

161 Ava Rose Ln Waxahachie, TX 75167



*If you've ever dreamed of building a custom ranch home on 1, 2, or 3 acres – like this one on a single acre – take a look at 120 acres Whispering Waters Ranch. Just 30 minutes from Dallas.
<https://www.wwrDallas.com/3>.*



Chandra Gundlapalli

CEO, Echelon Realty

📞 Mobile (214) 536-6385

✉️ chandra@echelonrealty.net

Recently Closed 2/19 Closed / Public Record • Sold Date: 2/19/2026, Public Record

Closed Price
—
Closed Date 2/19/2026

RVM®
\$733,090
RVM® Updated 4/25/2026

RVM® Estimated Range **RVM® Confidence**
\$652.5K \$813.7K ★★☆☆☆

RVM® Month Change **RVM® Year Change**
↑ \$4,190 ↑ 3.51%

Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Single Family	—
Property Subtype	Single Family Residential	—
Bedrooms	4	—
Total Baths	4	—
Full Baths	3	—
Partial Baths	1	—
Living Area (sq ft)	3,386	—
Building Area (sq ft)	3,386	—
Lot Size	1 acre	—

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.

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Property Facts

Name	Public Facts	Agent Refinements
Lot Dimensions	1.000 AC	-
Garage	Yes	-
Garage (spaces)	2	-
Pool	Yes	-
Year Built	2023	-
Roofing	Composition Shingle	-
Heating	Central	-
Fireplaces	1	-
Foundation	Slab	-
Exterior Walls	Combination	-
Number of Units	0	-
Number of Stories	1	-

Interior Features

PUBLIC			
Floor Cover	Tile, Hardwood	Garage	684 sq ft
Interior Walls	Gypsum Board/Drywall/Sheetrock/Wallboard	Porch Covered	50 sq ft, 645 sq ft

Exterior Features

PUBLIC			
Lot Size - Square Feet	43,560 sq ft	Lot Size - Acres	1.00 acres
Neighborhood Code	WAX35	Roof Type	Gable or Hip
Pool Size	1		



Legal Description

Parcel Number	00.7713.901.008.00.112	Tax ID	R296417
County	Ellis County	Census Tract	481390609.001054
Carrier Route	R005	Abbreviated Description	LOT 8 BLK A RANCH AT STONE HILL 1.00 AC
Current Use	Single Family Residential		

Owner Facts

Owner Name (Public)	AUSTON TAYLOR INGRAM	Owner Name 2 (Public)	CASEY INGRAM
Mailing Address	161 Ava Rose Ln Waxahachie TX 75167-9031	Phone Number	9033892725
Owner Occupied	Yes		

Location Details

Flood Zone X (unshaded)

Photos

Historical Photos



Photos

Historical Photos



Photos

Historical Photos



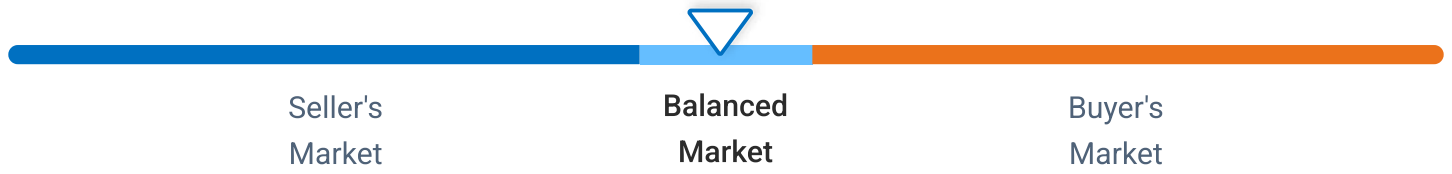
Market Trends

Market Trends for Waxahachie, TX 75167

Single Family Residence

March 2026

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
5.95	98.8%	81	\$547,500
↑ 19% MoM	↑ 1.09% MoM	↑ 145.45% MoM	↓ 3.95% MoM

