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## Comparative Market Analysis

Prepared By: Mayra Aponte

Listings as of 10/02/19 at 9:29 am

This search was narrowed to a specific set of Listings. **Property Type** is 'Single-Family' **Status** is 'Sold' **Status Contractual Search Date** is 10/02/2019 to 10/02/2018 **Sq Ft Total** is 1700 to 2375 **Pool Private** is no **Latitude, Longitude** is within 1.00 mi of 3907 Fernglade Dr, Houston, TX 77068, USA **Subdivision** is like 'Oak\*\*'

### 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%
32947775	15227 Parkville Drive	Oak Creek Village Sec 03	No	4	2	1	2	2,352	1974	9,360	\$188,500	\$80.14	77	11/15/18	\$184,500	\$78.44	97.88
37518179	3914 Midforest Drive	Oak Creek Village	No	4	2	1	2	2,238	1971	9,000	\$189,900	\$84.85	5	05/07/19	\$189,900	\$84.85	100.00
37376268	14818 Plantation Oak Drive	Oaktree Place	No	3	2	1	2	2,173	1994	5,618	\$234,000	\$107.69	97	06/27/19	\$234,000	\$107.69	100.00
24756730	3114 Canyon Oak Court	Oaktree Place	No	3	3	0	3	2,374	1995	6,967	\$260,000	\$109.52	148	01/14/19	\$240,000	\$101.10	92.31
<b># LISTINGS:</b>	<b>4</b>	<b>Medians:</b>		4	2	1	2	2,295	1984	7,984	\$211,950	\$96.27	87		\$211,950	\$92.98	98.94
		<b>Minimums:</b>		3	2	0	2	2,173	1971	5,618	\$188,500	\$80.14	5		\$184,500	\$78.44	92.31
		<b>Maximums:</b>		4	3	1	3	2,374	1995	9,360	\$260,000	\$109.52	148		\$240,000	\$107.69	100.00
		<b>Averages:</b>		4	2	1	2	2,284	1984	7,736	\$218,100	\$95.55	82		\$212,100	\$93.02	97.55

#### Quick Statistics ( 4 Listings Total )

	Min	Max	Average	Median
<b>List Price</b>	\$188,500	\$260,000	\$218,100	\$211,950
<b>Sold Price</b>	\$184,500	\$240,000	\$212,100	\$211,950
<b>Adj. Sold Price</b>	\$176,299	\$240,000	\$209,425	\$210,700
<b>LP/SF</b>	\$80.14	\$109.52	\$95.55	\$96.27
<b>SP/SF</b>	\$78.44	\$107.69	\$93.02	\$92.98
<b>Adj. SP/SF</b>	\$74.96	\$107.69	\$91.87	\$92.42

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.