



This is a sample list of those 'for sale' & 'solds'  
 To get a price for your home we use 'solds' - in your  
 Neighborhood, approx. Sq.Ft, Bdrms/Bath's, Year Built

For help reading this please call 972-267-9377 X300

**SAMPLE - CMA Report - Competitive Market Analysis**

Listings as of 06/19/07 at 12:53pm

**Property Type** Residential **Property Subtype** Single Family 4

**Statuses** Active, Sold (9/21/2006 or after) **Price** 500,000 to 700,000 **Bedrooms** 3.00 or more **Total Bathrooms** 3.00 or more  
**Year Built** 2003 year(s) or more

**RESIDENTIAL**

**ACTIVE Properties**

| Address           | City   | Map     | BdBthSqFt      | LotSzYearPool | Date     | \$/SqFtDOM | Orig Price | List Price | Price |
|-------------------|--------|---------|----------------|---------------|----------|------------|------------|------------|-------|
| 7117 UNDERWOOD    | Plano  | 0555, S | 3 33586        | 2007N         | 04/04/07 | 144.98 76  | 504,500    | 519,900    |       |
| 7608 NEW HEART Dr | Plano  | 0556, R | 5 65040        | 2006N         | 05/30/07 | 112.00 15  | 564,500    | 564,500    |       |
| 1618 MORRIS Lane  | Frisco | 0555, K | 3 328310.200ac | 2004N         | 04/02/07 | 210.00 73  | 599,000    | 594,500    |       |
| 1546 MORRIS Lane  | Frisco | 0555, K | 3 42970        | 2006N         | 02/06/07 | 201.68 127 | 599,000    | 599,000    |       |
| 4701 PAXTON Lane  | Frisco | 0455, X | 5 543730.370ac | 2003N         | 03/20/07 | 147.50 86  | 689,000    | 645,000    |       |
| 1578 MORRIS Lane  | Frisco | 0555, K | 3 43659        | 2004N         | 02/14/07 | 191.31 120 | 700,000    | 700,000    |       |

|                        |                 |         |            |         |               |         |
|------------------------|-----------------|---------|------------|---------|---------------|---------|
| <b>Listing Count</b> 6 | <b>Averages</b> | 3743    | 161.32     | 83      | 609,333       | 603,817 |
|                        | <b>High</b>     | 700,000 | <b>Low</b> | 519,900 | <b>Median</b> | 596,750 |

**SOLD Properties**

| Address             | City   | Map     | BdBthSqFt | LotSzYearPool | Date     | \$/SqFtDOM | Orig Price | List Price | PriceSale | PriceSP | %LP |
|---------------------|--------|---------|-----------|---------------|----------|------------|------------|------------|-----------|---------|-----|
| 3331 LEATHERWOOD Dr | Frisco | 0354, Z | 5 44775   | 2006N         | 10/18/06 | 119.42 40  | 529,900    | 529,900    | 570,231   | 107.60  |     |
| 1752 FOARD Dr       | Frisco | 0555, K | 3 33269   | 2004N         | 03/26/07 | 180.48 144 | 724,500    | 599,000    | 590,000   | 98.50   |     |
| 6322 AMESBURY Dr    | Frisco | 0455, Q | 5 54256   | 2005N         | 05/15/07 | 153.90 127 | 689,990    | 675,000    | 655,000   | 97.00   |     |

|                        |                 |         |            |         |               |         |         |        |
|------------------------|-----------------|---------|------------|---------|---------------|---------|---------|--------|
| <b>Listing Count</b> 3 | <b>Averages</b> | 4100    | 147.58     | 104     | 648,130       | 601,300 | 605,077 | 100.63 |
|                        | <b>High</b>     | 655,000 | <b>Low</b> | 570,231 | <b>Median</b> | 590,000 |         |        |

|                       |                        |      |        |    |         |         |         |
|-----------------------|------------------------|------|--------|----|---------|---------|---------|
| <b>Report Count</b> 9 | <b>Report Averages</b> | 3862 | 162.36 | 90 | 622,266 | 602,978 | 605,077 |
|-----------------------|------------------------|------|--------|----|---------|---------|---------|

*Presented By: Jo Tipton Realty Services Inc Phone: 972-880-9280*  
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