

# Single Family Property Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS='CLOSD' AND CLOSEDDATE>=CONVERT(DATETIME,'10/1/2014')) AND TBL.AREA IN ('9') AND (SUBDIVISION LIKE 'OAK FOREST%'))  
Jan 16 2015 07:27PM

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 %
<a href="#">24081154</a>	10/17/2014	5005 43RD ST	OAK FOREST	3	1/0	2	N	6,660	1,521	1955	\$134,000	\$127,000	\$83.50	\$127,000	\$83.50	12	0.95
<a href="#">40715183</a>	11/13/2014	5421 Verdome Ln	Oak Forest Sec 16	3	1/1	1	N	6,900	1,660	1959	\$185,000	\$185,000	\$111.45	\$185,000	\$111.45	0	1.00
<a href="#">33618880</a>	10/08/2014	4729 Carleen Rd	Oak Forest Sec 15	2	1/0	1	N	16,480	916	1954	\$189,999	\$165,000	\$180.13	\$165,000	\$180.13	20	0.87
<a href="#">45470945</a>	10/22/2014	4802 De Milo Dr	Oak Forest Sec 15	3	1/0	1	N	7,500	1,289	1955	\$205,000	\$205,000	\$159.04	\$205,000	\$159.04	0	1.00
<a href="#">7944874</a>	12/01/2014	5106 De Lange Ln	Oak Forest Sec 16	3	1/0	2	N	6,900	1,270	1954	\$219,000	\$200,000	\$157.48	\$200,000	\$157.48	99	0.91
<a href="#">87357517</a>	10/17/2014	4921 Libbey Ln	Oak Forest	3	2/0	0	N	7,420	1,458	1953	\$224,900	\$224,900	\$154.25	\$220,900	\$151.51	8	1.00
<a href="#">96381057</a>	1/06/2015	3915 Bethel Blv	Oak Forest Sec 17	3	2/0	2	N	7,375	1,209	1963	\$224,900	\$215,500	\$178.25	\$210,000	\$173.70	95	0.96
<a href="#">71236340</a>	10/17/2014	5105 Viking Dr	Oak Forest Sec 16	3	1/1	2	N	6,900	1,344	1957	\$225,000	\$225,000	\$167.41	\$224,000	\$166.67	8	1.00
<a href="#">51668344</a>	12/22/2014	4417 De Milo Dr	Oak Forest Sec 15	3	1/0	1	N	7,200	1,206	1955	\$228,500	\$225,750	\$187.19	\$225,750	\$187.19	4	0.99
<a href="#">88869657</a>	10/24/2014	4905 Libbey Ln	Oak Forest Sec	3	1/0	0	N	6,955	1,256	1953	\$229,000	\$240,000	\$191.08	\$237,250	\$188.89	52	1.05
<a href="#">60693457</a>	12/20/2014	4602 Libbey Ln	Oak Forest	3	1/0	1	N	6,600	1,295	1960	\$239,900	\$232,125	\$179.25	\$232,125	\$179.25	6	0.97
<a href="#">16774413</a>	11/06/2014	4502 Lido Ln	Oak Forest Sec	3	1/0	1	N	8,400	1,223	1953	\$249,000	\$230,000	\$188.06	\$228,500	\$186.84	88	0.92
<a href="#">85084943</a>	10/01/2014	4825 LIDO LN	OAK FOREST 15	3	1/0	1	N	9,889	1,496	1950	\$249,900	\$240,000	\$160.43	\$240,000	\$160.43	94	0.96
<a href="#">54749173</a>	11/26/2014	2115 BRIMBERRY ST	Oak Forest	3	1/1	2	N	7,200	1,420	1955	\$279,000	\$279,000	\$196.48	\$279,000	\$196.48	134	1.00
<a href="#">71621497</a>	12/04/2014	3827 BETHEL BL	OAK FOREST 17 RP	3	2/0	1	N	7,750	1,804	1963	\$279,900	\$265,000	\$146.90	\$265,000	\$146.90	20*	0.95
<a href="#">21071443</a>	11/04/2014	1835 Hewitt Dr	Oak Forest Sec 11	2	1/0	1	N	7,080	1,148	1950	\$305,000	\$300,000	\$261.32	\$300,000	\$261.32	11	0.98
<a href="#">78690195</a>	11/12/2014	2131 Saxon Dr	Oak Forest	2	1/0	2	N	5,483	1,290	1952	\$310,000	\$310,000	\$240.31	\$303,000	\$234.88	16	1.00
