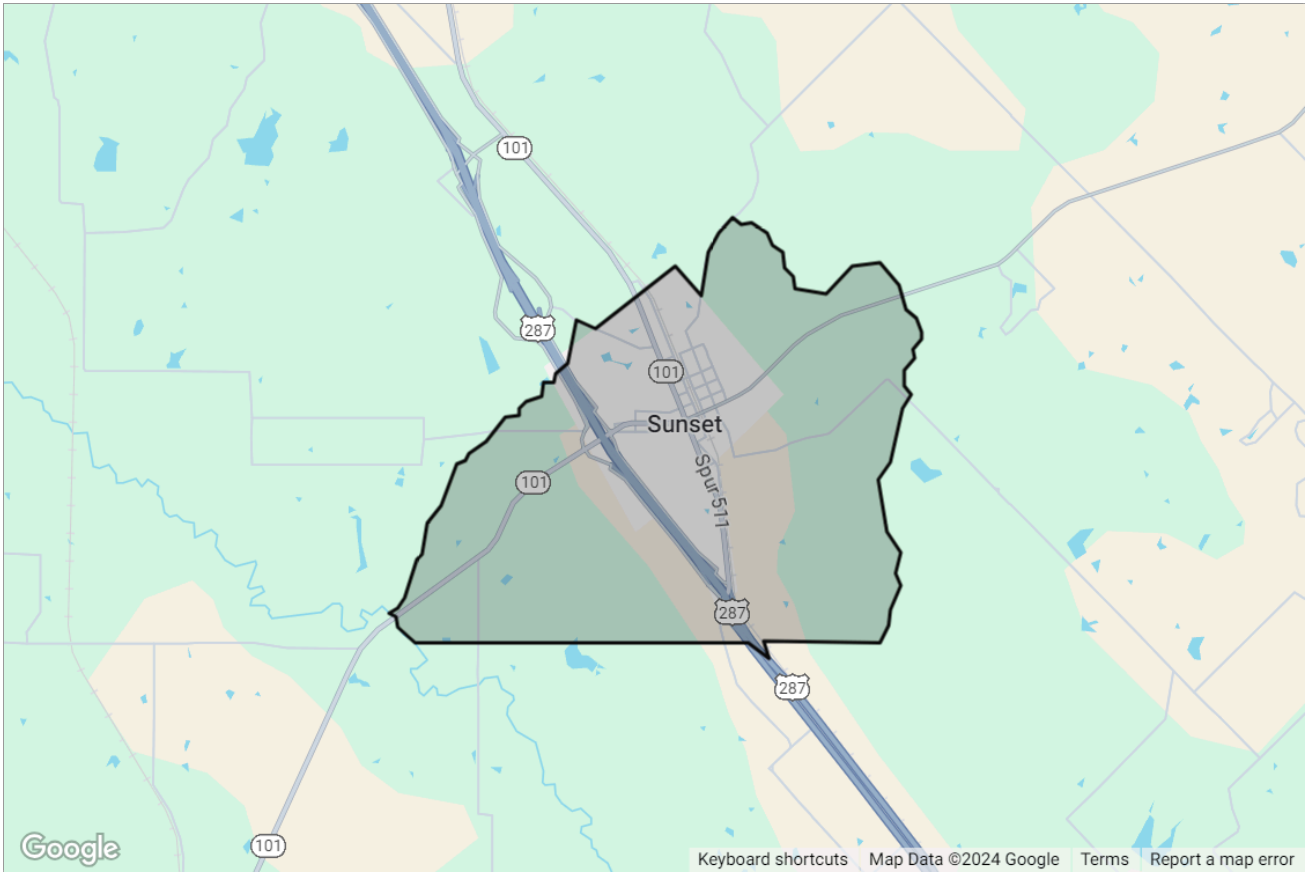


MARKET ACTIVITY REPORT

Sunset, Texas



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

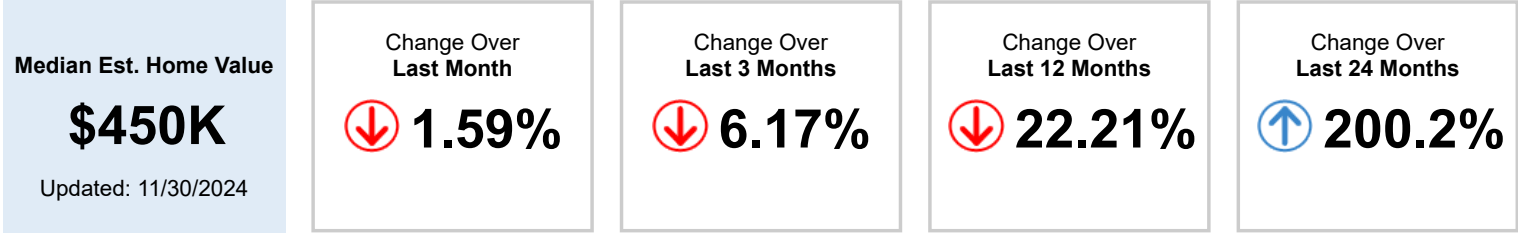


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Main: david@peetrealty.com
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Peet Realty
PO Box 1748
Decatur, TX 76234

