

Comparative Market Analysis

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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.



Researched and prepared by
Aaron Kile

Prepared exclusively for

Subject Property
4631 Essex Drive
Grand Prairie, Texas
75052-8361

Prepared on
July 27, 2026

Aaron Kile

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Comparative Market Analysis

4631 Essex Drive
Grand Prairie, 75052

Monday, July 27, 2026

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Closed Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Sold Date
4631 Essex Drive		3	2	0	1568	219.39	
4126 Tarpon Lane	\$288,000	3	2	0	1,647	174.86	03/05/2026
4223 Tanner Way	\$300,000	3	2	0	1,684	178.15	03/13/2026
4318 Metronome Drive	\$320,000	3	2	0	1,426	224.40	03/19/2026
2817 Ingram Drive	\$335,000	3	2	0	1,744	192.09	06/16/2026
Averages:	\$310,750	3.0	2.0	0.0	1,625	192.38	

	Low	Median	Average	High	Count
Comparable Price	\$288,000	\$310,000	\$310,750	\$335,000	4
Adjusted Comparable Price	\$292,604	\$315,312	\$313,372	\$330,261	4

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Comparative Market Analysis

4631 Essex Drive
Grand Prairie, 75052

Monday, July 27, 2026

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
4631 Essex Drive		4126 Tarpon LN		4223 Tanner WAY	
MLS#		21139315		21183623	
List Price	\$325,000	\$294,900		\$299,900	
List Date	03/23/2022	01/03/2026		02/18/2026	
Status		Closed		Closed	
Date Available					
DOM	5	23		3	
Subdivision	Sheffield Village Ph 7 Ad	Sheffield Village Ph 45&6 Adn		Sheffield Village Ph 3 Add	
Prop Type	Single Family	Single Family		Single Family	
Year Built	1988	1987		1987	
HOA Fee					
SqFt Total	1568	1,647	4,604	1,684	6,888
SqFt Building					
Beds	3	3		3	
Total Baths	2/0	2/0		2/0	
# Units					
# Stories	1	1		1	
# Living Areas	2	2	0	1	0
Pool on Prop	No	No		No	
Easements		Other			
Road Frontg					
Restr/Encumb					
Ttl Cvr'd Park	0	2		2	
# Parking Spc					
Curr \$/SqFt	219.39	\$174.86		\$178.15	
L\$/SF & Lot SF		\$179.05/\$58.87		\$178.09/\$40.26	
Lot SqFt	6055	5,009		7,449	
Lot Desc		Few Trees, Interior Lot		Interior Lot, Sprinkler System, 5	
Handicap Amn		No		No	
Zoning					
Sale/Lse Price	\$344,000	\$288,000		\$300,000	
Sale/Lse Date	4/29/2022	03/05/2026		03/13/2026	

Price	\$288,000	\$300,000
Total Adjustments	\$4,604	\$6,888
Adjusted Price	\$292,604	\$306,888

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Grand Prairie, 75052

Monday, July 27, 2026

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
4631 Essex Drive		4318 Metronome DR		2817 Ingram DR	
MLS#		21175989		21270732	
List Price	\$325,000	\$320,000		\$330,000	
List Date	03/23/2022	02/12/2026		05/14/2026	
Status		Closed		Closed	
Date Available					
DOM	5	20		1	
Subdivision	Sheffield Village Ph 7 Ad	Sheffield Village Ph 45&6 Adn		Sheffield Village Ph 10	
Prop Type	Single Family	Single Family		Single Family	
Year Built	1988	1987		1993	
HOA Fee					
SqFt Total	1568	1,426	10,261	1,744	-11,264
SqFt Building					
Beds	3	3		3	
Total Baths	2/0	2/0		2/0	
# Units					
# Stories	1	1		1	
# Living Areas	2	1	0	1	0
Pool on Prop	No	No		No	
Easements					
Road Frontg					
Restr/Encumb					
Ttl Cvr'd Park	0	2		2	
# Parking Spc					
Curr \$/SqFt	219.39	\$224.40		\$192.09	
L\$/SF & Lot SF		\$224.40/\$63.88		\$189.22/\$51.75	
Lot SqFt	6055	5,009		6,377	
Lot Desc				Cul-De-Sac	
Handicap Amn		No		No	
Zoning					
Sale/Lse Price	\$344,000	\$320,000		\$335,000	
Sale/Lse Date	4/29/2022	03/19/2026		06/16/2026	

Price	\$320,000	\$335,000
Total Adjustments	\$10,261	\$-11,264
Adjusted Price	\$330,261	\$323,736

