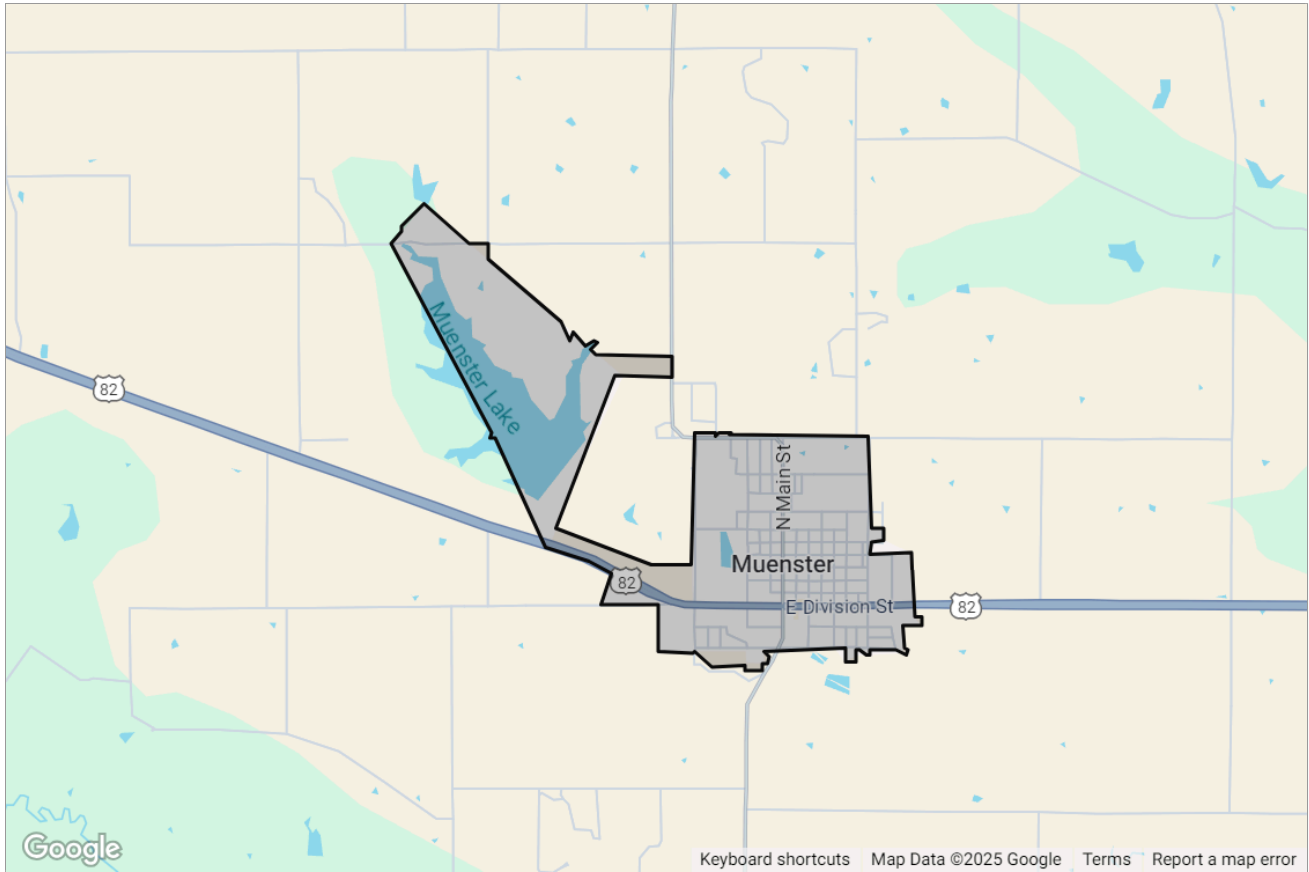


MARKET ACTIVITY REPORT

Muenster, 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




Muenster, Texas

Market Snapshot: Estimated Home Values

Median Est. Home Value \$311K Updated: 5/31/2025	Change Over Last Month  0.18%	Change Over Last 3 Months  2.45%	Change Over Last 12 Months  5.21%	Change Over Last 24 Months  3.74%
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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 **SFR** data.

