

# 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  
**Amber Odle, Realtor®**

Prepared exclusively for  
**Scotty gifford**

Prepared on  
October 27, 2020

Subject Property

21022 Winter Forest Drive  
Spring, Texas

77379-1001



**Amber Odle, Realtor®**

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# Comparative Market Analysis

21022 Winter Forest Drive  
Spring, 77379

Tuesday, October 27, 2020

## Summary of Comparable Listings

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

### Active Listings

Address	Price	Beds	Bth F	Bth H	Ttl SqFt	\$/SqFt	Lot SF	Yr Blt	List Date
21022 Winter Forest Drive		3	2	0	2106	106.84	9845	2003	
6511 Pinebrook Bridge Lane	\$255,000	3	2	0	2,272	\$112.24	6,933	2003	09/03/2020
<b>Averages:</b>	<b>\$255,000</b>	<b>3.0</b>	<b>2.0</b>	<b>0.0</b>	<b>2,272</b>	<b>\$112.24</b>	<b>6,933</b>		

### Sold Listings

Address	Price	Beds	Bth F	Bth H	Ttl SqFt	\$/SqFt	Lot SF	Yr Blt	Sold Date
21022 Winter Forest Drive		3	2	0	2106	106.84	9845	2003	
20922 Auburn Ridge Lane	\$223,000	3	2	0	1,873	\$119.06	6,325	2001	06/29/2020
6311 Cobble Manor Lane	\$225,500	3	2	0	2,164	\$104.21	6,526	2003	08/26/2020
20947 Auburn Ridge Lane	\$231,500	3	2	0	2,013	\$115.00	6,442	2002	06/05/2020
20906 Rustling Timbers Court	\$233,000	3	2	0	1,987	\$117.26	8,540	2002	09/02/2020
20907 Imperial Ridge Lane	\$234,000	3	2	0	1,978	\$118.30	6,971	2002	07/10/2020
6622 Lilac Meadows Lane	\$236,000	3	2	0	2,055	\$114.84	7,108	2002	04/28/2020
20910 Sandy Briar Court	\$237,000	3	2	0	2,350	\$100.85	7,657	2002	06/24/2020
20939 Wind Field Lane	\$245,000	3	2	0	2,096	\$116.89	6,325	2001	08/13/2020
20910 Clovermeadow	\$249,900	3	2	0	2,094	\$119.34	6,347	2001	06/19/2020
20703 Sunrise Point Court	\$262,500	3	2	0	2,153	\$121.92	8,046	2003	09/11/2020
<b>Averages:</b>	<b>\$237,740</b>	<b>3.0</b>	<b>2.0</b>	<b>0.0</b>	<b>2,076</b>	<b>\$114.77</b>	<b>7,029</b>		

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$223,000	\$236,000	\$239,309	\$262,500	11
<b>Adjusted Comparable Price</b>	\$223,000	\$236,000	\$239,309	\$262,500	11

On Average, the 'Sold' status comparable listings sold in 18 days for \$237,740





## 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 \$229,900 and \$264,900

Selling Price between \$223,000 and \$262,500

3 Bedrooms

2 Full Bathrooms

0 Half Bathrooms

1,873 to 2,350 Square Feet

\$100.85 to \$123.04 per Square Foot

\$100.85 to \$121.92 per Sold Square Foot





# Comparative Market Analysis

21022 Winter Forest Drive  
Spring, 77379

Tuesday, October 27, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
21022 Winter Forest Drive	6511 Pinebrook Bridge Lane		6311 Cobble Manor Lane	
<b>MLS #</b>	95505019		70164143	
<b>DOM</b>	24		22	
<b>CDOM</b>	24		22	
<b>List Price</b>	\$219,500		\$229,900	
<b>List Date</b>	07/24/2015		07/07/2020	
<b>Status</b>	Active		Sold	
<b>Prop Type</b>	Single-Family		Single-Family	
<b>Sub Type</b>				
<b>Subdivision</b>	Windrose	Windrose West	Windrose West Sec 04	
<b>Building SqFt</b>	2106	2,272	2,164	
<b>Lot Size</b>	9845	6,933	6,526	
<b>Beds</b>	3	3	3	
<b>Baths - Full</b>	2	2	2	
<b>Baths - Half</b>	0	0	0	
<b># of Stories</b>	1	1	1	
<b>Year Built</b>	2003	2003	2003	
<b>Gar # of Spcs</b>	2	2	2	
<b>Garage Desc</b>	Attached Garage	Attached Garage	Attached Garage	
<b>Pool - Private</b>	No	No	No	
<b>Fireplace</b>	1	1	1	
<b>SP/LP %</b>	1.03		98.09%	
<b>\$/SqFt</b>	106.84	\$112.24	\$104.21	
<b>Close Cst Pd</b>	0		0	
<b>Rep/Allow Pd</b>	370		1,000	
<b>Sold Price</b>	\$225,000		\$225,500	
<b>Sold Date</b>	9/30/2015		08/26/2020	

