

Comparative Market Analysis

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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.

Aaron Kile



COMING SOON

3317 Depaul Dr
Denton

4 Bed | 3 Bath | 2 Car

Researched and prepared by
Aaron Kile

Prepared exclusively for

Prepared on
March 16, 2026

Subject Property
3317 Depaul
Denton

Aaron Kile

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Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Closed Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Sold Date
3317 Depaul		4	3		2714		
2412 Flatiron Drive	\$534,999	4	3	1	3,124	171.25	09/25/2025
2437 Flatiron Drive	\$543,100	4	3	1	3,124	173.85	09/25/2025
4100 Willow Grove Avenue	\$575,000	4	3	0	2,898	198.41	01/09/2026
816 Turtle Creek Avenue	\$600,000	4	3	1	2,750	218.18	10/31/2025
813 Turtle Creek Avenue	\$625,000	4	3	0	2,965	210.79	12/05/2025
Averages:	\$575,620	4.0	3.0	0.6	2,972	194.50	

	Low	Median	Average	High	Count
Comparable Price	\$534,999	\$575,000	\$575,620	\$625,000	5
Adjusted Comparable Price	\$502,739	\$556,784	\$552,935	\$598,645	5

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Comparative Market Analysis

3317 Depaul
Denton

Monday, March 16, 2026

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
3317 Depaul	2412 Flatiron DR		2437 Flatiron DR	
MLS#	20946161		20904204	
List Price	\$534,999		\$546,600	
List Date	05/27/2025		04/21/2025	
Status	Closed		Closed	
Date Available				
DOM	93		121	
Subdivision	Robinson Oaks		Ashford Park	
Prop Type	Single Family		Single Family	
Year Built	2026		2025	
HOA Fee	\$750		\$750	
SqFt Total	2714	-35,260	3,124	-35,670
SqFt Building				
Beds	4		4	
Total Baths	3/		3/1	
# Units				
# Stories	2		2	
# Living Areas	1	0	1	0
Pool on Prop	No		No	
Easements				
Road Frontg				
Restr/Encumb	No Known Restriction(s)		No Known Restriction(s)	
Ttl Cvrdr Park	2		2	
# Parking Spc	2	3,000		3,000
Curr \$/SqFt	\$171.25		\$173.85	
L\$/SF & Lot SF	\$171.25/\$94.48		\$174.97/\$96.52	
Lot SqFt	5,663		5,663	
Lot Desc				
Handicap Amn	No		No	
Zoning				
Sale/Lse Price	\$534,999		\$543,100	
Sale/Lse Date	09/25/2025		09/25/2025	

Price	\$534,999	\$543,100
Total Adjustments	-\$32,260	-\$32,670
Adjusted Price	\$502,739	\$510,430

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Denton

Monday, March 16, 2026

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
3317 Depaul	4100 Willow Grove AVE		816 Turtle Creek AVE	
MLS#	21041386		20890580	
List Price	\$594,450		\$600,000	
List Date	08/26/2025		04/10/2025	
Status	Closed		Closed	
Date Available				
DOM	110		107	
Subdivision	Robinson Oaks		Creekside	
Prop Type	Single Family		Single Family	
Year Built	2026		2021	
HOA Fee	\$484		\$484	
SqFt Total	2714	-18,216	2,750	-3,924
SqFt Building				
Beds	4		4	
Total Baths	3/		3/1	
# Units				
# Stories	2		1	
# Living Areas	1	0	1	0
Pool on Prop	No		No	
Easements				
Road Frontg				
Restr/Encumb				
Ttl Cvr'd Park	3	-15,000	3	-15,000
# Parking Spc	2	15,000		15,000
Curr \$/SqFt	\$198.41		\$218.18	
L\$/SF & Lot SF	\$205.12/\$76.67		\$218.18/\$80.08	
Lot SqFt	7,754		7,492	
Lot Desc			Interior Lot	
Handicap Amn	No		No	
Zoning				
Sale/Lse Price	\$575,000		\$600,000	
Sale/Lse Date	01/09/2026		10/31/2025	

Price	\$575,000	\$600,000
Total Adjustments	-\$18,216	-\$3,924
Adjusted Price	\$556,784	\$596,076

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Comparative Market Analysis

3317 Depaul
Denton

Monday, March 16, 2026

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	
3317 Depaul	813 Turtle Creek AVE		
MLS#	21062107		
List Price	\$645,000		
List Date	09/17/2025		
Status	Closed		
Date Available			
DOM	58		
Subdivision	Robinson Oaks	Creekside	
Prop Type		Single Family	
Year Built	2026	2021	
HOA Fee		\$484	
SqFt Total	2714	2,965	-26,355
SqFt Building			
Beds	4	4	
Total Baths	3/	3/0	
# Units			
# Stories		1	
# Living Areas	1	2	0
Pool on Prop		No	
Easements			
Road Frontg			
Restr/Encumb			
Ttl Cvrdr Park		3	-15,000
# Parking Spc	2		15,000
Curr \$/SqFt		\$210.79	
L\$/SF & Lot SF		\$217.54/\$86.09	
Lot SqFt		7,492	
Lot Desc		Landscaped, Sprinkler System	
Handicap Amn		No	
Zoning			
Sale/Lse Price		\$625,000	
Sale/Lse Date		12/05/2025	

Price	\$625,000
Total Adjustments	-\$26,355
Adjusted Price	\$598,645

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Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$534,999 and \$645,000