Market Snapshot: 12-Month Change in Estimated Value

Median Est. Home Value \$311K Updated: 5/31/2025	Change Over Last 12 Months  5.21%	Change Over Last 24 Months  3.74%	Change Over Last 36 Months  14.4%
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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 **SFR** data.

Market Snapshot: Concentration of Distressed Properties

Total # of Distressed Properties 0 Updated: 6/24/2025	# of Pre-Foreclosures 0	# of Foreclosures 0	# of Foreclosed 0
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 6/24/2025.

Market Snapshot: Sales Price

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

Market Snapshot: List Price

Median List Price

\$390K

Updated: 5/31/2025

Change Over
Last Month

 **5.69%**

Change Over
Last 3 Months

 **4%**

Change Over
Last 12 Months

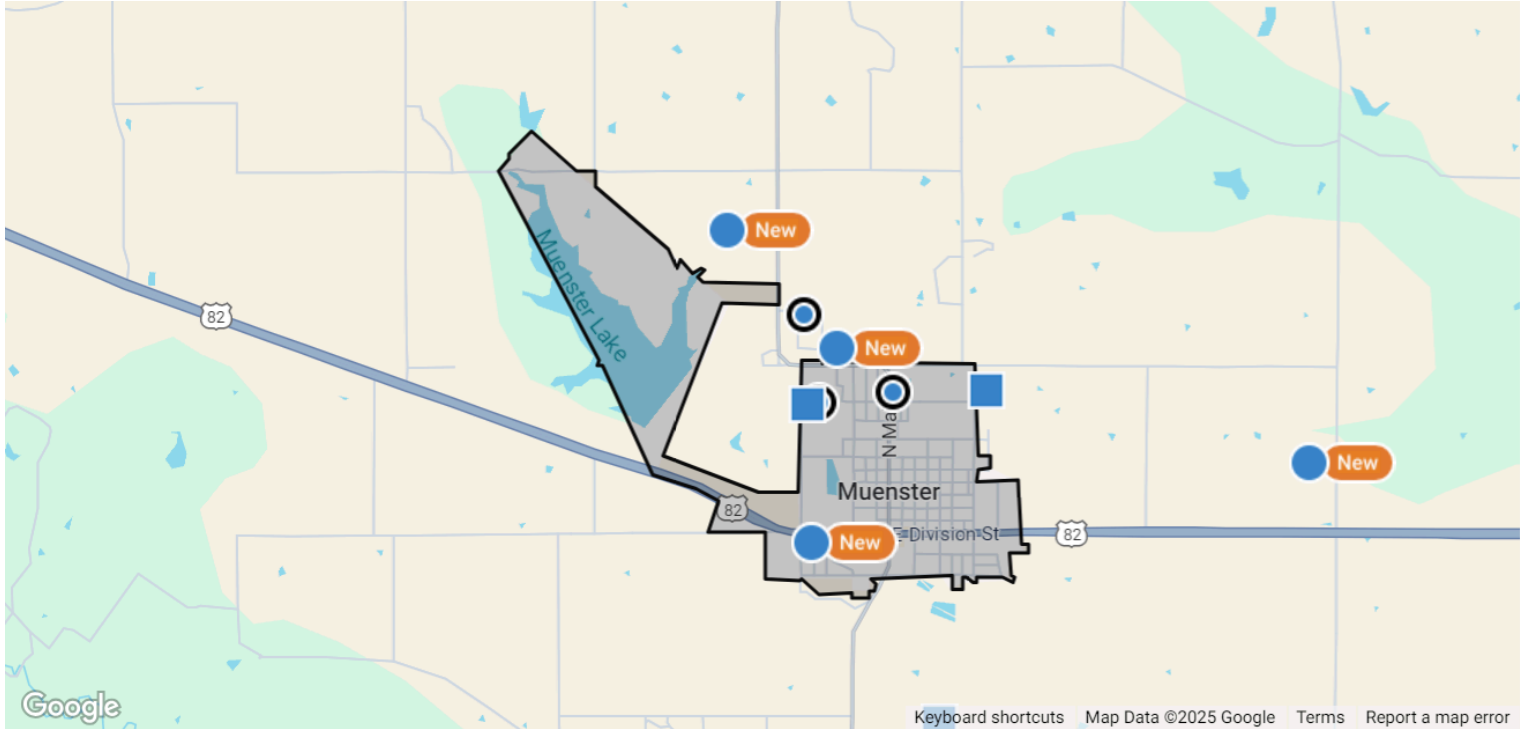
 **1.56%**

Change Over
Last 24 Months




 **11.46%**

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

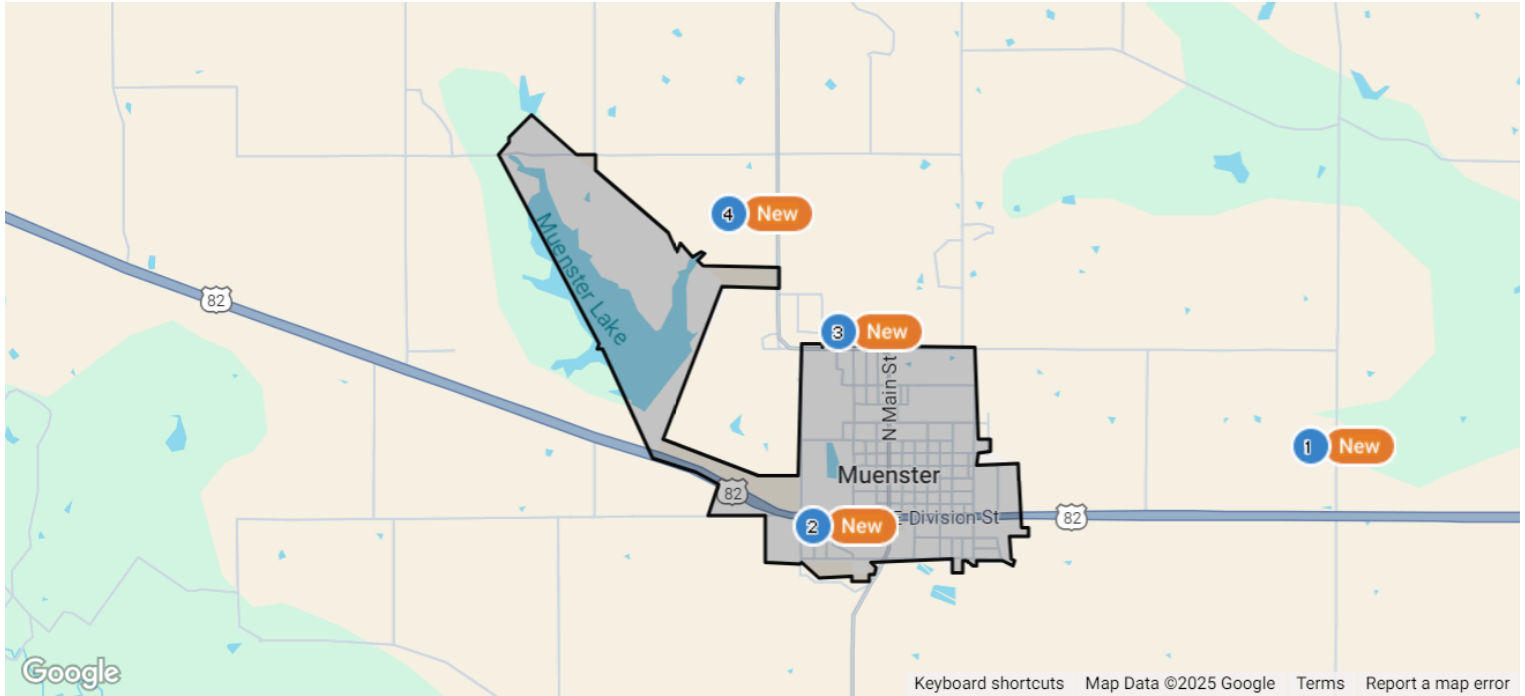
Market Activity Summary Stats





Search Criteria | **Location:** Muenster, Texas; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 50; **Sort Order:** Recently updated

