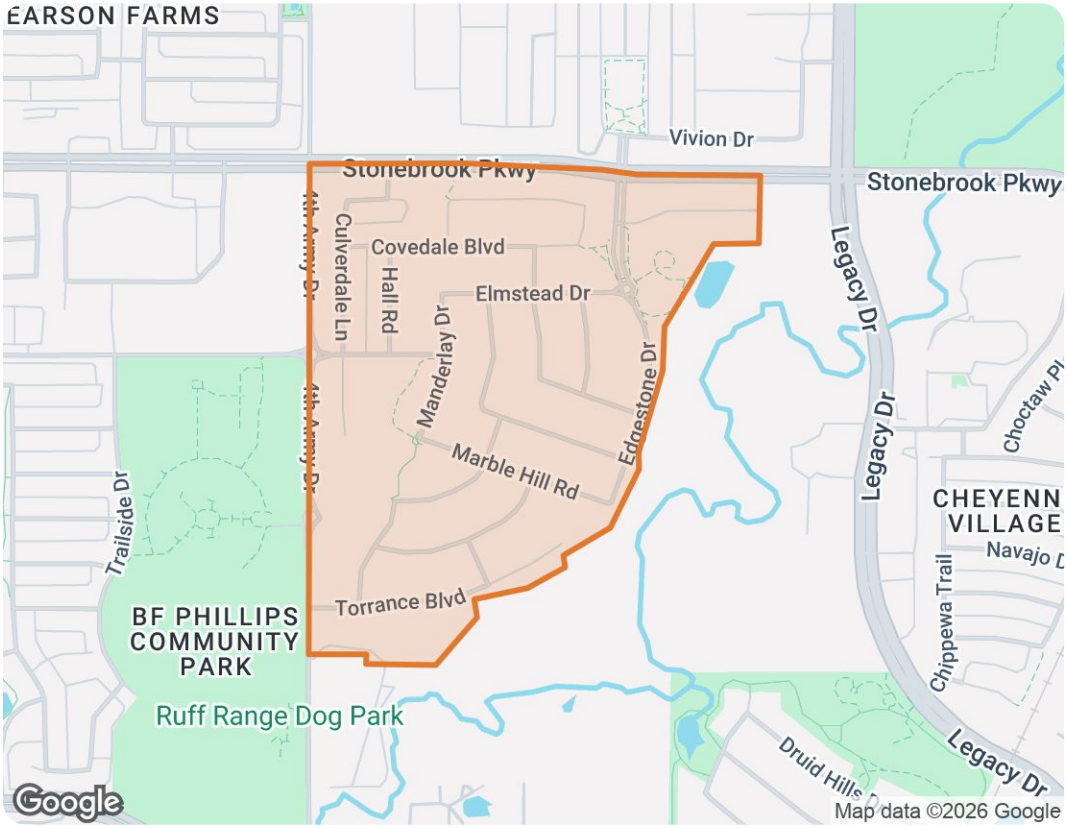
Edgestone at Legacy in Frisco, TX



Ray & Barbara Martin

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Info@dfwreadvisors.com

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HomeSmart Stars

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Edgestone at Legacy in Frisco, TX

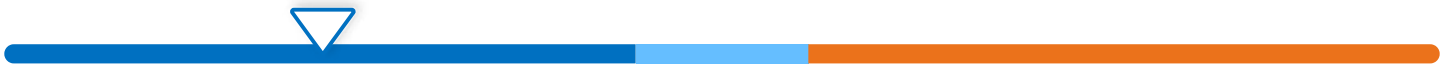
Market Trends

Market Trends for Edgestone at Legacy in Frisco, TX

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
2.67	92.5%	131	$1,975,000
↓ 61.86% MoM			

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

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Edgestone at Legacy in Frisco, TX

October 2026 Median Estimated Property Value

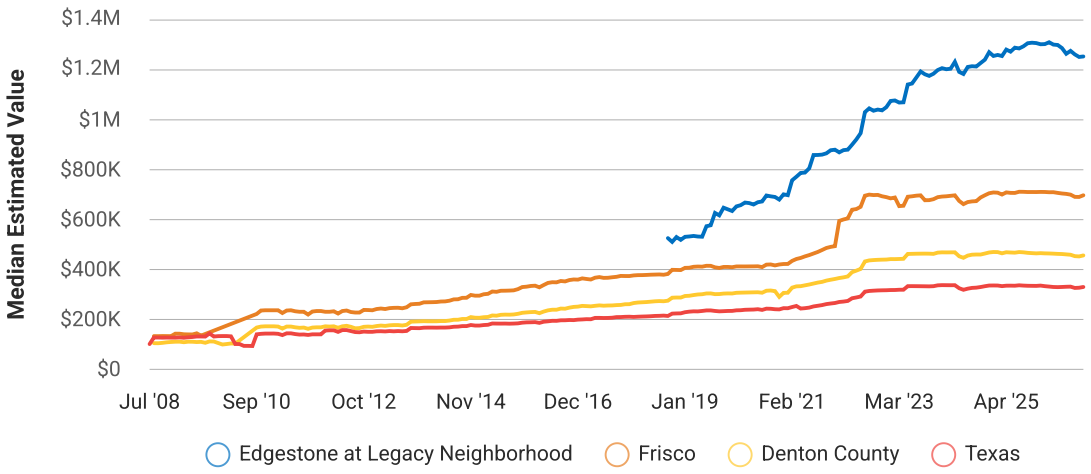
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$1,251,000	+0.2%	-4.2%



