

# Comparative Market Analysis

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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Information is believed to be accurate but is not guaranteed.



Researched and prepared by  
**Dale Gibble, Realtor**

Subject Property

Prepared exclusively for  
**Dale Gibble**

Prepared on  
July 08, 2019



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## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Sold Listings

Address	Price	Beds	Bth F	Bth H	Ttl SqFt	\$/SqFt	Lot SF	Yr Blt	Sold Date
2431 Hammerwood Drive	\$127,000	4	2	0	1,517	\$83.72	7,471	1981	01/22/2019
2322 Morning Meadow Dr Drive	\$145,000	4	2	0	1,954	\$74.21	6,800	1980	02/21/2019
2507 Brookford Drive	\$174,500	3	2	0	2,114	\$82.54	9,531	1981	03/29/2019
<i>Averages:</i>	<b>\$148,833</b>	<b>3.7</b>	<b>2.0</b>	<b>0.0</b>	<b>1,862</b>	<b>\$80.16</b>	<b>7,934</b>		

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$127,000	\$145,000	\$148,833	\$174,500	3
<b>Adjusted Comparable Price</b>	\$127,000	\$145,000	\$148,833	\$174,500	3

On Average, the 'Sold' status comparable listings sold in 4 days for \$148,833





## Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

### **The listings in this analysis can be summarized as follows:**

Listing Price between \$135,000 and \$175,000

Selling Price between \$127,000 and \$174,500

3 to 4 Bedrooms

2 Full Bathrooms

0 Half Bathrooms

1,517 to 2,114 Square Feet

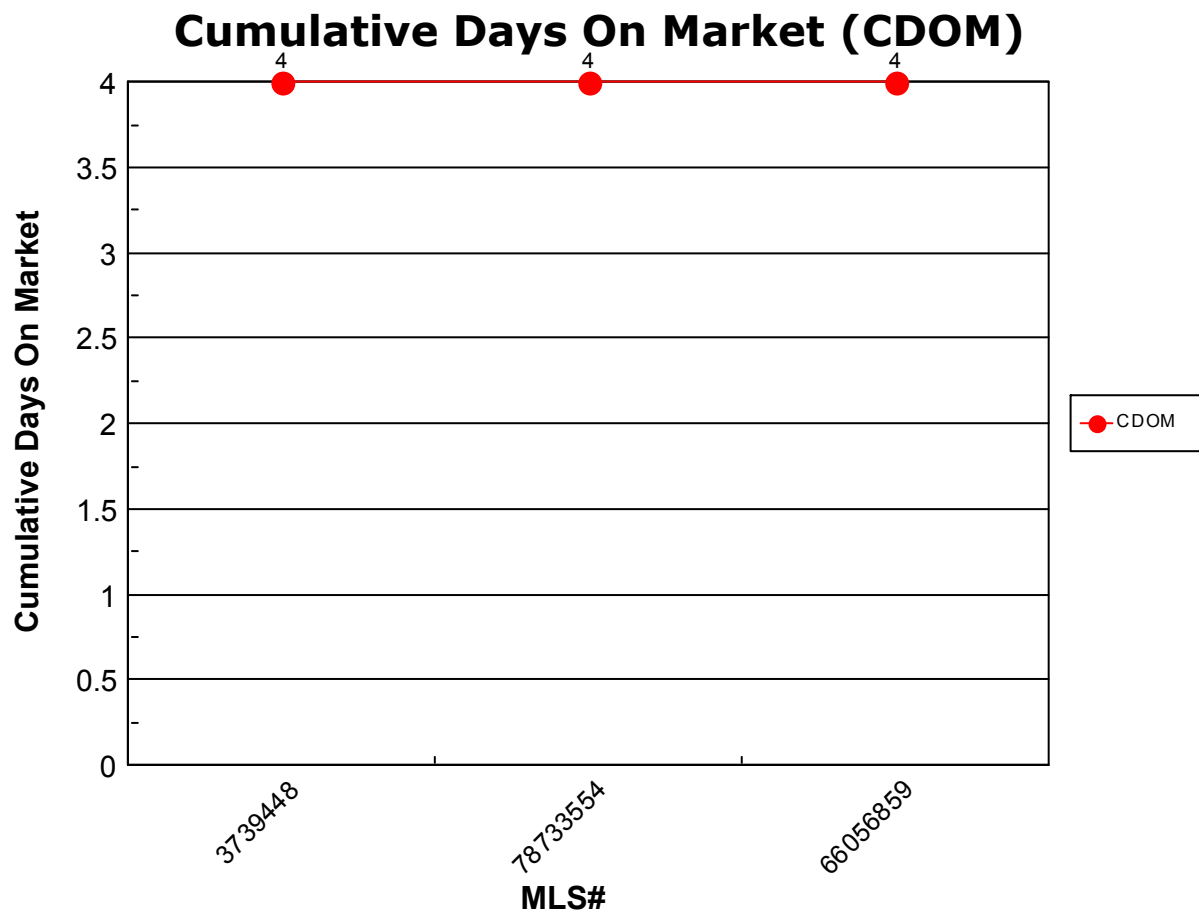
\$79.32 to \$88.99 per Square Foot

\$74.21 to \$83.72 per Sold Square Foot



## Cumulative Days On Market Chart

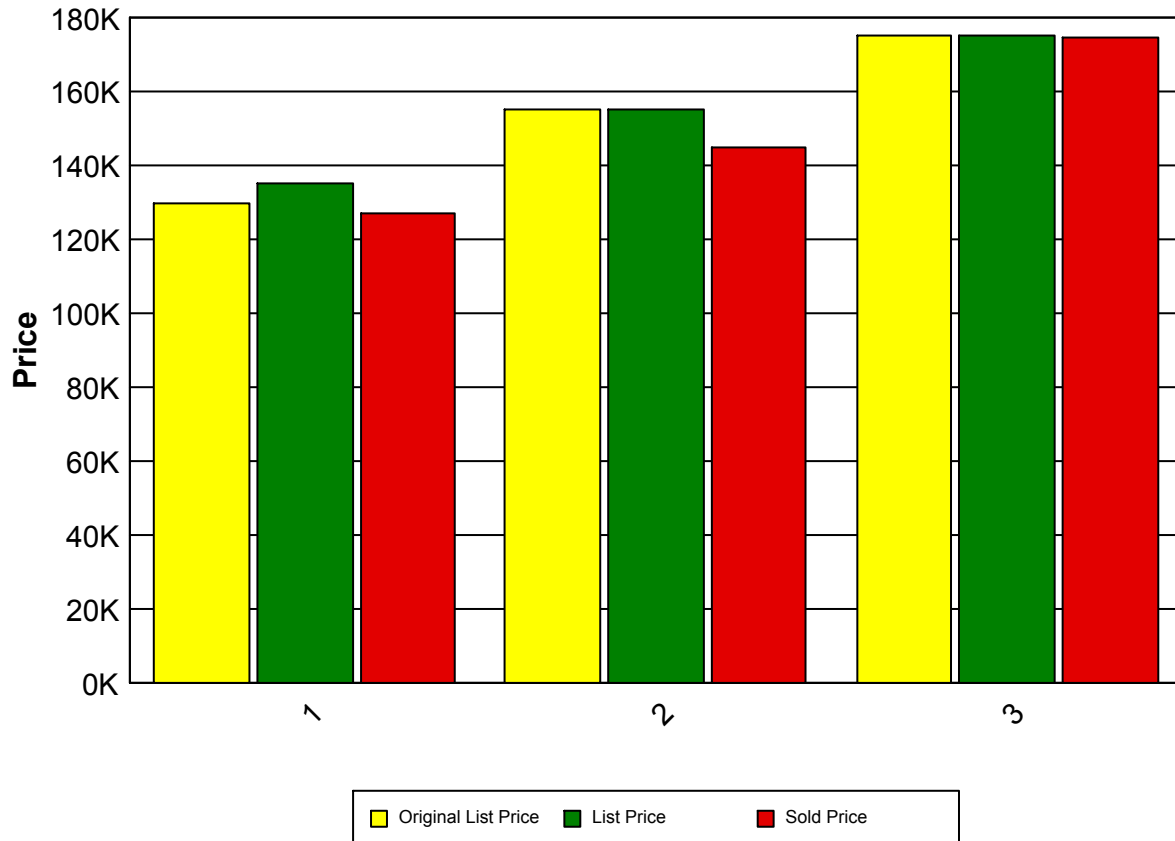
This graph illustrates the number of cumulative days on market for the listings in this analysis.






## Price History of All Properties

This graph illustrates the original price and list price, along with the sale price in Sold listings.

