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Allie Beth Allman  
& Associates  
Local. Real Estate. Leaders.

LUXURY PORTFOLIO  
INTERNATIONAL



DEBBIE MURRAY  
DALLAS LUXURY REAL ESTATE

CIPS

MCNE

CRS

CLHMS  
MILLER DOLLARD  
GUILD

5015 Tracy Street, Suite 102  
Dallas, TX 75205

PRESORTED  
STANDARD  
US POSTAGE  
PAID  
REAL MARKETING

## 14 TOTAL HOMES SOLD

### SOLD PRICE

LOW	\$1,100,000
AVERAGE	<b>\$1,991,136</b>
HIGH	\$2,910,000

### DAYS ON MARKET

LOW	0
AVERAGE	<b>33</b>
HIGH	215

### SP/LP RATIO

LOW	85.2%
AVERAGE	<b>103.2%</b>
HIGH	122.9%

## UNIVERSITY PARK

YEA-TO-DATE  
REAL ESTATE REVIEW



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EARLY SPRING 2022 | REAL ESTATE MARKET REPORT

# UNIVERSITY PARK

Prepared Especially For FUTURE FRIENDS AND NEIGHBORS

### Dear Future Friends and Neighbors,

These statistics represent the current market trends in your community.  
For an in-depth analysis on how these trends affect your home's value,  
call us today at **214.558.1004** for a free consultation.

Data based on listings from NTRIS from October 1st, 2021 to January 31st, 2022, 2021. Information deemed accurate but not guaranteed.



Presented By  
**DEBBIE MURRAY**  
Your University Park Luxury Real Estate Specialist





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- » CERTIFIED LUXURY HOME MARKETING SPECIALIST (CLHMS)
- » CERTIFIED INTERNATIONAL PROPERTY SPECIALIST
- » ACCREDITED STAGING PROFESSIONAL
- » BBA IN MARKETING | THE UNIVERSITY OF TEXAS, AUSTIN
- » ONE OF D MAGAZINE'S BEST REALTORS
- » FIVE-STAR REVIEWS ON ZILLOW
- » IN TOTAL, DEBBIE HAS 9 DESIGNATIONS THAT HAVE HELPED TO BETTER SERVE HER CLIENTS

REALTOR AND  
ASSOCIATE  
BROKER

SINCE  
1999



DEAR FUTURE FRIENDS AND NEIGHBORS,  
Receive the most accurate assessment of your home's value, provided to you as a complimentary service by **Debbie Murray**, your **University Park** real estate specialist.

WWW.DEBBIEMURRAY.COM



If you want to know what your home would sell for in today's market,  
contact me today at **214.558.1004**.

## UNIVERSITY PARK | REAL ESTATE MARKET REPORT

### 11 ACTIVE HOMES NEAR YOU

STATUS	BEDS	BATHS	EST. SQ. FT.	LIST PRICE	LIST MONTH
Active	2	2	2,000	\$1,395,000	March-22
Active	3	2	2,400	\$1,400,000	January-22
Active	6	8	5,100	\$2,450,000	October-21
Active	5	7	5,100	\$2,490,000	February-22
Active	4	6	4,700	\$2,495,000	January-22
Active	5	5	4,800	\$2,575,000	January-22
Active	5	7	6,000	\$2,895,000	January-22
Active	4	5	4,100	\$3,150,000	January-22
Active	5	8	5,900	\$3,500,000	December-21
Active	5	6	6,800	\$4,495,000	September-21
Active	4	7	7,300	\$5,500,000	September-21

THERE ARE 15 HOMES CURRENTLY PENDING

### 14 RECENT SALES NEAR YOU

STATUS	STREET NAME	BEDS	BATHS	EST. SQ. FT.	LIST PRICE	SOLD MONTH
Sold	Shenandoah Street	4	5	3,500	\$1,385,000	March-22
Sold	Milton Avenue	4	3	2,800	\$1,450,000	March-22
Sold	Milton Avenue	4	4	3,600	\$1,799,000	February-22
Sold	Dyer Street	5	5	5,000	\$2,590,000	February-22
Sold	Amherst Avenue	5	6	4,900	\$2,250,000	February-22
Sold	Rankin Street	4	4	4,600	\$2,085,000	February-22
Sold	Hanover Street	5	6	5,200	\$2,700,000	February-22
Sold	Amherst Avenue	4	6	5,000	\$2,195,000	February-22
Sold	Hanover Avenue	4	6	5,500	\$2,795,000	February-22
Sold	Villanova Street	4	5	3,300	\$2,299,000	February-22
Sold	Dyer Street	2	1	1,200	\$895,000	January-22
Sold	Stanford Avenue	3	2	1,900	\$1,200,000	January-22
Sold	University Boulevard	5	7	4,900	\$2,300,000	January-22
Sold	Binkley Avenue	4	4	3,600	\$1,549,000	January-22

Debbie Murray of Allie Beth Allman & Associates has provided this information to you based on sales and data reported by MLS/NTREIS. Listings and sales may not be those of Allie Beth Allman & Associates. The NTREIS does not guarantee the accuracy of this data, which may not reflect all the real estate activity in the area. This market report is not intended to solicit properties currently listed in MLS or by Broker agreement. \*Estimated square feet rounded down to the nearest hundred.



## CURRENT COMMUNITY ACTIVITY

