

# 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  
2401 Linto Street  
Fort Worth, Texas  
76179

Prepared on  
February 08, 2026

## Aaron Kile

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# Comparative Market Analysis

2401 Linto Street  
Fort Worth, 76179

Sunday, February 8, 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
2401 Linto Street		5	3	0	3050	147.14	
2524 Sinopa Street	\$409,000	5	3	0	2,971	137.66	11/07/2025
10508 Katalpa Drive	\$415,000	5	3	0	2,964	140.01	11/18/2025
10525 Potawatomi Lane	\$419,000	4	3	0	3,089	135.64	10/30/2025
2528 Awensa Drive	\$429,990	5	4	0	2,937	146.40	11/07/2025
2500 Peoria Drive	\$447,900	4	3	0	2,704	165.64	10/17/2025
2756 Keokuk Street	\$454,990	5	3	0	3,121	145.78	09/16/2025
<b>Averages:</b>	<b>\$429,313</b>	<b>4.7</b>	<b>3.2</b>	<b>0.0</b>	<b>2,964</b>	<b>145.19</b>	

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$409,000	\$424,495	\$429,313	\$454,990	6
<b>Adjusted Comparable Price</b>	\$411,765	\$425,978	\$432,312	\$460,010	6

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# Comparative Market Analysis

2401 Linto Street  
Fort Worth, 76179

Sunday, February 8, 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>
2401 Linto Street	2524 Sinopa ST		10508 Katalpa DR	
MLS#	21063112		21016917	
List Price	\$460,340		\$415,000	
List Date	04/27/2023		08/01/2025	
Status	Closed		Closed	
Date Available				
DOM	7	24	56	
Subdivision	Cibolo Hills	Cibolo Hill Sub	Cibolo Hill	
Prop Type	Single Family	Single Family	Single Family	
Year Built	2023	2021	2022	
HOA Fee	600	\$720	\$720	
SqFt Total	3050	2,971	2,964	3,010
SqFt Building				
Beds	5	5	5	
Total Baths	3/0	3/0	3/0	
# Units				
# Stories	2	2	2	
# Living Areas	2	2	2	0
Pool on Prop	No	No	No	
Easements		Other		
Road Frontg				
Restr/Encumb	Deed	Deed		
Ttl Cvrdr Park	2	2	2	
# Parking Spc				
Curr \$/SqFt	147.14	\$137.66	\$140.01	
L\$/SF & Lot SF		\$141.36/\$51.56	\$140.01/\$69.04	
Lot SqFt	4356	8,146	6,011	
Lot Desc		Corner Lot, Interior Lot, Landsc	Subdivision	
Handicap Amn		No	No	
Zoning				
Sale/Lse Price	\$448,769	\$409,000	\$415,000	
Sale/Lse Date	7/12/2023	11/07/2025	11/18/2025	

Price	\$409,000	\$415,000
Total Adjustments	\$2,765	\$3,010
Adjusted Price	\$411,765	\$418,010

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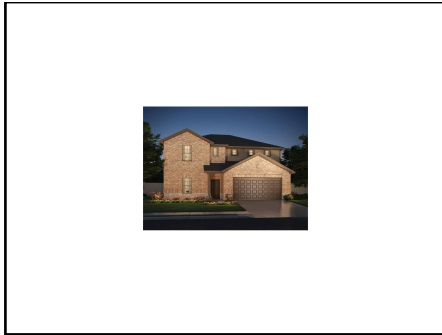
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Fort Worth, 76179

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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>
2401 Linto Street	10525 Potawatomi LN		2528 Awensa DR	
MLS#	20956586		20995463	
List Price	\$460,340		\$429,990	
List Date	04/27/2023		07/09/2025	
Status	Closed		Closed	
Date Available				
DOM	7	118	97	
Subdivision	Cibolo Hills	Cibolo Hill Ph 3	Cibolo Hills	
Prop Type	Single Family	Single Family	Single Family	
Year Built	2023	2023	2024	
HOA Fee	600	\$720	\$720	
SqFt Total	3050	3,089	2,937	3,955
SqFt Building				
Beds	5	4	5	
Total Baths	3/0	3/0	4/0	
# Units				
# Stories	2	2	2	
# Living Areas	2	3	2	0
Pool on Prop	No	No	No	
Easements				
Road Frontg				
Restr/Encumb	Deed			
Ttl Cvrd Park	2	2	2	
# Parking Spc				
Curr \$/SqFt	147.14	\$135.64	\$146.40	
L\$/SF & Lot SF		\$129.49/\$51.30	\$146.40/\$71.67	
Lot SqFt	4356	7,797	6,000	
Lot Desc		Corner Lot		
Handicap Amn		No	No	
Zoning				
Sale/Lse Price	\$448,769	\$419,000	\$429,990	
Sale/Lse Date	7/12/2023	10/30/2025	11/07/2025	

<b>Price</b>	<b>\$419,000</b>	<b>\$429,990</b>
<b>Total Adjustments</b>	<b>-\$1,365</b>	<b>\$3,955</b>
<b>Adjusted Price</b>	<b>\$417,635</b>	<b>\$433,945</b>

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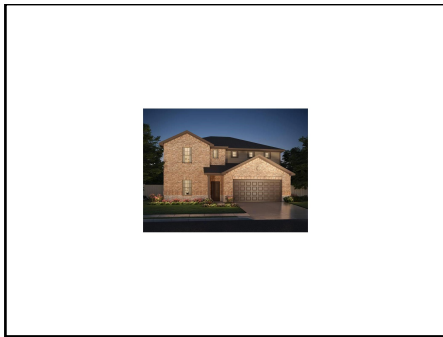
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## CMA Price Adjustments

