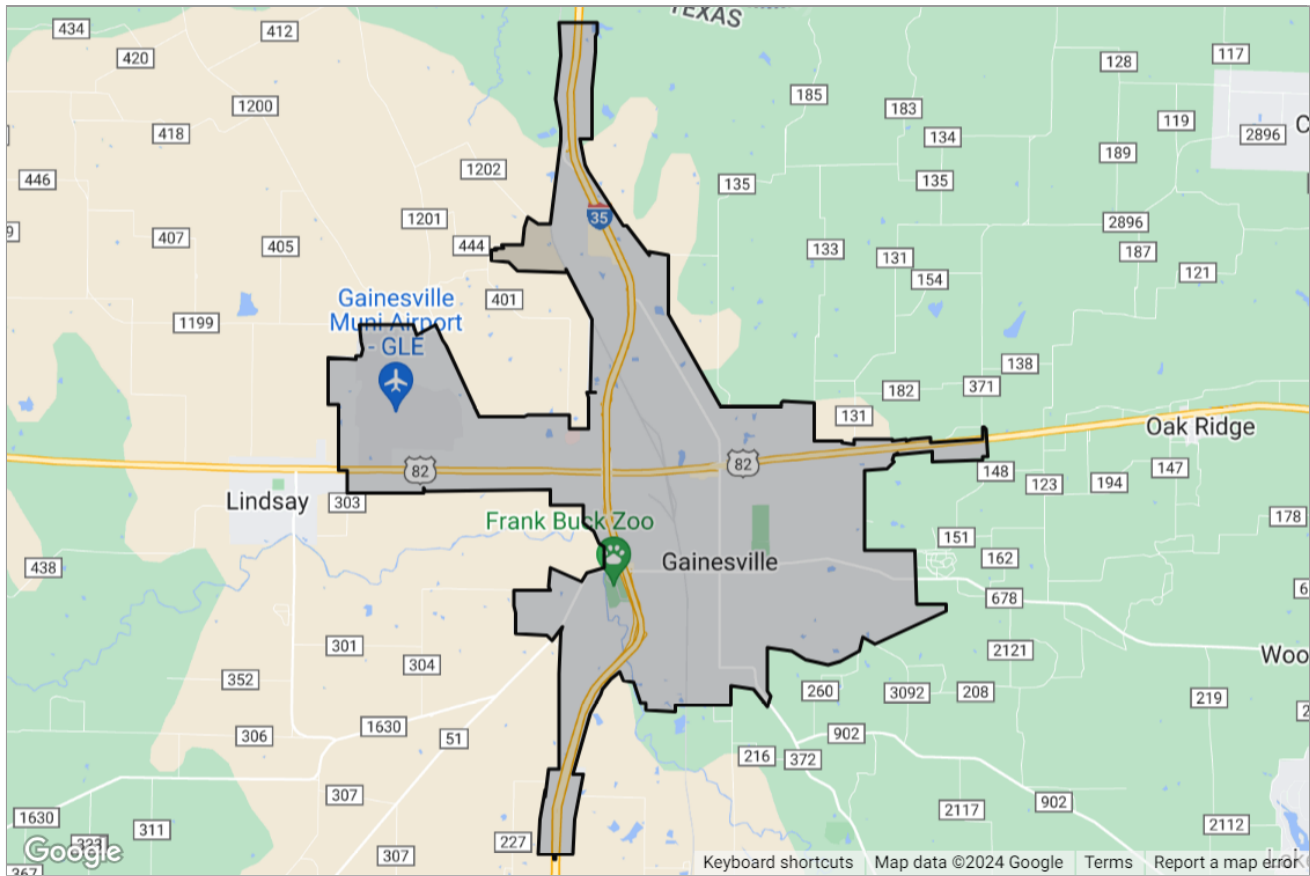


MARKET ACTIVITY REPORT

Gainesville, Texas



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

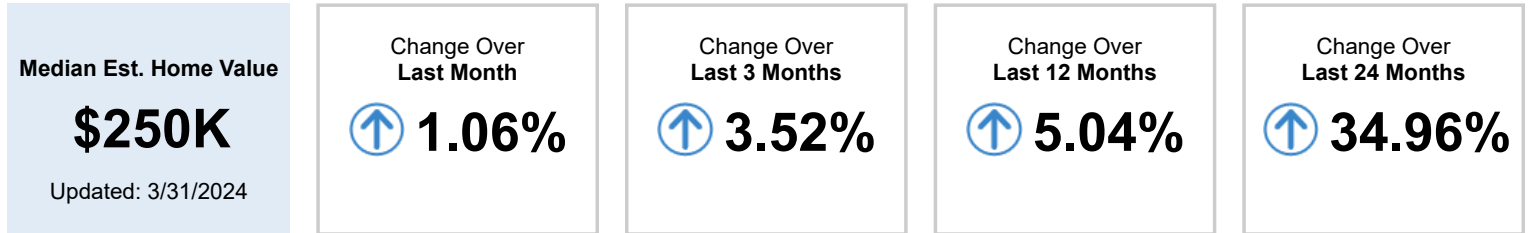


Mobile: (214) 287-0009
Main: david@peetrealty.com
Agent: <http://peetrealty.com>

Peet Realty
PO Box 1748
Decatur, TX 76234

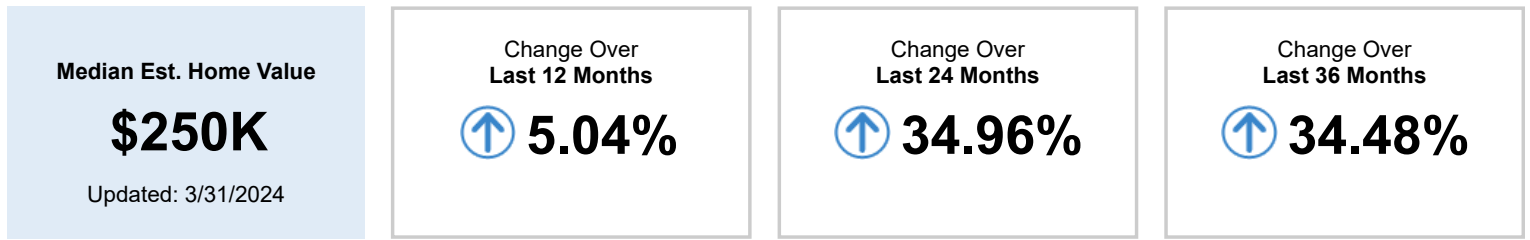
Gainesville, Texas

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



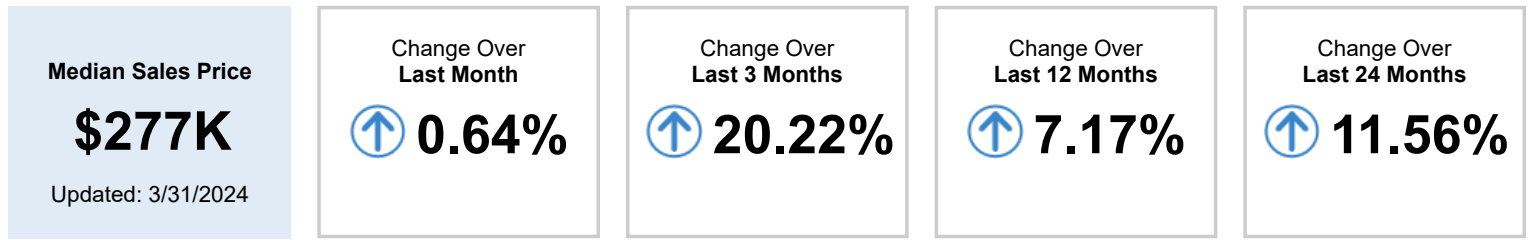
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



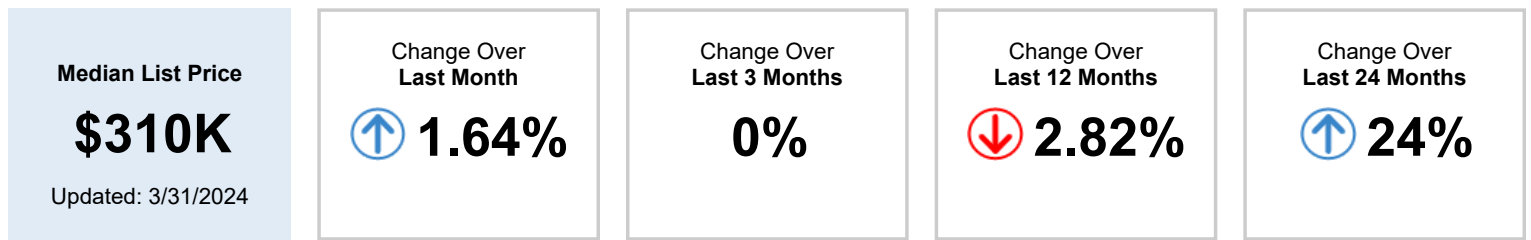
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 4/10/2024.

Market Snapshot: Sales Price



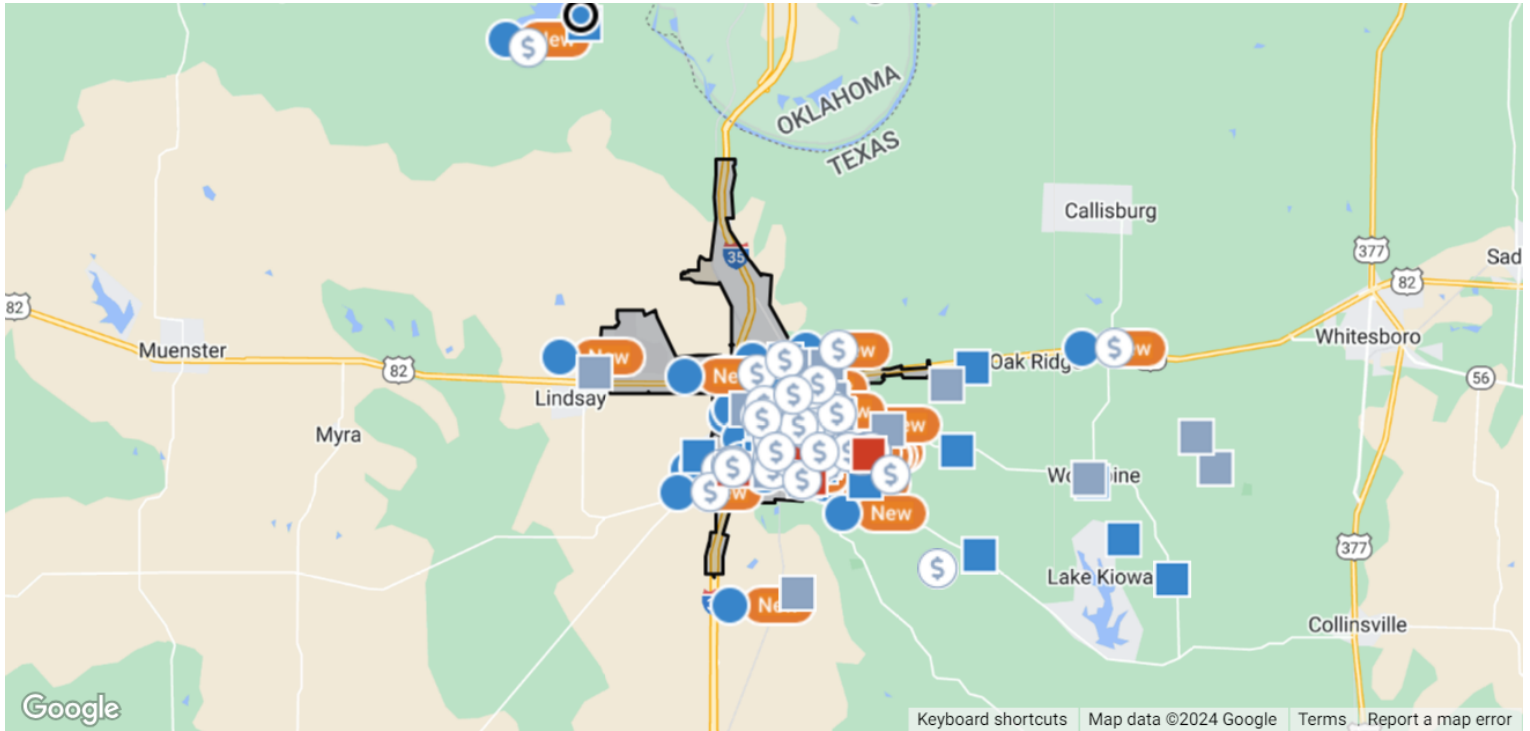
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price








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

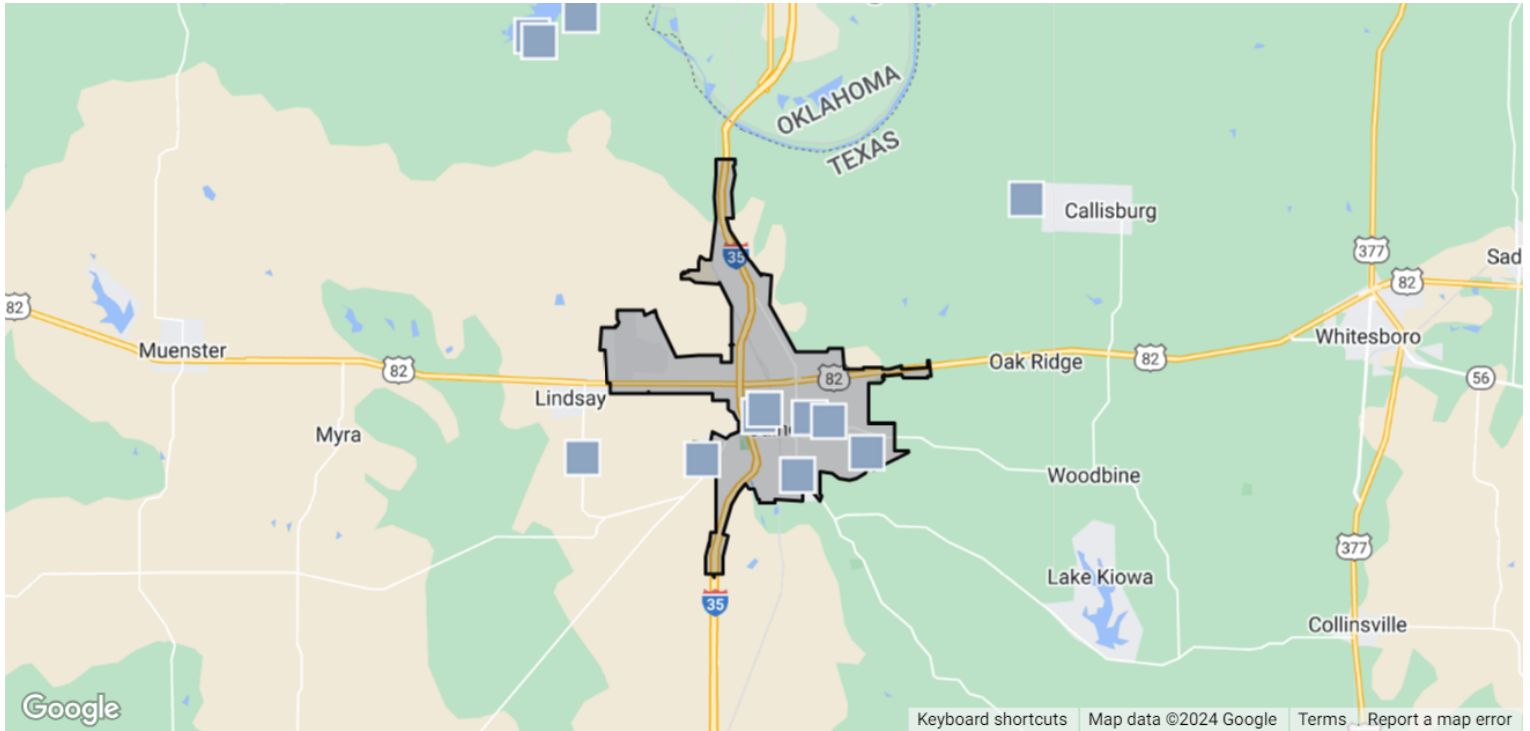
Market Activity Summary Stats



Search Criteria | **Location:** Gainesville, 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	 Distressed	 Price Changes
Number of Properties	50	13	50	4	50
Low Price / Value	\$165,000	\$245,000	–	–	\$180,000
Median Price / Value	\$336,750	\$315,000	\$279,000	\$256,130	\$332,000
High Price / Value	\$2,400,000	\$1,400,000	\$1,590,000	\$298,970	\$2,400,000
Average Price / Sq. Ft.	\$193	\$195	\$133	\$149	\$181
Median Price / Sq. Ft.	\$181	\$175	\$144	\$149	\$178
Average Days in RPR	58	116	71	–	113
Median Days in RPR	42	91	47	–	88
Total Volume	\$21,861,219	\$5,704,690	\$13,596,143	\$811,230	\$20,085,110

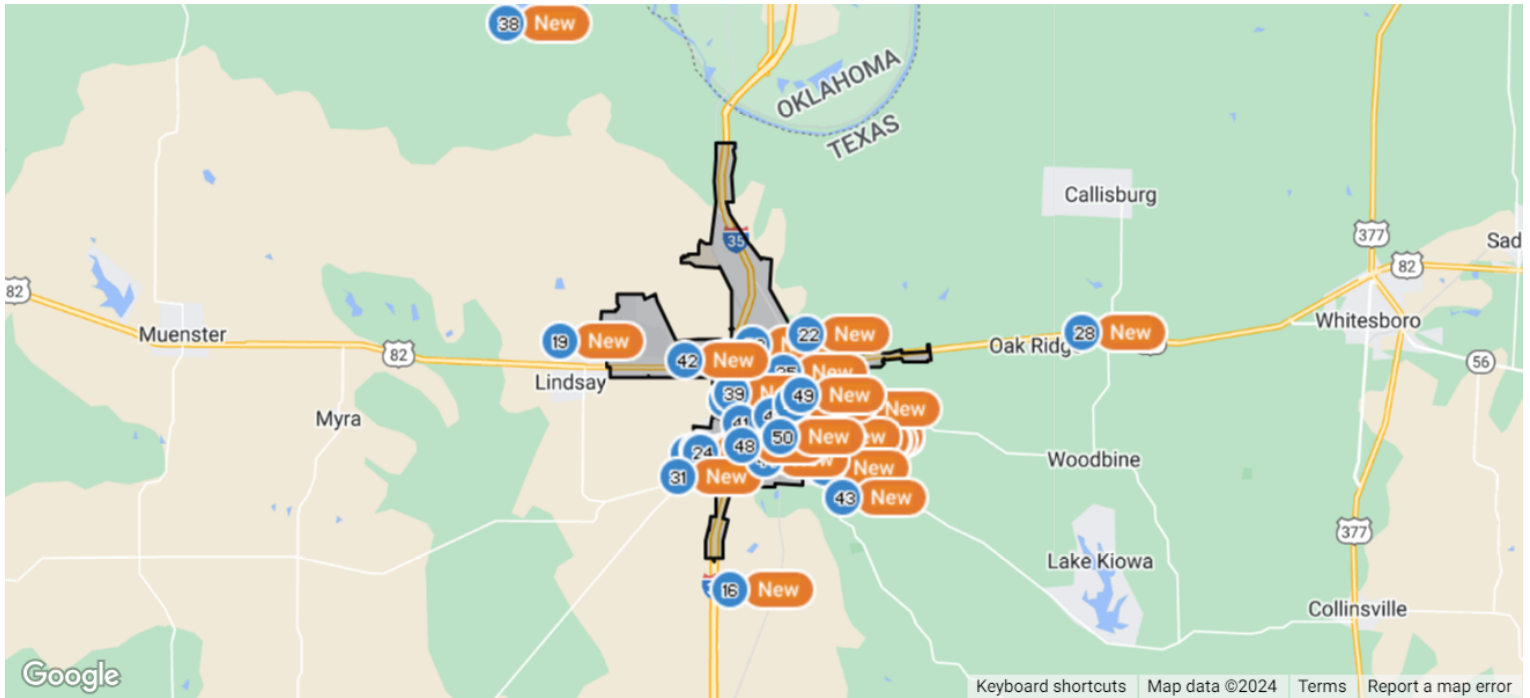
Market Activity Summary Stats (cont.)




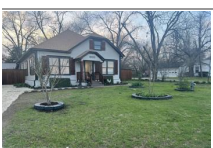
Search Criteria | **Location:** Gainesville, Texas; **Date:** Changes in the Last 6 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Pending, Closed, Distressed, Price Change, Expired; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 50; **Sort Order:** Recently updated

	Expired
Number of Properties	12
Low Price / Value	\$165,000
Median Price / Value	\$317,475
High Price / Value	\$1,999,900
Average Price / Sq. Ft.	\$236
Median Price / Sq. Ft.	\$188
Average Days in RPR	213
Median Days in RPR	151
Total Volume	\$7,320,550





Gainesville, Texas







New Listings: 50

	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 • New, Active: 4/9/2024 <i>MLS ID: 20578049</i></p> <p>3402 Columbus St</p> <p>Lot of room in this beautifully designed 4 bedroom 3 bath home with 2 living rooms and an open floor plan. The upstairs living room is currently being used as a theatre room. Great location in a quiet neighborhood at the edge of town. This is a perfect home for a growing family or a family that needs that mother in law suite. Seller just replaced the privacy fence for a large secluded backyard for your summertime fun. Seller is willing to leave washer, dryer and refrigerator.</p> <p><i>Listing Courtesy of SANDERS REAL ESTATE</i></p>	Single Family	4/3	2,104 sq ft	6,359	2013	4/9/2024	\$375,000	\$178
 <p>2 ● Active • New, Active: 3/6/2024 <i>MLS ID: 20547347</i></p> <p>1903 N Weaver St</p> <p>This beautiful, fully remodeled four-bedroom, two-bath home is in Gainesville, TX. The kitchen has stainless steel appliances and granite countertops. The house has a sizeable 0.34-acre yard and has been professionally refurbished. The oversized 2-car garage is 220-wired and has lots of storage. House amenities are rain gutters, foam insulation, brand new HVAC (under warranty) and plumbing, a Corner lot with 2 street entrances, a bonus upstairs office-living area, a new privacy fence, high ceilings, and hand-scraped hardwood floors. Grab it now because this will go fast!</p> <p><i>Listing Courtesy of Unistar Properties</i></p>	Single Family	4/2	2,266 sq ft	16,247	1935	3/6/2024	\$332,500	\$147





New Listings: 50 (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: 2/1/2024 <i>MLS ID: 20522365</i></p> <p>925 S Denton St</p> <p>Welcome to this charming 4 bedroom, 2.5 bathroom brick home on historic Denton St! Back on the market with brand new luxury vinyl floors throughout the house! This corner lot property features a spacious living room with built-in shelves and wainscoting, a cozy kitchen with stainless steel electric appliances (including a refrigerator) and a breakfast bar, and a large master suite with a walk-in closet and a private bath. Enjoy the covered patio and the fenced backyard with mature trees and a storage shed. Other updates include new windows, newer HVAC, 2021 roof, and a recent privacy fence. Conveniently located close to schools, parks, and downtown Gainesville. Don't miss this opportunity to own a piece of history!</p> <p><i>Listing Courtesy of CENTURY 21 Judge Fite Co.</i></p>	Single Family	4/3	2,290 sq ft	8,799	1958	2/1/2024	\$285,000	\$124
 <p>4 ● Active • New, Active: 4/3/2024 <i>MLS ID: 20577573</i></p> <p>1314 S Grand Ave</p> <p>New Construction ready for move in! This Gorgeous house offers vaulted high ceilings, Luxury Vinyl Plank flooring, beautiful quart counter tops, tankless water heater, and much more. Sit in the living room and relax while enjoying the chimney. This house offers an open floor plan to enjoy your gatherings with family and friend.</p> <p><i>Listing Courtesy of Ready Real Estate LLC</i></p>	Single Family	3/2	1,684 sq ft	8,842	2024	4/3/2024	\$325,000	\$193
 <p>5 ● Active • New, Active: 3/14/2024 <i>MLS ID: 20560662</i></p> <p>3517 Austin St</p> <p>Welcome to the Havasu III! A clearly defined foyer and flex room gives definition to this entryway. The kitchen and dining room are one unified area giving you enough space for a large table where the entire family can gather together for a meal. An oversized living room presents the freedom for customization without compromise. With three secondary bedrooms, the possibilities to personalize are endless. The smallest room is right around the corner from the owner's suite, making it the ideal nursery or toddler's bedroom. In the center of the home lies the third bedroom and a jack-and-jill bathroom with easy access to both hallways off the dining and living space. Toward the front of the home, the fourth bedroom is a great retreat for your guests to feel they have their own space. The laundry room is right off the kitchen and has an entrance to the garage, allowing it to double as a mudroom. Check it out today!</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p>	Single Family	4/2	2,176 sq ft	6,011	2024	3/14/2024	\$364,875	\$168
 <p>6 ● Active • New, Active: 3/14/2024 <i>MLS ID: 20560688</i></p> <p>3519 Austin St</p> <p>Upon entering the home from the two-car garage, you'll walk through the mudroom with a built-in storage bench and pass the walk-in pantry and separate laundry room. The gourmet kitchen includes an island with overhang for seating, extravagant storage options and lots of counter space. Past the kitchen is the open-concept dining and family room that can be laid out to meet the needs and style preferences of your family. Through a short hallway you'll find the oversized owner suite with a double-sink bathroom, garden tub, separate shower and walk-in closet. Finishing off the main floor is a powder room and a flex room toward the front of the house that can be used as a home office. The second floor opens up to a loft that would make a perfect second family room. It also includes three bedrooms, each with their own walk-in closets, two full bathrooms and an additional storage closet. Outside spaces include a welcoming front porch and large covered patio adjoining the back of the house.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p>	Single Family	4/4	2,858 sq ft	6,011	2024	3/14/2024	\$429,750	\$150





