

Devonshire Real Estate Quarterly

The latest news, views, and announcements about real estate in Devonshire

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Devonshire HOA: A Conversation with Resident Board Member Drew Wilkens

By Brendan Hirschmann, REALTOR®

As Devonshire continues to grow and evolve, the transition to homeowner control marks a defining moment for our community. Many new neighborhoods remain under developer control for years, limiting resident input. Devonshire is different: the process has begun, and while there is currently one resident board member—Drew Wilkens—working alongside the developer, the ultimate goal is clear. Soon, Devonshire will be governed entirely by homeowners: by the people, for the people, and of the people. And if that sounds a little historic, it's because Drew has been leading the charge like the *George Washington of Devonshire*.

To help residents understand what's happening behind the scenes, we sat down with Drew to talk about his role, current initiatives, and what's ahead for our neighborhood.

Meet Drew Wilkens

Drew and his family moved to Devonshire in May 2020 after searching across the Metroplex. "Devonshire instantly felt like home," he says. With a background in public service—including roles as a reserve law enforcement officer and volunteer safety representative—Drew joined the Resident Advisory Committee in 2023 and now serves as the sole resident board member during this transition period. His focus? Ensuring a smooth handoff from developer to homeowner control.

Why Homeowner Control Matters

"This transition is a major milestone," Drew explains. "It means our community will soon be governed entirely by homeowners. That brings new responsibilities and challenges, but it also gives us a great opportunity to shape the kind of community we want Devonshire to be." For now, Drew represents homeowners' voices on the board, but the long-term vision is a board made up exclusively of residents.

Modernizing Community Tools

One of the HOA's priorities is improving communication and access to information. A new homeowner website and an AI-powered app are in development. "The goal is to make important information easily available," Drew says. "As the app learns from resident questions, it will become a powerful tool for quick, accurate answers."

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Amenity Upgrades and Pool Season

Extending the pool season has been a popular request. While the HOA is optimistic, Drew notes that upgrades come first: "We've replaced residential-grade pumps with commercial-grade equipment and added real-time water monitoring to improve safety. We're also reviewing security staffing and budgets to ensure the pools remain family-friendly."

Turning Feedback into Action

The 2025 Community Survey shaped several projects, from new dog stations to tree pruning. "Feedback is a gift," Drew says. "It helps us see where we can improve and where we're meeting expectations."

Volunteer Opportunities

The Architectural Review Committee (ARC) is seeking residents who want to help preserve property values and maintain Devonshire's signature look. "The ARC reviews home modification requests and recommends policy updates," Drew explains. Current priorities include landscaping standards and tree lists aligned with Texas laws.

Looking Ahead

What excites Drew most? "I want homeowners to feel a stronger sense of ownership and pride in Devonshire's future. We've been given something special, and now it's our turn to make sure it stays a place we're proud to call home."

Interested in getting involved? Reach out to the HOA or visit the community website for more details. ♦

Which Builders Are Leading Devonshire in 2025?

Comparison of Active Builders in Devonshire Community

Builder Name	YTD Closed Sales	# Active Listings	Average SqFt Sold	Average \$/SqFt Sold	Average Sold Price*	% of Orig. List Price
Ashton Woods	42	12	2,293	\$156	\$351,172	96.2%
Bloomfield	11	9	2,990	\$162	\$475,009	91.9%
Highland	13	10	2,723	\$163	\$440,272	93.6%
HistoryMaker	21	17	2,604	\$144	\$368,216	97.6%
Perry	52	31	2,545	\$181	\$458,009	96.5%
Shaddock	10	5	2,649	\$182	\$479,782	94.7%
Trophy Signature	63	36	2,386	\$147	\$343,051	95.8%
William Ryan	6	6	2,420	\$183	\$430,223	95.8%
All Builders	218	126	2,491	\$161	\$395,588	95.8%

* Sold Price net of seller paid costs.

By Brendan Hirschmann, REALTOR®

Devonshire in Forney remains one of Kaufman County's fastest-growing communities, thanks to its amenities, schools, and proximity to Dallas. But behind the boom, builder strategies tell a nuanced story. Year-to-date, 218 homes have closed across eight builders, with Trophy Signature Homes, Perry Homes, and Ashton Woods leading the pack.

The Big Three

Trophy tops the list with 63 closings and an average price near \$343,000. Its formula—smart-home features and included upgrades—appeals to buyers seeking clarity and value. Perry follows with 52 closings and a higher average price of \$458,000, offering flexibility from mid-range to luxury through its Reserve 60' series. Ashton Woods, with 42 closings, balances affordability and choice, targeting mid-market buyers with 40' and 50' lots. (continued on page 3)

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Premium and Niche Players

Bloomfield delivers the largest homes—nearly 3,000 square feet—at around \$475,000, catering to move-up buyers. Highland emphasizes design and quality with selective sales, while Shaddock focuses on larger lots and semi-custom finishes in the Reserve village. HistoryMaker and William Ryan round out the mix with practical, value-driven options.

What It Means for Buyers and Sellers

High-volume builders offer quick move-ins and incentives, while Bloomfield and Perry attract those seeking space and prestige. Shaddock appeals to buyers prioritizing lot size, and Trophy's "included features" simplify budgeting.

Sellers should note price sensitivity in the low \$300,000s for Trophy-style homes, while Perry and Bloomfield set a ceiling in the mid- to upper-\$400,000s.