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>
2401 Linto Street	2500 Peoria DR		2756 Keokuk ST	
MLS#	20995460		20895371	
List Price	\$460,340		\$454,990	
List Date	04/27/2023		04/07/2025	
Status	Closed		Closed	
Date Available				
DOM	7	100	146	
Subdivision	Cibolo Hills	Cibolo Hills	Cibolo Hills	
Prop Type	Single Family	Single Family	Single Family	
Year Built	2023	2024	2024	
HOA Fee	600	\$720	\$720	
SqFt Total	3050	2,704	3,121	-2,485
SqFt Building				
Beds	5	4	5	
Total Baths	3/0	3/0	3/0	
# Units				
# Stories	2	2	2	
# Living Areas	2	3	3	0
Pool on Prop	No	No	No	
Easements				
Road Frontg				
Restr/Encumb	Deed			
Ttl Cvrdrk	2	2	2	
# Parking Spc				
Curr \$/SqFt	147.14	\$165.64	\$145.78	
L\$/SF & Lot SF		\$165.64/\$74.65	\$145.78/\$75.83	
Lot SqFt	4356	6,000	6,000	
Lot Desc				
Handicap Amn		No	No	
Zoning				
Sale/Lse Price	\$448,769	\$447,900	\$454,990	
Sale/Lse Date	7/12/2023	10/17/2025	09/16/2025	

Price	\$447,900	\$454,990
Total Adjustments	\$12,110	-\$2,485
Adjusted Price	\$460,010	\$452,505

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## 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 \$399,999 and \$454,990

4 to 5 Bedrooms

3 to 4 Full Bathrooms

0 Half Bathrooms

2,704 to 3,121 Square Feet

\$129.49 to \$165.64 per Square Foot

\$135.64 to \$165.64 per Sold Square Foot

Year Built between 2021 and 2024

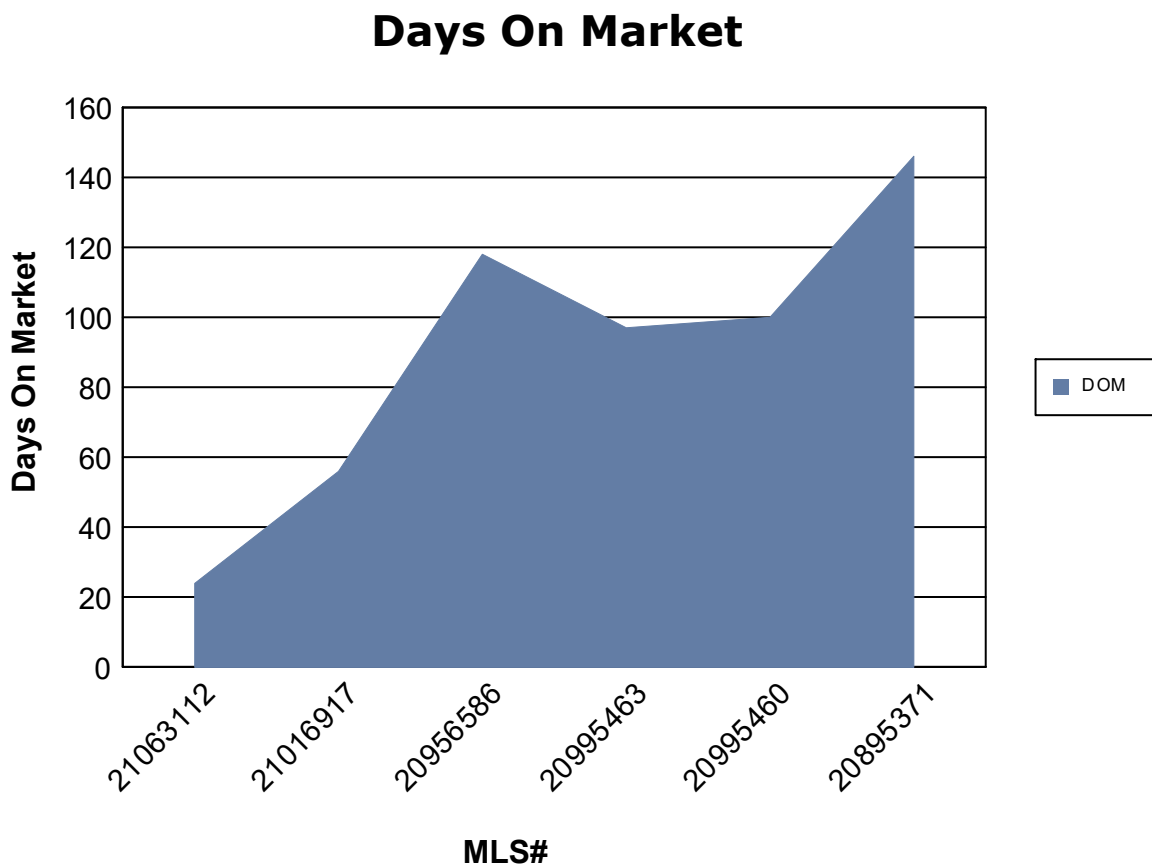
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## Number of Days On Market

