

Local Market Updates

A RESEARCH TOOL PROVIDED BY THE
NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



April 2020

Anderson County
Bosque County
Brown County
Callahan County
Clay County
Coleman County
Collin County
Comanche County
Cooke County
Dallas County
Delta County
Denton County
Eastland County
Ellis County
Erath County
Fannin County
Franklin County
Freestone County
Grayson County
Hamilton County
Harrison County
Henderson County
Hill County
Hood County
Hopkins County
Hunt County

Jack County
Johnson County
Jones County
Kaufman County
Lamar County
Limestone County
Montague County
Navarro County
Nolan County
Palo Pinto County
Parker County
Rains County
Rockwall County
Shackelford County
Smith County
Somervell County
Stephens County
Stonewall County
Tarrant County
Taylor County
Upshur County
Van Zandt County
Wise County
Wood County
Young County

Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 100.0% **- 20.0%** **- 45.5%**

Change in
New Listings

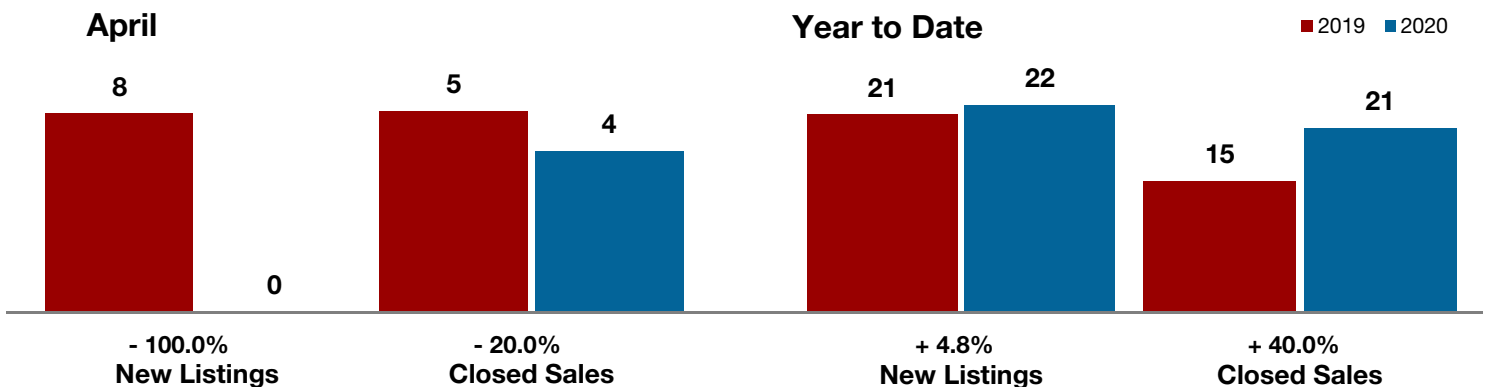
Change in
Closed Sales

Change in
Median Sales Price

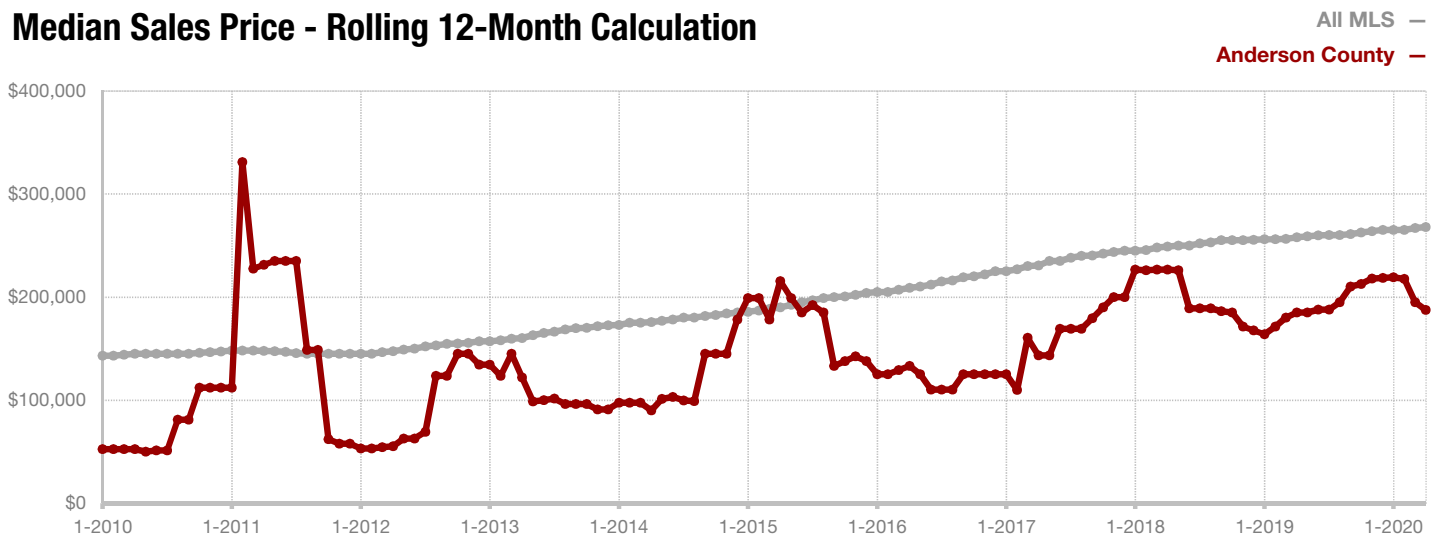
Anderson County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	8	0	- 100.0%	21	22	+ 4.8%
Pending Sales	2	3	+ 50.0%	14	19	+ 35.7%
Closed Sales	5	4	- 20.0%	15	21	+ 40.0%
Average Sales Price*	\$194,200	\$119,625	- 38.4%	\$357,833	\$238,200	- 33.4%
Median Sales Price*	\$219,000	\$119,250	- 45.5%	\$220,000	\$162,000	- 26.4%
Percent of Original List Price Received*	96.1%	91.4%	- 4.9%	94.3%	93.4%	- 1.0%
Days on Market Until Sale	171	35	- 79.5%	111	89	- 19.8%
Inventory of Homes for Sale	35	22	- 37.1%	--	--	--
Months Supply of Inventory	7.6	4.6	- 37.5%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

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+ 4.8%

0.0%

+ 14.5%

Change in
New Listings

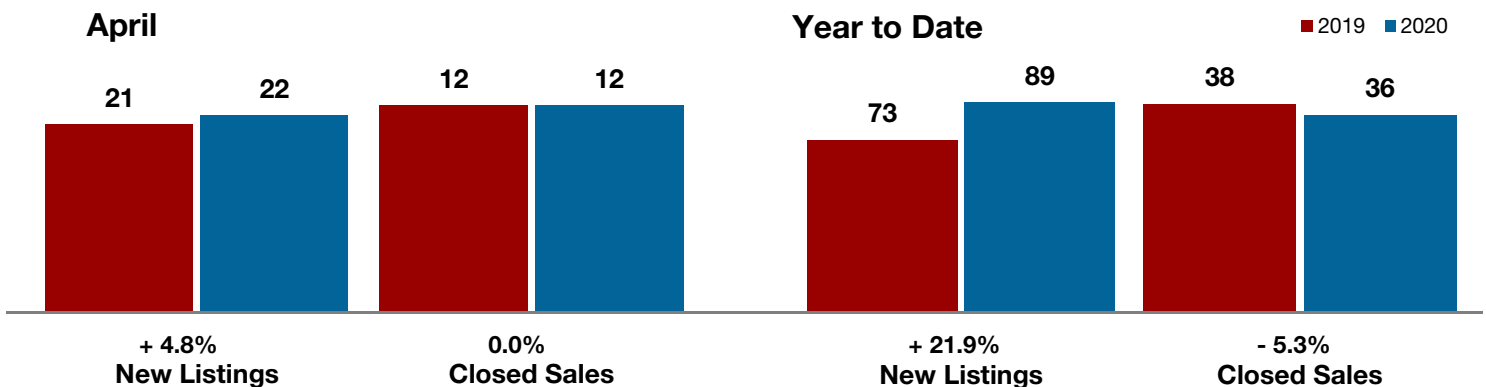
Change in
Closed Sales

Change in
Median Sales Price

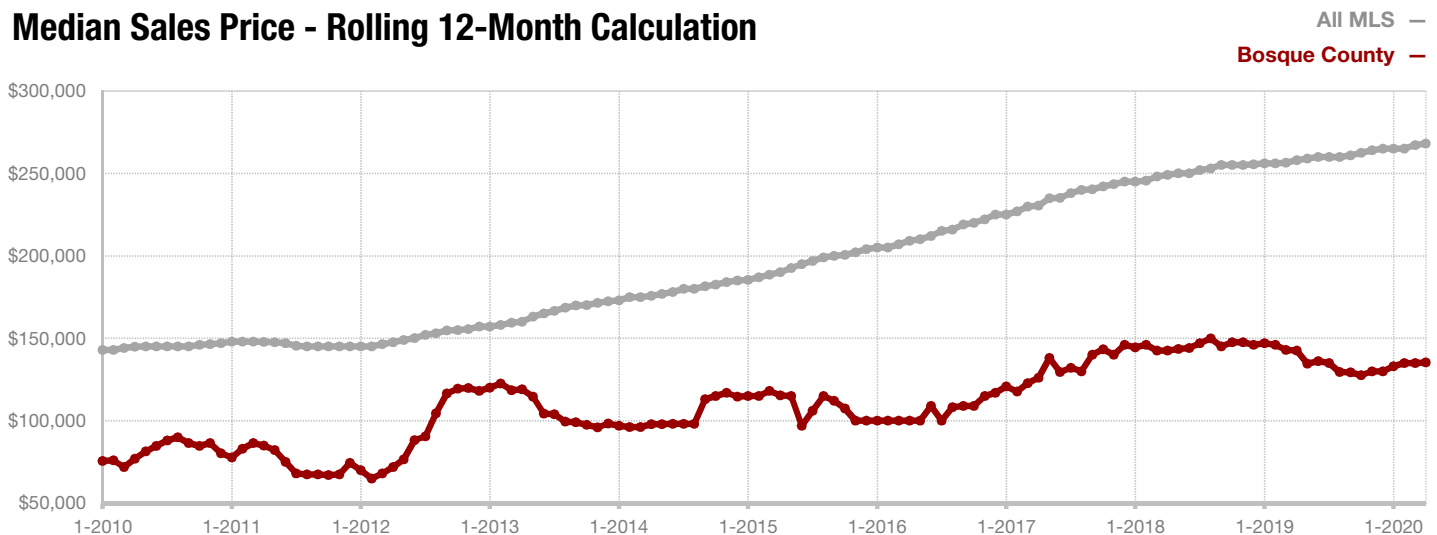
Bosque County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	21	22	+ 4.8%	73	89	+ 21.9%
Pending Sales	17	21	+ 23.5%	52	52	0.0%
Closed Sales	12	12	0.0%	38	36	- 5.3%
Average Sales Price*	\$275,946	\$198,208	- 28.2%	\$182,234	\$241,446	+ 32.5%
Median Sales Price*	\$114,000	\$130,500	+ 14.5%	\$120,250	\$157,500	+ 31.0%
Percent of Original List Price Received*	90.1%	88.8%	- 1.4%	89.5%	89.2%	- 0.3%
Days on Market Until Sale	161	116	- 28.0%	108	102	- 5.6%
Inventory of Homes for Sale	103	83	- 19.4%	--	--	--
Months Supply of Inventory	8.6	6.1	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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Brown County

