

Cross Creek Ranch June Results

Option Pending Properties

MLS #	Address	Subdivision	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
28364182	27118 Cottage Stream Lane	Cross Creek Ranch	2,450	2012	6,778	\$281,000	\$114.69	83
24536965	28007 Silverstream Court	CROSS CREEK RANCH	3,164	2009	7,304	\$325,000	\$102.72	*87
86077608	3507 Big Hickory Court	Cross Creek Ranch	2,844	2015	9,388	\$354,900	\$124.79	27
78826199	5314 Kenton Place Lane	Cross Creek Ranch	3,411	2013	8,867	\$387,500	\$113.60	*150
75000554	27622 Maverick Run Lane	Cross Creek Ranch	4,348	2011	10,494	\$459,000	\$105.57	41
67503888	5719 Stern Springs Lane	Cross Creek Ranch	3,630	2010	11,056	\$464,700	\$128.02	109
80514713	6115 Mustang Trail Lane	Cross Creek Ranch	5,060	2011	11,493	\$600,000	\$118.58	*111

Pend Cont to Show Properties

MLS #	Address	Subdivision	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
48675632	5515 Caspian Falls Lane	Cross Creek Ranch	5,137	2013	12,946	\$709,500	\$138.12	*293

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27940906	19923 Goldlake Drive	Cross Creek Sec 01	2,425	2004	7,932	\$199,900	\$82.43	6
51142125	5914 Waterlily Park Lane	Cross Creek Ranch	1,776	2018	6,250	\$261,165	\$147.05	*310
37391641	5618 Verona Ridge Drive	CROSS CREEK RANCH	1,984	2018		\$279,900	\$141.08	*299
50049898	5603 Alexan Crest Drive	Cross Creek Ranch	2,163	2018	6,250	\$286,690	\$132.54	*222
56037343	27214 Aspen Falls Lane	Cross Creek Ranch	3,124	2013	6,853	\$290,000	\$92.83	67
73490378	29123 PARKER TRACE Drive	CROSS CREEK RANCH	2,445	2018	6,625	\$296,900	\$121.43	*245
10814951	5810 Waterlily Park Lane	Cross Creek Ranch	2,522	2018	6,250	\$299,590	\$118.79	*359
68057339	28014 Barberry Banks Lane	Cross Creek Ranch	2,931	2009	7,135	\$299,900	\$102.32	37
74311258	29126 Brooks Valley Drive	Cross Creek Ranch	2,351	2018		\$299,900	\$127.56	82
61327425	28315 Long Mill Lane	Cross Creek Ranch	2,111	2018		\$310,240	\$146.96	0
17744222	28022 Barberry Banks Lane	Cross Creek Ranch	2,950	2009	8,587	\$319,900	\$108.44	*263
37003276	28431 Asher Falls Lane	CROSS CREEK RANCH	2,354	2018	7,345	\$324,900	\$138.02	*294
72675731	27530 Kingsland Place Lane	Cross Creek Ranch	2,831	2015	7,188	\$324,999	\$114.80	54
4097983	3522 Shadow Bay Court	Cross Creek Ranch	2,830	2018		\$329,990	\$116.60	*427
18802920	3526 Shadow Bay Court	Cross Creek Ranch	2,939	2018		\$352,414	\$119.91	0
66051618	29102 Parker Trace Drive	Cross Creek Ranch	2,649	2018	12,900	\$360,000	\$135.90	*396

