

Property Type is 'Residential' Property Type is 'Residential' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 01/27/2024 to 01/27/2023 Latitude, Longitude is around 32.82, -96.81, is around 32.84, -96.78, is around 32.87, -96.79, is around 32.85, -96.78, is around 32.85, -96.79, is around 32.85, -96.79, is around 32.85, -96.81, is around 32.84, -96.81 State Or Province is one of 'Louisiana', 'Texas' Year Built is 2021 to 2024

## Market Analysis Summary | Residential

Listings as of 1/27/24 at 1:11 pm, Page 1 of 2

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
<b>Listings: Active</b>																
1	20506627	4433 EMERSON AVE	University Pa	5	5	3,549	2024	2/0/2	No	0.082	\$562.13	\$1,995,000				11
2	20519700	4547 Westway AVE	Highland Parl	4	5	3,547	2024	2/0/2	No	0.227	\$590.64	\$2,095,000				2
3	20519709	4549 Westway AVE	Highland Parl	4	5	3,547	2024	2/0/2	No	0.227	\$590.64	\$2,095,000				2
				<b>Min</b>	<b>4</b>	<b>5</b>	<b>3,547</b>	<b>2024</b>	<b>2/0/2</b>	<b>0.082</b>	<b>\$562.13</b>	<b>\$1,995,000</b>				<b>2</b>
				<b>Max</b>	<b>5</b>	<b>5</b>	<b>3,549</b>	<b>2024</b>	<b>2/0/2</b>	<b>0.227</b>	<b>\$590.64</b>	<b>\$2,095,000</b>				<b>11</b>
				<b>Avg</b>	<b>4</b>	<b>5</b>	<b>3,548</b>	<b>2024</b>	<b>2/0/2</b>	<b>0.179</b>	<b>\$581.14</b>	<b>\$2,061,667</b>				<b>5</b>
				<b>Med</b>	<b>4</b>	<b>5</b>	<b>3,547</b>	<b>2024</b>	<b>2/0/2</b>	<b>0.227</b>	<b>\$590.64</b>	<b>\$2,095,000</b>				<b>2</b>

## Listings: Closed

1	20175349	4314 GLENWICK LN	University Pa	5	5	3,425	2022	2/0/2	No	0.082	\$513.68	\$1,775,000	\$1,759,350	02/15/2023	99.1%	98
2	20288504	4308 GLENWICK LN	University Pa	4	5	3,426	2023	2/0/2	No	0.082	\$527.58	\$1,825,000	\$1,807,500	05/26/2023	99.0%	97
3	20299461	4414 EMERSON AVE	University Pa	5	5	4,034	2023	2/0/2	No	0.103	\$545.36	\$2,239,000	\$2,200,000	05/25/2023	98.3%	13
				<b>Min</b>	<b>4</b>	<b>5</b>	<b>3,425</b>	<b>2022</b>	<b>2/0/2</b>	<b>0.082</b>	<b>\$513.68</b>	<b>\$1,775,000</b>	<b>\$1,759,350</b>		<b>98.3%</b>	<b>13</b>
				<b>Max</b>	<b>5</b>	<b>5</b>	<b>4,034</b>	<b>2023</b>	<b>2/0/2</b>	<b>0.103</b>	<b>\$545.36</b>	<b>\$2,239,000</b>	<b>\$2,200,000</b>		<b>99.1%</b>	<b>98</b>
				<b>Avg</b>	<b>5</b>	<b>5</b>	<b>3,628</b>	<b>2023</b>	<b>2/0/2</b>	<b>0.089</b>	<b>\$528.88</b>	<b>\$1,946,333</b>	<b>\$1,922,283</b>		<b>98.8%</b>	<b>69</b>
				<b>Med</b>	<b>5</b>	<b>5</b>	<b>3,426</b>	<b>2023</b>	<b>2/0/2</b>	<b>0.082</b>	<b>\$527.58</b>	<b>\$1,825,000</b>	<b>\$1,807,500</b>		<b>99.0%</b>	<b>97</b>

Prepared By John Hill

January 27, 2024

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<b>Total Listings</b>	<b>Average for all:</b>	5	5	3,588	2023	2/0/2	0.134	\$555.01	\$2,004,000	\$1,922,283	98.8%	37
	<b>Median for all:</b>	5	5	3,547	2024	2/0/2	0.093	\$553.75	\$2,045,000	\$1,807,500	99.0%	12

### Quick Statistics

	Min	Max	Avg	Med
List Price	\$1,775,000	\$2,239,000	\$2,004,000	\$2,045,000
Sale Price	\$1,759,350	\$2,200,000	\$1,922,283	\$1,807,500
Sale / List	98.3%	99.1%	98.8%	99.0%

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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.