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Comparative Market Analysis

Prepared For Wholesale Cash Buyer

420 E Canal Rd

HIGHLANDS, TX 77562



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eXp Realty LLC

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Report generated on 05/04/2019

For online version of this CMA, visit <https://www.har.com/u/cAd0CF770>

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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Sales Price Recommendation

Closed Properties Analysis

Average Sales Price from Comparable Closed Properties	\$133,740
Average Square Feet from Comparable Closed Properties	1,360
Average Price / Square Foot	\$98.31

Your Property Analysis

Square Feet of Your Property	1,248
Your Sales Price based on Average Price Per SQFT 1248 x \$98.31 :	122,690
Your Property Estimated Price after Adjustment	\$122,690

Suggested Sales Price Range

\$ 120,236 - \$ 125,144

Based on 2% variance of Estimated Value

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Sold Comparable Properties

Spreadsheet View

Interactive Map

Address	Subdivision	BR	Bths	#Gar	Stories	Pool	Lotsize	Year Built	Sqft.	Sold Date	Sold \$	SP/SF	List \$	LP/SF
420 E Canal Rd	LAKEVIEW TERRACE	3	1		1	No	7,100	1960	1,248				\$78,400	\$62.82
204 8th	Highlands Townsite	3	1	2	1	No	20,000	1940	1,377	02/08/2019	\$131,500	\$95.50	\$131,500	\$95.50
510 Avenue D	Highlands Townsite	2	1/1	0	1	No	0	1940	1,084	11/08/2018	\$112,000	\$103.32	\$119,500	\$110.24
106 5th St	Highlands Townsite	3	2	2	1	No	22,000	1978	1,551	02/22/2019	\$138,500	\$89.30	\$149,999	\$96.71
402 Oak	Prince	3	2	2	1	No	7,480	1979	1,433	01/23/2019	\$124,900	\$87.16	\$129,900	\$90.65
105 Prairie	Elena Fruit & Cotton Farms C	3	2	0	1	No	33,575	1945	1,610	04/24/2019	\$170,000	\$105.59	\$170,000	\$105.59
502 Evergreen	Highland Woods Sec 01	3	1/1	2	1	No	8,050	1980	1,299	10/29/2018	\$138,000	\$106.24	\$145,000	\$111.62
607 Houston	Highland Terrace	2	1	0	1	No	19,418	1940	900	02/04/2019	\$123,000	\$136.67	\$124,500	\$138.33
310 Hackberry	Highland Woods Sec 01	3	2	2	1	No	8,260	1980	1,644	02/08/2019	\$160,000	\$97.32	\$162,500	\$98.84
108 3rd	Highlands Townsite	5	2	2	1	No	10,000	1940	1,296	03/19/2019	\$110,000	\$84.88	\$125,000	\$96.45
509 Oak	Prince	3	1	2	1	No	6,600	1952	1,410	03/26/2019	\$129,500	\$91.84	\$129,500	\$91.84

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Pending Comparable Properties

[Interactive Map](#)



420 E Canal Rd



508 Canal



107 Gossett

List Price	\$78,400	\$109,900	\$179,900
Days on Market		56	2
Subdivision	LAKEVIEW TERRACE	Lakeview Terrace	Elena Townsite
Square Feet	1,248	945	1,428
Lot Size	7,100	5,700	8,775
Bedrooms	3	3	3
Bathrooms	1	2	2/1
Garage		0	0
Stories	1	1	1
Pool	No	No	No
Year Built	1960	1979	1950
Maint. Fee			

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