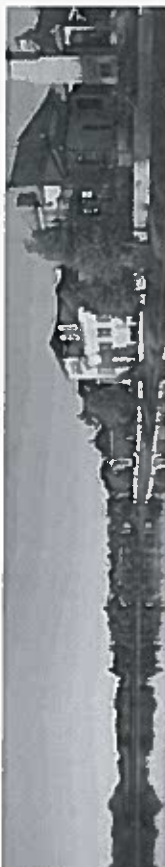




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Property Type is 'Single-Family' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 10/07/2021 to 10/07/2020 Latitude, Longitude is within 0.50 mi of 10310 Moorberry Ln, Houston, TX 77043, USA

Market Analysis Summary | Single-Family

Listings as of 10/7/2021 at 10:45:24AM, Page 1 of 5

#	MLS #	Address	Subdivision	Pool	BR	FB	HB	#	Gar	Bld SqFt	Yr Bt	Lot SF	List Price	LPISqFt	CDOM	Cls Date	Sold Price	SPISqFt	SPLP%
1	62812551	10146 Moorberry Lane	Gessner Grove 02 R/P	No	4	2	0	2	1,866	1960	9,360	\$324,990	\$174.16	190					
2	94822840	10059 Fallen Woods Drive	Shadow Spgs Sec 01	No	4	2	1	2	2,434	2010	2,400	\$330,000	\$135.58	6					
3	17792131	10139 Melronome Drive	Gessner Woods	No	4	2	0	2	1,983	1968	7,416	\$334,000	\$168.43	*154					
4	63436230	10421 Moorberry Lane	Springwood Oaks	No	3	2	1	2	1,787	1955	9,760	\$350,000	\$195.86	16					
5	72969027	10406 Shadow Wood Drive	Shadow Oaks Sec 04	No	3	2	0	2	1,958	1958	8,760	\$350,000	\$178.75	78					
6	43183195	1746 Maux Drive	Royal Oaks	No	3	2	0	1	2,310	1960	12,106	\$379,000	\$164.07	149					
7	27171660	10103 Kerwood Lane	Royal Oaks Sec 07	No	3	2	0	2	2,063	1962	10,000	\$399,999	\$193.89	35					
8	19371184	1919 Shadowdale Drive	Enchanted Forest Sec 02	No	4	2	0	0	2,355	1969	7,280	\$420,000	\$178.34	22					
9	46209421	1907 Nocturne Lane	Enchanted Forest	No	4	2	1	2	2,710	1963	9,706	\$439,900	\$162.32	*92					
10	4415878	2015 Longhorn Drive	Springwood Forest	No	4	2	1	2	2,426	1967	8,850	\$485,000	\$199.92	*63					
11	22043183	10222 Melronome Drive	Enchanted Forest Sec 01	No	4	2	0	2	2,204	1968	9,162	\$509,900	\$231.35	9					
12	61102423	1930 Shadowdale Drive	Enchanted Forest	No	4	2	1	2	2,542	1968	8,820	\$565,000	\$222.27	19					
13	67806086	10310 Moorberry Lane	Springwood Oaks	No	4	3	1	2	3,814	2019	9,520	\$749,900	\$196.62	*145					
			Min		3	2	0	0	1,787	1955	2,400	\$324,990	\$135.58	6					
			Max		4	3	1	2	3,814	2019	12,106	\$749,900	\$231.35	190					
			Avg		4	2	0	2	2,342	1971	8,703	\$433,668	\$184.74	75					
			Med		4	2	0	2	2,310	1967	9,162	\$399,999	\$178.75	63					

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Market Analysis Summary | Single-Family

