



kw CITY VIEW
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8002 Sturdy Oaks Trl
Live Oak, TX 78233

Mar 18, 2025

Subject



Quick Sales Price:
\$246,910

Adjusted Sales Price:
\$259,905

This represents an estimated sale 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.

Features

MLS #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1972
Lot Size	0.21 (9,148)
Square Feet	1,814
Beds	4
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2

Selected Comps/Rental Analysis

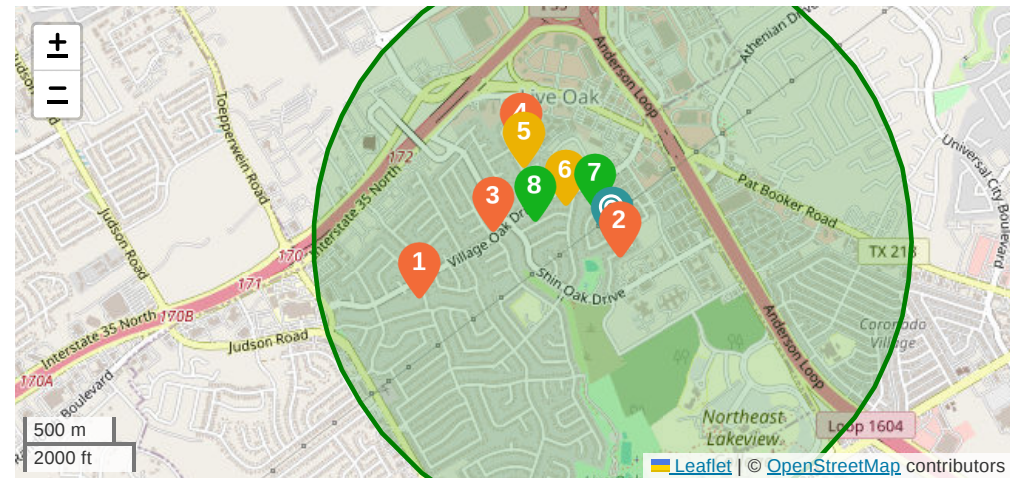
Adjusted Sales Price	\$259,905	Quick Sale Price	\$246,910
Sold\$/List\$ Ratio	96.9%	GLA/sqft Adj	\$45
Comp Range Gross	\$220,000 - \$287,000		
Comp Range Adj	\$228,801 - \$296,001		
Last 6 Months		Avg Days On Market	53
Rent Average	\$1,923	Rent Avg. \$\$SQFT	\$1.03

Area Market Condition

	7 to 12	4 to 6	0 to 3
Months Ago	7 to 12	4 to 6	0 to 3
Tot # Sales (Settled)	19	9	8
Absorption Rate	3.17	3.00	2.67
Tot # Active Listings	13	10	19
Mos Housing Supply	4.10	3.33	7.12
Median Sale Price	\$275,000	\$267,000	\$271,925
Median Sale DOM	48	65	28.5
Median List Price	\$269,500	\$269,250	\$275,000
Median List DOM	150	149	68
Median Sale/List Price	102%	99%	99%

Sales Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	1,692	\$268,507	\$160	\$263,231	\$160
4 to 6	1,828	\$283,308	\$157	\$269,443	\$155
7 to 9	1,660	\$259,136	\$157	\$233,683	\$146
10 to 12	1,759	\$274,475	\$159	\$277,754	\$162



Lease Market Trend

Mos. Ago	SqFt	List	L\$/SqFt	Sold	S\$/SqFt
0 to 3	1,910	\$1,735	\$0.91	\$1,675	\$0.85
4 to 6	1,421	\$1,648	\$1.15	\$1,647	\$1.16
7 to 9	1,740	\$1,745	\$1.00	\$1,745	\$1.01
10 to 12	0	\$0	\$0.00	\$0	\$0.00

8002 Sturdy Oak...

Live Oak, TX 78233

Subject ©



12501 Northledg...

Closed 1



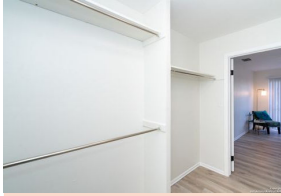
8010 harper vall...

