

Information is believed to be accurate but is not guaranteed.



77051-1926



Comparative Market Analysis

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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Information is believed to be accurate but is not guaranteed.



Researched and prepared by

Nooreen Jilani

Prepared exclusively for

Nooreen Jilani

Prepared on
January 30, 2025

Subject Property

4562 Teton Street

Houston, Texas

77051-1926



Nooreen Jilani

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Comparative Market Analysis

4562 Teton Street
Houston, 77051

Thursday, January 30, 2025

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold Listings

Address	Price	Beds	Bth F	Bth H	Ttl SqFt	\$/SqFt	Lot SF	Yr Blt	Sold Date
4562 Teton Street							5250		
4609 Redbud Street #A-B	\$340,000	3	2		1,728	\$196.76	5,765	2020	01/03/2025
6747 England Street #A and B	\$415,000	3	2		2,360	\$175.85	5,150	2018	01/16/2025
4131 Mallow Street #A-B	\$466,000	3	2		2,500	\$186.40	6,612	2024	01/10/2025
3833 McKinley Street	\$470,000	3	2		3,240	\$145.06		2022	01/17/2025
5125 Van Fleet Street	\$524,500	3	3		2,598	\$201.89	6,190	2024	01/13/2025
9212 Jutland	\$530,000	3	3		2,594	\$204.32	3,942	2024	01/28/2025
8328 Mariah Street	\$540,000	3	2		3,519	\$153.45	3,850	2024	01/10/2025
8326 Mariah Street	\$540,000	3	2		3,519	\$153.45	3,850	2024	12/31/2024
3845 Seabrook Street	\$570,000	4	6		3,200	\$178.13	5,000	2024	12/30/2024
3606 Du Bois Street	\$625,000	3	2		3,584	\$174.39	4,785	2024	12/27/2024
5502 Pershing Street	\$638,000	6	4		3,618	\$176.34	9,560	2024	01/23/2025
Averages:	\$514,409	3.4	2.7		2,951	\$176.91	5,470		

	Low	Median	Average	High	Count
Comparable Price	\$340,000	\$530,000	\$514,409	\$638,000	11
Adjusted Comparable Price	\$340,000	\$530,000	\$514,409	\$638,000	11

On Average, the 'Sold' status comparable listings sold in 19 days for \$514,409





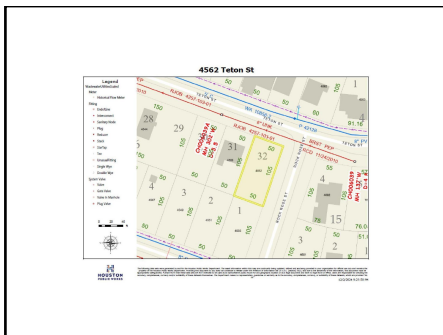
Comparative Market Analysis

4562 Teton Street
Houston, 77051

Thursday, January 30, 2025

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
4562 Teton Street		4609 Redbud Street #A-B		6747 England Street #A and B	
MLS #		17351394		74027461	
DOM	40	8		19	
CDOM	40	120		50	
List Price	\$115,000	\$340,000		\$415,000	
List Date	12/20/2024	12/05/2024		11/27/2024	
Status		Sold		Sold	
Prop Type	Lots	Multi-Family		Multi-Family	
Sub Type		Duplex		Duplex	
Subdivision	East Sunnyside Court Se	East Sunnyside Court Sec 01		Foster Place	
Building SqFt		1,728		2,360	
Lot Size	5250	5,765		5,150	
Beds		3		3	
Baths - Full		2		2	
Baths - Half					
# of Stories		1		1	
Year Built		2020		2018	
Gar # of Spcs					
Garage Desc					
Pool - Private					
Fireplace					
SP/LP %		100.00%		100.00%	
\$/SqFt		\$196.76		\$175.85	
Close Cst Pd		2,500		3,500	
Rep/Allow Pd		0		0	
Sold Price		\$340,000		\$415,000	
Sold Date		01/03/2025		01/16/2025	

Price	\$340,000	\$415,000
Total Adjustments	\$0	\$0
Adjusted Price	\$340,000	\$415,000

Researched and prepared by Nooreen Jilani

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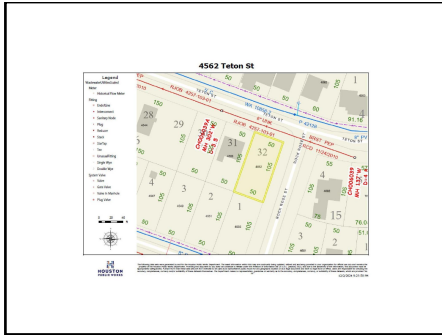
Comparative Market Analysis

