

ARASH ASGHARIAN
346-232-8946 arrivehouston.com



Realtor

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HOUSTON

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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 07/22/2024 to 11/30/2022

Market Analysis Summary | Single-Family

Listings as of 7/22/2024 at 7/22/2024 8:01:55PM, 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	73515145	1318 Crystal Hills Drive	Lakeview Forest Sec 01	No	4	3	1	2	2,863	1980	8,296	\$685,000	\$239.26	39					
			Min		4	3	1	2	2,863	1980	8,296	\$685,000	\$239.26	39					
			Max		4	3	1	2	2,863	1980	8,296	\$685,000	\$239.26	39					
			Avg		4	3	1	2	2,863	1980	8,296	\$685,000	\$239.26	39					
			Med		4	3	1	2	2,863	1980	8,296	\$685,000	\$239.26	39					

Listings: Sold

1	400375	12002 Whittington Drive	Ashford Village Sec 01	No	3	2	1	1	2,353	1974	9,000	\$560,000	\$237.99	3	10/27/23	\$565,000	\$240.12	100.89
2	74375083	12243 Gladewick Drive	Lakeview Forest Sec 01	Yes	4	2	1	2	2,766	1980	10,970	\$675,000	\$244.03	*114	02/01/24	\$640,000	\$231.38	94.81
3	33987660	1231 Heathwood Drive	Woods Lakeside	No	4	3	1	2	2,886	1982	8,325	\$720,000	\$249.48	*63	10/03/23	\$705,000	\$244.28	97.92
4	92771429	12118 Carriage Hill Drive	Lakeview Forest Sec 01	No	4	3	0	2	3,021	1979	8,176	\$715,000	\$236.68	*52	04/19/24	\$715,000	\$236.68	100.00
5	85794470	1215 Heathwood Drive	Woods Lakeside	No	5	3	1	0	3,091	1980	8,814	\$750,000	\$242.64	*36	12/29/22	\$750,000	\$242.64	100.00
			Min		3	2	0	0	2,353	1974	8,176	\$560,000	\$236.68	3		\$565,000	\$231.38	94.81
			Max		5	3	1	2	3,091	1982	10,970	\$750,000	\$249.48	114		\$750,000	\$244.28	100.89
			Avg		4	3	1	1	2,823	1979	9,057	\$684,000	\$242.16	54		\$675,000	\$239.02	98.72
			Med		4	3	1	2	2,886	1980	8,814	\$715,000	\$242.64	52		\$705,000	\$240.12	100.00

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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6

Total Listings

Avg	4	3	1	2	2,830	1979	8,930	\$684,167	\$241.68	51	\$675,000	\$239.02	82.27
Med	4	3	1	2	2,875	1980	8,570	\$700,000	\$240.95	46	\$705,000	\$240.12	100.00

Quick Statistics (6 Listings Total)

	Min	Max	Average	Median
List Price	\$560,000	\$750,000	\$684,167	\$700,000
Sold Price	\$565,000	\$750,000	\$675,000	\$705,000
Adj. Sold Price	\$564,000	\$750,000	\$669,300	\$703,000
LP/SF	\$236.68	\$249.48	\$241.68	\$240.95
SP/SF	\$231.38	\$244.28	\$239.02	\$240.12
Adj. SP/SF	\$225.96	\$243.59	\$237.02	\$239.69

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