

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

Prepared By Aaron Kile

October 06, 2025

Property Type is 'Residential' Property Type is 'Residential' Mls Status is 'Pending' 10/06/2025 to 07/08/2025 Mls Status is 'Closed' 10/06/2025 to 10/07/2023 Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract' Property Sub Type is one of 'Condominium', 'Townhouse' Latitude, Longitude is within 0.50 mi of 3212 Donnelly Cir #501, Fort Worth, TX 76107, USA State Or Province is one of 'Louisiana', 'Texas' City is 'Fort Worth'

Market Analysis Summary | Residential

Listings as of 10/6/25 at 10:56 am, Page 1 of 2


#	MLS #	Address	City	Bd	FB/HB/TBT	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
				Bd	FB/HB/TBT	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
Listings: Active																
1	20818918	3253 Donnelly CIR #803	Fort Worth	1	1/1/2	936	1984	0/1/1	Yes	0.040	\$169.87	\$159,000				248
2	21067765	3209 Donnelly CIR #104	Fort Worth	1	1/0/1	645	1985	0/1/1	Yes	0.034	\$262.02	\$169,000				2
			Min	1	1/0/1	645	1984	0/1/1		0.034	\$169.87	\$159,000				2
			Max	1	1/1/2	936	1985	0/1/1		0.040	\$262.02	\$169,000				248
			Avg	1	1/1/2	791	1985	0/1/1		0.037	\$215.94	\$164,000				125
			Med	1	1/1/0	791	1985	0/1/1		0.037	\$215.94	\$164,000				125

Listings: Closed

1	20917411	3244 Donnelly CIR #1110	Fort Worth	1	1/0/1	645	1984	0/1/1	Yes	0.034	\$248.06	\$165,000	\$160,000	08/13/2025	97.0%	81
2	20387941	3201 Donnelly CIR #310	Fort Worth	1	1/1/2	936	1985	0/1/1	Yes	0.040	\$192.31	\$180,000	\$180,000	10/20/2023	100.0%	33
3	20513758	3201 Donnelly CIR #304	Fort Worth	1	1/1/2	936	1985	0/1/1	Yes	0.040	\$195.51	\$184,999	\$183,000	05/20/2024	98.9%	92
4	20613193	3201 Donnelly CIR #309	Fort Worth	1	1/1/2	936	1985	1/1/1	Yes	0.040	\$199.79	\$199,000	\$187,000	07/31/2024	94.0%	21
5	20571850	3257 Donnelly CIR #604	Fort Worth	2	2/0/2	1,069	1984	0/1/1	Yes	0.052	\$196.45	\$220,000	\$210,000	05/17/2024	95.5%	36
			Min	1	1/0/1	645	1984	0/1/1		0.034	\$192.31	\$165,000	\$160,000		94.0%	21
			Max	2	2/1/2	1,069	1985	0/1/1		0.052	\$248.06	\$220,000	\$210,000		100.0%	92
			Avg	1	1/1/2	904	1985	1/1/1		0.041	\$206.42	\$189,800	\$184,000		97.1%	53
			Med	1	1/1/0	936	1985	0/1/1		0.040	\$196.45	\$184,999	\$183,000		97.0%	36

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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.



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7	Total Listings	Average for all:	1	1/1/2	872	1985	0/1/1	0.040	\$209.14	\$182,428	\$184,000	97.1%	73
		Median for all:	1	1/1/2	936	1985	0/1/1	0.040	\$196.45	\$180,000	\$183,000	97.0%	36

Quick Statistics		Min	Max	Avg	Med
	List Price	\$159,000	\$220,000	\$182,428	\$180,000
	Sale Price	\$160,000	\$210,000	\$184,000	\$183,000
	Sale / List	94.0%	100.0%	97.1%	97.0%