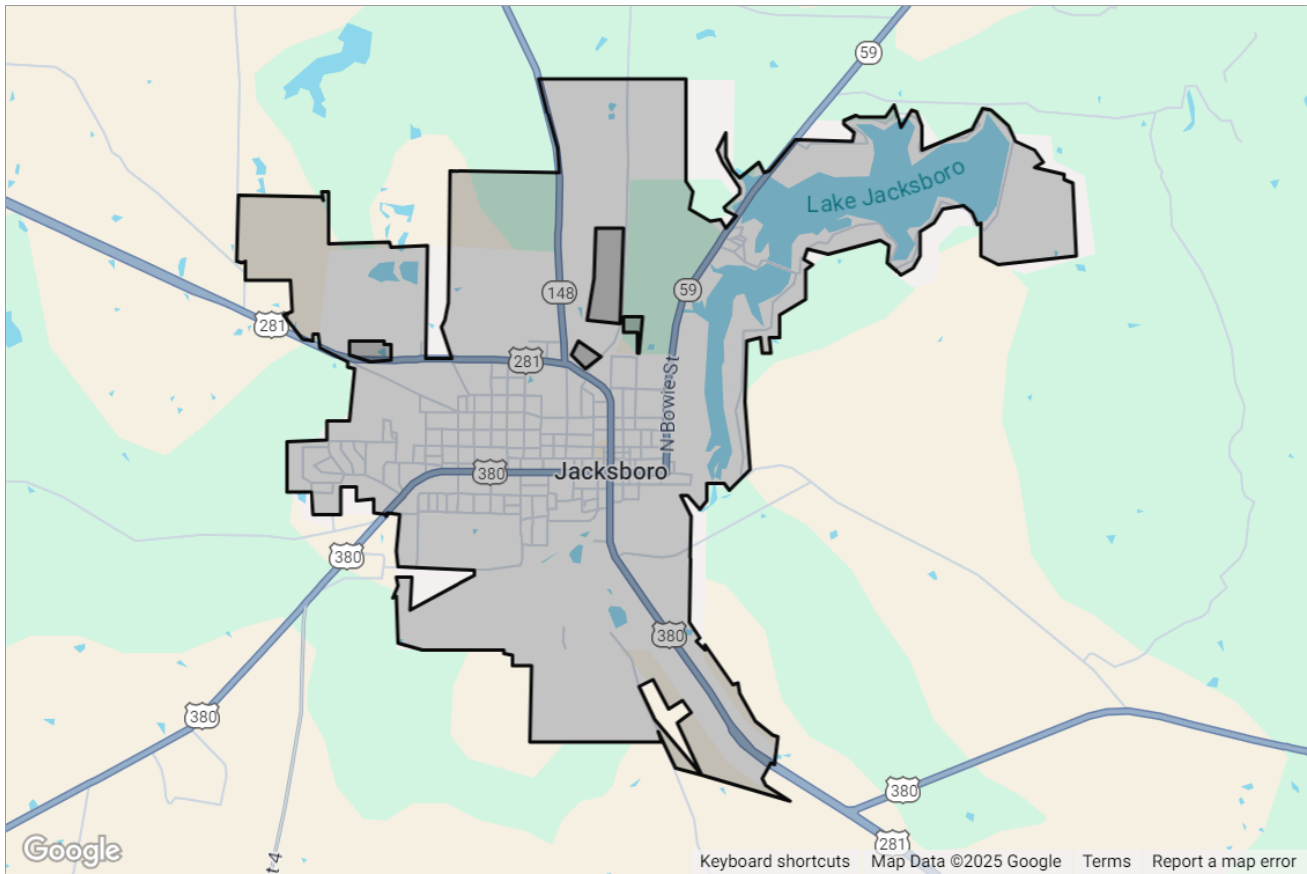


MARKET ACTIVITY REPORT

Jacksboro, Texas



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

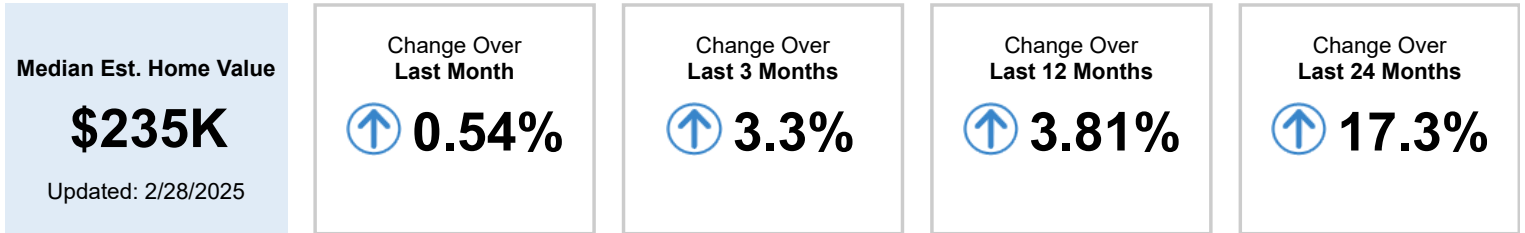


Mobile: (214) 287-0009
Main: david@peetrealty.com
Agent: <http://peetrealty.com>

Peet Realty
PO Box 1748
Decatur, TX 76234

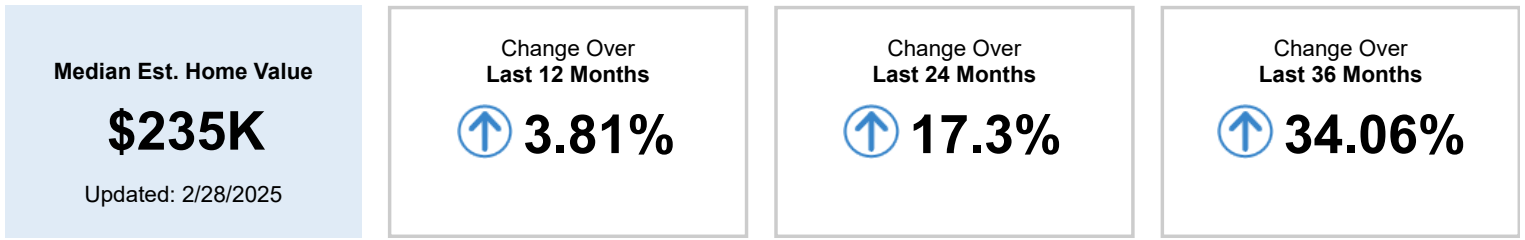
Jacksboro, Texas

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

Median Sales Price

\$165K

Updated: 2/28/2025

Change Over
Last 3 Months

 **31.25%**

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


Market Snapshot: List Price

Median List Price


\$291K

Updated: 2/28/2025

Change Over
Last Month

 **16.97%**

Change Over
Last 3 Months

 **12.34%**

Change Over
Last 12 Months

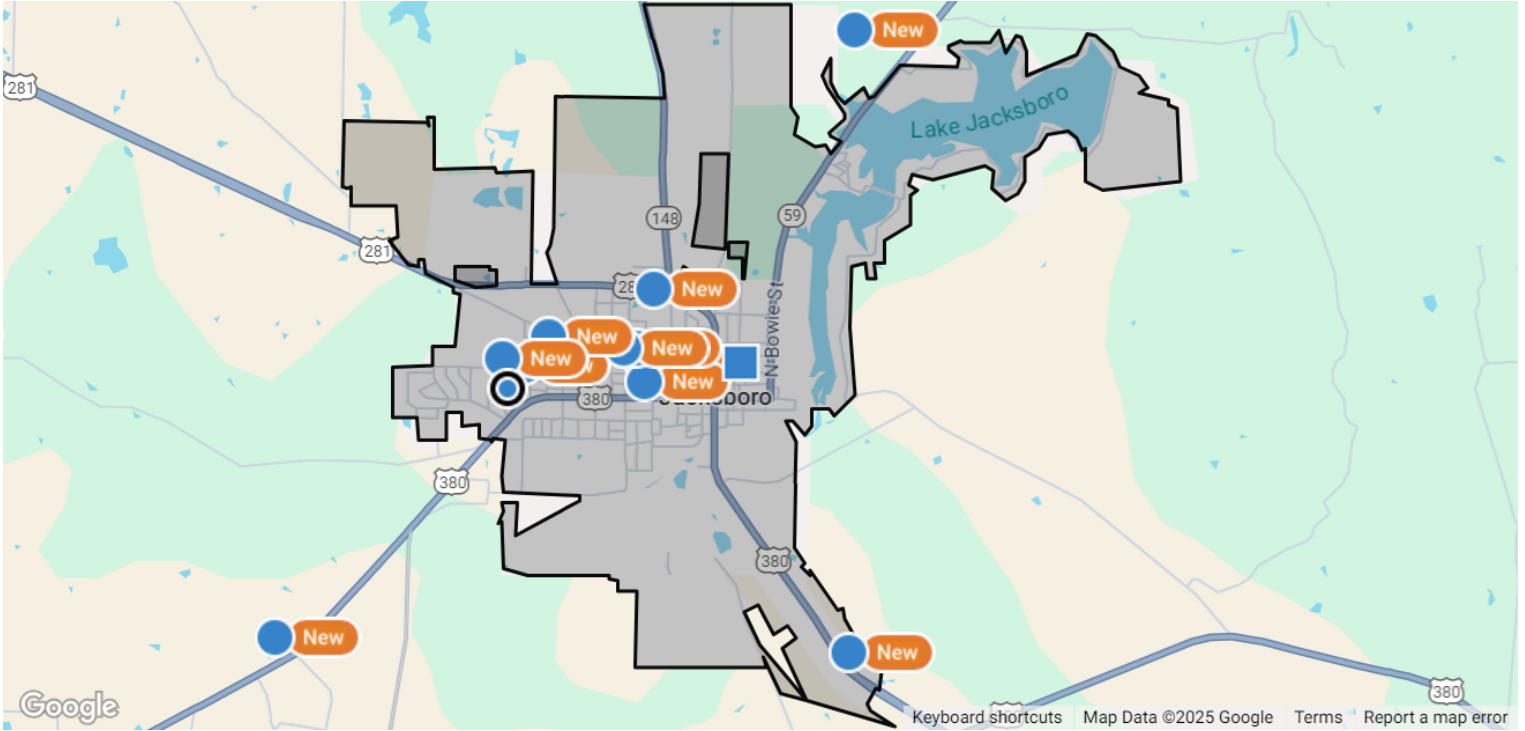
