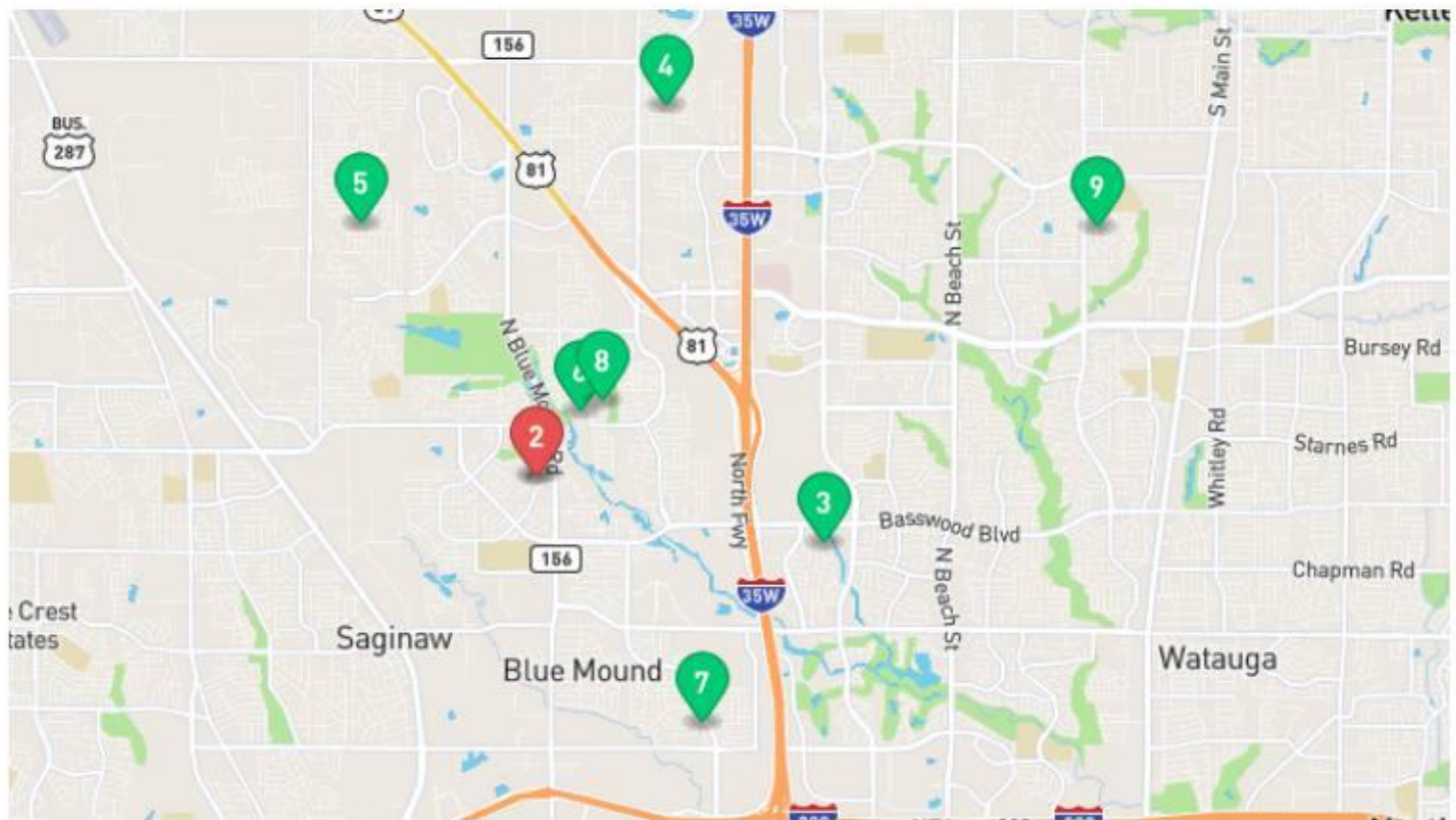


Map of Comparable Listings



STATUS: S = CLOSED A = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	🏠	1244 Topeka Dr	4	2.50	4,064	-
2	21103708	S	1229 Topeka Drive	6	3.00	3,981	\$402,850
3	21321119	A	6920 Daniieldale Drive	5	3.00	3,992	\$400,000
4	21375501	A	2132 Bliss Road	4	4.00	3,545	\$359,999
5	21308543	A	425 Crown Oaks Drive	5	4.00	3,542	\$328,000
6	21369457	A	1316 Pheasant Run Trail	5	3.00	3,517	\$399,000
7	21411347	A	5753 Lionfish Way	4	3.00	4,086	\$399,900
8	21266825	A	1429 Pepperidge Lane	5	4.00	3,733	\$399,900
9	21414741	A	9108 Belvedere Drive	5	4.00	3,789	\$355,000

Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
1229 Topeka Drive	9/25/26	6	3.00	3,981	\$402,850	\$101
Averages		6	3.0	3,981	\$402,850	\$101

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
6920 Daniieldale Drive	-	5	3.00	3,992	\$400,000	\$100
2132 Bliss Road	-	4	4.00	3,545	\$359,999	\$102
425 Crown Oaks Drive	-	5	4.00	3,542	\$328,000	\$93
1316 Pheasant Run Trail	-	5	3.00	3,517	\$399,000	\$113
5753 Lionfish Way	-	4	3.00	4,086	\$399,900	\$98
1429 Pepperidge Lane	-	5	4.00	3,733	\$399,900	\$107
9108 Belvedere Drive	-	5	4.00	3,789	\$355,000	\$94
Averages		4	3.6	3,743	\$377,399	\$101



Listings

1229 Topeka Drive

Saginaw, TX 76131

MLS #21103708

\$402,850**CLOSED** 9/25/26**6 Beds 3.00 Baths****Year Built 1999****3,981 Sq. Ft.** (\$101 / sqft)**Days on market: 264**

Details

Prop Type: Single Family Residence**County:** Tarrant**Subdivision:** Highland Stationsaginaw**Style:** Traditional, Detached**Full baths:** 2.0**Half baths:** 1.0**Acres:** 0.1834**Lot Size (sqft):** 7,987**Garages:** 2**List date:** 11/4/25**Sold date:** 9/25/26**Off-market date:** 7/27/26**Updated:** Sep 25, 2026 2:50 PM**List Price:** \$400,000**Orig list price:** \$400,000**School District:** Eagle MT-Saginaw ISD**High:** Saginaw**Middle:** Highland**Elementary:** Highctry

Features

Appliances: Dishwasher, Gas Range, Microwave**Construction Materials:** Brick, Wood Siding**Cooling:** Central Air, Ceiling Fan(s), Electric**Covered Spaces:** 2.0**Exclusions:** WASHER AND DRYER**Fencing:** Back Yard, Wood**Fireplace Features:** Gas, Living Room, Masonry**Fireplaces Total:** 1**Flooring:** Carpet, Ceramic Tile, Laminate**Foundation Details:** Slab**Heating:** Central, Electric, Fireplace(s)**Interior Features:** Double Vanity, Eat-in Kitchen, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s)**Laundry Features:** LaundryInUtilityRoom**Levels:** Two**Parking Features:** Garage Faces Front**Pool Features:** None**Roof:** Shingle**Sewer:** Public Sewer**Utilities:** Sewer Available, Water Available**Virtual Tour:** [View](#)

Remarks

This impressive 6-bedroom, 2.5-bath home offers nearly 4,000 sqft of living space, providing plenty of room for family, guests, and entertaining. The open floor plan is filled with natural light from large windows, creating a bright and welcoming atmosphere throughout. With three spacious living areas, there's flexibility for every lifestyle whether you need space for a media room, home office, or game room. Each bedroom includes a walk-in closet, ensuring ample storage for everyone.

The spacious backyard is perfect for gatherings, play, or simply relaxing outdoors. Located near Highland Station Park, you'll enjoy easy access to a dog park, picnic areas, and a nearby skate park ideal for active living. Combining generous space, comfort, and a convenient location, this home is ready to welcome its next owners. Schedule your showing today!

Courtesy of Mark Spain Real Estate

Information is deemed reliable but not guaranteed.

