

CMA 1 - Line

Prepared By: Eric Kane

Listings as of 02/26/21 at 2:20 pm

Property Type is 'Residential' Status is 'Pending' Status Contractual Search Date is 02/26/2021 to 11/28/2020 Status is 'Sold' Status Contractual Search Date is 02/26/2021 to 08/30/2020 Latitude, Longitude is within 1.00 mi of 2546 Volga Ave, Dallas, TX 75216, USA Beds Total is 2 SqFt Total is 1200 or less Yr Built is 1980 or less

**Residential**

<b>Sold Properties</b>																
MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Bilt	Pool	SqFt	S\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM	
14418354	2750 Scotland Drive	Dallas	2	1/0	0/0/0	1950	No	976	\$117.83	0.170	\$115,000	\$115,000	12/03/2020	100.00	94	
14477654	2636 Volga Avenue	Dallas	2	1/0	0/2/2	1949	No	828	\$144.32	0.050	\$129,900	\$119,500	12/28/2020	91.99	19	
14425356	2106 Village Way	Dallas	2	2/0	0/0/0	1949	No	768	\$162.76	0.150	\$119,000	\$125,000	10/07/2020	105.04	1	
14460797	2742 Exeter Avenue	Dallas	2	1/0	0/1/1	1949	No	754	\$172.41	0.147	\$129,995	\$130,000	12/03/2020	100.00	7	
14455004	3920 Sunnyvale Street	Dallas	2	1/0	0/0/0	1962	No	750	\$190.00	0.255	\$150,000	\$142,500	11/24/2020	95.00	1	
<b># LISTINGS:</b>			<b>5</b>	<b>Medians:</b>		2	1/0	0/0/0	1949	768	\$162.76	0.150	\$129,900	\$125,000	100.00	7
		<b>Minimums:</b>	2	1/0	0/0/0	1949		750	\$117.83	0.050	\$115,000	\$115,000		91.99	1	
		<b>Maximums:</b>	2	2/0	0/2/2	1962		976	\$190.00	0.255	\$150,000	\$142,500		105.04	94	
		<b>Averages:</b>	2	1/0	0/1/1	1952		815	\$157.46	0.154	\$128,779	\$126,400		98.41	24	

**Quick Statistics ( 5 Listings Total )**

	Min	Max	Average	Median
<b>List Price</b>	\$115,000	\$150,000	\$128,779	\$129,900
<b>Sold Price</b>	\$115,000	\$142,500	\$126,400	\$125,000