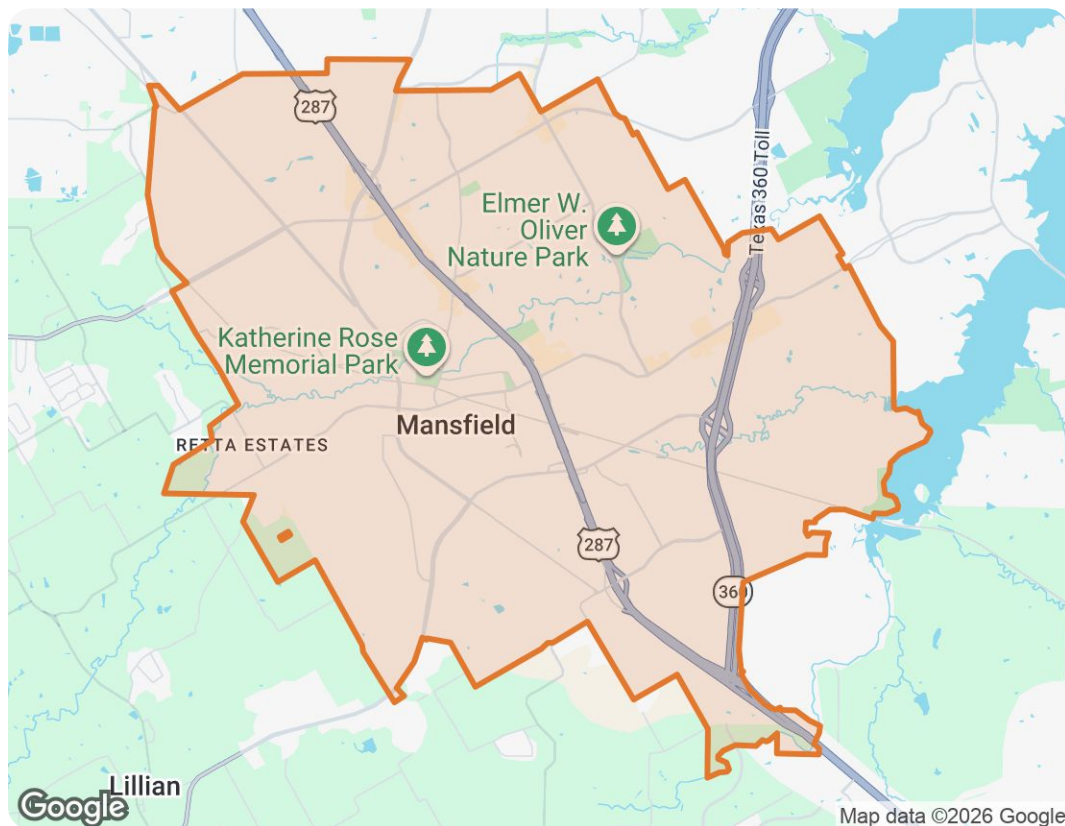


Mansfield, Texas



Steven J. Thomas

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Dallas

128 S. Cockrell Hill Rd

DeSoto, TX, TX 75115



Market Trends

Market Trends for Mansfield, Texas

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

3.71

↑ 10.75% MoM

Sold to List Price %

98.2%

↓ 0.08% MoM

Median Days in RPR

53

↑ 112% MoM

Median Sold Price

\$484,000

↓ 3.19% 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.



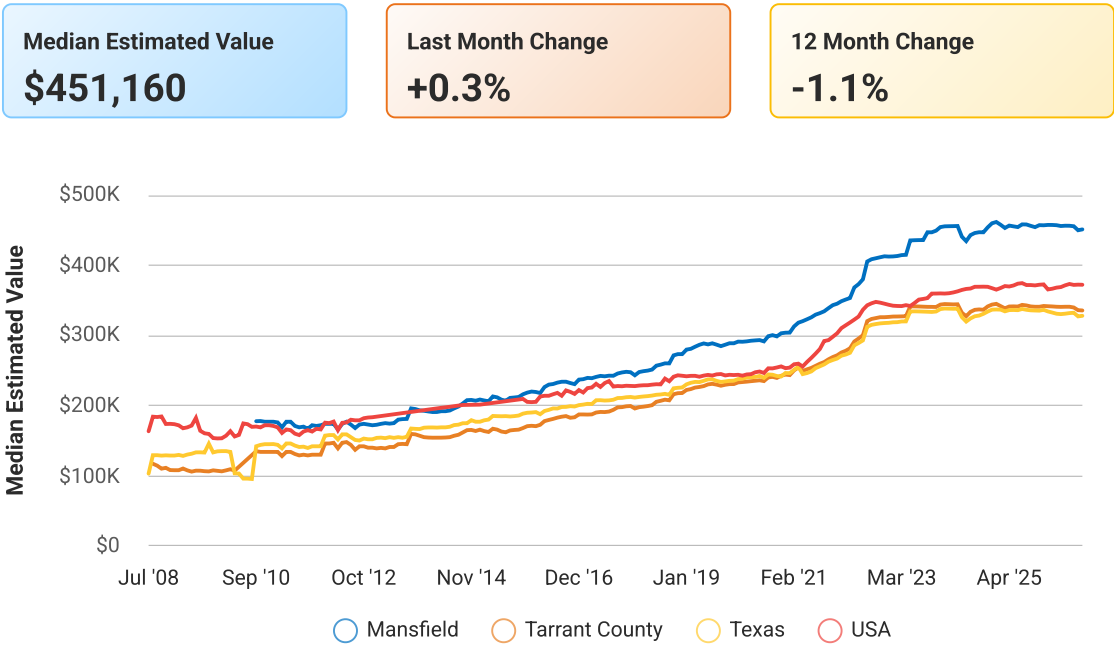
September 2026 Median Estimated Property Value

