



Comparative Market Analysis

1706 Norlinda St

HOUSTON, TX 77093

Prepared For 0 on Jun 12, 2026



Prepared by



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Connect Realty.com

CONNECT
REALTY

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1706 Norlinda St
I T STETTNER

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CMA NARRATIVE - 1706 NORLINDA ST

The subject property, located at 1706 Norlinda St in Houston, Texas, is a single-story home built in 1964 within the I T STETTNER subdivision. It boasts 1,146 square feet of living space, situated on a lot of 3,888 square feet. This residence offers three bedrooms, one bathroom, and lacks a garage or pool. The property is currently listed at \$159,000 and has been on the market for 15 days.

In evaluating comparable properties, three sold homes in the vicinity provide valuable insights. 3603 Beau Ln, 264 Parker Rd, and 3006 Hartwick Rd, each with three bedrooms, sold at prices ranging from \$222,000 to \$229,990. These properties are larger in lot size and square footage than the subject property, with sold price per square foot ranging from \$153.31 to \$183.63. Notably, all these comparables were on the market for fewer days, indicating a robust demand in the area.

Currently, the market conditions in the Houston area suggest a strong seller's market, characterized by quick sales and competitive pricing. The comparables used in this analysis were all sold recently, within the first half of 2026, reinforcing the current active interest in properties similar to 1706 Norlinda St.

Given the subject property's smaller size and lot, along with its minimal amenities compared to sold comparables, the list price of \$159,000 appears competitive. This pricing positions it attractively for potential buyers looking for a more affordable entry point in a desirable neighborhood. Considering the market dynamics, a strategic recommendation would be to maintain the current list price while actively marketing the property's unique qualities and potential for customization. This approach should generate interest from first-time homebuyers and investors seeking a home with foundational value and growth potential.



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SALES PRICE RECOMMENDATION

Sold Properties Analysis

Average Sales Price From Comparable Sold Properties	\$227,723
Average Square Feet From Comparable Sold Properties	1399
Average Price / Square Foot	\$162.78

Your Property Analysis

Square Feet Of Your Property	1146
Your Sales Price Based On Average Price Per SQFT 1146 X \$162.78	\$186,546

Your Property Estimated Price After Adjustment	\$186,546
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Based On 2% Variance Of Estimated Value



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SOLD COMPARABLE PROPERTIES SOLD COMPARABLE PROPERTIES

 Access the Interactive Map

	 1706 Norlinda St	 3603 Beau Ln	 264 Parker Rd	 3006 Hartwick Rd	 3219 brea crest st
List Price	\$159,000	\$229,900	\$225,000	\$229,990	\$229,000
Days on Market	15	17	47	10	3
Sold Price		\$229,900	\$222,000	\$229,990	\$229,000
Sold Price/sqft		\$183.63	\$153.31	\$153.74	\$163.57
Sold Date		02/11/2026	04/20/2026	04/07/2026	06/08/2026
Subdivision	I T STETTNER	High Meadows Sec 04	South E P	Oakwilde	Oakwilde
Square Feet	1,146	1,252	1,448	1,496	1,400
Lot Size	3,888	6,820	6,540	7,440	7,564
Bedrooms	3	3	3	3	4
Bathrooms	1	1/1	1	1/1	2
Garage		4	0	0	0
Stories	1	1	1	1	1
Pool	No	No	No	No	No
Year Built	1964	1968	1955	1963	1961
Maint. Fee					

1706 Norlinda St

HOUSTON, TX 77093

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ABOUT

1706 Norlinda St HOUSTON TX 77093 was recently sold. It is 1,146 sqft. 3 Beds, 1 Full Bath(s) .

SOLD COMPARABLE

Features

Listing Price	\$159,000 (\$139/SQFT)
Property Type	Single-Family
Bathrooms	1 Full
Stories	1
Year Built	1964
Building Sqft.	1,146/Building Plan
Lot Size	3,888 Sqft.