4 Bedrooms

3 Full Bathrooms

0 to 1 Half Bathroom

2,750 to 3,124 Square Feet

\$171.25 to \$218.18 per Square Foot

\$171.25 to \$218.18 per Sold Square Foot

Year Built between 2021 and 2025

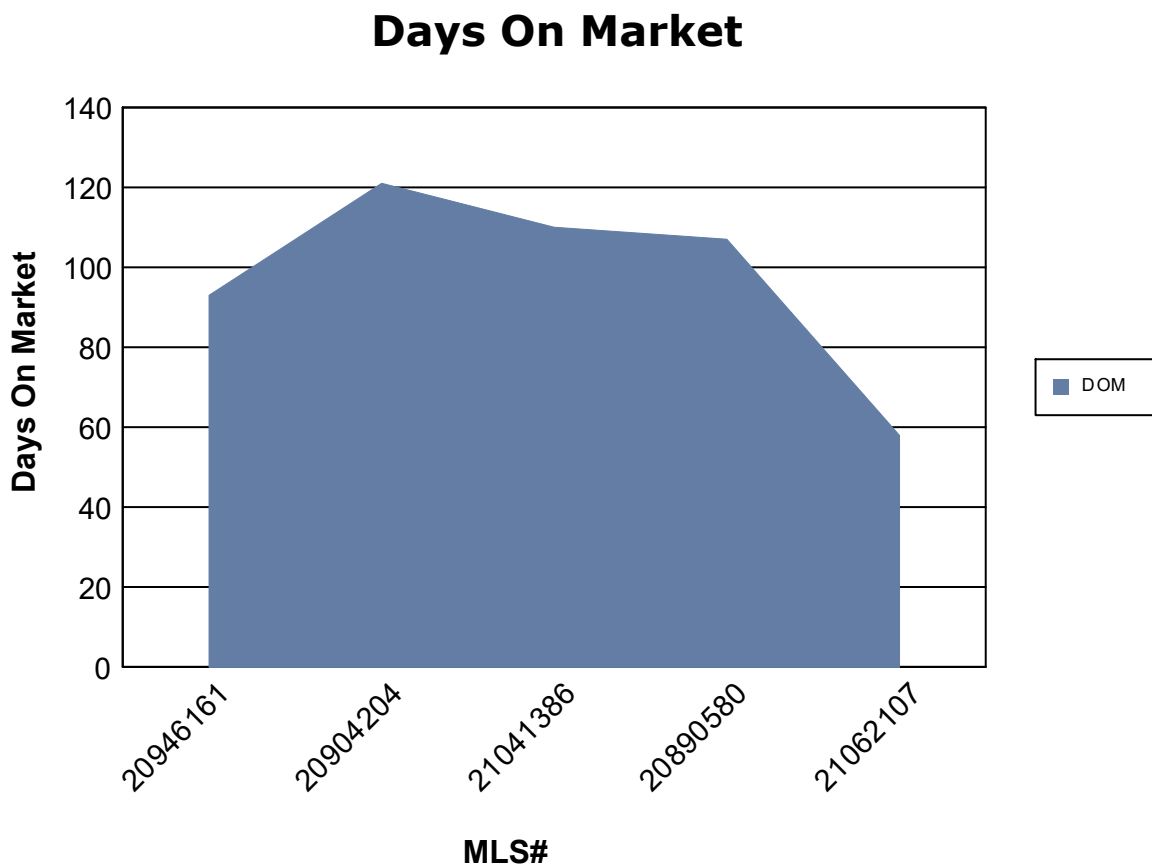
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Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.



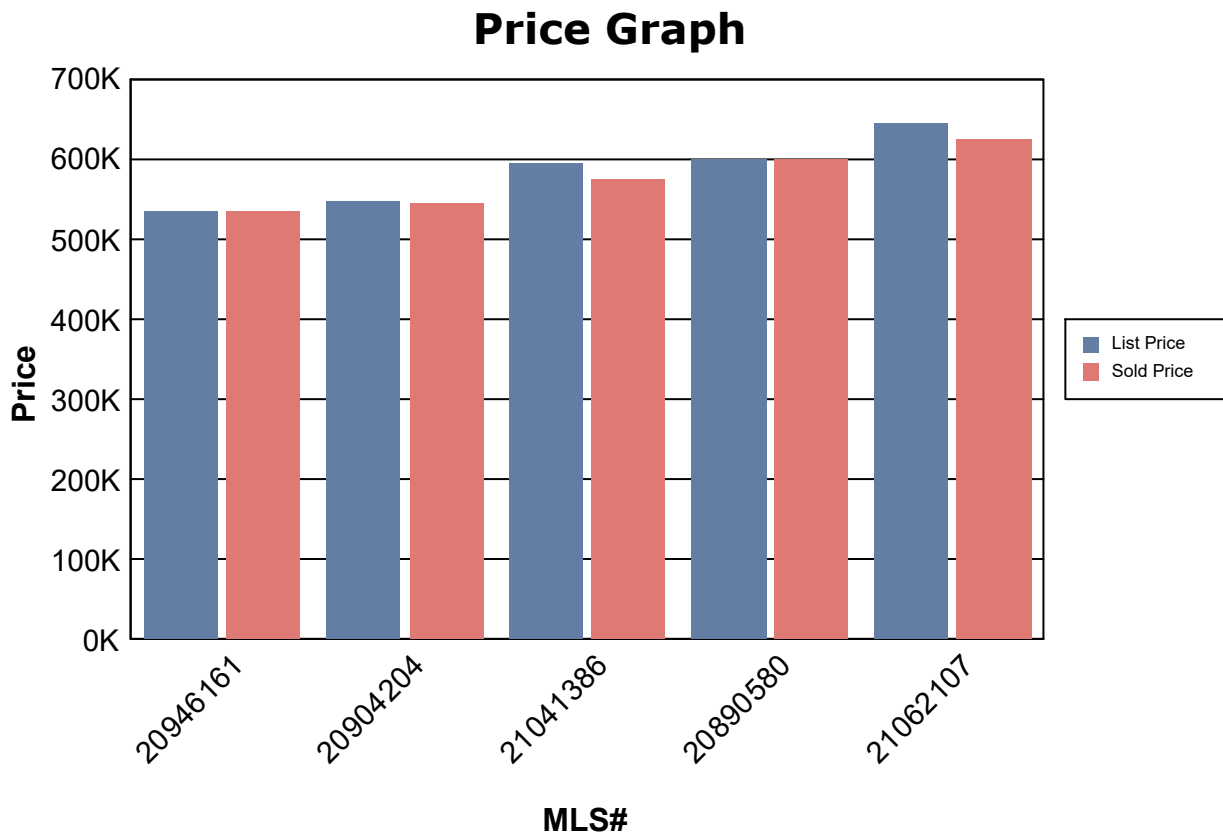
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List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.