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



September 2026 Active Listings

Mansfield, Texas

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





September 2026 Sold Listings

Mansfield, Texas

Single Family + Condo/Townhouse/Apt.

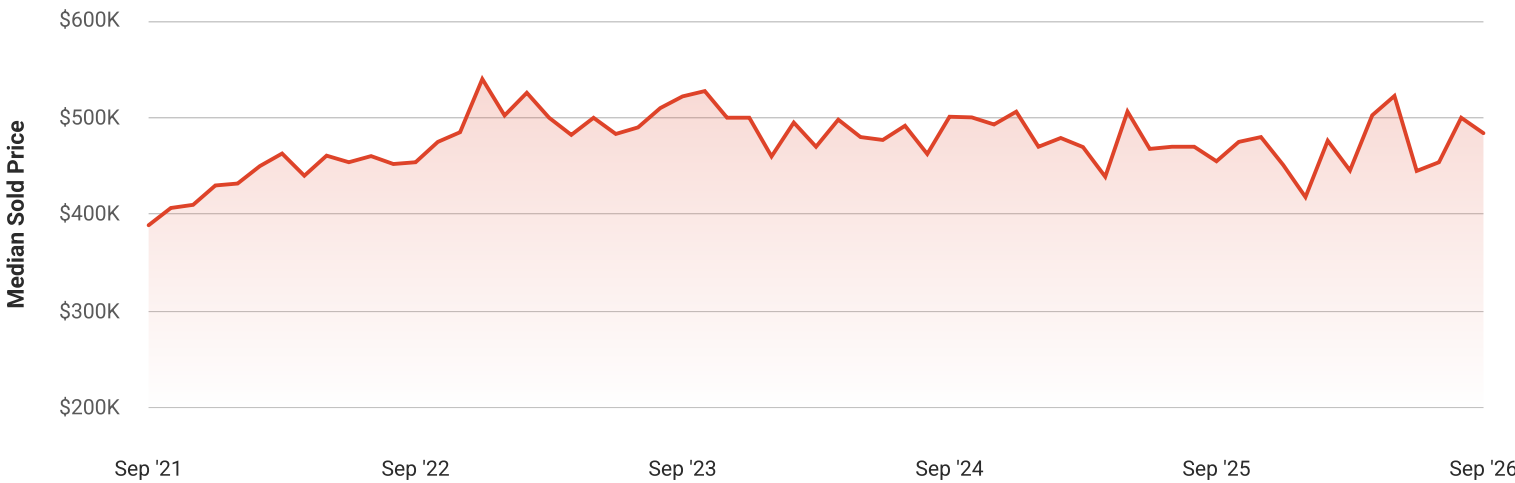
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - \$484,000

