

# 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

3212 Donnelly Circle #501

Fort Worth, Texas

76107-5451

Prepared on  
October 06, 2025

## Aaron Kile

eXp Realty LLC

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# Comparative Market Analysis

3212 Donnelly Circle #501  
Fort Worth, 76107

Monday, October 6, 2025

## 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
3212 Donnelly Circle #501		2	2	0	1069	210.01	
3244 Donnelly Circle #1110	\$160,000	1	1	0	645	248.06	08/13/2025
3201 Donnelly Circle #310	\$180,000	1	1	1	936	192.31	10/20/2023
3201 Donnelly Circle #304	\$183,000	1	1	1	936	195.51	05/20/2024
3201 Donnelly Circle #309	\$187,000	1	1	1	936	199.79	07/31/2024
3257 Donnelly Circle #604	\$210,000	2	2	0	1,069	196.45	05/17/2024
Averages:	\$184,000	1.2	1.2	0.6	904	206.42	

	Low	Median	Average	High	Count
Comparable Price	\$160,000	\$183,000	\$184,000	\$210,000	5
Adjusted Comparable Price	\$160,000	\$183,000	\$184,000	\$210,000	5

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# Comparative Market Analysis

3212 Donnelly Circle #501

Fort Worth, 76107

Monday, October 6, 2025

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



### Subject Property

3212 Donnelly Circle #501

**MLS#**

**List Price** \$229,000

**List Date** 03/01/2023

**Status**

**Date Available**

**DOM** 33

**Subdivision** Heights Condo The

**Prop Type** Condo

**Year Built** 1984

**HOA Fee** 330

**SqFt Total** 1069

**SqFt Building**

**Beds** 2

**Total Baths** 2/0

**# Units**

**# Stories** 1

**# Living Areas** 1

**Pool on Prop** Yes

**Easements**

**Road Frontg**

**Restr/Encumb**

**Ttl Cvrdrk** 0

**# Parking Spc**

**Curr \$/SqFt** 210.01

**L\$/SF & Lot SF** \$255.81/\$111.41

**Lot SqFt** 2265

**Lot Desc**

**Handicap Amn**

**Zoning**

**Sale/Lse Price** \$224,500

**Sale/Lse Date** 4/20/2023

### Details

3244 Donnelly CIR #1110

20917411

\$165,000

05/02/2025

Closed

81

Heights Condos The

Condo

1984

\$233

645

1

1/0

2

1

Yes

1

1

\$248.06

\$255.81/\$111.41

1,481

No

\$160,000

08/13/2025

### Adjust

### Details

3201 Donnelly CIR #310

20387941

\$180,000

09/02/2023

Closed

33

Heights Condo The

Condo

1985

936

1

1/1

2

1

Yes

1

\$192.31

\$192.31/\$103.31

1,742

No

\$180,000

10/20/2023

### Adjust

**Price**  
**Total Adjustments**  
**Adjusted Price**

**\$160,000**  
**\$0**  
**\$160,000**

**\$180,000**  
**\$0**  
**\$180,000**

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**Status**

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**Prop Type** Condo

**Year Built** 1984

**HOA Fee** 330

**SqFt Total** 1069

**SqFt Building**

**Beds** 2

**Total Baths** 2/0

**# Units**

**# Stories** 1

**# Living Areas** 1

**Pool on Prop** Yes

**Easements**

**Road Frontg**

**Restr/Encumb**

**Ttl Cvrdr Park** 0

**# Parking Spc**

**Curr \$/SqFt** 210.01

**L\$/SF & Lot SF** \$197.65/\$106.17

**Lot SqFt** 2265

**Lot Desc**

**Handicap Amn**

**Zoning**

**Sale/Lse Price** \$224,500

**Sale/Lse Date** 4/20/2023

### Details

3201 Donnelly CIR #304

20513758

\$184,999

01/23/2024

Closed

92

Heights Condo The

Condo

1985

\$220

936

1

1/1

2

1

Yes

1

1

\$195.51

\$197.65/\$106.17

1,742

No

\$183,000

05/20/2024

### Adjust

### Details

3201 Donnelly CIR #309

20613193

\$199,000

05/09/2024

Closed

21

Heights Condo The

Condo

1985

\$264

936

1

1/1

2

1

Yes

1

1

\$199.79

\$212.61/\$114.21

1,742

No

\$187,000

07/31/2024

### Adjust

**Price**  
**Total Adjustments**  
**Adjusted Price**

**\$183,000**  
**\$0**  
**\$183,000**

**\$187,000**  
**\$0**  
**\$187,000**

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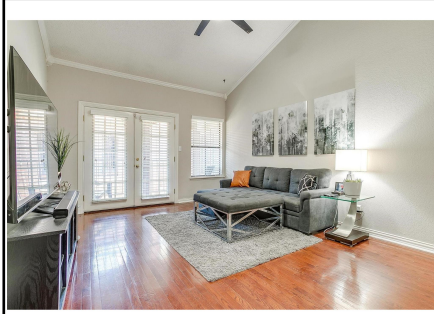
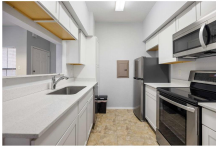
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3212 Donnelly Circle #501  
Fort Worth, 76107

