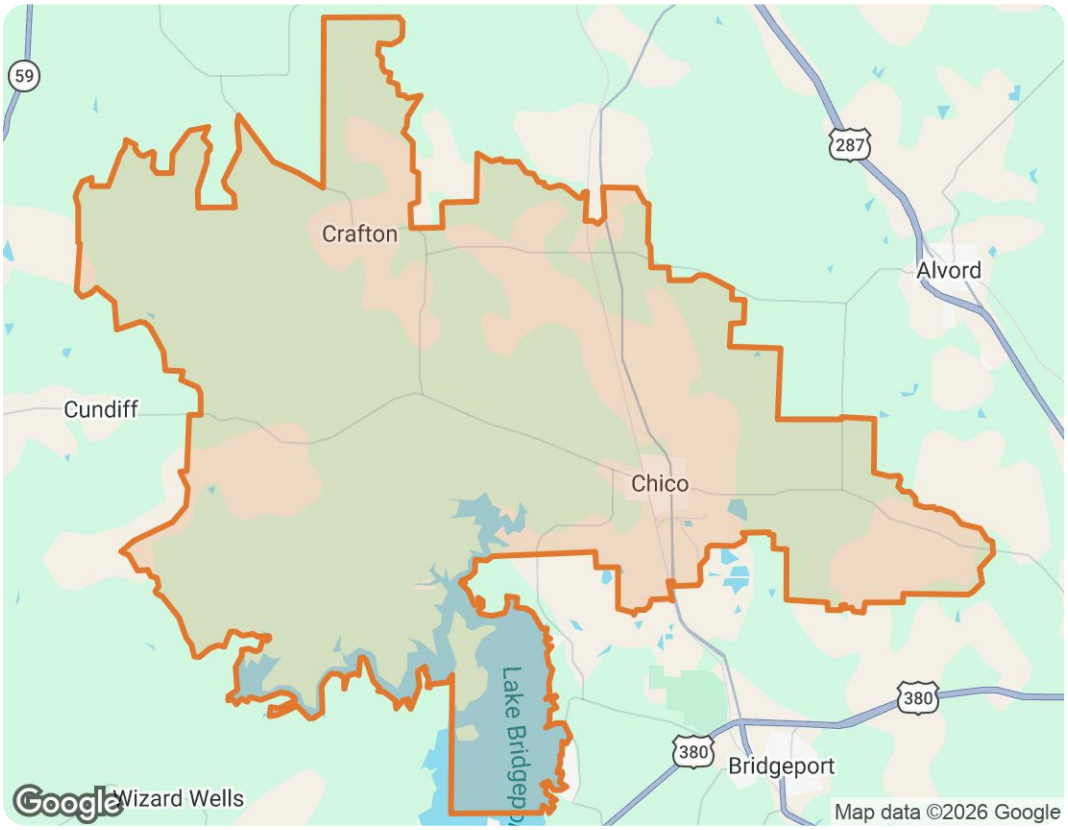
Chico, TX 76431





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6th Ave Homes

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Fort Worth, TX 76104

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Chico, TX 76431

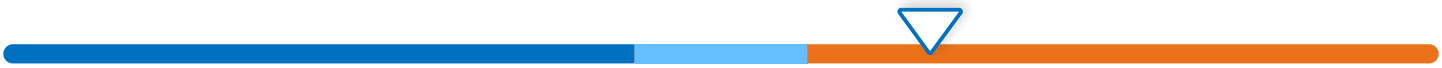
Market Trends

Market Trends for Chico, TX 76431

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
7.75	–	–	–
8.82% 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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Chico, TX 76431

October 2026 Median Estimated Property Value

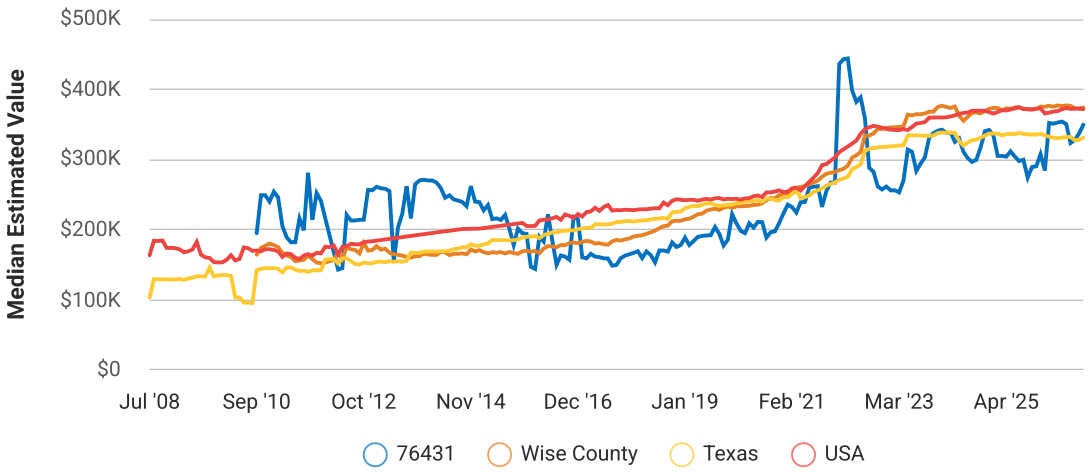
Single Family + Condo/Townhouse/Apt.

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
$349,660	+3.8%	+20.9%



October 2026 Active Listings

Chico, TX 76431

Single Family + Condo/Townhouse/Apt.

