

**Mayra Aponte**  
 mayra.aponte@exprealty.com  
 Ph: 713-449-3535  
 eXp Realty LLC



## Comparative Market Analysis

Prepared By: Mayra Aponte

Listings as of 04/06/20 at 3:37 pm

This search was narrowed to a specific set of Listings. Status is 'Active' Status is 'Sold' Status Contractual Search Date is 04/06/2020 to 04/07/2019 Building SqFt is 800 to 1350 Year Built is 1970 or less Latitude, Longitude is within 1.00 mi of 3113 Indiana St, Baytown, TX 77520, USA Subdivision is like 'East\*\*'

### Rental

#### Active Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
62100505	3229 Wisconsin Street	East Baytown	No	3	2	0	2	1,172	1940	6,750	\$1,350	\$1.15	80
<b># LISTINGS:</b>	<b>1</b>	<b>Medians:</b>		3	2	0	2	1,172	1940	6,750	\$1,350	\$1.15	80
		<b>Minimums:</b>		3	2	0	2	1,172	1940	6,750	\$1,350	\$1.15	80
		<b>Maximums:</b>		3	2	0	2	1,172	1940	6,750	\$1,350	\$1.15	80
		<b>Averages:</b>		3	2	0	2	1,172	1940	6,750	\$1,350	\$1.15	80

#### Sold Properties

MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Lease Price	LsP/SqFt	Ls/LP%
39123082	3101 Illinois Street	East Baytown Add	No	2	1	0	0	888	1930		\$900	\$1.01	31	01/06/20	\$900	\$1.01	100.00
31928068	3206 Indiana Street	East Baytown	No	3	1	0	0	996	1928	5,750	\$995	\$1.00	*24	08/16/19	\$995	\$1.00	100.00
18356281	3226 Illinois Street	East Baytown	No	3	1	0	0	1,077	1928	6,500	\$1,000	\$0.93	138	01/15/20	\$1,000	\$0.93	100.00
<b># LISTINGS:</b>	<b>3</b>	<b>Medians:</b>		3	1	0	0	996	1928	6,125	\$995	\$1.00	31		\$995	\$1.00	100.00
		<b>Minimums:</b>		2	1	0	0	888	1928	5,750	\$900	\$0.93	24		\$900	\$0.93	100.00
		<b>Maximums:</b>		3	1	0	0	1,077	1930	6,500	\$1,000	\$1.01	138		\$1,000	\$1.01	100.00
		<b>Averages:</b>		3	1	0	0	987	1929	6,125	\$965	\$0.98	64		\$965	\$0.98	100.00

### 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%
71657560	3412 Wisconsin Street	East Baytown	No	3	1	0	0	976	1930	5,400	\$55,000	\$56.35	5	11/21/19	\$55,000	\$56.35	100.00
45915519	3207 Indiana Street	East Baytown	No	2	1	0	1	1,312	1930	6,750	\$99,000	\$75.46	*180	03/19/20	\$68,000	\$51.83	68.69
92000405	3130 Indiana Street	East Baytown	No	3	1	0	1	1,292	1928	6,900	\$110,000	\$85.14	152	07/17/19	\$101,000	\$78.17	91.82
41404426	3129 Indiana Street	East Baytown	No	2	1	0	1	1,248	1935	8,100	\$105,000	\$84.13	68	11/26/19	\$105,000	\$84.13	100.00
96187824	3128 Iowa Street	East Baytown Add	No	2	1	0	0	1,156	1930	8,100	\$109,999	\$95.15	*232	11/25/19	\$110,000	\$95.16	100.00
45447035	3108 Indiana Street	East Baytown	No	3	2	0	0	1,183	1928	5,750	\$129,000	\$109.04	40	12/03/19	\$125,000	\$105.66	96.90
57512144	3229 Michigan Street	East Baytown	No	3	2	0	0	1,200	1928	5,600	\$134,500	\$112.08	102	02/25/20	\$134,500	\$112.08	100.00

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.

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Listings as of **04/06/20** at **3:37 pm**

**Single-Family**

<b># LISTINGS:</b>	7	<b>Medians:</b>	3	1	0	0	1,200	1930	6,750	\$109,999	\$85.14	102	\$105,000	\$84.13	100.00
		<b>Minimums:</b>	2	1	0	0	976	1928	5,400	\$55,000	\$56.35	5	\$55,000	\$51.83	68.69
		<b>Maximums:</b>	3	2	0	1	1,312	1935	8,100	\$134,500	\$112.08	232	\$134,500	\$112.08	100.00
		<b>Averages:</b>	3	1	0	0	1,195	1930	6,657	\$106,071	\$88.19	111	\$99,786	\$83.34	93.92

**Quick Statistics ( 11 Listings Total )**

	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$900	\$134,500	\$67,886	\$99,000
<b>Sold Price</b>	\$900	\$134,500	\$70,140	\$84,500
<b>Adj. Sold Price</b>	\$900	\$134,500	\$69,190	\$84,500
<b>LP/SF</b>	\$0.93	\$112.08	\$56.49	\$75.46
<b>SP/SF</b>	\$0.93	\$112.08	\$58.63	\$67.26
<b>Adj. SP/SF</b>	\$0.93	\$112.08	\$57.84	\$67.26

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