Listings as of 10/7/2021 at 10:45:24AM, Page 2 of 5

#	MLS #	Address	Subdivision	Pool	BR	FB	HB	#	Gar	Bld	SqFt	Yr	Bk	Lot	SF	List	Price	LP	SqFt	CDOM	Cls	Date	Sold	Price	SP	SqFt	SPLP	%
1	6183821	2015 Ganyard Drive	Timber Oaks Sec 1	No	3	2	0	1	1,767	1962	8,400	2010		8,400	\$289,900	\$164.06	34	07/09/21	\$240,000	\$135.82	82.79							
2	62986432	2402 Tnway Lane	Spring Branch Valley	No	3	1	2	1,845	1960	12,302	1960	1960		12,302	\$268,999	\$145.80	43	02/19/21	\$245,000	\$132.79	91.08							
3	61828321	10431 Metronome Drive	Enchanted Forest	No	4	2	1	2,347	1968	8,712	1968	1968		8,712	\$275,000	\$117.17	38	10/23/20	\$260,000	\$110.78	94.55							
4	77222355	2019 Falcon Reach Drive	Shadow Spgs Sec 01	No	3	2	1	1,689	2011	2,925	2011	2011		2,925	\$259,000	\$153.35	5	05/21/21	\$262,000	\$155.12	101.16							
5	65863000	2018 Falcon Reach Drive	Shadow Spgs Sec 01	No	4	2	1	2,090	2010	5,155	2010	2010		5,155	\$287,000	\$137.32	19	10/07/20	\$275,000	\$131.58	95.82							
6	88804611	10143 Kerrwood Lane	Royal Oaks	No	3	2	0	2,195	1962	9,750	1962	1962		9,750	\$279,900	\$142.88	2	03/04/21	\$279,900	\$142.88	100.00							
7	93082048	1719 Longhorn Drive	Royal Oaks Sec 05	No	4	2	0	2,184	1958	9,101	1958	1958		9,101	\$299,900	\$165.33	42	03/12/21	\$280,000	\$154.36	93.36							
8	35420185	10055 Fallen Woods Drive	Shadow Spgs Sec 01	No	3	2	1	2,266	2010	2,400	2010	2010		2,400	\$289,000	\$127.54	64	02/03/21	\$286,000	\$126.21	98.96							
9	86559377	2010 Southwick Street	Springwood Forest	No	3	2	0	2,009	1967	9,783	1967	1967		9,783	\$329,500	\$164.01	28	08/27/21	\$290,000	\$144.35	88.01							
10	79454963	10057 Hillside Bayou Drive	Shadow Spgs Sec 01	No	3	2	1	2,266	2010	2,176	2010	2010		2,176	\$299,900	\$132.35	0	11/20/20	\$295,000	\$130.19	98.37							
11	10143759	10513 Moorberry Lane	Springwood Oaks	No	4	2	0	1,996	1955	9,760	1955	1955		9,760	\$325,000	\$162.83	5	08/19/21	\$300,000	\$150.30	92.31							
12	51931906	1918 Manila Lane	Timber Oaks Sec 01	No	4	2	0	2,194	1961	8,228	1961	1961		8,228	\$310,000	\$159.71	4	08/17/21	\$307,000	\$158.17	99.03							
13	15085860	1922 Manila Lane	Timber Oaks Sec 01	No	3	2	0	2,167	1961	8,364	1961	1961		8,364	\$335,000	\$200.12	2	03/24/21	\$315,000	\$188.17	94.03							
14	68765963	1802 Mallard Drive	Nob Hill	No	3	2	0	2,110	1962	10,969	1962	1962		10,969	\$320,000	\$151.66	1	03/12/21	\$320,000	\$151.66	100.00							
15	58705843	10320 Barwood Drive	Nob Hill Sec 02	Yes	5	3	0	0,179	1961	9,375	1961	1961		9,375	\$389,000	\$216.83	*147	10/15/20	\$325,000	\$181.16	83.55							
16	43240637	10118 Metronome Drive	Gessner Woods	No	3	2	0	2,183	1965	7,828	1965	1965		7,828	\$329,999	\$179.74	6	10/01/21	\$330,000	\$179.74	100.00							
17	61249020	2010 Shadow Bend Drive	Timber Oaks Sec 01	No	3	2	0	1,620	1962	8,400	1962	1962		8,400	\$330,000	\$203.70	3	05/28/21	\$330,000	\$203.70	100.00							
18	64638625	10222 Metronome Drive	Enchanted Forest Sec 01	No	4	2	1	2,204	1968	9,162	1968	1968		9,162	\$375,000	\$170.15	161	06/09/21	\$330,000	\$149.73	88.00							
19	71860829	10323 BARWOOD	NOB HILL	No	4	2	0	2,121	1960	10,625	1960	1960		10,625	\$330,000	\$155.59	12	07/01/21	\$330,000	\$155.59	100.00							

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Market Analysis Summary | Single-Family

