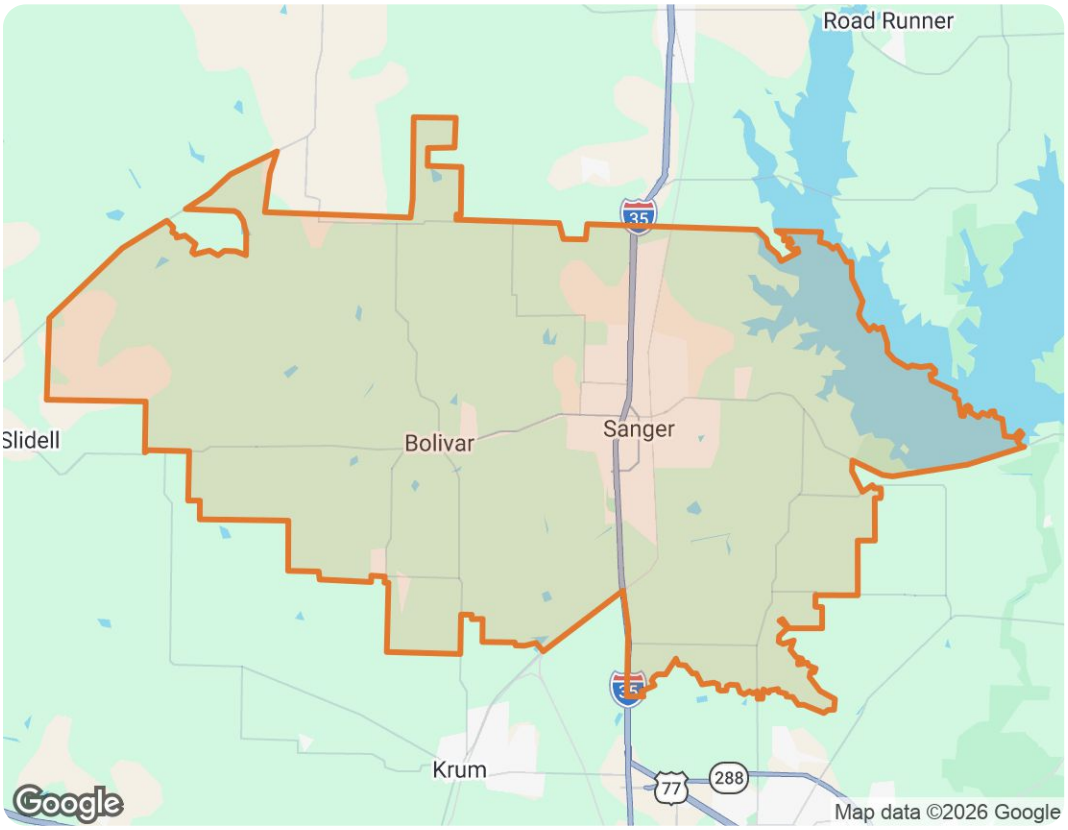
Sanger, TX 76266





Brian St. Clair

Broker, Realtor, Manager | GRI, SRS

Texas Real Estate License #0529192

Mobile (817) 360-5555

(866) 368-7562

brianstclair@gmail.com

www.brianstclair.com

6th Ave Homes

908 Bryan Ave

Fort Worth, TX 76104

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Sanger, TX 76266

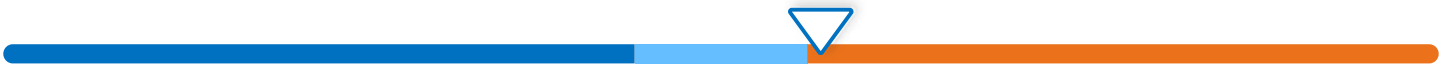
Market Trends

Market Trends for Sanger, TX 76266

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
6.83	**97.7%**	**34**	**$325,000**
↓ 1.3% MoM	↑ 3.17% MoM	↓ 38.18% MoM	↓ 2.69% 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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Sanger, TX 76266

October 2026 Median Estimated Property Value

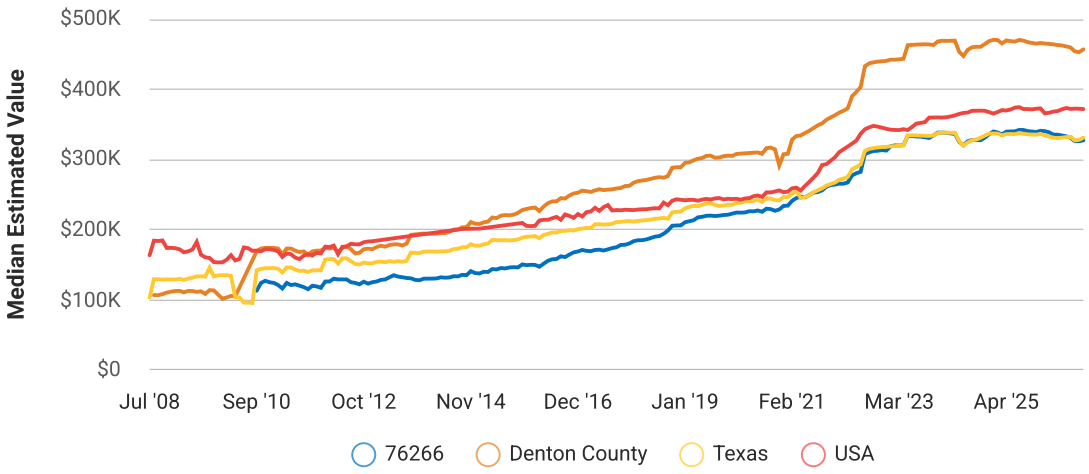
Single Family + Condo/Townhouse/Apt.

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
$327,140	+0.3%	-3.7%



October 2026 Active Listings

Sanger, TX 76266

Single Family + Condo/Townhouse/Apt.

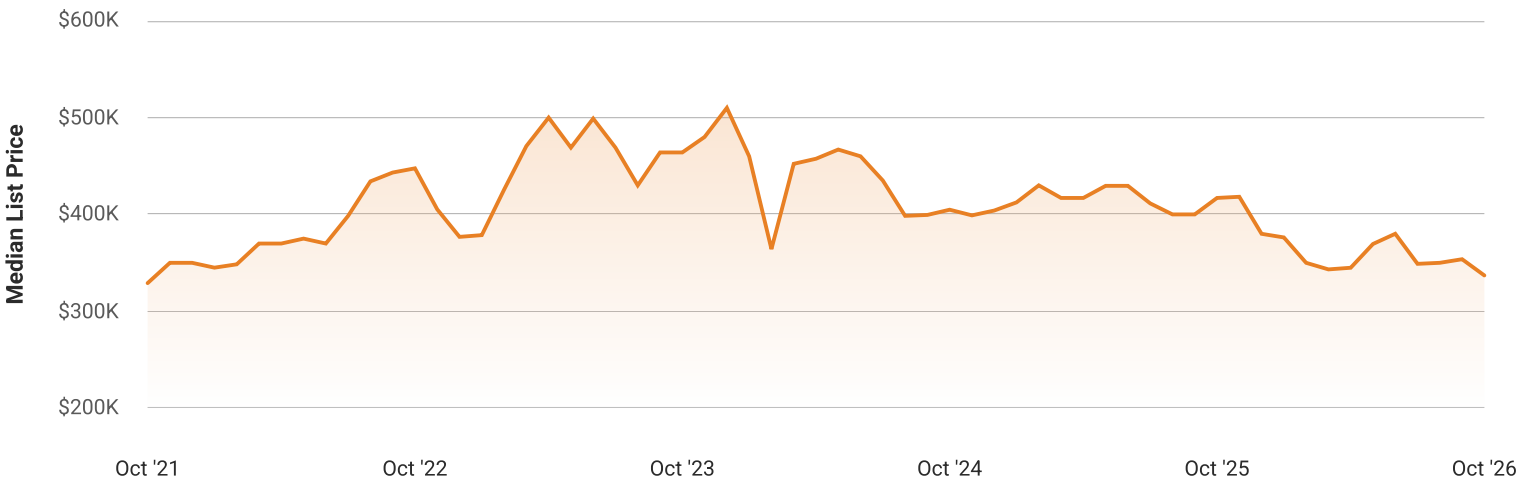
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $336,945

↓ 4.7% Month over Month



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Sanger, TX 76266

October 2026 Sold Listings

Sanger, TX 76266

Single Family + Condo/Townhouse/Apt.

