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LPT Realty, LLC



Property Type is 'Rental' Status is 'Sold' 08/12/2026 to 02/13/2026 Status is 'Active' Year Built is 2020+ Latitude, Longitude is within 0.50 mi of 9210 Caddo Rd, Houston, TX 77078, USA

## Market Analysis Summary | Rental

Listings as of 8/12/2026 at 8/12/2026 2:21:26PM, Page 1 of 2

| #                | MLS #    | Address                 | Subdivision            |    |   |   |   |   |       |      |       |         |     |          |         |        |        |
|------------------|----------|-------------------------|------------------------|----|---|---|---|---|-------|------|-------|---------|-----|----------|---------|--------|--------|
| Listings: Active |          |                         |                        |    |   |   |   |   |       |      |       |         |     |          |         |        |        |
| 1                | 58109586 | 9027 Madera Road #B     | KENTSHIRE PLACE        | No | 3 | 2 | 0 | 0 | 1,737 | 2021 | 7,020 | \$1,750 | 71  |          |         |        |        |
| 2                | 85757979 | 9027 Madera Road #A     | KENTSHIRE PLACE        | No | 3 | 2 | 0 | 0 | 1,737 | 2021 | 7,020 | \$1,750 | 74  |          |         |        |        |
| 3                | 46996475 | 9110 Everglade #B       | Kentshire Place        | No | 3 | 2 | 0 | 0 | 1,251 | 2025 | 7,020 | \$1,800 | 24  |          |         |        |        |
| 4                | 83179268 | 9001 Nyssa Street #B    | Kentshire Place Sec 03 | No | 3 | 2 | 0 | 0 | 1,220 | 2025 | 7,800 | \$1,850 | 117 |          |         |        |        |
|                  |          |                         | Min                    |    | 3 | 2 | 0 | 0 | 1,220 | 2021 | 7,020 | \$1,750 | 24  |          |         |        |        |
|                  |          |                         | Max                    |    | 3 | 2 | 0 | 0 | 1,737 | 2025 | 7,800 | \$1,850 | 117 |          |         |        |        |
|                  |          |                         | Avg                    |    | 3 | 2 | 0 | 0 | 1,486 | 2023 | 7,215 | \$1,788 | 72  |          |         |        |        |
|                  |          |                         | Med                    |    | 3 | 2 | 0 | 0 | 1,494 | 2023 | 7,020 | \$1,775 | 73  |          |         |        |        |
| Listings: Sold   |          |                         |                        |    |   |   |   |   |       |      |       |         |     |          |         |        |        |
| 1                | 81159600 | 9531 EVERGLADE #B       | Everglade Estates      | No | 3 | 2 | 0 | 2 | 1,150 | 2024 |       | \$1,750 | *85 | 03/09/26 | \$1,750 | \$1.52 | 100.00 |
| 2                | 89475285 | 9018 Everglade Drive #A | Kentshire Place Sec 03 | No | 3 | 2 | 1 | 0 | 3,360 | 2020 | 7,020 | \$1,750 | 13  | 07/31/26 | \$1,750 | \$0.52 | 100.00 |
| 3                | 39262980 | 9114 Everglade Drive #B | Kentshire Place Sec 3  | No | 3 | 2 | 0 | 0 | 1,350 | 2025 | 7,020 | \$1,775 | 42  | 07/16/26 | \$1,775 | \$1.31 | 100.00 |
| 4                | 47505296 | 9001 Nyssa Street #A    | Kentshire Place Sec 03 | No | 3 | 2 | 0 | 0 | 1,220 | 2025 | 7,800 | \$1,800 | 26  | 06/08/26 | \$1,800 | \$1.48 | 100.00 |
|                  |          |                         | Min                    |    | 3 | 2 | 0 | 0 | 1,150 | 2020 | 7,020 | \$1,750 | 13  |          | \$1,750 | \$0.52 | 100.00 |
|                  |          |                         | Max                    |    | 3 | 2 | 1 | 2 | 3,360 | 2025 | 7,800 | \$1,800 | 85  |          | \$1,800 | \$1.52 | 100.00 |
|                  |          |                         | Avg                    |    | 3 | 2 | 0 | 1 | 1,770 | 2024 | 7,280 | \$1,769 | 42  |          | \$1,769 | \$1.21 | 100.00 |
|                  |          |                         | Med                    |    | 3 | 2 | 0 | 0 | 1,285 | 2025 | 7,020 | \$1,763 | 34  |          | \$1,763 | \$1.40 | 100.00 |

Presented by: Adewale Lawal

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.

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| # | MLS #          | Address | Subdivision |      |    |    |    |     |       |        |        |            |      |          |         |        |        |
|---|----------------|---------|-------------|------|----|----|----|-----|-------|--------|--------|------------|------|----------|---------|--------|--------|
|   |                |         |             | Pool | BR | FB | HB | Gar | SqFt  | Yr Blt | Lot SF | List Price | CDOM | Cis Date | Adj LP  | LsP/SF | Ls/LP% |
| 8 | Total Listings | Avg     |             |      | 3  | 2  | 0  | 0   | 1,628 | 2023   | 7,243  | \$1,778    | 57   |          | \$1,769 | \$1.21 | 100.00 |
|   |                | Med     |             |      | 3  | 2  | 0  | 0   | 1,301 | 2025   | 7,020  | \$1,763    | 57   |          | \$1,763 | \$1.40 | 100.00 |

### Quick Statistics ( 8 Listings Total )

|            | Min     | Max     | Average | Median  |
|------------|---------|---------|---------|---------|
| List Price | \$1,750 | \$1,850 | \$1,778 | \$1,763 |
| Sold Price | \$1,750 | \$1,800 | \$1,769 | \$1,763 |
| LP/SF      | \$0.52  | \$1.52  | \$1.23  | \$1.38  |
| SP/SF      | \$0.52  | \$1.52  | \$1.21  | \$1.40  |

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