March 2026 Median Estimated Property Value

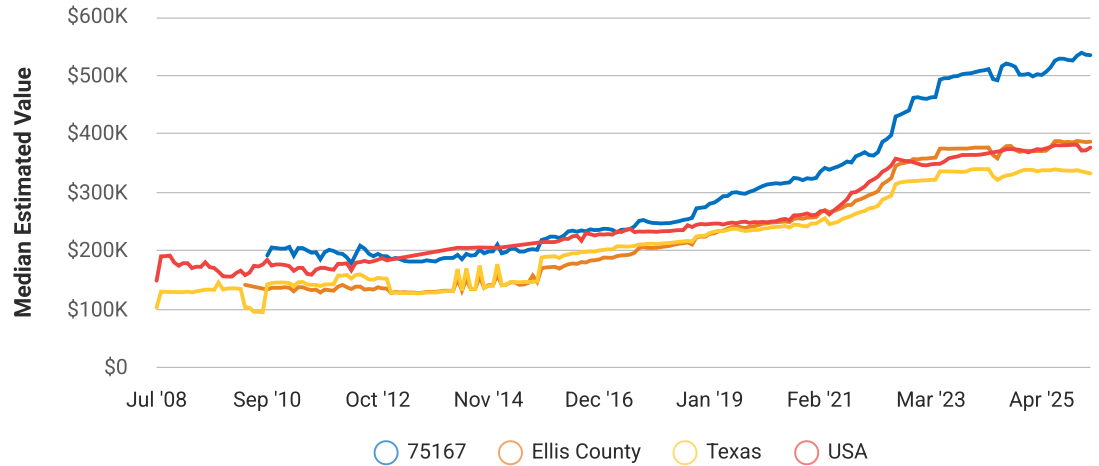
Single Family Residence

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 \$534,970	Last Month Change -0.1%	12 Month Change +6.5%
---	--	--



March 2026 Active Listings

Waxahachie, TX 75167

Single Family Residence

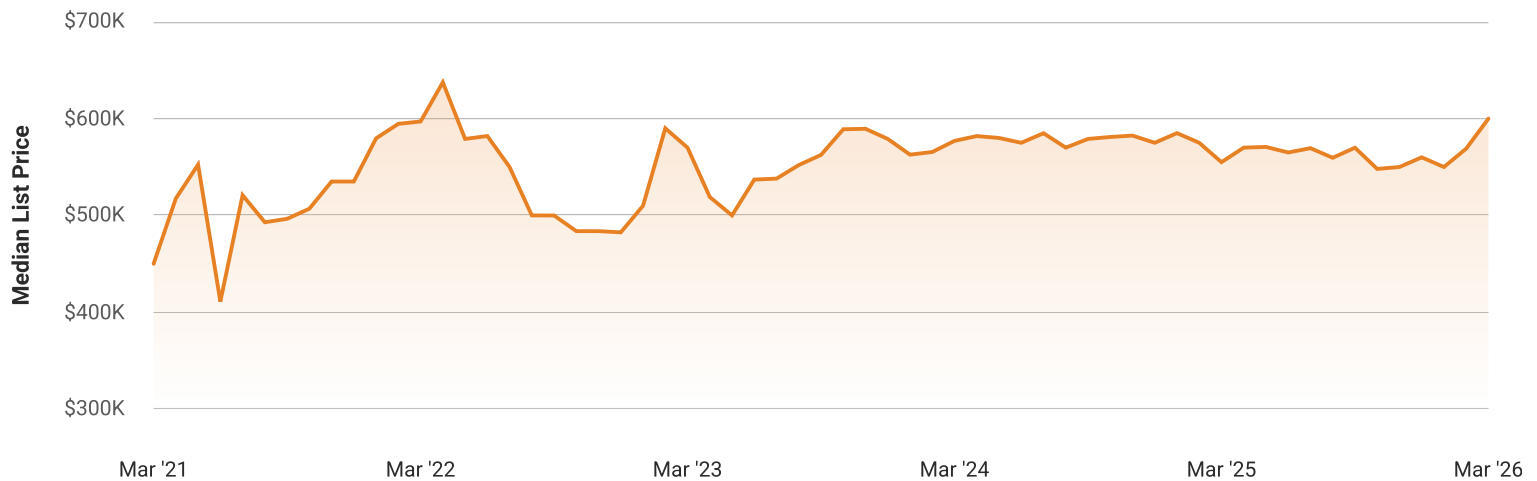
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$599,990

