

Rufino Cruz

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21st Century Realty Group,LLC

Property Type is 'Single-Family' Status is 'Sold' 07/12/2025 to 01/13/2025 Building SqFt is 2000 to 3200 Year Built is 1988 or less Stories is 2 Subdivision is like **Inwood Forest**

Market Analysis Summary | Single-Family

Listings as of 7/12/2025 at 7/12/2025 12:03:20PM, Page 1 of 1

#	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%

Listings: Sold

1	31838172	4322 Black Locust Drive	Inwood Forest Sec 09	No	4	2	1	2	2,008	1969	9,000	\$299,900	\$149.35	2	01/21/25	\$292,834	\$145.83	98.87
2	36776499	7543 Maple Tree Drive	Inwood Forest	No	4	2	1	2	2,498	1970	9,466	\$349,900	\$140.07	4	04/30/25	\$340,000	\$136.11	98.03
3	70775400	5407 Long Creek Lane	Inwood Forest Sec 05	Yes	4	3	3	2	2,470	1970	9,600	\$354,000	\$143.32	19	02/24/25	\$339,000	\$137.25	97.46

		Min			4	2	1	2	2,008	1969	9,000	\$299,900	\$140.07	2		\$292,834	\$136.11	97.46
		Max			4	3	3	2	2,498	1970	9,600	\$354,000	\$149.35	19		\$340,000	\$145.83	98.87
		Avg			4	2	2	2	2,325	1970	9,355	\$334,600	\$144.25	8		\$323,945	\$139.73	98.12
		Med			4	2	1	2	2,470	1970	9,466	\$349,900	\$143.32	4		\$339,000	\$137.25	98.03

3	Total Listings	Avg			4	2	2	2	2,325	1970	9,355	\$334,600	\$144.25	8		\$323,945	\$139.73	98.12
		Med			4	2	1	2	2,470	1970	9,466	\$349,900	\$143.32	4		\$339,000	\$137.25	98.03

Quick Statistics (3 Listings Total)				
	Min	Max	Average	Median
List Price	\$299,900	\$354,000	\$334,600	\$349,900
Sold Price	\$296,500	\$345,000	\$328,167	\$343,000
Adj. Sold Price	\$292,834	\$340,000	\$323,945	\$339,000
LP/SF	\$140.07	\$149.35	\$144.25	\$143.32
SP/SF	\$137.31	\$147.66	\$141.55	\$139.68
Adj. SP/SF	\$136.11	\$145.83	\$139.73	\$137.25