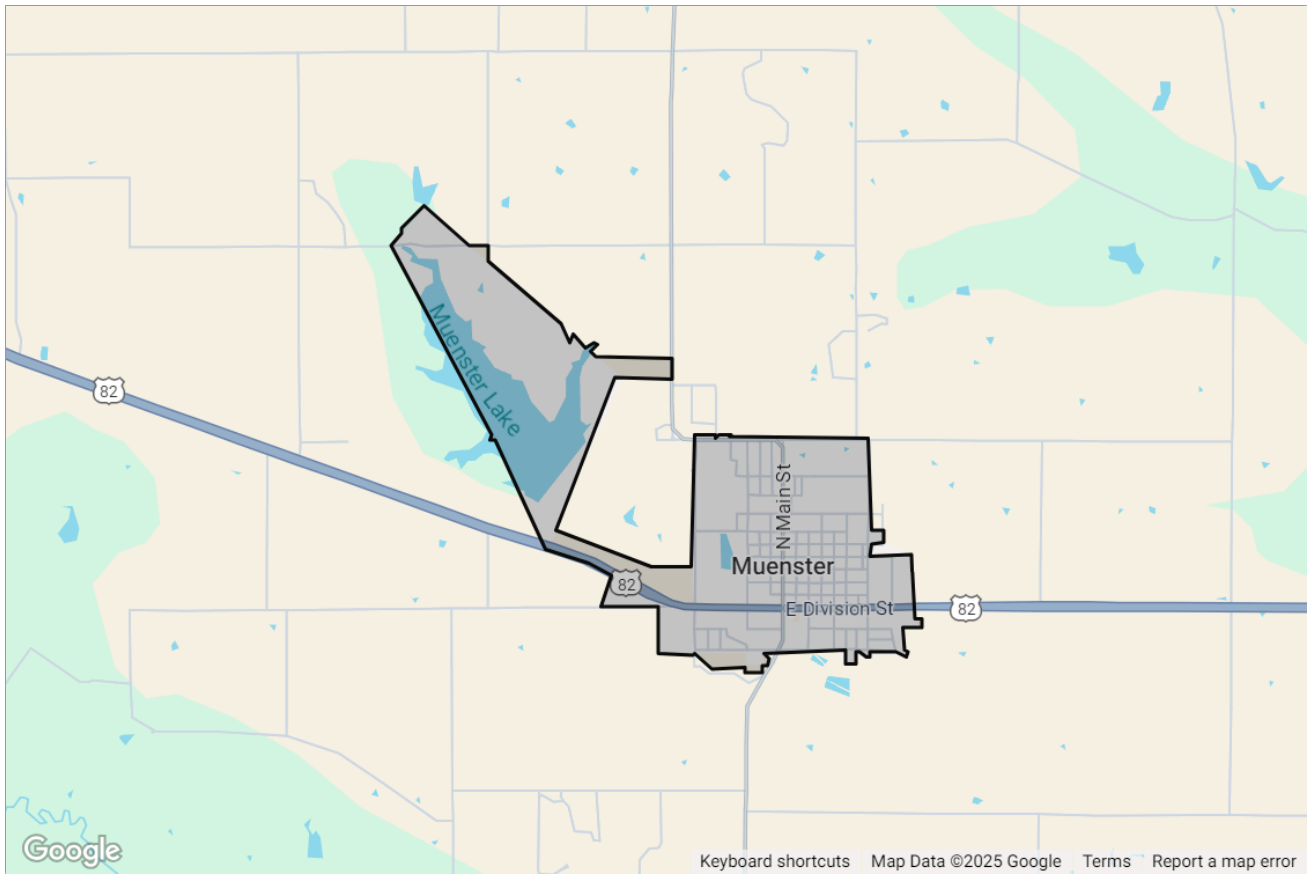


MARKET ACTIVITY REPORT

Muenster, Texas



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

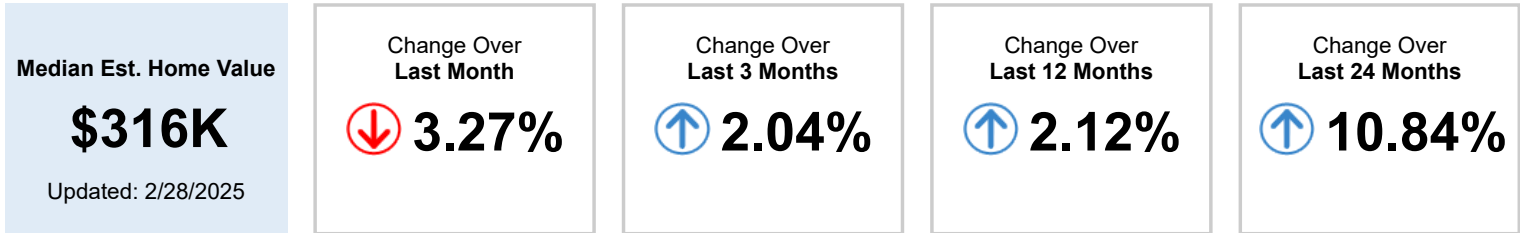


Mobile: (214) 287-0009
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Peet Realty
PO Box 1748
Decatur, TX 76234