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



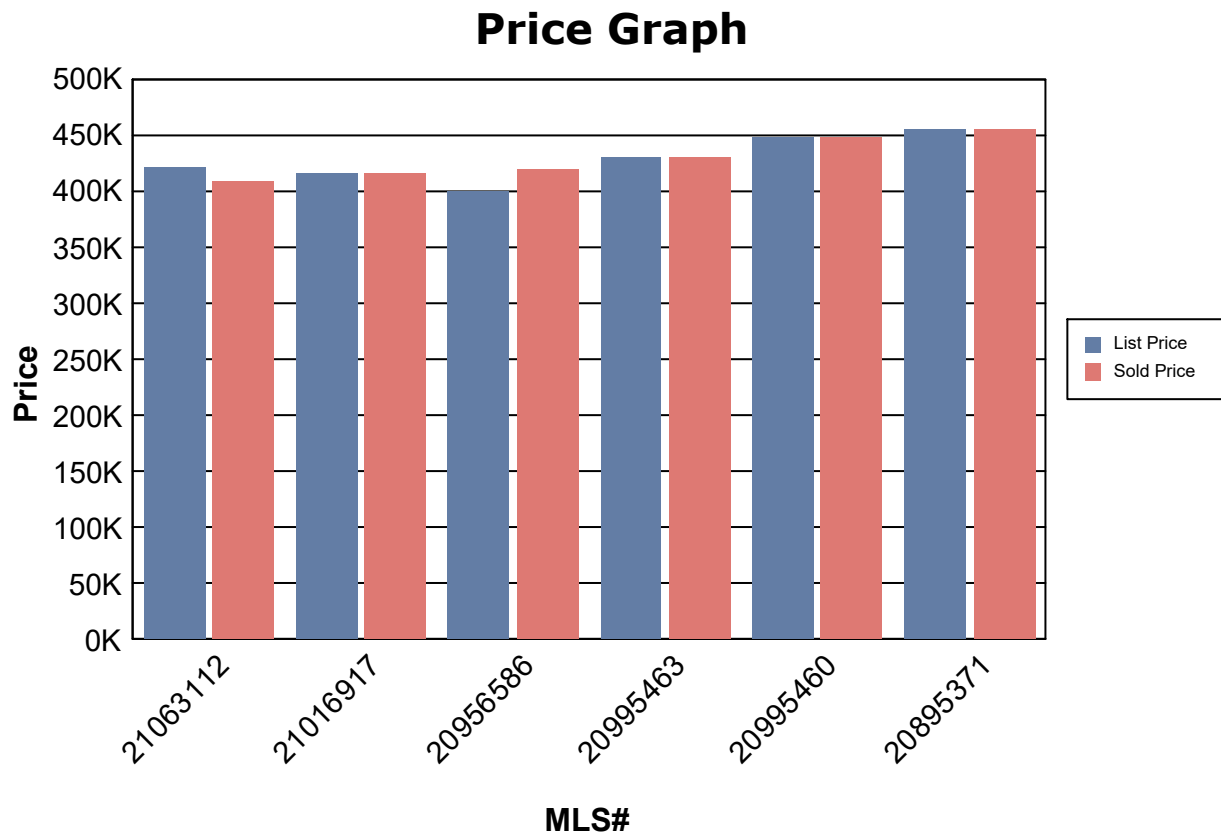
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## List Price and Sale Price

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



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# Comparative Market Analysis

2401 Linto Street  
Fort Worth, 76179

Sunday, February 8, 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
21063112	11/07/2025	2524 Sinopa ST	Single Family	2,971	5	3.0	\$409,000	24
21016917	11/18/2025	10508 Katalpa DR	Single Family	2,964	5	3.0	\$415,000	56
20956586	10/30/2025	10525 Potawatomi LN	Single Family	3,089	4	3.0	\$419,000	118
20995463	11/07/2025	2528 Awensa DR	Single Family	2,937	5	4.0	\$429,990	97
20995460	10/17/2025	2500 Peoria DR	Single Family	2,704	4	3.0	\$447,900	100
20895371	09/16/2025	2756 Keokuk ST	Single Family	3,121	5	3.0	\$454,990	146
<b>Averages:</b>				<b>2,964</b>	<b>5</b>	<b>3/0</b>	<b>\$429,313</b>	<b>90</b>

### 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	6	\$429,313	\$145.19	\$424,495	\$409,000	\$454,990	90
TEMP OFF MRKT							
WITHDRAWN							
<b>Total</b>	<b>6</b>	<b>\$429,313</b>	<b>\$145.19</b>	<b>\$424,495</b>	<b>\$409,000</b>	<b>\$454,990</b>	<b>90</b>

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Researched and prepared by **Aaron Kile**

eXp Realty LLC





# Comparative Market Analysis

2401 Linto Street  
Fort Worth, 76179

Sunday, February 8, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 2524 Sinopa ST



<b>MLS #:</b>	21063112	<b>Status:</b>	Closed	<b>Beds:</b>	5	<b>L Price:</b>	\$419,990
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>S Price:</b>	\$409,000	<b>S Date:</b>	11/7/2025
<b>Subdiv:</b>	Cibolo Hill Sub	<b>Yr Blt:</b>	2021	<b>S Date:</b>	11/7/2025	<b>DOM:</b>	24
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,971	<b>DOM:</b>	24	<b>Acres:</b>	0.187
<b>Parking:</b>	Driveway, Garage, Garage Door			<b>Pool:</b>	No		

**Opener, Garage Faces Front, Garage**

**Rmks:** Don't miss this stunning corner lot home at 2524 Sinopa St. located in the highly desirable Cibolo Hills community! Great location; just blocks away from the new Eagle Mountain High School has easy access to downtown Fort Worth. Cibolo Hills has a resort style pool, community center, jogging and bike paths and a playground for the kids; perfect if you're growing your family or looking to settle down in the Fort Worth area. This 5 bed, 3 bath, 2971 sq ft home is filled with luxury features and finishes including vinyl plank flooring, an electric insert fireplace, stainless steel appliances, and privately fenced backyard with patio and gorgeous pergola. Once inside the home, you are greeted with tall ceilings, inviting natural light and flexible open concept living. There is plenty of space in the comfortable dining area and the modern Kitchen has everything you need featuring clean, white cabinetry with subway black splash, a gas range, pantry and generous island for extra prep space. Upstairs is home to three additional bedrooms that share a full bathroom and a loft that is a great flex space that could be used as a game room, office or second living room. Entertain your guests with the spacious Media Room and custom surround sound system. Enjoy evenings in on the large covered backyard patio with pergola and enjoy the privacy the fence offers. This house is ready for new owners and new memories. Schedule your showing today!

