

# Single Family Property Comparative Market Analysis

Your initial search criteria were: (LISTSTATUS IN ('ACT','OP','PSHO','PEND')) AND TBL.AREA IN ('9') AND (LISTPRICE >= 500000) AND (SUBDIVISION LIKE 'GARDEN OAKS%')  
Feb 3 2011 04:24PM

Property Type: SingleFamily    Status: Active													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	<a href="#">65962399</a>	967 ALTHEA DR	GARDEN OAKS 4	3	2/1	2	N	8,825	2,412	2008	\$550,000	\$228.03	13
	<a href="#">23203703</a>	1331 SUE BARNETT DR	GARDEN OAKS 3	3	3/1	0	N	16,520	3,360	1948	\$585,000	\$174.11	49
	<a href="#">9641919</a>	842 41ST ST	GARDEN OAKS 3	5	3/1	2	N	12,191	3,460	2010	\$599,000	\$173.12	252*
	<a href="#">93513346</a>	747 43RD ST	GARDEN OAKS 3	4	3/0	1	Y	21,727	3,542	1940	\$599,000	\$169.11	30
	<a href="#">2077273</a>	727 43RD ST	GARDEN OAKS 2	3	2/1	2	N	39,651	2,768	1954	\$619,900	\$223.95	147
	<a href="#">14469149</a>	1466 SUE BARNETT DR	GARDEN OAKS	5	3/1	2	N	10,543	3,428	2011	\$689,000	\$200.99	98
	<a href="#">83054944</a>	315 31ST ST	GARDEN OAKS 1	4	4/1	3	N	13,850	3,800	2011	\$1,200,000	\$315.79	17
<b>Average</b>				<b>4</b>		<b>2</b>		<b>17,615</b>	<b>3,253</b>		<b>\$691,700</b>		<b>87</b>
Number of Properties: 7													
( Average ListPrice / Average SqFt ) : ( 691700 / 3253 ) = \$ 212.63													

Property Type: SingleFamily    Status: Option Pending													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	<a href="#">84076900</a>	987 W 42nd St.	GARDEN OAKS	4	3/1	2	N	10,230	4,770	2010	\$799,000	\$167.51	76
<b>Average</b>				<b>4</b>		<b>2</b>		<b>10,230</b>	<b>4,770</b>		<b>\$799,000</b>		<b>76</b>
Number of Properties: 1													
( Average ListPrice / Average SqFt ) : ( 799000 / 4770 ) = \$ 167.51													

Property Type: SingleFamily    Status: Pending Continue to Show													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	<a href="#">53908466</a>	971 W 42ND ST	GARDEN OAKS	4	3/1	2	N	8,411	3,580	2008	\$649,500	\$181.42	133*
	<a href="#">48456485</a>	730 W 30TH ST	GARDEN OAKS 1	5	5/2	3	N	16,125	4,800	2009	\$699,900	\$145.81	105*
	<a href="#">56996250</a>	1462 SUE BARNETT DR	GARDEN OAKS	5	4/2	2	N	11,039	3,500	2011	\$770,000	\$220.00	160
<b>Average</b>				<b>5</b>		<b>2</b>		<b>11,858</b>	<b>3,960</b>		<b>\$706,466</b>		<b>133</b>
Number of Properties: 3													
( Average ListPrice / Average SqFt ) : ( 706466 / 3960 ) = \$ 178.40													

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Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	<a href="#">49083274</a>	975 W 42ND ST	GARDEN OAKS	5	3/1	2	N	8,660	4,036	2007	\$665,000	\$164.77	36
<b>Average</b>				<b>5</b>		<b>2</b>		<b>8,660</b>	<b>4,036</b>		<b>\$665,000</b>		<b>36</b>
Number of Properties: 1													
( Average ListPrice / Average SqFt ) : ( 665000 / 4036 ) = \$ 164.77													

**BHGRE Anderson Properties**  
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Information is believed to be accurate but is not guaranteed.

THIS IS AN OPINION OF VALUE OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

# MLS Comparative Market Analysis

Feb 3 2011 05:01PM

Property Type: <b>SingleFamily</b> Status: <b>Active</b>												
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Prepared by

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