

Cross Creek Ranch February Results

Active Properties

MLS #	Address	Subdivision	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
74777587	5350 Lantana River Lane	Bonterra at Cross Creek Ranch 45's	1,560	2023	6,123	\$382,831	\$245.40	13
75252895	5746 Pedernales Bend Lane	Bonterra at Cross Creek Ranch 50s	1,728	2023	11,431	\$398,943	\$230.87	24
65014918	6571 Scarlet Pond	Cross Creek Ranch TH	2,060	2023		\$412,343	\$200.17	34
71481480	6567 Scarlet Pond	Cross Creek Ranch TH	2,078	2023		\$437,592	\$210.58	34
60720721	27910 Brandy Creek Lane	Cross Creek Ranch	2,894	2011	8,514	\$440,000	\$152.04	2
60600732	28914 Copper Ridge Drive	Bonterra at Cross Creek Ranch 50s	1,790	2023	6,500	\$458,977	\$256.41	13
8750912	29022 Meadow Terrace Drive	Cross Creek Ranch	2,022	2022	6,799	\$459,760	\$227.38	236
23474804	29171 Turning Springs Lane	Bonterra At Cross Creek Ranch	2,330	2017	6,517	\$460,000	\$197.42	86
89471360	28910 Copper Ridge Drive	Bonterra at Cross Creek Ranch 50s	1,890	2023	6,500	\$460,786	\$243.80	13
43886089	4115 Sherman Oak Lane	Cross Creek Ranch	2,481	2022	5,882	\$468,003	\$188.63	179
7389224	28902 Hauter Way	Cross Creek Ranch	2,385	2021	14,599	\$489,384	\$205.19	153
5160822	29627 Bur Creek Lane	Cross Creek Ranch	2,385	2022	5,625	\$491,900	\$206.25	112
35663035	28807 Rising Moon Lane	Bonterra at Cross Creek Ranch 60's	2,312	2022	7,999	\$529,879	\$229.19	*226
32005089	29630 Blooming Grove Way	Cross Creek Ranch	2,649	2022	45	\$537,522	\$202.92	122
70005487	6019 Churchill Springs Lane W	Cross Creek Ranch	2,776	2022	45	\$541,041	\$194.90	122
4275175	29719 Smoky Ridge Road	Cross Creek Ranch	2,493	2023	6,901	\$543,900	\$218.17	9
80588714	6018 Churchill Springs Lane	Cross Creek Ranch	2,385	2021	45	\$549,768	\$230.51	104
30466484	29711 Smoky Ridge	Cross Creek Ranch	2,828	2023	6,884	\$550,000	\$194.48	*226
80263252	28722 Rising Moon Lane	Bonterra at Cross Creek Ranch 60's	2,487	2023	7,520	\$559,009	\$224.77	*281
46526565	29611 Bur Creek Lane	Cross Creek Ranch	2,617	2023	45	\$575,689	\$219.98	6
33284222	28919 Shady Grove Lane	Bonterra at Cross Creek Ranch	2,494	2023	8,402	\$579,957	\$232.54	*114
50947318	4214 Sage Glen Lane	Cross Creek Ranch	2,649	2021	6,867	\$620,000	\$234.05	7
50724883	29830 Blooming Iris Road	Cross Creek Ranch	2,929	2023	6,704	\$628,352	\$214.53	44
52946050	4314 Windy Oaks Drive	Cross Creek Ranch	2,895	2022	8,211	\$629,900	\$217.58	266
22908878	28622 Rising Moon Lane	Bonterra at Cross Creek Ranch 60's	3,381	2022	8,295	\$638,327	\$188.80	*226
45666676	29835 Smoky Ridge Road	Cross Creek Ranch	2,916	2022	7,685	\$643,900	\$220.82	290
59077897	29815 Blooming Iris Lane	Cross Creek Ranch	2,936	2023	7,111	\$657,630	\$223.99	24
88415850	29722 Smoky Ridge Road	Cross Creek Ranch	2,927	2022	7,414	\$657,778	\$224.73	24
62727627	5906 Emerald Ranch Lane	Cross Creek Ranch	2,944	2022	7,800	\$668,900	\$227.21	268
96945420	29706 Smoky Ridge	Cross Creek Ranch	3,310	2023	7,149	\$669,970	\$202.41	33
4640659	5806 Emerald Ranch Lane	Cross Creek Ranch	2,944	2022	7,881	\$675,900	\$229.59	290

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60517774	5919 Gentle Blossom	Cross Creek Ranch	3,341	2023	7,391	\$695,626	\$208.21	35
53952711	29522 Juniper Ranch Road	Cross Creek Ranch	3,295	2022	8,370	\$714,900	\$216.97	293
13996538	5922 Emerald Ranch Lane	Cross Creek Ranch	3,546	2022	11,964	\$838,900	\$236.58	78
92825023	29834 Beth Terrace Lane	Cross Creek Ranch	3,650	2022	8,393	\$851,900	\$233.40	78
70360431	5714 Caspian Falls Lane	Cross Creek Ranch	4,745	2013	11,912	\$879,900	\$185.44	59

