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 eXp Realty, LLC



Comparative Market Analysis

Prepared By: Mayra Aponte

Listings as of 09/28/20 at 5:27 pm

This search was narrowed to a specific set of Listings. Status is 'Sold' Status Contractual Search Date is 09/28/2020 to 04/01/2020 Building SqFt is 1300 or less Year Built is 1980 or less Latitude, Longitude is within 1.00 mi of 11222 Dalebrook Dr, Houston, TX 77016, USA

Rental

Sold Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Bit	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Lease Price	LsP/SqFt	Ls/LP%
19953857	11414 Spottswood Drive	Northwood Manor Sec 02	No	3	1	1	2	1,072	1960	7,320	\$1,295	\$1.21	12	07/29/20	\$1,295	\$1.21	100.00
# LISTINGS:	1	Medians:		3	1	1	2	1,072	1960	7,320	\$1,295	\$1.21	12		\$1,295	\$1.21	100.00
		Minimums:		3	1	1	2	1,072	1960	7,320	\$1,295	\$1.21	12		\$1,295	\$1.21	100.00
		Maximums:		3	1	1	2	1,072	1960	7,320	\$1,295	\$1.21	12		\$1,295	\$1.21	100.00
		Averages:		3	1	1	2	1,072	1960	7,320	\$1,295	\$1.21	12		\$1,295	\$1.21	100.00

Single-Family

Sold Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Bit	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%
13587826	6330 Leedale Street	Northwood Manor Sec 07	No	3	1	0	1	968	1973	6,270	\$129,900	\$134.19	47	05/01/20	\$129,900	\$134.19	100.00
73630170	7014 Haverton Drive	Northwood Manor Sec 08	No	3	1	1	2	1,041	1977	6,447	\$135,000	\$129.68	17	06/23/20	\$130,000	\$124.88	96.30
23863982	6842 Leedale Street	Northwood Manor Sec 06	No	4	1	1	0	1,156	1970	8,378	\$139,000	\$120.24	21	07/27/20	\$139,000	\$120.24	100.00
61839585	11102 Vailview Drive	Northwood Manor Sec 06	No	4	1	1	1	1,210	1962	9,317	\$149,900	\$123.88	*9	04/06/20	\$158,000	\$130.58	105.40
# LISTINGS:	4	Medians:		4	1	1	1	1,099	1972	7,413	\$137,000	\$126.78	19		\$134,500	\$127.73	100.00
		Minimums:		3	1	0	0	968	1962	6,270	\$129,900	\$120.24	9		\$129,900	\$120.24	96.30
		Maximums:		4	1	1	2	1,210	1977	9,317	\$149,900	\$134.19	47		\$158,000	\$134.19	105.40
		Averages:		4	1	1	1	1,094	1971	7,603	\$138,450	\$127.00	24		\$139,225	\$127.47	100.42

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.

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Quick Statistics (5 Listings Total)				
	Min	Max	Average	Median
List Price	\$1,295	\$149,900	\$111,019	\$135,000
Sold Price	\$1,295	\$158,000	\$111,639	\$130,000
Adj. Sold Price	\$1,295	\$158,000	\$109,522	\$130,000
LP/SF	\$1.21	\$134.19	\$101.84	\$123.88
SP/SF	\$1.21	\$134.19	\$102.22	\$124.88
Adj. SP/SF	\$1.21	\$130.58	\$100.27	\$124.88

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