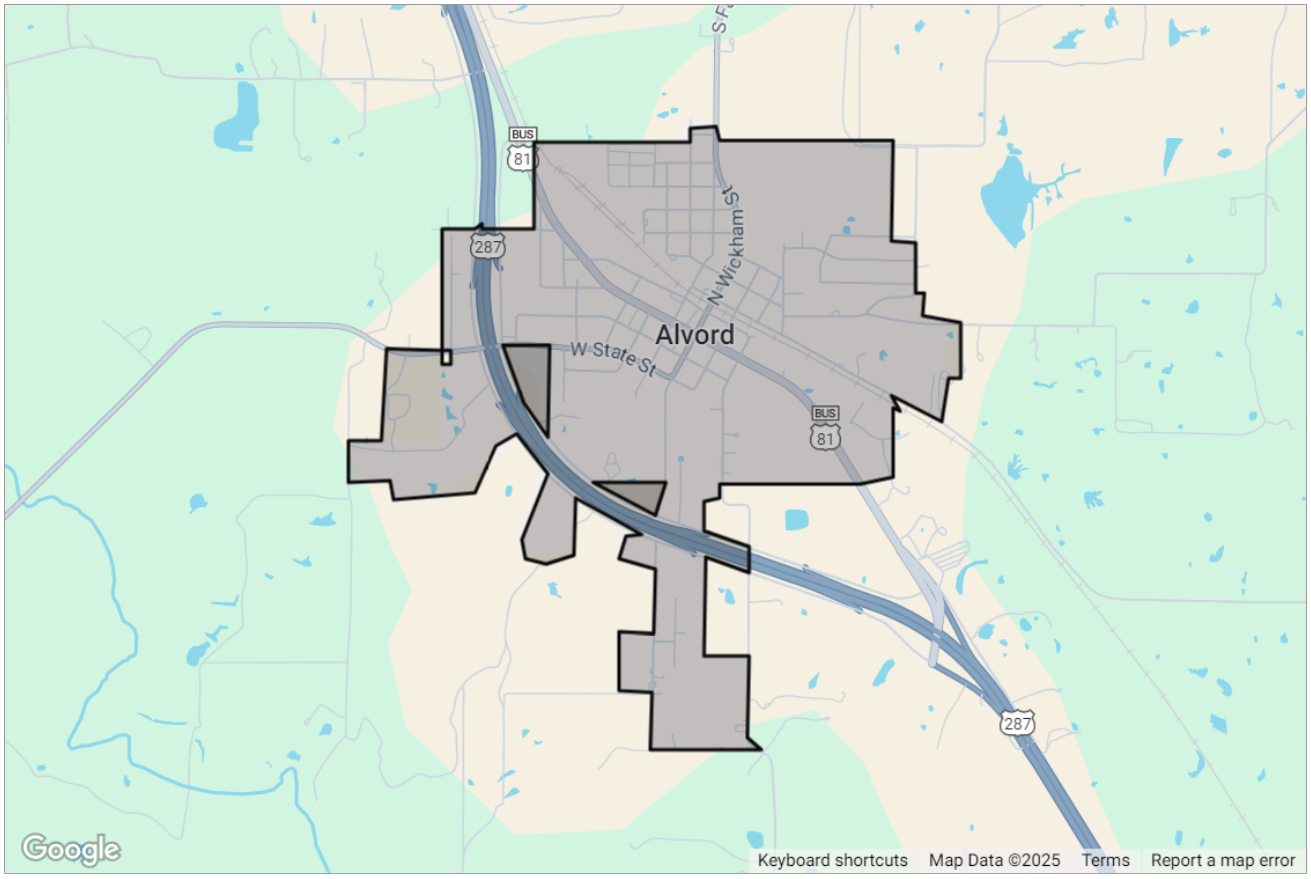
NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.

MARKET ACTIVITY REPORT

Alvord, Texas



Presented by

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Alvord, Texas

Market Snapshot: Estimated Home Values

Median Est. Home Value	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$306K	0.52%	2.11%	1%	6.02%
Updated: 5/31/2025				

*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

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$306K	1%	6.02%	37.95%
Updated: 5/31/2025			

*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

Total # of Distressed Properties	# of Pre-Foreclosures	# of Foreclosures	# of Foreclosed
0	0	0	0
Updated: 6/24/2025			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 6/24/2025.*

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Market Snapshot: Sales Price

Median Sales Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$361K	↑ 1.83%	↑ 17.69%	↓ 34.12%	↑ 68.89%
Updated: 5/31/2025				

*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	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$330K	↑ 4.43%	↑ 6.11%	↓ 31.11%	↓ 33.47%
Updated: 5/31/2025				

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

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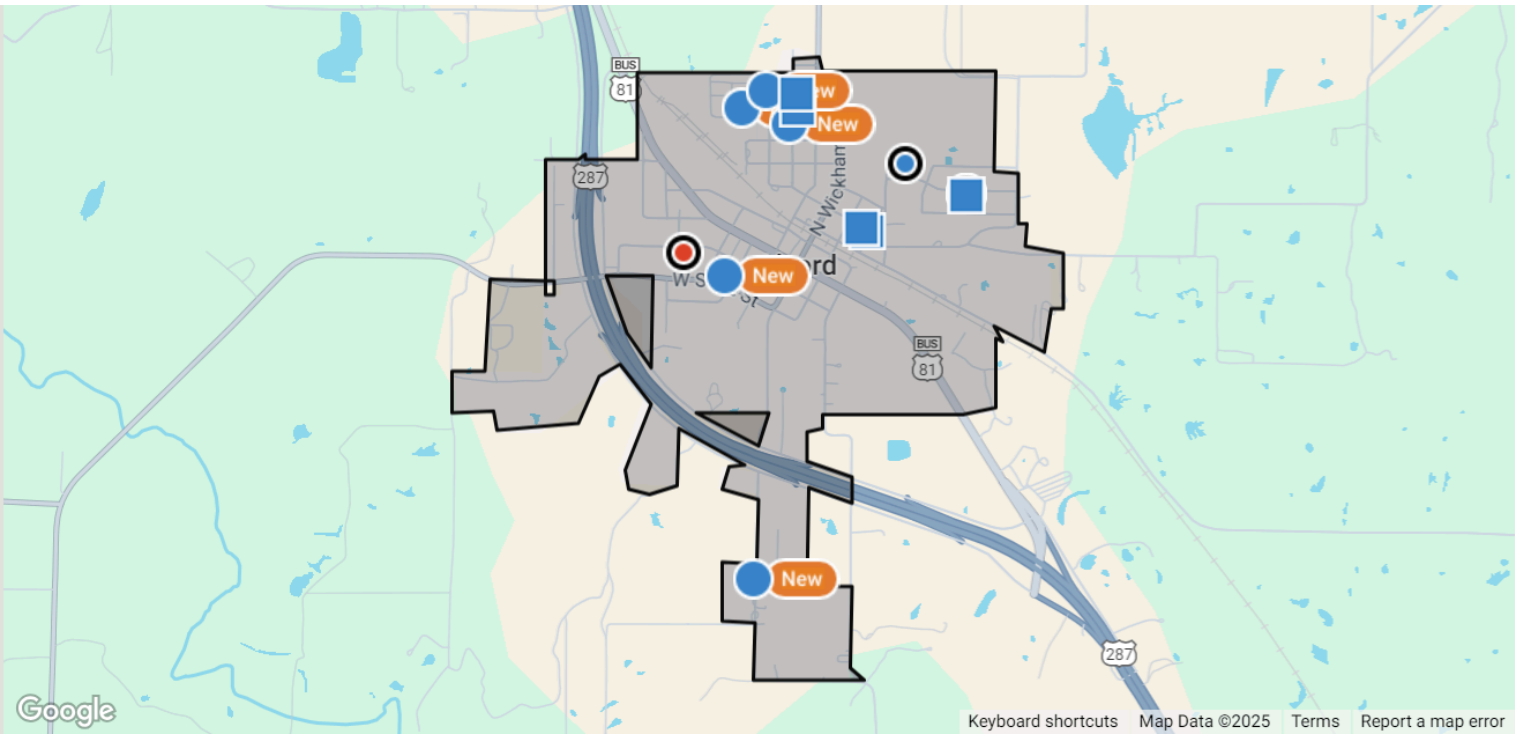
Market Activity Summary Stats



Search Criteria

Location: Alvord, Texas; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 50; **Sort Order:** Recently updated

