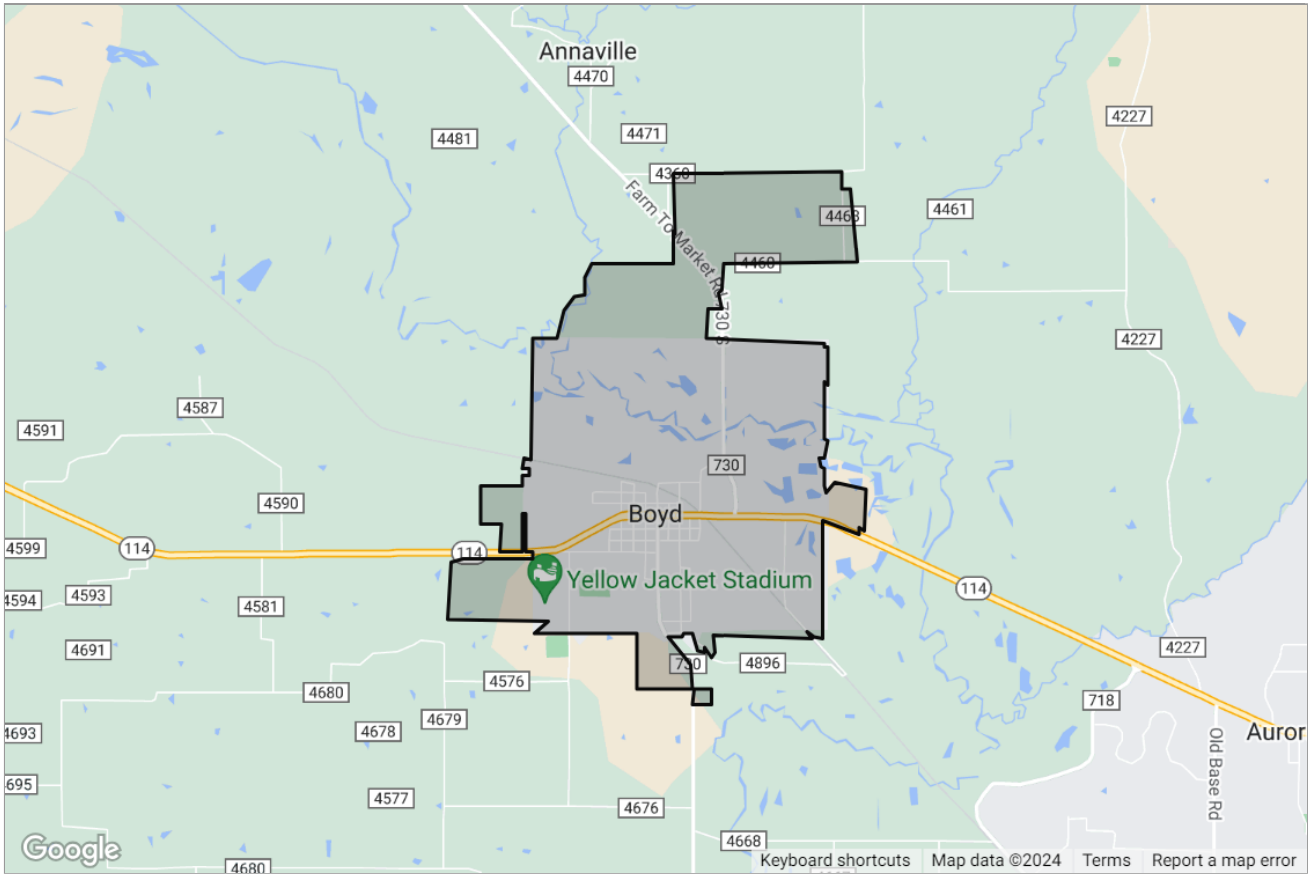


MARKET ACTIVITY REPORT

Boyd, Texas



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

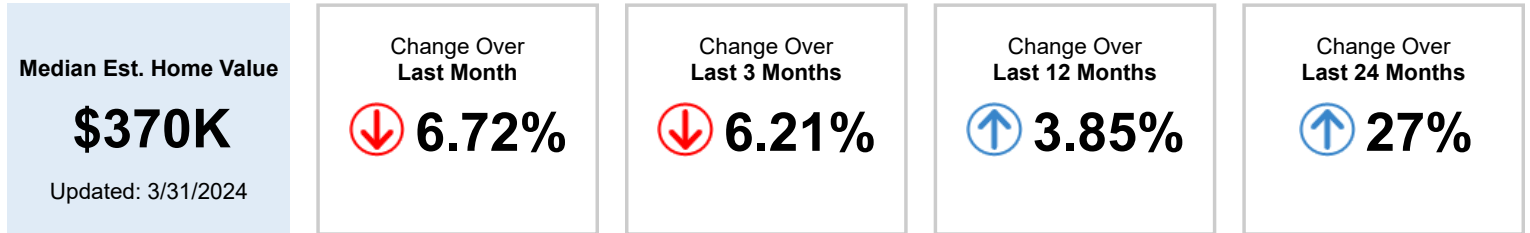


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Peet Realty
PO Box 1748
Decatur, TX 76234

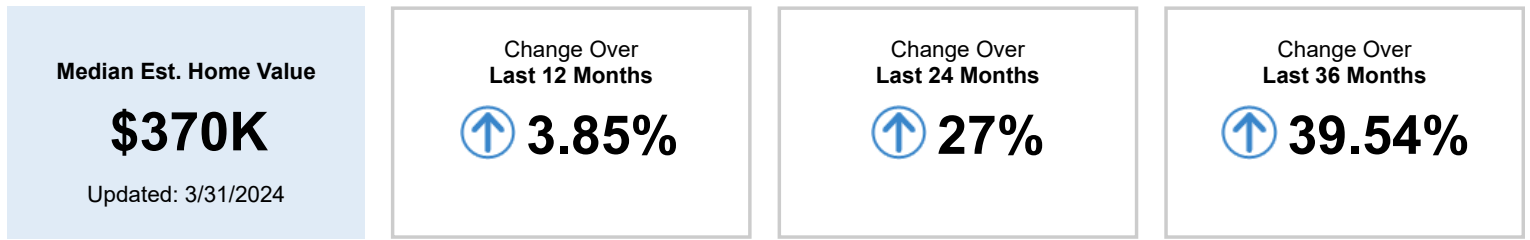
Boyd, Texas

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

Median Sales Price \$409K Updated: 3/31/2024	Change Over Last Month  1.69%	Change Over Last 3 Months  4.89%	Change Over Last 12 Months  35.39%	Change Over Last 24 Months  9.1%
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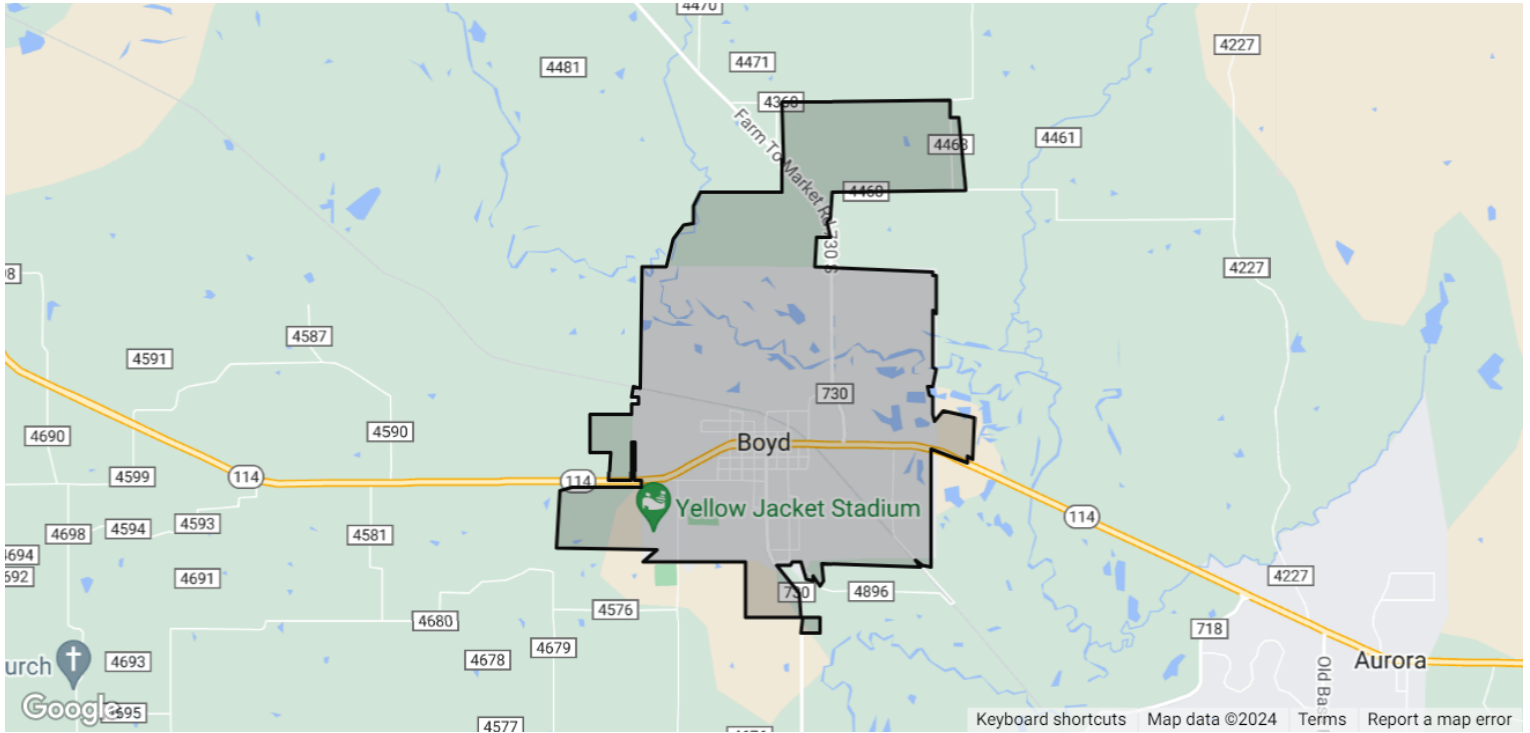
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price






Median List Price \$378K Updated: 3/31/2024	Change Over Last Month  9.18%	Change Over Last 3 Months  12.11%	Change Over Last 12 Months  22.94%	Change Over Last 24 Months  9.04%
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

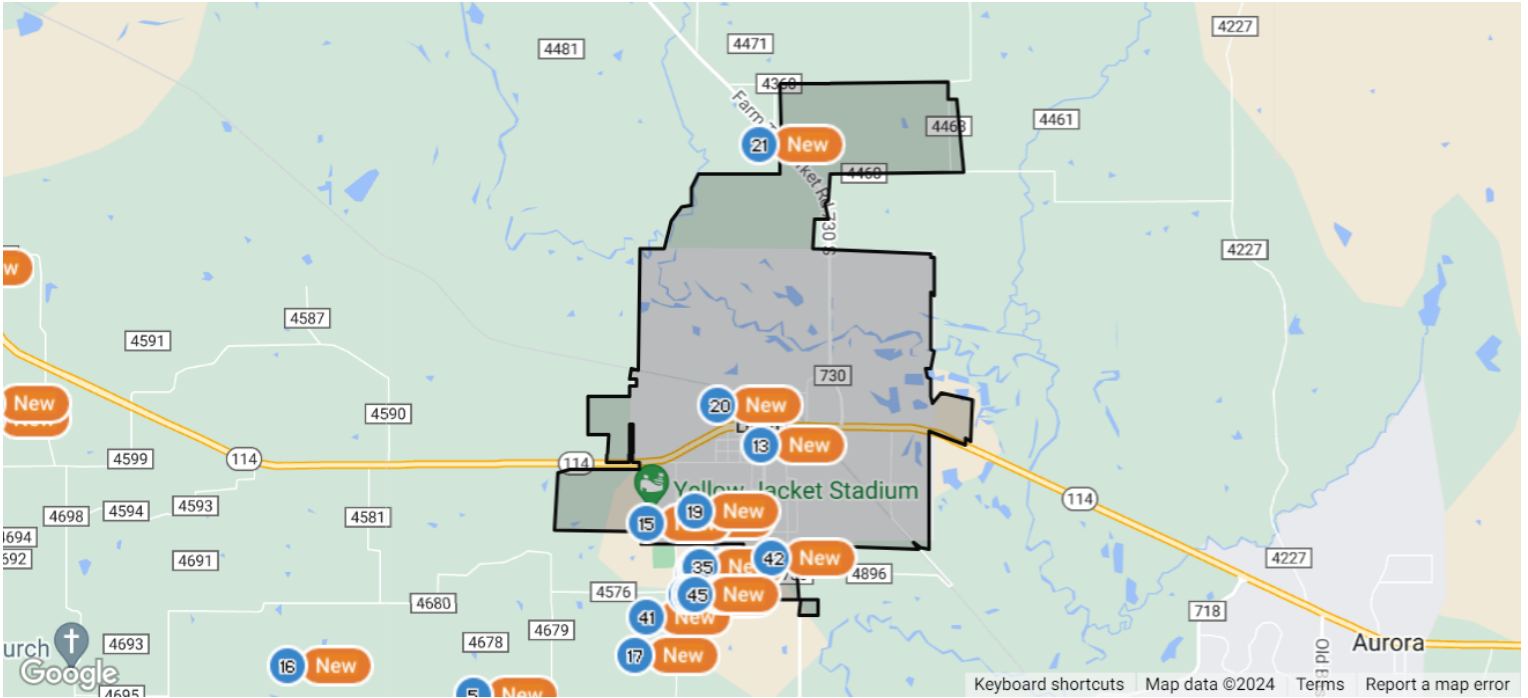
Market Activity Summary Stats



Search Criteria | **Location:** Boyd, Texas; **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, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 50; **Sort Order:** Recently updated

	 New	 Pending	 Closed	 Price Changes	 Expired
	New Listings	Pending	Closed	Price Changes	Expired
Number of Properties	46	20	50	38	1
Low Price / Value	\$267,990	\$269,990	\$220,000	\$267,990	\$400,000
Median Price / Value	\$350,000	\$365,000	\$422,500	\$452,000	\$400,000
High Price / Value	\$2,800,000	\$825,000	\$1,350,000	\$2,800,000	\$400,000
Average Price / Sq. Ft.	\$233	\$186	\$207	\$228	\$173
Median Price / Sq. Ft.	\$190	\$187	\$194	\$197	\$173
Average Days in RPR	50	96	140	133	100
Median Days in RPR	35	83	132	123	100
Total Volume	\$25,310,134	\$8,362,380	\$23,621,060	\$20,542,914	\$400,000

Boyd, Texas



New Listings: 46

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● **Active** • New, Active: 3/14/2024 *MLS ID: 20559775*

218 Blackjack Xing

Single Family 3/3 2,446 sq ft 49,658 2024 3/14/2024 \$457,402 \$187

This incredible new construction home is located in phase three of the highly coveted Lucky Ridge Estates. Offering lots over an acre, this community is well established and features varied topography and scattered oak trees adding to the privacy and serenity. Conveniently located just north of Springtown off of HWY51 and approximately 40 minutes to Fort Worth, this neighborhood is easily accessible while offering a more secluded lifestyle. This spacious single story home offers an open floorplan with 3 bedrooms, 2.5 baths, two of the bedrooms being a jack and jill design sharing an ensuite bath. The office has a closet and could be used as a fourth bedroom. Kitchen features a beautiful center island with granite counters and stone backsplash, open to the family room. Separate office could easily be transitioned to a 4th bedroom. Relax on the large covered back porch overlooking the spacious backyard.

Listing Courtesy of The Ashton Agency



2 ● **Active** • New, Active: 3/1/2024 *MLS ID: 20549121*





221 Blackjack Xing

Single Family 3/3 2,338 sq ft 43,560 2024 3/1/2024 \$438,000 \$187





This incredible new construction home is located in phase three of the highly coveted Lucky Ridge Estates. Offering lots over an acre, this community is well established and features varied topography and scattered oak trees adding to the privacy and serenity. Conveniently located just north of Springtown off of HWY51 and approximately 40 minutes to Fort Worth, this neighborhood is easily accessible while offering a more secluded lifestyle. This spacious single story home offers an open floorplan with 3 bedrooms, 2.5 baths, two of the bedrooms being a jack and jill design sharing an ensuite bath. Kitchen features a beautiful center island with granite counters and stone backsplash, open to the family room. Separate office could easily be transitioned to a 4th bedroom. Relax on the large covered back porch overlooking the spacious backyard.

Listing Courtesy of The Ashton Agency





New Listings: 46 (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>3 Active • New, Active: 2/5/2024 <i>MLS ID: 20527253</i></p> <p>180 Lucky Ridge Ln</p> <p>This incredible new construction home is located in phase two of the highly coveted Lucky Ridge Estates. Offering lots over an acre, this community is well established and features varied topography and scattered oak trees adding to the privacy and serenity. Conveniently located just north of Springtown off of HWY51 and approximately 40 minutes to Fort Worth, this neighborhood is easily accessible while offering a more secluded lifestyle. This beautiful home offers an incredible single story with brick and siding accents. Open floorplan with a beautiful wooden beam lining the cathedral ceiling of the family room. 4 bedrooms, 3.5 baths with two of the bedrooms being a jack and jill design, sharing an ensuite bath. Access to laundry room directly from the primary bedroom walk-in closet. Kitchen offers a center island, large breakfast dining area and separate dining room that could be used as an office. Relax on the large covered back porch overlooking the spacious backyard.</p> <p><i>Listing Courtesy of The Ashton Agency</i></p>	Single Family	4/3	2,649 sq ft	43,560	2024	2/5/2024	\$495,363	\$187
 <p>4 Active • New, Active: 4/8/2024 <i>MLS ID: 20580821</i></p> <p>248 Hamm Rd</p> <p>Serene views surround this farmhouse positioned in the middle of the 14 acres, located in an established rural community. A winding driveway leads you past a fish stocked pond, to the house set far from the road. Western exposure showcase dramatic skies at sunset. Numerous windows infuse the home's interior abundant natural light throughout the day. Several custom cabinets with glass doors in the kitchen and laundry. Spacious custom closet in Primary suite. This immaculate home is smoke free and pet free. The 30x40 shop is fully foam insulated with ac and heat. Fenced perimeter with automatic gate. Well water with city water option. New 26K Generac, automatic whole house generator, provides extra security. RV hookup, firepit, and pond pier with water spigot. Current coastal hay Agriculture Tax Exemption. For more information refer to sheets title: Property Amenities and Improvements Made by Seller.</p> <p><i>Listing Courtesy of The Platinum Group Real Estate</i></p>	Single Family	4/3	2,753 sq ft	611,930	2020	4/8/2024	\$1,149,900	\$418
 <p>5 Active • New, Active: 4/8/2024 <i>MLS ID: 20581845</i></p> <p>266 County Road 4577</p> <p>Nestled on 29.87 acres in Boyd, TX, this property offers a blend of country charm and modern amenities. The 3,552 sqft ranch-style house welcomes you with its spacious living area, with 4 BRs and 3.5 BA's and an open layout. As you walk out back under the covered patio, you are greeted by the pool house with an indoor pool, full bathroom, and room for entertaining. The property has solar panels that can help with your electricity. There is a backup generator for those cloudy days. There are multiple shops on the property. The first shop is 50x70 with a climate controlled office and a full bathroom. 20x50 enclosed drive thru RV garage with hookups. 40x40 shop with a 20x40 lean to attached. Additionally, the property features a bunker located 20 ft underground! Equipped with multiple beds, kitchen, and a BR, this feature is one you don't want to miss! Property has sandy loam soil, a pond, is cross fenced, and also has working pens. Schedule your showing today!</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>	Single Family	4/6	3,552 sq ft	1,301,137	2002	4/8/2024	\$2,495,000	\$702
 <p>6 Active • New, Active: 3/18/2024 <i>MLS ID: 20563703</i></p> <p>118 Dove St</p> <p>Modern amenities meet rustic charm. Featured on the renowned show Texas Flip and Move, this meticulously renovated 4-bedroom home is perfectly positioned on a prime piece of land with breathtaking views. You'll experience the beauty of Texas every morning, as the sun rises over the neighboring horse ranch located directly behind you. Step inside to discover a seamless fusion of old and new, where original wood accents harmonize with contemporary finishes in this spacious open floorplan. The fully insulated 30 x 40 shop, complete with electric, offers ample space for hobbies, projects or storage and a 30 x 10 covered porch. Whether you're relaxing on the porch, taking in the panoramic views, or enjoying the tranquility of your surroundings, this home offers an unparalleled opportunity to own a piece of paradise in the heart of Texas. Don't miss out on the chance to make this exceptional property your own!</p> <p><i>Listing Courtesy of Fathom Realty LLC</i></p>	Single Family	4/2	2,194 sq ft	44,431	2019	3/18/2024	\$415,000	\$189





