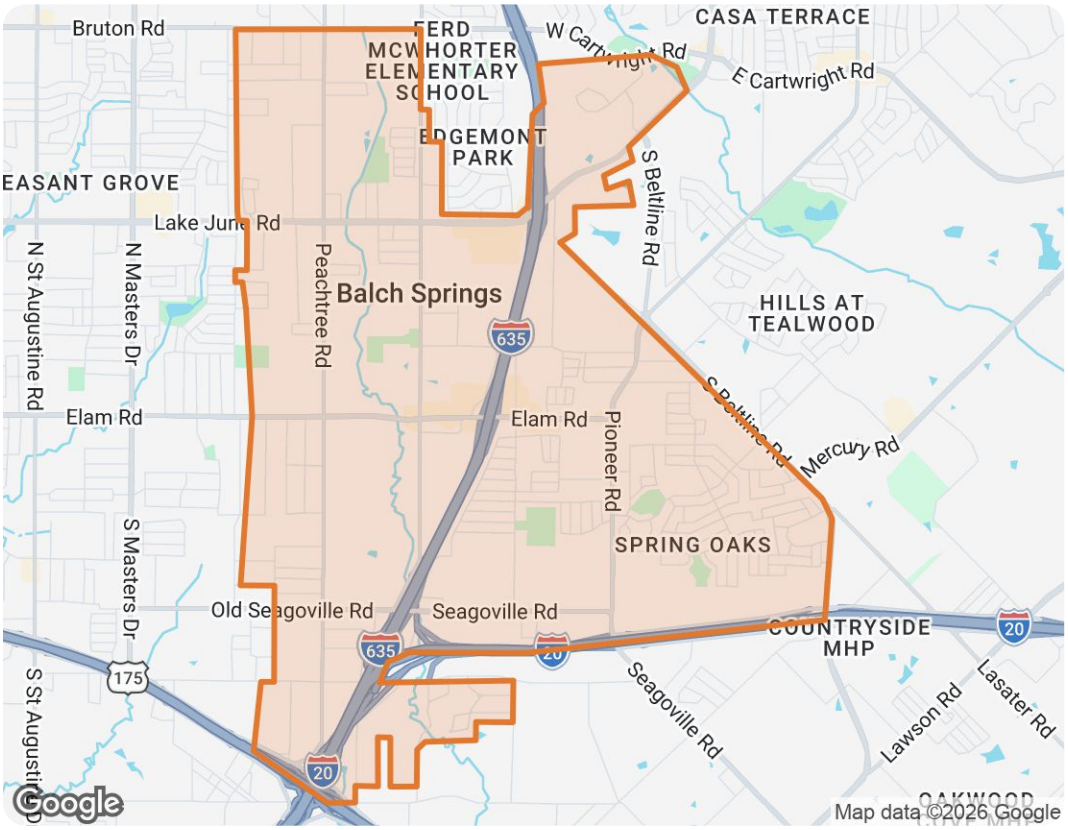
Balch Springs, TX 75180





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Balch Springs, TX 75180

Market Trends

Market Trends for Balch Springs, TX 75180

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
6.38	**97.1%**	**29**	**$222,500**
↓ 3.77% MoM	↑ 1.22% MoM	↑ 52.63% MoM	↓ 6.61% 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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Balch Springs, TX 75180

October 2026 Median Estimated Property Value

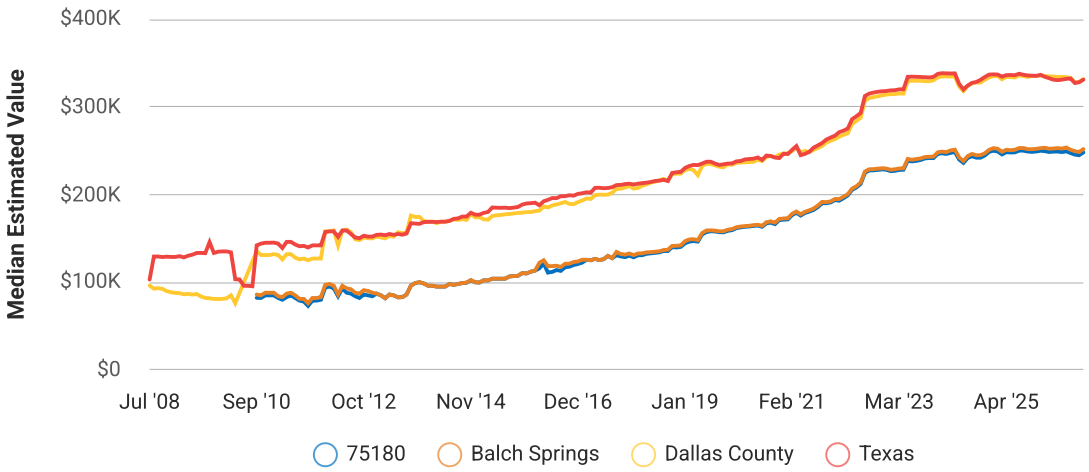
Single Family + Condo/Townhouse/Apt.

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
$248,000	+1.3%	-0.3%



October 2026 Active Listings

Balch Springs, TX 75180

Single Family + Condo/Townhouse/Apt.

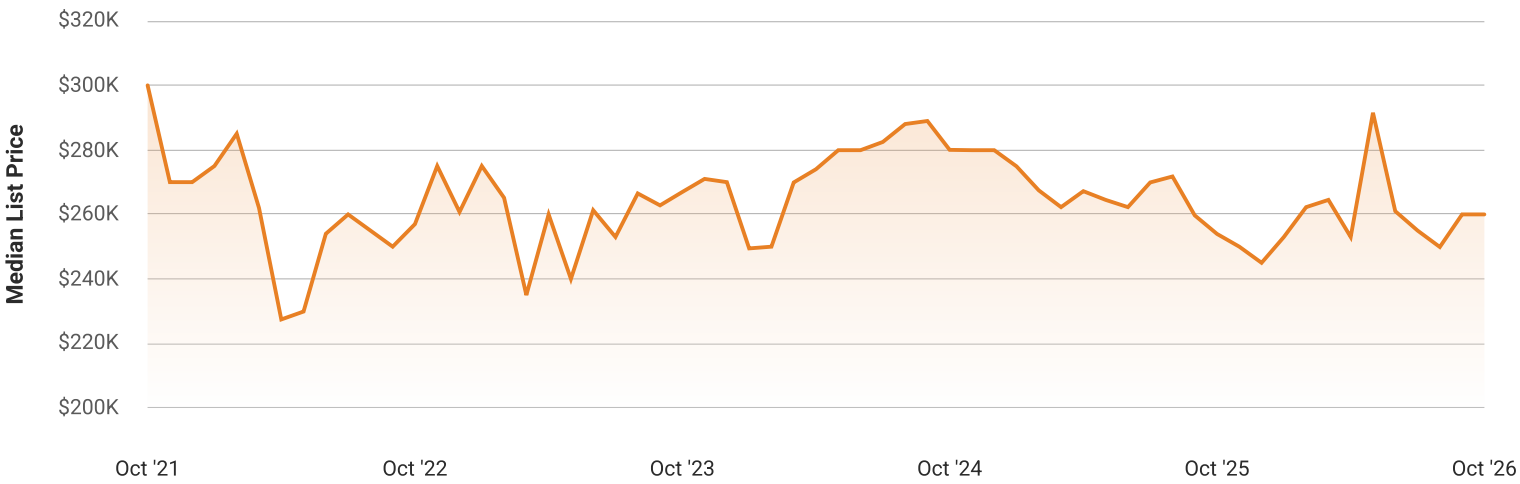
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $260,000

0% Month over Month



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Balch Springs, TX 75180

October 2026 Sold Listings

Balch Springs, TX 75180

Single Family + Condo/Townhouse/Apt.