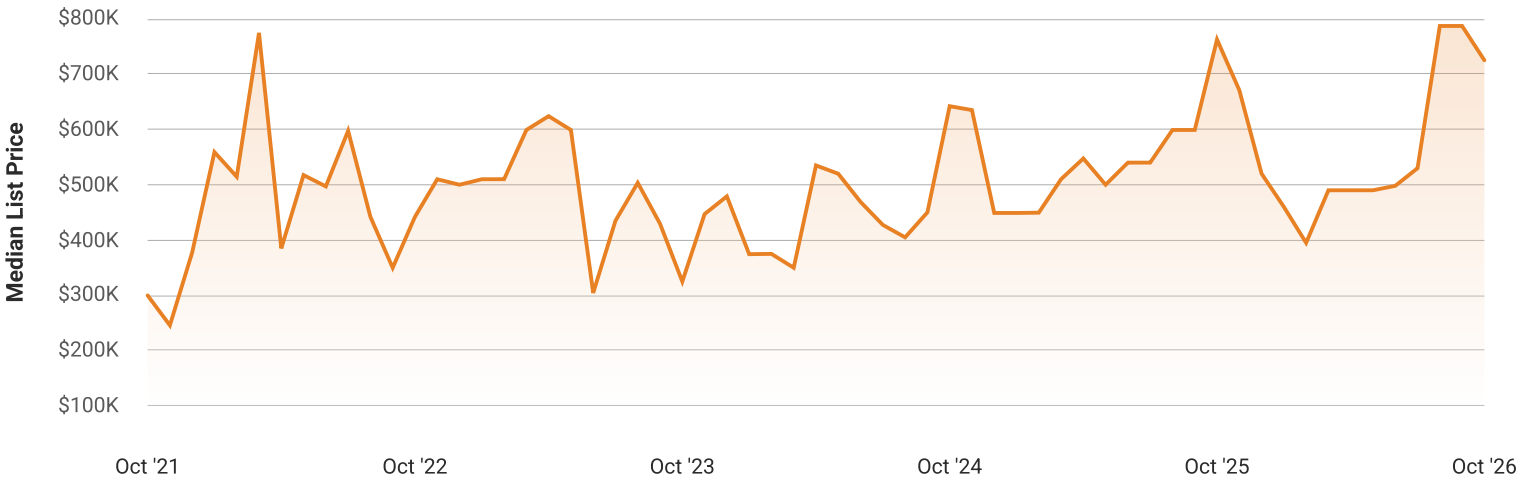
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $725,000

↓ 7.9% Month over Month



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Chico, TX 76431

October 2026 Sold Listings

Chico, TX 76431

Single Family + Condo/Townhouse/Apt.

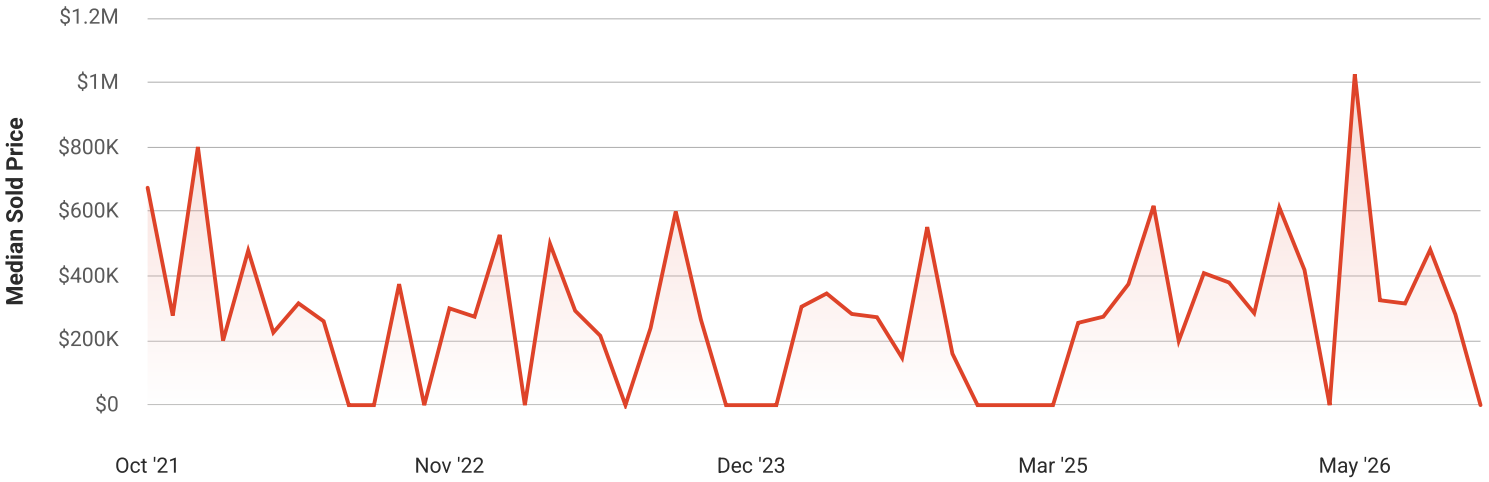
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between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

Month over Month



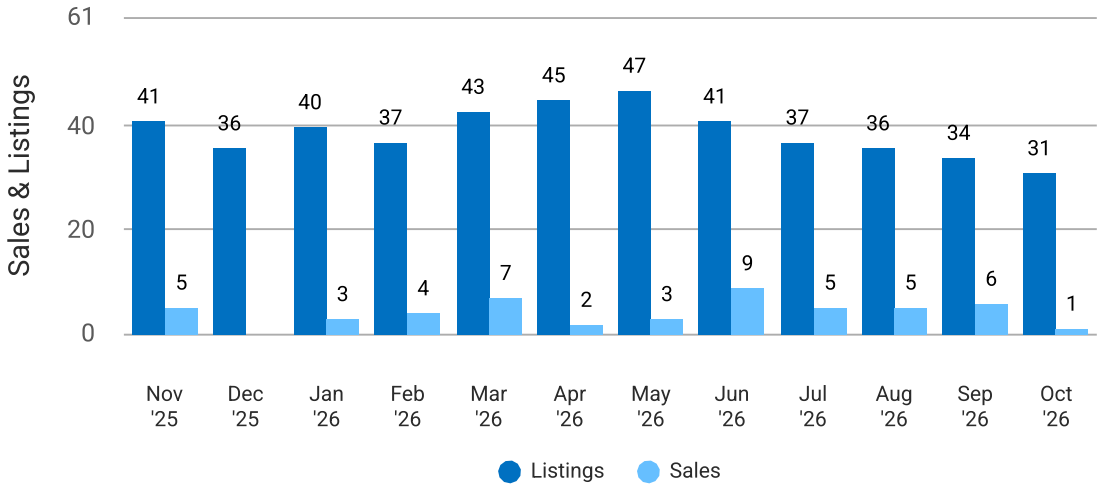
Total Sales and Active Listings in Chico, TX 76431

