

Chinonso Ochi-Okorie
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 Office Ph: 832-380-4541
 The Goldstein Group LLC



Property Type is 'Multi-Family' Status is 'Sold' Status Contractual Search Date is 01/05/2023 to 07/09/2022 Latitude, Longitude is within 5.00 mi of 4514 Brinkley St, Houston, TX 77051, USA Unit
 Total is 2+

Market Analysis Summary | Multi-Family

Listings as of 1/5/2023 at 1/5/2023 3:56:47AM, Page 1 of 2

#	MLS #	Address	Subdivision	Units	Floors	Lot SqFt	Grs Inc	SqFt	List Price	LP/Unit	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP%LP
Listings: Sold																
1	8169801	3801 BRILEY STREET	UNIVERSITY AREA	4	2	3,131		3,248	\$600,000	\$300,000.00	\$184.73	*305	08/31/22	\$545,000	\$167.80	90.83
2	49622032	9106 Noel AKA 5140 Mallow Street	Sunnyside Gardens	2	2	7,482		3,440	\$549,000	\$274,500.00	\$159.59	8	08/31/22	\$549,000	\$159.59	100.00
3	86140122	5730 Beldart Street #A&B	Belfort Park Sec 05	2	2	7,320		3,445	\$549,900	\$274,950.00	\$159.62	56	11/30/22	\$549,900	\$159.62	100.00
4	29443550	2410 Truxillo Street	Washington Terrace	3	2	5,775		3,514	\$599,990	\$199,996.67	\$170.74	*133	11/09/22	\$550,000	\$156.52	91.67
5	8450979	3614 Seabrook Street	South End Sunnyside U/R	2	2	5,000		3,216	\$550,000	\$275,000.00	\$171.02	36	07/26/22	\$550,000	\$171.02	100.00
6	19105396	1908 Binz Street #1-2	Christy Jos	2	2	7,800		3,400	\$650,000	\$650,000.00	\$191.18	*210	11/17/22	\$626,000	\$184.12	96.31
7	30530801	3551 Ozark Street	Terrace Oaks	2	2	6,760		3,538	\$700,000	\$0.00	\$197.85	166	12/16/22	\$650,000	\$183.72	92.86
			Min	2	2	3,131.00		3,216	\$549,000	\$0.00	\$159.59	8		\$545,000	\$156.52	90.83
			Max	4	2	7,800.00		3,538	\$700,000	\$650,000.00	\$197.85	305		\$650,000	\$184.12	100.00
			Avg	2	2	6,181.14		3,400	\$599,841	\$282,063.81	\$176.39	131		\$574,271	\$168.91	95.95
			Med	2	2	6,760.00		3,440	\$599,990	\$274,950.00	\$171.02	133		\$550,000	\$167.80	96.31
	7	Total Listings	Avg	2	2	6,181		3,400	\$599,841	\$282,063.81	\$176.39	131		\$574,271	\$168.91	95.95
			Med	2	2	6,760		3,440	\$599,990	\$274,950.00	\$171.02	133		\$550,000	\$167.80	96.31

Presented by: Chinonso Ochi-Okorie

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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Quick Statistics (7 Listings Total)

	Min	Max	Average	Median
List Price	\$549,000	\$700,000	\$599,841	\$599,990
Sold Price	\$545,000	\$650,000	\$574,271	\$550,000
Adj. Sold Price	\$544,100	\$650,000	\$573,300	\$550,000
LP/SF	\$159.59	\$197.85	\$176.39	\$171.02
SP/SF	\$156.52	\$184.12	\$168.91	\$167.80
Adj. SP/SF	\$156.52	\$184.12	\$168.63	\$167.80

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