James Bourgeois

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Comparative Market Analysis

Listings as of 01/12/20 at 10:24 am

Prepared By: James Bourgeois

Single-Family

Property Type is 'Single-Family' Status is 'Sold' Status Contractual Search Date is 01/12/2020 to 07/16/2019 Sq Ft Total is 1900 to 2900 Beds is 3 Lot Size is 2200 or less Baths Full is 3 Year Built is 2017+ Baths Half is 1 No Of Garage Cap is 2 Stories is 3+ New Construction is yes Pool Private is no Latitude, Longitude is within 0.25 mi of 2903 Gillespie St, Houston, TX 77020,

		# LISTINGS:	80228498	26270159		74734160	61469458	31968506	56712615	MLS#	Sold Properties
		NGS: 6	2716 EaDo Edge Court	2717 EaDo Edge Court		2903 Gillespie Street #A	2734 EaDo Edge Court	2725 EaDo Edge Court	2721 EaDo Edge Court	Address	ies
Maximums: Averages:	Minimums:	Medians:	North EaDo	North EaDo	VIEWS	GILLESPIE CITY	North EaDo	North EaDo	North EaDo	Subdivision	
			No	No		No	No	No	No	Pool	
ωω	ω	w	w	ω		w	ω	w	w	BR	
ωω	ω	ω	ω	ω		ω	w	w	w	FB	
	-	_	_	_		-	-	-	_	HB #	
2 2	2	2	2	2		2	2	2	2	# Gar	
2,091 1,997	1,952	1,979	2,091	2,031		2,006	1,952	1,952	1,952	Bld SqFt	
2019	2018	2019	2019	2019			2019			Yr Blt	
1,980 1,688	1,451	1,670	1,730	1,553		1,802	1,451	1,980	1,609	Lot SF	
\$378,308	\$369,990	\$374,990	\$389,990	\$384,990		\$374,900	\$374,990	\$374,990	\$369,990	List Price	
\$189.45	\$186.51	\$189.55	\$186.51	\$189.56		\$186.89	\$192.11	\$192.11	\$189.54	LP/SqFt	
117 71	40	75	76	41		40	74	76	117	CDOM	
			12/31/19	11/29/19		08/29/19	09/30/19	09/30/19	10/31/19	CIs Date	
\$389,990	\$358,890	\$369,320	\$389,990	\$376,360		\$374,900	\$363,740	\$363,740	\$358,890	Sold Price	
\$186.89	\$183.86	\$186.34	\$186.51	\$185.31		\$186.89	\$186.34	\$186.34	\$183.86	SP/SqFt	
98.13	97.00	97.38	100.00			100.00	97.00	97.00	97.00	SP/LP%	

\$185.63	\$186.51	\$183.86	Adj. SP/SF
\$185.88	\$186.89	\$183.86	SP/SF
\$189.45	\$192.11	\$186.51	LP/SF
\$370,787	\$389,990	\$358,890	Adj. Sold Price
\$371,270	\$389,990	\$358,890	Sold Price
\$378,308	\$389,990	\$369,990	List Price
Average	Max	Min	

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of LINIT-C SOFT = \$458,245 2477 SAFT = \$458,245

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Information is believed to be accurate but is not guaranteed

James Bourgeois

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Comparative Market Analysis

Listings as of 01/12/20 at 10:18 am

Prepared By: James Bourgeois

Property Type is 'Single-Family' Status is 'Sold' Status Contractual Search Date is 01/12/2020 to 07/16/2019 Sq Ft Total is 1600 to 2400 Beds is 3 Lot Size is 2200 or less Baths Full is 3 Year Built is 2017+ Baths Half is 1 No Of Garage Cap is 2 Stories is 3+ New Construction is yes Pool Private is no Latitude, Longitude is within 0.25 mi of 2903 Gillespie St, Houston, TX 77020,