	New Listings	Pending	Closed
Number of Properties	17	12	25
Low Price / Value	$1,995	$224,990	$3,000
Median Price / Value	$445,000	$285,740	$330,000
High Price / Value	$1,200,000	$331,990	$2,000,000
Average Price / Sq. Ft.	$223	$115	$201
Median Price / Sq. Ft.	$211	$114	$189
Average Days in RPR	43	193	182
Median Days in RPR	50	165	136
Total Volume	$7,693,785	$3,416,744	$11,100,330

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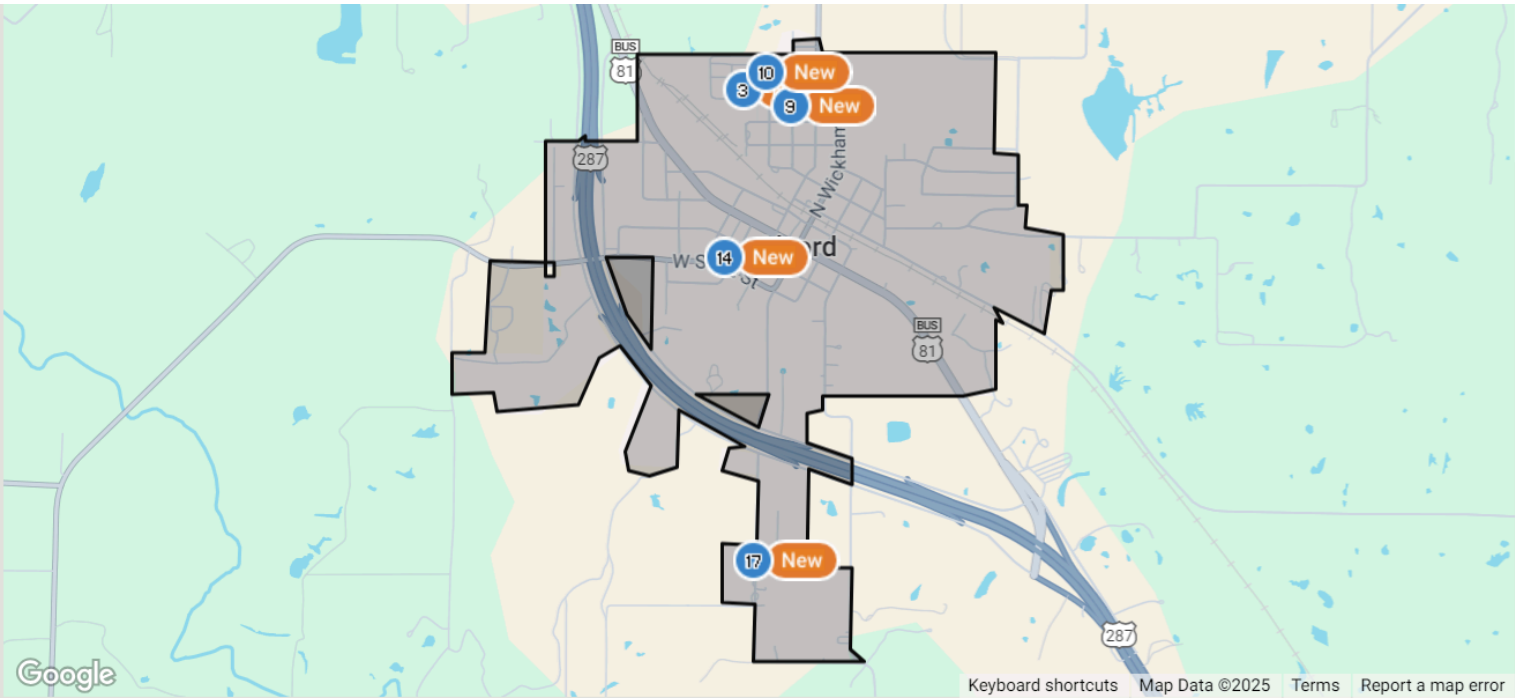
Alvord, Texas



New Listings: 17

	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: 6/23/2025* *MLS ID: 20978838*								
144 Brooke Dr	Single Family	4/3	2,203 sq ft	10,105	2024	6/23/2025	$239,490	$109

The Harrison plan (A-1) is part of our Liberty Series and boasts 4 beds & 2.5 baths with a car garage and over 2200 sq.ft. With a loft and a flex room. Check out this incredibly flexible plan today!

Listing Courtesy of Jason Mitchell Real Estate

2 Active • *New, Active: 5/5/2025* *MLS ID: 20926350*								
215 Private Road 2394	Single Family	3/2	2,026 sq ft	143,312	1999	5/5/2025	$559,000	$276

Charming Austin Stone home in a private, natural setting nestled in a peaceful, wildlife rich setting, this beautifully crafted 3 bedroom 2 bath Austin stone home offers timeless Hill country style and modern comforts. Inside you'll find wide plank oak floors, elegant crown molding, picture frame molding, and abundant natural light pouring through energy efficient Anderson Windows. The heart of the home features custom cabinetry, austin stone fireplace and thoughtful finishes throughout. Enjoy the convenience of a sprinkler system and the serenity of mature trees surrounding the property, providing privacy and the beauty of nature all around. A rare blend of style, comfort and seclusion, this property is a must see. More photos to come

Listing Courtesy of Local Pro Realty, LLC

3 Active • *New, Active: 4/29/2025* *MLS ID: 20919728*								
606 Decatur St	Single Family	4/2	1,375 sq ft	12,501	1972	4/29/2025	$235,000	$171

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Listing Courtesy of Attorney Broker Services

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New Listings: 17 (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: 6/20/2025* *MLS ID: 20972701*

137 Brooke Dr	Single Family	4/2	1,805 sq ft	11,412	2025	6/20/2025	$1,995 mo.	$1

Be the first to live in this brand-new single-story rental home in Alvord, TX! Completed in 2025, this 4-bedroom, 2-bathroom home offers a practical and open layout that makes the most of every square foot. The heart of the home is a bright, open-concept living and dining area that flows easily into a clean, functional kitchen equipped with stainless steel appliances and plenty of cabinet storage. The home features standard-sized closets and traditional tub-shower combosâ??perfect for those who value simplicity and low-maintenance living. Step outside and enjoy a generously sized yard, ideal for outdoor gatherings, a garden, or just extra space to stretch out. With no HOA restrictions, youâ??ll have more freedom and flexibility than in most new developments. Nestled in a quiet area with easy access to Hwy 287, this home blends small-town living with commuter convenience. Come make it yours!

Courtesy of Real Broker, LLC

5 Active • *New, Active: 5/29/2025* *MLS ID: 20952084*

460 Rolling Hills Blvd	Single Family	3/3	1,850 sq ft	215,142	2021	5/29/2025	$599,000	$324

Welcome to your dream country escape, where rustic meets sleek modern design. Nestled on almost 5 acres this stunning Barn dominium offers the perfect blend of contemporary living and Texas charm. The main residence spams 1850sq ft with an open concept and expansive windows that fill the space with natural light and showcase the beauty of the surrounding land. Enjoy serene mornings on your covered porch overlooking the corral and lush landscaping. Enjoying fishing at the on-property creek or other community ponds in the neighborhood. A 3000 sq ft warehouse is perfect for RV storage or equipment, vehicles or a workshop. Weather your looking for a family homestead, a weekend retreat or a multi-use property with both residential and commercial potential this one-of-a-kind property offers unmatched versatility and value

Listing Courtesy of Local Pro Realty LLC

6 Active • *New, Active: 5/12/2025* *MLS ID: 20933270*

140 Rolling Hills Blvd	Single Family	4/3	2,200 sq ft	218,235	2025	5/12/2025	$675,000	$307

Welcome to this stunning, brand new custom-built home on a spacious 5-acre lot in the highly sought-after Ranches of Rolling Hills. Thoughtfully designed for both style and function, this home features a large kitchen island with storage on both sides, a generous walk-in pantry, double ovens, and a split bedroom floor plan for optimal privacy. The living room offers a grand and inviting atmosphere with a vaulted, beamed ceiling, built-in cabinets, and a floor-to-ceiling tiled fireplace wall that serves as a striking focal point. The primary suite provides a peaceful retreat with a tray ceiling, dual sinks, a luxurious garden tub, and a separate walk-in shower. One guest bedroom includes its own ensuite bath, while the remaining bedrooms share a dual-sink bathroomâ??perfect for guests or family. Additional highlights include a separate laundry room and a long concrete driveway leading to this beautiful property. This is a rare opportunity to own a high-quality custom home in an established acreage communityâ??donâ??t miss it!