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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Chico, TX 76431

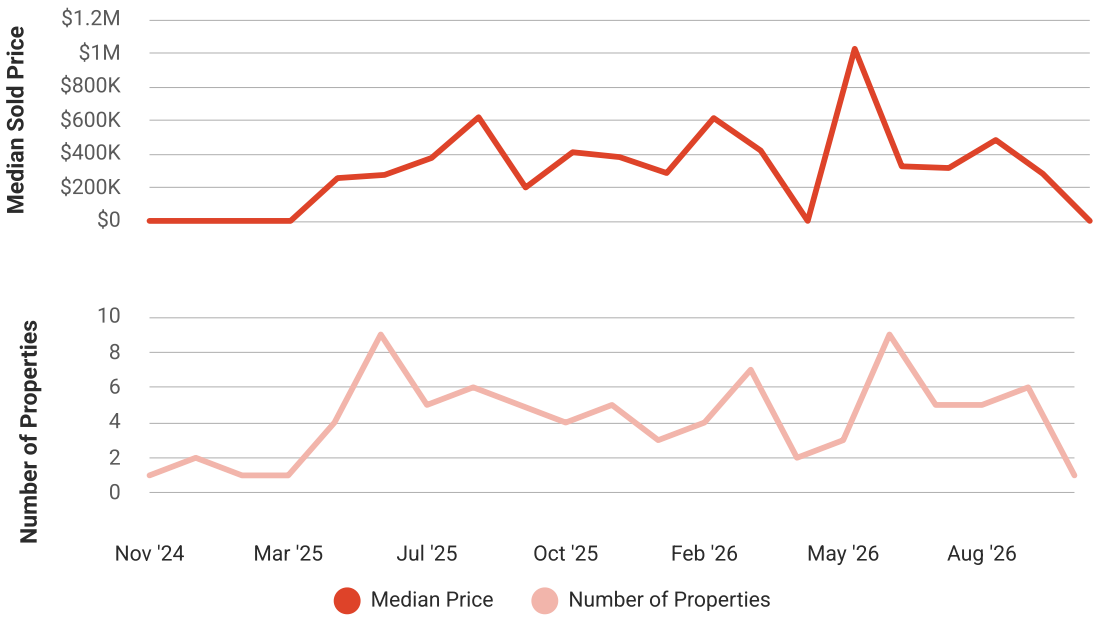
Median Sold Price vs Sold Listings in Chico, TX 76431

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



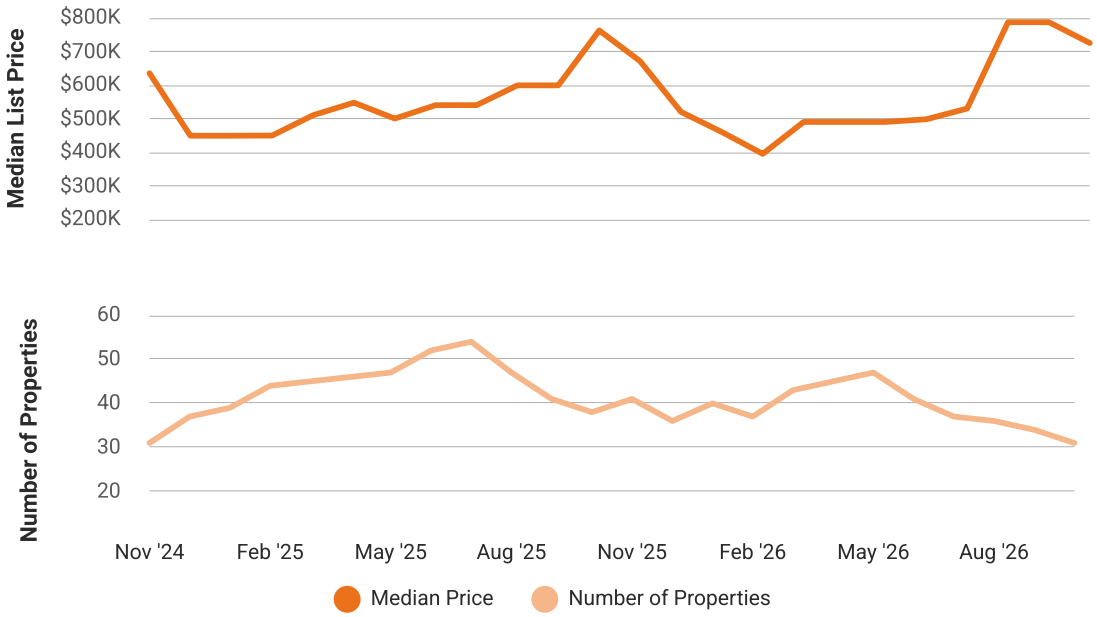
Median List Price vs Active Listings in Chico, TX 76431

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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Chico, TX 76431

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	$349,660	$337,000 +3.76%	$323,280 +8.16%	$289,170 +20.92%	$316,950 +10.32%	$330,910 +5.67%
Median Sold Price Last Updated: 10/31/2026	–	$281,000	$315,000	$409,119	$159,650	–
Median List Price Last Updated: 10/31/2026	$725,000	$787,000 -7.88%	$529,900 +36.82%	$762,499 -4.92%	$642,000 +12.93%	$325,000 +123.08%

