



Kate Myhan
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 JPAR - The Sears Group

Property Type is 'Lots' Status is one of 'Active', 'Pending' Status is 'Sold' Status Contractual Search Date is 06/27/2023 to 12/29/2022 Zip Code is like '77011**'

Market Analysis Summary | Lots

Listings as of 6/27/2023 at 6/27/2023 7:59:13PM, Page 1 of :

#	MLS #	Address	Subdivision	Acres	Lnd Sz SqFt	List Price	LP/SqFt	LP/Acre	CDOM	Sold Price	SP/SqFt	SP/Acre	SP%LP	Cls Date
Listings: Active														
1	65331650	1401 75th Street	Magnolia Park Sec 02		2,500	\$70,000	\$28.00							
2	39462823	7437 Avenue N	Magnolia Park		3,750	\$79,000	\$21.07							*294
3	88930668	4805 Canal Street	Engel	0.115	2,500	\$127,000	\$50.80	\$1,106,272						5
4	45667169	6410 Harrisburg Boulevard	Woodhurst	0.151	6,572	\$169,000	\$25.72	\$1,119,947						1
5	59839843	6910 Avenue U	Central Park	0.115	5,000	\$210,000	\$42.00	\$1,829,268						24
6	45195043	6735 Canal Street	Central Park	0.126	5,500	\$259,000	\$47.09	\$2,050,673						*150
7	48242999	5117 Brady Street	Oak Lawn	0.149	6,480	\$280,000	\$43.21	\$1,881,720						8
8	67954485	7149 Navigation Boulevard	Magnolia Park Sec 02	0.255	11,100	\$575,000	\$51.80	\$2,256,672						733
9	41291554	507 Altic Street	VILLAS AT ALTIC		11,250	\$599,990	\$53.33							*137
10	43334924	115 Greenwood Street	Oakland Place	0.263	11,460	\$670,000	\$58.46	\$2,546,560						324
11	9488328	5450 Navigation Boulevard	Neils Esperson Indust Dist	0.401	17,459	\$690,000	\$39.52	\$1,721,557						77
12	83921925	5021,5105 Canal Street	Engel	0.344	15,000	\$729,000	\$48.60	\$2,118,570						425
13	70051134	4720 Capitol Street	Oaklawn Annex		24,145	\$900,000	\$37.27							21
14	79594499	402 1/2 N Adams Street	Engel	0.230	25,000	\$900,000	\$36.00	\$3,919,861						82
15	27918983	5203 - 5209 Harrisburg Boulevard	LENOX GROVE	0.908	39,562	\$1,200,000	\$30.33	\$1,321,586						99
16	67735229	1102 75th Street	Magnolia Park Sec 02	0.764	33,260	\$1,299,000	\$39.06	\$1,701,375						247
17	31886243	15 Super Street	Oak Lawn	0.654	28,500	\$1,499,000	\$52.60	\$2,290,998						96

Presented by: Kate Myhan

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Listings as of 6/27/2023 at 6/27/2023 7:59:13PM, Page 2 of :

#	MLS #	Address	Subdivision	Acres	Lnd Sz SqFt	List Price	LP/SqFt	LP/Acre	CDOM	Sold Price	SP/SqFt	SP/Acre	SP%LP	Cls Date
			Min	0.115	2,500	\$70,000	\$21.07	\$1,106,272	1					
			Max	0.908	39,562	\$1,499,000	\$58.46	\$3,919,861	733					
			Avg	0.344	14,649	\$603,294	\$41.46	\$1,989,620	161					
			Med	0.255	11,250	\$599,990	\$42.00	\$1,881,720	96					

Listings: Pending

1	11609752	7226 Avenue E	Magnolia Park Sec 02	0.084	3,675	\$75,000	\$20.41	\$888,626	*304					
2	53079681	5011 Navigation Boulevard	Engel	0.460	20,000	\$1,500,000	\$75.00	\$3,260,870	285					
			Min	0.084	3,675	\$75,000	\$20.41	\$888,626	285					
			Max	0.460	20,000	\$1,500,000	\$75.00	\$3,919,861	304					
			Avg	0.272	11,838	\$787,500	\$47.71	\$2,000,970	295					
			Med	0.272	11,838	\$787,500	\$47.71	\$1,881,720	295					

Listings: Sold

1	10996129	7347 Avenue J	Magnolia Park Sec 02	0.115	5,000	\$229,990	\$46.00	\$2,003,397	22	\$176,000	\$35.20	\$1,533,101	76.53	12/29/22
2	25954898	4805 Canal Street	Engel	0.115	5,000	\$220,000	\$44.00	\$1,916,376	40	\$212,000	\$42.40	\$1,846,690	96.36	01/30/23
3	22519941	6949 Navigation Blvd	Central Park	0.316	19,250	\$510,000	\$26.49	\$1,615,458	72	\$460,000	\$23.90	\$1,457,080	90.20	06/13/23

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			Min	0.115	5,000	\$220,000	\$26.49	\$888,626	22	\$176,000	\$23.90	\$1,457,080	76.53	
			Max	0.316	19,250	\$510,000	\$46.00	\$3,919,861	72	\$460,000	\$42.40	\$1,846,690	96.36	
			Avg	0.182	9,750	\$319,997	\$38.83	\$1,974,988	45	\$282,667	\$33.83	\$1,612,290	87.69	
			Med	0.115	5,000	\$229,990	\$44.00	\$1,899,048	40	\$212,000	\$35.20	\$1,533,101	90.20	
22 Total Listings			Avg	0.309	13,726	\$581,408	\$41.67	\$1,615,899	158	\$282,667	\$33.83	\$690,981	11.96	
			Med	0.242	11,175	\$542,500	\$42.61	\$1,775,413	89	\$212,000	\$35.20	\$0	90.20	

Quick Statistics (22 Listings Total)

	Min	Max	Average	Median
List Price	\$70,000	\$1,500,000	\$581,408	\$542,500
Sold Price	\$176,000	\$460,000	\$282,667	\$212,000
Adj. Sold Price	\$176,000	\$460,000	\$282,667	\$212,000
LP/SF	\$20.41	\$75.00	\$41.67	\$42.61
SP/SF	\$23.90	\$42.40	\$33.83	\$35.20
Adj. SP/SF	\$23.90	\$42.40	\$33.83	\$35.20

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