- 31.7%

- 26.0%

- 13.3%

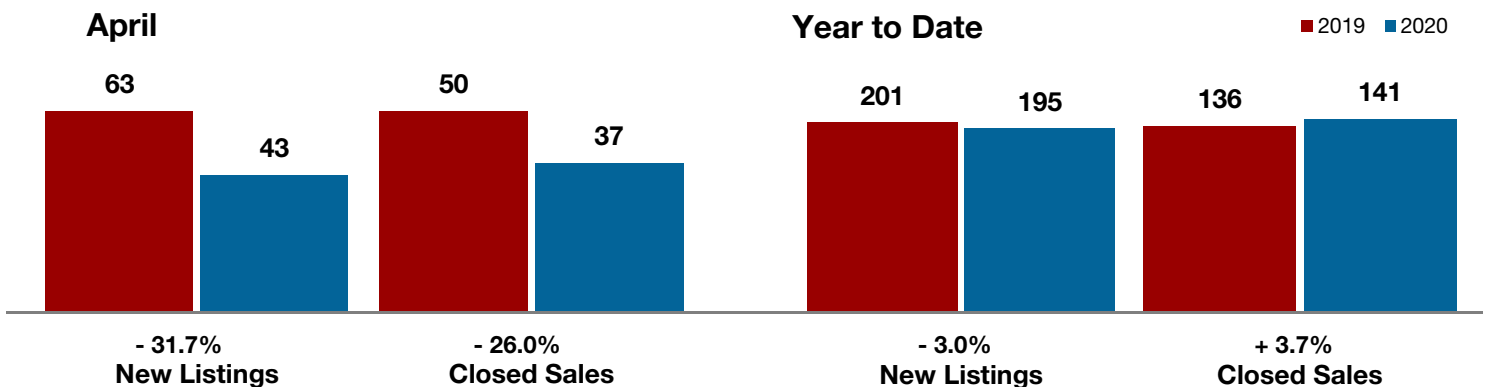
Change in
New Listings

Change in
Closed Sales

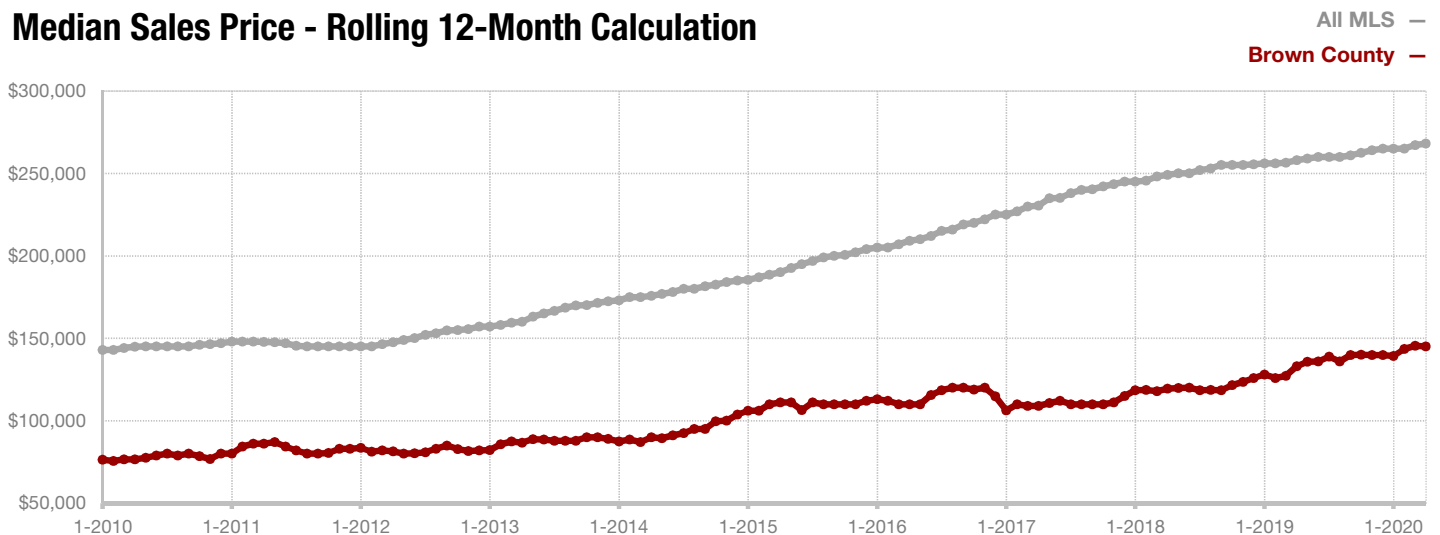
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	63	43	- 31.7%	201	195	- 3.0%
Pending Sales	45	30	- 33.3%	154	150	- 2.6%
Closed Sales	50	37	- 26.0%	136	141	+ 3.7%
Average Sales Price*	\$190,333	\$140,415	- 26.2%	\$160,362	\$161,567	+ 0.8%
Median Sales Price*	\$150,000	\$130,000	- 13.3%	\$130,500	\$140,000	+ 7.3%
Percent of Original List Price Received*	91.5%	94.7%	+ 3.5%	92.1%	94.0%	+ 2.1%
Days on Market Until Sale	83	64	- 22.9%	87	85	- 2.3%
Inventory of Homes for Sale	228	165	- 27.6%	--	--	--
Months Supply of Inventory	6.0	4.1	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