October 2026 Active Listings

Edgestone at Legacy in Frisco, TX

Single Family + Condo/Townhouse/Apt.

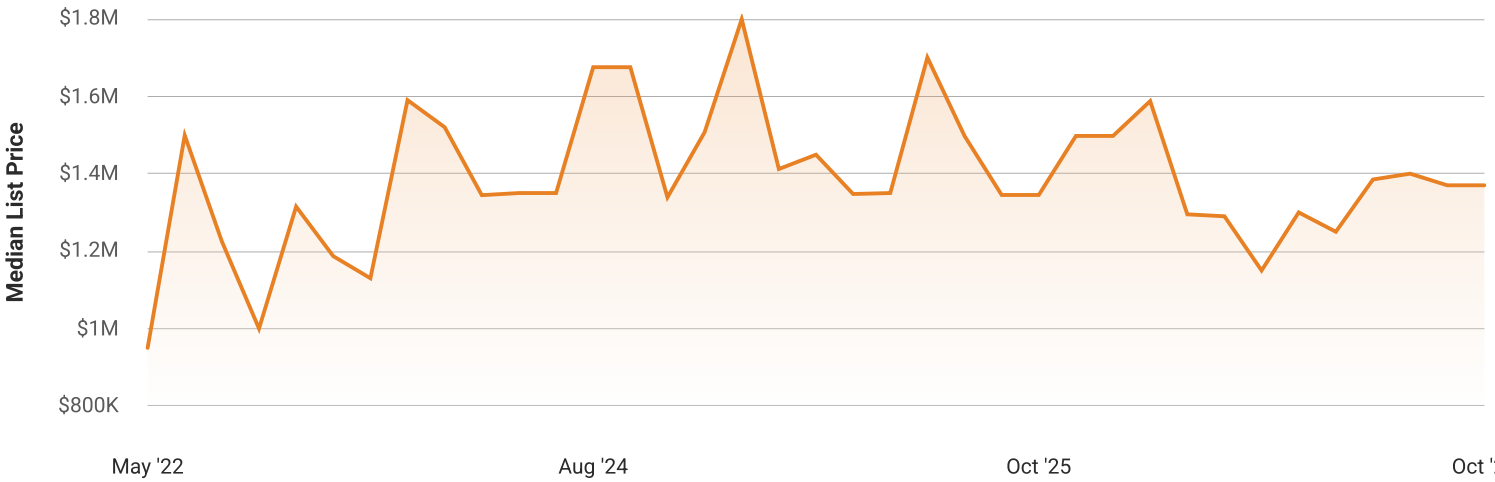
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $1,370,000

0% Month over Month



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Edgestone at Legacy in Frisco, TX

October 2026 Sold Listings

Edgestone at Legacy in Frisco, TX

Single Family + Condo/Townhouse/Apt.

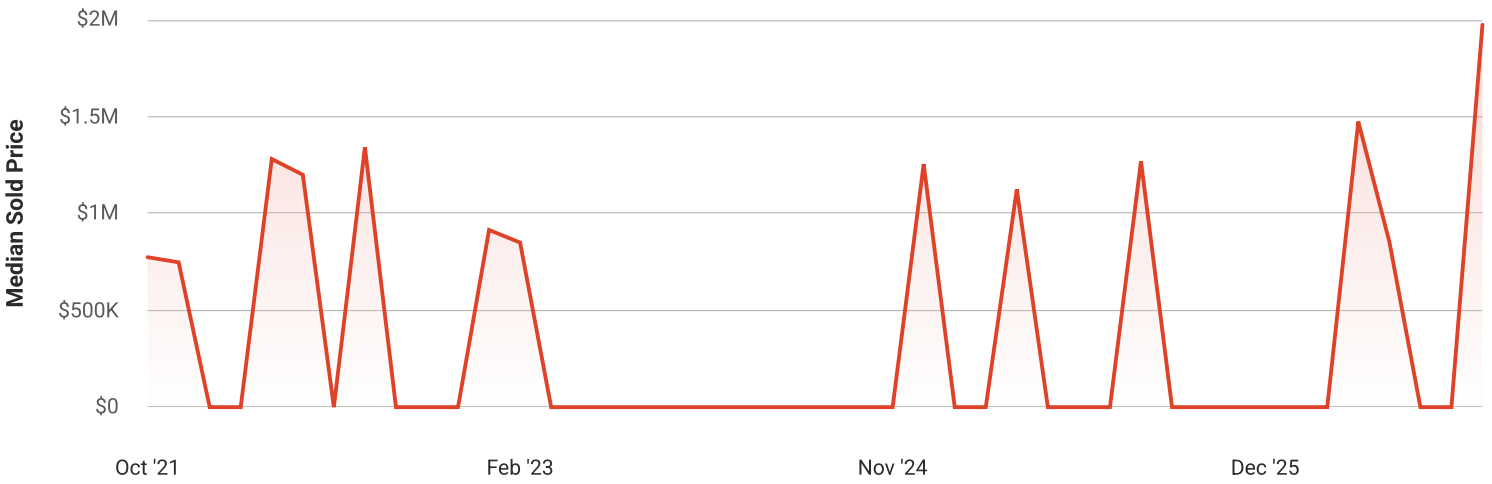
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $1,975,000