 **10.32%**

Change Over
Last 24 Months




 **11.47%**

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

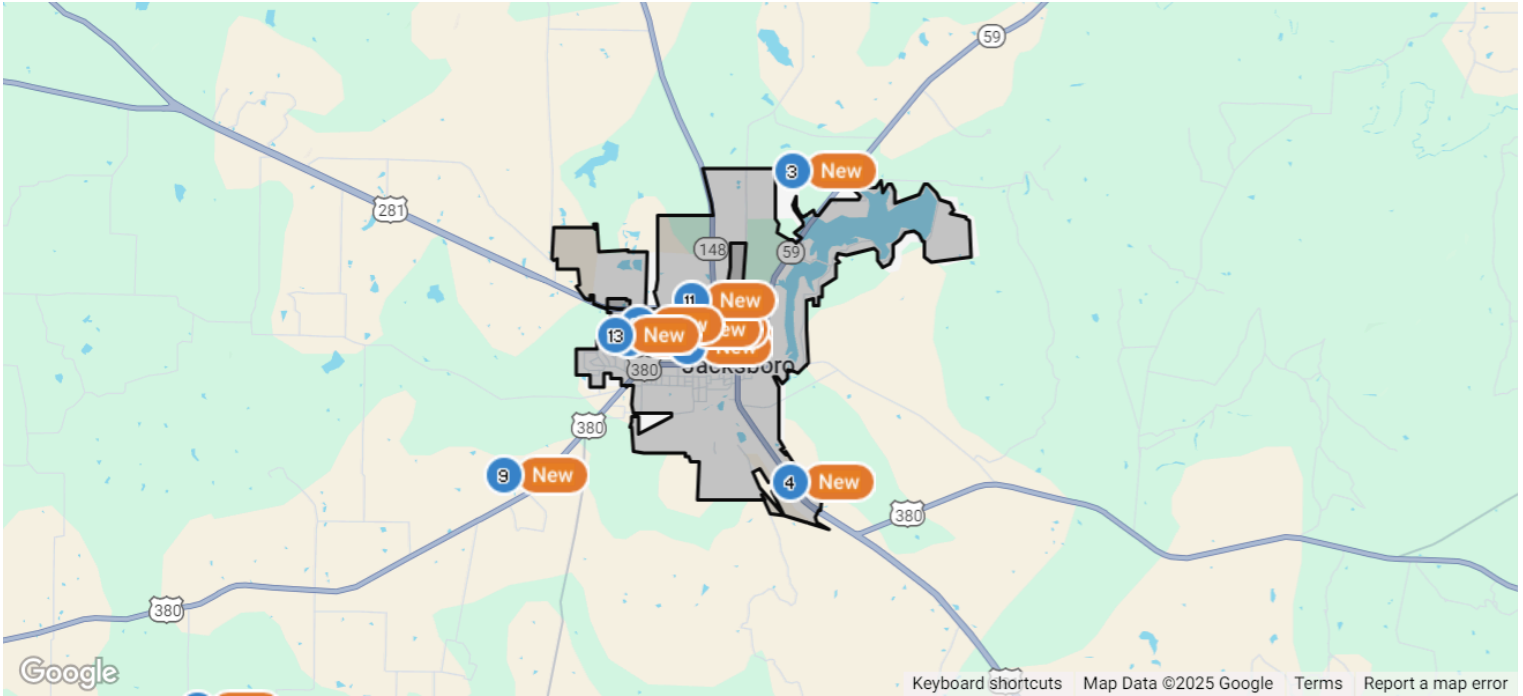
Market Activity Summary Stats



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

| |  New Listings |  Pending |  Closed |
|--------------------------------|--|---|--|
| Number of Properties | 14 | 1 | 1 |
| Low Price / Value | \$89,900 | \$199,900 | \$85,000 |
| Median Price / Value | \$321,000 | \$199,900 | \$85,000 |
| High Price / Value | \$2,418,000 | \$199,900 | \$85,000 |
| Average Price / Sq. Ft. | \$286 | \$110 | \$38 |
| Median Price / Sq. Ft. | \$170 | \$110 | \$38 |
| Average Days in RPR | 38 | 213 | 112 |
| Median Days in RPR | 37 | 213 | 112 |
| Total Volume | \$8,847,900 | \$199,900 | \$85,000 |

Jacksboro, Texas



New Listings: 14

| | 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: 2/4/2025 MLS ID: 20843583

1014 W Archer St

Single Family 3/2 1,240 sq ft 5,772 1950 2/4/2025 \$203,000 \$164

MOTIVATED SELLER! A perfect blend of modern, sophisticated charm. This home was meticulously renovated for a contemporary living, the complete update residence offers comfort with an array of new features. This beautiful home offers all new features with a spacious open floor plan. The large back yard partially enclosed by a new privacy fence. Update includes a new HVAC system, water heater, electrical system and a new concrete driveway. Home is located in a very nice neighborhood. Motivated seller will consider seller concessions for the right offer.