Option Pending Properties

MLS #	Address	Subdivision	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
36508799	29006 Hickory Manor Lane	Bonterra At Cross Creek Ranch	1,801	2021	6,684	\$395,000	\$219.32	158
86524131	28406 Vineyard Terrace Lane	Creek Cove At Cross Creek Ranch Sec 10	4,381	2017	9,660	\$820,000	\$187.17	11

Pending Properties

MLS #	Address	Subdivision	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM
65689249	5322 Lantana River Lane	Bonterra at Cross Creek Ranch 45's	1,530	2022	5,945	\$338,904	\$221.51	*218
82214034	28006 Laurel Garden Lane	Cross Creek Ranch	2,212	2016	6,334	\$430,000	\$194.39	11
42757882	28907 Copper Ridge Drive	Bonterra at Cross Creek Ranch 50's	2,021	2022	7,643	\$434,957	\$215.22	*212
44345571	29022 Laurel Grove Lane	Cross Creek Ranch	2,459	2022	6,322	\$471,351	\$191.68	156
39972364	28607 Rising Moon Lane	Bonterra at Cross Creek Ranch 60's	2,255	2022	8,694	\$499,595	\$221.55	*223
14498411	3614 Lake Falls Drive	Creek Falls At Cross Creek Ranch Sec 10	2,935	2018	7,705	\$520,000	\$177.17	7
23478951	5106 Kenton Place Lane	Creek Bend At Cross Creek Ranch	3,445	2013	10,523	\$549,000	\$159.36	5
62475646	29826 Blooming Iris Lane	Cross Creek Ranch	2,695	2022	6,766	\$579,900	\$215.18	222
10629957	28210 Sandy Meadow Court	Cross Creek Ranch	3,559	2018	8,806	\$610,000	\$171.40	11
96819985	29834 Blooming Iris	Cross Creek Ranch	3,341	2023	7,621	\$679,957	\$203.52	144
58886165	5902 Emerald Ranch Lane	Cross Creek Ranch	3,546	2022	7,800	\$709,900	\$200.20	266
91983263	29850 Smoky Ridge Road	Cross Creek Ranch	2,944	2022	7,935	\$711,900	\$241.81	49
48578471	3827 Desert Springs Lane	Cross Creek Ranch	3,484	2017	9,229	\$750,000	\$215.27	39
25496001	28018 Hunter Crest Lane	Creek Cove At Cross Creek Ranch	4,273	2019	10,374	\$799,000	\$186.99	10
57195849	29830 Aaron River	Cross Creek Ranch	4,555	2022	70	\$849,463	\$186.49	120
87189868	29806 Smoky Ridge Road	Cross Creek Ranch	3,593	2022	8,857	\$882,900	\$245.73	0

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11152146	29850 Aaron River	Cross Creek Ranch	4,318	2022	70	\$899,418	\$208.30	197
47324241	29827 Aaron River	Cross Creek Ranch	4,305	2022	70	\$948,621	\$220.35	42
32412449	28602 Tracewood Court	Legacy At Cross Creek Ranch	5,483	2018	14,328	\$1,350,000	\$246.22	6

Sold Properties

MLS #	Address	Subdivision	Bld SqFt	Yr Blt	Lot SF	List Price	LP/SqFt	CDOM	Cls Date	Sold Price	SP/SqFt	SP/LP%
90326225	Arroyo Springs Lane	Cross Creek Ranch	2,598	2011	7,717	\$413,000	\$158.97	56	02/21/23	\$409,000	\$157.43	99.03
86798697	Harbor Springs Court	Bonterra at Cross Creek Ranch	1,800	2023	8,994	\$449,126	\$249.51	4	02/16/23	\$431,985	\$239.99	96.18
69721822	Copper Ridge Drive	Bonterra at Cross Creek Ranch 50's	2,169	2023	6,922	\$479,274	\$220.97	24	02/15/23	\$475,000	\$218.99	99.11
85624813	Meadow Terrace Drive	Cross Creek Ranch	2,385	2020	45	\$541,000	\$226.83	95	02/17/23	\$505,000	\$211.74	93.35
97969412	Smoky Ridge Road	Cross Creek Ranch	2,737	2022	7,192	\$559,900	\$204.57	217	02/13/23	\$519,335	\$189.75	92.75
39162167	Smoky Ridge Road	Cross Creek Ranch	2,726	2022	7,337	\$559,900	\$205.39	218	02/06/23	\$527,877	\$193.65	94.28
88148608	Eden Creek Trail	Cross Creek Ranch	2,706	2021	10,793	\$535,000	\$197.71	69	02/09/23	\$530,000	\$195.86	99.07
29766238	Smoky Ridge Lane	Cross Creek Ranch	3,000	2023	6,893	\$575,000	\$191.67	*52	02/28/23	\$575,000	\$191.67	100.00
41844441	Shadow Bay Court	Creek Falls At Cross Creek Ranch Sec 8	3,052	2017	13,218	\$589,990	\$193.31	3	02/24/23	\$589,000	\$192.99	99.83