



## Comparative Market Analysis

Prepared By: J. Carter Breed

Listings as of 08/25/24 at 4:54 pm

Property Type is 'Single-Family' Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Status is 'Sold' Status Contractual Search Date is 08/25/2024 to 02/27/2024 Subdivision is like 'Sageglen\*\*'

### Single-Family

#### Active Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM				
59696704	11506 Sagevalley Drive	Sageglen Sec 04	No	3	2	0	2	1,920	1979	6,000	\$275,000	\$143.23	17				
59774111	10007 Sagemill Drive	Sageglen Sec 03	No	4	2	1	2	2,675	1983	7,475	\$289,000	\$108.04	41				
8308160	11650 Sagevale Lane	Sageglen Sec 01	No	4	2	0	2	2,582	1977	7,475	\$315,000	\$122.00	3				
34763023	9922 Sageglow Drive	Sageglen Sec 03	No	4	2	0	2	2,304	1979	7,475	\$355,000	\$154.08	14				
44158393	11659 Sagevale Lane	Sageglen	Yes	4	2	0	2	2,451	1977	7,475	\$359,000	\$146.47	*24				
<b># LISTINGS:</b>				<b>5</b>	<b>Medians:</b>			4	2	0	2	2,451	1979	7,475	\$315,000	\$143.23	17
					<b>Minimums:</b>			3	2	0	2	1,920	1977	6,000	\$275,000	\$108.04	3
					<b>Maximums:</b>			4	2	1	2	2,675	1983	7,475	\$359,000	\$154.08	41
					<b>Averages:</b>			4	2	0	2	2,386	1979	7,180	\$318,600	\$134.76	20

#### Pending Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM				
64578833	10703 Sagegreen Drive	Sageglen Sec 01	No	4	2	0	2	1,984	1976	8,050	\$289,000	\$145.67	14				
<b># LISTINGS:</b>				<b>1</b>	<b>Medians:</b>			4	2	0	2	1,984	1976	8,050	\$289,000	\$145.67	14
					<b>Minimums:</b>			4	2	0	2	1,984	1976	8,050	\$289,000	\$145.67	14
					<b>Maximums:</b>			4	2	0	2	1,984	1976	8,050	\$289,000	\$145.67	14
					<b>Averages:</b>			4	2	0	2	1,984	1976	8,050	\$289,000	\$145.67	14

#### Sold Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%
25870406	9922 Sageglow Drive	Sageglen Sec 03	No	4	2	0	2	2,304	1979	7,475	\$250,000	\$108.51	10	05/24/24	\$238,000	\$103.30	95.20
2976950	11439 Sagevalley Drive	Sageglen	No	3	2	0	2	1,724	1980	6,000	\$268,000	\$155.45	53	06/26/24	\$264,000	\$153.13	98.51
69405310	11422 Sagevale Lane	Sageglen	No	4	2	0	2	2,292	1978	12,402	\$274,950	\$119.96	5	06/07/24	\$268,000	\$116.93	97.47
27579969	11622 Sagecanyon Drive	Sageglen Sec 02	No	4	2	1	2	2,276	1978	10,725	\$295,000	\$129.61	9	07/05/24	\$277,000	\$121.70	93.90
62649058	11422 Sagemeadow Lane	Sageglen Sec 01	No	4	2	0	2	2,004	1978	6,785	\$285,000	\$142.22	14	05/22/24	\$282,580	\$141.01	99.15
61852923	11519 Sageking Drive	R/P Sageglen	No	4	2	1	2	3,104	1978	15,173	\$300,000	\$96.65	0	05/17/24	\$290,000	\$93.43	96.67

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.



**Comparative Market Analysis**

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**Single-Family**

**Sold Properties**

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%
92822153	11655 Sagelink Drive	Sageglen Sec 02	No	4	2	0	2	2,178	1977	7,475	\$290,000	\$133.15	5	06/13/24	\$290,000	\$133.15	100.00
92874001	11515 Sagelink Drive	Sageglen Sec 02	No	3	2	0	2	2,178	1977	7,475	\$322,000	\$147.84	*108	04/30/24	\$322,500	\$148.07	100.16
26953389	10003 Sagemill Drive	Sageglen Sec 03	No	4	2	0	2	2,307	1983	7,475	\$339,900	\$147.33	28	06/03/24	\$335,000	\$145.21	98.56
97047482	11530 Sagevale Lane	Sageglen	Yes	4	2	0	2	2,016	1977	9,200	\$335,000	\$166.17	4	04/26/24	\$335,000	\$166.17	100.00
48987657	11507 Sagelink Drive	Sageglen	No	4	2	1	2	2,799	1977	8,307	\$340,000	\$121.47	11	05/08/24	\$340,000	\$121.47	100.00
74096314	10002 Sagemark Drive	Sageglen Sec 03	No	4	3	1	3	3,252	1983	8,473	\$385,000	\$118.39	10	05/24/24	\$367,000	\$112.85	95.32
<b># LISTINGS:</b>	<b>12</b>	<b>Medians:</b>		4	2	0	2	2,284	1978	7,891	\$297,500	\$131.38	10		\$290,000	\$127.43	98.53
		<b>Minimums:</b>		3	2	0	2	1,724	1977	6,000	\$250,000	\$96.65	0		\$238,000	\$93.43	93.90
		<b>Maximums:</b>		4	3	1	3	3,252	1983	15,173	\$385,000	\$166.17	108		\$367,000	\$166.17	100.16
		<b>Averages:</b>		4	2	0	2	2,370	1979	8,914	\$307,071	\$132.23	21		\$300,757	\$129.70	97.91

<b>Quick Statistics ( 18 Listings Total )</b>				
	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$250,000	\$385,000	\$309,269	\$297,500
<b>Sold Price</b>	\$238,000	\$367,000	\$300,757	\$290,000
<b>Adj. Sold Price</b>	\$238,000	\$365,354	\$297,586	\$290,000
<b>LP/SF</b>	\$96.65	\$166.17	\$133.68	\$137.69
<b>SP/SF</b>	\$93.43	\$166.17	\$129.70	\$127.43
<b>Adj. SP/SqFt</b>	\$93.43	\$162.20	\$128.22	\$127.43

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