

Travis Harris
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Property Type is 'Single-Family' MLS Number is '98716796', '90855894', '36625129', '83915996', '6916613', '83927187', '45205211', '14548876', '853032', '2722753' Status is 'Active' Status is 'Sold' Status Contractual Search Date is 01/01/2022 to 12/31/2023 Zip Code is like '77433'

Market Analysis Summary | Single-Family

Listings as of 12/31/2023 at 12/31/2023 11:06:49AM, 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%	
Listings: Active																			
1	14548876	18142 Williams Elm Drive	Bridgeland	No	3	2	0		2,344	2009	8,468	\$395,000	\$168.52	*48					
		Min			3	2	0		2,344	2009	8,468	\$395,000	\$168.52	48					
		Max			3	2	0		2,344	2009	8,468	\$395,000	\$168.52	48					
		Avg			3	2	0		2,344	2009	8,468	\$395,000	\$168.52	48					
		Med			3	2	0		2,344	2009	8,468	\$395,000	\$168.52	48					

Listings: Sold

1	45205211	18215 W Williams Bend Drive	First Bend	No	3	2	0	2	1,952	2011	5,907	\$349,990	\$179.30	3	10/07/22	\$350,000	\$179.30	100.00
2	853032	18506 W Laura Shore Drive	Bridgeland	No	3	2	0	2	2,332	2009	7,192	\$395,000	\$169.38	17	11/22/23	\$380,000	\$162.95	96.20
3	2722753	18518 S Raven Shore Drive	Bridgeland	No	3	2	0	2	2,346	2009	6,727	\$385,000	\$164.11	*84	10/11/23	\$385,000	\$164.11	100.00
4	83927187	17119 Williams Oak Drive	Bridgeland	No	3	2	0	2	2,216	2010	6,350	\$400,000	\$180.51	15	06/30/23	\$390,000	\$175.99	97.50
5	6916613	18018 E Williams Bend Drive	Bridgeland	No	4	3	1	2	3,009	2009	8,481	\$450,000	\$149.55	11	01/18/23	\$447,000	\$148.55	99.33
6	83915996	18106 E Williams Bend Drive	First Bend	No	4	3	1	2	3,002	2007	6,915	\$475,000	\$158.23	*79	10/12/23	\$475,000	\$158.23	100.00
7	36625129	17143 Williams Oak Drive	First Bend Sec 08	No	4	3	1	2	2,945	2011	6,933	\$465,000	\$157.89	4	05/26/22	\$506,000	\$171.82	108.82
8	90855894	18146 Williams Elm Drive	First Bend	No	5	3	1	2	3,082	2009	9,186	\$489,000	\$158.66	5	06/21/22	\$522,000	\$169.37	106.75
9	98716796	18147 Williams Elm Drive	Bridgeland	Yes	5	3	1	2	3,764	2008	7,845	\$550,000	\$146.12	*116	12/20/22	\$535,000	\$142.14	97.27

Presented by: Travis Harris

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		3	2	0	2	1,952	2007	5,907	\$349,990	\$146.12	3		\$350,000	\$142.14	96.20	
			Max		5	3	1	2	3,764	2011	9,186	\$550,000	\$180.51	116		\$535,000	\$179.30	108.82	
			Avg		4	3	1	2	2,739	2009	7,282	\$439,888	\$162.64	37		\$443,333	\$163.61	100.65	
			Med		4	3	1	2	2,945	2009	6,933	\$450,000	\$158.66	15		\$447,000	\$164.11	100.00	
			Avg		4	3	1	2	2,699	2009	7,400	\$435,399	\$163.23	38		\$443,333	\$163.61	90.59	
			Med		4	3	1	2	2,646	2009	7,063	\$425,000	\$161.39	16		\$447,000	\$164.11	100.00	
10		Total Listings																	

Quick Statistics (10 Listings Total)

	Min	Max	Average	Median
List Price	\$349,990	\$550,000	\$435,399	\$425,000
Sold Price	\$350,000	\$535,000	\$443,333	\$447,000
Adj. Sold Price	\$350,000	\$535,000	\$442,106	\$447,000
LP/SF	\$146.12	\$180.51	\$163.23	\$161.39
SP/SF	\$142.14	\$179.30	\$163.61	\$164.11
Adj. SP/SF	\$142.14	\$179.30	\$163.12	\$162.95

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