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 JPAR - The Sears Group

This search was narrowed to a specific set of Listings. **Property Type** is 'Lots' **Status** is 'Sold' **Status Contractual Search Date** is 01/02/2023 to 07/06/2022 **Zip Code** is like '77022'

# Market Analysis Summary | Lots

Listings as of 1/2/2023 at 1/2/2023 7:21:21PM, Page 1 of 2

#	MLS #	Address	Subdivision	Acres	Lnd Sz SqFt	List Price	LP/SqFt	LP/Acre	CDOM	Sold Price	SP/SqFt	SP/Acre	SP%LP	Cls Date
<b>Listings: Sold</b>														
1	24825765	1520 E 32nd 1/2 Street	East Independence Heights	0.073	3,180	\$84,900	\$26.70	\$1,163,014	49	\$77,500	\$24.37	\$1,061,644	91.28	09/20/22
2	41226067	E 37th Street	Independent Heights Add	0.059	2,563	\$95,000	\$37.07	\$1,615,646	81	\$78,000	\$30.43	\$1,326,531	82.11	07/14/22
3	51576431	E 38th Street	Independent Heights Add	0.069	3,000	\$85,000	\$28.33	\$1,233,672	6	\$80,000	\$26.67	\$1,161,103	94.12	08/12/22
4	79075017	716 E 34th Street	Independence Heights	0.140	3,125	\$80,000	\$25.60	\$571,429	24	\$80,000	\$25.60	\$571,429	100.00	11/14/22
5	91527185	716 E 34th Street	Independence Heights	0.140	3,125	\$80,000	\$25.60	\$571,429	1	\$80,000	\$25.60	\$571,429	100.00	11/14/22
6	74367336	E 32nd 1/2 Street	East Independence Heights	0.073	3,195	\$100,000	\$31.30	\$1,369,863	43	\$85,000	\$26.60	\$1,164,384	85.00	09/30/22
7	8904055	3511 Omega Street	Lincoln Heights	0.069	3,000	\$99,000	\$33.00	\$1,436,865	9	\$95,000	\$31.67	\$1,378,810	95.96	08/18/22
8	19888260	Airline Drive	Airline Heights	0.090	3,920	\$140,000	\$35.71	\$1,555,556	109	\$120,000	\$30.61	\$1,333,333	85.71	12/02/22
9	71811499	E 31st Street	EAST INDEPENDENCE HEIGHTS		12,720	\$255,000	\$20.05		*514	\$199,000	\$15.64	\$0	78.04	11/21/22
			<b>Min</b>	<b>0.059</b>	<b>2,563</b>	<b>\$80,000</b>	<b>\$20.05</b>	<b>\$571,429</b>	<b>1</b>	<b>\$77,500</b>	<b>\$15.64</b>	<b>\$571,429</b>	<b>78.04</b>	
			<b>Max</b>	<b>0.140</b>	<b>12,720</b>	<b>\$255,000</b>	<b>\$37.07</b>	<b>\$1,615,646</b>	<b>514</b>	<b>\$199,000</b>	<b>\$31.67</b>	<b>\$1,378,810</b>	<b>100.00</b>	
			<b>Avg</b>	<b>0.089</b>	<b>4,203</b>	<b>\$113,211</b>	<b>\$29.26</b>	<b>\$1,189,684</b>	<b>93</b>	<b>\$99,389</b>	<b>\$26.35</b>	<b>\$1,071,083</b>	<b>90.25</b>	
			<b>Med</b>	<b>0.073</b>	<b>3,125</b>	<b>\$95,000</b>	<b>\$28.33</b>	<b>\$1,301,768</b>	<b>43</b>	<b>\$80,000</b>	<b>\$26.60</b>	<b>\$1,162,743</b>	<b>91.28</b>	
	<b>9</b>	<b>Total Listings</b>	<b>Avg</b>	<b>0.089</b>	<b>4,203</b>	<b>\$113,211</b>	<b>\$29.26</b>	<b>\$1,057,497</b>	<b>93</b>	<b>\$99,389</b>	<b>\$26.35</b>	<b>\$952,073</b>	<b>90.25</b>	
			<b>Med</b>	<b>0.073</b>	<b>3,125</b>	<b>\$95,000</b>	<b>\$28.33</b>	<b>\$1,233,672</b>	<b>43</b>	<b>\$80,000</b>	<b>\$26.60</b>	<b>\$1,161,103</b>	<b>91.28</b>	

Presented by: Kate Myhan

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 ( 9 Listings Total )**

	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$80,000	\$255,000	\$113,211	\$95,000
<b>Sold Price</b>	\$77,500	\$199,000	\$99,389	\$80,000
<b>Adj. Sold Price</b>	\$77,500	\$199,000	\$99,389	\$80,000
<b>LP/SF</b>	\$20.05	\$37.07	\$29.26	\$28.33
<b>SP/SF</b>	\$15.64	\$31.67	\$26.35	\$26.60
<b>Adj. SP/SF</b>	\$15.64	\$31.67	\$26.35	\$26.60

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