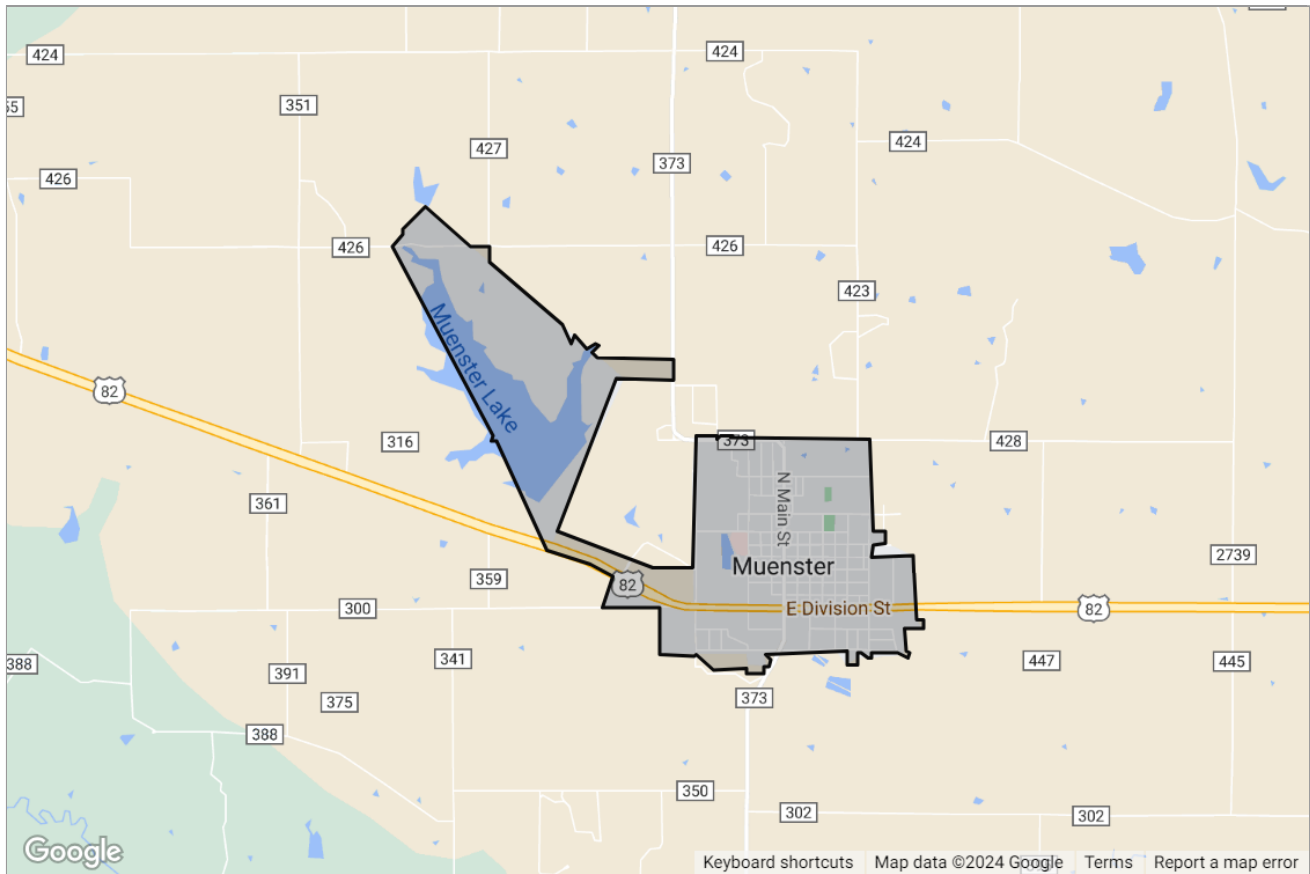


MARKET ACTIVITY REPORT

Muenster, Texas



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

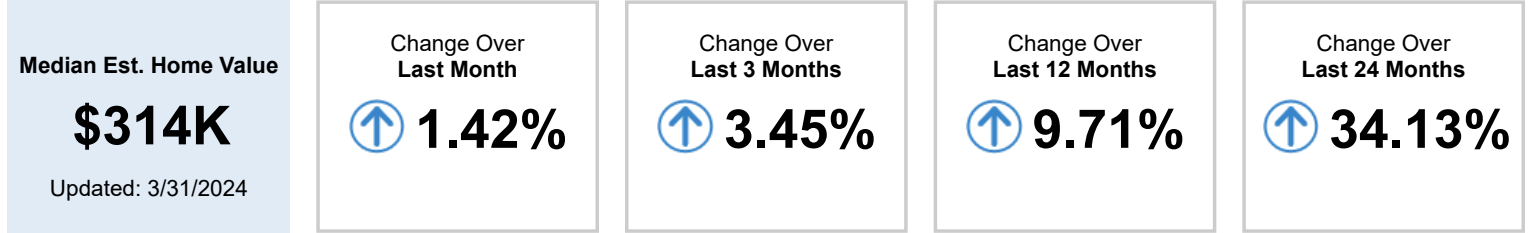


Mobile: (214) 287-0009
Main: david@peetrealty.com
Agent: <http://peetrealty.com>

Peet Realty
PO Box 1748
Decatur, TX 76234

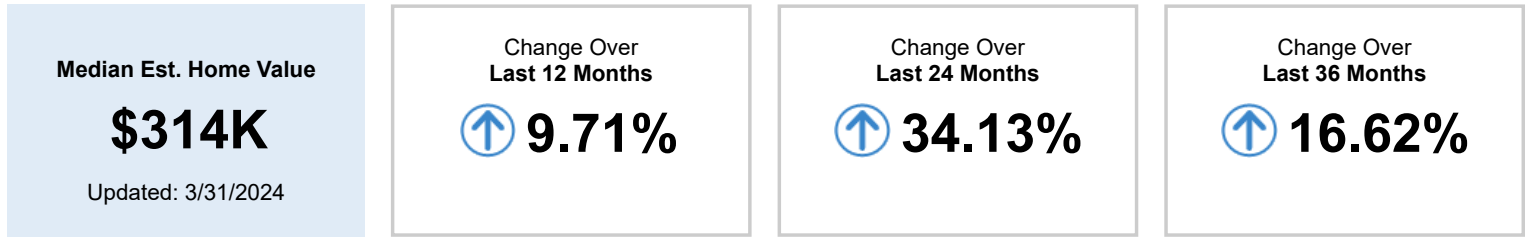
Muenster, Texas

Market Snapshot: Estimated Home Values



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

\$388K

Updated: 3/31/2024

Change Over
Last Month

 **9.66%**


Change Over
Last 3 Months

 **14.53%**

Change Over
Last 12 Months

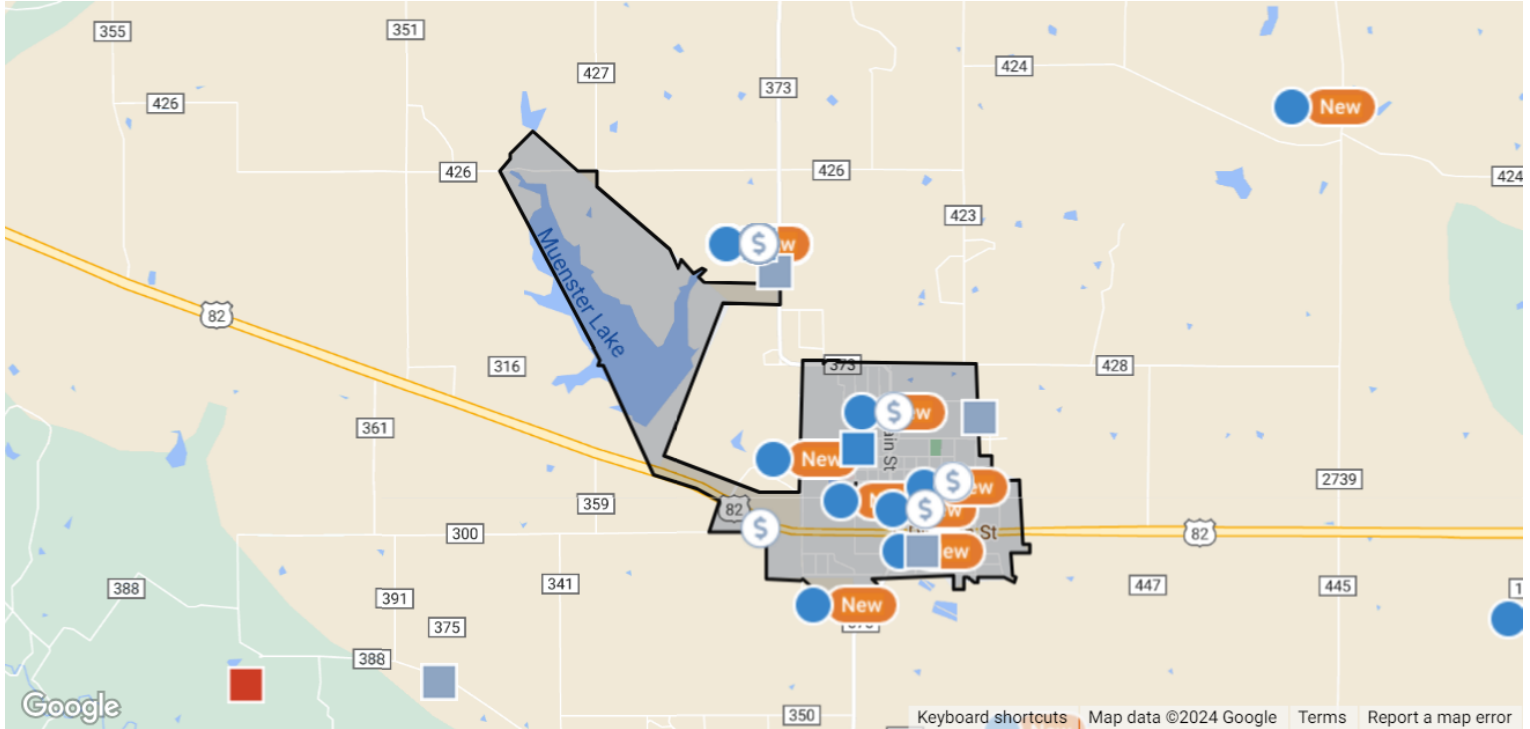
 **20.71%**

Change Over
Last 24 Months






 **18.01%**

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