Closed 2



12800 WELCOM...

Closed 3



7705 BRUNNIN...

Closed 4



7801 BOVIS CT ...

Pending 5



12715 OLD SPA...

Pending 6



Distance	0.67
MLS #	1800203
ADOM/CDOM	65 / 282
Type	Residential
Stories	1
Year Built	1972
Lot Size	0.21 (9,148)
List Date	2024-08-09
List Price	\$259,000
Sold Date	2024-11-04
S/L Price	\$259,000
Square Feet	1,814
Beds	4
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Garage Spaces Adj	\$3,305
Lot Size Adj	-\$458
Square Feet Adj	\$1,030
Half Baths Adj	
Gross Adjs.	\$4,793
Net Adjs.	\$3,877
Adjusted Value	\$262,877

Distance	0.67
MLS #	1800203
ADOM/CDOM	65 / 282
Type	Residential
Stories	1
Year Built	1970
Lot Size	0.23 (10,019)
List Date	2024-08-09
List Price	\$259,000
Sold Date	2024-11-04
S/L Price	\$259,000
Square Feet	1,791
Beds	4
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	1
Garage Spaces Adj	\$3,305
Lot Size Adj	-\$458
Square Feet Adj	\$1,030
Half Baths Adj	
Gross Adjs.	\$4,793
Net Adjs.	\$3,877
Adjusted Value	\$262,877

Distance	0.05
MLS #	1836375
ADOM/CDOM	7 / 7
Type	Residential
Stories	1
Year Built	1973
Lot Size	0.21 (9,148)
List Date	2025-01-21
List Price	\$246,000
Sold Date	2025-02-24
S/L Price	\$251,000
Square Feet	1,793
Beds	4
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Garage Spaces Adj	
Lot Size Adj	
Square Feet Adj	\$941
Half Baths Adj	
Gross Adjs.	\$941
Net Adjs.	\$941
Adjusted Value	\$251,941

Distance	0.4
MLS #	1832242
ADOM/CDOM	22 / 22
Type	Residential
Stories	1
Year Built	1968
Lot Size	0.22 (9,583)
List Date	2025-01-03
List Price	\$299,500
Sold Date	2025-02-14
S/L Price	\$287,000
Square Feet	1,608
Beds	4
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Garage Spaces Adj	
Lot Size Adj	-\$229
Square Feet Adj	\$9,230
Half Baths Adj	
Gross Adjs.	\$9,459
Net Adjs.	\$9,001
Adjusted Value	\$296,001

Distance	0.44
MLS #	1815425
ADOM/CDOM	102 / 102
Type	Residential
Stories	1
Year Built	1984
Lot Size	0.17 (7,405)
List Date	2024-10-11
List Price	\$245,000
Sold Date	2025-02-05
S/L Price	\$220,000
Square Feet	1,638
Beds	3
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Garage Spaces Adj	
Lot Size Adj	\$915
Square Feet Adj	\$7,886
Half Baths Adj	
Gross Adjs.	\$8,801
Net Adjs.	\$8,801
Adjusted Value	\$228,801

Distance	0.39
MLS #	1835602
ADOM/CDOM	7 / 7
Type	Residential
Stories	1
Year Built	1985
Lot Size	0.17 (7,405)
List Date	2025-03-11
List Price	\$259,000
Sold Date	
S/L Price	
Square Feet	1,646
Beds	3
Full Baths	2
Half Baths	1
Pool	No
Garage Spaces	2
Garage Spaces Adj	
Lot Size Adj	\$915
Square Feet Adj	\$7,527
Half Baths Adj	-\$1,907
Gross Adjs.	\$10,349
Net Adjs.	\$6,535
Adjusted Value	\$265,535

Distance	0.2
MLS #	1832794
ADOM/CDOM	61 / 180
Type	Residential
Stories	1
Year Built	1967
Lot Size	0.25 (10,890)
List Date	2025-01-16
List Price	\$259,999
Sold Date	
S/L Price	
Square Feet	1,404
Beds	4
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Garage Spaces Adj	
Lot Size Adj	-\$915
Square Feet Adj	\$18,370
Half Baths Adj	
Gross Adjs.	\$19,285
Net Adjs.	\$17,455
Adjusted Value	\$277,454

8002 Sturdy Oak...

Live Oak, TX 78233

Subject 



12649 king oaks ...

