

Single Family Property Comparative Market Analysis

Your initial search criteria were: TBL.UID IN (4034468, 3996020, 4026082, 3924859, 3945737, 3885208, 3770987, 3919188, 3926607)
Feb 24 2017 11:42AM

Property Type: SingleFamily Status: Active													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	2044457	819 Highland St	Woodland Heights	2	1/0	0	N	5,000	1,100	1930	\$509,000	\$462.73	21*
	5627482	1016 Merrill St	Norhill	3	1/0	2	N	6,000	1,472	1926	\$550,000	\$373.64	83*
Average				3		2		5,500	1,286		\$529,500		52
Number of Properties: 2													
(Average ListPrice / Average SqFt) : (529500 / 1286) = \$ 411.74													

Property Type: SingleFamily Status: Pending													
Subject Property	MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
	88263539	730 Redan St	Woodland Heights Annex	2	1/0	1	N	6,250	1,120	1920	\$419,900	\$374.91	14
Average				2		1		6,250	1,120		\$419,900		14
Number of Properties: 1													
(Average ListPrice / Average SqFt) : (419900 / 1120) = \$ 374.91													

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 %
	62124105	9/27/2016	943 Pecore	Woodson Place	3	1/0	2	N	7,350	1,220	1920	\$429,000	\$423,000	\$346.72	\$423,000	\$346.72	7	0.99
	46085650	12/06/2016	628 Bayland	Woodland Heights	2	1/0	1	N	5,000	1,152	1930	\$435,000	\$410,000	\$355.90	\$410,000	\$355.90	63*	0.94
	18904429	8/18/2016	210 Payne	Heights	2	1/0	0	Y	5,100	1,190	1920	\$449,000	\$431,200	\$362.35	\$427,900	\$359.58	15	0.96
	96236989	8/11/2016	1023 Bayland Ave	Norhill	2	1/0	1	N	5,000	1,505	1920	\$469,000	\$450,000	\$299.00	\$450,000	\$299.00	124	0.96
	68016124	11/18/2016	615 Woodland St	Woodland Heights Add	2	1/0	1	N	5,000	1,454	1920	\$565,000	\$547,500	\$376.55	\$547,500	\$376.55	41*	0.97
	87806814	11/16/2016	612 Byrne St	Woodland Heights	2	1/0	2	N	7,100	2,260	1918	\$699,500	\$641,200	\$283.72	\$641,200	\$283.72	60	0.92
Average					2		1		5,758	1,464		\$507,750	\$483,816		\$483,266		52	0.96
Number of Properties: 6																		
(Average SalesPrice / Average SqFt) : (483816 / 1464) = \$ 330.48																		
(Average Adjusted SalesPrice / Average SqFt) : (483266 / 1464) = \$ 330.10																		

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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