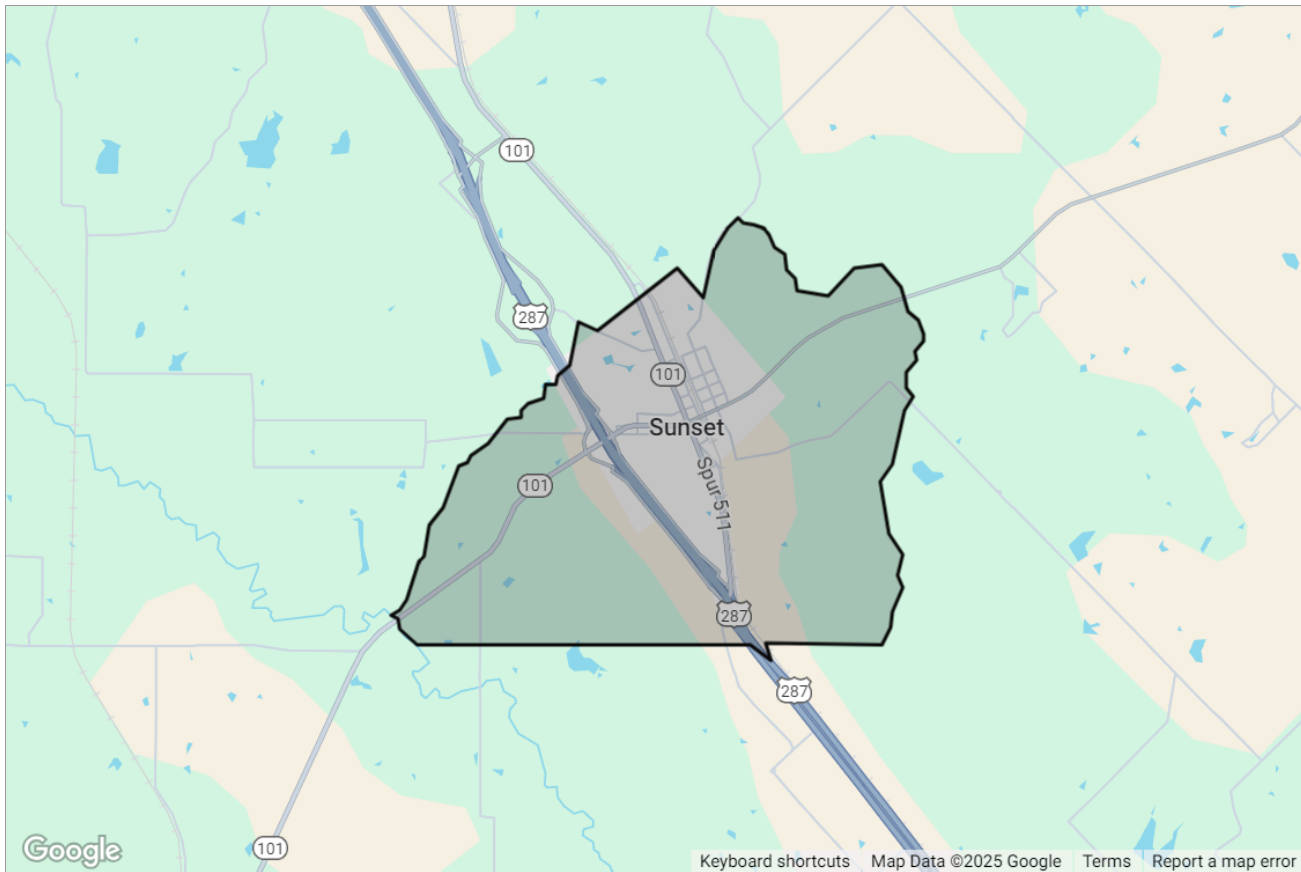


MARKET ACTIVITY REPORT

Sunset, Texas



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

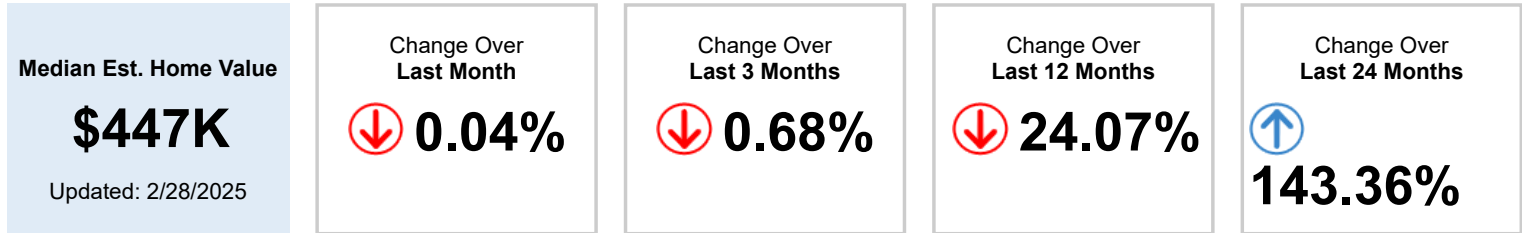


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Decatur, TX 76234