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Callahan County

0.0%

+ 77.8%

+ 9.0%

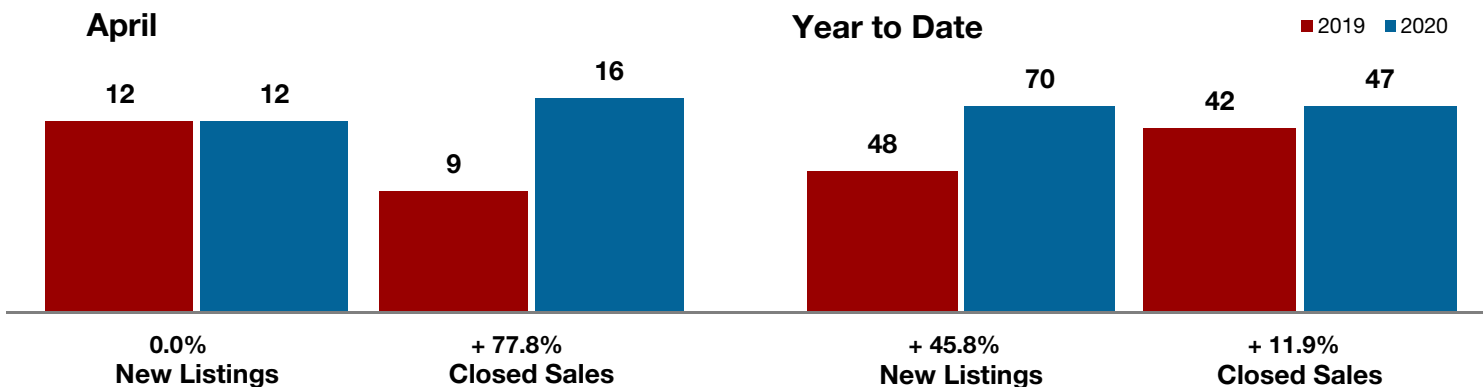
Change in
New Listings

Change in
Closed Sales

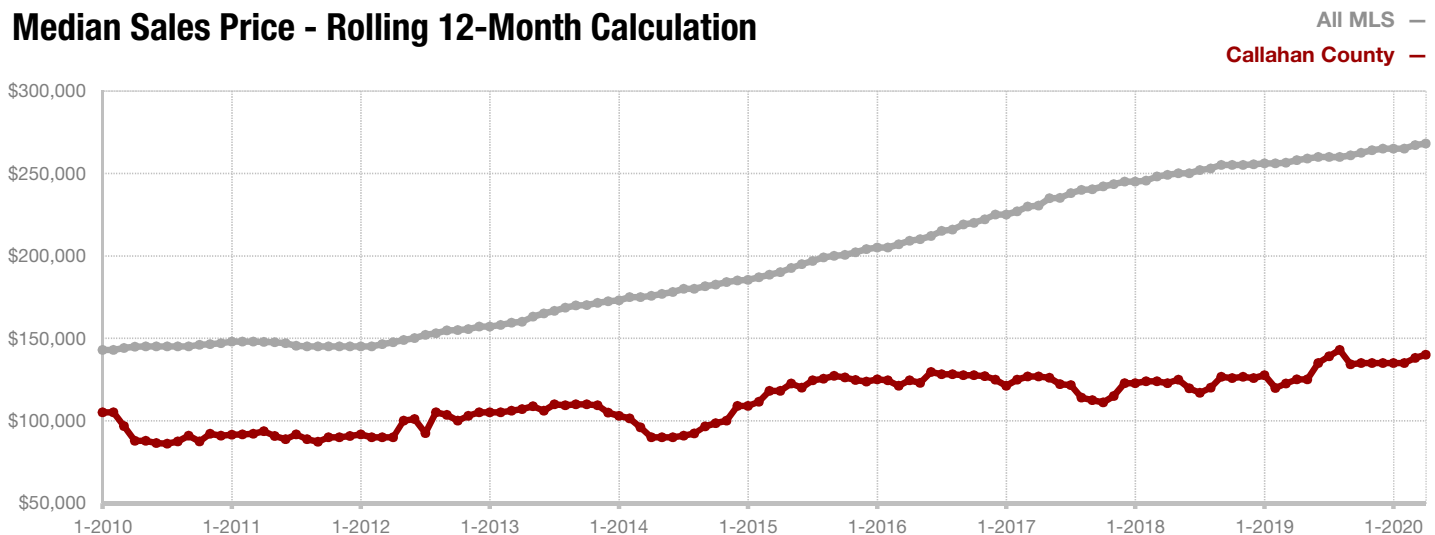
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	12	12	0.0%	48	70	+ 45.8%
Pending Sales	10	6	- 40.0%	44	52	+ 18.2%
Closed Sales	9	16	+ 77.8%	42	47	+ 11.9%
Average Sales Price*	\$193,967	\$178,675	- 7.9%	\$152,177	\$165,605	+ 8.8%
Median Sales Price*	\$161,500	\$176,000	+ 9.0%	\$125,000	\$149,500	+ 19.6%
Percent of Original List Price Received*	93.7%	98.0%	+ 4.6%	93.2%	94.9%	+ 1.8%
Days on Market Until Sale	77	50	- 35.1%	72	50	- 30.6%
Inventory of Homes for Sale	46	40	- 13.0%	--	--	--
Months Supply of Inventory	3.8	3.0	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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Clay County

- 100.0%

- 100.0%

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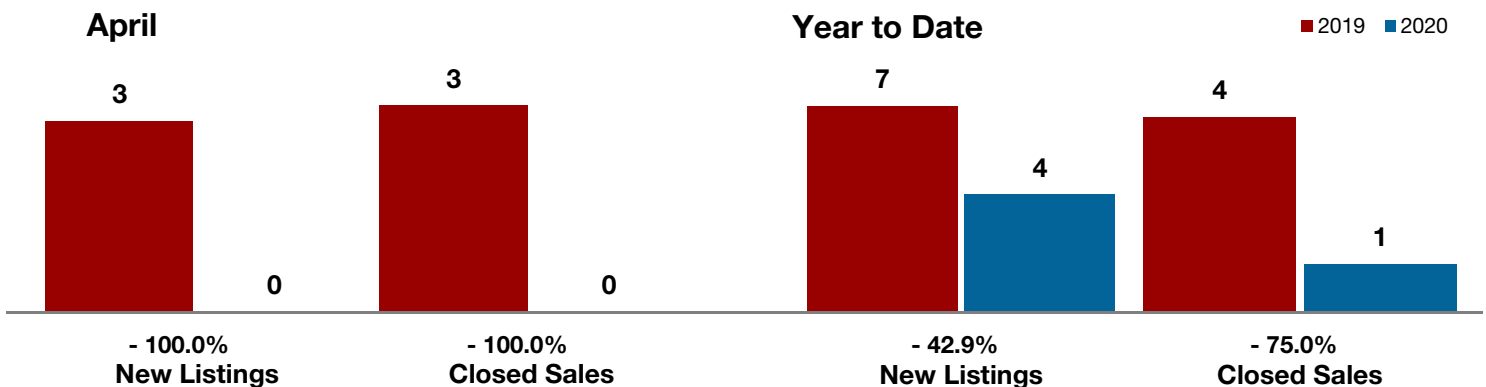
Change in
New Listings

Change in
Closed Sales

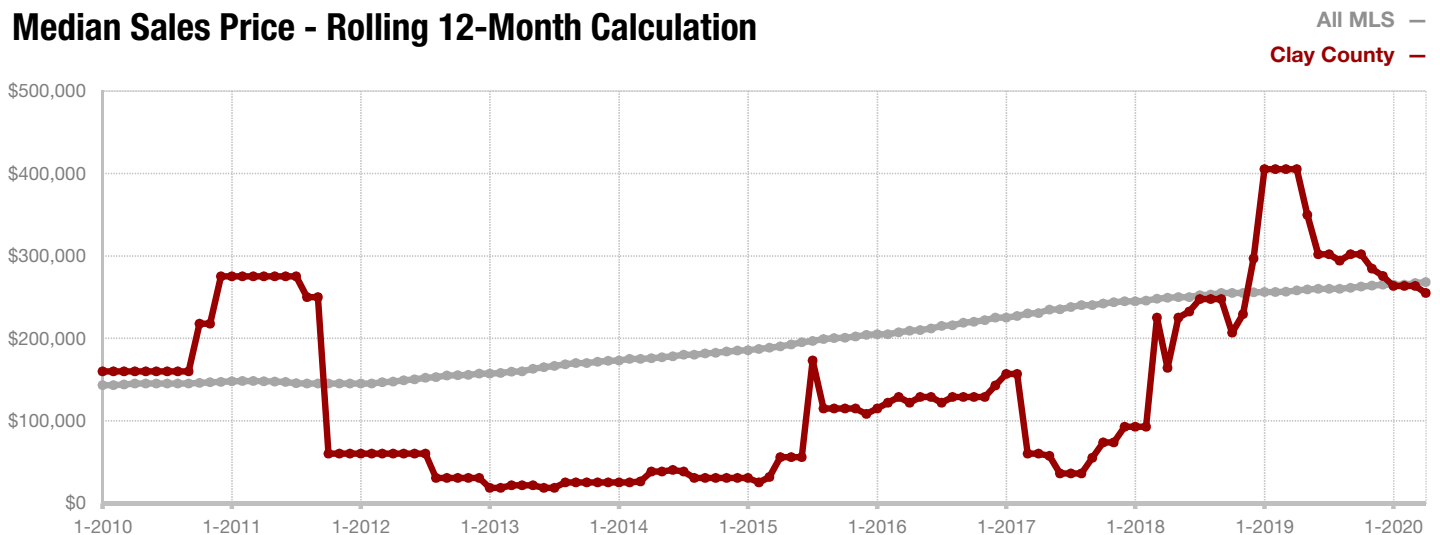
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3	0	- 100.0%	7	4	- 42.9%
Pending Sales	1	0	- 100.0%	4	0	- 100.0%
Closed Sales	3	0	- 100.0%	4	1	- 75.0%
Average Sales Price*	\$352,167	--	--	\$374,625	\$255,000	- 31.9%
Median Sales Price*	\$294,000	--	--	\$368,000	\$255,000	- 30.7%
Percent of Original List Price Received*	86.7%	--	--	88.8%	99.0%	+ 11.5%
Days on Market Until Sale	67	--	--	72	13	- 81.9%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	3.7	4.2	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

