

Single Family Property Comparative Market Analysis

Your initial search criteria were: (LISTSTATUS IN ('ACT','OP','PSHO','PEND') OR (LISTSTATUS='CLOSD' AND CLOSEDDATE>=CONVERT(DATETIME,'1/1/2014'))) AND TBL.AREA IN ('9') AND (SUBDIVISION LIKE 'BROOKE%') AND NEWCONSTRUCTION='Y'
Nov 28 2014 07:49PM

Property Type: SingleFamily Status: Active													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	91140850	901 WALTON ST	BROOKESMITH	3	2/0	2	N	5,000	1,814	2014	\$495,000*	\$272.88	48*
	68316214	910 Cordell	BROOKESMITH	3	2/1	2	N	0	2,274	2014	\$499,900*	\$219.83	148
	19804675	912 Enid St	Brooke Smith	3	2/0	2	N	5,000	2,084	2014	\$539,500*	\$258.88	11
	70735432	302 Northwood	BROOKESMITH	4	4/0	2	N	5,000	3,160	2014	\$819,900*	\$259.46	86*
Average				3		2		5,000	2,333		\$588,575		73
Number of Properties: 4													
(Average ListPrice / Average SqFt) : (588575 / 2333) = \$ 252.28													

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
	32448524	407 Enid	BROOKESMITH	3	2/0	0	N	5,000	1,657	2014	\$510,000*	\$307.79	80
Average				3		0		5,000	1,657		\$510,000		80
Number of Properties: 1													
(Average ListPrice / Average SqFt) : (510000 / 1657) = \$ 307.79													

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 %
	60650965	5/07/2014	904 CORDELL ST	BROOKE SMITH	3	2/0	0	N	5,000	1,720	2013	\$369,900	\$350,000	\$203.49	\$350,000	\$203.49	60*	0.95
	9478494	11/25/2014	1107 Tabor	BROOKE SMITH	3	2/0	0	N	4,500	1,563	2014	\$495,000	\$495,000	\$316.70	\$495,000	\$316.70	108	1.00
	7641499	10/08/2014	1004 NORTHWOOD ST	BROOKESMITH	4	3/0	0	N	5,000	2,000	2014	\$499,500	\$499,000	\$249.50	\$490,000	\$245.00	127	1.00
	28150498	5/01/2014	600 VINCENT ST	BROOKE SMITH	3	2/1	2	N	5,000	1,915	2014	\$509,000	\$509,000	\$265.80	\$509,000	\$265.80	16	1.00
	57928869	11/10/2014	511 Enid	BROOKESMITH	3	2/0	0	N	5,000	1,657	2014	\$510,000	\$500,000	\$301.75	\$500,000	\$301.75	65	0.98
	67596842	10/22/2014	1005 CORDELL	BROOKE SMITH	3	2/0	0	N	5,000	1,657	2014	\$515,900	\$505,000	\$304.77	\$505,000	\$304.77	0	0.98
	94667962	7/24/2014	509 Enid	BROOKESMITH	3	2/0	1	N	5,000	1,737	2014	\$519,000	\$500,000	\$287.85	\$500,000	\$287.85	8	0.96
	64529554	2/14/2014	506 Archer	Brooke Smith	3	2/0	0	N	5,000	1,500		\$529,000	\$500,000	\$333.33	\$500,000	\$333.33	3	0.95
Average					3		2		4,938	1,719		\$493,412	\$482,250		\$481,125		55	0.98
Number of Properties: 8																		
(Average SalesPrice / Average SqFt) : (482250 / 1719) = \$ 280.54																		
(Average Adjusted SalesPrice / Average SqFt) : (481125 / 1719) = \$ 279.89																		

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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