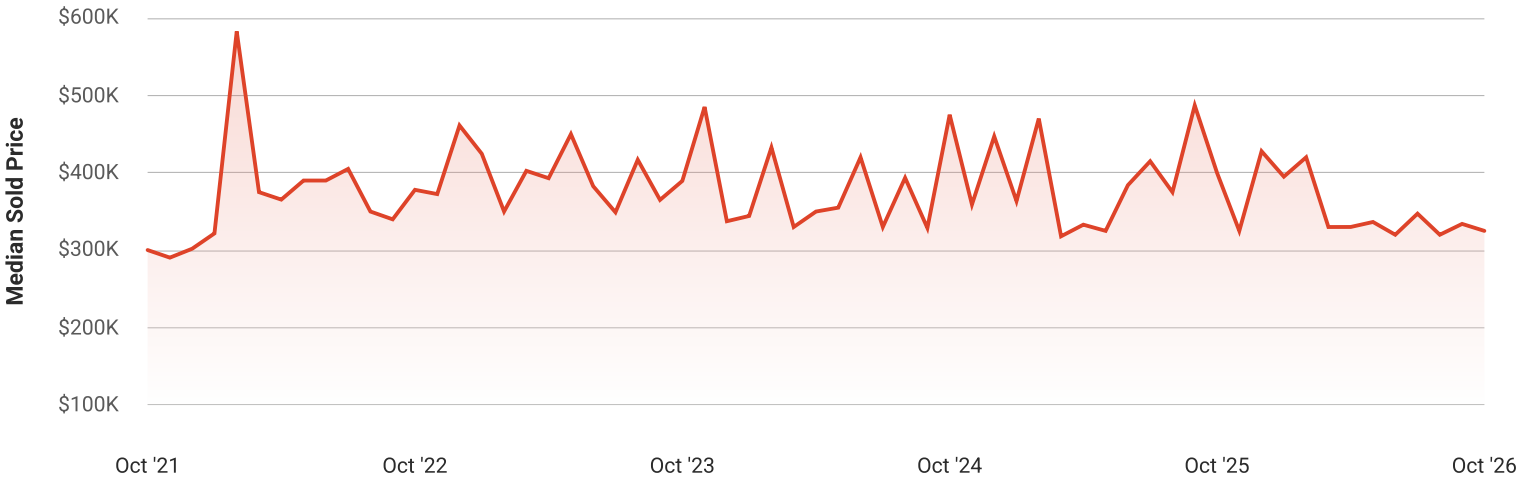
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - $325,000

↓ 2.7% Month over Month



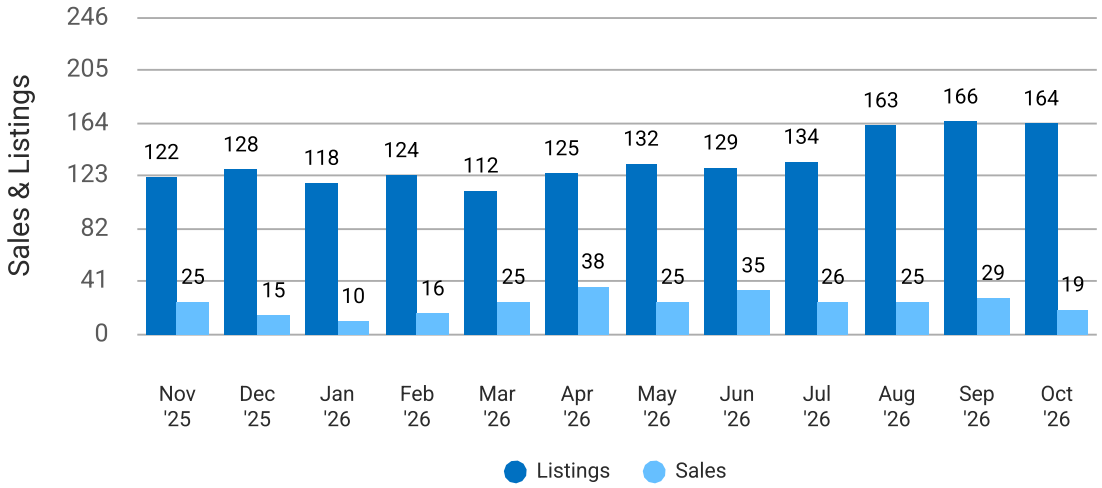
Total Sales and Active Listings in Sanger, TX 76266

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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Sanger, TX 76266

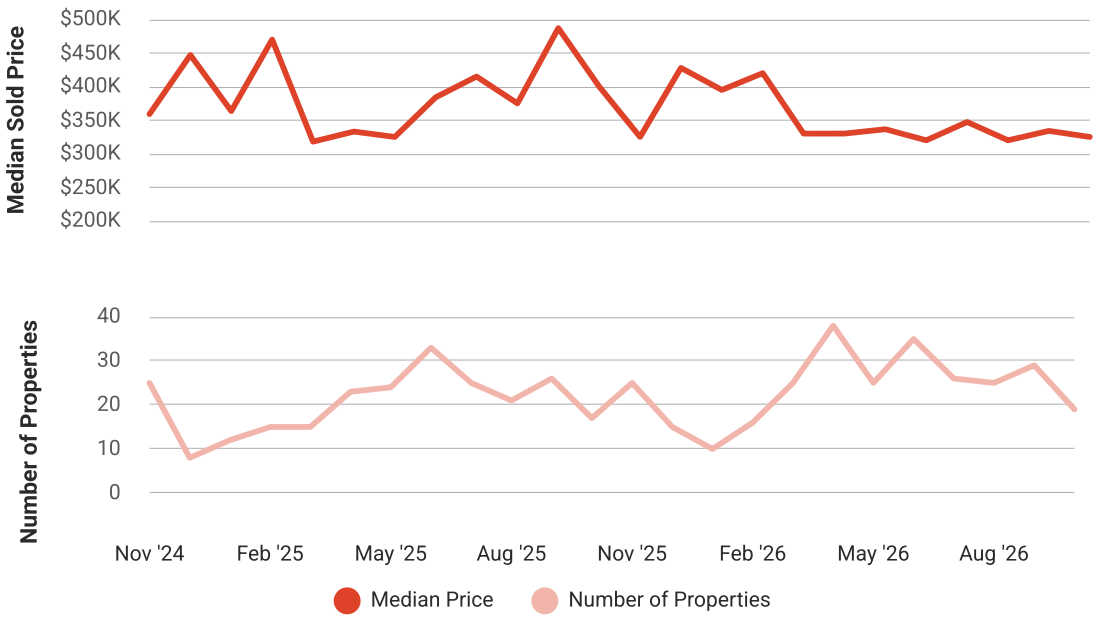
Median Sold Price vs Sold Listings in Sanger, TX 76266

