



**Aaron Kile**  
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 972-400-1566

Prepared By Aaron Kile

August 16, 2023

Property Type is 'Residential' Property Type is 'Residential' Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract' Mls Status is 'Closed' Status Contractual  
 Search Date is 08/16/2023 to 02/17/2023 Subdivision Name is like 'Diamond Oaks\*' State Or Province is one of 'Louisiana', 'Texas' City is 'Haltom City'

## Market Analysis Summary | Residential

Listings as of 8/16/23 at 2:35 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	20403065	3917 Golden Oaks DR	Haltom City	4	3	2,432	1965	2/0/2	No	0.301	\$133.63	\$325,000				1
2	20390646	4613 Ridgemont RD	Haltom City	3	2	1,958	1966	2/0/2	No	0.214	\$183.35	\$359,000				22
3	20372720	4020 Golden Oaks DR	Haltom City	4	4	2,947	1964	2/2/4	No	0.306	\$125.55	\$370,000				42
			<b>Min</b>	3	2	1,958	1964	2/0/2		0.214	\$125.55	\$325,000				1
			<b>Max</b>	4	4	2,947	1966	2/0/2		0.306	\$183.35	\$370,000				42
			<b>Avg</b>	4	3	2,446	1965	2/2/4		0.274	\$147.51	\$351,333				22
			<b>Med</b>	4	3	2,432	1965	2/1/3		0.301	\$133.63	\$359,000				22

### Listings: Active Contingent

1	20375161	5708 Diamond Oaks DR N	Haltom City	3	2	2,164	1963	2/0/2	No	0.238	\$153.42	\$332,000				40
			<b>Min</b>	3	2	2,164	1963	2/0/2		0.238	\$153.42	\$332,000				40
			<b>Max</b>	3	2	2,164	1963	2/0/2		0.238	\$153.42	\$332,000				40
			<b>Avg</b>	3	2	2,164	1963	2/0/2		0.238	\$153.42	\$332,000				40
			<b>Med</b>	3	2	2,164	1963	2/0/2		0.238	\$153.42	\$332,000				40

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#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
1	20269918	4613 Ridgemont RD	Haltom City	3	2	1,958	1966	2/0/2	No	0.214	\$120.02	\$225,000	\$235,000	03/24/2023	104.4%	3
2	20309195	4625 Starlight DR	Haltom City	3	2	1,888	1967	2/0/2	No	0.247	\$129.77	\$240,000	\$245,000	05/15/2023	102.1%	15
3	20194397	4009 Golden Oaks DR	Haltom City	3	2	2,100	1965	2/0/2	No	0.287	\$149.52	\$319,000	\$314,000	05/01/2023	98.4%	157
4	20232965	4625 Biscayne DR	Haltom City	4	2	2,611	1962	2/0/2	No	0.631	\$134.01	\$349,900	\$349,900	03/06/2023	100.0%	140
5	20297351	4620 Taos DR	Haltom City	3	2	2,260	1972	2/0/2	No	0.263	\$155.31	\$349,000	\$351,000	04/25/2023	100.6%	7

## Listings: Closed

<b>Min</b>	<b>3</b>	<b>2</b>	<b>1,888</b>	<b>1962</b>	<b>2/0/2</b>	<b>0.214</b>	<b>\$120.02</b>	<b>\$225,000</b>	<b>\$235,000</b>	<b>98.4%</b>	<b>3</b>
<b>Max</b>	<b>4</b>	<b>2</b>	<b>2,611</b>	<b>1972</b>	<b>2/0/2</b>	<b>0.631</b>	<b>\$155.31</b>	<b>\$349,900</b>	<b>\$351,000</b>	<b>104.4%</b>	<b>157</b>
<b>Avg</b>	<b>3</b>	<b>2</b>	<b>2,163</b>	<b>1966</b>	<b>2/0/2</b>	<b>0.328</b>	<b>\$137.73</b>	<b>\$296,580</b>	<b>\$298,980</b>	<b>101.1%</b>	<b>64</b>
<b>Med</b>	<b>3</b>	<b>2</b>	<b>2,100</b>	<b>1966</b>	<b>2/0/2</b>	<b>0.263</b>	<b>\$134.01</b>	<b>\$319,000</b>	<b>\$314,000</b>	<b>100.6%</b>	<b>15</b>

<b>9</b>	<b>Total Listings</b>	<b>Average for all:</b>	<b>3</b>	<b>2</b>	<b>2,258</b>	<b>1966</b>	<b>2/0/2</b>	<b>0.300</b>	<b>\$142.73</b>	<b>\$318,767</b>	<b>\$298,980</b>	<b>101.1%</b>	<b>47</b>
		<b>Median for all:</b>	<b>3</b>	<b>2</b>	<b>2,164</b>	<b>1965</b>	<b>2/0/2</b>	<b>0.263</b>	<b>\$134.01</b>	<b>\$332,000</b>	<b>\$314,000</b>	<b>100.6%</b>	<b>22</b>

	Min	Max	Avg	Med	
<b>Quick Statistics</b>	<b>List Price</b>	<b>\$225,000</b>	<b>\$370,000</b>	<b>\$318,767</b>	<b>\$332,000</b>
	<b>Sale Price</b>	<b>\$235,000</b>	<b>\$351,000</b>	<b>\$298,980</b>	<b>\$314,000</b>
	<b>Sale / List</b>	<b>98.4%</b>	<b>104.4%</b>	<b>101.1%</b>	<b>100.6%</b>

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