

Comparative Market Analysis

Copyright: NTREIS 2026 All rights reserved.

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

1744 Trego Drive

Fort Worth, Texas

76247-5772

Prepared on
May 04, 2026

Aaron Kile

eXp Realty LLC

972.400.1566

aaron@aaronkile.com

www.aaronkile.com





Comparative Market Analysis

1744 Trego Drive
Fort Worth, 76247

Monday, May 4, 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
1744 Trego Drive		4	2	0	2093	1.00	
1917 Copper Mountain Drive	\$270,000	4	2	0	2,093	129.00	01/16/2026
1956 Ramada Trail	\$300,000	4	2	0	2,093	143.33	02/25/2026
Averages:	\$285,000	4.0	2.0	0.0	2,093	136.17	

	Low	Median	Average	High	Count
Comparable Price	\$270,000	\$285,000	\$285,000	\$300,000	2
Adjusted Comparable Price	\$270,000	\$285,000	\$285,000	\$300,000	2

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 .





Comparative Market Analysis

1744 Trego Drive
Fort Worth, 76247

Monday, May 4, 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>
1744 Trego Drive	1917 Copper Mountain DR		1956 Ramada TRL	
MLS#	21072723		21126485	
List Price	\$2,100		\$310,000	
List Date	06/06/2024		12/05/2025	
Status	Closed		Closed	
Date Available	06/06/2024			
DOM	26	94	49	
Subdivision	Harriet Creek Ranch Ph 1	Harriet Creek Ranch	Harriet Creek Ranch Ph 2	
Prop Type	Single Family	Single Family	Single Family	
Year Built	2007	2004	2004	
HOA Fee	78	\$80	\$89	
SqFt Total	2093	2,093	2,093	
SqFt Building				
Beds	4	4	4	
Total Baths	2/0	2/0	2/0	
# Units				
# Stories	1	1	1	
# Living Areas	2	2	2	0
Pool on Prop	No	No	No	0
Easements		Utilities		
Road Frontg				
Restr/Encumb	No Smoking			
Ttl Cvr'd Park	2	2	2	
# Parking Spc				
Curr \$/SqFt	1	\$129.00	\$143.33	
L\$/SF & Lot SF		\$140.95/\$49.07	\$148.11/\$56.48	
Lot SqFt	5489	6,011	5,489	
Lot Desc			Interior Lot, Landscaped, Lrg. E	
Handicap Amn		No	No	
Zoning				
Sale/Lse Price	\$2,100	\$270,000	\$300,000	
Sale/Lse Date	7/2/2024	01/16/2026	02/25/2026	

Price	\$270,000	\$300,000
Total Adjustments	\$0	\$0
Adjusted Price	\$270,000	\$300,000

