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Market Analysis Report

Prepared By: Steven Johnson

Listings as of 08/25/19 at 7:20 am

Property Type is 'Residential' Status is one of 'Active', 'Pending Take Backups', 'Pending w/Option', 'Under Contract' Status is one of 'Temp Off Market', 'Withdrawn' Status Contractual Search Date is 08/25/2019 to 02/26/2019 Status is 'Sold' Status Contractual Search Date is 08/25/2019 to 04/12/2018 Status is 'Expired' Status Contractual Search Date is 08/25/2019 to 02/26/2019 Latitude, Longitude is within 0.25 mi of 906 S 25th St, Copperas Cove, TX 76522, USA Baths Full is 1 Baths Half is 1

Residential

Active with Option Properties

MLS #	Address	Subdivision	BR	FB	HB	WtrFrnt	SqFt	Yr Built	List Price	LP/SqFt	DOM	CDOM
383517	1005 Cove Avenue		4	1	1	No	1,432	1963	\$99,900	\$69.76	52	52

# LISTINGS:	1	Medians:	4	1	1		1,432		\$99,900	\$69.76	52	52
		Minimums:	4	1	1		1,432		\$99,900	\$69.76	52	52
		Maximums:	4	1	1		1,432		\$99,900	\$69.76	52	52
		Averages:	4	1	1		1,432		\$99,900	\$69.76	52	52

Sold Properties

MLS #	Address	Subdivision	BR	FB	HB	WtrFrnt	SqFt	Yr Built	List Price	LP/SqFt	DOM	CDOM	Closed Dt	Sold Price	SP/SqFt	SP/LP%
381134	804 S 19th Street		4	1	1	No	1,079	1964	\$76,500	\$70.90	32	32	07/23/2019	\$75,000	\$69.51	98.04%
346583	1002 S 23rd		3	1	1	No	1,076	1975	\$79,999	\$74.35	55	55	07/02/2018	\$79,999	\$74.35	100.00%

# LISTINGS:	2	Medians:	4	1	1		1,078		\$78,250	\$72.62	44	44		\$77,500	\$71.93	99.02%
		Minimums:	3	1	1		1,076		\$76,500	\$70.90	32	32		\$75,000	\$69.51	98.04%
		Maximums:	4	1	1		1,079		\$79,999	\$74.35	55	55		\$79,999	\$74.35	100.00%
		Averages:	4	1	1		1,078		\$78,250	\$72.62	44	44		\$77,500	\$71.93	99.02%

Quick Statistics (3 Listings Total)

	Min	Max	Average	Median
List Price	\$76,500	\$99,900	\$85,466	\$79,999
Sold Price	\$75,000	\$79,999	\$77,500	\$77,500

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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