New Listings: 50 (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	*New, Active: 1/15/2024 MLS ID: 20509808							
	3520 Austin St	Single Family	3/2	1,998 sq ft	6,098	2024	1/15/2024	\$359,300	\$180
	Walking into the grand foyer you'll find yourself right at the entrance of the kitchen. The private office in the front of the home can be easily utilized as a den for reading and relaxing. Through the kitchen, you'll find the cabinets open to the dining and living rooms at the heart of the home. A corner pantry gives you plenty of storage. To the right of the dining room lies the 2-bedroom wing. These rooms offer plenty of space with the convenience of their own full bathroom. The owner's suite is nicely situated in the back corner with its own hallway to create the feel of your own private getaway. This floor plan offers one of our largest walk-in closets. convenient mud room is located off the garage.								
	<i>Listing Courtesy of NTEX Realty, LP</i>								
	8 ● Active	*New, Active: 2/7/2024 MLS ID: 20530193							
	3521 Austin St	Single Family	3/2	1,860 sq ft	5,967	2024	2/7/2024	\$347,325	\$187
	As you walk through the foyer, to the left, the second and third bedrooms are perfectly situated for a private guest getaway. On the right, utilize the flex room for a home office, craft room or play area for young kids. This unique space offers the chance to customize your home to fit the needs of your family. Continuing through to the open kitchen, the extended countertops and island are the ideal workspace for anything from a simple family dinner to a culinary masterpiece. A walk-in pantry with two walls of storage means maximum space for all your snacks and ingredients. Situated in the back corner, the owner's suite is the epitome of space and comfort. With a door right off the family room, this bedroom gives you a lot of natural light and easy access to the outdoor covered patio. A double-sink vanity means you'll never have to share space again. Complete with a stand-up shower, tub, and walk-in closet, this space has all the amenities for ideal living.								
	<i>Listing Courtesy of NTEX Realty, LP</i>								
	9 ● Active	*New, Active: 1/15/2024 MLS ID: 20512529							
	3523 Austin St	Single Family	4/2	1,656 sq ft	5,967	2024	1/15/2024	\$331,500	\$200
	Walking through the covered doorway, you will feel right at home. A quick left turn from the foyer leads to the owner's suite which includes a spacious owner's bedroom, bathroom with double vanities and walk-in closet. This is the first of four total bedrooms in the plan. The other three sit in the back right corner of the home, opening to a private hallway off the main gathering space. The heart of this single-story home lies in the open gathering space that starts with the kitchen and flows into the dining and great rooms. An oversized island makes the Basswood perfect for entertaining a crowd or controlling the chaos with a view all the way to the back of the room and small back patio from anywhere in the home. A walk-in pantry adds convenience with extra space and storage to keep you organized as well. Choose from three distinct elevations to complete your new Riverside home.								
	<i>Listing Courtesy of NTEX Realty, LP</i>								
	10 ● Active	*New, Active: 2/4/2024 MLS ID: 20527937							
	3525 Austin St	Single Family	3/2	1,998 sq ft	6,185	2024	2/4/2024	\$358,850	\$180
	Walking into the grand foyer you'll find yourself right at the entrance of the kitchen. The private office in the front of the home can be easily utilized as a den for reading and relaxing. Through the kitchen, you'll find the cabinets open to the dining and living rooms at the heart of the home. A corner pantry gives you plenty of storage. To the right of the dining room lies the 2-bedroom wing. These rooms offer plenty of space with the convenience of their own full bathroom. The owner's suite is nicely situated in the back corner with its own hallway to create the feel of your own private getaway. This floor plan offers one of our largest walk-in closets. convenient mud room is located off the garage.								
	<i>Listing Courtesy of NTEX Realty, LP</i>								






New Listings: 50 (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: 3/13/2024 MLS ID: 20559771</p> <p>3601 Austin St</p> <p>Single Family 3/2 1,860 sq ft 6,011 2024 3/13/2024 \$349,650 \$188</p> <p>As you walk through the foyer, to the left, the second and third bedrooms are perfectly situated for a private guest getaway. On the right, utilize the flex room for a home office, craft room or play area for young kids. This unique space offers the chance to customize your home to fit the needs of your family. Continuing through to the open kitchen, the extended countertops and island are the ideal workspace for anything from a simple family dinner to a culinary masterpiece. A walk-in pantry with two walls of storage means maximum space for all your snacks and ingredients. Situated in the back corner, the owner's suite is the epitome of space and comfort. With a door right off the family room, this bedroom gives you a lot of natural light and easy access to the outdoor covered patio. A double-sink vanity means you'll never have to share space again. Complete with a stand-up shower, tub, and walk-in closet, this space has all the amenities for ideal living.</p> <p><i>Listing Courtesy of NTEX Realty, LP</i></p>								
 <p>12 ● Active *New, Active: 3/13/2024 MLS ID: 20559822</p> <p>3603 Austin St</p> <p>Single Family 3/2 1,998 sq ft 6,185 2024 3/13/2024 \$361,300 \$181</p> <p>Walking into the grand foyer you'll find yourself right at the entrance of the kitchen. The private office in the front of the home can be easily utilized as a den for reading and relaxing. Through the kitchen, you'll find the cabinets open to the dining and living rooms at the heart of the home. A corner pantry gives you plenty of storage. To the right of the dining room lies the 2-bedroom wing. These rooms offer plenty of space with the convenience of their own full bathroom. The owner's suite is nicely situated in the back corner with its own hallway to create the feel of your own private getaway. This floor plan offers one of our largest walk-in closets. convenient mud room is located off the garage.</p> <p><i>Listing Courtesy of NTEX Realty, LP</i></p>								
 <p>13 ● Active *New, Active: 3/28/2024 MLS ID: 20573446</p> <p>3400 Columbus St</p> <p>Single Family 3/2 1,818 sq ft 8,276 2003 3/28/2024 \$339,000 \$186</p> <p>Warm and Inviting Home that just makes your SMILE!! As you arrive, you will be greeted by beautiful landscaping, a cheerful entrance, and an open concept floor plan that you will sure to be the PERFECT Home Sweet Home for your family! Boasting its large living area with a corner fireplace * breakfast area * chef's kitchen with granite, undermount sink, newer fixtures, island and breakfast bar, walk in pantry, sky light and newer appliances * large ensuite with garden tub, separate shower, dual sinks, and large walk in closet * custom paint and accent wooden plank walls * windows have been replaced for efficiency* oversized garage with workbench * nice size backyard with tiered landscape, covered private patio area for entertaining, storage building, and more!</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>								
 <p>14 ● Active *New, Active: 3/5/2024 MLS ID: 20549214</p> <p>1401 N Clements St</p> <p>Single Family 3/2 1,706 sq ft 13,590 2024 3/5/2024 \$341,200 \$200</p> <p>NEW CONSTRUCTION!! Estimated completion April 2024. This stunning home is on an oversized lot in beautiful Gainesville. Open floor plan, 3 Bedrooms, 2 Baths, 1 Large Living Area with a Lot of Windows. 42-Inch Upper Cabinets in the Kitchen. Double Vanity and Large Walk-In Shower in Master Bath. 30-Year Shingles. Foam Encapsulated Insulation - Very Energy Efficient!! Maverick Warranty - One Year Workmanship and Materials Warranty, Two Year Systems Warranty & Ten Year Major Structural Defect Warranty!!</p> <p><i>Listing Courtesy of BHHS Premier Properties</i></p>								





New Listings: 50 (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: 20544321</i> 904 Vintage Ave</p>	Single Family	3/2	1,901 sq ft	6,534	2017	2/26/2024	\$334,500	\$176
<p>Spring Into This Beautiful Riverside Home In The Very Popular Vintage Square Development Offering a Fabulous Neighborhood Pool and Pool House without the Upkeep! This Beautiful 3 bedroom 2 Bath with Bonus Room For Office or Playroom on Oversized Corner Lot with An Amazing Floorplan Has an Open Concept In A Entertainer's Delight That Flows From The Front to The Back of Home with Wood Beams, Tile Flooring in Main Areas and Carpet In Bedrooms. The Kitchen Has Tons of Cabinet Space, Granite Countertops, Walk-in Pantry, Built-In Microwave and a Large Island. The Dining Area Features a Full Window Seat That Doubles as Extra Storage. Covered Porches on Front and Back of Home and the Back Patio with Large Fenced Backyard. Don't Miss the Opportunity to Check This One Out! It Won't Last Long! Option To Assume VA Loan at 3.25% Currently with Servbank -Call Me For Details</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>								
 <p>16 ● Active *New, Active: 3/8/2024 <i>MLS ID: 20552707</i> 2170 County Road 218</p>	Single Family	3/3	1,536 sq ft	435,600	2022	3/8/2024	\$950,000	\$618
<p>Ranch Property with Two Homes on 10 Ac. in Gainesville, TX, This exceptional property offers 10 acres of land, meticulously fenced and crossed fenced, perfect for your livestock and horses. The main residence boasts a spacious 3 bedroom, 2 bathroom home, featuring a comfortable living space, a well-appointed kitchen & cozy dining area. The master suite offers a relaxing oasis with its private bath and ample closet space. The second home on the property offers 2 bedrooms and 1 bathroom, ideal for guests. The property includes a barn with stalls, a hay barn, and an implement barn, ensuring that your animals are well-cared for. Enjoy the outdoors in your own backyard oasis, complete with an inground pool and outdoor living space perfect for entertaining family and friends. Additional amenities include a catch pen, cattle guard, and a 3 car carport for your vehicles. Don't miss your opportunity to own this fabulous property. Schedule your private showing today. Buyer to verify sq. ft. and schools.</p> <p><i>Listing Courtesy of Ebby Halliday, REALTORS</i></p>								
 <p>17 ● Active *New, Active: 1/12/2024 <i>MLS ID: 20509660</i> 800 N Clements St</p>	Single Family	3/2	1,322 sq ft	9,365	1940	1/12/2024	\$285,000	\$216
<p>Price Improvement!! Come take a look! All of the updating has been done on this charming vintage home in the heart of Gainesville. Spacious open floorplan, beautiful electric fireplace, granite countertops, stainless steel appliances, island cook-top, double ovens, built in desk, Craftsman framed windows throughout, custom cabinets, huge fenced backyard, oversized garage with built in cabinets and so much more! Enjoy your morning coffee on the covered front porch or back covered patio. Primary bedroom separated from other bedrooms. Luxury vinyl and ceramic tile floors in common areas. Recently installed HVAC system. Don't let this one get away!</p> <p><i>Listing Courtesy of Top 10 Realty</i></p>								
 <p>18 ● Active *New, Active: 2/17/2024 <i>MLS ID: 20537175</i> 14 Scotsmeadow St</p>	Single Family	3/3	2,289 sq ft	17,685	1973	2/17/2024	\$355,000	\$155
<p>Step into comfort and convenience with this inviting 2,289 sq ft single-family home. Cozy up by the wood-burning fireplace in the expansive living room, freshly painted for a modern touch. Meals become celebrations in the formal dining room, while casual mornings unfold in the breakfast nook. Major updates are done - brand new roof (Dec 2023), energy-efficient HVAC system with air purifier, and new insulation (2021). One of the two water heaters is still under warranty. 3 bedrooms with deep closets, a separate laundry room, and a bonus room for a home office, playroom, or guest room. Private fenced backyard, upgraded back privacy panels, covered patio, shed for storage, French drains, and triple-paneled windows for energy savings. Located in a quiet cul-de-sac steps away from Gainesville Junior High School, near the Historical Homes District, and vibrant Historic Downtown. Bonus Features: Modern kitchen appliances (within 4 years), Double car garage, Not in flood zone.</p> <p><i>Listing Courtesy of Real Estate Shoppe TX, LLC</i></p>								





New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.	
	19 ● Active • <i>New, Active: 3/12/2024</i> <i>MLS ID: 20559293</i>	Single Family	5/4	3,388 sq ft	17,598	2024	3/12/2024	\$779,000	\$230
<p>1308 Nortman Dr</p> <p>Introducing a stunning custom home showcasing a versatile floor plan designed for modern living. The 5 bedroom, 3.5 bath residence boasts a stunning kitchen, perfect for culinary enthusiasts. The expansive living area features a cozy fireplace and built-in shelving, creating an inviting ambiance for relaxation and entertainment. Other features include a primary luxury suite, upstairs game room with guest suite and bath, split bedroom arrangement, elegant wood flooring, designer fixtures, oversized side entry garage, sprawling driveway, retractable vacuum sys, sprinkler sys and more. Step outside to discover a covered patio overlooking the vast privacy-fenced backyard, complete with provisions for gas, electricity, and water, ideal for creating additional amenities such as a workshop, guest quarters, or a refreshing swimming pool oasis. Experience the epitome of luxury living in this meticulously crafted abode, where every detail has been thoughtfully curated to elevate your lifestyle.</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>									
	20 ● Active • <i>New, Active: 3/21/2024</i> <i>MLS ID: 20561230</i>	Single Family	3/2	1,437 sq ft	8,407	2022	3/21/2024	\$299,900	\$209
<p>115 Mustang Dr</p> <p>Beautiful, less than 2 year old construction in Bailey Ranch Estates. Home shows like a model home and in immaculate condition. Ultra homes, Sun floor plan, elevation B with 3 bedrooms, 2 bathrooms and 2 car garage plus a pocket study. Upgrades include rectangle sinks in bathrooms, raised vanities in bathrooms, wifi thermostat and blinds throughout the home. Kitchen has gorgeous stainless steel appliances, granite counter and large island. Home has a covered porch is front and back of the house. See attached documents in the transaction desk to see builder warranty information, utility information and home details. Centrally located close to highway 35.</p> <p><i>Listing Courtesy of Keller Williams Central</i></p>									
	21 ● Active • <i>New, Active: 11/22/2023</i> <i>MLS ID: 20481732</i>	Single Family	3/3	1,404 sq ft	11,525	2023	11/22/2023	\$325,990	\$232
<p>1432 Blue Bonnett Blvd</p> <p>MLS# 20481732 - Built by McClintock Homes - EST. CONST. COMPLETION May 31, 2024 ~ Last Chance for Year-End Savings with up to \$20,000 for select homes. 3 Bedroom - 2.5 Bath - 2 Car Detached Garage This home is too cute! Master bedroom is downstairs with oversized shower and walk-in closet. Kitchen with granite tops and pendant lights on island is open to Dining and Family Room. Large walk-in pantry with storage underneath stairs. Two bedrooms are upstairs with loft area overlooking the downstairs Family Room. Detached garage is oversized and includes a covered breezeway to home!!</p> <p><i>Listing Courtesy of HomesUSA.com</i></p>									
	22 ● Active • <i>New, Active: 1/30/2024</i> <i>MLS ID: 20523581</i>	Single Family	3/3	1,328 sq ft	9,060	2022	1/30/2024	\$239,900	\$181
<p>2333 Jodi Ln</p> <p>Beautiful 2 story home with open concept kitchen , living and dining . Gourmet with Granite countertops and plenty of space for entertaining . 3 bedroom 2 full baths with half bath downstairs. Spacious master suite with spacious closet and private bath. Laundry room upstairs . This is a must see . Make this home yours today</p> <p><i>Listing Courtesy of Beem Realty, LLC</i></p>									
	23 ● Active • <i>New, Active: 11/21/2023</i> <i>MLS ID: 20481573</i>	Single Family	3/3	2,309 sq ft	10,301	2023	11/21/2023	\$424,990	\$184
<p>1355 Orange Blossom Ct</p> <p>MLS# 20481573 - Built by McClintock Homes - EST. CONST. COMPLETION May 31, 2024 ~ Last Chance for Year-End Savings with up to \$20,000 for select homes. New custom home of 2,309 square feet on cul-de-sac, treed, .25 acre lot. This beauty is 3 bedroom, 2.5 baths with a gameroom, separate bonus room, and 2 car garage. This custom plan is completely open with gracious views of the backyard. The Master Suite includes tray ceiling, dual vanities, large shower, linen closet and a walk-in closet. Upstairs are two bedrooms, one full bath, open game room and an incredible bonus room!!!!</p> <p><i>Listing Courtesy of HomesUSA.com</i></p>									





New Listings: 50 (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>24 ● Active *New, Active: 11/21/2023 <i>MLS ID: 20481591</i></p> <p>1356 Orange Blossom Ct</p> <p>MLS# 20481591 - Built by McClintock Homes - EST. CONST. COMPLETION May 31, 2024 ~ Last Chance for Year-End Savings with up to \$20,000 for select homes. Classic custom home on cul-de-sac homesite with trees and is .55 acre! 2,266 square feet 3 bedroom, 2.5 baths, loft and 2 car garage This home gives a nod to a traditional, historic home complete with turret and details galore! A kitchen with walk-in pantry opens to the dining and family room. The Master Suite enjoys a large bedroom with 2 walk-in closets, split vanities, and oversized shower. Upstairs are 2 bedrooms with walk-in closets, 1 full bath, a loft and a storage closet!!!</p> <p><i>Listing Courtesy of HomesUSA.com</i></p>	Single Family	3/3	2,266 sq ft	24,171	2023	11/21/2023	\$431,990	\$191
 <p>25 ● Active *New, Active: 11/26/2023 <i>MLS ID: 20482990</i></p> <p>712 Stone Ridge Dr</p> <p>Step inside this well-made, well-maintained home and feel the spaciousness of the open floor plan. The interior features new carpet and the master bedroom split from the other two bedrooms. Also, there is a large office that would be great for a fourth bedroom. Sitting on approximately 1 elegantly landscaped acre allows a little breathing room from the neighbors. Located in a quiet subdivision this home provides a warm welcome every time you pull up to it. Buyer and-or Buyer's Agent to verify any and all information provided by Seller and-or Seller's agent.</p> <p><i>Listing Courtesy of Ritchey Real Estate Group</i></p>	Single Family	3/3	2,241 sq ft	43,560	2015	11/26/2023	\$465,000	\$207
 <p>26 ● Active *New, Active: 3/8/2024 <i>MLS ID: 20551469</i></p> <p>2330 Hockley Creek Rd</p> <p>Your chance for serenity is here, on this stunning, spacious 3256 sqft home on 7 acres in the rolling hills of Cooke County, just an 1 north of DFW, complete with large pull-through workshop, & separate 1244 sqft, 2 BR guest home with garage. Enjoy the tranquility of breathtaking vistas, lush valleys, & shimmering ponds, shopping, wineries & restaurants still close enough to enjoy. This home is made for hospitality & entertaining. Prepare a meal in the kitchen's updated appliances & quartz countertops. Don't forget to pop the popcorn to take upstairs to the massive media room, decked out with a 131" screen, HD projector, & surround speakers. Want to take the fun outside? The only thing that can rival the absolutely spectacular views from the 2nd story windows is the crown jewel of this property - the glistening, heated in-ground pool, hot tub, & full outdoor kitchen, outdoor shower, full 220 RV hookup, & gorgeous landscaping. This property is truly something you have to see to believe.</p> <p><i>Listing Courtesy of eXp Realty LLC</i></p>	Single Family	6/5	4,497 sq ft	304,920	2006	3/8/2024	\$1,199,000	\$267
 <p>27 ● Active *New, Active: 3/9/2024 <i>MLS ID: 20541844</i></p> <p>708 Stone Ridge Dr</p> <p>Do not miss your opportunity to own this amazing property with all the upgrades! The 3 bed 3 bath home is located on 1 acre & features a large office, wood burning fireplace, convection microwave, wall oven, electric cooktop, granite countertops, eat-in kitchen, walk-in pantry, separate utility room with mud bench, security system with cameras, large primary bath with walk-in shower & soaking tub! Each bedroom has a full ensuite bath, large walk-in closets & can accommodate king size beds! Let's not forget about the SAFE ROOM that doubles as a second walk-in closet for the Primary bedroom. The backyard features a stunning pool with tanning ledge, privacy fence, wood burning fire pit, covered patio & space for grilling. The extra large garage fits 2 vehicles, a 4wheeler, riding mower, push mower, refrigerator, deep freeze, work bench AND storage shelving at the same time! The home also has spray-foam insulation for max energy efficiency & easy access into attic. Schedule a showing today</p> <p><i>Listing Courtesy of Post Oak Realty- West</i></p>	Single Family	3/3	2,384 sq ft	43,560	2017	3/9/2024	\$525,000	\$220






New Listings: 50 (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>28 ● Active *New, Active: 10/17/2023 <i>MLS ID: 20456749</i></p> <p>9390 Fm 678</p> <p>Single Family 3/2 2,064 sq ft 87,120 2010 10/17/2023 \$599,000 \$290</p> <p>Lugamo Ranch, located in the Heart of North Texas Horse Country, offers a one of a kind turnkey equine setup on small acreage. This 3 bed, 2 bath brick home has an easy layout, with brand new renovations throughout, gives it a perfect, cozy welcoming feel. The huge wraparound porch is perfect for entertaining guests, or enjoying the outdoors no matter the weather. The second living space on Lugamo Ranch, is located in the stall barn and offers a 2 bed, 2 bath home, with updates throughout, large bedrooms, kitchen and a spacious living area. Enjoy your morning coffee in privacy from your own balcony on the 2nd floor! Inside the custom, climate controlled, barn there are 8 oversized stalls, auto waters, hot and cold wash rack, tack area and storage area. No more slinkies and blankets in the wintertime! This barn is HEATED!! Outside there is a large 3 bay shop for shavings, feed, equipment, and more. The 3 large pipe traps are all equipped with run in shelters and water taps. Must See!</p> <p><i>Listing Courtesy of Jake Link Properties, LLC</i></p>								
 <p>29 ● Active *New, Active: 11/29/2023 <i>MLS ID: 20485531</i></p> <p>312 Candlewood Cir</p> <p>Single Family 4/2 2,040 sq ft 8,886 2022 11/29/2023 \$270,000 \$132</p> <p>Step into comfort and contemporary living with this 4-bedroom, 2-bathroom home boasting a sleek design and thoughtful layout. Built in 2022, this residence is a perfect blend of style, functionality, and modern amenities. Enjoy the flexibility of two distinct living spaces for entertainment and relaxation. Seamless flow between the kitchen, dining, and living areas, creates an inviting and spacious atmosphere. The open floorplan and dual living areas make it easy to host gatherings and create lasting memories with friends and loved ones. The kitchen with contemporary appliances, ample counter space, and a convenient island also features a large walk-in pantry. Large primary suite opens onto a private ensuite bath complete with walk-in closet, shower, and soaking tub. The split-bedroom arrangement lends privacy and separation of the primary suite from the three secondary bedrooms and second living area.</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>								
 <p>30 ● Active *New, Active: 3/28/2024 <i>MLS ID: 20573077</i></p> <p>2138 County Road 366</p> <p>Single Family 5/4 6,108 sq ft 217,800 2002 3/28/2024 \$749,000 \$123</p> <p>***UP TO 8-10 ADDITIONAL ACRES behind the house are available for purchase if more land is desired. Welcome to this stunning 2-story farmhouse nestled on 5 picturesque acres, offering a serene retreat from the hustle and bustle of city life. Boasting a spacious wrap-around porch, extending 10 feet deep, this charming home invites you to relax and take in the scenic beauty of the surrounding landscape. With 5 bedrooms and 4 bathrooms, including a large master suite, there's ample space for comfortable living. The open floor plan, spanning over 6,000 sqft, provides an ideal setting for both entertaining and everyday living. Enjoy the convenience of a sizable in-ground pool, perfect for refreshing dips on hot summer days. Also Benefit from the Era schools and enjoy low taxes. Don't miss out on the opportunity to own this dream farmhouse with endless possibilities for creating cherished memories.</p> <p><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p>								
 <p>31 ● Active *New, Active: 1/22/2024 <i>MLS ID: 20517776</i></p> <p>609 Fm 1306</p> <p>Single Family 5/8 9,077 sq ft 479,595 2001 1/22/2024 \$2,400,000 \$264</p> <p>Now is your opportunity to own this elegant 3-story Georgian style home on the hill! Drive through electric security gate to long tree-lined driveway leaving all your worries behind. Imagine parties where guests are greeted by exquisite fountain in the circle dr, grand staircase, elegant dining rm, game rm w bar for entertaining guest. Each bdrm has private bath & each floor offers it's own living room! Custom features in this home are a must-see, like the kitchen granite, and hand-carved staircase & accents, elevator, wine cellar-safe rm basement, 4 car garage, 24 by 32 workshop! This 9k square ft home wraps around resort-style private backyard with pool. Summer parties are made easy w a pool house, full kitchen & bar. The stocked 1 acre pond w dock is just steps away where you can watch the sunset & catch fish w friends or grandchildren. Just minutes to I-35, 12 miles to Winstar. This property would make an excellent AirBNB or Wedding Venue. Welcome to your new private retreat!</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>								






