



# Comparative Market Analysis

5009 VALLEY VIEW  
LA PORTE, 77571

Tuesday, February 18, 2020

## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Sold Listings

Address	Price	Beds	Bth F	Bth H	Ttl SqFt	\$/SqFt	Lot SF	Yr Blt	Sold Date
5009 VALLEY VIEW		4	2		1460		7020	1980	
5001 Valley View Drive	\$180,000	3	2	0	1,280	\$140.63	7,020	1980	02/07/2020
<i>Averages:</i>	<b>\$180,000</b>	<b>3.0</b>	<b>2.0</b>	<b>0.0</b>	<b>1,280</b>	<b>\$140.63</b>	<b>7,020</b>		

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$180,000	\$180,000	\$180,000	\$180,000	1
<b>Adjusted Comparable Price</b>	\$194,000	\$194,000	\$194,000	\$194,000	1

On Average, the 'Sold' status comparable listings sold in 41 days for \$180,000





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## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>
5009 VALLEY VIEW		5001 Valley View Drive	
<b>MLS #</b>		69572862	
<b>DOM</b>		41	
<b>CDOM</b>		41	
<b>List Price</b>		\$184,000	
<b>List Date</b>		11/25/2019	
<b>Status</b>		Sold	
<b>Prop Type</b>		Single-Family	
<b>Sub Type</b>			
<b>Subdivision</b>	GLEN MEADOWS SEC I	Glen Meadows Sec 02	
<b>Building SqFt</b>	1460	1,280	3,000
<b>Lot Size</b>	7020	7,020	
<b>Beds</b>	4	3	5,000
<b>Baths - Full</b>	2	2	
<b>Baths - Half</b>		0	
<b># of Stories</b>	1	1	
<b>Year Built</b>	1980	1980	
<b>Gar # of Spcs</b>	2	2	
<b>Garage Desc</b>	Attached	Attached Garage	
<b>Pool - Private</b>		No	
<b>Fireplace</b>	1		1,000
<b>SP/LP %</b>		97.83%	
<b>\$/SqFt</b>		\$140.63	
<b>Close Cst Pd</b>		4,000	
<b>Rep/Allow Pd</b>		0	
<b>Sold Price</b>	\$175,000	\$180,000	
<b>Sold Date</b>	1/10/2020	02/07/2020	

<b>Price</b>	<b>\$180,000</b>
<b>Total Adjustments</b>	<b>\$14,000</b>
<b>Adjusted Price</b>	<b>\$194,000</b>





## Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

### The listings in this analysis can be summarized as follows:

Listing Price at \$184,000

Selling Price at \$180,000

3 Bedrooms

2 Full Bathrooms

0 Half Bathrooms

1,280 Square Feet

\$143.75 per Square Foot

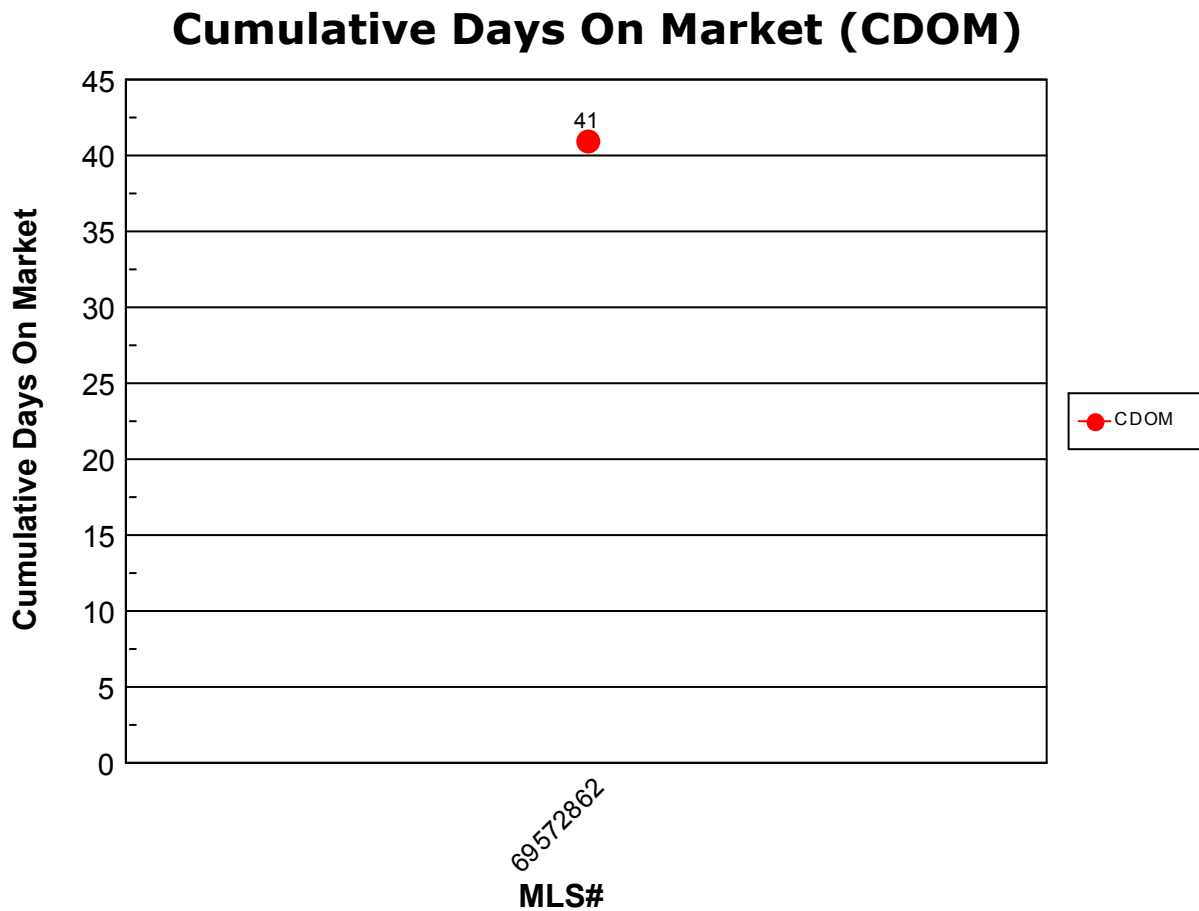
\$140.63 per Sold Square Foot





## Cumulative Days On Market Chart

This graph illustrates the number of cumulative days on market for the listings in this analysis.