4562 Teton Street
Houston, 77051

Thursday, January 30, 2025

CMA Price Adjustments

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<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
4562 Teton Street		3833 McKinley Street		4131 Mallow Street #A-B	
MLS #		98430829		90233508	
DOM	40	12		0	
CDOM	40	209		7	
List Price	\$115,000	\$479,500		\$490,000	
List Date	12/20/2024	12/02/2024		11/01/2024	
Status		Sold		Sold	
Prop Type	Lots	Multi-Family		Multi-Family	
Sub Type		Duplex		Duplex	
Subdivision	East Sunnyside Court Se	Sunnyside Place		Reed Terrace	
Building SqFt		3,240		2,500	
Lot Size	5250			6,612	
Beds		3		3	
Baths - Full		2		2	
Baths - Half					
# of Stories		1		2	
Year Built		2022		2024	
Gar # of Spcs					
Garage Desc					
Pool - Private					
Fireplace					
SP/LP %		98.02%		95.10%	
\$/SqFt		\$145.06		\$186.40	
Close Cst Pd		5,000		390	
Rep/Allow Pd		0		0	
Sold Price		\$470,000		\$466,000	
Sold Date		01/17/2025		01/10/2025	

Price	\$470,000	\$466,000
Total Adjustments	\$0	\$0
Adjusted Price	\$470,000	\$466,000

Researched and prepared by **Nooreen Jilani**

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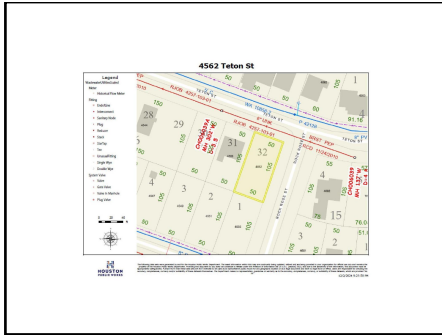
Comparative Market Analysis

4562 Teton Street
Houston, 77051

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CMA Price Adjustments

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<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
4562 Teton Street		5125 Van Fleet Street		9212 Jutland	
MLS #		50060414		84554854	
DOM	40	10		6	
CDOM	40	69		10	
List Price	\$115,000	\$529,900		\$530,000	
List Date	12/20/2024	12/03/2024		12/25/2024	
Status		Sold		Sold	
Prop Type	Lots	Multi-Family		Multi-Family	
Sub Type		Duplex		Duplex	
Subdivision	East Sunnyside Court Se	South Park		Village at Reed Road	
Building SqFt		2,598		2,594	
Lot Size	5250	6,190		3,942	
Beds		3		3	
Baths - Full		3		3	
Baths - Half					
# of Stories		1		2	
Year Built		2024		2024	
Gar # of Spcs					
Garage Desc					
Pool - Private					
Fireplace					
SP/LP %		98.98%		100.00%	
\$/SqFt		\$201.89		\$204.32	
Close Cst Pd		0		11,500	
Rep/Allow Pd		0		0	
Sold Price		\$524,500		\$530,000	
Sold Date		01/13/2025		01/28/2025	

Price	\$524,500	\$530,000
Total Adjustments	\$0	\$0
Adjusted Price	\$524,500	\$530,000

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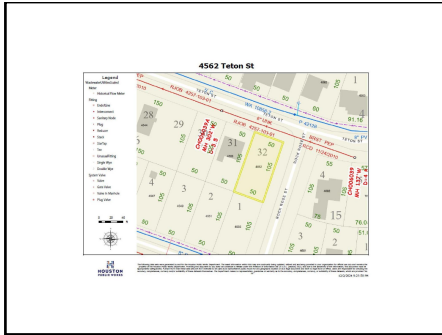
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<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
4562 Teton Street		8328 Mariah Street		8326 Mariah Street	
MLS #		94628240		73116811	
DOM	40	0		0	
CDOM	40	66		58	
List Price	\$115,000	\$555,000		\$555,000	
List Date	12/20/2024	12/19/2024		12/19/2024	
Status		Sold		Sold	
Prop Type	Lots	Multi-Family		Multi-Family	
Sub Type		Multiple Detached Dwellings		Multiple Detached Dwellings	
Subdivision	East Sunnyside Court Se	MARIAH HORIZONS		MARIAH HORIZONS	
Building SqFt		3,519		3,519	
Lot Size	5250	3,850		3,850	
Beds		3		3	
Baths - Full		2		2	
Baths - Half					
# of Stories		2		2	
Year Built		2024		2024	
Gar # of Spcs					
Garage Desc					
Pool - Private					
Fireplace					
SP/LP %		97.30%		97.30%	
\$/SqFt		\$153.45		\$153.45	
Close Cst Pd		0		0	
Rep/Allow Pd		0		0	
Sold Price		\$540,000		\$540,000	
Sold Date		01/10/2025		12/31/2024	

Price	\$540,000	\$540,000
Total Adjustments	\$0	\$0
Adjusted Price	\$540,000	\$540,000

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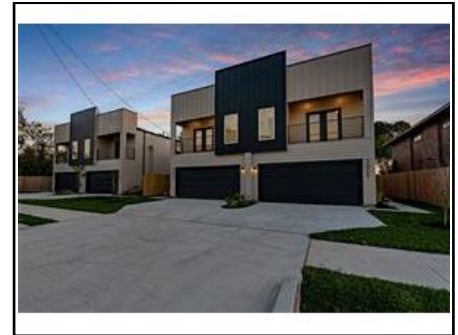
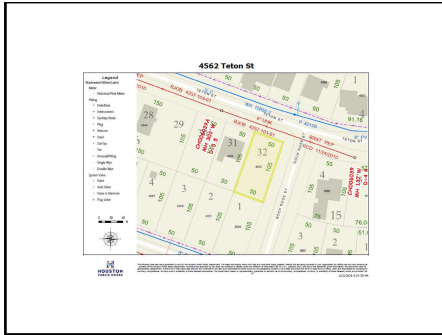
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Houston, 77051

