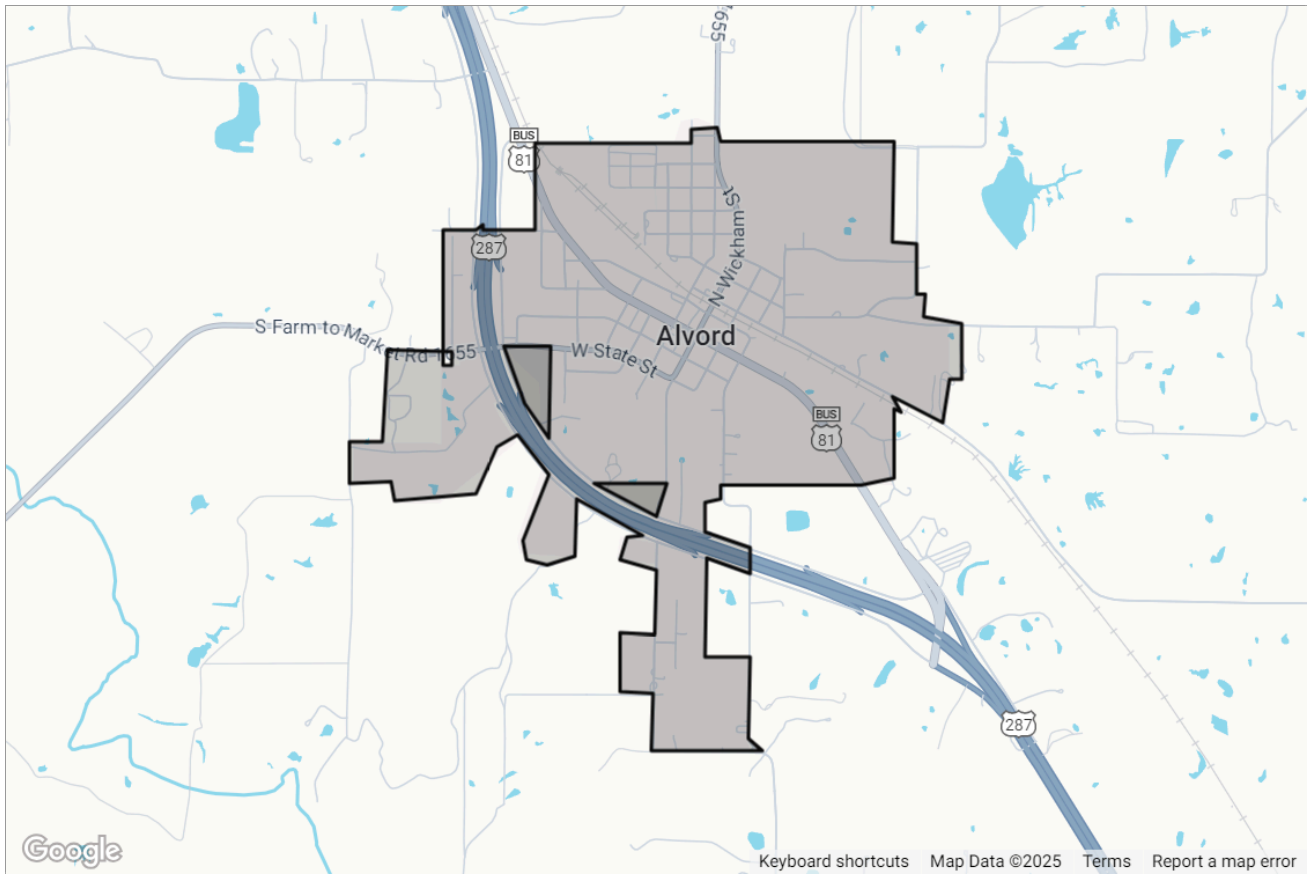


MARKET ACTIVITY REPORT

Alvord, Texas



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

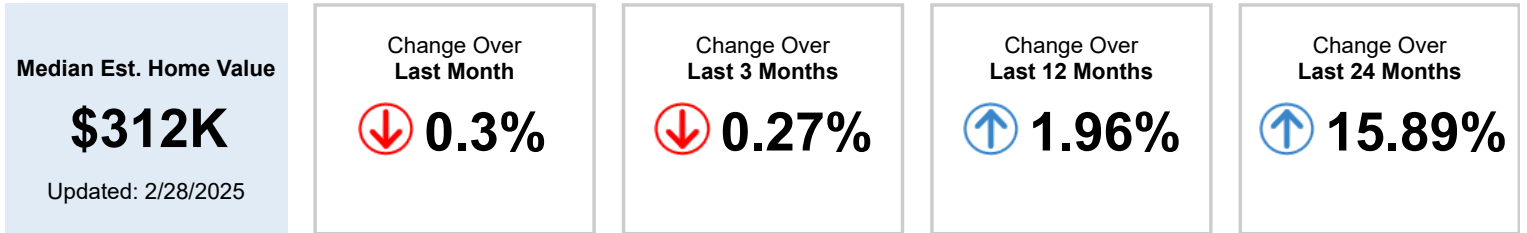


Mobile: (214) 287-0009
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Peet Realty
PO Box 1748
Decatur, TX 76234

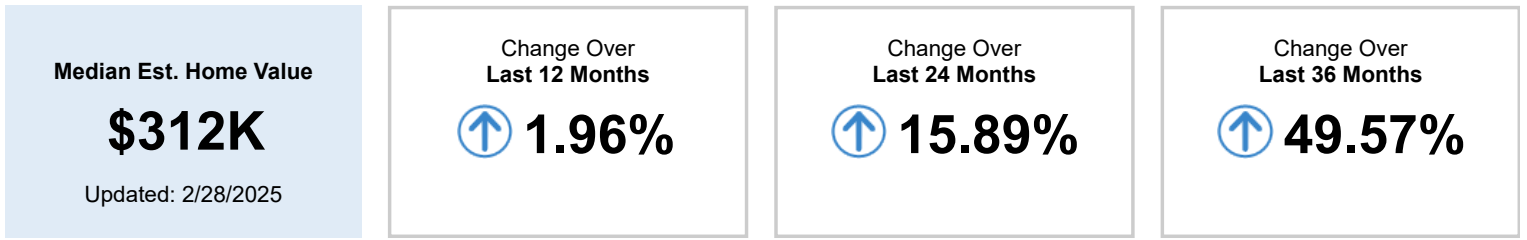
Alvord, Texas

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



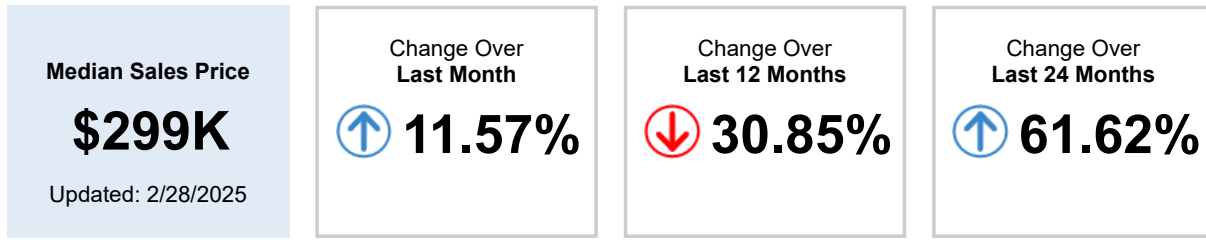
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



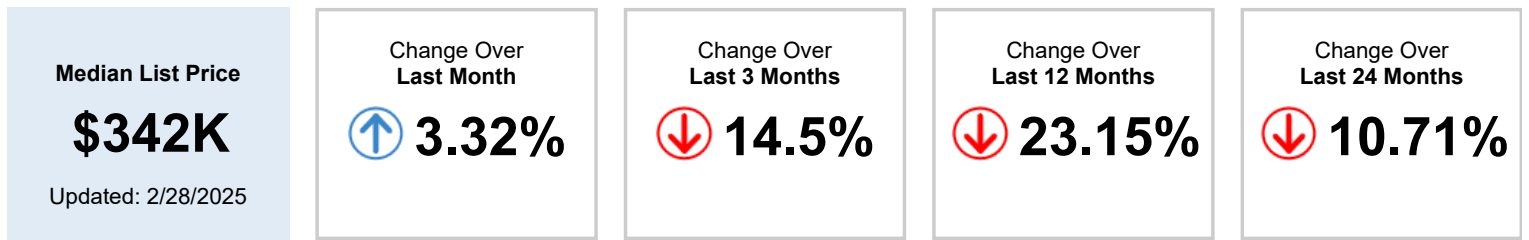
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 3/18/2025.

