



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PND','EXP','SLD') AND STATUSCHANGEDATE>=CONVERT(DATETIME,'10/1/2009') AND STATUSCHANGEDATE<=CONVERT(DATETIME,'10/31/2009')) OR (LISTSTATUS IN ('ACT','CON','OPT','KO'))) AND ((AREA IN (123))) AND (LISTPRICE>=100000 AND LISTPRICE<=350000)

Property Type: **Single Family** Status: **Active**

Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Bit	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP%	OP
4301 Brookhollow DR	Colleyvill	4	3.1	2/0/2	3,110	0.235	1985	Y	139	227,900	73.28	227,900	100	
3704 Brentwood CT	Colleyvill	4	2.0	2/0/2	2,295	0.396	1983	Y	14	259,000	108.89	249,900	96	
1804 Glade RD	Colleyvill	3	2.1	2/0/2	2,507	0.441	1984	N	43	250,000	99.72	250,000	100	
3963 Holiday DR	Colleyvill	3	3.1	2/0/2	2,826	0.058	2000	N	87	279,000	93.77	265,000	95	
4006 Copperwood CT	Colleyvill	3	3.0	2/0/2	2,296	0.404	1980	Y	13	265,000	115.42	265,000	100	
3901 Butler CT	Colleyvill	4	2.1	2/0/0	2,318	0.440	1983	Y	27	269,999	116.48	269,999	100	
209 Briarwick LN	Colleyvill	4	3.0	2/0/2	2,848	0.341	1977	Y	120	284,900	97.93	278,900	98	
413 Live Oak DR	Colleyvill	4	2.1	4/0/4	2,956	0.555	1973	Y	77	299,900	94.69	279,900	93	
3721 Briarhaven LN	Colleyvill	4	3.0	2/0/2	2,773	0.403	1978	Y	45	279,900	100.94	279,900	100	
34 Main ST #260-B1	Colleyvill	2	2.0	1/0/0	1,066		2009	Y	270	280,000	262.66	280,000	100	
3712 Sweetbriar LN	Colleyvill	4	3.0	0/2/2	3,022	0.375	1977	Y	324	295,000	94.97	287,000	97	
3301 Langley Hill LN	Colleyvill	3	2.1	2/0/2	2,196	0.292	1985	N	45	289,900	132.01	289,900	100	
34 Main ST #220-A1	Colleyvill	1	2.0	1/0/0	1,142		2009	Y	270	295,000	258.32	295,000	100	
34 Main ST #230-A2	Colleyvill	1	2.0	1/0/0	1,142		2009	Y	270	295,000	258.32	295,000	100	
34 Main ST #240-B2	Colleyvill	2	2.0	1/0/0	1,178		2009	Y	270	299,000	253.82	299,000	100	
1100 GARRY LYNNE DR	Colleyvill	3	2.1	2/0/2	2,450	0.850	1966	N	360	325,000	124.45	304,900	94	
100 Greenbriar LN	Colleyvill	4	3.1	3/0/3	3,799	0.792	1978	N	166	310,000	80.28	305,000	98	
1904 Ashton CT	Colleyvill	4	3.0	2/0/2	3,101	0.257	2002	N	204	349,900	99.94	309,900	89	
4219 Green Meadow ST W	Colleyvill	4	3.1	2/0/2	2,886	0.259	1984	Y	174	316,000	109.49	316,000	100	
34 Main ST #200-B4	Colleyvill	2	2.0	1/0/0	1,252		2009	Y	270	320,000	255.59	320,000	100	
34 Main ST #250-B3	Colleyvill	2	2.0	1/0/0	1,230		2009	Y	270	320,000	260.16	320,000	100	
407 Timberline DR N	Colleyvill	3	2.0	3/0/3	1,725	0.883	1989	N	34	325,000	188.41	325,000	100	
1617 Dorset DR	Colleyvill	4	2.1	2/0/2	2,564	0.482	1972	N	289	339,900	128.67	329,900	97	
103 Montreal DR	Hurst	5	3.1	2/0/2	3,878	0.189	1994	N	225	344,900	85.07	329,900	96	
408 Styles LN	Colleyvill	3	2.0	6/2/8	2,785	0.930	1976	N	140	349,900	118.46	329,900	94	
3407 Middleton WAY	Colleyvill	3	2.1	2/0/2	2,697	0.211	1989	N	25	339,900	126.03	339,900	100	
5910 Crescent LN	Colleyvill	4	3.1	2/0/2	3,436	0.171	2006	N	60	369,900	98.95	340,000	92	
6032 Sterling DR	Colleyvill	4	3.1	2/0/2	3,746	0.218	2004	N	275	375,000	90.76	340,000	91	
3769 Shumard Oak LN	Colleyvill	3	3.1	2/0/2	2,551		2009	N	130	386,900	137.16	349,900	90	
906 Inwood LN	Colleyvill	4	3.0	3/0/3	3,242	0.403	1987	N	100	349,900	107.93	349,900	100	
4508 Stafford DR	Colleyvill	3	2.0	2/0/2	2,456	0.883	1979	N	41	349,900	142.47	349,900	100	
34 Main ST #210-B5	Colleyvill	2	2.0	1/0/0	1,339		2009	Y	270	350,000	261.39	350,000	100	
Min		1	2.0	0/0/0	1,066	0.058	1966		13	227,900	73.28	227,900	89	
Max		5	3.1	6/2/8	3,878	0.930	2009		360	386,900	262.66	350,000	100	
Average		3	2.5	2/0/2	2,463	0.440	1991		158	312,237	143.01	303,828	98	

