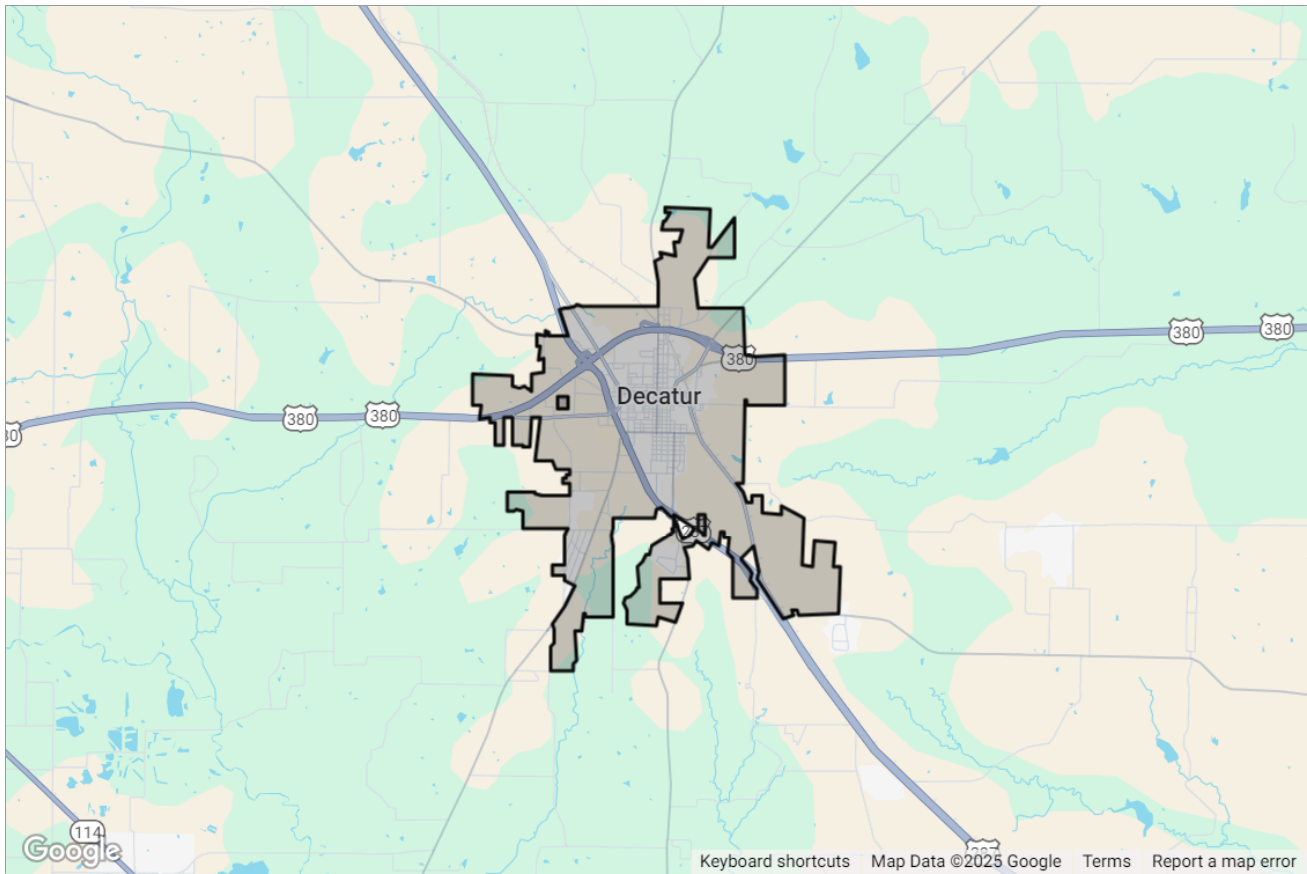


MARKET ACTIVITY REPORT

Decatur, Texas



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

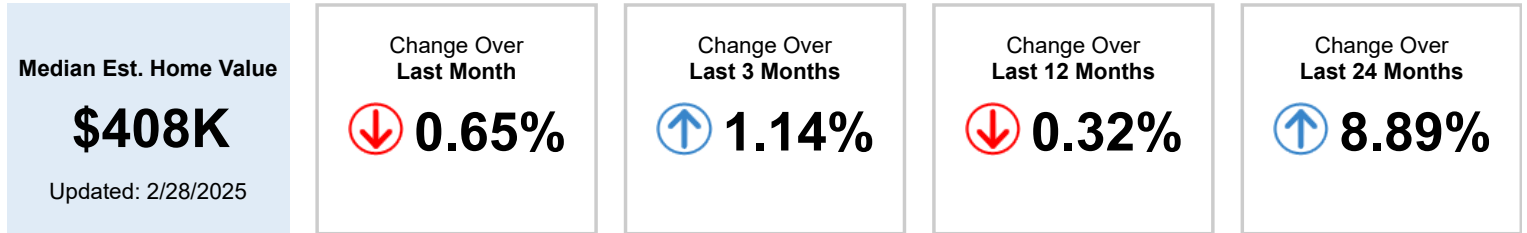


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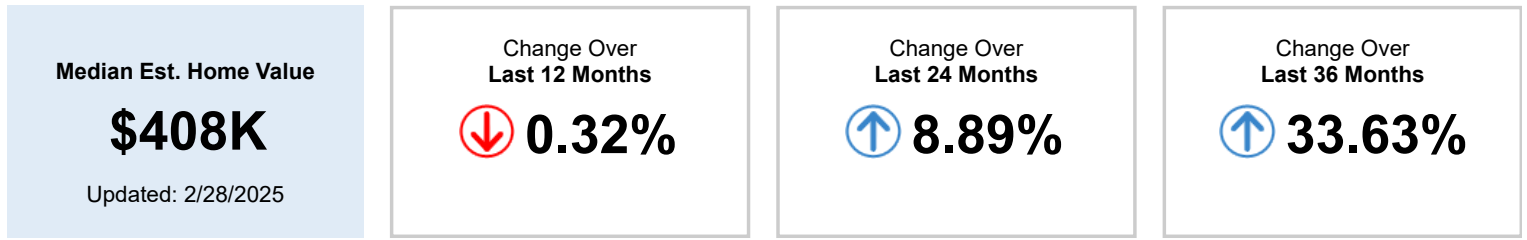
Decatur, Texas

Market Snapshot: Estimated Home Values



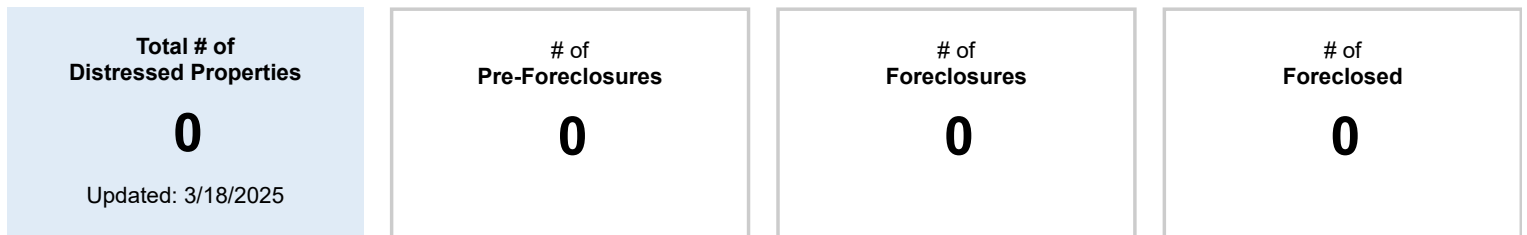
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.

Market Snapshot: 12-Month Change in Estimated Value



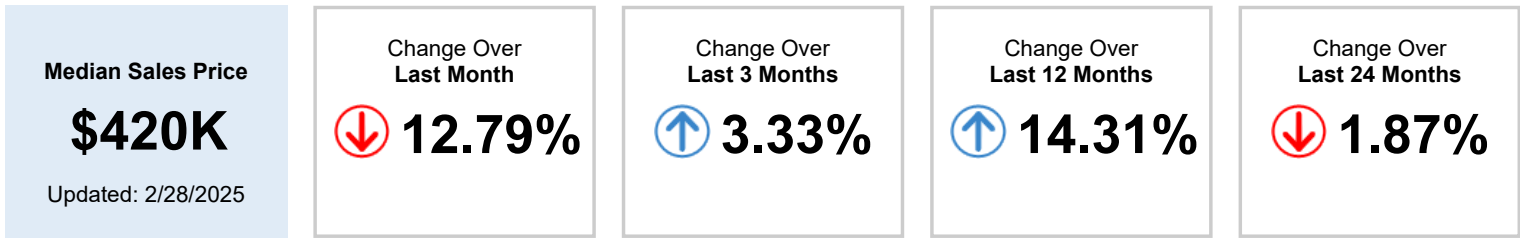
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.

Market Snapshot: Concentration of Distressed Properties



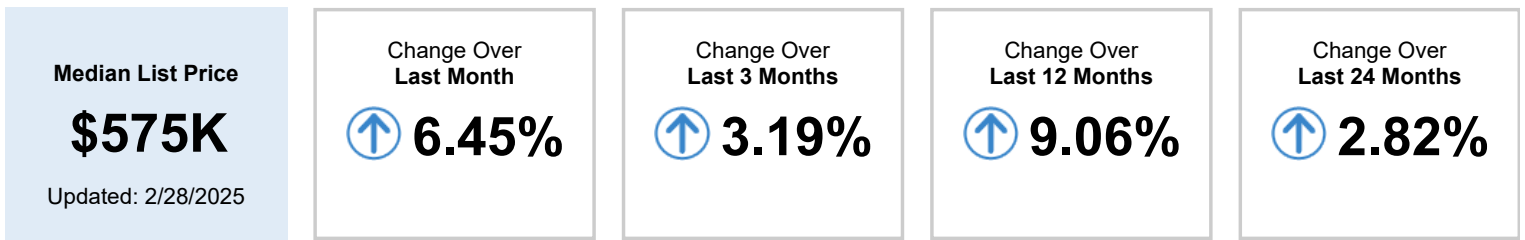
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 3/18/2025.

Market Snapshot: Sales Price



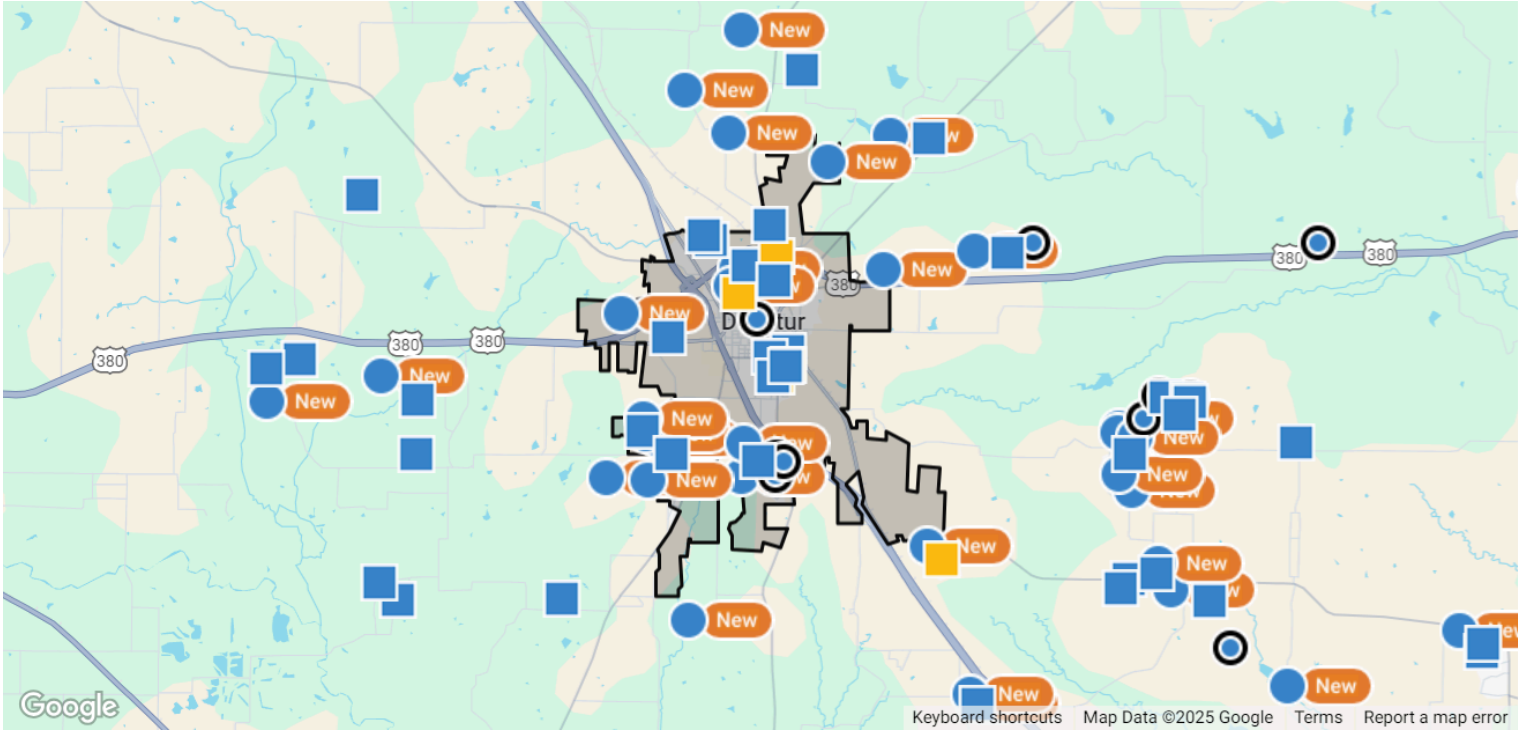
About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.

Market Snapshot: List Price



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

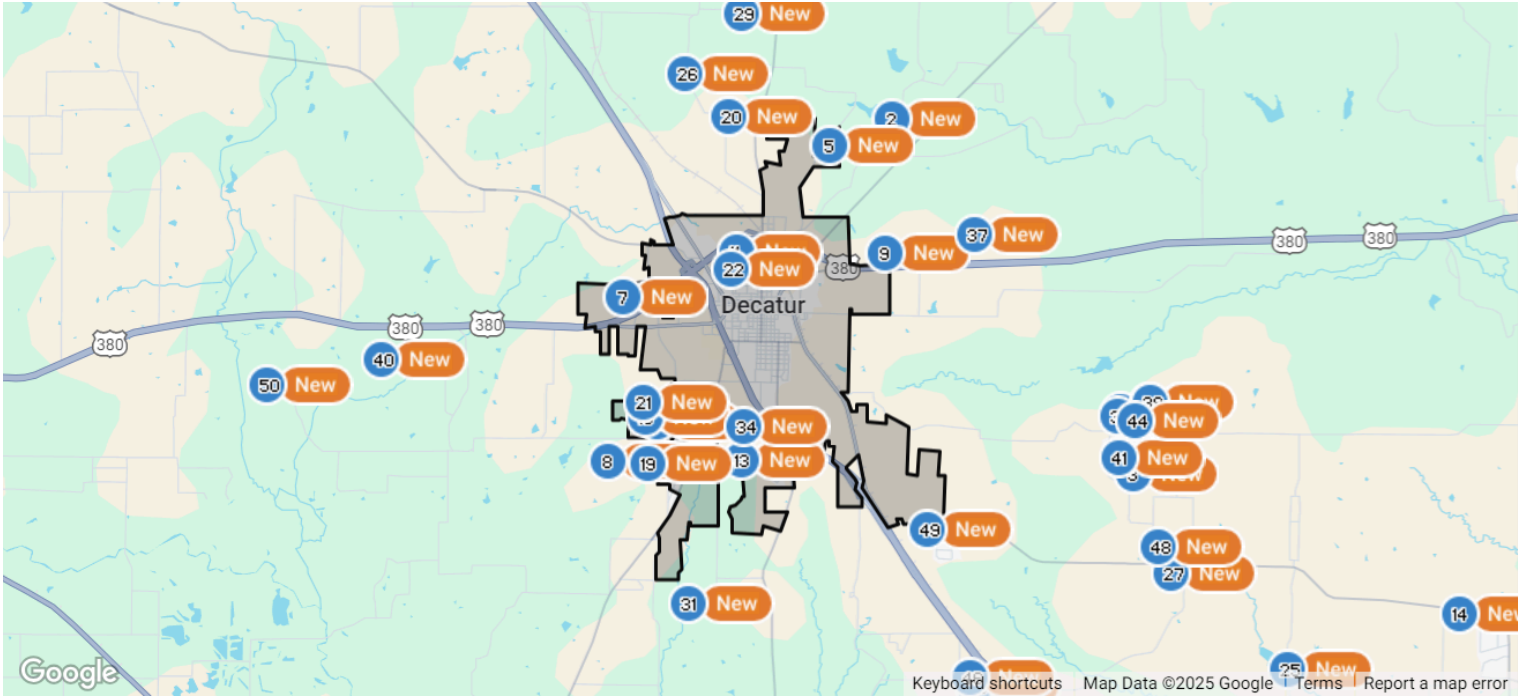
Market Activity Summary Stats



Search Criteria | **Location:** Decatur, 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	50	13	50
Low Price / Value	\$249,000	\$209,900	\$1,800
Median Price / Value	\$549,550	\$495,000	\$440,625
High Price / Value	\$2,383,240	\$1,350,000	\$955,000
Average Price / Sq. Ft.	\$251	\$232	\$194
Median Price / Sq. Ft.	\$247	\$203	\$205
Average Days in RPR	36	181	105
Median Days in RPR	32	131	83
Total Volume	\$31,906,065	\$7,156,175	\$23,202,095

Decatur, 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: 2/5/2025 MLS ID: 20835319

195 Proctor Ln Single Family 4/3 2,616 sq ft 101,799 2020 2/5/2025 \$774,900 \$296

Located in the highly sought-after Walnut Grove community, this extraordinary home offers one of the largest lots in the neighborhood, backing up to the serene beauty of Walnut Creek. With over \$15k in new pipe fencing. As you approach the covered front porch, the grand 42-inch iron front door and vaulted ceiling with exposed beams immediately set the tone for the luxury inside. Step into the spacious, open-concept living area featuring a floor to ceiling stone fireplace giving modern yet rustic charm. The chef's kitchen seamlessly flows into the family room, making this space perfect for both entertaining and relaxing. The luxurious master suite is a true retreat, boasting vaulted ceilings and chandelier, a custom walk-around shower, and an exquisite stone feature wall in the master bath that provides a spa-like ambiance. The oversized patio comes with an upgraded 50 inch wood burning fireplace sure to keep you warm on cold winter nights all while enjoying the star filled dark skys that only country living truly offers. The three-car garage offers ample space for all your vehicles and toys, while the expansive backyard, complete with towering trees and a cleared creekside, is perfect for summer fun. The creek has been Beautifully cleared to reveal a beach-like entrance—ideal for cooling off on hot summer days or just enjoying the peaceful surroundings. This could easily be the best lot in the subdivision because of its Creek access. Located between Boyd and Decatur off 730 makes for an easy commute to Fort Worth or Denton. This is a rare opportunity to own a piece of paradise in Walnut Grove. Creek lots usually don't come up for sale to often. Don't miss out on this one-of-a-kind home! Sellers are offering 5k towards rate buy down with a full price offer!