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eXp Realty LLC





Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$294,900 and \$330,000

3 Bedrooms

2 Full Bathrooms

0 Half Bathrooms

1,426 to 1,744 Square Feet

\$178.09 to \$224.40 per Square Foot

\$174.86 to \$224.40 per Sold Square Foot

Year Built between 1987 and 1993

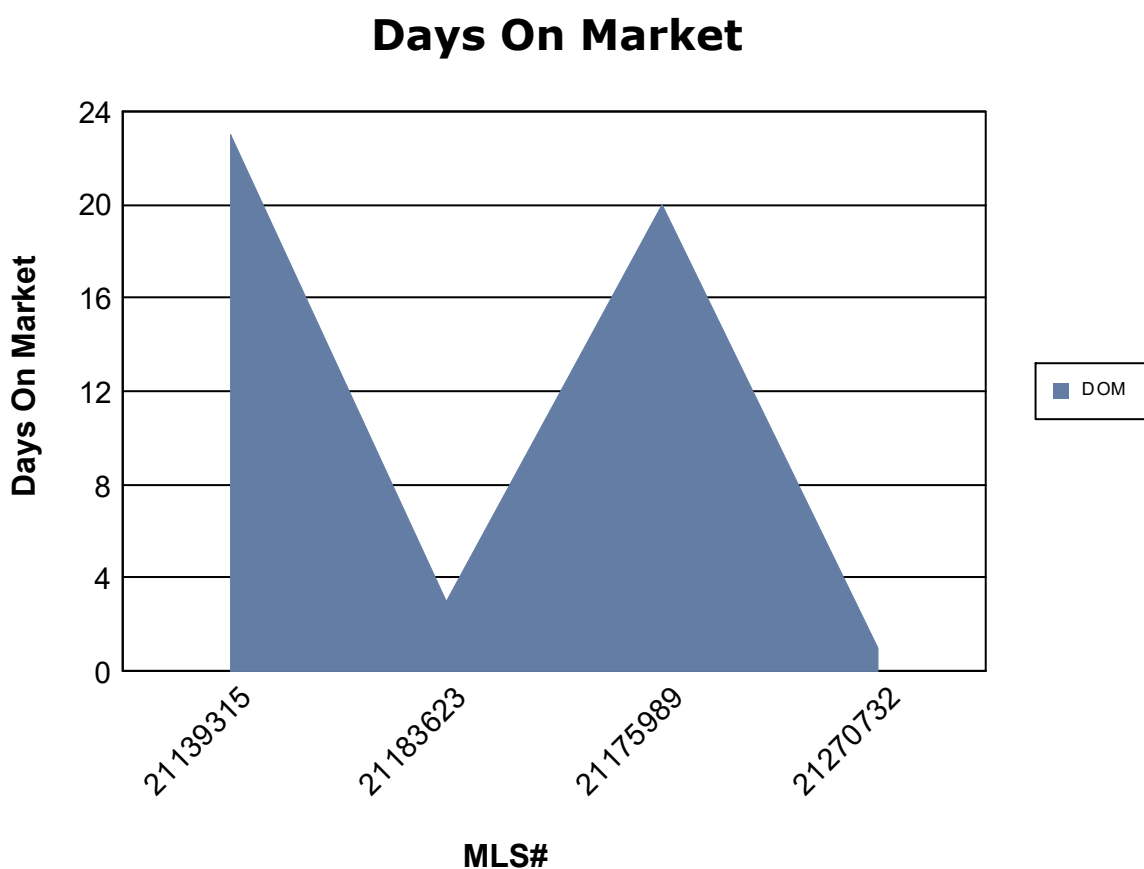
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Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.



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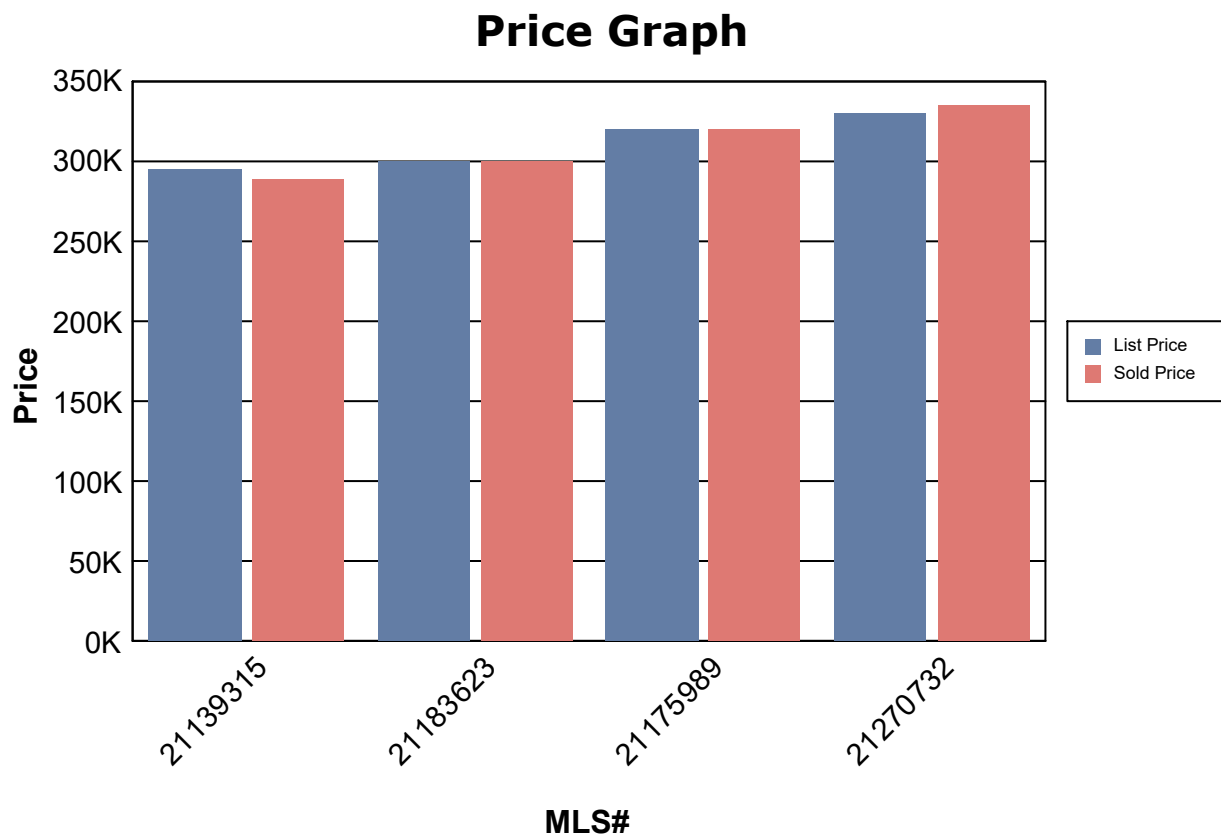
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List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.



