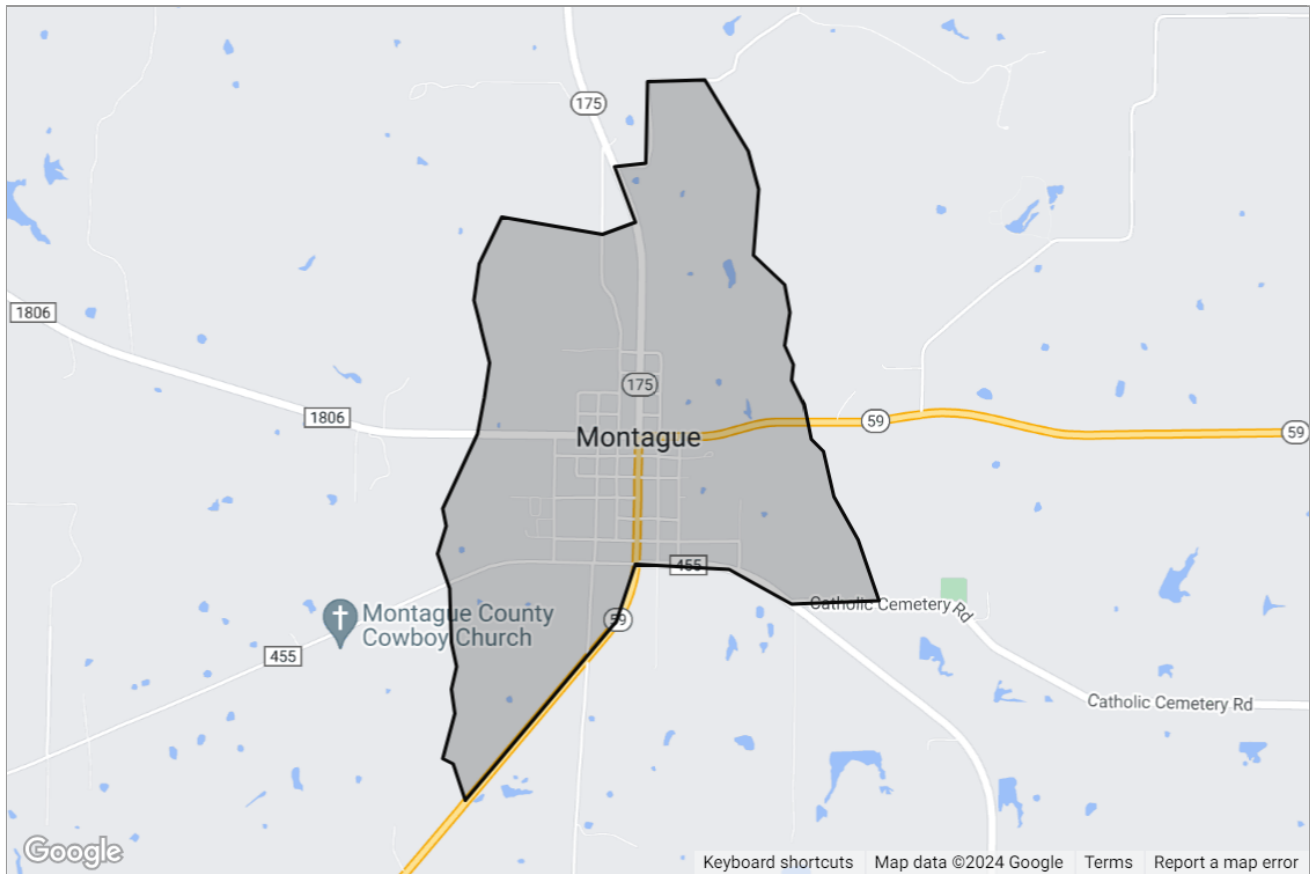


MARKET ACTIVITY REPORT

Montague, Texas



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

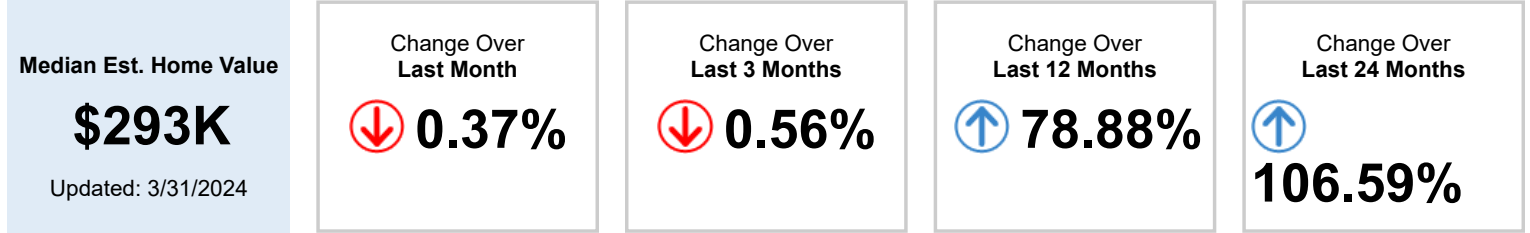


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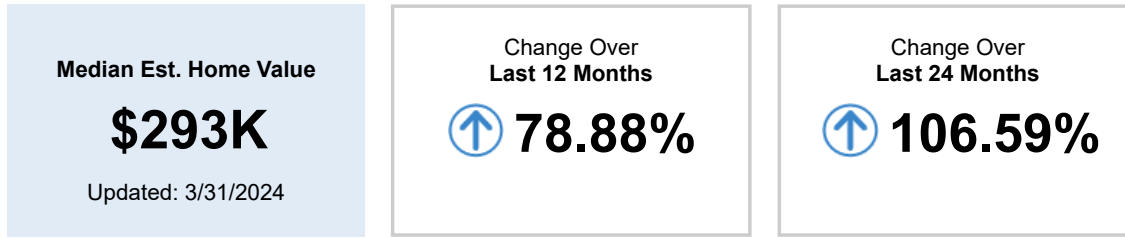
Montague, Texas