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



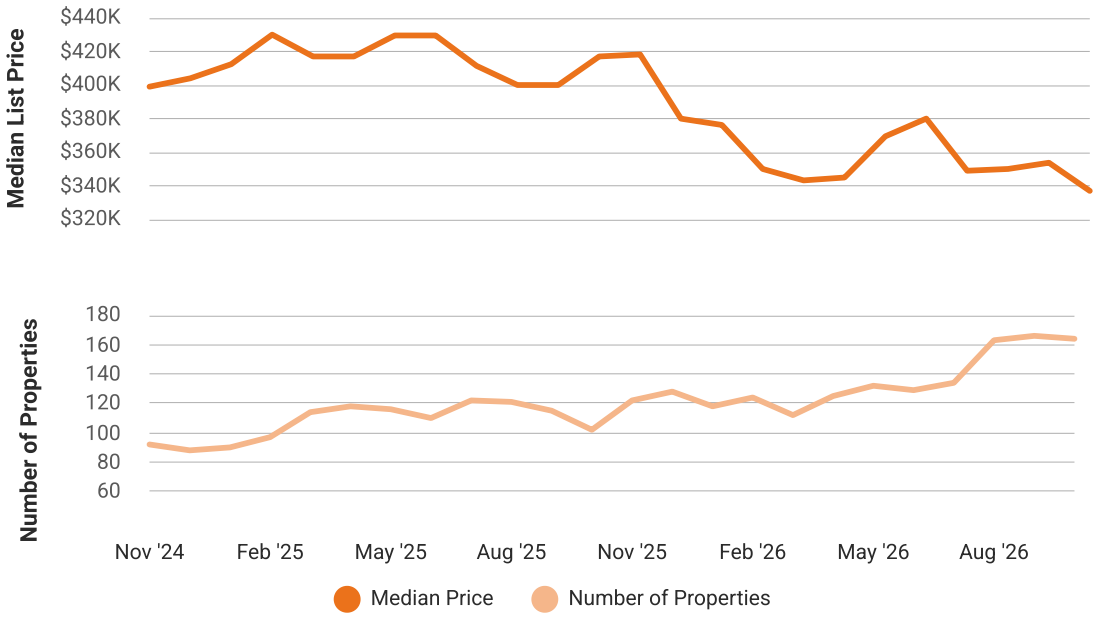
Median List Price vs Active Listings in Sanger, TX 76266

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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Sanger, TX 76266

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	$327,140	$326,030 +0.34%	$330,980 -1.16%	$339,720 -3.7%	$327,370 -0.07%	$330,590 -1.04%
Median Sold Price Last Updated: 10/31/2026	$325,000	$334,000 -2.69%	$347,245 -6.41%	$400,000 -18.75%	$474,990 -31.58%	$389,500 -16.56%
Median List Price Last Updated: 10/31/2026	$336,945	$353,705 -4.74%	$348,945 -3.44%	$417,000 -19.2%	$404,850 -16.77%	$464,000 -27.38%

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

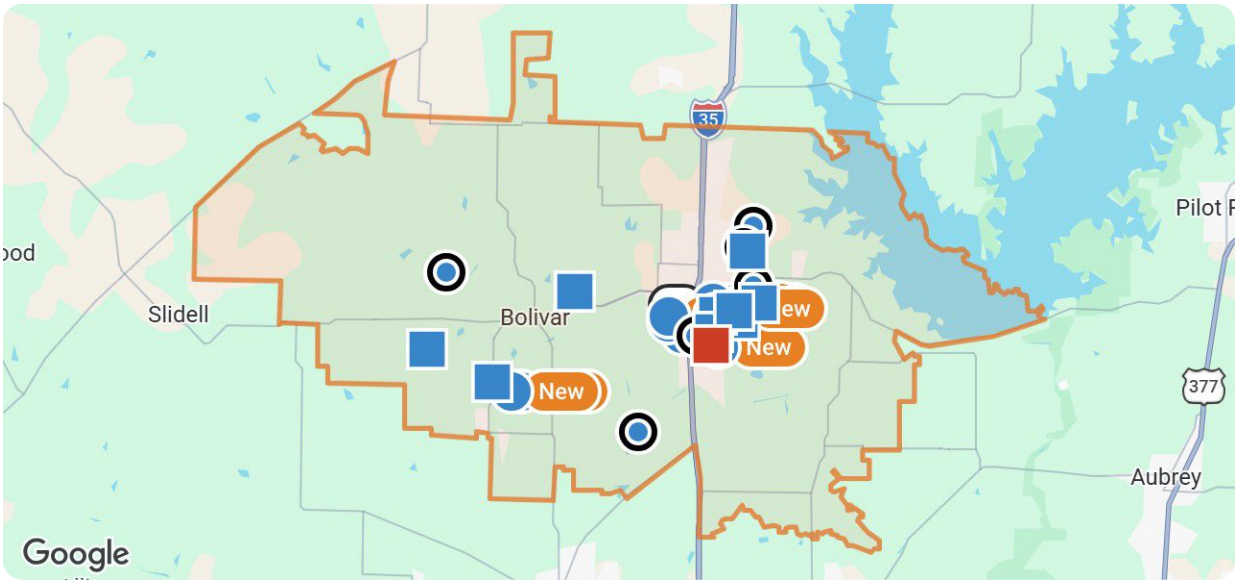
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Sanger, TX 76266

Summary

For Sale Activity in the Last 3 Months



	New	Pending	Closed	Distressed
Number of Properties	10	10	10	1
Lowest Listing Price / Est.Value	$234,000	$190,000	$210,000	–
Median Listing Price / Est.Value	$300,000	$314,490	$313,085	–
Highest Listing Price / Est.Value	$659,000	$1,125,000	$670,000	–
Average Price / sqft	$188	$224	$196	–
Median Price / sqft	$182	$211	$207	–
Average Days in RPR	6	88	72	–
Median Days in RPR	6	79	62	–
Total Volume	$3,728,590	$4,566,850	$2,568,075	–
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

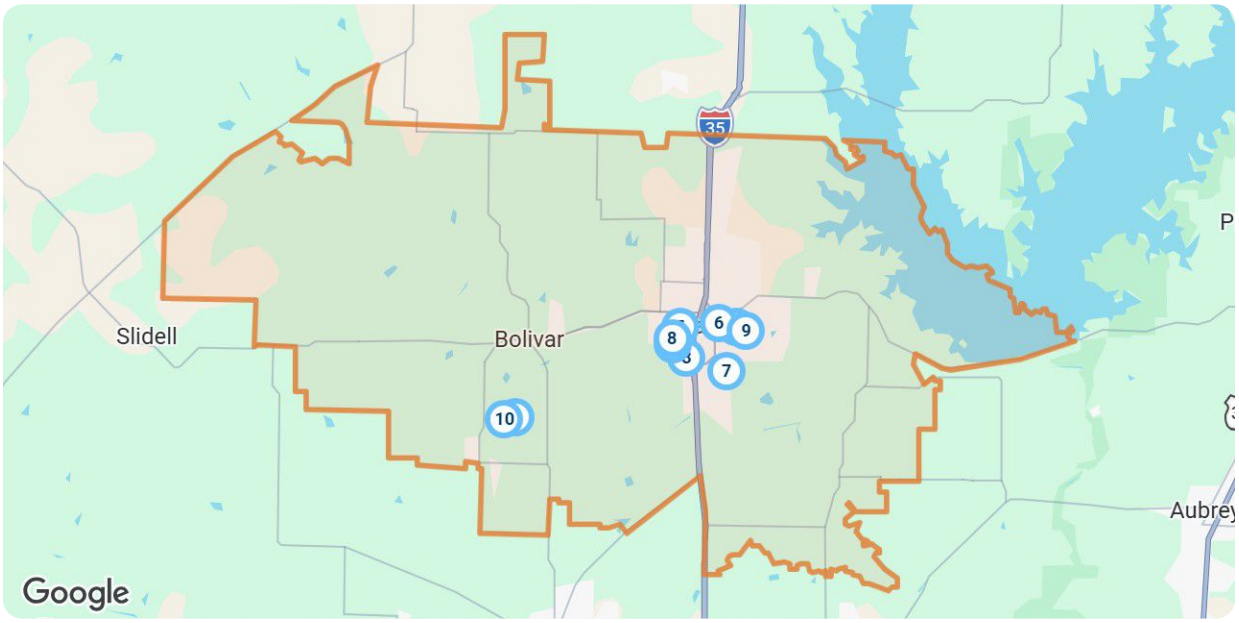
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Sanger, TX 76266