Market Snapshot: Sales Price



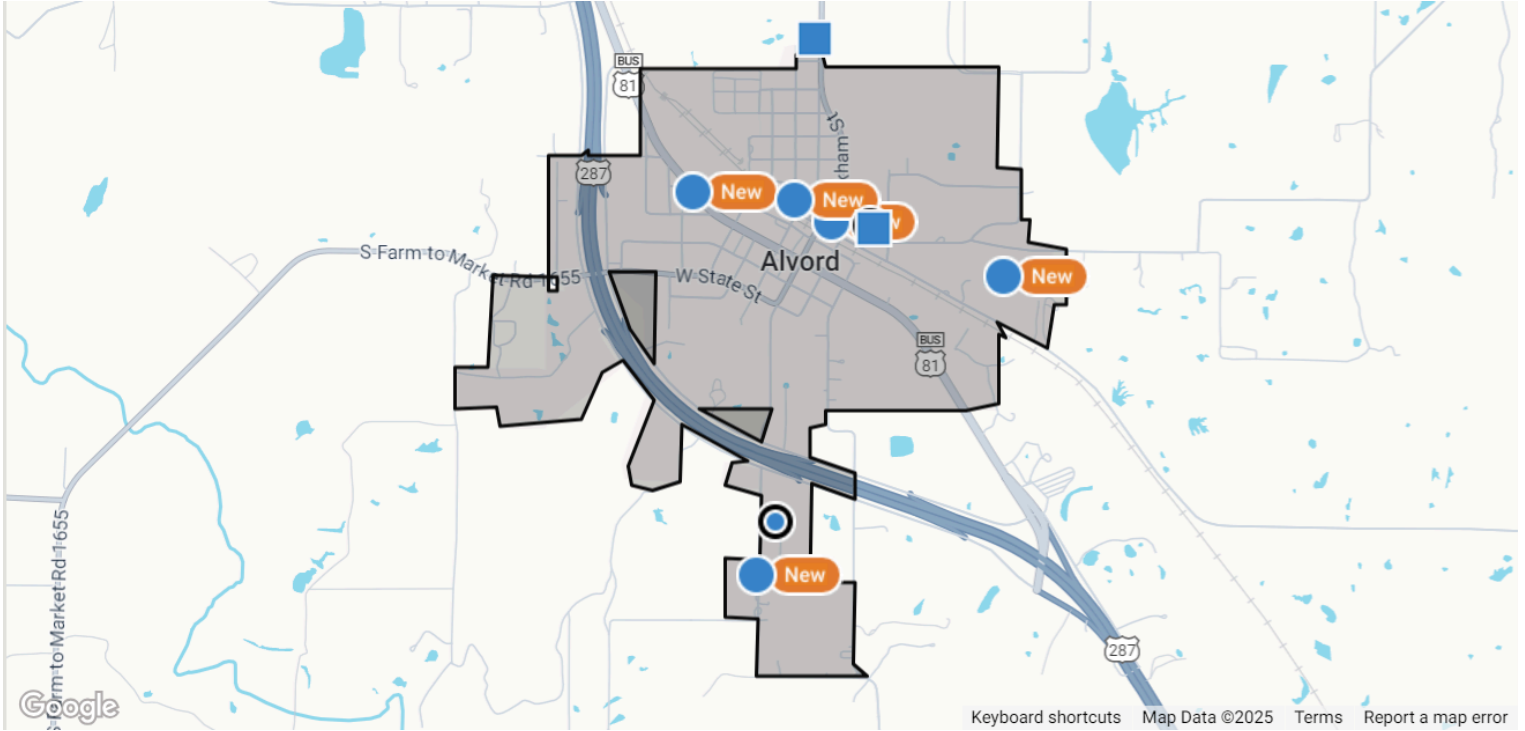
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price






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

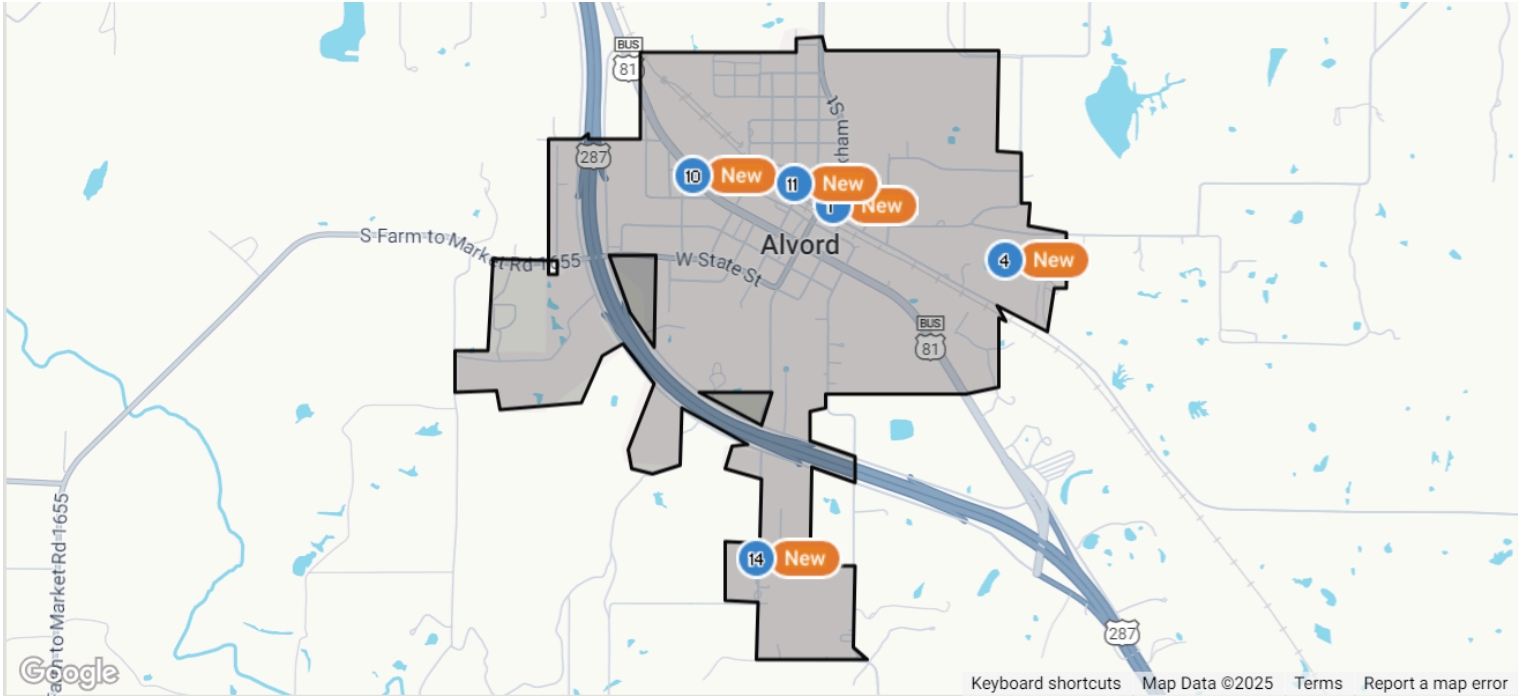
Market Activity Summary Stats




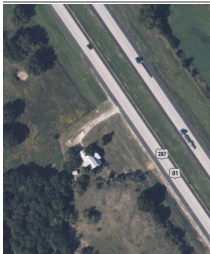
Search Criteria | **Location:** Alvord, Texas; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum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

| |  New Listings |  Pending |  Closed |
|--------------------------------|---|--|--|
| Number of Properties | 32 | 10 | 15 |
| Low Price / Value | \$235,000 | \$252,490 | \$246,000 |
| Median Price / Value | \$310,990 | \$346,500 | \$299,000 |
| High Price / Value | \$1,650,000 | \$709,000 | \$494,000 |
| Average Price / Sq. Ft. | \$171 | \$230 | \$148 |
| Median Price / Sq. Ft. | \$150 | \$179 | \$145 |
| Average Days in RPR | 50 | 139 | 183 |
| Median Days in RPR | 67 | 78 | 190 |
| Total Volume | \$12,706,920 | \$4,446,270 | \$4,719,443 |




Alvord, Texas






New Listings: 32

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p>1 Active • New, Active: 3/18/2025 <i>MLS ID: 20874285</i> 211 E Pine St</p> <p>Charming home in the highly sought after Alvord ISD. This 1245 sq ft home boasts 3 bedrooms, 2 full bathrooms, separate utility room, 2 car garage, and spacious covered back patio. Enjoy the great location with easy access to Alvord and HWY 287. Upgraded kitchen cabinets, countertops, and range. Enjoy relaxing on the patio with privacy fence. Open floor plan with trendy barn door leading to guest bedrooms and bathroom. Large primary suite with ensuite bathroom. Great closet space throughout this lovely home. This home is on a large corner lot encompassing 2 city lots. Come check it out. <i>Listing Courtesy of Parker Properties Real Estate</i></p> | Single Family | 3/2 | 1,245 sq ft | 6,229 | 2017 | 3/18/2025 | \$279,900 | \$225 |
|  <p>2 Active • New, Active: 3/18/2025 <i>MLS ID: 20874402</i> 5529 N Us Highway 287</p> <p>Charming home on 1 acre in Alvord ISD. Enjoy this newly renovated home with two living areas, large bedrooms, new granite countertops, new carpet and tile, updated bathrooms, new layout in the kitchen with large island and new appliances. All plumbing was redone, new windows, new siding, and brand new Trane Ac. This home is outside city limits and on a well and septic so you can enjoy cheaper utility bills and zero city taxes! HWY 287 frontage also gives buyers opportunity to generate income with a roadside business or convert home to office. Don't miss out on this great investment opportunity! <i>Listing Courtesy of Parker Properties Real Estate</i></p> | Single Family | 3/2 | 1,976 sq ft | 43,560 | 1960 | 3/18/2025 | \$299,900 | \$152 |





