



Aaron Kile
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972-400-1566

Prepared By Aaron Kile

July 24, 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 'Denton' Current
Price is 300000 or less Beds Total is 3+ Bath Full is 2+ Garage Spaces is 2+

Market Analysis Summary | Residential

Listings as of 7/24/26 at 1:11 pm, Page 1 of 4

#	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	21326165	712 Chisholm TRL	Denton	3	2/0/2	1,271	1973	2/0/2	No	0.168	\$149.41	\$189,900				14
2	21333779	701 Apollo DR	Denton	3	2/0/2	1,007	1965	2/0/2	No	0.140	\$198.51	\$199,900				8
3	21332557	2309 Oak Park DR	Denton	3	2/0/2	1,402	1991	2/0/2	No	0.164	\$149.07	\$209,000				9
4	21241279	1326 E Sherman DR	Denton	3	2/0/2	1,631	1953	2/0/2	No	0.348	\$137.95	\$224,999				5
5	21159820	3321 Evers PKWY	Denton	3	2/0/2	1,673	1984	2/0/2	No	0.169	\$134.49	\$225,000				193
6	21335128	3504 Kingfisher LN	Denton	3	2/0/2	1,261	1970	2/0/2	No	0.170	\$180.41	\$227,500				6
7	21275258	1213 Pin Oak DR	Denton	3	2/0/2	1,047	1965	2/2/2	No	0.138	\$224.45	\$235,000				65
8	21001767	3000 Bella Lago DR	Denton	4	3/1/4	2,827	2013	2/0/2	No	0.115	\$88.43	\$250,000				372
9	21277558	1705 Crescent ST	Denton	3	2/0/2	1,232	1958	2/0/2	No	0.220	\$210.23	\$259,000				64
10	21168757	2212 Greystone DR	Denton	3	2/1/3	1,753	2019	2/0/2	No	0.050	\$151.11	\$264,900				172
11	21334161	3318 Woodthrush LN	Denton	3	2/0/2	1,200	1970	2/0/2	No	0.179	\$224.17	\$269,000				7
12	21328455	826 Savage DR	Denton	3	2/0/2	1,248	2001	2/0/2	No	0.120	\$216.27	\$269,900				13
13	21208020	725 WILDRYE LN	Denton	3	2/0/2	1,201	2026	2/0/2	No	0.138	\$224.80	\$269,990				131
14	21278200	5529 ROLLINS DR	Denton	3	2/0/2	1,434	2026	2/0/2	No	0.101	\$188.28	\$269,990				64
15	21278212	5509 ROLLINS DR	Denton	3	2/0/2	1,434	2026	2/0/2	No	0.101	\$188.28	\$269,990				64
16	21316195	717 WILDRYE LN	Denton	3	2/0/2	1,201	2026	2/0/2	No	0.138	\$224.80	\$269,990				25
17	21323472	7704 ROYAL FERN DR	Denton	3	2/0/2	1,201	2026	2/0/2	No	0.137	\$224.80	\$269,990				16
18	21331778	7740 ROYAL FERN DR	Denton	3	2/0/2	1,201	2026	2/0/2	No	0.138	\$224.80	\$269,990				9
19	21332282	504 BABBLING BROOK DR	Denton	4	2/1/3	1,477	2026	2/0/2	No	0.207	\$182.80	\$269,990				9
20	21336860	1815 Wisteria ST	Denton	3	2/0/2	1,680	1984	2/0/2	No	0.228	\$162.20	\$272,500				2
21	21314520	1601 White Oak CT	Denton	4	2/0/2	1,336	1976	2/0/2	No	0.184	\$205.09	\$274,000				28
22	21207989	7732 ROYAL FERN DR	Denton	3	2/0/2	1,201	2026	2/0/2	No	0.143	\$228.97	\$274,990				131
23	21225966	7508 Spicebush DR	Denton	3	2/0/2	1,349	2026	2/0/2	No	0.133	\$203.85	\$274,990				113
24	21331753	529 BABBLING BROOK DR	Denton	3	2/0/2	1,201	2026	2/0/2	No	0.151	\$228.97	\$274,990				9

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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.



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Market Analysis Summary | Residential