<b>Price</b>	<b>\$255,000</b>	<b>\$225,500</b>
<b>Total Adjustments</b>	<b>\$0</b>	<b>\$0</b>
<b>Adjusted Price</b>	<b>\$255,000</b>	<b>\$225,500</b>

Researched and prepared by **Scotty Gifford**

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# Comparative Market Analysis

21022 Winter Forest Drive  
Spring, 77379

Tuesday, October 27, 2020

## CMA Price Adjustments

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<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
21022 Winter Forest Drive	20922 Auburn Ridge Lane		20947 Auburn Ridge Lane	
<b>MLS #</b>	97326547		36162239	
<b>DOM</b>	5		4	
<b>CDOM</b>	5		4	
<b>List Price</b>	\$230,000		\$231,500	
<b>List Date</b>	05/15/2020		05/07/2020	
<b>Status</b>	Sold		Sold	
<b>Prop Type</b>	Single-Family		Single-Family	
<b>Sub Type</b>				
<b>Subdivision</b>	Windrose Auburn Ridge Sec 03		Windrose Auburn Rdg	
<b>Building SqFt</b>	1,873		2,013	
<b>Lot Size</b>	6,325		6,442	
<b>Beds</b>	3		3	
<b>Baths - Full</b>	2		2	
<b>Baths - Half</b>	0		0	
<b># of Stories</b>	1		1	
<b>Year Built</b>	2001		2002	
<b>Gar # of Spcs</b>	2		2	
<b>Garage Desc</b>	Attached Garage		Attached Garage	
<b>Pool - Private</b>	No		No	
<b>Fireplace</b>	1		1	
<b>SP/LP %</b>	96.96%		100.00%	
<b>\$/SqFt</b>	\$119.06		\$115.00	
<b>Close Cst Pd</b>	0		3,110	
<b>Rep/Allow Pd</b>	0		0	
<b>Sold Price</b>	\$223,000		\$231,500	
<b>Sold Date</b>	06/29/2020		06/05/2020	

<b>Price</b>	<b>\$223,000</b>	<b>\$231,500</b>
<b>Total Adjustments</b>	<b>\$0</b>	<b>\$0</b>
<b>Adjusted Price</b>	<b>\$223,000</b>	<b>\$231,500</b>

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21022 Winter Forest Drive  
Spring, 77379

Tuesday, October 27, 2020

## CMA Price Adjustments

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<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
21022 Winter Forest Drive	20906 Rustling Timbers Court		20907 Imperial Ridge Lane	
<b>MLS #</b>	68857338		37581341	
<b>DOM</b>	33	25	16	
<b>CDOM</b>	33	25	16	
<b>List Price</b>	\$219,500	\$233,000	\$234,900	
<b>List Date</b>	07/24/2015	07/13/2020	05/27/2020	
<b>Status</b>		Sold	Sold	
<b>Prop Type</b>	Single-Family	Single-Family	Single-Family	
<b>Sub Type</b>				
<b>Subdivision</b>	Windrose	Windrose West	Windrose West Sec 03	
<b>Building SqFt</b>	2106	1,987	1,978	
<b>Lot Size</b>	9845	8,540	6,971	
<b>Beds</b>	3	3	3	
<b>Baths - Full</b>	2	2	2	
<b>Baths - Half</b>	0	0	0	
<b># of Stories</b>	1	1	1	
<b>Year Built</b>	2003	2002	2002	
<b>Gar # of Spcs</b>	2	2	2	
<b>Garage Desc</b>	Attached Garage	Attached Garage	Attached Garage	
<b>Pool - Private</b>	No	No	No	
<b>Fireplace</b>	1	1	1	
<b>SP/LP %</b>	1.03	100.00%	99.62%	
<b>\$/SqFt</b>	106.84	\$117.26	\$118.30	
<b>Close Cst Pd</b>	0	0	3,000	
<b>Rep/Allow Pd</b>	370	850	0	
<b>Sold Price</b>	\$225,000	\$233,000	\$234,000	
<b>Sold Date</b>	9/30/2015	09/02/2020	07/10/2020	

