



Aaron Kile  
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972-400-1566

Prepared By Aaron Kile

July 27, 2026

Property Type is 'Residential'
Property Type is 'Residential'
Mls Status is one of 'Active', 'Coming Soon', 'Active KO'
State Or Province is one of 'Louisiana', 'Texas'
City is 'Grand Prairie'
Current Price is 325000 or less
Beds Total is 3+
Bath Full is 2+
Garage Spaces is 2+

Market Analysis Summary | Residential

Listings as of 7/27/26 at 10:26 pm, Page 1 of 3

| #                | MLS #    | Address                  | City          |  Bd |  FB/HT/TBT |  Sqft |  YB |  GAR/CP/TCP |  Pool |  Acres |  \$/SqFt |  List Price |  Sold Price |  Sold Date |  Sale/List |  CDOM |
|------------------|----------|--------------------------|---------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Listings: Active |          |                          |               |                                                                                      |                                                                                             |                                                                                        |                                                                                       |                                                                                                |                                                                                          |                                                                                           |                                                                                             |                                                                                                |                                                                                                |                                                                                               |                                                                                               |                                                                                          |
| 1                | 21173592 | 2610 Santiago CIR        | Grand Prairie | 4                                                                                    | 2/0/2                                                                                       | 1,682                                                                                  | 1973                                                                                  | 2/2/0                                                                                          | No                                                                                       | 0.065                                                                                     | \$107.02                                                                                    | \$180,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 300                                                                                      |
| 2                | 21337849 | 525 Alva DR              | Grand Prairie | 3                                                                                    | 2/0/2                                                                                       | 1,269                                                                                  | 1979                                                                                  | 2/0/2                                                                                          | No                                                                                       | 0.202                                                                                     | \$165.48                                                                                    | \$210,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 2                                                                                        |
| 3                | 21308006 | 1402 S Carrier PKWY #202 | Grand Prairie | 3                                                                                    | 3/0/3                                                                                       | 1,654                                                                                  | 1974                                                                                  | 2/0/2                                                                                          | Yes                                                                                      | 0.058                                                                                     | \$129.93                                                                                    | \$214,900                                                                                      |                                                                                                |                                                                                               |                                                                                               | 32                                                                                       |
| 4                | 21300010 | 1402 S Carrier PKWY #307 | Grand Prairie | 3                                                                                    | 3/0/3                                                                                       | 1,654                                                                                  | 1974                                                                                  | 2/0/0                                                                                          | No                                                                                       | 0.086                                                                                     | \$139.06                                                                                    | \$230,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 44                                                                                       |
| 5                | 21324113 | 522 4th ST               | Grand Prairie | 3                                                                                    | 2/0/2                                                                                       | 1,651                                                                                  | 1958                                                                                  | 2/0/2                                                                                          | No                                                                                       | 0.336                                                                                     | \$142.28                                                                                    | \$234,900                                                                                      |                                                                                                |                                                                                               |                                                                                               | 20                                                                                       |
| 6                | 21234409 | 1913 San Antonio ST      | Grand Prairie | 4                                                                                    | 2/0/2                                                                                       | 1,390                                                                                  | 1964                                                                                  | 2/0/0                                                                                          | No                                                                                       | 0.170                                                                                     | \$172.59                                                                                    | \$239,900                                                                                      |                                                                                                |                                                                                               |                                                                                               | 109                                                                                      |
| 7                | 20945740 | 745 Oakland ST           | Grand Prairie | 3                                                                                    | 2/0/2                                                                                       | 1,601                                                                                  | 1974                                                                                  | 2/0/2                                                                                          | Yes                                                                                      | 0.198                                                                                     | \$156.15                                                                                    | \$250,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 171                                                                                      |
| 8                | 21301739 | 825 Pinoak DR            | Grand Prairie | 3                                                                                    | 2/0/2                                                                                       | 2,049                                                                                  | 1974                                                                                  | 2/0/2                                                                                          | No                                                                                       | 0.195                                                                                     | \$122.01                                                                                    | \$250,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 38                                                                                       |
| 9                | 21325653 | 422 N Holiday DR         | Grand Prairie | 3                                                                                    | 2/0/2                                                                                       | 1,284                                                                                  | 1972                                                                                  | 2/0/2                                                                                          | No                                                                                       | 0.210                                                                                     | \$202.49                                                                                    | \$260,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 19                                                                                       |
| 10               | 21291777 | 914 Clark TRL            | Grand Prairie | 3                                                                                    | 2/0/2                                                                                       | 1,500                                                                                  | 1979                                                                                  | 2/0/2                                                                                          | No                                                                                       | 0.172                                                                                     | \$186.00                                                                                    | \$279,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 53                                                                                       |
| 11               | 21342073 | 4814 Trailwood DR        | Grand Prairie | 3                                                                                    | 2/0/2                                                                                       | 1,612                                                                                  | 1983                                                                                  | 2/0/2                                                                                          | No                                                                                       | 0.182                                                                                     | \$174.01                                                                                    | \$280,500                                                                                      |                                                                                                |                                                                                               |                                                                                               | 2                                                                                        |
