



# Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PND','EXP','SLD','WTH','CAN','TOM','WS') AND STATUSCHANGEDATE>=CONVERT (DATETIME,'9/22/2009')) OR (LISTSTATUS IN ('ACT','CON','OPT','KO')) AND PROPSUBTYPE IN ('S') AND ((SUBDIVISION LIKE 'COPPELL GREENS%' ) AND (ZIPCODE LIKE '75019%' )))

Property Type: Single Family Status: Active

Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
137 Turnberry LN	Coppell	3	2.1	2/0/2	2,662	0.161	1999	N	274	244,900	91.25	242,900	99
824 Kilbridge LN	COPPELL	4	3.0	3/0/3	3,277	0.172	1999	N	35	268,000	81.78	268,000	100
142 Kilmichael DR	Coppell	4	2.1	2/0/0	3,052	0.181	1999	N	10	284,900	93.35	284,900	100
<b>Min</b>		<b>3</b>	<b>2.1</b>	<b>2/0/0</b>	<b>2,662</b>	<b>0.161</b>	<b>1999</b>		<b>10</b>	<b>244,900</b>	<b>81.78</b>	<b>242,900</b>	<b>99</b>
<b>Max</b>		<b>4</b>	<b>3.0</b>	<b>3/0/3</b>	<b>3,277</b>	<b>0.181</b>	<b>1999</b>		<b>274</b>	<b>284,900</b>	<b>93.35</b>	<b>284,900</b>	<b>100</b>
<b>Average</b>		<b>4</b>	<b>2.4</b>	<b>2/0/2</b>	<b>2,997</b>	<b>0.170</b>	<b>1999</b>		<b>106</b>	<b>265,933</b>	<b>88.79</b>	<b>265,267</b>	<b>100</b>

Number of Properties: 3  
Average ( ListPrice / SqFt ) : \$88.79

Property Type: Single Family Status: Cancelled

Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP	Status Date
131 Fallkirk DR	Coppell	4	2.0	2/0/2	2,356	0.217	2001	N	41	234,500	96.77	228,000	97	10/08/2009
137 Turnberry LN	Coppell	3	2.1	2/0/2	2,662	0.161	1999	N	100	249,900	92.00	244,900	98	9/23/2009
842 Dalmalley LN	Coppell	4	3.0	2/0/2	2,910	0.169	2000	N	140	274,900	91.03	264,900	96	11/17/2009
<b>Min</b>		<b>3</b>	<b>2.0</b>	<b>2/0/2</b>	<b>2,356</b>	<b>0.161</b>	<b>1999</b>		<b>41</b>	<b>234,500</b>	<b>91.03</b>	<b>228,000</b>	<b>96</b>	
<b>Max</b>		<b>4</b>	<b>3.0</b>	<b>2/0/2</b>	<b>2,910</b>	<b>0.217</b>	<b>2001</b>		<b>140</b>	<b>274,900</b>	<b>96.77</b>	<b>264,900</b>	<b>98</b>	
<b>Average</b>		<b>4</b>	<b>2.4</b>	<b>2/0/2</b>	<b>2,643</b>	<b>0.180</b>	<b>2000</b>		<b>94</b>	<b>253,100</b>	<b>93.27</b>	<b>245,933</b>	<b>97</b>	

Number of Properties: 3  
Average ( ListPrice / SqFt ) : \$93.27

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
819 Mullrany DR	Coppell	5	3.1	2/0/2	3,302	0.168	2000	N	70	274,900	80.22	264,900	96
<b>Min</b>		<b>5</b>	<b>3.1</b>	<b>2/0/2</b>	<b>3,302</b>	<b>0.168</b>	<b>2000</b>		<b>70</b>	<b>274,900</b>	<b>80.22</b>	<b>264,900</b>	<b>96</b>
<b>Max</b>		<b>5</b>	<b>3.1</b>	<b>2/0/2</b>	<b>3,302</b>	<b>0.168</b>	<b>2000</b>		<b>70</b>	<b>274,900</b>	<b>80.22</b>	<b>264,900</b>	<b>96</b>
<b>Average</b>		<b>5</b>	<b>3.1</b>	<b>2/0/2</b>	<b>3,302</b>	<b>0.170</b>	<b>2000</b>		<b>70</b>	<b>274,900</b>	<b>80.22</b>	<b>264,900</b>	<b>96</b>

Number of Properties: 1  
Average ( ListPrice / SqFt ) : \$80.22

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
138 Lairds DR	Coppell	3	2.0	2/0/0	1,833	0.141	2002	N	7	215,888	97	1/20/2010	114.57	210,000

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
156 Fallkirk DR	Coppell	4	2.0	2/0/2	2,392	0.174	1999	N	185	219,929	100	9/24/2009	91.97	220,000
852 Mullrany DR	Coppell	4	2.0	2/0/2	2,356	0.167	2000	N	113	224,977	100	12/04/2009	95.49	224,977 Z
213 Turnberry LN	Coppell	4	2.1	2/0/2	2,866	0.186	2001	N	160	248,000	100	9/25/2009	86.53	248,000
<b>Min</b>		<b>3</b>	<b>2.0</b>	<b>2/0/0</b>	<b>1,833</b>	<b>0.141</b>	<b>1999</b>		<b>7</b>	<b>215,888</b>	<b>97</b>		<b>86.53</b>	<b>210,000</b>
<b>Max</b>		<b>4</b>	<b>2.1</b>	<b>2/0/2</b>	<b>2,866</b>	<b>0.186</b>	<b>2002</b>		<b>185</b>	<b>248,000</b>	<b>100</b>		<b>114.57</b>	<b>248,000</b>
<b>Average</b>		<b>4</b>	<b>2.0</b>	<b>2/0/2</b>	<b>2,362</b>	<b>0.170</b>	<b>2001</b>		<b>116</b>	<b>227,199</b>	<b>99</b>		<b>97.14</b>	<b>225,744</b>
Number of Properties: 4														
Average ( SalePrice / SqFt ) : \$97.14														

Prepared by

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