

Comparative Market Analysis

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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Information is believed to be accurate but is not guaranteed.



Researched and prepared by

Jeri Blake

Prepared exclusively for

Jeri Blake

Prepared on

September 17, 2020

Subject Property

20151 Split Oak Drive

New Caney, Texas

77357-3566



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Comparative Market Analysis

20151 Split Oak Drive
New Caney, 77357

Thursday, September 17, 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
20151 Split Oak Drive		3	2	1	2134	96.06	38498	1997	
18030 Split Oak Circle	\$172,000	3	2	0	1,792	\$95.98	132,117	2000	06/16/2020
17978 Split Oak Circle	\$198,900	3	2	1	2,125	\$93.60	38,498	2007	04/09/2020
16945 Sloan Road	\$248,000	3	2	0	1,727	\$143.60	87,120	1991	06/12/2020
Averages:	\$206,300	3.0	2.0	0.3	1,881	\$111.06	85,912		

	Low	Median	Average	High	Count
Comparable Price	\$172,000	\$198,900	\$206,300	\$248,000	3
Adjusted Comparable Price	\$181,838	\$201,900	\$210,692	\$248,337	3

On Average, the 'Sold' status comparable listings sold in 16 days for \$206,300





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...

Sell Price Statistics

Average Price: \$210,700
High Price: \$248,300
Median Price: \$201,900
Low Price: \$181,800

Sell Price Per Sq. Ft. Statistics

Average Price/Sq Ft: \$113.43
High Price/Sq Ft: \$143.80
Median Price/Sq Ft: \$101.47
Low Price/Sq Ft: \$95.01

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 .





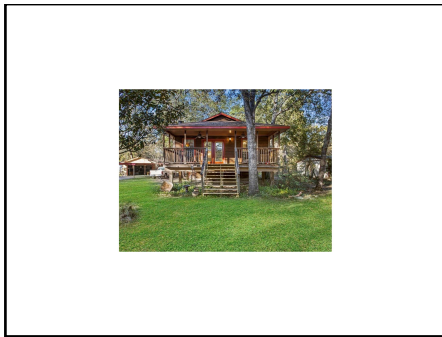
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CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
20151 Split Oak Drive	18030 Split Oak Circle		17978 Split Oak Circle	
MLS #	95059057		85665982	
DOM	30		15	
CDOM	30		15	
List Price	\$205,000		\$198,900	
List Date	07/21/2020		02/24/2020	
Status	Sold		Sold	
Prop Type	Single-Family		Single-Family	
Sub Type				
Subdivision	Arbor Oaks		Arbor Oaks	
Building SqFt	2134	13,338	2,125	
Lot Size	38498	-10,000	38,498	
Beds	3		3	
Baths - Full	2		2	
Baths - Half	1	5,000	1	
# of Stories	3		1	
Year Built	1997		2007	
Gar # of Spcs	2		0	
Garage Desc	Detached Garage			
Pool - Private	Yes		No	
Fireplace	2	1,500	0	3,000
SP/LP %			100.00%	
\$/SqFt	96.06		\$93.60	
Close Cst Pd			0	
Rep/Allow Pd			0	
Sold Price	\$172,000		\$198,900	
Sold Date	06/16/2020		04/09/2020	

Price	\$172,000	\$198,900
Total Adjustments	\$9,838	\$3,000
Adjusted Price	\$181,838	\$201,900

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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>
20151 Split Oak Drive		16945 Sloan Road	
MLS #		29050586	
DOM	30	22	
CDOM	30	107	
List Price	\$205,000	\$250,000	
List Date	07/21/2020	04/01/2020	
Status		Sold	
Prop Type	Single-Family	Single-Family	
Sub Type			
Subdivision	Arbor Oaks	Beasley Prewitt Surv Abs 420	-22,000
Building SqFt	2134	1,727	15,837
Lot Size	38498	87,120	-10,000
Beds	3	3	
Baths - Full	2	2	
Baths - Half	1	0	5,000
# of Stories	3	1	
Year Built	1997	1991	
Gar # of Spcs	2	0	10,000
Garage Desc	Detached Garage		
Pool - Private	Yes	No	
Fireplace	2	1	1,500
SP/LP %		99.20%	
\$/SqFt	96.06	\$143.60	
Close Cst Pd		0	
Rep/Allow Pd		0	
Sold Price		\$248,000	
Sold Date		06/12/2020	

