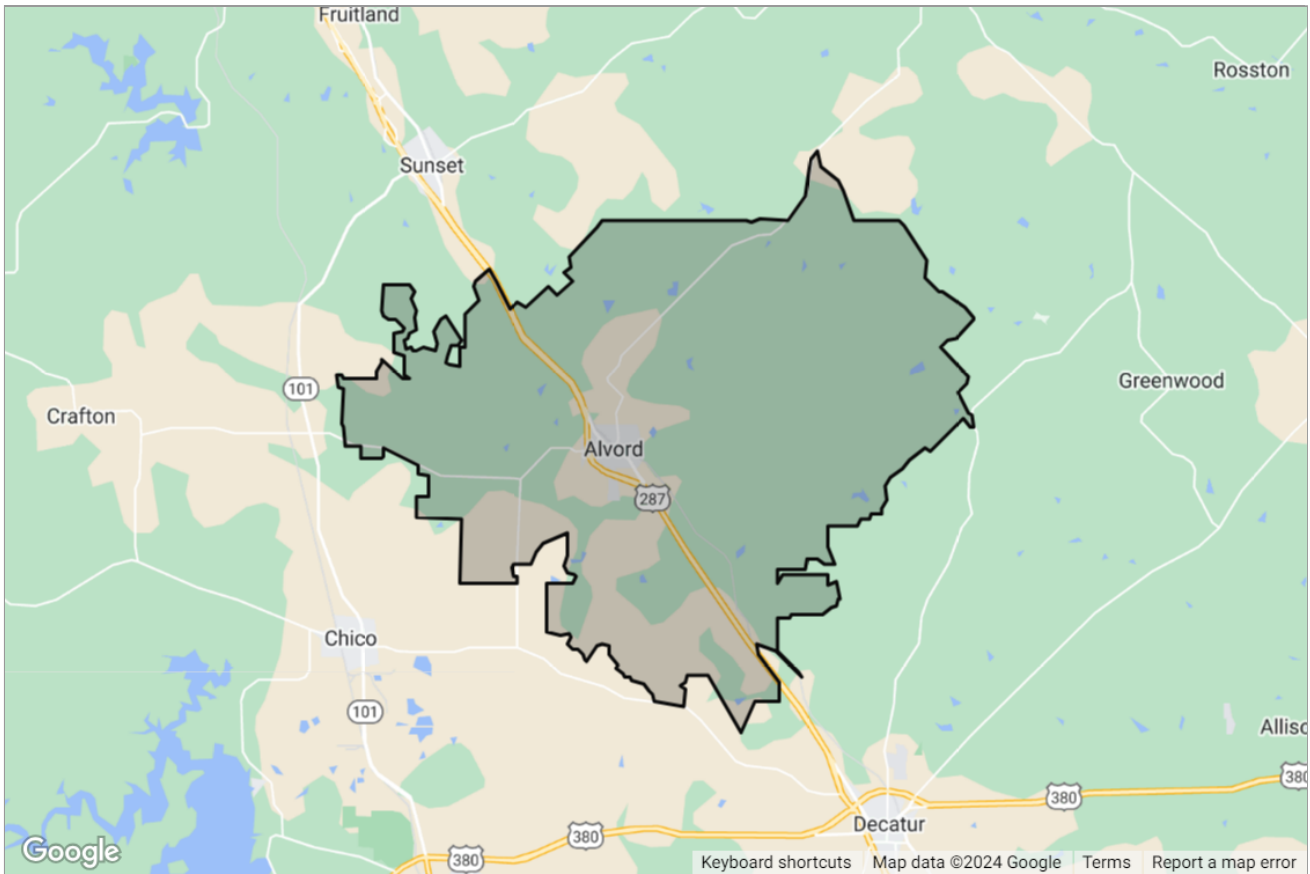


MARKET ACTIVITY REPORT

Alvord, TX 76225



Presented by
David Peet | Sales Agent
Texas Real Estate License: 0634691

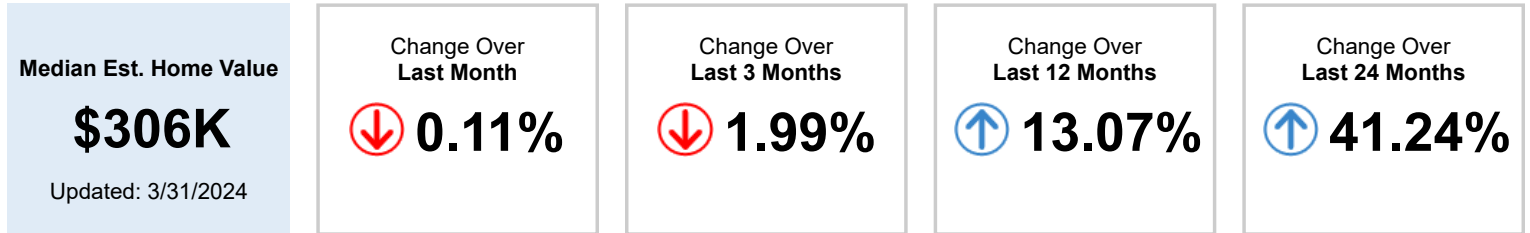


Mobile: (214) 287-0009
Main: david@peetrealty.com
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Peet Realty
PO Box 1748
Decatur, TX 76234

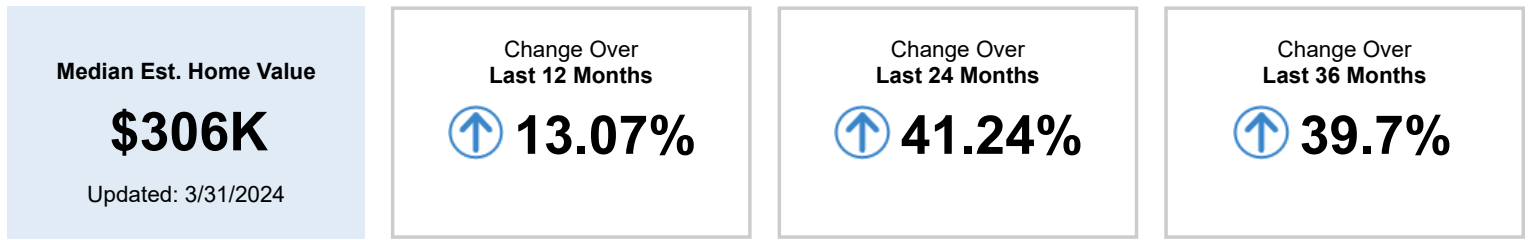
Alvord, TX 76225

Market Snapshot: Estimated Home Values



About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 4/10/2024.

