



# Comparative Market Analysis

**23851 Creekwood Dr**

Spring, TX 77389

Prepared For **23851 Creekwood Dr** on Mar 30, 2026



Prepared by



**Diego Duarte**

📞 8322745320

✉️ [diego.duarte11@gmail.com](mailto:diego.duarte11@gmail.com)



World Wide Realty, LLC

2323 South Voss Rd, Ste #: 315C Houston, TX,  
77057

**23851 Creekwood Dr**

Creekwood Acres

**Diego Duarte**

8322745320

diego.duarte11@gmail.com

**CMA NARRATIVE - 23851 CREEKWOOD DR**

The subject property located at 23851 Creekwood Dr in Creekwood Acres is an attractive 4-bedroom, 2.5-bathroom home with a 2-car garage. Built in 2025, this single-story home spans 2,400 square feet on a generous 10,500 square-foot lot. While it lacks a pool, its spacious layout and modern design make it a compelling choice in the current market. The property is listed at \$546,900 and currently holds a pending status.

To provide a comprehensive market analysis, we have examined comparable properties that have recently sold or are pending in the vicinity. The sold properties include houses at 9402 Mont Ellie Ln, 24630 Keswick Valley Way, 9231 Fury Landing Ln, and 9410 Mont Ellie Ln, all of which share similar features with the subject property. These homes have sold in the range of \$505,000 to \$560,000, with a price per square foot varying between \$215.52 and \$245.74. Notably, these homes had an average time on the market of less than 20 days, indicating a robust demand in the area. The maintenance fees for these properties range from \$1,280 to \$1,375 annually, which is significantly higher than the subject property's annual fee of \$50.

Current market conditions suggest a strong demand for properties in the Creekwood Acres area, as evidenced by the quick turnover of comparable homes. The subject property's pending status at a list price of \$546,900 aligns well with the recent sales data, considering its larger lot size and modern construction. Given the competitive nature of the market and the high desirability of the neighborhood, the pricing strategy for the subject property appears well-justified.

In conclusion, the recommended listing price for 23851 Creekwood Dr is appropriate, reflecting both the property's unique features and the prevailing market trends. It is positioned competitively within the current market, suggesting a high likelihood of achieving or exceeding the list price upon sale.

23851 Creekwood Dr

Creekwood Acres

Diego Duarte

8322745320

diego.duarte11@gmail.com



## SALES PRICE RECOMMENDATION

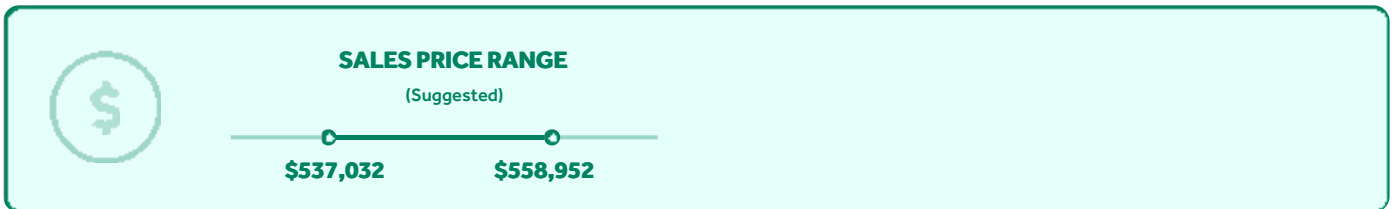
### Sold Properties Analysis

Average Sales Price From Comparable Sold Properties	\$540,000
Average Square Feet From Comparable Sold Properties	2365
Average Price / Square Foot	\$228.33

### Your Property Analysis

Square Feet Of Your Property	2400
Your Sales Price Based On Average Price Per SQFT 2400 X \$228.33	\$547,992

Your Property Estimated Price After Adjustment	<b>\$547,992</b>
--	------------------



