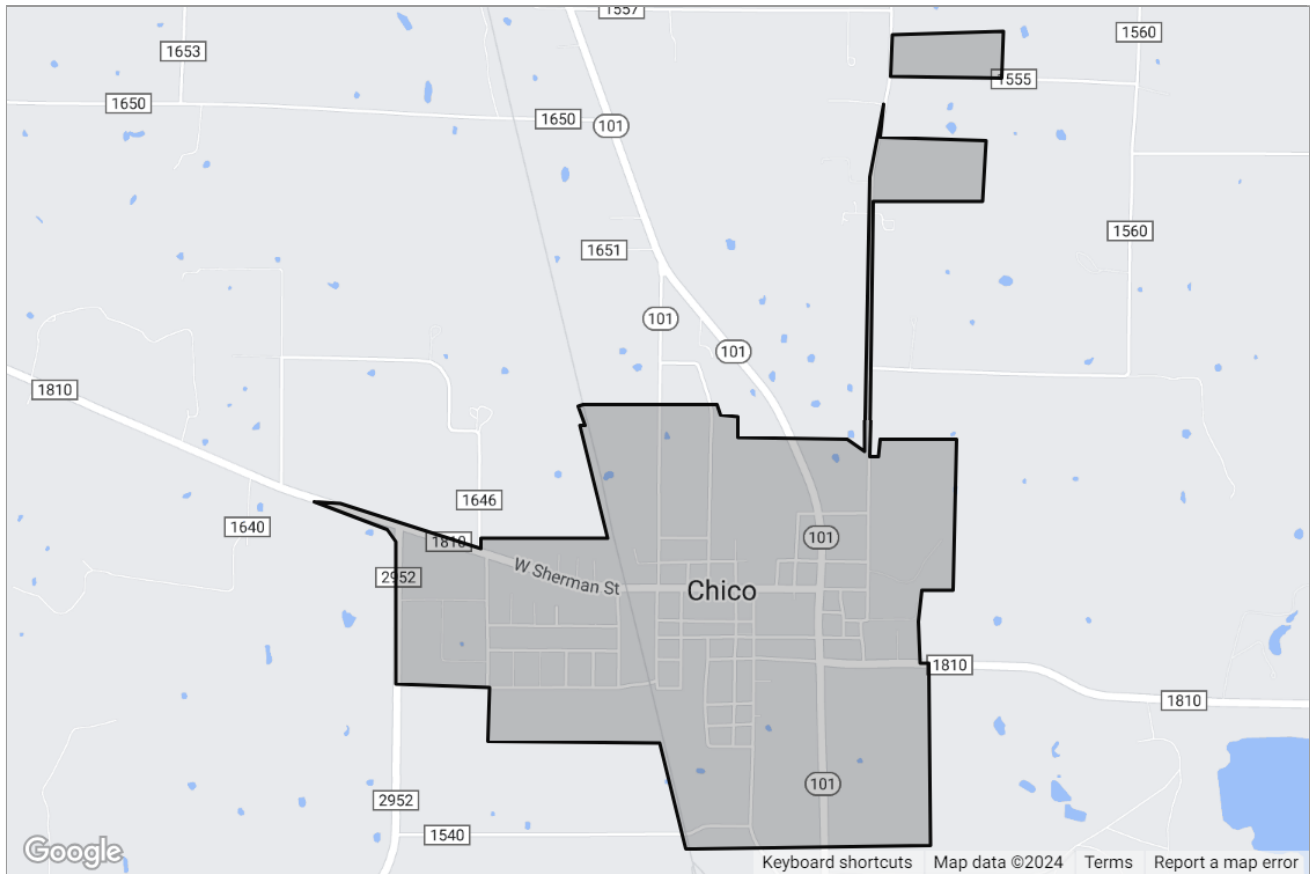


MARKET ACTIVITY REPORT
Chico, Texas



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

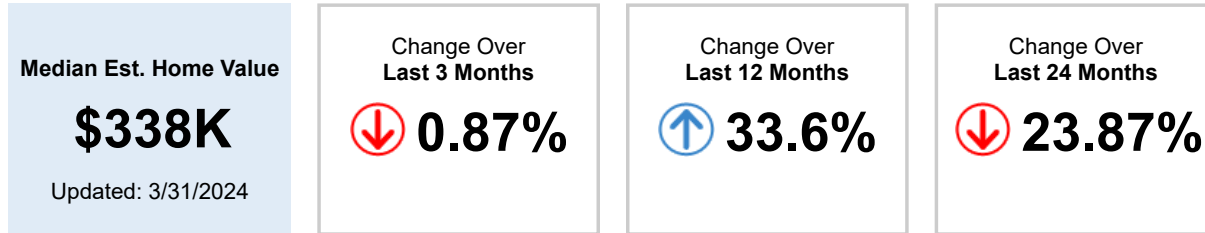


Mobile: (214) 287-0009
Main: david@peetrealty.com
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Peet Realty
PO Box 1748
Decatur, TX 76234