Price	\$248,000
Total Adjustments	\$337
Adjusted Price	\$248,337





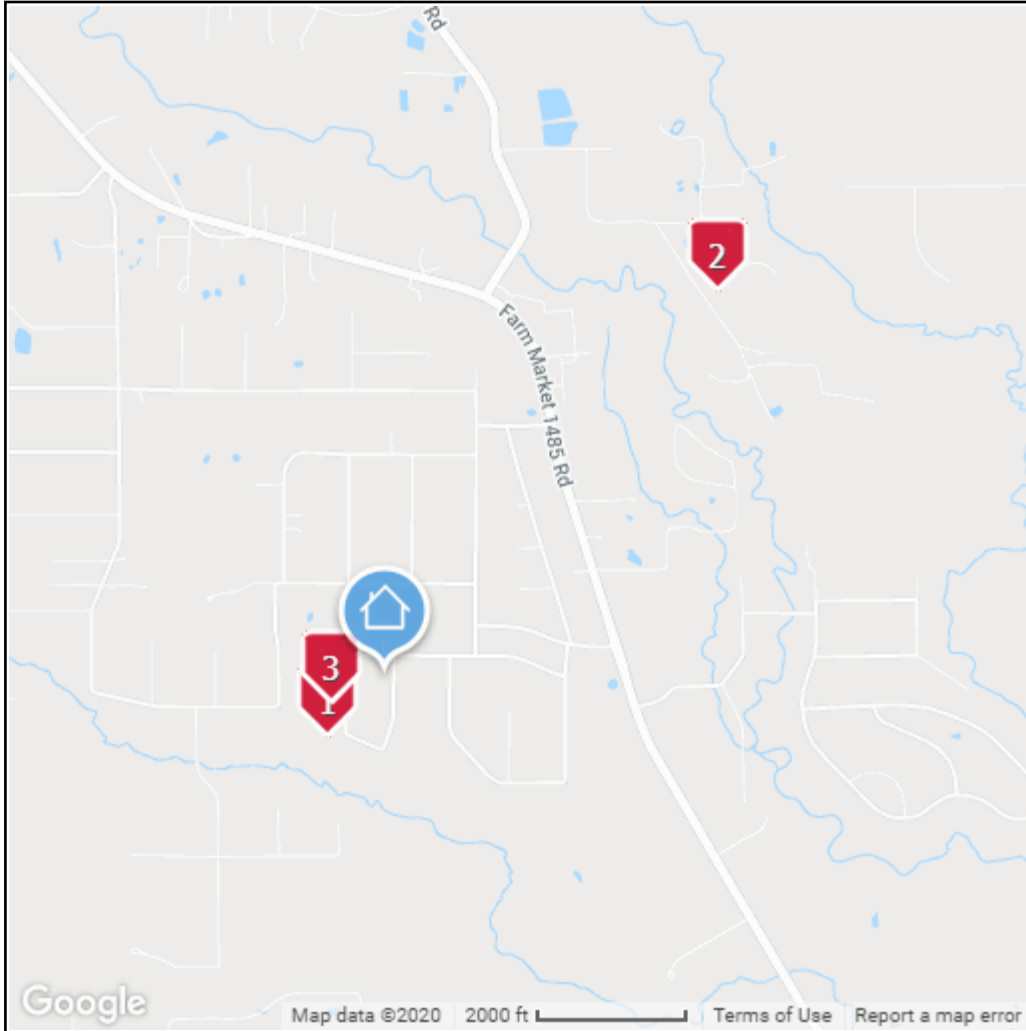
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CMA Map Layout

