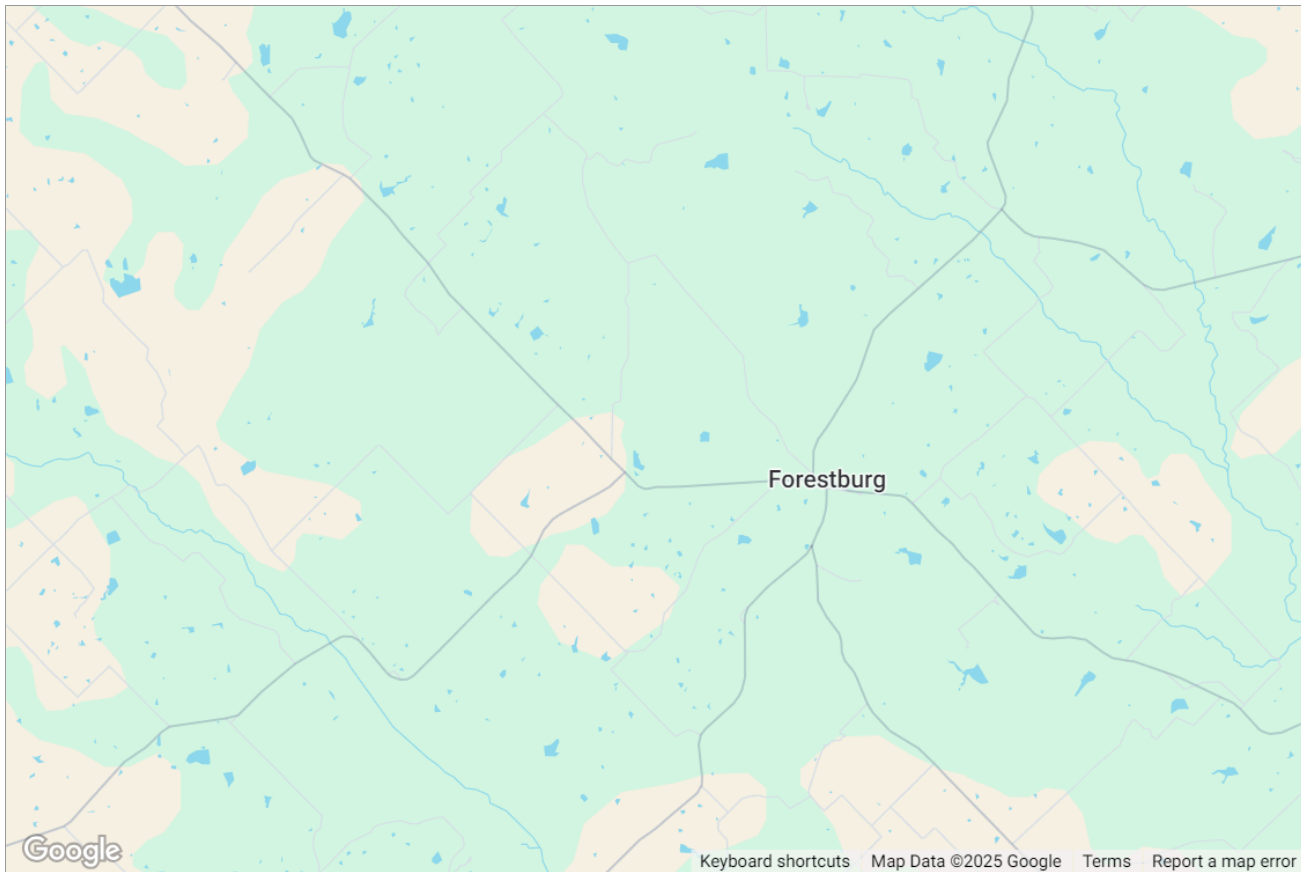




NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.

MARKET ACTIVITY REPORT

# Forestburg, Texas



Presented by  
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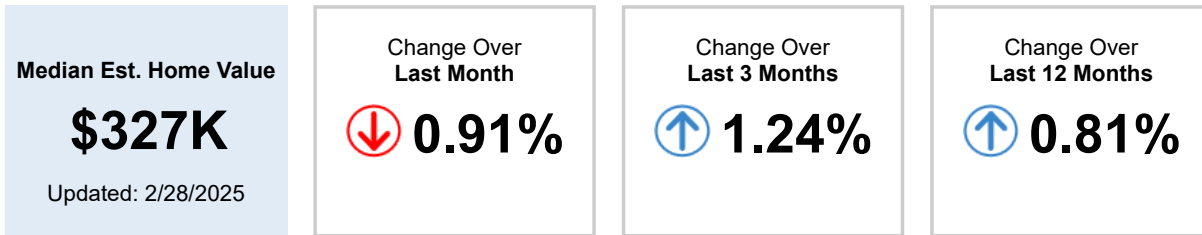


