

Single Family Property Comparative Market Analysis

Your initial search criteria were: (LISTSTATUS IN ('ACT','OP','PSHO','PEND') OR (LISTSTATUS='CLOSD' AND CLOSEDDATE>=CONVERT(DATETIME,'1/1/2013')) AND TBL.AREA IN ('9') AND (LISTPRICE>=1000000)
Sep 16 2013 01:58PM

| Property Type: SingleFamily Status: Active | | | | | | | | | | | | | |
|---|--------------------------|-------------------|------------------|----------|------|----------|------|--------------|--------------|------|--------------------|----------|-----------|
| Subject Property | MLS# | Address | Subdiv. | BR | Bths | # Gar | Pool | Lot SqFt | Bldg SqFt | Yr | List Price | LP/ SF | DOM |
| | 49289144 | 916 RIDGE ST | RIDGEMONT 1 | 4 | 4/0 | 2 | N | 7,625 | 3,738 | 2013 | \$1,075,000 | \$287.59 | 32 |
| | 78412124 | 349 HEIGHTS BL | HOUSTON HEIGHTS | 4 | 2/1 | 4 | N | 7,500 | 2,548 | 1930 | \$1,100,000 | \$431.71 | 12 |
| | 54618687 | 1845 Harvard | Houston Heights | 3 | 3/1 | 2 | N | 6,600 | 4,083 | 1914 | \$1,245,000 | \$304.92 | 37 |
| | 58224402 | 2120 WHITE OAK DR | WOODLAND TERRACE | 3 | 3/1 | 2 | N | 4,552 | 3,961 | 2014 | \$1,290,000 | \$325.68 | 58 |
| | 84683244 | 728 E 8TH 1/2 | STUDE 2 | 4 | 3/1 | 2 | N | 6,250 | 4,427 | 2007 | \$1,300,000 | \$293.65 | 5 |
| | 21567263 | 2200 HARVARD ST | Houston Heights | 3 | 2/1 | 0 | Y | 13,198 | 3,312 | 2004 | \$1,319,000* | \$398.25 | 70* |
| | 63199432 | 601 E 16TH | HOUSTON HEIGHTS | 3 | 3/1 | 2 | N | 7,100 | 3,558 | 2010 | \$1,399,000* | \$393.20 | 35 |
| | 5129420 | 1130 ASHLAND ST | HOUSTON HEIGHTS | 4 | 3/2 | 2 | Y | 8,580 | 4,597 | 2007 | \$1,490,000 | \$324.12 | 36 |
| | 75698549 | 1436 HEIGHTS BLVD | HOUSTON HEIGHTS | 4 | 4/1 | 2 | Y | 7,500 | 4,945 | 2006 | \$1,490,000 | \$301.31 | 75 |
| | 62169044 | 102 E 5TH ST | HOUSTON HEIGHTS | 3 | 6/0 | 4 | N | 7,500 | 6,142 | 1930 | \$1,900,000 | \$309.35 | 95 |
| Average | | | | 4 | | 2 | | 7,641 | 4,131 | | \$1,360,800 | | 46 |
| Number of Properties: 10 | | | | | | | | | | | | | |
| (Average ListPrice / Average SqFt) : (1360800 / 4131) = \$ 329.41 | | | | | | | | | | | | | |

| 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 |
| | 5381849 | 1215 COLUMBIA ST | HOUSTON HEIGHTS | 4 | 3/1 | 2 | N | 6,600 | 4,141 | 2006 | \$1,250,000 | \$301.86 | 6 |
| Average | | | | 4 | | 2 | | 6,600 | 4,141 | | \$1,250,000 | | 6 |
| Number of Properties: 1 | | | | | | | | | | | | | |
| (Average ListPrice / Average SqFt) : (1250000 / 4141) = \$ 301.86 | | | | | | | | | | | | | |

| 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 |
| | 4677612 | 2020 ARLINGTON ST | HOUSTON HEIGHTS | 5 | 4/1 | 3 | N | 7,920 | 3,817 | 2010 | \$1,080,000 | \$282.94 | 21 |
| | 19889954 | 726 E 7TH 1/2 ST | STUDE | 4 | 3/1 | 2 | N | 6,250 | 3,869 | 2013 | \$1,160,700 | \$300.00 | 0 |
| Average | | | | 5 | | 3 | | 7,085 | 3,843 | | \$1,120,350 | | 21 |
| Number of Properties: 2 | | | | | | | | | | | | | |
| (Average ListPrice / Average SqFt) : (1120350 / 3843) = \$ 291.53 | | | | | | | | | | | | | |

