



Aaron Kile
aaron@aaronkile.com
 972-400-1566

Prepared By Aaron Kile

February 08, 2026

Property Type is 'Residential' Property Type is 'Residential' Mls Status is 'Pending' 02/08/2026 to 11/10/2025 Mls Status is 'Closed' 02/08/2026 to 08/12/2025 Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract' Subdivision Name is like 'Cibolo Hill' Latitude, Longitude is around 32.91, -97.41 State Or Province is one of 'Louisiana', 'Texas'

Market Analysis Summary | Residential

Listings as of 2/8/26 at 11:40 am, Page 1 of 1

#	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: Closed

1	21063112	2524 Sinopa ST	Fort Worth	5	3/0/3	2,971	2021	2/0/2	No	0.187	\$137.66	\$419,990	\$409,000	11/07/2025	97.4%	24
2	21016917	10508 Katalpa DR	Fort Worth	5	3/0/3	2,964	2022	2/0/2	No	0.138	\$140.01	\$415,000	\$415,000	11/18/2025	100.0%	56
3	20956586	10525 Potawatomi LN	Fort Worth	4	3/0/3	3,089	2023	2/0/2	No	0.179	\$135.64	\$399,999	\$419,000	10/30/2025	104.8%	248
4	20995463	2528 Awensa DR	Fort Worth	5	4/0/4	2,937	2024	2/0/2	No	0.138	\$146.40	\$429,990	\$429,990	11/07/2025	100.0%	97
5	20995460	2500 Peoria DR	Fort Worth	4	3/0/3	2,704	2024	2/0/2	No	0.138	\$165.64	\$447,900	\$447,900	10/17/2025	100.0%	100
6	20895371	2756 Keokuk ST	Fort Worth	5	3/0/3	3,121	2024	2/0/2	No	0.138	\$145.78	\$454,990	\$454,990	09/16/2025	100.0%	146

Min	4	3/0/3	2,704	2021	2/0/2	0.138	\$135.64	\$399,999	\$409,000	97.4%	24
Max	5	4/0/4	3,121	2024	2/0/2	0.187	\$165.64	\$454,990	\$454,990	104.8%	248
Avg	5	3/0/3	2,964	2023	2/0/2	0.153	\$145.19	\$427,978	\$429,313	100.4%	112
Med	5	3/0/2	2,968	2024	2/0/2	0.138	\$142.90	\$424,990	\$424,495	100.0%	99

6	Total Listings	Average for all:	5	3/0/3	2,964	2023	2/0/2	0.153	\$145.19	\$427,978	\$429,313	100.4%	112
		Median for all:	5	3/0/3	2,968	2024	2/0/2	0.138	\$142.90	\$424,990	\$424,495	100.0%	99

	Min	Max	Avg	Med	
Quick Statistics	List Price	\$399,999	\$454,990	\$427,978	\$424,990
	Sale Price	\$409,000	\$454,990	\$429,313	\$424,495
	Sale / List	97.4%	104.8%	100.4%	100.0%

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.