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

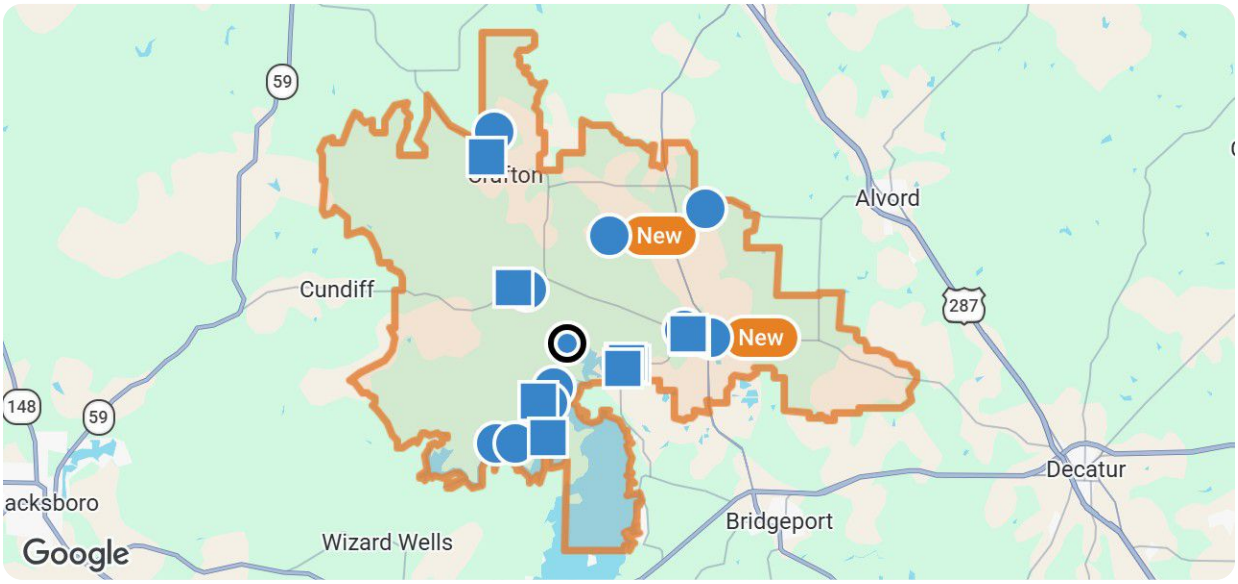
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Chico, TX 76431

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	8	2	10	1
Lowest Listing Price / Est.Value	$129,999	$75,000	$175,000	$220,580
Median Listing Price / Est.Value	$439,500	$910,000	$305,000	$220,580
Highest Listing Price / Est.Value	$799,900	$1,745,000	$535,000	$220,580
Average Price / sqft	$287	$880	$283	$223
Median Price / sqft	$336	$880	$222	$223
Average Days in RPR	33	86	32	–
Median Days in RPR	38	86	24	–
Total Volume	$3,633,299	$1,820,000	$2,622,000	$220,580
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

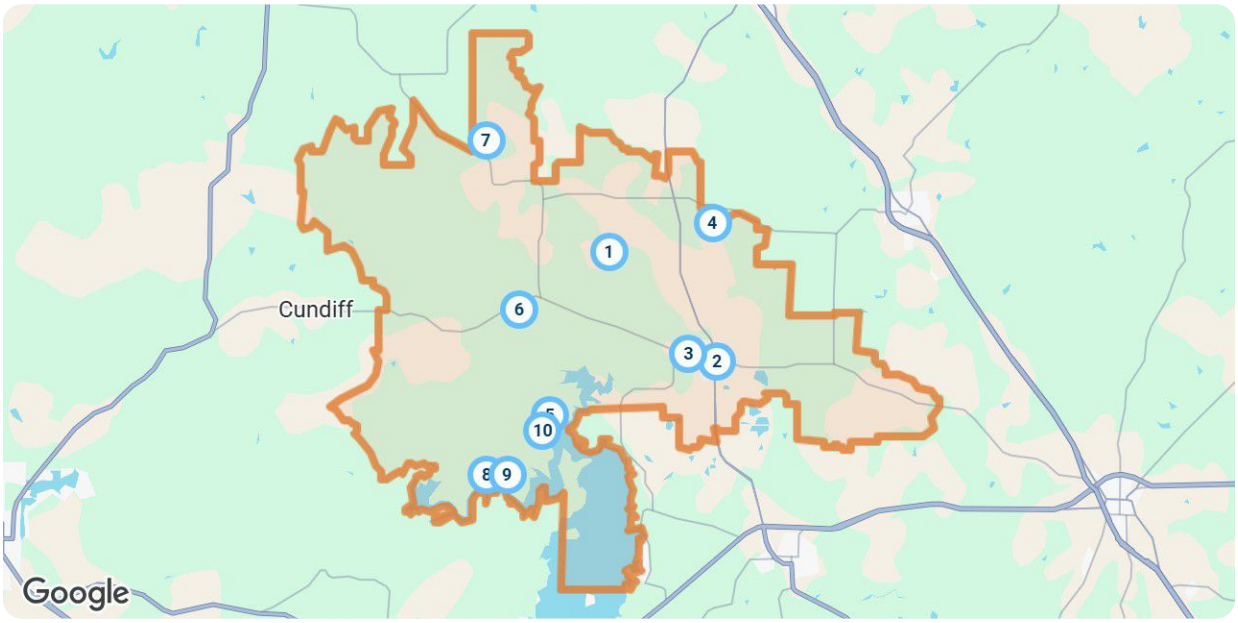
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Chico, TX 76431

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 8 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **431 County Road 1340** **Chico, TX 76431** MLS ID: 21429119 Active / For Sale *Listing Courtesy of Post Oak Realty West*	Single Family	4/3	2,184	2.75 acres	2003	11/12/2026 6 days	$650,000 $298/sq ft
2  **292 Pam Dr** **Chico, TX 76431** MLS ID: 21429528 Active / For Sale *Listing Courtesy of Post Oak Realty West*	Single Family	3/3	2,016	6.9 acres	1996	11/5/2026 13 days	$799,900 $397/sq ft
3  **1083 County Road 1743** **Chico, TX 76431** MLS ID: 21421290 Active / For Sale *Listing Courtesy of JPAR North Central Metro 2*	Single Family	2/2	1,080	8,712 sqft	1980	10/28/2026 21 days	$450,000 $417/sq ft
4  **395 County Road 1646** **Chico, TX 76431** MLS ID: 21407050 Active / For Sale *Listing Courtesy of Fathom Realty*	Single Family	3/3	1,825	5.35 acres	1993	10/14/2026 35 days	$715,000 $392/sq ft
5  **508 S Hovey St** **Chico, TX 76431** MLS ID: 21405683 Active / For Sale *Listing Courtesy of RE/MAX DFW Associates IV*	Single Family	3/2	1,470	1.13 acres	1979	10/9/2026 40 days	$289,900 $197/sq ft

