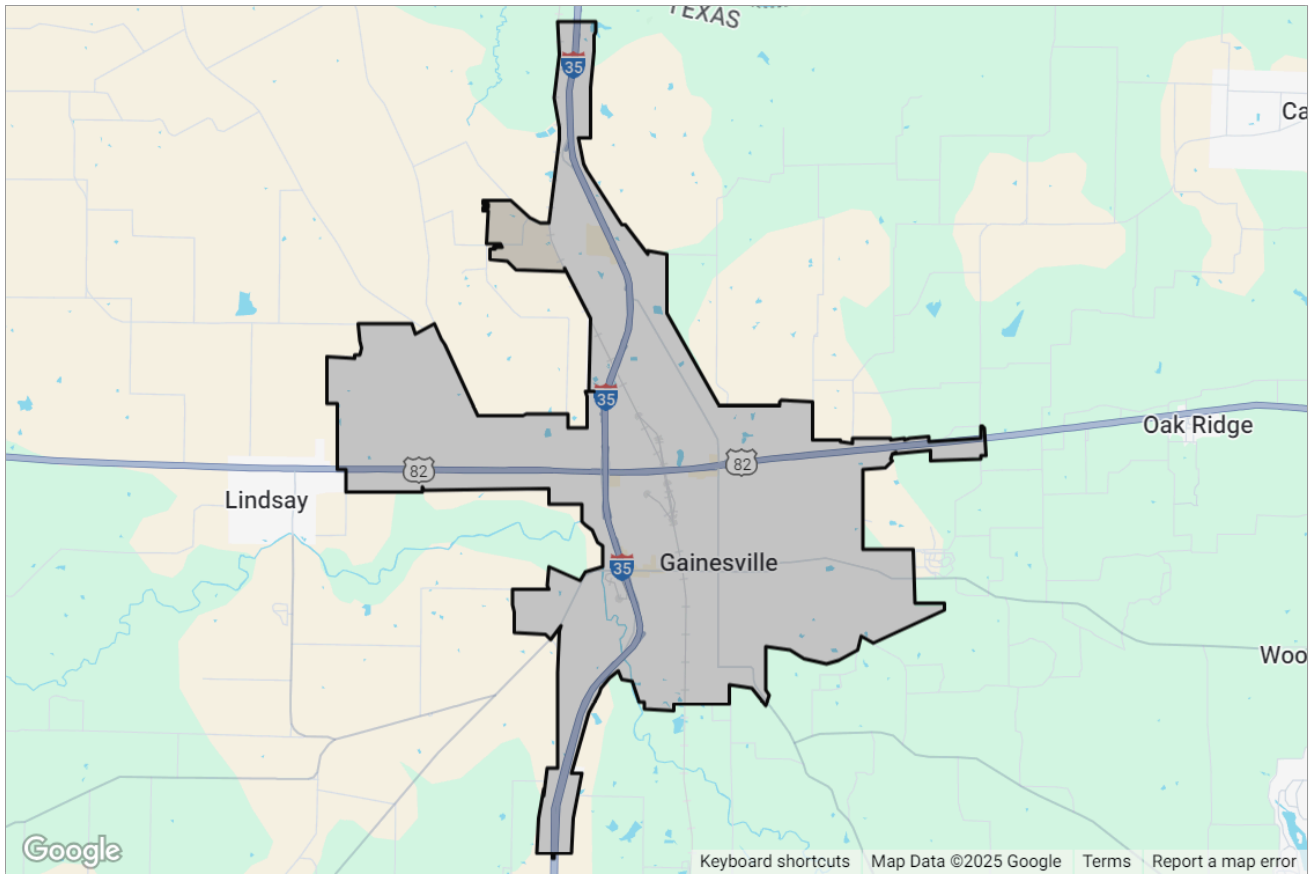


MARKET ACTIVITY REPORT

Gainesville, Texas



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

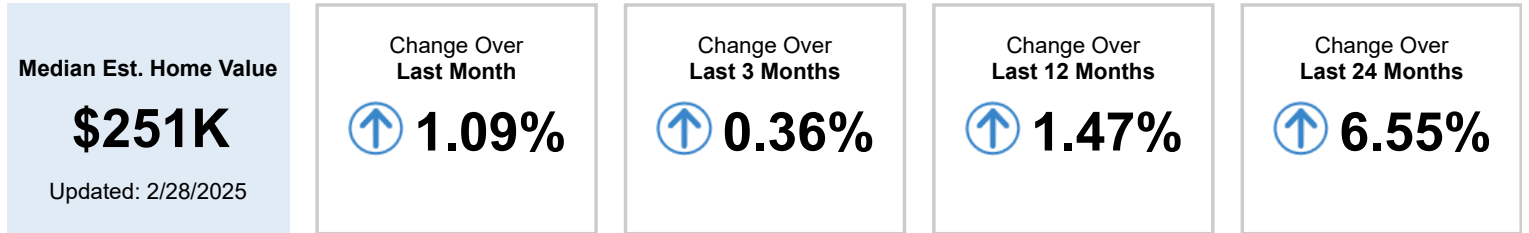


Mobile: (214) 287-0009
Main: david@peetrealty.com
Agent: <http://peetrealty.com>

Peet Realty
PO Box 1748
Decatur, TX 76234

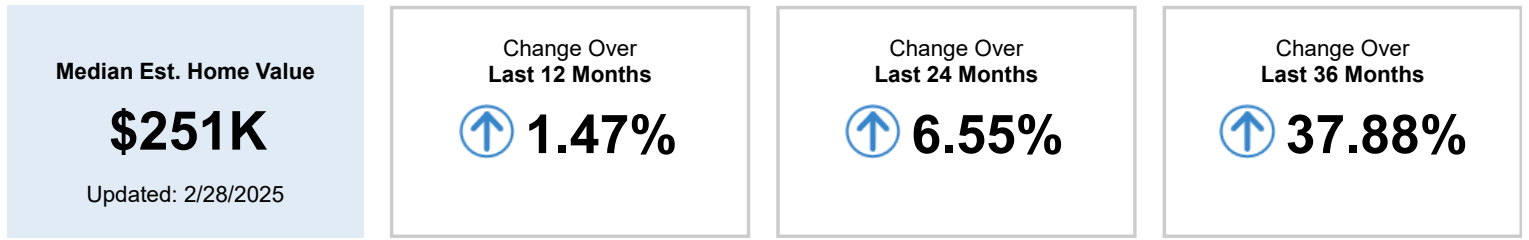
Gainesville, Texas

Market Snapshot: Estimated Home Values



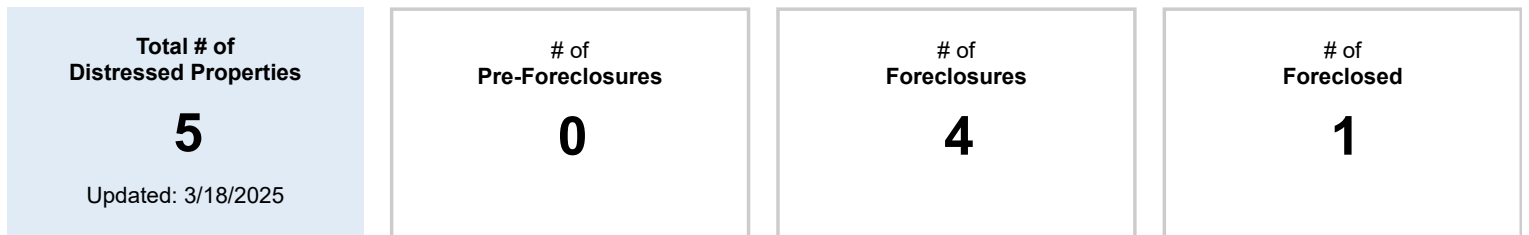
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.

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

| | | | | |
|---|--|--|---|---|
| <p>Median Sales Price</p> <p>\$249K</p> <p>Updated: 2/28/2025</p> | <p>Change Over Last Month</p> <p> 11.07%</p> | <p>Change Over Last 3 Months</p> <p> 8.46%</p> | <p>Change Over Last 12 Months</p> <p> 9.37%</p> | <p>Change Over Last 24 Months</p> <p> 4.23%</p> |
|---|--|--|---|---|

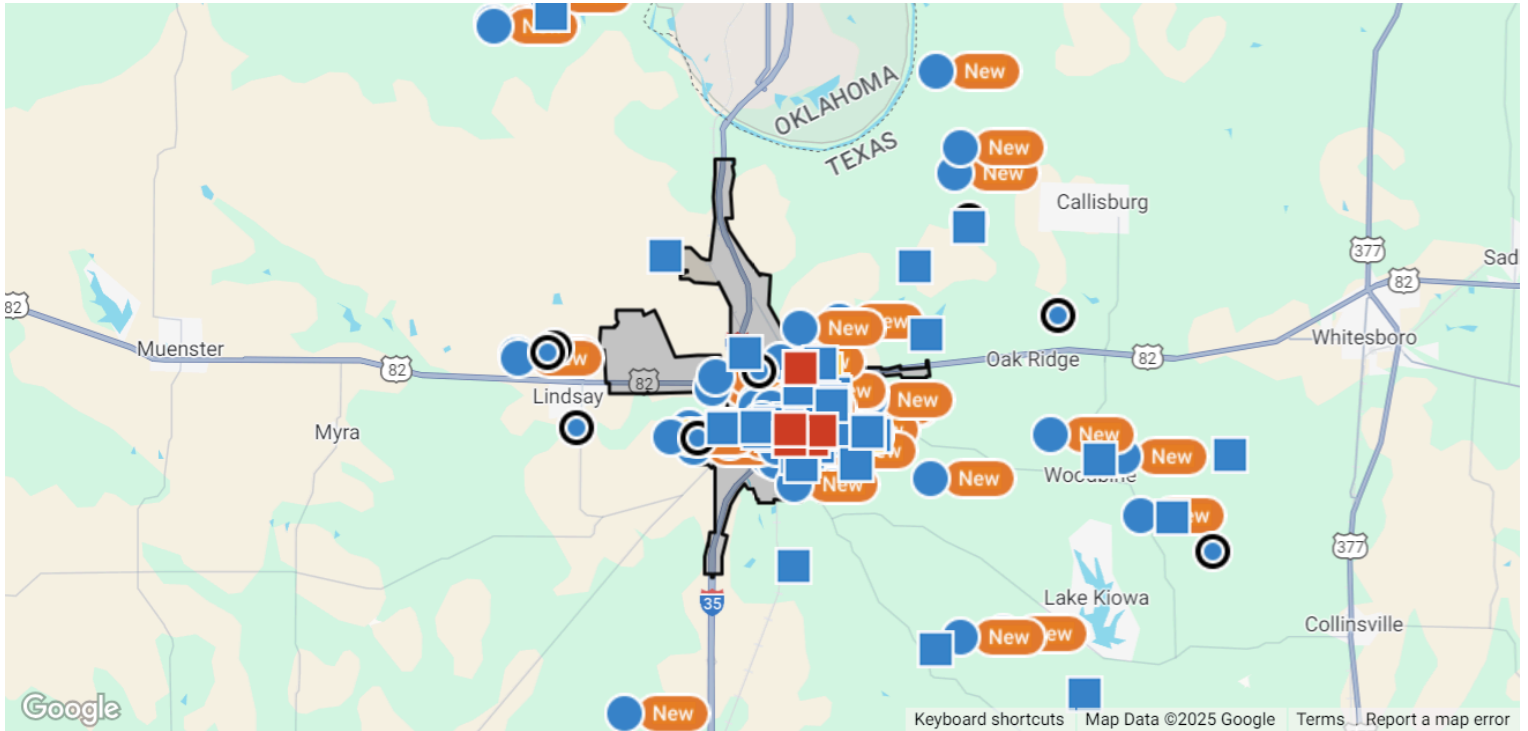
About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.

Market Snapshot: List Price





| | | | | |
|--|--|--|---|---|
| <p>Median List Price</p> <p>\$309K</p> <p>Updated: 2/28/2025</p> | <p>Change Over Last Month</p> <p> 10.55%</p> | <p>Change Over Last 3 Months</p> <p> 3.69%</p> | <p>Change Over Last 12 Months</p> <p> 1.31%</p> | <p>Change Over Last 24 Months</p> <p> 1.87%</p> |
|--|--|--|---|---|

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

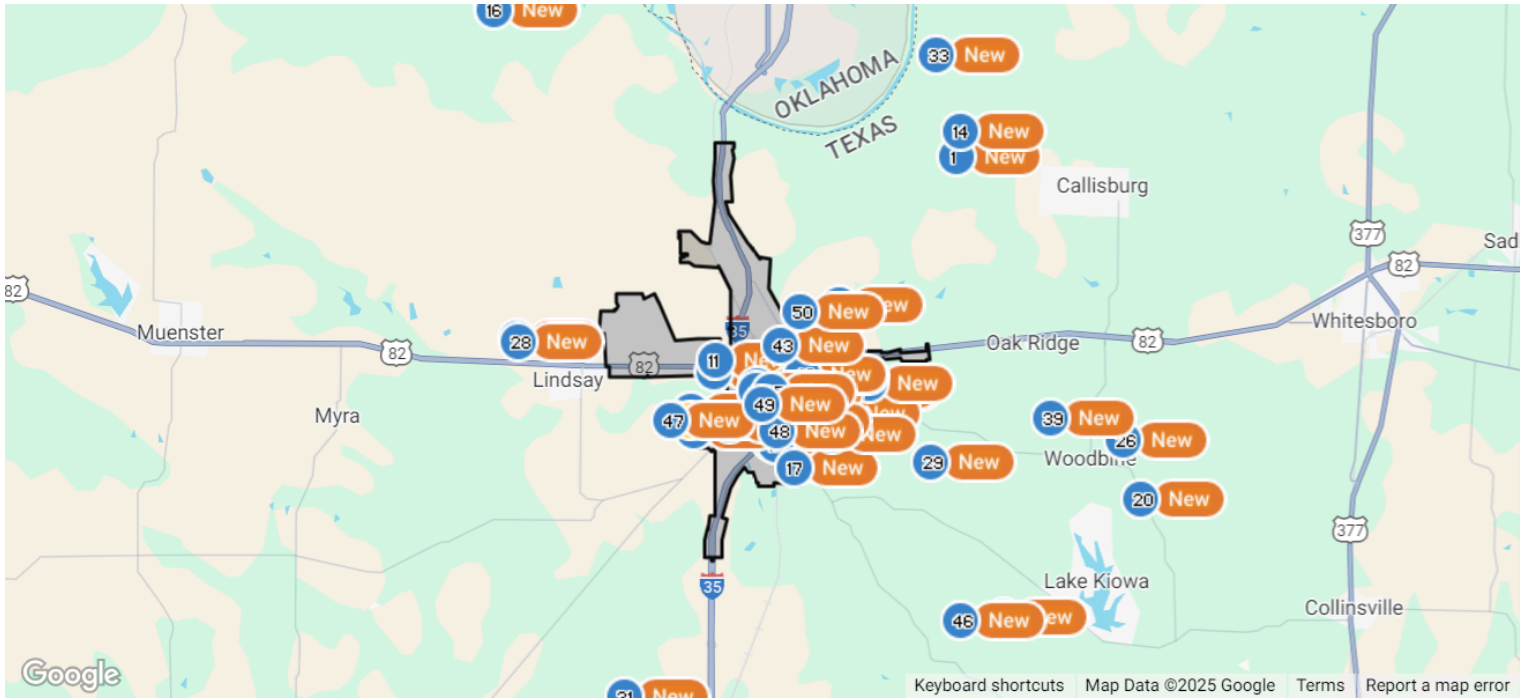
Market Activity Summary Stats



Search Criteria | **Location:** Gainesville, 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 |  Distressed |
|--------------------------------|--|---|--|--|
| Number of Properties | 50 | 15 | 50 | 5 |
| Low Price / Value | \$2,150 | \$160,000 | – | – |
| Median Price / Value | \$333,750 | \$351,075 | \$242,000 | \$206,260 |
| High Price / Value | \$4,800,000 | \$850,000 | \$1,300,000 | \$253,700 |
| Average Price / Sq. Ft. | \$277 | \$187 | \$128 | \$133 |
| Median Price / Sq. Ft. | \$183 | \$184 | \$139 | \$161 |
| Average Days in RPR | 34 | 144 | 82 | – |
| Median Days in RPR | 31 | 134 | 65 | – |
| Total Volume | \$36,594,977 | \$5,880,175 | \$12,652,861 | \$898,680 |

Gainesville, 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. |
|--|-----------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|--|-----------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|



1 ● **Active** • New, Active: 3/11/2025 MLS ID: 20867294

1447 County Road 189 Single Family 3/3 2,426 sq ft 87,120 1991 3/11/2025 \$375,000 \$155

Nestled on a tranquil two-acre plot, this charming two-story house offers the perfect retreat from the bustle of daily life. Surrounded by lush greenery and peaceful solitude, the property is a haven for nature lovers. The home itself features a timeless design, blending comfort with elegance across two spacious levels. Whether youâ??re gazing out at the serene landscape from a cozy window nook or enjoying the expansive outdoor space, this secluded gem invites you to unwind and embrace its calming ambiance. Easement referenced on included survey. Buyer or Buyer's agent to verify all information.

Listing Courtesy of Prime Properties







2 ● **Active** • New, Active: 3/14/2025 MLS ID: 20863750

1307 S Howeth St Single Family 3/2 1,226 sq ft 6,882 2001 3/14/2025 \$235,000 \$192





This is a charming 3-bedroom, 2-bath brick home that would make an ideal choice for a first-time buyer or someone wanting to downsize. Itâ??s also a great option for investors looking to generate rental income while building long-term equity. Updated with a new roof and carpet in 2022, this home offers a cozy, functional layout with plenty of storage, including lots of cabinets and ceramic tile flooring in the living area and baths. Other key features include tray ceilings, a large skylight in the living area, walk-in closets, and a full-sized laundry room. The two-car garage and fully fenced backyard offer additional convenience and privacy. With just a few personal touches, you can customize this property to truly reflect your unique style. For outdoor enthusiasts, the nearby local greenbelt with a walking path provides a convenient option for exercise or for just relaxing. And with easy access to downtown Gainesville for shopping and dining, as well as the interstate, this location offers the best of both convenience and charm. Perfect for those seeking a home with potential and a fantastic investment opportunity! Call to make a viewing appointment now.

