

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 .

Copyright: Houston Association of REALTORS® 2020 All rights reserved.

Information is believed to be accurate but is not guaranteed.



Researched and prepared by

Amber Odle, Realtor®

Prepared exclusively for

Scotty gifford

Prepared on
November 09, 2020

Subject Property

17002 Jane Lynn

Houston, Texas

77070-1830



Amber Odle, Realtor®

FYI Realty-Katy

25807 Westheimer Pkwy Ste 240

Katy, TX 77494

832-483-0829

houstonhomespecialist@gmail.com



Comparative Market Analysis

17002 Jane Lynn
Houston, 77070

Monday, November 9, 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
17002 Jane Lynn		4	2	0	1698	82.74	8450	1979	
17203 Camberwell Green Lane	\$185,000	3	2	0	1,600	\$115.62	8,750	1979	07/22/2020
16903 Jane Lynn Lane	\$194,900	4	2	0	1,698	\$114.78	9,100	1979	10/09/2020
Averages:	\$189,950	3.5	2.0	0.0	1,649	\$115.20	8,925		

Option Pending Listings

Address	Price	Beds	Bth F	Bth H	Ttl SqFt	\$/SqFt	Lot SF	Yr Blt	Contract Date
17002 Jane Lynn		4	2	0	1698	82.74	8450	1979	
9618 Ballin David Drive	\$189,000	3	2	0	1,762	\$107.26	7,260	1971	11/08/2020
Averages:	\$189,000	3.0	2.0	0.0	1,762	\$107.26	7,260		

Sold Listings

Address	Price	Beds	Bth F	Bth H	Ttl SqFt	\$/SqFt	Lot SF	Yr Blt	Sold Date
17002 Jane Lynn		4	2	0	1698	82.74	8450	1979	
17118 Camberwell Green Lane	\$159,550	3	2	0	1,504	\$106.08	8,450	1979	10/23/2020
10007 Loch Dane Drive	\$185,000	3	2	0	1,660	\$111.45	9,100	1980	06/25/2020
17302 Baronshire Drive	\$186,000	3	2	0	1,592	\$116.83	8,750	1982	09/18/2020
9519 Rannock Way	\$193,000	4	2	0	1,566	\$123.24	8,050	1977	08/31/2020
Averages:	\$180,888	3.3	2.0	0.0	1,581	\$114.40	8,588		

	Low	Median	Average	High	Count
Comparable Price	\$159,550	\$186,000	\$184,636	\$194,900	7
Adjusted Comparable Price	\$173,253	\$194,410	\$191,449	\$198,900	7

On Average, the 'Sold' status comparable listings sold in 16 days for \$180,888





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 \$149,900 and \$194,900

3 to 4 Bedrooms

2 Full Bathrooms

0 Half Bathrooms

1,504 to 1,762 Square Feet

\$99.67 to \$121.33 per Square Foot

\$106.08 to \$123.24 per Sold Square Foot





Comparative Market Analysis

17002 Jane Lynn
Houston, 77070

Monday, November 9, 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>
17002 Jane Lynn	17203 Camberwell Green Lane		16903 Jane Lynn Lane	
MLS #	74168721		47296175	
DOM	46		25	
CDOM	46		25	
List Price	\$149,900		\$194,900	
List Date	08/11/2015		10/09/2020	
Status	Active		Active	
Prop Type	Single-Family		Single-Family	
Sub Type				
Subdivision	Memorial Chase	Memorial Chase Sec 03	Memorial Chase Sec 03	
Building SqFt	1698	1,600	1,698	4,410
Lot Size	8450	8,750	9,100	5,000
Beds	4	3	4	
Baths - Full	2	2	2	
Baths - Half	0	0	0	
# of Stories	1	1	1	
Year Built	1979	1979	1979	
Gar # of Spcs	2	2	2	
Garage Desc	Attached Garage	Attached Garage	Attached Garage	
Pool - Private	No	No	No	
Fireplace	1	1	1	
SP/LP %	0.94			
\$/SqFt	82.74	\$115.63	\$114.78	
Close Cst Pd	0			
Rep/Allow Pd	0			
Sold Price	\$140,500			
Sold Date	8/28/2015			