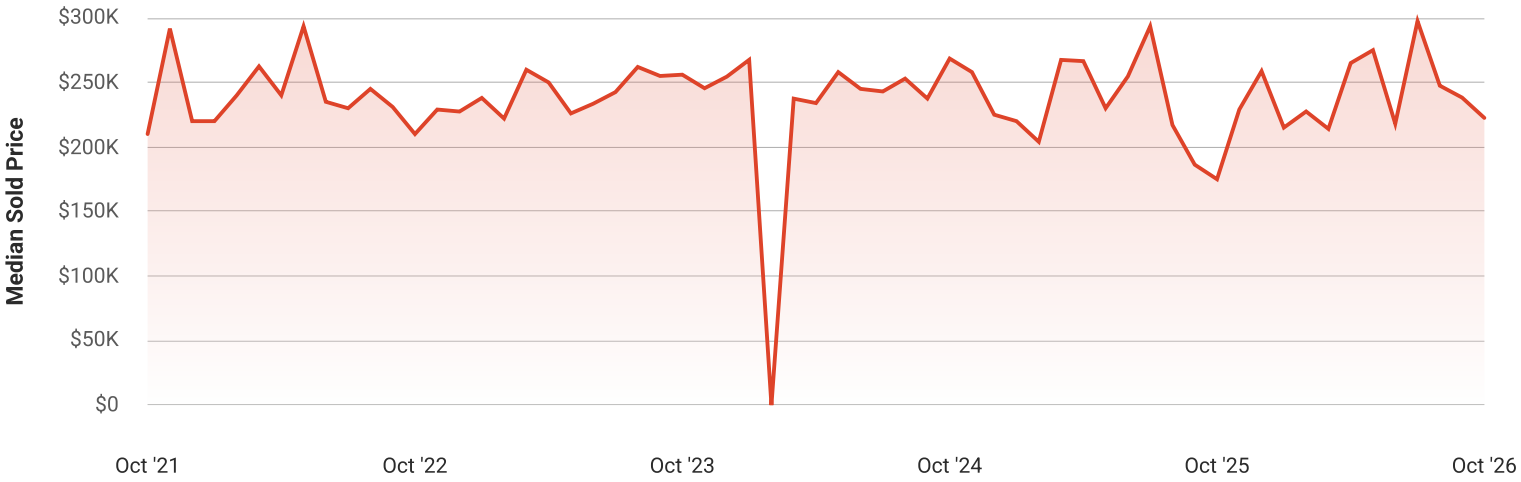
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - $222,500

6.6% Month over Month



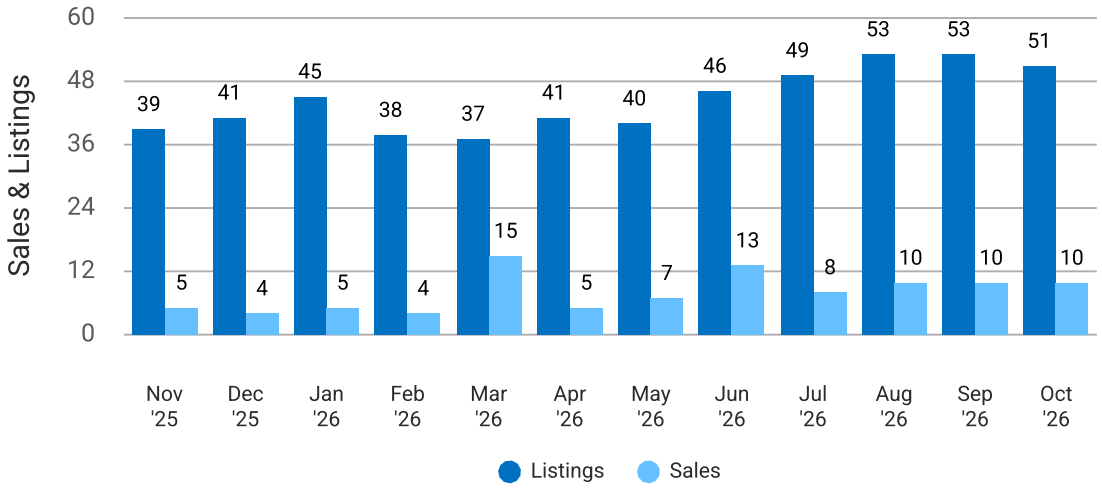
Total Sales and Active Listings in Balch Springs, TX 75180

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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Balch Springs, TX 75180

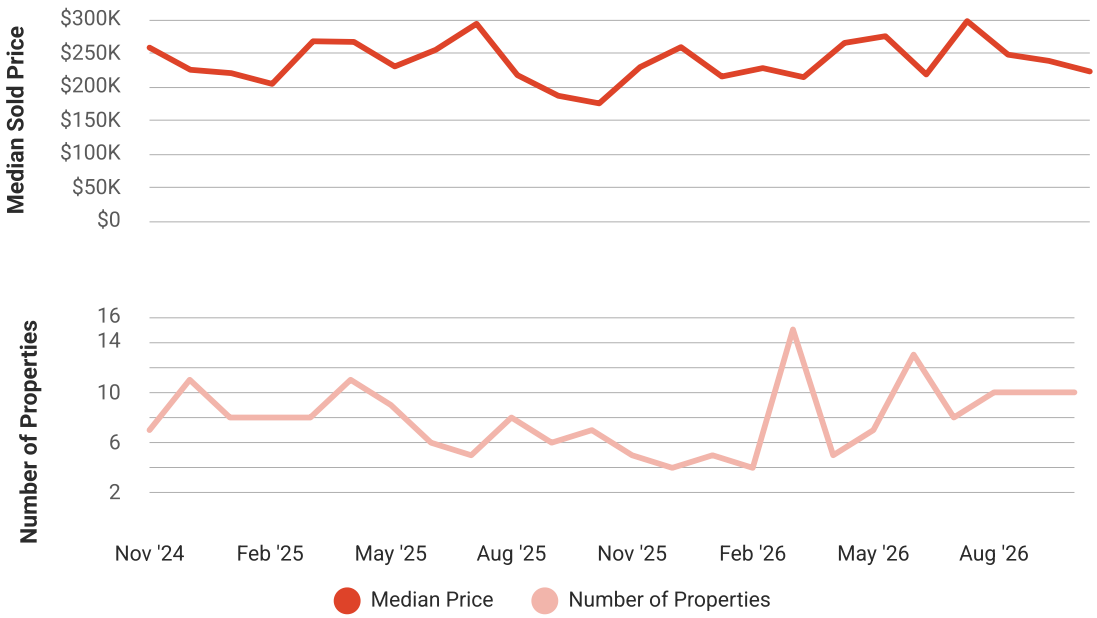
Median Sold Price vs Sold Listings in Balch Springs, TX 75180