↑ 5.4% Month over Month



161 Ava Rose Ln, Waxahachie, TX 75167

March 2026 Sold Listings

Waxahachie, TX 75167

Single Family Residence

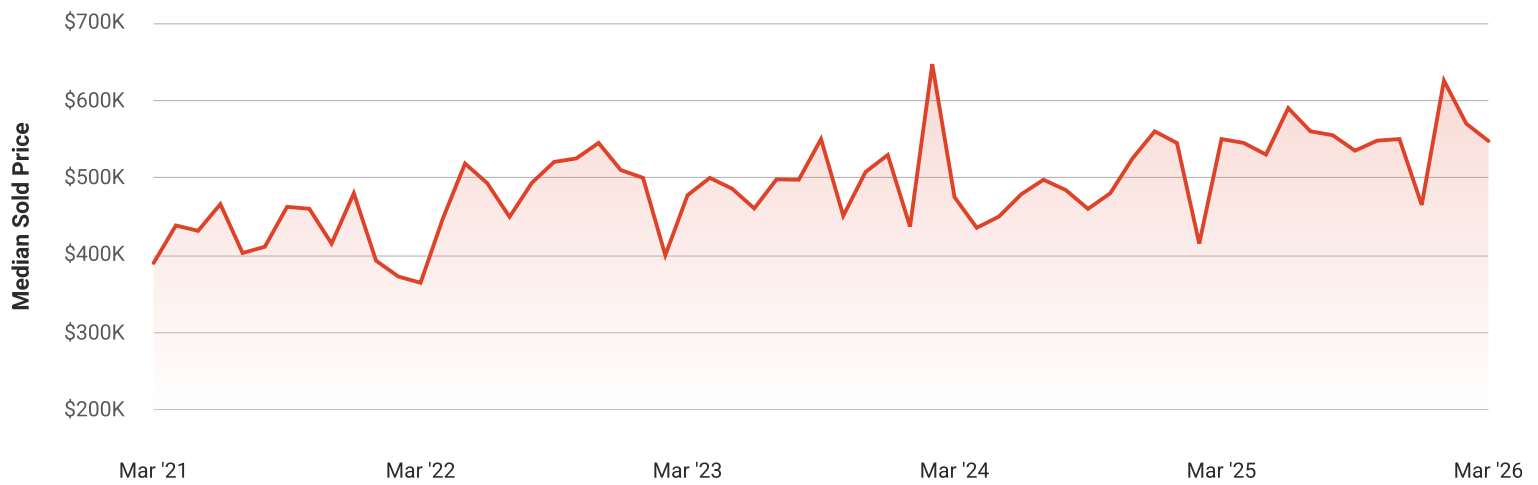
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - \$547,500

↓ 3.9% Month over Month



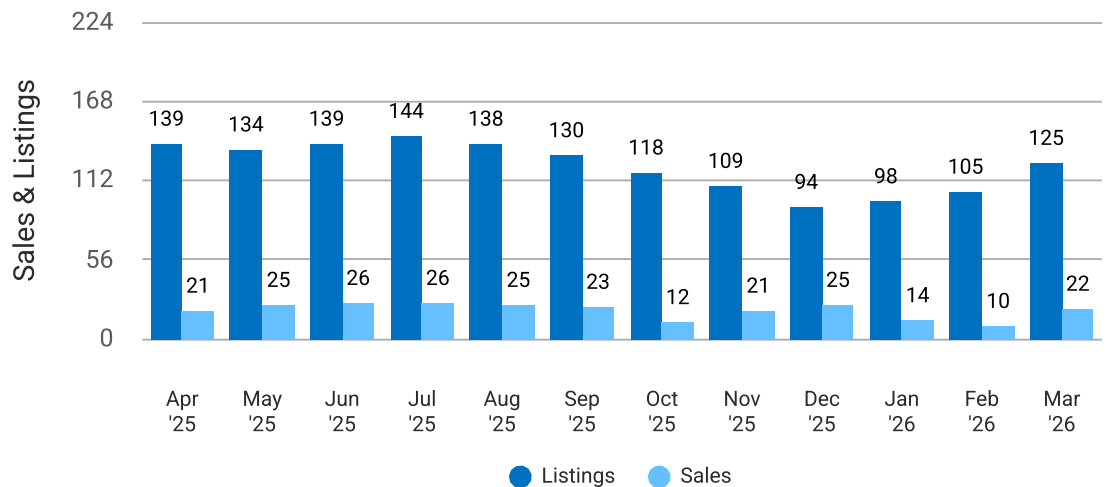
Total Sales and Active Listings in Waxahachie, TX 75167

