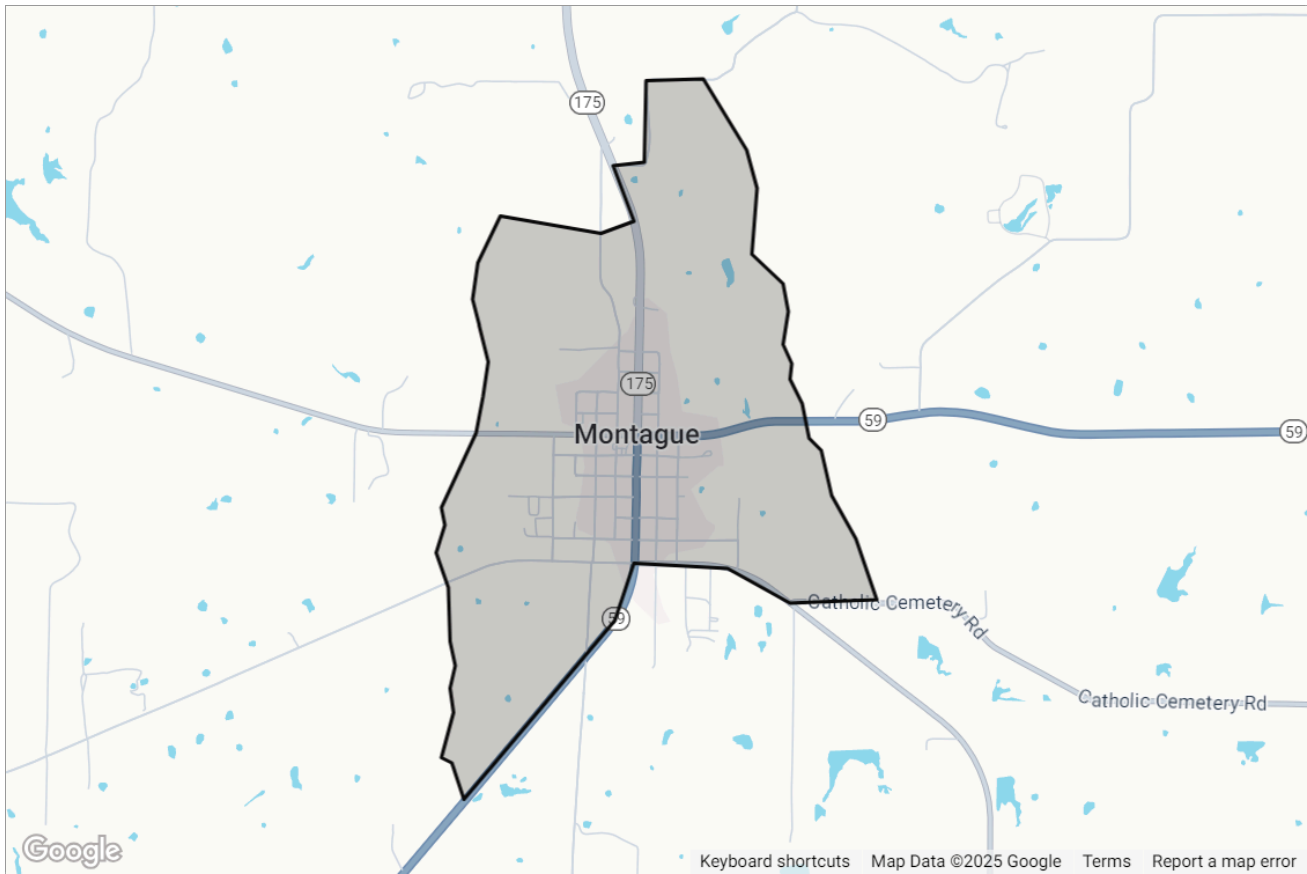


MARKET ACTIVITY REPORT

Montague, Texas



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



Mobile: (214) 287-0009

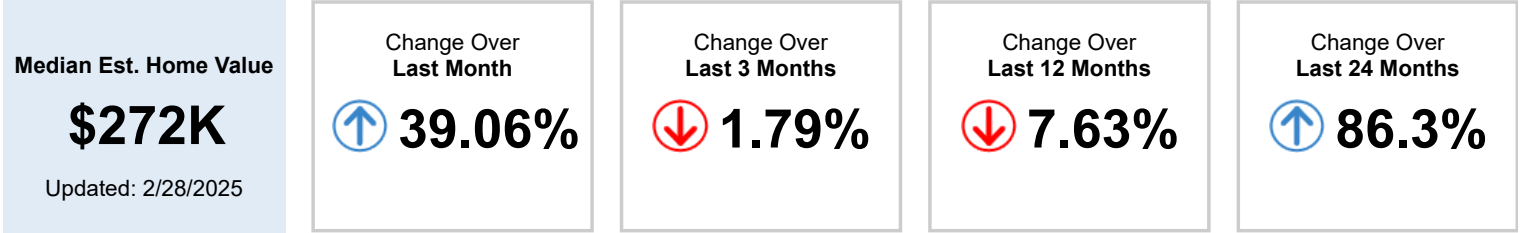
Main: david@peetrealty.com
Agent: <http://peetrealty.com>