<a href="#">74444034</a>	12/04/2014	1910 Woodcrest Dr	Oak Forest Add Sec 10	2	2/0	0	N	7,513	1,100	1950	\$319,000	\$319,000	\$290.00	\$314,200	\$285.64	8	1.00
<a href="#">74797446</a>	10/06/2014	2306 Hewitt Dr	Oak Forest Sec Fourteen	3	1/0	1	N	7,260	1,212	1954	\$319,000	\$309,000	\$254.95	\$307,300	\$253.55	38	0.97
<a href="#">98164650</a>	10/31/2014	2211 LAMONTE	OAK FOREST	3	1/0	1	N	7,533	1,220	1953	\$320,000	\$305,000	\$250.00	\$305,000	\$250.00	25	0.95
<a href="#">55096490</a>	11/06/2014	4501 W 43RD ST	OAK FOREST 15	4	3/0	0	N	7,700	2,310	1955	\$324,900	\$319,000	\$138.10	\$318,000	\$137.66	6*	0.98
<a href="#">20114149</a>	10/21/2014	1806 Du Barry Ln	Oak Forest	3	2/0	2	Y	7,200	1,480	1950	\$328,000	\$295,000	\$199.32	\$295,000	\$199.32	63	0.90
<a href="#">58631474</a>	12/15/2014	4614 Verdome Ln	Oak Forest Sec 15	3	2/0	0	N	7,978	1,738	1954	\$329,900	\$335,000	\$192.75	\$335,000	\$192.75	19*	1.02
<a href="#">48400944</a>	10/21/2014	1803 Chantilly Ln	Oak Forest Sec 11	3	1/0	2	N	7,800	1,944	1950	\$330,000	\$317,500	\$163.32	\$317,500	\$163.32	32	0.96
<a href="#">10189647</a>	12/22/2014	1515 Latexo Dr	Oak Forest Sec 09	3	1/0	1	N	8,477	1,482	1956	\$335,000	\$335,000	\$226.05	\$335,000	\$226.05	4	1.00
<a href="#">66617839</a>	10/24/2014	1507 Martin St	Oak Forest	3	1/0	1	N	6,900	1,197	1952	\$335,000	\$335,000	\$279.87	\$335,000	\$279.87	8	1.00
<a href="#">72354940</a>	12/01/2014	1767 De Milo Dr	Oak Forest Sec 08	3	1/0	0	N	8,400	1,299	1949	\$335,000	\$325,000	\$250.19	\$325,000	\$250.19	0*	0.97
<a href="#">87914034</a>	10/10/2014	1706 Ebony Ln	Oak Forest Sec	2	1/0	1	N	7,380	1,123	1949	\$339,900	\$339,900	\$302.67	\$336,400	\$299.55	15	1.00
<a href="#">49566554</a>	11/21/2014	5102 LIBBEY LN	Oak Forest Sec 16	4	3/0	2	Y	10,355	2,150	1954	\$340,000	\$310,000	\$144.19	\$310,000	\$144.19	26*	0.91
<a href="#">58690514</a>	10/31/2014	1702 CHANTILLY LN	OAK FOREST 6	3	2/0	2	N	7,200	1,524	1949	\$340,000	\$340,000	\$223.10	\$340,000	\$223.10	84	1.00
<a href="#">17639522</a>	12/02/2014	1430 Wakefield Dr	Oak Forest Sec 02	2	1/0	0	N	7,198	1,146	1949	\$345,000	\$365,000	\$318.50	\$365,000	\$318.50	38	1.06

<a href="#">21824144</a>	10/29/2014	1026 WAKEFIELD DR	OAK FOREST 1	3	2/0	0	N	7,020	1,363	1950	\$349,000	\$310,000	\$227.44	\$310,000	\$227.44	127	0.89
<a href="#">52732147</a>	11/21/2014	1910 Chippendale Rd	OAK FOREST	3	1/0	1	N	7,560	1,318	1953	\$349,800	\$349,800	\$265.40	\$341,300	\$258.95	53*	1.00
<a href="#">8130451</a>	11/14/2014	1220 Martin St	Oak Forest	4	2/0	2	N	7,320	1,836	1959	\$350,000	\$345,000	\$187.91	\$344,211	\$187.48	39*	0.99
<a href="#">33260154</a>	10/17/2014	1627 Libbey Dr	Oak Forest Sec	2	1/0	2	N	7,810	1,205	1950	\$350,000	\$310,000	\$257.26	\$310,000	\$257.26	96	0.89
<a href="#">1404728</a>	11/14/2014	1223 Chamboard Ln	Oak Forest Add Sec 03	2	1/0	1	N	7,320	1,236	1950	\$355,000	\$342,500	\$277.10	\$340,500	\$275.49	88	0.96