New Listings: 46 (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>7 ● Active • <i>New, Active: 2/1/2024</i> <i>MLS ID: 20517470</i></p> <p>232 County Road 4598</p> <p>Sitting on 2.29 acres of tranquility, this 2021-built home seamlessly blends modern comfort with natural surroundings. With 1.5 acres thoughtfully cleared, the property offers a serene escape, accentuated by the presence of a nearby ranch and abundant wildlife. The 2,321 sqft home is a versatile haven, featuring 4 bedrooms and 3 baths, including a second master bedroom. The open living, dining, and kitchen concept creates a warm and inviting atmosphere, enhanced by a wood-burning fireplace. Inside folding windows make cleaning a breeze, while large windows in the living and dining areas showcase breathtaking views of the expansive backyard. Security is a priority, with the house fully wired for a security system and equipped with a Whole House Generator. The property also features an adorable 291 sq ft cottage, ideal for accommodating guests. The 2-car garage includes space for a golf cart as well. A covered patio offers outdoor relaxation, overlooking the sprawling landscape.</p> <p><i>Listing Courtesy of Ginger & Associates, LLC</i></p>	Single Family	4/3	2,610 sq ft	99,752	2021	2/1/2024	\$615,000	\$236
 <p>8 ● Active • <i>New, Active: 3/13/2024</i> <i>MLS ID: 20559624</i></p> <p>122 Dove St</p> <p>Nestled amidst serene countryside, this picturesque black and white house sits majestically on a sprawling one-acre estate, enveloped by lush pastures and the tranquil ambiance of nature. Surrounded by a sturdy fence, providing both security and privacy, this charming abode offers a quintessential rural lifestyle. Step inside to discover a warm and inviting interior, where rustic charm meets modern comfort. The spacious living areas are adorned with timeless black and white accents, creating a classic yet contemporary ambiance. Venture outdoors to explore the expansive grounds, where a quaint shop awaits, perfect for pursuing hobbies or storing outdoor equipment. A nearby pond glistens under the sun, offering a serene spot for reflection or leisurely strolls.</p> <p><i>Listing Courtesy of Trinity Territory</i></p>	Single Family	3/2	2,095 sq ft	43,560	2018	3/13/2024	\$400,000	\$191
 <p>9 ● Active • <i>New, Active: 2/3/2024</i> <i>MLS ID: 20527617</i></p> <p>126 Dove St</p> <p>Exceptional opportunity to own a renovated home on over one acre. This three bedroom, two bath home boasts over 2000 square feet with all new finishes including electrical and HVAC. Nestled on a cut-de-sac this property features an open concept design that integrates the kitchen, living and dining area. Abundant windows fill the space with natural light, enhancing the inviting ambiance. The master bedroom is a private retreat, complete with a separate tub and shower. Attention to detail is evident in the home with its updates, double pane windows and spray foam insulation ensuring energy efficiency. The deck is great place to watch the sun rise while enjoying a cup of coffee. An exciting opportunity with this property is the access point through the back of the property, as well as the front making it a total of 1.83 acres. This lot offers ample space for a barn or shed, and the additional access is an ideal solution for large equipment. Horses allowed.</p> <p><i>Listing Courtesy of Alliance Properties</i></p>	Single Family	3/2	2,060 sq ft	79,714	2019	2/3/2024	\$349,999	\$170
 <p>10 ● Active • <i>New, Active: 11/10/2023</i> <i>MLS ID: 20475012</i></p> <p>112 Friendship Way</p> <p>\$7500 in BUYER INCENTIVES!! This custom home is situated on a spacious, one-acre lot with a sprinkler system, energy efficiency and oversized 3-car garage with a shiny epoxy floor, shelving storage, built in storage cabinets, and a secure gate at the driveway. Step inside to find an open concept living area, complete with fireplace and gorgeous wood beams across the ceiling. The large kitchen with beautiful countertops, featuring a huge island perfect for cooking and gatherings. Step outside to enjoy the fully sodded yard with PIPE FENCING. Relax on the covered epoxy back porch, complete with a TV for outdoor entertainment. The paid off solar panels offer a reduction in your electric bill for more energy efficiency. No HOA to worry about! About 15 minutes from Decatur, you are close to the conveniences you need without the congestion of the big city. Enjoy a lower tax rate at 1.1944% and Walnut Creek water.</p> <p><i>Listing Courtesy of House Brokerage</i></p>	Single Family	4/3	2,427 sq ft	43,560	2021	11/10/2023	\$559,600	\$231





New Listings: 46 (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>11 ● Active *New, Active: 10/26/2023 <i>MLS ID: 20463160</i></p> <p>135 Lucky Ridge Ln</p> <p>PRICE DROP! Experience the best of both worlds in this inviting modern country home, where contemporary design seamlessly blends with rural charm. Property features 4 bedrooms, 2.5 baths & sits on a vast 1 acre lot. The residence, only two years old, reveals broad living spaces, wood burning fireplace, gourmet kitchen with expansive island, large pantry, beautiful granite countertops & an abundance of custom cabinetry. Spacious primary bedroom offers spa-like ensuite bath with dual sinks, meticulously crafted tile work, luxurious shower & separate garden tub. Walk-in closet conveniently connects to the utility room, complete with a sink for added functionality. Two of the bedrooms are adjoined by a Jack & Jill bath. The backyard retreat is ideal for outdoor gatherings & includes an extensive covered patio. Escape to the tranquility of country living while enjoying the accessibility of lavish amenities in this exceptional home!</p> <p><i>Listing Courtesy of Agape and Associates LLC</i></p>	Single Family	4/3	2,552 sq ft	49,222	2021	10/26/2023	\$499,000	\$196
 <p>12 ● Active *New, Active: 3/6/2024 <i>MLS ID: 20553922</i></p> <p>104 Silver Spur Rd</p> <p>Welcome to country living! This 1.23 acres of country living provides lots of space with a semi-custom home. This home offers white brick with wood accents & an oversized 2 car side entry garage with epoxy flooring on a CORNER LOT! The beautiful engineered hand scraped wood floors lead into this open floorplan living, with corner fireplace. The kitchen is a dream with white cabinetry, quartz counters, subway tile backsplash, stainless steel farmhouse sink, gas cooktop & large seated island! Primary suite features an oversized shower with dual shower heads & frameless tempered glass PLUS a huge walk-in closet. Beautiful upgrades like crown molding, venetian bronze hardware throughout.</p> <p><i>Listing Courtesy of Lily Moore Realty</i></p>	Single Family	4/2	2,247 sq ft	53,578	2021	3/6/2024	\$490,000	\$218
 <p>13 ● Active *New, Active: 2/26/2024 <i>MLS ID: 20544645</i></p> <p>204 S Atwood St</p> <p>FABULOUS OPPORTUNITY TO OWN a BEAUTIFUL SINGLE STORY 3-2.5-2 in the HEART OF BOYD with WALKING DISTANCE TO BOYD ELEMENTARY!! Great starter Home or Investment opportunity with NO HOA!! Spacious open Floorplan with beautiful wood look tile floors in Entry, Living, Kitchen, Dining and Hall. Large Kitchen with Granite Countertops, tiled backsplash, stainless steel Appliances, 5 burner gas Stove with center griddle, wide Breakfast Bar, Pendant and accent Lights, tiled backsplash and walk-in Pantry. Bright Dining with French Doors opening to covered back Patio and large privacy Fenced Backyard. Spacious Living area with floor to ceiling Stone W-B Fireplace. Guest half Bath and over sized Laundry with Sink and storage Cabinet. Large primary Bedroom with walk-in closet and bathroom with two separate vanities, jetted tub and shower. Two additional Bedrooms, full 2nd Bath with sink Vanity, tub-shower combination and hall with double wide Linen and Coat closets. Short drive to HWY 114 and more!</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>	Single Family	3/3	1,548 sq ft	9,365	2016	2/26/2024	\$295,000	\$191
 <p>14 ● Active *New, Active: 2/8/2024 <i>MLS ID: 20530558</i></p> <p>417 Green Meadow Dr</p> <p>DON'T MISS OUT! NO HOA! BEAUTIFUL HOME on a HUGE LOT, located near BOYD schools. Imagine BACKYARD BARBECUES and FAMILY GATHERINGS with SO MUCH SPACE, perfect for CHILDREN'S PLAY AREA, VOLLEYBALL, HORSE SHOES, etc. The LARGE EXPANSIVE 16' x 26' COVERED PATIO with TV adds SHADE & a GREAT AREA for RELAXATION. There is EXTRA ROOM for BOAT or RV PARKING. The 12' x 20' STORAGE BUILDING is FOAM INSULATED and AIR CONDITIONED. The GORGEOUS, WELL-MAINTAINED INTERIOR of this HOME is also PERFECT for ENTERTAINING. BEAUTIFUL STONE FIREPLACE provides a COZY AMBIANCE on COOL EVENINGS. Split BEDROOMS for PRIVACY. Large LAUNDRY ROOM with BUILT-IN CABINETS for STORAGE. EXTRA ATTIC STORAGE above garage. PLEASE SEE SURVEY for Property Boundary, which includes Lot 58, Tract 1 & 2, Wise County Tax Appraisal Property ID 770605 & 798008.</p> <p><i>Listing Courtesy of RE/MAX DFW Associates</i></p>	Single Family	3/2	1,630 sq ft	13,939	2016	2/8/2024	\$349,900	\$215





New Listings: 46 (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>15 ● Active • New, Active: 2/26/2024 <i>MLS ID: 20545727</i></p> <p>321 Cemetery Rd</p> <p>Single Family 4/2 2,010 sq ft 12,763 2013 2/26/2024 \$350,000 \$174</p> <p>Escape the hustle and bustle and embrace the tranquility of small-town living in this charming 4-bed, 2-bath home, where simplicity meets serenity. Situated just across from Boyd High School, this home offers unparalleled convenience for families and students alike. Enjoy easy access to educational facilities and a vibrant community atmosphere. Gather in the inviting eat-in kitchen, where sunlight dances through the windows and laughter fills the air. Enjoy a cup of coffee or share stories over a delicious meal—every moment is elevated in this welcoming space. Step outside to your private outdoor patio, where the crackling fireplace casts a warm glow over gatherings with loved ones or quiet moments of reflection. Embrace the crisp evening air as you sip your favorite beverage and bask in the tranquility of your surroundings. This home offers the perfect blend of comfort, convenience, and charm.</p> <p><i>Listing Courtesy of RE/MAX Trinity</i></p>								
 <p>16 ● Active • New, Active: 11/1/2023 <i>MLS ID: 20467808</i></p> <p>1071 County Road 4680</p> <p>Single Family 4/4 3,100 sq ft 435,600 1992 11/1/2023 \$1,650,000 \$532</p> <p>Beautiful 4 bedroom 3.5 bath home on 10 acres. Boyd ISD. Short drive to DFW airport and metroplex. Enjoy the incredible views from the large outdoor kitchen and pool area. Other great features include large shop, gated entrance, 1200 sq ft guest house, an outdoor fireplace, and a restroom in the outdoor kitchen area. There are two water wells on site and a sprinkler system. The interior has hard wood floors and big windows throughout the entire house. Cozy up in the living room by the fireplace while looking out at the beautiful pasture. There are additional acres available if buyer is interested.</p> <p><i>Listing Courtesy of C21 Sue Ann Denton, Decatur</i></p>								
 <p>17 ● Active • New, Active: 1/4/2024 <i>MLS ID: 20505190</i></p> <p>564 Cemetery Rd</p> <p>Single Family 5/3 2,000 sq ft 87,120 1934 1/4/2024 \$455,000 \$228</p> <p>GREAT INVESTMENT PROPERTY with huge potential! To live the country life or to rent it out & get some revenue while it pays by itself. 3 small houses in this great property, where you can bring your relatives to live with you in a single different house. Currently owner is renting 2 of the 3 houses for a total of \$1,500 one and the other one for \$1,000 and the best part of this property is that there is not restriction you can bring a mobile home and bring more tenants or build your own houses, bring horses etc. Property has a total of 5 bedrooms; main house has 2br and 1ba with a loft that could be used as a third bedroom, second home is 2 br 1 ba with open concept kitchen (rents for \$1,500), last house is 1 br and 1 ba (Rents for \$1,000). Same owner since 1998 that have taken well care of the property, family grew and they are looking to downsize, really motivated seller this is great opportunity for excellent revenue! Seller is offering \$5K towards closing costs, send your offer!</p> <p><i>Listing Courtesy of Rendon Realty, LLC</i></p>								
 <p>18 ● Active • New, Active: 12/10/2023 <i>MLS ID: 20492320</i></p> <p>218 County Road 4632</p> <p>Single Family 3/2 1,995 sq ft 246,985 1993 12/10/2023 \$639,900 \$321</p> <p>Tranquil country 5.67 acre retreat with scenic views! House has been completely remodeled, granite countertops, easy-care slate tile floors downstairs and solid maple hardwood floors upstairs. The private master sanctuary upstairs includes a living room with additional closets, master bathroom with tile floors, large standup shower with bench, oversized double vanities with 2 large linen cabinets. Two additional bedrooms are downstairs. Natural Stone wood-burning fireplace. Updated kitchen features glass tile backsplash, stainless steel appliances, New Samsung range with air fry option, movable island, oversized pantry, separate dining area, built-in coffee-wine bar. The laundry room includes full-sized washer and dryer and large cabinets. The sunroom is the perfect place to view sunrises and watch wildlife in the pasture. Has a detached 3-car garage (24x30) plus 2-car carport (20x20), large barn, fenced and cross-fenced. Horses or livestock welcome. Agent is the Owner.</p> <p><i>Listing Courtesy of eXp Realty LLC</i></p>								




New Listings: 46 (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>19 ● Active *New, Active: 1/10/2024 <i>MLS ID: 20509411</i></p> <p>413 Edgewood Ter</p> <p>Welcome to this stunning property for sale! This charming home features a cozy fireplace, adding warmth and ambiance to the living space. The natural color palette throughout creates a calming and inviting atmosphere. The spacious master bedroom boasts a walk-in closet, providing ample storage for all your belongings. With additional rooms perfect for flexible living space, the possibilities are endless. The primary bathroom offers double sinks, making morning routines a breeze, and good under sink storage to keep all your essentials organized. Step outside to find a fenced-in backyard, ideal for privacy and play. Relax or entertain in the covered sitting area, the perfect spot to enjoy the outdoors. This home also showcases fresh interior paint, giving it a vibrant and updated look. Partial flooring replacement in some areas ensures a well-maintained and stylish living space. Don't miss out on this wonderful opportunity to own this impeccable property. This home has been virtually sta</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>	Single Family	3/2	1,750 sq ft	15,367	1998	1/10/2024	\$341,000	\$195
 <p>20 ● Active *New, Active: 3/3/2024 <i>MLS ID: 20550816</i></p> <p>212 N Evans St</p> <p>Charming home with huge screened-in front porch for enjoying your morning coffee. Located on a large corner lot in quiet neighborhood close to town. Mature trees and a privacy fence complement the spacious backyard. Granite countertops in kitchen along with oak cabinetry and updated appliances. The neighborhood includes a small community basketball court and is minutes away from a community park with running track, picnic and play areas.</p> <p><i>Listing Courtesy of CANNON REALTY</i></p>	Single Family	3/2	2,200 sq ft	11,499	–	3/3/2024	\$270,000	\$123
 <p>21 ● Active *New, Active: 4/4/2024 <i>MLS ID: 20578888</i></p> <p>117 Highgate Ct</p> <p>Highland Oaks is a custom home gated community with 3 landscaped ponds, fountains, junior Olympic swimming pool, wading pool and amenity center. A number of large lots, as well as wooded & waterfront lots are available. Highland Oaks is a green community with approximately 26% of the land reserved as permanent greenbelt common areas. This community features full city services with underground utilities, provided by the City of Boyd, Atmos Energy & Wise Electric Co- Op. Families living in Highland Oaks have the choice of 3 area school districts: Boyd, Decatur and Paradise depending on current enrollment availability.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>	Single Family	4/4	3,250 sq ft	16,596	2024	4/4/2024	\$650,000	\$200
 <p>22 ● Active *New, Active: 2/2/2024 <i>MLS ID: 20526036</i></p> <p>243 Lantana Trl</p> <p>MOVE-IN READY! NEW PHASE NOW SELLING in SPRINGHILL SOUTH! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY! Gorgeous 2 STORY open Florence Floorplan-Elevation B, READY NOW!!! Lrg Island Kitchen with Granite Countertops, SS Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the Home. Game room, two Bedrooms and full Bath up. Luxurious primary Bedroom down with over sized Shower and Walk-in Closet. Cultured marble topped vanities in full baths. Energy efficiency features including polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology Pkg, covd back Patio, 6 foot stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park and Basketball court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>	Single Family	3/3	1,898 sq ft	5,201	2023	2/2/2024	\$321,990	\$170





New Listings: 46 (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>23 ● Active *New, Active: 3/22/2024 MLS ID: 20567323</p> <p>165 Running River Dr</p>	Single Family	3/3	1,898 sq ft	4,599	2024	3/22/2024	\$313,990	\$165
<p>NEW PHASE NOW SELLING in SPRINGHILL SOUTH! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY! Gorgeous 2 STORY open Florence Floorplan-Elevation A with a quick estimated APRIL completion. Large Island Kitchen with Granite Countertops, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the Home. Game room, two Bedrooms and full Bath up. Luxurious primary Bedroom down with over sized Shower and Walk-in Closet. Cultured marble topped vanities in full baths. Energy efficiency features including polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology Pkg, covd back Patio, 6 ft stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park and Basketball Ct.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>24 ● Active *New, Active: 3/28/2024 MLS ID: 20569652</p> <p>693 County Road 4790</p>	Single Family	4/5	3,515 sq ft	871,200	2017	3/28/2024	\$1,200,000	\$341
<p>This custom-built dream retreat in Boyd offers luxury & privacy on 20 acres. Enjoy 4 beds, 4 & a half baths, oversized 2 car garage, 30x30 metal party building, full RV hook ups, pool & MUCH MORE! Owned Solar System & propane tanks! Discover hardwood floors, vaulted ceilings & a gourmet white kitchen. The spacious living area with built ins & stone fireplace lead to large doors to your backyard oasis. The back patio boasts an outdoor kitchen & ample entertaining space. Relax by the inground pool with slide, water features, grotto & heated spa. Full RV hookups set away from the house has its own power meter, well, & septic! With a split floorplan & on-suite baths for each bedroom, privacy abounds. The 1st floor offers the owner retreat with a one of a kind soaker tub, double vanities, double closets, & large walk-in shower. Large laundry room with sink adds tons of extra storage. Upstairs, find a built-in desk area, large bedroom & full bath. CHECK OUT THE 3D MATTERPORT TOUR!</p> <p><i>Listing Courtesy of CENTURY 21 Judge Fite Co.</i></p>								
 <p>25 ● Active *New, Active: 3/26/2024 MLS ID: 20569176</p> <p>231 County Road 4890</p>	Single Family	4/3	2,517 sq ft	217,800	1985	3/26/2024	\$550,000	\$219
<p>Welcome to your retreat! Very private on cul-de-sac. Flexible plan with four bedrooms, 3 baths and a 28' x 24' shop or perfect for oversized two car garage. Three-way split on bedrooms. Gigantic master PLUS additional secondary master is great for mother-in-law area and has it's own full bath. Small room near master would make the perfect nursery or office. Two nice sized secondary bedrooms. Two or three living areas plus office. Wood-look tile floor thru out most of the home. Granite counter tops and recently upgraded stove and microwave. Stove features regular oven plus top convection oven. Huge utility room. Large welcoming patio on front of house plus covered back patio. Loading shed plus other enclosed area for your horses or favorite animal. Quiet yet close to the Metroplex. Easy drive to Fort Worth or 114 to Dallas. On-site septic plus your own private well. Come find this peaceful location and relax. OPEN HOUSE SATURDAY, THE 30TH FROM 12-1 PM.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>26 ● Active *New, Active: 3/26/2024 MLS ID: 20570472</p> <p>120 Birch St</p>	Single Family	4/2	1,587 sq ft	5,749	2024	3/26/2024	\$308,990	\$195
<p>D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY in BOYD! Beautiful open 4 BEDROOM Starkville Floorplan-Elevation C with an estimated JUNE completion. Large Island Kitchen, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious private main Bedroom with over sized Shower and walk-in Closet. Granite Countertops in Kitchen and Cultured Marble in both baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, partial Gutters, Garage door decorative Hardware, Home is Connected Smart Home Technology Package, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and much more! Conveniently located off 114 near Boyd High School.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								




New Listings: 46 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	27 ● Active • <i>New, Active: 3/26/2024</i> <i>MLS ID: 20570494</i>							
124 Birch St	Single Family	4/2	1,820 sq ft	5,749	2024	3/26/2024	\$317,990	\$175
<p>NOW SELLING! D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in the FABULOUS unique MASTER PLANNED COMMUNITY of SPRINGHILL SOUTH in BOYD! Gorgeous open Meridian Floorplan-Elevation C with an estimated JUNE completion. Large Chef's Kitchen with Granite Countertops, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and walk-in Closet. Cultured Marble top Vanities in both full baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology Pkg, partial Gutters, decorative Garage Door hardware, covered back Patio, 6 ft stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park & Basketball Court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
	28 ● Active • <i>New, Active: 3/26/2024</i> <i>MLS ID: 20570480</i>							
140 Birch St	Single Family	4/2	1,773 sq ft	6,115	2024	3/26/2024	\$320,990	\$181
<p>NEW PHASE NOW SELLING!! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in the FABULOUS unique MASTER PLANNED COMMUNITY of SPRINGHILL SOUTH in BOYD! Gorgeous 4 BEDROOM open Oxford Floorplan-Elevation C, with an estimated MAY completion. Large Island Kitchen, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Granite Countertops in Kitchen and Cultured Marble in both baths. State-of-the-art energy efficiency features include polyfoam seal, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology Pkg, partial Gutters, Garage Door decorative hardware, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park, basketball court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
	29 ● Active • <i>New, Active: 3/26/2024</i> <i>MLS ID: 20570521</i>							
152 Birch St	Single Family	4/2	1,836 sq ft	6,281	2024	3/26/2024	\$320,990	\$175
<p>NEW PHASE NOW SELLING!! D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY in BOYD!! Gorgeous open Natchez Floorplan-Elevation A with an estimated MAY completion. Large Island Kitchen, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and walk-in Closet. Granite Countertops in Kitchen and Cultured Marble in both baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology package, partial Gutters, decorative Garage Door hardware, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park, basketball court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								