Listing Courtesy of Keller Williams Heritage West

7 Active • *New, Active: 5/3/2025* *MLS ID: 20924768*

170 Rolling Hills Blvd	Single Family	3/3	2,384 sq ft	218,235	2022	5/3/2025	$699,000	$293

Discover a rare blend of elegance and tranquility at The Ranches of Rolling Hills, just west of Alvord, Texas. Set on five pristine acres, this custom-built 2022 residence offers nearly 2,400 sq ft of thoughtfully designed living space, including 3 spacious bedrooms and 3 full baths. The open-concept interior features vaulted ceilings and a chefâ??s kitchen with a large island, farmhouse sink, electric cooktop, and double ovensâ??perfect for entertaining. The private primary suite boasts a spa-like bath, expansive walk-in closet, and direct access to the laundry room. Additional highlights include an oversized garage with dedicated equipment space, a separate metal workshop, and ample room for outdoor living. A perfect retreat for those seeking the peace of country life with the sophistication of modern comfort.

Listing Courtesy of INC Realty, LLC

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New Listings: 17 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

8 Active • *New, Active: 4/28/2025* *MLS ID: 20917682*

4519 County Road 2690	Single Family	4/3	2,762 sq ft	244,371	2005	4/28/2025	$710,000	$257

Turnkey horse property on 5.61 acres just 2 miles off Hwy 287 in Alvord ISD! This beautiful ranch style home features two homes, a 6-stall barn with wash bay, stud stall, and insulated tack room, plus a 150x250 sandy loam arena, cross-fencing, and a resort-style pool with waterfall, diving rock, and cocktail table ledge. The main residence offers 3 bedrooms, 2 bathrooms, and a loft that doubles as an office or fourth bedroom. Interior highlights include stained concrete floors, wood laminate in bedrooms, granite countertops, a copper farmhouse sink, vaulted ceilings, walk-in closet, jacuzzi tub, and a gas fireplace. The charming 16x30 tiny home, built in 2021, provides 1 bedroom, 1 bathroom, full kitchen, pine interior, galvanized ceilings, its own carport, and separate electric meterâ??perfect for guests, rental income, or multi-generational living. Enjoy excellent equestrian amenities with a well-designed barn, arena, and thoughtful cross-fencing. Located just 10 miles from Decatur, 15 miles from NRS, and 5 miles from the LBJ Grasslands with over 70 miles of riding trails. Rental income potential! Opportunity to purchase an additional 10 acres next door for expansion. MLS #20916435 and #20889119 Country living with convenienceâ??ready for your horses, guests, and next adventure.

Listing Courtesy of Bray Real Estate-Ft Worth

9 Active • *New, Active: 4/6/2025* *MLS ID: 20895215*

510 N Proctor St	Single Family	3/2	1,132 sq ft	13,982	1981	4/6/2025	$232,000	$205

Charming 3-bedroom Home on Corner Lot in Alvord, TX! Don't miss this fantastic investment opportunity or perfect starter home located in the heart of Alvord! This 3-bedrm, 1.5-bath home sits on a spacious corner lot within Alvord ISD. Major updates include new roof and water heater installed in 2024, giving peace of mind to the next owner. The home features an attached carport with additional storage, a large fenced-in back yard ideal for kids, pets, or entertaining, and tons of potential to make it your own. Whether you're looking for a rental property or your next home, this one has solid bones and room to grow. Alvord is a welcoming small town offering local amenities like a public library, a popular donut shop, and ice cream parlor, a food truck park, and more--small-town charm with community perks! Schedule your showing today--opportunities like this don't last long!

Listing Courtesy of Parker Properties Real Estate

10 Active • *New, Active: 4/3/2025* *MLS ID: 20892637*

208 Woody St	Single Family	3/2	1,955 sq ft	14,026	2025	4/3/2025	$445,000	$228

This beautiful 3-bedroom, 2-bath home located in heart of Alvord offers an open-concept layout that creates a perfect flow between the living, dining, and kitchen areas. A few of the amazing features this house offers is the large pantry, utility and mud room, a large 2 car garage and covered patio in the back. The primary bedroom is connected to a beautiful bathroom featuring double vanity, spacious shower, private toilet and walk-in closet.

Listing Courtesy of Wise Move Realty

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New Listings: 17 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

11 Active • *New, Active: 5/31/2025* *MLS ID: 20940469*

1411 Parker Dairy Rd	Single Family	3/3	2,132 sq ft	130,680	1969	5/31/2025	$390,000	$183

Atttention! Wanting to get out of the city? Family wanting a safe place to raise children and animals? Retirees wanting a peaceful getaway? Well!! Immersed in peace and tranquility, where only nature abounds, and your thoughts are free to enjoy the world around you, is this pretty 3 bedroom 2.5 bath 2,132 sf brick home on three beautiful acres. In neighboring the LBJ Grasslands, the awe inspiring drive there will calm any anxious thought. Surrounded by very large mature trees, with a circle drive in the front and a large covered patio in the back, cookouts and gatherings will be easy and fun. Hardwood floors, granite countertops and tons of natural lighting open up this home to flowing comfortable spaces. The remodeled kitchen has new stainless appliances, and is open to the incredibly roomy dining area with its wall of windows. Just off the kitchen is the washer, dryer, half bath and back door. A great layout for the outdoors people who are just coming inside. The master bedroom has an ensuite bath and a roomy walk-in closet. The living room, is open to the front of the property with another wall of windows. Gigantic trees throughout the property offer shade and relaxation. Behind the large yard, are most of the three acres, fenced and cross fenced with pipe fencing and wire fencing. Awesome place for a roping arena or pens, and pasture. With just a short walk, are the LBJ National Grasslands, providing 20,000 acres of pastures, woods and trails to camp, walk or ride horses in. This is such a great piece of heaven for any family or individual wanting beauty and space for all sorts of agricultural activities or a quiet home away from the city!! This property is not in a flood zone and has no risk of flooding.

Listing Courtesy of Julia Hill and Company

12 Active • *New, Active: 5/22/2025* *MLS ID: 20944535*

5536 N Us Highway 287	Single Family	3/3	2,975 sq ft	839,836	1930	5/22/2025	$3,500 mo.	$1

Live the country lifestyle with modern comforts! This fully updated 3-bed, 2.5-bath ranch home sits right off Hwy 287 in Alvord, TX. Fully furnished and ready to goâ??or unfurnished if you prefer. The huge master suite boasts a walk-in closet and en-suite bathroom. Cook in a stylish kitchen with stainless steel appliances and tons of cabinet space. Entertain outdoors with a large patio, built-in grill, and sparkling pool. Gated entry, two carports, and a shed offer extra storage. Easy access to highways and local amenities.**This listing is just for the house. If you would like to lease the entire 19 acres with the house, barn and pasture please contact the listing agent.**

Courtesy of The Realty Associates

13 Active • *New, Active: 6/14/2025* *MLS ID: 20953902*

411 County Road 1475 Road	Single Family	5/4	3,052 sq ft	755,766	1982	6/14/2025	$470,000	$154

Great opportunity for a fixer upper on acreage. This 5 bedroom, 4 full bath house has great bones and is ready for a redo. It is sitting on over 17 acres with beautiful live oak trees, a great stock tank and an awesome rock barn. The house has a great layout with master bedroom on first floor and a wonderful back porch overlooking the land.

Listing Courtesy of Arrowhead Land Company

14 Active • *New, Active: 6/9/2025* *MLS ID: 20954782*

110 W State St	Single Family	3/2	1,607 sq ft	8,407	2024	6/9/2025	$349,900	$218

Welcome to this gorgeous, 2024 home by PM Custom Homes. This 3 bed, 2 bath open-concept floor plan has lots of natural lighting and an oversized garage in the slower-paced town of Alvord. The kitchen has an impressive island, soft-close cabinets, a pantry, and a beautiful picture frame window in the dining area. The primary suite includes an en-suite bathroom with a freestanding soaker tub, a frameless shower door, and a generous walk-in closet with built-ins. Quartz and granite countertops are throughout the home with beautiful fixtures and decorative lighting. The 9 ft. ceilings and vaulted living room make the home feel open and welcoming. The stunning front and back porches look out over the fully sodded landscaped front and back yard with a sprinkler system and privacy fence. Other highlights of this efficient home include foam insulation, 6 inch baseboards, sealed concrete floors, wood accents throughout, mud area from garage, and E windows. Donâ??t miss out!

Listing Courtesy of Parker Properties Real Estate

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New Listings: 17 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.