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- 18.2%

0.0%

- 69.6%

Change in
New Listings

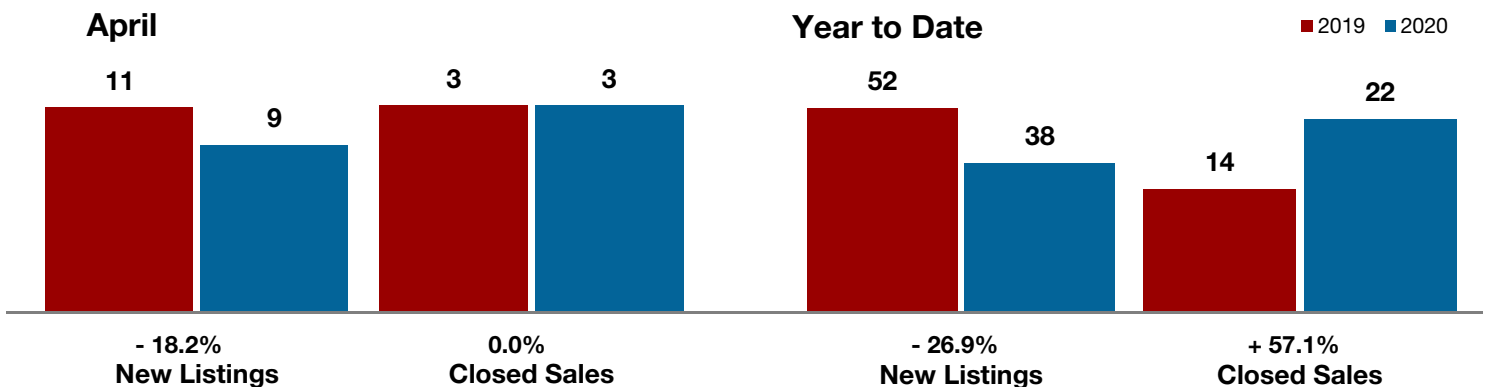
Change in
Closed Sales

Change in
Median Sales Price

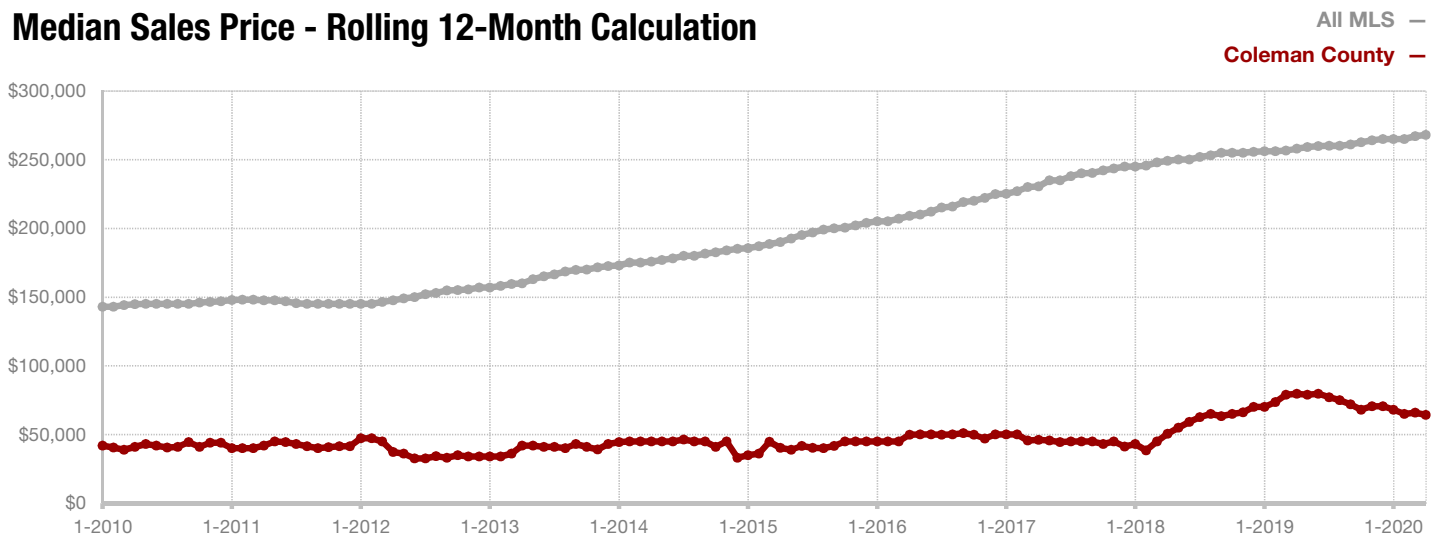
Coleman County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	11	9	- 18.2%	52	38	- 26.9%
Pending Sales	5	4	- 20.0%	20	21	+ 5.0%
Closed Sales	3	3	0.0%	14	22	+ 57.1%
Average Sales Price*	\$103,833	\$49,650	- 52.2%	\$147,558	\$112,934	- 23.5%
Median Sales Price*	\$123,500	\$37,500	- 69.6%	\$129,350	\$63,250	- 51.1%
Percent of Original List Price Received*	88.4%	92.3%	+ 4.4%	86.8%	88.9%	+ 2.4%
Days on Market Until Sale	98	109	+ 11.2%	163	139	- 14.7%
Inventory of Homes for Sale	71	52	- 26.8%	--	--	--
Months Supply of Inventory	18.1	7.7	- 55.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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Collin County

- 35.2%

- 21.9%

+ 3.0%

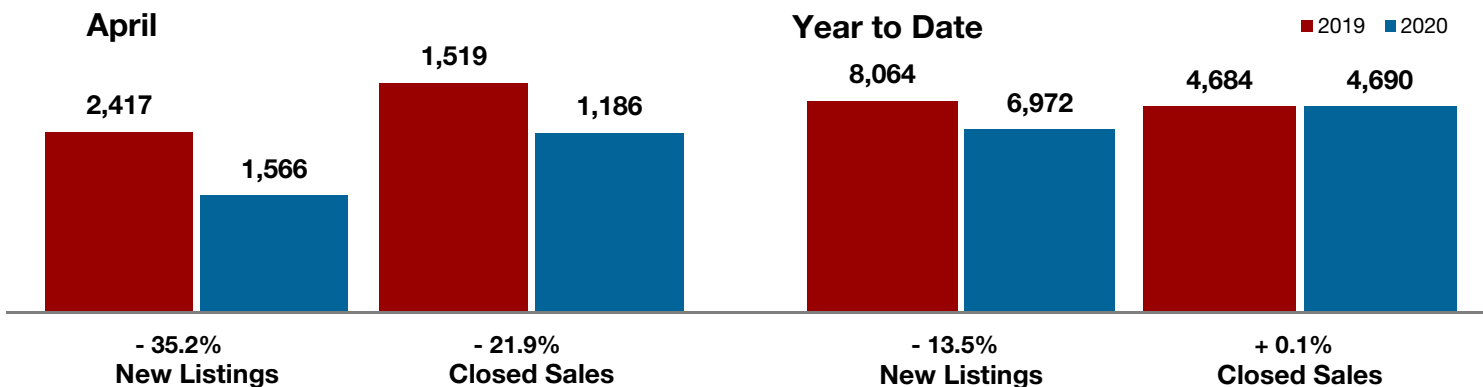
Change in
New Listings

Change in
Closed Sales

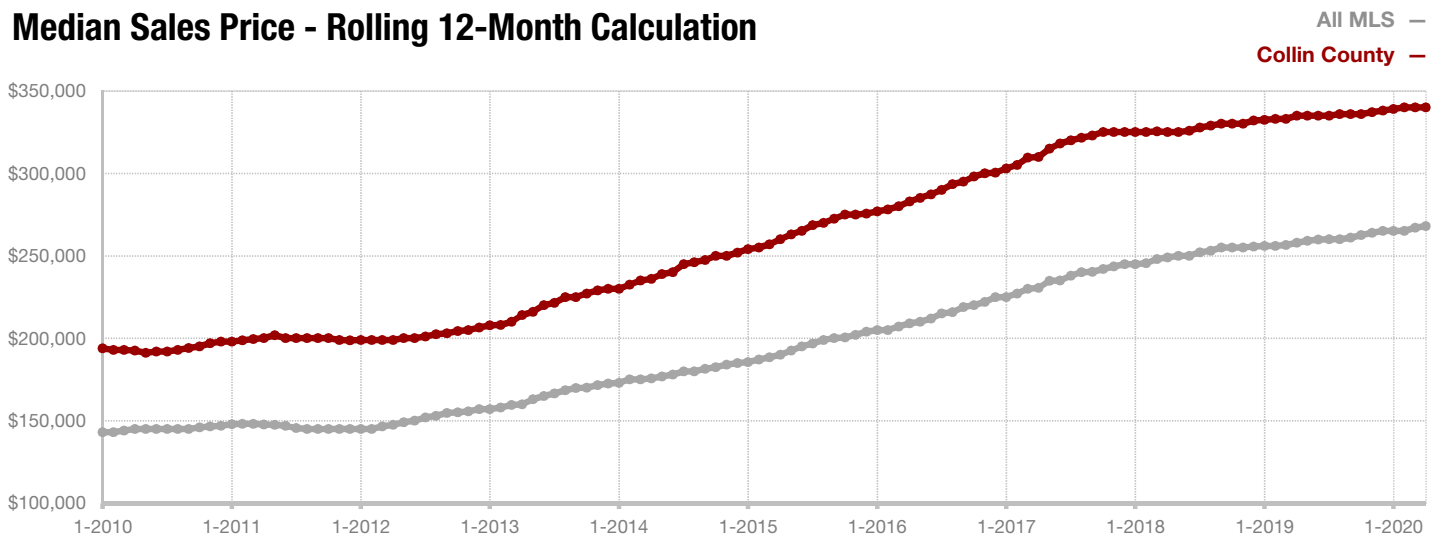
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,417	1,566	- 35.2%	8,064	6,972	- 13.5%
Pending Sales	1,765	1,017	- 42.4%	5,775	5,102	- 11.7%
Closed Sales	1,519	1,186	- 21.9%	4,684	4,690	+ 0.1%
Average Sales Price*	\$381,669	\$386,290	+ 1.2%	\$369,129	\$379,884	+ 2.9%
Median Sales Price*	\$338,000	\$348,000	+ 3.0%	\$330,000	\$341,048	+ 3.3%
Percent of Original List Price Received*	96.4%	97.1%	+ 0.7%	95.5%	96.4%	+ 0.9%
Days on Market Until Sale	59	50	- 15.3%	68	61	- 10.3%
Inventory of Homes for Sale	4,819	3,654	- 24.2%	--	--	--
Months Supply of Inventory	3.6	2.7	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 66.7%