Month over Month



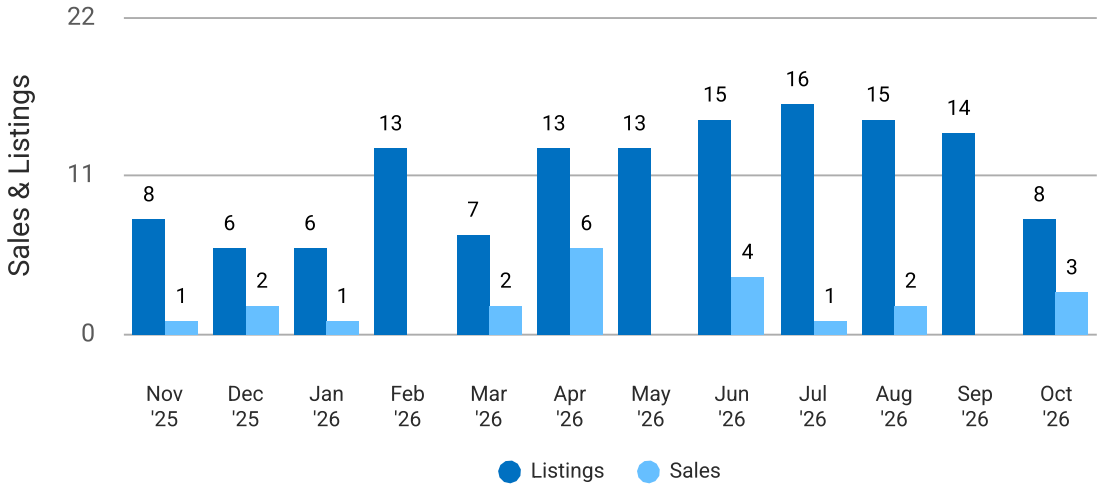
Total Sales and Active Listings in Edgestone at Legacy in Frisco, TX

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Edgestone at Legacy in Frisco, TX

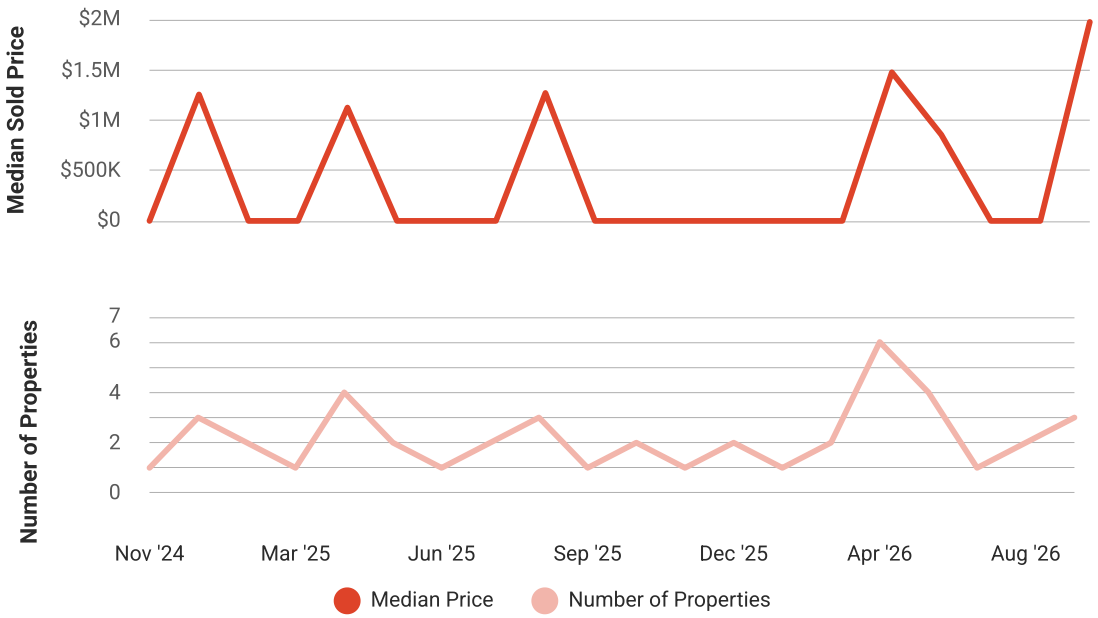
Median Sold Price vs Sold Listings in Edgestone at Legacy in Frisco, TX