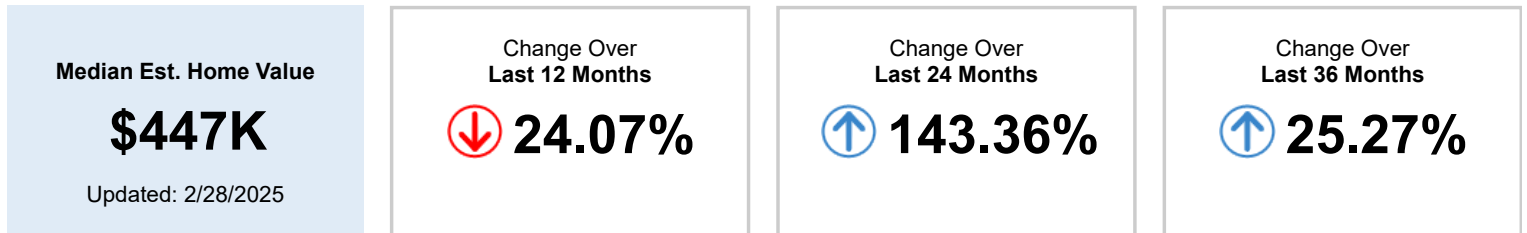
Sunset, Texas

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

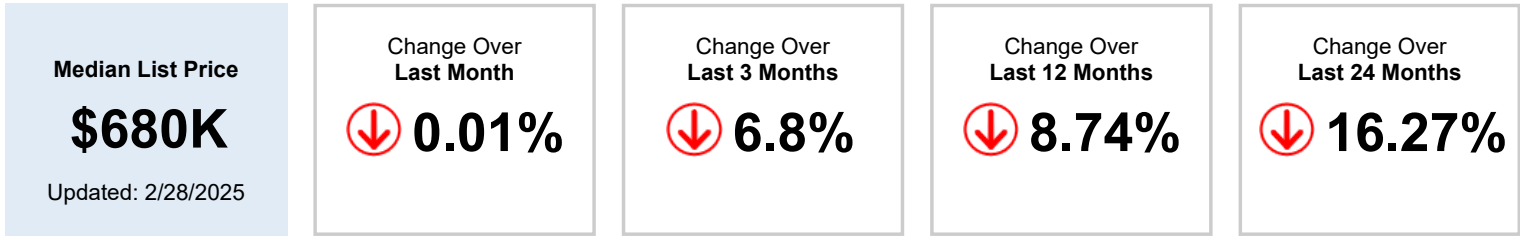


About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR** as of 3/18/2025.