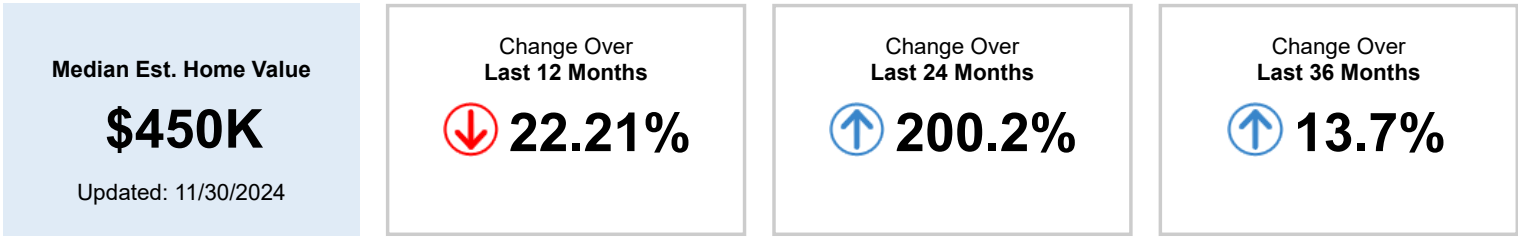
Sunset, Texas

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 **SFR** 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 **SFR** data.

Market Snapshot: Concentration of Distressed Properties

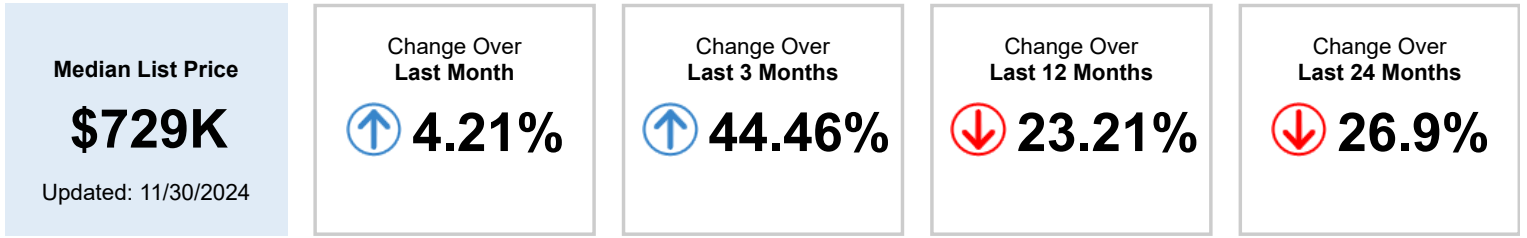


About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 12/23/2024.