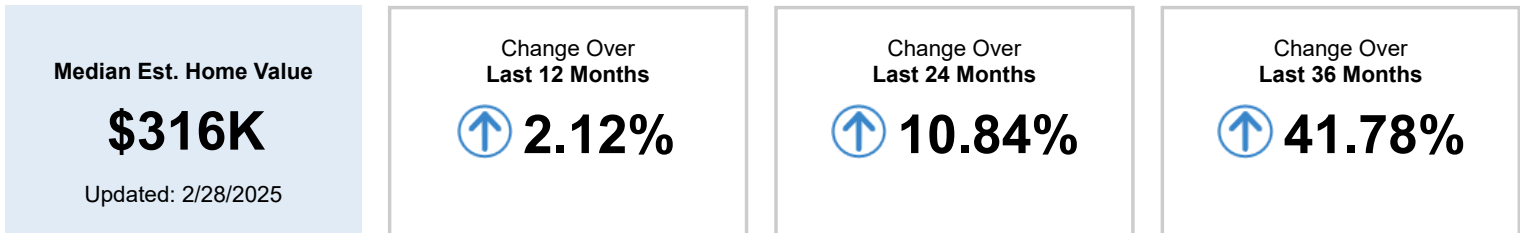
Muenster, Texas

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

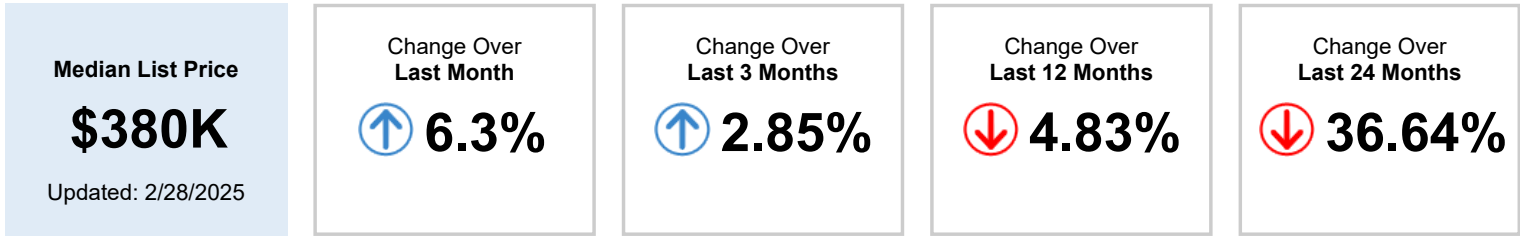


About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 3/18/2025.