Single Family Residence

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



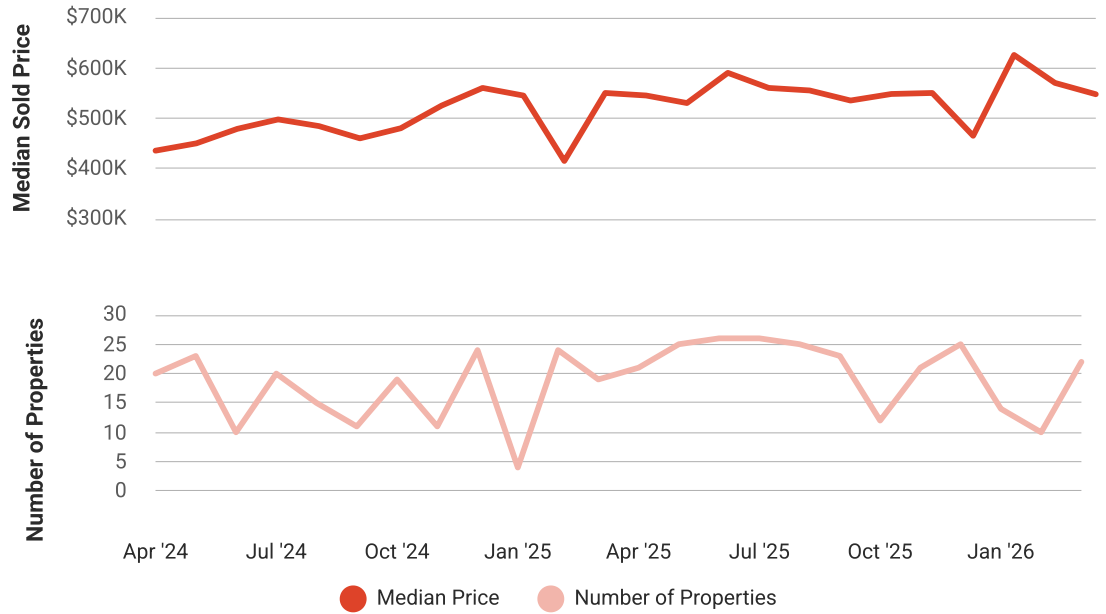
Median Sold Price vs Sold Listings in Waxahachie, TX 75167

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



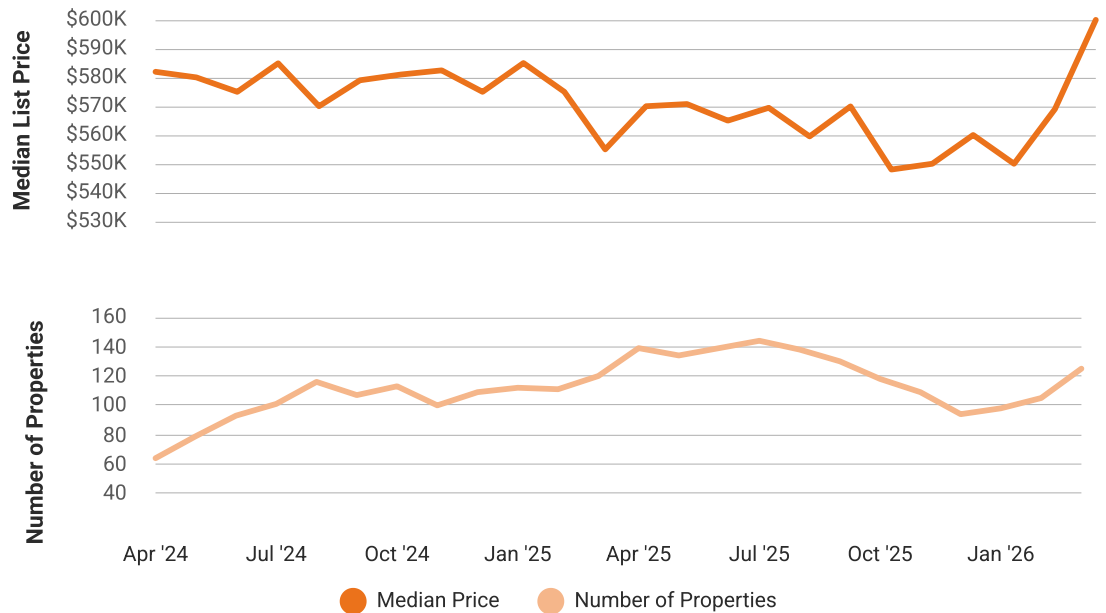
Median List Price vs Active Listings in Waxahachie, TX 75167

