Aaron Kile
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Ph: (972) 400-1566

CMA 1 - Line

Prepared By: Aaron Kile

Listings as of **10/15/20 at 10:14 am**

Property Type is 'Residential' **Status** is one of 'Active', 'Coming Soon' **Property Sub Type** is 'RES-Single Family' **Housing Type** is 'Single Detached' **City** is 'Irving' **Current Price** is 275000 or less **Beds Total** is 3+ **Baths Total** is 2+ **Parking Spaces Garage** is 2+

Residential

Active Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	$/SqFt	Acres	List Price	CDOM
14420270	2405 Timberlake Drive	Irving	3	2/0	2/0/2	1965	No	1,442	$142.16	0.181	$204,999	47
14310027	1204 Milner Road	Irving	3	2/0	2/0/3	1976	No	1,575	$139.62	0.194	$219,900	205
14425582	3013 W Rochelle Road	Irving	3	2/0	2/0/2	1961	No	1,246	$176.56	0.171	$219,999	33
14446243	3625 Swallow Lane	Irving	4	2/0	2/0/2	1968	No	1,413	$159.16	0.158	$224,900	36
14352343	820 Patricia Street	Irving	4	2/0	2/0/2	1966	No	2,049	$109.81	0.267	$225,000	114
14381798	2206 Marvel Drive	Irving	5	3/0	2/0/0	1962	No	1,883	$119.49	0.164	$225,000	101
14435777	4109 Twin Falls Street	Irving	3	2/0	2/0/2	1968	No	1,478	$162.31	0.159	$239,900	28
14435755	3713 Bob O Link Drive	Irving	3	2/0	2/0/2	1966	No	1,388	$176.51	0.158	$245,000	28
14433046	1010 Ross Drive	Irving	3	2/0	2/0/2	1960	No	2,145	$116.50	0.234	$249,900	42
14450281	939 E Oakdale Road	Irving	3	2/0	2/0/2	2002	No	1,605	$155.76	0.138	$250,000	6
14425040	4112 Portland Street	Irving	3	2/0	2/2/4	1967	No	1,652	$157.38	0.221	$260,000	42
14201951	1710 W 8th Street	Irving	3	2/1	2/0/2	2005	No	1,804	$146.84	0.250	$264,900	357
14441472	105 E 8th Street	Irving	3	2/0	2/0/2	1961	No	1,953	$140.76	0.392	$274,900	20

# LISTINGS:	**13**	**Medians:**	3	2/0	2/0/2	1966		1,605	$146.84	0.181	$239,900	42
		Minimums:	3	2/0	2/0/0	1960		1,246	$109.81	0.138	$204,999	6
		Maximums:	5	3/1	2/2/4	2005		2,145	$176.56	0.392	$274,900	357
		Averages:	3	2/0	2/0/2	1971		1,664	$146.37	0.207	$238,800	81

Coming Soon Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	$/SqFt	Acres	List Price	CDOM
14452310	2700 Springlake Court	Irving	4	2/0	2/0/2	1972	No	1,359	$154.53	0.207	$210,000	

# LISTINGS:	**1**	**Medians:**	4	2/0	2/0/2	1972		1,359	$154.53	0.207	$210,000
		Minimums:	4	2/0	2/0/2	1972		1,359	$154.53	0.207	$210,000
		Maximums:	4	2/0	2/0/2	1972		1,359	$154.53	0.207	$210,000
		Averages:	4	2/0	2/0/2	1972		1,359	$154.53	0.207	$210,000

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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.

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Quick Statistics (14 Listings Total)

	Min	Max	Average	Median
List Price	$204,999	$274,900	$236,743	$232,450
Sold Price				

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