



**Aaron Kile**  
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 972-400-1566

Prepared By Aaron Kile

March 16, 2026

Property Type is 'Residential' Property Type is 'Residential' Mls Status is 'Cancelled' 03/16/2026 to 12/16/2025 Mls Status is 'Expired' 03/16/2026 to 09/17/2025 Mls Status is 'Pending' 03/16/2026 to 12/16/2025 Mls Status is 'Closed' 03/16/2026 to 09/17/2025 Mls Status is 'Hold' 03/16/2026 to 12/16/2025 Mls Status is 'Withdrawn' 03/16/2026 to 12/16/2025 Mls Status is one of 'Active', 'Coming Soon', 'Active Contingent', 'Active KO', 'Active Option Contract' Subdivision Name is like 'robinson oaks\*\*' State Or Province is one of 'Louisiana', 'Texas' City is 'Denton'

## Market Analysis Summary | Residential

Listings as of 3/16/26 at 9:18 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
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### Listings: Active

1	21192408	3305 Purdue DR	Denton	4	2/0/2	1,942	2005	2/0/2	No	0.167	\$208.55	\$405,000				15
		<b>Min</b>		4	2/0/2	1,942	2005	2/0/2		0.167	\$208.55	\$405,000				15
		<b>Max</b>		4	2/0/2	1,942	2005	2/0/2		0.167	\$208.55	\$405,000				15
		<b>Avg</b>		4	2/0/2	1,942	2005	2/0/2		0.167	\$208.55	\$405,000				15
		<b>Med</b>		4	2/0/2	1,942	2005	2/0/2		0.167	\$208.55	\$405,000				15

### Listings: Closed

1	20967146	3301 Marymount DR	Denton	4	2/1/3	2,791	2005	2/0/2	No	0.191	\$136.15	\$395,000	\$380,000	01/07/2026	96.2%	166
2	21015663	3705 Miramar DR	Denton	4	2/0/2	2,285	2005	3/0/3	Yes	0.236	\$189.06	\$439,900	\$432,000	11/20/2025	98.2%	83
3	21007106	3713 Syracuse DR	Denton	4	2/1/3	3,139	2006	2/0/2	No	0.163	\$139.85	\$429,900	\$439,000	12/12/2025	102.1%	69
		<b>Min</b>		4	2/0/2	2,285	2005	2/0/2		0.163	\$136.15	\$395,000	\$380,000		96.2%	69
		<b>Max</b>		4	2/1/3	3,139	2006	2/0/2		0.236	\$189.06	\$439,900	\$439,000		102.1%	166
		<b>Avg</b>		4	2/1/3	2,738	2005	3/0/3		0.197	\$155.02	\$421,600	\$417,000		98.8%	106
		<b>Med</b>		4	2/1/2	2,791	2005	2/0/2		0.191	\$139.85	\$429,900	\$432,000		98.2%	83

4	<b>Total Listings</b>	<b>Average for all:</b>	4	2/1/3	2,539	2005	2/0/2		0.189	\$168.40	\$417,450	\$417,000		98.8%	83
		<b>Median for all:</b>	4	2/1/3	2,538	2005	2/0/2		0.179	\$164.46	\$417,450	\$432,000		98.2%	76

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**Quick  
Statistics**

	<b>Min</b>	<b>Max</b>	<b>Avg</b>	<b>Med</b>
<b>List Price</b>	\$395,000	\$439,900	\$417,450	\$417,450
<b>Sale Price</b>	\$380,000	\$439,000	\$417,000	\$432,000
<b>Sale / List</b>	96.2%	102.1%	98.8%	98.2%

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