

Comparative Market Analysis



18219 Muir Cir
Dallas, TX 75287

Austin Mun

JUNE 13, 2019

What is a CMA

No two homes are identical, which is why choosing a sales price or offer price for a home can be challenging. That's where the comparative market analysis, or CMA, is most useful.

What is a CMA?

The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data such as type of home, number of bedrooms, number of baths, lot size, neighborhood, property condition and features, and many other factors. The purpose is to show estimated market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.

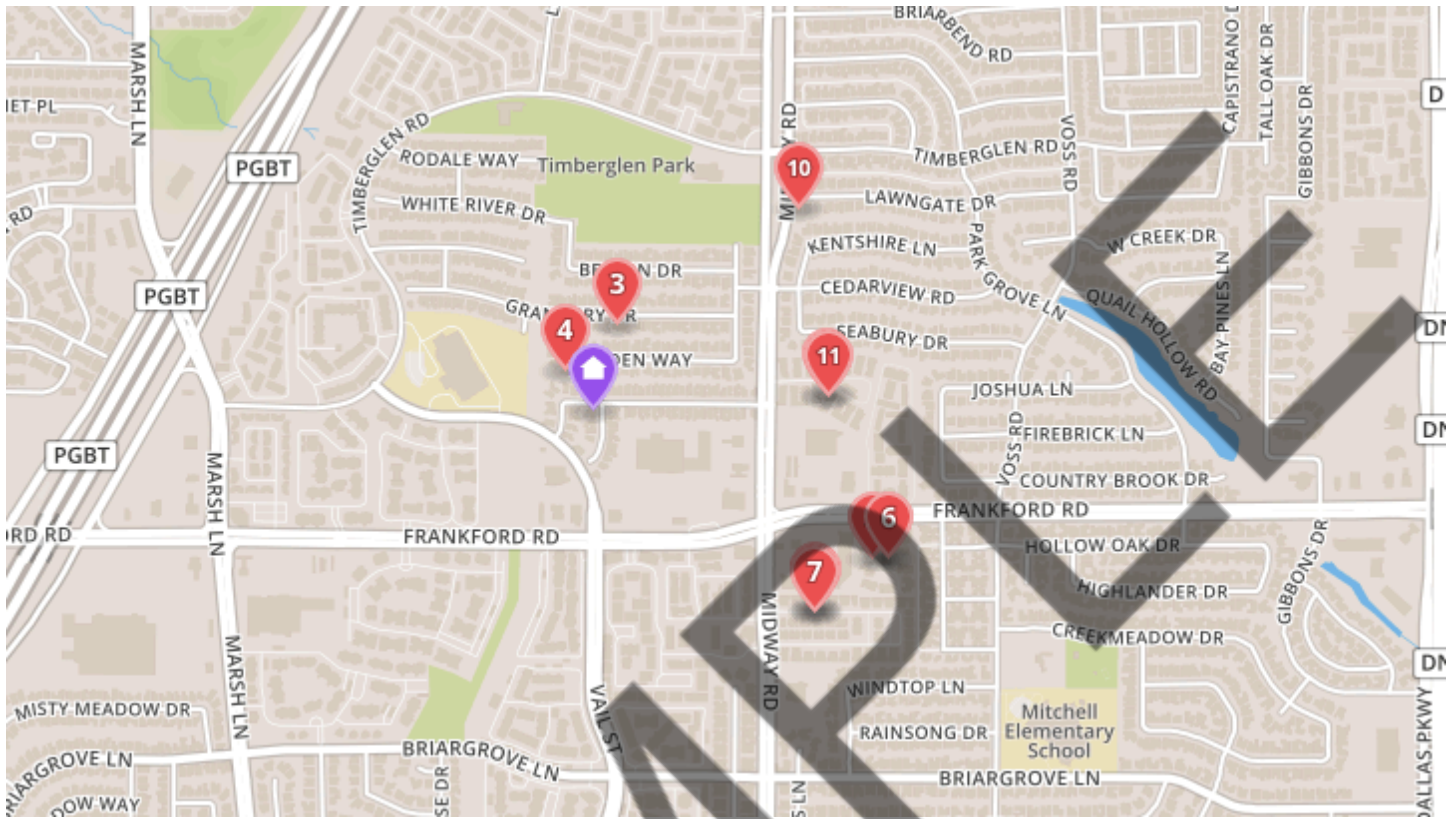
How is the CMA created?

CMAs are generated by using property information from your real estate agent's multiple listing service (MLS). The MLS is available to licensed members only, including brokers, salespeople, and appraisers, who pay dues to gain access to the service's public and proprietary data, including tax roll information, sold transactions, and listings input by all cooperating MLS members. Listing agents generate CMAs for their sellers, and buyer's agents create them for their buyers so both sides know what current market conditions are for the homes they're interested in comparing.

How accurate are CMAs?

The CMA is a here-and-now snapshot of the market, based on the most recent data available, but it can instantly be rendered obsolete by a new listing, or a change of status in a home with the same criteria. Why? The market is constantly changing - new listings, pending sales, closed sales, price reductions, and expired listings. CMAs can vary widely, depending on the knowledge and skill of the person creating the CMA as well as the number and type of data fields that are chosen. That means some features may not be included. As informative as the CMA is, it should only be used as a tool and should not substitute for your real estate professional's knowledge and advice.