<b>Price</b>	<b>\$233,000</b>	<b>\$234,000</b>
<b>Total Adjustments</b>	<b>\$0</b>	<b>\$0</b>
<b>Adjusted Price</b>	<b>\$233,000</b>	<b>\$234,000</b>

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<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
21022 Winter Forest Drive	20910 Sandy Briar Court		6622 Lilac Meadows Lane	
<b>MLS #</b>	73092122		79395601	
<b>DOM</b>	33	14	12	
<b>CDOM</b>	33	14	12	
<b>List Price</b>	\$219,500	\$237,000	\$240,000	
<b>List Date</b>	07/24/2015	05/15/2020	03/06/2020	
<b>Status</b>		Sold	Sold	
<b>Prop Type</b>	Single-Family	Single-Family	Single-Family	
<b>Sub Type</b>				
<b>Subdivision</b>	Windrose	Windrose West Sec 03	Windrose	
<b>Building SqFt</b>	2106	2,350	2,055	
<b>Lot Size</b>	9845	7,657	7,108	
<b>Beds</b>	3	3	3	
<b>Baths - Full</b>	2	2	2	
<b>Baths - Half</b>	0	0	0	
<b># of Stories</b>	1	1	1	
<b>Year Built</b>	2003	2002	2002	
<b>Gar # of Spcs</b>	2	2	2	
<b>Garage Desc</b>	Attached Garage	Attached Garage	Attached Garage	
<b>Pool - Private</b>	No	No	No	
<b>Fireplace</b>	1	1	1	
<b>SP/LP %</b>	1.03	100.00%	98.33%	
<b>\$/SqFt</b>	106.84	\$100.85	\$114.84	
<b>Close Cst Pd</b>	0	1,500	0	
<b>Rep/Allow Pd</b>	370	0	0	
<b>Sold Price</b>	\$225,000	\$237,000	\$236,000	
<b>Sold Date</b>	9/30/2015	06/24/2020	04/28/2020	

<b>Price</b>	<b>\$237,000</b>	<b>\$236,000</b>
<b>Total Adjustments</b>	<b>\$0</b>	<b>\$0</b>
<b>Adjusted Price</b>	<b>\$237,000</b>	<b>\$236,000</b>





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<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
21022 Winter Forest Drive	20939 Wind Field Lane		20910 Clovermeadow	
<b>MLS #</b>	39182102		58414071	
<b>DOM</b>	2		1	
<b>CDOM</b>	2		1	
<b>List Price</b>	\$219,500		\$254,990	
<b>List Date</b>	07/24/2015		05/16/2020	
<b>Status</b>	Sold		Sold	
<b>Prop Type</b>	Single-Family		Single-Family	
<b>Sub Type</b>				
<b>Subdivision</b>	Windrose	Windrose	Windrose Auburn Ridge Sec 02	
<b>Building SqFt</b>	2106	2,096	2,094	
<b>Lot Size</b>	9845	6,325	6,347	
<b>Beds</b>	3	3	3	
<b>Baths - Full</b>	2	2	2	
<b>Baths - Half</b>	0	0	0	
<b># of Stories</b>	1	1	1	
<b>Year Built</b>	2003	2001	2001	
<b>Gar # of Spcs</b>	2	2	2	
<b>Garage Desc</b>	Attached Garage	Attached Garage	Attached Garage	
<b>Pool - Private</b>	No	No	No	
<b>Fireplace</b>	1	1	1	
<b>SP/LP %</b>	1.03	100.00%	98.00%	
<b>\$/SqFt</b>	106.84	\$116.89	\$119.34	
<b>Close Cst Pd</b>	0	0	0	
<b>Rep/Allow Pd</b>	370	0	1,000	
<b>Sold Price</b>	\$225,000	\$245,000	\$249,900	
<b>Sold Date</b>	9/30/2015	08/13/2020	06/19/2020	

