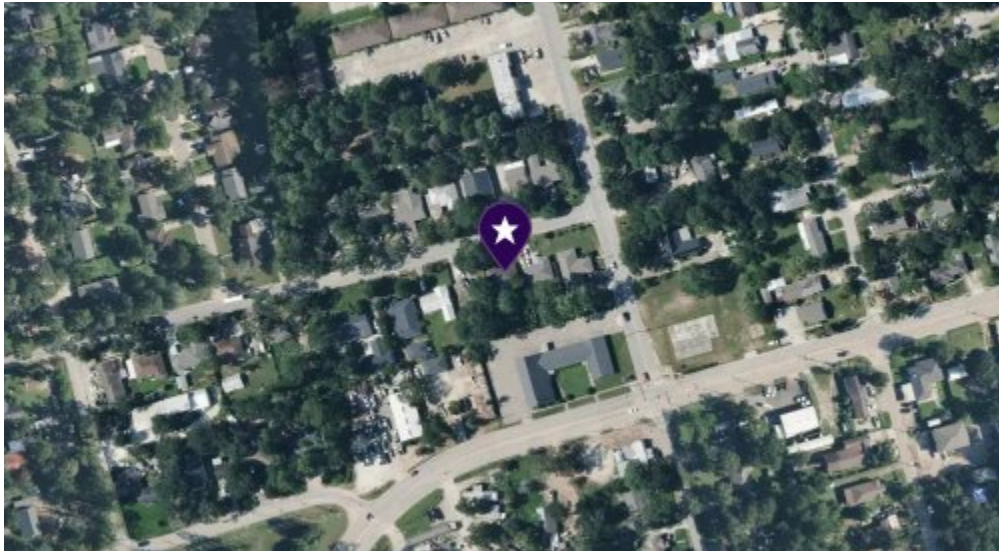


Comparative Market Analysis



511 Wagers Street, Conroe, Texas 77301

511 Wagers st, Conroe

FEBRUARY 18, 2026



Dehong Marchtaler

KW Elite

Contact Me



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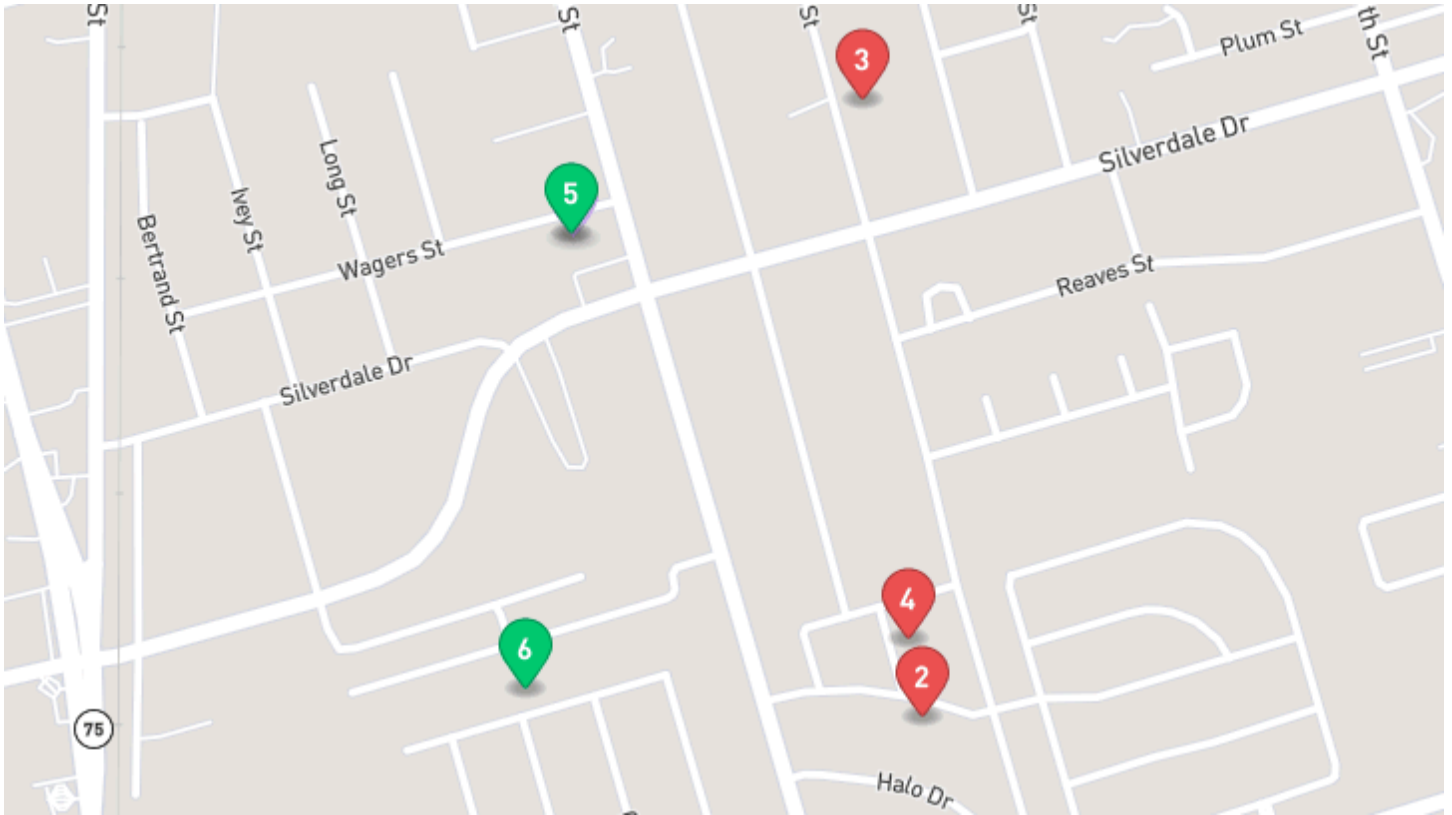


