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Signature Real Estate

### Comparative Market Analysis

Prepared By: Erion Shehaj

Listings as of 05/28/20 at 8:35 am

Property Type is 'Rental' Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Status is 'Sold' Status Contractual Search Date is 05/28/2020 to 11/30/2019 Building SqFt is 1800 to 2400 Latitude, Longitude is within 0.50 mi of 16306 Kendons Way Ln, Cypress, TX 77429, USA

#### Rental

##### Pending Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
20845646	16415 Chandler Ridge Lane	Cypress Rdg Sec 04	No	3	2	1	2	2,166	2006	4,490	\$1,450	\$0.67	27
60648228	18211 Hammondsport Lane	Cypress Ridge Sec 02	No	3	2	0	2	1,825	2003	5,532	\$1,580	\$0.87	33
30331009	16135 Cole Bridge Lane	Cypress Ridge Sec 02	No	3	2	1	2	2,270	2004	5,750	\$1,705	\$0.75	82
<b># LISTINGS:</b>	<b>3</b>	<b>Medians:</b>		3	2	1	2	2,166	2004	5,532	\$1,580	\$0.75	33
		<b>Minimums:</b>		3	2	0	2	1,825	2003	4,490	\$1,450	\$0.67	27
		<b>Maximums:</b>		3	2	1	2	2,270	2006	5,750	\$1,705	\$0.87	82
		<b>Averages:</b>		3	2	1	2	2,087	2004	5,257	\$1,578	\$0.76	47

##### 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%
14649960	18218 Temple Hill Lane	Cypress Rdg Sec 4	No	3	2	0	2	1,955	2005	4,285	\$1,445	\$0.74	84	01/17/20	\$1,395	\$0.71	96.54
58790374	16406 Chandler Ridge Lane	Cypress Rdg Sec 03	No	3	3	0	2	1,839	2004	4,563	\$1,420	\$0.77	143	02/13/20	\$1,420	\$0.77	100.00
74976719	16310 BROWAY LANE	Cypress Ridge	No	3	2	0	2	2,064	2004	4,524	\$1,500	\$0.73	61	03/06/20	\$1,500	\$0.73	100.00
86350740	16143 Cole Bridge Lane	Cypress Rdg	No	3	2	0	2	1,825	2004	5,750	\$1,500	\$0.82	4	03/20/20	\$1,500	\$0.82	100.00
85773502	18218 Hammondsport Lane	Cypress Ridge	No	3	2	0	2	1,988	2004	5,554	\$1,550	\$0.78	40	12/02/19	\$1,550	\$0.78	100.00
57332340	16322 Kendons Way Lane	Cypress Rdg Sec 3	No	3	2	1	2	1,839	2004	4,600	\$1,595	\$0.87	65	03/23/20	\$1,595	\$0.87	100.00
33715441	16102 Plattsmouth Lane	Cypress Ridge Sec 02	No	4	2	1	2	2,235	2004	6,310	\$1,600	\$0.72	28	04/25/20	\$1,600	\$0.72	100.00
<b># LISTINGS:</b>	<b>7</b>	<b>Medians:</b>		3	2	0	2	1,955	2004	4,600	\$1,500	\$0.77	61		\$1,500	\$0.77	100.00
		<b>Minimums:</b>		3	2	0	2	1,825	2004	4,285	\$1,420	\$0.72	4		\$1,395	\$0.71	96.54
		<b>Maximums:</b>		4	3	1	2	2,235	2005	6,310	\$1,600	\$0.87	143		\$1,600	\$0.87	100.00
		<b>Averages:</b>		3	2	0	2	1,964	2004	5,084	\$1,516	\$0.78	61		\$1,509	\$0.77	99.51

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 ( 10 Listings Total )

	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$1,420	\$1,705	\$1,535	\$1,525
<b>Sold Price</b>	\$1,395	\$1,600	\$1,509	\$1,500
<b>LP/SF</b>	\$0.67	\$0.87	\$0.77	\$0.76
<b>SP/SF</b>	\$0.71	\$0.87	\$0.77	\$0.77

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