Market Snapshot: Sales Price

About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price

Median List Price

\$473K

Updated: 3/31/2024

Change Over
Last Month

 **1.39%**


Change Over
Last 3 Months

 **13.21%**

Change Over
Last 12 Months

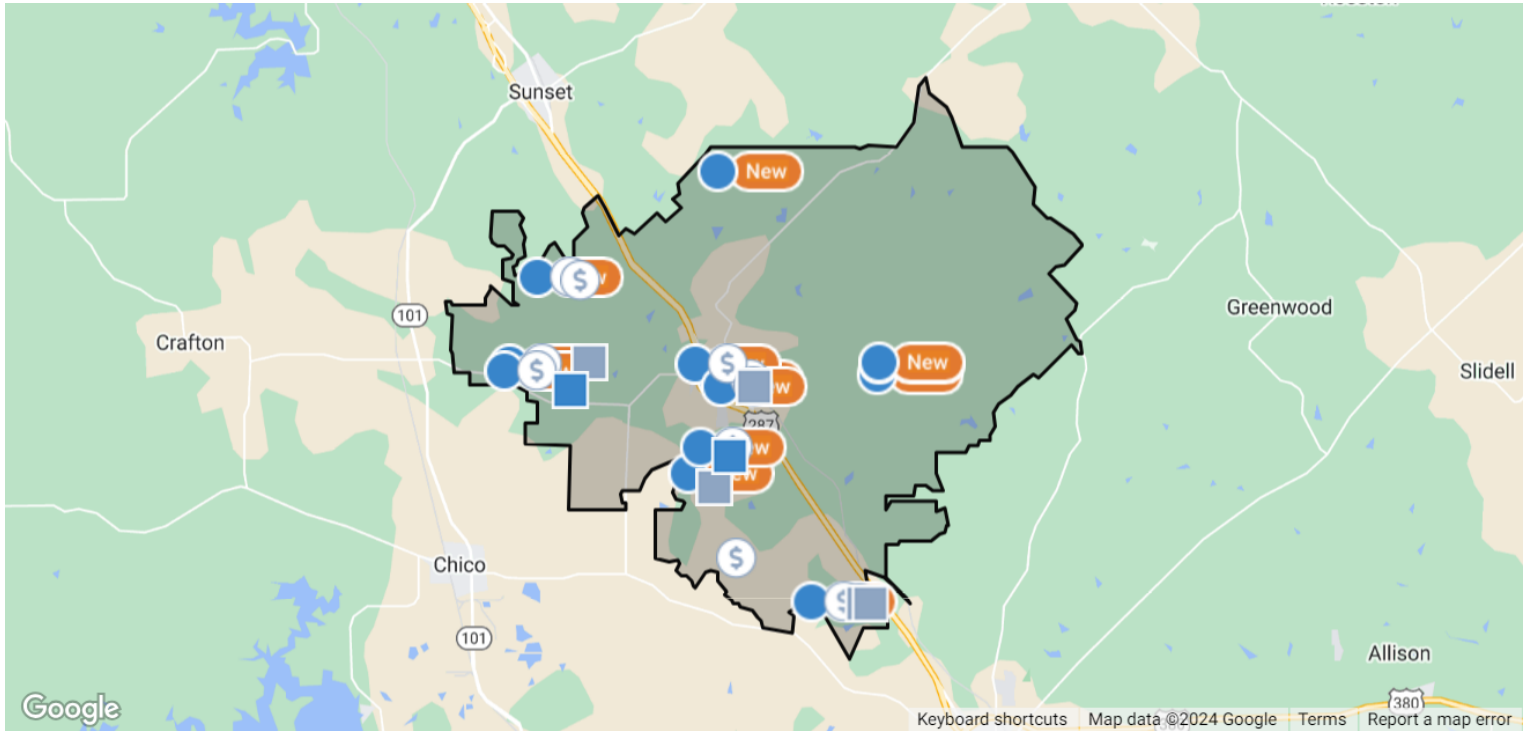
 **38.11%**

Change Over
Last 24 Months





 **25.3%**

About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

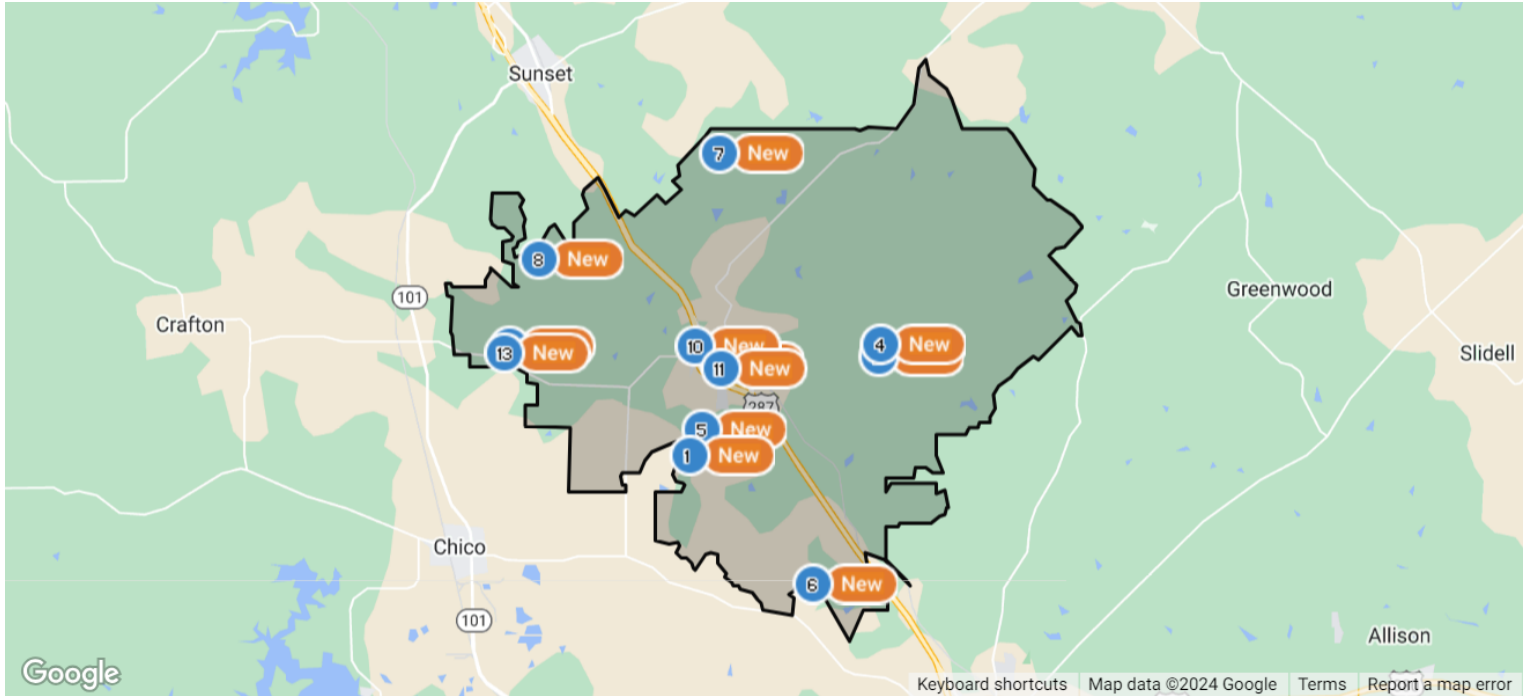
Market Activity Summary Stats






Search Criteria | **Location:** Alvord, TX 76225; **Date:** Changes in the Last 6 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Pending, Closed, Distressed, Price Change, Expired; **Property Types:** Single Family, Farm/Ranch; **Sale Price:** \$400K – \$800K; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 50; **Sort Order:** Recently updated

	 New Listings	 Closed	 Price Changes	 Expired
Number of Properties	13	6	11	1
Low Price / Value	\$455,000	\$517,500	\$455,000	\$525,500
Median Price / Value	\$669,000	\$597,450	\$637,500	\$525,500
High Price / Value	\$749,900	\$618,000	\$740,000	\$525,500
Average Price / Sq. Ft.	\$278	\$245	\$268	\$208
Median Price / Sq. Ft.	\$256	\$250	\$255	\$208
Average Days in RPR	56	115	114	92
Median Days in RPR	44	118	83	92
Total Volume	\$8,268,179	\$3,450,200	\$6,740,268	\$525,500