Market Snapshot: Sales Price

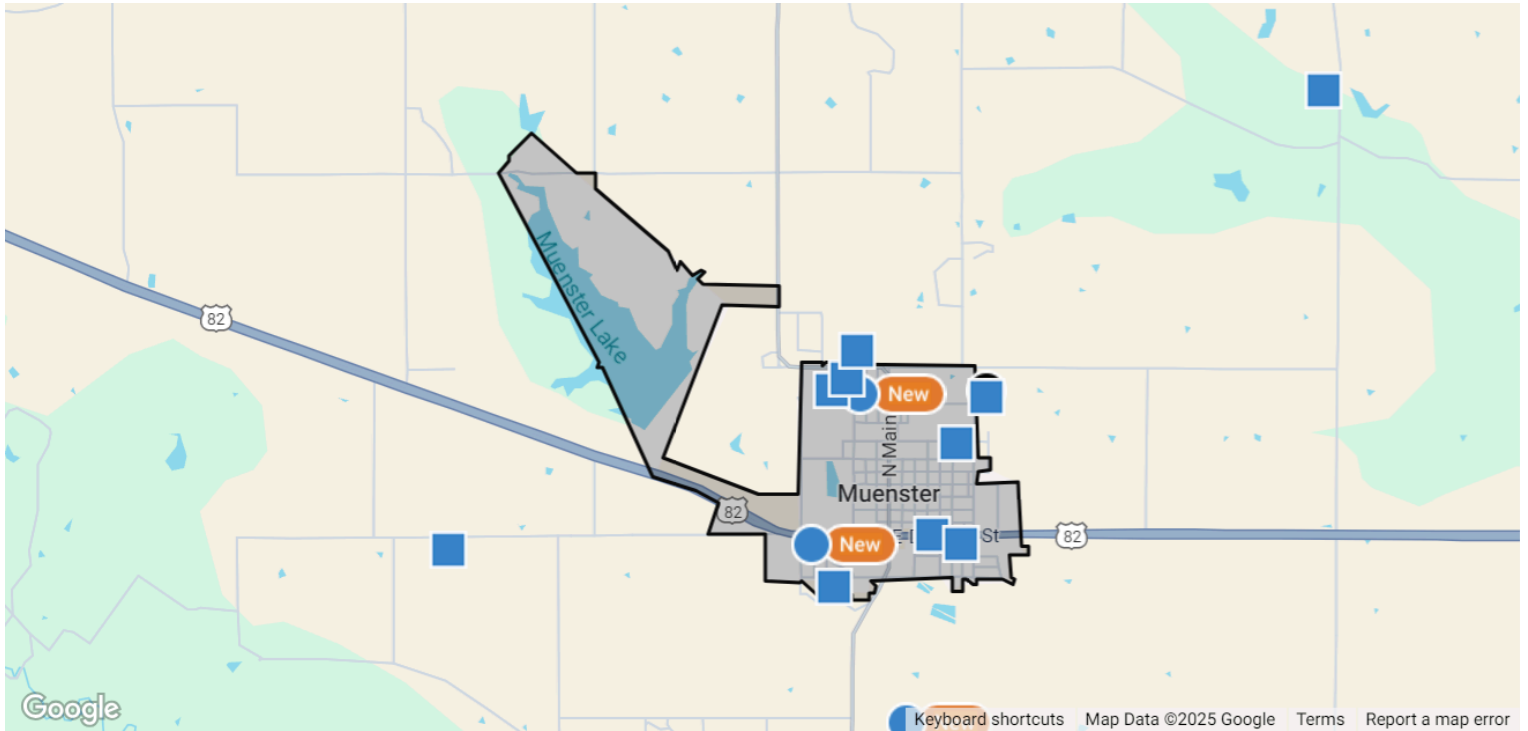
About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.