Market Snapshot: Sales Price

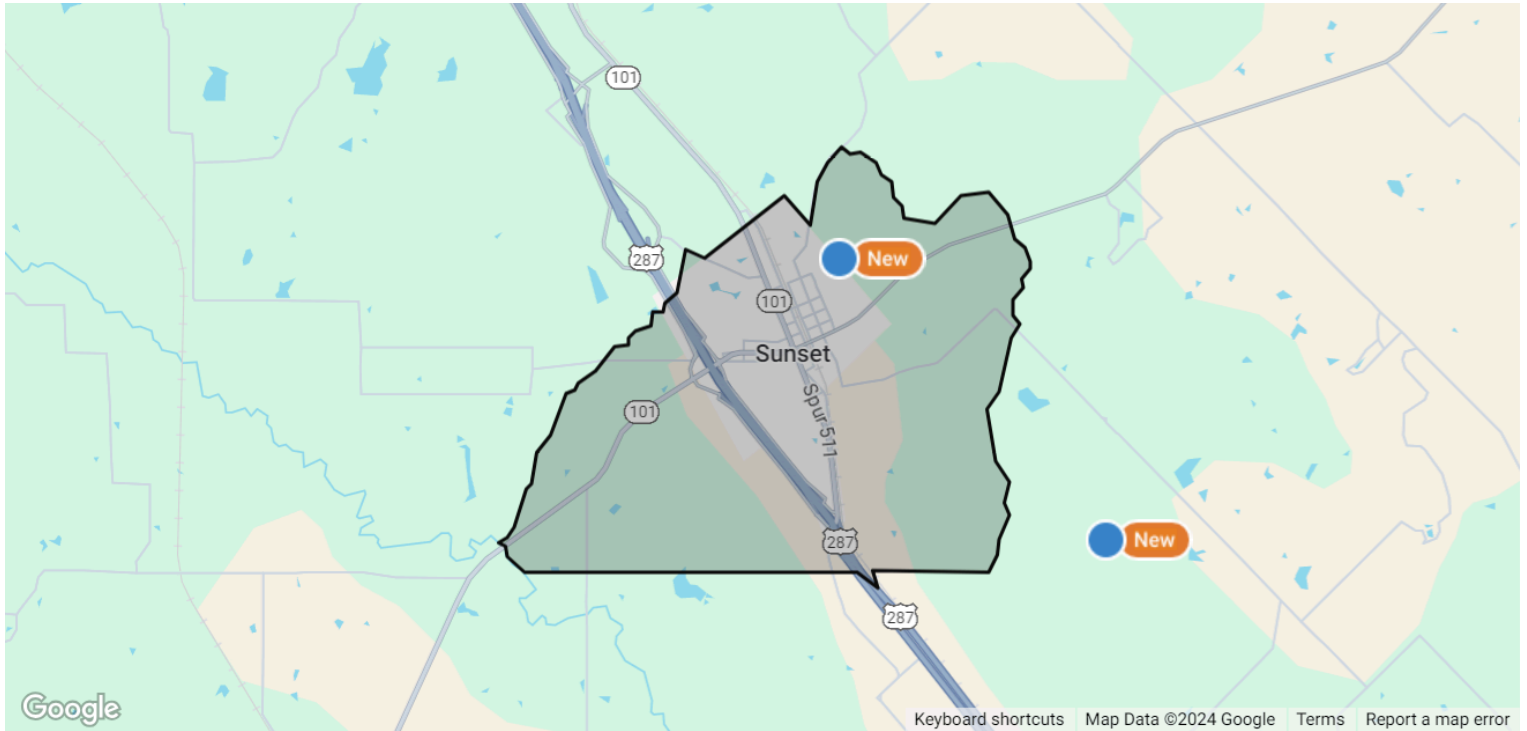
About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.