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Map of Comparable Listings



STATUS: S = CLOSED A = ACTIVE

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1		511 Wagers St	4	2.00	1,488	-
2	S	112 Belvedere Drive	3	2.00	1,615	\$215,000
3	S	1199 S 3rd Street	3	2.00	1,678	\$299,990
4	S	1503 S 2nd Street	3	2.00	1,500	\$263,000
5	A	511 Wagers st	4	2.00	1,488	\$270,000
6	A	313 Bois D Arc Drive	3	2.00	1,611	\$229,900



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Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
112 Belvedere Drive	1/16/26	3	2.00	1,615	\$215,000	\$133
1199 S 3rd Street	7/28/25	3	2.00	1,678	\$299,990	\$179
1503 S 2nd Street	5/9/25	3	2.00	1,500	\$263,000	\$175
Averages				1,597	\$259,330	\$162

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
511 Wagers st	-	4	2.00	1,488	\$270,000	\$181
313 Bois D Arc Drive	-	3	2.00	1,611	\$229,900	\$143
Averages				1,549	\$249,950	\$162



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Comparable Properties



511 Wagers Street

Conroe, Texas 77301

SUBJECT PROPERTY

112 Belvedere Drive

Conroe, TX 77301

CLOSED 1/16/26

1199 S 3rd Street

Conroe, TX 77301

CLOSED 7/28/25

1503 S 2nd Street

Conroe, TX 77301

CLOSED 5/9/25

Details

MLS #	-	MLS #	18254623	MLS #	58809833	MLS #	73699026
List Price	-	List Price	\$207,900	List Price	\$299,990	List Price	\$275,000
Sold Price	-	Sold Price	\$215,000	Sold Price	\$299,990	Sold Price	\$263,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	1/16/26	Sold Date	7/28/25	Sold Date	5/9/25
\$/Sold	-	\$/Sqft	\$133	\$/Sqft	\$179	\$/Sqft	\$175
DOM	-	DOM	301	DOM	82	DOM	92
Year Built	1964	Year Built	1970	Year Built	2025	Year Built	1970
Sqft	1,488	Sqft	1,615	Sqft	1,678	Sqft	1,500
Lot Size (acres)	0.2	Lot Size (acres)	0.22	Lot Size (acres)	0.19	Lot Size (acres)	0.2
Area	-	Area	19	Area	19	Area	19
Taxes	2767.64	Taxes	3157.0	Taxes	299.0	Taxes	3262.0
Beds	4	Beds	3	Beds	3	Beds	3
Baths	2.00	Baths	2.00	Baths	2.00	Baths	2.00
Garages	-	Garages	2	Garages	2	Garages	2
Acres	0.2	Acres	0.2238	Acres	0.19	Acres	0.198



