

Comparative Market Analysis

Prepared By: Johnny Quarles

Listings as of 08/09/18 at 11:03 am

Property Type is 'Single-Family' Status is 'Active' Stories is 1 Latitude, Longitude is around 29.71, -95.86 Zip Code is like '77441'

Single-Family

Active Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
86752133	4106 Addison Ranch Lane	Churchill Farms	No	3	2	0	3	2,298	2014	7,327	\$249,900	\$108.75	96
55626469	6227 Harmony Park	Cross Creek Ranch	No	3	2	0	2	1,956	2011	7,446	\$260,000	\$132.92	14
19664544	27135 Cottage Stream Lane	Creeside At Cross Creek Ranch Sec 8	No	3	2	0	3	2,245	2012	7,432	\$275,000	\$122.49	51
29573777	6115 HARMONY PARK LN	CROSS CREEK RANCH	No	3	2	0	2	2,139	2012	6,815	\$275,000	\$128.56	6
45800159	28311 Calm Brook Lane	Cross Creek Ranch	No	3	2	1	2	2,120	2017	6,000	\$285,000	\$134.43	91
88693375	5538 LITTLE CREEK Court	Creek Bend At Cross Creek Ranch	No	4	3	0	2	2,880	2014	9,521	\$289,900	\$100.66	*331
62041318	3402 Auburn Creek Circle	Cross Creek Ranch	No	4	3	1	2	2,415	2017	8,236	\$299,000	\$123.81	35
45960220	3422 Norwich Gardens Lane	Churchill Farms Sec 7	No	4	3	0	2	2,819	2014	7,832	\$299,800	\$106.35	97
98067957	3502 Canyon Branch Lane	Cross Creek Ranch	No	4	3	0	2	2,097	2018		\$307,605	\$146.69	*359
24522740	3403 Misty Cove Court	Cross Creek Ranch	No	4	3	0	2	2,097	2018		\$309,105	\$147.40	*358
29846399	3518 Canyon Branch Lane	Cross Creek Ranch	No	3	2	1	2	2,111	2018		\$312,740	\$148.15	*350
71616547	28442 Asher Falls Lane	Cross Creek Ranch	No	3	2	0	2	2,154	2018		\$313,999	\$145.77	*496
51907199	5602 Red Wind Ct	Bonterra at Cross Creek Ranch	No	2	2	0	2	2,001	2018		\$314,990	\$157.42	*356
8334244	27723 Halls Farms Lane	CHURCHILL FARMS	No	3	2	0	3	2,887	2013	7,741	\$315,000	\$109.11	6
47210931	3530 Chestnut Grove Lane Lane	Cross Creek Ranch	No	4	3	0	2	2,640	2015	6,308	\$324,999	\$123.11	18

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87463125	28110 Long Mill Lane	Cross Creek Ranch	No	4	3	0	2	2,285	2018		\$329,213	\$144.08	*348
81750255	27710 Ashbrook Falls Court	Churchill Farms Sec 6	No	4	3	0	2	2,823	2013	7,317	\$332,200	\$117.68	83
45387446	6310 Bear Creek	Cross Creek Ranch	No	3	2	0	3	2,923	2011	8,755	\$333,500	\$114.10	18
36730231	28215 Goose Creek Court	Cross Creek Ranch	No	4	3	0	2	2,995	2010	8,190	\$337,000	\$112.52	72
25961205	6330 Bear Creek Court	Cross Creek Ranch	No	4	3	0	2	3,038	2010	11,741	\$342,900	\$112.87	122
7190846	5710 Amherst Farms Lane	CROSS CREEK RANCH	No	4	3	0	2	2,922	2013	8,134	\$349,900	\$119.75	55
38495776	5211 Bartlett Vista Court	Cross Creek Ranch	No	4	3	0	2	2,812	2014	7,198	\$350,000	\$124.47	147
93623336	27407 Llano Meadows Lane	Cross Creek Ranch	No	4	3	1	2	2,807	2014	8,639	\$353,000	\$125.76	153
66705533	5819 Amherst Farms Lane	Cross Creek Ranch	No	4	3	0	2	2,899	2012	7,038	\$365,000	\$125.91	47
37110152	3450 Willow Crescent Court	Cross Creek Ranch	No	4	3	0	2	2,738	2018	7,524	\$369,900	\$135.10	83
37128179	28406 Sycamore Falls Lane	Cross Creek Ranch	No	4	3	0	2	2,543	2018	6,992	\$374,900	\$147.42	*342
22188923	27403 Knox Prairie Lane	Cross Creek Ranch	No	4	3	0	2	3,172	2012	14,298	\$375,000	\$118.22	68
30846621	28539 Damon Creek Lane	Cross Creek Ranch	No	4	3	0	2	2,513	2018		\$375,000	\$149.22	*224
7802925	27402 Manor Falls Lane	Cross Creek Ranch	No	4	3	1	3	3,532	2010	10,002	\$378,500	\$107.16	188
26846567	5007 Spicewood Pine Lane	Cross Creek Ranch	No	4	3	0	3	3,324	2014	8,726	\$379,400	\$114.14	20
40245705	3411 Willow Crescent Court	Cross Creek Ranch	No	4	3	0	2	2,943	2018		\$385,000	\$130.82	103