15 Active • *New, Active: 4/24/2025* *MLS ID: 20913283*

469 Rolling Hills Blvd	Single Family	3/3	2,490 sq ft	174,980	2023	4/24/2025	$525,000	$211

Welcome to your dream home in the highly coveted Ranches of Rolling Hills in Alvord, TX! This stunning 3-bedroom, 2.5 bathroom, custom-built home, completed in 2023, offers 2,490 sqft of thoughtfully designed living space, on 4 scenic acres. From the gated entrance to the wraparound porch and fenced-in yard that is fully irrigated, every detail has been crafted with comfort, function, and style in mind. Step inside to a spacious open-concept layout, perfect for entertaining. The large living and dining areas feature a cozy gas assist, wood-burning fireplace, while the chefâ??s kitchen is truly the heart of the home, boasting a farmhouse sink, double ovens, oversized island, and a massive walk-in pantry. Storage is no issue here, with built-in cabinetry throughout. Enjoy extra perks feature spray foam insulation, a climate-controlled dog washing room (or use it for storage), and an in-home storm shelter for added peace of mind. The split floor plan ensures privacy, with the luxurious primary suite serving as a relaxing retreat, complete with a clawfoot tub, walk-in shower, and dual vanities. On the opposite side, two additional bedrooms are connected by a Jack and Jill bath, perfect for family or guests. Take in the breathtaking views from every angle, and enjoy life at a slower pace in this thoughtfully designed home that combines modern amenities with country charm.

Listing Courtesy of Tomie Fox Real Estate Group

16 Active • *New, Active: 4/24/2025* *MLS ID: 20912089*

1755 S Fm 1655	Single Family	3/2	1,806 sq ft	1,434,997	2001	4/24/2025	$1,200,000	$664

This is an amazing horse and cattle property only 3 miles from Hwy 287! The interior of the home has been professionally updated and the exterior has awesome Schmear finish on the brick. Interior features an open concept with granite in kitchen, a farm sink and huge island with tons of cabinets and dining space. This well cared for home has an in-ground storm cellar flush with the garage floor and sprinklered yard around the house. NationsPure whole house filtration system makes this well water very tasty and easy on appliances. Beautiful in-ground gunite pool is only 9 months old and comes with warranty! Automatic gate at the road. Workshop behind pool is 40X14 with electric and addtl equipment storage. Equipment barn is 30'X60'. This sandy soil produces 150 to 200 round coastal bales a year. The team roping arena is 150'X250' with 30' calf roping lane. Cattle working pens, squeeze chute and barn. Additional three large horse turn out pens near arena. Property is AG exempt!

Listing Courtesy of Silver Tree Management

17 Active • *New, Active: 4/7/2025* *MLS ID: 20896029*

207 Deer Creek Dr	Single Family	4/2	1,831 sq ft	36,590	2005	4/7/2025	$359,900	$197

Charming Home in Alvord, TX! This 4-bed, 2-bath home offers country charm with modern upgrades, including solar panels for energy efficiency. Inside, enjoy the cozy fireplace, perfect for chilly nights, and an updated master bath featuring stylish finishes and a spa-like feel. The property also includes a shed for storage and a chicken house, great for a homesteading lifestyle. Located in the highly rated Alvord ISD, with easy access to Highway 287, youâ??re minutes from Decaturâ??s shopping, dining, and medical facilities. Outdoor lovers will appreciate nearby LBJ National Grasslands for recreational activities. Schedule your showing today!

Listing Courtesy of HomeLand Properties, Inc.

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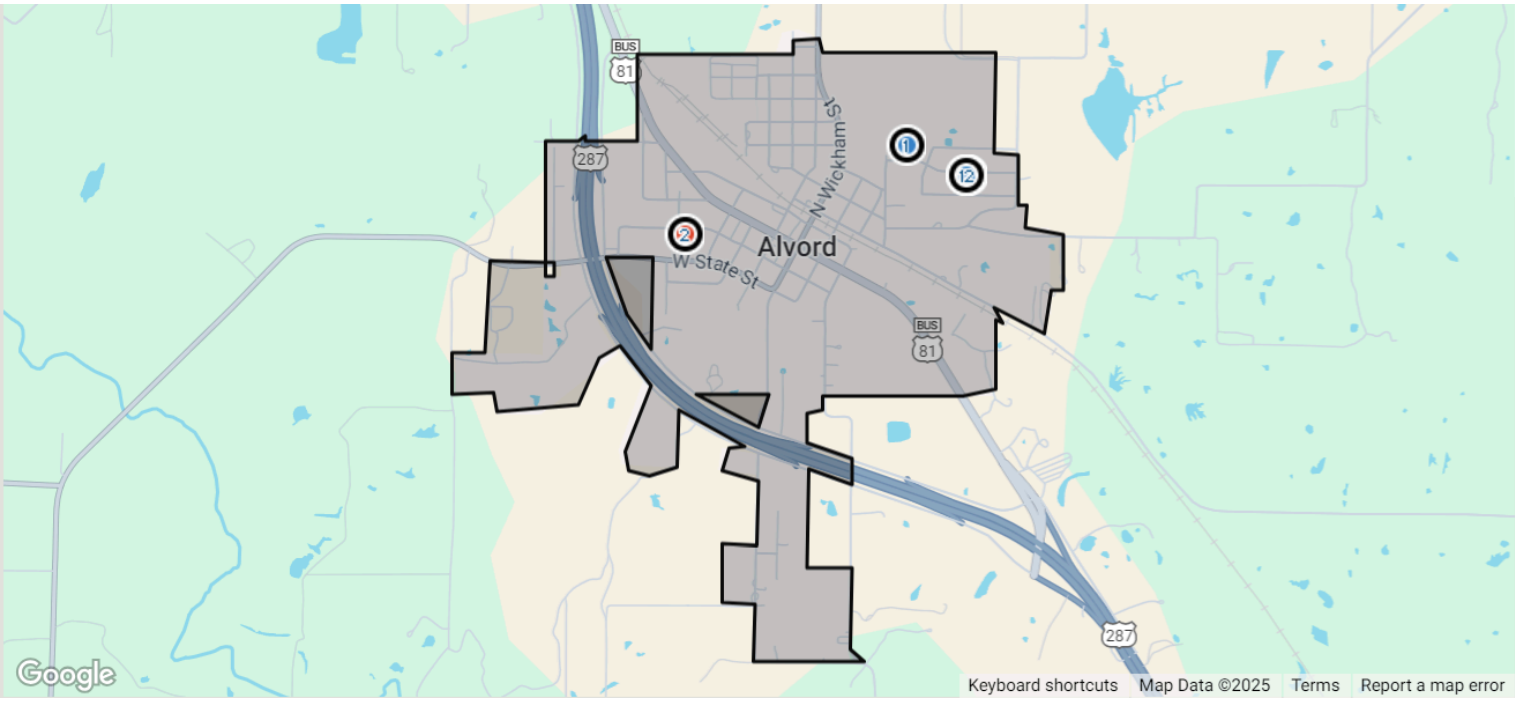

Pending: 12

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

1 Pending • *Pending as of 6/13/2025* *MLS ID: 20918611*

104 Ashley St	Single Family	3/2	1,826 sq ft	13,460	4/29/2025	$319,900	6/13/2025	$175

Welcome to your dream home! As you step through the inviting entryway, youâ??ll be greeted by high ceilings in the spacious living room that seamlessly flows into a vibrant open concept kitchen and dining area. Perfect for entertaining family and friends in style! Enjoy the plush new carpet that runs throughout all the bedrooms. Retreat to the expansive master suite, complete with vaulted ceilings, and a luxurious ensuite bathroom featuring a double vanity, a soothing garden tub, a separate walk in shower, and a fabulous walk in closet to indulge your organization ambitions. The secondary bedrooms are generously sized and equipped with double door closets and ceiling fans, ensuring comfort for everyone. Need extra space? Youâ??ll love the versatile office or playroom that adapts to your lifestyle! Step outside to the spacious backyard! Ideal for summer cookouts, gatherings, or simply soaking up the sun. This is more than just a house! it's a place to call home!

Listing Courtesy of Relo Radar

2 Pending • *Standard Sale, Pending as of 6/4/2025* *MLS ID: 20952854*

215 Mosley Ln	Single Family	4/3	2,340 sq ft	8,494	5/30/2025	$264,444	6/4/2025	$113

PRICED BELOW ASSESSED VALUE! RENOVATED 3 bedroom, 2 bath main house plus 1 bedroom, 1 bath apartment. Perfect for a family looking for space or a savvy investor. Located on a corner lot and walking distance to Alvord ISD schools. The main house boasts STAINLESS STEEL APPLIANCES, a spacious WALK-IN PANTRY, and WALK-IN MASTER CLOSET. Exterior features include a COVERED FRONT PORCH, COVERED BACK PATIO, and a large attached WORKSHOP. Tons of STORAGE. The BACK APARTMENT features a full kitchen, bathroom, and a 14â??x15â?? balcony. Rent it out and lower your living costs! NEW FLOORING, CARPET, PAINT, and APPLIANCES from May 2025! RECENT ROOF and WINDOW REPLACEMENTS!