Peet Realty

PO Box 1748
Decatur, TX 76234

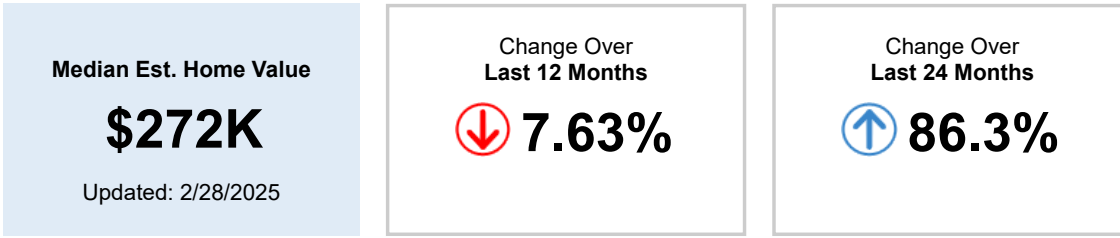
Montague, Texas

Market Snapshot: Estimated Home Values



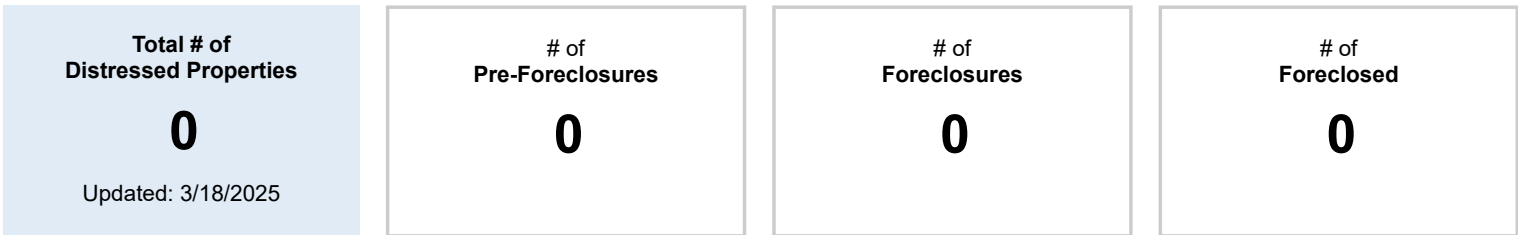
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR** data.