Price	\$185,000	\$194,900
Total Adjustments	\$9,410	\$0
Adjusted Price	\$194,410	\$194,900

Researched and prepared by **Scotty Gifford**

FYI Realty-Katy





Comparative Market Analysis

17002 Jane Lynn
Houston, 77070

Monday, November 9, 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>
17002 Jane Lynn	9618 Ballin David Drive		17118 Camberwell Green Lane	
MLS #	49197830		45323974	
DOM	12	5	5	
CDOM	12	5	5	
List Price	\$149,900		\$149,900	
List Date	08/11/2015		09/21/2020	
Status	Option Pending		Sold	
Prop Type	Single-Family		Single-Family	
Sub Type				
Subdivision	Memorial Chase	Memorial Chase	Memorial Chase	
Building SqFt	1698	1,762	1,504	8,703
Lot Size	8450	7,260	8,450	
Beds	4	3	3	5,000
Baths - Full	2	2	2	
Baths - Half	0	0	0	
# of Stories	1	1	1	
Year Built	1979	1971	1979	
Gar # of Spcs	2	2	2	
Garage Desc	Attached Garage	Attached Garage, Oversized G:	Attached Garage	
Pool - Private	No	No	No	
Fireplace	1	1	1	
SP/LP %	0.94		106.44%	
\$/SqFt	82.74	\$107.26	\$106.08	
Close Cst Pd	0		0	
Rep/Allow Pd	0		4,500	
Sold Price	\$140,500		\$159,550	
Sold Date	8/28/2015		10/23/2020	

Price	\$189,000	\$159,550
Total Adjustments	\$2,200	\$13,703
Adjusted Price	\$191,200	\$173,253

Researched and prepared by **Scotty Gifford**

FYI Realty-Katy





Comparative Market Analysis

17002 Jane Lynn
Houston, 77070

Monday, November 9, 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>
17002 Jane Lynn	10007 Loch Dane Drive		17302 Baronshire Drive	
MLS #	40548083		16264770	
DOM	12		11	
CDOM	12		11	
List Price	\$149,900		\$190,000	
List Date	08/11/2015		07/31/2020	
Status	Sold		Sold	
Prop Type	Single-Family		Single-Family	
Sub Type				
Subdivision	Memorial Chase	Memorial Chase	Memorial Chase Sec 03	
Building SqFt	1698	1,660	1,592	4,770
Lot Size	8450	9,100	8,750	
Beds	4	3	3	5,000
Baths - Full	2	2	2	
Baths - Half	0	0	0	
# of Stories	1	1	1	
Year Built	1979	1980	1982	
Gar # of Spcs	2	2	2	
Garage Desc	Attached Garage	Attached Garage	Attached Garage	
Pool - Private	No	No	No	
Fireplace	1	1	1	
SP/LP %	0.94	97.42%	97.90%	
\$/SqFt	82.74	\$111.45	\$116.83	
Close Cst Pd	0	5,550	3,500	
Rep/Allow Pd	0	0	924	
Sold Price	\$140,500	\$185,000	\$186,000	
Sold Date	8/28/2015	06/25/2020	09/18/2020	

Price	\$185,000	\$186,000
Total Adjustments	\$6,710	\$9,770
Adjusted Price	\$191,710	\$195,770





Comparative Market Analysis

17002 Jane Lynn
Houston, 77070

Monday, November 9, 2020

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>	<u>Details</u>	<u>Adjust</u>	
17002 Jane Lynn	9519 Rannock Way		
MLS #	3455859		
DOM	12	20	
CDOM	12	20	
List Price	\$149,900	\$190,000	
List Date	08/11/2015	06/28/2020	
Status		Sold	
Prop Type	Single-Family	Single-Family	
Sub Type			
Subdivision	Memorial Chase	Memorial Chase Sec 02	
Building SqFt	1698	1,566	5,900
Lot Size	8450	8,050	
Beds	4	4	
Baths - Full	2	2	
Baths - Half	0	0	
# of Stories	1	1	
Year Built	1979	1977	
Gar # of Spcs	2	2	
Garage Desc	Attached Garage	Attached Garage	
Pool - Private	No	No	
Fireplace	1	1	
SP/LP %	0.94	101.58%	
\$/SqFt	82.74	\$123.24	
Close Cst Pd	0	0	
Rep/Allow Pd	0	0	
Sold Price	\$140,500	\$193,000	
Sold Date	8/28/2015	08/31/2020	