Active 7



217 WHISPERIN...

Active 8



Distance	
MLS #	
ADOM/CDOM	/ 0
Type	Residential
Stories	1
Year Built	1972
Lot Size	0.21 (9,148)
List Date	
List Price	
Sold Date	
S/L Price	
Square Feet	1,814
Beds	4
Full Baths	2
Half Baths	0
Pool	No
Garage Spaces	2
Garage Spaces Adj	
Lot Size Adj	-\$2,517
Square Feet Adj	\$4,301
Half Baths Adj	
Gross Adjs.	\$6,818
Net Adjs.	\$1,784
Adjusted Value	\$300,784

0.13
1797740
229 / 229
Residential
1
1972
0.32 (13,939)
2024-08-01
\$299,000
1,718
4
2
0
No
2
-\$2,517
\$4,301
\$6,818
\$1,784
\$300,784

0.27
1838798
46 / 46
Residential
1
1967
0.21 (9,148)
2025-01-31
\$225,000
1,900
3
2
0
No
2
-\$3,853
-\$3,853
\$3,853
-\$3,853
\$221,147

Housing Supply On Demand

7-12 Months Ago



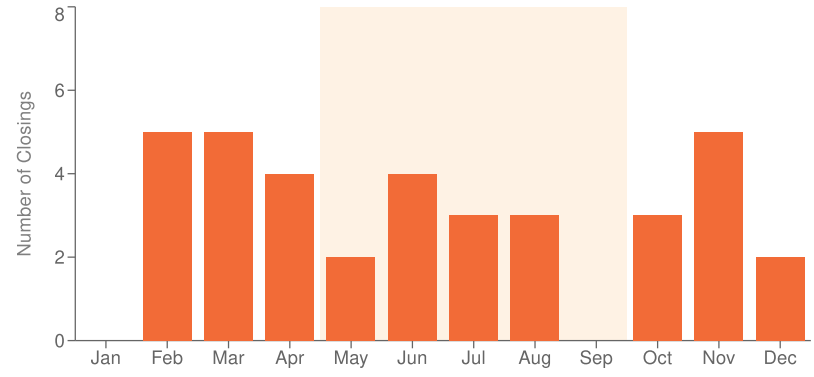
4-6 Months Ago



0-3 Months Ago

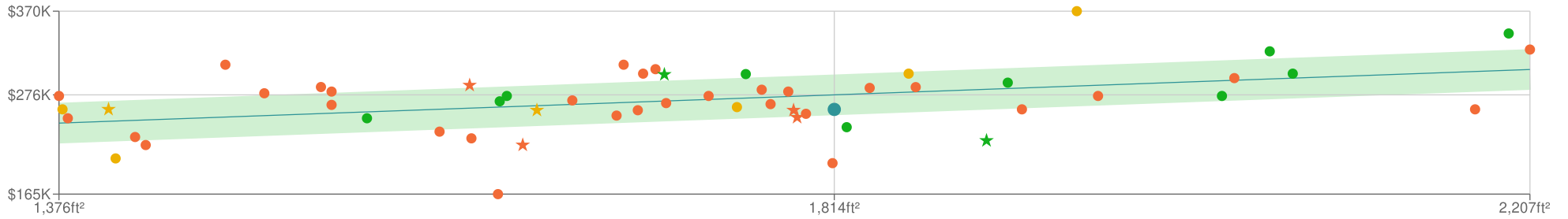


Seasonal Demand



Plot Your Price

● Closed ● Active ● Pending



Days On Market (DOM) Matters

