

Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract' Mls Status is 'Closed' Status Contractual Search Date is 01/27/2024 to 01/27/2023 State Or Province is one of 'Louisiana', 'Texas' School District is 'Highland Park ISD' Beds Total is 1

## Market Analysis Summary | Residential Lease

Listings as of 1/27/24 at 9:09 am, Page 1 of 3

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
<b>Listings: Active</b>																
1	20474987	5819 Grassmere #1	Dallas	1	1	750	1949	0/1/1	No	0.000	\$1.86	\$1,395				78
2	20474467	4503 Fairway	Highland Parl	1	1	875	1938	0/1/1	No	0.000	\$1.71	\$1,495				173
3	20495467	4154 Grassmere LN #4	University Pa	1	1	850	1941	0/1/1	No	0.159	\$1.82	\$1,550				43
4	20440695	4154 Grassmere LN	University Pa	1	1	850	1941	0/1/0	No	0.159	\$1.94	\$1,650				124
5	20474947	4554 Glenwick LN #1301	Dallas	1	1	665	1984	0/1/1	No	0.000	\$2.63	\$1,750				78
6	20257208	3525 Westminster #REAR	University Pa	1	1	800	1935	0/0/0	No	0.000	\$4.13	\$3,300				348
		<b>Min</b>		<b>1</b>	<b>1</b>	<b>665</b>	<b>1935</b>	<b>0/1/1</b>		<b>0.000</b>	<b>\$1.71</b>	<b>\$1,395</b>				<b>43</b>
		<b>Max</b>		<b>1</b>	<b>1</b>	<b>875</b>	<b>1984</b>	<b>0/0/0</b>		<b>0.159</b>	<b>\$4.13</b>	<b>\$3,300</b>				<b>348</b>
		<b>Avg</b>		<b>1</b>	<b>1</b>	<b>798</b>	<b>1948</b>	<b>0/1/1</b>		<b>0.053</b>	<b>\$2.35</b>	<b>\$1,857</b>				<b>141</b>
		<b>Med</b>		<b>1</b>	<b>1</b>	<b>825</b>	<b>1941</b>	<b>0/1/1</b>		<b>0.000</b>	<b>\$1.90</b>	<b>\$1,600</b>				<b>101</b>

