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Realtor

Arrive
HOUSTON

KW MEMORIAL
KELLERWILLIAMS REALTY

This search was narrowed to a specific set of Listings. **Property Type** is 'Single-Family' **Status** is one of 'Coming Soon', 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' **Status** is 'Sold' **Status** **Contractual Search Date** is 07/30/2024 to 02/01/2024 **Year Built** is 1990 or less

Market Analysis Summary | Single-Family

Listings as of 7/30/2024 at 7/30/2024 10:22:41AM, 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%
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Listings: Active

1	29127730	12306 Woodthorpe Lane	Memorial Hollow Sec 01	No	4	3	1	0	2,785	1960	8,640	\$1,199,900	\$430.84	*78				
		Min			4	3	1	0	2,785	1960	8,640	\$1,199,900	\$430.84	78				
		Max			4	3	1	0	2,785	1960	8,640	\$1,199,900	\$430.84	78				
		Avg			4	3	1	0	2,785	1960	8,640	\$1,199,900	\$430.84	78				
		Med			4	3	1	0	2,785	1960	8,640	\$1,199,900	\$430.84	78				

Listings: Sold in past 180 days

1	24804526	12118 Queensbury Lane	Memorial Hollow Sec 08	No	3	3	0	2	1,724	1961	7,700	\$949,000	\$550.46	37	05/20/24	\$900,000	\$522.04	94.84
2	36254062	12706 Old Oaks Drive	Fonn Villas Sec 01	No	4	2	1	2	2,534	1961	11,477	\$1,150,000	\$453.83	5	02/28/24	\$1,201,000	\$473.95	104.43
3	69060862	12430 Perthshire Road	Memorial Hollow Sec 01	Yes	3	2	0	2	2,300	1961	8,869	\$1,125,000	\$489.13	5	02/29/24	\$1,208,800	\$525.57	107.45
4	92467854	12223 Beauregard Drive	Frostwood	No	4	3	0	2	2,979	1960	10,000	\$1,199,000	\$402.48	5	05/23/24	\$1,327,850	\$445.74	110.75
5	43685135	12122 Old Oaks Drive	Memorial Forest	No	4	2	1	2	2,809	1956	8,960	\$1,299,000	\$462.44	6	05/24/24	\$1,460,000	\$519.76	112.39
6	83815626	12718 Pebblebrook Drive	Fonn Villas	No	4	3	2	2	3,083	1964	9,420	\$1,300,000	\$421.67	6	05/06/24	\$1,500,000	\$486.54	115.38
7	9626974	12123 Broken Arrow Street	Memorial Forest	No	4	3	1	2	2,848	1956	10,170	\$1,599,000	\$561.45	5	05/17/24	\$1,600,000	\$561.80	100.06
		Min			3	2	0	2	1,724	1956	7,700	\$949,000	\$402.48	5		\$900,000	\$445.74	94.84
		Max			4	3	2	2	3,083	1964	11,477	\$1,599,000	\$561.45	37		\$1,600,000	\$561.80	115.38
		Average sold price per sqft			4	3	1	2	2,611	1960	9,514	\$1,231,571	\$477.35	10		\$1,313,950	\$505.06	106.47
		Med			4	3	1	2	2,809	1961	9,420	\$1,199,000	\$462.44	5		\$1,327,850	\$519.76	107.45

Presented by: Arash Asgharian

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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Listings as of 7/30/2024 at 7/30/2024 10:22:41AM, Page 2 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%
8			Total Listings	Avg	4	3	1	2	2,633	1960	9,405	\$1,227,613	\$471.54	18		\$1,313,950	\$505.06	93.16
				Med	4	3	1	2	2,797	1961	9,190	\$1,199,450	\$458.14	6		\$1,327,850	\$519.76	107.45

Quick Statistics (8 Listings Total)

	Min	Max	Average	Median
List Price	\$949,000	\$1,599,000	\$1,227,613	\$1,199,450
Sold Price	\$900,000	\$1,600,000	\$1,313,950	\$1,327,850
Adj. Sold Price	\$885,000	\$1,581,980	\$1,304,804	\$1,327,850
LP/SF	\$402.48	\$561.45	\$471.54	\$458.14
SP/SF	\$445.74	\$561.80	\$505.06	\$519.76
Adj. SP/SF	\$445.74	\$555.47	\$501.19	\$513.34

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