1229 Topeka Drive Saginaw, TX 76131

MLS #21103708

\$402,850

CLOSED 9/25/26

6 Beds 3.00 Baths

Year Built 1999

3,981 Sq. Ft. (\$101 / sqft)

Days on market: 264



Jack Yen

6920 Danieldale Drive

Fort Worth, TX 76137

MLS #21321119

\$400,000**ACTIVE** 8/2/26**5 Beds 3.00 Baths****Year Built 2002****3,992 Sq. Ft.** (\$100 / sqft)**Days on market: 88**

Details

Prop Type: Single Family Residence**County:** Tarrant**Subdivision:** Fossil Park Add**Style:** Traditional, Detached**Full baths:** 2.0**Half baths:** 1.0**Acres:** 0.189**Lot Size (sqft):** 8,232**Garages:** 2**List date:** 8/2/26**Updated:** Oct 10, 2026 12:18 PM**List Price:** \$400,000**Orig list price:** \$400,000**Taxes:** \$11,323**School District:** Keller ISD**High:** Fossilridg**Middle:** Fossil Hill**Elementary:** Basswood

Features

Appliances: Gas Oven, Gas Range**Carport Spaces:** 2.0**Construction Materials:** Brick**Covered Spaces:** 2.0**Exclusions:** Refrigerator, Kitchen cook range. Seller will provide different cook range.**Fireplace Features:** Wood Burning**Fireplaces Total:** 2**Interior Features:** Kitchen Island**Levels:** Two**Lot Features:** Corner Lot**Parking Features:** Garage Faces Front, Garage**Pool Features:** Diving Board, Pool, Pool/Spa Combo**Sewer:** Public Sewer**Utilities:** Electricity Available, Sewer Available, Water Available**Virtual Tour:** [View](#)

Remarks

Huge family home ready to make your own. Corner lot home provides convent parking. Stay cool in the Texas heat with your pool and spa. Enter the house with wood stairs, carpet, laminate and huge family room with open kitchen concept.

Jack Yen

Plenty of counter and cabinets space. All the bedrooms are located upstairs. See-thru fireplace in primary suite. Plenty of yard space for the kids or garden. Keller ISD school district. Two AC's and two heat systems for better control. All information to be verified by Buyer and Buyers Agent. OWNER FINACING AVALIABLE FOR QUALIFY CLIENTS.

Courtesy of Texas Home Realty & Mortgage
Information is deemed reliable but not guaranteed.

6920 Danieldale Drive

Fort Worth, TX 76137

MLS #21321119

\$400,000

ACTIVE 8/2/26

5 Beds 3.00 Baths

Year Built 2002

3,992 Sq. Ft. (\$100 / sqft)

Days on market: 88



Jack Yen

2132 Bliss Road

Fort Worth, TX 76177

MLS #21375501

\$359,999**ACTIVE** 9/4/26**4 Beds 4.00 Baths****Year Built 2008****3,545 Sq. Ft.** (\$102 / sqft)**Days on market: 55**

Details

Prop Type: Single Family Residence**County:** Tarrant**Subdivision:** Presidio Village**Style:** Detached**Full baths:** 3.0**Half baths:** 1.0**Acres:** 0.139**Lot Size (sqft):** 6,054**Garages:** 2**List date:** 9/4/26**Updated:** Oct 22, 2026 6:49 PM**List Price:** \$359,999**Orig list price:** \$389,999**Assoc Fee:** \$250**School District:** Northwest ISD**High:** Northwest**Middle:** Chisholmtr**Elementary:** Sonny And Allegra Nance

Features

Appliances: Convection Oven, Dishwasher, Disposal**Association Fee Frequency:** Annually**Association Fee Includes:** AssociationManagement**Association Name:** Presidio Village**Cooling:** Central Air, Electric**Covered Spaces:** 2.0**Fencing:** Back Yard, Wood**Fireplace Features:** Masonry**Fireplaces Total:** 1**Flooring:** Carpet, Tile, Vinyl**Foundation Details:** Slab**Heating:** Central, Electric**Interior Features:** CableTv**Levels:** Two**Lot Features:** Subdivision**Parking Features:** Garage Faces Front**Patio And Porch Features:** Deck**Pool Features:** None**Roof:** Composition**Sewer:** Public Sewer**Utilities:** Sewer Available, Water Available, Cable Available**Virtual Tour:** [View](#)

Remarks

Welcome to 2132 Bliss! This spacious two-story home offers 4 bedrooms with 1 office , 3 full baths, 1 half bath, and

[Jack Yen](#)

approximately 3545 square feet of comfortable living space. The open entry leads to formal living and dining areas, while the generously sized family room features a cozy fireplace and flows seamlessly into the breakfast area and kitchen. The kitchen offers granite countertops, abundant cabinetry, and a center island. All bedrooms are located upstairs, including a spacious primary suite with a walk-in closet. Ideally situated near Costco, H-E-B, Target, and Alliance Town Center, with convenient access to dining, shopping, entertainment, and major highways. Dont miss this fantastic opportunity to make this well-cared-for home your own! All information is deemed reliable but not guaranteed. Buyer and buyers agent to verify all information.