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



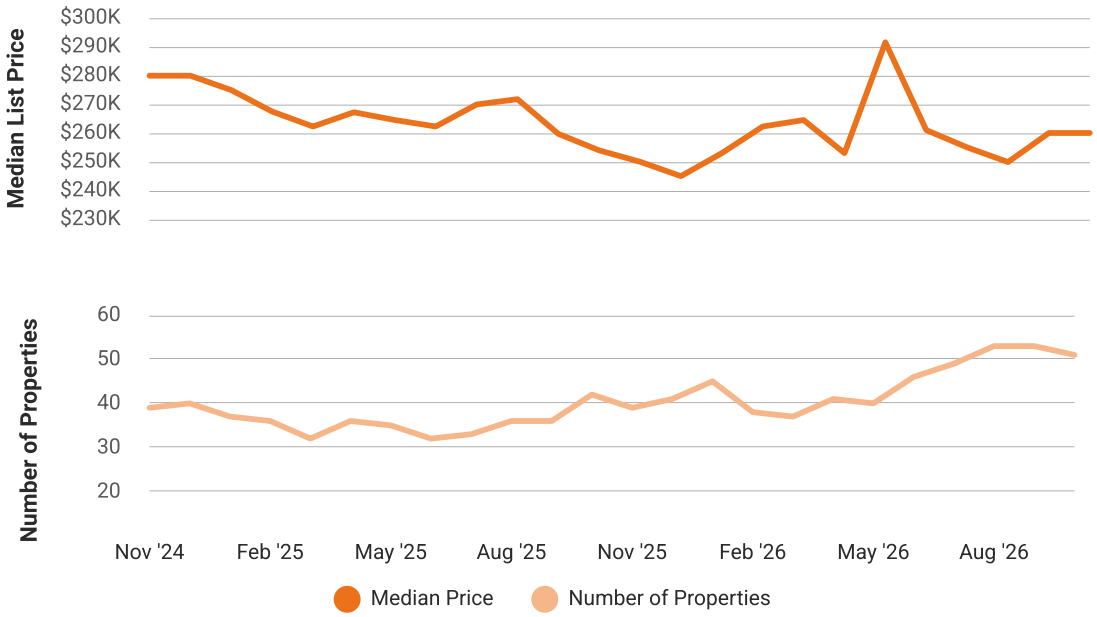
Median List Price vs Active Listings in Balch Springs, TX 75180

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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Balch Springs, TX 75180

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	$248,000	$244,820 +1.3%	$247,310 +0.28%	$248,630 -0.25%	$242,000 +2.48%	$241,580 +2.66%
Median Sold Price Last Updated: 10/31/2026	$222,500	$238,250 -6.61%	$297,500 -25.21%	$175,000 +27.14%	$268,500 -17.13%	$256,000 -13.09%
Median List Price Last Updated: 10/31/2026	$260,000	$260,000 0%	$255,000 +1.96%	$253,950 +2.38%	$280,000 -7.14%	$266,949 -2.6%

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

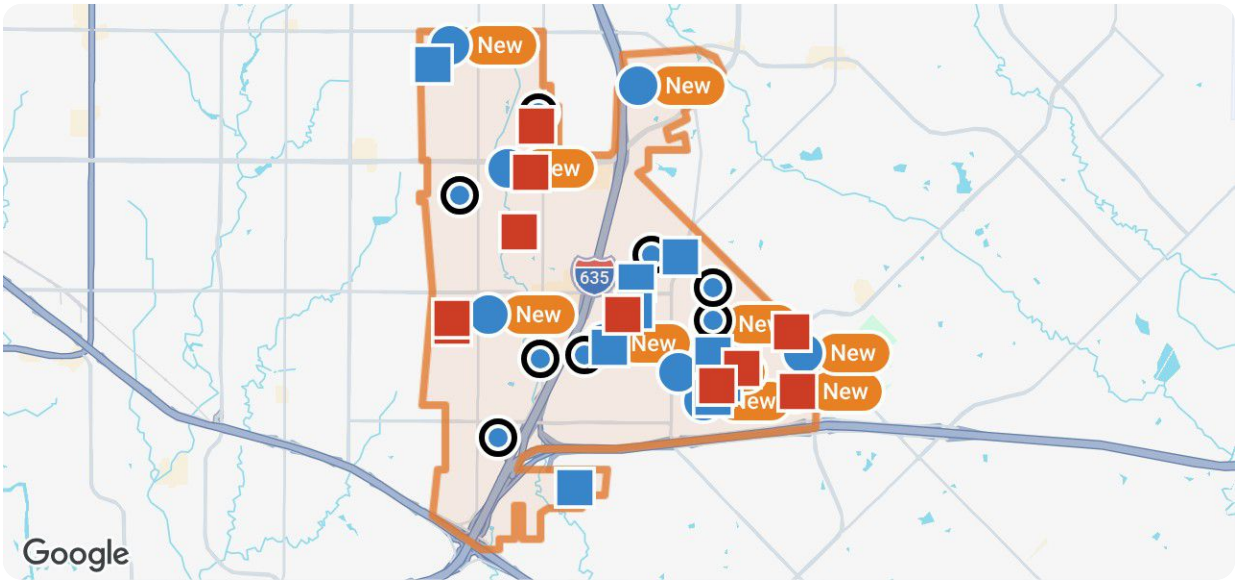
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Balch Springs, TX 75180

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	9	10	10
Lowest Listing Price / Est.Value	$200,000	$209,900	$103,000	$205,000
Median Listing Price / Est.Value	$220,000	$239,999	$255,000	$261,710
Highest Listing Price / Est.Value	$320,000	$270,000	$365,000	$371,250
Average Price / sqft	$195	$215	$142	$167
Median Price / sqft	$183	$179	$136	$172
Average Days in RPR	13	53	131	–
Median Days in RPR	16	53	41	–
Total Volume	$2,358,800	$2,146,799	$1,433,000	$2,729,340
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

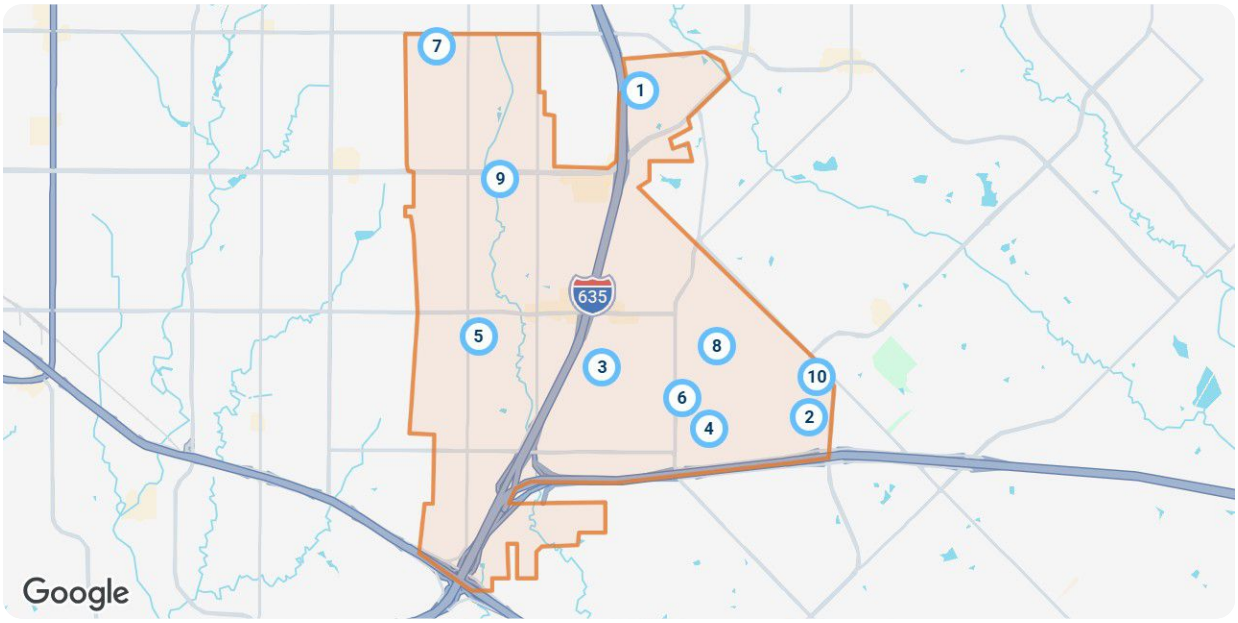
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Balch Springs, TX 75180