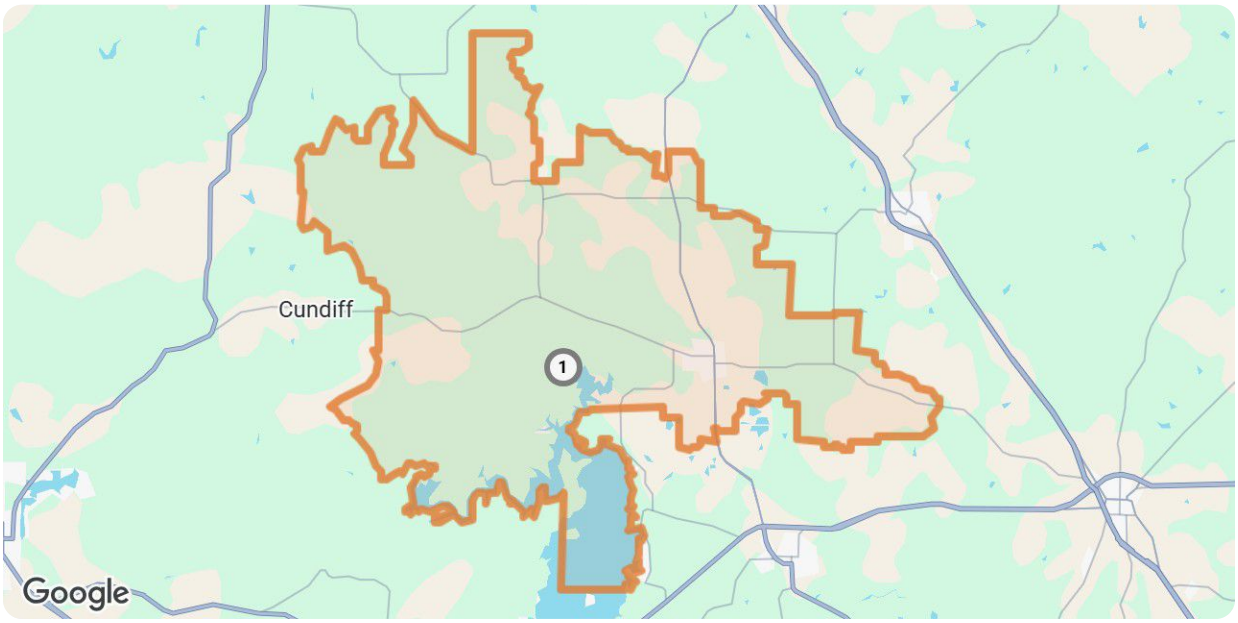
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Chico, TX 76431

New: 8 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **107 S Flower Ln** **Chico, TX 76431** MLS ID: 21399843 Active / For Sale *Listing Courtesy of Agape and Associates LLC*	Single Family	3/2	1,155	8,799 sqft	1960	10/1/2026 48 days	$169,500 $147/sq ft
7  **304 N Buffalo St** **Chico, TX 76431** MLS ID: 50330900 Active / For Sale *Listing Courtesy of 1st Texas Realty Services*	Single Family	4/2	1,800	0.4 acres	1995	9/29/2026 50 days	$129,999 $72/sq ft
8  **477 County Road 1550** **Chico, TX 76431** MLS ID: 21397420 Active / For Sale *Listing Courtesy of Parker Properties Real Estate*	Single Family	3/2	1,143	6.26 acres	2017	9/28/2026 51 days	$429,000 $375/sq ft

Pending

Source: Listings



Legend

Pending

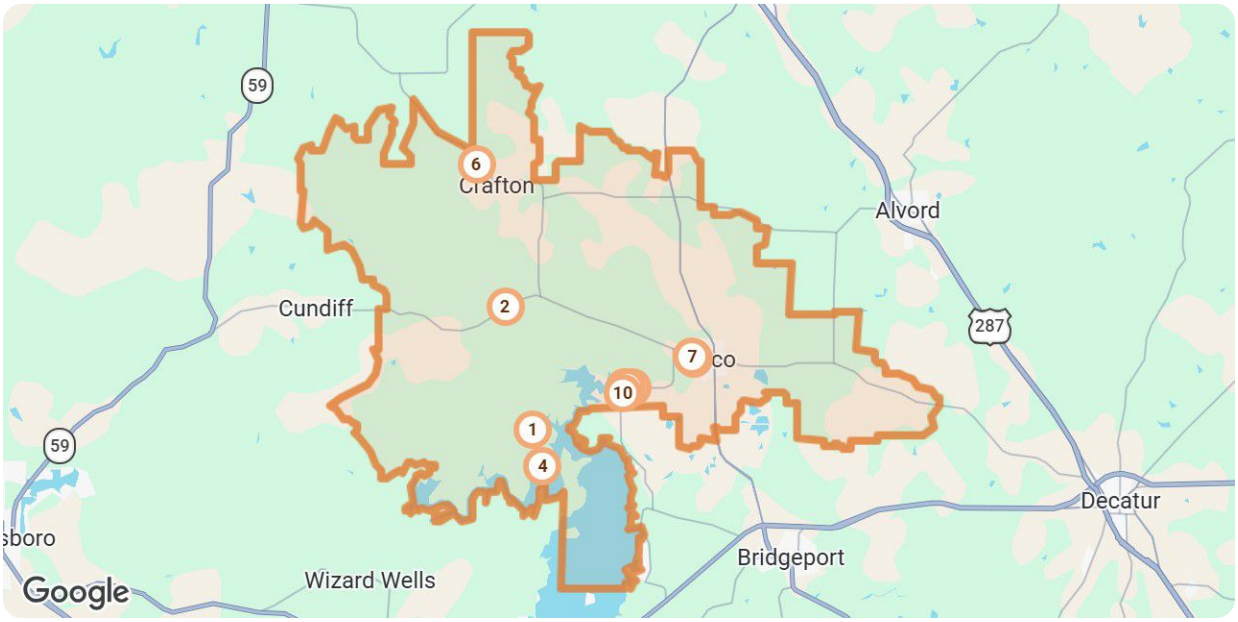
Pending: 2 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1  **207 County Road 1750** **Chico, TX 76431** MLS ID: 21317101 Pending / For Sale *Listing Courtesy of Post Oak Realty West*	Single Family	3/2	1,028	160.37 acres 1959	7/1/2026	$1,745,000 $1,697/sq ft	11/1/2026 123 days
2  **202 Johns Dr** **Chico, TX 76431** MLS ID: 21350287 Pending / For Sale *Listing Courtesy of eXp Realty, LLC*	Single Family	3/1	1,184	1.08 acres 1950	8/19/2026	$75,000 $63/sq ft	10/6/2026 48 days