Market Snapshot: List Price






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

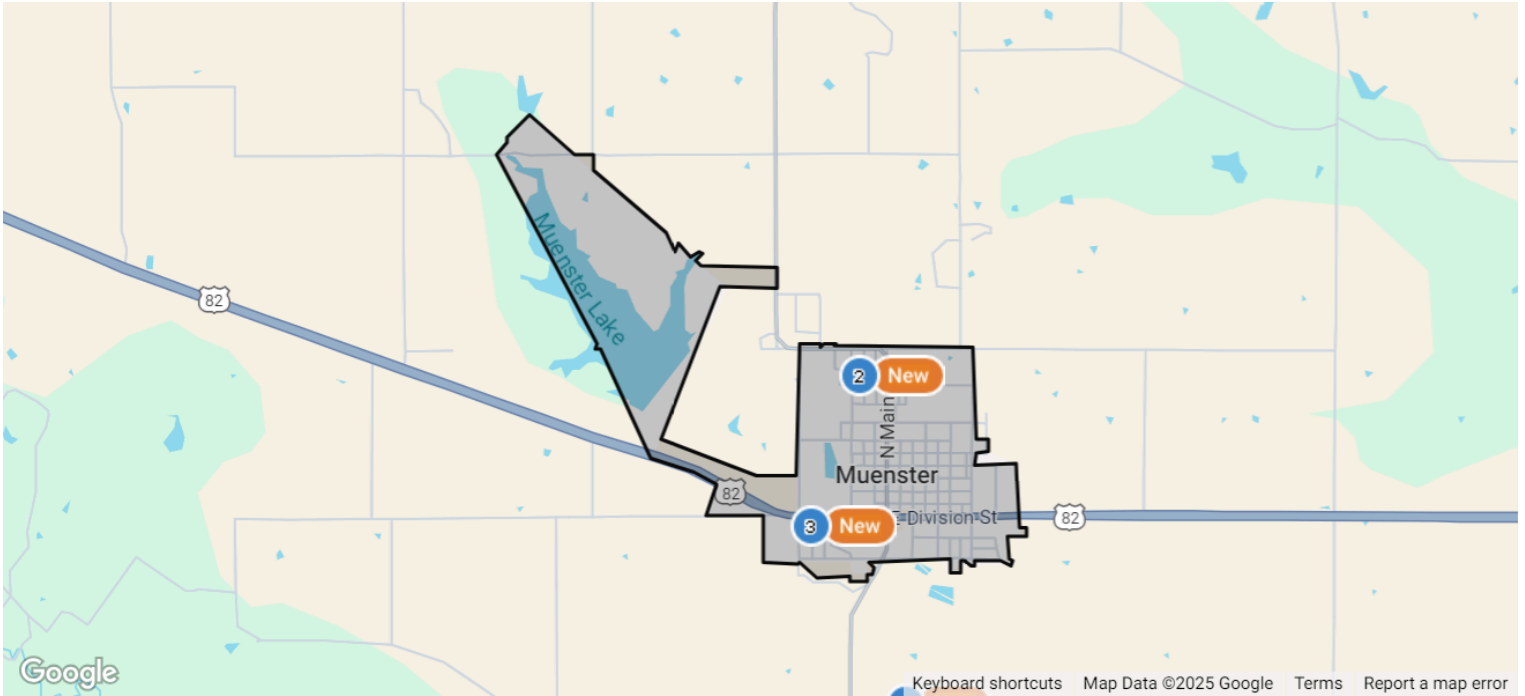
Market Activity Summary Stats



Search Criteria | **Location:** Muenster, 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	3	1	11
Low Price / Value	\$320,000	\$399,136	–
Median Price / Value	\$345,000	\$399,136	\$321,000
High Price / Value	\$499,000	\$399,136	\$1,330,000
Average Price / Sq. Ft.	\$194	\$209	\$139
Median Price / Sq. Ft.	\$189	\$209	\$158
Average Days in RPR	38	32	100
Median Days in RPR	42	32	40
Total Volume	\$1,164,000	\$399,136	\$4,283,284

Muenster, Texas



New Listings: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● **Active** • New, Active: 2/4/2025 *MLS ID: 20835598*

3550 County Road 302 Single Family 3/3 2,084 sq ft 87,120 2002 2/4/2025 \$499,000 \$239

Welcome home to this beautiful two-story brick home that perfectly blends comfort, functionality, and outstanding views! Positioned perfectly on a 2 acre lot, this 3-bedroom, 2.5-bathroom home offers an inviting layout with plenty of features to love. Step inside to find a warm and welcoming living space, complemented by an additional office, ideal for working from home or a quiet retreat. The primary suite boasts its own private en-suite bathroom, while the large laundry room provides ample space for storage and organization. Outside, the circle driveway adds a grand touch to the front of the home, leading to a covered front porch, perfect for enjoying peaceful mornings or relaxing evenings. The fenced backyard offers a great space for pets, entertaining, or simply unwinding with the kids. Additional features include a garage, covered parking area, and covered RV parking, ensuring you have space for all your vehicles and toys. With its picturesque surroundings, thoughtful design, and ample amenities, this home is a true gem waiting for you to make it your own! Schedule your showing today! **EXCLUSIONS: SHOP SINK AND WALK-IN COOLER**