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  **156 Creekside Dr** **Sanger, TX 76266** MLS ID: 21437505 Active / For Sale *Listing Courtesy of Visions Realty & Investments*	Single Family	4/4	–	8,049 sqft	2026	11/16/2026 2 days	$514,000 –/sq ft
2  **7106 Davidson Rd** **Sanger, TX 76266** MLS ID: 21427728 Active / For Sale *Listing Courtesy of Newland Real Estate, Inc.*	Single Family	4/4	2,863	1.01 acres	2024	11/16/2026 2 days	$659,000 $230/sq ft
3  **1615 Fairfield Cir** **Sanger, TX 76266** MLS ID: 21437134 Active / For Sale *Listing Courtesy of Elite Real Estate Texas*	Single Family	3/2	1,345	7,013 sqft	1984	11/16/2026 2 days	$244,900 $182/sq ft
4  **2025 Duck Creek Rd** **Sanger, TX 76266** MLS ID: 21435556 Active / For Sale *Listing Courtesy of Denton County Property Managem*	Single Family	3/2	1,232	6,185 sqft	1996	11/13/2026 5 days	$235,000 $191/sq ft
5  **Winecup Ln** **Sanger, TX 76266** MLS ID: 21433507 Active / For Sale *Listing Courtesy of Escape Realty*	Single Family	4/3	–	7,143 sqft	2026	11/13/2026 5 days	$398,990 –/sq ft

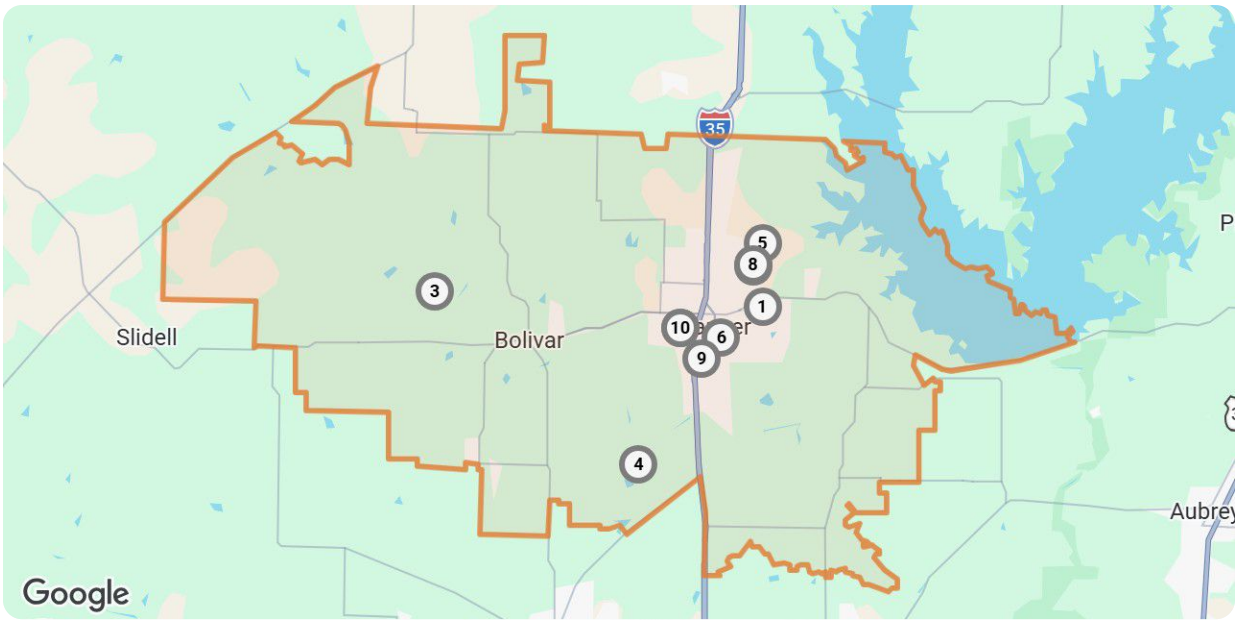
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Sanger, TX 76266

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  **301 Elm St** **Sanger, TX 76266** MLS ID: 21429387 Active / For Sale *Listing Courtesy of Ginger & Associates, LLC*	Single Family	2/1	960	8,755 sqft	1975	11/11/2026 7 days	$246,200 $256/sq ft
7  **102 Pintail Ln** **Sanger, TX 76266** MLS ID: 21434194 Active / For Sale *Listing Courtesy of Real Broker, LLC*	Single Family	3/2	1,608	6,316 sqft	2005	11/11/2026 7 days	$255,000 $159/sq ft
8  **2028 Brooke Dr** **Sanger, TX 76266** MLS ID: 21433112 Active / For Sale *Listing Courtesy of REALHome Services & Solutions*	Single Family	4/2	1,587	6,599 sqft	2001	11/10/2026 8 days	$234,000 $147/sq ft
9  **16 Kramer Ct** **Sanger, TX 76266** MLS ID: 21431236 Active / For Sale *Listing Courtesy of ARC Realty DFW*	Single Family	4/3	2,255	0.29 acres	2016	11/7/2026 11 days	$345,000 $153/sq ft
10  **7296 Davidson Rd** **Sanger, TX 76266** MLS ID: 21427606 Active / For Sale *Listing Courtesy of Post Oak Realty, LLC*	Single Family	3/4	–	1 acre	2026	11/3/2026 15 days	$596,500 –/sq ft