Monday, October 6, 2025

## CMA Price Adjustments

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### Subject Property

3212 Donnelly Circle #501

#### **MLS#**

**List Price** \$229,000

**List Date** 03/01/2023

#### **Status**

#### **Date Available**

**DOM** 33

**Subdivision** Heights Condo The

**Prop Type** Condo

**Year Built** 1984

**HOA Fee** 330

**SqFt Total** 1069

#### **SqFt Building**

**Beds** 2

**Total Baths** 2/0

#### **# Units**

**# Stories** 1

**# Living Areas** 1

**Pool on Prop** Yes

#### **Easements**

#### **Road Frontg**

#### **Restr/Encumb**

**Ttl Cvrdrk** 0

#### **# Parking Spc**

**Curr \$/SqFt** 210.01

#### **L\$/SF & Lot SF**

**Lot SqFt** 2265

#### **Lot Desc**

#### **Handicap Amn**

#### **Zoning**

**Sale/Lse Price** \$224,500

**Sale/Lse Date** 4/20/2023

### Details

3257 Donnelly CIR #604

20571850

\$220,000

03/28/2024

Closed

36

Heights Condo The

Condo

1984

\$345

1,069

2

2/0

1

1

Yes

1

\$196.45

\$205.80/\$97.13

2,265

No

\$210,000

05/17/2024

### Adjust

0

**Price**  
**Total Adjustments**  
**Adjusted Price**

**\$210,000**  
**\$0**  
**\$210,000**

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# Comparative Market Analysis

3212 Donnelly Circle #501

Fort Worth, 76107

Monday, October 6, 2025

## 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 \$165,000 and \$220,000

1 to 2 Bedrooms

1 to 2 Full Bathrooms

0 to 1 Half Bathroom

645 to 1,069 Square Feet

\$192.31 to \$255.81 per Square Foot

\$192.31 to \$248.06 per Sold Square Foot

Year Built between 1984 and 1985

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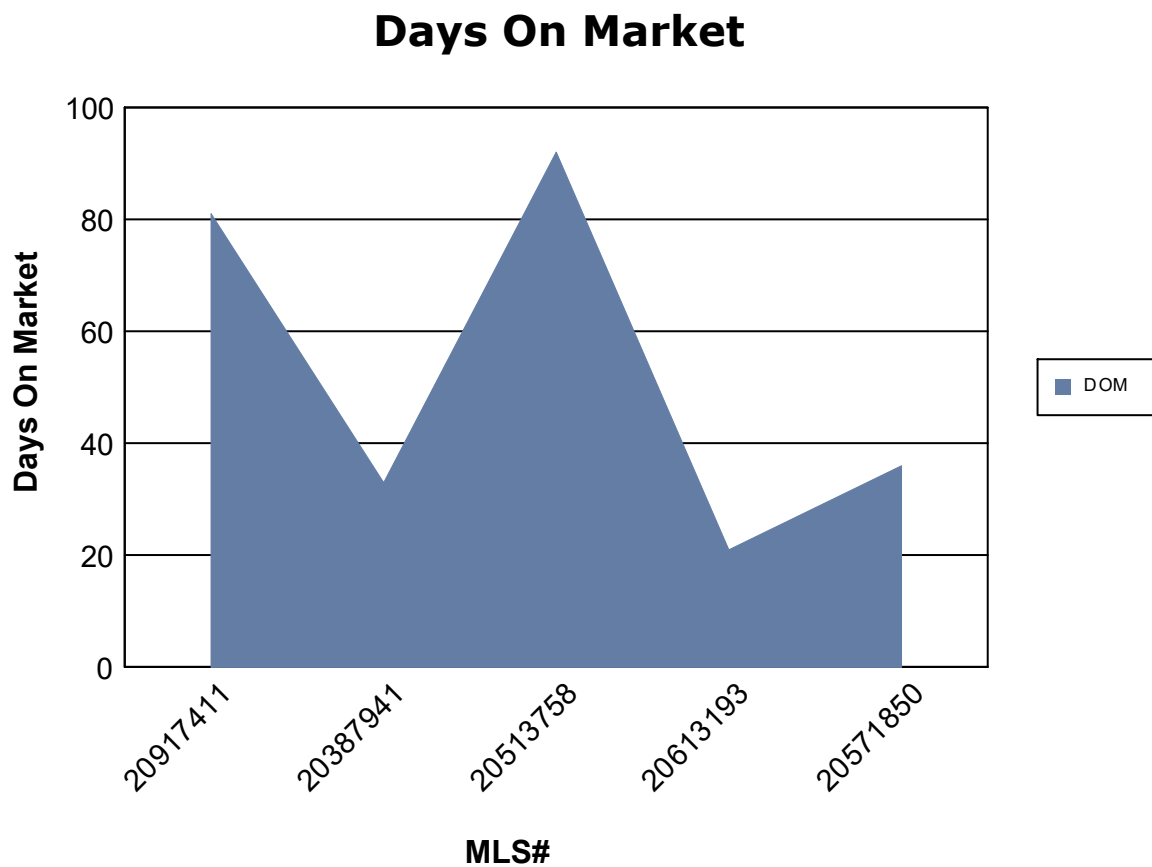
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## Number of Days On Market

