GableWay Realty

Oct 26, 2026

PRICING REPORT FOR BUYERS

6702 England St A & B, Houston, TX 77021

3 bed · 2 bath · 1,868 sq ft · built 2026

RECOMMENDED LIST PRICE

$407,000

Likely sale price **$395,000–$419,000**
About **24 days** to an offer

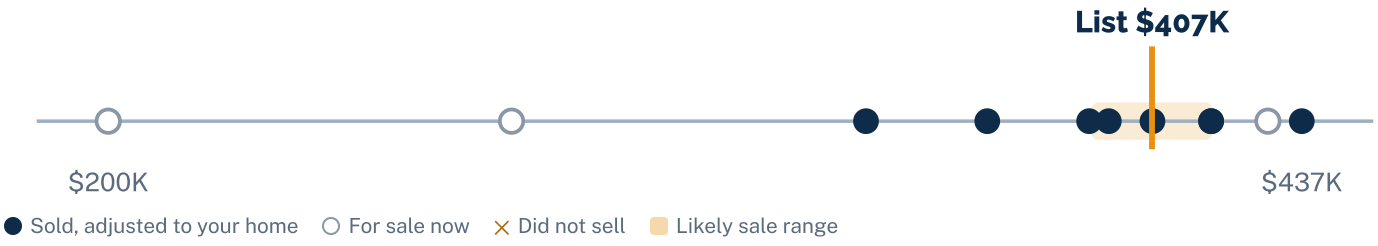
After typical seller-paid buyer costs (1.2%), expect to net a sale price near $402,100.



1 Why this price

- The 8 closest sales, adjusted to your home's size, age, lot and condition, point to a value of about **$407,000**.
- Homes here have been selling at about **100.0%** of their list price, so $407,000 leaves room to land in the $395,000–$419,000 range.
- 3 similar homes are for sale nearby right now. Buyers will compare yours with them (section 4).

New-construction stacked duplex, exterior complete, interior unfinished; 2 units (3 bd/2 ba up, 2 bd/1.5 ba down), 1,868 sq ft per the permit set. This values the building FINISHED. Listed by Gableway at $280,000 (lender-approved short sale).



The pricing plan

This report values 6702 England St FINISHED: a new-construction duplex, 1,868 sq ft, 3 bd / 2 ba up and 2 bd / 1.5 ba down. Today the exterior is complete and the interior is unfinished.

The property is listed by Gableway Realty at $280,000 as-is (lender-approved short sale). The remaining interior work is estimated at about $105,000 (the owner's contractor scope is $75,000-80,000).

Finished, the 8 new-construction duplex sales nearby point to about $407,000 (likely $395,000-$419,000). New duplexes in this pocket have been going under contract in about 24 days.

Questions or a showing: Lauren Gray Miller, (832) 471-8860, lauren@gableway.com.

Nov 2	Nov 26	Dec 26
On the market (if we list in a week)	Under contract (about 24 days)	Closed (about 30 days later)

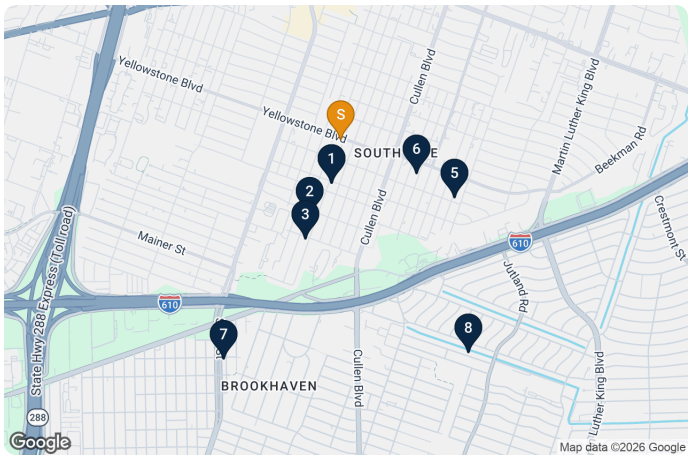
Days on market: median of the sales we compared. Closing time assumes a financed buyer; cash can close faster.

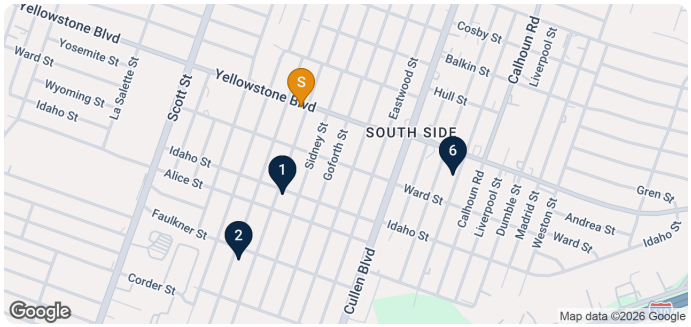
2 The sales we compared

A new-build duplex is not something the standard search handles (it compares single-family resales), so these were picked by hand: new-construction duplexes within about 1.2 miles that sold in the last 12 months, from the size-matched 1,830-2,134 sq ft builds up to the 2,500-2,600 sq ft builds on the same blocks. Each sale is adjusted to your home in dollars, measured from all Houston resales, after taking out any closing costs the seller paid for the buyer.

