



**Aaron Kile**  
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Prepared By Aaron Kile

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Property Type is 'Residential' Property Type is 'Residential' Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract' Mls Status is 'Pending' Status Contractual Search Date is 09/29/2023 to 07/01/2023 Mls Status is 'Closed' Status Contractual Search Date is 09/29/2023 to 04/02/2023 Subdivision Name is like 'UNIVERSITY E\*' State Or Province is one of 'Louisiana', 'Texas' City is 'Richardson' Pool YN is no Latitude, Longitude is around 32.95, -96.69

## Market Analysis Summary | Residential

Listings as of 9/29/23 at 1:42 pm, Page 1 of 1

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
<b>Listings: Closed</b>																
1	20278105	1614 VILLANOVA DR	Richardson	4	2	1,995	1972	2/0/2	No	0.198	\$197.99	\$395,000	\$395,000	04/21/2023	100.0%	2
2	20306685	1903 Apollo RD	Richardson	3	2	1,896	1974	2/0/2	No	0.215	\$208.33	\$385,000	\$395,000	05/30/2023	102.6%	4
3	20326726	1804 Auburn DR	Richardson	3	2	1,797	1974	2/0/2	No	0.207	\$230.94	\$399,000	\$415,000	06/16/2023	104.0%	6
4	20285656	1806 Auburn DR	Richardson	3	2	1,852	1974	2/0/2	No	0.207	\$226.78	\$399,000	\$420,000	04/24/2023	105.3%	5
5	20338012	1711 Vassar DR	Richardson	3	2	1,850	1977	2/0/2	No	0.244	\$228.38	\$395,000	\$422,500	07/03/2023	107.0%	3

Min	3	2	1,797	1972	2/0/2	0.198	\$197.99	\$385,000	\$395,000	100.0%	2
Max	4	2	1,995	1977	2/0/2	0.244	\$230.94	\$399,000	\$422,500	107.0%	6
Avg	3	2	1,878	1974	2/0/2	0.214	\$218.49	\$394,600	\$409,500	103.8%	4
Med	3	2	1,852	1974	2/0/2	0.207	\$226.78	\$395,000	\$415,000	104.0%	4

<b>5</b>	<b>Total Listings</b>	<b>Average for all:</b>	3	2	1,878	1974	2/0/2	0.214	\$218.49	\$394,600	\$409,500	103.8%	4
		<b>Median for all:</b>	3	2	1,852	1974	2/0/2	0.207	\$226.78	\$395,000	\$415,000	104.0%	4

<b>Quick Statistics</b>		Min	Max	Avg	Med
	List Price	\$385,000	\$399,000	\$394,600	\$395,000
Sale Price	\$395,000	\$422,500	\$409,500	\$415,000	
Sale / List	100.0%	107.0%	103.8%	104.0%	

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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.