

James Bourgeois
 JB230081@gmail.com
 Ph: 832-993-9903
 Girard Properties



Comparative Market Analysis

Prepared By: James Bourgeois

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

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, USA

Single-Family

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bid SqFt	Yr Bilt	Lot SF	List Price	LP/SqFt	CDOM	Cis Date	Sold Price	SP/SqFt	SP/LP%
56712615	2721 Eado Edge Court	North Eado	No	3	3	1	2	1,952	2019	1,609	\$369,990	\$189.54	117	10/31/19	\$368,890	\$183.86	97.00
31968506	2725 Eado Edge Court	North Eado	No	3	3	1	2	1,952	2019	1,980	\$374,990	\$192.11	76	09/30/19	\$363,740	\$186.34	97.00
61469458	2734 Eado Edge Court	North Eado	No	3	3	1	2	1,952	2019	1,451	\$374,990	\$192.11	74	09/30/19	\$363,740	\$186.34	97.00
74734160	2903 Gillespie Street #A	GILLESPIE CITY VIEWS	No	3	3	1	2	2,006	2018	1,802	\$374,900	\$186.89	40	08/29/19	\$374,900	\$186.89	100.00
26270159	2717 Eado Edge Court	North Eado	No	3	3	1	2	2,031	2019	1,553	\$384,990	\$186.56	41	11/29/19	\$376,360	\$185.31	97.76
80228498	2716 Eado Edge Court	North Eado	No	3	3	1	2	2,091	2019	1,730	\$389,990	\$186.51	76	12/31/19	\$389,990	\$186.51	100.00
# LISTINGS:				6													
		Medians:		3	3	1	2	1,979	2019	1,670	\$374,990	\$189.55	75		\$369,320	\$186.34	97.38
		Minimums:		3	3	1	2	1,952	2018	1,451	\$369,990	\$186.51	40		\$358,890	\$183.86	97.00
		Maximums:		3	3	1	2	2,091	2019	1,980	\$389,990	\$192.11	117		\$389,990	\$186.89	100.00
		Averages:		3	3	1	2	1,997	2019	1,688	\$378,308	\$189.45	71		\$371,270	\$185.88	98.13

Quick Statistics (6 Listings Total)

	Min	Max	Average	Median
List Price	\$369,990	\$389,990	\$378,308	\$374,990
Sold Price	\$358,890	\$389,990	\$371,270	\$369,320
Adj. Sold Price	\$358,890	\$389,990	\$370,787	\$367,870
LP/SF	\$186.51	\$192.11	\$189.45	\$189.55
SP/SF	\$183.86	\$186.89	\$185.88	\$186.34
Adj. SP/SF	\$183.86	\$186.51	\$185.63	\$185.89

UNIT - C Soft ≈ 2477
 2477 Soft @ \$185/soft = \$458,245

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.

Copyright: Houston Association of REALTORS® 2020 All rights reserved.
 Information is believed to be accurate but is not guaranteed

James Bourgeois
 JB230081@gmail.com
 Ph: 832-993-9903
 Girard Properties



Comparative Market Analysis

Prepared By: James Bourgeois

Listings as of 01/12/2020 at 10:18 am

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, USA

Single-Family

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bid SqFt	Yr Bit	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%
56712615	2721 EADo Edge Court	North Eado	No	3	3	1	2	1,952	2019	1,609	\$369,990	\$189.54	117	10/31/19	\$358,890	\$183.86	97.00
31968506	2725 EADo Edge Court	North Eado	No	3	3	1	2	1,952	2019	1,980	\$374,990	\$192.11	76	09/30/19	\$363,740	\$186.34	97.00
61469458	2734 EADo Edge Court	North Eado	No	3	3	1	2	1,952	2019	1,451	\$374,990	\$192.11	74	09/30/19	\$363,740	\$186.34	97.00
32110890	2735 EADo Edge Court	North Eado	No	3	3	1	2	1,736	2019	1,805	\$369,990	\$213.13	0	12/19/19	\$365,000	\$210.25	98.65
74734160	2903 Gillespie Street #A	GILLESPIE CITY	No	3	3	1	2	2,006	2018	1,802	\$374,900	\$186.89	40	08/29/19	\$374,900	\$186.89	100.00
26270159	2717 EADo Edge Court	North Eado	No	3	3	1	2	2,031	2019	1,553	\$384,990	\$189.56	41	11/29/19	\$376,360	\$185.31	97.76
80228498	2716 EADo Edge Court	North Eado	No	3	3	1	2	2,091	2019	1,730	\$389,990	\$186.51	76	12/31/19	\$389,990	\$186.51	100.00
# LISTINGS:	7			3	3	1	2	1,952	2019	1,730	\$374,990	\$189.56	74		\$365,000	\$186.34	97.76
				3	3	1	2	1,736	2018	1,451	\$369,990	\$186.51	0		\$358,890	\$183.86	97.00
				3	3	1	2	2,091	2019	1,980	\$389,990	\$213.13	117		\$389,990	\$210.25	100.00
				3	3	1	2	1,960	2019	1,704	\$377,120	\$192.84	61		\$370,374	\$189.36	98.20

Quick Statistics (7 Listings Total)		Min	Max	Average	Median
List Price		\$369,990	\$389,990	\$377,120	\$374,990
Sold Price		\$358,890	\$389,990	\$370,374	\$365,000
Adj. Sold Price		\$358,890	\$389,990	\$369,960	\$365,000
LP/SF		\$186.51	\$213.13	\$192.84	\$189.56
SP/SF		\$183.86	\$210.25	\$189.36	\$186.34
Adj. SP/SF		\$183.86	\$210.25	\$189.15	\$186.34

UNIT - B 50. FT. ≈ 2006
 2006 50. FT @ \$189/50. FT. = \$379,134.⁰⁰

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.

Copyright: Houston Association of REALTORS® 2020 All rights reserved.
 Information is believed to be accurate but is not guaranteed