+ 20.0%

+ 4.3%

Change in
New Listings

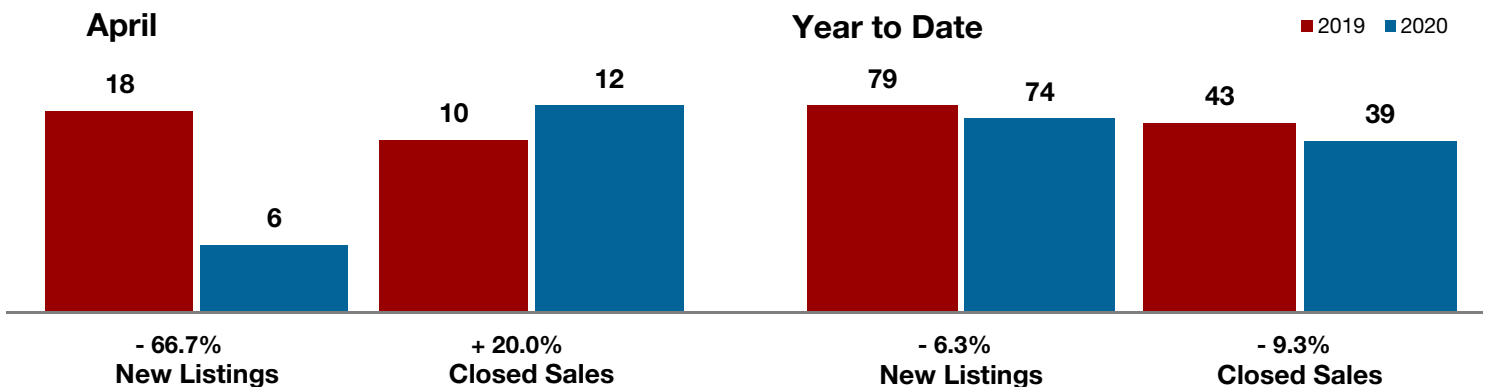
Change in
Closed Sales

Change in
Median Sales Price

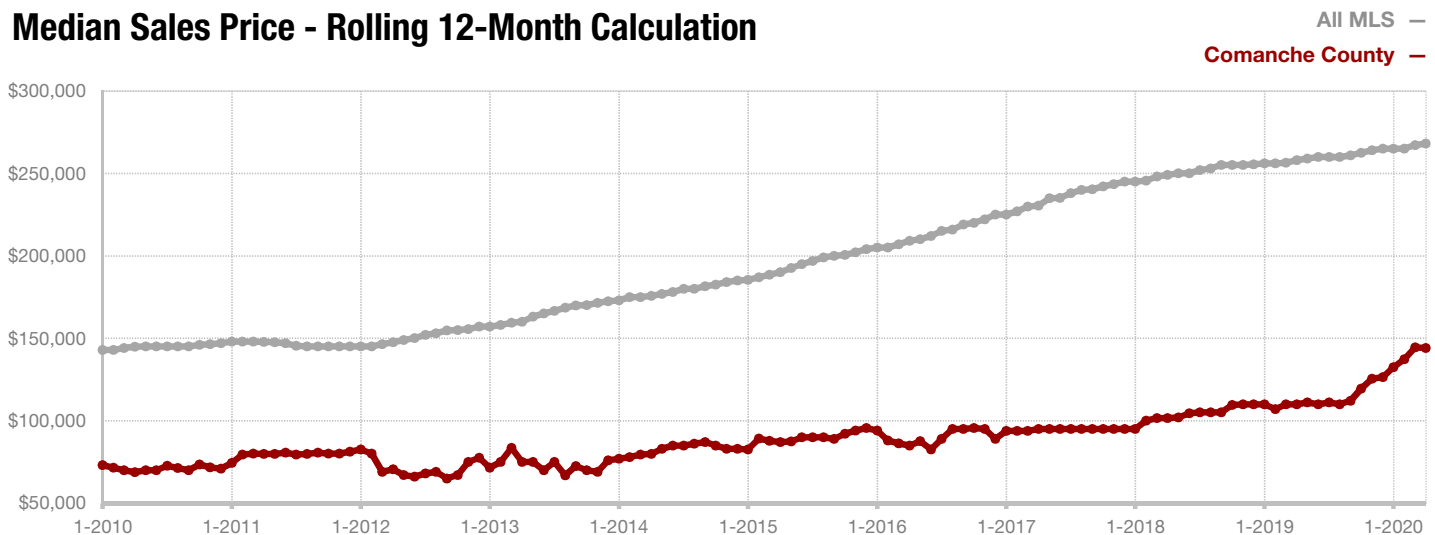
Comanche County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	18	6	- 66.7%	79	74	- 6.3%
Pending Sales	13	9	- 30.8%	53	41	- 22.6%
Closed Sales	10	12	+ 20.0%	43	39	- 9.3%
Average Sales Price*	\$178,420	\$198,292	+ 11.1%	\$133,444	\$207,460	+ 55.5%
Median Sales Price*	\$128,000	\$133,500	+ 4.3%	\$112,000	\$147,900	+ 32.1%
Percent of Original List Price Received*	89.7%	90.1%	+ 0.4%	90.0%	89.2%	- 0.9%
Days on Market Until Sale	66	89	+ 34.8%	92	112	+ 21.7%
Inventory of Homes for Sale	78	75	- 3.8%	--	--	--
Months Supply of Inventory	6.9	7.4	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

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- 31.5%

+ 10.0%

- 1.1%

Change in
New Listings

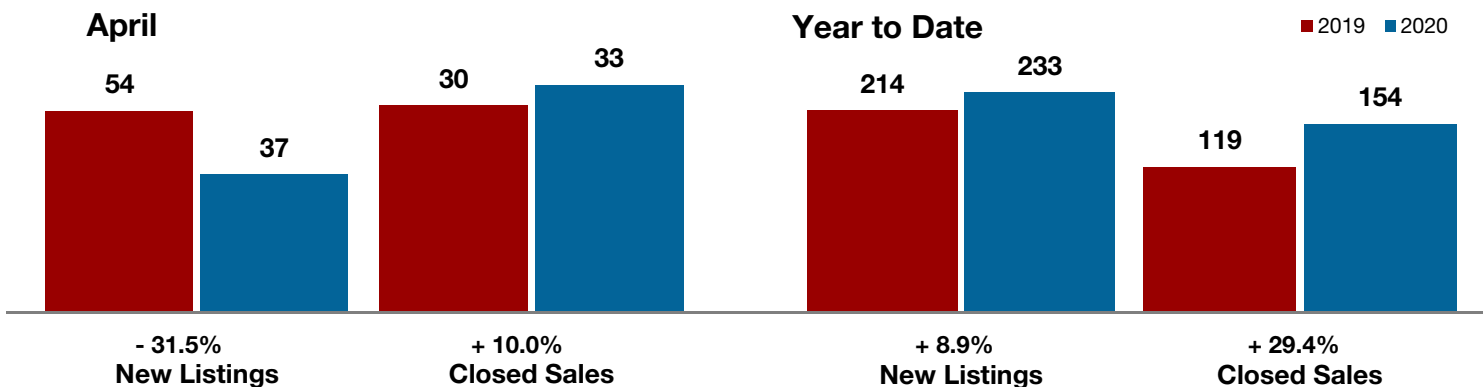
Change in
Closed Sales

Change in
Median Sales Price

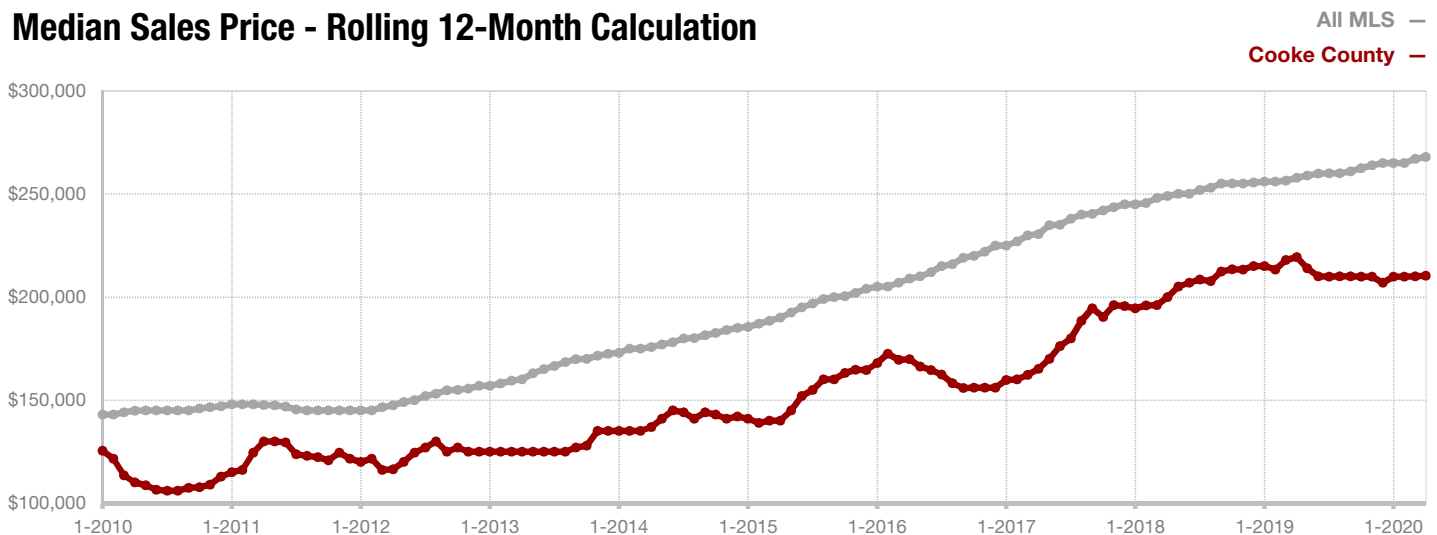
Cooke County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	54	37	- 31.5%	214	233	+ 8.9%
Pending Sales	40	29	- 27.5%	138	167	+ 21.0%
Closed Sales	30	33	+ 10.0%	119	154	+ 29.4%
Average Sales Price*	\$312,422	\$243,708	- 22.0%	\$272,429	\$268,265	- 1.5%
Median Sales Price*	\$222,500	\$220,000	- 1.1%	\$198,000	\$220,000	+ 11.1%
Percent of Original List Price Received*	95.9%	95.7%	- 0.2%	94.8%	94.5%	- 0.3%
Days on Market Until Sale	56	62	+ 10.7%	58	83	+ 43.1%
Inventory of Homes for Sale	177	167	- 5.6%	--	--	--
Months Supply of Inventory	5.3	4.2	- 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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Dallas County