	 New Listings	 Pending	 Closed
Number of Properties	4	3	3
Low Price / Value	\$329,900	\$250,000	\$322,500
Median Price / Value	\$492,000	\$325,000	\$394,136
High Price / Value	\$719,000	\$895,000	\$463,500
Average Price / Sq. Ft.	\$263	\$205	\$214
Median Price / Sq. Ft.	\$198	\$217	\$212
Average Days in RPR	29	150	130
Median Days in RPR	28	157	136
Total Volume	\$2,032,900	\$1,470,000	\$1,180,136



Muenster, Texas

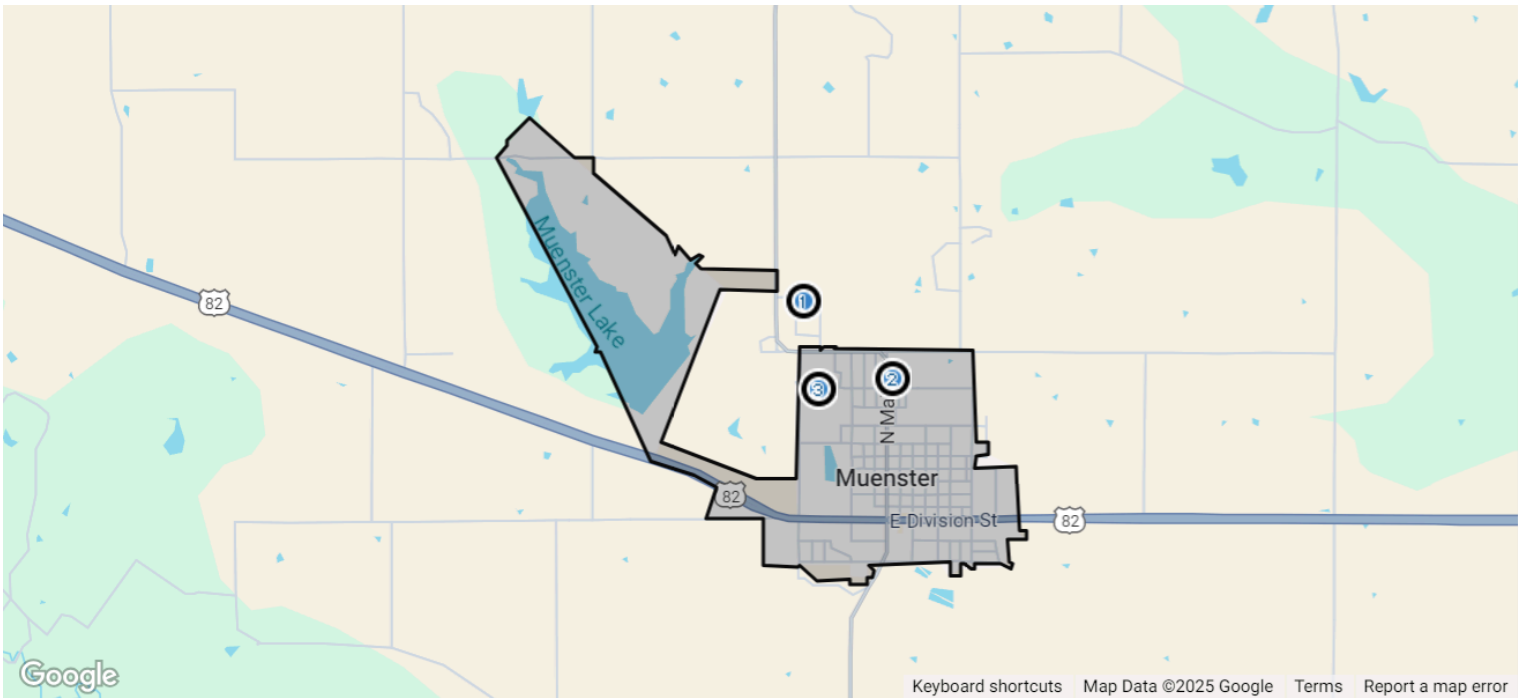


New Listings: 4

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	1 ● Active • New, Active: 5/29/2025 <i>MLS ID: 20951611</i>								
	276 Fm 2739	Single Family	3/3	2,928 sq ft	93,654	2010	5/29/2025	\$639,000	\$218
	If you're looking for a beautiful custom home on some acreage then this one will certainly be at the top of your list. This custom three bedroom two bath house sits just outside the city limits in that perfect country setting. THIRTY SIX trees and custom landscaping really set this place apart from other homes. Live your best life here, surrounded by natural beauty yet close to town, this home keeps you connected while getting away from it all. Come see this place for yourself, call me today for a showing. <i>Listing Courtesy of THE REAL ESTATE COMPANY</i>								
	2 ● Active • New, Active: 6/16/2025 <i>MLS ID: 20971675</i>								
	220 Park Ln	Single Family	3/2	2,234 sq ft	10,829	2003	6/16/2025	\$345,000	\$154
	BRAND NEW COUNTERTOPS & BACKSPLASH!! Discover the perfect blend of comfort and charm at this 3-bedroom, 2-bathroom home with a bonus room that provides room for relaxation and entertaining. The inviting eat-in kitchen serves as the heart of the home, ideal for casual meals and gatherings. The primary suite offers a private retreat with its own ensuite bathroom, while the two additional bedrooms provide versatility for family, guests, or a home office. The bonus room adds even more possibilities—think playroom, craft space, or extra storage. Set on a generous lot with a sprawling backyard, this home is perfectly located near local schools and right next to the park, making it ideal for outdoor activities and family fun. Embrace small-town living in the charming and welcoming community of Muenster. Make 220 Park St your new home today! <i>Listing Courtesy of THE REAL ESTATE COMPANY</i>								



New Listings: 4 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active	•New, Active: 5/2/2025 MLS ID: 20923623							
	1076 N Cedar St	Single Family	3/2	1,848 sq ft	13,982	1979	5/2/2025	\$329,900	\$179
