



**Aaron Kile**  
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 972-400-1566

Prepared By Aaron Kile

May 04, 2026

Property Type is 'Residential' Property Type is 'Residential' Mls Status is 'Expired' 05/04/2026 to 02/03/2026 Mls Status is 'Pending' 05/04/2026 to 02/03/2026 Mls Status is 'Closed' 05/04/2026 to 11/05/2025 Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract' Subdivision Name is like 'Harriet Creek Ranch\*' State Or Province is one of 'Louisiana', 'Texas'

## Market Analysis Summary | Residential

Listings as of 5/4/26 at 3:13 pm, Page 1 of 3

#	MLS #	Address	City	Bd	FB/HB/TBT	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
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### Listings: Active

1	21240287	1616 Diamond Lake TRL	Fort Worth	4	2/0/2	2,093	2006	2/0/2	No	0.132	\$138.08	\$289,000				19
2	21217044	1720 Rialto WAY	Fort Worth	4	2/0/2	2,093	2005	2/0/2	No	0.130	\$142.14	\$297,500				7
3	21216073	2153 Shawnee TRL	Fort Worth	4	2/1/3	2,609	2003	2/0/2	No	0.183	\$120.74	\$315,000				42
4	21248925	16617 Woodside DR	Fort Worth	3	2/1/3	2,318	2005	2/0/2	No	0.130	\$142.36	\$330,000				0
5	21205975	1856 Lariat DR	Fort Worth	5	3/0/3	3,448	2003	2/0/2	No	0.150	\$104.38	\$359,900				53
6	21095950	1924 Ramada TRL	Fort Worth	5	3/0/3	3,448	2004	2/0/2	No	0.117	\$107.31	\$370,000				192
7	21213171	1633 Sierra Meadow LN	Fort Worth	5	3/0/3	3,440	2005	2/0/2	No	0.130	\$109.01	\$374,999				17

Min	3	2/0/2	2,093	2003	2/0/2			0.117	\$104.38	\$289,000						0
Max	5	3/1/3	3,448	2006	2/0/2			0.183	\$142.36	\$374,999						192
Avg	4	2/0/3	2,778	2004	2/0/2			0.139	\$123.43	\$333,771						47
Med	4	2/0/2	2,609	2005	2/0/2			0.130	\$120.74	\$330,000						19

### Listings: Active Option Contract

1	21175101	1717 Trego DR	Fort Worth	5	3/0/3	3,476	2007	2/0/2	No	0.129	\$106.42	\$369,900				83
Min	5	3/0/3	3,476	2007	2/0/2			0.129	\$106.42	\$369,900						83
Max	5	3/0/3	3,476	2007	2/0/2			0.129	\$106.42	\$369,900						83
Avg	5	3/0/3	3,476	2007	2/0/2			0.129	\$106.42	\$369,900						83
Med	5	3/0/2	3,476	2007	2/0/2			0.129	\$106.42	\$369,900						83

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#	MLS #	Address	City	Bd	FB/HB/TBT	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
<b>Listings: Pending</b>																
1	21137837	2133 Shawnee TRL	Fort Worth	3	2/0/2	1,376	2003	2/0/2	No	0.126	\$187.50	\$258,000				121
2	21241501	16529 Woodside DR	Fort Worth	4	2/0/2	<b>2,093</b>	2005	2/0/2	No	0.130	\$140.95	<b>\$295,000</b>				<b>5</b>
3	21221765	1801 Kittredge WAY	Fort Worth	4	2/1/3	2,136	2006	2/0/2	No	0.143	\$145.13	\$310,000				3
4	21168343	1964 Copper Mountain DR	Fort Worth	5	3/0/3	3,448	2004	2/0/2	Yes	0.152	\$109.92	\$379,000				57
		<b>Min</b>		<b>3</b>	<b>2/0/2</b>	<b>1,376</b>	<b>2003</b>	<b>2/0/2</b>		<b>0.126</b>	<b>\$109.92</b>	<b>\$258,000</b>				<b>3</b>
		<b>Max</b>		<b>5</b>	<b>3/1/3</b>	<b>3,448</b>	<b>2006</b>	<b>2/0/2</b>		<b>0.152</b>	<b>\$187.50</b>	<b>\$379,000</b>				<b>121</b>
		<b>Avg</b>		<b>4</b>	<b>2/0/3</b>	<b>2,263</b>	<b>2005</b>	<b>2/0/2</b>		<b>0.138</b>	<b>\$145.87</b>	<b>\$310,500</b>				<b>47</b>
		<b>Med</b>		<b>4</b>	<b>2/0/2</b>	<b>2,115</b>	<b>2005</b>	<b>2/0/2</b>		<b>0.137</b>	<b>\$143.04</b>	<b>\$302,500</b>				<b>31</b>

