

Meredith Amon
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CMA 1 - Line

Prepared By: Meredith Amon

Listings as of 04/18/22 at 7:09 am

Property Type is 'Residential' Status is one of 'Active', 'Pending' Status is 'Sold' Status Contractual Search Date is 04/18/2022 to 01/18/2022 Area is 'Frisco'

Residential

Active Properties

MLS #	Address	Unit #	# Bd	# Bth	Gar	Furn	Cmplx/Subdiv	Yr Blt	Liv Ar	SF	LP/SqFt	List Price	DOM
S1033732	99 Granite STREET #303	303	0	1/0/0	1	CARASSUnfurni:	CEDAR LODGE CON	1985	381	\$1,181.10		\$450,000	17
S1033715	1630 Lakeview TERRACE	203C	2	2/0/0	1	CARDEEFull	LAKE FOREST CONI	1994	1,045	\$932.92		\$974,900	14
S1033905	539 Granite STREET #10	10	2	2/0/0	2	CARASSFull	BEARS DEN CONDC	2005	1,357	\$792.19		\$1,075,000	3
S1032630	121 E Main STREET #200	200	2	2/0/0	1	CARASSUnfurni:	KING SOLOMON SUI	2022	1,257	\$1,149.56		\$1,445,000	29
S1032622	121 E Main STREET #202	202	2	2/0/0	1	CARASSUnfurni:	KING SOLOMON SUI	2022	1,263	\$1,148.06		\$1,450,000	29
S1032323	406 8th AVENUE		3	1/0/0	2	CARGAFUnfurni:	FRISCO TOWN SUB	1966	1,044	\$1,436.78		\$1,500,000	58
S1032468	709 FRISCO STREET #6/6/7		4	0/2/0	0	OTHER,SUnfurni:	MOUNT ROYAL CHA	1966	1,388	\$1,080.69		\$1,500,000	40
S1033842	30 Watertower WAY #203	203	3	1/2/0	1	CARASSMostly	WATERTOWER PLA	2008	1,687	\$1,096.62		\$1,850,000	3
S1033707	281 N 6th AVENUE		3	3/0/0	1	CARGAFUnfurni:	RIVER PINES SUB	1992	1,802	\$1,096.00		\$1,975,000	19
S1033728	670 Gold Dust DRIVE		4	2/1/0	2	CARGAFUnfurni:	MOUNTAIN PINES SI	1993	2,136	\$1,006.55		\$2,150,000	16
S1033886	151 Lupine LANE		4	1/2/1	2	CARGAFPartial	RESERVE AT FRISCO	1998	2,240	\$970.98		\$2,175,000	2
S1033781	200 N 7th AVENUE		9	6/1/1	1	SURFACEPartial	RIVER PINES SUB	1970	9,909	\$605.51		\$6,000,000	11

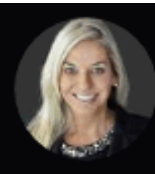
# LISTINGS:	12	Medians:	1994	1,373	\$1088.35	\$1,500,000	17
		Minimums:	1966	381	\$605.51	\$450,000	2
		Maximums:	2022	9,909	\$1436.78	\$6,000,000	58
		Averages:	1993	2,126	\$1041.41	\$1,878,742	20

Pending Properties

MLS #	Address	Unit #	# Bd	# Bth	Gar	Furn	Cmplx/Subdiv	Yr Blt	Liv Ar	SF	LP/SqFt	List Price	DOM
S1032497	1513 Point DRIVE #101	101	2	2/0/0	1	CARGAFUnfurni:	VILLAS AT PROSPEC	1995	1,040	\$768.27		\$799,000	3
S1032550	801 Lakepoint DRIVE #B1B16		2	2/0/1	1	CARGAFMostly	DRAKE LANDING CC	2000	1,140	\$732.46		\$835,000	0
S1033868	157 Alpine DRIVE #A	A	3	2/0/0	1	CARGAFUnfurni:	WILDWOOD TOWNH	1980	1,784	\$487.11		\$869,000	2
S1032392	216A 5th AVENUE #A	A	3	2/0/0	2	CARDEEMostly	TELLER TOWNHOU	1972	1,224	\$734.48		\$899,000	2
S1033708	965 N Ten Mile DRIVE #A&A8		2	2/0/1	1	CARGAFFull	DRAKE LANDING CC	2000	1,359	\$721.12		\$980,000	4
S1032584	75 Galena STREET #103	103	2	2/0/0	2	CARASSFull	RIVER GLEN CONDC	1984	1,078	\$923.01		\$995,000	0
S1033831	487 W Main STREET #E	E	3	2/0/1	1	CARGAFFull	WEST CREEK TOWN	1996	1,352	\$887.57		\$1,200,000	4
S1031806	121 E Main STREET #TH2TH203		2	2/0/0	0	UNASSIGUnfurni:	KING SOLOMON SUI	2022	1,300	\$1,000.00		\$1,300,000	32
S1028931	317 Granite Street #2	2	3	1/2/0	3	CARGAFUnfurni:	GRANITE SQUARE T	2022	1,500	\$900.00		\$1,350,000	0
S1032444	980 Lakepoint DRIVE #70	706	3	2/1/0	1	CARGAFFull	TOWERS AT LAKEPC	1997	1,739	\$833.81		\$1,450,000	7
S1032275	121 E Main STREET #TH2TH201		2	2/0/0	2	CARGAFUnfurni:	KING SOLOMON SUI	2022	1,300	\$1,153.85		\$1,500,000	0
S1032472	661 Gold Dust DRIVE #A	A	3	3/0/0	2	CARGAFFull	MOUNTAIN PINES SI	1992	2,056	\$778.21		\$1,600,000	8

