

Mayra Aponte
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 eXp Realty LLC



Comparative Market Analysis

Prepared By: Mayra Aponte

Listings as of 08/27/20 at 8:26 am

Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Status is 'Sold' Status Contractual Search Date is 08/27/2020 to 02/29/2020 Building SqFt is 1300 to 1750 Beds is 3 Stories is 2 Pool Private is no Latitude, Longitude is within 1.00 mi of 12014 Oakner Dr, Tomball, TX 77377, USA Subdivision is like 'WESTBOURNE'

Rental

Pending Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	
14408004	18226 Almonte Lane	Westbourne	No	3	2	1	2	1,704	2000	6,000	\$1,750	\$1.03	9	
# LISTINGS:		1	Medians:		3	2	1	2	1,704	2000	6,000	\$1,750	\$1.03	9
			Minimums:		3	2	1	2	1,704	2000	6,000	\$1,750	\$1.03	9
			Maximums:		3	2	1	2	1,704	2000	6,000	\$1,750	\$1.03	9
			Averages:		3	2	1	2	1,704	2000	6,000	\$1,750	\$1.03	9

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%
89714362	12146 Bowsman Drive	Westbourne Sec 02	No	3	2	1	2	1,574	1993	4,510	\$1,500	\$0.95	11	03/03/20	\$1,500	\$0.95	100.00
# LISTINGS:		1	Medians:		3	2	1	2	1,574	1993	4,510	\$1,500	\$0.95	11	\$1,500	\$0.95	100.00
			Minimums:		3	2	1	2	1,574	1993	4,510	\$1,500	\$0.95	11	\$1,500	\$0.95	100.00
			Maximums:		3	2	1	2	1,574	1993	4,510	\$1,500	\$0.95	11	\$1,500	\$0.95	100.00
			Averages:		3	2	1	2	1,574	1993	4,510	\$1,500	\$0.95	11	\$1,500	\$0.95	100.00

Single-Family

Active Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	
74064215	12226 Claresholm Drive	Westbourne Sec 02	No	3	2	1	2	1,574	1994	4,539	\$215,000	\$136.59	55	
# LISTINGS:		1	Medians:		3	2	1	2	1,574	1994	4,539	\$215,000	\$136.59	55
			Minimums:		3	2	1	2	1,574	1994	4,539	\$215,000	\$136.59	55
			Maximums:		3	2	1	2	1,574	1994	4,539	\$215,000	\$136.59	55
			Averages:		3	2	1	2	1,574	1994	4,539	\$215,000	\$136.59	55

Sold Properties

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

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%
53617928	18102 Westlock Court	Westbourne Sec 01 Prcl R/P	No	3	2	1	2	1,678	1994	5,852	\$137,000	\$81.64	4	07/15/20	\$150,500	\$89.69	109.85
86286649	18322 Beaverdell Drive	Westbourne Sec 02	No	3	2	1	2	1,456	1984	4,494	\$175,000	\$120.19	9	03/06/20	\$170,000	\$116.76	97.14
10533717	18210 Almonte Lane	Westbourne Sec 01	No	3	2	1	2	1,472	1978		\$175,000	\$118.89	9	07/09/20	\$175,000	\$118.89	100.00
51385043	18323 Westlock Street	Westbourne Sec 03	No	3	2	1	2	1,690	1999	4,400	\$184,900	\$109.41	*178	04/08/20	\$180,000	\$106.51	97.35
53130418	18222 Westlock Street	Westbourne Sec 01 Prcl R/P	No	3	2	1	2	1,546	1999	4,951	\$185,000	\$119.66	14	05/22/20	\$188,000	\$121.60	101.62
6396202	18226 Almonte Lane	Westbourne	No	3	2	1	2	1,704	2000	6,000	\$199,900	\$117.31	1	07/24/20	\$199,900	\$117.31	100.00
# LISTINGS:	6	Medians:		3	2	1	2	1,612	1997	4,951	\$179,950	\$118.10	9		\$177,500	\$117.04	100.00
		Minimums:		3	2	1	2	1,456	1978	4,400	\$137,000	\$81.64	1		\$150,500	\$89.69	97.14
		Maximums:		3	2	1	2	1,704	2000	6,000	\$199,900	\$120.19	178		\$199,900	\$121.60	109.85
		Averages:		3	2	1	2	1,591	1992	5,139	\$176,133	\$111.18	36		\$177,233	\$111.79	100.99

Quick Statistics (9 Listings Total)

	Min	Max	Average	Median
List Price	\$1,500	\$215,000	\$141,672	\$175,000
Sold Price	\$1,500	\$199,900	\$152,129	\$175,000
Adj. Sold Price	\$1,500	\$198,900	\$151,200	\$175,000
LP/SF	\$0.95	\$136.59	\$89.52	\$117.31
SP/SF	\$0.95	\$121.60	\$95.96	\$116.76
Adj. SP/SF	\$0.95	\$121.60	\$95.36	\$114.01

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