

Erion Shehaj

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Ph: 713-952-3200

Signature Real Estate

Comparative Market Analysis

Prepared By: Erion Shehaj

Listings as of 05/28/20 at 8:36 am

Property Type is 'Single-Family' 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

Single-Family

Active Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM					
73220347	16306 Kendons Way Lane	Cypress Ridge	No	3	2	1	2	2,103	2004	4,664	\$179,900	\$85.54	3					
# LISTINGS:				1	Medians:				3	2	1	2	2,103	2004	4,664	\$179,900	\$85.54	3
				Minimums:				3	2	1	2	2,103	2004	4,664	\$179,900	\$85.54	3	
				Maximums:				3	2	1	2	2,103	2004	4,664	\$179,900	\$85.54	3	
				Averages:				3	2	1	2	2,103	2004	4,664	\$179,900	\$85.54	3	

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%
19893202	18115 Valebluff Lane	Cypress Ridge	No	3	2	1	2	2,170	2005	3,644	\$165,000	\$76.04	6	02/10/20	\$172,000	\$79.26	104.24
59940584	16415 Kendons Way Ln Lane	Cypress Rdg Sec 03	No	3	2	0	2	2,100	2005	5,069	\$175,000	\$83.33	7	12/27/19	\$175,000	\$83.33	100.00
22349295	18210 Coreland Lane	Cypress Ridge	No	3	2	1	2	2,064	2004	4,248	\$180,000	\$87.21	38	12/20/19	\$178,500	\$86.48	99.17
10931105	16302 Kendons Way Lane	Cypress Rdg	No	3	2	1	2	1,833	2004	8,263	\$180,000	\$98.20	23	01/13/20	\$181,000	\$98.75	100.56
30565192	18119 Waverly Hollow Lane	Cypress Rdg Sec 5	No	4	2	0	2	1,803	2006	6,164	\$185,000	\$102.61	13	02/19/20	\$182,000	\$100.94	98.38
91087052	16402 Chandler Ridge Lane Lane	Cypress Ridge Sec 03	No	3	2	1	2	2,064	2004	4,563	\$183,000	\$88.66	*97	02/12/20	\$183,000	\$88.66	100.00
18451783	18102 Temple Hill Lane	Cypress Ridge	No	3	2	1	2	1,839	2004	9,506	\$189,900	\$103.26	23	02/28/20	\$185,000	\$100.60	97.42
46426269	18123 Ravensbrook Lane	Cypress Ridge Sec 5	No	3	2	0	2	1,961	2006	6,049	\$187,000	\$95.36	10	04/20/20	\$186,000	\$94.85	99.47
60301719	18239 Misty Jade Lane	Cypress Rdg Sec 3	No	3	2	1	2	2,129	2004	4,420	\$189,900	\$89.20	*33	02/06/20	\$186,000	\$87.36	97.95
10928042	18203 Quiet Ridge Lane	Cypress Ridge	No	3	2	1	2	2,280	2003	5,952	\$215,000	\$94.30	2	04/23/20	\$196,000	\$85.96	91.16
85196344	18210 Quiet Ridge Lane	Cypress Ridge Sec 01	Yes	3	2	1	2	2,280	2003	5,952	\$220,000	\$96.49	13	01/21/20	\$215,000	\$94.30	97.73

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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# LISTINGS:	11	Medians:	3	2	1	2	2,064	2004	5,952	\$185,000	\$94.30	13	\$183,000	\$88.66	99.17
		Minimums:	3	2	0	2	1,803	2003	3,644	\$165,000	\$76.04	2	\$172,000	\$79.26	91.16
		Maximums:	4	2	1	2	2,280	2006	9,506	\$220,000	\$103.26	97	\$215,000	\$100.94	104.24
		Averages:	3	2	1	2	2,048	2004	5,803	\$188,164	\$92.24	24	\$185,409	\$90.95	98.73

Quick Statistics (12 Listings Total)

	Min	Max	Average	Median
List Price	\$165,000	\$220,000	\$187,475	\$184,000
Sold Price	\$172,000	\$215,000	\$185,409	\$183,000
Adj. Sold Price	\$167,000	\$215,000	\$183,743	\$182,670
LP/SF	\$76.04	\$103.26	\$91.68	\$91.75
SP/SF	\$79.26	\$100.94	\$90.95	\$88.66
Adj. SP/SF	\$76.96	\$100.60	\$90.12	\$88.50

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