

Single Family Property Comparative Market Analysis

Your initial search criteria were: (LISTSTATUS IN ('ACT','OP','PSHO','PEND') OR (LISTSTATUS='CLOSD' AND CLOSEDDATE>=CONVERT(DATETIME,'7/1/2013'))) AND TBL.AREA IN ('9') AND (SUBDIVISION LIKE 'MANGUM MANOR%')
Jan 10 2014 05:45PM

Property Type: SingleFamily Status: Pending													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	91051243	3903 APRIL LN	MANGUM MANOR 2 RESUB	3	2/0	0	N	6,900	2,082	1960	\$134,000*	\$64.36	26
	54902140	5303 LAMONTE LN	MANGUM MANOR 2 RESUB	3	2/0	2	N	7,150	1,802	1959	\$235,000	\$130.41	9
	21189265	4902 HIALEAH DR	MANGUM MANOR 1	3	2/0	2	N	7,800	2,522	1955	\$247,000	\$97.94	25*
Average				3		2		7,283	2,135		\$205,333		20
Number of Properties: 3													
(Average ListPrice / Average SqFt) : (205333 / 2135) = \$ 96.17													

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 %
	77020046	11/15/2013	5423 LAMONTE LN	MANGUM MANOR 2 RESUB	3	1/0	2	N	6,600	1,134	1959	\$158,800	\$155,000	\$136.68	\$154,500	\$136.24	4	0.98
	11153985	9/06/2013	5122 Georgi	Mangum Manor	3	1/1	2	N	6,710	1,270	1958	\$159,000	\$155,000	\$122.05	\$152,675	\$120.22	8	0.97
	89944348	9/20/2013	5427 LAMONTE LN	MANGUM MANOR 2 RESUB	3	1/1	2	N	5,800	1,349	1959	\$169,000	\$170,000	\$126.02	\$168,500	\$124.91	7	1.01
	16599619	9/20/2013	5107 POINCIANA DR	MANGUM MANOR 1	3	2/0	2	N	8,930	1,544	1958	\$169,750	\$170,617	\$110.50	\$170,617	\$110.50	5	1.01
	16364892	12/10/2013	5010 POINCIANA	MANGUM MANOR 1	3	1/1	2	N	7,701	1,182	1958	\$189,900	\$182,360	\$154.28	\$182,360	\$154.28	2	0.96
	27113947	9/18/2013	5314 SAXON DR	MANGUM MANOR	3	2/0	2	N	16,870	1,648	1959	\$199,900	\$195,000	\$118.33	\$190,000	\$115.29	10	0.98
	40842161	7/11/2013	4130 COSTA RICA RD	MANGUM MANOR 3	3	2/0	2	N	6,000	1,560	1962	\$199,900	\$198,900	\$127.50	\$198,900	\$127.50	11	0.99
	32617472	8/09/2013	4139 DONNA LYNN DR	MANGUM MANOR 3	3	2/0	2	N	13,164	1,464	1962	\$199,999	\$200,000	\$136.61	\$200,000	\$136.61	29	1.00
	85959404	11/19/2013	4923 HIALEAH DR	MANGUM MANOR 1	3	2/0	2	N	7,508	1,798	1955	\$219,000	\$219,000	\$121.80	\$213,000	\$118.46	1	1.00
	18097189	8/23/2013	4903 HIALEAH DR	MANGUM MANOR 1	4	3/0	2	N	7,800	2,351	1955	\$228,500	\$225,000	\$95.70	\$224,000	\$95.28	41	0.98
	84171506	8/08/2013	5103 SAXON DR	MANGUM MANOR	3	2/0	2	N	10,612	1,692	1955	\$234,900	\$227,000	\$134.16	\$227,000	\$134.16	6	0.97
	93131848	10/04/2013	4922 SAXON	MANGUM MANOR	4	2/0	2	N	13,200	2,085	1950	\$245,000	\$240,000	\$115.11	\$239,000	\$114.63	39	0.98
	97064738	9/27/2013	5255 LAMONTE LN	MANGUM MANOR	3	2/0	2	N	7,700	1,583	1958	\$249,500	\$252,000	\$159.19	\$248,750	\$157.14	4	1.01
Average				3		2			9,123	1,589		\$201,780	\$199,221		\$197,638		13	0.99
Number of Properties: 13																		
(Average SalesPrice / Average SqFt) : (199221 / 1589) = \$ 125.38																		
(Average Adjusted SalesPrice / Average SqFt) : (197638 / 1589) = \$ 124.38																		

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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