



**Aaron Kile**  
[aaron@aaronkile.com](mailto:aaron@aaronkile.com)  
 Ph:



April 20, 2022

Property Type is 'Residential' Property Type is 'Residential' Mls Status is one of 'Active', 'Coming Soon', 'Active Contingent', 'Active KO' State Or Province is one of 'Louisiana', 'Texas' Beds  
 Total is 4+ Lake Name is 'cedar creek' Waterfront YN is yes

# Market Analysis Summary | Residential

Listings as of 4/20/22 at 2:03 pm, Page 1 of 3

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
<b>Listings: Active</b>																
1	20024686	140 DOLLY DR	Payne Spring	4	3	2,800	2011	2/1/1	No	2.60	\$223.21	\$625,000				16
2	20021853	105 Glenn RD	Mabank	4	3	2,123	1979	0/0/0	No	0.46	\$412.15	\$875,000				20
3	20027007	125 Shore Line DR	Tool	4	3	2,670	2021	2/0/2	No	5,500.00	\$355.81	\$950,000				14
4	20031407	200 Enchanted DR	Enchanted O.	4	5	2,894	2002	2/0/2	Yes	0.27	\$345.20	\$999,000				6
5	20028425	105 Misty Glen CIR	Gun Barrel C	4	5	3,000	2001	2/2/4	No	0.62	\$400.00	\$1,200,000				2
6	20010229	211 Lake Front DR	Mabank	4	4	3,046	1970	3/0/3	No	0.54	\$421.04	\$1,282,500				33
7	20031325	152 Sunset DR	Gun Barrel C	5	3	3,088	2003	2/0/2	No	0.18	\$469.56	\$1,450,000				8
8	20015362	1217 Beachview	Seven Points	4	3	3,574	2003	2/0/2	No	0.50	\$449.92	\$1,608,000				27
9	20014933	8759 Southern Shore CT	Kemp	5	6	4,250	2021	3/0/3	No	1.24	\$505.88	\$2,150,000				10
10	20034335	8791 Southern Shore CT	Kemp	5	4	4,136	2020	2/0/2	No	1.41	\$568.18	\$2,350,000				184
11	20028143	13786 Waterside DR	Malakoff	4	5	4,571	2022	2/0/3	No	11,633.00	\$864.14	\$3,950,000				12
12	20024805	455 Sun VLY	Mabank	5	6	5,864	2022	3/0/3	No	1.07	\$681.28	\$3,995,000				16
13	20028195	13720 Waterside DR	Malakoff	5	6	4,582	2022	2/0/3	No	10,940.00	\$883.89	\$4,050,000				12
14	20028150	13381 Spinnaker Way	Malakoff	5	6	4,511	2022	2/0/3	No	0.51	\$908.89	\$4,100,000				12
15	14712211	2141 Hickory TRCE	Mabank	4	4	2,126	1974	0/1/1	No	0.20	\$470.37	\$999,999				154
16	14740142	5523 Lakeshore CT	Log Cabin	4	4	2,950	2022	3/0/3	No	0.00	\$503.39	\$1,485,000				97
17	14762641	144 Cedarwood DR	Enchanted O.	5	5	3,600	1976	2/2/4	No	0.37	\$413.89	\$1,490,000				49
18	14735097	5613 Lakeshore CT	Malakoff	4	4	2,693	2022	2/0/2	No	0.69	\$554.21	\$1,492,500				65
19	14752851	708 Lovers LN	Tool	4	4	3,728	1981	2/0/2	No	0.48	\$401.02	\$1,495,000				66
20	14760381	139 Tampico LN	Trinidad	4	4	4,564	2008	3/0/0	No	0.27	\$388.91	\$1,775,000				62
21	14764274	2623 Driftwood DR	Tool	5	4	4,300	2008	2/0/2	No	0.26	\$500.00	\$2,150,000				49
22	14708970	6279 Point LaVista	Malakoff	4	4	3,600	1989	0/4/4	No	0.50	\$861.11	\$3,100,000				155
23	14750340	555 Arrowwood Beach CIR	Trinidad	4	3	3,988	1985	2/0/2	No	2.44	\$1,228.69	\$4,900,000				79

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			Min	4	3	2,123	1970	2/0/2		0.00	\$223.21	\$625,000				2
			Max	5	6	5,864	2022	0/0/0		11,633.00	\$1,228.69	\$4,900,000				184
			Avg	4	4	3,594	2004	3/4/4		1,221.20	\$556.99	\$2,107,478				50
			Med	4	4	3,600	2008	2/0/2		0.51	\$470.37	\$1,495,000				27

### Listings: Coming Soon

1	20033008	133 Colonial DR	Mabank	5	3	4,122	1999	3/0/3	No	1.00	\$193.84	\$799,000				0
			Min	5	3	4,122	1999	3/0/3		1.00	\$193.84	\$799,000				0
			Max	5	3	4,122	1999	3/0/3		1.00	\$193.84	\$799,000				0
			Avg	5	3	4,122	1999	3/0/3		1.00	\$193.84	\$799,000				0
			Med	5	3	4,122	1999	3/0/3		1.00	\$193.84	\$799,000				0

### Listings: Active Contingent

1	20014638	4850 Beach View DR	Malakoff	4	3	1,812	1977	0/2/2	No	0.41	\$331.07	\$599,900				20
			Min	4	3	1,812	1977	0/2/2		0.41	\$331.07	\$599,900				20
			Max	4	3	1,812	1977	0/2/2		0.41	\$331.07	\$599,900				20
			Avg	4	3	1,812	1977	0/2/2		0.41	\$331.07	\$599,900				20
			Med	4	3	1,812	1977	0/2/2		0.41	\$331.07	\$599,900				20

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**Listings: Active KO**

1	14682459	317 Whispering TRL	Gun Barrel C	4	2	2,250	1983	0/0/0	Yes	0.27	\$157.78	\$355,000				201
		<b>Min</b>		4	2	2,250	1983	0/0/0		0.27	\$157.78	\$355,000				201
		<b>Max</b>		4	2	2,250	1983	0/0/0		0.27	\$157.78	\$355,000				201
		<b>Avg</b>		4	2	2,250	1983	0/0/0		0.27	\$157.78	\$355,000				201
		<b>Med</b>		4	2	2,250	1983	0/0/0		0.27	\$157.78	\$355,000				201

<b>26</b>	<b>Total Listings</b>	<b>Average for all:</b>	4	4	3,494	2002	2/0/2		1,080.36	\$518.98	\$1,931,765					53
		<b>Median for all:</b>	4	4	3,587	2003	2/0/2		0.51	\$459.74	\$1,491,250					24

	Min	Max	Avg	Med
<b>Quick Statistics</b>				
List Price	\$355,000	\$4,900,000	\$1,931,765	\$1,491,250
Sale Price	\$0	\$0	\$0	\$0
Sale / List	0.0%	0.0%	0.0%	0.0%

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