Courtesy of Allegiant Realty

Information is deemed reliable but not guaranteed.

2132 Bliss Road

Fort Worth, TX 76177

MLS #21375501

\$359,999

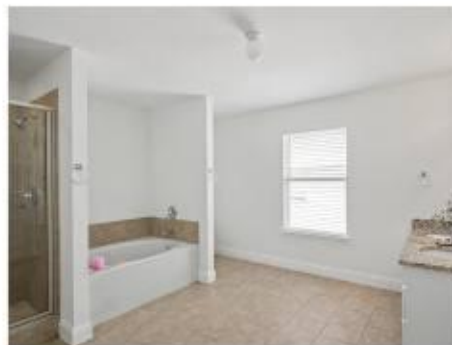
ACTIVE 9/4/26

4 Beds 4.00 Baths

Year Built 2008

3,545 Sq. Ft. (\$102 / sqft)

Days on market: 55



Jack Yen

425 Crown Oaks Drive

Fort Worth, TX 76131

MLS #21308543

\$328,000

ACTIVE 6/22/26

5 Beds 4.00 Baths

Year Built 2009

3,542 Sq. Ft. (\$93 / sqft)

Days on market: 129



Details

Prop Type: Single Family Residence
County: Tarrant
Subdivision: Fossil Park Estates
Style: Traditional, Detached
Full baths: 3.0

Half baths: 1.0
Acres: 0.138
Lot Size (sqft): 6,011
Garages: 2
List date: 6/22/26

Updated: Oct 29, 2026 10:13 AM
List Price: \$328,000
Orig list price: \$370,950
Assoc Fee: \$243
Taxes: \$9,955

School District: Eagle MT- Saginaw ISD
High: Saginaw
Middle: Prairie Vista
Elementary: Comanche Springs

Features

Appliances: Disposal
Association Fee Frequency: Semi-Annually
Association Fee Includes: AllFacilities, AssociationManagement
Association Name: Watersbend HOA
Construction Materials: Brick

Cooling: Central Air
Fireplace Features: Bedroom, Living Room
Fireplaces Total: 2
Foundation Details: Slab
Heating: Central

Interior Features: Chandelier, Cathedral Ceiling(s), Eat-in Kitchen, Granite Counters, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Levels: Two
Parking Features: Garage, Unassigned
Patio And Porch Features: Covered

Pool Features: Fenced, In Ground, Outdoor Pool, Pool
Road Surface Type: Asphalt
Roof: Asphalt
Sewer: Public Sewer
Utilities: Sewer Available, Water Available
Virtual Tour: [View](#)

Remarks

Spacious 5-bedroom, 3.5-bath home in Fossil Park Estates offering over 3,500 square feet of living space. The versatile floor plan includes a private office, multiple living and dining areas, a game room, media room, and a generous primary suite. The kitchen features abundant cabinet and counter space and opens to the main living area, creating an ideal setting for everyday living and entertaining. Outside, the backyard offers an in-ground pool, covered patio, and outdoor entertaining space. Conveniently located near shopping, dining, schools, parks, and major commuter routes. A great opportunity to make this spacious home your own.

Courtesy of Infinity Realty Group of Texas

Information is deemed reliable but not guaranteed.