Listing Courtesy of United Real Estate



2 ● **Active** • New, Active: 1/29/2025 MLS ID: 20829667




246 W Archer St

Single Family 4/2 2,090 sq ft 20,821 1920 1/29/2025 \$89,900 \$43




Investor special!! This spacious 2,090 SQFT home on nearly half an acre is bursting with potential and is the perfect opportunity for those looking to bring this property to its full glory. Situated within walking distance to downtown, this fixer-upper offers a great location with endless possibilities. With some TLC, this property has the potential to become a stunning investment. Book a showing today!

Listing Courtesy of Fathom Realty, LLC





New Listings: 14 (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: 2/3/2025 MLS ID: 20833742</p> <p>1927 State Highway 59</p> <p>This charming 1900's Texas Farm house on nearly 20 acres is looking for its next homeowner to cherish its every quality. With Lake Jacksboro within earshot and downtown being less than 2 miles away, this property gives you the country livin' with the luxury of being close to town. With 4 beds and 2 baths, this home has plenty of room for the whole family in addition to original hardwood floors. Having about 900 feet of highway frontage, the possibilities are endless with adding another home or developing the land. Beside the home lies a 40x60 shop that is wired for 220 and also has RV hookups outside of it. You are able to hunt on this pristine acreage as well as it already being AG exempt, your taxes will be low. Come see this one today!</p> <p><i>Listing Courtesy of Post Oak Realty</i></p> | Single Family | 4/2 | 2,302 sq ft | 853,776 | 1919 | 2/3/2025 | \$520,000 | \$226 |
|  <p>4 ● Active •New, Active: 3/4/2025 MLS ID: 20861396</p> <p>1265 S Main St</p> <p>This beautifully remodeled historic home retains its original charm while featuring modern upgrades for comfort and style. Boasting two cozy fireplaces, a covered patio perfect for outdoor entertainment, and an expansive primary suite with a custom walk-in closet, clawfoot tub, and luxurious shower room, this home is a true retreat. The sunroom, adorned with elegant checkered marble floors, offers a serene space to unwind while overlooking the manicured landscape. Equestrian enthusiast will appreciate the two-stall horse barn equipped with electricity, water, and a tack area, along with a fenced pasture featuring a lean-to for additional shelter. Adding to the property's unique appeal, the fully renovated one bed, one bath original cabin preserves its rich history while offering a spacious game room for entertaining. For those who enjoy nature and relaxation, the private 1 acre stocked pond, complete with covered dock, well and collection tank and firepit, provides the perfect setting for peaceful afternoons or fishing adventures. This extraordinary property seamlessly blends history, luxury, and functionality for an unparalleled living experience. And there is so much more to love about this incredible property-so come see for yourself!</p> <p><i>Listing Courtesy of Agape and Associates LLC</i></p> | Single Family | 4/4 | 6,000 sq ft | 871,200 | 1952 | 3/4/2025 | \$1,095,000 | \$183 |
|  <p>5 ● Active •New, Active: 3/2/2025 MLS ID: 20858465</p> <p>301 W Belknap St</p> <p>Nestled on just over half an acre, this character-filled home is brimming with potential! Sitting proudly on a fenced corner lot, this vintage gem boasts high ceilings, stunning wood paneling, and hardwood floors. The inviting interior offers a spacious layout, including a large upstairs loft perfect for a home office, studio, or additional living space. There is a large family room with an adjacent room just off the kitchen that would make a perfect formal dining. All three bedrooms are rather spacious, and the main bathroom features a lovely antique vanity. Outside, you'll find a chicken coop, a convenient carport, and a 1000SF insulated 3-bay garage and workshop complete with electricity and garage door openers ideal for hobbyists, storage, or business use. The roof and gutters were replaced about 4 years ago, and the bottom portion of the exterior siding has been replaced as well. While the home does need work, its classic charm makes it a fantastic opportunity for restoration. Bring your vision and craftsmanship to revive this beauty into a stunning historic retreat!</p> <p><i>Listing Courtesy of eXp Realty, LLC</i></p> | Single Family | 3/2 | 2,179 sq ft | 22,738 | 1945 | 3/2/2025 | \$153,000 | \$70 |



New Listings: 14 (cont.)

