



Aaron Kile
aaron@aaronkile.com
 972-400-1566

Prepared By Aaron Kile

November 14, 2024

Property Type is 'Residential' Property Type is 'Residential' Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract' Mls Status is 'Closed' Status Contractual
 Search Date is 11/14/2024 to 05/18/2024 Subdivision Name is like 'Chaucer*' State Or Province is one of 'Louisiana', 'Texas' City is 'Flower Mound'

Market Analysis Summary | Residential

Listings as of 11/14/24 at 9:26 am, Page 1 of 1

#	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	20704032	1905 Longfellow LN	Flower Moun	3	3	2,630	1997	2/0/2	No	0.262	\$228.14	\$580,000	\$600,000	09/20/2024	103.4%	15
2	20606295	5808 Twain DR	Flower Moun	4	3	3,257	1997	2/0/0	Yes	0.251	\$206.02	\$650,000	\$671,000	05/24/2024	103.2%	3
3	20656187	1912 Stevenson LN	Flower Moun	4	4	3,636	1998	2/0/2	No	0.249	\$185.64	\$700,000	\$675,000	08/16/2024	96.4%	10

Min	3	3	2,630	1997	2/0/2	0.249	\$185.64	\$580,000	\$600,000	96.4%	3
Max	4	4	3,636	1998	2/0/0	0.262	\$228.14	\$700,000	\$675,000	103.4%	15
Avg	4	3	3,174	1997	2/0/2	0.254	\$206.60	\$643,333	\$648,667	101.0%	9
Med	4	3	3,257	1997	2/0/1	0.251	\$206.02	\$650,000	\$671,000	103.2%	10

3	Total Listings	Average for all:	4	3	3,174	1997	2/0/1	0.254	\$206.60	\$643,333	\$648,667	101.0%	9
		Median for all:	4	3	3,257	1997	2/0/2	0.251	\$206.02	\$650,000	\$671,000	103.2%	10

Quick Statistics		Min	Max	Avg	Med
	List Price	\$580,000	\$700,000	\$643,333	\$650,000
Sale Price	\$600,000	\$675,000	\$648,667	\$671,000	
Sale / List	96.4%	103.4%	101.0%	103.2%	

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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.