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#	MLS #	Address	City	Bd	FB/HB/TBT	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
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**Listings: Closed**

1	20993541	1825 Riverchase LN	Fort Worth	3	2/0/2	1,860	2004	2/0/2	No	0.139	\$137.10	\$259,500	\$255,000	12/17/2025	98.3%	134
2	21042519	1845 Trego DR	Fort Worth	3	2/0/2	1,860	2007	2/0/2	No	0.126	\$137.10	\$265,000	\$255,000	01/13/2026	96.2%	112
3	21072723	1917 Copper Mountain DR	Fort Worth	4	2/0/2	<b>2,093</b>	2004	2/0/2	No	0.138	\$129.00	<b>\$295,000</b>	<b>\$270,000</b>	01/16/2026	91.5%	<b>94</b>
4	21126485	1956 Ramada TRL	Fort Worth	4	2/0/2	<b>2,093</b>	2004	2/0/2	No	0.126	\$143.33	<b>\$310,000</b>	<b>\$300,000</b>	02/25/2026	96.8%	<b>161</b>
5	20986549	1928 Stonehill DR	Fort Worth	4	2/1/3	2,978	2003	2/0/2	No	0.165	\$112.49	\$339,900	\$335,000	12/15/2025	98.6%	142
6	21223099	1905 Caddo Springs DR	Fort Worth	4	2/1/3	2,691	2005	2/0/2	No	0.209	\$126.31	\$339,000	\$339,900	04/02/2026	100.3%	0
7	21111142	1937 Caddo Springs DR	Fort Worth	4	2/1/3	3,078	2003	2/0/2	No	0.172	\$110.46	\$350,000	\$340,000	12/19/2025	97.1%	7
8	20920829	1901 Kittredge WAY	Fort Worth	4	2/0/2	2,916	2006	2/0/2	No	0.131	\$120.83	\$352,348	\$352,348	11/13/2025	100.0%	193
9	21054970	1920 Riverchase LN	Fort Worth	5	3/0/3	3,448	2004	2/0/2	No	0.139	\$104.41	\$379,000	\$360,000	02/05/2026	95.0%	99
10	21185356	1989 Lariat DR	Fort Worth	5	3/1/4	3,759	2004	2/0/2	No	0.220	\$103.75	\$379,900	\$390,000	05/01/2026	102.7%	24

<b>Min</b>	3	2/0/2	1,860	2003	2/0/2	0.126	\$103.75	\$259,500	\$255,000	91.5%	0
<b>Max</b>	5	3/1/4	3,759	2007	2/0/2	0.220	\$143.33	\$379,900	\$390,000	102.7%	193
<b>Avg</b>	4	2/0/3	2,678	2004	2/0/2	0.157	\$122.48	\$326,965	\$319,725	97.6%	97
<b>Med</b>	4	2/0/2	2,804	2004	2/0/2	0.139	\$123.57	\$339,450	\$337,450	97.7%	106

<b>22</b>	<b>Total Listings</b>	<b>Average for all:</b>	4	2/0/3	2,671	2005	2/0/2	0.146	\$126.31	\$328,089	\$319,725	97.6%	71
		<b>Median for all:</b>	4	2/0/3	2,650	2004	2/0/2	0.135	\$123.57	\$334,500	\$337,450	97.7%	55

<b>Quick Statistics</b>		Min	Max	Avg	Med
	<b>List Price</b>	\$258,000	\$379,900	\$328,089	\$334,500
	<b>Sale Price</b>	\$255,000	\$390,000	\$319,725	\$337,450
	<b>Sale / List</b>	91.5%	102.7%	97.6%	97.7%

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