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Comparative Market Analysis

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Listings as of 11/20/19 at 4:05 pm

Property Type is 'Single-Family' Status is 'Active' Subdivision is like 'Estates of Legends Ranch**'

Single-Family

Active Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
88909246	30126 E Legends Trail Drive	Estates of Legends Ranch	No	4	3	1	3	3,456	2004	44,944	\$425,000	\$122.97	39
98803718	2311 Legends Shore Drive	Estates Of Legends Ranch 02	No	5	4	0	3	3,941	2006	43,865	\$510,000	\$129.41	48
81151765	30110 Aldine Westfield Road	Estates Of Legends Ranch 01	No	5	4	0	3	4,252	2008	47,976	\$550,000	\$129.35	28
# LISTINGS:	3	Medians:		5	4	0	3	3,941	2006	44,944	\$510,000	\$129.35	39
		Minimums:		4	3	0	3	3,456	2004	43,865	\$425,000	\$122.97	28
		Maximums:		5	4	1	3	4,252	2008	47,976	\$550,000	\$129.41	48
		Averages:		5	4	0	3	3,883	2006	45,595	\$495,000	\$127.24	38

Quick Statistics (3 Listings Total)				
	Min	Max	Average	Median
List Price	\$425,000	\$550,000	\$495,000	\$510,000
Sold Price				
Adj. Sold Price				
LP/SF	\$122.97	\$129.41	\$127.24	\$129.35
SP/SF				
Adj. SP/SF				

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.