Listings as of 10/7/2021 at 10:45:24AM, Page 3 of 5

#	MLS #	Address	Subdivision	Pool	BR	FB	HB	#	Gar	Bid	SqFt	Yr	BH	Lot	SF	List	Price	LP	SqFt	CDOM	Cls	Date	Sold	Price	SP	SqFt	SPLP	%	
Listings: Sold																													
20	82228903	10118 Moorberry Lane	Spring Branch	No	3	2	0	0	0	1,967	1,967	1960	9,360	9,360	\$349,000	\$177.43	46	09/07/21	\$330,000	\$167.77	94.56								
21	94369662	1726 Peer Drive	Royal Oaks	No	3	2	0	0	2,525	2,525	1960	13,207	13,207	\$329,000	\$130.30	2	02/01/21	\$335,000	\$132.67	101.82									
22	20681380	2111 Hollow Hook Road	Royal Oaks Sec 07	No	4	2	1	2	2,414	1962	9,181	12/08/20	\$350,000	\$144.99	85	\$340,000	\$140.85	97.14											
23	48516028	10203 Barwood Drive	Nob Hill Sec 02	No	3	2	0	2	2,324	1960	12,500	03/30/21	\$340,000	\$146.30	2	\$340,000	\$146.30	100.00											
24	98513840	2022 Shadow Bend Drive	Timber Oaks Sec 01	No	3	2	0	2	2,027	1962	9,428	11/25/20	\$349,900	\$172.62	58	\$342,000	\$168.72	97.74											
25	17236436	1926 Ganyard Drive	Timber Oaks Sec 01	No	3	2	0	2	1,774	1969	8,160	05/10/21	\$379,000	\$213.64	120	\$350,000	\$197.29	92.35											
26	83324930	10135 Knobok Drive	Gessner Grove 02	No	4	2	0	2	2,170	1962	9,360	12/03/20	\$375,000	\$172.81	53	\$350,000	\$161.29	93.33											
27	91417977	1730 Peer Drive	Royal Oaks Sec 04	No	3	2	0	0	1,592	1960	13,472	05/27/21	\$339,900	\$213.51	2	\$350,000	\$219.85	102.97											
28	21131157	10242 Knobok Drive	Enchanted Forest	No	4	2	0	2	2,072	1963	9,760	11/19/20	\$394,000	\$190.15	*163	\$357,500	\$172.54	90.74											
29	7300860	1806 Nocturne Lane	Royal Oaks	No	4	2	1	2	2,478	1961	8,808	12/29/20	\$370,000	\$149.31	38	\$360,000	\$145.28	97.30											
30	60055859	10235 Knobok Drive	Enchanted Forest Sec 01	No	3	2	0	2	1,957	1968	8,640	12/18/20	\$386,000	\$197.24	*99	\$378,000	\$193.15	97.93											
31	57023238	10126 Knobok Drive	Gessner Grove 02	No	3	2	0	2	2,192	1962	9,000	05/27/21	\$389,700	\$177.78	15	\$389,000	\$177.46	99.82											
32	87503416	1754 Maux Drive	Royal Oaks Sec 04	No	3	2	0	2	1,985	1960	9,750	10/23/20	\$394,500	\$198.64	203	\$396,500	\$199.65	100.51											
33	53399807	10314 Barwood Drive	Nob Hill Sec 02	No	4	2	0	2	1,985	1961	9,375	11/30/20	\$405,000	\$204.03	83	\$400,000	\$201.51	98.77											
34	85359439	10301 Moorberry Lane	Springwood Oaks	No	4	3	0	2	2,366	1960	9,760	06/13/21	\$416,800	\$176.16	*245	\$401,000	\$169.48	96.21											
35	28419036	2002 Longhorn Drive	Springwood Forest	No	4	2	1	2	2,423	1967	10,373	07/30/21	\$399,900	\$165.04	5	\$415,000	\$171.28	103.78											
36	48711354	2025 Ganyard Drive	Timber Oaks Sec 01	No	3	2	0	2	2,199	1959	8,383	07/12/21	\$435,000	\$197.82	14	\$420,000	\$191.00	96.55											
37	59649895	10218 Rarlian Drive	Nob Hill, Shadow Oaks	No	3	2	0	2	1,869	1956	11,250	10/23/20	\$435,000	\$232.74	*125	\$422,500	\$226.06	97.13											
38	70646507	10314 Rarlian Drive	Nob Hill	No	3	2	0	2	1,888	1954	11,250	05/28/21	\$444,500	\$235.43	*51	\$427,500	\$226.43	96.18											