- 33.5%

- 30.8%

+ 4.4%

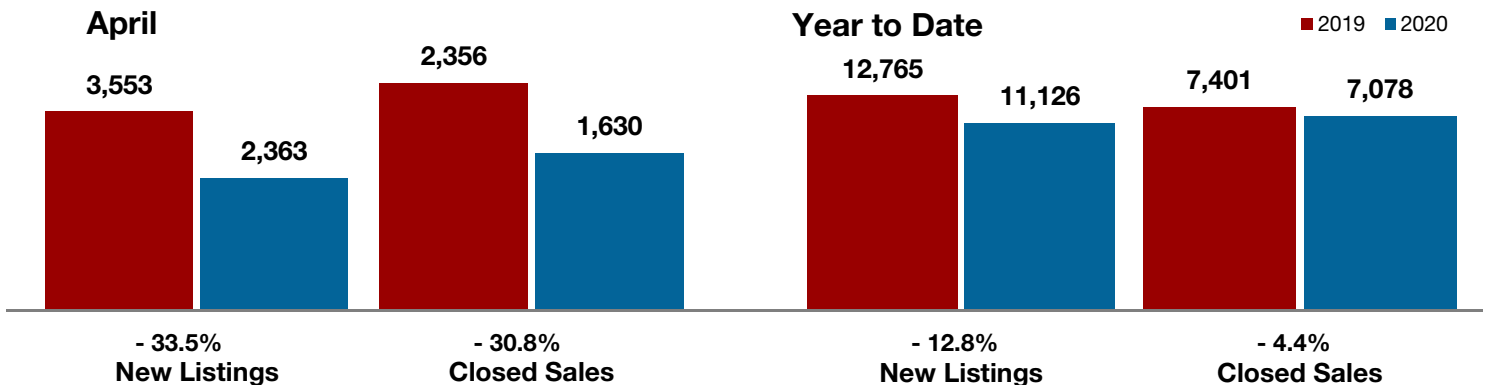
Change in
New Listings

Change in
Closed Sales

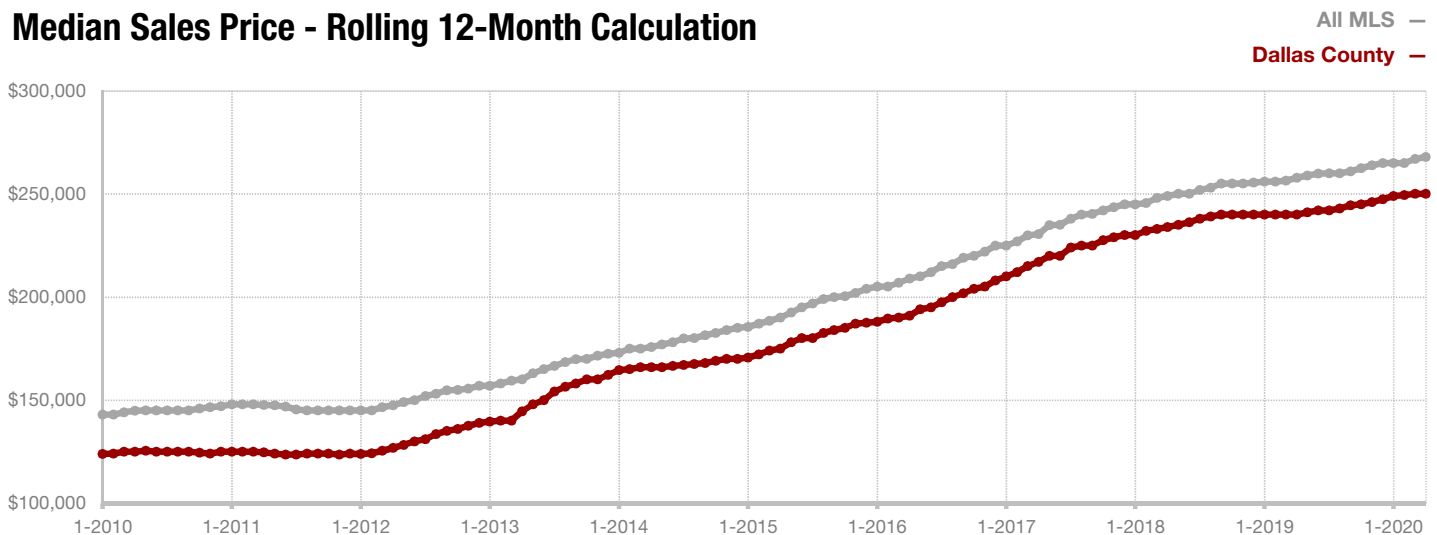
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3,553	2,363	- 33.5%	12,765	11,126	- 12.8%
Pending Sales	2,528	1,489	- 41.1%	8,750	7,526	- 14.0%
Closed Sales	2,356	1,630	- 30.8%	7,401	7,078	- 4.4%
Average Sales Price*	\$372,732	\$345,047	- 7.4%	\$342,625	\$358,258	+ 4.6%
Median Sales Price*	\$249,000	\$260,000	+ 4.4%	\$237,000	\$250,000	+ 5.5%
Percent of Original List Price Received*	96.4%	96.6%	+ 0.2%	96.1%	95.9%	- 0.2%
Days on Market Until Sale	42	43	+ 2.4%	44	50	+ 13.6%
Inventory of Homes for Sale	6,704	5,525	- 17.6%	--	--	--
Months Supply of Inventory	3.3	2.7	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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Delta County

- 69.2%

+ 75.0%

- 41.3%

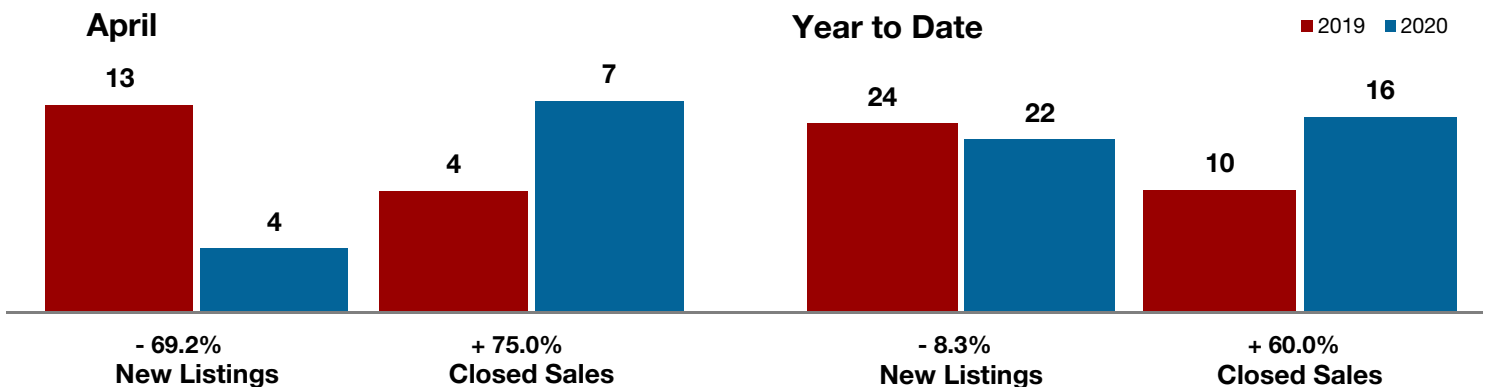
Change in
New Listings

Change in
Closed Sales

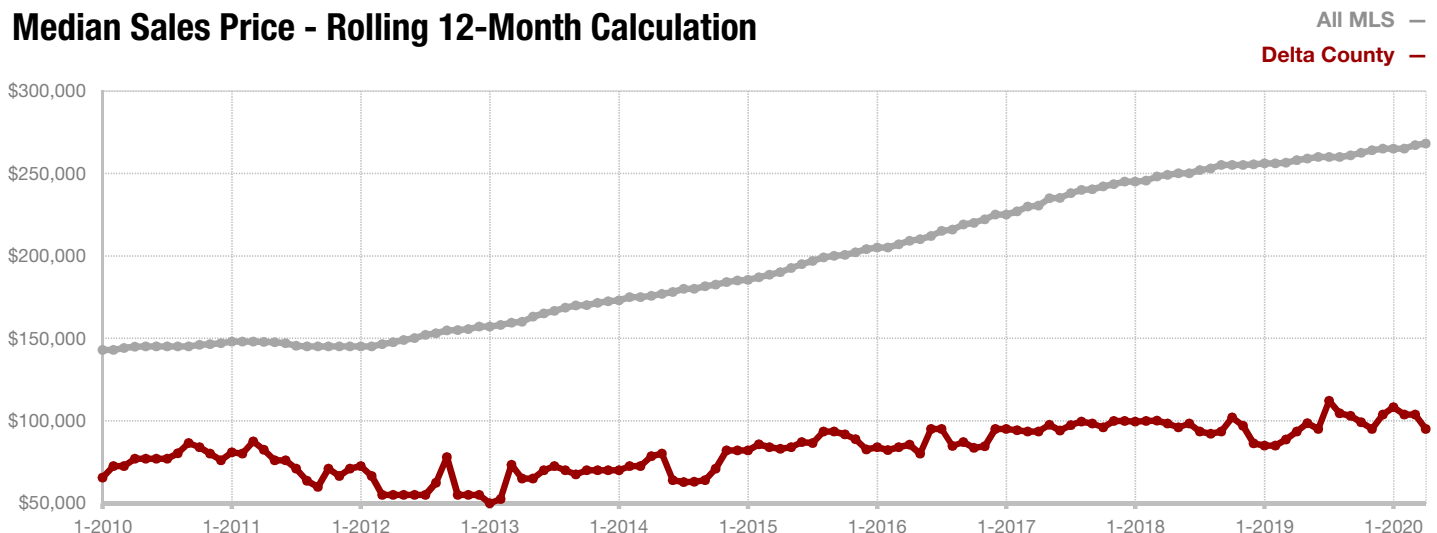
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	13	4	- 69.2%	24	22	- 8.3%
Pending Sales	7	1	- 85.7%	17	17	0.0%
Closed Sales	4	7	+ 75.0%	10	16	+ 60.0%
Average Sales Price*	\$156,975	\$73,786	- 53.0%	\$126,330	\$99,119	- 21.5%
Median Sales Price*	\$141,500	\$83,000	- 41.3%	\$90,000	\$84,000	- 6.7%
Percent of Original List Price Received*	93.1%	97.1%	+ 4.3%	90.6%	92.9%	+ 2.5%
Days on Market Until Sale	29	21	- 27.6%	55	43	- 21.8%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	3.3	2.8	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 26.5%