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **4306 Culmer Ln** **Balch Springs, TX 75180** MLS ID: 21437033 Active / For Sale *Listing Courtesy of Monument Realty*	Single Family	3/2	1,156	7,187 sqft	1971	11/16/2026 1 day	$245,000 $212/sq ft
2  **11812 Eloise Dr** **Balch Springs, TX 75180** MLS ID: 21436715 Active / For Sale *Listing Courtesy of Call It Closed Realty*	Single Family	2/2	1,403	5,924 sqft	1986	11/15/2026 2 days	$200,000 $143/sq ft
3  **12636 Ridgeside Dr** **Balch Springs, TX 75180** MLS ID: 21431899 Active / For Sale *Listing Courtesy of Southern Hills Realty*	Single Family	3/3	1,446	5,009 sqft	1993	11/9/2026 8 days	$260,000 $180/sq ft
4  **14849 Bell Manor Ct** **Balch Springs, TX 75180** MLS ID: 21432509 Active / For Sale *Listing Courtesy of Keller Williams Realty DPR*	Single Family	3/3	2,528	7,361 sqft	2004	11/6/2026 11 days	$320,000 $127/sq ft
5  **12308 Knight Dr** **Balch Springs, TX 75180** MLS ID: 21426979 Active / For Sale *Listing Courtesy of RE/MAX New Horizon*	Single Family	3/2	1,132	6,969 sqft	1971	11/3/2026 14 days	$220,000 $194/sq ft

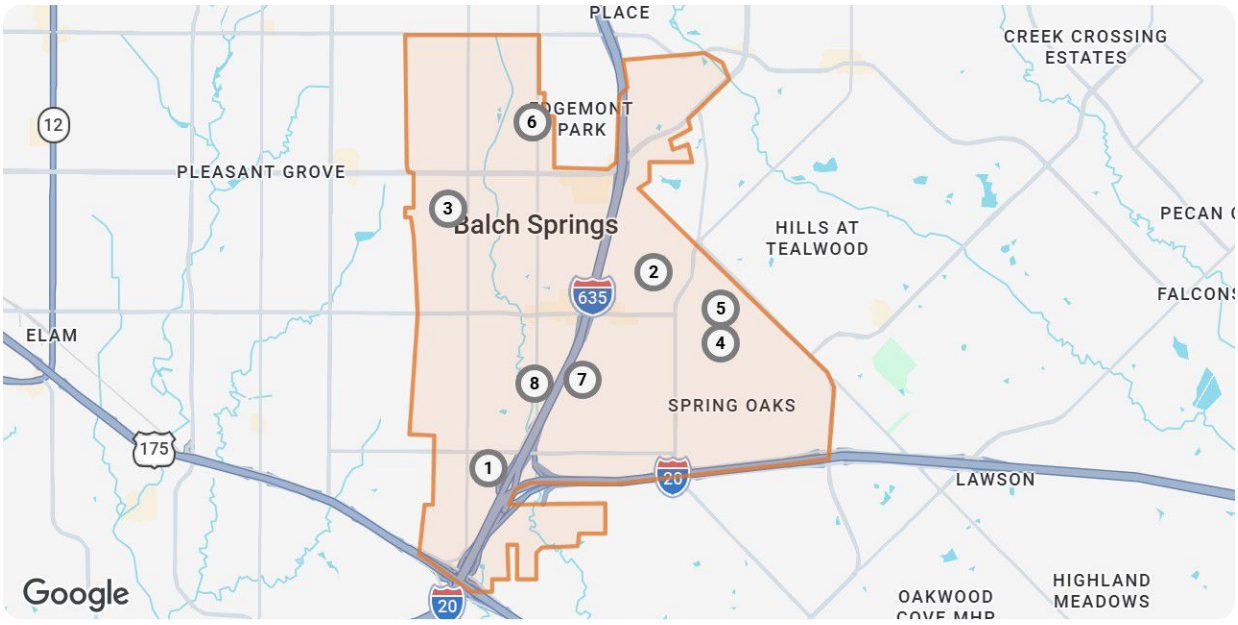
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Balch Springs, TX 75180

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **4803 Navajo Trl** **Balch Springs, TX 75180** MLS ID: 21418214 Active / For Sale *Listing Courtesy of Monument Realty*	Single Family	3/2	1,328	7,187 sqft	1966	10/31/2026 17 days	$219,900 $166/sq ft
7  **11424 Oakfield Dr** **Balch Springs, TX 75180** MLS ID: 21403625 Active / For Sale *Listing Courtesy of Julio Romero LLC, REALTORS*	Single Family	2/2	672	0.49 acres	1960	10/31/2026 17 days	$249,900 $372/sq ft
8  **4408 Cochise Dr** **Balch Springs, TX 75180** MLS ID: 21425092 Active / For Sale *Listing Courtesy of BlueMark, LLC*	Single Family	4/1	1,170	7,579 sqft	1962	10/30/2026 18 days	$219,000 $187/sq ft
9  **15138 Marsha Dr** **Balch Springs, TX 75180** MLS ID: 21422919 Active / For Sale *Listing Courtesy of Only 1 Realty Group Dallas*	Single Family	3/2	1,392	8,407 sqft	1971	10/28/2026 20 days	$220,000 $158/sq ft
10  **2612 Dinah Dr** **Balch Springs, TX 75180** MLS ID: 21422276 Active / For Sale *Listing Courtesy of Competitive Edge Realty LLC*	Single Family	3/1	988	0.28 acres	1955	10/27/2026 21 days	$205,000 $207/sq ft