Market Snapshot: List Price






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

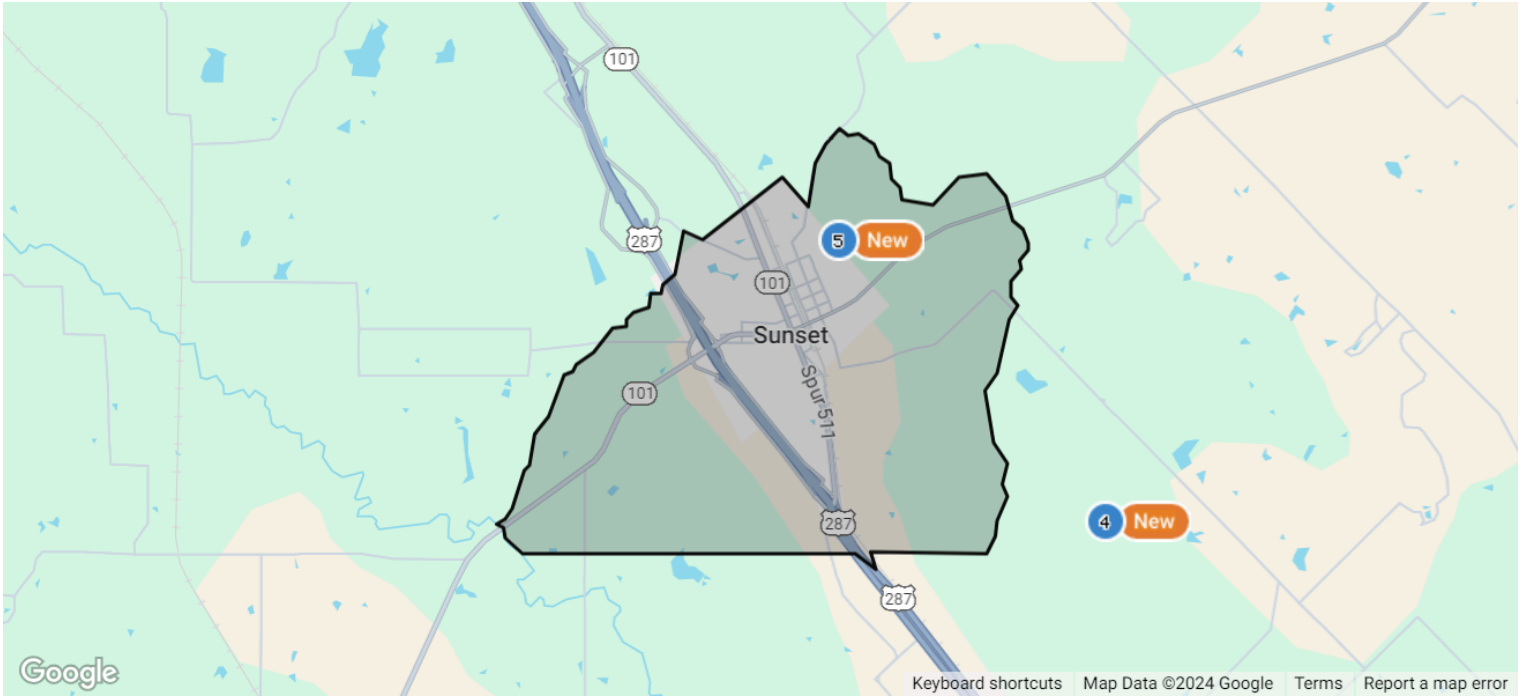
Market Activity Summary Stats





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

	 New Listings	 Pending	 Closed
Number of Properties	5	1	4
Low Price / Value	\$299,000	\$450,000	\$300,000
Median Price / Value	\$950,000	\$450,000	\$418,000
High Price / Value	\$2,000,000	\$450,000	\$625,000
Average Price / Sq. Ft.	\$395	\$206	\$224
Median Price / Sq. Ft.	\$424	\$206	\$230
Average Days in RPR	67	236	125
Median Days in RPR	74	236	141
Total Volume	\$6,043,999	\$450,000	\$1,761,000




