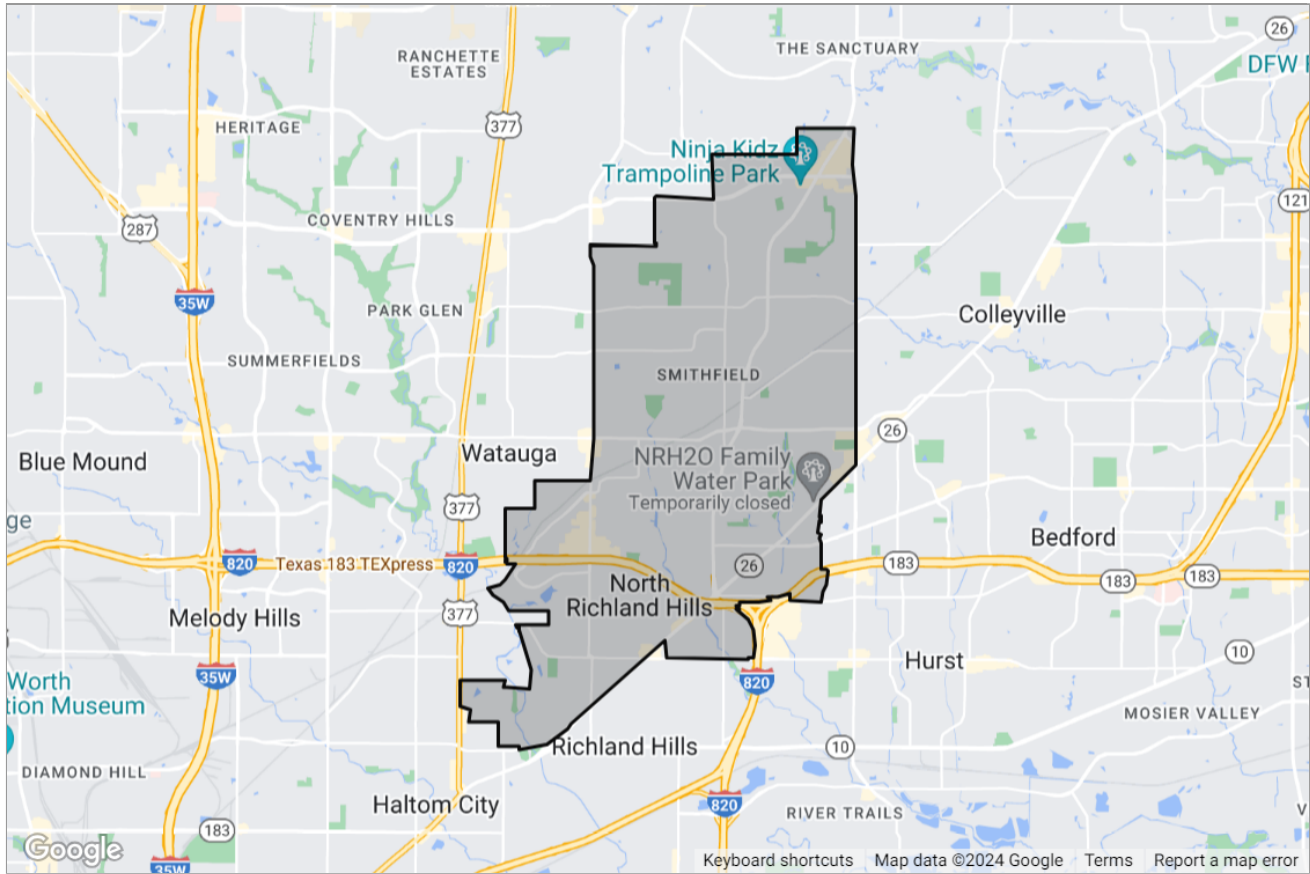


MARKET ACTIVITY REPORT

North Richland Hills, Texas



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

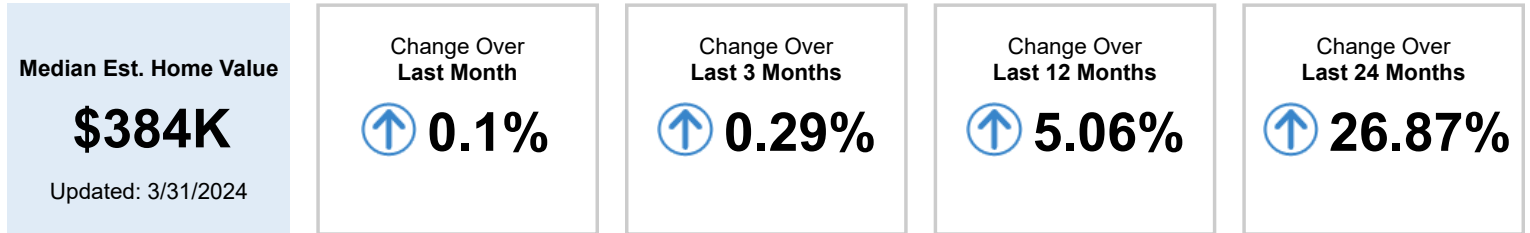


Mobile: (214) 287-0009
Main: david@peetrealty.com
Agent: <http://peetrealty.com>

Peet Realty
PO Box 1748
Decatur, TX 76234

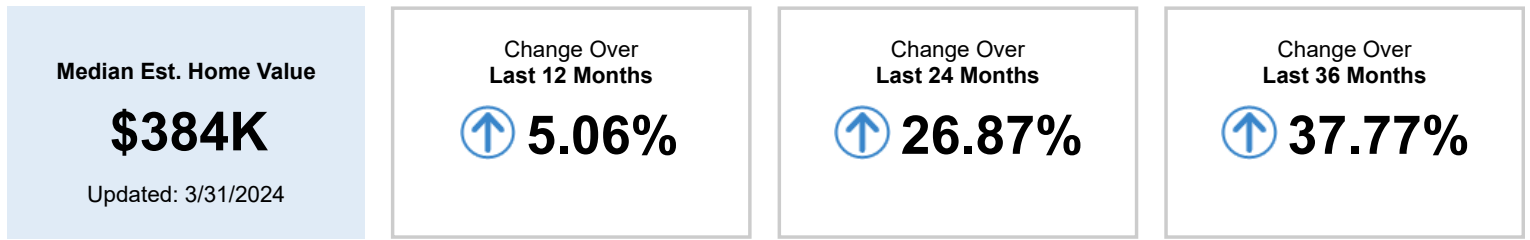
North Richland Hills, Texas

Market Snapshot: Estimated Home Values



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

Market Snapshot: 12-Month Change in Estimated Value



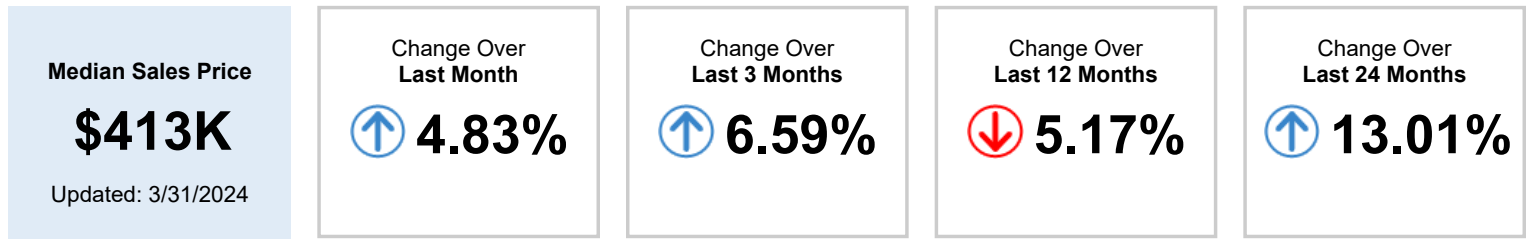
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



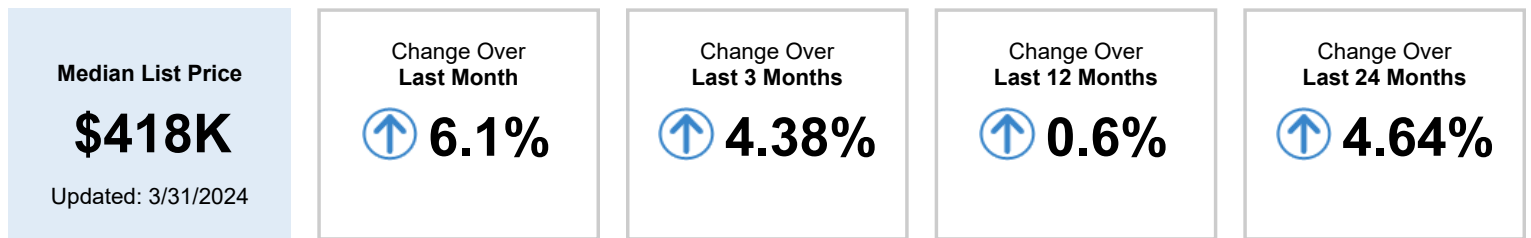
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 4/10/2024.

Market Snapshot: Sales Price



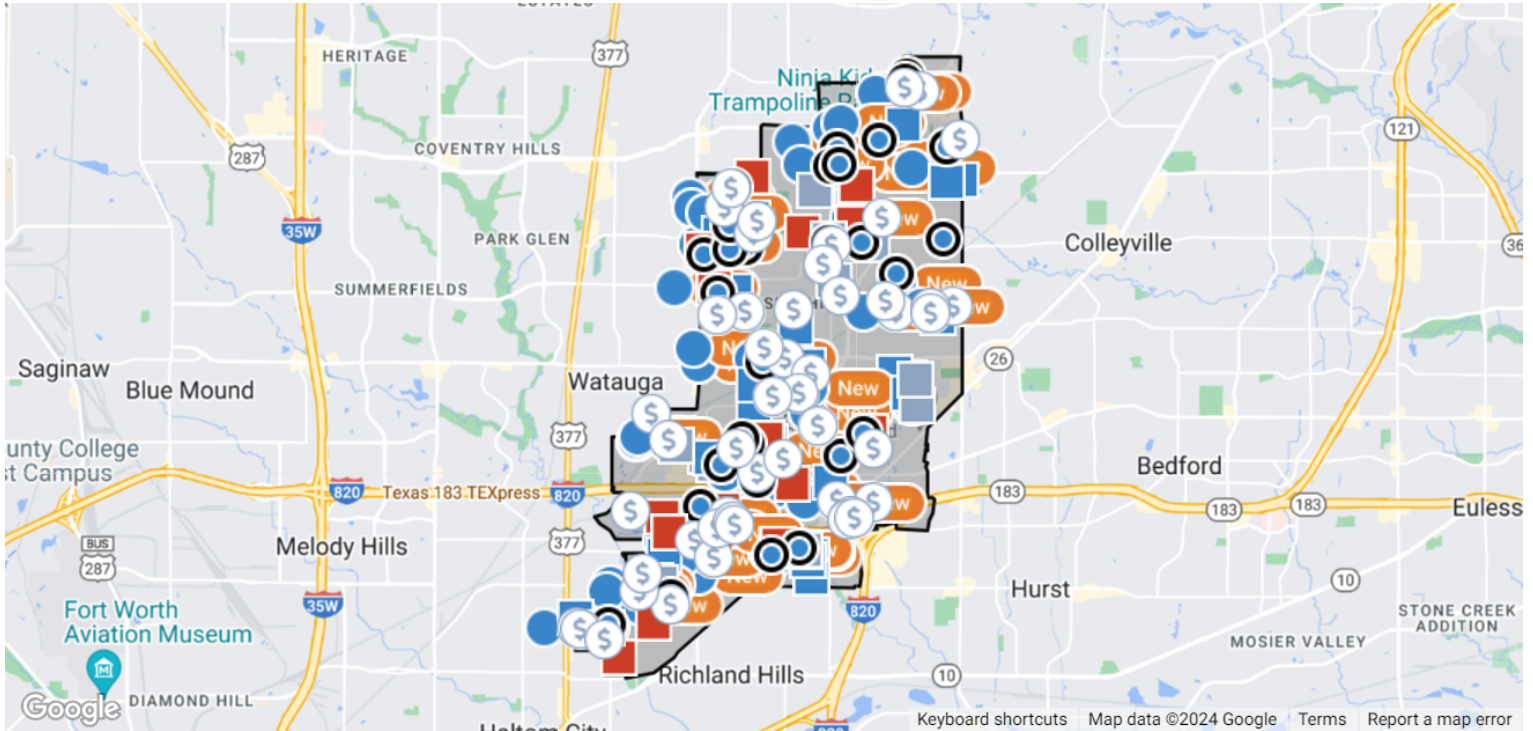
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price








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

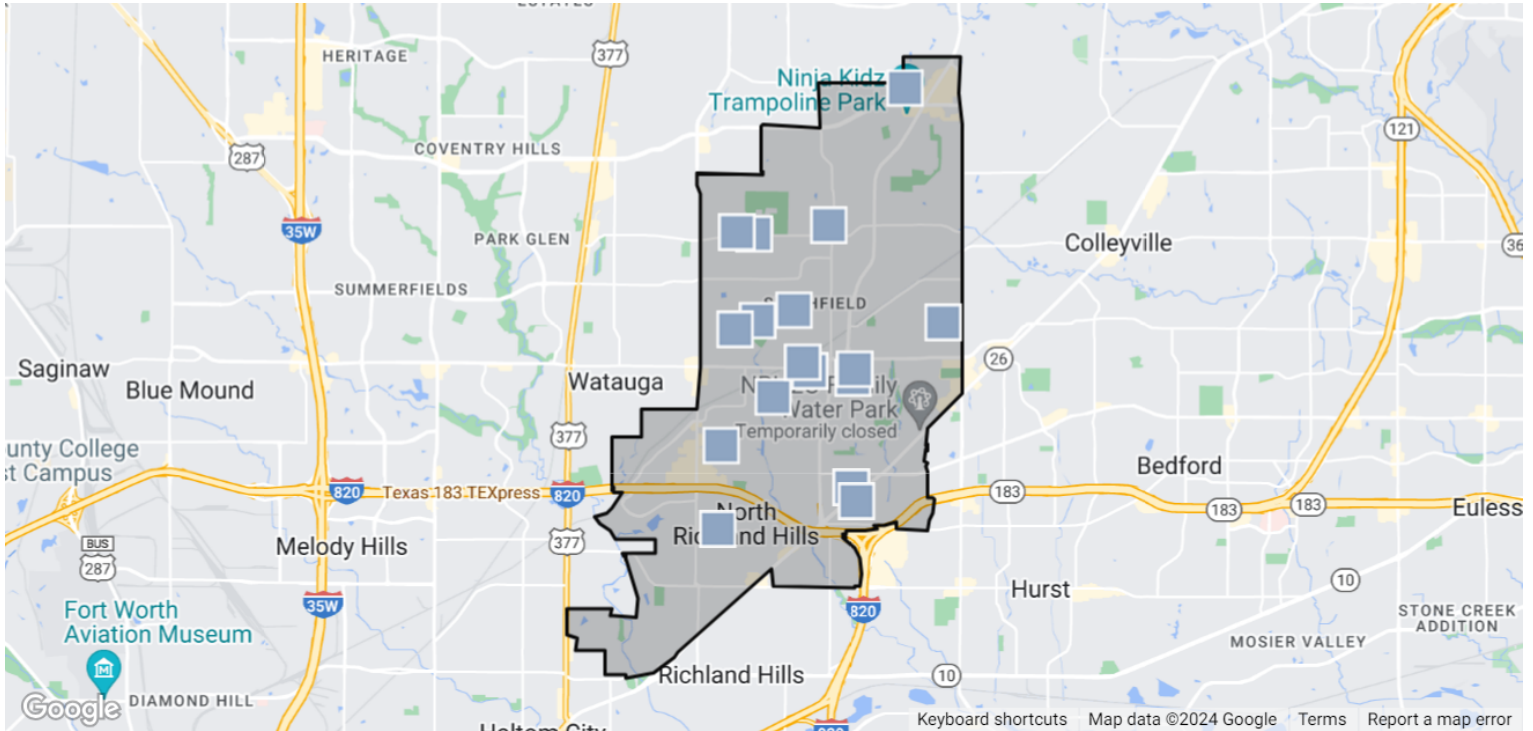
Market Activity Summary Stats



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

	 New Listings	 Pending	 Closed	 Distressed	 Price Changes
Number of Properties	50	43	50	22	50
Low Price / Value	\$240,000	\$259,250	–	\$255,000	\$240,000
Median Price / Value	\$415,000	\$395,000	\$453,151	\$342,040	\$366,450
High Price / Value	\$999,000	\$1,029,000	\$875,000	\$632,540	\$950,000
Average Price / Sq. Ft.	\$209	\$207	\$208	\$186	\$208
Median Price / Sq. Ft.	\$211	\$201	\$202	\$186	\$206
Average Days in RPR	33	90	121	9	96
Median Days in RPR	20	54	96	–	72
Total Volume	\$25,275,666	\$19,693,156	\$24,553,073	\$8,299,645	\$22,761,048

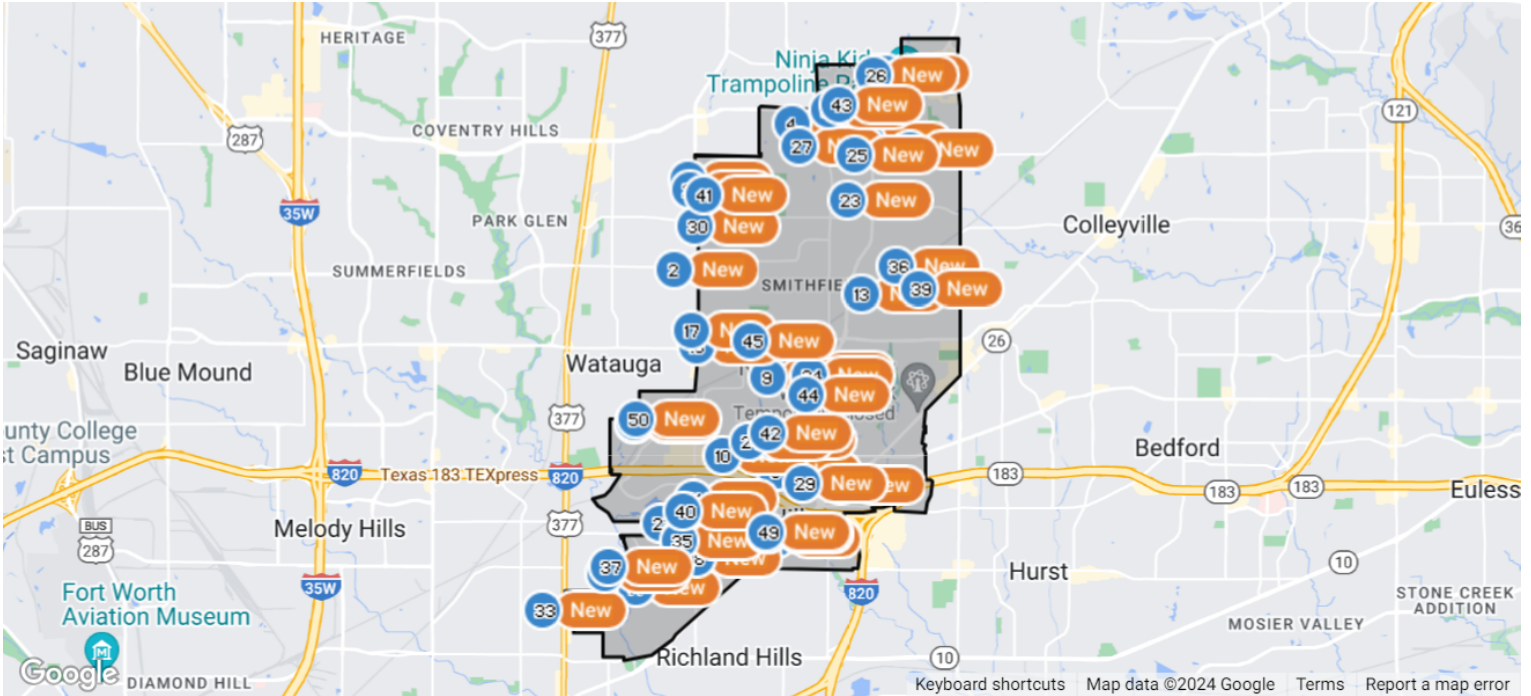
Market Activity Summary Stats (cont.)



Search Criteria | **Location:** North Richland Hills, 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	17
Low Price / Value	\$285,000
Median Price / Value	\$370,000
High Price / Value	\$975,000
Average Price / Sq. Ft.	\$221
Median Price / Sq. Ft.	\$205
Average Days in RPR	150
Median Days in RPR	135
Total Volume	\$8,251,100

North Richland Hills, Texas



New Listings: 50

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● **Active** • New, Active: 4/7/2024 *MLS ID: 20582019*

8000 Rushing Spring Dr

Single Family 4/5 4,294 sq ft 13,939 2007 4/7/2024 \$875,000 \$204

This stunning North Richland Hills home offers 4 bedrooms, 4.5 baths, and exceptional curb appeal. With wood flooring downstairs and new carpet upstairs, it exudes warmth. Oak wood treads on the stairwell add sophistication, while beautiful wood shutters provide charm. The kitchen boasts stainless steel appliances, a copper sink, and granite countertops, opening to a spacious living room with a fireplace. The dining room is perfect for special occasions. The primary bedroom features a walk-in closet and luxurious bathroom. Downstairs, another bedroom is conveniently located, while upstairs, two bedrooms with en suite bathrooms, a flex room, and a media room await. A laundry room with a sink adds convenience. Outside, the backyard offers a pool, spa, outdoor grill, fireplace, and green belt privacy. A gated driveway leads to the garage with insulated doors and epoxy floors. This home has undergone comprehensive updates. Nearby walking trails provide opportunities to enjoy nature.

Listing Courtesy of C21 Fine Homes Judge Fite



2 ● **Active** • New, Active: 4/10/2024 *MLS ID: 20582882*





6949 Bobwhite Dr

Single Family 4/4 3,393 sq ft 9,408 2011 4/10/2024 \$646,000 \$190





Sophistication meets practicality in this gorgeous 4 bed, 3 and a half bath in coveted West Hightower Place. Well-planned living spaces with elevated finishes throughout. Walls of windows for abundant natural lighting. Rich hand-scraped hardwood flooring and impressive tall ceilings in the living areas. Luxurious master with ensuite bath down and 3 bedrooms with living area and media room upstairs. Its large kitchen complete with double ovens, a gas cooktop, and plenty of counterspace for meal prep and serving make this an entertainer's delight. Spacious utility room with sink and extra refrigerator space connect to the mudroom. Backyard oasis with pristine pool and water features, fire pit and extra space for furry friends or children's play is perfect for entertaining year long. Convenient central location in DFW Metroplex with close proximity to DFW Airport. Who says you can't have it all? This impeccably maintained home is MOVE-IN READY and a MUST SEE!

Listing Courtesy of Briggs Freeman Sotheby's Int'l





New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active							
<p><i>*New, Active: 1/27/2024 MLS ID: 20521810</i></p> <p>4344 Henderson Ave Single Family 3/3 1,661 sq ft 435 2023 1/27/2024 \$398,000 \$240</p> <p>MLS# 20521810 - Built by Ashton Woods Homes - April completion! ~ Ready Spring!! Luxurious new home in North Richland Hills mins to DFW Airport, 15 miles to downtown Fort Worth, near TX-183, loop 820 I35W, I30. New home ACME brick, small covered front porch. Inside: Artisan signature collection. Upgraded flooring in open concept design. Kitchen: solid surface countertops, ceramic tile backsplash, Moen faucets, undermount sink, pendant lights, pull-out waste basket, 42-inch white cabinets, Energy Star Whirlpool stainless steel appliances with a built-in microwave & oven, dishwasher, an eat-in island, & oversized pantry. Primary suite with ceramic tile shower glass enclosure, ceramic tile flooring, dual sinks, Moen faucets, towel bars & walk in closet. Upgrades: 10ft ceilings, 8ft upgraded front door, smart home, Ring doorbell, full sprinkler system, fully landscaped, 8ft interior doors, home warranty.</p> <p style="text-align: right;"><i>Listing Courtesy of HomesUSA.com</i></p>								
	4 ● Active							
<p><i>*New, Active: 3/28/2024 MLS ID: 20572785</i></p> <p>8112 Camino Dr Single Family 5/3 3,786 sq ft 13,542 2006 3/28/2024 \$775,000 \$205</p> <p>Embrace the natural beauty of a greenbelt backdrop just beyond your backyard. Entertain in the generous outdoor space, featuring a covered patio with an inviting fireplace and experience practical luxury with a spacious 3-car garage, complemented by a porte cochere. Conveniently located within the highly rated Keller ISD, at the end of a peaceful cul de sac, welcome home!</p> <p style="text-align: right;"><i>Listing Courtesy of MARK SPAIN REAL ESTATE</i></p>								
	5 ● Active							
<p><i>*New, Active: 4/9/2024 MLS ID: 20583634</i></p> <p>8613 Shadywood Ln Single Family 3/3 3,144 sq ft 9,365 2015 4/9/2024 \$750,000 \$239</p> <p>This gorgeous custom home is nestled in the small, exclusive, highly sought after Thornbridge neighborhood of NRH. Pride of ownership shows throughout this pristine home with every detail imaginable as well as impressive upgrades. As you walk into this bright and open home, the living room welcomes you with high ceilings, extensive crown molding, a wall of beautiful windows with a stone gas fireplace and an executive office with French doors. The gourmet kitchen includes gorgeous granite counter tops, a spacious island, walk in pantry, pot filler above the gas stove top, extra storage courtesy of the very generous amount of custom cabinets. This amazing kitchen is completely open to the living room, formal dining room and breakfast area. The master suite is a luxurious retreat with tray ceilings, a sitting area and a huge master bath which includes dual vanities, dual sinks, soaking bathtub, large walk in shower and spacious closet. Directly across the street is a greenbelt area.</p> <p style="text-align: right;"><i>Listing Courtesy of DFW Urban Realty, LLC</i></p>								
	6 ● Active							
<p><i>*New, Active: 3/28/2024 MLS ID: 20570590</i></p> <p>5009 Strummer Dr Single Family 3/2 2,439 sq ft 21,823 1959 3/28/2024 \$299,000 \$123</p> <p>Welcome to this charming home right in the heart of DFW, offering unparalleled access no matter which direction you'd like to go! Located in a peaceful neighborhood, yet just moments away from the bustling city, this home combines convenience with tranquility. Step inside to discover a beautifully updated interior that retains its original charm. The beamed ceilings & various brick accent walls add character & warmth to the living spaces. The heart of the home is the spacious & inviting kitchen, perfect for preparing meals for loved ones. Equally impressive, is the laundry room, providing convenience with its spacious room for folding & a separate sink. Outside is a beautiful grassy backyard, where towering trees provide shade & privacy. The extended paved patio offers plenty of room for outdoor seating, making it the ideal spot for enjoying warm Texas evenings. With its blend of modern updates & timeless charm, this home offers endless possibilities for you to make it your own!</p> <p style="text-align: right;"><i>Listing Courtesy of EXP REALTY</i></p>								





New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>7 ● Active • New, Active: 4/7/2024 <i>MLS ID: 20581440</i></p> <p>8036 Mimosa Dr</p> <p>Condo/Townhouse/Apt. 3/3 2,000 sq ft 2,265 2006 4/7/2024 \$385,000 \$193</p> <p>Welcome to your spacious and stylish townhome in sought-after Hometown, North Richland Hills, TX! This meticulously crafted 2000 sqft residence offers 3 beds, 2.5 baths, and a dedicated office space, blending functionality with elegance. Step inside to a modern living space bathed in natural light, ideal for entertaining. The open-concept layout seamlessly connects living, dining, and kitchen areas, featuring sleek countertops, stainless steel appliances, and a kitchen island. The master suite boasts a luxurious ensuite bath with dual sinks and walk-in closets. Two additional bedrooms share a well-appointed bath. Enjoy the private patio and community amenities, including parks and walking trails. Conveniently located near shopping, dining, and top-rated schools. Don't miss out on the best of Hometown living! Schedule your showing today! PICTURES COMING SOON!</p> <p><i>Listing Courtesy of Relo Radar</i></p>								
 <p>8 ● Active • New, Active: 4/9/2024 <i>MLS ID: 20582756</i></p> <p>5120 Roberta Dr</p> <p>Single Family 3/2 1,250 sq ft 8,581 1959 4/9/2024 \$240,000 \$192</p> <p>Updated 2023 with New kitchen including granite and all cabinets, LVP Flooring throughout, fully painted, and exterior painting. New dishwasher and water heater 2024. Property is tenant occupied with a lease through 9.30.24.</p> <p><i>Listing Courtesy of Mack Realty and Property Mgmt</i></p>								
 <p>9 ● Active • New, Active: 2/28/2024 <i>MLS ID: 20547884</i></p> <p>7613 Deaver Dr</p> <p>Single Family 4/2 1,515 sq ft 8,494 1959 2/28/2024 \$344,900 \$228</p> <p>Nestled in a quiet neighborhood, this mid-century gem is the perfect blend of past and present, offering stylish living in a sought-after neighborhood. With its clean lines, expansive windows, and open floor plan, this home exudes the classic mid-century aesthetic while providing all the comforts of contemporary living. No expense was spared when renovating and redesigning this dream home. Floorplan features a beautiful entrance and open concept living with wood like laminate flooring, LED recessed lighting, ceiling fans and fresh neutral paint throughout to accommodate any décor. The adjacent dining area flows seamlessly into the updated kitchen, which boasts sleek white cabinetry, stainless steel appliances, and quartz countertops. Serene master suite boasts spacious walk-in closet and walk-in shower. Three additional bedrooms and a stylishly updated guest bathroom provide ample space for family or guests. Completely ready for new owners to create lifetime memories!!!</p> <p><i>Listing Courtesy of Keller Williams DFW Preferred</i></p>								
 <p>10 ● Active • New, Active: 3/14/2024 <i>MLS ID: 20560836</i></p> <p>7217 Green Meadow Dr</p> <p>Single Family 3/2 1,888 sq ft 10,018 1964 3/14/2024 \$409,500 \$217</p> <p>Absolutely gorgeous! Come and see this beauty nestled in the well established Holiday Heights Addition. Quality handy work and upgrades have been meticulously added throughout the home that is sure to leave an impression! Upon entry you're met with beautiful tile and quality laminate flooring. Off the entry is a beautiful living area that could be used as a study, an office or just a quiet place to relax. Superb lighting fixtures in each room gives this home the right touch! Amazing cabinetry in the kitchen, beautiful countertops, utility room offers ample space for organization. Foundation was repaired in Dec of 23'. All cast iron replaced with new PVC in Jan of 24'. Tranquil bathrooms lends a spa-like touch to come home to. Carefully maintained landscaping with beautiful mature trees offers an ambient feel that's perfect for entertaining! Words don't do it justice. Come and have the best of both worlds in an established home customized for you! This home is a must see!</p> <p><i>Listing Courtesy of BHHS Premier Properties</i></p>								





