



Sascha Chatman
 eXp Realty, LLC
 Ph: sascha@chatmanrealtygroup.com
 Let's "Chat about your home"

Prepared By Sascha Chatman

July 31, 2023

Property Type is 'Residential' Property Type is 'Residential' Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract' Mls Status is 'Pending' Status Contractual
 Search Date is 07/31/2023 to 05/02/2023 Mls Status is 'Closed' Status Contractual Search Date is 07/31/2023 to 07/31/2022 Latitude, Longitude is within 0.50 mi of 805 Netherfield Pkwy,
 Mansfield, TX 76063, USA State Or Province is one of 'Louisiana', 'Texas'

Market Analysis Summary | Residential

Listings as of 7/31/23 at 3:33 pm, Page 1 of 2

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
---	-------	---------	------	----	----	------	----	------------	------	-------	---------	------------	------------	-----------	-----------	------

Listings: Active

1	20384514	4408 Bingley WAY	Mansfield	4	5	3,772	2016	3/0/3	No	0.294	\$173.65	\$655,000				4
2	20358836	4407 De Bourgh LN	Mansfield	5	4	4,224	2019	2/0/2	No	0.198	\$160.98	\$680,000				44
				Min	4	4	3,772	2016	3/0/3	0.198	\$160.98	\$655,000				4
				Max	5	5	4,224	2019	2/0/2	0.294	\$173.65	\$680,000				44
				Avg	5	5	3,998	2018	3/0/3	0.246	\$167.32	\$667,500				24
				Med	5	5	3,998	2018	3/0/3	0.246	\$167.32	\$667,500				24

Listings: Pending

1	20345878	4501 Catherine DR	Mansfield	5	5	4,327	2016	3/0/3	No	0.288	\$156.00	\$674,999				7
				Min	5	5	4,327	2016	3/0/3	0.288	\$156.00	\$674,999				7
				Max	5	5	4,327	2016	3/0/3	0.288	\$156.00	\$674,999				7
				Avg	5	5	4,327	2016	3/0/3	0.288	\$156.00	\$674,999				7
				Med	5	5	4,327	2016	3/0/3	0.288	\$156.00	\$674,999				7

Copyright: NTREIS 2023 All rights reserved.

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.



Sascha Chatman
 eXp Realty, LLC
 Ph: sascha@chatmanrealtygroup.com
 Let's "Chat about your home"

Prepared By Sascha Chatman

July 31, 2023

Market Analysis Summary | Residential

Listings as of 7/31/23 at 3:33 pm, Page 2 of 2

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
---	-------	---------	------	----	----	------	----	------------	------	-------	---------	------------	------------	-----------	-----------	------

Listings: Closed

1	20153939	812 Netherfield PKWY	Mansfield	5	4	3,910	2017	2/0/0	Yes	0.193	\$173.91	\$680,000	\$680,000	09/28/2022	100.0%	6
2	20180679	4408 Bingley WAY	Mansfield	4	5	3,772	2016	3/0/3	No	0.294	\$168.35	\$650,000	\$635,000	12/12/2022	97.7%	31
3	20272069	4407 Lydia LN	Mansfield	5	4	3,667	2017	2/0/2	Yes	0.220	\$179.17	\$657,000	\$657,000	05/19/2023	100.0%	43
4	20169785	4405 De Bourgh LN	Mansfield	5	4	3,663	2017	3/0/3	No	0.198	\$170.63	\$625,000	\$625,000	12/12/2022	100.0%	46
5	20248460	900 Meryton CT	Mansfield	6	4	3,600	2019	2/0/2	No	0.229	\$166.67	\$615,000	\$600,000	04/20/2023	97.6%	51

Min	4	4	3,600	2016	2/0/2	0.193	\$166.67	\$615,000	\$600,000	97.6%	6
Max	6	5	3,910	2019	2/0/0	0.294	\$179.17	\$680,000	\$680,000	100.0%	51
Avg	5	4	3,722	2017	3/0/3	0.227	\$171.74	\$645,400	\$639,400	99.1%	35
Med	5	4	3,667	2017	2/0/2	0.220	\$170.63	\$650,000	\$635,000	100.0%	43

8	Total Listings	Average for all:	5	4	3,867	2017	3/0/2	0.239	\$168.67	\$654,625	\$639,400	99.1%	29
		Median for all:	5	4	3,772	2017	3/0/3	0.225	\$169.49	\$656,000	\$635,000	100.0%	37

		Min	Max	Avg	Med
Quick Statistics	List Price	\$615,000	\$680,000	\$654,625	\$656,000
	Sale Price	\$600,000	\$680,000	\$639,400	\$635,000
	Sale / List	97.6%	100.0%	99.1%	100.0%

Copyright: NTREIS 2023 All rights reserved.

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.