

Comps for 4001 Eldridge St, Fort Worth, TX, 76107

Prepared By: GINGER TRIMBLE KNOX, GRI, E-PRO, CRS

CMA 1 - Line

Listings as of 06/29/16 at 7:43 pm

Property Type is 'Residential' Status is one of 'Active', 'Active Contingent', 'Active Kick Out', 'Active Option Contract' Status is 'Pending' Status Contractual Search Date is 06/29/2016 to 01/01/2016 Status is 'Sold' Status Contractual Search Date is 06/29/2016 to 07/05/2015 MLS Area is '108 - FW CENTRAL WEST' MLS SubArea is 'SUNSET HEIGHTS, FACTORY PLACE (16)' Beds Total is 3+ Baths Total is 2+

Residential															
Active Option Contract Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM			
13359961	4036 Valentine Street	Fort Worth	3	2/0	0/0/0	1943	No	947	\$173.07	0.138	\$163,900	75			
# LISTINGS:			1												
			Medians:	3	2/0	0/0/0	1943	947	\$173.07	0.138	\$163,900	75			
			Minimums:	3	2/0	0/0/0	1943	947	\$173.07	0.138	\$163,900	75			
			Maximums:	3	2/0	0/0/0	1943	947	\$173.07	0.138	\$163,900	75			
			Averages:	3	2/0	0/0/0	1943	947	\$173.07	0.138	\$163,900	75			
Pending Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM			
13377398	4301 Geddes Avenue	Fort Worth	3	2/0	1/0/1	1954	No	1,760	\$107.95	0.144	\$190,000	5			
# LISTINGS:			1												
			Medians:	3	2/0	1/0/1	1954	1,760	\$107.95	0.144	\$190,000	5			
			Minimums:	3	2/0	1/0/1	1954	1,760	\$107.95	0.144	\$190,000	5			
			Maximums:	3	2/0	1/0/1	1954	1,760	\$107.95	0.144	\$190,000	5			
			Averages:	3	2/0	1/0/1	1954	1,760	\$107.95	0.144	\$190,000	5			
Sold Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13209768	4209 Valentine Street	Fort Worth	3	2/0	1/2/3	1941	No	1,140	\$73.68	0.138	\$89,500	\$84,000	08/26/2015	93.85	0
13199093	5036 Diaz Avenue	Fort Worth	3	2/1	2/0/2	1999	No	1,231	\$101.54	0.144	\$125,000	\$125,000	08/12/2015	100.00	9
13223303	4032 Valentine Street	Fort Worth	4	2/0	0/2/2	1943	No	1,439	\$97.29	0.138	\$139,500	\$140,000	09/21/2015	100.36	2
13245139	3901 Kenley Street	Fort Worth	3	2/0	0/2/2	1954	No	1,158	\$123.49	0.159	\$165,000	\$143,000	11/30/2015	86.67	8
13344059	4221 Valentine Street	Fort Worth	3	2/0	0/2/2	1942	No	1,348	\$107.73	0.138	\$150,000	\$145,000	05/25/2016	96.67	36
13320801	4637 Diaz	Fort Worth	3	2/0	1/0/1	1951	No	1,615	\$92.26	0.143	\$149,000	\$149,000	03/22/2016	100.00	4
13317782	4209 Valentine Street	Fort Worth	3	2/0	0/1/1	1941	No	1,241	\$128.53	0.138	\$165,000	\$159,500	04/15/2016	96.67	26
13229332	4325 Donnelly Avenue	Fort Worth	3	2/0	1/1/2	1944	No	1,152	\$141.49	0.144	\$175,000	\$163,000	01/29/2016	93.14	128
13216907	4637 Houghton Avenue	Fort Worth	3	2/0	0/2/2	1952	No	1,465	\$112.29	0.230	\$172,400	\$164,500	01/29/2016	95.42	123
13283046	3900 Sanguinet Street	Fort Worth	4	2/0	0/0/1	1958	No	1,525	\$117.38	0.214	\$189,000	\$179,000	04/29/2016	94.71	122
13310390	4721 Kilpatrick Avenue	Fort Worth	3	2/1	0/0/0	1954	No	1,560	\$125.00	0.137	\$209,000	\$195,000	03/19/2016	93.30	24
# LISTINGS:			11												
			Medians:	3	2/0	0/1/2	1951	1,346	\$112.29	0.143	\$165,000	\$149,000		95.42	24
			Minimums:	3	2/0	0/0/0	1941	1,140	\$73.68	0.137	\$89,500	\$84,000		86.67	0
			Maximums:	4	2/1	2/2/3	1999	1,615	\$141.49	0.230	\$209,000	\$195,000		100.36	128
			Averages:	3	2/0	0/1/2	1953	1,352	\$110.97	0.157	\$157,127	\$149,727		95.53	44

From the Comps:

Average Sold price of $\$110.97/\text{SqFt}$ " see the comps bottom part"

→ for my house at 4001 Eldridge, it is $(2106 \text{ SqFt} * \$110.97) = \$233,702 = \text{Actual ARV}$

4001 Eldridge St, Fort Worth, TX, 76107