Listing Courtesy of Texas Signature Realty, LLC.







2 ● Active • New, Active: 3/5/2025 MLS ID: 20850193

107 Natalie Ct Single Family 4/4 2,638 sq ft 87,120 2011 3/5/2025 \$699,000 \$265





Beautiful custom home in sought-after Watt's Estates neighborhood situated on 2 treed acres, no HOA, lots of upgrades including hand-scraped hardwood flooring, crown molding, rock fireplace, and exquisite ceiling finishes. Enjoy the summer in your pool (custom pool cover) with a waterfall feature and pool house with a full bath. Workshop is 36 x 30 and includes two roll-up doors and is plumbed for a bathroom, as well as a recently added Motorhome carport with 30-Amp electric. The yard is beautifully landscaped with rod iron fencing and a sprinkler system.

Listing Courtesy of Ebby Halliday Realtors




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>3 ● Active • <i>New, Active: 3/14/2025</i> <i>MLS ID: 20861903</i></p> <p>536 County Road 4213</p> <p>Single Family 4/2 2,254 sq ft 46,957 2018 3/14/2025 \$415,000 \$184</p> <p>Spacious 4 bed 2 bath home on a corner lot east of Decatur! This home is a 2018 build and has 4 bed, 2 bath, and a space that could be formal dining or separate office. The sizable kitchen has stainless steel appliances and is open concept to the living room and the eat in dining area. This makes the space great for entertaining guests and not feeling shut off while preparing snacks! The split bedroom concept has non primary bedrooms on one end of the house, while the master suite is on the other. The master bedroom features an ensuite bath with large walk in shower and walk in closet as well! Outside of the home you have a 30x30 shop with a 10x30 overhang. The shop has double roll up doors and single walk through door to the overhang. Access to the shop is from the side street through a gate in the fence. shop has electricity and concrete floors. It would be a great bonus space, man cave or she shed, or use it to park kids toys, side by sides, trailers, etc!</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p>								
 <p>4 ● Active • <i>New, Active: 3/11/2025</i> <i>MLS ID: 20867476</i></p> <p>2351 County Road 4010</p> <p>Single Family 4/2 2,261 sq ft 44,997 2020 3/11/2025 \$450,000 \$199</p> <p>Welcome to this stunning home with a cozy fireplace, complemented by a natural color palette throughout. The kitchen boasts a center island and a nice backsplash, perfect for cooking and entertaining. The spacious primary bedroom features a walk-in closet for ample storage. The primary bathroom offers a separate tub and shower, double sinks, and good under sink storage. Step outside to the covered sitting area in the backyard, ideal for relaxing or dining alfresco. Don't miss out on the opportunity to make this beautiful home yours! This home has been virtually staged to illustrate its potential.</p> <p><i>Listing Courtesy of Opendoor Brokerage, LLC</i></p>								
 <p>5 ● Active • <i>New, Active: 2/13/2025</i> <i>MLS ID: 20844212</i></p> <p>616 Greenwood Rd</p> <p>Single Family 4/3 2,522 sq ft 173,063 2008 2/13/2025 \$650,000 \$258</p> <p>Welcome to your dream countryside escape! Nestled just under 4 acres of serene landscapes and just a short drive from Decatur's vibrant community offerings, this charming home is sure to enchant. Offering four cozy bedrooms, including a versatile upstairs room perfect for a home office or guest room, this residence is ideal for both relaxation and productivity. Step inside and discover an inviting open floor plan that seamlessly connects living, dining, and kitchen areas—perfect for entertaining or family gatherings. The kitchen boasts beautifully stained cabinets that add a touch of rustic elegance, while a pellet stove in the living area ensures you stay toasty during the winter months. The primary bedroom serves as a personal retreat, featuring a spa-like bathroom with a separate shower and tub for ultimate relaxation. Step outside to enjoy the outdoor space complete with a saltwater pool—your own private oasis perfect for hot summer days. The property also includes a well-equipped shop with electric, ideal for hobbies or storage. You have an RV plug in the garage for ease of use. Permanent Gemstone lights on the exterior are the star of the show, you'll never had to hang lights for the holidays again!</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p>								
 <p>6 ● Active • <i>New, Active: 3/12/2025</i> <i>MLS ID: 20869392</i></p> <p>367 County Road 2323</p> <p>Single Family 4/2 2,128 sq ft 224,334 2001 3/12/2025 \$515,000 \$242</p> <p>Explore the possibilities on this 5.14-acre fully fenced property featuring an immaculate 2,128 sq. ft. manufactured home with 4 bedrooms, 2 bathrooms, and 2 living areas and a wood burning fireplace. This versatile estate offers the option to purchase for multi-generational living or rental income. The second 1,178 sq. ft. mobile home is an added bonus for extra space or investment potential. Both homes, each with its own septic system, for convenience and independence. Equipped with electric, a working well, and a newer HVAC unit, ensuring year-round comfort. Enjoy the spring-fed creek meandering through the wooded area and experience wildlife including deer, hogs, and turkeys right in your backyard. With RV hookups, a huge storage shed, dog run, and chicken coop (all included), the property is ready for country living or future expansion—build your dream home with ease! Featuring two gates and two separate entrances, providing both privacy and easy access. Situated just 1 hour from Dallas, you get the best of both worlds—peaceful rural living with city conveniences nearby. Whether you're looking for a private retreat, investment property, or a spacious homestead, this property offers endless potential.</p> <p><i>Listing Courtesy of Bar T 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.
	7 ● Active	*New, Active: 1/31/2025 MLS ID: 20826993						
1707 Oakmeadow Dr	Single Family	3/2	2,158 sq ft	10,890	1996	1/31/2025	\$377,500	\$175
<p>PRICE REDUCED!!! FIRST TIME BUYERS AND INVESTORS CHECK OUT THIS GREAT HOUSE! This 2,158 sq ft, 3-bedroom, 2 full bath home sitting on 0.250 acres will make a wonderful house for your first time home and will certainly be a great rental property for you to invest in if that is your desire. Located in the Meadowbrook addition it is a great location for all points in Decatur. The large living room with fireplace, dining room, kitchen and breakfast area gives all the room you need for your family. It is also priced to sell and should be looked at soon since it will go quickly. Schedule a showing today!</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p>								
	8 ● Active	*New, Active: 3/11/2025 MLS ID: 20869423						
218 Fairview Ct	Single Family	4/6	5,729 sq ft	523,155	1993	3/11/2025	\$1,200,000	\$209
<p>Your dream home awaits â?? the perfect blend of privacy, space, and convenience! Just 5 minutes from town yet tucked away on 12.01 highly sought-after acres, this stunning property offers the best of both worlds: city convenience with a peaceful, country feel. With approximately 5,000 square feet of living space, the main floor boasts a spacious family room overlooking a breathtaking pool-spa and large covered patio â?? perfect for unforgettable gatherings. The beautifully updated kitchen features granite countertops, luxury vinyl wood floors, a huge island, and abundant storage to delight any home chef. Upstairs, a private apartment with its own entrance doubles as a game room, guest suite, or hobby space â?? an incredibly versatile bonus! This home offers 4 flexible living areas, ready to adapt to your family's needs. Love animals? The land is cross-fenced for horses, and the 34 x 48 barn is currently home to chickens but is great for your equine companions and includes parking for trailers. Large master suite is next to the study. It is oversized to fit all your furniture and has a large master bath with cedar closet. The laundry room is to-die-for and has expansive storage and plenty of room for your laundry as well. Rare finds like this donâ??t stay on the market long â?? schedule your tour today before itâ??s gone!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
	9 ● Active	*New, Active: 3/3/2025 MLS ID: 20858950						
148 Heritage Pkwy	Single Family	4/2	2,120 sq ft	93,654	2007	3/3/2025	\$549,000	\$259
<p>Nestled in the peaceful Heritage Creek North neighborhood of Decatur, TX, this charming 4-bedroom, 2-bathroom home with a dedicated study sits on a sprawling 2-acre lot, offering the perfect blend of space and tranquility. The west-facing orientation ensures shady afternoons and relaxing evenings on the back porch, ideal for grilling out and enjoying the outdoors. Cozy up by the wood-burning fireplace in the living room, or unwind in the spacious primary suite featuring a tray ceiling, a luxurious jetted tub, and separate vanities. The kitchen is a chefâ??s dream, boasting custom cabinets, granite countertops, and a central island for extra prep space. Step outside to find an outdoor fireplace, a 24 x 24 storage building with electric and lighting, and even a backyard chicken coop. Whether you're looking for peaceful country living or a place to entertain, this home offers it all. Donâ??t miss your chance to own this serene retreat in a quiet neighborhood!</p> <p><i>Listing Courtesy of United Real Estate DFW</i></p>								
	10 ● Active	*New, Active: 3/13/2025 MLS ID: 20870096						
335 Heather Ln	Single Family	3/2	1,697 sq ft	44,649	2005	3/13/2025	\$439,000	\$259
<p>A Rare Gem! Located on a corner one+ acre lot, this home perfectly blends country charm with the convenience of easy access to major highways, making commuting to work, shopping, dining, and medical facilities a breeze. The open concept and split floor plan are ideal for entertaining, featuring vaulted ceilings, ample natural light in the kitchen and living areas, and breathtaking views of the covered patio and large private backyard. A versatile bonus room offers the flexibility to serve as an office or guest space. The extended driveway with an oversized garage provides plenty of parking, PLUS you have an additional brick storage building! With its solid structure and well-maintained condition by the original owner, this property presents a blank canvas for you to customize and make it your own. Enjoy peace of mind as the next owner of this exceptional home!</p> <p><i>Listing Courtesy of Bray Real Estate-Ft Worth</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>11 ● Active *New, Active: 12/26/2024 MLS ID: 20802921</p> <p>802 N Church St</p> <p>you can really Feel the charm of this early 1900's Craftsman Style home. Relax on the wonderful covered porch just steps away from the historic Decatur square. This large corner lot is fully fenced, has a great storage building and plenty of room for gardens, family and pets. Parking and storage is abundant for a home of this era and location . HVAC updated in 2017. Refrigerator conveys. Custom closets, Beautiful kitchen with updated cabinets, and private ensuite bath make this gem a must see. Schedule your viewing today!</p> <p><i>Listing Courtesy of Century 21 Mike Bowman, Inc.</i></p>	Single Family	3/2	1,814 sq ft	23,783	1935	12/26/2024	\$319,000	\$176
 <p>12 ● Active *New, Active: 2/26/2025 MLS ID: 20854744</p> <p>2606 S Lipsey St</p> <p>Step back in time and embrace the charm of Lipsey Addition, one of Decatur's coveted and established neighborhoods. This beautifully remodeled 4-bedroom, 3-bathroom home sits on a spacious double lot, offering 2,120 sq. ft. of thoughtfully designed living space with a perfect blend of classic character and modern updates. The open-concept layout welcomes you with a bright and airy feel, featuring laminate wood flooring throughout, a spacious kitchen with updated finishes, generous cabinetry, and seamless flow into the dining and living areas. A large second living room, wrapped in solar-tinted windows, provides stunning natural light and peaceful views of the backyard. Step outside to your own private retreat! Enjoy year-round relaxation in the heated pool, surrounded by mature trees and a beautifully landscaped yard. A unique silo cabana area adds a charming touch, offering the perfect space for outdoor entertaining or a quiet escape. The expansive double lot provides plenty of room for gardening, play, or even a dedicated space to park an RV. Tucked away on a quiet street, this home offers privacy and tranquility while still being conveniently located near shopping, dining, and top-rated schools. Don't miss your chance to own a piece of history with all the modern comforts—schedule your private tour today!</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p>	Single Family	4/3	2,120 sq ft	14,984	1971	2/26/2025	\$409,000	\$193
 <p>13 ● Active *New, Active: 12/19/2024 MLS ID: 20799252</p> <p>312 Spring Run Dr</p> <p>HIGHLY SOUGHT AFTER SOUTH MARTIN BRANCH!!!Welcome to this stunning 3-bedroom, 2-bathroom home offering a blend of comfort, style, and functionality. Perfectly designed for modern living, this residence features an expansive eat-in kitchen island, ideal for casual meals or entertaining. The kitchen is thoughtfully equipped with a reverse osmosis system for fresh, filtered water and a built-in hutch for added storage and display space. Open to the dining area, the kitchen becomes the heart of the home, seamlessly connecting with the rest of the living spaces. The home boasts neutral colors and engineered hardwood floors throughout, creating a warm and inviting atmosphere. A built-in office nook provides a dedicated space for work or study, ensuring productivity without sacrificing style. The flex room at the entry is a versatile space, perfect for a sitting room, library, or playroom, allowing you to personalize the area to suit your needs. The primary suite is a true retreat, featuring a rimless oversized shower that adds a touch of luxury to your daily routine. Granite countertops are featured throughout the home, including in both bathrooms, enhancing the modern and sophisticated feel. Step outside to enjoy a private, fenced backyard that opens up to a beautiful greenbelt. This greenbelt offers a sidewalk and expansive open space, providing a serene setting. Whether you're looking to relax, exercise, or entertain, the outdoor space offers endless possibilities. This South Martin Branch home combines practical living with elegant touches, making it an ideal choice for those seeking a spacious, move-in-ready property in a highly desirable location. Don't miss the opportunity to make this exceptional home your own.</p> <p><i>Listing Courtesy of Post Oak Realty- West</i></p>	Single Family	3/2	2,248 sq ft	5,706	2014	12/19/2024	\$417,000	\$185




