0.137	\$187.19	\$520,000				31
67	21136405	8809 Lavon LN	Denton	4	3/0/3	2,759	2020	3/0/3	No	0.164	\$189.56	\$522,990				41
68	21001767	3000 Bella Lago DR	Denton	4	3/1/4	2,827	2013	2/0/2	No	0.115	\$185.32	\$523,900				242
69	21198410	5308 Bardwell DR	Denton	4	3/1/4	2,543	2026	2/0/2	No	0.126	\$206.41	\$524,900				12
70	21042601	5029 Coral CV	Denton	5	3/1/4	3,540	2002	2/0/2	No	0.169	\$149.58	\$529,500				171
71	21156389	2016 Pembroke PL	Denton	4	3/1/4	2,820	1969	2/0/2	No	0.413	\$187.94	\$530,000				59
72	21160091	8113 Bishop Pine RD	Denton	4	4/0/4	3,351	2012	2/0/2	No	0.185	\$158.16	\$530,000				54
73	21145549	3704 Bluestem BLVD	Denton	5	3/1/4	3,409	2022	2/0/2	No	0.169	\$158.11	\$539,000				68
74	21191311	5505 Thistle HL	Denton	4	3/0/3	2,677	2018	2/0/2	No	0.190	\$201.34	\$539,000				3
75	21200003	2813 Acadia DR	Corinth	4	3/1/4	3,108	2024	2/0/2	No	0.225	\$173.58	\$539,500				10
76	21204719	4612 Brookside DR	Denton	4	3/0/3	2,753	2015	3/0/3	No	0.212	\$198.29	\$545,900				5
77	21159345	5728 Brookside DR	Denton	4	3/1/4	3,148	2014	2/0/2	No	0.228	\$173.76	\$547,000				21
78	21162361	4918 Farris RD	Denton	5	4/0/4	2,650	1960	0/0/0	No	1.000	\$207.17	\$549,000				67
79	21194471	7817 Echo Hill LN	Denton	4	3/1/4	3,323	2019	2/0/2	No	0.165	\$165.21	\$549,000				4
80	21198369	305 Sequoia LN	Denton	5	3/0/3	3,105	2026	2/0/2	No	0.138	\$177.01	\$549,610				12
81	21059227	9105 Cisco DR	Denton	4	3/1/4	3,437	2021	2/0/2	No	0.150	\$160.02	\$550,000				178
82	21093197	9505 Meadowpark DR	Denton	4	2/1/3	3,098	2018	2/0/2	Yes	0.138	\$180.44	\$559,000				143
83	21114722	2804 Creekhollow CT	Denton	5	3/0/3	3,430	2022	2/0/2	No	0.162	\$163.27	\$560,000				247
84	21071359	2608 Tamarack LN	Denton	5	4/0/4	3,130	2025	2/0/2	No	0.137	\$180.19	\$563,990				157
85	21166743	8909 Athens DR	Denton	4	2/1/3	3,187	2026	2/0/2	No	0.148	\$179.16	\$570,990				45

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86	21091691	5204 Middlestone LN	Denton	4	3/1/4	3,192	2026	2/0/2	No	0.138	\$179.82	\$573,990				145
87	21168010	2218 Southridge DR	Denton	4	3/1/4	2,839	1964	2/0/2	No	0.421	\$202.54	\$575,000				39
88	21085434	2620 Tamarack LN	Denton	4	3/1/4	3,115	2026	2/0/2	No	0.138	\$186.19	\$579,990				138
89	21180536	9820 Oak Glade DR	Denton	4	4/1/5	2,573	2026	2/0/2	No	0.152	\$228.91	\$588,980				28
90	21035483	8305 Bishop Pine RD	Denton	6	4/0/4	4,182	2011	2/0/2	No	0.211	\$141.06	\$589,900				210
91	21154871	3004 Emerald Trace DR	Denton	4	3/1/4	3,774	2024	2/0/2	No	0.175	\$157.66	\$595,000				190
92	21013847	2002 Munro Park AVE	Corinth	4	3/0/3	3,513	2001	3/0/3	No	0.343	\$170.77	\$599,900				213

Listings: Active

Min	4	2/0/2	2,503	1956	2/0/2	0.108	\$120.49	\$350,000	0
Max	6	4/1/5	4,182	2026	0/0/0	1.377	\$228.91	\$599,900	590
Avg	4	3/1/3	2,980	2012	3/2/3	0.221	\$163.07	\$483,289	89
Med	4	3/1/2	2,913	2018	2/0/2	0.165	\$159.07	\$480,013	55

96	Total Listings	Average for all:	4	3/1/3	2,970	2011	2/0/2	0.221	\$163.49	\$482,963	85
		Median for all:	4	3/1/3	2,905	2018	2/0/2	0.165	\$159.98	\$480,013	50

	Min	Max	Avg	Med
Quick Statistics				
List Price	\$350,000	\$599,900	\$482,963	\$480,013
Sale Price	\$0	\$0	\$0	\$0
Sale / List	0.0%	0.0%	0.0%	0.0%

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