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



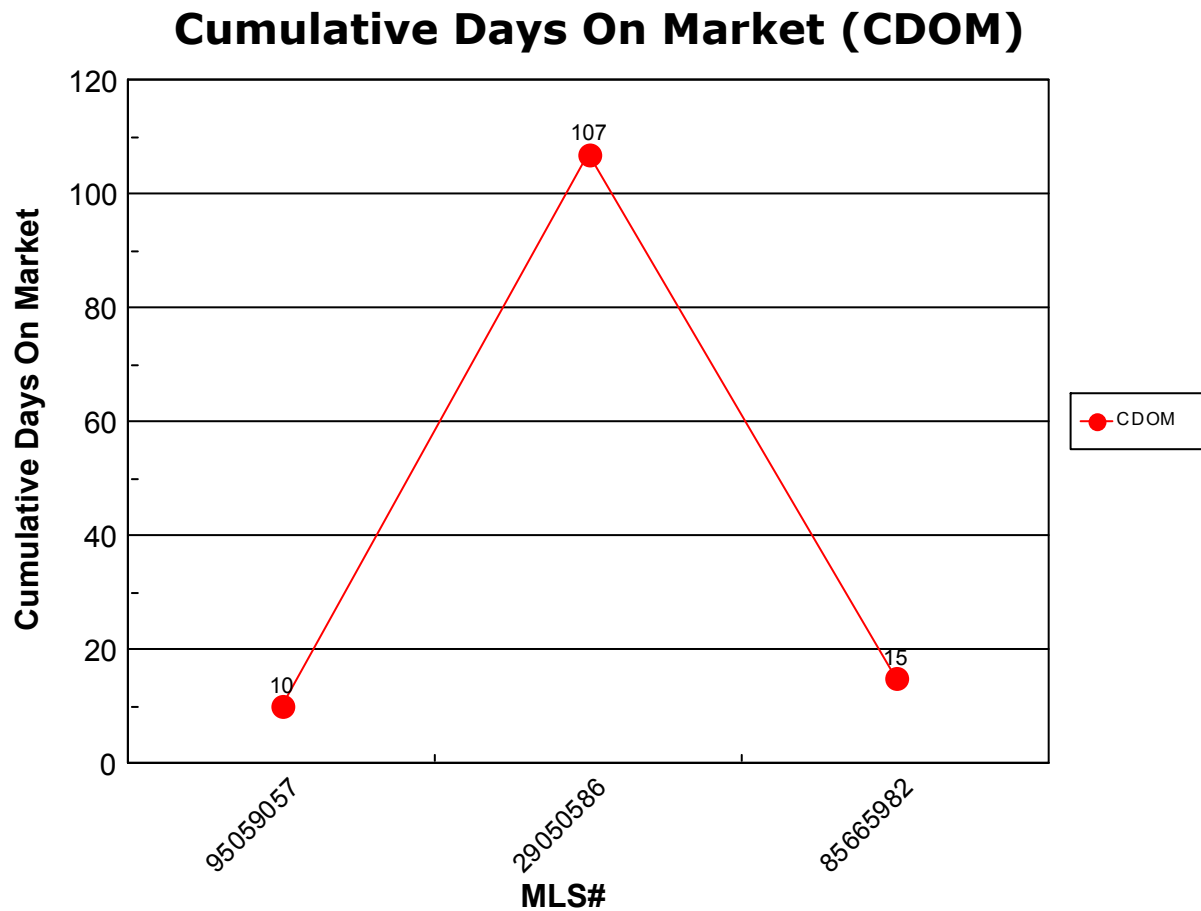
- 20151 Split Oak Drive
- 1 18030 Split Oak CIR
- 2 16945 Sloan RD
- 3 17978 Split Oak CIR