New Listings: 46 (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>30 ● Active *New, Active: 3/26/2024 MLS ID: 20570456</p> <p>109 Blossom Trl</p> <p>NEW PHASE NOW SELLING!! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this unique MASTER PLANNED COMMUNITY in BOYD! Beautiful open Tupelo Floorplan-Elevation A with an estimated MAY completion. Large Island Kitchen, Stainless Steel Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living in the heart of the home. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Granite Countertops in Kitchen and Cultured Marble top Vanities in both baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, partial Gutters, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology Pkg, Garage Door decorative Hardware, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park and Basketball Court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>	Single Family	3/2	1,449 sq ft	5,749	2024	3/26/2024	\$296,990	\$205
 <p>31 ● Active *New, Active: 3/13/2024 MLS ID: 20560304</p> <p>142 Brush Creek Dr</p> <p>Right from the front entrance, you can see the entire main living area. This open concept enhances the spacious feeling is perfect for entertaining! The kitchen incorporates a massive center island that doubles your counter space with views of the fireplace in the family room. Just a few steps from the kitchen, the formal dining room is perfect for special occasions. Across the foyer is a private study. The owner's suite is nestled in the back of the home and comes with a soaking tub and step-in shower, dual vanities, and a private water closet. The 3 secondary bedrooms on the other side of the home as layout with a shared full bathroom.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p>	Single Family	4/3	2,426 sq ft	43,560	2024	3/13/2024	\$461,475	\$190
 <p>32 ● Active *New, Active: 3/22/2024 MLS ID: 20566955</p> <p>116 Birch St</p> <p>NEW PHASE NOW SELLING!! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY in BOYD!! Gorgeous open Biloxi Floorplan-Elevation A with an estimated JUNE completion! Large Island Kitchen with Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Granite Countertops in Kitchen and Cultured Marble Vanities in both full baths. State-of-the-art energy efficiency features include polyfoam seal, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, partial Gutters, Garage decorative hardware, Home is Connected Smart Home Technology Package, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park, Basketball Court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>	Single Family	4/2	1,733 sq ft	5,749	2024	3/22/2024	\$313,990	\$181
 <p>33 ● Active *New, Active: 3/22/2024 MLS ID: 20567222</p> <p>148 Birch St</p> <p>NEW PAHSE NOW SELLING!! D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY in BOYD! Stunning 5 BEDROOM-3 BATHROOM Lexington Floorplan-Elevation C, with an estimated MAY completion! Large Island Kitchen in the heart of the Home with Stainless Steel Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Granite CT in Kitchen and Cultured Marble Vanities in baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System. Home is Connected Smart Home Technology Pkg, Covered back Patio, 6 foot stained wood fence with metal posts, partial Gutters, decorative Garage Door Hardware, Landscape Pkg with Sprinkler System and much more! Community Pool, Cabana, Walking Paths, Park and Basketball Ct.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>	Single Family	5/3	2,118 sq ft	6,921	2024	3/22/2024	\$342,900	\$162





New Listings: 46 (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>34 ● Active *New, Active: 3/22/2024 MLS ID: 20566940</p> <p>156 Birch St</p>	Single Family	4/2	1,587 sq ft	5,749	2024	3/22/2024	\$308,990	\$195
<p>D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY in BOYD! Beautiful open 4 BEDROOM Starkville Floorplan-Elevation C with an estimated JUNE completion. Large Island Kitchen, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious private main Bedroom with over sized Shower and walk-in Closet. Granite Countertops in Kitchen and Cultured Marble in both baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, partial Gutters, Garage door decorative Hardware, Home is Connected Smart Home Technology Package, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and much more! Conveniently located off 114 near Boyd High School.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>35 ● Active *New, Active: 3/22/2024 MLS ID: 20567147</p> <p>160 Birch St</p>	Single Family	4/2	1,773 sq ft	6,006	2024	3/22/2024	\$322,990	\$182
<p>NEW PHASE NOW SELLING!! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in the FABULOUS unique MASTER PLANNED COMMUNITY of SPRINGHILL SOUTH in BOYD! Gorgeous 4 BEDROOM open Oxford Floorplan-Elevation D, with an estimated June completion. Large Island Kitchen, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Granite Countertops in Kitchen and Cultured Marble in both baths. State-of-the-art energy efficiency features include polyfoam seal, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology Pkg, partial Gutters, Garage Door decorative hardware, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park, basketball court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>36 ● Active *New, Active: 3/22/2024 MLS ID: 20567197</p> <p>129 Blossom Trl</p>	Single Family	4/2	1,836 sq ft	5,749	2024	3/22/2024	\$318,990	\$174
<p>NEW PHASE NOW SELLING!! D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY in BOYD!! Gorgeous open Natchez Floorplan-Elevation B with an estimated MAY completion. Large Island Kitchen, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and walk-in Closet. Granite Countertops in Kitchen and Cultured Marble in both baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology package, partial Gutters, decorative Garage Door hardware, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park, basketball court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								



New Listings: 46 (cont.)

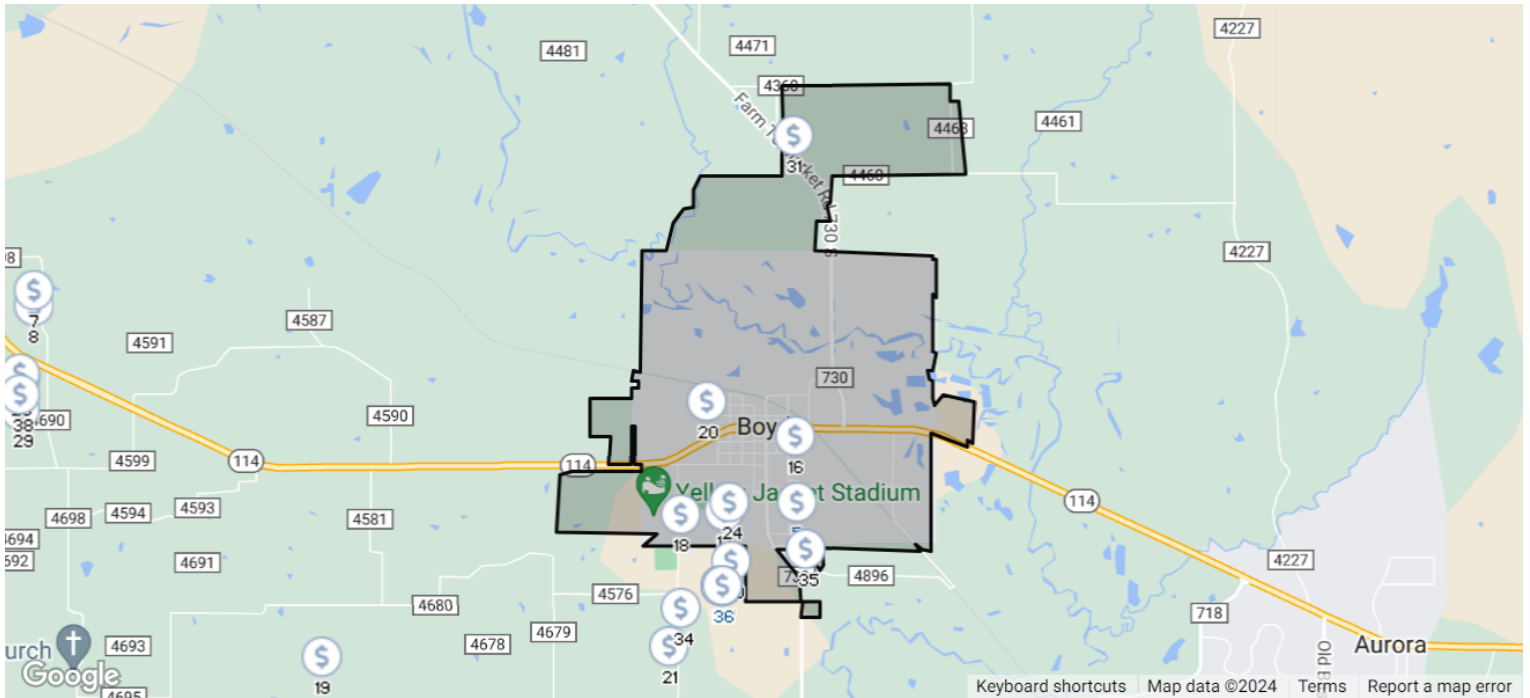
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	37 ● Active *New, Active: 3/22/2024 MLS ID: 20566929	Single Family	3/2	1,444 sq ft	5,749	2024	3/22/2024 \$298,990	\$207
<p>133 Blossom Trl</p> <p>NEW PHASE NOW SELLING!! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this unique MASTER PLANNED COMMUNITY in BOYD! Beautiful open Tupelo Floorplan-Elevation B with an estimated MAY completion. Large Island Kitchen, Stainless Steel Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living in the heart of the home. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Granite Countertops in Kitchen and Cultured Marble top Vanities in both baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, partial Gutters, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology Pkg, Garage Door decorative Hardware, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park and Basketball Court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
	38 ● Active *New, Active: 3/22/2024 MLS ID: 20567282	Single Family	3/2	1,570 sq ft	4,599	2023	3/22/2024 \$280,990	\$179
<p>215 Running River Dr</p> <p>NEW COMPLETED HOME AVAILABLE FOR A QUICK MOVE-IN!! New Phase NOW SELLING!!! D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY in BOYD! Beautiful new open Diana Floorplan-Elevation B, READY NOW!! Large Island Kitchen with Granite Countertops, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living. Luxurious primary Bedroom at the rear of the Home with oversized Shower and walk-in Closet. Cultured marble countertops in baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology Package, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park and basketball court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
	39 ● Active *New, Active: 3/7/2024 MLS ID: 20553270	Single Family	3/2	1,474 sq ft	43,560	2024	3/7/2024 \$399,000	\$271
<p>Tbd A Ross Ln</p> <p>Make this proposed Loretta plan your own with buyers choice finishes like hardware, colors, fixtures & more. Situated on 1 acre of rural land, it provides privacy and seclusion, creating a peaceful atmosphere yet only minute to Hwy 199. Txt keyword ZHBHOME4 to 88000 for customization options & more affordable home options. Other plans available. The kitchen is a standout feature of the home, featuring a large island that serves as a focal point for entertaining guests. The abundance of cabinet space ensures that you have plenty of storage for all your kitchen essentials. The master suite boasts a sliding barn door into your ensuite with a large walk-in shower, dual vanities, & a closet for 2. Overall, this brand new home offers a blend of modern amenities, rural living, and convenient access to nearby amenities. It provides the opportunity to start the new year in a beautiful and comfortable setting, surrounded by privacy and nature. Est completion is 7 months from start to finish.</p> <p><i>Listing Courtesy of Zeal, REALTORS</i></p>								
	40 ● Active *New, Active: 10/19/2023 MLS ID: 20458885	Single Family	3/2	1,333 sq ft	4,599	2024	10/19/2023 \$267,990	\$201
<p>176 Running River Dr</p> <p>NEW PHASE NOW SELLING in SPRINGHILL SOUTH!! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY!! Gorgeous new open Amber Floorplan-Elevation A, with an estimated late February completion. Large Island Kitchen with Granite Countertops, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Cultured Marble countertops in baths. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology package, covered back Patio, 6 ft stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park and basketball court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								

New Listings: 46 (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>41 ● Active *New, Active: 2/28/2024 MLS ID: 20547771</p> <p>553 Cemetery Rd</p> <p>Newly remodeled, modern farmhouse style home on 1.0 full acre. Very nice, new perimeter fence. Pool with new cabana on back deck. Home is 3,000 sq ft with 4 bedroom, 2.5 bath, with a large added-on 2nd story game room. Upstairs game room has mini split wall unit with heating and cooling. New LVP floors throughout common areas- new tile in bathrooms. New interior doors, new doorknobs, fixtures, etc. Freshly painted. Basically everything is new or redone. Remodel will be done middle of March, 2024. Once new pictures get posted of interior, the house will go very fast. Walnut creek water. No HOA or subdivision rules. Taxes are Wise County. Outside of city limits.</p> <p><i>Listing Courtesy of Realty Texas</i></p>	Single Family	4/3	3,000 sq ft	43,560	1987	2/28/2024	\$499,900	\$167
 <p>42 ● Active *New, Active: 2/27/2024 MLS ID: 20546581</p> <p>224 Jennings Ave</p> <p>RARE FIND! 26 acres of beautiful land, very close to town, with many trees, a creek, a fully renovated 2,986 sq ft ranch-style home, a 450 sq ft detached guest quarters, and a detached garage shop area. The main house includes 3 bedrooms and 2 full baths, with a massive extended living area. The newly remodeled kitchen, with travertine tile, opens up to the entry way and living areas. The primary bedroom, towards the back of the house, is huge, and consists of a large walk-in closet. The detached guest house has its own small kitchen, living area, bedroom, and full bathroom. This property also boasts a private 9 hole golf course! Road frontage on hwy 730 that could be used commercially- think storage units, shops, stores, etc! Hundreds of new DR Horton homes going in directly across 730. House is in city limits, acreage outside of city limits. MANY potential uses! An additional 7 adjoining acres is also for sale for \$575,000. Look at attached pictures #3 & #4.</p> <p><i>Listing Courtesy of Realty Texas</i></p>	Single Family	4/3	3,436 sq ft	1,114,221	1972	2/27/2024	\$2,800,000	\$815
 <p>43 ● Active *New, Active: 2/2/2024 MLS ID: 20526005</p> <p>220 Running River Dr</p> <p>NOW SELLING!!! D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY in BOYD! Beautiful new open Diana Floorplan-Elevation E, with a quick estimated February completion. Large Island Kitchen with Granite Countertops, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living. Luxurious primary Bedroom at the rear of the Home with oversized Shower and walk-in Closet. Cultured marble countertops in baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology Package, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park and basketball court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>	Single Family	3/2	1,570 sq ft	4,599	2023	2/2/2024	\$280,990	\$179
 <p>44 ● Active *New, Active: 2/2/2024 MLS ID: 20526448</p> <p>224 Running River Dr</p> <p>D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY! STUNNING 2 STORY 4 BEDROOM open Renae Floorplan-Elevation B, with an estimated March completion. Large Island Kitchen with Granite Countertops, SS Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Game room, three Bedrooms with walk-in Closets and full Bath up. Luxurious primary Bedroom down with over sized Shower and walk-in Closet. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat, Guest Half Bath, cultured marble vanity tops in full Baths. TAEXX Pest Control System, Connected Smart Home Technology Package covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System. Future Community Pool, Cabana, Walking Paths, Park and Basketball Court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>	Single Family	4/3	2,367 sq ft	5,431	2023	2/2/2024	\$340,990	\$144

New Listings: 46 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	45 ● Active	*New, Active: 2/2/2024 MLS ID: 20526394						
227 Running River Dr	Single Family	4/3	2,084 sq ft	5,174	2023	2/2/2024	\$330,990	\$159
<p>NEW PHASE NOW SELLING! D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY! Gorgeous 2 STORY 4 BEDROOM Hanna Floorplan-Elevation A with an estimated March completion. Large Island Kitchen with Granite Countertops, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Game room, three Bedrooms and full Bath up. Luxurious primary Bedroom down with over sized Shower and walk-in Closet. Cultured marble vanity tops in both full baths. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat, Guest Half Bath, TAEXX Pest Control System, Connected Smart Home Technology Pkg, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park and Basketball Court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
	46 ● Active	*New, Active: 12/8/2023 MLS ID: 20491412						
130 Brush Creek Dr	Single Family	3/2	2,242 sq ft	47,959	2023	12/8/2023	\$423,965	\$189
<p>Introducing the brand new Leona floorplan! This large single story plan features 4 bedrooms, 2 bathrooms. The island kitchen and breakfast nook are open to a large family room and come with white cabinets. The owner's suite is complete with a large private bathroom with a walk in shower and huge walk in closet! Full encapsulated spray foam insulation throughout! Energy Star Certified. NO MUD, NO PID, NO HOA.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p>								



Price Changes: 38

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
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1 ● **Active** • New, Active: 3/14/2024 *MLS ID: 20559775*

218 Blackjack Xing

Single Family 3/3 2,446 sq ft 3/14/2024 \$474,525 \$457,402 4/10/2024 -3.61%

This incredible new construction home is located in phase three of the highly coveted Lucky Ridge Estates. Offering lots over an acre, this community is well established and features varied topography and scattered oak trees adding to the privacy and serenity. Conveniently located just north of Springtown off of HWY51 and approximately 40 minutes to Fort Worth, this neighborhood is easily accessible while offering a more secluded lifestyle. This spacious single story home offers an open floorplan with 3 bedrooms, 2.5 baths, two of the bedrooms being a jack and jill design sharing an ensuite bath. The office has a closet and could be used as a fourth bedroom. Kitchen features a beautiful center island with granite counters and stone backsplash, open to the family room. Separate office could easily be transitioned to a 4th bedroom. Relax on the large covered back porch overlooking the spacious backyard.

Listing Courtesy of The Ashton Agency



2 ● **Active** • New, Active: 3/1/2024 *MLS ID: 20549121*





221 Blackjack Xing

Single Family 3/3 2,338 sq ft 3/1/2024 \$454,950 \$438,000 4/10/2024 -3.73%





This incredible new construction home is located in phase three of the highly coveted Lucky Ridge Estates. Offering lots over an acre, this community is well established and features varied topography and scattered oak trees adding to the privacy and serenity. Conveniently located just north of Springtown off of HWY51 and approximately 40 minutes to Fort Worth, this neighborhood is easily accessible while offering a more secluded lifestyle. This spacious single story home offers an open floorplan with 3 bedrooms, 2.5 baths, two of the bedrooms being a jack and jill design sharing an ensuite bath. Kitchen features a beautiful center island with granite counters and stone backsplash, open to the family room. Separate office could easily be transitioned to a 4th bedroom. Relax on the large covered back porch overlooking the spacious backyard.

Listing Courtesy of The Ashton Agency





Price Changes: 38 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	3 ● Active	*New, Active: 2/5/2024 MLS ID: 20527253						
180 Lucky Ridge Ln	Single Family	4/3	2,649 sq ft	2/5/2024	\$529,950	\$495,363	4/10/2024	-6.53%
<p>This incredible new construction home is located in phase two of the highly coveted Lucky Ridge Estates. Offering lots over an acre, this community is well established and features varied topography and scattered oak trees adding to the privacy and serenity. Conveniently located just north of Springtown off of HWY51 and approximately 40 minutes to Fort Worth, this neighborhood is easily accessible while offering a more secluded lifestyle. This beautiful home offers an incredible single story with brick and siding accents. Open floorplan with a beautiful wooden beam lining the cathedral ceiling of the family room. 4 bedrooms, 3.5 baths with two of the bedrooms being a jack and jill design, sharing an ensuite bath. Access to laundry room directly from the primary bedroom walk-in closet. Kitchen offers a center island, large breakfast dining area and separate dining room that could be used as an office. Relax on the large covered back porch overlooking the spacious backyard.</p> <p><i>Listing Courtesy of The Ashton Agency</i></p>								
	4 ● Active	*Active: 8/25/2023 MLS ID: 20416326						
188 Saddle Horn Trl	Single Family	3/3	2,522 sq ft	8/25/2023	\$489,000	\$449,000	4/10/2024	-8.18%
<p>This incredible new construction home is located in phase two of the highly coveted Lucky Ridge Estates. Offering lots over an acre, this community is well established and features varied topography and scattered oak trees adding to the privacy and serenity. Conveniently located just north of Springtown off of HWY51 and approximately 40 minutes to Fort Worth, this neighborhood is easily accessible while offering a more secluded lifestyle. This beautiful home offers an incredible open floorplan with brick and siding accents, two car garage, 3 bedrooms, an office that could be converted into a 4th bedroom, 2.5 baths and a large covered back porch overlooking a spacious yard.</p> <p><i>Listing Courtesy of The Ashton Agency</i></p>								
	5 ○ Pending	*Pending as of 4/8/2024 MLS ID: 20519401						
552 S Atwood St	Single Family	4/3	2,313 sq ft	1/24/2024	\$400,000	\$390,000	2/26/2024	-2.5%
<p>Discover the perfect blend of affordability and luxury in this new construction home presented at \$390,000 lower than other builds in the area for new constructions, the beautiful house features an open concept living with 4 bedrooms and luxury touches around the house. Granite countertops, stainless steel new appliances, and plenty of cabinets for storage. The new owner will be walking in with 40K equity at this home your investment is secured, the appraisal is up to request. Practicality meets elegance with a convenient utility room featuring a sink. Benefit from low taxes and the added advantage of being situated outside city limits, providing a tranquil retreat while still maintaining accessibility. Fully fenced and with a beautiful front and backyard perfect for all your gathering with the family. Seller is motivated seller send your offer!</p> <p><i>Listing Courtesy of Rendon Realty, LLC</i></p>								
	6 ● Active	*New, Active: 2/1/2024 MLS ID: 20517470						
232 County Road 4598	Single Family	4/3	2,610 sq ft	2/1/2024	\$620,000	\$615,000	2/28/2024	-0.81%
<p>Sitting on 2.29 acres of tranquility, this 2021-built home seamlessly blends modern comfort with natural surroundings. With 1.5 acres thoughtfully cleared, the property offers a serene escape, accentuated by the presence of a nearby ranch and abundant wildlife. The 2,321 sqft home is a versatile haven, featuring 4 bedrooms and 3 baths, including a second master bedroom. The open living, dining, and kitchen concept creates a warm and inviting atmosphere, enhanced by a wood-burning fireplace. Inside folding windows make cleaning a breeze, while large windows in the living and dining areas showcase breathtaking views of the expansive backyard. Security is a priority, with the house fully wired for a security system and equipped with a Whole House Generator. The property also features an adorable 291 sq ft cottage, ideal for accommodating guests. The 2-car garage includes space for a golf cart as well. A covered patio offers outdoor relaxation, overlooking the sprawling landscape.</p> <p><i>Listing Courtesy of Ginger & Associates, LLC</i></p>								





