



# Comparative Market Analysis

**10646 Clearview Villa PI**

HOUSTON, TX 77025


Prepared For 10646 Clearview Villa PI on May 05, 2021



Prepared by



**Kelly Roberts**

 (281) 881-5267

 kroberts05@gmail.com



5th Stream Realty

7941 Katy Fwy #787 Houston, TX, 77024

**10646 Clearview Villa Pl**

VILLAS/CLEARVIEW

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kroberts05@gmail.com



## SALES PRICE RECOMMENDATION

### Sold Properties Analysis

Average Sales Price From Comparable Sold Properties	\$293,667
Average Square Feet From Comparable Sold Properties	2108
Average Price / Square Foot	\$139.31

### Your Property Analysis

Square Feet Of Your Property	2169
Your Sales Price Based On Average Price Per SQFT 2169 X \$139.31	\$302,163

Your Property Estimated Price After Adjustment	<b>\$302,163</b>
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**SUGGESTED SALES PRICE RANGE:**  
Between **\$296,120** And **\$308,206**

Based On 2% Variance Of Estimated Value

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**SOLD COMPARABLE PROPERTIES SOLD COMPARABLE PROPERTIES**

[Access the Interactive Map](#)

	 <b>10646 Clearview Villa Pl</b>	 <b>3406 Clearview Villa Way</b>	 <b>10642 Clearview Villa Place</b>	 <b>3450 Clearview Villa Way</b>
<b>List Price</b>	<b>\$286,344</b>	\$305,000	\$299,000	\$299,900
<b>Days on Market</b>		22	9	25
<b>Sold Price</b>		\$292,000	\$295,000	\$294,000
<b>Sold Price/sqft</b>		\$140.18	\$139.94	\$137.90
<b>Sold Date</b>		08/06/2020	09/03/2020	01/15/2021
<b>Subdivision</b>	<b>VILLAS/CLEARVIEW</b>	Villas/Clearview Amd	Villas at Clearview	VILLAS AT CLEARVIEW
<b>Square Feet</b>	<b>2,169</b>	2,083	2,108	2,132
<b>Lot Size</b>	<b>1,762</b>	1,764	1,762	1,764
<b>Bedrooms</b>	<b>3</b>	3	3	3
<b>Bathrooms</b>	<b>3/1</b>	3/1	3/1	3/1
<b>Garage</b>	<b>2</b>	2	2	2
<b>Stories</b>	<b>3</b>	3	3	3
<b>Pool</b>	<b>No</b>	No	No	No
<b>Year Built</b>	<b>2009</b>	2008	2009	2008
<b>Maint. Fee</b>		\$1,500 Annually	\$1,450 Annually	\$1,400 Annually

# Comparative Market Analysis

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## 10646 Clearview Villa PI

HOUSTON, TX 77025

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### ABOUT

10646 Clearview Villa PI HOUSTON TX 77025 was recently sold. It is 2,169 sqft. 3 Beds, 3 Full Bath(s) & 1 Half Bath(s) .

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$286,344 (\$132/SQFT)
<b>Bathrooms</b>	3 Full & 1 Half Bath
<b>Stories</b>	3
<b>Year Built</b>	2009
<b>Building Sqft.</b>	2,169/Building Plan
<b>Lot Size</b>	1,762 Sqft.

<b>Bedrooms</b>	3
<b>Garage</b>	2
<b>Listing Broker</b>	5th Stream Realty



For online version of this CMA, visit <https://www.har.com/u/338d28dB>

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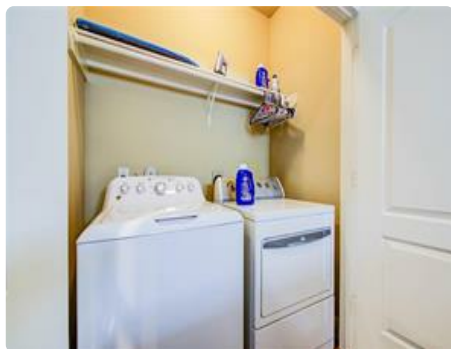
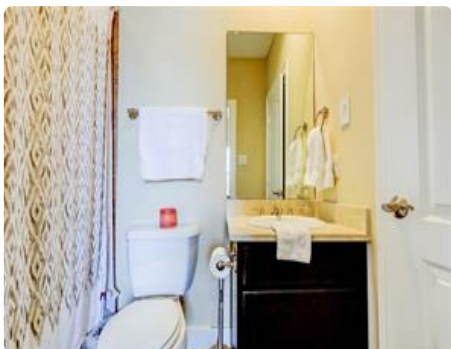