Market Snapshot: Sales Price

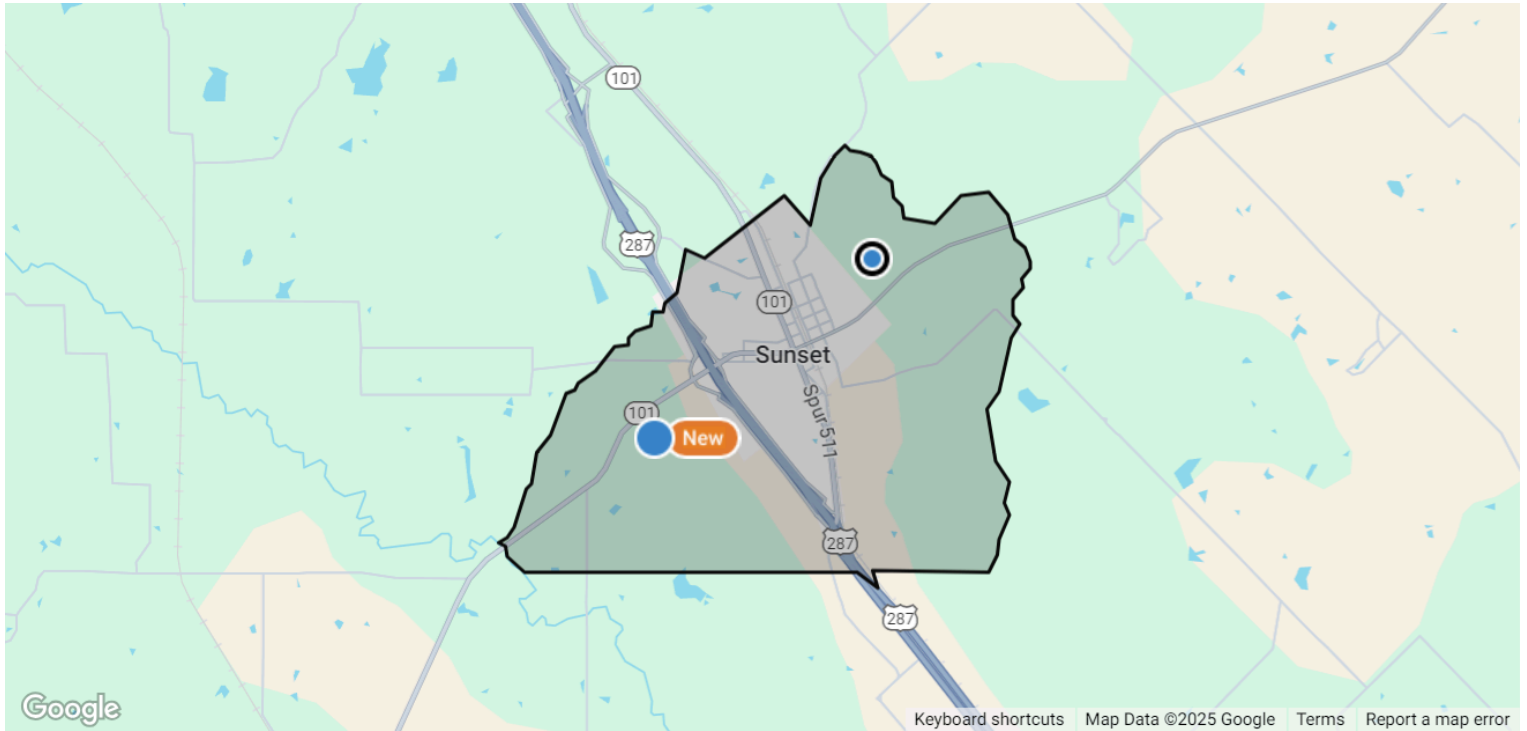
About this data: The Metrics displayed here reflect median sales price for **SFR** using **MLS listing** data.