Price Changes: 38 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 7 ● Active *Active: 6/8/2023 <i>MLS ID: 20349775</i> 414 County Road 4598	Single Family	4/3	2,610 sq ft	6/8/2023	\$710,500	\$694,000	11/6/2023	-3.32%
<p>Builder is offering a \$10k incentive towards Rate Buy Down Assistance or Closing Costs! Beautiful DARL Home 4 Beds 2 Bath 2 Car Garage build on a 2-acre lot located in the new addition of Saddleback Estates North! Almost Complete! Home offers granite countertops and shaker cabinets in kitchen. Bullnose finish drywall. Arched walkways and entrances. Vaulted Primary room and Dining room and a large study. This home has the opportunity to add 2+acres available to purchase! Come check it out!</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								
 8 ● Active *Active: 6/8/2023 <i>MLS ID: 20349793</i> 450 County Road 4598	Single Family	4/3	2,586 sq ft	6/8/2023	\$707,500	\$694,000	11/6/2023	-1.91%
<p>Builder is offering a \$10k incentive towards Rate Buy Down Assistance or Closing Costs! Beautiful DARL Home 4 Beds 2 Bath 2 Car Garage build on a 2-acre lot located in the new addition of Saddleback Estates North! Almost Complete! Home offers granite countertops and shaker cabinets in kitchen. Bullnose finish drywall. Arched walkways and entrances. Vaulted Primary room and Dining room and a large study. This home has the opportunity to add 4+acres available to purchase! Come check it out!</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								
 9 ● Pending *Pending as of 4/6/2024 <i>MLS ID: 20528389</i> 350 County Road 4699	Single Family	3/2	2,126 sq ft	2/13/2024	\$520,000	\$499,900	3/19/2024	-3.87%
<p>Welcome to your idyllic ranch-style retreat nestled on over 1.5 acres in highly sought-after Boyd ISD. This charming 1-story home offers 3 beds, 2 baths, & a dedicated home office or flex room, providing the perfect blend of comfort, style & function. Be captivated by the warmth & elegance of the open floor plan, highlighted by a magnificent floor-to-ceiling raised hearth stone fireplace, for cozy ambiance with family & friends. The heart of the home is the massive quartz kitchen island, featuring an undermount sink & SS appliances! Convenient direct access from utility room to the primary closet, providing ease & efficiency in your daily routines. Outside, enjoy the serene surroundings & breathtaking panoramic views from the comfort of your own backyard oasis. RV Hookup & X-tra parking. Entertain guests or unwind after a long day around the outdoor firepit, creating memories that will last a lifetime. This property offers peaceful country living with easy access to urban amenities.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 10 ● Active *New, Active: 2/3/2024 <i>MLS ID: 20527617</i> 126 Dove St	Single Family	3/2	2,060 sq ft	2/3/2024	\$350,000	\$349,999	3/12/2024	-0%
<p>Exceptional opportunity to own a renovated home on over one acre. This three bedroom, two bath home boasts over 2000 square feet with all new finishes including electrical and HVAC. Nestled on a cut-de-sac this property features an open concept deign that integrates the kitchen, living and dining area. Abundant windows fill the space with natural light, enhancing the inviting ambiance. The master bedroom is a private retreat, complete with a separate tub and shower. Attention to detail is evident in the home with its updates, double pane windows and spray foam insulation ensuring energy efficiency. The deck is great place to watch the sun rise while enjoying a cup of coffee. An exciting opportunity with this property is the access point through the back of the property, as well as the front making it a total of 1.83 acres. This lot offers ample space for a barn or shed, and the additional access is an ideal solution for large equipment. Horses allowed.</p> <p><i>Listing Courtesy of Alliance Properties</i></p>								





Price Changes: 38 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	11 ● Active	*New, Active: 11/10/2023 MLS ID: 20475012						
	112 Friendship Way	Single Family	4/3	2,427 sq ft	11/10/2023	\$609,999	\$559,600	3/23/2024 -8.26%
	<p>\$7500 in BUYER INCENTIVES!! This custom home is situated on a spacious, one-acre lot with a sprinkler system, energy efficiency and oversized 3-car garage with a shiny epoxy floor, shelving storage, built in storage cabinets, and a secure gate at the driveway. Step inside to find an open concept living area, complete with fireplace and gorgeous wood beams across the ceiling. The large kitchen with beautiful countertops, featuring a huge island perfect for cooking and gatherings. Step outside to enjoy the fully sodded yard with PIPE FENCING. Relax on the covered epoxy back porch, complete with a TV for outdoor entertainment. The paid off solar panels offer a reduction in your electric bill for more energy efficiency. No HOA to worry about! About 15 minutes from Decatur, you are close to the conveniences you need without the congestion of the big city. Enjoy a lower tax rate at 1.1944% and Walnut Creek water.</p> <p><i>Listing Courtesy of House Brokerage</i></p>							
	12 ● Active	*Active: 4/4/2023 MLS ID: 20296500						
	121 Friendship Way	Single Family	3/3	2,317 sq ft	4/4/2023	\$544,500	\$529,500	1/22/2024 -2.75%
	<p>PRICE REDUCTION PLUS \$10,000.00 toward Closing Costs or Interest Rate buy down. Beautiful Home situated on one-acre lot. This home has custom cabinets, beautiful Master bathroom featuring a walk-around shower with dual shower heads, soaking tub and more. Wood look tile in all living and bathrooms. Vaulted ceiling in living room, split bedrooms, Jack n Jill guest bath. Covered back porch and so much more.</p> <p><i>Listing Courtesy of Terin Realty</i></p>							
	13 ● Active	*New, Active: 10/26/2023 MLS ID: 20463160						
	135 Lucky Ridge Ln	Single Family	4/3	2,552 sq ft	10/26/2023	\$512,000	\$499,000	2/6/2024 -2.54%
	<p>PRICE DROP! Experience the best of both worlds in this inviting modern country home, where contemporary design seamlessly blends with rural charm. Property features 4 bedrooms, 2.5 baths & sits on a vast 1 acre lot. The residence, only two years old, reveals broad living spaces, wood burning fireplace, gourmet kitchen with expansive island, large pantry, beautiful granite countertops & an abundance of custom cabinetry. Spacious primary bedroom offers spa-like ensuite bath with dual sinks, meticulously crafted tile work, luxurious shower & separate garden tub. Walk-in closet conveniently connects to the utility room, complete with a sink for added functionality. Two of the bedrooms are adjoined by a Jack & Jill bath. The backyard retreat is ideal for outdoor gatherings & includes an extensive covered patio. Escape to the tranquility of country living while enjoying the accessibility of lavish amenities in this exceptional home!</p> <p><i>Listing Courtesy of Agape and Associates LLC</i></p>							
	14 ○ Pending	*Pending as of 4/5/2024 MLS ID: 20476225						
	135 Quail Ln	Single Family	4/2	1,985 sq ft	11/16/2023	\$375,000	\$365,000	12/8/2023 -2.67%
	<p>This 4-room, 2-bath home starred in Season 12 Ep 5 of the hit show Texas Flip n Move! TV-worthy renovations! This wildly televised abode spans an expansive 1,985 sq. ft. footprint, occupying a generous 1-acre plot that provides an idyllic setting for outdoor gatherings and leisure. Marvel at the lofty ceilings, the seamless flow of the open floorplan, and the abundant natural light that hits every corner of this well-maintained home, accentuating the allure of the exquisite wood laminate flooring and granite countertops. The kitchen is a haven for culinary enthusiasts, featuring SS appliances and ample cabinetry for storage convenience. Unwind in the master suite, which includes a TX sized walk-in clst, dual sinks, tub and a walk-in shower. The 3 additional bedrooms are generously proportioned and have the same enchanting wood laminate flooring. Adding to the allure, a substantial 48 X 30 barn stands ready for transformation into a garage, and offering ample space for parking.</p> <p><i>Listing Courtesy of RE/MAX DFW Associates</i></p>							





Price Changes: 38 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.	
	15 Pending <i>*Pending as of 3/10/2024</i> <i>MLS ID: 20527242</i>	Single Family	4/3	2,649 sq ft	2/5/2024	\$514,950	\$495,000	3/5/2024	-3.87%
<p>Builder pays all closing costs if contracted prior to April 1!!! This incredible new construction home is located in phase two of the highly coveted Lucky Ridge Estates. Offering lots over an acre, this community is well established and features varied topography and scattered oak trees adding to the privacy and serenity. Conveniently located just north of Springtown off of HWY51 and approximately 40 minutes to Fort Worth, this neighborhood is easily accessible while offering a more secluded lifestyle. This incredible single story ranch style home with brick and siding accents offers wood-look tile that runs throughout the open floorplan. 4 bedrooms, 3.5 baths with two of the bedrooms being a jack and jill design, sharing an ensuite bath. Access to laundry room directly from the primary bedroom walk-in closet. Large breakfast dining area and separate dining room that could be used as an office.</p> <p style="text-align: right;"><i>Listing Courtesy of The Ashton Agency</i></p>									
	16 Active <i>*New, Active: 2/26/2024</i> <i>MLS ID: 20544645</i>	Single Family	3/3	1,548 sq ft	2/26/2024	\$315,000	\$295,000	3/20/2024	-6.35%
<p>FABULOUS OPPORTUNITY TO OWN a BEAUTIFUL SINGLE STORY 3-2.5-2 in the HEART OF BOYD with WALKING DISTANCE TO BOYD ELEMENTARY!! Great starter Home or Investment opportunity with NO HOA!! Spacious open Floorplan with beautiful wood look tile floors in Entry, Living, Kitchen, Dining and Hall. Large Kitchen with Granite Countertops, tiled backsplash, stainless steel Appliances, 5 burner gas Stove with center griddle, wide Breakfast Bar, Pendant and accent Lights, tiled backsplash and walk-in Pantry. Bright Dining with French Doors opening to covered back Patio and large privacy Fenced Backyard. Spacious Living area with floor to ceiling Stone W-B Fireplace. Guest half Bath and over sized Laundry with Sink and storage Cabinet. Large primary Bedroom with walk-in closet and bathroom with two separate vanities, jetted tub and shower. Two additional Bedrooms, full 2nd Bath with sink Vanity, tub-shower combination and hall with double wide Linen and Coat closets. Short drive to HWY 114 and more!</p> <p style="text-align: right;"><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>									
	17 Active <i>*New, Active: 2/8/2024</i> <i>MLS ID: 20530558</i>	Single Family	3/2	1,630 sq ft	2/8/2024	\$369,900	\$349,900	2/26/2024	-5.41%
<p>DON'T MISS OUT! NO HOA! BEAUTIFUL HOME on a HUGE LOT, located near BOYD schools. Imagine BACKYARD BARBECUES and FAMILY GATHERINGS with SO MUCH SPACE, perfect for CHILDREN'S PLAY AREA, VOLLEYBALL, HORSE SHOES, etc. The LARGE EXPANSIVE 16' x 26' COVERED PATIO with TV adds SHADE & a GREAT AREA for RELAXATION. There is EXTRA ROOM for BOAT or RV PARKING. The 12' x 20' STORAGE BUILDING is FOAM INSULATED and AIR CONDITIONED. The GORGEOUS, WELL-MAINTAINED INTERIOR of this HOME is also PERFECT for ENTERTAINING. BEAUTIFUL STONE FIREPLACE provides a COZY AMBIANCE on COOL EVENINGS. Split BEDROOMS for PRIVACY. Large LAUNDRY ROOM with BUILT-IN CABINETS for STORAGE. EXTRA ATTIC STORAGE above garage. PLEASE SEE SURVEY for Property Boundary, which includes Lot 58, Tract 1 & 2, Wise County Tax Appraisal Property ID 770605 & 798008.</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX DFW Associates</i></p>									
	18 Active <i>*New, Active: 2/26/2024</i> <i>MLS ID: 20545727</i>	Single Family	4/2	2,010 sq ft	2/26/2024	\$375,000	\$350,000	3/20/2024	-6.67%
<p>Escape the hustle and bustle and embrace the tranquility of small-town living in this charming 4-bed, 2-bath home, where simplicity meets serenity. Situated just across from Boyd High School, this home offers unparalleled convenience for families and students alike. Enjoy easy access to educational facilities and a vibrant community atmosphere. Gather in the inviting eat-in kitchen, where sunlight dances through the windows and laughter fills the air. Enjoy a cup of coffee or share stories over a delicious meal—every moment is elevated in this welcoming space. Step outside to your private outdoor patio, where the crackling fireplace casts a warm glow over gatherings with loved ones or quiet moments of reflection. Embrace the crisp evening air as you sip your favorite beverage and bask in the tranquility of your surroundings. This home offers the perfect blend of comfort, convenience, and charm.</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX Trinity</i></p>									





Price Changes: 38 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>19 ● Active • <i>New, Active: 11/1/2023</i> <i>MLS ID: 20467808</i> 1071 County Road 4680</p>	Single Family	4/4	3,100 sq ft	11/1/2023	\$3,300,000	\$1,650,000	2/2/2024	-50%
<p>Beautiful 4 bedroom 3.5 bath home on 10 acres. Boyd ISD. Short drive to DFW airport and metroplex. Enjoy the incredible views from the large outdoor kitchen and pool area. Other great features include large shop, gated entrance, 1200 sq ft guest house, an outdoor fireplace, and a restroom in the outdoor kitchen area. There are two water wells on site and a sprinkler system. The interior has hard wood floors and big windows throughout the entire house. Cozy up in the living room by the fireplace while looking out at the beautiful pasture. There are additional acres available if buyer is interested.</p> <p><i>Listing Courtesy of C21 Sue Ann Denton, Decatur</i></p>								
 <p>20 ● Active • <i>Active: 9/7/2023</i> <i>MLS ID: 20425776</i> 437 W Dunlap Ave</p>	Single Family	3/2	1,385 sq ft	9/7/2023	\$360,000	\$299,800	11/17/2023	-16.72%
<p>Step into this beautifully maintained 3-bedroom, 2-bath, 2-car garage home located in highly desirable Boyd ISD. GoGo Gumbo is 1 block away, and also a city park a block away. You'll appreciate the low-maintenance ceramic tile flooring throughout the house. The kitchen features custom-built wooden cabinets & sleek granite countertops. With its open concept design, there's ample room for family meals & gatherings. This home offers 3 generously sized bedrooms, 2 full bathrooms, and a dedicated laundry room complete w built-in cabinets, a folding area, & granite countertops. High ceilings create an expansive atmosphere, while the windows flood the space with natural light. You'll find wooden-like slat blinds covering all windows for privacy & style. Step outside to the spacious backyard, enclosed by a nearly-new 6-foot wooden privacy fence, providing security & seclusion for outdoor activities. The backyard also has a large covered patio for grilling & other outdoor fun. Welcome home!</p> <p><i>Listing Courtesy of House Brokerage</i></p>								
 <p>21 ● Active • <i>New, Active: 1/4/2024</i> <i>MLS ID: 20505190</i> 564 Cemetery Rd</p>	Single Family	5/3	2,000 sq ft	1/4/2024	\$490,000	\$455,000	3/25/2024	-7.14%
<p>GREAT INVESTMENT PROPERTY with huge potential! To live the country life or to rent it out & get some revenue while it pays by itself. 3 small houses in this great property, where you can bring your relatives to live with you in a single different house. Currently owner is renting 2 of the 3 houses for a total of \$1,500 one and the other one for \$1,000 and the best part of this property is that there is not restriction you can bring a mobile home and bring more tenants or build your own houses, bring horses etc. Property has a total of 5 bedrooms; main house has 2br and 1ba with a loft that could be used as a third bedroom, second home is 2 br 1 ba with open concept kitchen (rents for \$1,500), last house is 1 br and 1 ba (Rents for \$1,000). Same owner since 1998 that have taken well care of the property, family grew and they are looking to downsize, really motivated seller this is great opportunity for excellent revenue! Seller is offering \$5K towards closing costs, send your offer!</p> <p><i>Listing Courtesy of Rendon Realty, LLC</i></p>								
 <p>22 ● Pending • <i>Pending as of 3/11/2024</i> <i>MLS ID: 20377347</i> 207 County Road 3597</p>	Single Family	3/2	1,840 sq ft	7/18/2023	\$350,000	\$365,000	1/22/2024	4.29%
<p>New paint and new flooring! 3.5 +- acres with a 3 bedroom 2 bath traditional home, trees, 2 water wells, co op water, double car garage, enclosed shed, county road frontage and easy access to the highway makes this area a versatile unique property. The home has a new HVAC system, metal roof and metal siding. An enclosed back porch supported by steel and storm windows. The interior of the home has split bedrooms and a large living room. Personal branding and touches await. The property layout allows options for potential livestock and ag projects or opportunity for a future homesite.</p> <p><i>Listing Courtesy of C21 Sue Ann Denton, Decatur</i></p>								





Price Changes: 38 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>23 ● Active *New, Active: 12/10/2023 <i>MLS ID: 20492320</i></p> <p>218 County Road 4632</p> <p>Tranquil country 5.67 acre retreat with scenic views! House has been completely remodeled, granite countertops, easy-care slate tile floors downstairs and solid maple hardwood floors upstairs. The private master sanctuary upstairs includes a living room with additional closets, master bathroom with tile floors, large standup shower with bench, oversized double vanities with 2 large linen cabinets. Two additional bedrooms are downstairs. Natural Stone wood-burning fireplace. Updated kitchen features glass tile backsplash, stainless steel appliances, New Samsung range with air fry option, movable island, oversized pantry, separate dining area, built-in coffee-wine bar. The laundry room includes full-sized washer and dryer and large cabinets. The sunroom is the perfect place to view sunrises and watch wildlife in the pasture. Has a detached 3-car garage (24x30) plus 2-car carport (20x20), large barn, fenced and cross-fenced. Horses or livestock welcome. Agent is the Owner.</p> <p><i>Listing Courtesy of eXp Realty LLC</i></p>	Single Family	3/2	1,995 sq ft	12/10/2023	\$649,900	\$639,900	3/1/2024	-1.54%
 <p>24 ● Active *New, Active: 1/10/2024 <i>MLS ID: 20509411</i></p> <p>413 Edgewood Ter</p> <p>Welcome to this stunning property for sale! This charming home features a cozy fireplace, adding warmth and ambiance to the living space. The natural color palette throughout creates a calming and inviting atmosphere. The spacious master bedroom boasts a walk-in closet, providing ample storage for all your belongings. With additional rooms perfect for flexible living space, the possibilities are endless. The primary bathroom offers double sinks, making morning routines a breeze, and good under sink storage to keep all your essentials organized. Step outside to find a fenced-in backyard, ideal for privacy and play. Relax or entertain in the covered sitting area, the perfect spot to enjoy the outdoors. This home also showcases fresh interior paint, giving it a vibrant and updated look. Partial flooring replacement in some areas ensures a well-maintained and stylish living space. Don't miss out on this wonderful opportunity to own this impeccable property. This home has been virtually sta</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>	Single Family	3/2	1,750 sq ft	1/10/2024	\$346,000	\$341,000	2/14/2024	-1.45%
 <p>25 ● Pending *Pending as of 3/13/2024 <i>MLS ID: 20437193</i></p> <p>3224 Fm 2048</p> <p>MASSIVE PRICE REDUCTION!! This is your chance to own an exceptional 4-bedroom, 3-bathroom custom-built home close to the Branded Cross Church Arena. Home sits on a total of 6.44 acres, 5.44 are AG exempt for incredibly low taxes. Spacious interior features two large living rooms, a dining room, a huge primary bedroom with a large ensuite bathroom complete with two walk-in closets. Upstairs flex space offers many possibilities to create unique living spaces with plenty of storage. Property comes complete with an attached oversized 2-car garage and a huge 80 x 40 metal barn with two 12-foot roll up doors perfect for your RV, boat, etc. Barn comes complete with plumbing and power for RV hook ups. Recent updates include the kitchen, bathrooms, and a 5-year-old roof. Well and septic have been meticulously maintained. Being so close to Boyd, Springtown, and Fort Worth, this is a rare opportunity for rural, peaceful living without sacrificing modern conveniences.</p> <p><i>Listing Courtesy of Kindred Real Estate</i></p>	Single Family	4/3	3,966 sq ft	9/25/2023	\$699,000	\$599,000	2/28/2024	-14.31%
 <p>26 ● Active *Active: 9/20/2023 <i>MLS ID: 20435587</i></p> <p>987 County Road 4764</p> <p>MLS# 20435587 - Built by Doug Parr Homes - Ready Now! ~ Encompassing 1,909 sqft of carefully designed living space situated on 1.03-acres in the coveted Maverick Bend community. This 4-bedroom, 2-bathroom home is more than bricks and mortar, it is a repository of future memories. From the spacious primary closet to the elegantly appointed primary bathroom featuring a walk-in shower, dual vanities. The heart of the home, the kitchen, boasts state-of-the-art stainless-steel appliances, custom cabinetry, granite finishes, setting the stage for countless shared meals and conversations. Step out onto a spacious covered patio, your personal retreat for relaxation and entertaining your guests, all without the constraints of city taxes or HOA fees, within the Boyd ISD!! Call us today to make this home yours!</p> <p><i>Listing Courtesy of HomesUSA.com</i></p>	Single Family	4/2	1,909 sq ft	9/20/2023	\$439,900	\$448,900	4/5/2024	2.05%





Price Changes: 38 (cont.)