New Listings: 50 (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>32 ● Active • <i>New, Active: 3/21/2024</i> <i>MLS ID: 20564666</i> 1418 Truelove St</p>	Single Family	3/2	1,329 sq ft	13,939	2020	3/21/2024	\$254,900	\$192
<p>Charming 3 bedroom, 2 bathroom home on a large lot in heart of Gainesville. With great curb appeal and 1 car garage this home offers a beautiful front elevation with a large front porch to enjoy evenings on. Open floor plan with room for everybody. The living room opens up to the kitchen that has a tall eat in bar and dining room. All LG appliances stay with the home, including the refrigerator! Granite countertops throughout with natural lighting in all rooms. Fenced in backyard with 16x16 wood deck to entertain and soak in the outdoors. Com</p> <p><i>Listing Courtesy of TruHome Real Estate</i></p>								
 <p>33 ● Active • <i>New, Active: 2/9/2024</i> <i>MLS ID: 20527695</i> 1805 Vallana Dr</p>	Single Family	4/2	1,859 sq ft	5,488	2017	2/9/2024	\$305,000	\$164
<p>Come check out this spacious home located in the highly desirable Vintage Square Subdivision. As you walk through, take time to enjoy the abundance of natural light, open floorplan with high ceilings and large windows throughout. The kitchen is the heart of the home and a cook's delight that includes a large island, and a breakfast bar overlooking the family room. Enjoy curling up next to the wood burning fireplace in the second living area. Both living areas can have multifunctional uses. The back covered patio is perfect for entertaining guests while the close community pool provides endless summer fun! Schedule your showing today.</p> <p><i>Listing Courtesy of Texas Premier Realty</i></p>								
 <p>34 ● Active • <i>New, Active: 3/2/2024</i> <i>MLS ID: 20550570</i> 603 N Weaver St</p>	Single Family	3/2	1,259 sq ft	13,285	1948	3/2/2024	\$260,000	\$207
<p>Location! Location! Step into this beautiful fully renovated home. Situated within walking distance to California St, City Downtown and easy access to major highways I 35 and US 82. This single-story home offers a great layout, brand-new windows, recessed lighting, and a decorative electric fireplace in the living room. The kitchen offers white cabinets, a welcoming island, quartz countertops, and stainless-steel appliances including stove, microwave, dishwasher, and a full-size French door fridge. The bedrooms are generously sized, with plenty of windows to let in sunlight and provide a sense of spaciousness, plus a vast backyard that boasts a beautiful deck for family entertainment will make this an amazing option to make a place called home. With a detached garage for one car and extra parking space in the driveway, parking is not a problem. Schedule your showing today!</p> <p><i>Listing Courtesy of Ready Real Estate LLC</i></p>								
 <p>35 ● Active • <i>New, Active: 3/21/2024</i> <i>MLS ID: 20567426</i> 1212 Belmont St</p>	Single Family	3/2	1,578 sq ft	10,890	1950	3/21/2024	\$179,500	\$114
<p>Charming 3 bedroom 1.5 bath home in desirable subdivision. Some of the notable features include relatively new plumbing, water heater, Class 4 composition roof with architectural shingles, some hardwood flooring, and a large fenced backyard. The concrete pad outside of the back door is a great start to having an awesome covered patio! This house does need some work on the inside. Buyer and-or Buyer's agent to verify any and all information provided by Seller and-or Seller's agent.</p> <p><i>Listing Courtesy of Ritchey Real Estate Group</i></p>								





New Listings: 50 (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>36 ● Active • <i>New, Active: 1/10/2024</i> <i>MLS ID: 20509651</i></p> <p>3102 Briarcliff Cir</p>	Single Family	3/2	2,565 sq ft	44,866	2003	1/10/2024	\$585,000	\$228
<p>Welcome to your new haven! This captivating 3-bedroom, 2-bathroom residence is a perfect blend of comfort, style, and thoughtful upgrades. Set on a sprawling 1-acre lot, this home offers both spacious interiors and a serene outdoor escape. Experience the luxury of space with generously proportioned rooms throughout the home. Whether it's the inviting living area or the cozy bedrooms, every corner exudes comfort. Gather around the warmth and ambiance of the brand-new fireplace installed in 2023, a focal point that adds a touch of elegance and coziness to the living space. Enjoy abundant natural light and energy efficiency with windows installed in 2023 that not only enhance the aesthetics but also contribute to a bright and cheerful atmosphere. Custom electric shades in the living room were also installed in 2023. The property offers a vast outdoor space, providing endless possibilities for outdoor activities, gardening, or simply enjoying the tranquility of your own private retreat.</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>								
 <p>37 ● Active • <i>New, Active: 11/14/2023</i> <i>MLS ID: 20476313</i></p> <p>1403 E Broadway St</p>	Single Family	3/2	1,933 sq ft	16,291	1950	11/14/2023	\$180,000	\$93
<p>Step into this 1950s timeless classic. This spacious house offers 3 bedrooms, and 2 full baths, an ideal blend of privacy and practicality. A standout feature is the detached 4-car garage, a rare find that caters to car enthusiasts and provides versatile space for hobbies. Boasting 1,933 sq ft, the home's layout is thoughtfully designed for seamless living, complemented by abundant natural light through large windows. The property is equipped with automatic sprinklers, ensuring a well-maintained exterior. This is a unique opportunity to own a piece of history.</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>38 ● Active • <i>New, Active: 4/2/2024</i> <i>MLS ID: 20578543</i></p> <p>1867 Chaparral Dr</p>	Single Family	3/2	1,900 sq ft	17,598	1976	4/2/2024	\$329,500	\$173
<p>Calling all Lovers of birds, flowers & outdoor living. Escape to your own secluded paradise with this charming cabin nestled amidst the whispering, towering trees, offering you the tranquility & serenity you've been yearning for. Secluded hideaway on beautiful Moss Lake. Own your own lake house nestled in the trees and tucked away from everyone. Enjoy your private deck surrounded by trees, with the beautiful blue skies above, or the sun glistening thru. Large deck for entertaining or relaxing quietly in the early morning or evening. Enjoy all the perks of lakeside living without the waterfront price tag. Home recently updated with granite, tile & laminate floors, new fixtures, & more!!! Air conditioning replaced in 2010. Roof Replaced 2023. Minutes from boat ramp! Whether you're seeking a weekend getaway, a peaceful retreat, or a cozy year-round residence, this lakeside cabin is for you. Live in the woods & awake happy!</p> <p><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p>								
 <p>39 ● Active • <i>New, Active: 3/27/2024</i> <i>MLS ID: 20572456</i></p> <p>902 N Commerce St</p>	Single Family	4/2	1,639 sq ft	9,583	1940	3/27/2024	\$279,999	\$171
<p>Completely Remodeled Home with an open floor plan that's incredibly spacious and fully renovated with 4 bedrooms and 2 full baths. Ready to move in home with fresh paint. New roof, foundation, luxury vinyl flooring, carpet, doors, kitchen cabinets, HVAC, water heater, stainless-steel appliances, light fixtures, electric, plumbing, and windows. Schedule a showing to see this gem today!</p> <p><i>Listing Courtesy of Mersal Realty</i></p>								
 <p>40 ● Active • <i>New, Active: 1/25/2024</i> <i>MLS ID: 20520636</i></p> <p>991 County Road 260</p>	Single Family	3/2	1,400 sq ft	52,707	1999	1/25/2024	\$325,000	\$232
<p>What a charming ranch style home! This home has been updated to include in 2017 the AC, 2020 a new roof, Hot on demand water heater was added in 2023 and a Septic Pump. The kitchen is spacious and features Quartz counter tops. All of this and it sits quietly on 1.21 acres. The back yard is crossed fenced and has a barn. Bring your animals and enjoy the beautiful country setting.</p> <p><i>Listing Courtesy of Tanda Stringfellow Broker</i></p>								


New Listings: 50 (cont.)

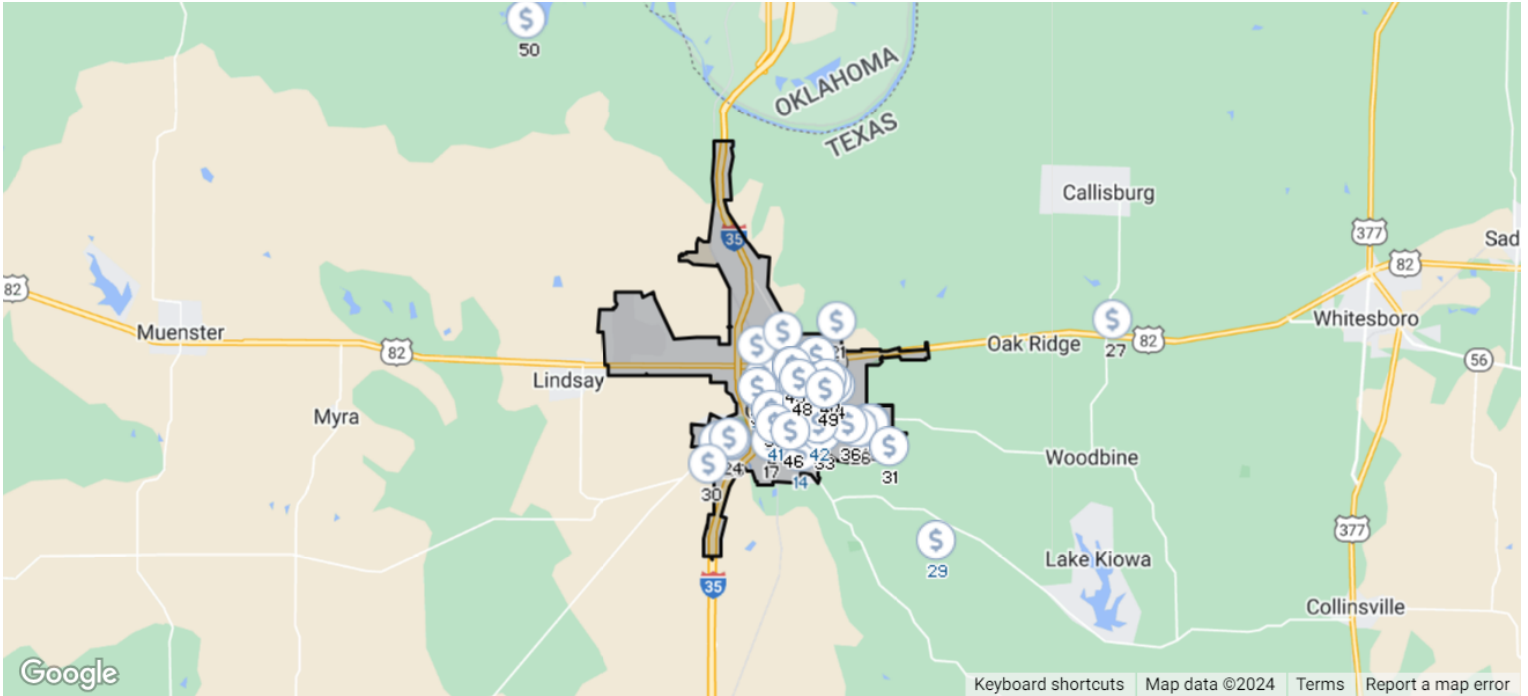
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>41 ● Active *New, Active: 1/11/2024 MLS ID: 20510522</p> <p>302 S Denton St</p> <p>BEAUTIFULLY REMODELED RANCH STYLE HOME IN THE DESIRABLE HISTORIC DISTRICT. LOCATED ON A CORNER LOT APPROX. .34 ACRES IN SIZE LARGE MATURE TREES AND A FENCED BACK YARD. NEW FLOORING THROUGHOUT WITH ORIGINAL HARDWOOD FLOORS IN THE THREE BEDROOMS. BOTH BATHROOMS HAVE BEEN FULLY REMODELED WITH A CUSTOM SHOWER IN THE MASTER.. LARGE OPEN CONCEPT MAKING IT GREAT FOR ENTERTAINING . THE KITCHEN HAS QUARTZ COUNTERS AND STAINLESS APPLIANCES. SPACIOUS LAUNDRY ROOM WITH EXTRA STORAGE CLOSETS. THE BACKYARD FEATURES A 400 SQ. FT. OUTBUILDING THAT IS FULLY FINISHED WITH ELECTRIC, HEAT AND AC PERFECT FOR AN OFFICE, EXERCISE SPACE OR A CRAFT ROOM - THE OPTIONS ARE ENDLESS. THE HOUSE ALSO FEATURES A GORGEOUS SUNROOM WITH VAULTED PINE CEILINGS. NEW CEILING FANS, MODERN LIGHT FIXTURES, FRESHLY PAINTED AND NEW WINDOWS.DON'T MISS YOUR OPPORTUNITY TO LIVE IN THIS BEAUTIFUL NEIGHBORHOOD. * BUYER OR BUYER'S AGENT TO VERIFY ALL INFORMATION*</p> <p><i>Listing Courtesy of Prime Properties</i></p>	Single Family	3/2	2,441 sq ft	15,015	1960	1/11/2024	\$369,000	\$151
 <p>42 ● Active *New, Active: 4/1/2024 MLS ID: 20575947</p> <p>1708 Floral Dr</p> <p>Great opportunity to get into a 3 bedroom 1.5 bath home in an established neighborhood. Very spacious living room. The primary bedroom has an ensuite half bath. Nice sized secondary bedrooms. The backyard has a screened patio and a 30 X 25 workshop with electricity.</p> <p><i>Listing Courtesy of RE/MAX DFW Associates</i></p>	Single Family	3/2	1,224 sq ft	8,537	1974	4/1/2024	\$199,900	\$163
 <p>43 ● Active *New, Active: 3/12/2024 MLS ID: 20559296</p> <p>945 Fm 902</p> <p>Charming Farm house nestled on 2.5 acres complete with a 10x40 loafing shed, dedicated ridding area and a 22x40 shop with 240 amp and carport off the front! Home is shotgun style with one side offering open living room, kitchen, half bath and dining room. Kitchen offers newer appliances, tons of counter space and enough room for a kitchen table! Full size laundry and pantry are tucked in the back with easy access to the back door. The secondary bedrooms are of great size and are located on either side of your first full size bathroom. Just down the hall is your master suit that offers French doors, dual vanities, walk in Tile shower with separate soaking tub! Outside you have space to run and play or take the day in! Home is being sold AS IS. PLEAES SEE PRIVATE REMARKS</p> <p><i>Listing Courtesy of Scott Brown Properties Inc</i></p>	Single Family	3/3	1,911 sq ft	110,642	1976	3/12/2024	\$290,000	\$152
 <p>44 ● Active *New, Active: 1/1/2024 MLS ID: 20502567</p> <p>1404 S Grand Ave</p> <p>Charming three-bedroom, two bath home on a half-acre lot. Spacious rooms offer comfort and versatility. Features include a detached unfinished guest house, a storage building - workshop, a chicken coop for a touch of rural charm, and a dedicated garden area for green enthusiasts. Embrace the character of this older home with potential for customization.</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>	Single Family	3/2	2,082 sq ft	22,476	1937	1/1/2024	\$165,000	\$79
 <p>45 ● Active *New, Active: 1/2/2024 MLS ID: 20503423</p> <p>1430 Gribble St</p> <p>Modern, beautiful and completely remodeled home close to the heart of Gainesville! Open concept kitchen and living area that has been completely remodeled. Quartz countertops and stainless steel appliances in kitchen. Large farmhouse sink. Luxury vinyl plank throughout the home and two full bathrooms with custom tile design. Oversized backyard with multiple fruit and pecan trees. Extra room in the backyard that has been finished with electricity and can be turned into a she-shed or man-cave, at home classroom, mother in law suite, or another storage area. Location is near Gainesville historic neighborhood, California Street, and easy access to I-35.</p> <p><i>Listing Courtesy of Lugary, LLC</i></p>	Single Family	3/2	1,176 sq ft	9,583	1950	1/2/2024	\$220,000	\$187

New Listings: 50 (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>46 ● Active *New, Active: 3/20/2024 <i>MLS ID: 20548844</i></p> <p>408 Hillside Dr</p> <p>New Roof recently installed on this large 3 BR, 2 Bath, 2 car garage brick home on a very nice lot with trees in Gainesville near Downtown! This home has been a rental for a period of time and is now available as seller wants it sold as is so and priced accordingly! Home needs some work and TLC but can make a great opportunity for future rental income or a personal residence. Come check this property out today!</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>	Single Family	3/2	1,932 sq ft	9,713	1966	3/20/2024	\$239,900	\$124
 <p>47 ● Active *New, Active: 2/26/2024 <i>MLS ID: 20545895</i></p> <p>43 Lakeline Dr</p> <p>Don't miss out on the stunning views of Moss Lake from this beautiful, fully renovated lakefront home. 45 mins from DFW, this is the perfect place to call home on weekends. Main house features three spacious bedrooms and three baths, providing ample space for family and guests. A completely separate studio apartment w a loft, a full kitchen, and two sleeping areas. Step inside, and you'll be greeted by a modern design w high-quality finishes and appliances. The living room is spacious, designed for entertaining friends and family. Whether you're looking for a relaxing getaway or a place to host family events, this lakefront property has everything you need. There's ample room for parking and outdoor activities on the large lot surrounding the home. Full water, sewer, and electric capabilities for an RV mean you can invite even more guests to share in this idyllic lakeside retreat. Come see it for yourself! This property won't last long!</p> <p><i>Listing Courtesy of Real Estate Station LLC</i></p>	Single Family	4/4	2,750 sq ft	56,802	1975	2/26/2024	\$1,200,000	\$436
 <p>48 ● Active *New, Active: 3/13/2024 <i>MLS ID: 20558730</i></p> <p>1001 S Lindsay St</p> <p>Charming 3 bedroom 3 bath home with additional guest suite located in the Historical District of Gainesville. Arched entryways welcome you into the main areas of this magnificent home with hardwood flooring, updated kitchen and bath areas, as well as a fully updated separate utility room. Main bedroom suite is downstairs while the two additional rooms are on the 2nd floor. Covered back patio offers plenty of room for entertaining and family gatherings. Beautiful wooden privacy fence surrounds the entire backyard that leads to the additional guest suite that can be used as a separate living quarters, gym, office space, etc. The home also offers a small basement located in the middle of the home, a rare find! Tired of cookie cutter? Come see the historical wonders this home has to offer as this is truly a one of a kind.</p> <p><i>Listing Courtesy of Fathom Realty, LLC</i></p>	Single Family	3/3	3,343 sq ft	9,191	1936	3/13/2024	\$425,000	\$127
 <p>49 ● Active *New, Active: 2/2/2024 <i>MLS ID: 20522719</i></p> <p>2019 Maplewood Dr</p> <p>Price Improvement!!! Motivated Seller's!! Come take a look at this great home in the established Wheeler Creek Addition. 3 Bedroom, 2 bath with a 2 car garage. HVAC was replaced 2 years ago and the roof was replaced approximately 4 yrs ago. Don't miss the opportunity to live in a great house in a wonderful neighborhood. Storage shed in the backyard will convey with the property.</p> <p><i>Listing Courtesy of Tanda Stringfellow Broker</i></p>	Single Family	3/2	1,700 sq ft	10,724	1971	2/2/2024	\$285,000	\$168

New Listings: 50 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 50 ● Active • New, Active: 3/18/2024 MLS ID: 20563578 1708 Morningside Dr	Single Family	3/2	1,729 sq ft	9,748	1960	3/18/2024	\$235,000	\$136
<p>Step into the spacious living rm with large windows to bring in extra light, adorned with a cozy gas stove, perfect for gathering after a long day. In addition to its existing charm and amenities, this delightful home offers even more with the addition of French doors in the master bdrm leading out to the backyard oasis. Furthermore, the kitchen stands out as one of the home's best-selling points, boasting exceptional counterspace & cabinets, extra seating area, storage galore, & decorative build-ins. Outside, the home has a sizeable backyard, ideal for entertaining or simply enjoying the outdoors in privacy. Enclosed by a huge fence, this yard offers mature trees, providing shade and tranquility, and safety for children & pets. Additionally, a new storage building adds convenience to your outdoor space. In bedroom closet there is a SAFE ROOM - Solid core door latches & locks from inside. 4 can fit comfortably . This home has so much to offer. Must See!!</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p>								







Price Changes: 50

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>1 ● Active • Active: 5/19/2023 <i>MLS ID: 20333641</i></p> <p>942 N Commerce St</p> <p>Delightful 4 bedrooms, 2 baths Bungalow. Large bedroom size rooms, it's a must see. Large kitchen with island, separate dining room for large gatherings. Spacious laundry room, with beautiful wood plank walls and ceiling, Hallway restroom remodeled, New Insulation, Foundation has a lifetime warranty. Master bath newly remodeled, one year old Water heater, installed specifically subterranean termite bait stations for future treatment if need be. Large shipping container stays on back yard.</p> <p><i>Listing Courtesy of Real</i></p>	Single Family	4/2	1,814 sq ft	5/19/2023	\$249,999	\$222,900	4/10/2024	-10.84%
 <p>2 ● Active • Active: 6/23/2023 <i>MLS ID: 20364344</i></p> <p>1436 E Broadway St</p> <p>1883 square feet of space, 4 Bedroom, 2 Bath Home in Gainesville TX and No HOA and lots of interior space with open-concept living and dining, a modern kitchen with a large island, and a built-in cooktop. Custom 42-inch kitchen cabinets, tile backsplash, granite countertops, durable finishings, and many more upgrades. Don't have money down? You may not need it! A USDA Loan and grants may be a possibility!</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>	Single Family	4/2	1,883 sq ft	6/23/2023	\$300,000	\$250,000	3/11/2024	-16.67%
 <p>3 ● Active • New, Active: 3/6/2024 <i>MLS ID: 20547347</i></p> <p>1903 N Weaver St</p> <p>This beautiful, fully remodeled four-bedroom, two-bath home is in Gainesville, TX. The kitchen has stainless steel appliances and granite countertops. The house has a sizeable 0.34-acre yard and has been professionally refurbished. The oversized 2-car garage is 220-wired and has lots of storage. House amenities are rain gutters, foam insulation, brand new HVAC (under warranty) and plumbing, a Corner lot with 2 street entrances, a bonus upstairs office-living area, a new privacy fence, high ceilings, and hand-scraped hardwood floors. Grab it now because this will go fast!</p> <p><i>Listing Courtesy of Unistar Properties</i></p>	Single Family	4/2	2,266 sq ft	3/6/2024	\$345,000	\$332,500	3/18/2024	-3.62%





Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>4 ● Active • New, Active: 2/1/2024 MLS ID: 20522365 925 S Denton St</p>	Single Family	4/3	2,290 sq ft	2/1/2024	\$290,000	\$285,000	4/9/2024	-1.72%
<p>Welcome to this charming 4 bedroom, 2.5 bathroom brick home on historic Denton St! Back on the market with brand new luxury vinyl floors throughout the house! This corner lot property features a spacious living room with built-in shelves and wainscoting, a cozy kitchen with stainless steel electric appliances (including a refrigerator) and a breakfast bar, and a large master suite with a walk-in closet and a private bath. Enjoy the covered patio and the fenced backyard with mature trees and a storage shed. Other updates include new windows, newer HVAC, 2021 roof, and a recent privacy fence. Conveniently located close to schools, parks, and downtown Gainesville. Donât miss this opportunity to own a piece of history!</p> <p><i>Listing Courtesy of CENTURY 21 Judge Fite Co.</i></p>								
 <p>5 ● Active • New, Active: 3/14/2024 MLS ID: 20560662 3517 Austin St</p>	Single Family	4/2	2,176 sq ft	3/14/2024	\$361,400	\$364,875	3/22/2024	0.96%
<p>Welcome to the Havasu III! A clearly defined foyer and flex room gives definition to this entryway. The kitchen and dining room are one unified area giving you enough space for a large table where the entire family can gather together for a meal. An oversized living room presents the freedom for customization without compromise. With three secondary bedrooms, the possibilities to personalize are endless. The smallest room is right around the corner from the ownerâs suite, making it the ideal nursery or toddlerâs bedroom. In the center of the home lies the third bedroom and a jack-and-jill bathroom with easy access to both hallways off the dining and living space. Toward the front of the home, the fourth bedroom is a great retreat for your guests to feel they have their own space. The laundry room is right off the kitchen and has an entrance to the garage, allowing it to double as a mudroom. Check it out today!</p> <p><i>Listing Courtesy of NTEX Realty, LP</i></p>								
 <p>6 ● Active • New, Active: 3/14/2024 MLS ID: 20560688 3519 Austin St</p>	Single Family	4/4	2,858 sq ft	3/14/2024	\$427,275	\$429,750	3/22/2024	0.58%
<p>Upon entering the home from the two-car garage, youâll walk through the mudroom with a built-in storage bench and pass the walk-in pantry and separate laundry room. The gourmet kitchen includes an island with overhang for seating, extravagant storage options and lots of counter space. Past the kitchen is the open-concept dining and family room that can be laid out to meet the needs and style preferences of your family. Through a short hallway youâll find the oversized owner suite with a double-sink bathroom, garden tub, separate shower and walk-in closet. Finishing off the main floor is a powder room and a flex room toward the front of the house that can be used as a home office. The second floor opens up to a loft that would make a perfect second family room. It also includes three bedrooms, each with their own walk-in closets, two full bathrooms and an additional storage closet. Outside spaces include a welcoming front porch and large covered patio adjoining the back of the house.</p> <p><i>Listing Courtesy of NTEX Realty, LP</i></p>								
 <p>7 ● Active • New, Active: 1/15/2024 MLS ID: 20509808 3520 Austin St</p>	Single Family	3/2	1,998 sq ft	1/15/2024	\$358,825	\$359,300	3/22/2024	0.13%
<p>Walking into the grand foyer youâll find yourself right at the entrance of the kitchen. The private office in the front of the home can be easily utilized as a den for reading and relaxing. Through the kitchen, youâll find the cabinets open to the dining and living rooms at the heart of the home. A corner pantry gives you plenty of storage. To the right of the dining room lies the 2-bedroom wing. These rooms offer plenty of space with the convenience of their own full bathroom. The ownerâs suite is nicely situated in the back corner with its own hallway to create the feel of your own private getaway. This floor plan offers one of our largest walk-in closets. convenient mud room is located off the garage.</p> <p><i>Listing Courtesy of NTEX Realty, LP</i></p>								





Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	8 ● Active	*New, Active: 2/7/2024 MLS ID: 20530193						
3521 Austin St	Single Family	3/2	1,860 sq ft	2/7/2024	\$341,850	\$347,325	3/22/2024	1.6%
<p>As you walk through the foyer, to the left, the second and third bedrooms are perfectly situated for a private guest getaway. On the right, utilize the flex room for a home office, craft room or play area for young kids. This unique space offers the chance to customize your home to fit the needs of your family. Continuing through to the open kitchen, the extended countertops and island are the ideal workspace for anything from a simple family dinner to a culinary masterpiece. A walk-in pantry with two walls of storage means maximum space for all your snacks and ingredients. Situated in the back corner, the owner's suite is the epitome of space and comfort. With a door right off the family room, this bedroom gives you a lot of natural light and easy access to the outdoor covered patio. A double-sink vanity means you'll never have to share space again. Complete with a stand-up shower, tub, and walk-in closet, this space has all the amenities for ideal living.</p> <p><i>Listing Courtesy of NTEX Realty, LP</i></p>								
	9 ● Active	*New, Active: 1/15/2024 MLS ID: 20512529						
3523 Austin St	Single Family	4/2	1,656 sq ft	1/15/2024	\$331,150	\$331,500	3/22/2024	0.11%
<p>Walking through the covered doorway, you will feel right at home. A quick left turn from the foyer leads to the owner's suite which includes a spacious owner's bedroom, bathroom with double vanities and walk-in closet. This is the first of four total bedrooms in the plan. The other three sit in the back right corner of the home, opening to a private hallway off the main gathering space. The heart of this single-story home lies in the open gathering space that starts with the kitchen and flows into the dining and great rooms. An oversized island makes the Basswood perfect for entertaining a crowd or controlling the chaos with a view all the way to the back of the room and small back patio from anywhere in the home. A walk-in pantry adds convenience with extra space and storage to keep you organized as well. Choose from three distinct elevations to complete your new Riverside home.</p> <p><i>Listing Courtesy of NTEX Realty, LP</i></p>								
	10 ● Active	*New, Active: 2/4/2024 MLS ID: 20527937						
3525 Austin St	Single Family	3/2	1,998 sq ft	2/4/2024	\$358,375	\$358,850	3/22/2024	0.13%
<p>Walking into the grand foyer you'll find yourself right at the entrance of the kitchen. The private office in the front of the home can be easily utilized as a den for reading and relaxing. Through the kitchen, you'll find the cabinets open to the dining and living rooms at the heart of the home. A corner pantry gives you plenty of storage. To the right of the dining room lies the 2-bedroom wing. These rooms offer plenty of space with the convenience of their own full bathroom. The owner's suite is nicely situated in the back corner with its own hallway to create the feel of your own private getaway. This floor plan offers one of our largest walk-in closets. convenient mud room is located off the garage.</p> <p><i>Listing Courtesy of NTEX Realty, LP</i></p>								
	11 ● Active	*New, Active: 3/13/2024 MLS ID: 20559771						
3601 Austin St	Single Family	3/2	1,860 sq ft	3/13/2024	\$344,175	\$349,650	3/22/2024	1.59%
<p>As you walk through the foyer, to the left, the second and third bedrooms are perfectly situated for a private guest getaway. On the right, utilize the flex room for a home office, craft room or play area for young kids. This unique space offers the chance to customize your home to fit the needs of your family. Continuing through to the open kitchen, the extended countertops and island are the ideal workspace for anything from a simple family dinner to a culinary masterpiece. A walk-in pantry with two walls of storage means maximum space for all your snacks and ingredients. Situated in the back corner, the owner's suite is the epitome of space and comfort. With a door right off the family room, this bedroom gives you a lot of natural light and easy access to the outdoor covered patio. A double-sink vanity means you'll never have to share space again. Complete with a stand-up shower, tub, and walk-in closet, this space has all the amenities for ideal living.</p> <p><i>Listing Courtesy of NTEX Realty, LP</i></p>								






Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	12 ● Active *New, Active: 3/13/2024	MLS ID: 20559822						
3603 Austin St	Single Family	3/2	1,998 sq ft	3/13/2024	\$360,825	\$361,300	3/22/2024	0.13%
<p>Walking into the grand foyer you'll find yourself right at the entrance of the kitchen. The private office in the front of the home can be easily utilized as a den for reading and relaxing. Through the kitchen, you'll find the cabinets open to the dining and living rooms at the heart of the home. A corner pantry gives you plenty of storage. To the right of the dining room lies the 2-bedroom wing. These rooms offer plenty of space with the convenience of their own full bathroom. The owner's suite is nicely situated in the back corner with its own hallway to create the feel of your own private getaway. This floor plan offers one of our largest walk-in closets. convenient mud room is located off the garage.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p>								
	13 ● Active *New, Active: 3/28/2024	MLS ID: 20573446						
3400 Columbus St	Single Family	3/2	1,818 sq ft	3/28/2024	\$348,000	\$339,000	4/7/2024	-2.59%
<p>Warm and Inviting Home that just makes your SMILE!! As you arrive, you will be greeted by beautiful landscaping, a cheerful entrance, and an open concept floor plan that you will sure to be the PERFECT Home Sweet Home for your family! Boasting its large living area with a corner fireplace * breakfast area * chef's kitchen with granite, undermount sink, newer fixtures, island and breakfast bar, walk in pantry, sky light and newer appliances * large ensuite with garden tub, separate shower, dual sinks, and large walk in closet * custom paint and accent wooden plank walls * windows have been replaced for efficiency* oversized garage with workbench * nice size backyard with tiered landscape, covered private patio area for entertaining, storage building, and more!</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>								
	14 ● Pending *Pending as of 4/8/2024	MLS ID: 20374254						
1401 Anthony St	Single Family	4/3	1,700 sq ft	7/6/2023	\$348,000	\$315,000	3/28/2024	-9.48%
<p>New Built On The Outskirts of Town! Huge Lot with Beautiful Mature Trees, 4 Bedroom, 2 and Half Bath Home and Office with All The Upgraded Finishes. Amazing Floorplan, Spacious and Open Kitchen and Living Area, Two Car Garage, Covered Front and Back Patios, Laminate Wood Flooring, Granite Countertops, Designer Tile Flooring In Bathrooms, Nice Size Closets Throughout, Updated Pictures Will Be Posted as Home Is Closer To Completion. Take A Look Today Before Its Gone!</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>								
	15 ● Active *New, Active: 2/26/2024	MLS ID: 20544321						
904 Vintage Ave	Single Family	3/2	1,901 sq ft	2/26/2024	\$345,000	\$334,500	3/8/2024	-3.04%
<p>Spring Into This Beautiful Riverside Home In The Very Popular Vintage Square Development Offering a Fabulous Neighborhood Pool and Pool House without the Upkeep! This Beautiful 3 bedroom 2 Bath with Bonus Room For Office or Playroom on Oversized Corner Lot with An Amazing Floorplan Has an Open Concept In A Entertainer's Delight That Flows From The Front to The Back of Home with Wood Beams, Tile Flooring in Main Areas and Carpet In Bedrooms. The Kitchen Has Tons of Cabinet Space, Granite Countertops, Walk-in Pantry, Built-In Microwave and a Large Island. The Dining Area Features a Full Window Seat That Doubles as Extra Storage. Covered Porches on Front and Back of Home and the Back Patio with Large Fenced Backyard. Don't Miss the Opportunity to Check This One Out! It Won't Last Long! Option To Assume VA Loan at 3.25% Currently with Servbank -Call Me For Details</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>								





Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	16 ● Active *New, Active: 1/12/2024	MLS ID: 20509660						
800 N Clements St	Single Family	3/2	1,322 sq ft	1/12/2024	\$295,000	\$285,000	4/8/2024	-3.39%
<p>Price Improvement!! Come take a look! All of the updating has been done on this charming vintage home in the heart of Gainesville. Spacious open floorplan, beautiful electric fireplace, granite countertops, stainless steel appliances, island cook-top, double ovens, built in desk, Craftsman framed windows throughout, custom cabinets, huge fenced backyard, oversized garage with built in cabinets and so much more! Enjoy your morning coffee on the covered front porch or back covered patio. Primary bedroom separated from other bedrooms. Luxury vinyl and ceramic tile floors in common areas. Recently installed HVAC system. Don't let this one get away!</p> <p style="text-align: right;"><i>Listing Courtesy of Top 10 Realty</i></p>								
	17 ● Active *New, Active: 2/17/2024	MLS ID: 20537175						
14 Scotsmeadow St	Single Family	3/3	2,289 sq ft	2/17/2024	\$361,500	\$355,000	3/25/2024	-1.8%
<p>Step into comfort and convenience with this inviting 2,289 sq ft single-family home. Cozy up by the wood-burning fireplace in the expansive living room, freshly painted for a modern touch. Meals become celebrations in the formal dining room, while casual mornings unfold in the breakfast nook. Major updates are done - brand new roof (Dec 2023), energy-efficient HVAC system with air purifier, and new insulation (2021). One of the two water heaters is still under warranty. 3 bedrooms with deep closets, a separate laundry room, and a bonus room for a home office, playroom, or guest room. Private fenced backyard, upgraded back privacy panels, covered patio, shed for storage, French drains, and triple-paneled windows for energy savings. Located in a quiet cul-de-sac steps away from Gainesville Junior High School, near the Historical Homes District, and vibrant Historic Downtown. Bonus Features: Modern kitchen appliances (within 4 years), Double car garage, Not in flood zone.</p> <p style="text-align: right;"><i>Listing Courtesy of Real Estate Shoppe TX, LLC</i></p>								
	18 ● Active *Active: 8/17/2023	MLS ID: 20410393						
324 N Clements St	Single Family	3/3	1,954 sq ft	8/17/2023	\$329,900	\$299,900	2/23/2024	-9.09%
<p>This new single-story home features a simple layout that offers comfort and privacy. There are three bedrooms, 3 bath with great spacing for privacy, walk-in closet in master room, The open concept main living area is composed of a comfortable family room, a modern kitchen with countertop granite, Perfect for your family reunions. Detached Garage in the back, long Driveway for plenty of off- street parking, Seller will provide the New Available Survey, Seller will also provide new appliances stove, microwave and refrigerator. All information provided is reliable but not guaranteed. Buyer and or BA to independently verify all information.</p> <p style="text-align: right;"><i>Listing Courtesy of BlueMark, LLC</i></p>								
	19 ● Active *New, Active: 3/21/2024	MLS ID: 20561230						
115 Mustang Dr	Single Family	3/2	1,437 sq ft	3/21/2024	\$304,500	\$299,900	4/5/2024	-1.51%
<p>Beautiful, less than 2 year old construction in Bailey Ranch Estates. Home shows like a model home and in immaculate condition. Ultra homes, Sun floor plan, elevation B with 3 bedrooms, 2 bathrooms and 2 car garage plus a pocket study. Upgrades include rectangle sinks in bathrooms, raised vanities in bathrooms, wifi thermostat and blinds throughout the home. Kitchen has gorgeous stainless steel appliances, granite counter and large island. Home has a covered porch is front and back of the house. See attached documents in the transaction desk to see builder warranty information, utility information and home details. Centrally located close to highway 35.</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Central</i></p>								





Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	20 ● Active	*New, Active: 11/22/2023		MLS ID: 20481732				
1432 Blue Bonnett Blvd	Single Family	3/3	1,404 sq ft	11/22/2023	\$345,990	\$325,990	1/9/2024	-5.78%
<p>MLS# 20481732 - Built by McClintock Homes - EST. CONST. COMPLETION May 31, 2024 ~ Last Chance for Year-End Savings with up to \$20,000 for select homes. 3 Bedroom - 2.5 Bath - 2 Car Detached Garage This home is too cute! Master bedroom is downstairs with oversized shower and walk-in closet. Kitchen with granite tops and pendant lights on island is open to Dining and Family Room. Large walk-in pantry with storage underneath stairs. Two bedrooms are upstairs with loft area overlooking the downstairs Family Room. Detached garage is oversized and includes a covered breezeway to home!!</p> <p><i>Listing Courtesy of HomesUSA.com</i></p>								
	21 ● Active	*New, Active: 1/30/2024		MLS ID: 20523581				
2333 Jodi Ln	Single Family	3/3	1,328 sq ft	1/30/2024	\$259,900	\$239,900	3/12/2024	-7.7%
<p>Beautiful 2 story home with open concept kitchen , living and dining . Gourmet with Granite countertops and plenty of space for entertaining . 3 bedroom 2 full baths with half bath downstairs. Spacious master suite with spacious closet and private bath. Laundry room upstairs . This is a must see . Make this home yours today</p> <p><i>Listing Courtesy of Beem Realty, LLC</i></p>								
	22 ● Pending	*Pending as of 3/12/2024		MLS ID: 20481547				
1351 Orange Blossom Ct	Single Family	3/4	2,353 sq ft	11/21/2023	\$469,990	\$467,990	1/9/2024	-0.43%
<p>MLS# 20481547 - Built by McClintock Homes - EST. CONST. COMPLETION May 31, 2024 ~ Last Chance for Year-End Savings with up to \$20,000 for select homes. Beautiful home in a cul-de-sac on oversized, treed over one-half acre lot! 3 bedroom, 3.5 baths, formal dining, upstairs loft and bonus room This incredible home of 2,353 sq.ft. enjoys a covered front porch and huge back covered patio. A huge kitchen with an island that opens to the family room. The mudlaundry room also opens to the back patio. The downstairs Master Suite includes an oversized shower, linen closet, split vanities and huge walk-in closet. Upstairs are 2 bedrooms, each with their own bathroom and walk-in closets, with a loft, and large bonus room.</p> <p><i>Listing Courtesy of HomesUSA.com</i></p>								
	23 ● Pending	*Pending as of 2/13/2024		MLS ID: 20481568				
1352 Orange Blossom Ct	Single Family	4/4	2,859 sq ft	11/21/2023	\$498,900	\$493,900	1/9/2024	-1%
<p>MLS# 20481568 - Built by McClintock Homes - EST. CONST. COMPLETION May 31, 2024 ~ Last Chance for Year-End Savings with up to \$20,000 for select homes. Beautiful custom plan on cul-de-sac, treed, oversized .82 acre lot. This home of 2,859 sq.ft. has 4 bedrooms, 4 baths, upstairs loft, bonus room and 2 car garage. Master Suite plus one bedroom is downstairs. Master enjoys lots of space, oversized shower, dual vanities and HUGE walk-in closet. The kitchen has a working island with tons of cabinets and counter space. The dining area opens to an ample covered, back patio. Upstairs are 2 bedrooms with 2 full baths and walk-in closets, along with loft area and bonus room.</p> <p><i>Listing Courtesy of HomesUSA.com</i></p>								
	24 ● Active	*New, Active: 11/21/2023		MLS ID: 20481573				
1355 Orange Blossom Ct	Single Family	3/3	2,309 sq ft	11/21/2023	\$444,990	\$424,990	1/9/2024	-4.49%
<p>MLS# 20481573 - Built by McClintock Homes - EST. CONST. COMPLETION May 31, 2024 ~ Last Chance for Year-End Savings with up to \$20,000 for select homes. New custom home of 2,309 square feet on cul-de-sac, treed, .25 acre lot. This beauty is 3 bedroom, 2.5 baths with a gameroom, separate bonus room, and 2 car garage. This custom plan is completely open with gracious views of the backyard. The Master Suite includes tray ceiling, dual vanities, large shower, linen closet and a walk-in closet. Upstairs are two bedrooms, one full bath, open game room and an incredible bonus room!!!!</p> <p><i>Listing Courtesy of HomesUSA.com</i></p>								





Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>25 ● Active *New, Active: 11/21/2023 <i>MLS ID: 20481591</i></p> <p>1356 Orange Blossom Ct Single Family 3/3 2,266 sq ft</p> <p>MLS# 20481591 - Built by McClintock Homes - EST. CONST. COMPLETION May 31, 2024 ~ Last Chance for Year-End Savings with up to \$20,000 for select homes. Classic custom home on cul-de-sac homesite with trees and is .55 acre! 2,266 square feet 3 bedroom, 2.5 baths, loft and 2 car garage This home gives a nod to a traditional, historic home complete with turret and details galore! A kitchen with walk-in pantry opens to the dining and family room. The Master Suite enjoys a large bedroom with 2 walk-in closets, split vanities, and oversized shower. Upstairs are 2 bedrooms with walk-in closets, 1 full bath, a loft and a storage closet!!!</p> <p><i>Listing Courtesy of HomesUSA.com</i></p>					\$434,990	\$431,990	1/9/2024	-0.69%
 <p>26 ● Active *New, Active: 11/26/2023 <i>MLS ID: 20482990</i></p> <p>712 Stone Ridge Dr Single Family 3/3 2,241 sq ft</p> <p>Step inside this well-made, well-maintained home and feel the spaciousness of the open floor plan. The interior features new carpet and the master bedroom split from the other two bedrooms. Also, there is a large office that would be great for a fourth bedroom. Sitting on approximately 1 elegantly landscaped acre allows a little breathing room from the neighbors. Located in a quiet subdivision this home provides a warm welcome every time you pull up to it. Buyer and-or Buyer's Agent to verify any and all information provided by Seller and-or Seller's agent.</p> <p><i>Listing Courtesy of Ritchey Real Estate Group</i></p>					\$499,000	\$465,000	3/22/2024	-6.81%
 <p>27 ● Active *New, Active: 10/17/2023 <i>MLS ID: 20456749</i></p> <p>9390 Fm 678 Single Family 3/2 2,064 sq ft</p> <p>Lugamo Ranch, located in the Heart of North Texas Horse Country, offers a one of a kind turnkey equine setup on small acreage. This 3 bed, 2 bath brick home has an easy layout, with brand new renovations throughout, gives it a perfect, cozy welcoming feel. The huge wraparound porch is perfect for entertaining guests, or enjoying the outdoors no matter the weather. The second living space on Lugamo Ranch, is located in the stall barn and offers a 2 bed, 2 bath home, with updates throughout, large bedrooms, kitchen and a spacious living area. Enjoy your morning coffee in privacy from your own balcony on the 2nd floor! Inside the custom, climate controlled, barn there are 8 oversized stalls, auto waters, hot and cold wash rack, tack area and storage area. No more slinkies and blankets in the wintertime! This barn is HEATED!! Outside there is a large 3 bay shop for shavings, feed, equipment, and more. The 3 large pipe traps are all equipped with run in shelters and water taps. Must See!</p> <p><i>Listing Courtesy of Jake Link Properties, LLC</i></p>					\$650,000	\$599,000	2/2/2024	-7.85%
 <p>28 ● Pending *Pending as of 4/5/2024 <i>MLS ID: 20514534</i></p> <p>527 N Commerce St Single Family 3/2 1,706 sq ft</p> <p>Welcome home to this charming 3-bedroom, 2-bathroom gem in Gainesville! This modern and well-maintained residence boasts 1,706 sq ft of living space, offering a perfect blend of comfort and style. The interior features a contemporary design with laminated floors throughout, complemented by elegant granite countertops in the kitchen. Built just 2 years ago, this home provides the advantage of newer construction, ensuring modern amenities. The spacious backyard invites outdoor enjoyment, providing a perfect retreat for relaxation or entertaining guests. Don't miss the opportunity to make this house your home. Schedule a tour today and experience the comfort and convenience this property has to offer All information herein deemed reliable but not guaranteed. Buyer and Buyers Agent should verify all data on MLS, Room sizes, schools, boundary lines, square footage, ect.</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>					\$305,999	\$299,000	2/26/2024	-2.29%





Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.		
	29 Pending <i>*Pending as of 4/2/2024</i> <i>MLS ID: 20449686</i>	1323 County Road 2117	Single Family	4/4	3,433 sq ft	10/17/2023	\$774,000	\$699,000	4/2/2024	-9.69%
<p>Welcome to your very own slice of heaven in the heart of horse country! This charming home is perched on 12 sprawling acres, wrapped in the warm embrace of mature trees, making it the perfect place for country living. When you step onto the back deck, you'll find a convenient ramp that leads down to the fenced yard, providing plenty of room for your four-legged friends to stretch their legs and roam freely. It's a true country paradise where your furry pals can run, play, and enjoy the great outdoors. Inside, the home exudes that down-home warmth and charm you'd expect in the country. The sunken living room is a cozy haven with a rustic brick hearth fireplace that sets the stage for fireside stories and relaxation. And those big windows? Well, they let in plenty of that good ol' natural light and offer stunning views of the deck and the picturesque, tree-covered acreage. This home is a canvas for your country dreams and personal touches. Come make it your own!!</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>										
	30 Active <i>*New, Active: 1/22/2024</i> <i>MLS ID: 20517776</i>	609 Fm 1306	Single Family	5/8	9,077 sq ft	1/22/2024	\$2,559,000	\$2,400,000	2/1/2024	-6.21%
<p>Now is your opportunity to own this elegant 3-story Georgian style home on the hill! Drive through electric security gate to long tree-lined driveway leaving all your worries behind. Imagine parties where guests are greeted by exquisite fountain in the circle dr, grand staircase, elegant dining rm, game rm w bar for entertaining guest. Each bdrm has private bath & each floor offers it's own living room! Custom features in this home are a must-see, like the kitchen granite, and hand-carved staircase & accents, elevator, wine cellar-safe rm basement, 4 car garage, 24 by 32 workshop! This 9k square ft home wraps around resort-style private backyard with pool. Summer parties are made easy w a pool house, full kitchen & bar. The stocked 1 acre pond w dock is just steps away where you can watch the sunset & catch fish w friends or grandchildren. Just minutes to I-35, 12 miles to Winstar. This property would make an excellent AirBNB or Wedding Venue. Welcome to your new private retreat!</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>										
	31 Active <i>*Active: 6/20/2023</i> <i>MLS ID: 20360362</i>	2815 Fm 3092	Single Family	3/3	2,237 sq ft	6/20/2023	\$895,000	\$699,000	1/23/2024	-21.9%
<p>This property is an absolute must-see! Nestled on approximately 8 acres, a long private driveway leads you to this charming home. With 3 bedrooms, 2.5 baths, a sunroom, and a 2-car garage, there is ample room for entertaining. The yard, enclosed with a piped fence, offers a tranquil setting to relax and enjoy the poolside while surrounded by nature. Additionally, there is a 960 sqft workshop with electricity, perfect for a work area or extra storage, plus 3 other outbuildings. Whether you have animals or simply crave serenity, this property is the ideal location, just minutes from downtown. Please note that buyers or their agents should verify all information.</p> <p><i>Listing Courtesy of The Michael Group Real Estate</i></p>										
	32 Pending <i>*Pending as of 4/2/2024</i> <i>MLS ID: 20509543</i>	1108 N Morris St	Single Family	4/2	1,883 sq ft	1/10/2024	\$275,000	\$250,000	3/11/2024	-9.09%
<p>1883 square feet of space, 4 Bedroom, 2 Bath Home in Gainesville TX and No HOA and lots of interior space with open-concept living and dining, a modern kitchen with a large island, and a built-in cooktop. Custom 42-inch kitchen cabinets, tile backsplash, granite countertops, durable finishings, and many more upgrades. Don't have money down? You may not need it! A USDA Loan and grants may be a possibility!</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>										






Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>33 ● Active • <i>New, Active: 2/9/2024</i> <i>MLS ID: 20527695</i> 1805 Vallana Dr Single Family 4/2 1,859 sq ft 2/9/2024 \$309,000 \$305,000 3/30/2024 -1.29%</p> <p>Come check out this spacious home located in the highly desirable Vintage Square Subdivision. As you walk through, take time to enjoy the abundance of natural light, open floorplan with high ceilings and large windows throughout. The kitchen is the heart of the home and a cook's delight that includes a large island, and a breakfast bar overlooking the family room. Enjoy curling up next to the wood burning fireplace in the second living area. Both living areas can have multifunctional uses. The back covered patio is perfect for entertaining guests while the close community pool provides endless summer fun! Schedule your showing today.</p> <p><i>Listing Courtesy of Texas Premier Realty</i></p>								
 <p>34 ● Active • <i>New, Active: 11/15/2023</i> <i>MLS ID: 20477732</i> 603 N Weaver St Single Family 3/2 1,259 sq ft 11/15/2023 \$274,900 \$269,900 1/5/2024 -1.82%</p> <p>New home style and features without the new home price. Walking Distance to Historic Town Square and Schools this home has been completely transformed from floor to ceiling. Brand new detached garage and driveway parking with added storage space. .25ac lot with a huge backyard, and a new patio for families and BBQs. The open concept living spaces create a seamless flow throughout the home. New windows provide an abundance of natural light and shine over the luxury floors. The trending style kitchen, all brand new appliances, wine chiller fridge, new fridge, new stackable washer and dryer combo included. A stylish new electric fireplace is the centerpiece that ties in the spacious living area. Trendy decorative lighting throughout adds a perfect touch. The ensuite bath and master bedroom are separated from spacious bedrooms that share a remodeled bath. Seller credit for blinds</p> <p><i>Listing Courtesy of EXP REALTY</i></p>								
 <p>35 ● Active • <i>Active: 9/6/2023</i> <i>MLS ID: 20424931</i> 500 Aspen Rd Single Family 4/3 2,778 sq ft 9/6/2023 \$444,000 \$395,000 2/24/2024 -11.04%</p> <p>Here's the family home you've been looking for located in the much desirable neighborhood of the Wheeler Creek Addition! This extremely well maintained home is ideal for entertaining friends and family and to host gatherings. One of the bedrooms is located on the opposite side of the home from the other bedrooms with a bath and shower just across the hallway and would make an ideal Mother in Law suite or perfect home office! Enjoy peaceful evenings grilling and hanging out on the covered patio area with no neighbors directly behind you!</p> <p><i>Listing Courtesy of Prime Properties</i></p>								
 <p>36 ● Active • <i>New, Active: 1/10/2024</i> <i>MLS ID: 20509651</i> 3102 Briarcliff Cir Single Family 3/2 2,565 sq ft 1/10/2024 \$650,000 \$585,000 3/19/2024 -10%</p> <p>Welcome to your new haven! This captivating 3-bedroom, 2-bathroom residence is a perfect blend of comfort, style, and thoughtful upgrades. Set on a sprawling 1-acre lot, this home offers both spacious interiors and a serene outdoor escape. Experience the luxury of space with generously proportioned rooms throughout the home. Whether it's the inviting living area or the cozy bedrooms, every corner exudes comfort. Gather around the warmth and ambiance of the brand-new fireplace installed in 2023, a focal point that adds a touch of elegance and coziness to the living space. Enjoy abundant natural light and energy efficiency with windows installed in 2023 that not only enhance the aesthetics but also contribute to a bright and cheerful atmosphere. Custom electric shades in the living room were also installed in 2023. The property offers a vast outdoor space, providing endless possibilities for outdoor activities, gardening, or simply enjoying the tranquility of your own private retreat.</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>								






Price Changes: 50 (cont.)

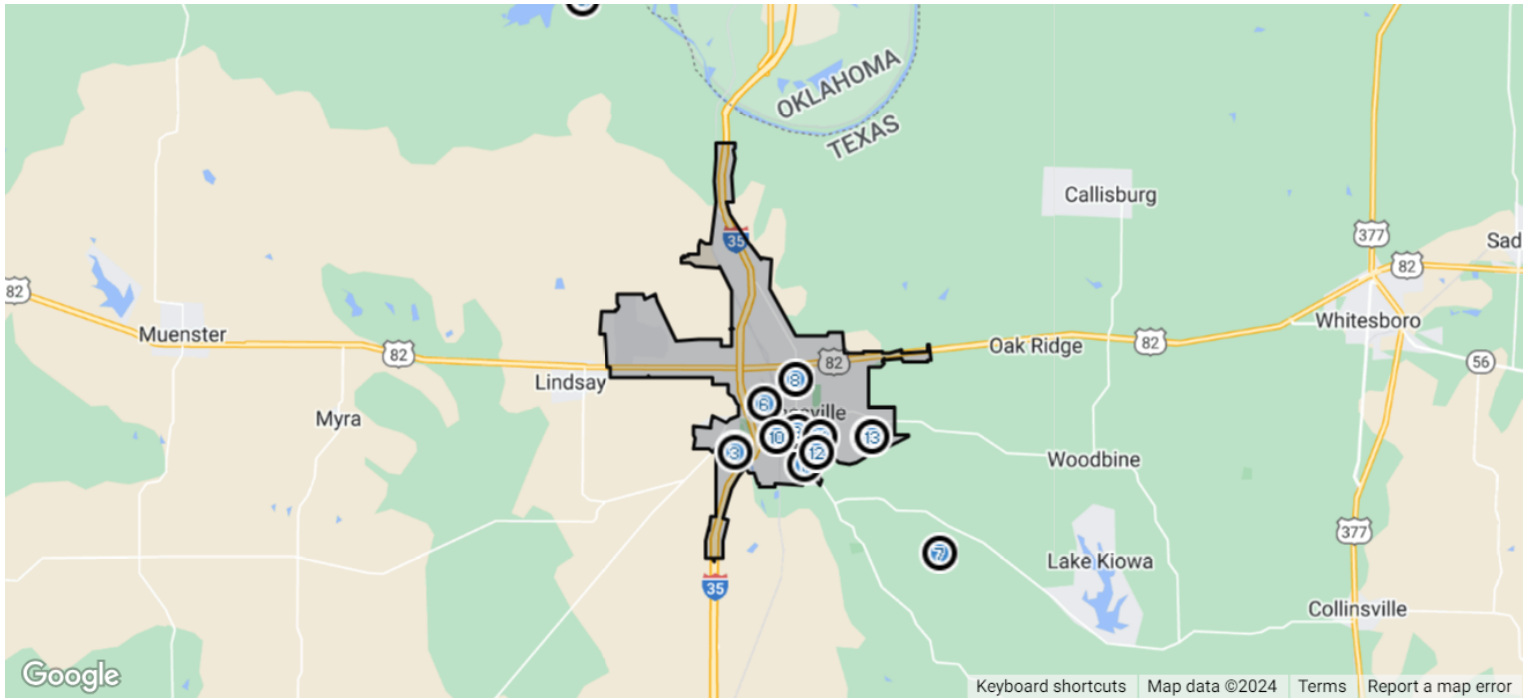
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	37 ● Active • <i>New, Active: 11/14/2023</i> <i>MLS ID: 20476313</i>							
1403 E Broadway St	Single Family	3/2	1,933 sq ft	11/14/2023	\$250,000	\$180,000	4/3/2024	-28%
<p>Step into this 1950s timeless classic. This spacious house offers 3 bedrooms, and 2 full baths, an ideal blend of privacy and practicality. A standout feature is the detached 4-car garage, a rare find that caters to car enthusiasts and provides versatile space for hobbies. Boasting 1,933 sq ft, the home's layout is thoughtfully designed for seamless living, complemented by abundant natural light through large windows. The property is equipped with automatic sprinklers, ensuring a well-maintained exterior. This is a unique opportunity to own a piece of history.</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								
	38 ● Active • <i>New, Active: 1/11/2024</i> <i>MLS ID: 20510522</i>							
302 S Denton St	Single Family	3/2	2,441 sq ft	1/11/2024	\$379,000	\$369,000	2/19/2024	-2.64%
<p>BEAUTIFULLY REMODELED RANCH STYLE HOME IN THE DESIRABLE HISTORIC DISTRICT. LOCATED ON A CORNER LOT APPROX. .34 ACRES IN SIZE LARGE MATURE TREES AND A FENCED BACK YARD. NEW FLOORING THROUGHOUT WITH ORIGINAL HARDWOOD FLOORS IN THE THREE BEDROOMS. BOTH BATHROOMS HAVE BEEN FULLY REMODELED WITH A CUSTOM SHOWER IN THE MASTER.. LARGE OPEN CONCEPT MAKING IT GREAT FOR ENTERTAINING . THE KITCHEN HAS QUARTZ COUNTERS AND STAINLESS APPLIANCES. SPACIOUS LAUNDRY ROOM WITH EXTRA STORAGE CLOSETS. THE BACKYARD FEATURES A 400 SQ. FT. OUTBUILDING THAT IS FULLY FINISHED WITH ELECTRIC, HEAT AND AC PERFECT FOR AN OFFICE, EXERCISE SPACE OR A CRAFT ROOM - THE OPTIONS ARE ENDLESS. THE HOUSE ALSO FEATURES A GORGEOUS SUNROOM WITH VAULTED PINE CEILINGS. NEW CEILING FANS, MODERN LIGHT FIXTURES, FRESHLY PAINTED AND NEW WINDOWS.DON'T MISS YOUR OPPORTUNITY TO LIVE IN THIS BEAUTIFUL NEIGHBORHOOD. * BUYER OR BUYER'S AGENT TO VERIFY ALL INFORMATION*</p> <p><i>Listing Courtesy of Prime Properties</i></p>								
	39 ● Active • <i>Active: 9/2/2023</i> <i>MLS ID: 20421527</i>							
1207 Fair Ave	Single Family	4/2	1,970 sq ft	9/2/2023	\$311,000	\$289,900	1/25/2024	-6.78%
<p>Donât miss this renovated 4-bedroom home located in the heart of Gainesville. The open floor plan offers an abundance of natural light. The bonus room is ideal for a game room with enough space for a pool table or an additional living area. Enjoy the fenced and shaded backyard with a covered patio. The property has plenty of parking available with a deep driveway, two carports and a circular front drive. The 10x14 shed has electricity. The home has a tankless hot water heater.</p> <p><i>Listing Courtesy of RE/MAX Signature Properties</i></p>								
	40 ● Active • <i>New, Active: 1/2/2024</i> <i>MLS ID: 20503423</i>							
1430 Gribble St	Single Family	3/2	1,176 sq ft	1/2/2024	\$225,000	\$220,000	3/30/2024	-2.22%
<p>Modern, beautiful and completely remodeled home close to the heart of Gainesville! Open concept kitchen and living area that has been completely remodeled. Quartz countertops and stainless steel appliances in kitchen. Large farmhouse sink. Luxury vinyl plank throughout the home and two full bathrooms with custom tile design. Oversized backyard with multiple fruit and pecan trees. Extra room in the backyard that has been finished with electricity and can be turned into a she-shed or man-cave, at home classroom, mother in law suite, or another storage area. Location is near Gainesville historic neighborhood, California Street, and easy access to I-35.</p> <p><i>Listing Courtesy of Lugary, LLC</i></p>								

Price Changes: 50 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>41 ● Pending *Pending as of 3/28/2024 <i>MLS ID: 20534799</i></p> <p>716 S Lindsay St</p> <p>Single Family 4/2 2,317 sq ft</p> <p>2/16/2024 \$252,575 \$245,000 3/10/2024 -3%</p> <p>Looking for a home close to Downtown and within walking distance of the Historic District? If so, look no further! This home features 4 bedrooms, 2 bathrooms and a bonus room that you can use as an office, dining or extra bedroom. The home was built in the 1950's and offers lots of character and charm that is hard to find in newly constructed homes. Fenced in backyard is perfect for your pets to roam with plenty of extra space remaining on the back portion of the property line. Deck located beyond the fenced in yard that can serve as a great place to hangout and provide a great view for your property. Laminate flooring located throughout most of the home! Owner is a licensed real estate agent and is the listing agent for the property. =</p> <p style="text-align: right;"><i>Listing Courtesy of DHS Realty</i></p>								
 <p>42 ● Pending *Pending as of 3/12/2024 <i>MLS ID: 20486091</i></p> <p>701 Line Dr</p> <p>Single Family 3/3 2,979 sq ft</p> <p>11/30/2023 \$349,900 \$294,000 2/25/2024 -15.98%</p> <p>**MOTIVATED SELLER** Lovely home on corner lot located in a wonderful neighborhood just minutes from downtown Gainesville! Newer updates to the home include tilt sash vinyl windows, walk in tile shower, tons of custom cabinets and granite in the kitchen! This home offers a really large family room with a fireplace to keep you cozy in the winter months. The backyard offers a wonderful sitting area with a covered deck, bar area with hot tub and a pool house (or apartment) with it's own bathroom surrounding the in ground gunite pool. This home is ready for your personal touch and will be a great place to enjoy and entertain family and friends!</p> <p style="text-align: right;"><i>Listing Courtesy of Prime Properties</i></p>								
 <p>43 ● Active *Active: 7/6/2023 <i>MLS ID: 20374791</i></p> <p>1301 Magnolia St</p> <p>Single Family 3/3 1,968 sq ft</p> <p>7/6/2023 \$359,900 \$317,400 3/25/2024 -11.81%</p> <p>This Home is set on a cozy corner lot in the mists of an established Gainesville neighborhood. This 3-bedroom, 3 full bath property is a complete, down to the studs, renovation with a brand-new owner's suite added. Updated HVAC, roof, windows, plumbing, electrical, and the list goes on. The layout is functional with a large living room upon entry that flows into open concept kitchen, dining, and owner's suite in the rear of the home. With mature trees and a spacious back yard you won't want to miss this one.</p> <p style="text-align: right;"><i>Listing Courtesy of PARAGON, REALTORS</i></p>								
 <p>44 ● Active *New, Active: 2/2/2024 <i>MLS ID: 20522719</i></p> <p>2019 Maplewood Dr</p> <p>Single Family 3/2 1,700 sq ft</p> <p>2/2/2024 \$293,500 \$285,000 3/6/2024 -2.9%</p> <p>Price Improvement!!! Motivated Seller's!! Come take a look at this great home in the established Wheeler Creek Addition. 3 Bedroom, 2 bath with a 2 car garage. HVAC was replaced 2 years ago and the roof was replaced approximately 4 yrs ago. Don't miss the opportunity to live in a great house in a wonderful neighborhood. Storage shed in the backyard will convey with the property.</p> <p style="text-align: right;"><i>Listing Courtesy of Tanda Stringfellow Broker</i></p>								
 <p>45 ● Active *New, Active: 1/10/2024 <i>MLS ID: 20509644</i></p> <p>1110 N Morris St</p> <p>Single Family 4/2 1,883 sq ft</p> <p>1/10/2024 \$275,000 \$270,000 2/20/2024 -1.82%</p> <p>Open House Saturday, April 6th, from 11:00 am to 2:00 PM! 1883 square feet of space, 4 Bedroom, 2 Bath Home in Gainesville TX and No HOA and lots of interior space with open-concept living and dining, a modern kitchen with a large island, and a built-in cooktop. Custom 42-inch kitchen cabinets, tile backsplash, granite countertops, durable finishings, and many more upgrades. Don't have money down? You may not need it! A USDA Loan and grants may be a possibility!</p> <p style="text-align: right;"><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								

Price Changes: 50 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	46 ● Active • New, Active: 2/9/2024 MLS ID: 20532914	Single Family	5/3 1,935 sq ft	2/9/2024	\$339,900	\$319,900	4/1/2024	-5.88%
<p>1011 Murphy St</p> <p>Step into this exquisite 2021 brick 5 BEDROOM home that expertly blends modernity with comfort. This charming 5 bedroom, 3 bathroom abode is set on a generous plot, boasting a private, pet friendly fenced backyard. Inside, discover a sanctuary of style with cutting edge amenities perfectly paired with contemporary design. It's an idyllic setting for family life, entertaining, and personal retreats, with the added tranquility of the adjacent Home Grown Hero Walking Trail. Welcome to your new home!</p> <p><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p>								
	47 ● Active • New, Active: 2/23/2024 MLS ID: 20543980	Single Family	4/2 2,183 sq ft	2/23/2024	\$380,000	\$369,000	3/6/2024	-2.89%
<p>2005 Redbud Rd</p> <p>Nestled within the charming Wheeler Creek Addition of Gainesville this spacious 4 bedroom, 2 bath home awaits. Exterior is complete with beautiful, mature trees, ample parking, a shed for storage, and a 2 car garage. The property exudes a peaceful charm and timeless framework, while presenting an opportunity for personalized transformation and a buyer's dreams for their home to come to life.</p> <p><i>Listing Courtesy of Lake & Country Realty, LLC</i></p>								
	48 ● Active • New, Active: 2/15/2024 MLS ID: 20536067	Single Family	3/2 1,504 sq ft	2/15/2024	\$339,000	\$329,000	3/16/2024	-2.95%
<p>813 Ritchey St</p> <p>Step into luxury with this meticulously remodeled home featuring spacious primary and guest bedrooms, each pre-wired with a Smurf tub for ultimate convenience. Enjoy the sleek elegance of quartz countertops in every space, including the great primary bathroom boasting a tub and shower. With a large backyard, extra spacious driveway, and the added privacy of the primary bedroom separate from guest quarters, this residence offers both comfort and style in abundance.</p> <p><i>Listing Courtesy of C-21 DEAN GILBERT, REALTORS</i></p>								
	49 ● Active • New, Active: 3/18/2024 MLS ID: 20563804	Single Family	3/2 1,599 sq ft	3/18/2024	\$249,900	\$230,000	4/4/2024	-7.96%
<p>412 Rosedale Dr</p> <p>Adorable 3 bed 2 full bath home the desirable Wheeler Creek addition Ready for you to add your touches and make it yours. This home has the charm with the roomy kitchen and dining area that overlook the large backyard it's perfect for entertaining. The backyard has plenty of room for you to bring all your fun ideas and projects. All information deemed reliable but not guaranteed.</p> <p><i>Listing Courtesy of Crew Real Estate LLC</i></p>								
	50 ● Active • New, Active: 2/9/2024 MLS ID: 20533150	Single Family	3/3 2,251 sq ft	2/9/2024	\$825,000	\$795,000	3/29/2024	-3.64%
<p>229 Southside Dr</p> <p>COUNTRY TREASURE HUNT IS OVER! You'll love this stunning custom home with gorgeous views of beautiful Moss Lake & sweeping blue skies. All this on approx. an acre quiet country-lake setting. Surrounded by trees & beautiful landscaping, this natural home features hardwood floors throughout, LARGE open living-dining area with 2 story fireplace & ceiling high windows flooding the home with light & sunshine. Quality Anderson windows & doors. Gourmet kitchen with Island, Wolf cooktop, Bosch DW, walk-in pantry. Master bedroom downstairs with spacious bath. Lounge on the large 30' deck overlooking tree-tops & a magnificent view of the lake. Relax & listen to the birds before you begin a hectic day or enjoy cookouts in the evening. Also features a 30x30 FULLY insulated shop for all your outdoor toys. This home is in pristine condition and words are not enough to describe the beauty & charm. Make a great Air BNB!!</p> <p><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p>								







Pending: 13

	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 <i>• Pending as of 4/8/2024</i> <i>MLS ID: 20374254</i></p> <p>1401 Anthony St</p> <p>New Built On The Outskirts of Town! Huge Lot with Beautiful Mature Trees, 4 Bedroom, 2 and Half Bath Home and Office with All The Upgraded Finishes. Amazing Floorplan, Spacious and Open Kitchen and Living Area, Two Car Garage, Covered Front and Back Patios, Laminate Wood Flooring, Granite Countertops, Designer Tile Flooring In Bathrooms, Nice Size Closets Throughout, Updated Pictures Will Be Posted as Home Is Closer To Completion. Take A Look Today Before Its Gone!</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>	Single Family	4/3	1,700 sq ft	12,022	7/6/2023	\$315,000	4/8/2024	\$185
 <p>2 🕒 Pending <i>• Pending as of 3/12/2024</i> <i>MLS ID: 20481547</i></p> <p>1351 Orange Blossom Ct</p> <p>MLS# 20481547 - Built by McClintock Homes - EST. CONST. COMPLETION May 31, 2024 ~ Last Chance for Year-End Savings with up to \$20,000 for select homes. Beautiful home in a cul-de-sac on oversized, treed over one-half acre lot! 3 bedroom, 3.5 baths, formal dining, upstairs loft and bonus room This incredible home of 2,353 sq.ft. enjoys a covered front porch and huge back covered patio. A huge kitchen with an island that opens to the family room. The mudlaundry room also opens to the back patio. The downstairs Master Suite includes an oversized shower, linen closet, split vanities and huge walk-in closet. Upstairs are 2 bedrooms, each with their own bathroom and walk-in closets, with a loft, and large bonus room.</p> <p><i>Listing Courtesy of HomesUSA.com</i></p>	Single Family	3/4	2,353 sq ft	26,009	11/21/2023	\$467,990	3/12/2024	\$199




Pending: 13 (cont.)

