

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 04/02/2023 Property Sub Type is one of 'Duplex', 'Triplex', 'Quadruplex' State Or Province is one of 'Louisiana', 'Texas' School District is 'Highland Park ISD' Beds Total is 3

Market Analysis Summary | Residential Lease

Listings as of 1/27/24 at 9:04 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
Listings: Active																
1	20432880	3449 Asbury ST	University Pa	3	3	2,200	1978	0/4/2	No	0.200	\$1.75	\$3,850				134
2	20432918	3447 Asbury ST #1A	University Pa	3	3	2,200	1978	0/4/2	No	0.200	\$1.75	\$3,850				134
3	20496707	4210 Normandy AVE	University Pa	3	2	1,922	1930	1/0/1	No	0.189	\$2.34	\$4,500				40
4	20511739	4421 University BLVD #4421	University Pa	3	2	2,206	1950	2/0/2	No	0.235	\$2.04	\$4,500				165
5	20340388	3438 Milton AVE	University Pa	3	2	1,700	1934	0/0/0	No	0.170	\$2.91	\$4,950				305
6	20504029	4225 University BLVD	University Pa	3	3	2,200	1936	2/2/2	No	0.213	\$2.27	\$5,000				98
7	20456091	5901 Auburndale AVE	University Pa	3	3	2,002	1974	2/0/2	No	0.180	\$3.00	\$6,000				102
8	20496712	4427 Westway AVE	Highland Parl	3	3	2,897	1936	2/0/2	No	0.000	\$2.07	\$6,000				15
9	20480501	4030 Centenary AVE	University Pa	3	4	2,866	1999	2/0/2	No	0.126	\$2.44	\$7,000				68
10	20496822	4202 University BLVD	University Pa	3	5	3,368	2023	2/0/2	No	0.164	\$3.12	\$10,500				39
11	20495334	4200 University BLVD	University Pa	3	5	3,396	1951	2/0/2	No	0.164	\$3.24	\$11,000				43
		Min		3	2	1,700	1930	2/0/2		0.000	\$1.75	\$3,850				15
		Max		3	5	3,396	2023	0/0/0		0.235	\$3.24	\$11,000				305
		Avg		3	3	2,451	1963	2/4/2		0.167	\$2.45	\$6,105				104
		Med		3	3	2,200	1951	1/1/2		0.180	\$2.34	\$5,000				98

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Market Analysis Summary | Residential Lease

Listings as of 1/27/24 at 9:04 am, Page 2 of 3

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
Listings: Closed																
1	20375242	4118 Normandy AVE	University Pa	3	2	1,500	1946	0/0/0	No	0.172	\$1.90	\$2,850	\$2,850	10/16/2023	100.0%	30
2	20351556	3549 Asbury ST	University Pa	3	2	1,660	1963	0/2/2	No	0.208	\$1.75	\$2,995	\$2,900	09/11/2023	96.8%	94
3	20341129	4431 Emerson AVE	University Pa	3	2	1,845	1936	0/0/0	No	0.160	\$1.63	\$3,200	\$3,000	08/29/2023	93.8%	88
4	20443634	4429 Emerson AVE	University Pa	3	2	1,845	1936	0/0/0	No	0.160	\$1.63	\$3,000	\$3,000	10/23/2023	100.0%	10
5	20373504	4233 University BLVD	University Pa	3	2	2,100	1935	0/0/0	No	0.188	\$1.55	\$3,700	\$3,250	10/12/2023	87.8%	99
6	20400842	3451 Lovers LN	University Pa	3	2	2,092	1940	1/0/1	No	0.160	\$1.58	\$3,300	\$3,300	08/15/2023	100.0%	5
7	20376445	4153 Normandy AVE	University Pa	3	2	2,000	1929	0/1/1	No	0.207	\$1.75	\$3,750	\$3,500	10/18/2023	93.3%	89
8	20395069	4146 Normandy AVE	University Pa	3	2	1,556	1937	0/2/0	No	0.172	\$2.25	\$3,500	\$3,500	09/25/2023	100.0%	3
9	20306183	4521 Fairway	Highland Parl	3	2	2,000	1936	1/1/2	No	0.239	\$1.85	\$3,700	\$3,700	05/06/2023	100.0%	8
10	20510027	3425 Rankin ST #A	University Pa	3	3	1,650	1985	0/0/0	No	0.170	\$2.30	\$3,400	\$3,800	01/14/2024	111.8%	66
11	20319000	4155 Normandy AVE	University Pa	3	2	2,000	1929	0/1/1	No	0.207	\$1.94	\$3,875	\$3,875	06/02/2023	100.0%	16
12	20387884	4306 Normandy AVE	University Pa	3	2	2,237	1940	1/0/1	No	0.180	\$1.79	\$4,000	\$4,000	11/01/2023	100.0%	45
13	20430102	4513 Fairway AVE	Highland Parl	3	3	2,220	1930	1/0/1	No	0.209	\$1.85	\$4,100	\$4,100	10/13/2023	100.0%	24
14	20295928	4439 University BLVD	University Pa	3	3	2,732	1951	1/0/1	No	0.239	\$1.65	\$4,400	\$4,500	06/15/2023	102.3%	72
15	20344269	4208 Normandy AVE	University Pa	3	2	1,922	1930	1/0/1	No	0.189	\$2.34	\$4,500	\$4,500	06/21/2023	100.0%	20
16	20354639	4210 Normandy AVE	University Pa	3	2	1,922	1930	1/0/1	No	0.189	\$2.34	\$4,500	\$4,500	07/17/2023	100.0%	34
17	20305878	3508 Asbury ST	University Pa	3	3	2,212	1984	2/0/0	No	0.086	\$2.19	\$5,000	\$4,850	06/18/2023	97.0%	46
18	20172234	3659 Mcfarlin BLVD	University Pa	3	2	2,406	1971	2/0/2	No	0.161	\$2.08	\$5,000	\$5,000	08/11/2023	100.0%	277
19	20328099	4309 University BLVD	University Pa	3	3	3,155	1951	0/0/0	No	0.241	\$2.69	\$8,500	\$8,500	06/05/2023	100.0%	17
		Min		3	2	1,500	1929	0/0/1		0.086	\$1.55	\$2,850	\$2,850		87.8%	3
		Max		3	3	3,155	1985	0/0/0		0.241	\$2.69	\$8,500	\$8,500		111.8%	277
		Avg		3	2	2,055	1945	2/2/2		0.186	\$1.95	\$4,067	\$4,033		99.1%	55
		Med		3	2	2,000	1937	1/0/1		0.188	\$1.85	\$3,750	\$3,800		100.0%	34

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BARNETT & HILL REAL ESTATE SERVICES

Prepared By John Hill

January 27, 2024

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Total Listings

Average for all:	3	3	2,200	1952	1/1/1		0.179	\$2.13	\$4,814	\$4,033	99.1%	73
Median for all:	3	2	2,096	1940	1/0/1		0.184	\$2.06	\$4,250	\$3,800	100.0%	46

Quick Statistics

	Min	Max	Avg	Med
List Price	\$2,850	\$11,000	\$4,814	\$4,250
Sale Price	\$2,850	\$8,500	\$4,033	\$3,800
Sale / List	87.8%	111.8%	99.1%	100.0%

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