- 17.2%

0.0%

Change in
New Listings

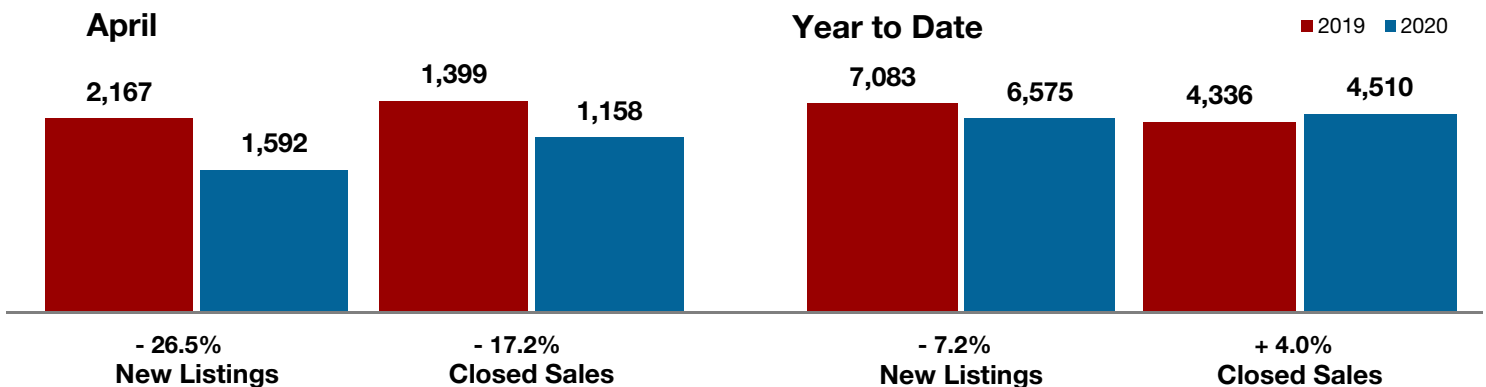
Change in
Closed Sales

Change in
Median Sales Price

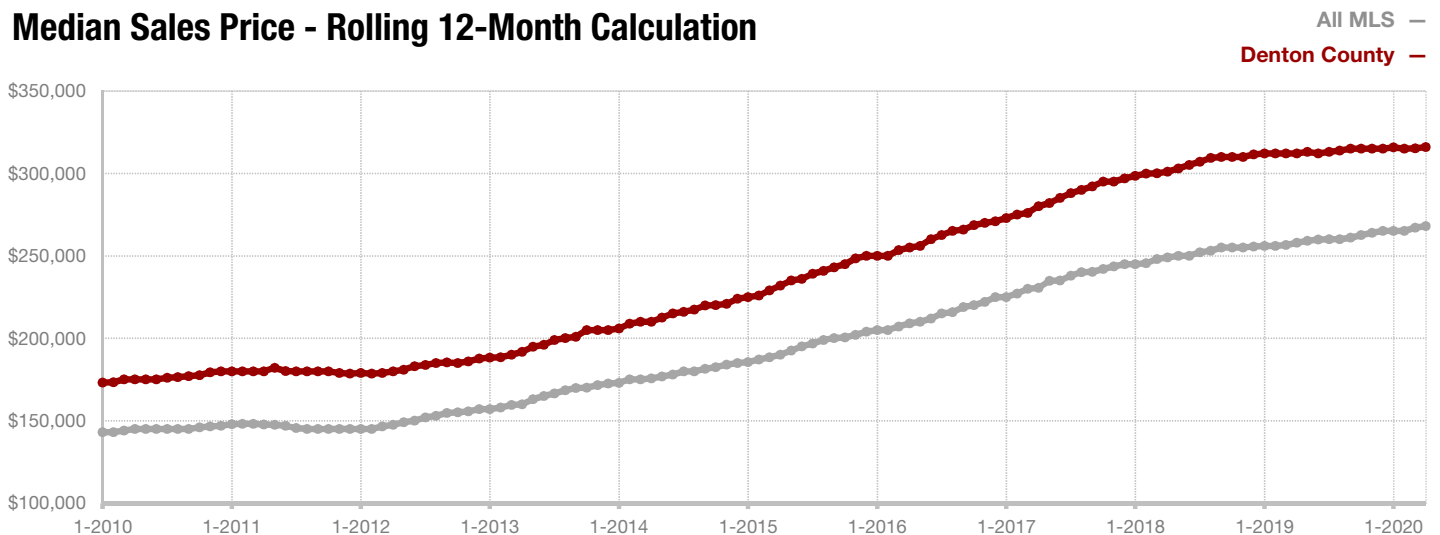
Denton County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,167	1,592	- 26.5%	7,083	6,575	- 7.2%
Pending Sales	1,542	1,116	- 27.6%	5,269	5,027	- 4.6%
Closed Sales	1,399	1,158	- 17.2%	4,336	4,510	+ 4.0%
Average Sales Price*	\$357,663	\$365,391	+ 2.2%	\$355,693	\$360,049	+ 1.2%
Median Sales Price*	\$315,000	\$315,000	0.0%	\$310,000	\$313,950	+ 1.3%
Percent of Original List Price Received*	96.8%	97.4%	+ 0.6%	96.3%	96.7%	+ 0.4%
Days on Market Until Sale	52	47	- 9.6%	60	57	- 5.0%
Inventory of Homes for Sale	3,973	3,226	- 18.8%	--	--	--
Months Supply of Inventory	3.2	2.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 62.1%

- 44.4%

+ 16.0%

Change in
New Listings

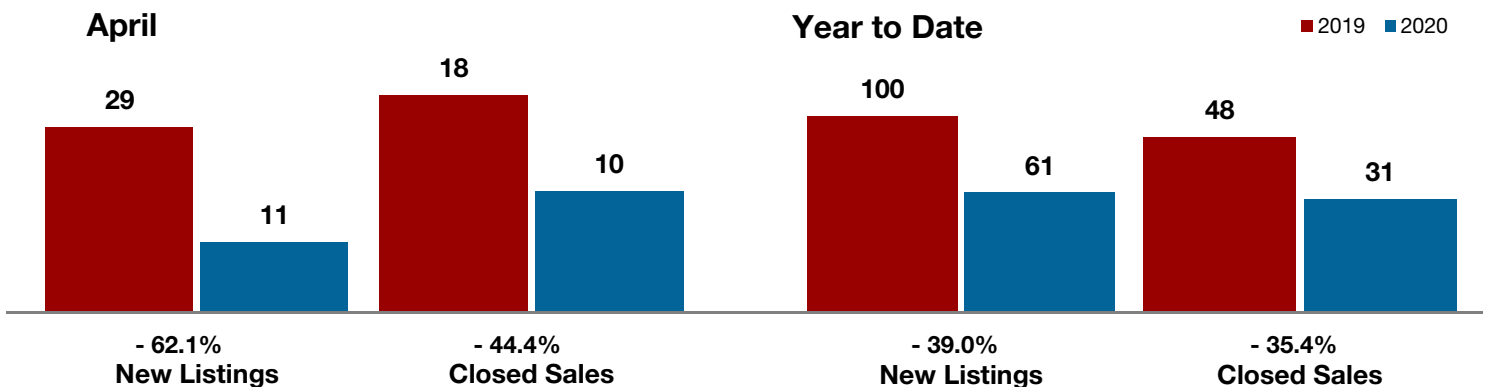
Change in
Closed Sales

Change in
Median Sales Price

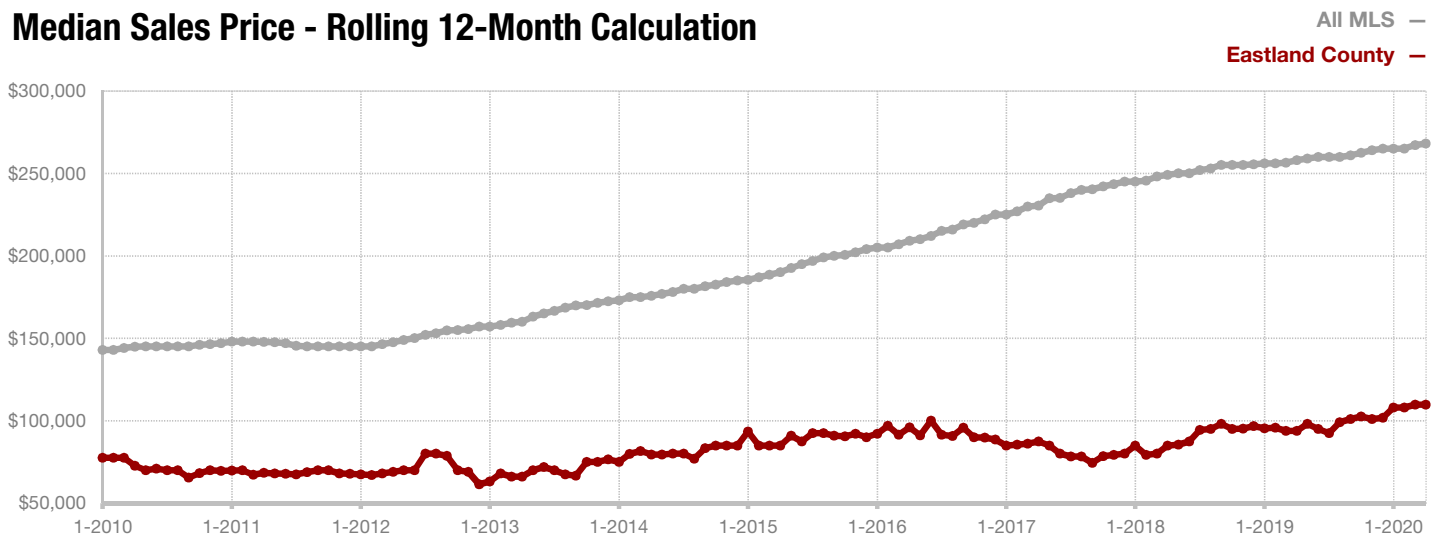
Eastland County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	29	11	- 62.1%	100	61	- 39.0%
Pending Sales	18	10	- 44.4%	62	39	- 37.1%
Closed Sales	18	10	- 44.4%	48	31	- 35.4%
Average Sales Price*	\$388,721	\$142,495	- 63.3%	\$213,146	\$155,448	- 27.1%
Median Sales Price*	\$134,500	\$156,000	+ 16.0%	\$69,000	\$101,750	+ 47.5%
Percent of Original List Price Received*	93.0%	89.7%	- 3.5%	89.8%	89.1%	- 0.8%
Days on Market Until Sale	132	139	+ 5.3%	123	103	- 16.3%
Inventory of Homes for Sale	117	80	- 31.6%	--	--	--
Months Supply of Inventory	9.2	6.8	- 22.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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Ellis County