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Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Closed

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
21139315	03/05/2026	4126 Tarpon LN	Single Family	1,647	3	2.0	\$288,000	23
21183623	03/13/2026	4223 Tanner WAY	Single Family	1,684	3	2.0	\$300,000	3
21175989	03/19/2026	4318 Metronome DR	Single Family	1,426	3	2.0	\$320,000	20
21270732	06/16/2026	2817 Ingram DR	Single Family	1,744	3	2.0	\$335,000	1
Averages:				1,625	3	2/0	\$310,750	12

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACTIVE							
Actv Contingent							
Active Kick Out							
Actv Opt Cntrct							
CANCELLED							
EXPIRED							
PENDING							
SOLD	4	\$310,750	\$192.38	\$310,000	\$288,000	\$335,000	12
TEMP OFF MRKT							
WITHDRAWN							
Total	4	\$310,750	\$192.38	\$310,000	\$288,000	\$335,000	12

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Comparative Market Analysis

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CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

4126 Tarpon LN



MLS #:	21139315	Status:	Closed	Beds:	3	L Price:	\$294,900
County:	Tarrant	Baths:	2/0	S Price:	\$288,000		
Subdiv:	Sheffield Village Ph 45&6 Adn	Yr Blt:	1987	S Date:	3/5/2026		
Type:	Single Family	SqFt:	1,647	DOM:	23		
Parking:	Alley Access, Driveway, Garage,	Pool:	No	Acres:	0.115		

Rmks: Garage Faces Rear
Step inside 4126 Tarpon Lane and you'll instantly feel why people love living in Sheffield Village. This isn't just a house — it's the kind of home that makes you exhale the moment you walk through the door. The living room is bright and welcoming, with vaulted ceilings that open up the space and a whitewashed brick fireplace that feels like the heart of the home. It's the spot where movie nights happen, where holiday stockings hang, and where everyday life just feels a little cozier. The kitchen flows right into the living area, making it easy to stay connected whether you're cooking dinner or hosting friends. With granite countertops, freshly painted cabinets, gas cooking, and warm lighting, it's a space that feels both updated and comfortable — the kind of kitchen people actually use. The primary suite is tucked away for privacy and features dual closets and a beautifully remodeled walk-in shower. The two additional bedrooms work perfectly for guests, a home office, or a growing household. The entire home is designed for easy, single-story living with durable tile floors, central HVAC, and high-speed internet for modern life. Step outside and you'll find a fully fenced backyard that feels like your own private retreat — quiet, peaceful, and ready for weekend grilling or unwinding after a long day. The rear-entry 2-car garage keeps the front of the home clean and charming, and the interior lot adds to the sense of calm. All of this sits in a prime Grand Prairie location within Arlington ISD, just minutes from shopping, dining, and major highways like I-20, SH-360, and 161. No HOA, no hassle — just a move-in-ready home that's been lovingly updated and is ready for its next chapter.

Direct: Use GPS for best results. From I-20, exit South on Great Southwest Parkway. Turn right on Bardin Road, then left on Sheffield Drive. Continue to Tarpon Lane and turn right. Home will be on the left.

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These pages give a general overview of the selected properties.

Closed Properties

4223 Tanner WAY



MLS #:	21183623	Status:	Closed	Beds:	3	L Price:	\$299,900
County:	Tarrant	Baths:	2/0	S Price:	\$300,000		
Subdiv:	Sheffield Village Ph 3 Add	Yr Blt:	1987	S Date:	3/13/2026		
Type:	Single Family	SqFt:	1,684	DOM:	3		
Parking:	Driveway, Garage, Garage Faces Front	Pool:	No	Acres:	0.171		

Rmks: From the moment you step inside, the home's soaring vaulted ceilings and abundant natural light create an inviting atmosphere that immediately feels like home. The heart of the living space is anchored by a stunning floor-to-ceiling brick fireplace and elegant picture frame molding that adds a touch of timeless sophistication to the entire room. Seamless flow leads you into the chef's inspired kitchen, a bright and modern space featuring crisp white cabinetry, sleek stainless steel appliances, and a beautiful upgraded backsplash. Whether you're prepping a weeknight meal on the central island or enjoying a slow morning in the sun-drenched breakfast nook-complete with charming bay windows and a refined tray ceiling-this kitchen is as functional as it is beautiful. The thoughtful split-bedroom layout ensures maximum privacy, complemented by a stylishly updated secondary bathroom that offers a fresh, modern feel for guests or residents. The secluded primary suite serves as your personal sanctuary where you can melt the day away in the jetted soaking tub or enjoy the convenience of the dual-sink vanity, separate shower, and a generous walk-in closet. Practicality meets flexibility in the dedicated laundry room, offering space for either stackable or full-sized units to suit your needs. Host summer cookouts on the expansive extended patio or relax under the breeze of the ceiling fan on the covered porch. With a versatile storage building for your hobbies and a location that offers effortless access to DFW Airport, downtown Fort Worth, and Dallas, this home perfectly balances suburban tranquility with urban convenience. Take a first-person look at this gorgeous home! Click the Virtual Tour link to see the 3D Tour!

Direct: From I-20 go south on S Great SW Pkwy, right on Claremont, right on Endicott, left on Tanner

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Closed Properties

4318 Metronome DR



MLS #:	21175989	Status:	Closed	Beds:	3	L Price:	\$320,000
County:	Tarrant	Baths:	2/0	S Price:	\$320,000		
Subdiv:	Sheffield Village Ph 45&6 Adn	Yr Blt:	1987	S Date:	3/19/2026		
Type:	Single Family	SqFt:	1,426	DOM:	20		
Parking:	Carport, Garage, Garage Faces Rear	Pool:	No	Acres:	0.115		

Rmks: Beautifully maintained and thoughtfully updated 3-bedroom, 2-bath home offering rare and exceptional covered parking. The property features a 2-car rear-entry attached garage plus a double covered carport, providing up to four covered parking spaces—an uncommon and valuable feature. Recent updates include fresh interior paint, new flooring, new blinds, and updated appliances throughout. The open-concept living and dining area is anchored by a striking floor-to-ceiling gas fireplace, creating a warm and inviting focal point. The kitchen overlooks the main living space, making it ideal for both everyday living and entertaining. The spacious primary suite offers a relaxing retreat with a large garden tub and dual sinks. Additional highlights include a separate laundry room with extra storage and a covered back patio—perfect for enjoying outdoor living. Situated in a quiet neighborhood with convenient access to Hwy 360 and I-20, this move-in-ready home is an excellent opportunity for a first-time buyer or anyone seeking comfort, updates, and convenience.