**Direct:** From Fort Worth, take 287 N and turn left onto Cibolo Hills Pkwy. R onto Shoshoni Dr and Right onto Algoma St. Left onto Peoria Dr; take first Right onto Sinopa St and the property will be on the Left on the corner of Sinopa and Big Lagoon.

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eXp Realty LLC





## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 10508 Katalpa DR



<b>MLS #:</b>	21016917	<b>Status:</b>	Closed	<b>Beds:</b>	5	<b>L Price:</b>	\$415,000
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>S Price:</b>	\$415,000	<b>S Date:</b>	11/18/2025
<b>Subdiv:</b>	Cibolo Hill	<b>Yr Blt:</b>	2022	<b>S Date:</b>	11/18/2025	<b>DOM:</b>	56
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,964	<b>DOM:</b>	56	<b>Acres:</b>	0.138
<b>Parking:</b>	Garage Single Door	<b>Pool:</b>	No	<b>Acres:</b>	0.138		

**Rmks:** Our buyer ultimately could not get financing! With over 50 buyers watching, this Fort Worth stunner in Cibolo Hills won't last long!

Tucked in a quiet cul-de-sac and backing to a peaceful greenbelt, this spacious 5-bedroom home offers incredible value at just \$415K. Enjoy a media room, second living area, and a custom backyard fountain that doubles as an outdoor aquarium — ready for koi, goldfish, or aquatic plants.

The open-concept layout features soaring ceilings, wood-style floors, and abundant natural light. The gourmet kitchen includes granite countertops, stainless steel appliances, and a large island that flows into the dining and living spaces — ideal for everyday living or entertaining.

The primary suite offers a walk-in closet and spa-style ensuite with dual vanities and a separate shower. Four additional bedrooms give flexibility for guests, office space, or family needs.

Upstairs you'll find a dedicated media room and second family room — perfect for movie nights or a cozy retreat.

Step outside to your private backyard oasis with a covered patio, greenbelt views, and small container garden — low-maintenance and relaxing.

Energy-efficient windows, smart home features, and access to community amenities like a pool, playground, and parks complete the lifestyle.

Minutes from Alliance Town Center with easy access to I-35W, Hwy 287, and top-rated Northwest ISD.

— schedule your tour before it's gone.

**Direct:** GPS to 10508 Katalpa

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# Comparative Market Analysis

2401 Linto Street  
Fort Worth, 76179

Sunday, February 8, 2026

## CMA Pro Report

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### Closed Properties

#### 10525 Potawatomi LN



<b>MLS #:</b> 20956586	<b>Status:</b> Closed	<b>Beds:</b> 4	<b>L Price:</b> \$399,999
<b>County:</b> Tarrant		<b>Baths:</b> 3/0	<b>S Price:</b> \$419,000
<b>Subdiv:</b> Cibolo Hill Ph 3		<b>Yr Blt:</b> 2023	<b>S Date:</b> 10/30/2025
<b>Type:</b> Single Family		<b>SqFt:</b> 3,089	<b>DOM:</b> 118
<b>Parking:</b> Garage, Garage Door Opener, Garage		<b>Pool:</b> No	<b>Acres:</b> 0.179
	Faces Front		
<b>Rmks:</b>	Welcome to the perfect blend of style, space, and functionality!		

This beautifully updated 4-bedroom, 3-bathroom home sits on a generous corner lot and offers a bright, open-concept layout designed for modern living. Soaring vaulted ceilings and large windows fill the home with natural light, creating an airy, inviting atmosphere from the moment you step inside.

The versatile floor plan includes a bonus room, a game room, and a dedicated media room—ideal for entertaining, working from home, or creating a fun retreat for the whole family. Each bathroom has been tastefully updated with sleek finishes and contemporary fixtures, adding a luxurious touch to your daily routine.

Step outside to enjoy the spacious yard—perfect for hosting, gardening, or unwinding in your own private outdoor haven. Located just minutes from top-rated schools, shopping, and dining, this home offers exceptional convenience without sacrificing comfort or charm.

Don't miss your chance to call this thoughtfully designed property your forever home. Schedule your showing today!