New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	11 ● Active	*New, Active: 4/8/2024 MLS ID: 20582139						
6820 Hickory Hollow Ln	Single Family	3/2	1,775 sq ft	7,797	1991	4/8/2024	\$389,999	\$220
<p>Exceptional Updated Home with Outdoor Living Area, Hot Tub & Workshop. Kitchen offers Stainless Steel Double Oven, Microwave, Dishwasher & Glass Cooktop. Plumbed for Gas in Kitchen & Utility. Custom Knotty Alder Cabinets & Granite Counter Tops in Kitchen & Bathrooms. Hardwood look Tile Flooring in Entry, Living, Dining, Kitchen & Hall Bath. Updated Lighting Fixtures & Ceiling Fans with LED Lighting. 16 Seer HVAC. Garage includes Dedicated Plugs, Workbench, Painted Floors. & Cabinets. Coved Deck with TV. ****Home has solar panels. Electric bill averages \$130-\$140 including the solar panel lease payment! **** Buyer & Buyer's Agent to verify all information and measurement.</p> <p><i>Listing Courtesy of Allie Beth Allman & Assoc.</i></p>								
	12 ● Active	*New, Active: 2/23/2024 MLS ID: 20543030						
8505 High Point Ct	Single Family	3/3	3,124 sq ft	10,280	2010	2/23/2024	\$839,000	\$269
<p>Stunning One of a kind gorgeous executive style home. The only 1 story on this 19 home street. The home oozes luxury with crown moldings, plantation shutters and casings throughout, living room with electric shades. This pristine home offers, complete new paint, faux finishes, new lights and fans, accent walls, 3 large bedrooms w 3 baths, large office and theatre room with upgraded sound. Brick and stone exterior with every shrub replaced 14 months ago with azaleas, Japanese Maples, spirea, and other perfect choices from this ex landscape professional. Stone lined beds, sprinkler system. And wait until you see the back yard with brand new lighted covered pergola, wall, stone patio and stone fireplace w outdoor speaker for relaxing music. Hollies and Magnolia trees with the perfect landscape pots. Hand scraped wood floors and tile in other areas. 2 AC units, 2 50 gal water heaters. This home is perfect, pics dont do justice. Feel free to drive by to look at street. No sign in yard.</p> <p><i>Listing Courtesy of Coldwell Banker Apex, REALTORS</i></p>								
	13 ● Active	*New, Active: 2/21/2024 MLS ID: 20541629						
6609 Simmons Rd	Single Family	5/3	3,105 sq ft	19,384	2003	2/21/2024	\$668,000	\$215
<p>NORTH RICHLAND HILLS OASIS! Recently APPRAISED at \$699,000 and seller is offering \$4000 in concessions! Come home to this! Nestled IN THE CITY sitting on .44 ACRES OF LAND. The pool is remarkable (42 ft long) and has a beautiful spa. Get ready for some amazing times with family and friends-just in time for Spring and Summer! Plenty of room to spread out on this rare piece of land! Some additional features include 2 living areas (game room upstairs), 5 nice size bedrooms with 3 full baths, gorgeous gas fireplace, gas stove, solid maple cabinets with the same maple wood on the stairs, crown molding, large, covered porches-front and back. This home comes with a storage shed! So much storage inside and out, you will be challenged to use it all! There is a wet area in the laundry room and garage. Home also has a new roof, new heater, new AC unit, and new carpet-all done in 2021. Pool pump is 9 months old. Long driveway with room for RV plus your cars! Major shopping and restaurants nearby.</p> <p><i>Listing Courtesy of DFW 1% Listings</i></p>								
	14 ● Active	*New, Active: 3/21/2024 MLS ID: 20566421						
3901 Glenwyck Dr	Single Family	4/2	2,115 sq ft	6,629	2003	3/21/2024	\$382,000	\$181
<p>Welcome to this charming home with a cozy fireplace, natural color palette, and a nice backsplash in the kitchen. Other rooms offer flexible living space to suit your lifestyle. The primary bathroom boasts a separate tub and shower, double sinks, and good under sink storage. Step outside to enjoy the fenced backyard with a sitting area, perfect for relaxing or entertaining. Fresh interior paint completes this lovely property. Don't miss out on this fantastic opportunity to make this house your home! This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>								





New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>15 ● Active • <i>New, Active: 3/13/2024</i> <i>MLS ID: 20559474</i> 5400 Roberta Dr Single Family 3/2 1,275 sq ft 8,969 1965 3/13/2024 \$283,000 \$222</p> <p>Welcome to your new home with a natural color palette that creates a tranquil atmosphere. The kitchen features a nice backsplash, perfect for meal prep and entertaining. In addition to other rooms for flexible living space, the primary bathroom offers good under sink storage. Outside, enjoy a fenced backyard with a covered sitting area - ideal for outdoor relaxation. Fresh interior paint brightens up the space, giving it a modern touch. Don't miss out on this charming property with all these wonderful features! This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>								
 <p>16 ● Active • <i>New, Active: 4/1/2024</i> <i>MLS ID: 20570484</i> 6309 Yarmouth Ave Single Family 3/2 1,426 sq ft 7,013 1976 4/1/2024 \$310,000 \$217</p> <p>Welcome to this charming and recently updated 3 bedroom, 2 bath home with a 1 car garage. Situated in mid-cities, this cozy home boasts both comfort and functionality. As you enter the home, you'll immediately notice the open concept living and dining area is perfect for entertaining and features modern appliances, sleek cabinetry, and ample counter space. The three bedrooms are well-appointed and offer plenty of space for relaxation and privacy. The primary suite features a spacious bedroom and an updated en-suite bathroom with a modern walk-in shower. Additional features of this lovely home include an attached 1 car garage with storage space, a laundry room, and a fenced backyard that's perfect for outdoor activities. Conveniently located near major highways this home is ideal for those seeking a peaceful retreat that's still close to all the action. Don't miss out on the opportunity to make this charming home your own!</p> <p><i>Listing Courtesy of EXP REALTY</i></p>								
 <p>17 ● Active • <i>New, Active: 3/7/2024</i> <i>MLS ID: 20555508</i> 6436 Sunrise Dr Single Family 3/2 1,342 sq ft 7,020 1979 3/7/2024 \$295,000 \$220</p> <p>Welcome to your fully renovated dream home in North Richland Hills! This stunning 3-bedroom, 2-bathroom single family house is move-in ready. With new granite countertops in the kitchen and bathrooms, fresh carpet, flooring, and paint throughout. The open floor plan seamlessly connects the living, dining, and kitchen area, creating a spacious and inviting atmosphere. New lighting & ceiling fans in all rooms. Brand new dishwasher and stove. Located in a sought-out neighborhood with easy access to amenities, this home is a true gem. Don't miss out on the opportunity to make it yours! Please call, text or e-mail the listing agent if you have any questions.</p> <p><i>Listing Courtesy of Central Metro Realty</i></p>								
 <p>18 ● Active • <i>New, Active: 3/15/2024</i> <i>MLS ID: 20564225</i> 4208 Vance Rd Single Family 3/2 1,938 sq ft 19,340 1953 3/15/2024 \$379,900 \$196</p> <p>Lovely home situated conveniently minutes away from the heart of Fort Worth. This gorgeous home will have you cozied up in the spacious living room right next to your fireplace. From the warm fireplace to the hailing storms, your cars will be safe and sound in your wide 2 car garage. This beautiful brick home brings a nestled mixing the antique look with modern paint color and new laminate floors. The shaded trees have brought a comfort for many years for this household, but now its your turn. Come by and look at what your future consists of.</p> <p><i>Listing Courtesy of Ready Real Estate LLC</i></p>								





New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	19 ● Active	*New, Active: 3/21/2024 MLS ID: 20552540						
6441 Iron Horse Blvd	Condo/Townhouse/Apt.	3/3	1,664 sq ft	2,003	2020	3/21/2024	\$340,000	\$204
<p>The CB JENI HOMES HAMPTON floor plan is highly desirable, featuring 3 bedrooms and 2.5 baths, along with a charming covered front porch. The open living area is both dramatic and beautiful, making this upscale new construction townhome a standout. The family room seamlessly connects to a designer kitchen with stunning countertops, a 5-burner gas range, and custom finished cabinets. Upstairs, a tranquil loft sitting area provides the perfect spot for relaxation and reading. The owner's suite is exceptional, boasting his and hers closets. The third bedroom is generously sized with a fantastic walk-in closet that guests will adore. The home also includes an HDMI bundle, enhanced WIFI, and a video doorbell. Additionally, it is incredibly energy efficient, featuring a tankless water heater and dual WIFI programmable thermostats. Prepare to be smitten with this extraordinary home!</p> <p style="text-align: right;"><i>Listing Courtesy of EXP REALTY</i></p>								
	20 ● Active	*New, Active: 3/14/2024 MLS ID: 20551401						
6824 Dogwood Ln	Single Family	3/2	1,768 sq ft	8,058	1990	3/14/2024	\$420,000	\$238
<p>Curb appeal abounds with this 3 bedroom, 2 bath North Richland Hills home! You and your guests are warmly welcomed by natural light the moment you enter. The inviting living room with a stately brick fireplace and soaring vaulted ceiling sits at the heart of the home and is open to the kitchen. Perfect for entertaining! The large eat-in kitchen features unmatched designer touches, built-in stainless steel appliances, tiled backsplash, sleek countertops, a pantry, and a bright breakfast nook. The serene primary bedroom offers an updated ensuite bath with dual sinks, separate shower, jetted tub, and walk-in closet. Spacious secondary bedrooms and bath. The third bedroom can be used as an elegant home office. You will appreciate the private backyard with a sparkling heated saltwater pool and spa that provides additional outdoor living and entertaining space. Electric car connection in garage! NO HOA! Excellent location with many nearby parks, shopping, and dining options. 3D tour online</p> <p style="text-align: right;"><i>Listing Courtesy of Redfin Corporation</i></p>								
	21 ● Active	*New, Active: 12/5/2023 MLS ID: 20488247						
7008 Oakland Ln	Single Family	4/3	1,946 sq ft	10,062	1960	12/5/2023	\$357,900	\$184
<p>Immaculate, updated 4 bed, 3 bath home on a spacious lot in NRH! Wood look tile flooring and granite countertops throughout. Updated kitchen with stainless steel appliances. Lovely backyard with a large patio.</p> <p style="text-align: right;"><i>Listing Courtesy of Compass RE Texas, LLC</i></p>								
	22 ● Active	*New, Active: 3/23/2024 MLS ID: 20568721						
6644 Pleasant Ridge Dr	Single Family	5/4	3,044 sq ft	10,628	1985	3/23/2024	\$524,900	\$172
<p>Beautifully Remodeled Corner Lot House Nestled In The Perfect Location Of The Dallas-Fort Worth Metroplex. While It Is Close To Very Well Recommended Restaurants and Attractions, It Just Waiting For The Right Buyer To Fill Up 3,044Sq.Ft of Spaciousness - Boasting 5 Bedrooms, 3 And a Half Bathrooms, 2 Dining Areas, A Living Room, A Large Great Room With Wet Bar, 2 Car Garage and More. This Home Is Comprised of A Galley Style Kitchen With New Soft Close Cabinets For Efficient & Quiet Cooking, New Quartz Countertops With Waterfall And Tile Backsplash, New Appliances, A Well Lit Pantry, And a Large Laundry Room Adjacent To The Kitchen. 2 Fireplaces, 1 in Great Room and 1 in Primary Bedroom. Did I mention A Double Shower in Primary Bathroom? Seller Will Pay, Or Give A Concession, For Master Bathroom Shower Glass Enclosures of Buyer's Choosing. New Roof as of November 2023. Come Check It Out And Shoot An Offer!</p> <p style="text-align: right;"><i>Listing Courtesy of Fathom Realty LLC</i></p>								





New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>23 ● Active *New, Active: 11/17/2023 <i>MLS ID: 20478258</i></p> <p>8424 Patricks Path</p> <p>Come see your New Custom Home nestled in the quiet neighborhood of St. Josph Estates. 5 bedrooms, 4 full baths and 3 car garage. Natural wood flooring, Large open living room with gas log fireplace with floor to ceiling tile. Kitchen offers custom cabinets, double ovens, gas cooktop, microwave drawer, walk in pantry and kitchen office area. Large primary suite has plenty of room for any size furniture, dreamy primary bathroom with gorgeous custom tile floor, decorative lighting, floor to ceiling tile shower with rain shower above, beautiful stand alone tub. Custom master closet off the primary bathroom with secret safe room. Enjoy the convenience of the utility room being a step away from your primary closet with cabinets and work sink. Upstairs offers 3 bedrooms 2 full baths, large gameroom with built-in cabinets and bar sink, walk out attic entry for storage. Come see this gem!</p> <p><i>Listing Courtesy of JPAR</i></p>	Single Family	5/4	3,678 sq ft	6,534	2023	11/17/2023	\$899,000	\$244
 <p>24 ● Active *New, Active: 3/27/2024 <i>MLS ID: 20567903</i></p> <p>7505 Terry Ct</p> <p>Great 3-2-2 with study in North Richland Hills, Birdville ISD. Home on cul-de-sac with a large family room with laminate wood flooring and fireplace with a stone hearth. Separate breakfast area, nice kitchen, split bedroom floor plan, nice sized master with walk-in closet. Arched doorways, lovely second bath with extra built-ins, neutral colors, large backyard with storage building. Centrally located to highways, shopping and restaurants. Owner is a licensed real estate agent in the State of Texas.</p> <p><i>Listing Courtesy of Terri A Green, Broker</i></p>	Single Family	3/2	1,378 sq ft	9,016	1969	3/27/2024	\$295,000	\$214
 <p>25 ● Active *New, Active: 4/5/2024 <i>MLS ID: 20575646</i></p> <p>7908 Country Meadow Dr</p> <p>Welcome to this hidden gem nestled in the prestigious Country Place Estates, a very secluded neighborhood with NO HOA in highly sought after Birdville ISD. This neighborhood boasts 18 gorgeous custom homes that back to Northfield Park, a 34-acre community park with walking-cycling paths, pickleball-tennis courts and more. Hand-scraped hardwoods flow throughout the open concept layout which is flooded with natural light from the floor to ceiling windows. 2 spacious living areas connected by a stone fireplace leads to a gourmet kitchen which features a wrap-around granite breakfast bar, beautiful granite island, gas cooktop, stainless double ovens and large walk-in pantry. Upstairs you will find 3 generously sized bedrooms plus oversized bonus room with plenty of space for a home office, gym or media room. The backyard retreat boasts a pergola and gorgeous, stamped patio surrounded by lush gardens. A true must see including 3-car garage, level driveway, new roof and fresh paint!</p> <p><i>Listing Courtesy of Ebby Halliday, REALTORS</i></p>	Single Family	4/4	3,257 sq ft	9,583	2005	4/5/2024	\$749,000	\$230
 <p>26 ● Active *New, Active: 3/8/2024 <i>MLS ID: 20555723</i></p> <p>8501 Fresh Meadows Rd</p> <p>Sophisticated with style. Modern masterpiece in a beautiful community on the edge of Keller, Colleyville and Southlake. This home has 4 bedrooms, 4 bathrooms, office and dining. Designer lighting fixtures throughout the home that add an extra touch of sophistication The kitchen boasts big island with waterfall, quartz counters, custom cabinets, stainless steel GE Profile appliances, custom premium wood flooring throughout the house, 8ft doors, dining room and wine cooler. Foam insulation, 16 seer AC with Smart controllers. Close to the entertainment and shopping area. KELLER ISD</p> <p><i>Listing Courtesy of JPAR Dallas</i></p>	Single Family	4/4	3,426 sq ft	10,929	2023	3/8/2024	\$999,000	\$292





New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>27 ● Active • <i>New, Active: 3/26/2024</i> <i>MLS ID: 20570583</i> 7929 Woodside Trl</p>	Single Family	4/4	3,762 sq ft	14,374	2017	3/26/2024	\$849,999	\$226
<p>Step into sophisticated living with this stunning 4-bed, 3.5-bath sanctuary, offering 3700sq ft of refined elegance. Park with ease in 3 spacious spots. Embrace relaxation in the inviting pool & spa, perfect for unwinding in the sunshine. The sprawling backyard beckons for outdoor activities and gatherings, ideal for hosting memorable occasions. Inside, discover a chef's dream kitchen boasting a large granite island and a 5-burner gas range, seamlessly flowing into the living area for effortless entertaining. Indulge in leisure with dedicated media & game rooms, while the built-in breakfast nook creates a cozy spot for shared meals. Retreat to the luxurious primary suite featuring an ensuite bathroom with a garden tub and vanities, offering a serene escape. With its blend of comfort, style, and functionality, this property is a true gem. Don't miss out â schedule a viewing today to experience upscale living at its finest!</p> <p style="text-align: center;"><i>Listing Courtesy of The Melendez Real Estate Group</i></p>								
 <p>28 ● Active • <i>New, Active: 4/5/2024</i> <i>MLS ID: 20575671</i> 8000 Hallmark Dr</p>	Single Family	3/3	2,807 sq ft	9,583	2014	4/5/2024	\$730,000	\$260
<p>Gorgeous home with arched doorways, hardwood floors and tons of elegant molding and plantation shutters! Great chef's kitchen with farmhouse sink, customs lighting & beverage chiller all open to the breakfast area and large family room with a stone fireplace. Beautiful coffered ceiling in the dining room. Master suite is a dream with beautiful tray ceiling, sitting area and luxurious master bath. Fabulous study with built-ins! Game room! Three way split on the bedrooms! Outdoor living area with fireplace and remote controlled sunscreens! Extra patio space and beautiful landscaping. Almost all of the beautiful furniture, appliances, TV's, wall dÃ©cor are negotiable!</p> <p style="text-align: center;"><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>29 ● Active • <i>New, Active: 2/27/2024</i> <i>MLS ID: 20546187</i> 7905 Birchwood Dr</p>	Single Family	3/2	1,585 sq ft	11,935	1965	2/27/2024	\$300,000	\$189
<p>Nestled in a location convenient to major highways, this lovely 3-bedroom, 2-bathroom home offers a perfect blend of updates and comfort. As you step through the front door, you are greeted by two inviting living spaces adorned with abundant natural light. The open floor plan seamlessly connects the living rooms, dining area, and kitchen, creating an ideal environment for both relaxation and entertaining. The master bedroom is well appointed with an en suite bath. Two additional bedrooms offer plenty of space for family members, guests, or a home office, each with its own closet and easy access to the second full bathroom. The attached two-car garage provides convenient parking and additional storage space. With its oversized backyard and updated interior, this property invites you to come and take a look. \$30k of plumbing and foundation work completed in 2022. Transferrable warranty. Ask for more info!</p> <p style="text-align: center;"><i>Listing Courtesy of Keller Williams Realty</i></p>								
 <p>30 ● Active • <i>New, Active: 4/2/2024</i> <i>MLS ID: 20568379</i> 6821 Greenacres Dr</p>	Single Family	3/2	2,049 sq ft	10,323	1983	4/2/2024	\$410,000	\$200
<p>AMAZING OPPORTUNITY IN NORTH RICHALND HILLS! This charming MUST-SEE home sits on almost .25 acres. The peaceful backyard includes a pool, waterfall and large patio with ample space for multiple lounging & seating areas. Lower flagstone patio features a firepit area with additional yard space for playing or pets. In addition to 3 bedrooms, there is a flex room off the dining room currently used as a dedicated office, that could be a play room or secondary tv room. Primary bedroom has an ensuite bath with double vanity, separate shower & tub, and a large walk in closet. Large tiled sunroom offers a panoramic view of the pool with a wonderful nook for a dry bar and snack area close to the pool. Wood floors in living & dining areas and all bedrooms. Updated kitchen and bathrooms with beautiful granite and exotic stone countertops. Gated driveway that wraps around to the back of the home and rear facing garage. Mature trees, WBFP, gutters with leaf guard and sprinkler system. Birdville ISD.</p> <p style="text-align: center;"><i>Listing Courtesy of Better Homes & Gardens, Winans</i></p>								





New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	31 ● Active	*New, Active: 3/27/2024 MLS ID: 20571877						
6440 Northern Dancer Dr	Condo/Townhouse/Apt.	3/3	1,976 sq ft	2,439	2020	3/27/2024	\$355,000	\$180
<p>Step into this inviting corner-end like-new 3 bedroom, 2.5 bathroom townhome by CB JENI HOMES. Natural light floods the open layout, perfect for entertaining. The gourmet kitchen features granite counters, a spacious island, and stainless steel appliances. Custom-painted cabinetry complements the wood-look tile flooring and high-end tile finishes. Upstairs, the primary bedroom boasts a large walk-in closet and a luxurious bathroom with an oversized shower and separate vanities. This home has a fantastic split bedroom floor plan and a versatile open area that could be used for a game room or office. Enjoy lower utility bills with energy-efficient features such as 12-inch+ attic insulation, energy-efficient windows, tankless water heater, and more! The yard is beautifully landscaped and maintained for you. Plus, you'll have access to green spaces and the TEXRail station for easy commuting. Centrally located near major routes, dining, and shopping. Remaining Builder's Warranty included!</p> <p><i>Listing Courtesy of eXp Realty LLC</i></p>								
	32 ● Active	*New, Active: 3/14/2024 MLS ID: 20553301						
8200 Lost Maple Dr	Single Family	4/3	2,324 sq ft	10,802	1996	3/14/2024	\$618,500	\$266
<p>Introducing the ideal 4-bedroom, 2.5-bathroom one-story home w pool spa in far north NRH. The beautifully updated kitchen with stainless gas cooktop and ample counter space is a joy for meal preparation. The primary bedroom is a spacious sanctuary with sitting area & built-ins 3 additional bedrooms provide flexibility for a home office, guest room, or whatever suits your lifestyle. Second living area at rear of home with fireplace & wet bar. Step outside to discover an outdoor oasis - a gorgeous pool and spa combo, completed in 2021 and pergola covered flagstone patio. The perfect spot for outdoor gatherings, barbecues, or simply unwinding after a long day. Plenty of grass and trees. This home also offers practical updates, including a new AC, new hot water heater. Built in speakers, central vac. Low HOA dues & beautiful corner lot, this property truly offers the best of both worlds. Zoned for Keller High Book your private showing today & experience this home's charm and comfort!</p> <p><i>Listing Courtesy of Compass RE Texas, LLC</i></p>								
	33 ● Active	*New, Active: 11/8/2023 MLS ID: 20470386						
3734 N Hills Dr	Single Family	3/3	2,100 sq ft	14,461	1959	11/8/2023	\$335,000	\$160
<p>Nice 3 bed, 3 bath home in North Richland Hills, living room has a lovely bay window and open concept kitchen, with a large island for entertaining. Built in shelves and desk area with a fireplace in the main living area. Large, totally enclosed, sun room for relaxing in the evening and weekends.</p> <p><i>Listing Courtesy of Texas Lone Star, REALTORS</i></p>								
	34 ● Active	*New, Active: 3/28/2024 MLS ID: 20571476						
8100 Creek View Dr	Single Family	5/5	4,128 sq ft	10,454	2004	3/28/2024	\$700,000	\$170
<p>Multiple offers received please submit offers by Tuesday April 9 at 2pm. Welcome to Fountain Ridge, where luxury meets convenience in this stunning 4-bedroom home on a spacious corner lot. Boasting a convenient garage apartment with its own bedroom & bathroom, this residence offers flexibility & comfort. Step inside to a grand entrance featuring a private office & formal dining space, perfect for hosting gatherings or working from home. The inviting living area showcases a cozy fireplace & floor-to-ceiling windows, flooding the space with natural light and offering serene views of the outdoors. The adjacent large kitchen is a chef's delight, featuring granite countertops, ample cabinet space, & a charming breakfast nook. Unwind in the private primary suite, offering a peaceful retreat from the hustle & bustle of everyday life. Upstairs, discover a spacious game room & media room, ideal for entertainment.</p> <p><i>Listing Courtesy of Keller Williams Frisco Stars</i></p>								

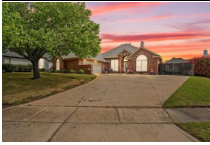



New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>35 ● Active *New, Active: 1/4/2024 <i>MLS ID: 20502104</i></p> <p>6772 Briley Dr</p>	Single Family	3/3	2,084 sq ft	12,763	1956	1/4/2024	\$320,000	\$154
<p>Discover the potential of this original North Richland Hills gem! 3-bedrooms, 3 full bath, and 2,084 sq ft, offering a spacious canvas for you to craft the perfect living space. Bask in the natural light of a spacious enclosed sunroom, whether you envision it as a cozy reading nook, an inspiring home office, or a vibrant play area, this sunroom is ready to adapt to your every need. Built for both comfort and functionality, this home boasts three well-appointed bedrooms, creating individual sanctuaries for rest and relaxation. The two full baths add convenience to your daily routine. The property features a new roof (2020), new hot water heater (2024), and the backyard boasts a workshop with electricity on an oversized lot framed by mature trees. Seize the opportunity to transform this dwelling into your dream haven!</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>36 ● Active *New, Active: 3/25/2024 <i>MLS ID: 20569536</i></p> <p>6925 Crane Rd</p>	Single Family	4/3	2,672 sq ft	22,520	1957	3/25/2024	\$685,000	\$256
<p>Welcome to your spacious sanctuary! This thoughtfully renovated home offers a perfect blend of modern upgrades and timeless charm. On the ground level, there are 3 bedrooms, 2 full bathrooms, and a spacious office. Upstairs features an added 4th bedroom and full bathroom with access to a balcony. The home features an oversized garage to fit 3 vehicles and an inviting backyard space with meticulously maintained pool ready for summer and backyard entertaining. Property is owner occupied.</p> <p><i>Listing Courtesy of Southern Hills Realty</i></p>								
 <p>37 ● Active *New, Active: 3/30/2024 <i>MLS ID: 20573910</i></p> <p>4025 Diamond Loch E</p>	Single Family	4/3	3,115 sq ft	15,071	1971	3/30/2024	\$549,500	\$176
<p>Multiple offers received. Best and final due 4-7 at 1 pm. Indulge in luxury living year-round! This exquisite four bedroom, 3 bath home is nestled in the highly coveted Diamond Loch subdivision renowned for its spectacular Christmas light displays. The open concept allows for large family gatherings and inviting views of the sparkling pool and spa. Cook, dine and entertain in style in this meticulously crafted custom-designed kitchen. Elevate your cooking experience with top of the line appliances, sleek finishes and ample storage space. Work from home while enjoying the sunshine from the prominent windows. Sitting area in primary suite, electric shades, heated primary bath floor tiles, cedar closet, dog run, lifetime warranty Metal Shake roof, pool resurfaced and new pool tile one year ago, new privacy fence and so much more.</p> <p><i>Listing Courtesy of Weichert, REALTORS, Team Realty, Springtown</i></p>								
 <p>38 ● Active *New, Active: 1/23/2024 <i>MLS ID: 20518622</i></p> <p>3916 Diamond Loch W</p>	Single Family	4/3	3,074 sq ft	10,585	1972	1/23/2024	\$515,000	\$168
<p>Located in DIAMOND LOCH ESTATES! This stunning remodeled Ranch Style home features so many updates such as luxury vinyl flooring through out, recently updated bathrooms & kitchen area with granite countertops, complementary tile backsplash also has an office space, large pantry and adjacent laundry-mud room with granite countertops, sink area and half bath. The large living area get tons of natural sunlight with the tall ceiling & skylight. Also the primary bedroom feels inviting with accent wall, pendant lighting, electric fireplace, built in cabinets, his & hers walk in closets. The 2nd family room has a wood burning fireplace, entrance to kitchen & sliding doors leading to backyard patio So much more ..Near International Leadership of Texas school & highly rated Birdville ISD, nearby Linda Spurlock, Diamond Oaks Country Golf Club & Iron Horse Golf Club. Conveniently located 19 miles to DFW Airport & TRE train access downtown Fort Worth, Stockyards, Grapevine shopping, dining.</p> <p><i>Listing Courtesy of OnDemand Realty</i></p>								





New Listings: 50 (cont.)