Direct: From Dallas: Take I30W and TX360S to S State Hwy 360S Watson Rd in Tarrant County. Take the exit toward Kingswood Blvd Green Oaks Blvd SE from TX360S ; Continue on S State Hwy 360. Take Claremont Dr to Metronome Dr in Grand Prairie

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These pages give a general overview of the selected properties.

Closed Properties

2817 Ingram DR



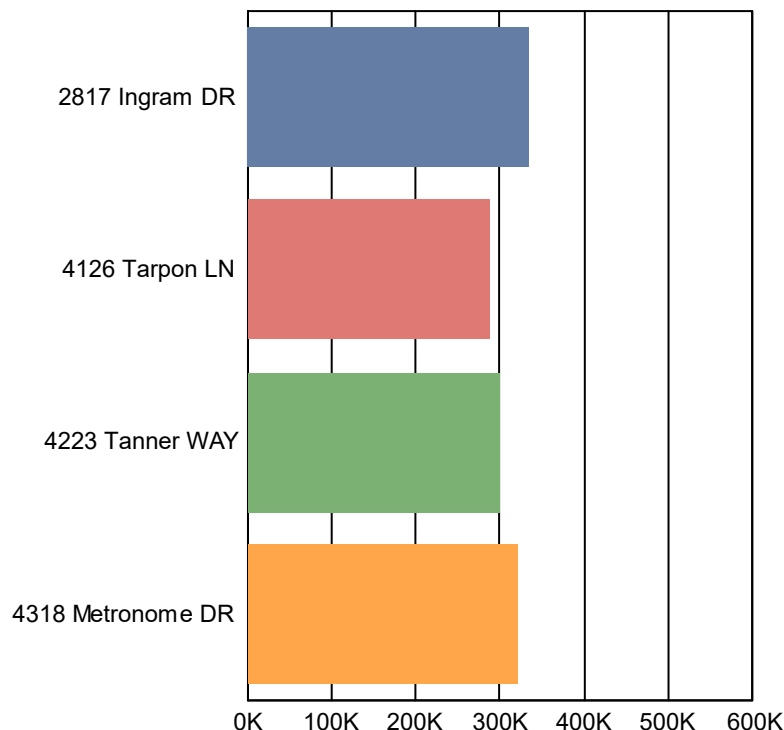
MLS #:	21270732	Status:	Closed	Beds:	3	L Price:	\$330,000
County:	Tarrant	Baths:	2/0	S Price:	\$335,000		
Subdiv:	Sheffield Village Ph 10	Yr Blt:	1993	S Date:	6/16/2026		
Type:	Single Family	SqFt:	1,744	DOM:	1		
Parking:	Driveway, Garage	Pool:	No	Acres:	0.146		

Rmks: Don't miss 2817 Ingram Dr, a residence recently transformed with new flooring throughout and fresh interior paint. A warm fireplace creates a central point for living areas. The kitchen includes an accent backsplash, complementing the overall updated feel. The primary bathroom features a jacuzzi tub and double sinks for functionality. Outside, a welcoming patio extends to a fenced in backyard, all refreshed by new exterior paint. This updated home provides comfort and style for everyday living. Home comes with a 100-Day Home Warranty and a 7-Day Home Test Drive to move in 7 days early for free

Direct: Head toward Lincolnshire Dr
Turn left onto Lincolnshire Dr
Turn right onto Buckingham Dr
Turn right onto Ingram Dr

Closed Properties

Total # of Listings	4
Lowest Price	\$288,000
Highest Price	\$335,000
Average Price	\$310,750
Avg. Price/SqFt	\$192.38
Avg DOM	12



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Comparative Market Analysis

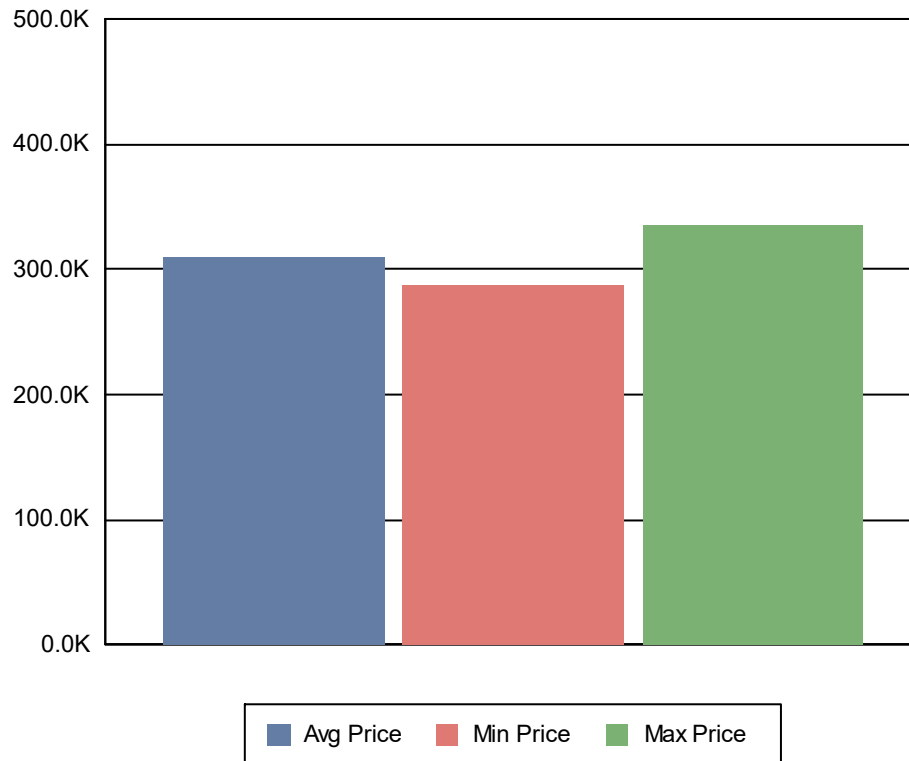
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CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Closed	\$288,000	\$335,000	\$310,750	\$192.38
Totals / Averages	\$288,000	\$335,000	\$310,750	\$192.38