Market Snapshot: 12-Month Change in Estimated Value



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

Market Snapshot: Concentration of Distressed Properties

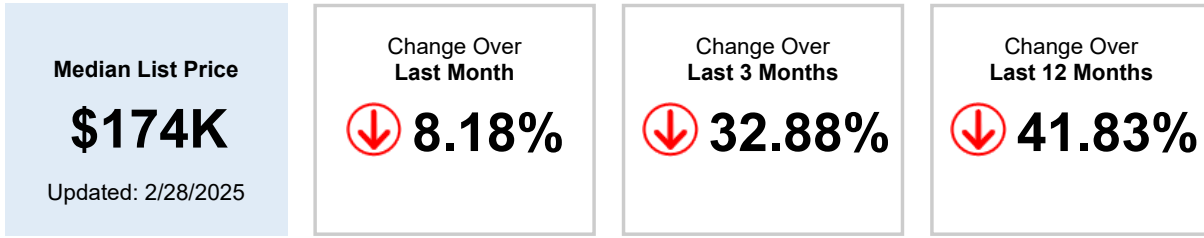


About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 3/18/2025.

Market Snapshot: Sales Price

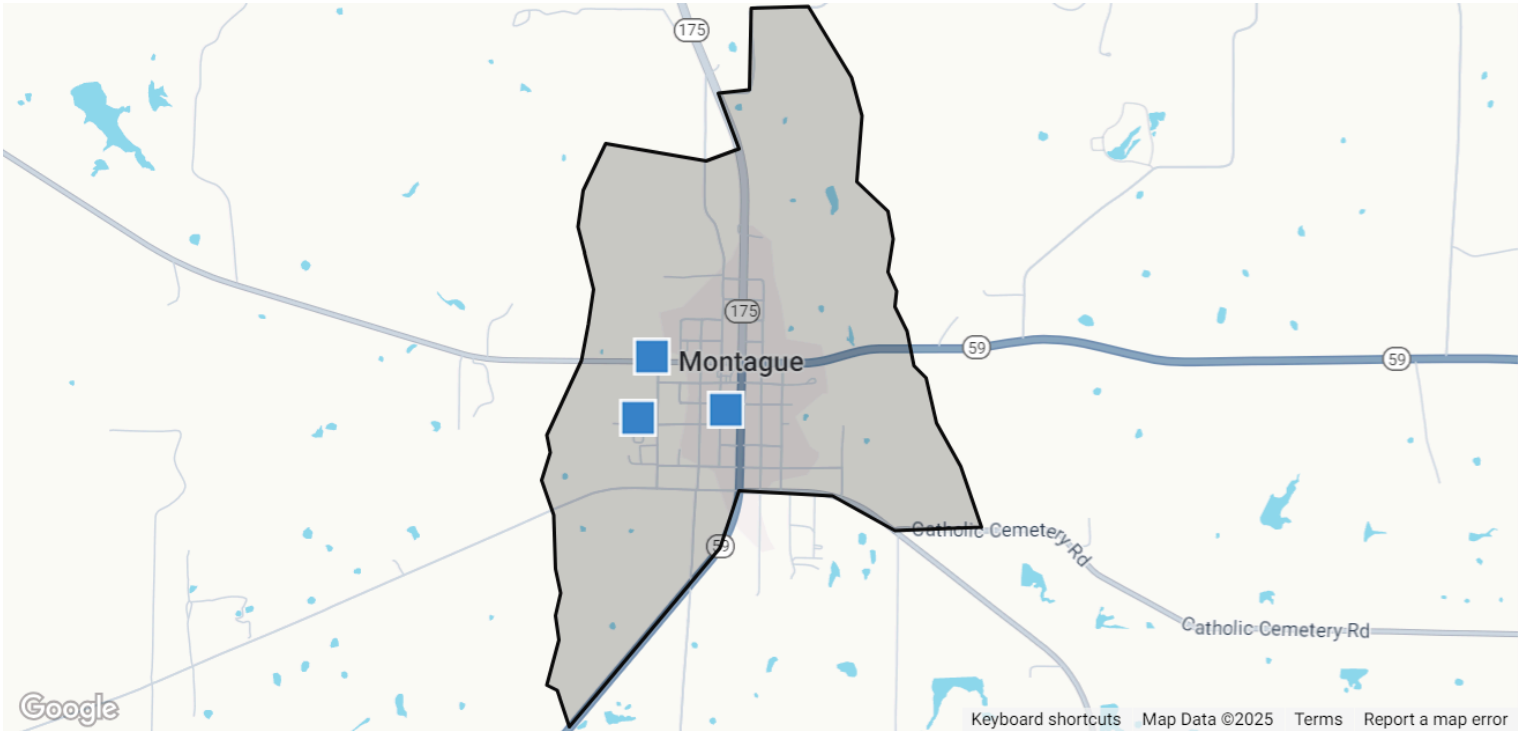
About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.