↓ 3.2% Month over Month



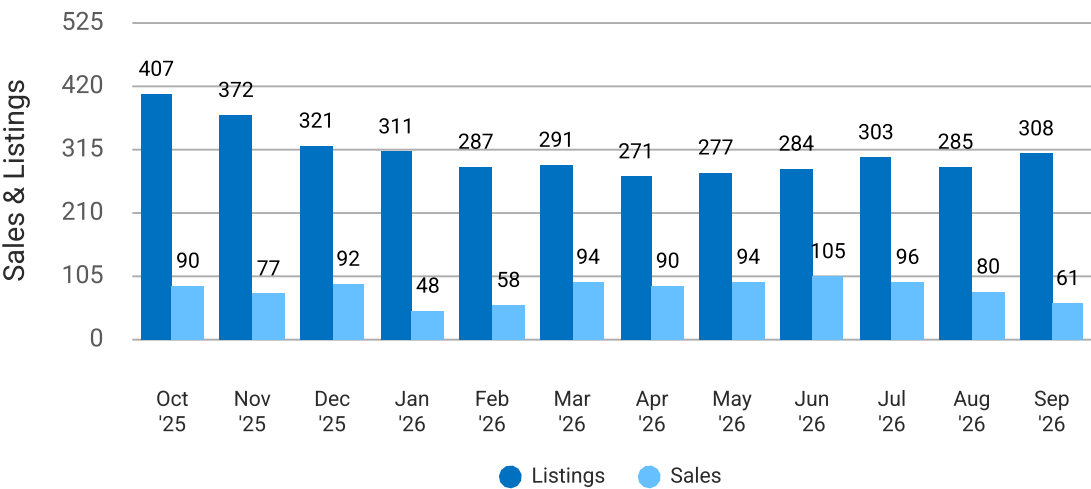
Total Sales and Active Listings in Mansfield, Texas

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





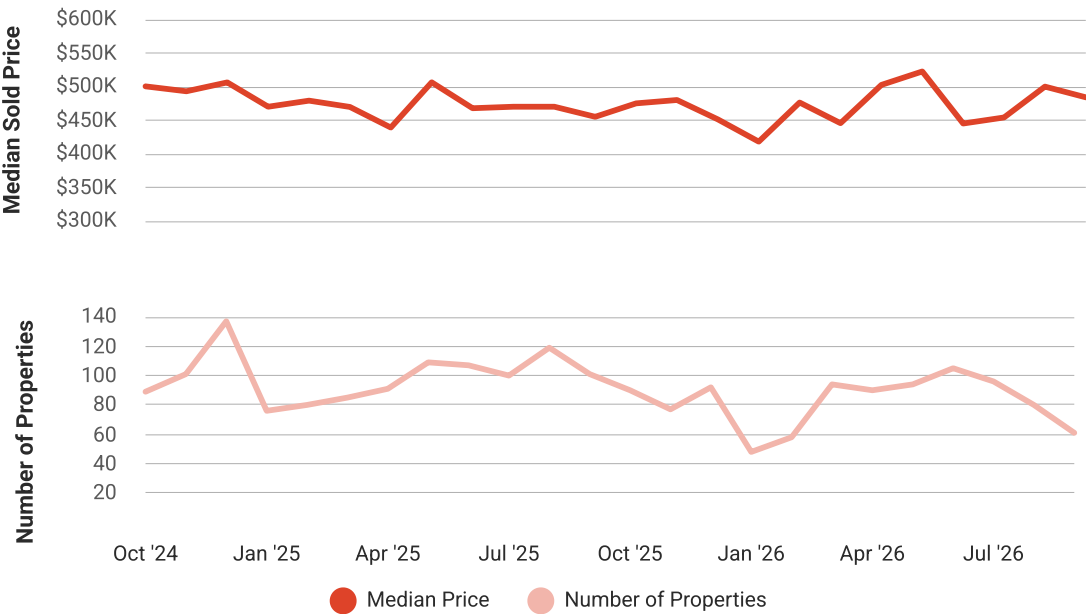
Median Sold Price vs Sold Listings in Mansfield, Texas

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



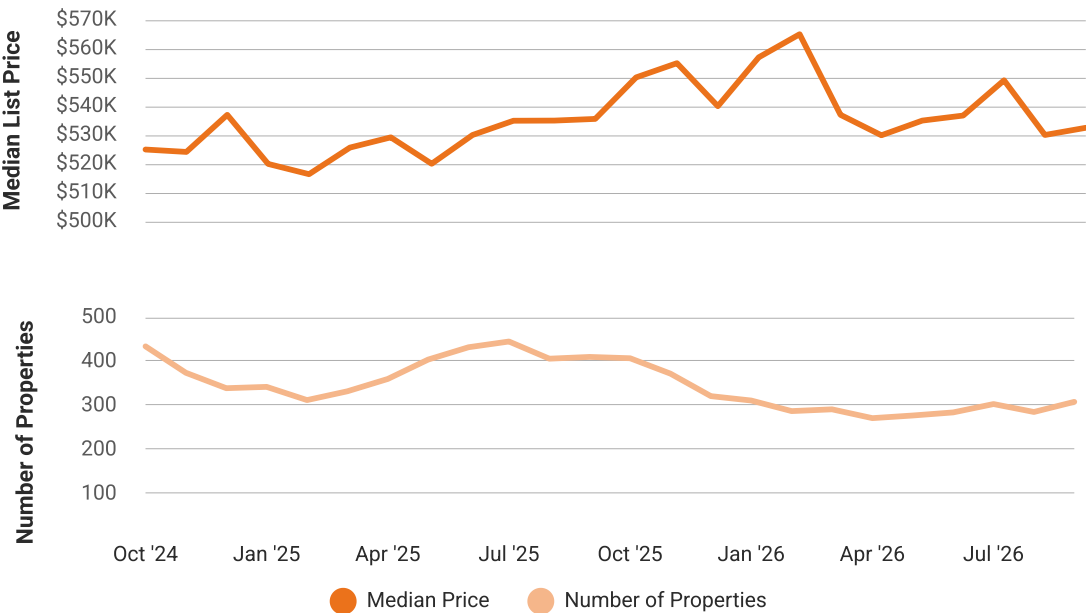
Median List Price vs Active Listings in Mansfield, Texas