Alvord, TX 76225







New Listings: 13

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	1 ● Active • New, Active: 4/5/2024 <i>MLS ID: 20579121</i> 2055 County Road 1370	Single Family	3/2	1,852 sq ft	450,410	2000	4/5/2024	\$749,900	\$405
<i>Listing Courtesy of Compass RE Texas, LLC</i>									
	2 ● Active • New, Active: 4/10/2024 <i>MLS ID: 20583676</i> 1006 County Road 2475	Single Family	4/4	2,118 sq ft	436,035	1947	4/10/2024	\$669,000	\$316
<p>Simple, elegant, country cottage, with all the amenities needed for a country lifestyle and more. This 4 bedroom and 3.5 bath cottage has the look and feel of that special visit to Grandmas. Extra rooms for visiting or entertaining guests. It is surrounded by a beautiful landscape with ponds and tanks and room to grow. The pictures do not do it justice as this will give that wonderful feeling of being HOME!!! Come and see this special vintage little cottage and fall in love with the country life.</p> <p style="text-align: right;"><i>Listing Courtesy of United Real Estate DFW</i></p>									
	3 ● Active • New, Active: 2/26/2024 <i>MLS ID: 20542090</i> 1250 County Road 2475	Single Family	3/2	1,612 sq ft	126,759	2024	2/26/2024	\$473,000	\$293
<p>Welcome to Luxury Living in the Country!!! This stunning one story new construction home has 3 bed and 2 full baths with an open concept , living room and kitchen. Ample space for everyday living & entertaining. The stylish kitchen comes equipped with stunning white cabinets, a large center island and stainless steel appliances. Sitting on on 2.91 acres, what a perfect blend of comfort, space, and tranquility. TALK ABOUT CONSTRUCTION! This ICF (Insulated Concrete Form)Construction home has a total exterior wall width of 17 inches with all insulation and brick included. With a brick surface, followed by insulated blocks with 6 inches of concrete and steel, this unique construction is not only more energy efficient but also has a much higher wind load than wood construction. Concrete doesn't burn and termites don't eat it. Attic insulation consists of 1 inch of closed cell foam followed by 6 inches of open cell foam. ICF construction is possibly one of the safest homes you will ever own.</p> <p style="text-align: right;"><i>Listing Courtesy of United Real Estate Insight</i></p>									



New Listings: 13 (cont.)

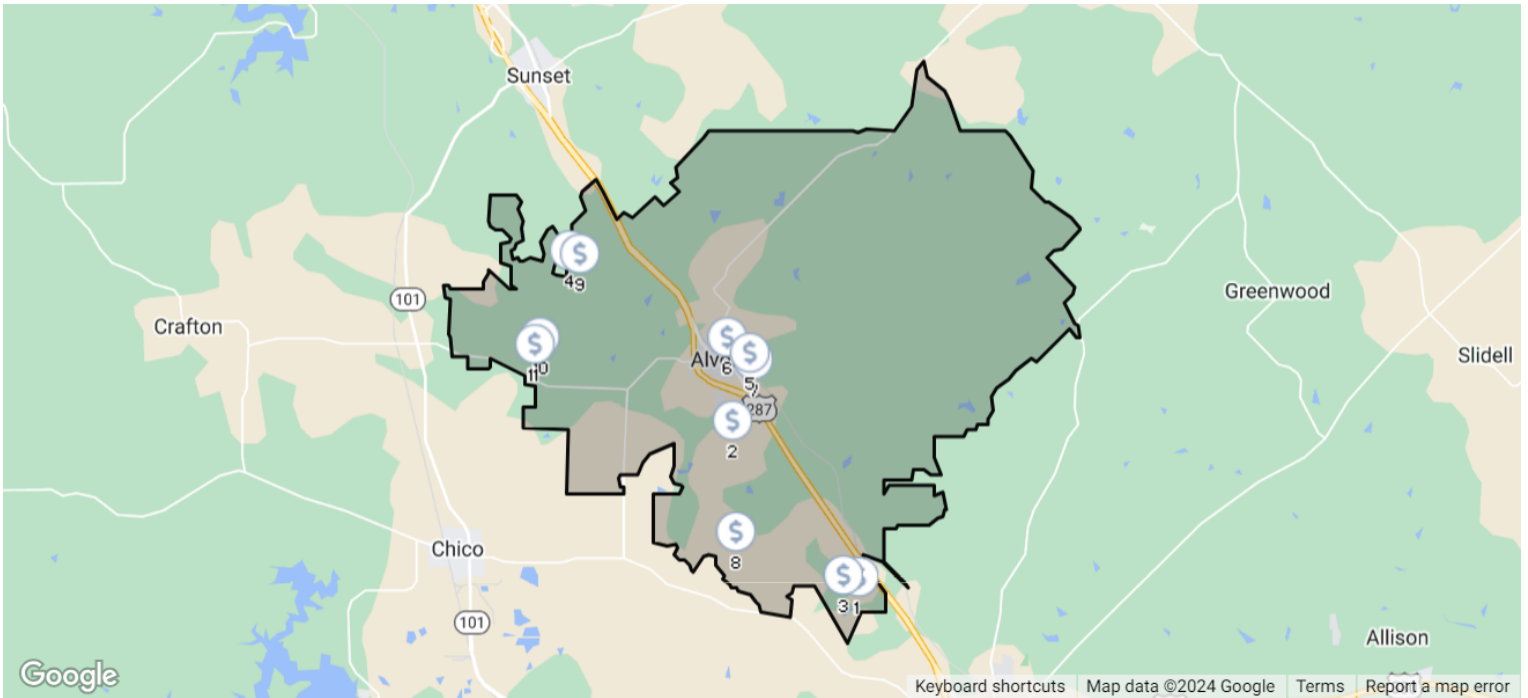
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	4 ● Active	*New, Active: 2/27/2024 MLS ID: 20534004						
1210 County Road 2475	Single Family	3/2	1,845 sq ft	88,426	2024	2/27/2024	\$507,000	\$275
<p>Welcome to Luxury Living in the Country!!! This stunning one story new construction home has 3 bed and 2 full baths with an open concept , living room and kitchen. Ample space for everyday living & entertaining. The stylish kitchen comes equipped with stunning white cabinets, a large center island and stainless steel appliances. Sitting on on 2.91 acres, what a perfect blend of comfort, space, and tranquility. TALK ABOUT CONSTRUCTION! This ICF (Insulated Concrete Form)Construction home has a total exterior wall width of 17 inches with all insulation and brick included. With a brick surface, followed by insulated blocks with 6 inches of concrete and steel, this unique construction is not only more energy efficient but also has a much higher wind load than wood construction. Concrete doesn't burn and termites don't eat it. Attic insulation consists of 1 inch of closed cell foam followed by 6 inches of open cell foam. ICF construction is possibly one of the safest homes you will ever own.</p> <p><i>Listing Courtesy of United Real Estate Insight</i></p>								
	5 ● Active	*New, Active: 2/28/2024 MLS ID: 20541538						
1691 S Hubbard St	Single Family	4/4	2,755 sq ft	87,120	2022	2/28/2024	\$649,999	\$236
<p>Motivated Sellers!! You have to see it to believe it, pictures do not do this beautiful modern farmhouse justice! Located on 2 acres with newly fenced backyard, this property is ready for you and your animals to roam free. Abundant natural light fills the open concept layout that is ready for entertainment and gatherings. The front office to the right of the entrance is perfect for working-at-home. Granite kitchen countertops, built-in double oven, farmhouse sink, and huge walk-in pantry are just a few of the many kitchen features. Expansive master bedroom with tray ceilings is only outdone by the master bathroom with garden tub, his and her separate vanities, large tiled shower, oversized closet the size of a bedroom with *pocket door to laundry room*. Upstairs suite has private full bath and can be used as 4th bedroom or a media room. Fence has side vehicle gate already installed, making entry and exit into the backyard a breeze. All of this with no HOA!</p> <p><i>Listing Courtesy of Point Realty</i></p>								
	6 ● Active	*New, Active: 11/27/2023 MLS ID: 20466842						
114 Robles Ln	Single Family	4/2	1,800 sq ft	274,428	1989	11/27/2023	\$530,000	\$294
<p>Experience modern elegance in this extensively remodeled 4 bedroom, 2 bath home in Decatur school district. Enjoy the seamless flow of the open concept living, dining, and kitchen area. Boasting a farmhouse sink, stainless steal appliances, quartz counter tops, sleek finishes, and luxury vinyl flooring throughout. 6.30 acres offers endless outdoor possibilities. Perfect for both relaxation and entertaining guests.</p> <p><i>Listing Courtesy of Post Oak Realty- West</i></p>								
	7 ● Active	*New, Active: 3/6/2024 MLS ID: 20553518						
974 Rollingwood Rd	Single Family	5/4	3,703 sq ft	383,763	2018	3/6/2024	\$744,000	\$201
<p>The great country escape you have been searching for has officially hit the market! Welcome to 974 Rollingwood Dr. located in beautiful and growing Alvord, Tx. Sitting on a sprawling 8 ac tract of prime land backing up directly to the LBJ Nat'l Grasslands, there is sure to be enough room for the entire family and the animals! Step inside the front door of this custom home and you will be welcomed with an open floor plan complimented with an abundance of natural lighting creating an open and inviting setting. In the kitchen you will enjoy high end cabinetry paired with granite counter tops adjoined w breakfast bar. The master suite boasts en suite bath, walk in closets. Upstairs are 4 additional bedrooms as well as an additional living room. Award winning Alvord ISD. Take in all the iconic Texas sunsets from your backyard pool spa oasis featuring outdoor fireplace and living center. Enjoy country living less than 1 hour to Downtown Ft Worth, Southlake, Alliance Town Center,DFW Airport</p> <p><i>Listing Courtesy of Compass RE Texas, LLC</i></p>								