Listing Courtesy of RE/MAX FIRST REALTY



2 ● **Active** • New, Active: 1/18/2025 *MLS ID: 20818379*

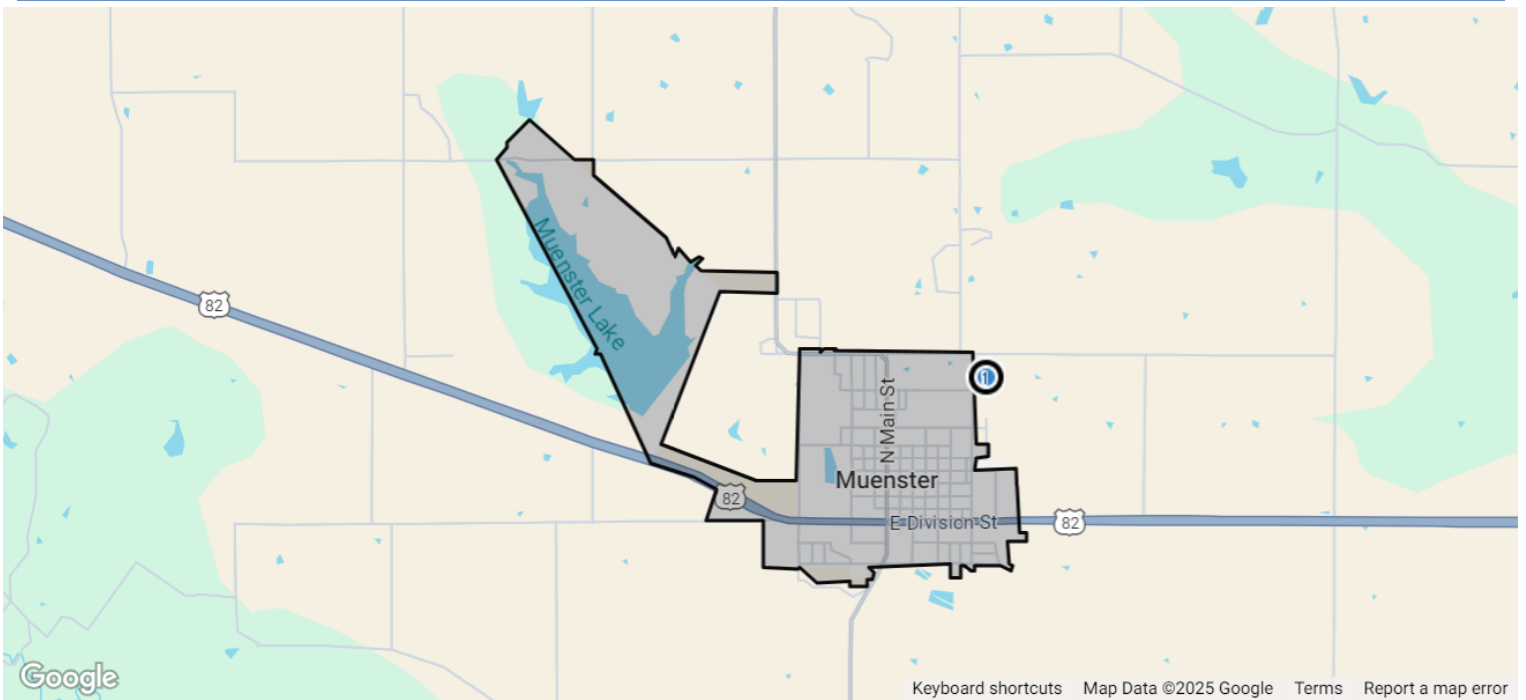
916 N Main St Single Family 4/2 1,690 sq ft 13,982 1955 1/18/2025 \$320,000 \$189

This beautifully renovated home is move-in ready, with a thoughtfully opened layout and the addition of a new master bedroom with an ensuite. Upgrades include brand-new windows, foundation work with a lifetime warranty, fresh interior and exterior paint, all-new sheetrock with texture, and laminate flooring throughout with tile in the bathrooms. The kitchen features new cabinets, granite countertops, a farmhouse sink, matte black hardware, a subway tile backsplash, GFCI outlets, and all-new appliances, including a washer, dryer, stainless steel gas range, vent hood, microwave, dishwasher, and refrigerator. Both bathrooms have been updated with new vanity cabinets, toilets, tiled walls, mirrors, and sconces. Additional updates include upgraded lighting fixtures, a backdoor new sliding door, and brand-new switches and plugs. Every detail has been designed to create a modern, comfortable space—schedule your showing today to make this dream home yours!