## 10646 Clearview Villa Pl

HOUSTON, TX 77025

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### PHOTO GALLERY



## 10642 Clearview Villa Place

Houston, TX 77025

[View Details](#)

### ABOUT

Multiple offers received. Waiting for signatures and checks. Showing for backup only. Head to the 2nd-floor living areas with engineered hardwood floors, raised ceilings, crown molding, recessed lights, & modern finishes. The sunken family room has art niches, a built-in entertainment center nook, and gorgeous French doors leading to a Juliette balcony. The gourmet island kitchen has tons of cabinets & oversized drawers, granite countertops with tile backsplash & under-cabinet lights, SS...

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$299,000 (\$142/SQFT)	<b>Sold Price</b>	\$295,000 (\$140/SQFT) Sold Date: Sep 03, 2020
<b>Property Type</b>	Single-Family	<b>Legal Desc.</b>	LT 7 BLK 1 VILLAS ON CLEARVIEW AMEND
<b>Bathrooms</b>	3 Full & 1 Half Bath	<b>Bedrooms</b>	3
<b>Stories</b>	3	<b>Garage</b>	2
<b>Year Built</b>	2009	<b>Style</b>	Traditional
<b>Building Sqft.</b>	2,108/Building Plan	<b>Listing Broker</b>	5th Stream Realty
<b>Lot Size</b>	1,762 Sqft.		



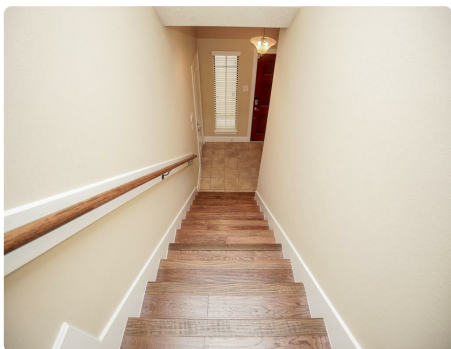
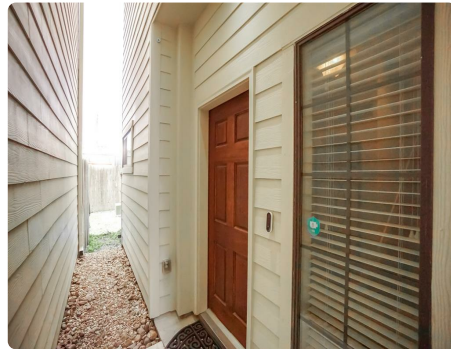
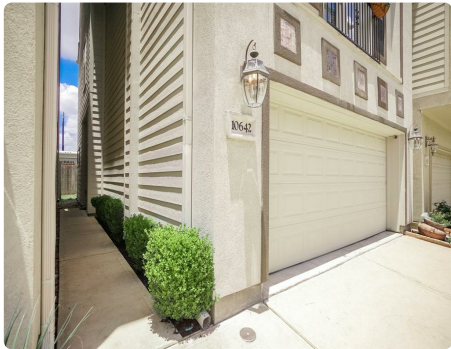


## 10642 Clearview Villa Place

Houston, TX 77025

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### PHOTO GALLERY



## 3406 Clearview Villa Way

Houston, TX 77025

[View Details](#)

### ABOUT

Beautiful 3 bedroom 3 1/2 bathroom home in private gated community close to Med center, NRG stadium and easy commute to downtown. Spacious open floorplan boasts lots of natural lighting high ceilings throughout and is great place to live and entertain. The 1st floor is a nice retreat and features a private bedroom or office with full bathroom and access to the serene backyard. Backyard is overlooking nature preserve with NO BACK NEIGHBORS. The 2nd floor is a showstopper with a large inviting...

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$305,000 (\$146/SQFT)
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	3 Full & 1 Half Bath
<b>Stories</b>	3
<b>Year Built</b>	2008
<b>Building Sqft.</b>	2,083/Building Plan
<b>Lot Size</b>	1,764 Sqft.