<a href="#">81702838</a>	11/19/2014	1639 Viking Dr	Oak Forest Sec 08	2	2/0	1	Y	7,155	1,329	1949	\$359,000	\$359,000	\$270.13	\$351,500	\$264.48	36	1.00
<a href="#">18369085</a>	11/28/2014	4106 Donna Lynn Dr	Oak Forest/Mangum Manor	3	2/0	0	N	7,200	2,193	1960	\$369,900	\$349,000	\$159.14	\$349,000	\$159.14	24*	0.94
<a href="#">41621054</a>	10/31/2014	1526 NW Hewitt Dr.	Oak Forest	3	2/0	2	N	12,120	0	1958	\$370,000	\$370,000	\$0.00	\$370,000	\$0.00	1	1.00
<a href="#">83541070</a>	10/10/2014	1033 Fisher Street	Oak Forest 1	5	2/0	0	N	16,094	2,301	1950	\$375,000	\$360,000	\$156.45	\$360,000	\$156.45	309	0.96
<a href="#">96161785</a>	12/02/2014	5210 LAMONTE LN	Oak Forest/Mangum Manor	4	3/0	1	Y	8,400	2,340	1957	\$375,000	\$358,500	\$153.21	\$358,500	\$153.21	36	0.96
<a href="#">30835207</a>	12/23/2014	1332 Gardenia Dr	Oak Forest Sec 01	3	2/0	2	N	7,340	1,410	1947	\$379,500	\$360,000	\$255.32	\$360,000	\$255.32	55	0.95
<a href="#">42803342</a>	11/12/2014	1814 Hewitt Dr	Oak Forest Sec 11	4	2/0	0	N	7,080	1,717	1950	\$385,000	\$385,000	\$224.23	\$377,468	\$219.84	18	1.00
<a href="#">63486193</a>	11/03/2014	1329 Candlelight Ln	Oak Forest Sec 03	3	2/0	1	N	7,440	1,608	1951	\$385,000	\$373,500	\$232.28	\$373,500	\$232.28	20	0.97
<a href="#">96261854</a>	1/05/2015	2023 De Milo Dr	Oak Forest Sec 18	3	3/0	2	N	9,000	2,084	1955	\$389,250	\$350,000	\$167.95	\$350,000	\$167.95	6	0.90
<a href="#">23970479</a>	12/10/2014	1603 Althea Dr	Oak Forest Sec 06	4	2/0	2	N	9,000	1,208	1949	\$389,900	\$355,000	\$293.87	\$355,000	\$293.87	15*	0.91
<a href="#">95203788</a>	12/22/2014	4721 Sanborn Dr	Oak Forest	3	2/0	2	N	10,920	1,658	1950	\$399,999	\$396,500	\$239.14	\$394,500	\$237.94	12*	0.99
<a href="#">52065640</a>	10/23/2014	4517 De Milo Dr	Oak Forest Sec 15	3	2/0	1	N	7,200	2,097	1950	\$419,900	\$423,000	\$201.72	\$423,000	\$201.72	9	1.01
<a href="#">79678529</a>	12/15/2014	1302 Overhill St	Oak Forest Sec 03	3	2/0	0	N	7,440	1,761	1950	\$424,000	\$405,000	\$229.98	\$402,100	\$228.34	21	0.96
<a href="#">94677040</a>	12/29/2014	2002 De Milo Dr	Oak Forest Sec 18	3	2/0	2	N	7,800	1,469	1957	\$425,000	\$415,000	\$282.51	\$410,500	\$279.44	15	0.98
<a href="#">15946221</a>	1/09/2015	1736 Libbey Dr	Oak Forest Sec 06	3	2/0	2	N	10,440	1,695	1950	\$429,900	\$429,900	\$253.63	\$429,900	\$253.63	1	1.00
<a href="#">41041481</a>	10/31/2014	1342 Candlelight Ln	Oak Forest Sec 03	3	1/0	1	N	15,360	928	1950	\$459,500	\$425,000	\$457.97	\$425,000	\$457.97	76	0.92
<a href="#">45102943</a>	10/03/2014	1254 DU BARRY LN	OAK FOREST 1	4	3/0	0	N	14,600	2,779	1950	\$465,000	\$450,000	\$161.93	\$450,000	\$161.93	83	0.97
<a href="#">73971651</a>	10/31/2014	2014 Wakefield DR	OAK FOREST	3	2/1	1	N	7,109	2,025	1953	\$469,900	\$481,000	\$237.53	\$478,000	\$236.05	63	1.02