New Listings: 32 (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 • <i>New, Active: 3/17/2025</i> <i>MLS ID: 20874044</i> 1276 County Road 1480</p> | Single Family | 3/2 | 2,388 sq ft | 326,700 | 1982 | 3/17/2025 | \$480,000 | \$201 |
| <p>Discover the perfect blend of comfort and convenience in this charming 3-bedroom, 3-bathroom home directly across the street from Grasslands public land. The Grassland is public land with fishing, hiking, camping & hunting allowed. The best part about this being directly across the street is NO NEIGHBORS, just wildlife! This spacious property offers 2,388 square feet of living space and 7.5 acres of land. The primary bedroom is downstairs and upstairs you'll have two bedrooms and a gigantic open loft. If you need a fourth bedroom, this could be easily closed in. Unwind on the large covered back deck, or host gatherings on the impressive second-story deck that provides stunning views. Enjoy the practicality of a fenced pastures ideal for animal lovers. In the back pasture, there is a pond for your animals or spending your afternoon's fishing. The 40x40 metal shop, complete with a large storage loft, caters to all your storage and hobby needs. Also included, is a greenhouse and storm cellar. Create your perfect homestead, you even have the start of a root cellar!</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p> | | | | | | | | |
|  <p>4 ● Active • <i>New, Active: 3/13/2025</i> <i>MLS ID: 20871078</i> 6122 Old Decatur Rd</p> | Single Family | 5/4 | 2,734 sq ft | 261,360 | 2002 | 3/13/2025 | \$599,000 | \$219 |
| <p>This property doesn't just offer 1 home, it offers TWO! Don't miss the opportunity to check out this charming property featuring Home A and Home B, 1,600 sqft 6 stall barn, workshop, and 6 acres. Home A boasts a rustic feel with 1536 sqft, open concept living space, 3 bedrooms, 2 bathrooms, and additional living space upstairs; perfect for a kids playroom or game room. Home B is beautifully done, 1198 sqft, large open concept living space, shaker style cabinetry, granite counter tops, awesome wood accent wall, wheelchair accessibility throughout, 2 bedrooms, 2 bathrooms, and much more. Bring your horses, and make them at home in the 6 stall barn, complete with tack room and turnouts. Plenty of grazing area for all of your animals, on this 6 acre property. Sit in the shade of the beautiful mature trees, or on the covered porches watching the sunset. Small workshop is perfect for storage or fiddling with a hobby! Multi family and equestrian lovers dream!</p> <p><i>Listing Courtesy of Real Estate Shoppe TX, LLC</i></p> | | | | | | | | |
|  <p>5 ● Active • <i>New, Active: 2/15/2025</i> <i>MLS ID: 20841687</i> 1749 Fm 2265</p> | Single Family | 3/2 | 1,904 sq ft | 789,742 | 2021 | 2/15/2025 | \$596,400 | \$313 |
| <p>INTERESTED IN BUILDING AND OWNING YOUR OWN FOREVER DREAM HOME ON YOUR 18.13 ACRES OF LAND!! CHECK OUT THIS PROPERTY!! This incredible property located within minutes of Hwy 287 in Alvord, Texas will make all you want in your new home. The property comes with a very nice barndominium, built in 2021 and ready to move into with a large portion of it being a barn or shop, 1,680sq ft, large enough to store everything while you build your dream home on the already cleared site planned for it. This acreage has many beautiful trees to make your property very private while still giving you all you need for your cattle, horses or whatever you want. The living space consists of 1,904sq ft of living space with 3 bedrooms, two bathrooms with large a living room for comfortable living right now. Once you build your dream home and move into it then the barndominium becomes your rental property or can just be for your family when they come to visit, whatever your desire it to be. THIS TRULY CAN BE A GREAT PLACE FOR YOU AND IT IS CERTAINLY PRICED RIGHT TO SELL!! PLAN A SHOWING TODAY!</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p> | | | | | | | | |






New Listings: 32 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---|---------------|---|---------------------|------------------|------------|------------|--------------------|-------------------|
|  | 6 ● Active | *New, Active: 1/10/2025 MLS ID: 20813039 | | | | | | |
| 484 Fs 942 | Single Family | 3/3 | 2,320 sq ft | 928,263 | 2003 | 1/10/2025 | \$775,000 | \$334 |
| <p>Motivated Seller! 21+ acres of sprawling usable land in the beautiful hill country. Three fully fenced pastures & four paddocks (in the shade!), and a large run-in shed so horses can get out of the elements. Two ponds with gorgeous sunrises & sunsets to enjoy every day of living the good life! Property is within five miles of 35,000 acres of the LBJ Grasslands and even borders one section of it. 2300sqft living accommodations & 2000sf+ of shop space under one metal roof! The residence is upstairs with 3 bedrooms, 2.5 baths, a gorgeous corner den plus an office with picture windows overlooking your gorgeous property! The garage & workshop space has a full bath & an abundance of space for tools, ranching implements and horse care necessities. Property is currently ag exempt. Updates include: new windows 2022, HVAC condenser 2024, septic system 2021, new paint and carpet throughout, new light fixtures, new appliances. Downstairs garage could be finished out to be part of the home making it a 4600+ sqft home. Washer Dryer and refrigerator included in sale. Most all of the furniture is for sale.</p> <p><i>Listing Courtesy of Compass RE Texas, LLC.</i></p> | | | | | | | | |
|  | 7 ● Active | *New, Active: 3/14/2025 MLS ID: 20871161 | | | | | | |
| 1466 County Road 1270 | Single Family | 3/4 | 3,948 sq ft | 437,778 | 2021 | 3/14/2025 | \$1,650,000 | \$418 |
| <p>WOW! The North Texas Retreat you've been waiting for! This stunning property has something for almost everyone! First, the property sprawls over 10 acres located between Alvord and Decatur and has a nice stock tank, areas that have been cleaned up and manicured for presentation, as well as heavier tree coverage heading toward the back of the property. The property features an absolutely gorgeous Schedcik custom home that was completed in 2021-2022. The home stuns with just over 3900 sq ft, large picture windows overlooking a massive back patio and a 12 foot deep pool that has features such as a grotto, waterfall, attached hot tub, and swim up table! The home is a 3 bed each with full ensuite bath, wide hallways and doorways, workout room, Media room with a wet bar and full bathroom next to it, very well appointed high end finishes throughout such as hardwood floors, solid doors, storm room built in, butler pantry with grocery door from the garage and commercial grade kitchen appliances! The appliances are a 6 burner gas cook top, convection oven with warming drawer, built in refrigerator, dishwasher, and microwave in the island. If you don't want the pool company in the house, the separate she shed or pool house has a small kitchenette area bathroom, or a place to get out of the sun. There is no shortage of space on this property. The home has oversized 3 car garage that will fit a 1 ton truck and full size SUV comfortably, a detached shop has roll up doors for additional storage for mowers or farm implements. If you have frequent extended stay guests, the shop also features its own living quarters with a 1 bed 1 full bath apartment with living room, kitchen and its own covered patio to enjoy the morning coffee! This property has so much to offer. Ample acreage with plenty of room for activities, a phenomenal place to entertain friends and family, run livestock, or just sit back and relax by the pool at your home on the range! Option for more land as well!</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p> | | | | | | | | |
|  | 8 ● Active | *New, Active: 12/26/2024 MLS ID: 20802699 | | | | | | |
| 265 Creek Crossing St | Single Family | 4/4 | 2,858 sq ft | 87,512 | 2024 | 12/26/2024 | \$679,000 | \$238 |
| <p>SELLER OFFERING \$10K in Seller Concessions! Move in ready, built by High Ridge Custom Homes! This stunning home boasts an open floor plan with tall tray ceilings complete with white oak beams, complemented by a built-in entertainment center featuring floating shelves & a see-through fireplace. The kitchen is a chef's dream with an LG appliance package, Z Line gas range & oven, a kitchen island overlooking the living area, & storage provided by upper and lower cabinets. The master bedroom is stunning with a vaulted ceiling, cedar beams, & shiplap accent wall. The master bathroom is a dream, featuring a walk-in shower, standalone tub, double vanities, & a walk-in closet. Additionally 3 bedrooms, including a flex space for an office or extra bedroom, complete the home. A Jack & Jill bathroom connects 2 of the bedrooms offering convenience & privacy. Step outside to your back porch & unwind by the see-through fireplace. This home is just an hour away from DFW.</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p> | | | | | | | | |