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Comparative Market Analysis

3317 Depaul
Denton

Monday, March 16, 2026

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Closed

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
20946161	09/25/2025	2412 Flatiron DR	Single Family	3,124	4	3.1	\$534,999	93
20904204	09/25/2025	2437 Flatiron DR	Single Family	3,124	4	3.1	\$543,100	121
21041386	01/09/2026	4100 Willow Grove AVE	Single Family	2,898	4	3.0	\$575,000	110
20890580	10/31/2025	816 Turtle Creek AVE	Single Family	2,750	4	3.1	\$600,000	107
21062107	12/05/2025	813 Turtle Creek AVE	Single Family	2,965	4	3.0	\$625,000	58
Averages:				2,972	4	3/1	\$575,620	98

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACTIVE							
Actv Contingent							
Active Kick Out							
Actv Opt Cntrct							
CANCELLED							
EXPIRED							
PENDING							
SOLD	5	\$575,620	\$194.50	\$575,000	\$534,999	\$625,000	98
TEMP OFF MRKT							
WITHDRAWN							
Total	5	\$575,620	\$194.50	\$575,000	\$534,999	\$625,000	98

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Researched and prepared by **Aaron Kile**
eXp Realty LLC





CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

2412 Flatiron DR



MLS #: 20946161	Status: Closed	Beds: 4	L Price: \$534,999
County: Denton		Baths: 3/1	S Price: \$534,999
Subdiv: Ashford Park		Yr Blt: 2025	S Date: 9/25/2025
Type: Single Family		SqFt: 3,124	DOM: 93
Parking: Garage		Pool: No	Acres: 0.130

Rmks: Brand new, energy-efficient home available by Jun 2025! Try a new recipe in the Hartlee's impressive kitchen, complete with a useful island and large pantry. Upstairs, the game room is flanked by three sizeable bedrooms. Downstairs, enjoy the primary suite or cozy up in the family room next to the fireplace. Imagine spending summer weekends on the lake when you live just minutes from Lake Lewisville. A central location with easy access to I-35, Argyle, Flower Mound, and Denton makes it easy to get to work or fun. Community features include access to a pool, children's playground, and community trails. Each of our homes is built with innovative, energy-efficient features designed to help you enjoy more savings, better health, real comfort and peace of mind.

Direct: From I-35E, exit Corinth Street. Turn south on Corinth Street then right on Lake Sharon Drive. Continue for 0.7 miles then turn right on Parkridge Drive. Take a left on Acadia Drive and the sales office is on the left.

2437 Flatiron DR



MLS #: 20904204	Status: Closed	Beds: 4	L Price: \$546,600
County: Denton		Baths: 3/1	S Price: \$543,100
Subdiv: Ashford Park		Yr Blt: 2025	S Date: 9/25/2025
Type: Single Family		SqFt: 3,124	DOM: 121
Parking: Garage		Pool: No	Acres: 0.130

Rmks: Brand new, energy-efficient home available by May 2025! Try a new recipe in the Hartlee's impressive kitchen, complete with a useful island and large pantry. Upstairs, the game room is flanked by three sizeable bedrooms. Downstairs, enjoy the primary suite or cozy up in the family room next to the fireplace. Imagine spending summer weekends on the lake when you live just minutes from Lake Lewisville. A central location with easy access to I-35, Argyle, Flower Mound, and Denton makes it easy to get to work or fun. Community features include access to a pool, children's playground, and community trails. Each of our homes is built with innovative, energy-efficient features designed to help you enjoy more savings, better health, real comfort and peace of mind.

Direct: From I-35E, exit Corinth Street. Turn south on Corinth Street then right on Lake Sharon Drive. Continue for 0.7 miles then turn right on Parkridge Drive. Take a left on Acadia Drive and the sales office is on the left

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CMA Pro Report

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Closed Properties

4100 Willow Grove AVE



MLS #:	21041386	Status:	Closed	Beds:	4	L Price:	\$594,450
County:	Denton	Baths:	3/0	S Price:	\$575,000	S Date:	1/9/2026
Subdiv:	Creekside	Yr Blt:	2021	S Date:	1/9/2026	DOM:	110
Type:	Single Family	SqFt:	2,898	DOM:	110	Acres:	0.178
Parking:	Epoxy Flooring, Garage, Garage Door Opener, Garage Double Door, Garage			Pool:	No		

Rmks: Mortgage savings may be available for buyers of this listing. Better than New! Nestled in the exclusive Reserve at Creekside, this exceptional home sits on an oversized lot framed by mature trees and tranquil scenery. With the community pool and amenities just across the street, this 4-bedroom, 3-bath residence blends both upscale living and everyday convenience. The spacious living room boasts a gorgeous stacked-stone fireplace and offers excellent indoor-outdoor flow to the oversized backyard. The large covered patio is perfect for entertaining and will no doubt become the backdrop for future gatherings. The gourmet kitchen is a showstopper, designed like a model home with double stainless-steel ovens, a gas burner cooktop, quartz countertops, 42-inch cabinetry, and on-trend hardwood flooring that flows seamlessly through the main living areas.

The main-level primary suite is a true retreat, complete with a spa-inspired ensuite featuring granite countertops, a walk-in shower, and a large soaking tub to unwind after a long day. An adjoining flex room offers endless possibilities—ideal as a nursery, home office, gym, or even a custom dressing room to showcase your designer collection.

Tucked away on the 2nd level, you'll find the fourth bedroom, a full bathroom, and an expansive game room, creating a versatile space that's perfect for hosting guests, a media retreat, or an option for multi-generational living if desired.

Additional highlights include plantation shutters, energy-efficient features, a 16+ SEER HVAC system, a tankless gas water heater, and a 3-car garage professionally finished with epoxy flooring. Community amenities include a pool, jogging and biking trails, and scenic pathways throughout. Conveniently located near the Lake Lewisville Toll Bridge, I-35, UNT, TWU, and an array of dining options, this gem will not last! 3D Scan and video available online. Mortgage savings may be available for buyers of this listing.

Direct: From 35E in Denton, Exit Fort Worth Drive US377 then go south for 3 miles, turn left onto Country Club Rd for 1 mile then turn left onto W Ryan Rd. Turn right onto Creekside Drive then left onto Arbor Glen and then right onto Willow Grove.

