



Property Type is 'Single-Family' Status is 'Sold' 01/01/2026+ Status is one of 'Coming Soon', 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Zip Code is like '77389*' School Elementary is 'TIMBER CREEK ELEMENTARY SCHOOL (Tomball)' Section Num is '34', '35', '36', '33', '32', '37'

Market Analysis Summary | Single-Family

Listings as of 8/2/2026 at 8/2/2026 5:01:25PM, Page 1 of 3

#	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: Active																		
1	62587768	270 Rockwell Park Boulevard	The Woodlands Creekside Park	Yes	3	3	1	2	2,601	2017	6,137	\$750,000	\$288.35	*87				
2	75574561	14 Kendrick Pines Boulevard	The Woodlands Creekside Park	No	4	4	0	2	3,203	2017	5,850	\$825,000	\$257.57	*111				
3	54812314	134 Kendrick Pines	The Woodlands Creekside Park	No	4	3	1	2	3,023	2019		\$925,000	\$305.99	*37				
4	95104801	27 Hedgedale Way	Woodlands Vlg/Creekside Park Sec	Yes	5	5	1	3	4,585	2014	15,776	\$1,425,000	\$310.80	87				
5	39270916	123 N Thatcher Bend Circle	Woodlands Vlg/Creekside Park Sec 34	Yes	5	4	1	3	4,788	2014	10,673	\$1,470,000	\$307.02	*46				
					Min	3	3	0	2	2,601	2014	5,850	\$750,000	\$257.57	37			
					Max	5	5	1	3	4,788	2019	15,776	\$1,470,000	\$310.80	111			
					Avg	4	4	1	2	3,640	2016	9,609	\$1,079,000	\$293.95	74			
					Med	4	4	1	2	3,203	2017	8,405	\$925,000	\$305.99	87			

Listings: Pending

1	81867680	26 Woodborough Way	Woodlands Vlg/Creekside Park Sec	Yes	5	5	1	3	4,867	2016	11,791	\$1,599,000	\$328.54	*63				
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Presented by: Dean Melton

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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Market Analysis Summary | Single-Family

Listings as of 8/2/2026 at 8/2/2026 5:01:25PM, Page 2 of 3

#	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%
			Min		5	5	1	3	4,867	2016	11,791	\$1,599,000	\$328.54	63				
			Max		5	5	1	3	4,867	2016	11,791	\$1,599,000	\$328.54	63				
			Avg		5	5	1	3	4,867	2016	11,791	\$1,599,000	\$328.54	63				
			Med		5	5	1	3	4,867	2016	11,791	\$1,599,000	\$328.54	63				

Listings: Sold

1	84400910	274 Rockwell Park Boulevard	The Woodlands Creekside Park 35	No	4	3	1	3	3,075	2018	7,753	\$955,000	\$310.57	5	04/10/26	\$938,800	\$305.30	98.30
2	97541810	14 RED BARN WAY	The Woodlands Creekside Park	Yes	4	3	0	3	3,625	2016	9,304	\$990,000	\$273.10	6	02/10/26	\$957,288	\$264.08	96.97
3	73555136	226 Rockwell Park Boulevard	The Woodlands Creekside Park	Yes	4	4	1	2	3,295	2014	8,183	\$1,050,000	\$318.66	4	06/17/26	\$1,000,000	\$303.49	95.24
4	45890979	71 W Sawyer Ridge Drive	The Woodlands Creekside Park 35	Yes	4	3	2	2	3,344	2017	8,840	\$1,050,000	\$314.00	2	04/14/26	\$1,032,000	\$308.61	99.05
5	79289062	66 W Sawyer Ridge Drive	The Woodlands Creekside Park 35	Yes	5	4	1	3	3,555	2014	8,179	\$1,150,000	\$323.49	*240	04/10/26	\$1,042,500	\$293.25	90.65
6	19888618	66 Footbridge Way	Woodlands Village Creekside Park	Yes	4	4	1	2	3,678	2017	8,295	\$1,149,500	\$312.53	14	05/01/26	\$1,135,000	\$308.59	98.74
7	41966937	87 W Sawyer Ridge Drive	The Woodlands Creekside Park	No	5	4	1	2	3,507	2018	8,504	\$1,075,000	\$306.53	2	06/15/26	\$1,150,000	\$327.92	106.98
8	25230556	155 Rockwell Park Drive	The Woodlands Creekside Park 32	Yes	5	4	1	3	4,059	2018	10,839	\$1,250,000	\$307.96	3	03/12/26	\$1,188,000	\$292.68	95.20
9	37720183	178 Rockwell Park Drive	The Woodlands Creekside Park 32	Yes	5	4	1	2	4,469	2014	9,264	\$1,297,000	\$290.22	*247	04/24/26	\$1,287,000	\$287.98	100.00
10	13648372	66 N Thatcher Bend Circle	Woodlands/Creekside Park	Yes	6	6	2	2	5,431	2017	14,791	\$1,450,000	\$266.99	*390	04/07/26	\$1,442,500	\$265.60	99.48

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Market Analysis Summary | Single-Family

Listings as of 8/2/2026 at 8/2/2026 5:01:25PM, Page 3 of 3

#	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																		
11	5662757	183 S Thatcher Bend Circle	Woodlands Vlg/Creekside Park Sec 36	Yes	5	4	2	3	4,844	2017	12,425	\$1,449,000	\$299.13	9	06/12/26	\$1,450,000	\$299.34	100.07
12	98863760	195 S Thatcher Bend Circle	Woodlands Vlg/Creekside Park Sec 36	Yes	5	4	1	3	5,340	2017	15,016	\$1,649,000	\$308.80	2	07/20/26	\$1,642,000	\$307.49	99.58
				Min														
					4	3	0	2	3,075	2014	7,753	\$955,000	\$266.99	2		\$938,800	\$264.08	90.65
				Max														
					6	6	2	3	5,431	2018	15,016	\$1,649,000	\$323.49	390		\$1,642,000	\$327.92	106.98
				Avg														
					5	4	1	3	4,019	2016	10,116	\$1,209,542	\$302.67	77		\$1,188,757	\$297.03	98.35
				Med														
					5	4	1	3	3,652	2017	9,052	\$1,149,750	\$308.38	6		\$1,142,500	\$301.42	98.89
18 Total Listings				Avg	5	4	1	3	3,961	2016	10,095	\$1,194,917	\$301.68	75		\$1,188,757	\$297.03	98.35
				Med	5	4	1	3	3,652	2017	9,264	\$1,149,750	\$307.49	26		\$1,142,500	\$301.42	98.89

Quick Statistics (18 Listings Total)

	Min	Max	Average	Median
List Price	\$750,000	\$1,649,000	\$1,194,917	\$1,149,750
Sold Price	\$938,800	\$1,642,000	\$1,190,650	\$1,142,500
Adj. Sold Price	\$938,800	\$1,642,000	\$1,188,757	\$1,142,500
LP/SF	\$257.57	\$328.54	\$301.68	\$307.49
SP/SF	\$264.83	\$327.92	\$297.52	\$301.42
Adj. SP/SF	\$264.08	\$327.92	\$297.03	\$301.42

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