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 eXp Realty LLC



Comparative Market Analysis

Prepared By: Mayra Aponte

Listings as of 08/31/19 at 9:00 pm

This search was narrowed to a specific set of Listings. Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Status is 'Sold' Status Contractual Search Date is 08/31/2019 to 08/31/2018 Sq Ft Total is 900 to 1550 Beds is 2 Latitude, Longitude is within 1.00 mi of 22311 Tree House Ln, Spring, TX 77373, USA Subdivision is like 'timber lane'

Multi-Family

Sold Properties

MLS #	Address	Subdivision	Units	Floors	Lot SqFt	Grs Inc	SqFt	List Price	LP/Unit	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP%LP
70778842	3120 Hirschfield RD	Timber Lane Sec 12	1	1	3,300		1,137	\$105,000	\$105,000.00	\$92.35	21	01/25/19	\$90,000	\$79.16	85.71
# LISTINGS:	1	Medians:	1	1	3,300.00		1,137	\$105,000	\$105,000.00	\$92.35	21		\$90,000	\$79.16	85.71
		Minimums:	1	1	3,300.00		1,137	\$105,000	\$105,000.00	\$92.35	21		\$90,000	\$79.16	85.71
		Maximums:	1	1	3,300.00		1,137	\$105,000	\$105,000.00	\$92.35	21		\$90,000	\$79.16	85.71
		Averages:	1	1	3,300.00		1,137	\$105,000	\$105,000.00	\$92.35	21		\$90,000	\$79.16	85.71

Rental

Sold Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Lease Price	LsP/SqFt	Ls/LP%
59485946	3112 Hirschfield Road	Timber Lane Sec 12	No	2	2	0	0	1,137	1982	3,300	\$1,000	\$0.88	3	04/18/19	\$1,000	\$0.88	100.00
13075721	3106 Trembling Creek Circle	Timber Lane Sec 12	No	2	2	0	0	1,137	1982	3,300	\$1,100	\$0.97	24	08/15/19	\$1,100	\$0.97	100.00
# LISTINGS:	2	Medians:		2	2	0	0	1,137	1982	3,300	\$1,050	\$0.93	14		\$1,050	\$0.93	100.00
		Minimums:		2	2	0	0	1,137	1982	3,300	\$1,000	\$0.88	3		\$1,000	\$0.88	100.00
		Maximums:		2	2	0	0	1,137	1982	3,300	\$1,100	\$0.97	24		\$1,100	\$0.97	100.00
		Averages:		2	2	0	0	1,137	1982	3,300	\$1,050	\$0.93	14		\$1,050	\$0.93	100.00

Single-Family

Sold Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%
62178679	3117 Oak Rock Circle	Timber Lane Sec 12	No	2	1	0	0	1,018	1982	4,704	\$95,000	\$93.32	*114	02/08/19	\$95,000	\$93.32	100.00
19242181	3114 Oak Rock Circle	Timber Lane Sec 12	No	2	2	0	0	1,137	1982	4,890	\$114,995	\$101.14	26	03/21/19	\$110,000	\$96.75	95.66

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

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Single-Family

# LISTINGS:	2	Medians:	2	2	0	0	1,078	1982	4,797	\$104,998	\$97.23	70	\$102,500	\$95.04	97.83
		Minimums:	2	1	0	0	1,018	1982	4,704	\$95,000	\$93.32	26	\$95,000	\$93.32	95.66
		Maximums:	2	2	0	0	1,137	1982	4,890	\$114,995	\$101.14	114	\$110,000	\$96.75	100.00
		Averages:	2	2	0	0	1,078	1982	4,797	\$104,998	\$97.23	70	\$102,500	\$95.04	97.83

Quick Statistics (5 Listings Total)

	Min	Max	Average	Median
List Price	\$1,000	\$114,995	\$63,419	\$95,000
Sold Price	\$1,000	\$110,000	\$59,420	\$90,000
Adj. Sold Price	\$1,000	\$108,000	\$59,020	\$90,000
LP/SF	\$0.88	\$101.14	\$57.73	\$92.35
SP/SF	\$0.88	\$96.75	\$54.22	\$79.16
Adj. SP/SF	\$0.88	\$94.99	\$53.86	\$79.16

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