425 Crown Oaks Drive

Fort Worth, TX 76131

MLS #21308543

\$328,000

ACTIVE 6/22/26

5 Beds 4.00 Baths

Year Built 2009

3,542 Sq. Ft. (\$93 / sqft)

Days on market: 129



Jack Yen

1316 Pheasant Run Trail

Fort Worth, TX 76131

MLS #21369457

\$399,000**ACTIVE** 8/31/26**5 Beds 3.00 Baths****Year Built 2009****3,517 Sq. Ft.** (\$113 / sqft)**Days on market: 59**

Details

Prop Type: Single Family Residence**County:** Tarrant**Subdivision:** Chisholm Ridge**Style:** Traditional, Detached**Full baths:** 2.0**Half baths:** 1.0**Lot Dim:** 60X115**Lot Size (sqft):****Garages:** 2**List date:** 8/31/26**Updated:** Sep 30, 2026 4:21 PM**List Price:** \$399,000**Orig list price:** \$419,000**Assoc Fee:** \$150**School District:** Eagle MT-
Saginaw ISD**High:** Saginaw**Middle:** Highland**Elementary:** Chisholm Ridge

Features

Appliances: Dishwasher, Disposal, Gas Oven, Gas Water Heater, Microwave**Association Fee Frequency:** Quarterly**Association Fee Includes:** Association Management**Association Name:** Unknown**Community Features:** Curbs, Sidewalks**Cooling:** Central Air, Ceiling Fan(s), Electric**Covered Spaces:** 2.0**Exterior Features:** Rain Gutters**Fencing:** Fenced, Wood**Fireplace Features:** Den, Family Room, Gas, Gas Starter, Stone**Fireplaces Total:** 1**Flooring:** Ceramic Tile, Laminate**Foundation Details:** Slab**Heating:** Central, Natural Gas**Interior Features:** Eat-in Kitchen, High Speed Internet, Wired for Sound**Levels:** Two**Lot Features:** Interior Lot**Parking Features:** Drive Through, Garage**Patio And Porch Features:** Covered**Pool Features:** None**Roof:** Composition**Sewer:** Public Sewer**Utilities:** Cable Available, Sewer Available, Water Available**Virtual Tour:** [View](#)**Window Features:** Window Coverings

Remarks

Visit this must see home that truly has room for everyone. Nestled in the desirable Eagle Mountain Saginaw ISD, this spacious home is designed for the way you live, gather, relax and entertain. This home features two spacious living areas, a man cave or media room and a dedicated office. The large backyard could easily accomodate a pool and outdoor living. Just use your imagination.

Courtesy of TMP Realty, LLC

Information is deemed reliable but not guaranteed.

1316 Pheasant Run Trail

Fort Worth, TX 76131

MLS #21369457

\$399,000

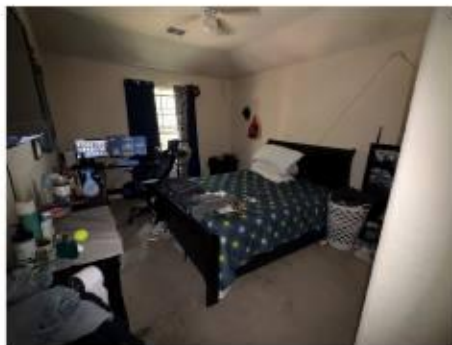
ACTIVE 8/31/26

5 Beds 3.00 Baths

Year Built 2009

3,517 Sq. Ft. (\$113 / sqft)

Days on market: 59



Jack Yen

5753 Lionfish Way

Fort Worth, TX 76131

MLS #21411347

\$399,900

ACTIVE 10/13/26

4 Beds 3.00 Baths

Year Built 2005

4,086 Sq. Ft. (\$98 / sqft)

Days on market: 16



Details

Prop Type: Single Family Residence	Half baths: 1.0	Updated: Oct 14, 2026 6:10 AM	High: Saginaw
County: Tarrant	Acres: 0.4	List Price: \$399,900	Middle: Prairie Vista
Subdivision: Northbrook Ph 1 & 2 Ftw	Lot Size (sqft): 17,424	Orig list price: \$399,900	Elementary: Northbrook
Style: Traditional, Detached	Garages: 2	Taxes: \$10,627	
Full baths: 2.0	List date: 10/13/26	School District: Eagle MT- Saginaw ISD	

