



Aaron Kile
aaron@aaronkile.com
 972-400-1566

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 'Closed' Status Contractual
 Search Date is 12/19/2023 to 06/22/2023 Subdivision Name is like 'Sable Creek*' State Or Province is one of 'Louisiana', 'Texas' City is 'Sanger'

Market Analysis Summary | Residential

Listings as of 12/19/23 at 2:35 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
Listings: Closed																
1	20281522	28 Heron DR	Sanger	4	3	2,189	2015	2/0/2	No	0.177	\$155.32	\$349,900	\$340,000	06/28/2023	97.2%	80
2	20357037	142 Creekside DR	Sanger	4	2	1,793	2019	2/0/2	No	0.172	\$197.99	\$350,000	\$355,000	07/28/2023	101.4%	9
3	20362515	62 Kramer LN	Sanger	4	2	1,834	2008	2/0/2	No	0.159	\$193.57	\$390,000	\$355,000	08/15/2023	91.0%	15
4	20401857	18 Heron DR	Sanger	4	3	2,252	2016	2/2/2	No	0.051	\$159.86	\$360,000	\$360,000	10/12/2023	100.0%	41

Min	4	2	1,793	2008	2/0/2	0.051	\$155.32	\$349,900	\$340,000	91.0%	9
Max	4	3	2,252	2019	2/0/2	0.177	\$197.99	\$390,000	\$360,000	101.4%	80
Avg	4	3	2,017	2015	2/2/2	0.140	\$176.68	\$362,475	\$352,500	97.4%	36
Med	4	3	2,012	2016	2/1/2	0.166	\$176.71	\$355,000	\$355,000	98.6%	28

4	Total Listings	Average for all:	4	3	2,017	2015	2/1/2	0.140	\$176.68	\$362,475	\$352,500	97.4%	36
		Median for all:	4	3	2,012	2016	2/0/2	0.166	\$176.71	\$355,000	\$355,000	98.6%	28

	Min	Max	Avg	Med	
Quick Statistics	List Price	\$349,900	\$390,000	\$362,475	\$355,000
	Sale Price	\$340,000	\$360,000	\$352,500	\$355,000
	Sale / List	91.0%	101.4%	97.4%	98.6%

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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.