<p>Welcome Home! This delightful single-story residence boasts 3 bedrooms & 2 full baths, conveniently located on a large corner lot in Muenster ISD. As you step inside, you're greeted by the spacious living and dining area, perfect for entertaining or relaxing with family and an office that provides the perfect work-from-home setup or can be used as an extra flex space. This home also features an updated kitchen with custom cabinets, granite countertops, and farm house sink, and a cozy primary bedroom with en-suite bathroom for added privacy. Finally, step outside to discover a large private backyard with covered porch, perfect for outdoor activities, a large outdoor storage shed and the two-car garage providing convenient parking and additional storage space.</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>									
	4 ● Active	•New, Active: 5/26/2025 MLS ID: 20947445							
	322 & 410 E Division St	Single Family	3/2	1,432 sq ft	116,740	1917	5/26/2025	\$719,000	\$502
<p>HUGE INVESTMENT POTENTIAL IN THE MIDDLE OF MUENSTER! Currently packaged as one rare opportunity, here is your chance to gain 2.68 acres of HWY 82 frontage (aka Division St) and secure two tracts and two rent homes at the same time. Currently zoned Single Family, the City of Muenster has expressed vividly that they will consider Mixed Use for these two tracts which opens the door for a variety of commercial use. Multiple access points off Division St. and another access point off Cross St. on the southside. The 1.08ac tract at 322 E Division (CAD 15570) features a newly remodeled in 2024, 3bed,2bath, 1432sf home, recently vacated and actively being pursued by new tenants. This house has been bringing \$2000 per month and boasts 2024 HVAC, decorative lighting, stainless appliances, granite counters, vinyl plank flooring along with newer roof and updated windows. This tract stretches from Hwy 82 in the front to Cross St in the back for extra ingress and egress. The 1.6ac tract at 410 E Division (CAD 16046) features a 1200sf 2bed, 2bath home with central heat and air, lg bedrooms and plenty of storage. 410 is currently rented for \$1,000 per month. City utilities, Encore electricity, and Atmos Gas service the heater and the cooktops in both homes. The end use for this property is wide open, the City of Muenster encourages conversation about bringing your business to town and this land is the perfect blank canvas to do it.</p> <p><i>Listing Courtesy of THE REAL ESTATE COMPANY</i></p>									