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**

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 \$295,000 and \$310,000

4 Bedrooms

2 Full Bathrooms

0 Half Bathrooms

2,093 Square Feet

\$140.95 to \$148.11 per Square Foot

\$129.00 to \$143.33 per Sold Square Foot

Year Built is 2004

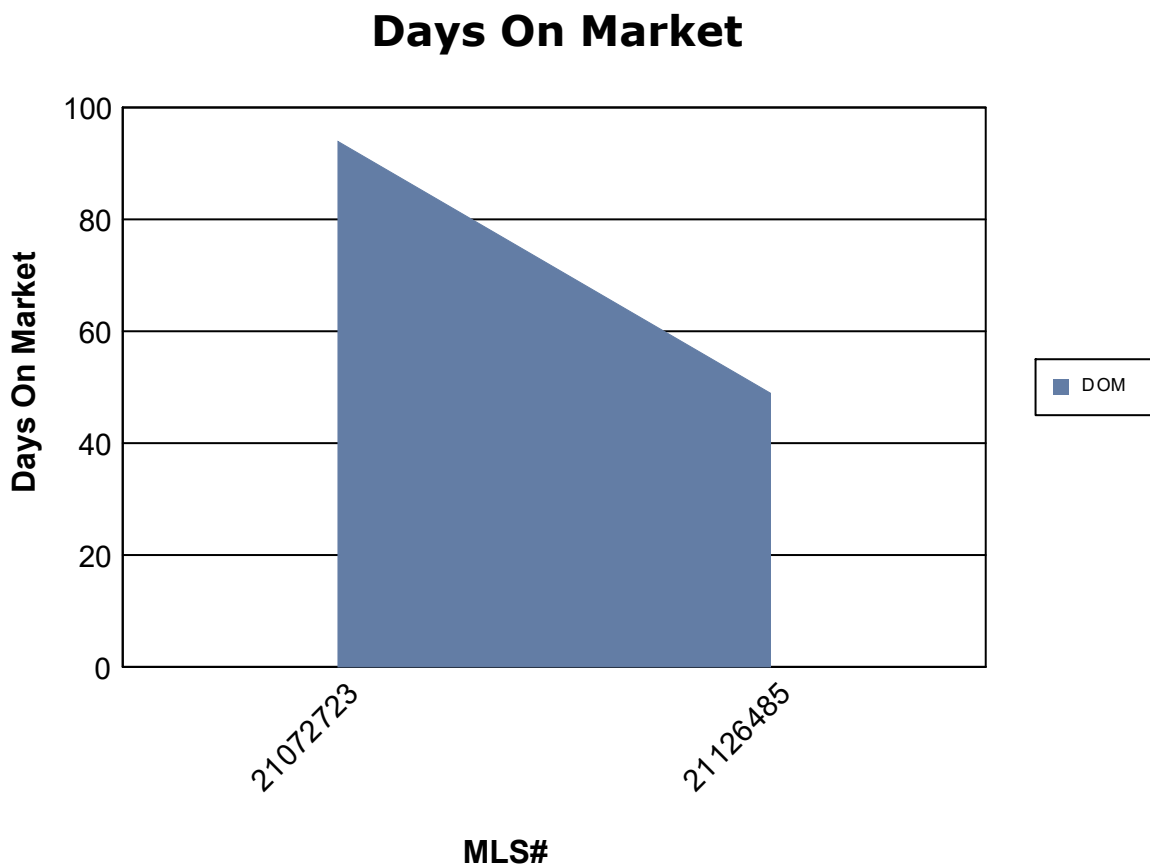
This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice .





Number of Days On Market

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



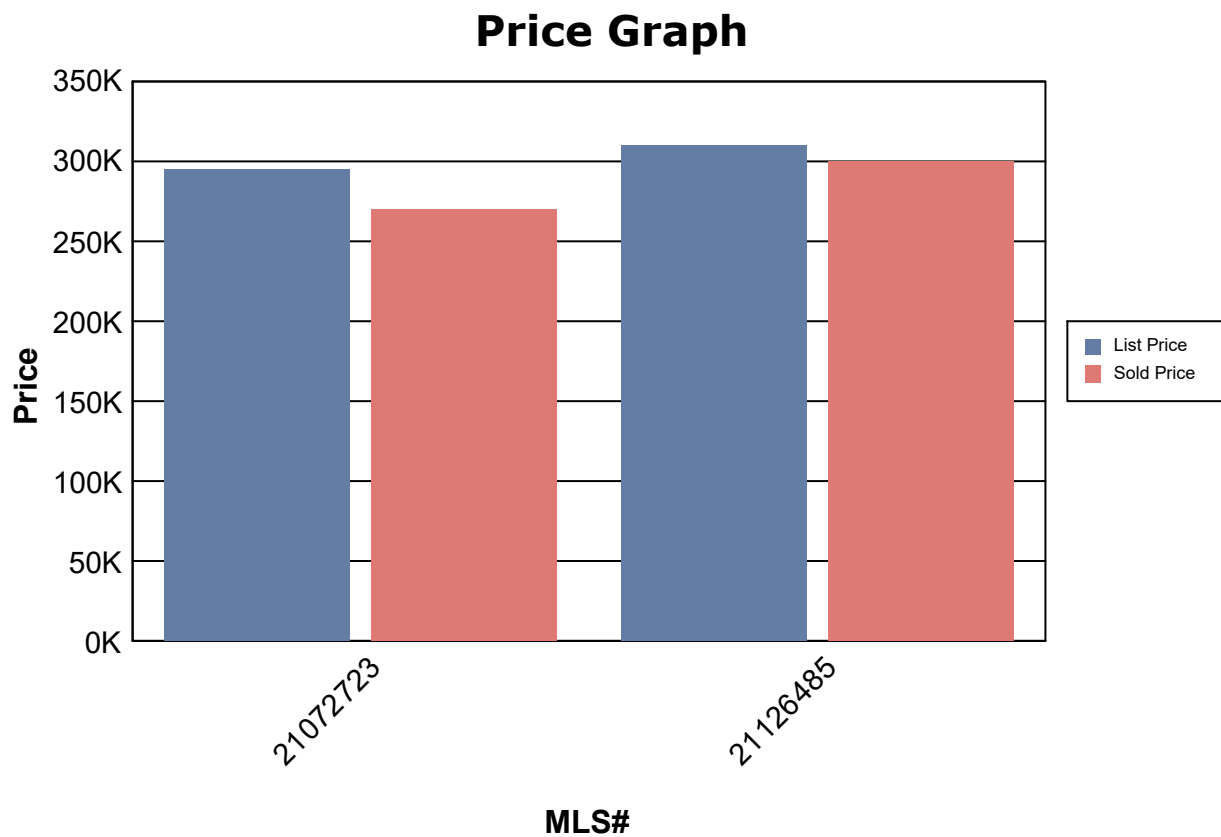
This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice .





List Price and Sale Price

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



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 .





Comparative Market Analysis

1744 Trego Drive
Fort Worth, 76247

Monday, May 4, 2026

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
21072723	01/16/2026	1917 Copper Mountain DR	Single Family	2,093	4	2.0	\$270,000	94
21126485	02/25/2026	1956 Ramada TRL	Single Family	2,093	4	2.0	\$300,000	49
Averages:				2,093	4	2/0	\$285,000	72

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	2	\$285,000	\$136.17	\$285,000	\$270,000	\$300,000	72
TEMP OFF MRKT							
WITHDRAWN							
Total	2	\$285,000	\$136.17	\$285,000	\$270,000	\$300,000	72

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**
eXp Realty LLC





CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

1917 Copper Mountain DR



MLS #:	21072723	Status:	Closed	Beds:	4	L Price:	\$295,000
County:	Denton	Baths:	2/0	S Price:	\$270,000	S Date:	1/16/2026
Subdiv:	Harriet Creek Ranch	Yr Blt:	2004	S Date:	1/16/2026	DOM:	94
Type:	Single Family	SqFt:	2,093	DOM:	94	Acres:	0.138
Parking:	Driveway	Pool:	No				

Rmks: Welcome to Your Spacious Dream Home in a Prime Location! MOVE IN READY! Discover this beautifully maintained 4-bedroom, 2-bathroom home that's truly move-in ready. With a fantastic, flowing layout, you'll enjoy incredible living space, including two separate dining areas and two distinct living areas—perfect for entertaining, family life, or a home office setup. The interior boasts stunning newer flooring throughout the main areas, complemented by plush, comfortable carpet in all the bedrooms. The kitchen comes complete with nice appliances, ready for your culinary adventures. Outside, relax in your private backyard secured by a privacy fence, or take a short stroll to the community pool. Situated in a wonderful neighborhood with close proximity to NWISD schools, this location is unbeatable. You're minutes from local restaurants, shopping, and major attractions like the Texas Motor Speedway and many other points of interest. Don't miss this opportunity! All information deemed correct but not guaranteed. Buyer to confirm.

Direct: From Fort Worth, take I 35 North, Take Hwy 114 exit, Head West, turn right on Harriet Creek Drive, Turn left on Cowboy Trail, Turn right on Copper Mountain Dr., Home is on the Left.

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 .





CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

1956 Ramada TRL



MLS #: 21126485	Status: Closed	Beds: 4	L Price: \$310,000
County: Denton		Baths: 2/0	S Price: \$300,000
Subdiv: Harriet Creek Ranch Ph 2		Yr Blt: 2004	S Date: 2/25/2026
Type: Single Family		SqFt: 2,093	DOM: 49
Parking: Covered, Driveway, Garage, Garage		Pool: No	Acres: 0.126

Rmks: Door Opener, Garage Faces Front, MOTIVATED SELLERS! This home is one your buyers will appreciate the moment they walk in—located in the sought-after Harriet Creek Ranch, which offers a functional layout, generous living space, and features that truly set it apart. With four bedrooms and two bathrooms, the front bedroom offers the flexibility buyers are seeking — ideal as a home office, guest room, or study. The open living areas flow effortlessly into a well-appointed kitchen featuring granite countertops, a center island, and a butler’s pantry that adds both storage and convenience. Two separate living spaces allow buyers to spread out, entertain comfortably, or create defined areas for work and relaxation. The private primary suite is positioned at the rear of the home, offering a quiet retreat from the main living areas. Residents enjoy access to pools, parks, and a basketball court, as well as convenient proximity to nearby schools, shopping, and local eateries. With quick access to the Alliance Corridor, commuting and daily errands are simple — making this home a strong fit for buyers seeking comfort, convenience, and long-term value in one location.