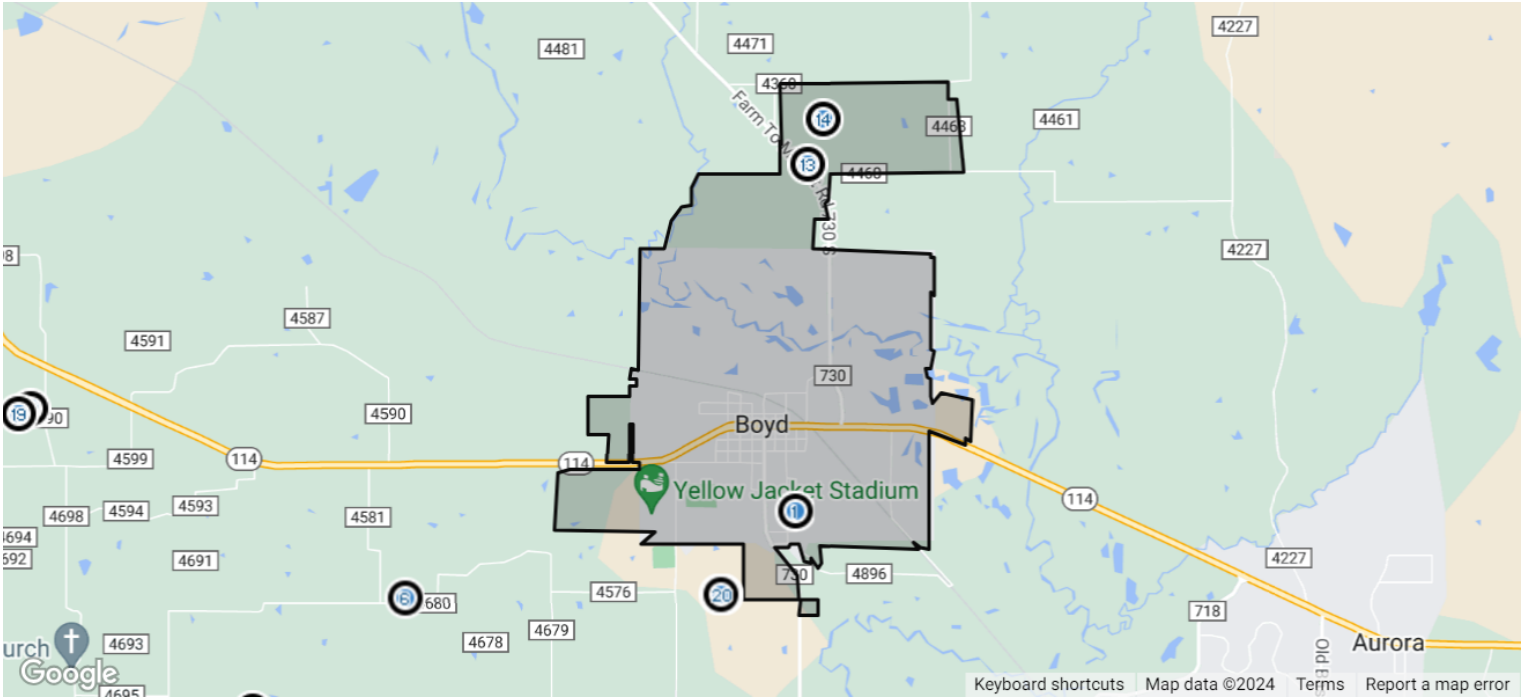
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	27 Pending *Pending as of 4/3/2024	MLS ID: 20526029						
200 Running River Dr	Single Family	3/2	1,333 sq ft	2/2/2024	\$275,990	\$277,585	3/22/2024	0.58%
<p>NEW PHASE NOW SELLING in SPRINGHILL SOUTH!! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY!! Gorgeous new open Amber Floorplan-Elevation E, with a quick estimated February completion. Large Island Kitchen with Granite Countertops, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Cultured Marble countertops in baths. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology package, covered back Patio, 6 ft stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park and Basketball court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
	28 Active *Active: 9/18/2023	MLS ID: 20434083						
118 Brush Creek Dr	Single Family	4/4	2,619 sq ft	9/18/2023	\$461,640	\$485,215	4/1/2024	5.11%
<p>The covered front porch leads inside to a foyer, inviting you into the first floor of the home with an office right off the entrance. Through the foyer you'll find an open-concept living space, which includes the light-filled family room, dining area and gourmet kitchen. The kitchen features a large kitchen island, walk-in pantry and access to a mudroom with storage, separate laundry room, powder room and two or three car garage entrance. The family room features a grand corner fireplace, large windows and views of the covered back patio. A first-floor owner's suite finishes off the main level, which includes a large bathroom with dual-sink vanity, water closet and spacious walk-in closet. The second floor of the Sabana opens up to a loft area that can be used as an informal living space or media room. Down the hall you'll find two full bathrooms and three additional bedrooms with closets. There's also a linen closet that can be optioned into an enclosed study area.</p> <p><i>Listing Courtesy of NTEX Realty, LP</i></p>								
	29 Active *New, Active: 3/13/2024	MLS ID: 20560304						
142 Brush Creek Dr	Single Family	4/3	2,426 sq ft	3/13/2024	\$449,565	\$461,475	3/16/2024	2.65%
<p>Right from the front entrance, you can see the entire main living area. This open concept enhances the spacious feeling is perfect for entertaining! The kitchen incorporates a massive center island that doubles your counter space with views of the fireplace in the family room. Just a few steps from the kitchen, the formal dining room is perfect for special occasions. Across the foyer is a private study. The owner's suite is nestled in the back of the home and comes with a soaking tub and step-in shower, dual vanities, and a private water closet. The 3 secondary bedrooms on the other side of the home's layout with a shared full bathroom.</p> <p><i>Listing Courtesy of NTEX Realty, LP</i></p>								
	30 Active *New, Active: 3/22/2024	MLS ID: 20567222						
148 Birch St	Single Family	5/3	2,118 sq ft	3/22/2024	\$342,990	\$342,900	3/22/2024	-0.03%
<p>NEW PHASE NOW SELLING!! D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY in BOYD! Stunning 5 BEDROOM-3 BATHROOM Lexington Floorplan-Elevation C, with an estimated MAY completion! Large Island Kitchen in the heart of the Home with Stainless Steel Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Granite CT in Kitchen and Cultured Marble Vanities in baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System. Home is Connected Smart Home Technology Pkg, Covered back Patio, 6 foot stained wood fence with metal posts, partial Gutters, decorative Garage Door Hardware, Landscape Pkg with Sprinkler System and much more! Community Pool, Cabana, Walking Paths, Park and Basketball Ct.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								

Price Changes: 38 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 31 ● Active *New, Active: 12/1/2023 <i>MLS ID: 20486920</i> 117 Highgate Ct	Single Family	4/4	3,250 sq ft	12/1/2023	\$675,000	\$650,000	2/15/2024	-3.7%
<p>Highland Oaks is a custom home gated community with 3 landscaped ponds, fountains, junior Olympic swimming pool, wading pool and amenity center. A number of large lots, as well as wooded & waterfront lots are available. Highland Oaks is a green community with approximately 26% of the land reserved as permanent greenbelt common areas. This community features full city services with underground utilities, provided by the City of Boyd, Atmos Energy & Wise Electric Co- Op. Families living in Highland Oaks have the choice of 3 area school districts: Boyd, Decatur and Paradise depending on current enrollment availability.</p> <p style="text-align: right;"><i>Listing Courtesy of Ultima Real Estate</i></p>								
 32 ● Pending *Pending as of 3/8/2024 <i>MLS ID: 20443289</i> 164 Running River Dr	Single Family	3/2	1,333 sq ft	9/29/2023	\$270,990	\$270,990	2/23/2024	-
<p>NEW PHASE NOW SELLING in SPRINGHILL SOUTH!! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY!! Gorgeous new open Amber Floorplan-Elevation E. Construction has started with an estimated late February completion. Large Island Kitchen with Granite Countertops, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Cultured Marble countertops in baths. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology package, covered back Patio, 6 ft stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park and basketball court.</p> <p style="text-align: right;"><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 33 ● Active *New, Active: 10/19/2023 <i>MLS ID: 20458885</i> 176 Running River Dr	Single Family	3/2	1,333 sq ft	10/19/2023	\$267,990	\$267,990	2/23/2024	-
<p>NEW PHASE NOW SELLING in SPRINGHILL SOUTH!! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY!! Gorgeous new open Amber Floorplan-Elevation A, with an estimated late February completion. Large Island Kitchen with Granite Countertops, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Cultured Marble countertops in baths. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology package, covered back Patio, 6 ft stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park and basketball court.</p> <p style="text-align: right;"><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 34 ● Active *New, Active: 2/28/2024 <i>MLS ID: 20547771</i> 553 Cemetery Rd	Single Family	4/3	3,000 sq ft	2/28/2024	\$549,000	\$499,900	3/4/2024	-8.94%
<p>Newly remodeled, modern farmhouse style home on 1.0 full acre. Very nice, new perimeter fence. Pool with new cabana on back deck. Home is 3,000 sq ft with 4 bedroom, 2.5 bath, with a large added-on 2nd story game room. Upstairs game room has mini split wall unit with heating and cooling. New LVP floors throughout common areas- new tile in bathrooms. New interior doors, new doorknobs, fixtures, etc. Freshly painted. Basically everything is new or redone. Remodel will be done middle of March, 2024. Once new pictures get posted of interior, the house will go very fast. Walnut creek water. No HOA or subdivision rules. Taxes are Wise County. Outside of city limits.</p> <p style="text-align: right;"><i>Listing Courtesy of Realty Texas</i></p>								

Price Changes: 38 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>35 ● Active • <i>New, Active: 2/27/2024</i> <i>MLS ID: 20546581</i> 224 Jennings Ave</p>	Single Family	4/3	3,436 sq ft	2/27/2024	\$2,999,000	\$2,800,000	3/4/2024	-6.64%
<p>RARE FIND! 26 acres of beautiful land, very close to town, with many trees, a creek, a fully renovated 2,986 sq ft ranch-style home, a 450 sq ft detached guest quarters, and a detached garage shop area. The main house includes 3 bedrooms and 2 full baths, with a massive extended living area. The newly remodeled kitchen, with travertine tile, opens up to the entry way and living areas. The primary bedroom, towards the back of the house, is huge, and consists of a large walk-in closet. The detached guest house has its own small kitchen, living area, bedroom, and full bathroom. This property also boasts a private 9 hole golf course! Road frontage on hwy 730 that could be used commercially- think storage units, shops, stores, etc! Hundreds of new DR Horton homes going in directly across 730. House is in city limits, acreage outside of city limits. MANY potential uses! An additional 7 adjoining acres is also for sale for \$575,000. Look at attached pictures #3 & #4.</p> <p><i>Listing Courtesy of Realty Texas</i></p>								
 <p>36 ○ Pending • <i>Pending as of 2/23/2024</i> <i>MLS ID: 20458919</i> 192 Running River Dr</p>	Single Family	4/3	2,084 sq ft	10/19/2023	\$317,990	\$322,990	1/3/2024	1.57%
<p>NEW PHASE NOW SELLING! D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY! Gorgeous 2 STORY 4 BEDROOM Hanna Floorplan-Elevation A with an estimated late February completion. Large Island Kitchen with Granite Countertops, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and W-I Pantry opening to Dining and spacious Living at the rear of the home. Game room, three Bedrooms and full Bath up. Luxurious primary Bedroom down with over sized Shower and Walk-in Closet. Cultured marble vanity tops in both full baths. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat, Guest Half Bath, TAEXX Pest Control System, Connected Smart Home Technology Pkg, covered back Patio, 6 ft stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park and Basketball Court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>37 ● Active • <i>Active: 9/18/2023</i> <i>MLS ID: 20434028</i> 114 Brush Creek Dr</p>	Single Family	3/2	2,020 sq ft	9/18/2023	\$415,540	\$415,640	10/13/2023	0.02%
<p>The Cibolo has 2,020-square-feet designed with the busy family in mind. Keep all the main living concentrated in an open floor plan where walls donât divide you. The kitchenâs center island functions like a hub. Adjacent to the kitchen, you have the functional center of the home: mudroom and laundry with a hall bench. The ownerâs suite is tucked away in the corner separated with a vestibule entrance. The ensuit includes both a soaking tub and walk-in shower, dual vanities and a private water closet. The other 2 secondary bedrooms of this split floor plan anchor the other side of the home where they share the second full bath. The Cibolo also gives you the freedom of a flex room off the foyer.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p>								
 <p>38 ● Active • <i>New, Active: 12/8/2023</i> <i>MLS ID: 20491412</i> 130 Brush Creek Dr</p>	Single Family	3/2	2,242 sq ft	12/8/2023	\$418,965	\$423,965	12/20/2023	1.19%
<p>Introducing the brand new Leona floorplan! This large single story plan features 4 bedrooms, 2 bathrooms. The island kitchen and breakfast nook are open to a large family room and come with white cabinets. The owner's suite is complete with a large private bathroom with a walk in shower and huge walk in closet! Full encapsulated spray foam insulation throughout! Energy Star Certified. NO MUD, NO PID, NO HOA.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p>								







Pending: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Pending as of 4/8/2024 <i>MLS ID: 20519401</i></p> <p>552 S Atwood St</p> <p>Discover the perfect blend of affordability and luxury in this new construction home presented at \$390,000 lower than other builds in the area for new constructions, the beautiful house features an open concept living with 4 bedrooms and luxury touches around the house. Granite countertops, stainless steel new appliances, and plenty of cabinets for storage. The new owner will be walking in with 40K equity at this home your investment is secured, the appraisal is up to request. Practicality meets elegance with a convenient utility room featuring a sink. Benefit from low taxes and the added advantage of being situated outside city limits, providing a tranquil retreat while still maintaining accessibility. Fully fenced and with a beautiful front and backyard perfect for all your gathering with the family. Seller is motivated seller send your offer!</p> <p><i>Listing Courtesy of Rendon Realty, LLC</i></p>	Single Family	4/3	2,313 sq ft	10,123	1/24/2024	\$390,000	4/8/2024	\$169
 <p>2 Pending • Pending as of 4/6/2024 <i>MLS ID: 20528389</i></p> <p>350 County Road 4699</p> <p>Welcome to your idyllic ranch-style retreat nestled on over 1.5 acres in highly sought-after Boyd ISD. This charming 1-story home offers 3 beds, 2 baths, & a dedicated home office or flex room, providing the perfect blend of comfort, style & function. Be captivated by the warmth & elegance of the open floor plan, highlighted by a magnificent floor-to-ceiling raised hearth stone fireplace, for cozy ambiance with family & friends. The heart of the home is the massive quartz kitchen island, featuring an undermount sink & SS appliances! Convenient direct access from utility room to the primary closet, providing ease & efficiency in your daily routines. Outside, enjoy the serene surroundings & breathtaking panoramic views from the comfort of your own backyard oasis. RV Hookup & X-tra parking. Entertain guests or unwind after a long day around the outdoor firepit, creating memories that will last a lifetime. This property offers peaceful country living with easy access to urban amenities.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>	Single Family	3/2	2,126 sq ft	68,214	2/13/2024	\$499,900	4/6/2024	\$235





Pending: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>3 Pending • Pending as of 3/24/2024 <i>MLS ID: 20536542</i></p> <p>148 Mccrae Ln</p> <p>Single Family 3/2 1,711 sq ft 56,192 2/14/2024 \$335,000 3/24/2024 \$196</p> <p>Beautifully maintained single-story on 1.29 acres on a quiet cul de sac! A cozy gable front porch perfect for morning coffee highlights the drive-up appeal of this home! Inside you will find 3 bedrooms, 2 full baths, and an open layout great for entertaining. Upgrades and amenities include gorgeous laminate flooring throughout main living areas, neutral paint tones, wood framed entry to kitchen, spray foam insulation, upgraded lighting fixtures, convenient additional storage space in the attic, and MORE! Spacious eat-in kitchen overlooks the family room and boasts an abundance of cabinetry and counter space, stainless appliances, electric range, and pantry. Primary bedroom is secluded at the rear of the home with 4 windows offering natural light. A beautiful ensuite offers a vanity with dual sinks and generously-sized walk-in closet. Two secondary bedrooms share another bath just down the hall. Expansive yard offers plenty of room for a shop or pool - or both! Well on the property!</p> <p><i>Listing Courtesy of Your Home Free LLC</i></p>								
 <p>4 Pending • Pending as of 4/5/2024 <i>MLS ID: 20476225</i></p> <p>135 Quail Ln</p> <p>Single Family 4/2 1,985 sq ft 43,560 11/16/2023 \$365,000 4/5/2024 \$184</p> <p>This 4-room, 2-bath home starred in Season 12 Ep 5 of the hit show Texas Flip n Move! TV-worthy renovations! This wildly televised abode spans an expansive 1,985 sq. ft. footprint, occupying a generous 1-acre plot that provides an idyllic setting for outdoor gatherings and leisure. Marvel at the lofty ceilings, the seamless flow of the open floorplan, and the abundant natural light that hits every corner of this well-maintained home, accentuating the allure of the exquisite wood laminate flooring and granite countertops. The kitchen is a haven for culinary enthusiasts, featuring SS appliances and ample cabinetry for storage convenience. Unwind in the master suite, which includes a TX sized walk-in clst, dual sinks, tub and a walk-in shower. The 3 additional bedrooms are generously proportioned and have the same enchanting wood laminate flooring. Adding to the allure, a substantial 48 X 30 barn stands ready for transformation into a garage, and offering ample space for parking.</p> <p><i>Listing Courtesy of RE/MAX DFW Associates</i></p>								
 <p>5 Pending • Pending as of 3/10/2024 <i>MLS ID: 20527242</i></p> <p>159 Saddle Horn Trl</p> <p>Single Family 4/3 2,649 sq ft 51,400 2/5/2024 \$495,000 3/10/2024 \$187</p> <p>Builder pays all closing costs if contracted prior to April 1!!!This incredible new construction home is located in phase two of the highly coveted Lucky Ridge Estates. Offering lots over an acre, this community is well established and features varied topography and scattered oak trees adding to the privacy and serenity. Conveniently located just north of Springtown off of HWY51 and approximately 40 minutes to Fort Worth, this neighborhood is easily accessible while offering a more secluded lifestyle. This incredible single story ranch style home with brick and siding accents offers wood-look tile that runs throughout the open floorplan. 4 bedrooms, 3.5 baths with two of the bedrooms being a jack and jill design, sharing an ensuite bath. Access to laundry room directly from the primary bedroom walk-in closet. Large breakfast dining area and separate dining room that could be used as an office.</p> <p><i>Listing Courtesy of The Ashton Agency</i></p>								
 <p>6 Pending • Pending as of 4/5/2024 <i>MLS ID: 20565461</i></p> <p>752 County Road 4680</p> <p>Single Family 3/2 1,792 sq ft 123,492 3/20/2024 \$399,900 4/5/2024 \$223</p> <p>DARLING HOME OUTSIDE THE CITY LIMITS! Discover tranquility in this charming home nestled on 2.8 acres, where a gentle creek flows along the property's edge and deer come to graze in the evenings. Home features spacious living areas with updated roof, HVAC, some new windows and all new siding! Outside, enjoy the serene front yard from your covered porch with a new storage building, lush greenery and the soothing sounds of nature in the back. Conveniently located yet secluded, this retreat offers the perfect blend of comfort and natural beauty while only a short drive to the city.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								


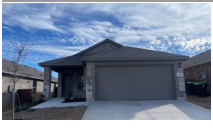


Pending: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>7 🕒 Pending <i>*Pending as of 3/11/2024</i> <i>MLS ID: 20377347</i></p> <p>207 County Road 3597</p> <p>Single Family 3/2 1,840 sq ft 154,463 7/18/2023 \$365,000 3/11/2024 \$198</p> <p>New paint and new flooring! 3.5 +- acres with a 3 bedroom 2 bath traditional home, trees, 2 water wells, co op water, double car garage, enclosed shed, county road frontage and easy access to the highway makes this area a versatile unique property. The home has a new HVAC system, metal roof and metal siding. An enclosed back porch supported by steel and storm windows. The interior of the home has split bedrooms and a large living room. Personal branding and touches await. The property layout allows options for potential livestock and ag projects or opportunity for a future homesite.</p> <p><i>Listing Courtesy of C21 Sue Ann Denton, Decatur</i></p>								
 <p>8 🕒 Pending <i>*Pending as of 3/13/2024</i> <i>MLS ID: 20437193</i></p> <p>3224 Fm 2048</p> <p>Single Family 4/3 3,966 sq ft 280,526 9/25/2023 \$599,000 3/13/2024 \$151</p> <p>MASSIVE PRICE REDUCTION!! This is your chance to own an exceptional 4-bedroom, 3-bathroom custom-built home close to the Branded Cross Church Arena. Home sits on a total of 6.44 acres, 5.44 are AG exempt for incredibly low taxes. Spacious interior features two large living rooms, a dining room, a huge primary bedroom with a large ensuite bathroom complete with two walk-in closets. Upstairs flex space offers many possibilities to create unique living spaces with plenty of storage. Property comes complete with an attached oversized 2-car garage and a huge 80 x 40 metal barn with two 12-foot roll up doors perfect for your RV, boat, etc. Barn comes complete with plumbing and power for RV hook ups. Recent updates include the kitchen, bathrooms, and a 5-year-old roof. Well and septic have been meticulously maintained. Being so close to Boyd, Springtown, and Fort Worth, this is a rare opportunity for rural, peaceful living without sacrificing modern conveniences.</p> <p><i>Listing Courtesy of Kindred Real Estate</i></p>								
 <p>9 🕒 Pending <i>*Pending as of 4/3/2024</i> <i>MLS ID: 20570533</i></p> <p>125 Blossom Trl</p> <p>Single Family 5/3 2,093 sq ft 6,346 3/26/2024 \$336,990 4/3/2024 \$161</p> <p>NEW PAHSE NOW SELLING!! D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY in BOYD! Stunning 5 BEDROOM-3 BATHROOM Lexington Floorplan-Elevation A, with an estimated MAY completion! Large Island Kitchen in the heart of the Home with Stainless Steel Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Granite CT in Kitchen and Cultured Marble Vanities in baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System. Home is Connected Smart Home Technology Pkg, Covered back Patio, 6 foot stained wood fence with metal posts, partial Gutters, decorative Garage Door Hardware, Landscape Pkg with Sprinkler System and much more! Community Pool, Cabana, Walking Paths, Park and Basketball Ct.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>10 🕒 Pending <i>*Pending as of 4/3/2024</i> <i>MLS ID: 20567167</i></p> <p>137 Blossom Trl</p> <p>Single Family 4/2 1,820 sq ft 7,426 3/22/2024 \$325,990 4/3/2024 \$179</p> <p>NOW SELLING! D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in the FABULOUS unique MASTER PLANNED COMMUNITY of SPRINGHILL SOUTH in BOYD! Gorgeous open Meridian Floorplan-Elevation D on CORNER HOMESITE, with an estimated JUNE completion. Large Chef's Kitchen with Granite CT, SS Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and walk-in Closet. Cultured Marble top Vanities in both full baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology Pkg, partial Gutters, decorative Garage Door hardware, covered back Patio, 6 ft stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park & Basketball Ct.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								



Pending: 20 (cont.)