Listing Courtesy of Lake & Country Realty, LLC






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 • New, Active: 3/5/2025 <i>MLS ID: 20859303</i></p> <p>1412 W California St</p> <p>Single Family 4/3 2,216 sq ft 30,753 1959 3/5/2025 \$335,000 \$151</p> <p>Charming and beautifully updated, this 4-bedroom, 3-bathroom home is just a short five-minute walk to North Central Texas College in Gainesville. Built in 1959, it retains its classic appeal while offering modern upgrades. Inside, you'll find two spacious living areas, a cozy wood-burning fireplace, and stunning hardwood floors. The updated kitchen features granite countertops, while energy-efficient vinyl windows and renovated bathrooms enhance comfort and style. Situated on nearly ¼ of an acre, the expansive lot provides plenty of space for outdoor enjoyment. This home radiates pride of ownership and is a must-see!</p> <p><i>Listing Courtesy of Real Estate Shoppe TX, LLC</i></p> | | | | | | | | |
|  <p>4 ● Active • New, Active: 2/4/2025 <i>MLS ID: 20835536</i></p> <p>1111 Oxford Dr</p> <p>Single Family 3/2 1,576 sq ft 10,101 1995 2/4/2025 \$259,000 \$164</p> <p>Welcome to this beautiful 3-bedroom, 2-bathroom brick home that exudes warmth and charm from the moment you arrive. Nestled in a lovely neighborhood, this home boasts fantastic curb appeal and inviting entryway. Step inside to find a cozy living room featuring a pretty brick fireplace—perfect for relaxing evenings or gathering with loved ones. The well-designed layout includes a laundry room, making everyday tasks a breeze. With the split bedrooms, you'll enjoy added privacy and comfort with children or guests in the house. Each of the three bedrooms offers comfort, while the two full bathrooms provide convenience for the whole family. Whether you're a first-time homebuyer or looking for your forever home, this property is a must-see. Don't miss your chance to own this charming and inviting home—schedule your showing today!</p> <p><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p> | | | | | | | | |
|  <p>5 ● Active • New, Active: 3/17/2025 <i>MLS ID: 20874197</i></p> <p>816 Field St</p> <p>Single Family 3/2 1,200 sq ft 10,018 2019 3/17/2025 \$229,900 \$192</p> <p>Great 3-bedroom 2 bath home on a large corner lot. Open floor plan. Spacious primary bedroom that features an ensuite bath. Nice-sized secondary bedrooms. Fenced backyard with a large storage shed that conveys with the property. Convenient location near shopping and restaurants.</p> <p><i>Listing Courtesy of RE/MAX DFW Associates</i></p> | | | | | | | | |
|  <p>6 ● Active • New, Active: 3/17/2025 <i>MLS ID: 20873271</i></p> <p>211 Candlewood Cir</p> <p>Single Family 4/2 1,794 sq ft 11,804 2015 3/17/2025 \$2,250 mo. \$1</p> <p>This beautiful four-bedroom, two-bathroom home, built in 2015, is located in the charming city of Gainesville, TX. With 1,794 square feet of living space, this modern home offers spacious rooms, high ceilings, and an open floor plan ideal for both family living and entertaining. The well-equipped kitchen features updated appliances, ample counter space, and a convenient layout. The large master suite includes a private bathroom with a double vanity, soaking tub, and separate shower. Three additional bedrooms provide plenty of space for family, guests, or a home office. The two bathrooms are stylishly designed with contemporary finishes. Outside, enjoy a generous backyard that provides plenty of room for outdoor activities or relaxing. This home is available for lease at \$2,250 per month and offers a comfortable, modern lifestyle in a welcoming community. Don't miss the opportunity to make this stunning property your next home</p> <p><i>Courtesy of Josh White Properties</i></p> | | | | | | | | |




New Listings: 50 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p>7 ● Active • New, Active: 3/17/2025 <i>MLS ID: 20873218</i></p> <p>212 Candlewood Cir</p> <p>Single Family 4/2 1,832 sq ft 14,984 2016 3/17/2025 \$2,250 mo. \$1</p> <p>For Lease: Spacious 4-Bedroom, 2-Bath Home in Gainesville, TX \$2,225 per month, 1832 Sq Ft, Move-In Ready Located in the charming city of Gainesville, TX, this beautiful 4-bedroom, 2-bath home offers plenty of space and modern amenities. Perfect for families or anyone looking for more room to grow, this home sits on a large lot and features: 4 spacious bedrooms 2 full bathrooms 2-car garage 1832 Sq Ft of living space Large lot with plenty of outdoor space Move-in ready Enjoy the convenience of being close to local shops, schools, and parks, all while having a peaceful retreat to call your own. Lease Price: \$2,225 per month For more details or to schedule a showing, visit joshwhiteproperties.com.</p> <p><i>Courtesy of Josh White Properties</i></p> | | | | | | | | |
|  <p>8 ● Active • New, Active: 2/27/2025 <i>MLS ID: 20856238</i></p> <p>1400 Lynwood St</p> <p>Single Family 3/2 1,297 sq ft 9,191 1966 2/27/2025 \$240,000 \$185</p> <p>Welcome to 1400 Lynwood, a cozy 3-bedroom, 1.5 bathroom home nestled in a quiet neighborhood. This well-maintained property features a bright and inviting living space, a functional kitchen, and comfortable bedrooms. The stainless-steel appliances are included. The backyard offers plenty of shade and room for outdoor activities. There is a workshop that has room for a lawn mower and room for extra storage or projects. Conveniently located near schools, shopping and dining. This neighborhood is a must see!</p> <p><i>Listing Courtesy of THE REAL ESTATE COMPANY</i></p> | | | | | | | | |
|  <p>9 ● Active • New, Active: 12/27/2024 <i>MLS ID: 20803505</i></p> <p>3501 Austin St</p> <p>Single Family 4/3 2,100 sq ft 2,100 2015 12/27/2024 \$335,000 \$160</p> <p>Welcome to your dream home at 3501 Austin Street in Gainesville, Texas! This beautiful 4-bedroom, 3-bathroom residence offers an open concept layout that is perfect for both relaxation and entertaining. As you step inside, you'll be greeted by a bright and airy living area that seamlessly flows into the dining and kitchen spaces, creating an inviting atmosphere for family gatherings and social events. The modern kitchen features spacious countertops and a large island with plenty of seating. The master suite is a true sanctuary boasting a en-suite bathroom with a double vanity, soaking tub, and separate shower. Three additional bedrooms provide ample space for family members or guests, and the additional bathrooms. Outside, enjoy a good size yard for creative ideas, perfect for outdoor activities and entertaining. Located in a friendly neighborhood with easy access to local amenities, schools, and parks, this home offers the perfect blend of comfort and convenience. Don't miss your chance to make this stunning property your new home!</p> <p><i>Listing Courtesy of Modern Edge Real Estate</i></p> | | | | | | | | |
|  <p>10 ● Active • New, Active: 3/16/2025 <i>MLS ID: 20872837</i></p> <p>65 Rocky Pt</p> <p>Single Family 4/2 2,350 sq ft 34,229 2023 3/16/2025 \$899,000 \$383</p> <p>This home blends modern style with country tranquility, making it an ideal choice for those seeking a peaceful retreat without sacrificing modern conveniences. Don't miss out on the opportunity to own this one-of-a-kind property at Moss Lake! Completely customized Barndominium with spectacular views from out back off the 2, 35 x 15 decks, with all the lounging space you will need for your friends and family. Need to take a dip in a pool? We have you covered, with a 25 ft round gunite pool with tons of pool deck to enjoy outdoor cooking and grilling for your small or large crowd. Inside the home is just as breathtaking, 4 bedroom, 2 full bath, walk thru laundry space, mudroom, walk in pantry. Authentic Brick walls in main living and kitchen area, floor to ceiling wood stained walls throughout the rest of the home. There's even space for the young adults upstairs in the loft area. In the kitchen is a Professional series Dacor double oven gas Range with 8 Italian Burners, farm kitchen sink, granite countertops, Knotty Alder stained cabinets. This home is completely spray foamed, garage flooring has epoxy coating, 2- 12 x 10 insulated automatic garage doors, tons of shelving and storage and 1- 8 x 8 automatic garage door leading to work out room with wall fans. Walk or jump on your ranger and head down to your very own lake lot, where a brand new Wahoo dock with boat lift and drive on jet ski docks are located, you also have enough area to build a small cabin. The lake views and sunsets are amazing.</p> <p><i>Listing Courtesy of The Real Estate Station- Saint Jo</i></p> | | | | | | | | |




New Listings: 50 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. | | |
|--|---|---------------------|---------------------|------------------|-------------|-----------|--------------------|-------------------|-------------|-------|
|  | 11 ● Active *New, Active: 1/3/2025 MLS ID: 20808819 | 805 Fletcher St | Single Family | 3/2 | 1,425 sq ft | 5,009 | 2024 | 1/3/2025 | \$260,000 | \$182 |
| <p>Have you been looking for a property for yourself and, or have considered investing, this may be your chance! This duplex has so many potentials, you can buy one unit or buy both. Live in one and rent the other, whatever makes sense for you. Have a peace of mind with this newly constructed duplex design with style and to offer comfortable living. Each unit offers 3 bedroom, 2 full bathrooms and a loft that can be used as a second living room or an office. Don't wait too long, you may miss out! See listing #20808706</p> <p style="text-align: right;"><i>Listing Courtesy of Ready Real Estate</i></p> | | | | | | | | | | |
|  | 12 ● Active *New, Active: 2/20/2025 MLS ID: 20850235 | 1902 College St | Single Family | 3/2 | 2,072 sq ft | 12,153 | 1965 | 2/20/2025 | \$300,000 | \$145 |
| <p style="text-align: right;"><i>Listing Courtesy of TIERRA REAL ESTATE</i></p> | | | | | | | | | | |
|  | 13 ● Active *New, Active: 3/12/2025 MLS ID: 20872110 | 408 Ashland Dr | Single Family | 3/2 | 1,518 sq ft | 14,418 | 1980 | 3/12/2025 | \$278,500 | \$183 |
| <p>POSSIBLY THE BEST HOME DEAL IN NORTH TEXAS!!!! Beautiful Brick Three Bedroom, Two Bath, Two car Garage situated on over one-third acre of Land!!! The property offers a large living room and nice Patio for all your family gatherings!!</p> <p style="text-align: right;"><i>Listing Courtesy of Fathom Realty, LLC</i></p> | | | | | | | | | | |
|  | 14 ● Active *New, Active: 3/14/2025 MLS ID: 20871542 | 783 County Road 128 | Single Family | 3/2 | 1,543 sq ft | 2,395,800 | 1991 | 3/14/2025 | \$1,250,000 | \$810 |
| <p>Don't miss this gorgeous 55-acre homestead on a quiet county road in a picturesque setting. The land has an ideal mix of timber and clearings with pecan trees, oaks, a seasonal creek and pond! Enter the property through the stately oak trees to a 3-2 brick home. A gazebo and large private back porch make for great entertaining, evening stargazing or mornings waking up with the birds or the call of a red-tailed hawk. The home has an updated kitchen, split bedrooms, pellet burning stove and updated primary bath. Large windows bring the surrounding views in close. A two-car garage plus carport provide plenty of parking and the three stall barn has room for a tractor, ATV and or trucks. Feel safe with a storm shelter in bad weather. Enjoy trails through the seasonal creek, over water crossings, and through the pecan trees. Deer and other wildlife abound in this sportsman's paradise! Located minutes from Gainesville and I-35. Make this cozy home and all the fun trails and wildlife yours!</p> <p style="text-align: right;"><i>Listing Courtesy of Fathom Realty, LLC</i></p> | | | | | | | | | | |
|  | 15 ● Active *New, Active: 3/13/2025 MLS ID: 20863343 | 1608 Anthony St | Single Family | 3/3 | 1,800 sq ft | 57,499 | 1940 | 3/13/2025 | \$439,000 | \$244 |
| <p>Come see this Charming 3-bedroom Home in Gainesville, ISD with Modern Upgrades! Discover this beautifully updated 3-bedroom, 2.5-bath home, perfect for modern living! This home offers style and comfort and features brand-new appliances, elegant granite countertops, and luxury vinyl flooring. The open floor plan creates a spacious and inviting atmosphere, perfect for entertaining. The new owners will have a spacious backyard for relaxing or to have gatherings with friends and family out in the ample space. There is a back office but needs to be finished up. The price does not reflect this addition.</p> <p style="text-align: right;"><i>Listing Courtesy of Rendon 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. |
|--|--|---------|---------------------|------------------|------------|------------|--------------------|-------------------|
|  | 16 ● Active *New, Active: 3/10/2025 MLS ID: 20869169 | | | | | | | |
| 229 Southside Dr | Single Family | 3/3 | 2,251 sq ft | 35,605 | 2006 | 3/10/2025 | \$795,000 | \$353 |
| <p>COUNTRY TREASURE HUNT IS OVER! You'll love this stunning custom home with gorgeous views of beautiful Moss Lake & sweeping blue skies. All this on approx. an-acre quiet country-lake setting. Surrounded by trees & beautiful landscaping, this natural home features hardwood floors throughout, LARGE open living-dining area with 2 story fireplace & ceiling high windows flooding the home with light & sunshine. Quality Anderson windows & doors. Gourmet kitchen with Island, Wolf cooktop, Bosch DW, walk-in pantry. Master bedroom downstairs with spacious bath. Lounge on the large 30' deck overlooking tree-tops & a magnificent view of the lake. Relax & listen to the birds before you begin a hectic day or enjoy cookouts in the evening. Also features a 30x30 FULLY insulated shop for all your outdoor toys. This home is in pristine condition and words are not enough to describe the beauty & charm. Additional beautiful 1.77 acres with stunning views of Moss Lake adjoins this property. See MLS #20562519.</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p> | | | | | | | | |
|  | 17 ● Active *New, Active: 12/19/2024 MLS ID: 20800576 | | | | | | | |
| 1742 S Fm 372 | Single Family | 5/5 | 5,045 sq ft | 236,966 | 1995 | 12/19/2024 | \$785,000 | \$156 |
| <p>Stunning estate retreat on a dead end road, outside city limits, but minutes from shopping, restaurants and I-35. Main home is expansive 3 bed, 2 and 2-half bath (3212 sq ft), nestled on 5+ acres. Property is fenced & cross fenced, bring your horses! Lots of natural light, 22' ceilings in the great room wired for surround sound, vaulted ceilings in large master, his and hers walk-in closets. Gourmet kitchen with breakfast nook, double oven, cooktop, built in microwave, tons of counter space. Plus, detached 2 bed, 1 bath guest house (1083 sq ft), with newly renovated kitchen. We're not done yet.. There's also a private detached 1 bath office (750 sq ft) or bonus building with shop area in back. Gorgeous property with a beautiful canopy of mature trees, including Oak, Crepe Myrtle and Texas Lilac. Backyard is perfect for entertaining, area for an outdoor kitchen and pergola. Property is situated in the desirable King Estates development. Buyer or buyer's agent to verify all information.</p> <p style="text-align: right;"><i>Listing Courtesy of TOWERLY REALTY</i></p> | | | | | | | | |
|  | 18 ● Active *New, Active: 2/1/2025 MLS ID: 20831891 | | | | | | | |
| 903 County Road 151 | Single Family | 3/2 | 2,050 sq ft | 65,340 | 1985 | 2/1/2025 | \$365,000 | \$178 |
| <p>This stunning 2,050 sqft move in ready home sits on a sprawling 1.5-acres, offering the perfect blend of comfort, functionality, & endless possibilities. Step inside to a bright and airy haven. Fresh paint & LVP flooring flow seamlessly throughout, creating a cohesive and stylish feel. The kitchen features granite countertops, new cabinets, all the essential appliances for culinary creation, and a walk in pantry. Updated bathrooms offer a spa-like retreat, while new windows usher in an abundance of natural light. Peace of mind comes standard with a brand new roof, electrical system, plumbing, and water heater - all meticulously updated for worry-free living. This property boasts a dream setup for hobbyists & tinkerers alike. A combo workshop, garage, and barn provides ample space for projects and storage, while a separate one-car garage offers additional parking or storage solutions. Unwind and embrace the breathtaking sunsets. Bring your family, bring your animals, bring your dreams!</p> <p style="text-align: right;"><i>Listing Courtesy of Real Estate Shoppe TX, LLC</i></p> | | | | | | | | |





