

Market Analysis Report

Prepared By: Steven Johnson

Listings as of 08/22/19 at 8:38 am

Property Type is 'Residential' **Status** is one of 'Active', 'Under Cont W/Contg' **Status** is one of 'Under Contract', 'Sold', 'Withdrawn/Terminated', 'Expired', 'Temp Off Market' **Status Contractual Search Date** is 08/22/2019 to 02/23/2019 **Property Type** is 'Residential' **Latitude, Longitude** is within 3.00 mi of 112 N Oak Dr, Waco, TX 76705, USA **Zip Code** is '76705' **Sqft Total** is 1400 to 2200 **Apx Acreage** is 0.4 or less **Year Built** is 1990 or less

Residential

Sold Properties

MLS #	Address	BR	FB/HB	SqFt	Acreage	Yr Blt	List Price	LP/SqFt	How Sold	Sold Remarks	CDOM	Closed Dt	Sold Price	SP/SqFt	SP/LP%
188355	208 Susanna Street	5	2/0	2,065	0.19	1978	\$145,000	\$70.22	FHA		6	05/10/2019	\$145,000	\$70.22	100.00%
189419	1303 Lisa Street	3	2/0	1,598	0.26	1964	\$142,500	\$89.17	VA	\$800 survey, \$600 HPP	5	06/20/2019	\$150,000	\$93.87	105.26%
188121	208 S Barbara Street	3	1/1	1,721	0.18	1961	\$149,700	\$86.98	FHA		9	04/22/2019	\$155,500	\$90.35	103.87%
188578	1309 Crestline Drive	3	2/0	1,476	0.34	1962	\$174,900	\$118.50	Cash	\$575 HPP	61	07/15/2019	\$168,000	\$113.82	96.06%
189904	4329 Gram Lane	5	3/0	2,100	0.23	1963	\$179,900	\$85.67	FHA	CC: 2500. HW:400	1	07/08/2019	\$181,000	\$86.19	100.61%
# LISTINGS: 5		Medians:	3	2/0	1,721	0.23	\$149,700	\$86.98			6		\$155,500	\$90.35	100.61%
		Minimums:	3	1/1	1,476	0.18	\$142,500	\$70.22			1		\$145,000	\$70.22	96.06%
		Maximums:	5	3/0	2,100	0.34	\$179,900	\$118.50			61		\$181,000	\$113.82	105.26%
		Averages:	4	2/0	1,792	0.24	\$158,400	\$90.11			16		\$159,900	\$90.89	101.16%

Quick Statistics (5 Listings Total)

	Min	Max	Average	Median	Total Volume
List Price	\$142,500	\$179,900	\$158,400	\$149,700	\$792,000
Sold Price	\$145,000	\$181,000	\$159,900	\$155,500	\$799,500

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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