

OAKS AT HOUSTON POINT



WATER FRONT \$ 241,200 / LOT

WATER VIEW \$ 180,000 / LOT

ROW 3 \$ 117,000 / LOT

ALL OTHER \$ 80,000 / LOT

PARCEL # 46893 WAS A SALE / RESALE

2018	SOLD	56,000	
2020	RE-SOLD	75,000	1.34 X 2018 VALUE

WATER FRONT SALES

A	PARCEL 46904	2018	SOLD	\$180,000
B	PARCEL 46905	2018	SOLD	\$180,000
C	PARCEL 46910	2019	SOLD	\$ 175,000
D	PARCEL 46908	2020	SOLD	\$205,000
E	PARCEL 46907	2022	SOLD	\$245,990 **IMPROVED – VALUE BY EXTRACTION

2018 SALE X 1.34 = \$241,200 / AC

WATER VIEW SALES

AA	PARCEL 46899	2018	SOLD	\$72,500
BB	PARCEL 46915	2021	SOLD	\$95,000
CC	PARCEL 46903	2022	SOLD	\$176,870 **IMPROVED – VALUE BY EXTRACTION
DD	PARCEL 46919	2024	SOLD	\$180,000

2024 IS 75% OF WATER FRONT VALUE BASED ON 2024 WATER VIEW SALE \$180,000

ROW 3 SALES

AAA	PARCEL 46895	2024	SOLD	\$91,850 **IMPROVED VALUE BY EXTRACTION
BBB	PARCEL 45923	2024	SOLD	\$112,080 **IMPROVED VALUE BY EXTRACTION

HISTORICALLY ROW 3 WAS 65% OF WATERVIEW - \$117,000

ALL OTHER LOTS

1	PARCEL 46893	2018	SOLD	\$56,000
2	PARCEL 46893	2020	RE-SOLD	\$75,000
3	PARCEL 46881	2022	SOLD	\$80,000
4	PARCEL 46882	2024	SOLD	\$87,300 **IMPROVED VALUE BY EXTRACTION

HISTORICALLY THESE WERE 65% OF ROW 3 - \$81,000

**A	PARCEL 46926	2025	SOLD	\$535,600 - 401,460 = \$134,140 = \$142,316/AC
**B	PARCEL 46928	2025	SOLD	\$500,000 - 476,000 = \$24,000 = \$22,325/AC
**C	PARCEL 46934	2025	SOLD	\$680,000 - 507,560 = \$172,440 = \$155,350/AC

UPDATE "ALL OTHER LOTS" TO \$117,000 / LOT -SAME AS ROW 3