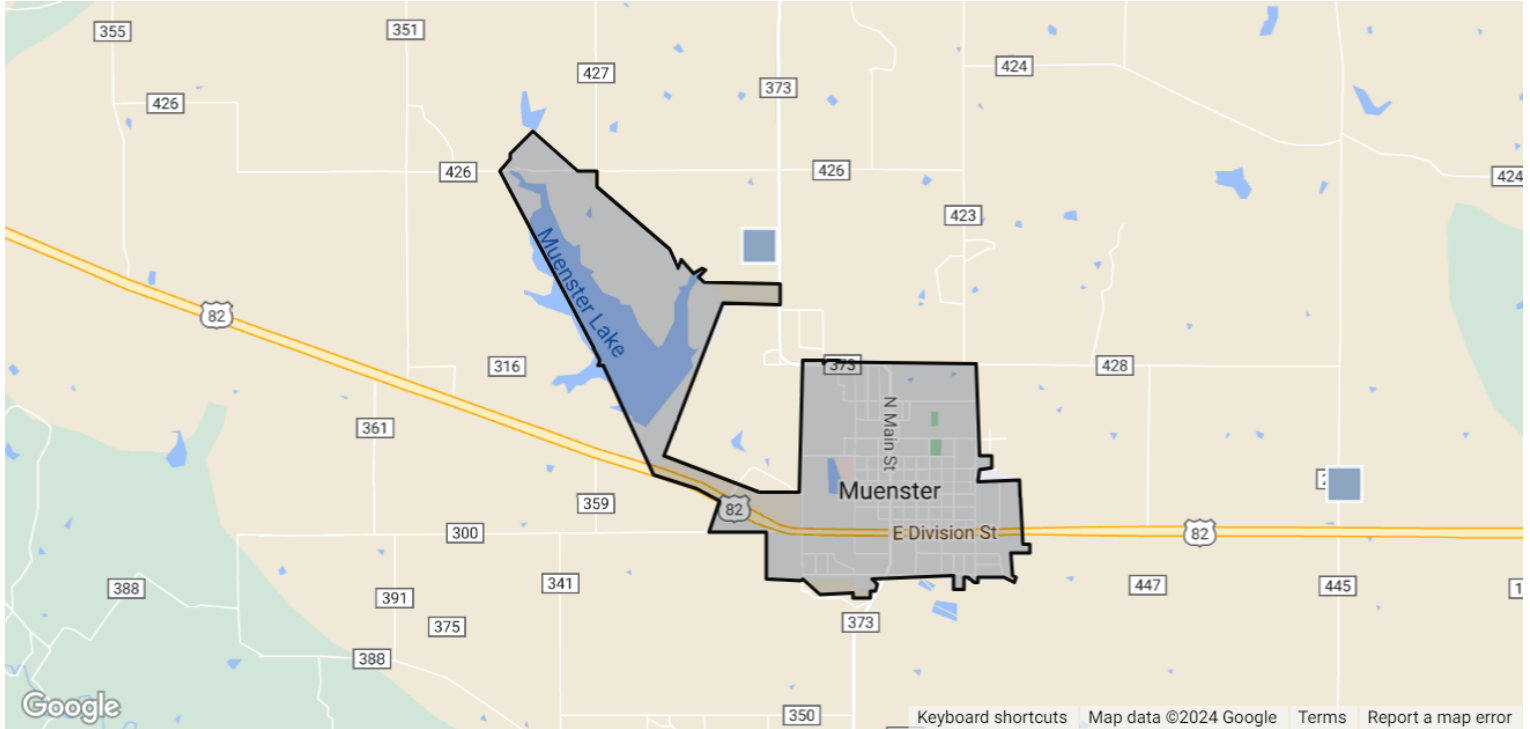
Market Activity Summary Stats



Search Criteria | **Location:** Muenster, 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	25	2	7	1	20
Low Price / Value	\$158,600	\$392,500	–	\$419,000	\$195,000
Median Price / Value	\$384,000	\$428,750	\$382,000	\$419,000	\$386,500
High Price / Value	\$5,900,000	\$465,000	\$775,000	\$419,000	\$5,900,000
Average Price / Sq. Ft.	\$336	\$193	\$192	\$187	\$339
Median Price / Sq. Ft.	\$216	\$193	\$211	\$187	\$215
Average Days in RPR	57	134	147	–	98
Median Days in RPR	35	134	163	–	38
Total Volume	\$20,686,099	\$857,500	\$2,867,000	\$419,000	\$13,186,995

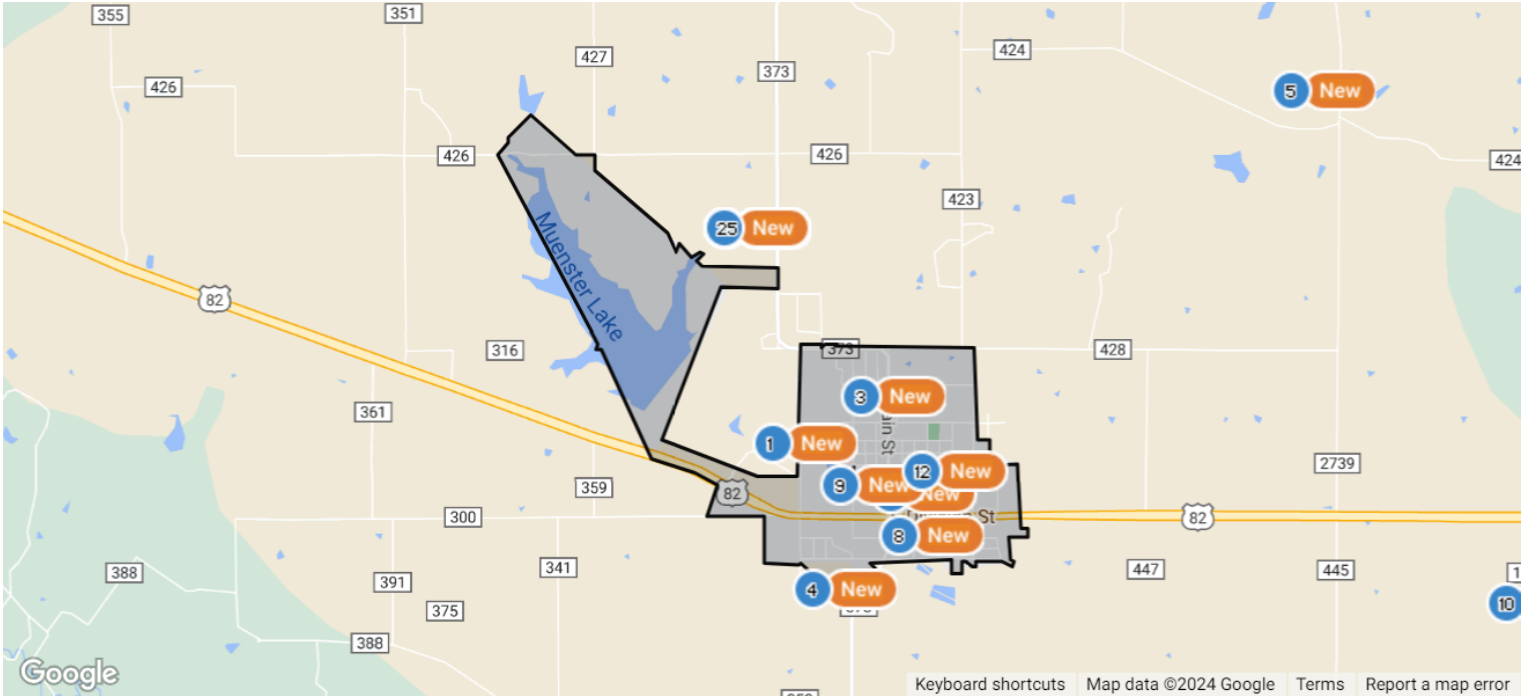
Market Activity Summary Stats (cont.)