Based On 2% Variance Of Estimated Value

**23851 Creekwood Dr**

Creekwood Acres

**Diego Duarte**

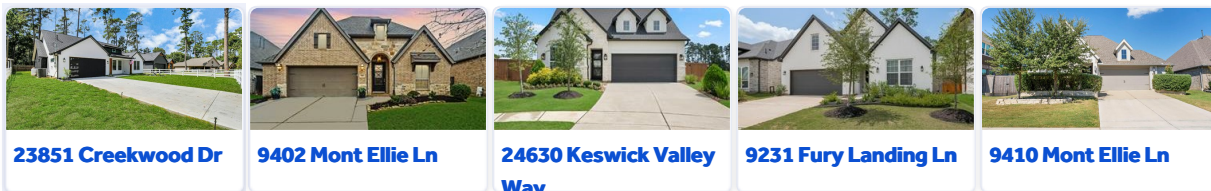
8322745320

diego.duarte11@gmail.com



**SOLD COMPARABLE PROPERTIES SOLD COMPARABLE PROPERTIES**

[Access the Interactive Map](#)



	23851 Creekwood Dr	9402 Mont Ellie Ln	24630 Keswick Valley Way	9231 Fury Landing Ln	9410 Mont Ellie Ln
<b>List Price</b>	\$546,900	\$550,000	\$515,000	\$569,000	\$569,000
<b>Days on Market</b>	40	5	4	4	17
<b>Sold Price</b>		\$550,000	\$505,000	\$560,000	\$545,000
<b>Sold Price/sqft</b>		\$215.52	\$245.74	\$223.64	\$231.91
<b>Sold Date</b>		02/27/2025	08/01/2025	09/05/2025	12/15/2025
<b>Subdivision</b>	Creekwood Acres	Lakes at Creekside	Lakes/Creekside	Lakes at Creekside	Lakes/Creekside Sec 4
<b>Square Feet</b>	2,400	2,552	2,055	2,504	2,350
<b>Lot Size</b>	10,500	7,786	9,265	6,250	7,864
<b>Bedrooms</b>	4	4	4	4	4
<b>Bathrooms</b>	2/1	3	3	3	3
<b>Garage</b>	2	2	2	2	2
<b>Stories</b>	1	1	1	1	1
<b>Pool</b>	No	No	No	No	No
<b>Year Built</b>	2025	2019	2023	2023	2019
<b>Maint. Fee</b>	\$50 / Annually	\$1,283 Annually	\$1,375 Annually	\$1,283 Annually	\$1,280 Annually

# Comparative Market Analysis

Prepared For 23851 Creekwood Dr on Mar 30, 2026



## 23851 Creekwood Dr

Spring, TX 77389

[View Details](#)

### ABOUT

Unveiling a truly exquisite residence, this brand-new 2025 modern ranch-style home presents a striking black and white aesthetic on a premium 1/4-acre lot. This one-story masterpiece features a thoughtfully designed, open and split-concept floor plan with 3-4 bedrooms, 2.5 baths, a dedicated office, and a bonus game room upstairs. The grand living area is a showstopper, anchored by a sleek electric fireplace and accentuated by soaring vaulted ceilings with natural birch beams and...

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$546,900 (\$228/SQFT)
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	2 Full & 1 Half Bath
<b>Stories</b>	1
<b>Year Built</b>	2025
<b>Building Sqft.</b>	2,400/Building Plan
<b>Lot Size</b>	10,500 Sqft.

<b>Legal Desc.</b>	LT 168 017*C6651800-001-000-168 CREEKWOOD ACRES U/R
<b>Bedrooms</b>	4
<b>Garage</b>	2
<b>Style</b>	Contemporary/Modern,Ranch
<b>New Construction</b>	Never Lived In
<b>Listing Broker</b>	World Wide Realty,LLC



For online version of this CMA, visit <https://www.har.com/u/ZkVqbrzyPT>

Copyright© 2026. HOUSTON REALTORS® INFORMATION SERVICE, INC. All Rights Reserved.