# Comparative Market Analysis

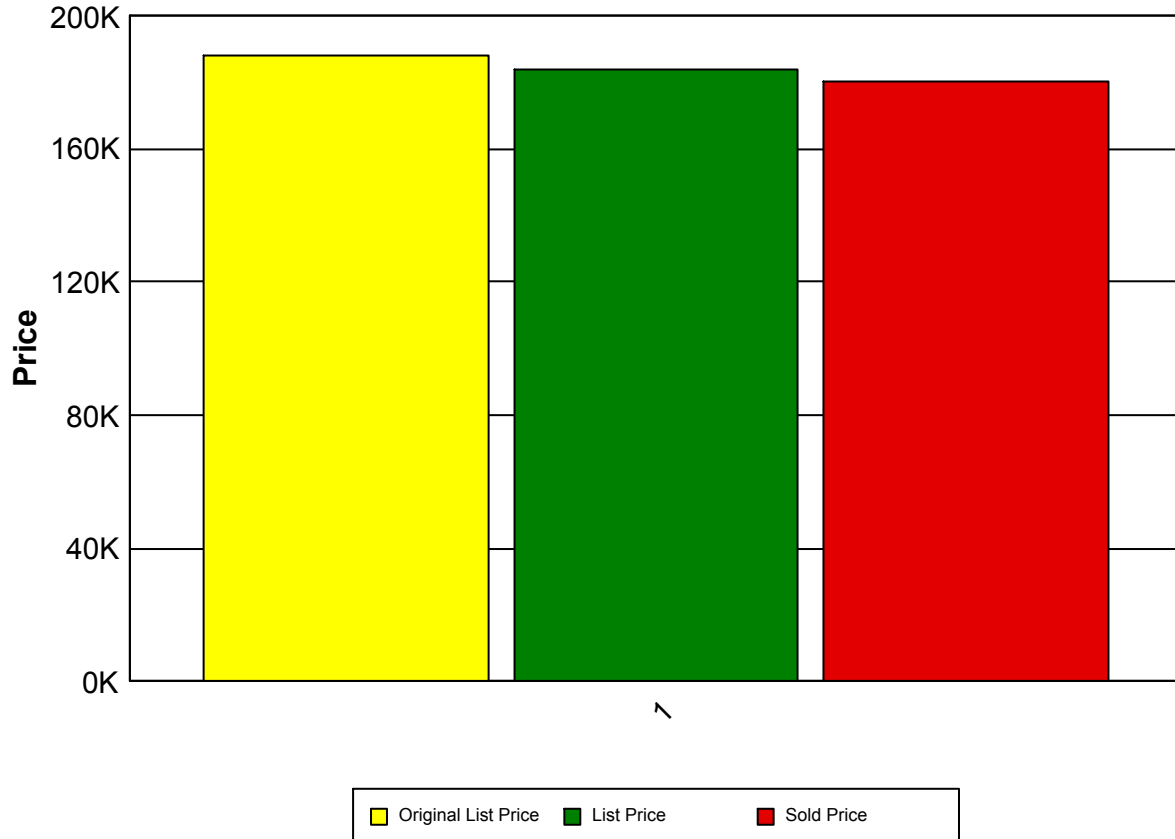
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## Price History of All Properties

This graph illustrates the original price and list price, along with the sale price in Sold listings.

### Price History Chart



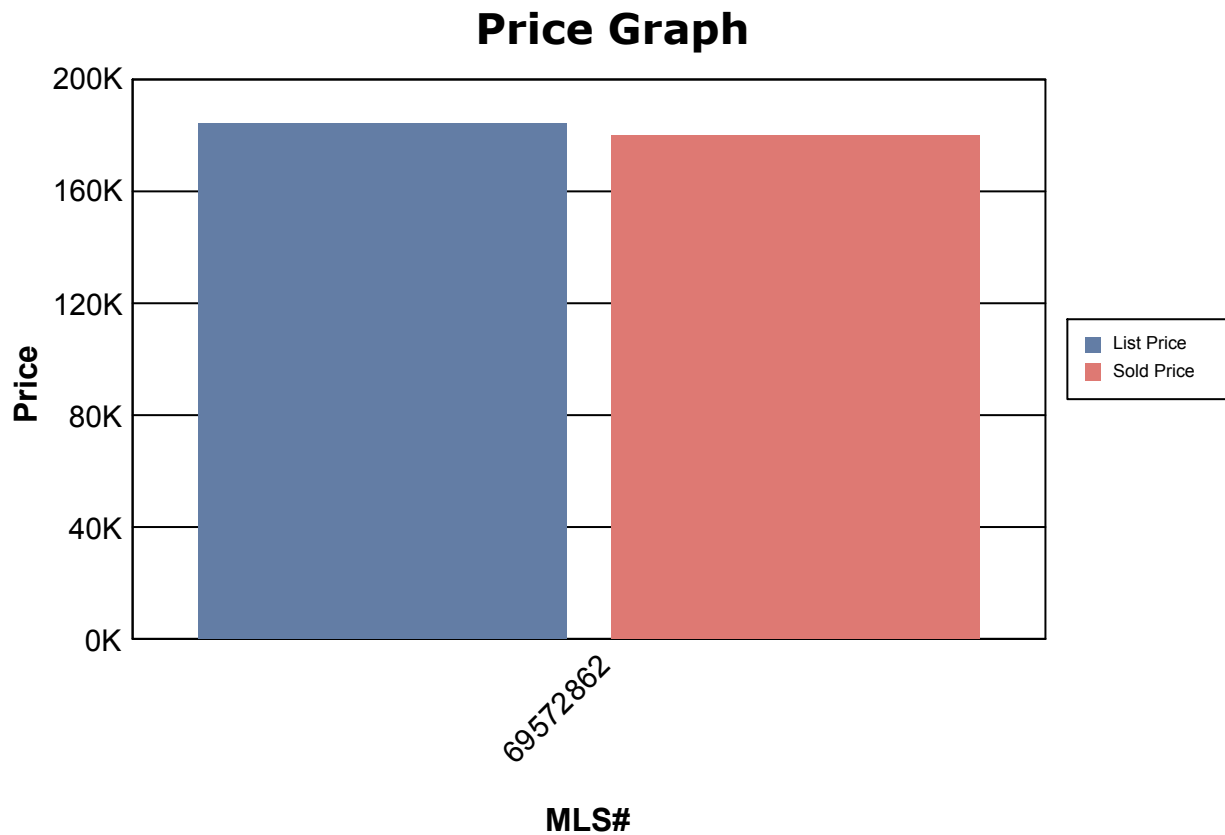
1		<b>5001 Valley View Drive</b>	<b>List Date:</b> 11/25/2019	<b>S Price:</b> \$180,000
		Cumulative Days on Market (CDOM): 41	<b>List Price:</b> \$184,000	<b>S Date:</b> 2/7/2020