<b>Price</b>	<b>\$245,000</b>	<b>\$249,900</b>
<b>Total Adjustments</b>	<b>\$0</b>	<b>\$0</b>
<b>Adjusted Price</b>	<b>\$245,000</b>	<b>\$249,900</b>

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Spring, 77379

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## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>
21022 Winter Forest Drive	20703 Sunrise Point Court	
<b>MLS #</b>	93224825	
<b>DOM</b>	33	77
<b>CDOM</b>	33	185
<b>List Price</b>	\$219,500	\$264,900
<b>List Date</b>	07/24/2015	05/29/2020
<b>Status</b>		Sold
<b>Prop Type</b>	Single-Family	Single-Family
<b>Sub Type</b>		
<b>Subdivision</b>	Windrose	Windrose West Sec 01
<b>Building SqFt</b>	2106	2,153
<b>Lot Size</b>	9845	8,046
<b>Beds</b>	3	3
<b>Baths - Full</b>	2	2
<b>Baths - Half</b>	0	0
<b># of Stories</b>	1	1
<b>Year Built</b>	2003	2003
<b>Gar # of Spcs</b>	2	2
<b>Garage Desc</b>	Attached Garage	Attached Garage
<b>Pool - Private</b>	No	No
<b>Fireplace</b>	1	1
<b>SP/LP %</b>	1.03	99.09%
<b>\$/SqFt</b>	106.84	\$121.92
<b>Close Cst Pd</b>	0	3,000
<b>Rep/Allow Pd</b>	370	500
<b>Sold Price</b>	\$225,000	\$262,500
<b>Sold Date</b>	9/30/2015	09/11/2020

<b>Price</b>	<b>\$262,500</b>
<b>Total Adjustments</b>	<b>\$0</b>
<b>Adjusted Price</b>	<b>\$262,500</b>





# Comparative Market Analysis

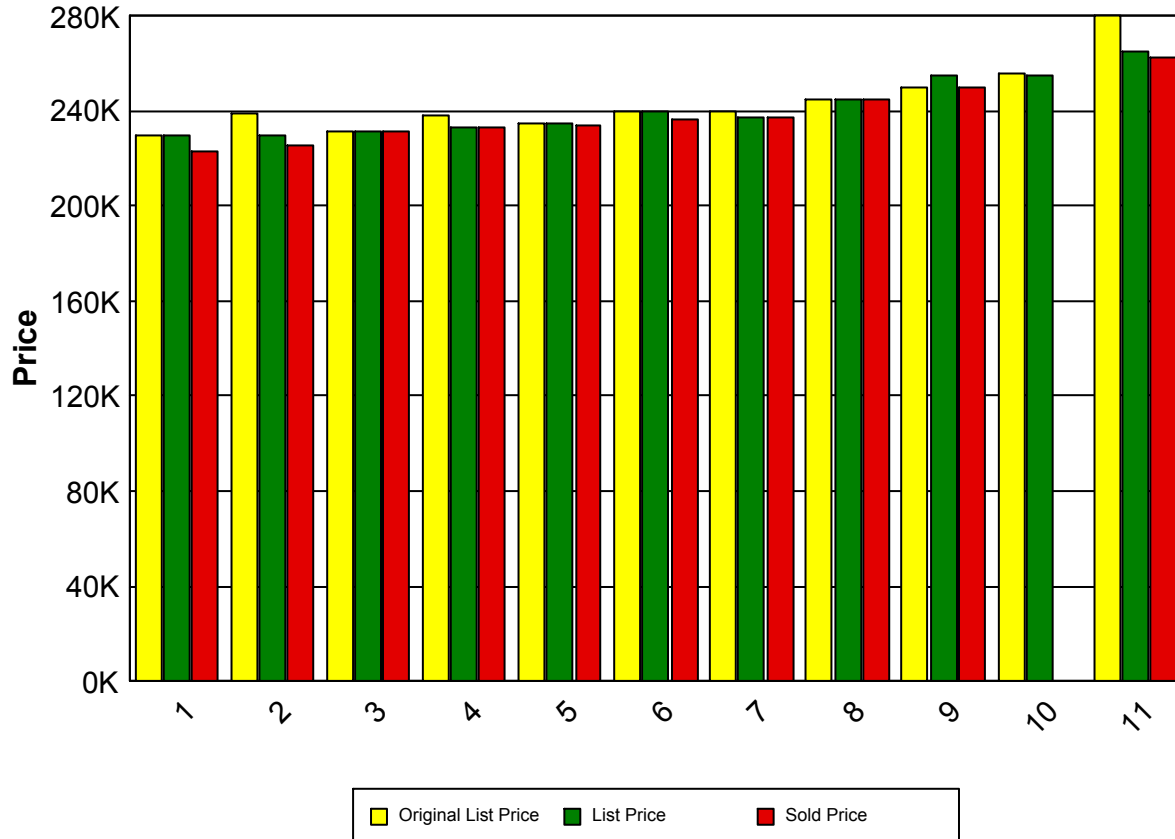
21022 Winter Forest Drive  
Spring, 77379