Search Criteria | **Location:** Muenster, 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	3
Low Price / Value	\$387,900
Median Price / Value	\$699,000
High Price / Value	\$3,850,000
Average Price / Sq. Ft.	\$405
Median Price / Sq. Ft.	\$239
Average Days in RPR	187
Median Days in RPR	184
Total Volume	\$4,936,900






Muenster, Texas







New Listings: 25

	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: 3/8/2024 <i>MLS ID: 20555812</i></p> <p>451 W 6th St</p> <p>Beautiful home on corner lot with 4 bedrooms and 3 baths. All bedrooms are very spacious with nice big closets. It has a two car garage with an attached carport that can hold up to four cars or boat and RV. Pool was added in 2020. The home also has a large walk in attic for storage. The house was recently updated with a new kitchen and appliances. The bathrooms have all new fixtures and new flooring throughout the house.</p> <p><i>Listing Courtesy of THE REAL ESTATE COMPANY</i></p>	Single Family	4/3	2,545 sq ft	14,984	1975	3/8/2024	\$520,000	\$204
 <p>2 ● Active • New, Active: 4/8/2024 <i>MLS ID: 20582497</i></p> <p>200 Lakecrest Dr</p> <p>This beautiful home features 4 bedrooms, 2 bathrooms, open concept kitchen with island, walk-in pantry, casual dining area, stainless steel appliances, granite countertops, and a covered back porch. It has 10ft ceilings throughout the house except the living room which is a cathedral ceiling. The house is located approximately 2 miles from Muenster High School and Sacred Heart Catholic School. It has spray foam insulation (open cell) and Trane HVAC equipment.</p> <p><i>Listing Courtesy of The Real Estate Pro Shop</i></p>	Single Family	4/2	2,303 sq ft	23,130	2024	4/8/2024	\$499,000	\$217
 <p>3 ● Active • New, Active: 3/1/2024 <i>MLS ID: 20545586</i></p> <p>916 N Main St</p> <p>3 bed, 2 bath fixer upper nestled in beautiful Muenster Texas. This home offers ample potential with a spacious layout, large bedrooms, and a large backyard perfect for gatherings. Embrace the opportunity to restore and customize this home to your liking and create your dream!</p> <p><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p>	Single Family	3/2	1,618 sq ft	13,982	1955	3/1/2024	\$195,000	\$121





New Listings: 25 (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>4 ● Active • <i>New, Active: 4/4/2024</i> <i>MLS ID: 20579805</i></p> <p>200 Hillside Dr</p> <p>Indulge in unparalleled luxury living in the charming town of Muenster, Texas! Prepare to be enchanted by this meticulously detailed 6-bedroom, three-and-a-half-bath masterpiece. The outdoor oasis boasts a custom-designed pool complete with a cascading waterfall and exhilarating slide, offering a resort-like experience in your own backyard. Immerse yourself in ultimate relaxation with an outdoor heated patio and bar, perfect for entertaining under the Texas stars. Inside, meticulous attention to detail is evident at every turn, from the opulent master suite to the gourmet chef's kitchen. The living area showcases vaulted ceilings, hand-scraped wood floors, and a stunning stone fireplace. Enjoy leisurely afternoons on the private putting green, perfecting your golf swing in your own backyard. Additionally, the home features a versatile bonus room, ideal for use as a second living area or private gym. Schedule your private tour today and discover the lifestyle you deserve.</p> <p><i>Listing Courtesy of THE REAL ESTATE COMPANY</i></p>	Single Family	6/4	3,601 sq ft	37,026	2014	4/4/2024	\$899,000	\$250
 <p>5 ● Active • <i>New, Active: 1/15/2024</i> <i>MLS ID: 20512777</i></p> <p>2287 Fm 2739</p> <p>RARE OPPORTUNITY Own a beautiful olde world estate. Property was previously listed as a business. Price is now reduced \$1M dollars, as owners wish to retire and are now selling as a private estate. Built with impressive detail and quality as their personal retreat, and later opened as a luxury Inn. This unique manor boasts hand crafted elements: centuries-old windows from England, 500-year-old doors from Italy, a bar from an Irish pub, beamed ceilings, and stone fireplaces. The elegant estate comes decorated and furnished with European antiques and artworks. The 3 story Manor has a Chef quality kitchen, inviting library & living room with fireplace, and a stunning dining room. 5 individual buildings with 10 BR's and 9.5 BA's, offering privacy. Includes a beautiful pool, outdoor game area, gardens and an ornamental Austrian gazebo. A perfect property for a private retreat, a luxury inn, or a corporate retreat. Airbnb ready, and new owner could list cabins and suites for rent at closing.</p> <p><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p>	Single Family	10/10	7,350 sq ft	566,280	2001	1/15/2024	\$2,350,000	\$320
 <p>6 ● Active • <i>New, Active: 1/30/2024</i> <i>MLS ID: 20523993</i></p> <p>1893 Fm 1198</p> <p>Owner has updated the property and it is ready to sell. Perfect for those who want a rural life style but still not to far from the city for convenience. Granite countertops, detached garage , and cozy country feel. Metal roof, large back yard and front bbq or siting area.</p> <p><i>Listing Courtesy of First Equity Real Estate</i></p>	Single Family	3/2	1,263 sq ft	29,185	1950	1/30/2024	\$229,000	\$181
 <p>7 ● Active • <i>New, Active: 1/11/2024</i> <i>MLS ID: 20507135</i></p> <p>3035 County Road 302</p> <p>Muenster ISD, 2760 sqft 4-2-2 ranch style home on 2 acres, pipe fence, secondary detached garage or storage, workshop with electric, updated kitchen, new roof in 2022, paved road, outside city limit with no restrictions but only 5 minute drive to school. There are 2 living areas, an office, large fenced backyard for pets, and separate fenced area with metal shed that is perfect for kids with show animals. Family room is 23x23 so it is perfect for family movie night or large gatherings. Seller to provide RSA and offering \$7,000 in concessions. Owner is a licensed real estate agent.</p> <p><i>Listing Courtesy of LPT Realty, LLC</i></p>	Single Family	4/2	2,760 sq ft	87,120	1974	1/11/2024	\$560,000	\$203
 <p>8 ● Active • <i>New, Active: 4/4/2024</i> <i>MLS ID: 20578236</i></p> <p>235 E Cross St</p> <p>Introducing a charming 4-bedroom, 2-bath brick home with beautiful curb appeal. Walk inside to discover a spacious living room adorned with a stone fireplace, perfect for cozy gatherings. The master bedroom boasts an en-suite bath, offering privacy and comfort. Step outside to a large, beautifully fenced backyard, and a majestic yellow rose bush at the side of the home, creating a serene atmosphere for relaxation and enjoyment. Welcome home to comfort, and natural beauty.</p> <p><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p>	Single Family	4/2	1,521 sq ft	10,585	2001	4/4/2024	\$275,000	\$181





New Listings: 25 (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>9 ● Active *New, Active: 1/30/2024 <i>MLS ID: 20522584</i> 311 N Elm St Single Family 4/3 2,383 sq ft 22,651 1935 1/30/2024 \$158,600 \$67</p> <p>ATTENTION INVESTORS! This 4 bedroom, 2.5 bath, 2383 square foot house on three quarters of an acre is ripe with possibilities! Built with 2 building from Camp Howze, this home is a part of history and is ready for your helping hand! Eventhough it is on city water, it also has its own water well. It is near downtown shopping and close to great schools and churches! Muenster is a great place to live!</p> <p><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p>								
 <p>10 ● Active *New, Active: 1/30/2024 <i>MLS ID: 20530600</i> 500 Fm 1198 Single Family 5/5 4,912 sq ft 591,109 2000 1/30/2024 \$3,800,000 \$774</p> <p>Oh my! Words just don't describe this one-of-a-kind property. Nestled in a quiet, country setting, you will have easy access to everything you want while hidden away from everything you don't. The home features a GRAND master suite, complete with bathroom suite with a jacuzzi style tub. This suite includes a sitting area with a gas fireplace and entry to the rear veranda. The kitchen is a chef's adventure all to itself with easy access to all parts of this amazing home. This is an energy efficient home with geo-thermal HVAC and a well. The two layers of double foam insulation keep heating and cooling bills to a bare minimum. The entire home is filled with custom upgrades at every turn. The 8000+ sqft shop is a thing of beauty all its own! With 7 work bays, a paint booth and wash bay, office, laundry room, shower, and plenty of storage inside and out, this workspace has unlimited opportunities. There is currently an Ag exemption on the property.</p> <p><i>Listing Courtesy of Fathom Realty, LLC</i></p>								
 <p>11 ● Active *New, Active: 10/16/2023 <i>MLS ID: 20454848</i> 221 N Pecan St Single Family 4/2 2,834 sq ft 13,721 1920 10/16/2023 \$449,000 \$158</p> <p>This is IT!! This IS the head turning, white, 2-story home you've been driving by and admiring in Muenster for years. Located on a large, landscaped lot adorned with white picket fencing; this 2834sf 4bed, 2bath hm has been creating memories for multiple families since 1920. Above the detached garage, you'll find a charming 228sf bonus room, creatively renovated with wainscoting, new windows, hand laid plank flooring and countless possibilities. This extra enhanced oasis is absolutely magical, and could easily be incorporated with plumbing fixtures to offer apartment living or supplemental rental income...think workout room, guest quarters, detached office or even just a she-shed, man-cave retreat. Breathtaking walk up, side and back porches, lots of trees, and an archway, characterize the exterior features. The inside is flanked with an eye catching entry, tons of built-ins, hardwood floors, TWO primary bedrooms, shiplap walls, and open concept with granite and stainless extras.</p> <p><i>Listing Courtesy of THE REAL ESTATE COMPANY</i></p>								
 <p>12 ● Active *New, Active: 2/6/2024 <i>MLS ID: 20529767</i> 414 N Sycamore St Single Family 3/3 1,758 sq ft 10,497 1945 2/6/2024 \$299,000 \$170</p> <p>Cozy home in the heart of Muenster! 3 bed 2.5 bath with ample storage in and outside home. Fireplace in the living room and wood floors throughout, with tile in the bathrooms. Outside has a fenced yard, covered carport and 950sqft storage building. Storage building has power and is insulated, half has been converted into home office and gym. Within walking distance of both schools, churches and grocery stores. Updated and move-in ready for a new family!</p> <p><i>Listing Courtesy of Newland Real Estate, Inc.</i></p>								





