

CMA Report

Listings as of 08/20/07 at 4:50pm

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Property Type Residential **Street Address** 3225 Turtle Creek **Statuses** Active, Active - Option, Pending (2/21/2007 or after) , Sold (2/21/2007 or after)

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Pool	Date	\$/SqFt	DOM	Orig Price	List Price
3225 TURTLE CREEK Blvd #1	Dallas	0035, X	1	1	712		1998	Y	02/24/07	224.58	168	172,000	159,900
3225 TURTLE CREEK Blvd #1	Dallas	0035, X	1	1	832		1998	Y	07/25/07	252.40	23	210,000	210,000
3225 TURTLE CREEK Blvd #1	Dallas	0035, X	2	2	1126	3.540ac	1998	Y	06/07/07	306.39	71	345,000	345,000
3225 TURTLE CREEK Blvd #1	Dallas	0035, X	2	2	1162	3.540ac	1998	Y	08/17/07	308.95	3	359,000	359,000
3225 TURTLE CREEK Blvd #7	Dallas	0035, X	2	2	1126		1998	N	08/02/07	319.72	18	360,000	360,000
3225 TURTLE CREEK Blvd #7	Dallas	0035, X	3	2	2026	3.540ac	2001	N	04/14/07	222.11	128	499,000	450,000
3225 TURTLE CREEK Blvd #9	Dallas	0035, X	2	2	1745	3.540ac	1998	Y	07/11/07	285.96	40	568,750	499,000
3225 TURTLE CREEK Blvd #P	Dallas	0035, X	2	3	2089	3.540ac	1998	Y	05/16/07	334.61	96	759,000	699,000
3225 TURTLE CREEK Blvd #2	Dallas	0035, X	2	3	2097	3.540ac	1998	Y	06/19/07	333.76	59	719,900	699,900
3225 TURTLE CREEK Blvd #P	Dallas	0035, X	2	3	2097		2001	Y	05/06/07	357.65	76	750,000	750,000
Listing Count 10	Averages			1501						301.92	68	474,265	453,180
				High 750,000						Low 159,900			Median 405,000

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Pool	Date	\$/SqFt	DOM	Orig Price	List Price
3225 TURTLE CREEK Blvd #1	Dallas	0035, X	1	1	538	3.540ac	1998	Y	06/27/07	278.62	168	149,900	149,900
3225 TURTLE CREEK Blvd #3	Dallas	0035, X	1	1	834		1998	Y	07/17/07	238.61	61	213,000	199,000
Listing Count 2	Averages			686						254.30	115	181,450	174,450
				High 199,000						Low 149,900			Median 174,450

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Pool	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
3225 TURTLE CREEK Blvd #1	Dallas	0035, X	2	2	1154		2003	Y	06/25/07	242.63	44	299,000	289,000	280,000	96.90
3225 TURTLE CREEK Blvd #6	Dallas	0035, X	2	2	1391		2003	Y	06/05/07	202.73	140	298,000	293,900	282,000	96.00
3225 TURTLE CREEK Blvd #1	Dallas	0035, X	2	2	1163		1998	Y	05/15/07	243.77	4	299,000	299,000	283,500	94.80
3225 TURTLE CREEK Blvd #1	Dallas	0035, X	2	2	1384		2003	Y	04/20/07	205.92	24	275,000	275,000	285,000	103.60
3225 TURTLE CREEK Blvd #1	Dallas	0035, X	2	2	1152	3.540ac	1998	Y	02/23/07	247.40	136	299,900	299,900	285,000	95.00
3225 TURTLE CREEK Blvd #1	Dallas	0035, X	2	2	1152	3.540ac	1998	Y	03/29/07	237.09	107	304,900	289,000	273,130	94.50
3225 TURTLE CREEK Blvd #3	Dallas	0035, X	2	2	1150	3.540ac	1998	Y	04/30/07	265.22	43	320,000	320,000	305,000	95.30
3225 TURTLE CREEK Blvd #1	Dallas	0035, X	2	2	1240	3.540ac	1998	Y	02/28/07	250.00	163	339,000	310,000	310,000	100.00
3225 TURTLE CREEK Blvd #1	Dallas	0035, X	2	2	1126	3.540ac	1998	Y	04/18/07	297.51	19	340,000	340,000	335,000	98.50
3225 TURTLE CREEK Blvd #1	Dallas	0035, X	2	2	2071	3.540ac	2003	Y	04/19/07	222.11	137	499,900	460,000	460,000	100.00
Listing Count 10	Averages			1298						239.95	82	327,470	317,580	309,863	97.57
				High 460,000						Low 273,130			Median 279,065		
Report Count 22	Report Averages			1335						267.17	79	380,920	366,205	309,863	

Presented By: Kenneth Cox / DFW Urban Realty Phone: 469-831-2087

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