Pending: 3

Pending: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	1		Pending *Pending as of 6/9/2025 MLS ID: 20945804					
	340 County Road 495	Single Family	5/4	3,589 sq ft	90,604	5/23/2025	\$895,000	6/9/2025
<p>This stunning custom-built five-bedroom, four-bath home offers exceptional living space and a three-car garage. The beautiful living area features soaring ceilings and a cozy wood-burning fireplace, creating a warm and inviting atmosphere. The spacious kitchen is a chef's dream, boasting custom cabinetry, granite countertops, an island, eat-in dining area, walk-in pantry, and more. A thoughtful split-bedroom layout includes a luxurious primary suite with a spa-like bathroom, while a private guest bedroom with its own bath ensures comfort and convenience for visitors. Two additional guest bedrooms, a large game room, and a covered patio with an outdoor kitchen and bar make this home perfect for both everyday living and entertaining. The backyard oasis includes an in-ground pool with a sunning deck, built-in hot tub, and perimeter iron fencing for added security and elegance. A separate pool house or casita with a full bath provides additional accommodations or guest space. The property is fully enclosed with no-climb perimeter fencing and includes a 34x34 workshop equipped with electricity and three overhead doors—ideal for hobbies, storage, or work needs. Lavish landscaping, sprinkler system, circle drive, gazebo, outdoor living space & fire pit, private water well with purifying system, storm shelter, and so much more!</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p>								

Pending: 3 (cont.)



2  Pending • Pending as of 6/11/2025 MLS ID: 20818379

916 N Main St

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
Single Family	4/2	1,690 sq ft	13,982	1/18/2025	\$250,000	6/11/2025	\$148

Priced to Sell, Motivated Seller! This fully renovated home is move in ready. Don't miss your chance to see it, schedule a showing today and take advantage of this incredible value! The thoughtfully opened layout and the addition of a new master bedroom with an ensuite will impress any buyer. The home's upgrades start at the foundation with a lifetime warranty and go down to the studs with new sheetrock, texture, paint, new windows, and laminate flooring throughout with tile in the bathrooms. The kitchen is all new as well and features granite countertops, a farmhouse sink, matte black hardware, a subway tile backsplash, GFCI outlets, and New Appliances Included- Washer, Dryer, Stainless Steel Gas Range, Vent Hood, Microwave, Dishwasher, and Refrigerator. Both bathrooms have also been updated with new vanity cabinets, toilets, tiled walls, mirrors, and sconces. Additional updates include upgraded lighting fixtures, a backdoor new sliding door, and brand-new switches and plugs. Every detail has been designed to create a modern, comfortable space—schedule your showing today to make this dream home yours!

