



Property Type is 'Multi-Family' Status is 'Sold' 01/15/2026 to 01/20/2025 Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Building SqFt is 2000 to 2700 Unit Total is 2 Stories is 1 Year Built is 2024+ Zip Code is like '77051'

Market Analysis Summary | Multi-Family

Listings as of 1/15/2026 at 1/15/2026 11:34:23AM, Page 1 of 2

#	MLS #	Address	Subdivision	Units	Floors	Lot SqFt	Grs Inc	SqFt	List Price	LP/Unit	LP/SqFt	CDOM	CIs Date	Sold Price	SP/SqFt	SP%LP
Listings: Active																
1	90339927	4606 Mallow Street	FLOWER CITY	2	1	5,000		2,442	\$465,000	\$465,000.00	\$190.42	*70				
2	46048557	8318 Brandon Street	Sunnyside Place	2	1	5,000		2,422	\$510,000	\$255,000.00	\$210.57	36				
			Min	2	1	5,000.00		2,422	\$465,000	\$255,000.00	\$190.42	36				
			Max	2	1	5,000.00		2,442	\$510,000	\$465,000.00	\$210.57	70				
			Avg	2	1	5,000.00		2,432	\$487,500	\$360,000.00	\$200.50	53				
			Med	2	1	5,000.00		2,432	\$487,500	\$360,000.00	\$200.50	53				

Listings: Sold																
1	16330349	4645 Larkspur Street	Flower City	2	1	5,000		2,300	\$449,900	\$449,900.00	\$195.61	9	02/28/25	\$440,000	\$191.30	97.80
2	30445898	4428 Rosemont Street	Sunnyside Courts	2	1	5,000		2,446	\$460,000	\$460,000.00	\$188.06	52	05/27/25	\$450,000	\$183.97	97.83
3	52263934	4101 Stassen Street #A-B	Sunnyside Courts	2	1	5,000		2,500	\$459,900	\$459,900.00	\$183.96	10	04/15/25	\$459,900	\$183.96	100.00
4	91866959	9514 Ashville Drive	Carolina Gardens Sec 01	2	1	8,037		2,360	\$465,000	\$0.00	\$197.03	*158	09/08/25	\$372,000	\$157.63	100.00
5	10910131	8110 Brandon Street	Sunnyside Place	2	1	5,000		2,438	\$512,000	\$170,666.67	\$210.01	82	11/11/25	\$507,000	\$207.96	99.61
			Min	2	1	5,000.00		2,300	\$449,900	\$0.00	\$183.96	9		\$372,000	\$157.63	97.80
			Max	2	1	8,037.00		2,500	\$512,000	\$460,000.00	\$210.01	158		\$507,000	\$207.96	100.00
			Avg	2	1	5,607.40		2,409	\$469,360	\$308,093.33	\$194.93	62		\$445,780	\$184.96	99.05
			Med	2	1	5,000.00		2,438	\$460,000	\$449,900.00	\$195.61	52		\$450,000	\$183.97	99.61



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7	Total	Avg	2	1	5,434	2,415	\$474,543	\$322,923.81	\$196.52	60	\$445,780	\$184.96	99.05
	Listings	Med	2	1	5,000	2,438	\$465,000	\$449,900.00	\$195.61	52	\$450,000	\$183.97	99.61

Quick Statistics ( 7 Listings Total )				
	Min	Max	Average	Median
List Price	\$449,900	\$512,000	\$474,543	\$465,000
Sold Price	\$440,000	\$510,000	\$464,980	\$459,900
Adj. Sold Price	\$372,000	\$507,000	\$445,780	\$450,000
LP/SF	\$183.96	\$210.57	\$196.52	\$195.61
SP/SF	\$183.96	\$209.19	\$193.09	\$191.30
Adj. SP/SF	\$157.63	\$207.96	\$184.96	\$183.97