New Listings: 50 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p>19 ● Active *New, Active: 1/24/2025 MLS ID: 20823542 1314 E Pecan St</p> | Single Family | 3/2 | 1,736 sq ft | 7,753 | 2022 | 1/24/2025 | \$335,000 | \$193 |
| <p>Better than new! This gently lived in home is loaded with extras and the kinks of new construction have been worked out for you! Enter through the beautiful glass & wood front door to the extended foyer. To the right of the foyer there are two spacious bedrooms with HUGE walk in closets & ceiling fans & a full bath in between. The living room features a gorgeous floor to ceiling tile fireplace with a cedar mantle & outlet for your TV. The living room is open to the kitchen & dining room. The kitchen is a chef's delight with quartz countertops, gas range, a huge island with upgraded faucet, an abundance of cabinet space, pretty custom accent paint color on the lower cabinets & a walk in pantry with glass door. Enjoy your morning coffee in the dining area that is graced with lots of windows that bring in an abundance of natural light. The primary bedroom is located on the back of the home & split from the secondary bedrooms for privacy. The primary bath features two vanities with quartz tops, pretty mirrors, a walk in shower, separate bathtub & large walk in closet. There is a 4 x 8 space off the kitchen that could be a pocket office or used for extra storage. The utility room boasts built in cabinets & a trendy tile floor. Luxury vinyl plank flooring in entry, living, dining, kitchen & hallways. Retreat to the backyard & entertain on the large covered patio rain or shine. The owner has added custom window coverings, Arlo doorbell, gutters, & landscaping! Fantastic location with walkability to downtown! Tons of storage! Come see this one today!</p> <p style="text-align: right;"><i>Listing Courtesy of Compass RE Texas, LLC</i></p> | | | | | | | | |
|  <p>20 ● Active *New, Active: 2/20/2025 MLS ID: 20849713 550 County Road 297</p> | Single Family | 6/6 | 3,870 sq ft | 2,405,383 | 2024 | 2/20/2025 | \$3,339,999 | \$863 |
| <p>Fabulous Sailer Resort Ranch property located along the 'Golden Corridor' growth path north of Aubrey Celina and just east of Lake Kiowa. Sailer Resort features a Grand Villa, Large ~4,500 sq ft. Outdoor Deck, Wedding Event Venue, Amazing Outdoor and Indoor Games and more for you to cherish your memories. Located in a serene private setting, this 55.22 acre fantastic piece of Texas does NOT have any deed restrictions and is away from the FEMA 100 year flood zone. Have fun or make money out of this FULLY furnished brand new resort while you hold the remaining land until the growth catches up to you. This can be a great investment opportunity for you or a group of visionaries for its numerous options such as your personal pleasure, short term rentals, events, outdoor gaming activities etc. We had just received approvals from short term rental and events platforms and are poised to enter the market soon. This 6 bed and 5.5 bath villa is designed in such a way that it can accommodate a decent size event upto ~120 guests in the living area if weather is non-cooperative outdoors. While you explore making the best out of the rentals and events, you can plan to split the raw land into parcels and offer to your closest ones along with incentivizing their stay or events at Sailer Resort. If your plan is to hold for a few more years, then the land value should grow much higher as a reactive market is happening from major residential developments nearby to Universal Studios Resort in the south to Billions of dollars Chip Plants to the east. Do not miss this fantastic opportunity to own a ranch of yours along with creating lifelong memories for your life!</p> <p style="text-align: right;"><i>Listing Courtesy of Douglas Elliman Real Estate</i></p> | | | | | | | | |
|  <p>21 ● Active *New, Active: 3/10/2025 MLS ID: 20867024 105 Palamino Dr</p> | Single Family | 4/2 | 1,972 sq ft | 8,407 | 2022 | 3/10/2025 | \$394,000 | \$200 |
| <p>Welcome to this immaculate, 4 bedroom, 2 bathroom brick home in like-new condition! The modern chef's kitchen features quartz countertops, stainless steel appliances, and a large island that overlooks the living area and a wood burning fireplace making it perfect for entertaining. The split floor plan creates a serene retreat for the primary suite. Barn doors lead you into the luxurious en-suite bathroom featuring a soaking tub, shower, dual vanities, and large walk-in closet. Each bedroom is generously sized, two have walk-in closets, providing comfort and privacy for the entire family. The home comes equipped with an energy-saving Nest Thermostat, security system, and Google doorbell for additional peace of mind. Outside, you'll find a professionally landscaped yard featuring in-ground sprinklers, stone retaining walls, and fully fenced in backyard with a covered patio that is perfect for relaxing and entertaining. Don't miss out on the opportunity to make this impeccable home yours.</p> <p style="text-align: right;"><i>Listing Courtesy of Prime Properties</i></p> | | | | | | | | |




New Listings: 50 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---|--|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  | 22 ● Active • <i>New, Active: 2/18/2025</i> <i>MLS ID: 20847449</i> | | | | | | | |
| 1011 Murphy St | Single Family | 5/3 | 1,935 sq ft | 6,926 | 2021 | 2/18/2025 | \$264,000 | \$136 |
| <p>Welcome to this beautiful 5-bedroom, 2.5-bathroom, 2-story home featuring an ideal layout with the primary suite conveniently located downstairs. The spacious master bedroom offers a private retreat, complete with a luxurious ensuite bathroom that includes a separate garden tub and shower, perfect for relaxation. Lrg walk-in closet. The heart of the home is the open-concept living, dining, and kitchen area, designed for both comfort and entertaining. The kitchen boasts ample counter space, large island and storage, flowing seamlessly into the dining and living areas for a warm, inviting atmosphere. Upstairs, you'll find four additional bedrooms, providing plenty of space for family, guests, or a home office. The 2-car garage offers convenience, while the scenic walking trail behind the home provides a peaceful outdoor escape. This house is offers in AS-IS condition. Don't miss the opportunity to make this stunning home yours—schedule a tour today! Look in Transaction Desk for Seller Finance Info</p> <p><i>Listing Courtesy of C-21 DEAN GILBERT, REALTORS</i></p> | | | | | | | | |
|  <p>More Photos Coming</p> <p>+ SOON. STAY TUNED</p> | 23 ● Active • <i>New, Active: 3/10/2025</i> <i>MLS ID: 20866625</i> | | | | | | | |
| 1436 E Broadway St | Single Family | 4/2 | 1,884 sq ft | 6,011 | 2023 | 3/10/2025 | \$2,150 mo. | \$1 |
| <p>Charming Single-Story Home Built in 2023 - Move-In Ready! This beautiful 4-bedroom, 2-bath home with 1,883 sq ft is nestled in the heart of Gainesville. The open living space flows into a modern kitchen with a nice size island and built-in cooktop. The lovely master suite has his and her closets and an ensuite bath. The 4th bedroom is flexible and can be used as an office, playroom, or whatever you need. Enjoy a simple, peaceful, country living with all the conveniences nearby. You're only a 5-minute walk to Tom Thumb grocery store and just minutes from dining, shopping, and downtown Gainesville. It's the perfect mix of quiet living with everything you need close by! 15 minutes south of OK and Winstar and an hour from Dallas and Frisco, offering both comfort and convenience.</p> <p><i>Courtesy of OmniKey Realty, LLC.</i></p> | | | | | | | | |
|  | 24 ● Active • <i>New, Active: 2/7/2025</i> <i>MLS ID: 20839444</i> | | | | | | | |
| 1448 County Road 260 | Single Family | 3/2 | 2,178 sq ft | 43,560 | 1979 | 2/7/2025 | \$369,000 | \$169 |
| <p>This home qualifies for ZERO DOWN PAYMENT. Welcome to this stunning remodeled home nestled on a spacious 1-acre lot in Gainesville, Texas! This move-in-ready property features 3 bedrooms, 2 bathrooms, plus a huge bonus room that can serve as a 4th bedroom, game room, or home office—offering incredible flexibility to suit your needs. Step inside to find a thoughtfully updated interior with new flooring, fresh paint, and modern fixtures throughout. The open-concept living area is bright and inviting, perfect for both relaxing and entertaining. The kitchen is a chef's dream, featuring quartz countertops, stainless steel appliances, new cabinetry, and a stylish backsplash. The primary suite is a true retreat, boasting an updated en-suite bathroom with a walk-in shower & dual vanities. Additional bedrooms are generously sized, and the bonus room provides endless possibilities for extra space. Outside, the charming covered front porch is perfect for enjoying your morning coffee or unwinding in the evening. The expansive 1-acre lot offers plenty of room for outdoor activities, gardening, or even adding a workshop or pool. Located just minutes from downtown Gainesville, this home offers the perfect mix of country living with convenient access to shopping, dining, and major highways. Don't miss out on this beautifully updated home—schedule your private tour today! All information here within deemed reliable but not guaranteed, buyer and buyers agent to verify.</p> <p><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>25 ● Active *New, Active: 2/14/2025 MLS ID: 20842684</p> <p>1374 Greenfield St</p> <p>This stunning maintained 4-bedroom, 2-bathroom home in Black Hill Farms offers 1,674 sqft of thoughtfully designed living space. Built in 2019, it features an open-concept floor plan with a spacious living area that flows seamlessly into a modern kitchen equipped with granite countertops, stainless steel appliances, and luxury vinyl plank flooring. The private owner's suite includes a garden tub, separate shower, dual sinks, and a large walk-in closet. Energy efficiency is a standout feature, with fully paid-off solar panels providing significant utility savings and an upgraded tankless water heater ensuring continuous hot water. The outdoor space is perfect for relaxation and entertaining, featuring a covered patio, a large wrought-iron fenced backyard ideal for children or pets, and a built-in natural gas connection for outdoor cooking. Additional upgrades include a video doorbell, TAEXX Tubes in the Wall pest control system, and a full gutter package. This beautiful move-in ready home also comes with a structural warranty with four years remaining, which is fully transferable to the new owner. Don't miss this incredible chance to own a well-maintained, energy-efficient home in a sought-after neighborhood. Schedule your showing today!</p> <p><i>Listing Courtesy of Real Estate Shoppe TX, LLC</i></p> | Single Family | 4/2 | 1,674 sq ft | 11,804 | 2019 | 2/14/2025 | \$339,000 | \$203 |
|  <p>26 ● Active *New, Active: 1/18/2025 MLS ID: 20815440</p> <p>1024 County Road 212</p> <p>Horse and livestock friendly! Come check out this beautiful property. Not only is there a lovely spacious home perfect for a family, there is also a 40 x 60 shop! This property has so much potential with sandy soils, a pond, and woods in the back of the property. You will never be bored again with all the hunting and fishing that is available right on your own land! Also, plenty of space for your horses and livestock to roam. Call today to set up an appointment and see it before it's gone!</p> <p><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p> | Single Family | 4/2 | 2,108 sq ft | 990,990 | 2019 | 1/18/2025 | \$599,000 | \$284 |
|  <p>27 ● Active *New, Active: 2/7/2025 MLS ID: 20829520</p> <p>104 Park Ln</p> <p>Introducing your dream home at Moss Lake. This custom built home with 3 bedrooms, 2 full baths, 1501 sq ft, seamlessly blends luxury, comfort and nature, offering an unparalleled living experience here at the lake. The 0.21-acre lot provides ample space for your dreams of a backyard oasis. Gas fireplace, eat-in kitchen, spacious laundry room, large master bedroom with ensuite bath, walkin closet. Kitchen has all the amenities to accommodate your small or large gatherings. The cozy gas fireplace located in Kitchen eat in area is ideal for those chilly days. Water filtration system, Safe room and storage area all located in the garage for your peace of mind. This home overlooks the 4.33 acre Community Park. Not to mention the leased Boat slip area this home comes with a floating T-Dock in deep water just out your back door. That's right, this adorable home also has a boat dock on the water, for all your swimming, boat toys, and enjoyment. The views all hours of the day are amazing. Lake life is just around the corner for you.</p> <p><i>Listing Courtesy of The Real Estate Station- Saint Jo</i></p> | Single Family | 3/2 | 1,501 sq ft | 9,147 | 2020 | 2/7/2025 | \$810,000 | \$540 |
|  <p>28 ● Active *New, Active: 1/28/2025 MLS ID: 20830678</p> <p>104 Bailey Ranch Dr</p> <p>Stunning Newly Constructed Home with Pond View & Premium Upgrades! Beautifully designed 3-bedroom, 2-bathroom residence with a dedicated office, offering modern elegance and thoughtful details throughout. The open-concept living area is perfect for entertaining, featuring a gourmet kitchen with a large island, upgraded cabinetry, and premium finishes. A split-bedroom layout ensures privacy, with a serene primary suite boasting a spa-like bath and spacious walk-in closet. Enjoy seamless indoor-outdoor living with a covered patio overlooking a large backyard, fully enclosed by a privacy fence. Custom window treatments, upgraded flooring, and designer touches add sophistication to every space. Situated in a prime location with scenic pond views and tranquil water feature, this home is just a short stroll from the community playground, making it ideal for families. Don't miss the opportunity to own this exceptional property, schedule your showing today!</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p> | Single Family | 3/2 | 1,804 sq ft | 8,407 | 2022 | 1/28/2025 | \$394,333 | \$219 |




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. |
|--|---|---------------|---------------------|------------------|------------|-----------|-----------------------|-------------------|
|  | 29 ● Active *New, Active: 3/3/2025 MLS ID: 20859501 | Single Family | 4/3 | 3,000 sq ft | 480,466 | 2022 | 3/3/2025 \$1,499,000 | \$500 |
| <p>1330 Jrc Rd</p> <p>Welcome to luxury ranch living in Gainesville, TX where modern elegance meets country charm. This exquisite barndominium estate spans 3000 sqft. of meticulously designed living space featuring 4 bedrooms, 3 bathrooms, office, and upstairs living space, blending high-end finishes with rustic sophistication. The open floorplan is perfect for entertaining. Nestled on 11 ag-exempt acres, this property is a haven for equestrians, featuring sandy loam soil, a state-of-the-art 5700 sqft horse barn with custom stalls, tack room, and wash bay, 130x180 outdoor arena with two 40x60 attached pens. Mare motel features 4 additional stalls with turnouts. Storage on both side of the home, are perfect to store your trailer, RV, or ATVs. Separate RV hook ups are also available. Expansive no climb fenced pastures, and unparalleled privacy make this a rare North Texas gem. Whether youâ??re a horse enthusiast or seeking an upscale retreat, this ranch is a dream come true. *this property is NOT in a 100 year or 500 year flood plain*</p> <p><i>Listing Courtesy of Real Estate Shoppe TX, LLC</i></p> | | | | | | | | |
|  | 30 ● Active *New, Active: 2/5/2025 MLS ID: 20836133 | Single Family | 4/2 | 1,817 sq ft | 11,979 | 2022 | 2/5/2025 \$2,300 mo. | \$1 |
| <p>1413 Red Barn Rd</p> <p>Welcome to this charming single-story home offering comfort and convenience in every corner. Boasting 4 spacious bedrooms and 2 full bathrooms, this home is perfect for families or those seeking extra space. The open floor plan creates a bright and airy living space, ideal for entertaining or relaxing with loved ones. The modern kitchen features a central island, perfect for meal prep or casual dining. Step outside to enjoy the covered patio, a great spot for outdoor dining or simply unwinding. A 2-car garage provides ample storage and parking. Donâ??t miss out on this wonderful home with all the features you need for everyday living!</p> <p><i>Courtesy of NTex Realty, LP</i></p> | | | | | | | | |
|  | 31 ● Active *New, Active: 1/24/2025 MLS ID: 20827093 | Single Family | 4/4 | 3,407 sq ft | 5,590,054 | 2018 | 1/24/2025 \$2,500,000 | \$734 |
| <p>1150 County Road 202</p> <p>Great stock farm located between Gainesville and Valley View, TX only one mile west of Interstate 35. Property hosts both Spring Creek and Willow Creek. Custom entry gate with electronic openers that allow access to the long driveway to the house. Thoughtfully designed custom home made for family enjoyment. Perched upon the highest point on the property, the home overlooks the Willow and Spring Creek bottoms below. The 2.64 acre fenced yard and cattle guard keeps the cattle far enough to avoid the smells, but close enough to enjoy the sight. The three car garage has ample room for your vehicles and side-by-side, while the concrete approach offers a place to play a little basketball. You'll notice right away that the wrap around porch along with the pool, hot tub, stone fire pit and cabana are the key features for outdoor living at the ranch. Also in the yard are two large, very nice chicken pens as well as a raised bed garden. The irrigation system keeps the yard healthy and green all summer. Just a short walk from the home is a new 40x60 all metal shop with drive-through doors, lighting, and ample number of 110v and 220v plugs. The home, built in 2018, has 3,407 square feet with 2 bedrooms and 2 bathrooms down stairs, and 2 bedrooms, 2 bathrooms, and a game room located upstairs. All common areas of the home have a vinyl plank wood-look flooring, while the bedrooms have carpet and the bathrooms have tile. 9' tall ceilings throughout the house, with large baseboards and crown moldings. The chef's kitchen is open to the living room, and has a large 5x8 granite topped island, a 4x7 walk-in pantry, a coffee bar, double oven and gas stove. The windows over look the valley as well as the pool area. The corner fireplace in the living room is sure to keep you warm on those cold winter nights. Go into the three car garage, and you will find a staircase that leads to secluded private office above the garage.</p> <p><i>Listing Courtesy of Mossy Oak Properties of Texas- Cross Timbers Land</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>32 ● Active *New, Active: 2/20/2025 MLS ID: 20849578</p> <p>345 N Morris St</p> <p>Welcome to 345 N Morris St, a beautifully maintained 2022-built home in Gainesville, TX. This modern residence offers 1,526 sq ft of well-designed living space, featuring 3 bedrooms and 2 full bathrooms, all set on a 0.215-acre lot. The open floor plan creates an ideal flow for both everyday living and entertaining, with the kitchen seamlessly connecting to the dining and living areas. The gourmet kitchen is equipped with high-end stainless steel appliances, a gas cooktop stove, and ample cabinetry, providing both style and function. The bright and airy living room features a cozy fireplace, enhancing the space and making it perfect for relaxing or hosting guests. Large windows throughout the home allow for an abundance of natural light, highlighting the modern finishes and contemporary design. The primary suite offers a comfortable retreat, with a walk-in closet and a well-appointed ensuite bathroom. The stone and brick exterior lends the home lasting curb appeal, while the private backyard offers plenty of potential for outdoor enjoyment. Located just 5 minutes from historic downtown Gainesville, residents enjoy easy access to local shopping, dining, and cultural events. Lake Ray Roberts and nearby parks offer plenty of opportunities for outdoor activities such as hiking, fishing, and boating. With quick access to I-35 and Highway 82, this home is perfectly positioned for those seeking a quieter lifestyle with convenient access to the Dallas-Fort Worth metroplex. This home offers an exceptional opportunity to enjoy modern living in a growing community. Don't miss the chance to make it yours? schedule your tour today!</p> <p><i>Listing Courtesy of Briggs Freeman Sotheby's Int'l</i></p> | Single Family | 3/2 | 1,526 sq ft | 9,365 | 2021 | 2/20/2025 | \$295,000 | \$193 |
|  <p>33 ● Active *New, Active: 1/29/2025 MLS ID: 20829823</p> <p>168 Mule Run</p> <p>Picture yourself or your short term rental guests sipping coffee from the front porch of these adorable country cottages while watching pink skies fade beyond Red River bluffs. A perfect opportunity for investors, multi-generational families, or anyone looking for a little extra space, two cozy metal homes grace this beautifully maintained 4 acre lot adorned by large oaks. The 2 bed, 1 bath main home was recently constructed in 2022 and showcases an aesthetic, bright, modern farmhouse interior with butcher block kitchen counters and vinyl plank flooring throughout. The second home is full of rustic charm and features an open kitchen area along with one bedroom and one bathroom. Both homes have spray foam insulation for superior utility efficiency! You cannot ask for a more private yet convenient location on a paved no-outlet road minutes from downtown Gainesville or Callisburg. Additional outbuildings include a 20X26 shop and multiple storage sheds. No restrictions and plenty of room for RV pads, cabins, or your dream home. Callisburg ISD!</p> <p><i>Listing Courtesy of eXp Realty</i></p> | Single Family | 3/2 | 1,000 sq ft | 174,240 | 2022 | 1/29/2025 | \$439,900 | \$440 |
|  <p>34 ● Active *New, Active: 1/22/2025 MLS ID: 20820174</p> <p>212 Hilltop Dr</p> <p>MAGNIFICENT LAKESIDE LUXURY in this astonishingly designed home ideally situated on 1 acre of the finest 400' waterfront locations on beautiful Moss Lake. An expansive open concept with soaring ceilings and walls of windows maximizes the panoramic views and blends indoor and outdoor spaces. This home is set up perfectly for large scale entertaining or everyday living. The gorgeous gourmet kitchen is a chef's delight with state of the art appliances, custom cabinetry and heated floors has a huge hidden pantry that also serves as a safe room. Just off of the kitchen is an all glass wine room for the ultimate wine enthusiast. The primary suite is a true retreat with a picturesque view of the lake and easy access to the outdoor fireplace and beach area down by the water. Primary bath offers heated floors, a steam shower, custom closet and coffee bar. Just off of the primary bedroom is a staircase that leads to a gym, quiet office and lounge space with balcony overlooking the lake. 3 spacious guest bedrooms are on the lower level with exceptional views, each with their own sliding door to the terrace, beautifully appointed bathrooms and individual thermostats. Upstairs is a kid's dream game room with a kitchen area, theatre room, bunk room with 8 queen beds and a loft. The oversized garage can hold at least 4 vehicles and has heated floors to keep your boat or toys climate controlled during the cooler months. The outdoor living spaces are truly unparalleled offering breathtaking views of the water from pretty much anywhere whether you are on the terrace of the house sitting at the outdoor living and kitchen area, by the fire pit or down by the Wahoo dock. The seller contracted this home himself and spared no expense on construction of this beauty and built it to be their forever home but life led them a different direction. Far too many amenities to list...take a look for yourself at the love and quality put into the construction of this ONE OF A KIND MASTERPIECE!</p> <p><i>Listing Courtesy of Prime Properties</i></p> | Single Family | 5/6 | 8,200 sq ft | 43,560 | 2016 | 1/22/2025 | \$4,800,000 | \$585 |