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

Median List Price

\$244K

Updated: 3/31/2024


Change Over
Last Month

 **11.37%**

Change Over
Last 3 Months

 **18.74%**

Change Over
Last 12 Months





 **54.23%**

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

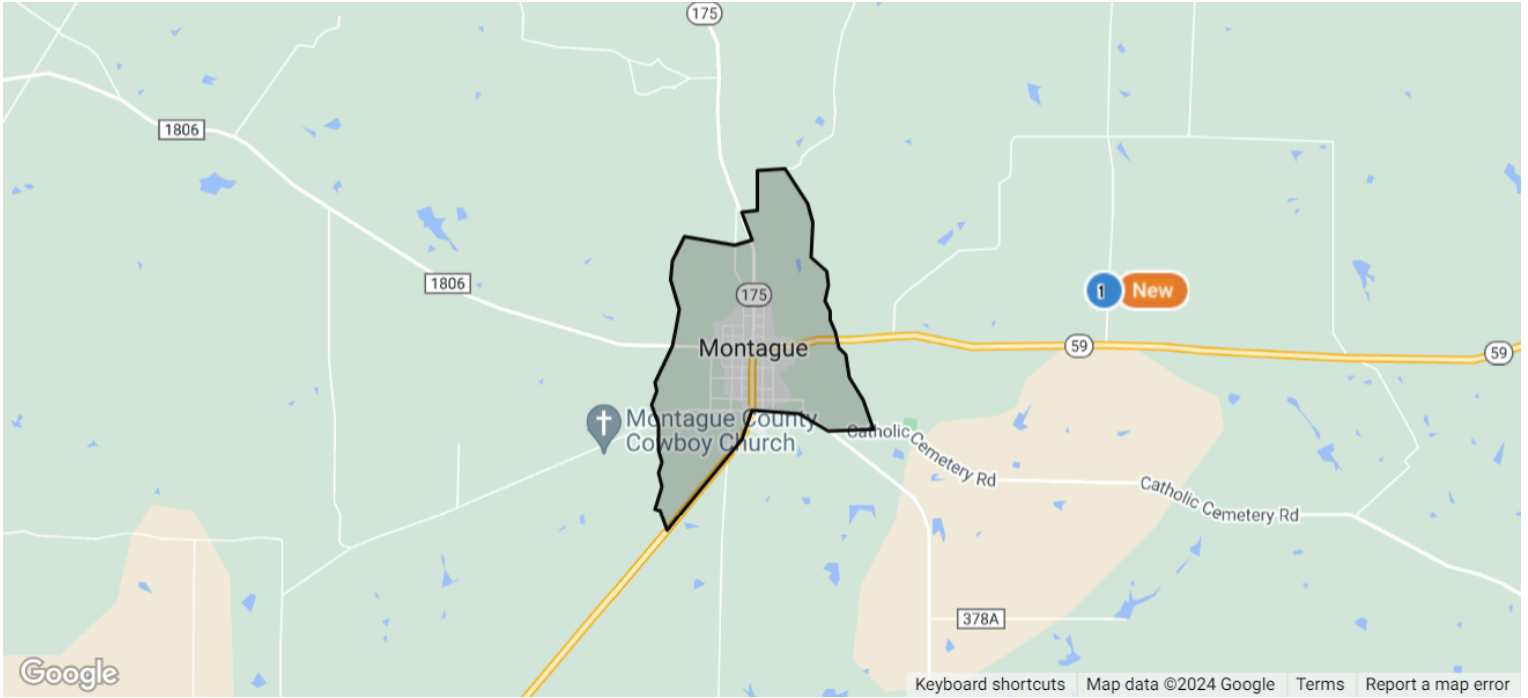
Market Activity Summary Stats



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

	 New Listings	 Pending	 Closed	 Price Changes
Number of Properties	1	2	5	2
