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 eXp Realty, LLC

Property Type is 'Single-Family' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 02/21/2023 to 02/21/2022 Latitude, Longitude is around 29.72, -95.32

# Market Analysis Summary | Single-Family

Listings as of 2/21/2023 at 2/21/2023 1:19:17PM, 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%	
<b>Listings: Active</b>																			
1	13983404	2706 Delafield Street	Edmundson Sec 07	No	2	1	0		1,225	1930	5,000	\$150,000	\$122.45	27					
2	80249453	2424 Cumberland Street	Riverview	No	2	1	0	1	950	1929		\$150,000	\$157.89	92					
3	42498170	2418 Delafield Street	Edmundson	No	3	1	0	1	1,329	1928	5,700	\$239,000	\$179.83	207					
4	78278352	2422 Munger Street	Telephone Road Place	No	5	2	0	1	2,858	1946	6,540	\$290,000	\$101.47	130					
5	27138548	2623 Oakcliff Street	Riverview	No	4	3	0	0	1,396	1929	5,000	\$357,770	\$256.28	*179					
			<b>Min</b>		<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>950</b>	<b>1928</b>	<b>5,000</b>	<b>\$150,000</b>	<b>\$101.47</b>	<b>27</b>					
			<b>Max</b>		<b>5</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>2,858</b>	<b>1946</b>	<b>6,540</b>	<b>\$357,770</b>	<b>\$256.28</b>	<b>207</b>					
			<b>Avg</b>		<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1,552</b>	<b>1932</b>	<b>5,560</b>	<b>\$237,354</b>	<b>\$163.58</b>	<b>127</b>					
			<b>Med</b>		<b>3</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1,329</b>	<b>1929</b>	<b>5,350</b>	<b>\$239,000</b>	<b>\$157.89</b>	<b>130</b>					

## Listings: Sold

1	32155052	2429 Delafield Street	Edmundson Sec 04	No	2	1	0		1,651	1928	5,000	\$125,000	\$75.71	20	10/03/22	\$120,000	\$72.68	96.00
2	11370097	2043 Jean Street	Telephone Road Place Sec 02	No	2	1	0	1	785	1940	6,300	\$180,000	\$229.30	65	07/15/22	\$157,000	\$200.00	87.22
3	86010032	2623 Oakcliff Street	Riverview	No	4	2	0	2	1,378	1929	5,000	\$225,000	\$163.28	*35	06/03/22	\$222,500	\$161.47	98.89
4	12824940	2107 Jean Street	Telephone Road Place Sec 02	No	3	2	0	0	1,074	1940	6,300	\$290,000	\$270.02	*77	03/14/22	\$280,000	\$260.71	96.55
5	23729215	2250 Des Jardines Street	Hampshire Oaks	No	3	2	0	2	1,445	1948	6,600	\$285,000	\$197.23	0	05/10/22	\$285,000	\$197.23	100.00
6	58511351	2043 Des Jardines Street	Telephone Road Place	No	4	3	0	0	1,422	1940	6,540	\$325,000	\$228.55	42	06/01/22	\$316,000	\$222.22	97.23
7	46249219	2326 Cumberland Street	Riverview	No	3	2	1	2	2,400	2021	2,500	\$329,999	\$137.50	54	11/23/22	\$330,000	\$137.50	100.00
8	4835993	2612 Delafield Street	Edmundson Sec 07	No	4	2	1		2,720	2021	5,050	\$365,000	\$134.19	*392	04/29/22	\$365,000	\$134.19	100.00

Presented by: Victor Varela

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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#	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%
			Min		2	1	0	0	785	1928	2,500	\$125,000	\$75.71	0		\$120,000	\$72.68	87.22
			Max		4	3	1	2	2,720	2021	6,600	\$365,000	\$270.02	392		\$365,000	\$260.71	100.00
			Avg		3	2	0	1	1,609	1958	5,411	\$265,625	\$179.47	86		\$259,438	\$173.25	96.99
			Med		3	2	0	2	1,434	1940	5,675	\$287,500	\$180.26	48		\$282,500	\$179.35	98.06
<b>13 Total Listings</b>			Avg		3	2	0	1	1,587	1948	5,461	\$254,751	\$173.36	102		\$259,438	\$173.25	59.68
			Med		3	2	0	1	1,396	1940	5,375	\$285,000	\$163.28	65		\$282,500	\$179.35	98.06

### Quick Statistics ( 13 Listings Total )

	Min	Max	Average	Median
List Price	\$125,000	\$365,000	\$254,751	\$285,000
Sold Price	\$120,000	\$365,000	\$259,438	\$282,500
Adj. Sold Price	\$120,000	\$365,000	\$258,427	\$282,500
LP/SF	\$75.71	\$270.02	\$173.36	\$163.28
SP/SF	\$72.68	\$260.71	\$173.25	\$179.35
Adj. SP/SF	\$72.68	\$260.71	\$173.25	\$179.35

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