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



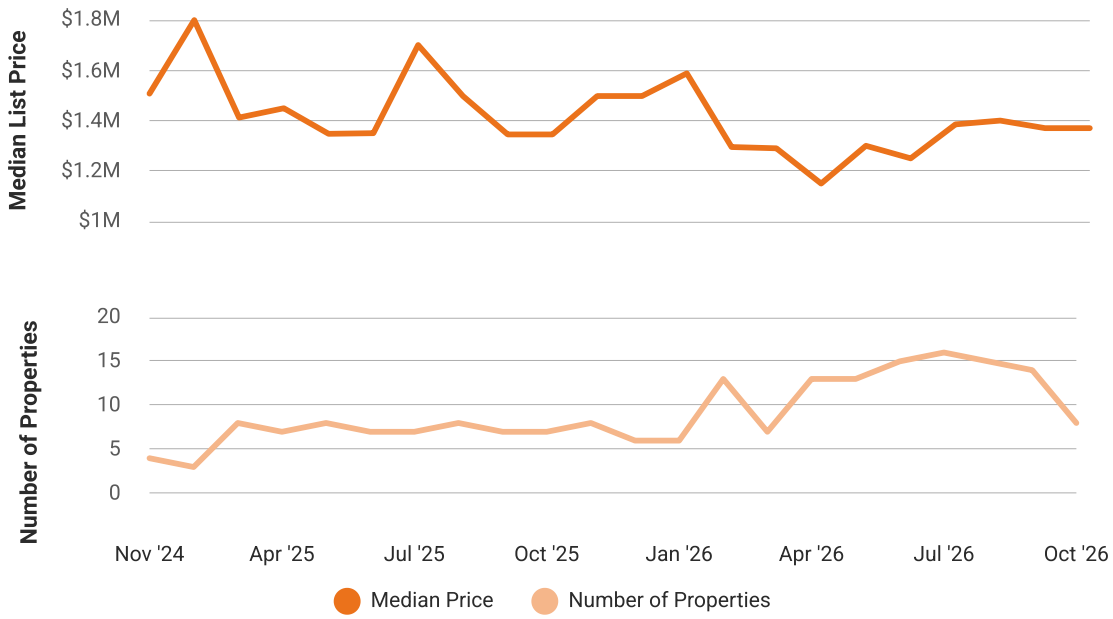
Median List Price vs Active Listings in Edgestone at Legacy in Frisco, TX

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Edgestone at Legacy in Frisco, TX

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$1,251,000	$1,249,000 +0.16%	$1,273,300 -1.75%	$1,305,810 -4.2%	$1,224,640 +2.15%	$1,173,440 +6.61%
Median Sold Price Last Updated: 10/31/2026	$1,975,000	–	–	–	–	–
Median List Price Last Updated: 10/31/2026	$1,370,000	$1,370,000 0%	$1,385,000 -1.08%	$1,345,000 +1.86%	$1,339,000 +2.32%	–

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property 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 displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