Low Price / Value	\$377,700	\$299,900	\$195,000	\$250,000
Median Price / Value	\$377,700	\$594,950	\$325,000	\$274,950
High Price / Value	\$377,700	\$890,000	\$419,000	\$299,900
Average Price / Sq. Ft.	\$210	\$239	\$159	\$115
Median Price / Sq. Ft.	\$210	\$239	\$133	\$115
Average Days in RPR	9	173	130	240
Median Days in RPR	9	173	127	240
Total Volume	\$377,700	\$1,189,900	\$1,602,000	\$549,900

Montague, Texas



New Listings: 1

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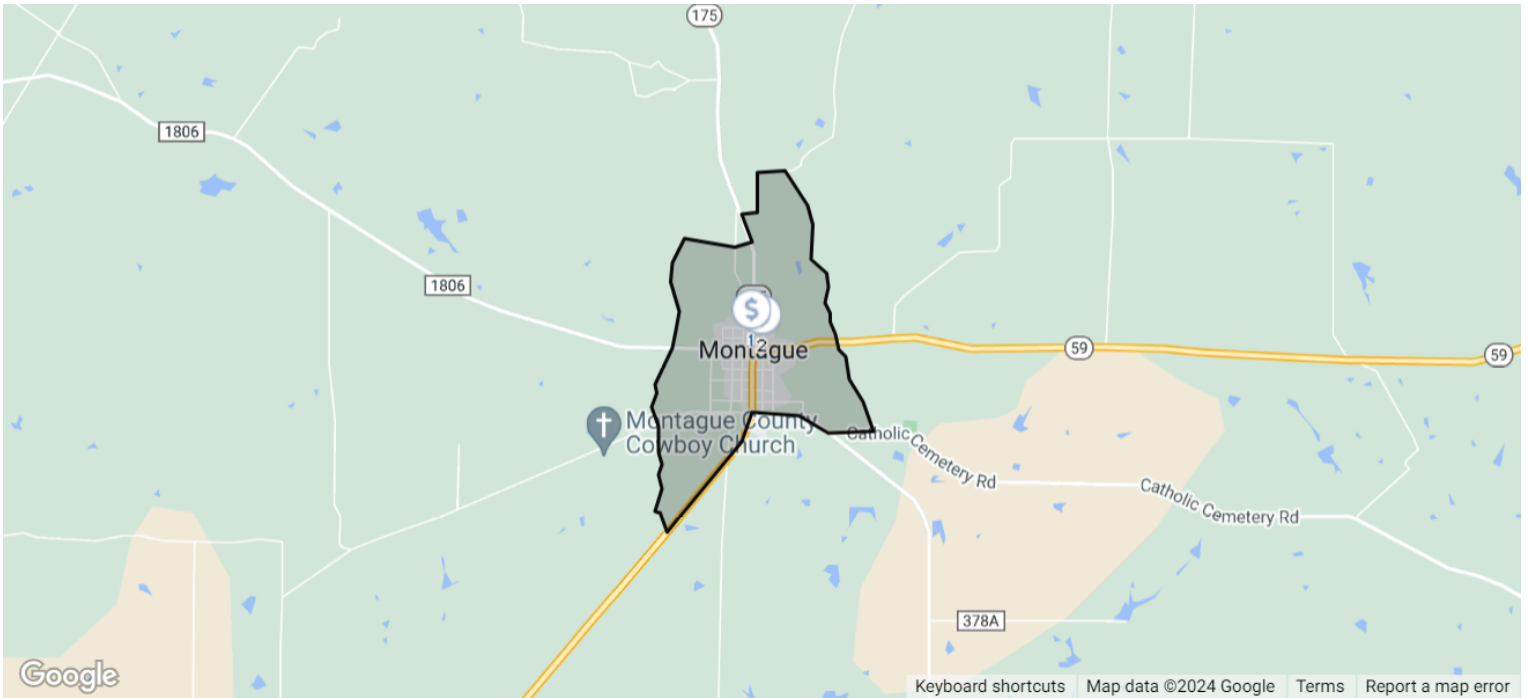