Sunset, Texas

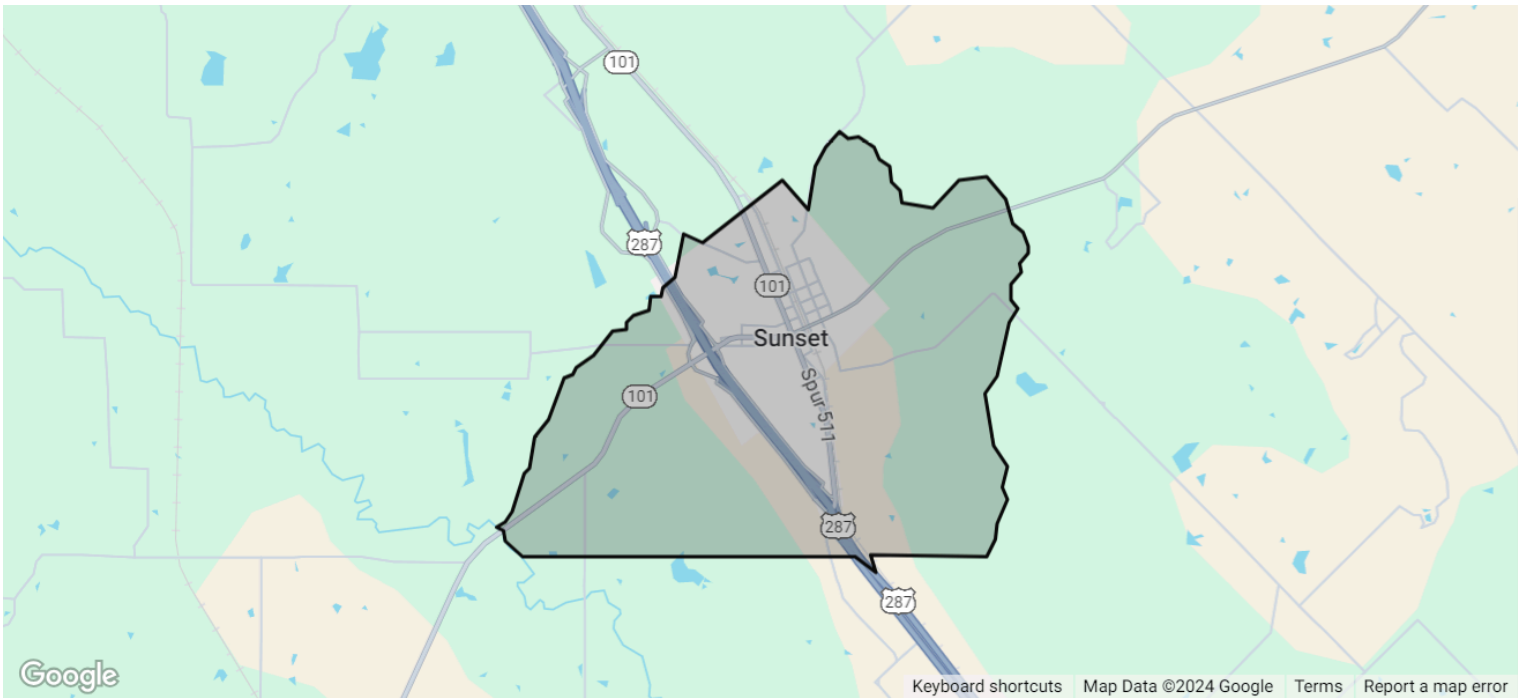


New Listings: 5


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 Active • New, Active: 10/8/2024 <i>MLS ID: 20749332</i></p> <p>622 Darwin Rd</p> <p>This stunning 154-acre ranch is the only property serviced by this County Road leading right to your own gate, offering immense privacy to enjoy with no neighbors encroaching your home. This recreational retreat is cross-fenced for livestock and boasts spring-fed stock tanks scattered throughout a mix of improved pastures and woods ideal for whitetail and various hunting. These open pastures are great for additional building or subdividing, creating endless opportunities. Step into the backyard oasis featuring covered porches and a fireplace with a built-in grill to enjoy year-round gatherings. Jump into the pool or work on your swing on the private green! Includes an insulated barn with a finished-AC'd section as well as a smaller horse barn and tack room. Don't miss this opportunity to own a piece of Texas and experience your own outdoor living. Schedule your private tour today and experience this expansive property firsthand! Can subdivide to smaller parcel if interested.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>	Single Family	3/3	2,929 sq ft	6,749,186	1988	10/8/2024	\$1,895,000	\$647
 <p>2 Active • New, Active: 10/26/2024 <i>MLS ID: 20763979</i></p> <p>1929 Smyrna Rd</p> <p>Sample photos , New subdivision to be started in December , 10K builders' concessions when builders preferred lender is used. Late December Completion Dates, now PRESELLING lots, still time to pick your colors, two acer lots, with sensible deed restrictions to keep your investment growing. Open Floor plan with huge walk-in closets and tones of storage, this will be a small quaint subdivision so don't wait</p> <p><i>Listing Courtesy of The Michael Group Real Estate</i></p>	Single Family	3/2	2,000 sq ft	87,120	2024	10/26/2024	\$299,000	\$150