Features

Appliances: Dishwasher, Disposal, Gas Range	Fencing: Wood	Interior Features: DecorativeDesignerLightingFixtures, Eat-in Kitchen, Granite Counters, High Speed Internet, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)	Lot Features: Back Yard, Cul-De-Sac, Interior Lot, Lawn, Subdivision, SprinklerSystem
Community Features: Curbs, Sidewalks	Fireplace Features: Den, Double Sided, Gas, Gas Starter, PrimaryBedroom	Laundry Features: Washer Hookup, DryerHookup, Electric Dryer Hookup, Gas Dryer Hookup, LaundryInUtilityRoom	Parking Features: DoorSingle, Driveway, Garage Faces Front, Garage, Garage Door Opener
Construction Materials: Brick	Fireplaces Total: 2	Levels: Two	Patio And Porch Features: Front Porch, Patio
Cooling: Central Air, Ceiling Fan(s), Electric	Flooring: Carpet, Ceramic Tile		Pool Features: Heated, In Ground, Pool, Private, Pool/ Spa Combo
Covered Spaces: 2.0	Foundation Details: Slab		
Exclusions: mounted tvs and mounts, curtains and rods.	Heating: Central, Fireplace(s), Natural Gas		
Exterior Features: Storage			

Jack Yen

Roof: Composition**Sewer:** Public Sewer**Utilities:** Sewer Available,
Water Available**Virtual Tour:** [View](#)**Window Features:** Window
Coverings

Remarks

This distinguished four-bedroom residence is situated on a cul-de-sac, offering privacy on an oversized lot. The expansive home showcases an open floor plan that seamlessly integrates the formal living and dining areas with the kitchen, breakfast room, and den which features a fireplace. The kitchen is large with an extended island providing substantial preparation space, granite countertops, stainless steel appliances, and a breakfast bar. The upper level comprises the master suite, three additional bedrooms, a family room, and a versatile bonus room suitable for use as a home office, fitness center, recreation room, or hobby space. The master suite includes a double-sided fireplace positioned between the bedroom and ensuite bathroom. The master bathroom is appointed with a separate shower, soaking tub, dual vanities, and a spacious walk-in closet. Situated on 0.4 acres, the property features an expansive backyard accommodating a pool and spa combination, a dedicated parking area for recreational vehicles, boats, or trailers, a storage building, and ample lawn space for children and pets to enjoy outdoor activities.

Courtesy of Regent Realty, LLC

Information is deemed reliable but not guaranteed.

5753 Lionfish Way

Fort Worth, TX 76131

MLS #21411347

\$399,900

ACTIVE 10/13/26

4 Beds 3.00 Baths

Year Built 2005

4,086 Sq. Ft. (\$98 / sqft)

Days on market: 16



Jack Yen

1429 Pepperidge Lane

Fort Worth, TX 76131

MLS #21266825

\$399,900**ACTIVE** 5/11/26**5 Beds 4.00 Baths****Year Built 2005****3,733 Sq. Ft.** (\$107 / sqft)**Days on market: 171**

Details

Prop Type: Single Family Residence**County:** Tarrant**Subdivision:** Lasater Add**Style:** Detached**Full baths:** 3.0**Half baths:** 1.0**Acres:** 0.158**Lot Size (sqft):** 6,882**Garages:** 2**List date:** 5/11/26**Updated:** Aug 25, 2026 12:46 PM**List Price:** \$399,900**Orig list price:** \$415,000**Assoc Fee:** \$180**Taxes:** \$11,217**School District:** Eagle MT- Saginaw ISD**High:** Saginaw**Middle:** Prairie Vista**Elementary:** Comanche Springs

Features

Appliances: Dishwasher, Gas Range, Microwave**Association Fee Frequency:** Semi-Annually**Association Fee Includes:** Association Management, Maintenance Grounds**Association Name:** Chisholm Ridge**Covered Spaces:** 2.0**Exclusions:** TV, TV Mounts, Personal belongings**Fireplace Features:** Electric**Fireplaces Total:** 1**Interior Features:** Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)**Levels:** Two**Parking Features:** Driveway**Pool Features:** None**Sewer:** Public Sewer**Utilities:** Electricity Connected, Natural Gas Available, Sewer Available, Separate Meters, Water Available**Virtual Tour:** [View](#)

Remarks

Spacious 5-bedroom, 3.5-bath home offering an incredible opportunity for buyers looking to add their personal touch! Featuring over-sized living spaces with 2 living areas, 2 dining areas, and a beautifully remodeled kitchen, this home has a

Jack Yen

fantastic layout for both everyday living and entertaining. The large primary suite offers plenty of space to unwind, while the additional bedrooms provide flexibility for guests, office space, or multi-generational living.