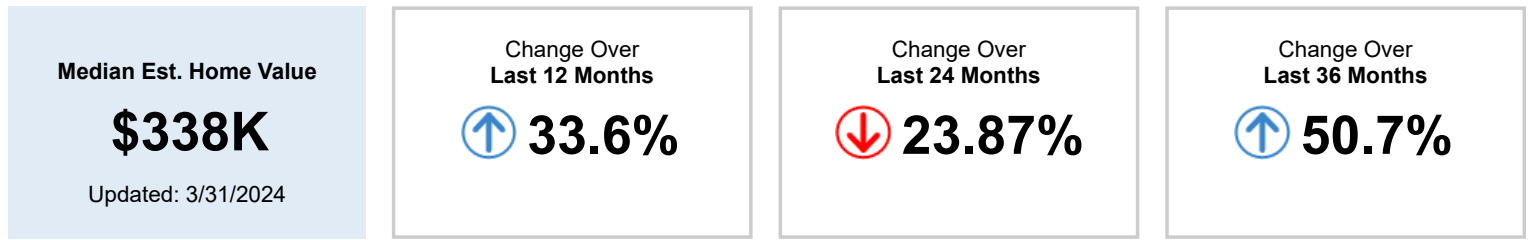
Chico, Texas

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

\$305K

Updated: 3/31/2024

Change Over
Last 12 Months

 **39%**

Change Over
Last 24 Months

 **35.62%**

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

\$375K

Updated: 3/31/2024

Change Over
Last Month

 **12.78%**

Change Over
Last 3 Months

 **20.04%**

Change Over
Last 12 Months

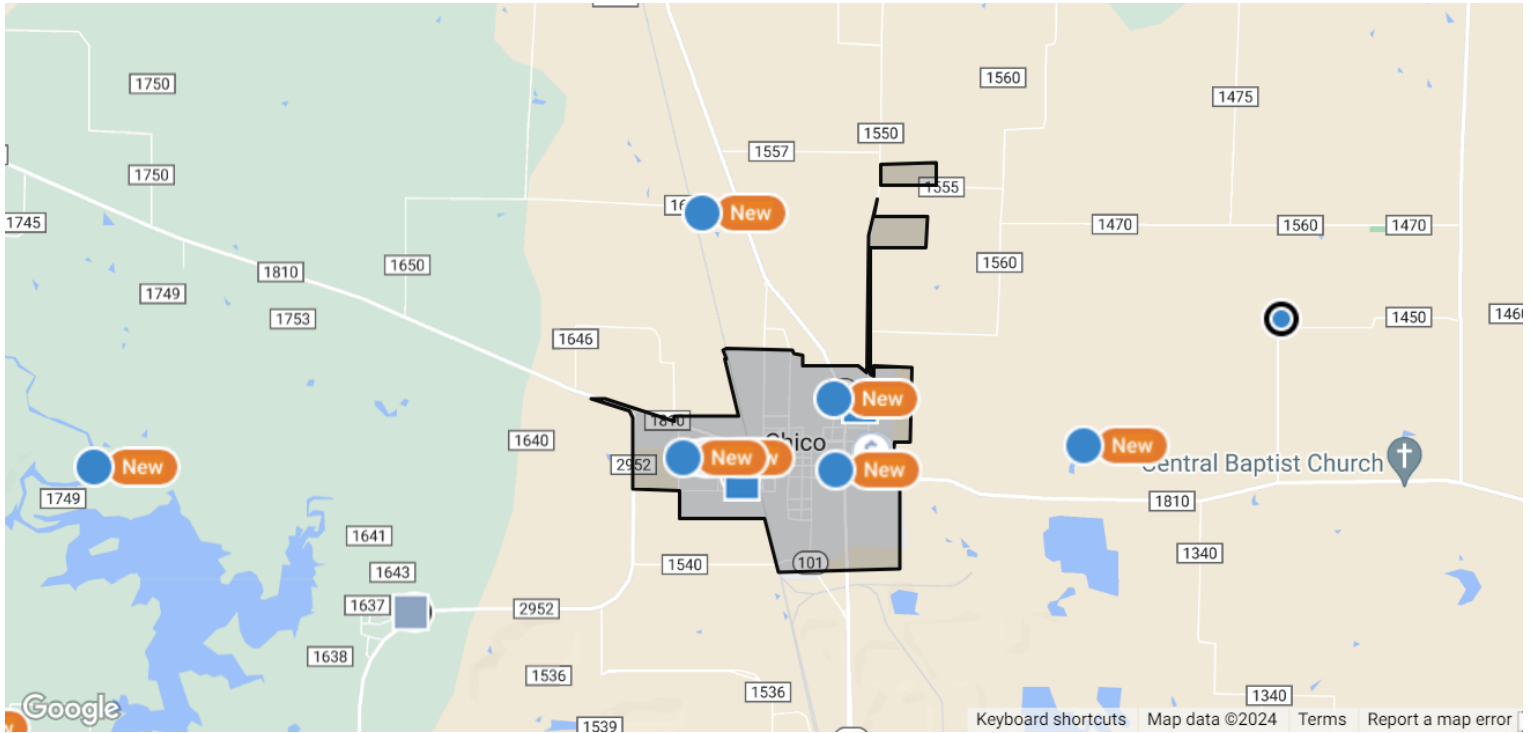
 **32.97%**

Change Over
Last 24 Months






 **58.29%**

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

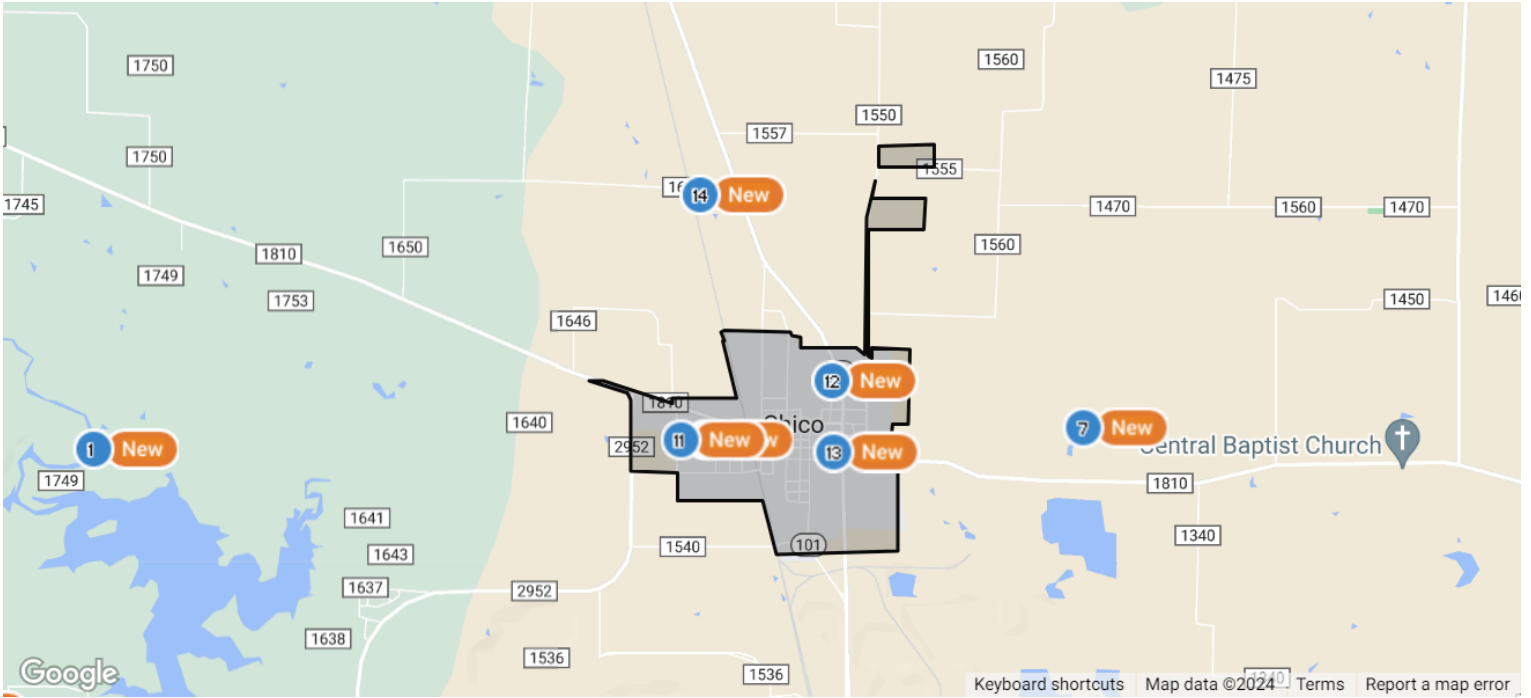
Market Activity Summary Stats





Search Criteria | **Location:** Chico, 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 Listings |  Pending |  Closed |  Price Changes |  Expired |
|--------------------------------|--|---|--|---|---|
| Number of Properties | 15 | 4 | 9 | 11 | 6 |
| Low Price / Value | \$249,900 | \$215,000 | \$225,000 | \$249,900 | \$229,900 |
| Median Price / Value | \$469,000 | \$305,000 | \$315,000 | \$424,000 | \$274,750 |
| High Price / Value | \$1,720,000 | \$589,000 | \$1,000,000 | \$1,225,500 | \$849,500 |
| Average Price / Sq. Ft. | \$266 | \$178 | \$241 | \$210 | \$212 |
| Median Price / Sq. Ft. | \$206 | \$160 | \$224 | \$186 | \$172 |
| Average Days in RPR | 83 | 53 | 97 | 125 | 225 |
| Median Days in RPR | 79 | 56 | 57 | 120 | 184 |
| Total Volume | \$9,655,100 | \$1,414,000 | \$4,284,113 | \$5,470,200 | \$2,538,300 |





Chico, Texas







New Listings: 15

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|------------|--------------------|-------------------|
|  <p>1 ● Active • <i>New, Active: 12/2/2023</i> <i>MLS ID: 20487435</i></p> <p>150 Private Road 1758</p> <p>Motivated Seller Offering 10K in incentives to be used in either closing cost, rate buy down, or overall price drop with acceptable offer. Åndulge in the allure of this new construction gem in Chico, TX, where modern comfort meets the charm of country living. This 4-bed, 3-bath retreat features a kitchen adorned with quartz countertops and stainless-steel appliances, set against ceramic plank flooring that enhances elegance. The open floor plan and seamless finishes with neutral tones, creating a serene ambiance. Step onto the front porch patio to relish the fresh air and panoramic views, with a pond just steps away from your front yard. Secluded living meets harmoniously designed home, offering the perfect blend of tranquility and sophistication.</p> <p><i>Listing Courtesy of Texas Connect Realty, LLC</i></p> | Single Family | 4/3 | 2,068 sq ft | 69,696 | 2023 | 12/2/2023 | \$519,000 | \$251 |
|  <p>2 ● Active • <i>New, Active: 11/22/2023</i> <i>MLS ID: 20481797</i></p> <p>1420 County Road 1480</p> <p>**UP TO \$10K towards closing costs with preferred lender.** Peace and quiet abound in this beautiful, quality-built Malibu Homes property on two acres in Chico ISD in the small Brahma Creek Estates, just 10 minutes SW of Alvord. This 4 bedroom with 10 foot ceilings and an office boasts a crisp white kitchen with Shaker cabinets. A large island overlooks the family room with a focal point fireplace for an open concept, perfect for entertaining. Kitchen also boasts SS appliances and natural stone countertops. Utility room conveniently connects to primary closet and garage entrance. Enjoy your coffee and the wildlife views from your covered back patio. Smart thermostat, along with irrigated, sodded and landscaped yard included standard. See MLS docs for Malibu's Standard Options and other important docs.</p> <p><i>Listing Courtesy of It's Closing Time Realty</i></p> | Single Family | 4/2 | 2,296 sq ft | 93,654 | 2023 | 11/22/2023 | \$469,000 | \$204 |





New Listings: 15 (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: 11/23/2023 <i>MLS ID: 20482340</i></p> <p>1430 County Road 1480</p> <p>Single Family 4/2 2,233 sq ft 93,654 2024 11/23/2023 \$459,000 \$206</p> <p>**UP TO \$10K towards closing costs with preferred lender.** Peace and quiet abound in this beautiful, quality-built Malibu Homes property on two acres in Chico ISD in the small Brahma Creek Estates, just 10 minutes SW of Alvord. This 4 bedroom with 10 foot ceilings and an office boasts a neutral painted kitchen with Shaker cabinets. A large island overlooks the family room with a focal point fireplace for an open concept, perfect for entertaining. Kitchen also boasts SS appliances and natural stone countertops. Utility room conveniently connects to primary closet and garage entrance. Enjoy your coffee and the wildlife views from your covered back patio. Smart thermostat, along with irrigated, sodded and landscaped yard included standard. See MLS docs for Malibu's Standard Options and other important docs.</p> <p><i>Listing Courtesy of It's Closing Time Realty</i></p> | | | | | | | | |
|  <p>4 ● Active • New, Active: 1/10/2024 <i>MLS ID: 20508071</i></p> <p>602 Granada Dr</p> <p>Single Family 4/2 1,544 sq ft 9,060 2023 1/10/2024 \$259,900 \$168</p> <p>Motivated Seller offering help with options:Â2-1 rate buy down,Âhelp with closing cost,Âlowering the cost or using it towards upgrades.Â* Other Option Financing:ÂNo Credit Check Owner Financing with 20 to 30 percent down at 8.5 to 9.5 percent interest.ÂThis 1,481 sq ft newly constructed (2023 New Construction) home seamlessly blends modern elegance with comfort.ÂFeaturing ceramic flooring throughout the house,Âstainless steel appliances,Âand granite countertops,Âthe open-concept layout maximizes space and natural light.ÂThis home is definite must show! This home is close to schools and easy access to highways.ÂBuyer's agent to verify schools,Âtaxes,Âetc.</p> <p><i>Listing Courtesy of Texas Connect Realty, LLC</i></p> | | | | | | | | |
|  <p>5 ● Active • New, Active: 1/10/2024 <i>MLS ID: 20508062</i></p> <p>600 Granada Dr</p> <p>Single Family 4/2 1,481 sq ft 9,060 2023 1/10/2024 \$249,900 \$169</p> <p>Motivated Seller offering help with options:Â2-1 rate buy down,Âhelp with closing cost,Âlowering the cost or using it towards upgrades.Â* Other Option Financing:ÂNo Credit Check Owner Financing with 20 to 30 percent down at 8.5 to 9.5 percent interest.ÂThis 1,481 sq ft newly constructed (2023 New Construction) home seamlessly blends modern elegance with comfort.ÂFeaturing ceramic and carpet flooring,Âstainless steel appliances,Âand granite countertops,Âthe open-concept layout maximizes space and natural light.ÂThis home is definite must show! This home is close to schools and easy access to highways.ÂBuyer's agent to verify schools,Âtaxes,Âetc.</p> <p><i>Listing Courtesy of Texas Connect Realty, LLC</i></p> | | | | | | | | |
|  <p>6 ● Active • New, Active: 2/12/2024 <i>MLS ID: 20533819</i></p> <p>194 County Road 1667</p> <p>Single Family 3/2 2,180 sq ft 294,465 2015 2/12/2024 \$650,000 \$298</p> <p>Welcome to this charming and spacious 3 bed, 2 bath home loated on a sprawling 6 + acre property. This home is perfect for those seeking a peaceful and private retreat with plenty of space for outdoor activities. As you step inside, you'll be greeted by the warm and inviting atmosphere of the open living area, enhanced by 9 ft ceilings that create a spacious feel. The kitchen boasts ample counter space, modern appliances, and beautiful custom cabinetry. One of the standout features of this property is the 40X50 metal shop, complete with electricity, and plumbing for a bathroom. whether you're a hobbyist , a craftsman, or need space for additional storage, this workshop is sure to impress. There is also a shed with electricity offering more storage options or the potential for a small workshop or studio space. Surrounded by beautiful landscape and tranquil views, this property offers endless possibilities. Don't miss out on the opportunity to own this fantastic property.</p> <p><i>Listing Courtesy of Texas Landmark Realtors</i></p> | | | | | | | | |