Pending

Source: Listings



Legend

Pending

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Sanger, TX 76266

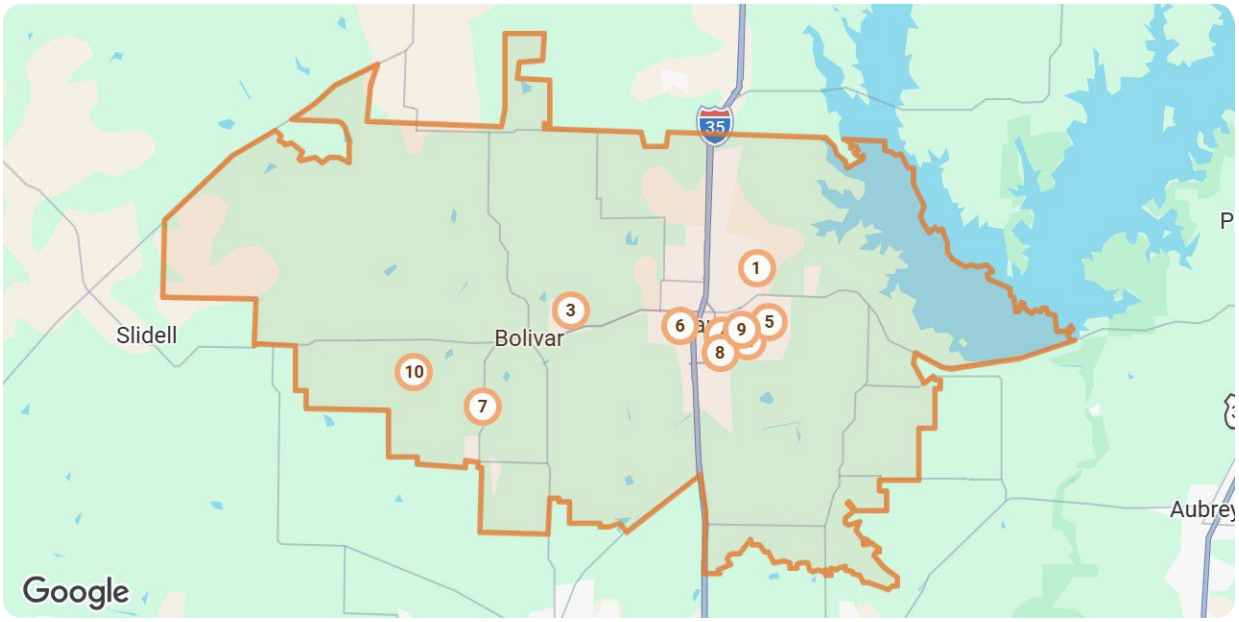
Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1  **7031 Butterfield Dr** **Sanger, TX 76266** MLS ID: 21410826 Pending / For Sale *Listing Courtesy of Escape Realty*	Single Family	3/2	–	4,791 sqft 2026	10/16/2026	$277,990 –/sq ft	11/16/2026 31 days
2  **Butterfield Dr** **Sanger, TX 76266** MLS ID: 21360638 Pending / For Sale *Listing Courtesy of Escape Realty*	Single Family	3/3	–	4,791 sqft 2026	8/21/2026	$281,990 –/sq ft	11/16/2026 87 days
3  **11170 Clear Creek Rd W** **Sanger, TX 76266** MLS ID: 21266030 Pending / For Sale *Listing Courtesy of Resource, REALTORS*	Single Family	6/6	3,260	39.8 acres 2019	5/10/2026	$1,125,000 $345/sq ft	11/8/2026 182 days
4  **7384 Rector Rd** **Sanger, TX 76266** MLS ID: 21195411 Pending / For Sale *Listing Courtesy of The Wall Team Realty Assoc*	Single Family	4/4	–	4.59 acres 1984	3/25/2026	$780,000 –/sq ft	11/8/2026 228 days
5  **12138 Marion Rd** **Sanger, TX 76266** MLS ID: 21365950 Pending / For Sale *Listing Courtesy of Berkshire HathawayHS PenFed TX*	Single Family	4/3	2,699	2.26 acres 2017	8/27/2026	$674,900 $250/sq ft	11/6/2026 71 days
6  **123 S 2nd St** **Sanger, TX 76266** MLS ID: 21246875 Pending / For Sale *Listing Courtesy of Keller Williams Realty*	Single Family	3/3	1,496	9,844 sqft 1954	7/16/2026	$190,000 $127/sq ft	11/2/2026 109 days
7  **4102 Thistle Dr** **Sanger, TX 76266** MLS ID: 21324878 Pending / For Sale *Listing Courtesy of D.R. Horton, AMERICA'S Builder*	Single Family	4/3	–	6,046 sqft 2026	7/8/2026	$328,990 –/sq ft	11/2/2026 117 days
8  **4108 Thistle Dr** **Sanger, TX 76266** MLS ID: 21395106 Pending / For Sale *Listing Courtesy of D.R. Horton, AMERICA'S Builder*	Single Family	4/3	–	6,046 sqft 2026	9/24/2026	$328,990 –/sq ft	11/2/2026 39 days
9  **1001 Hunters Ct** **Sanger, TX 76266** MLS ID: 21416723 Pending / For Sale *Listing Courtesy of Ebby Halliday, REALTORS*	Single Family	3/2	1,616	0.31 acres 1995	10/21/2026	$279,000 $173/sq ft	10/28/2026 7 days
10  **Butterfield Dr** **Sanger, TX 76266** MLS ID: 21416640 Pending / For Sale *Listing Courtesy of Escape Realty*	Single Family	3/2	–	4,791 sqft 2026	10/21/2026	$299,990 –/sq ft	10/27/2026 6 days

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Sanger, TX 76266

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  **3908 Thistle Dr** **Sanger, TX 76266** MLS ID: 21362927 **Closed / For Sale** *Courtesy of D.R. Horton, AMERICA'S Builder*	Single Family	4/3	–	6,969 sqft 2026	11/11/2026 62 days	$313,085 –/sq ft	↓ 5.41%
2  **713 Chaparral Rd** **Sanger, TX 76266** MLS ID: 21363708 **Closed / For Sale** *Courtesy of GO COMMERCIAL*	Single Family	4/2	2,198	8,232 sqft 2018	11/6/2026 48 days	$410,000 $187/sq ft	–
3  **10216 Finch Rd** **Sanger, TX 76266** MLS ID: 21367066 **Closed / For Sale** *Courtesy of The Agency Frisco*	Single Family	4/4	2,950	1.22 acres 2021	11/6/2026 62 days	$670,000 $227/sq ft	↓ 2.19%
4  **202 S 2nd St** **Sanger, TX 76266** **Closed / Public Record**	Single Family	–/2	1,456	8,250 sqft 1962	11/4/2026 – days	– $130/sq ft	–
5  **4006 Lakeview Dr** **Sanger, TX 76266** MLS ID: 21400131 **Closed / For Sale** *Courtesy of Keller Williams Realty-FM*	Single Family	3/2	1,650	6,969 sqft 2020	11/4/2026 15 days	$210,000 $127/sq ft	↓ 30%

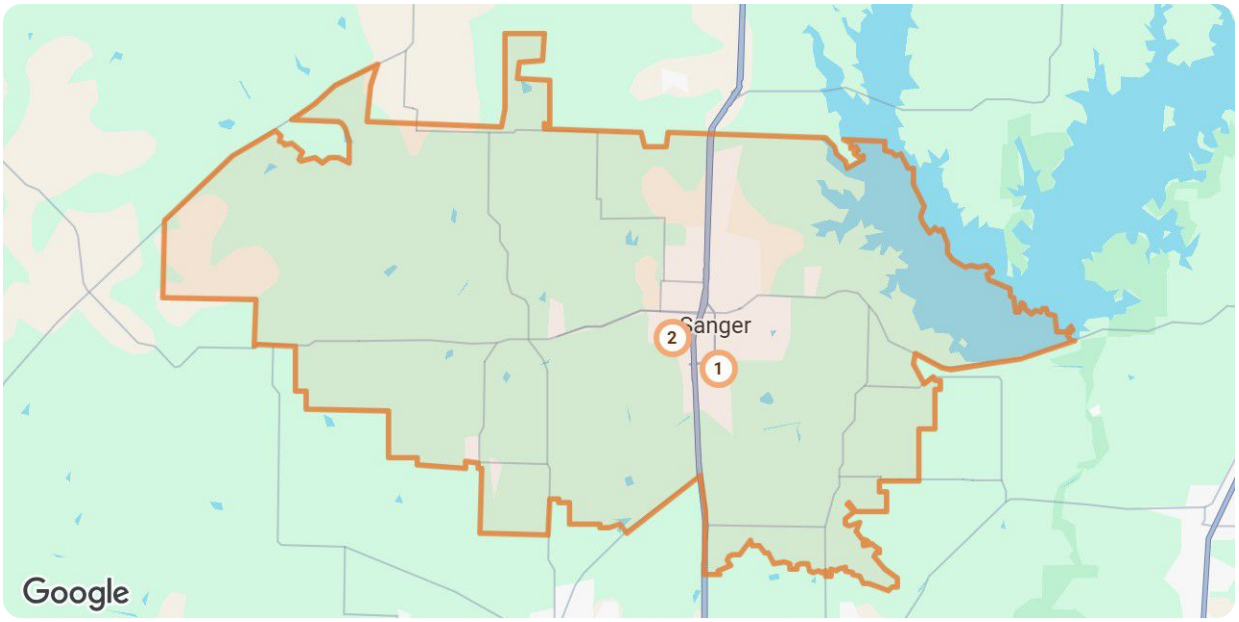
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Sanger, TX 76266