<b>Sold Price</b>	\$292,000 (\$140/SQFT)
	Sold Date:Aug 06, 2020
<b>Legal Desc.</b>	LT 34 BLK 1 VILLAS ON CLEARVIEW AMEND
<b>Bedrooms</b>	3
<b>Garage</b>	2
<b>Style</b>	Traditional
<b>Listing Broker</b>	5th Stream Realty





# Comparative Market Analysis

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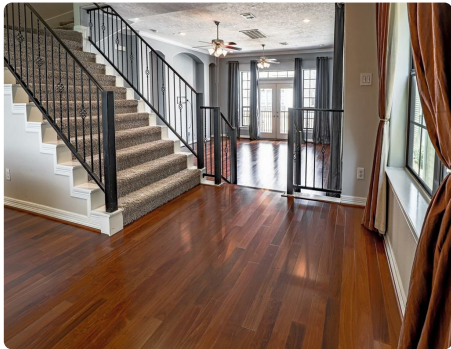


## 3406 Clearview Villa Way

Houston, TX 77025

[View Details](#)

### PHOTO GALLERY





## 3450 Clearview Villa Way

Houston, TX 77025

[View Details](#)

### ABOUT

You have to see this home! Centrally located in a gated community with easy access to major HWY's for abundant commute routes. Short drive to TX Medical Center and Downtown. Lots of natural light and hardwood flooring in living room and laminate flooring in bedrooms. Enjoy a great floor plan, three stories with a guest bedroom and full bathroom on the first floor. Make your way to the second floor where you have a living/dining combo and kitchen with stainless steel appliances, granite...

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$299,900 (\$141/SQFT)
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	3 Full & 1 Half Bath
<b>Stories</b>	3
<b>Year Built</b>	2008
<b>Building Sqft.</b>	2,132/Building Plan
<b>Lot Size</b>	1,764 Sqft.

<b>Sold Price</b>	\$294,000 (\$138/SQFT)
	Sold Date:Jan 15, 2021
<b>Legal Desc.</b>	LT 23 BLK 1 VILLAS ON CLEARVIEW AMEND
<b>Bedrooms</b>	3
<b>Garage</b>	2
<b>Style</b>	Traditional
<b>Listing Broker</b>	5th Stream Realty





# Comparative Market Analysis

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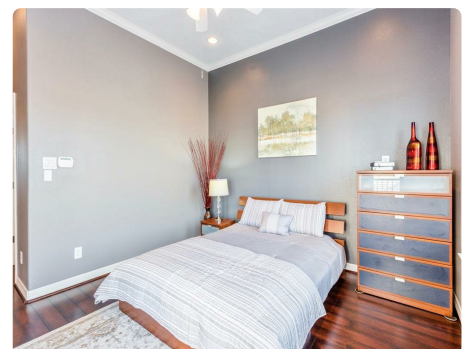
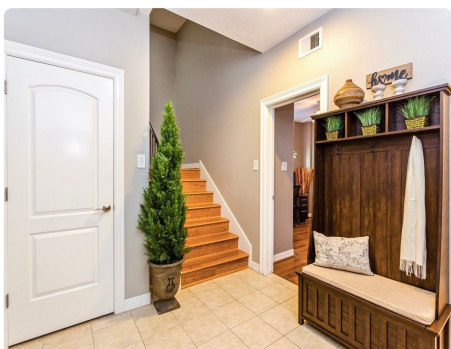
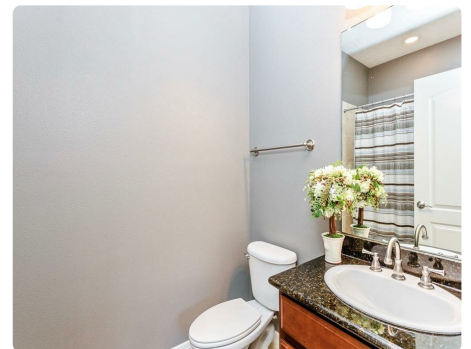
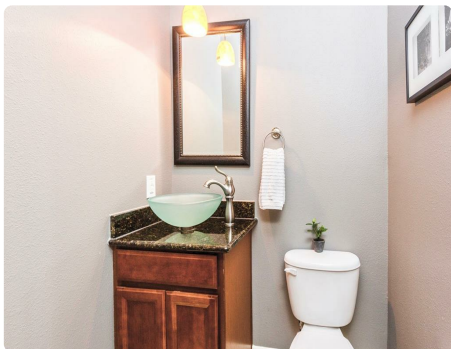