# Comparative Market Analysis

Prepared For 23851 Creekwood Dr on Mar 30, 2026

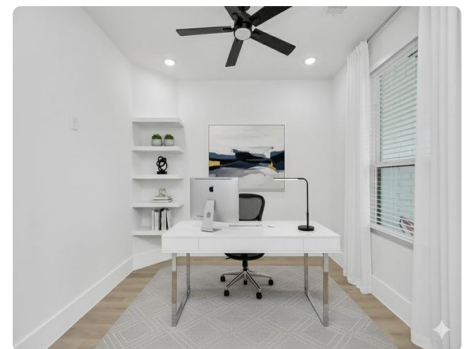
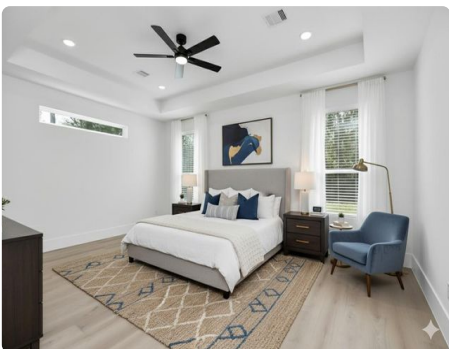
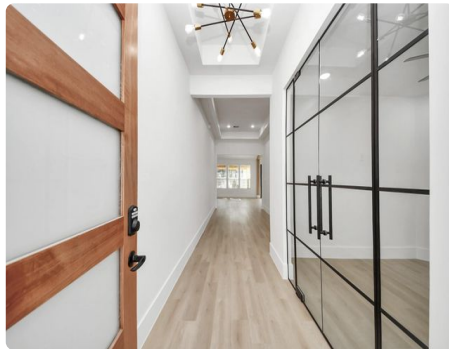
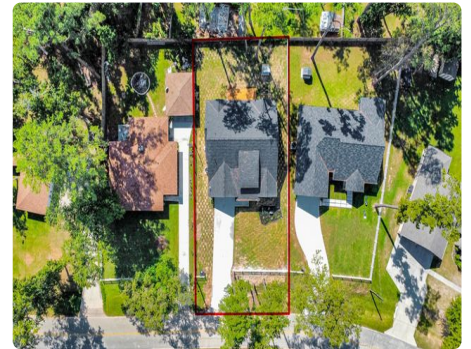


## 23851 Creekwood Dr

Spring, TX 77389

[View Details](#)

### PHOTO GALLERY



For online version of this CMA, visit <https://www.har.com/u/ZkVqbrzyPT>

Copyright© 2026. HOUSTON REALTORS® INFORMATION SERVICE, INC. All Rights Reserved.

## 9410 Mont Ellie Ln

Tomball, TX 77375

[View Details](#)

### ABOUT

This traditional-style, single-story Perry home in Lakes at Creekside offers comfortable living with four bedrooms and 3 full baths. The heart of the home is the open-concept living area. The kitchen, featuring stainless steel appliances and an island, flows directly into the family room. The living space boasts durable tile floors and a cozy gas log fireplace. For those who work from home, a private office/study is accessible via elegant French doors. The master suite includes a large bedroom...

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$569,000 (\$242/SQFT)
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	3 Full
<b>Stories</b>	1
<b>Year Built</b>	2019
<b>Building Sqft.</b>	2,350/Building Plan
<b>Lot Size</b>	7,864 Sqft.

<b>Sold Price</b>	\$545,000 (\$232/SQFT) Sold Date: Dec 15, 2025
<b>Legal Desc.</b>	LT 13 BLK 2 LAKES AT CREEKSIDE SEC 4
<b>Bedrooms</b>	4
<b>Garage</b>	2
<b>Style</b>	Traditional
<b>Listing Broker</b>	World Wide Realty, LLC



# Comparative Market Analysis

Prepared For 23851 Creekwood Dr on Mar 30, 2026

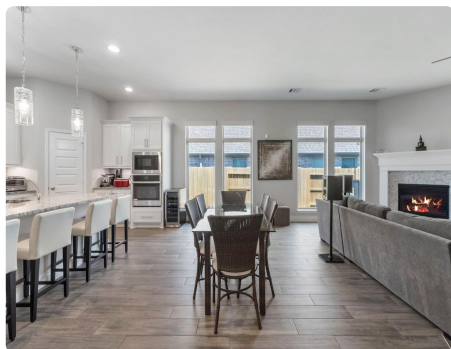
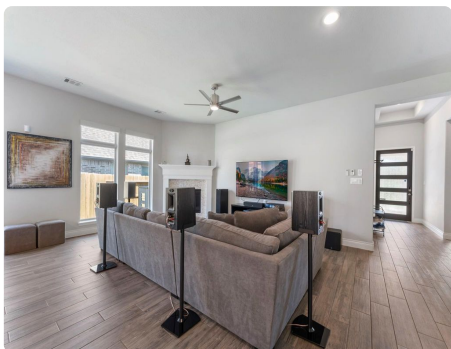
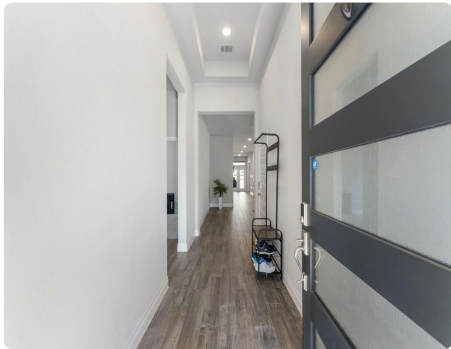


## 9410 Mont Ellie Ln

Tomball, TX 77375

[View Details](#)

### PHOTO GALLERY



For online version of this CMA, visit <https://www.har.com/u/ZkVqbrzyPT>

Copyright© 2026. HOUSTON REALTORS® INFORMATION SERVICE, INC. All Rights Reserved.