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Closed Properties

816 Turtle Creek AVE



MLS #:	20890580	Status:	Closed	Beds:	4	L Price:	\$600,000
County:	Denton	Baths:	3/1	S Price:	\$600,000	S Date:	10/31/2025
Subdiv:	Creekside	Yr Blt:	2021	S Date:	10/31/2025	DOM:	107
Type:	Single Family	SqFt:	2,750	DOM:	107	Acres:	0.172
Parking:	Garage, Garage Faces Front	Pool:	No				

Rmks: ACCEPTING BACKUP OFFERS! Discover effortless luxury in this immaculate 4-bedroom mid-century modern oasis. This stunning residence showcases soaring ceilings and hardwood floors throughout, creating a seamless flow between thoughtfully designed living spaces.

The heart of the home features a gourmet kitchen appointed with premium quartz countertops, professional-grade stainless appliances, and an oversized island perfect for entertaining. Unwind in the living room with its striking gas fireplace and expansive windows that frame picturesque views of your private outdoor sanctuary.

A dedicated office space overlooks the meticulously landscaped front yard, offering an inspired work environment. Step through to the covered patio—an ideal extension of your living space—and enjoy the privacy-fenced yard beyond.

The Reserve at Creekside delivers the ultimate lifestyle package with neighborhood trails, resort-style pool, and playground amenities. Enjoy the convenience of walking distance to the elementary school, additional trails, dog park, and the recreational offerings of Eureka Park. Buyer to verify all schools and measurements.

Direct: See GPS

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CMA Pro Report

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Closed Properties

813 Turtle Creek AVE



MLS #: 21062107	Status: Closed	Beds: 4	L Price: \$645,000
County: Denton		Baths: 3/0	S Price: \$625,000
Subdiv: Creekside		Yr Blt: 2021	S Date: 12/5/2025
Type: Single Family		SqFt: 2,965	DOM: 58
Parking: Epoxy Flooring, Garage, Garage Door Opener, Garage Faces Front, Tandem		Pool: No	Acres: 0.172

Rmks: Beautifully maintained home with excellent curb appeal and mature landscaping. Inside, you're welcomed by wood-look ceramic tile flooring and plantation shutters that add warmth and style throughout. The spacious floor plan offers multiple living and dining options with tall ceilings and recessed lighting in all common areas. The large living room features a gas log fireplace and opens seamlessly to the kitchen, creating the perfect space for gatherings. The kitchen is a showpiece with quartz countertops, a massive island, decorative backsplash, modern white cabinetry, stainless steel appliances, gas cooktop, and an oversized breakfast room. A versatile flex room with French door entry can serve as a family room, office, or game room. The private primary suite offers vaulted ceilings, French door access to the bath, dual vanities with separate sinks, a garden tub, separate shower, and his-and-hers walk-in closets. Secondary bedrooms are generously sized, including two connected by a Jack-and-Jill bath plus another with its own adjacent full bath. The utility room provides space for a freezer, and the entire home is wired with Cat-5 for reliable connectivity. Additional highlights include a 3-car tandem garage with epoxy floors and beautiful curb appeal in a landscaped setting.

Direct: Head north on I-35 Frontage Rd; turn left onto Swisher Rd; Continue onto Teasley Dr; right 2 lanes to turn right onto FM2499; left onto Hickory Creek Rd; right onto Riverpass Dr; left onto Creekdale Dr; right onto Meandering Way; Meandering Way turns right and becomes Turtle Creek Ave.

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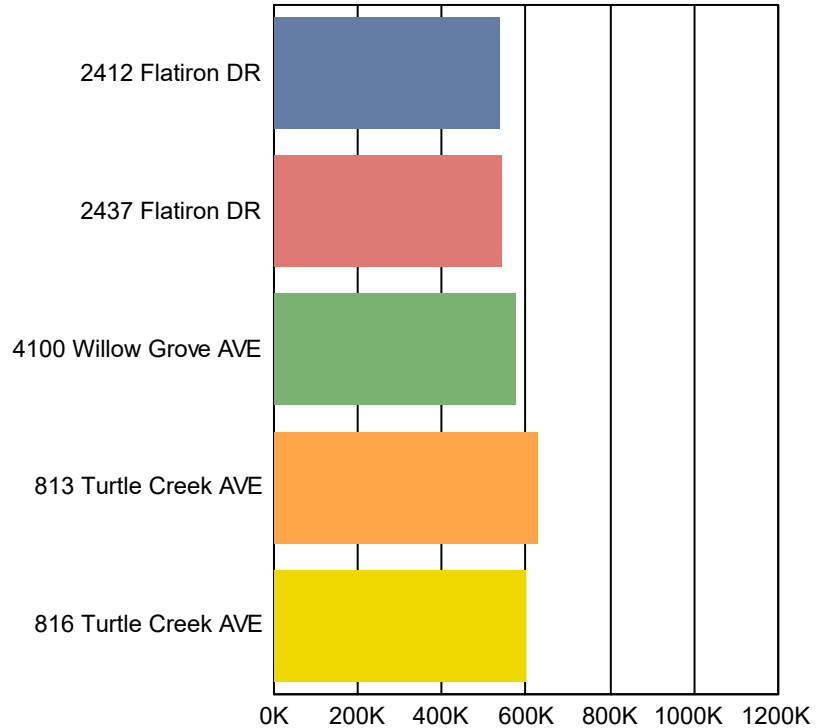


CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

Total # of Listings	5
Lowest Price	\$534,999
Highest Price	\$625,000
Average Price	\$575,620
Avg. Price/SqFt	\$194.50
Avg DOM	98



