



Aaron Kile
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 972-400-1566

Prepared By Aaron Kile

October 02, 2025

Property Type is 'Residential' **Property Type** is 'Residential' **Mls Status** is one of 'Active', 'Coming Soon', 'Active KO' **Housing Type** is not one of 'Condo/Townhome', 'Manufactured (certificate exch)', 'Mobile Doublewide w/Land', 'Mobile Singlewide w/Land' **Latitude, Longitude** is within 25.00 mi of 7260 Hudson Cemetery Rd, Mansfield, TX 76063, USA **State Or Province** is one of 'Louisiana', 'Texas' **City** is 'Mansfield' **Acres** is 4+

Market Analysis Summary | Residential

Listings as of 10/2/25 at 2:56 pm, Page 1 of 2

| # | 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

| | | | | | | | | | | | | | | | | |
|---|----------|---------------------------|-----------|---|-------|-------|------|-------|-----|--------|------------|-------------|--|--|--|-----|
| 1 | 20894470 | 6355 Newt Patterson RD #A | Mansfield | 4 | 2/0/2 | 1,974 | 1954 | 2/0/0 | No | 6.664 | \$405.27 | \$800,000 | | | | 178 |
| 2 | 21058480 | 7509 County Road 526 | Mansfield | 5 | 3/0/3 | 4,461 | 2001 | 0/0/0 | No | 5.000 | \$201.52 | \$899,000 | | | | 19 |
| 3 | 20921330 | 2730 Bryson RD | Mansfield | 5 | 5/1/6 | 4,483 | 2015 | 4/0/4 | Yes | 4.600 | \$267.45 | \$1,199,000 | | | | 103 |
| 4 | 20918674 | 180 Nelson Wyatt RD | Mansfield | 3 | 3/0/3 | 2,916 | 1986 | 2/2/4 | No | 6.020 | \$497.26 | \$1,450,000 | | | | 156 |
| 5 | 21007945 | 1980 Gertie Barrett RD | Mansfield | 5 | 4/1/5 | 5,677 | 1997 | 3/0/3 | Yes | 5.112 | \$273.03 | \$1,550,000 | | | | 72 |
| 6 | 20862459 | 10501 County Road 525 | Mansfield | 3 | 3/0/3 | 2,668 | 1997 | 2/4/6 | No | 5.020 | \$710.27 | \$1,895,000 | | | | 210 |
| 7 | 20887295 | 11320 County Road 528 | Mansfield | 3 | 2/2/4 | 2,487 | 1986 | 0/0/0 | No | 20.620 | \$882.59 | \$2,195,000 | | | | 177 |
| 8 | 21068185 | 1901 Newt Patterson RD | Mansfield | 3 | 3/0/3 | 2,533 | 1993 | 2/0/2 | No | 9.580 | \$1,164.63 | \$2,950,000 | | | | 9 |
| 9 | 21012000 | 2300 Jessica DR | Mansfield | 5 | 3/1/4 | 4,350 | 1998 | 6/0/6 | No | 65.850 | \$804.60 | \$3,500,000 | | | | 69 |

| | | | | | | | | | |
|------------|----------|--------------|--------------|-------------|--------------|---------------|-------------------|--------------------|------------|
| Min | 3 | 2/0/2 | 1,974 | 1954 | 2/0/3 | 4.600 | \$201.52 | \$800,000 | 9 |
| Max | 5 | 5/2/6 | 5,677 | 2015 | 0/0/0 | 65.850 | \$1,164.63 | \$3,500,000 | 210 |
| Avg | 4 | 3/1/4 | 3,505 | 1992 | 6/4/6 | 14.274 | \$578.51 | \$1,826,444 | 110 |
| Med | 4 | 3/0/2 | 2,916 | 1997 | 2/1/3 | 6.020 | \$497.26 | \$1,550,000 | 103 |

| | | | | | | | | | | | |
|----------|-----------------------|-------------------------|----------|--------------|--------------|-------------|--------------|---------------|-----------------|--------------------|------------|
| 9 | Total Listings | Average for all: | 4 | 3/1/4 | 3,505 | 1992 | 2/1/3 | 14.274 | \$578.51 | \$1,826,444 | 110 |
| | | Median for all: | 4 | 3/0/3 | 2,916 | 1997 | 2/0/3 | 6.020 | \$497.26 | \$1,550,000 | 103 |

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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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**Quick
Statistics**

| | Min | Max | Avg | Med |
|--------------------|------------------|--------------------|--------------------|--------------------|
| List Price | \$800,000 | \$3,500,000 | \$1,826,444 | \$1,550,000 |
| Sale Price | \$0 | \$0 | \$0 | \$0 |
| Sale / List | 0.0% | 0.0% | 0.0% | 0.0% |

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