1 ● **Active** • New, Active: 4/1/2024 MLS ID: 20575366



393 Pr 409 Single Family 3/3 1,800 sq ft 362,854 1999 4/1/2024 \$377,700 \$210

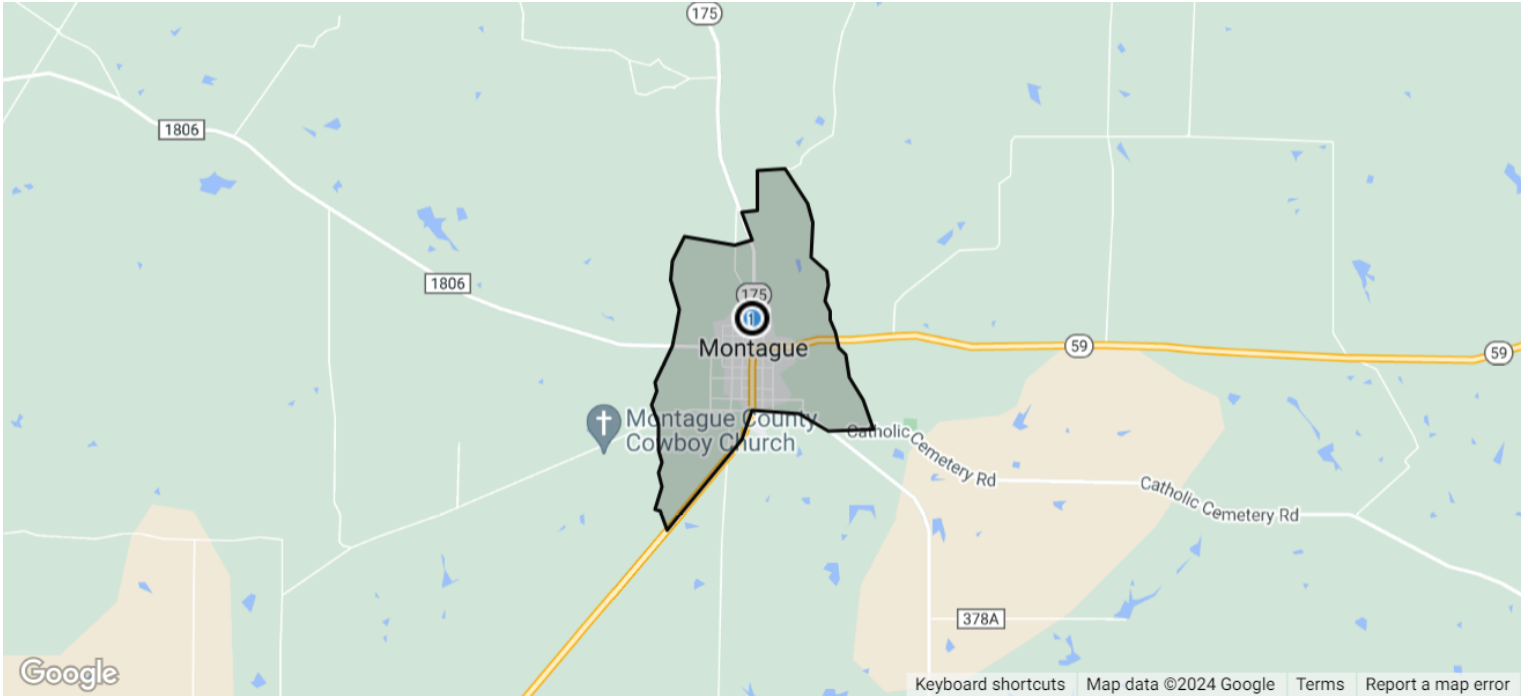
Welcome to this slice of Texas nestled in the heart of the countryside. A charming home with a wrap-around porch and picturesque landscape. Inside, an updated interior with neutral paint tones, open floorplan and a spacious kitchen, complete with a center island and ample cabinet space. The master bedroom features an updated ensuite bathroom and walk in shower, while the other two rooms provide extra space for friends and family. A cozy sun porch is perfect for quiet mornings and entertaining alike, while a detached workshop and building provide the ideal space for storage or projects. Additionally, a storm shelter provides peace of mind and added comfort. The property is situated midway between historic towns of Bowie, Nocona and St. Jo, where downtown shopping, food and small town entertainment awaits. With acreage, a serene setting in a convenient location, and plenty of indoor and outdoor space, the opportunities abound on this sprawling piece of land. Come see it today!