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



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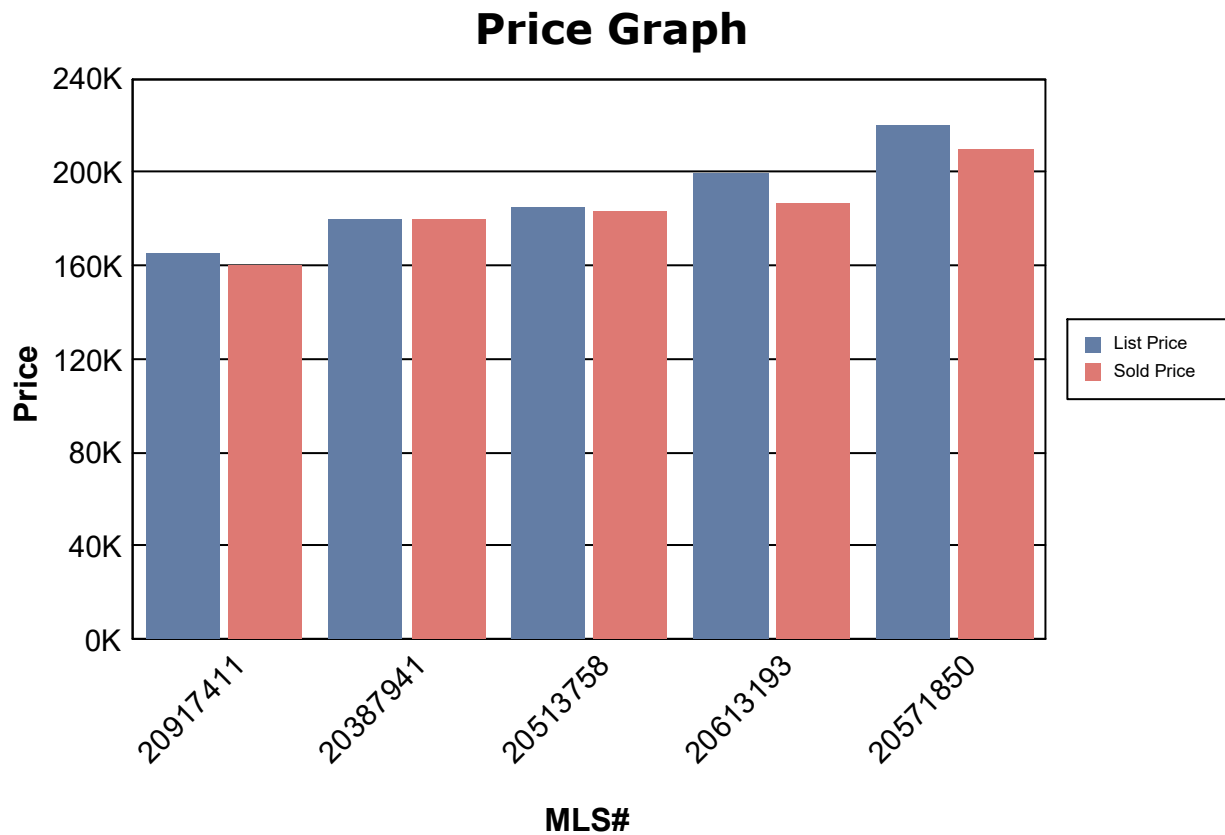
# Comparative Market Analysis

3212 Donnelly Circle #501  
Fort Worth, 76107

Monday, October 6, 2025

## 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

3212 Donnelly Circle #501  
Fort Worth, 76107

Monday, October 6, 2025

## 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
20917411	08/13/2025	3244 Donnelly CIR #1110	Condo	645	1	1.0	\$160,000	81
20387941	10/20/2023	3201 Donnelly CIR #310	Condo	936	1	1.1	\$180,000	33
20513758	05/20/2024	3201 Donnelly CIR #304	Condo	936	1	1.1	\$183,000	92
20613193	07/31/2024	3201 Donnelly CIR #309	Condo	936	1	1.1	\$187,000	21
20571850	05/17/2024	3257 Donnelly CIR #604	Condo	1,069	2	2.0	\$210,000	36
<b>Averages:</b>				<b>904</b>	<b>1</b>	<b>1/1</b>	<b>\$184,000</b>	<b>53</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	5	\$184,000	\$206.42	\$183,000	\$160,000	\$210,000	53
TEMP OFF MRKT							
WITHDRAWN							
<b>Total</b>	<b>5</b>	<b>\$184,000</b>	<b>\$206.42</b>	<b>\$183,000</b>	<b>\$160,000</b>	<b>\$210,000</b>	<b>53</b>

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# Comparative Market Analysis

3212 Donnelly Circle #501  
Fort Worth, 76107

Monday, October 6, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 3244 Donnelly CIR #1110



<b>MLS #:</b>	20917411	<b>Status:</b>	Closed	<b>Beds:</b>	1	<b>L Price:</b>	\$165,000
<b>County:</b>	Tarrant	<b>Baths:</b>	1/0	<b>S Price:</b>	\$160,000		
<b>Subdiv:</b>	Heights Condos The	<b>Yr Blt:</b>	1984	<b>S Date:</b>	8/13/2025		
<b>Type:</b>	Condo	<b>SqFt:</b>	645	<b>DOM:</b>	81		
<b>Parking:</b>	Additional Parking, Assigned, Covered,			<b>Pool:</b>	Yes	<b>Acres:</b>	0.034

**Rmks:** Electric Gate, Gated, Guest, Parking  
Welcome to this cozy and fully renovated 1-bedroom, 1-bath condo in The Heights Condos. This condo is ideally situated just behind Central Market with easy access to I-30. With 645 square feet of smartly designed space, the home is perfect for busy professionals seeking a low-maintenance, lock-and-leave lifestyle or investors looking for a turn-key rental opportunity. This second-story unit was completely renovated in 2020, featuring granite countertops in both the kitchen and bathroom, stainless steel appliances, and a stackable washer and dryer. The open layout and updated finishes create a modern, move-in-ready space with everything you need. Located just minutes from Downtown Fort Worth, Clearfork-Main St., and the Cultural and Medical Districts, you'll enjoy unmatched convenience for shopping, dining, and entertainment. The condo comes with assigned covered parking space, in addition to ample guest parking within this gated community. A sparkling pool, exclusively for condo residents and their guests, makes for a relaxing oasis. Whether you're buying your first home or adding to your investment portfolio, this condo offers the perfect opportunity to build equity and enjoy the best of Fort Worth living.

