

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', 'Active Contingent', 'Active KO', 'Active Option Contract' Mls Status is 'Pending' Status Contractual Search Date is 10/24/2022 to 07/26/2022 Mls Status is 'Closed' Status Contractual Search Date is 10/24/2022 to 07/26/2022 Subdivision Name is like 'RICHMOND*' State Or Province is one of 'Louisiana', 'Texas' City is 'Fort Worth'

Market Analysis Summary | Residential

Listings as of 10/24/22 at 5:47 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
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Listings: Active


1	20105404	10128 Warberry TRL	Fort Worth	3	2	2,061	2017	2/0/2	No	0.140	\$194.03	\$399,900				108
2	20189270	9948 Haversham DR	Fort Worth	4	3	2,408	2016	2/0/2	No	0.140	\$182.31	\$439,000				3
3	20187634	225 Lemley DR	Fort Worth	4	3	2,169	2019	2/0/2	No	0.220	\$212.08	\$460,000				4
4	20173018	9716 Abington AVE	Fort Worth	5	3	3,060	2020	2/0/2	No	0.172	\$163.40	\$499,999				26
5	20191645	413 Lomax LN	Fort Worth	4	3	3,176	2017	3/0/3	Yes	0.170	\$194.90	\$619,000				3
		Min		3	2	2,061	2016	2/0/2		0.140	\$163.40	\$399,900				3
		Max		5	3	3,176	2020	2/0/2		0.220	\$212.08	\$619,000				108
		Avg		4	3	2,575	2018	3/0/3		0.168	\$189.34	\$483,580				29
		Med		4	3	2,408	2017	2/0/2		0.170	\$194.03	\$460,000				4

Listings: Pending

1	20085416	9829 Drovers View TRL	Fort Worth	4	3	2,401	2018	2/2/2	No	0.140	\$166.18	\$399,000				93
		Min		4	3	2,401	2018	2/2/2		0.140	\$166.18	\$399,000				93
		Max		4	3	2,401	2018	2/2/2		0.140	\$166.18	\$399,000				93
		Avg		4	3	2,401	2018	2/2/2		0.140	\$166.18	\$399,000				93
		Med		4	3	2,401	2018	2/2/2		0.140	\$166.18	\$399,000				93

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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
Listings: Closed																
1	20080136	10120 Callan LN	Fort Worth	3	2	1,831	2020	2/0/2	No	0.138	\$210.27	\$375,000	\$385,000	08/26/2022	102.7%	16
2	20125896	501 Ambrose ST	Fort Worth	3	2	1,893	2018	2/0/2	No	0.140	\$219.23	\$414,999	\$415,000	10/12/2022	100.0%	35
3	20067949	629 Ambrose ST	Fort Worth	3	2	2,056	2017	2/0/2	No	0.140	\$206.71	\$440,000	\$425,000	07/26/2022	96.6%	35
4	20159171	413 Leighton CT	Fort Worth	3	2	2,207	2021	3/0/3	No	0.165	\$217.26	\$479,500	\$479,500	10/06/2022	100.0%	2
5	20175101	9904 Lakemont DR	Fort Worth	5	3	2,941	2020	3/0/3	No	0.180	\$169.94	\$499,800	\$499,800	10/18/2022	100.0%	57
6	20092115	408 Marbrook CT	Fort Worth	4	3	3,458	2017	3/0/3	Yes	0.250	\$193.75	\$679,000	\$670,000	08/17/2022	98.7%	5

Min	3	2	1,831	2017	3/0/3	0.138	\$169.94	\$375,000	\$385,000	96.6%	2
Max	5	3	3,458	2021	2/0/2	0.250	\$219.23	\$679,000	\$670,000	102.7%	57
Avg	4	2	2,398	2019	3/0/3	0.169	\$202.86	\$481,383	\$479,050	99.7%	25
Med	3	2	2,132	2019	3/0/3	0.153	\$208.49	\$459,750	\$452,250	100.0%	26

12	Total Listings	Average for all:	4	3	2,472	2018	2/0/2	0.166	\$194.17	\$475,433	\$479,050	99.7%	32
		Median for all:	4	3	2,304	2018	2/0/2	0.153	\$194.47	\$450,000	\$452,250	100.0%	21

	Min	Max	Avg	Med	
Quick Statistics	List Price	\$375,000	\$679,000	\$475,433	\$450,000
	Sale Price	\$385,000	\$670,000	\$479,050	\$452,250
	Sale / List	96.6%	102.7%	99.7%	100.0%

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