

Peggy Thibodeaux
 pjthibodeaux09@gmail.com
 Ph: 281-222-6523
 Pearl Elite Properties, LLC



Property Type is 'Single-Family' Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Status is 'Sold' Status Contractual Search Date is 06/21/2021 to 12/23/2020 Zip Code is like '77477**'

Market Analysis Summary | Single-Family

Listings as of 6/21/2021 at 6/21/2021 7:07:08PM, Page 1 of 7

#	MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%	
Listings: Active																			
1	24920783	11422 Scottsdale Drive	Meadows Sec 1	No	3	2	0		1,747	1970	7,138	\$234,900	\$134.46		5				
2	42919183	11714 Meadowtrail Lane	Meadow Park Alief	No	3	2	0		1,854	1977		\$239,000	\$128.91		13				
3	23325726	12307 W Belfort Street	Meadow Park Residence	No	4	2	0		2,022	1977	11,853	\$256,000	\$126.61		32				
4	68705556	12219 Meadowhollow Drive	Meadows Sec 4	No	5	3	0		2,296	1974	7,591	\$265,000	\$115.42		5				
5	98861921	12007 Meadowhollow Drive	Meadows Sec 3	No	3	2	0	2	1,929	1973	7,867	\$279,900	\$145.10		14				
6	37130808	12219 Hoggard Drive	Meadows Sec 4	No	4	2	1		2,240	1974	7,435	\$285,000	\$127.23		50				
7	41948107	703 S Marathon Way	The Promenade At Stafford Run Sec 1	No	4	2	0	2	2,086	1995	8,811	\$285,000	\$136.63		17				
8	48391065	12206 Meadowdale Drive	Meadows Sec 4	No	4	2	0	2	2,019	1974	7,920	\$293,000	\$145.12		12				
9	60641520	3311 S Sutton Square	Sugar Creek Sec 28	No	4	2	1	2	2,183	1982	8,900	\$299,000	\$136.97		*259				
10	19105851	811 Wheelhouse Drive	The Promenade At Stafford Run Sec 3	No	4	2	1	2	2,654	1997	8,541	\$318,000	\$119.82		8				
11	93688602	10458 Executive Lake Drive	Fountain Park Village	No	3	2	1	2	1,785	2021		\$329,900	\$184.82		19				
12	81070978	10454 Executive Lake Drive	Fountain Park Village	No	3	2	1	2	1,802	2021		\$332,700	\$184.63		19				
13	54254358	10466 Executive Lake Drive	Fountain Park Village	No	3	3	1	2	1,814	2021		\$337,700	\$186.16		52				
14	44527426	13014 Tyler Lane	Stafford Colony	No	4	3	1	2	2,846	2000		\$405,000	\$142.30		20				
			Min		3	2	0	2	1,747	1970	7,138	\$234,900	\$115.42		5				
			Max		5	3	1	2	2,846	2021	11,853	\$405,000	\$186.16		259				
			Avg		4	2	1	2	2,091	1990	8,451	\$297,150	\$143.87		38				
			Med		4	2	1	2	2,021	1980	7,920	\$289,000	\$136.80		18				

Presented by: Peggy Thibodeaux

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Listings: Option Pending

1	98338352	12302 Meadowdale	Meadows	Yes	3	2	1	2	1,923	1974		\$238,000	\$123.76	7					
2	37179142	12011 GRAPEVINE Court	GROVE WEST	No	3	2	0	2	2,447	1998	7,365	\$349,900	\$142.99	8					
		Min			3	2	0	2	1,923	1974	7,365	\$238,000	\$123.76	7					
		Max			3	2	1	2	2,447	1998	7,365	\$349,900	\$142.99	8					
		Avg			3	2	1	2	2,185	1986	7,365	\$293,950	\$133.38	8					
		Med			3	2	1	2	2,185	1986	7,365	\$293,950	\$133.38	8					

Listings: Pend Cont to Show

1	38437087	12131 Meadow Pines Drive	Meadow Park Residence A	No	3	2	0	2	2,196	1977	9,152	\$239,900	\$109.24	32					
		Min			3	2	0	2	2,196	1977	9,152	\$239,900	\$109.24	32					
		Max			3	2	0	2	2,196	1977	9,152	\$239,900	\$109.24	32					
		Avg			3	2	0	2	2,196	1977	9,152	\$239,900	\$109.24	32					
		Med			3	2	0	2	2,196	1977	9,152	\$239,900	\$109.24	32					

