

Lots Comparative Market Analysis

Your initial search criteria were: (LISTSTATUS IN ('ACT','OP','PSHO','PEND') OR (LISTSTATUS='CLOSD' AND CLOSEDDATE>=CONVERT(DATETIME,'01/01/2011')))
Jan 30 2012 09:25AM

Property Type: Lots/Acres/Farms Status: Active							
Subject Property							
MLS#	Address	Subdiv.	Acres	Land Size SqFt	LP/ SqFt	List Price	DOM
16110342	736 LAWRENCE ST	KIAM PLACE	0.0941	4100	\$24.37	\$99,900	101*
70408042	0 LAWRENCE ST	HARDING HEIGHTS	0.1148	0	\$0.00	\$109,900	137*
65038116	822 ALEXANDER ST	HEIGHTS	0.1263	5500	\$27.25	\$149,900	24
9642042	835 HERKIMER ST	TEN TWELVE HEIGHTS BLVD PATI	0.1818	7920	\$40.74	\$322,700	28
Average			0.13	5840	\$30.79	\$170,600	73
Number of Properties: 4							
(Average ListPrice / Average SqFt) : (170600 / 5840) = \$ 29.21							

Property Type: Lots/Acres/Farms Status: Pending							
Subject Property							
MLS#	Address	Subdiv.	Acres	Land Size SqFt	LP/ SqFt	List Price	DOM
92533948	770 NICHOLSON ST	Heights	0.03	1406	\$29.16	\$41,000	0*
34073540	806 10TH ST	NOT CODED		5734	\$27.90	\$159,999	67*
47225405	1414 ASHLAND ST	HOUSTON HEIGHTS	0.2424	0	\$0.00	\$319,000	188*
Average			0.14	3570	\$28.53	\$173,333	128
Number of Properties: 3							
(Average ListPrice / Average SqFt) : (173333 / 3570) = \$ 48.55							

Property Type: Lots/Acres/Farms Status: Sold									
Subject Property									
MLS#	Closed Date	Address	Subdiv.	Acres	Land Size SqFt	SP/ SqFt	Sale Price	DOM	SP/LP %
46925970	1/27/2012	407 W 9th	TEN TWELVE HEIGHTS BLVD PATI		2904	\$31.68	\$92,000	23	0.92
51939298	2/28/2011	736 TULANE ST -- A&B	Heights		4411	\$26.98	\$119,000	336	0.95
25334109	8/05/2011	0 LAWRENCE ST	HARDING HEIGHTS	0.1148	5000	\$22.00	\$110,000	308*	0.79
41379940	11/17/2011	1016 RUTLAND	HOUSTON HEIGHTS	0.1	4356	\$35.01	\$152,500	17	0.95
97006124	1/14/2011	947 LAWRENCE ST	HEIGHTS	0.1377	6000	\$25.83	\$155,000	75*	0.94
20722578	5/31/2011	415 W 10th	HOUSTON HEIGHTS		4400	\$34.09	\$150,000	60	0.88
66614720	4/29/2011	1015 10TH ST	WEST HEIGHTS	0.1377	6000	\$28.75	\$172,500	257	0.96
7102634	1/17/2012	1321 ASHLAND ST	HOUSTON HEIGHTS	0.1667	0	\$0.00	\$207,900	6*	0.97
71043284	3/21/2011	803 WAVERLY ST	TEN TWELVE HEIGHTS BLVD PATI	0.1667	0	\$0.00	\$205,000	32	0.95
90879946	7/15/2011	1231 RUTLAND ST	HOUSTON HEIGHTS		6600	\$30.30	\$200,000	9*	0.89
69485024	4/18/2011	915 Tulane St	Heights		6600	\$30.30	\$200,000	372	0.87
54244303	8/29/2011	515 West 16TH ST	HOUSTON HEIGHTS	0.1504	0	\$0.00	\$210,000	124*	0.84
29857548	6/01/2011	1018 WAVERLY	HOUSTON HEIGHTS	0.15	0	\$0.00	\$160,000	15*	0.41
Average				0.14	5141	\$29.44	\$164,146	126	0.87
Number of Properties: 13									
(Average SalePrice / Average SqFt) : (164146 / 5141) = \$ 31.93									

Prepared by

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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.