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Chico, TX 76431

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	 **805 W Sherman St** **Chico, TX 76431** MLS ID: 21401651 Closed / For Sale *Courtesy of Magnorum Realty Services, LLC*	Single Family	3/2	1,383	1.67 acres 1979	11/2/2026 5 days	$300,000 $217/sq ft	↓ 4.76%
2	 **568 County Road 1771** **Chico, TX 76431** MLS ID: 21382686 Closed / For Sale *Courtesy of Attorney Broker Services*	Single Family	3/2	1,620	5.1 acres 2005	10/30/2026 14 days	$420,000 $259/sq ft	–
3	 **Cozy Cove Ct** **TX 76431** Closed / Public Record	Single Family	–/1	200	0.56 acres 2014	10/7/2026 – days	– –/sq ft	–
4	 **1027 County Road 1744** **Chico, TX 76431** MLS ID: 21367653 Closed / For Sale *Courtesy of Post Oak Realty West*	Single Family	4/2	1,700	0.35 acres 1988	9/21/2026 3 days	$535,000 $315/sq ft	↓ 0.93%
5	 **9296 Fm 1810** **Chico, TX 76431** MLS ID: 21325935 Closed / For Sale *Courtesy of Fathom Realty, LLC*	Single Family	3/2	1,757	11.05 acres 2001	9/21/2026 46 days	$400,000 $228/sq ft	↓ 5.88%

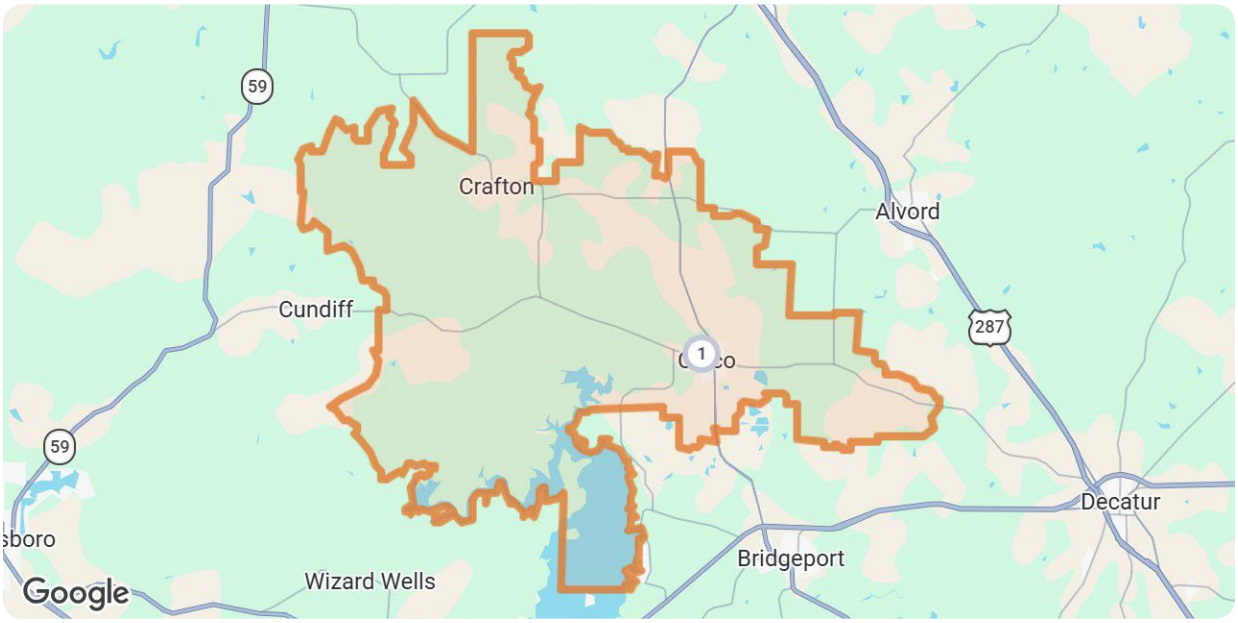
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Chico, TX 76431

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  **124 Oakwood St** **Chico, TX 76431** MLS ID: 21283941 Closed / For Sale *Courtesy of Earthport Properties Realty, LLC*	Single Family	4/2	1,591	9,016 sqft 2021	9/17/2026 81 days	$252,000 $158/sq ft	↑ 0.8%
7  **260 El Lago Rd** **Chico, TX 76431** MLS ID: 21339436 Closed / For Sale *Courtesy of 6th Ave Homes*	Single Family	1/1	365	0.77 acres 1994	9/8/2026 16 days	$310,000 $849/sq ft	↓ 5.78%
8  **134 Private Road 1989** **Chico, TX 76431** MLS ID: 21328851 Closed / For Sale *Courtesy of Ready Real Estate LLC*	Single Family	3/2	1,308	5 acres 1986	9/1/2026 32 days	$175,000 $134/sq ft	↓ 23.88%
9  **703 W Sherman St** **Chico, TX 76431** MLS ID: 21251901 Closed / For Sale *Courtesy of Parker Properties Real Estate*	Single Family	3/3	2,275	1.62 acres 1974	9/1/2026 59 days	$230,000 $101/sq ft	↓ 2.13%
10  **185 County Road 1637** **Chico, TX 76431** Closed / Public Record	Single Family	–/2	1,308	8,185 sqft 2023	8/31/2026 – days	– $196/sq ft	–