New Listings: 15 (cont.)

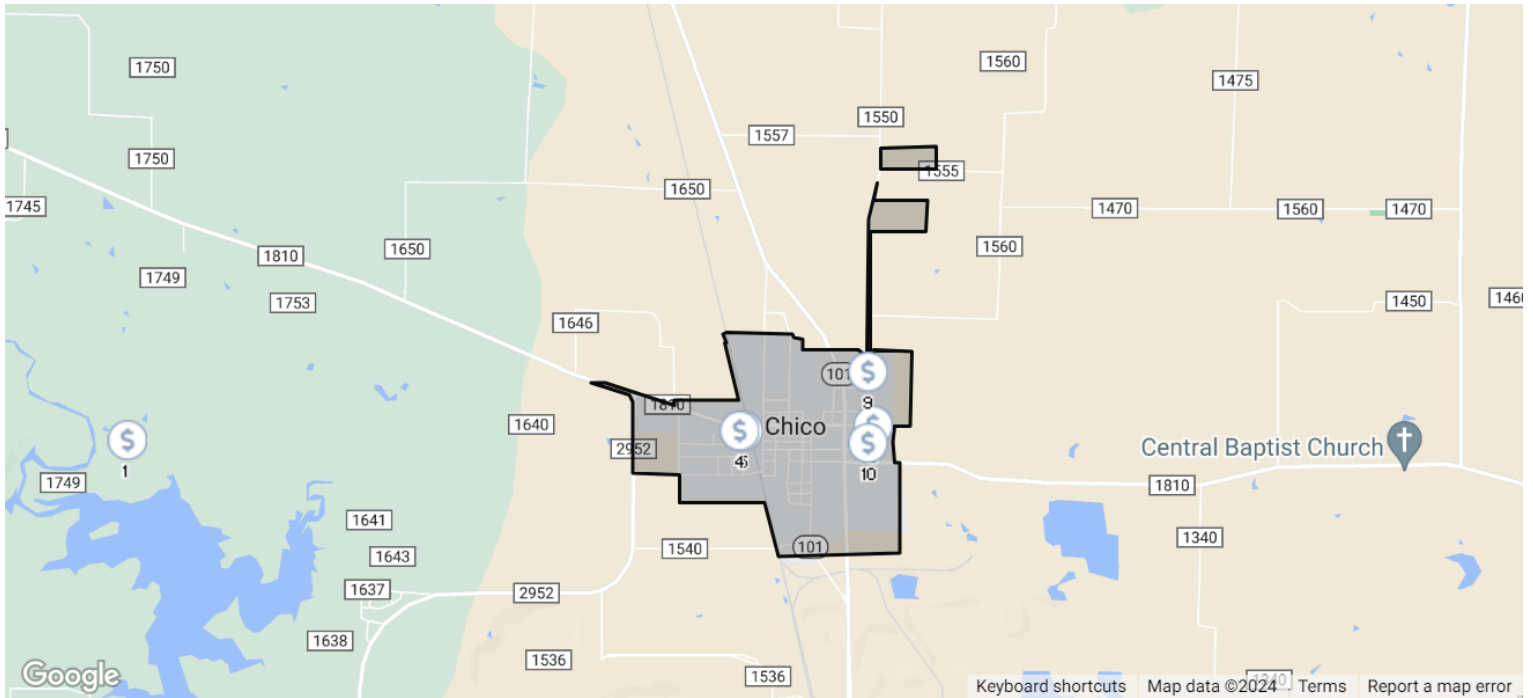
| | | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|---|---------------|---------|---------------------|------------------|------------|------------|--------------------|-------------------|
|  | 7 ● Active • <i>New, Active: 2/9/2024</i> <i>MLS ID: 20532896</i> | | | | | | | | |
| | 239 Private Road 1452 | Single Family | 4/3 | 2,796 sq ft | 527,337 | 2020 | 2/9/2024 | \$798,000 | \$285 |
| | <p>Working farm on 12.10 acres, Main home built in 2020 with 4 BR's 3 baths, study, WBFP that is plumbed for gas conversion, 2 covered porches, patio, attached oversized 2 car garage, detached carport with storage closet, all under metal roof. Front and back yard have automatic sprinkler system. It is fenced and cross fenced with barbed wire and goat fencing. It has a solar gate entrance. 2 primary bedrooms, home is wheel chair accessible with 3 roll-in showers, 1 has a steam shower with shower seats. The second home is a renovated 3 bedroom, 2 bath mobile home that could be a mother in law or guest home or rental with its own separate gate and mailing address, and a nearby 2 story shed with electric and window unit. Each home has its own electric, well, water softener and septic system. Large chicken coop has electric, water, an automatic door and a fully enclosed run. For your large animals, there are 4 lean-tos and a large loafing shed, 2 large paddocks and 3 smaller fenced pens.</p> <p><i>Listing Courtesy of C-21 SUE ANN DENTON, BRIDGEPORT</i></p> | | | | | | | | |
|  | 8 ● Active • <i>New, Active: 1/30/2024</i> <i>MLS ID: 20525827</i> | | | | | | | | |
| | 221 Ridgeline Dr | Single Family | 4/4 | 3,258 sq ft | 45,825 | 2021 | 1/30/2024 | \$1,500,000 | \$460 |
| | <p>Beautiful custom built home in the North Star Pointe Addition of Lake Bridgeport. This home is located on the water and features 4 bedrooms, 3.5 bathrooms, game room and a view off the lake from ever corner. Covered 2 stall boat dock with 2 Seadoo slots and an extended boat ramp with rollers. This lot has plenty trees to help provide extra privacy. This gated community has many amenities including a pool, pickleball courts, and a boat ramp. If you are looking for a weekend get away home or a home to get away, this is the property for you!</p> <p><i>Listing Courtesy of Gibson Realty Group, LLC</i></p> | | | | | | | | |
|  | 9 ● Active • <i>New, Active: 12/12/2023</i> <i>MLS ID: 20493895</i> | | | | | | | | |
| | 162 Sunset Bay Pointe Ct | Single Family | 4/3 | 3,581 sq ft | 43,995 | 2022 | 12/12/2023 | \$1,225,500 | \$342 |
| | <p>Drive through the gates to discover this stunning estate nestled along the shores of Lake Bridgeport. This impressive home, sits gracefully on 1.01 acres. The exterior reveals an expansive outdoor living area, perfect for relaxation and gatherings. The residence is adorned with decorative lighting, creating an inviting ambiance in multiple rooms. The eat-in kitchen, complete with granite counters & a spacious pantry, is designed for functionality and style. High-speed internet is readily available, ensuring seamless connectivity for work or leisure. A central focus of the interior is the kitchen island, providing a hub for culinary activities and socializing. Vaulted ceilings add a touch of grandeur, enhancing the home's overall atmosphere. The well-appointed walk-in closets offer ample storage, contributing to the practicality of the residence. Whether you are seeking a permanent dwelling or a weekend retreat, this home is the epitome of comfort and luxury.</p> <p><i>Listing Courtesy of Creekview Realty</i></p> | | | | | | | | |
|  | 10 ● Active • <i>New, Active: 3/6/2024</i> <i>MLS ID: 20553374</i> | | | | | | | | |
| | 566 County Road 1743 | Single Family | 3/2 | 1,275 sq ft | 23,827 | 2002 | 3/6/2024 | \$610,000 | \$478 |
| | <p>Welcome to this cozy and casual lake house nestled on the shores of Lake Bridgeport in Chico, TX. This charming retreat is the epitome of relaxation, with fresh decor that instantly transports you to a state of tranquility. Inside, you'll find a fully equipped kitchen ready for whipping up delicious meals after a day of fun in the sun. Whether you're cooking up your catch of the day or simply enjoying a leisurely breakfast, our kitchen has everything you need to feel right at home. Unwind and enjoy the view from the huge deck. Gather with loved ones for BBQs, stargazing, or simply enjoying the gentle breeze off the lake. Take a break from the hustle of life. Spend your days boating or fishing with easy access from the private dock. Escape to our Lake house for a FUN-filled getaway where relaxation meets adventure. It's the perfect destination to disconnect from the world and reconnect with nature and loved ones. Don't wait to create memories with family and friends!</p> <p><i>Listing Courtesy of Keller Williams Realty-FM</i></p> | | | | | | | | |