Market Snapshot: List Price






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

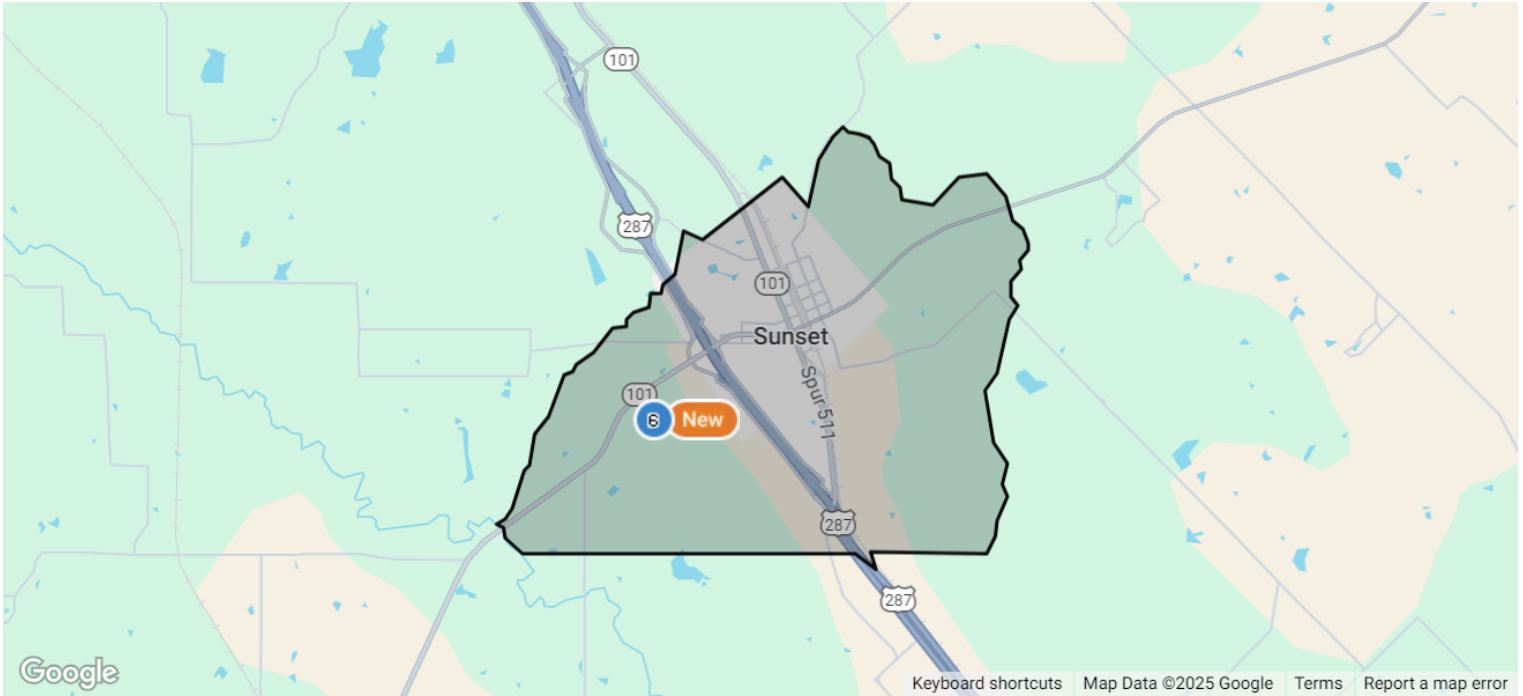
Market Activity Summary Stats



Search Criteria | **Location:** Sunset, 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	6	2	4
Low Price / Value	\$307,000	\$679,900	\$433,000
Median Price / Value	\$712,000	\$814,950	\$598,500
High Price / Value	\$3,999,000	\$950,000	\$890,000
Average Price / Sq. Ft.	\$300	\$341	\$239
Median Price / Sq. Ft.	\$292	\$341	\$226
Average Days in RPR	44	246	197
Median Days in RPR	34	246	222
Total Volume	\$7,029,999	\$1,629,900	\$2,520,000

Sunset, Texas



New Listings: 6

	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: 2/28/2025 MLS ID: 20853827

542 Whispering Oaks Single Family 4/4 2,916 sq ft 218,235 2015 2/28/2025 \$715,000 \$245

Welcome to a truly unique log cabin home with updated modern touches on 5 acres in the sought-after Silver Lakes Ranch, just steps away from the stunning Amon Carter Lake. As you step inside, you'll be greeted by the warmth of log accents throughout each room, high ceilings, decorative lighting, chandeliers that adds a touch of elegance, and a beautiful masonry wood-burning fireplace. The open concept layout of this home makes it ideal for entertaining. The kitchen is a chef's dream, featuring a large island, sleek black cabinets, high-end sterling silver appliances including a gas stove top, and so much storage. Three of the bedrooms feature their own full bathroom, offering privacy and convenience for all occupants. The fourth bedroom can easily function as an office. The master bathroom is nothing short of stunning giving a resort spa experience, boasting an ensuite bath with a vanity, a relaxing freestanding tub, a stunning double walk-in shower, and the most dreamiest massive walk in closet that you could dream of! The detached 3 car garage provides ample space for multiple vehicles and storage. The attached 2 car carport offers convenient covered parking for everyday use. Recent updates include sod installed Feb 2025, exterior and interior paint, roof in 2022, garage roof in Dec 2024, showers have been redone, HVAC and tankless water heater in 2023. Schedule a showing today to come see your next dream home!