Pending

Source: Listings



Legend

Pending

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Balch Springs, TX 75180

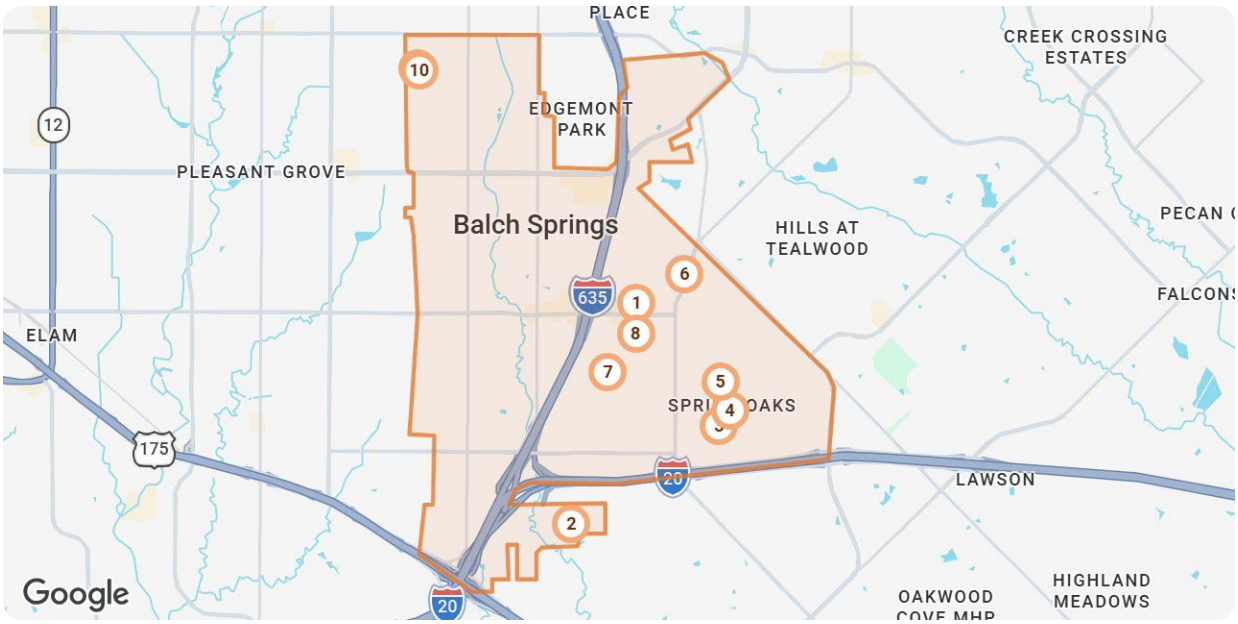
	Pending: 9 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **1523 Collinson St** **Balch Springs, TX 75180** MLS ID: 21415063 Pending / For Sale *Listing Courtesy of ONEPLUS REALTY GROUP, LLC*	Single Family	3/2	670	0.35 acres 1953	10/30/2026	$270,000 $403/sq ft	11/9/2026 10 days
2	 **11508 Long Hill Ln** **Balch Springs, TX 75180** MLS ID: 21422354 Pending / For Sale *Listing Courtesy of Texas Connect Realty, LLC*	Single Family	3/2	952	0.33 acres 1955	11/4/2026	$240,000 $252/sq ft	11/6/2026 2 days
3	 **3312 Knoll Trl** **Balch Springs, TX 75180** MLS ID: 21371708 Pending / For Sale *Listing Courtesy of JPAR North Metro*	Single Family	4/2	1,456	5,009 sqft 2005	8/28/2026	$259,900 $179/sq ft	11/2/2026 66 days
4	 **2801 Crystal Dr** **Balch Springs, TX 75180** MLS ID: 21367497 Pending / For Sale *Listing Courtesy of JPAR Dallas*	Single Family	3/2	672	0.41 acres 1950	9/5/2026	$225,000 $335/sq ft	10/29/2026 54 days
5	 **15131 Oakwood Ln** **Balch Springs, TX 75180** MLS ID: 21296029 Pending / For Sale *Listing Courtesy of eXp Realty LLC*	Single Family	4/2	1,307	7,797 sqft 1970	6/8/2026	$209,900 $161/sq ft	10/26/2026 140 days
6	 **13225 Lexington Ln** **Balch Springs, TX 75180** MLS ID: 21400533 Pending / For Sale *Listing Courtesy of Only 1 Realty Group North Dallas*	Single Family	3/2	1,342	7,187 sqft 1979	9/30/2026	$262,000 $195/sq ft	10/25/2026 25 days
7	 **11820 Amberly Ln** **Balch Springs, TX 75180** MLS ID: 21402755 Pending / For Sale *Listing Courtesy of JL Marsaw & Co*	Single Family	3/2	1,466	5,993 sqft 1986	10/3/2026	$210,000 $143/sq ft	10/8/2026 5 days
8	 **12113 Baron Dr** **Balch Springs, TX 75180** MLS ID: 21289861 Pending / For Sale *Listing Courtesy of Fathom Realty, LLC*	Single Family	3/2	1,462	7,230 sqft 1972	6/3/2026	$239,999 $164/sq ft	9/30/2026 119 days
9	 **4205 Hickory Tree Rd** **Balch Springs, TX 75180** MLS ID: 21336909 Pending / For Sale *Listing Courtesy of C21 Fine Homes Judge Fite*	Single Family	4/3	2,230	0.94 acres 1950	7/20/2026	$230,000 $103/sq ft	9/11/2026 53 days

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Balch Springs, TX 75180

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 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  **3528 Kimberly Ln** **Balch Springs, TX 75180** MLS ID: 21345428 Closed / For Sale *Courtesy of Ebby Halliday, REALTORS*	Single Family	4/3	2,411	6,098 sqft 2007	11/10/2026 51 days	$315,000 $131/sq ft	↓ 3.08%
2  **12065 Forest Glen Ln** **Balch Springs, TX 75180** MLS ID: 21167410 Closed / For Sale *Courtesy of JPAR North Metro*	Single Family	4/2	2,108	0.55 acres 2000	11/5/2026 250 days	$365,000 $173/sq ft	–
3  **14217 Carla Dr** **Balch Springs, TX 75180** MLS ID: 21031106 Closed / For Sale *Courtesy of Compass RE Texas, LLC*	Single Family	3/1	1,182	7,200 sqft 1967	11/2/2026 418 days	$195,000 $165/sq ft	↓ 7.14%
4  **12022 Androck Dr** **Balch Springs, TX 75180** Closed / Public Record	Single Family	3/2	2,360	0.31 acres 2024	10/30/2026 – days	– $109/sq ft	–
5  **14323 Horseshoe Trl** **Balch Springs, TX 75180** MLS ID: 21393596 Closed / For Sale *Courtesy of CENTURY 21 Judge Fite Co.*	Single Family	3/2	936	8,398 sqft 1967	10/28/2026 9 days	$103,000 $110/sq ft	↓ 14.17%
6  **14218 Marsha Dr** **Balch Springs, TX 75180** Closed / Public Record	Single Family	3/3	1,190	7,200 sqft 1964	10/28/2026 – days	– $186/sq ft	–

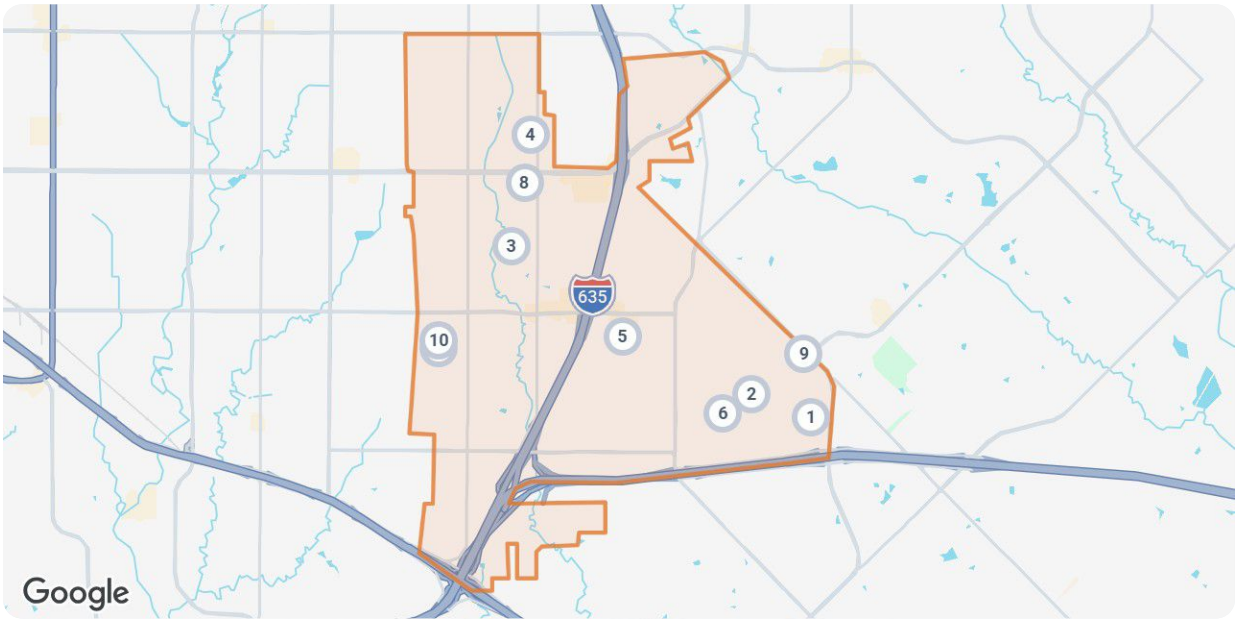
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Balch Springs, TX 75180

