

Market Analysis Report

Prepared By: Steven Johnson

Listings as of 09/01/19 at 6:48 am

Property Type is 'Residential' Status is one of 'Active', 'Under Cont W/Contg' Status is 'Under Contract' Status Contractual Search Date is 09/01/2019 to 03/05/2019 Status is 'Sold' Status Contractual Search Date is 09/01/2019 to 12/05/2016 Status is one of 'Withdrawn/Terminated', 'Expired', 'Temp Off Market' Status Contractual Search Date is 09/01/2019 to 03/05/2019 Property Type is 'Residential' Latitude, Longitude is within 0.25 mi of 912 W 6th St, McGregor, TX 76657, USA

Residential

Active Properties

MLS #	Address	BR	FB/HB	SqFt	Acreage	Yr Blt	List Price	LP/SqFt	How Sold	Sold Remarks	CDOM
190878	915 W 6th Street	5	5/1	2,868	0.57	1943	\$189,900	\$66.21			37
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# LISTINGS:	1	Medians:	5	5/1	2,868	0.57	\$189,900	\$66.21			37
		Minimums:	5	5/1	2,868	0.57	\$189,900	\$66.21			37
		Maximums:	5	5/1	2,868	0.57	\$189,900	\$66.21			37
		Averages:	5	5/1	2,868	0.57	\$189,900	\$66.21			37

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%
180404	615 W 6th Street	3	2/0	1,390	0.16	1925	\$149,900	\$107.84	FHA		194	02/28/2019	\$152,000	\$109.35	101.40%
183507	908 W 6th Street	3	2/0	1,618	0.34	2001	\$179,400	\$110.88	FHA		147	03/15/2019	\$165,000	\$101.98	91.97%
168614	1124 W 6Th	3	3/1	3,097	0.28	1983	\$285,000	\$92.02	FHA		197	12/08/2017	\$275,000	\$88.80	96.49%
166532	1017 W 6Th	5	3/1	2,853		1972	\$328,000	\$114.97	Conv	seller pd 565 to hw	257	05/01/2017	\$298,000	\$104.45	90.85%
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# LISTINGS:	4	Medians:	3	3/1	2,236	0.28	\$232,200	\$109.36			196		\$220,000	\$103.22	94.23%
		Minimums:	3	2/0	1,390	0.16	\$149,900	\$92.02			147		\$152,000	\$88.80	90.85%
		Maximums:	5	3/1	3,097	0.34	\$328,000	\$114.97			257		\$298,000	\$109.35	101.40%
		Averages:	4	3/1	2,240	0.26	\$235,575	\$106.43			199		\$222,500	\$101.15	95.18%

Quick Statistics (5 Listings Total)

	Min	Max	Average	Median	Total Volume
List Price	\$149,900	\$328,000	\$226,440	\$189,900	\$1,132,200
Sold Price	\$152,000	\$298,000	\$222,500	\$220,000	\$890,000

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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