Listing Courtesy of Keller Williams Urban Dallas



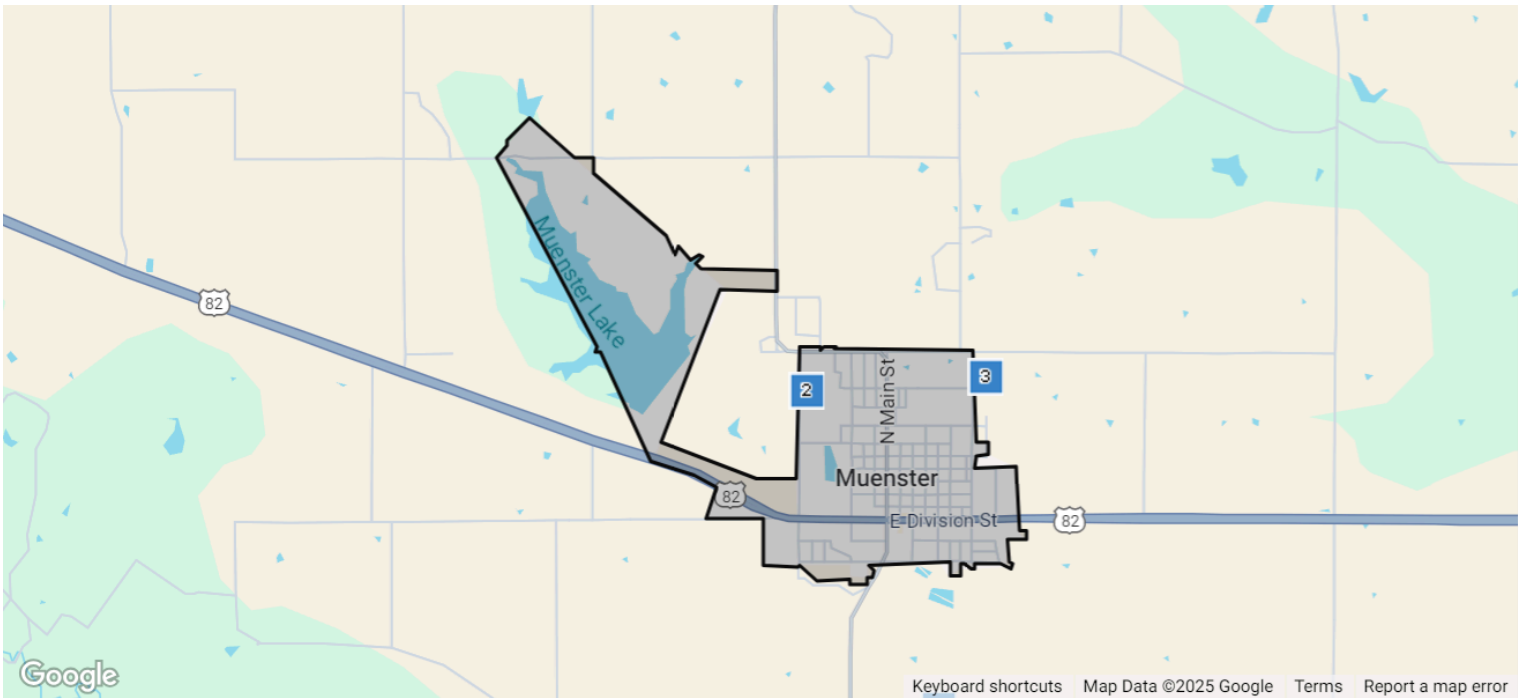
3  Pending • Pending as of 6/2/2025 MLS ID: 20745397

433 Cirrus Cir



Single Family	3/2	1,500 sq ft	7,496	10/6/2024	\$325,000	6/2/2025	\$217
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Discover your dream home with this stunning 1,500 sqft, 3 Bed, 2 Bath layout, ideal for first-time homebuyers! The open-concept kitchen is a highlight, featuring a spacious island with granite countertops and sleek stainless-steel appliances. Enjoy the elegance of luxury vinyl plank flooring, custom cabinets, and modern matte black plumbing and electrical fixtures throughout. This beautiful property sits on a fully sodded lot with landscaping and irrigation, ensuring a lush outdoor space. Plus, it boasts limited lifetime architectural shingles and energy-efficient spray foam insulation for added comfort and durability. Located in a pleasant new subdivision, you'll be just minutes from downtown Muenster, known for its charming community and award-winning school district. Don't miss out on this incredible opportunity—schedule a tour today!

