



**Aaron Kile**  
[aaron@aaronkile.com](mailto:aaron@aaronkile.com)  
 972-400-1566

Prepared By Aaron Kile

March 16, 2026

Property Type is 'Residential' Property Type is 'Residential' Mls Status is 'Closed' 03/16/2026 to 09/17/2025 Latitude, Longitude is within 2.00 mi of 3317 Depaul Dr, Denton, TX 76210, USA State Or Province is one of 'Louisiana', 'Texas' Special Listing Conditions is one of 'Builder', 'Standard/Individual' SqFt is 2300 to 3200 Year Built is 2021+

# Market Analysis Summary | Residential

Listings as of 3/16/26 at 9:20 pm, Page 1 of 2

#	MLS #	Address	City	Bd	FB/HB/TBT	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
<b>Listings: Closed</b>																
1	20951507	3601 Monte Carlo LN	Denton	4	3/0/3	2,447	2025	2/0/2	No	0.172	\$169.60	\$429,990	\$415,000	10/27/2025	96.5%	101
2	21040345	4017 Whisperwood RD	Denton	4	2/2/4	2,952	2022	2/0/2	No	0.132	\$157.52	\$489,990	\$465,000	01/09/2026	94.9%	87
3	20967606	2433 Glacier RDG	Corinth	4	2/1/3	3,158	2025	2/0/2	No	0.140	\$151.99	\$509,290	\$480,000	12/31/2025	94.2%	181
4	21005840	2408 Acadia DR	Corinth	4	2/1/3	3,158	2025	2/0/2	No	0.140	\$151.99	\$508,600	\$480,000	12/30/2025	94.4%	147
5	20992022	2452 Glacier RDG	Corinth	4	2/1/3	3,158	2025	2/0/2	No	0.140	\$152.94	\$507,990	\$482,990	12/19/2025	95.1%	121
6	20939343	3920 Whisperwood RD	Denton	4	3/0/3	2,927	2025	2/0/2	No	0.132	\$170.82	\$529,990	\$500,000	09/22/2025	94.3%	90
7	20973433	2445 Glacier RDG	Corinth	5	3/0/3	3,065	2025	2/0/2	No	0.130	\$163.13	\$507,490	\$500,000	11/14/2025	98.5%	123
8	20946156	2413 Glacier RDG	Corinth	4	3/1/4	3,124	2025	2/0/2	No	0.130	\$160.82	\$527,490	\$502,400	03/09/2026	95.2%	260
9	20986546	2460 Glacier RDG	Corinth	4	3/1/4	3,124	2025	2/0/2	No	0.130	\$162.45	\$515,690	\$507,500	12/22/2025	98.4%	141
10	20946148	2417 Glacier RDG	Corinth	4	2/1/3	3,158	2025	2/0/2	No	0.140	\$161.49	\$519,700	\$510,000	10/23/2025	98.1%	126
11	20967671	2425 Glacier RDG	Corinth	4	3/1/4	3,124	2025	2/0/2	No	0.130	\$163.25	\$514,400	\$510,000	12/10/2025	99.1%	158
12	21005839	2412 Acadia DR	Corinth	4	3/1/4	3,124	2025	2/0/2	No	0.130	\$163.25	\$553,100	\$510,000	11/21/2025	92.2%	106
13	21005838	2416 Acadia DR	Corinth	5	3/0/3	3,065	2025	2/0/2	No	0.130	\$167.11	\$512,180	\$512,180	01/08/2026	100.0%	113
14	20999526	2300 Acadia DR	Corinth	4	3/1/4	3,124	2025	2/0/2	No	0.130	\$164.08	\$587,590	\$512,590	09/29/2025	87.2%	43
15	20973425	2457 Glacier RDG	Corinth	5	3/0/3	3,065	2025	2/0/2	No	0.130	\$167.56	\$528,579	\$513,579	10/15/2025	97.2%	88
16	21085143	2500 Acadia DR	Corinth	5	3/0/3	3,065	2025	2/0/2	No	0.130	\$168.03	\$532,290	\$515,000	12/15/2025	96.8%	31
17	20992020	2464 Glacier RDG	Corinth	5	3/0/3	3,065	2025	2/0/2	No	0.130	\$168.34	\$515,970	\$515,970	09/22/2025	100.0%	52
18	20904607	2457 Flatiron DR	Corinth	4	2/1/3	3,158	2025	2/0/2	No	0.140	\$164.66	\$535,279	\$520,000	10/22/2025	97.1%	163
19	21005841	2404 Acadia DR	Corinth	4	3/1/4	3,124	2025	2/0/2	No	0.130	\$166.45	\$532,989	\$520,000	12/29/2025	97.6%	120
20	21005844	2316 Acadia DR	Corinth	5	3/0/3	3,065	2025	2/0/2	No	0.130	\$169.66	\$544,969	\$520,000	10/09/2025	95.4%	51
21	20978080	2436 Glacier RDG	Corinth	4	2/1/3	3,158	2025	2/0/2	No	0.140	\$164.95	\$520,900	\$520,900	11/12/2025	100.0%	113
22	21078325	2504 Acadia DR	Corinth	4	3/1/4	3,124	2025	2/0/2	No	0.130	\$168.05	\$533,900	\$525,000	02/25/2026	98.3%	92
23	21085144	2420 Acadia DR	Corinth	4	2/1/3	3,158	2025	2/0/2	No	0.140	\$166.24	\$528,200	\$525,000	01/28/2026	99.4%	85
24	20973430	2449 Glacier RDG	Corinth	4	2/1/3	3,158	2025	2/0/2	No	0.140	\$166.40	\$525,490	\$525,490	11/21/2025	100.0%	119
25	20992018	2468 Glacier RDG	Corinth	4	2/1/3	3,158	2025	2/0/2	No	0.140	\$168.37	\$531,700	\$531,700	10/16/2025	100.0%	58
26	20946161	2412 Flatiron DR	Corinth	4	3/1/4	3,124	2025	2/0/2	No	0.130	\$171.25	\$534,999	\$534,999	09/25/2025	100.0%	93