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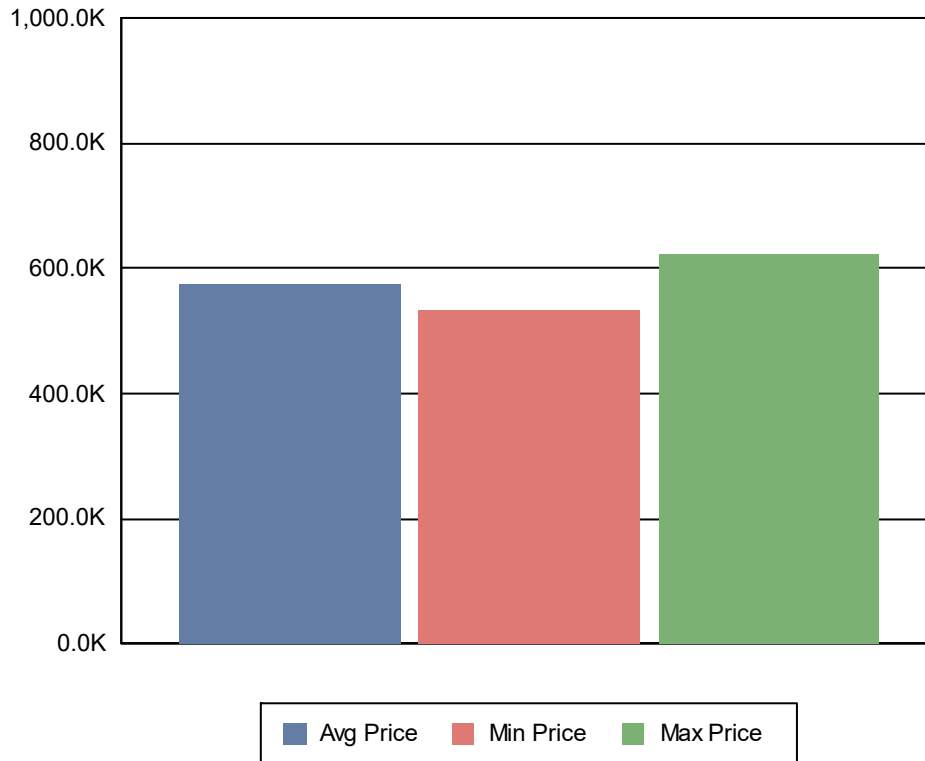




CMA Pro Report

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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Closed	\$534,999	\$625,000	\$575,620	\$194.50
Totals / Averages	\$534,999	\$625,000	\$575,620	\$194.50

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
Total Averages					

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CMA Pro Report

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Property Summary

S	Street Address	Bds	Bth	Sqft	\$/SF	L Price	S Price	Sold Date	DOM
Closed									
C	2412 Flatiron DR	4	3.1	3,124	\$171.25	\$534,999	\$534,999	09/25/2025	93
C	2437 Flatiron DR	4	3.1	3,124	\$173.85	\$546,600	\$543,100	09/25/2025	121
C	4100 Willow Grove AVE	4	3.0	2,898	\$198.41	\$594,450	\$575,000	01/09/2026	110
C	816 Turtle Creek AVE	4	3.1	2,750	\$218.18	\$600,000	\$600,000	10/31/2025	107
C	813 Turtle Creek AVE	4	3.0	2,965	\$210.79	\$645,000	\$625,000	12/05/2025	58

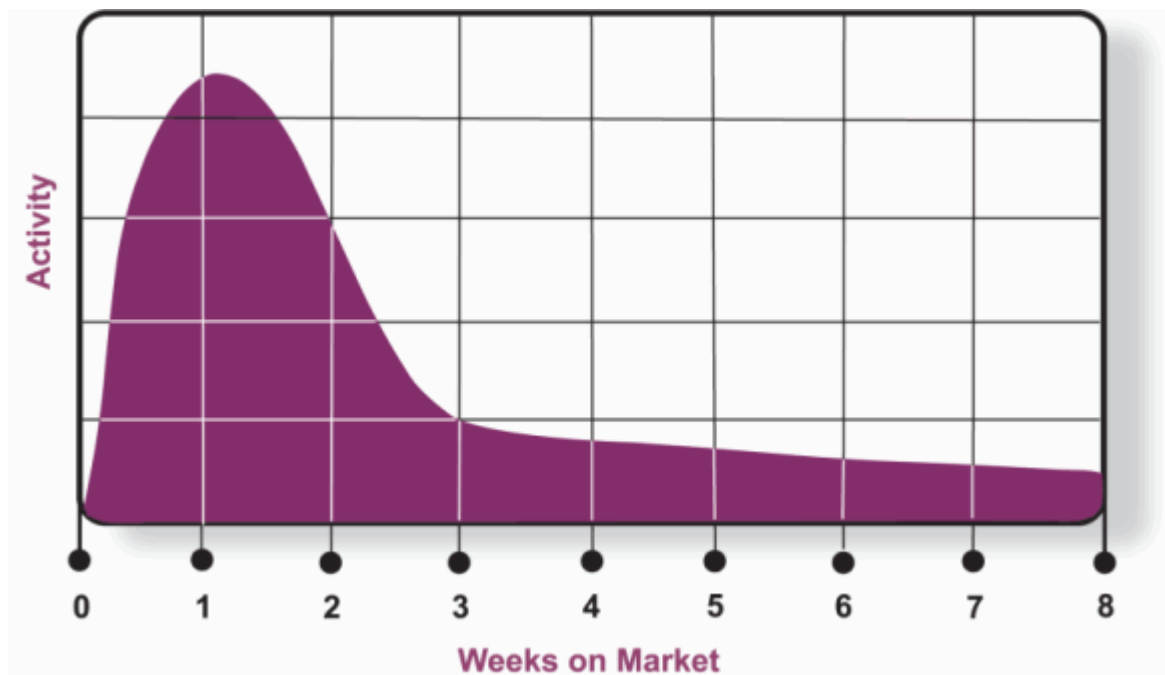
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Activity vs. Timing

This chart highlights the importance of pricing correctly at market value.



This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important to be priced correctly from the beginning, during the peak of this curve.

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My Guarantee to You

This page is my personal guarantee to you.

A guarantee you can count on

I'm so committed to meeting your sales objectives in a professional and pleasing manner, that I am willing to put our guarantee in writing.

My Performance Guarantee

I will develop a Property Marketing Plan that clearly spells out the methods I will use to promote your property to the widest-possible audience.

If I don't act according to the agreed activities in the Plan, you may:

- Advise me that you aren't satisfied and ask for a revision of the Plan
- or
- Cancel the Listing Agreement

Your complete satisfaction is my foremost concern.