Price	\$193,000
Total Adjustments	\$5,900
Adjusted Price	\$198,900





Comparative Market Analysis

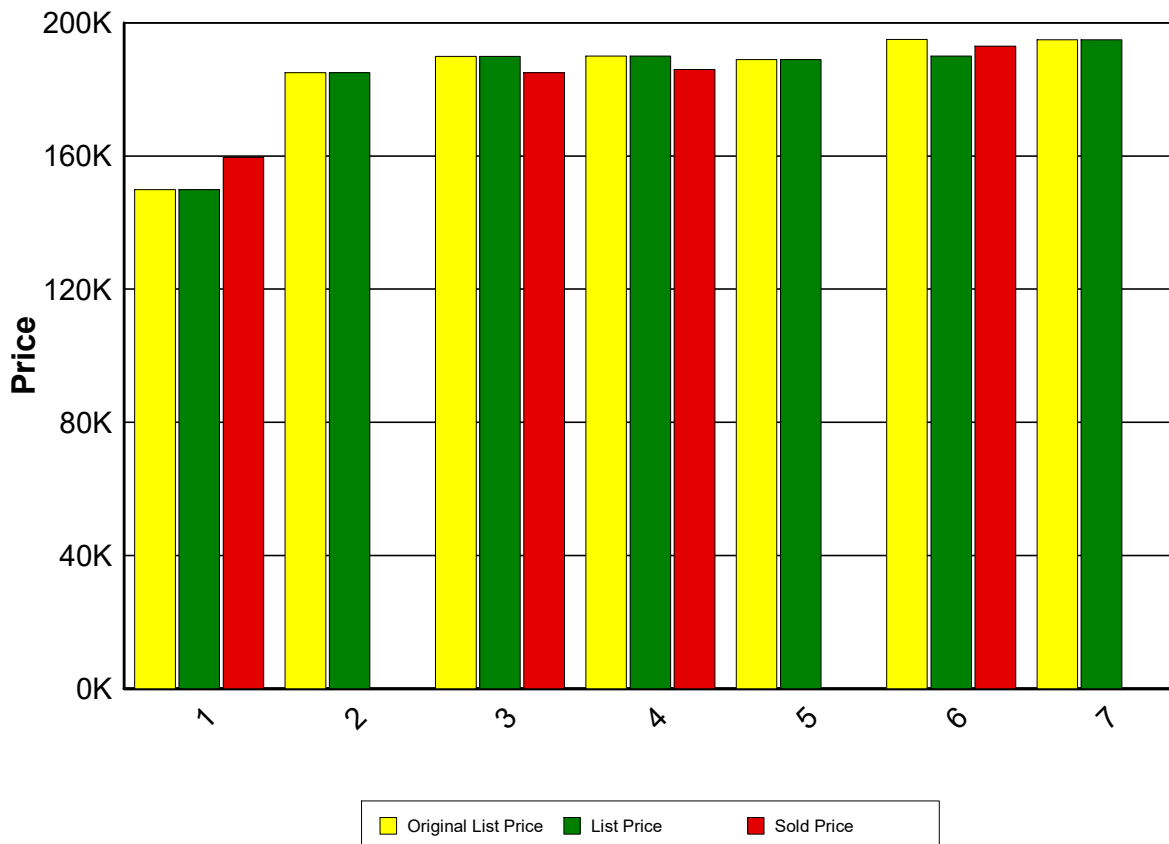
17002 Jane Lynn
Houston, 77070

Monday, November 9, 2020

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		17118 Camberwell Green Lane Cumulative Days on Market (CDOM): 5	List Date: 09/21/2020 List Price: \$149,900	S Price: \$159,550 S Date: 10/23/2020
2		17203 Camberwell Green Lane Cumulative Days on Market (CDOM): 46	List Date: 07/22/2020 List Price: \$185,000	
3		10007 Loch Dane Drive Cumulative Days on Market (CDOM): 27	List Date: 04/21/2020 List Price: \$189,900	S Price: \$185,000 S Date: 6/25/2020
4		17302 Baronshire Drive Cumulative Days on Market (CDOM): 11	List Date: 07/31/2020 List Price: \$190,000	S Price: \$186,000 S Date: 9/18/2020



