



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PND','SLD') AND STATUSCHANGEDATE>=CONVERT(DATETIME,'1/14/2008') AND STATUSCHANGEDATE<=CONVERT(DATETIME,'10/14/2008')) OR (LISTSTATUS IN ('ACT')) 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
155 Fallkirk DR	Coppell	4	2.1	2/0/2	3,052	0.173	1999	N	78	256,000	83.22	254,000	99
131 Fallkirk DR	Coppell	4	2.0	2/0/2	2,356	0.217	2001	N	4	255,000	108.23	255,000	100
213 Turnberry LN	Coppell	4	2.1	2/0/2	2,866	0.186	2001	N	121	299,500	101.01	289,500	97
Min		4			2,356	0.173	1999		4	255,000		254,000	97
Max		4			3,052	0.217	2001		121	299,500		289,500	100
Average		4			2,758	0.190	2000		68	270,167		266,167	99

Number of Properties: 3
Average (ListPrice / SqFt) : \$96.51

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
922 Kilbridge LN	Coppell	3	2.0	2/0/2	1,833	0.138	2001	N	99	199,900	96	7/02/2008	104.20	191,000
744 Kilbridge LN	Coppell	3	2.0	2/0/2	1,846	0.215	1999	N	43	214,999	97	4/30/2008	112.41	207,500
756 Kilbridge LN	Coppell	3	2.1	2/0/2	2,173	0.163	1999	N	57	227,900	99	8/01/2008	103.54	225,000
126 Turnberry LN	Coppell	4	2.1	2/0/2	2,210	0.138	2000	N	105	229,000	100	2/29/2008	103.28	228,250
918 Kilbridge LN	Coppell	3	2.1	2/0/2	2,390		2001	N	141	232,000	98	1/30/2008	94.98	227,000
117 Turnberry LN	Coppell	4	2.1	2/0/2	2,398	0.195	2000	N	24	242,000	97	6/19/2008	97.87	234,700
844 Fallkirk CT	Coppell	4	2.0	2/0/2	2,457	0.343	1999	N	5	244,900	100	2/22/2008	99.31	244,000
149 KILBRIDGE CT	COPPELL	4	2.1	2/0/2	2,662	0.157	2000	N	76	245,000	98	5/19/2008	89.78	239,000
153 Kilmichael DR	Coppell	4	2.1	2/0/2	3,052	0.191	1999	N	4	255,000	100	3/11/2008	83.55	255,000
134 Kilmichael DR	Coppell	4	2.0	2/0/2	2,442	0.200	1999	N	48	255,000	98	10/09/2008	102.38	250,000
816 Kilbridge LN	Coppell	4	3.0	2/0/2	2,956		1999	N	20	265,000	101	7/16/2008	90.68	268,050
820 Kilbridge LN	Coppell	5	3.1	2/0/0	3,088	0.172	1999	N	66	271,500	98	9/16/2008	85.82	265,000
836 KILBRIDGE LN	COPPELL	5	3.1	2/0/2	3,302	0.172	2000	N	330	279,900	96	6/27/2008	81.77	270,000
847 Applecross CT	Coppell	4	2.1	2/0/2	2,599	0.222	1999	Y	53	290,000	95	7/25/2008	106.19	276,000
Min		3			1,833	0.138	1999		4	199,900	95			191,000
Max		5			3,302	0.343	2001		330	290,000	101			276,000
Average		4			2,529	0.190	2000		77	246,579	98			241,464

Number of Properties: 14
Average (SalePrice / SqFt) : \$95.48

Fields with a "0" value or a blank value are not calculated in the CMA averages.

For client print out please enter the following information:

Client Name:

40 char. max

Prepared by:

Phone Number

Broker Name

Agent Email

Client's Property Desc. *Do not use \$ sign or commas when entering data amounts*
 adjustment calculations based upon price/sqft

Address	Beds	Baths	SqFt
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

City	Gar	Yr. Blt.	Pool	Sug. LP (opt)
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Comments:

[View/Print Client CMA](#)

[View/Print Price Adjustment](#)

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