

**Jordan Schilleci**  
 fresh approach. old fashioned customer service.  
 jordan@byjoandco.com  
 Ph: 832-493-6685  
 Jo & Co. Realty Group



Property Type is 'Single-Family' Status is 'Sold' Status Contractual Search Date is 01/22/2022 to 12/20/2021 DOM is 0 to 7 Master Planned Community is 'The Woodlands'

# Market Analysis Summary | Single-Family

Listings as of 2/25/2022 at 2/25/2022 8:31:17PM, Page 1 of 5

#	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%	
<b>Listings: Sold</b>																			
1	86501546	128 N Deerfoot Circle	WdlnDs Village Grogans MI 28	No	3	2	0	2	1,578	1982	6,126	\$215,000	\$136.25	2	01/14/22	\$221,000	\$140.05	102.79	
2	11711216	33 S Waxberry Rd Road	Woodlands Village Panther Creek	No	3	2	0	2	1,462	1979	8,202	\$225,000	\$153.90	7	01/12/22	\$225,000	\$153.90	100.00	
3	34127674	169 W Woodstock Circle Drive	WdlnDs Village Panther Ck 02	No	4	2	1	2	1,757	1981	7,350	\$230,000	\$130.90	4	12/27/21	\$235,000	\$133.75	102.17	
4	24227217	83 N Rushwing Circle	WdlnDs Village Indian Sprg 01	No	2	2	0	1	1,115	1986	6,930	\$250,000	\$224.22	5	12/20/21	\$258,000	\$231.39	103.20	
5	15324777	59 N Country Gate Circle	WdlnDs Windsor Hills 03	No	2	2	0	2	1,722	2002	5,750	\$275,000	\$159.70	2	01/13/22	\$280,000	\$162.60	101.82	
6	25752465	210 W Lilac Ridge Place	WdlnDs Windsor Hills 03	No	3	2	0	2	1,765	1999	6,887	\$285,000	\$161.47	1	12/30/21	\$285,000	\$161.47	100.00	
7	93027859	146 N Vesper Bend Circle	WdlnDs Village Sterling Ridg	No	3	2	0	2	1,665	2004	6,595	\$285,000	\$171.17	3	01/21/22	\$289,500	\$173.87	101.58	
8	63440566	6 Bowie Bend Court	WdlnDs Harpers Lnd College Park	No	3	2	0	2	1,531	2000	7,006	\$285,000	\$186.15	5	12/21/21	\$295,000	\$192.68	103.51	
9	7943794	118 N Heritage Mill Circle	The Woodlands Creekside Park West 04	No	3	2	0	2	1,604	2012	5,974	\$285,000	\$177.68	3	01/10/22	\$300,000	\$187.03	105.26	
10	5198809	38 N Pathfinders Circle	THE WOODLANDS COCHRANS CROSSING	No	3	2	1	2	2,152	1983	7,715	\$309,900	\$144.01	5	01/14/22	\$309,900	\$144.01	100.00	
11	69072942	983 N Red Cedar Circle	WdlnDs Village Grogans MI 21	No	3	2	0	2	1,712	1978	9,011	\$274,500	\$160.34	2	01/10/22	\$310,000	\$181.07	112.93	
12	76658224	43 Bayou Springs Court	WdlnDs Village Alden Br 24	No	3	2	0	2	1,573	1996	6,877	\$325,000	\$206.61	3	12/27/21	\$331,000	\$210.43	101.85	
13	51858966	34 W Stony Bridge Court	WdlnDs Village Cochrans Cr 10	No	3	2	0	2	1,849	1988	7,000	\$320,000	\$173.07	5	12/30/21	\$340,000	\$183.88	106.25	