**Direct:** Take Hulen exit off of I-30 and go south. Turn right on Donnelly. The Condos are on the left behind Central Market. When entering the gate, the clubhouse is directly ahead. Turn right and Building 3244 is directly to the left. Unit 1110 is upstairs on the right, facing the main gate.

#### 3201 Donnelly CIR #310



<b>MLS #:</b>	20387941	<b>Status:</b>	Closed	<b>Beds:</b>	1	<b>L Price:</b>	\$180,000
<b>County:</b>	Tarrant	<b>Baths:</b>	1/1	<b>S Price:</b>	\$180,000		
<b>Subdiv:</b>	Heights Condo The	<b>Yr Blt:</b>	1985	<b>S Date:</b>	10/20/2023		
<b>Type:</b>	Condo	<b>SqFt:</b>	936	<b>DOM:</b>	33		
<b>Parking:</b>	Carport, None			<b>Pool:</b>	Yes	<b>Acres:</b>	0.040

**Rmks:** This property is currently tenant occupied and the lease is in effect through the end of June 2024. This 1 bedroom, 1.5 bath Condo is in the heart of Fort Worth, close to freeways, shopping and cultural district. Fantastic community with swimming pool and well kept grounds. Features an oversized Master suite with sitting or office area, balcony and ensuite bathroom, 2nd Bedroom with private bathroom. Open concept living and dining area with fireplace. Excellent floor plan and a end unit. This is a must see!

**Direct:** Take 820 to Hulen. Take Hulen to Donnelly. Turn L once you are inside the complex. Building on left 3201.

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Researched and prepared by **Aaron Kile**

eXp Realty LLC





# Comparative Market Analysis

3212 Donnelly Circle #501  
Fort Worth, 76107

Monday, October 6, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 3201 Donnelly CIR #304



<b>MLS #:</b>	20513758	<b>Status:</b>	Closed	<b>Beds:</b>	1	<b>L Price:</b>	\$184,999
<b>County:</b>	Tarrant	<b>Baths:</b>	1/1	<b>S Price:</b>	\$183,000		
<b>Subdiv:</b>	Heights Condo The	<b>Yr Blt:</b>	1985	<b>S Date:</b>	5/20/2024		
<b>Type:</b>	Condo	<b>SqFt:</b>	936	<b>DOM:</b>	92		
<b>Parking:</b>	Assigned, Covered	<b>Pool:</b>	Yes	<b>Acres:</b>	0.040		

**Rmks:** Step into your new home nestled in the heart of Arlington Heights, a place where history whispers through the streets and charm envelops every corner. As you enter, the warmth of the wood flooring beckons you into an open living area, where the fireplace dances with a cozy glow, inviting memories to be made.

Imagine leisurely walks to Central Market, exploring the vibrant shopping areas, and discovering hidden gems among the nearby restaurants. Each step brings you closer to the pulse of Fort Worth, just 10 minutes away, yet your haven remains a peaceful retreat.

Venture upstairs, where the master bedroom unveils itself with a spacious walk-in closet, a sanctuary within your abode. Here, the stories of your life unfold against the backdrop of a historic neighborhood, creating a tapestry of moments that make this condo more than a dwelling—it's a canvas for the chapters of your journey.

**Direct:** Take exit 830 to Hulen. Then take Hulen to Donnelly, turn Left into the complex. The building will be on the left 3201 condo. GPS may pull up as 3201 Donnelly Ave

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# Comparative Market Analysis

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Fort Worth, 76107

Monday, October 6, 2025

## CMA Pro Report

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### Closed Properties

#### 3201 Donnelly CIR #309



<b>MLS #:</b>	20613193	<b>Status:</b>	Closed	<b>Beds:</b>	1	<b>L Price:</b>	\$199,000
<b>County:</b>	Tarrant	<b>Baths:</b>	1/1	<b>S Price:</b>	\$187,000		
<b>Subdiv:</b>	Heights Condo The	<b>Yr Blt:</b>	1985	<b>S Date:</b>	7/31/2024		
<b>Type:</b>	Condo	<b>SqFt:</b>	936	<b>DOM:</b>	21		
<b>Parking:</b>	Assigned	<b>Pool:</b>	Yes	<b>Acres:</b>	0.040		

**Rmks:** Darling condo close to Downtown, Will Rogers, UNT Health Science Center, TCU, Shopping, and much more! This unit has been updated with vinyl plank flooring, newer appliances, new water heater and HVAC, completely redone attic insulation, and is move in ready! updated condo in the prime location of Arlington Heights! This one bedroom 2-story condo sits in a gated community tucked away with a quaint and private courtyard entrance. Upon entering you will find a light-filled large open living room with tall ceilings and a cozy wood burning fireplace, dining area, kitchen, and half bath. Upstairs is your large and open primary bedroom with an attached covered balcony, walk in closet, bath, and utility closet. Enjoy the two community pools just steps away, walkable distance to Central Market.

**Direct:** From Hulen, Turn onto Donnelly Circle, the Heights Condo complex is on the left. Once you enter the gate, turn left, and look for 2nd building on the left. The unit has an interior courtyard entrance. Please park in an uncovered spot only.