Map Of Comparable Homes

STATUS: S = SOLD

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject		18219 Muir Cir	-	-	-	-
2	14011113	S	18040 Midway Road 193	2	2.00	1,325	\$200,000
3	14012017	S	3832 Granbury Drive	5	3.00	2,766	\$365,000
4	13993271	S	3824 Walden Way	4	3.00	3,100	\$370,000
5	14021594	S	18040 Midway Road 125	2	2.00	1,194	\$181,000
6	14060545	S	4050 Frankford Road 606	2	2.10	1,525	\$225,500
7	14006248	S	18040 Midway Road 208	2	2.00	1,442	\$210,000
8	13995460	S	4050 Frankford Road 604	2	2.10	1,381	\$195,000
9	14005028	S	18240 Midway Road 303	2	2.10	1,037	\$160,000
10	14040727	S	4004 Lawngate Drive	3	2.10	2,335	\$270,000
11	14072873	S	18240 Midway Road 603	2	2.10	1,037	\$172,000

Summary of Comparable Properties

S Sold Listings

ADDRESS	SOLD DATE	BEDS	BATHS	YRBLT	SQFT	ACRES	\$ PER SQFT	PRICE
18040 Midway Road 193	2/27/19	2	2.00	1984	1,325	0.5	\$151	\$200,000
3832 Granbury Drive	2/20/19	5	3.00	1997	2,766	0.172	\$132	\$365,000
3824 Walden Way	3/7/19	4	3.00	1993	3,100	0.208	\$119	\$370,000
18040 Midway Road 125	5/24/19	2	2.00	1984	1,194	-	\$152	\$181,000
4050 Frankford Road 606	4/25/19	2	2.10	1982	1,525	0.031	\$148	\$225,500
18040 Midway Road 208	4/5/19	2	2.00	1984	1,442	-	\$146	\$210,000
4050 Frankford Road 604	3/29/19	2	2.10	1982	1,381	0.025	\$141	\$195,000
18240 Midway Road 303	2/22/19	2	2.10	1982	1,037	-	\$154	\$160,000
4004 Lawngate Drive	4/19/19	3	2.10	1985	2,335	0.05	\$116	\$270,000
18240 Midway Road 603	5/24/19	2	2.10	1982	1,037	-	\$166	\$172,000

Averages

STATUS	SQFT	ACRES	\$ PER SQFT	PRICE
S Sold Listings	1,714	0.164	\$142	\$234,850

3832 Granbury Drive

Dallas, Texas 75287

MLS #14012017

\$365,000
SOLD 2/20/19

5 Beds 3.00 Baths
Year Built 1997
2,766 Sq. Ft. (\$132 / sqft)

Days on market: 7


Details

Prop Type: RES-Single Family

County: Denton

Area: ADDISON/FAR NORTH DALLAS AREA (10)

Subdivision: Midway Meadows Ph 1

Full baths: 3.0

Acres: 0.172

Lot Dim: 67 x 115

Lot Size: 7,492.32

Garages: 2

List date: 1/30/19

Sold date: 2/20/19

Off-market date: 2/6/19

Updated: Feb 20, 2019 10:27 AM

List Price: \$370,000

Orig list price: \$370,000

School District: Carrollton-Farmers Branch ISD

High: Smith

Middle: Polk

Elementary: Mcwhorter

Features

Association Type: Voluntary

Construction Materials: Brick

Exterior: Patio Covered

Fencing: Wood

Financing Proposed: Cash, Conventional, FHA

Fireplace: Gas Logs, Other

Fireplaces Total: 1

Flooring: Carpet, Ceramic Tile

Heating: Central Air-Elec, Central Heat-Gas

Interior Features: Cable TV Available, High Speed Internet Available, Window Coverings

Lot Features: Interior Lot,

Landscaped, Some Trees, Subdivision

Number Of Dining Areas: 2

Number Of Living Areas: 3

Parking Features: Attached, Garage, Opener, Rear

Roof: Composition

Tax Legal Description: MIDWAY MEADOWS PH 1 BLK 4/8742 LOT 5

Utilities: City Sewer, City Water

Virtual Tour Url Branded: www.propertypanorama.com/instaview/ntreis/14012017

Remarks

Spotless one-owner 1997 custom build by D.L. Horton. Four Bedrooms and two Baths down. Upstairs is a large Game Room with Full Bath that could be 5th BR. One secondary bedroom could be Study, Office or additional Living

Area. Kitchen is open to the Family Room and has gas cooktop, island, walk-in pantry and breakfast bar. MBR is split from other bedrooms. Master Bath has jetted tub, separate shower and huge walk-in closet. Family Room overlooks backyard and has fireplace with gas logs and electric starter. Tall ceilings throughout. Roof replaced July 2018 and HVAC in 2016. All main level carpet just replaced. Home is vacant and ready for immediate occupancy.

SAMPLE

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