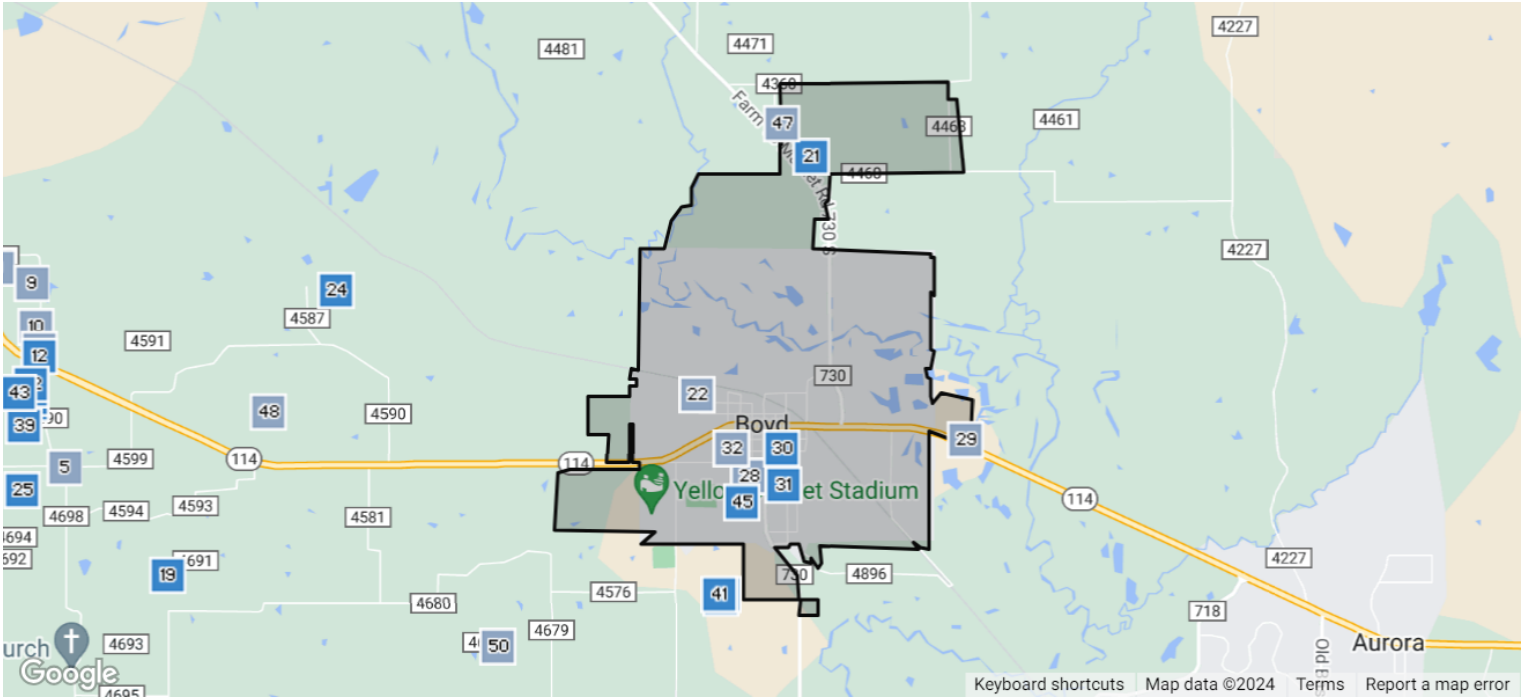
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	11	Pending	*Pending as of 4/3/2024 MLS ID: 20526029					
200 Running River Dr	Single Family	3/2	1,333 sq ft	4,599	2/2/2024	\$277,585	4/3/2024	\$208
<p>NEW PHASE NOW SELLING in SPRINGHILL SOUTH!! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY!! Gorgeous new open Amber Floorplan-Elevation E, with a quick estimated February completion. Large Island Kitchen with Granite Countertops, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Cultured Marble countertops in baths. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology package, covered back Patio, 6 ft stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park and Basketball court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
	12	Pending	*Pending as of 4/3/2024 MLS ID: 20567332					
208 Running River Dr	Single Family	4/3	2,084 sq ft	4,599	3/22/2024	\$324,990	4/3/2024	\$156
<p>QUICK MOVE-IN! NEW PHASE NOW SELLING! D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY of SPRINGHILL SOUTH! Gorgeous 2 STORY 4 BEDROOM Hanna Floorplan-Elevation B, READY NOW! Large Island Kitchen with Granite Countertops, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Game room, three Bedrooms and full Bath up. Luxurious primary Bedroom down with over sized Shower and walk-in Closet. Cultured marble vanity tops in both full baths. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat, Guest Half Bath, TAEXX Pest Control System, Connected Smart Home Technology Pkg, covered back Patio, 6 ft stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Community Pool, Cabana, Walking Paths, Park and Basketball Court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
	13	Pending	*Pending as of 4/1/2024 MLS ID: 20509834					
110 Highland Ct	Single Family	4/4	3,888 sq ft	16,422	1/10/2024	\$750,000	4/1/2024	\$193
<p>Stunning model home now for sale. This home is one of our most popular floor plans. Large single story that features 4 bedrooms, 3.5 baths, huge great room that opens to the chef's kitchen. The great room overlooks the beautiful back yard. This home is perfect for entertaining with the great room centrally located and surrounded by the media & game room. Highland Oaks is a gated quite luxury home community that is sure to impress. This home will not last long.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								
	14	Pending	*Pending as of 2/19/2024 MLS ID: 20510509					
113 Oak Grove Ln	Single Family	4/4	3,888 sq ft	21,736	1/11/2024	\$825,000	2/19/2024	\$212
<p>Stunning Presley floor plan is now for sale. This home is one of our most popular floor plans. Large single story that features 4 bedrooms, 3.5 baths, huge great room that opens to the chef's kitchen. The great room overlooks the beautiful back yard. This home is perfect for entertaining with the great room centrally located and surrounded by the media & game room. Highland Oaks is a gated quite luxury home community that is sure to impress. This home will not last long. THIS HOME IS UNDER CONSTRUCTION - EXPECTED TO BE COMPLETE APRIL-MAY 2024</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								

Pending: 20 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>15 Pending *Pending as of 3/27/2024 <i>MLS ID: 20567359</i></p> <p>239 Lantana Trl</p> <p>Single Family 4/3 2,367 sq ft 5,201 3/22/2024 \$338,990 3/27/2024 \$143</p> <p>D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in the FABULOUS unique MASTER PLANNED COMMUNITY of SPRINGHILL SOUTH! STUNNING 2 STORY 4 BEDROOM open Renae Floorplan-Elevation A, with an estimated JUNE completion. Large Island Kitchen with Granite CT, SS Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Game room, three Bedrooms with walk-in Closets and full Bath up. Luxurious primary Bedroom down with over sized Shower and walk-in Closet. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat, Guest Half Bath, cultured marble vanity tops in full Baths. TAEXX Pest Control System, Connected Smart Home Technology Package covered back Patio, 6 ft stained wood fence with metal posts, Landscape Package with Sprinkler System. Future Community Pool, Cabana, Walking Paths, Park and Basketball Court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>16 Pending *Pending as of 3/8/2024 <i>MLS ID: 20443289</i></p> <p>164 Running River Dr</p> <p>Single Family 3/2 1,333 sq ft 4,599 9/29/2023 \$270,990 3/8/2024 \$203</p> <p>NEW PHASE NOW SELLING in SPRINGHILL SOUTH!! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY!! Gorgeous new open Amber Floorplan-Elevation E. Construction has started with an estimated late February completion. Large Island Kitchen with Granite Countertops, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Cultured Marble countertops in baths. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology package, covered back Patio, 6 ft stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park and basketball court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>17 Pending *Pending as of 2/23/2024 <i>MLS ID: 20458919</i></p> <p>192 Running River Dr</p> <p>Single Family 4/3 2,084 sq ft 4,599 10/19/2023 \$322,990 2/23/2024 \$155</p> <p>NEW PHASE NOW SELLING! D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY! Gorgeous 2 STORY 4 BEDROOM Hanna Floorplan-Elevation A with an estimated late February completion. Large Island Kitchen with Granite Countertops, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and W-I Pantry opening to Dining and spacious Living at the rear of the home. Game room, three Bedrooms and full Bath up. Luxurious primary Bedroom down with over sized Shower and Walk-in Closet. Cultured marble vanity tops in both full baths. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat, Guest Half Bath, TAEXX Pest Control System, Connected Smart Home Technology Pkg, covered back Patio, 6 ft stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park and Basketball Court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>18 Pending *Pending as of 2/11/2024 <i>MLS ID: 20511121</i></p> <p>135 Brush Creek Dr</p> <p>Single Family 4/4 2,619 sq ft 44,997 1/12/2024 \$459,150 2/11/2024 \$175</p> <p>The covered front porch leads inside to a foyer, inviting you into the first floor of the home with an office right off the entrance. Through the foyer you'll find an open-concept living space, which includes the light-filled family room, dining area and gourmet kitchen. The kitchen features a large kitchen island, walk-in pantry and access to a mudroom with storage, separate laundry room, powder room and two or three car garage entrance. The family room features a grand corner fireplace, large windows and views of the covered back patio. A first-floor owner's suite finishes off the main level, which includes a large bathroom with dual-sink vanity, water closet and spacious walk-in closet. The second floor of the Sabana opens up to a loft area that can be used as an informal living space or media room. Down the hall you'll find two full bathrooms and three additional bedrooms with closets. There's also a linen closet that can be optioned into an enclosed study area.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p>								

Pending: 20 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	19	Pending	*Pending as of 1/28/2024 MLS ID: 20510624					
138 Brush Creek Dr	Single Family	4/2	2,107 sq ft	44,997	1/11/2024	\$410,915	1/28/2024	\$195
<p>Pass through the covered porch to see a stunning open gathering space that combines the family room, dining area and gourmet kitchen with an oversized island. The Caddo provides much-needed privacy with a owner's suite in the back right and includes double vanities in the bathrooms, a separate water closet and a large walk-in closet to give you ample storage. The laundry room is located directly across the hall from the owner's suite making for easy chores or a quick drop on the way in through the garage. Three more bathrooms are located on the opposite side of the home connected by a secluded hallway and sharing a full bathroom. Each of the three has a large closet with double doors.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p>								
	20	Pending	*Pending as of 12/13/2023 MLS ID: 20458895					
180 Running River Dr	Single Family	3/2	1,440 sq ft	4,599	10/19/2023	\$269,990	12/13/2023	\$187
<p>NOW SELLING in the NEW PHASE of SPRINGHILL SOUTH!!! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY! Gorgeous new open Brooke Floorplan-Elevation A, with an estimated Spring 2024 completion. Large Island Kitchen with Granite Countertops, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with oversized Shower and Walk-in Closet. Cultured marble countertops in baths. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology Package, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and much more! Future Community Pool, Cabana, Walking Paths, Park and Basketball Court.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								







Closed: 50

	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: 3/22/2024, MLS Listing 20414995: 8/24/2023 MLS ID: 20414995</p> <p>8101 S Fm 51</p> <p>Single Family 3/2 1,872 sq ft 428,630 1987 3/22/2024 \$350,000 \$187</p> <p>Located in Boyd TX, this +-10 acre property is an idyllic escape from the bustle of city life while maintaining convenient access with it's centralized location to the amenities and services of Fort Worth, Decatur, Alliance, Hwy 114 for easy commute to DFW Airport. The property offers two homesites, one of which holds a modular home that has been freshly painted with some renovations including vinyl plank flooring in main living areas, SS appliances in kitchen, updated hall bath. No central heat-air. There is electric ran to the 2nd homesite where a mobile home has been removed. This homesite is located near the pond, mature live oaks and pecan trees. Detached oversized garage, workshop with electric. Fenced and cross fenced with loafing sheds in each pasture. Enjoy self-sufficiency with the property's well and propane onsite. Whether you envision a serene family retreat, a hobby farm, or a horse lover's paradise, this property offers the canvas upon which to paint your rural dreams.</p> <p><i>Courtesy of The Ashton Agency</i></p>								
 <p>2 Closed • Sold Date: 11/27/2023, MLS Listing 20365406: 6/26/2023 MLS ID: 20365406</p> <p>111 Augusta Ct</p> <p>Single Family 4/2 1,820 sq ft 10,924 2023 11/27/2023 \$324,999 \$179</p> <p>NOW SELLING! D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY in BOYD! Gorgeous open Meridian Floorplan-Elevation C on LARGE HOMESITE, with an estimated Late Summer completion. Large Chef's Kitchen with Granite Countertops, SS Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and walk-in Closet. Cultured Marble top Vanities in both full baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology Pkg, partial Gutters, decorative Garage Door hardware, covered back Patio, 6 ft stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park and Basketball Court.</p> <p><i>Courtesy of Century 21 Mike Bowman, Inc.</i></p>								






Closed: 50 (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: 12/5/2023, MLS Listing 20365138: 6/26/2023 MLS ID: 20365138 128 Birch Forest Ln	Single Family	4/2	1,733 sq ft	6,507	2023	12/5/2023	\$311,709	\$180
<p>D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY in BOYD!! Gorgeous open Biloxi Floorplan-Elevation A with an estimated Late Summer completion! Large Island Kitchen with Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Granite Countertops in Kitchen and Cultured Marble Vanities in both full baths. State-of-the-art energy efficiency features include polyfoam seal, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, partial Gutters, Garage decorative hardware, Home is Connected Smart Home Technology Package, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park, Basketball Court.</p> <p><i>Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 4 ■ Closed • Sold Date: 12/27/2023, MLS Listing 20365439: 6/27/2023 MLS ID: 20365439 132 Birch Forest Ln	Single Family	5/2	2,133 sq ft	6,507	2023	12/27/2023	\$337,000	\$158
<p>D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY in BOYD!! Stunning 5 BEDROOM Jaxson Floorplan-Elevation C with OVER 2100 sq. ft and an estimated Summer completion. Large Island Kitchen in the heart of the Home with Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Granite Countertops in Kitchen and Cultured Marble Vanities in baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER HVAC unit, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System. Home is Connected Smart Home Technology Pkg, Covered back Patio, 6 ft stained wood fence with metal posts, partial Gutters, decorative Garage Door Hardware, Landscape Pkg with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park and Basketball Ct.</p> <p><i>Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 5 ■ Closed • Sold Date: 11/15/2023, MLS Listing 20270729: 3/5/2023 MLS ID: 20270729 483 County Road 4599	Single Family	3/3	1,816 sq ft	58,806	2023	11/15/2023	\$425,000	\$234
<p>WHEN OPPORTUNITY KNOCKS OPEN THE DOORS, HUGE OPPORTUNITY TO OWN 2 HOUSES ON 1.350 ACRES. THIS NEW CONSTRUCTION CUSTOM HOME IS BUILT WITH QUALITY HIGH END MATERIALS & HAS 3 SPACIOUS BEDROOMS AND 2.5 BATHS. ELEGANT LIVING AND DINING AREAS WITH GORGEOUS CUSTOM FIREPLACE WITH BLUETOOTH BUILT-IN. LARGE WOOD CROWN MOLDING AND HIGH CEILINGS THROUGHOUT. BEAUTIFUL CUSTOM LIGHTING. VINYL FLOORS THROUGHOUT, LIVING, DINING & KITCHEN AREAS. THE GOURMET KITCHEN WILL INSPIRE THAT INNER CHEF IN YOU WITH CUSTOM 42IN WOOD CABINERY, QUARZ COUNTERTOPS WITH BREAKFAST BAR, WALK-IN PANTRY & BLACK STAINLESS STEEL APPLIANCES. MASTER SUITE WITH TRAY CEILING, DOUBLE VANITIES, HUGE WALK-IN CLOSET & SEPARATE SHOWER WITH DOUBLEHEAD SPAYER. ALL SECONDARY BEDROOMS HAVE DEEP CLOSETS. LAUNDRY ROOM WITH WOOD CABINETS. LARGE BACKYARD COVERED PATIO. SEPARATE GUEST HOUSE WITH OVER 550 SQFT WITH CUSTOM CABENETRY & GRANITE COUNTERTOPS, HIGH CEILING & WASHER & DRYER HOOK UP. COMBINED LIVING SPACE FOR BOTH HOMES IS 2366 SQFT</p> <p><i>Courtesy of Century 21 Mike Bowman, Inc.</i></p>								






Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>6 ■ Closed *Sold Date: 11/20/2023, MLS Listing 20420275: 8/31/2023 MLS ID: 20420275</p> <p>181 Driftoak Dr</p> <p>AVAILABLE FOR A QUICK MOVE-IN!!! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY in BOYD! Gorgeous 4 BEDROOM open Oxford Floorplan-Elevation D, available for QUICK MOVE-IN!! Large Island Kitchen, Stainless Steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with over sized Shower and Walk-in Closet. Granite Countertops in Kitchen and Cultured Marble in both baths. State-of-the-art energy efficiency features include polyfoam seal, tankless Water Heater, Wi-Fi thermostat, TAEXX Pest Control System, Home is Connected Smart Home Technology Pkg, partial Gutters, Garage Door decorative hardware, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Pkg with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park, basketball court.</p> <p><i>Courtesy of Century 21 Mike Bowman, Inc.</i></p>	Single Family	4/2	1,773 sq ft	7,148	2023	11/20/2023	\$316,105	\$178
 <p>7 ■ Closed *Sold Date: 12/18/2023, MLS Listing 20381902: 7/14/2023 MLS ID: 20381902</p> <p>106 Private Road 4624</p> <p>MLS# 20381902 - Built by Doug Parr Homes - Ready Now! ~ YEAR-END SAVINGS: UPTO \$50K Incentive (*See Sales Professional for details and restrictions as they apply to specific inventory homes) Maverick Bend will give you the peace and quiet you have been looking for and close enough to all the amenities you want. Where else can you find a 2406 sf home on a 1.25-acres at this price? The Harper plan has an ample amount of space, with 3 bedrooms, a flex room, 3 bathrooms and an oversized 2-car garage. An impressive master suite sits on one side of the house in true suite style complete with an oversized shower and garden tub, a large vanity with double sinks and a large walk-in closet. The open concept living space boasts a wood burning fireplace in the family room and a cozy dining room off the kitchen and a large, covered patio. This neighborhood offers no city taxes, no HOA, and is zoned for Boyd ISD! Contact us to schedule a showing today.</p> <p><i>Courtesy of HomesUSA.com</i></p>	Single Family	4/3	2,406 sq ft	54,450	2022	12/18/2023	\$498,000	\$207
 <p>8 ■ Closed *Sold Date: 11/29/2023, MLS Listing 20371703: 7/4/2023 MLS ID: 20371703</p> <p>270 County Road 4598</p> <p>Donât miss this beautiful move-in ready energy efficient home with the extras already in place including a whole home water filtration system, 26KW standby generator, Bali window blinds, extended sprinkler system, Ring security and more. You will love the upgraded granite countertops and ceramic flooring, crown molding and tray ceilings, chef's kitchen with 5-burner gas stove, extra storage under island, charming coffee nook, stunning master bath, built-ins by gas fireplace, tankless water heater, extended patio for outdoor entertaining, and oversized three-car garage. Secondary bedrooms perfect for in-law suite and 4th bedroom can be office. Fully wooded back acre provides extra privacy. Located between Boyd and Paradise, convenient to Decatur, Bridgeport, and Springtown. Easy access to Alliance and Weatherford. No HOA and no city taxes. All info deemed correct. Buyer & Buyers Agent to do Due Diligence.</p> <p><i>Courtesy of Real</i></p>	Single Family	4/3	2,576 sq ft	105,850	2021	11/29/2023	\$585,000	\$227
 <p>9 ■ Closed *Sold Date: 12/28/2023, MLS Listing 20149402: 8/29/2022 MLS ID: 20149402</p> <p>378 County Road 4598</p> <p>5K TOWARDS CLOSING COSTS, TITLE PAID WHEN USING BUILDER'S PREFERRED LENDER, AND SELLER PAYS FOR SURVEY!! Gorgeous custom build on 2-acre lot!! This beauty is built in the new addition of Saddleback Estates North (Lot 3) located in beautiful Boyd, Texas!! This home features a unique grand floorplan with long extending hallways and an abundance of rooms. As soon as you walk in, your eyes will be drawn to the floor to ceiling tile fireplace making it the centerpiece of the spacious living-kitchen-dining area. The build offers three bedrooms, 2 bathrooms as well as a powder bathroom, an office, media room, and a primary bedroom with its own private patio. Large primary bathroom and huge walk-in closet too! Upgrades and custom features throughout! Nice natural landscaping with mature trees surrounding the backyard, Come see this one!!</p> <p><i>Courtesy of Pytcher Real Estate Group</i></p>	Single Family	4/3	2,848 sq ft	87,120	2022	12/28/2023	\$615,000	\$216





