



# Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('SLD') AND STATUSCHANGEDATE>=CONVERT (DATETIME,'3/8/2009')) OR (LISTSTATUS IN ('ACT')) AND ((TBL.CITY LIKE 'ROWLETT%' ) AND (SUBDIVISION LIKE 'PENINSULA%' )))

**Property Type: Single Family    Status: Active**

**Subject Property**

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/SqFt	List Price	LP% OP
4613 Mariner DR	Rowlett	4	2.0	2/0/2	1,731	0.126	1984	N	8	89,950	51.96	89,950	100
7502 Pacific DR	Rowlett	3	2.1	2/2/4	1,750	0.148	1986	N	158	134,575	68.51	119,900	89
7409 Pacific DR	Rowlett	3	2.1	2/0/2	1,750	0.171	1986	N	272	140,000	71.43	125,000	89
3618 Bermuda DR	ROWLETT	3	2.0	2/2/2	1,788		1990	N	42	154,500	86.41	154,500	100
<b>Min</b>		<b>3</b>	<b>2.0</b>	<b>2/0/2</b>	<b>1,731</b>	<b>0.126</b>	<b>1984</b>		<b>8</b>	<b>89,950</b>	<b>51.96</b>	<b>89,950</b>	<b>89</b>
<b>Max</b>		<b>4</b>	<b>2.1</b>	<b>2/2/4</b>	<b>1,788</b>	<b>0.171</b>	<b>1990</b>		<b>272</b>	<b>154,500</b>	<b>86.41</b>	<b>154,500</b>	<b>100</b>
<b>Average</b>		<b>3</b>	<b>2.1</b>	<b>2/1/3</b>	<b>1,755</b>	<b>0.150</b>	<b>1987</b>		<b>120</b>	<b>129,756</b>	<b>69.58</b>	<b>122,338</b>	<b>95</b>

**Number of Properties: 4**  
**Average ( ListPrice / SqFt ) : \$69.58**

**Property Type: Single Family    Status: Sold**

**Subject Property**

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	List Price	SP % LP	Sold Date	\$/SqFt	Sale Price
4201 MARTHA LN	ROWLETT	3	2.1	2/0/2	1,875		1987	Y	116	101,500	88	8/04/2009	47.47	89,000
4214 Evinrude DR	Rowlett	3	2.0	2/0/0	1,614	0.169	1997	N	8	107,000	101	4/30/2009	66.98	108,100
7706 Tidewater DR	Rowlett	3	2.0	2/0/2	1,796	0.155	1996	N	113	114,500	91	3/27/2009	58.18	104,500
7613 Dockside DR	Rowlett	3	2.0	2/0/2	1,733	0.150	1995	N	10	116,900	101	3/27/2009	68.26	118,300
4117 Mediterranean DR	Rowlett	4	2.1	2/0/2	1,750	0.174	1986	N	96	124,950	101	5/07/2009	72.00	126,000
3805 Bermuda DR	Rowlett	3	2.0	2/0/2	1,622	0.189	1994	N	57	134,900	96	4/30/2009	79.84	129,500
3514 Bermuda DR	Rowlett	3	2.0	2/0/2	1,725	0.261	1992	N	13	135,870	100	6/30/2009	78.84	136,000
3909 Catalina ST	Rowlett	3	2.0	2/0/2	1,765	0.200	1990	N	42	139,990	95	6/16/2009	75.35	133,000
<b>Min</b>		<b>3</b>	<b>2.0</b>	<b>2/0/0</b>	<b>1,614</b>	<b>0.150</b>	<b>1986</b>		<b>8</b>	<b>101,500</b>	<b>88</b>		<b>47.47</b>	<b>89,000</b>
<b>Max</b>		<b>4</b>	<b>2.1</b>	<b>2/0/2</b>	<b>1,875</b>	<b>0.261</b>	<b>1997</b>		<b>116</b>	<b>139,990</b>	<b>101</b>		<b>79.84</b>	<b>136,000</b>
<b>Average</b>		<b>3</b>	<b>2.0</b>	<b>2/0/2</b>	<b>1,735</b>	<b>0.190</b>	<b>1992</b>		<b>57</b>	<b>121,951</b>	<b>97</b>		<b>68.37</b>	<b>118,050</b>

**Number of Properties: 8**  
**Average ( SalePrice / SqFt ) : \$68.37**

Prepared by

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