#### 3257 Donnelly CIR #604



<b>MLS #:</b>	20571850	<b>Status:</b>	Closed	<b>Beds:</b>	2	<b>L Price:</b>	\$220,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$210,000		
<b>Subdiv:</b>	Heights Condo The	<b>Yr Blt:</b>	1984	<b>S Date:</b>	5/17/2024		
<b>Type:</b>	Condo	<b>SqFt:</b>	1,069	<b>DOM:</b>	36		
<b>Parking:</b>	Assigned, Carport	<b>Pool:</b>	Yes	<b>Acres:</b>	0.052		

**Rmks:** Seller is offering 5,000 in closing costs to be used to buy down rate!!!! This hard to find 2 bdr 2 bath condo sits in the perfect location! Located in a gated community with covered parking, pool, and meeting room for the residents to enjoy. As soon as you walk in the front door you will feel right at home in this split bedroom floorplan that features a dining room, large living room with wood burning fireplace and access to the covered balcony. The kitchen features ample cabinet and counterspace with stainless steel appliances. The primary bedroom features large windows, walk in closet, and a full bath. The other bedroom features large windows and an additional balcony access. This condo features a full-size washer dryer area. New hot water heater in April of 2024! Washer, dryer, and fridge will stay with property with an appropriate offer! Right outside the gate is Central Market, schools, and easy access to downtown!

**Direct:** Take exit 830 to Hulen. Then take Hulen to Donnelly, turn Left into the complex. The building will be on the right 3257 condo. unit 2nd floor on right

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3212 Donnelly Circle #501  
Fort Worth, 76107

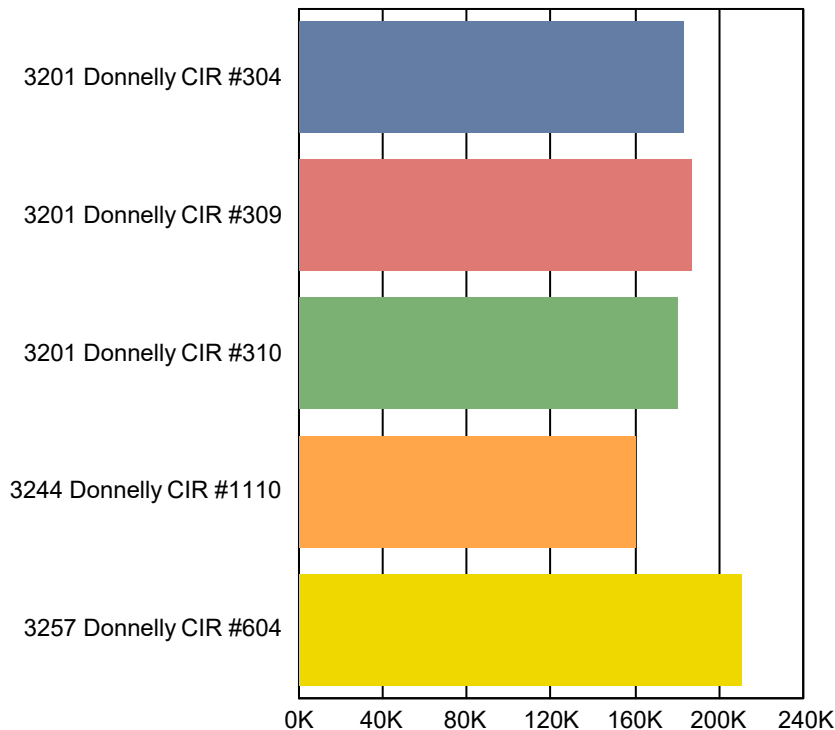
Monday, October 6, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

Total # of Listings	<b>5</b>
Lowest Price	<b>\$160,000</b>
Highest Price	<b>\$210,000</b>
Average Price	<b>\$184,000</b>
Avg. Price/SqFt	<b>\$206.42</b>
Avg DOM	<b>53</b>



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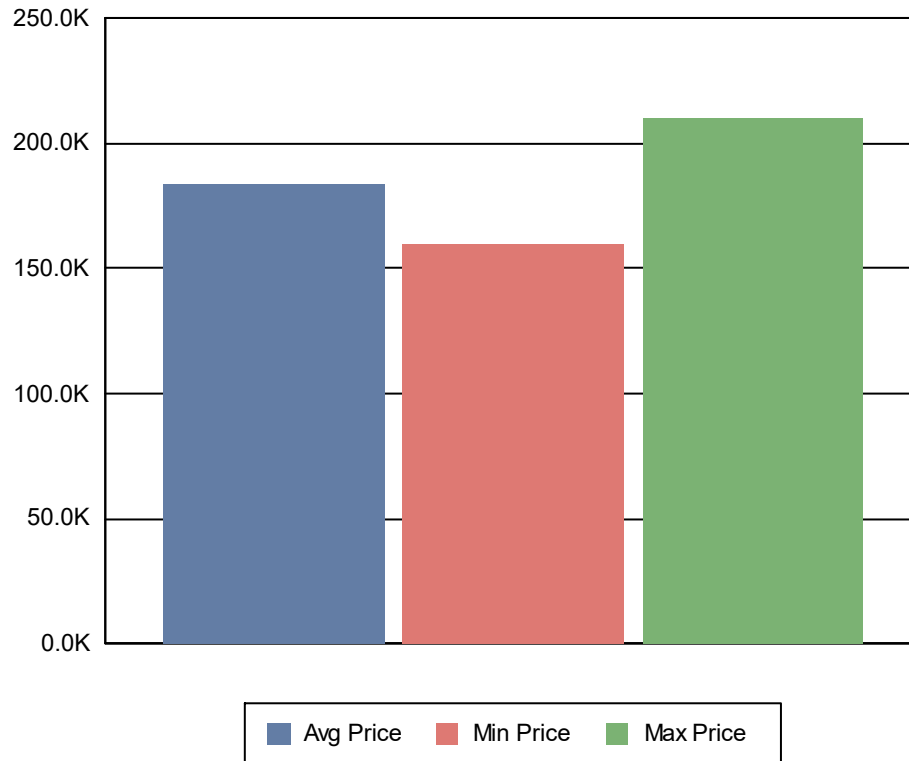
3212 Donnelly Circle #501  
Fort Worth, 76107