The Bottom Line

Devonshire's builder mix reveals a community that offers something for almost everyone. Trophy and Ashton Woods give buyers affordable, readily available options; Perry and Bloomfield provide aspirational move-up choices; Highland and Shaddock appeal to those seeking design or lot size; and HistoryMaker and William Ryan offer practical alternatives. Together, they make Devonshire one of the most diverse and competitive neighborhoods in Kaufman County. As Forney continues to expand, the presence of these different builders ensures that Devonshire will remain attractive to a wide range of buyers, from first-timers entering the market to families seeking larger, more customized spaces. ♦

Mortgage Rates Hold Steady—What It Means for Devonshire Homeowners

By Brendan Hirschmann, REALTOR®

Mortgage rates have settled in the mid-6% range, shaped by Federal Reserve policy shifts, bond market expectations, and persistent inflation. For Devonshire residents, this environment will influence refinancing opportunities and the pace of local home sales.

Current Trends

As of late September, the average 30-year fixed mortgage rate stood at 6.30%, with 15-year loans at 5.49%. While lower than 2023 peaks, these rates remain far above the historic lows of 2020-21. For a \$350,000 home, monthly payments are hundreds higher than just a few years ago.

Why Fed Cuts Don't Guarantee Lower Rates

The Fed sets short-term policy rates, but mortgages track long-term bond yields—especially the 10-year Treasury. When the Fed cut rates in September, short-term yields fell, but long-term yields stayed elevated due to inflation concerns. Mortgage lenders add their own margins, so even with Fed easing, rates can remain stubbornly high.

The Road Ahead

Markets are split on the Fed's next moves. Some expect gradual cuts; others foresee a more aggressive pivot if growth slows. Inflation could still limit how far rates fall. For homeowners, this means volatility: brief dips may offer refinancing windows, but they won't last.

The Stock Market Twist

Surging equity prices complicate the Fed's job. With valuations near record highs, policymakers fear that deeper cuts could fuel asset bubbles. That caution may keep mortgage rates higher for longer—an ironic twist where a booming stock market delays relief for borrowers.

Bottom Line for Devonshire

Expect mortgage rates to hover near current levels, with only modest declines ahead. Devonshire's strong amenities and community appeal provide resilience, but buyers and refinancers should stay alert for short-lived opportunities. ♦

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Market Update

Devonshire Housing Data Summary

	Q3 2025	Q3 2024	YOY Chg %
Median Home Price*	\$372,950	\$403,000	-7.5%
Median \$ / SF *	\$158	\$164	-3.7%
Median Interior SF	2,448	2,504	-2.2%
Median Lease Rate	\$2,750	2,700	1.9%
No. of Builder Sales	74	58	28%
No. of Resales	34	33	3.0%
No. of Homes Listed	210	194	8.2%
Median Days on Market	90.5	71	27%

Source: NTREIS Trends (accessed 10/1/2025)

* Net of Seller Contributions

By Brendan Hirschmann, REALTOR®

The third quarter of 2025 revealed a notable shift in housing dynamics. Median home prices declined 7.5% year-over-year to \$372,950, reflecting higher new build supply and affordability pressures as mortgage rates remain in the mid-6% range.

Builders have responded with smaller homes and financing incentives, leading to a 28% increase in new home sales. Resale activity remained steady, rising just 3% from the previous year.

Despite the dip in purchase prices, lease rates rose 1.9% to \$2,750, driven by continued economic growth in the community and the strength of the local economy. The uptick in lease rates suggests that the fundamental value of homes has improved, even as prices are temporarily depressed by elevated building volumes.

High demand persists, with both sales and lease volumes remaining elevated. Listings rose 8.2%, and homes spent more time on the market, with median days increasing from 71 to 90.5. This reflects a more balanced market where buyers have more options and time to make decisions.

New retail developments and infrastructure upgrades continue to attract residents, and builders are keeping pace with demand. Devonshire remains a vibrant and growing community, adapting to market conditions while maintaining its appeal. ♦

Devonshriek 2025: A Night to Remember

By Brendan Hirschmann, REALTOR®

Devonshire came alive this past Sunday with its annual Devonshriek celebration—a perfect showcase of our community's family-friendly spirit. Held on the Meeting House Lawn, the event was flawlessly organized by CCMC, offering something for everyone.

Kids reveled in pirate-themed fun with the Kracken Slide, Pirate Bounce House, and Haunted Maze, while the Pirate Revenge Ride and Gryoscope added thrills. The Pair of Pirates Meet N Greet and live Pirate Band brought authentic flair, and the festive pumpkin patch created picture-perfect moments for families.

Parents enjoyed a well-deserved break at the Creepy Cocktail Bar, mingling to DJ tunes while food trucks served up dinner. Balloon art kept little ones entertained, ensuring a stress-free evening for all.

The event's success is a testament to the vibrant lifestyle that Devonshire offers. It's more than just beautiful homes; it's a place where community connections are fostered through well-organized, engaging events. Seeing families come together for an evening of safe, sponsored fun reminds us exactly why we are proud to be a part of this neighborhood.

A special thank you to the sponsors and the hard-working HOA team and all the vendors involved for making Devonshriek 2025 an unforgettable night. We're already looking forward to next year! ♦



Do you need a real estate agent? Contact me today!

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