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

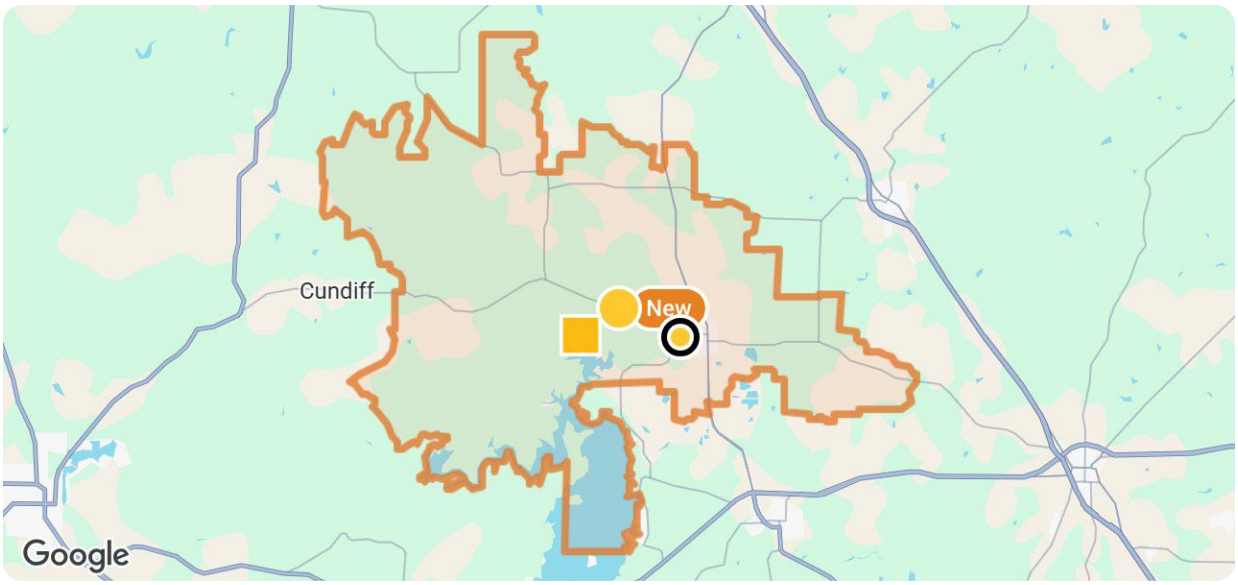
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Chico, TX 76431

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  306 W Kentucky St Chico, TX 76431 Off Market / Public Record	Single Family	–/2	988	9,757 sqft –	– – days	– $223/sq ft	8/20/2026 Notice of Foreclosure Sale

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- Distressed
- Recently Leased

	New	Closed	Distressed
Number of Properties	1	1	1
Lowest Listing Price / Est.Value	$1,600	$1,600	$220,580
Median Listing Price / Est.Value	$1,600	$1,600	$220,580
Highest Listing Price / Est.Value	$1,600	$1,600	$220,580
Average Price / sqft	$1	$1	$223
Median Price / sqft	$1	$1	$223
Average Days in RPR	69	22	–
Median Days in RPR	69	22	–
Total Volume	$1,600	$1,600	$220,580
Source	Listings	Public Records & Listings	Public Records & Listings

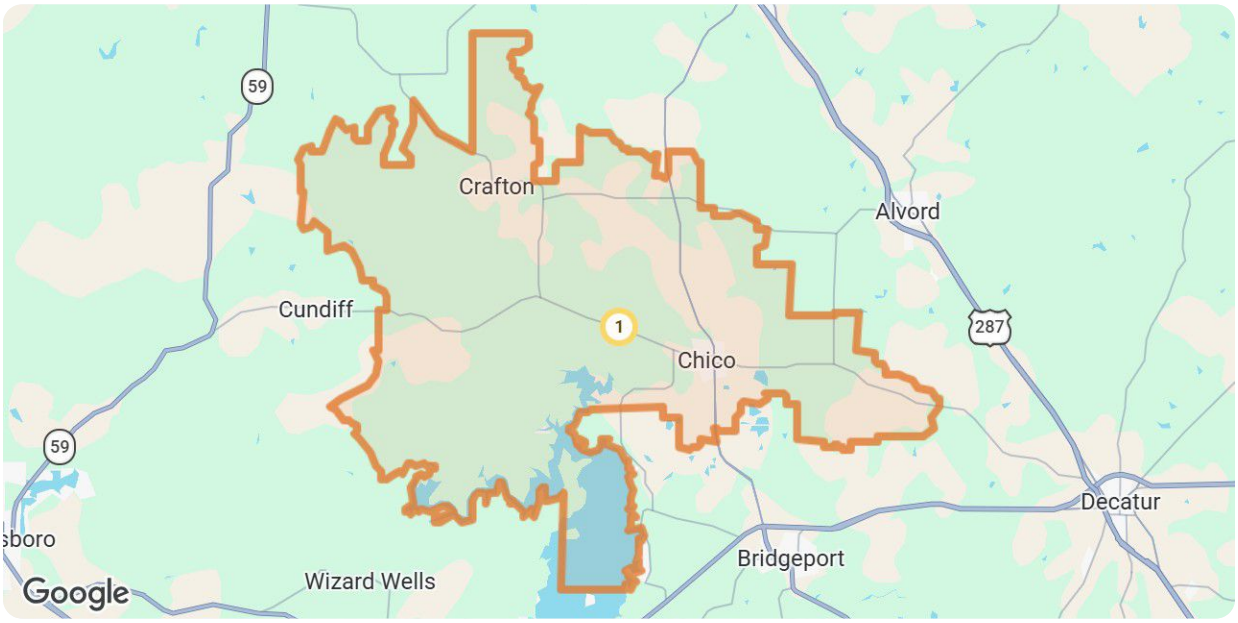
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Chico, TX 76431

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  **7342 Fm 1810** **Chico, TX 76431** MLS ID: 21381910 Active / For Lease	Single Family	3/2	2,199	0.5 acres	1962	9/10/2026 69 days	$1,600 mo. $1/sq ft