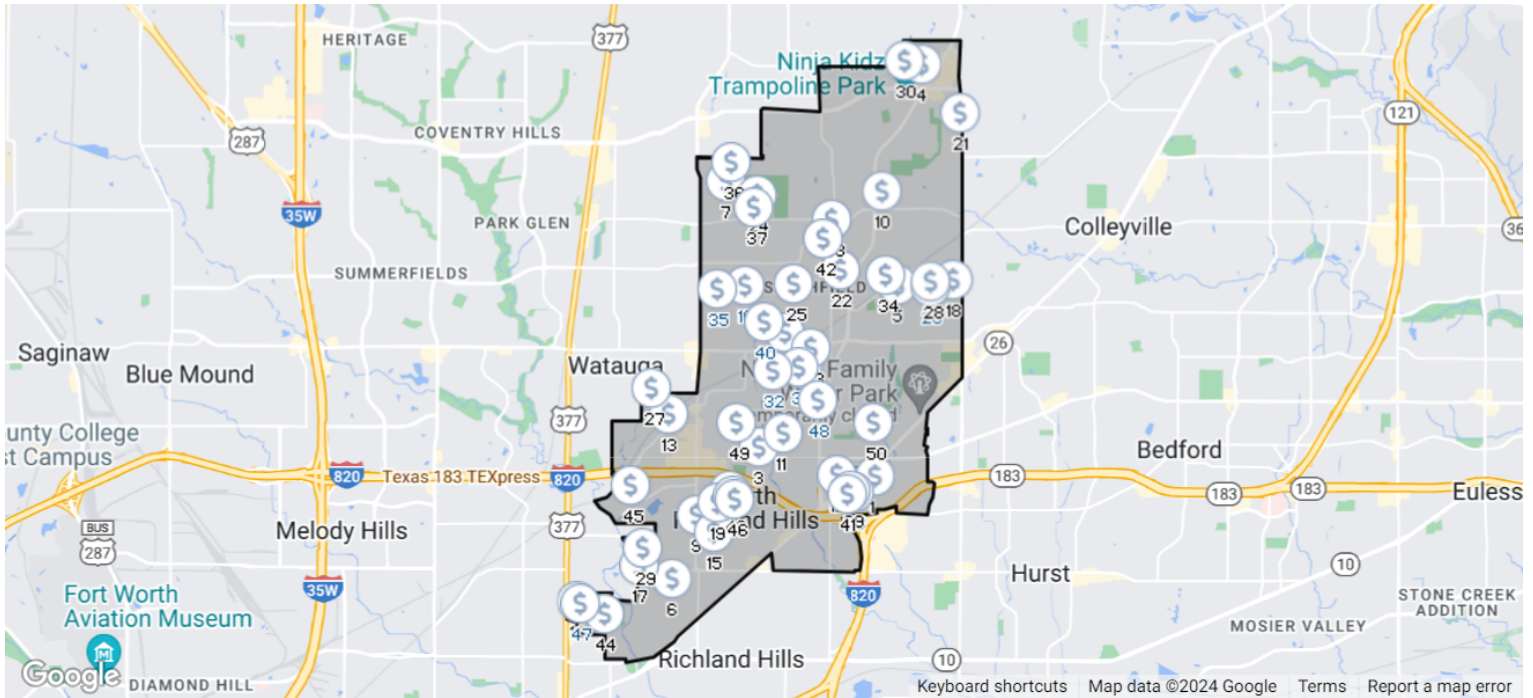
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	39 ● Active *New, Active: 3/26/2024 MLS ID: 20571385							
9120 Nob Hill Dr	Single Family	4/3	3,129 sq ft	9,801	1989	3/26/2024	\$775,000	\$248
<p>Explore a meticulously crafted, and fully renovated custom-designed home with ample space for everyone. Two balconies offer panoramic views of the community, while a grand entrance leads to a family room or a receiving room with new wood flooring throughout. The open kitchen, with new granite countertops and stainless steel appliances, fosters connectivity between spaces, and the backyard features a spa and pool for relaxation. This thoughtfully designed residence seamlessly blends luxury, comfort, and versatility, creating a harmonious living space. Retreating to your newly renovated primary bathroom with a walk in shower with a rain shower head.</p> <p style="text-align: right;"><i>Listing Courtesy of 6th Ave Homes</i></p>								
	40 ● Active *New, Active: 12/9/2023 MLS ID: 20488628							
4729 Mackey Dr	Single Family	4/2	2,162 sq ft	12,458	1958	12/9/2023	\$344,000	\$159
<p>This 4 bedroom home has a spacious open family concept, connecting the kitchen and family room, creates a welcoming atmosphere for spending quality time with loved ones. As you enter the home, there's a large front living or flex space, which can be utilized in various ways to suit your needs and preferences. 4 large bedrooms and 2 full baths. The roof structure, roof, and insulation were completely replaced in February 2021, ensuring that the home is well-maintained and protected. Foundation repairs have been completed with a transferrable warranty. All new underground plumbing from the utility room through the home to the street. Fresh interior paint throughout the home. Large corner lot! The property's location is convenient for families with school-going children, as it's close enough to schools to walk, making the daily commute easier and more enjoyable.</p> <p style="text-align: right;"><i>Listing Courtesy of Better Homes & Gardens, Winans</i></p>								
	41 ● Active *New, Active: 3/23/2024 MLS ID: 20568597							
6868 Greenleaf Dr	Single Family	3/3	1,866 sq ft	6,446	1989	3/23/2024	\$396,000	\$212
<p>BUYER HAD CHANGE OF CIRCUMSTANCES, NO INSPECTION WAS DONE. Nestled among the serene streets of North Richland Hills; charming home offers an elegant blend of modern comfort & timeless style. Property boasts 3 bedrooms, 2.5 baths w manicured yard & welcoming porch. Open-concept living space features soaring ceilings, formal living, family room with wood burning fireplace & ample natural light. Fabulous eat-in kitchen includes granite countertops, stainless steel appliances, window with a backyard view & an abundance of counterspace. Primary bdrm just received a makeover w new LVP floor & fresh paint! True sanctuary with an en-suite bathroom, walk-in closet & granite countertop. Fresh paint in bedrooms & guest bath upstairs. Backyard is perfect for entertaining & includes an expansive deck! Walking distance from Cross Timbers Park & close proximity to schools. Conveniently located near shopping, dining, etc. New HVAC w 10 yr transferable warranty.</p> <p style="text-align: right;"><i>Listing Courtesy of Agape and Associates LLC</i></p>								
	42 ● Active *New, Active: 3/19/2024 MLS ID: 20564542							
5428 Roberta Dr	Single Family	3/2	1,305 sq ft	8,973	1961	3/19/2024	\$300,000	\$230
<p>Just a gorgeous corner lot with granite countertops in the kitchen, crown molding around the house, marble floors in bathroom with granite top vanity, spacious living area with a beautiful wooden crafted front door. Extra large backyard with updated fencing with a marvelous huge pergola gazebo in the backyard with lots of trees for those wonderful family gatherings more pictures coming soon!</p> <p style="text-align: right;"><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								

New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>43 ● Active *New, Active: 4/4/2024 MLS ID: 20575263</p> <p>8320 Red Rose Trl</p> <p>Single Family 3/2 2,279 sq ft 15,158 1998 4/4/2024 \$549,999 \$241</p> <p>Don't overlook this marvelous open-concept home situated in a superb location! It boasts a generous living area, gas log fireplace and pre-installed speaker wiring. The additional flex room could easily serve as a study. Indulge in the charming formal dining area with stunning wood flooring. The spacious kitchen features a large island, tiled floors and ample cabinet space. Must see large walk in closet in the primary suite. The garage is oversized and could accommodate extra work space. Escape to your own backyard oasis featuring a large pool, rejuvenating jacuzzi, additional parking space, RV, boat parking, a complete sprinkler system, and a storage shed.</p> <p><i>Listing Courtesy of The Property Shop</i></p>								
 <p>44 ● Active *New, Active: 3/14/2024 MLS ID: 20561350</p> <p>8008 Red River Run</p> <p>Single Family 5/4 4,001 sq ft 9,016 2005 3/14/2024 \$649,900 \$162</p> <p>Step into this beautifully maintained Fountain Ridge home, where Southern charm meets timeless elegance. Lush landscaping and a welcoming front porch set the scene. Inside you'll find a grand staircase, enclosed study, and elegant dining area. The spacious kitchen, with island cooktop and stainless steel appliances, flows seamlessly into the family room. Enjoy modern comforts like a tankless water heater and life proof flooring. The main level boasts a luxurious primary suite and another bedroom and full bath. Upstairs, three bedrooms, two baths, a game room, and a media room offer ample space. Step outside to the oasis-like backyard, featuring synthetic turf, a cedar covered patio, and a natural stone outdoor kitchen equipped with a 30" griddle, ceramic grill and smoker, refrigerator, wash sink, and storage. Relax and enjoy the 7-person hot tub. Close to highly rated schools and picturesque jogging trails. Don't miss the opportunity to make this classic residence your home!</p> <p><i>Listing Courtesy of Fathom Realty LLC</i></p>								
 <p>45 ● Active *New, Active: 4/6/2024 MLS ID: 20580957</p> <p>6316 Sandhurst Ln E</p> <p>Single Family 3/2 1,359 sq ft 7,013 1978 4/6/2024 \$295,000 \$217</p> <p>This stunning 3-bedroom, 2-bathroom single-family home in North Richland Hills has been meticulously remodeled and is ready for you to move right in! Step inside and be greeted by a bright and airy living room with a cozy wood-burning fireplace, perfect for gathering with loved ones on chilly evenings. The sleek, modern kitchen boasts stainless steel appliances, granite countertops, and ample cabinet space, making it a chef's dream. The bedrooms are spacious and offer plenty of natural light, while the updated bathrooms feature stylish fixtures and finishes.</p> <p><i>Listing Courtesy of NB Elite Realty</i></p>								
 <p>46 ● Active *New, Active: 3/1/2024 MLS ID: 20549225</p> <p>4517 Ward St</p> <p>Single Family 4/4 2,176 sq ft 1,481 2024 3/1/2024 \$460,282 \$212</p> <p>The Magnolia floorplan features 4 bedrooms, 3 full & 1 half baths, 2 car garage & ample living space. The 1st floor contains a covered porch, entryway, bedroom, full bathroom, & staircase with extra storage. The main floor has an expansive great room with an electric fireplace, dining room, kitchen & powder room with a covered deck to enjoy outdoor living space. The upper floor features an owner's suite with private bath & walk-in closet, a second full bathroom, laundry & bedrooms 2 & 3. City Point brings refined urban living with an inspiring mix of single-family & commercial space. Choose from a variety of urban homes, with unique Exterior Styles & floorplans. Bring out the best in your active lifestyle with a community trail system, amenity center, pool & open green spaces. The commercial aspect of the City Point brings the conveniences of town close to home with retail, restaurants & entertainment. City Point is minutes from the charms & world-class amenities of downtown Fort Worth</p> <p><i>Listing Courtesy of Pinnacle Realty Advisors</i></p>								

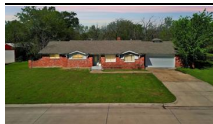
New Listings: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>47 ● Active *New, Active: 3/1/2024 <i>MLS ID: 20549230</i></p> <p>4525 Ward St</p> <p>Single Family 3/4 2,427 sq ft 1,524 2024 3/1/2024 \$499,588 \$206</p> <p>The Makena floorplan offers 3 bedrooms, 2 full bathrooms, 2 half-baths, 2-car garage & a well-balanced living space throughout 3 levels. The lower floor contains the garage, a covered front courtyard, entryway & large flex room that would make a perfect game room, office or spare bedroom. The main floor features a kitchen with island, dining room, powder room & a living area with electric fireplace. The private upper floor balances a large owner's suite, 2 full bathrooms & bedrooms 2 & 3. City Point brings refined urban living with an inspiring mix of single-family & commercial space. Choose from a variety of urban homes, with unique Exterior Styles & floorplans. Bring out the best in your active lifestyle with a community trail system, amenity center, pool & open green spaces. The commercial aspect of the City Point brings the conveniences of town close to home with retail, restaurants & entertainment. City Point is minutes from the charm & world-class amenities of downtown Fort Worth</p> <p><i>Listing Courtesy of Pinnacle Realty Advisors</i></p>								
 <p>48 ● Active *New, Active: 3/9/2024 <i>MLS ID: 20556819</i></p> <p>4533 Ward St</p> <p>Single Family 3/4 2,271 sq ft 1,481 2024 3/9/2024 \$478,013 \$210</p> <p>The Magnolia floorplan features 3 bedrooms, 2 full & 2 half baths & ample living space. Level one has a covered porch, entryway, a flex room & staircase with extra storage. The main floor has an expansive great room with an electric fireplace, dining, huge kitchen with lots of cabinet & counter space & powder room with a covered deck to enjoy the outdoors. The upper floor features an owner's suite with private bath & walk-in closet, a 2nd full bath, laundry & bedrooms 2 & 3. City Point brings refined urban living with an inspiring mix of single-family & commercial space. Choose from a variety of urban homes, with unique Exterior Styles & floorplans. Bring out the best in your active lifestyle with a community trail system, amenity center, pool & open green spaces. The commercial aspect of the City Point brings the conveniences of town close to home with retail, restaurants & entertainment. City Point is minutes from the charms & world-class amenities of downtown Fort Worth Est Comp June</p> <p><i>Listing Courtesy of Pinnacle Realty Advisors</i></p>								
 <p>49 ● Active *New, Active: 3/1/2024 <i>MLS ID: 20549233</i></p> <p>4537 Ward St</p> <p>Single Family 4/4 2,465 sq ft 1,481 2024 3/1/2024 \$520,786 \$211</p> <p>The Marigold floorplan provides 4 bedrooms, 3.5 baths, a covered patio & a 2-car garage. The lower floor has the garage as well as a fourth bedroom with walk-in closet & full bath. The main floor offers a large kitchen with breakfast island, an adjacent dining room, powder room & a large great room with electric fireplace that opens out onto a covered patio. The upper floor features the owner's suite, with 2 walk-in closets & private bath, & bedrooms 2 & 3 with a full bath. City Point brings refined urban living with an inspiring mix of single-family & commercial space. Choose from a variety of urban homes, with unique Exterior Styles & floorplans. Bring out the best in your active lifestyle with a community trail system, amenity center, pool & open green spaces. The commercial aspect of the City Point community brings the conveniences of town close to home with retail, restaurants & entertainment. City Point is only minutes from the charms & world-class amenities of downtown Fort Worth</p> <p><i>Listing Courtesy of Pinnacle Realty Advisors</i></p>								
 <p>50 ● Active *New, Active: 4/3/2024 <i>MLS ID: 20577806</i></p> <p>6469 Northern Dancer Dr</p> <p>Condo/Townhouse/Apt. 3/3 2,042 sq ft 2,482 2020 4/3/2024 \$385,000 \$189</p> <p>Move-in ready like new corner-end 3 bedroom, 2.5 bathroom two unit townhome with attached 2 car garage. The open floorplan is perfect for entertaining. The gourmet kitchen features granite counters, a spacious island, and stainless steel appliances. Custom-painted cabinetry complements the wood-look tile flooring and high-end tile finishes. Upstairs, the primary bedroom boasts a large walk-in closet and a luxurious bathroom with an oversized shower and separate vanities. This home has a fantastic split bedroom floor plan with a living area that could be used for a game room or office. Enjoy lower utility bills with energy-efficient features such as 12-inch+ attic insulation, energy-efficient windows, tankless water heater, and more! The yard is beautifully landscaped and maintained. Access to green spaces and the TEXRail station for easy commuting. Centrally located near major routes, dining, and shopping.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								



Price Changes: 50

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
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1 ● **Active** • New, Active: 3/28/2024 *MLS ID: 20570590*

5009 Strummer Dr Single Family 3/2 2,439 sq ft 3/28/2024 \$350,000 \$299,000 4/6/2024 -14.57%

Welcome to this charming home right in the heart of DFW, offering unparalleled access no matter which direction you'd like to go! Located in a peaceful neighborhood, yet just moments away from the bustling city, this home combines convenience with tranquility. Step inside to discover a beautifully updated interior that retains its original charm. The beamed ceilings & various brick accent walls add character & warmth to the living spaces. The heart of the home is the spacious & inviting kitchen, perfect for preparing meals for loved ones. Equally impressive, is the laundry room, providing convenience with its spacious room for folding & a separate sink. Outside is a beautiful grassy backyard, where towering trees provide shade & privacy. The extended paved patio offers plenty of room for outdoor seating, making it the ideal spot for enjoying warm Texas evenings. With its blend of modern updates & timeless charm, this home offers endless possibilities for you to make it your own!

Listing Courtesy of EXP REALTY







2 ● **Active** • New, Active: 2/28/2024 *MLS ID: 20547884*

7613 Deaver Dr Single Family 4/2 1,515 sq ft 2/28/2024 \$349,700 \$344,900 4/8/2024 -1.37%






Nestled in a quiet neighborhood, this mid-century gem is the perfect blend of past and present, offering stylish living in a sought-after neighborhood. With its clean lines, expansive windows, and open floor plan, this home exudes the classic mid-century aesthetic while providing all the comforts of contemporary living. No expense was spared when renovating and redesigning this dream home. Floorplan features a beautiful entrance and open concept living with wood like laminate flooring, LED recessed lighting, ceiling fans and fresh neutral paint throughout to accommodate any décor. The adjacent dining area flows seamlessly into the updated kitchen, which boasts sleek white cabinetry, stainless steel appliances, and quartz countertops. Serene master suite boasts spacious walk-in closet and walk-in shower. Three additional bedrooms and a stylishly updated guest bathroom provide ample space for family or guests. Completely ready for new owners to create lifetime memories!!!

Listing Courtesy of Keller Williams DFW Preferred





Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 3 ● Active • <i>New, Active: 3/14/2024</i> <i>MLS ID: 20560836</i> 7217 Green Meadow Dr	Single Family	3/2	1,888 sq ft	3/14/2024	\$449,900	\$409,500	4/8/2024	-8.98%
<p>Absolutely gorgeous! Come and see this beauty nestled in the well established Holiday Heights Addition. Quality handy work and upgrades have been meticulously added throughout the home that is sure to leave an impression! Upon entry you're met with beautiful tile and quality laminate flooring. Off the entry is a beautiful living area that could be used as a study, an office or just a quiet place to relax. Superb lighting fixtures in each room gives this home the right touch! Amazing cabinetry in the kitchen, beautiful countertops, utility room offers ample space for organization. Foundation was repaired in Dec of 23'. All cast iron replaced with new PVC in Jan of 24'. Tranquil bathrooms lends a spa-like touch to come home to. Carefully maintained landscaping with beautiful mature trees offers an ambient feel that's perfect for entertaining! Words don't do it justice. Come and have the best of both worlds in an established home customized for you! This home is a must see!</p> <p><i>Listing Courtesy of BHHS Premier Properties</i></p>								
 4 ● Active • <i>New, Active: 2/23/2024</i> <i>MLS ID: 20543030</i> 8505 High Point Ct	Single Family	3/3	3,124 sq ft	2/23/2024	\$849,900	\$839,000	3/27/2024	-1.28%
<p>Stunning One of a kind gorgeous executive style home. The only 1 story on this 19 home street. The home oozes luxury with crown moldings, plantation shutters and casings throughout, living room with electric shades. This pristine home offers, complete new paint, faux finishes, new lights and fans, accent walls, 3 large bedrooms w 3 baths, large office and theatre room with upgraded sound. Brick and stone exterior with every shrub replaced 14 months ago with azaleas, Japanese Maples, spirea, and other perfect choices from this ex landscape professional. Stone lined beds, sprinkler system. And wait until you see the back yard with brand new lighted covered pergola, wall, stone patio and stone fireplace w outdoor speaker for relaxing music. Hollies and Magnolia trees with the perfect landscape pots. Hand scraped wood floors and tile in other areas. 2 AC units, 2 50 gal water heaters. This home is perfect, pics dont do justice. Feel free to drive by to look at street. No sign in yard.</p> <p><i>Listing Courtesy of Coldwell Banker Apex, REALTORS</i></p>								
 5 ● Active • <i>New, Active: 2/21/2024</i> <i>MLS ID: 20541629</i> 6609 Simmons Rd	Single Family	5/3	3,105 sq ft	2/21/2024	\$699,900	\$668,000	3/19/2024	-4.56%
<p>NORTH RICHLAND HILLS OASIS! Recently APPRAISED at \$699,000 and seller is offering \$4000 in concessions! Come home to this! Nestled IN THE CITY sitting on .44 ACRES OF LAND. The pool is remarkable (42 ft long) and has a beautiful spa. Get ready for some amazing times with family and friends-just in time for Spring and Summer! Plenty of room to spread out on this rare piece of land! Some additional features include 2 living areas (game room upstairs), 5 nice size bedrooms with 3 full baths, gorgeous gas fireplace, gas stove, solid maple cabinets with the same maple wood on the stairs, crown molding, large, covered porches-front and back. This home comes with a storage shed! So much storage inside and out, you will be challenged to use it all! There is a wet area in the laundry room and garage. Home also has a new roof, new heater, new AC unit, and new carpet-all done in 2021. Pool pump is 9 months old. Long driveway with room for RV plus your cars! Major shopping and restaurants nearby.</p> <p><i>Listing Courtesy of DFW 1% Listings</i></p>								
 6 ● Active • <i>New, Active: 3/21/2024</i> <i>MLS ID: 20566421</i> 3901 Glenwyck Dr	Single Family	4/2	2,115 sq ft	3/21/2024	\$390,000	\$382,000	4/3/2024	-2.05%
<p>Welcome to this charming home with a cozy fireplace, natural color palette, and a nice backsplash in the kitchen. Other rooms offer flexible living space to suit your lifestyle. The primary bathroom boasts a separate tub and shower, double sinks, and good under sink storage. Step outside to enjoy the fenced backyard with a sitting area, perfect for relaxing or entertaining. Fresh interior paint completes this lovely property. Don't miss out on this fantastic opportunity to make this house your home! This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>								





Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>7 ● Active *New, Active: 3/14/2024 <i>MLS ID: 20551401</i></p> <p>6824 Dogwood Ln</p> <p>Single Family 3/2 1,768 sq ft</p> <p>3/14/2024 \$425,000 \$420,000 3/28/2024 -1.18%</p> <p>Curb appeal abounds with this 3 bedroom, 2 bath North Richland Hills home! You and your guests are warmly welcomed by natural light the moment you enter. The inviting living room with a stately brick fireplace and soaring vaulted ceiling sits at the heart of the home and is open to the kitchen. Perfect for entertaining! The large eat-in kitchen features unmatched designer touches, built-in stainless steel appliances, tiled backsplash, sleek countertops, a pantry, and a bright breakfast nook. The serene primary bedroom offers an updated ensuite bath with dual sinks, separate shower, jetted tub, and walk-in closet. Spacious secondary bedrooms and bath. The third bedroom can be used as an elegant home office. You will appreciate the private backyard with a sparkling heated saltwater pool and spa that provides additional outdoor living and entertaining space. Electric car connection in garage! NO HOA! Excellent location with many nearby parks, shopping, and dining options. 3D tour online</p> <p><i>Listing Courtesy of Redfin Corporation</i></p>								
 <p>8 ● Active *New, Active: 12/5/2023 <i>MLS ID: 20488247</i></p> <p>7008 Oakland Ln</p> <p>Single Family 4/3 1,946 sq ft</p> <p>12/5/2023 \$379,000 \$357,900 2/15/2024 -5.57%</p> <p>Immaculate, updated 4 bed, 3 bath home on a spacious lot in NRH! Wood look tile flooring and granite countertops throughout. Updated kitchen with stainless steel appliances. Lovely backyard with a large patio.</p> <p><i>Listing Courtesy of Compass RE Texas, LLC</i></p>								
 <p>9 ● Active *New, Active: 3/23/2024 <i>MLS ID: 20568721</i></p> <p>6644 Pleasant Ridge Dr</p> <p>Single Family 5/4 3,044 sq ft</p> <p>3/23/2024 \$549,900 \$524,900 4/9/2024 -4.55%</p> <p>Beautifully Remodeled Corner Lot House Nestled In The Perfect Location Of The Dallas-Fort Worth Metroplex. While It Is Close To Very Well Recommended Restaurants and Attractions, It Just Waiting For The Right Buyer To Fill Up 3,044Sq.Ft of Spaciousness - Boasting 5 Bedrooms, 3 And a Half Bathrooms, 2 Dining Areas, A Living Room, A Large Great Room With Wet Bar, 2 Car Garage and More. This Home Is Comprised of A Galley Style Kitchen With New Soft Close Cabinets For Efficient & Quiet Cooking, New Quartz Countertops With Waterfall And Tile Backsplash, New Appliances, A Well Lit Pantry, And a Large Laundry Room Adjacent To The Kitchen. 2 Fireplaces, 1 in Great Room and 1 in Primary Bedroom. Did I mention A Double Shower in Primary Bathroom? Seller Will Pay, Or Give A Concession, For Master Bathroom Shower Glass Enclosures of Buyer's Choosing. New Roof as of November 2023. Come Check It Out And Shoot An Offer!</p> <p><i>Listing Courtesy of Fathom Realty LLC</i></p>								
 <p>10 ● Active *New, Active: 11/17/2023 <i>MLS ID: 20478258</i></p> <p>8424 Patricks Path</p> <p>Single Family 5/4 3,678 sq ft</p> <p>11/17/2023 \$939,000 \$899,000 3/20/2024 -4.26%</p> <p>Come see your New Custom Home nestled in the quiet neighborhood of St. Josph Estates. 5 bedrooms, 4 full baths and 3 car garage. Natural wood flooring, Large open living room with gas log fireplace with floor to ceiling tile. Kitchen offers custom cabinets, double ovens, gas cooktop, microwave drawer, walk in pantry and kitchen office area. Large primary suite has plenty of room for any size furniture, dreamy primary bathroom with gorgeous custom tile floor, decorative lighting, floor to ceiling tile shower with rain shower above, beautiful stand alone tub. Custom master closet off the primary bathroom with secret safe room. Enjoy the convenience of the utility room being a step away from your primary closet with cabinets and work sink. Upstairs offers 3 bedrooms 2 full baths, large gameroom with built-in cabinets and bar sink, walk out attic entry for storage. Come see this gem!</p> <p><i>Listing Courtesy of JPAR</i></p>								
 <p>11 ● Active *New, Active: 3/27/2024 <i>MLS ID: 20567903</i></p> <p>7505 Terry Ct</p> <p>Single Family 3/2 1,378 sq ft</p> <p>3/27/2024 \$315,000 \$295,000 4/9/2024 -6.35%</p> <p>Great 3-2-2 with study in North Richland Hills, Birdville ISD. Home on cul-de-sac with a large family room with laminate wood flooring and fireplace with a stone hearth. Separate breakfast area, nice kitchen, split bedroom floor plan, nice sized master with walk-in closet. Arched doorways, lovely second bath with extra built-ins, neutral colors, large backyard with storage building. Centrally located to highways, shopping and restaurants. Owner is a licensed real estate agent in the State of Texas.</p> <p><i>Listing Courtesy of Terri A Green, Broker</i></p>								





Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>12 ● Active *New, Active: 2/27/2024 <i>MLS ID: 20546187</i></p> <p>7905 Birchwood Dr</p>	Single Family	3/2	1,585 sq ft	2/27/2024	\$315,000	\$300,000	4/8/2024	-4.76%
<p>Nestled in a location convenient to major highways, this lovely 3-bedroom, 2-bathroom home offers a perfect blend of updates and comfort. As you step through the front door, you are greeted by two inviting living spaces adorned with abundant natural light. The open floor plan seamlessly connects the living rooms, dining area, and kitchen, creating an ideal environment for both relaxation and entertaining. The master bedroom is well appointed with an en suite bath. Two additional bedrooms offer plenty of space for family members, guests, or a home office, each with its own closet and easy access to the second full bathroom. The attached two-car garage provides convenient parking and additional storage space. With its oversized backyard and updated interior, this property invites you to come and take a look. \$30k of plumbing and foundation work completed in 2022. Transferrable warranty. Ask for more info!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
 <p>13 ● Active *New, Active: 3/27/2024 <i>MLS ID: 20571877</i></p> <p>6440 Northern Dancer Dr</p>	Condo/Townhouse/Apt.	3/3	1,976 sq ft	3/27/2024	\$365,000	\$355,000	4/5/2024	-2.74%
<p>Step into this inviting corner-end like-new 3 bedroom, 2.5 bathroom townhome by CB JENI HOMES. Natural light floods the open layout, perfect for entertaining. The gourmet kitchen features granite counters, a spacious island, and stainless steel appliances. Custom-painted cabinetry complements the wood-look tile flooring and high-end tile finishes. Upstairs, the primary bedroom boasts a large walk-in closet and a luxurious bathroom with an oversized shower and separate vanities. This home has a fantastic split bedroom floor plan and a versatile open area that could be used for a game room or office. Enjoy lower utility bills with energy-efficient features such as 12-inch+ attic insulation, energy-efficient windows, tankless water heater, and more! The yard is beautifully landscaped and maintained for you. Plus, you'll have access to green spaces and the TEXRail station for easy commuting. Centrally located near major routes, dining, and shopping. Remaining Builder's Warranty included!</p> <p><i>Listing Courtesy of eXp Realty LLC</i></p>								
 <p>14 ● Active *New, Active: 11/8/2023 <i>MLS ID: 20470386</i></p> <p>3734 N Hills Dr</p>	Single Family	3/3	2,100 sq ft	11/8/2023	\$345,000	\$335,000	12/1/2023	-2.9%
<p>Nice 3 bed, 3 bath home in North Richland Hills, living room has a lovely bay window and open concept kitchen, with a large island for entertaining. Built in shelves and desk area with a fireplace in the main living area. Large, totally enclosed, sun room for relaxing in the evening and weekends.</p> <p><i>Listing Courtesy of Texas Lone Star, REALTORS</i></p>								
 <p>15 ● Active *New, Active: 1/4/2024 <i>MLS ID: 20502104</i></p> <p>6772 Briley Dr</p>	Single Family	3/3	2,084 sq ft	1/4/2024	\$350,000	\$320,000	3/26/2024	-8.57%
<p>Discover the potential of this original North Richland Hills gem! 3-bedrooms, 3 full bath, and 2,084 sq ft, offering a spacious canvas for you to craft the perfect living space. Bask in the natural light of a spacious enclosed sunroom, whether you envision it as a cozy reading nook, an inspiring home office, or a vibrant play area, this sunroom is ready to adapt to your every need. Built for both comfort and functionality, this home boasts three well-appointed bedrooms, creating individual sanctuaries for rest and relaxation. The two full baths add convenience to your daily routine. The property features a new roof (2020), new hot water heater (2024), and the backyard boasts a workshop with electricity on an oversized lot framed by mature trees. Seize the opportunity to transform this dwelling into your dream haven!</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>								

Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	16	● Pending	* Pending as of 4/8/2024 MLS ID: 20549404					
7105 Chimney Creek Dr	Single Family	4/4	3,425 sq ft	3/1/2024	\$660,000	\$650,000	3/27/2024	-1.52%
<p>Cameron Classic Custom home with 4 bedrooms, 3.1 baths and a 5th flex room. Hand scraped wood flooring throughout the entry, dining areas and living room. A built in media cabinet, crown molding, tall ceilings and a stone fire place complete the open living area. Your dream kitchen has granite counter tops, stainless steel appliances, dark cabinets and a walk in pantry with a custom door. Great size bedrooms all with walk in closets. Master has an en-suite bathroom with a walk in shower, jetted tub and a huge closet with built in shelves and drawers. Upstairs you will find a large game room and media room tucked away behind double doors. Projector, screen and some speakers stay. Recliner chairs are negotiable. The 4th bedroom and 3rd full bath upstairs make this the perfect kid space. Good size fenced in back yard with a large covered patio. Home has a 3 car side entry garage.</p> <p style="text-align: right;"><i>Listing Courtesy of Simply Smart Realty</i></p>								
	17	● Active	* New, Active: 1/23/2024 MLS ID: 20518622					
3916 Diamond Loch W	Single Family	4/3	3,074 sq ft	1/23/2024	\$530,000	\$515,000	4/8/2024	-2.83%
<p>Located in DIAMOND LOCH ESTATES! This stunning remodeled Ranch Style home features so many updates such as luxury vinyl flooring through out, recently updated bathrooms & kitchen area with granite countertops, complementary tile backsplash also has an office space, large pantry and adjacent laundry-mud room with granite countertops, sink area and half bath. The large living area get tons of natural sunlight with the tall ceiling & skylight. Also the primary bedroom feels inviting with accent wall, pendant lighting, electric fireplace, built in cabinets, his & hers walk in closets. The 2nd family room has a wood burning fireplace, entrance to kitchen & sliding doors leading to backyard patio So much more ..Near International Leadership of Texas school & highly rated Birdville ISD, nearby Linda Spurlock, Diamond Oaks Country Golf Club & Iron Horse Golf Club. Conveniently located 19 miles to DFW Airport & TRE train access downtown Fort Worth, Stockyards, Grapevine shopping, dining.</p> <p style="text-align: right;"><i>Listing Courtesy of OnDemand Realty</i></p>								
	18	● Active	* New, Active: 3/26/2024 MLS ID: 20571385					
9120 Nob Hill Dr	Single Family	4/3	3,129 sq ft	3/26/2024	\$799,000	\$775,000	4/8/2024	-3%
<p>Explore a meticulously crafted, and fully renovated custom-designed home with ample space for everyone. Two balconies offer panoramic views of the community, while a grand entrance leads to a family room or a receiving room with new wood flooring throughout. The open kitchen, with new granite countertops and stainless steel appliances, fosters connectivity between spaces, and the backyard features a spa and pool for relaxation. This thoughtfully designed residence seamlessly blends luxury, comfort, and versatility, creating a harmonious living space. Retreating to your newly renovated primary bathroom with a walk in shower with a rain shower head.</p> <p style="text-align: right;"><i>Listing Courtesy of 6th Ave Homes</i></p>								
	19	● Active	* New, Active: 12/9/2023 MLS ID: 20488628					
4729 Mackey Dr	Single Family	4/2	2,162 sq ft	12/9/2023	\$359,000	\$344,000	3/28/2024	-4.18%
<p>This 4 bedroom home has a spacious open family concept, connecting the kitchen and family room, creates a welcoming atmosphere for spending quality time with loved ones. As you enter the home, there's a large front living or flex space, which can be utilized in various ways to suit your needs and preferences. 4 large bedrooms and 2 full baths. The roof structure, roof, and insulation were completely replaced in February 2021, ensuring that the home is well-maintained and protected. Foundation repairs have been completed with a transferrable warranty. All new underground plumbing from the utility room through the home to the street. Fresh interior paint throughout the home. Large corner lot! The property's location is convenient for families with school-going children, as it's close enough to schools to walk, making the daily commute easier and more enjoyable.</p> <p style="text-align: right;"><i>Listing Courtesy of Better Homes & Gardens, Winans</i></p>								






Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>20 ● Active *New, Active: 4/6/2024 MLS ID: 20580957</p> <p>6316 Sandhurst Ln E</p>	Single Family	3/2	1,359 sq ft	4/6/2024	\$300,000	\$295,000	4/7/2024	-1.67%
<p>This stunning 3-bedroom, 2-bathroom single-family home in North Richland Hills has been meticulously remodeled and is ready for you to move right in! Step inside and be greeted by a bright and airy living room with a cozy wood-burning fireplace, perfect for gathering with loved ones on chilly evenings. The sleek, modern kitchen boasts stainless steel appliances, granite countertops, and ample cabinet space, making it a chef's dream. The bedrooms are spacious and offer plenty of natural light, while the updated bathrooms feature stylish fixtures and finishes.</p> <p><i>Listing Courtesy of NB Elite Realty</i></p>								
 <p>21 ● Active *Active: 9/1/2023 MLS ID: 20422356</p> <p>8224 Ardilla Ln</p>	Single Family	4/4	3,590 sq ft	9/1/2023	\$975,000	\$950,000	11/15/2023	-2.56%
<p>Beautiful custom home with spacious living areas and ample entertaining space. Four bedrooms, 3.5 bathrooms, upstairs loft-game room area and secondary bedrooms. Kitchen equipped with stainless steel appliances; gas cook top & walk in pantry. The owners retreat provides the convenience of dual vanities, free standing tub, walk in shower & oversized closet. Engineered flooring through main living areas, designer lighting & plumbing fixtures. Plus all important energy efficient HVAC and building materials. Must see home!</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								
 <p>22 ● Active *Active: 7/22/2023 MLS ID: 20388236</p> <p>8005 Mickey St</p>	Single Family	3/3	1,449 sq ft	7/22/2023	\$475,000	\$363,000	2/27/2024	-23.58%
<p>Motivated Seller!!! This is a renovated 3-bedroom, 3-bath home, nestled on two lots, offering an abundance of space and modern comforts. Step inside to discover a bright and inviting living room with new windows that bathe the space in natural light. Fresh new paint inside and out adds a contemporary touch to the entire home. Enjoy the peace of mind that comes with a new roof, ensuring protection and durability. Indulge in outdoor living on the big covered patio, perfect for hosting gatherings or simply relaxing in the fresh air. Parking is a breeze with a 2-car garage and double carport, providing ample space for your vehicles and additional storage. This thoughtfully renovated property combines style and functionality, making it a dream home for any discerning buyer. Don't miss the opportunity to own this 3-bedroom, 3-bath retreat on two spacious lots, boasting modern upgrades and an ideal setting for comfortable living.</p> <p><i>Listing Courtesy of Bell Realty Co.</i></p>								
 <p>23 ● Active *New, Active: 2/22/2024 MLS ID: 20542259</p> <p>7664 Regal Ln</p>	Single Family	4/3	3,009 sq ft	2/22/2024	\$619,000	\$599,000	3/22/2024	-3.23%
<p>Enjoy low-maintenance living in this immaculate, almost new, transitional style home conveniently located to restaurants, shopping, and only minutes from a Texrail station and DFW airport. You will be perfectly situated between Dallas & Fort Worth. Fantastic entertaining area combines family room, kitchen and dining. The kitchen is a chef's delight with gas cooktop, double ovens, ample stone counter space and storage. Enjoy the convenience of a first floor bedroom & office. Upstairs features a large gameroom for the benefit of two living areas. The primary bedroom & en suite is a true retreat separated from the other bedrooms with room for a seating area, lots of natural light & a generous walk-in closet. Appreciate the energy efficiency of LoF gas windows, tankless water heater, radiant barrier roof decking & 16 SEER air conditioner. This home is situated on a premium lot adjoining the neighborhood green space. Don't miss the chance to make this beautiful, nearly new home yours!</p> <p><i>Listing Courtesy of Ebby Halliday, REALTORS</i></p>								





Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>24 ● Active • Active: 4/29/2023 <i>MLS ID: 20316168</i></p> <p>7228 Smith Farm Dr</p> <p>Single Family 3/4 2,978 sq ft</p> <p>4/29/2023 \$860,000 \$830,000 2/11/2024 -3.49%</p> <p>Gorgeous Custom built home*2x6 construction*High efficiency HVAC. Ready for your buyer!. Located in the heart of NRH in Birdville ISD* 3 bedrooms, 3 full, 1 half bathrooms, study, 2 car attached garage in quiet new neighborhood*Open concept with lots of warm light in the Family room*Kitchen*Dining*stained wood beams*engineered wood floors. Kitchen features granite counter tops*Painted cabinetry*Oversized Island over looks backyard*Walk-in Pantry. Large Master suite*escape to you spa like bathroom*Soaker tub*Large tiled shower*frameless enclosure*Enjoy early mornings or evenings on your covered back patio overlooking green space.</p> <p><i>Listing Courtesy of eXp Realty LLC</i></p>								
 <p>25 ● Active • New, Active: 1/2/2024 <i>MLS ID: 20503532</i></p> <p>6728 Meadow Rd</p> <p>Single Family 3/2 2,569 sq ft</p> <p>1/2/2024 \$950,000 \$925,000 3/13/2024 -2.63%</p> <p>Seller offering 25K in seller concessions. Rare Find! 2.817-acre estate in the heart of NRH close to schools and walking distance from the Tex-Rail commuter station. Beautiful 3-2-2 ranch style home set back under numerous oak trees with a separate Entry from the back of the property. Custom Pool out back. New paint inside and out plus carpet in bedrooms. This home features a newly renovated Kitchen with granite counter tops, gas stove, double oven and dishwasher which opens to a large Dining room complete with a gorgeous fireplace and wood floors. Large sunroom with full wall of windows provides amazing view of pool and back yard. Your kids will love this tree house with heat and HVAC, lots and lots of playground. Large utility room off of dining area. Greenhouse with separate room to be finished out for Mother-in-laws suite or pool cabana. Do not enter property from Meadow, Enter property from North Forty Road. Owner has appraisal.</p> <p><i>Listing Courtesy of The Michael Group Real Estate</i></p>								
 <p>26 ● Pending • Pending as of 3/11/2024 <i>MLS ID: 20373608</i></p> <p>8924 Myranda Ct</p> <p>Single Family 4/5 3,723 sq ft</p> <p>7/6/2023 \$900,000 \$774,900 2/21/2024 -13.9%</p> <p>Beautiful custom home, fabulous open floorplan, brick exterior, cedar garage doors & low maintenance yard in NRH near schools & parks. Home offers hardwood floors, custom built-ins and 3,723 sqft of living space with 4 split bedrooms, 3 full & 2 half baths and an oversized 3 car garage. Designer lights & chandelier, great countertops, spacious rooms, abundant storage & tall ceilings. Private primary suite, ensuite bath, separate shower, soaking tub, lrg WI closet & dbl vanity. Kitchen has peninsula island, SS appl, KitchenAid 5 burner gas cooktop, convection oven, extensive cabinetry, great storage. Family room has gas fireplace, cabinetry & window wall. 1st floor office with BI desk & French doors, guest bedroom, full & half bath, formal dining & utility. 2nd floor has gameroom, 2 bedrooms, shared Jack & Jill bath, half bath & attic access. Students attend Birdville ISD schools & Walker Creek Elem. Enjoy nearby NRH Library, Rec Center, NRH20 waterpark, walking trails, grocery & parks!</p> <p><i>Listing Courtesy of Randy White Real Estate Svcs</i></p>								
 <p>27 ● Active • New, Active: 2/8/2024 <i>MLS ID: 20529659</i></p> <p>6324 Torrey Pines Dr</p> <p>Single Family 3/3 2,987 sq ft</p> <p>2/8/2024 \$469,900 \$464,900 3/1/2024 -1.06%</p> <p>Welcome to this stunning home located on an oversized corner lot. NEW FLOORING THROUGHOUT, NEW GRANITE COUNTERS THROUGHOUT. This property boasts a captivating design, offering just under 3000 square feet of luxurious living space. With three spacious bedrooms and an upstairs living area, there is an abundance of room for relaxation and entertainment. The main level features a fantastic layout, highlighted by a downstairs flex space that can be customized to suit your needs. Whether you envision a home office or a playroom this versatile area offers endless possibilities. All 3 bdrms are conveniently located on the main level, providing ease and accessibility. Upstairs, a large secluded bonus rm awaits that can be a media room, a home gym, or even a guest suite. The half bathroom located in this area adds a touch of convenience and privacy. The home's location is exceptional, close to dining, offering quick and easy access to freeways.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								






Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>28 ● Active *New, Active: 1/20/2024 MLS ID: 20514145</p> <p>6801 Crane Rd</p> <p>Single Family 3/2 1,881 sq ft</p> <p>1/20/2024 \$449,000 \$405,000 3/23/2024 -9.8%</p> <p>Temps are starting to warm up; this backyard oasis with an inground diving pool, waterfall & a huge covered patio area will come in handy come summertime! Beautiful home on sought-after Crane RD in NRH; 3 bedrooms, 2 baths with a large living area plus bonus room. The bonus room doesn't have a closet but could be used as 4th bedroom if needed. Pool deck updated and brand new pool equipment; updated electrical panel, and paint within the last year. Foundation work was done in July 2020. Kitchen features: lots of cabinets, window over the kitchen sink, gas stove, and built-in microwave. Large utility room with an extra space for a freezer. Extra cement driveway on the side of the home for the RV or more vehicles. Close to shopping and entertainment!</p> <p><i>Listing Courtesy of JPAR Fort Worth</i></p>								
 <p>29 ● Active *New, Active: 2/6/2024 MLS ID: 20529680</p> <p>6300 Glenview Dr</p> <p>Single Family 3/3 2,297 sq ft</p> <p>2/6/2024 \$399,000 \$369,900 4/5/2024 -7.29%</p> <p>Wonderful and beautiful Home needs a little maintenance and attention but would make an excellent starter home or investment property. This 3 Bedroom, 2.5 Bath 2 cars garage, 2 Large Living, Great kitchen. home sits on 0.302 acres. this Home have so much potencial whether your desire is to fix and flip or hold. Located minutes from Alliance Town Center, Northeast Mall, Diamond Oaks Country Club, and Downtown Fort Worth. Oversized garage in the back that would provide parking, a workshop and there is enough room for RV parking on the lot. Sell AS IS.</p> <p><i>Listing Courtesy of JPAR Cedar Hill</i></p>								
 <p>30 ● Active *Active: 10/8/2023 MLS ID: 20449970</p> <p>8459 Shady Grove Rd</p> <p>Single Family 4/3 2,693 sq ft</p> <p>10/8/2023 \$749,500 \$674,500 11/8/2023 -10.01%</p> <p>CALLING ALL INVESTORS AND DEVELOPERS!!! Here is an amazing opportunity for you! 1.3 acres in Keller ISD. This lot can fit up to four houses. Highly sought after area off Shady Grove Rd in Fresh Meadows Subdivision. This won't last long!!</p> <p><i>Listing Courtesy of The Harvest House Realty Group</i></p>								
 <p>31 ● Pending *Pending as of 3/19/2024 MLS ID: 20375113</p> <p>7608 Bogart Dr</p> <p>Single Family 4/2 1,540 sq ft</p> <p>7/7/2023 \$309,000 \$284,900 11/17/2023 -7.8%</p> <p>Completely remodeled brick home offering 4 beds, 2 baths with a fenced in backyard and covered patio. New flooring paint cabinet doors and updated bathrooms make this move-in ready home. House has a brand new roof in 2024.</p> <p><i>Listing Courtesy of Continental Real Estate Group</i></p>								
 <p>32 ● Pending *Pending as of 3/26/2024 MLS ID: 20530877</p> <p>7312 Deaver Dr</p> <p>Single Family 4/3 2,595 sq ft</p> <p>2/7/2024 \$430,000 \$415,800 3/7/2024 -3.3%</p> <p>Welcome home!! This beautiful one story North Richland Hills house , Remodelled by NJ HOME CONCEPTS 4 bedrooms and 3 full bathrooms 3 living rooms and a huge backyard with an amazing pool is waiting for you . Close to I 820 and 183 for easy commutes to mid-cities, Fortworth or Dallas. Walking distance to one of the Top Rated Fort Worth Christian school. The Kitchen is the heart of this home with high end cabinets , luxurious quartz countertops, designer backsplash and brand new appliances . The living room is warm and inviting with gas fire place , accent panel wall and built in shelving. The property has too many updates upgrades.updated electric lighting throughout the house,almost new plumbing. Utility room with sink and a lot of storage . Primary suite with beautiful view of the pool and the backyard,includes a walk-in closet and a bathroom with double vanity , standing shower boasting high end tiles,carara marble backsplash and glass door.</p> <p><i>Listing Courtesy of One2Three Realty</i></p>								






Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	33 ● Active • <i>New, Active: 12/13/2023</i> <i>MLS ID: 20494287</i>							
7901 Old Hickory Dr	Single Family	4/2	2,194 sq ft	12/13/2023	\$464,900	\$459,000	3/13/2024	-1.27%
<p>Owner Financing Available!!! Gorgeous 4-2-2 with a large pool near park and elementary in North Richland Hills. Very spacious floorpan with two dining, two living & interior pool view from numerous rooms. New roof in 2020 kitchen floor 2021 and updated SS appliances with confection oven. The kitchen includes a bar. Light wood cabinets, tiled back splash and bright casual dining area. Large living room with wood burning brick fireplace & coffered ceiling treatment. Engineered wood floors, new carpet, large primary bedroom with tiled bathroom, garden tub, shower, 2 sink vanity and walk-in closet. Forth bedroom, optional study or nursery. large 15x13 cvd back patio with palm ceiling fan and two additional side patios by pool. partial new fencing 8x10 storage building on a huge corner lot ready for its forever family... Sellers willing to provide the foundation repairs and include a lifetime transferable warranty.</p> <p style="text-align: right;"><i>Listing Courtesy of Listing Spark</i></p>								
	34 ● Active • <i>New, Active: 2/2/2024</i> <i>MLS ID: 20527212</i>							
8408 Crystal Ln	Single Family	3/2	1,322 sq ft	2/2/2024	\$310,000	\$299,000	4/4/2024	-3.55%
<p>Well maintained bright airy home. Granite counters and new appliances in the kitchen. Ceramic Tile throughout the living areas with vinyl in the bedrooms no carpet in the house. Newly painted interior. New wall paint in garage wall and new epoxy paint in garage floor .The backyard has an area that the seller put down paving stones to make a nice outdoor seating area or you can enjoy the extended covered porch. Large tree provides shade. The TRE line runs behind the house so there are no neighbors right up against the back of the home. Easy access to 183 and 820 and 114, convenient to Southlake as well</p> <p style="text-align: right;"><i>Listing Courtesy of Fathom Realty LLC</i></p>								
	35 ● Pending • <i>Pending as of 4/4/2024</i> <i>MLS ID: 20538212</i>							
6740 Driffield Cir E	Single Family	3/2	1,181 sq ft	2/16/2024	\$299,000	\$289,000	3/1/2024	-3.34%
<p>Great starter home or investment property. This well maintained property features many new updates & located in prestigious Birdville ISD. These updates include new granite countertops in the kitchen & both bathrooms with under mount sinks. New lighting & ceiling fans in all bedrooms. New chair height toilets installed in both bathrooms. New roof & gutters installed in 2024 with a 10 year workmanship warranty. Property features a covered backyard deck off the dinning room that is 15'x14' ideal for entertaining guests. Laminate flooring throughout & tile in both bathrooms. Seller is offering \$3,000 concessions to buyer to purchase new appliances of their choosing. Ask your agent about first time home buyer assistance programs offering little or no down payment. Buyer to verify all information contained herein this listing.</p> <p style="text-align: right;"><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
	36 ● Active • <i>New, Active: 1/15/2024</i> <i>MLS ID: 20507942</i>							
7704 Driftwood Ct	Single Family	3/2	1,990 sq ft	1/15/2024	\$449,000	\$429,000	3/15/2024	-4.45%
<p>Retreat to this cul-de-sac oasis and relax poolside! New roof, New pool equipment, and new St. Augustine sod! Enjoy this saltwater pool paradise and relax on the tanning lounge or one of the 3 conversation seats. Enter to engineered hardwood floors spanning throughout. Entertain seamlessly from the light-toned living area anchored by a fireplace with flowing access to the kitchen and dining. Fully renovated master bathroom with custom closet and linen closets. Notice, the recessed ceilings and their artful detail and recessed lighting throughout. Dedicated water heater for the kitchen and laundry room.</p> <p style="text-align: right;"><i>Listing Courtesy of Congress Realty, Inc.</i></p>								





Price Changes: 50 (cont.)

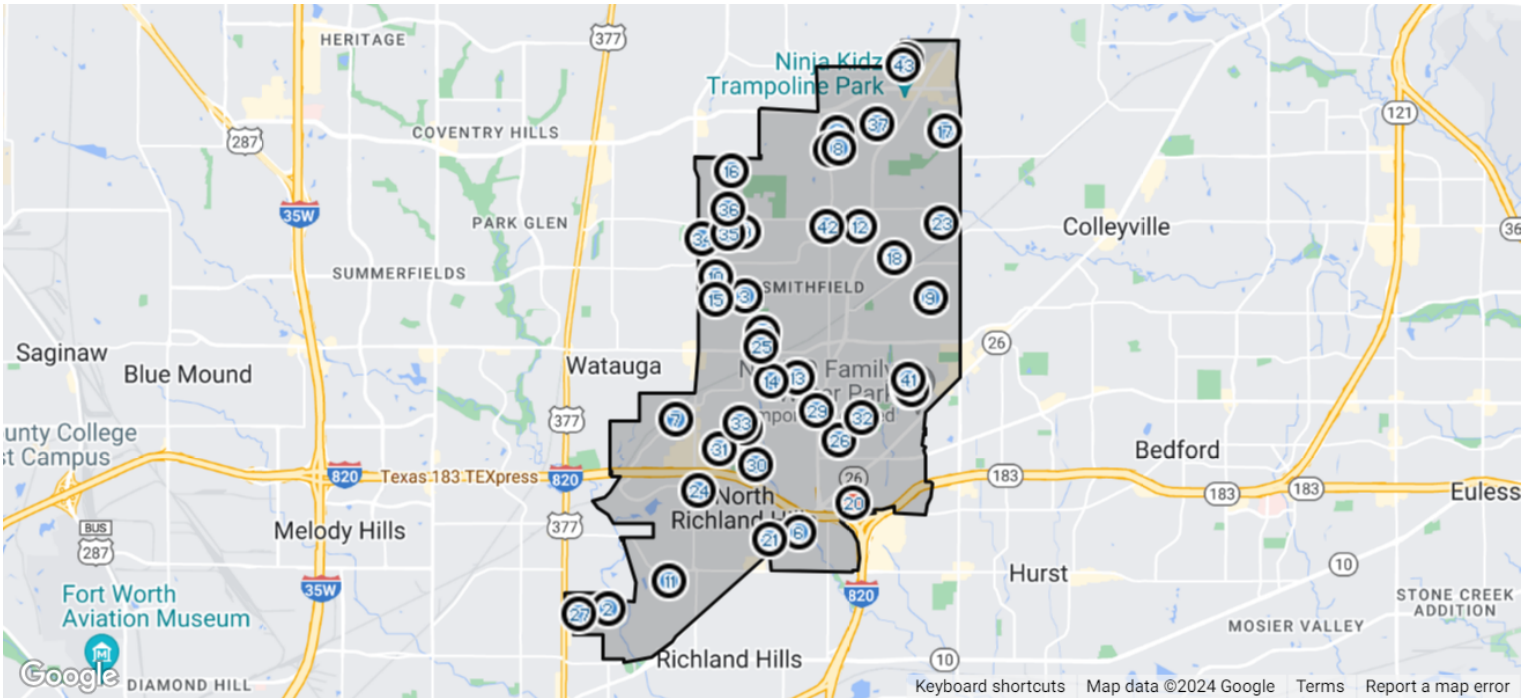
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>37 ● Active *New, Active: 11/5/2023 <i>MLS ID: 20470342</i></p> <p>7125 Starnes Rd</p> <p>Single Family 4/3 2,205 sq ft</p> <p>11/5/2023 \$425,000 \$424,999 11/17/2023 -0%</p> <p>Discover your perfect family retreat in North Richland Hills, TX! This spacious 4-bedroom, 3-bathroom home is a haven of comfort and style. The master bathroom boasts stunning skylights, filling the space with natural light and creating a tranquil oasis for relaxation. Step into the backyard, and you'll find a delightful inground pool, perfect for enjoying warm Texas summers with family and friends. The open-concept design and well-appointed kitchen make this home ideal for both everyday living and entertaining. With ample space, you can easily host gatherings and create lasting memories. Located in a family-friendly neighborhood, this home is just moments away from schools, parks, and convenient shopping. Make a splash in your new life at 7125 Starnes. Don't miss the opportunity to call this wonderful property yours!</p> <p><i>Listing Courtesy of Impact Realty</i></p>								
 <p>38 ● Pending *Hud Owned, Pending as of 3/4/2024 <i>MLS ID: 20498121</i></p> <p>4816 Colorado Blvd</p> <p>Single Family 3/2 1,760 sq ft</p> <p>12/23/2023 \$305,000 \$259,250 2/10/2024 -15%</p> <p>This home is located on a large corner lot in Birdville ISD with plenty of room for a growing family. It features two nice sized living areas complete with a wood burning fireplace. Three bedrooms, two baths, and a roomy kitchen area. Outside you will find plenty on space for entertaining. There is a storage shed in the backyard that can also be used as a workshop.</p> <p><i>Listing Courtesy of Showcase DFW Realty LLC</i></p>								
 <p>39 ● Active *New, Active: 3/7/2024 <i>MLS ID: 20547293</i></p> <p>4821 Colorado Blvd</p> <p>Single Family 3/2 1,064 sq ft</p> <p>3/7/2024 \$269,999 \$269,999 3/7/2024 -</p> <p>**GORGEOUS REMODEL** On trend modern farmhouse in quiet, mature neighborhood of Richaven. Beautiful & easy to maintain designer, wood-look vinyl plank throughout. Large and bright family room flows seamlessly into kitchen and breakfast nook. Kitchen features premium calacatta stone, updated shaker cabinets, fresh paint, beautiful SS appliances. This isn't just any yard â it's a playground for good times and sizzling memories. With a patio that practically begs for a BBQ bash, your backyard dreams are about to get a whole lot tastier. Fire up the grill, round up your favorite people, and let the laughter echo against the green backdrop of our outdoor paradise. *Near to Tarrant County College, North East Mall, 183TEX Express & I-820*</p> <p><i>Listing Courtesy of Keller Williams Realty DPR</i></p>								
 <p>40 ● Pending *Pending as of 3/21/2024 <i>MLS ID: 20482132</i></p> <p>6425 Dorchester Trl</p> <p>Single Family 3/2 1,258 sq ft</p> <p>11/27/2023 \$289,900 \$284,900 1/26/2024 -1.72%</p> <p>Take a look at this cute home with oversized lot!! It has been freshly painted inside and out giving it that new home look and feel!! It has a great open layout that has new LVP flooring throughout the main living areas and new carpet in all the bedrooms. The kitchen looks great with its new granite countertops, new stainless steel appliances that comes with a matching refrigerator. Other great features include new brush nickel light fixtures, full blinds, freshly paint cabinets and a new fence across the backyard. There is space for tons of summer fun in the backyard, big enough to add a pool!! So donât hesitate and schedule your showing today before it is gone!!</p> <p><i>Listing Courtesy of Offerpad Brokerage, LLC</i></p>								
 <p>41 ● Active *New, Active: 12/4/2023 <i>MLS ID: 20488810</i></p> <p>4813 Grove St</p> <p>Single Family 3/2 1,103 sq ft</p> <p>12/4/2023 \$300,000 \$240,000 1/10/2024 -20%</p> <p>Great home in highly sought after North Richland Hills area that has been partially renovated this year (2023) 3 Beds 2 Baths with large fenced in backyard Recent updates include Roof, HVAC, plumbing, flooring and added security system. One bathroom has been demo'd and some materials have been purchased that the owner may let stay with the home (vanity & tub) with an acceptable offer. This one is ready for you to come in and finish it out to your exact wishes. Additionally, rental demand in this area is high so there is investment potential to add to your real estate rental portfolio.</p> <p><i>Listing Courtesy of Texas Real Estate Executives</i></p>								

Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
	42 ● Active *New, Active: 2/8/2024 MLS ID: 20528221	Single Family	3/2 1,894 sq ft	2/8/2024	\$350,000	\$335,000	3/1/2024	-4.29%
<p>7813 Noneman Dr</p> <p>Welcome to this beautiful ranch-style home located in the highly sought-after North Richland Hills community. The property boasts beautiful curb appeal in a park-like setting. As soon as you step inside, you'll be greeted by a light, bright, open, & airy living space that will impress you. Spacious eat-in kitchen flows seamlessly into the cozy family room, featuring a dramatic cathedral ceiling & a brick fireplace. Step out to your gorgeous & private backyard, where you can entertain guests on the patio. The arched doorways add character and charm, and the home's oversized primary ensuite and two secondary bedrooms are perfect for your family's needs. Excellent schools for your kids, adding to the home's appeal. You'll enjoy lots of shopping and restaurants nearby! And let's not forget the lot size, which is nearly a .25 acre! Plus, there's no HOA, so you can keep more money in your pocket! Don't miss out on this opportunity to make this beautiful home your own. Come and see it today!</p> <p><i>Listing Courtesy of Keller Williams Realty DPR</i></p>								
	43 ● Active *New, Active: 2/18/2024 MLS ID: 20382144	Single Family	3/2 1,731 sq ft	2/18/2024	\$385,000	\$350,000	3/19/2024	-9.09%
<p>7020 Shauna Dr</p> <p>Welcome to 7020 Shauna Dr in North Richland Hills! The finest combination of custom architecture, enduring luxury, sublime privacy and a prime location will come to fruition at this completely upgraded Home! Are you ready to call this ultra-exclusive and profoundly serene home yours?</p> <p><i>Listing Courtesy of Rendon Realty, LLC</i></p>								
	44 ● Active *Active: 9/28/2023 MLS ID: 20441883	Single Family	3/2 1,277 sq ft	9/28/2023	\$280,000	\$270,000	4/1/2024	-3.57%
<p>3612 Bewley St</p> <p>3612 Bewley St. - Your Next Dream Home Awaits! Step into this charming single-family residence, boasting a generous 1,277 square feet of well-appointed living space. Tucked away in a sought-after neighborhood, this home offers a blend of comfort and modern living. Featuring 3 spacious bedrooms and 2 pristine bathrooms, every corner of this house radiates warmth and homeliness. The open-concept kitchen, designed for both functionality and style, is perfect for whipping up meals and entertaining guests. Beyond the interiors, step out to a vast backyard. Whether you're envisioning weekend barbecues, a play area for kids, or simply a serene spot to relax, this outdoor space offers endless possibilities. 3612 Bewley St. truly stands out as an ideal place for those looking to put down roots.</p> <p><i>Listing Courtesy of Century 21 Judge Fite Company</i></p>								
	45 ● Active *New, Active: 1/19/2024 MLS ID: 20515542	Single Family	3/3 2,674 sq ft	1/19/2024	\$729,900	\$679,900	4/6/2024	-6.85%
<p>6301 Meadow Lakes Dr</p> <p>Updated North Richland Hills Home with Pool and Outdoor Oasis Welcome to 6301 Meadow Lakes Drive, a beautifully updated home in the heart of North Richland Hills. This charming residence offers: Modern updates throughout. Open-concept living spaces. Chef's kitchen with stainless steel appliances. Three spacious bedrooms. A generous backyard with a great pool. Outdoor fireplace, bar, and kitchen area for all your entertaining needs. Top-rated schools in the Birdville ISD. Move-in ready and located in a friendly neighborhood directly across from the Iron Horse Golf Club House, this home won't last long.</p> <p><i>Listing Courtesy of CF Real Estate Firm</i></p>								
	46 ● Active *New, Active: 10/20/2023 MLS ID: 20459393	Single Family	3/2 1,694 sq ft	10/20/2023	\$345,000	\$331,000	2/28/2024	-4.06%
<p>7025 Riviera Dr</p> <p>This charming property is the perfect place to call home! The natural color palette throughout the home creates a warm and inviting atmosphere. The kitchen has a nice backsplash and plenty of counter space. There are other rooms that can be used for flexible living space, such as a home office, playroom, or den. The primary bathroom includes good under sink storage. The backyard is fenced in and includes a covered sitting area for outdoor entertaining. This home has everything you need and more. Don't miss out on this opportunity to own a beautiful home in a great location! This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>								

Price Changes: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p>47 Pending *Pending as of 3/21/2024 <i>MLS ID: 20550720</i></p> <p>5701 Tourist Dr</p> <p>Nice 4 bedrooms 2 baths home with open concept granite counter tops, fresh paint new carpet, covered back porch, big back yard must see.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>	Single Family	4/2	1,550 sq ft	3/5/2024	\$280,000	\$285,000	3/6/2024	1.79%
 <p>48 Pending *Pending as of 3/22/2024 <i>MLS ID: 20501333</i></p> <p>5718 Crestwood Cir E</p> <p>Newly renovated with paint in and out, luxury vinyl planks flooring, granite counter tops in kitchen and baths, new appliances, plumbing fixtures and much more... Huge living room with cozy wood burning fire place and vaulted ceiling; all 3 bedrooms are good size. Master bath has his and her walk-in closets and seperate vanities. Huge back yard with large open patio. Cebtaly located between Dallas, Fort Worth and Plano area with eazy access to freeways. Won't last long!</p> <p><i>Listing Courtesy of Realty International LLC</i></p>	Single Family	3/2	1,678 sq ft	12/28/2023	\$354,900	\$339,900	2/9/2024	-4.23%
 <p>49 Active *New, Active: 2/15/2024 <i>MLS ID: 20536350</i></p> <p>5540 Misty Meadow Dr</p> <p>Well cared for single story home perfectly situated on a spacious corner lot in North Richland Hills, TX. User friendly floor plan offers light and bright living spaces including a sprawling living area with raised ceilings, cozy brick fireplace, built-ins and pretty bay windows. Enjoy your lovely eat-in kitchen also with pretty bay windows, granite countertops and plenty of storage making meal prep a breeze. Retreat to your primary suite with two walk-in closets, walk in shower, separate tub and dual sinks. Hard floor surfaces throughout â no carpet. Exterior features include private and fenced backyard as well as wrap around covered porch, storage shed with electricity, long secondary driveway for extra parking (boat or RV with power for RV), electric gate, & side entry garage. Foundation work already completed with transferrable warranty â 2024. Birdville ISD, walking distance to Richland High School! No HOA. Can close quickly.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>	Single Family	3/2	1,885 sq ft	2/15/2024	\$345,000	\$330,000	3/21/2024	-4.35%
 <p>50 Active *New, Active: 1/26/2024 <i>MLS ID: 20520212</i></p> <p>8341 Emerald Cir</p> <p>Nestled between 2 fantastic city parks! Just minutes from NRH20! New Paint & carpet! Foundation work DONE with the All Clear! Beautifully updated throughout, not missing the HUGE covered rear patio that is absolutely perfect for entertaining & enjoying the gorgeous back yard with plenty of space! Primary Bed downstairs with spacious closet, shower, double sinks. Formal Dining Room, eat in updated Kitchen with tons of bonus upgrades! (Toe Kick Drawers for extra storage, pantry cupboard pullouts, built in spice racks & more!) Living Room with stunning atrium ceiling = flooded with light, bonus half bath downstairs & Laundry entry to garage. Upstairs 2nd living or games room, 3 beds with large closets & full bathroom - all upgraded, soaker tub, bidet - beautifully finished. Easy attic access with extra storage space above the garage! This home has been extremely well maintained!</p> <p><i>Listing Courtesy of LPT Realty, LLC</i></p>	Single Family	4/3	2,441 sq ft	1/26/2024	\$550,000	\$500,000	3/30/2024	-9.09%



Pending: 43

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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1  Pending • Pending as of 4/9/2024 MLS ID: 20573603

8708 Montrose Dr Single Family 4/5 3,661 sq ft 10,802 3/29/2024 \$1,029,000 4/9/2024 \$281

Stunning Brand new 2 story house. This luxurious modern construction home is the perfect blend of style and comfort. FULLY LOADED WITH UPGRADES Features an open floor plan 4 bedrooms, 4.5 bathrooms, office, dining, game room and 2-story high living room. The kitchen boasts big island quartz counters, custom cabinets, stainless appliances, Prep kitchen with range and pantry. Custom premium wood floor on the first floor. Spacious master suite with sitting area, walk-in shower, separate vanities, huge closet & standalone tub. Close to the entertainment and shopping area. KELLER ISD

Listing Courtesy of JPAR Dallas







2  Pending • Pending as of 4/8/2024 MLS ID: 20568271

3717 Sheridan Ct Single Family 3/3 1,907 sq ft 15,333 3/22/2024 \$375,000 4/8/2024 \$197





Nestled in a tranquil neighborhood, this darling Tudor style home has been completely renovated and updated! As you step inside, you'll immediately notice the natural light that floods the open floor plan. The brand new kitchen with an island boasts stainless steel appliances, gas range and a breakfast nook area that opens up to the great room with vaulted ceilings and an updated fireplace. The primary bedroom is on the first floor and features a gorgeous en-suite with dual sinks and a custom shower. The large secondary bedrooms have ample closet space and newly installed carpet. New Laundry Room and a new powder bathroom downstairs! The brand new deck looks out to the tree covered yard and offers a peaceful retreat, ideal for outdoor activities or simply enjoying nature's beauty. This home is not just a place to reside; it's a harmonious blend of comfort, functionality, and style, ready to accommodate your lifestyle needs with ease.