Listing Courtesy of 940 Real Estate Group





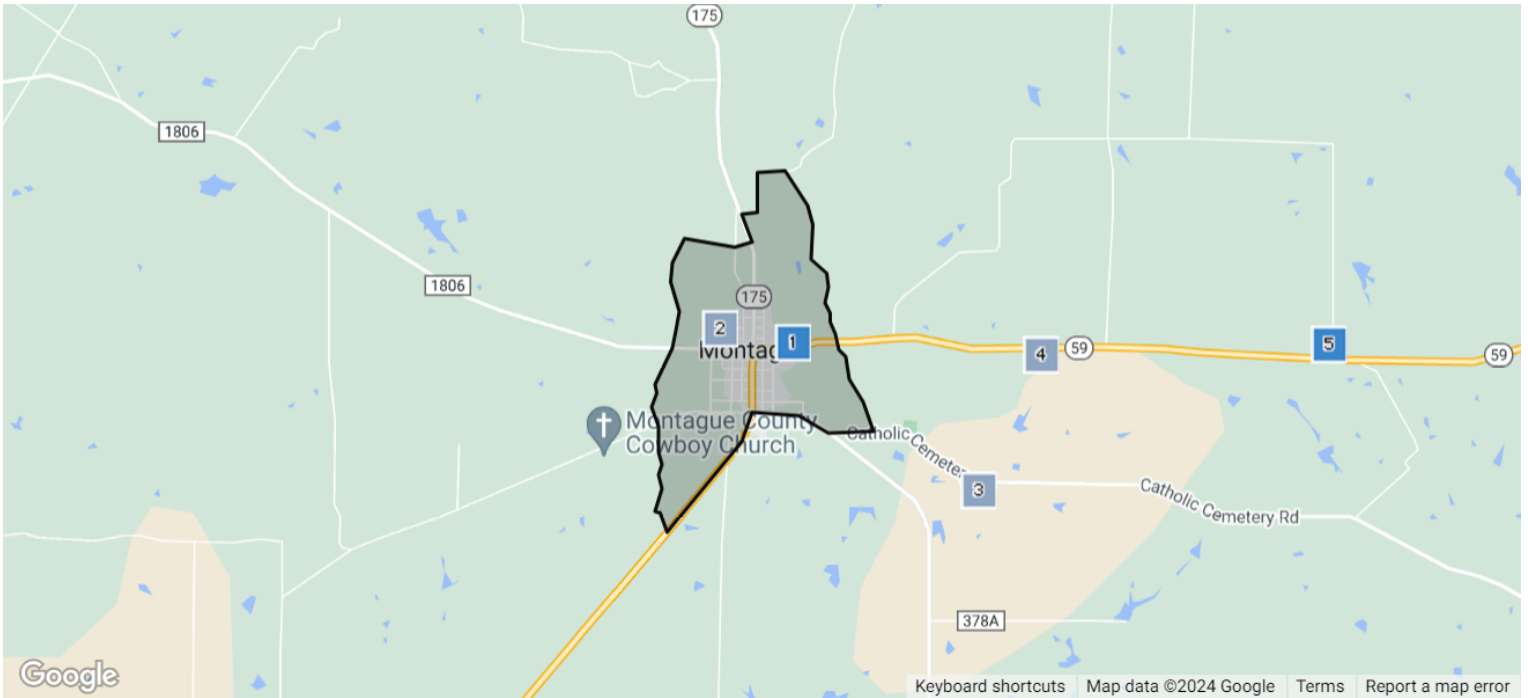
Price Changes: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>1 ● Pending <i>*Pending as of 4/8/2024</i> <i>MLS ID: 20454968</i></p> <p>7934 State Highway 175</p> <p>Single Family 3/3 2,355 sq ft 10/11/2023 \$309,000 \$299,900 1/6/2024 -2.94%</p> <p>This very comfortable 3-bedroom, three bath brick home sits on a large corner lot. 2 nice sized living areas for all those holiday parties. Wood burning fireplace in the front living room. Large utility room also has shelves, cabinets, and room for an extra fridge and freezer. The 3-car carport is large enough to park in and store some of your special projects. Majestic shade trees. Walking distance to the elementary school. Don't let this gem get away.</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p>								
 <p>2 ● Active <i>*Active: 6/18/2023</i> <i>MLS ID: 20359207</i></p> <p>164 Grand St</p> <p>Single Family 3/2 2,432 sq ft 6/18/2023 \$275,000 \$250,000 3/16/2024 -9.09%</p> <p>Ideally positioned 3 bdrm 2 full baths. Living is expansive & offers entertaining floor plan. Kitchen is tastefully updated & has good working size & lots of cabinets & counters. Dining area w-table capacity & room for hutches. This home has large volume & windows that allow natural light & nostalgic hardwood flooring that's sure to catch anyone's attention. Primary is separate w-rock WBFP & plenty of closet. 2nd bdrm offers lots of wall & floor space. Additional bdrm offers large room capacity as well. Nice size hall bath to accommodate all bedrooms. Bonus room for office, or will easily convert to another bdrm. Full bath in back entrance. Interior sunroom with access to basement. Oversize garage with lots of storage. Tree lined backyard & oversize patio deck for the ultimate outdoor break. Additional substantial lot goes with property to sweeten the deal. Water well & fenced. Located in the heart of vintage Montague. Hwy 59 frontage. Come check out this Days Gone By home.</p> <p><i>Listing Courtesy of Star Properties</i></p>								



