

SYLVAN FOREST
COMPARABLE HOMES
ACTIVE & SOLD
LAST 6 MONTHS



Property Type is 'Single-Family' Status is 'Sold' 09/08/2026 to 03/12/2026 Status is one of 'Coming Soon', 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Building SqFt is 2100 to 2750 Stories is 2 Pool Private is no Latitude, Longitude is around 30.17, -95.51

Market Analysis Summary | Single-Family

Listings as of 9/8/2026 at 9/8/2026 11:47:16AM, Page 1 of 2

#	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	16736190	259 E Rainbow Ridge Circle	Wdlns Village Cochrans Cr 01	No	4	2	1	2	2,408	1984	8,220	\$485,000	\$201.41	*68				
2	92077872	158 E Pathfinders Circle	Wdlns Village Cochrans Cr 01	No	4	2	1	2	2,376	1986	7,009	\$490,000	\$206.23	18				
3	80379950	100 W Rainbow Ridge Circle	Wdlns Village Cochrans Cr 01	No	4	2	1	2	2,508	1988	7,449	\$500,000	\$199.36	*360				
4	11330067	30 Skyland Place	The Woodlands	No	3	2	0	2	2,347	1989	13,386	\$575,000	\$244.99	95				
		Min			3	2	0	2	2,347	1984	7,009	\$485,000	\$199.36	18				
		Max			4	2	1	2	2,508	1989	13,386	\$575,000	\$244.99	360				
		Avg			4	2	1	2	2,410	1987	9,016	\$512,500	\$213.00	135				
		Med			4	2	1	2	2,392	1987	7,835	\$495,000	\$203.82	82				

Listings: Sold

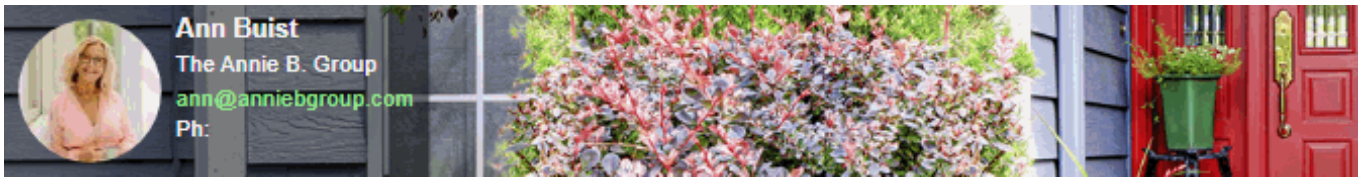
1	90418062	11 Cedar Chase Place	Wdlns Village Cochrans Cr 06	No	3	2	1	2	2,200	1984	8,738	\$450,000	\$204.55	37	06/12/26	\$422,500	\$192.05	96.67
2	34458077	14 Dusky Meadow Place	Wdlns Village Cochrans Cr	No	4	2	1	2	2,270	1985	6,974	\$529,000	\$233.04	15	05/15/26	\$506,315	\$223.05	97.92
3	59006046	16 Lullwater Place	Wdlns Village Cochrans Cr 01	No	4	2	1	2	2,562	1983	11,413	\$535,000	\$208.82	5	07/07/26	\$530,000	\$206.87	100.00

Presented by: Ann Buist

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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Information is believed to be accurate but is not guaranteed



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Market Analysis Summary | Single-Family

Listings as of 9/8/2026 at 9/8/2026 11:47:16AM, Page 2 of 2

#	MLS #	Address	Subdivision						# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%
			Min		3	2	1	2	2	2,200	1983	6,974	\$450,000	\$204.55	5		\$422,500	\$192.05	96.67
			Max		4	2	1	2	2	2,562	1985	11,413	\$535,000	\$233.04	37		\$530,000	\$223.05	100.00
			Avg		4	2	1	2	2	2,344	1984	9,042	\$504,667	\$215.47	19		\$486,272	\$207.32	98.20
			Med		4	2	1	2	2	2,270	1984	8,738	\$529,000	\$208.82	15		\$506,315	\$206.87	97.92
7 Total Listings				Avg	4	2	1	2	2	2,382	1986	9,027	\$509,143	\$214.06	85		\$486,272	\$207.32	98.20
				Med	4	2	1	2	2	2,376	1985	8,220	\$500,000	\$206.23	37		\$506,315	\$206.87	97.92

Quick Statistics (7 Listings Total)				
	Min	Max	Average	Median
List Price	\$450,000	\$575,000	\$509,143	\$500,000
Sold Price	\$435,000	\$535,000	\$496,000	\$518,000
Adj. Sold Price	\$422,500	\$530,000	\$486,272	\$506,315
LP/SF	\$199.36	\$244.99	\$214.06	\$206.23
SP/SF	\$197.73	\$228.19	\$211.58	\$208.82
Adj. SP/SF	\$192.05	\$223.05	\$207.32	\$206.87

259 E. RAINBOW RIDGE CIRCLE PRICED AT \$201/SF WITH NEW ROOF& 2024 HVAC, PLENTY OF ROOM TO BUILD EQUITY WITH ANY UPDATES DESIRED!