Listing Courtesy of Fathom Realty, LLC







2 ● **Active** • New, Active: 2/13/2025 MLS ID: 20843940

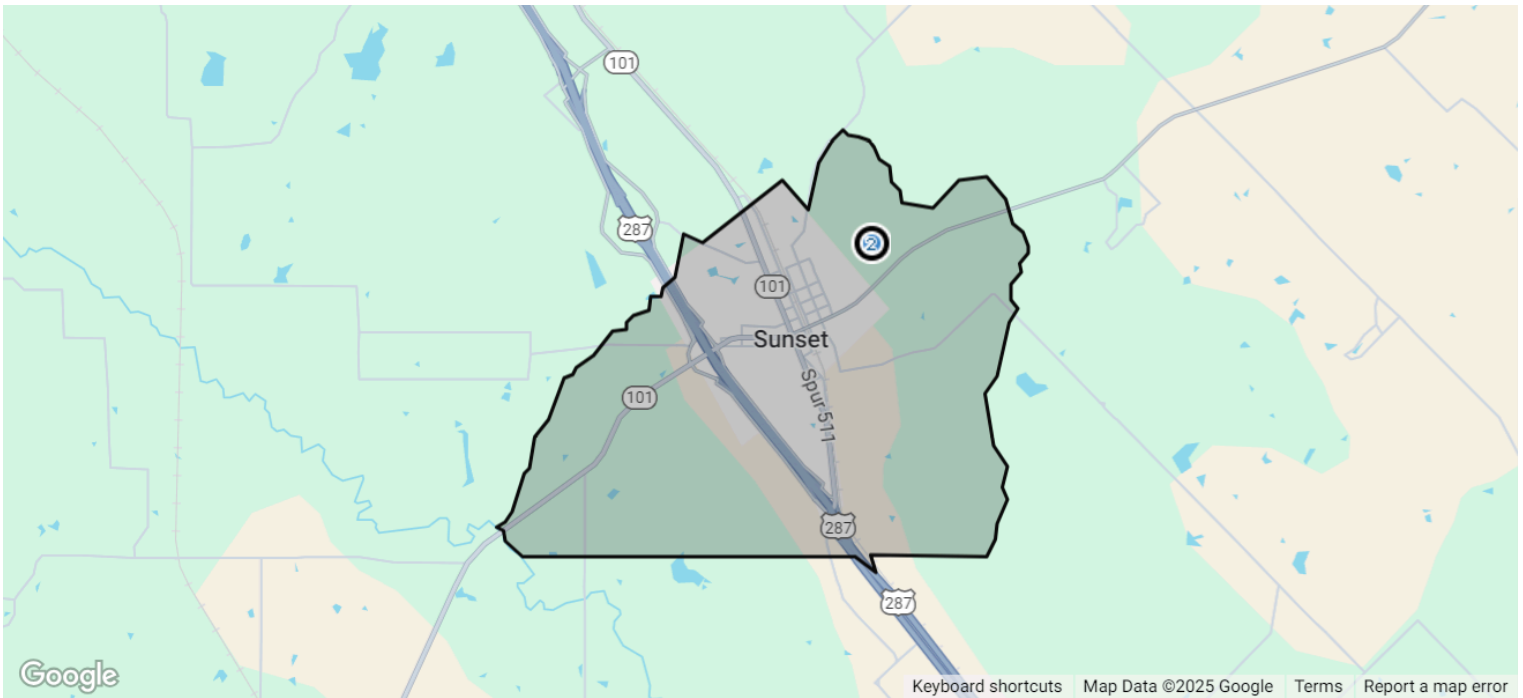
112 Silver Leaf Dr Single Family 3/3 2,768 sq ft 443,876 2006 2/13/2025 \$799,999 \$289

Polysteel Construction home on 10 acres in Silver Lakes subdivision! This home was built structurally superior and will reduce your energy bills dramatically. The Polysteel wall system combines solid, reinforced concrete with high-density expanded polystyrene and galvanized steel to create unique structures in our area. You will be impressed at first sight! The roof is commercial grade metal & exterior is stucco. This home has 3 full bedrooms and a home office. You'll also have 2 full bathrooms and a convenient half bath for guests. Speaking of guests, you will be the hostess with the mostest. The living, dining, and kitchen are all situated in a gorgeous open-concept floorplan. The location is at the top of a bluff with the most amazing views. From your front porch, you can watch wildlife or catch fireflies. If you are a hobbyist, don't miss the shop; it's decked out with electricity and plumbed for a bathroom. Come out to Silver Lakes and fall in love with this community.



