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CMA 1 - Line

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Listings as of **01/18/21** at **12:16 pm**

Property Type is 'Residential' Status is one of 'Active', 'Active Contingent', 'Active Kick Out', 'Active Option Contract' Status is 'Sold' Status Contractual Search Date is 01/18/2021 to 07/22/2020 Subdivision Name is like 'Park Glen*' City is 'Fort Worth' SqFt Total is 1600 or less

Residential

Sold Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	S\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
14465319	7608 Parkside Trail	Fort Worth	3	2/0	2/0/2	1992	No	1,223	\$157.73	0.149	\$195,000	\$192,900	12/15/2020	98.92	1
14454736	4808 Misty Ridge Drive	Fort Worth	3	2/0	2/0/2	1993	No	1,508	\$129.31	0.131	\$195,000	\$195,000	11/19/2020	100.00	1
14429993	8133 Zion Trail	Fort Worth	3	2/0	2/0/2	2000	No	1,408	\$142.05	0.110	\$195,000	\$200,000	10/23/2020	102.56	3
14407074	4809 Buckskin Drive	Fort Worth	3	2/0	2/0/2	1992	No	1,513	\$145.41	0.119	\$219,900	\$220,000	09/11/2020	100.05	2
14416642	4821 Sabine Street	Fort Worth	3	2/0	2/0/2	1996	No	1,581	\$140.42	0.120	\$225,000	\$222,000	10/20/2020	98.67	22
14364627	4817 Davy Crockett Trail	Fort Worth	3	2/0	2/0/2	1997	No	1,499	\$150.10	0.117	\$220,000	\$225,000	08/25/2020	102.27	5

# LISTINGS:	6	Medians:	3	2/0	2/0/2	1995		1,504	\$143.73	0.120	\$207,450	\$210,000		100.02	3
		Minimums:	3	2/0	2/0/2	1992		1,223	\$129.31	0.110	\$195,000	\$192,900		98.67	1
		Maximums:	3	2/0	2/0/2	2000		1,581	\$157.73	0.149	\$225,000	\$225,000		102.56	22
		Averages:	3	2/0	2/0/2	1995		1,455	\$144.17	0.124	\$208,317	\$209,150		100.41	6

Quick Statistics (6 Listings Total)

	Min	Max	Average	Median
List Price	\$195,000	\$225,000	\$208,317	\$207,450
Sold Price	\$192,900	\$225,000	\$209,150	\$210,000

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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.