New Listings: 50 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---|---|---|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p>35 ● Active *New, Active: 12/31/2024 <i>MLS ID: 20804778</i></p> <p>277 County Road 182</p> <p>Single Family 3/2 2,717 sq ft 1,484,960 1983 12/31/2024 \$2,495,000 \$918</p> <p>PRISTINE EQUINE ESTATE House completely renovated in 2020-21 including exterior painting. Immaculately maintained! 10-ft ceilings, custom wood beams though out the house. 2 new AC units + water heater. Huge, light and bright family room with plantation shutters, WB fireplace, wood interior doors + engineered wood flooring. CHANDLER CUSTOM KITCHEN, quartz countertops, copper stove vent + farm sink in addition to the nice exposed brick backsplash. A BEAUTIFUL MODERN FARM HOUSE. 3 oversized bedrooms +2 full baths. Custom master bath cabinets w-quartz countertop, natural stone sinks and oversized shower. Lots of cabinet space throughout. Wood back deck with fenced in back yard and large outdoor firepit. Amazing back covered patio over looking the sparkling pool with private yard. Workspace area in garage. Pipe fenced and cross fenced. Barn 1: Fully insulated, 10 12x12 stalls, automatic waters, three panel corner feeders, fly system, 2 new wash racks with hot-cold water, tack room w-washer-dryer, storage attic. 2020 renovated 1-bdrm apt w-bathroom. Barn 2: 6 12x12 stalls, tack room and wash rack. Runs in connection to stalls. Shed 14X32, Round pen 50in with viewer stand built in 2021. Solid wood and metal frame imported footing. 2 swivel tie-poles. 5 turnouts with automatic water and pipe fence. 2 paddocks-runs in connection to barn 2. Indoor arena 80x120, imported footing built for reining, screens from 2022. Outdoor arena 130x250, imported footing built for reining. Huge driveway with lots of room for horse trailers and equipment etc., established in 2020. 20 feet wide automatic entry gate installed in 2020. 3 big pipe fenced pastures with automatic waters and big creosote sheds. More acres open for pasture with automatic water. Additional unused acres with pond. Beautiful pecan and oak trees throughout the whole property. Nice Quiet Neighbors! Property was appraised in December 2024. Appraisal available upon request. Buyer-Buyer Agent to verify all information herein.</p> <p><i>Listing Courtesy of CLARK REAL ESTATE GROUP</i></p> |  <p>36 ● Active *New, Active: 2/17/2025 <i>MLS ID: 20836985</i></p> <p>104 Fair Ave</p> <p>Single Family 3/2 1,638 sq ft 11,935 2019 2/17/2025 \$295,000 \$180</p> <p>This charming 3-bedroom, 2-bath home sits on a spacious lot with a generous backyard, offering privacy and versatility. The open floor plan features a bright, inviting living area and a modern kitchen with ample cabinet space. The primary suite provides a relaxing retreat with a private bathroom, while the additional bedrooms are split from the primary for added privacy. Enjoy the convenience of an attached garage and a prime location near schools, parks, and amenities. Don't miss this fantastic opportunity.</p> <p><i>Listing Courtesy of PREMIERE REAL ESTATE</i></p> |  <p>37 ● Active *New, Active: 1/20/2025 <i>MLS ID: 20822034</i></p> <p>1271 Fm 3496</p> <p>Single Family 5/5 4,182 sq ft 2,663,694 2001 1/20/2025 \$3,499,995 \$837</p> <p>Dream Ranch on 61+ Acres with Luxury Amenities and Scenic Beauty! Experience the ultimate in secluded ranch living on this stunning 61.15-acre property. Surrounded by beautiful live oaks and mature pecan trees, this ranch offers privacy, improved pastures ideal for livestock, and a setting that captures the essence of natural beauty. The wooded acreage has beautiful hardwood trees and can be used as your private recreational space or if you're so inclined, partially cleared to provide additional pasture. The centerpiece of the property is a meticulously remodeled 4,182 sq. ft. home with 5 bedrooms and 5 bathrooms, including 4 ensuite bedrooms for added comfort and privacy. High-end appliances, elegant finishes, and spacious living areas make this home perfect for family living and entertaining. This ranch is designed to provide both luxury and practicality, with every amenity needed to enjoy an active ranch lifestyle in comfort. From the cozy outdoor fire pit to the well-appointed living spaces, this property is a true sanctuary that combines the best of rural living with sophisticated amenities. For the equine lover there is a beautiful Barn with 5-12x12 stalls and a 912 SF, fully furnished apartment perfect for a caretaker, trainer or as guest accommodations and a 125x200 outdoor riding track. Don't miss the chance to make this dream ranch your own! where comfort, style, and the great outdoors come together. There's a reason for its name!</p> <p><i>Listing Courtesy of Lake & Country 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. |
|---|---|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  | 38 ● Active • <i>New, Active: 2/22/2025</i> MLS ID: 20851638 | | | | | | | |
| 929 S Dixon St | Single Family | 3/2 | 2,493 sq ft | 30,971 | 1961 | 2/22/2025 | \$332,500 | \$133 |
| <p>Move-In Ready Home in Gainesville, TX â?? Beautifully Updated & Waiting for Its New Owner! This charming home has been freshly updated and is ready for you to move right in! Featuring brand-new carpet, beautiful wood flooring, and granite countertops, it offers both comfort and modern convenience. The kitchen is equipped with a new dishwasher and microwave, and the brand-new roof adds extra peace of mind. With a bright and open layout, natural light fills every room, creating a warm and inviting atmosphere. The oversized garage provides plenty of storage, while the outdoor space is perfect for gardening, entertaining, or simply relaxing. Located in the North Texas Groundwater Conservation District, this home is also close to parks, schools, and all the conveniences of town. Seller will credit Buyers \$2000 towards closing cost so donâ??t miss out on this fantastic home! Check out the 3D virtual tour and also schedule your in person tour today.</p> <p><i>Listing Courtesy of ERA Empower Realty LLC</i></p> | | | | | | | | |
|  | 39 ● Active • <i>New, Active: 1/15/2025</i> MLS ID: 20784425 | | | | | | | |
| 6647 Fm 678 | Single Family | 4/3 | 3,330 sq ft | 2,253,794 | 1983 | 1/15/2025 | \$2,990,000 | \$898 |
| <p>Prime 51.74-Acre Equine Facility! This expansive equine property offers an unparalleled opportunity for horse enthusiasts, livestock operations, or those looking for a recreational business venture. With easy access and excellent visibility, it offers everything you need for business or personal use, and itâ??s ready for its next chapter! Key features include location and accessibility, an indoor arena and facilities, barns and stalls, livestock facilities, additional storage buildings, residential living quarters and 1,250' of prime road frontage. Conveniently located for travel to DFW and OKC, making it an ideal spot for competitive equine or livestock events. 115 x 265 Indoor arena is ideal for year-round training or events. 3-2,400-gallon tanks provide water for the arena. Separate restrooms and 14 RV hookups with 30-amp connections for guests or event participants. Water well and RV clean-out facilities for added convenience. 120x80â?? Show Barn has 16 stalls. A 2nd 50x90â?? barn with 18 portable 10x10 stalls is great for temporary use, events, or additional storage. 100x20â?? hay storage shed can be adapted for a variety of needs. 8-50x40â?? holding pens connect to a central alleyway for seamless livestock movement. Three pastures accessible via the alley are perfect for grazing or turn-out. 15x200â?? outdoor rectangular pen and a 130-foot octagonal pen for working livestock. 50x50â?? equipment shed for tractors, trailers, or other large tools. The Main House (3,330 SF) is a spacious, 4-bedroom, 3-bath retreat with a pool. Secondary living quarters are available for staff or as additional family accommodation. Why This Property? Turnkey opportunity, great growth potential, exceptional access and location!! Don't Miss This Unique Opportunity. Whether you're an equine professional, livestock operator, or event organizer, this property offers endless possibilities. Contact us today to schedule a private showing and explore this exceptional equine facility.</p> <p><i>Listing Courtesy of Lake & Country Realty, LLC</i></p> | | | | | | | | |
|  | 40 ● Active • <i>New, Active: 1/20/2025</i> MLS ID: 20811772 | | | | | | | |
| 1013 Vintage Ave | Single Family | 4/2 | 2,004 sq ft | 5,488 | 2009 | 1/20/2025 | \$320,000 | \$160 |
| <p>Charming 4-bedroom, 2-bathroom residence located in a desirable neighborhood. The features of this home are truly impressive and won't be missed. As you step through the entrance, you'll immediately appreciate the elegant arched doorways and the spacious open layout, which includes a formal dining area. The kitchen is equipped with abundant storage options and granite countertops throughout. In the master bedroom, you'll be greeted by generous natural light streaming in through sizable windows. The en-suite bathroom boasts both a separate shower and bathtub along with an exquisite walk-in closet. This home provides ample space for entertaining guests indoors or outdoors. Spend your evenings on the covered patio with loved ones or simply relax after a hectic day.</p> <p><i>Listing Courtesy of Texas Homes and Land</i></p> | | | | | | | | |



New Listings: 50 (cont.)

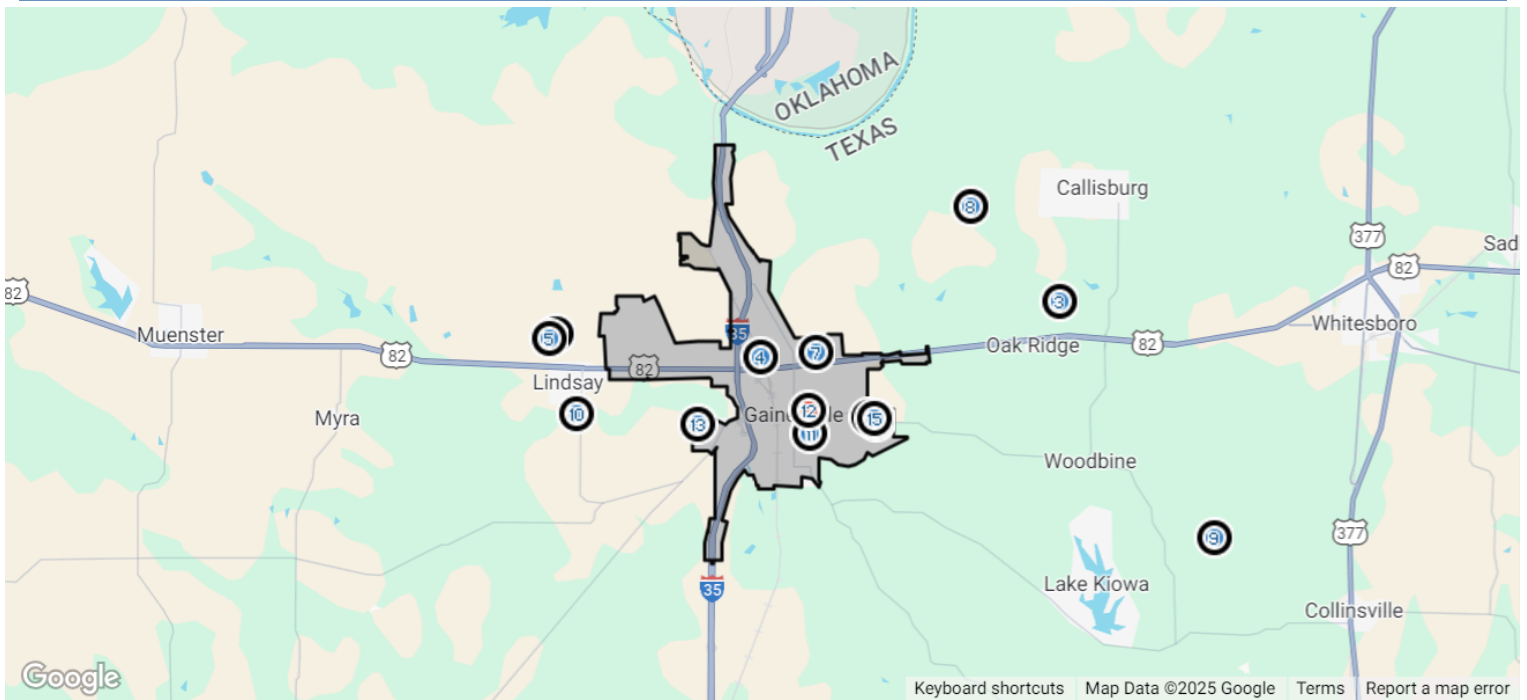
| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p>41 ● Active *New, Active: 3/4/2025 <i>MLS ID: 20860421</i></p> <p>504 Aspen Rd</p> <p>Location! Location! Location! Welcome to this charming 4 bedrooms 3 full baths family home nestled in a highly desired neighborhood. Boasting privacy with no neighbors behind, this residence offers ample space and comfort for your family! Inside, you will find spacious bedrooms and a well-thought-out floorplan, perfect for both everyday living and entertaining. The property also offers features a wood burning fireplace, convenient storage building for all your organizational needs. While the covered patio provides a great outdoor space, it offers an exciting opportunity for you to all your personal touch and make it your own. Don't miss this gem!</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p> | Single Family | 4/3 | 1,944 sq ft | 13,503 | 1975 | 3/4/2025 | \$290,000 | \$149 |
|  <p>42 ● Active *New, Active: 2/13/2025 <i>MLS ID: 20843140</i></p> <p>508 Aspen Rd</p> <p>Welcome to this stunning three-bedroom, two-bath home featuring a spacious open-concept floor plan designed perfectly for modern living. The split-bedroom arrangement offers privacy, with a luxurious primary suite that boasts a private bath for ultimate relaxation. The beautifully updated kitchen and bathrooms showcase stylish finishes with granite countertops and stainless appliances. while elegant travertine flooring flows throughout the home. Step outside to the walkout covered patio overlooking the sparkling in ground pool....perfect for entertaining friends and family. Don't miss this exceptional home that blends comfort, style, and outdoor enjoyment for any size family!</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p> | Single Family | 3/2 | 2,094 sq ft | 12,763 | 1973 | 2/13/2025 | \$385,000 | \$184 |
|  <p>43 ● Active *New, Active: 3/3/2025 <i>MLS ID: 20858987</i></p> <p>1305 Belmont St</p> <p>Welcome to your new home. This beautiful home has four spacious bedrooms with two full baths and two driveways for a ton of parking in the front and back with three car garage space. Huge family room and a very large kitchen with lots of cabinets and storage space throughout the home for all of your entertaining needs. This laundry room is huge also with a ton of cabinets to combine as a walk-in pantry. Paint has been freshened up on the interior and new flooring installed as well. The backyard has tons of room for any projects you may have. Also there is a greenhouse for your gardening needs. Workshop has shelving, a sink, electric and a window AC unit for when it gets hot in the summer. An additional room next to workshop for storage...even comes with a rainwater collection system. This home is like its own in-town homestead with all you need and even allows chickens. Fully fenced backyard with lots of concrete with room for your RV.</p> <p><i>Listing Courtesy of DHS Realty</i></p> | Single Family | 4/2 | 1,824 sq ft | 10,890 | 1956 | 3/3/2025 | \$250,000 | \$137 |
|  <p>44 ● Active *New, Active: 1/25/2025 <i>MLS ID: 20827033</i></p> <p>1007 E Broadway St</p> <p>Beautiful!!! This Spacious 4 Bedroom Home Will Sell Fast!!! Come inside and FALL IN LOVE! Newly Remodeled does not justify this fully gutted and rebuilt 4 bedroom home. NEW EVERYTHING!> Plumbing, Electricity, Foundation, Windows, Roof, Walls, Floors, AC, Appliances. Durable Hardie Cement Siding could save you on the ever rising cost of homeowners insurance! Stunning Laminate Flooring. Luxurious Quartz Countertops in Kitchen and Bath and Elegant Marble Tile in both Bathrooms. Good Sized Rooms with Large Closets and Nice Laundry Room with Full Size WD Hookups. House is all Electric. High Ceilings and Open Living Area. Ceiling Fans in Every Bedroom. Excellent Location!! Walking distance to Downtown, Churches, Businesses, Gainesville's Dog Park and Jack in the Box! What else could you need?! 10 miles from the famous Winstar Casino and nearby lakes, rivers and entertainment. Gainesville has so much goodness to offer.</p> <p><i>Listing Courtesy of Fathom Realty, LLC</i></p> | Single Family | 4/2 | 1,764 sq ft | 5,445 | 1930 | 1/25/2025 | \$287,900 | \$163 |