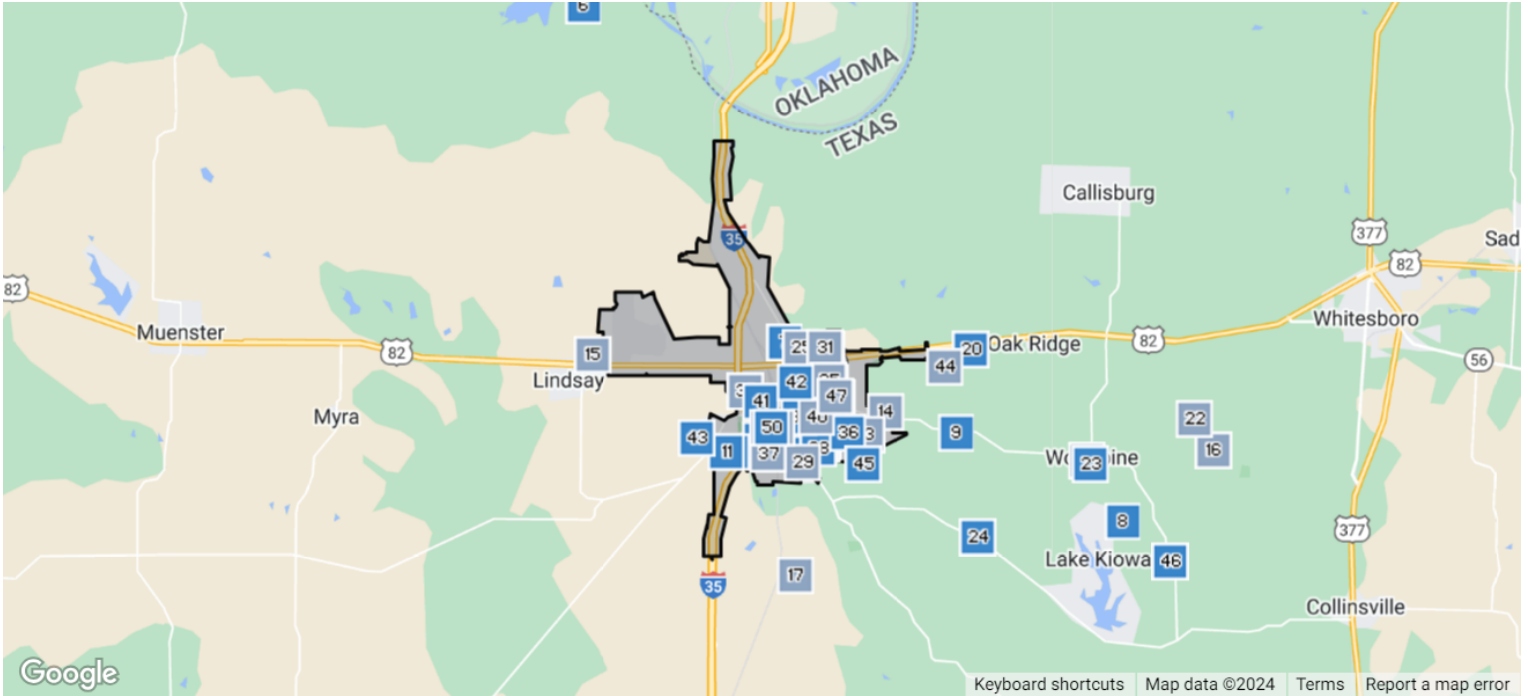
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>3 Pending • Pending as of 2/13/2024 <i>MLS ID: 20481568</i></p> <p>1352 Orange Blossom Ct</p> <p>Single Family 4/4 2,859 sq ft 35,832 11/21/2023 \$493,900 2/13/2024 \$173</p> <p>MLS# 20481568 - Built by McClintock Homes - EST. CONST. COMPLETION May 31, 2024 ~ Last Chance for Year-End Savings with up to \$20,000 for select homes. Beautiful custom plan on cul-de-sac, treed, oversized .82 acre lot. This home of 2,859 sq.ft. has 4 bedrooms, 4 baths, upstairs loft, bonus room and 2 car garage. Master Suite plus one bedroom is downstairs. Master enjoys lots of space, oversized shower, dual vanities and HUGE walk-in closet. The kitchen has a working island with tons of cabinets and counter space. The dining area opens to an ample covered, back patio. Upstairs are 2 bedrooms with 2 full baths and walk-in closets, along with loft area and bonus room.</p> <p><i>Listing Courtesy of HomesUSA.com</i></p>								
 <p>4 Pending • Pending as of 10/20/2023 <i>MLS ID: 20357064</i></p> <p>3503 Austin St</p> <p>Single Family 4/2 1,885 sq ft 5,227 6/15/2023 \$324,900 10/20/2023 \$172</p> <p>This charming 4 bedroom 2 bath home was originally constructed in 2015 and is completely move in ready. Luxury vinyl plank flooring runs throughout living room, kitchen, dining, family room and utility room of the home for a high end finish that is not only beautiful but easy to clean. Layout is functional with large entertainers living room upon entry that flows into open concept kitchen, dining and family room. Primary bedroom is spacious and includes private en-suite bathroom with separate shower and soaker tub, as well as an oversized walk-in closet. 3 guest bedrooms can be found off family room and could function as bedrooms, office or work out room as desired. Additional upgrades include light fixtures throughout home, updated fireplace surround with custom mantle, custom board and batten accent wall in one bedroom, and a hard wires security system (which buyers could select service provider for to activate). 2 car garage includes ceiling mounted racks for maximizing storage.</p> <p><i>Listing Courtesy of Lake & Country Realty, LLC</i></p>								
 <p>5 Pending • Pending as of 4/2/2024 <i>MLS ID: 20559367</i></p> <p>206 Hilltop Dr</p> <p>Single Family 3/3 2,440 sq ft 54,014 3/13/2024 \$1,400,000 4/2/2024 \$574</p> <p>This custom-built home boasts a breathtaking, lake front view of MOSS LAKE. Situated on over an acre, this private oasis is designed to create unforgettable lake memories. The kitchen is fully equipped with top of the line appliances, granite countertops, and a tiled backsplash. The living and dining areas offer stunning lake views through beautiful floor-to-ceiling windows. The dining area features a dry bar and wine refrigerator, with French doors leading to an ideal outdoor kitchen space. Step onto the expansive TREX deck or head to the dock with sunning area. Lower level includes a primary bed and bath, guest bed and bath, utility room and spacious storage closet for games and lake toys. Upstairs, you'll find a loft area, a second living area or game room, and a third bedroom with three built-in bunk beds. The third floor offers a perfect balcony for panoramic lake views. This stunning lake house provides everything you need to create countless memories with your loved ones!</p> <p><i>Listing Courtesy of CENTURY 21 JUDGE FITE CO.</i></p>								
 <p>6 Pending • Pending as of 4/5/2024 <i>MLS ID: 20514534</i></p> <p>527 N Commerce St</p> <p>Single Family 3/2 1,706 sq ft 9,844 1/17/2024 \$299,000 4/5/2024 \$175</p> <p>Welcome home to this charming 3-bedroom, 2-bathroom gem in Gainesville! This modern and well-maintained residence boasts 1,706 sq ft of living space, offering a perfect blend of comfort and style. The interior features a contemporary design with laminated floors throughout, complemented by elegant granite countertops in the kitchen. Built just 2 years ago, this home provides the advantage of newer construction, ensuring modern amenities. The spacious backyard invites outdoor enjoyment, providing a perfect retreat for relaxation or entertaining guests. Don't miss the opportunity to make this house your home. Schedule a tour today and experience the comfort and convenience this property has to offer All information herein deemed reliable but not guaranteed. Buyer and Buyers Agent should verify all data on MLS, Room sizes, schools, boundary lines, square footage, ect.</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								

Pending: 13 (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 4/2/2024</i> <i>MLS ID: 20449686</i></p> <p>1323 County Road 2117</p> <p>Single Family 4/4 3,433 sq ft 524,026 10/17/2023 \$699,000 4/2/2024 \$204</p> <p>Welcome to your very own slice of heaven in the heart of horse country! This charming home is perched on 12 sprawling acres, wrapped in the warm embrace of mature trees, making it the perfect place for country living. When you step onto the back deck, you'll find a convenient ramp that leads down to the fenced yard, providing plenty of room for your four-legged friends to stretch their legs and roam freely. It's a true country paradise where your furry pals can run, play, and enjoy the great outdoors. Inside, the home exudes that down-home warmth and charm you'd expect in the country. The sunken living room is a cozy haven with a rustic brick hearth fireplace that sets the stage for fireside stories and relaxation. And those big windows? Well, they let in plenty of that good ol' natural light and offer stunning views of the deck and the picturesque, tree-covered acreage. This home is a canvas for your country dreams and personal touches. Come make it your own!!</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>8 🕒 Pending <i>*Pending as of 4/2/2024</i> <i>MLS ID: 20509543</i></p> <p>1108 N Morris St</p> <p>Single Family 4/2 1,883 sq ft 7,000 1/10/2024 \$250,000 4/2/2024 \$133</p> <p>1883 square feet of space, 4 Bedroom, 2 Bath Home in Gainesville TX and No HOA and lots of interior space with open-concept living and dining, a modern kitchen with a large island, and a built-in cooktop. Custom 42-inch kitchen cabinets, tile backsplash, granite countertops, durable finishings, and many more upgrades. Don't have money down? You may not need it! A USDA Loan and grants may be a possibility!</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>9 🕒 Pending <i>*Pending as of 3/29/2024</i> <i>MLS ID: 20558159</i></p> <p>607 S Grand Ave</p> <p>Single Family 3/2 1,943 sq ft 10,497 3/16/2024 \$299,000 3/29/2024 \$154</p> <p>Take A Step Back Into History With This Charming 3 Bedroom 2 Bath 1,943 Square Feet Brick Home Built In The 1930's Offering Tons Of Character, Space And Charm. Step Inside And Your Eyes Are Immediately Drawn To The Hardwood Flooring, 10 Foot Ceilings And Beautiful Crown Molding. The Covered Back Deck Is Perfect For Private Entertaining And The Sun Room Allows For Relaxing Any Time Of The Year. The Home Features 3 Large Bedrooms, Remodeled Kitchen, Large Backyard With Storage Sheds, Wrought Iron Fencing Around Front Yard And Many Other Amenities. Centrally Located Close To Downtown Gainesville With Easy Access To I35, The Possibilities Are Endless.</p> <p><i>Listing Courtesy of DHS Realty</i></p>								
 <p>10 🕒 Pending <i>*Pending as of 3/28/2024</i> <i>MLS ID: 20534799</i></p> <p>716 S Lindsay St</p> <p>Single Family 4/2 2,317 sq ft 30,666 2/16/2024 \$245,000 3/28/2024 \$106</p> <p>Looking for a home close to Downtown and within walking distance of the Historic District? If so, look no further! This home features 4 bedrooms, 2 bathrooms and a bonus room that you can use as an office, dining or extra bedroom. The home was built in the 1950's and offers lots of character and charm that is hard to find in newly constructed homes. Fenced in backyard is perfect for your pets to roam with plenty of extra space remaining on the back portion of the property line. Deck located beyond the fenced in yard that can serve as a great place to hangout and provide a great view for your property. Laminate flooring located throughout most of the home! Owner is a licensed real estate agent and is the listing agent for the property. =</p> <p><i>Listing Courtesy of DHS Realty</i></p>								

Pending: 13 (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	⓪ Pending	*Pending as of 3/12/2024 MLS ID: 20486091					
701 Line Dr	Single Family	3/3	2,979 sq ft	11,412	11/30/2023	\$294,000	3/12/2024	\$99
<p>**MOTIVATED SELLER** Lovely home on corner lot located in a wonderful neighborhood just minutes from downtown Gainesville! Newer updates to the home include tilt sash vinyl windows, walk in tile shower, tons of custom cabinets and granite in the kitchen! This home offers a really large family room with a fireplace to keep you cozy in the winter months. The backyard offers a wonderful sitting area with a covered deck, bar area with hot tub and a pool house (or apartment) with it's own bathroom surrounding the in ground gunite pool. This home is ready for your personal touch and will be a great place to enjoy and entertain family and friends!</p> <p style="text-align: right;"><i>Listing Courtesy of Prime Properties</i></p>								
	12	⓪ Pending	*Pending as of 3/22/2024 MLS ID: 20553948					
1110 Oxford Dr	Single Family	3/2	1,481 sq ft	8,755	3/7/2024	\$260,000	3/22/2024	\$176
<p>Welcome to this charming one-story brick home in the heart of Gainesville! Nestled in a quiet neighborhood, this home has 3 bedrooms and 2 bathrooms, and offers ample space and comfort for you and your loved ones. Step inside to discover the cozy corner fireplace and living areas perfect for hosting gatherings or simply unwinding after a long day. The kitchen is bright and inviting with tons of cabinets and countertop space for whipping up your favorite foods. Outdoors, you will have a fully fenced yard, and storage building. One nice bonus, The Home Grown Hero Walking Trail is just a block away, you'll have easy access to scenic strolls and leisurely bike rides!</p> <p style="text-align: right;"><i>Listing Courtesy of THE REAL ESTATE COMPANY</i></p>								
	13	⓪ Pending	*Pending as of 3/31/2024 MLS ID: 20559917					
3605 Austin St	Single Family	4/2	1,939 sq ft	5,967	3/13/2024	\$356,900	3/31/2024	\$184
<p>The Lavon floor plan provides all the space needed for a growing family. Welcomed by a pillared front porch, the long foyer opens into a grand family room complete with a fireplace. The kitchen is positioned against the back wall as the stage so you can look out and observe all things going on. With three equally-sized spare bedrooms, you'll have space for your family and any visitors. A walk-in mudroom off the garage allows for more storage of shoes, bags, and all your day-to-day items. The owner's suite is a perfect getaway, tucked in the back corner past the family room. All the natural light will make this oasis feel even more tranquil. The bedroom leads into the owner's bath with a double-sink vanity, stand-up shower, and tub perfect for unwinding after a long day. There's no shortage of storage in this luxurious ranch-style home with closets in every room, extended countertops in the kitchen, corner pantry, and coat closet.</p> <p style="text-align: right;"><i>Listing Courtesy of NTex Realty, LP</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.
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1 Closed • Sold Date: 4/3/2024, MLS Listing 20528793: 2/5/2024 *MLS ID: 20528793*

1404 Doty St Single Family 3/2 1,377 sq ft 13,982 2023 4/3/2024 \$279,000 \$203

This brand new home boasts three bedrooms and two bathrooms, offering a spacious and inviting layout. As you step inside, you'll be greeted by an abundance of natural light that floods the living spaces. Located in a desirable neighborhood, this new build offers the perfect combination of comfort, style, and convenience. The spacious interior and inviting backyard is sure to exceed your expectations.

Courtesy of C-21 DEAN GILBERT, REALTORS





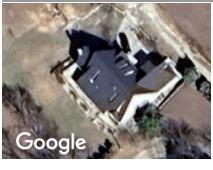
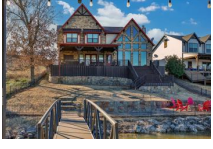

2 Closed • Sold Date: 3/11/2024, MLS Listing 20532041: 2/9/2024 *MLS ID: 20532041*

2003 Cypress St Single Family 3/2 1,648 sq ft 11,586 1960 3/11/2024 \$279,000 \$169





This exceptional brick home offers unparalleled comfort and style in the desirable area of Wheeler Creek Addition. Foyer & bright living room cheerfully welcomes any visitor. Features lots of updates such as luxury vinyl flooring, new paint, newer appliances, new fixtures, tile in kitchen and bathrooms. Gracious dining room (dining room set included). The large fenced backyard offers endless possibilities for all your outdoor enjoyment. Great mature trees. Large covered patio. Includes nice Shed with loft. Don't miss the opportunity to make this exceptional home yours and start living. This residence is sure to captivate your heart. Seller offering carpet allowance.

Courtesy of RE/MAX FIRST REALTY






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							
<p>*Sold Date: 3/12/2024, MLS Listing 20397654: 8/14/2023 MLS ID: 20397654</p>								
14 Shadowood Ln	Single Family	4/3	2,531 sq ft	13,808	1963	3/12/2024	\$370,000	\$146
<p>Welcome to this freshly renovated home nestled in large pecan trees within a quiet secluded neighborhood. This 2531 SQFT residence offers 4 large bedrooms, 3 bathrooms, and 2 large living areas. Upgrades adorn every corner to ensure comfort in this house, from all new appliances including a new refrigerator, 2 water heaters, fresh paint, flooring, cabinetry, and sensor lights in every closet. While the guest bathroom is updated and maintains its retro attributes, the other 2 bathrooms are tastefully renovated. The master retreat has 2 closets, a separate vanity area and a new sliding door for access to the beautiful backyard. A 14X12 climate-controlled workshop with refrigerator is attached to a nice 2 car garage with painted floors and circle driveway for an abundance of parking. The roof and gutters were replaced in December of 2023. This home exhibits timeless charm and modern comforts. A MUST SEE!!!</p> <p style="text-align: center;"><i>Courtesy of KELLER WILLIAMS REALTY</i></p>								
	4 Closed							
<p>*Sold Date: 3/11/2024, Public Record MLS ID: -</p>								
104 Bailey Ranch Dr	Single Family	3/2	1,804 sq ft	8,398	2022	3/11/2024	-	\$176
<p>-</p>								
	5 Closed							
<p>*Sold Date: 3/11/2024, Public Record MLS ID: -</p>								
103 Lakeline Dr	Single Family	4/3	2,089 sq ft	93,166	2015	3/11/2024	-	\$816
<p>-</p>								
	6 Closed							
<p>*Sold Date: 3/11/2024, MLS Listing 20516609: 1/20/2024 MLS ID: 20516609</p>								
191 Hilltop Dr	Single Family	4/3	3,387 sq ft	27,878	2013	3/11/2024	\$1,590,000	\$469
<p>This Extraordinary WATERFRONT home on Moss Lake allows you to embark on adventures at a Momentâs Notice by having your own Boat Dock at your doorstep! A dream come true for those seeking the perfect blend of luxury & recreation. Magnificent walls of windows opening to party deck with breathtaking views. Cathedral ceilings, showy decorative wood ceiling beams. Luxury kitchen with 6 burner stove, professional built-in refer, wet bar with 2 wine coolers. Massive stone WBFP, Deluxe outdoor kitchen, party deck facing lake, TV enclosed, creating unforgettable cookouts & mesmerizing sunrises-sunsets! Cozy up to the Firepit with friends & family in the evening. Family vacation year-round. Private gated entrance to property offers 1200 SF insulated shop for all your vehicles, boats, RV, ATV, surf boards, etc. Paradise at your doorstep. Enjoy boating, swimming, fishing, kayaking, surfing & all water sports. ReadyâSetâGO!! This property is turnkey, & all furnishings stay except boat & jet skis.</p> <p style="text-align: center;"><i>Courtesy of RE/MAX FIRST REALTY</i></p>								
	7 Closed							
<p>*Sold Date: 2/29/2024, MLS Listing 20516638: 1/20/2024 MLS ID: 20516638</p>								
200 Clydesdale Dr	Single Family	3/2	1,610 sq ft	9,408	2024	2/29/2024	\$317,146	\$197
<p>MOVE IN READY! \$12,420 in UPGRADES included! oversized lot, Sprinkler System, Kitchen island wrap, black light fixtures, plumbing and hardware. Upgraded kitchen backsplash featuring Open concept living with 3 bedrooms, 2 bathrooms, 2 car garage. The master has a walk-in tiled shower and a walk-in closet, The kitchen features granite countertops, tile backsplash, and stainless steel appliances. The flooring is luxury vinyl plank in the main areas, and carpet in the bedrooms.</p> <p style="text-align: center;"><i>Courtesy of Sarah Boyd & Co</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>8 Closed * Sold Date: 4/5/2024, MLS Listing 20497601: 12/30/2023 MLS ID: 20497601</p> <p>787 County Road 2184</p> <p>Calling all Barndo lovers! Check out this showstopper of a home ready for new owners! Custom built in 2021 with 2 Master BR with full bath(1 up, 1 down) and extra half bath. No expense spared in this beautiful place with quartz counters, hardwood, engineered floor, tile in bathrooms and wet areas, Samsung appliances with wifi, soaring ceilings with tall windows to enjoy the beautiful view and tall stone fireplace for those cold evenings. Attached efficiency apt or MIL suite or guest quarters with 1 bed, 1 bath, kitchen with appliances, and living area. Property has a fully stocked pond for fishing, gated entrance and fenced. What are you waiting for!/? Check it out today because words alone cannot tell you how beautiful it is!</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p>	Single Family	3/3	2,508 sq ft	217,800	2021	4/5/2024	\$580,000	\$231
 <p>9 Closed * Sold Date: 3/29/2024, MLS Listing 20457569: 10/18/2023 MLS ID: 20457569</p> <p>2744 Fm 678</p> <p>THIS IS IT!!! OVER AN ACRE OF LAND AND COMPLETELY REMODELED - this gorgeous 3 bedroom 2 bathroom home is just like new. Stainless appliances including refrigerator. Wood look tile throughout the living area, new carpet in bedrooms, beautiful tile in bathrooms. Ceiling fans in each room, quartz countertops, beautifully tiled stand alone shower in master bathroom. Great mudroom space coming from garage into house. New window coverings throughout the entire house. You' e got to see this to appreciate it. New fencing around backyard. Combination of privacy fence, chain link, and wire. HUGE BACKYARD. Beautifully done large covered patio. New Roof, New HVAC. Large -625 sf - Shop or Detached Garage with electricity and new garage door installed. Woodbine Water Co-op and Pentex Energy for electricity pus aerobic septic system. Buyer and buyer's agent to verify any and all information provided by seller and seller's agent.</p> <p><i>Courtesy of Ritchey Real Estate Group</i></p>	Single Family	3/2	1,678 sq ft	48,787	1978	3/29/2024	\$368,000	\$219
 <p>10 Closed * Sold Date: 3/26/2024, MLS Listing 20495765: 12/16/2023 MLS ID: 20495765</p> <p>1337 Greenfield St</p> <p>Built by McClintock Homes This craftsman style home is so spacious! 1 big open room with vaulted ceiling for kitchen, dining and living areas. Kitchen enjoys super island with room for barstools. stainless steel appliances, granite, subway tile backsplash. and walk-in pantry. Quartz countertops in all baths. Master suite is large with huge master closet, separate soaking tub and walk-in tiled shower. Plenty of storage with oversized garage, super walk-in master closet and walk-in linen closet. Covered porches and patios add to this homes charm. This One is a must see!</p> <p><i>Courtesy of Lanee Scott Realtors, LLC</i></p>	Single Family	3/2	1,731 sq ft	13,503	2020	3/26/2024	\$276,500	\$160
 <p>11 Closed * Sold Date: 2/21/2024, MLS Listing 20507120: 1/13/2024 MLS ID: 20507120</p> <p>1370 Greenfield St</p> <p>Adorable, newer built move-in ready home in the desirable community of Black Hills Farm. Amenities include luxury vinyl plank flooring in the common areas, and a light and bright kitchen with granite counters, subway tile backsplash, and stainless-steel appliances including a gas range, that opens to a family room and breakfast area. The private primary bedroom features an ensuite bath with quartz vanity, oversized shower, and a walk-in closet. Outside enjoy the large open patio with a firepit, and a ample sized grassed backyard that backs to a wooded area. Solar panels feed into the grid and generate credits on utility bills. Minutes away from the Frank Buck Zoo and the quaint Gainesville town square.</p> <p><i>Courtesy of Coldwell Banker Realty Frisco</i></p>	Single Family	3/2	1,430 sq ft	11,608	2019	2/21/2024	\$290,000	\$203