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 %
6  **Butterfield Dr** **Sanger, TX 76266** MLS ID: 21360625 Closed / For Sale *Courtesy of Escape Realty*	Single Family	3/3	–	5,967 sqft 2026	11/3/2026 46 days	$297,990 –/sq ft	–
7  **9517 Indian Trl** **Sanger, TX 76266** Closed / Public Record	Single Family	3/4	3,148	2.1 acres 2019	11/3/2026 – days	– $217/sq ft	–
8  **900 S 3rd St** **Sanger, TX 76266** MLS ID: 21341216 Closed / For Sale *Courtesy of Repeat Realty, LLC*	Single Family	3/2	1,100	0.26 acres 1984	11/2/2026 75 days	$268,000 $244/sq ft	↓ 3.94%
9  **179 Creekside Dr** **Sanger, TX 76266** MLS ID: 21218738 Closed / For Sale *Courtesy of Visions Realty & Investments*	Single Family	4/2	–	7,492 sqft 2026	11/2/2026 198 days	$399,000 –/sq ft	↓ 0.25%
10  **10400 Dyer Rd** **Sanger, TX 76266** Closed / Public Record	Single Family	–/–	1,232	11.65 acres 1984	11/2/2026 – days	– $650/sq ft	–

Distressed

Source: Public Records and Listings



Legend

Closed

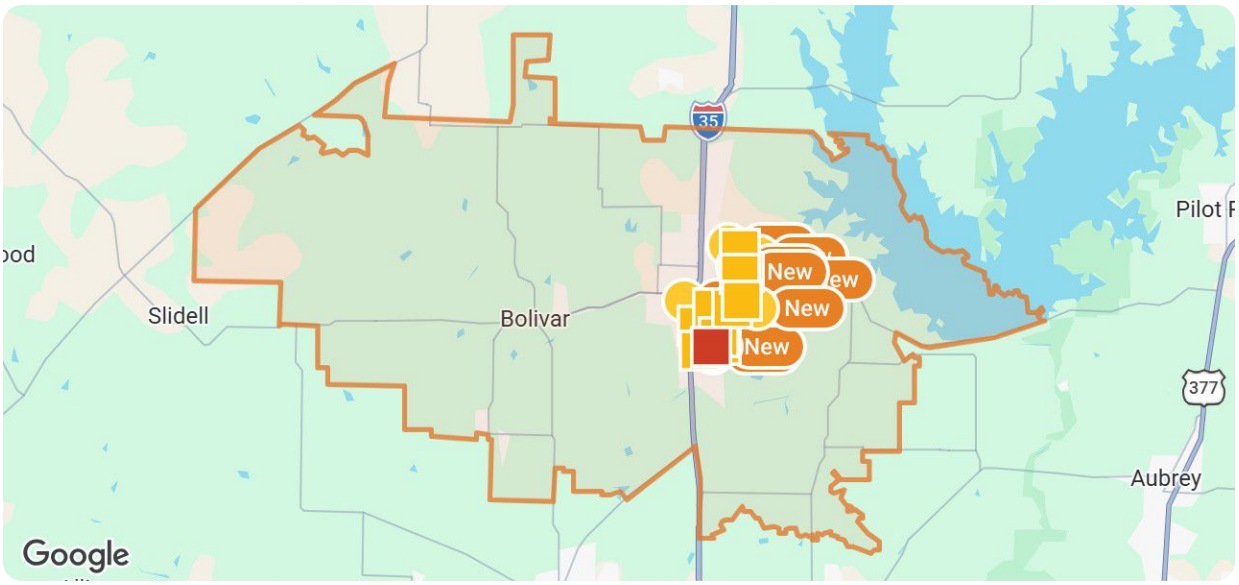
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Sanger, TX 76266

Distressed: 1 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  **137 Pintail Ln** **Sanger, TX 76266** Closed / Public Record	Single Family	4/2	1,760	6,299 sqft 2006	– – days	– $166/sq ft	9/29/2026 Notice of Foreclosure Sale

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	1
Lowest Listing Price / Est.Value	$1,795	$1,795	$1,100	–
Median Listing Price / Est.Value	$2,013	$1,795	$1,773	–
Highest Listing Price / Est.Value	$3,500	$1,795	$2,700	–
Average Price / sqft	$1	$1	$1	–
Median Price / sqft	$1	$1	$1	–
Average Days in RPR	16	–	48	–
Median Days in RPR	15	–	45	–
Total Volume	$22,565	$1,795	$17,860	–
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

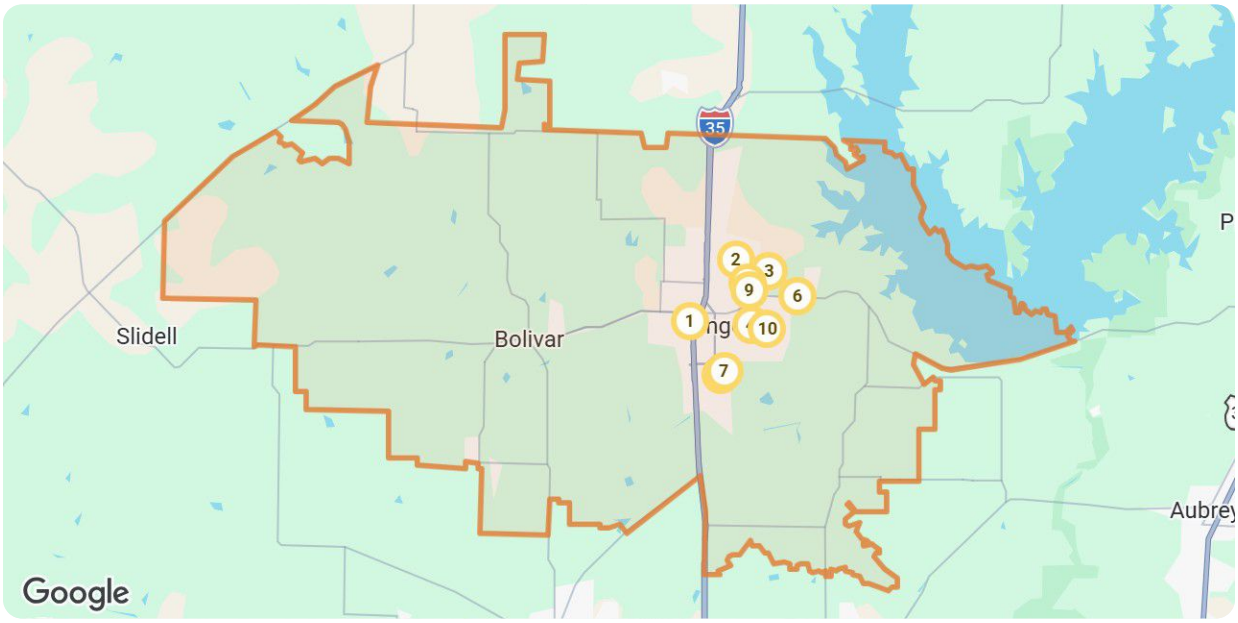
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Sanger, TX 76266