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>45 ● Active *New, Active: 12/26/2024 <i>MLS ID: 20802814</i></p> <p>1438 E Broadway St</p> <p>Single Family 3/2 1,883 sq ft 7,013 2023 12/26/2024 \$280,000 \$149</p> <p>Looking for a home built in 2023 with a country living an hour away from the DFW metroplex. This cozy corner lot home offers an open-concept perfect for family gatherings, kitchen island with built-in cooktop, 42-inch white kitchen cabinets, backsplash in the kitchen makes it look elegant, granite counters throughout, full size laundry room and much more. Enjoy the low maintenance home that comes with a 2023 home, low energy bills, and No HOA. move-in ready. Survey available.</p> <p><i>Listing Courtesy of Rendon Realty, LLC</i></p> | | | | | | | | |
|  <p>46 ● Active *New, Active: 2/26/2025 <i>MLS ID: 20855023</i></p> <p>1285 Clark Rd</p> <p>Single Family 3/2 1,444 sq ft 48,351 1982 2/26/2025 \$280,000 \$194</p> <p>Owner Finance Home! Perfect atop a scenic hill just 20 minutes from Denton, this charming home offers breathtaking views and a peaceful retreat from the city. Three bedroom two baths with an office. Kitchen remodeled recently with SS appliances. The expansive front deck, shaded by majestic oak trees, is perfect for relaxing or entertaining while soaking in the beauty of nature. Behind the home, you'll find ample storage space, a chicken coop, and dedicated parking for an RV or boat. Conveniently located just 15 minutes from Ray Roberts Lake, this hidden gem offers both tranquility and accessibility. Plus, owner financing is available with very flexible terms! Don't miss this incredible opportunity!</p> <p><i>Listing Courtesy of Real Estate Reformation</i></p> | | | | | | | | |
|  <p>47 ● Active *New, Active: 1/15/2025 <i>MLS ID: 20800298</i></p> <p>1911 College St</p> <p>Single Family 3/2 1,880 sq ft 13,242 1966 1/15/2025 \$315,000 \$168</p> <p>MOVE IN READY! Charming Newly Updated Home in Bonner Hills Subdivision, Gainesville, TX Welcome to this beautifully updated 3-bedroom, 2-bath home in the highly sought-after Bonner Hills subdivision! Freshly painted throughout including kitchen cabinets and featuring three new doors, all windows installed four years ago. This home offers a clean, modern aesthetic with a perfect balance of comfort and style. The spacious layout includes two generously sized living areas, ideal for both relaxation and entertaining. The main living room features a cozy fireplace, setting the stage for intimate nights in, while the second living space offers versatile options for a home office, playroom, or family gatherings. The kitchen shines with sleek granite countertops and a functional pantry, perfect for meal prep and a small Island for two. All three bedrooms are generously sized, with walk-in closets in each for plenty of storage. Two distinct dining areas provide great flexibility: a cozy dining nook for casual meals, and a formal dining area for hosting family dinners or special occasions. Whether you're entertaining guests or enjoying a quiet meal, you'll have ample space for every occasion. A bright, inviting sunroom lets in natural light, offering a peaceful retreat with views of the expansive backyard - perfect for your morning coffee or unwinding at the end of the day. This home is move-in ready and offers a fantastic opportunity to live in a peaceful neighborhood, with easy access to local amenities and the charm of downtown Gainesville. Don't miss out on this must-see property! Located in the peaceful Bonner Hills neighborhood, this home is move-in ready and offers easy access to local amenities and downtown Gainesville. Don't miss out - schedule a showing today!</p> <p><i>Listing Courtesy of Real Broker, LLC</i></p> | | | | | | | | |
|  <p>48 ● Active *New, Active: 1/28/2025 <i>MLS ID: 20829586</i></p> <p>1604 Diamond Cir</p> <p>Single Family 3/2 1,288 sq ft 4,791 2005 1/28/2025 \$235,000 \$182</p> <p>This Duplex Unit is 1288' with 3 bedrooms, 2 baths and an enclosed garage. Recent updates. Currently Lease for \$1600 Monthly. Sells AS IS...NO CONTINGENCIES related to Financing, Inspections or Appraisals and NO OPTION PERIOD. Prospective Buyers may have the home Inspected or Appraised prior to executing a Contract at their own expense. 10% Non-Refundable Deposit required upon execution of the Contract. Remaining Balance is due 30 days following the execution of the Contract by 5:00pm at Sendera Title in Aubrey TX, by Cash, Financing or a combination of Both.</p> <p><i>Listing Courtesy of David Elkins Real Estate</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>49 ● Active • <i>New, Active: 1/24/2025</i> <i>MLS ID: 20825911</i> 410 S Grand Ave</p> | Single Family | 4/3 | 2,109 sq ft | 12,588 | 1956 | 1/24/2025 | \$305,000 | \$145 |
| <p>Come see this beauty! This property has been completely remodeled from the bottom up, with spacious bedrooms and two living areas to entertain your guests. Two primary bedrooms with their own bathrooms, brand new kitchen with granite countertops and wide formal dining area. New HVAC unit and windows, too!</p> <p><i>Listing Courtesy of Monument Realty</i></p> | | | | | | | | |
|  <p>50 ● Active • <i>New, Active: 2/26/2025</i> <i>MLS ID: 20855968</i> 2317 Jodi Ln</p> | Single Family | 3/2 | 1,619 sq ft | 6,490 | 2004 | 2/26/2025 | \$267,000 | \$165 |
| <p>Well maintained home located on the edge of town with views of pastures with cows. You will be pleasantly surprised by the size of the rooms. One of the guest bedrooms is separate from the other 2 bedrooms and has a bathroom right there making it the perfect guest space. The wood privacy fenced backyard has a covered patio for your entertaining or relaxing needs. HVAC replaced approx 2022. New roof approx 3 years ago. Come take a look! Buyer and Buyer's Agent to verify any and all information provided by Seller and Seller's Agent.</p> <p><i>Listing Courtesy of Ritchey Real Estate Group</i></p> | | | | | | | | |



Pending: 15

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
|--|-----------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|



| | | | | | | | | | |
|---|----------------------|--------------------------------|------------------|-------------|-------|----------|-----------|-----------|-------|
| 1 | Pending | <i>Pending as of 3/16/2025</i> | MLS ID: 20721480 | | | | | | |
| | 708 Juneau St | Single Family | 3/2 | 1,860 sq ft | 5,967 | 9/5/2024 | \$351,075 | 3/16/2025 | \$189 |

As you walk through the foyer, to the left, the second and third bedrooms are perfectly situated for a private guest getaway. On the right, utilize the flex room for a home office, craft room or play area for young kids. This unique space offers the chance to customize your home to fit the needs of your family. Continuing through to the open kitchen, the extended countertops and island are the ideal workspace for anything from a simple family dinner to a culinary masterpiece. A walk-in pantry with two walls of storage means maximum space for all your snacks and ingredients. Situated in the back corner, the owner's suite is the epitome of space and comfort. With a door right off the family room, this bedroom gives you a lot of natural light and easy access to the outdoor covered patio. A double-sink vanity means you'll never have to share space again. Complete with a stand-up shower, tub, and walk-in closet, this space has all the amenities for ideal living.

Listing Courtesy of NTex Realty, LP







| | | | | | | | | | |
|---|----------------------------|--------------------------------|------------------|-------------|--------|-----------|-----------|-----------|-------|
| 2 | Pending | <i>Pending as of 3/15/2025</i> | MLS ID: 20849655 | | | | | | |
| | 135 County Road 466 | Single Family | 3/3 | 2,331 sq ft | 66,211 | 2/23/2025 | \$635,000 | 3/15/2025 | \$272 |





WOW! Come see this meticulously maintained, like-new home full of luxurious upgrades. Seize this rare opportunity to reside in Lindsay ISD, on a cul de sac, surrounded by land and beautiful homes. This home was completed in October 2022 and situated in the county. It features elegant wood flooring, plantation shutters, high-end appliances, soft close cabinetry, eight-foot doors, and so much more. Situated on 1.5 acres with a beautiful, covered porch to take in the views. This home offers ample room for customization, whether you desire a pool or a workshop. Pre-installed hookups for an RV or workshop are also included. Additionally, this fully foam-encapsulated home is equipped with a three-zone AC system for optimal comfort and energy efficiency. Visit this stunning home and make an offer!

Listing Courtesy of Real Estate Station LLC









Pending: 15 (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 3/11/2025 <i>MLS ID: 20619207</i></p> <p>1219 County Road 147</p> <p>Country Living at it's finest! Amazing property with so much to offer! Solid construction build with 2x6's, 24 inch foundation, newer slate tile roof, marble windows throughout, 4 zone HVAC, Cedar lined closets, newer insulation garage doors, huge built in gun safe room in the office closet. Custom built with so much attention to detail, huge bedrooms, each with it's own ensuite bathroom, a sunroom that can be used as an add living or dining area, large living room with vaulted ceiling, an abundance of cabinets and closet space, and beautiful views out every window! 50 x 75 workshop with 220 electric and concrete floors, as well as an additional garage area. This home additionally offers well water to use as needed. Bring your horses and put your personal touch to update this phenomenal property to reflect your own style.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p> | Single Family | 3/5 | 4,141 sq ft | 382,021 | 5/16/2024 | \$850,000 | 3/11/2025 | \$205 |
|  <p>4 Pending • Pending as of 3/10/2025 <i>MLS ID: 20843938</i></p> <p>1325 Witherspoon St</p> <p>This beautifully remodeled home is a true gem. The real hardwood floors add warmth and elegance throughout. The open-concept layout is perfect for daily and entertaining, featuring a spacious living area with a vaulted ceiling, and a cozy electric fireplace. The chef's kitchen boasts sleek stainless steel appliances, including a bonus refrigerator and custom cabinets complemented by luxurious granite countertops. The master suite offers a private retreat with an expansive bathroom featuring frameless shower doors and a large walk-in closet. Outside, the fenced-in front yard offers privacy, and the oversized driveway provides ample space for parking. Every detail of this home has been thoughtfully updated, inside and out, making it an actual turnkey property.</p> <p><i>Listing Courtesy of Unistar Properties</i></p> | Single Family | 3/2 | 1,627 sq ft | 5,458 | 2/16/2025 | \$275,000 | 3/10/2025 | \$169 |
|  <p>5 Pending • Pending as of 3/10/2025 <i>MLS ID: 20863549</i></p> <p>115 Mustang Dr</p> <p>This is a Beautiful, 2-year-old construction in Bailey Ranch Estates that is move in ready. Home shows like a model home and in immaculate condition. 1437 sqft. Ultra home, Sun floor plan with 3 bedrooms, 2 bathrooms and 2 car garage plus a pocket study. Upgrades include rectangle sinks in bathrooms, large master walk in closet and blinds throughout the home. Kitchen has gorgeous stainless-steel appliances, granite counters and large island. This home is located in the back of a new subdivision that was completed at the end of 2022. The neighborhood is very quiet and peaceful allowing you to enjoy sitting on your covered porch in the front or the rear of the house. There is a large back yard that is fully enclosed by a privacy fence that resides on a .193 acre lot. Situated in a prime location with access to Hwy 82 and only 4 miles to I-35. The neighborhood has a scenic pond upon entrance into this subdivision and the home is just a short stroll from the community playground.</p> <p><i>Listing Courtesy of My Castle Realty</i></p> | Single Family | 3/2 | 1,437 sq ft | 8,407 | 3/7/2025 | \$306,000 | 3/10/2025 | \$213 |
|  <p>6 Pending • Pending as of 3/9/2025 <i>MLS ID: 20721648</i></p> <p>702 Juneau St</p> <p>Walking into the grand foyer youâ€™ll find yourself right at the entrance of the kitchen. The private office in the front of the home can be easily utilized as a den for reading and relaxing. Through the kitchen, youâ€™ll find the cabinets open to the dining and living rooms at the heart of the home. A corner pantry gives you plenty of storage. To the right of the dining room lies the 2-bedroom wing. These rooms offer plenty of space with the convenience of their own full bathroom. The ownerâ€™s suite is nicely situated in the back corner with its own hallway to create the feel of your own private getaway. This floor plan offers one of our largest walk-in closets. convenient mud room is located off the garage.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p> | Single Family | 3/2 | 1,998 sq ft | 6,098 | 9/5/2024 | \$358,850 | 3/9/2025 | \$180 |

Pending: 15 (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 3/9/2025 <i>MLS ID: 20750948</i></p> <p>1212 Belmont St</p> <p>Single Family 4/2 1,578 sq ft 10,890 10/10/2024 \$265,000 3/9/2025 \$168</p> <p>This property has been completely remodeled and is ready for you to entertain your guests! Two primary bedrooms and a brand new kitchen with granite countertops for your family to enjoy, come see it before it's gone! New HVAC unit, flooring and windows.</p> <p><i>Listing Courtesy of Monument Realty</i></p> | | | | | | | | |
|  <p>8 Pending • Pending as of 3/7/2025 <i>MLS ID: 20779016</i></p> <p>456 Center Hill Rd</p> <p>Single Family 3/2 2,758 sq ft 321,908 11/20/2024 \$719,900 3/7/2025 \$261</p> <p>Deep in the heart of Callisburg lies a sought after subdivision known as Center Hill Estates!! Searching for Callisburg ISD, this is the one you've been waiting for on the beautiful and paved Center Hill Road. This property spans 7.39 acres and boasts a 2758sf Austin stone and brick home built in 2000, a 45x30 shop with added RV or implement parking overhang, a small barn, and more. Driving in, you're greeted with scenic treed views, a white, vinyl 3 rail fence and a paved driveway that leads you to the house and shop. The warmth this 3bed, 2bath home offers is immediate as you step onto the large, covered front porch and walk inside. This single owner home built on a red steel frame offers a blend of carpet & tile, neutral color selections, a beautiful gas fireplace along with oversized rooms, ample storage, a large primary bath with a huge walk-in closet, and a spacious kitchen. An insulated shop with propane heat is an added perk as it's decked out for extra parking, storage, a sizable workshop, and a utility room that offers a sink, toilet, shower, plus a washer and dryer. There's even a large overhang bay for RV or toy parking and both indoor and outdoor RV hook ups. Metal roof original to home, two, newer AC units, and new garage doors replaced after storm. Cooke County is a rapidly growing area of North Texas with Gainesville serving as the County Seat. Callisburg is a small community on the eastern edge of the County and is an easy commute towards Sherman-Denison to the East or I-35 to the West. Approx 80 miles north of DFW.</p> <p><i>Listing Courtesy of THE REAL ESTATE COMPANY</i></p> | | | | | | | | |
|  <p>9 Pending • Pending as of 1/12/2025 <i>MLS ID: 20495165</i></p> <p>1408 County Road 263</p> <p>Single Family 4/2 1,790 sq ft 226,512 12/15/2023 \$189,900 1/12/2025 \$106</p> <p>A place that offers many possibilities at affordable price on 5 Acres Home GarageShop easy flip for Investors Deal of the Year! Near shops, lakes, casinos, and outdoor activity venues for fishing, swimming, hiking, backpacking and camping in every direction Located in a place where there is temperate weather with scenic views. It has an enviable location between the Hwy 35, 82, 377 so many things to do on this property, This property is located very close to Winstar World Casino off California St. Hwy35 into 678 which is slated to directions to anywhere DONT MISS OUT ON THIS OPPORUNTIY TO BUY AT A GOOD PRICE! Call Today for private showing or tour</p> <p><i>Listing Courtesy of RE/MAX FIRST REALTY</i></p> | | | | | | | | |
|  <p>10 Pending • Pending as of 3/4/2025 <i>MLS ID: 20770655</i></p> <p>75 County Road 3630</p> <p>Single Family 3/2 2,171 sq ft 43,560 11/4/2024 \$494,900 3/4/2025 \$228</p> <p>Welcome to this stunning 3-bedroom, 2-bath home in the highly sought-after South Ridge Estates. Set on over an acre of picturesque land, this property offers both space and privacy with beautiful views from every angle. Inside, you'll find an open floor plan featuring a cozy fireplace, perfect for gathering on cooler nights, and a formal dining room ideal for hosting family dinners or special occasions. Elegant primary bedroom with ensuite, large walk-in closet, the two guest bedrooms are on opposite side of home with a large guest bathroom, bedrooms also have large walk-in closets. The property also boasts a new rook, new water heater, new HVAC, detached workshop, providing ample room for hobbies or storage, and a tornado shelter in garage for added peace of mind. This home combines comfort, functionality, and charm, making it a rare find in a desirable neighborhood. Don't miss the chance to make it yours! Multiple Offers Please Send Best & Final Offer By Friday the 21st by 6 pm,</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p> | | | | | | | | |

Pending: 15 (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 2/17/2025 <i>MLS ID: 20829579</i></p> <p>1606 Diamond Cir Single Family 3/2 1,288 sq ft 4,791 1/28/2025 \$198,000 2/17/2025 \$154</p> <p>\$100,000 IS THE OPENING BID FOR UNIT 1606 SELLING IN A LIVE AUCTION ON FRIDAY, FEBRUARY 14TH AT 12:00 NOON. Registration begins at 9am. Selling both Units, 1604 and 1606 of this Duplex located on Diamond Circle in Emerald Village. BUY EITHER UNIT OR BUY BOTH. Each Unit is 1288' with 3 bedrooms, 2 baths and an enclosed garage. Sells AS IS...NO CONTINGENCIES related to Financing, Post Sale Inspections or Appraisals and NO OPTION PERIOD. Prospective Buyers may have the home Inspected or Appraised prior to the Auction at their own expense. 10% Buyer's Premium will be added to the High Bid to constitute the Total Contract Price. Buyer's Premium is paid the day of the Auction by Cash or a Personal or Business Check will be accepted when accompanied by a Bank Letter of Guarantee or other Proof of Funds. Remaining Balance is due on Thursday, March 20, 2025 by 5:00pm at Sendera Title in Aubrey TX, by Cash, Financing or a combination of Both.</p> <p><i>Listing Courtesy of David Elkins Real Estate</i></p> | | | | | | | | |
|  <p>12  Pending *Standard Sale, Pending as of 2/11/2025 <i>MLS ID: 20829527</i></p> <p>407 Meadow Dr Single Family 3/2 1,538 sq ft 10,206 1/28/2025 \$160,000 2/11/2025 \$104</p> <p>This 3 bedroom 2 bath home is ready for sale. Great opportunity!</p> <p><i>Listing Courtesy of Vylla Home</i></p> | | | | | | | | |
|  <p>13  Pending *Pending as of 3/7/2025 <i>MLS ID: 20835805</i></p> <p>2005 Tulane Ave Single Family 3/3 2,089 sq ft 19,209 2/4/2025 \$385,000 3/7/2025 \$184</p> <p>This stunning three-bedroom, two-and-a-half-bath home offers spacious living with two large living areas, one featuring a cozy wood-burning fireplace. A dedicated office area provides the perfect space for work or study, while the primary bedroom boasts a private bath for added comfort. Step outside to a walk-out covered patio overlooking a gorgeous, sparkling in-ground pool, perfect for relaxation and entertaining. A 21x21 workshop with an overhead door adds versatility for projects or extra storage. This home is a true gem, combining comfort, style, and functionality in one exceptional package!</p> <p><i>Listing Courtesy of TIERRA REAL ESTATE</i></p> | | | | | | | | |
|  <p>14  Pending *Pending as of 2/27/2025 <i>MLS ID: 20721775</i></p> <p>3530 Austin St Single Family 4/3 2,173 sq ft 6,098 9/5/2024 \$366,650 2/27/2025 \$169</p> <p>Riverside Homebuilders combines desirable open-concept living areas with ample private space to bring our newest, functional floor plan. The Briley is a two-story, 2,100 square-foot home. Entering the main floor through the covered front porch, you'll find an entryway with storage options and access to a full bathroom. Through the entryway, it home opens up to a combined kitchen, dining area and living room creating one large area that's perfect for entertaining friends and spending time together. The kitchen includes a large pantry, access to the two-car garage. With large windows and access to a covered patio from the living room, this space is bright, airy. Finishing off the first floor is a study or bedroom, complete with a walk-in closet. Upstairs is a game room, conveniently located laundry room and an owner's suite with walk-in closet and a bathroom featuring dual sinks and a separate tub and shower. Two additional bedrooms with a shared bathroom are the rest second floor.</p> <p><i>Listing Courtesy of NTex Realty, LP</i></p> | | | | | | | | |