Legal Desc.	LT 4 I T STETTNER
Bedrooms	3
Style	Ranch,Traditional
Listing Broker	Connect Realty.com



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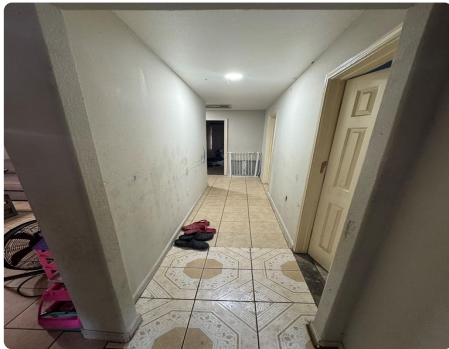


1706 Norlinda St

HOUSTON, TX 77093

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PHOTO GALLERY



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3219 brea crest st

Houston, TX 77093

View Details

ABOUT

Welcome to this beautifully updated 4-bedroom, 2-bath home in Houston, TX 77093! Offering 1,400 sq ft of living space on a spacious and clean 7,500 sq ft lot with NO HOA, this home is move-in ready and perfect for its next family. This property has undergone extensive upgrades, including brand-new flooring, fresh interior paint, fully updated plumbing and electrical systems, and a brand-new AC unit. No foundation issues giving you peace of mind from day one. The garage has already been...

SOLD COMPARABLE

Features

Listing Price	\$229,000 (\$164/SQFT)
Property Type	Single-Family
Bathrooms	2 Full
Stories	1
Year Built	1961
Building Sqft.	1,400/Building Plan
Lot Size	7,564 Sqft.

Sold Price	\$229,000 (\$164/SQFT) Sold Date:Jun 08, 2026
Legal Desc.	LT 492 BLK 25 OAKWILDE SEC 3
Bedrooms	4
Style	Contemporary/Modern,Other Style
Listing Broker	Connect Realty.com



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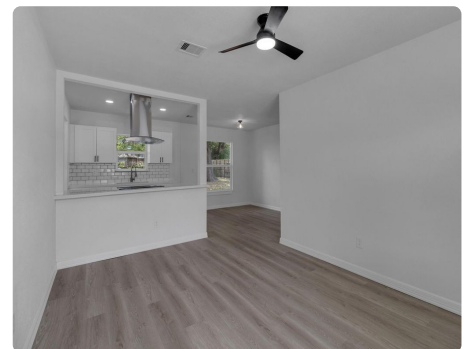
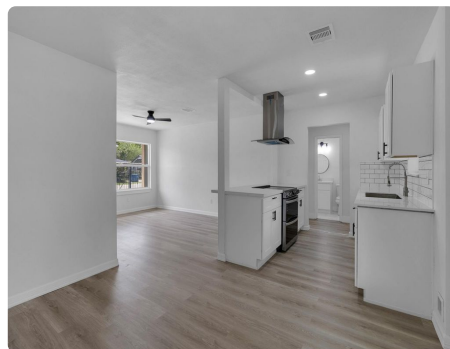
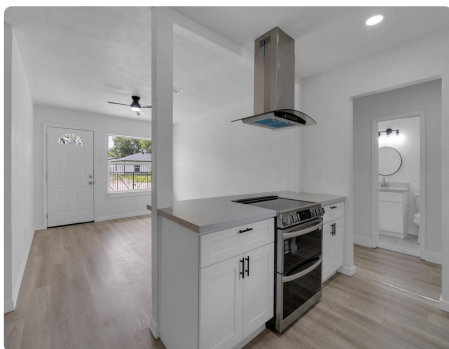
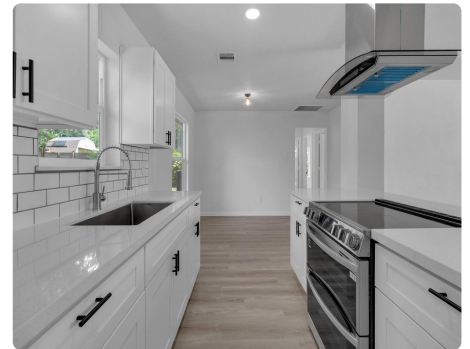
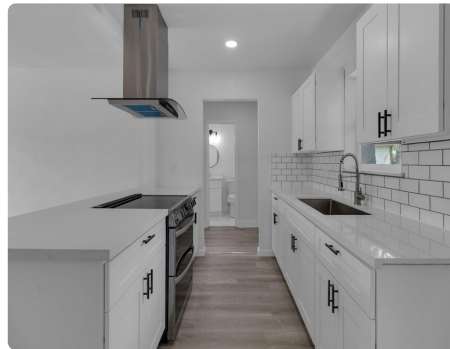
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264 Parker Rd

Houston, TX 77076

View Details

ABOUT

Welcome home to 264 Parker Road. This beautifully updated single-story home offers over 1,400 square feet of living space, oversized bedrooms, a thoughtfully designed layout, and an unbeatable combination of value, comfort, and opportunity. New bathroom with double vanity and updated fixtures. Spacious living and dining areas, ideal for family living and entertaining. Freshly painted interiors and exteriors. New in 2025: Windows, AC, Range, Dishwasher, Microwave and flooring. Clean, move-in...