New Listings: 13 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>8 ● Active *New, Active: 1/18/2024 <i>MLS ID: 20512743</i></p> <p>1153 County Road 1591</p> <p>Bring the horses and live out your Texas Ranch dreams on 14 stunning acres. Metal barn with covered porch has full bath, storage room, & horse stalls. 3 water wells on property. Property is fully fenced with solar-powered gate & partially cross fenced - ready for your animals! Single story home has covered front porch & back porch with wbfp overlooking property. Home offers 3 bdrms, 2.5 baths. Spacious living room with coffered ceiling, built-ins, & stone wbfp. Island kitchen with dbl ovens, elec stovetop, & pantry is open to brkfst area with adorable wagon wheel light fixture. Split bdrm arrangement provides a private primary suite with tray ceiling, access to the back yard, & bath with dual sinks, jetted tub, separate shower, & large WIC with built-ins. 2 additional bdrms with WIC also available. Large full size laundry room with 2 closets & half bath with access to outside. Back porch, patio, & firepit is perfect for summer BBQs!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>	Single Family	3/3	2,082 sq ft	626,392	2001	1/18/2024	\$740,000	\$355
 <p>9 ● Active *New, Active: 12/29/2023 <i>MLS ID: 20501626</i></p> <p>6122 Old Decatur Rd</p> <p>This property doesnât just offer 1 home, it offers TWO! Donât miss the opportunity to check out this charming property featuring Home A and Home B, 1,600 sqft 6 stall barn, workshop, and 6 acres. Home A boasts a rustic feel with 1536 sqft, open concept living space, 3 bedrooms, 2 bathrooms, and additional living space upstairs; perfect for a kids playroom or game room. Home B is beautifully done, 1198 sqft, large open concept living space, shaker style cabinetry, granite counter tops, awesome wood accent wall, wheelchair accessibility throughout, 2 bedrooms, 2 bathrooms, and much more. Bring your horses, and make them at home in the 6 stall barn, complete with tack room and turnouts. Plenty of grazing area for all of your animals, on this 6 acre property. Sit in the shade of the beautiful mature trees, or on the covered porches watching the sunset. Small workshop is perfect for storage or fiddling with a hobby! Make this property your own, it wonât last long!</p> <p><i>Listing Courtesy of Real Estate Shoppe TX, LLC</i></p>	Single Family	5/4	2,734 sq ft	261,360	2002	12/29/2023	\$699,000	\$256
 <p>10 ● Active *New, Active: 1/18/2024 <i>MLS ID: 20514208</i></p> <p>412 N Wickham St</p> <p>This newly-built, spacious home, completed 8-23, has NO HOA, & sits on a generous, landscaped lot. Beautiful, oak hardwood floors & real wood cabinetry throughout. A well-equipped kitchen w- high-end SS appliances, including whisper quiet Bosch dishwasher, LG ThinkQ stovetop, oven w-built-in Air Fryer, granite, walk-in pantry, & kitchen island. Private primary suite has ensuite bath w-dual sinks, granite, sep shower, & walk-in closet. 3 more beds, all wired for fans & spacious closets, are located on opposite side of house, w-shared bath w-shower-tub combo & granite. Open concept living has c-fans, stacked-stone fireplace, cathedral ceilings, built- in cabinets, & access to backyard covered patio. Huge backyard offers plenty of space to build a pool or host large gatherings. Additional features: walk-in storage room in garage, sprinklers, downstairs water heater, interior AC unit, tray ceilings in primary & family, separate laundry area, city utilities, & Jellyfish accent lighting!</p> <p><i>Listing Courtesy of Fathom Realty</i></p>	Single Family	4/2	1,998 sq ft	39,988	2023	1/18/2024	\$455,000	\$228
 <p>11 ● Active *New, Active: 3/19/2024 <i>MLS ID: 20565319</i></p> <p>468 Us-287</p> <p>Nestled in the country minutes away from Decatur sits this beautiful brick home on 4 acres with trees. Outside this amazing property features a heated pool, covered RV,boat parking, a custom storm shelter located inside the house, two ponds and much more. Inside is an enormous primary bedroom with large ensuite bath and one office. Just off the kitchen is the living room and a spacious sunroom. Hidden is an entire in-law suite which includes an entire kitchen, dining, living area, two full bathrooms and bedrooms. The upstairs bedroom which has custom built in cabinets and a desk could be converted in two bedrooms, large game room or a second primary ensuite. The possibilities are endless. With all the new improvements and updates this house wonât last long.</p> <p><i>Listing Courtesy of Aviator Realty</i></p>	Single Family	3/4	2,785 sq ft	174,240	2000	3/19/2024	\$684,990	\$246

