



**Ashley Gebora**  
 Blair Realty Group  
 ashley@geborarealtyteam.com  
 Ph: 281-435-1068  
 Geborarealtyteam.com



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 03/29/2024 to 10/01/2023 Building SqFt is 1900 to 2400 Pool Private is no Latitude, Longitude is around 30.00, -95.75

# Market Analysis Summary | Single-Family

Listings as of 3/29/2024 at 3/29/2024 12:03:00PM, Page 1 of :

| # | 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% |
|---|-------|---------|-------------|------|----|----|----|-------|----------|--------|--------|------------|---------|------|----------|------------|---------|--------|
|---|-------|---------|-------------|------|----|----|----|-------|----------|--------|--------|------------|---------|------|----------|------------|---------|--------|

## Listings: Active

|   |          |                         |           |    |          |          |          |          |              |             |              |                  |                 |           |  |  |  |  |
|---|----------|-------------------------|-----------|----|----------|----------|----------|----------|--------------|-------------|--------------|------------------|-----------------|-----------|--|--|--|--|
| 1 | 49748293 | 15522 Pine Valley Trail | Fairfield | No | 3        | 2        | 1        | 2        | 2,388        | 2000        | 9,147        | \$389,000        | \$162.90        | 14        |  |  |  |  |
|   |          | <b>Min</b>              |           |    | <b>3</b> | <b>2</b> | <b>1</b> | <b>2</b> | <b>2,388</b> | <b>2000</b> | <b>9,147</b> | <b>\$389,000</b> | <b>\$162.90</b> | <b>14</b> |  |  |  |  |
|   |          | <b>Max</b>              |           |    | <b>3</b> | <b>2</b> | <b>1</b> | <b>2</b> | <b>2,388</b> | <b>2000</b> | <b>9,147</b> | <b>\$389,000</b> | <b>\$162.90</b> | <b>14</b> |  |  |  |  |
|   |          | <b>Avg</b>              |           |    | <b>3</b> | <b>2</b> | <b>1</b> | <b>2</b> | <b>2,388</b> | <b>2000</b> | <b>9,147</b> | <b>\$389,000</b> | <b>\$162.90</b> | <b>14</b> |  |  |  |  |
|   |          | <b>Med</b>              |           |    | <b>3</b> | <b>2</b> | <b>1</b> | <b>2</b> | <b>2,388</b> | <b>2000</b> | <b>9,147</b> | <b>\$389,000</b> | <b>\$162.90</b> | <b>14</b> |  |  |  |  |

## Listings: Option Pending

|   |          |                        |                        |    |          |          |          |          |              |             |              |                  |                 |          |  |  |  |  |
|---|----------|------------------------|------------------------|----|----------|----------|----------|----------|--------------|-------------|--------------|------------------|-----------------|----------|--|--|--|--|
| 1 | 73496756 | 15422 Redbud Berry Way | Fairfield Village West | No | 4        | 2        | 1        | 2        | 2,147        | 2001        | 6,545        | \$325,000        | \$151.37        | 9        |  |  |  |  |
|   |          | <b>Min</b>             |                        |    | <b>4</b> | <b>2</b> | <b>1</b> | <b>2</b> | <b>2,147</b> | <b>2001</b> | <b>6,545</b> | <b>\$325,000</b> | <b>\$151.37</b> | <b>9</b> |  |  |  |  |
|   |          | <b>Max</b>             |                        |    | <b>4</b> | <b>2</b> | <b>1</b> | <b>2</b> | <b>2,147</b> | <b>2001</b> | <b>6,545</b> | <b>\$325,000</b> | <b>\$151.37</b> | <b>9</b> |  |  |  |  |
|   |          | <b>Avg</b>             |                        |    | <b>4</b> | <b>2</b> | <b>1</b> | <b>2</b> | <b>2,147</b> | <b>2001</b> | <b>6,545</b> | <b>\$325,000</b> | <b>\$151.37</b> | <b>9</b> |  |  |  |  |
|   |          | <b>Med</b>             |                        |    | <b>4</b> | <b>2</b> | <b>1</b> | <b>2</b> | <b>2,147</b> | <b>2001</b> | <b>6,545</b> | <b>\$325,000</b> | <b>\$151.37</b> | <b>9</b> |  |  |  |  |

## Listings: Pending

|   |          |                        |                        |    |   |   |   |   |       |      |       |           |          |   |  |  |  |  |
|---|----------|------------------------|------------------------|----|---|---|---|---|-------|------|-------|-----------|----------|---|--|--|--|--|
| 1 | 46379507 | 15418 Redbud Berry Way | Fairfield Village West | No | 4 | 2 | 1 | 2 | 2,384 | 2001 | 6,480 | \$355,000 | \$148.91 | 7 |  |  |  |  |
|---|----------|------------------------|------------------------|----|---|---|---|---|-------|------|-------|-----------|----------|---|--|--|--|--|