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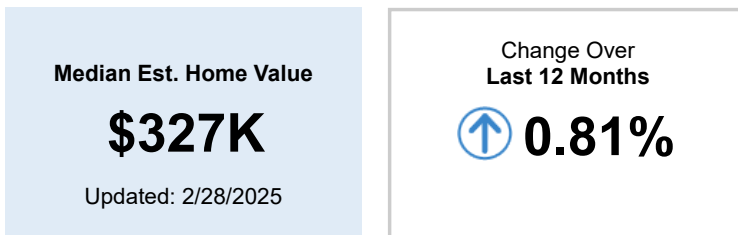
## Forestburg, Texas

### 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

Median List Price

**\$2.2M**

Updated: 2/28/2025

Change Over  
Last 3 Months

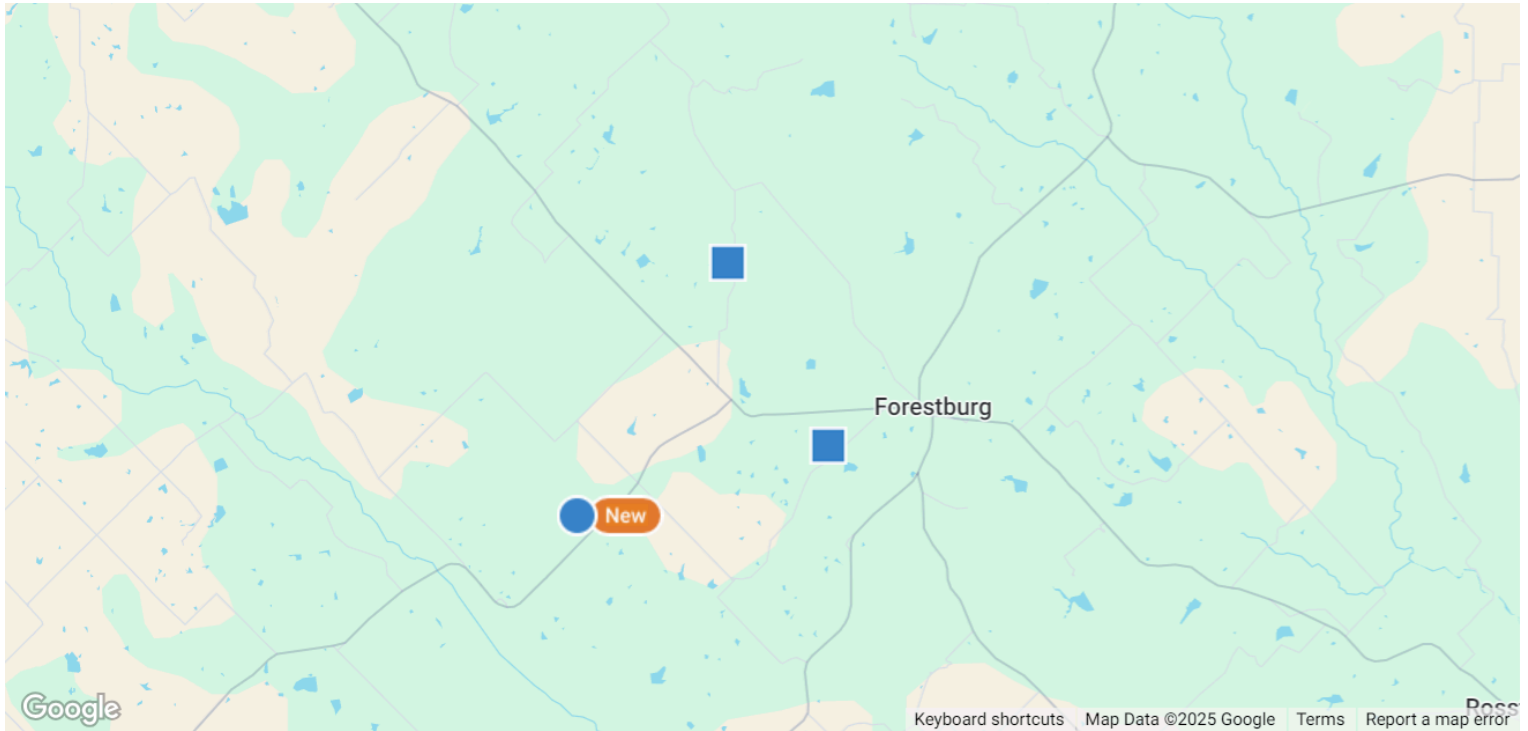
 **49.16%**

Change Over  
Last 24 Months



 **244.29%**

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

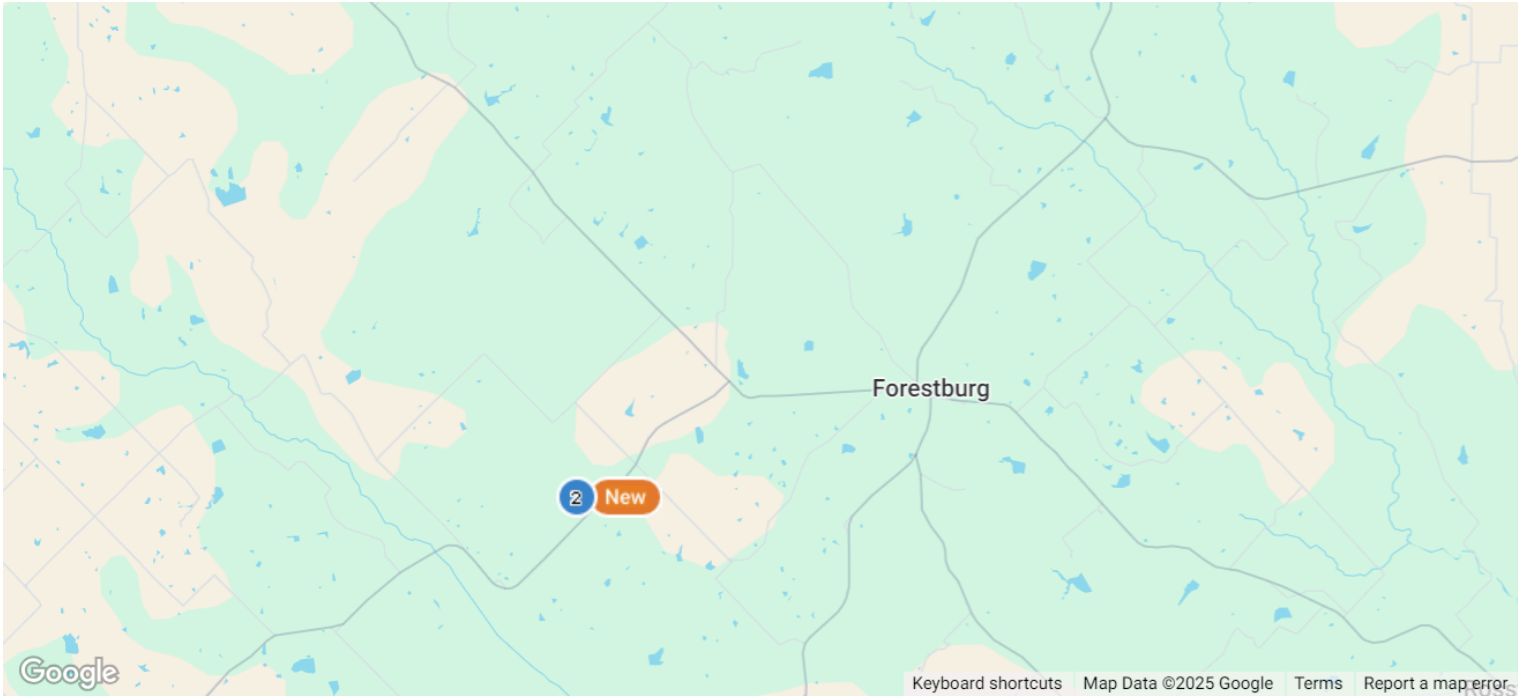
## Market Activity Summary Stats




**Search Criteria** | **Location:** Forestburg, 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	 Closed
<b>Number of Properties</b>	2	2
<b>Low Price / Value</b>	\$2,000,000	\$240,000
<b>Median Price / Value</b>	\$2,687,500	\$436,725
<b>High Price / Value</b>	\$3,375,000	\$633,450
<b>Average Price / Sq. Ft.</b>	\$1,205	\$247
<b>Median Price / Sq. Ft.</b>	\$1,205	\$247
<b>Average Days in RPR</b>	17	96
<b>Median Days in RPR</b>	17	96
<b>Total Volume</b>	\$5,375,000	\$873,450