<a href="#">27828808</a>	10/10/2014	1315 Althea Dr	Oak Forest	4	2/1	0	N	11,660	2,102	1949	\$499,000	\$482,500	\$229.54	\$482,500	\$229.54	31	0.97
<a href="#">52945014</a>	10/29/2014	2003 De Milo Dr	Oak Forest Sec 18	3	2/0	2	N	7,800	2,244	1955	\$499,900	\$500,000	\$222.82	\$495,500	\$220.81	44	1.00
<a href="#">55548420</a>	12/15/2014	1614 Wakefield	Oak Forest SEC 6	3	2/0	2	N	7,070	1,915	1949	\$535,000	\$505,000	\$263.71	\$505,000	\$263.71	42	0.94
<a href="#">20526204</a>	12/12/2014	2214 De Milo Dr	Oak Forest	3	2/0	2	Y	11,689	1,930	1955	\$559,900	\$545,000	\$282.38	\$545,000	\$282.38	108	0.97
<a href="#">37591154</a>	11/14/2014	5222 LAMONTE LN	Oak Forest/Mangum Manor	3	2/1	2	N	8,400	2,518	2014	\$575,000	\$567,500	\$225.38	\$567,500	\$225.38	138	0.99
<a href="#">63229378</a>	11/05/2014	2322 Gardenia Dr	Oak Forest Sec 13	3	2/1	1	N	7,151	2,410	2001	\$629,900	\$575,000	\$238.59	\$572,500	\$237.55	14	0.91
<a href="#">95357159</a>	10/13/2014	1702 Althea Dr	Oak Forest Sec 06	4	3/1	2	N	7,060	2,721	2014	\$645,000	\$645,000	\$237.05	\$645,000	\$237.05	0	1.00
<a href="#">96865044</a>	12/18/2014	1715 Cheshire Ln	Oak Forest Sec 06	5	3/1	2	N	7,200	2,730	2014	\$649,900	\$650,000	\$238.10	\$650,000	\$238.10	1	1.00
<a href="#">66050138</a>	12/01/2014	1730 Chippendale Rd	Oak Forest Add Sec 06	3	3/1	2	N	7,200	2,700	2013	\$659,900	\$647,000	\$239.63	\$647,000	\$239.63	4	0.98
<a href="#">16009841</a>	1/14/2015	1819 Nina Lee Ln	Oak Forest Sec 11	4	2/1	2	N	7,080	3,114	2007	\$675,000	\$665,000	\$213.55	\$664,000	\$213.23	38	0.99
<a href="#">35730714</a>	12/17/2014	1415 Martin	Oak Forest	3	2/1	2	N	7,201	2,325	2014	\$675,000	\$649,500	\$279.35	\$649,500	\$279.35	37	0.96
<a href="#">15189557</a>	12/01/2014	1725 DU BARRY LANE	OAK FOREST	4	3/1	2	N	7,750	3,386	2014	\$684,900	\$683,165	\$201.76	\$682,765	\$201.64	167	1.00

<a href="#">70751453</a>	10/28/2014	4375 ROSSLYN RD	OAK FOREST	4	2/2	4	Y	8,120	2,874	2007	\$685,000	\$661,000	\$229.99	\$661,000	\$229.99	26	0.96
<a href="#">85435419</a>	10/23/2014	1434 Chippendale Rd	Oak Forest Sec 02	3	2/2	2	N	6,840	3,151	2011	\$789,000	\$772,000	\$245.00	\$771,120	\$244.72	31	0.98
<a href="#">12106645</a>	11/06/2014	1255 CANDLELIGHT	OAK FOREST	4	3/1	2	N	7,470	3,354	2014	\$789,050	\$789,050	\$235.26	\$789,050	\$235.26	24	1.00
<a href="#">13554513</a>	10/10/2014	1505 LAMONTE LN	Oak Forest Sec 02	4	3/1	2	N	7,740	3,280	2014	\$789,050	\$775,000	\$236.28	\$775,000	\$236.28	34	0.98
<a href="#">57349304</a>	12/22/2014	1918 CHIPPENDALE RD	OAK FOREST 10	4	3/1	2	N	7,787	3,850	2014	\$799,500	\$785,000	\$203.90	\$785,000	\$203.90	87*	0.98
<a href="#">49334834</a>	12/31/2014	1723 DE MILO DRIVE	OAK FOREST	4	3/1	2	N	7,806	3,659	2014	\$799,900	\$785,000	\$214.54	\$785,000	\$214.54	195	0.98
<a href="#">92688556</a>	12/22/2014	1518 Cheshire Ln	Oak Forest	4	3/1	2	Y	8,370	3,150	2012	\$825,000	\$785,000	\$249.21	\$785,000	\$249.21	46	0.95