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





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: 9/30/2026	\$451,160	\$449,920 +0.28%	\$456,320 -1.13%	\$456,170 -1.1%	\$447,100 +0.91%	\$447,060 +0.92%
Median Sold Price Last Updated: 9/30/2026	\$484,000	\$499,949 -3.19%	\$445,000 +8.76%	\$455,000 +6.37%	\$501,000 -3.39%	\$522,000 -7.28%
Median List Price Last Updated: 9/30/2026	\$532,500	\$530,000 +0.47%	\$536,750 -0.79%	\$535,580 -0.58%	\$540,000 -1.39%	\$549,250 -3.05%

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.

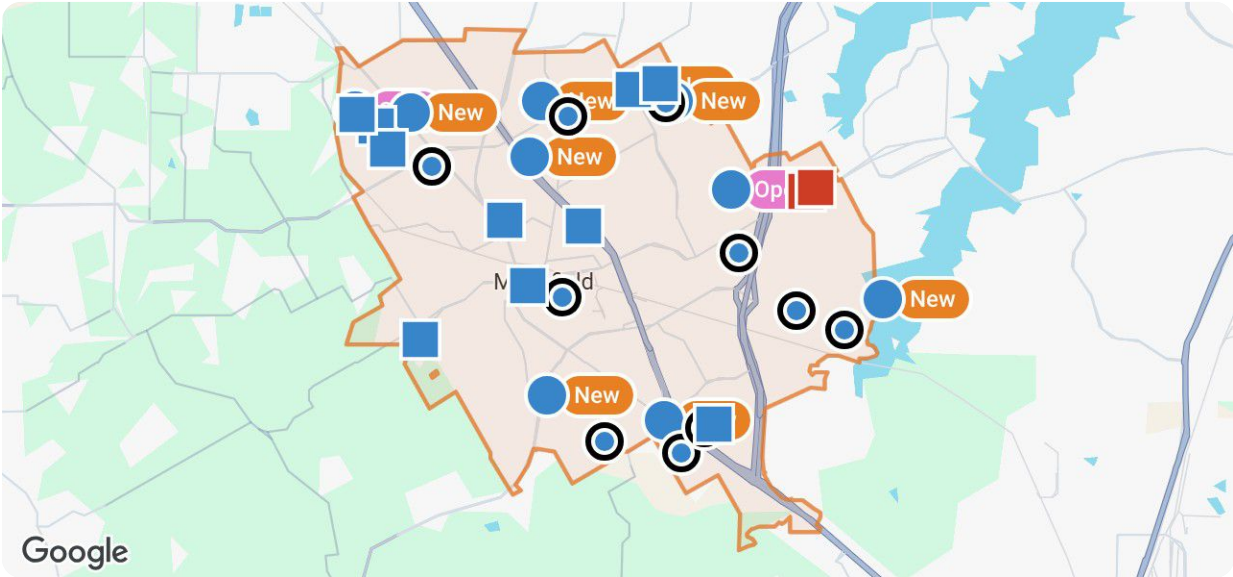
Market Activity

Market Activity Filters

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