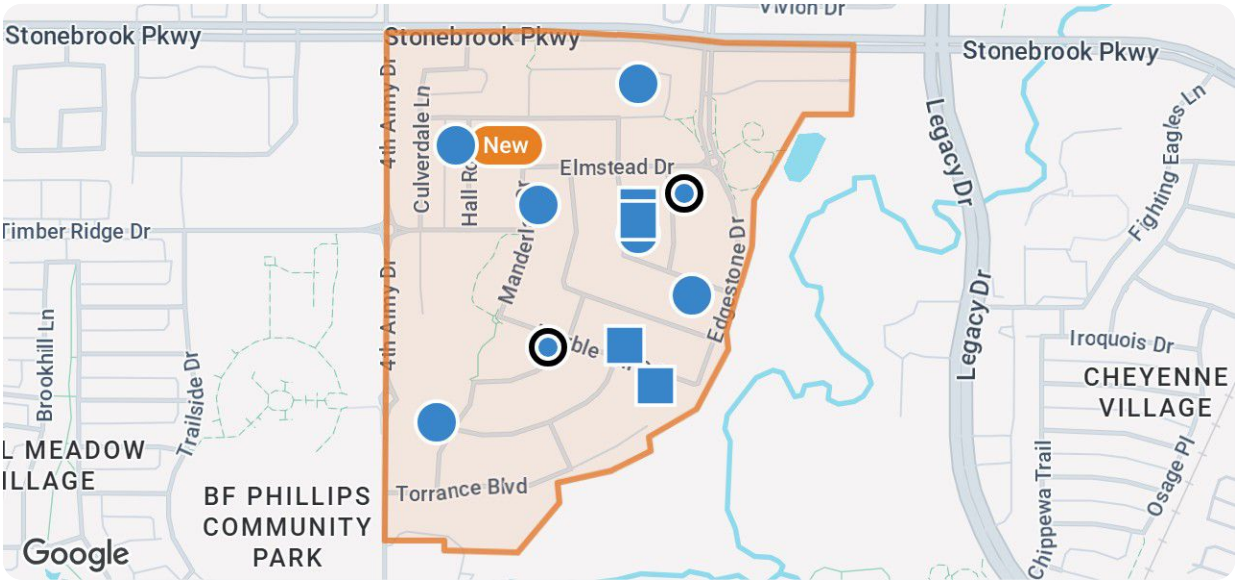
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Edgestone at Legacy in Frisco, TX

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- Recently Closed

	New	Closed
Number of Properties	3	7
Lowest Listing Price / Est.Value	$1,069,000	$1,020,000
Median Listing Price / Est.Value	$1,290,000	$1,450,000
Highest Listing Price / Est.Value	$1,995,000	$2,200,000
Average Price / sqft	$330	$344
Median Price / sqft	$266	$327
Average Days in RPR	50	113
Median Days in RPR	45	123
Total Volume	$4,354,000	$7,745,000
Source	Listings	Public Records & Listings

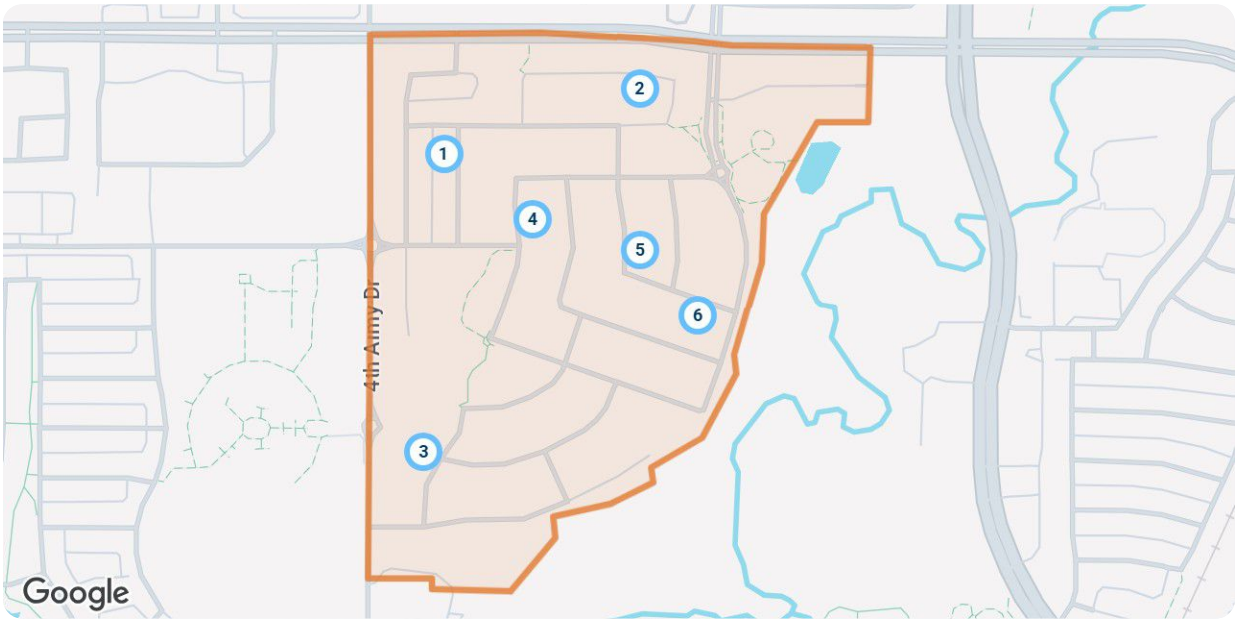
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Edgestone at Legacy in Frisco, TX