SOLD COMPARABLE

Features

Listing Price	\$225,000 (\$155/SQFT)
Property Type	Single-Family
Bathrooms	1 Full
Stories	1
Year Built	1955
Building Sqft.	1,448/Building Plan
Lot Size	6,540 Sqft.

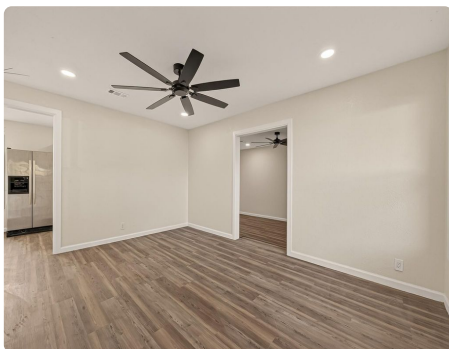
Sold Price	\$222,000 (\$153/SQFT) Sold Date:Apr 20, 2026
Legal Desc.	LT 2 BLK 2 SOUTH E P
Bedrooms	3
Style	Ranch
Listing Broker	Connect Realty.com



264 Parker Rd
Houston, TX 77076

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PHOTO GALLERY



3006 Hartwick Rd

Houston, TX 77093

View Details

ABOUT

Charming, well maintained and move in ready. This one story home includes a full size washer and dryer, two refrigerators and an upright freezer. Fresh interior paint and laminate flooring create a bright, welcoming layout with easy flow. Flexible formal dining can also serve as a home office. Spacious 20 x 20 living room features built in shelving and abundant natural light. Recent updates include a 16 SEER energy efficient A C system installed May 2021 and refreshed interior details...

SOLD COMPARABLE

Features

Listing Price	\$229,990 (\$154/SQFT)
Property Type	Single-Family
Bathrooms	1 Full & 1 Half Bath
Stories	1
Year Built	1963
Building Sqft.	1,496/Building Plan
Lot Size	7,440 Sqft.

Sold Price	\$229,990 (\$154/SQFT) Sold Date:Apr 07, 2026
Legal Desc.	LT 409 BLK 21 OAKWILDE SEC 3 R/P
Bedrooms	3
Style	Traditional
Listing Broker	Connect Realty.com



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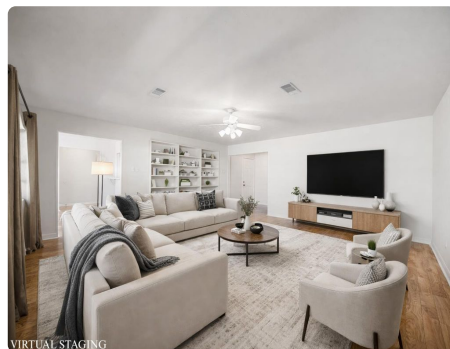
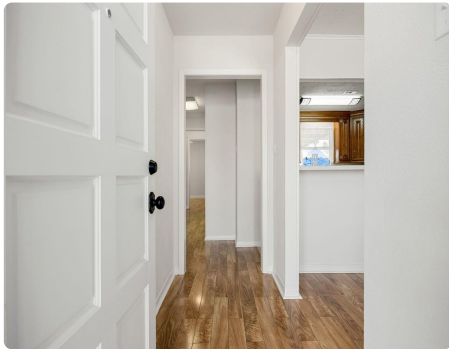


3006 Hartwick Rd

Houston, TX 77093

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3603 Beau Ln

Houston, TX 77039

View Details

ABOUT

This Home Offers Exceptional Potential for Comfortable Living! This inviting property features 3 spacious bedrooms, 1 full bathroom, and a half bath in the master bedroom. With 2 family rooms and a Large Den area, there's plenty of space for relaxation and family gatherings. Enjoy a beautiful yard with a grassy area and cozy sitting space, perfect for entertaining or quiet evenings outdoors. The kitchen showcases granite countertops, grey cabinets, and a charming breakfast, creating a warm...