Pending: 15 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
|--|-----------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|

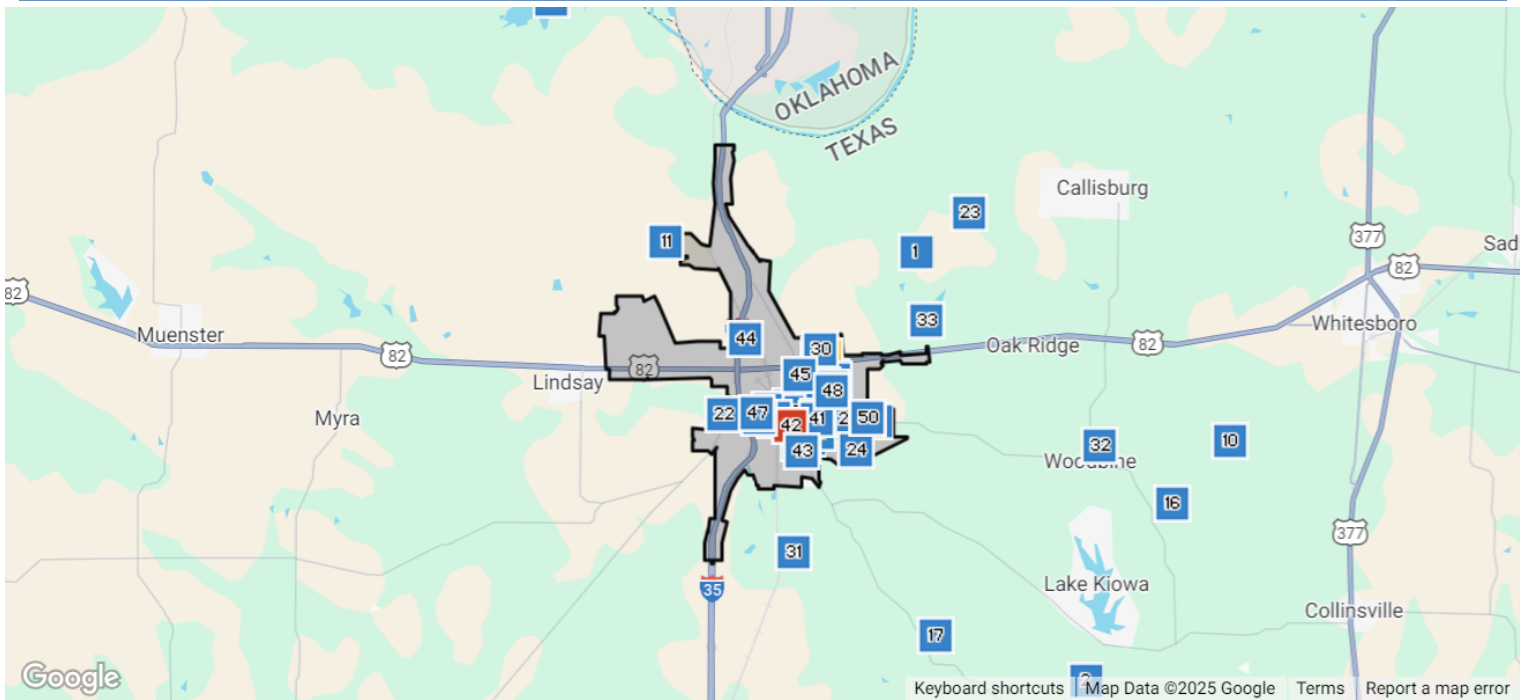


15  Pending **Pending as of 2/23/2025* MLS ID: 20721574

620 Juneau St Single Family 4/2 1,656 sq ft 6,011 9/5/2024 \$324,900 2/23/2025 \$196

Walking through the covered doorway, you will feel right at home in your new Basswood floor plan! This plan offers versatility to meet your family's needs throughout its 1,656 square feet of livable space. A quick left turn from the foyer leads to the owner's suite which includes a spacious owner's bedroom, bathroom with double sinks and walk-in closet. The other three bedrooms sit in the back right corner of the home, opening to a private hallway off the main gathering space. They share a full bathroom that is tucked inside the opening of the hall allowing easy access for guests as well. With their close proximity and privacy at the end of the hall, the bedrooms could also convert to a playroom or office as your family grows and needs change. An oversized island makes the Basswood perfect for entertaining a crowd or controlling the chaos with a view all the way to the back of the room and small back patio from anywhere in the home. We would love to welcome you home to the Basswood!

Listing Courtesy of NTex Realty, LP



Closed: 50

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Closed Date | Closed Price | Price per sq. ft. |
|--|-----------|---------|---------------------|------------------|------------|-------------|--------------|-------------------|
|--|-----------|---------|---------------------|------------------|------------|-------------|--------------|-------------------|



1 Closed • Sold Date: 3/17/2025, MLS Listing 20796540: 12/17/2024 MLS ID: 20796540

260 County Road 154 Single Family 3/2 1,920 sq ft 326,700 2025 3/17/2025 \$429,950 \$224

Endless Possibilities Await! Discover the potential of this stunning 7.5-acre property located just outside Gainesville city limits in Callisburg ISD. This property features a brand-new 2025 Clayton manufactured home with 3 spacious bedrooms, 2 baths, and an inviting open floor plan. Enjoy large rooms, walk-in closets, abundant storage, and elegant quartz countertops throughout. Complementing the home is a 30 x 40 climate-controlled shop equipped with electricity, insulation, a concrete floor, a bathroom, and two roll-up doors—perfect for a workshop, hobby space, or additional storage. For even more covered parking and versatility, there’s a brand-new 30 x 24 Garage. With three septic locations, this property offers the potential for multiple homesites, making it ideal for extended family or investment opportunities. A beautiful seasonal creek, mature trees, and open spaces provide ample room for animals, recreation, or future development. Plus, there are three additional outbuildings, one with electricity, adding even more functionality to this incredible property. Don’t miss out on this unique opportunity to own a versatile, spacious, and serene slice of Texas! Back on the market, contract fell thru through due to buyer's financing.

Courtesy of KELLER WILLIAMS REALTY







2 Closed • Sold Date: 3/10/2025, MLS Listing 20821463: 1/19/2025 MLS ID: 20821463

1657 County Road 281 Single Family 3/3 2,375 sq ft 54,450 2019 3/10/2025 \$599,000 \$252





Looking for a home in the country, but minutes to town? This is the home for you and your family. This move in ready 3 bedroom, 2 and one half bath home is has the modern touch with a down home feel. The high end kitchen features stainless steal appliances with granite tops, farm sink and a beautiful island that connects the open floor concept to the rest of the living area. Beautiful fogged glass doors open to a large formal dining or make this your home office. The master suite boost with appeal connecting to a large master bath that features a garden tub, seperate shower and dual sinks, and his and her walkin closets. The master also has its own entrance to the back porch for even more privacy from the rest of the house. Large walk in laundry room with folding table. Rest assured you will definatly be able to relax in the spacious cozy living area while enjoying a warm fire. Plenty of natural light through-out the entire home. Jack and Jill bedrooms are located on the opposite side of the home from the master. Outside you can enjoy a nice peaceful evening on the back porch. Plenty of room to park your boat and RV. You will not want to miss out on this amazing home, that has everything you have been dreaming about. Call today for an appointmen.