**Direct:** From US-287 N Exit Bonds Ranch Rd At the traffic circle, take the 3rd exit onto Bonds Ranch Rd At the traffic circle, continue straight onto Bonds Ranch Rd Turn left onto US-287 BUS S Turn right onto Muscogee Dr Turn left onto Potawatomi Bnd Potawatomi Ln Destination will be on the Right

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# Comparative Market Analysis

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## CMA Pro Report

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### Closed Properties

#### 2528 Awensa DR



<b>MLS #:</b>	20995463	<b>Status:</b>	Closed	<b>Beds:</b>	5	<b>L Price:</b>	\$429,990
<b>County:</b>	Tarrant	<b>Baths:</b>	4/0	<b>S Price:</b>	\$429,990	<b>S Date:</b>	11/7/2025
<b>Subdiv:</b>	Cibolo Hills	<b>Yr Blt:</b>	2024	<b>S Date:</b>	11/7/2025	<b>DOM:</b>	97
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,937	<b>DOM:</b>	97	<b>Acres:</b>	6,000.000
<b>Parking:</b>	Garage Door Opener, Garage Faces		<b>Pool:</b>	No	<b>Acres:</b>	6,000.000	

**Rmks:** Front  
MLS# 20995463 - Built by Trophy Signature Homes - Ready Now! ~  
Perennially popular, the Masters boasts everything you could want in a home and more. Offering even more space, the five-bedroom design is sure to be the go-to home for holiday dinners with a family room large enough to provide for abundant seating. The island kitchen is equipped for cooking in full swing, turning out everything from canapes to a turkey with all the trimmings. Boasting a game and media room, the upstairs is an entertainer's paradise. If you don't need all five bedrooms, it's easy to turn one or two into a home office.

**Direct:** Going south on Bus. 287, take a right onto Cibolo Hills Pkwy. Take another right onto Algoma St and the Sales Office is located straight ahead at 2508 Peoria Drive

#### 2500 Peoria DR



<b>MLS #:</b>	20995460	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$447,900
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>S Price:</b>	\$447,900	<b>S Date:</b>	10/17/2025
<b>Subdiv:</b>	Cibolo Hills	<b>Yr Blt:</b>	2024	<b>S Date:</b>	10/17/2025	<b>DOM:</b>	100
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,704	<b>DOM:</b>	100	<b>Acres:</b>	6,000.000
<b>Parking:</b>	Garage Door Opener, Garage Faces		<b>Pool:</b>	No	<b>Acres:</b>	6,000.000	

**Rmks:** Front  
MLS# 20995460 - Built by Trophy Signature Homes - Ready Now! ~  
Spacious and superior, the Claret boasts everything you could want in a home and more. The four-bedroom design is sure to be the go-to home for holiday dinners with a family room large enough to provide ample seating. Your guests will be impressed by the spectacular gourmet kitchen and dining area. Entertain at the center island so everyone can mingle. Direct guests upstairs to bound about in the game room or enjoy movies in the media room. A home office, cordial primary suite, and covered patio add to the allure.

**Direct:** Going south on Bus. 287, take a right onto Cibolo Hills Pkwy. Take another right onto Algoma St and the Sales Office is located straight ahead at 2508 Peoria Drive

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## CMA Pro Report

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### Closed Properties

#### 2756 Keokuk ST



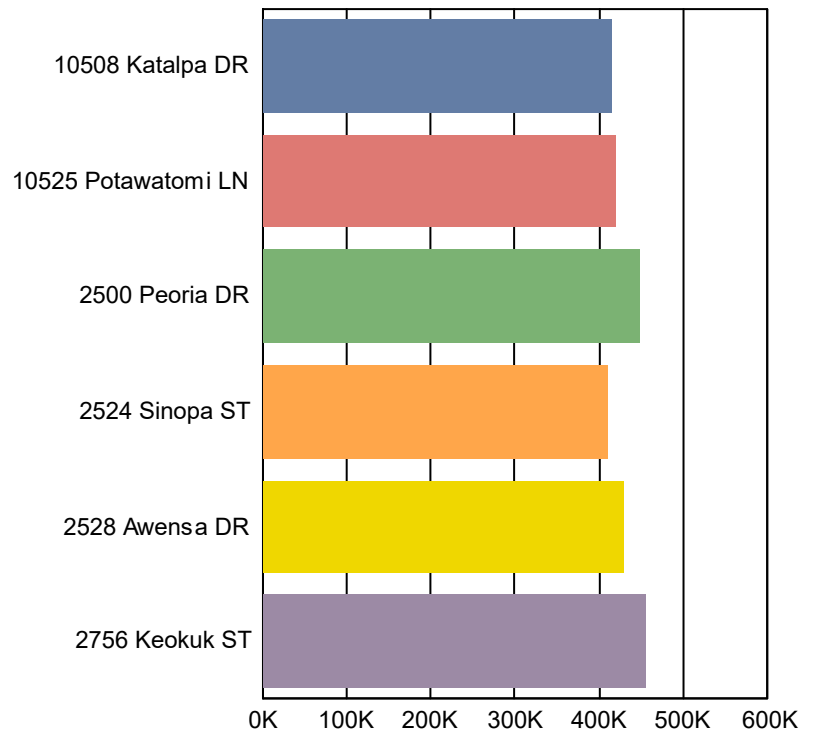
<b>MLS #:</b> 20895371	<b>Status:</b> Closed	<b>Beds:</b> 5	<b>L Price:</b> \$454,990
<b>County:</b> Tarrant		<b>Baths:</b> 3/0	<b>S Price:</b> \$454,990
<b>Subdiv:</b> Cibolo Hills		<b>Yr Blt:</b> 2024	<b>S Date:</b> 9/16/2025
<b>Type:</b> Single Family		<b>SqFt:</b> 3,121	<b>DOM:</b> 146
<b>Parking:</b> Garage Door Opener, Garage Faces		<b>Pool:</b> No	<b>Acres:</b> 6,000.000

**Rmks:** Front  
MLS# 20895371 - Built by Trophy Signature Homes - Ready Now! ~ The Winters plan is tailored to fulfill your requirements currently and for the long term. With five bedrooms, everyone enjoys their own space, accompanied by three bathrooms for added convenience. Impress your guests as you entertain at the central island in the kitchen, seamlessly flowing into the breakfast nook and family room. Meanwhile, guests can enjoy their own entertainment in the game room and media room. The primary suite boasts an outstanding walk-in closet for added luxury!

