

Market Analysis Summary

Residential

Active, Active Contingent

| # | MLS # | Area | Address | Subdivision | # S | #Bd | #Bth | G/P | Pool | YB | Acres | SqFt | \$/SqFt | List Price | ADOM | CDOM |
|--------------------------|---------|-----------|----------------------------|--------------------------------|----------|------------|------------|-----|-------------|--------------|--------------|-----------------|------------------|------------|-----------|------|
| 1 | 5619889 | CLN | 709 Springbrook | Oak Ridge Sec 2 | 1 | 4 | 2 0 | 2 0 | No | 1998 | 0.170 | 2,257 | \$93.04 | \$210,000 | 76 | 76 |
| 2 | 5792389 | CLS | 1706 Sycamore | Anderson Mill West Sec 05 | 2 | 3 | 2 1 | 2 0 | No | 1991 | 0.157 | 2,281 | \$109.60 | \$250,000 | 76 | 76 |
| 3 | 6055991 | CLS | 1401 Little Elm #132 | Woodford Gardens | 1 | 3 | 2 0 | 2 1 | No | 2014 | | 1,274 | \$207.22 | \$263,999 | 45 | 45 |
| 4 | 8867749 | CLS | 11805 Harpster | AVERY RANCH | 1 | 3 | 2 0 | 2 0 | No | 2016 | | 1,800 | \$167.12 | \$300,822 | 14 | 14 |
| 5 | 9960086 | CLS | 1114 Willowbrook | Forest Oaks | 2 | 4 | 3 1 | 3 0 | No | 2006 | 0.204 | 2,796 | \$116.24 | \$325,000 | 19 | 19 |
| 6 | 6531899 | CLN | 2404 Blended Tree Ranch | Trails of Shady Oak | 1 | 4 | 2 1 | 3 0 | No | 2014 | 0.190 | 2,349 | \$148.96 | \$349,900 | 78 | 78 |
| 7 | 4609863 | CLS | 12013 Harpster | AVERY RANCH | 2 | 4 | 2 1 | 2 0 | No | 2016 | | 2,552 | \$137.60 | \$351,144 | 27 | 27 |
| 8 | 4047828 | CLS | 11605 Yeadon | Avery Ranch West Ph 03 | 2 | 5 | 3 0 | 2 0 | No | 2013 | 0.153 | 2,647 | \$135.63 | \$359,000 | 15 | 15 |
| 9 | 9518378 | CLN | 2501 Greatwood | Greatwood | 1 | 4 | 3 0 | 3 0 | No | 2016 | 1.157 | 2,851 | \$157.84 | \$449,990 | 71 | 71 |
| 10 | 7555705 | CLN | 2308 Champions Corner | Fairways at Crystal Falls | 1 | 4 | 3 0 | 3 0 | No | 2013 | 0.216 | 3,327 | \$135.26 | \$449,999 | 104 | 104 |
| 11 | 8935837 | CLN | 2236 Ambush | Fairways/Cry stal Falls Sec | 2 | 5 | 4 1 | 3 0 | No | 2013 | 0.306 | 4,310 | \$110.21 | \$475,000 | 81 | 81 |
| 12 | 9375264 | CLN | 2661 Great Owl | Greatwood | 2 | 4 | 3 1 | 3 0 | No | 2016 | 1.004 | 3,556 | \$140.04 | \$497,990 | 71 | 71 |
| 13 | 2772461 | CLN | 2721 Council Springs | Greatwood | 2 | 4 | 4 0 | 3 0 | No | 2016 | 1.009 | 3,732 | \$140.94 | \$525,990 | 71 | 71 |
| 14 | 5362363 | CLN | 717 Brave Face | Grand Mesa/Crystal | 2 | 4 | 5 0 | 3 0 | No | 2016 | 1.028 | 3,723 | \$164.11 | \$610,990 | 166 | 166 |
| # LISTINGS: | | 14 | AVG: | | 4 | 3/0 | 3/1 | | 2011 | 0.509 | 2,818 | \$140.27 | \$387,130 | 65 | 65 | |
| # LISTINGS TOTAL: | | 14 | AVG FOR ALL: | | 4 | 3/0 | 3/1 | | 2011 | 0.509 | 2,818 | \$140.27 | \$387,130 | 65 | 65 | |
| | | | MEDIAN FOR ALL: | | 4 | 3/0 | 3/1 | | 2014 | 0.216 | 2,722 | \$138.82 | \$355,072 | 71 | 71 | |

Presented By: Mohammad Dadseresht

This is an opinion or comparative market analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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Market Analysis Summary

| Quick Statistics (14 Listings Total) | | | | |
|--|-----------|-----------|-----------|-----------|
| | Min | Max | Average | Median |
| List Price | \$210,000 | \$610,990 | \$387,130 | \$355,072 |
| Sale Price | | | | |

CTH Change Type is 'Price Decrease' CTH Effective Timestamp is 03/21/2016 2:06:19 PM+

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