New Listings: 32 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p>9 ● Active *New, Active: 3/13/2025 <i>MLS ID: 20868961</i></p> <p>114 Robles Ln</p> <p>MODERN ELEGANCE MEETS COUNTRY LIVING IN DECATUR ISD!!! Step into this extensively remodeled 4-bedroom, 2-bath home, perfectly situated within the sought-after Decatur school district. This property blends contemporary finishes with spacious living, offering an open concept layout that seamlessly connects the living, dining, and kitchen areas—ideal for both family life and entertaining. The chef-inspired kitchen features a striking farmhouse sink, sleek stainless steel appliances, quartz countertops, a beautiful island with granite, a pot filler, and elegant subway tile backsplash. The utility room offers extra storage with a secondary built-in pantry for convenience. The primary bath is a luxurious retreat, boasting a double walk-in shower with a rain showerhead for a spa-like experience. French doors from the living room open to the expansive backyard, offering a peaceful oasis and the perfect setting for outdoor gatherings. Situated on over 6.3 acres with Ag Exempt status, this property offers endless possibilities for outdoor activities—bring your horses, start an agricultural project, or simply enjoy the serene surroundings. With room to roam, this home offers a perfect balance of comfort, style, and nature, all while benefiting from the tax advantages of the Ag Exemption. Don't miss this incredible opportunity!</p> <p><i>Listing Courtesy of Post Oak Realty- West</i></p> | Single Family | 4/2 | 1,800 sq ft | 274,428 | 1989 | 3/13/2025 | \$400,000 | \$222 |
|  <p>10 ● Active *New, Active: 3/7/2025 <i>MLS ID: 20863968</i></p> <p>406 W Franklin St</p> <p>Charming, beautifully updated three-bedroom, three-bathroom home, featuring a spacious bonus room perfect for a second living area or game room. Situated on a large lot, this home offers ample storage space, including a car garage and workshop. Recent updates include a new roof, plumbing, and windows (all done in 2024). The beautifully renovated kitchen is a standout, and the entire home is turn-key ready for you to move in. Located in a quiet, desirable neighborhood, this home is the perfect opportunity to own a piece of land in a serene setting. Don't miss out!</p> <p><i>Listing Courtesy of Powerstar Realty</i></p> | Single Family | 3/3 | 1,780 sq ft | 16,683 | — | 3/7/2025 | \$255,000 | \$143 |
|  <p>11 ● Active *New, Active: 1/25/2025 <i>MLS ID: 20815219</i></p> <p>204 N Wickham St</p> <p>Quaint Country Living in Old Town Alvord! Discover the charm of country living with this delightful 3-bedroom, 2-bathroom manufactured home, perfectly situated on two spacious lots. Nestled in the heart of Old Town Alvord, this property offers tranquility, functionality, and endless potential for your lifestyle dreams. The home boasts a welcoming floor plan with an open-concept living and dining area, providing plenty of space to gather with family and friends. The kitchen is thoughtfully designed with ample cabinetry and counter space, ensuring meal prep is a breeze. The primary bedroom features an en-suite bathroom for added privacy, while two additional bedrooms and a second full bathroom provide comfort for family or guests. Step outside to find a fully fenced backyard that ensures privacy and security for your loved ones and pets. The two generously sized lots provide plenty of space for outdoor activities, gardening, or even future expansion. This property also comes equipped with fantastic amenities, including RV hookups for visiting friends or family, as well as a sturdy storm shelter, offering peace of mind during inclement weather. The mature trees and peaceful surroundings add to the serene country charm of this home. Conveniently located in the quaint community of Alvord, you'll enjoy the best of small-town living with easy access to nearby amenities, schools, and highways for a quick commute. Whether you're looking for a permanent residence or a weekend getaway, this property is a rare find with so much to offer. Don't miss this opportunity to embrace the quiet country life! Call today to schedule your showing and make this charming property yours.</p> <p><i>Listing Courtesy of House Brokerage</i></p> | Single Family | 3/2 | 1,232 sq ft | 8,407 | 2007 | 1/25/2025 | \$235,000 | \$191 |
|  <p>12 ● Active *New, Active: 1/3/2025 <i>MLS ID: 20808738</i></p> <p>124 Brooke Dr</p> <p>MORE SPACE LESS MONEY! The Jefferson Plan is a part of our Liberty Series, with almost 3400 square feet, 5 beds & 3 baths. with a Loft AND a flex space AND a Primary bedroom on the main level AND with A 2 Car garage. The kitchen features stainless appliances including a built in microwave and Shaker-style cabinets including 30in uppers. See additional features list and virtual walkthrough in MLS attachments. We are America's Affordable Builder, bringing the best price and value to the area. Schedule your appointment today!</p> <p><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | Single Family | 5/3 | 3,396 sq ft | 9,583 | 2025 | 1/3/2025 | \$326,990 | \$96 |






New Listings: 32 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p>13 ● Active *New, Active: 2/21/2025 MLS ID: 20842461 482 Fs 942</p> <p>This charming little piece of Texas country living offers endless possibilities. Set on 2 acres, enjoy breathtaking sunrises and sunsets. The property is conveniently located within five miles of 35,000 acres of the LBJ Grasslands and features a 500 square foot metal shop space with electricity. The one-story home boasts 3 bedrooms and 2 baths, showcasing updated vinyl flooring throughout and modern bathroom tile. The beautiful granite countertops enhance the eat-in kitchen, while a separate dining room features a custom sliding barn door and a large picture window that overlooks the spacious front yard. The attached carport is generously sized, accommodating up to 3 cars along with room for patio furniture or outdoor dining.</p> <p><i>Listing Courtesy of Phelps Realty Group, LLC</i></p> | Single Family | 3/2 | 1,763 sq ft | 87,120 | 2001 | 2/21/2025 | \$412,000 | \$234 |
|  <p>14 ● Active *New, Active: 2/13/2025 MLS ID: 43874830 207 Deer Creek Dr</p> <p>Charming Home in Alvord, TX! This 4-bed, 2-bath home offers country charm with modern upgrades, including solar panels for energy efficiency. Inside, enjoy the cozy fireplace, perfect for chilly nights, and an updated master bath featuring stylish finishes and a spa-like feel. The property also includes a shed for storage and a chicken house, great for a homesteading lifestyle. Located in the highly rated Alvord ISD, with easy access to Highway 287, you're minutes from Decatur's shopping, dining, and medical facilities. Outdoor lovers will appreciate nearby LBJ National Grasslands for recreational activities. Schedule your showing today!</p> <p><i>Listing Courtesy of HomeLand Properties, Inc</i></p> | Single Family | 4/2 | 1,831 sq ft | 36,590 | 2005 | 2/13/2025 | \$359,900 | \$197 |
|  <p>15 ● Active *New, Active: 1/10/2025 MLS ID: 20814595 115 Sienna Dr</p> <p>The Lincoln plan is part of our liberty series and boast 4 beds & 2 baths with a 2 car garage and over 1500 ft. What an incredible value! Schedule your appointment!</p> <p><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | Single Family | 4/2 | 1,510 sq ft | 9,802 | 2025 | 1/10/2025 | \$251,990 | \$167 |
|  <p>16 ● Active *New, Active: 1/10/2025 MLS ID: 20808497 117 Beth Ave</p> <p>The Lincoln plan is part of our liberty series and boast 4 beds & 2 baths with a 2 car garage and over 1500 ft. What an incredible value! Schedule your appointment!</p> <p><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | Single Family | 4/2 | 1,510 sq ft | 6,969 | 2025 | 1/10/2025 | \$249,990 | \$166 |
|  <p>17 ● Active *New, Active: 1/10/2025 MLS ID: 20810393 112 Brooke Dr</p> <p>The Monroe plan is part of our Liberty Series is estimated to be completed in Oct. and it boasts 4 beds 2 baths and a Loft with a 2 Car Garage and over 1800 Square Feet. ALL ON ONE LEVEL. Ranch Living at its finest!</p> <p><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | Single Family | 4/2 | 1,804 sq ft | 11,174 | 2025 | 1/10/2025 | \$266,990 | \$148 |






New Listings: 32 (cont.)

