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CMA 1 - Line

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Listings as of 01/13/20 at 5:09 pm

Property Type is 'Residential Lease' Status is 'Active' Status is one of 'Leased', 'Pending' Status Contractual Search Date is 01/13/2020 to 01/13/2019 Property Sub Type is 'LSE-House' City is 'Forney'

**Residential Lease**

**Active Properties**

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM
14224796	312 Cypress Court	Forney	4	2/0	2/0/2	2006	No	2,092	\$0.93	0.208	\$1,950	63
14252458	204 Spruce Trail	Forney	4	2/0	2/0/2	2007	No	2,082	\$0.94	0.240	\$1,950	10
<b># LISTINGS: 2</b>			<b>Medians:</b>	4	2/0	2/0/2	2007	2,087	\$0.94	0.224	\$1,950	37
			<b>Minimums:</b>	4	2/0	2/0/2	2006	2,082	\$0.93	0.208	\$1,950	10
			<b>Maximums:</b>	4	2/0	2/0/2	2007	2,092	\$0.94	0.240	\$1,950	63
			<b>Averages:</b>	4	2/0	2/0/2	2007	2,087	\$0.94	0.224	\$1,950	37

**Leased Properties**

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
14111289	211 Spruce Trail	Forney	3	2/0	2/2/2	2005	No	2,164	\$0.85	0.202	\$1,850	\$1,850	06/13/2019	100.00	4
14217859	324 Cherrywood Trail	Forney	4	2/0	2/0/2	2002	No	2,096	\$0.93	0.201	\$1,950	\$1,950	11/12/2019	100.00	4
13976316	9055 Lone Cypress Drive	Forney	5	2/1	2/0/2	2018	No	2,663	\$0.75	0.148	\$1,995	\$1,995	06/24/2019	100.00	209
14176650	131 Hazelnut Trail	Forney	4	2/0	2/0/2	2004	No	2,232	\$0.90	0.260	\$2,000	\$2,000	09/07/2019	100.00	6
14016592	757 Cedar Elm Trail	Forney	3	3/0	2/0/3	2013	No	2,118	\$1.06	0.212	\$2,300	\$2,250	02/13/2019	97.83	9
14058758	419 Driftwood Court	Forney	4	2/0	2/0/2	2009	No	2,250	\$1.00	0.187	\$2,350	\$2,250	05/30/2019	95.74	56
14208898	679 Cedar Elm Trail	Forney	4	2/0	3/0/3	2011	No	2,376	\$0.95	0.212	\$2,250	\$2,250	10/24/2019	100.00	6
14055165	502 Elm Grove Trail	Forney	4	2/0	2/0/2	2009	No	2,517	\$0.93	0.192	\$2,280	\$2,350	05/05/2019	103.07	17
<b># LISTINGS: 8</b>			<b>Medians:</b>	4	2/0	2/0/2	2009	2,241	\$0.93	0.202	\$2,125	\$2,125		100.00	8
			<b>Minimums:</b>	3	2/0	2/0/2	2002	2,096	\$0.75	0.148	\$1,850	\$1,850		95.74	4
			<b>Maximums:</b>	5	3/1	3/2/3	2018	2,663	\$1.06	0.260	\$2,350	\$2,350		103.07	209
			<b>Averages:</b>	4	2/0	2/0/2	2009	2,302	\$0.92	0.202	\$2,122	\$2,112		99.58	39

**Quick Statistics ( 10 Listings Total )**

	Min	Max	Average	Median
List Price	\$1,850	\$2,350	\$2,088	\$1,998
Sold Price	\$1,850	\$2,350	\$2,112	\$2,125

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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.