Cumulative Days On Market Chart

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





Comparative Market Analysis

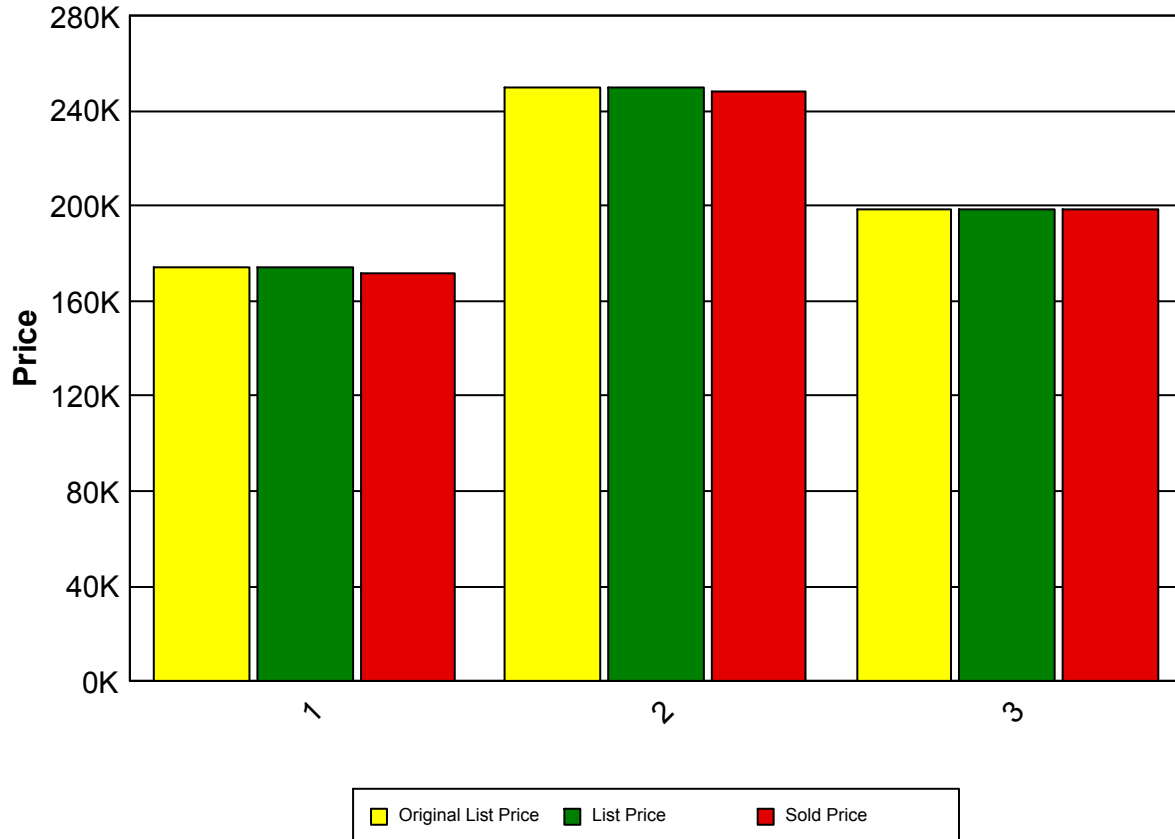
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Price History of All Properties

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

Price History Chart



1		18030 Split Oak Circle Cumulative Days on Market (CDOM): 10	List Date: 04/15/2020 List Price: \$174,000	S Price: \$172,000 S Date: 6/16/2020
2		16945 Sloan Road Cumulative Days on Market (CDOM): 107	List Date: 04/01/2020 List Price: \$250,000	S Price: \$248,000 S Date: 6/12/2020
3		17978 Split Oak Circle Cumulative Days on Market (CDOM): 15	List Date: 02/24/2020 List Price: \$198,900	S Price: \$198,900 S Date: 4/9/2020





Comparative Market Analysis

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CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

18030 Split Oak Circle



MLS #:	95059057	Status:	S	Beds:	3	L Price:	\$174,000
Subdivision:	Arbor Oaks	Baths:	2/0	S Price:	\$172,000	S Date:	6/16/2020
Prop Type:	Single-Family	Ttl SF:	1,792				
Dwelling:	Manufactured						

Rmks: Enjoy the country life! Own this 3-bedroom 2-bath mobile home that sits on 3 acres of unrestricted property. Several trees provide shade and privacy surrounding the home. The wrap-around kitchen to dining area includes a large walk-in pantry. Recent renovations... HVAC system (compressor and electronics), roof, re-leveled, under insulation, skirting, front fence, and porch stairway. The property has a detached workshop (23x14) with a separate electric panel. An oversized covered carport (25x24) is perfect for two or more vehicles. Getaway to this private and peaceful property, in the middle of nature, with a convenient commute to Houston. The property is sold As-Is; the owner will make no repairs. Don't miss out on this find, call for an appointment today!