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.
	14 ● Active *New, Active: 1/24/2025 MLS ID: 20826701							
138 Ridge Top Ct	Single Family	3/2	1,695 sq ft	44,997	2006	1/24/2025	\$399,900	\$236
<p>Nestled in a peaceful cul-de-sac, this charming 3-bedroom, 2-bathroom home offers a serene retreat on a spacious 1-acre lot. Boasting with an updated interior, the home features a modern open-concept living space that flows seamlessly into the dining and kitchen areas. The cozy living room includes a beautiful wood-burning fireplace, perfect for chilly evenings. The kitchen is a standout with ample storage and plenty of counter space. The primary suite is a peaceful haven, complete with an en-suite bathroom and walk-in closet. Two additional bedrooms are split from the primary suite and offer plenty of space for family, guests, or a home office. Enjoy the outdoors with a large, fenced backyard, perfect for outdoor activities, gardening, or simply enjoying the serene surroundings. Don't miss the opportunity to make this beautiful home yours!</p> <p><i>Listing Courtesy of BK Real Estate LLC</i></p>								
	15 ● Active *New, Active: 3/11/2025 MLS ID: 20869421							
1262 County Road 4360	Single Family	3/2	2,394 sq ft	55,321	1960	3/11/2025	\$525,000	\$219
<p>Charming Renovated Country Home with Pool & Hobby Shed in Decatur, TX (Boyd ISD) Experience the best of country living with modern updates in this beautifully renovated 3 bedroom, 2-bathroom home, featuring a flex room and fantastic outdoor amenities. Nestled in Decatur and zoned for Boyd ISD, this property is just 5 minutes from NRS Ranch and Highway 287, and 40 minutes to downtown Fort Worth offering both peaceful seclusion and easy access to city conveniences. Step inside to enjoy an open-concept layout, perfect for entertaining. Outside, relax by your very own inground swimming pool, or unwind in the charming hobby-shed, a perfect retreat for hobbies or relaxation. This stunning home is move-in ready with thoughtful updates throughout. Don't miss out on your chance to own this country retreat, schedule your showing today!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	16 ● Active *New, Active: 3/4/2025 MLS ID: 20860154							
1617 Thousand Oaks Dr	Single Family	4/3	2,897 sq ft	11,935	2004	3/4/2025	\$499,900	\$173
<p>Nestled in the heart of Decatur, TX this inviting two-story home offers the perfect blend of suburban tranquility and small-town charm. Located in the highly sought-after Estates of Hidden Oaks, this spacious residence boasts nearly 3,000 square feet of living space with 4 generously-sized bedrooms and jack-n-jill bath upstairs. The welcoming entryway leads into a light-filled living room, perfect for family gatherings. The kitchen features modern appliances, ample counter space and a cozy breakfast nook. The primary suite, complete with ensuite bathroom, provides a private retreat. Outside, enjoy the beautifully landscaped backyard for outdoor relaxation. Close to the square, shopping and parks for small town living.</p> <p><i>Listing Courtesy of Fathom Realty, LLC</i></p>								
	17 ● Active *New, Active: 2/9/2025 MLS ID: 20840028							
142 High Ridge Ct	Single Family	4/3	2,767 sq ft	47,523	2018	2/9/2025	\$639,000	\$231
<p>Charming Ranch-Style Home on 1 Acre in Decatur, TX Nestled on a spacious 1-acre lot with mature trees and a private yard, this stunning 2,767 sq. ft. ranch-style home offers the perfect blend of comfort, functionality, and outdoor enjoyment. Featuring 4 bedrooms, 2.5 baths, a media room, and a study, the open-concept design provides a seamless flow between the living, dining, and kitchen areas ideal for both everyday living and entertaining. Step outside to a large covered patio overlooking a sparkling in-ground pool and hot tub, creating a private oasis for relaxation. The property also includes a spray-foamed metal building with electricity, a three-car garage, and two additional covered parking spaces under a carport attached to the metal building perfect for extra vehicles, boats, or storage. With its peaceful setting, ample space, and premium amenities, this property offers the best of country living with modern conveniences. Don't miss this rare opportunity to own a slice of Texas paradise!</p> <p><i>Listing Courtesy of 695 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.
	18 ● Active *New, Active: 2/14/2025 MLS ID: 20842442							
500 Private Road 4461	Single Family	4/5	3,840 sq ft	563,230	2022	2/14/2025	\$1,175,000	\$306
<p>Dreams fulfilled! Ever dreamed of peaceful mornings by a fire overlooking a hunter's paradise? Have you ever dreamed of a large chef's kitchen filled with beautiful amenities like a pot filler, Viking stove or huge pantry with electricity & built in cabinets? Have you ever dreamed of owning a quiet oasis, bordered by trees, a creek and wildlife? If you have, this could be the property you have been dreaming of. The main floor is generously sized, covered with stamped concrete floors that will be durable and stylish for years to come. It's the kitchen of your dreams, filled with beautiful cabinets (both glass front and floating), the oversized Viking stove can handle your meal prep and the large quartz island is perfect for those large gatherings. There's plenty of room for supplies and small appliances in the large pantry as well. The great room is amazing-large enough for multiple seating areas or dining areas. The grand fireplace is flanked by two french doors that offer stunning views of the property! The covered patio off the great room has an impressive fireplace and is perfect for peaceful morning coffee! The primary suite offers amazing views and the primary bath is gorgeous spa like bath and separate shower, and the walk in closet with built-ins is perfect! One additional convenience: the primary closet connects to the large laundry room! A powder bath and mud room area finish off the main floor. Upstairs is a loft, perfect for a playroom or additional family room. A huge home office with built-in cabinets shares a jack and jill bathroom with an additional bedroom. Two more bedrooms share an additional jack and jill bath. A powder bath is also located off the loft room as well. The 3 car garage has an additional storage room, perfect for holiday decor storage (or hunting gear). SMART! The owners built this home with taste, function and practicality in mind... The owners have enjoyed hunting deer, turkey and dove on this private, peaceful oasis.</p> <p><i>Listing Courtesy of Agape and Associates LLC</i></p>								
	19 ● Active *New, Active: 2/15/2025 MLS ID: 20845523							
3202 S Fm 51	Single Family	3/2	1,196 sq ft	14,984	1973	2/15/2025	\$249,000	\$208
<p>Amazing location alert! Welcome to this 3 bed 2 bath home on South FM 51, just moments away from all that Decatur has to offer. Situated on a spacious .344 acre lot with a fenced backyard, this 1,196 sqft residence features freshly painted interior, double ovens, a gas stove top, and vinyl flooring in bedrooms and in living room. The large fenced backyard provides the ideal setting for hosting gatherings and entertaining friends and family, or perfect for your pets to run around. With its close proximity to Young elementary, restaurants, and being near all the amenities of Decatur, this home offers the perfect combination of comfort and convenience. Just 30 minutes from Fort Worth. Don't miss out on the opportunity to make this charming property yours!</p> <p><i>Listing Courtesy of Fathom Realty, LLC</i></p>								
	20 ● Active *New, Active: 3/7/2025 MLS ID: 20864627							
2972 N Trinity St	Single Family	4/4	2,400 sq ft	224,334	2022	3/7/2025	\$795,000	\$331
<p>Country Living Just Minutes from Downtown Decatur! Welcome to this stunning, custom-built farmhouse-style home, perfectly nestled on 5 acres of peaceful land. Situated just 2 minutes from the vibrant Downtown Decatur Square, this property offers the perfect blend of country tranquility and urban convenience. Key Features: 4 spacious bedrooms and 3.5 elegant bathrooms. Open-concept floor plan with an abundance of natural light Beautiful 8-foot doors and floor-to-ceiling stone fireplace as a centerpiece. Gourmet kitchen featuring quartz countertops and custom cabinets. Gorgeous wooden tile flooring throughout the home. Expansive 10-foot ceilings that add to the feeling of space and openness. Convenient oversized 3-car garage for all your storage needs. Relax on the covered front porch or entertain on the covered back patio with wooden burning fireplace. Fenced in backyard. The property is fully equipped with its own private WELL, offering true country living, while remaining outside city limits with NO Restrictions and NO City Taxes. No deed restriction. You add several more home and subdivide the property. Enjoy the beauty of the surrounding area with a city park and public golf course located directly behind the property.</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.
 <p>21 ● Active *New, Active: 3/14/2025 MLS ID: 20867547</p> <p>1500 Thousand Oaks Dr</p>	Single Family	4/4	3,389 sq ft	11,630	2006	3/14/2025	\$644,000	\$190
<p>GET YOUR SWIMSUIT READY! ITS SUMMER POOL PARTY TIME! This incredible property located in this secluded neighborhood of Estates of Hidden Oaks is the perfect place for you. This Stately home features 3,389 sq ft, 4 bed, 3.5 bath, beautiful office with plenty of book storage for your personal in home library, formal dining room with tall ceilings, spacious pantry with pass through butler area, HUGE kitchen and has a phenomenal backyard for entertaining! Complete with everything you want including a spa, pool, separate bathroom for pool, with rinse off shower, the home is on a beautiful lot with no through traffic. The large home is an open floor plan with all of the amenities you could want. Your neighbors are great with the entire group having 4th of July cookouts and celebrating the holidays!. Equipped with natural gas fireplace, cooktop, central heat and two tankless gas hot water heaters not to mention so much more. You must see this to appreciate all that it has as well as how private the addition is with the rock wall around it. The property does have a 2 car garage and enough extra concrete for an additional 3 to 4 cars! With the Pool in the back yard, there is limited yard maintenance required on the property as well! Now is your chance to purchase a well built home with a pool to entertain and a location that's private yet close to amenities and all the fun events and shopping and restaurants that Decatur Texas has to offer!</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p>								
 <p>22 ● Active *New, Active: 3/14/2025 MLS ID: 20871634</p> <p>402 N Trinity St</p>	Single Family	4/2	1,948 sq ft	8,537	2015	3/14/2025	\$479,900	\$246
<p>Don't miss this beautiful home. Starting with the welcoming front porch, large enough for family, friends, and neighbors. As you enter through the 8 foot tall door, you will notice the hand scraped wood floors, the 10 foot tall ceilings, arched openings, and the crown molding that are throughout the home. The living room, with a wood burning fireplace, opens into the island kitchen. Accents in the kitchen include granite countertops, walk-in pantry, tiled backsplash, recessed lighting, and glass doors on some of the cabinet doors. This spacious kitchen joins the 10 by 13 foot dining area, which overlooks the back yard. The primary bedroom is large and has a door that leads to the covered back patio. The 4th bedroom can be accessed off the entry hall and used as an office, additional dining, family room, or whatever fit your needs. There is also a storage building in the back yard that stays with the property. Located within walking distance to the square and city park. Don't let this one get away.</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p>								
 <p>23 ● Active *New, Active: 3/8/2025 MLS ID: 20865455</p> <p>119 Chance Farm Rd</p>	Single Family	3/3	2,757 sq ft	87,120	2024	3/8/2025	\$699,000	\$254
<p>Completed 12-2024. With preferred lender 5.875% interest rates are possible. Get out of the hustle and bustle and into the peace of the countryside in our brand new, small cul-de-sac neighborhood of two acre lots, surrounded by beautiful country views. Board and batten country home set back away from highways, between Denton and Decatur for shopping and restaurants. Tons of custom features you won't see everyday. Home has white oak floors, solid wood beam accents. In the kitchen you will find custom full height cabinetry to 10 ft ceiling with hidden pantry access behind false cabinet doors, an extra large 9x4ft island top with prep sink, a huge 45in wide work station kitchen sink with two faucets, and multiple sink accessories. The entire home has quartz countertops. There is a SECRET IN HOME STORM SHELTER! Also featuring spray foam insulation including fully insulated large garage, insulated garage door, propane tankless water heater, dog wash station in laundry, and spacious mudroom. Enjoy breathtaking panoramic hill top views from large front and back porches and large picture windows. Great schools in Slidell ISD. No HOA but common sense deed restrictions. Hobby animals welcome.</p> <p><i>Listing Courtesy of Post Oak 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>24 ● Active *New, Active: 1/24/2025 <i>MLS ID: 20824559</i></p> <p>251 Hawk Ridge Rd</p> <p>Open floor plan features wood-look tile floors, tall ceilings, and shutters for a clean and timeless look. The kitchen is designed for function and style with granite countertops and stainless steel appliances. A split-bedroom layout ensures privacy for the primary suite, while the open living spaces are perfect for daily life or entertaining. Outside, enjoy the covered patio with a fireplace, perfect for relaxing or hosting gatherings year-round. The property includes an automatic sprinkler system around the house, making yard maintenance easy. For additional space, a 515 sq. ft. guest house or apartment with a living area, kitchen with granite countertops, bedroom, bathroom, and laundry room, ideal for visitors, extended family, or rental income. The property also features a 1,200 sq. ft. workshop with electricity, water, and a full bathroom, making it perfect for storage, hobbies, or business use. A 250-gallon propane tank supplies fuel for the home's fireplace and other needs. For those seeking a rural lifestyle, the property is livestock-approved, except for swine, giving you the opportunity to enjoy country living. Located near Decatur, TX, this home offers the benefits of quiet, rural living while staying close to schools, shopping, and community events. The property is part of the Decatur Independent School District, known for strong academics and a supportive environment for students. With no HOA, no city taxes, modern amenities, and flexibility for livestock, it's a rare opportunity to enjoy country living without compromise.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>	Single Family	3/2	2,113 sq ft	87,120	2016	1/24/2025	\$585,000	\$277
 <p>25 ● Active *New, Active: 2/19/2025 <i>MLS ID: 20848991</i></p> <p>768 Longbranch Dr</p> <p>Hobbyist dream property! Property offers a 30x60 metal workshop with three roll-up door and electricity, 20X28 workshop with a loft and electricity, several awnings for storage and 10x12 storage building. Carpenters, metal workers and car enthusiast, this one is for you!! In addition, you have 3 acres of land with daily visitors. You can watch the wildlife from your completely screened in back porch. The home is a perfectly sized with two living areas and a great place for a formal dining room. One of the living rooms has a wood burning fireplace and is open to the kitchen, making hosting family and friends a breeze. There is custom wood accent work throughout the house that adds a unique quality and charming touch. Split floorplans are sought after, and this home brings that to the table. Property is less than 10 minutes to downtown Decatur but far enough out to only have one neighbor within sight. You will have privacy and seclusion while you unwind, this home is at the end of a dead-end dirt road. The HOA is voluntary at \$35 annually if you choose to participate. Come out and view this property, you'll fall in love!</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p>	Single Family	3/2	1,869 sq ft	131,551	2001	2/19/2025	\$479,000	\$256
 <p>26 ● Active *New, Active: 12/26/2024 <i>MLS ID: 20802772</i></p> <p>175 Quail Ridge Ct</p> <p>Welcome to 175 Quail Ridge Court, a stunning custom-built home offering 3 bedrooms, 2.5 bathrooms, an office, and a host of luxurious features. This open-concept floor plan boasts a gorgeous kitchen with quartz countertops, stainless steel appliances, double ovens, oversized island, a walk in pantry, and ample workspace. The living room features vaulted ceilings and a stone wood-burning fireplace, perfect for gatherings. The primary suite is a private retreat with a large walk-in closet, a spacious tiled shower, soaking tub, and dual vanities. Additional highlights include split secondary bedrooms with a shared jack and jill bath and walk-in closets. The backyard offers a covered back porch overlooking a serene 2-acre yard and a conex storage container hidden by the trees. This home is nestled in a quaint cul-de-sac neighborhood in excellent condition and completely move-in ready offering convenience, comfort, and elegance in a peaceful setting. Youtube 175 Quail Ridge Court for a full video walkthrough.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>	Single Family	3/3	2,466 sq ft	87,120	2023	12/26/2024	\$616,900	\$250

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.
	27 ● Active *New, Active: 1/13/2025 MLS ID: 20816236							
179 Johnston Dr	Single Family	4/3	2,336 sq ft	91,476	2019	1/13/2025	\$645,000	\$276
<p>MOTIVATED SELLERS...Check this out..Seller will pay 3% towards buyer's closing costs (to buy down rate, etc)!! Meticulously cared for Ranch style home with the feel of country living w-a short drive to Decatur, Denton, FTW or Grapevine! Property offers workshop, guest cottage + mother-in-law cottage with its own driveway entrance. The main home includes the separate MIL house. Total number of bedrooms and baths includes MIL area. Both cottages could be used as an Airbnb! Main home offers 3 bedrooms, 2 baths, living room, dining, kitchen & large laundry w-built in cabinets & sink along with plenty of storage cabinets in laundry-mud room. MIL cottage offers 1 bedroom, bath, kitchen, living room & small dining area along w-its own private patio. Guest cottage offers kitchenette, living-bedroom combo, bath & covered porch. 40x55 DREAM WORKSHOP w-16' walls, 12x40 loft, 10x10 office, 8x10 storage rm & 4x8 bathroom w-its own electric meter, wood stove for heat & is perfect for anyone w-a construction business or someone who just likes to have a mechanics paradise! Horse stables, chicken coop, greenhouse & garden area. Spray foam to help with energy efficiency. Above ground pool has been placed in ground w-deck area. Large covered porch in rear of house. Truly a property that is a MUST SEE! USDA APPROVED PROPERTY W-UP TO 100% FINANCING. TX Motor speedway is only a 30-min drive! Buyers & agents' responsible to verify all info incl but not limited to sqft, bldgs, amenities, schools, etc.</p> <p style="text-align: right;"><i>Listing Courtesy of Excel Realty</i></p>								
	28 ● Active *New, Active: 2/3/2025 MLS ID: 20833509							
5073 N Fm 51	Single Family	5/2	2,109 sq ft	376,358	2009	2/3/2025	\$640,000	\$303
<p>Turnkey horse property located in the heart of North Texas just 10 minutes from Decatur and 33 minutes from Gainesville. With 3 paddocks, loafing sheds, and pasture for turning horses out, there are also 2 barns ready to be put to use. The larger barn is fully enclosed with an office and quarter round wood lining the interior walls ready for stalls to be put in place. The smaller barn has 3 oversized stalls perfect for foaling in. A custom designed manufactured home provides plenty of rooms with an open layout for a place to gather or rest your head. The larger pasture is level and once had an arena when used as more of a training facility. There is an additional pad site tucked in the trees at the back of the property where a new home could be built or brought in. A site-built carport and storage building will keep vehicles out of the elements. RV hookup is also available. With 3 septic systems in place and water strategically placed throughout the property, opportunities are endless.</p> <p style="text-align: right;"><i>Listing Courtesy of Post Oak Realty- West</i></p>								
	29 ● Active *New, Active: 2/25/2025 MLS ID: 20850152							
573 N Fm 730	Single Family	4/3	3,160 sq ft	1,245,816	1992	2/25/2025	\$1,499,500	\$475
<p>28.6 acres located just minutes from the heart of Decatur. Ag Exemption in place. Pond and large oak and pecan trees. Cattle chutes, stalls for horses or livestock. Additional shops for storage or farming equipment. Pipe fencing across much of the front. 2 Master Bedrooms, stunning hardwood floors, updated lighting, plantation shutters, and granite countertops in an open floor plan. Enjoy spectacular sunset views from the covered patio. Flagstone walkways, electric gate and much more. This home has been meticulously maintained with a new roof in Sept, 2023, sprinkler system, and much more. Easy access to DFW. Buyer's Agent must be present for all showings. All information deemed reliable but not guaranteed. Buyer and Buyer's Agent to verify all information.</p> <p style="text-align: right;"><i>Listing Courtesy of KELLER WILLIAMS 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>30 Active • <i>New, Active: 3/7/2025</i> <i>MLS ID: 20865135</i> 2348 County Road 4010</p>	Single Family	4/2	1,627 sq ft	44,692	2017	3/7/2025	\$340,000	\$209
<p>This stunning 4-bedroom, 2-bathroom traditional home sits on a beautifully maintained 1-acre lot in the charming town of Decatur, Texas. The brick construction, a covered front porch, As you step inside, youâ??re welcomed by a spacious open-concept living area large windows. The dining area provides a designated space for family meals, with lovely backyard views. The kitchen is designed for both function and style, featuring granite countertops, stainless steel appliances. A large primary suite serves as a private retreat, complete with a walk-in closet and a luxurious en-suite bathroom and separate tiled shower. The three additional bedrooms are generously sized with large closets and share a second full bathroom with modern fixtures and a tub-shower combo. Outside, the expansive 1-acre backyard offers endless possibilities. Whether you envision a garden, workshop, pool, or play area, thereâ??s plenty of space to make it your own. Get ready for Texas sunsets. Located just minutes from Decaturâ??s schools, shopping, and dining, with easy access to major highways, this home provides peaceful country living without sacrificing convenience. Donâ??t miss the opportunity to make this charming property your forever home!</p> <p><i>Listing Courtesy of EXP REALTY</i></p>								
 <p>31 Active • <i>New, Active: 1/20/2025</i> <i>MLS ID: 20818236</i> 1521 Old Reunion Rd</p>	Single Family	4/4	4,414 sq ft	2,171,030	1980	1/20/2025	\$2,383,240	\$540
<p>THIS ONE-OF-A-KIND PROPERTY IS NOT ONE TO MISS! This traditional- Mid Century Modern, 4,414 sq ft home sitting on 49.84 acres of land will give you your dream home already set to move into. The home is 4 bedrooms and 3.5 baths. Along with the large main home comes a 1,024 sq ft pool and guest house with hot tub. It also includes a kitchen, changing rooms, bath and shower as well as an outdoor grilling area. The large swimming pool also has a hot tub included in it. You will also have your own full-sized basketball, tennis court and many other features. A large, 1,440 sq ft metal shop with a 960 sq ft covered shed also adds to this incredible property. There are two water wells as well. One is for the water the house and improvements and the other is for the storage tank and sprinkler system. There are too many extras to mention here. Beautiful oaks trees certainly add to the charm of this amazing property. While this property is listed to sell as a whole with the 49.84 acres, the seller will consider selling the house and improvements with a 9.86 acres tract separately if so desired. THE ASKING PRICE FOR THE HOUSE AND 9.86 ACRES IS \$1,344,460.00. THIS GREAT PLACE HAS TO BE SEEN TO BE FULLY APPRECIATED!! FOR MORE PHOTOS AND AERIALS SEE THE VIRTUAL TOUR LINK!!</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p>								
 <p>32 Active • <i>New, Active: 2/18/2025</i> <i>MLS ID: 20846259</i> 129 County Road 4377</p>	Single Family	4/3	2,698 sq ft	232,610	1996	2/18/2025	\$629,000	\$233
<p>Welcome to this AMAZING FAMILY 4-bedroom, 2.5-bathroom pipe fenced horse property nestled on a little over 5 acres in Decatur, Texas. This exquisite property offers a perfect blend of beauty & tranquility with its gated entrance & extensive amenities. Spacious kitchen with ample storage, a large island featuring an electric range. Built-in refrigerator, trash compactor, & stainless steel appliances. A cozy wood-burning brick fireplace in the living area perfect for cozy fall evenings. There is an additional upstairs room ideal for family gathering, an office, or media room. Three-car garage, property boasts lots of mature trees, pipe-fenced perimeter with a loafing shed for livestock. This property is perfect for those seeking a peaceful retreat with modern conveniences and ample space for outdoor activities. Schedule your showing today and see what peaceful country living looks like! Don't miss this piece of Texas paradise.</p> <p><i>Listing Courtesy of Tomie Fox Real Estate Group</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>33 ● Active *New, Active: 2/8/2025 <i>MLS ID: 20836041</i></p> <p>216 Canyon Dr</p> <p>Single Family 3/2 2,250 sq ft 114,998 2007 2/8/2025 \$685,000 \$304</p> <p>Now featuring a New PRICE! Your Multi gen estate or family compound awaits! 2 Homes 1 Property! This property is nestled in the highly desirable Reatta Estates on a double cul-de-sac lot of over 2 acres, and features one primary home and one secondary to go with! The Primary home is a 3 bed and 2 bath, sitting at 2250 sq ft and offers a spacious master bedroom with an extra closet, large ensuite bathroom with jetted tub and tiled walk in shower, separate vanities and large walk in closet! The garage has been transformed into a versatile bonus space, perfect for a second living, game room or even a movie room! The home also has separate laundry, sizable kitchen with granite counter tops and a view to the back yard and a separate dining area that could also be used as a little office nook. Just a quick walk across the driveway, The additional guest quarters is sizable at over 1900 sq ft, has a HUGE living room with a Murphy bed, 2 bed and 2 full baths and is very thoughtfully designed. The well equipped kitchen features quartz countertops, ample cabinets, generously sized island and a separate pantry. The 2 full baths both have tiled walk in showers and to maintain living space convenience and privacy, the guest quarters features its own laundry area as well, helping to keep it as an independent space.</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p>								
 <p>34 ● Active *New, Active: 1/9/2025 <i>MLS ID: 20810567</i></p> <p>401 Circle Dr</p> <p>Single Family 4/5 3,708 sq ft 56,628 1959 1/9/2025 \$475,000 \$128</p> <p>Nestled in a serene and quiet neighborhood, this spacious residence sits on over an acre of lush and beautiful grounds. Offering more than 3,700 square feet of living space, this home features 4 spacious bedrooms and 4.1 bathrooms. Step inside to discover multiple living areas designed for comfort and entertainment. The expansive family room offers natural light, providing an inviting atmosphere for gatherings. A gourmet kitchen, with ample cabinetry, seamlessly flows into the breakfast nook & formal dining area, making meal preparation and hosting a delight. The primary suite is private, with an en-suite bathroom with a separate shower, and dual vanities. Three additional bedrooms offer generous space for family and guests, while the versatile bonus room can be adapted to suit your needs, whether it's a home office, game room, or media center. The property's vast acre-plus lot provides ample space for gardening, recreational activities, or enjoying the tranquility of the surroundings.</p> <p><i>Listing Courtesy of Agape and Associates LLC</i></p>								
 <p>35 ● Active *New, Active: 2/17/2025 <i>MLS ID: 20846859</i></p> <p>139 Chance Farm Rd</p> <p>Single Family 4/4 2,950 sq ft 87,120 2025 2/17/2025 \$770,000 \$261</p> <p>Currently under construction - Opportunity now to customize your finish out. No HOA but common sense deed restrictions in place. As currently planned completed home will include: Guest suite apartment or extra entertainment area upstairs over good sized garage with kitchenette and full bath. Perfect for that older child needing some separate space, home officing, or a second living area for entertaining. Custom cabinetry to 10ft ceilings, and hard wood floors. This home will have an in home CONCRETE STORM SHELTER behind secret swing out cabinetry. The home will have spray foam insulation including fully insulated garage and garage door allowing for an easily air conditioned and heated garage work space. More features include tankless water heater, and dog wash station. With this beautiful design enjoy your breathtaking hilltop views on your 3 SIDED WRAP AROUND PORCH. New cul de sac subdivision in desirable Slidell ISD. Modern farmhouse country home set back away from highways and city noise, but only 15 minutes to charming Decatur with multiple independent restaurants and shopping. Denton is also a short distance away. No HOA but common sense deed restrictions. Out buildings of quality new construction allowed. Hobby animals welcome. See our other listing 119 Chance Farm Road (MLS#20556296) as an example of the finish out.</p> <p><i>Listing Courtesy of Post Oak Realty</i></p>								
 <p>36 ● Active *New, Active: 1/24/2025 <i>MLS ID: 20825915</i></p> <p>124 Eldorado St</p> <p>Single Family 3/3 1,830 sq ft 87,120 2023 1/24/2025 \$304,000 \$166</p> <p>Come take a look at this wonderful property with 2 acres and a beautiful home!!! NO restrictions for agriculture! This 3 bedroom 2 and 2.5 bath hone is perfect for any family! Whether you are looking for a starter home for a family or a little room for the one you already have, this one is a gem! Still has it new. Even the dishwasher has never been used. This home has not been moved except from the manufacturer so it will qualify for FHA or VA! Pictures coming soon! Call for your appointment today! Buyer and buyer's agent to confirm all information.</p> <p><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.
 <p>37 ● Active *New, Active: 2/14/2025 <i>MLS ID: 20844159</i></p> <p>121 Kristina Blvd</p>	Single Family	4/3	3,119 sq ft	98,881	2022	2/14/2025	\$879,000	\$282
<p>Experience this modern, contemporary home located in Decatur, TX, and Decatur ISD on 2.27 acres at the Estates of Bison Creek! Seller will offer \$10,000 in concessions if buyer uses preferred lender. The breathtaking views of the countryside from the numerous picture windows in this home are a must see! This unique home has 4 bedrooms, 3 full bathrooms, a 4 car garage, an office, and a large open concept living area with a sleek, open staircase leading to a large common area upstairs. The living area includes a stunning gas fireplace surrounded by a fully tiled black wall with built in cabinetry. The grand kitchen island features a granite waterfall edge and a white apron sink with champagne gold fixtures. A spacious laundry room and custom walk in pantry area feature a shared space with a sink and a built in microwave in custom cabinetry. The primary bedroom suite downstairs offers 4 picture windows with a beautiful view of the country side, a walk in closet, a luxurious bathroom with split vanities, free standing tub, custom tile work, granite counters, and matte black fixtures. The office on level 1 includes a storage closet that makes this room a flexible space which could be used as a workout area, playroom, craft room, or even a fifth bedroom. The upstairs includes 3 bedrooms and a guest J&J style bathroom. An unfinished bonus room upstairs could potentially offer another bedroom or optional flex space. A one of a kind modern exterior with split, side entry, oversized double car garages located on both sides of an inviting front courtyard concrete approach will comfortably house four cars. Follow the concrete driveway from the inviting courtyard at the front of the home to a fully insulated large metal workshop (estimated measurement 30X40) with electrical outlets, industrial style lighting, and concrete flooring. Home offers 2 AC units, foam insulation, water softener, water filter system, and a sprinkler system.</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p>								
 <p>38 ● Active *New, Active: 2/1/2025 <i>MLS ID: 20833034</i></p> <p>141 Pampas Ct</p>	Single Family	4/3	2,680 sq ft	43,560	2024	2/1/2025	\$550,100	\$205
<p>Step into the Bluebonnet by Riverside Homebuilders and embrace a lifestyle of comfort and functionality. With 4 bedrooms and 3 bathrooms sprawled over 2,686 square feet, this single-story haven offers ample space for every member of the family. As you enter through the inviting porch, the airy foyer sets the tone for the home's open layout. To the left, a flex room awaits, beckoning to be transformed into your ideal space—whether you envision a home office, gym or hobby room. Continue through the foyer to discover the heart of the home—a luminous dining room bathed in natural light. Beyond lies the main living area, a seamless fusion of the expansive kitchen, cozy family room featuring a fireplace and a charming nook adorned with picturesque windows. On the right wing of the home, privacy awaits with three traditional bedrooms and a breathtaking owner's suite. The owner's retreat boasts a spacious walk-in closet and a spa-like bathroom, offering a sanctuary for relaxation. Convenience is paramount with the laundry situated just off the bedrooms, accompanied by a mud bench near the garage entrance. To embrace the beautiful DFW weather without having to leave your home, step outside to the generous covered patio—where endless possibilities for outdoor enjoyment await. With its thoughtful design and inviting atmosphere, the Bluebonnet embodies the epitome of charming Texas living for all families alike.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p>								
 <p>39 ● Active *New, Active: 2/1/2025 <i>MLS ID: 20833041</i></p> <p>145 Pampas Ct</p>	Single Family	4/3	2,229 sq ft	47,088	2024	2/1/2025	\$483,325	\$217
<p>We are excited to introduce a brand new floor plan called the Salado! The entry is open to a bright flex Room on the right. The private owner's suite is separate from bedrooms 2 through 4. The owner's suite is complete by including a garden tub, separate shower, private commode, walk in closet, and dual, separate vanities. Adjacent to the owner's suite is the large living room with a fireplace option and open to the spacious island kitchen.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p>								