**Direct:** Going south on Bus. 287, take a right onto Cibolo Hills Pkwy. Take another right onto Algoma St and the Sales Office is located straight ahead at 2508 Peoria Drive

### Closed Properties

Total # of Listings	<b>6</b>
Lowest Price	<b>\$409,000</b>
Highest Price	<b>\$454,990</b>
Average Price	<b>\$429,313</b>
Avg. Price/SqFt	<b>\$145.19</b>
Avg DOM	<b>90</b>



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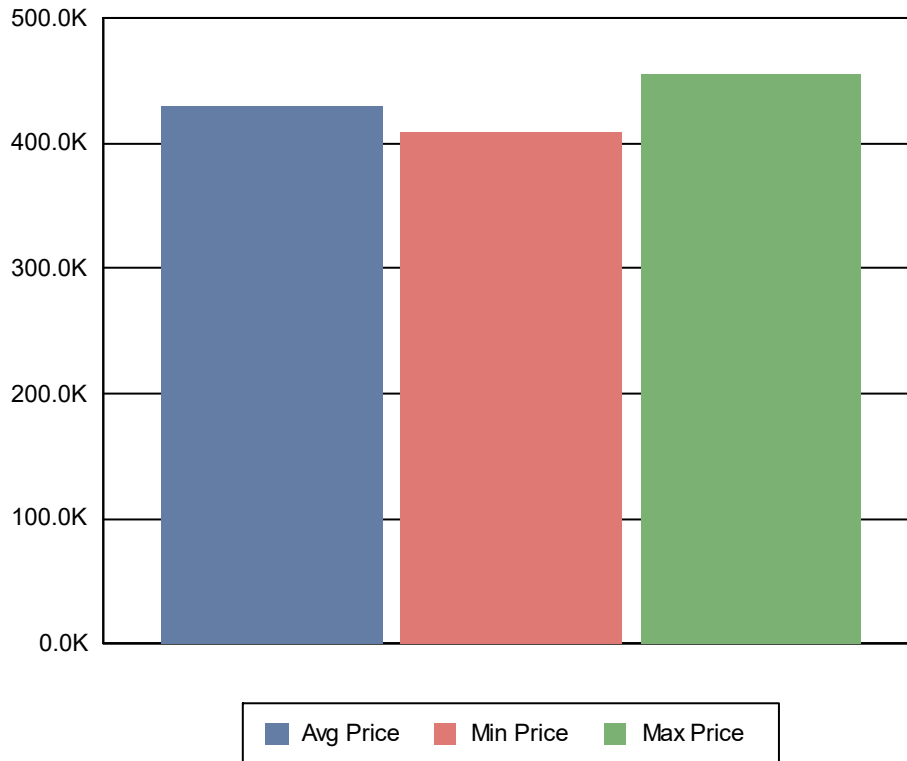




## CMA Pro Report

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	\$409,000	\$454,990	\$429,313	\$145.19
<b>Totals / Averages</b>	<b>\$409,000</b>	<b>\$454,990</b>	<b>\$429,313</b>	<b>\$145.19</b>

### Sold Property Analysis

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

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### Property Summary

S	Street Address	Bds	Bth	Sqft	\$/SF	L Price	S Price	Sold Date	DOM
<b>Closed</b>									
C	2524 Sinopa ST	5	3.0	2,971	\$137.66	\$419,990	\$409,000	11/07/2025	24
C	10508 Katalpa DR	5	3.0	2,964	\$140.01	\$415,000	\$415,000	11/18/2025	56
C	10525 Potawatomi LN	4	3.0	3,089	\$135.64	\$399,999	\$419,000	10/30/2025	118
C	2528 Awensa DR	5	4.0	2,937	\$146.40	\$429,990	\$429,990	11/07/2025	97
C	2500 Peoria DR	4	3.0	2,704	\$165.64	\$447,900	\$447,900	10/17/2025	100
C	2756 Keokuk ST	5	3.0	3,121	\$145.78	\$454,990	\$454,990	09/16/2025	146

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Researched and prepared by **Aaron Kile**