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

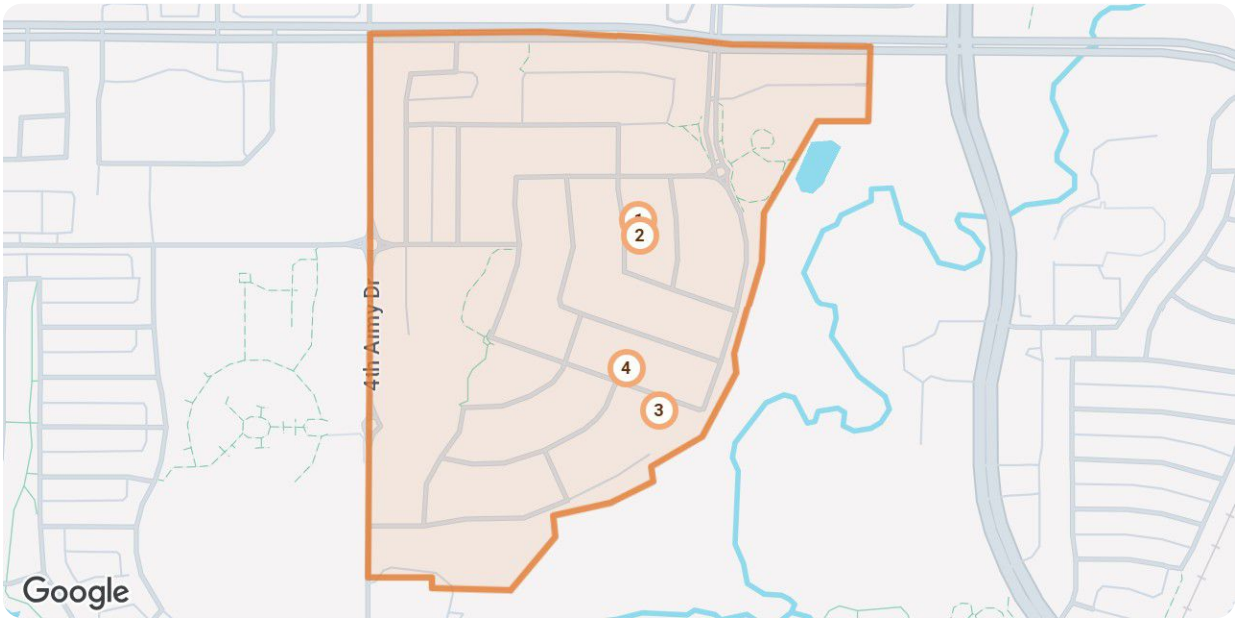
New: 3 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **4049 Covent Garden Ln** **Frisco, TX 75034** MLS ID: 21428916 Active / For Sale *Listing Courtesy of Compass RE Texas, LLC*	Single Family	5/6	4,857	9,757 sqft	2017	11/5/2026 17 days	$1,290,000 $266/sq ft
2  **6261 Brentway Rd** **Frisco, TX 75034** MLS ID: 21368194 Active / For Sale *Listing Courtesy of Compass RE Texas, LLC*	Single Family	5/7	4,284	0.27 acres	2019	10/8/2026 45 days	$1,995,000 $466/sq ft
3  **3923 Idlebrook Dr** **Frisco, TX 75034** MLS ID: 21369527 Active / For Sale *Listing Courtesy of Real Broker, LLC*	Single Family	4/6	4,115	0.26 acres	2017	8/26/2026 88 days	$1,069,000 $260/sq ft

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Closed

Source: Public Records and Listings



Legend

Closed

Closed: 7 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **6166 Loxton Blvd** **Frisco, TX 75034** MLS ID: 21345543 Closed / For Sale *Courtesy of Christie's Lone Star*	Single Family	5/7	4,440	0.27 acres 2017	11/9/2026 77 days	$1,450,000 $327/sq ft	↓ 6.45%
2  **6130 Stockwell Dr** **Frisco, TX 75034** MLS ID: 21314324 Closed / For Sale *Courtesy of EXP REALTY*	Single Family	4/5	3,504	10,323 sqft 2019	11/9/2026 123 days	$1,100,000 $314/sq ft	↓ 6.38%
3  **3840 Marble Hill Rd** **Frisco, TX 75034** Closed / Public Record	Single Family	4/5	3,667	9,627 sqft 2018	10/30/2026 – days	– $356/sq ft	–
4  **4189 Hazelwood Ave** **Frisco, TX 75034** MLS ID: 21241521 Closed / For Sale *Courtesy of Ebby Halliday Realtors*	Single Family	4/6	3,847	9,365 sqft 2017	10/28/2026 167 days	$1,020,000 $265/sq ft	↓ 2.86%
5  **5711 Edmonton Ave** **Frisco, TX 75034** MLS ID: 21354179 Closed / For Sale *Courtesy of Monument Realty*	Single Family	5/8	5,183	0.32 acres 2020	10/23/2026 67 days	$2,200,000 $424/sq ft	↓ 11.65%