| 12               | 21221597 | 2665 Forest Trail DR     | Grand Prairie | 4                                                                                    | 2/1/3                                                                                       | 1,879                                                                                  | 1988                                                                                  | 2/1/3                                                                                          | No                                                                                       | 0.590                                                                                     | \$151.68                                                                                    | \$285,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 122                                                                                      |
| 13               | 21331436 | 4314 Lorraine AVE        | Grand Prairie | 3                                                                                    | 2/0/2                                                                                       | 1,833                                                                                  | 1984                                                                                  | 2/0/0                                                                                          | No                                                                                       | 0.157                                                                                     | \$155.48                                                                                    | \$285,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 13                                                                                       |
| 14               | 21192638 | 2742 Olympic Park DR     | Grand Prairie | 3                                                                                    | 2/1/3                                                                                       | 1,476                                                                                  | 2006                                                                                  | 2/0/2                                                                                          | No                                                                                       | 0.039                                                                                     | \$194.44                                                                                    | \$286,999                                                                                      |                                                                                                |                                                                                               |                                                                                               | 148                                                                                      |
| 15               | 21237905 | 1801 Woodview CT         | Grand Prairie | 3                                                                                    | 2/0/2                                                                                       | 1,586                                                                                  | 1976                                                                                  | 2/0/2                                                                                          | No                                                                                       | 0.107                                                                                     | \$182.79                                                                                    | \$289,900                                                                                      |                                                                                                |                                                                                               |                                                                                               | 101                                                                                      |
| 16               | 21316397 | 2630 Remmington DR       | Grand Prairie | 3                                                                                    | 2/0/2                                                                                       | 1,370                                                                                  | 1984                                                                                  | 2/0/2                                                                                          | No                                                                                       | 0.164                                                                                     | \$215.33                                                                                    | \$295,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 28                                                                                       |
| 17               | 21294808 | 2661 Berkshire LN        | Grand Prairie | 3                                                                                    | 2/0/2                                                                                       | 1,669                                                                                  | 1982                                                                                  | 2/0/2                                                                                          | No                                                                                       | 0.151                                                                                     | \$179.15                                                                                    | \$299,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 25                                                                                       |
| 18               | 21272702 | 5035 Barcelona TRL       | Grand Prairie | 3                                                                                    | 2/1/3                                                                                       | 1,482                                                                                  | 2007                                                                                  | 2/0/2                                                                                          | No                                                                                       | 0.043                                                                                     | \$202.36                                                                                    | \$299,900                                                                                      |                                                                                                |                                                                                               |                                                                                               | 63                                                                                       |
| 19               | 21294529 | 1704 N Bent Tree TRL     | Grand Prairie | 3                                                                                    | 2/0/2                                                                                       | 1,319                                                                                  | 1999                                                                                  | 2/0/2                                                                                          | No                                                                                       | 0.114                                                                                     | \$227.45                                                                                    | \$300,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 37                                                                                       |
| 20               | 21316611 | 1157 Meadow Park LN      | Grand Prairie | 3                                                                                    | 2/0/2                                                                                       | 1,541                                                                                  | 1985                                                                                  | 2/0/0                                                                                          | No                                                                                       | 0.113                                                                                     | \$194.68                                                                                    | \$300,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 23                                                                                       |
| 21               | 21215444 | 1128 Jamie DR            | Grand Prairie | 3                                                                                    | 2/1/3                                                                                       | 1,607                                                                                  | 2005                                                                                  | 2/0/2                                                                                          | No                                                                                       | 0.083                                                                                     | \$189.79                                                                                    | \$305,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 127                                                                                      |
| 22               | 21300148 | 1906 Stockton TRL        | Grand Prairie | 3                                                                                    | 2/0/2                                                                                       | 1,756                                                                                  | 1978                                                                                  | 2/0/2                                                                                          | No                                                                                       | 0.182                                                                                     | \$173.69                                                                                    | \$305,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 24                                                                                       |
| 23               | 21312614 | 3030 Meadow Creek CT     | Grand Prairie | 3                                                                                    | 2/0/2                                                                                       | 1,451                                                                                  | 1983                                                                                  | 2/2/2                                                                                          | No                                                                                       | 0.192                                                                                     | \$212.96                                                                                    | \$309,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 32                                                                                       |
| 24               | 21325081 | 2022 Huntington DR       | Grand Prairie | 3                                                                                    | 2/0/2                                                                                       | 1,906                                                                                  | 1972                                                                                  | 2/2/4                                                                                          | No                                                                                       | 0.215                                                                                     | \$162.64                                                                                    | \$310,000                                                                                      |                                                                                                |                                                                                               |                                                                                               | 19                                                                                       |