New Listings: 15 (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: 4/2/2024 <i>MLS ID: 20576615</i></p> <p>708 Granada Dr</p> <p>This charming 3-2 is now available. Situated in CHICO ISD, this property offers an ideal blend of comfort and convenience. As you step inside, you'll be greeted by a spacious and inviting living area, perfect for hosting gatherings or simply relaxing with your loved ones. The large kitchen boasts ample counter space, with newly updated appliances, making meal preparations a breeze. Whether you're a culinary enthusiast or just enjoy spending time in the heart of your home, this kitchen will surely impress. The split floor plan provides privacy, with the primary bedroom featuring a generous walk-in closet for all your storage needs. The other bedrooms also offer nice closets, ensuring everyone has their own space. Outside, you'll find a great open lot where endless possibilities await. From gardening to outdoor activities, this expansive space will become your personal haven. Additionally, there is a carport with inclosed storage space. Conveniently located just 55 minutes from DFW!</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p> | Single Family | 3/2 | 1,456 sq ft | 14,374 | 1997 | 4/2/2024 | \$259,900 | \$179 |
|  <p>12 ● Active * New, Active: 1/22/2024 <i>MLS ID: 20517398</i></p> <p>402 N Mount St</p> <p>Get a glimpse of this 3 bedroom 2 bath farmhouse! A spacious living room opening up to the kitchen and dining area. The master bedroom includes a walk-in closet and additionally has a double vanity sink in the bathroom, and a shower and a bathtub. The beautiful home also features a covered front and back porch. The back porch opens to a large fenced in yard for your pets to roam, and kids to play. The front porch allows a nice setting to enjoy a hot cup of coffee while watching the sunrise.</p> <p><i>Listing Courtesy of C-21 SUE ANN DENTON, BRIDGEPORT</i></p> | Single Family | 3/2 | 1,835 sq ft | 16,857 | 1945 | 1/22/2024 | \$269,900 | \$147 |
|  <p>13 ● Active * New, Active: 2/12/2024 <i>MLS ID: 20533966</i></p> <p>203 S Mount St</p> <p>Just a short drive away from Bridgeport Lake, you'll find this enchanting home with its spacious grounds. It's a stunning property that harmoniously blends comfort, style, and functionality with 1,777 sq ft of living space & 892 sq ft workshop. Featuring three generously sized bedrooms and two full bathrooms, space and comfort are abundant. Step inside to an open concept living area illuminated by natural light, with modern lighting fixtures adding charm. The expansive primary bedroom serves as a peaceful retreat. A brand-new water filtration system ensures the highest quality water throughout the home. Outdoor entertaining is a breeze with the saltwater pool, surrounded by fruit trees for a touch of nature. A large shop with electricity caters to all your creative and repair needs. Additionally, private guest quarters, 368 sq ft with an ensuite bathroom offer versatility for hosting guests, homeschooling or a home office. Oh, the cherry on top, detached RV or boat parking, 564 sq ft.</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p> | Single Family | 3/2 | 1,777 sq ft | 40,946 | 2004 | 2/12/2024 | \$330,000 | \$186 |
|  <p>14 ● Active * New, Active: 1/5/2024 <i>MLS ID: 20506024</i></p> <p>963 N State Highway 101</p> <p>Nestled on one acre, this three-bedroom, three-bathroom home is a project enthusiast's dream. In need of TLC, it's being sold AS IS, offering a blank canvas for your creativity. The spacious living areas and dining room are ready for a personal touch, while the office space awaits customization for remote work. A game room with a full bath and storage promises versatility. The three full bathrooms ensure practicality; the master suite is a cozy retreat. A storm cellar on the back porch adds a layer of safety. The property features a three-car garage and an extra boat or RV storage garage. The utility room is equipped for your needs.</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p> | Single Family | 3/3 | 2,552 sq ft | 43,560 | 1972 | 1/5/2024 | \$335,000 | \$131 |

New Listings: 15 (cont.)





| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|--------------------|---|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  | 15 ● Active | *New, Active: 2/9/2024 MLS ID: 20531885 | | | | | | |
| 253 Grand Hbr | Single Family | 4/4 | 3,550 sq ft | 43,952 | 2023 | 2/9/2024 | \$1,720,000 | \$485 |
| <p>Custom waterfront home with inground pool and spa and spectacular views. Open floor plan with vaulted beamed ceilings, multiple living areas. Sliding glass doors across back of home. Roll out shades on patio. Kitchen features professional Monogram appliances and large center island with walk through pantry. Isolated master bedroom with access to backyard. Two story master closet with ample rod space, and upstairs office or workout area. Gameroom off of entry has wet bar and upstairs loft with private bathroom. Concrete drive to lake. Dock features boat slip with lift and 3 sea doo dry docks. Large patio with outdoor fireplace and kitchen, perfect for entertaining. Get ready for lake season!</p> <p style="text-align: right;"><i>Listing Courtesy of My Castle Realty</i></p> | | | | | | | | |







Price Changes: 11

| | Prop Type | Bed /Ba | Living Area (sq ft) | Orig. List Date | Orig. Price | New Price | Date of Chg. | % Chg. |
|--|---------------|---------|---------------------|-----------------|-------------|-----------|--------------|--------|
|  <p>1 ● Active • New, Active: 12/2/2023 <i>MLS ID: 20487435</i></p> <p>150 Private Road 1758</p> <p>Motivated Seller Offering 10K in incentives to be used in either closing cost, rate buy down, or overall price drop with acceptable offer. Indulge in the allure of this new construction gem in Chico, TX, where modern comfort meets the charm of country living. This 4-bed, 3-bath retreat features a kitchen adorned with quartz countertops and stainless-steel appliances, set against ceramic plank flooring that enhances elegance. The open floor plan and seamless finishes with neutral tones, creating a serene ambiance. Step onto the front porch patio to relish the fresh air and panoramic views, with a pond just steps away from your front yard. Secluded living meets harmoniously designed home, offering the perfect blend of tranquility and sophistication.</p> <p><i>Listing Courtesy of Texas Connect Realty, LLC</i></p> | Single Family | 4/3 | 2,068 sq ft | 12/2/2023 | \$535,900 | \$519,000 | 4/10/2024 | -3.15% |
|  <p>2 ● Active • New, Active: 11/22/2023 <i>MLS ID: 20481797</i></p> <p>1420 County Road 1480</p> <p>**UP TO \$10K towards closing costs with preferred lender.** Peace and quiet abound in this beautiful, quality-built Malibu Homes property on two acres in Chico ISD in the small Brahma Creek Estates, just 10 minutes SW of Alvord. This 4 bedroom with 10 foot ceilings and an office boasts a crisp white kitchen with Shaker cabinets. A large island overlooks the family room with a focal point fireplace for an open concept, perfect for entertaining. Kitchen also boasts SS appliances and natural stone countertops. Utility room conveniently connects to primary closet and garage entrance. Enjoy your coffee and the wildlife views from your covered back patio. Smart thermostat, along with irrigated, sodded and landscaped yard included standard. See MLS docs for Malibu's Standard Options and other important docs.</p> <p><i>Listing Courtesy of It's Closing Time Realty</i></p> | Single Family | 4/2 | 2,296 sq ft | 11/22/2023 | \$489,000 | \$469,000 | 2/12/2024 | -4.09% |