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CMA Price Adjustments

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<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
4562 Teton Street		3845 Seabrook Street		3606 Du Bois Street	
MLS #		81670606		48352594	
DOM	40	11		0	
CDOM	40	58		139	
List Price	\$115,000	\$599,900		\$625,000	
List Date	12/20/2024	12/02/2024		12/02/2024	
Status		Sold		Sold	
Prop Type	Lots	Multi-Family		Multi-Family	
Sub Type		Duplex		Duplex	
Subdivision	East Sunnyside Court Se	South End Sunnyside U/R		Sunnyside Place	
Building SqFt		3,200		3,584	
Lot Size	5250	5,000		4,785	
Beds		4		3	
Baths - Full		6		2	
Baths - Half					
# of Stories		2		2	
Year Built		2024		2024	
Gar # of Spcs					
Garage Desc					
Pool - Private					
Fireplace					
SP/LP %		95.02%		100.00%	
\$/SqFt		\$178.13		\$174.39	
Close Cst Pd		0		16,250	
Rep/Allow Pd		0		0	
Sold Price		\$570,000		\$625,000	
Sold Date		12/30/2024		12/27/2024	

Price	\$570,000	\$625,000
Total Adjustments	\$0	\$0
Adjusted Price	\$570,000	\$625,000

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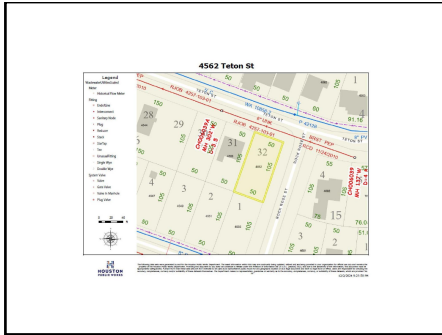
Comparative Market Analysis

4562 Teton Street
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CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>
4562 Teton Street		5502 Pershing Street	
MLS #		85363022	
DOM	40	145	
CDOM	40	145	
List Price	\$115,000	\$638,000	
List Date	12/20/2024	06/22/2024	
Status		Sold	
Prop Type	Lots	Multi-Family	
Sub Type		Duplex	
Subdivision	East Sunnyside Court Se	South Park Sec 04	
Building SqFt		3,618	
Lot Size	5250	9,560	
Beds		6	
Baths - Full		4	
Baths - Half			
# of Stories		2	
Year Built		2024	
Gar # of Spcs			
Garage Desc			
Pool - Private			
Fireplace			
SP/LP %		100.00%	
\$/SqFt		\$176.34	
Close Cst Pd		17,000	
Rep/Allow Pd		0	
Sold Price		\$638,000	
Sold Date		01/23/2025	

Price	\$638,000
Total Adjustments	\$0
Adjusted Price	\$638,000

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Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$340,000 and \$638,000