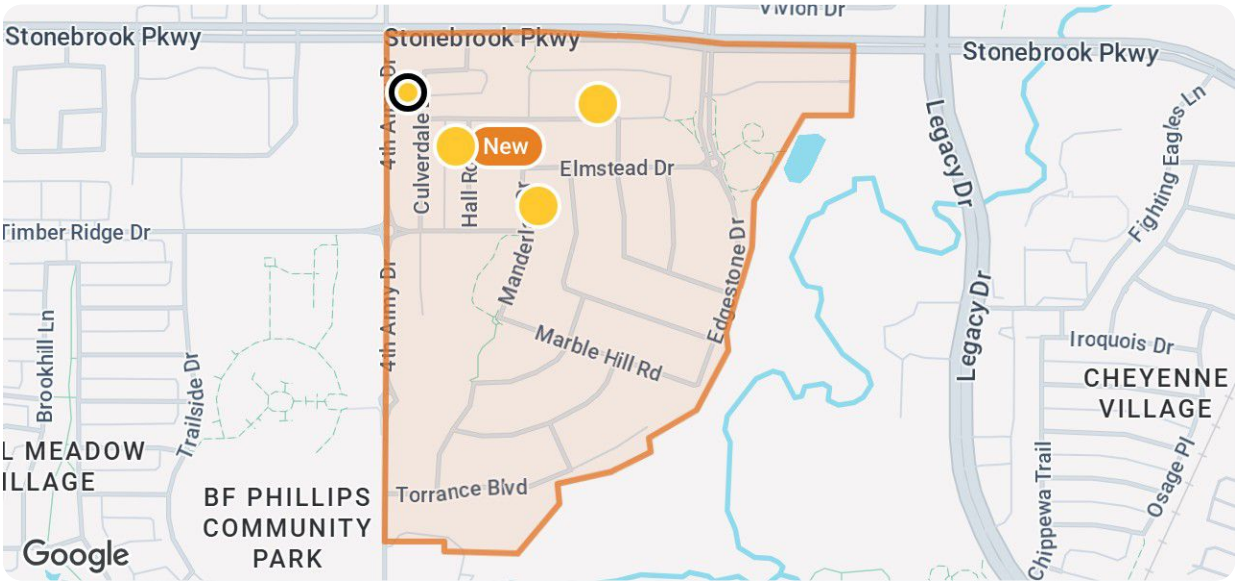
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Closed: 7 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  **3791 Marble Hill Rd** **Frisco, TX 75034** MLS ID: 21213849 Closed / For Sale *Courtesy of Brownworks Residential*	Single Family	5/8	5,053	0.36 acres 2021	10/20/2026 131 days	$1,975,000 $391/sq ft	↓ 8.14%
7  **4003 Marble Hill Rd** **Frisco, TX 75034** Closed / Public Record	Single Family	4/3	4,047	9,627 sqft 2017	8/25/2026 – days	– $276/sq ft	–

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- Recently Leased

	New	Closed
Number of Properties	1	3
Lowest Listing Price / Est.Value	$8,499	$3,700
Median Listing Price / Est.Value	$8,499	$3,850
Highest Listing Price / Est.Value	$8,499	$7,000
Average Price / sqft	$2	$1
Median Price / sqft	$2	$1
Average Days in RPR	24	58
Median Days in RPR	24	64
Total Volume	$8,499	$14,550
Source	Listings	Public Records & Listings

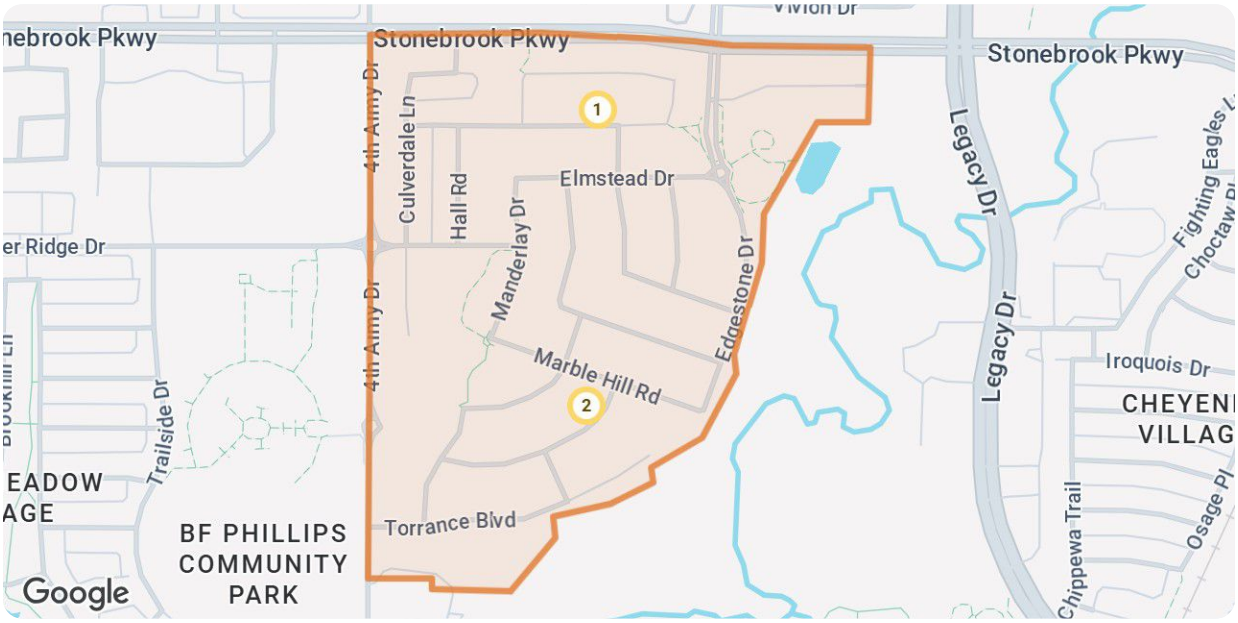
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Market Activity Breakdown