<a href="#">50496304</a>	12/19/2014	1719 Cheshire	OAK FOREST 6	4	3/1	2	N	7,200	4,293	2014	\$849,900	\$849,000	\$197.76	\$849,000	\$197.76	20*	1.00
<a href="#">3226059</a>	12/23/2014	1713 CHIPPENDALE	OAK FOREST 6	4	4/0	2	N	7,320	4,569	2014	\$860,000	\$860,000	\$188.22	\$860,000	\$188.22	0*	1.00
<a href="#">63408787</a>	10/02/2014	1501 WAKEFIELD DR	OAK FOREST 2	5	4/1	2	N	7,380	4,317	2014	\$860,000	\$840,000	\$194.58	\$835,025	\$193.43	55*	0.98
<a href="#">86056552</a>	11/19/2014	1331 Chippendale Rd	Oak Forest	4	3/1	2	N	7,600	3,700	2014	\$865,000	\$865,000	\$233.78	\$865,000	\$233.78	85	1.00
<a href="#">33143819</a>	11/19/2014	2227 Chantilly Ln	OAK FOREST	4	3/1	2	N	6,900	3,850	2014	\$869,000	\$860,000	\$223.38	\$860,000	\$223.38	9	0.99
<a href="#">37758724</a>	11/06/2014	1815 HEWITT DRIVE	OAK FOREST	3	3/1	2	N	7,080	3,654	2014	\$874,900	\$830,820	\$227.37	\$830,820	\$227.37	141	0.95
<a href="#">7432087</a>	11/04/2014	1513 CHIPPENDALE	OAK FOREST	4	3/1	2	N	7,068	3,904	2010	\$879,000	\$865,000	\$221.57	\$865,000	\$221.57	5	0.98
<a href="#">97193648</a>	12/29/2014	1518 Wakefield	OAK FOREST 2	4	5/0	2	N	7,442	4,569	2014	\$899,000	\$898,000	\$196.54	\$898,000	\$196.54	35*	1.00
<a href="#">33267545</a>	12/31/2014	1426 Du Barry Ln	Oak Forest Sec 02	4	3/1	2	N	7,320	4,463	2014	\$899,900	\$885,000	\$198.30	\$885,000	\$198.30	73	0.98
<a href="#">13162892</a>	11/06/2014	1702 HEWITT DRIVE	OAK FOREST	4	3/1	2	N	6,639	3,866	2014	\$902,900	\$890,387	\$230.31	\$889,987	\$230.21	62	0.99
<a href="#">48602477</a>	12/11/2014	1922 WAKEFIELD DR	Oak Forest	4	4/1	2	N	7,680	3,961	2014	\$919,500	\$930,000	\$234.79	\$930,000	\$234.79	23*	1.01
<a href="#">1417321</a>	11/18/2014	1631 Ebony	OAK FOREST 6	4	3/1	2	N	7,200	4,398	2013	\$949,000	\$940,000	\$213.73	\$940,000	\$213.73	31	0.99
<a href="#">57389601</a>	10/21/2014	1312 Althea	Oak Forest	5	4/1	2	N	7,260	4,257	2014	\$950,000	\$935,000	\$219.64	\$922,448	\$216.69	42*	0.98
<a href="#">42172064</a>	10/24/2014	1525 EBONY	OAK FOREST 2	4	3/1	2	N	7,680	4,625	2014	\$967,000	\$966,532	\$208.98	\$966,532	\$208.98	0	1.00
<a href="#">19309491</a>	10/24/2014	1811 Woodcrest	Oak Forest	4	4/1	2	N	7,560	4,049	2014	\$975,000	\$975,000	\$240.80	\$975,000	\$240.80	131	1.00
<a href="#">48346243</a>	10/30/2014	1635 LATEXO DR	OAK FOREST 8	4	3/1	2	N	8,284	4,225	2014	\$975,000	\$962,500	\$227.81	\$962,500	\$227.81	58	0.99
<b>Average</b>				<b>3</b>	<b>2</b>			<b>8,082</b>	<b>2,289</b>		<b>\$504,530</b>	<b>\$493,711</b>		<b>\$492,602</b>		<b>49</b>	<b>0.98</b>

**Number of Properties: 89**

**( Average SalesPrice / Average SqFt ) : ( 493711 / 2289 ) = \$ 215.69**

**( Average Adjusted SalesPrice / Average SqFt ) : ( 492602 / 2289 ) = \$ 215.20**

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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