# Comparative Market Analysis

Prepared For 23851 Creekwood Dr on Mar 30, 2026



## 9402 Mont Ellie Ln

Tomball, TX 77375

[View Details](#)

### ABOUT

Fabulous One Story in the highly desirable Lakes at Creekside, zoned to Creekside/Tomball ISD! This 4 bed/3 bath home sits on a quiet cul de sac street and includes a 24kw Whole Home Generator, Water Softener & an Extended Screened Porch! A beautiful kitchen with upgraded quartz countertops, uplighting + under cabinet lighting highlighting the decorative back splash; extended cabinetry & a walk in pantry. Gas cooktop. Gorgeous wood look tile flooring throughout this open floor plan. Guest...

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$550,000 (\$216/SQFT)
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	3 Full
<b>Stories</b>	1
<b>Year Built</b>	2019
<b>Building Sqft.</b>	2,552/Building Plan
<b>Lot Size</b>	7,786 Sqft.

<b>Sold Price</b>	\$550,000 (\$216/SQFT) Sold Date:Feb 27, 2025
<b>Legal Desc.</b>	LT 15 BLK 2 LAKES AT CREEKSIDE SEC 4
<b>Bedrooms</b>	4
<b>Garage</b>	2
<b>Style</b>	Traditional
<b>Listing Broker</b>	World Wide Realty,LLC



For online version of this CMA, visit <https://www.har.com/u/ZkVqbrzryPT>

Copyright© 2026. HOUSTON REALTORS® INFORMATION SERVICE, INC. All Rights Reserved.

# Comparative Market Analysis

Prepared For 23851 Creekwood Dr on Mar 30, 2026



## 9402 Mont Ellie Ln

Tomball, TX 77375

[View Details](#)

### PHOTO GALLERY



For online version of this CMA, visit <https://www.har.com/u/ZkVqbrzyPT>

Copyright© 2026. HOUSTON REALTORS® INFORMATION SERVICE, INC. All Rights Reserved.

# Comparative Market Analysis

Prepared For 23851 Creekwood Dr on Mar 30, 2026



## 24630 Keswick Valley Way

Tomball, TX 77375

[View Details](#)

### ABOUT

This stunning, upgraded single-story home by Toll Brothers is waiting for you! Located on a premium lot in the community, this property features 4 bedrooms and 3 bathrooms. The open floor plan boasts soaring ceilings, custom wood beams, and a gourmet kitchen with an osmosis filter, walk-in pantry, and sleek finishes. Expansive sliding glass doors open to a covered travertine patio and spacious backyard—perfect for entertaining. The luxurious primary suite offers a spa-like bath with dual...

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$515,000 (\$251/SQFT)
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	3 Full
<b>Stories</b>	1
<b>Year Built</b>	2023
<b>Building Sqft.</b>	2,055/Building Plan
<b>Lot Size</b>	9,265 Sqft.

<b>Sold Price</b>	\$505,000 (\$246/SQFT) Sold Date: Aug 01, 2025
<b>Legal Desc.</b>	LT 21 BLK 1 LAKES AT CREEKSIDE SEC 11
<b>Bedrooms</b>	4
<b>Garage</b>	2
<b>Style</b>	Contemporary/Modern
<b>Listing Broker</b>	World Wide Realty, LLC



For online version of this CMA, visit <https://www.har.com/u/ZkVqbrzryPT>

Copyright© 2026. HOUSTON REALTORS® INFORMATION SERVICE, INC. All Rights Reserved.