New Listings: 25 (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>13 ● Active *New, Active: 3/1/2024 <i>MLS ID: 20545928</i></p> <p>1867 County Road 460</p>	Single Family	4/3	2,000 sq ft	15,235,110	2007	3/1/2024	\$5,900,000	\$2,950
<p>Designed for a recreational lifestyle, this property sits amidst 349.75 (MOL) acres of picturesque land. Inside are two kitchens and two grand stone fireplaces that anchor both the living and lodge areas. The master suite and a bedroom are conveniently located on the first level while two more bedrooms are upstairs with a bath. The heart of the home is the lodge area which features a bar and ample space for hosting gatherings that's as effortless as it is inviting. The true magic of this property lies in its vast outdoor offerings with 10 stocked ponds for fishing, deer or duck hunting, 4 wheeling or target range practice. Take pride in the massive 70x80 garage with an office and utility room. The garage could also be a shop or Hangar. The estate features a corral with a 20x15 feed barn and two concrete patios offering outdoor dining. Owners can land their airplane on their own private 2000 sqft grass runway. Discover your dream retreat here where every day feels like a vacation.</p> <p><i>Listing Courtesy of Oklahoma Land & Realty</i></p>								
 <p>14 ● Active *New, Active: 10/14/2023 <i>MLS ID: 20454381</i></p> <p>Cirrus Cir</p>	Single Family	3/3	2,120 sq ft	7,596	2023	10/14/2023	\$429,999	\$203
<p>BUILDER WILL PROVIDE WASHER, DRYER, REFRIGERATOR, & WINDOW BLINDS WITH ACCEPTABLE OFFER! This Brand new cozy home features 3 bedrooms, 2 bathrooms, plus modern amenities throughout & was built with family in mind! The kitchen boasts large island with upgraded countertops & energy-efficient appliances. You'll fall in love with the open concept family room that is perfect for gathering with friends & family! This space provides a seamless dining & entertaining experience. The bedrooms are all very spacious! Other features include luxury vinyl plank floors, custom cabinets, brushed nickel plumbing & electrical fixtures. The lot is landscaped & fully sodded with irrigation. Front & back porches offer a relaxed setting. Home has limited lifetime architectural shingles & spray foam insulation. This property is located on the outskirts of small German town offering unique shopping, food & 4 nearby vineyards. Approx 1hr North of DFW Airport. Muenster is an award winning ISD. DEC. 2023 Completion!</p> <p><i>Listing Courtesy of JPAR - Pilot Point</i></p>								
 <p>15 ● Active *New, Active: 3/6/2024 <i>MLS ID: 20553645</i></p> <p>Cirrus Cir</p>	Single Family	4/2	1,736 sq ft	7,579	2024	3/6/2024	\$374,000	\$215
<p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,736 sqft, 4 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p><i>Listing Courtesy of JPAR - Pilot Point</i></p>								
 <p>16 ● Active *New, Active: 3/8/2024 <i>MLS ID: 20555876</i></p> <p>Cirrus Cir</p>	Single Family	4/2	1,706 sq ft	7,579	2024	3/8/2024	\$369,000	\$216
<p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,706 sqft, 3 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p><i>Listing Courtesy of JPAR - Pilot Point</i></p>								


New Listings: 25 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	17 ● Active	*New, Active: 3/7/2024 MLS ID: 20555238						
Cirrus Cir	Single Family	3/2	1,619 sq ft	7,579	2024	3/7/2024	\$350,000	\$216
<p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,619 sqft, 3 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p style="text-align: right;"><i>Listing Courtesy of JPAR - Pilot Point</i></p>								
	18 ● Active	*New, Active: 3/8/2024 MLS ID: 20556299						
Cirrus Cir	Single Family	3/2	1,799 sq ft	7,579	2024	3/8/2024	\$389,000	\$216
<p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,799 sqft, 3 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p style="text-align: right;"><i>Listing Courtesy of JPAR - Pilot Point</i></p>								
	19 ● Active	*New, Active: 3/7/2024 MLS ID: 20555230						
Cirrus Cir	Single Family	4/2	1,700 sq ft	7,579	2024	3/7/2024	\$369,000	\$217
<p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,700 sqft, 4 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p style="text-align: right;"><i>Listing Courtesy of JPAR - Pilot Point</i></p>								
	20 ● Active	*New, Active: 3/6/2024 MLS ID: 20553685						
Cirrus Cir	Single Family	4/2	1,783 sq ft	7,579	2024	3/6/2024	\$384,000	\$215
<p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,783 sqft, 4 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p style="text-align: right;"><i>Listing Courtesy of JPAR - Pilot Point</i></p>								

New Listings: 25 (cont.)

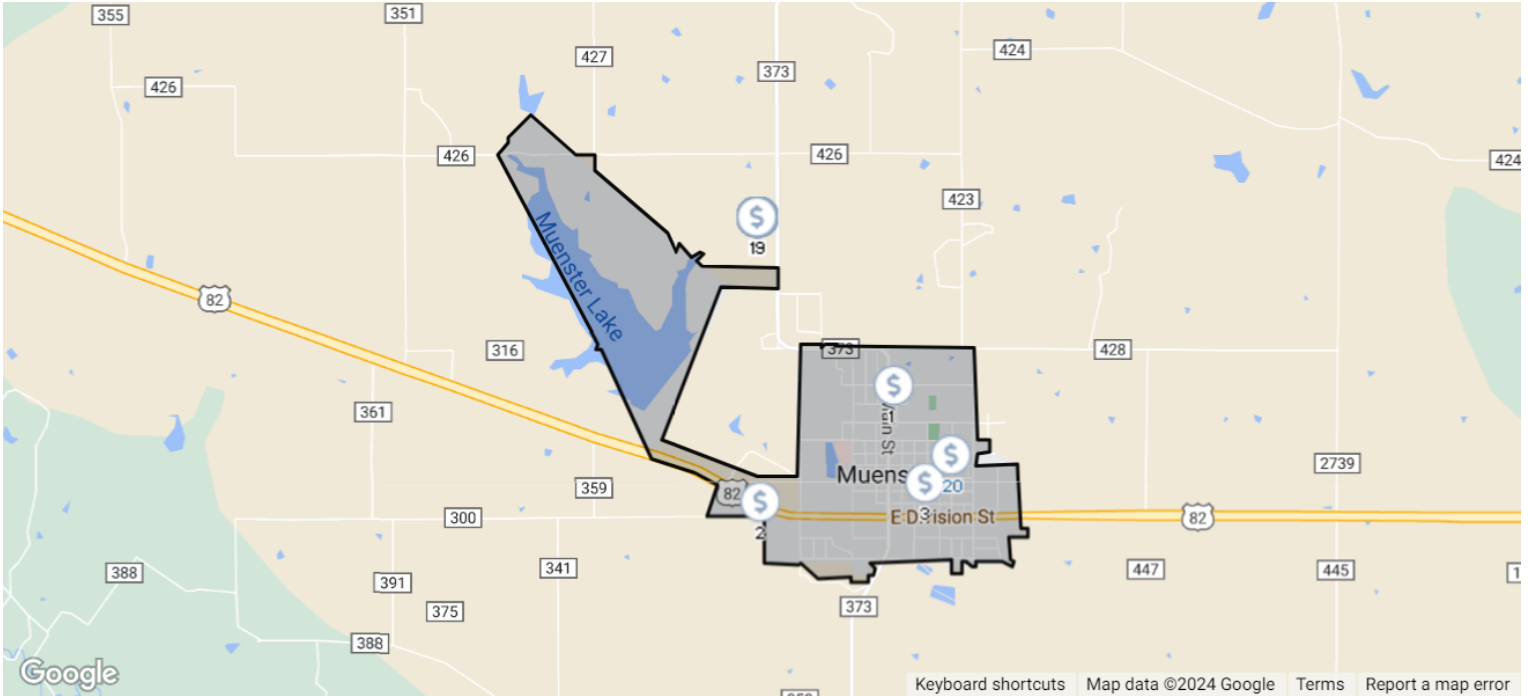
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>21 ● Active *New, Active: 3/8/2024 MLS ID: 20556238</p> <p>Cirrus Cir</p> <p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,799 sqft, 3 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p><i>Listing Courtesy of JPAR - Pilot Point</i></p>	Single Family	3/2	1,799 sq ft	7,579	2024	3/8/2024	\$389,000	\$216
 <p>22 ● Active *New, Active: 3/7/2024 MLS ID: 20555240</p> <p>Cirrus Cir</p> <p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,500 sqft, 3 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p><i>Listing Courtesy of JPAR - Pilot Point</i></p>	Single Family	3/2	1,500 sq ft	7,579	2024	3/7/2024	\$335,000	\$223
 <p>23 ● Active *New, Active: 3/6/2024 MLS ID: 20553605</p> <p>Cirrus Cir</p> <p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,521 sqft, 3 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p><i>Listing Courtesy of JPAR - Pilot Point</i></p>	Single Family	3/2	1,521 sq ft	7,579	2024	3/6/2024	\$339,000	\$223
 <p>24 ● Active *New, Active: 3/7/2024 MLS ID: 20555246</p> <p>Cirrus Cir</p> <p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,500 sqft, 3 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p><i>Listing Courtesy of JPAR - Pilot Point</i></p>	Single Family	3/2	1,500 sq ft	7,579	2024	3/7/2024	\$335,000	\$223

New Listings: 25 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	25 ● Active	*New, Active: 11/15/2023 MLS ID: 20477645						
Lakecrest Dr	Single Family	3/3	2,244 sq ft	18,817	2023	11/15/2023	\$489,500	\$218

New construction! Beautiful new home on the outskirts of Muenster in a quiet neighborhood overlooking scenic pastureland. Open floor plan with spacious living area with wood burning fireplace; kitchen with granite counters, Whirlpool appliances including wall oven and built-in microwave, vented range hood, ceramic tile flooring and pantry; breakfast room plus area for formal dining and a study! Luxury vinyl plank flooring in living area and neutral custom paint colors will make decorating a breeze! Energy efficient insulation, radiant barrier, 16 SEER heat pump, tankless water heater, and attic vents help keep utility bills low. Master suite has a spacious bathroom with soaking tub and separate custom-tiled shower, granite counters, and fabulous walk in closet. Split bedroom floor plan allows for added privacy. See document uploads for more info on features. Builder offering rate buy-down assistance! Call or text listing agent Kristi for details at 940-902-1573.