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

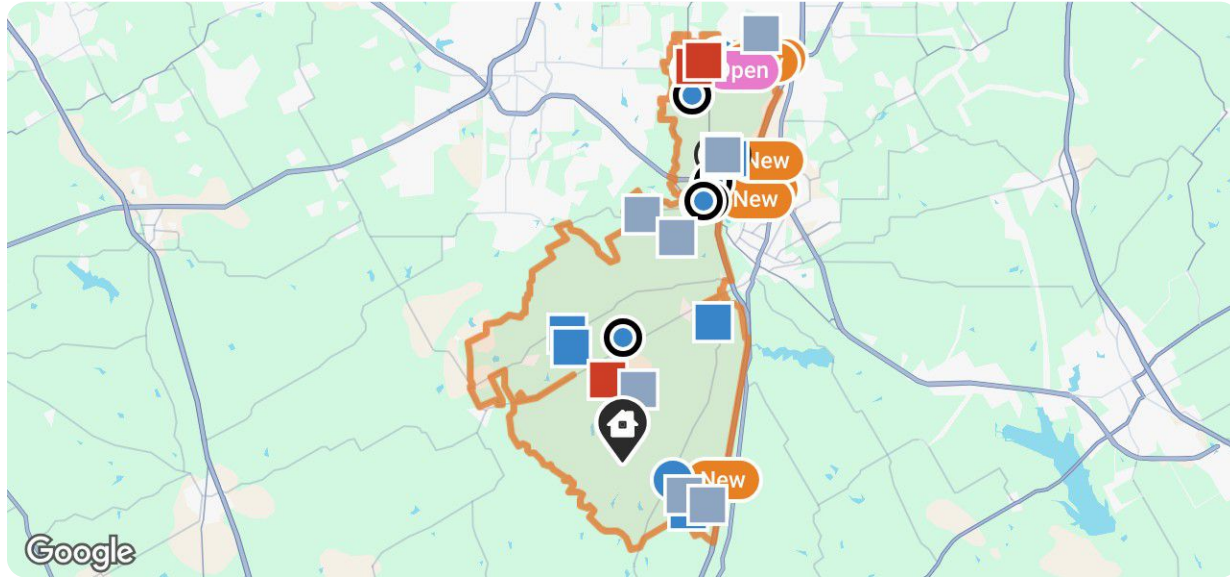
Update Frequency: Monthly



Market Activity

Summary

For Sale Activity in the Last 12 Months



Legend

- Subject Property
- For Sale
- For Sale Pending
- Recently Closed
- Distressed
- Closed, Hold, Withdrawn, Expired, or Canceled

	New	Pending	Closed	Distressed	Expired
Number of Properties	8	8	8	3	8
Lowest Listing Price / Est. Value	\$169,900	\$399,900	\$310,000	\$646,970	\$333,000
Median Listing Price / Est. Value	\$462,495	\$484,695	\$495,000	\$680,675	\$484,450
Highest Listing Price / Est. Value	\$774,999	\$774,900	\$995,000	\$714,380	\$1,500,000
Median Living Area (sqft)	2,448	2,507	2,282	3,096	2,232
Median Price / sqft	\$194	\$193	\$220	\$184	\$213
Average Days in RPR	5	132	73	-	164
Median Days in RPR	4	121	26	-	156
Median Age	9	1	9	8	19
Source	Listings	Listings	Public Records & Listings	Public Records & Listings	Listings

Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the Selected Comps are closed prices where available.

	For Sale or For Lease Listings	Pending Sales	Distressed	Expired Listings	Closed
Lowest Price	\$3,000	\$150,000	\$646,970	\$120,000	\$105,000
Median Price	\$579,333	\$518,375	\$680,675	\$539,500	\$464,695
Highest Price	\$999,999	\$1,500,000	\$714,380	\$3,650,000	\$2,700,000
Median Price per sq.ft.	\$220	\$211	\$184	\$211	\$216
Median Days in RPR	36	50	-	177	102

Sold Price Comparison

This section compares prices for 4 properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$475,000	\$148
Median Price	\$784,500	\$212
Highest Price	\$900,000	\$326

CMA Summary

This section compares the prices of agent-selected properties near the subject property.

Average of Comps	-
Adjustments	-
Result of CMA Analysis	- (or - per sq ft)

Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	\$733,090
Changes Based on Home Facts	-
Home Improvement Adjustments	-
Needed Improvement Adjustments	-
Market Condition Adjustments	-
Estimate + Adjustments	\$733,090 (or \$217 per sq ft)

161 Ava Rose Ln, Waxahachie, TX 75167

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- 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).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

