



**Tracy Strong**  
 Help, Not Hype.  
 Tracy@LakeLocalHomes.com  
 Ph: 936-718-8766  
 Coldwell Banker United-Willis



## Comparative Market Analysis

Prepared By: Tracy Strong

Listings as of 06/25/20 at 8:08 am

This search was narrowed to a specific set of Listings. **Property Type** is 'Lots' **Status** is one of 'Option Pending', 'Pend Cont to Show', 'Pending' **Status** is 'Sold' **Status Contractual Search Date** is 06/25/2020 to 12/28/2019 **Subdivision** is like 'walden\*' **Zip Code** is like '77356\*' **Lot Description** is not one of 'On Golf Course', 'Waterfront'

### Lots

#### Pending Properties

MLS #	Address	Subdivision	Acres	Lnd Sz SqFt	List Price	LP/SqFt	LP/Acre	CDOM
55479889	13222 Doral Circle	Walden 10	0.136	5,926	\$39,900	\$6.73	\$293,382	13
<b># LISTINGS:</b>	<b>1</b>	<b>Medians:</b>	0.136	5,926	\$39,900	\$6.73	\$293,382	13
		<b>Minimums:</b>	0.136	5,926	\$39,900	\$6.73	\$293,382	13
		<b>Maximums:</b>	0.136	5,926	\$39,900	\$6.73	\$293,382	13
		<b>Averages:</b>	0.136	5,926	\$39,900	\$6.73	\$293,382	13

#### Sold Properties

MLS #	Address	Subdivision	Acres	Lnd Sz SqFt	List Price	LP/SqFt	LP/Acre	CDOM	Sold Price	SP/SqFt	SP/Acre	SP%LP	Cls Date
15130057	3339 Dunes Circle	Walden	0.122	5,304	\$31,900	\$6.01	\$261,905	532	\$30,000	\$5.66	\$246,305	94.04	05/26/20
14603254	3602 Emerson Drive	Walden 01	0.237	10,320	\$39,999	\$3.88	\$168,843	3	\$37,000	\$3.59	\$156,184	92.50	04/14/20
79245500	13610 Hidden Valley Drive	Walden 17	0.157	6,834	\$42,000	\$6.15	\$267,686	2	\$39,000	\$5.71	\$248,566	92.86	01/03/20
53226467	3506 Heatherwood Lane	Walden 11	0.218	9,494	\$45,000	\$4.74	\$206,422	*82	\$40,000	\$4.21	\$183,486	88.89	03/13/20
<b># LISTINGS:</b>	<b>4</b>	<b>Medians:</b>	0.187	8,164	\$41,000	\$5.38	\$261,905	43	\$38,000	\$4.94	\$214,896	92.68	
		<b>Minimums:</b>	0.122	5,304	\$31,900	\$3.88	\$168,843	2	\$30,000	\$3.59	\$156,184	88.89	
		<b>Maximums:</b>	0.237	10,320	\$45,000	\$6.15	\$293,382	532	\$40,000	\$5.71	\$248,566	94.04	
		<b>Averages:</b>	0.183	7,988	\$39,725	\$5.20	\$239,648	155	\$36,500	\$4.79	\$208,635	92.07	

**Copper Mountain, Lot 73, Cul-de-Sac, 7286sf: offered to buyer of home for \$32K**

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.



**Tracy Strong**  
 Help, Not Hype.  
 Tracy@LakeLocalHomes.com  
 Ph: 936-718-8766  
 Coldwell Banker United-Willis



**Comparative Market Analysis**

Prepared By: Tracy Strong

Listings as of 06/25/20 at 8:08 am

<b>Quick Statistics ( 5 Listings Total )</b>				
	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$31,900	\$45,000	\$39,760	\$39,999
<b>Sold Price</b>	\$30,000	\$40,000	\$36,500	\$38,000
<b>Adj. Sold Price</b>	\$30,000	\$40,000	\$36,500	\$38,000
<b>LP/SF</b>	\$3.88	\$6.73	\$5.50	\$6.01
<b>SP/SF</b>	\$3.59	\$5.71	\$4.79	\$4.94
<b>Adj. SP/SF</b>	\$3.59	\$5.71	\$4.79	\$4.94

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.