Listing Courtesy of Allie Beth Allman & Assoc.









Pending: 43 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>3 Pending *Pending as of 4/8/2024 <i>MLS ID: 20549404</i></p> <p>7105 Chimney Creek Dr</p> <p>Single Family 4/4 3,425 sq ft 9,060 3/1/2024 \$650,000 4/8/2024 \$190</p> <p>Cameron Classic Custom home with 4 bedrooms, 3.1 baths and a 5th flex room. Hand scraped wood flooring throughout the entry, dining areas and living room. A built in media cabinet, crown molding, tall ceilings and a stone fire place complete the open living area. Your dream kitchen has granite counter tops, stainless steel appliances, dark cabinets and a walk in pantry with a custom door. Great size bedrooms all with walk in closets. Master has an en-suite bathroom with a walk in shower, jetted tub and a huge closet with built in shelves and drawers. Upstairs you will find a large game room and media room tucked away behind double doors. Projector, screen and some speakers stay. Recliner chairs are negotiable. The 4th bedroom and 3rd full bath upstairs make this the perfect kid space. Good size fenced in back yard with a large covered patio. Home has a 3 car side entry garage.</p> <p><i>Listing Courtesy of Simply Smart Realty</i></p>								
 <p>4 Pending *Pending as of 4/8/2024 <i>MLS ID: 20568808</i></p> <p>8013 Seville Dr</p> <p>Single Family 4/3 3,751 sq ft 11,238 3/23/2024 \$724,000 4/8/2024 \$193</p> <p>This home is a retreat in the heart of NRH! Designed for entertaining with an open concept kitchen and living room that overlooks a sparkling saltwater pool with 3 water features or relax in the Wellis hot tub that seat 6 and has 80 jets. The perfect place to spend your Texas summer. The kitchen features quartzite countertops and butlers area. Off the kitchen is a perfect mother-in-law or guest suite with a murphy bed. Upstairs boasts an oversized gameroom neighboring a suite of 2 bedrooms, built-in study or gaming area, and private bathroom. Nest thermostat, insulated garage doors, gas line on patio for grilling, 2023 new roof, gutters and gutter guards, backyard landscape lighting on timer, outdoor pool area speakers, above ground garden..this home has it all! Bonus: Garage tool and storage system(no tools) conveys. *Choose your school district* This home is zoned for either KISD or BISD, you pick! This home is a dream and it won't last long. Steps away from John Barfield Trail.</p> <p><i>Listing Courtesy of C21 Fine Homes Judge Fite</i></p>								
 <p>5 Pending *Pending as of 4/7/2024 <i>MLS ID: 20565335</i></p> <p>7725 Silverleaf Dr</p> <p>Single Family 4/4 4,335 sq ft 10,367 3/19/2024 \$865,000 4/7/2024 \$200</p> <p>Nestled on a prestigious corner lot, this stunning property boasts elegance at every turn. As you approach, a stately brick fence envelops the residence, offering both privacy and curb appeal with mature landscaping and elegant spires. Step inside to discover a symphony of custom ceiling features, including a wedding cake ceiling, barrel vault ceiling, coffered ceiling, and a vaulted ceiling, each adding a touch of architectural splendor to the home. Entertain with ease in the grandeur of a true chef's kitchen, complete with commercial-grade appliances and a convenient wet bar, while guests mingle in the opulent living spaces adorned with plantation shutters, custom dentil molding, and three inviting fireplaces. Unwind in comfort within the expansive master suite, offering a tranquil retreat from the world. Additional amenities include an elevator, two walk-in attics, solid core doors, utility room with a sink, and a large walk-in pantry with second fridge and custom cabinetry.</p> <p><i>Listing Courtesy of Compass RE Texas, LLC</i></p>								
 <p>6 Pending *Pending as of 11/27/2023 <i>MLS ID: 20425278</i></p> <p>4564 Ward St</p> <p>Single Family 3/3 1,653 sq ft 1,306 9/6/2023 \$399,000 11/27/2023 \$241</p> <p>MLS# 20425278 - Built by Ashton Woods Homes - Ready Now! ~ New home in North Richland Hills mins to DFW Airport, 15 miles to Ft Worth, near TX-183, loop 820 I35W, I30 & hospital district. ACME brick, covered front porch, 10ft ceilings, 8ft doors, corner lot home. Inside: Timeless collection. Kitchen: solid surface countertops, ceramic tile backsplash, moen faucets, undermount sink, pendant lights, 42in cabinets, Energy Star Whirlpool stainless steel appliances, built-in microwave & oven, dishwasher, gas cooktop, eat-in island, large pantry. Primary suite ceramic tile shower glass enclosure, ceramic tile flooring, 2 vanity sinks, towel bars, moen faucets, ceiling fan & walk in closet. Upgrades: 10ft ceilings, 8ft doors, Ring doorbell, full sprinkler system, fully landscaped, Smart home, metal stair railing, ceramic tile flooring in baths & utility, LED disc lighting, garage door opener, smart thermostat, gutters, upgraded 8ft front door!!</p> <p><i>Listing Courtesy of HomesUSA.com</i></p>								









Pending: 43 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	7	🕒 Pending	*Pending as of 4/1/2024 MLS ID: 20556985					
6537 Iron Horse Blvd	Condo/Townhouse/Apt.	3/3	1,867 sq ft	2,482	3/18/2024	\$350,000	4/1/2024	\$187
<p>Absolutely stunning CB Jeni townhome! This home is perfect for anyone wanting a luxury home with an easy, low-maintenance lifestyle. Great entertaining space in this designer inspired home! You have to see this open floorplan with a pocket office downstairs. Massive kitchen island in the spacious downstairs kitchen with custom cabinets and stainless steel appliances! The walk-in closets and large rooms throughout the home make the most out of the space. Wait till you see all the storage space, talk about every inch utilized! This home has been barely lived in and is an absolute show stopper! *Seller reviewing all offers Sunday March 24th*</p> <p style="text-align: right;"><i>Listing Courtesy of JR Realty</i></p>								
	8	🕒 Pending	*Pending as of 4/3/2024 MLS ID: 20567749					
7929 Forest Lakes Dr	Single Family	5/5	4,293 sq ft	9,539	3/22/2024	\$858,500	4/3/2024	\$200
<p>Welcome to the exquisite 4,293 sq ft North Richland Hills home boasting 5 bedrooms and 4.5 baths across two levels, and a 3-car garage. Enjoy peace of mind with a lifetime foundation warranty. Step into the grand, 20 ft ceiling foyer that ushers you into the elegant space. The main level features a master suite, additional bedroom with full bathroom, dining area, office, and expanded kitchen appointed with smart appliances and granite countertops. Gorgeous hardwood floors add warmth throughout the common areas. Upstairs you'll find 3 more bedrooms, 2 bathrooms, a family room, and a theater room wired for surround system and projector. Prewired security & pest control systems. Nearby community amenities like trails, fitness center, and waterpark access promote outdoor adventure and family fun. With transit access, excellent schools, close proximity to shopping and dining, this home presents a rare opportunity. OWNER FINANCE AVAILABLE</p> <p style="text-align: right;"><i>Listing Courtesy of HomeSmart</i></p>								
	9	🕒 Pending	*Pending as of 3/11/2024 MLS ID: 20373608					
8924 Myranda Ct	Single Family	4/5	3,723 sq ft	11,020	7/6/2023	\$774,900	3/11/2024	\$208
<p>Beautiful custom home, fabulous open floorplan, brick exterior, cedar garage doors & low maintenance yard in NRH near schools & parks. Home offers hardwood floors, custom built-ins and 3,723 sqft of living space with 4 split bedrooms, 3 full & 2 half baths and an oversized 3 car garage. Designer lights & chandelier, great countertops, spacious rooms, abundant storage & tall ceilings. Private primary suite, ensuite bath, separate shower, soaking tub, lrg WI closet & dbl vanity. Kitchen has peninsula island, SS appl, KitchenAid 5 burner gas cooktop, convection oven, extensive cabinetry, great storage. Family room has gas fireplace, cabinetry & window wall. 1st floor office with BI desk & French doors, guest bedroom, full & half bath, formal dining & utility. 2nd floor has gameroom, 2 bedrooms, shared Jack & Jill bath, half bath & attic access. Students attend Birdville ISD schools & Walker Creek Elem. Enjoy nearby NRH Library, Rec Center, NRH20 waterpark, walking trails, grocery & parks!</p> <p style="text-align: right;"><i>Listing Courtesy of Randy White Real Estate Svcs</i></p>								
	10	🕒 Pending	*Pending as of 3/14/2024 MLS ID: 20554036					
6928 Finch Dr	Single Family	3/3	2,367 sq ft	5,619	3/7/2024	\$475,000	3/14/2024	\$201
<p>Multiple Offers! Best & Final Offer by 11:30 am Monday March 11th. Impressive well-maintained 1.5-story home! All rooms are downstairs except the upstairs living area with a full bathroom. Move-in ready with upgrades galore: shutters, hand-scraped wood floors, granite countertops, GAS cooktop, large island, and pantry. Open floor plan! The family room has a beautiful rock fireplace! Spacious kitchen stainless steel appliances & French door KitchenAid refrigerator. Oversized primary bedroom with ensuite. Walk-in shower & huge closet! Mudroom, room for the freezer in the utility room, floored attic, covered patio with fireplace & TV. This home also offers a whole-house generator. Energy features include foam insulation, Low E Vinyl Windows, & high-efficiency HVAC. The HOA fees cover front yard & common area maintenance. This home backs up to a greenbelt owned by Graham Ranch Homeowners Assoc. Looking for a newer home & move-in ready, this is for you!</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX Trinity</i></p>								









Pending: 43 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	11  Pending	*Pending as of 3/28/2024 MLS ID: 20561177						
3945 Glenwyck Dr	Single Family	3/2	1,897 sq ft	5,488	3/14/2024	\$350,000	3/28/2024	\$185
<p>Offer deadline Monday, March 25th 6 PM. Beautiful one-story in the heart of NRH. This meticulously maintained home offers flexible use of the sunporch gameroom or second office, whatever your families' needs are. Highlights include a light, bright & spacious living area with fireplace, open kitchen with stainless steel appliances, corian countertops & eat-in kitchen, luxurious master suite, and serene outdoor oasis with covered patio and ample yard. Updates include: New AC unit, new hot water heater, resurfaced driveway, new LED light fixtures & ceiling fans, custom painted cabinets & hardware, new Primary bath hardware, new guest bath vanity, new back fence & front gates, new patio pavers, new back porch screen door, and full interior & exterior painting. Conveniently located near top-rated schools, parks, and dining options, this home provides suburban tranquility with urban convenience. Includes a lifetime, transferable foundation warranty. 3rd bdrm being used as office</p> <p><i>Listing Courtesy of Keller Williams Realty-FM</i></p>								
	12  Pending	*Pending as of 4/3/2024 MLS ID: 20562027						
7237 Timberidge Dr	Single Family	4/3	2,134 sq ft	9,016	3/15/2024	\$395,000	4/3/2024	\$185
<p>Welcome to your new entertaining oasis at this incredible home which is a delight for those who love to host and have a good time! Step inside and be greeted by a beautifully updated kitchen featuring a sleek European cabinets, gas range, custom tile backsplash and quartz counters making it a chef's dream. The open layout seamlessly flows into the living areas with recent LVP wood flooring, creating the perfect space for mingling and creating memories. When it's time to take the party outside, you'll be thrilled to find a sparkling pool that's just waiting for your next poolside gathering. The spacious yard adds to the fun, offering plenty of room for outdoor games and enjoyment in addition to the stone fire pit. As the day winds down, retreat to the comfortable 4 bedrooms for a well-deserved rest. The primary bedroom boasts its own en-suite bathroom, providing a private get away within your home. Don't miss out on this opportunity to make this fun-filled haven your own!</p> <p><i>Listing Courtesy of Compass RE Texas, LLC.</i></p>								
	13  Pending	*Pending as of 3/19/2024 MLS ID: 20375113						
7608 Bogart Dr	Single Family	4/2	1,540 sq ft	8,058	7/7/2023	\$284,900	3/19/2024	\$185
<p>Completely remodeled brick home offering 4 beds, 2 baths with a fenced in backyard and covered patio. New flooring paint cabinet doors and updated bathrooms make this move-in ready home. House has a brand new roof in 2024.</p> <p><i>Listing Courtesy of Continental Real Estate Group</i></p>								
	14  Pending	*Pending as of 3/26/2024 MLS ID: 20530877						
7312 Deaver Dr	Single Family	4/3	2,595 sq ft	10,977	2/7/2024	\$415,800	3/26/2024	\$160
<p>Welcome home!! This beautiful one story North Richland Hills house , Remodelled by NJ HOME CONCEPTS 4 bedrooms and 3 full bathrooms 3 living rooms and a huge backyard with an amazing pool is waiting for you . Close to I 820 and 183 for easy commutes to mid-cities,Fortworth or Dallas. Walking distance to one of the Top Rated Fort Worth Christian school. The Kitchen is the heart of this home with high end cabinets , luxurious quartz countertops,designer backsplash and brand new appliances . The living room is warm and inviting with gas fire place , accent panel wall and built in shelving. The property has too many updates upgrades.updated electric lighting throughout the house,almost new plumbing. Utility room with sink and a lot of storage . Primary suite with beautiful view of the pool and the backyard,includes a walk-in closet and a bathroom with double vanity , standing shower boasting high end tiles,carara marble backsplash and glass door.</p> <p><i>Listing Courtesy of One2Three Realty</i></p>								






Pending: 43 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	15  Pending	*Pending as of 4/4/2024 MLS ID: 20538212						
6740 Driffield Cir E	Single Family	3/2	1,181 sq ft	6,316	2/16/2024	\$289,000	4/4/2024	\$245
<p>Great starter home or investment property. This well maintained property features many new updates & located in prestigious Birdville ISD. These updates include new granite countertops in the kitchen & both bathrooms with under mount sinks. New lighting & ceiling fans in all bedrooms. New chair height toilets installed in both bathrooms. New roof & gutters installed in 2024 with a 10 year workmanship warranty. Property features a covered backyard deck off the dining room that is 15'x14' ideal for entertaining guests. Laminate flooring throughout & tile in both bathrooms. Seller is offering \$3,000 concessions to buyer to purchase new appliances of their choosing. Ask your agent about first time home buyer assistance programs offering little or no down payment. Buyer to verify all information contained herein this listing.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
	16  Pending	*Pending as of 3/8/2024 MLS ID: 20534099						
7708 Driftwood Ct	Single Family	3/2	1,704 sq ft	8,015	2/14/2024	\$379,900	3/8/2024	\$223
<p>Charming 3-bed, 2-bath home featuring an inviting In-Ground Pool nestled on a serene Cul-de-Sac amidst towering trees. Enjoy the living area enhanced by a brick Wood-Burning Fireplace and wood flooring throughout the common areas. The kitchen comes complete with Stainless Steel Appliances, Granite Countertops, Breakfast Bar and is seamlessly connected to the living and breakfast rooms, where it is flooded with natural light from a Bay Window and French Doors. Indulge in formal dining under vaulted ceilings. Relax in the Primary Ensuite which offers Dual Sinks, Granite Countertops, Luxurious Garden Tub, Separate Shower, and Dual Walk-In Closets. Entertain on the pool deck, while enjoying the water feature! Located in the Desirable Birdville ISD. NO HOA. NEW HVAC.</p> <p><i>Listing Courtesy of OnDemand Realty</i></p>								
	17  Pending	*Pending as of 4/2/2024 MLS ID: 20559673						
8201 Fenwick Dr	Single Family	4/3	2,663 sq ft	10,802	3/21/2024	\$635,000	4/2/2024	\$238
<p>This home offers a perfect blend of comfort, style, and functionality. Nestled on a corner lot with the garage tucked at the back, this home provides ample space for all your needs. The spacious and inviting floor plan is perfect for both entertaining and everyday living. 2 living areas offer flexibility and versatility, allowing you to create the perfect space for relaxing with family or hosting guests. The heart of the home lies in the recently updated kitchen, a chef's dream, with a prof gas cooktop, granite island, and plenty of cabinets for all your storage needs. Gather around the cozy stone fp in the living area and enjoy quiet evenings with loved ones, or step outside to the lovely back patio and soak in the beauty of the outdoors. Split bdrms offer privacy and convenience, and plenty of space for family, guests, or home office. The primary suite, completely updated with a luxurious ensuite bath featuring modern finishes and fixtures offering a spa-like retreat. See docs for updates and upgrades</p> <p><i>Listing Courtesy of Keller Williams Realty-FM</i></p>								
	18  Pending	*Pending as of 4/1/2024 MLS ID: 20559121						
7029 Herman Jared Dr	Single Family	3/2	2,143 sq ft	7,492	3/13/2024	\$449,900	4/1/2024	\$210
<p>Beautifully updated single story home located in the heart of North Richland Hills. This home features an open concept floor plan with 2 living areas, 2 dining areas, and a spacious eat-in kitchen with plenty of counter space. The oversized primary bedroom is adjacent to a flex room that can be used as a home office, craft room, or additional bedroom. Updates include interior and exterior paint, a gorgeous custom iron front door, wood laminate flooring, renovated bathrooms, updated light fixtures, and added attic insulation. Additionally, the two car garage is equipped with a 220 watt outlet for your electric vehicle charger. Don't let this fantastic home pass you by! MULTIPLE OFFERS RECEIVED. OFFER DEADLINE MONDAY, MARCH 25, AT NOON.</p> <p><i>Listing Courtesy of Cunningham Classic Homes</i></p>								






Pending: 43 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	19  Pending	*Pending as of 3/20/2024 MLS ID: 20554959						
7220 Windhaven Rd	Single Family	3/2	1,441 sq ft	12,022	3/7/2024	\$350,000	3/20/2024	\$243
<p>Search the address in Youtube to see a real walkthrough video of this beautifully updated home features 3 beds, 2 baths, and an open layout that seamlessly blends the kitchen and living room. As you step inside, you'll be greeted by the warmth of natural light illuminating the freshly renovated home. All items listed have been recently updated or replaced within the past year: siding, HVAC system, flooring, windows, bathrooms, interior doors, roof, exterior and interior paint, ceiling fans, kitchen appliances, baseboards, and more! One of the highlights of this property, outside of all the updates, is the expansive backyard. The custom side gate provides easy access to the backyard that's spacious enough for a truck to drive through so no need to pay for boat or RV storage anymore. This large yard offers endless possibilities, one could build a shop and pool and still have room left over.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
	20  Pending	*Hud Owned, Pending as of 3/4/2024 MLS ID: 20498121						
4816 Colorado Blvd	Single Family	3/2	1,760 sq ft	8,886	12/23/2023	\$259,250	3/4/2024	\$147
<p>This home is located on a large corner lot in Birdville ISD with plenty of room for a growing family. It features two nice sized living areas complete with a wood burning fireplace. Three bedrooms, two baths, and a roomy kitchen area. Outside you will find plenty on space for entertaining. There is a storage shed in the backyard that can also be used as a workshop.</p> <p><i>Listing Courtesy of Showcase DFW Realty LLC</i></p>								
	21  Pending	*Pending as of 12/19/2023 MLS ID: 20488100						
4516 Cummings Dr	Single Family	3/2	1,411 sq ft	19,994	12/4/2023	\$364,900	12/19/2023	\$259
<p>Nestled in a quiet, serene neighborhood in North Richland Hills. The house is like new, kitchen has all new appliances, granite countertops, tile backslash. New on house roof, bathrooms, flooring, paint trim, doors and windows (windows low E). Electric water heater replaced with gas, main sewer line replaced to city drain. HVAC replaced interior and exterior. wood blinds and window treatments. Buired electrical supply line in backyard, replaced, new electrical, with transfer switch for generator. Patio cover, fence and RV gates. Installed wired camera system with 1 TB hard drive, and have motion activated lights and night vision, stays with the house. New gutters, rain collection barrel, work shop is about 425 sft spray foam insulation in work shop. Work shop has electrical, dust collections system, work benches and shelving, AC heat in work shop, roll up door and walk thru door. 65inch TV in living room to stays, everything was permitted with the city. Items in house for sale.</p> <p><i>Listing Courtesy of Pinkerton Properties</i></p>								
	22  Pending	*Pending as of 3/21/2024 MLS ID: 20482132						
6425 Dorchester Trl	Single Family	3/2	1,258 sq ft	3,746	11/27/2023	\$284,900	3/21/2024	\$226
<p>Take a look at this cute home with oversized lot!! It has been freshly painted inside and out giving it that new home look and feel!! It has a great open layout that has new LVP flooring throughout the main living areas and new carpet in all the bedrooms. The kitchen looks great with its new granite countertops, new stainless steel appliances that comes with a matching refrigerator. Other great features include new brush nickel light fixtures, full blinds, freshly paint cabinets and a new fence across the backyard. There is space for tons of summer fun in the backyard, big enough to add a pool!! So donât hesitate and schedule your showing today before it is gone!!</p> <p><i>Listing Courtesy of Offerpad Brokerage, LLC</i></p>								





Pending: 43 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>23 Pending *Pending as of 3/31/2024 <i>MLS ID: 20553184</i> 9112 Hialeah Cir N</p>	Single Family	3/2	2,178 sq ft	17,990	3/7/2024	\$470,000	3/31/2024	\$216
<p>BACK ON MARKET. Location, Location, Location! Welcome to 9112 Hialeah Circle N. This wonderful 3 bedroom 2 bath home is nestled in the heart of North Richland Hills. This quiet neighborhood and established community is ideal for effortless living. Enjoy gatherings in the generously sized living area or unwind on the covered patio. If storage or a shop is what you need, this home has you covered. The double wide gate leading to the backyard offers a Quonset Hut and plenty of space to pull in your boat or trailer. New sod laid in February is dormant but will return this spring. With its convenient location, this property offers easy access to major roadways, shopping centers, & dining venues. Don't miss out on the chance to make this your dream home! Birdville ISD!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
 <p>24 Pending *Pending as of 3/19/2024 <i>MLS ID: 20556339</i> 6709 Karen Dr</p>	Single Family	3/2	1,505 sq ft	10,018	3/8/2024	\$276,000	3/19/2024	\$183
<p>This home is just minutes from 820 and ideally located for access to anywhere in DFW and minutes from the airport. The 3 bedroom 2 bathroom house has 2 living areas, a large yard, covered patio and 2 storage buildings. The attached 2 car garage conveniently opens to the dining area and kitchen. The foundation was repaired in February 2024. Such a great house in a great location AND at a great price, it won't last long.</p> <p><i>Listing Courtesy of League Real Estate</i></p>								
 <p>25 Pending *Pending as of 3/30/2024 <i>MLS ID: 20518466</i> 6304 Sudbury Way</p>	Single Family	3/2	1,374 sq ft	7,013	1/23/2024	\$289,900	3/30/2024	\$211
<p>Move in Ready and beautiful 3 bedroom, 2 bath, 1 car garage home in the heart of North Richland Hills. Freshly painted, neutral flooring throughout, beautiful quartz countertops throughout, all in a wonderful neighborhood. Transferable lifetime foundation warranty available.</p> <p><i>Listing Courtesy of Semper Management, LLC.</i></p>								
 <p>26 Pending *Pending as of 4/4/2024 <i>MLS ID: 20511544</i> 7921 Lynda Ln</p>	Single Family	4/2	1,877 sq ft	8,319	1/12/2024	\$375,000	4/4/2024	\$200
<p>Wonderfully renovated home in the award-winning Birdville ISD featuring wood-look flooring, renovated kitchen and bathrooms, and large pool ready for spring time! Great location backing up to Norich Park, short drive up 26 to all the nice restaurants and shopping, and easy access to 820 and 121 to get across the DFW metroplex. Brand new pool liner, granite countertops, stainless steel appliances, fresh paint, and newer windows make this move-in ready home ideal for entertaining or for the whole family to spread out! DO NOT MISS THIS ONE</p> <p><i>Listing Courtesy of OnDemand Realty</i></p>								
 <p>27 Pending *Pending as of 3/21/2024 <i>MLS ID: 20550720</i> 5701 Tourist Dr</p>	Single Family	4/2	1,550 sq ft	14,374	3/5/2024	\$285,000	3/21/2024	\$184
<p>Nice 4 bedrooms 2 baths home with open concept granite counter tops, fresh paint new carpet, covered back porch, big back yard must see.</p> <p><i>Listing Courtesy of Ultima Real Estate</i></p>								











Pending: 43 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>28 Pending *Pending as of 3/24/2024 <i>MLS ID: 20521339</i></p> <p>7040 Buenos Aires Dr</p> <p>Updated and ready for move in! New tile, new carpet in the bedrooms, fresh paint, and much much more! Enjoy the seamless flow between the formal dining, living room, and kitchen providing an ideal space for daily living and entertaining. The living room features a wood burning fireplace with views of the backyard. Kitchen has cabinet space galore, oak cabinets, backsplash, cozy breakfast area, and breakfast bar. Three bedrooms providing good space and nice closets. Owners retreat boasts an attached ensuite bathroom featuring a jacuzzi tub, walk in shower, and double vanity. The backyard features a patio and storage shed.</p> <p><i>Listing Courtesy of Offerpad Brokerage, LLC</i></p>	Single Family	3/2	1,691 sq ft	7,666	1/29/2024	\$329,900	3/24/2024	\$195
 <p>29 Pending *Pending as of 3/22/2024 <i>MLS ID: 20501333</i></p> <p>5718 Crestwood Cir E</p> <p>Newly renovated with paint in and out, luxury vinyl planks flooring, granite counter tops in kitchen and baths, new appliances, plumbing fixtures and much more... Huge living room with cozy wood burning fire place and vaulted ceiling; all 3 bedrooms are good size. Master bath has his and her walk-in closets and separate vanities. Huge back yard with large open patio. Ceptaly located between Dallas, Fort Worth and Plano area with eazy access to freeways. Won't last long!</p> <p><i>Listing Courtesy of Realty International LLC</i></p>	Single Family	3/2	1,678 sq ft	11,194	12/28/2023	\$339,900	3/22/2024	\$203
 <p>30 Pending *Pending as of 4/4/2024 <i>MLS ID: 20550112</i></p> <p>7216 Lola Dr</p> <p>Great opportunity located in North Richland Hills. Location, Location!! Upon entry you have two spacious living rooms with luxury vinyl flooring. The main living room has a gorgeous wood burning fireplace. The kitchen and breakfast nook open up and is great for entertaining and watching sports and enjoying time off. All the bedrooms have plenty of space with matching flooring throughout. Laundry has lots of cabinet space for storage along with a dedicated hanging area for clothes. Great fenced in backyard with lots of grass for playing catch or bring your basket ball hoop. The shed in the backyard can be used to store tools or mowers or make it what you like. Tons of parking. Home is close to freeway's, malls and DFW airport. Location is key to this property.</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>	Single Family	3/2	1,801 sq ft	9,888	3/14/2024	\$299,000	4/4/2024	\$166
 <p>31 Pending *Pending as of 3/28/2024 <i>MLS ID: 20568413</i></p> <p>5455 Meadow Oak St</p> <p>Updated home in a well-established neighborhood. Fresh paint throughout the interior enhances the sense of cleanliness and brightness, giving the home a modern and inviting feel. Other features include new carpet in the bedrooms, new wood like LVP flooring in main areas, new lighting, new switches and outlets, new door hardware, new granite, and more! The formal dining has easy access to the kitchen. Kitchen boasts new granite, new electric cooktop, new dishwasher, new microwave, new faucet new sink, new garbage disposal, freshly painted cabinets. Living room has wood beams, built-in bookcase, and a brick fireplace. Ownerâs retreat is spacious with good closet space, new granite, new faucets, new sink, new toilet, freshly painted cabinets, and resurface bathtub. Main bath featuring new granite, new faucet, new sink, new toilet, resurface tub and freshly painted cabinets, new granite, new faucet, new sink, new toilet, resurface tub and surround, and freshly painted cabinets.</p> <p><i>Listing Courtesy of Offerpad Brokerage, LLC</i></p>	Single Family	4/2	1,598 sq ft	8,058	3/25/2024	\$329,900	3/28/2024	\$206
 <p>32 Pending *Pending as of 2/23/2024 <i>MLS ID: 20536843</i></p> <p>8217 O Brian Way</p> <p>Welcome to 8217 O'Brian Way! This highly demanded home is situated in a quiet subdivision in one of the best parts of North Richland Hills! This beautiful move in ready home has plenty of large windows that allow tons of natural light to grace the open floorplan! The home has many visual and out of sight upgrades, including upgraded counter tops, upgraded master bath, replaced roof, replaced windows, and much more! Entertainment is a must?! Plenty of shopping, dining, and entertainment nearby including a park directly across the street! So much more to see when you visit! Schedule your showing today!</p> <p><i>Listing Courtesy of The Whiting Group</i></p>	Single Family	3/2	1,283 sq ft	7,840	2/15/2024	\$284,900	2/23/2024	\$222



Pending: 43 (cont.)