Listing Courtesy of Keller Williams Urban Dallas

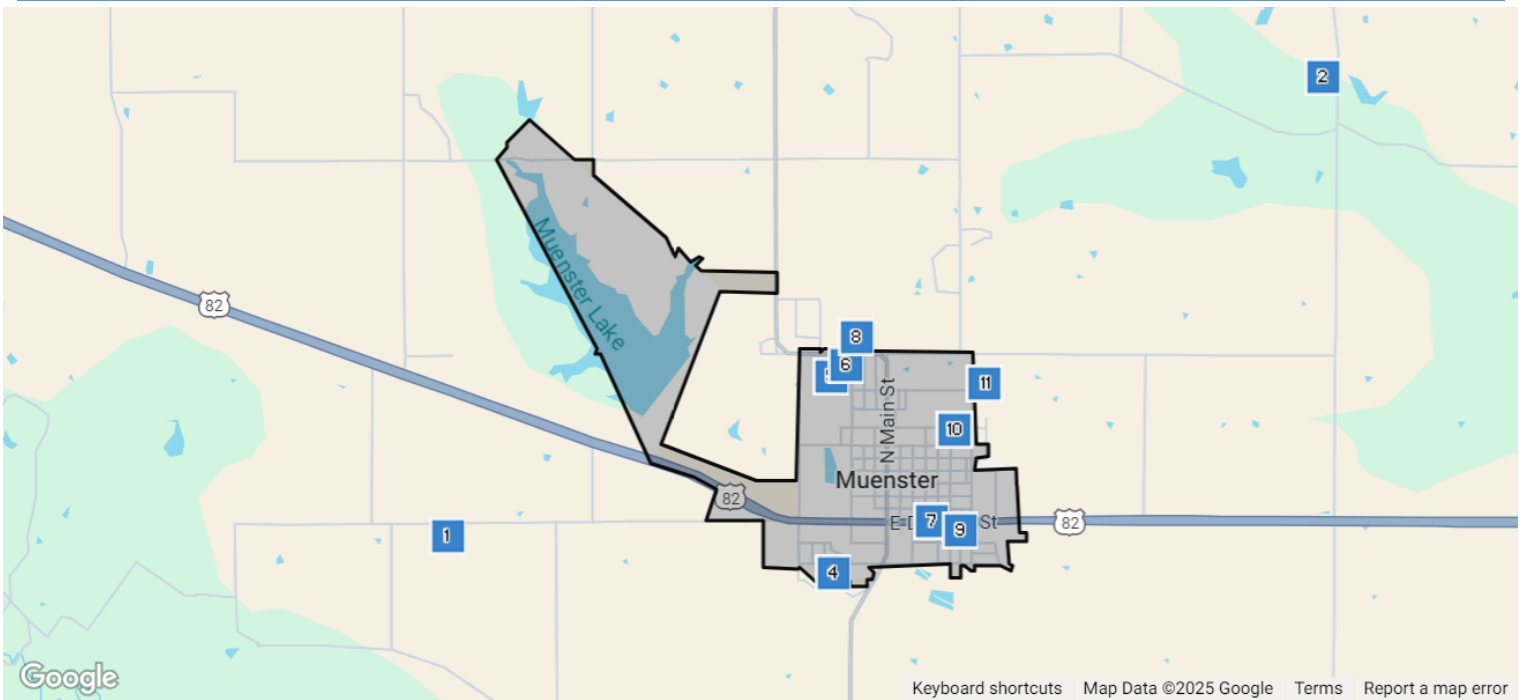
New Listings: 3 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active	• New, Active: 3/4/2025 MLS ID: 20861242						
220 Park Ln	Single Family	3/2	2,234 sq ft	10,829	2003	3/4/2025	\$345,000	\$154
<p>Discover the perfect blend of comfort and charm at this 3-bedroom, 2-bathroom home with a bonus room that provides room for relaxation and entertaining. The inviting eat-in kitchen serves as the heart of the home, ideal for casual meals and gatherings. The primary suite offers a private retreat with its own ensuite bathroom, while the two additional bedrooms provide versatility for family, guests, or a home office. The bonus room adds even more possibilities—think playroom, craft space, or extra storage. Set on a generous lot with a sprawling backyard, this home is perfectly located near local schools and right next to the park, making it ideal for outdoor activities and family fun. Embrace small-town living in the charming and welcoming community of Muenster. Make 220 Park St your new home today!</p> <p><i>Listing Courtesy of THE REAL ESTATE COMPANY</i></p>								






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 • Pending as of 3/1/2025 <i>MLS ID: 20844856</i></p> <p>925 Fleitman Dr</p> <p>Builder Credit and Preferred Lender Credit Offered!! This stunning 3-bed, 2-bath, plus study is nestled in the desirable area of Muenster NO HOA on a HALF ACRE and offers a perfect blend of modern comforts and classic charm. 3 generously sized bedrooms plus a study provide ample space for your family or guests. The heart of the home is the open-concept living area, seamlessly connecting the living room, dining area, and kitchen. The modern kitchen features stainless steel appliances, granite countertops, an island, and ample cabinet space. The master bedroom is a retreat in itself, boasting a private en-suite bathroom with double vanities, a walk-in shower, and a walk-in closet. Situated in a sought-after neighborhood, this home is conveniently located near schools, parks, and major transportation routes.</p> <p><i>Listing Courtesy of Sarah Boyd & Co</i></p>	Single Family	3/2	1,906 sq ft	22,433	2/14/2025	\$399,136	3/1/2025	\$209