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## 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>20922 Auburn Ridge Lane</b> Cumulative Days on Market (CDOM): 5	<b>List Date:</b> 05/15/2020 <b>List Price:</b> \$230,000	<b>S Price:</b> \$223,000 <b>S Date:</b> 6/29/2020
2		<b>6311 Cobble Manor Lane</b> Cumulative Days on Market (CDOM): 22	<b>List Date:</b> 07/07/2020 <b>List Price:</b> \$229,900	<b>S Price:</b> \$225,500 <b>S Date:</b> 8/26/2020
3		<b>20947 Auburn Ridge Lane</b> Cumulative Days on Market (CDOM): 4	<b>List Date:</b> 05/07/2020 <b>List Price:</b> \$231,500	<b>S Price:</b> \$231,500 <b>S Date:</b> 6/5/2020
4		<b>20906 Rustling Timbers Court</b> Cumulative Days on Market (CDOM): 25	<b>List Date:</b> 07/13/2020 <b>List Price:</b> \$233,000	<b>S Price:</b> \$233,000 <b>S Date:</b> 9/2/2020



5		<b>20907 Imperial Ridge Lane</b> Cumulative Days on Market (CDOM): 16	<b>List Date:</b> 05/27/2020 <b>List Price:</b> \$234,900	<b>S Price:</b> \$234,000 <b>S Date:</b> 7/10/2020
6		<b>6622 Lilac Meadows Lane</b> Cumulative Days on Market (CDOM): 12	<b>List Date:</b> 03/06/2020 <b>List Price:</b> \$240,000	<b>S Price:</b> \$236,000 <b>S Date:</b> 4/28/2020
7		<b>20910 Sandy Briar Court</b> Cumulative Days on Market (CDOM): 14	<b>List Date:</b> 05/15/2020 <b>List Price:</b> \$237,000	<b>S Price:</b> \$237,000 <b>S Date:</b> 6/24/2020
8		<b>20939 Wind Field Lane</b> Cumulative Days on Market (CDOM): 2	<b>List Date:</b> 07/06/2020 <b>List Price:</b> \$245,000	<b>S Price:</b> \$245,000 <b>S Date:</b> 8/13/2020
9		<b>20910 Clovermeadow</b> Cumulative Days on Market (CDOM): 1	<b>List Date:</b> 05/16/2020 <b>List Price:</b> \$254,990	<b>S Price:</b> \$249,900 <b>S Date:</b> 6/19/2020
10		<b>6511 Pinebrook Bridge Lane</b> Cumulative Days on Market (CDOM): 24	<b>List Date:</b> 09/03/2020 <b>List Price:</b> \$255,000	
11		<b>20703 Sunrise Point Court</b> Cumulative Days on Market (CDOM): 185	<b>List Date:</b> 05/29/2020 <b>List Price:</b> \$264,900	<b>S Price:</b> \$262,500 <b>S Date:</b> 9/11/2020





