



Status is one of 'Active', 'Option Pending', 'Pending' Status is 'Sold' Status Contractual Search Date is 10/12/2022 to 10/12/2021 Latitude, Longitude is within 0.13 mi of 12714 Blue Timbers Ct, Houston, TX 77044, USA, is around 29.86, -95.21

Market Analysis Summary | Single-Family

Listings as of 10/12/2022 at 10/12/2022 9:46:28AM, Page 1 of 2

#	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	92584743	12714 Blue Timbers Court	Hidden Meadow	No	3	2	1	2	2,065	2007	4,838	\$209,000	\$101.21	*49					
		Min			3	2	1	2	2,065	2007	4,838	\$209,000	\$101.21	49					
		Max			3	2	1	2	2,065	2007	4,838	\$209,000	\$101.21	49					
		Avg			3	2	1	2	2,065	2007	4,838	\$209,000	\$101.21	49					
		Med			3	2	1	2	2,065	2007	4,838	\$209,000	\$101.21	49					

Listings: Sold

1	64652718	12806 Lilac Stone Court	Hidden Mdw Sec 06	No	3	2	1	2	1,178	2014	4,800	\$250,000	\$212.22	13	07/22/22	\$233,500	\$198.22	93.40
2	33628775	10031 Meadow Mill Forest Lane	Hidden Meadow	No	3	2	0	2	1,595	2007	4,739	\$240,000	\$150.47	66	09/21/22	\$240,000	\$150.47	100.00
3	51899498	9915 Cobbs Cove Lane	Hidden Meadow	No	3	2	1	2	1,659	2008	5,157	\$242,900	\$146.41	29	05/12/22	\$240,000	\$144.67	98.81
4	36238249	12411 Garden Gale Lane	Hidden Mdw Sec 01	No	3	2	1	2	1,843	2006	6,132	\$250,000	\$135.65	23	05/11/22	\$245,000	\$132.94	98.00
5	10261471	12838 Windy Summer Lane	Hidden Meadow	No	3	2	0	2	1,829	2007	6,431	\$248,500	\$135.87	62	04/14/22	\$246,500	\$134.77	99.20
		Min			3	2	0	2	1,178	2006	4,739	\$240,000	\$135.65	13		\$233,500	\$132.94	93.40
		Max			3	2	1	2	1,843	2014	6,431	\$250,000	\$212.22	66		\$246,500	\$198.22	100.00
		Avg			3	2	1	2	1,621	2008	5,452	\$246,280	\$156.12	39		\$241,000	\$152.21	97.88
		Med			3	2	1	2	1,659	2007	5,157	\$248,500	\$146.41	29		\$240,000	\$144.67	98.81

Presented by: Nicholas Saravia

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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6	Total Listings	Avg	3	2	1	2	1,695	2008	5,350	\$240,067	\$146.97	40	\$241,000	\$152.21	81.57
		Med	3	2	1	2	1,744	2007	4,998	\$245,700	\$141.14	39	\$240,000	\$144.67	98.81

Quick Statistics (6 Listings Total)

	Min	Max	Average	Median
List Price	\$209,000	\$250,000	\$240,067	\$245,700
Sold Price	\$233,500	\$246,500	\$241,000	\$240,000
Adj. Sold Price	\$233,500	\$244,500	\$239,200	\$239,000
LP/SF	\$101.21	\$212.22	\$146.97	\$141.14
SP/SF	\$132.94	\$198.22	\$152.21	\$144.67
Adj. SP/SF	\$129.68	\$198.22	\$151.22	\$144.67

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