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62403265	28426 Sycamore Falls Lane	Cross Creek Ranch	2,622	2018	7,610	\$397,900	\$151.75	*305
37909208	28515 Sycamore Falls Lane	CROSS CREEK RANCH	3,299	2018	7,150	\$399,900	\$121.22	*606
52775853	28430 Sycamore Falls Lane	Cross Creek Ranch	2,726	2018	7,811	\$399,900	\$146.70	*323
36496897	3442 Willow Crescent Ct	Cross Creek Ranch	3,096	2018	7,700	\$399,990	\$129.20	*138
88899942	3422 Dalton Spring	Cross Creek Ranch	3,164	2018		\$405,000	\$128.00	*215
39232031	27603 Lakeway Trail Lane	Cross Creek Ranch	4,219	2015	8,745	\$470,000	\$111.40	*69
27192747	3922 Morning Creek Court	Cross Creek Ranch	3,479	2017		\$474,991	\$136.53	319
90305125	28315 HIDDEN BROOK LN	Cross Creek Ranch	3,533	2017		\$474,999	\$134.45	*223
60667441	5814 Spring River	Cross Creek Ranch	4,130	2008	13,627	\$519,000	\$125.67	*93
93017926	28343 Hidden Brook Lane	Cross Creek Ranch	3,623	2017		\$546,073	\$150.72	*194
34299040	4110 Rainflower Court	Cross Creek Ranch	4,016	2018	11,456	\$569,459	\$141.80	*228
50472993	27111 Liberty Heights Lane	Cross creek ranch	4,175	2013	13,278	\$569,900	\$136.50	86
71542551	28326 Vineyard Terrace Lane	Cross Creek Ranch	4,241	2018		\$577,585	\$136.19	*319
43269779	28402 Enchanted Shores Lane SW	Cross Creek Ranch	4,354	2018	10,448	\$589,760	\$135.45	*263
91642525	28210 ENCHANTED SHORES LN Lane	Cross Creek Ranch	4,442	2018		\$589,954	\$132.81	*210
78750839	28223 Enchanted Shores Lane	Cross Creek Ranch	4,265	2018		\$590,203	\$138.38	*229
77029158	5507 Mustang Ridge	Cross Creek Ranch	4,441	2013	11,551	\$595,000	\$133.98	39
77134972	28214 Enchanted Shores Lane	Cross Creek Ranch	4,384	2018		\$595,682	\$135.88	*292
36013075	27826 Burnett Hills Lane	Cross Creek Ranch	4,682	2016	10,491	\$614,800	\$131.31	43
70813938	28338 Sparkling Brook Lane	Cross Creek Ranch	4,583	2018		\$649,500	\$141.72	*318
30699469	28318 Cave Springs Lane	Cross Creek Ranch	4,734	2018		\$671,245	\$141.79	*316
51029497	28419 Cave Springs Lane	Cross Creek Ranch	4,336	2018		\$676,079	\$155.92	*295
79621580	5015 Regatta Run Lane	Cross Creek Ranch	4,583	2018		\$705,764	\$154.00	*179
77743809	5119 Regatta Run Lane	Cross Creek Ranch	5,308	2018		\$821,967	\$154.85	*378
60491219	28111 Dozier Rose Court	Cross Creek Ranch	5,225	2013		\$999,900	\$191.37	*851