## 3450 Clearview Villa Way

Houston, TX 77025

[View Details](#)

### PHOTO GALLERY



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VILLAS/CLEARVIEW

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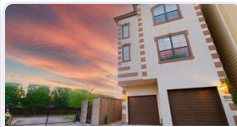


**ACTIVE COMPARABLE PROPERTIES ACTIVE COMPARABLE PROPERTIES**

[Access the Interactive Map](#)



**10646 Clearview Villa Pl**



**10666 Clearview Villa Place**

	10646 Clearview Villa Pl	10666 Clearview Villa Place
<b>List Price</b>	\$286,344	\$300,000
<b>Days on Market</b>		19
<b>Subdivision</b>	VILLAS/CLEARVIEW	Villas/Clearview
<b>Square Feet</b>	2,169	1,967
<b>Lot Size</b>	1,762	1,748
<b>Bedrooms</b>	3	3
<b>Bathrooms</b>	3/1	3
<b>Garage</b>	2	2
<b>Stories</b>	3	3
<b>Pool</b>	No	No
<b>Year Built</b>	2009	2009
<b>Maint. Fee</b>		\$1,400 Annually



## 10666 Clearview Villa Place

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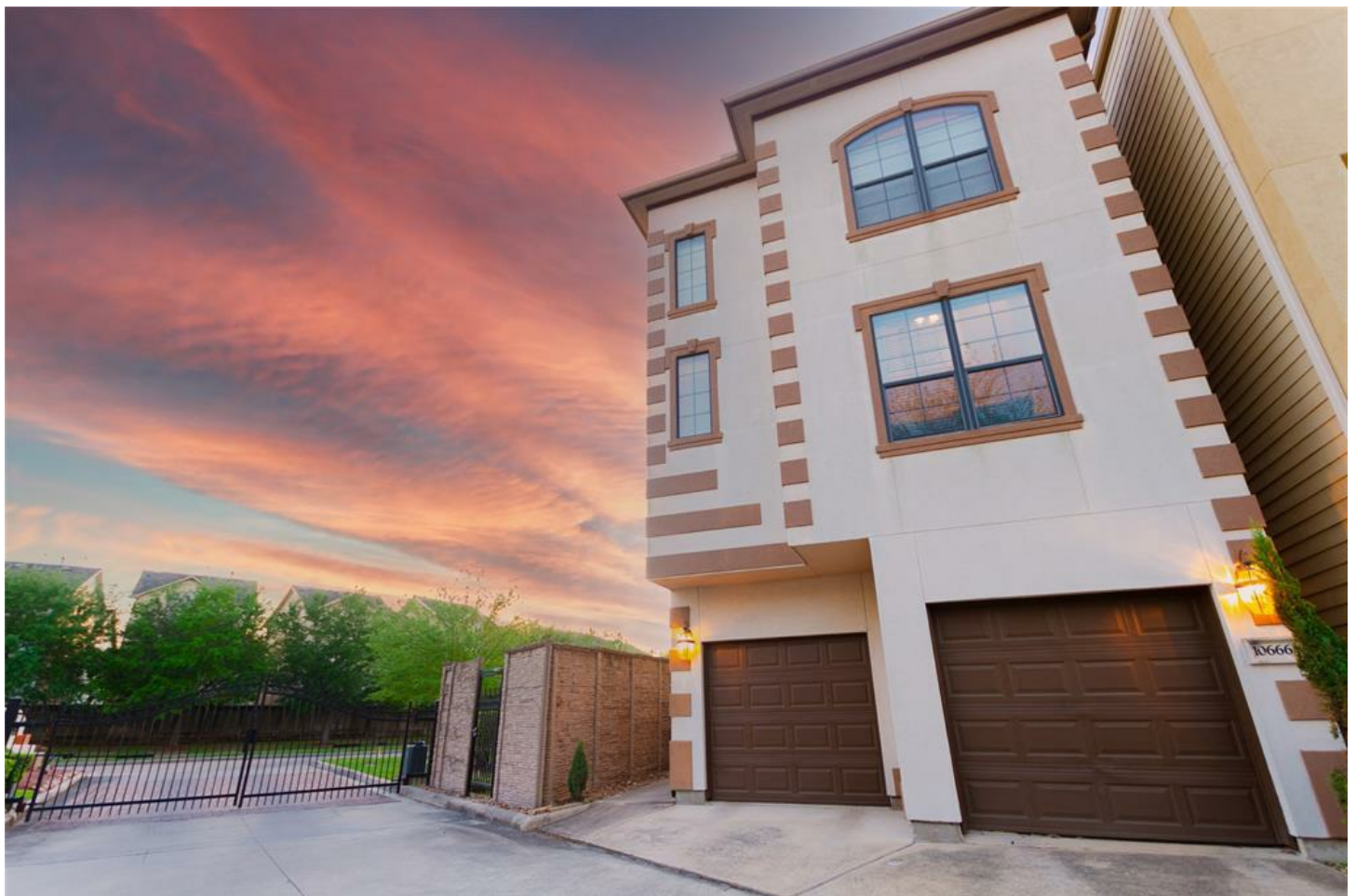
### ABOUT