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#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
<b>Listings: Closed</b>																
1	20398564	3421 Westminster AVE #1	University Pa	1	1	980	1946	0/1/1	No	0.161	\$1.42	\$1,395	\$1,395	08/17/2023	100.0%	13
2	20253585	3421 Westminster AVE #4	University Pa	1	1	925	1946	1/0/1	No	0.160	\$1.51	\$1,400	\$1,400	03/02/2023	100.0%	22
3	20289221	5819 Grassmere #4	Dallas	1	1	750	1949	0/1/1	No	0.000	\$1.93	\$1,450	\$1,450	06/17/2023	100.0%	68
4	20351162	4501 Emerson AVE	University Pa	1	1	1,200	1951	1/0/1	No	0.160	\$1.31	\$1,575	\$1,575	06/26/2023	100.0%	16
5	20400030	4712 Abbott AVE #208	Highland Parl	1	1	526	1958	0/0/0	No	0.436	\$3.04	\$1,599	\$1,599	01/23/2024	100.0%	159
6	20165486	3337 Lovers LN #B	University Pa	1	1	700	1945	0/0/0	No	0.183	\$2.29	\$1,600	\$1,600	04/29/2023	100.0%	85
7	20402076	4526 University BLVD #3	University Pa	1	1	700	1950	0/1/1	No	0.000	\$2.29	\$1,600	\$1,600	09/18/2023	100.0%	41
8	20397944	6904 Westchester #3	Dallas	1	1	850	1941	1/0/1	No	0.000	\$1.91	\$1,625	\$1,625	08/25/2023	100.0%	19
9	20231717	4554 Glenwick LN #3306	Dallas	1	1	621	2012	0/0/0	No	0.000	\$2.66	\$1,650	\$1,650	02/07/2023	100.0%	8
10	20268017	4554 Glenwick LN #1102	Dallas	1	1	720	1984	0/1/1	No	0.000	\$2.29	\$1,650	\$1,650	03/18/2023	100.0%	10
11	20289432	4554 Glenwick LN #3205	Dallas	1	1	616	2012	0/0/0	No	0.000	\$2.68	\$1,650	\$1,650	04/08/2023	100.0%	12
12	20289434	4554 Glenwick LN #1101	Dallas	1	2	720	1984	0/1/1	No	0.000	\$2.35	\$1,695	\$1,695	06/23/2023	100.0%	50
13	20338004	4554 Glenwick LN #1105	Dallas	1	1	665	1984	0/1/1	No	0.000	\$2.55	\$1,695	\$1,695	06/19/2023	100.0%	60
14	20383765	4554 Glenwick LN #2305	Dallas	1	1	720	1984	0/1/1	No	0.000	\$2.49	\$1,795	\$1,795	08/18/2023	100.0%	14
15	20349069	4554 Glenwick LN #3101	Dallas	1	2	721	2012	0/1/1	No	0.000	\$2.57	\$1,850	\$1,850	06/23/2023	100.0%	13
16	20385334	3430 Potomac AVE #B	Dallas	1	1	1,360	1925	0/1/0	No	0.031	\$1.36	\$1,850	\$1,850	07/22/2023	100.0%	3
17	20231713	4554 Glenwick LN #3309	Dallas	1	2	777	2012	0/0/1	No	0.000	\$2.44	\$1,895	\$1,895	02/07/2023	100.0%	136
18	20254135	4554 Glenwick LN #3108	Dallas	1	2	777	2012	0/0/1	No	0.000	\$2.57	\$1,995	\$1,995	02/28/2023	100.0%	146
19	20432603	4554 Glenwick LN #3308	Dallas	1	2	777	2012	0/0/1	No	0.000	\$2.64	\$2,050	\$2,050	10/27/2023	100.0%	16
20	20310327	4568 Roland AVE #B	Highland Parl	1	1	1,110	1974	0/1/1	No	0.709	\$1.89	\$2,100	\$2,100	05/12/2023	100.0%	20
21	20434871	4501 Druid LN #220	Dallas	1	1	900	1985	1/0/1	No	0.000	\$2.33	\$2,100	\$2,100	12/26/2023	100.0%	195
22	20453482	4201 Lomo Alto DR #112	Highland Parl	1	1	1,167	2006	2/0/2	Yes	0.000	\$2.34	\$2,733	\$2,733	11/07/2023	100.0%	135
23	20367745	4242 Lomo Alto DR #N96	Highland Parl	1	2	1,034	1950	1/0/1	Yes	3.507	\$2.66	\$2,750	\$2,750	08/10/2023	100.0%	40
24	20420354	4242 Lomo Alto DR #N87	Highland Parl	1	2	1,063	1950	1/0/1	Yes	0.000	\$2.73	\$3,000	\$2,900	10/20/2023	96.7%	28
25	20248896	4203 Lomo Alto DR #212	Highland Parl	1	1	1,167	2006	2/0/2	Yes	0.000	\$2.51	\$2,924	\$2,924	02/20/2023	100.0%	21

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<b>Listings: Closed</b>																
26	20360908	4500 Roland AVE #305	Highland Parl	1	1	1,000	1982	2/0/2	Yes	3.218	\$3.00	\$3,000	\$3,000	09/01/2023	100.0%	13
27	20328950	4203 Lomo Alto DR #112	Highland Parl	1	1	1,167	2006	2/0/2	Yes	0.000	\$2.70	\$3,148	\$3,148	05/25/2023	100.0%	10
28	20262150	4203 Lomo Alto DR #112	Highland Parl	1	1	1,167	2006	2/0/2	Yes	0.000	\$3.16	\$3,693	\$3,693	03/30/2023	100.0%	35

<b>Min</b>	1	1	526	1925	0/0/1	0.000	\$1.31	\$1,395	\$1,395	96.7%	3
<b>Max</b>	1	2	1,360	2012	0/0/0	3.507	\$3.16	\$3,693	\$3,693	100.0%	195
<b>Avg</b>	1	1	889	1978	2/1/2	0.306	\$2.34	\$2,052	\$2,049	99.9%	50
<b>Med</b>	1	1	814	1984	1/0/1	0.000	\$2.47	\$1,823	\$1,823	100.0%	22

<b>34</b>	<b>Total Listings</b>	<b>Average for all:</b>	1	1	873	1973	0/0/1	0.261	\$2.34	\$2,018	\$2,049	99.9%	66
		<b>Median for all:</b>	1	1	825	1978	0/0/1	0.000	\$2.40	\$1,723	\$1,823	100.0%	38

	Min	Max	Avg	Med
<b>Quick Statistics</b>				
<b>List Price</b>	\$1,395	\$3,693	\$2,018	\$1,723
<b>Sale Price</b>	\$1,395	\$3,693	\$2,049	\$1,823
<b>Sale / List</b>	96.7%	100.0%	99.9%	100.0%