Monday, October 6, 2025

## 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	\$160,000	\$210,000	\$184,000	\$206.42
Totals / Averages	\$160,000	\$210,000	\$184,000	\$206.42

### Sold Property Analysis

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

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# Comparative Market Analysis

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Fort Worth, 76107

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## 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	3244 Donnelly CIR #1110	1	1.0	645	\$248.06	\$165,000	\$160,000	08/13/2025	81
C	3201 Donnelly CIR #310	1	1.1	936	\$192.31	\$180,000	\$180,000	10/20/2023	33
C	3201 Donnelly CIR #304	1	1.1	936	\$195.51	\$184,999	\$183,000	05/20/2024	92
C	3201 Donnelly CIR #309	1	1.1	936	\$199.79	\$199,000	\$187,000	07/31/2024	21
C	3257 Donnelly CIR #604	2	2.0	1,069	\$196.45	\$220,000	\$210,000	05/17/2024	36

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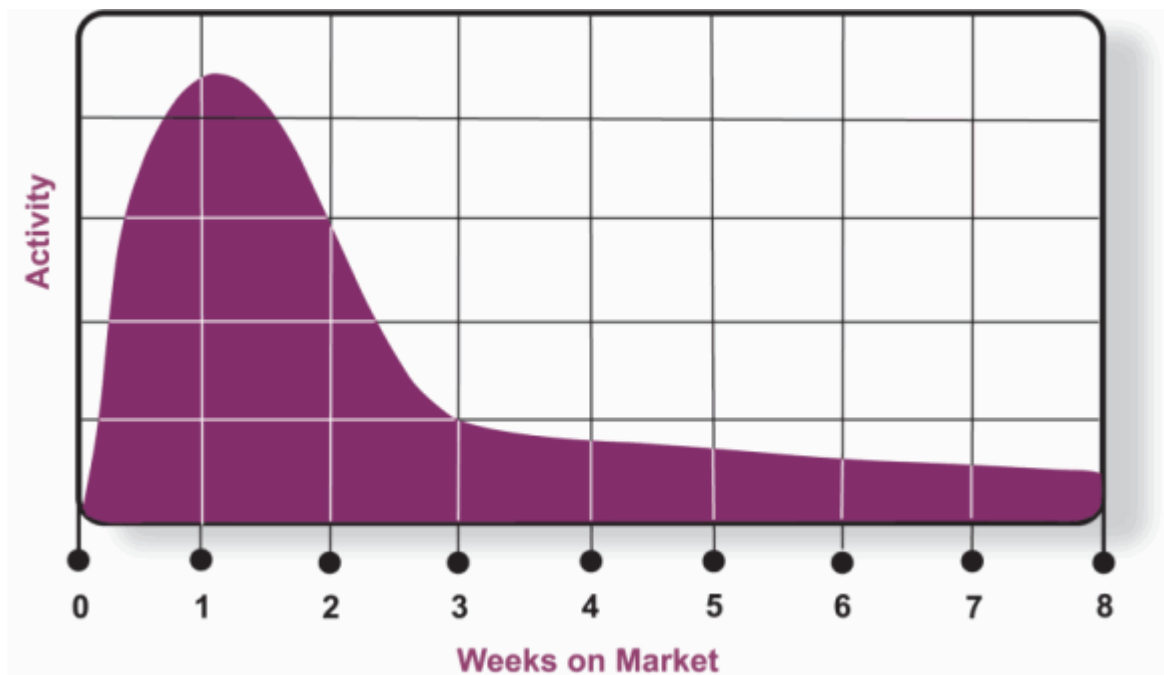






## Activity vs. Timing

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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3212 Donnelly Circle #501  
Fort Worth, 76107

Monday, October 6, 2025

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

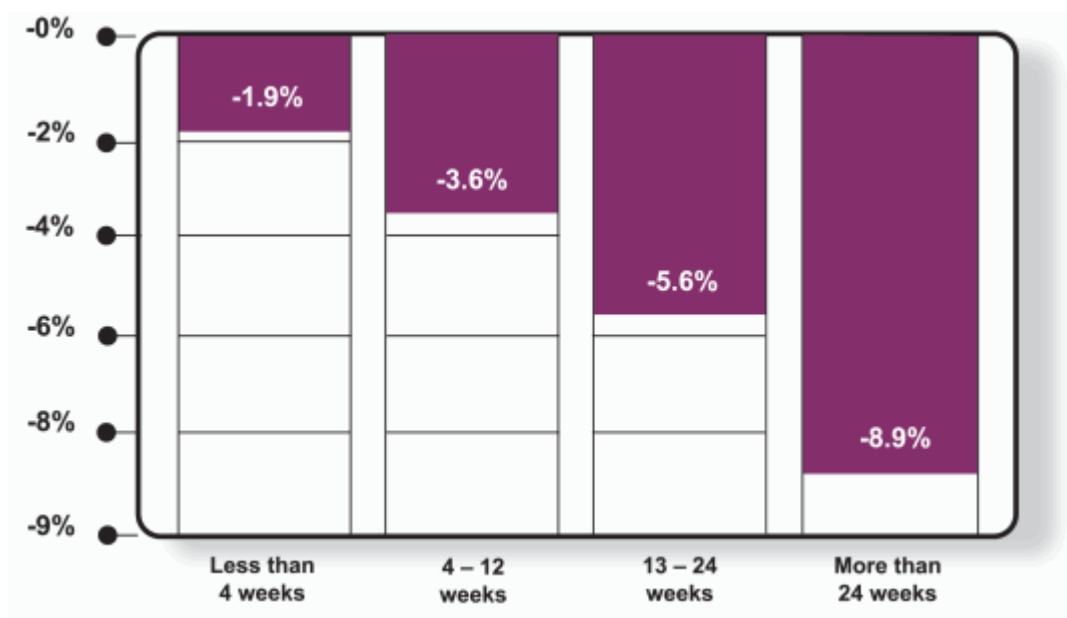




## The Effect of Over Pricing

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.

