

What's My Home Worth?

Professional Comparative Market Analysis



1234 Terrace Ridge, Katy, Texas 77494

John & Susan

AUGUST 30, 2025

**Sheila
Cox**

HAR Client
Experience Rating

4.99/5.0 ★★★★★



Five Star REALTOR



832-779-2890



www.KatyHomesForSaleTX.com



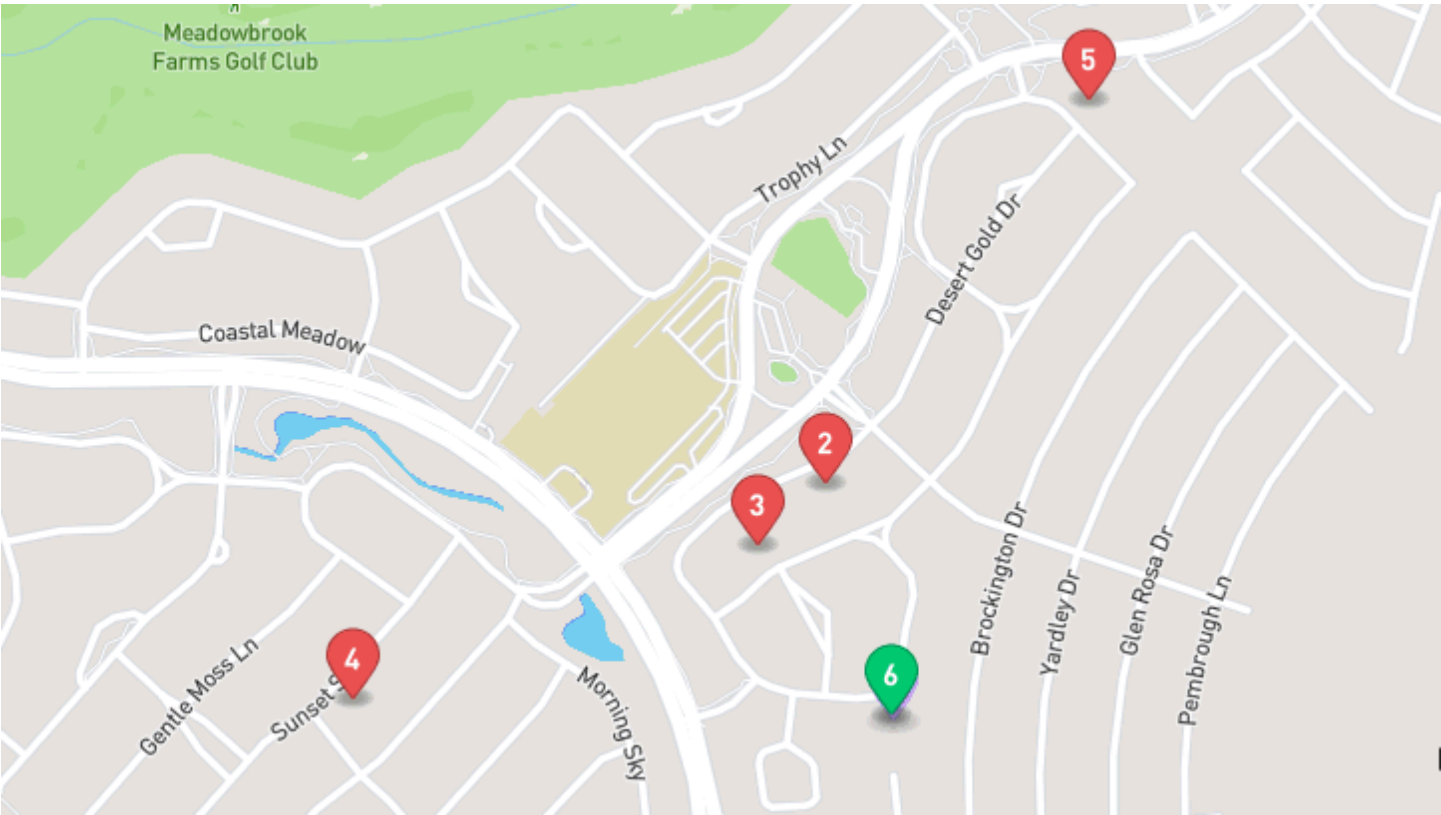
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Map of Comparable Listings