Listing Courtesy of PREMIERE REAL ESTATE







Price Changes: 20

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>1 ● Active • <i>New, Active: 3/1/2024</i> <i>MLS ID: 20545586</i></p> <p>916 N Main St</p> <p>3 bed, 2 bath fixer upper nestled in beautiful Muenster Texas. This home offers ample potential with a spacious layout, large bedrooms, and a large backyard perfect for gatherings. Embrace the opportunity to restore and customize this home to your liking and create your dream!</p> <p><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p>	Single Family	3/2	1,618 sq ft	3/1/2024	\$205,000	\$195,000	4/8/2024	-4.88%
 <p>2 ● Active • <i>Active: 9/11/2023</i> <i>MLS ID: 20429151</i></p> <p>101 County Road 300</p> <p>Nestled on the serene edge of town, this beautiful 3-bedroom, 1.5 bathroom brick home stands as a testament to modern design within a peaceful setting. Recently updated interiors evoke a harmonious blend of elegance and warmth, ensuring a comfortable living space that complements its surroundings. Proudly occupying 1.69 acres, this residence offers plenty of room. The heart of the home reveals a stylish yet functional floor plan, accentuated by modern finishes. A brand new roof, installed this year, not only enhances the curb appeal but promises years of hassle-free living. Beyond the brick facade, the interiors radiate a fresh and airy ambiance, ensuring the new homeowners will settle in with ease. Stepping outside, a generously sized fenced-in backyard awaits, and a 1300+ sq ft WORKSHOP! Residing in a tranquil neighborhood, future residents will appreciate the best of both worlds: the convenience of town amenities just a stone's throw away and the peaceful charm of country life.</p> <p><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p>	Single Family	3/2	1,605 sq ft	9/11/2023	\$349,900	\$342,500	2/7/2024	-2.11%





Price Changes: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>3 ● Active • <i>New, Active: 10/16/2023</i> <i>MLS ID: 20454848</i></p> <p>221 N Pecan St</p> <p>This is IT!! This IS the head turning, white, 2-story home you've been driving by and admiring in Muenster for years. Located on a large, landscaped lot adorned with white picket fencing; this 2834sf 4bed, 2bath hm has been creating memories for multiple families since 1920. Above the detached garage, you'll find a charming 228sf bonus room, creatively renovated with wainscoting, new windows, hand laid plank flooring and countless possibilities. This extra enhanced oasis is absolutely magical, and could easily be incorporated with plumbing fixtures to offer apartment living or supplemental rental income...think workout room, guest quarters, detached office or even just a she-shed, man-cave retreat. Breathtaking walk up, side and back porches, lots of trees, and an archway, characterize the exterior features. The inside is flanked with an eye catching entry, tons of built-ins, hardwood floors, TWO primary bedrooms, shiplap walls, and open concept with granite and stainless extras.</p> <p><i>Listing Courtesy of THE REAL ESTATE COMPANY</i></p>	Single Family	4/2	2,834 sq ft	10/16/2023	\$534,900	\$449,000	3/7/2024	-16.06%
 <p>4 ● Active • <i>New, Active: 3/1/2024</i> <i>MLS ID: 20545928</i></p> <p>1867 County Road 460</p> <p>Designed for a recreational lifestyle, this property sits amidst 349.75 (MOL) acres of picturesque land. Inside are two kitchens and two grand stone fireplaces that anchor both the living and lodge areas. The master suite and a bedroom are conveniently located on the first level while two more bedrooms are upstairs with a bath. The heart of the home is the lodge area which features a bar and ample space for hosting gatherings that's as effortless as it is inviting. The true magic of this property lies in its vast outdoor offerings with 10 stocked ponds for fishing, deer or duck hunting, 4 wheeling or target range practice. Take pride in the massive 70x80 garage with an office and utility room. The garage could also be a shop or Hangar. The estate features a corral with a 20x15 feed barn and two concrete patios offering outdoor dining. Owners can land their airplane on their own private 2000 sqft grass runway. Discover your dream retreat here where every day feels like a vacation.</p> <p><i>Listing Courtesy of Oklahoma Land & Realty</i></p>	Single Family	4/3	2,000 sq ft	3/1/2024	\$7,250,000	\$5,900,000	4/3/2024	-18.62%
 <p>5 ● Active • <i>Active: 10/10/2023</i> <i>MLS ID: 20451180</i></p> <p>Cirrus Cir</p> <p>BUILDER OFFERING REFRIGERATOR, WASHER, DRYER & WINDOW BLINDS WITH ACCEPTABLE OFFER! Look at this Beautiful New Construction Home located in a family-friendly neighborhood in Muenster! This spacious 1.5 story home has 3BR,2.5Baths,& Bonus Room. The floorplan ensures that you will be greeted by an inviting foyer that leads to an open concept living area designed to maximize space& natural light. The main level will feature high ceilings, large windows& impeccable finishes! Perfect for entertaining! The kitchen features SS appliances, beautiful cabinetry& spacious island. Master suite is a serene retreat with an en-suite bath& walk-in closet. This home embodies the essence of country living with its peaceful surroundings, but it's also conveniently located near schools, shopping,& entertainment options. The lot is landscaped & fully sodded with irrigation. Home has limited lifetime architectural shingles& spray foam insulation. Muenster is an Award Winning ISD!</p> <p><i>Listing Courtesy of JPAR - Pilot Point</i></p>	Single Family	3/3	2,426 sq ft	10/10/2023	\$497,330	\$459,999	1/23/2024	-7.51%
 <p>6 ● Active • <i>New, Active: 10/14/2023</i> <i>MLS ID: 20454381</i></p> <p>Cirrus Cir</p> <p>BUILDER WILL PROVIDE WASHER, DRYER, REFRIGERATOR, & WINDOW BLINDS WITH ACCEPTABLE OFFER! This Brand new cozy home features 3 bedrooms, 2 bathrooms, plus modern amenities throughout & was built with family in mind! The kitchen boasts large island with upgraded countertops & energy-efficient appliances. You'll fall in love with the open concept family room that is perfect for gathering with friends & family! This space provides a seamless dining & entertaining experience. The bedrooms are all very spacious! Other features include luxury vinyl plank floors, custom cabinets, brushed nickel plumbing& electrical fixtures. The lot is landscaped& fully sodded with irrigation. Front & back porches offer a relaxed setting. Home has limited lifetime architectural shingles & spray foam insulation. This property is located on the outskirts of small German town offering unique shopping, food& 4 nearby vineyards. Approx 1hr North of DFW Airport. Muenster is an award winning ISD. DEC. 2023 Completion!</p> <p><i>Listing Courtesy of JPAR - Pilot Point</i></p>	Single Family	3/3	2,120 sq ft	10/14/2023	\$455,800	\$429,999	1/23/2024	-5.66%





Price Changes: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	7 ● Active	*Active: 7/17/2023 MLS ID: 20383367						
	Cirrus Cir	Single Family	4/4	2,763 sq ft	7/17/2023	\$566,415	\$519,999	1/17/2024
<p>BUILDER WILL PROVIDE WASHER, DRYER, REFRIGERATOR, & WINDOW BLINDS WITH ACCEPTABLE OFFER! You won't want to miss this new construction home by J David Custom Homes! This unique custom 4 bedroom, 3.5 bathroom home includes a study and 2 Living Areas! The open concept kitchen includes upgraded stainless steel appliances and a large island with Granite countertops. Other features include luxury vinyl plank floors, custom cabinets, brushed nickel plumbing and electrical fixtures. The lot is landscaped and fully sodded with irrigation. Front & back porches offer a relaxed setting. Home has limited lifetime architectural shingles & spray foam insulation. Lovely property located on the outskirts of a small German town offering unique shopping, food and four nearby vineyards. Approximately 1 hour north of DFW Airport. Muenster is an award winning ISD. November 2023 Completion!</p> <p style="text-align: right;"><i>Listing Courtesy of JPAR - Pilot Point</i></p>								
	8 ● Active	*Active: 9/29/2023 MLS ID: 20442776						
	Cirrus Cir	Single Family	4/2	1,950 sq ft	9/29/2023	\$419,250	\$399,999	1/17/2024
<p>BUILDER WILL PROVIDE WASHER, DRYER, REFRIGERATOR, & WINDOW BLINDS WITH ACCEPTABLE OFFER! You won't want to miss this New Construction Home in the adorable town of Muenster! This beautiful 4BR 2Bath residence offers the perfect blend of comfort, convenience, & elegance. As you step into the home, you are greeted by a thoughtfully designed floor plan that effortlessly combines functionality & style. The open concept kitchen includes upgraded SS appliances & large island with granite countertops. Other features include luxury vinyl plank floors, custom cabinets, brushed nickel plumbing & electrical fixtures. The lot is landscaped & fully sodded with irrigation. Front & back porches offer relaxed setting. Home has limited lifetime architectural shingles & spray foam insulation. Lovely property located on the outskirts of a small German town offering unique shopping, food & 4 nearby vineyards. Approx 1 hr north of DFW Airport. Muenster is an award winning ISD! Estimated Completion Dec 2023</p> <p style="text-align: right;"><i>Listing Courtesy of JPAR - Pilot Point</i></p>								
	9 ● Active	*New, Active: 3/6/2024 MLS ID: 20553645						
	Cirrus Cir	Single Family	4/2	1,736 sq ft	3/6/2024	\$340,000	\$374,000	3/26/2024
<p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,736 sqft, 4 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p style="text-align: right;"><i>Listing Courtesy of JPAR - Pilot Point</i></p>								
	10 ● Active	*New, Active: 3/8/2024 MLS ID: 20555876						
	Cirrus Cir	Single Family	4/2	1,706 sq ft	3/8/2024	\$337,788	\$369,000	3/26/2024
<p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,706 sqft, 3 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p style="text-align: right;"><i>Listing Courtesy of JPAR - Pilot Point</i></p>								



Price Changes: 20 (cont.)