Market Activity Breakdown

New

Source: Listings



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  **1023 Porter Pl** **Sanger, TX 76266** MLS ID: 21437413 Active / For Lease *Courtesy of REI Nation Real Estate*	Single Family	3/2	1,400	8,145 sqft	2004	11/16/2026 2 days	$2,295 mo. $2/sq ft
2  **4823 Enclave Dr** **Sanger, TX 76266** MLS ID: 21427834 Active / For Lease *Courtesy of Crown Realty*	Single Family	3/2	1,532	7,797 sqft	2023	11/6/2026 12 days	$2,025 mo. $1/sq ft
3  **7018 New Castle Ln** **Sanger, TX 76266** MLS ID: 21429211 Active / For Lease *Courtesy of Competitive Edge Realty LLC*	Single Family	3/3	2,765	1 acre	2020	11/5/2026 13 days	$3,500 mo. $1/sq ft
4  **28 S Highland Dr** **Sanger, TX 76266** MLS ID: 21428793 Active / For Lease *Courtesy of Compass RE Texas, LLC*	Single Family	4/2	1,669	9,408 sqft	2016	11/4/2026 14 days	$2,000 mo. $1/sq ft
5  **129 Maned Dr** **Sanger, TX 76266** MLS ID: 21428240 Active / For Lease *Courtesy of Keller Williams Realty DPR*	Single Family	3/2	1,570	6,316 sqft	2005	11/4/2026 14 days	$2,000 mo. $1/sq ft

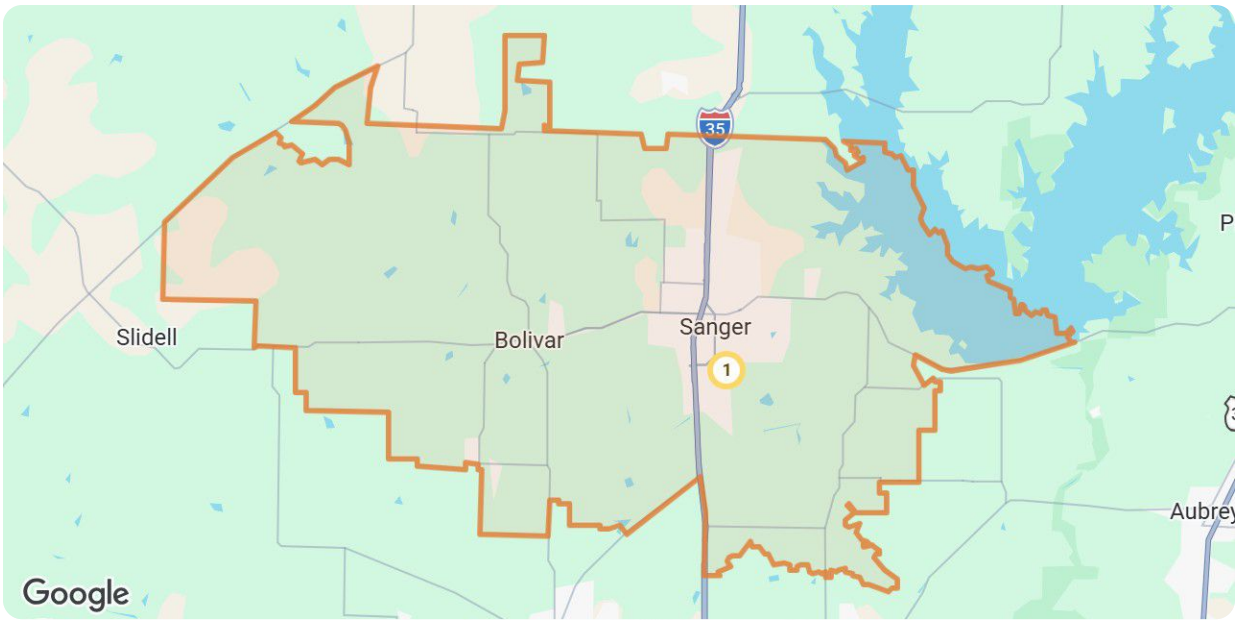
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Sanger, TX 76266

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  **2104 Fm 455 W** **Sanger, TX 76266** MLS ID: 21426334 Active / For Lease *Courtesy of RE/MAX DFW Associates IV*	Single Family	4/3	3,038	78 acres	1963	11/2/2026 16 days	$2,900 mo. $1/sq ft
7  **115 Pintail Ln** **Sanger, TX 76266** MLS ID: 21426678 Active / For Lease *Courtesy of Nations Premier Properties, LL*	Single Family	4/2	1,427	6,098 sqft	2005	11/2/2026 16 days	$1,800 mo. $1/sq ft
8  **4010 Bridle Path Ln** **Sanger, TX 76266** MLS ID: 21421856 Active / For Lease *Courtesy of Compass RE Texas, LLC.*	Single Family	3/2	1,850	7,840 sqft	2018	10/27/2026 22 days	$2,400 mo. $1/sq ft
9  **3910 Ashton Dr** **Sanger, TX 76266** MLS ID: 21419171 Active / For Lease *Courtesy of Milestone Premier Properties*	Condo/Townhouse/Apt.	3/3	–	8,712 sqft	2018	10/23/2026 26 days	$1,795 mo. –/sq ft
10  **3011 Lake Side Dr** **Sanger, TX 76266** MLS ID: 21416162 Active / For Lease *Courtesy of Eagle Realty*	Single Family	3/2	1,442	6,534 sqft	2011	10/20/2026 29 days	$1,850 mo. $1/sq ft

