



Aaron Kile
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 972-400-1566

Prepared By Aaron Kile

December 02, 2025

Property Type is 'Residential' Property Type is 'Residential' Mls Status is 'Pending' 12/02/2025 to 09/03/2025 Mls Status is 'Closed' 12/02/2025 to 06/05/2025 Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract' Subdivision Name is like 'tavolo park*' Property Sub Type is 'Single Family Residence' State Or Province is one of 'Louisiana', 'Texas' City is 'Fort Worth'

Market Analysis Summary | Residential

Listings as of 12/2/25 at 7:45 pm, Page 1 of 4

#	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: Active																
1	21074177	7412 Foxgrass PL	Fort Worth	4	2/0/2	2,286	2020	2/0/2	No	0.145	\$224.85	\$514,000				207
2	21086365	7836 Pondview LN	Fort Worth	4	3/0/3	2,343	2025	2/0/2	No	0.145	\$221.51	\$519,000				524
3	21062031	7837 Pondview LN	Fort Worth	3	2/0/2	2,130	2025	3/0/3	No	0.145	\$248.40	\$529,093				535
4	21120671	7817 Pondview LN	Fort Worth	3	2/1/3	2,337	2026	2/0/2	No	0.140	\$234.54	\$548,130				7
5	21069823	7817 Winterbloom WAY	Fort Worth	4	3/0/3	2,283	2025	2/0/2	No	0.140	\$240.47	\$549,000				68
6	21030794	7845 Winterbloom WAY	Fort Worth	4	3/1/4	2,566	2025	2/0/2	No	0.138	\$214.30	\$549,890				112
7	21101314	7508 Pondview LN	Fort Worth	4	3/0/3	3,290	2018	3/0/3	No	0.185	\$170.00	\$559,300				132
8	21060969	7804 Pondview LN	Fort Worth	4	3/1/4	2,809	2025	2/0/2	No	0.145	\$202.92	\$569,990				536
9	21069142	6344 Tavolo PKWY	Fort Worth	4	2/1/3	2,515	2021	2/0/2	No	0.210	\$228.63	\$575,000				67
10	21070010	7848 Whisterwheel WAY	Fort Worth	4	3/0/3	2,305	2025	2/0/2	No	0.140	\$250.12	\$576,535				68
11	21032428	7861 Winterbloom WAY	Fort Worth	4	3/1/4	2,808	2025	2/0/2	No	0.138	\$206.55	\$579,990				110
12	21083695	6036 Foxwheel WAY	Fort Worth	4	3/0/3	2,459	2025	2/0/2	No	0.140	\$243.59	\$599,000				53
13	21032479	7840 Pondview	Fort Worth	4	3/0/3	3,198	2025	3/0/3	No	0.138	\$187.53	\$599,718				110
14	21030831	7816 Pondview	Fort Worth	5	3/0/3	3,399	2025	3/0/3	No	0.138	\$176.46	\$599,799				111
15	21039267	7424 Winterbloom WAY	Fort Worth	4	3/1/4	3,232	2019	2/0/2	No	0.142	\$185.61	\$599,900				99
16	21062832	7581 Whisterwheel WAY	Fort Worth	4	3/0/3	2,281	2022	2/0/2	No	0.140	\$263.04	\$600,000				76
17	21060951	7824 Pondview LN	Fort Worth	5	4/0/4	3,192	2025	4/0/4	No	0.138	\$191.03	\$609,780				536
18	20965982	7401 Winterbloom WAY	Fort Worth	4	3/1/4	3,099	2019	3/0/3	No	0.186	\$196.81	\$609,900				190
19	21041766	7540 Whisterwheel WAY	Fort Worth	4	3/0/3	2,999	2022	2/0/2	No	0.130	\$205.90	\$617,500				98
20	21070147	7860 Switchwood LN	Fort Worth	4	3/0/3	2,971	2026	2/0/2	No	0.140	\$211.71	\$629,000				68
21	21060325	6028 Foxwheel WAY	Fort Worth	4	3/1/4	3,178	2025	2/0/2	No	0.130	\$219.95	\$699,000				78
22	21104623	7440 Pondview LN	Fort Worth	5	4/0/4	3,236	2025	3/0/3	No	0.180	\$239.18	\$774,000				27
23	21104619	7724 Pondview LN	Fort Worth	5	4/0/4	3,551	2025	3/0/3	No	0.170	\$222.19	\$789,000				27

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Market Analysis Summary | Residential

Listings as of 12/2/25 at 7:45 pm, Page 2 of 4

#	MLS #	Address	City	Bd	FB/HB/TBT	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
			Min	3	2/0/2	2,130	2018	2/0/2		0.130	\$170.00	\$514,000				7
			Max	5	4/1/4	3,551	2026	2/0/2		0.210	\$263.04	\$789,000				536
			Avg	4	3/0/3	2,803	2024	4/0/4		0.150	\$216.75	\$599,849				167
			Med	4	3/0/2	2,809	2025	2/0/2		0.140	\$219.95	\$599,000				99