Selling Price between \$340,000 and \$638,000

3 to 6 Bedrooms

2 to 6 Full Bathrooms

1,728 to 3,618 Square Feet

\$147.99 to \$204.32 per Square Foot

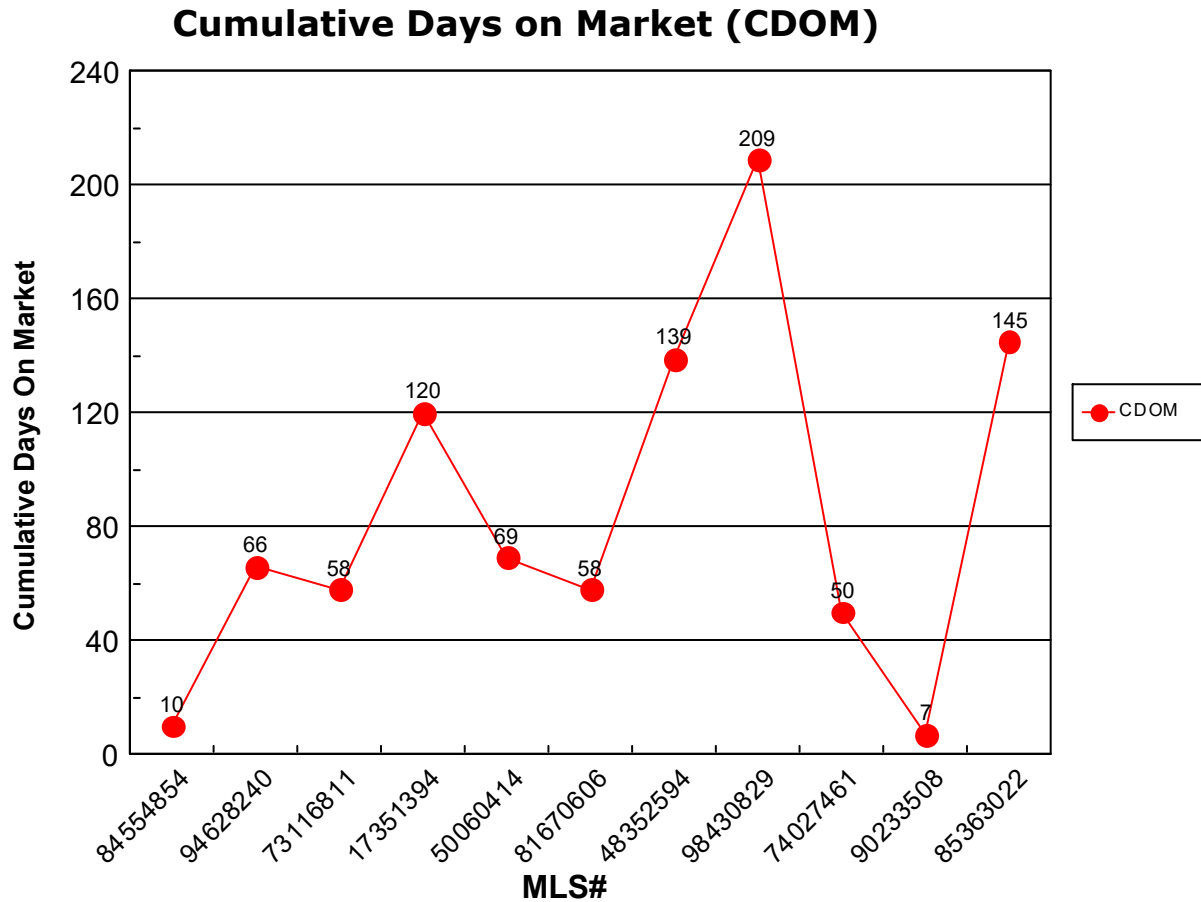
\$145.06 to \$204.32 per Sold Square Foot





Cumulative Days on Market Chart

This graph illustrates the number of cumulative days on market for the listings in this analysis. This graph





Comparative Market Analysis

4562 Teton Street
Houston, 77051

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List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.





Comparative Market Analysis

4562 Teton Street
Houston, 77051

Thursday, January 30, 2025

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis

Status: Sold

MLS#	Stat Date	Address	Class	SqFt Tot	Beds	Bth	L/S Price	DOM
17351394	01/03/2025	4609 Redbud Street #A-B	Multi-Family	1,728	3		\$340,000	8
74027461	01/16/2025	6747 England Street #A and B	Multi-Family	2,360	3		\$415,000	19
90233508	01/10/2025	4131 Mallow Street #A-B	Multi-Family	2,500	3		\$466,000	0
98430829	01/17/2025	3833 McKinley Street	Multi-Family	3,240	3		\$470,000	12
50060414	01/13/2025	5125 Van Fleet Street	Multi-Family	2,598	3		\$524,500	10
84554854	01/28/2025	9212 Jutland	Multi-Family	2,594	3		\$530,000	6
94628240	01/10/2025	8328 Mariah Street	Multi-Family	3,519	3		\$540,000	0
73116811	12/31/2024	8326 Mariah Street	Multi-Family	3,519	3		\$540,000	0
81670606	12/30/2024	3845 Seabrook Street	Multi-Family	3,200	4		\$570,000	11
48352594	12/27/2024	3606 Du Bois Street	Multi-Family	3,584	3		\$625,000	0
85363022	01/23/2025	5502 Pershing Street	Multi-Family	3,618	6		\$638,000	145
Averages:				2,951	3		\$514,409	19

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Sold	11	\$514,409	\$175.25	\$530,000	\$340,000	\$638,000	19
Total	11	\$514,409	\$175.25	\$530,000	\$340,000	\$638,000	19





Comparative Market Analysis

4562 Teton Street
Houston, 77051

Thursday, January 30, 2025

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

4609 Redbud Street #A-B



MLS #: 17351394 **Status:** S
Subdivision: East Sunnyside Court Sec 01
Prop Type: Multi-Family
Dwelling:

Beds: 3 **L Price:** \$340,000
Baths: 2/ **S Price:** \$340,000
Ttl SqFt 1,728 **S Date:** 1/3/2025

Rmks: Looking for an investment property with instant revenue? This duplex, built in 2020, is situated in a prime location less than 6 miles from the Texas Medical Center, Houston Zoo, and Houston Museums. Each unit offers 872 square feet and features 3 bedrooms, 2 bathrooms, a spacious living room, and an open-concept kitchen and dining area. Highlights include granite countertops, recessed lighting, modern-style bathrooms, and private backyards for each unit. The property is equipped with separate electrical and water meters. One unit is currently leased, providing the buyer with immediate income potential.

