



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 (124))) AND (LISTPRICE>=600000 AND LISTPRICE<=850000)

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

Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Ac	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
3213 Wild Oak TRL	Grapevine	4	3.1	3/0/3	4,295	0.459	2004	Y	259	699,000	162.75	699,000	100
1869 Chris Craft DR	Grapevine	3	2.0	2/3/2	2,902		1975	Y	28	699,000	240.87	699,000	100
1929 Lake Forest RD	Grapevine	3	2.1	2/0/0	2,393	0.978	1968	N	342	849,900	313.00	749,000	88
721 N Dove RD	Grapevine	4	3.1	3/1/3	4,932	1.265	2007	Y	7	800,000	162.21	800,000	100
3622 Lakeridge DR	Grapevine	4	3.1	3/0/3	3,907	0.730	2005	N	278	850,000	217.56	850,000	100
Min		3	2.0	2/0/0	2,393	0.459	1968		7	699,000	162.21	699,000	88
Max		4	3.1	3/3/3	4,932	1.265	2007		342	850,000	313.00	850,000	100
Average		4	2.7	3/1/2	3,686	0.860	1992		183	779,580	219.28	759,400	98

Number of Properties: 5

Average (ListPrice / SqFt) : \$219.28

Prepared by

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

Information deemed **RELIABLE** but not **GUARANTEED**
 Copyright: © NTREIS 2009 All Rights Reserved Fri, Nov 27, 2009 02:19 PM

THIS IS AN OPINION OF VALUE 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.