Listings: Pending

1	61137930	302 Fair Oak Court	Dove Country R/P	No	3	2	0		1,469	1980	11,847	\$192,000	\$130.70	3					
2	51357823	910 Terrence Court	Woodland West	No	4	2	0	2	2,001	1966	14,038	\$210,000	\$104.95	3					
3	85255686	654 Shady Dale Drive	Quailridge	No	3	2	0	2	1,615	1997	4,847	\$234,900	\$145.45	17					
4	70195937	12226 Alston Drive	Meadows Sec 4	No	3	2	0	2	1,841	1974	8,899	\$249,999	\$135.80	11					

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Market Analysis Summary | Single-Family

Listings as of 6/21/2021 at 6/21/2021 7:07:08PM, Page 3 of 7

#	MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%	
Listings: Pending																			
5	62201000	12131 Alston Drive	Meadows	No	4	2	0	2	2,274	1973		\$250,000	\$109.94	1					
6	93682658	11931 Brighton Lane	Meadows	No	3	2	0		1,795	1973	7,265	\$264,900	\$147.58	26					
7	57175246	11935 Scottsdale Drive	Meadows Sec 2	No	4	2	0	2	2,280	1971	9,317	\$285,000	\$125.00	4					
8	46906192	11907 Meadowdale	Meadows	Yes	4	2	0	2	2,357	1971		\$295,000	\$125.16	13					
9	20391925	12411 Cotton Lake Lane	Fountain Park Village	No	3	3	1	2	1,764	2021		\$327,700	\$185.77	39					
10	7744241	139 Squires Bend	Kingsway	No	3	2	2	2	2,655	2021	8,512	\$340,000	\$128.06	10					
11	94695710	10462 Executive Lake Drive	Fountain Park Village	No	3	3	1	2	1,814	2021		\$342,700	\$188.92	0					
12	24007797	4207 Ferro Street	Colony Lake Estates Sec 4	No	4	4	0	2	3,815	2007	7,150	\$437,000	\$114.55	188					
			Min		3	2	0	2	1,469	1966	4,847	\$192,000	\$104.95	0					
			Max		4	4	2	2	3,815	2021	14,038	\$437,000	\$188.92	188					
			Avg		3	2	0	2	2,140	1990	8,984	\$285,767	\$136.82	26					
			Med		3	2	0	2	1,921	1977	8,706	\$274,950	\$129.38	11					

Listings: Sold

1	70837333	807 Golf Court	Crestmont Village	No	3	1	1		1,289	1962	7,806	\$150,000	\$116.37	1	03/02/21	\$140,000	\$108.61	93.33
2	98946890	1134 Barker Street	Barker-Bowen	No	3	2	0	2	1,278	1960	6,930	\$154,990	\$121.28	82	01/15/21	\$150,000	\$117.37	96.78
3	35069589	12135 Meadow Pines Drive	Meadow Park Residence A	Yes	3	2	0	2	1,979	1976	17,592	\$189,000	\$95.50	123	01/08/21	\$163,500	\$82.62	86.51
4	31044039	606 Fair Oak Drive	Dove Country	No	3	2	0	2	1,469	1980	8,775	\$194,500	\$132.40	92	02/02/21	\$170,000	\$115.72	87.40
5	64612074	9707 Cymbal Drive	Missouri City Estates	No	3	2	0	2	1,462	1978	10,500	\$165,000	\$112.86	6	03/03/21	\$170,500	\$116.62	103.33

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Listings as of 6/21/2021 at 6/21/2021 7:07:08PM, Page 4 of 7