# Comparative Market Analysis

Prepared For 23851 Creekwood Dr on Mar 30, 2026

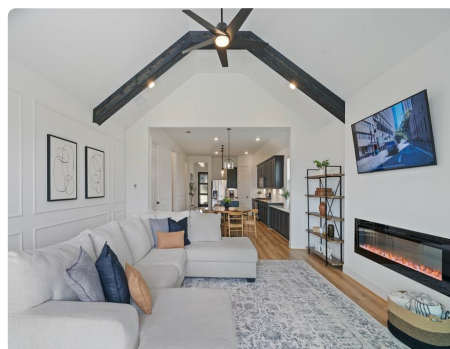
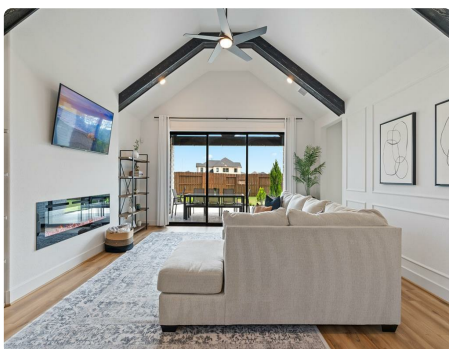
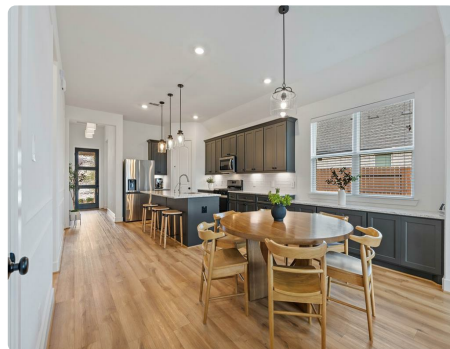


## 24630 Keswick Valley Way

Tomball, TX 77375

[View Details](#)

### PHOTO GALLERY



For online version of this CMA, visit <https://www.har.com/u/ZkVqbrzyPT>

Copyright© 2026. HOUSTON REALTORS® INFORMATION SERVICE, INC. All Rights Reserved.

## 9231 Fury Landing Ln

Tomball, TX 77375

[View Details](#)

### ABOUT

This beautifully designed Toll Brothers, 4-bed/ 3-bath gem is more than just a house it's a haven of comfort, charm, and versatility. Tucked in the peaceful neighborhood in The Lakes of Creekside, this single-story home features a thoughtful layout with an open-concept living area that flows seamlessly into a gourmet kitchen—perfect for everything from morning pancakes to family meals. Need a home office, creative studio, or playroom? The bonus flex room is ready to adapt to your lifestyle....

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$569,000 (\$227/SQFT)
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	3 Full
<b>Stories</b>	1
<b>Year Built</b>	2023
<b>Building Sqft.</b>	2,504/Building Plan
<b>Lot Size</b>	6,250 Sqft.

<b>Sold Price</b>	\$560,000 (\$224/SQFT) Sold Date: Sep 05, 2025
<b>Legal Desc.</b>	LT 4 BLK 4 LAKES AT CREEKSIDE SEC 13
<b>Bedrooms</b>	4
<b>Garage</b>	2
<b>Style</b>	Contemporary/Modern
<b>Listing Broker</b>	World Wide Realty, LLC



# Comparative Market Analysis

Prepared For 23851 Creekwood Dr on Mar 30, 2026



## 9231 Fury Landing Ln

Tomball, TX 77375

[View Details](#)

### PHOTO GALLERY



For online version of this CMA, visit <https://www.har.com/u/ZkVqbrzyPT>

Copyright© 2026. HOUSTON REALTORS® INFORMATION SERVICE, INC. All Rights Reserved.

23851 Creekwood Dr

Creekwood Acres

Diego Duarte

8322745320

diego.duarte11@gmail.com



## HOME VALUE COMPARABLE

# Sorry!

We Currently Do Not Have Valuation Data Available For This Property. Please Check Back At A Later Date Or Contact A REALTOR® To Assist In Determining A Property's Value. Continue Searching Using The Tools Below.

## VALUATIONS HISTORY

**Limitations:** This represents an estimated sales 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. The values do not include a physical or visual inspection of the subject property. User shall not use the values in lieu of an appraisal by a licensed appraiser or as a basis for making any financial decision.

Zestimate Home Values are provided by Zillow, Inc. Use is subject to their Terms of Use and a provided as-is, as-available.

For online version of this CMA, visit <https://www.har.com/u/ZkVqbrzyPT>

Copyright© 2026. HOUSTON REALTORS® INFORMATION SERVICE, INC. All Rights Reserved.