17978 Split Oak Circle



MLS #:	85665982	Status:	S	Beds:	3	L Price:	\$198,900
Subdivision:	Arbor Oaks	Baths:	2/1	S Price:	\$198,900	S Date:	4/9/2020
Prop Type:	Single-Family	Ttl SF:	2,125				
Dwelling:	Free Standing						

Rmks: Welcome! This one has it ALL! Unrestricted-Almost 1 acre fully gated beautiful home. Charming oversized covered porch with gorgeous entry, 3 bedrooms and 2.5 bathrooms with a spacious kitchen with breakfast area. Formal dining separated by custom bar open to main living room, perfect for entertaining. Custom interior finishes and tile throughout, stainless steel appliances, crown molding, vaulted ceilings, new carpet, freshly painted, new 30 year roof with transferrable warranty, you will appreciate the built-ins. Heading out the backdoors of the property you step on to a huge covered porch. Wow! Look at that back yard! Plenty of space, beautiful citrus trees, two built-in dog kennels, perfect for your dream pool with a deck, perfect for the hot summers. A storage shed for all your yard tools and fully fenced, no restrictions! Low Taxes and No HOA.





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Sold Properties

16945 Sloan Road

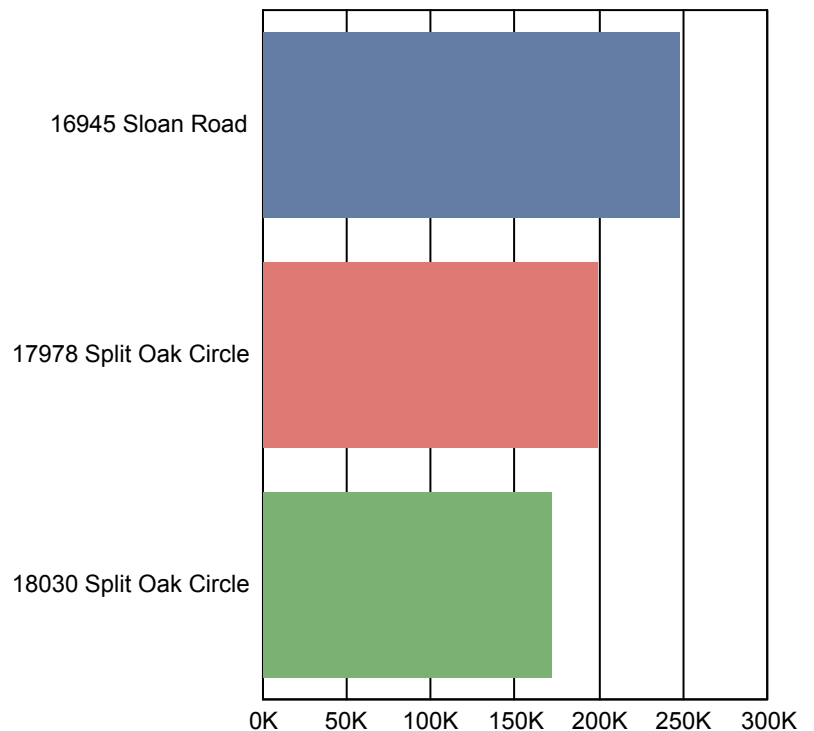


MLS #: 29050586	Status: S	Beds: 3	L Price: \$250,000
Subdivision: Beasley Prewitt Surv Abs 420		Baths: 2/0	S Price: \$248,000
Prop Type: Single-Family		Ttl SF: 1,727	S Date: 6/12/2020
Dwelling: Free Standing			