Direct: Use GPS for accuracy. From I35W N. Take exit 68 toward Eagle Pkwy. Turn left onto Eagle Pkwy. Continue onto Old Blue Mound Rd. Turn right onto FM156. Turn left onto Martin Ranch Rd. Turn right onto Shawnee Trail. Turn right onto Red River Ln. Turn left onto Ramada Trail. Home will be on the left.

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 .





CMA Pro Report

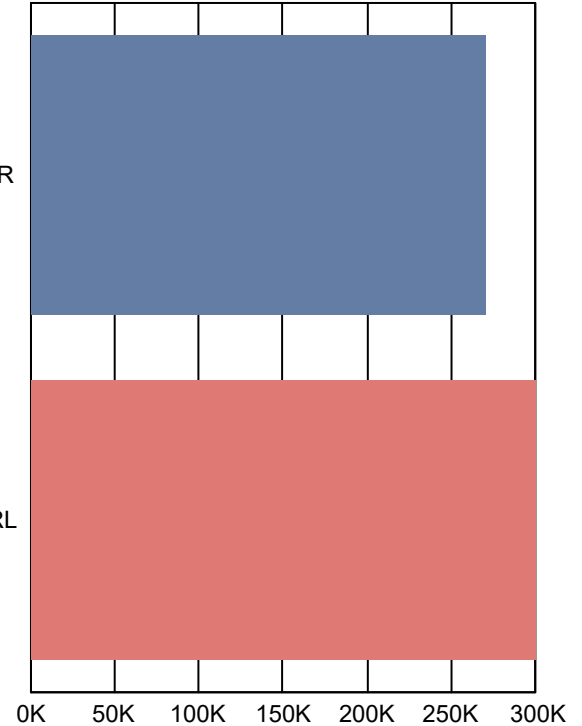
These pages give a general overview of the selected properties.

Closed Properties

Total # of Listings	2
Lowest Price	\$270,000
Highest Price	\$300,000
Average Price	\$285,000
Avg. Price/SqFt	\$136.17
Avg DOM	72

1917 Copper Mountain DR

1956 Ramada TRL



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 .