STATUS: S = SOLD A = ACTIVE

| | MLS # | STATUS | ADDRESS | BEDS | BATHS | SQFT | PRICE |
|---|----------|--------------------------------------|-------------------------|------|-------|-------|-----------|
| 1 | Subject | | 1234 Terrace Rdg | 4 | 3.00 | 3,065 | - |
| 2 | 94434498 | S | 23615 Desert Gold Drive | 4 | 3.20 | 2,988 | \$651,000 |
| 3 | 19365980 | S | 23714 Whispering Wind | 4 | 3.10 | 3,016 | \$630,000 |
| 4 | 35800097 | S | 23911 Sunset Sky | 4 | 3.10 | 3,255 | \$605,000 |
| 5 | 57325718 | S | 7122 Lucky Star Lane | 4 | 3.10 | 3,141 | \$556,500 |
| 6 | 92914020 | A | 6930 Terrace Ridge | 4 | 3.10 | 3,065 | \$599,000 |



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Summary of Comparable Properties

S SOLD LISTINGS

| ADDRESS | SOLD DATE | BEDS | BATHS | SQFT | SOLD PRICE | \$/SQ.FT |
|-------------------------|-----------|------|-------|-------|------------|----------|
| 23615 Desert Gold Drive | 5/22/24 | 4 | 3.20 | 2,988 | \$651,000 | \$218 |
| 23714 Whispering Wind | 6/18/24 | 4 | 3.10 | 3,016 | \$630,000 | \$209 |
| 23911 Sunset Sky | 6/28/24 | 4 | 3.10 | 3,255 | \$605,000 | \$186 |
| 7122 Lucky Star Lane | 6/28/24 | 4 | 3.10 | 3,141 | \$556,500 | \$177 |
| Averages | | | | 3,100 | \$610,625 | \$197 |

A ACTIVE LISTINGS

| ADDRESS | SOLD DATE | BEDS | BATHS | SQFT | PRICE | \$/SQ.FT |
|--------------------|-----------|------|-------|-------|-----------|----------|
| 1234 Terrace Ridge | - | 4 | 3.10 | 3,065 | \$599,000 | \$195 |
| Averages | | | | 3,065 | \$599,000 | \$195 |



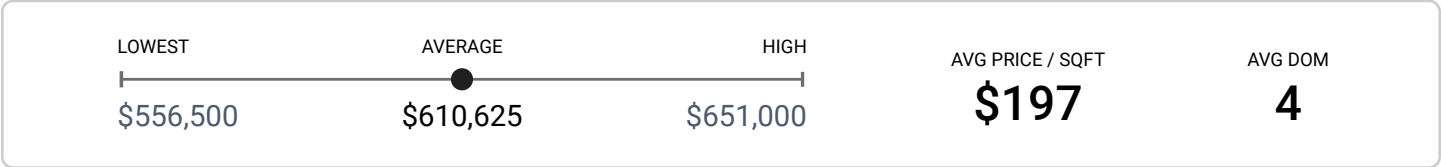
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Comparable Property Statistics

S 4 Sold Listings



A 1 Active Listings



Sold Property Analysis

Averages

100.94%

Homes sold for an average of 100.94% of their list price.

4 Days on market

It took an average of 4 days for a home to sell.

