



Comparative Market Analysis

Property Type: Single Family Status: Active

Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Ac	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	134	256,000	81.59	249,000	97
213 Turnberry LN	Coppell	4	2.1	2/0/2	2,866	0.186	2001	N	174	275,000	95.95	275,000	100
Min		4			2,866	0.173	1999		134	256,000		249,000	97
Max		4			3,052	0.186	2001		174	275,000		275,000	100
Average		4			2,959	0.180	2000		154	265,500		262,000	99

Number of Properties: 2
Average (ListPrice / SqFt) : \$88.54

Property Type: Single Family Status: Expired

Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Ac	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP	Status Date
824 Mullrany DR	Coppell	4	2.0	2/0/2	2,427	0.167	2000	N	367	260,000	103.01	249,999	96	11/28/2008
833 Fallkirk CT	Coppell	4	2.0	2/0/2	2,442	0.167	1999	N	366	259,900	106.43	259,900	100	7/24/2008
Min		4			2,427	0.167	1999		366	259,900		249,999	96	
Max		4			2,442	0.167	2000		367	260,000		259,900	100	
Average		4			2,435	0.170	2000		367	259,950		254,950	98	

Number of Properties: 2
Average (ListPrice / SqFt) : \$104.70

Property Type: Single Family Status: Sold

Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Ac	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
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
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
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		20	199,900	95			191,000
Max		5			3,302	0.222	2001		330	290,000	101			276,000
Average		4			2,599	0.180	2000		87	253,900	98			247,469

Number of Properties: 8
Average (SalePrice / SqFt) : \$95.22

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