



**Luis Sibrian**  
 lusib812@gmail.com  
 Ph: 346-249-6280  
 Luis Sibrian, Broker



Property Type is 'Single-Family' Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Status is 'Sold' Status Contractual Search Date is 04/29/2024 to 05/05/2023 Latitude, Longitude is within 0.25 mi of 1026 Riverchase Dr, Richmond, TX 77469, USA

# Market Analysis Summary | Single-Family

Listings as of 4/29/2024 at 4/29/2024 10:15:24AM, Page 1 of 1

#	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	37841378	1034 Riverchase Drive	Canyon Lakes At The Brazos Sec 2	No	5	3	1	3	3,638	2006	13,741	\$485,000	\$133.32	26					
2	20055103	1222 Watermoon Court	Canyon Lakes At The Brazos	No	5	3	1	2	3,773	2005	7,681	\$552,500	\$146.44	*573					
			<b>Min</b>		<b>5</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>3,638</b>	<b>2005</b>	<b>7,681</b>	<b>\$485,000</b>	<b>\$133.32</b>	<b>26</b>					
			<b>Max</b>		<b>5</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>3,773</b>	<b>2006</b>	<b>13,741</b>	<b>\$552,500</b>	<b>\$146.44</b>	<b>573</b>					
			<b>Avg</b>		<b>5</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>3,706</b>	<b>2006</b>	<b>10,711</b>	<b>\$518,750</b>	<b>\$139.88</b>	<b>300</b>					
			<b>Med</b>		<b>5</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>3,706</b>	<b>2006</b>	<b>10,711</b>	<b>\$518,750</b>	<b>\$139.88</b>	<b>300</b>					

## Listings: Sold

1	9257938	1210 Watermoon	Canyon Lakes At The Brazos Sec 1	No	5	3	1	2	3,743	2005	12,880	\$459,000	\$122.63	*156	02/20/24	\$453,000	\$121.03	98.69
2	80468747	1138 Blue Leaf Drive	Canyon Lakes At The Brazos Sec 1	No	4	4	0	2	3,824	2004	7,383	\$469,500	\$122.78	6	04/10/24	\$460,000	\$120.29	97.98
3	17708900	5815 Candlecreek Drive	Canyon Lakes At The Brazos Sec 2	No	4	3	1	2	3,240	2006	10,224	\$468,882	\$144.72	2	06/29/23	\$468,882	\$144.72	100.00
4	96013078	906 Opal Chase Drive	Canyon Lakes At The Brazos	No	5	3	1	3	3,887	2005	15,174	\$467,000	\$120.14	8	08/14/23	\$485,000	\$124.77	103.85
5	98849259	1022 Riverchase Drive	Canyon Lakes At The Brazos Sec 2	No	5	3	1	2	3,773	2006	8,821	\$485,000	\$128.54	35	07/28/23	\$502,000	\$133.05	103.51

Presented by: Luis Sibrian

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		4	3	0	2	3,240	2004	7,383	\$459,000	\$120.14	2		\$453,000	\$120.29	97.98
			Max		5	4	1	3	3,887	2006	15,174	\$485,000	\$144.72	156		\$502,000	\$144.72	103.85
			Avg		5	3	1	2	3,693	2005	10,896	\$469,876	\$127.76	41		\$473,776	\$128.77	100.81
			Med		5	3	1	2	3,773	2005	10,224	\$468,882	\$122.78	8		\$468,882	\$124.77	100.00
			Avg		5	3	1	2	3,697	2005	10,843	\$483,840	\$131.22	115		\$473,776	\$128.77	72.00
			Med		5	3	1	2	3,773	2005	10,224	\$469,500	\$128.54	26		\$468,882	\$124.77	100.00
	<b>7</b>	<b>Total Listings</b>																

### Quick Statistics ( 7 Listings Total )

	Min	Max	Average	Median
List Price	\$459,000	\$552,500	\$483,840	\$469,500
Sold Price	\$453,000	\$502,000	\$473,776	\$468,882
Adj. Sold Price	\$453,000	\$502,000	\$471,770	\$467,382
LP/SF	\$120.14	\$146.44	\$131.22	\$128.54
SP/SF	\$120.29	\$144.72	\$128.77	\$124.77
Adj. SP/SF	\$118.99	\$144.25	\$128.24	\$123.87

Please note, 1026 Roiverchase Dr. is the lowest priced property AVAILABLE to purchase in Canyon Gate.

All sold properties specified as comps DO NOT show the upgrades below which 1026 Riverchase does have:

1. Brand new 30 year roof
2. Brand new AC system
3. Brand new electric system
4. Brand new pex plumbing system
5. Brand new windows
6. Completely upgraded house

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