Home is being sold as-is. Great potential for investors or buyers looking for a larger home at an attractive price point. Convenient location with easy access to shopping, dining, and major highways. Bring your vision and make this one shine again! Pictures coming soon.

Courtesy of Coldwell Banker Apex, REALTORS
Information is deemed reliable but not guaranteed.

1429 Pepperidge Lane

Fort Worth, TX 76131

MLS #21266825

\$399,900

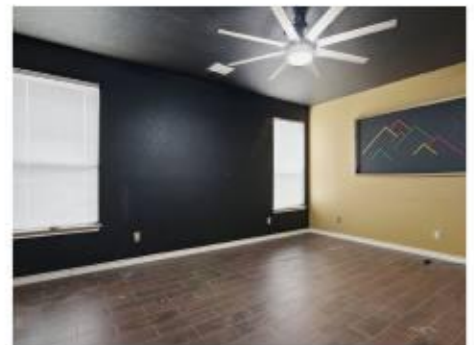
ACTIVE 5/11/26

5 Beds 4.00 Baths

Year Built 2005

3,733 Sq. Ft. (\$107 / sqft)

Days on market: 171



Jack Yen

9108 Belvedere Drive

Fort Worth, TX 76244

MLS #21414741

\$355,000**ACTIVE** 10/17/26**5 Beds 4.00 Baths****Year Built 2002****3,789 Sq. Ft.** (\$94 / sqft)**Days on market: 12**

Details

Prop Type: Single Family Residence**County:** Tarrant**Subdivision:** Vineyards At Heritage The**Style:** Traditional, Detached**Full baths:** 3.0**Half baths:** 1.0**Acres:** 0.14**Lot Size (sqft):** 6,098**Garages:** 2**List date:** 10/17/26**Updated:** Oct 26, 2026 5:38 PM**List Price:** \$355,000**Orig list price:** \$360,000**Assoc Fee:** \$118**Taxes:** \$10,914**School District:** Keller ISD**High:** Central**Middle:** Hillwood, Parkwood**Elementary:** Friendship

Features

Appliances: Dishwasher, Electric Range, Disposal, Microwave**Association Fee Frequency:** Quarterly**Association Fee Includes:** AllFacilities, Maintenance Structure**Association Name:** First Service Residential**Construction Materials:** Brick**Cooling:** Central Air, Ceiling Fan(s), Electric**Covered Spaces:** 2.0**Exclusions:** Personal Property**Fireplace Features:** Living Room**Fireplaces Total:** 1**Flooring:** Carpet, Ceramic Tile**Foundation Details:** Slab**Heating:** Central, Electric, Fireplace(s)**Interior Features:** Eat-in Kitchen, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)**Laundry Features:** Washer Hookup, DryerHookup**Levels:** Two**Lot Features:** Interior Lot, Few Trees**Other Equipment:** None**Parking Features:** Driveway, Garage Faces Front, Garage**Patio And Porch Features:** Covered**Pool Features:** None**Roof:** Composition**Sewer:** Public Sewer**Utilities:** Sewer Available, Water Available**Virtual Tour:** [View](#)

Jack Yen

Remarks

Welcome to this spacious two-story home in Fort Worth featuring 5 bedrooms, 3.5 bathrooms, and an inviting open-concept floor plan designed for comfortable living and entertaining. With generous space for everyday living, hosting guests, or creating a home office, this home offers flexibility to fit your lifestyle. Enjoy convenient access to I-35 and Highway 287, making commuting and getting around the Metroplex a breeze. Ideally located near Alliance Town Center for shopping, dining, and entertainment, as well as H-E-B for everyday essentials. Located within the highly acclaimed Keller ISD, this home combines space, convenience, and a desirable location. Dont miss the opportunity to make this Fort Worth home your own!

Courtesy of eXp Realty LLC

Information is deemed reliable but not guaranteed.