### Price History Chart



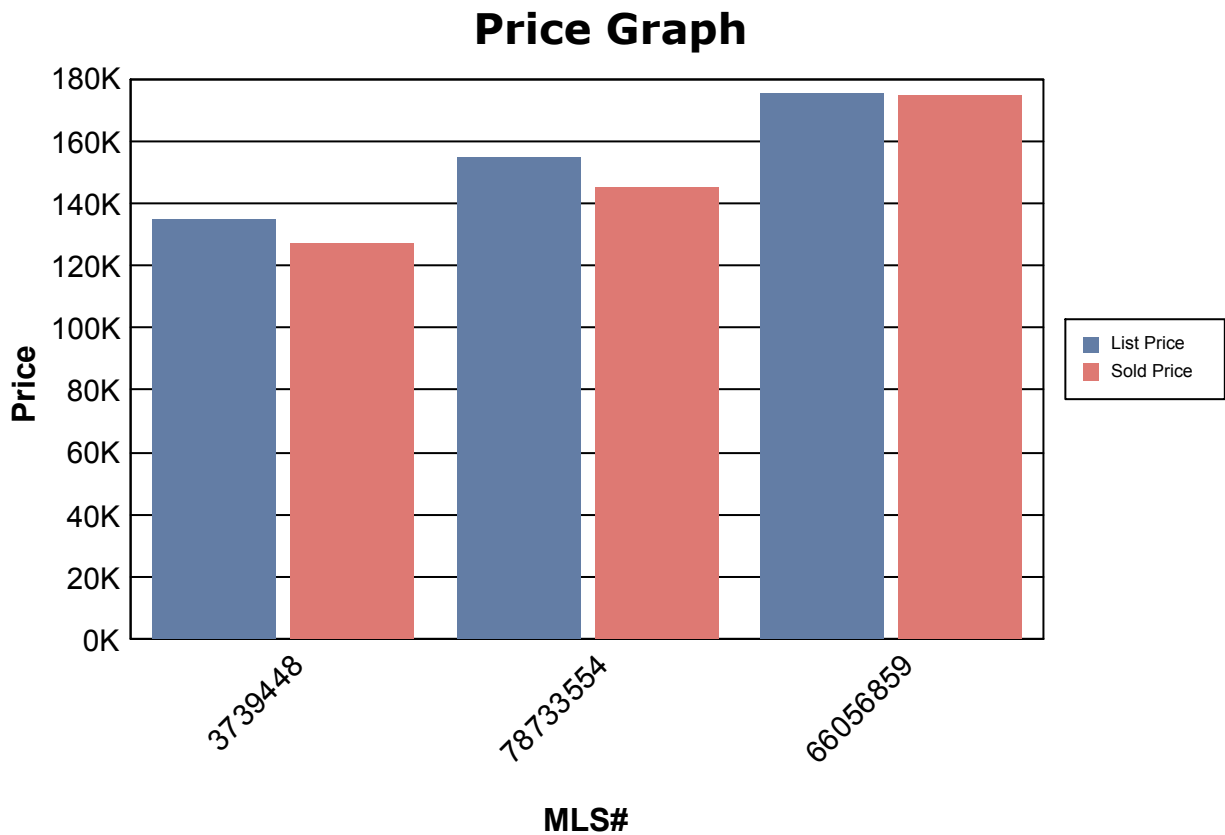
1	 <b>2431 Hammerwood Drive</b> Cumulative Days on Market (CDOM): 4	<b>List Date:</b> 12/30/2018 <b>List Price:</b> \$135,000	<b>S Price:</b> \$127,000 <b>S Date:</b> 1/22/2019
2	 <b>2322 Morning Meadow Dr Drive</b> Cumulative Days on Market (CDOM): 4	<b>List Date:</b> 01/28/2019 <b>List Price:</b> \$155,000	<b>S Price:</b> \$145,000 <b>S Date:</b> 2/21/2019
3	 <b>2507 Brookford Drive</b> Cumulative Days on Market (CDOM): 4	<b>List Date:</b> 02/28/2019 <b>List Price:</b> \$175,000	<b>S Price:</b> \$174,500 <b>S Date:</b> 3/29/2019





## List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.





## Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

### Status: Sold

MLS#	Stat Date	Address	Class	SqFt Tot	Bds	Bth	L/S Price	DOM
3739448	01/22/2019	2431 Hammerwood Drive	Single-Family	1,517	4	2/0	\$127,000	4
78733554	02/21/2019	2322 Morning Meadow Dr Drive	Single-Family	1,954	4	2/0	\$145,000	4
66056859	03/29/2019	2507 Brookford Drive	Single-Family	2,114	3	2/0	\$174,500	4
<b>Averages:</b>				<b>1,862</b>	<b>4</b>	<b>2/0</b>	<b>\$148,833</b>	<b>4</b>

### Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Sold	3	\$148,833	\$80.16	\$145,000	\$127,000	\$174,500	4
<b>Total</b>	<b>3</b>	<b>\$148,833</b>	<b>\$80.16</b>	<b>\$145,000</b>	<b>\$127,000</b>	<b>\$174,500</b>	<b>4</b>



## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

#### 2431 Hammerwood Drive



**MLS #:** 3739448      **Status:** S      **Beds:** 4      **L Price:** \$135,000  
**Subdivision:** Hunters Glen Sec 4      **Baths:** 2/0      **S Price:** \$127,000  
**Prop Type:** Single-Family      **Ttl SF:** 1,517      **S Date:** 1/22/2019  
**Dwelling:** Free Standing

**Rmks:** Located within a mile from the newly opened Junior College and walking distance from Elementary School. With access to Fort Bend Tollway, Beltway 8 and Highway 90, this is a great location for most of your work commutes. This is a cozy home in a settled community. "NO FLOODING"

#### 2322 Morning Meadow Dr Drive



**MLS #:** 78733554      **Status:** S      **Beds:** 4      **L Price:** \$155,000  
**Subdivision:** Hunters Glen Sec 4      **Baths:** 2/0      **S Price:** \$145,000  
**Prop Type:** Single-Family      **Ttl SF:** 1,954      **S Date:** 2/21/2019  
**Dwelling:** Free Standing

**Rmks:** Nice 4 bedroom or 3 bedroom and a study with double doors. Study has a closet to be used as a 4th bedroom. Master bedroom has a walk-in closet with full bath. Large den with fireplace and formal dinning area with bar separating kitchen and breakfast area making it an open area for entertaining. Utility room on the inside with washer, dryer and freezer space. House needs some cosmetic work, but otherwise, very nice. Garage door slightly damaged and partial gutter damage in backyard.

#### 2507 Brookford Drive



**MLS #:** 66056859      **Status:** S      **Beds:** 3      **L Price:** \$175,000  
**Subdivision:** Hunters Glen Sec 4      **Baths:** 2/0      **S Price:** \$174,500  
**Prop Type:** Single-Family      **Ttl SF:** 2,114      **S Date:** 3/29/2019  
**Dwelling:** Free Standing

**Rmks:** Located near the ongoing improved area of Missouri City within two miles of WCJC. This home features granite counter tops with refinished cabinetry, open floor plan with a spacious living room area and huge study area that has the option of a 4th bedroom. With an extended covered patio, this home is perfect for evenings relaxing outdoors.



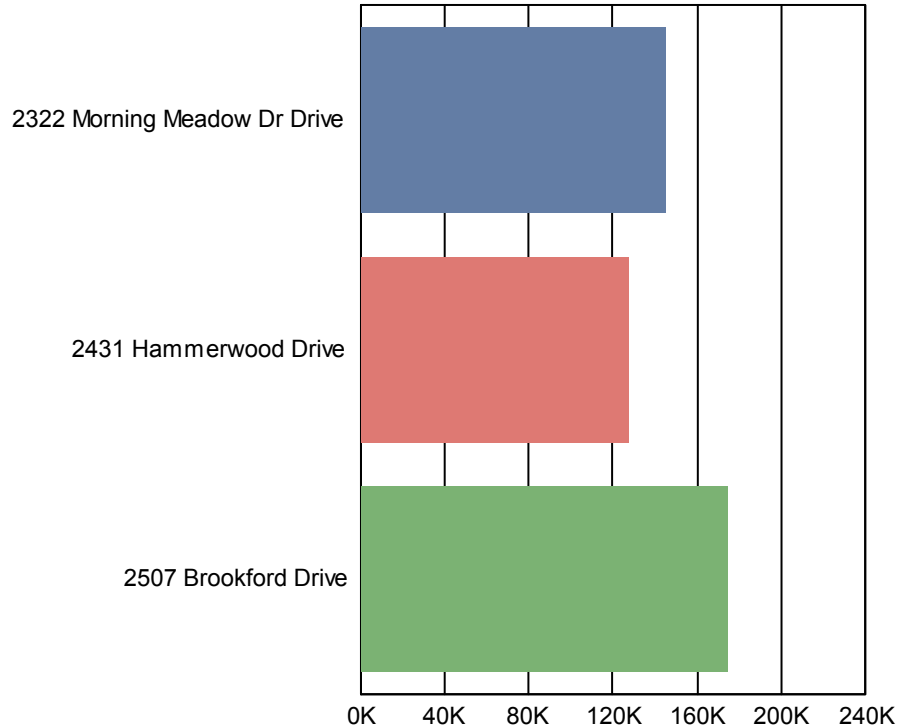


## CMA Pro Report

These pages give a general overview of the selected properties.