Comparative Market Analysis

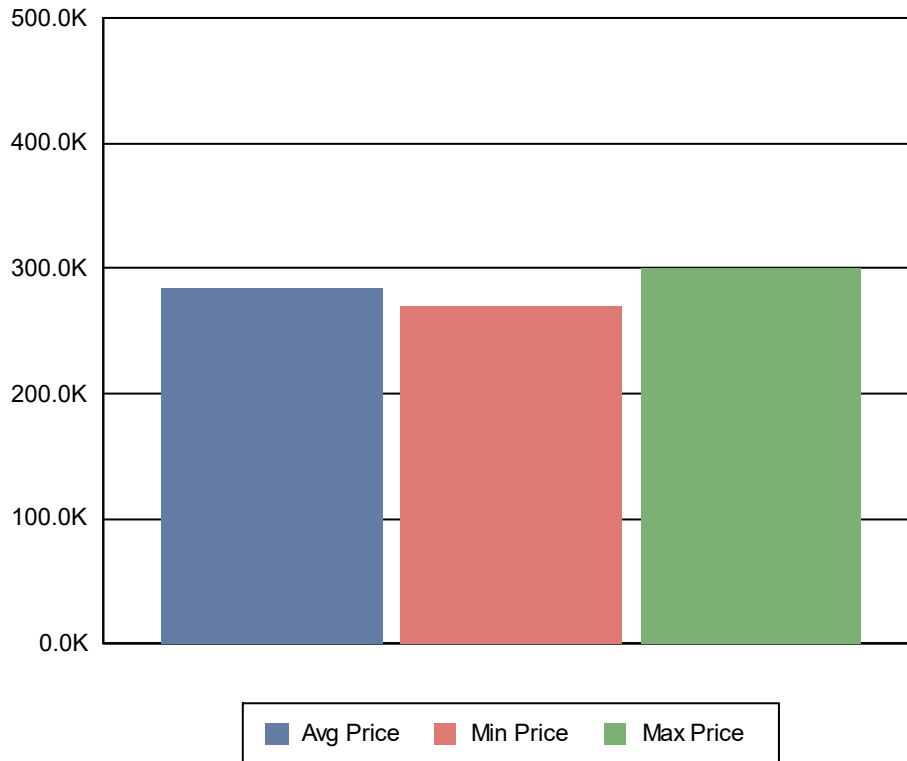
1744 Trego Drive
Fort Worth, 76247

Monday, May 4, 2026

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	\$270,000	\$300,000	\$285,000	\$136.17
Totals / Averages	\$270,000	\$300,000	\$285,000	\$136.17

Sold Property Analysis

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

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 .





Comparative Market Analysis

1744 Trego Drive
Fort Worth, 76247

Monday, May 4, 2026

CMA Pro Report

These pages give a general overview of the selected properties.

Property Summary

S	Street Address	Bds	Bth	Sqft	\$/SF	L Price	S Price	Sold Date	DOM
Closed									
C	1917 Copper Mountain DR	4	2.0	2,093	\$129.00	\$295,000	\$270,000	01/16/2026	94
C	1956 Ramada TRL	4	2.0	2,093	\$143.33	\$310,000	\$300,000	02/25/2026	49

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 .

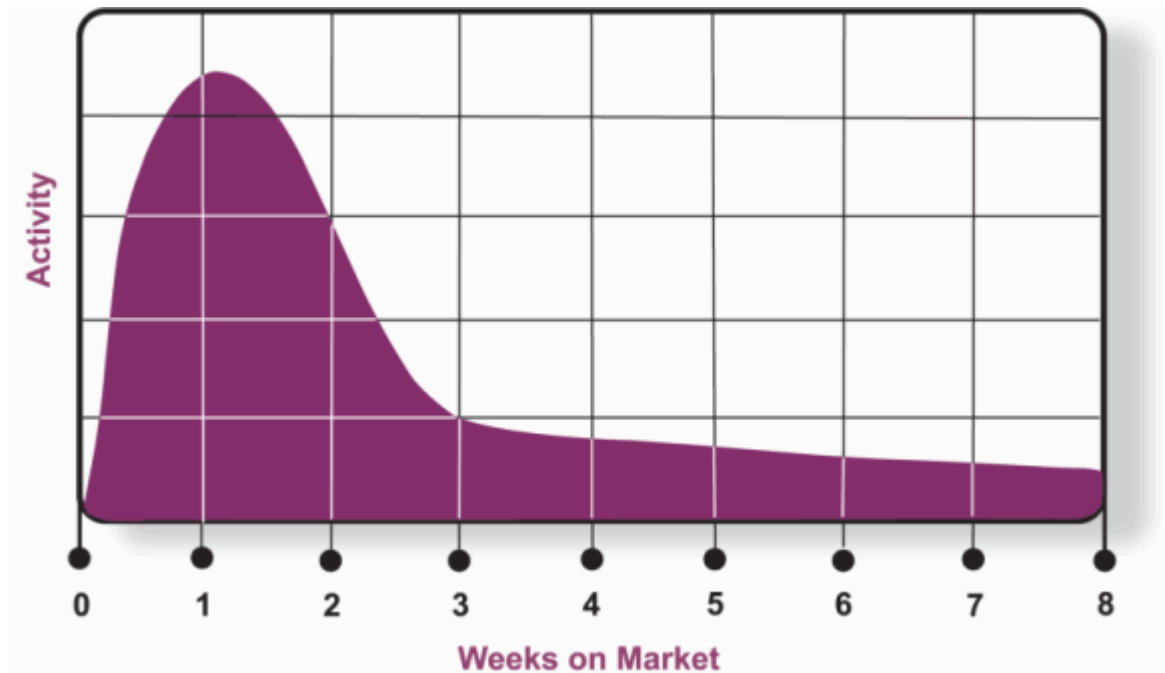
Researched and prepared by **Aaron Kile**
eXp Realty LLC





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.