Pending: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Pending as of 4/8/2024 <i>MLS ID: 20454968</i></p> <p>7934 State Highway 175</p> <p>This very comfortable 3-bedroom, three bath brick home sits on a large corner lot. 2 nice sized living areas for all those holiday parties. Wood burning fireplace in the front living room. Large utility room also has shelves, cabinets, and room for an extra fridge and freezer. The 3-car carport is large enough to park in and store some of your special projects. Majestic shade trees. Walking distance to the elementary school. Don't let this gem get away.</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p>	Single Family	3/3	2,355 sq ft	31,711	10/11/2023	\$299,900	4/8/2024	\$127
 <p>2 Pending • Pending as of 3/25/2024 <i>MLS ID: 20465603</i></p> <p>2682 Big Tree Rd</p> <p>Welcome To The Rockin HD ! This Awesome 3 Bed 2.5 Bath 2,531 sqft. Ranch Style Home Sits on 24.8 Heavily Treed Private Acres. The Home Features An Open Living Concept With Stained Concrete Floors Throughout, Large Family Room Perfect For Entertaining. Primary Bath Offers A Large Jetted Tub, White Stone Walk In Shower. A Jack & Jill Bath Serves Bedrooms 2 & 3. The Vast Wrap Around Porch Views Are Absolutely Amazing. You Have Plenty Of Room For Your Horses In The 40 x 50 Metal Barn Offering (3) 10 x 16 Stalls With Enclosed Tack~Feed Room. Property Is Perimeter Fenced & Cross Fenced With Gated Entrance. Abundant Mature Oaks & Stock Tank With Cattle Working Pens & Squeeze Chute. All Of The Hard Work Is Done On This Beautiful Ranch, Just Move In & Enjoy Your Cashion Built Custom Home ! Schedule Your Showing Today ! LONG LIVE COWBOYS</p> <p><i>Listing Courtesy of Ready Real Estate LLC</i></p>	Single Family	3/3	2,531 sq ft	1,084,513	10/29/2023	\$890,000	3/25/2024	\$352



Closed: 5

	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: 3/11/2024, MLS Listing 20454753: 10/11/2023 **MLS ID: 20454753**
11563 State Highway 59 N Single Family 3/2 2,440 sq ft 32,190 1992 3/11/2024 \$325,000 \$133

Stop the car...yes, really! You may have just found your dream home. This beautiful 3-bedroom, 2-bathroom, 3 car garage brick home has it all. Situated on over two thirds of an acre, you can sit on the 8X30 foot front porch and enjoy the tree shaded front lawn. If you would rather look over the pasture behind you, you can enjoy that from the large 28X32 back porch. The oversized garage has a sink, and several built-in cabinets. Lots of storage throughout. Large bedrooms. Move in ready. Don't let this one get away.