## List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.





# Comparative Market Analysis

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## Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

### Status: Sold

MLS#	Stat Date	Address	Class	SqFt Tot	Bds	Bth	L/S Price	DOM
69572862	02/07/2020	5001 Valley View Drive	Single-Family	1,280	3	2/0	\$180,000	41
<b>Averages:</b>				<b>1,280</b>	<b>3</b>	<b>2/0</b>	<b>\$180,000</b>	<b>41</b>

### Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Sold	1	\$180,000	\$137.50	\$180,000	\$180,000	\$180,000	41
<b>Total</b>	<b>1</b>	<b>\$180,000</b>	<b>\$137.50</b>	<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>	<b>41</b>





# Comparative Market Analysis

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

#### 5001 Valley View Drive



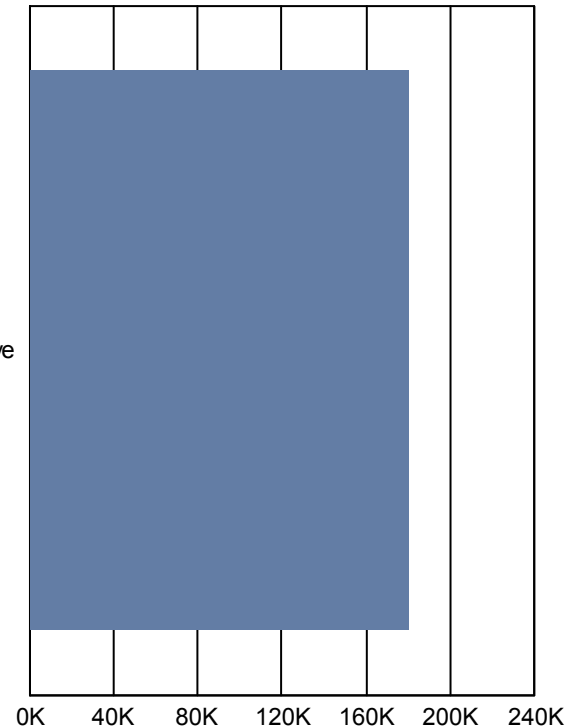
<b>MLS #:</b> 69572862	<b>Status:</b> S	<b>Beds:</b> 3	<b>L Price:</b> \$184,000
<b>Subdivision:</b> Glen Meadows Sec 02		<b>Baths:</b> 2/0	<b>S Price:</b> \$180,000
<b>Prop Type:</b> Single-Family		<b>Ttl SF:</b> 1,280	<b>S Date:</b> 2/7/2020
<b>Dwelling:</b> Free Standing			

**Rmks:** Beautiful remodeled 3/2/2 home in La Porte! This home has been completely remodeled and includes new tile floor, carpet, cabinets, counter tops, paint, ceiling fans, doors and new appliances. The home has 3 bedrooms, a dining room, and a kitchen that opens to a spacious living room. Never been flooded! Ready to move in! Easy access to SH 225, Beltway 8 and Hwy 146.