Analysis

| ADDRESS | ORIG LIST PRICE | SOLD PRICE | % OF ORIG LIST PRICE | DOM | \$ PER SQFT |
|-------------------------|-----------------|------------|----------------------|-----|-------------|
| 23615 Desert Gold Drive | \$625,000 | \$651,000 | 104.16% | 5 | \$218 |
| 23714 Whispering Wind | \$619,900 | \$630,000 | 101.63% | 6 | \$209 |
| 23911 Sunset Sky | \$625,000 | \$605,000 | 96.80% | 4 | \$186 |
| 7122 Lucky Star Lane | \$550,000 | \$556,500 | 101.18% | 1 | \$177 |
| Averages | \$604,975 | \$610,625 | 100.94% | 4 | \$197 |



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Comparative Market Analysis

NOTE: A comparable is a nearby home with approx. same number of bedrooms, bathrooms, stories, and garage spaces. Size is +/-10%sf with same type/size lot and view, and similar amenities such as outdoor kitchen, finished basement, etc. Distressed (foreclosed or short-sale) properties and New Construction homes are not Comparable to standard-resale no matter the age of Resale.

| | 1234 Terrace Ridge | 7122 Lucky Star | 23911 Sunset Sky | 23714 Whispering Wind | 23615 Desert Gold | Averages |
|----------------------------------|--------------------|---|---|---|---|-----------|
| | | No outdoor kitchen, living, or pool and carpet upstairs | No outdoor living or kitchen, no carpet | Same floorplan with outdoor living but not kitchen, no carpet | Same floorplan without outdoor kitchen/living | |
| Bedrooms | 4 | 4 | 4 | 4 | 4 | |
| Full Baths | 3 | 3 | 3 | 3 | 3 | |
| Half Baths | 1 | 1 | 1 | 1 | 2 | |
| Garage Spaces | 2 | 2 | 3 | 2 | 2 | |
| Year built | 2004 | 2006 | 2003 | 2002 | 2002 | |
| Size | 3065 | 3141 | 3255 | 3016 | 2988 | |
| Lot Size | 9837 | 7692 | 9750 | 8451 | 8411 | |
| Pool | 1 | 0 | 1 | 1 | 1 | |
| Water/Golf View (Yes=1, No=0) | 0 | 0 | 0 | 0 | 0 | |
| Outdoor Kitchen (Yes=1, No=0) | 1 | 0 | 0 | 0 | 0 | |
| Outdoor Living (Yes=1, No=0) | 1 | 0 | 0 | 1 | 0 | |
| *Detrimental Items (Yes=1, No=0) | 0 | 0 | 0 | 0 | 0 | |
| Owned Solar Panels (# of kW) | 0 | 0 | 0 | 0 | 0 | |
| Original Price | \$599,000 | \$550,000 | \$625,000 | \$619,900 | \$625,000 | \$604,975 |
| Sales Price | \$599,000 | \$556,500 | \$605,000 | \$630,000 | \$651,000 | \$610,625 |
| Sold Date | | 6/28/2024 | 7/1/2024 | 6/21/2024 | 5/22/2024 | |
| Price/sf | \$195.43 | \$177.17 | \$185.87 | \$208.89 | \$217.87 | \$197 |
| ListPrice/SalesPrice Ratio | 100% | 101% | 97% | 102% | 104% | 101% |
| Days on Market | 1 | 3 | 6 | 6 | 5 | 5 |
| Adjustments | | \$556,500 | \$605,000 | \$630,000 | \$651,000 | |
| Total Adjustments | | \$31,250 | \$2,574 | \$12,232 | \$17,932 | |
| Adjusted Price | | \$587,750 | \$607,574 | \$642,232 | \$668,932 | \$626,622 |

Average Adjusted Price: \$626,622
Square Footage Price: \$605,183

| | | | | |
|--------------|------------------------|---------------------------|-------------------------|------------------------|
| | Below Average House | Average House | Above Average House | Premium House |
| Price Ranges | \$556,500 Min Price | \$626,622 Avg Adjusted | \$651,687 High Price | \$668,932 Max Price |
| | \$591,561 | | \$660,309 | |
| | <-- Slower Markets | | Hotter Markets --> | |

*Detrimental items that may have a negative effect on price: adjacent to busy street or power lines, outdated floorplan, deferred maintenance, history of flooding, near train tracks, foundation repairs, dilapidated house next door, super-custom renovations, etc.

THIS IS A COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL OR OPINION OF VALUE. In making any decision that relies upon my work, you should know that I have NOT followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.