Summary

For Sale Activity in the Last Month

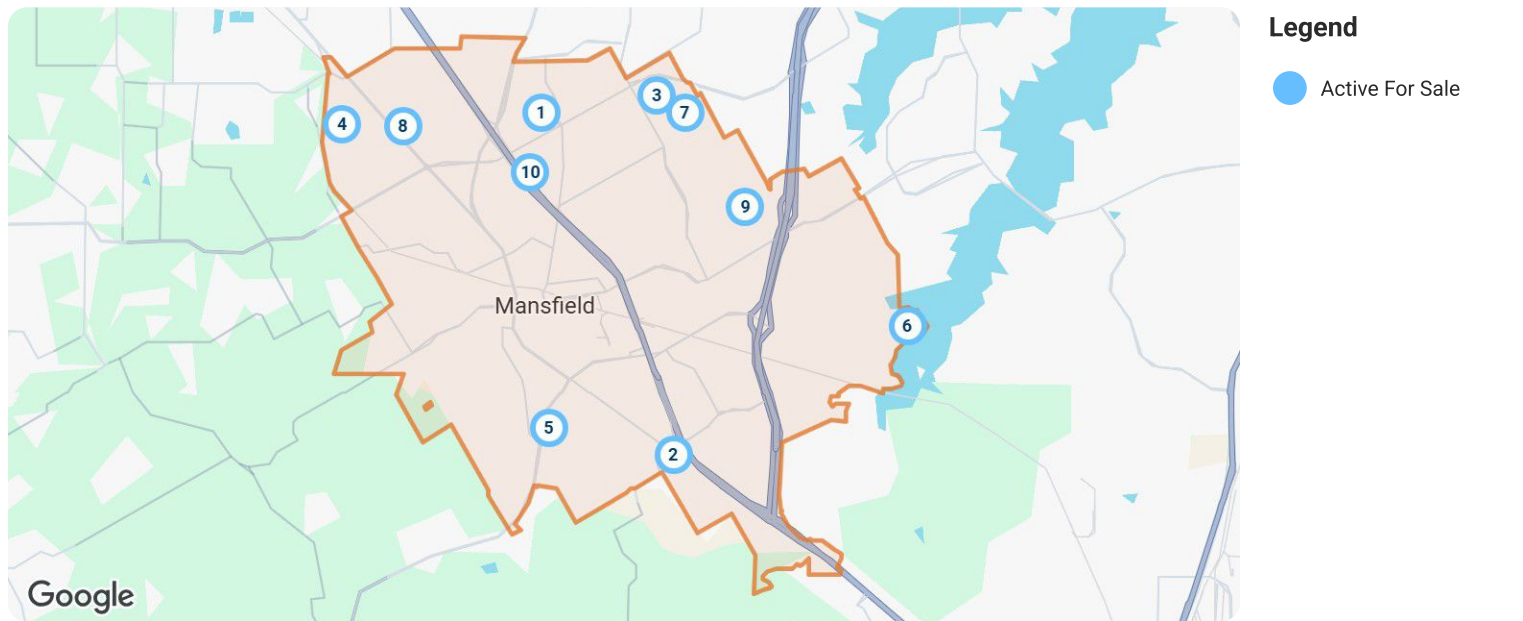


	New	Pending	Closed	Distressed
Number of Properties	10	10	10	2
Lowest Listing Price / Est.Value	\$300,000	\$335,599	\$314,990	\$448,430
Median Listing Price / Est.Value	\$405,000	\$467,450	\$467,500	\$448,430
Highest Listing Price / Est.Value	\$1,150,000	\$1,140,000	\$610,000	\$448,430
Average Price / sqft	\$213	\$210	\$192	\$152
Median Price / sqft	\$219	\$191	\$191	\$152
Average Days in RPR	17	91	90	–
Median Days in RPR	15	48	84	–
Total Volume	\$5,061,711	\$5,639,062	\$3,799,980	\$448,430
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown

New

Source: Listings

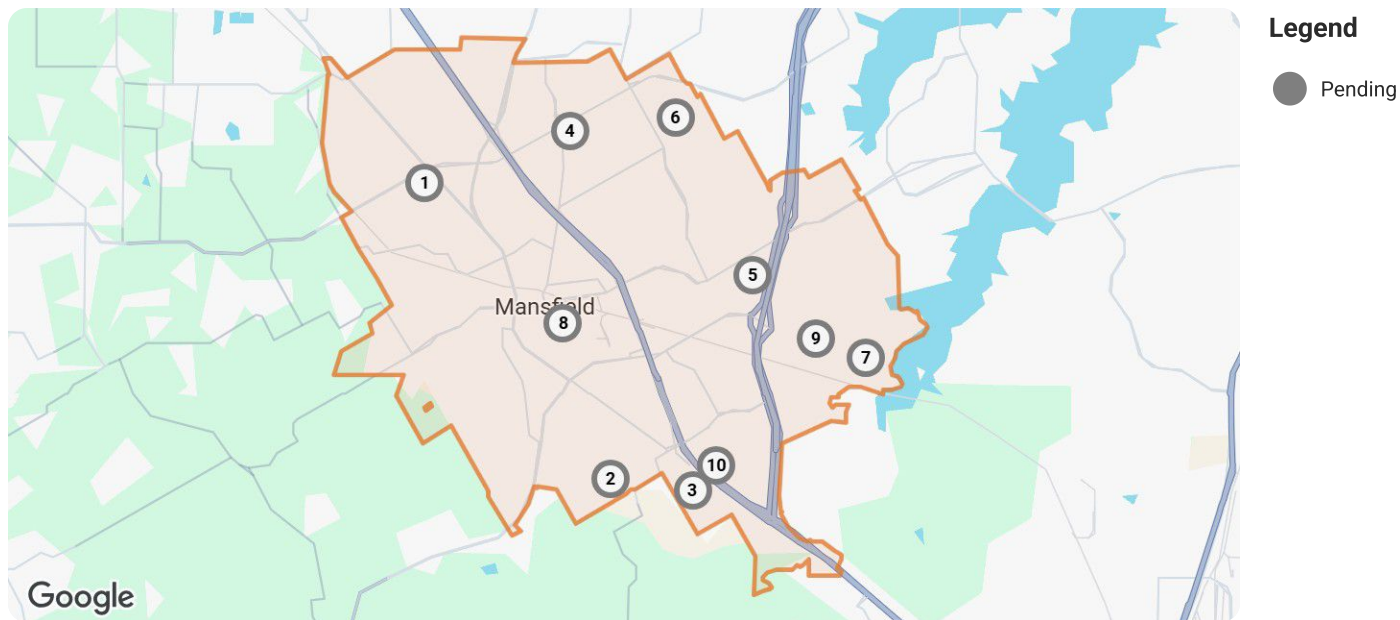


New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 621 Blue Ridge Dr Mansfield, TX 76063 MLS ID: 21396937 ● Active / For Sale Listing Courtesy of HomesUSA.com	Condo/Townhouse/Apt.	3/3	—	1,829 sqft	2026	9/26/2026 26 days	\$372,800 —/sq ft
2	 623 Blue Ridge Dr Mansfield, TX 76063 MLS ID: 21396943 ● Active / For Sale Listing Courtesy of HomesUSA.com	Condo/Townhouse/Apt.	3/3	—	1,829 sqft	2026	9/26/2026 26 days	\$372,300 —/sq ft
3	 2908 Esplanade Blvd Mansfield, TX 76063 MLS ID: 21389857 ● Active / For Sale Listing Courtesy of Coldwell Banker Realty	Condo/Townhouse/Apt.	2/2	2,560	—	2020	9/23/2026 29 days	\$559,900 \$219/sq ft
4	 5 Fountain Ct Mansfield, TX 76063 MLS ID: 21410741 ● Active / For Sale Listing Courtesy of Rachael Brenneman, Broker	Single Family	4/2	2,518	0.27 acres	2002	10/18/2026 4 days	\$425,000 \$169/sq ft
5	 702 Hawthorn Ln Mansfield, TX 76063 MLS ID: 21398073 ● Active / For Sale Listing Courtesy of HomesUSA.com	Single Family	4/3	—	4,356 sqft	2025	9/28/2026 24 days	\$558,711 —/sq ft

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		5860 Newt Patterson Rd Mansfield, TX 76063 MLS ID: 21413515 ● Active / For Sale	Single Family	6/5	4,884	2.89 acres	2004	10/15/2026 7 days	\$1,150,000 \$235/sq ft
	Listing Courtesy of Keller Williams Realty-FM								
7		102 Juniper St Mansfield, TX 76063 MLS ID: 21410213 ● Active / For Sale	Single Family	3/2	1,614	9,931 sqft	1960	10/13/2026 9 days	\$349,000 \$216/sq ft
	Listing Courtesy of The Property Shop								
8		1409 Fox Glen Trl Mansfield, TX 76063 MLS ID: 21403932 ● Active / For Sale	Single Family	3/2	1,512	6,316 sqft	2009	10/7/2026 15 days	\$300,000 \$198/sq ft
	Listing Courtesy of Century 21 Mike Bowman, Inc.								
9		7208 Wooded Acres Trl Mansfield, TX 76063 MLS ID: 21414758 ● Active / For Sale	Single Family	4/3	2,505	1 acre	2000	10/22/2026 – days	\$589,000 \$235/sq ft
	Listing Courtesy of Fathom Realty								
10		1507 Lincoln Dr Mansfield, TX 76063 MLS ID: 21410829 ● Active / For Sale	Single Family	4/2	1,747	7,579 sqft	1987	10/13/2026 9 days	\$385,000 \$220/sq ft
	Listing Courtesy of Davey Goosmann Realty								