Rmks: Beautiful large one story home on non restricted, sprawling 2 acres in excellent quiet location, never flooded. This is what dreams are made of... home is completely move-in ready offering beautiful flooring and baseboards throughout, new roof 2016, new double pane windows & sliding doors 2019, new water well 2019, new a/c 2017! Amazing kitchen with all new white cabinets, sparkling black granite, black stainless fridge, stainless under mount sink w/window, marble back splash, & pendant lighting. Open flowing split bedroom floor plan w/HUGE living room, high ceilings, covered back patio, fresh rock driveway & landscaping, gorgeous sparkling stone wood burning fireplace, new carpet in bedrooms, fresh neutral paint throughout home, updated lighting and fixtures throughout. Completely remodeled bathrooms offer granite and beautiful tile. Washer, Dryer and Fridge can stay. Great schools and excellent location where you can have acreage w/ proximity to everything! No HOA, LOW TAXES!

Sold Properties

Total # of Listings	3
Lowest Price	\$172,000
Highest Price	\$248,000
Average Price	\$206,300
Avg. Price/SqFt	\$110.13
Avg DOM	16





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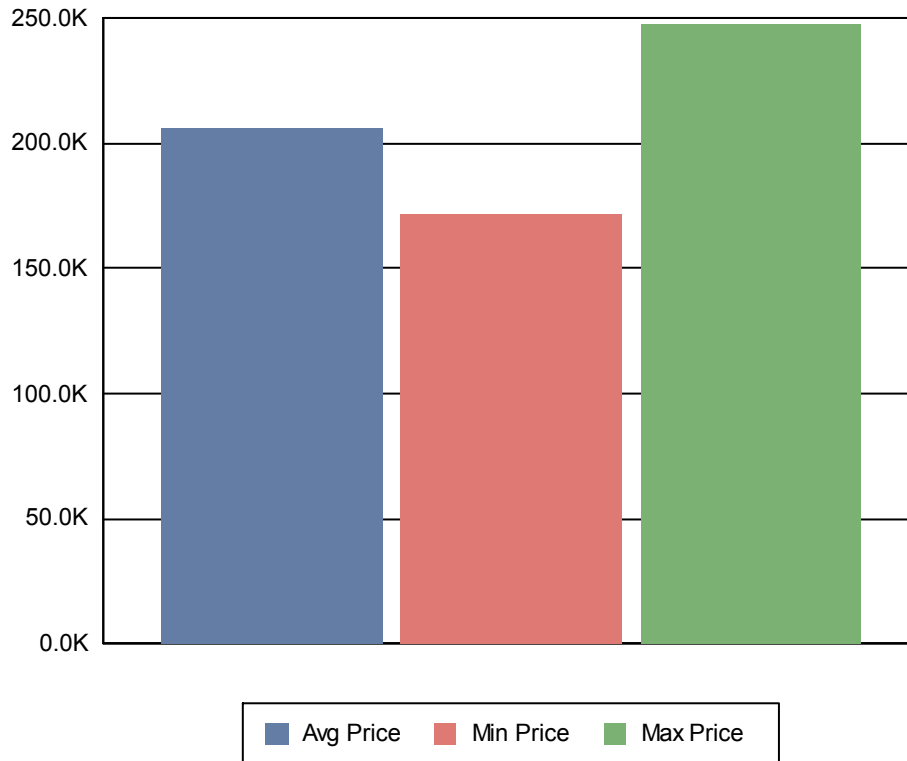
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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$172,000	\$248,000	\$206,300	\$110.13
Totals / Averages	\$172,000	\$248,000	\$206,300	\$110.13

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
18030 Split Oak Circle	\$174,000	\$172,000	10	98.85%	\$93.19
17978 Split Oak Circle	\$198,900	\$198,900	15	100.00%	\$93.60
16945 Sloan Road	\$250,000	\$248,000	22	99.20%	\$143.60
Total Averages	\$207,633	\$206,300	44	99.35%	\$110.13

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Sold								
S	18030 Split Oak Circle	3	2/0	1,792	\$174,000	\$172,000	06/16/2020	10
S	17978 Split Oak Circle	3	2/1	2,125	\$198,900	\$198,900	04/09/2020	15

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S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
S	16945 Sloan Road	3	2/0	1,727	\$250,000	\$248,000	06/12/2020	22