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14	16525407	6 Painted Canyon Place	WdlnDs Village Indian Sprg 08	No	3	2	0	2	1,848	1996	10,802	\$341,880	\$185.00	4	01/12/22	\$343,000	\$185.61	100.33
15	10995339	239 Fairwind Trail Court	WdlnDs Harpers Lnd College Park	No	4	2	0	2	1,975	2005	9,284	\$330,000	\$167.09	2	12/22/21	\$345,000	\$174.68	104.55
16	12516056	2 Valleybrook Place	The Woodlands	No	4	2	1	2	2,306	1999	9,311	\$335,000	\$145.27	3	12/31/21	\$346,250	\$150.15	103.36
17	78691110	27 S Misty Canyon Place	WdlnDs Harpers Lnd College Park	No	4	2	0	2	2,178	2004	7,757	\$320,000	\$146.92	3	01/14/22	\$350,000	\$160.70	109.38
18	84202717	2 Garden Lodge Place	WdlnDs Village Sterling Ridge 51	No	3	2	0	2	1,783	2006	6,976	\$338,000	\$189.57	6	01/10/22	\$353,500	\$198.26	104.59
19	34342163	78 E Heritage Mill Circle	The Woodlands Creekside Park West	No	4	2	1	2	2,650	2010	7,145	\$350,000	\$132.08	0	01/06/22	\$360,000	\$135.85	102.86
20	26728127	10 Whisper Lane	The Woodlands Grogans Mill	No	3	2	1	2	2,208	1980	4,800	\$360,000	\$163.04	*26	12/28/21	\$365,000	\$165.31	101.39
21	25113914	234 Hearthshire Circle	WdlnDs Village Sterling Ridge	No	3	3	0	2	2,191	2013	7,231	\$365,000	\$166.59	4	12/30/21	\$380,000	\$173.44	104.11
22	44886822	75 N Flickering Sun Circle	The Woodlands Alden Bridge	No	4	2	1	2	2,295	2003	5,755	\$395,000	\$172.11	3	12/27/21	\$383,700	\$167.19	97.14
23	88656798	78 Rockridge Drive	WDLNDS VIL INDIAN SPRG 01	No	4	2	1	2	2,112	1987	6,930	\$375,000	\$177.56	2	12/20/21	\$390,000	\$184.66	104.00
24	29166319	10809 Colony Wood Place	WdlnDs Village Grogans MI 02	No	4	2	1	2	2,178	1976	11,796	\$424,990	\$195.13	*87	01/21/22	\$424,900	\$195.09	99.98
25	78692509	86 S Rocky Point Circle	The Woodlands Creekside Park 05	No	5	3	1	2	2,754	2009	7,787	\$435,000	\$157.95	3	12/20/21	\$445,000	\$161.58	102.30
26	97806712	215 Wisteria Walk Circle	WdlnDs Village Cochrans Cr 37	No	5	3	0	2	2,826	1997	7,479	\$487,000	\$172.33	6	01/07/22	\$480,000	\$169.85	98.56
27	16656125	4 Alamito Canyon Place	Woodlands Village Sterling Ridge	No	4	3	1	3	3,185	2019	8,385	\$515,000	\$161.70	5	12/29/21	\$516,000	\$162.01	100.19

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28	76110304	23 Shire Glen Place	Wdlns Village Sterling Ridge 99	Yes	4	3	1	3	3,326	2012	11,348	\$535,000	\$160.85	5	12/28/21	\$535,000	\$160.85	100.00
29	89928223	90 Hamlin Lake Drive	The Woodlands Creekside Park West 09	No	4	3	1	2	3,138	2014	7,938	\$550,000	\$175.27	6	12/23/21	\$540,000	\$172.08	98.18
30	98703284	122 E Placid Hill Circle	Wdlns Village Cochrans Cr 07	Yes	4	3	1	2	2,655	1986	9,500	\$535,000	\$201.51	3	01/05/22	\$540,000	\$203.39	100.93
31	46947150	58 Canoe Bend Drive	The Woodlands Creekside Park 24	No	4	3	1	2	3,109	2011	7,386	\$549,000	\$176.58	4	12/31/21	\$550,000	\$176.91	100.18
32	89625977	27 Thistlewood Place	Wdlns Village Cochrans Cr 04	Yes	4	3	1	2	2,866	1988	11,216	\$525,000	\$183.18	4	12/30/21	\$552,500	\$192.78	105.24
33	67374226	50 S Downy Willow Circle	Wdlns Village Alden Br	Yes	4	3	1	3	2,720	1999	9,558	\$475,000	\$174.63	2	12/30/21	\$571,000	\$209.93	120.21
34	55089349	15 Kittatinny Place	The Woodlands Creekside Park 03	No	5	3	1	2	3,686	2007	9,125	\$590,000	\$160.07	3	12/22/21	\$585,000	\$158.71	99.15
35	77759237	14 Laurelhurst Circle	Wdlns Village Alden Br 45	No	4	3	0	2	2,979	1998	10,000	\$585,000	\$196.37	5	12/31/21	\$585,000	\$196.37	100.00
36	13503410	3 Acorn Cluster Court	Wdlns Village Panther Ck 35	No	3	2	0	2	2,660	1993	13,832	\$609,000	\$228.95	4	01/07/22	\$625,000	\$234.96	102.63
37	35265058	39 WaterTree Court	Wdlns Village Grogans MI 44	Yes	5	3	1	3	3,500	1986	15,338	\$669,000	\$191.14	7	12/20/21	\$669,000	\$191.14	100.00
38	6141849	70 W Mirror Ridge Circle	The Woodlands	Yes	5	5	1	3	3,771	2000	11,339	\$692,500	\$183.64	*11	12/29/21	\$675,000	\$179.00	97.47
39	37821703	70 Wooded Park Place	Wdlns Eastgate At East Shore	No	3	3	1	2	2,480	2013	2,573	\$719,900	\$290.28	*11	01/21/22	\$680,000	\$274.19	94.46
40	85056296	139 N Concord Valley Circle	Wdlns Village Sterling Ridge 25	Yes	4	3	1	3	3,406	2004	17,133	\$699,000	\$205.23	4	12/31/21	\$695,000	\$204.05	99.43
41	427925	39 S Almondell Way	Wdlns Village Sterling Ridge 98	Yes	6	5	1	3	4,801	2009	9,968	\$735,000	\$153.09	*66	01/12/22	\$715,000	\$148.93	97.28