New Listings: 50 (cont.)

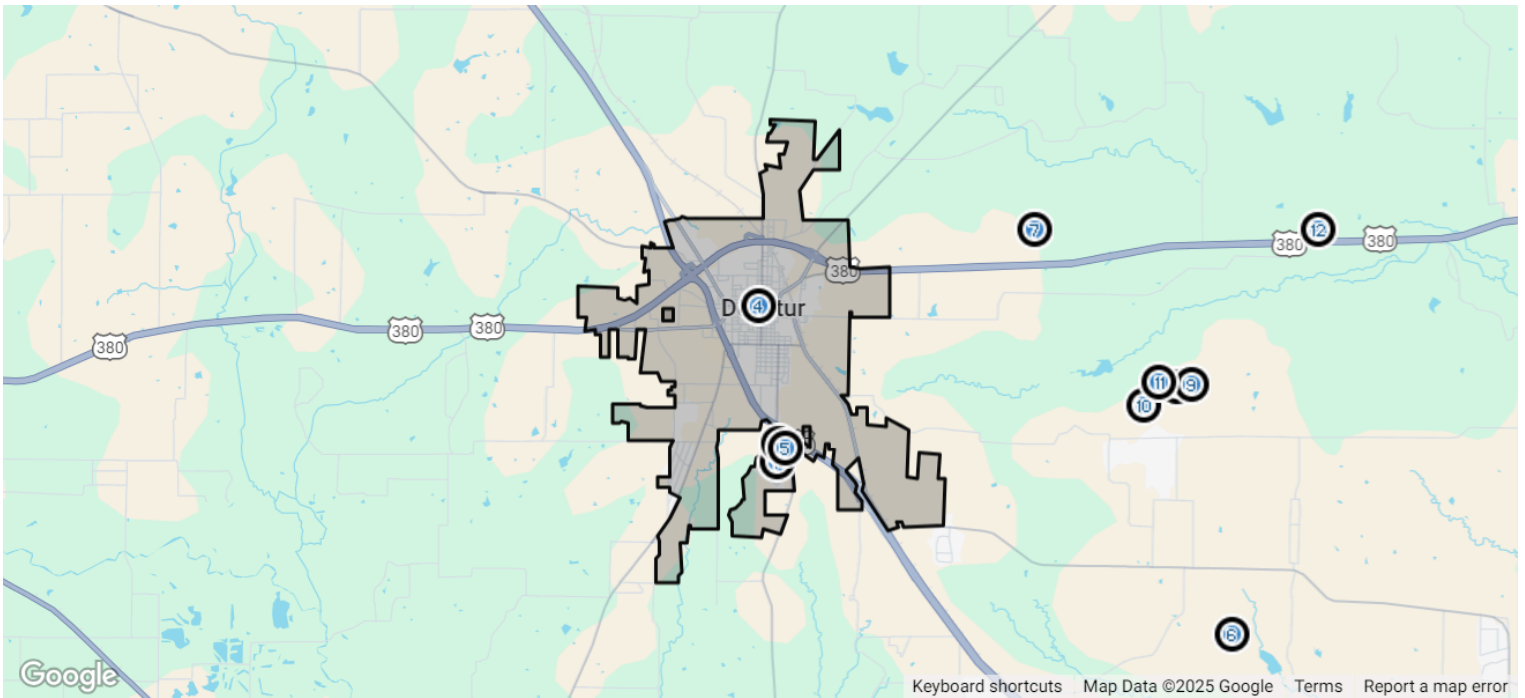
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>40 ● Active *New, Active: 12/30/2024 <i>MLS ID: 20804763</i></p> <p>209 Rio Rancho Dr</p> <p>Welcome to your dream home in the highly sought-after neighborhood of Las Brisas in Decatur Texas. This stunning 4-bedroom, 4-bathroom modern residence, is situated on a picturesque 4.5-acre lot featuring a serene pond and beautiful trees. Boasting 3,069 sq. ft. of elegant living space, this home offers an open floor plan designed for contemporary living and entertaining. The heart of the home is the gourmet kitchen, equipped with a large island, gas stove, farmhouse sink, and an extra ice maker. The kitchen seamlessly flows into the large, cozy living area, highlighted by exposed wood beams and a striking stone fireplace. The primary suite is a private retreat with an en suite bathroom featuring a soaking tub, dual sinks, separate vanities, & a large shower. Additional features include a water filtration system, water softener, and a gas hot water heater. Enjoy the tranquility of country living with all the modern amenities in this gorgeous home! Call today to schedule a showing!</p> <p><i>Listing Courtesy of Tomie Fox Real Estate Group</i></p>	Single Family	4/4	3,069 sq ft	198,198	2021	12/30/2024	\$1,050,000	\$342
 <p>41 ● Active *New, Active: 3/8/2025 <i>MLS ID: 20863914</i></p> <p>124 Brook Ln</p> <p>This beautifully maintained home is the perfect canvas, featuring neutral paint tones throughout and an abundance of windows that flood the space with natural light. The heart of the home is the large, open kitchen, boasting quartz countertops, extensive cabinet storage, and a spacious center island—seamlessly flowing into the living room for effortless entertaining. With four bedrooms, one easily doubles as a home office to suit your lifestyle. The primary suite is a private retreat with its own ensuite bath. Nestled on a generous 1.17-acre corner lot, the expansive backyard offers endless possibilities to create your own outdoor oasis. Don't miss this incredible opportunity! Discounted rate options and no lender fee future refinancing may be available for qualified buyers of this home. Huge 30 x 40 shop 2 roll up doors in front 1 in back with long concrete driveway. Hot tub stays with Home.</p> <p><i>Listing Courtesy of Orchard Brokerage, LLC</i></p>	Single Family	4/2	1,981 sq ft	50,878	2019	3/8/2025	\$490,000	\$247
 <p>42 ● Active *New, Active: 1/6/2025 <i>MLS ID: 20805739</i></p> <p>138 County Road 2630</p> <p>Come live your BEST life in the country, located off 51 near Greenwood. This beautiful immaculately taken care of home is waiting for you. Built in 2022 open concept with private fenced area to keep things tidy. Neutral colors throughout. This property boasts all kinds of move in ready upgrades - hardscape, rock flower bed, fire pit, fencing, gutters that run away from the house, blinds, insulated garage door and whole house water filtration system. All appliances including washer & dryer included - a win for you! SELLERS ARE READY TO MAKE A DEAL!! Seller requires buyers financial approved qualification with offer.</p> <p><i>Listing Courtesy of Fathom Realty, LLC</i></p>	Single Family	3/2	1,528 sq ft	88,993	2022	1/6/2025	\$464,000	\$304
 <p>43 ● Active *New, Active: 2/5/2025 <i>MLS ID: 20836090</i></p> <p>142 County Road 2630</p> <p>Beautiful matte black modern farmhouse home located on 2 acres in secluded Greenwood Community. Great country feel with easy access and short commute to major cities. This house features modern fixtures, custom cabinets, granite countertops, large driveway, luxury vinyl plank flooring, large walk in shower, modern open floorplan, large mud locker, nice pantry, and large utility room. This is the perfect house for the young growing family wanting a little space. Also great Sunset views from the back porch! NO HOA! NO CITY TAXES</p> <p><i>Listing Courtesy of Newland Real Estate, Inc.</i></p>	Single Family	3/2	1,469 sq ft	88,993	2021	2/5/2025	\$449,900	\$306

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.
	44 ● Active *New, Active: 1/15/2025 MLS ID: 20817517							
111 Hillcrest Ln	Single Family	4/2	2,313 sq ft	44,997	2018	1/15/2025	\$439,000	\$190
<p>Beautiful move in ready 4 bedroom 2 bathroom home with multiple living areas on just over an acre in Decatur Tx. This home is located just a few minutes to town and easy access to 287. This home has been beautifully kept and practically new. Plenty of room to build a shop this property has a lot to offer with high end finishes and appliances. Oversized master bathroom and closet. 2 front rooms that could easily be an office or play room. The open floor plan is great for entertaining and a separated master bedroom from the rest of the rooms. Enjoy country living with easy access to everything. Professional photos coming soon.</p> <p><i>Listing Courtesy of Scott Real Estate</i></p>								
	45 ● Active *New, Active: 2/28/2025 MLS ID: 20843295							
157 Proctor Ln	Single Family	4/3	2,969 sq ft	88,470	2023	2/28/2025	\$775,000	\$261
<p>A Hill Country-inspired custom home on over two acres, nestled in the desirable Walnut Grove subdivision, backs up to Walnut Creek with a picturesque view of a fountained pond. The home features two master suites that are handicap accessible, each with sliding glass doors that open to the backyard and ensuite baths with walk-in showers and one includes a luxurious stand-alone garden tub. The kitchen is a chef's dream, equipped with high-end Kutch appliances, including a six-burner gas range, gas oven, a farmhouse sink, and a second prep sink on the expansive island. The family room boasts beautiful wood beams, built-in shelves, and a cozy stone wood-burning fireplace with a gas starter. Adding a touch of rustic charm, barn doors adorn the primary rooms, primary bath, and butler's pantry. The home also includes a third bedroom and full bath, a fourth bedroom with built-in shelves, and a small enclosed office with a built-in desk. For your comfort, the home features an HVAC unit and a tankless water heater.</p> <p><i>Listing Courtesy of Ebby Halliday Realtors</i></p>								
	46 ● Active *New, Active: 1/27/2025 MLS ID: 20825397							
166 Cactus Dr	Single Family	3/2	2,430 sq ft	50,965	2007	1/27/2025	\$650,000	\$267
<p>Beautiful family home on over an acre w in-ground salt water POOL & spa, huge covered patio for outdoor living! 50ft x 30ft metal climate controlled & insulated WORKSHOP w 2 automatic doors. Living room has hand-scraped hardwood floors & stone fireplace. Formal dining or study w French doors. Kitchen features bkfst room, bkfst bar, granite counters, stainless appliances & walk-in pantry. Split master w GREAT bath...huge shower, garden tub, 2 granite vanities & walk-in closet. 2 additional bedrooms & large bath down. Upstairs room could be media, game rm, office or 4th bedrm w addition of closet. Upgrades & tons of storage. NO HOA! BUYER to furnish new survey due to extended fence & driveway, & addition of in-ground spa & storage building by seller.</p> <p><i>Listing Courtesy of Charitable Realty</i></p>								
	47 ● Active *New, Active: 12/31/2024 MLS ID: 20804098							
990 County Road 4371	Single Family	3/2	1,728 sq ft	184,694	1960	12/31/2024	\$384,000	\$222
<p>LOCATION, LOCATION, LOCATION!! Fixer Upper, Investor's dream or Make it your own with a little TLC! 4.24 acre parcel, workshop, clear pasture, mature trees and a seasonal creek placed on this beautiful acreage. Fenced on 3 sides. 45 minute drive to Fort Worth Bring the kids and the animals. Hurry, this is priced to sell.</p> <p><i>Listing Courtesy of Major League Realty, Inc.</i></p>								
	48 ● Active *New, Active: 2/27/2025 MLS ID: 20854421							
2016 Fm 2264	Single Family	4/2	1,875 sq ft	87,555	1990	2/27/2025	\$385,000	\$205
<p>Nestled on 2 picturesque acres, this charming 4-bedroom, 2-bathroom home offers the perfect blend of modern comfort and country tranquility. The spacious interior features a large, updated kitchen and fresh paint and flooring throughout, providing a bright and inviting atmosphere. Enjoy the convenience of an attached 2-car garage, a separate 1-car garage, and a storm shelter for peace of mind. Outside, you'll find a large deck ideal for relaxing or entertaining, and 2 horse stalls for your equestrian needs. With a water well and a serene, close-to-town location, this property combines practicality with a peaceful setting.</p> <p><i>Listing Courtesy of INC 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.	
	49 ● Active • <i>New, Active: 3/3/2025</i> <i>MLS ID: 20859424</i>								
	103 Honeysuckle Dr	Single Family	3/2	1,993 sq ft	91,040	1998	3/3/2025	\$625,000	\$314
	<p>Custom Home on 2 acres with Insulated Workshop, Sparkling Swimming Pool, Gameroom and more! Thoughtful detail & quality craftsmanship throughout. The open concept main living area with woodburning fireplace flows seamlessly into the kitchen. Stainless appliances, custom lighting, center island and incredible exposed brick! Private dining area and gameroom just off the kitchen making it the perfect place to entertain! Exit thru the french doors off the kitchen or master suite to your backyard oasis. Oversized covered back patio with corner outdoor kitchen overlooking the pool and hot tub! Massive amount of decking surrounds the pool with a freestanding covered sitting area. 30 x 50 Workshop is insulated with cement slab, 2 overhead doors and it has additional covered storage for lawn equipment, golf cart, atv or pool toys. Home has a circle drive with attached carport. This home truly has it all! It is perfect for entertaining and is located just minutes from all Decatur has to offer!</p> <p><i>Listing Courtesy of Post Oak Realty- West</i></p>								
	50 ● Active • <i>New, Active: 1/4/2025</i> <i>MLS ID: 20809615</i>								
	348 Indian Trl	Single Family	3/3	4,360 sq ft	239,580	1992	1/4/2025	\$910,000	\$209
	<p>Beautiful 2 story, 3 bedroom, 2 and one-half bath home on a 5.5 acre corner lot. 2 large living areas. Large dining area. Eat in island kitchen with LOTS of cabinet space. Walk through pantry with wine rack. Oversized garage with workbenches. All 3 bedrooms have sitting areas. Lots of closets with additional storage. Primary bedroom is downstairs. 2 additional bedrooms are upstairs and each of them have a personal balcony, overlooking the property. 24 by 30 metal shop with concrete floor, electricity, and water to the shop. Most days the neighborhood deer herd sleep on the property. Several built-in cabinets, sink in the laundry room, 10 by 60 deck out front. Large deck out back. Don't miss this gem.</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p>								