Courtesy of Debbie Ritchie Real Estate, LLC



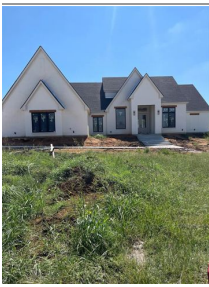


Closed: 50 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Closed Date | Closed Price | Price per sq. ft. |
|---|--|---|---------------------|------------------|------------|-------------|--------------|-------------------|
|  | 3 ■ Closed | *Sold Date: 3/14/2025, MLS Listing 20808185: 1/3/2025 MLS ID: 20808185 | | | | | | |
| 700 Juneau St | Single Family | 3/2 | 1,860 sq ft | 6,011 | 2024 | 3/14/2025 | \$345,900 | \$186 |
| <p>As you walk through the foyer, to the left, the second and third bedrooms are perfectly situated for a private guest getaway. On the right, utilize the flex room for a home office, craft room or play area for young kids. This unique space offers the chance to customize your home to fit the needs of your family. Continuing through to the open kitchen, the extended countertops and island are the ideal workspace for anything from a simple family dinner to a culinary masterpiece. A walk-in pantry with two walls of storage means maximum space for all your snacks and ingredients. Situated in the back corner, the owner's suite is the epitome of space and comfort. With a door right off the family room, this bedroom gives you a lot of natural light and easy access to the outdoor covered patio. A double-sink vanity means you'll never have to share space again. Complete with a stand-up shower, tub, and walk-in closet, this space has all the amenities for ideal living.</p> <p style="text-align: right;"><i>Courtesy of NTex Realty, LP</i></p> | | | | | | | | |
|  | 4 ■ Closed | *Sold Date: 3/10/2025, MLS Listing 20553098: 3/5/2024 MLS ID: 20553098 | | | | | | |
| 1407 S Clements St | Single Family | 3/2 | 1,730 sq ft | 13,590 | 2024 | 3/10/2025 | \$314,000 | \$182 |
| <p>Introducing this stunning new construction by Wesco Homes in Gainesville, Texas! This move-in ready three-bedroom, two-bath home is designed with modern living in mind. Featuring an open floor plan and an abundance of windows, the home is bathed in natural light, creating an inviting and airy atmosphere. The kitchen, living room, and dining area are enhanced with durable, stylish wood-look tile that seamlessly connects the spaces, offering both beauty and practicality. Foam insulation ensures energy efficiency, keeping you comfortable year-round while reducing utility costs. Step outside to enjoy the spacious covered patio, perfect for outdoor entertaining or relaxing. Situated on an oversized lot, this property offers plenty of room for play, gardening, or future projects. Don't miss your chance to own a Wesco Home that combines quality craftsmanship with a modern lifestyle. Schedule your showing today and make this gem yours!</p> <p style="text-align: right;"><i>Courtesy of BHHS Premier Properties</i></p> | | | | | | | | |
|  | 5 ■ Closed | *Sold Date: 2/14/2025, MLS Listing 20809392: 1/5/2025 MLS ID: 20809392 | | | | | | |
| 410 Lanius St | Single Family | 3/2 | 1,625 sq ft | 4,617 | 1900 | 2/14/2025 | \$222,796 | \$137 |
| <p style="text-align: right;"><i>Courtesy of TIERRA REAL ESTATE</i></p> | | | | | | | | |
|  | 6 ■ Closed | *Sold Date: 2/14/2025, MLS Listing 20732902: 9/30/2024 MLS ID: 20732902 | | | | | | |
| 2019 Maplewood Dr | Single Family | 3/2 | 1,700 sq ft | 10,715 | 1971 | 2/14/2025 | \$232,000 | \$136 |
| <p>Welcome home to this adorable 3 bedroom, 2 bath ranch style home in the established Wheeler Creek Addition. New HVAC installed 2 years ago and a new roof 4 years ago. A foundation inspection was conducted and there are minor repairs that need to be completed. Seller is offering a 15k credit to buyer at closing for foundation repairs or closing costs. The large backyard is the perfect place for a family barbeque or just relaxing in a swing. Move in ready and waiting for you to put your own personal touches on it. Call or text to schedule your showing today!</p> <p style="text-align: right;"><i>Courtesy of Tanda Stringfellow Broker</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>7 Closed *Sold Date: 3/7/2025, MLS Listing 20831195: 1/30/2025 MLS ID: 20831195</p> <p>306 Rosedale Dr</p> <p>Single Family 3/2 1,602 sq ft 10,280 1960 3/7/2025 \$259,000 \$162</p> <p>WOW!! What a fantastic price for this beautifully updated home, nestled in a charming, established neighborhood with mature trees and a serene atmosphere. This property has been meticulously renovated, with recent renovation of the master bathroom, offering modern comfort, all while maintaining the warmth of a family atmosphere. Step inside to a fresh, vibrant interior completely repainted throughout, including the walls, ceilings, and cabinetry. The open layout is enhanced by a wood burning fireplace, brand-new light fixtures and ceiling fans, ensuring both elegance and efficiency in every room. The kitchen and utility room boast stunning new 12x24 tile for easy maintenance. The bedrooms feature new carpet. New cabinet hardware complements the updated cabinetry, giving the home a sleek, contemporary feel. Located with convenient access to all of your essential amenities, I-35, restaurants, schools, shopping and more...this home offers both tranquility and practicality. Experience the perfect blend of modern updates and classic charm in this delightful property. DON'T DELAY, THIS IS A MUST SEE TO BELIEVE!!</p> <p><i>Courtesy of Real Estate Station LLC</i></p> | | | | | | | | |
|  <p>8 Closed *Sold Date: 2/18/2025, MLS Listing 20804314: 12/30/2024 MLS ID: 20804314</p> <p>1509 Patricia Dr</p> <p>Single Family 3/2 1,139 sq ft 6,838 1980 2/18/2025 \$150,000 \$132</p> <p>Ready to roll up your sleeves and create something uniquely yours? This home is bursting with potential and waiting for its next chapter! Whether you're a savvy investor hunting for your next project or someone with a vision for their dream home, this property is your blank canvas. Prepare to imagine the possibilities as you walk through this space, grab your favorite pen and a cocktail napkin and start sketching out your ideas. With good bones and a prime location, this house is just waiting for the right person to bring it back to it's full potential. Let's go take a look and start envisioning how you'll put your personal spin on 1509 Patricia Drive.</p> <p><i>Courtesy of THE REAL ESTATE COMPANY</i></p> | | | | | | | | |
|  <p>9 Closed *Sold Date: 3/6/2025, MLS Listing 20775059: 11/11/2024 MLS ID: 20775059</p> <p>1436 E Broadway St</p> <p>Single Family 4/2 1,848 sq ft 6,011 2023 3/6/2025 \$230,000 \$124</p> <p>Wonderful like new build finished and ready to move in. The home has 1,883 sq ft of space including 4 Bedrooms, 2 Baths and a generous living space. No HOA, modern kitchen with a large island, built in cooktop. Custom 42 Inch kitchen cabinets, granite countertops and many more upgrades. The area is growing with many new opportunities for shopping, dining and conveniences. Minutes from DFW area as well. This home should qualify for a \$0 Down loan under USDA.</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p> | | | | | | | | |
|  <p>10 Closed *Sold Date: 2/3/2025, MLS Listing 20777361: 11/15/2024 MLS ID: 20777361</p> <p>810 County Road 155</p> <p>Single Family 3/2 1,560 sq ft 163,785 2022 2/3/2025 \$300,000 \$192</p> <p>Escape to the country and soak in breathtaking sunrises and sunsets in a serene rural setting! This 2022 doublewide mobile home, situated on 3.76 acres of tranquil countryside, offers 3 bedrooms, 2 bathrooms, and modern features throughout. The kitchen is a chef's delight with stainless steel appliances (refrigerator included), a farm sink, a large walk-in pantry, and a central island for prep and entertaining. The spacious primary bedroom includes an ensuite bath with dual sinks, a soaking tub, a walk-in shower, and a generous walk-in closet. An ample laundry room with cabinetry adds convenience. Outdoors, a 24x30 shop with a concrete pad has been started and awaits completion, and there's an additional storage building for flexibility. Very quiet, peaceful country setting with a Gainesville address but Whitesboro schools. Plus, a brand-new roof was installed in September 2024! Enjoy peaceful, rural living with room to grow.</p> <p><i>Courtesy of Homes By Lainie 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>11 ■ Closed * Sold Date: 1/24/2025, MLS Listing 20746395: 10/4/2024 <i>MLS ID: 20746395</i></p> <p>1174 County Road 444</p> <p>Single Family 4/4 2,562 sq ft 503,118 2023 1/24/2025 \$653,000 \$255</p> <p>Welcome to this stunning 4-bedroom, 4-bathroom barndominium nestled on 11.5 acres near Moss Lake. Boasting over 2,500 sq ft of beautifully designed living space, this home offers an open-concept kitchen and living area, perfect for entertaining. Features include two spacious primary suites each feature en-suite bathrooms, two additional guest bedrooms, and an office space providing room for family and work. Atrium doors lead to a wraparound covered patio, ideal for outdoor relaxation. The property also includes a 3,500 sq ft insulated shop with overhead lighting and overhead doors, perfect for projects or storage. With two private water wells, gated entrance, and fully fenced acreage for livestock, this property offers both privacy and functionality. Whether youâ€™re looking for country living or a versatile space for work and play, this barndominium is a rare gem!</p> <p><i>Courtesy of TIERRA REAL ESTATE</i></p> | | | | | | | | |
|  <p>12 ■ Closed * Leased Date: 2/1/2025, MLS Listing 20804350: 12/30/2024 <i>MLS ID: 20804350</i></p> <p>3502 Columbus St</p> <p>Single Family 4/2 1,706 sq ft 5,488 2014 2/1/2025 \$2,050 mo. \$1</p> <p>This is a beautiful home has 3 bedroom and 2 full baths, plus a study (can be the 4th bedroom). Natural colors. Open kitchen to dining and living area, high ceilings and ceiling fan. Beautiful 42 inch overhead cabinets, split bedrooms, large utility room. Master bedroom located at the back side of house and has high ceilings. Perfect layout...must see!!</p> <p><i>Courtesy of Novus Real Estate</i></p> | | | | | | | | |
|  <p>13 ■ Closed * Sold Date: 2/4/2025, MLS Listing 20740238: 9/27/2024 <i>MLS ID: 20740238</i></p> <p>3104 Woodland Ct</p> <p>Single Family 3/3 2,465 sq ft 43,560 2023 2/4/2025 \$577,000 \$234</p> <p>Your dream home is here! This breathtaking meticulous new build will leave you in awe! This property boasts an array of high-end features. Walk-in and discover half inch engineered hardwood flooring, with an open-concept design. Soaring 12-foot ceilings in the main living areas and 14-foot ceilings at the entrance. The solid core doors not only enhance the aesthetic appeal but also provide superior sound insulation for your peace and privacy. The kitchen features a 36-inch thor range, a double oven, farmhouse sink, and a convenient pot filler. The white oak island and shelves with inset cabinets add a touch of elegance. Enjoy the soft glow of undercabinet lighting as you prepare meals and entertain guest. In your master bathroom walk into the 72-inch soaking tub designed for relaxation, complemented by a sophisticated shower system. This home also features a tankless water heater, a dog shower, Andersen windows and a cover cedar wood patio. ECT end of Nov.</p> <p><i>Courtesy of Ready Real Estate</i></p> | | | | | | | | |
|  <p>14 ■ Closed * Sold Date: 2/14/2025, Public Record <i>MLS ID: -</i></p> <p>1021 Cherry St</p> <p>Single Family 3/2 797 sq ft 4,199 2023 2/14/2025 - \$370</p> <p>-</p> | | | | | | | | |
|  <p>15 ■ Closed * Sold Date: 1/14/2025, MLS Listing 20781685: 11/19/2024 <i>MLS ID: 20781685</i></p> <p>1813 Bersand Ave</p> <p>Single Family 4/2 2,019 sq ft 5,270 2017 1/14/2025 \$306,000 \$152</p> <p>Welcome to this beautiful four-bedroom, two-bath family home, designed with a flexible floor plan that is sure to please the needs of the modern family. The heart of the home is the nice kitchen, featuring a wraparound bar, granite countertops, newer appliances * and a walk-in pantry, perfect for entertaining and everyday living. Large living area with wood burning fireplace * split bedroom arrangement with a Jack and Jill bath and spacious walk-in closets * primary bedroom complete with an en suite bath featuring a garden tub, separate shower, and dual sinks * office or game room * ceramic tile and wood flooring throughout * security features * two car garage * and more! Step outside to enjoy the covered patio, ideal for outdoor dining and relaxation. The yard is nicely landscaped and maintained with a sprinkler system. Additionally, you'll love the community pool, providing a great spot for family fun and socializing with neighbors.</p> <p><i>Courtesy of TIERRA 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>16 ■ Closed *Sold Date: 1/17/2025, MLS Listing 20775765: 11/13/2024 MLS ID: 20775765 494 County Road 297</p> | Single Family | 3/2 | 1,400 sq ft | 130,680 | 1983 | 1/17/2025 | \$250,000 | \$179 |
| <p>Experience the full charm of country living with this enchanting 3-acre property that offers a perfect blend of tranquility and opportunity. Nestled amidst tall, stately Pin Oak trees that provide shade and beauty, this picturesque estate features a cozy 1,400-square-foot home brimming with potential, just waiting for your personal touch. The property also boasts a three-sided horse barn, perfect for equestrian enthusiasts, a well-maintained chicken coop, and a serene pond that adds to its rustic allure. With its park-like setting, the grounds invite you to embrace a slower, more peaceful way of life, while the home itself carries the warmth of 24 years of care from a single owner. Whether you're dreaming of a place to raise animals, enjoy nature, or create your own country retreat, this property is a rare gem that offers endless possibilities for updates and personalization. Come and see all the charm and promise this slice of rural paradise has to offer!</p> <p style="text-align: right;"><i>Courtesy of Contre Management, LLC</i></p> | | | | | | | | |
|  <p>17 ■ Closed *Sold Date: 3/5/2025, MLS Listing 20719417: 9/3/2024 MLS ID: 20719417 6620 S Fm 372</p> | Single Family | 3/2 | 2,514 sq ft | 1,357,329 | 1974 | 3/5/2025 | \$945,000 | \$376 |
| <p>Escape to country living with this spacious 2,514 sq. ft., 3-bedroom, 2-bath brick home on 31 serene acres in Gainesville, Cooke County, Texas. Enjoy peaceful views, beautiful sunsets, and two picturesque ponds, perfect for fishing or relaxing by the water. This property has two barns and a shop, ideal for hobbies, storage, or livestock. A sprinkler system keeps the yard lush and green.. The open floor plan, abundant natural light, and ample storage make this home perfect for comfortable rural living. Whether you're looking for a private retreat or a place to expand your agricultural dreams, this property offers endless possibilities. The spacious barns are perfect for horses, equipment, or a future workshop, while the shop building provides additional workspace or storage. Enjoy outdoor activities such as fishing, gardening, or simply soaking in the beauty of nature from your own backyard. a lifestyle of tranquility and wide-open spaces while staying close to all local amenities.</p> <p style="text-align: right;"><i>Courtesy of Mossy Oak Properties of Texas- Cross Timbers Land</i></p> | | | | | | | | |
|  <p>18 ■ Closed *Leased Date: 1/1/2025, MLS Listing 20780264: 11/21/2024 MLS ID: 20780264 1203 Aspen Rd</p> | Single Family | 3/2 | 1,464 sq ft | 9,365 | 1975 | 1/1/2025 | \$2,000 mo. | \$1 |
| <p>Beautifully maintained home on a quiet beautiful street. Home features 3 bedrooms, 2 full baths and a large fenced backyard. Washer, Dryer and Refrigerator come with the home. Home is move in ready. Neighborhood is established and features large mature trees and well maintained lawns. Primary bathroom has been remodeled and features a large walk in shower. Home has a BRAND NEW dishwasher and microwave to be installed in the first week of December.</p> <p style="text-align: right;"><i>Courtesy of National Real Estate Assoc</i></p> | | | | | | | | |
|  <p>19 ■ Closed *Sold Date: 12/23/2024, Public Record MLS ID: - 77 Bola Dr</p> | Single Family | 3/2 | 1,280 sq ft | 16,592 | 2003 | 12/23/2024 | - | \$566 |
| <p>-</p> | | | | | | | | |
|  <p>20 ■ Closed *Sold Date: 2/24/2025, MLS Listing 20797036: 12/13/2024 MLS ID: 20797036 3102 Briarcliff Cir</p> | Single Family | 3/2 | 2,565 sq ft | 44,866 | 2003 | 2/24/2025 | \$600,000 | \$234 |
| <p>Looking for a quiet place close to city amenities? Don't pass up this great property! The beautiful home with tons of new updates is ready for you to call home! New features within the last year include: windows, insulation, wood burning fireplace in living room, front door, security system, and more. Outside on this one acre lot is a huge, completely fenced in backyard with a brand new in ground swimming pool! Owner has planted new trees, laid sod in bare spots, and just pumped the aerobic septic system. Sprinkler system covers entire property. The three bedroom, two bath home is warm and inviting with modern conveniences like granite counters, double oven, oversized utility room with sink, extra big garage for crafts or storage, and lots more. Come check it out to fully appreciate the peacefulness of this property, and maybe catch sight of a buffalo or two at the adjoining buffalo ranch!</p> <p style="text-align: right;"><i>Courtesy of PREMIERE 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>21 ■ Closed *Leased Date: 12/29/2024, MLS Listing 20763499: 10/25/2024 MLS ID: 20763499</p> <p>1734 E California St</p> <p>Cute home! Large bedrooms, new stainless steel appliances, recent updates! This house has so much to offer, come check it out! <i>Courtesy of New Home DFW</i></p> | Single Family | 3/2 | 1,805 sq ft | 15,246 | 1950 | 12/29/2024 | \$1,875 mo. | \$1 |
|  <p>22 ■ Closed *Sold Date: 1/31/2025, MLS Listing 20800534: 12/19/2024 MLS ID: 20800534</p> <p>1406 W California St</p> <p>Welcome to this spacious and beautifully designed three-bedroom, two-bath family home, perfect for both relaxation and entertainment. Step inside to find two large living areas, offering plenty of room for family gatherings or cozy nights by the wood-burning fireplace. The heart of the home features a kitchen and dining area, with easy flow to the outdoor spaces. Outside, the oversized lot provides ample space for parking and storage, including a covered carport and a convenient storage building for all your tools and toys. The backyard is your own private oasis, complete with a sparkling inground pool, perfect for cooling off on hot summer days. The enclosed garage has been converted into a flexible space, ideal for a home office, gym, or even an additional bedroom. This home offers endless potential for growing families with room to stretch out and enjoy, while still maintaining its charming, cozy feel. Come see how this property balances comfort, space, and outdoor living in a quiet, family-friendly neighborhood! Electrical panel is being updated along with other improvements!!! <i>Courtesy of TIERRA REAL ESTATE</i></p> | Single Family | 3/2 | 3,120 sq ft | 34,499 | 1952 | 1/31/2025 | \$280,000 | \$90 |
|  <p>23 ■ Closed *Sold Date: 2/21/2025, MLS Listing 20816402: 1/14/2025 MLS ID: 20816402</p> <p>284 Center Hill Rd</p> <p>This spacious 5 bedroom home sits on 7.5 acres. This is a perfect home for those who need lots of room! This home allows you to enjoy the quiet of country living while still being close to major shopping areas and the highway. The floor plan allows for privacy for all while also providing a large gathering area. The large kitchen overlooks the pond with its manicured acreage, with wild blackberries and plums abundant. The previously converted garage can be used as either a large converted room with central air or as a 2 car garage. The garage is plumbed for gas, making it easy for the electric range to be converted to a gas stovetop if desired. There is spacious parking with 2 covered carports, a large shop, and multiple extra parking pads. The shop measures 53x40 with water and electric, and an attached woodworking area in the shop. There's even an RV pad set up for electric and water. This home comes with 2 new hot water tanks and a new roof installed 2024, making this a home with improvements made that are important to the longevity of this home, ensuring that this home is a worthy investment. Buyers can qualify for a \$4,000 credit towards their closing costs from Preferred Lender, ask for details! <i>Courtesy of Great Western Realty</i></p> | Single Family | 5/3 | 2,933 sq ft | 329,313 | 2000 | 2/21/2025 | \$520,000 | \$177 |
|  <p>24 ■ Closed *Sold Date: 12/23/2024, Public Record MLS ID: -</p> <p>991 County Road 260</p> <p>-</p> | Single Family | 3/2 | 1,400 sq ft | 52,708 | 1999 | 12/23/2024 | - | \$220 |
|  <p>25 ■ Closed *Sold Date: 1/31/2025, MLS Listing 20777101: 11/12/2024 MLS ID: 20777101</p> <p>2029 Cypress St</p> <p>Welcome to this inviting 3-bedroom, 2-bathroom home designed with a spacious open floorplan. With a large living room, a luxurious primary suite, and a generous backyard complete with a covered patio, this home is perfect for enjoying comfort and style. The open-concept design seamlessly connects the kitchen, dining, and living areas, creating a spacious, airy environment that's perfect for gatherings and a relaxed lifestyle. The expansive living room serves as the heart of the home, providing ample space for entertainment or relaxation with beautiful natural light. The large primary suite is a private retreat with space for a cozy sitting area, a walk-in closet, and a beautifully appointed ensuite bathroom for added luxury and comfort. Step outside to a spacious backyard that's perfect for outdoor activities, gardening, or simply relaxing. The covered patio offers a shaded area ideal for outdoor dining, entertaining, or unwinding with a view of the yard. <i>Courtesy of TIERRA REAL ESTATE</i></p> | Single Family | 3/2 | 2,088 sq ft | 12,806 | 1969 | 1/31/2025 | \$291,500 | \$140 |







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>26 ■ Closed *Sold Date: 1/31/2025, MLS Listing 20769246: 11/2/2024 MLS ID: 20769246 227 Davis St</p> | Single Family | 3/2 | 1,596 sq ft | 9,104 | 1918 | 1/31/2025 | \$175,000 | \$110 |
| <p>Beautiful home in the historic district, Needs some TLC, but wonderful home for a family or retired couple. Come get your home in the historic district and enjoy the beautiful neighborhood and relaxing environment. <i>Courtesy of Prime Properties</i></p> | | | | | | | | |
|  <p>27 ■ Closed *Sold Date: 2/28/2025, MLS Listing 20760636: 10/22/2024 MLS ID: 20760636 908 Dover Dr</p> | Single Family | 4/2 | 1,776 sq ft | 12,327 | 1972 | 2/28/2025 | \$250,000 | \$141 |
| <p>Welcome to your dream home! This fabulous 4-bedroom, 2-bath gem is tucked away in a peaceful neighborhood, perfect for those who love a little tranquility. Step outside to your private fenced backyard, where summer barbecues and cozy gatherings await! The covered patio is calling for lazy afternoons and starry nights, all surrounded by stunning mature trees that add a touch of nature's magic. Inside, you'll discover spacious rooms that invite laughter and joy, with an open kitchen that's perfect for whipping up your favorite meals or hosting friends. This home is not just a place to live; it's a lifestyle! Come see it and fall in love! <i>Courtesy of Mint Real Estate LLC</i></p> | | | | | | | | |
|  <p>28 ■ Closed *Leased Date: 2/10/2025, MLS Listing 20824843: 1/23/2025 MLS ID: 20824843 1111 Elmwood St</p> | Single Family | 3/2 | 1,659 sq ft | 10,018 | 1960 | 2/10/2025 | \$1,800 mo. | \$1 |
| <p>Home For RENT! Available for immediate move in. Key Features: 3 Bedroom, 2 Bathroom, 1659 Square Feet. Appliances Include: Dishwasher, fridge, stove, oven, microwave, washer & dryer. This property is pet friendly. All renters must complete petscreening.com even if you do not have a pet Pet rent is determined by FIDO pet screening scores. Security deposit is equal to one month's rent. First month's rent, and any applicable pet fees due upon move-in. Residents must have a combined household income of 3x monthly rent. If the property meets your needs, an application will be required to run a background check. The fee is \$55 per applicant and will include criminal, credit and eviction history. We work applications in the order received. Please contact the leasing agent for more details on the property or the application process. <i>Courtesy of Milestone Premier Properties</i></p> | | | | | | | | |
|  <p>29 ■ Closed *Sold Date: 1/29/2025, Public Record MLS ID: - 1207 Elmwood St</p> | Single Family | 4/2 | 1,671 sq ft | 10,315 | 1962 | 1/29/2025 | - | \$149 |
| <p>-</p> | | | | | | | | |
|  <p>30 ■ Closed *Sold Date: 1/13/2025, MLS Listing 20740382: 9/27/2024 MLS ID: 20740382 1306 Elmwood St</p> | Single Family | 3/2 | 1,214 sq ft | 10,315 | 1961 | 1/13/2025 | \$210,000 | \$173 |
| <p>Contingency fell Through!! This is a perfect starter home or Rental. Welcome to 1306 Elmwood St, a charming 3- bedroom, 2 - bath home nestled amongst the trees in a great neighborhood. This well- maintained property offers comfortable living with a nice eat in kitchen and potential for enhancements. Step outside to the large backyard, which includes a 12x 12 air-conditioned workshop- ideal for hobbies, storage, or a small home office. Conveniently located near local amenities, this home is perfect for families or First-time home buyers. <i>Courtesy of THE REAL ESTATE COMPANY</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>31 Closed * Sold Date: 12/20/2024, MLS Listing 20681058: 9/2/2024 MLS ID: 20681058</p> <p>3895 Fm 2071</p> | Single Family | 4/3 | 2,419 sq ft | 1,281,970 | 1979 | 12/20/2024 | \$1,300,000 | \$537 |
| <p>Set on 30 picturesque acres, this renowned equestrian estate offers an unmatched setup for horse enthusiasts and professionals. The property features a 4-bedroom, 3-bathroom home, perfect for Country Living while managing your equine operations. Designed with excellence, the facility includes a covered arena, an outdoor arena, and fully fenced, cross-fenced pastures. The main barn boasts 17 spacious stalls and a well-appointed tack room. A dedicated vet lab with stocks and office space ensure top-notch care and business management. Additional amenities include a hay barn with 6 extra stalls or 3 foaling stalls and a one-bedroom apartment—ideal for a trainer, staff, or guests. Whether continuing a reining legacy or creating your own equestrian dream, this property offers unmatched potential in horse country. Don't miss the chance to own a piece of equestrian history with modern conveniences!</p> <p style="text-align: center;"><i>Courtesy of Keller Williams Prosper Celina</i></p> | | | | | | | | |
|  <p>32 Closed * Sold Date: 12/18/2024, MLS Listing 20784673: 11/23/2024 MLS ID: 20784673</p> <p>403 Fm 3164</p> | Single Family | 3/2 | 1,152 sq ft | 49,222 | 1981 | 12/18/2024 | \$283,500 | \$246 |
| <p>Charming Modern Farmhouse with Acreage. Discover this beautifully renovated modern farmhouse, perfectly blending rustic charm with contemporary finishes. Boasting three spacious bedrooms and two bathrooms, this home has been thoughtfully updated within the last few years. Nestled on over an acre of picturesque land, the property offers ample outdoor living spaces, including an open patio and a covered deck—perfect for entertaining or enjoying serene country evenings. Inside, the open-concept design features a split-bedroom layout, ensuring privacy and functionality for the whole family. The kitchen showcases granite countertops, sleek stainless steel appliances, and durable laminate flooring that flows throughout the home. A 30 x 30 shop with an overhead door adds incredible versatility for hobbies, storage, or workspace needs. Conveniently located within walking distance to Woodburn schools, this property offers a rare combination of modern comfort and small-town accessibility. Don't miss the opportunity to make this move-in-ready gem your forever home!</p> <p style="text-align: center;"><i>Courtesy of TIERRA REAL ESTATE</i></p> | | | | | | | | |
|  <p>33 Closed * Sold Date: 12/27/2024, MLS Listing 20640783: 6/10/2024 MLS ID: 20640783</p> <p>292 Fm 371</p> | Single Family | 4/3 | 1,994 sq ft | 235,224 | 1960 | 12/27/2024 | \$301,040 | \$151 |
| <p>Opportunity Knocks-Unfinished Dream Home Await Your Vision! This partially completed house presents a canvas ready for your imagination! With the framework set, seize the chance to customize every aspect to your liking. Embrace the freedom to design your dream sanctuary, tailored to your unique taste and lifestyle. Whether you envision a contemporary retreat or a cozy haven, this blank canvas invites you to transform it into the home you've always desired. Conveniently located near Hwy 82, this property offers not just a house, but a promising investment in your future. Don't miss out on this rare opportunity to shape your ideal living space from the ground up on 5+ acres! *More photos coming soon.*</p> <p style="text-align: center;"><i>Courtesy of Prime Properties</i></p> | | | | | | | | |
|  <p>34 Closed * Sold Date: 12/31/2024, Public Record MLS ID: –</p> <p>1327 E Garnett St</p> | Single Family | 3/2 | 1,930 sq ft | 15,830 | 1941 | 12/31/2024 | – | \$132 |