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>10 Closed * Sold Date: 1/9/2024, MLS Listing 20486999: 12/1/2023 MLS ID: 20486999</p> <p>474 County Road 4598</p> <p>Single Family 3/3 3,039 sq ft 87,120 2023 1/9/2024 \$635,000 \$209</p> <p>Stunning 2 acre lot in rural Boyd , Texas - Large single story home. Traditional brick & stone home. Come see the beautiful sunsets from your own little piece of paradise!</p> <p><i>Courtesy of Ultima Real Estate</i></p>								
 <p>11 Closed * Sold Date: 10/23/2023, MLS Listing 20397079: 8/2/2023 MLS ID: 20397079</p> <p>510 County Road 4598</p> <p>Single Family 4/3 2,872 sq ft 87,120 2023 10/23/2023 \$575,000 \$200</p> <p>Stunning 2 acre lot in rural Boyd , Texas - Large single story home. Modern Farmhouse style. Come see the beautiful sunsets from your own little piece of paradise!</p> <p><i>Courtesy of Ultima Real Estate</i></p>								
 <p>12 Closed * Sold Date: 1/24/2024, MLS Listing 20468463: 11/2/2023 MLS ID: 20468463</p> <p>522 County Road 4598</p> <p>Single Family 4/3 3,256 sq ft 87,120 2023 1/24/2024 \$665,000 \$204</p> <p>Stunning 2 acre lot in rural Boyd , Texas - Large single story home. Modern Farmhouse style. Come see the beautiful sunsets from your own little piece of paradise!</p> <p><i>Courtesy of Ultima Real Estate</i></p>								
 <p>13 Closed * Sold Date: 1/31/2024, MLS Listing 20437831: 9/22/2023 MLS ID: 20437831</p> <p>450 County Road 4699</p> <p>Single Family 4/2 2,338 sq ft 79,192 2021 1/31/2024 \$559,500 \$239</p> <p>This exquisite home was masterfully constructed on 1.8 acres with a pool! The expansive floor plan features 4 bedrooms, 4th bedroom could be an office, 2 full baths, oversized 2 car garage w-extra 8â by 6â niche perfect for storage, kitchen w-quartz counters, coffee bar & huge island overlooking large family room w-wood burning fireplace. The sequestered ownerâs suite offers a beautiful bathroom w-large walk-in closet connected to the laundry room. Backyard retreat w-private covered patio, 2nd wood burning fireplace, outdoor kitchen, views of horses next door & brand new custom pool w-waterfalls & hot tub! FHA assumable loan with 3% interest rate! Ask your agent for details. Set up a private viewing today!</p> <p><i>Courtesy of The Property Shop</i></p>								
 <p>14 Closed * Sold Date: 3/4/2024, MLS Listing 20512191: 1/15/2024 MLS ID: 20512191</p> <p>115 Dove St</p> <p>Single Family 3/2 2,426 sq ft 44,866 2019 3/4/2024 \$375,000 \$155</p> <p>Discover the perfect property at 115 Dove St in Boyd. This remarkable property rests on a generous 1-acre lot, offering a serene retreat in the heart of nature. With pristine surroundings, this home is an ideal haven for those seeking privacy & tranquility. Featuring 3 bedrooms & 2 bathrooms, the interior is a harmonious blend of comfort and functionality. The well-equipped kitchen boasts modern appliances and ample storage space. The open-concept living and dining areas create an inviting ambiance for entertaining or enjoying cozy evenings at home. Unwind in the primary suite, complete with a spa-like en-suite bathroom and a spacious walk-in closet. Additional bedrooms provide cozy retreats for family or guests. Step outside to an expansive backyard, perfect for outdoor activities and relaxation. From hosting lively gatherings to embracing quiet moments in nature, this vast space offers endless possibilities. The 1-acre lot also allows for potential expansion or personalized additions.</p> <p><i>Courtesy of Agape and Associates LLC</i></p>								





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>15 Closed * Sold Date: 12/22/2023, MLS Listing 20438323: 9/22/2023 MLS ID: 20438323</p> <p>7899 S Fm 51</p>	Single Family	4/2	2,297 sq ft	111,382	2022	12/22/2023	\$562,000	\$245
<p>Welcome to country living on 2.5 acres in Boyd! This is a custom built Doug Parr home, barely lived in, in PRISTINE condition. 4 bed 2 bath home, oversized pantry, large kitchen island, and tons of room to live and entertain. Seller has added an 18 zone sprinkler system, pipe fence, and graded and seeded the acreage, as well as front and back sod. This home is MOVE IN READY and gorgeous. The beams in the ceilings only add to the details that have been taken when building this home, the office could also be used as a flex room, and the long driveway makes having visitors easy to accommodate. In the living is a stone fireplace to the ceiling with built in shelves, wood floors throughout and carpet in bedrooms. The master suite is huge as well as the master bath. You do not want to miss the chance of owning a basically brand new home with all the upgraded features in and out already done for you!</p> <p style="text-align: center;"><i>Courtesy of Compass RE Texas, LLC</i></p>								
 <p>16 Closed * Sold Date: 12/5/2023, MLS Listing 20170046: 9/22/2022 MLS ID: 20170046</p> <p>158 Saddle Horn Trl</p>	Single Family	4/4	3,000 sq ft	43,560	2023	12/5/2023	\$575,000	\$192
<p>Built by Sorrells Custom Homes this quality built home will feature 4 beds 3.5 baths & 3 car garage. Complete with beautiful wood look tile throughout the foyer, office, living area kitchen and bathrooms. Kitchen will feature painted cabinets, granite countertops, subway tile backsplash and whirlpool SS appliances. You will love this open living area with vaulted ceilings, knotty alder beam and a large stone fireplace. The master suite features dual vanities, a huge walk-in shower, stand alone tub and granite counter tops. Foam insulation will keep utility bills low. Located in the county! Photos are a representation of what home will look like when completed colors may vary. ASK ABOUT OUR BUILDER AND LENDER INCENTIVES!!!</p> <p style="text-align: center;"><i>Courtesy of Trinity Group Realty</i></p>								
 <p>17 Closed * Sold Date: 12/8/2023, MLS Listing 20409909: 8/22/2023 MLS ID: 20409909</p> <p>884 County Road 4790</p>	Single Family	3/2	1,140 sq ft	170,450	2017	12/8/2023	\$260,000	\$228
<p>Come enjoy country living on this 3.9-acre corner lot! Well maintained 3-bedroom, 2-bathroom, open concept home with a 24X30 detached carport. There are two septic systems on this property, walnut creek water, and new flooring in main living areas. Front and back porches one of which offer a ramp for wheelchair access. Abundant wildlife and beautiful trees including 2 pecans!</p> <p style="text-align: center;"><i>Courtesy of JDS REALTY</i></p>								
 <p>18 Closed * Sold Date: 3/13/2024, MLS Listing 20455051: 10/14/2023 MLS ID: 20455051</p> <p>310 County Road 3598</p>	Single Family	3/2	2,040 sq ft	241,322	2008	3/13/2024	\$520,000	\$255
<p>Absolutely darling ranch house in like-new condition on 5.54 acres. Large shop with equipment and RV covered parking. Plenty of pasture area for your animals. Home features beautiful stone exterior and stone accents on the kitchen island. Stainless steel appliances accompany the kitchen along with granite countertops. Partially fenced. Bring your cows or horses and enjoy this fabulous quiet and peaceful country setting.</p> <p style="text-align: center;"><i>Courtesy of CANNON REALTY</i></p>								
 <p>19 Closed * Sold Date: 3/1/2024, MLS Listing 20511110: 1/12/2024 MLS ID: 20511110</p> <p>581 County Road 4594</p>	Single Family	3/3	1,932 sq ft	130,680	2013	3/1/2024	\$450,000	\$233
<p>Discover your dream home on 3 acres with a modern farmhouse touch, situated just outside city limits. This property is move-in-ready and welcomes you with fresh new floors, leading to a chef's paradise featuring pristine quartz counters and state-of-the-art KitchenAid appliances. Every inch of this home reflects meticulous care, boasting new lighting, toilets, vanities, baseboards, exterior doors, and ceiling fans. Explore the freedom of this property where there are no restrictions, allowing you the unique opportunity to embrace the great outdoors. With the vast 3 acres at your disposal, you have the freedom to pursue various activities, including hunting, fireworks, etc. What's more, you won't have to pay city taxes, offering an additional advantage to your lifestyle.</p> <p style="text-align: center;"><i>Courtesy of Signature Real Estate Group</i></p>								





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>20 Closed * Sold Date: 12/11/2023, MLS Listing 20440526: 9/26/2023 MLS ID: 20440526</p> <p>1702 Fm 2048</p>	Single Family	3/2	1,116 sq ft	28,314	1991	12/11/2023	\$240,000	\$215
<p>Discover the essence of country living in this charming 3-bed, 2-bath home on 0.6 acres. With its durable metal roof, inviting covered front porch, and classic white exterior, this property exudes timeless appeal. Inside, a neutral interior palette offers a versatile backdrop for your style. The efficient 1,116 sq.ft. layout maximizes space and comfort. Located just moments from FM 2048 and CR 4684, it offers the perfect blend of rural tranquility and convenience. This is your chance to experience the charm of country living.</p> <p><i>Courtesy of Kirkpatrick Realty</i></p>								
 <p>21 Closed * Sold Date: 3/19/2024, MLS Listing 20535572: 2/13/2024 MLS ID: 20535572</p> <p>107 Highland Ct</p>	Single Family	3/3	2,788 sq ft	20,778	2013	3/19/2024	\$479,500	\$172
<p>Highland Oaks is an exquisite Wise County development just 35 minutes from the DFW Metroplex. Gated with a private fishing lake, community pool and beautiful custom built homes, this is one you'll want to see. The focal point here is the commercial grade kitchen & Thermador range. With 6 gas burners & griddle, your culinary skills will shine. Solid wood cabinets, counter space for entertaining, a center island, farm house sink, bar seating, breakfast nook & formal dining, too, no detail has been overlooked. Nice sized pantry in the kitchen & there's also a full length butler's pantry to store anything you could possibly need. Generously sized rooms, dedicated office space, granite and luxury vinyl plank flooring throughout, crown mouldings, 10 ft ceilings, split, open floorplan, 2 master suites. Lake views, an extended back patio, pergola & gas grill & easy access to the community pool, spa, or catch & release pond. 3 car garage.</p> <p><i>Courtesy of Keller Williams Realty</i></p>								
 <p>22 Closed * Sold Date: 12/28/2023, MLS Listing 20401607: 8/17/2023 MLS ID: 20401607</p> <p>465 W Hobbs St</p>	Single Family	3/2	2,627 sq ft	57,847	2011	12/28/2023	\$480,000	\$183
<p>Welcome home! This home offers 3 bedrooms and 2 bathrooms with an open concept floorplan all on 1.38 acres of land. The home has wood flooring throughout to make it easy to clean. Host in the kitchen with plenty of counter space and around the island with a second sink. The primary bedroom features an ensuite bath with a separate soaking tub and shower. Relax in the backyard around the beautiful pool or hang out at the outdoor kitchen, either way you will be sure to fall in love. Country living within city limits!</p> <p><i>Courtesy of Peak Realty and Associates LLC</i></p>								
 <p>23 Closed * Sold Date: 10/31/2023, MLS Listing 20420394: 8/30/2023 MLS ID: 20420394</p> <p>1536 New Hope Rd</p>	Single Family	4/2	2,128 sq ft	431,244	1994	10/31/2023	\$400,000	\$188
<p>Looking for a place to get away from all of the hustle and bustle of DFW while also saving money by NOT paying CITY TAXES? Look no further that this sprawling property! Relax with just the quiet sounds and sightings of nature when you call this 10 acre property home! This property boasts trees, a seasonal pond, and a well that could be made operational for lawn irrigation. Additionally, it has a four bedroom mobile home that provides plenty of room to stretch out along with a three car carport and a gazebo with an anti-glare weatherized TV. Live in the mobile home OR build your own dream home - with 10 acres, you have plenty of space to build any sized home (or homes) that you want and still have acreage left over. Electricity and water lines on-site. No known deed restrictions. Springtown ISD. At just \$50k an acre, this property is a true bargain!!!</p> <p><i>Courtesy of Remington Team Realty, LLC</i></p>								





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>24 Closed * Sold Date: 2/28/2024, MLS Listing 20438242: 9/21/2023 MLS ID: 20438242</p> <p>320 County Road 4587</p>	Single Family	5/4	3,864 sq ft	1,743,706	1976	2/28/2024	\$1,350,000	\$349
<p>Price improvement!! Seller willing to contribute to buy down of interest rate!! Just off 114 and outside the city limits of Boyd. Welcoming long private drive takes you deep into the heart of tranquility as you enter a bermuda pasture-land and oak tree covered DREAM of a ranch! Beautiful hardwood laminate flooring throughout and multiple living areas. This 5 bedroom 3.5 bath has been updated with many designer features such as marble countered modern farm style open kitchen that's fabulous for entertaining! Bead board ceilings warm the oversized den overlooking a large fenced back yard just above your pasture heading down to a large private stock pond. A serene mature oak tree covered patio just off the pool area is a beautiful setting for evening cookouts and makes for great weekend BBQ gatherings. Shop building 30x40 is powered w-roll up doors and a exterior hay barn great for a livestock operation. There are trails leading back to a hunters paradise with multiple deer blind spots!</p> <p style="text-align: right;"><i>Courtesy of John Olmstead & Associates</i></p>								
 <p>25 Closed * Sold Date: 3/20/2024, MLS Listing 20383196: 7/18/2023 MLS ID: 20383196</p> <p>181 County Road 4692</p>	Single Family	4/3	2,369 sq ft	378,972	1998	3/20/2024	\$882,000	\$372
<p>SELLER IS OFFERING 1% TOWARDS BUYING RATE DOWN OR CLOSING COSTS. BRING YOUR HORSES AND FISHING POLES. THIS IS PARADISE!!! Country living at its finest, while still being close to all amenities. Massive outdoor kitchen with built in Yoder grill & smoker and Blackstone. Sprinkler system on well, house on Walnut Creek SUD. APPROX 30x30 shop with mezzanine & RV storage. 5 stall barn built in 2016 with 4 thirty foot runs. Immaculent 255x155 pipe & creosote roping arena with lights. Cross fenced traps with heavy duty cattle working pens complete with sweep tub & head chute. Loafing sheds in all pastures. 20ft plus deep pond STOCKED with bass, crappie & catfish. Storm shelter and or basement 12x12, access through door in living room. Covered RV parking Easily accessible storage upstairs, ADDITIONAL 14.7 ACRES AVAILABLE New roof in 2017, new siding in 2018, new AC downstairs in 2018</p> <p style="text-align: right;"><i>Courtesy of JPAR Fort Worth</i></p>								
 <p>26 Closed * Sold Date: 11/27/2023, MLS Listing 20425346: 9/6/2023 MLS ID: 20425346</p> <p>745 County Road 4699</p>	Single Family	4/2	1,878 sq ft	47,916	1982	11/27/2023	\$325,000	\$173
<p>Cute country cottage. This refurbished farmhouse is an ideal country cottage for your chickens and a horse. The roof was replaced in 2020, and the plumbing the following year gives this property great bones in a neighborhood that's on the rise. The open concept living area gives a contemporary feel in a traditional package. An oversized living room adjacent to the dining room that flows into the kitchen creates a dynamic space to get together. The owner's suite has more than enough room to accommodate a king-sized bed and lounge furniture. The bedrooms can easily accommodate a queen-sized bed with room for additional furniture. The refrigerator is included with the house. A gently used chicken coop complete with chickens is also available if you would like it to stay. The view of the gently rolling hills from the front of the house provides added value to this unique property.</p> <p style="text-align: right;"><i>Courtesy of EXP REALTY</i></p>								
 <p>27 Closed * Sold Date: 12/29/2023, MLS Listing 20464568: 10/27/2023 MLS ID: 20464568</p> <p>1223 County Road 4764</p>	Single Family	4/3	3,037 sq ft	413,820	1999	12/29/2023	\$550,000	\$181
<p>Escape to your secluded haven, a paradise for multi-generational families yearning for privacy and a chance to embrace self-sufficiency. Nestled within the lush embrace of towering trees, this 9.5-acre Boyd ranch, ensconced behind a secure fence and gate, presents two charming homes, one 2BR 2BA, 2137 sq ft, with room for additional bedrooms, and a 2BR 1BA, 900 sq ft guest house, a formidable 13' x 11' concrete bunker primed as a storm shelter, and a family-sized in-ground pool for endless moments of relaxation. Further enriching this idyllic property is a spacious 30' x 40' workshop, complete with two garage doors, a classic barn with corrals, chutes, and pens for your livestock. Your stock will revel in the abundance of pastureland at their disposal. Amidst this rustic tableau, a working windmill spins gracefully, complemented by three dependable water wells and a serene pond. But there's so much more to discover, and words alone can hardly capture its essence.</p> <p style="text-align: right;"><i>Courtesy of MARK SPAIN REAL ESTATE</i></p>								





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>28 Closed * Sold Date: 12/7/2023, MLS Listing 20430753: 9/14/2023 MLS ID: 20430753</p> <p>420 S Evans St</p> <p>Single Family 3/2 1,495 sq ft 10,193 1950 12/7/2023 \$250,000 \$167</p> <p>Completely RENOVATED and like new! This adorable one-story brick home sits on a large lot with plenty of space & mature trees! This 3-bedroom, 2 bath home has an open floor plan and boasts original hard wood flooring, neutral paint colors for easy decorating, a great kitchen with wood cabinets, granite countertops, a coffee bar and newer appliances! It has a great sized master bedroom & master closet plus a separate laundry room with large pantry. The backyard offers space, privacy & plenty of shade. There are endless possibilities for additions that you can make to this home inside and out. Tons of potential! There's plenty of room for a shop, garage, RV, boat, ATV or additional vehicle parking. NO HOA IS A BONUS! Located in the heart of Boyd, TX and within walking distance to restaurants, entertainment and shopping. Minutes to area lakes & approximately 40 minutes to downtown Ft. Worth. This home is move in ready & comes with the washer & dryer with acceptable offer.</p> <p><i>Courtesy of C21 Fine Homes Judge Fite</i></p>								
 <p>29 Closed * Sold Date: 12/4/2023, MLS Listing 20464685: 10/27/2023 MLS ID: 20464685</p> <p>3193 E Highway 114</p> <p>Single Family 4/3 3,005 sq ft 39,421 1965 12/4/2023 \$450,000 \$150</p> <p>Welcome to your dream oasis in Boyd, Texas! This beautifully updated single-story ranch-style home offers the perfect blend of modern comforts and timeless charm, nestled on a generous size lot. Here's your chance to experience a serene and spacious lifestyle in this welcoming community. This home has been thoughtfully updated, ensuring you have all the modern amenities while preserving its classic character. The open floor plan seamlessly connects the living, dining, and kitchen areas, making it perfect for both entertaining and everyday living. The master suite boasts a private en-suite bathroom and a walk-in closet, offering a comfortable escape from the everyday hustle and bustle. The other three generously sized bedrooms offer ample space for relaxation and privacy. With such a large lot, there is potential for building your dream pool, or even a garden that suits your desires. Boyd, Texas, is known for its friendly atmosphere and excellent schools, an ideal place to call home.</p> <p><i>Courtesy of Agape and Associates LLC</i></p>								
 <p>30 Closed * Sold Date: 2/27/2024, MLS Listing 20504237: 1/3/2024 MLS ID: 20504237</p> <p>212 S Hitt St</p> <p>Single Family 3/3 1,731 sq ft 17,249 1972 2/27/2024 \$220,000 \$127</p> <p>Awesome opportunity in Boyd ISD. Just a short drive down Hwy 114 from the hustle and bustle of the city life. You'll find this solid ranch style 3 Br 3 Bath home on a mature lot in the heart of Boyd, TX. Home would make a great investment property. Or a great chance for a homeowner to come in and make it their own. Home has a great layout with larger bedrooms, spacious entertaining areas and a nice sunroom just off the back porch. Windows in home have been recently updated. 2 car garage and carport with a small storage building attached. Nestled on a large spacious corner lot. You will find huge pecan and oak trees that blanket the home with plenty of shade from the scorching summer heat. Bring your creative ideas and bring this wonderful home up to your standards of today's modern home.</p> <p><i>Courtesy of Keller Williams Realty</i></p>								
 <p>31 Closed * Sold Date: 2/23/2024, MLS Listing 20515278: 1/19/2024 MLS ID: 20515278</p> <p>508 S Hitt St</p> <p>Single Family 3/2 1,183 sq ft 11,194 1950 2/23/2024 \$233,000 \$197</p> <p>Don't miss this Hidden Gem! Beautiful and fully renovated home with an inviting open floor plan, covered porches, mature trees, and a spacious fenced backyard. Experience a country living atmosphere while still in town close to restaurants and shopping. The split primary bedroom features an en suite and a large walk-in closet. Updates include new paint, soft-close cabinets, custom tile work, granite, and gorgeous refinished original hardwood floors. Modern amenities take center stage with newer appliances, HVAC, plumbing, electrical, windows, roof and insulation. Enjoy a short walk to downtown Boyd and local schools, with easy access to 114 and 287. A perfect blend of elegance and convenience awaits you.</p> <p><i>Courtesy of C21 Fine Homes Judge Fite</i></p>								