Listing Courtesy of Listing Results, LLC

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Pending: 12 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

3 Pending

Pending as of 6/18/2025 *MLS ID: 20665085*

156 Brooke Dr	Single Family	5/3	2,600 sq ft	13,024	7/3/2024	$297,490	6/18/2025	$114

The Jackson plan (B1) is part of our Liberty Series and boasts 5 beds and 3 baths with a Loft AND with a 2 car garage AND 2,600 square feet. This plan has it all, check it out today!.

Listing Courtesy of Jason Mitchell Real Estate

4 Pending

Pending as of 6/18/2025 *MLS ID: 20810314*

116 Brooke Dr	Single Family	5/3	3,005 sq ft	11,046	1/10/2025	$273,990	6/18/2025	$91

More Space, Less Money! Discover the Adams plan from our Liberty Series, offering over 3,000 square feet of thoughtfully designed living space. This 5-bedroom, 2.5-bath home features a spacious loft and versatile flex space. The primary bedroom is conveniently located on the main level, with additional bedrooms and a laundry room upstairs. The modern kitchen boasts stainless steel appliances, including a built-in microwave, and Shaker-style cabinets. For a complete list of features and a virtual tour, see the MLS attachments. As America's Affordable Builder, we bring the best value to the area. Schedule your meeting today! All information is deemed reliable but not guaranteed. Buyers and buyerâ??s agents are responsible for verifying all details related to this listing, including but not limited to lot size, schools, and features. Floor plans and virtual tours of our homes are available on our website. Photos shown are for representation purposes onlyâ??actual color schemes and materials may vary

Listing Courtesy of Jason Mitchell Real Estate

5 Pending

Pending as of 6/17/2025 *MLS ID: 20814601*

107 Sienna Dr	Single Family	6/4	3,705 sq ft	8,712	1/10/2025	$304,990	6/17/2025	$82

More Space, Less Money! Discover the Roosevelt, a standout in our Liberty Series, offering nearly 3,705 square feet of living space with 6 bedrooms and 3.5 baths. This home truly has it all, featuring a loft, flex space, and a guest bedroom, along with the primary suite on the main level. The open-concept design seamlessly connects the kitchen, dining, and living areas, perfect for modern living. Donâ??t miss this opportunityâ??now is the perfect time to secure your dream home!

Listing Courtesy of Jason Mitchell Real Estate

6 Pending

Pending as of 6/17/2025 *MLS ID: 20665112*

148 Brooke Dr	Single Family	4/2	1,510 sq ft	10,018	7/3/2024	$224,990	6/17/2025	$149

The Lincoln plan A-1 is part of our Liberty Series and is estimated to be completed by Oct.. It boasts 4 beds & 2 baths with a 2 car garage and over 1500 Sq. Ft. ON ONE LEVEL. Unbelievable savings and value!

Listing Courtesy of Jason Mitchell Real Estate

7 Pending

Pending as of 6/10/2025 *MLS ID: 20808554*

132 Brooke Dr	Single Family	5/3	1,804 sq ft	10,533	1/3/2025	$224,990	6/10/2025	$125

The Madison plan is part of our liberty series and boast 5 beds & 3 baths with a 2 car garage and over 1800 ft. it even has a bedroom on the main level! Estimated completion will be in Oct. What an incredible value! All information is deemed reliable but not guaranteed. Buyers and buyerâ??s agents are responsible for verifying all details related to this listing, including but not limited to lot size, schools, and features. Floor plans and virtual tours of our homes are available on our website. Photos shown are for representation purposes onlyâ??actual color schemes and materials may vary.

Listing Courtesy of Jason Mitchell Real Estate

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Pending: 12 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

8 Pending • *Pending as of 6/8/2025* *MLS ID: 20665125*

145 Brooke Dr	Single Family	6/4	4,000 sq ft	11,413	7/3/2024	$324,990	6/8/2025	$81

The Taft is part of our Liberty Series. This home is boasting 6 beds and 4 baths TWO Primary Suites, a Loft, an Office, and a Flex Space, a Primary bedroom AND guest bed on the main level. This home has it all with almost 4000 SQUARE FEET. YOU MUST NOT MISS THIS CHANCE FOR SUCH A VALUE!

Listing Courtesy of Jason Mitchell Real Estate

9 Pending • *Pending as of 6/2/2025* *MLS ID: 20810286*

120 Brooke Dr	Single Family	6/4	4,000 sq ft	10,918	1/10/2025	$329,990	6/2/2025	$82

MORE SPACE LESS MONEY! The TAFT Plan is a part of our Liberty Series, with 4,000 square feet, 6 beds & 4 baths. with a Loft AND a Primary bedroom on the main level AND with A 2 Car garage. The kitchen features stainless appliances including a built in microwave and Shaker-style cabinets. See additional features list and virtual walkthrough in MLS attachments. We are America's Affordable Builder, bringing the best price and value to the area. Schedule your appointment today! All information is deemed reliable but not guaranteed. Buyers and buyerâ??s agents are responsible for verifying all details related to this listing, including but not limited to lot size, schools, and features. Floor plans and virtual tours of our homes are available on our website. Photos shown are for representation purposes onlyâ??actual color schemes and materials may vary.

Listing Courtesy of Jason Mitchell Real Estate

10 Pending • *Pending as of 5/21/2025* *MLS ID: 20810393*

112 Brooke Dr	Single Family	4/2	1,804 sq ft	11,174	1/10/2025	$266,990	5/21/2025	$148

The Monroe plan is part of our Liberty Series is estimated to be completed in Oct. and it boasts 4 beds 2 baths and a Loft with a 2 Car Garage and over 1800 Square Feet. ALL ON ONE LEVEL. Ranch Living at its finest!

Listing Courtesy of Jason Mitchell Real Estate

11 Pending • *Pending as of 5/20/2025* *MLS ID: 20814571*

127 Sienna Dr	Single Family	5/3	1,804 sq ft	9,802	1/10/2025	$251,990	5/20/2025	$140

The Madison plan is part of our liberty series and boast 5 beds & 3 baths with a 2 car garage and over 1800 ft. it even has a bedroom on the main level! Estimated completion will be in Oct. What an incredible value! All information is deemed reliable but not guaranteed. Buyers and buyerâ??s agents are responsible for verifying all details related to this listing, including but not limited to lot size, schools, and features. Floor plans and virtual tours of our homes are available on our website. Photos shown are for representation purposes onlyâ??actual color schemes and materials may vary.

Listing Courtesy of Jason Mitchell Real Estate

12 Pending • *Pending as of 5/1/2025* *MLS ID: 20814578*

123 Sienna Dr	Single Family	6/4	4,000 sq ft	8,712	1/10/2025	$331,990	5/1/2025	$83

MORE SPACE LESS MONEY! The TAFT Plan is a part of our Liberty Series, with 4,000 square feet, 6 beds & 4 baths. with a Loft AND a Primary bedroom on the main level AND with A 2 Car garage. The kitchen features stainless appliances including a built in microwave and Shaker-style cabinets. See additional features list and virtual walkthrough in MLS attachments. We are America's Affordable Builder, bringing the best price and value to the area. Schedule your appointment today!