Pending

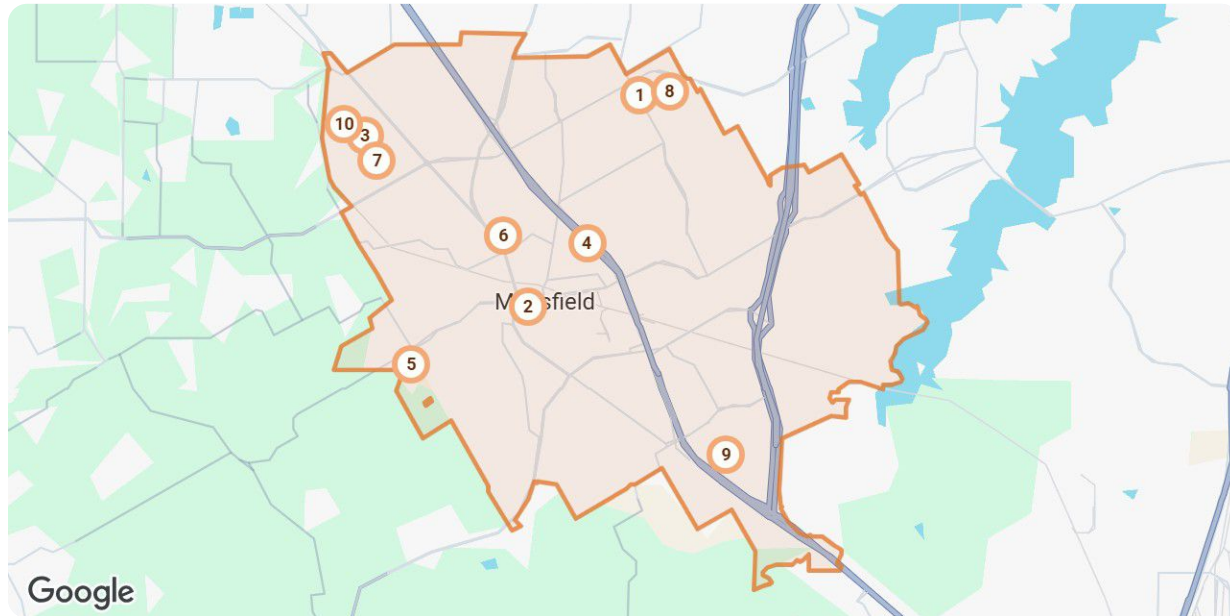
Source: Listings



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	 656 Sandiford Ct Mansfield, TX 76063 MLS ID: 21340652 🕒 Pending / For Sale <i>Listing Courtesy of IMP Realty</i>	Condo/Townhouse/Apt.	3/3	—	2,252 sqft 2025	7/24/2026	\$335,599 —/sq ft	10/21/2026 89 days
2	 1407 Long And Winding Rd Mansfield, TX 76063 MLS ID: 21382144 🕒 Pending / For Sale <i>Listing Courtesy of RE/MAX Associates of Mansfield</i>	Single Family	4/4	3,391	0.32 acres 2008	9/10/2026	\$965,000 \$285/sq ft	10/9/2026 29 days
3	 711 Coal Creek Dr Mansfield, TX 76063 MLS ID: 21367368 🕒 Pending / For Sale <i>Listing Courtesy of Jason Brooks</i>	Single Family	4/2	2,482	0.31 acres 1996	8/23/2026	\$449,900 \$181/sq ft	10/13/2026 51 days
4	 2611 Country Grove Trl Mansfield, TX 76063 MLS ID: 21393403 🕒 Pending / For Sale <i>Listing Courtesy of eXp Realty, LLC</i>	Single Family	4/2	2,340	8,189 sqft 2002	9/26/2026	\$400,000 \$171/sq ft	10/17/2026 21 days
5	 2605 Dylan Ln Mansfield, TX 76063 MLS ID: 21381753 🕒 Pending / For Sale <i>Listing Courtesy of Keller Williams Lonestar DFW</i>	Single Family	4/3	3,359	0.28 acres 2022	9/10/2026	\$620,000 \$185/sq ft	10/13/2026 33 days
6	 2509 Thoroughbred Ln Mansfield, TX 76063 MLS ID: 21375748 🕒 Pending / For Sale <i>Listing Courtesy of RE/MAX Associates of Mansfield</i>	Single Family	3/3	2,536	10,454 sqft 2009	9/4/2026	\$485,000 \$191/sq ft	10/13/2026 39 days
7	 2500 Woodbridge Trl Mansfield, TX 76063 MLS ID: 21276591 🕒 Pending / For Sale <i>Listing Courtesy of Point Realty</i>	Single Family	4/5	4,258	0.56 acres 2004	5/25/2026	\$1,140,000 \$268/sq ft	10/12/2026 140 days
8	 609 Morning Glory Ln Mansfield, TX 76063 MLS ID: 21377272 🕒 Pending / For Sale <i>Listing Courtesy of Compass RE Texas, LLC.</i>	Single Family	3/2	2,090	0.32 acres 2016	9/3/2026	\$399,750 \$191/sq ft	10/17/2026 44 days
9	 672 Sandiford Ct Mansfield, TX 76063 MLS ID: 21068902 🕒 Pending / For Sale <i>Listing Courtesy of IMP Realty</i>	Condo/Townhouse/Apt.	3/3	1,684	2,252 sqft 2025	9/24/2025	\$343,814 \$204/sq ft	10/19/2026 390 days
10	 2703 Stowe Pl Mansfield, TX 76063 MLS ID: 21347394 🕒 Pending / For Sale <i>Listing Courtesy of HomesUSA.com</i>	Single Family	3/3	2,318	4,356 sqft 2025	7/31/2026	\$499,999 \$216/sq ft	10/16/2026 77 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	 2702 Colby Dr Mansfield, TX 76063 MLS ID: 21146701  Closed / For Sale <i>Courtesy of HomesUSA.com</i>	Single Family	4/3	2,490	5,893 sqft 2023	10/22/2026 280 days	\$490,000 \$197/sq ft	↓ 9.09%