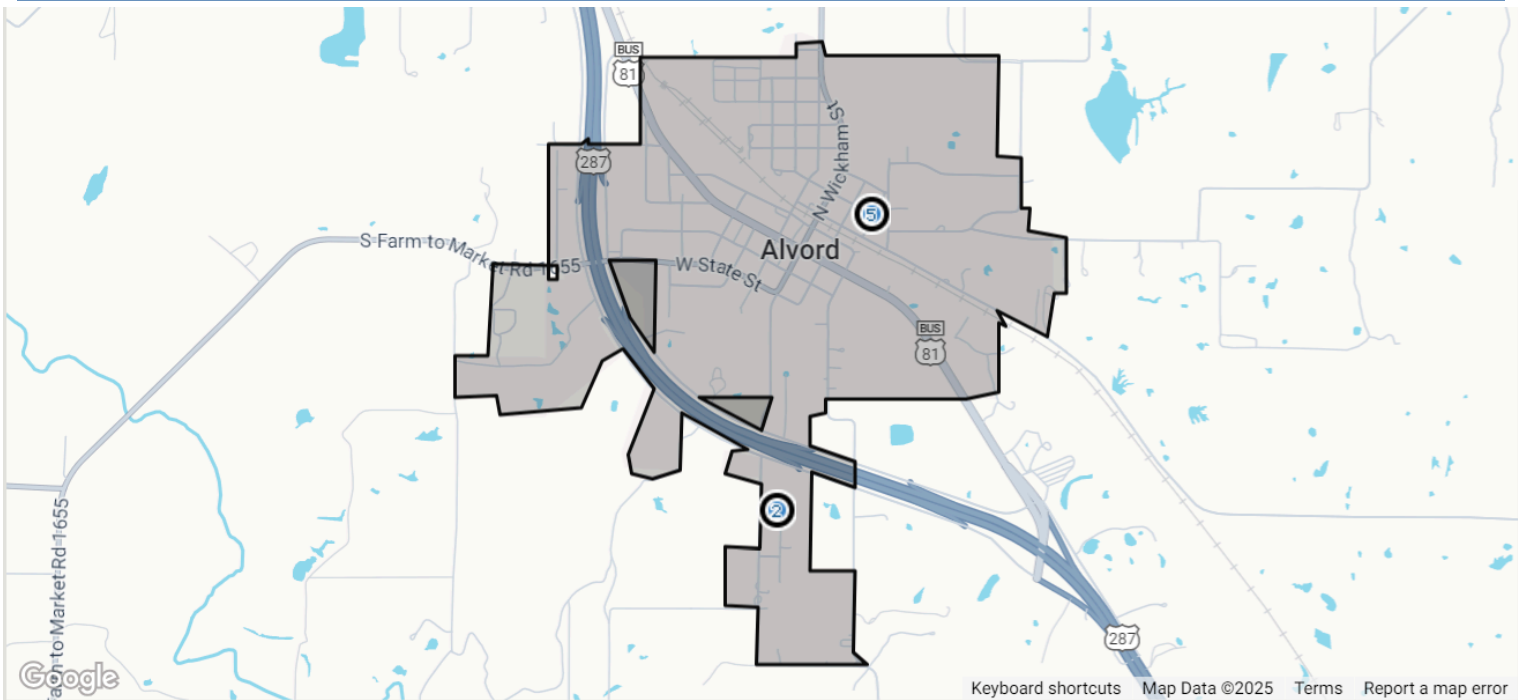
| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---|---|---------------|---------------------|------------------|------------|-----------|---------------------|-------------------|
|  | 18 ● Active *New, Active: 1/10/2025 MLS ID: 20810314 | | | | | | | |
| | 116 Brooke Dr | Single Family | 5/3 | 3,005 sq ft | 11,046 | 2025 | 1/10/2025 \$311,990 | \$104 |
| <p>More Space, Less Money! Discover the Adams plan from our Liberty Series, offering over 3,000 square feet of thoughtfully designed living space. This 5-bedroom, 2.5-bath home features a spacious loft and versatile flex space. The primary bedroom is conveniently located on the main level, with additional bedrooms and a laundry room upstairs. The modern kitchen boasts stainless steel appliances, including a built-in microwave, and Shaker-style cabinets. For a complete list of features and a virtual tour, see the MLS attachments. As America's Affordable Builder, we bring the best value to the area. Schedule your meeting today!</p> <p style="text-align: right;"><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |
|  | 19 ● Active *New, Active: 1/10/2025 MLS ID: 20810286 | | | | | | | |
| | 120 Brooke Dr | Single Family | 6/4 | 4,000 sq ft | 10,918 | 2025 | 1/10/2025 \$344,990 | \$86 |
| <p>MORE SPACE LESS MONEY! The TAFT Plan is a part of our Liberty Series, with 4,000 square feet, 6 beds & 4 baths. with a Loft AND a Primary bedroom on the main level AND with A 2 Car garage. The kitchen features stainless appliances including a built in microwave and Shaker-style cabinets. See additional features list and virtual walkthrough in MLS attachments. We are America's Affordable Builder, bringing the best price and value to the area. Schedule your appointment today!</p> <p style="text-align: right;"><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |
|  | 20 ● Active *New, Active: 1/10/2025 MLS ID: 20808596 | | | | | | | |
| | 128 Brooke Dr | Single Family | 4/3 | 2,203 sq ft | 10,662 | 2025 | 1/10/2025 \$281,990 | \$128 |
| <p>More Space for Less! Introducing the Harrison plan, part of our Liberty Series, offering 4 bedrooms, 2.5 baths, and over 2,200 sq. ft. of living space, complete with a loft and flex room. All bedrooms are conveniently located upstairs. The main level features an open floor plan with laminate flooring throughout. The kitchen is equipped with stainless steel appliances, including a built-in microwave, and Shaker-style cabinets with 30-inch uppers. Step outside to an open patio, ideal for summer barbecues, with a fully sodded and landscaped lawn. Check out the additional features and virtual walkthrough in the MLS attachments. This community provides the perfect balance of city proximity and peaceful living. As America's Affordable Builder, we offer the best price and value in the area. Call today to learn more.</p> <p style="text-align: right;"><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |
|  | 21 ● Active *New, Active: 1/3/2025 MLS ID: 20808554 | | | | | | | |
| | 132 Brooke Dr | Single Family | 5/3 | 1,804 sq ft | 10,533 | 2025 | 1/3/2025 \$264,990 | \$147 |
| <p>The Madison plan is part of our liberty series and boast 5 beds & 3 baths with a 2 car garage and over 1800 ft. it even has a bedroom on the main level! Estimated completion will be in Oct. What an incredible value!</p> <p style="text-align: right;"><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |
|  | 22 ● Active *New, Active: 1/10/2025 MLS ID: 20814601 | | | | | | | |
| | 107 Sienna Dr | Single Family | 6/4 | 3,705 sq ft | 8,712 | 2025 | 1/10/2025 \$334,990 | \$90 |
| <p>More Space, Less Money! Discover the Roosevelt, a standout in our Liberty Series, offering nearly 3,705 square feet of living space with 6 bedrooms and 3.5 baths. This home truly has it all, featuring a loft, flex space, and a guest bedroom, along with the primary suite on the main level. The open-concept design seamlessly connects the kitchen, dining, and living areas, perfect for modern living. Don't miss this opportunity now is the perfect time to secure your dream home!</p> <p style="text-align: right;"><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |

New Listings: 32 (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: 1/10/2025 <i>MLS ID: 20814598</i></p> <p>111 Sienna Dr</p> <p>Single Family 5/3 2,600 sq ft 8,276 2025 1/10/2025 \$294,990 \$113</p> <p>More Space, Less Money! Introducing the Jackson plan, part of our Liberty Series—a spacious 2,600 square foot home with 5 bedrooms, 3 baths, and a loft. The open-concept first floor seamlessly blends the kitchen, living, and dining areas, while also featuring a guest bedroom and bath. The kitchen is equipped with stainless steel appliances, including a built-in microwave, and stylish Shaker-style cabinets. As America's Affordable Builder, we deliver unmatched value and pricing in the area.</p> <p><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |
|  <p>24 ● Active *New, Active: 1/10/2025 <i>MLS ID: 20814584</i></p> <p>119 Sienna Dr</p> <p>Single Family 4/3 2,203 sq ft 6,969 2025 1/10/2025 \$281,990 \$128</p> <p>More Space for Less! Introducing the Harrison plan, part of our Liberty Series, offering 4 bedrooms, 2.5 baths, and over 2,200 sq. ft. of living space, complete with a loft and flex room. All bedrooms are conveniently located upstairs. The main level features an open floor plan with laminate flooring throughout. The kitchen is equipped with stainless steel appliances, including a built-in microwave, and Shaker-style cabinets. Check out the additional features and virtual walkthrough in the MLS attachments. This community provides the perfect balance of city proximity and peaceful living. As America's Affordable Builder, we offer the best price and value in the area. Call today to learn more.</p> <p><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |
|  <p>25 ● Active *New, Active: 1/10/2025 <i>MLS ID: 20814578</i></p> <p>123 Sienna Dr</p> <p>Single Family 6/4 4,000 sq ft 8,712 2025 1/10/2025 \$346,990 \$87</p> <p>MORE SPACE LESS MONEY! The TAFT Plan is a part of our Liberty Series, with 4,000 square feet, 6 beds & 4 baths. with a Loft AND a Primary bedroom on the main level AND with A 2 Car garage. The kitchen features stainless appliances including a built in microwave and Shaker-style cabinets. See additional features list and virtual walkthrough in MLS attachments. We are America's Affordable Builder, bringing the best price and value to the area. Schedule your appointment today!</p> <p><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |
|  <p>26 ● Active *New, Active: 1/10/2025 <i>MLS ID: 20814571</i></p> <p>127 Sienna Dr</p> <p>Single Family 5/3 1,804 sq ft 9,802 2025 1/10/2025 \$266,990 \$148</p> <p>The Madison plan is part of our liberty series and boast 5 beds & 3 baths with a 2 car garage and over 1800 ft. it even has a bedroom on the main level! Estimated completion will be in Oct. What an incredible value!</p> <p><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |
|  <p>27 ● Active *New, Active: 1/10/2025 <i>MLS ID: 20814520</i></p> <p>135 Sienna Dr</p> <p>Single Family 5/3 3,005 sq ft 8,276 2025 1/10/2025 \$309,990 \$103</p> <p>More Space, Less Money! Discover the Adams plan from our Liberty Series, offering over 3,000 square feet of thoughtfully designed living space. This 5-bedroom, 2.5-bath home features a spacious loft and versatile flex space. The primary bedroom is conveniently located on the main level, with additional bedrooms and a laundry room upstairs. The modern kitchen boasts stainless steel appliances, including a built-in microwave, and Shaker-style cabinets. For a complete list of features and a virtual tour, see the MLS attachments. As America's Affordable Builder, we bring the best value to the area. Schedule your meeting today!</p> <p><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |

New Listings: 32 (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>28 ● Active *New, Active: 1/10/2025 <i>MLS ID: 20810513</i></p> <p>139 Sienna Dr</p> <p>MORE SPACE LESS MONEY! The Jefferson Plan is a part of our Liberty Series, with almost 3400 square feet, 5 beds & 3 baths. with a Loft AND a flex space AND a Primary bedroom on the main level AND with A 2 Car garage. The kitchen features stainless appliances including a built in microwave and Shaker-style cabinets including 30in uppers. See additional features list and virtual walkthrough in MLS attachments. We are America's Affordable Builder, bringing the best price and value to the area. Schedule your appointment today!</p> <p><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | Single Family | 5/3 | 3,396 sq ft | 9,802 | 2025 | 1/10/2025 | \$324,990 | \$96 |
|  <p>29 ● Active *New, Active: 1/10/2025 <i>MLS ID: 20810505</i></p> <p>143 Sienna Dr</p> <p>More Space, Less Money! Introducing the Jackson plan, part of our Liberty Series??a spacious 2,600 square foot home with 5 bedrooms, 3 baths, and a loft. The open-concept first floor seamlessly blends the kitchen, living, and dining areas, while also featuring a guest bedroom and bath. The kitchen is equipped with stainless steel appliances, including a built-in microwave, and stylish Shaker-style cabinets. As America's Affordable Builder, we deliver unmatched value and pricing in the area.</p> <p><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | Single Family | 5/3 | 2,600 sq ft | 9,802 | 2025 | 1/10/2025 | \$296,990 | \$114 |
|  <p>30 ● Active *New, Active: 1/10/2025 <i>MLS ID: 20810492</i></p> <p>147 Sienna Dr</p> <p>More Space for Less! Introducing the Harrison plan, part of our Liberty Series, offering 4 bedrooms, 2.5 baths, and over 2,200 sq. ft. of living space, complete with a loft and flex room. All bedrooms are conveniently located upstairs. The main level features an open floor plan with laminate flooring throughout. The kitchen is equipped with stainless steel appliances, including a built-in microwave, and Shaker-style cabinets. Check out the additional features and virtual walkthrough in the MLS attachments. This community provides the perfect balance of city proximity and peaceful living. As America's Affordable Builder, we offer the best price and value in the area. Call today to learn more.</p> <p><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | Single Family | 4/3 | 2,203 sq ft | 7,840 | 2025 | 1/10/2025 | \$279,990 | \$127 |
|  <p>31 ● Active *New, Active: 1/10/2025 <i>MLS ID: 20810486</i></p> <p>151 Sienna Dr</p> <p>The Lincoln plan is part of our liberty series and boast 4 beds & 2 baths with a 2 car garage and over 1500 ft. What an incredible value! Schedule your appointment!</p> <p><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | Single Family | 4/2 | 1,510 sq ft | 6,969 | 2025 | 1/10/2025 | \$249,990 | \$166 |
|  <p>32 ● Active *New, Active: 1/4/2025 <i>MLS ID: 20809033</i></p> <p>1411 Parker Dairy Rd</p> <p>This completely updated 3 bed, 2.5 bath home features a metal roof, covered porch and new appliances. Coastal Grass and pipe fencing make this the perfect place to bring your animals. Water well with softener, 2018 AC unit, coop electric and paved circle drive. Conveniently located 20 minutes from Decatur and only an hour away from downtown Fort Worth.</p> <p><i>Listing Courtesy of Jake Link Properties, LLC</i></p> | Single Family | 3/3 | 2,132 sq ft | 130,680 | 1969 | 1/4/2025 | \$398,000 | \$187 |







Pending: 10

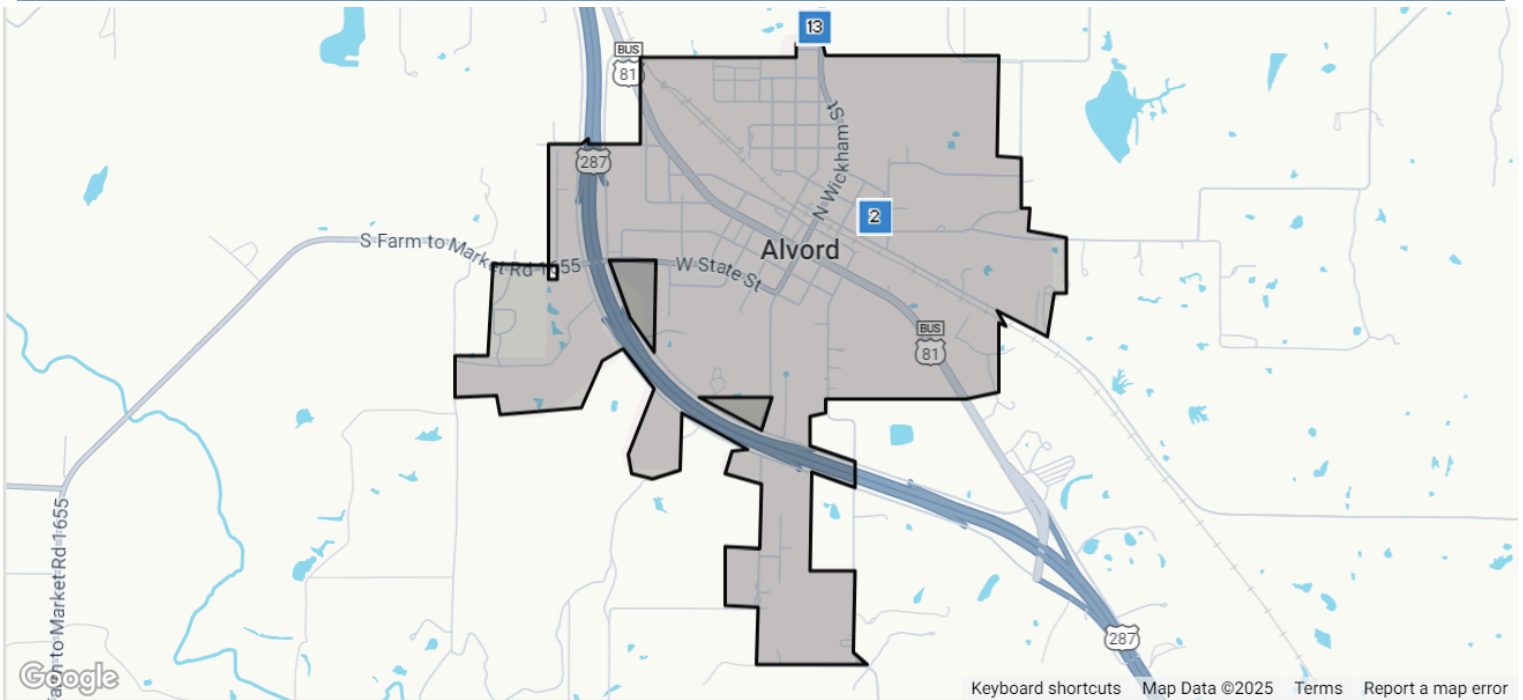
| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
|  <p>1 Pending • Pending as of 3/18/2025 <i>MLS ID: 20812067</i></p> <p>1072 County Road 2395</p> <p>Single Family 4/2 1,352 sq ft 631,924 1/8/2025 \$549,900 3/18/2025 \$407</p> <p>14.5 Acres of Scenic Beauty Between Decatur and Alvord, Near LBJ Grasslands! Nestled in the heart of Wise County, this 14.5 acre ranchette offers a perfect blend of country charm and modern convenience. The property features a 1,352 sq. ft. manufactured home with 4 spacious bedrooms, 2 bathrooms, and an impressive 76 foot covered porch that provides stunning views of the rolling landscape. With 50 feet of elevation change, the home is perfectly positioned atop the property for panoramic views. Below the home, you'll find a well-equipped 60x77 pole barn with 10 stalls, updated with new electric and lighting. Water is abundant with 5 irrigation faucets strategically placed throughout the ranch, along with two ponds that provide for livestock and attract local wildlife. Watson Branch Creek runs along the western fence line, enhancing the natural beauty of the land. This property is a haven for outdoor enthusiasts, offering prime hunting opportunities for whitetail deer and turkey. Whether you're looking for a peaceful retreat, a working ranch, or a recreational getaway, this property is ready to make your dreams a reality!</p> <p><i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p> | | | | | | | | |
|  <p>2 Pending • Pending as of 3/15/2025 <i>MLS ID: 20739878</i></p> <p>108 Deer Creek Dr</p> <p>Single Family 3/2 2,072 sq ft 12,196 9/25/2024 \$354,000 3/15/2025 \$171</p> <p>Beautiful brick 3-2-2 home in family friendly neighborhood, over \$35K in new upgrades this year, new roof, new covered rear patio roof, new oil rub bronze fixtures in both baths, matching stainless appliances in kitchen, fresh paint, large kitchen with lots of corian countertop space, bay windows in dining area overlooking fenced backyard and large covered back patio, landscaped, located minutes from schools and Highway 287 for easy access to metroplex areas.</p> <p><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p> | | | | | | | | |