6747 England Street #A and B



MLS #: 74027461 **Status:** S
Subdivision: Foster Place
Prop Type: Multi-Family
Dwelling:

Beds: 3 **L Price:** \$415,000
Baths: 2/ **S Price:** \$415,000
Ttl SqFt 2,360 **S Date:** 1/16/2025

Rmks: Spacious duplex in South Union, a rapidly growing neighborhood minutes from the Medical Center, Museum District, and Downtown. Conveniently located near major freeways for easy city access, this property is ideal for healthcare workers and urban professionals. Each unit features 3-bedroom, 2-bath and spans 1,180 sq. ft., featuring 9-ft ceilings and an open floor plan for a bright and craftsman style feel. The oversized backyard is a rare urban find, perfect for entertaining, gardening, or relaxing. Enjoy the best of comfort, space, and convenience in this vibrant, up-and-coming area!

4131 Mallow Street #A-B



MLS #: 90233508 **Status:** S
Subdivision: Reed Terrace
Prop Type: Multi-Family
Dwelling:

Beds: 3 **L Price:** \$490,000
Baths: 2/ **S Price:** \$466,000
Ttl SqFt 2,500 **S Date:** 1/10/2025

Rmks: This stunning 2-story duplex is currently under construction and anticipated to be completed in October 2024. Enjoy the peace of mind and pride of ownership that comes with a brand new home. Featuring modern design and high-quality finishes, each unit offers spacious living areas, private bedrooms, and contemporary kitchens. Don't miss this opportunity to be one of the first to call this new duplex home.





Comparative Market Analysis

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CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

3833 McKinley Street



MLS #:	98430829	Status:	S	Beds:	3	L Price:	\$479,500
Subdivision:	Sunnyside Place	Baths:	2/	S Price:	\$470,000		
Prop Type:	Multi-Family	Ttl SqFt	3,240	S Date:	1/17/2025		
Dwelling:							

Rmks: GREAT DUPLEX INVESTMENT OPPORTUNITY! One side tenant occupied. Live in one side and rent the other. Or AirBNB one side as it is already beautifully furnished. Fenced and gated. Minutes from Downtown Houston. Minutes from the Medical Center. Recent build, with open roomy living concept. Quartz countertops throughout the home. Each unit has three bedrooms and two bathrooms, a open concept living area. Centrally located to University of Houston, Medical Center, and Downtown Houston, with easy access to both daytime and nighttime activities. The location of this duplex allows easy access to most major highways.

5125 Van Fleet Street



MLS #:	50060414	Status:	S	Beds:	3	L Price:	\$529,900
Subdivision:	South Park	Baths:	3/	S Price:	\$524,500		
Prop Type:	Multi-Family	Ttl SqFt	2,598	S Date:	1/13/2025		
Dwelling:							

Rmks: FREE UPGRADE NEW AUTOMATIC GATES INSTALLED AS OF DEC 2ND! The powerhouse duo Nima Homes & Brick and Stone are pleased to present their newest South Park duplex. This rapidly growing community is mere minutes from the Medical Center, Museum District, and Downtown, making it a prime rental location for busy professionals. Combining a convenient location, modern finishes, and an open floorplan, this property fosters an easier-than-ever entry into real estate investment. With this warm and welcoming aesthetic, you may just want to live in one unit and rent out the other, allowing you to cashflow your mortgage while enjoying the small details that this duo is known for. Each 1,300 sqft unit features 3 bedrooms, 3 full bathrooms, and a private backyard. Situated on a prime corner lot, enjoy a beautiful front yard view through the huge living room windows, making this property feel like a true home.





Comparative Market Analysis

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CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

9212 Jutland



MLS #:	84554854	Status:	S	Beds:	3	L Price:	\$530,000
Subdivision:	Village at Reed Road	Baths:	3/	S Price:	\$530,000		
Prop Type:	Multi-Family	Ttl SqFt	2,594	S Date:	1/28/2025		
Dwelling:							

Rmks: Brand new construction just finished. This duplex offers versatile living options for both residents and investors. Each unit features 3 bedrooms and 3 full bathrooms, with convenient first-floor washer and dryer hook ups. The open floor plan is perfect for gatherings and quality family time. Highlights include LVM flooring, Quartz Countertops, and stylish Black Hardware throughout.

8328 Mariah Street



MLS #:	94628240	Status:	S	Beds:	3	L Price:	\$555,000
Subdivision:	MARIAH HORIZONS	Baths:	2/	S Price:	\$540,000		
Prop Type:	Multi-Family	Ttl SqFt	3,519	S Date:	1/10/2025		
Dwelling:							

Rmks: **Stylish, Staged, and Ready for You – Modern Duplexes for Sale!**

Step into modern living with these *beautifully designed duplexes*, perfectly located for convenient access to every part of the city. Each unit features:

- **3 Bedrooms, 2.5 Baths** – Open and airy layout for ultimate comfort
- **Currently Staged** – See yourself living in these thoughtfully crafted spaces
- **Separate Backyards** – Enjoy privacy and space for outdoor activities
- **Spacious Covered Back Patio** – Perfect for relaxing or entertaining
- **Impressive 10-Foot Ceilings** – Adding elegance and a sense of openness
- **Ample Cabinet Storage** – Stylish and functional
- **Luxury Waterproof Vinyl Flooring Throughout** – Durable, low-maintenance, and 100% carpet-free

These duplexes are the perfect combination of contemporary design, comfort, and low-maintenance living. Don't wait—schedule your tour today and make one of these exceptional homes your own!





