

COCHRANS CROSSING
COMPARABLE HOMES
FOR SALE, PENDING,
SOLD IN 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 Subdivision is like "cochran" Zip Code is like "77381"

Market Analysis Summary | Single-Family

Listings as of 9/8/2026 at 9/8/2026 1:14:05PM, Page 1 of 4

#	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	26418579	62 S Hidden View Circle	Wdlns Village Cochrans Cr 17	No	4	2	1	2	2,386	1991	7,688	\$525,000	\$220.03	28				
5	59856586	27 Sky Terrace Place	Wdlns Village Cochrans Cr 05	No	4	2	1	2	2,678	1986	12,127	\$669,900	\$250.15	47				
		Min			4	2	1	2	2,376	1984	7,009	\$485,000	\$199.36	18				
		Max			4	2	1	2	2,678	1991	12,127	\$669,900	\$250.15	360				
		Avg			4	2	1	2	2,471	1987	8,499	\$533,980	\$215.44	104				
		Med			4	2	1	2	2,408	1986	7,688	\$500,000	\$206.23	47				

Listings: Pending

1	35662545	123 W Trillium Court	Wdlns Village Cochrans Cr 19	No	5	3	1	2	2,469	1991	8,102	\$410,000	\$166.06	59				
		Min			5	3	1	2	2,469	1991	8,102	\$410,000	\$166.06	59				
		Max			5	3	1	2	2,469	1991	8,102	\$410,000	\$166.06	59				
		Avg			5	3	1	2	2,469	1991	8,102	\$410,000	\$166.06	59				
		Med			5	3	1	2	2,469	1991	8,102	\$410,000	\$166.06	59				

Presented by: Ann Buist

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Listings as of 9/8/2026 at 9/8/2026 1:14:05PM, Page 2 of 4

#	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	80234317	18 Hawkseye Place	Wdlns Village Cochrans Cr 19	No	4	2	1	2	2,140	1992	8,102	\$259,000	\$121.03	10	04/27/26	\$319,300	\$149.21	124.52
2	49057623	18 Hawkseye Place	Wdlns Village Cochrans Cr 19	No	4	2	1	2	2,140	1992	8,102	\$439,900	\$205.56	48	07/28/26	\$417,000	\$194.86	94.79
3	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
4	29185564	107 N N Sunny Slope Circle	Wdlns Village Cochrans Cr 32	No	4	2	1	2	2,646	1994	7,545	\$499,000	\$188.59	*226	03/12/26	\$470,000	\$177.63	95.19
5	48607766	27 N Duskwood Place	Wdlns Village Cochrans Cr 26	No	4	2	1	2	2,592	1991	7,701	\$499,000	\$192.52	*65	09/04/26	\$481,500	\$185.76	96.99
6	20329654	19 Greentwig Place	Wdlns Village Cochrans Cr 17	No	4	2	1	2	2,493	1990	9,257	\$530,000	\$212.60	*93	08/17/26	\$515,000	\$206.58	97.17
7	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
8	28141306	34 Plum Blossom Place	Wdlns Village Cochrans Cr 29	No	4	2	2	2	2,560	1992	9,148	\$525,000	\$205.08	*85	07/27/26	\$515,000	\$201.17	100.00
9	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
10	42716926	14 S Duskwood Place	Wdlns Village Cochrans Cr 26	No	4	2	1	2	2,666	1991	7,701	\$565,000	\$211.93	13	03/31/26	\$544,000	\$204.05	96.28
11	55617163	52 W Twinberry Place	Wdlns Village Cochrans Cr 31	No	4	2	1	2	2,660	1992	7,941	\$550,000	\$206.77	3	05/15/26	\$550,000	\$206.77	100.00
12	49893938	92 S Bonneymead Circle	Wdlns Village Cochrans Cr 13	No	4	2	1	3	2,673	1990	9,548	\$560,000	\$209.50	*90	07/14/26	\$557,000	\$208.38	100.00
13	24003157	55 Pinepath Place	Wdlns Village Cochrans Cr 23	No	4	2	1	2	2,523	1992	7,858	\$565,000	\$223.94	1	05/14/26	\$557,500	\$220.97	100.88

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#	MLS #	Address	Subdivision	Pool	BR	FB	HB	# Gar	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cis Date	Sold Price	SP/SqFt	SP/LP%
Listings: Sold																		
14	94030797	70 Amberglow Court	Wdlns Village Cochrans Cr 26	No	4	2	1	2	2,607	1991	7,701	\$575,000	\$220.56	5	06/04/26	\$575,000	\$220.56	100.00
15	10762180	11 E Summer Storm Circle	Wdlns Village Cochrans Cr 31	No	4	2	1	2	2,551	1993	7,941	\$599,900	\$235.16	*50	08/13/26	\$594,500	\$233.05	99.10
16	89994302	59 E Rumplecreek Place	Wdlns Village Cochrans Cr 31	No	4	2	1	2	2,590	1992	7,941	\$615,000	\$237.45	5	05/22/26	\$602,000	\$232.43	98.70
17	87176381	35 Tender Violet Place	Wdlns Village Cochrans Cr 37	No	5	3	1	2	2,744	1992	8,398	\$640,000	\$233.24	*124	07/17/26	\$640,000	\$233.24	100.00
18	66579710	6 Robin Springs Place	Wdlns Village Cochrans Cr 03	No	4	2	1	2	2,728	1984	9,287	\$635,000	\$232.77	4	05/22/26	\$650,000	\$238.27	102.36
19	74171185	34 E Copper Sage Circle	Cochrans Crossing	No	5	3	1	2	2,720	1990	9,287	\$669,900	\$246.29	43	09/01/26	\$661,400	\$243.16	98.73
				Min	3	2	1	2	2,140	1983	6,974	\$259,000	\$121.03	1		\$319,300	\$149.21	94.79
				Max	5	3	2	3	2,744	1994	11,413	\$669,900	\$246.29	226		\$661,400	\$243.16	124.52
				Avg	4	2	1	2	2,530	1990	8,452	\$538,984	\$212.07	49		\$532,001	\$209.37	99.96
				Med	4	2	1	2	2,590	1991	8,102	\$550,000	\$211.93	37		\$544,000	\$206.87	99.10
				Total Listings	4	2	1	2	2,516	1989	8,447	\$532,824	\$210.91	60		\$532,001	\$209.37	99.96
					4	2	1	2	2,560	1991	8,102	\$530,000	\$209.50	43		\$544,000	\$206.87	99.10

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Quick Statistics (25 Listings Total)

	Min	Max	Average	Median
List Price	\$259,000	\$669,900	\$532,824	\$530,000
Sold Price	\$322,500	\$661,400	\$535,705	\$544,000
Adj. Sold Price	\$319,300	\$661,400	\$532,001	\$544,000
LP/SF	\$121.03	\$250.15	\$210.91	\$209.50
SP/SF	\$150.70	\$243.16	\$210.90	\$208.82
Adj. SP/SF	\$149.21	\$243.16	\$209.37	\$206.87

259 E. RAINBOW RIDGE CIR WITH NEW ROOF AND NEWER HVAC, UPDATED INTERIOR, KITCHEN & BATHS IS PRICED BELOW MEDIAN AT \$201/SF. THIS LEAVES PLENTY OF EQUITY ROOM FOR WHATEVER UPDATES YOU MAY DESIRE! AND LOCATION IS TRULY HARD TO BEAT!

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