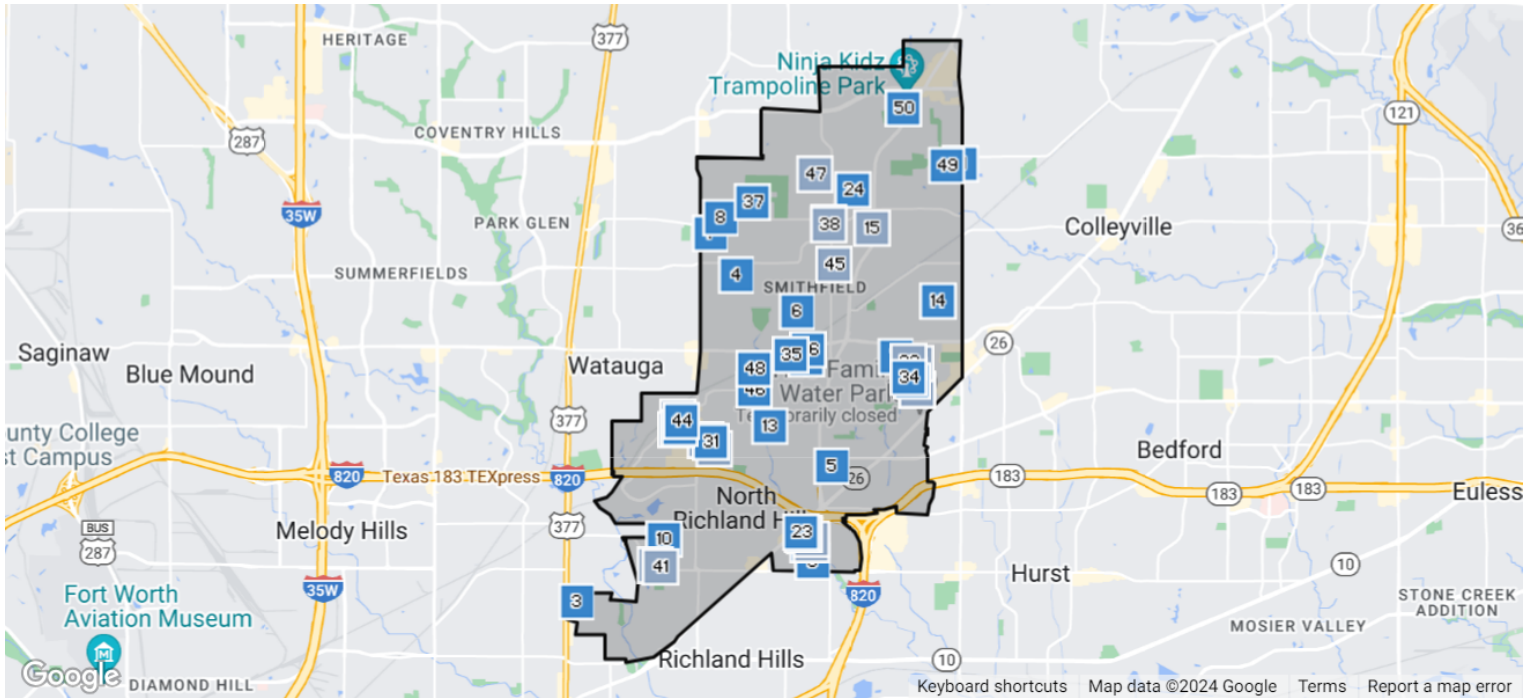
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	33 Pending *Pending as of 3/30/2024	MLS ID: 20570370						
7020 Sao Paulo Ct	Single Family	3/2	2,145 sq ft	14,418	3/27/2024	\$395,000	3/30/2024	\$184
<p>NO open house on Saturday Multiple offers Please have highest and best offer submitted. This home has the WOW Factor. Recently Professionally remodel to Primary and guest bathrooms and to the kitchen. Lots of room for family and friend gatherings. Living room with fireplace 2 eating areas 3 Split bedrooms and a nice sized flex room which makes a great movie room, game room, play room, or office. Wonderful large backyard with newer sprinkler system and 2 side areas with one a kids' play area with sand box and rubber mulch. Added bonus is new front sidewalk and street on the court. Quick access to shopping, schools and major highways. Buyer and agent to verify information</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
	34 Pending *Pending as of 3/30/2024	MLS ID: 20542235						
6705 Fair Meadows Dr	Single Family	3/2	1,562 sq ft	9,365	2/21/2024	\$315,000	3/30/2024	\$202
<p>Well kept home centrally located in North Richland Hills. This home has been very well maintained with foundation work completed (with transferable warranty) in 2022, all cast iron plumbing replaced, living areas have new vinyl plank flooring, roof replaced 2021, interior paint 2022, and one garage door replaced. Home has water softener and purifier system as well. LARGE backyard to boot!</p> <p><i>Listing Courtesy of eXp Realty, LLC</i></p>								
	35 Pending *Pending as of 3/26/2024	MLS ID: 20529755						
6821 Fair Meadows Dr	Single Family	4/2	2,005 sq ft	9,975	2/8/2024	\$395,000	3/26/2024	\$197
<p>Charming one-story home nestled on nearly a quarter of an acre surrounded by mature trees in the coveted Foster Village Community. Outback, you'll find a fabulous covered outdoor living area offering a stone fireplace with ample space for lounging, dining, and endless possibilities for entertainment and play in the expansive backyard. This home features a thoughtfully designed floorplan with 4 spacious bedrooms, 2 bathrooms adorned with granite countertops and tiled showers, a designated office, and a versatile flex room that would make a great gym or second dining area. The kitchen boasts granite counter tops, and a double oven, while the living room showcases vaulted ceilings and a beautiful stone fireplace. Ideal location in proximity to many dining and shopping options, and the convenience of DFW airport, just a short drive away.</p> <p><i>Listing Courtesy of The Wall Team Realty Assoc</i></p>								
	36 Pending *Pending as of 10/25/2023	MLS ID: 20441340						
6829 Inwood Dr	Single Family	4/2	2,436 sq ft	9,452	9/28/2023	\$439,900	10/25/2023	\$181
<p>Beautiful large ranch style home in well-maintained area of North Richland Hills. Priced to sell with four generously sized bedrooms, two baths, two family rooms and two dining areas. Updated kitchen with freshly painted cabinets, granite countertops and stainless steel appliances. Double-sided wood-burning fireplace makes both living areas cozy and inviting. Updated lighting fixtures and wood and tile flooring throughout the home (no carpet)! Large backyard with oversized patio, lush St. Augustine grass, and TV mount for outdoor entertainment and gatherings. Convenient to both Fort Worth and Dallas. Motivated Seller. Bring all offers!</p> <p><i>Listing Courtesy of Better Homes & Gardens, Winans</i></p>								

Pending: 43 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	37  Pending	*Pending as of 3/23/2024 MLS ID: 20540712						
8308 Regency Dr	Single Family	4/4	3,206 sq ft	9,016	2/20/2024	\$669,000	3/23/2024	\$209
<p>Welcome home this this beautiful 4 bed, 3.5 bath charmer in Keller ISD! The open floor plan is great for entertaining. Cozy up in front of the living room fireplace. The kitchen is a chef's dream with gas cooktop, large center island and walk-in pantry. The separated primary suite features a seating area illuminated by natural light streaming through the large windows and a spa-like en suite bath with a huge tub, walk-in shower and double sinks. Don't miss all the storage in the master closet. Upstairs is a spacious game room with a full wet bar and half bath. Upgrades include hand scraped wood floors, crown moldings, and granite countertops. Outside entertaining is a joy under the covered patio with room for seating and dining areas. Easy access to the park, playground, scenic John Barfield Trail, shopping, and dining. A definite MUST SEE!!!</p> <p><i>Listing Courtesy of Ebby Halliday, REALTORS</i></p>								
	38  Pending	*Pending as of 3/22/2024 MLS ID: 20337655						
8933 Grand Ave	Condo/Townhouse/Apt. 3/3		2,387 sq ft	-	5/24/2023	\$439,990	3/22/2024	\$184
<p>Beautiful two story, low maintenance Townhome in North Richland Hills- Hometown. Home boast 3 beds and 2.5 baths with primary bedroom on bottom floor. Home comes with very tasteful upgrades. Enjoy the walkable Community with Features and Amenities which include a pond, lots of lush greenspace. Convenient drive to DWF airport, shopping and dining. Home is in the Birdville ISD. *Days on market is based on start of construction.* *Expected completion early 2024</p> <p><i>Listing Courtesy of RE/MAX DFW Associates</i></p>								
	39  Pending	*Pending as of 1/19/2024 MLS ID: 20337158						
8937 Grand Ave	Condo/Townhouse/Apt. 3/3		1,882 sq ft	-	5/24/2023	\$374,990	1/19/2024	\$199
<p>Live in the beautiful masterplan community of Hometown. The Dogwood floor plan features a stunning two story foyer, first floor flex room, or guest bedroom just add an armoire plus open concept great room with fireplace, kitchen with large breakfast room with French doors to the covered patio, mud room leading to two car garage. The main floor has 10 ft ceilings with 8 ft interior doors. Spacious office or future 3rd bedroom by adding a closet. This chef's kitchen has gas cooking with vent hood, walk in pantry and a large island for entertaining. The upper level features two spacious bedrooms, both with en suites. Upstairs Laundry room. *Days on market is based on start of construction* *Estimated completion early 2024</p> <p><i>Listing Courtesy of RE/MAX DFW Associates</i></p>								
	40  Pending	*Pending as of 1/19/2024 MLS ID: 20337694						
8953 Grand Ave	Condo/Townhouse/Apt. 3/3		1,882 sq ft	-	5/24/2023	\$399,990	1/19/2024	\$213
<p>Beautiful two story, low maintenance Townhome in North Richland Hills- Hometown. Home boast spacious primary bedroom upstairs. 3 beds and 2 baths upstairs. Study, guest bedroom, flex room downstairs. Enjoy the designer flooring, countertops and cabinets, in the this amazing live large townhome. Enjoy the walkable Community with Features and Amenities which include a pond, lots of lush greenspace. Convenient drive to DWF airport, shopping and dining. Home is in the Birdville ISD. *Days on market is based on start of construction.* *Expected completion early 2024</p> <p><i>Listing Courtesy of RE/MAX DFW Associates</i></p>								
	41  Pending	*Pending as of 2/6/2024 MLS ID: 20443438						
6249 Parker Blvd	Condo/Townhouse/Apt. 3/3		2,031 sq ft	-	9/29/2023	\$431,836	2/6/2024	\$213
<p>Beautiful two story, low maintenance Townhome in North Richland Hills- Hometown. Home boast 3 beds and 2.5 baths with spacious primary bedroom Flexible study or bedroom, add armoire or closet for guest on main floor Home comes with very tasteful upgrades. Enjoy the walkable Community with Features and Amenities which include a pond, lots of lush greenspace. Convenient drive to DWF airport, shopping and dining. Home is in the Birdville ISD. *Days on market is based on start of construction.* *Expected completion date November 2024*</p> <p><i>Listing Courtesy of RE/MAX DFW Associates</i></p>								

Pending: 43 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>42 Pending *Pending as of 3/26/2024 <i>MLS ID: 20515303</i> 7305 Smithfield Rd</p>	Single Family	4/4	2,853 sq ft	12,501	1/18/2024	\$759,000	3/26/2024	\$266
<p>Beautiful new single-story custom home with designer finishes and great attention to energy efficiency. This home has 4 spacious bedrooms with walk in closets and 4 full baths. Boasts soaring ceilings and walls of windows throughout. The feature wall in the primary suite shows the meticulous attention to detail. Gas linear fireplace, cedar mantle and beams, and stone surround makes the great room warm and inviting and perfect for entertaining. Gorgeous 4in white oak wood floors, abundant storage, open living, large walk-in pantry, and a convenient location. You'll love the easy flow of open living and a kitchen that promises to be a chef's delight. The kitchen includes painted custom cabinetry, oversized island, lots of counter space and storage as well as stainless steel appliances and quartz countertops. Enjoy morning coffee or evening relaxation on the covered patio. This home is a must see!</p> <p style="text-align: center;"><i>Listing Courtesy of League Real Estate</i></p>								
 <p>43 Pending *Pending as of 2/8/2024 <i>MLS ID: 20517165</i> 8700 Whitestone Rd</p>	Single Family	4/3	2,937 sq ft	9,539	1/23/2024	\$835,000	2/8/2024	\$284
<p>Excellent Keller ISD!!! Elegantly designed with richness & sophistication. Open floor concept with custom wood cabinets in kitchen, bath & utility rooms & luxury white Calcutta quartz countertops. Stainless appliances & beautiful hardware throughout. Stunning curb appeal & breathtaking upon entry with custom cedar accented ceilings in living room, dining room & primary bedroom. Just minutes from Target, movies & local restaurants. This property will be move-in ready by March 1st 2024.</p> <p style="text-align: center;"><i>Listing Courtesy of JPAR Southlake</i></p>								



Closed: 50

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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1 Closed • Sold Date: 1/23/2024, MLS Listing 20492578: 12/11/2023 MLS ID: 20492578

6725 Greenacres Dr Single Family 3/2 1,567 sq ft 9,365 1977 1/23/2024 \$339,800 \$217

This 3 bedroom, 2 bath home has been fully renovated and is ready for it's new family! It offers a split floor plan with guest bedrooms on one side and the primary on the other. Updates include new roof, interior and exterior paint, flooring throughout, light fixtures, and beautifully redesigned kitchen and bathrooms! Those who love to cook will fall in love with the granite counter tops, subway tile back splash, new stainless steel appliances, and abundance of storage in the kitchen. Bay windows frame the dining area bringing in plenty of natural light and offering views of the front yard. The primary bathroom boasts an absolutely massive shower, double granite vanity, and walk in closet! The back yard is extremely spacious and fenced for privacy with mature trees and established grass making it ideal for children and pets to play. Located just minutes from hwy 820 and 377, making travel a breeze! Welcome home to all things cozy and beautiful!

Courtesy of Blanks Realty








2 Closed • Sold Date: 4/4/2024, MLS Listing 20449343: 10/6/2023 MLS ID: 20449343

4213 Watson Way Single Family 4/4 2,412 sq ft 435 2023 4/4/2024 \$476,650 \$198





MLS# 20449343 - Built by Ashton Woods Homes - Ready Now! ~ New home 15 miles N. to downtown Ft. Worth. Mins to loop I-820, I-35W, SRT 121 & I-30. ACME brick & wood window shutters. Exterior w. 8ft doors, 10ft ceilings, 1st floor bedroom, walk-in closet, & full bathroom. Kitchen offers eat-in bar top island, Energy Star Whirlpool stainless steel gas appliances, large pantry, dishwasher, built-in microwave, oven, ceramic tile backsplash, arbor matte black kitchen faucet, 42-inch shaker cabinets, waste basket, pendant lighting, silestone countertops. Primary Suite ceramic tile shower with frameless glass enclosure, ceramic tile flooring, Moen faucets, 2 sink vanity, lighting & towel bars & walk in closet. Smart home, Ring doorbell, landscaping package, upgraded flooring, landscaping, gutters, sprinkler system, metal stair railing, dual pane windows, energy efficient hvac, ceramic tile tub shower surrounds, ceramic tile flooring in baths & utility..

Courtesy of HomesUSA.com

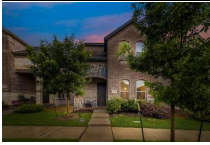



Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>3 Closed • Sold Date: 3/19/2024, Public Record MLS ID: – 3785 N Hills Dr –</p>	Single Family	3/2	1,175 sq ft	10,398	1956	3/19/2024	–	\$224
 <p>4 Closed • Sold Date: 3/13/2024, MLS Listing 20527312: 2/3/2024 MLS ID: 20527312 6900 Chisholm Trl</p>	Single Family	4/4	3,567 sq ft	9,147	2013	3/13/2024	\$675,000	\$189
<p>Rare offering in coveted Graham Ranch just minutes from DFW Airport and Downtown Fort Worth. This upscale neighborhood is home to upwardly mobile professionals seeking close proximity to retail, dining and airlines. Elevated finishes and amenities include hardwood floors, sweeping staircase, a private media room, and an upstairs flex room! 4-3-1-3 and 3567 SF of perfectly designed living spaces. Walls of windows, soaring ceilings and a grand fireplace define the Great Room. Gourmet kitchen promises to be the chef's delight and the gathering place for guests. Four beds downstairs, including owner's suite. Three-car garage is a real treasure. Enjoy morning coffee or evening conversation on the peaceful covered patio with lush landscaping. Neighborhood sidewalks for leisurely strolls. Complete with HOME GENERATOR. Conveniently located in the heart of DFW Metroplex. See Documents for list of updates and amenities. This meticulously maintained home is a MUST SEE! <i>Courtesy of Briggs Freeman Sotheby's Int'l</i></p>								
 <p>5 Closed • Sold Date: 3/14/2024, MLS Listing 20506327: 1/5/2024 MLS ID: 20506327 7832 Clark St</p>	Single Family	3/2	1,706 sq ft	9,134	1966	3/14/2024	\$291,000	\$171
<p>Come see this wonderful home located in NRH. This home boasts 3 bedrooms a study or office space, 2 restrooms and a 2-car garage. Kitchen has been updated with quartz countertops, painted cabinets and new appliances. Updates include Luxury Vinyl Plank throughout, updated restrooms, new fixtures and fresh paint. Sunroom has been included as a new addition which could be used as a dining area or office with great outdoor lighting. Don't miss out on this great opportunity. Conveniently located with close proximity to multiple highways 820 and 183. <i>Courtesy of Fathom Realty LLC</i></p>								
 <p>6 Closed • Sold Date: 3/18/2024, MLS Listing 20461289: 10/23/2023 MLS ID: 20461289 7601 Jamie Renee Ln</p>	Single Family	3/2	1,493 sq ft	9,234	1985	3/18/2024	\$410,000	\$275
<p>Wanting to have your own private oasis this summer? Look no further, this home has it ALL!! Great location, fully remodeled and a swimming pool! Everything you need right here in the award winning Birdville ISD. To name a few..10 foot tray ceilings, light, bright and open family room, bay window, large master suite. Completely redone. <i>Courtesy of JPAR Fort Worth</i></p>								
 <p>7 Closed • Sold Date: 3/18/2024, MLS Listing 20481640: 11/22/2023 MLS ID: 20481640 6137 Marquita Mews</p>	Single Family	4/4	2,710 sq ft	5,052	2020	3/18/2024	\$650,000	\$240
<p>Welcome to your dream waterfront retreat in the heart of HomeTown! This stunning 4-bedroom 4-bathroom home seamlessly blends elegance with the tranquility of waterfront living. Front porch sitting at its finest. You are greeted with a charming sitting room that provides a cozy retreat & serene water views. The heart of this home lies in its wonderful kitchen, featuring a large island, ample cabinet space, & modern appliances. The adjacent family room and dining area set the stage for memorable meals and gatherings. The second floor hosts a peaceful primary suite and its spa-like bath, two secondary ensuite bedrooms, game room and a stylish, functional laundry room. For added convenience, a guest bedroom and bath are located on the ground floor, providing a private retreat. Step outside to the cozy covered back patio. With the added bonus of a corner lot, this home boasts an oversized backyard. Walk, jog or bike your way around this extraordinary community and enjoy all it has to offer. <i>Courtesy of Century 21 Mike Bowman, Inc.</i></p>								





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>8 Closed • Sold Date: 3/15/2024, MLS Listing 20530735: 2/9/2024 MLS ID: 20530735</p> <p>6752 Ridgewood Dr</p>	Single Family	3/2	1,805 sq ft	11,761	1985	3/15/2024	\$419,000	\$232
<p>Welcome to this charming corner lot home in North Richland Hills, TX!! Step inside to be greeted by the formal dining room, perfect for family gatherings. The kitchen features new granite countertops, an electric range, a pantry, and transitions into the cozy breakfast nook. The spacious living room is open to the dining room and offers a stunning floor to ceiling wood burning fireplace. The full utility room offers built-in cabinets and a second sink. Relax in the primary suite that boasts a walk-in shower, a heated and jetted soaking tub, granite counters, and his & hers walk-in closets. Two more bedrooms each offer their own walk-in closet, perfect for any extra storage needs! Soak up the sun in the large private backyard featuring a covered patio, your own private pool, RV or Boat parking, and an outdoor heated and cooled office. Located in the esteemed Birdville ISD with an abundance of shopping, dining, and entertainment throughout the surrounding areas. DON'T WAIT, CALL TODAY!!</p> <p><i>Courtesy of M&D Real Estate</i></p>								
 <p>9 Closed • Sold Date: 4/5/2024, MLS Listing 20487068: 12/1/2023 MLS ID: 20487068</p> <p>4205 Watson Way</p>	Single Family	3/4	2,635 sq ft	435	2023	4/5/2024	\$490,000	\$186
<p>MLS# 20487068 - Built by Ashton Woods Homes - February completion! ~ New home 15 miles N. to downtown Ft. Worth. Mins to loop I-820, I-35W, SRT 121 & I-30. ACME brick & . Exterior w. 8ft doors, 10 ft ceilings, flex room 1st & 2nd floor, & powder bathroom. Kitchen offers eat-in bar top island, Energy Star Whirlpool stainless steel gas appliances, large pantry, dishwasher, built-in microwave, oven, ceramic tile backsplash, arbor spot resistant stainless kitchen faucet, 42-inch shaker cabinets, waste basket, pendant lighting, siltstone countertops. Primary Suite ceramic tile shower with, ceramic tile flooring, Moen faucets, 2 sink vanity, lighting & towel bars & walk in closet. Smart home, Ring doorbell, landscaping package, upgraded flooring, landscaping, gutters, sprinkler system, metal stair railing, dual pane windows, energy efficient havoc, ceramic tile tub shower surrounds, ceramic tile flooring in baths & utility!</p> <p><i>Courtesy of HomesUSA.com</i></p>								
 <p>10 Closed • Sold Date: 4/5/2024, MLS Listing 20478791: 11/16/2023 MLS ID: 20478791</p> <p>6505 Briley Dr</p>	Single Family	4/2	2,601 sq ft	12,501	1978	4/5/2024	\$320,000	\$123
<p>GREAT INVESTMENT PROPERTY! This home was purchased for investment and is ready for a new owner to complete the project. This 3 bedroom 2 bathroom property has so much potential to make this the home of your dreams. Detached 2 car garage and the backyard features a swimming pool with a covered porch. This home is ready for a new owner or investor to bring this house to its full potential! House is in distressed condition. Bring all offers!</p> <p><i>Courtesy of Allie Beth Allman & Assoc.</i></p>								
 <p>11 Closed • Sold Date: 4/5/2024, MLS Listing 20557860: 3/15/2024 MLS ID: 20557860</p> <p>7824 Sevenoaks Dr</p>	Single Family	4/4	3,057 sq ft	9,748	2016	4/5/2024	\$695,000	\$227
<p>Introducing 7824 Sevenoaks Drive, a distinguished 4-bedroom, 3.5-bathroom residence spanning 3,057 square feet on almost a quarter acre! This exquisite home embodies a timeless sophistication, offering an unparalleled blend of luxury, comfort, and architectural finesse. Nestled in the heart of North Richland Hills, 7824 Sevenoaks Drive presents an idyllic retreat within a thriving community. From its enviable location, residents enjoy seamless access to a plethora of local conveniences, including esteemed schools, upscale shopping destinations, and an array of dining and entertainment options. The area's lush parks, recreational facilities, and cultural attractions further enrich the lifestyle, catering to the diverse pursuits of its discerning residents. Don't miss your chance to make this beauty yours! *The above ground pool is set to be removed and will be replaced with fresh sod.</p> <p><i>Courtesy of Compass RE Texas, LLC</i></p>								





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	12	Closed	* Sold Date: 4/8/2024, MLS Listing 20543025: 2/22/2024 MLS ID: 20543025					
7628 Regal Ln	Single Family	4/3	3,014 sq ft	3,963	2020	4/8/2024	\$525,000	\$174
<p>Welcome to your North Facing Home !! This home is located minutes away from Fort Worth Christian School .This 4 bedroom 3 full bath offers everything and more . This home has a great entertainment area that combines the family room, kitchen and dining room. In addition to wood flooring in the entertainment area, there is wood flooring in study, entry and mudroom. Kitchen features a large island ,large pantry, pendant lights, stainless gas cooktop and double ovens. First floor offers an office and great guest bedroom and bath. Upstairs you escape to very spacious primary suite which offers separate shower , large soaking tub and with very spacious primary closet . The other bedrooms are located on the other side of the home for quietness . The home has been upgraded with a water softener with an osmosis system as well. Don't take my word schedule a showing today to view this home today .Easy access to major freeways, shopping, dining, and entertainment.</p> <p><i>Courtesy of OnDemand Realty</i></p>								
	13	Closed	* Sold Date: 4/5/2024, MLS Listing 20557852: 3/11/2024 MLS ID: 20557852					
7305 Circle Dr	Single Family	3/2	2,200 sq ft	6,838	2001	4/5/2024	\$369,999	\$168
<p>This meticulously maintained one-story home is a rare find, offering convenience and comfort in every detail. Recently painted interiors create a bright and welcoming atmosphere throughout. The spacious kitchen features an abundance of cabinets, ample counter space, and a breakfast bar, flowing seamlessly into the living room with a beautiful fireplace and large windows overlooking the oversized backyard. Glass French doors lead to a versatile study, while the utility room boasts ample storage space. The master suite offers a recently replaced shower door, with two additional bedrooms on the opposite side of the home for added privacy. Located in the Birdville ISD and within walking distance to Richland High, this home offers convenient access to Hwy 820, grocery stores, shops, dining, and entertainment. Nearby parks, playgrounds, and amenities like the NRH Library, Rec Centre, and NRH2O Waterpark complete this desirable package.</p> <p><i>Courtesy of CLAY STAPP + CO</i></p>								
	14	Closed	* Sold Date: 3/20/2024, MLS Listing 20533100: 2/9/2024 MLS ID: 20533100					
9005 Cedar Bluffs Dr	Single Family	4/3	3,308 sq ft	12,196	2006	3/20/2024	\$680,000	\$206
<p>With a 3-CAR GARAGE, OFFICE, FLEX ROOM, & 2 STONE FIREPLACES IN THE BACKYARD SANCTUARY, welcome to this beautiful 4 bed, 3 bath Sterling Class Custom Home in the coveted Woodland Estates. On an almost .3 acre lot, this home shines w beautiful hardwood floors, soaring ceilings, & special touches. Main living room is anchored by a floor-to-ceiling stone fireplace w serene backyard retreat views. It seamlessly transitions to an inviting kitchen w sleek countertops, gas burner, & stainless steel double ovens for discerning foodies. Retire to 1st level primary suite overlooking the backyard with ensuite bathroom w dual sinks, walk in shower, soaking tub, & large walk in closet. W 2 other bedrooms on 1st level, use the 4th upstairs bedroom as a guest room & the flex space as an office, gym, or gameroom. During the winter, entertain guests under the covered patio or gather round the 2 fireplaces to roast s'mores. With easy highway access & close to shops and restaurants, see this gem today!</p> <p><i>Courtesy of Keller Williams Urban Dallas</i></p>								
	15	Closed	* Sold Date: 11/8/2023, MLS Listing 20424261: 9/7/2023 MLS ID: 20424261					
8321 Elm Ct	Single Family	3/2	1,887 sq ft	9,583	1971	11/8/2023	\$250,000	\$132
<p>Click the Virtual Tour link to view the 3D walkthrough. This AS-IS property is ready for new owners or investors. The expansive living area welcomes you with its vaulted ceiling, adorned with a dark ceiling beam that perfectly complements the dark colored backdoors. Entertaining is a breeze with direct access to the formal dining room, complete with an attached wet bar. This setup is tailor-made for hosting memorable gatherings. The kitchen boasts charming cabinetry that effortlessly combines dark cabinets with an eye-catching backsplash. The spacious primary bedroom is a retreat in itself, offering direct access to the back porch, and the lovely private ensuite adds an extra touch of luxury to your daily routine. Outside is a serene oasis where you'll find an enclosed back porch and a spacious deck area, perfect for al fresco dining, relaxation, or entertaining. Don't miss the opportunity to make it yours today!</p> <p><i>Courtesy of Orchard Brokerage, LLC</i></p>								

Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	16	Closed	* Sold Date: 2/27/2024, MLS Listing 20449956: 10/8/2023 MLS ID: 20449956					
4308 Henderson Ave	Single Family	3/4	2,367 sq ft	1,524	2023	2/27/2024	\$456,302	\$193
<p>City Point brings refined urban living with an inspiring mix of single-family & commercial space. Choose from a variety of urban homes, with unique Exterior Styles & floorplans. Bring out the best in your active lifestyle with a community trail system, amenity center, pool & open green spaces. The commercial aspect of the City Point brings the conveniences of town close to home with retail, restaurants & entertainment. City Point is minutes from the charms & world-class amenities of downtown Fort Worth. The Makena offers 3 bedrooms, 2 full baths, 2 half-baths, a 2-car garage & generous, well-balanced living space. The 1st floor contains the garage, a covered front courtyard, entryway & a large flex room that would make a perfect game room, office or bedroom. The main floor features the kitchen with island, dining room, powder room & living area with an electric fireplace. The upper floor balances a large owner's suite, two full bathrooms & bedrooms 2 & 3. Est Comp March 2024</p> <p><i>Courtesy of Fathom Realty, LLC</i></p>								
	17	Closed	* Sold Date: 12/14/2023, MLS Listing 20358215: 6/16/2023 MLS ID: 20358215					
4333 Union St	Condo/Townhouse/Apt.	3/3	1,985 sq ft	2,252	2023	12/14/2023	\$386,990	\$195
<p>CB JENI HOMES ZOE floor plan. Breathtaking townhome with 2 living areas! This beauty is a corner unit with stunning picture windows and natural light. Gourmet kitchen with huge island that overlooks the dining and living room--ideal for family gatherings and entertaining. This two-story home features quartz countertops, plush carpet, luxury vinyl floors, and an amazing bonus family area-- perfect as an office area or game room. Step into the spacious owner's suite featuring a large owner's closet and luxurious spa-like bathroom. Plus, the home is moments away from the planned community pool, restaurants, and shops. This is truly a must see!</p> <p><i>Courtesy of Colleen Frost Real Estate Serv</i></p>								
	18	Closed	* Sold Date: 10/24/2023, MLS Listing 20358195: 6/16/2023 MLS ID: 20358195					
4361 Union St	Condo/Townhouse/Apt.	3/3	1,988 sq ft	2,347	2023	10/24/2023	\$397,990	\$200
<p>CB JENI HOMES ZOE floor plan. Breathtaking townhome with 2 living areas! This beauty is a corner unit with multiple windows and natural light. Gourmet kitchen with huge island that overlooks the dining and living room--ideal for family gatherings and entertaining. This two-story home features quartz countertops, plush carpet, luxury vinyl floors, and an amazing bonus family area-- perfect as an office area or game room. Step into the spacious owner's suite featuring large owner's closet and spa-like bathroom. Plus, the home is moments away from the planned community pool, restaurants, and shops. This is truly a must see!</p> <p><i>Courtesy of Colleen Frost Real Estate Serv</i></p>								
	19	Closed	* Sold Date: 10/30/2023, MLS Listing 20401060: 8/7/2023 MLS ID: 20401060					
4373 Union St	Condo/Townhouse/Apt.	3/3	1,703 sq ft	1,585	2023	10/30/2023	\$372,990	\$219
<p>CB JENI HOMES CARTER floor plan. Located in the brand new urban village at City Point, this gorgeous open concept townhome features our Chef's kitchen with quartz countertops, 5-burner gas range, pot and pan drawers, and so much more! Three bedrooms, each with a walk-in closet! Spoil yourself in the large owner's suite with vaulted ceilings, spa-like bathroom, and HUGE walk-in closet. Incredibly energy efficient with tankless water heater & dual WIFI programmable thermostats. Urban style living at its finest. Ready to call home in November!</p> <p><i>Courtesy of Colleen Frost Real Estate Serv</i></p>								





