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Comparative Market Analysis

Prepared By: Mayra Aponte

Listings as of **09/30/19** at **11:53 am**

This search was narrowed to a specific set of Listings. **Property Type** is 'Single-Family' **Status** is 'Sold' **Status Contractual Search Date** is 09/30/2019 to 09/30/2018 **Sq Ft Total** is 1000 to 1500 **Beds** is 3 **Year Built** is 1950 to 1990 **Latitude, Longitude** is within 1.00 mi of 4014 Brumbelow St, Rosenberg, TX 77471, USA

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%
25653868	2003 Jones Street	Freeway Manor Sec 2	No	3	2	0	2	1,387	1977	7,040	\$149,900	\$108.07	87	05/03/19	\$149,900	\$108.07	100.00
50199929	3908 Junker Street	Freeway Manor Sec 2	No	3	2	0	2	1,310	1978	6,480	\$159,900	\$122.06	12	08/09/19	\$158,000	\$120.61	98.81
75002941	1720 Brumbelow Street	Fred E Klauke Add	No	3	2	0	2	1,351	1974	7,200	\$159,990	\$118.42	20	04/01/19	\$158,000	\$116.95	98.76
67561675	3027 Longhorn Drive	Bayou Bend Sub Sec 2	No	3	2	0	2	1,331	1980	8,236	\$165,900	\$124.64	*164	05/16/19	\$163,500	\$122.84	98.55
# LISTINGS:	4	Medians:		3	2	0	2	1,341	1978	7,120	\$159,945	\$120.24	54		\$158,000	\$118.78	98.78
		Minimums:		3	2	0	2	1,310	1974	6,480	\$149,900	\$108.07	12		\$149,900	\$108.07	98.55
		Maximums:		3	2	0	2	1,387	1980	8,236	\$165,900	\$124.64	164		\$163,500	\$122.84	100.00
		Averages:		3	2	0	2	1,345	1977	7,239	\$158,923	\$118.30	71		\$157,350	\$117.12	99.03

Quick Statistics (4 Listings Total)

	Min	Max	Average	Median
List Price	\$149,900	\$165,900	\$158,923	\$159,945
Sold Price	\$149,900	\$163,500	\$157,350	\$158,000
Adj. Sold Price	\$149,900	\$163,500	\$156,225	\$155,750
LP/SF	\$108.07	\$124.64	\$118.30	\$120.24
SP/SF	\$108.07	\$122.84	\$117.12	\$118.78
Adj. SP/SF	\$108.07	\$122.84	\$116.28	\$117.10

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.