Pending: 10 (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 3/9/2025 <i>MLS ID: 20810471</i></p> <p>108 Brooke Dr</p> <p>Single Family 5/3 2,600 sq ft 8,276 1/10/2025 \$294,990 3/9/2025 \$113</p> <p>More Space, Less Money! Introducing the Jackson plan, part of our Liberty Series—a spacious 2,600 square foot home with 5 bedrooms, 3 baths, and a loft. The open-concept first floor seamlessly blends the kitchen, living, and dining areas, while also featuring a guest bedroom and bath. The kitchen is equipped with stainless steel appliances, including a built-in microwave, and stylish Shaker-style cabinets. As America's Affordable Builder, we deliver unmatched value and pricing in the area.</p> <p><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |
|  <p>4 Pending • Pending as of 2/22/2025 <i>MLS ID: 20815127</i></p> <p>135 Banjo Ct</p> <p>Single Family 4/3 2,344 sq ft 101,930 1/18/2025 \$670,000 2/22/2025 \$286</p> <p>Discover your dream home in the prestigious Ranches at Rolling Hills! This custom-built 2023 modern farmhouse perfectly combines luxury, comfort, and functionality, all set against a stunning backdrop of rolling hills, mature trees, and serene views. Situated on 2.34 fully fenced acres with an automatic gate, this property offers unmatched privacy and convenience. Built with care and stability, the home's slab foundation features reinforced piers, ensuring durability for years to come. Inside, the 4-bedroom, 2.5-bath layout boasts an open-concept design with soaring ceilings and luxury vinyl plank flooring throughout, creating a spacious and elegant atmosphere. The living room's vaulted ceiling adds grandeur, while the shiplap accent wall in the primary bedroom brings a touch of rustic charm. Ceiling fans in every room ensure year-round comfort. The chef's kitchen is an entertainer's dream, featuring a large island, granite countertops, and chic pendant lighting. Modern conveniences like a tankless water heater, water softener, and generator add to the home's practicality, while a propane tank enhances energy efficiency. Step outside to relax on the covered patio, where you can soak in the beauty of your property. The grounds include a chicken coop, a sprinkler system for effortless landscaping, and plenty of space to make your outdoor dreams a reality. As a bonus, the property features a 40x60 second garage with a 12x12 office and an unfinished half bath, perfect for use as a workshop, studio, or extra storage. This exceptional property offers more than just a home—it delivers a lifestyle of tranquility and possibility. Schedule your private showing today and make this dream property yours!</p> <p><i>Listing Courtesy of Fathom Realty LLC</i></p> | | | | | | | | |
|  <p>5 Pending • Pending as of 2/20/2025 <i>MLS ID: 20785383</i></p> <p>301 E Pine St</p> <p>Single Family 3/2 1,409 sq ft 6,969 11/26/2024 \$265,000 2/20/2025 \$188</p> <p>Welcome to your dream home! Nestled on a spacious corner lot, this charming brick-and-stone beauty, built in 2020, combines modern elegance with a cozy, family-friendly vibe. Step inside to discover warm wood flooring and an inviting layout, perfect for creating cherished memories. The kitchen is a chef's delight, boasting sleek granite countertops and plenty of space to gather around. The covered patio is ready for BBQs, morning coffees, or peaceful evenings under the stars. With a 2-car garage and thoughtful design throughout, this home offers both style and convenience. Don't miss your chance to make it yours!</p> <p><i>Listing Courtesy of Sue Swint Realty</i></p> | | | | | | | | |
|  <p>6 Pending • Pending as of 3/3/2025 <i>MLS ID: 20808837</i></p> <p>190 Rolling Ranch Blvd</p> <p>Single Family 3/2 2,000 sq ft 218,235 1/3/2025 \$339,000 3/3/2025 \$170</p> <p>Outside of City Limits barndo, 40x50,2000 sq ft with a 25x40,1000 sq ft carport and a 12x24,288 sq ft front porch. A shell with white exterior and black trim, plumbing and electricity, 26 gauge rpanel, and a fully insulated interior with 3 inch vinyl backing. This beautiful 5+ acre lot in Rolling Ranch stands out from the rest in the neighborhood with it NOT resting in a flood zone, electricity run, conventional septic system in place, majority of brush cleared, 10x14 metal shed with water and electric, chicken coop, 8 person tornado shelter, most of the property has 4 wire electric fencing, fiberoptic internet, gravel road, entry gate, mature trees. Come build your dream home with lower taxes and without building permits! Several Rehab loans available to finish out the barndominium! Bedrooms and bathrooms are proposed, the floorplan can be whatever you want it to be!</p> <p><i>Listing Courtesy of Home Sweet Home Realty</i></p> | | | | | | | | |

Pending: 10 (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>7 🕒 Pending <i>• Pending as of 1/6/2025</i> <i>MLS ID: 20803365</i></p> <p>2055 County Road 1370</p> <p>Single Family 3/2 1,852 sq ft 450,410 12/27/2024 \$674,900 1/6/2025 \$364</p> <p>Welcome to your new paradise. Amazing location zoned to award-winning Alvord ISD. Only 15 minutes to Decatur and 40 to Denton. Beautifully updated home including new exterior paint and shutters, large workshop, and several custom coops and enclosures for your hobby farm. The home has wonderful farmhouse charm including painted shiplap, custom woodwork doors and furniture pieces, concrete countertops, and so much more. Kitchen has large farmhouse sink and spacious island allowing for plenty of space to cook, bake, and prepare. Huge windows everywhere bringing in tons of natural light. Enjoy your coffee on one of the large covered porches from one of two custom porch swings. The stars at night are something to be seen. Ag Exempt. Welcome home!</p> <p style="text-align: right;"><i>Listing Courtesy of Parker Properties Real Estate</i></p> | | | | | | | | |
|  <p>8 🕒 Pending <i>• Pending as of 3/7/2025</i> <i>MLS ID: 20512743</i></p> <p>1153 County Road 1591</p> <p>Single Family 3/3 2,082 sq ft 626,392 1/18/2024 \$709,000 3/7/2025 \$341</p> <p>Bring the horses and live out your Texas Ranch dreams on 14 stunning acres. Property has a current AG Exemption. Metal barn with covered porch has full bath, storage room, & horse stalls. 3 water wells on property. Property is fully fenced with solar-powered gate & partially cross fenced - ready for your animals! Single story home has covered front porch & back porch with wbf overlooking property. Home offers 3 bdrms, 2.5 baths. Spacious living room with coffered ceiling, built-ins, & stone wbf. Island kitchen with dbl ovens, elec stovetop, & pantry is open to brkfst area with adorable wagon wheel light fixture. Split bdrm arrangement provides a private primary suite with tray ceiling, access to the back yard, & bath with dual sinks, jetted tub, separate shower, & large WIC with built-ins. 2 additional bdrms with WIC also available. Large full size laundry room with 2 closets & half bath with access to outside. Back porch, patio, & firepit is perfect for summer BBQs!</p> <p style="text-align: right;"><i>Listing Courtesy of Real</i></p> | | | | | | | | |
|  <p>9 🕒 Pending <i>• Pending as of 2/22/2025</i> <i>MLS ID: 20665112</i></p> <p>148 Brooke Dr</p> <p>Single Family 4/2 1,510 sq ft 10,018 7/3/2024 \$252,490 2/22/2025 \$167</p> <p>The Lincoln plan A-1 is part of our Liberty Series and is estimated to be completed by Oct.. It boasts 4 beds & 2 baths with a 2 car garage and over 1500 Sq. Ft. ON ONE LEVEL. Unbelievable savings and value!</p> <p style="text-align: right;"><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |
|  <p>10 🕒 Pending <i>• Pending as of 1/23/2025</i> <i>MLS ID: 20810476</i></p> <p>104 Brooke Dr</p> <p>Single Family 6/4 3,705 sq ft 11,430 1/10/2025 \$336,990 1/23/2025 \$91</p> <p>More Space, Less Money! Discover the Roosevelt, a standout in our Liberty Series, offering nearly 3,705 square feet of living space with 6 bedrooms and 3.5 baths. This home truly has it all, featuring a loft, flex space, and a guest bedroom, along with the primary suite on the main level. The open-concept design seamlessly connects the kitchen, dining, and living areas, perfect for modern living. Don't miss this opportunity! now is the perfect time to secure your dream home!</p> <p style="text-align: right;"><i>Listing Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |









Closed: 15

| | 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: 2/20/2025, MLS Listing 20670282: 7/26/2024 MLS ID: 20670282</p> <p>2028 County Road 1370</p> <p>—</p> <p><i>Courtesy of Keller Williams Heritage West</i></p> | Single Family | 3/3 | 1,865 sq ft | 93,218 | 2006 | 2/20/2025 | \$494,000 | \$265 |
|  <p>2 ■ Closed • Sold Date: 12/20/2024, MLS Listing 20548465: 3/4/2024 MLS ID: 20548465</p> <p>319 E Pine St</p> <p>Don't miss this stylish modern farmhouse! Beautiful 3 bedroom 2 full baths, open concept home with high ceilings, foam insulation, sprinkler system in front and back yard, quartz countertops and walk in primary closet with ensuite bath. Excellent highly rated school system. Easy access to Hwy 287 to Metroplex-Dallas-Fort Worth. A must see!</p> <p><i>Courtesy of C21 Sue Ann Denton, Decatur</i></p> | Single Family | 3/2 | 1,337 sq ft | 6,011 | 2019 | 12/20/2024 | \$246,000 | \$184 |