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39	96424628	10119 Kerrwood Lane	Royal Oaks	No	4	2	1	2	2,672	1962	9,750	1962	19	06/07/21	\$435,000	\$162.80	\$435,000	\$162.80	19	06/07/21	\$435,000	\$162.80	100.00									
40	56043997	10238 Neuens Road	Enchanted Forest Sec 01	No	4	2	0	1	2,176	1968	8,640	1968	19	10/16/20	\$465,000	\$213.69	\$465,000	\$213.69	19	10/16/20	\$443,000	\$203.58	95.27									
41	91076834	10502 Shadow Wood Drive	Shadow Oaks Sec 04	No	3	2	0	2	1,973	1958	8,760	1958	19	10/13/20	\$454,500	\$230.36	\$454,500	\$230.36	19	10/13/20	\$445,000	\$225.54	97.91									
42	60798852	10023 Moorberry Lane	Springwood Forest	No	4	2	1	2	2,296	1968	10,030	1968	5	10/16/20	\$475,000	\$206.88	\$475,000	\$206.88	5	10/16/20	\$450,000	\$195.99	94.74									
43	23705491	10202 Raritan Drive	Nob Hill	No	5	3	0	2	3,200	1958	14,490	1958	12	12/01/20	\$460,000	\$143.75	\$460,000	\$143.75	12	12/01/20	\$455,000	\$142.19	98.91									
44	21605142	1819 Noctume Lane	Royal Oaks	No	4	2	0	2	2,826	1962	10,950	1962	*73	02/25/21	\$472,000	\$167.02	\$472,000	\$167.02	*73	02/25/21	\$462,000	\$163.48	97.88									
45	31272660	10226 Raritan Drive	Nob Hill	No	4	2	0	2	2,633	1956	11,250	1956	72	03/04/21	\$489,998	\$186.10	\$489,998	\$186.10	72	03/04/21	\$473,000	\$179.64	96.53									
46	57428106	2023 Shadow Bend Drive	Timber Oaks	No	5	3	0	0	2,709	1968	11,061	1968	27	03/05/21	\$499,000	\$184.20	\$499,000	\$184.20	27	03/05/21	\$496,000	\$183.09	99.40									
47	70007292	10219 Shadow Wood Drive	Nob Hill Sec 02	Yes	3	2	1	2	2,461	1956	11,250	1956	15	04/12/21	\$499,000	\$202.76	\$499,000	\$202.76	15	04/12/21	\$499,000	\$202.76	100.00									
48	6981208	1802 Mallard Drive	Nob Hill Sec 02	No	3	2	1	2	2,203	1962	10,969	1962	*42	09/01/21	\$529,000	\$240.13	\$529,000	\$240.13	*42	09/01/21	\$520,000	\$236.04	98.30									
49	8461611	10143 Kerrwood Lane	Royal Oaks Sec 07	No	3	2	0	1	2,205	1962	9,750	1962	*20	09/14/21	\$539,900	\$244.85	\$539,900	\$244.85	*20	09/14/21	\$525,000	\$238.10	97.24									
50	55943093	1823 Peer Drive	Royal Oaks Sec 06	No	3	2	1	2	2,338	1962	8,808	1962	3	04/15/21	\$509,900	\$218.09	\$509,900	\$218.09	3	04/15/21	\$540,000	\$230.97	105.90									
			Min	3	1	0	0	1,592	1954	2,176	9,402	1954	0		\$259,000	\$117.17	\$259,000	\$117.17	0		\$240,000	\$110.78	82.79									
			Max	5	3	2	2	3,200	2011	14,490	14,490	2011	245		\$539,900	\$244.85	\$539,900	\$244.85	245		\$540,000	\$238.10	105.90									
			Avg	4	2	0	2	2,145	1966	9,403	9,403	1966	47		\$380,652	\$178.93	\$380,652	\$178.93	47		\$368,938	\$173.10	96.76									
			Med	3	2	0	2	2,116	1962	9,402	9,402	1962	24		\$375,000	\$174.49	\$375,000	\$174.49	24		\$350,000	\$169.10	97.81									

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63	Total Listings	Avg	Med	4	2	0	2	2,186	1967	9,258	\$391,592	\$180.13	53	\$368,938	\$173.10	76.79
				3	2	0	2	2,170	1962	9,375	\$379,000	\$177.43	28	\$350,000	\$169.10	97.81

Quick Statistics (63 Listings Total)

List Price	Min	Max	Average	Median
Sold Price	\$259,000	\$749,900	\$391,592	\$379,000
Adj. Sold Price	\$240,000	\$540,000	\$368,938	\$350,000
LP/SF	\$117.17	\$244.85	\$180.13	\$177.43
SP/SF	\$110.78	\$238.10	\$173.10	\$169.10
Adj. SP/SF	\$110.78	\$238.10	\$172.59	\$169.10

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