



**Aaron Kile**  
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Prepared By Aaron Kile

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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 Latitude, Longitude is around 33.06, -97.05 State Or Province is one of 'Louisiana', 'Texas' City is 'Flower Mound' SqFt is 2000+ Levels is  
 'One' Pool YN is no

## Market Analysis Summary | Residential

Listings as of 11/14/24 at 9:25 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	20598702	6001 Rock Ridge DR	Flower Moun	3	2	2,023	1998	2/0/2	No	0.275	\$251.11	\$508,000	\$508,000	08/06/2024	100.0%	25
2	20560559	1420 Old Oak TRL	Flower Moun	3	3	2,630	1998	2/0/2	No	0.244	\$214.83	\$595,000	\$565,000	06/06/2024	95.0%	42
3	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

<b>Min</b>	3	2	2,023	1997	2/0/2		0.244	\$214.83	\$508,000	\$508,000		95.0%	15
<b>Max</b>	3	3	2,630	1998	2/0/2		0.275	\$251.11	\$595,000	\$600,000		103.4%	42
<b>Avg</b>	3	3	2,428	1998	2/0/2		0.260	\$231.36	\$561,000	\$557,667		99.5%	27
<b>Med</b>	3	3	2,630	1998	2/0/2		0.262	\$228.14	\$580,000	\$565,000		100.0%	25

<b>3</b>	<b>Total Listings</b>	<b>Average for all:</b>	3	3	2,428	1998	2/0/2		0.260	\$231.36	\$561,000	\$557,667		99.5%	27
		<b>Median for all:</b>	3	3	2,630	1998	2/0/2		0.262	\$228.14	\$580,000	\$565,000		100.0%	25

	Min	Max	Avg	Med
<b>Quick Statistics</b>				
List Price	\$508,000	\$595,000	\$561,000	\$580,000
Sale Price	\$508,000	\$600,000	\$557,667	\$565,000
Sale / List	95.0%	103.4%	99.5%	100.0%

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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.