



Prepared By Felecia Fair

January 13, 2026

Property Type is 'Residential' Property Type is 'Residential' Mls Status is 'Pending' 01/13/2026 to 10/15/2025 Mls Status is 'Closed' 01/13/2026 to 10/15/2025 Mls Status is one of 'Active', 'Active Option Contract' Latitude, Longitude is within 0.50 mi of 214 Pearly Top Rd, Glenn Heights, TX 75154, USA State Or Province is 'Texas' Beds Total is 4 Bath Total is 3

Market Analysis Summary | Residential

Listings as of 1/13/26 at 9:06 am, Page 1 of 2

#	MLS #	Address	City	Bd	FB/HB/TBT	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
Listings: Active																
1	21099691	232 W Willow Creek DR	Glenn Height	4	3/0/3	2,346	1997	2/0/2	No	0.159	\$140.66	\$330,000				43
2	20963638	404 Atlas Cedar DR	Glenn Height	4	3/0/3	2,759	2025	2/0/2	No	0.184	\$172.16	\$475,000				218
3	20963875	411 Atlas Cedar DR	Glenn Height	4	3/0/3	3,127	2025	2/0/2	No	0.189	\$164.06	\$513,000				218
4	21008155	408 Atlas Cedar DR	Glenn Height	4	3/0/3	3,285	2025	2/0/2	No	0.194	\$156.47	\$514,000				175
				Min	4	3/0/3	2,346	1997	2/0/2	0.159	\$140.66	\$330,000				43
				Max	4	3/0/3	3,285	2025	2/0/2	0.194	\$172.16	\$514,000				218
				Avg	4	3/0/3	2,879	2018	2/0/2	0.181	\$158.34	\$458,000				164
				Med	4	3/0/2	2,943	2025	2/0/2	0.186	\$160.26	\$494,000				197
Listings: Pending																
1	20928987	327 Atlas Cedar DR	Glenn Height	4	3/0/3	3,291	2025	2/0/2	No	0.187	\$150.41	\$495,000				230
				Min	4	3/0/3	3,291	2025	2/0/2	0.187	\$150.41	\$495,000				230
				Max	4	3/0/3	3,291	2025	2/0/2	0.187	\$150.41	\$495,000				230
				Avg	4	3/0/3	3,291	2025	2/0/2	0.187	\$150.41	\$495,000				230
				Med	4	3/0/2	3,291	2025	2/0/2	0.187	\$150.41	\$495,000				230

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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.



Market Analysis Summary | Residential

Listings as of 1/13/26 at 9:06 am, Page 2 of 2

#	MLS #	Address	City	Bd	FB/HB/TBT	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
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Listings: Closed

1	20999079	225 Pebblebrook LN	Glenn Height	4	2/1/3	2,125	1990	2/0/2	No	0.158	\$152.94	\$325,000	\$325,000	11/03/2025	100.0%	66
2	21008112	417 Atlas Cedar DR	Glenn Height	4	3/0/3	2,102	2025	2/0/2	No	0.184	\$202.19	\$425,000	\$425,000	12/12/2025	100.0%	114
3	21017252	412 Atlas Cedar DR	Glenn Height	4	3/0/3	2,519	2025	2/0/2	No	0.184	\$176.33	\$459,000	\$444,165	12/11/2025	96.8%	106

Min	4	2/0/3	2,102	1990	2/0/2	0.158	\$152.94	\$325,000	\$325,000	96.8%	66
Max	4	3/1/3	2,519	2025	2/0/2	0.184	\$202.19	\$459,000	\$444,165	100.0%	114
Avg	4	3/0/3	2,249	2013	2/0/2	0.175	\$177.15	\$403,000	\$398,055	98.9%	95
Med	4	3/0/2	2,125	2025	2/0/2	0.184	\$176.33	\$425,000	\$425,000	100.0%	106

8	Total Listings	Average for all:	4	3/0/3	2,694	2017	2/0/2	0.180	\$164.40	\$442,000	\$398,055	98.9%	146
		Median for all:	4	3/0/3	2,639	2025	2/0/2	0.184	\$160.26	\$467,000	\$425,000	100.0%	145

		Min	Max	Avg	Med
Quick Statistics	List Price	\$325,000	\$514,000	\$442,000	\$467,000
	Sale Price	\$325,000	\$444,165	\$398,055	\$425,000
	Sale / List	96.8%	100.0%	98.9%	100.0%