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Listings: Sold																			
6	695913	12407 Tambourine Drive	Meadow Village Sec 02 R/P	No	3	2	0		1,678	1982	9,000	\$178,900	\$106.62	17	01/29/21	\$175,000	\$104.29	97.82	
7	42860248	309 West Street	Sta-Mo	No	3	2	0		1,844	1968	6,643	\$184,990	\$100.32	54	01/27/21	\$184,990	\$100.32	100.00	
8	80701127	13022 Naples Lane	Vaccaro Manor Sec 5	No	4	2	0		1,925	1978	7,920	\$180,000	\$93.51	2	02/19/21	\$185,000	\$96.10	102.78	
9	97792138	11627 Scottsdale Drive	Meadows	No	4	2	0		1,803	1970	7,958	\$174,900	\$97.00	5	01/20/21	\$185,000	\$102.61	105.77	
10	98661323	11503 Pagoda Drive	Meadow Village Sec 01	No	3	2	0	2	1,735	1981	6,300	\$185,000	\$106.63	2	04/06/21	\$187,000	\$107.78	101.08	
11	43679161	11406 Scottsdale	Meadows	Yes	4	2	0	2	2,233	1970		\$219,000	\$98.07	51	02/05/21	\$187,600	\$84.01	85.66	
12	66068500	12242 Alston Drive	Meadows	Yes	3	2	1		2,163	1974	7,907	\$184,500	\$85.30	7	02/15/21	\$188,375	\$87.09	102.10	
13	22301119	12106 Brook Meadows Court	Meadowglen Sec 2	No	3	2	1	2	2,058	1985	4,782	\$220,000	\$106.90	25	03/30/21	\$190,000	\$92.32	86.36	
14	28083585	2122 Westwood Drive	Stafford Run Sec 2	No	3	2	0	2	1,300	1984	5,800	\$189,000	\$145.38	4	04/14/21	\$190,000	\$146.15	100.53	
15	50343177	11611 Scottsdale Drive	Meadows Sec 1	No	3	2	0		1,663	1970	7,300	\$197,900	\$119.00	46	01/21/21	\$192,500	\$115.75	97.27	
16	66309446	12311 Jaguar Dr	Meadow Village Sec 02 R/P	No	3	2	0		2,010	1983		\$199,000	\$99.00	11	12/23/20	\$195,000	\$97.01	97.99	
17	53817670	12319 Gambit	Meadow Village	No	4	2	0		2,328	1980	6,300	\$199,900	\$85.87	*68	01/29/21	\$196,000	\$84.19	98.05	
18	67385238	519 Fair Oak Drive	Dove Country R/P	No	3	2	1		1,518	1980	7,320	\$200,000	\$131.75	0	05/21/21	\$200,000	\$131.75	100.00	
19	10889359	1850 Terrence Drive	Woodland West Sec 2	No	4	2	0	2	1,774	1974	10,654	\$205,000	\$115.56	3	05/06/21	\$210,000	\$118.38	102.44	
20	68108355	11519 Chariot Drive	Meadow Village Sec 01	No	3	2	0	0	1,932	1981	6,300	\$209,000	\$108.18	26	03/12/21	\$210,000	\$108.70	100.48	
21	67658707	2119 Ruffian Lane	Stafford Run Sec 1	No	4	2	1	2	2,101	1992	5,600	\$225,000	\$107.09	10	01/28/21	\$215,000	\$102.33	95.56	
22	37191878	11723 Brook Meadows	Meadowglen	No	3	2	0	2	1,601	1981	5,000	\$200,000	\$124.92	4	05/28/21	\$218,000	\$136.16	109.00	
23	12820108	2534 Willow Drive	Kingsway	No	4	2	0	2	2,032	1984	7,021	\$230,000	\$113.19	6	03/10/21	\$220,000	\$108.27	95.65	
24	18210870	2519 Carriage Lane	Kingsway	No	4	3	0		2,305	1983	7,448	\$225,000	\$97.61	51	03/22/21	\$220,000	\$95.44	97.78	
25	3019713	11843 Blair Meadow Drive	Meadows Sec 4	No	3	2	0	2	1,586	1974	11,800	\$219,900	\$138.65	3	03/03/21	\$220,000	\$138.71	100.05	

