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 McKinney Real Estate, Inc.



Property Type is 'Single-Family' Status is 'Sold' 12/12/2024 to 12/18/2023 Zip Code is like '77045*' Subdivision is like 'cambridge village**'

Market Analysis Summary | Single-Family

Listings as of 12/12/2024 at 12/12/2024 12:06:21PM, 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: Sold

1	51218844	5315 Knotty Oaks Trail	Cambridge Village Sec 01	No	3	2	0	2	1,444	1960	8,730	\$150,000	\$103.88	9	06/17/24	\$190,000	\$131.58	126.67
2	77115944	13423 Candleshade Lane	Cambridge Village Sec 02	No	3	2	0	2	1,461	1960	7,500	\$240,000	\$164.27	12	05/01/24	\$235,000	\$160.85	97.92
3	26642875	5206 Trail Lake Drive	Cambridge Village Sec 02	No	3	2	0	2	1,840	1960	8,450	\$239,900	\$130.38	30	05/30/24	\$239,900	\$130.38	100.00

Min					3	2	0	2	1,444	1960	7,500	\$150,000	\$103.88	9		\$190,000	\$130.38	97.92
Max					3	2	0	2	1,840	1960	8,730	\$240,000	\$164.27	30		\$239,900	\$160.85	126.67
Avg					3	2	0	2	1,582	1960	8,227	\$209,967	\$132.84	17		\$221,633	\$140.94	108.19
Med					3	2	0	2	1,461	1960	8,450	\$239,900	\$130.38	12		\$235,000	\$131.58	100.00

3

Total Listings

Avg					3	2	0	2	1,582	1960	8,227	\$209,967	\$132.84	17		\$221,633	\$140.94	108.19
Med					3	2	0	2	1,461	1960	8,450	\$239,900	\$130.38	12		\$235,000	\$131.58	100.00

Quick Statistics (3 Listings Total)

	Min	Max	Average	Median
List Price	\$150,000	\$240,000	\$209,967	\$239,900
Sold Price	\$190,000	\$239,900	\$221,633	\$235,000
Adj. Sold Price	\$190,000	\$235,000	\$219,967	\$234,900
LP/SF	\$103.88	\$164.27	\$132.84	\$130.38
SP/SF	\$130.38	\$160.85	\$140.94	\$131.58
Adj. SP/SF	\$127.66	\$160.85	\$140.03	\$131.58

Presented by: Daniel McKinney

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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Information is believed to be accurate but is not guaranteed