



Curated details prepared specifically for you.

Hillary Leutwyler, Real Estate Agent and Texas REALTORS Director at Citiwide
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Prepared By Hillary Leutwyler

August 02, 2022

Property Type is 'Land' Property Type is 'Land' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 08/02/2022 to 08/02/2021 State Or Province is one of 'Louisiana', 'Texas' Latitude, Longitude is around 33.42, -96.50 25 Properties have been discarded.

Market Analysis Summary | Land

Listings as of 8/2/22 at 9:13 am, Page 1 of 3

#	MLS #	Address	City	Acres	\$/Acre	Land Sqft	\$/Lnd SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
Listings: Active												
1	20060489	1037 Blackmon RD	Van Alstyne	12.02	\$60,000	523,591	\$1	\$721,200				74
2	20007107	TBD-11.024 ACRES Ballard RD	Van Alstyne	11.02	\$47,623	480,205	\$1	\$525,000				145
3	20084761	TBD Cameron Hill RD	Van Alstyne	11.00	\$50,000	479,160	\$1	\$550,000				50
4	20111020	TBD Black RD	Van Alstyne	11.00	\$50,000	479,160	\$1	\$550,000				22
5	20019575	00 Black RD	Van Alstyne	7.54	\$59,682	328,442	\$1	\$450,000				125
6	20123866	890 Willy Vester Willy Vester Off Of	Van Alstyne	5.00	\$79,800	217,800	\$2	\$399,000				8
7	20069932	Country Place LN	Van Alstyne	5.00	\$97,000	217,800	\$2	\$485,000				61
8	20052405	Lot 1 Wild RD	Van Alstyne	5.00	\$97,800	217,800	\$2	\$489,000				85
9	20052468	Lot 2 Wild RD	Van Alstyne	5.00	\$97,800	217,800	\$2	\$489,000				85
10	20052513	Lot 3 Wild RD	Van Alstyne	5.00	\$97,800	217,800	\$2	\$489,000				85
11	20052517	Lot 4 Wild RD	Van Alstyne	5.00	\$97,800	217,800	\$2	\$489,000				74
12	20124301	6477 Fm 121	Van Alstyne	3.96	\$69,497	172,367	\$2	\$275,000				7
		Min		3.96	\$47,623	172,367	\$1	\$275,000				7
		Max		12.02	\$97,800	523,591	\$2	\$721,200				145
		Avg		7.21	\$75,400	314,144	\$2	\$492,600				68
		Med		5.00	\$74,649	217,800	\$2	\$489,000				74

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1	20045446	003 Oak Hill RD	Van Alstyne	14.25	\$107,719	620,730	\$2	\$545,000	\$1,535,000	06/06/2022	281.7%	14
2	14642995	000 Brangus RD	Anna	12.82	\$14,041	558,439	\$0	\$250,000	\$180,000	09/10/2021	72.0%	7
3	14618793	1 Bucksnot RD	Van Alstyne	12.50	\$20,000	544,500	\$0	\$250,000	\$250,000	09/03/2021	100.0%	16
4	14764358	005 Oak Hill RD	Van Alstyne	11.00	\$40,455	479,160	\$1	\$445,000	\$445,000	06/06/2022	100.0%	48
5	20045452	002 Oak Hill RD	Van Alstyne	11.00	\$40,455	479,160	\$1	\$445,000	\$445,000	06/14/2022	100.0%	10
6	20045454	001 Oak Hill RD	Van Alstyne	11.00	\$40,455	479,160	\$1	\$445,000	\$445,000	06/14/2022	100.0%	17
7	14736462	3891 Bethel Cannon RD	Van Alstyne	10.52	\$48,954	458,251	\$1	\$515,000	\$515,000	02/03/2022	100.0%	5
8	14749934	0004 Wolf Front RD	Van Alstyne	6.83	\$43,810	297,297	\$1	\$299,000	\$299,000	03/07/2022	100.0%	24
9	14630333	280 Hugh Orr RD	Van Alstyne	6.49	\$43,948	282,487	\$1	\$300,000	\$285,000	12/30/2021	95.0%	144
10	14638198	TBD 3.594 Acres	Van Alstyne	3.59	\$67,474	156,555	\$2	\$250,000	\$242,500	02/04/2022	97.0%	161
11	20009856	TBD Bethel Cannon RD	Van Alstyne	3.23	\$82,713	140,481	\$2	\$275,000	\$266,750	05/04/2022	97.0%	37
12	14705814	1 Cold Springs RD	Van Alstyne	2.33	\$77,220	101,538	\$2	\$179,999	\$179,999	12/09/2021	100.0%	4
13	14699329	Lot 1 Collin County Line RD	Van Alstyne	1.65	\$90,909	71,874	\$2	\$150,000	\$150,000	12/20/2021	100.0%	36
14	14699334	Lot 2 Collin County Line RD	Van Alstyne	1.65	\$90,909	71,874	\$2	\$150,000	\$150,000	01/27/2022	100.0%	47
15	14759167	Lot 3 Yellow Bridge RD	Van Alstyne	1.65	\$97,576	71,874	\$2	\$150,000	\$161,000	03/29/2022	107.3%	4
16	14760636	Lot 4 Yellow Bridge RD	Van Alstyne	1.65	\$98,182	71,874	\$2	\$150,000	\$162,000	03/16/2022	108.0%	4

Listings: Closed

	Min		1.65	\$14,041	71,874	\$0	\$150,000	\$150,000		72.0%	4
	Max		14.25	\$107,719	620,730	\$2	\$545,000	\$1,535,000		281.7%	161
	Avg		7.01	\$62,801	305,328	\$1	\$299,937	\$356,953		109.9%	36
	Med		6.66	\$58,214	289,892	\$1	\$262,500	\$258,375		100.0%	17

28	Total Listings	Average for all:	7.10	\$68,201	309,106	\$2	\$382,507	\$356,953		109.9%	50
		Median for all:	5.74	\$68,485	250,143	\$2	\$445,000	\$258,375		100.0%	37

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**Quick
Statistics**

	Min	Max	Avg	Med
List Price	\$150,000	\$721,200	\$382,507	\$445,000
Sale Price	\$150,000	\$1,535,000	\$356,953	\$258,375
Sale / List	72.0%	281.7%	109.9%	100.0%

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