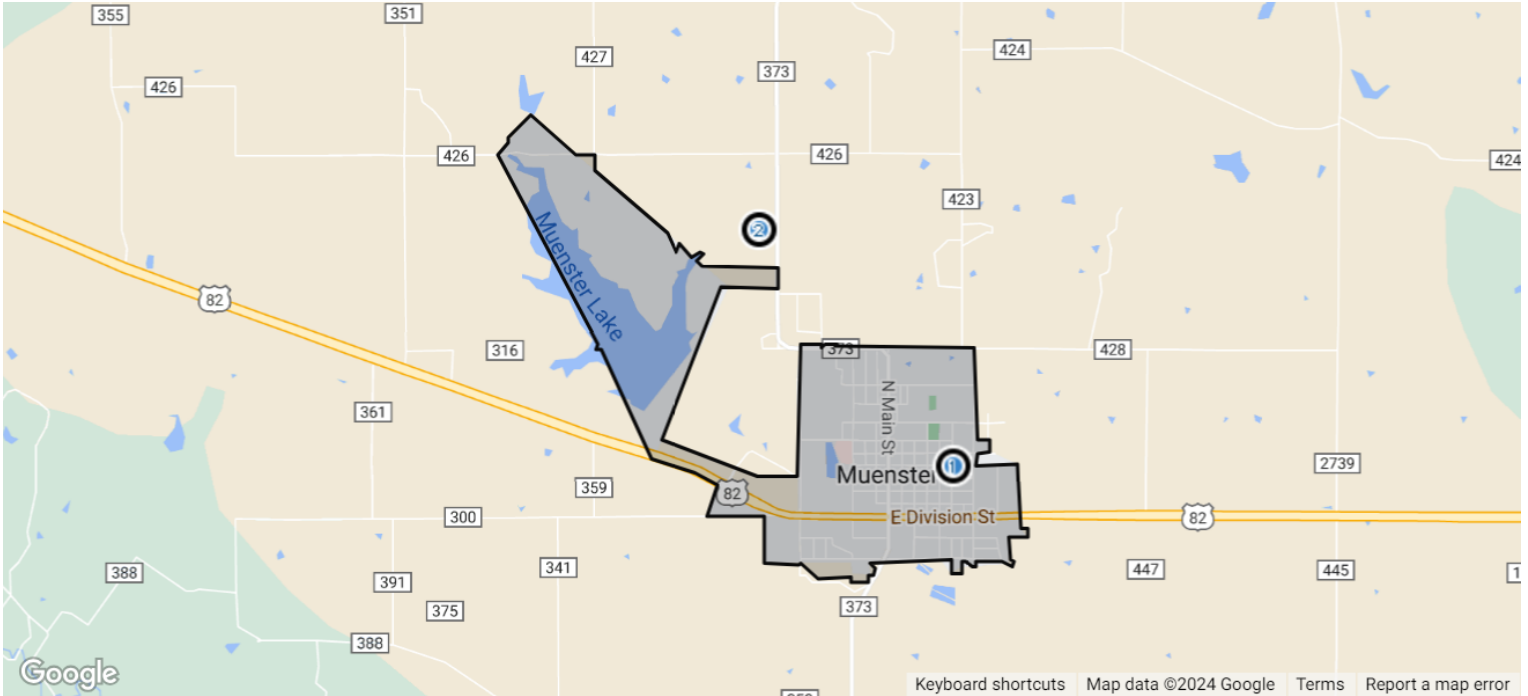
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	11 ● Active *New, Active: 3/7/2024 MLS ID: 20555238							
Cirrus Cir	Single Family	3/2	1,619 sq ft	3/7/2024	\$340,000	\$350,000	3/26/2024	2.94%
<p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,619 sqft, 3 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p style="text-align: right;"><i>Listing Courtesy of JPAR - Pilot Point</i></p>								
	12 ● Active *New, Active: 3/8/2024 MLS ID: 20556299							
Cirrus Cir	Single Family	3/2	1,799 sq ft	3/8/2024	\$360,000	\$389,000	3/26/2024	8.06%
<p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,799 sqft, 3 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p style="text-align: right;"><i>Listing Courtesy of JPAR - Pilot Point</i></p>								
	13 ● Active *New, Active: 3/7/2024 MLS ID: 20555230							
Cirrus Cir	Single Family	4/2	1,700 sq ft	3/7/2024	\$340,000	\$369,000	3/26/2024	8.53%
<p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,700 sqft, 4 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p style="text-align: right;"><i>Listing Courtesy of JPAR - Pilot Point</i></p>								
	14 ● Active *New, Active: 3/6/2024 MLS ID: 20553685							
Cirrus Cir	Single Family	4/2	1,783 sq ft	3/6/2024	\$356,600	\$384,000	3/26/2024	7.68%
<p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,783 sqft, 4 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p style="text-align: right;"><i>Listing Courtesy of JPAR - Pilot Point</i></p>								

Price Changes: 20 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	15 ● Active	*New, Active: 3/8/2024		MLS ID: 20556238				
Cirrus Cir	Single Family	3/2	1,799 sq ft	3/8/2024	\$360,000	\$389,000	3/26/2024	8.06%
<p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,799 sqft, 3 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p style="text-align: right;"><i>Listing Courtesy of JPAR - Pilot Point</i></p>								
	16 ● Active	*New, Active: 3/7/2024		MLS ID: 20555240				
Cirrus Cir	Single Family	3/2	1,500 sq ft	3/7/2024	\$315,000	\$335,000	3/26/2024	6.35%
<p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,500 sqft, 3 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p style="text-align: right;"><i>Listing Courtesy of JPAR - Pilot Point</i></p>								
	17 ● Active	*New, Active: 3/6/2024		MLS ID: 20553605				
Cirrus Cir	Single Family	3/2	1,521 sq ft	3/6/2024	\$315,000	\$339,000	3/26/2024	7.62%
<p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,521 sqft, 3 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p style="text-align: right;"><i>Listing Courtesy of JPAR - Pilot Point</i></p>								
	18 ● Active	*New, Active: 3/7/2024		MLS ID: 20555246				
Cirrus Cir	Single Family	3/2	1,500 sq ft	3/7/2024	\$315,000	\$335,000	3/26/2024	6.35%
<p>NEW CONSTRUCTION - J DAVID CUSTOM HOMES! This beautiful 1,500 sqft, 3 Bed, 2 Bath floor plan is perfect for first time homebuyers! With an open concept kitchen, this home will include a large island with granite countertops and stainless-steel appliances. Other features will include luxury vinyl plank floors, custom cabinets, and chrome plumbing & electrical fixtures. The lot will be fully sodded with landscape and irrigation and will include limited lifetime architectural shingles & spray foam insulation. This beautiful property is located in a new subdivision and just minutes away from downtown! Muenster is also known for their award-winning school district!</p> <p style="text-align: right;"><i>Listing Courtesy of JPAR - Pilot Point</i></p>								