New

Source: Listings



Legend

- Active For Lease

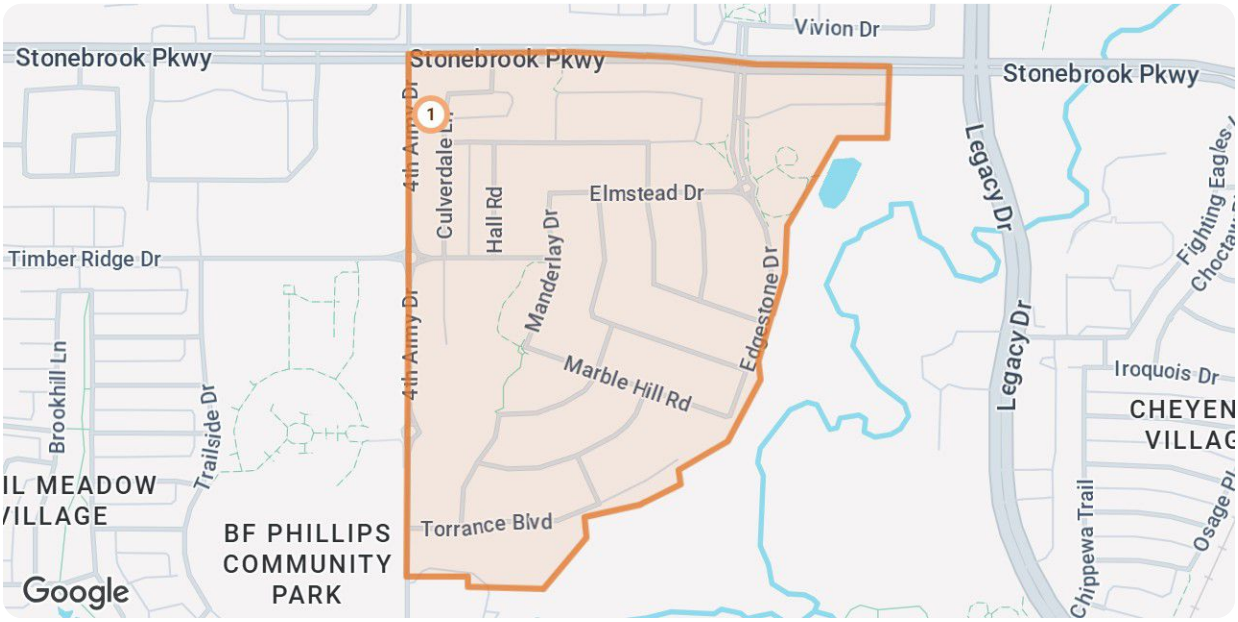
New: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **3772 Hamilton Heights Ave** **Frisco, TX 75034** MLS ID: 21421897 Active / For Lease *Courtesy of REKonnection, LLC*	Single Family	5/7	4,632	0.36 acres	2017	10/29/2026 24 days	$8,499 mo. $2/sq ft

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Closed

Source: Public Records and Listings



Legend

- Closed

Closed: 3 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **6333 Hall Rd** **Frisco, TX 75034** MLS ID: 21374630 Closed / For Lease *Courtesy of KV Square Realty*	Single Family	4/5	3,437	6,621 sqft 2017	11/4/2026 64 days	– $1/sq ft	–
2  **6190 Manderlay Dr** **Frisco, TX 75034** MLS ID: 21369749 Closed / For Lease *Courtesy of Monument Realty*	Single Family	5/4	3,497	0.25 acres 2021	10/8/2026 34 days	– $2/sq ft	–
3  **6443 Culverdale Ln** **Frisco, TX 75034** MLS ID: 21314625 Closed / For Lease *Courtesy of Reputed Brokerage*	Single Family	4/3	2,742	6,969 sqft 2021	10/1/2026 76 days	– $1/sq ft	–

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