Number of Properties: 32

Average (ListPrice / SqFt) : \$143.01

Property Type: **Single Family** Status: **Expired**

Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Bit	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP%	OP	Status	Date
313 Cheek Sparger RD	Colleyvill	4	2.0	2/0/1	2,088	0.565	1998	N	183	260,000	122.13	255,000	98		10/14/2009	

Property Type: Single Family Status: Expired

Subject Property

Address	City	BR Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP	Status	Date
300 Mill XING W	Colleyvill	4 3.0	2/0/2	3,033	0.374	1993	N	92	325,000	107.15	325,000	100		10/29/2009
5313 Coventry PL	Colleyvill	3 2.0	2/0/2	2,352	1.036	1980	Y	181	335,000	142.43	335,000	100		10/13/2009
4003 Magnolia CT	Colleyvill	5 3.1	2/0/0	3,661	0.396	1983	Y	183	380,000	95.57	349,900	92		10/19/2009
Min		3 2.0	2/0/0	2,088	0.374	1980		92	260,000	95.57	255,000	92		
Max		5 3.1	2/0/2	3,661	1.036	1998		183	380,000	142.43	349,900	100		
Average		4 2.5	2/0/1	2,784	0.590	1989		160	325,000	116.82	316,225	98		

Number of Properties: 4

Average (ListPrice / SqFt) : \$116.82

Property Type: Single Family Status: Active Option Contract

Subject Property

Address	City	BR Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
1826 Maplewood TRL	Colleyvill	3 2.0	2/0/2	1,350	0.096	1986	N	57	145,000	105.93	143,000	99
6108 Bettinger DR	Colleyvill	4 2.0	0/2/2	2,052	0.500	1980	N	57	309,500	141.08	289,500	94
3303 Bowden Hill LN N	Colleyvill	3 2.1	2/0/2	2,400	0.228	1985	Y	57	325,000	135.42	325,000	100
Min		3 2.0	0/0/2	1,350	0.096	1980		57	145,000	105.93	143,000	94
Max		4 2.1	2/2/2	2,400	0.500	1986		57	325,000	141.08	325,000	100
Average		3 2.0	1/1/2	1,934	0.270	1984		57	259,833	127.47	252,500	98

Number of Properties: 3

Average (ListPrice / SqFt) : \$127.47

Property Type: Single Family Status: Pending

Subject Property

Address	City	BR Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
3411 Fox Glen DR	Colleyvill	3 2.1	2/0/2	2,294	0.246	1989	Y	2	269,900	117.65	269,900	100
3925 SPRING GARDEN DR	Colleyvill	3 2.1	2/0/2	2,841		2005	Y	250	299,900	96.80	275,000	92
4110 Wellington DR	Colleyvill	4 3.0	2/0/2	2,659	0.220	1996	N	10	314,900	118.43	314,900	100
Min		3 2.1	2/0/2	2,294	0.220	1989		2	269,900	96.80	269,900	92
Max		4 3.0	2/0/2	2,841	0.246	2005		250	314,900	118.43	314,900	100
Average		3 2.4	2/0/2	2,598	0.230	1997		87	294,900	110.96	286,600	97

Number of Properties: 3

Average (ListPrice / SqFt) : \$110.96

Property Type: Single Family Status: Sold

Subject Property

Address	City	BR Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	List Price	SP %LP	Sold Date	\$/ SqFt	Sale Price
111 Heneretta DR	Hurst	4 2.0	2/0/2	2,243	0.225	1996	N	90	218,000	96	10/09/2009	93.62	210,000
4004 Butler CT	Colleyvill	3 2.0	2/0/2	2,141	0.358	1979	N	50	225,000	94	10/09/2009	99.25	212,500
2201 Hall Johnson RD	Colleyvill	4 2.0	0/0/0	1,874	0.780	1970	N	49	259,000	71	10/29/2009	98.72	185,000
4307 Brookhollow DR	Colleyvill	4 3.0	2/2/2	2,630	0.400	1985	Y	113	339,000	98	10/06/2009	126.62	333,000
Min		3 2.0	0/0/0	1,874	0.225	1970		49	218,000	71		93.62	185,000
Max		4 3.0	2/2/2	2,630	0.780	1996		113	339,000	98		126.62	333,000
Average		4 2.3	2/1/2	2,222	0.440	1983		76	260,250	90		104.55	235,125

Number of Properties: 4

Average (SalePrice / SqFt) : \$104.55

Prepared by

Tommy Pennington
(817)416-9000
Keller Williams Realty
tommy@tommypennington.com

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