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>35 ■ Closed *Sold Date: 2/27/2025, MLS Listing 20548844: 3/20/2024 <i>MLS ID: 20548844</i></p> <p>408 Hillside Dr</p> <p>Single Family 3/2 1,932 sq ft 9,713 1966 2/27/2025 \$180,000 \$93</p> <p>New Roof recently installed on this large 3 BR, 2 Bath, 2 car garage brick home on a very nice lot with trees in Gainesville near Downtown! This home has been a rental for a period of time and is now available as seller wants it sold as is and priced accordingly! Home offers much potential but needs some foundation work which 10k bid is on MLS media section and some updating but can make a great opportunity for future rental income or a personal residence on nice size lot near elementary school and downtown. Come check this property out today! Seller may consider a lease on this property, please call listing agent, Brad McKissack, for more information on possible lease option.</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p> | | | | | | | | |
|  <p>36 ■ Closed *Sold Date: 12/19/2024, Public Record <i>MLS ID: -</i></p> <p>401 Holly Ln</p> <p>Single Family 3/2 2,385 sq ft 12,502 1979 12/19/2024 - \$145</p> <p>-</p> <p><i>Google</i></p> | | | | | | | | |
|  <p>37 ■ Closed *Sold Date: 2/28/2025, MLS Listing 20740361: 9/27/2024 <i>MLS ID: 20740361</i></p> <p>1104 Kent Dr</p> <p>Single Family 3/2 1,240 sq ft 9,104 1976 2/28/2025 \$239,000 \$193</p> <p>Fall in love with stunning 3 bedroom 2 bath home newly remodeled and ready for a new owner. Boasting a new roof, new LVP flooring, all new fixtures including lighting, ceiling fans and plumbing fixtures, all new bathrooms, appliances, windows, 2 car garage, fenced yard, covered patio and so much more! It is one anyone would be proud to call home!!!!</p> <p><i>Courtesy of TIERRA REAL ESTATE</i></p> | | | | | | | | |
|  <p>38 ■ Closed *Sold Date: 12/31/2024, MLS Listing 20754818: 10/17/2024 <i>MLS ID: 20754818</i></p> <p>701 S Lindsay St</p> <p>Single Family 5/3 3,675 sq ft 14,113 1940 12/31/2024 \$280,000 \$76</p> <p>Priced below market value to allow for updates and improvements near Gainesville's historic district on one of the most sought after streets. This beautiful 5-bedroom 3-bath home offers historic charm, distinctive architecture, and a spacious yard on a corner lot. Inside the large living and dining rooms are perfect for hosting, while the cozy den off the kitchen provides a peaceful retreat. With a few updates, this timeless home is ready for a new generation to create lasting memories. It features 3-car covered parking and a storm shelter for added convenience and safety. Nestled near Gainesville's Historic District you are just a short walk from downtown's festivals, shopping, and dining. This home needs updates and is being sold AS IS.</p> <p><i>Courtesy of Keller Williams Realty DPR</i></p> | | | | | | | | |
|  <p>39 ■ Closed *Sold Date: 1/31/2025, Public Record <i>MLS ID: -</i></p> <p>605 Line Dr</p> <p>Single Family 4/3 2,310 sq ft 14,553 1950 1/31/2025 - \$134</p> <p>-</p> <p><i>Google</i></p> | | | | | | | | |
|  <p>40 ■ Closed *Leased Date: 3/3/2025, MLS Listing 20848917: 2/19/2025 <i>MLS ID: 20848917</i></p> <p>1406 Lynwood St</p> <p>Single Family 3/2 1,167 sq ft 8,581 1966 3/3/2025 \$1,400 mo. \$1</p> <p>AVAILABLE NOW! 3 bedroom, 1.5 bath brick house located on quiet street. Fenced backyard. Attached covered carport. Tenant and-or tenant's agent to verify any and all information provided by seller and-or seller's agent.</p> <p><i>Courtesy of Ritchey 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. |
|--|--|---------------|---------|---------------------|------------------|------------|-------------|--------------|-------------------|
|  | 41 ■ Closed *Sold Date: 2/6/2025, Public Record MLS ID: – | | | | | | | | |
| | 1724 Morningside Dr | Single Family | 3/2 | 1,401 sq ft | 10,280 | 1960 | 2/6/2025 | – | \$156 |
|  | 42 ■ Closed *Notice of Foreclosure Sale MLS ID: – | | | | | | | | |
| | 1011 Murphy St | Single Family | 5/3 | 1,151 sq ft | 6,909 | 2021 | 1/15/2025 | – | \$231 |
|  | 43 ■ Closed *Sold Date: 12/20/2024, MLS Listing 20776973: 11/13/2024 MLS ID: 20776973 | | | | | | | | |
| | 1616 Old Denton Rd | Single Family | 3/2 | 1,362 sq ft | 15,202 | 1957 | 12/20/2024 | \$245,000 | \$180 |
| | <p>Just a cute as a pin home in the heart of Gainesville. REMODELED 3 bedroom 2 bath home which features updated siding, garage door and opener, huge patio on the side on the home with built in grill, all new energy efficient vinyl double pane windows, new plumbing underneath the home, new HVAC and gas water heater, new luxury vinyl plank throughout the home, freshly painted, both bathrooms updated and remodeled, new appliances, new quartz counter top and backsplash in the kitchen. All the upgrades done make this a must see home!! MASSIVE backyard!! Please come see why I am the right home for YOU!</p> <p><i>Courtesy of Coldwell Banker Realty Frisco</i></p> | | | | | | | | |
|  | 44 ■ Closed *Sold Date: 2/4/2025, MLS Listing 20788152: 12/2/2024 MLS ID: 20788152 | | | | | | | | |
| | 1902 Refinery Rd | Single Family | 3/2 | 2,098 sq ft | 21,780 | 1949 | 2/4/2025 | \$200,000 | \$95 |
| | <p>Prime Location investment opportunity in Gainesville, TX only 13 minutes from Winstar World Casino! This charming 1949 home sits on .5 acres and has ample yard space bringing numerous options for growth. It is a blank canvas for those wanting to make updates. With the right vision and renovation, this property has significant potential to either be transformed into a charming residential space or a thriving commercial establishment. Its zoning for commercial use opens up a world of possibilities, allowing for a variety of business ventures or mixed use development. The home is located on the Southeast portion of the lot leaving ample yard space for RV storage, future shop or parking lot. Located near Interstate 35 for quick commuting to OK and HWY 82. The home features 3 bedrooms and 2 bathrooms, wood flooring and character from the 1950's. The backyard is fenced in with a covered porch and storage shed. Looking for a rental property or Airbnb for Casino guests? This location is great for tenants needing to commute. Property is being sold AS IS Don't miss out on this promising investment property!</p> <p><i>Courtesy of Keller Williams Prosper Celina</i></p> | | | | | | | | |
|  | 45 ■ Closed *Sold Date: 1/3/2025, MLS Listing 20786409: 11/27/2024 MLS ID: 20786409 | | | | | | | | |
| | 813 Ritchey St | Single Family | 3/2 | 1,504 sq ft | 6,272 | 1940 | 1/3/2025 | \$258,000 | \$172 |
| | <p>This beautifully remodeled from the foundation up home is the perfect blend of modern style and thoughtful craftsmanship. Boasting 3 spacious bedrooms and 2 luxurious bathrooms, every detail of this property has been meticulously updated to create a fresh, move-in-ready space. Enjoy the peace of mind that comes with a brand-new driveway, cement siding, windows, roof, plumbing, and electrical. Luxury vinyl plank flooring throughout adds elegance and durability. Dream Kitchen: Quartz countertops, all-new soft-close cabinets, and a custom tile backsplash create a space that's as functional as it is beautiful. High-End Bathrooms: Both bathrooms have been completely remodeled, featuring modern finishes and thoughtful design, high end fixtures, beautiful, porcelain tile. Privacy and Security: A new privacy fence surrounds the yard, and the home is pre-wired for a security system for added convenience and safety. This home offers a fresh start with every upgrade you could want. Whether you're hosting in the modern kitchen or relaxing in the spa-like bathrooms, this property is designed for both comfort and style. Don't miss your chance to make it yours!</p> <p><i>Courtesy of TIERRA REAL ESTATE</i></p> | | | | | | | | |

Closed: 50 (cont.)

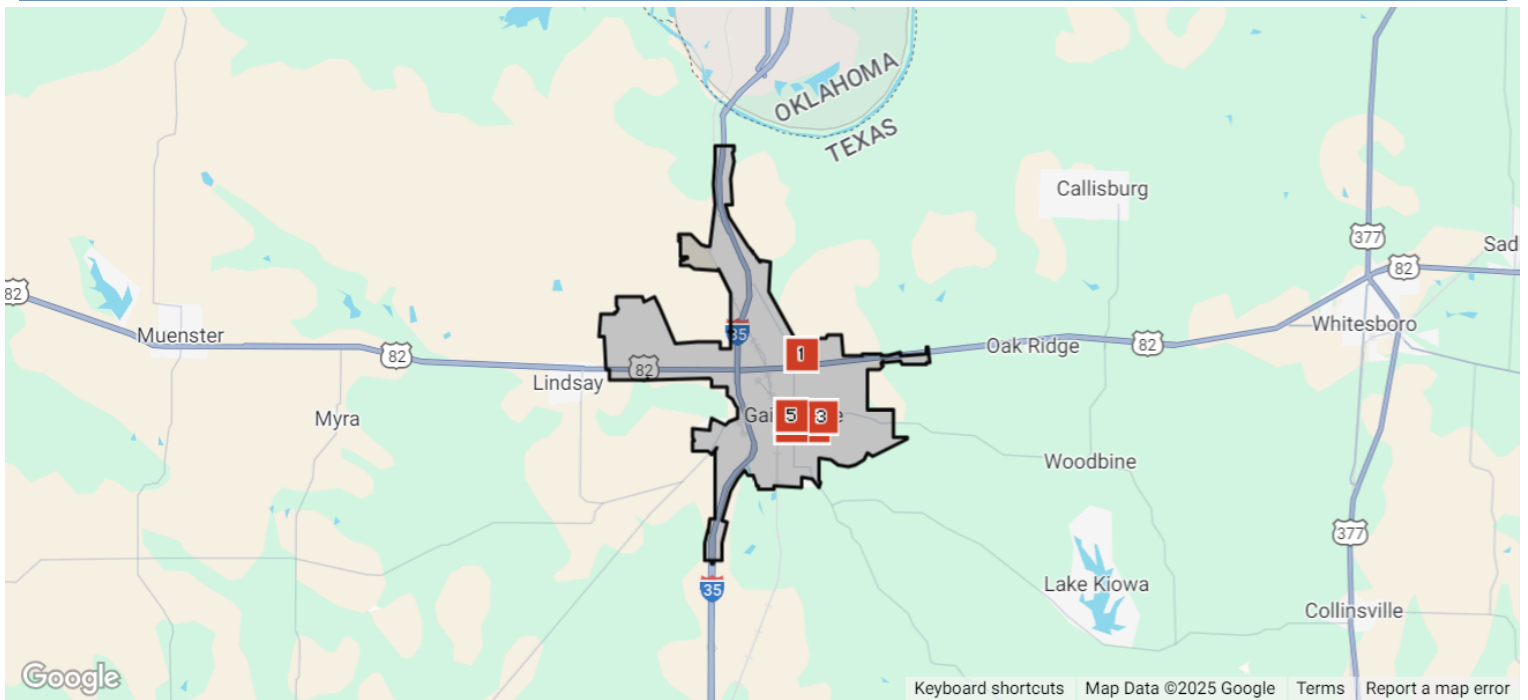
| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Closed Date | Closed Price | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|------------|-------------|--------------|-------------------|
|  <p>46 Closed * Sold Date: 2/28/2025, MLS Listing 20800646: 12/21/2024 MLS ID: 20800646 216 W Tennie St</p> | Single Family | 3/2 | 1,280 sq ft | 8,407 | 1963 | 2/28/2025 | \$239,000 | \$187 |
| <p>This adorable 3-bedroom, 2-bathroom home is perfectly located within walking distance to Gainesville Historic Downtown Square, perfect for dining, entertainment and shopping. This home has undergone a complete transformation! Inside and out, everything is like new. Enjoy beautiful new flooring, a remodeled kitchen and bathrooms, and a large yard with storage building. Relax and unwind on the back porch, perfect for grilling. This little gem is an investors dream, or perfect for any family, come and take a look! It won't last long!</p> <p style="text-align: center;"><i>Courtesy of Real Estate Shoppe TX, LLC</i></p> | | | | | | | | |
|  <p>47 Closed * Sold Date: 2/13/2025, MLS Listing 20742919: 10/4/2024 MLS ID: 20742919 507 S Weaver St</p> | Single Family | 3/2 | 1,384 sq ft | 9,801 | 1950 | 2/13/2025 | \$250,000 | \$181 |
| <p>Just blocks away from charming downtown Gainesville, this beautifully remodeled and cozy home offers easy access to local shopping, dining, public library, and all the amenities the area has to offer. Only 20 minutes from Winstar Casino, this 3-bedroom, 2-bath property is perfect as a starter home or an investment for your portfolio. The fully renovated home features a functional open floor plan. The kitchen has plenty of storage, counter space and stylish subway tile backsplash. The refrigerator is included with purchase. Fresh paint inside and out, new plumbing, newer roof, stainless steel appliances, and windows ensure modern updates throughout. With no carpet, the home is easy to maintain and clean. Excellent insulation keeps the home at a comfortable temperature year-round. Additional upgrades include gutters, a French drain, recently completed foundation work, and a spacious garage that doubles as a workshop. Move-in ready and packed with value!</p> <p style="text-align: center;"><i>Courtesy of eXp Realty LLC</i></p> | | | | | | | | |
|  <p>48 Closed * Sold Date: 1/30/2025, Public Record MLS ID: - 311 Wheeler Creek Ct</p> | Single Family | 3/2 | 2,259 sq ft | 11,138 | 1979 | 1/30/2025 | - | \$143 |
| <p>-</p> | | | | | | | | |
|  <p>49 Closed * Sold Date: 2/28/2025, MLS Listing 20560688: 3/14/2024 MLS ID: 20560688 3519 Austin St</p> | Single Family | 4/4 | 2,858 sq ft | 6,011 | 2024 | 2/28/2025 | \$398,150 | \$139 |
| <p>Upon entering the home from the two-car garage, you'll walk through the mudroom with a built-in storage bench and pass the walk-in pantry and separate laundry room. The gourmet kitchen includes an island with overhang for seating, extravagant storage options and lots of counter space. Past the kitchen is the open-concept dining and family room that can be laid out to meet the needs and style preferences of your family. Through a short hallway you'll find the oversized owner suite with a double-sink bathroom, garden tub, separate shower and walk-in closet. Finishing off the main floor is a powder room and a flex room toward the front of the house that can be used as a home office. The second floor opens up to a loft that would make a perfect second family room. It also includes three bedrooms, each with their own walk-in closets, two full bathrooms and an additional storage closet. Outside spaces include a welcoming front porch and large covered patio adjoining the back of the house.</p> <p style="text-align: center;"><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. |
|--|---------------|---------------|---|------------------|------------|-------------|--------------|-------------------|
|  | 50 | Closed | * Sold Date: 1/15/2025, MLS Listing 20691946: 8/2/2024 MLS ID: 20691946 | | | | | |
| 3529 Austin St | Single Family | 4/2 | 2,176 sq ft | 6,098 | 2024 | 1/15/2025 | \$329,900 | \$152 |

Welcome to the Havasu III! A clearly defined foyer and flex room gives definition to this entryway. The kitchen and dining room are one unified area giving you enough space for a large table where the entire family can gather together for a meal. An oversized living room presents the freedom for customization without compromise. With three secondary bedrooms, the possibilities to personalize are endless. The smallest room is right around the corner from the owner's suite, making it the ideal nursery or toddler's bedroom. In the center of the home lies the third bedroom and a jack-and-jill bathroom with easy access to both hallways off the dining and living space. Toward the front of the home, the fourth bedroom is a great retreat for your guests to feel they have their own space. The laundry room is right off the kitchen and has an entrance to the garage, allowing it to double as a mudroom. Check it out today!


Courtesy of NTex Realty, LP



Distressed: 5

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Price | List Date | Distressed Date | Status |
|--|---------------|---------|---------------------|------------------|------------|-----------|----------------------------|--------|
|  <p>1 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: –</i> 1305 Hillcrest Blvd</p> | Single Family | 3/2 | 1,786 sq ft | 15,751 | – | 3/6/2025 | Notice of Foreclosure Sale | – |
|  <p>2 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: –</i> 1708 Dover Dr</p> | Single Family | 3/2 | 1,502 sq ft | 7,497 | – | 2/6/2025 | Notice of Foreclosure Sale | – |
|  <p>3 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: –</i> 607 Melody Ln</p> | Single Family | 3/2 | 1,168 sq ft | 8,590 | – | 2/6/2025 | Notice of Foreclosure Sale | – |
|  <p>4 ■ Closed • Notice of Foreclosure Sale <i>MLS ID: –</i> 1011 Murphy St</p> | Single Family | 5/3 | 1,151 sq ft | 6,909 | – | 1/15/2025 | Notice of Foreclosure Sale | – |

Distressed: 5 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Price | List Date | Distressed Date | Status |
|--|---------------|------------|-----------------------------|------------------|------------|-----------|----------------------------|--------|
|  | 5 | Off Market | *Notice of Foreclosure Sale | | MLS ID: - | | | |
| 1025 E Tennie St | Single Family | 3/2 | 1,066 sq ft | 11,308 | - | 1/14/2025 | Notice of Foreclosure Sale | - |

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>