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
Total Averages					

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Comparative Market Analysis

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CMA Pro Report

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Property Summary

S	Street Address	Bds	Bth	Sqft	\$/SF	L Price	S Price	Sold Date	DOM
Closed									
C	4126 Tarpon LN	3	2.0	1,647	\$174.86	\$294,900	\$288,000	03/05/2026	23
C	4223 Tanner WAY	3	2.0	1,684	\$178.15	\$299,900	\$300,000	03/13/2026	3
C	4318 Metronome DR	3	2.0	1,426	\$224.40	\$320,000	\$320,000	03/19/2026	20
C	2817 Ingram DR	3	2.0	1,744	\$192.09	\$330,000	\$335,000	06/16/2026	1

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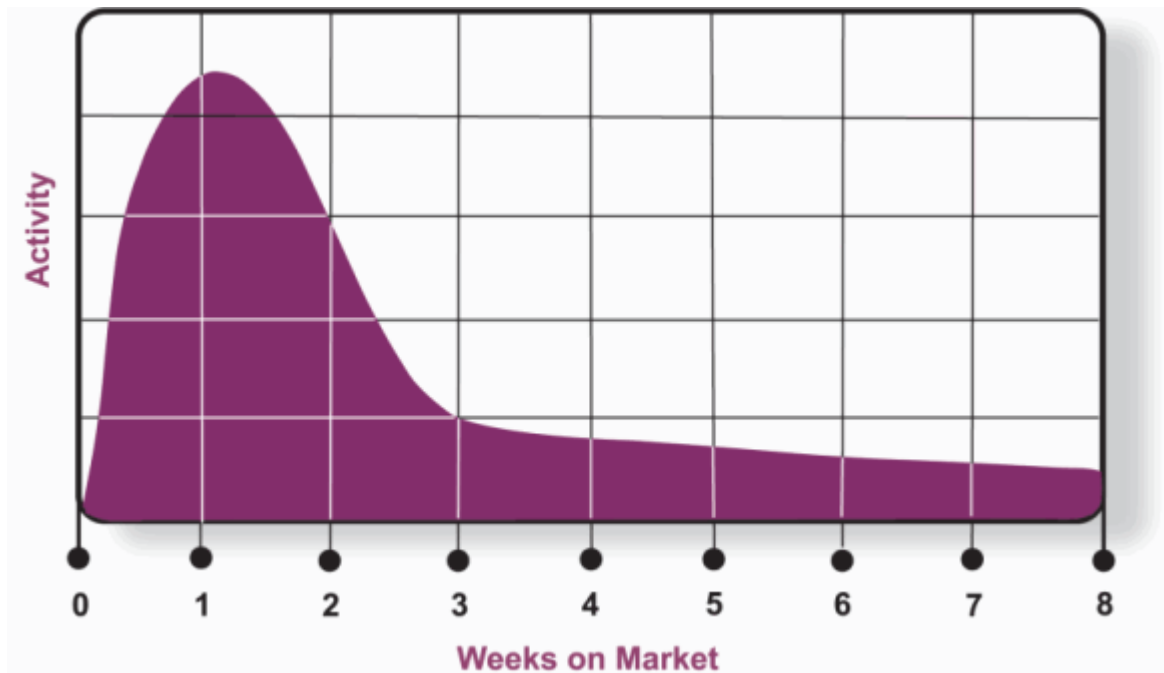
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Activity vs. Timing

This chart highlights the importance of pricing correctly at market value.



This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important to be priced correctly from the beginning, during the peak of this curve.

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My Guarantee to You

This page is my personal guarantee to you.

A guarantee you can count on

I'm so committed to meeting your sales objectives in a professional and pleasing manner, that I am willing to put our guarantee in writing.

My Performance Guarantee

I will develop a Property Marketing Plan that clearly spells out the methods I will use to promote your property to the widest-possible audience.

If I don't act according to the agreed activities in the Plan, you may:

- Advise me that you aren't satisfied and ask for a revision of the Plan
- or
- Cancel the Listing Agreement

Your complete satisfaction is my foremost concern.

Date

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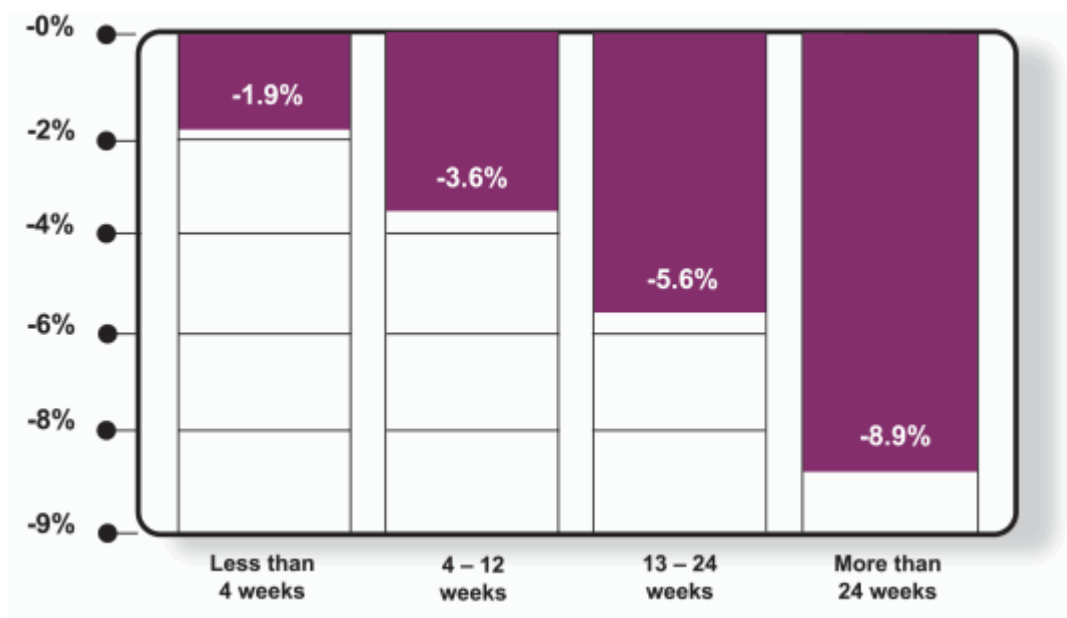