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Comparable Properties



511 Wagers Street

Conroe, Texas 77301

SUBJECT PROPERTY

511 Wagers st

Conroe, TX 77301

ACTIVE 1/9/26

313 Bois D Arc Drive

Conroe, TX 77301

ACTIVE 6/27/25

Details

MLS #	-	MLS #	8427671	MLS #	20397012
List Price	-	List Price	\$270,000	List Price	\$229,900
Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-
\$/Sold	-	\$/Sqft	\$181	\$/Sqft	\$143
DOM	-	DOM	40	DOM	236
Year Built	1964	Year Built	1964	Year Built	1978
Sqft	1,488	Sqft	1,488	Sqft	1,611
Lot Size (acres)	0.2	Lot Size (acres)	-	Lot Size (acres)	0.16
Area	-	Area	19	Area	19
Taxes	2767.64	Taxes	-	Taxes	4099.0
Beds	4	Beds	4	Beds	3
Baths	2.00	Baths	2.00	Baths	2.00
Garages	-	Garages	-	Garages	2
Acres	0.2	Acres	-	Acres	0.1626

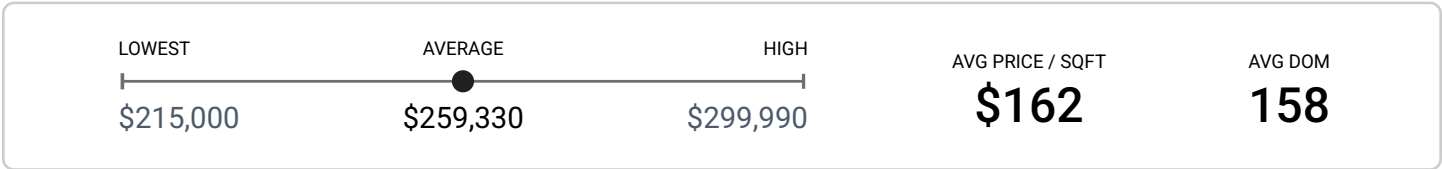


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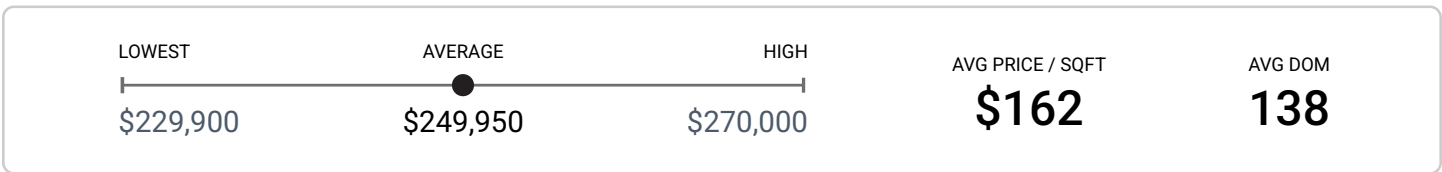
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Comparable Property Statistics

S 3 Sold Listings



A 2 Active Listings



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Sold Property Analysis

Averages

94.63%

Homes sold for an average of 94.63% of their list price.

158 Days on market

It took an average of 158 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
112 Belvedere Drive	\$239,000	\$215,000	89.96%	301	\$133
1199 S 3rd Street	\$299,990	\$299,990	100.00%	82	\$179
1503 S 2nd Street	\$280,000	\$263,000	93.93%	92	\$175
Averages	\$272,996	\$259,330	94.63%	158	\$162



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Suggested List Price

Analysis of the comparable properties suggests a list price of:

\$270,000
\$181 / sqft

Comparable Averages *per Status*

S 3 Sold
\$259,330 \$162 / sqft
158 Days on Market

A 2 Active
\$249,950 \$162 / sqft
138 Days on Market

Disclaimer

The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data fields such as single-family or condo, number of bedrooms, number of baths, postal codes, and many other factors. Its purpose is to show fair market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.



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