Closed: 10 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 %
7  **13027 Mitchell Dr** **Balch Springs, TX 75180** MLS ID: 72999920 **Closed / For Sale** *Courtesy of Epique Realty LLC*	Single Family	3/2	1,035	5,993 sqft 1987	10/28/2026 28 days	$140,000 $135/sq ft	–
8  **12401 Spring Branch Dr** **Balch Springs, TX 75180** **Closed / Public Record**	Single Family	3/3	1,298	9,430 sqft 1971	10/28/2026 – days	– $172/sq ft	–
9  **3813 Summer Hill Dr** **Balch Springs, TX 75180** MLS ID: 21363631 **Closed / For Sale** *Courtesy of Capital Real Estate Prof. LLC*	Single Family	4/3	2,312	7,013 sqft 2002	10/28/2026 30 days	$315,000 $136/sq ft	–
10  **11003 Limestone Dr** **Balch Springs, TX 75180** **Closed / Public Record**	Single Family	2/1	720	10,000 sqft 1940	10/23/2026 – days	– $218/sq ft	–

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1  **14853 Bell Manor Ct** **Balch Springs, TX 75180** **Off Market / Public Record**	Single Family	3/3	2,528	7,350 sqft 2004	– – days	– $126/sq ft	9/17/2026 Notice of Foreclosure Sale

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Balch Springs, TX 75180

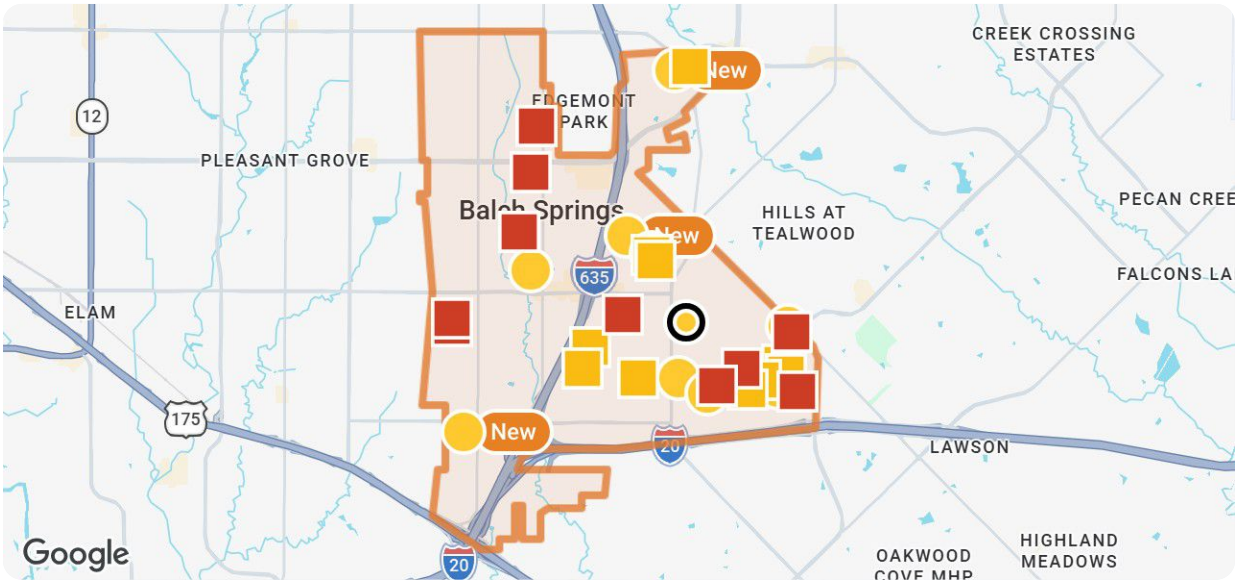
	Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
2	 **14601 Cimarron Dr** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	4/2	1,226	7,200 sqft 1969	– – days	– $194/sq ft	9/24/2026 Notice of Foreclosure Sale
3	 **11713 Red Bud Ln** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	3/1	960	0.36 acres 1964	– – days	– $232/sq ft	9/15/2026 Notice of Foreclosure Sale
4	 **11816 Sunrise Dr** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	3/2	1,480	6,144 sqft 1986	– – days	– $177/sq ft	9/3/2026 Notice of Foreclosure Sale
5	 **3821 Meredith Ln** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	4/3	2,736	6,700 sqft 2003	– – days	– $126/sq ft	9/10/2026 Notice of Foreclosure Sale
6	 **14306 Horseshoe Trl** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	4/2	1,669	7,200 sqft 1966	– – days	– $167/sq ft	10/1/2026 Notice of Foreclosure Sale
7	 **3901 Forest Lawn Dr** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	3/2	1,248	0.35 acres 1953	– – days	– $209/sq ft	9/15/2026 Notice of Foreclosure Sale
8	 **11817 Charlce Dr** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	3/2	1,518	8,092 sqft 2018	– – days	– $149/sq ft	10/12/2026 Notice of Foreclosure Sale
9	 **4228 Boxwood Dr** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	5/3	3,592	6,096 sqft 2002	– – days	– $103/sq ft	9/30/2026 Notice of Default
10	 **3813 Forest Lawn Dr** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	–/1	1,085	0.32 acres 1952	– – days	– $189/sq ft	9/15/2026 Notice of Foreclosure Sale

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Balch Springs, TX 75180

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- For Lease Pending
- Distressed
- Recently Leased

	New	Pending	Closed	Distressed
Number of Properties	10	1	10	10
Lowest Listing Price / Est.Value	$1,599	$2,000	$1,500	$205,000
Median Listing Price / Est.Value	$1,990	$2,000	$2,025	$261,710
Highest Listing Price / Est.Value	$2,650	$2,000	$2,800	$371,250
Average Price / sqft	$1	$1	$1	$167
Median Price / sqft	$1	$1	$1	$172
Average Days in RPR	33	7	58	–
Median Days in RPR	36	7	43	–
Total Volume	$20,419	$2,000	$20,664	$2,729,340
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