The Effect of Over Pricing

This chart highlights the importance of pricing correctly at market value.

This is the average percentage difference between the Selling and Asking Price by the length of time the home was on the market.



- Put your best foot forward immediately
- Establish a competitive asking price
- Keep your home in top showing condition
- Offer favorable financing terms

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The Benefits of Using a Professional REALTOR®

This page outlines the benefits of using a professional REALTOR® to sell your property.

You'll experience a wide variety of benefits when you hire a real estate professional. Successfully selling a property is a complicated exercise, and REALTORS® have the experience, resources and contacts to complete your sale quickly and smoothly.

Pricing

A REALTOR® will help you determine the selling price of your property at a level that accurately reflects its value in current market conditions and will not cost you missed opportunities.

Marketing

A REALTOR® will have many useful suggestions on ways to improve the marketability of your property, including cosmetic repairs and other items that will create a favorable impression among buyers.

Your property will enjoy a wider exposure among buyers when you use a REALTOR®. In addition to using flyers and organizing open house days, a REALTOR®'s extensive contact list of former clients, newly qualified buyers and other industry professionals can significantly reduce the time your property is on the market.

A REALTOR® will also allow you to tap into a highly productive and extensive industry network, such as a Multiple Listing Service or other industry marketing system.

Advertising your property efficiently is another area where a REALTOR® can play an important role. A REALTOR®'s experience in deciding on the most appropriate type and frequency of advertising for your property can be invaluable. For example, placing too many ads can create the impression that there may be something wrong with the property or that the seller is desperate.

Security

Security is a major consideration when showing your home. By using a REALTOR®, you can rest assured that all showings will be pre-screened and supervised.

Negotiating

When negotiating a purchase, most buyers prefer to deal with a middleperson who is objective, unemotional and professional. Buyers will often feel more comfortable with a REALTOR® than with the owner when they want to raise issues that need resolving before making an offer.

Monitoring, Renegotiating, Closing or Settling

A REALTOR® will guide you through the minefield of potential problems associated with the appraisal, inspection and financing process, including the often complicated escrow instructions. In addition, your agent can meet and instruct any specialists or tradespeople who may be required for repairs

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Market Analysis Explanation

This is an explanation and overview of this market analysis.

This Comparative Market Analysis will help to determine the correct selling price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

This market analysis is divided into three categories:

1. Comparable homes that are currently for sale
2. Comparable homes that were recently sold
3. Comparable homes that failed to sell

Looking at similar homes that are currently offered for sale, we can assess the alternatives that a serious buyer has from which to choose. We can also be sure that we are not under pricing your home.

Looking at similar homes that were sold in the past few months, we can see a clear picture of how the market has valued homes that are comparable to yours. Banks and other lending institutions also analyze these sales to determine how much they can lend to qualified buyers.

Looking at similar homes that failed to sell, we can avoid pricing at a level that would not attract buyers.

This Comparative Market Analysis has been carefully prepared for you, analyzing homes similar to yours. The aim of this market analysis is to achieve the maximum selling price for your home, while being able to sell your home within a relatively short period of time.

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The Importance of Pricing

This chart highlights the importance of pricing correctly at market value.



This graph illustrates the importance of pricing correctly. The centerline represents market value. As you move above this market value, you attract much smaller percentage of prospective buyers, greatly reducing your chances of a sale. Conversely, as you move below market value, you attract a much larger percentage of potential buyers.

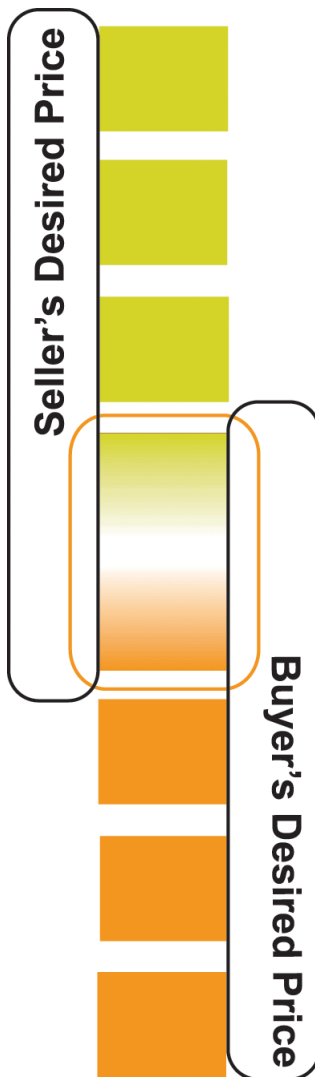
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Setting the Price

This chart highlights the importance of pricing correctly at market value.



When setting a price for your property, the listing level must strike a balance between the seller's need to achieve the best-possible return and the buyer's need to get good value. With many years of experience, a professional Real Estate Agent can help you set a price that will accomplish both objectives.