New Listings: 13 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	12 ● Active • <i>New, Active: 2/5/2024</i> <i>MLS ID: 20528391</i>							
265 Creek Crossing St	Single Family	4/4	2,858 sq ft	87,512	2024	2/5/2024	\$728,790	\$255
<p>Move in Ready! This stunning home boasts an open floor plan with tall tray ceilings complete with white oak beams, complemented by a built-in entertainment center featuring floating shelves & a see-through fireplace. The kitchen is a chefs dream with an LG appliance package, Z Line gas range & oven, a kitchen island overlooking the living area, & storage provided by upper and lower cabinets. The master bedroom is stunning with a vaulted ceiling, cedar beams, & shiplap accent wall. The master bathroom is a dream, featuring a walk-in shower, standalone tub, double vanities, & a walk-in closet. Additionally 3 bedrooms, including a flex space for an office or extra bedroom, complete the home. A Jack & Jill bathroom connects 2 of the bedrooms offering convenience & privacy. Step outside to your back porch & unwind by the see-through fireplace. This home is just an hour away from DFW.</p> <p><i>Listing Courtesy of C-21 SUE ANN DENTON, BRIDGEPORT</i></p>								
	13 ● Active • <i>New, Active: 2/5/2024</i> <i>MLS ID: 20528299</i>							
315 Rolling Bend Rd	Single Family	4/4	2,500 sq ft	87,555	2024	2/5/2024	\$637,500	\$255
<p>Move in Ready! This exquisite home boasts vaulted cathedral ceilings in the living area, creating an open ambiance. The kitchen is a chefs dream, with an LG appliance package, a Z Line gas range & oven, & a kitchen island. With lower & upper cabinets throughout, including a walk-in pantry, storage is abundant. The master bedroom is breathtaking with a vaulted cathedral ceiling & an accent shiplap wall. The master bathroom is a spa-like haven, offering a walk-in shower, tub, double vanities, a large walk-in closet. Handpicked tile & grout adorn the bathrooms, kitchen, & laundry room. 3 additional bedrooms & a Jack & Jill bathroom ensure ample space for family or guests. Step outside to your back porch & unwind by the fireplace. This home is not just about comfort but also efficiency, featuring landscape, irrigation, & gutter package. Experience private living with only a 1-hour commute to the DFW area.</p> <p><i>Listing Courtesy of C-21 SUE ANN DENTON, BRIDGEPORT</i></p>								







Price Changes: 11

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>1 ● Active • New, Active: 10/12/2023 <i>MLS ID: 20453963</i></p> <p>355 County Road 1180</p> <p>Welcome Home to this gorgeous New Construction home sitting on over 2 acres in Robles Estate in Decatur ISD. Light and Bright open concept floorplan with 4 spacious bedrooms and 3 full bathrooms, plus walk in closets throughout. Kitchen is filled with elegant cabinetry, stainless appliances, custom lighting fixtures and a large center island with an oversized dining area. Floorplan is designed as 4 bedrooms but allows flexibility to be an office, study or guest suite. Primary bedroom includes oversized shower filled with designer tile, freestanding tub and plenty of granite vanity space. Large walk in closet with access to the utility room is a huge bonus feature to this family friendly floorplan. Wood burning fireplace is included on the oversized back patio to create a perfect outdoor living space! Home is landscaped and perimeter is sodded with sprinkler system. Builder is offering \$5,000 incentive to buy down interest rate or contribute to closing cost for buyer!</p> <p><i>Listing Courtesy of Post Oak Realty- West</i></p>	Single Family	4/3	2,535 sq ft	10/12/2023	\$619,999	\$599,999	3/21/2024	-3.23%
 <p>2 ● Active • New, Active: 2/28/2024 <i>MLS ID: 20541538</i></p> <p>1691 S Hubbard St</p> <p>Motivated Sellers!! You have to see it to believe it, pictures do not do this beautiful modern farmhouse justice! Located on 2 acres with newly fenced backyard, this property is ready for you and your animals to roam free. Abundant natural light fills the open concept layout that is ready for entertainment and gatherings. The front office to the right of the entrance is perfect for working-at-home. Granite kitchen countertops, built-in double oven, farmhouse sink, and huge walk-in pantry are just a few of the many kitchen features. Expansive master bedroom with tray ceilings is only outdone by the master bathroom with garden tub, his and her separate vanities, large tiled shower, oversized closet the size of a bedroom with *pocket door to laundry room*. Upstairs suite has private full bath and can be used as 4th bedroom or a media room. Fence has side vehicle gate already installed, making entry and exit into the backyard a breeze. All of this with no HOA!</p> <p><i>Listing Courtesy of Point Realty</i></p>	Single Family	4/4	2,755 sq ft	2/28/2024	\$659,000	\$649,999	3/20/2024	-1.37%


Price Changes: 11 (cont.)