Pending: 13

	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: 20848149</i></p> <p>313 Spring Run Dr</p> <p>Welcome to this beautiful three-bedroom, two-bathroom brick and stone home in the desirable South Martin Branch community. With nearly 1,900 sq. ft. of thoughtfully designed living space, this home offers both comfort and style. The spacious kitchen is a chef's delight, featuring a large island, stainless steel appliances, and a walk-in pantry—perfect for entertaining or everyday living. The living room boasts a cozy wood-burning fireplace, creating a warm and inviting atmosphere. Relax in the primary suite, a true retreat with a spa-like ensuite bathroom complete with double sinks, a walk-in closet, a separate shower, and a luxurious soaking tub. Step outside to enjoy the good-sized backyard and covered patio, ideal for outdoor relaxation or gatherings. Located in a prime neighborhood with convenient access to shopping, dining, and major highways, this home is a must-see! Schedule your showing today!</p> <p><i>Listing Courtesy of Tomie Fox Real Estate Group</i></p>	Single Family	3/2	1,851 sq ft	6,359	2/27/2025	\$380,000	3/18/2025	\$205
 <p>2 Pending • Pending as of 3/17/2025 <i>MLS ID: 20842378</i></p> <p>553 County Road 2830</p> <p>Custom new construction with 4 bedrooms or 3 and an office. Open floor plan, split bedrooms, spray in foam, all electric, 6" baseboards, upgrades galore. Large Primary bedroom and bath has Double vanity, Tile shower with glass door, free standing tub, granite counter tops, walk in closet. Kitchen with large island, built in custom cabinets, granite counter tops, pantry, All stainless appliances. Electric insert fireplace. Covered patio all on 1 full acre. Plenty of room to build a shop, or bring your animals. Come look today!!</p> <p><i>Listing Courtesy of The Real Estate Pro Shop</i></p>	Single Family	4/2	2,065 sq ft	43,560	2/11/2025	\$419,000	3/17/2025	\$203




Pending: 13 (cont.)

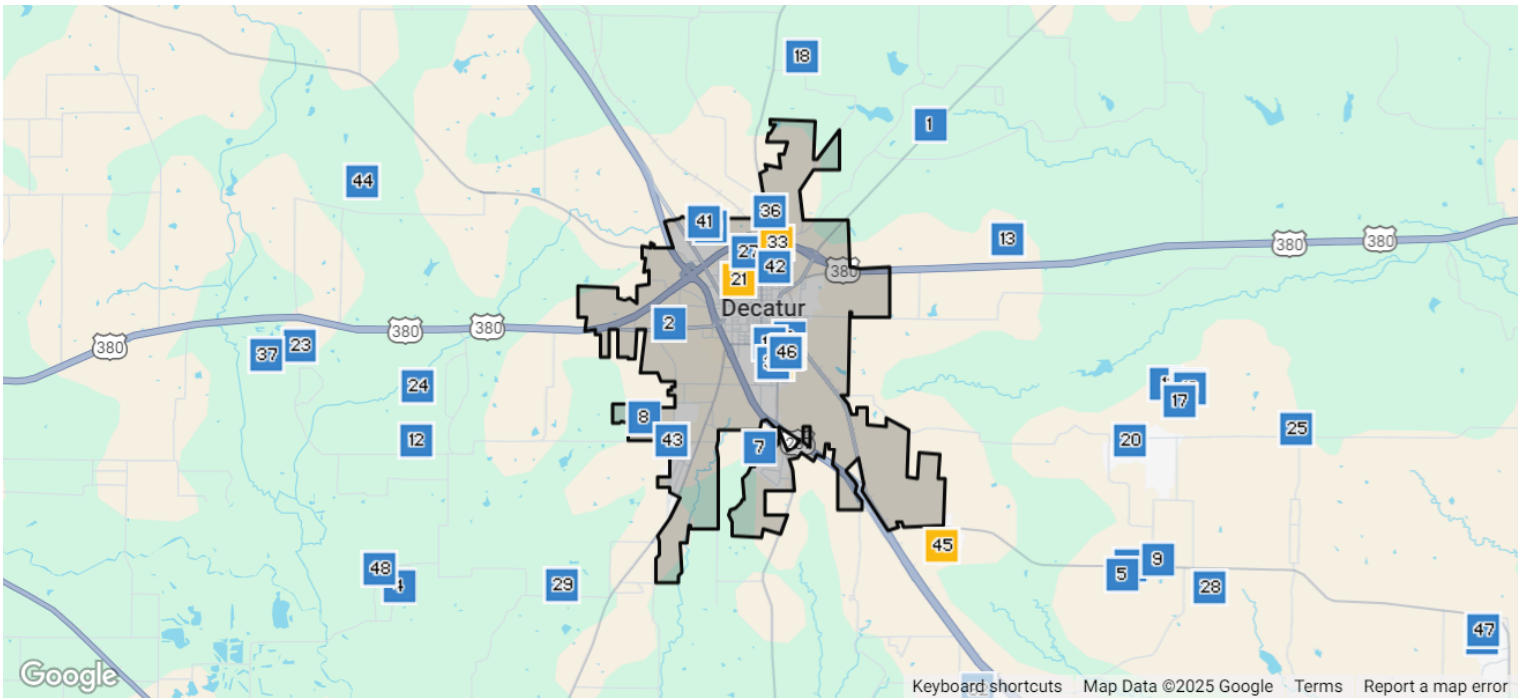
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>3 Pending • Pending as of 3/17/2025 <i>MLS ID: 20846258</i></p> <p>401 Brookview Dr</p> <p>Single Family 3/2 2,407 sq ft 19,645 2/18/2025 \$495,000 3/17/2025 \$206</p> <p>MOTIVATED SELLER Welcome to this inviting three-bed, two-bath brick home situated in the well established Brookhollow neighborhood of Decatur. Nestled on an expansive nearly half-acre lot, this property offers ample space both inside and out. Step inside to discover an open floor plan that seamlessly connects the living, dining, and kitchen areas, perfect for modern living and entertaining. All the bedrooms are a great size and offer a tranquil space to retreat to. The galley kitchen is a chef's delight, featuring granite countertops and plenty of cabinet and counter space. The finished basement, complete with a storm shelter, provides additional living space and peace of mind. BONUS, whole house generator on the home STAYS with the property. You'll also find a spacious 20 x 30 shop, ideal for hobbies, additional parking, and RV storage. The built-in attic is finished and offers potential for further expansion. Don't miss the opportunity to make this delightful property your new home. Schedule a showing today!</p> <p><i>Listing Courtesy of Tomie Fox Real Estate Group</i></p>								
 <p>4 Pending • Pending as of 3/11/2025 <i>MLS ID: 20693311</i></p> <p>502 S State St</p> <p>Single Family 3/2 1,399 sq ft 5,793 8/2/2024 \$209,900 3/11/2025 \$150</p> <p>Put a rocking chair on the front porch of this charming 3 bedroom 2 bathroom just a few blocks away from historic downtown Decatur. Walking distance to shopping, dining, special events, and night life! Traditional style home with original wood floors, updated wiring, updated plumbing, and central heat and air conditioning. Eat-in kitchen is open to the living area. En-suite bathroom and utility room located in primary bedroom. Second bedroom on the front of the house and a converted one car garage makes a third bedroom. Backyard includes abundant shade, privacy fencing, and a versatile storage building.</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p>								
 <p>5 Pending • Pending as of 3/11/2025 <i>MLS ID: 20781454</i></p> <p>2984 Timber Trail Dr</p> <p>Single Family 4/2 2,539 sq ft 9,496 11/22/2024 \$425,000 3/11/2025 \$167</p> <p>Welcome to this beautiful 4-bedroom, 2-bathroom brick and stone home in the highly sought-after South Martin Branch subdivision in Decatur, Texas. Boasting an open floor plan, this 1.5-story home is designed for comfort and entertaining. The spacious living room flows seamlessly into the kitchen and casual dining area, creating the perfect space for gatherings. The kitchen features a large island, stainless steel appliances, and a walk-in pantry to delight any home chef. The primary suite offers a relaxing retreat with its en suite bathroom, complete with a soaking tub, double sinks, and a walk-in closet. Upstairs, you'll find a versatile second living space, ideal for a media room or playroom. Enjoy outdoor living in the fenced backyard with plenty of room for activities. With great curb appeal and located in a vibrant neighborhood, this home is a must-see. Close to downtown Decatur shopping and dining! With only a 30 minute drive to Ft Worth. Schedule your showing today! Schedule your showing today and make this house your home!</p> <p><i>Listing Courtesy of Tomie Fox Real Estate Group</i></p>								
 <p>6 Pending • Pending as of 3/11/2025 <i>MLS ID: 20841922</i></p> <p>942 Private Road 4219</p> <p>Single Family 3/2 1,456 sq ft 67,953 2/14/2025 \$244,900 3/11/2025 \$168</p> <p>Welcome To 942 Private Road 4219 In Decatur, A Beautiful 3-Bedroom, 2-Bathroom Home Built In 2019 On A Spacious 1.5-Acre Lot. This Home Combines Modern Comfort With Peaceful Country Living. As You Arrive, You'll Notice The Fresh Curb Appeal And A Cozy Front Deck, Perfect For Enjoying Your Morning Coffee Or Watching The Sunset. Inside, The Open Floor Plan Features Brand-New Vinyl Flooring That Connects The Living, Dining, And Kitchen Areas, Making The Space Feel Warm And Inviting. The Kitchen Includes A Large Island With An Apron-Farm Sink, Ideal For Cooking And Entertaining. The Master Suite Is A True Highlight, Featuring A Beautiful Bathroom With A Hollywood-Style Tub, Perfect For Relaxing At The End Of The Day. This Home Also Has A Spacious Utility Room With Enough Room For A Second Refrigerator Or Stand-Up Freezer. Step Outside To Enjoy The Back Deck, A Great Space For Outdoor Living. Located In Decatur, A Friendly Town Known For Its Charming Downtown, Great Restaurants, And Fun Outdoor Activities, This Home Offers A Perfect Mix Of Small-Town Living And Modern Convenience. Don't Wait! This Move-In-Ready Home Won't Last Long! Schedule A Viewing Today!</p> <p><i>Listing Courtesy of All City Real Estate, Ltd Co</i></p>								

Pending: 13 (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 *Pending as of 3/10/2025 <i>MLS ID: 20773460</i></p> <p>135 Nicholas Way</p> <p>Single Family 4/3 2,628 sq ft 88,513 11/7/2024 \$699,900 3/10/2025 \$266</p> <p>Enjoy country living in this luxurious modern custom home. This gorgeous contemporary home has custom features throughout. Open floor plan with 3 spacious bedrooms, 2 full bathrooms, half bath with door to the back patio, an optional office or 4th bedroom, and workout room. The elegant design of this home allows for ample natural light. All windows in the main areas have 3M window tint and electric shades. The kitchen has upgraded Monogram high end appliances including a convection oven, microwave-air fryer, and electric induction cooktop. All appliances are bluetooth compatible. Fantastic walk thru pantry with barn door accent. Upgraded features in this home include; LED uplighting that accentuates the modern design, quartz counter tops, floating vanities in the bathrooms, built in dressers in closets, flush mount cabinets, floating shelves, barn doors, built in dog kennel, and accent wall in primary bedroom. Exterior features include a private courtyard off the front of the home, large covered back patio with electric shades, and rain chains adding to the overall aesthetics of the modern style. Oversized 2 car garage with an owned water softener. Beautiful sunsets off the patio with this gorgeous treed lot for privacy. This home has a very convenient location with a short 15 min drive to Denton.</p> <p><i>Listing Courtesy of Parker Properties Real Estate</i></p>								
 <p>8 Pending *Pending as of 2/16/2025 <i>MLS ID: 20745053</i></p> <p>110 Steppes Ct</p> <p>Single Family 4/2 2,229 sq ft 49,701 10/3/2024 \$481,850 2/16/2025 \$216</p> <p>We are excited to introduce a brand new floor plan called the Salado! The entry is open to a bright flex Room on the right. The private owner's suite is separate from bedrooms 2 through 4. The owner's suite is complete by including a garden tub, separate shower, private commode, walk in closet, and dual, separate vanities. Adjacent to the owner's suite is the large living room with a fireplace option and open to the spacious island kitchen.</p> <p><i>Listing Courtesy of NTEX Realty, LP</i></p>								
 <p>9 Pending *Pending as of 2/23/2025 <i>MLS ID: 20724079</i></p> <p>151 Steppes Ct</p> <p>Single Family 4/3 2,499 sq ft 56,148 9/9/2024 \$506,825 2/23/2025 \$203</p> <p>Upon entering the home off the front porch, you're welcomed by an inviting foyer. Immediately to the left is a hallway with a bedroom, walk-in closet and full bathroom, as well as a linen closet. Across the foyer is a flex room, perfect for a home office, formal dining room or whatever need your family has for the space. Past the foyer is the family entry, with storage space and mud bench, which leads to the laundry room and two or three car attached garage. Adjacent to the family room is a gourmet kitchen, equipped with a walk-in pantry, ample counter space and an oversized island. The remainder of this one-story floor plan is just off the living space. A hall leads to two bedrooms with walk-in closets, another linen closet and a shared full bathroom. The back corner of the home offers privacy for the owner's suite, featuring a massive walk-in closet and bathroom with a dual-sink vanity, standalone soaking tub and glass-enclosed shower.</p> <p><i>Listing Courtesy of NTEX Realty, LP</i></p>								
 <p>10 Pending *Pending as of 2/23/2025 <i>MLS ID: 20528858</i></p> <p>108 Croft Ct</p> <p>Single Family 5/4 3,130 sq ft 43,560 2/5/2024 \$534,900 2/23/2025 \$171</p> <p>As you enter into the first floor of the home, the foyer leads you past a bedroom and bathroom on one side and a flex room on the other before opening up into the kitchen, dining room and family room. This open-concept home gives you plenty of reasons to host dinner parties or holiday events for your friends and family with a spacious dining room, oversized island within the kitchen and a charming fireplace to gather around at the end of the night. The owner's suite is situated just off of the family room and overlooks the pristine backyard scene, and features a standing bathtub, separate walk-in shower, a double vanity and an incredible walk-in closet. Moving upstairs, the room opens up into an ideal loft area giving you the option of creating a second living room for your home. With an additional bedroom and bathroom located on the second floor as well, you'll never run out of space in this 3,130 square foot home.</p> <p><i>Listing Courtesy of NTEX Realty, LP</i></p>								

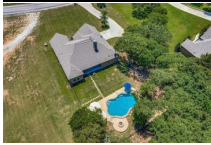
Pending: 13 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>11 Pending *Pending as of 2/23/2025 <i>MLS ID: 20342725</i></p> <p>161 Hillock Ct</p> <p>Single Family 4/3 2,905 sq ft 45,302 5/31/2023 \$509,900 2/23/2025 \$176</p> <p>Enter the beautiful home through the spacious covered front porch, where youâ??re welcomed by the grand foyer and gorgeous staircase. To the left, youâ??ll find a large office with french doors. Strategically located by the stairs, youâ??ll see the family room with a cozy fireplace directly across from the gourmet kitchen, which features a massive island. Next to the kitchen lies the walk-in pantry and dining room with access to the covered patio. The massive ownerâ??s suite is placed at the back left corner of the home and offers large windows. The bathroom features a dual vanity, spa-like shower and luxurious tub, and the walk-in closet. Up the stairs, a huge loft area awaits, ideal for a game room, additional family room, or whatever option your family desires. Three bedrooms are placed throughout the second floor. Youâ??ll also find two full bathrooms and a large walk-in closet to finish off the top floor of this wonderful home.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p>								
 <p>12 Pending *Pending as of 2/10/2025 <i>MLS ID: 20812164</i></p> <p>4480 E Highway 380</p> <p>Single Family 4/4 2,400 sq ft 433,988 1/8/2025 \$1,350,000 2/10/2025 \$563</p> <p>ENDLESS POSSIBILITIES with this 10 acre property in the country! Fully fenced, bring your livestock. Current Ag exemption. Nice open floorplan and country style living at it's finest. Sunsets and views are gorgeous! Great location with easy access to Decatur and Denton. The home was fully remodeled in 2020. Complete with granite countertops and custom knotty alder cabinets throughout the home. Many upgrades in the home with a Master bath and Kitchen to die for. Plantation shutters throughout the home as well. Large game room with full bathroom and closet that can be used as a 4th bedroom. Amenities of the Property: 2 Front Metal buildings along Highway 380 frontage. 1st one is a 50x120 with approximately 1000 sq feet of finished office space. It has 2 restrooms and a shower, along with a kitchen area. Currently being used as a workshop. Built in August 2020. The second building is a 50x100 that is fully climate controlled with spray foam insulation and 3 to 5 ton HVAC units. This building has 2 restrooms with a full kitchen bar area. Built in October of 2021. Behind the house is a newly constructed 30x50 4 car garage or well house. Off the side of the garage is a 15x30 outdoor living area equipped with an outdoor kitchen bar area along with a seating area and 2 TVS. Newly installed in ground pool in May 2023. Behind the garage is another 30x50 shop that was built in 2019. This building as epoxy floors and electricity. Endless possibilities with this property. Call today for more information or to view.</p> <p><i>Listing Courtesy of Newfound Real Estate</i></p>								
 <p>13 Pending *Pending as of 2/7/2025 <i>MLS ID: 20648084</i></p> <p>450 County Road 2514</p> <p>Single Family 3/3 2,797 sq ft 828,946 6/17/2024 \$899,000 2/7/2025 \$321</p> <p>BACK ON THE MARKET Buyers financing fell through. Hidden paradise,country living minutes from town. This extremely well built home with a metal roof, boasts pride of ownership and craftsmanship. The home is well insulated, interior is silent and very efficient. Built off the main road with a beautiful view in all directions. You can look out any window and not see a neighbor! The backyard views include mature trees over acres of land and a pond with a dock. Down by the pond you can go fishing, have a campfire or even have a dinner by the original cook shack wagon dating back to the 1800s. This property has so much more to offer than just the home. There is an insulated 30x50 shop with pull thru doors and electric throughout and lean-to for tractors and implements. This land has all the wildlife you can imagine. It is just off 380 enough to avoid the noise but on 15-20 minutes from razor ranch.</p> <p><i>Listing Courtesy of Fathom Realty, LLC</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: 2/25/2025, MLS Listing 20816889: 1/16/2025 MLS ID: 20816889

102 Natalie Ct Single Family 3/2 2,453 sq ft 137,214 2017 2/25/2025 \$600,000 \$245





MOTIVATED SELLER!!! 15K BUYER CREDIT!! BUY DOWN YOUR RATE OR USE HOWEVER YOU WANT! DON'T MISS OUT!! NO HOA! One of Nature's Beauties..3.150 Acre Corner Lot nestled in the desirable subdivision of Watts Country Estates! This stunning 3-bedroom, 2-bath home with an office offers a serene retreat, featuring engineered hardwood floors throughout. This Malibu Home Builder Retreat has been meticulously maintained by the original owner. The Elegant Kitchen showcases Granite Countertops, Double Ovens and SS Appliances. Primary Bedroom offers spacious primary bath reflective of a walk in shower, oversized garden tub and dual vanities. Enjoy the peaceful atmosphere from the back patio, enhanced by a sparkling pool. Enjoy the serene area with an evening of roasting marshmallows around the custom fire pit. The backyard oasis allows for ample space for all kinds of entertaining. Take the kids fishing in your backyard at your own private pond! Convenience is never far away, as the historic Decatur Town Square is 3 miles south, offering a variety of shopping and dining. This home strikes the perfect balance between luxury and comfort, set in a friendly neighborhood that exudes charm and community.