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>20 Closed * Sold Date: 2/23/2024, MLS Listing 20370956: 7/1/2023 MLS ID: 20370956</p> <p>4508 Ward St</p> <p>Single Family 4/4 2,570 sq ft 435 2023 2/23/2024 \$465,000 \$181</p> <p>MLS# 20370956 - Built by Ashton Woods Homes - Ready Now! ~ Luxurious new home mins to DFW International Airport, downtown Fort Worth, TX-183, I30 & numerous parks, shops, & restaurants. This beautiful new home is designed with ACME brick & stone exterior, covered front porch, full sprinkler system & gutters. Inside: Luxe signature collection, upgraded flooring, backsplash ceramic tile, Moen faucet, undermount sink, pendant lights, pot and pan drawers, waste basket cabinet, solid surface quartz countertops, 42-inch white cabinets, Energy Star Whirlpool stainless steel appliances with a built-in microwave & oven, gas cooktop, dishwasher, huge island, moen faucet, & pantry. Primary suite with ceramic tile shower glass enclosure, ceramic tile flooring, dual sinks, moen faucets, lighting package & walk in closet. Sprinkler system, gutters, landscaping, upgraded 8ft front door, smart home, Ring doorbell, garage opener!</p> <p><i>Courtesy of HomesUSA.com</i></p>								
 <p>21 Closed * Sold Date: 11/30/2023, MLS Listing 20368741: 6/29/2023 MLS ID: 20368741</p> <p>4520 Ward St</p> <p>Single Family 4/4 2,534 sq ft 435 2023 11/30/2023 \$450,000 \$178</p> <p>MLS# 20368741 - Built by Ashton Woods Homes - Ready Now! ~ New home 15 miles north of downtown Ft. Worth, in new City Point Community. Minutes to loop I-820, I-35W, SRT 121, and I-30. Community, walking trails, green spaces, & walking distance to future shopping & dining options. ACME brick, & stone, exterior w. 8ft mahogany front door w. glass. 10 foot ceilings. Roosevelt Signature Collection. 1st floor bedroom, walk-in closet, & full bathroom. Kitchen offers eat-in bar top island, Energy Star Whirlpool stainless steel appliances, walk-in pantry, dishwasher, built-in microwave and oven, ceramic tile backsplash, black Moen faucet, 42-inch Espresso cabinets, cab. waste basket, black pendant lighting, & solid surface quartz countertops. Primary Suite ceramic tile shower w. glass enclosure, ceramic tile flooring, Moen faucets, 2 sink vanity & walk in closet. Smart home, Ring doorbell, 8ft doors, upgraded flooring, gutters, sprinkler system!!!!</p> <p><i>Courtesy of HomesUSA.com</i></p>								
 <p>22 Closed * Sold Date: 1/30/2024, MLS Listing 20317095: 5/1/2023 MLS ID: 20317095</p> <p>4528 Ward St</p> <p>Single Family 4/4 2,513 sq ft 435 2023 1/30/2024 \$439,000 \$175</p> <p>MLS# 20317095 - Built by Ashton Woods Homes - Ready Now! ~ New home 15 miles N. of downtown Ft. Worth. Mins to loop I-820, I-35W, SRT 121, and I-30. City Point community offers walking trails, green spaces, & walking distance to future shopping & dining options. ACME brick, natural stone exterior w. 8ft front door w. glass. 3 beds, 3.5 baths + home office. Kitchen w. bar top island, Energy Star Whirlpool stainless steel appliances, walk-in pantry, dishwasher, built-in microwave and oven, gas cooktop, ceramic tile backsplash, Moen faucet, 42in cabinets, pull-out waste basket, black pendant lighting, & quartz solid surface countertops. Primary suite w. 2 vanity sinks, Moen faucets, ceramic tile flooring, ceramic tile shower surround w. glass enclosure, walk in closet, towel bars, lighting package & ceiling fan. Sprinkler system, landscaping package, gutters, Smart home, Ring doorbell, energy efficient hvac, dual pane windows & upgrades!</p> <p><i>Courtesy of HomesUSA.com</i></p>								
 <p>23 Closed * Sold Date: 2/9/2024, MLS Listing 20290866: 3/29/2023 MLS ID: 20290866</p> <p>4548 Ward St</p> <p>Single Family 4/4 2,544 sq ft 435 2023 2/9/2024 \$445,000 \$175</p> <p>MLS# 20290866 - Built by Ashton Woods Homes - Ready Now! ~ ew home 15 miles N. to downtown Ft. Worth. Mins to loop I-820, I-35W, SRT 121 & I-30. ACME brick, & stone, exterior w. 8ft doors, 10ft ceilings, 1st floor bedroom, walk-in closet, & full bathroom. Kitchen offers eat-in bar top island, Energy Star Whirlpool stainless steel gas appliances, large pantry, dishwasher, built-in microwave, oven, ceramic tile backsplash, Moen faucet, 42-inch cabinets, cab. waste basket, pendant lighting, quartz solid surface countertops. Primary Suite ceramic tile shower w. glass enclosure, ceramic tile flooring, Moen faucets, 2 sink vanity, lighting & towel bars & walk in closet. Smart home, Ring doorbell, landscaping package, 8ft doors, 10ft ceilings, upgraded flooring, landscaping, gutters, sprinkler system, metal stair railing, dual pane windows, energy efficient hvac, ceramic tile tub shower surrounds, ceramic tile flooring in baths & utility!!</p> <p><i>Courtesy of HomesUSA.com</i></p>								





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>24 Closed * Sold Date: 3/26/2024, MLS Listing 20519485: 1/31/2024 MLS ID: 20519485</p> <p>8136 Woods Ln</p> <p>2021 custom home in the sought-after NRH & no HOA! This beautiful custom home built by Our Country Homes in 2021 is barely lived in & move-in ready! It comes with today's designer neutral color pallet, luxury wood vinyl flooring, iron fencing & gate, & natural stone granite. Its open-concept floor plan also has a split bedroom arrangement. The primary suite has a walk in shower & 2 separate vanities, a stand alone tub, along with a large walk in closet. You will also find an office with French doors tucked away from the bedrooms which is ideal for the home schoolers or those that work from home. The kitchen has a gas cooktop, custom cabinetry, & a huge island. Absolutely divine for entertaining. This property is located off the beaten path but close to shopping, restaurants, & easy access major highways. This home still has structure warranties, as well. All info provided deemed to be accurate. Buyer to confirm all info, measurements, surveys, & schools. Back on due to buyer financing</p> <p style="text-align: right;"><i>Courtesy of EMLux Real Estate</i></p>	Single Family	3/2	2,080 sq ft	10,410	2021	3/26/2024	\$485,000	\$233
 <p>25 Closed * Sold Date: 11/29/2023, MLS Listing 20414359: 8/23/2023 MLS ID: 20414359</p> <p>5508 Crawford Dr</p> <p>Experience comfort and convenience in this beautiful 4-bedroom, 3-bathroom gem completed in 2021. From the moment you enter, the open-concept layout of this townhome envelops you in a welcoming and inviting atmosphere. The kitchen adorned with granite countertops, a breakfast bar island, a gas stove, and stainless steel appliances a great place for culinary creations. This townhome features a downstairs bedroom and a full-sized bathroom, providing the perfect space for hosting weekend guests. Ascending to the upper level, you'll encounter the master suite boasting an ensuite with a spacious walk-in shower, dual sinks, a walk-in closet, and a linen closet. Furthermore, on this level, you'll discover two secondary bedrooms, an additional full-sized bathroom, & utility room, all contributing to efficiency on laundry days. Situated within convenient proximity to 820 and Rufe Snow and the Iron Horse Texrail Train Station, including a plethora of shopping, dining, & entertainment choices</p> <p style="text-align: right;"><i>Courtesy of Redfin Corporation</i></p>	Condo/Townhouse/Apt. 4/3		1,874 sq ft	2,265	2021	11/29/2023	\$350,000	\$187
 <p>26 Closed * Sold Date: 12/11/2023, MLS Listing 20388839: 7/27/2023 MLS ID: 20388839</p> <p>6565 Iron Horse Blvd</p> <p>Welcome to this delightful townhome perfect for those seeking convenience, modernity, and comfort Step inside and be greeted by an open concept layout that exudes a sense of spaciousness. The main level seamlessly connects the living, dining, and kitchen areas creating the perfect setting for entertaining. The kitchen features stainless steel appliance and a breakfast bar. Upstairs find three generously sized bedrooms, walk-in closets, and the laundry room. Whether you need a dedicated space for relaxation or a home office, these rooms provide versatility and comfort. The owners en-suite provides a spa like feel with dual vanities, plenty of counter space, and a spacious walk in shower. With crown molding, wood blinds, and recessed lighting this townhome effortlessly combines practicality with tasteful design. With its charming front porch and modern features, this townhome is ready to become your dream home. Located nearby TEXRail, shops, and dining. We invite you on a tour today.</p> <p style="text-align: right;"><i>Courtesy of CENTURY 21 Judge Fite Co.</i></p>	Condo/Townhouse/Apt. 3/3		1,628 sq ft	2,003	2019	12/11/2023	\$330,000	\$203
 <p>27 Closed * Sold Date: 10/18/2023, MLS Listing 20295977: 4/4/2023 MLS ID: 20295977</p> <p>6101 Kendrick Mews</p> <p>Enjoy the front porch lifestyle in sought after HomeTown! The Marietta features a 1st floor Owner's Retreat complete with a luxurious garden tub and a sizable walk-in closet. The open kitchen, family, and dining space is picture perfect for entertaining. An upstairs Retreat or gameroom is the perfect place for streaming movies or gaming area. The attached 2 car garage offers extra room for storage. This home is convenient to the NRH Centre, library, shopping and more. Take TexRail to DFW Airport.</p> <p style="text-align: right;"><i>Courtesy of David M. Weekley</i></p>	Single Family	3/3	2,062 sq ft	5,270	2023	10/18/2023	\$489,990	\$238
 <p>28 Closed * Sold Date: 12/4/2023, MLS Listing 20288916: 3/27/2023 MLS ID: 20288916</p> <p>6105 Kendrick Mews</p> <p>Come and enjoy your own piece of HomeTown in your new David Weekley home!</p> <p style="text-align: right;"><i>Courtesy of David M. Weekley</i></p>	Single Family	3/3	1,916 sq ft	5,270	2023	12/4/2023	\$458,093	\$239






Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	29	Closed	* Sold Date: 11/3/2023, MLS Listing 20381464: 7/14/2023 MLS ID: 20381464					
5584 Kilmer Dr	Condo/Townhouse/Apt. 3/3	3/3	1,773 sq ft	2,265	2020	11/3/2023	\$345,000	\$195
<p>Beautiful and immaculately maintained one owner Townhome by Impression Homes is located in the Meadowcrest Townhome Community offers beautiful finishes, is Move-In Ready and a Must See! The Caddo Open Floorplan features an inviting family room that opens up to the spacious kitchen with stainless appliances, eat-at island with double sink, abundant cabinet and counter space, subway tile backsplash and large walk-in pantry, the oversized primary suite and bath is located upstairs and features double walk-in closets and large walk-in shower. Two secondary bedrooms, full bath and utility are all located up. The townhome features neutral colors throughout along with wood look tile and carpet. The cozy covered rear patio is the perfect location to relax and unwind with a morning cup of coffee or evening glass of wine. The quiet and established community is located near 820 and Rufe Snow with easy access to shopping, dining and entertainment.</p> <p><i>Courtesy of Pyron Team Realty</i></p>								
	30	Closed	* Sold Date: 11/30/2023, MLS Listing 20436247: 9/23/2023 MLS ID: 20436247					
8862 Mandalay Mews	Single Family	4/4	2,818 sq ft	4,965	2020	11/30/2023	\$695,000	\$247
<p>DAVID WEEKLEY HOME Craftsman style home in HomeTown with downstairs Owner's Retreat and luxurious super shower offers everything that you need and more! The gourmet kitchen opens to a two story family room and dining features built in hutch cabinets. 4 Bedrooms 3.5 baths. Upstairs retreat or game room is perfect for watching sports and movies. Including an oversized two car garage. Enjoy the walking distance to the NRH Centre, Library, shopping, Elementary and High School, ICE rink so much more! You can bike or run on Walker's Creek Trail and take the TexRail to DFW Airport. This is ideal location, turn key property built in 2020.. Two covered private patios front and rear of home.</p> <p><i>Courtesy of HomeSmart</i></p>								
	31	Closed	* Sold Date: 3/25/2024, MLS Listing 20513363: 1/16/2024 MLS ID: 20513363					
6816 Meadow Crest Dr	Condo/Townhouse/Apt. 4/3	4/3	2,322 sq ft	2,700	2020	3/25/2024	\$394,000	\$170
<p>This beautifully maintained 4-bedroom, 2.5-bath Meadow Crest Townhome in North Richland Hills boasts a sophisticated, pristine interior. The first-floor features wood-like tile, numerous windows with blinds for ample natural light, and a well-equipped kitchen with granite countertops, modern appliances, breakfast bar, and pantry. The living room, dining room, and a half bath complete the main floor. Upstairs, discover a spacious primary bedroom with an ensuite bathroom, a second living room, and three additional bedrooms with walk-in closets. Another full bathroom accommodates the second floor. With a 2-car garage, this home offers both comfort and functionality.</p> <p><i>Courtesy of Briggs Freeman Sotheby's Int'l</i></p>								
	32	Closed	* Sold Date: 1/8/2024, MLS Listing 20484428: 12/8/2023 MLS ID: 20484428					
8781 Montreal Mews Dr	Condo/Townhouse/Apt. 3/3	3/3	2,304 sq ft	2,874	2019	1/8/2024	\$465,000	\$202
<p>Immaculate end-unit, waterfront townhome in the desirable Hometown! View the community pond from your covered front porch. Upon entry you are greeted with flowing wood-look tile flooring. Private Study, Dining or sitting room, and spacious open Kitchen and Living room! The Kitchen offers stainless steel appliances, gas cooktop, granite countertops, and island with breakfast bar seating. The primary retreat boasts a luxurious bath with granite, separate vanities, and walk-in shower. Large walk-in closets provide for storage galore! Upgraded lighting and plantation shutters throughout. Refrigerator will convey with the property. Plumbed for gas on the courtyard patio. 2 car attached garage!</p> <p><i>Courtesy of Sophie Tel Diaz Real Estate</i></p>								





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>33 Closed *Sold Date: 2/18/2024, MLS Listing 20053853: 5/10/2022 MLS ID: 20053853</p> <p>6225 Parker Blvd</p> <p>Condo/Townhouse/Apt. 3/3 2,387 sq ft</p> <p>2022 2/18/2024 \$446,621 \$187</p> <p>The home features a FIRST FLOOR PRIMARY BEDROOM, with a spa inspired bath, walk in closet and French doors to the terrace. Live in the beautiful masterplan community of Hometown. The Oleander plan is a two story townhome located at the end of the building and offers an abundance of windows and natural lighting. It's truly an owner's retreat. The main floor offers open concept living and has 10 foot ceiling, 8 foot, five panel doors, powder bath and valet area. This chef's kitchen has gas cooking with vent hood and a large island for entertaining. The upper-level features two spacious bedrooms and a game room provide plenty of space to host and entertain guests. Love zero maintenance living at HomeTown *Days on market is based on start of construction.* *Expected completion date May - June 2023*</p> <p><i>Courtesy of RE/MAX DFW Associates</i></p>								
 <p>34 Closed *Sold Date: 2/22/2024, MLS Listing 20263207: 2/21/2023 MLS ID: 20263207</p> <p>6265 Parker Blvd</p> <p>Condo/Townhouse/Apt. 3/3 2,387 sq ft</p> <p>2023 2/22/2024 \$445,000 \$186</p> <p>Beautiful two story, low maintenance Townhome in North Richland Hills - Hometown. This stunning home boast 3 beds and 2.5 baths with primary bedroom on bottom floor. ONLY 2 END TOWNHOMES WITH PRIMARY BATH ON MAIN FLOOR LEFT!! HURRY, NEARLY CLOSED OUT. Home is full of design inspired cabinets, countertops and flooring. Upgraded stainless steel appliances. Enjoy the walkable Community with Features and Amenities which include a pond, lots of lush greenspace. Convenient drive to DFW airport, shopping and dining. Home is in the Birdville ISD. *Days on market is based on start of construction.* *Expected completion date Dec 2023</p> <p><i>Courtesy of RE/MAX DFW Associates</i></p>								
 <p>35 Closed *Sold Date: 3/29/2024, MLS Listing 20531111: 2/7/2024 MLS ID: 20531111</p> <p>7533 Regal Ln</p> <p>Single Family 3/3 1,907 sq ft 3,136</p> <p>2021 3/29/2024 \$442,000 \$232</p> <p>Welcome to 7533 Regal Ln, North Richland Hills! This charming 3-bedroom, 2.5-bathroom home boasts a stunning primary bedroom and spacious living areas. Entertain guests in style with a great living room, dining room, and fully equipped kitchen. Enjoy the convenience of modern living coupled with a cozy, inviting atmosphere. Situated just a short drive from Downtown Fort Worth, residents can easily access vibrant city amenities while relishing the tranquility of suburban living. Don't miss the opportunity to make this delightful property your new home!</p> <p><i>Courtesy of Real Eyes Realty</i></p>								
 <p>36 Closed *Sold Date: 2/15/2024, MLS Listing 20475712: 11/14/2023 MLS ID: 20475712</p> <p>7640 Resting Mews</p> <p>Condo/Townhouse/Apt. 3/3 1,497 sq ft 1,698</p> <p>2020 2/15/2024 \$746,000 \$498</p> <p>GEORGEOUS TOWNHOME! Come home to this like new townhome in beautiful North Richland Hills. Some features include, white cabinets, gas stove, nice luxury vinyl plank laminate floors, granite countertops and a large living area with lots of light. This unit features all bedrooms upstairs offering additional privacy and solitude to residents. The home is conveniently located near everything! Texas Community College is 10 minutes away. All schools are located approximately a mile away from this unit. Birdville ISD is an award-winning school district. Grocery stores, restaurants, major shopping and highways are nearby. This home is centrally located and offers you the opportunity to enjoy easy living with a low maintenance lifestyle. Texas Rail station is also nearby allowing for easy commutes. Private green space with areas for walking or just mingling with neighbors make this community a great place to call home.</p> <p><i>Courtesy of DFW 1% Listings</i></p>								





Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>37 Closed * Sold Date: 3/19/2024, MLS Listing 20449800: 10/7/2023 MLS ID: 20449800</p> <p>7208 Smith Farm Dr</p>	Single Family	4/3	2,612 sq ft	10,497	2020	3/19/2024	\$780,000	\$299
<p>Nestled in the heart of North Richland Hills, this meticulously crafted custom-built residence offers the perfect blend of luxury, comfort, & functionality. Meticulously designed & constructed with the utmost attention to detail, ensuring a timeless & elegant aesthetic. The open floor plan seamlessly connects the kitchen, dining area, & living room, creating an inviting space for gatherings! Chef-inspired kitchen features granite countertops, a California island, & ample cabs plus a walk-in pantry! Boasting 3 spacious bedrooms providing ample space, walk-in closets, & natural light. Retreat to the primary suite, complete with a spa-like en-suite bathroom, dual sinks, a soaking tub, & a separate shower. A versatile office space offers a quiet and productive environment, perfect for remote work. Step into your own private paradise as you discover the backyard oasis - a perfect entertaining space complete with a new pool & outdoor patio space. 3 car garage & living room custom built-ins!</p> <p><i>Courtesy of Compass RE Texas, LLC</i></p>								
 <p>38 Closed * Sold Date: 12/13/2023, MLS Listing 20465709: 11/1/2023 MLS ID: 20465709</p> <p>7313 Smithfield Rd</p>	Single Family	3/3	2,779 sq ft	13,939	2023	12/13/2023	\$759,900	\$273
<p>MOVE IN READY NEW CONSTRUCTION SINGLE STORY HOME WITH w 3 bedrooms, 2 full baths, 1 showstopping powder bath and office! Home also features a large front porch and a covered back patio with flat screen tv wiring ceiling fan and gas stub. Also included is a split 3-car oversized garage with storage room and electric car charge outlet. House is situated on .32 ac lot on a private street with only 7 custom designed homes. Interior has Luxury Vinyl Plank flooring along with designer tiles and carpet. Kitchen and Baths have quartz counters, designer tiles, lighting and plumbing fixtures. Kitchen boasts oversized island, stainless steel appliances, wine bar with fridge, 10' ceiling ht cabinets with glass display and huge walk-in pantry with built in cabinets! Family Room offers 6 floating shelves with LED strip lights, a linear gas fireplace for ambience and plenty of full-size windows to let all the natural light in! Home has a 10 yr structural 2 yr mech. and 1 yr craftsman warranty.</p> <p><i>Courtesy of MetroCom Properties, Inc</i></p>								
 <p>39 Closed * Sold Date: 12/11/2023, MLS Listing 20439695: 9/27/2023 MLS ID: 20439695</p> <p>7321 Smithfield Rd</p>	Single Family	4/3	3,055 sq ft	14,505	2018	12/11/2023	\$835,000	\$273
<p>Stunning 1 Story Custom 4 Bedroom Home with Sparkling Salt Water Pool! Well appointed home with upgraded, craftsman crown molding, trim, tray ceilings, art niches throughout & handscraped #2 oak hardwood flooring. A 10ft granite island, custom lighting, commercial appliances, double oven, 6 burner gas stop, reverse osmosis system & custom wood cabinetry makes kitchen a chef's dream! Sunken wine tasting room with storage & fridge. Home theater with stadium seating & Denon & Klipsch sound system for your favorite movies. French doors lead you into a study or office with custom wood shelving. Whole house instant hot water, pre wired hidden HDMI in every room, security system with cellular & control pads at each entry door. Home Team TAEXX built in pest control system, built in soffit electrical for holiday lights, & 2 upgraded Trane HVAC, 1 in mst bdrm. Outdoor living space with fireplace, automatic shades & built in grill. WIFI controlled sprinkler system & 8ft fence. 4th bdrm=media room.</p> <p><i>Courtesy of Century 21 Mike Bowman, Inc.</i></p>								
 <p>40 Closed * Sold Date: 11/21/2023, MLS Listing 20289481: 3/27/2023 MLS ID: 20289481</p> <p>6413 St George St</p>	Single Family	4/2	2,100 sq ft	5,900	2023	11/21/2023	\$475,000	\$226
<p><i>Courtesy of Benchmark Sold Team Inc.</i></p>								
 <p>41 Closed * Sold Date: 11/30/2023, MLS Listing 20334389: 5/20/2023 MLS ID: 20334389</p> <p>6436 St George St</p>	Single Family	4/2	2,089 sq ft	5,662	2023	11/30/2023	\$499,900	\$239
<p>AMAZING CUSTOM FINISH TUDOR STYLE HOUSE , LOTS OF CUSTOM TRIM WORKS , OVERLOOKING BEAUTIFULL LINDA PARK YOU SEE THE GREEN AND WATER FROM YOUR BACK YARD, BUILDER IS GIVING \$10,000.00 TOWARDS CLOSING COST</p> <p><i>Courtesy of Benchmark Sold Team Inc.</i></p>								

Closed: 50 (cont.)

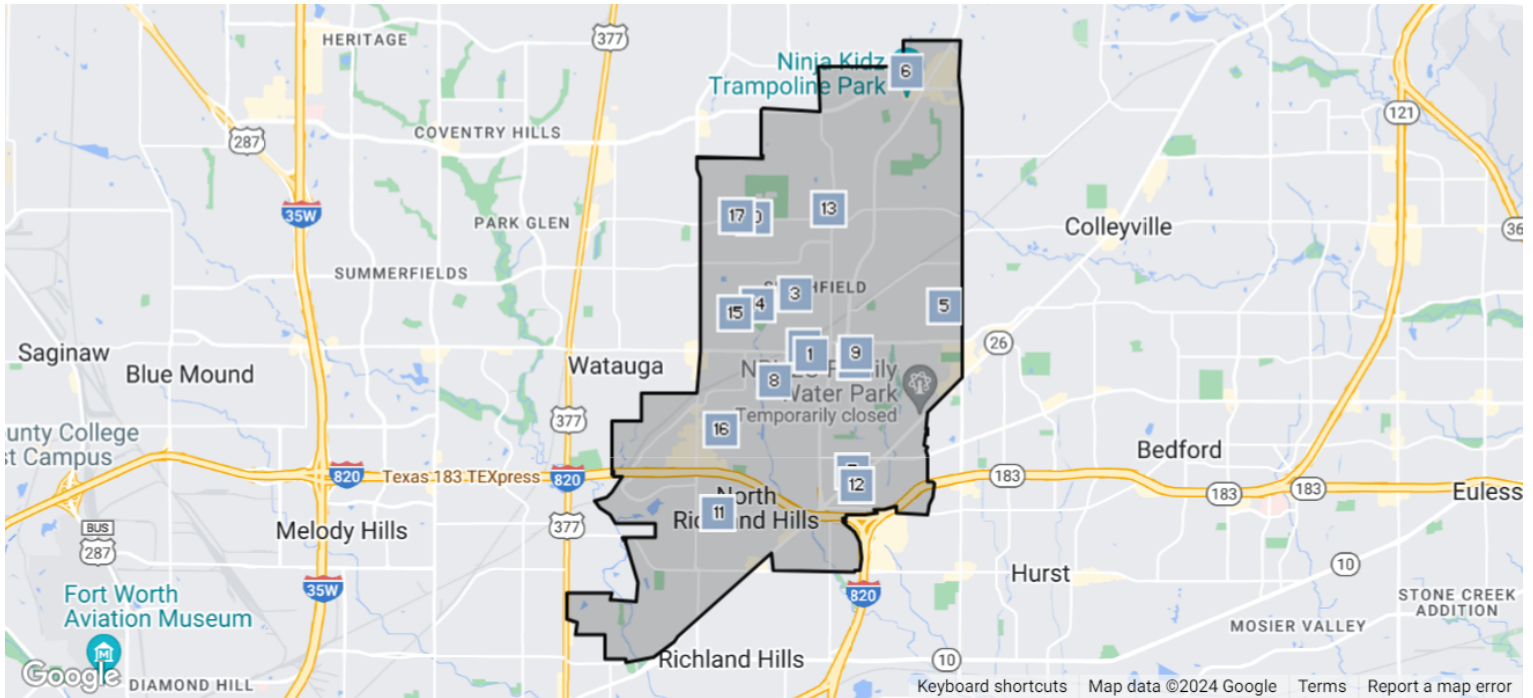
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>42 Closed * Sold Date: 10/16/2023, MLS Listing 20420428: 8/30/2023 MLS ID: 20420428</p> <p>5517 Traveller Dr</p> <p>Single Family 3/3 1,912 sq ft 3,049 2021 10/16/2023 \$430,926 \$225</p> <p>RARE OPPORTUNITY - ASSUMABLE VA LOAN - LESS THAN 4 PERCENT - and SHOWS LIKE BRAND NEW!!! Spotless soft contemporary home just waiting for new owner. Spacious living-dining area w-soaring ceilings and tons of natural light. Open kitchen area complete with massive island, pantry, tons of storage, and gas range - ideal for entertaining family and friends! Separate utility room with newer Samsung washer-dryer pair that stays!! Split bedrooms with primary down; ensuite bath features a huge seamless shower enclosure, dual sinks and large w-i closet. Upstairs has two bedrooms , bath, and versatile loft which would make a great play area, office, or whatever! This zero lot line house has all the comforts inside and very little to do outside! The HOA maintains the front yard, leaving a small, private backyard for owner to maintain.. Energy costs at a minimum w-solar panels leased at \$140 per month - buyer must assume payments. This home is a GEM - don't miss out on this one!!!</p> <p><i>Courtesy of Visions Realty & Investments</i></p>								
 <p>43 Closed * Sold Date: 3/25/2024, MLS Listing 20471486: 11/12/2023 MLS ID: 20471486</p> <p>5520 Traveller Dr</p> <p>Single Family 3/3 2,219 sq ft 4,268 2019 3/25/2024 \$442,500 \$199</p> <p>Move in Ready!! This single story 3-bedroom, 2.5-bathroom boast granite counter tops in the kitchen, gorgeous built-in SS Appliances with wood hood, 8' exterior and interior doors, 5.25 baseboards, large walk in pantry, and tons of other upgraded features. Enjoy cool tones of grays and white bounce from the weathered luxury vinyl plank flooring to the 2.5 inch base molding and the soft neutral-toned carpet in the bedrooms. Located within walking distance to the Tex Rail and shopping. Schedule your tour today!</p> <p><i>Courtesy of The Vibe Brokerage, LLC</i></p>								
 <p>44 Closed * Sold Date: 2/26/2024, MLS Listing 20523372: 1/30/2024 MLS ID: 20523372</p> <p>5637 Traveller Dr</p> <p>Single Family 3/3 1,849 sq ft 3,049 2019 2/26/2024 \$399,000 \$216</p> <p>Welcome to this charming cottage home with an open floor plan and raised ceilings, located across from a community courtyard. The main floor features a master bedroom, a well-equipped kitchen with a gas stove, and a breakfast bar. Upstairs, two bedrooms and extra attic space provide flexibility. Enjoy easy access to Tex-Rail, restaurants, shopping, the highway, and the airport. A small front yard is perfect for pets, and the rear entry garage adds privacy. This home combines comfort, convenience, and a touch of elegance in a vibrant community.</p> <p><i>Courtesy of Briggs Freeman Sotheby's Int'l</i></p>								
 <p>45 Closed * Sold Date: 12/14/2023, MLS Listing 20474107: 11/16/2023 MLS ID: 20474107</p> <p>7904 Turner Dr</p> <p>Single Family 4/3 3,145 sq ft 14,461 2021 12/14/2023 \$875,000 \$278</p> <p>100% CUSTOM TRANSITIONAL-Style 1 Story 4bm-3bath w circular drive, open floor plan, 10-14ft SOARING CEILINGS and exposed beams throughout. Seamless FLOW between interior & exterior w lots of natural light, sleek lines, lavish marble, quartzite & timeless luxury designer finishes. Dining room feature wall w deep hue complements iron and glass doors. Spacious layout caters to gatherings, w linear FP, gourmet kitchen w 2 sinks, 10ft+ island & luxury appliances are an entertainer's dream. Enchanted TREE_LINED PRIVATE backyard, Saltwater POOL w waterfall and large SCREENED PORCH w motorized shades and beadboard 12ft ceiling. Multi-use utility room is gardener's dream or may serve as a pool house. Tandem 3 CAR GARAGE w epoxy, Lg LOFT w private entry 9' ceiling. Energy efficient spray-foam. Laundry-mudroom w floating bench and dog washing station. Spa-like en-suite bath w 3 vanities, huge shower, beam accent, chandelier, walk-in closet.CENTRAL LOCATION. More than a home...it's a lifestyle!</p> <p><i>Courtesy of RE/MAX Trinity</i></p>								

Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>46 Closed *Sold Date: 4/4/2024, MLS Listing 20540371: 2/21/2024 MLS ID: 20540371</p> <p>6000 Wessex St</p> <p>Single Family 4/3 3,106 sq ft 13,460 2020 4/4/2024 \$750,000 \$241</p> <p>Ask your agent for the Features sheet. This one is a show stopper! Private and spacious with access to walking trails. Ceramic wood tile flooring, granite counters, SS appliances, 8 ft doors, crown molding, and more! This home will spoil you from the moment you pull into the oversized driveway, step foot into the vaulted entryway, and retreat to the backyard oasis. Open floor plan, large bedrooms with walk in closets. So many mentions, refer to the features sheet for everything! Media room furniture conveys.</p> <p style="text-align: right;"><i>Courtesy of The Melendez Real Estate Group</i></p>								
 <p>47 Closed *Sold Date: 10/30/2023, Public Record MLS ID: -</p> <p>7614 Woodhaven Dr</p> <p>Single Family 5/2 3,098 sq ft 10,502 1997 10/30/2023 - \$138</p> <p>-</p>								
 <p>48 Closed *Sold Date: 3/27/2024, MLS Listing 20481383: 11/22/2023 MLS ID: 20481383</p> <p>7233 York St</p> <p>Single Family 4/5 3,715 sq ft 18,208 2020 3/27/2024 \$594,500 \$160</p> <p>Click the Virtual Tour link to view the 3D walkthrough. Your move-in ready, dream home awaits! This expansive house is a true gem with new carpet, and a fresh paint throughout. The kitchen features granite countertops, extensive cabinet space, and built-in appliances. The impressive center island provides extra space for prepping or serving meals. It opens out to the living room, where soaring ceilings and large windows flood the space with natural light. The main floor primary suite is a sanctuary of comfort, boasting an ensuite equipped with endless storage, a walk-in shower, and a sizable walk-in closet. Upstairs are 3 more bedrooms, 1 of which is another primary-style suite with its own ensuite and 2 large walk-in closets. Situated on a large cul-de-sac lot, the property boasts an incredibly spacious backyard with endless possibilities for your dream oasis. No rear neighbors provide added privacy, and you can relax on the covered patio or soak up the sun on the upper balcony.</p> <p style="text-align: right;"><i>Courtesy of Orchard Brokerage, LLC</i></p>								
 <p>49 Closed *Sold Date: 3/29/2024, MLS Listing 20542536: 2/23/2024 MLS ID: 20542536</p> <p>7821 Bentley Dr</p> <p>Single Family 4/4 3,294 sq ft 9,757 2017 3/29/2024 \$795,000 \$241</p> <p>Stunning Thornbridge Estates Home just hit the market in North Richland Hills!! This single story home features 4 bedrooms. 4 bathrooms and 3,294sq ft of living space. This 2017 Our Country Homes build features a spacious entry with soaring ceilings as you enter the foyer. The kitchen comes equipped with an oversized island, double oven and custom cabinets throughout. There are 2 master bedrooms that are split from each other. All 4 bedrooms have their own private bath. The laundry room connects to one of the masters. There is ample parking at this residence with a 2 car bay garage on one side and a single bay garage on the opposing side of the home. You can enjoy your morning coffee or an evening bbq with built in gas grill out on the back porch watching the fountain soar in the private pond. Find convenience in taking a stroll on the John Barfield Trail that leads you to JB Sandlin and Northfield parks. Come and see for yourself why this home is the right fit for you!</p> <p style="text-align: right;"><i>Courtesy of The Property Shop</i></p>								

Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	50	Closed	* Sold Date: 1/24/2024, MLS Listing 20431401: 9/21/2023 MLS ID: 20431401					
8624 Bridle Path Ln	Single Family	4/3	3,418 sq ft	12,022	2017	1/24/2024	\$819,922	\$240
<p>Keller ISD This SINGLE STORY RANCH has it all. Beautiful OPEN CONCEPT home features 4 bedrooms, 3 full baths, office with french doors and closet, large media room. Custom Murphy beds in 2 of the bedrooms. Beautiful entry leads to the open concept living area with coffered beam ceiling, stone fireplace and kitchen. SS appliances, gas 5 burner cooktop, farm sink. The island is 9 x 4, for plenty of seating, walk-in pantry. The dining room boast large windows to enjoy the private backyard, covered patio and pool. Primary Retreat with tray ceilings, oversize windows. Primary bath with separate walk-in shower and garden tub. Double vanity. Over sized closet with built-ins. This home is turn key ready, better then new with all the extras of a custom built home. Low maintenance landscaping with turf. Outdoor kitchen with fridge gas grill. Private Pool with sunbathing ledge. 3 car garage 2-1 split. Located close to shopping, schools, restaurants, entertainment and freeways.</p> <p style="text-align: right;"><i>Courtesy of Pender Blake Group</i></p>								



Expired: 17

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
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1 Expired *Expired: 3/20/2024, MLS Listing 20554097: 3/6/2024 **MLS ID: 20554097**

7677 Regal Ln Single Family 4/3 3,009 sq ft 4,094 2022 \$589,000 3/20/2024 \$196

Experience the luxury living in this barely lived in, one-year-old masterpiece! This stunning home boasts oversized rooms perfect for entertaining in style. The large pantry and game room will leave you breathless, while the primary bedroom is a serene retreat with ample space for a cozy seating area or a home gym. The oversized garage is every handyman's dream, offering organized tool storage. Gourmet kitchen features abundant storage and designer upgrades. Meticulously planned spaces make every day feel like a vacation. Additional perks include premium blinds, energy-efficient appliances, including refrigerator, washer and dryer. Easy access to major freeways, shopping, dining, and entertainment. Don't miss this incredible opportunity to live in a nearly new home.

Listing Courtesy of REKconnection, LLC







2 Expired *Expired: 10/20/2023, MLS Listing 20309289: 4/20/2023 **MLS ID: 20309289**

7609 Reis Ln Condo/Townhouse/Apt. 3/3 1,673 sq ft 1,873 2021 \$375,000 10/20/2023 \$215





Fantastic floor plan with split upstairs bedrooms which allow for a little more peace, quiet, privacy, and tranquility. It's located in a family friendly neighborhood where your neighbors know your name PRICELESS! The neighborhood is centrally located and close to everything! Spacious kitchen with white cabinets, quartz countertops, modern singular undermount sink, and Frigidaire appliances. 3 bedrooms, niche for a desk or office space, spacious family room for the whole family to enjoy and relax in. House is in the Birdville ISD and provides easy access to public transportation station that runs to and from the airport, biking and walking trails outside your backdoor. Main bedroom offers an Extra-large walk-in closet. Parking galore, with a two-car garage, two car driveway spaces in the rear of the property, and four car spaces in the front. Both upstairs bathrooms have dual vanities, plus a half bathroom downstairs. Laundry room upstairs.

Listing Courtesy of CENTURY 21 Judge Fite Co.





Expired: 17 (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: 12/31/2023, MLS Listing 20363945: 6/23/2023 MLS ID: 20363945</p> <p>6728 Meadow Rd</p> <p>Single Family 3/2 2,569 sq ft 122,708 1965 \$1,100,000 12/31/2023 \$380</p> <p>Rare Find! 2.817-acre estate in the heart of NRH close to schools and walking distance from the Tex-Rail commuter station. Beautiful 3-2-2 ranch style home set back under numerous oak trees with a separate Entry from the back of the property. Custom Pool out back. New paint inside and out plus carpet in bedrooms. This home features a newly renovated Kitchen with granite counter tops, gas stove, double oven and dishwasher which opens to a large Dining room complete with a gorgeous fireplace and wood floors. Large sunroom with full wall of windows provides amazing view of pool and back yard. Your kids will love this tree house with heat and HVAC, lots and lots of playground. Large utility room off of dining area. Greenhouse with separate room to be finished out for Mother-in-laws suite or pool cabana. Do not enter property from Meadow, Enter property from North Forty Road.</p> <p><i>Listing Courtesy of The Michael Group Real Estate</i></p>								
 <p>4 ■ Expired *Expired: 3/18/2024, MLS Listing 20534867: 2/15/2024 MLS ID: 20534867</p> <p>6145 Pleasant Dream St</p> <p>Single Family 3/3 2,178 sq ft 4,268 2015 \$579,900 3/18/2024 \$262</p> <p>LIKE NEW custom build with all the UPGRADES. Home features gorgeous real HAND SCRAPED hardwood floors, GRANITE countertops, TRAVERTINE stone in ALL 3 bathrooms & laundry, CROWN molding, MOEN faucets & fixtures, touch-less MOTION SENSE kitchen faucet, STAINLESS GE appliances, PLANTATION SHUTTERS, large LUXURIOUS spa like primary bathroom, tons of STORAGE with 7 interior closets and additional 112sqft of ceiling mounted SafeRack storage in garage, HONEYWELL security cameras & DVR system, SPRAY FOAM insulation, LED lighting, NATURAL GAS and NEW 3 layer 2â thick INSULATED garage door & PREMIUM myQ opener with a CAMERA. The lot sits on an ISLAND with tons of additional rear parking, PRIVACY, NO adjoining neighbors and NOT subject to the Hometown HOA. Home is an AUDIOPHILE'S dream! Pre-wired for up to 7.1 SURROUND SOUND in the living & game room with 4 high-end ceiling surround speakers installed in the downstairs living room. TV MOUNT already installed. 220V 50 amp level 2 EV plug in garage</p> <p><i>Listing Courtesy of Blue Door Real Estate Inc.</i></p>								
 <p>5 ■ Expired *Expired: 10/28/2023, MLS Listing 20423857: 9/6/2023 MLS ID: 20423857</p> <p>9021 Cedar Breaks Dr</p> <p>Single Family 4/3 4,353 sq ft 10,454 2007 \$885,000 10/28/2023 \$200</p> <p>Discover your dream home with this exquisite property that combines luxury & functionality. Step into the sunroom bathed in natural light, thanks to picture windows and full HVAC, providing comfort all year round. The master suite is a haven of relaxation, featuring a spacious sitting area & an ensuite bath with dual vanities for added convenience. Every bedroom boasts walk-in closets & flexible spaces, catering to your unique needs. Efficiency is at its finest with instant hot water recirculation, ensuring no time is wasted waiting for hot water. The backyard is an entertainer's paradise, boasting custom stone decking & lush evergreen landscaping for your private oasis. The gourmet kitchen is a chef's delight, equipped with granite counters, an island with storage, a breakfast bar, dual ovens, a gas cooktop with a stainless vent hood, & a stunning marble backsplash. So many architectural details to enjoy such as the arched entries & high ceilings throughout. Schedule a showing today!</p> <p><i>Listing Courtesy of Chandler Crouch, REALTORS</i></p>								
 <p>6 ■ Expired *Expired: 3/17/2024, MLS Listing 20515739: 1/19/2024 MLS ID: 20515739</p> <p>8459 Shady Grove Rd</p> <p>Single Family 4/3 2,693 sq ft 57,455 1982 \$649,500 3/17/2024 \$223</p> <p>CALLING ALL INVESTORS AND DEVELOPERS!!! Here is an amazing opportunity for you! 1.3 acres in Keller ISD. This lot can fit up to 3 houses. Buyers need to do due diligence with the city. Highly sought-after area off Shady Grove Rd in Fresh Meadows Subdivision. This won't last long!!</p> <p><i>Listing Courtesy of The Harvest House Realty Group</i></p>								




Expired: 17 (cont.)

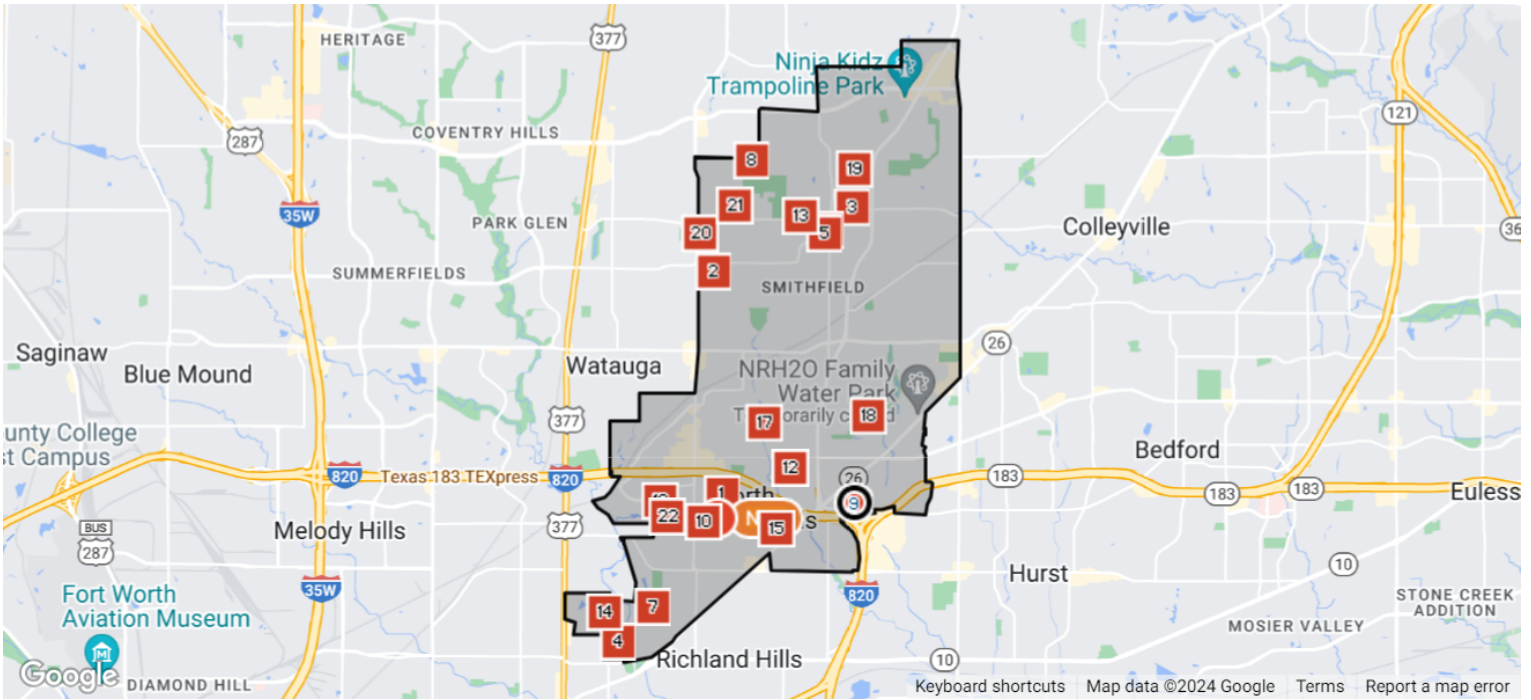
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
 <p>7 ■ Expired *Expired: 12/8/2023, MLS Listing 20426460: 9/7/2023 MLS ID: 20426460</p> <p>5109 Colorado Blvd</p> <p>Single Family 3/2 1,682 sq ft 10,977 1959 \$299,500 12/8/2023 \$175</p> <p>NEW ROOF JUST INSTALLED! Come see this wonderful home located in desirable North Richland Hills. New carpeting and fresh interior paint make this home ready for immediate move-in! Shady corner lot with lovely mature trees. Fenced private back yard with large 24'x10' covered patio. Spacious interior and two living areas! Charming retro bathrooms offer beautifully maintained tile and an abundance of storage. Close to schools, shopping and entertainment, this home offers the perfect location at an affordable price! Sellers are ready for a quick close!</p> <p><i>Listing Courtesy of Berkshire HathawayHS PenFed TX</i></p>								
 <p>8 ■ Expired *Expired: 12/10/2023, MLS Listing 20352653: 6/10/2023 MLS ID: 20352653</p> <p>7312 Deaver Dr</p> <p>Single Family 4/3 2,595 sq ft 10,977 1963 \$465,000 12/10/2023 \$162</p> <p>Welcome home!! This beautiful one story North Richland Hills house , Remodelled by NJ HOME CONCEPTS 4 bedrooms and 3 full bathrooms 3 living rooms and a huge backyard with an amazing pool is waiting for you . Close to I 820 and 183 for easy commutes to mid-cities,Fortworth or Dallas. Walking distance to one of the Top Rated Fort Worth Christian school. The Kitchen is the heart of this home with high end cabinets , luxurious quartz countertops,designer backsplash and brand new appliances .The living room is warm and inviting with gas fire place , accent panel wall and built in shelving. The property has too many updates upgrades.updated electric lighting throughout the house,almost new plumbing. Utility room with sink and a lot of storage . Primary suite with beautiful view of the pool and the backyard,includes a walk-in closet and a bathroom with double vanity , standing shower boasting high end tiles,carara marble backsplash and glass door.</p> <p><i>Listing Courtesy of One2Three Realty</i></p>								
 <p>9 ■ Expired *Expired: 12/12/2023, MLS Listing 20410143: 9/15/2023 MLS ID: 20410143</p> <p>8128 Newman Dr</p> <p>Single Family 3/3 1,383 sq ft 12,458 1959 \$385,000 12/12/2023 \$260</p> <p>NEWLY RENOVATED! Nestled in the heart of North Richland Hills, this remarkable home has been transformed and fully renovated to feature brand NEW vinyl plank flooring, kitchen appliances, plumbing, electric wiring, windows, and so much more! The interior is adorned with modern hardware and fixtures, blending neutrals and whites with stylish dark gray accents throughout. Enjoy cooking and hosting in the sleek kitchen, boasting stainless steel appliances, Quartz countertops, open shelving, and custom cabinets and soft-close drawers! The primary bathroom offers a true sanctuary of relaxation with double sinks, a garden tub, a large frameless shower, and dual shower heads! Step outside onto the covered patio and discover your private backyard, perfect for entertaining guests or enjoying quiet moments outdoors. Every detail of this home has been carefully curated to provide an exceptional living experience! Schedule your showing today!</p> <p><i>Listing Courtesy of Swingle & Co. Realty</i></p>								
 <p>10 ■ Expired *Expired: 2/23/2024, MLS Listing 20499425: 12/21/2023 MLS ID: 20499425</p> <p>7125 Starnes Rd</p> <p>Single Family 4/3 2,205 sq ft 9,931 1987 \$439,900 2/23/2024 \$186</p> <p>REDUCED. Piers on left side of house installed in 2011. New natural wood floors installed in 2011. Custom tiled in entry, kitchen and all baths. Refinished cabinets, installed backsplash, Sink and faucet, installed a kitchen island and granite countertops, new dishwasher, microwave and flat surface stovetop. Hall bathroom going into garage custom wall texture, new mirror faucet & light fixture. Front hall bathroom built walk-in shower, tiled floor with matching baseboards, new light fixture & medicine cabinet. Master Bathroom New tile shower with rimless glass door, enclosed tub & half wall with matching tile and added medicine cabinet. Outside trim of the house was painted in 2021 with Home Depot Paint. Pool with rock waterfall replastered last year and added some ceramic fish and sea animals inside pool plaster. Colored light is fiber optics & is not bright during the day but very colorful after it gets dark. More than you imagined for less than you dreamed.</p> <p><i>Listing Courtesy of Staramco Real Estate</i></p>								

Expired: 17 (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>11 Expired • Expired: 11/17/2023, MLS Listing 20373570: 7/5/2023 MLS ID: 20373570</p> <p>4729 Mackey Dr</p>	Single Family	4/2	2,162 sq ft	12,458	1958	\$339,000	11/17/2023	\$153
<p>BACK ON THE MARKET, Buyer's financing fell through. Home now has a FHA appraisal that is over list price. This Ranch Style home offers a spacious layout with four bedrooms and two bathrooms, providing ample living space. The open family concept, connecting the kitchen and family room, creates a welcoming and inclusive atmosphere for spending quality time with loved ones. As you enter the home, there's a large front living or flex space, which can be utilized in various ways to suit your needs and preferences. The roof structure, roof, and insulation were completely replaced in February 2021, ensuring that the home is well-maintained and protected. Foundation repairs have been completed with a transferrable warranty. The property's location is convenient for families with school-going children, as it's close enough to schools to walk, making the daily commute easier and more enjoyable.</p> <p><i>Listing Courtesy of Better Homes & Gardens, Winans</i></p>								
 <p>12 Expired • Expired: 11/10/2023, MLS Listing 20204555: 11/10/2022 MLS ID: 20204555</p> <p>5021 Wyoming Trl</p>	Single Family	3/2	1,458 sq ft	9,365	1959	\$285,000	11/10/2023	\$195
<p>Updated Home in a great area! The home features ton of new features. Light and airy when you walk in with a beautiful new remodeled kitchen, new floors, new paint, new windows and much more! Kitchen features new pulls, gorgeous new granite countertops, black appliances, and white subway backsplash. The brand new light wood luxury vinyl plank flooring throughout the main areas of the home make the space feel warm and inviting. Both the master and hall bath have been completely updated with new wall tile, vanity and top, fixtures, lighting, and flooring. The master bath boasts a full glass enclosure for the shower. Some other amazing features is a new roof, added french drains, new gutters, and new windows!</p> <p><i>Listing Courtesy of EXP REALTY</i></p>								
 <p>13 Expired • Expired: 12/13/2023, MLS Listing 20379030: 7/12/2023 MLS ID: 20379030</p> <p>7712 Cedar Park Ave</p>	Single Family	3/2	1,962 sq ft	9,016	1976	\$420,000	12/13/2023	\$181
<p>***NEW ROOF Installed SEPT 2023*** Check out this beautifully updated 3 bedroom 2 bath home in North Richland Hills that is ready for a new owner to call home! This home boasts upgrades through out with 2 living and 2 dining areas as well as a flex room that can be utilized as an office or craft room. The kitchen is appointed with beautiful granite counter tops & subway tile & deco backsplash and stainless steel appliances that provide a wonderful place for the chef in you to reside. Situated just a quarter mile from the Green Valley Community Park and close to shopping, dining, and entertainment the sky is the limit for things to do around town. Home is zoned for the incredible Birdville ISD.</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								
 <p>14 Expired • Expired: 12/31/2023, MLS Listing 20403754: 8/10/2023 MLS ID: 20403754</p> <p>7325 Chapman Dr</p>	Single Family	4/3	2,403 sq ft	83,243	1958	\$849,900	12/31/2023	\$331
<p>Seller open to concessions to help Buyer w interest rates. Picture yourself making new memories in this Charming 4 bedroom, 3 bath single story home situated on nearly 2 acres right across from Richfield Park in the heart of North Richland Hills. Welcoming covered front porch leads you into the living room featuring beautiful wood floors and the open floor plan is perfect for entertaining. The family chef will love cooking for friends and family in the Gourmet kitchen boasting vaulted ceilings with beam details, huge butler's pantry with tons of storage, granite countertops, SS appliances, an island with prep sink and breakfast bar opening up to the dining room complete with a brick fireplace. You will have your choice of 2 primary bedrooms with the secondary having an ensuite with a claw foot soaker tub. Relax out on the back patio listening to the birds chirping or enjoy cooling off in the sparkling pool that is fully fenced. Detached garage, solar panels and lots of room to roam!</p> <p><i>Listing Courtesy of Pure Realty</i></p>								

Expired: 17 (cont.)







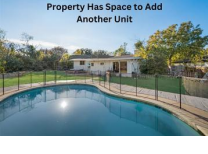
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List / Lease Price	Expired Date	Price per sq. ft.
	15	Expired	*Expired: 12/28/2023, MLS Listing 20441753: 9/28/2023 MLS ID: 20441753					
6608 Wakefield Rd	Single Family	3/2	1,361 sq ft	7,013	1976	\$305,900	12/28/2023	\$220
<p>Reduced!! and nestled on a LARGE CORNER LOT!! Updates are complete and this is MOVE IN READY! The fully equipped kitchen enjoys GRANITE Breakfast bar and Island* Granite countertops*Newer applianceâs including Refrigerator, Smooth top elec range, microwave and dishwasher!! WINDOW COVERINGS ! Covered Patio too! Buyer's Agents: Offer your clients more. A \$3,000 lender credit is available when they c. It's a simple call for potential savings. Please see Transaction Desk for contact details No BLIND OFFERS** PLS see private remarks for OFFER INSTRUCTIONS. Seller provided photos.</p> <p><i>Listing Courtesy of Metroplex R.E.Services</i></p>								
	16	Expired	*Expired: 12/17/2023, MLS Listing 20222621: 12/17/2022 MLS ID: 20222621					
5557 Meadow Oak St	Single Family	3/2	1,801 sq ft	9,539	1984	\$375,000	12/17/2023	\$205
<p>Beautiful 3 bdrm, 2 bath with POOL! Open concept kitchen-living area opens to back yard oasis. Perfect for entertaining and evenings with family and friends. Oversized master retreat w newly remodeled master bath. Room off of secondary bedroom perfect for office, yoga or nursery. Roof replaced 2018, iron patio fencing 7-2019, total master remodel, exterior paint, new pool equipment and decking 2021, new a-c filter system & air duct cleaning 2021. Partial 2nd bath remodel Feb 2022.</p> <p><i>Listing Courtesy of Keller Williams Realty DPR</i></p>								
	17	Expired	*Expired: 2/5/2024, MLS Listing 20265411: 2/24/2023 MLS ID: 20265411					
7408 Meadowview Ter	Single Family	3/2	1,728 sq ft	9,365	1985	\$380,000	2/5/2024	\$214
<p>Upgraded stunner situated in a beautiful neighborhood in Birdville ISD! Completely remodeled from the ground up and boosts upgraded finishes inside and out. New hard surface waterproof wood look flooring, brand new shaker style cabinets, new stainless steel appliances, high end quartz counter tops luxury light fixtures in addition to fresh paint inside and out. Inviting wide open floor plan perfect for entertaining. Huge living area and walk-in butler's pantry. Master bath includes stand-alone tub, dual vanites, walk in shower and double closets. Step out on to the freshly stained deck for your backyard grilling or just relaxing. Includes large storage shed. Foundation work was completed with report and transferable warranty</p> <p><i>Listing Courtesy of TK Realty</i></p>								











Distressed: 22

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ■ Off Market • Notice of Default <i>MLS ID: –</i>								
	6905 Marilyn Ln	Single Family	3/2	1,478 sq ft	9,836	–	11/2/2023	Notice of Default	
	2 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: –</i>								
	6956 Warbler Ln	Single Family	3/2	3,920 sq ft	5,249	–	3/21/2024	Notice of Foreclosure Sale	–
	3 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: –</i>								
	7420 Forrest Ln	Single Family	3/2	1,903 sq ft	3,245	–	11/30/2023	Notice of Foreclosure Sale	–
	4 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: –</i>								
	3425 Willowcrest Dr	Single Family	3/2	1,836 sq ft	11,487	–	2/22/2024	Notice of Foreclosure Sale	–




Distressed: 22 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	5 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>								
	7824 Old Hickory Dr	Single Family	3/2	1,845 sq ft	9,967	–	12/7/2023	Notice of Foreclosure Sale	–
	6 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>								
	7833 Old Hickory Dr	Single Family	3/2	1,724 sq ft	9,579	–	2/1/2024	Notice of Foreclosure Sale	–
	7 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>								
	3728 Billie Faye Dr	Single Family	3/2	1,774 sq ft	10,790	–	2/12/2024	Notice of Foreclosure Sale	–
	8 ■ Off Market • <i>Notice of Default</i> <i>MLS ID: –</i>								
	7218 Burse Rd	Single Family	4/3	2,696 sq ft	19,985	–	3/8/2024	Notice of Default	–
	9 ● Pending • <i>Hud Owned, Pending as of 3/4/2024</i> <i>MLS ID: 20498121</i>								
	4816 Colorado Blvd	Single Family	3/2	1,760 sq ft	8,886	\$259,250	12/23/2023	12/23/2023	Hud Owned
	<p>This home is located on a large corner lot in Birdville ISD with plenty of room for a growing family. It features two nice sized living areas complete with a wood burning fireplace. Three bedrooms, two baths, and a roomy kitchen area. Outside you will find plenty on space for entertaining. There is a storage shed in the backyard that can also be used as a workshop.</p> <p><i>Listing Courtesy of Showcase DFW Realty LLC</i></p>								
	10 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>								
	6729 Georgia Ave	Single Family	3/2	1,822 sq ft	11,757	–	3/21/2024	Notice of Foreclosure Sale	–
	11 ● Active • <i>Standard Sale, New, Active: 1/9/2024</i> <i>MLS ID: 20508315</i>								
	4704 Holiday Ln E	Single Family	3/2	2,068 sq ft	20,168	\$255,000	1/9/2024	1/2/2024	Standard Sale
	<p>CASH ONLY, 2 weeks closing, no option period will be provided. LARGE LOT, POOL, HOT TUB, AND MORE. This home features a huge diving pool, hot tub, and almost a half-acre lot à with enough space to park an RV, a mobile home, or a guest house! Inside, you'll find an open floor plan linking a large living room with a cozy fireplace to the kitchen and dining area. Plus, there's a Texas-sized family den with another fireplace for double the fun! No HOA! Location-wise, you're golden with easy access to 820 and 183 highways, a quick hop to DFW airport, and all the buzz of North East Mall and Rufe Snow Drive's eateries and shops minutes away. This spot could be prime for an AirB&B, especially with room to build more units for extra cash flow. CALL FOR DETAILS.</p> <p><i>Listing Courtesy of Keller Williams Central</i></p>								

Distressed: 22 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	12 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: –</i>								
	5133 Maryanna Way	Single Family	3/2	1,667 sq ft	10,215	–	1/11/2024	Notice of Lis Pendens	
	–								
	13 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>								
	7509 Peachtree Trl	Single Family	3/2	2,104 sq ft	12,097	–	1/25/2024	Notice of Foreclosure Sale	–
	14 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>								
	3705 Sheridan Ct	Single Family	3/2	1,935 sq ft	14,222	–	2/29/2024	Notice of Foreclosure Sale	–
	15 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>								
	4312 Ken Michael Ct	Single Family	3/2	1,698 sq ft	14,736	–	11/2/2023	Notice of Foreclosure Sale	–
	16 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>								
	6533 Lake Side Cir	Single Family	3/2	2,276 sq ft	12,179	–	1/25/2024	Notice of Foreclosure Sale	–
	17 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>								
	5617 Robins Way	Single Family	4/2	3,329 sq ft	6,874	–	11/29/2023	Notice of Foreclosure Sale	–
	18 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>								
	8244 Saint Patrick St	Single Family	3/2	1,440 sq ft	8,999	–	2/15/2024	Notice of Foreclosure Sale	–
	19 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: –</i>								
	7816 Ember Oaks Dr	Single Family	4/2	2,399 sq ft	8,908	–	2/8/2024	Notice of Foreclosure Sale	–

Distressed: 22 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	20	Closed	* Notice of Default MLS ID: -						
6701 Greenacres Dr		Single Family	3/2	1,900 sq ft	11,195	-	3/4/2024	Notice of Default	
	21	Closed	* Notice of Foreclosure Sale MLS ID: -						
7444 Meadowview Ter		Single Family	3/2	1,598 sq ft	8,451	-	1/9/2024	Notice of Foreclosure Sale	
	22	Closed	* Sold Date: 10/13/2023, Public Record MLS ID: -						
6529 Spring River Ln		Single Family	3/2	2,123 sq ft	11,609	-	10/20/2023	Sold Date: 10/13/2023	

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



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