



**Aaron Kile**  
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 972-400-1566

Prepared By Aaron Kile

October 24, 2022

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 'Fort Worth' Current Price is 450000 or less Beds Total is 4+ Garage Spaces is 3+

## Market Analysis Summary | Residential

Listings as of 10/24/22 at 6:05 pm, Page 1 of 2

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
<b>Listings: Active</b>																
1	20024078	3717 W Spurgeon ST	Fort Worth	4	3	2,581	1957	4/0/4	No	0.191	\$131.69	\$339,900				179
2	20171778	4701 Carolina Trace TRL	Fort Worth	4	2	2,145	1999	3/0/3	No	0.164	\$167.79	\$359,900				24
3	20170307	6519 Sabrosa CT W	Fort Worth	4	3	2,372	1968	3/1/4	No	0.275	\$153.46	\$364,000				32
4	20173727	11228 Kenny DR	Fort Worth	4	2	2,182	2005	3/0/3	No	0.150	\$178.69	\$389,900				26
5	20132449	6133 Bowfin DR	Fort Worth	4	3	2,786	2006	3/0/3	No	0.250	\$143.54	\$399,900				54
6	20176139	7964 Adobe DR	Fort Worth	4	3	2,292	2001	3/0/3	No	0.181	\$174.52	\$400,000				3
7	20191808	7958 Wister DR	Fort Worth	4	4	3,331	2000	3/0/3	No	0.214	\$126.96	\$422,900				0
8	20161042	436 High Desert DR	Fort Worth	5	3	2,920	2016	3/0/3	No	0.152	\$150.51	\$439,500				43
9	20188400	3608 Kimberly LN	Fort Worth	5	3	2,842	1958	4/0/4	No	0.310	\$154.80	\$439,950				7
10	20177803	4801 Selkirk DR	Fort Worth	4	3	2,520	1954	3/0/3	No	0.160	\$178.37	\$449,500				21
11	20191064	4671 Ardenwood DR	Fort Worth	5	4	3,707	2010	3/0/3	No	0.190	\$121.39	\$450,000				3
			<b>Min</b>	<b>4</b>	<b>2</b>	<b>2,145</b>	<b>1954</b>	<b>3/0/3</b>		<b>0.150</b>	<b>\$121.39</b>	<b>\$339,900</b>				<b>0</b>
			<b>Max</b>	<b>5</b>	<b>4</b>	<b>3,707</b>	<b>2016</b>	<b>3/0/3</b>		<b>0.310</b>	<b>\$178.69</b>	<b>\$450,000</b>				<b>179</b>
			<b>Avg</b>	<b>4</b>	<b>3</b>	<b>2,698</b>	<b>1989</b>	<b>4/1/4</b>		<b>0.203</b>	<b>\$152.88</b>	<b>\$405,041</b>				<b>36</b>
			<b>Med</b>	<b>4</b>	<b>3</b>	<b>2,581</b>	<b>2000</b>	<b>3/0/3</b>		<b>0.190</b>	<b>\$153.46</b>	<b>\$400,000</b>				<b>24</b>
<b>11</b>	<b>Total Listings</b>	<b>Average for all:</b>		<b>4</b>	<b>3</b>	<b>2,698</b>	<b>1989</b>	<b>3/0/3</b>		<b>0.203</b>	<b>\$152.88</b>	<b>\$405,041</b>				<b>36</b>
		<b>Median for all:</b>		<b>4</b>	<b>3</b>	<b>2,581</b>	<b>2000</b>	<b>3/0/3</b>		<b>0.190</b>	<b>\$153.46</b>	<b>\$400,000</b>				<b>24</b>

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**Quick  
Statistics**

	<b>Min</b>	<b>Max</b>	<b>Avg</b>	<b>Med</b>
<b>List Price</b>	\$339,900	\$450,000	\$405,041	\$400,000
<b>Sale Price</b>	\$0	\$0	\$0	\$0
<b>Sale / List</b>	0.0%	0.0%	0.0%	0.0%

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