Comparative Market Analysis

4562 Teton Street
Houston, 77051

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CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

8326 Mariah Street



MLS #:	73116811	Status:	S	Beds:	3	L Price:	\$555,000
Subdivision:	MARIAH HORIZONS	Baths:	2/	S Price:	\$540,000		
Prop Type:	Multi-Family	Ttl SqFt	3,519	S Date:	12/31/2024		
Dwelling:							

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Step into modern living with these *beautifully designed duplexes*, perfectly located for convenient access to every part of the city. Each unit features:

****3 Bedrooms, 2.5 Baths**** – Open and airy layout for ultimate comfort

****Currently Staged**** – See yourself living in these thoughtfully crafted spaces

****Separate Backyards**** – Enjoy privacy and space for outdoor activities

****Spacious Covered Back Patio**** – Perfect for relaxing or entertaining

****Impressive 10-Foot Ceilings**** – Adding elegance and a sense of openness

****Ample Cabinet Storage**** – Stylish and functional

****Luxury Waterproof Vinyl Flooring Throughout**** – Durable, low-maintenance, and 100% carpet-free

These duplexes are the perfect combination of contemporary design, comfort, and low-maintenance living. Don't wait—schedule your tour today and make one of these exceptional homes your own!

3845 Seabrook Street



MLS #:	81670606	Status:	S	Beds:	4	L Price:	\$599,900
Subdivision:	South End Sunnyside U/R	Baths:	6/	S Price:	\$570,000		
Prop Type:	Multi-Family	Ttl SqFt	3,200	S Date:	12/30/2024		
Dwelling:							

Rmks: *Completed December 2024* The height of multi-family opulence awaits you. Introducing an all new 4 bed/2.5 bath (each side) duplex with individual garages. This one of a kind inner-loop investment property is perfect for investors and is filled with quality finishes and upgrades. Location is key. Situated in the University Area, this property is conveniently located minutes from the Med Center, downtown, museum district and has easy access to all major freeways. This expansive open concept design comes equipped with all modern touches including but not limited to luxury vinyl flooring, quartz countertops, and stainless steel appliances. Perfect for primary residence or to purchase as an investment property to house hack by living on one side and renting out the other. Would also be an ideal long/short term and/or AirBnb rental. No HOA. No flood zone. Call for more info. *Colors/fixtures may vary.





Comparative Market Analysis

4562 Teton Street
Houston, 77051

Thursday, January 30, 2025

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

3606 Du Bois Street



MLS #:	48352594	Status:	S	Beds:	3	L Price:	\$625,000
Subdivision:	Sunnyside Place	Baths:	2/	S Price:	\$625,000		
Prop Type:	Multi-Family	Ttl SqFt	3,584	S Date:	12/27/2024		
Dwelling:							

Rmks: Nestled in Sunnyside Place, this modern duplex exemplifies contemporary living with its sleek design and upscale finishes. Each unit boasts three bedrooms and two and a half bathrooms. Upon entering, guests are greeted by an expansive open-concept living area adorned with Level 3 quartz countertops with a striking waterfall island. The kitchen is equipped with state-of-the-art stainless steel appliances, complemented by matte black hardware, fixtures & under cabinet lighting. There is no carpet! Natural light pours through large windows as well as upgraded recessed lighting throughout the home. Investors, make this your next income-producing property. Or move into one unit & lease out the second unit to begin your real estate portfolio! Contact us today for preferred lending information & specials.

5502 Pershing Street



MLS #:	85363022	Status:	S	Beds:	6	L Price:	\$638,000
Subdivision:	South Park Sec 04	Baths:	4/	S Price:	\$638,000		
Prop Type:	Multi-Family	Ttl SqFt	3,618	S Date:	1/23/2025		
Dwelling:							

Rmks: Discover a modern haven in this soon-to-be-completed (est. October 2024) LUXURY 2-story duplex, offering sophistication, comfort, and convenience less than 5 miles from the Texas Medical Center/University of Houston, 10 - 18 minutes from World class Galleria, Midtown and Downtown Houston.

The contemporary duplex features two units with a PRIVATE GATED driveway, each with a two-car garage, and fenced backyard. The open-concept design includes a kitchen with porcelain countertops and a deep basin sink, leading to a living room ideal for socializing. Upstairs, find three bedrooms, two full bathrooms, and a utility room. The primary en-suite boasts a private balcony, freestanding tub, glass shower, double sinks, and TWO walk-in closets. NO Carpet in the House. Perfect for investment or dual living, schedule an appointment today!