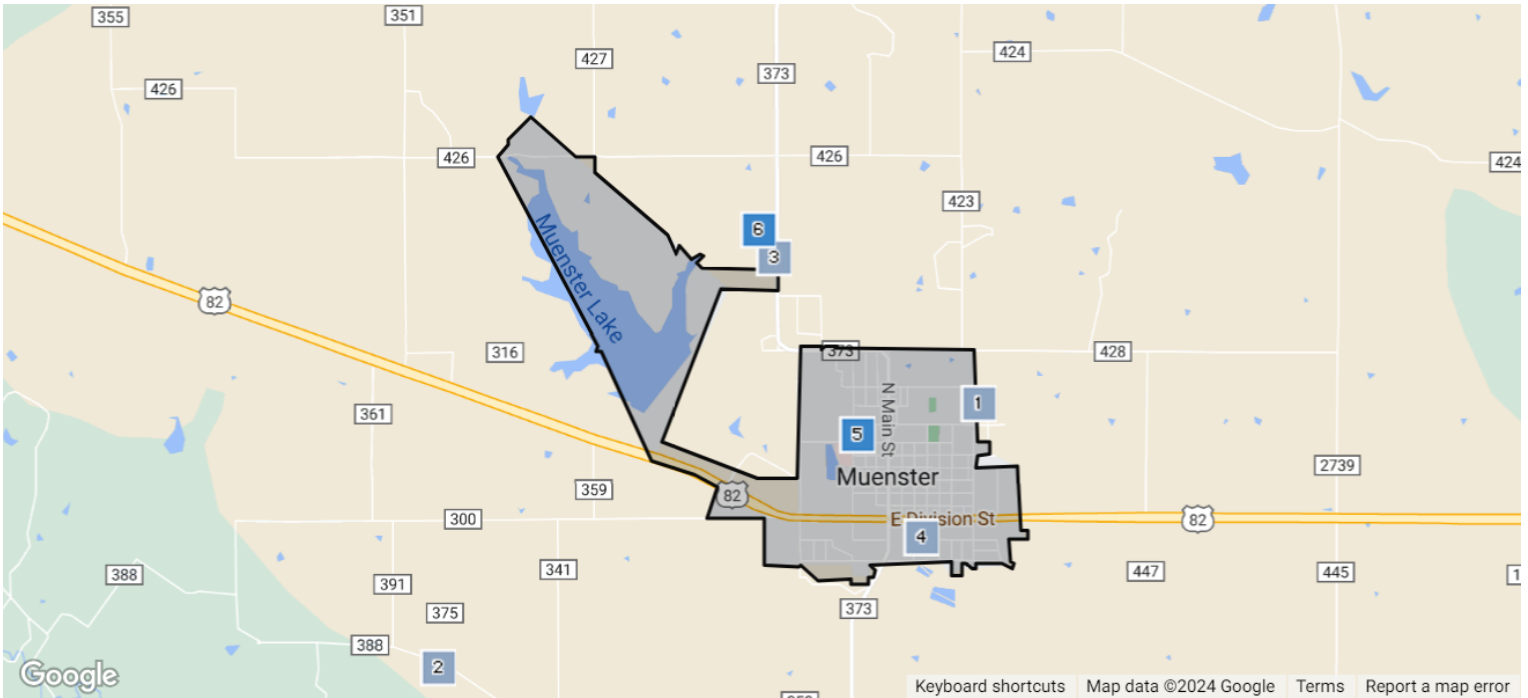
Price Changes: 20 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	19 ● Active	*Active: 10/4/2023 MLS ID: 20446241						
Cirrus Cir	Single Family	3/3	2,458 sq ft	10/4/2023	\$503,890	\$464,999	1/17/2024	-7.72%
<p>BUILDER OFFERING NEW KITCHEN REFRIGERATOR, WASHER, DRYER, & WINDOW BLINDS WITH ACCEPTABLE OFFER! Appliance Package valued up to \$3500! This Lovely 3 BR 2.5 Bath New Construction home with Study, features Luxury Vinyl Plank floors, Custom Cabinets, Granite Counter Tops, Brushed Nickel Plumbing & Electrical fixtures! Kitchen opens up to Great Room & features upgraded SS Appliances & Large Island. Covered front & back porches, offer relaxed setting. The lot is landscaped & fully sodded with irrigation. Home has limited lifetime architectural shingles & spray foam insulation. This property is located on the outskirts of a small German town offering unique shopping, food & 4 nearby wineries. Approx. 1 hr north of DFW Airport. Muenster is an award winning ISD. November 2023 Completion!</p> <p><i>Listing Courtesy of JPAR - Pilot Point</i></p>								
	20 ● Pending	*Pending as of 3/1/2024 MLS ID: 20479039						
E 4th St	Single Family	4/2	2,114 sq ft	11/17/2023	\$439,999	\$392,500	2/9/2024	-10.8%
<p>Welcome to your new home! You do not want to miss out on this new construction home that includes 4 bedrooms and 2 bathrooms with a great backyard. From the moment you enter, this home is nothing short of amazing! The open floor plan is perfect for entertaining guests, with a beautiful custom built kitchen and expansive pantry. This home also features an oversized garage which gives you plenty of space for your vehicles and storage. The location is perfect and in walking distance to all schools, parks and downtown shopping!</p> <p><i>Listing Courtesy of eXp Realty LLC</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 3/1/2024 <i>MLS ID: 20479039</i></p> <p>E 4th St</p> <p>Welcome to your new home! You do not want to miss out on this new construction home that includes 4 bedrooms and 2 bathrooms with a great backyard. From the moment you enter, this home is nothing short of amazing! The open floor plan is perfect for entertaining guests, with a beautiful custom built kitchen and expansive pantry. This home also features an oversized garage which gives you plenty of space for your vehicles and storage. The location is perfect and in walking distance to all schools, parks and downtown shopping!</p> <p><i>Listing Courtesy of eXp Realty LLC</i></p>	Single Family	4/2	2,114 sq ft	10,520	11/17/2023	\$392,500	3/1/2024	\$186
 <p>2 Pending • Pending as of 1/19/2024 <i>MLS ID: 20492302</i></p> <p>150 Lakecrest Dr</p> <p>This beautiful home features 4 bedrooms, 2 bathrooms, open concept kitchen with island, walk-in pantry, casual dining area, stainless steel appliances, granite countertops, and a covered back porch. It has 10ft ceilings throughout the house except the living room which is a cathedral ceiling. The house is located approximately 2 miles from Muenster High School and Sacred Heart Catholic School. It has spray foam insulation (open cell) and Trane HVAC equipment.</p> <p><i>Listing Courtesy of Fieldhouse Realty Group LLC</i></p>	Single Family	4/2	2,320 sq ft	18,600	12/10/2023	\$465,000	1/19/2024	\$200



Closed: 7

	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: 11/20/2023, MLS Listing 20352584: 6/10/2023 **MLS ID: 20352584**

912 N Mesquite St Single Family 4/2 2,176 sq ft 22,215 2015 11/20/2023 \$382,000 \$176

\$10,000 Closing cost credit available with an acceptable offer. Beautiful, well-kept home on over half an acre in the desirable Muenster community. This single-story home features an open layout with a split 4 bedroom layout and 2 full baths. An entertainer's kitchen with granite countertops, coffee bar, pantry, island and tons of cabinet space. The secluded primary suite boasts dual vanities, jetted tub, and 2 spacious walk-in closets. Utility room and linen closet just outside the primary for even more storage space. Hall bath is flanked with built in linen closets just outside two of the secondary bedrooms. Step outside onto the lovely covered porch to relax and enjoy the spacious backyard. Close proximity to Muenster schools. Don't miss this one! Come see it today.

Courtesy of Hometown Real Estate







2 Closed • Sold Date: 11/22/2023, MLS Listing 20404712: 8/10/2023 **MLS ID: 20404712**

760 County Road 388 Single Family 4/3 3,180 sq ft 352,836 2013 11/22/2023 \$700,000 \$220

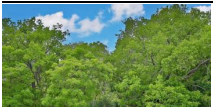
Luxury country living on over 8 acres. This custom built home checks all the boxes! Outside city limits on a paved road offering 4-bedrooms, 3-bathrooms and a Bonus room upstairs with an oversized 3 car garage. Step inside to find high-end touches that include stainless steel appliances, granite countertops, a wood burning fireplace, and rich wood tile flooring. The master suite offers a large soaking tub and large walk in closet. Also, Downstairs you will find the perfect MIL suite next to a full bath. Upstairs features two more spacious bedrooms, a full bath, as well as an oversized media room or flex space for anything your heart desires. Encapsulated with open cell spray foam with lots of attic storage. Step outside to the large covered patio and relax while watching deer, turkey and other wildlife. The land is currently Ag exempt and offers lots of parking for friends and family. RV hookup already installed! Come check out this countryside oasis TODAY!

Courtesy of THE REAL ESTATE COMPANY

Closed: 7 (cont.)

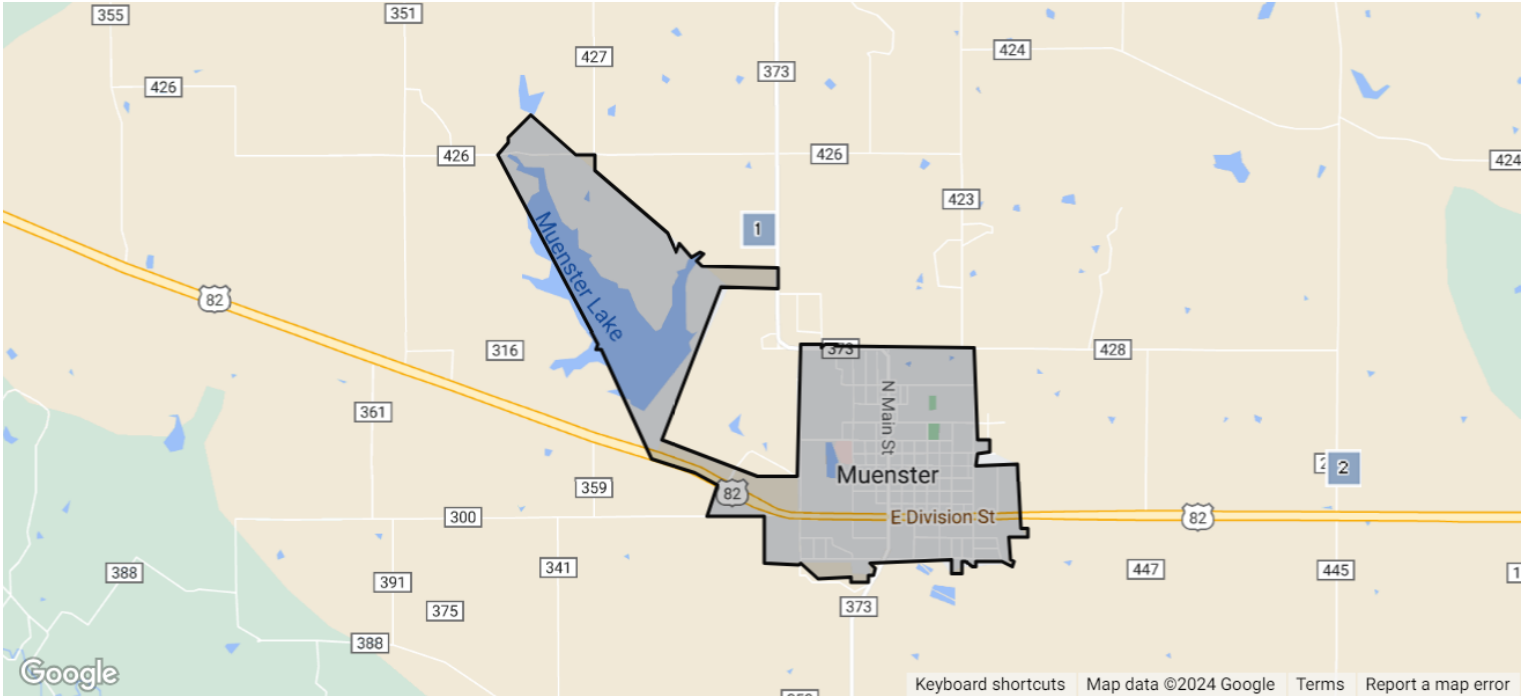
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>3 Closed • Sold Date: 11/6/2023, Public Record MLS ID: – 110 Northside Dr –</p>	Single Family	3/3	3,159 sq ft	28,750	2006	11/6/2023	–	\$238
 <p>4 Closed • Sold Date: 11/30/2023, MLS Listing 20436577: 9/21/2023 MLS ID: 20436577 215 E Cross St</p> <p>NEW NEW NEW!! This fully remodeled house in the heart of Muenster is ready for you to call HOME! Taken down to studs this reconfigured floor plan is open and offers 3 bedrooms and 2 baths. All new plumbing, piers, windows, doors, and roof as well as freshly painted exterior & landscaping give superb curb appeal. Maintaining the charm and character the front porch is quaint and welcoming. Once inside you will be in awe of the light colored wood like flooring- no carpet, bright white interior wall and trim paint, and designer selections throughout. The kitchen is open to the family room with large island and additional built-in pantry space. Dreamy kitchen has all new stainless steel appliances and overlooks the huge backyard- perfect for entertaining! Primary suite has nice features such as oversized walk in closet, barn door and glorious walk in shower in the primary bath. Mirror & shower glass in primary being installed this week! This beautiful home is a MUST-SEE!</p> <p><i>Courtesy of RE/MAX Four Corners</i></p>	Single Family	3/2	1,314 sq ft	13,982	1945	11/30/2023	\$277,000	\$211
 <p>5 Closed • Sold Date: 2/23/2024, MLS Listing 20377707: 7/10/2023 MLS ID: 20377707 712 N Maple St</p> <p>BACK ON THE MARKET!! BUYER FINANCING FELL THROUGH!!! Welcome to this charming red brick home! Step inside to a nice living room, perfect for relaxing. The living room seamlessly connects to the kitchen, creating a warm and open atmosphere. This home boasts a unique vintage feel, highlighted by the cool vintage intercom system still adorning the walls. The kitchen is a delightful mix of old and new, with vintage appliances that still work, alongside modern conveniences with a massive custom-built pantry. The expansive den offers a wet bar, making it an ideal space for entertaining. The three bedrooms provide comfortable living quarters, while the two bathrooms offer convenience and privacy for the whole family. Step outside to the large covered back porch, designed to accommodate wheelchair accessibility. The backyard features a spacious fenced-in area. Additional features of this property include a large storage shed and shop. There is also a second outbuilding with electricity.</p> <p><i>Courtesy of RE/MAX FIRST REALTY</i></p>	Single Family	3/2	1,885 sq ft	10,476	1965	2/23/2024	\$265,000	\$141
 <p>6 Closed • Sold Date: 3/15/2024, MLS Listing 20423708: 9/5/2023 MLS ID: 20423708 Lakecrest Dr</p> <p>New Construction!! Interest Rate Buydown Incentives Available!! 1 Story Open Floorplan with 3 Beds, 2.5 Baths, 1 Large Family Room, and a Study! Oversized Kitchen features Granite Countertops, 42 inch Custom Cabinets, Stainless Steel Appliances and a Vented Exhaust Fan! Kitchen opens to a Big Family Room with Wood Burning Fireplace - perfect for cold winter nights! The Study with French Doors, located off the front entry, could also make a great formal dining, hobby room, or kids' playroom! Spacious Primary Suite is overlooking the backyard, and features a Garden Tub, Separate Shower, and Walk-in Closet. Down the front hallway, you'll find 2 Sizeable Guest Bedrooms and 1.5 Guest Baths. Your Garage includes parking for 2 cars, along with a 10' X 13' Storage Area, that would make a Great Workshop!! The Covered Back Patio completes this Perfect Design! Home is located on a .43 acre lot, for all your backyard entertaining!! Award Winning Muenster Independent School District!!</p> <p><i>Courtesy of Spencer Realtors</i></p>	Single Family	3/3	2,214 sq ft	18,730	2023	3/15/2024	\$468,000	\$211