Courtesy of Post Oak Realty- West



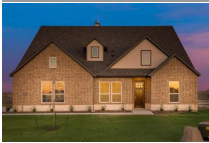

Closed: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 2 Closed • Sold Date: 3/12/2025, MLS Listing 20791150: 12/5/2024 MLS ID: 20791150 1505 Rodden Dr	Single Family	3/2	2,257 sq ft	10,410	2006	3/12/2025	\$429,000	\$190
<p>Discover the charm of this stunning 3-bedroom, 2-bathroom ranch-style home nestled in the serene community of Rodden Estates that boasts an incredible outdoor oasis. Recent in-ground heated pool complete with a hot tub and a waterfall feature, perfect for relaxation and entertaining. Another recent addition is a \$10,000 Generac generator ensuring comfort through any Texas weather. This inviting residence boasts beautiful wood floors throughout, enhancing the spacious feel. The kitchen is a chef's delight with granite countertops and a cozy breakfast nook, perfect for morning coffee. Unwind in the large living room featuring a striking stone fireplace, or host elegant dinners in the formal dining room. The master suite offers a luxurious retreat with an ensuite bath that includes a jet bathtub, a separate ceramic shower, and a double vanity. In addition to the pool the backyard also includes a large heavy duty steel covered shop that comes equipped with power and a concrete poured floor. Additional improvements include a hot water recirculation pump for immediate hot water use. This home is a perfect blend of comfort and luxury—don't miss the opportunity to make it yours. This property also comes with an exceptional buyer incentive—a mortgage rate locked at 5.75% with an APR of 6.112% (terms and conditions apply, subject to lender approval). All loan terms are subject to change and final lender approval. Rates, terms, and conditions provided for informational purposes only and may vary based on individual qualifications. Schedule your showing today!</p> <p><i>Courtesy of Real</i></p>								
 3 Closed • Sold Date: 3/3/2025, MLS Listing 20695200: 8/6/2024 MLS ID: 20695200 161 Frontera Dr	Single Family	4/3	2,703 sq ft	88,034	2024	3/3/2025	\$735,000	\$272
<p>Just completed Bailee Home just in time for the holidays!! This wonderful home is situated on 2 acres and offering stunning finish outs, open concept floorpan, 3 bedrooms with office and game room that could also be a bedroom. Some extras will also include a private well, no city taxes, no HOA plus foam encapsulation, gate valve for future shop, large patio with outdoor fireplace, prewired for sound and security, oversized 3 car garage, fiber optics and a recirculating hot water heater for instant hot water. You'll love and appreciate the stunning master wet room, gorgeous light fixtures, amazing kitchen with double ovens, walk in pantry, pull out trash and utensil drawer and gas cooktop.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 4 Closed • Sold Date: 3/13/2025, MLS Listing 20869967: 3/13/2025 MLS ID: 20869967 611 County Road 3250	Single Family	4/5	3,769 sq ft	87,120	2022	3/13/2025	\$955,000	\$253
<p>Discover the epitome of country living at this custom modern farmhouse nestled on a spacious 2-acre lot in Twin Oaks Estates. Boasting an expansive 3,769 square feet of living space this home offers a seamless blend of modern luxury and classic charm. The main living area flows into the kitchen, creating a warm and inviting atmosphere that is perfect for entertaining. The kitchen features double ovens, large cook top, walk-in pantry, and large island. Unwind in the beautiful primary en-suite with a walk-in closet, double vanity, and separate sitting area. The primary & guest en-suite are located downstairs while 2 more bedrooms and bathrooms are upstairs with a game room. Multiple walk-in attics for storage including a large one that could be turned into a great media room! Completely foam incapsulated, this home is energy efficient. The property provides ample space for outdoor enjoyment—whether it's creating a garden oasis, adding a pool, or simply enjoying the wide-open space.</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.
 <p>5 Closed • Sold Date: 3/12/2025, MLS Listing 20787436: 11/29/2024 MLS ID: 20787436</p> <p>260 Tres Vista Dr</p> <p>Single Family 3/3 3,241 sq ft 176,025 2022 3/12/2025 \$812,000 \$251</p> <p>Stunning preowned Bailee home situated on a 4 acre corner lot. This incredible home has 3 generous sized bedrooms, 3 full bathrooms, a home office, formal dining room and a second living area. Some of the many wonderful features are the beautiful engineered floors through out, decorative lighting, beams in several rooms, light and bright with white ceilings throughout, tons of storage space and fabulous finishes. The gourmet kitchen is perfect for large gatherings and entertaining with its huge island, pot filler, double ovens, gas cooktop, wine fridge, butlers pantry and a huge walk in pantry. A few other extras are the foam encapsulation, recirculating hot water heater for instant hot water, private well, epoxy floors in garage, stainless steel dog bath set up, wired for sound and security, water softener, 30 x 50 shop wired for electricity, no HOA or city taxes, expansive back patio with a stone, wood burning fireplace to get cozy with and enjoy some breathtaking sunrises and sunsets. Horses and cattle permitted.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p>6 Closed • Sold Date: 3/12/2025, MLS Listing 20808112: 1/3/2025 MLS ID: 20808112</p> <p>503 E Prince St</p> <p>Single Family 3/2 1,514 sq ft 22,869 1993 3/12/2025 \$339,000 \$224</p> <p>Nestled on 2 spacious lots, 3 BR, 2 bath home is full of upgrades and charm! Recent improvements include a new HVAC and roof, ensuring comfort and peace of mind for years to come. The open floor plan features a bright and airy living space with updated granite counter tops and a cozy dining area perfect for gatherings. The primary suite boasts a private bath with dual vanities, while two additional well-sized bedrooms and a second full bath provide comfort for family or guests. Step outside to the expansive back yard, perfect for gardening, recreation or raising your own chickens, so bring your coop and enjoy fresh eggs! Conveniently located by the historic square shopping and dining. Modern upgrades, classic charm and plenty of space!</p> <p><i>Courtesy of Fathom Realty, LLC</i></p>								
 <p>7 Closed • Sold Date: 3/11/2025, MLS Listing 20791644: 12/7/2024 MLS ID: 20791644</p> <p>2920 Josie Dr</p> <p>Single Family 4/2 1,978 sq ft 7,405 2021 3/11/2025 \$385,000 \$195</p> <p>Well-maintained 4-bedroom, 2-bath house for rent in the South Martin Branch neighborhood. This home features a fenced-in yard, perfect for privacy and outdoor activities. Located in a quiet area at the back of the neighborhood, it offers a peaceful environment while still being close to town for convenience. The home features an open concept with a large kitchen and a wood-burning fireplace in the living room.</p> <p><i>Courtesy of Ready Real Estate</i></p>								
 <p>8 Closed • Sold Date: 3/11/2025, MLS Listing 20821852: 1/24/2025 MLS ID: 20821852</p> <p>1509 Briar Crossing Dr</p> <p>Single Family 4/3 2,915 sq ft 33,192 2020 3/11/2025 \$715,000 \$245</p> <p>Well appointed custom home located in the beautiful Homes of Briar Crossing subdivision in Decatur Texas! This 4 bed 3 bath home features high end finishes with wood look tile flooring, large kitchen island with extra room for seating or a large space to serve. The Kitchen has stainless steel appliances featuring a double oven, and a fantastic 6 burner gas cook top. If you are one for entertaining, the kitchen has an eat in dining area attached and opens up to the enclosed back patio! The split guest bedrooms share a jack and Jill bathroom, and the 4th bedroom is larger and could be a small game room or an in law suite or second primary bedroom for extended stay guests. The master bedroom is split from the rest and is spacious with an expansive on suite bathroom attached. The Ensuite boasts luxury with custom tile in the walk through shower, stand alone bath tub, double vanities for the extra space wanted in the bathroom, and a spacious walk in closet that winds back around to the utility laundry room. If are looking for extra parking, this home has a 2 car garage as well as a separate 3rd car garage giving you the extra room for the hot rod or for the kids to park. This home is only moments away from highway 51 which is a main thoroughfare through Decatur, and also feeds over to Highway 287 If you are looking to get into the metroplex.</p> <p><i>Courtesy of Parker Properties 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>9 Closed * Sold Date: 3/11/2025, MLS Listing 20798708: 12/20/2024 MLS ID: 20798708</p> <p>1874 Fm 2264</p> <p>Single Family 4/3 4,128 sq ft 324,086 2016 3/11/2025 \$710,000 \$172</p> <p>Bring your horses and your fur babies to enjoy TWO beautifully updated homes nestled on 7.44 acres! Just 6 miles from downtown Decatur, and only 31 miles from Fort Worth. Quiet country living, with gated access, circle driveway, and beautiful panoramic views. While relaxing on the front porch enjoy amazing views of gorgeous Texas sunsets or if you prefer watching the sun rise with your morning coffee, you can enjoy the newly added large covered back porch. Property includes livestock pen, and 2 stall loafing shed. The property boasts a 30'x40' shop with oversized garage door for your RV or ATV's and 150 amp electricity. The main home includes 2877 square footage and the Guest house includes 1201 square feet. Stainless steel appliances and upgraded fixtures throughout the home. Property is situated 500' from the main road FM 2264. The original guest house, 3 bedroom 2 bath, with updates is currently rented on a month-to-month basis. If you are looking for a property with income potential, or place for your elderly parents. THIS IS THE HOUSE FOR YOU!</p> <p><i>Courtesy of United Real Estate</i></p>								
 <p>10 Closed * Sold Date: 12/20/2024, MLS Listing 20406515: 8/15/2023 MLS ID: 20406515</p> <p>2200 County Road 4371</p> <p>Single Family 4/2 2,296 sq ft 87,120 2023 12/20/2024 \$460,000 \$200</p> <p>*** up to 10K builder incentive with preferred lender***Malibu Homes new construction, 4 bedroom with an office, 2 bathroom, 2 car garage sits on 2 room to play acres with an open concept and split floor plan. Kitchen boasts light gray painted cabinets, SS appliances, natural stone countertops and a large island for entertaining. Fireplace is a perfect focal point in the living room. Enjoy the country views from the back porch and the water view from the front. Smart thermostat, along with irrigated, sodded and landscaped yard come standard. Easy access to both HWY 114 and to HWY 287, for easy commute to Ft Worth. Builder prides himself on quality homes.</p> <p><i>Courtesy of It's Closing Time Realty</i></p>								
 <p>11 Closed * Sold Date: 1/23/2025, MLS Listing 20608977: 5/6/2024 MLS ID: 20608977</p> <p>168 Hillock Ct</p> <p>Single Family 5/4 3,130 sq ft 58,588 2023 1/23/2025 \$515,000 \$165</p> <p>As you enter into the first floor of the home, the foyer leads you past a bedroom and bathroom on one side and a flex room on the other before opening up into the kitchen, dining room and family room. This open-concept home gives you plenty of reasons to host dinner parties or holiday events for your friends and family with a spacious dining room, oversized island within the kitchen and a charming fireplace to gather around at the end of the night. The owner's suite is situated just off of the family room and overlooks the pristine backyard scene, and features a standing bathtub, separate walk-in shower, a double vanity and an incredible walk-in closet. Moving upstairs, the room opens up into an ideal loft area giving you the option of creating a second living room for your home. With an additional bedroom and bathroom located on the second floor as well, you'll never run out of space in this 3,130 square foot home.</p> <p><i>Courtesy of NTex Realty, LP</i></p>								
 <p>12 Closed * Sold Date: 1/21/2025, MLS Listing 20676831: 7/17/2024 MLS ID: 20676831</p> <p>465 Hlavek Rd</p> <p>Single Family 4/3 2,607 sq ft 87,120 2023 1/21/2025 \$625,000 \$240</p> <p>Welcome to this stunning 4-bedroom, 2.5-bath country retreat on 2 acres of picturesque land with NO HOA built in 2023. Cathedral ceilings with cedar beams create a warm ambiance in the open floor plan. The spacious kitchen features double ovens, granite countertops, large eat in kitchen island, and lots counter space. Work from home in the large, dedicated office space with countryside views and offers a walk in closet. The large primary bedroom which features an exquisite primary bathroom showcase a large walk in shower, lots of counter space, tub, and a huge walk in closet. The spacious 3 bedrooms offer plenty of space and walk in closets. This home offers a large covered back patio that's perfect for entertaining. The 3 car garage offers ample storage space and provides flexibility. Enjoy the expansive property for outdoor activities and relaxation. Don't miss the chance to make this tranquil and luxurious country home your own. Schedule a showing today!</p> <p><i>Courtesy of Frisco Stars 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.
 <p>13 Closed * Sold Date: 1/30/2025, MLS Listing 20801914: 12/30/2024 MLS ID: 20801914</p> <p>121 Kristina Blvd</p> <p>Single Family 4/3 3,001 sq ft 98,881 2022 1/30/2025 \$610,000 \$203</p> <p>Experience this modern, contemporary home located in Decatur, TX, and Decatur ISD on 2.27 acres at the Estates of Bison Creek! This unique home has 4 bedrooms, 3 full bathrooms, 4 car garage, office with closet that could act as fifth bedroom, and a large open concept living area with a sleek, open staircase leading to an open family area upstairs. The living includes a stunning gas fireplace surrounded by a fully tiled wall with built in cabinetry. The grand kitchen island features a granite waterfall edge and a white apron sink with champagne gold fixtures. A spacious laundry room and custom walk in pantry area feature a shared space with a sink and a built in microwave in custom cabinetry. Level 1 also features a flex room with a linen closet that could be an office, workout room, play area, craft room, etc. The upstairs includes 3 bedrooms and a guest J&J style bathroom. The primary suite downstairs offers 4 picture windows with a beautiful view of the country side, a walk in closet, a luxurious bathroom with split vanities, free standing tub, custom tile work, granite counters, and matte black fixtures. A one of a kind modern exterior with split side entry double car garages located on both sides of an inviting front courtyard concrete approach will comfortably house four cars. The property includes a fully insulated large metal workshop with electrical outlets, industrial style lighting, and a concrete floor. Buyer beware this property is bank owned. Asset manager has never seen property. No property disclosure. Seller to pay buyer closing costs for lending and title. The home is currently being renovated by a general contractor. All major appliances, all lighting fixtures, and some plumbing fixtures are being replaced as well as dry wall and paint repairs. The home will be professionally cleaned after repairs are made.</p> <p><i>Courtesy of Parker Properties Real Estate</i></p>								
 <p>14 Closed * Sold Date: 12/30/2024, MLS Listing 20569085: 3/25/2024 MLS ID: 20569085</p> <p>140 Llanos Dr</p> <p>Single Family 4/3 2,499 sq ft 44,866 2024 12/30/2024 \$490,000 \$196</p> <p>Upon entering the home off the front porch, youâ??re welcomed by an inviting foyer. Immediately to the left is a hallway with a bedroom, walk-in closet and full bathroom, as well as a linen closet. Across the foyer is a flex room, perfect for a home office, formal dining room or whatever need your family has for the space. Past the foyer is the family entry, with storage space and mud bench, which leads to the laundry room and two or three car attached garage. Adjacent to the family room is a gourmet kitchen, equipped with a walk-in pantry, ample counter space and an oversized island. The remainder of this one-story floor plan is just off the living space. A hall leads to two bedrooms with walk-in closets, another linen closet and a shared full bathroom. The back corner of the home offers privacy for the ownerâ??s suite, featuring a massive walk-in closet and bathroom with a dual-sink vanity, standalone soaking tub and glass-enclosed shower.</p> <p><i>Courtesy of NTex Realty, LP</i></p>								
 <p>15 Closed * Sold Date: 2/27/2025, MLS Listing 20784929: 11/24/2024 MLS ID: 20784929</p> <p>143 Steppes Ct</p> <p>Single Family 4/2 2,426 sq ft 43,995 2024 2/27/2025 \$502,000 \$207</p> <p>This open concept enhances the spacious feeling and makes it easy to have conversations no matter where you areâ??perfect for entertaining! The kitchen is a definite eye-catcher in the Colorado 2. Weâ??ve incorporated a massive center island that doubles your counter space and provides comfortable seating for 4 people at the breakfast bar. You can also enjoy the view of the fireplace in the family room. If a formal dining room is on your new home wish list, check that off. The design of the owner's suite is one of the (many) reasons people love this floor plan. The bedroom is nestled in the back of the home under a tray ceiling that accentuates the roominess. The Colorado 2 smartly uses space in the bathroom for both a soaking tub and step-in shower, along with dual vanities and a private water closet. Then your suite is completed with an expansive walk-in closet with wooden shelves and racks ready and waiting for your wardrobe.</p> <p><i>Courtesy of NTex Realty, LP</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>16 Closed * Sold Date: 2/3/2025, MLS Listing 20784940: 11/24/2024 MLS ID: 20784940 152 Steppes Ct</p>	Single Family	4/2	2,107 sq ft	57,760	2024	2/3/2025	\$441,250	\$209
<p>Pass through the covered porch to see a stunning open gathering space that combines the family room, dining area and gourmet kitchen. An oversized island serves as the centerpiece of the space allowing you to command the room while you cook. A door to the backyard extends your entertaining and adds year-round flexibility facing the cozy fireplace at the opposite end of the main living space. The Caddo also provides much-needed privacy with a owner's suite in the back right corner and includes double vanities in the bathrooms, a separate water closet and a large walk-in closet to give you ample storage for blotches and accessories. And, the laundry room is located directly across the hall from the owner's suite making for easy chores or a quick drop on the way in through the garage. Three more bathrooms are located on the opposite side of the home connected by a secluded hallway and sharing a full bathroom. Each of the three has a large closet with double doors.</p> <p><i>Courtesy of NTex Realty, LP</i></p>								
 <p>17 Closed * Sold Date: 2/25/2025, MLS Listing 20801869: 12/21/2024 MLS ID: 20801869 128 Velds Dr</p>	Single Family	3/2	2,261 sq ft	67,518	2024	2/25/2025	\$477,000	\$211
<p>Introducing the brand new Leona floorplan! This large single story plan features 3 bedrooms, 2 bathrooms. The island kitchen and breakfast nook are open to a large family room. The owner's suite is complete with a large private bathroom with a walk in shower and huge walk in closet!</p> <p><i>Courtesy of NTex Realty, LP</i></p>								