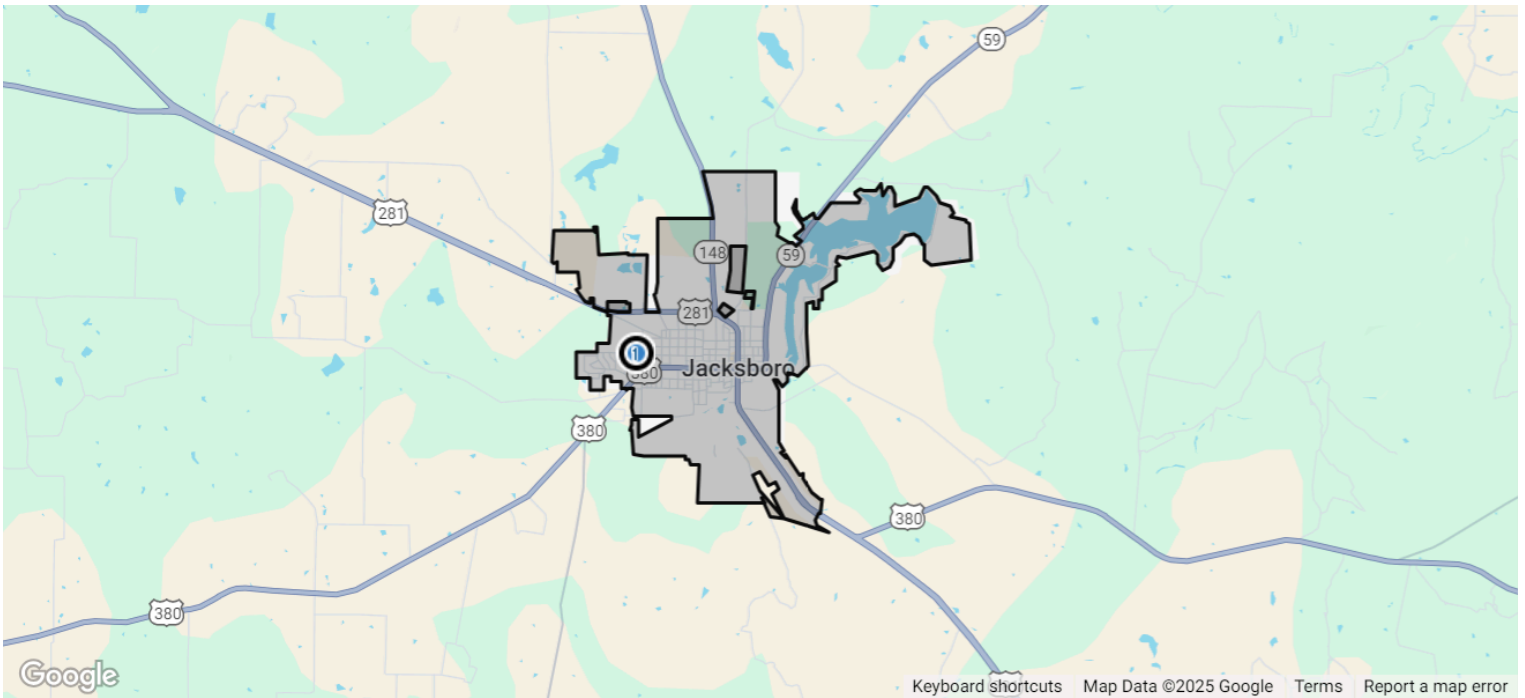
| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|------------|--------------------|-------------------|
|  <p>6 ● Active • <i>New, Active: 3/13/2025</i> <i>MLS ID: 20867514</i></p> <p>1161 Lynn Creek Rd</p> <p>Wild Game and Ranch Dream Come True with a Custom Luxury 2,400 SF Barndo and Separate Shop with Dramatic elevation changes and views on this Plus 130 Acres of Wildlife and Whitetail Rich Land, and a powerful and fresh water well, is on the market for the first time since the year 1897. This stunning legacy ranch includes a naturally flowing, smooth stone basin creek known for its fresh water, and it is called Lynn Creek. This creek flows freely for months every year, while onsite ponds have yet to run dry throughout the harshest draughts. This spectacular and spacious family retreat includes a huge covered patio in front of a custom Norvill Barndo that has 4 Bedrooms, spray foam encapsulation, was built post 2020 with stunning kitchen, massive pantry and low electric bills. Additionally you'll have an insulated and power packed barn with outstanding lighting and large overhead doors to house all your toys, equipment, tools and trophies. This property also has a third barn for livestock, updated fencing in many areas and easy access throughout this Oak and Mesquite filled property. You will be challenged to find any of those water sucking allergy monsters known as cedar trees as we could not find but one. If you can take a picture of a single cedar tree on your tour, just snap a shot and show us where it is and we will gladly cut it down and remove it before closing if you'd like. Some properties have cedar trees while others have good water. Give it a look and we feel you'll see why this family has cherished this land for over 125 years. Don't wait.</p> <p><i>Listing Courtesy of WELCOMBE HOME LLC</i></p> | Single Family | 4/3 | 2,400 sq ft | 5,662,800 | 2020 | 3/13/2025 | \$1,895,000 | \$790 |
|  <p>7 ● Active • <i>New, Active: 12/23/2024</i> <i>MLS ID: 20802031</i></p> <p>2090 Erwin Rd</p> <p>This property boasts unparalleled privacy and stunning views of the surrounding rolling hills and wide-open skies. Plant your roots on this ranch! There are two large stocked fishing ponds, a seasonal wet-weather creek making this spot pure serenity. AG Exempt, fully fenced, and primed for cattle! Enjoy the peace of mind provided by a 1,000-gallon holding tank on the well, ensuring a steady supply of fresh water. Live a secluded life close to all the conveniences and amenities you need: 10 minutes to Jacksboro, 25 minutes to Springtown, and only 1 hr to Fort Worth!</p> <p><i>Listing Courtesy of Trinity Country Real Estate</i></p> | Single Family | 3/2 | 1,692 sq ft | 2,896,740 | 2007 | 12/23/2024 | \$750,000 | \$443 |
|  <p>8 ● Active • <i>New, Active: 2/15/2025</i> <i>MLS ID: 20845814</i></p> <p>300 W College St</p> <p>Walking into this "almost new" home and seeing the grandeur entry with its vaulted ceiling and designer two-light pendant will certainly make one feel special. The dreamy family room welcomes you with its ten-foot ceilings and beautiful low maintenance vinyl flooring as well as its amazing entertaining spaces. The timeless kitchen showcases white shaker cabinets with a contrasting black island that allows the gorgeous white quartz to truly pop. Crème subway tile backsplash, stainless appliances including a four-burner electric range, overhead microwave and dishwasher as well as decorative chic fountain pendants also accentuate this amazing kitchen. It offers all the counter space one could ever want! A steel designer light fixture illuminates the dining area that is perfectly situated by the kitchen and immersed with natural light. The spacious primary suite features decorative raised ceilings and a luxurious walk-in closet that boasts modular shelving and brand-new flooring. The primary bath boasts white quartz counters, double sinks and mirrors, as well as an impressively large walk-in shower. And don't miss out on the private outdoor backyard that is perfect for entertaining and relaxing under the new custom-built covered patio while you watch the beautiful Texas sunsets after a long day of work! The yard also offers a custom kennel that is certainly oversized and would be welcoming to any furred friend.</p> <p><i>Listing Courtesy of Maddox Realty</i></p> | Single Family | 3/2 | 1,664 sq ft | 7,239 | 2022 | 2/15/2025 | \$292,500 | \$176 |