*Presented by: Ashley Gebora*

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## Market Analysis Summary | Single-Family

Listings as of 3/29/2024 at 3/29/2024 12:03:00PM, Page 2 of :

| # | 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% |
|---|-------|---------|-------------|------|----|----|----|-------|----------|--------|--------|------------|----------|------|----------|------------|---------|--------|
|   |       |         | <b>Min</b>  |      | 4  | 2  | 1  | 2     | 2,384    | 2001   | 6,480  | \$355,000  | \$148.91 | 7    |          |            |         |        |
|   |       |         | <b>Max</b>  |      | 4  | 2  | 1  | 2     | 2,384    | 2001   | 6,480  | \$355,000  | \$148.91 | 7    |          |            |         |        |
|   |       |         | <b>Avg</b>  |      | 4  | 2  | 1  | 2     | 2,384    | 2001   | 6,480  | \$355,000  | \$148.91 | 7    |          |            |         |        |
|   |       |         | <b>Med</b>  |      | 4  | 2  | 1  | 2     | 2,384    | 2001   | 6,480  | \$355,000  | \$148.91 | 7    |          |            |         |        |

### Listings: Sold

|   |          |                          |                               |    |   |   |   |   |       |      |       |           |          |   |          |           |          |        |
|---|----------|--------------------------|-------------------------------|----|---|---|---|---|-------|------|-------|-----------|----------|---|----------|-----------|----------|--------|
| 1 | 15207782 | 15506 Pine Valley Trail  | Fairfield Village West Sec 01 | No | 4 | 2 | 1 | 2 | 2,176 | 2000 | 7,881 | \$320,000 | \$147.06 | 8 | 10/11/23 | \$322,000 | \$147.98 | 100.63 |
| 2 | 67547562 | 16226 Bloom Meadow Trail | Fairfield Village West        | No | 4 | 2 | 0 | 2 | 1,971 | 2003 | 6,778 | \$325,000 | \$164.89 | 9 | 10/13/23 | \$323,000 | \$163.88 | 99.38  |
| 3 | 44662882 | 15535 Pine Valley Trail  | Fairfield Village West        | No | 3 | 2 | 0 | 2 | 2,128 | 2001 | 7,779 | \$359,900 | \$169.13 | 5 | 10/19/23 | \$359,000 | \$168.70 | 99.75  |
|   |          |                          | <b>Min</b>                    |    | 3 | 2 | 0 | 2 | 1,971 | 2000 | 6,778 | \$320,000 | \$147.06 | 5 |          | \$322,000 | \$147.98 | 99.38  |
|   |          |                          | <b>Max</b>                    |    | 4 | 2 | 1 | 2 | 2,176 | 2003 | 7,881 | \$359,900 | \$169.13 | 9 |          | \$359,000 | \$168.70 | 100.63 |
|   |          |                          | <b>Avg</b>                    |    | 4 | 2 | 0 | 2 | 2,092 | 2001 | 7,479 | \$334,967 | \$160.36 | 7 |          | \$334,667 | \$160.19 | 99.92  |
|   |          |                          | <b>Med</b>                    |    | 4 | 2 | 0 | 2 | 2,128 | 2001 | 7,779 | \$325,000 | \$164.89 | 8 |          | \$323,000 | \$163.88 | 99.75  |

6

**Total Listings**

|            |   |   |   |   |       |      |       |           |          |   |  |           |          |       |
|------------|---|---|---|---|-------|------|-------|-----------|----------|---|--|-----------|----------|-------|
| <b>Avg</b> | 4 | 2 | 1 | 2 | 2,199 | 2001 | 7,435 | \$345,650 | \$157.38 | 9 |  | \$334,667 | \$160.19 | 49.96 |
| <b>Med</b> | 4 | 2 | 1 | 2 | 2,162 | 2001 | 7,279 | \$340,000 | \$157.14 | 9 |  | \$323,000 | \$163.88 | 99.75 |

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**Quick Statistics ( 6 Listings Total )**

|                        | <b>Min</b> | <b>Max</b> | <b>Average</b> | <b>Median</b> |
|------------------------|------------|------------|----------------|---------------|
| <b>List Price</b>      | \$320,000  | \$389,000  | \$345,650      | \$340,000     |
| <b>Sold Price</b>      | \$322,000  | \$359,000  | \$334,667      | \$323,000     |
| <b>Adj. Sold Price</b> | \$316,000  | \$359,000  | \$332,333      | \$322,000     |
| <b>LP/SF</b>           | \$147.06   | \$169.13   | \$157.38       | \$157.14      |
| <b>SP/SF</b>           | \$147.98   | \$168.70   | \$160.19       | \$163.88      |
| <b>Adj. SP/SF</b>      | \$145.22   | \$168.70   | \$159.10       | \$163.37      |

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