Listing Courtesy of OnDemand Realty





Closed: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 6/20/2025, MLS Listing 20835598: 2/4/2025 MLS ID: 20835598</p> <p>3550 County Road 302</p> <p>Single Family 3/3 2,084 sq ft 87,120 2002 6/20/2025 \$463,500 \$222</p> <p>Welcome home to this beautiful two-story brick home that perfectly blends comfort, functionality, and outstanding views! Positioned perfectly on a 2 acre lot, this 3-bedroom, 2.5-bathroom home offers an inviting layout with plenty of features to love. Step inside to find a warm and welcoming living space, complemented by an additional office, ideal for working from home or a quiet retreat. The primary suite boasts its own private en-suite bathroom, while the large laundry room provides ample space for storage and organization. Outside, the circle driveway adds a grand touch to the front of the home, leading to a covered front porch, perfect for enjoying peaceful mornings or relaxing evenings. The fenced backyard offers a great space for pets, entertaining, or simply unwinding with the kids. Additional features include a garage, covered parking area, and covered RV parking, ensuring you have space for all your vehicles and toys. With its picturesque surroundings, thoughtful design, and ample amenities, this home is a true gem waiting for you to make it your own! Schedule your showing today! EXCLUSIONS: SHOP SINK AND WALK-IN COOLER</p> <p><i>Courtesy of RE/MAX FIRST REALTY</i></p>								
 <p>2 Closed • Sold Date: 5/5/2025, MLS Listing 20745205: 10/3/2024 MLS ID: 20745205</p> <p>407 Cirrus Cir</p> <p>Single Family 3/2 1,521 sq ft 7,579 2024 5/5/2025 \$322,500 \$212</p> <p>Discover your dream home with this stunning 1,521 sqft, 3 Bed, 2 Bath layout, ideal for first-time homebuyers! The open-concept kitchen is a highlight, featuring a spacious island with granite countertops and sleek stainless-steel appliances. Enjoy the elegance of luxury vinyl plank flooring, custom cabinets, and modern matte black plumbing and electrical fixtures throughout. This beautiful property sits on a fully sodded lot with landscaping and irrigation, ensuring a lush outdoor space. Plus, it boasts limited lifetime architectural shingles and energy-efficient spray foam insulation for added comfort and efficiency. Located in a pleasant new subdivision, youâ€™ll be just minutes from downtown Muenster, known for its charming community and award-winning school district. Donâ€™t miss out on this incredible opportunityâ€”schedule a tour today!</p> <p><i>Courtesy of OnDemand Realty</i></p>								

Closed: 3 (cont.)

Closed: 3 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.	
	3  Closed	* Sold Date: 3/27/2025, MLS Listing 20844856: 2/14/2025 MLS ID: 20844856							
	925 Fleitman Dr	Single Family	3/2	1,906 sq ft	22,433	2024	3/27/2025	\$394,136	\$207
	Builder Credit and Preferred Lender Credit Offered!! This stunning 3-bed, 2-bath, plus study is nestled in the desirable area of Muenster NO HOA on a HALF ACRE and offers a perfect blend of modern comforts and classic charm. 3 generously sized bedrooms plus a study provide ample space for your family or guests. The heart of the home is the open-concept living area, seamlessly connecting the living room, dining area, and kitchen. The modern kitchen features stainless steel appliances, granite countertops, an island, and ample cabinet space. The master bedroom is a retreat in itself, boasting a private en-suite bathroom with double vanities, a walk-in shower, and a walk-in closet. Situated in a sought-after neighborhood, this home is conveniently located near schools, parks, and major transportation routes.								
Courtesy of Sarah Boyd & Co									

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>