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 .





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

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 .

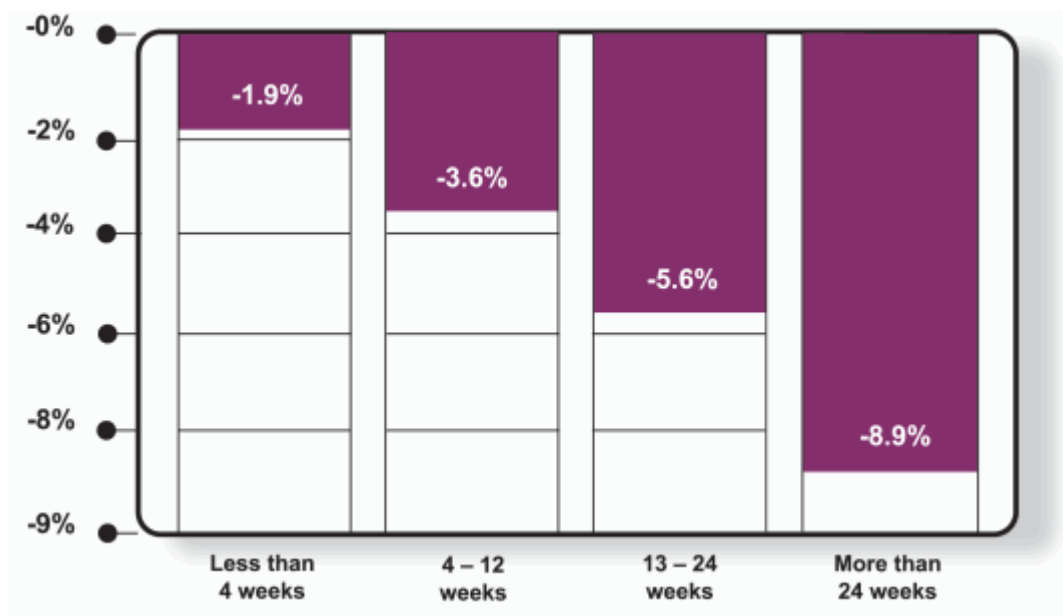




The Effect of Over Pricing

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

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 .





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

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 .





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.

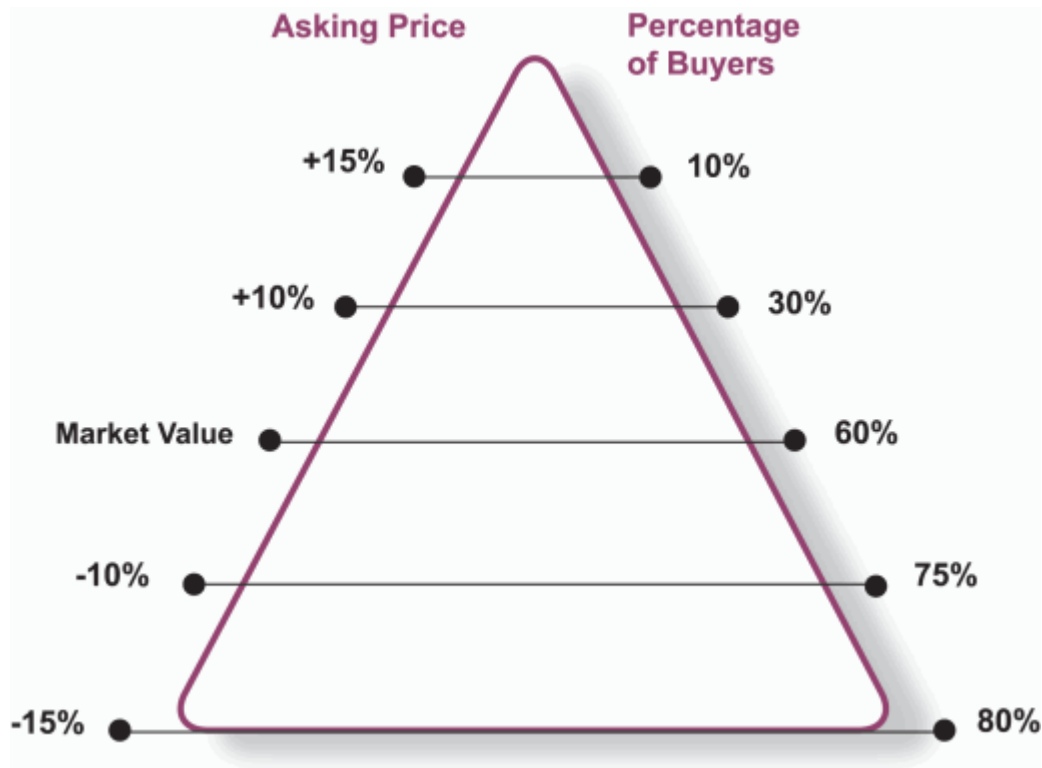
This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice .





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.

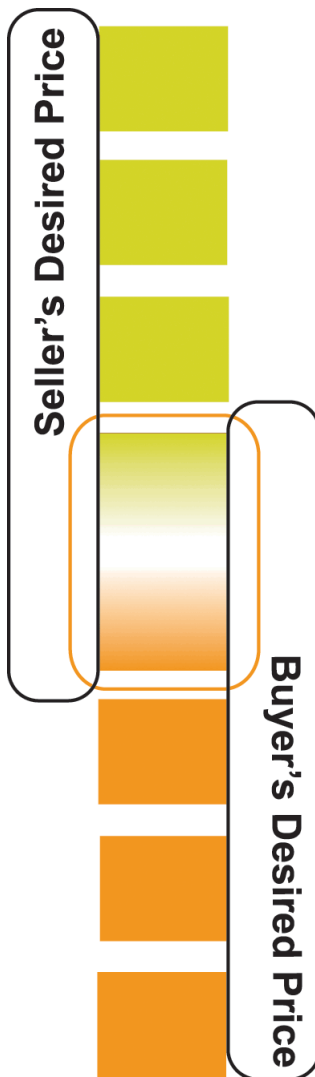
This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice .





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.

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 .





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.



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 .





Sources of Buyers

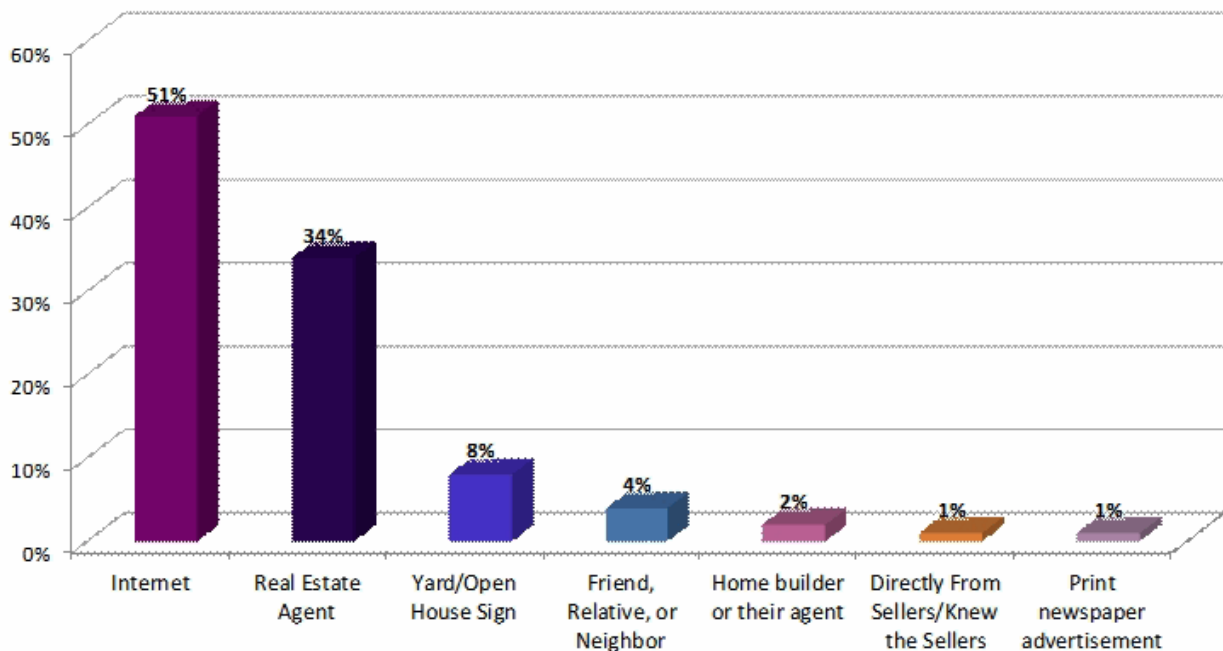
This page illustrates the primary sources of buyers for your property.