Closed: 7 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 7 Closed								
<i>*Sold Date: 1/29/2024, MLS Listing 20322876: 5/5/2023 MLS ID: 20322876</i>								
3970 N Fm 373	Single Family	3/2	2,018 sq ft	1,578,178	1977	1/29/2024	\$775,000	\$384

Welcome to Beautiful, Rural Muenster!! This 36acre parcel is just the tract you've been waiting for; incredible building sites, recreational use, scenic views, privacy and everything in between. Conveniently located approx 4 miles north of the quiet town of Muenster, lies your own private retreat. This acreage boasts open fields with plenty of building sites, thick tree line buffers all the way around with heavy woods scattered throughout, wildlife paths, wildflowers, and a traveling seasonal creek. Whether you are looking for a property to put down roots or just a recreational getaway, this is the place for you. Currently sitting in a cluster of trees, is a 2018 sq ft home, built in 1977. This 3bed, 2 bath house could be remodeled and upgraded to fit your imagination and could transform to a more modern use space with the right amount of work. Acclaimed Muenster ISD, well maintained blacktop road, excellent proximity to DFW or OKC.


Courtesy of Daniel Wolf Broker

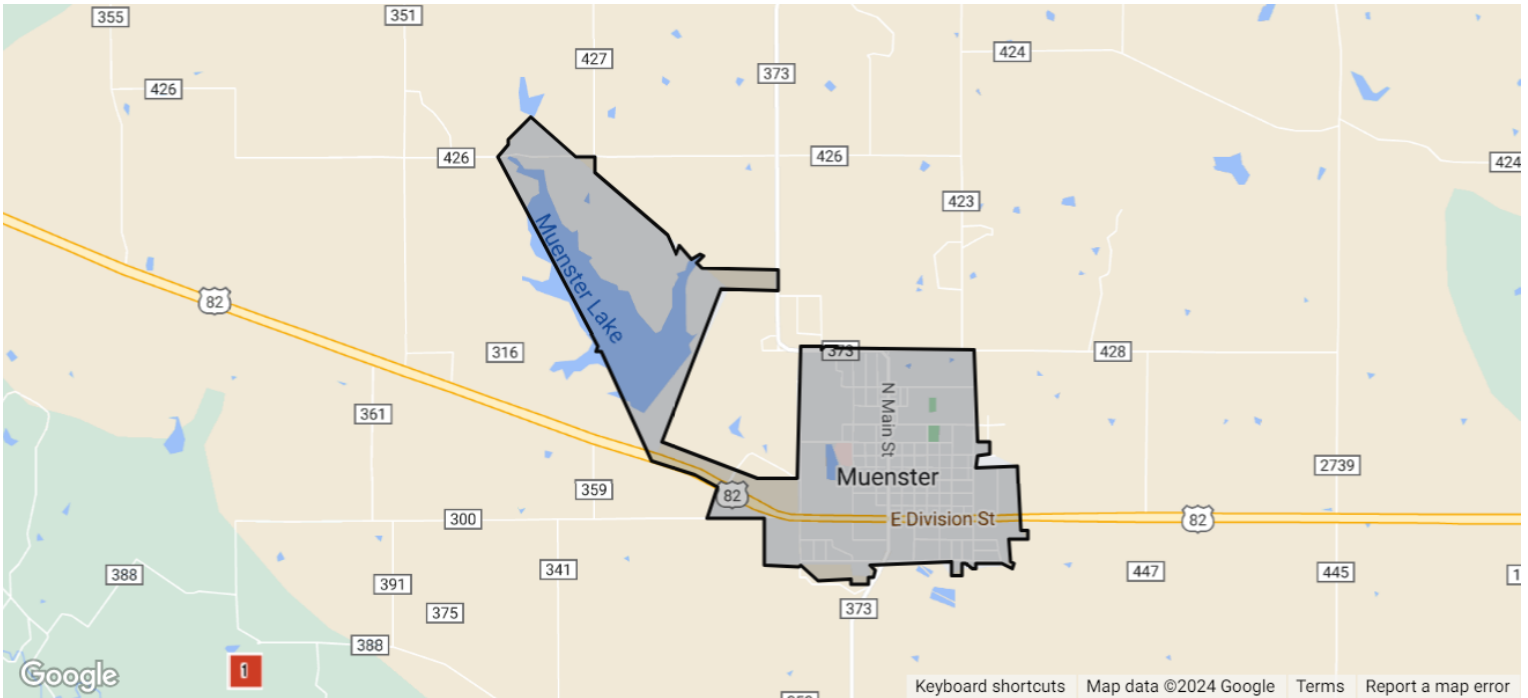


Expired: 3


	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: 4/6/2024, MLS Listing 20449561: 10/6/2023 MLS ID: 20449561</p> <p>604 E 604 E 4th Street</p> <p>Welcome to your new home! This corner lot home features an open floor plan that will make your holidays and entertaining so much easier! The kitchen overlooking the living room is a chef's dream with its custom features and let's not forget about the huge walk in pantry! It has an incredible master with a walk in closet, and a gorgeous bathroom to relax in. This amazing floor plan also gives you the choice of having a 4th bedroom or a flex room space. It is walking distance to all schools, local parks and Muenster's downtown area. Schedule your private showing today!</p> <p><i>Listing Courtesy of eXp Realty LLC</i></p>	Single Family	4/3	2,029 sq ft	7,534	2023	\$439,000	4/6/2024	\$191
 <p>2 ■ Expired *Expired: 1/5/2024, MLS Listing 20372949: 7/5/2023 MLS ID: 20372949</p> <p>276 Fm 2739</p> <p>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.</p> <p><i>Listing Courtesy of THE REAL ESTATE COMPANY</i></p>	Single Family	3/3	2,928 sq ft	93,654	2010	\$699,000	1/5/2024	\$239

Expired: 3 (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: 1/18/2024, MLS Listing 20375612: 7/7/2023 MLS ID: 20375612</p> <p>500 Fm 1198</p> <p>This beautiful, quiet country living property features an exceptional two-story Colonial style home with gorgeous views overlooking pastures & rolling countryside but still close to run into town for something. Features include a Chefs DREAM kitchen & HUGE secluded master suite featuring a large jacuzzi style tub & gas fireplace, SUPER ENERGY efficient home with water well, Geo-thermal HVAC, 2 layers of double foam making for low electric bills. Upgrades include custom woodwork, extensive crown molding, giant back porch with a gas & outdoor sound for all your entertaining needs. 8,000+ square foot workshop geared for the car enthusiast or someone looking to start a business.</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>	Single Family	5/5	4,912 sq ft	591,109	2000	\$3,850,000	1/18/2024	\$784



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: -</i> 1822 County Road 388</p>	Single Family	3/2	2,241 sq ft	87,120	-	2/6/2024	Notice of Foreclosure Sale	-

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



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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
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- **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.
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