Price Changes: 11 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Orig. List Date | Orig. Price | New Price | Date of Chg. | % Chg. |
|--|-----------|---------|---------------------|-----------------|-------------|-----------|--------------|--------|
|  <p>3 ● Active • New, Active: 11/23/2023 <i>MLS ID: 20482340</i></p> <p>1430 County Road 1480</p> <p>Single Family 4/2 2,233 sq ft</p> <p>11/23/2023 \$479,000 \$459,000 2/12/2024 -4.18%</p> <p>**UP TO \$10K towards closing costs with preferred lender.** Peace and quiet abound in this beautiful, quality-built Malibu Homes property on two acres in Chico ISD in the small Brahma Creek Estates, just 10 minutes SW of Alvord. This 4 bedroom with 10 foot ceilings and an office boasts a neutral painted kitchen with Shaker cabinets. A large island overlooks the family room with a focal point fireplace for an open concept, perfect for entertaining. Kitchen also boasts SS appliances and natural stone countertops. Utility room conveniently connects to primary closet and garage entrance. Enjoy your coffee and the wildlife views from your covered back patio. Smart thermostat, along with irrigated, sodded and landscaped yard included standard. See MLS docs for Malibu's Standard Options and other important docs.</p> <p><i>Listing Courtesy of It's Closing Time Realty</i></p> | | | | | | | | |
|  <p>4 ● Active • New, Active: 1/10/2024 <i>MLS ID: 20508071</i></p> <p>602 Granada Dr</p> <p>Single Family 4/2 1,544 sq ft</p> <p>1/10/2024 \$278,000 \$259,900 3/18/2024 -6.51%</p> <p>Motivated Seller offering help with options:Â2-1 rate buy down,Âhelp with closing cost,Âlowering the cost or using it towards upgrades.Â* Other Option Financing:ÂNo Credit Check Owner Financing with 20 to 30 percent down at 8.5 to 9.5 percent interest.ÂThis 1,481 sq ft newly constructed (2023 New Construction) home seamlessly blends modern elegance with comfort.ÂFeaturing ceramic flooring throughout the house,Âstainless steel appliances,Âand granite countertops,Âthe open-concept layout maximizes space and natural light.ÂThis home is definite must show! This home is close to schools and easy access to highways.ÂBuyer's agent to verify schools,Âtaxes,Âetc.</p> <p><i>Listing Courtesy of Texas Connect Realty, LLC</i></p> | | | | | | | | |
|  <p>5 ● Active • New, Active: 1/10/2024 <i>MLS ID: 20508062</i></p> <p>600 Granada Dr</p> <p>Single Family 4/2 1,481 sq ft</p> <p>1/10/2024 \$267,000 \$249,900 3/18/2024 -6.4%</p> <p>Motivated Seller offering help with options:Â2-1 rate buy down,Âhelp with closing cost,Âlowering the cost or using it towards upgrades.Â* Other Option Financing:ÂNo Credit Check Owner Financing with 20 to 30 percent down at 8.5 to 9.5 percent interest.ÂThis 1,481 sq ft newly constructed (2023 New Construction) home seamlessly blends modern elegance with comfort.ÂFeaturing ceramic and carpet flooring,Âstainless steel appliances,Âand granite countertops,Âthe open-concept layout maximizes space and natural light.ÂThis home is definite must show! This home is close to schools and easy access to highways.ÂBuyer's agent to verify schools,Âtaxes,Âetc.</p> <p><i>Listing Courtesy of Texas Connect Realty, LLC</i></p> | | | | | | | | |
|  <p>6 ● Active • New, Active: 12/12/2023 <i>MLS ID: 20493895</i></p> <p>162 Sunset Bay Pointe Ct</p> <p>Single Family 4/3 3,581 sq ft</p> <p>12/12/2023 \$1,290,000 \$1,225,500 2/27/2024 -5%</p> <p>Drive through the gates to discover this stunning estate nestled along the shores of Lake Bridgeport. This impressive home, sits gracefully on 1.01 acres. The exterior reveals an expansive outdoor living area, perfect for relaxation and gatherings. The residence is adorned with decorative lighting, creating an inviting ambiance in multiple rooms. The eat-in kitchen, complete with granite counters & a spacious pantry, is designed for functionality and style. High-speed internet is readily available, ensuring seamless connectivity for work or leisure. A central focus of the interior is the kitchen island, providing a hub for culinary activities and socializing. Vaulted ceilings add a touch of grandeur, enhancing the home's overall atmosphere. The well-appointed walk-in closets offer ample storage, contributing to the practicality of the residence. Whether you are seeking a permanent dwelling or a weekend retreat, this home is the epitome of comfort and luxury.</p> <p><i>Listing Courtesy of Creekview Realty</i></p> | | | | | | | | |

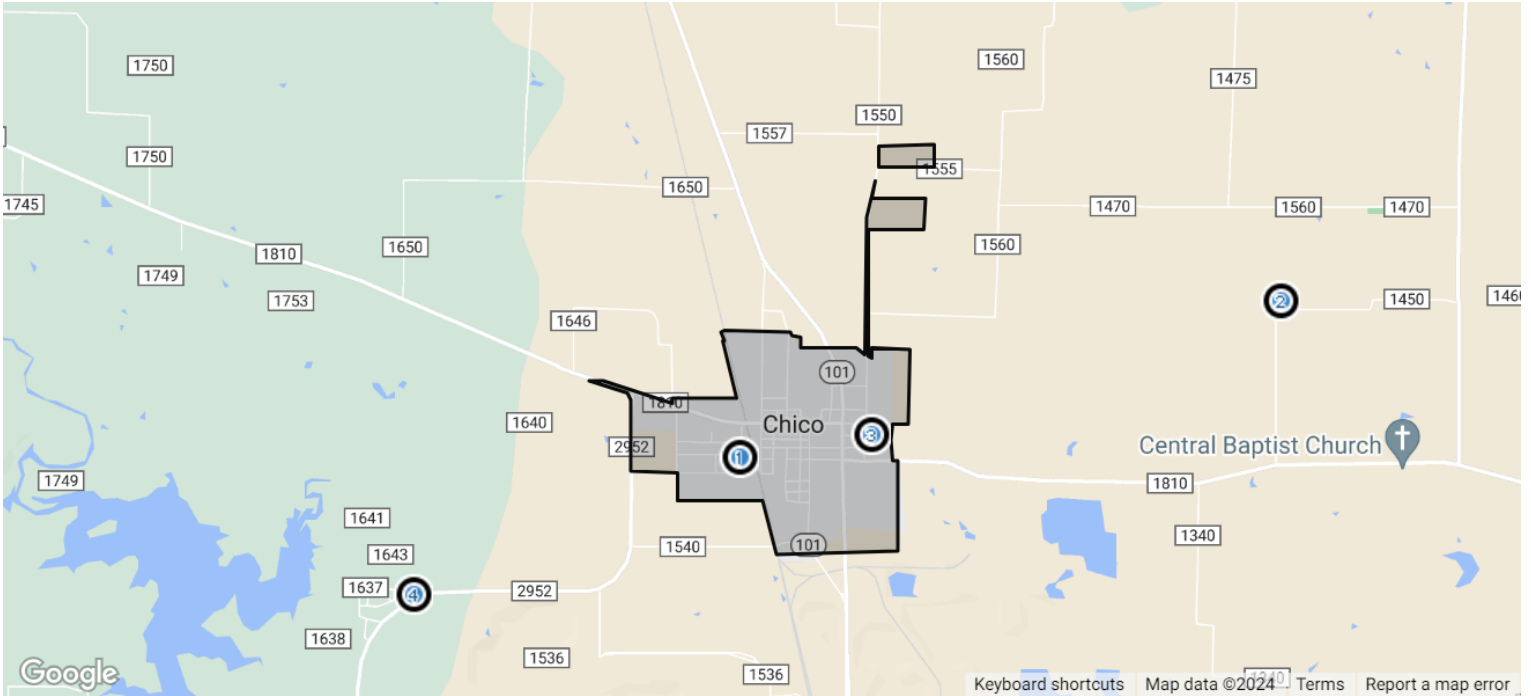
Price Changes: 11 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Orig. List Date | Orig. Price | New Price | Date of Chg. | % Chg. |
|--|-----------|---------|---------------------|-----------------|-------------|-----------|--------------|--------|
|  <p>7 ● Active • Active: 9/15/2023 <i>MLS ID: 20432940</i></p> <p>135 Demonbreun Ct</p> <p>Single Family 5/6 2,807 sq ft</p> <p>9/15/2023 \$949,900 \$889,000 2/7/2024 -6.41%</p> <p>This Amazing modern, newer home is an entertainment dream and so close to Lake Bridgeport!! When you walk into the main living space you will notice the open kitchen and living room with ample cabinet storage in kitchen, stainless steel appliances, and modern touches throughout, and a kitchen island that seats 6 and room for another table! The living room is very spacious and has a clear roll up door that opens to a 20X22 covered patio outdoor entertainment space! The home is 5 bed and 5 and a half baths and just over 2800 sq ft of living space. 4 of the bedrooms have lofts above their own ensuite bathrooms as well as all have private exits outside the home. The Gated Community has boat launches right around the corner as well as pickleball court and a community pool, boat dock and slips for the use of owners and guests in the neighborhood. Home is being sold furnished and also includes existing lake equipment such as a custom pontoon boat, and jet ski with hover boots!</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p> | | | | | | | | |
|  <p>8 ● Pending • Pending as of 4/1/2024 <i>MLS ID: 20536060</i></p> <p>101 N Mount St</p> <p>Single Family 4/3 2,722 sq ft</p> <p>2/15/2024 \$395,000 \$375,000 2/29/2024 -5.06%</p> <p>Enjoy your privacy without giving up the perks of the city. Over sized Living Room with vaulted ceiling and wood beams while you enjoy your wood burning fireplace with large hearth. Spacious 4 bedroom 3 full bath home sitting on 1 acre with corner lot loaded with lots of oak trees and circular driveway leading up to this traditional style brick home with lots of charm and character. As you enter the front door you will be met with the warmth and feel of this beautiful home from the wood burning fireplace, large kitchen that overlooks the living area also included are large bedrooms, split floor plan with oversized bathrooms one bathroom is wheelchair accessible, 3 car garage and lots of built in's for office, storage, etc. Close to Decatur, Bridgeport and just a little over an 1 hour to DFW or Wichita Falls but just minutes from the quaint town of Chico. Come see this beautiful home in the quiet neighborhood that welcomes you. Buyers agent to verify sq. ft., etc...</p> <p><i>Listing Courtesy of Keller Williams Heritage West</i></p> | | | | | | | | |
|  <p>9 ● Active • New, Active: 1/22/2024 <i>MLS ID: 20517398</i></p> <p>402 N Mount St</p> <p>Single Family 3/2 1,835 sq ft</p> <p>1/22/2024 \$299,000 \$269,900 4/5/2024 -9.73%</p> <p>Get a glimpse of this 3 bedroom 2 bath farmhouse! A spacious living room opening up to the kitchen and dining area. The master bedroom includes a walk-in closet and additionally has a double vanity sink in the bathroom, and a shower and a bathtub. The beautiful home also features a covered front and back porch. The back porch opens to a large fenced in yard for your pets to roam, and kids to play. The front porch allows a nice setting to enjoy a hot cup of coffee while watching the sunrise.</p> <p><i>Listing Courtesy of C-21 SUE ANN DENTON, BRIDGEPORT</i></p> | | | | | | | | |
|  <p>10 ● Active • New, Active: 2/12/2024 <i>MLS ID: 20533966</i></p> <p>203 S Mount St</p> <p>Single Family 3/2 1,777 sq ft</p> <p>2/12/2024 \$350,000 \$330,000 3/25/2024 -5.71%</p> <p>Just a short drive away from Bridgeport Lake, you'll find this enchanting home with its spacious grounds. It's a stunning property that harmoniously blends comfort, style, and functionality with 1,777 sq ft of living space & 892 sq ft workshop. Featuring three generously sized bedrooms and two full bathrooms, space and comfort are abundant. Step inside to an open concept living area illuminated by natural light, with modern lighting fixtures adding charm. The expansive primary bedroom serves as a peaceful retreat. A brand-new water filtration system ensures the highest quality water throughout the home. Outdoor entertaining is a breeze with the saltwater pool, surrounded by fruit trees for a touch of nature. A large shop with electricity caters to all your creative and repair needs. Additionally, private guest quarters, 368 sq ft with an ensuite bathroom offer versatility for hosting guests, homeschooling or a home office. Oh, the cherry on top, detached RV or boat parking, 564 sq ft.</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p> | | | | | | | | |