Listing Courtesy of Jason Mitchell Real Estate

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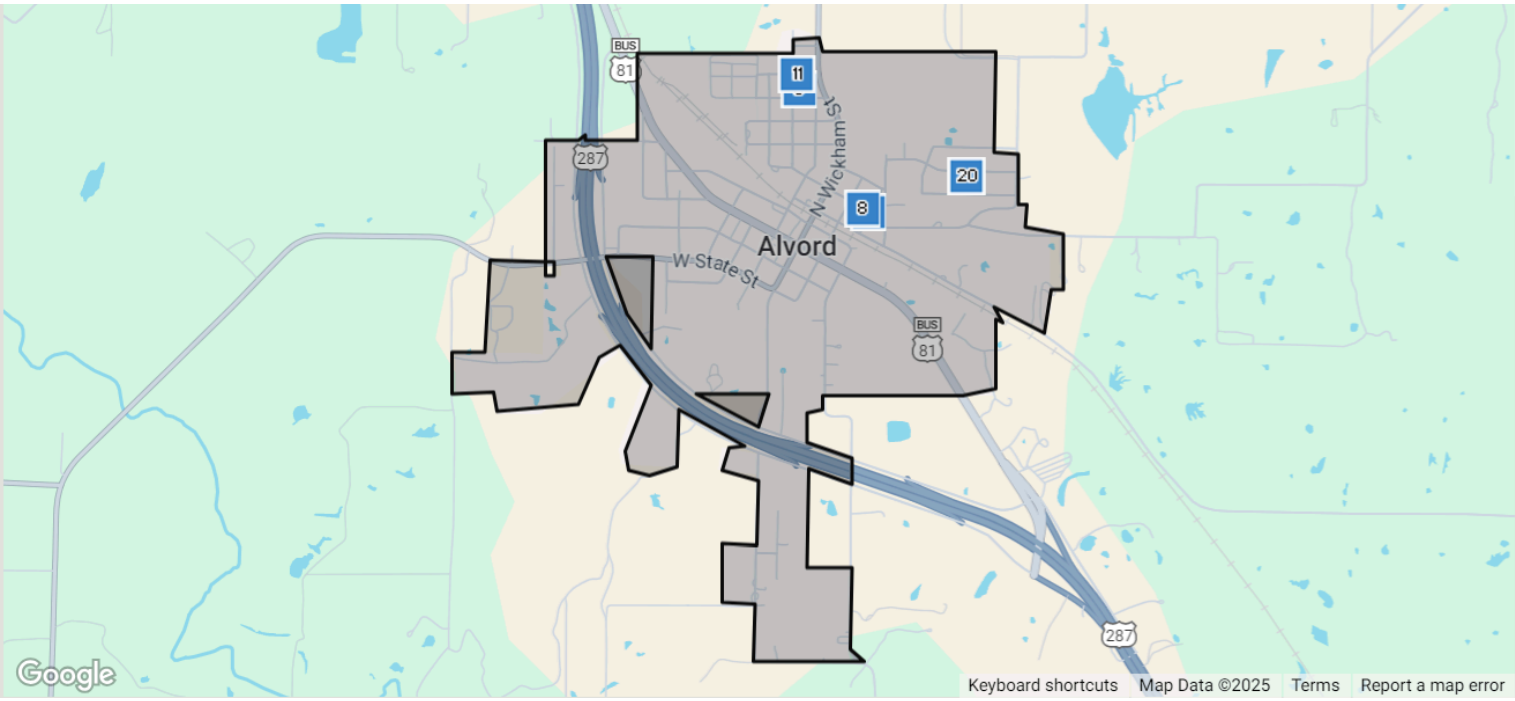
Market Activity Report

Alvord, Texas



Closed: 25

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.

1 **Closed** *Sold Date: 4/24/2025, MLS Listing 20815127: 1/18/2025* *MLS ID: 20815127*

135 Banjo Ct	Single Family	4/3	2,344 sq ft	101,930	2023	4/24/2025	$670,000	$286

Discover your dream home in the prestigious Ranches at Rolling Hills! This custom-built 2023 modern farmhouse perfectly combines luxury, comfort, and functionality, all set against a stunning backdrop of rolling hills, mature trees, and serene views. Situated on 2.34 fully fenced acres with an automatic gate, this property offers unmatched privacy and convenience. Built with care and stability, the homeâ??s slab foundation features reinforced piers, ensuring durability for years to come. Inside, the 4-bedroom, 2.5-bath layout boasts an open-concept design with soaring ceilings and luxury vinyl plank flooring throughout, creating a spacious and elegant atmosphere. The living roomâ??s vaulted ceiling adds grandeur, while the shiplap accent wall in the primary bedroom brings a touch of rustic charm. Ceiling fans in every room ensure year-round comfort. The chefâ??s kitchen is an entertainerâ??s dream, featuring a large island, granite countertops, and chic pendant lighting. Modern conveniences like a tankless water heater, water softener, and generator add to the home's practicality, while a propane tank enhances energy efficiency. Step outside to relax on the covered patio, where you can soak in the beauty of your property. The grounds include a chicken coop, a sprinkler system for effortless landscaping, and plenty of space to make your outdoor dreams a reality. As a bonus, the property features a 40x60 second garage with a 12x12 office and an unfinished half bath, perfect for use as a workshop, studio, or extra storage. This exceptional property offers more than just a homeâ??it delivers a lifestyle of tranquility and possibility. Schedule your private showing today and make this dream property yours!

Courtesy of Fathom Realty LLC

2 **Closed** *Leased Date: 5/30/2025, MLS Listing 20875370: 4/11/2025* *MLS ID: 20875370*

225 County Road 1180	Single Family	4/2	2,529 sq ft	87,991	2022	5/30/2025	$3,000 mo.	$1

Beautifully 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, plenty of room for the family to enjoy the country . Open living room concept with a wood burning fireplace. Immaculate kitchen that offers a beautiful island, KitchenAid cooktop, KitchenAid built-in microwave & oven & large walk-in pantry. Primary 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. Â· Client must view the property before applying online. Security deposit $2900. Tenant to verify all information. Owner has final approval.

Courtesy of Cannon Property Management & Cannon Realty, LLC

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Closed: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.

3 **Closed** • *Sold Date: 5/23/2025, MLS Listing 20453963: 10/12/2023* *MLS ID: 20453963*

355 County Road 1180	Single Family	4/3	2,535 sq ft	101,930	2023	5/23/2025	$520,000	$205

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!

Courtesy of Post Oak Realty- West

4 **Closed** • *Sold Date: 5/1/2025, MLS Listing 20868961: 3/13/2025* *MLS ID: 20868961*

114 Robles Ln	Single Family	4/2	1,800 sq ft	274,428	1989	5/1/2025	$416,000	$231

MODERN ELEGANCE MEETS COUNTRY LIVING IN DECATUR ISD!!! Step into this extensively remodeled 4-bedroom, 2-bath home, perfectly situated within the sought-after Decatur school district. This property blends contemporary finishes with spacious living, offering an open concept layout that seamlessly connects the living, dining, and kitchen areasâ??ideal for both family life and entertaining. The chef-inspired kitchen features a striking farmhouse sink, sleek stainless steel appliances, quartz countertops, a beautiful island with granite, a pot filler, and elegant subway tile backsplash. The utility room offers extra storage with a secondary built-in pantry for convenience. The primary bath is a luxurious retreat, boasting a double walk-in shower with a rain showerhead for a spa-like experience. French doors from the living room open to the expansive backyard, offering a peaceful oasis and the perfect setting for outdoor gatherings. Situated on over 6.3 acres with Ag Exempt status, this property offers endless possibilities for outdoor activitiesâ??bring your horses, start an agricultural project, or simply enjoy the serene surroundings. With room to roam, this home offers a perfect balance of comfort, style, and nature, all while benefiting from the tax advantages of the Ag Exemption. Donâ??t miss this incredible opportunity!

Courtesy of Post Oak Realty- West

5 **Closed** • *Sold Date: 4/1/2025, MLS Listing 20785383: 11/26/2024* *MLS ID: 20785383*

301 E Pine St	Single Family	3/2	1,409 sq ft	6,969	2020	4/1/2025	$265,000	$188

Welcome to your dream home! Nestled on a spacious corner lot, this charming brick-and-stone beauty, built in 2020, combines modern elegance with a cozy, family-friendly vibe. Step inside to discover warm wood flooring and an inviting layout, perfect for creating cherished memories. The kitchen is a chefâ??s delight, boasting sleek granite countertops and plenty of space to gather around. The covered patio is ready for BBQs, morning coffees, or peaceful evenings under the stars. With a 2-car garage and thoughtful design throughout, this home offers both style and convenience. Donâ??t miss your chance to make it yours!

Courtesy of Sue Swint Realty

6 **Closed** • *Sold Date: 5/21/2025, MLS Listing 20896403: 4/6/2025* *MLS ID: 20896403*

606 Denver St	Single Family	4/3	2,394 sq ft	13,982	1986	5/21/2025	$272,700	$114

4-3-2 Brick home on large lot. Home has a large master bedroom, fireplace insert, large kitchen with walk-in pantry and has a sunroom, back porch.

Courtesy of RE/MAX FIRST REALTY

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Closed: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.

