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Prepared By Aaron Kile

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Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mls Status is 'Closed' 07/24/2026 to 07/24/2025 Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract' Latitude, Longitude is within 0.25 mi of 3229 Windbrook Ct, Denton, TX 76207, USA State Or Province is one of 'Louisiana', 'Texas'

Market Analysis Summary | Residential Lease

Listings as of 7/24/26 at 1:43 pm, Page 1 of 1

#	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: Closed																
1	21095898	3316 N Bell AVE	Denton	3	2/0/2	1,269	1995	2/0/2	No	0.196	\$1.48	\$1,875	\$1,875	02/22/2026	100.0%	121
2	21283897	217 Tanglewood ST	Denton	3	2/0/2	1,288	1986	2/0/2	No	0.180	\$1.52	\$1,960	\$1,960	07/07/2026	100.0%	27
3	20721099	3312 Skelton ST	Denton	3	2/0/2	1,425	2005	2/0/2	No	0.192	\$1.40	\$1,995	\$1,995	09/02/2025	100.0%	42
4	21083770	204 Pear Tree PL	Denton	3	2/0/2	1,453	1993	2/0/2	No	0.160	\$1.37	\$1,995	\$1,995	11/14/2025	100.0%	14
				Min	3	2/0/2	1,269	1986	2/0/2	0.160	\$1.37	\$1,875	\$1,875		100.0%	14
				Max	3	2/0/2	1,453	2005	2/0/2	0.196	\$1.52	\$1,995	\$1,995		100.0%	121
				Avg	3	2/0/2	1,359	1995	2/0/2	0.182	\$1.44	\$1,956	\$1,956		100.0%	51
				Med	3	2/0/2	1,357	1994	2/0/2	0.186	\$1.44	\$1,978	\$1,978		100.0%	35
4		Total Listings	Average for all:	3	2/0/2	1,359	1995	2/0/2		0.182	\$1.44	\$1,956	\$1,956		100.0%	51
			Median for all:	3	2/0/2	1,357	1994	2/0/2		0.186	\$1.44	\$1,978	\$1,978		100.0%	35
				Min		Max		Avg		Med						
				List Price	\$1,875		\$1,995		\$1,956		\$1,978					
				Sale Price	\$1,875		\$1,995		\$1,956		\$1,978					
				Sale / List	100.0%		100.0%		100.0%		100.0%					

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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.