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S1033671	702 Pitkin STREET		3	2/0/1	1	CARGAF	Mostly FRISCO TOWN SUB	1992	1,837		\$924.88	\$1,699,000	0
S1032457	81 Hawn DRIVE #81	81	4	5/0/0	2	CARGAF	Partial SUNLIGHT TOWNHC	1982	2,761		\$633.83	\$1,750,000	12
S1029055	224 Frisco St ALLEY #E	E	3	1/2/0	1	CARGAF	Unfurni: STORM KING MOUN	2020	2,279		\$811.32	\$1,849,000	10
S1029246	317 S 3rd AVENUE #C	C	3	1/2/1	2	CARGAF	Unfurni: STORM KING MOUN	2021	2,300		\$838.70	\$1,929,000	20
S1029281	317 Granite Street #6	6	3	1/2/1	2	CARGAF	Unfurni: GRANITE SQUARE T	2022	2,289		\$917.43	\$2,100,000	35
S1032462	572 Water Dance DRIVE		4	3/0/1	2	CARGAF	Mostly WOODEN CANOE @	2000	2,933		\$732.70	\$2,149,000	3
S1024374	103 Rose Crown CIRCLE		4	1/3/1	2	CARGAF	Unfurni: RESERVE AT FRISCO	2022	3,086		\$737.20	\$2,275,000	164
S1031536	317 Granite Street #5	5	3	1/2/1	2	CARGAF	Unfurni: GRANITE SQUARE T	2022	2,600		\$942.31	\$2,450,000	0
S1032575	901 8th AVENUE		3	2/1/1	2	CARGAF	Mostly BILLS RANCH SUB	2008	3,299		\$1,030.62	\$3,400,000	8

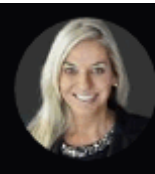
# LISTINGS:	21	Medians:	2000	1,784	\$833.81	\$1,500,000	4
		Minimums:	1972	1,040	\$487.11	\$799,000	0
		Maximums:	2022	3,299	\$1153.85	\$3,400,000	164
		Averages:	2003	1,917	\$832.80	\$1,589,429	15