Welcome home to 10666 Clearview Villa Place located in Villas on Clearview and zoned to Houston ISD. This stunning home features 3 stories, 3 bedrooms, 3 full baths, and an attached 2 car garage. The open concept floorplan will make entertaining a breeze. The kitchen features dark stained cabinetry with granite countertops, SS appliances and room for bar seating. The family room includes high ceilings, wood flooring, and large windows allowing the natural light to shine through. End your days...

### Features

<b>Listing Price</b>	\$300,000
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	3 Full
<b>Stories</b>	3
<b>Year Built</b>	2009
<b>Building Sqft.</b>	1,967/Building Plan
<b>Lot Size</b>	1,748 Sqft.

<b>Legal Desc.</b>	LT 1 BLK 1 VILLAS ON CLEARVIEW AMEND
<b>Bedrooms</b>	3
<b>Garage</b>	2
<b>Style</b>	Contemporary/Modern
<b>Listing Broker</b>	5th Stream Realty

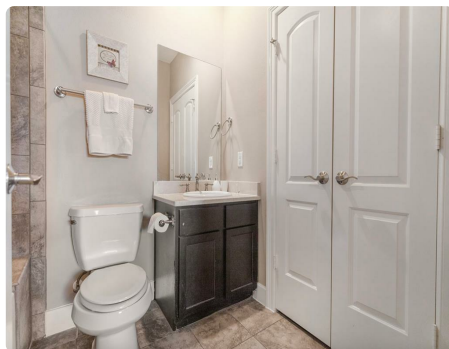
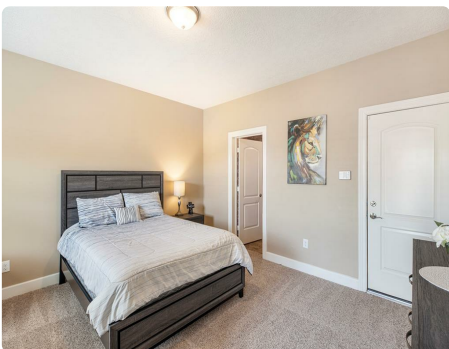
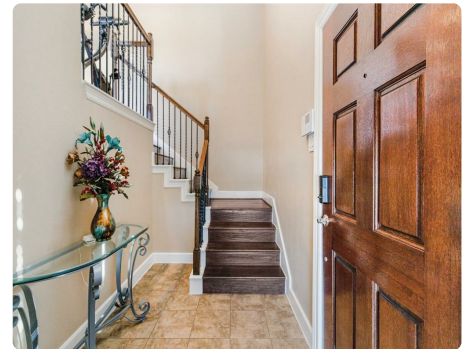
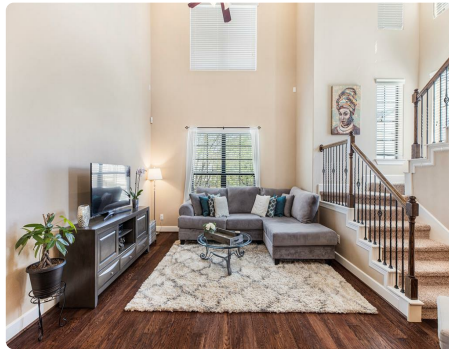
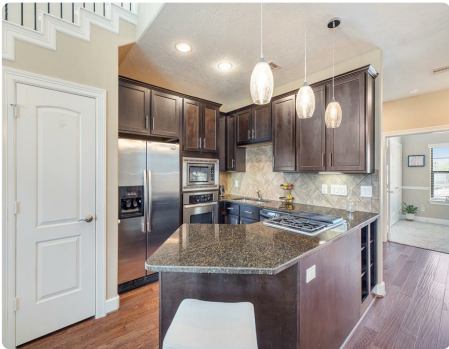