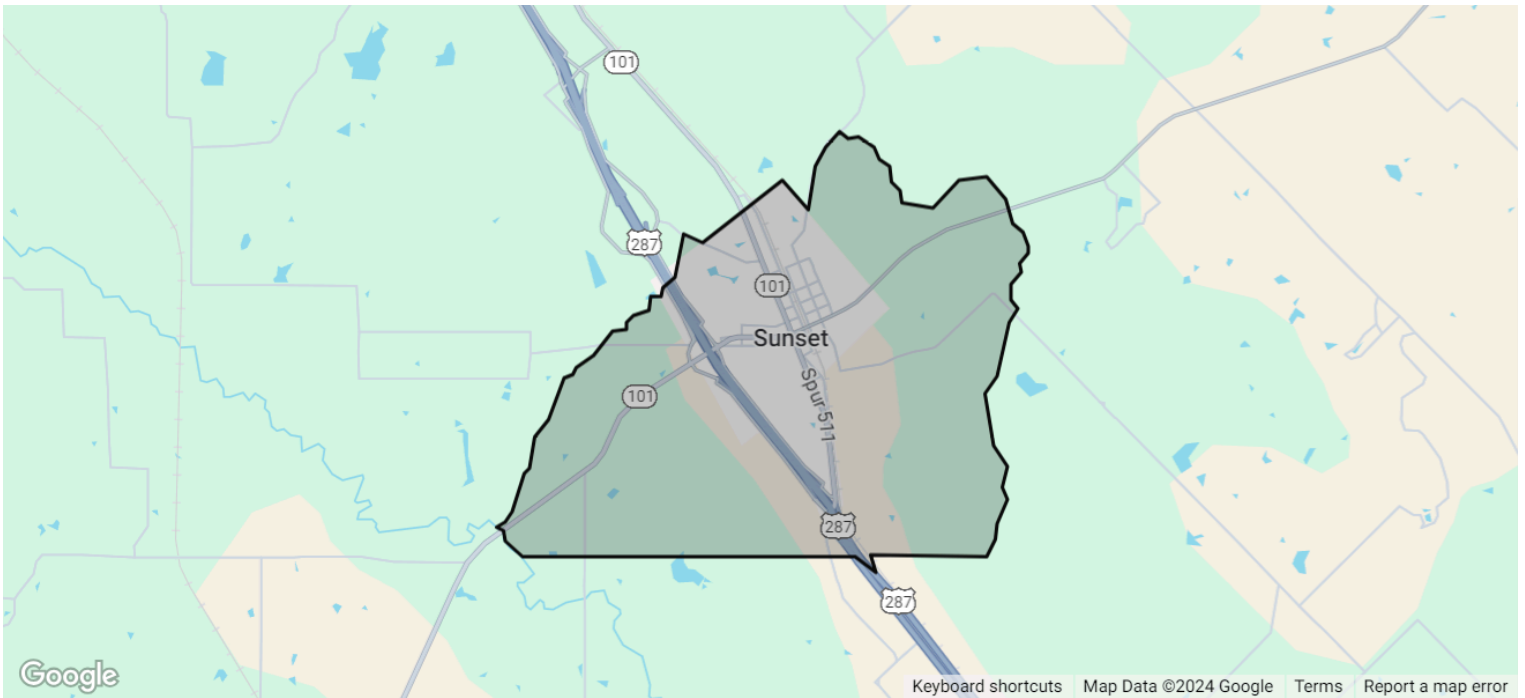
New Listings: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>3 ● Active • New, Active: 11/14/2024 <i>MLS ID: 20768847</i></p> <p>599 Silver Leaf Dr</p> <p>Welcome to your secluded oasis on 5 acres of heavily treed land, where modern luxury meets country charm. This stunning single-story ranch house has a 3-car oversized garage, and a separate casita. The main dwelling is 3109 sqft and the casita is 713 sqft. Enjoy the partially fenced property with a motorized entry gate. Inside, extra wide luxury vinyl plank and tile flooring, spacious interior, complemented by butcher block counters in the laundry area and quartz in the kitchen and baths. Outside, huge outdoor living space, plumbed for gas, with almost 1,000 sqft of covered area for evening sunsets. Store your toys in the 20x30 metal building, while horses and cattle graze on the sprawling grounds (1 per acre). Community amenities include boat access to Amon Carter Lake, private lakes, pool, fitness center, and more. Experience the beauty of rolling hills, abundant wildlife, and the lifestyle that Silver Lakes has to offer.</p> <p><i>Listing Courtesy of LPT Realty LLC</i></p>	Single Family	4/4	3,822 sq ft	218,235	2022	11/14/2024	\$899,999	\$235
 <p>4 ● Active • New, Active: 10/10/2024 <i>MLS ID: 20749965</i></p> <p>2452 Sunset School Rd</p> <p>Travel down the dappled tree-lined roads in Sunset TX to this exquisite property! The residence is a lovely 4-3-3 custom home by Terra Land Dev Co. Stained concrete floors, crown molding, 8' doors, custom