Price Changes: 11 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Orig. List Date | Orig. Price | New Price | Date of Chg. | % Chg. |
|---|--------------------|--------------------------------------|---------------------|-----------------|-------------|-----------|--------------|---------|
|  | 11 ● Active | * Active: 7/20/2023 MLS ID: 20386817 | | | | | | |
| 214 Private Road 1989 | Single Family | 3/3 | 2,314 sq ft | 7/20/2023 | \$490,000 | \$424,000 | 1/1/2024 | -13.47% |
| <p>Unique 3 bedroom 3 bath home sitting on 10 acres. This property features a barn with 4 stalls and a tack room, loafing shed, storage building, 4 stock tanks, 7 acres high fence for deer or exotics. Interior has 2 living areas, game room, office upstairs, lookout tower upstairs, wood floors, 2 fireplaces, cathedral ceilings with beams, plenty of storage and a guest house. There is an additional 10.09 and 9.43 acres that can be purchased separately to the north and west of the home. This property is the perfect set up to start you a small farm raising goats, horses, cows, chickens and plenty of room to start a garden-there are already a few raised beds in place.</p> | | | | | | | | |



Listing Courtesy of C21 Sue Ann Denton, Decatur

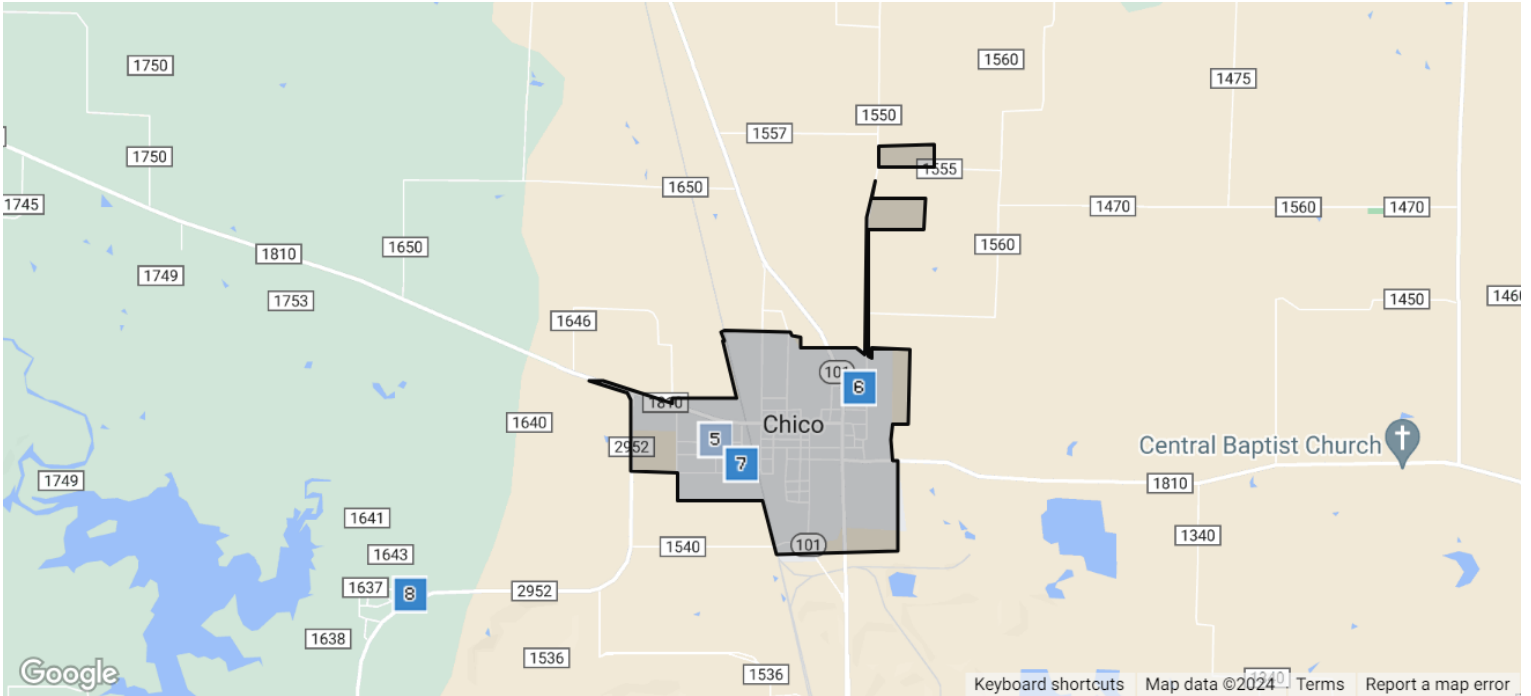


Pending: 4



| | 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 4/9/2024 <i>MLS ID: 20559634</i></p> <p>601 El Camino Real</p> <p>Welcome to this charming 3-bedroom, 2-bathroom home in the heart of Chico, Texas! This home has been updated with laminate vinyl plank flooring, fresh paint, solid wood cabinetry in the kitchen, and granite counters. This nearly half acre corner lot property features an oversized detached shop garage and a large storage building, perfect for hobbies and organization. The large fenced backyard has ample room for relaxation and entertaining with large covered patio and plenty of open space. Chico Elementary, Middle and High Schools are located nearby on the west end of El Camino Real.</p> <p><i>Listing Courtesy of Keller Williams Prosper Celina</i></p> | Single Family | 3/2 | 1,591 sq ft | 17,424 | 3/14/2024 | \$215,000 | 4/9/2024 | \$135 |
|  <p>2 Pending • Pending as of 2/23/2024 <i>MLS ID: 20532360</i></p> <p>665 County Road 1450</p> <p>Escape the city to quiet country living. Less than 15 minutes to Decatur and Bridgeport. 19.8 acres options! Can be farmed, grazed or subdivided. Nice mix of trees and pasture with 2 tanks. Great for homesteaders, developers or ranchers. New RV shelter, tool shed, 2 wells, new gates at driveway entrances. Solid home needs updating and some finishing but absolutely livable now. Downstairs Bath and Bedroom ready for your personal touches. Easy to finish all the heavy lifting is done. Priced primarily as land with buildings as a bonus! SOLD AS IS!</p> <p><i>Listing Courtesy of MARK SPAIN REAL ESTATE</i></p> | Single Family | 4/2 | 2,280 sq ft | 862,488 | 2/14/2024 | \$589,000 | 2/23/2024 | \$258 |

Pending: 4 (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 4/1/2024 <i>MLS ID: 20536060</i></p> <p>101 N Mount St</p> <p>Single Family 4/3 2,722 sq ft 43,560 2/15/2024 \$375,000 4/1/2024 \$138</p> <p>Enjoy your privacy without giving up the perks of the city. Over sized Living Room with vaulted ceiling and wood beams while you enjoy your wood burning fireplace with large hearth. Spacious 4 bedroom 3 full bath home sitting on 1 acre with corner lot loaded with lots of oak trees and circular driveway leading up to this traditional style brick home with lots of charm and character. As you enter the front door you will be met with the warmth and feel of this beautiful home from the wood burning fireplace, large kitchen that overlooks the living area also included are large bedrooms, split floor plan with oversized bathrooms one bathroom is wheelchair accessible, 3 car garage and lots of built in's for office, storage, etc. Close to Decatur, Bridgeport and just a little over an 1 hour to DFW or Wichita Falls but just minutes from the quaint town of Chico. Come see this beautiful home in the quiet neighborhood that welcomes you. Buyers agent to verify sq. ft., etc...</p> <p><i>Listing Courtesy of Keller Williams Heritage West</i></p> | | | | | | | | |
|  <p>4 Pending • Pending as of 3/20/2024 <i>MLS ID: 20522799</i></p> <p>175 County Road 1637</p> <p>Single Family 3/2 1,293 sq ft 7,840 1/29/2024 \$235,000 3/20/2024 \$182</p> <p>New beautiful craftsman style home with open floor plan. This home features granite countertops, custom cabinets, tile in common areas and bathrooms, large utility room, single car garage, nice lots with some trees. Short drive or walk to Bridgeport Lake. This neighborhood sits in front of the entrance to Wise county Park. So bring your fishing poles and enjoy the benefits of being so close to the lake, boat ramp and beach are located in Wise county park.</p> <p><i>Listing Courtesy of Finis Blackmon, Broker</i></p> | | | | | | | | |