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### PHOTO GALLERY





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HOME VALUE COMPARABLE

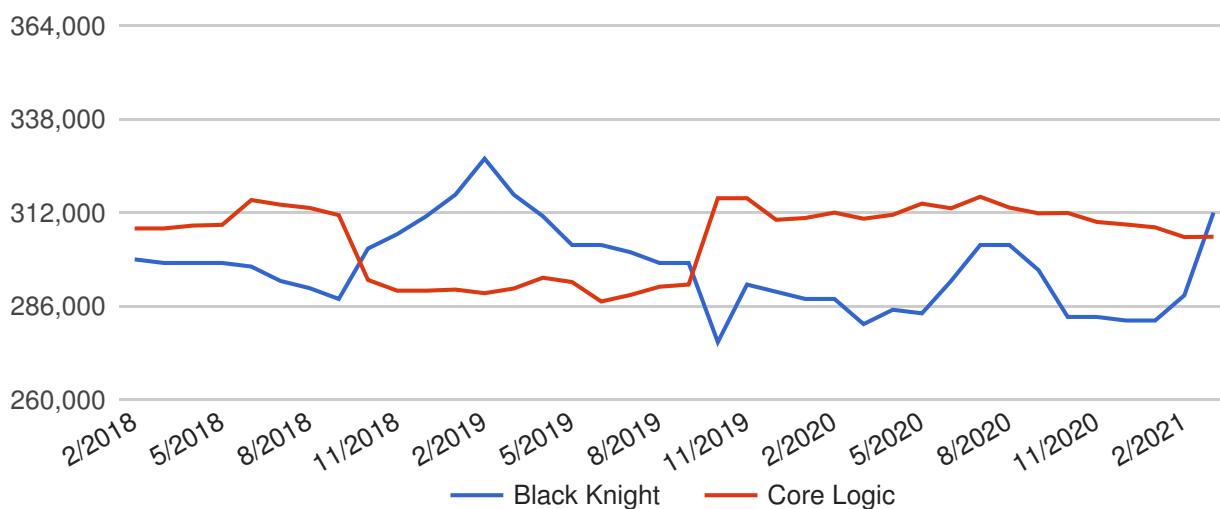
We Compare Estimates From Quality Third-Party Sources To Give You The Most Comprehensive Evaluation Available Online. All Information Presented Should Be Independently Verified.

CURRENT VALUATIONS

BLACK KNIGHT	CoreLogic	Zillow	Appraisal Districts
AVM Value <b>\$312K</b> \$143.85/Sqft	AVM Value <b>\$305K</b> \$140.76/Sqft	AVM Value <b>\$298K</b> \$137.60/Sqft	AVM Value <b>\$286K</b> \$132.02/Sqft
Value Range \$290K - \$334K	Value Range \$283K - \$328K	Value Range \$293K - \$303K	Value Range \$286,344
Confidence Score 93%  Margin Of Error*: 7%	Confidence Score 84%  Margin Of Error*: 7%	Confidence Score NA	Confidence Score NA

VALUATIONS HISTORY

Valuation History For Black Knight And Corelogic (Only)



**Limitations:** This represents an estimated sales 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. The values do not include a physical or visual inspection of the subject property. User shall not use the values in lieu of an appraisal by a licensed appraiser or as a basis for making any financial decision.

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