2	 2200 Simpson Ln Mansfield, TX 76063 MLS ID: 21322025  Closed / For Sale <i>Courtesy of Berkshire HathawayHS PenFed TX</i>	Single Family	4/4	3,289	0.28 acres 2021	10/21/2026 82 days	\$610,000 \$185/sq ft	↓ 2.4%
3	 4309 Gleneagles Dr Mansfield, TX 76063 MLS ID: 21313218  Closed / For Sale <i>Courtesy of Opendoor Brokerage, LLC</i>	Single Family	4/2	2,024	8,407 sqft 2014	10/22/2026 93 days	\$400,000 \$198/sq ft	↑ 1.27%
4	 4706 Belladonna Ct Mansfield, TX 76063 MLS ID: 21319403  Closed / For Sale <i>Courtesy of eXp Realty LLC</i>	Single Family	4/3	2,327	8,799 sqft 2019	10/20/2026 85 days	\$420,000 \$180/sq ft	↓ 2.3%
5	 2203 Birch St Mansfield, TX 76063 MLS ID: 21308256  Closed / For Sale <i>Courtesy of HomesUSA.com</i>	Single Family	4/4	—	8,350 sqft 2026	10/1/2026 86 days	\$579,990 —/sq ft	—

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	 7029 County Road 526 Mansfield, TX 76063 MLS ID: 21369594 Closed / For Sale Courtesy of Real Broker, LLC	Single Family	4/3	2,291	5 acres 1997	10/20/2026 23 days	\$540,000 \$236/sq ft	↓ 4.42%
7	 1550 Homeplace Cir Mansfield, TX 76063 MLS ID: 21361771 Closed / For Sale Courtesy of Keller Williams Realty DPR	Condo/Townhouse/Apt.	3/3	–	3,136 sqft 2025	10/20/2026 34 days	\$314,990 –/sq ft	–
8	 4501 Waterford Glen Dr Mansfield, TX 76063 MLS ID: 21374843 Closed / For Sale Courtesy of Kind Realty	Single Family	4/3	2,836	0.25 acres 2010	10/19/2026 35 days	\$445,000 \$157/sq ft	↓ 1.11%
9	 649 Blueberry Hill Ln Mansfield, TX 76063 Closed / Public Record Google	Single Family	3/2	1,441	6,390 sqft 1998	10/2/2026 – days	– \$181/sq ft	–
10	 3019 Saint Amanda Dr Mansfield, TX 76063 Closed / Public Record Google	Single Family	3/2	2,204	9,579 sqft 2003	10/1/2026 – days	– \$167/sq ft	–

Distressed

Source: Public Records and Listings



Legend

Closed

Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 2 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		2501 Blossom Trl Mansfield, TX 76063 Closed / Public Record	Single Family	4/2	2,461	8,398 sqft 2006	– – days	– \$164/sq ft	10/1/2026 Notice of Foreclosure Sale
		2508 Goodnight Trl Mansfield, TX 76063 Off Market / Public Record	Single Family	3/2	2,956	10,441 sqft 2004	– – days	– \$152/sq ft	10/8/2026 Notice of Foreclosure Sale

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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