



Aaron Kile
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 972-400-1566

Prepared By Aaron Kile

May 01, 2023

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 05/01/2023 to 01/31/2023 Mls Status is 'Closed' Status Contractual Search Date is 05/01/2023 to 11/02/2022 Subdivision Name is like 'Sable Creek*' State Or Province is one of 'Louisiana', 'Texas'

Market Analysis Summary | Residential

Listings as of 5/1/23 at 12:42 pm, Page 1 of 4

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
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Listings: Active

1	20301926	109 Creekside DR	Sanger	3	2	1,764	2006	2/0/2	No	0.197	\$170.07	\$300,000				19
2	20281522	28 Heron DR	Sanger	4	3	2,189	2015	2/0/2	No	0.177	\$161.72	\$354,000				44
3	20247027	65 Kramer LN	Sanger	4	3	2,481	2008	2/0/2	No	0.197	\$143.05	\$354,900				94
4	14722544	38 Mockingbird LN	Sanger	3	2	1,600	2023	2/0/2	No	0.188	\$215.49	\$344,785				398
5	14697537	29 Mockingbird LN	Sanger	3	2	1,729	2023	2/0/2	No	0.174	\$204.08	\$352,850				186

Min	3	2	1,600	2006	2/0/2	0.174	\$143.05	\$300,000			19
Max	4	3	2,481	2023	2/0/2	0.197	\$215.49	\$354,900			398
Avg	3	2	1,953	2015	2/0/2	0.187	\$178.88	\$341,307			148
Med	3	2	1,764	2015	2/0/2	0.188	\$170.07	\$352,850			94

Listings: Active KO

1	20296018	1 Grouse RUN	Sanger	4	4	2,968	2019	2/0/2	No	0.267	\$141.51	\$420,000				27
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Min	4	4	2,968	2019	2/0/2	0.267	\$141.51	\$420,000			27
Max	4	4	2,968	2019	2/0/2	0.267	\$141.51	\$420,000			27
Avg	4	4	2,968	2019	2/0/2	0.267	\$141.51	\$420,000			27
Med	4	4	2,968	2019	2/0/2	0.267	\$141.51	\$420,000			27

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Listings: Active Option Contract

1	20297173	9 Chukar LN	Sanger	3	2	1,683	2006	3/0/3	Yes	0.161	\$184.19	\$310,000				26
		Min		3	2	1,683	2006	3/0/3		0.161	\$184.19	\$310,000				26
		Max		3	2	1,683	2006	3/0/3		0.161	\$184.19	\$310,000				26
		Avg		3	2	1,683	2006	3/0/3		0.161	\$184.19	\$310,000				26
		Med		3	2	1,683	2006	3/0/3		0.161	\$184.19	\$310,000				26

Listings: Pending

1	14697562	37 Mockingbird LN	Sanger	3	2	1,500	2022	2/0/2	No	0.188	\$217.92	\$326,885				21
		Min		3	2	1,500	2022	2/0/2		0.188	\$217.92	\$326,885				21
		Max		3	2	1,500	2022	2/0/2		0.188	\$217.92	\$326,885				21
		Avg		3	2	1,500	2022	2/0/2		0.188	\$217.92	\$326,885				21
		Med		3	2	1,500	2022	2/0/2		0.188	\$217.92	\$326,885				21

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#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
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Listings: Closed

1	20226348	25 Heron DR	Sanger	3	2	1,764	2017	2/0/2	No	0.176	\$175.74	\$320,000	\$310,000	02/22/2023	96.9%	47
2	20157388	50 N Highland DR	Sanger	4	2	1,872	2005	2/0/2	No	0.193	\$166.67	\$344,900	\$312,000	11/14/2022	90.5%	32
3	20189734	9 Pleasant VLY	Sanger	3	2	1,592	2017	2/0/2	No	0.176	\$200.38	\$319,000	\$319,000	11/30/2022	100.0%	13
4	20225892	1 Bluebird LN	Sanger	4	2	1,669	2017	2/0/0	No	0.190	\$193.53	\$325,000	\$323,000	02/16/2023	99.4%	33
5	20161719	33 Mockingbird LN	Sanger	3	2	1,566	2020	2/0/2	No	0.192	\$210.73	\$330,000	\$330,000	11/14/2022	100.0%	10
6	20186097	77 N Highland DR	Sanger	4	2	1,897	2006	2/0/2	No	0.240	\$188.19	\$359,900	\$357,000	01/03/2023	99.2%	65
7	20158119	50 Kramer LN	Sanger	4	2	1,987	2018	2/0/2	No	0.184	\$183.69	\$365,000	\$365,000	11/30/2022	100.0%	42
8	20263774	11 Pheasant RUN	Sanger	4	3	2,878	2021	3/0/3	No	0.198	\$130.30	\$400,000	\$375,000	03/29/2023	93.8%	17
9	20161116	47 Kramer LN	Sanger	4	3	2,468	2007	2/0/2	No	0.184	\$153.97	\$375,000	\$380,000	11/29/2022	101.3%	47
10	20159218	2 Bluebird LN	Sanger	4	3	2,178	2007	3/0/3	No	0.238	\$174.48	\$375,000	\$380,007	11/22/2022	101.3%	6
11	20176578	102 N Highland DR	Sanger	4	4	2,960	2014	2/0/0	No	0.210	\$150.34	\$415,000	\$445,000	11/25/2022	107.2%	4
12	14711673	132 Creekside DR	Sanger	4	3	2,007	2022	2/0/2	No	0.188	\$165.61	\$332,380	\$332,380	01/27/2023	100.0%	18
13	14711678	9 Mockingbird LN	Sanger	3	2	1,729	2022	2/0/2	No	0.174	\$196.65	\$348,090	\$340,000	04/18/2023	97.7%	218
14	14722711	27 Mockingbird LN	Sanger	4	3	2,007	2022	2/0/2	No	0.188	\$174.39	\$344,580	\$350,000	02/17/2023	101.6%	26

Min	3	2	1,566	2005	2/0/2	0.174	\$130.30	\$319,000	\$310,000	90.5%	4
Max	4	4	2,960	2022	2/0/0	0.240	\$210.73	\$415,000	\$445,000	107.2%	218
Avg	4	3	2,041	2015	3/0/3	0.195	\$176.05	\$353,846	\$351,313	99.2%	41
Med	4	2	1,942	2017	2/0/2	0.189	\$175.11	\$346,495	\$345,000	100.0%	29

22	Total Listings	Average for all:	4	3	2,022	2015	2/0/2	0.195	\$177.39	\$350,785	\$351,313	99.2%	63
		Median for all:	4	2	1,885	2017	2/0/2	0.188	\$175.11	\$346,495	\$345,000	100.0%	30

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**Quick
Statistics**

	Min	Max	Avg	Med
List Price	\$300,000	\$420,000	\$350,785	\$346,495
Sale Price	\$310,000	\$445,000	\$351,313	\$345,000
Sale / List	90.5%	107.2%	99.2%	100.0%

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