Listing Courtesy of Parker Properties Real Estate

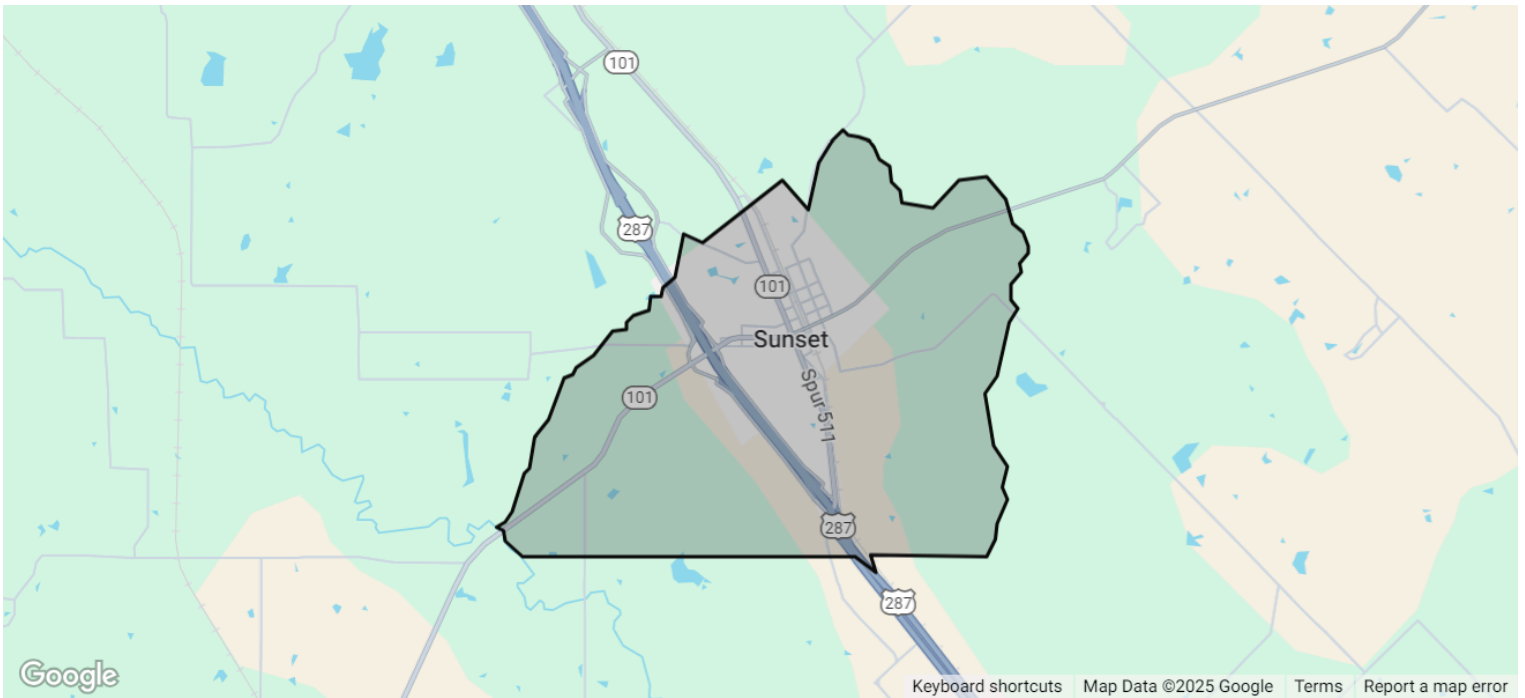
New Listings: 6 (cont.)

