

COMPARATIVE MARKET ANALYSIS

5911 Piney Birch | Kings Point | Kingwood, TX 77345

Prepared by Michele Balcazar • Dynamize Real Estate
Cell: 713-515-7364

YOUR SUBJECT PROPERTY

5911 Piney Birch Drive • Kings Point Village • 3 Bed / 3 Bath / 2 Car Garage / Office • 2,632 SF • Built 2005

LIST PRICE: \$495,000 • \$188.07 / SF • PRICED TO SELL

Neighborhood Sold Comparables — Kings Point

Same high-quality finishes • Same Kings Point neighborhood • Pulled from HAR MLS as of 05/18/2026

Address	Subdivision	Bd/Ba	Sq Ft	Yr Blt	Price	\$/SF	Status
1718 Arbor Forest Trail	Kingspoint Village Sec 11	3/2.5	2,548	2002	\$502,000	\$197.02	SOLD
1814 Arbor Forest Trail	Kings Point Village Sec 11	3/2.5	2,496	2005	\$475,000	\$190.30	SOLD
Active / Pending Competition							
1306 Royal Sands Lane	Royal Shores	3/2.5	2,721	2006	\$550,000	\$202.13	PENDING
2102 Grand Mesa Drive	Kings Point Village 03	4/3	2,726	1988	\$499,900	\$183.38	ACTIVE
Subject Property							
5911 Piney Birch Drive	Kings Point Village Sec 11	3/3	2,632	2005	\$495,000	\$188.07	LISTED

Both sold comps are Darling Builder patio homes with the same high-quality cabinet packages and finishes. 5911 Piney Birch features 3 full bathrooms.

The Numbers Tell the Story

SOLD COMPARABLES AVERAGE	5911 PINEY BIRCH
\$193.66 / SF	\$188.07 / SF
Avg sold price: \$488,500	List price: \$495,000 • 2,632 SF

Priced \$2.95/SF below the highest comp • Competitively positioned below \$190–\$197/SF sold comps

The Opportunity: Cosmetic Updates = Instant Equity

The bones are here. The builder quality, the floor plan, the natural light and the location in Kings Point — all already in place. A few simple cosmetic improvements could elevate this home to recent top-selling comps — instant equity:

Fresh interior paint — Immediately freshens every room

New flooring — LVP or hardwood throughout transforms the feel

Paint the cabinets and re-stain kitchen island — A dramatic transformation of the heart of the home

Add pendant lights over the island — Modern fixtures elevate the entire kitchen

Bottom Line for Buyers

- ▶ This home is priced competitively below the highest comparable sold home in Kings Point — at \$188.07/SF vs. \$197.02/SF for the most recent comparable sale.
 - ▶ Buyers who make a few targeted cosmetic updates position themselves for immediate appreciation in a neighborhood with proven comparable sales over \$202/SF.
 - ▶ The market data is clear: this is a rare opportunity to buy competitively priced below comparable homes in the coveted The Terrace of Kings Point.
-