Establishing market value

The market value of your property is determined in exactly the same way as any other commodity – what a buyer is willing to pay for it in today's market. Despite the price you paid originally, or the value of any improvements you may have made, the value is determined by market forces.

Look at the competition

Buyers look at about a dozen properties on average before making an offer on a property. As a result, they have a good overview of the market and will compare your property against the competition. If it's not in line with similar properties that are available, buyers won't consider it good value for money.

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The Pitfalls of Overpricing

This chart highlights the importance of pricing correctly at market value.

Overpricing your house in the belief that you can reduce the price back later is a strategy that can backfire badly. For example, by the time you reduce your price, you may miss out on a surge of interest in properties like yours. Also, if prices are lowered, buyers may wonder if there's something wrong with the property that kept other buyers away. So to keep from selling your property at below market value and from wasting valuable time, don't fall into the overpricing trap.



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Sources of Buyers

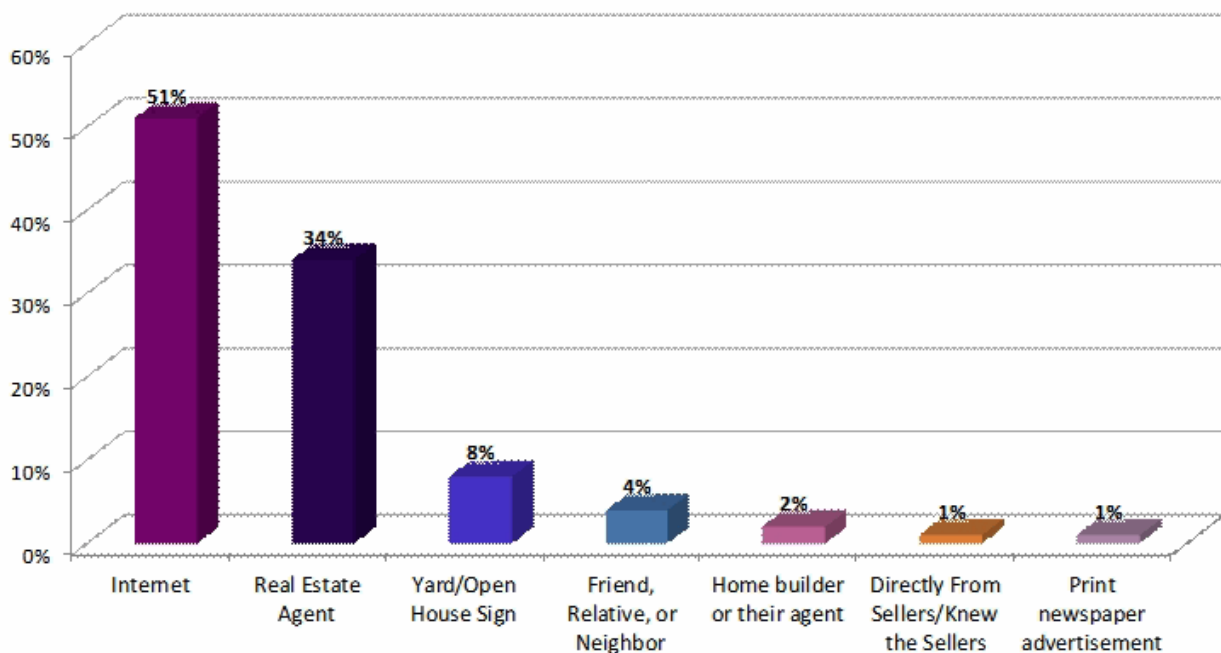
This page illustrates the primary sources of buyers for your property.

When you want a buyer, come to us first

There are several excellent reasons for selecting a professional Real Estate Agent to handle the sale of your property. For starters, our long-standing real estate expertise gives us the ability to network with other firms' agents to promote your property to the widest possible audience, including the Internet. Selling your property depends on a lot more than advertising and signage – it takes referrals, word-of-mouth advertising, and networking.

Sources of Buyers

Source: National Association of REALTORS®
2016 Profile of Home Buyers and Sellers



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Steps to a Positive Showing

This page describes the key steps to making for a positive showing of your property.

You only get one opportunity to make a good impression, so you want to make it count. By following these guidelines, you'll enhance the attractiveness of your property and reduce the time it takes to generate serious offers.

First Impressions

How your property appears from the outside is important. To make a good first impression on a buyer, a clean driveway, a freshly mown lawn or a trimmed hedge will work wonders.

Do a critical inspection of the exterior of your property, paying special attention to the condition of your windows, shutters, screens and gutters. One of the first things a buyer will notice is the need for painting. If your property looks like it needs painting, many buyers will form an unfavorable impression. Elsewhere, little things count. Make sure the front door is spotless, including the doorknob, and that the windows gleam.

Cleanliness Counts

Once inside your property, one of the key factors that influences its appeal to a buyer is cleanliness. Most important is front hallway, the kitchen and the bathrooms. Do a room-by-room cleaning, and don't forget any out-of-sight areas because that's often where a discriminating buyer will look first.

The state of the carpets can also be a determining factor. At the very least, have your carpets cleaned, and if they are worn, it's wise to replace them, or remove them if there is hardwood underneath.

Less is More

Clutter makes a poor impression. In closets, cabinets, kitchen countertops and other storage areas like basements, remove anything not needed for daily housekeeping. To make each room in your property look larger, get rid of or donate unnecessary furniture. Walk through your property and think: "Less is more."

Repairs

Make sure everything is in good working order. Dripping faucets, squeaky steps and loose doorknobs can easily create a bad impression and reduce the value of your property. A few hours spent on repairs, whether by yourself or a tradesman, can pay big dividends when an offer is made.

Little Things Count

It's easy to improve the appearance of any room. You may want to replace worn rugs or small pillows, put new towels in the bathroom or brighten up a room with a vase of flowers.