SOLD COMPARABLE

Features

Listing Price	\$229,900 (\$184/SQFT)
Property Type	Single-Family
Bathrooms	1 Full & 1 Half Bath
Stories	1
Year Built	1968
Building Sqft.	1,252/Building Plan
Lot Size	6,820 Sqft.

Sold Price	\$229,900 (\$184/SQFT) Sold Date:Feb 11, 2026
Legal Desc.	LT 147 BLK 22 HIGH MEADOWS SEC 4
Bedrooms	3
Garage	4
Style	Traditional
Listing Broker	Connect Realty.com



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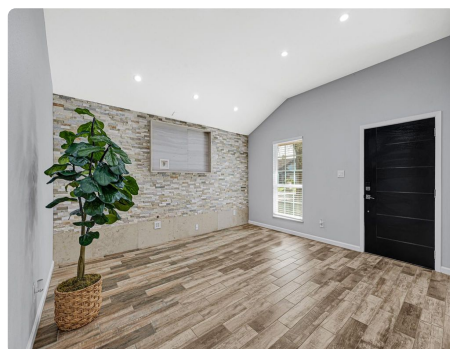
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HOME VALUE COMPARABLE

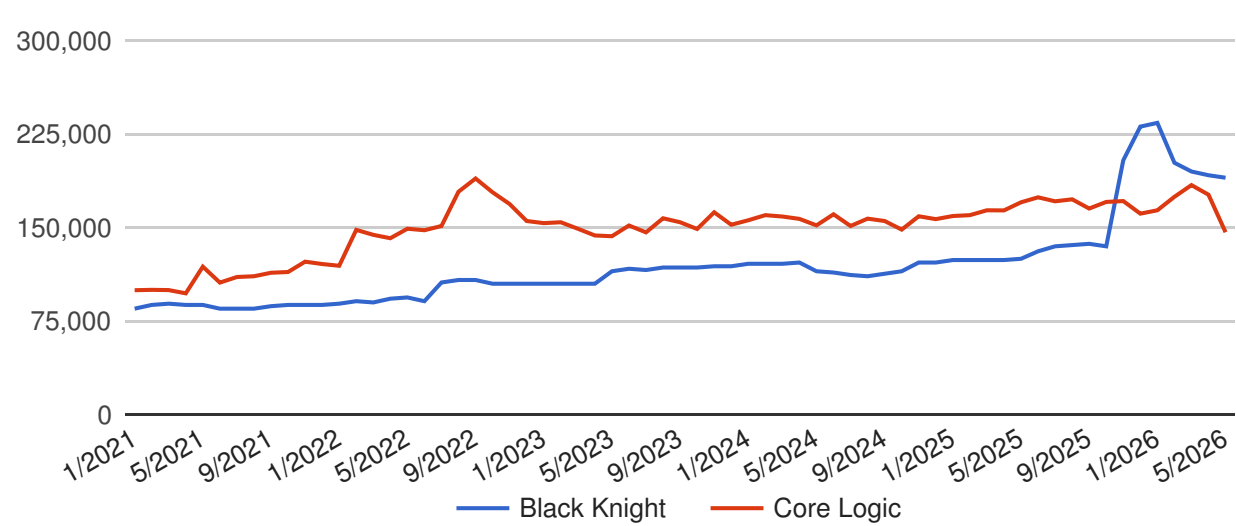
We Compare Estimates From Quality Third-Party Sources To Give You The Most Comprehensive Evaluation Available Online. All Information Presented Should Be Independently Verified.

CURRENT VALUATIONS

BLACK KNIGHT™	CoreLogic	Appraisal Districts
AVM Value \$190K \$165.79/Sqft	AVM Value \$146K \$127.66/Sqft	AVM Value \$112K \$98.07/Sqft
Value Range \$144K - \$236K	Value Range \$119K - \$174K	Value Range \$112,392
Confidence Score 76% Margin Of Error*: 24%	Confidence Score 57% Margin Of Error*: 19%	Confidence Score NA

VALUATIONS HISTORY

Valuation History For Black Knight And Corelogic (Only)



Limitations: This represents an estimated sales 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. The values do not include a physical or visual inspection of the subject property. User shall not use the values in lieu of an appraisal by a licensed appraiser or as a basis for making any financial decision. Zestimate Home Values are provided by Zillow, Inc. Use is subject to their Terms of Use and a provided as-is, as-available.
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