Sold Properties

MLS #	Address	Unit #	# Bd	# Bth	Gar	Furn	Cmplx/Subdiv	Yr Blt	Liv Ar	SF	LP/SqFt	List Price	Sold Price	SP/Sqft	Sold Date	SP%LP	DOM
S1032069	801 Lakepoint DRIVE #B1B15		1	1/0/1		SURFACE	Unfurni: DRAKE LANDING CC	2000	906		\$594.92	\$539,000	\$545,000	\$601.55	02/24/2022	101.11	0
S1032312	216 Pitkin STREET #14	14	2	1/0/0	2	CARASS	Full ORE HOUSE CONDC	1973	772		\$840.67	\$649,000	\$705,000	\$913.21	04/14/2022	108.63	2
S1032590	700 Lakepoint DRIVE #A1A10		2	3/0/0		SURFACE	Full TARN LANDING CON	1998	1,254		\$618.02	\$775,000	\$800,000	\$637.96	04/13/2022	103.23	3
S1032054	1503 Point DRIVE #3-201	3-201	2	2/0/0	1	CARGAF	Unfurni: VILLAS AT PROSPEC	1995	1,026		\$681.29	\$699,000	\$805,000	\$784.60	03/08/2022	115.16	1
S1032038	419 E Main STREET #3	3	1	1/0/0	1	CARASS	Mostly FIFTH AND MAIN CO	2003	840		\$879.76	\$739,000	\$825,000	\$982.14	02/25/2022	111.64	4
S1031635	1505 Point DRIVE #5-202	5-202	3	2/1/0	1	CARGAF	Unfurni: VILLAS AT PROSPEC	1995	1,420		\$598.59	\$850,000	\$870,000	\$612.68	01/21/2022	102.35	4
S1033685	203 Creekside DRIVE #20206		3	2/0/1	1	CARGAF	Full CROSS CREEK CON	1986	1,266		\$770.14	\$975,000	\$975,000	\$770.14	03/28/2022	100.00	0
S1031876	1610 Lake View TERRACE103A		2	2/0/0	1	CARDEE	Mostly LAKE FOREST CONI	1994	1,045		\$850.72	\$889,000	\$985,000	\$942.58	01/19/2022	110.80	2
S1032443	114 Beaver Lodge ROAD #113		2	2/0/0	1	CARGAF	Mostly BAY CLUB AT FRISCO	1997	1,181		\$761.22	\$899,000	\$1,015,000	\$859.44	04/11/2022	112.90	2
S1032243	400 W Main STREET #201201		2	2/0/0	1	CARASS	Full WOODBRIDGE INN (1992	1,015		\$935.47	\$949,500	\$1,030,000	\$1,014.78	04/12/2022	108.48	2
S1031908	75 Galena STREET #105	105	2	2/0/0	1	CARGAF	Full RIVER GLEN CONDC	1984	1,157		\$821.09	\$950,000	\$1,035,950	\$895.38	02/25/2022	109.05	8
S1031994	85 Galena STREET #202	202	3	1/2/0	1	CARGAF	Mostly RIVER GLEN CONDC	1990	1,294		\$1,004.64	\$1,300,000	\$1,430,000	\$1,105.10	03/02/2022	110.00	3
S1032093	980 Lakepoint DRIVE #70703		3	2/1/0	1	CARGAF	Full TOWERS AT LAKEPC	1997	1,693		\$767.87	\$1,300,000	\$1,450,000	\$856.47	02/18/2022	111.54	2
S1032395	334 Streamside LANE #B	B	3	3/0/0	1	CARGAF	Partial ROYALVIEW AT THE	2001	2,055		\$717.76	\$1,475,000	\$1,575,000	\$766.42	03/23/2022	106.78	3
S1032066	420 Hammerstone LANE #D		4	3/0/1	2	CARGAF	Mostly WATER DANCE SUB	1994	2,630		\$640.68	\$1,685,000	\$1,853,500	\$704.75	03/17/2022	110.00	1
S1031950	332 County Road 1040		4	3/0/1	2	CARGAF	Unfurni: FRISCO HEIGHTS SI	1998	2,784		\$718.39	\$2,000,000	\$2,000,000	\$718.39	03/28/2022	100.00	3
S1030974	114 Lupine LANE		4	3/0/1	2	CARGAF	Partial RESERVE AT FRISCO	2006	3,024		\$727.51	\$2,200,000	\$2,100,000	\$694.44	01/24/2022	95.45	73

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S1029295	118 Galena Street Aly #3	3	4	1/2/0	2CARGA	Unfurni:	HUCKLEBERRY HOL	2022	2,592		\$840.00	\$2,177,280	\$2,177,280	\$840.00	02/02/2022	100.00	0
S1029291	116B Galena STREET #1	1	4	1/3/0	3CARGA	Unfurni:	HUCKLEBERRY HOL	2022	2,606		\$834.61	\$2,175,000	\$2,190,000	\$840.37	03/15/2022	100.69	12
S1029294	116A Galena STREET #2	2	4	1/3/0	3CARGA	Unfurni:	HUCKLEBERRY HOL	2022	2,658		\$825.00	\$2,192,850	\$2,192,850	\$825.00	02/01/2022	100.00	0
S1031440	530 Wooden Canoe LANE		4	3/0/1	2CARGA	Partial	WOODEN CANOE @	1997	3,695		\$945.87	\$3,495,000	\$3,250,000	\$879.57	02/25/2022	92.99	107
# LISTINGS:	21	Medians:						1997	1,294		\$770.14	\$975,000	\$1,035,950	\$840.00		106.78	2
		Minimums:						1973	772		\$594.92	\$539,000	\$545,000	\$601.55		92.99	0
		Maximums:						2022	3,695		\$1004.64	\$3,495,000	\$3,250,000	\$1,105.10		115.16	107
		Averages:						1998	1,758		\$779.72	\$1,376,840	\$1,419,504	\$821.19		105.28	11

Quick Statistics (54 Listings Total)				
	Min	Max	Average	Median
List Price	\$450,000	\$6,000,000	\$1,571,047	\$1,450,000
Sold Price	\$545,000	\$3,250,000	\$1,419,504	\$1,035,950

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