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Market Analysis Summary | Residential

Listings as of 7/27/26 at 10:26 pm, Page 2 of 3

| #                | 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 |          |                      |               |     |           |       |       |            |       |       |          |            |            |           |           |      |
| 25               | 21288197 | 506 Redwood DR       | Grand Prairie | 3   | 2/0/2     | 1,888 | 1984  | 2/0/2      | No    | 0.259 | \$164.99 | \$311,500  |            |           |           | 56   |
| 26               | 21310194 | 4310 Elgin CT        | Grand Prairie | 3   | 2/0/2     | 1,710 | 1987  | 2/0/2      | No    | 0.123 | \$184.21 | \$315,000  |            |           |           | 133  |
| 27               | 21339129 | 2332 Abbingtion LN   | Grand Prairie | 4   | 2/1/3     | 2,330 | 1985  | 2/0/0      | No    | 0.198 | \$135.19 | \$315,000  |            |           |           | 5    |
| 28               | 21338965 | 2530 Stresa LN       | Grand Prairie | 3   | 2/0/2     | 1,882 | 1991  | 2/0/2      | No    | 0.177 | \$169.98 | \$319,900  |            |           |           | 5    |
| 29               | 21241040 | 612 Owen TRL         | Grand Prairie | 3   | 2/0/2     | 1,736 | 2007  | 2/2/2      | No    | 0.161 | \$184.33 | \$319,999  |            |           |           | 69   |
| 30               | 21224323 | 5348 Cameron DR      | Grand Prairie | 3   | 2/0/2     | 2,002 | 2004  | 2/0/2      | No    | 0.158 | \$159.84 | \$320,000  |            |           |           | 62   |
| 31               | 21320174 | 2349 Bentley CT      | Grand Prairie | 3   | 2/0/2     | 1,575 | 1993  | 2/0/0      | No    | 0.201 | \$203.17 | \$320,000  |            |           |           | 25   |
| 32               | 21311642 | 1109 Coffeyville TRL | Grand Prairie | 3   | 2/0/2     | 1,455 | 1980  | 2/0/2      | No    | 0.161 | \$223.02 | \$324,500  |            |           |           | 31   |
| 33               | 21216064 | 1617 Camara CT       | Grand Prairie | 4   | 2/0/2     | 1,744 | 1967  | 2/0/2      | No    | 0.204 | \$186.35 | \$324,999  |            |           |           | 126  |
| 34               | 21319752 | 2955 Celian DR       | Grand Prairie | 4   | 2/1/3     | 2,381 | 2001  | 2/0/2      | No    | 0.158 | \$136.50 | \$325,000  |            |           |           | 25   |
| 35               | 21328204 | 2709 Typhon DR       | Grand Prairie | 3   | 2/0/2     | 1,607 | 1984  | 2/2/2      | No    | 0.183 | \$202.24 | \$325,000  |            |           |           | 12   |
| 36               | 21329390 | 705 Bluebonnet DR    | Grand Prairie | 3   | 2/0/2     | 1,880 | 1972  | 2/0/2      | No    | 0.165 | \$172.87 | \$325,000  |            |           |           | 11   |
|                  |          |                      |               | Min | 3         | 2/0/2 | 1,269 | 1958       | 2/0/2 | 0.039 | \$107.02 | \$180,000  |            |           |           | 2    |
|                  |          |                      |               | Max | 4         | 3/1/3 | 2,381 | 2007       | 2/0/0 | 0.590 | \$227.45 | \$325,000  |            |           |           | 300  |
|                  |          |                      |               | Avg | 3         | 2/0/2 | 1,678 | 1984       | 2/2/4 | 0.171 | \$173.95 | \$287,358  |            |           |           | 59   |
|                  |          |                      |               | Med | 3         | 2/0/2 | 1,653 | 1983       | 2/0/2 | 0.168 | \$173.85 | \$299,950  |            |           |           | 32   |