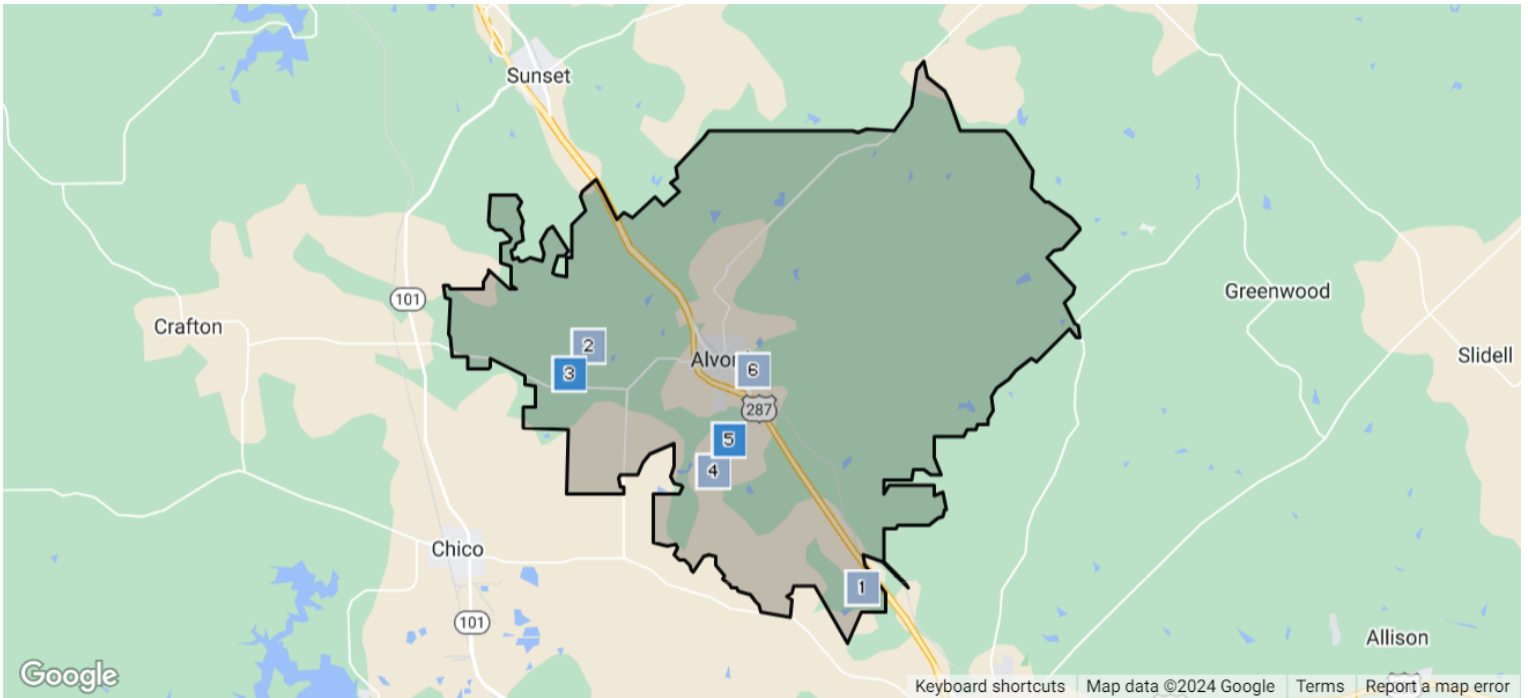
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	3 ● Active	*New, Active: 11/27/2023 MLS ID: 20466842						
114 Robles Ln	Single Family	4/2	1,800 sq ft	11/27/2023	\$610,000	\$530,000	4/5/2024	-13.11%
<p>Experience modern elegance in this extensively remodeled 4 bedroom, 2 bath home in Decatur school district. Enjoy the seamless flow of the open concept living, dining, and kitchen area. Boasting a farmhouse sink, stainless steal appliances, quartz counter tops, sleek finishes, and luxury vinyl flooring throughout. 6.30 acres offers endless outdoor possibilities. Perfect for both relaxation and entertaining guests.</p> <p><i>Listing Courtesy of Post Oak Realty- West</i></p>								
	4 ● Active	*New, Active: 1/18/2024 MLS ID: 20512743						
1153 County Road 1591	Single Family	3/3	2,082 sq ft	1/18/2024	\$800,000	\$740,000	3/7/2024	-7.5%
<p>Bring the horses and live out your Texas Ranch dreams on 14 stunning acres. Metal barn with covered porch has full bath, storage room, & horse stalls. 3 water wells on property. Property is fully fenced with solar-powered gate & partially cross fenced - ready for your animals! Single story home has covered front porch & back porch with wbf overlooking property. Home offers 3 bdrms, 2.5 baths. Spacious living room with coffered ceiling, built-ins, & stone wbf. Island kitchen with dbl ovens, elec stovetop, & pantry is open to brkfst area with adorable wagon wheel light fixture. Split bdrm arrangement provides a private primary suite with tray ceiling, access to the back yard, & bath with dual sinks, jetted tub, separate shower, & large WIC with built-ins. 2 additional bdrms with WIC also available. Large full size laundry room with 2 closets & half bath with access to outside. Back porch, patio, & firepit is perfect for summer BBQs!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
	5 ● Active	*New, Active: 12/29/2023 MLS ID: 20501626						
6122 Old Decatur Rd	Single Family	5/4	2,734 sq ft	12/29/2023	\$735,000	\$699,000	3/11/2024	-4.9%
<p>This property doesnât just offer 1 home, it offers TWO! Donât miss the opportunity to check out this charming property featuring Home A and Home B, 1,600 sqft 6 stall barn, workshop, and 6 acres. Home A boasts a rustic feel with 1536 sqft, open concept living space, 3 bedrooms, 2 bathrooms, and additional living space upstairs; perfect for a kids playroom or game room. Home B is beautifully done, 1198 sqft, large open concept living space, shaker style cabinetry, granite counter tops, awesome wood accent wall, wheelchair accessibility throughout, 2 bedrooms, 2 bathrooms, and much more. Bring your horses, and make them at home in the 6 stall barn, complete with tack room and turnouts. Plenty of grazing area for all of your animals, on this 6 acre property. Sit in the shade of the beautiful mature trees, or on the covered porches watching the sunset. Small workshop is perfect for storage or fiddling with a hobby! Make this property your own, it wonât last long!</p> <p><i>Listing Courtesy of Real Estate Shoppe TX, LLC</i></p>								
	6 ● Active	*New, Active: 1/18/2024 MLS ID: 20514208						
412 N Wickham St	Single Family	4/2	1,998 sq ft	1/18/2024	\$475,000	\$455,000	2/23/2024	-4.21%
<p>This newly-built, spacious home, completed 8-23, has NO HOA, & sits on a generous, landscaped lot. Beautiful, oak hardwood floors & real wood cabinetry throughout. A well-equipped kitchen w- high-end SS appliances, including whisper quiet Bosch dishwasher, LG ThinkQ stovetop, oven w-built-in Air Fryer, granite, walk-in pantry, & kitchen island. Private primary suite has ensuite bath w-dual sinks, granite, sep shower, & walk-in closet. 3 more beds, all wired for fans & spacious closets, are located on opposite side of house, w-shared bath w-shower-tub combo & granite. Open concept living has c-fans, stacked-stone fireplace, cathedral ceilings, built- in cabinets, & access to backyard covered patio. Huge backyard offers plenty of space to build a pool or host large gatherings. Additional features: walk-in storage room in garage, sprinklers, downstairs water heater, interior AC unit, tray ceilings in primary & family, separate laundry area, city utilities, & Jellyfish accent lighting!</p> <p><i>Listing Courtesy of Fathom Realty</i></p>								

Price Changes: 11 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>7 ● Active • <i>New, Active: 3/19/2024</i> <i>MLS ID: 20565319</i> 468 Us-287</p>	Single Family	3/4	2,785 sq ft	3/19/2024	\$699,990	\$684,990	3/28/2024	-2.14%
<p>Nestled in the country minutes away from Decatur sits this beautiful brick home on 4 acres with trees. Outside this amazing property features a heated pool, covered RV,boat parking, a custom storm shelter located inside the house, two ponds and much more. Inside is an enormous primary bedroom with large ensuite bath and one office. Just off the kitchen is the living room and a spacious sunroom. Hidden is an entire in-law suite which includes an entire kitchen, dining, living area, two full bathrooms and bedrooms. The upstairs bedroom which has custom built in cabinets and a desk could be converted in two bedrooms, large game room or a second primary ensuite. The possibilities are endless. With all the new improvements and updates this house won't last long.</p> <p style="text-align: right;"><i>Listing Courtesy of Aviator Realty</i></p>								
 <p>8 ● Active • <i>Active: 8/28/2023</i> <i>MLS ID: 20425013</i> 1529 County Road 1270</p>	Single Family	3/2	1,560 sq ft	8/28/2023	\$554,990	\$554,990	3/26/2024	-
<p>This 3 bedroom, 2 bath ranch style home sits on 1 acre, along with 11.97 acres ag exempt located in beautiful Alvord. There is a pond, a 30x40 metal barn and two 10x20 sheds. You'll feel right at home when you walk into the cozy living room with a gorgeous stone fireplace. The primary bedroom has a walk in closet and bath features a large walk in shower and double vanity. The mature trees provide a serene atmosphere when sitting out on the covered patio while enjoying the backyard and above ground pool! This Property is secluded, private, and heavily wooded! All information is deemed reliable, buyer and buyers agent is responsible to verify all information including but not limited to lot dimensions, easements, school district and restrictions.</p> <p style="text-align: right;"><i>Listing Courtesy of House Brokerage</i></p>								
 <p>9 ● Active • <i>Active: 7/31/2023</i> <i>MLS ID: 20395025</i> 1010 County Road 1596</p>	Single Family	3/2	2,001 sq ft	7/31/2023	\$499,900	\$460,000	3/27/2024	-7.98%
<p>!!! OWNER FINANCING AVAILABLE !!! This BEAUTIFUL new construction home is ready to go!! 30 minutes from the metroplex and surrounded by small town country living. This builder has an eye for detail with hand picked granite through out, beautiful stone tile, LVP flooring, intricate under counter detailing and the list goes on. This isn't your cookie cutter new build. The master bathroom is the things dreams are made of with encased shower and tub combo that you will never want to leave. Second and third bedrooms have walk in closets. That mudroom that's right off the garage this house has that too! Fantastic scenic view from the back and front windows allowing for plenty of natural light. Behind this home is the LBJ Grasslands insuring those views from your back porch. Lets bring your family home to the country to watch those epic Texas sunsets!</p> <p style="text-align: right;"><i>Listing Courtesy of Agape and Associates LLC</i></p>								
 <p>10 ● Active • <i>New, Active: 2/5/2024</i> <i>MLS ID: 20528391</i> 265 Creek Crossing St</p>	Single Family	4/4	2,858 sq ft	2/5/2024	\$757,500	\$728,790	3/28/2024	-3.79%
<p>Move in Ready! This stunning home boasts an open floor plan with tall tray ceilings complete with white oak beams, complemented by a built-in entertainment center featuring floating shelves & a see-through fireplace. The kitchen is a chefs dream with an LG appliance package, Z Line gas range & oven, a kitchen island overlooking the living area, & storage provided by upper and lower cabinets. The master bedroom is stunning with a vaulted ceiling, cedar beams, & shiplap accent wall. The master bathroom is a dream, featuring a walk-in shower, standalone tub, double vanities, & a walk-in closet. Additionally 3 bedrooms, including a flex space for an office or extra bedroom, complete the home. A Jack & Jill bathroom connects 2 of the bedrooms offering convenience & privacy. Step outside to your back porch & unwind by the see-through fireplace. This home is just an hour away from DFW.</p> <p style="text-align: right;"><i>Listing Courtesy of C-21 SUE ANN DENTON, BRIDGEPORT</i></p>								