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.
	12	Closed	* Sold Date: 3/1/2024, MLS Listing 20464662: 10/27/2023 MLS ID: 20464662					
3417 Austin St	Single Family	3/3	2,062 sq ft	5,227	2015	3/1/2024	\$293,000	\$142
<p>Hi, friends! Come out to see this fine 2-story brick beauty! Three bedrooms, master downstairs, 2.5 baths, and not one, but two cozy livin' spaces. The kitchen's updatedâ cabinets aplenty, a breakfast bar, granite countertops, and a walk-in pantry that'll make your grandma jealous. Downstairs, cozy up by the corner Woodburning fireplace â it's the heart of the home. Step outside to a good-sized yard, fenced for privacy with wood that's as sturdy as an old oak. There's a sprinkler system to keep things green, and a covered back patio that's just beggin' for some sweet tea sippin'. Don't let this gem slip through your fingers! Swing on by before it's gone and let's make a deal that'll have you shoutin' from the rooftops. Schedule a visit and let the country livin' begin!</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p>								
	13	Closed	* Sold Date: 11/16/2023, Public Record MLS ID: -					
3503 Austin St	Single Family	4/2	1,885 sq ft	5,249	2015	11/16/2023	-	\$172
-								
	14	Closed	* Sold Date: 11/14/2023, MLS Listing 20455845: 10/13/2023 MLS ID: 20455845					
202 Candlewood Cir	Single Family	3/2	1,480 sq ft	7,448	2015	11/14/2023	\$259,900	\$176
<p>Welcome home to this charming 3 bedroom, 2 bath home with 2 car attached garage and great covered back patio area. Nestled in a quiet neighborhood with easy and quick access to Gainesville or Highway 82. The open concept living, dining and kitchen are perfect for entertaining, family gatherings, and simply enjoying everyday living. The functional and open layout of the kitchen with island allows the chef to remain engaged with family and guests while preparing meals. The master suite includes a spacious private bath with dual sinks and great soaking tub. The two additional bedrooms provide versatility for a growing family, home office, or guest quarters. Step out onto the covered back patio area and enjoy your morning coffee or evening gatherings. This is a low-traffic street, and pasture land behind this property makes it feel even more tranquil and peaceful. The backyard has a new, very nice wood privacy fence to keep pets and kids contained. Come check it out today!</p> <p><i>Courtesy of PREMIERE REAL ESTATE</i></p>								
	15	Closed	* Sold Date: 10/13/2023, Public Record MLS ID: -					
802 Hermes Dr	Single Family	3/3	2,228 sq ft	15,398	2016	10/13/2023	-	\$190
-								
	16	Closed	* Sold Date: 11/28/2023, MLS Listing 20420013: 8/30/2023 MLS ID: 20420013					
413 County Road 155	Single Family	3/2	1,568 sq ft	286,189	1991	11/28/2023	\$460,000	\$293
<p>Discover your dream home on this sprawling 6-acre estate, perfect for country living with modern luxuries. This 3-bedroom, 2-bathroom home combines charm and functionality, offering a sanctuary for both you and your animals. Horse lovers will appreciate the expansive pasture land, while the multiple barns provide endless possibilities for livestock or storage. The main attraction is the stunning 60ft x 40ft red barn, boasting a versatile room that can be transformed into a man cave, she shed, or game room. Additional outbuildings and shops cater to all your agricultural or hobbyist needs. Inside the residence, you're welcomed by a cozy atmosphere with modern amenities. The open-concept kitchen flows into the living area, ideal for hosting. Step outside and you're greeted by an in-ground pool, the perfect spot for cooling off on hot summer days or entertaining friends and family. This property isn't just a home; it's a lifestyle. Make it yours today!</p> <p><i>Courtesy of RE/MAX FIRST REALTY</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>17 Closed * Sold Date: 11/9/2023, MLS Listing 20437622: 9/22/2023 MLS ID: 20437622</p> <p>4143 Fm 2071</p> <p>Single Family 3/3 1,920 sq ft 92,347 2013 11/9/2023 \$389,000 \$203</p> <p>This one is the best of both worlds! Peaceful Country living on 2 acres and just 5 minutes from downtown Gainesville, TX. This beautiful 3 bedroom, 3 bath, ranch style home has an open floor plan with split bedroom layout. The home features a spacious living room that flows into the dining room and kitchen with large island and breakfast bar, walk in pantry, walk in closets in every bedroom, large laundry room with extra storage closet and so much more. Outside you will find a large covered front and back porch, chicken coop and plenty of room kids to play!</p> <p><i>Courtesy of TIERRA REAL ESTATE</i></p>								
 <p>18 Closed * Sold Date: 11/20/2023, MLS Listing 20446713: 10/5/2023 MLS ID: 20446713</p> <p>130 Fm 3164</p> <p>Single Family 4/3 2,128 sq ft 43,560 2007 11/20/2023 \$195,597 \$92</p> <p>Introducing a charming 1 Acre residential listing nestled in a picturesque country setting in Woodbine, offering the perfect blend of modern living and serene countryside appeal. This fully remodeled modular home offers comfort, style, and convenience for families looking to enjoy the beauty of nature while staying close to essential amenities. Four spacious bedrooms, providing ample space for family members and guests. Three beautifully updated bathrooms with modern fixtures and finishes. A versatile bonus room that can serve as a home office or playroom, perfect for meeting your family's specific needs. The kitchen features stainless steel appliances and granite countertops. A charming front porch that welcomes you with a cozy atmosphere, ideal for relaxing with a cup of coffee. A spacious rear deck, perfect for outdoor dining, entertaining, or simply enjoying the country views. Don't miss the chance to make this Woodbine gem your new home.</p> <p><i>Courtesy of Real Estate Shoppe TX, LLC</i></p>								
 <p>19 Closed * Sold Date: 2/26/2024, MLS Listing 20500281: 1/6/2024 MLS ID: 20500281</p> <p>1308 S Clements St</p> <p>Single Family 4/2 1,802 sq ft 25,395 2020 2/26/2024 \$327,000 \$181</p> <p>This lovely 4-bedroom, 2-bathroom home sits on a generous half-acre lot, providing ample space for outdoor adventures and family gatherings. As you step inside, you'll be greeted by an open-concept floor plan that seamlessly blends the living room, dining area, and kitchen, creating an inviting atmosphere perfect for entertaining. Step outside to your expansive backyard, a private sanctuary enclosed by a secure fence.</p> <p><i>Courtesy of INC Realty, LLC</i></p>								
 <p>20 Closed * Sold Date: 2/13/2024, MLS Listing 20513792: 1/16/2024 MLS ID: 20513792</p> <p>320 County Road 172</p> <p>Single Family 3/2 2,208 sq ft 43,560 1979 2/13/2024 \$210,000 \$95</p> <p>Nestled in a serene woodland setting, this charming, home offers the perfect blend of tranquility and modern living. Situated on a sprawling one-acre lot on the outskirts of town, this property is a nature lover's dream. The house boasts a unique loft space, providing versatility for various living arrangements. Enjoy the warmth of natural light streaming through the large sunroom, creating a bright and inviting atmosphere. Imagine spending cozy evenings surrounded by the beauty of nature, right from the comfort of your home. For those interested in sustainable living, the property features a well-designed chicken coop, offering the opportunity to embrace a homesteading lifestyle. Additionally, a detached garage provides ample space for parking and storage. Embrace the peace and privacy of this woodland retreat while still enjoying the convenience of being within reach of town amenities. This home is a rare gem, combining the charm of nature with the comfort of modern living.</p> <p><i>Courtesy of TIERRA 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.
	21	Closed	* Sold Date: 12/11/2023, MLS Listing 20395532: 7/31/2023 MLS ID: 20395532					
1819 Bersand Ave	Single Family	3/2	1,714 sq ft	7,318	2019	12/11/2023	\$325,000	\$190
<p>ALL THE EXTRAS WRAPPED UP FOR YOU IN THIS PERFECTLY PERFECT HOME!! Owner has \$32k in solar panels installed in 2021...SUPER EFFICIENT with virtually no electric bill at all. This Gorgeous Riverside home offers a brilliant floor plan that your family will LOVE!!! Features include an open concept kitchen with mocha cabinets, large granite island, stainless steel appliances, subway tiled backsplash, walk in pantry * flex space or office off entry * living area with wood burning fireplace * engineered wood flooring and tile * private en suite with lovely bathroom, garden tub, walk in shower, large closet, dual sinks and more * high ceilings* upgraded fixtures * foam insulation * covered patio * privacy fenced backyard * beautiful landscaping * sprinkler and security sys * community pool * storage building * all nestled on a corner lot!</p> <p><i>Courtesy of TIERRA REAL ESTATE</i></p>								
	22	Closed	* Sold Date: 12/4/2023, Public Record MLS ID: -					
4637 County Road 107	Single Family	3/2	3,527 sq ft	43,560	1989	12/4/2023	-	\$204
<p>-</p>								
	23	Closed	* Sold Date: 3/26/2024, MLS Listing 20481981: 11/24/2023 MLS ID: 20481981					
63 County Road 211	Single Family	3/2	1,792 sq ft	91,040	2023	3/26/2024	\$520,000	\$290
<p>This property has it all! A recently built 2023 3-bedroom, 2-bath custom home, a fully equipped one-bedroom guest house and a shop. All nestled in a peaceful country setting on 2+ acres within 10 minutes of Gainesville. Beautiful, large oak trees on the property provide both shade and privacy. Enjoy your morning coffee on the front porch. The open floor plan is ideal for family gatherings or entertaining. Custom touches can be found throughout. Gorgeous countertops and stainless appliances in the kitchen. Dual sinks and a large stand-alone shower in the primary bathroom. Two-additional bedrooms and an additional full bath provide plenty of room for family and friends. Two new garage doors! A new 60'x6' back concrete patio is coming soon. The adjacent 542 SF guest house can generate rental income on a monthly basis if you're so inclined. The insulated 40 x 40 shop awaits the handy man with plenty of room to work on projects and store equipment. Additional RV hookup on site. Come see it!</p> <p><i>Courtesy of Lake & Country Realty, LLC</i></p>								
	24	Closed	* Sold Date: 3/28/2024, MLS Listing 20488566: 11/29/2023 MLS ID: 20488566					
3605 Fm 902	Single Family	3/2	1,952 sq ft	87,120	1982	3/28/2024	\$140,000	\$72
<p>Multiple offers have ben received, Presenting to Sellers at 5PM Great Investment Opportunity! 2 Acres with Paved road access from FM 902 & Gravel Road access from the rear of the property on FM 2116. Bring your imagination and Cocktail Napkin to take notes because the possibilities are endless! This home will not qualify for financing - all offers must be cash only.</p> <p><i>Courtesy of THE REAL ESTATE COMPANY</i></p>								
	25	Closed	* Sold Date: 11/28/2023, MLS Listing 20384870: 7/18/2023 MLS ID: 20384870					
1305 Meadowlark Ln	Single Family	5/3	2,016 sq ft	68,389	2006	11/28/2023	\$233,500	\$116
<p>Your slice of heaven ~ 1.5 acres with beautiful trees nestled on quiet street in Gainesville, TX. MOTIVATED SELLER. This pretty home is set back from the road and has a sprawling front lawn as well as a private backyard surrounded by a wood fence. Storm cellar, a couple of storage sheds, and a two-car garage make this property a stand out. New roof in Nov. 2022 and the home also had solar panels installed in Nov 2022. Homeowner had a ZERO electric bill in June and only \$17 in July! The solar system is OWNED, not being leased. New HVAC air compressor installed this year. This home boasts 5 bedrooms and 2 living areas. Don't need 5 bedrooms? How about a home office, hobby or workout room? Looking for a property where you can relax, spread out and enjoy the good life? Come take a peak at this haven on Meadowlark Lane.</p> <p><i>Courtesy of Ebby Halliday, REALTORS</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>26 Closed * Sold Date: 12/14/2023, MLS Listing 20368159: 6/30/2023 <i>MLS ID: 20368159</i></p> <p>1808 Silver Oak Dr</p> <p>Single Family 4/3 2,611 sq ft 5,488 2017 12/14/2023 \$380,000 \$146</p> <p>Wonderful 2 story home in the edge of Gainesville. Don't miss out on this beautifully built, quality, 4 bedroom, 2.5 bath home, in a small quaint area. A very short walk from Vintage Square swimming pool. With a large open floor plan, privacy fence in the backyard. Light colors throughout the home, with pops of dark colors in the kitchen and dining room. Lovely decorative lighting, granite counters and wood cabinets. Nice large double sink in the kitchen, along with large corner pantry and eat at breakfast bar. Plenty of storage space throughout the house. Large windows throughout the house, to let in natural sunlight. Big living area with corner fireplace. Large Master and attached bath that offers double vanities, nice soaking tub and separate shower. Media Room equipment will stay with property.</p> <p><i>Courtesy of Texas Homes and Land</i></p>								
 <p>27 Closed * Sold Date: 1/5/2024, MLS Listing 20491151: 12/8/2023 <i>MLS ID: 20491151</i></p> <p>1803 Vallana Dr</p> <p>Single Family 4/2 2,019 sq ft 4,965 2018 1/5/2024 \$299,000 \$148</p> <p>Step into this exquisite 4-bedroom, 2 bath dream home, nestled in a peaceful cul-de-sac within the charming Vintage Square subdivision in Gainesville, TX and PRICED TO SELL. Built in 2018, this brick home is enhanced by small garden area that contributes to its curb appeal. Inside, a large open floor plan creates an inviting atmosphere. The living room, with its cozy fireplace, is perfect for relaxing evenings. The kitchen is a chef's delight with a farmhouse sink, granite countertops, and a convenient island that doubles as a breakfast bar. The master bedroom features an en-suite bathroom with a spacious walk-in closet and a large garden tub. Outside, a private fenced backyard with a covered patio provides a serene retreat. Just across the street from the community pool, this home combines luxury and comfort in a family-friendly neighborhood at a great price!</p> <p><i>Courtesy of RE/MAX FIRST REALTY</i></p>								
 <p>28 Closed * Sold Date: 1/26/2024, MLS Listing 20389290: 7/31/2023 <i>MLS ID: 20389290</i></p> <p>1119 Vintage Ave</p> <p>Single Family 4/2 2,019 sq ft 5,009 2017 1/26/2024 \$305,000 \$151</p> <p>This wonderful home is back on the market due to previous buyer could not obtain financing. Check out this great 4 bedroom 2 bathroom home with an open concept floor plan. Home features a kitchen with granite countertops, stainless steel appliances, a breakfast bar and over looked the dining and living room. Front room can be formal dining, living or can be left up to your imagination. The master bedroom features a large garden tub with a separate shower and large walk-in closet. The three spare bedrooms are oversized with good sized closets. Plenty of outside sitting space from the covered front port to the backyard sitting area.</p> <p><i>Courtesy of Withers-Howell Real Estate</i></p>								
 <p>29 Closed * Sold Date: 10/19/2023, MLS Listing 20428991: 9/15/2023 <i>MLS ID: 20428991</i></p> <p>1403 Anthony St</p> <p>Single Family 3/2 1,318 sq ft 10,497 1950 10/19/2023 \$217,000 \$165</p> <p>Charming home updated in 2018 including new kitchen cabinets, granite counters, backsplash, new stainless steel appliances, ceramic floor tile and plumbing & foundation updates as well. Original hardwood floors accent the modern farmhouse feel in this gem of a home. Large fenced backyard with mature shade trees, relax by the backyard fire pit or on the entertainment sized deck. This home has been well cared for and is awaiting it's new family. Information deemed accurate, but buyer and buyer's agent should verify.</p> <p><i>Courtesy of TOWERY REALTY</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>30 Closed * Sold Date: 11/27/2023, MLS Listing 20458336: 10/18/2023 MLS ID: 20458336</p> <p>1800 Arkansas St</p> <p>Single Family 3/2 1,130 sq ft 7,710 1978 11/27/2023 \$255,000 \$226</p> <p>This absolutely picture perfect 3-bedroom. 2-bath home, boasts modern updates throughout. The spacious living area is perfect for relaxation, and the upgraded kitchen is a chef's dream..custom cabinets with pull outs, countertops, newly installed appliances and more! Enjoy the convenience of all the updates, including two renovated bathrooms * laminate and ceramic tile flooring * interior and exterior paint * energy efficient windows and doors * plumbing and light fixtures * ship lay accent wall * ceiling fans * simply safe security * covered patio * privacy fence with re-enforced steel posts * landscaping * two car garage * and more. The large backyard offers ample outdoor space for leisure and entertainment. The property is currently operating as an air b&b with an appoved special use permit. Buy to enjoy with your family or use as an incoming producing opportunity with all the work already done! Awwwwwww!</p> <p><i>Courtesy of TIERRA REAL ESTATE</i></p>								
 <p>31 Closed * Sold Date: 12/5/2023, MLS Listing 20436945: 11/3/2023 MLS ID: 20436945</p> <p>1813 Arkansas St</p> <p>Single Family 3/2 1,038 sq ft 6,621 1978 12/5/2023 \$189,000 \$182</p> <p>Cozy 3 bedroom 2 bath in established Gainesville neighborhood. Updated kitchen with granite, tile backsplash and cabinets. Large fenced backyard with 2 storage buildings Foundation Repair completed Oct 2023, Carpet installed October 2023. Roof replaced 2021. Windows 2006 Fridge to stay in the home</p> <p><i>Courtesy of Coldwell Banker Apex, REALTORS</i></p>								
 <p>32 Closed * Sold Date: 12/11/2023, Public Record MLS ID: -</p> <p>311 Ashland Ct</p> <p>Single Family 3/2 1,496 sq ft 10,001 1979 12/11/2023 - \$142</p> <p>-</p>								
 <p>33 Closed * Sold Date: 2/26/2024, MLS Listing 20494926: 12/13/2023 MLS ID: 20494926</p> <p>404 Aspen Rd</p> <p>Single Family 4/3 2,310 sq ft 14,244 1984 2/26/2024 \$375,000 \$162</p> <p>Welcome to your dream home! This meticulously designed 4-bedroom 2.5 bathroom residence offers a perfect blend of comfort, style, and entertainment features. Situated on a generously sized lot, this property is a haven for those who appreciate both indoor and outdoor living. The warm and cozy living room looks out upon the backyard and is an idyllic place to relax. Entertain guests with ease in the well-equipped wet bar. Ideal for hosting gatherings or enjoying a quiet evening with friends, this feature adds a touch of sophistication to your home. The kitchen is a chef's delight, equipped with state-of-the-art appliances, ample counter space, and stylish finishes. The downstairs primary bedroom is large and airy, with an ensuite spa-like bathroom featuring elegant fixtures, a soaking tub, and a separate shower. Upstairs are three additional bedrooms and another full bathroom. Immerse yourself in the ultimate cinematic experience in your upstairs private media room.</p> <p><i>Courtesy of TIERRA REAL ESTATE</i></p>								
 <p>34 Closed * Sold Date: 3/28/2024, MLS Listing 20534265: 2/12/2024 MLS ID: 20534265</p> <p>1000 Aspen Rd</p> <p>Single Family 3/3 1,963 sq ft 14,026 1977 3/28/2024 \$257,500 \$131</p> <p>Step into the allure of mid-century modern design with this spacious home boasting timeless appeal. The expansive living area welcomes you with its retro charm and a cozy fireplace, offering a perfect blend of comfort and style. Experience the convenience of a split bedroom arrangement, ensuring privacy and flexibility for residents and guests alike. The oversized primary bedroom features a private bath, providing a secluded oasis within the home. Outside, the large backyard awaits your personal touch, offering endless possibilities for landscaping or outdoor entertaining. With a rear-entry garage and separate dining area, this home presents functional amenities tailored to modern living. While in need of updating, this property offers a prime opportunity to infuse your own style and personality, making it a true gem waiting to be revitalized. Property will be sold as is.</p> <p><i>Courtesy of TIERRA REAL ESTATE</i></p>								






Closed: 50 (cont.)