New Listings: 14 (cont.)



| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p>9 ● Active • <i>New, Active: 1/1/2025</i> <i>MLS ID: 20805560</i> 1190 Synterra Estates Loop</p> | Single Family | 4/2 | 1,944 sq ft | 246,985 | 1975 | 1/1/2025 | \$450,000 | \$231 |
| <p>This charming country cottage nestled on 5.68 acres and within minutes of Jacksboro will quickly allure you to enjoying the simpler life. The 1944 square foot brick veneered home offers 4 bedrooms and two baths. The sprawling floor plan is conducive for allowing lots of individual space and privacy. In addition to the roomy den, the home sports an additional spacious family room as well. If a home office is a must, no worries! this property sports an office adjacent to the shop. Perhaps the single most alluring amenity is the detached metal 1344 square foot workshop. This workshop parallels no other offering a ten-foot overhead door, nice florescent lighting as well as an additional door for easy loading and access. Spectacular views of the nice stock tank and landscape can be savored from the large covered patio! The patio would be ideal for a complete outdoor kitchen and hot tub! This unique property lends itself to lots of entertaining with its indoor spaciousness as well as outdoors. Exceptionally nice property is perfect for horse lovers or one with FFA and 4H show animals. Located at 1190 Synterra Estates, and offered at \$450,000.</p> <p style="text-align: right;"><i>Listing Courtesy of Maddox Realty</i></p> | | | | | | | | |
|  <p>10 ● Active • <i>New, Active: 3/6/2025</i> <i>MLS ID: 20863619</i> 402 W College St</p> | Single Family | 4/3 | 2,230 sq ft | 26,052 | 1930 | 3/6/2025 | \$349,500 | \$157 |
| <p>This completely renovated four-bedroom, three-bath mid-century modern home offers inspiring spaces and an exceptional amount of outdoor space. The home will allow one to reimagine the use of each of its spacious rooms. Freshly painted monochromatic walls and new floor coverings adorn EVERY single room of the home. Life happens in the kitchen, now more than ever. That's why your kitchen should adapt to the way you live. This amazing kitchen boasts new Shaker style cabinets, white quartz counters, stainless built-in appliances as well as an oversized stainless drop-in sink. All three fully updated baths sport spacious walk-in showers! The oversized lot (167' X 156') offers over one-half acre of sheer bliss! This home, located at 402 West College, is MORE or less a BRAND-NEW HOME! Make it yours today, offered at \$349,500.</p> <p style="text-align: right;"><i>Listing Courtesy of Maddox Realty</i></p> | | | | | | | | |
|  <p>11 ● Active • <i>New, Active: 3/4/2025</i> <i>MLS ID: 20859539</i> 700 N Knox St</p> | Single Family | 4/2 | 1,396 sq ft | 8,624 | 1985 | 3/4/2025 | \$223,500 | \$160 |
| <p>Home Sweet Home! Welcome to your beautifully renovated 3 or 4 bedroom, 2 bath home! The extra bonus room could be used as a fourth bedroom, office or workout area and has an attached bathroom. The open floor plan connecting the kitchen, dining and living areas is highlighted by crown molding and beautiful flooring throughout. The kitchen has been completely updated with new cabinets, stainless steel appliances, granite countertops, and backsplash. A standout feature of this home is the large backyard with a new wood fence offering privacy, making it ideal for children to run and play and your family pets. Another additional highlight is the great wooden deck with railing, offering a great area for entertaining family and guests, nice evenings grilling out or just a tranquil spot for your morning coffee. Sitting in the heart of Jacksboro TX, close to amenities, dining and schools, this property is perfect for anyone seeking a balance of modern comfort, small town living and convenience. Schedule a showing today!</p> <p style="text-align: right;"><i>Listing Courtesy of 940 Real Estate Group</i></p> | | | | | | | | |
|  <p>12 ● Active • <i>New, Active: 3/1/2025</i> <i>MLS ID: 20858020</i> 835 W Thompson St</p> | Single Family | 4/3 | 1,176 sq ft | 10,977 | 1935 | 3/1/2025 | \$189,000 | \$161 |
| <p>Perfect for Families! This freshly interior updated 4 bedroom, 2.5 bathroom home offers spacious rooms, open kitchen dining and living floor plan. It sits on a generous sized corner lot within walking distance to Jacksboro Middle School. It offers a two car garage or shop. This property has a brand new electrical upgrade. Imagine making this house a home. Start creating memories today!</p> <p style="text-align: right;"><i>Listing Courtesy of Black Orchid Real Estate</i></p> | | | | | | | | |