Closed: 11

	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: 3/14/2025, MLS Listing 20779044: 11/15/2024 MLS ID: 20779044</p> <p>1900 County Road 300</p> <p>Move your family and animals to this well-built 4 bedroom 3 bath home, situated a little over 3 miles from Muenster. This open concept Stone house with metal roof has abundant storage, inside and out, and an attached carport, that could be closed in for complete two car garage. Enjoy views from covered porches and keep warm on cold nights with the wood burning fireplace. Property features a pond, cross fencing and 3 loafing sheds. 1440sqf 5 stall barn has water, electric, led lighting with timers, tack room and work space. There are no known restrictions or pipelines on this approximately 17 acres. Currently Ag exempt with plenty of space to work and play!</p> <p><i>Courtesy of Newland Real Estate, Inc.</i></p>	Single Family	4/3	2,398 sq ft	740,520	2001	3/14/2025	\$775,000	\$323
 <p>2 Closed • Sold Date: 1/28/2025, MLS Listing 20627875: 5/25/2024 MLS ID: 20627875</p> <p>2287 Fm 2739</p> <p>This exquisite 10-bedroom, 9.5-bathroom estate presents a remarkable opportunity for those dreaming of a generous family home or a charming bed and breakfast venture. This property showcases a picturesque outdoor environment, complete with a serene creek, gardens, and mature shade trees, creating a perfect backdrop for relaxation or entertainment. Crafted with exceptional attention to detail, the estate reflects an old-world style that harmonizes beautifully with modern comforts. Each room is designed to offer both elegance and functionality, ensuring a warm, welcoming atmosphere. The property contains multiple units, offering flexible living arrangements and ample space for guests or family. This location doesn't just promise a home but a lifestyle. This meticulously maintained property boasts a serene pool, hot tubs, yard games, and a sauna. Experience local culture visiting nearby wineries, antique stores, boutique shops, and restaurants. Winstar Casino 20 mins. SEE VIRTUAL TOUR!</p> <p><i>Courtesy of LPT Realty, LLC</i></p>	Single Family	10/10	7,350 sq ft	538,837	2001	1/28/2025	\$1,330,000	\$181
 <p>3 Closed • Sold Date: 1/30/2025, Public Record MLS ID: -</p> <p>1719 S Fm 373</p> <p>-</p>	Single Family	3/2	2,581 sq ft	43,560	1960	1/30/2025	-	\$262

Closed: 11 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	4 ■ Closed *Sold Date: 12/27/2024, Public Record MLS ID: –	Single Family	3/3	4,375 sq ft	57,935	2013	12/27/2024	–	\$155
	270 Hillside Dr								
	5 ■ Closed *Sold Date: 2/5/2025, MLS Listing 20800767: 12/27/2024 MLS ID: 20800767	Single Family	3/2	2,164 sq ft	56,628	1995	2/5/2025	\$410,000	\$189
	407 W 9th St								
	<p>This beautiful one-owner property on 1.3 acres is ready for its next owner. It's the ideal home if you want the feel of country living while you're still just a minute from town. You're surrounded by perennial landscaping & raised planting beds, and an elegant waterfall & pond grace the front yard. Lovely spacious covered front porch, too - and great views! Two large living areas and dining area with laminate flooring; spacious kitchen with custom cabinets by Rudy Kessler featuring wine rack, food pantry plus dish pantry, solid surface counters. Living room has electric fireplace crystals and is flanked by built-in shelving. Formal dining also has built-ins. Primary bedroom has private exit to back patio and hot tub; primary bath has two sinks, separate tub & shower, and walk-in closet. Split bedrooms with updated secondary bath on the other side of the house. Blown insulation & radiant barrier plus recent windows add to the energy efficiency of this home. Refrigerators, washer & dryer remain. Solar panels will be paid in full at closing. An over-sized garage with large additional room for storage will please anyone who likes to do their own landscaping, construction or repairs. A separate large storage shed and the hot tub also remain with the property. Highly-rated Sacred Heart Catholic School is also located in Muenster.</p> <p><i>Courtesy of CENTURY 21 JUDGE FITE CO.</i></p>								
	6 ■ Closed *Sold Date: 1/16/2025, Public Record MLS ID: –	Single Family	3/2	3,483 sq ft	36,704	1972	1/16/2025	–	\$129
	1012 Cherry Ln								
	7 ■ Closed *Sold Date: 1/31/2025, MLS Listing 20578236: 4/4/2024 MLS ID: 20578236	Single Family	4/2	1,521 sq ft	10,585	2001	1/31/2025	\$220,000	\$145
	235 E Cross St								
	<p>Buyer received life altering health news that left them unable to go through with the purchase. New, 2024, HVAC system in this charming 4-bedroom, 2-bath brick home with beautiful curb appeal. Walk inside to discover a spacious living room adorned with a stone fireplace, perfect for cozy gatherings. The master bedroom boasts an en-suite bath, offering privacy and comfort. Step outside to a large, beautifully fenced backyard, and a majestic yellow rose bush at the side of the home, creating a serene atmosphere for relaxation and enjoyment. Welcome home to comfort, and natural beauty.</p> <p><i>Courtesy of RE/MAX FIRST REALTY</i></p>								
	8 ■ Closed *Sold Date: 2/28/2025, MLS Listing 20826391: 1/24/2025 MLS ID: 20826391	Single Family	3/2	1,945 sq ft	12,066	1987	2/28/2025	\$300,000	\$154
	1078 N Maple St								
	<p>Nestled in the highly sought-after Muenster community and within the boundaries of top-rated Muenster schools, this beautifully maintained single-story home sits on an oversized lot, offering both charm and functionality. The updated eat-in kitchen is a chef's dream, featuring granite countertops, ample cabinet space, and stainless steel appliances. The master suite boasts a relaxing jacuzzi tub, a separate shower, and generous linen storage, while all bedrooms feature walk-in closets for ample organization. Step outside to a spacious backyard with a covered patio and privacy fence, creating an ideal space for entertaining family and friends. The previous owner's updates include luxury vinyl plank flooring, fresh paint throughout, removal of paneling in the living areas, and upgraded water systems with a tankless gas water heater. This move-in-ready home offers the perfect blend of modern updates and small-town charm. Don't miss out—schedule your showing today! The fridge will stay with an acceptable offer</p> <p><i>Courtesy of Keller Williams Realty-FM</i></p>								