5		9618 Ballin David Drive Cumulative Days on Market (CDOM): 5	List Date: 11/03/2020 List Price: \$189,000
6		9519 Rannock Way Cumulative Days on Market (CDOM): 20	List Date: 06/28/2020 S Price: \$193,000 List Price: \$190,000 S Date: 8/31/2020
7		16903 Jane Lynn Lane Cumulative Days on Market (CDOM): 25	List Date: 10/09/2020 List Price: \$194,900





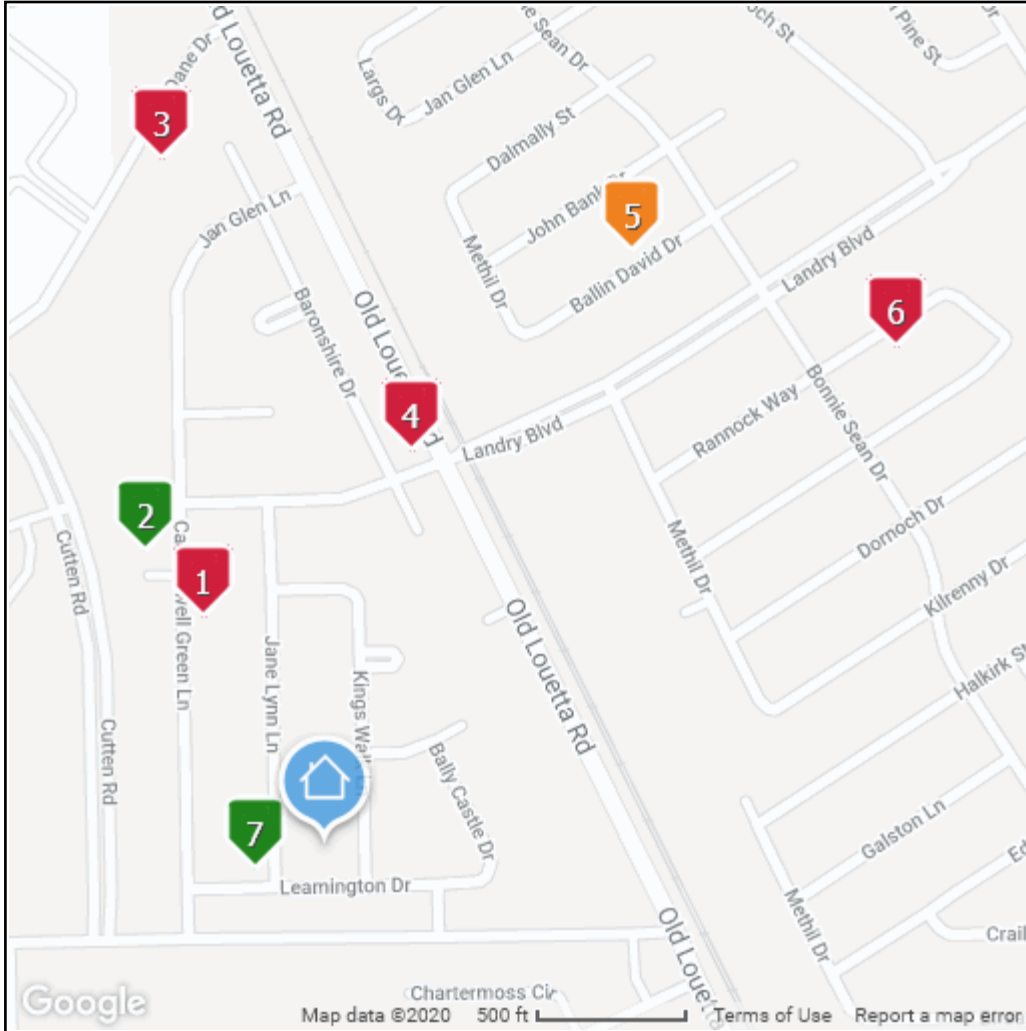
Comparative Market Analysis

17002 Jane Lynn
Houston, 77070

Monday, November 9, 2020

CMA Map Layout

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



- 17002 Jane Lynn
- 1 17118 Camberwell Green LN
- 2 17203 Camberwell Green LN
- 3 10007 Loch Dane DR
- 4 17302 Baronshire DR
- 5 9618 Ballin David DR
- 6 9519 Rannock WAY
- 7 16903 Jane Lynn LN





