

# FULBROOK AUGUST RESULTS

## Active Properties

MLS #	Address	Subdivision	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
10268130	5011 Harris Woods Trace	Fulbrook	5,757	2007	79,715	\$1,700,000	\$295.29	79
13386347	4511 Upper Oxbow Trace	Fulbrook	6,003	2006	96,703	\$2,400,000	\$399.80	*198

## Pending Properties

MLS #	Address	Subdivision	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
77738104	5511 Fulbrook Road	Fulbrook Sec 2-B	5,675	2022	83,533	\$2,800,000	\$493.39	45

## Sold Properties

MLS #	Address	Subdivision	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%
83520953	4827 Bessies Creek Trace	Fulbrook	3,035	2002	51,401	\$844,500	\$278.25	7	08/09/22	\$844,500	\$278.25	100.00
14794882	31719 Churchill Field Lane	Fulbrook	4,451	2003	67,082	\$1,385,000	\$311.17	8	08/11/22	\$1,380,000	\$310.04	99.64

### Comparative Market Analysis

Prepared By: Michael Roller

Listings as of 09/01/22 at 11:18 am

Quick Statistics ( 5 Listings Total )				
	Min	Max	Average	Median
<b>List Price</b>	\$844,500	\$2,800,000	\$1,825.900	\$1,700,000
<b>Sold Price</b>	\$844,500	\$1,380,000	\$1,112,250	\$1,112,250
<b>Adj. Sold Price</b>	\$843,000	\$1,380,000	\$1,111,500	\$1,111,500
<b>LP/SF</b>	\$278.25	\$493.39	\$355.58	\$311.17
<b>SP/SF</b>	\$278.25	\$310.04	\$294.15	\$294.15
<b>Adj. SP/SqFt</b>	\$277.76	\$310.04	\$293.90	\$293.90

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.