Closed: 9

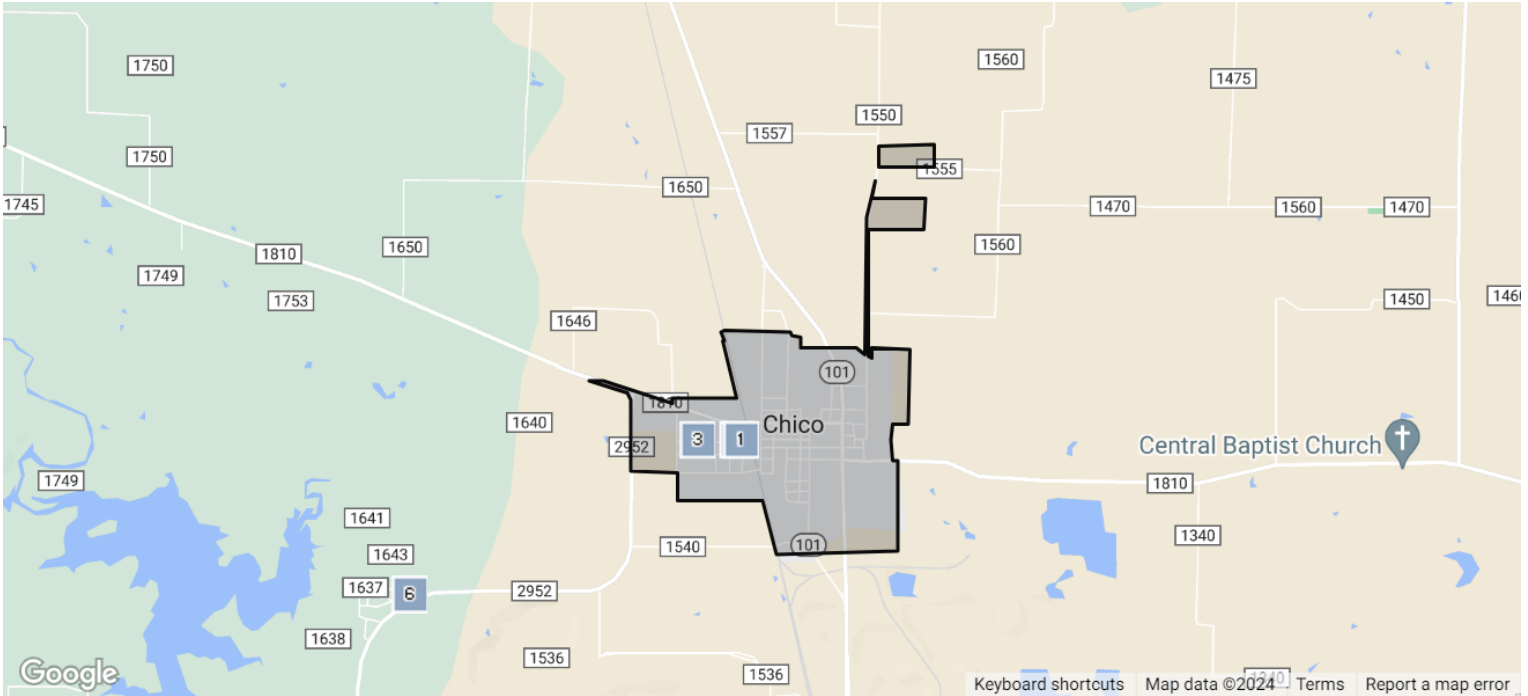
| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Closed Date | Closed Price | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|-------------|--------------|-------------------|
|  <p>1 Closed • Sold Date: 2/8/2024, MLS Listing 20450494: 10/12/2023 <i>MLS ID: 20450494</i></p> <p>234 Moonlight Bay</p> <p>Discover the joy of lakeside living in this beautiful 3 bedroom, 3.5 bath custom home on Lake Bridgeport. Built in 2022 and nestled in the sought after North Star Point subdivision, this property offers breathtaking lake views and everyday outdoor recreation. The entrance to the home welcomes you into a spacious, light-filled kitchen, dining and living area with large windows overlooking the lake and the open concept design is ideal for entertaining. Quartz countertops, stainless steel appliances, large custom walk in pantry, and a center island with breakfast bar are just a few of the features in the kitchen. Outside is well designed with a private boat dock and lift with ample patio space. Additional features include two-car garage, wet bar, second living area, mud room and separate laundry. Community amenities include gated entrance, paved roads, boat ramp, pickle ball court and pool. This home is pristine and perfect for those seeking a year-round residence or a weekend getaway.</p> <p><i>Courtesy of Parker Properties Real Estate</i></p> | Single Family | 3/4 | 2,779 sq ft | 45,912 | 2022 | 2/8/2024 | \$1,000,000 | \$360 |
|  <p>2 Closed • Sold Date: 4/2/2024, MLS Listing 20419555: 8/30/2023 <i>MLS ID: 20419555</i></p> <p>1595 County Road 1770</p> <p>\$15K PRICE DECREASE ON 1-11-24! BRAND NEW COUNTERTOPS IN KITCHEN IN 2-24! This immaculate 5 bedrooms, 2 bath home on 20 acres has something for everyone. It has vaulted, bead board ceilings. It has quarter log siding in some areas. The spacious kitchen has Hickory cabinets and stainless steel appliances. Concrete sink and shelf in mud-laundry room. Walk in pantry. Newer windows. Electric fire place and a brand new HVAC system. Full length porches in both front and back (70 ft) including the back being fully screened room. In ground pool with waterfall. The pool is surrounded by a custom outdoor kitchen with built-in grill. Horse barn with 2 stalls and a tack room. 45X50 shop with 45X40 equipment shed. Ample covered parking. The shop has outside wiring and septic for an RV or future home site. Shop and Barn have independent power and water. Cross fenced property for maintain livestock (Ag Exempt). Large entrance and plenty of stabilized parking-turn-around for haulers and equipment.</p> <p><i>Courtesy of Stryve Realty</i></p> | Single Family | 5/2 | 2,232 sq ft | 871,200 | 2000 | 4/2/2024 | \$749,900 | \$336 |

Closed: 9 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Closed Date | Closed Price | Price per sq. ft. |
|---|-----------|---------|---------------------|------------------|------------|-------------|--------------|-------------------|
|  <p>3 Closed • Sold Date: 12/12/2023, MLS Listing 20455455: 10/16/2023 MLS ID: 20455455</p> <p>998 County Road 1660</p> <p>Single Family 3/2 1,409 sq ft 304,920 1985 12/12/2023 \$315,000 \$224</p> <p>Nestled amidst the natural beauty of Chico, Texas, this timeless log home offers a unique blend of rustic charm and modern convenience. Built in 1985, this retreat is a testament to enduring craftsmanship, featuring classic wood walls and a host of updated amenities. There are three comfortable bedrooms and two bathrooms in this home, providing ample space for rest and relaxation. The wood accents continue into the bedrooms, maintaining the log home's character throughout. This property also features a 24X24 detached shop and a HUGE 20x50 barn. Don't miss the opportunity to own this exceptional home in Chico, TX. It's a chance to experience a timeless lifestyle with modern comforts. Contact us today to schedule a viewing and make this rustic retreat your own.</p> <p><i>Courtesy of Tomie Fox Real Estate Group</i></p> | | | | | | | | |
|  <p>4 Closed • Sold Date: 3/27/2024, MLS Listing 20380273: 7/15/2023 MLS ID: 20380273</p> <p>1225 County Road 1990</p> <p>Single Family 5/3 1,975 sq ft 871,200 2000 3/27/2024 \$570,000 \$289</p> <p>It's not often that you come across the opportunity to own a genuine log cabin with all the modern conveniences! This two story haven is newly renovated and boasts a sweeping wrap around porch, stained wooden walls, hardwood floors and rustic tile throughout. On the first floor you will find 3 bedrooms, 2 bathrooms and the kitchen which is equipped with all the essentials, including stainless steel appliances and a gas cooktop. On the top floor, there are 2 additional bedrooms and 1 bathroom. All bedrooms are furnished with custom dressers and nightstands. This cabin is located on 15 Acres with an abundance of wildlife and 3 ponds. Owner is giving the option to purchase up to 86 additional acres. (up to 81 additional Acres available mls#20380346)</p> <p><i>Courtesy of House Brokerage</i></p> | | | | | | | | |
|  <p>5 Closed • Sold Date: 11/30/2023, MLS Listing 20459402: 10/20/2023 MLS ID: 20459402</p> <p>708 Granada Dr</p> <p>Single Family 3/2 1,456 sq ft 14,374 1997 11/30/2023 \$244,213 \$168</p> <p>This charming 3-2 is now available. Situated in the highly sought-after CHICO ISD, this property offers an ideal blend of comfort and convenience. As you step inside, you'll be greeted by a spacious and inviting living area, perfect for hosting gatherings or simply relaxing with your loved ones. The large kitchen boasts ample counter space, making meal preparations a breeze. Whether you're a culinary enthusiast or just enjoy spending time in the heart of your home, this kitchen will surely impress. The split floorplan provides privacy, with the primary bedroom featuring a generous walk-in closet for all your storage needs. The other bedrooms also offer nice closets, ensuring everyone has their own space. Outside, you'll find a great open lot where endless possibilities await. From gardening to outdoor activities, this expansive space will become your personal haven. Additionally, there is a carport. Conveniently located just 55 minutes from DFW!</p> <p><i>Courtesy of Parker Properties Real Estate</i></p> | | | | | | | | |
|  <p>6 Closed • Sold Date: 3/21/2024, MLS Listing 20539840: 2/19/2024 MLS ID: 20539840</p> <p>409 Mockingbird Ln</p> <p>Single Family 3/2 1,864 sq ft 42,340 1954 3/21/2024 \$305,000 \$164</p> <p>What a beauty!!! Fully remodeled 3 bedrooms 2 bath home sitting on almost 1 acre. So much has been done to this property. House was taken down to the studs. New Roof, New Electrical, New Windows, New Flooring, New Kitchen Cabinets, New Granite Counters, Trendy backsplash, New Stainless Steel Appliances and so much more. Bathroom has completely updated with new vanity, shower tile surround & soap box to keep your smell goods. Large Lot makes it easy to store that trailer or extra vehicle. Storage shed in back yard as well. Call to see this property right away.</p> <p><i>Courtesy of Indwell</i></p> | | | | | | | | |