Sources of Buyers

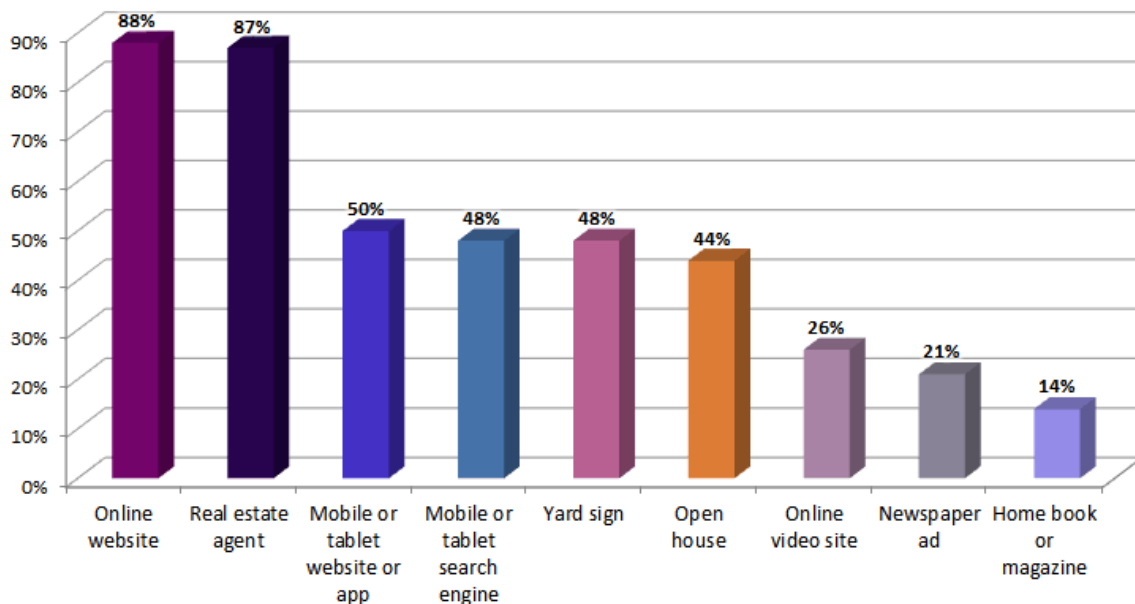
This page illustrates the primary sources of buyers for your property.

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





Market Analysis Explanation

This is an explanation and overview of this market analysis.

This Comparative Market Analysis will help to determine the correct selling price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

This market analysis is divided into three categories:

1. Comparable homes that are currently for sale
2. Comparable homes that were recently sold
3. Comparable homes that failed to sell

Looking at similar homes that are currently offered for sale, we can assess the alternatives that a serious buyer has from which to choose. We can also be sure that we are not under pricing your home.

Looking at similar homes that were sold in the past few months, we can see a clear picture of how the market has valued homes that are comparable to yours. Banks and other lending institutions also analyze these sales to determine how much they can lend to qualified buyers.

Looking at similar homes that failed to sell, we can avoid pricing at a level that would not attract buyers.

This Comparative Market Analysis has been carefully prepared for you, analyzing homes similar to yours. The aim of this market analysis is to achieve the maximum selling price for your home, while being able to sell your home within a relatively short period of time.





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: \$191,400
High Price: \$198,900
Median Price: \$194,400
Low Price: \$173,300

Sell Price Per Sq. Ft. Statistics

Average Price/Sq Ft: \$117.92
High Price/Sq Ft: \$127.01
Median Price/Sq Ft: \$115.49
Low Price/Sq Ft: \$108.51

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 .

