

DEBBIE MURRAY ASSOCIATE BROKER, CIPS, CRS, CLHMS, MCNE

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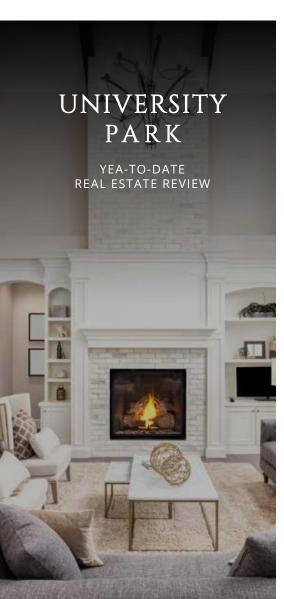












## **14** TOTAL HOMES SOLD

**SOLD PRICE** 

LOW \$1,100,000

**AVERAGE** 

\$1,991,136

5015 Tracy Street, Suite 102 Dallas, TX 75205

\$2,910,000

**DAYS ON MARKET** 

LOW

AVERAGE

33

215

SP/LP **RATIO** 

85.2%

**AVERAGE** 

103.2%

122.9%

### 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.







EARLY SPRING 2022 | REAL ESTATE MARKET REPORT

# UNIVERSITY PARK

Prepared Especially For FUTURE FRIENDS AND NEIGHBORS



Presented By DEBBIE MURRAY Your University Park Luxury Real Estate Specialist



Allie Beth Allman & Associates

DEBBIE MURRAY ASSOCIATE BROKER, CIPS, CRS, CLHMS, MCNE

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- BBA IN MARKETING | THE UNIVERSITY OF TEXAS, AUSTIN

ACCREDITED STAGING PROFESSIONAL

CERTIFIED INTERNATIONAL PROPERTY SPECIALIST

CERTIFIED LUXURY HOME MARKETING SPECIALIST (CLHMS)

- 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 DEBBIE MURRAY



#### 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          | RED2 | RAIHS | 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  |