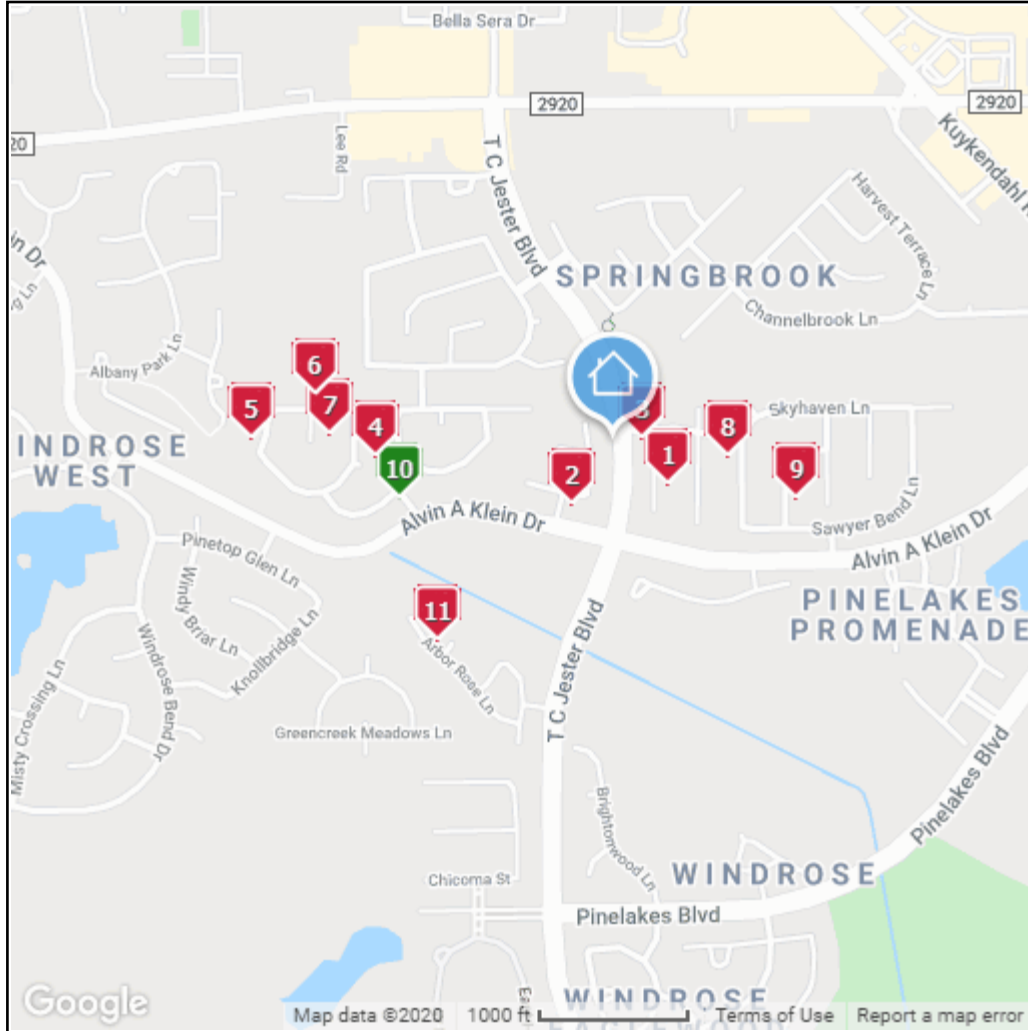
# Comparative Market Analysis

21022 Winter Forest Drive  
Spring, 77379

Tuesday, October 27, 2020

## CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 21022 Winter Forest Drive
- 1 20922 Auburn Ridge LN
- 2 6311 Cobble Manor LN
- 3 20947 Auburn Ridge LN
- 4 20906 Rustling Timbers CT
- 5 20907 Imperial Ridge LN
- 6 6622 Lilac Meadows LN
- 7 20910 Sandy Briar CT
- 8 20939 Wind Field LN
- 9 20910 Clovermeadow
- 10 6511 Pinebrook Bridge LN
- 11 20703 Sunrise Point CT







## Sources of Buyers

This page illustrates the primary sources of buyers for your property.

### *When you want a buyer, come to us first*

There are several excellent reasons for selecting a professional Real Estate Agent to handle the sale of your property. For starters, our long-standing real estate expertise gives us the ability to network with other firms' agents to promote your property to the widest possible audience, including the Internet. Selling your property depends on a lot more than advertising and signage – it takes referrals, word-of-mouth advertising, and networking.

## Sources of Buyers

Source: National Association of REALTORS®  
2014 Profile of Home Buyers and Sellers