Pull Together

Get all the members of your household to pull together when it comes to getting – and keeping – your property ready to view. By getting everyone into the habit of spending a few minutes tidying up every morning for an afternoon showing, you improve your chances considerably.

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Comparative Market Analysis

4631 Essex Drive
Grand Prairie, 75052

Monday, July 27, 2026

What it Takes to Show

This page describes what it takes to show your property.

Scheduling the Showing

Coordination is the key. Before a sales associate from our firm or a cooperating broker shows or previews your property, a representative from our firm will contact you to schedule an appointment. You will then be notified of the timing, and, if it's acceptable, the appointment will be confirmed. If you can't be reached, the showing will proceed on the understanding that you wouldn't want to miss any chances for interested buyers to view your property.

Timing

Ordinarily, you'll get plenty of notice about an appointment request. Some buyers, however, may ask to see your property as soon as possible. In such cases, a showing could take place within an hour or so. If a buyer requests a change to the timing of a scheduled showing, you'll be given as much notice as possible.

Special Instructions

Any special instructions you may have given to your listing agent, such as information on pets, parking or security, will be listed in your property file and thoroughly explained to the sales associate who requested the showing.

The Showing

If you're not on hand during a showing, the sales associate will use the property's lock box to enter. If you're available, sales associates will introduce themselves and give you a business card.

Privacy

The fewer people around during a showing, the better. It's also a good rule to let the buyer roam freely and discuss the property with the sales associate without interruption. A properly briefed sales associate will know the buyer's needs and will be able to point out the features that meet the requirements.

Contact Information

If you're not going to be available to approve an appointment request, it's important to notify your sales associate. By leaving a telephone number where you can be contacted, you can be notified immediately about an offer.

Previews

Occasionally, sales associates may schedule an appointment to view your property without a buyer. By familiarizing themselves with what's on the market, they will be an excellent position to alert a buyer to a property that fits the bill.

Unscheduled Appointments

Ask any people who show up to view your property without an appointment to telephone the listing agent to request a showing. Even if the person identifies himself or herself as a licensed sales associate, an appointment request must be made first through your listing agent.

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Researched and prepared by **Aaron Kile**

eXp Realty LLC





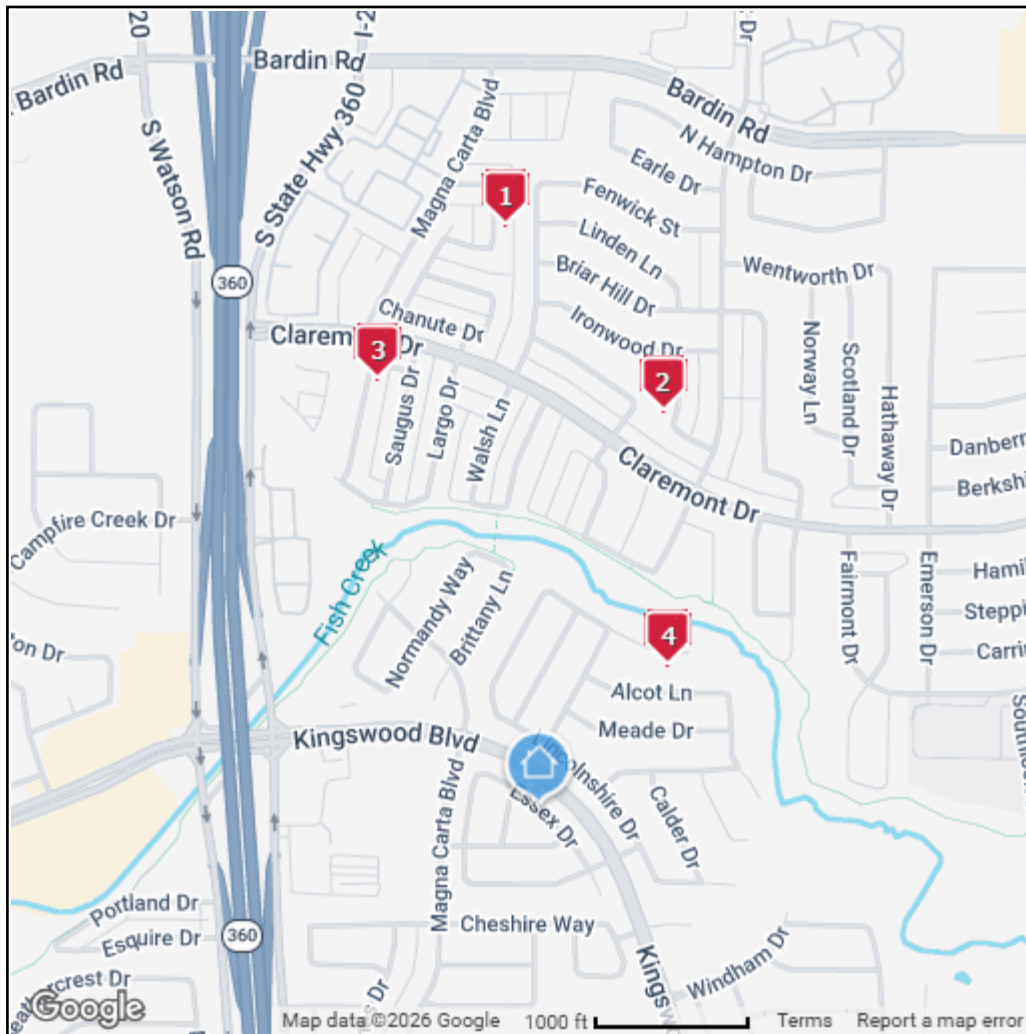
Comparative Market Analysis

4631 Essex Drive
Grand Prairie, 75052

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CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



4631 Essex Drive

- 1 4126 Tarpon LN
- 2 4223 Tanner WAY
- 3 4318 Metronome DR
- 4 2817 Ingram DR

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