Comparative Market Analysis

4562 Teton Street
Houston, 77051

Thursday, January 30, 2025

CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

Total # of Listings	11
Lowest Price	\$340,000
Highest Price	\$638,000
Average Price	\$514,409
Avg. Price/SqFt	\$175.25
Avg DOM	19





Comparative Market Analysis

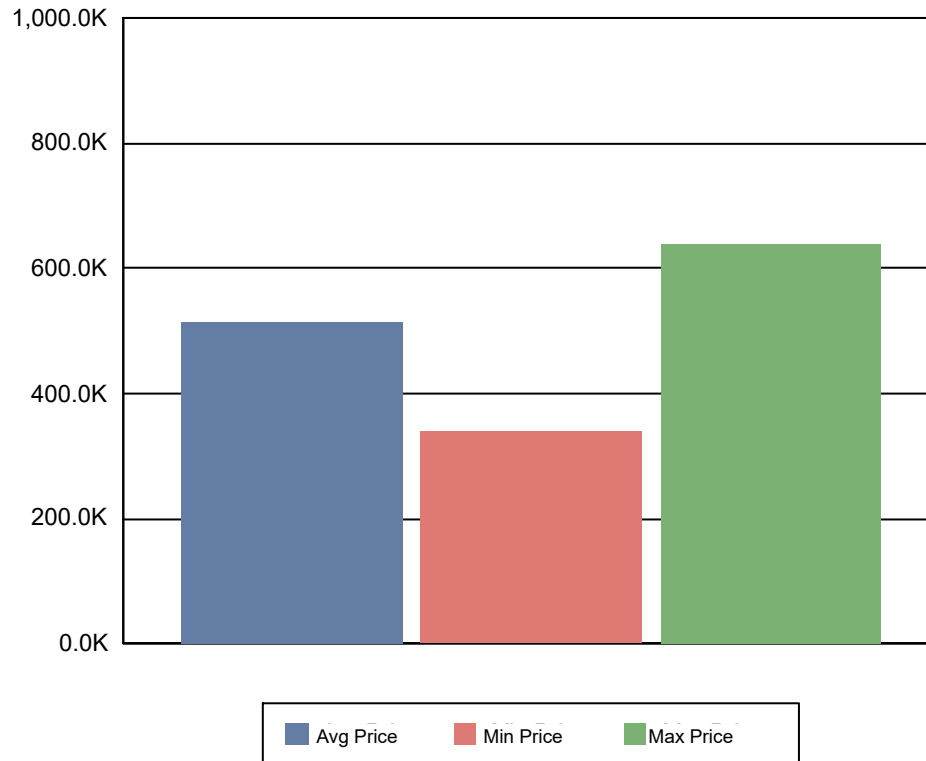
4562 Teton Street
Houston, 77051

Thursday, January 30, 2025

CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Sold	\$340,000	\$638,000	\$514,409	\$175.25
Totals/Averages	\$340,000	\$638,000	\$514,409	\$175.25

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/SqFt
4609 Redbud Street #A-B	\$340,000	\$340,000	8	100.00%	\$195.31
6747 England Street #A and B	\$415,000	\$415,000	19	100.00%	\$174.36
4131 Mallow Street #A-B	\$490,000	\$466,000	0	95.10%	\$186.24
3833 McKinley Street	\$479,500	\$470,000	12	98.02%	\$143.52
5125 Van Fleet Street	\$529,900	\$524,500	10	98.98%	\$201.89
9212 Jutland	\$530,000	\$530,000	6	100.00%	\$199.88
8328 Mariah Street	\$555,000	\$540,000	0	97.30%	\$153.45
8326 Mariah Street	\$555,000	\$540,000	0	97.30%	\$153.45
3845 Seabrook Street	\$599,900	\$570,000	11	95.02%	\$178.12
3606 Du Bois Street	\$625,000	\$625,000	0	100.00%	\$169.85
5502 Pershing Street	\$638,000	\$638,000	145	100.00%	\$171.64





Comparative Market Analysis

4562 Teton Street
Houston, 77051

Thursday, January 30, 2025

CMA Pro Report

These pages give a general overview of the selected properties.

Total Averages	\$523,391	\$514,409	85	98.34%	\$175.25
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Property Summary

S	Street Address	Bds	Bth	SqFt	L Price	S Price	Sold Date	DOM
Sold								
S	4609 Redbud Street #A-B	3	2/	1,728	\$340,000	\$340,000	01/03/2025	8
S	6747 England Street #A and	3	2/	2,360	\$415,000	\$415,000	01/16/2025	19
S	4131 Mallow Street #A-B	3	2/	2,500	\$490,000	\$466,000	01/10/2025	0
S	3833 McKinley Street	3	2/	3,240	\$479,500	\$470,000	01/17/2025	12
S	5125 Van Fleet Street	3	3/	2,598	\$529,900	\$524,500	01/13/2025	10
S	9212 Jutland	3	3/	2,594	\$530,000	\$530,000	01/28/2025	6
S	8328 Mariah Street	3	2/	3,519	\$555,000	\$540,000	01/10/2025	0
S	8326 Mariah Street	3	2/	3,519	\$555,000	\$540,000	12/31/2024	0
S	3845 Seabrook Street	4	6/	3,200	\$599,900	\$570,000	12/30/2024	11
S	3606 Du Bois Street	3	2/	3,584	\$625,000	\$625,000	12/27/2024	0
S	5502 Pershing Street	6	4/	3,618	\$638,000	\$638,000	01/23/2025	145





Pricing Recommendation

General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Market Statistics...

Sell Price Statistics

Average Price: \$514,400
High Price: \$638,000
Median Price: \$530,000
Low Price: \$340,000

Sell Price Per Sq. Ft Statistics

Average Price/Sq Ft: \$176.91
High Price/Sq Ft: \$204.32
Median Price/Sq Ft: \$176.34
Low Price/Sq Ft: \$145.06

Figures are based on selling price after adjustments and rounded to the nearest \$100.

