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Realtor

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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 07/15/2024 to 01/17/2024 **Latitude, Longitude** is around 29.77, -95.55 **School Elementary** is 'BUNKER HILL ELEMENTARY SCHOOL' **School Middle** is 'MEMORIAL MIDDLE SCHOOL (SPRING BRANCH)' **School High** is 'MEMORIAL HIGH SCHOOL (SPRING BRANCH)'

# Market Analysis Summary | Single-Family

Listings as of 7/15/2024 at 7/15/2024 12:29:23PM, 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	36867447	12306 Woodthorpe Lane	Memorial Hollow Sec 01	No	4	3	1	0	2,785	1960	8,640	\$1,249,900	\$448.80	*65					
2	46817353	12227 Cobblestone Drive	Memorial Forest Sec 01	No	4	3	0	2	2,820	1959	9,994	\$1,349,000	\$478.37	50					
3	66036439	12303 Pinerock Lane	Memorial Hollow	No	4	4	1	2	3,164	1960	9,682	\$1,649,000	\$521.18	25					
			<b>Min</b>		<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>2,785</b>	<b>1959</b>	<b>8,640</b>	<b>\$1,249,900</b>	<b>\$448.80</b>	<b>25</b>					
			<b>Max</b>		<b>4</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>3,164</b>	<b>1960</b>	<b>9,994</b>	<b>\$1,649,000</b>	<b>\$521.18</b>	<b>65</b>					
			<b>Avg</b>		<b>4</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>2,923</b>	<b>1960</b>	<b>9,439</b>	<b>\$1,415,967</b>	<b>\$482.78</b>	<b>47</b>					
			<b>Med</b>		<b>4</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>2,820</b>	<b>1960</b>	<b>9,682</b>	<b>\$1,349,000</b>	<b>\$478.37</b>	<b>50</b>					

## Listings: Sold

1	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
2	18235981	12215 Broken Bough Drive	Memorial Forest	No	4	2	1	2	3,232	1959	11,628	\$1,550,000	\$479.58	0	04/03/24	\$1,550,000	\$479.58	100.00
3	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
4	66895548	12218 Cobblestone Drive	Memorial Forest Sec 01	Yes	4	3	1	2	3,261	1959	11,421	\$1,495,000	\$458.45	5	04/04/24	\$1,665,338	\$510.68	111.39

*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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# Market Analysis Summary | Single-Family

Listings as of 7/15/2024 at 7/15/2024 12:29:23PM, Page 2 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%
			Min		3	2	0	2	2,300	1956	8,869	\$1,125,000	\$458.45	0		\$1,208,800	\$479.58	100.00
			Max		4	3	1	2	3,261	1961	11,628	\$1,599,000	\$561.45	5		\$1,665,338	\$561.80	111.39
			Avg		4	3	1	2	2,910	1959	10,522	\$1,442,250	\$497.15	4		\$1,506,035	\$519.41	104.73
			Med		4	3	1	2	3,040	1959	10,796	\$1,522,500	\$484.36	5		\$1,575,000	\$518.13	103.76
<b>7 Total Listings</b>				Avg	4	3	1	2	2,916	1959	10,058	\$1,430,986	\$490.99	22		\$1,506,035	\$519.41	59.84
				Med	4	3	1	2	2,848	1959	9,994	\$1,495,000	\$479.58	5		\$1,575,000	\$518.13	103.76

**Quick Statistics ( 7 Listings Total )**

	Min	Max	Average	Median
List Price	\$1,125,000	\$1,649,000	\$1,430,986	\$1,495,000
Sold Price	\$1,208,800	\$1,665,338	\$1,506,035	\$1,575,000
Adj. Sold Price	\$1,203,800	\$1,665,338	\$1,500,280	\$1,565,990
LP/SF	\$448.80	\$561.45	\$490.99	\$479.58
SP/SF	\$479.58	\$561.80	\$519.41	\$518.13
Adj. SP/SF	\$479.58	\$555.47	\$517.28	\$517.04

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