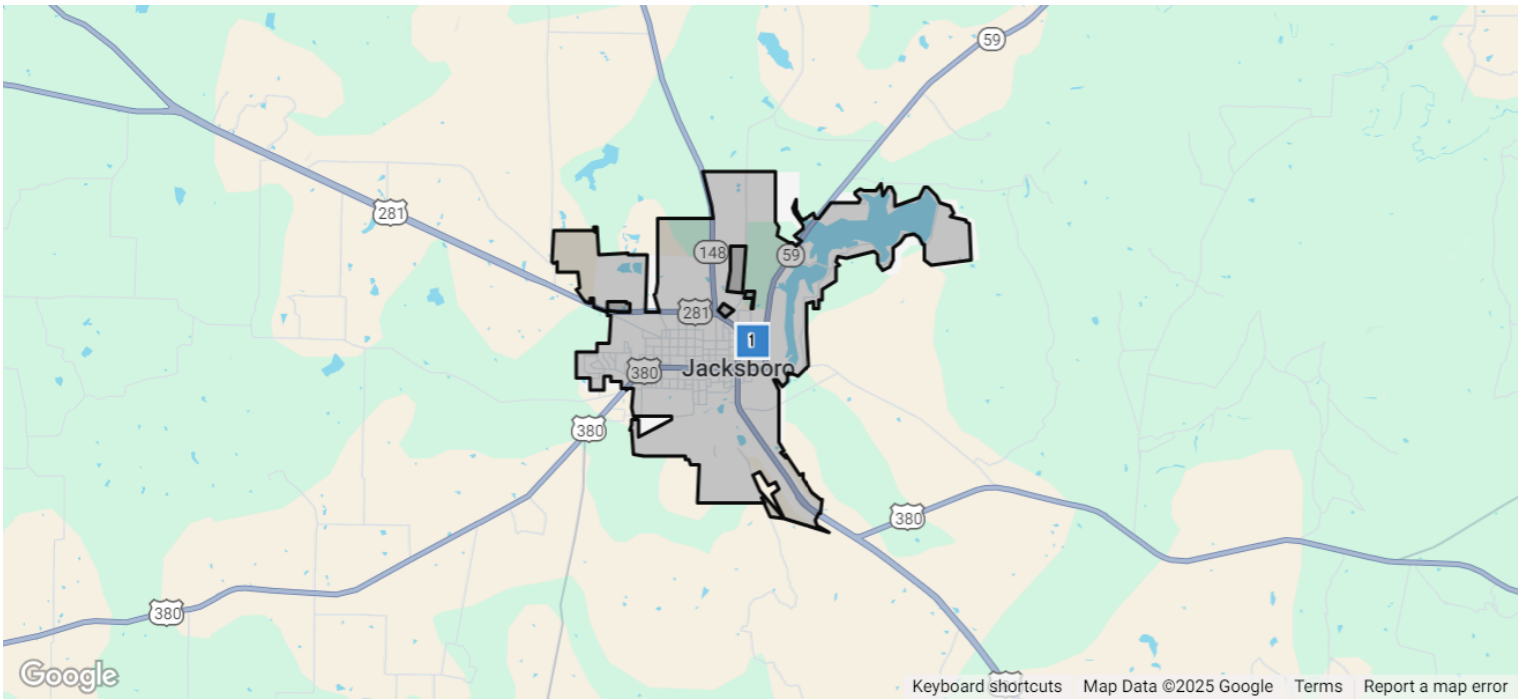
New Listings: 14 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | List Date | List / Lease Price | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|-----------|--------------------|-------------------|
|  <p>13 ● Active *New, Active: 1/15/2025 MLS ID: 20817982</p> <p>1128 Turner Dr</p> <p>No stone was left unturned during the recent renovation at 1128 Turner Drive, which includes new luxury plank flooring, new composition shingled roof, new exterior genuinely authentic natural stone, new bronze gutters, windows and so much more. One can create meals that are works of art in this amazing kitchen. Newly installed stainless double ovens, new electric four burner cooktop cleverly positioned on the island, as well as the new stainless refrigerator will make preparing dinner for your family a breeze. The updated interior features a soft monochromatic palette and clean lines. Welcome friends and family into the open, inviting spaces where there is plenty of room to entertain, play games or hunker down for a cozy night in. Utility room comes complete with new high efficiency stainless stackable washer and dryer. All of these upgrades and new appliances will provide practicality, utility cost savings, and convenience. Home offers three bedrooms and two baths both of which have been completely renovated. The 1520 square feet of living area feels like so much more and offered at \$219,500. Don't miss out on this captivating home. Schedule a private tour today.</p> <p><i>Listing Courtesy of Maddox Realty</i></p> | Single Family | 3/2 | 1,520 sq ft | 8,494 | 1955 | 1/15/2025 | \$219,500 | \$144 |
|  <p>14 ● Active *New, Active: 1/8/2025 MLS ID: 20831713</p> <p>1992 Sand Flat Rd</p> <p>271 Acres of beautiful country! Welcome to the Mathis Estate. This property is a must see! Fully fenced with partial high fence with extraordinary views of the surrounding hills. The ranch features two furnished houses, furnishings will convey with an acceptable offer. Two houses, one is an older farm house from approximately the 1930's that has been well maintained with a working water well that feeds both homes and the barn. The second home is a 1987 Ranch house with 3 bedrooms and 2 bathrooms, two living areas and a large carport. Historically the ranch has been used for cattle and also recreational hunting property. The ranch holds 5 tanks, one of which is an acre in size. The many elevation changes and an abundance of large trees make this property ready for your next ranch. Give this one a tour and fall in love! There are multiple Legal Addresses and Parcel ID's. Parcels include: 12526, 6531, 6529, 6530, 6532. Legal Addresses: AB81 BS&F, AB 2339 SH Tilghman, AB 187 GW Davis</p> <p><i>Listing Courtesy of Ekdahl Real Estate STAMFORD</i></p> | Single Family | 3/2 | 2,302 sq ft | 11,804,760 | 1987 | 1/8/2025 | \$2,418,000 | \$1,050 |