## Forestburg, Texas



### New Listings: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 ● <b>Active</b> • New, Active: 3/3/2025 <i>MLS ID: 20858683</i></p> <p><b>298 Greanead Rd</b></p> <p>This stunning craftsman-style open-concept home, built in 2024, is set on 20 acres, two ten acre tracts that can be used for expansion, or development. The land includes numerous mature trees, two ponds, chicken coop, and a newly constructed deer stand with a feeder. The house features state-of-the-art smart appliances and underground high-speed 5G fiber optic Wi-Fi. Inside, you'll find granite countertops in the kitchen, a recessed ceiling in the master bathroom, vaulted ceilings in the living area, and an enclosed patio in the back. The master bedroom is located in a separate wing on the opposite side of the house. There is plenty of space for outdoor activities, an outdoor living area, and the potential for building an additional home, among many other features. The house has spray foam insulation in attic and walls which makes the home energy efficient. The adjacent 10-acre tract is already equipped with electricity. This property is sure to impress! If you love the outdoors and all it has to offer, you will be captivated by this property. All furniture and farm equipment in the photo's convey with a full price offer. Price Negotiable.</p> <p><i>Listing Courtesy of Next Level Realty</i></p>	Single Family	4/3	2,000 sq ft	871,200	2024	3/3/2025	\$2,000,000	\$1,000

## New Listings: 2 (cont.)



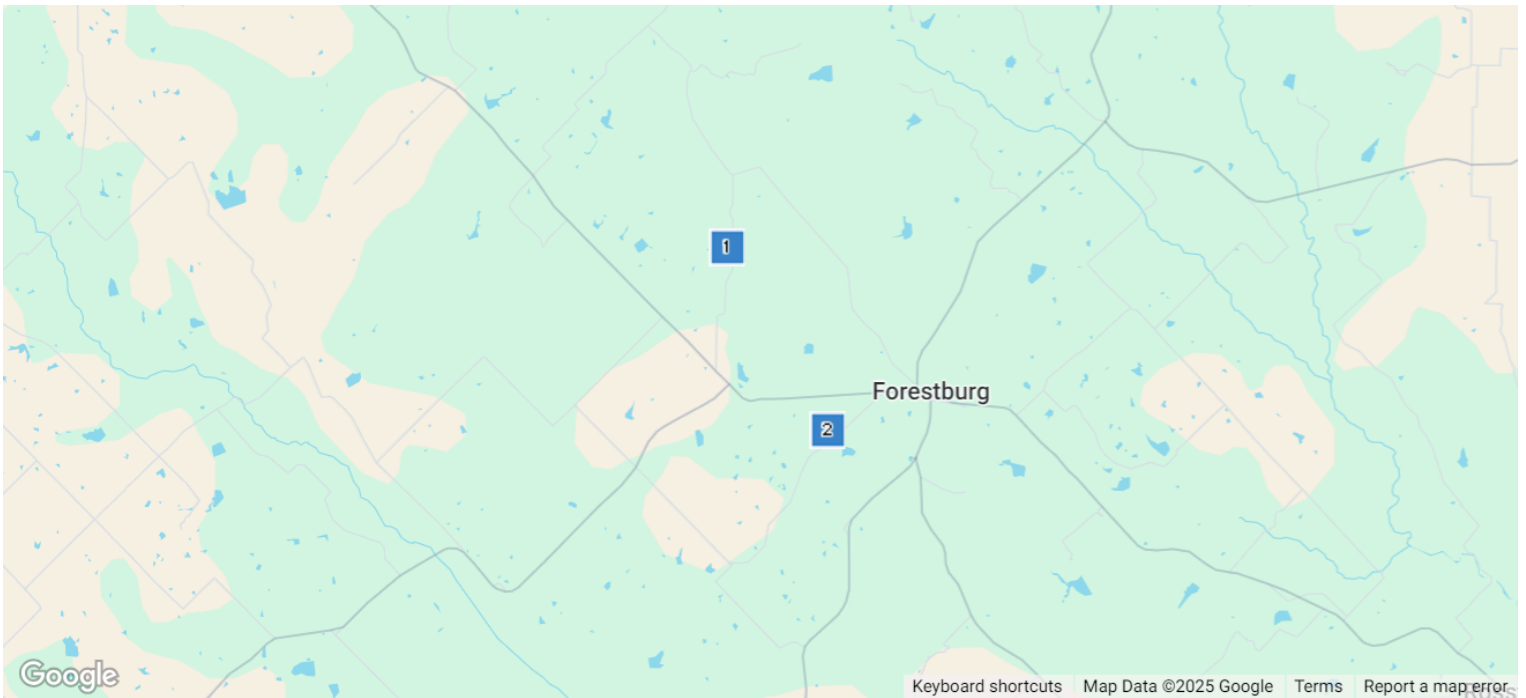
2 ● **Active** • *New, Active: 2/28/2025* *MLS ID: 20852344*