cabinetry, generous second bedrooms, and breathtaking views are just a few of the perks. Two hay barns, workshop with electric also plumbed for possible bathroom, covered RV parking with septic and water access, deer feeder, diesel tank, and a Wildlife Exemption just add to the overall appeal. The bonus room upstairs with two attic accesses could be a media room, craft room, second living area . . the options are plentiful. The 9x9 pantry is roomy enough for two freezers and or refrigerators and has a custom designed cabinet to hang tablecloths as well as a plethora of shelves for storage. The primary bedroom's sitting area overlooks the gorgeous back of the property and one of the primary closets is a safe room with walls of cinderblock reinforced with rebar and cement. Must see!</p> <p><i>Listing Courtesy of Fraser Realty</i></p>	Single Family	4/3	3,838 sq ft	3,894,264	2004	10/10/2024	\$2,000,000	\$521
 <p>5 ● Active • New, Active: 9/26/2024 <i>MLS ID: 20740420</i></p> <p>11678 Fm 1749</p> <p>The front and rear of the property are heavily treed with mature oaks. There is open pasture where vineyards used to thrive. Property is beautiful and could have so many uses. There is a beautiful home site and a guest house that is located by the barn that also has a bathroom. There are two separate septic systems. Driving the parameter of the property makes you feel like you can relax and enjoy the country life.</p> <p><i>Listing Courtesy of Ebby Halliday, REALTORS</i></p>	Single Family	4/3	2,239 sq ft	1,689,692	1985	9/26/2024	\$950,000	\$424





