



WRIGHT MOVE TX PRESENTS

Your Home Equity Report

18585 Michaels Run | Montgomery, Texas 77316

4,250 SQ FT • BUILT 2021 • 4 BEDROOMS • 4.5 BATHS • 4 CAR GARAGE • 1 ACRE • GOLF COURSE • POOL & SPA

ESTABLISHED HOME VALUE

\$1,375,000

Executive Summary

Your home sits in one of the strongest positions in Grand Lake Estates. Built in 2021 with direct golf course frontage, a four car garage, a pool and spa, and just over an acre near the rear of the community, your property compares favorably against the newest and most desirable homes to sell in the neighborhood over the past year.

Using the strongest available closed sales in Grand Lake Estates, alongside current market trend data for Montgomery, Texas 77316, your home is established at a value of \$1,375,000. This reflects your home's size, age, golf course location, and amenity package relative to the most comparable recent sales.

ESTABLISHED VALUE	SUPPORTING RANGE	PRICE PER SQ FT
\$1,375,000	\$1.325M to \$1.4M	\$324

Property Profile Used In This Analysis

Living Area	4,250 Sq Ft	Lot Size	1 Acre
Bedrooms	4	Garage	4 Car
Bathrooms	4 Full, 1 Half	Year Built	2021

This report reflects a market positioning analysis prepared for informational purposes. It is not a formal appraisal and is not a substitute for an opinion of value developed by a licensed appraiser.

Comparable Sales In Grand Lake Estates

The sales below collectively bracket your home's size, age, acreage, golf course influence, and amenity package. The first four carry the most weight in establishing your home's value.

ADDRESS	SALE PRICE	SIZE	YEAR	SITE	KEY SIMILARITIES	ROLE
8854 Brookes Dr	\$1,315,000	4,111 sf	2023	1.27 ac	Golf oriented, pool and spa, cul de sac, similar size and age	Primary
18547 Michaels Run	\$1,210,000	3,685 sf	2018	1.00 ac	Golf and lake views, pool, exact one acre site	Primary
11565 Kirstens Ct	\$1,320,000	4,204 sf	2021	1.51 ac	Nearly identical size, pool and spa, similar age	Primary
8998 Grand Lake Estates Dr	\$1,190,000	3,954 sf	2022	1.45 ac	Same year, 4 bed / 4.5 bath, pool, similar design	Primary
11415 W Kristina Cir	\$1,125,000	3,978 sf	2014	1.95 ac	Pool, acreage, workshop and garage utility	Secondary
15618 Connie Ln	\$1,070,000	4,313 sf	2012	1.83 ac	Similar size, pool, workshop, generator	Secondary

"The most relevant closed sales in Grand Lake Estates range from roughly \$1.19 million to \$1.32 million before adjustment, with your home's features supporting a position above that range."

Two sales stand out as the strongest comparisons to your home: 8854 Brookes Drive and 11565 Kirstens Court, both close in size, age, and amenities. Your home's four car garage and direct golf course location support a value at or above these two sales.