Market Snapshot: List Price



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

Market Activity Summary Stats



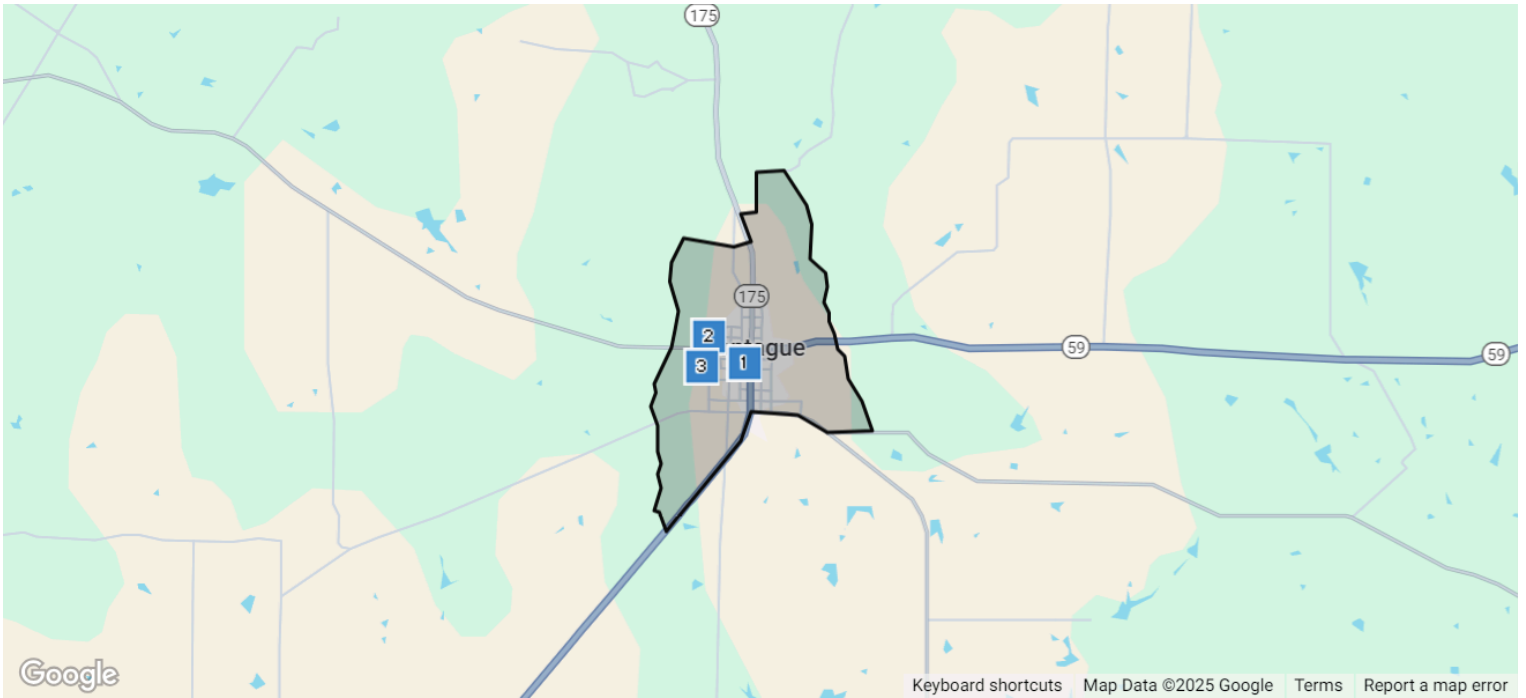
Search Criteria | **Location:** Montague, Texas; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change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