Closed: 15 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Closed Date | Closed Price | Price per sq. ft. |
|--|---------------|---------------|--|------------------|------------|-------------|--------------|-------------------|
|  | 3 | Closed | *Sold Date: 1/6/2025, MLS Listing 20798334: 12/6/2024 MLS ID: 20798334 | | | | | |
| 337 County Road 1591 | Single Family | 3/2 | 1,748 sq ft | 88,339 | 2007 | 1/6/2025 | \$425,000 | \$243 |
| <p>Country Living between Alvord and Sunset and just a very short drive right off of Hwy. 287. This charming 3 bedroom, 2 bathroom home is a perfect blend of rustic allure and modern comforts. Sunlight pours into the spacious living area featuring vaulted ceilings, fireplace with a beautiful mantle. The kitchen, with granite countertops, is both stylish and practical with a breakfast bar, stainless steel appliances, ample cabinets, storage and a pantry. The master bedroom with its own ensuite bath has dual vanities, a large walk-in shower and walk in closet. Two additional bedrooms and a full bath are ready for the children or could be used as an office or flex room. The home has been recently painted inside and has new carpet throughout. Outside, you'll find a pretty in-ground pool with a slide, a water feature and heated sauna, perfect for entertaining guests or just enjoying a family day by the pool. The 2-car large size detached garage with opener and walk-thru door offers plenty of storage. Also outdoors you'll find a newer, heavy-duty constructed insulated Mueller brand 40x60 shop with 12' walls, 3 roll-up doors & 2 walk-thru doors ideal for hobbies, storage, RV or motorhome storage with 220 wiring and also has water water available inside. Also included is a Connex which provides perfect storage for seasonal items, equipment, etc. Embrace the tranquility of country living with modern conveniences at your fingertips in this delightful move-in ready home with so many extras! 5 ton HVAC system installed in 2018; roof and gutters replaced in 2016. This home has been well maintained! Sellers have warranty information, manuals, documents on new equipment, repairs, pool equipment, etc. and are motivated to sell!</p> <p style="text-align: right;"><i>Courtesy of 940 Real Estate Group</i></p> | | | | | | | | |
|  | 4 | Closed | *Sold Date: 2/7/2025, MLS Listing 20750582: 10/9/2024 MLS ID: 20750582 | | | | | |
| 412 County Road 2698 | Single Family | 3/2 | 1,472 sq ft | 174,240 | 2021 | 2/7/2025 | \$280,000 | \$190 |
| <p>Nestled in the heart of Wise County, this beautiful 4 acre wooded retreat is perfect for those seeking country living with a touch of adventure. Imagine waking up to the peaceful sounds of nature, surrounded by towering trees offering shade and privacy. The property boasts trails winding through the woods, ideal for horseback riding, BMX, or ATV adventures. Located on a paved road, you'll enjoy easy access while still feeling secluded, thanks to the natural tree line that provides a sense of tranquility. Whether you dream of raising livestock, starting a homestead, or simply enjoying the serenity of country life, this property offers endless possibilities. Embrace the open skies, fresh air, and rural charm of Wise County, where you can make your dreams of a quiet, adventurous lifestyle a reality. Whether it's a morning ride with your horse or an evening drive through the trees, every day feels like a getaway in your own private paradise. Claim your secluded country escape! **RV hookup located by shed</p> <p style="text-align: right;"><i>Courtesy of Parker Properties Real Estate</i></p> | | | | | | | | |
|  | 5 | Closed | *Sold Date: 2/27/2025, MLS Listing 20665001: 7/3/2024 MLS ID: 20665001 | | | | | |
| 133 Brooke Dr | Single Family | 5/3 | 3,005 sq ft | 11,413 | 2024 | 2/27/2025 | \$299,000 | \$100 |
| <p>The Adams Plan (A-1) is part of our Liberty Series and is estimated to be completed in Oct., it boasts 5 beds and 2.5 baths with a Loft AND a flex space AND a Primary bedroom on the main level AND with a 2 car garage AND over 3000 square feet. So many AND's its hard to keep track of everything this plan offers!</p> <p style="text-align: right;"><i>Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |
|  | 6 | Closed | *Sold Date: 2/26/2025, MLS Listing 20665066: 7/3/2024 MLS ID: 20665066 | | | | | |
| 164 Brooke Dr | Single Family | 5/3 | 3,005 sq ft | 9,365 | 2024 | 2/26/2025 | \$314,490 | \$105 |
| <p>The Adams Plan (B-1) is part of our Liberty Series and is estimated to be completed in Oct., it boasts 5 beds and 2.5 baths with a Loft AND a flex space AND a Primary bedroom on the main level AND with a 2 car garage AND over 3000 square feet. So many AND's its hard to keep track of everything this plan offers!</p> <p style="text-align: right;"><i>Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |

Closed: 15 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Closed Date | Closed Price | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|-------------|--------------|-------------------|
|  <p>7 Closed *Sold Date: 2/25/2025, MLS Listing 20665150: 7/4/2024 MLS ID: 20665150</p> <p>157 Brooke Dr</p> <p>The Jackson plan (A1) is part of our Liberty Series and is estimated to be completed in Oct. This home boasts 5 beds and 3 baths with a Loft AND with a 2 car garage AND 2,600 square feet. This plan has it all, check it out today!</p> <p><i>Courtesy of Jason Mitchell Real Estate</i></p> | Single Family | 5/3 | 2,600 sq ft | 24,393 | 2024 | 2/25/2025 | \$290,000 | \$112 |
|  <p>8 Closed *Sold Date: 1/2/2025, MLS Listing 20665143: 7/4/2024 MLS ID: 20665143</p> <p>153 Brooke Dr</p> <p>The Lincoln Plan (B1) is part of our Liberty Series and boasts 4 beds and 2 baths with a 2 car garage and over 1500 square feet ON ONE LEVEL. Unbelievable savings and value!</p> <p><i>Courtesy of Jason Mitchell Real Estate</i></p> | Single Family | 4/2 | 1,510 sq ft | 11,693 | 2024 | 1/2/2025 | \$253,490 | \$168 |
|  <p>9 Closed *Sold Date: 2/4/2025, MLS Listing 20665134: 7/3/2024 MLS ID: 20665134</p> <p>163 Brooke Dr</p> <p>The Roosevelt is a part of our Liberty Series and is estimated to be completed in Oct..It has 6 beds and 3.5 baths and almost 3705 Sq. Ft! This home has it all, a loft, flex space, guest room, and primary bedroom on main level plus an open plan concept! Now is the time.</p> <p><i>Courtesy of Jason Mitchell Real Estate</i></p> | Single Family | 6/4 | 3,705 sq ft | 21,562 | 2024 | 2/4/2025 | \$334,990 | \$90 |
|  <p>10 Closed *Sold Date: 1/27/2025, MLS Listing 20664299: 7/3/2024 MLS ID: 20664299</p> <p>137 Beth Ave</p> <p>The Madison plan A1 is part of our liberty series and boast 5 beds & 3 baths with a 2 car garage and over 1800 ft. it even has a bedroom on the main level! Estimated completion will be in Oct. What an incredible value!</p> <p><i>Courtesy of Jason Mitchell Real Estate</i></p> | Single Family | 5/3 | 1,804 sq ft | 15,246 | 2024 | 1/27/2025 | \$260,000 | \$144 |
|  <p>11 Closed *Sold Date: 12/18/2024, MLS Listing 20665095: 7/3/2024 MLS ID: 20665095</p> <p>152 Brooke Dr</p> <p>The Roosevelt is a part of our Liberty Series and is estimated to be completed in Oct..It has 6 beds and 3.5 baths and almost 3705 Sq. Ft! This home has it all, a loft, flex space, guest room, and primary bedroom on main level plus an open plan concept! Now is the time.</p> <p><i>Courtesy of Jason Mitchell Real Estate</i></p> | Single Family | 6/4 | 3,705 sq ft | 9,888 | 2024 | 12/18/2024 | \$339,490 | \$92 |
|  <p>12 Closed *Sold Date: 12/27/2024, MLS Listing 20665075: 7/3/2024 MLS ID: 20665075</p> <p>160 Brooke Dr</p> <p>The Monroe plan (B1) is part of our Liberty Series is estimated to be completed in Oct. and it boasts 4 beds 2 baths and a Loft with a 2 Car Garage and over 1800 Square Feet. ALL ON ONE LEVEL. Ranch Living at its finest!</p> <p><i>Courtesy of Jason Mitchell Real Estate</i></p> | Single Family | 4/2 | 1,804 sq ft | 13,895 | 2024 | 12/27/2024 | \$269,490 | \$149 |

Closed: 15 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Closed Date | Closed Price | Price per sq. ft. |
|--|---------------|---------------|--|------------------|------------|-------------|--------------|-------------------|
|  | 13 | Closed | * Sold Date: 1/13/2025, MLS Listing 20772480: 11/8/2024 MLS ID: 20772480 | | | | | |
| 200 Summit St | Single Family | 5/3 | 2,176 sq ft | 13,982 | 1958 | 1/13/2025 | \$315,000 | \$145 |
| <p>Welcome to this charming corner lot home on a generous third of an acre in Alvord! This spacious property offers beautiful wood flooring, modern cabinetry, and stylish granite countertops. The kitchen shines with an island and a chic subway tile backsplash, perfect for culinary adventures. With five versatile rooms, you have ample space for bedrooms, or one could easily serve as a home office. The split floor plan creates a sense of privacy, ideal for family living. Outside, the oversized backyard invites relaxation and outdoor gatherings. This is a must-see home at an incredible value in Alvord!</p> <p><i>Courtesy of Parker Properties Real Estate</i></p> | | | | | | | | |
|  | 14 | Closed | * Sold Date: 1/9/2025, MLS Listing 20665114: 7/3/2024 MLS ID: 20665114 | | | | | |
| 141 Brooke Dr | Single Family | 5/3 | 1,804 sq ft | 11,413 | 2024 | 1/9/2025 | \$267,990 | \$149 |
| <p>The Madison Plan (B1) is part of our Liberty Series and is estimated to be completed in Oct. This home boasts 5 beds and 3 baths with a 2 car garage and over 1800 square feet. It even has a bedroom on the main level! What an incredible value!</p> <p><i>Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |
|  | 15 | Closed | * Sold Date: 12/18/2024, MLS Listing 20665049: 7/3/2024 MLS ID: 20665049 | | | | | |
| 168 Brooke Dr | Single Family | 6/4 | 4,000 sq ft | 9,278 | 2024 | 12/18/2024 | \$330,503 | \$83 |
| <p>The Taft plan(A-1) of our Liberty series is estimated to be completed in Oct. and its boasting 6 beds and 4 baths, TWO primary suites, a loft, an office and flex space, a primary and guest bedroom on the main level. This home has it all with almost 4000 Sq. Ft. YOU MUST NOT MISS THIS CHANCE FOR SUCH A VALUE!</p> <p><i>Courtesy of Jason Mitchell Real Estate</i></p> | | | | | | | | |

About RPR (Realtors Property Resource)

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



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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.
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