Listings as of 7/24/26 at 1:11 pm, Page 2 of 4

#	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																
25	21325878	3432 Becker DR	Denton	3	2/1/3	1,707	2019	2/0/2	No	0.090	\$161.10	\$274,999				15
26	21278285	5553 ROLLINS DR	Denton	3	2/0/2	1,280	2026	2/0/2	No	0.101	\$217.18	\$277,990				64
27	21278898	5521 ROLLINS DR	Denton	3	2/0/2	1,280	2026	2/0/2	No	0.101	\$217.18	\$277,990				63
28	21206578	437 RED ADMIRAL LN	Denton	3	2/0/2	1,331	2026	2/0/2	No	0.101	\$210.36	\$279,990				72
29	21331741	516 BABBLING BROOK DR	Denton	3	2/0/2	1,201	2026	2/0/2	No	0.145	\$233.13	\$279,990				9
30	21331748	532 BABBLING BROOK DR	Denton	3	2/0/2	1,201	2026	2/0/2	No	0.146	\$233.13	\$279,990				9
31	21331772	405 BABBLING BROOK DR	Denton	3	2/0/2	1,201	2026	2/0/2	No	0.138	\$233.13	\$279,990				9
32	21319093	3312 Valley View RD	Denton	3	2/0/2	1,289	1968	2/0/2	No	0.219	\$217.22	\$280,000				24
33	21331763	413 BABBLING BROOK DR	Denton	3	2/0/2	1,201	2026	2/0/2	No	0.138	\$233.96	\$280,990				9
34	21331945	516 RED ADMIRAL LN	Denton	3	2/1/3	1,440	2026	2/0/2	No	0.101	\$197.91	\$284,990				9
35	21280244	2224 Southway	Denton	3	2/0/2	1,400	2001	2/0/2	No	0.103	\$203.57	\$285,000				61
36	21295086	2904 Weston DR	Denton	3	2/0/2	1,236	1984	2/0/0	No	0.159	\$230.58	\$285,000				48
37	21332220	512 RED ADMIRAL LN	Denton	3	2/0/2	1,335	2025	2/0/2	No	0.101	\$214.22	\$285,990				9
38	21332247	528 RED ADMIRAL LN	Denton	3	2/0/2	1,335	2026	2/0/2	No	0.101	\$214.97	\$286,990				9
39	21322078	6200 St James PL	Denton	3	2/0/2	1,507	2006	2/0/2	No	0.138	\$191.11	\$288,000				18
40	21130348	917 Cruise ST	Denton	3	2/0/2	1,413	2003	2/0/2	No	0.110	\$204.53	\$289,000				226
41	21225061	1716 Westchester ST	Denton	3	2/0/2	1,532	1964	2/0/2	No	0.184	\$188.64	\$289,000				114
42	21319465	2813 Dana LN	Denton	3	2/0/2	1,260	2006	2/0/2	No	0.161	\$229.37	\$289,000				15
43	21331966	541 STERLING THICKET LN	Denton	3	2/1/3	1,440	2026	2/0/2	No	0.101	\$201.38	\$289,990				9
44	21332348	545 STERLING THICKET LN	Denton	3	2/0/2	1,566	2026	2/0/2	No	0.101	\$185.18	\$289,990				9
45	21302530	1010 Savage DR	Denton	3	2/0/2	1,413	2003	2/0/2	No	0.123	\$205.24	\$289,999				38
46	21256106	5413 ROLLINS DR	Denton	3	2/1/3	1,470	2026	2/0/2	No	0.101	\$197.95	\$290,990				84
47	21264380	122 DAVIS LN	Denton	3	2/1/3	1,442	2026	2/0/2	No	0.111	\$202.49	\$291,990				642



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Listings: Active																
48	21332314	528 BABBLING BROOK DR	Denton	4	2/1/3	1,477	2026	2/0/2	No	0.146	\$197.69	\$291,990				9
49	21256031	5409 FLANNEL LN	Denton	3	2/1/3	1,470	2026	2/0/2	No	0.106	\$199.84	\$293,765				84
50	21191701	1905 Winding Creek WAY	Denton	3	2/0/2	1,433	2025	2/0/2	No	0.132	\$205.61	\$294,640				107
51	21330265	506 Retama ST	Denton	3	2/0/2	1,434	1968	2/0/2	No	0.215	\$205.72	\$295,000				1
52	21340158	3213 Brooke ST	Denton	3	2/0/2	1,495	1985	2/0/2	No	0.178	\$197.32	\$295,000				0
53	21181678	521 RED ADMIRAL LN	Denton	3	2/1/3	1,440	2026	2/0/2	No	0.101	\$206.94	\$297,990				66
54	21182404	2105 Paxton WAY	Denton	3	2/0/2	1,407	2020	2/0/2	No	0.080	\$213.15	\$299,900				140
55	21283570	2313 Southway	Denton	4	2/1/3	1,585	2000	2/0/2	No	0.103	\$189.21	\$299,900				48
56	21297412	2110 Navajo ST	Denton	4	2/0/2	1,785	1958	2/0/2	No	0.215	\$168.01	\$299,900				10
57	21330904	2403 Robin CIR	Denton	3	2/0/2	1,544	1969	2/2/2	No	0.413	\$194.24	\$299,900				11
58	21172654	1917 BRIARWYCK CT	Denton	3	2/0/2	1,453	1999	2/0/2	No	0.087	\$206.43	\$299,950				168
59	21230801	304 W Windsor DR	Denton	3	2/0/2	1,354	1992	2/0/2	No	0.170	\$221.57	\$300,000				107
60	21246760	4501 Claret CT	Denton	3	2/0/2	1,860	2003	2/0/2	No	0.207	\$161.29	\$300,000				89
61	21319922	5312 Paulie DR	Denton	3	2/0/2	1,554	2000	2/0/2	No	0.248	\$193.05	\$300,000				13
62	21334225	1417 Constantina DR	Denton	3	2/0/2	1,571	2003	2/0/2	No	0.172	\$190.96	\$300,000				6
				Min	3	2/0/2	1,007	1953	2/0/2	0.050	\$88.43	\$189,900				0
				Max	4	3/1/4	2,827	2026	2/0/0	0.413	\$233.96	\$300,000				642
				Avg	3	2/0/2	1,416	2005	2/2/2	0.149	\$198.82	\$275,827				64
				Med	3	2/0/2	1,410	2016	2/0/2	0.138	\$204.19	\$279,995				21
62		Total Listings	Average for all:	3	2/0/2	1,416	2005	2/0/2		0.149	\$198.82	\$275,827				64
			Median for all:	3	2/0/2	1,410	2016	2/0/2		0.138	\$204.19	\$279,995				21



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Quick
Statistics

	Min	Max	Avg	Med
List Price	\$189,900	\$300,000	\$275,827	\$279,995
Sale Price	\$0	\$0	\$0	\$0
Sale / List	0.0%	0.0%	0.0%	0.0%