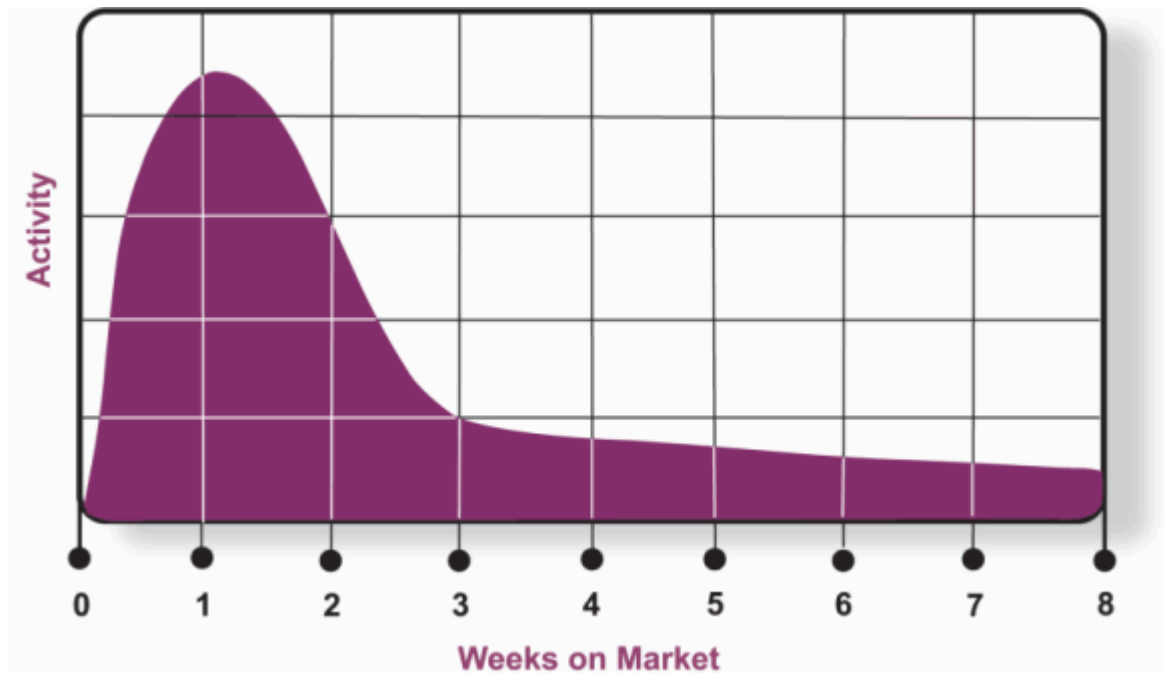
eXp Realty LLC





## 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.

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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.

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Date

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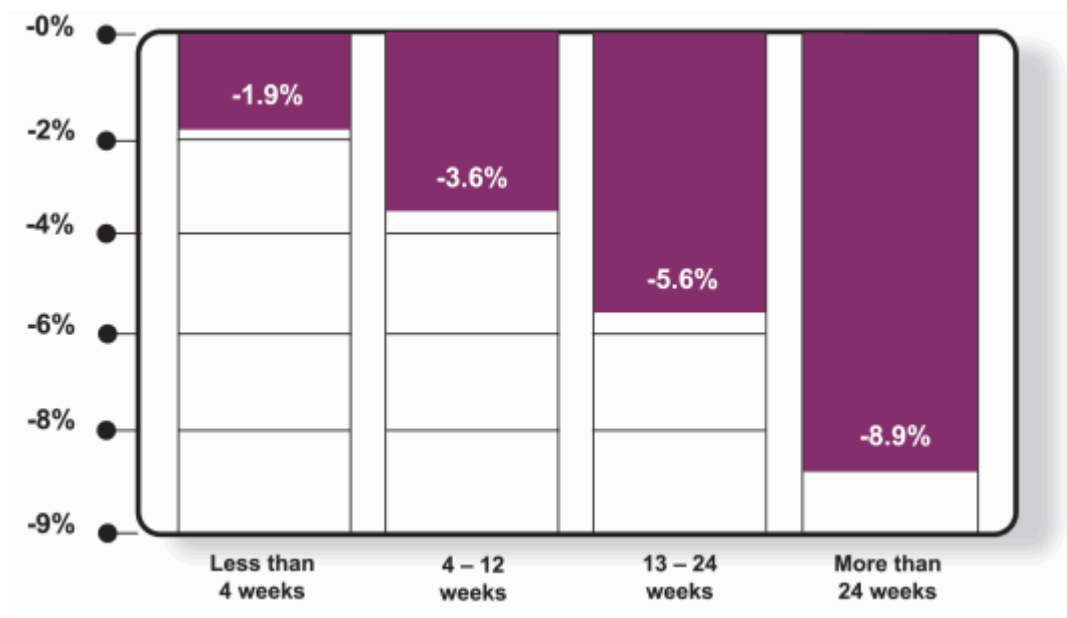




## The Effect of Over Pricing

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.

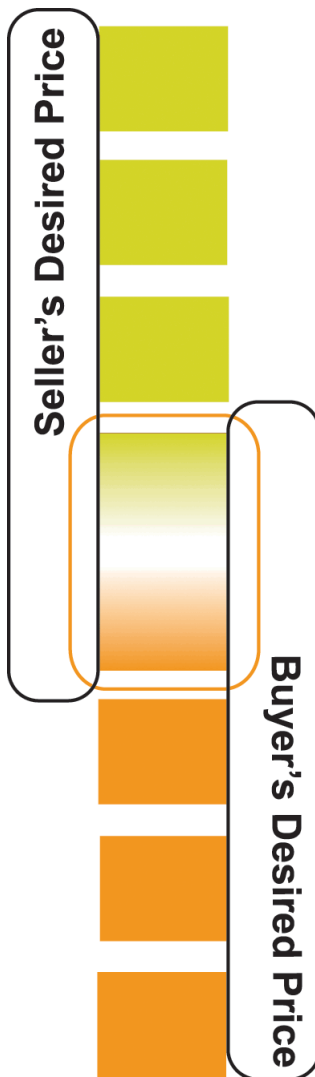
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## Setting the Price