9108 Belvedere Drive Fort Worth, TX 76244

MLS #21414741

\$355,000

ACTIVE 10/17/26

5 Beds 4.00 Baths

Year Built 2002

3,789 Sq. Ft. (\$94 / sqft)

Days on market: 12



Jack Yen

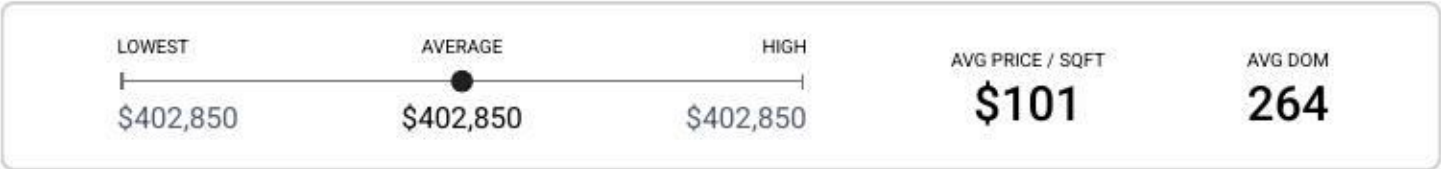


Analysis

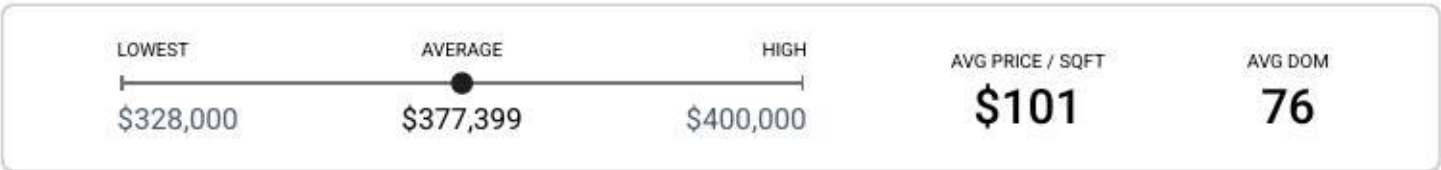
Jack Yen

Comparable Property Statistics

S 1 Sold Listings



A 7 Active Listings



Sold Property Analysis

Averages

100.71%

Homes sold for an average of 100.71% of their list price.

264 Days on market

It took an average of 264 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
1229 Topeka Drive	\$400,000	\$402,850	100.71%	264	\$101
Averages	\$400,000	\$402,850	100.71%	264	\$101

Time To Sell

264 Days on Market

|

100.71% of list price

Sold homes were on the market for an average of 264 days before they accepted an offer. These homes sold for an average of 100.71% of list price.



☐ Original list price ☒ Most recent price or sold price

	ADDRESS	STATUS	LIST PRICE	SOLD PRICE	DOM	% OF LIST \$
1	1229 Topeka Drive	Closed	\$400,000	\$402,850	264	100.71%
2	6920 Daniieldale Drive	Active	\$400,000	-	88	-
3	2132 Bliss Road	Active	\$359,999	-	55	-
4	425 Crown Oaks Drive	Active	\$328,000	-	129	-
5	1316 Pheasant Run Trail	Active	\$399,000	-	59	-
6	5753 Lionfish Way	Active	\$399,900	-	16	-
7	1429 Pepperidge Lane	Active	\$399,900	-	171	-
8	9108 Belvedere Drive	Active	\$355,000	-	12	-
Averages			\$380,225	\$402,850	99	100.71%

Average Price Per Sq Ft

\$101 Sqft.

Comparable homes sold for an average of \$101 / sq. ft. Many factors such as location, use of space, condition, quality, and amenities determine the market value per square foot, so reviewing each comp carefully is important.



Subject Property Trendline (based on SOLD listings only)

	ADDRESS	STATUS	SOLD PRICE	SQ. FT.	\$/SQ.FT
1	1229 Topeka Drive	Closed	\$402,850	3,981	\$101
2	6920 Daniieldale Drive	Active	-	3,992	\$100
3	2132 Bliss Road	Active	-	3,545	\$102
4	425 Crown Oaks Drive	Active	-	3,542	\$93
5	1316 Pheasant Run Trail	Active	-	3,517	\$113
6	5753 Lionfish Way	Active	-	4,086	\$98
7	1429 Pepperidge Lane	Active	-	3,733	\$107
8	9108 Belvedere Drive	Active	-	3,789	\$94
Averages			\$402,850	3,773	\$101