7 **Closed** *Sold Date: 6/16/2025, MLS Listing 20885520: 4/1/2025* *MLS ID: 20885520*

2950 N Fm 1655	Single Family	4/3	3,673 sq ft	889,930	2005	6/16/2025	$694,600	$189

MOTIVATED SELLER Discover country living at its finest in this stunning 5,207 combined sq.ft. brick home and apartment nestled on 6.59 acres in Alvord, TX. Featuring 4 bedrooms and 3 bathrooms, this property boasts an open-concept design with tons of natural light and high-end finishes throughout. The heart of the home is the large kitchen, complete with a center island, Sub-Zero refrigerator, gas stove, double ovens, stainless steel appliances, and granite countertopsâ??perfect for entertaining! The spacious living room offers a cozy wood-burning fireplace and custom built-ins. The extra-large primary suite is a true retreat, featuring an en-suite bathroom with a jetted tub, dual sinks, and a walk-in closet. Two additional bedrooms share a Jack and Jill bathroom, while the fourth bedroom includes a built-in desk and cabinetsâ??ideal for a home office or study space. The oversized laundry room offers ample counter space, cabinetry, and a full-size washer and dryer hookup. Upstairs, youâ??ll find a huge bonus room or game room. Step outside to your own private oasis with an in-ground fenced pool, complete with a slide and outdoor grilling areaâ??perfect for Texas summers! Need extra space? This property includes a 1,000 sq. ft. shop with an attached 1,000 sq. ft. apartment, featuring a kitchen, living room, bedroom, and a combined bathroom, laundry roomâ??ideal for guests, rental income, or multi-generational living. For equestrian enthusiasts, thereâ??s a horse barn with stalls and a lean-to, plus plenty of trees offering shade and privacy. With endless possibilities and wide-open spaces, this property is a rare find! Current listing is 6.59 acres for $750,000 They are willing to sell more acreage, 11.12 acres, for $850,000. The parents own the surrounding land and are willing to sell the front 9.31 acres to the buyers for $187,000 and owner finance it. They are also willing to offer first rights of refusal on the additional acreage.Seller will provide a new survey at closing

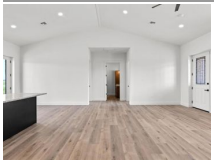
Courtesy of Tomie Fox Real Estate Group

8 **Closed** *Sold Date: 5/23/2025, MLS Listing 20874285: 3/18/2025* *MLS ID: 20874285*

211 E Pine St	Single Family	3/2	1,245 sq ft	6,229	2017	5/23/2025	$245,000	$197

Charming home in the highly sought after Alvord ISD. This 1245 sq ft home boasts 3 bedrooms, 2 full bathrooms, separate utility room, 2 car garage, and spacious covered back patio. Enjoy the great location with easy access to Alvord and HWY 287. Upgraded kitchen cabinets, countertops, and range. Enjoy relaxing on the patio with privacy fence. Open floor plan with trendy barn door leading to guest bedrooms and bathroom. Large primary suite with ensuite bathroom. Great closet space throughout this lovely home. This home is on a large corner lot encompassing 2 city lots. Come check it out.

Courtesy of Parker Properties Real Estate



9 **Closed** *Sold Date: 5/21/2025, MLS Listing 20534004: 2/27/2024* *MLS ID: 20534004*

1210 County Road 2475	Single Family	3/2	1,845 sq ft	88,426	2024	5/21/2025	$435,000	$236

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.

Courtesy of United Real Estate Insight

10 **Closed** *Sold Date: 6/17/2025, MLS Listing 20665133: 7/3/2024* *MLS ID: 20665133*

149 Brooke Dr	Single Family	4/3	2,203 sq ft	11,413	2024	6/17/2025	$270,490	$123

The Harrison plan (B1) is part of our Liberty Series. This home boasts 4 beds and 2.5 baths with a 2 car garage and over 2200 square feet with a LOFT and a Flex Room. Check out this incredibly flexible plan today!

Courtesy of Jason Mitchell Real Estate

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Closed: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.

11 **Closed** • *Sold Date: 6/11/2025, MLS Listing 20875808: 3/20/2025* *MLS ID: 20875808*

708 Denver St	Single Family	3/2	1,572 sq ft	14,026	2025	6/11/2025	$330,000	$210

This beautiful 3-bedroom, 2-bath home located in heart of Alvord offers an open-concept layout that creates a perfect flow between the living, dining, and kitchen areas. The spacious master suite features a private bath with double vanities, a soaking tub, and separate shower. The Kitchen appliances will be installed when they are delivered.

Courtesy of Wise Move Realty

12 **Closed** • *Sold Date: 6/17/2025, MLS Listing 20777526: 11/18/2024* *MLS ID: 20777526*

579 County Road 1670	Single Family	5/4	3,483 sq ft	3,006,511	2019	6/17/2025	$2,000,000	$574

69-acre Equestrian & Cattle property offers a custom-built home with direct access to the LBJ Grasslands, located in Alvord, Texas. The 3,400-square-foot residence features an open-concept design, seamlessly connecting the living room, dining room, and kitchen, creating an ideal space for both family gatherings and entertaining. The living area is highlighted by a dramatic vaulted ceiling and a striking 21-foot stone fireplace, with large windows that allow natural light to flood the interior. A custom designed kitchen with a large granite island that comfortably seats six, a 36-inch six-burner gas cooktop, double ovens with air fry functionality, and a slide-out microwaveâ??all integrated into custom cabinetry. A spacious walk-in pantry also serves as a reinforced concrete safe room. The home offers four generously sized bedrooms, two full bathrooms, and one half-bath on the main level. Upstairs, a versatile bonus room provides the option to serve as a fifth bedroom with an ensuite bathroom and walk-in closet. The first floor features 8-foot doors and 10-foot ceilings throughout, with vaulted ceilings in the living room and two of the bedrooms. For equestrian enthusiasts, the property includes a 36' x 36' horse barn with a 12' x 36' lean-to, featuring three stalls and a tack room. There is also a fenced 100' x 150' arena and a loafing shed. The 30' x 50' insulated workshop offers three roll-up doors, central heat and air, a half bath, a bar, and a 12' x 50' lean-to. The 36' x 60' equipment shed is perfect for storing tractors, trailers, and farm equipment. The property also has pipe working pens for cattle and a 40-foot shipping container for extra storage. Approximately 32 acres of coastal Bermuda grass provide ample grazing land, and the property is cross-fenced to accommodate hay production while pasturing cattle. Water sources include a spring-fed creek that runs through the property and a pond, ensuring sufficient water for livestock.

Courtesy of Ultima Real Estate

13 **Closed** • *Sold Date: 6/17/2025, MLS Listing 20665010: 7/3/2024* *MLS ID: 20665010*

137 Brooke Dr	Single Family	4/2	1,804 sq ft	11,413	2024	6/17/2025	$225,590	$125

The Monroe plan (A1) is part of our Liberty Series and it boasts 4 beds 2 baths and a Loft with a 2 Car Garage and over 1800 Square Feet. ALL ON ONE LEVEL. Ranch Living at its finest!

Courtesy of Jason Mitchell Real Estate

14 **Closed** • *Sold Date: 6/17/2025, MLS Listing 20810492: 1/10/2025* *MLS ID: 20810492*

147 Sienna Dr	Single Family	4/3	2,203 sq ft	7,840	2025	6/17/2025	$255,000	$116

More Space for Less! Introducing the Harrison plan, part of our Liberty Series, offering 4 bedrooms, 2.5 baths, and over 2,200 sq. ft. of living space, complete with a loft and flex room. All bedrooms are conveniently located upstairs. The main level features an open floor plan with laminate flooring throughout. The kitchen is equipped with stainless steel appliances, including a built-in microwave, and Shaker-style cabinets. Check out the additional features and virtual walkthrough in the MLS attachments. This community provides the perfect balance of city proximity and peaceful living. As Americaâ??s Affordable Builder, we offer the best price and value in the area. Call today to learn more.

Courtesy of Jason Mitchell Real Estate

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Closed: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.

15 Closed • *Sold Date: 5/29/2025, MLS Listing 20915541: 4/30/2025* *MLS ID: 20915541*

4952 Old Decatur Rd	Single Family	3/3	2,108 sq ft	87,991	2024	5/29/2025	$560,000	$266

One-of-a-kind nature trail easement to LBJ Grasslands makes this gorgeous stone, board and batten home the perfect escape! Listed as 3 bedroom 2.5 bathroom, spacious floor plan offers flex room with closet and could easily be 4th bedroom. Exterior color scheme of moody gray paint, rock, cedar, and tongue & groove provides curb appeal on 2 acre lot surrounded by big oak trees. The peaceful view of the woods off back porch invites you to the LBJ Grasslands just steps away. Plan offers plenty of storage with walk-in pantry, 2 large linens, walk-in closets, oversized garage, mud area, and custom cabinetry. Open-concept living is warm and inviting with stone fireplace and plenty of natural light. Interior includes upgraded features like soft close cabinetry, floating shelves, all granite counters, tile in wet areas, and LVP flooring. Located less than 3 miles from downtown Alvord on paved roads, the property is only 15 minutes to Decatur or Bowie and a short 45 minute drive to the DFW area!