Price Changes: 11 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 11 ● Active • <i>New, Active: 2/5/2024</i> <i>MLS ID: 20528299</i> 315 Rolling Bend Rd	Single Family	4/4	2,500 sq ft	2/5/2024	\$662,500	\$637,500	3/28/2024	-3.77%
<p>Move in Ready! This exquisite home boasts vaulted cathedral ceilings in the living area, creating an open ambiance. The kitchen is a chefs dream, with an LG appliance package, a Z Line gas range & oven, & a kitchen island. With lower & upper cabinets throughout, including a walk-in pantry, storage is abundant. The master bedroom is breathtaking with a vaulted cathedral ceiling & an accent shiplap wall. The master bathroom is a spa-like haven, offering a walk-in shower, tub, double vanities, a large walk-in closet. Handpicked tile & grout adorn the bathrooms, kitchen, & laundry room. 3 additional bedrooms & a Jack & Jill bathroom ensure ample space for family or guests. Step outside to your back porch & unwind by the fireplace. This home is not just about comfort but also efficiency, featuring landscape, irrigation, & gutter package. Experience private living with only a 1-hour commute to the DFW area.</p> <p style="text-align: right;"><i>Listing Courtesy of C-21 SUE ANN DENTON, BRIDGEPORT</i></p>								

