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Realtor

**Arrive**  
HOUSTON

**KW MEMORIAL**  
KELLER WILLIAMS REALTY

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 08/02/2024 to 06/03/2024 Latitude, Longitude is around 29.75, -95.60

# Market Analysis Summary | Single-Family

Listings as of 8/2/2024 at 8/2/2024 3:59:42PM, 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	79576180	12014 Briar Forest Drive	Country Village	No	3	2	0	2	2,014	1973	8,515	\$385,000	\$191.16	100					
			<b>Min</b>		<b>3</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>2,014</b>	<b>1973</b>	<b>8,515</b>	<b>\$385,000</b>	<b>\$191.16</b>	<b>100</b>					
			<b>Max</b>		<b>3</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>2,014</b>	<b>1973</b>	<b>8,515</b>	<b>\$385,000</b>	<b>\$191.16</b>	<b>100</b>					
			<b>Avg</b>		<b>3</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>2,014</b>	<b>1973</b>	<b>8,515</b>	<b>\$385,000</b>	<b>\$191.16</b>	<b>100</b>					
			<b>Med</b>		<b>3</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>2,014</b>	<b>1973</b>	<b>8,515</b>	<b>\$385,000</b>	<b>\$191.16</b>	<b>100</b>					

### Listings: Option Pending

1	53184852	12203 Briar Forest Drive	Country Village Sec 01 R/P	No	4	3	0	0	2,790	1975	8,795	\$394,000	\$141.22	78					
			<b>Min</b>		<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>2,790</b>	<b>1975</b>	<b>8,795</b>	<b>\$394,000</b>	<b>\$141.22</b>	<b>78</b>					
			<b>Max</b>		<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>2,790</b>	<b>1975</b>	<b>8,795</b>	<b>\$394,000</b>	<b>\$141.22</b>	<b>78</b>					
			<b>Avg</b>		<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>2,790</b>	<b>1975</b>	<b>8,795</b>	<b>\$394,000</b>	<b>\$141.22</b>	<b>78</b>					
			<b>Med</b>		<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>2,790</b>	<b>1975</b>	<b>8,795</b>	<b>\$394,000</b>	<b>\$141.22</b>	<b>78</b>					

### Listings: Sold

1	44647854	12414 Briar Forest Drive	Ashford Forest Sec 04	Yes	4	2	1	2	2,277	1969	9,106	\$395,000	\$173.47	*93	08/01/24	\$375,000	\$164.69	94.94
2	89665771	12231 Briar Forest Drive	Country Village Corr Place	No	3	2	0	2	1,945	1975	8,368	\$379,000	\$194.86	3	06/21/24	\$379,000	\$194.86	100.00
3	85526325	12426 Briar Forest Drive	Ashford Forest Sec 04	No	4	2	0	2	2,076	1970	9,375	\$399,900	\$192.63	65	07/02/24	\$385,000	\$185.45	96.27

*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 8/2/2024 at 8/2/2024 3:59:42PM, 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%
			Min		3	2	0	2	1,945	1969	8,368	\$379,000	\$173.47	3		\$375,000	\$164.69	94.94
			Max		4	2	1	2	2,277	1975	9,375	\$399,900	\$194.86	93		\$385,000	\$194.86	100.00
			Avg		4	2	0	2	2,099	1971	8,950	\$391,300	\$186.99	54		\$379,667	\$181.67	97.07
			Med		4	2	0	2	2,076	1970	9,106	\$395,000	\$192.63	65		\$379,000	\$185.45	96.27
			Avg		4	2	0	2	2,220	1972	8,832	\$390,580	\$178.67	68		\$379,667	\$181.67	58.24
			Med		4	2	0	2	2,076	1973	8,795	\$394,000	\$191.16	78		\$379,000	\$185.45	96.27
	<b>5</b>	<b>Total Listings</b>																

### Quick Statistics ( 5 Listings Total )

	Min	Max	Average	Median
List Price	\$379,000	\$399,900	\$390,580	\$394,000
Sold Price	\$375,000	\$385,000	\$379,667	\$379,000
Adj. Sold Price	\$363,217	\$375,000	\$370,906	\$374,500
LP/SF	\$141.22	\$194.86	\$178.67	\$191.16
SP/SF	\$164.69	\$194.86	\$181.67	\$185.45
Adj. SP/SF	\$164.47	\$186.74	\$177.28	\$180.64

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