



**Michael Farris**  
 Michael Farris Jr Real Estate

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**CMA 1 - Line**

Prepared By: Michael Farris

Listings as of 03/26/17 at 2:49 pm

Property Type is 'Residential' Status is 'Sold' Status Contractual Search Date is 03/26/2017 to 03/26/2016 Property Sub Type is 'RES-Single Family' MLS Area is '112 - FW FAR WEST-BENBROOK/WH.SETTLEM.' MLS SubArea is 'ELRANCHO EST,LOST CRK.I&II,MARY (6)' Current Price is 200000+

**Residential**

| MLS #              | Address                   | City             | # Bed | # Bth | GAR/CP/TCP | Yr Blt | Pool | SqFt  | S\$/SqFt | Acres | List Price | Sold Price | Sold Date  | SP%LP  | CDOM |
|--------------------|---------------------------|------------------|-------|-------|------------|--------|------|-------|----------|-------|------------|------------|------------|--------|------|
| 13281851           | 4008 Snow Creek Drive     | Fort Worth       | 3     | 2/0   | 2/0/2      | 1983   | No   | 2,249 | \$91.15  | 0.276 | \$219,900  | \$205,000  | 06/06/2016 | 93.22  | 168  |
| 13350528           | 3809 Ben Creek Court      | Fort Worth       | 3     | 2/0   | 2/0/2      | 1985   | No   | 2,412 | \$88.62  | 0.290 | \$213,750  | \$213,750  | 09/12/2016 | 100.00 | 128  |
| 13348677           | 4016 Snow Creek Drive     | Fort Worth       | 4     | 3/0   | 2/0/2      | 1987   | No   | 2,860 | \$83.39  | 0.276 | \$283,000  | \$238,500  | 04/27/2016 | 84.28  | 15   |
| 13382932           | 4400 Lost Creek Boulevard | Fort Worth       | 4     | 3/0   | 3/2/5      | 2003   | No   | 2,625 | \$91.43  | 0.327 | \$245,000  | \$240,000  | 09/30/2016 | 97.96  | 79   |
| 13395041           | 3600 Verda Vista Court    | Fort Worth       | 3     | 2/0   | 2/0/2      | 1988   | No   | 1,815 | \$140.50 | 0.140 | \$279,000  | \$255,000  | 07/14/2016 | 91.40  | 11   |
| 13441302           | 4401 Cambria Drive        | Fort Worth       | 3     | 2/0   | 2/0/2      | 2001   | No   | 2,137 | \$126.81 | 0.234 | \$279,000  | \$271,000  | 11/22/2016 | 97.13  | 66   |
| 13445267           | 11629 Pine Creek Court    | Fort Worth       | 3     | 2/0   | 2/0/2      | 1986   | No   | 2,173 | \$124.71 | 0.252 | \$274,900  | \$271,000  | 10/07/2016 | 98.58  | 4    |
| 13404382           | 3925 Snow Creek Drive     | Fort Worth       | 3     | 2/1   | 2/0/2      | 1986   | No   | 2,421 | \$112.35 | 0.252 | \$276,000  | \$272,000  | 07/27/2016 | 98.55  | 2    |
| 13482073           | 3817 Ben Creek Court      | Fort Worth       | 4     | 3/0   | 2/0/2      | 1986   | No   | 2,787 | \$104.05 | 0.265 | \$299,900  | \$290,000  | 01/11/2017 | 96.70  | 54   |
| 13367055           | 4301 Northpointe Drive    | Fort Worth       | 4     | 3/0   | 2/0/2      | 1994   | No   | 2,623 | \$120.09 | 0.234 | \$335,000  | \$315,000  | 10/17/2016 | 94.03  | 138  |
| 13349474           | 11417 Northpointe Court   | Fort Worth       | 3     | 2/0   | 2/0/2      | 1996   | No   | 2,666 | \$119.99 | 0.292 | \$324,900  | \$319,900  | 10/17/2016 | 98.46  | 157  |
| 13354503           | 11920 Blue Creek Drive    | Fort Worth       | 4     | 3/0   | 2/0/2      | 1979   | No   | 2,640 | \$123.07 | 0.520 | \$324,900  | \$324,900  | 05/31/2016 | 100.00 | 4    |
| 13510664           | 3820 Ben Creek Court      | Fort Worth       | 3     | 2/1   | 2/0/2      | 1986   | Yes  | 2,737 | \$119.11 | 0.285 | \$340,000  | \$326,000  | 03/09/2017 | 95.88  | 48   |
| 13355581           | 4416 Fair Ridge Drive     | Fort Worth       | 4     | 3/1   | 3/0/3      | 1988   | Yes  | 3,399 | \$102.97 | 0.252 | \$350,000  | \$350,000  | 09/29/2016 | 100.00 | 173  |
| 13501268           | 4517 Fair Creek Terrace   | Fort Worth       | 3     | 2/1   | 2/0/2      | 2014   | No   | 3,160 | \$117.09 | 0.310 | \$275,000  | \$370,000  | 11/21/2016 | 134.55 | 222  |
| 13418755           | 4025 Snow Creek Drive     | Fort Worth       | 4     | 4/1   | 3/0/3      | 2012   | No   | 3,392 | \$132.67 | 0.380 | \$469,900  | \$450,000  | 11/30/2016 | 95.77  | 91   |
| 13318282           | 4540 Knoll Ridge Drive    | Fort Worth       | 4     | 3/1   | 2/0/2      | 2014   | No   | 4,504 | \$113.23 | 0.227 | \$525,000  | \$510,000  | 06/15/2016 | 97.14  | 73   |
| 13516022           | 11601 Northview Drive     | Fort Worth       | 4     | 4/2   | 3/0/3      | 2004   | No   | 5,589 | \$113.96 | 0.443 | \$698,500  | \$636,925  | 03/15/2017 | 91.18  | 18   |
| <b># LISTINGS:</b> | <b>18</b>                 | <b>Medians:</b>  | 4     | 3/0   | 2/0/2      | 1988   |      | 2,653 | \$115.53 | 0.276 | \$291,450  | \$302,500  |            | 97.14  | 70   |
|                    |                           | <b>Minimums:</b> | 3     | 2/0   | 2/0/2      | 1979   |      | 1,815 | \$83.39  | 0.140 | \$213,750  | \$205,000  |            | 84.28  | 2    |
|                    |                           | <b>Maximums:</b> | 4     | 4/2   | 3/2/5      | 2014   |      | 5,589 | \$140.50 | 0.520 | \$698,500  | \$636,925  |            | 134.55 | 222  |
|                    |                           | <b>Averages:</b> | 4     | 3/0   | 2/0/2      | 1994   |      | 2,899 | \$112.51 | 0.292 | \$334,092  | \$325,499  |            | 98.05  | 81   |

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| <b>Quick Statistics ( 18 Listings Total )</b> |            |            |                |               |
|---|------------|------------|----------------|---------------|
|   | <b>Min</b> | <b>Max</b> | <b>Average</b> | <b>Median</b> |
| <b>List Price</b>                             | \$213,750  | \$698,500  | \$334,092      | \$291,450     |
| <b>Sold Price</b>                             | \$205,000  | \$636,925  | \$325,499      | \$302,500     |

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