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26	78835059	12319 Scarcella Lane	Meadows Sec 4	No	3	2	0	2	1,795	1974	9,518	\$220,000	\$122.56	4	06/15/21	\$220,000	\$122.56	100.00	
27	81448621	11314 Brighton Lane	Meadows Sec 1	No	3	2	0	2	1,646	1969	7,548	\$214,900	\$130.56	4	06/08/21	\$220,000	\$133.66	102.37	
28	28405216	11723 Bolero	Meadows	No	4	2	0	2	2,042	1975		\$229,900	\$112.59	24	05/13/21	\$222,500	\$108.96	96.78	
29	91117081	11602 Brook Meadows	Meadows	No	4	2	0	2	1,841	1970		\$225,000	\$122.22	21	03/19/21	\$225,000	\$122.22	100.00	
30	23170603	13114 Gina Street	Vaccaro Manor Sec 4	No	3	2	0	2	1,687	1976	8,247	\$217,500	\$128.93	4	06/14/21	\$227,000	\$134.56	104.37	
31	95617732	12306 Meadowdale Drive	Meadows	No	3	2	0	2	1,824	1974	8,207	\$229,900	\$126.04	147	01/01/21	\$229,000	\$125.55	99.61	
32	52866551	222 Kings Way	Kingsway	No	4	2	1	2	1,954	1982	6,390	\$239,900	\$122.77	8	05/20/21	\$230,000	\$117.71	95.87	
33	57074074	13122 Joan Street	Vaccaro Manor Sec 4	No	3	2	0		1,662	1969	10,814	\$244,000	\$146.81	6	05/26/21	\$230,000	\$138.39	94.26	
34	41983948	11723 Solano Court	Meadows Sec 4	No	3	2	0	2	1,824	1974	7,235	\$239,900	\$131.52	9	04/07/21	\$237,000	\$129.93	98.79	
35	35339234	12019 Breezy Meadow Drive	Southmeadow Sec 1	No	3	2	0		1,528	1984	5,500	\$249,999	\$163.61	20	04/09/21	\$238,000	\$155.76	95.20	
36	15390350	11818 Brook Meadows	Meadowglen	No	3	2	0	2	1,956	1982		\$239,000	\$122.19	8	05/06/21	\$239,000	\$122.19	100.00	
37	20262470	11719 Bolero Court	Meadows Sec 4	No	4	2	0	2	1,841	1975	7,319	\$245,000	\$133.08	3	01/15/21	\$240,000	\$130.36	97.96	
38	40291614	11703 Cedar Form Lane	Meadows Sec 4	Yes	3	2	0	2	1,824	1974	13,742	\$235,000	\$128.84	6	01/08/21	\$243,000	\$133.22	103.40	
39	67725497	11514 Scottsdale Drive	Meadows	No	4	2	1	2	2,240	1971	8,621	\$280,000	\$125.00	37	05/05/21	\$245,000	\$109.38	87.50	
40	12776354	12411 Fern Meadow Drive	Southmeadow Sec 1	No	3	2	0		1,516	1984	5,250	\$245,900	\$162.20	3	06/10/21	\$246,100	\$162.34	100.08	
41	77227881	12122 Mulholland Dr	Meadow glen	Yes	3	3	1	2	2,255	1984	5,090	\$279,000	\$123.73	*90	01/13/21	\$246,500	\$109.31	88.35	
42	76568809	12318 Meadow Berry Drive	Meadows Sec 4	No	4	2	0	2	2,281	1974	7,725	\$250,000	\$109.60	33	02/26/21	\$247,000	\$108.29	98.80	
43	42647442	2514 Palace Drive	Kingsway	No	3	2	0		2,092	1979	7,498	\$267,950	\$128.08	27	03/16/21	\$249,300	\$119.17	93.04	
44	30106843	12124 Meadow Pines Drive	Meadow Park Alief	No	3	2	0	2	2,150	1977	5,500	\$230,000	\$106.98	3	06/14/21	\$250,000	\$116.28	108.70	
45	8518279	11834 Oak Meadow	Meadowglen	No	3	2	1	2	2,304	1981		\$256,500	\$111.33	5	04/21/21	\$256,500	\$111.33	100.00	
46	35069697	827 Mcintosh Bend Drive	Apple creek Bend	No	4	2	1		2,492	2006	6,253	\$274,900	\$110.31	43	02/05/21	\$257,500	\$103.33	93.67	

