

**Sale of Multiple Condominium Units  
At  
201 W Rosamond  
Houston, Texas 77076**



Summary of Recent Sales And Price Rationale For  
201 W. Rosamond  
Houston, Texas 77076

**List Price: \$1,805,022.13**

**Newer Sales**

Summary

Total Identified Square Feet In Newer Sales: 1752

Total Identified Sales in Newer Sales: \$153,611.00

Total Identified Average Sold Price Per Square Foot: \$87.67

**January 20, 2023**

201 West Rosamond St

Unit 3/4 (combined into one unit)

Houston, TX 77076

MLS: 68831559

Sales Price of \$72,500.00

Square Feet 864

Price Per Square Foot: \$83.92

**December 15, 2022**

201 W Rosamond St.

Unit 22

Houston, TX 77076

MLS: 64798219

Sales Price \$81,000.00

Square Feet 888

Price Per Square Foot: \$91.22

**Older Sales**

Summary

Total Identified Square Feet Sold in 2021: 2568

Total Identified Sales in 2021: \$202,000

Total Identified Average Sold Price Per Square Foot: \$78.66

**August 19, 2021**

201 W Rosamond St  
Unit 40  
Houston, Texas 77076  
MLS: **14969893**

**Sales Price: 35,000.00**

Square Feet 624

Price Per Square Foot: \$56.09

**August 27, 2021**

201 W Rosamond St  
Unit 64  
Houston, Texas 77076  
MLS: 64798219

Sales Price \$65,000.00

Square Feet 432

Price Per Square Foot: \$150.46

**May 11, 2021**

201 W Rosamond St  
Unit 9  
Houston, Texas 77076  
MLS: 74241069

Sales Price \$63,000.00

Square Feet 888

Sales Price Per Square Foot: \$70.95

**February 5, 2021**

201 W Rosamond St  
Unit 39  
Houston, Texas 77076  
MLS: 19896176

Sales Price: \$39,000.00

Square Feet: 624  
Houston, Texas 77076  
Sales Price Per Square Foot: 62.50

### Available Units

22,877.34 available square feet available at 90% of the \$87.67 price per square foot (\$78.90) yields a listing price of \$1,805,022.13

Unit Number	Square Feet	Style	Percentage of Whole	Monthly Dues	2022 Taxes	Suggested Rent	Has tenant	Collateralized*
1	885.38	2 bedroom	2.26	\$527.56	\$1,517.94	\$1,250.00	N	N
2	885.36	2 bedroom	2.26	\$527.56	\$1,517.94	\$1,250.00	Y	Y
6	611.66	1 bedroom	1.56	\$364.50	\$1,153.84	\$950.00	Y	N
7	885.36	2 bedroom	2.26	\$527.56	\$1,517.94	\$1,250.00	Y	N
8	885.36	2 bedroom	2.26	\$527.56	\$1,517.94	\$1,250.00	N	Y
11	611.66	1 bedroom	1.56	\$364.50	\$1,153.84	\$950.00	N	N
12	611.66	1 bedroom	1.56	\$364.50	\$1,153.84	\$950.00	Office (Rodolfo)-not rent producing	Y
16	885.36	2 bedroom	2.26	\$527.56	\$1,517.94	\$1,250.00	Y	N
19	611.66	1 bedroom	1.56	\$364.50	\$1,153.84	\$950.00	Y	Y
20	611.66	1 bedroom	1.56	\$364.50	\$1,153.84	\$950.00	Y	Y
21	885.36	2 bedroom	2.26	\$527.56	\$1,517.94	\$1,250.00	Y	N

		m						
27	885.36	2 bedroo m	2.26	\$527.56	\$1,517.94	\$1,250.00	Y	N
28	885.36	2 bedroo m	2.26	\$527.56	\$1,517.94	\$1,250.00	N	N
33	611.66	1 bedroo m	1.56	\$364.50	\$1,153.84	\$950.00	N	N
34	611.86	1 bedroo m	1.56	\$364.50	\$1,153.84	\$950.00	Y	Y
41	611.66	1 bedroo m	1.56	\$364.50	\$1,153.84	\$950.00	N	Y
46	885.36	2 bedroo m	2.26	\$527.56	\$1,517.94	\$1,250.00	Y	Y
48	611.66	1 bedroo m	1.56	\$364.50	\$1,153.84	\$950.00	N	Y
59	611.66	1 bedroo m	1.56	\$364.50	\$1,153.84	\$950.00	Y	Y
61	611.66	1 bedroo m	1.56	\$364.50	\$1,153.84	\$950.00	N	Y
62	611.66	1 bedroo m	1.56	\$364.50	\$1,055.63	\$950.00	Y	N
13/15	1319.0 7	3 bedroo m	3.36	\$785.08	\$2,104.93	\$1,500	N	N
17/18	867.42	townho me	2.2	\$514.04	\$1,497.74	\$1,200	Y	N
23/24	867.42	townho me	2.2	\$514.04	\$1,497.74	\$1,200	Y	Y
25/26	867.42	townho me	2.2	\$514.04	\$1,497.74	\$1,200	N	N
31/32	867.42	townho me	2.2	\$514.04	\$1,497.74	\$1,200	N	N
50/52	1045.3 7	2 br & effi.	2.66	\$621.02	\$1,766.74	\$1,300	N	N
55/56	867.42	townho me	2.2	\$514.04	\$1,497.74	\$1,200	N	N
57/58	867.42	townho	2.2	\$514.04	\$1,497.74	\$1,200	Y	Y

		me						
	22877.34		58.28	\$13,612.38	\$40,267.44	\$32,650.00		
Townhome means that an upstairs unit and downstairs unit were combined								
square feet based on Condo Original Documents								
*Collateralized Units are not available for individual sale, and must be purchased together								