Pending

Source: Listings



Legend

Active For Lease

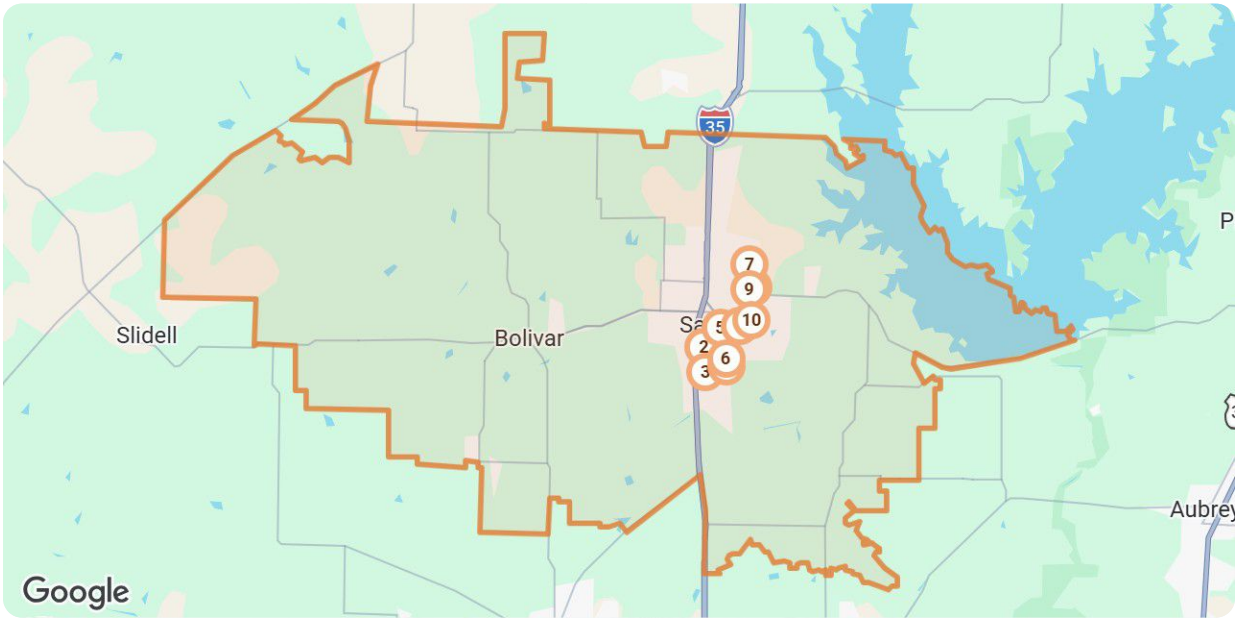
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Sanger, TX 76266

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  **1105 First St** **Sanger, TX 76266** MLS ID: 21437860 Pending / For Lease *Courtesy of EBS Realty*	Single Family	4/3	2,162	6,969 sqft 2012	11/16/2026	$1,795 mo. $1/sq ft	11/16/2026 – days

Closed

Source: Public Records and Listings



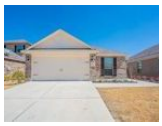
Legend

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  **4925 Sanger Circle Dr** **Sanger, TX 76266** MLS ID: 21343842 Closed / For Lease *Courtesy of Leasing Texas*	Condo/Townhouse/Apt.	3/3	2,962	6,969 sqft 2019	11/5/2026 100 days	– $1/sq ft	–
2  **101 Kathryn Dr** **Sanger, TX 76266** MLS ID: 21362041 Closed / For Lease *Courtesy of Denton County Property Managem*	Single Family	2/1	1,077	9,016 sqft 1982	11/2/2026 66 days	– $1/sq ft	–
3  **122 Southside Dr** **Sanger, TX 76266** MLS ID: 21380241 Closed / For Lease *Courtesy of VIP Realty*	Single Family	3/1	1,100	8,755 sqft 1975	11/1/2026 52 days	– $1/sq ft	–
4  **101 Kincaid Dr** **Sanger, TX 76266** MLS ID: 21320050 Closed / For Lease *Courtesy of Denton County Property Managem*	Single Family	3/2	1,491	7,840 sqft 2012	10/29/2026 115 days	– $1/sq ft	–

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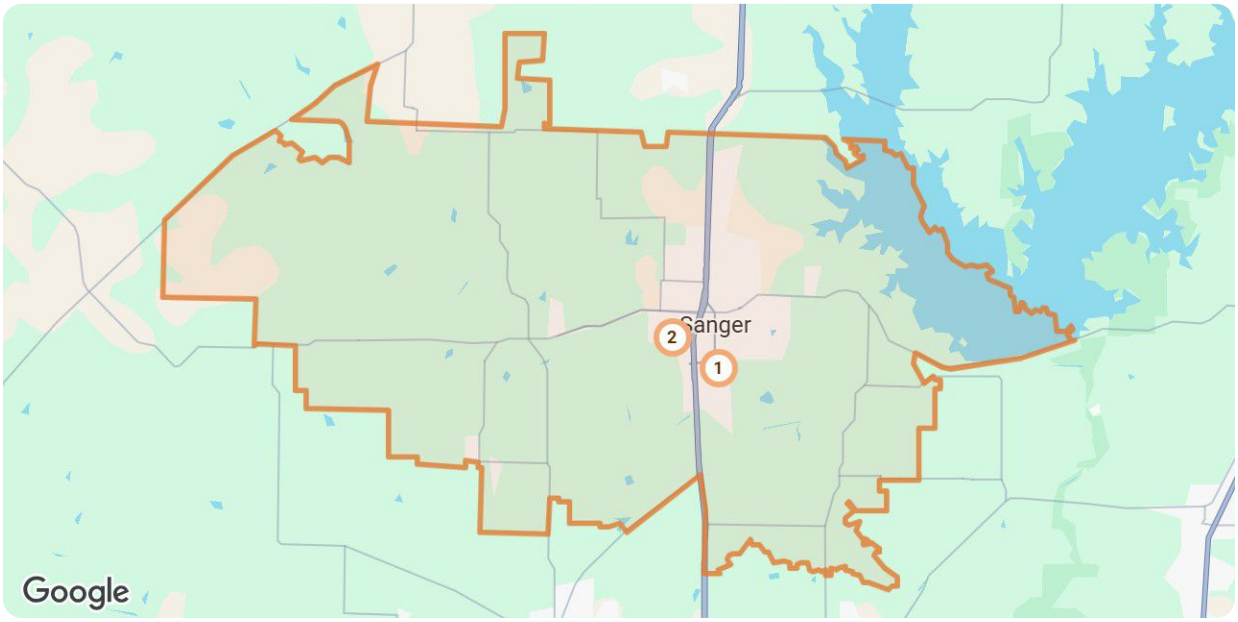
Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
5  **212 Bolivar St** **Sanger, TX 76266** MLS ID: 21398505 Closed / For Lease *Courtesy of LANE REAL ESTATE*	Condo/Townhouse/Apt.	1/1	5,000	2,482 sqft 1900	10/15/2026 16 days	– –/sq ft	–
6  **179 Aster Dr** **Sanger, TX 76266** MLS ID: 21386360 Closed / For Lease *Courtesy of FirstKey Homes*	Single Family	4/2	1,858	0.5 acres 2020	10/10/2026 26 days	– $1/sq ft	–
7  **4201 Zino Ln** **Sanger, TX 76266** MLS ID: 21367191 Closed / For Lease *Courtesy of Coldwell Banker Realty Plano*	Single Family	4/3	2,435	8,407 sqft 2022	10/10/2026 49 days	– $1/sq ft	–
8  **38 Mockingbird Ln** **Sanger, TX 76266** MLS ID: 21396150 Closed / For Lease *Courtesy of Keller Williams Frisco Stars*	Single Family	3/2	1,581	9,583 sqft 2022	10/8/2026 13 days	– $1/sq ft	–
9  **3904 Ashton Dr** **Sanger, TX 76266** MLS ID: 21402172 Closed / For Lease *Courtesy of Milestone Premier Properties*	Condo/Townhouse/Apt.	3/3	3,019	8,712 sqft 2018	10/6/2026 4 days	– $1/sq ft	–
10  **64 Kramer Ln** **Sanger, TX 76266** MLS ID: 21364163 Closed / For Lease *Courtesy of LIV Realty, LLC*	Single Family	3/2	1,801	7,013 sqft 2016	9/30/2026 41 days	– $1/sq ft	–

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Sanger, TX 76266

Distressed

Source: Public Records and Listings



Legend

Closed

Distressed: 1 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  **137 Pintail Ln** **Sanger, TX 76266** **Closed / Public Record**	Single Family	4/2	1,760	6,299 sqft 2006	– – days	– $166/sq ft	9/29/2026 Notice of Foreclosure Sale

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