Copyright: NTREIS 2026 All rights reserved.

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.



**Aaron Kile**  
[aaron@aaronkile.com](mailto:aaron@aaronkile.com)  
 972-400-1566

Prepared By Aaron Kile

March 16, 2026

# Market Analysis Summary | Residential

Listings as of 3/16/26 at 9:20 pm, Page 2 of 2

#	MLS #	Address	City	Bd	FB/HB/TBT	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
<b>Listings: Closed</b>																
27	20904204	2437 Flatiron DR	Corinth	4	3/1/4	3,124	2025	2/0/2	No	0.130	\$173.85	\$546,600	\$543,100	09/25/2025	99.4%	121
28	21094140	2469 Pinnacle PL	Corinth	5	3/0/3	3,065	2023	2/0/2	No	0.200	\$179.45	\$559,000	\$550,000	01/14/2026	98.4%	44
29	21041386	4100 Willow Grove AVE	Denton	4	3/0/3	2,898	2021	3/0/3	No	0.178	\$198.41	\$594,450	\$575,000	01/09/2026	96.7%	110
30	20890580	816 Turtle Creek AVE	Denton	4	3/1/4	2,750	2021	3/0/3	No	0.172	\$218.18	\$600,000	\$600,000	10/31/2025	100.0%	107
31	21062107	813 Turtle Creek AVE	Denton	4	3/0/3	2,965	2021	3/0/3	No	0.172	\$210.79	\$645,000	\$625,000	12/05/2025	96.9%	58

<b>Min</b>	4	2/0/3	2,447	2021	2/0/2	0.130	\$151.99	\$429,990	\$415,000	97.1%	107
<b>Max</b>	5	3/2/4	3,158	2025	2/0/2	0.200	\$218.18	\$645,000	\$625,000	100.0%	260
<b>Avg</b>	4	3/1/3	3,062	2024	3/0/3	0.141	\$169.39	\$533,026	\$517,690	97.1%	107
<b>Med</b>	4	3/1/2	3,124	2025	2/0/2	0.132	\$166.45	\$528,579	\$515,000	97.6%	107

<b>31</b>	<b>Total Listings</b>	<b>Average for all:</b>	4	3/1/3	3,062	2024	2/0/2	0.141	\$169.39	\$533,026	\$517,690	97.1%	107
		<b>Median for all:</b>	4	3/1/3	3,124	2025	2/0/2	0.132	\$166.45	\$528,579	\$515,000	97.6%	107

	Min	Max	Avg	Med
<b>Quick Statistics</b>				
List Price	\$429,990	\$645,000	\$533,026	\$528,579
Sale Price	\$415,000	\$625,000	\$517,690	\$515,000
Sale / List	87.2%	100.0%	97.1%	97.6%

Copyright: NTREIS 2026 All rights reserved.

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.