Listings: Active KO

|   |          |                |               |     |       |       |       |       |       |       |          |           |  |  |  |    |
|---|----------|----------------|---------------|-----|-------|-------|-------|-------|-------|-------|----------|-----------|--|--|--|----|
| 1 | 21250410 | 2558 Slaton DR | Grand Prairie | 3   | 2/0/2 | 1,973 | 1983  | 2/0/2 | No    | 0.241 | \$159.66 | \$315,000 |  |  |  | 94 |
|   |          |                |               | Min | 3     | 2/0/2 | 1,973 | 1983  | 2/0/2 | 0.241 | \$159.66 | \$315,000 |  |  |  | 94 |
|   |          |                |               | Max | 3     | 2/0/2 | 1,973 | 1983  | 2/0/2 | 0.241 | \$159.66 | \$315,000 |  |  |  | 94 |
|   |          |                |               | Avg | 3     | 2/0/2 | 1,973 | 1983  | 2/0/2 | 0.241 | \$159.66 | \$315,000 |  |  |  | 94 |
|   |          |                |               | Med | 3     | 2/0/2 | 1,973 | 1983  | 2/0/2 | 0.241 | \$159.66 | \$315,000 |  |  |  | 94 |

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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.



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|    |                |                  |   |       |       |      |       |       |          |           |    |
|----|----------------|------------------|---|-------|-------|------|-------|-------|----------|-----------|----|
| 37 | Total Listings | Average for all: | 3 | 2/0/2 | 1,686 | 1984 | 2/0/2 | 0.173 | \$173.56 | \$288,105 | 60 |
|    |                | Median for all:  | 3 | 2/0/2 | 1,654 | 1983 | 2/0/2 | 0.170 | \$173.69 | \$300,000 | 32 |

|                  |             |           |           |           |           |
|------------------|-------------|-----------|-----------|-----------|-----------|
| Quick Statistics |             | Min       | Max       | Avg       | Med       |
|                  | List Price  | \$180,000 | \$325,000 | \$288,105 | \$300,000 |
|                  | Sale Price  | \$0       | \$0       | \$0       | \$0       |
|                  | Sale / List | 0.0%      | 0.0%      | 0.0%      | 0.0%      |