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47	44839700	244 Willards Way	The Promenade At Stafford Run	No	4	2	0	2	2,091	2001	9,262	\$263,200	\$125.87	0	06/02/21	\$263,200	\$125.87	100.00
48	39274371	12338 Southmeadow Drive	Southmeadow Sec 1	No	3	2	1		2,356	1985	5,460	\$268,800	\$114.09	15	03/23/21	\$263,880	\$112.00	98.17
49	44668230	12034 Meadowdale Drive	Meadows Sec 3	No	4	2	0	2	2,511	1973	7,489	\$269,900	\$107.49	25	04/20/21	\$265,000	\$105.54	98.18
50	63654071	735 S Marathon Way	The Promenade At Stafford Run	No	4	2	1	2	2,513	1995	6,591	\$269,900	\$107.40	*98	04/05/21	\$265,000	\$105.45	98.18
51	60331209	12206 Meadow Park Court	Meadowglen Sec 3	Yes	3	2	1		2,402	1996	5,565	\$274,900	\$114.45	*111	03/12/21	\$267,500	\$111.37	97.31
52	27977075	426 Colony Lake Estates Drive	Colony Lake Estates	No	3	2	0		2,233	2004	7,150	\$284,999	\$127.63	82	01/20/21	\$273,750	\$122.59	96.05
53	75129422	13130 Stafford Colony Lane	Stafford Colony	No	3	2	0	2	2,366	1999	7,177	\$279,000	\$117.92	4	05/21/21	\$275,000	\$116.23	98.57
54	56674971	12203 Scottsdale Drive	Meadows Sec 4	No	4	2	0	2	2,110	1975	8,477	\$279,900	\$132.65	5	05/21/21	\$279,900	\$132.65	100.00
55	75685739	4223 Maurice Way	Colony Lake Estates	No	4	2	1	2	2,450	2006	7,159	\$299,990	\$122.44	6	05/21/21	\$303,550	\$123.90	101.19
56	60023860	4103 Lilac Court	Applecreek Bend	No	4	2	1	2	2,650	2006	9,289	\$329,900	\$124.49	199	02/19/21	\$310,000	\$116.98	93.97
57	35054054	12326 Scottsdale Drive	Meadows Sec 4	Yes	4	2	0	2	2,600	1975	8,138	\$312,000	\$120.00	2	02/23/21	\$312,000	\$120.00	100.00
58	73805352	12003 Sundance Court	GROVE WEST	Yes	5	3	1	2	2,922	1998		\$345,000	\$118.07	*53	04/30/21	\$345,000	\$118.07	100.00
59	14347768	214 Elana Lane	Colony Lake Estates Sec 3	No	4	3	1		3,422	2006	8,209	\$379,990	\$111.04	12	03/05/21	\$362,000	\$105.79	95.27
60	89435466	406 Promenade Estates Lane	Estates At Promenade Sec 2	No	4	3	1		4,055	2015	10,537	\$515,000	\$127.00	35	05/27/21	\$475,000	\$117.14	92.23
			Min		3	1	0	0	1,278	1960	4,782	\$150,000	\$85.30	0		\$140,000	\$82.62	85.66
			Max		5	3	1	2	4,055	2015	17,592	\$515,000	\$163.61	199		\$475,000	\$162.34	109.00
			Avg		3	2	0	2	2,042	1982	7,804	\$239,453	\$118.31	31		\$233,711	\$115.77	97.86
			Med		3	2	0	2	1,995	1980	7,448	\$229,950	\$118.54	11		\$228,000	\$116.26	98.38

Presented by: Peggy Thibodeaux

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Pearl Elite Properties, LLC



Property Type is 'Single-Family' Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Status is 'Sold' Status Contractual Search Date is 06/21/2021 to 12/23/2020 Zip Code is like '77477'

89

Total Listings

Avg	3	2	0	2	2,068	1984	8,029	\$256,003	\$125.06	31	\$233,711	\$115.77	65.97
Med	3	2	0	2	2,010	1980	7,570	\$245,000	\$123.73	12	\$228,000	\$116.26	98.38

Quick Statistics (89 Listings Total)

	Min	Max	Average	Median
List Price	\$150,000	\$515,000	\$256,003	\$245,000
Sold Price	\$140,000	\$475,000	\$233,711	\$228,000
Adj. Sold Price	\$140,000	\$475,000	\$232,635	\$225,250
LP/SF	\$85.30	\$188.92	\$125.06	\$123.73
SP/SF	\$82.62	\$162.34	\$115.77	\$116.26
Adj. SP/SF	\$82.62	\$162.34	\$115.25	\$115.56

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