| Property Type: SingleFamily Status: Sold | | | | | | | | | | | | | | | | | | |
|--|--------------------------|-------------|-------------------|------------------------------|----|------|-------|------|----------|-----------|------|-------------|-------------|----------|-------------|------------|-----|---------|
| Subject Property | MLS# | Closed Date | Address | Subdiv. | BR | Bths | # Gar | Pool | Lot SqFt | Bldg SqFt | Yr | List Price | Sold Price | SP/ SF | Adjusted SP | Adj. SP/SF | DOM | SP/LP % |
| | 74258904 | 2/25/2013 | 713 WAVERLY ST | TEN TWELVE HEIGHTS BLVD PATI | 2 | 2/1 | 3 | Y | 13,200 | 2,850 | 2000 | \$1,050,000 | \$1,050,000 | \$368.42 | \$1,050,000 | \$368.42 | 3 | 1.00 |
| | 42721295 | 5/31/2013 | 627 ARLINGTON | HOUSTON HEIGHTS | 3 | 4/1 | 2 | N | 6,600 | 3,942 | 2008 | \$1,095,000 | \$1,083,750 | \$274.92 | \$1,083,750 | \$274.92 | 3 | 0.99 |
| | 78664934 | 6/18/2013 | 1121 CORTLANDT | Houston Heights | 5 | 3/1 | 2 | N | 6,600 | 3,906 | 2005 | \$1,095,000 | \$1,070,000 | \$273.94 | \$1,070,000 | \$273.94 | 2 | 0.98 |
| | 97925415 | 5/29/2013 | 1216 ARLINGTON ST | HOUSTON HEIGHTS | 4 | 3/1 | 2 | N | 6,600 | 4,104 | 2007 | \$1,098,000 | \$1,085,000 | \$264.38 | \$1,083,000 | \$263.89 | 34 | 0.99 |
| | 88927514 | 6/24/2013 | 1417 CORTLANDT ST | HOUSTON HEIGHTS | 4 | 3/1 | 2 | Y | 6,600 | 3,880 | 2007 | \$1,115,000 | \$1,075,000 | \$277.06 | \$1,075,000 | \$277.06 | 31 | 0.96 |
| | 99650254 | 6/21/2013 | 628 E 9TH ST | STUDE 2 | 5 | 3/1 | 2 | N | 6,250 | 4,218 | 2008 | \$1,145,000 | \$1,140,000 | \$270.27 | \$1,139,267 | \$270.10 | 6 | 1.00 |
| | 32418477 | 7/15/2013 | 1148 ARLINGTON | HOUSTON HEIGHTS | 3 | 3/1 | 2 | Y | 6,600 | 3,818 | 2006 | \$1,149,000 | \$1,124,000 | \$294.39 | \$1,124,000 | \$294.39 | 23 | 0.98 |

| | | | | | | | | | | | | | | | | | |
|--|-----------|------------------|------------------------------|----------|-----|----------|---|--------------|--------------|------|--------------------|--------------------|----------|--------------------|----------|-----------|-------------|
| | | ST | | | | | | | | | | | | | | | |
| 26414681 | 8/02/2013 | 6103 HURST ST | TIMBERGROVE MANOR | 4 | 4/2 | 3 | Y | 11,726 | 5,239 | 2008 | \$1,174,999 | \$1,100,000 | \$209.96 | \$1,100,000 | \$209.96 | 116 | 0.94 |
| 64292657 | 6/13/2013 | 1634 HARVARD | HOUSTON HEIGHTS | 3 | 4/0 | 2 | N | 6,600 | 3,874 | 2011 | \$1,190,000 | \$1,200,000 | \$309.76 | \$1,200,000 | \$309.76 | 1* | 1.01 |
| 12002643 | 4/11/2013 | 732 COLUMBIA ST | TEN TWELVE HEIGHTS BLVD PATI | 3 | 5/0 | 3 | Y | 13,200 | 4,440 | 1998 | \$1,250,000 | \$1,100,000 | \$247.75 | \$1,100,000 | \$247.75 | 75 | 0.88 |
| 98694645 | 1/22/2013 | 1536 RUTLAND ST | HOUSTON HEIGHTS | 4 | 3/1 | 3 | Y | 11,203 | 4,505 | 2000 | \$1,250,000 | \$1,175,000 | \$260.82 | \$1,175,000 | \$260.82 | 125* | 0.94 |
| 72320567 | 6/28/2013 | 1418 COLUMBIA ST | HOUSTON HEIGHTS | 4 | 4/1 | 3 | Y | 6,600 | 4,500 | 2009 | \$1,275,000 | \$1,235,000 | \$274.44 | \$1,235,000 | \$274.44 | 6 | 0.97 |
| 80861401 | 3/31/2013 | 701 Columbia St | HOUSTON HEIGHTS | 4 | 4/1 | 2 | N | 6,600 | 5,157 | 2009 | \$1,397,000 | \$1,375,000 | \$266.63 | \$1,374,400 | \$266.51 | 189* | 0.98 |
| 31762194 | 9/06/2013 | 515 RIDGE ST | WOODLAND HTS | 3 | 3/1 | 2 | Y | 4,510 | 4,122 | 2008 | \$1,599,000 | \$1,400,000 | \$339.64 | \$1,400,000 | \$339.64 | 34 | 0.88 |
| 61843171 | 7/19/2013 | 408 E 7TH ST | HOUSTON HEIGHTS | 4 | 4/3 | 3 | Y | 13,200 | 6,817 | 2006 | \$2,245,000 | \$2,100,000 | \$308.05 | \$2,100,000 | \$308.05 | 52* | 0.94 |
| Average | | | | 4 | | 2 | | 8,406 | 4,358 | | \$1,275,199 | \$1,220,850 | | \$1,220,627 | | 47 | 0.96 |
| Number of Properties: 15 | | | | | | | | | | | | | | | | | |
| (Average SalesPrice / Average SqFt) : (1220850 / 4358) = \$ 280.14 | | | | | | | | | | | | | | | | | |
| (Average Adjusted SalesPrice / Average SqFt) : (1220627 / 4358) = \$ 280.09 | | | | | | | | | | | | | | | | | |

Adjusted SP is calculated as (Sales Price - Sellers Contribution to Closing Costs - Repairs Paid by Seller)

Adj. SP/SF is calculated as (Sales Price - Sellers Contribution to Closing Costs - Repairs Paid by Seller)/SF

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Information is believed to be accurate but is not guaranteed.

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