Summary...

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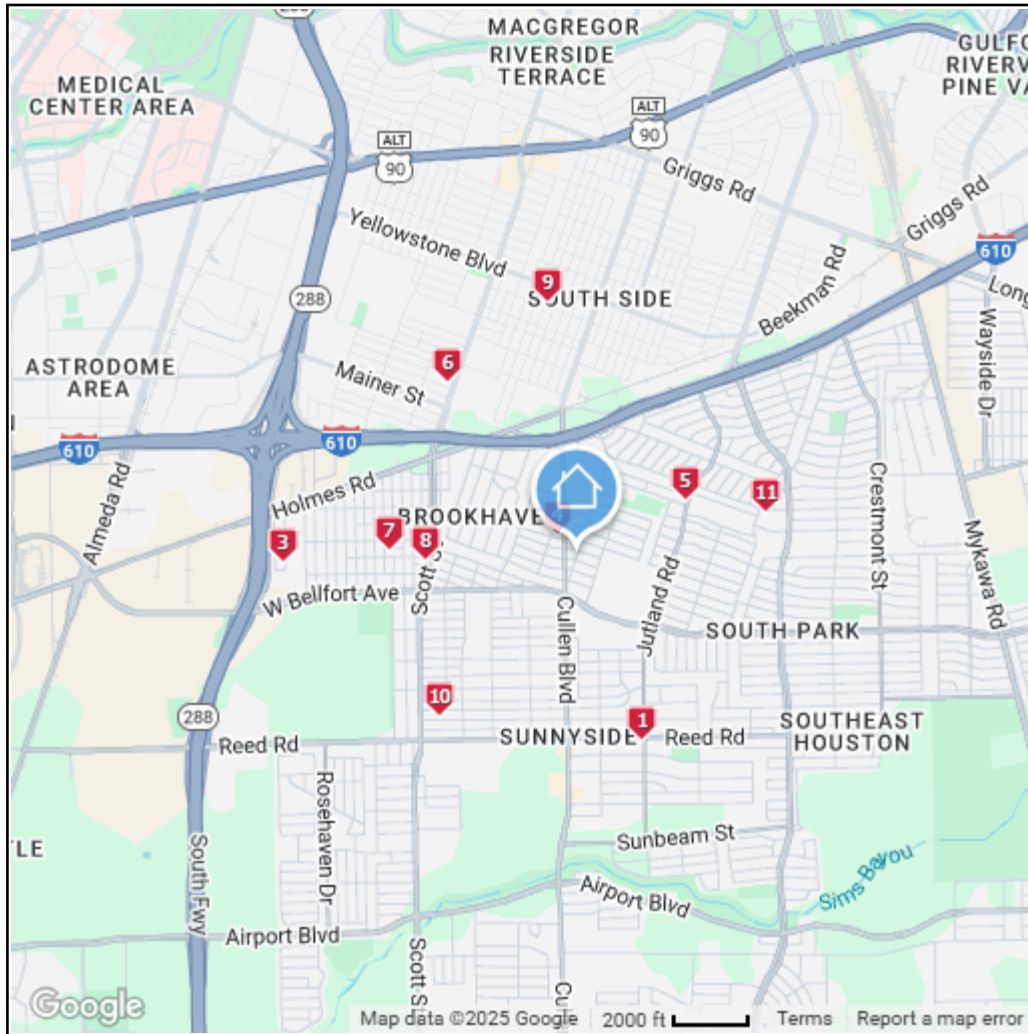
Comparative Market Analysis

4562 Teton Street
Houston, 77051

Thursday, January 30, 2025

CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 4562 Teton Street
- 1 9212 Jutland
 - 2 8328 Mariah ST
 - 3 8326 Mariah ST
 - 4 4609 Redbud ST #A-B
 - 5 5125 Van Fleet ST
 - 6 3845 Seabrook ST
 - 7 3606 Du Bois ST
 - 8 3833 McKinley ST
 - 9 6747 England ST #A and B
 - 10 4131 Mallow ST #A-B
 - 11 5502 Pershing ST





Market Analysis Explanation

This is an explanation and overview of this market analysis.

This Comparative Market Analysis will help to determine the correct selling price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

This market analysis is divided into three categories:

1. Comparable homes that are currently for sale
2. Comparable homes that were recently sold
3. Comparable homes that failed to sell

Looking at similar homes that are currently offered for sale, we can assess the alternatives that a serious buyer has from which to choose. We can also be sure that we are not under pricing your home.

Looking at similar homes that were sold in the past few months, we can see a clear picture of how the market has valued homes that are comparable to yours. Banks and other lending institutions also analyze these sales to determine how much they can lend to qualified buyers.

Looking at similar homes that failed to sell, we can avoid pricing at a level that would not attract buyers.

This Comparative Market Analysis has been carefully prepared for you, analyzing homes similar to yours. The aim of this market analysis is to achieve the maximum selling price for your home, while being able to sell your home within a relatively short period of time.