	LOW	MEDIAN	AVERAGE	HIGH
Sold price	$399,999	$489,900	$474,825	$512,000
Adjusted to your home	$350,277	$402,763	$399,861	$436,710

8 sales · adjusted price per sq ft $140–$205 · average 25 days on market.





S = your home; numbers = the sales below.

Each sale, adjusted to your home

1 4302 Idaho Street #A-B

Sold Jun 2026 · 8 days · same subdivision

	YOURS	THEIRS
Sq ft	1,868	2,600 **−$83,373**
Built	2026	2026
Beds / baths	3 / 2	3 / 2
Lot	5,150	5,000 **+$2,228**
Stories	2	2
Garage	0	—
Pool	No	—
Condition	Updated	Updated
Seller paid buyer costs		None

Sold	$499,900
Adjustments	−$81,145
Adjusted	**$418,755**

2 7109 Conley Street #A-B

Sold Mar 2026 · 49 days · same subdivision

	YOURS	THEIRS
Sq ft	1,868	2,500 **−$71,289**
Built	2026	2025 **+$1,169**
Beds / baths	3 / 2	3 / 3 **−$35,381**
Lot	5,150	5,150
Stories	2	1 **−$24,123**
Garage	0	—
Pool	No	—
Condition	Updated	Updated
Seller paid buyer costs		None

Sold	$479,900
Adjustments	−$129,623
Adjusted	**$350,277**

3 4110 Dreyfus Street

Sold Nov 2025 · 19 days · same subdivision

	YOURS	THEIRS
Sq ft	1,868	2,540 **−$78,052**
Built	2026	2025 **+$1,219**
Beds / baths	3 / 2	3 / 2
Lot	5,150	5,150
Stories	2	1 **−$25,154**
Garage	0	—
Pool	No	—
Condition	Updated	Updated
Seller paid buyer costs		$10,000 **−$6,587**

Sold	$507,000
Adjustments	−$108,573
Adjusted	**$398,427**

4 4637 Mallow Street #A-B

Sold Aug 2026 · 0 days · 0.2 mi away

	YOURS	THEIRS
Sq ft	1,868	2,600 **−$83,373**
Built	2026	2026
Beds / baths	3 / 2	3 / 2
Lot	5,150	5,000 **+$2,228**
Stories	2	2
Garage	0	—
Pool	No	—
Condition	Updated	Updated
Seller paid buyer costs		None

Sold	$499,900
Adjustments	−$81,145
Adjusted	**$418,755**

5 6743 Madrid Street

Sold Apr 2026 · 38 days · 0.6 mi away

	YOURS	THEIRS
Sq ft	1,868	2,134 **-$33,290**
Built	2026	2026
Beds / baths	3 / 2	3 / 2
Lot	5,150	—
Stories	2	2
Garage	0	—
Pool	No	—
Condition	Updated	Updated
Seller paid buyer costs		None

Sold	$470,000
Adjustments	-$33,290
Adjusted	**$436,710**

6 6722 Paris Street

Sold Jun 2026 · 59 days · 0.4 mi away

	YOURS	THEIRS
Sq ft	1,868	2,512 **-$76,412**
Built	2026	2026
Beds / baths	3 / 2	3 / 2
Lot	5,150	5,000 **+$2,258**
Stories	2	1 **-$25,471**
Garage	0	—
Pool	No	—
Condition	Updated	Updated
Seller paid buyer costs		$8,000 **-$5,276**

Sold	$512,000
Adjustments	-$104,901
Adjusted	**$407,099**

7 7900 Bowen Street #A-B

Sold Sep 2026 · 2 days · 1.2 mi away

	YOURS	THEIRS
Sq ft	1,868	1,998 **-$15,668**
Built	2026	2026
Beds / baths	3 / 2	3 / 2
Lot	5,150	5,000 **+$1,916**
Stories	2	1 **-$21,609**
Garage	0	—
Pool	No	—
Condition	Updated	Updated
Seller paid buyer costs		None

Sold	$429,900
Adjustments	-$35,361
Adjusted	**$394,539**

8 5037 Southwind Street #A-B

Sold Oct 2025 · 28 days · 1.2 mi away

	YOURS	THEIRS
Sq ft	1,868	1,830 **+$4,562**
Built	2026	2025 **+$974**
Beds / baths	3 / 2	2 / 2
Lot	5,150	6,210 **-$11,105**
Stories	2	1 **-$20,106**
Garage	0	—
Pool	No	—
Condition	Updated	Updated
Seller paid buyer costs		None

Sold	$399,999
Adjustments	-$25,675
Adjusted	**$374,324**

4 Your competition today

3 similar homes are for sale in Foster Place right now, at a median $158 per sq ft. At $407,000, yours would be $218 per sq ft, the 1st highest of 4. Buyers compare these side by side, so condition and photos decide where you land.

ADDRESS	STATUS	ASKING	$/SQ FT	SQ FT	BD/BA	BUILT	DAYS
6702 England Street	ACTIVE	$280,000	$158	1,768	3/2	1948	1
4734 Branch Street	ACTIVE	$430,000	$189	2,279	3/2	2019	97
7523 La Salette Street	ACTIVE relisted; was $225,000	$200,000	$86	2,331	2/1	1955	5

33 other listing(s) of a different size or new construction are left out.

5 Your home

Bedrooms / baths	3 / 2
Living area	1,868 sq ft (county record)
Year built	2026
Lot	5,150 sq ft
Pool / garage / stories	No · 0 spaces · 2
Subdivision	Foster Place
Value on record	—
School district	Houston ISD

Updates and remodels

Latest update on record: by **2025**. Buyers and appraisers give credit for updates they can see in the photos, so tell us about anything not listed here (roof, HVAC, water heater, flooring, kitchen, baths) and the year it was done.

- Permit 2025-10-29: One-Stop Partial Demolition, Duplex (Residential Demolition, complete)
- Permit 2025-09-04: One-Stop Remodel, Duplex (New Dwelling - no permit, incomplete)
- Permit 2018-03-14: Residential Duplex Repairs As Per Spec List (Repairs (Foundation / GM), complete)
- Permit 2015-07-29: Residential Duplex Repair Spec List (Additions or Remodeling, complete)
- Permit 2010-11-01: Duplex Repair Per Repair List (Repairs (Foundation / GM), complete)
- Permit 2007-12-28: Repairs As Per Spec. List (Repairs (Foundation / GM), complete)

6 Foster Place at a glance

Property taxes (est.)	*Not available*
HOA	*Not confirmed*
Flood zone	Zone X (outside the 100-year floodplain) (FEMA)
Utility district	—

Insurance and claims

Estimated homeowner's insurance	**$3,660/yr** (likely $2,930–$4,760; 0.9% of value -- an estimate, not a quote)
Flood zone	Zone X (outside the 100-year floodplain)
Flood claims, ZIP 77021	245 in the last 10 years · 683 since records began (average paid $24,475)
Hail within 15 miles, 10 years	50 reports of 1 in or larger · 13 of 1.75 in or larger (largest 2.5 in)
Insurance risk for this area	Low (No flood zone, nearby claims or notable hail signal in the loaded data)

Area claim history is public FEMA (flood insurance claims, by ZIP) and NOAA (hail) data -- it is not this home's own record. Insurers see a home's own claims in its **CLUE report**; you can order it free at consumer.risk.lexisnexis.com. Buyers ask for it, and knowing it first avoids surprises after an offer. Premium: a rough estimate from the home's value and the area's risk, not a quote.

7 Estimated net sheet

45% of recent sales here included seller-paid buyer costs (median $8,745 when given). Across all of them the average works out to **1.2% of price**, so a $407,000 contract nets about **$402,100** after those costs (53 sales in ZIP 77021, last 12 months, similar price).

Expected contract price	$407,000
Seller-paid buyer costs (area average)	−$4,900
Listing commission (3%)	−$12,210
Buyer's agent (3%, negotiable)	−$12,210
Title, escrow and closing costs (~1.5%)	−$6,100
Estimated cash to you at closing	**$371,600**

An estimate for planning, not a settlement statement. Your loan payoff is not included -- subtract it (your lender gives the exact figure). Commissions are negotiable; title fees and tax proration depend on the closing date.

8 Next steps

1 · Walk-through
We see the home in person and confirm where in the range its condition and updates put it.

2 · Prepare & price
A short list of fixes worth doing, professional photos, and the final list price.

3 · List & sell
MLS, HAR, Zillow and Realtor.com, showings, offers and negotiation through closing.

G

GableWay Realty
Gableway Realty
(713) 766-1197 · hello@gableway.com

This Comparative Market Analysis was prepared by a licensed real estate broker. It is a broker's opinion of price for the purpose of listing or selling this property; it is **not an appraisal** and was not prepared by a certified or licensed appraiser, and it is not a guarantee of sale price or timing. It uses Houston MLS sales and listings, county appraisal and FEMA records and the information provided; the home has not been inspected unless stated. Not legal or tax advice.

GableWay Realty · TREC #9016827-BB · Designated broker: Lauren Gray Miller, TREC #588130-B · 10505 Town & Country Way #79823, Houston, TX 77024 · Information About Brokerage Services: https://gablewayrealty.com/legal/iabs-gableway-realty.pdf · Texas Real Estate Commission Consumer Protection Notice: https://www.trec.texas.gov/forms/consumer-protection-notice
Report cma-20261026-6702-england-st-a-b · input a586560fdb607a6f · cma-2026-10-26.1 · sales through 2026-09-22