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

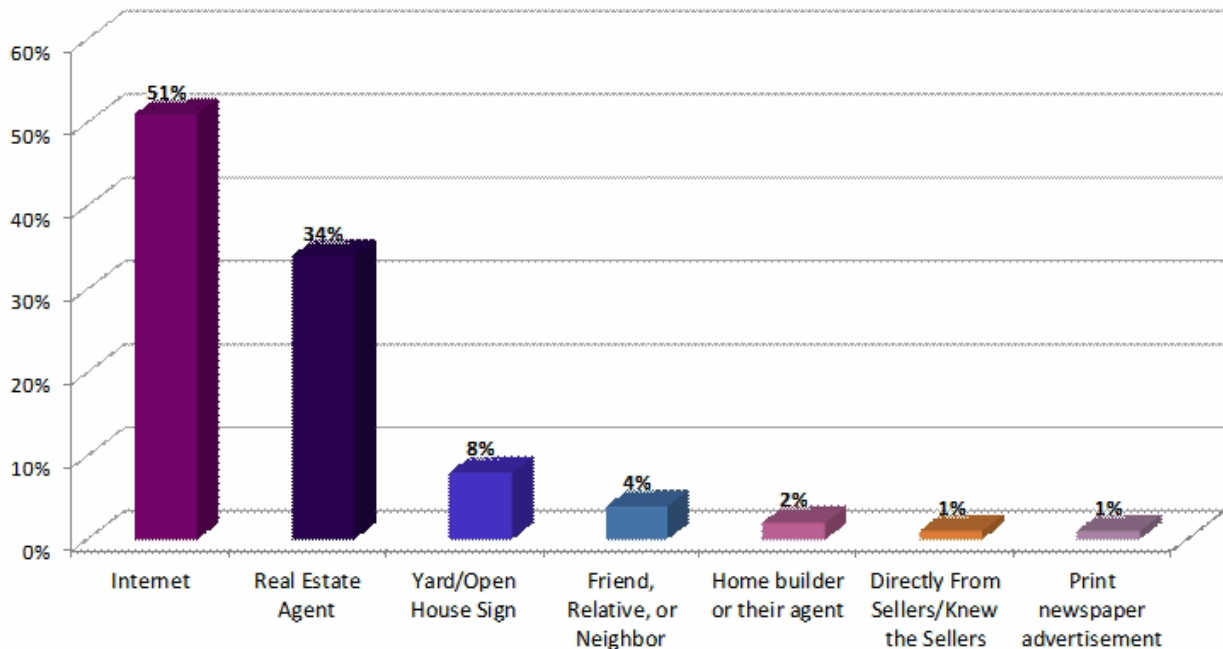
This page illustrates the primary sources of buyers for your property.

### *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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## 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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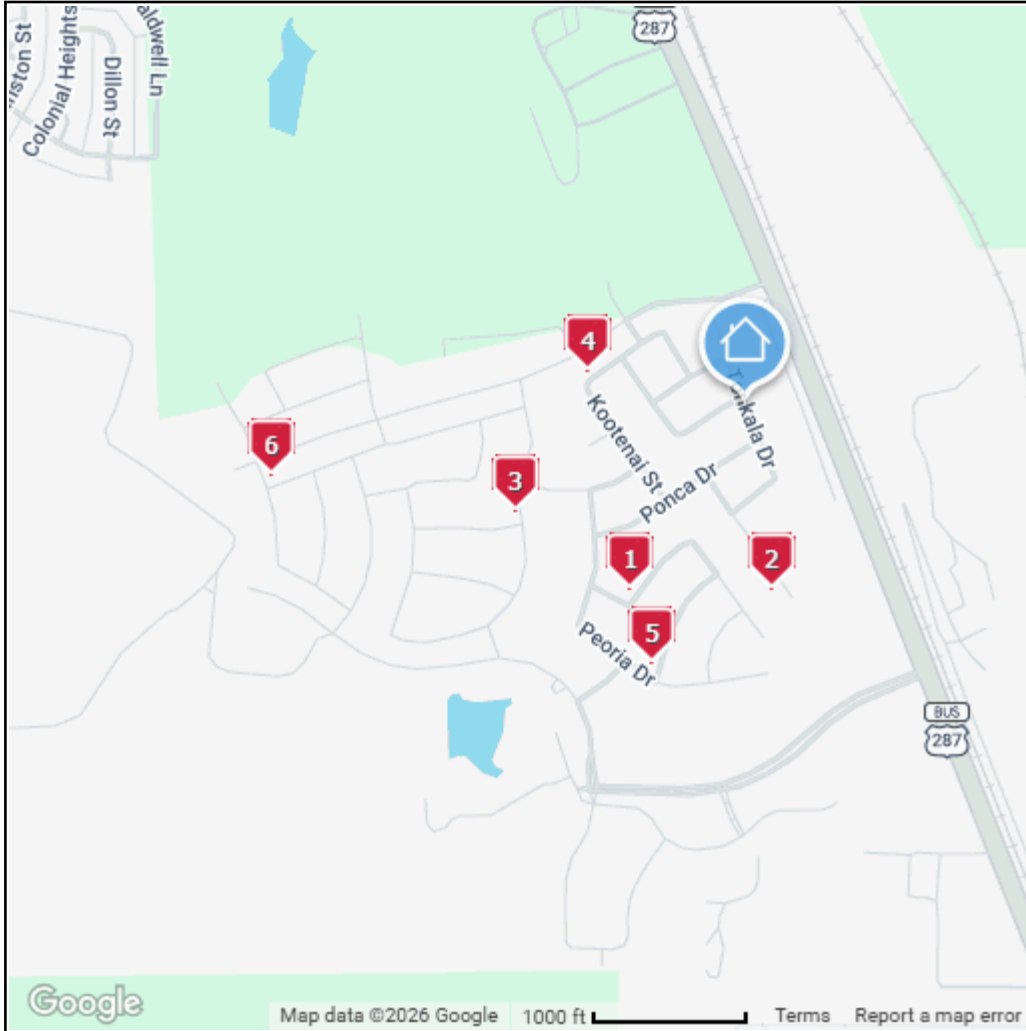
# Comparative Market Analysis

2401 Linto Street  
Fort Worth, 76179

Sunday, February 8, 2026

## CMA Map Layout

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



- 2401 Linto Street
- 1 2524 Sinopa ST
- 2 10508 Katalpa DR
- 3 10525 Potawatomi LN
- 4 2528 Awensa DR
- 5 2500 Peoria DR
- 6 2756 Keokuk ST

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