	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: 2/12/2025 MLS ID: 20843487						
1929 Smyrna Rd	Single Family	3/2	1,958 sq ft	87,120	2024	2/12/2025	\$307,000	\$157
<p>Sample photos, Vail Floorplan New subdivision to be started in April 7500.00 builders' concessions when builders preferred lender is used. \$400.00 Reimbursement for 3rd party inspection. Now PRESELLING lots and homes to be built. still time to pick your colors, floorplan and lot, Sensible deed restrictions to keep your investment growing. Open Floor plan with huge walk-in closets and plenty of storage, this will be a small quaint subdivision so don't wait</p> <p><i>Listing Courtesy of The Michael Group Real Estate</i></p>								
	4 ● Active	*New, Active: 1/3/2025 MLS ID: 20805441						
1990 Jim Harry Loop	Single Family	5/6	8,004 sq ft	1,524,600	2020	1/3/2025	\$3,999,000	\$500
<p>Experience Unparalleled Luxury and Versatility on This Stunning 35-Acre Ranch Step into a world where rustic charm meets modern sophistication on this breathtaking 35-acre estate. Designed to inspire and impress, this property offers a rare combination of natural beauty, architectural excellence, and limitless potential. The crown jewel of this estate is the expansive 6,519 sq. ft. main residence, a masterpiece of craftsmanship and design. Featuring 3 spacious bedrooms, easily convertible to 5, the primary suite is 1250 sf, the home is adorned with unique touches such as rustic tin ceilings, industrial Harley Davidson lighting, and 100+ year-old reclaimed wood, blending timeless elegance with rugged allure. A main living area of 1500 sf, chef's dream kitchen equipped with top-of-the-line Viking appliances sets the stage for culinary creations and entertaining on a grand scale. Adjacent to the main house, a 1,100 sq. ft. guest house provides a private and luxurious retreat for visitors or extended family. The estate also boasts an impressive 10,500 sq. ft. of shop space under a class 4 commercial roof, perfect for car enthusiasts, artisans, or entrepreneurs. With barns, RV storage, and state-of-the-art 74 solar panels, the property is as functional as it is beautiful. Nature lovers will find serenity by the 6-acre lake, a tranquil oasis surrounded by lush greenery, complete with a mesmerizing waterfall pond. Whether you're fishing, practicing your shot on a 100-yard shooting range, or simply enjoying the views, this is your private slice of paradise. This property isn't just a home; it's an opportunity. With its vast acreage, luxurious amenities, and versatile spaces, it's ideal for a family retreat, a working ranch, or an income-generating venue. Here, the possibilities are as endless as the stunning sunsets. Your dream lifestyle starts now—make this extraordinary ranch your own today!</p> <p><i>Listing Courtesy of Texas Premier Realty</i></p>								
	5 ● Active	*New, Active: 2/13/2025 MLS ID: 20843785						
1402 Posey Brewer Rd	Single Family	3/2	1,580 sq ft	242,106	1990	2/13/2025	\$500,000	\$316
<p>Escape to serene country living in this stunning, fully remodeled log cabin in Sunset, TX. Nestled on 5.59 acres of peaceful land with mature trees, this 3-bed, 2-bath, 1,580 sq. ft. home offers modern comforts with rustic charm. Completely updated in 2020, the cabin features beautiful quartz countertops, a new metal roof, and new appliances, including four kitchen ovens for the avid chef. With efficient upgrades, including new septic tank lateral lines, this home is both functional and inviting. Step outside to enjoy the fresh air and countryside views while sipping coffee on the front porch, roasting s'mores around the firepit, or taking leisurely strolls down the country road. Embrace the beauty and tranquility of country life—schedule your visit today!</p> <p><i>Listing Courtesy of Compass RE Texas, LLC</i></p>								
	6 ● Active	*New, Active: 1/6/2025 MLS ID: 20809708						
483 Pr 169	Single Family	3/3	2,400 sq ft	435,600	2003	1/6/2025	\$709,000	\$295
<p>Country living with Privacy and Perks- This 2400 +- Sq Ft home sits on a wooded 10 acres just out of Sunset. This wonderful home features 3 nice bedrooms with carpet and ceiling fans, nice sized kitchen with pass through to dining room, large living room with vaulted ceiling and WBFP that has propane starters in the bottom, Extra large primary room with WIC and bath that has jetted tub and shower, incredible deck with view of the background woods and wildlife and last but certainly not least, a 18 x 40 indoor swimming pool with heater. This feature is great for low impact exercise year-round. Additionally, you will be in love before you get there because it has a tree canopied drive traversing to the house.</p> <p><i>Listing Courtesy of Sue Swint Realty</i></p>								





Pending: 2



	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 3/11/2025</i> MLS ID: 20607646</p> <p>Mountain View Ct</p> <p>Gorgeous new construction nestled in the trees with beautiful views in Silver Lakes. Situated on 2.02 acres, this home has room for everyone with formal dining, 3 beds, 3 bath, office & sunroom! Cottage style home is spectacular with stone and rock touches & great landscaping. Upon entry is large dining area, large open living area with vaulted ceilings, beautiful beams & cozy fireplace! Open to kitchen and tons of windows & natural light. Kitchen is chefs delight with breakfast bar, quartzite countertops, pot filler, 6 burner gas range with griddle, butlers pantry & HUGE walk in pantry! The views of backyard are visible throughout most of the home. Primary features an electric fireplace & large walk in shower, ensuite with soaking tub & huge shower with rain head & multiple sprays. Office with glass wall leading to sunroom, flex room area. 2 additional beds and one bedroom has full ensuite. Out back is a covered patio with a wood burning fireplace. This home is a MUST SEE</p> <p><i>Listing Courtesy of Wethington Agency</i></p>	Single Family	3/3	2,643 sq ft	87,991	5/3/2024	\$679,900	3/11/2025	\$257
 <p>2 🕒 Pending <i>• Pending as of 3/5/2025</i> MLS ID: 20740420</p> <p>11678 Fm 1749</p> <p>The front and rear of the property are heavily treed with mature oaks. There is open pasture where vineyards used to thrive. Property is beautiful and could have so many uses. There is a beautiful home site and a guest house that is located by the barn that also has a bathroom. There are two separate septic systems. Driving the parameter of the property makes you feel like you can relax and enjoy the country life.</p> <p><i>Listing Courtesy of Ebby Halliday, REALTORS</i></p>	Single Family	4/3	2,239 sq ft	1,689,692	9/26/2024	\$950,000	3/5/2025	\$424