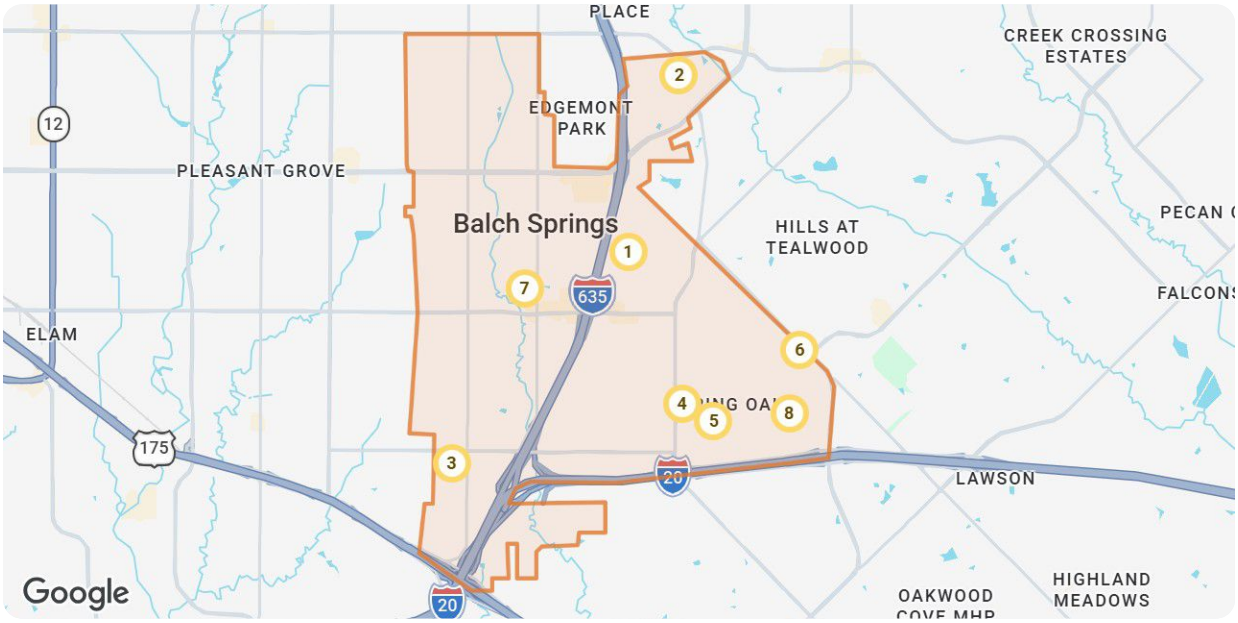
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Balch Springs, TX 75180

Market Activity Breakdown

New

Source: Listings



Legend

Active For Lease

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **3221 Forestdale Ln** **Balch Springs, TX 75180** MLS ID: 21433639 Active / For Lease *Courtesy of Caprice Michelle, LLC*	Single Family	3/2	900	7,187 sqft	1971	11/12/2026 5 days	$1,850 mo. $2/sq ft
2  **12900 Quail Dr** **Balch Springs, TX 75180** MLS ID: 21433664 Active / For Lease *Courtesy of Caprice Michelle, LLC*	Single Family	3/3	1,312	10,454 sqft	1958	11/12/2026 5 days	$2,190 mo. $2/sq ft
3  **12604 Crestwood Ln** **Balch Springs, TX 75180** MLS ID: 21418423 Active / For Lease *Courtesy of McKinnon Real Estate*	Single Family	4/2	1,186	7,187 sqft	1970	11/11/2026 6 days	$1,700 mo. $1/sq ft
4  **1711 Brooksview Ln** **Balch Springs, TX 75180** MLS ID: 21430461 Active / For Lease *Courtesy of C21 Judge Fite Property Mgmt.*	Single Family	3/3	1,763	6,316 sqft	1993	11/6/2026 11 days	$1,850 mo. $1/sq ft
5  **4420 Cochise Dr** **Balch Springs, TX 75180** MLS ID: 21409267 Active / For Lease *Courtesy of Caple & Company*	Single Family	4/2	1,252	7,187 sqft	1961	10/12/2026 36 days	$2,250 mo. $2/sq ft

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Balch Springs, TX 75180

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **14206 Osage Dr** **Balch Springs, TX 75180** MLS ID: 21387890 Active / For Lease *Courtesy of McKinnon Real Estate*	Single Family	3/2	1,118	7,187 sqft	1967	10/12/2026 36 days	$1,599 mo. $1/sq ft
7  **4212 Boxwood Dr** **Balch Springs, TX 75180** MLS ID: 21402561 Active / For Lease *Courtesy of Hope of New Beginnings Realty*	Single Family	4/2	2,248	7,187 sqft	2002	10/5/2026 43 days	$2,095 mo. $1/sq ft
8  **11802 Hickory Garden Dr** **Balch Springs, TX 75180** MLS ID: 21389886 Active / For Lease *Courtesy of OnDemand Realty*	Single Family	3/2	1,769	7,187 sqft	1986	9/17/2026 61 days	$2,350 mo. $1/sq ft
9  **3934 Cochise Dr** **Balch Springs, TX 75180** MLS ID: 21386183 Active / For Lease *Courtesy of FirstKey Homes*	Single Family	4/3	1,768	0.5 acres	1986	9/14/2026 64 days	$1,885 mo. $1/sq ft
10  **14800 Ledgeview Ct** **Balch Springs, TX 75180** MLS ID: 21386001 Active / For Lease *Courtesy of Standard Real Estate*	Single Family	4/3	3,091	6,969 sqft	2004	9/14/2026 64 days	$2,650 mo. $1/sq ft

Pending

Source: Listings



Legend

Active For Lease

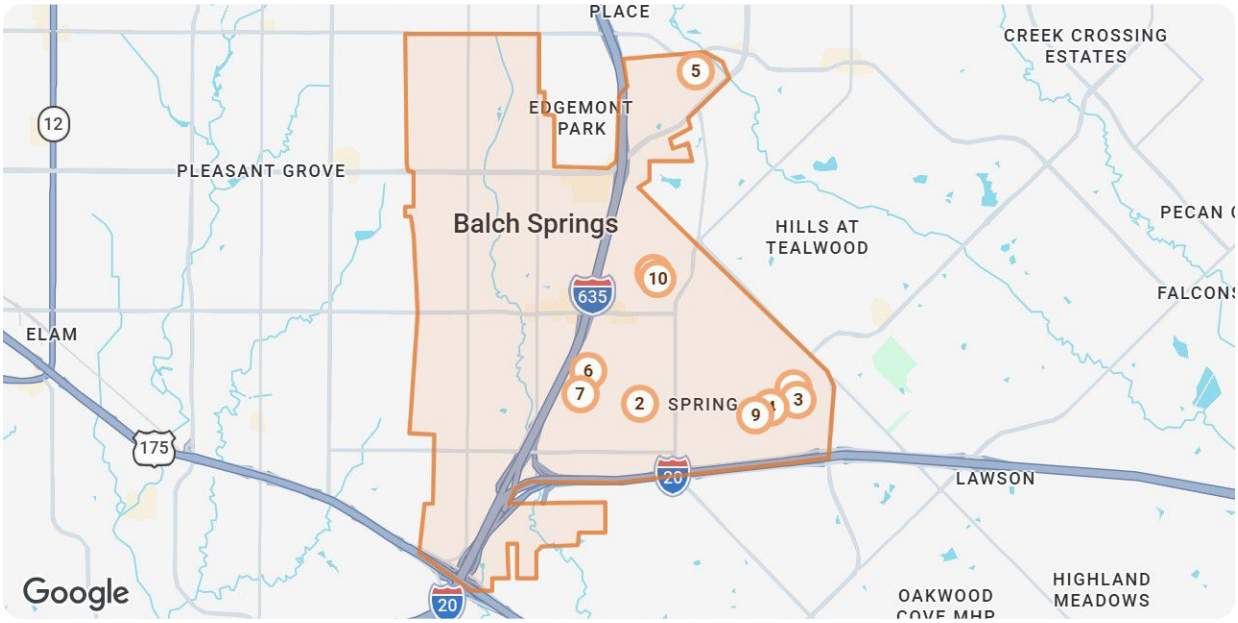
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Balch Springs, TX 75180