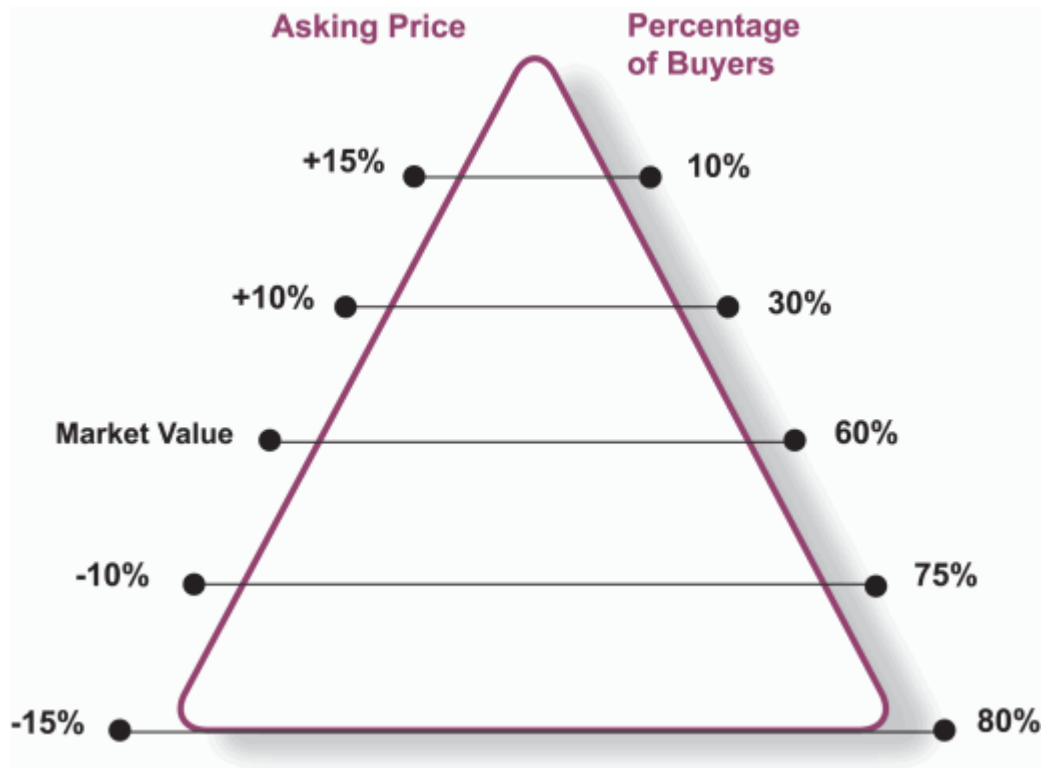
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## The Importance of Pricing

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.

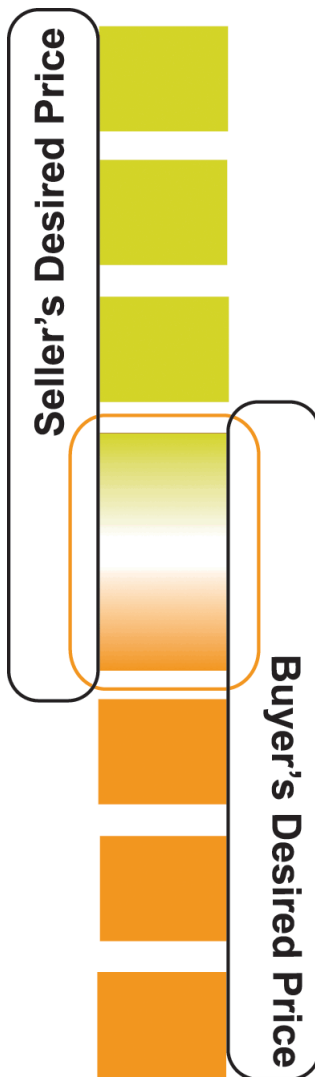
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## Setting the Price