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5868168	27610 Liberty Heights Lane	Creek Bend At Cross Creek Ranch Sec 7	No	4	3	1	3	3,440	2013	9,869	\$389,999	\$113.37	64
38070075	5231 Paintbrush Falls Court	Cross Creek Ranch	No	4	3	0	3	3,257	2013	8,429	\$397,000	\$121.89	14
14216451	3510 Auburn Creek Circle	Cross Creek Ranch	No	4	3	0	2	2,726	2018	7,110	\$399,900	\$146.70	85
30516447	28810 Rising Moon	Bonterra at Cross Creek	No	2	2	1	2	2,374	2018		\$399,900	\$168.45	*405
71985624	3418 Dalton Spring Lane	Cross Creek Ranch	No	4	3	0	2	2,828	2018		\$399,990	\$141.44	*324
98999623	28411 Sycamore Falls Lane	Cross Creek Ranch	No	4	3	0	2	2,726	2018	7,641	\$424,900	\$155.87	31
59130901	5606 Ivory Cove	Bonterra Cross Creek Ranch	No	3	3	1	2	2,426	2018		\$428,900	\$176.79	*324
9754479	28814 Rising Moon	Bonterra Cross Creek Ranch	No	3	3	0	2	3,101	2018		\$438,900	\$141.53	*324
98096775	27714 Wimberly Falls Lane	Cross Creek Ranch	No	4	3	1	3	4,099	2012	12,377	\$449,000	\$109.54	54
69755846	3818 Teal Bay Lane	Cross Creek Ranch	No	4	3	1	3	3,275	2018	8,743	\$449,900	\$137.37	58
55881302	28619 Mountain Timber Court	Cross Creek Ranch	No	4	3	1	3	3,093	2018	9,495	\$457,098	\$147.78	*434
973422	5106 Rollingwood Oak Lane	Cross Creek Ranch	Yes	4	3	1	2	3,330	2014	8,047	\$468,000	\$140.54	*362
58542667	5710 Cascade Canyon Lane	Legacy At Cross Creek Ranch	No	3	3	2	3	4,384	2010	12,390	\$479,500	\$109.38	*67
47899473	4050 Harmony Breeze Lane	Cross Creek Ranch	No	4	3	1	3	3,465	2018	10,430	\$499,900	\$144.27	66
83747735	28406 Mayes Park Court	Legacy At Cross Creek Ranch	Yes	4	4	2	3	4,462	2014	20,755	\$775,000	\$173.69	98

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# LISTINGS:	46	Medians:	4	3	0	2	2,821	2014	8,162	\$359,000	\$129.69	94
		Minimums:	2	2	0	2	1,956	2010	6,000	\$249,900	\$100.66	6
		Maximums:	4	4	2	3	4,462	2018	20,755	\$775,000	\$176.79	496
		Averages:	4	3	0	2	2,829	2015	8,956	\$370,007	\$131.81	162

Quick Statistics (46 Listings Total)

	Min	Max	Average	Median
List Price	\$249,900	\$775,000	\$370,007	\$359,000
Sold Price				
Adj. Sold Price				
LP/SF	\$100.66	\$176.79	\$131.81	\$129.69
SP/SF				
Adj. SP/SF				

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