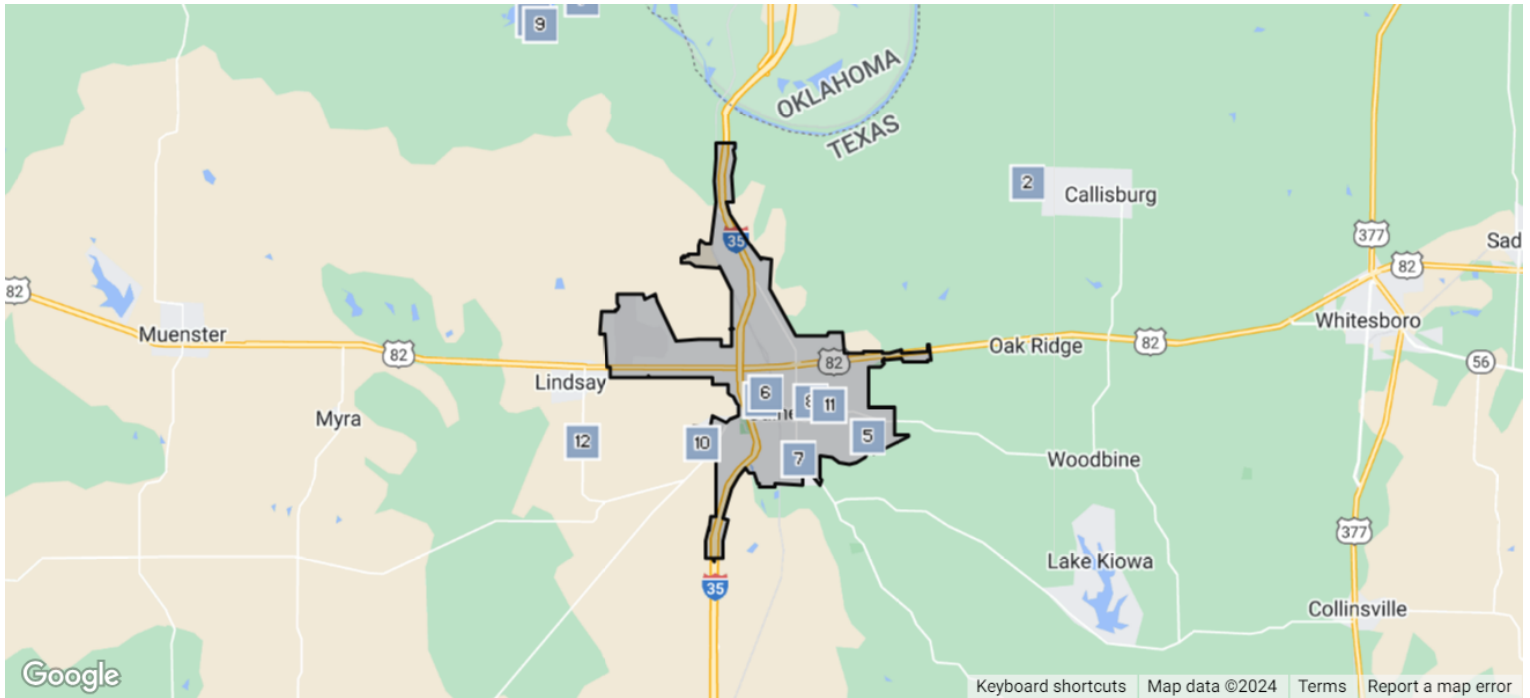
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	35	Closed	* Sold Date: 10/18/2023, MLS Listing 20431460: 9/14/2023 MLS ID: 20431460					
2011 Brentwood St	Single Family	3/3	2,764 sq ft	12,066	1975	10/18/2023	\$322,000	\$116
<p>WELCOME HOME! Discover the perfect home that awaits you! This inviting 3-bedroom, 2.5-bathroom home offers a perfect blend of comfort and charm. With over 2,700 sqft of living space this impressive home features lg living rm with vaulted ceilings, kitchen-dining opens to sunroom - living area making it ideal for entertaining. The additional bonus room provides a great space to work from home or 4th bedroom. Situated on a corner lot in the desirable Wheeler Creek area makes this the perfect place. New Roof installed May 2023!!!! Schedule a showing today to experience firsthand the comfort and charm this home has to offer. Don't miss out on making this house your dream home! * Buyer or Buyer's agent to verify all information*</p> <p><i>Courtesy of Prime Properties</i></p>								
	36	Closed	* Sold Date: 2/5/2024, MLS Listing 20472845: 11/9/2023 MLS ID: 20472845					
3101 Briarcliff Cir	Single Family	3/3	2,737 sq ft	56,628	1996	2/5/2024	\$530,000	\$194
<p>Entertainers Paradise! Magnificent Custom Brick Home Nestled on a Beautiful 1.3 acre Cul-de-sac Lot in The Ridge Addition at The Edge of Town w Countryside Views of Buffalo and Longhorns! Boating Fine Details Throughout Including Oak Trim, Built in Oak Shelving, Desk, 4 Walk-in Closets, 2.5 Baths, Executive Office with Oak Desk and Shelving, Primary Bedroom with Sitting Area, Bay Window and Seat with Storage, Double Sided Fireplace, Private Door Leading to Large Covered Patio, Primary Ensuite w New Walk-in Tile Shower, Double Vanities & Large Walk-in Closet. Newly Renovated Gourmet Kitchen & Island, Two Built-in Oak Hutches and New Appliances. Also Features Split Guest Bedrooms w Walk-in Closets, Built-in Desks, Jack and Jill Bath w Additional Walk In Closet. The Large Laundry Room has a Sink and Cabinet and Leads Out To The Amazing Oversized 3 Car Garage with Additional Workshop Area and Long Driveway For Lots of Parking. This Meticulous Home Has The Works! Will NOT Disappoint!</p> <p><i>Courtesy of TIERRA REAL ESTATE</i></p>								
	37	Closed	* Sold Date: 10/13/2023, Public Record MLS ID: -					
10 Brookhollow Cir	Single Family	3/2	1,612 sq ft	8,764	1974	10/13/2023	-	\$151
<p>-</p>								
	38	Closed	* Sold Date: 11/14/2023, MLS Listing 20271479: 3/4/2023 MLS ID: 20271479					
805 Buck St	Single Family	3/2	2,472 sq ft	10,018	1922	11/14/2023	\$90,000	\$36
<p>WOW! 3 bedroom 1.5 bath historic home in up and coming Gainesville. The home is two floors with plenty of room for entertaining. Being right off I-35 makes it easy to get to any major areas in the DFW metroplex or to Oklahoma. Being on a two different lots and on the corner, gives this property great range for anything you could think of. On top of that it can be used for commercial purposes. This home is a MUST SEE!</p> <p><i>Courtesy of EXP REALTY</i></p>								
	39	Closed	* Sold Date: 3/25/2024, MLS Listing 20494397: 12/14/2023 MLS ID: 20494397					
1314 E California St	Single Family	3/3	2,826 sq ft	26,048	1928	3/25/2024	\$400,000	\$142
<p>Nestled on a .598-acre lot, this enchanting turn-of-the-century historical home exudes timeless charm and boasts exquisite European accents that are sure to captivate. Stepping inside, you'll be greeted by a warm and inviting ambiance, where rustic meets refined. The heart of this home is undoubtedly the cozy living room, complete with a fireplace, perfect for gathering around on chilly evenings. The master suite is a tranquil oasis, complete with an ensuite bathroom. Two additional bedrooms and two more bathrooms provide ample space for family and guests. The .598-acre lot provides endless possibilities for outdoor activities, from gardening to entertaining. Located in a friendly community, this historical gem is perfect for those seeking a peaceful retreat with a touch of elegance. It's not just a house; it's a piece of history, waiting to embrace its next loving owner. Tankless gas water heater, OUTDOOR KITCHEN, 15X35 PATIO!!!</p> <p><i>Courtesy of RE/MAX FIRST REALTY</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>40 Closed * Sold Date: 12/7/2023, MLS Listing 20397589: 7/31/2023 <i>MLS ID: 20397589</i></p> <p>1808 E California St</p> <p>Single Family 4/3 2,681 sq ft 11,282 2005 12/7/2023 \$375,000 \$140</p> <p>Family Home that is well maintained. 2 Primary Suites one upstairs and one downstairs. Professional Kitchen includes Royal Gas Range with Pot Filler. Walk in Pantry with Ice Maker. Large Living area with Fireplace. Second Living area can be a playroom or office. Dining Room is now being used as TV Room. Eat in Kitchen has breakfast bar also. Primary Upstairs includes see through fireplace into Bathroom, Double Sinks and Walk in Closet as well as large shower. Screened in back porch is just right for watching the game. Oversized Garage includes Locker System. Sprinkler System and Mature Trees in back, Partial Privacy Fence with room to play.</p> <p><i>Courtesy of PREMIERE REAL ESTATE</i></p>								
 <p>41 Closed * Sold Date: 2/28/2024, MLS Listing 20440794: 9/26/2023 <i>MLS ID: 20440794</i></p> <p>526 N Chestnut St</p> <p>Single Family 3/2 2,050 sq ft 9,365 1940 2/28/2024 \$162,000 \$79</p> <p>Here's an incredibly affordable, newly renovated lovely home, near the heart of Gainesville and minutes from the highway! Come see this catch before it's gone! 3bedroom, 2 full bath, 2 living areas, oversized laundry room, as well as an oversized covered front porch to enjoy! Additional lot next to the house is included! Ideal for adding on or building extra storage space! Schedule today to view and buy this gem 9403003700</p> <p><i>Courtesy of RE/MAX FIRST REALTY</i></p>								
 <p>42 Closed * Sold Date: 1/23/2024, MLS Listing 20495151: 11/24/2023 <i>MLS ID: 20495151</i></p> <p>1009 N Clements St</p> <p>Single Family 3/2 1,616 sq ft 7,274 1955 1/23/2024 \$100,000 \$62</p> <p>Introducing a 3-bedroom, 2-bathroom brick fixer-upper with a large backyard and a fireplace in the living room. You will also find a versatile den or second living area. This property requires some work, but it's a blank canvas for your renovations. It's a straightforward option for those looking to invest in a project.</p> <p><i>Courtesy of RE/MAX FIRST REALTY</i></p>								
 <p>43 Closed * Sold Date: 4/5/2024, MLS Listing 20540754: 2/20/2024 <i>MLS ID: 20540754</i></p> <p>2009 College St</p> <p>Single Family 4/2 2,298 sq ft 16,509 1978 4/5/2024 \$320,000 \$139</p> <p>Welcome to your new home! This charming ranch-style abode boasts four spacious bedrooms and 2 baths, providing ample space for comfortable living. As you step inside, you'll be greeted by a cozy wood-burning fireplace in the large living area, perfect for relaxing evenings or gathering with loved ones. The kitchen offers ample storage for all your culinary needs, while the adjacent dining area provides a welcoming space for meals together. With a two car garage, parking will never be an issue, and the corner lot location ensures both privacy and convenience. Outside, you'll find a huge fenced backyard, offering endless possibilities for outdoor enjoyment and entertainment. Don't miss the opportunity to make this delightful home yours!</p> <p><i>Courtesy of TIERRA REAL ESTATE</i></p>								
 <p>44 Closed * Sold Date: 11/8/2023, Public Record <i>MLS ID: -</i></p> <p>434 County Road 148</p> <p>Single Family 3/2 3,930 sq ft 43,560 1995 11/8/2023 - \$117</p> <p>-</p> <p><i>Google</i></p>								
 <p>45 Closed * Sold Date: 2/29/2024, Public Record <i>MLS ID: -</i></p> <p>1197 County Road 260</p> <p>Single Family 3/2 1,429 sq ft 43,560 1980 2/29/2024 - \$230</p> <p>-</p> <p><i>Google</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>46 Closed *Sold Date: 4/5/2024, MLS Listing 20550124: 3/1/2024 MLS ID: 20550124</p> <p>76 County Road 262</p> <p>Multiple Offers Received. Please submit best and Final today by 4pm..TY Welcome to this stunningly updated 3-bedroom, 2-bathroom home with an office, situated on a sprawling 2.74-acre lot. Boasting a garage apartment, a sparkling swimming pool, and a private entry, this property offers a perfect blend of luxury and functionality. Enjoy outdoor entertaining on the covered patio, while the spacious interior features modern amenities and elegant finishes throughout. With ample space both indoors and outdoors, this home provides a serene retreat for relaxation and entertainment. Main house is approx 2000 sq ft, 3 bed 2 bath, with a 500 sq ft 1 bedroom 1 bath apartment over garage.</p> <p><i>Courtesy of TIERRA REAL ESTATE</i></p>	Single Family	4/4	2,567 sq ft	119,790	1980	4/5/2024	\$397,000	\$155
 <p>47 Closed *Sold Date: 12/22/2023, MLS Listing 20298123: 4/7/2023 MLS ID: 20298123</p> <p>2028 Cypress St</p> <p>Cozy corner lot in an established neighborhood, 3 bed, 2 bath, spacious living area with kitchen breakfast combo, wood burning fireplace, flexible floor plan is perfect for entertaining and offers a formal living with built-ins and dining area or game room, office-study, spacious bedrooms, master bedroom with private door to walk out to patio, side entry garage, mature trees, spacious backyard for entertaining! Come take a look today!!!</p> <p><i>Courtesy of TIERRA REAL ESTATE</i></p>	Single Family	3/2	2,158 sq ft	12,806	1968	12/22/2023	\$308,000	\$143
 <p>48 Closed *Sold Date: 12/29/2023, Public Record MLS ID: -</p> <p>208 Davis St</p> <p>-</p>	Single Family	3/2	2,364 sq ft	21,362	1900	12/29/2023	-	\$118
 <p>49 Closed *Sold Date: 12/22/2023, MLS Listing 20474109: 11/9/2023 MLS ID: 20474109</p> <p>506 Davis St</p> <p>Nestled in the heart of charming Gainesville, Texas, this fully renovated 3-bedroom, 2-bathroom home offers the perfect blend of modern elegance and small-town living. Just minutes from the downtown district and conveniently located off I-35, this property presents an ideal opportunity to relish the tranquil beauty of a tight-knit community while remaining well-connected to major amenities. With a bright, open interior showcasing contemporary finishes and a chef-inspired kitchen, this home is a true masterpiece. Enjoy the convenience of living within close proximity to local shops and restaurants, making it the perfect retreat for those seeking a comfortable, stylish, and connected lifestyle in this beloved Texan small town.</p> <p><i>Courtesy of JPAR Dallas</i></p>	Single Family	3/2	944 sq ft	5,096	1940	12/22/2023	\$187,000	\$198
 <p>50 Closed *Sold Date: 3/6/2024, MLS Listing 20516499: 1/18/2024 MLS ID: 20516499</p> <p>511 S Denton St</p> <p>Premium Corner Lot in Historical South Gainesville. Oversized rooms ideal for Family and Entertaining. Retro Kitchen and bathrooms with AMAZING Tile work. Walk in Pantry plus a walk in Appliance Dish Pantry. Large Utility Mud room with sink and shower. Primary Bedroom has Office Library nook. Wonderful porch and custom fencing. Rear entry two car garage. Well Maintained Home that has had only two owners. This Home has Amazing storage. Come view and see if this is the Peaceful Location and Home for you.</p> <p><i>Courtesy of PREMIERE REAL ESTATE</i></p>	Single Family	4/3	3,783 sq ft	15,158	1948	3/6/2024	\$425,000	\$112








Expired: 12

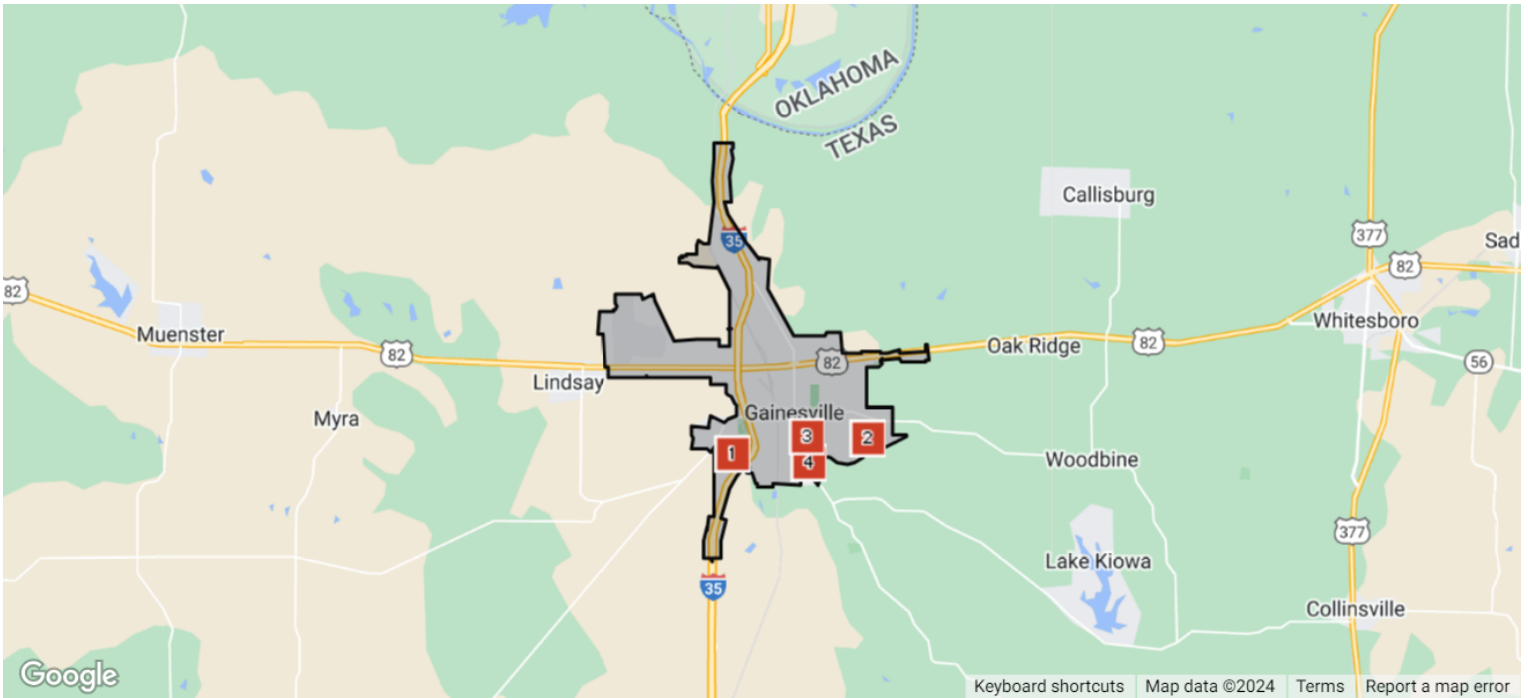
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
 <p>1 ■ Expired *Expired: 12/1/2023, MLS Listing 20382243: 7/15/2023 MLS ID: 20382243</p> <p>206 Hilltop Dr</p> <p>This custom-built home boasts a breathtaking, waterfront view of MOSS LAKE. Situated on over an acre, this private oasis is designed to create unforgettable lake memories. The kitchen is fully equipped with top of the line appliances, granite countertops, and a tiled backsplash. The living and dining areas offer stunning lake views through beautiful floor-to-ceiling windows. The dining area features a dry bar and wine refrigerator, with French doors leading to an ideal outdoor kitchen space. Step onto the expansive TREX deck or head to the dock with sunning area. Lower level includes a primary bed and bath, guest bed and bath, utility room and spacious storage closet for games and lake toys. Upstairs, you'll find a loft area, a second living area or game room, and a third bedroom with three built-in bunk beds. The third floor offers a perfect balcony for panoramic lake views. This stunning lake house provides everything you need to create countless memories with your loved ones!</p> <p><i>Listing Courtesy of CENTURY 21 JUDGE FITE CO.</i></p>	Single Family	3/3	2,440 sq ft	54,014	2014	\$1,595,000	12/1/2023	\$596
 <p>2 ■ Expired *Expired: 11/30/2023, MLS Listing 20151974: 8/31/2022 MLS ID: 20151974</p> <p>638 County Road 119</p> <p>Equine property on 6.3 acres that has current Ag exemption. The home is 2740 square feet with 4 Bedrooms and 2 full baths. One of the bedrooms is 22 x 20 and could be used as another living area or converted as another master suite as it does have waterlines to it. The master bath needs finished out with the shower and tub area still under construction and is very spacious. The barn has 15 stalls, tack room and plenty of room for tie spots. To the North of the barn was previously a riding area that is nice and flat and could be restored. There are several paddocks and pens for grazing and turnout. There is also a roundpen that can be modified, a nice lean-to shelter and a storage shed. This property could be a great start up place for a horse trainer! Current ag exemption is for goats and you can contact Cooke County to see what your options would be!</p> <p><i>Listing Courtesy of EBBY HALLIDAY, REALTORS</i></p>	Single Family	4/2	2,740 sq ft	275,734	1980	\$689,000	11/30/2023	\$237

Expired: 12 (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: 1/16/2024, MLS Listing 20241195: 1/18/2023 MLS ID: 20241195</p> <p>2123 Chaparral Dr</p> <p>MAGNIFICENT WATERFRONT property with dock located on beautiful Moss Lake! This extraordinary custom built home is loaded with amenities that are endless! The gorgeous main level kitchen boasts leather granite with an over sized island that is open to the huge family room, dining and wet bar overlooking the lake through an abundant amount of windows! The large master suite has a fantastic lake view along with his and hers vanities, jetted tub, walk in shower and a great closet and utility connection! An add'l bedroom and bath is on the main level. On the lower level there's a den, 2 bedrooms, 2 baths, giant storage room and a wonderful outdoor living and full kitchen area that also offer that amazing lake view!</p> <p><i>Listing Courtesy of Prime Properties</i></p>	Single Family	4/4	4,059 sq ft	20,821	2013	\$1,999,900	1/16/2024	\$493
 <p>4 ■ Expired *Expired: 11/8/2023, MLS Listing 20403261: 8/9/2023 MLS ID: 20403261</p> <p>603 N Weaver St</p> <p>LOCATION! LOCATION! Welcome to this beautiful, renovated home feeling just like new! The House is located in a desirable neighborhood, near all that the town offers. With a walkable distance to California St, City Downtown, and easy access to major highways. This single-story home offers a great layout, new windows, recessed lighting, and a decorative electric fireplace in the living room. Kitchen offers white cabinets, island, quartz countertops, and SS appliances. Bedrooms are good size with a master bath, lots of windows providing plenty of sunlight, plus a vast backyard with a deck will definitely make this an option to make a place called home. In addition to the interior upgrades, this home features a new roof, tankless water heater and new electric panel box, providing you with peace of mind for years to come. A detached garage for one car and parking space in the driveway. Sold AS IS, this residence invites you to put your personal touch, making it truly your own. Must see!</p> <p><i>Listing Courtesy of Ready Real Estate LLC</i></p>	Single Family	3/2	1,259 sq ft	13,285	1948	\$312,000	11/8/2023	\$234
 <p>5 ■ Expired *Expired: 11/17/2023, MLS Listing 20406650: 8/16/2023 MLS ID: 20406650</p> <p>3412 Austin St</p> <p>Beautifully updated & well-kept 3 bed, 2 bath open concept brick home in Chalmers Estates. Family room has 11-foot vaulted ceilings, recessed lighting, WB fireplace & open to dining area. Kitchen has granite counters, stainless appliances & double oven that all stay! Two secondary bedrooms & hall bath lead to large primary bedroom in back with 9-foot vaulted ceilings, private bath with double-sink vanity, garden tub & separate shower. Large walk-in closet. Carpet & ceramic tile flooring. Backyard has covered & open patio totaling 380 sq ft of composite decking custom built around a 15' recessed swimming pool! New 40 sq ft storage building, landscaping & low-voltage lighting all inside a full privacy-fenced yard! Separate laundry room, washer & dryer stay! 2-car garage has custom epoxy floor coating installed in 2020. New roof in 2019, New interior doors & water heater in 2022, New seamless gutters in 2016. Furniture in family & dining rooms are negotiable. Make this one yours today!</p> <p><i>Listing Courtesy of PREMIERE REAL ESTATE</i></p>	Single Family	3/2	1,744 sq ft	5,793	2005	\$314,900	11/17/2023	\$195
 <p>6 ■ Expired *Expired: 11/24/2023, MLS Listing 20416942: 8/25/2023 MLS ID: 20416942</p> <p>902 N Commerce St</p> <p>Completely Remodeled Home with an open floor plan home that's incredibly spacious and fully renovated with 4 bedrooms and 2 full baths. Ready to move in home with fresh paint. New luxury vinyl flooring, carpet, doors, kitchen cabinets, HVAC, water heater, stainless-steel appliances, light fixtures, electric, plumbing, and windows. Schedule a showing to see this gem today!</p> <p><i>Listing Courtesy of Mersal Realty</i></p>	Single Family	4/2	1,639 sq ft	9,583	1940	\$310,000	11/24/2023	\$181
 <p>7 ■ Expired *Expired: 12/30/2023, MLS Listing 20396813: 8/1/2023 MLS ID: 20396813</p> <p>1404 S Grand Ave</p> <p>—</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>	Single Family	3/2	2,082 sq ft	22,476	1937	\$185,000	12/30/2023	\$79

Expired: 12 (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>8 Expired *Expired: 11/30/2023, MLS Listing 20362873: 7/3/2023 MLS ID: 20362873</p> <p>1623 Roy St</p>	Single Family	3/2	1,302 sq ft	7,492	1950	\$235,900	11/30/2023	\$174
<p>Welcome to your dream Home! Step into this newly remodeled haven boasting three spacious bedrooms and two modern bathrooms. Breathe in the crisp, cool air provided by the brand-new AC system, while your walk across the freshly installed flooring throughout the whole home. The Kitchen has new stainless steal appliances, brand new countertops and lighting throughout. Revel in the abundance of natural light streaming through the pristine new windows as well, perfectly complementing the fresh coat of paint that exudes elegance and warmth. With an open floor plan, this home promises endless possibilities for creating cherished memories. Embrace the opportunity to call this stunningly renovated space your home sweet home. Come see and get this home before it is gone.</p> <p style="text-align: right;"><i>Listing Courtesy of Reborn Real Estate, LLC</i></p>								
 <p>9 Expired *Expired: 2/8/2024, MLS Listing 20254515: 2/8/2023 MLS ID: 20254515</p> <p>65 Spanish Oak Ln</p>	Single Family	3/2	1,376 sq ft	9,408	1973	\$299,900	2/8/2024	\$196
<p>Don't miss out on this cute and very well maintained home nestled in a quiet secluded area in Whispering Hills on beautiful Moss Lake! This property is just minutes from the public boat ramp and is perfect for full time living or that weekend get away home at the lake! Recently updated kitchen and bathrooms, newer paint inside and out, vinyl plank flooring and tile, screened in 14 X 11 ft. porch and gutters are just some of the improvements! The over sized attached carport measures 41 X 24 ft. and also has an attached 15 X 13 ft. storage building! Home is being sold AS IS!</p> <p style="text-align: right;"><i>Listing Courtesy of Prime Properties</i></p>								
 <p>10 Expired *Expired: 10/23/2023, MLS Listing 20380411: 7/13/2023 MLS ID: 20380411</p> <p>1920 Tulane Ave</p>	Single Family	4/3	2,641 sq ft	13,460	1967	\$325,000	10/23/2023	\$123
<p>So warm and inviting, this home has so many wonderful features and room for your family to enjoy! Spacious and flexible floor plan with two large family rooms...one with built ins and WBFP, chef's kitchen updated to perfections with stainless appliances, travertine backsplash, shaker cabinets, and granite countertops, breakfast room and dining area, game room or office, four bedrooms, en-suite with private bathroom, large bonus room, game room or workout space, fenced backyard with covered patio for entertaining, two storage buildings, oversized garage with extra covered parking, large corner lot that is nicely landscaped, mature trees, and more! This is the home you have been waiting for and more!</p> <p style="text-align: right;"><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>								
 <p>11 Expired *Expired: 11/4/2023, MLS Listing 20301760: 4/12/2023 MLS ID: 20301760</p> <p>403 Willow Way</p>	Single Family	3/2	2,011 sq ft	10,890	1960	\$323,000	11/4/2023	\$154
<p>MOTIVATED SELLER!!!! This beautifully remodeled home located on a quiet, well-established street welcomes you as soon as you walk in the door. 2 large living areas provide lots of room for gathering. The 3 bedrooms are generously sized. The kitchen has been updated with lovely granite countertops and new appliances. Love to be outside? This backyard is a perfect hang-out area with a large patio and plenty of shade in the warmer months. New HVAC, new roof, new windows, new flooring, new paint... all it needs is you!</p> <p style="text-align: right;"><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>								
 <p>12 Expired *Expired: 1/24/2024, MLS Listing 20251025: 2/12/2023 MLS ID: 20251025</p> <p>64 County Road 3629</p>	Single Family	9/7	5,927 sq ft	43,560	2016	\$1,100,000	1/24/2024	\$167
<p>GORGEOUS custom built family home just outside the city limits on one acre in the EXEMPLARY school district of Lindsay ISD!!! This spacious open floor plan is excellent for entertaining and offers soaring ceilings, stunning kitchen with quartz counter tops, huge walk in pantry, mudroom, extra large utility, beautiful master suite and large 4 car garage. Outdoor living includes a gorgeous gunite salt water pool with hot tub, slide, huge covered patio area, storm shelter and over 1000 sq ft pool house which would also make an ideal guest house! Conveniently located just minutes from Hwy 82 and just a bit further to I-35. Come see for yourself all the amenities this home has to offer!!</p> <p style="text-align: right;"><i>Listing Courtesy of Prime Properties</i></p>								



Distressed: 4

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ■ Closed • Notice of Foreclosure Sale <i>MLS ID: -</i>	Single Family	3/2	1,731 sq ft	13,504	-	10/30/2023	Notice of Foreclosure Sale	-
	1337 Greenfield St								
	2 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: -</i>	Single Family	4/3	1,008 sq ft	5,689	-	1/24/2024	Notice of Foreclosure Sale	-
	3413 Columbus St								
	3 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: -</i>	Single Family	4/2	1,678 sq ft	12,728	-	2/1/2024	Notice of Foreclosure Sale	-
	1514 Lanius St								
	4 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: -</i>	Single Family	3/2	1,773 sq ft	8,756	-	2/22/2024	Notice of Foreclosure Sale	-
	1510 Lynwood St								

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- This report has been provided to you by a member of the NAR.



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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

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



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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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