Pending: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1  **3308 Knoll Trl** **Balch Springs, TX 75180** MLS ID: 21418897 Pending / For Lease *Courtesy of Encore Fine Properties*	Single Family	3/2	1,764	7,013 sqft 2005	10/23/2026	$2,000 mo. $1/sq ft	10/30/2026 7 days

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 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  **4901 Rimwood Dr** **Balch Springs, TX 75180** MLS ID: 21429598 Closed / For Lease *Courtesy of REAL PROPERTY MANAGEMENT IDEAL*	Single Family	4/2	1,479	8,145 sqft 2018	11/13/2026 8 days	– $1/sq ft	–
2  **14801 Whispering Ct** **Balch Springs, TX 75180** MLS ID: 21307431 Closed / For Lease *Courtesy of Pro Deo Realty*	Single Family	5/4	3,238	8,102 sqft 2006	11/5/2026 111 days	– $1/sq ft	–
3  **4412 Central Ln** **Balch Springs, TX 75180** MLS ID: 21341404 Closed / For Lease *Courtesy of Ready Real Estate LLC*	Single Family	4/1	1,152	6,969 sqft 1971	9/28/2026 53 days	– $1/sq ft	–
4  **14816 S Spring Ridge Cir** **Balch Springs, TX 75180** MLS ID: 21379710 Closed / For Lease *Courtesy of CENTURY 21 Judge Fite Co.*	Single Family	3/2	2,039	7,100 sqft 2005	9/25/2026 19 days	– $1/sq ft	–

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Balch Springs, TX 75180

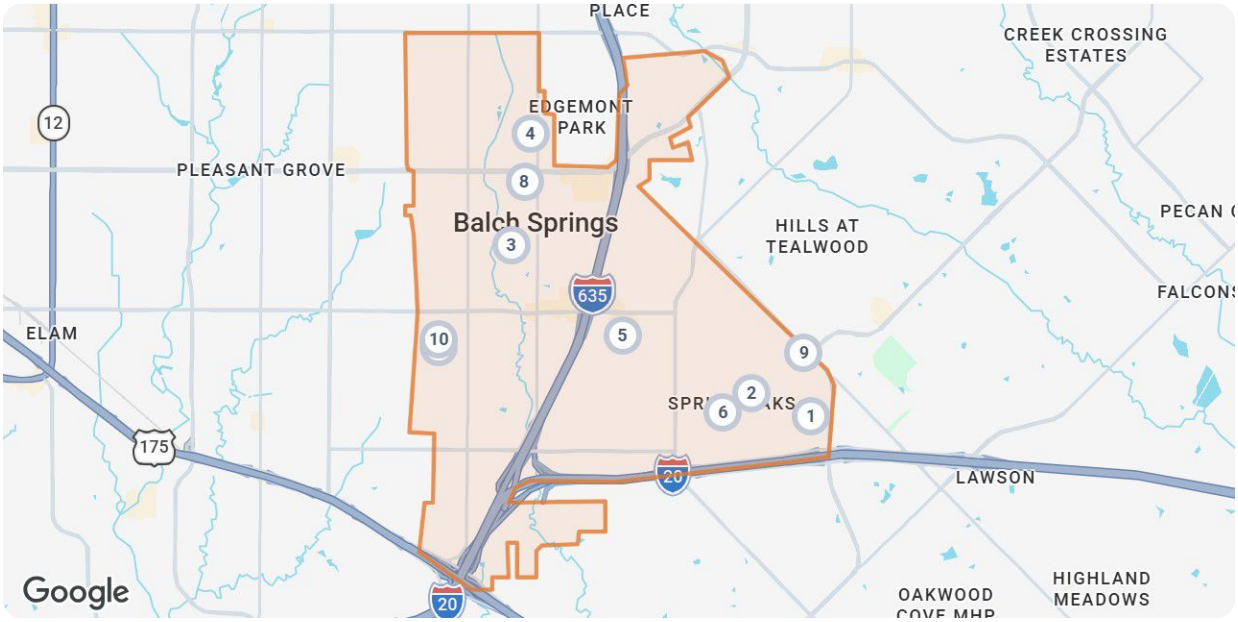
	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
5	 **4625 Bridlewood Ln** **Balch Springs, TX 75180** MLS ID: 21385286 Closed / For Lease *Courtesy of Texas Elation Realty, LLC*	Single Family	4/3	2,388	7,535 sqft 2007	9/24/2026 12 days	– $1/sq ft	–
6	 **12910 Hilltop Dr** **Balch Springs, TX 75180** MLS ID: 21384935 Closed / For Lease *Courtesy of TruHome Real Estate*	Single Family	3/2	1,639	6,011 sqft 1994	9/14/2026 3 days	– $2/sq ft	–
7	 **12129 Spring Branch Dr** **Balch Springs, TX 75180** MLS ID: 21216250 Closed / For Lease *Courtesy of Eagle Realty*	Single Family	3/3	1,650	7,405 sqft 1977	9/8/2026 169 days	– $1/sq ft	–
8	 **12109 Bishop Dr** **Balch Springs, TX 75180** MLS ID: 21262612 Closed / For Lease *Courtesy of C. W. Sparks Management*	Single Family	3/2	1,149	7,100 sqft 1972	9/4/2026 116 days	– $1/sq ft	–
9	 **3316 Knoll Trl** **Balch Springs, TX 75180** MLS ID: 21333162 Closed / For Lease *Courtesy of Apex Property Management*	Single Family	3/2	1,533	5,009 sqft 2005	9/3/2026 36 days	– $1/sq ft	–
10	 **4705 Kristie Dr** **Balch Springs, TX 75180** MLS ID: 21332935 Closed / For Lease *Courtesy of Apex Property Management*	Single Family	3/3	1,149	7,200 sqft 1983	9/3/2026 49 days	– $1/sq ft	–

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Balch Springs, TX 75180

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

	Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **14853 Bell Manor Ct** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	3/3	2,528	7,350 sqft 2004	– – days	– $126/sq ft	9/17/2026 Notice of Foreclosure Sale
2	 **14601 Cimarron Dr** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	4/2	1,226	7,200 sqft 1969	– – days	– $194/sq ft	9/24/2026 Notice of Foreclosure Sale
3	 **11713 Red Bud Ln** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	3/1	960	0.36 acres 1964	– – days	– $232/sq ft	9/15/2026 Notice of Foreclosure Sale
4	 **11816 Sunrise Dr** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	3/2	1,480	6,144 sqft 1986	– – days	– $177/sq ft	9/3/2026 Notice of Foreclosure Sale
5	 **3821 Meredith Ln** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	4/3	2,736	6,700 sqft 2003	– – days	– $126/sq ft	9/10/2026 Notice of Foreclosure Sale
6	 **14306 Horseshoe Trl** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	4/2	1,669	7,200 sqft 1966	– – days	– $167/sq ft	10/1/2026 Notice of Foreclosure Sale
7	 **3901 Forest Lawn Dr** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	3/2	1,248	0.35 acres 1953	– – days	– $209/sq ft	9/15/2026 Notice of Foreclosure Sale

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Balch Springs, TX 75180

	Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
8	 **11817 Charlce Dr** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	3/2	1,518	8,092 sqft 2018	– – days	– $149/sq ft	10/12/2026 Notice of Foreclosure Sale
9	 **4228 Boxwood Dr** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	5/3	3,592	6,096 sqft 2002	– – days	– $103/sq ft	9/30/2026 Notice of Default
10	 **3813 Forest Lawn Dr** **Balch Springs, TX 75180** Off Market / Public Record	Single Family	–/1	1,085	0.32 acres 1952	– – days	– $189/sq ft	9/15/2026 Notice of Foreclosure Sale

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