Date

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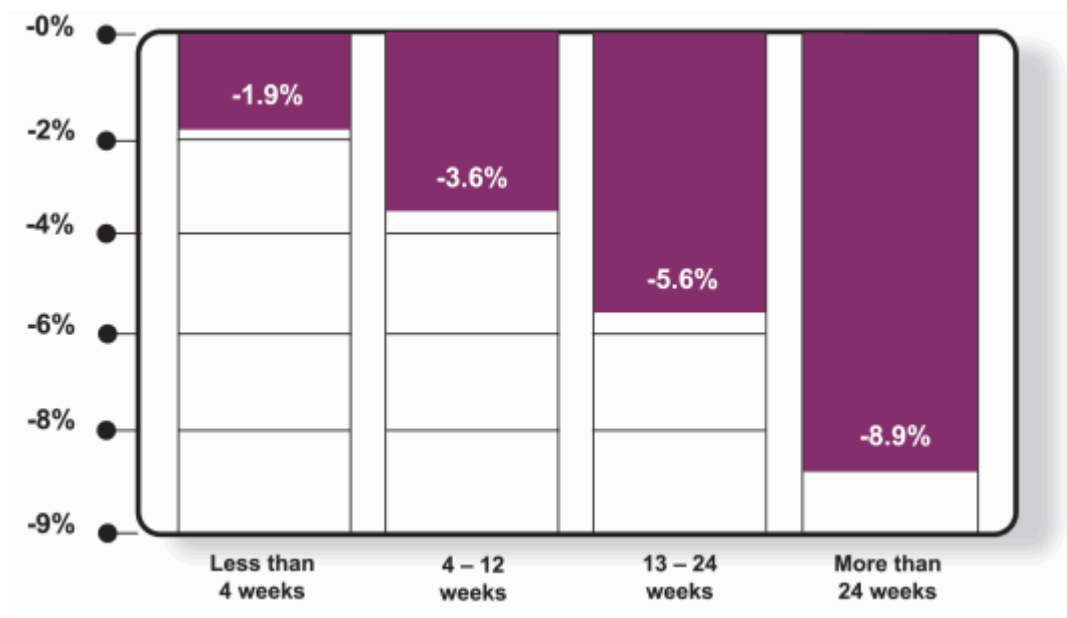




The Effect of Over Pricing

This chart highlights the importance of pricing correctly at market value.

This is the average percentage difference between the Selling and Asking Price by the length of time the home was on the market.



- Put your best foot forward immediately
- Establish a competitive asking price
- Keep your home in top showing condition
- Offer favorable financing terms

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The Benefits of Using a Professional REALTOR®

This page outlines the benefits of using a professional REALTOR® to sell your property.

You'll experience a wide variety of benefits when you hire a real estate professional. Successfully selling a property is a complicated exercise, and REALTORS® have the experience, resources and contacts to complete your sale quickly and smoothly.

Pricing

A REALTOR® will help you determine the selling price of your property at a level that accurately reflects its value in current market conditions and will not cost you missed opportunities.

Marketing

A REALTOR® will have many useful suggestions on ways to improve the marketability of your property, including cosmetic repairs and other items that will create a favorable impression among buyers.

Your property will enjoy a wider exposure among buyers when you use a REALTOR®. In addition to using flyers and organizing open house days, a REALTOR®'s extensive contact list of former clients, newly qualified buyers and other industry professionals can significantly reduce the time your property is on the market.

A REALTOR® will also allow you to tap into a highly productive and extensive industry network, such as a Multiple Listing Service or other industry marketing system.

Advertising your property efficiently is another area where a REALTOR® can play an important role. A REALTOR®'s experience in deciding on the most appropriate type and frequency of advertising for your property can be invaluable. For example, placing too many ads can create the impression that there may be something wrong with the property or that the seller is desperate.

Security

Security is a major consideration when showing your home. By using a REALTOR®, you can rest assured that all showings will be pre-screened and supervised.

Negotiating

When negotiating a purchase, most buyers prefer to deal with a middleperson who is objective, unemotional and professional. Buyers will often feel more comfortable with a REALTOR® than with the owner when they want to raise issues that need resolving before making an offer.

Monitoring, Renegotiating, Closing or Settling

A REALTOR® will guide you through the minefield of potential problems associated with the appraisal, inspection and financing process, including the often complicated escrow instructions. In addition, your agent can meet and instruct any specialists or tradespeople who may be required for repairs

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Market Analysis Explanation

This is an explanation and overview of this market analysis.

This Comparative Market Analysis will help to determine the correct selling price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

This market analysis is divided into three categories:

1. Comparable homes that are currently for sale
2. Comparable homes that were recently sold
3. Comparable homes that failed to sell

Looking at similar homes that are currently offered for sale, we can assess the alternatives that a serious buyer has from which to choose. We can also be sure that we are not under pricing your home.

Looking at similar homes that were sold in the past few months, we can see a clear picture of how the market has valued homes that are comparable to yours. Banks and other lending institutions also analyze these sales to determine how much they can lend to qualified buyers.

Looking at similar homes that failed to sell, we can avoid pricing at a level that would not attract buyers.

This Comparative Market Analysis has been carefully prepared for you, analyzing homes similar to yours. The aim of this market analysis is to achieve the maximum selling price for your home, while being able to sell your home within a relatively short period of time.

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The Importance of Pricing

This chart highlights the importance of pricing correctly at market value.



This graph illustrates the importance of pricing correctly. The centerline represents market value. As you move above this market value, you attract much smaller percentage of prospective buyers, greatly reducing your chances of a sale. Conversely, as you move below market value, you attract a much larger percentage of potential buyers.

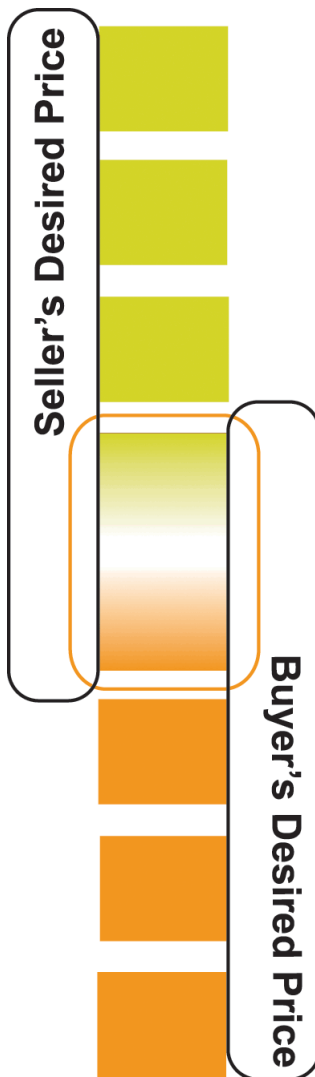
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Setting the Price

This chart highlights the importance of pricing correctly at market value.