### Sold Properties

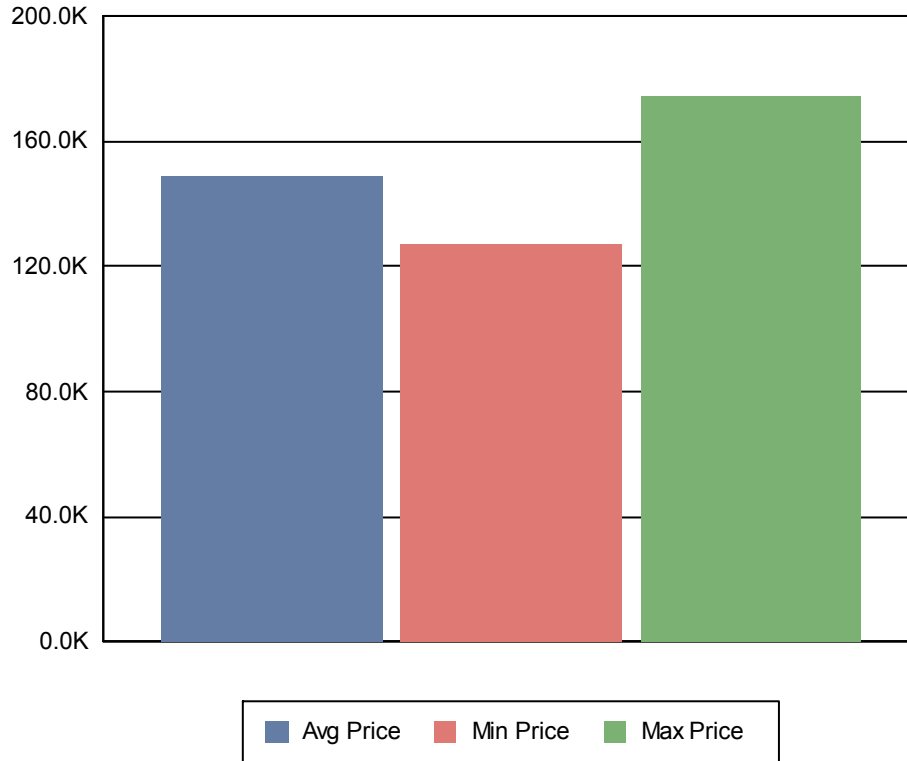
Total # of Listings	<b>3</b>
Lowest Price	<b>\$127,000</b>
Highest Price	<b>\$174,500</b>
Average Price	<b>\$148,833</b>
Avg. Price/SqFt	<b>\$80.16</b>
Avg DOM	<b>4</b>



## CMA Pro Report

These pages give a general overview of the selected properties.

### Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$127,000	\$174,500	\$148,833	\$80.16
<b>Totals / Averages</b>	<b>\$127,000</b>	<b>\$174,500</b>	<b>\$148,833</b>	<b>\$80.16</b>

### Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
2431 Hammerwood Drive	\$135,000	\$127,000	4	94.07%	\$83.72
2322 Morning Meadow Dr Drive	\$155,000	\$145,000	4	93.55%	\$74.21
2507 Brookford Drive	\$175,000	\$174,500	4	99.71%	\$82.54
<b>Total Averages</b>	<b>\$155,000</b>	<b>\$148,833</b>	<b>4</b>	<b>95.78%</b>	<b>\$80.16</b>

### Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
<b>Sold</b>								
S	2431 Hammerwood Drive	4	2/0	1,517	\$135,000	\$127,000	01/22/2019	4
S	2322 Morning Meadow Dr Driv	4	2/0	1,954	\$155,000	\$145,000	02/21/2019	4





## CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
S	2507 Brookford Drive	3	2/0	2,114	\$175,000	\$174,500	03/29/2019	4





## Pricing Recommendation

### General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

### Market Statistics...

#### Sell Price Statistics

**Average Price: \$148,800**  
**High Price: \$174,500**  
**Median Price: \$145,000**  
**Low Price: \$127,000**

#### Sell Price Per Sq. Ft. Statistics

**Average Price/Sq Ft: \$80.16**  
**High Price/Sq Ft: \$83.72**  
**Median Price/Sq Ft: \$82.54**  
**Low Price/Sq Ft: \$74.21**

Figures are based on selling price after adjustments, and rounded to the nearest \$100

### Summary...

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .