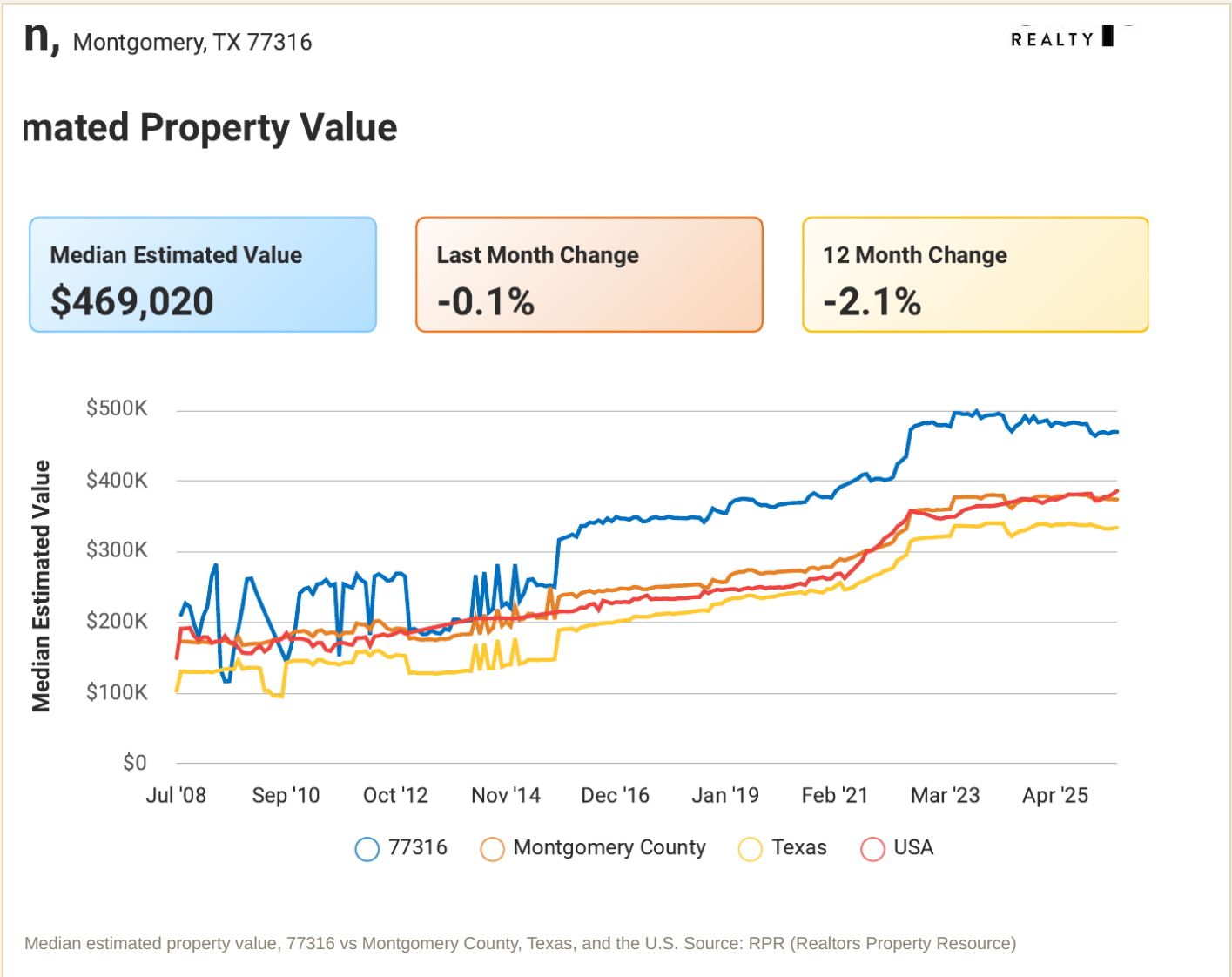
Why Your Home Commands Upper Range Positioning

- **Recent construction.** Built in 2021, your home is among the newest relevant homes in the neighborhood.
 - **Golf course influence.** Direct golf course positioning is a scarce and meaningful feature that few comparable homes share.
 - **Size.** At 4,250 square feet, your home closely brackets the strongest upper end sales in Grand Lake Estates.
 - **Pool and spa.** Your amenity package aligns with what today's upper segment buyers expect.
 - **Four car garage.** Greater garage capacity than most comparable homes supports superior utility and buyer appeal.
 - **Location within the community.** Proximity to the end of the road may enhance privacy and reduce traffic exposure, both features today's buyers value.
-

Together, these features are why your home is positioned at the upper end of recent Grand Lake Estates sales, supporting the established value of \$1,375,000.

Market Trends, Montgomery TX 77316

Beyond the immediate comparable sales, broader market data for your zip code tells a consistent story. Property values in 77316 have climbed well above surrounding areas over the past several years, and demand has remained steady even as more listings have entered the market.



Active Listings, Montgomery TX 77316

Inventory in your zip code has grown over the past year, yet list prices have continued to climb, a sign that demand has kept pace with the new supply entering the market.

Montgomery, TX 77316

Single Family Residence

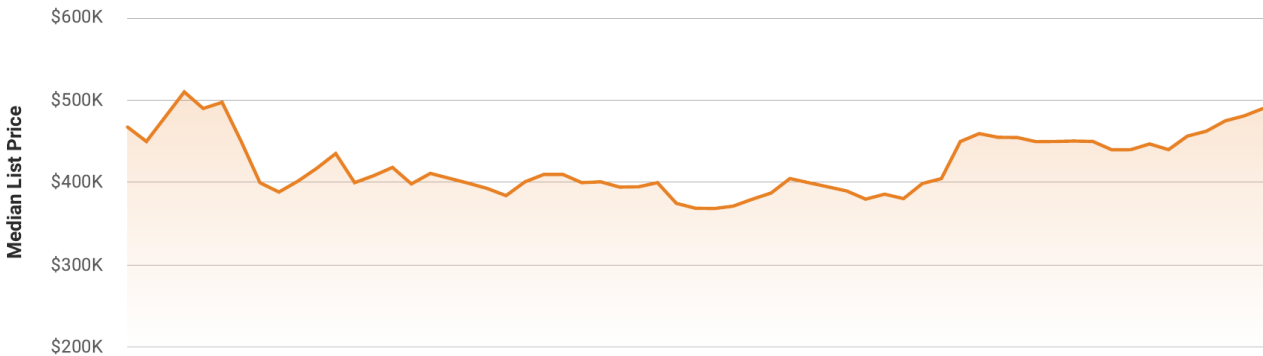
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$489,999

↑ 1.9% Month over Month



Median list price and active listings, Montgomery TX 77316. Source: RPR (Realtors Property Resource)

Sold Activity In Your Market

June 2026 Sold Listings

Montgomery, TX 77316

Single Family Residence

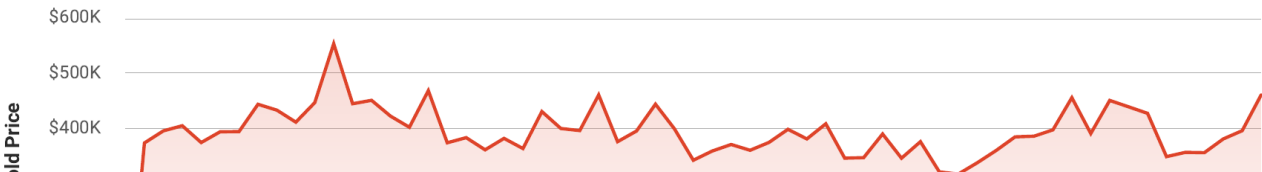
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

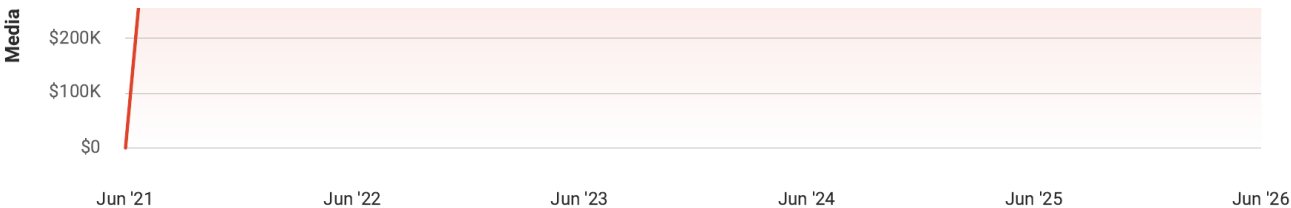
Update Frequency: Monthly

Median Sold Price - \$460,000

↑ 16.5% Month over Month



Median sold price trend, Montgomery TX 77316. Source: RPR (Realtors Property Resource)



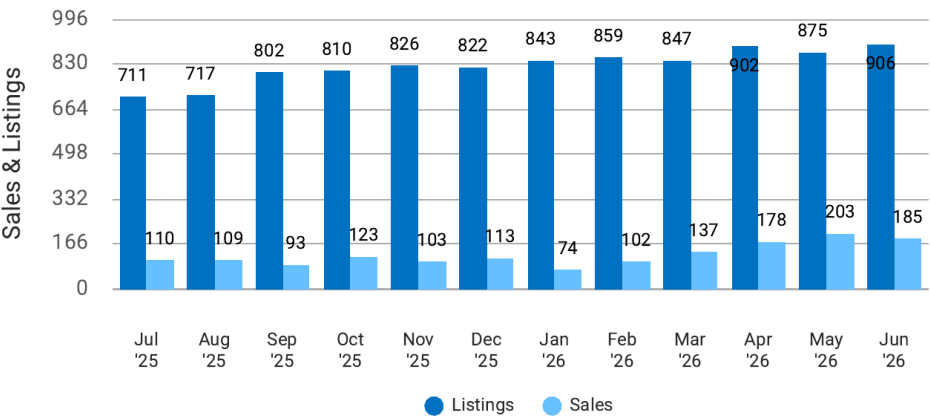
Total Sales and Active Listings in Montgomery, TX 77316

Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Total sales versus active listings, Montgomery TX 77316. Source: RPR (Realtors Property Resource)

Sold prices in your zip code have trended upward over the past year, with June 2026 posting the highest median sold price in the last twelve months. This supports the positioning outlined in this report and suggests your home is entering the market at a favorable time.

IN CLOSING

What This Means For You

Numbers like these are only useful when they help you make the right decision for your family. Whether that means listing on the open market, exploring a private cash offer, or simply having good information on hand for when the timing is right, I would love the chance to walk through it with you in person.

This report is a market positioning analysis prepared for informational purposes using comparable sales and RPR market trend data. It is not a formal appraisal and is not a substitute for an opinion of value developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. Estimated values are not guaranteed.

Melissa Wright

Realtor | SRES | Texas Real Estate License #0673801

Wright Move TX | eXp Realty

Mobile: (832) 791-2395

Email: melissa@wrightmovetx.com

Website: wrightmovetx.com

[SCHEDULE A CONVERSATION](#)