Closed: 11 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	9 ■ Closed							
<p>* Sold Date: 1/24/2025, MLS Listing 20672415: 7/11/2024 MLS ID: 20672415</p>								
212 S Pine St	Single Family	3/2	1,917 sq ft	14,157	1965	1/24/2025	\$321,000	\$167
<p>Excellent home with so many updates! Updated Kitchen(20K worth) cabinets, countertop, plumbing. The master bathroom has been renovated complete with rain shower and can lighting. Large dinning room is great for entertaining guests. Large back yard is great for the kids or pets! Wall of windows that look into the backyard from living room. Open kitchen concept with window to the backyard. Great family home that is ready for your growing family!</p> <p style="text-align: right;"><i>Courtesy of RE/MAX FIRST REALTY</i></p>								
	10 ■ Closed							
<p>* Sold Date: 1/27/2025, MLS Listing 20739431: 9/26/2024 MLS ID: 20739431</p>								
618 N Sycamore St	Single Family	3/2	3,008 sq ft	20,995	1983	1/27/2025	\$475,000	\$158
<p>Welcome to the cozy town of Muenster! Nestled in the western hills of Cooke County, this community is small and quaint with local shopping. This house was built for entertaining! It has a spacious open floor concept that includes a large great room with an abundance of sliding glass doors that could be open to entertain on the patio and pool. The spacious covered back patio overlooks a newly remodeled in ground pool. Next to the pool is a pool house that has a full bath, storage for pool toys and a small kitchen with a serving window to feed your guests. The rooms in this home are large enough for oversized furniture. The home sits at the edge of town, a rear entry garage and has .482 acre, so there's plenty of room to grow! With fresh paint and new flooring throughout, this home is move in ready!</p> <p style="text-align: right;"><i>Courtesy of Tanda Stringfellow Broker</i></p>								
	11 ■ Closed							
<p>* Sold Date: 1/30/2025, MLS Listing 20802197: 12/23/2024 MLS ID: 20802197</p>								
915 Fleitman Dr	Single Family	4/3	2,164 sq ft	22,433	2024	1/30/2025	\$452,284	\$209
<p>This stunning 4-bed, 3-bath, plus study is nestled in the desirable area of Muenster on a HALF ACRE and offers a perfect blend of modern comforts and classic charm. 4 generously sized bedrooms plus a study provide ample space for your family or guests. The heart of the home is the open-concept living area, seamlessly connecting the living room, dining area, and kitchen. The modern kitchen features stainless steel appliances, granite countertops, an island, and ample cabinet space. The master bedroom is a retreat in itself, boasting a private en-suite bathroom with double vanities, a walk-in shower, and a walk-in closet. Situated in a sought-after neighborhood, this home is conveniently located near schools, parks, and major transportation routes.</p> <p style="text-align: right;"><i>Courtesy of Sarah Boyd & Co</i></p>								

About RPR (Realtors Property Resource)

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- 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.



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



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.

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