			# LISTINGS:	80228498	26270159	74734160	32110890	61469458	31968506	56712615	MLS#	Sold Properties	Single-Family
			VGS: 7	2716 EaDo Edge Court	2717 EaDo Edge Court	2903 Gillespie Street #A	2735 EaDo Edge Court	2734 EaDo Edge Court	2725 EaDo Edge Court	2721 EaDo Edge Court	Address	es	ily
Averages:	Maximums:	Minimums:	Medians:	North EaDo	North EaDo	GILLESPIE CITY VIEWS	North EaDo	North EaDo	North EaDo	North EaDo	Subdivision		
				No	No	No	No	No	No	No	Pool		
w	ω	ω	w	ω	w	ω	w	ω	3	ω	BR		
ω	ω	w	ယ	ω	З	ω	w	ω	w	ω	FB		
٠ ـــ	_	_	-	→	1		-	-	_	->	HB		
2	2	2	2	2	2	N	2	2	2	2	# Gar		
1,960	2.091	1,736	1,952	2,091	2,031	2,006	1,736	1,952	1,952	1,952	Bld SqFt		
2019	2019	2018	2019	2019	2019	2018	2019	2019	2019	2019	Yr Blt		
1,704	1.980	1,451	1,730	1,730	1,553	1,802	1,805	1,451	1,980	1,609	Lot SF		
\$377,120	\$389,990	\$369,990	\$374,990	\$389,990	\$384,990	\$374,900	\$369,990	\$374,990	\$374,990	\$369,990	List Price		
\$192.84	\$213.13	\$186.51	\$189.56	\$186.51	\$189.56	\$186.89	\$213.13	\$192.11	\$192.11	\$189.54	LP/SqFt		
61	117	0	74	76	41	40	0	74	76	117	CDOM		
				12/31/19	11/29/19	08/29/19	12/19/19	09/30/19	09/30/19	10/31/19	Cls Date		
\$370,374	\$389,990	\$358,890	\$365,000	\$389,990	\$376,360	\$374,900	\$365,000	\$363,740	\$363,740	\$358,890	Sold Price		
\$189.36	\$210.25	\$183.86	\$186.34	\$186.51	\$185.31	\$186.89	\$210.25	\$186.34	\$186.34	\$183.86	SP/SqFt		
98.20	100.00	97.00	97.76	100.00	97.76	100.00	98.65	97.00	97.00	97.00	SP/LP%		

\$35 \$35 \$35 \$35 \$35 \$35 \$11	### ### ### ### #### #################	\$36 \$36 \$35 \$35 \$11 \$11		Adj. SP/SF	SP/SF	LP/SF	Adj. Sold Price	Sold Price	List Price	
Min Max \$369,990 \$389,990 \$358,890 \$389,990 \$358,890 \$389,990 \$186.51 \$213.13 \$183.86 \$210.25 \$183.86 \$210.25	Min Max Average \$369,990 \$377,120 \$358,890 \$389,990 \$370,374 \$358,890 \$389,990 \$369,960 \$186.51 \$213.13 \$182.84 \$183.86 \$210.25 \$189.36 \$183.86 \$210.25 \$189.15	Max Average \$389,990 \$377,120 \$389,990 \$370,374 \$389,990 \$369,960 \$213.13 \$192.84 \$210.25 \$189.36 \$210.25 \$189.36		.,			Price			
Max \$389,990 \$389,990 \$389,990 \$213.13 \$210.25 \$210.25	Max \$389,990 \$377,120 \$389,990 \$370,374 \$389,990 \$369,960 \$213.13 \$192.84 \$210.25 \$189.36 \$210.25 \$189.15	Max Average Median \$389,990 \$377,120 \$374,990 \$389,990 \$370,374 \$365,000 \$389,990 \$369,960 \$365,000 \$213.13 \$192.84 \$189.56 \$210.25 \$189.36 \$186.34 \$210.25 \$189.15 \$186.34 \$210.25 \$189.15 \$186.34	LINIT	\$183.86	\$183.86	\$186.51	\$358,890	\$358,890	\$369,990	Min
	Average \$377,120 \$370,374 \$369,960 \$192.84 \$189.36 \$189.15	Average \$377,120 \$370,374 \$369,960 \$192.84 \$189.36 \$189.15	BSQ.F	\$210.25	\$210.25	\$213.13	\$389,990	\$389,990	\$389,990	Max

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

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