Closed

Number of Properties	3
Low Price / Value	\$195,700
Median Price / Value	\$255,000
High Price / Value	\$323,000
Average Price / Sq. Ft.	\$172
Median Price / Sq. Ft.	\$204
Average Days in RPR	152
Median Days in RPR	150
Total Volume	\$773,700

Montague, Texas



Closed: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 2/25/2025, MLS Listing 20807533: 1/2/2025 MLS ID: 20807533</p> <p>115 W Clay St</p> <p>Single Family 4/2 1,900 sq ft 16,727 1971 2/25/2025 \$195,700 \$103</p> <p>Charming 4 bedroom 2 bath. Situated on 0.5 acre. Back yard has full privacy fence. The deck is 320 square feet. Built in 1971. Roof is approximately 8 years old. This home boasts 3 large bedrooms and a huge master bedroom. Fresh paint throughout with new LVT flooring. The kitchen has new painted cabinets. Bar area with dining area. Kitchen comes equipped with a gas stove. Refrigerator and washer and dryer negotiable. Beautiful large mature trees on a quiet street. Come see this jewel perfect for a family!</p> <p><i>Courtesy of Listing Spark</i></p>								
 <p>2 Closed • Sold Date: 1/30/2025, MLS Listing 20718478: 9/2/2024 MLS ID: 20718478</p> <p>116 Salt St</p> <p>Single Family 3/2 1,584 sq ft 223,027 1940 1/30/2025 \$323,000 \$204</p> <p>Welcome to Your Own Slice of Paradise- This cozy Craftsman style home sitting on 5.12screes is bursting with charm and character. Imagine lazy summer evenings spent on the delightful wrap around porch, the perfect spot for watching the sunset paint the sky or catching a glimpse of falling stars. The property features 3 bdrms filled with hardwood floors and nostalgia and 1 bath with claw footed full bathtub, extra bath and an additional space that will make your at home office the perfect location for quiet concentration. This inviting home will make you feel like you are on a permanent vacation. For guests or loved ones, the property includes a sweet mother-in-law suite that could double as a rental with 1 bdrm, 1 bath and a covered porch. Also included with this property is a shop that features roll up doors and an office-motorcycle room. The outside is the ideal retreat to enjoy the outdoors under the trees, walking through the pasture or whatever your imagination can fathom. It is just like summer camp all over again.</p> <p><i>Courtesy of Sue Swint Realty</i></p>								

Closed: 3 (cont.)



3 Closed • Sold Date: 1/15/2025, MLS Listing 20612146: 5/8/2024 MLS ID: 20612146

513 W Clay St

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
Single Family	3/2	1,220 sq ft	43,560	1995	1/15/2025	\$255,000	\$209

Nestled off a dead end road on a little hill in a quaint town sit's this spotless cozy 3 bedroom, 1.5 bath brick home. There's plenty of space inside with an open concept kitchen, dining and living room with a large laundry and mudroom. The owner is generous to leave the washer, dryer and new refrigerator. This home has recently updated vinyl windows installed 3 years ago. A huge metal shop with a roll-up door provides the chance to own your own business while working from home. The workshop is currently a running mechanic shop and the owner is willing to negotiate leaving the lift and compressor. Outside loafing shed with mats that provides shelter with two stalls and two runs for two horses, completely fenced. The owner built a beautiful shed that is current tack and hay storage, with a cute porch but could be a great place for crafting or craft business. It's a rare opportunity to live in the country while near town. Call me for owner financing questions

Courtesy of Aviator Realty

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>