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Sold Properties												
MLS #	Address	Subdivision	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%
80375185	Silver Rock Drive	Cross Creek Sec 01	2,966	2004	6,309	\$199,000	\$67.09	14	06/29/18	\$200,000	\$67.43	100.50
96734611	Aspen Falls Lane	Cross Creek Ranch	2,103	2013	5,983	\$257,900	\$122.63	62	06/08/18	\$254,000	\$120.78	98.49
11176128	Crystal Rose Lane	Cross Creek Ranch	1,586	2018	6,250	\$258,465	\$162.97	*277	06/01/18	\$259,690	\$163.74	100.47
56827910	Aspen Falls Lane	Cross Creek Ranch	2,212	2013	7,571	\$275,000	\$124.32	24	06/15/18	\$270,000	\$122.06	98.18
46275369	Barberry Banks Lane	CROSS CREEK RANCH	2,681	2008	6,875	\$275,000	\$102.57	*307	06/28/18	\$275,000	\$102.57	100.00
77214028	Alexan Crest Drive	Cross Creek Ranch	1,950	2018		\$312,900	\$160.46	*307	06/28/18	\$291,259	\$149.36	93.08
26213958	Verona Ridge Drive	CROSS CREEK RANCH	2,267	2018		\$294,900	\$130.08	*307	06/18/18	\$295,640	\$130.41	100.25
76171687	Scenic Horizon Lane	Cross Creek Ranch	2,669	2013	7,997	\$303,650	\$113.77	*64	06/22/18	\$296,650	\$111.15	97.69
31710007	Verona Ridge Drive	CROSS CREEK RANCH	2,442	2018		\$309,900	\$126.90	*320	06/11/18	\$304,500	\$124.69	98.26
1082453	Brandy Creek Lane	Cross Creek Ranch	2,650	2010	7,227	\$305,000	\$115.09	89	06/05/18	\$310,000	\$116.98	101.64
57037534	Brooks Valley Drive	CROSS CREEK RANCH	2,438	2017	6,590	\$324,900	\$133.26	*220	06/01/18	\$320,320	\$131.39	98.59
66313032	Chestnut Grove Lane	Cross Creek Ranch	2,923	2015	6,222	\$330,000	\$112.90	*185	06/01/18	\$322,500	\$110.33	97.73
22611906	Cedar Elm Lane	Cross Creek Ranch	3,129	2013	11,886	\$366,093	\$117.00	24	06/15/18	\$336,580	\$107.57	91.94
66883214	Sycamore Falls Lane	CROSS CREEK RANCH	2,622	2018	7,030	\$374,900	\$142.98	*282	06/28/18	\$346,570	\$132.18	92.44
74685784	Sycamore Falls	Cross Creek Ranch	2,769	2018	7,642	\$385,000	\$139.04	*162	06/26/18	\$360,700	\$130.26	93.69
86482164	Dalton Spring Lane	CROSS CREEK RANCH	2,934	2018	7,009	\$399,900	\$136.30	*206	06/14/18	\$373,510	\$127.30	93.40
54050036	Verona Ridge Drive	CROSS CREEK RANCH	2,529	2018	12,998	\$374,900	\$148.24	*204	06/01/18	\$374,641	\$148.14	99.93
99024408	Edgemont Court	Cross Creek Ranch	2,443	2013	7,611	\$386,900	\$158.37	*576	06/15/18	\$377,500	\$154.52	97.57
36714868	Kenton Place Lane	Cross Creek Ranch	3,547	2012	7,446	\$388,950	\$109.66	*144	06/29/18	\$378,000	\$106.57	97.18
20662433	S Saddle Creek Lane	Cross Creek Ranch	3,000	2011	8,450	\$399,900	\$133.30	28	06/08/18	\$390,000	\$130.00	97.52
18709310	Floral Hills Lane	Cross Creek Ranch	2,385	2014	7,234	\$399,990	\$167.71	*533	06/04/18	\$393,000	\$164.78	98.25
97663697	Enclave Cove Court	Cross Creek Ranch	3,519	2012	10,602	\$399,995	\$113.67	173	06/18/18	\$396,000	\$112.53	99.00
41974580	Willow Crescent Court	CROSS CREEK RANCH	3,351	2018		\$424,900	\$126.80	*281	06/20/18	\$405,500	\$121.01	95.43
13818337	Calm Brook	Cross Creek Ranch	3,000	2018		\$466,181	\$155.39	*256	06/15/18	\$427,681	\$142.56	91.74
87002973	Hilltop View Court	Cross Creek Ranch	3,564	2015	8,258	\$450,000	\$126.26	13	06/01/18	\$440,000	\$123.46	97.78
23531944	Rainflower Court	Cross Creek Ranch	4,043	2018	10,124	\$533,264	\$131.90	*280	06/22/18	\$444,000	\$109.82	83.26
39880018	Pepper Trail Court	Cross Creek Ranch	4,307	2012	15,179	\$515,000	\$119.57	63	06/15/18	\$495,000	\$114.93	96.12
84276696	August Light Court	Cross Creek Ranch	4,128	2018	16,083	\$568,470	\$137.71	182	06/11/18	\$500,000	\$121.12	87.96
15269927	Grayson Gap Court	Cross Creek Ranch	4,098	2018	9,734	\$563,900	\$137.60	14	06/19/18	\$533,782	\$130.25	94.66
29409368	Island Manor Lane	Cross Creek Ranch	4,431	2016	13,164	\$549,900	\$124.10	24	06/01/18	\$536,000	\$120.97	97.47

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7492580	Ashton Meadow Lane	Cross Creek Ranch	4,265	2018		\$569,183	\$133.45	185	06/21/18	\$579,538	\$135.88	101.82
2154609	Haven Trace Lane	CROSS CREEK RANCH	4,297	2012	12,112	\$600,000	\$139.63	31	06/28/18	\$600,000	\$139.63	100.00
0268780	Banks Brook Lane	CROSS CREEK RANCH	5,060	2011	15,073	\$650,000	\$128.46	36	06/01/18	\$630,000	\$124.51	96.92
4072499	Mustang Ridge Lane	Cross Creek Ranch	4,937	2013	13,191	\$675,000	\$136.72	33	06/11/18	\$650,000	\$131.66	96.30
5436004	Waterfall Trace Lane	Cross Creek Ranch	4,915	2008	21,834	\$685,000	\$139.37	*576	06/18/18	\$660,000	\$134.28	96.35
4489837	Haven Trace Lane	Cross Creek Ranch	5,072	2012	14,060	\$699,000	\$137.82	9	06/08/18	\$685,000	\$135.06	98.00