Closed: 9 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Closed Date | Closed Price | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|-------------|--------------|-------------------|
|  <p>7 Closed • Sold Date: 4/5/2024, MLS Listing 20556977: 3/12/2024 MLS ID: 20556977</p> <p>304 Oakwood St</p> <p>Nicely updated 3 bedroom 2 bath home. Open floor plan! Kitchen has new cabinets with quartz countertops. New flooring and paint thought out. Wood burning fireplace. Large back yard with a 2 carport. Come check this home out today as it wonât last long!!!</p> <p><i>Courtesy of INC Realty, LLC</i></p> | Single Family | 3/2 | 1,188 sq ft | 16,988 | 1976 | 4/5/2024 | \$225,000 | \$189 |
|  <p>8 Closed • Sold Date: 3/8/2024, MLS Listing 20529226: 2/6/2024 MLS ID: 20529226</p> <p>185 County Road 1637</p> <p>New beautiful craftsman style home with open floor plan. This home features granite countertops, custom cabinets, tile in common areas and bathrooms, large utility room, single car garage, nice lots with some trees. Short drive or walk to Bridgeport Lake. This neighborhood sits in front of the entrance to Wise county Park. So bring your fishing poles and enjoy the benefits of being so close to the lake, boat ramp and beach are located in Wise county park.</p> <p><i>Courtesy of Finis Blackmon, Broker</i></p> | Single Family | 3/2 | 1,293 sq ft | 7,840 | 2023 | 3/8/2024 | \$235,000 | \$182 |
|  <p>9 Closed • Sold Date: 1/26/2024, MLS Listing 20457655: 10/23/2023 MLS ID: 20457655</p> <p>173 County Road 1570</p> <p>This 3 bedroom 2.5 bath Open Concept house has all the features and finishes of a CUSTOM BUILD. Beautiful vaulted ceilings in the main living area and 9 foot ceilings throughout the remainder of the house add to the increased sunlight and space. The kitchen is designed for entertaining with quartz countertops and a large island and for the chef that enjoys meal prep. The large Master Bedroom and adjoining Master Bath is sure to impress and boasts a large walk-in closet. The remaining two bedrooms share a Jack and Jill full bath with walk-in closets on both sides. The office and half bath just off the living area are added bonuses for those who work from home. The outdoor entertainment area features the same vaulted ceiling and a dramatic stone propane fireplace with a large exterior ceiling fan. The owner-builder has included many extras, which are listed in the Transaction Desk docs. A 3.5100 acre corner lot provides privacy and easy access to two sides of the property.</p> <p><i>Courtesy of Fathom Realty, LLC</i></p> | Single Family | 3/3 | 2,500 sq ft | 152,895 | 2023 | 1/26/2024 | \$640,000 | \$256 |



Expired: 6

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



1 ■ Expired *Expired: 12/4/2023, MLS Listing 20421158: 8/31/2023 MLS ID: 20421158

600 Granada Dr Single Family 4/2 1,481 sq ft 9,060 2023 \$279,000 12/4/2023 \$155

No credit check. Owner finance with 20 to 30 percent down payment at 8.5 to 9.5 percent interest. Great home for Investors or First time Buyers. NEW CONSTRUCTION 2023 Build & One Year Warranty. MOVE IN READY! BEAUTIFUL FOUR BEDROOM TWO BATH! STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, OPEN CONCEPT KITCHEN. Ceramic wood look floors and carpet - Must Show! Priced well below comparable homes! Great home, great neighborhood, close to schools and easy access to highways. Open and spacious with plenty of room for your entire family. What more can you want? All data herein deemed reliable but not guaranteed. Buyer's agent to verify schools, taxes and other data.

Listing Courtesy of Sue Swint Realty







2 ■ Expired *Expired: 12/4/2023, MLS Listing 20135982: 8/8/2022 MLS ID: 20135982

602 Granada Dr Single Family 4/2 1,544 sq ft 9,060 2023 \$299,000 12/4/2023 \$149

No credit check. Owner finance with 20 to 30 percent down payment at 8.5 to 9.5 percent interest. Great home for Investors or First time Buyers. NEW CONSTRUCTION 2023 Build & One Year Warranty. MOVE IN READY! BEAUTIFUL FOUR BEDROOM TWO BATH! STAINLESS STEEL APPLIANCES, GRANITE COUNTERTOPS, OPEN CONCEPT KITCHEN. Ceramic wood look floors throughout - Must Show! Priced well below comparable homes! Great home, great neighborhood, close to schools and easy access to highways. Open and spacious with plenty of room for your entire family. What more can you want? All data herein deemed reliable but not guaranteed. Buyer's agent to verify schools, taxes and other data.

Listing Courtesy of Sue Swint Realty

Expired: 6 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List / Lease Price | Expired Date | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|--------------------|--------------|-------------------|
|  <p>3 Expired *Expired: 3/25/2024, MLS Listing 20288307: 3/25/2023 MLS ID: 20288307</p> <p>100 Laguna Vista Ct</p> <p>Honey stop the car! THE SELLER WILL CONTRIBUTE \$5,000 IN SELLER'S CONCESSIONS! The layout of this house can be used as 2 different living quarters with a kitchen and dining room in between. The backside of the house has its own entrance. Two spacious primary bedrooms, 2 secondary bedrooms, 3 living areas, 3 bathrooms and 2 wood burning fireplaces. This property has a well and access to city water. Large fenced in backyard with trees, and a 20X30 workshop with electricity and a separate gate for your boat or toys.</p> <p><i>Listing Courtesy of Terin Realty</i></p> | Single Family | 4/3 | 2,398 sq ft | 14,984 | 1979 | \$335,000 | 3/25/2024 | \$127 |
|  <p>4 Expired *Expired: 1/14/2024, MLS Listing 20377631: 7/14/2023 MLS ID: 20377631</p> <p>283 Pam Dr</p> <p>This lake house is a Lake Bridgeport entertainer's dream. Outside, you will find an outdoor kitchen, hand-laid flagstone rock patio and walkways, stone retaining walls, a fire pit, fireplace, workshop, and 30x30 boat dock with a 6500 lbs plus load capacity hydro hoist boat lift, and three wave runner lifts. Bring all the toys you got to enjoy this ready-to-go dock. This waterfront home boasts alder wood floors, granite countertops, stainless Steele appliances, and a game room for all your guests. The patios have a great view and are so peaceful while listening to the countryside sounds. This cove is known for its calm water and great views. When the lake is full, and even now, you can access your dock conveniently. El Lago Estates is living the best life, the country Lake life. There is lots of wildlife, waterfowl, great fishing, and even better boating. Visit this lake home sitting on the best-kept secret, Lake Bridgeport.</p> <p><i>Listing Courtesy of Post Oak Realty</i></p> | Single Family | 3/2 | 2,234 sq ft | 13,503 | 1996 | \$859,500 | 1/14/2024 | \$380 |
|  <p>5 Expired *Expired: 10/21/2023, MLS Listing 20310644: 4/21/2023 MLS ID: 20310644</p> <p>173 County Road 1570</p> <p>BRAND NEW CUSTOM BUILD on 3.51-acre corner lot. Country living at its finest with this one of a kind 3 bedroom, 2.5 bath, office, large kitchen with island, gas cook top with 5 burners, and loads of cabinet space, oversized walk-in pantry, separate utility room with enough space for a freezer, spacious split bedrooms and large grand suite with tankless gas water heater, walk in closet, separate shower, free standing soaker tub and separate vanities. Spacious 2nd and 3rd bedrooms with Jack n Jill bath. Office could be 4th bedroom if needed. Elegant fireplace adorns the family room, covered back porch with 2nd fireplace for quiet country nights relaxing. This property includes oversized 2 car garage that is attached with additional covered parking. LUXURY LIVING. ALL QUARTZ COUNTER TOPS. BRING YOUR HORSES. CORNER LOT.</p> <p><i>Listing Courtesy of Texas Real Estate Depot</i></p> | Single Family | 3/3 | 2,500 sq ft | 152,895 | 2023 | \$698,500 | 10/21/2023 | \$272 |
|  <p>6 Expired *Expired: 11/10/2023, MLS Listing 20446098: 10/3/2023 MLS ID: 20446098</p> <p>185 County Road 1637</p> <p>New beautiful craftsman style home with open floor plan. This home features granite countertops, custom cabinets, tile in common areas and bathrooms, large utility room, single car garage, nice lots with some trees. Short drive or walk to Bridgeport Lake. This neighborhood sits in front of the entrance to Wise county Park. So bring your fishing poles and enjoy the benefits of being so close to the lake, boat ramp and beach are located in Wise county park.</p> <p><i>Listing Courtesy of Finis Blackmon, Broker</i></p> | Single Family | 3/2 | 1,293 sq ft | 7,840 | 2023 | \$275,000 | 11/10/2023 | \$189 |

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



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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