When setting a price for your property, the listing level must strike a balance between the seller's need to achieve the best-possible return and the buyer's need to get good value. With many years of experience, a professional Real Estate Agent can help you set a price that will accomplish both objectives.

Establishing market value

The market value of your property is determined in exactly the same way as any other commodity – what a buyer is willing to pay for it in today's market. Despite the price you paid originally, or the value of any improvements you may have made, the value is determined by market forces.

Look at the competition

Buyers look at about a dozen properties on average before making an offer on a property. As a result, they have a good overview of the market and will compare your property against the competition. If it's not in line with similar properties that are available, buyers won't consider it good value for money.

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The Pitfalls of Overpricing

This chart highlights the importance of pricing correctly at market value.

Overpricing your house in the belief that you can reduce the price back later is a strategy that can backfire badly. For example, by the time you reduce your price, you may miss out on a surge of interest in properties like yours. Also, if prices are lowered, buyers may wonder if there's something wrong with the property that kept other buyers away. So to keep from selling your property at below market value and from wasting valuable time, don't fall into the overpricing trap.



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Sources of Buyers

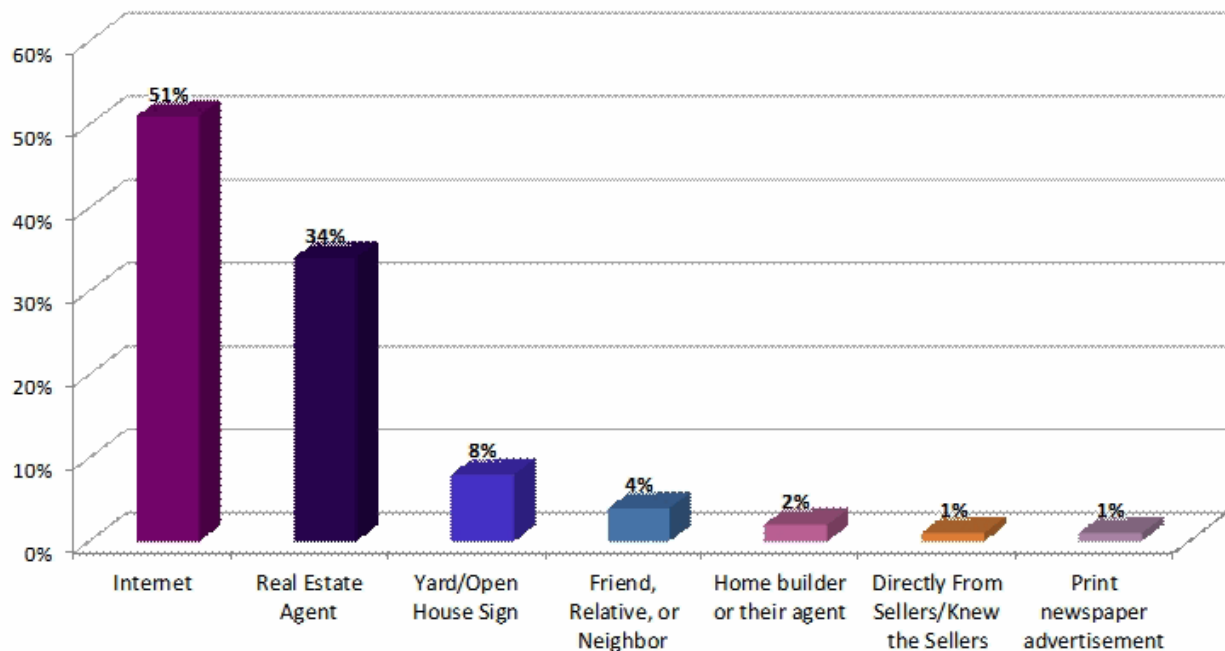
This page illustrates the primary sources of buyers for your property.

When you want a buyer, come to us first

There are several excellent reasons for selecting a professional Real Estate Agent to handle the sale of your property. For starters, our long-standing real estate expertise gives us the ability to network with other firms' agents to promote your property to the widest possible audience, including the Internet. Selling your property depends on a lot more than advertising and signage – it takes referrals, word-of-mouth advertising, and networking.

Sources of Buyers

Source: National Association of REALTORS®
2016 Profile of Home Buyers and Sellers



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Steps to a Positive Showing

This page describes the key steps to making for a positive showing of your property.

You only get one opportunity to make a good impression, so you want to make it count. By following these guidelines, you'll enhance the attractiveness of your property and reduce the time it takes to generate serious offers.

First Impressions

How your property appears from the outside is important. To make a good first impression on a buyer, a clean driveway, a freshly mown lawn or a trimmed hedge will work wonders.

Do a critical inspection of the exterior of your property, paying special attention to the condition of your windows, shutters, screens and gutters. One of the first things a buyer will notice is the need for painting. If your property looks like it needs painting, many buyers will form an unfavorable impression. Elsewhere, little things count. Make sure the front door is spotless, including the doorknob, and that the windows gleam.

Cleanliness Counts

Once inside your property, one of the key factors that influences its appeal to a buyer is cleanliness. Most important is front hallway, the kitchen and the bathrooms. Do a room-by-room cleaning, and don't forget any out-of-sight areas because that's often where a discriminating buyer will look first.

The state of the carpets can also be a determining factor. At the very least, have your carpets cleaned, and if they are worn, it's wise to replace them, or remove them if there is hardwood underneath.

Less is More

Clutter makes a poor impression. In closets, cabinets, kitchen countertops and other storage areas like basements, remove anything not needed for daily housekeeping. To make each room in your property look larger, get rid of or donate unnecessary furniture. Walk through your property and think: "Less is more."