Pending: 1

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | List Date | List / Lease Price | Pending Date | Price per sq. ft. |
|--|---------------|---------|---------------------|------------------|-----------|--------------------|--------------|-------------------|
|  <p>1  Pending <i>• Pending as of 3/13/2025</i> <i>MLS ID: 20705921</i></p> <p>120 N 11th St</p> <p>Welcome home! TWO PRIMARY SUITES, one on each floor! This beautiful open concept modern home has been nicely renovated. Updated bathrooms and new appliances. Extremely large lot, sitting over 1.3 ACRES. Come make this home yours and check it out. Property is minutes from downtown with great local restaurants. Lake Jacksboro and Lake Bridgeport is only a few miles away. Easy access to 380 in this wonderful town.</p> <p><i>Listing Courtesy of Listing Spark</i></p> | Single Family | 4/3 | 1,814 sq ft | 58,283 | 8/17/2024 | \$199,900 | 3/13/2025 | \$110 |



Closed: 1

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Closed Date | Closed Price | Price per sq. ft. |
|---|---------------|---------|---------------------|------------------|------------|-------------|--------------|-------------------|
|  1 Closed | | | | | | | | |
| <i>Sold Date: 1/13/2025, MLS Listing 20736782: 9/23/2024 MLS ID: 20736782</i> | | | | | | | | |
| 225 E Archer St | Single Family | 4/2 | 2,220 sq ft | 13,808 | 1925 | 1/13/2025 | \$85,000 | \$38 |
| Great opportunity to get into a 4 bedroom, 2 bath home and make it you own! Lots of potential! Huge backyard! Great location! <i>Courtesy of RE/MAX DFW Associates</i> | | | | | | | | |

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>