Courtesy of Parker Properties Real Estate

16 Closed • *Sold Date: 5/19/2025, MLS Listing 20808837: 1/3/2025* *MLS ID: 20808837*

190 Rolling Ranch Blvd	Single Family	3/2	2,000 sq ft	218,235	2024	5/19/2025	$322,500	$161

Outside of City Limits barndo, 40x50,2000 sq ft with a 25x40,1000 sq ft carport and a 12x24,288 sq ft front porch. A shell with white exterior and black trim, plumbing and electricity, 26 gauge rpanel, and a fully insulated interior with 3 inch vinyl backing. This beautiful 5+ acre lot in Rolling Ranch stands out from the rest in the neighborhood with it NOT resting in a flood zone, electricity run, conventional septic system in place, majority of brush cleared, 10x14 metal shed with water and electric, chicken coop, 8 person tornado shelter, most of the property has 4 wire electric fencing, fiberoptic internet, gravel road, entry gate, mature trees. Come build your dream home with lower taxes and without building permits! Several Rehab loans available to finish out the barndominium! Bedrooms and bathrooms are proposed, the floorplan can be whatever you want it to be!

Courtesy of Home Sweet Home Realty

17 Closed • *Sold Date: 5/21/2025, MLS Listing 20841687: 2/15/2025* *MLS ID: 20841687*

1749 Fm 2265	Single Family	3/2	1,904 sq ft	789,742	2021	5/21/2025	$550,000	$289

INTERESTED IN BUILDING AND OWNING YOUR OWN FOREVER DREAM HOME ON YOUR 18.13 ACRES OF LAND!! CHECK OUT THIS PROPERTY!! This incredible property located within minutes of Hwy 287 in Alvord, Texas will make all you want in your new home. The property comes with a very nice barndominium, built in 2021 and ready to move into with a large portion of it being a barn or shop, 1,680sq ft, large enough to store everything while you build your dream home on the already cleared site planned for it. This acreage has many beautiful trees to make your property very private while still giving you all you need for your cattle, horses or whatever you want. The living space consists of 1,904sq ft of living space with 3 bedrooms, two bathrooms with large a living room for comfortable living right now. Once you build your dream home and move into it then the barndominium becomes your rental property or can just be for your family when they come to visit, whatever your desire it to be. THIS TRULY CAN BE A GREAT PLACE FOR YOU AND IT IS CERTAINLY PRICED RIGHT TO SELL!! PLAN A SHOWING TODAY!

Courtesy of Parker Properties Real Estate

18 Closed • *Sold Date: 5/28/2025, MLS Listing 20810476: 1/10/2025* *MLS ID: 20810476*

104 Brooke Dr	Single Family	6/4	3,705 sq ft	11,430	2025	5/28/2025	$336,990	$91

More Space, Less Money! Discover the Roosevelt, a standout in our Liberty Series, offering nearly 3,705 square feet of living space with 6 bedrooms and 3.5 baths. This home truly has it all, featuring a loft, flex space, and a guest bedroom, along with the primary suite on the main level. The open-concept design seamlessly connects the kitchen, dining, and living areas, perfect for modern living. Donâ??t miss this opportunityâ??now is the perfect time to secure your dream home!

Courtesy of Jason Mitchell Real Estate

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Closed: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.

19 **Closed** • *Sold Date: 5/29/2025, MLS Listing 20810471: 1/10/2025* *MLS ID: 20810471*

108 Brooke Dr	Single Family	5/3	2,600 sq ft	8,276	2025	5/29/2025	$294,990	$113

More Space, Less Money! Introducing the Jackson plan, part of our Liberty Seriesâ??a spacious 2,600 square foot home with 5 bedrooms, 3 baths, and a loft. The open-concept first floor seamlessly blends the kitchen, living, and dining areas, while also featuring a guest bedroom and bath. The kitchen is equipped with stainless steel appliances, including a built-in microwave, and stylish Shaker-style cabinets. As America's Affordable Builder, we deliver unmatched value and pricing in the area.

Courtesy of Jason Mitchell Real Estate

20 **Closed** • *Sold Date: 5/29/2025, MLS Listing 20814542: 1/10/2025* *MLS ID: 20814542*

131 Sienna Dr	Single Family	4/2	1,804 sq ft	6,969	2025	5/29/2025	$264,990	$147

The Monroe plan is part of our Liberty Series. and it boasts 4 beds 2 baths and a Loft with a 2 Car Garage and over 1800 Square Feet. ALL ON ONE LEVEL. Ranch Living at its finest!

Courtesy of Jason Mitchell Real Estate

21 **Closed** • *Sold Date: 4/28/2025, MLS Listing 20664959: 7/3/2024* *MLS ID: 20664959*

176 Brooke Dr	Single Family	4/3	2,203 sq ft	13,503	2024	4/28/2025	$284,490	$129

The Harrison plan (B1) is part of our Liberty Series and boasts 4 beds & 2.5 baths with a car garage and over 2200 sq.ft. With a loft and a flex room. Check out this incredibly flexible plan today!

Courtesy of Jason Mitchell Real Estate

22 **Closed** • *Sold Date: 4/23/2025, MLS Listing 20664960: 7/3/2024* *MLS ID: 20664960*

140 Brooke Dr	Single Family	5/3	2,600 sq ft	10,277	2024	4/23/2025	$299,490	$115

The Jackson plan (B1) is part of our Liberty Series and boasts 5 beds and 3 baths with a Loft AND with a 2 car garage AND 2,600 square feet. This plan has it all, check it out today!

Courtesy of Jason Mitchell Real Estate

23 **Closed** • *Sold Date: 4/24/2025, MLS Listing 20842461: 2/21/2025* *MLS ID: 20842461*

482 Fs 942	Single Family	3/2	1,763 sq ft	87,120	2001	4/24/2025	$409,500	$232

This charming little piece of Texas country living offers endless possibilities. Set on 2 acres, enjoy breathtaking sunrises and sunsets. The property is conveniently located within five miles of 35,000 acres of the LBJ Grasslands and features a 500 square foot metal shop space with electricity. The one-story home boasts 3 bedrooms and 2 baths, showcasing updated vinyl flooring throughout and modern bathroom tile. The beautiful granite countertops enhance the eat-in kitchen, while a separate dining room features a custom sliding barn door and a large picture window that overlooks the spacious front yard. The attached carport is generously sized, accommodating up to 3 cars along with room for patio furniture or outdoor dining.

Courtesy of Phelps Realty Group, LLC

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Closed: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.

24 **Closed** • *Sold Date: 3/26/2025, MLS Listing 20812067: 1/8/2025* *MLS ID: 20812067*

1072 County Road 2395	Single Family	4/2	1,352 sq ft	631,924	2006	3/26/2025	$500,000	$370

14.5 Acres of Scenic Beauty Between Decatur and Alvord, Near LBJ Grasslands! Nestled in the heart of Wise County, this 14.5 acre ranchette offers a perfect blend of country charm and modern convenience. The property features a 1,352 sq. ft. manufactured home with 4 spacious bedrooms, 2 bathrooms, and an impressive 76 foot covered porch that provides stunning views of the rolling landscape. With 50 feet of elevation change, the home is perfectly positioned atop the property for panoramic views. Below the home, you'll find a well-equipped 60x77 pole barn with 10 stalls, updated with new electric and lighting. Water is abundant with 5 irrigation faucets strategically placed throughout the ranch, along with two ponds that provide for livestock and attract local wildlife. Watson Branch Creek runs along the western fence line, enhancing the natural beauty of the land. This property is a haven for outdoor enthusiasts, offering prime hunting opportunities for whitetail deer and turkey. Whether you're looking for a peaceful retreat, a working ranch, or a recreational getaway, this property is ready to make your dreams a reality!

Courtesy of KELLER WILLIAMS REALTY

25 **Closed** • *Sold Date: 3/28/2025, MLS Listing 20512743: 1/18/2024* *MLS ID: 20512743*

1153 County Road 1591	Single Family	3/3	2,082 sq ft	626,392	2001	3/28/2025	$675,000	$324

Bring the horses and live out your Texas Ranch dreams on 14 stunning acres. Property has a current AG Exemption. 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!

Courtesy of Real Broker, LLC

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- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.

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- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **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.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

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- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
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