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>32 Closed * Sold Date: 12/27/2023, MLS Listing 20426568: 9/15/2023 MLS ID: 20426568</p> <p>309 W Morton St</p> <p>Single Family 3/2 1,436 sq ft 8,799 1950 12/27/2023 \$233,450 \$163</p> <p>Well, once again this wonderful starter home back on the market due to no fault of it's own. The buyer financing fellow through again. It has been immaculately remodeled. It is a 3-bed, 2-bath beauty! No detail spared â from a complete gut to complete new electrical, new hvac, new roof and new plumbing. This home is in the heart of City of Boyd walking distance to the Intermediate, Middle, and high school campuses. The house has an amazingly large back yard! Current rates have recently come down! With up to \$4,500 in Seller paid closing cost you could have a rate around 5.875% with a down payment of 3.5%! Grass on the pictures for the front and back is simulated due to weather.</p> <p><i>Courtesy of Magnorum Realty Services, LLC</i></p>								
 <p>33 Closed * Sold Date: 4/2/2024, MLS Listing 20342362: 5/31/2023 MLS ID: 20342362</p> <p>723 County Road 4764</p> <p>Single Family 4/3 2,425 sq ft 45,302 2022 4/2/2024 \$509,900 \$210</p> <p>MLS# 20342362 - Built by Doug Parr Homes - Ready Now! ~ A gorgeous new home coming soon to Maverick Bend in Boyd, TX. The Jackson plan offers an open concept living space with 4 bedrooms, a study, 2.5 baths and a spacious 2-car garage. Youâll get plenty of living space in this 2,425 sqft home nestled on a 1.04-acre lot. Entertain your guests on a spacious, covered patio and a welcoming front porch that leads into a foyer. Sit back and relax in the garden tub or walk-in shower in the master bath. Thereâs plenty of room for all your clothes in the spacious, walk-in closet. The kitchen has a walk-in pantry, stainless steel appliances, plus custom cabinets, and granite throughout the home. This neighborhood offers no city taxes, no HOA, and is zoned for Boyd ISD. Call us today to make this home yours.</p> <p><i>Courtesy of HomesUSA.com</i></p>								
 <p>34 Closed * Sold Date: 4/1/2024, MLS Listing 20434171: 9/18/2023 MLS ID: 20434171</p> <p>131 Brush Creek Dr</p> <p>Single Family 4/2 2,107 sq ft 47,916 2023 4/1/2024 \$395,215 \$188</p> <p>Pass through the covered porch to see a stunning open gathering space that combines the family room, dining area and gourmet kitchen with an oversized island. The Caddo provides much-needed privacy with a ownerâs suite in the back right and includes double vanities in the bathrooms, a separate water closet and a large walk-in closet to give you ample storage. The laundry room is located directly across the hall from the ownerâs suite making for easy chores or a quick drop on the way in through the garage. Three more bathrooms are located on the opposite side of the home connected by a secluded hallway and sharing a full bathroom. Each of the three has a large closet with double doors.</p> <p><i>Courtesy of NTex Realty, LP</i></p>								
 <p>35 Closed * Sold Date: 3/26/2024, MLS Listing 20526025: 2/2/2024 MLS ID: 20526025</p> <p>195 Running River Dr</p> <p>Single Family 3/2 1,570 sq ft 4,599 2023 3/26/2024 \$280,990 \$179</p> <p>NOW SELLING!!! D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY in BOYD! Beautiful new open Diana Floorplan-Elevation B, with a quick estimated February completion. Large Island Kitchen with Granite Countertops, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living. Luxurious primary Bedroom at the rear of the Home with oversized Shower and walk-in Closet. Cultured marble countertops in baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology Package, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park and Basketball court.</p> <p><i>Courtesy of Century 21 Mike Bowman, Inc.</i></p>								






Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>36 Closed *Sold Date: 3/15/2024, MLS Listing 20526020: 2/2/2024 MLS ID: 20526020</p> <p>196 Running River Dr</p> <p>NOW SELLING in the NEW PHASE of SPRINGHILL SOUTH!!! D.R. HORTON AMERICA'S BUILDER since 2002 is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY! Gorgeous new open Brooke Floorplan-Elevation F, with a quick estimated February completion. Large Island Kitchen with Granite Countertops, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Pantry opening to Dining and spacious Living at the rear of the home. Luxurious primary Bedroom with oversized Shower and Walk-in Closet. Cultured marble countertops in baths. Energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology Package, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and much more! Future Community Pool, Cabana, Walking Paths, Park and Basketball Court.</p> <p style="text-align: right;"><i>Courtesy of Century 21 Mike Bowman, Inc.</i></p>	Single Family	3/2	1,440 sq ft	4,599	2023	3/15/2024	\$277,415	\$193
 <p>37 Closed *Sold Date: 3/11/2024, MLS Listing 20434167: 9/18/2023 MLS ID: 20434167</p> <p>127 Brush Creek Dr</p> <p>The Cibolo has 2,020-square-feet designed with the busy family in mind. Keep all the main living concentrated in an open floor plan where walls don't divide you. The kitchen's center island functions like a hub. Adjacent to the kitchen, you have the functional center of the home: mudroom and laundry with a hall bench. The owner's suite is tucked away in the corner separated with a vestibule entrance. The ensuit includes both a soaking tub and walk-in shower, dual vanities and a private water closet. The other 2 secondary bedrooms of this split floor plan anchor the other side of the home where they share the second full bath. The Cibolo also gives you the freedom of a flex room off the foyer.</p> <p style="text-align: right;"><i>Courtesy of NText Realty, LP</i></p>	Single Family	3/2	2,020 sq ft	44,997	2023	3/11/2024	\$411,390	\$204
 <p>38 Closed *Sold Date: 3/11/2024, MLS Listing 20434162: 9/18/2023 MLS ID: 20434162</p> <p>123 Brush Creek Dr</p> <p>Welcome home to the Barnett floorplan. Just under 2000 square feet, this home offers 4 bedrooms, 2 full baths, with an expansive living room area. Through the foyer, you will be greeted by the living room that is open to the kitchen and dining spaces, perfect for entertaining! The kitchen features a large island and walk-in pantry, perfect for storing all your larger kitchen appliances to keep your counters clear! One side of the home is dedicated to the secondary bedrooms with a shared full bathroom. The owner's suite is tucked away in the back of the home. A spacious walk-in closet offers room for two! The owner's bath offers a dual sink vanity, soaking tub and separate shower. Off the family entrance from the garage is a mud bench making it an ideal spot to hand your backpacks and coats! Don't wait to see this gorgeous home in person!</p> <p style="text-align: right;"><i>Courtesy of NText Realty, LP</i></p>	Single Family	4/2	1,911 sq ft	44,997	2023	3/11/2024	\$406,690	\$213
 <p>39 Closed *Sold Date: 2/29/2024, MLS Listing 20434013: 9/18/2023 MLS ID: 20434013</p> <p>111 Brush Creek Dr</p> <p>Pass through the covered porch to see a stunning open gathering space that combines the family room, dining area and gourmet kitchen with an oversized island. The Caddo provides much-needed privacy with a owner's suite in the back right and includes double vanities in the bathrooms, a separate water closet and a large walk-in closet to give you ample storage. The laundry room is located directly across the hall from the owner's suite making for easy chores or a quick drop on the way in through the garage. Three more bathrooms are located on the opposite side of the home connected by a secluded hallway and sharing a full bathroom. Each of the three has a large closet with double doors.</p> <p style="text-align: right;"><i>Courtesy of NText Realty, LP</i></p>	Single Family	4/2	2,107 sq ft	54,014	2023	2/29/2024	\$416,065	\$197



Closed: 50 (cont.)

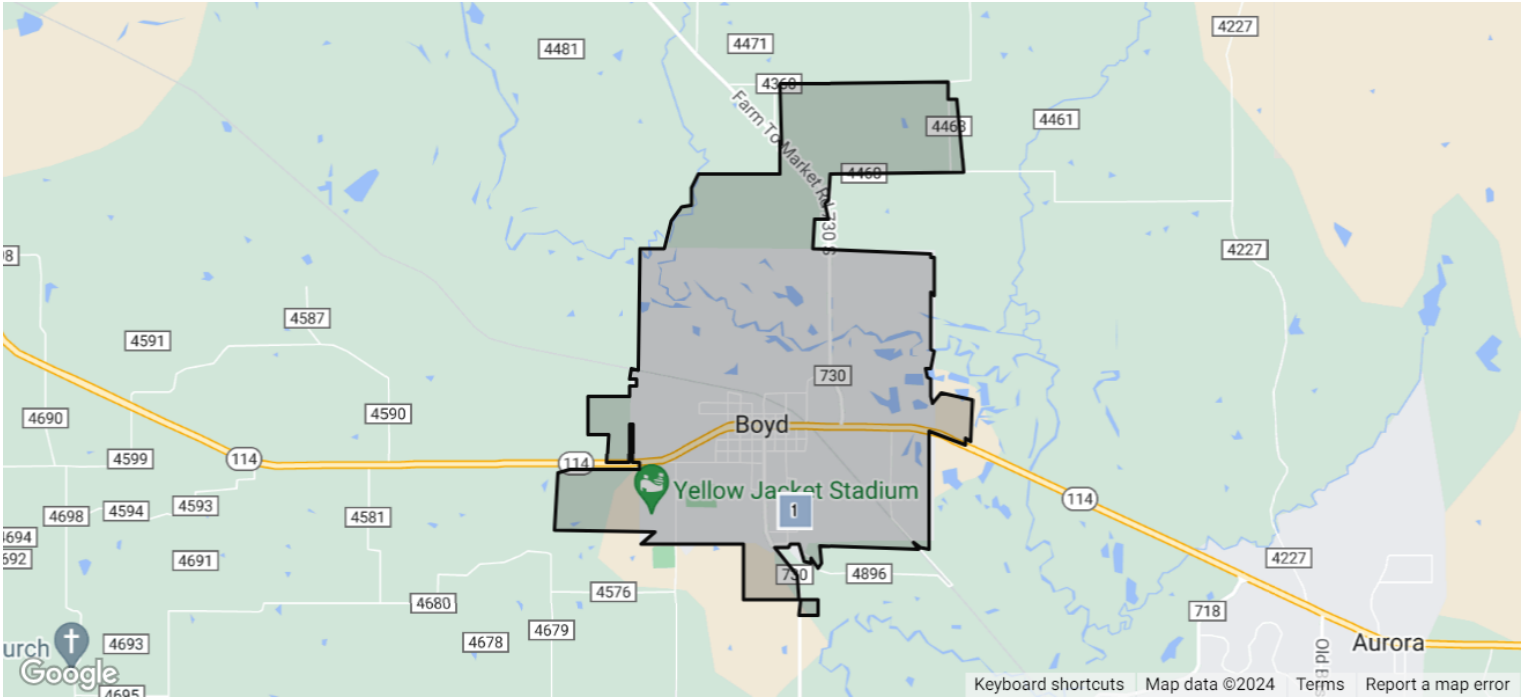
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	40	Closed	* Sold Date: 2/23/2024, MLS Listing 20434112: 9/18/2023 MLS ID: 20434112					
119 Brush Creek Dr	Single Family	4/2	2,229 sq ft	44,997	2023	2/23/2024	\$420,000	\$188
<p>We are excited to introduce a brand new floor plan called the Salado! The entry is open to a bright flex Room on the right. The private owner's suite is separate from bedrooms 2 through 4. The owner's suite is complete by including a garden tub, separate shower, private commode, walk in closet, and dual, separate vanities. Adjacent to the owner's suite is the large living room with a fireplace option and open to the spacious island kitchen.</p> <p style="text-align: right;"><i>Courtesy of NTEX Realty, LP</i></p>								
	41	Closed	* Sold Date: 2/16/2024, MLS Listing 20443316: 9/29/2023 MLS ID: 20443316					
172 Running River Dr	Single Family	3/2	1,570 sq ft	4,599	2023	2/16/2024	\$280,990	\$179
<p>NOW SELLING!!! D.R. HORTON AMERICA'S BUILDER is EXCITED TO SERVE AS YOUR HOME BUILDER in this FABULOUS unique MASTER PLANNED COMMUNITY in BOYD! Beautiful new open Diana Floorplan-Elevation E. Construction has started with estimated late February completion. Large Island Kitchen with Granite Countertops, stainless steel Whirlpool Appliances, Gas Range, High-Power Microwave with vent-a-hood and Walk-in Pantry opening to Dining and spacious Living. Luxurious primary Bedroom at the rear of the Home with oversized Shower and walk-in Closet. Cultured marble countertops in baths. State-of-the-art energy efficiency features include polyfoam seal, high SEER quality AC Unit, tankless Water Heater, Wi-Fi thermostat. TAEXX Pest Control System, Connected Smart Home Technology Package, covered back Patio, 6 foot stained wood fence with metal posts, Landscape Package with Sprinkler System and more! Future Community Pool, Cabana, Walking Paths, Park and basketball court.</p> <p style="text-align: right;"><i>Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
	42	Closed	* Sold Date: 1/22/2024, MLS Listing 20434066: 9/18/2023 MLS ID: 20434066					
115 Brush Creek Dr	Single Family	4/2	2,426 sq ft	44,997	2023	1/22/2024	\$429,765	\$177
<p>Right from the front entrance, you can see the entire main living area. This open concept enhances the spacious feeling is perfect for entertaining! The kitchen incorporates a massive center island that doubles your counter space with views of the fireplace in the family room. Just a few steps from the kitchen, the formal dining room is perfect for special occasions. Across the foyer is a private study. The owner's suite is nestled in the back of the home and comes with a soaking tub and step-in shower, dual vanities, and a private water closet. The 3 secondary bedrooms on the other side of the homeâs layout with a shared full bathroom.</p> <p style="text-align: right;"><i>Courtesy of NTEX Realty, LP</i></p>								
	43	Closed	* Sold Date: 2/6/2024, MLS Listing 20434142: 9/18/2023 MLS ID: 20434142					
122 Brush Creek Dr	Single Family	4/2	2,426 sq ft	44,997	2023	2/6/2024	\$440,725	\$182
<p>Right from the front entrance, you can see the entire main living area. This open concept enhances the spacious feeling is perfect for entertaining! The kitchen incorporates a massive center island that doubles your counter space with views of the fireplace in the family room. Just a few steps from the kitchen, the formal dining room is perfect for special occasions. Across the foyer is a private study. The owner's suite is nestled in the back of the home and comes with a soaking tub and step-in shower, dual vanities, and a private water closet. The 3 secondary bedrooms on the other side of the homeâs layout with a shared full bathroom.</p> <p style="text-align: right;"><i>Courtesy of NTEX Realty, LP</i></p>								

Closed: 50 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>44 Closed * Sold Date: 12/15/2023, MLS Listing 20342301: 5/31/2023 <i>MLS ID: 20342301</i></p> <p>975 County Road 4764</p> <p>MLS# 20342301 - Built by Doug Parr Homes - Ready Now! ~ YEAR-END SAVINGS: UP TO \$50K Incentive (*See Sales Professional for details and restrictions as they apply to specific inventory homes) The perfect size home including 1,929 square feet open concept floor plan, situated on a spacious 1.03-acre lot. The Aubrey plan has a lot to offer with 3 bedrooms, 2.5 bathrooms and an oversized 2-car garage. Enjoy a spacious, walk-in primary closet, a walk-in shower, and double vanities in the master bathroom. Entertain your friends and family on a large, covered patio, or in the heart of the home, the living room with a cozy wood-burning fireplace. This home has stainless steel appliances, custom cabinets, and granite throughout. This neighborhood offers no city taxes, no HOA, and is zoned for Boyd ISD. Call us to Schedule a showing today!</p> <p><i>Courtesy of HomesUSA.com</i></p>	Single Family	3/3	1,929 sq ft	44,866	2023	12/15/2023	\$410,107	\$213
 <p>45 Closed * Sold Date: 2/8/2024, MLS Listing 20506387: 1/5/2024 <i>MLS ID: 20506387</i></p> <p>489 S Ewing St</p> <p>Experience modern luxury living with this brand new custom home! Step inside to discover a seamlessly integrated open floor plan, creating a spacious and inviting atmosphere for daily living and entertainment. Embrace energy efficiencies such as spray foam insulation for lower utility bills and the convenience of a tankless water heater. This kitchen is a culinary dream, adorned with elegant quartz countertops and a kitchen island that is enormous, gas oven, and complemented by soft close cabinets and designer high end fixtures, offering a perfect blend of style and functionality. Situated on almost a quarter of an acre, the property provides ample outdoor space including a back patio for relaxation or the potential to install a pool in the future. Brand new wood fence for extra privacy. Every detail has been carefully considered to offer a contemporary and comfortable lifestyle in the heart of Boyd. No Hoa, city water and sewer, located almost at the end of the cul de sac.</p> <p><i>Courtesy of Berkshire HathawayHS Worldwide</i></p>	Single Family	3/2	1,740 sq ft	10,715	2023	2/8/2024	\$340,000	\$195
 <p>46 Closed * Sold Date: 2/2/2024, MLS Listing 20400331: 8/5/2023 <i>MLS ID: 20400331</i></p> <p>1845 Fm 2048</p> <p>Gorgeous Austin stone home on 13 acres! Three bedrooms, two baths, office and dining room! Austin stone guest home is 900 sq ft with full kitchen, bathroom, and utility room! The entire property is fenced and cross fenced for livestock! For the horse enthusiast it includes a 50 ft round pen, 100x200 lighted arena, four stalls, and 10x12 feed or tack shed. There is also a 50x16 equipment shed and almost 1500 sq ft shop with three roll up doors! Septic connection for RV! No known restrictions! The two stock tanks are full of catfish! Tons of trees, beautiful pastures and picture-perfect sunsets!</p> <p><i>Courtesy of Remington Team Realty, LLC</i></p>	Single Family	3/2	2,981 sq ft	565,844	2003	2/2/2024	\$975,000	\$327
 <p>47 Closed * Sold Date: 11/1/2023, MLS Listing 20372859: 7/5/2023 <i>MLS ID: 20372859</i></p> <p>145 Highgate Ct</p> <p>Highland Oaks is a custom home gated community with 3 landscaped ponds, fountains, junior Olympic swimming pool, wading pool and amenity center. A number of large lots, as well as wooded & waterfront lots are available. Highland Oaks is a green community with approximately 26% of the land reserved as permanent greenbelt common areas. This community features full city services with underground utilities, provided by the City of Boyd, Atmos Energy & Wise Electric Co- Op. Families living in Highland Oaks have the choice of 3 area school districts: Boyd, Decatur and Paradise depending on current enrollment availability.</p> <p><i>Courtesy of Ultima Real Estate</i></p>	Single Family	3/3	3,039 sq ft	14,984	2022	11/1/2023	\$549,900	\$181
 <p>48 Closed * Sold Date: 12/29/2023, MLS Listing 20483179: 11/28/2023 <i>MLS ID: 20483179</i></p> <p>293 Private Road 4574</p> <p>Beautiful 4.981 acre property with tons of trees. Very secluded and private. Great location to build your dream home. Nice 4-2 doublewide with front deck in good condition. Great location with easy access to 114 and downtown Boyd. Would make investment property or 2nd mobile on property has no value.</p> <p><i>Courtesy of Coldwell Banker Apex, REALTORS</i></p>	Single Family	4/2	1,664 sq ft	216,972	2012	12/29/2023	\$225,000	\$135

Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>49 Closed * Sold Date: 1/31/2024, MLS Listing 20435616: 9/20/2023 MLS ID: 20435616</p> <p>124 Private Road 4624</p> <p>MLS# 20435616 - Built by Doug Parr Homes - Ready Now! ~ Peaceful, quiet and minutes away from all the amenities you could want is what you will find at Maverick Bend Estates. The Jordan plan offers a carefully laid out 2110 sf home with 4 bedrooms, 2.5 baths and a spacious garage for extra storage. Enjoy the Texas sunsets on the large, covered patio overlooking your spacious 1.25-acre lot. No city taxes, no HOA, Walnut Creek water, and just a short three-minute drive from the BOYD ISD schools, you will want to have a look at this one!! Call us today to make this home yours!</p> <p><i>Courtesy of HomesUSA.com</i></p>	Single Family	3/2	2,110 sq ft	54,450	2022	1/31/2024	\$499,900	\$237
 <p>50 Closed * Sold Date: 12/13/2023, MLS Listing 20202334: 11/7/2022 MLS ID: 20202334</p> <p>Tbd County Rd 4576</p> <p>Attention home builders, 32.8 acres of prime land in Boyd's ETJ! The home and warehouse buildings can be rented while you prepare for development! The property is on County Road 4576, south of Boyd High School, easy access to Highway 114 and just 30.5 miles northwest of Fort Worth! Multiple land use options but could be perfect as a residential development with access to city water and sewer at the newly developed DR Horton Subdivision called Springhill South, just east of this property This is a multi parcel sale which includes 31.33 acres with a home and warehouse on 1.5 acres. Adjoining acreage totaling 43.3 acres could be purchased to make 76.14 acres! Contact listing agent for more information. Mineral Rights are reserved by seller. Seller requests a 90 day lease-back. Buyer to purchase new survey and home is being sold as is.</p> <p><i>Courtesy of Ebby Halliday, REALTORS</i></p>	Single Family	4/2	3,337 sq ft	1,428,768	1972	12/13/2023	\$1,319,745	\$395



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: 1/15/2024, MLS Listing 20449515: 10/7/2023 <i>MLS ID: 20449515</i></p> <p>552 S Atwood St</p> <p>Majestic new construction home presented at \$400,000 lower than other builds in the area for new constructions, the beautiful house features an open concept living with 4 bedrooms and luxury touches around the house. Granite countertops, stainless steel new appliances, and plenty of cabinets for storage. The new owner will be walking in with 40K equity at this home, the appraisal is up to request. Outside city limits with low taxes and the feeling of country living. Seller is motivated, come see it this one won't last long!</p> <p style="text-align: right;"><i>Listing Courtesy of Rendon Realty, LLC</i></p>	Single Family	4/3	2,313 sq ft	10,123	2023	\$400,000	1/15/2024	\$173

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