

**Aaron Kile**  
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 972-400-1566

Prepared By Aaron Kile

September 29, 2023

Property Type is 'Residential' Property Type is 'Residential' Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract' Mls Status is 'Pending' Status Contractual Search Date is 09/29/2023 to 07/01/2023 Mls Status is 'Closed' Status Contractual Search Date is 09/29/2023 to 04/02/2023 Subdivision Name is like 'UNIVERSITY E\*' State Or Province is one of 'Louisiana', 'Texas' City is 'Richardson' Pool YN is no Latitude, Longitude is around 32.95, -96.69

## Market Analysis Summary | Residential

Listings as of 9/29/23 at 1:30 pm, Page 1 of 2

#	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: Active


1	20400792	1812 Auburn DR	Richardson	3	2	1,877	1977	2/0/2	No	0.207	\$205.11	\$385,000				52
2	20375641	1901 Cornell DR	Richardson	4	2	1,906	1975	2/0/2	No	0.227	\$240.82	\$459,000				65
		<b>Min</b>		<b>3</b>	<b>2</b>	<b>1,877</b>	<b>1975</b>	<b>2/0/2</b>		<b>0.207</b>	<b>\$205.11</b>	<b>\$385,000</b>				<b>52</b>
		<b>Max</b>		<b>4</b>	<b>2</b>	<b>1,906</b>	<b>1977</b>	<b>2/0/2</b>		<b>0.227</b>	<b>\$240.82</b>	<b>\$459,000</b>				<b>65</b>
		<b>Avg</b>		<b>4</b>	<b>2</b>	<b>1,892</b>	<b>1976</b>	<b>2/0/2</b>		<b>0.217</b>	<b>\$222.97</b>	<b>\$422,000</b>				<b>59</b>
		<b>Med</b>		<b>4</b>	<b>2</b>	<b>1,892</b>	<b>1976</b>	<b>2/0/2</b>		<b>0.217</b>	<b>\$222.97</b>	<b>\$422,000</b>				<b>59</b>

### Listings: Active Option Contract

1	20427376	1903 Cornell DR	Richardson	3	2	1,908	1976	2/0/2	No	0.207	\$230.08	\$439,000				17
		<b>Min</b>		<b>3</b>	<b>2</b>	<b>1,908</b>	<b>1976</b>	<b>2/0/2</b>		<b>0.207</b>	<b>\$230.08</b>	<b>\$439,000</b>				<b>17</b>
		<b>Max</b>		<b>3</b>	<b>2</b>	<b>1,908</b>	<b>1976</b>	<b>2/0/2</b>		<b>0.207</b>	<b>\$230.08</b>	<b>\$439,000</b>				<b>17</b>
		<b>Avg</b>		<b>3</b>	<b>2</b>	<b>1,908</b>	<b>1976</b>	<b>2/0/2</b>		<b>0.207</b>	<b>\$230.08</b>	<b>\$439,000</b>				<b>17</b>
		<b>Med</b>		<b>3</b>	<b>2</b>	<b>1,908</b>	<b>1976</b>	<b>2/0/2</b>		<b>0.207</b>	<b>\$230.08</b>	<b>\$439,000</b>				<b>17</b>

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# Market Analysis Summary | Residential

Listings as of **9/29/23** at **1:30 pm**, Page 2 of 2

#	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	20374537	1714 Auburn DR	Richardson	3	2	1,956	1977	2/0/2	No	0.207	\$161.04	\$334,900	\$315,000	07/31/2023	94.1%	4
2	20278105	1614 VILLANOVA DR	Richardson	4	2	1,995	1972	2/0/2	No	0.198	\$197.99	\$395,000	\$395,000	04/21/2023	100.0%	2
3	20306685	1903 Apollo RD	Richardson	3	2	1,896	1974	2/0/2	No	0.215	\$208.33	\$385,000	\$395,000	05/30/2023	102.6%	4
4	20326726	1804 Auburn DR	Richardson	3	2	1,797	1974	2/0/2	No	0.207	\$230.94	\$399,000	\$415,000	06/16/2023	104.0%	6
5	20285656	1806 Auburn DR	Richardson	3	2	1,852	1974	2/0/2	No	0.207	\$226.78	\$399,000	\$420,000	04/24/2023	105.3%	5
6	20338012	1711 Vassar DR	Richardson	3	2	1,850	1977	2/0/2	No	0.244	\$228.38	\$395,000	\$422,500	07/03/2023	107.0%	3
7	20298057	2102 Tulane DR	Richardson	4	2	2,008	1972	2/0/2	No	0.207	\$214.14	\$425,000	\$430,000	06/02/2023	101.2%	4

<b>Min</b>	<b>3</b>	<b>2</b>	<b>1,797</b>	<b>1972</b>	<b>2/0/2</b>	<b>0.198</b>	<b>\$161.04</b>	<b>\$334,900</b>	<b>\$315,000</b>	<b>94.1%</b>	<b>2</b>
<b>Max</b>	<b>4</b>	<b>2</b>	<b>2,008</b>	<b>1977</b>	<b>2/0/2</b>	<b>0.244</b>	<b>\$230.94</b>	<b>\$425,000</b>	<b>\$430,000</b>	<b>107.0%</b>	<b>6</b>
<b>Avg</b>	<b>3</b>	<b>2</b>	<b>1,908</b>	<b>1974</b>	<b>2/0/2</b>	<b>0.212</b>	<b>\$209.66</b>	<b>\$390,414</b>	<b>\$398,929</b>	<b>102.0%</b>	<b>4</b>
<b>Med</b>	<b>3</b>	<b>2</b>	<b>1,896</b>	<b>1974</b>	<b>2/0/2</b>	<b>0.207</b>	<b>\$214.14</b>	<b>\$395,000</b>	<b>\$415,000</b>	<b>102.6%</b>	<b>4</b>

<b>10</b>	<b>Total Listings</b>	<b>Average for all:</b>	<b>3</b>	<b>2</b>	<b>1,905</b>	<b>1975</b>	<b>2/0/2</b>	<b>0.213</b>	<b>\$214.36</b>	<b>\$401,590</b>	<b>\$398,929</b>	<b>102.0%</b>	<b>16</b>
		<b>Median for all:</b>	<b>3</b>	<b>2</b>	<b>1,901</b>	<b>1975</b>	<b>2/0/2</b>	<b>0.207</b>	<b>\$220.46</b>	<b>\$397,000</b>	<b>\$415,000</b>	<b>102.6%</b>	<b>5</b>

	Min	Max	Avg	Med	
<b>Quick Statistics</b>	<b>List Price</b>	<b>\$334,900</b>	<b>\$459,000</b>	<b>\$401,590</b>	<b>\$397,000</b>
	<b>Sale Price</b>	<b>\$315,000</b>	<b>\$430,000</b>	<b>\$398,929</b>	<b>\$415,000</b>
	<b>Sale / List</b>	<b>94.1%</b>	<b>107.0%</b>	<b>102.0%</b>	<b>102.6%</b>

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