### Sold Properties

Total # of Listings	<b>1</b>
Lowest Price	<b>\$180,000</b>
Highest Price	<b>\$180,000</b>
Average Price	<b>\$180,000</b>
Avg. Price/SqFt	<b>\$137.50</b>
Avg DOM	<b>41</b>

5001 Valley View Drive







# Comparative Market Analysis

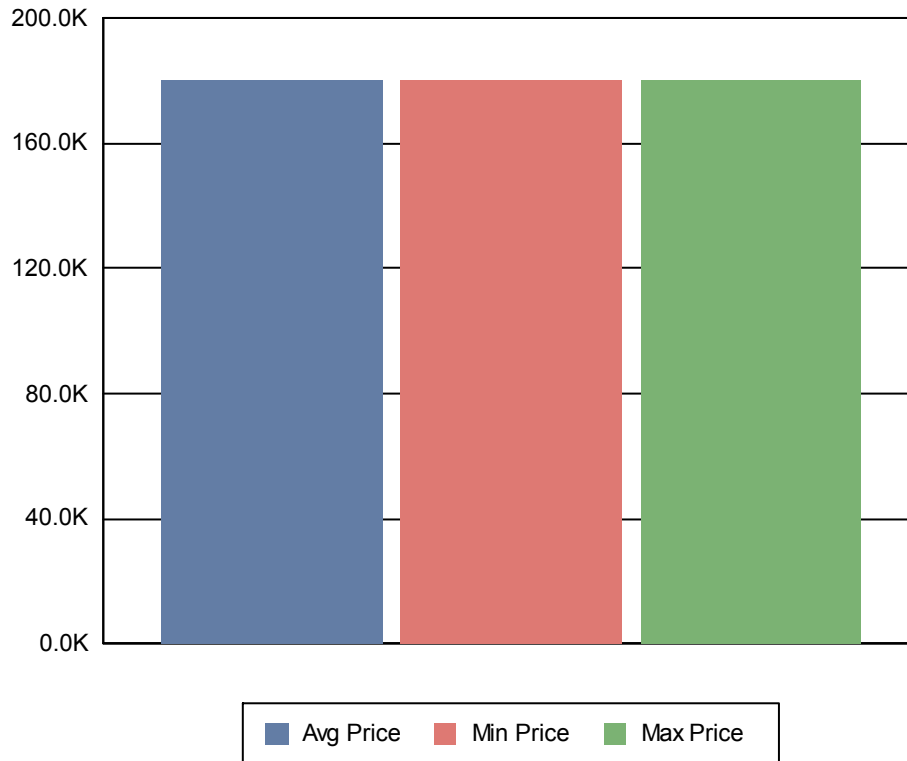
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## CMA Pro Report

These pages give a general overview of the selected properties.

### Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$180,000	\$180,000	\$180,000	\$137.50
<b>Totals / Averages</b>	<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>	<b>\$137.50</b>

### Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
5001 Valley View Drive	\$184,000	\$180,000	41	97.83%	\$137.50
<b>Total Averages</b>	<b>\$184,000</b>	<b>\$180,000</b>	<b>41</b>	<b>97.83%</b>	<b>\$137.50</b>

### Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
<b>Sold</b>								
S	5001 Valley View Drive	3	2/0	1,280	\$184,000	\$180,000	02/07/2020	41





## Pricing Recommendation

### General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

### Market Statistics...

<u>Sell Price Statistics</u>		<u>Sell Price Per Sq. Ft. Statistics</u>	
Average Price:	\$194,000	Average Price/Sq Ft:	\$151.56
High Price:	\$194,000	High Price/Sq Ft:	\$151.56
Median Price:	\$194,000	Median Price/Sq Ft:	\$151.56
Low Price:	\$194,000	Low Price/Sq Ft:	\$151.56

Figures are based on selling price after adjustments, and rounded to the nearest \$100

### Summary...

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .





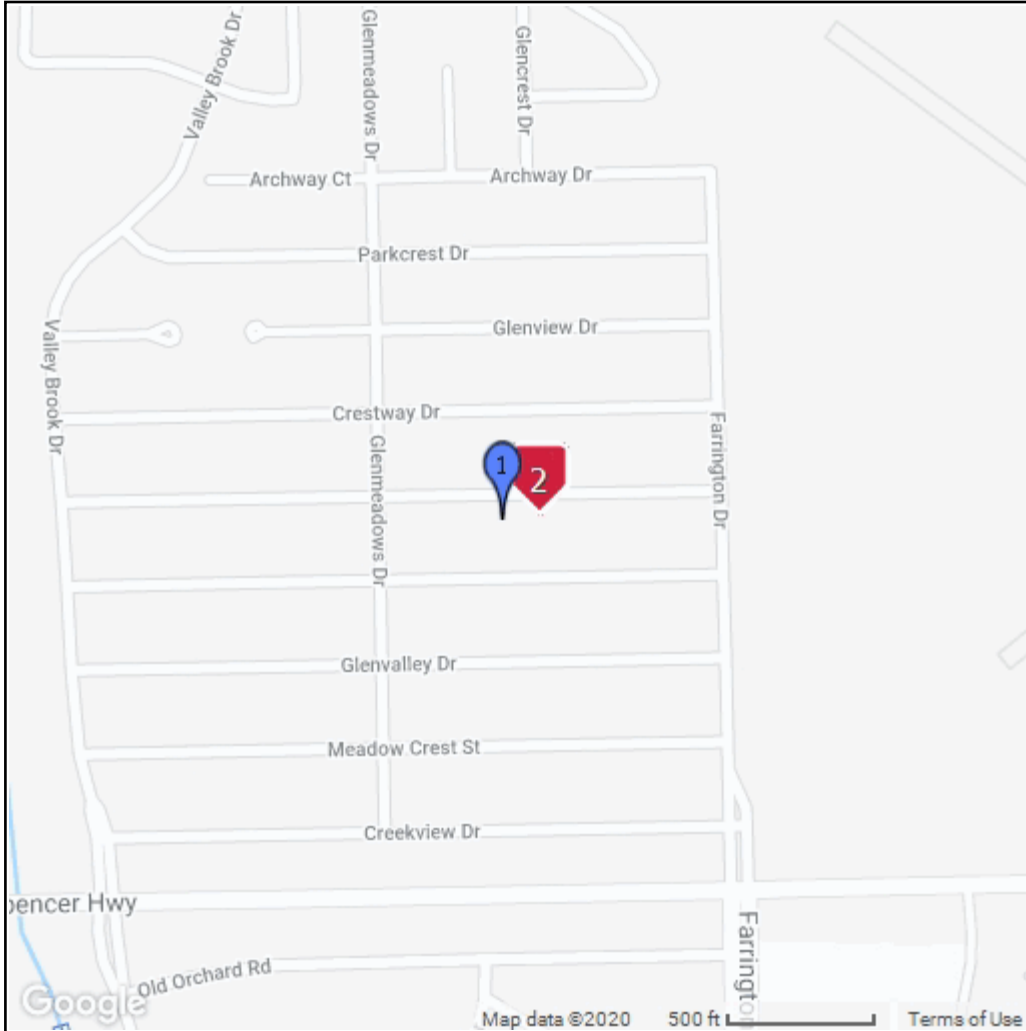
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## CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 5009 VALLEY VIEW
- 2 5001 Valley View DR