Listings: Pending

1	21078387	6205 Whitebrush PL	Fort Worth	3	2/0/2	2,276	2024	2/0/2	No	0.145	\$219.24	\$499,000				29
2	21088583	7857 Whisterwheel WAY	Fort Worth	4	3/0/3	2,285	2025	2/0/2	No	0.140	\$236.54	\$540,495				2
3	21067211	7820 Whisterwheel WAY	Fort Worth	3	2/1/3	2,317	2025	2/0/2	No	0.140	\$236.94	\$549,000				69
4	21069233	7877 Whisterwheel WAY	Fort Worth	3	2/1/3	2,317	2025	2/0/2	No	0.140	\$236.94	\$549,000				13
5	21075275	7868 Whisterwheel WAY	Fort Worth	3	2/1/3	2,283	2025	2/0/2	No	0.140	\$248.15	\$566,527				6
6	21087851	7900 Whisterwheel WAY	Fort Worth	3	2/1/3	2,305	2025	3/0/3	No	0.140	\$246.35	\$567,848				2
7	21088597	7860 Winterbloom WAY	Fort Worth	3	2/1/3	2,305	2025	2/0/2	No	0.140	\$251.93	\$580,690				2
8	20988717	6048 Strada CV	Fort Worth	4	3/0/3	2,586	2024	2/0/2	No	0.160	\$239.37	\$619,000				125
9	21106471	7529 Pondview LN	Fort Worth	4	3/0/3	3,552	2019	3/0/3	No	0.172	\$175.96	\$625,000				14
10	21033126	6024 Foxwheel WAY	Fort Worth	4	3/0/3	2,990	2025	2/0/2	No	0.130	\$217.06	\$649,000				98
11	21066589	7853 Switchwood LN	Fort Worth	4	4/1/5	3,003	2025	2/0/2	No	0.140	\$219.45	\$659,000				8
12	21088933	7824 Whisterwheel WAY	Fort Worth	5	5/0/5	3,244	2025	2/0/2	No	0.140	\$205.77	\$667,522				2
			Min	3	2/0/2	2,276	2019	2/0/2		0.130	\$175.96	\$499,000				2
			Max	5	5/1/5	3,552	2025	2/0/2		0.172	\$251.93	\$667,522				125
			Avg	4	3/1/3	2,622	2024	3/0/3		0.144	\$227.81	\$589,340				31
			Med	4	3/1/2	2,317	2025	2/0/2		0.140	\$236.74	\$574,269				11

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Listings: Closed

1	21042374	6308 Tavolo PKWY	Fort Worth	3	2/0/2	2,288	2021	2/0/2	No	0.140	\$208.92	\$485,000	\$478,000	11/06/2025	98.6%	41
2	21069563	7513 Winterbloom WAY	Fort Worth	4	2/0/2	2,208	2019	2/2/2	No	0.140	\$217.39	\$485,000	\$480,000	10/29/2025	99.0%	48
3	20811126	6300 Whitebrush PL	Fort Worth	3	2/1/3	2,227	2022	2/0/2	No	0.130	\$222.27	\$574,900	\$495,000	08/12/2025	86.1%	178
4	20898424	6225 Whitebrush PL	Fort Worth	3	2/1/3	2,351	2024	3/0/3	No	0.138	\$210.55	\$500,000	\$495,000	11/17/2025	99.0%	200
5	20973673	7721 Whisterwheel WAY	Fort Worth	3	2/1/3	2,380	2023	3/0/3	No	0.141	\$231.09	\$560,000	\$550,000	07/25/2025	98.2%	7
6	20962215	6165 Strada CV	Fort Worth	4	3/0/3	2,552	2019	3/0/3	No	0.260	\$221.39	\$579,900	\$565,000	10/29/2025	97.4%	111
7	21020648	7524 Pondview LN	Fort Worth	4	3/1/4	3,442	2018	3/0/3	No	0.185	\$177.22	\$625,000	\$610,000	10/17/2025	97.6%	48
8	20804876	6040 Strada CV	Fort Worth	4	3/0/3	3,340	2024	3/0/3	No	0.160	\$194.61	\$699,000	\$650,000	07/10/2025	93.0%	169
9	20939531	7545 Bluebill PL	Fort Worth	4	3/0/3	3,416	2025	2/0/2	No	0.130	\$197.31	\$713,900	\$674,000	09/30/2025	94.4%	101
10	20939512	7509 Foxgrass PL	Fort Worth	4	4/0/4	3,394	2025	2/0/2	No	0.140	\$199.15	\$719,900	\$675,900	07/31/2025	93.9%	5
11	20878253	7544 Switchwood LN	Fort Worth	4	3/1/4	3,011	2021	3/0/3	No	0.175	\$228.50	\$699,000	\$688,000	06/13/2025	98.4%	13
12	20813854	7553 Bluebill PL	Fort Worth	4	4/0/4	3,353	2020	2/0/2	No	0.160	\$210.26	\$695,000	\$705,000	06/06/2025	101.4%	114
13	20956386	7741 Pondview LN	Fort Worth	4	4/1/5	3,008	2024	3/0/3	No	0.168	\$249.34	\$765,000	\$750,000	08/26/2025	98.0%	47

Min	3	2/0/2	2,208	2018	3/0/3			0.130	\$177.22	\$485,000	\$478,000		86.1%	5
Max	4	4/1/5	3,442	2025	2/0/2			0.260	\$249.34	\$765,000	\$750,000		101.4%	200
Avg	4	3/0/3	2,844	2022	3/2/3			0.159	\$212.92	\$623,200	\$601,223		96.5%	83
Med	4	3/0/3	3,008	2022	3/0/3			0.141	\$210.55	\$625,000	\$610,000		98.0%	48

48	Total Listings	Average for all:	4	3/0/3	2,769	2023	2/0/2		0.151	\$218.48	\$603,546	\$601,223		96.5%	110
		Median for all:	4	3/0/3	2,697	2025	2/0/2		0.140	\$219.70	\$589,845	\$610,000		98.0%	69

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**Quick
Statistics**

	Min	Max	Avg	Med
List Price	\$485,000	\$789,000	\$603,546	\$589,845
Sale Price	\$478,000	\$750,000	\$601,223	\$610,000
Sale / List	86.1%	101.4%	96.5%	98.0%

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