

CMA Report

Listings as of 01/03/08 at 10:31pm

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Property Type Residential **Property Subtype** Single Family **Street Address** 1000 to 3000 materhorn **Statuses** Active, Sold (1/7/2006 or after)

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Pool	Date	\$/SqFt	DOM	Orig Price	List Price
2332 MATERHORN Dr	Dallas	0038, R	3	2	1,149	0.170ac	1954	N	12/18/07	95.65	16	109,900	109,900
2647 MATERHORN Dr	Dallas	0038, R	3	2	1,536	0.210ac	1957	N	10/19/07	77.47	76	126,900	119,000
2431 MATERHORN Dr	Dallas	0038, R	3	2	1,440		1955	N	06/18/07	82.64	199	133,900	119,000
Listing Count 3	Averages				1,375					85.25	97	123,567	115,967
					High 119,000					Low 109,900			Median 119,000

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Pool	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
2485 MATERHORN Dr	Dallas	0038, M	3	1	1,104		1954	N	07/16/07	96.92	16	104,000	104,000	107,000	102.90
2347 MATERHORN Dr	Dallas	0038, R	3	2	1,149		1954	N	02/23/06	94.78	2	108,900	108,900	116,000	106.50
2619 MATERHORN Dr	Dallas	0038, M	3	2	1,196		1957	N	08/31/06	91.14	28	119,000	109,000	103,000	94.50
2529 MATERHORN Dr	Dallas	0038, R	3	2	1,512		1957	Y	10/24/07	97.88	39	158,000	149,900	148,000	98.70
Listing Count 4	Averages				1,240					95.18	21	122,475	117,950	118,500	100.47
					High 148,000					Low 103,000			Median 109,500		
Report Count 7	Report Averages				1298					90.93	54	122,943	117,100	118,500	

Presented By: Jason R Anderson / VIP Realty Phone: 214-735-6021

Featured properties may not be listed by the office/agent presenting this brochure.

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