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

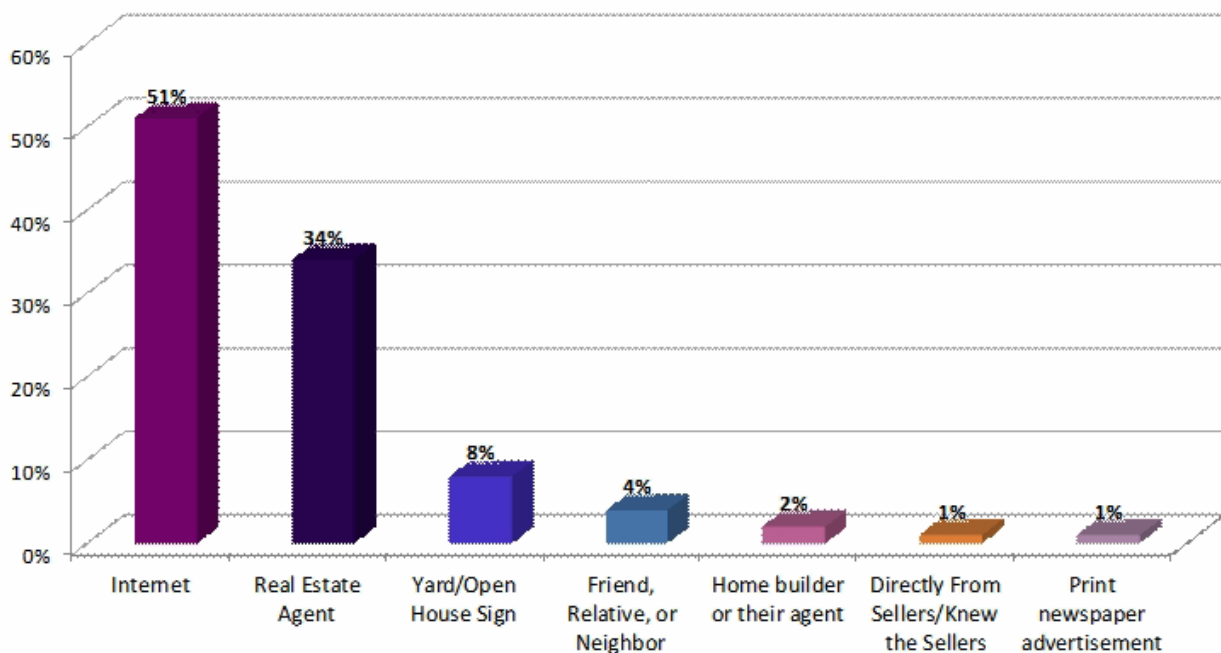
This page illustrates the primary sources of buyers for your property.

### *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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# Comparative Market Analysis

3212 Donnelly Circle #501  
Fort Worth, 76107

Monday, October 6, 2025

## 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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Researched and prepared by **Aaron Kile**  
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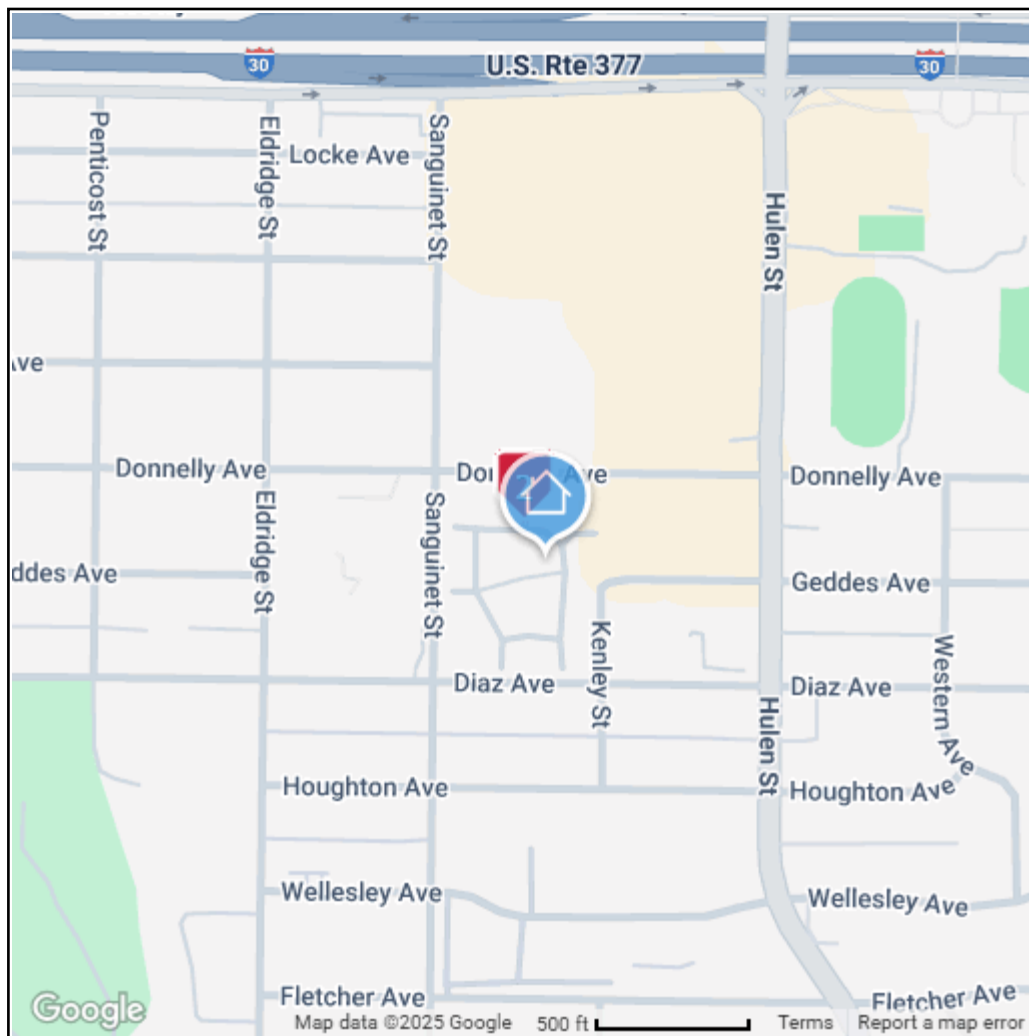
# Comparative Market Analysis

3212 Donnelly Circle #501  
Fort Worth, 76107

Monday, October 6, 2025

## CMA Map Layout

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



- 3212 Donnelly Circle #501
- 1 3244 Donnelly CIR #1110
- 2 3201 Donnelly CIR #310
- 3 3201 Donnelly CIR #304
- 4 3201 Donnelly CIR #309
- 5 3257 Donnelly CIR #604

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