Courtesy of Parker Properties Real Estate






2 Closed • Sold Date: 12/8/2023, MLS Listing 20434427: 9/16/2023 **MLS ID: 20434427**
221 N Bluff St Single Family 3/2 1,636 sq ft 34,717 1932 12/8/2023 \$195,000 \$119

Welcome to the beautiful north Texas community of Montague. This beautiful home was built around 1942 and has been tastefully updated. It has a comfortable kitchen and dining area, HUGE living area, good size bedroom, and 2 bathrooms. Also, an enclosed back room for sitting, reading, etc. The large covered 15X19 rear porch overlooks most of the property. Massive oak trees provide plenty of shade. There are several outbuildings on the property, including a 12X16 cement block building, a show barn with pens, 14X26 detached garage, 14X24 horse barn, and a couple of other buildings. If you ever wanted to, or just thought about, moving to the country and enjoying all that country life has to offer...Welcome Home!

Courtesy of Parker Properties Real Estate

Closed: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>3 Closed • Sold Date: 12/11/2023, MLS Listing 20338586: 5/25/2023 <i>MLS ID: 20338586</i></p> <p>219 Pr 409</p> <p>Single Family 3/2 1,560 sq ft 404,062 1998 12/11/2023 \$395,000 \$253</p> <p>If your looking for privacy this is the place,9+ acres heavily treed,gated entry,updated DW Mobile Home,Property features recently built attached carport,2 detached carports,covered deck,open deck w Wood burning fireplace to stay toasty while watching the wildlife and birds or enjoy a camp fire under the canopy of trees with the open flame fire pit. Nestled among towering oak trees this property has been rehabilitated to include new flooring, interior and exterior paint which includes entry fence and gate, updated lighting. updated electrical to workshop,new overhead doors with master lift installed in workshop,updated SS appliances,updated master tub,shower,fixtures, updated secondary bath fixtures,updated toilets new hot water heater,new roof and HVAC. All new peck plumbing installed and MH skirting replaced with sheet metal. Build your dream home here and welcome family and quests year round to this stunning hide away. Buyer and Buyer Rep to verify square footage and schools.</p> <p><i>Courtesy of Ebby Halliday, REALTORS</i></p>								
 <p>4 Closed • Sold Date: 11/30/2023, MLS Listing 20391924: 7/26/2023 <i>MLS ID: 20391924</i></p> <p>12998 State Highway 59 N</p> <p>Single Family 3/2 2,066 sq ft 104,108 1994 11/30/2023 \$268,000 \$130</p> <p>Endless Possibilities for Life in the Country! This 3bed, 2bath home is spacious and competitively priced to make updates to fit your tastes. Peacefully located, home host welcoming living and kitchen area, updated bathrooms, along with laundry room large enough for a mudroom combo. Primary bedroom has ample space to add a custom walk-in closet, an office space, or even a personal seating area. Off the kitchen is an enclosed back porch where one can appreciate the acreage while escaping the summer heat. Enjoy fresh produce from the peach, apple, pear and pecan trees or from the garden with water located at site. This acreage provides openness to create the outdoor area you have dreamed about. Located approx. 1.6 miles from Montague, this property has a great layout and can easily be transformed into the place you have been longing for. (An additional 3.12 acres are available to purchase)</p> <p><i>Courtesy of Sue Swint Realty</i></p>								
 <p>5 Closed • Sold Date: 4/2/2024, MLS Listing 20507039: 1/7/2024 <i>MLS ID: 20507039</i></p> <p>14585 State Highway 59 N</p> <p>Single Family 4/3 2,655 sq ft 246,549 2006 4/2/2024 \$419,000 \$158</p> <p>This is a must see property! If no light pollution, wildlife, and centralized location are on your checklist, look no more! This property boasts a fire suppression system, HUGE master closet, granite counter tops, and many more features. The house has a formal living and dining room, either could be a home office. There is an unfinished bonus room 20x20 that would be a wonderful home theater or man cave, and has additional attic space above. There are two AC units installed in 2019. Hot water heater was installed in 2018. NOTE: the water is turned off. The well has been winterized.</p> <p><i>Courtesy of Red River Realty</i></p>								

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

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.



Update Frequency

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

Learn more

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

