


Stephen Crawford
 Your first home, dream home, and every one in between!
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 Ph:



Prepared By **Stephen Crawford**

March 06, 2023

Property Type is 'Residential' Property Type is 'Residential' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 03/06/2023 to 09/07/2022 Property Sub Type is 'Single Family Residence' Latitude, Longitude is within 0.50 mi of 3514 Taurus Dr, Garland, TX 75044, USA State Or Province is one of 'Louisiana', 'Texas' Beds Total is 2 SqFt is 1600 or less

Market Analysis Summary | Residential

Listings as of **3/6/23** at **9:40 pm**, Page 1 of 2

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
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Listings: Active


1	20161129	3713 Pulsar DR	Garland	2	2	1,434	1984	2/0/2	No	0.108	\$195.19	\$279,900				176
		Min		2	2	1,434	1984	2/0/2		0.108	\$195.19	\$279,900				176
		Max		2	2	1,434	1984	2/0/2		0.108	\$195.19	\$279,900				176
		Avg		2	2	1,434	1984	2/0/2		0.108	\$195.19	\$279,900				176
		Med		2	2	1,434	1984	2/0/2		0.108	\$195.19	\$279,900				176

Listings: Closed


1	20169102	2428 Centaurus DR	Garland	2	2	955	1983	2/0/2	No	0.086	\$272.25	\$250,000	\$260,000	10/13/2022	104.0%	4
2	20202288	2914 Antares CIR	Garland	2	2	1,001	1976	1/0/1	No	0.056	\$264.74	\$259,000	\$265,000	02/23/2023	102.3%	22
3	20172702	3707 Altair DR	Garland	2	2	1,410	1984	2/0/2	No	0.083	\$191.49	\$275,000	\$270,000	01/13/2023	98.2%	2
4	20237845	2422 Libra DR	Garland	2	2	1,098	1983	2/0/2	No	0.081	\$289.62	\$324,900	\$318,000	01/30/2023	97.9%	14
		Min		2	2	955	1976	2/0/2		0.056	\$191.49	\$250,000	\$260,000		97.9%	2
		Max		2	2	1,410	1984	1/0/1		0.086	\$289.62	\$324,900	\$318,000		104.0%	22
		Avg		2	2	1,116	1982	2/0/2		0.077	\$254.52	\$277,225	\$278,250		100.6%	11
		Med		2	2	1,050	1983	2/0/2		0.082	\$268.49	\$267,000	\$267,500		100.2%	9

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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.



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5	Total Listings	Average for all:	2	2	1,180	1982	2/0/2		0.083	\$242.66	\$277,760	\$278,250	100.6%	44
		Median for all:	2	2	1,098	1983	2/0/2		0.083	\$264.74	\$275,000	\$267,500	100.2%	14

Quick Statistics		Min	Max	Avg	Med
	List Price	\$250,000	\$324,900	\$277,760	\$275,000
	Sale Price	\$260,000	\$318,000	\$278,250	\$267,500
	Sale / List	97.9%	104.0%	100.6%	100.2%