**2183 Fm 1749**



Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
Single Family	3/2	2,394 sq ft	6,855,037 sq ft	2020	2/28/2025	\$3,375,000	\$1,410

The Ponderosa Ranch is a stunning 157 acre property that offers the perfect blend of serenity and adventure. Nestled in the heart of nature, yet located just over an hour from DFW, this expansive ranch boasts of rolling hills and incredible ridge views and entails unique features that provide endless opportunities. Currently, the Ponderosa Ranch is a tranquil family residence that also functions as a business hosting events, retreats, classes and more. Upon arrival, you'll find a charming 2,394sf 3-bedroom, 2-bath modern farmhouse built with style and space for comfort. The open concept design has vaulted beamed ceilings, hand scraped wood flooring, stone fireplace, quartz countertops throughout and is filled with natural light. The property also includes ample storage and workspace, with a 20x30 workshop with electric and a 40x60 workshop for all your equipment and projects. The land itself is ag exempt, fully fenced, has pipe holding pens and is a paradise for outdoor enthusiasts. One of the two large stock tanks is stocked with bass and catfish providing recreational opportunities, while over 100 acres of oak, mesquite, and cedar trees create the ideal setting for hunting, hiking, trail riding and exploring. For guests or potential rental income, a beautifully designed authentic log cabin overlooks the hillside, offering cozy accommodations with breathtaking views. Also included, are four picturesque bunk houses, perfect for additional guests or a retreat, each containing their own bathroom and outdoor shower. For those seeking a space for creativity or business ventures, a unique 864sf studio, insulated and equipped with heat, ac, restrooms and glass roll-up doors, awaits with endless possibilities, whether it's a yoga studio, venue for private parties, or a dream project. The Ponderosa Ranch offers not only the perfect retreat but also the opportunity to build a business, enjoy year-round recreation, or live a peaceful ranch life. Truly an incredible property!

*Listing Courtesy of Parker Properties Real Estate*



Closed: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>1 Closed</b> • Sold Date: 1/29/2025, MLS Listing 20773190: 11/10/2024 <b>MLS ID: 20773190</b></p> <p><b>1140 Nored Rd</b></p> <p>The perfect blend of comfort &amp; sophistication this impressive custom home ideally situated on 15 acres! From the moment you open the door you'll appreciate the quality build and craftsmanship of this home. Large foyer opens to living room and formal dining room. Stunning family room with gas fireplace flanked with built-ins and art niches invites you to pull up a seat and relax. Large open kitchen features granite counters, gorgeous wood cabinets, and large island bar perfect to sample all the good foods coming from the chef. The breakfast nook with a view of the meadow is ideal for serving homemade meals. Split bedrooms make this home ideal for hosting friends and family for the weekend. The primary suite is tucked away at the back of the home and features vaulted ceiling and natural light. The serene ensuite bathroom helps erase the day with the oversized shower and luxurious soaking tub. Step outside to enjoy 15 acres of heaven. The front of the yard is heavily treed providing privacy for the home while the back acreage is a open, exquisite meadow. The home also offers a 24 x 24 shed that could be also be a workshop or sought after man-cave. There is also a storm shelter and a water conditioner &amp; iron remover in the garage. Come experience the magic of this home for yourself!</p> <p><i>Courtesy of Keller Williams Realty-FM</i></p>	Single Family	3/2	1,998 sq ft	653,400	2015	1/29/2025	\$633,450	\$317
 <p><b>2 Closed</b> • Sold Date: 1/31/2025, MLS Listing 20748546: 10/11/2024 <b>MLS ID: 20748546</b></p> <p><b>995 School House Rd</b></p> <p>Ranchette is Now available in Forestburg!! Beautiful, small town living!! Come tour this singlewide Manufactured home, in rural North Texas. If Peace and quite is something you desire, we have the place for you! Enjoy the country living on this almost 5 acres of peaceful bliss. This 3 bedroom 2 bath manufactured home is well maintained and cozy. The covered porch is perfect for early morning coffee listening to nature wakeup along with the sun rise. This is the perfect place for your retirement years, first time home buyer. Offering a shed also a large workshop with cement floors or use as a garage, there is a 2 car carport. The land has large mature trees that provide an abundance of shade. Forestburg is an unincorporated community in Montague County, Texas, offering small town living with great big values. Home of the mighty Longhorns.</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p>	Single Family	3/2	1,350 sq ft	202,118	1993	1/31/2025	\$240,000	\$178

## About RPR (Realtors Property Resource)

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



## About RPR's Data

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

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



## Update Frequency

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

## Learn more

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