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42	18697272	94 Frosted Pond Place	Wdlns Village Indian Sprg 13	Yes	4	3	1	2	3,708	1997	10,962	\$690,000	\$186.08	2	01/04/22	\$718,000	\$193.64	104.06
43	44749378	43 Carriage Pines Court	Wdlns Village Panther Ck	No	4	3	1	3	3,530	1994	10,530	\$698,900	\$197.99	5	12/21/21	\$735,000	\$208.22	105.17
44	30860676	71 Winsome Path	The Woodlands Sterling Ridge	Yes	4	3	1	3	3,905	2006	11,231	\$725,000	\$185.66	7	01/20/22	\$740,000	\$189.50	102.07
45	96695145	43 N Lakemist Harbour Place	Wdlns Village Panther Ck 38	Yes	4	4	0	2	4,075	1996	9,196	\$794,000	\$194.85	5	01/14/22	\$794,000	\$194.85	100.00
46	75591213	2 Black Cormorant Place	Lakeside Cove	No	3	3	1	2	3,607	2015	4,657	\$795,000	\$220.40	4	01/06/22	\$800,000	\$221.79	100.63
47	37950817	114 Gateway Park Place	Wdlns Eastgate At East Shore	No	3	3	1	2	2,829	2012	2,270	\$825,000	\$291.62	0	01/14/22	\$839,000	\$296.57	101.70
48	6523471	322 S Silvershire Circle	Wdlns Village Cochrans Cr 43	Yes	4	3	2	3	3,800	1997	10,875	\$839,900	\$221.03	2	01/06/22	\$850,000	\$223.68	101.20
49	36955777	6 Heather Bank Place	Wdlns Village Sterling Ridge 06	Yes	5	4	1	2	4,210	2004	11,766	\$800,000	\$190.02	4	12/22/21	\$851,000	\$202.14	106.38
50	94294014	318 S Silvershire Circle	WOODLANDS VILLAGE COCHRANS CROSSING	Yes	4	3	2	3	4,009	1997	11,175	\$899,900	\$224.47	3	12/30/21	\$862,400	\$215.12	95.83
51	60949174	18 Freestone Stream Place	The Woodlands Creekside Park	Yes	5	4	1	3	4,815	2011	11,891	\$880,000	\$182.76	6	12/20/21	\$908,000	\$188.58	103.18
52	67466526	42 Jaden Oaks Place	Woodlands Creekside Park West Se	No	5	5	1	3	4,511	2017	11,585	\$890,000	\$197.30	6	12/30/21	\$910,000	\$201.73	102.25
53	86750226	11 E Majestic Woods Place	Wdlns Village Sterling Ridge 17	Yes	5	5	1	3	4,851	2003	13,533	\$1,050,000	\$216.45	2	12/20/21	\$1,050,000	\$216.45	100.00
54	60124112	66 N Turtle Rock Court	Wdlns Village Panther Ck 32	Yes	4	4	1	4	5,432	1991	21,536	\$1,450,000	\$266.94	6	01/21/22	\$1,440,000	\$265.10	99.31

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			Min		2	2	0	1	1,115	1976	2,270	\$215,000	\$130.90	0		\$221,000	\$133.75	94.46
			Max		6	5	2	4	5,432	2019	21,536	\$1,450,000	\$291.62	87		\$1,440,000	\$296.57	120.21
			Avg		4	3	1	2	2,821	1999	9,080	\$532,266	\$184.71	7		\$540,308	\$188.17	102.06
			Med		4	3	1	2	2,690	2000	8,698	\$501,000	\$180.22	4		\$525,500	\$186.32	101.64
<b>54 Total Listings</b>				Avg	4	3	1	2	2,821	1999	9,080	\$532,266	\$184.71	7		\$540,308	\$188.17	102.06
				Med	4	3	1	2	2,690	2000	8,698	\$501,000	\$180.22	4		\$525,500	\$186.32	101.64

### Quick Statistics ( 54 Listings Total )

	Min	Max	Average	Median
List Price	\$215,000	\$1,450,000	\$532,266	\$501,000
Sold Price	\$221,000	\$1,440,000	\$540,308	\$525,500
Adj. Sold Price	\$221,000	\$1,440,000	\$539,311	\$524,688
LP/SF	\$130.90	\$291.62	\$184.71	\$180.22
SP/SF	\$133.75	\$296.57	\$188.17	\$186.32
Adj. SP/SF	\$133.75	\$296.57	\$187.77	\$186.32

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