 <p>18 Closed * Sold Date: 1/17/2025, MLS Listing 20713410: 8/27/2024 MLS ID: 20713410 324 Decatur Cemetery Rd</p>	Single Family	4/3	2,570 sq ft	87,294	2021	1/17/2025	\$594,000	\$231
<p>This stunning 4 bedroom 3 full bath open-concept home is perfectly designed for modern living with a country setting on 2 acres. Throughout the home, you'll find high-end CUSTOM FINISHES that truly make it picture-perfect. The kitchen boasts a huge center island, custom cabinetry, a walk-in and secondary pantry and elegant granite countertops with farmhouse porcelain sink. The oversized master suite offers his-and-her sinks, a freestanding tub, walk-in shower, and custom cabinetry for storage. All the large secondary bedrooms have walk in closets. The utility room, which includes a convenient mudroom area, connects directly to the master closet. The covered back patio with epoxy finish and woodburning fireplace creates outdoor relaxation while looking at the deer and turkeys that come to visit. Additional features include a sprinkler system, gutters, water softening system along with an oversized two-car garage with epoxy flooring. Don't miss 400 sq ft of fully decked attic. VA assumable loan.</p> <p><i>Courtesy of Coldwell Banker Apex, REALTORS</i></p>								
 <p>19 Closed * Leased Date: 1/29/2025, MLS Listing 20813556: 1/3/2025 MLS ID: 20813556 405 Hilltop Dr</p>	Single Family	3/2	1,600 sq ft	43,560	1977	1/29/2025	\$1,800 mo.	\$1
<p>This countryside classic 3-bedroom, 2-bath home is located in Decatur within Boyd ISD. Residence features a roomy living room with fireplace, a primary bedroom with an en-suite bathroom and walk-in closet, spacious secondary bedrooms, eat-in kitchen with all appliances included, expansive yard with country views, and a covered back patio.</p> <p><i>Courtesy of MANAGERenthouses.com</i></p>								
 <p>20 Closed * Sold Date: 12/20/2024, MLS Listing 20630772: 5/30/2024 MLS ID: 20630772 176 Live Oak Ln</p>	Single Family	4/2	2,324 sq ft	44,997	2018	12/20/2024	\$427,000	\$184
<p>VA ASSUMABLE 3.68% For sale is a charming 4-bedroom home on a spacious 1-acre lot, offering the perfect blend of comfort and convenience. This inviting property features a private office and a formal dining room, making it ideal for both work and entertaining. The expansive backyard provides ample room for a shop and a swimming pool, allowing you to create your dream outdoor space. Enjoy modern amenities with quartz countertops and sleek stainless steel appliances in the kitchen. Located on a quiet street with no neighbors behind, you can relish in your privacy while being just 30 minutes from Denton and North Fort Worth, and 45 minutes to DFW Airport. With no HOA and no city taxes, this home is an exceptional opportunity. Don't miss out! contact us today to schedule a viewing!</p> <p><i>Courtesy of The Melendez Real Estate Group</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>21 Closed *Leased Date: 2/20/2025, MLS Listing 20819051: 1/17/2025 MLS ID: 20819051</p> <p>500 W Mill St</p>	Single Family	3/2	1,543 sq ft	6,141	2017	2/20/2025	\$2,350 mo.	\$2
<p>Adorable 3 bedroom, 2 bath house in Decatur; including ALL APPLIANCES, fridge, washer and dryer! This property is a few blocks from the Decatur Square which provides dining, shopping, and entertainment. This home is ready for immediate move-in and on a quiet street with sweet neighbors. Walk into the open-concept living room, large kitchen, huge island, and adjoining dining room. The primary bedroom is separated with its own ensuite and walk-in closet. The guest rooms on the other side of the home share a nice-sized bathroom. Granite countertops throughout with a laundry room. Enjoy evenings outside under the pergola! Photos are staged, this is NOT a furnished rental.</p> <p style="text-align: right;"><i>Courtesy of JPAR Fort Worth</i></p>								
 <p>22 Closed *Sold Date: 1/2/2025, MLS Listing 20748120: 10/13/2024 MLS ID: 20748120</p> <p>235 Proctor Ln</p>	Single Family	4/3	2,390 sq ft	87,424	2022	1/2/2025	\$690,000	\$289
<p>Welcome to the highly sought after Walnut Grove Estates, where this stunning home sits on a 2 acre creek lot. Boasting 4 bedrooms, 3 full baths, office, an open concept design, this home is filled with charm and functionality. Vaulted ceilings and wooden beams neutral color palette complements any style of decor. The kitchen is a timeless masterpiece, featuring stained wood cabinets, leathered granite countertops, an electric cooktop, a double oven, and a spacious pantry. The master offers a luxurious ensuite bath with convenient access to the laundry room. A Jack and Jill bathroom connects two bedrooms, each with its own vanity and closet. The guest bedroom is situated at the opposite end of the hallway, providing additional privacy. Step outside to the east-facing back patio, perfect for enjoying cooler afternoons. The property is enclosed by a pipe fence and is ready for a pool addition. Additional features include a water softener, 3-car attached garage, offering ample storage.</p> <p style="text-align: right;"><i>Courtesy of Post Oak Realty- West</i></p>								
 <p>23 Closed *Sold Date: 12/18/2024, MLS Listing 20733215: 9/20/2024 MLS ID: 20733215</p> <p>172 Rain Dance Trl</p>	Single Family	3/4	3,050 sq ft	203,860	2022	12/18/2024	\$687,500	\$225
<p>Escape the city and embrace the tranquility of beautiful Decatur, Texas. This stunning custom home on nearly 5 acres of grass, creek, and majestic pecan trees offers a serene retreat where you can hand-feed the numerous deer that visit daily. This impressive residence seamlessly blends small-town charm with modern amenities. It boasts 3 spacious bedrooms and 3.5 luxurious bathrooms. The owner's suite, located downstairs for added privacy, features his and her closets. A large game room equipped with its own half-bath and a wet bar with a built-in icemaker and beer tap. The outdoor space is perfect for entertaining or enjoying the peaceful surroundings, complete with wildlife and the soft glow of flickering fireflies at night. Upstairs, 2 bedrooms share full bathroom. The home is adorned with 3 striking fireplaces, upscale appliances, elegant light fixtures, and charming barn doors throughout. Schedule your visit today and discover the perfect blend of rustic charm and modern luxury.</p> <p style="text-align: right;"><i>Courtesy of OnDemand Realty</i></p>								
 <p>24 Closed *Sold Date: 1/24/2025, MLS Listing 20771832: 11/6/2024 MLS ID: 20771832</p> <p>113 San Miguel Dr</p>	Single Family	4/4	3,060 sq ft	88,862	2024	1/24/2025	\$875,000	\$286
<p>Stunning Bailee home offering impeccable craftsmanship and finish outs. Spacious family room with decorative ceiling, black sliding door that spills out onto the expansive patio, floor to ceiling tiled fireplace and large ceiling fan. Cabinets abound in the spacious kitchen that also has double ovens, huge island, gas cooktop and walk in pantry. The primary bedroom will feature an accent ceiling and tiled floors plus ceiling fan. Retreat to the spa like primary bath which offers a relaxing wet room complete with a soaking tub, and plenty of cabinet for storage. Generous bedrooms and closets throughout and a wonderful game room. Some extras include foam encapsulation, private well, prewired for sound and security, recirculating instant hot water heater plus no city taxes.</p> <p style="text-align: right;"><i>Courtesy of Coldwell Banker Realty</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.
	25	Closed	* Sold Date: 3/5/2025, MLS Listing 20824631: 1/23/2025 MLS ID: 20824631					
191 Vista Rdg N	Single Family	4/2	1,935 sq ft	87,163	2021	3/5/2025	\$499,000	\$258
<p>Sitting on a 2 acre lot, this home offers plenty of privacy and room to roam. It has been meticulously maintained by the original owner, reflecting pride of ownership throughout. The open concept layout seamlessly connects the living room, dining room and kitchen areas, creating an inviting space for gatherings and entertaining, while the split floor plan provides privacy and comfort. The updated master bathroom features stunning modern standing shower with sleek finishes, offering a touch of luxury and relaxation. The masculine insulated workshop is a standout feature with decorative lightings that enhances the space and provide ample room for any hobby, or home business ensuring both practically and style. This home is a perfect blend of comfort, function, and charm. Make this your new home! Please do not change title office. Title offers remote closing if needed. Buyer and buyer agent to verify all information and measurements for accuracy.</p> <p><i>Courtesy of Signature Real Estate Group</i></p>								
	26	Closed	* Sold Date: 1/24/2025, MLS Listing 20793216: 12/9/2024 MLS ID: 20793216					
136 Heather Ln	Single Family	3/3	3,011 sq ft	43,560	2016	1/24/2025	\$417,000	\$138
<p>Welcome to ranch life! This beautiful home is located on 1 acre and has all the charm indoors and out. Plenty of room for family to gather and create lasting memories, abundance of room for kids to run about. This home features 3 bedrooms, an office (can be used as a 4th bedroom with a full back right outside the door. Formal dining room, eat in kitchen and more! The open concept and very large kitchen and kitchen island is the perfect place to enjoy family meals, entertaining room for large gatherings whether it be family, friends or both. Vaulted ceilings in the living room create an abundance of space and light! Views of the back yard from the primary suite, family room and kitchen. Extended back yard patio creates a large space to entertain, or kick back and relax as you watch the sun set! Great schools and neighborhood, this is truly stylish living in a country setting.</p> <p><i>Courtesy of Compass RE Texas, LLC.</i></p>								
	27	Closed	* Sold Date: 2/18/2025, MLS Listing 20817431: 1/15/2025 MLS ID: 20817431					
305 Cyndilu Ln	Single Family	3/2	2,059 sq ft	17,424	2014	2/18/2025	\$429,000	\$208
<p>Welcome to this beautifully crafted single-story home in Kings Terrace Estates, perfectly designed for comfort, style, and entertaining. Situated on a spacious lot, this home features an open floor plan with 10-foot ceilings, a formal dining area, and a split-bedroom layout. The cozy living room shines with extensive crown molding and a stunning stone, wood-burning fireplace, adding warmth and charm. The beautiful chef's kitchen features stainless steel appliances, granite countertops, a large pantry, and plenty of workspace. Relax and unwind in the private, spacious primary suite featuring a luxurious soaking tub, separate shower with rain shower head and large walk-in closet. Step outside to your private backyard paradise featuring a cedar pergola, stained concrete, custom stonework, and hot tub-ideal for outdoor living and dining. Additional perks include a wired security system, an 8x12 storage building, and a privacy fence. This home has it all, schedule your private tour today!</p> <p><i>Courtesy of Randy White Real Estate Svcs</i></p>								
	28	Closed	* Sold Date: 3/7/2025, MLS Listing 20759854: 10/25/2024 MLS ID: 20759854					
129 John Dr	Single Family	3/2	1,512 sq ft	35,283	2015	3/7/2025	\$230,000	\$152
<p>Charming 3-Bedroom, 2-Bath Home on .8 Acre** Discover your new home nestled on nearly an acre of land! This updated property features fresh flooring and new carpet throughout, providing a modern and inviting atmosphere. Enjoy the convenience of a water well for sustainable living.</p> <p><i>Courtesy of INC Realty, 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.
 <p>29 Closed * Sold Date: 2/26/2025, MLS Listing 20759282: 10/24/2024 <i>MLS ID: 20759282</i></p> <p>107 Private Road 3139</p> <p>Single Family 3/2 2,156 sq ft 87,120 2000 2/26/2025 \$350,000 \$162</p> <p>\$3,000 buyer's concession for acceptable contract by 2-28-2025. NO CITY TAXES!!! Nestled on two acres just outside Decatur, this haven offers the finest of rural living with the convenience of the city within reach. The residence boasts three bedrooms, two bathrooms, an office, and a hidden game room atop the spiral staircase in a secondary bedroom—ideal for children's playtime. The kitchen, a chef's dream, features extensive storage, complemented by a laundry room that might even make laundry enjoyable. The expansive master suite provides a tranquil retreat to relax and absorb the serenity. A see-through fireplace connects the living room and office space, which could also serve as a formal dining room. With versatile spaces, this home can be customized to meet your family's needs. The property includes a storage barn, perfect for animal husbandry, especially for participants in the renowned Fort Worth Livestock Show. Create lasting memories under the Texan sunsets while fishing in your private pond.</p> <p><i>Courtesy of Keller Williams Realty</i></p>								
 <p>30 Closed * Sold Date: 2/20/2025, MLS Listing 20680625: 7/31/2024 <i>MLS ID: 20680625</i></p> <p>325 County Road 2822</p> <p>Single Family 3/2 2,276 sq ft 41,207 2007 2/20/2025 \$400,000 \$176</p> <p>MOTIVATED SELLER with an IMMACULATE, custom home in the much sought-after Slidell ISD. This large open concept home boasts of high ceilings, a large lot, fenced yard with a few great shade trees, and many updates. This 3 bedroom, 2 bath home has a large owners suite with room for a sitting area, 2 large living areas with game room or large dining room possibilities, an office area in the kitchen and much more. Updates include fresh paint inside and out, Mohawk Luxury Plank flooring, new light fixtures and ceiling fans, station irrigation system for the yard, and much more. Enjoy your morning coffee or family time on the cozy back porch that overlooks a beautiful backyard. The spacious 2 car garage has shelving for storage and space for an additional refrigerator or freezer. Lower taxes, great schools, and rural living that is also close to Decatur and Denton make this home a MUST SEE! Pre approval letter must be submitted with offer.</p> <p><i>Courtesy of Earthport Properties Realty, LLC</i></p>								
 <p>31 Closed * Sold Date: 12/20/2024, MLS Listing 20772271: 11/14/2024 <i>MLS ID: 20772271</i></p> <p>277 Prairie View Dr</p> <p>Single Family 3/2 1,709 sq ft 56,410 2007 12/20/2024 \$400,000 \$234</p> <p>Welcome to your charming farmhouse retreat! This delightful 3-bedroom, 2-bathroom home sits on a generous parcel of land, offering the country life. With no HOA restrictions, you have the freedom to truly make this property your own. The home features an open, airy layout, with a spacious living room and a cozy kitchen ideal for gatherings. The primary bedroom boasts an en-suite bath, while the two additional bedrooms are perfect for guests, or a home office. The second full bathroom is conveniently located for easy access from the other bedrooms. Outside, enjoy the peace and serenity of your own land. Don't miss the opportunity to make this farmhouse your forever home!</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p>								
 <p>32 Closed * Sold Date: 12/20/2024, MLS Listing 20721141: 9/6/2024 <i>MLS ID: 20721141</i></p> <p>150 Canyon Dr</p> <p>Single Family 3/3 2,136 sq ft 45,302 2006 12/20/2024 \$440,000 \$206</p> <p>Gather 'round ya'll for the Deal of the Century in Decatur, But wait, what's that? A 30x40' shop with a man cave? Hold up, folks - Seriously! Picture this: You're sipping coffee in a kitchen so fancy, your toast feels underdressed. Suddenly, you trip on the sexy wood vinyl floors - but don't worry, the soaring ceilings give you plenty of time to regain your balance before you hit the ground. Need to work from home? The study's so large, your boss will think you've gone corporate. And let's talk about that stone fireplace - it's so stunning, even your in-laws might approve. But here's the kicker: This place comes with a monthly lease fee paid TO YOU. That's right, folks - the house pays you to live in it! And as if that wasn't enough, you get free high-speed internet. Netflix and chill? More like Netflix and cha-ching! So, come on down to Reatta Estates, where the ceilings are high, the HVAC is new, and the memories are guaranteed.</p> <p><i>Courtesy of Team Freedom 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.
 33 Closed *Leased Date: 2/24/2025, MLS Listing 20835774: 2/5/2025 <i>MLS ID: 20835774</i> 1004 N Cates St	Single Family	3/2	1,450 sq ft	5,924	1973	2/24/2025	\$1,800 mo.	\$1
<p>Introducing this beautiful, 3 Bedroom 2 Bathroom house located in the charming town of Decatur, TX. With 1450 sqft this home is perfect for those looking for a comfortable living space. Enjoy the convenience of having 2 baths and a generously sized master walk-in custom closet. The large fenced backyard provides a private outdoor oasis for relaxation and entertaining. Located just minutes from Decatur Square, residents can easily access shops, restaurants, and entertainment options. Don't miss out on the opportunity to make this lovely house your new home! ⚠️ Client must view the property before applying online at Cannonrealty.net (tenants need to attach supporting docs via online app). \$60 application for applicants 18+. Application fee is non-refundable. \$150 admin fee due at lease signing. Security deposit \$1700. Owner has final approval. All information is deemed reliable but not guaranteed - Tenant and or Tenant's agent to verify all information within the listing included but not limited to square footage and schools.</p> <p style="text-align: center;"><i>Courtesy of Cannon Property Management & Cannon Realty, LLC</i></p>								
 34 Closed *Leased Date: 3/5/2025, MLS Listing 20852892: 2/24/2025 <i>MLS ID: 20852892</i> 1504 S Cliff St	Single Family	4/2	1,448 sq ft	8,494	1950	3/5/2025	\$1,895 mo.	\$1
<p>This charming 4-bed, 2-bath home has everything you need for comfortable living. The gorgeous front yard, complete with a shady tree and a covered porch, welcomes you in. Inside, the layout features a mix of hardwood, ceramic, and laminate flooring. The kitchen is equipped with built-in cabinets, tile countertops, a fridge, an electric range, and dual sinks, flowing into the dining and living areas. The master bedroom offers privacy with its walk-in closet and separate shower. Three additional bedrooms provide plenty of space, while the separate utility room comes with a stacked washer and dryer. 2nd full bathroom. Outside, enjoy the chain-link fenced backyard and covered patio, perfect for relaxing. Plus, the carport adds extra convenience. All Westrom Group residents are enrolled in our RESIDENT BENEFIT PACKAGE (RBP). Please view our website for more details.</p> <p style="text-align: center;"><i>Courtesy of Westrom Group Company</i></p>								
 35 Closed *Leased Date: 2/26/2025, MLS Listing 20825415: 1/24/2025 <i>MLS ID: 20825415</i> 1702 S College Ave	Single Family	3/2	1,639 sq ft	11,194	1956	2/26/2025	\$1,800 mo.	\$1