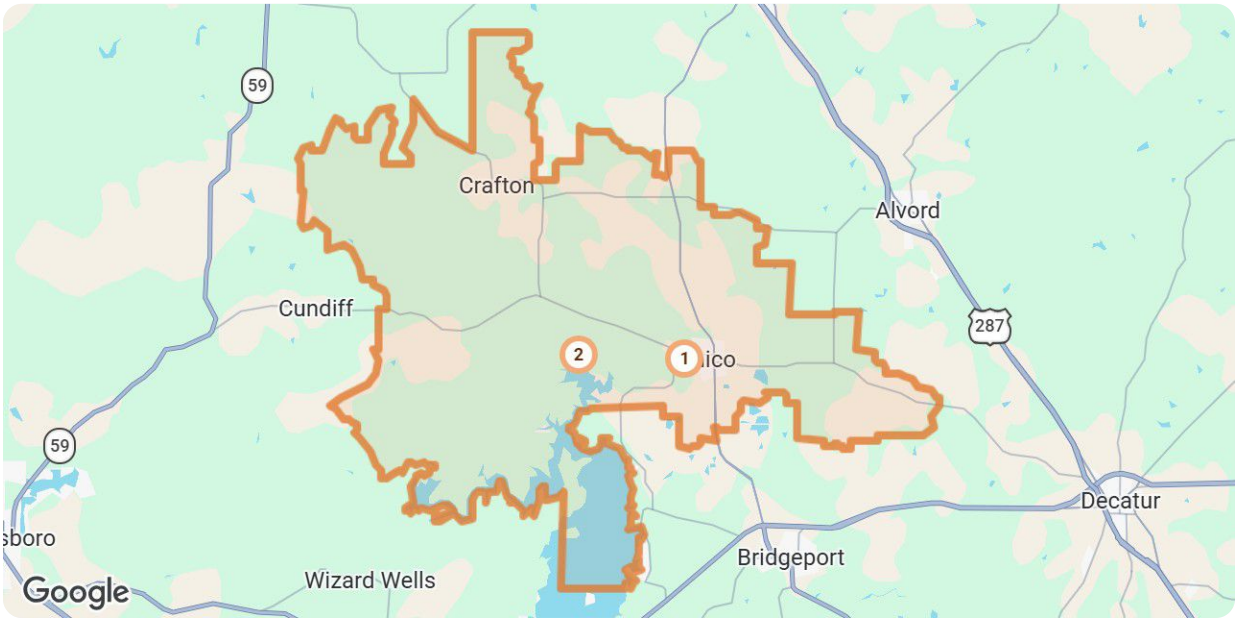
Courtesy of Parker Properties Real Estate

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Closed

Source: Public Records and Listings



Legend

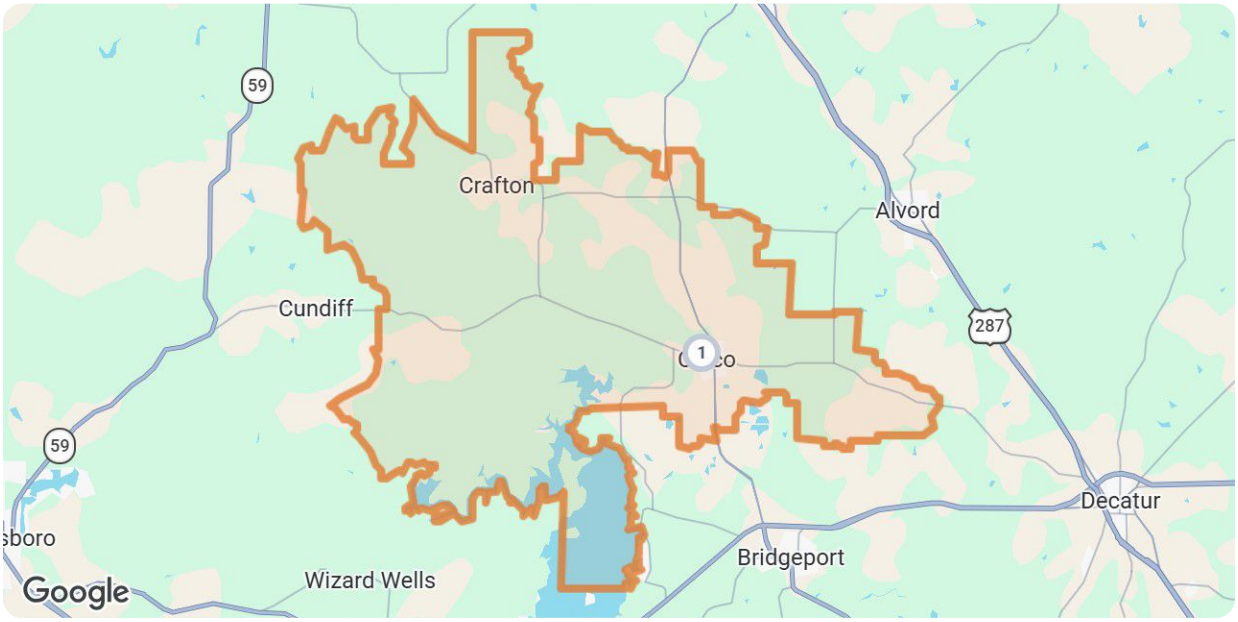
- Closed

Closed: 1 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  **103 Boca Vista Ct** **Chico, TX 76431** MLS ID: 21381313 Closed / For Lease	Single Family	3/2	1,621	0.34 acres 1978	10/5/2026 22 days	– $1/sq ft	–

Courtesy of Cannon Property Management & Cannon Realty, LLC

Distressed

Source: Public Records and Listings



Legend

- Off Market, Hold, Withdrawn, Expired, or Canceled

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Chico, TX 76431

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  **306 W Kentucky St** **Chico, TX 76431** Off Market / Public Record	Single Family	–/2	988	9,757 sqft –	– – days	– $223/sq ft	8/20/2026 Notice of Foreclosure Sale

About RPR

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- 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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