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



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 .





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.

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 .





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.

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 .





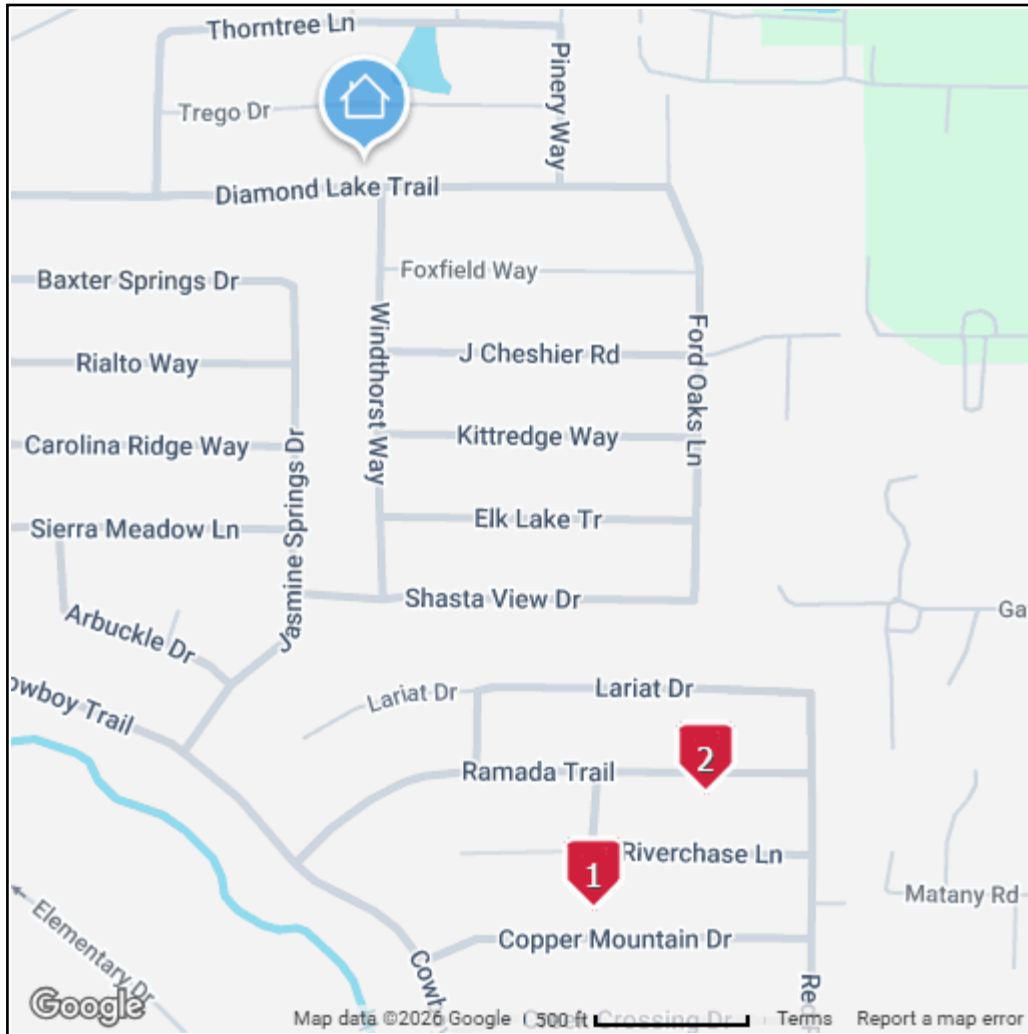
Comparative Market Analysis

1744 Trego Drive
Fort Worth, 76247

Monday, May 4, 2026

CMA Map Layout

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



- 1744 Trego Drive
- 1 1917 Copper Mountain DR
- 2 1956 Ramada TRL

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 .

