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Comparative Market Analysis

Prepared For Wholesale Landlord Buyer

420 E Canal Rd

HIGHLANDS, TX 77562



Mayra Aponte

(713) 449-3535 - mayra.aponte@exprealty.com

eXp Realty LLC

One Riverway, Ste. 1700 Houston, TX, 77056



Report generated on 05/04/2019

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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	\$1,223
Average Square Feet from Comparable Closed Properties	1,258
Average Price / Square Foot	\$0.97

Your Property Analysis

Square Feet of Your Property	1,248
Your Sales Price based on Average Price Per SQFT 1248 x \$0.97 :	1,213

Your Property Estimated Price after Adjustment	\$1,213
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Suggested Sales Price Range






\$ 1,189 - \$ 1,237

Based on 2% variance of Estimated Value

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Sold Comparable Properties

Interactive Map

					
	420 E Canal Rd	504 Bluebell	508 Julie	222 Maple	608 Battlebell
List Price	\$78,400	\$1,100	\$1,400	\$1,295	\$1,095
Sales Price		\$1,100	\$1,400	\$1,295	\$1,095
Sales Price/sqft		\$0.88	\$1.09	\$1.01	\$0.91
Sold Date		06/01/2018	12/06/2018	12/01/2018	05/01/2019
Subdivision	LAKEVIEW TERRACE	Highland Park Sec 03	Franks Country Manor	Highland Woods Sec 01	Elena Fruit & Cotton Farms C
Square Feet	1,248	1,256	1,282	1,285	1,209
Lot Size	7,100	7,995	11,205	8,190	38,840
Bedrooms	3	3	3	3	3
Bathrooms	1	1	2	2	2
Garage		1	2	2	1
Stories	1	1	1	1	1
Pool	No	No	No	No	No
Year Built	1960	1960	1977	1978	1948
Maint. Fee					

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