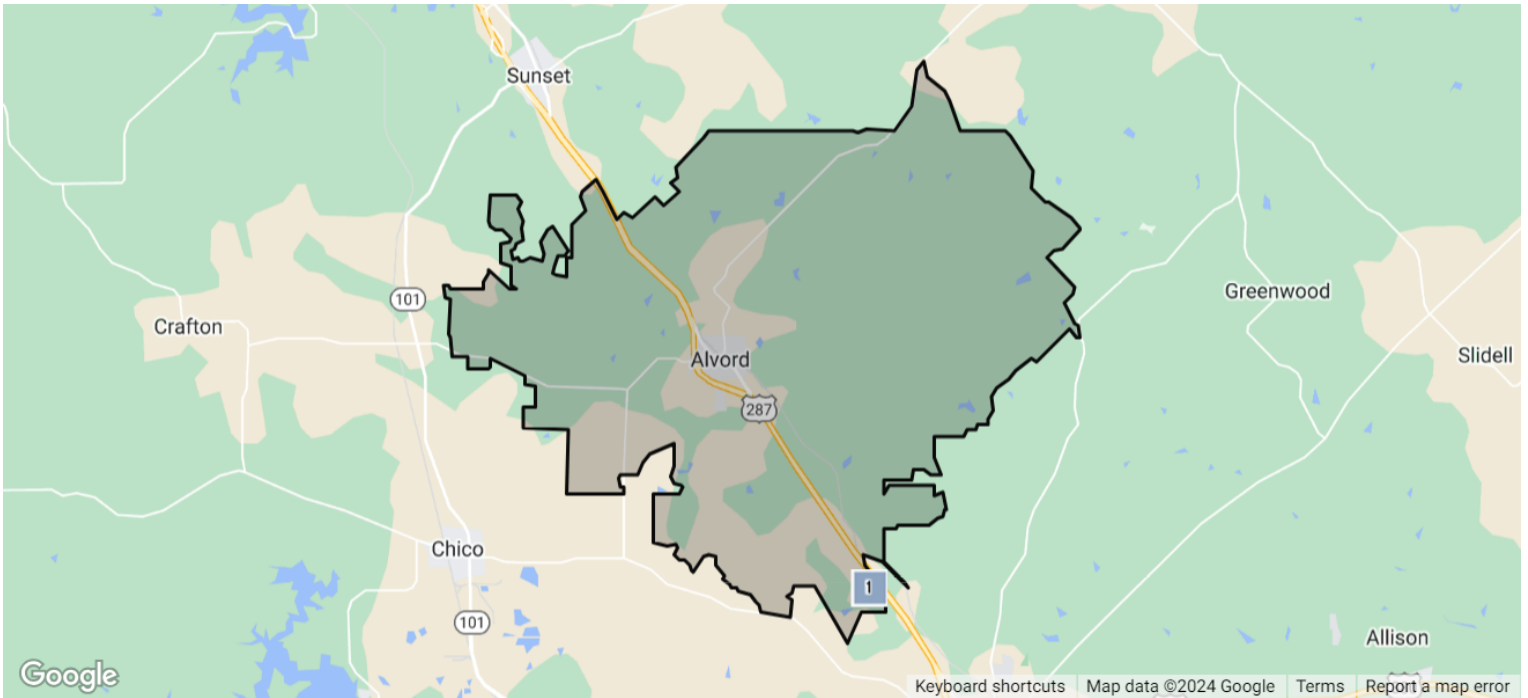


Closed: 6


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 11/13/2023, MLS Listing 20453994: 10/12/2023 MLS ID: 20453994</p> <p>335 County Road 1180</p> <p>Single Family 4/3 2,498 sq ft 117,176 2023 11/13/2023 \$618,000 \$247</p> <p>New Construction with a workshop on over 2 acres with pond in Decatur ISD! What more could a person ask for? This perfect floorplan features 4 bedrooms, 3 full bathrooms with open concept kitchen, dining & living! Master Suite has his and her vanities, oversized shower and freestanding tub. Fabulous kitchen filled with elegant custom cabinetry, farm style sink with window overlooking backyard and a huge center island. Lots of natural light, neutral colors and custom finishes! Bedrooms 2 and 3 are joined with a jack and jill bath with walk in closets. Tons of storage, large private utility room, spacious dining area and covered front and back porches. Home has workshop with slab and electricity. Great pond in front with several trees, sprinkler system and gutters. Truly amazing and a complete package ready for you to move in! Builder is offering a \$5,000 contribution to be used to buy down interest rate or help with closing costs.</p> <p><i>Courtesy of Parker Properties Real Estate</i></p>								
 <p>2 Closed • Sold Date: 12/29/2023, MLS Listing 20335089: 5/22/2023 MLS ID: 20335089</p> <p>117 Coyote Cave Ln</p> <p>Single Family 4/3 2,597 sq ft 87,555 2022 12/29/2023 \$517,500 \$199</p> <p>CALL ME FOR MORE INFORMATION ON THIS PROPERTY! Modern farmhouse on 2.01 acres located on a cul-de-sac in the beautiful community of Ranches at Rolling Hills. Open floor plan allows for the living room, kitchen, and dining room to be an entertainer's dream! Split floor plan has the master suite with massive closet, ensuite bath and easy access to the utility room on one end of the house and guest bedrooms and bathrooms on the opposite end. Guest Suite has direct access to an ensuite bath. The other two guest bedrooms share a large guest bath with dual sinks. All guest beds have walk in closets. Garage is fully insulated. Back patio has beautiful, wooded views! Direct access to the stocked ponds for fishing and access to the LBJ Grasslands for community members. This one won't last long! Property will need a new survey.</p> <p><i>Courtesy of Keller Williams Heritage West</i></p>								

Closed: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>3 Closed • Sold Date: 1/19/2024, MLS Listing 20419830: 9/1/2023 <i>MLS ID: 20419830</i></p> <p>170 Rolling Ranch Blvd</p> <p>Custom home built by John Schedcik in 2022 on pier and slab foundation - this uniquely design traditional 2x6 built home with 6 inch of foam encapsulation insulation - has all the charm and class with its 3 bedrooms, 2 baths plus office! Oak hardwood floors through the entire home and a beautiful upgraded kitchen with oversized 9x5 island, storage galore and covered in natural quartz counters throughout the home. Primary suite with catwalk balcony overlooking living room with vaulted ceilings and exquisite freestanding cast iron fireplace. Detached garage with 18x8 and 12x12 doors - rv stall or mechanic bay would accommodate a lift. 30 and 50amp plugs as well as water and septic hookup in garage - couple be converted to mother-in-law suite. 5 acres fenced in 6 strand electric and cross fenced behind the house. Power and water to outbuilding as well as 200 amp panel in house and shop.</p> <p><i>Courtesy of CENTURY 21 Judge Fite Co.- Decatur</i></p>	Single Family	3/2	2,166 sq ft	218,235	2022	1/19/2024	\$595,000	\$275
 <p>4 Closed • Sold Date: 1/5/2024, MLS Listing 20418008: 8/31/2023 <i>MLS ID: 20418008</i></p> <p>2366 County Road 1370</p> <p>Discover rural luxury and modern comfort combined in this meticulously crafted custom home nestled on over 5 acres! Boasting 4 spacious bedrooms and 2.5 baths, as you step inside, you're greeted by a seamless blend of timeless design and contemporary amenities. The open-concept living spaces and vaulted ceiling invites you to unwind in style. Venture outside to your personal paradise. The meticulously landscaped grounds stretch beyond the eye, encompassing a sprawling 5 acres of possibilities. The outdoor haven includes a 25x30 shop, meticulously wired with electricity and plumbing, offering a perfect space for hobbies, DIY projects, or transforming into your dream workshop. With insulation in place, comfort is ensured year-round. Adjacent to the shop, a 25x30 lean-to stands ready to shelter your outdoor equipment, whether it's ATVs, boats, or machinery. A designated tractor-equipment parking area adds functionality to the property, ensuring that everything has its place.</p> <p><i>Courtesy of Agape and Associates LLC</i></p>	Single Family	4/3	2,724 sq ft	219,106	2008	1/5/2024	\$519,800	\$191
 <p>5 Closed • Sold Date: 2/6/2024, MLS Listing 20460300: 10/21/2023 <i>MLS ID: 20460300</i></p> <p>1740 S Hubbard St</p> <p>Just Completed! This stunning new construction home is nestled under a canopy of trees. This 3 bedroom 2.5 bath home welcomes you with beautiful earth tones. Stunning natural wood floors with quartz countertops to modern lighting and an open floor plan is sure to please the perfectionist. Natural light from every direction and breath taking views out every window is sure to give you the country feel you have been looking for. Enjoy a quite evening on the back porch next to a warm fire. The sides and back of the property have been completely fence with new pipe fence. Propane tank is already on site. Your perfect country oasis awaits you.</p> <p><i>Courtesy of Texas Signature Realty, LLC.</i></p>	Single Family	3/3	2,370 sq ft	98,010	2023	2/6/2024	\$599,900	\$253
 <p>6 Closed • Sold Date: 11/14/2023, MLS Listing 20429550: 9/12/2023 <i>MLS ID: 20429550</i></p> <p>135 County Road 1794</p> <p>The fully finished, fully functional horse property you have been endlessly searching for has officially hit the market at 135 County Rd. 1794 76270. Welcome to Sunset, TX located just one hour North of all the big city amenities offered in Dallas & Ft Worth. 5.5 acres perfectly set up for your Cowboy or Cowgirl operation including fully lit outdoor arena w calf roping & team roping chutes.. Pasture features include cross fencing and loafing shed. Inside the barn is 3, 12x36 plus 1, 12x12 covered stalls with runs and fly spray system. 12x12 insulated tack room fit with saddle racks plus a separate feed room. The large breezeway creates an open and airy environment throughout the barn. Inside the home features 3 bedrooms, 2 full baths, kitchen, living, and separate utility room. The perfectly manicured yard and pool really steal the show featuring full irrigation system, custom pool, spa, cabana set up with outdoor living center perfect to enjoy the iconic Texas Sunsets day after day.</p> <p><i>Courtesy of Compass RE Texas, LLC</i></p>	Single Family	3/2	1,968 sq ft	241,758	2003	11/14/2023	\$600,000	\$305



Expired: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
 <p>1 ■ Expired *Expired: 2/29/2024, MLS Listing 20485424: 11/29/2023 MLS ID: 20485424</p> <p>225 County Road 1180</p> <p>SELLER FINANCING AVAILABLE!!! \$2500 buyer incentive to buy down rate or use towards closing cost. Beautifully new built farmhouse home finished in 2023 in Alvord, TX but a Decatur ISD school district. 4-bedroom 2 bath with 2 car garage on 2 acres and no HOA. Open living room concept with a wood burning fireplace. Immaculate kitchen that offers a beautiful island, KitchenAid electric cooktop, KitchenAid built-in microwave & oven & large walk-in pantry. Master bedroom has dual sinks, large garden tub and separate shower with a walk-in closet. Home is spray foam insulated for a more energy efficient home.</p> <p><i>Listing Courtesy of OnDemand Realty</i></p>	Single Family	4/2	2,524 sq ft	87,991	2023	\$535,400	2/29/2024	\$208

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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
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