Pending: 1



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending <i>*Pending as of 11/14/2024</i> <i>MLS ID: 20603470</i></p> <p>101 Pheasant Run Ct</p> <p>Beautiful home sitting on 9 acres nestled in trees with plenty of privacy and an oversized 30x30 shop. Fenced dog run, outdoor fire pit, beautiful trees. Lot 206 = 4.010 acres, Lot 207 = 5.01 acres for a combined total of 9.02 acres. SLR is a master-planned community with 2,300 acres of rolling hills & hardwood forests. Located on Amon G. Carter Lake, SLR appeals to anyone looking to escape the busy city, but still be convenient to the Metroplex. Residents can simply walk outside to enjoy remarkable sunsets or marvel at the wildlife from deer & turkey to an amazing variety of birds & wildflowers. Whether you are looking for a permanent residence, a retirement home, or a weekend getaway, SLR offers the perfect lifestyle in a beautiful setting. This private community features 2 fishing lakes, RV & boat storage, security, swimming pool, on-site fire hall, gym, community center & more.</p> <p><i>Listing Courtesy of Ledbetter Realty</i></p>	Single Family	4/3	2,180 sq ft	392,911	5/1/2024	\$450,000	11/14/2024	\$206



Closed: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 10/25/2024, MLS Listing 20646338: 6/13/2024 MLS ID: 20646338</p> <p>899 Huddleston Rd</p> <p>MOTIVATED SELLERS!!!! This is it! Looking for home on small acreage approximately 2.01 acre perfect for family needing 5 bedrooms 2 baths. Completely updated bathrooms and a kitchen with beautiful large granite island for all the gatherings. Large living space with rock WBFP. Root cellar. The backyard view is spectacular for watching the sun rise. Come check your could be home!!!!</p> <p><i>Courtesy of C21 Sue Ann Denton, Decatur</i></p>	Single Family	5/2	2,502 sq ft	87,555	1975	10/25/2024	\$300,000	\$120
 <p>2 Closed • Sold Date: 10/8/2024, MLS Listing 20592565: 4/19/2024 MLS ID: 20592565</p> <p>1570 Lakeridge Blvd</p> <p>Moving out of state, Motivated Seller! All reasonable offers will be considered! Are you looking for country living in a serene setting? Silver Lakes Ranch is a beautiful wooded community with rolling hills and private community lakes. Located less than a mile to the community boat launch, and less than 15 minutes to Amon G Carter Lake, this beautiful home sits on 2 acres, features an open floor plan and an 8x30 screened in back porch with fireplace! A perfect place to relax and enjoy the beauty that surrounds you. Inside, the open floor plan is perfect for family gatherings. The kitchen features granite counters, a large pantry, and overlooks the family room. The primary bedroom is large, and the ensuite bath features a dual sink vanity, jetted tub and separate shower. Need space for an extra refrigerator or freezer? You will love the size of the laundry room! Portable generator with dedicated outlet stays! Conveniently located 15 minutes to Bowie & 30 Minutes to Decatur.</p> <p><i>Courtesy of JPAR</i></p>	Single Family	3/2	1,683 sq ft	87,555	2021	10/8/2024	\$446,000	\$265

Closed: 4 (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: 10/10/2024, MLS Listing 20618019: 5/15/2024 <i>MLS ID: 20618019</i></p> <p>688 Sandstone Ct</p> <p>Single Family 4/2 1,996 sq ft 102,366 2022 10/10/2024 \$390,000 \$195</p> <p>Ready to sell ! Looking for peace, quiet, and seclusion seclusion with a fabulous community 2,300 acres of rolling hills ? Community pool, camp grounds, a private lake & this home offers a view of Amon G Carter lake with the boat ramp a stones throw away. Best of both worlds for people that love the lake and fishing life or just the desire of living near the lake. This may be your dream home. Set on 2.3 acres 4 bedrm 2 full bath inside ranch style set up. 2022 built by UBH Board and Batton style exterior. Outstanding kitchen for the chef of the home gas cooktop lots of storage, great pantry, open concept. Oversized laundry with a great storage room and super space for coats, shoes, bags. The master has access door to back patio. Bonus of underground drainage system to disperse rain run off to the lawn. So many positives about this home, you must see! NO OUTSIDE FARM ANIMALS ALLOWED FOR THIS PROPERTY. BY LAWS & CCR'S IN DOCUMENTS.</p> <p><i>Courtesy of United Real Estate DFW</i></p>								
 <p>4 Closed • Sold Date: 11/15/2024, MLS Listing 20738314: 10/2/2024 <i>MLS ID: 20738314</i></p> <p>235 Silver Lakes Dr</p> <p>Single Family 4/2 1,979 sq ft 215,622 2022 11/15/2024 \$625,000 \$316</p> <p>Step into your future sanctuary, a captivating 4-bedroom, 2-bath modern farmhouse nestled on 5 acres of picturesque land. As you enter, you'll be greeted by an inviting open-concept living space adorned with soaring ceilings & a cozy fireplace, seamlessly flowing into a spacious kitchen that's perfect for entertaining. The kitchen features ample counter space, sleek modern appliances, & panoramic views of the surrounding natural beauty, including majestic oak trees & wildlife. The split bedrooms offer privacy, with the luxurious master suite boasting an expansive walk-in closet & lavish ensuite bath. Outside, you can immerse yourself in the tranquility of nature & enjoy the community amenities offering a clubhouse, RV hookups, private boat ramp & fishing lakes, & a sparkling swimming pool. The property also includes a serene one-acre stocked pond & a 1200-sq ft metal shop with plumbing roughed out. This home embodies the essence of modern living while exuding a charming rustic allure.</p> <p><i>Courtesy of DFW Legacy Group</i></p>								

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



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

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



Update Frequency

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

Learn more

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