<p>Welcome to this charming 3-bedroom, 2-bathroom home with a versatile flex room, offering endless possibilities. Whether you're looking for a home office, a 4th bedroom, or a creative art studio, this space is perfect for your needs. The home has been thoughtfully updated with fresh paint throughout, gleaming stainless steel appliances, elegant granite countertops, and freshly painted cabinets with stylish new hardware. A spacious utility room with full-size washer and dryer hookups adds convenience to your daily routine. Outside, the large yard provides plenty of room for entertaining, while a storage shed offers additional space for your belongings. This home truly combines comfort, functionality, and style. Don't miss the opportunity to make it yours!</p> <p style="text-align: center;"><i>Courtesy of Post Oak Realty- West</i></p>								
 36 Closed *Sold Date: 3/5/2025, MLS Listing 20818068: 1/14/2025 <i>MLS ID: 20818068</i> 1700 N Colorado St	Single Family	3/3	1,440 sq ft	17,860	1958	3/5/2025	\$200,000	\$139
<p>If you are looking for an investment property or your first time home, this three bedroom, two bath home would be a great purchase. The large backyard setting on a corner lot in a quiet area makes for a wonderful place to raise a family. Property sells AS IS WHERE IS. Property is priced to sell. Home sets on two lots providing space for a great back yard or room to build. Call for an appointment.</p> <p style="text-align: center;"><i>Courtesy of Parker Properties 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>37 Closed *Sold Date: 12/20/2024, MLS Listing 20656931: 7/3/2024 MLS ID: 20656931</p> <p>121 Comanche Moon Ct</p> <p>Single Family 4/5 6,500 sq ft 342,686 1994 12/20/2024 \$950,000 \$146</p> <p>Discover an exceptional entertainer's paradise in the coveted Indian Hills, set on nearly 8 acres. This luxurious residence features five living areas including a private library, and soundproof office. The open-concept chef's kitchen, complemented by high-end kitchen appliances, and family room boast soaring ceilings and stunning windows overlooking a pond frequented by deer and wildlife. The elegant dining room seats 18. Enjoy the sunroom with views of the heated PebbleTec pool, spa, and expansive outdoor living area. The property includes garages for four cars, a 30x30 workshop, a garden shed, and a small animal barn. Family-friendly features include a secret playroom and hidden storage spaces. The first-floor primary suite offers an enormous closet and spa-like bath with a private garage entrance, while the upstairs hosts three additional bedrooms and a game room. Combining location, land, and modern luxury, this must-see home offers unmatched convenience and style.</p> <p><i>Courtesy of Kindred Real Estate</i></p>								
 <p>38 Closed *Sold Date: 2/25/2025, MLS Listing 20746870: 10/4/2024 MLS ID: 20746870</p> <p>448 Fossil Ridge Rd</p> <p>Single Family 4/3 2,790 sq ft 480,031 1994 2/25/2025 \$720,500 \$258</p> <p>11 Acres in a hidden retreat-like setting, with mature trees, rolling hills and all the natural beauty Wise County has to offer. Enjoy amazing sunsets in this beautifully updated, custom 4 bedroom, 2.5 bathroom home, situated outside of city limits, no HOA, and so much privacy. Great layout with new quartz countertops in bathrooms and kitchen, new stainless steel appliances, new carpet, freshly painted throughout and so much more! Large Workshop, Garage and carport, with Electricity, perfect parking for an RV or Horse Trailer. Includes 2 lots, 8B and 9A in Fossil Ridge Estates. *Currently has AG exemption*</p> <p><i>Courtesy of Semper Management, LLC.</i></p>								
 <p>39 Closed *Sold Date: 1/13/2025, MLS Listing 20705734: 9/12/2024 MLS ID: 20705734</p> <p>1705 S Hatcher St</p> <p>Single Family 3/2 1,045 sq ft 11,064 1965 1/13/2025 \$185,000 \$177</p> <p>Wonderful opportunity in a well established neighborhood. Spacious backyard that is flat with plenty of room for kids, pets or entertaining. Seller's estate has no sellers disclosures. The home is being offered SOLD AS IS. Listing information deemed reliable but not guaranteed. Buyer and buyers agent to verify all information including schools, measurements and taxes. Title open at Designated Title, Brandi Hargrove. Estate of Bernice Baker, Doris Walent seller.</p> <p><i>Courtesy of CENTURY 21 Judge Fite Co.</i></p>								
 <p>40 Closed *Sold Date: 3/6/2025, MLS Listing 20785187: 11/28/2024 MLS ID: 20785187</p> <p>1308 N Melba Doyle Park Rd</p> <p>Single Family 3/2 1,190 sq ft 25,700 1981 3/6/2025 \$227,500 \$191</p> <p>ICONIC DECATUR DELIGHT ON HALF ACRE !!! Located in the heart of Decatur, TX, this 3-bedroom, 2-bath home on a spacious half-acre lot is a fantastic opportunity. With Decatur's growing local amenities and easy access to highways, this property is ideal for renters, growing families, or long-term appreciation. This well-maintained home offers a functional kitchen with ample cabinet space, open concept into the family room, and large bedrooms. It's ready for tenants or buyers, but with a large lot and potential for future upgrades like a garage or workshop, there's room to add even more value. Unlimited Possibilities on this .50-acre lot offers plenty of space for outdoor projects or consider an expansion to the existing home. If you love Disc Golf, your passion is right down the street at the Melba Doyle Disc Golf Course. Come explore this home that is waiting for you to enjoy a portion of the Heart of Decatur. Key Features: 3 Bedrooms - 2 Bathrooms 0.50-acre lot Convenient access to amenities & highways Don't miss this unique opportunity to grow your portfolio! contact us today to schedule a tour and explore the potential of this prime property!</p> <p><i>Courtesy of Post Oak Realty- West</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>41 Closed * Sold Date: 2/19/2025, MLS Listing 20797335: 12/13/2024 MLS ID: 20797335</p> <p>1405 N Melba Doyle Park Rd</p>	Single Family	3/3	1,875 sq ft	87,120	1999	2/19/2025	\$410,000	\$219
<p>Enjoy the charm of country living with all the modern luxuries! Nestled on a serene 2-acre lot surrounded by mature trees, this home offers both privacy and style. Step into the spacious living room with soaring ceilings and a painted panel accent wall that adds a touch of elegance. Cozy up by the brick fireplace with gas logs for those chilly evenings. Fresh paint and updated wood-look flooring throughout living area and bedrooms. The chef's kitchen is a dream, featuring granite countertops, gas range, ample cabinet storage, an island, breakfast bar, and a window with a view over the sink. The thoughtful split-bedroom layout includes a generous primary suite with a luxurious en suite bathroom, complete with dual vanities, a soaking tub, and a separate shower. Practicality meets convenience with a full laundry room equipped with a granite countertop sink and abundant cabinetry. Step outside to enjoy the covered porch and patio overlooking a massive fenced backyard with a firepit and plenty of room to play. The property boasts numerous established shade trees, space for gardens or horses, RV or boat parking, and a large storage building. The garage even includes a workshop with pegboard for your tools. The cleared side acre has new fencing along the back creek, making it perfect for outdoor activities. Set back from the road, this home provides easy access to highways 380 and 287 and qualifies for USDA financing. Bonus: it backs up to the Frisbee Golf Park! Roof replaced in April 2018, two HVAC units- replaced 2019 and 2022. Don't miss your chance to make this exceptional property your own.</p> <p><i>Courtesy of Hometown Real Estate</i></p>								
 <p>42 Closed * Sold Date: 1/31/2025, MLS Listing 20733485: 9/19/2024 MLS ID: 20733485</p> <p>506 N Miller St</p>	Single Family	5/3	1,820 sq ft	21,562	1950	1/31/2025	\$370,000	\$203
<p>TWO HOMES ON ONE LOT! Discover this stunning, fully renovated property, just a short walk from the historic Decatur Square and Harmon Park. Situated on nearly half an acre; the main house boasts 1,820 sq. ft. of living space, featuring three bedrooms, two bathrooms, large living area, an expansive kitchen with all new appliances & a sizeable storage shed. Additionally, the property includes a second home with 792 sq. ft., perfect for generating rental income. This dwelling offers two bedrooms, one bath, living area, spacious eat-in kitchen and an additional connected exterior storage room. Both homes have separately fenced backyards and private covered parking. Don't miss this opportunity to own a charming residence in a prime location!</p> <p><i>Courtesy of Agape and Associates LLC</i></p>								
 <p>43 Closed * Sold Date: 1/3/2025, MLS Listing 20611418: 5/9/2024 MLS ID: 20611418</p> <p>2905 S Murvil St</p>	Single Family	4/3	2,076 sq ft	20,386	1995	1/3/2025	\$360,000	\$173
<p>Welcome home to this spacious and inviting 4-bedroom, 2-bathroom gem nestled on nearly half an acre with mature trees canopied the house.. This residence is a haven of comfort and functionality. Step inside to discover a sprawling layout designed to enhance both relaxation and entertainment. The heart of the home lies in its expansive kitchen, where culinary dreams come to life. With generous counter space and abundant cabinets, meal preparation is a breeze, offering ample storage for all your kitchen essentials. The split bedroom layout ensures privacy and tranquility for all, providing a retreat-like atmosphere. Each of the four bedrooms offers its own unique charm, creating personalized spaces for rest and rejuvenation. Outside, the possibilities are endless with a remarkable 25x40 shop, complete with electricity. Whether you envision it as a workshop, studio, or simply additional storage, this versatile space offers endless potential to suit your needs.</p> <p><i>Courtesy of Agape and Associates LLC</i></p>								
 <p>44 Closed * Sold Date: 1/24/2025, MLS Listing 20656199: 6/25/2024 MLS ID: 20656199</p> <p>145 Private Road 1107</p>	Single Family	4/3	3,321 sq ft	217,800	1998	1/24/2025	\$447,000	\$135
<p>Discover this spacious 4-bedroom gem, featuring two master suites. A perfect setup for in-laws or multi-family living. The charming metal roof adds character, while the oversized utility room provides ample storage. Enjoy gatherings in the large eat-in kitchen and cozy family room, which opens to a generous back patio. Nestled in a serene, private location, this home is conveniently situated between Decatur, Bridgeport, Chico, and Alvor. There is a 576 sq ft (living area) building on the property with its own septic tank and a storage (160 sq feet).</p> <p><i>Courtesy of Joseph Walter Realty, 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.
 <p>45 ■ Closed *Leased Date: 2/28/2025, MLS Listing 20841160: 2/10/2025 MLS ID: 20841160</p> <p>147 River Rd</p> <p>Single Family 5/3 2,554 sq ft 73,616 1996 2/28/2025 \$2,700 mo. \$1</p> <p>Welcome to this stunning home! Prepare to be captivated as you approach the property. The home is a little over 2599 sqft featuring 5 bedrooms, 2 full bathrooms and 1 half bath. Recently renovated kitchen, and bathrooms! NEW AC unit and NEW hot water heater! New flooring on the first floor and new carpet upstairs in the loft and 4 bedrooms, this home offers both style and comfort! Situated on a little over an acre lot, the property also features an additional living quarter (17x10 shed with new windows) with electrical and a mini split in the back yard across the bridge, with a balcony for guests to unwind and enjoy the surroundings. Additionally, there is a 15x11 shop for your convenience for storage or as a workplace with electrical and a mini split.</p> <p style="text-align: right;"><i>Courtesy of Parker Properties Real Estate</i></p>								
 <p>46 ■ Closed *Sold Date: 1/14/2025, MLS Listing 20791179: 12/13/2024 MLS ID: 20791179</p> <p>1507 S Stratton St</p> <p>Single Family 3/2 1,456 sq ft 8,494 1965 1/14/2025 \$323,000 \$222</p> <p>Charmingly updated home in Decatur Texas! This house is situated on a corner lot on Stratton Street in Decatur, located right down the road from Decatur High School and access to Highway 287! The home offers tasteful updates that have been done in the past few years such as new windows, updated bathrooms and vanities, LED Lights, exterior paint, and new appliances! The House is a 3 bed 2 bath with 3 sizable bedrooms, spacious living area that meanders into the kitchen. The guest bathroom features a tub shower combo, while the master bathroom has shower only. The home has a fenced back yard with plenty of room for kids or pets to go outside, or if you just want to sit out back and enjoy a nice cup of coffee. The neighborhood this home is nestled in is fairly quiet and has plenty of room if you want to go on evening walks or ride bikes. You are also just a short jaunt from the Decatur High School football stadium if you have the urge to go catch a football game. Don't let this little gem in town pass you by!</p> <p style="text-align: right;"><i>Courtesy of Parker Properties Real Estate</i></p>								
 <p>47 ■ Closed *Sold Date: 12/23/2024, MLS Listing 20713274: 9/2/2024 MLS ID: 20713274</p> <p>142 Valley Meadow Dr</p> <p>Single Family 3/2 1,378 sq ft 48,917 2005 12/23/2024 \$350,000 \$254</p> <p>This beautifully maintained traditional-style home boasts a stunning outdoor pergola with wooden beams covering a nice bonus sized concrete patio—perfect for morning coffee or evening relaxation. The home comes with an Active, transferable Home Warranty through America's Preferred Home Warranty and provides coverage for essential systems and appliances. In addition, the seller added an extended concrete driveway, offering extra parking. Inside is an open floor plan featuring a family room and modern fireplace, kitchen and dining area ideal for family gatherings. Situated on an acre lot in a quiet, sought after neighborhood.</p> <p style="text-align: right;"><i>Courtesy of eXp Realty, LLC</i></p>								
 <p>48 ■ Closed *Sold Date: 3/7/2025, MLS Listing 20796271: 12/12/2024 MLS ID: 20796271</p> <p>368 Private Road 3248</p> <p>Single Family 3/2 2,243 sq ft 621,601 2001 3/7/2025 \$899,000 \$401</p> <p>The turn key custom horse ranchette property you have been searching for is officially on the market! Welcome to 368 Private Rd. 3248 located within the gates of River Bend Estates in beautiful and growing Decatur, Tx! FULLY REMODELED HOME! TURN KEY READY TO GO : : BRAND NEW HVAC system, flooring, cabinets, fixtures, windows, paint, bathrooms, etc all brand new. OPTION TO PURCHASE FULLY FURNISHED. Step inside this well appointed custom home and you will enjoy the sensible, open floor plan that flows throughout the home. Kitchen w adjoined breakfast room overlooks the back patio and rolling hills of the 14 acre property. The primary bedroom boasts en suite bath with double vanities, walk in closets with brand new cabinetry. Out back enjoy privacy and seclusion on over 14 sprawling acres with outdoor arena and horse barn that features 5 horse stalls with exterior runs, tack room PLUS FULLY SEPARATE RESIDENCE GUEST HOUSE featuring 1 bed, 1 bath 800 sq ft with full kitchen, laundry room and bath. Enjoy the privacy and seclusion of living on acreage in the country paired with the peace of mind and safety of a gated community. Yet be ideally located less than 1 hr. from DFW airport, Downtown Ft. Worth, Dallas, Southlake. Schedule your showing today!</p> <p style="text-align: right;"><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.
 <p>49 Closed *Sold Date: 3/3/2025, MLS Listing 20826169: 1/24/2025 MLS ID: 20826169</p> <p>115 Private Road 4394</p> <p>Single Family 4/3 2,372 sq ft 240,886 2018 3/3/2025 \$660,000 \$278</p> <p>Charming Country Retreat with Income Potential in Decatur! Nestled among mature trees on a picturesque 5.5-acre lot, this private and gated property offers the perfect blend of tranquility and functionality. Complete with a two-stall barn, pipe fencing, and cross-fencing, it's a dream for those seeking space and versatility. The property also includes a fully equipped 1 bed-1.5 bath guest house with its own entrance, offering income-earning potential or a private retreat for visitors. The main home boasts an open-concept design, with a thoughtful layout that caters to comfortable living and entertaining. The first floor features a spacious master suite with a remodeled private bath, a cozy living room, utility room, and a convenient half bath. Upstairs, you'll find three generously sized bedrooms, each with walk-in closets, and a large second living area, perfect for a game room or additional lounging space. The kitchen is the heart of the home, designed for family gatherings with a center island, granite countertops, and custom-built cabinets. Step outside to a fully fenced backyard with a new patio, ideal for relaxing or hosting outdoor gatherings. Updates galore including new concrete sidewalks and patio, new downstairs HVAC, & landscaping! Water well, softener, & reverse-osmosis system in main home. This property is a rare gem offering country living with modern conveniences, ample space and endless possibilities. Schedule your showing today and experience all this remarkable property has to offer!</p> <p><i>Courtesy of Briggs Freeman Sotheby's Int'l</i></p>	 <p>50 Closed *Sold Date: 12/18/2024, MLS Listing 20777332: 11/8/2024 MLS ID: 20777332</p> <p>369 Wise Rd</p> <p>Single Family 3/2 1,750 sq ft 871,200 1960 12/18/2024 \$849,000 \$485</p> <p>Looking for a relaxing place in the county to see the stars? Located near the LBJ Grasslands, travel paved county roads to find your new home nestled in the peaceful countryside with 20 + - acres covering both Wise and Montague Counties. This immaculate 3 bedroom, 2 bath home was beautifully restored in 2009 with a spacious primary suite added in 2013. The kitchen has electric stainless-steel appliances with the refrigerator included in the purchase of the property. The pantry contains added in-wall shelving to increase storage area. The primary suite features a bay window with storage, dual closets, dual sinks, a garden tub, a prep area, and direct access to a secluded back deck. Countertops throughout are granite and quartz. Closets, including coat and linen, are well designed to maximize storage capacity. The laundry room is spacious and filled with light. Located in the back yard shop is a charming and comfortably sized secondary living quarter that features a full bath, a kitchenette, and an overhead loft bedroom. Ideal for Airbnb rental or guest accommodations. Additional features include, a gated entry, reverse osmosis water filtration with water descale system and a storm cellar installed in the last 5-7 years. Bring your horses, cattle, and chickens to join the abundance of wildlife this property hosts. There are also 2 ponds on the property, one contains blue gill and large mouth bass. Outbuildings include a wood barn estimated at 20x30 with two stalls and a tack room, a doghouse that could serve as a chicken coop and the main shop estimated 34x40 with a 20x40 lean to. The main shop which houses the secondary living quarters also has a shop sink. Beautiful trees on this property also include apple, peach, plum, pear, oak, and pecan. Wild blackberries can also be found.</p> <p><i>Courtesy of Agape and Associates LLC</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.
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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **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.



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- 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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