Closed: 4

	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: 3/10/2025, MLS Listing 20623082: 5/21/2024 MLS ID: 20623082</p> <p>2607 Picket Run Rd</p> <p>Single Family 3/2 1,972 sq ft 872,506 1986 3/10/2025 \$433,000 \$220</p> <p>Tucked away on a quiet road and accessed via a long private driveway, this 3-bedroom, 2-bathroom brick home sits on approximately 20 acres of serene countryside. The property is fully fenced on the front half and features an entry gate for added security and privacy. Inside, the home boasts a spacious living room with a stunning wood-burning fireplace as its centerpiece. All the bedrooms are generously oversized, offering plenty of space and comfort. Recently installed new flooring provides a fresh start, ready for your custom touches to make this house truly feel like home. The property is dotted with mature trees, creating a picturesque landscape, while the cleared front and back yards provide ample space for outdoor activities or gardening. Wildlife is abundant, making this the perfect retreat for nature lovers. This home comes partially furnished, including a beautiful bedroom suite and a comfortable leather sectional couch, adding to its readiness. Don't miss the chance to explore this exceptional property—check out the virtual 3D tour to experience it for yourself!</p> <p><i>Courtesy of 940 Real Estate Group</i></p>								
 <p>2 Closed • Sold Date: 1/15/2025, MLS Listing 20603470: 5/1/2024 MLS ID: 20603470</p> <p>101 Pheasant Run Ct</p> <p>Single Family 4/3 2,180 sq ft 392,911 2017 1/15/2025 \$450,000 \$206</p> <p>Beautiful home sitting on 9 acres nestled in trees with plenty of privacy and an oversized 30x30 shop. Fenced dog run, outdoor fire pit, beautiful trees. Lot 206 = 4.010 acres, Lot 207 = 5.01 acres for a combined total of 9.02 acres. SLR is a master-planned community with 2,300 acres of rolling hills & hardwood forests. Located on Amon G. Carter Lake, SLR appeals to anyone looking to escape the busy city, but still be convenient to the Metroplex. Residents can simply walk outside to enjoy remarkable sunsets or marvel at the wildlife from deer & turkey to an amazing variety of birds & wildflowers. Whether you are looking for a permanent residence, a retirement home, or a weekend getaway, SLR offers the perfect lifestyle in a beautiful setting. This private community features 2 fishing lakes, RV & boat storage, security, swimming pool, on-site fire hall, gym, community center & more.</p> <p><i>Courtesy of Ledbetter Realty</i></p>								

Closed: 4 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>3 ■ Closed • Sold Date: 1/3/2025, MLS Listing 20768847: 11/14/2024 MLS ID: 20768847</p> <p>599 Silver Leaf Dr</p> <p>Welcome to your secluded oasis on 5 acres of heavily treed land, where modern luxury meets country charm. This stunning single-story ranch house has a 3-car oversized garage, and a separate casita. The main dwelling is 3109 sqft and the casita is 713 sqft. Enjoy the partially fenced property with a motorized entry gate. Inside, extra wide luxury vinyl plank and tile flooring, spacious interior, complemented by butcher block counters in the laundry area and quartz in the kitchen and baths. Outside, huge outdoor living space, plumbed for gas, with almost 1,000 sqft of covered area for evening sunsets. Store your toys in the 20x30 metal building, while horses and cattle graze on the sprawling grounds (1 per acre). Community amenities include boat access to Amon Carter Lake, private lakes, pool, fitness center, and more. Experience the beauty of rolling hills, abundant wildlife, and the lifestyle that Silver Lakes has to offer.</p> <p style="text-align: right;"><i>Courtesy of LPT Realty LLC</i></p>	Single Family	4/4	3,822 sq ft	218,235	2022	1/3/2025	\$890,000	\$233
 <p>4 ■ Closed • Sold Date: 1/31/2025, MLS Listing 20686512: 7/30/2024 MLS ID: 20686512</p> <p>1300 Mathers Rd</p> <p>Escape the city to this enchanted country cabin-style home tucked between two ranches. Enjoy fishing, hiking on the trails, watching deer, birds and other wildlife, and cooling off in lots of shade on this unique wooded property. Spacious open concept floorplan of home is great for family time or entertaining. Custom stone fireplace creates an inviting and warm tone for the living area. Fully encapsulated spray foam insulation ensures comfort and energy savings. Engineered foundation with 26 piers. Irrigation system for lawn with single zone in back field for remote water needs. Out-building near lake could be used as storage or as boathouse for water toys and lawn equipment. 12' x 20' workshop with electricity and adjacent carport. 45 minutes from north Fort Worth and Denton (I35), near Highway 287 and 114, and 2 miles from LBJ grasslands.</p> <p style="text-align: right;"><i>Courtesy of Earthport Properties Realty, LLC</i></p>	Single Family	3/3	2,500 sq ft	522,720	2016	1/31/2025	\$747,000	\$299

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- 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.



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- 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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