Repairs

Make sure everything is in good working order. Dripping faucets, squeaky steps and loose doorknobs can easily create a bad impression and reduce the value of your property. A few hours spent on repairs, whether by yourself or a tradesman, can pay big dividends when an offer is made.

Little Things Count

It's easy to improve the appearance of any room. You may want to replace worn rugs or small pillows, put new towels in the bathroom or brighten up a room with a vase of flowers.

Pull Together

Get all the members of your household to pull together when it comes to getting – and keeping – your property ready to view. By getting everyone into the habit of spending a few minutes tidying up every morning for an afternoon showing, you improve your chances considerably.

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What it Takes to Show

This page describes what it takes to show your property.

Scheduling the Showing

Coordination is the key. Before a sales associate from our firm or a cooperating broker shows or previews your property, a representative from our firm will contact you to schedule an appointment. You will then be notified of the timing, and, if it's acceptable, the appointment will be confirmed. If you can't be reached, the showing will proceed on the understanding that you wouldn't want to miss any chances for interested buyers to view your property.

Timing

Ordinarily, you'll get plenty of notice about an appointment request. Some buyers, however, may ask to see your property as soon as possible. In such cases, a showing could take place within an hour or so. If a buyer requests a change to the timing of a scheduled showing, you'll be given as much notice as possible.

Special Instructions

Any special instructions you may have given to your listing agent, such as information on pets, parking or security, will be listed in your property file and thoroughly explained to the sales associate who requested the showing.

The Showing

If you're not on hand during a showing, the sales associate will use the property's lock box to enter. If you're available, sales associates will introduce themselves and give you a business card.

Privacy

The fewer people around during a showing, the better. It's also a good rule to let the buyer roam freely and discuss the property with the sales associate without interruption. A properly briefed sales associate will know the buyer's needs and will be able to point out the features that meet the requirements.

Contact Information

If you're not going to be available to approve an appointment request, it's important to notify your sales associate. By leaving a telephone number where you can be contacted, you can be notified immediately about an offer.

Previews

Occasionally, sales associates may schedule an appointment to view your property without a buyer. By familiarizing themselves with what's on the market, they will be an excellent position to alert a buyer to a property that fits the bill.

Unscheduled Appointments

Ask any people who show up to view your property without an appointment to telephone the listing agent to request a showing. Even if the person identifies himself or herself as a licensed sales associate, an appointment request must be made first through your listing agent.

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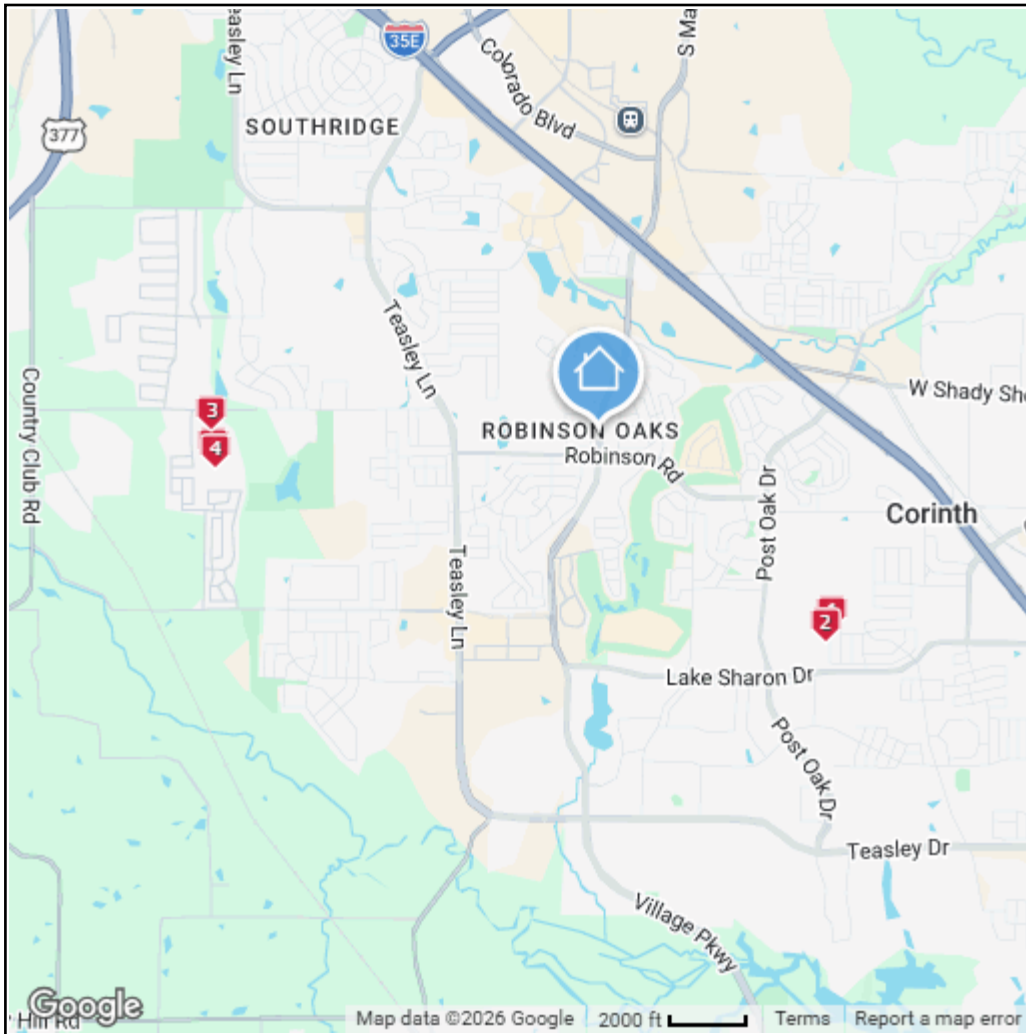
Comparative Market Analysis

3317 Depaul
Denton

Monday, March 16, 2026

CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 3317 Depaul
- 1 2412 Flatiron DR
- 2 2437 Flatiron DR
- 3 4100 Willow Grove AVE
- 4 816 Turtle Creek AVE
- 5 813 Turtle Creek AVE

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