- 18.5%

+ 5.7%

+ 6.8%

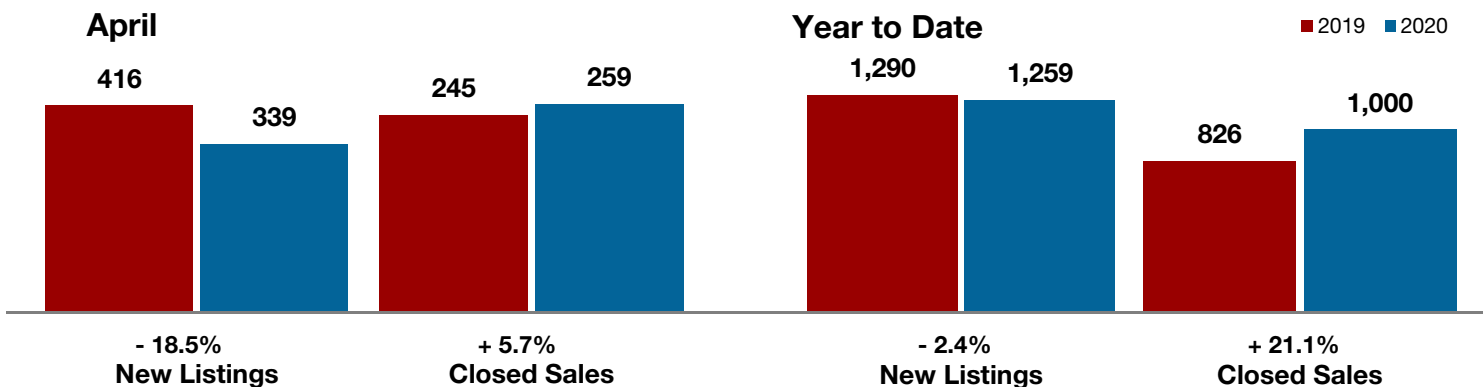
Change in
New Listings

Change in
Closed Sales

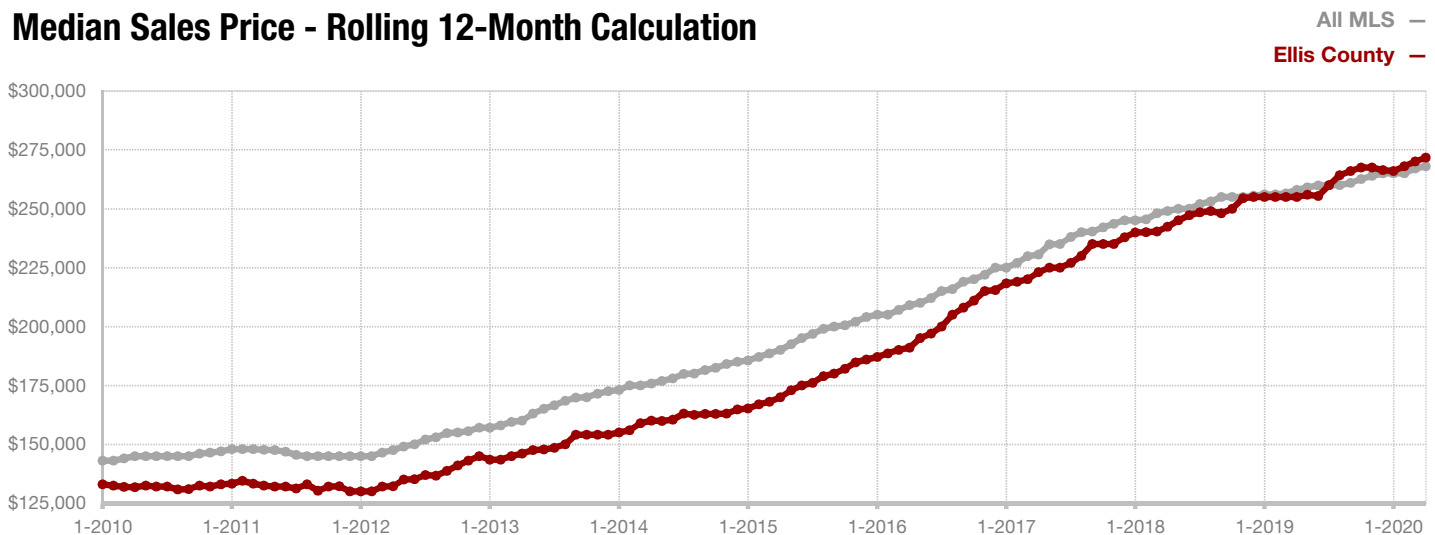
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	416	339	- 18.5%	1,290	1,259	- 2.4%
Pending Sales	291	253	- 13.1%	1,003	1,082	+ 7.9%
Closed Sales	245	259	+ 5.7%	826	1,000	+ 21.1%
Average Sales Price*	\$277,808	\$301,729	+ 8.6%	\$275,493	\$292,427	+ 6.1%
Median Sales Price*	\$268,720	\$287,000	+ 6.8%	\$253,750	\$269,999	+ 6.4%
Percent of Original List Price Received*	97.7%	97.2%	- 0.5%	97.4%	96.8%	- 0.6%
Days on Market Until Sale	65	54	- 16.9%	59	61	+ 3.4%
Inventory of Homes for Sale	731	690	- 5.6%	--	--	--
Months Supply of Inventory	3.0	2.6	0.0%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



Erath County

- 34.8%

- 24.2%

+ 43.3%

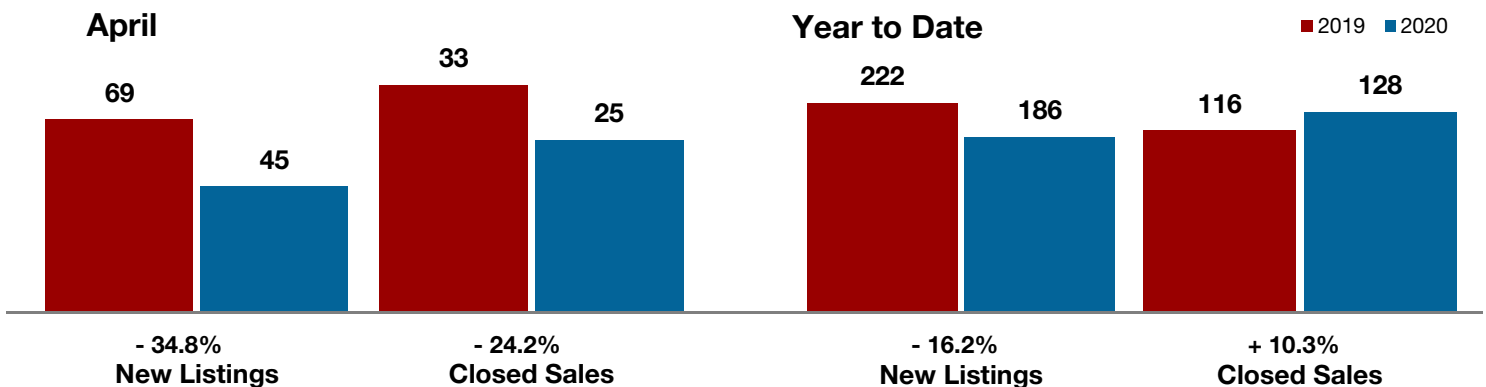
Change in
New Listings

Change in
Closed Sales

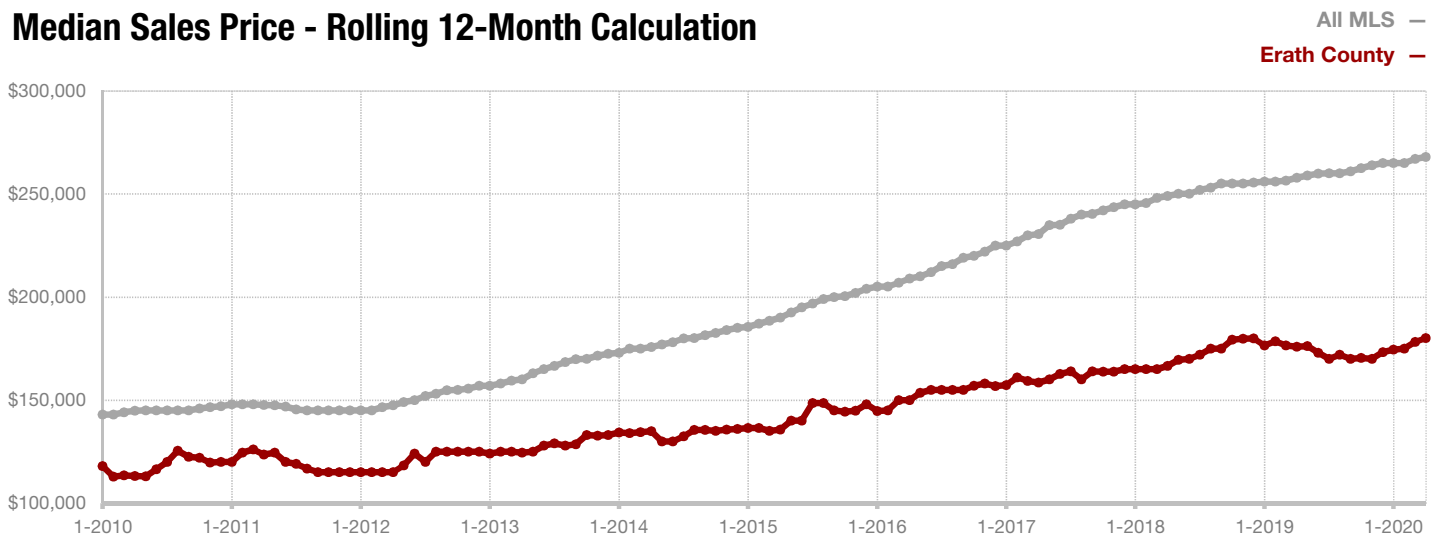
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	69	45	- 34.8%	222	186	- 16.2%
Pending Sales	56	16	- 71.4%	154	121	- 21.4%
Closed Sales	33	25	- 24.2%	116	128	+ 10.3%
Average Sales Price*	\$217,844	\$233,244	+ 7.1%	\$209,676	\$252,875	+ 20.6%
Median Sales Price*	\$150,000	\$215,000	+ 43.3%	\$153,500	\$215,000	+ 40.1%
Percent of Original List Price Received*	91.6%	92.9%	+ 1.4%	93.6%	93.7%	+ 0.1%
Days on Market Until Sale	91	61	- 33.0%	63	64	+ 1.6%
Inventory of Homes for Sale	164	162	- 1.2%	--	--	--
Months Supply of Inventory	4.3	4.5	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



Fannin County

- 34.0%

Change in
New Listings

- 40.5%

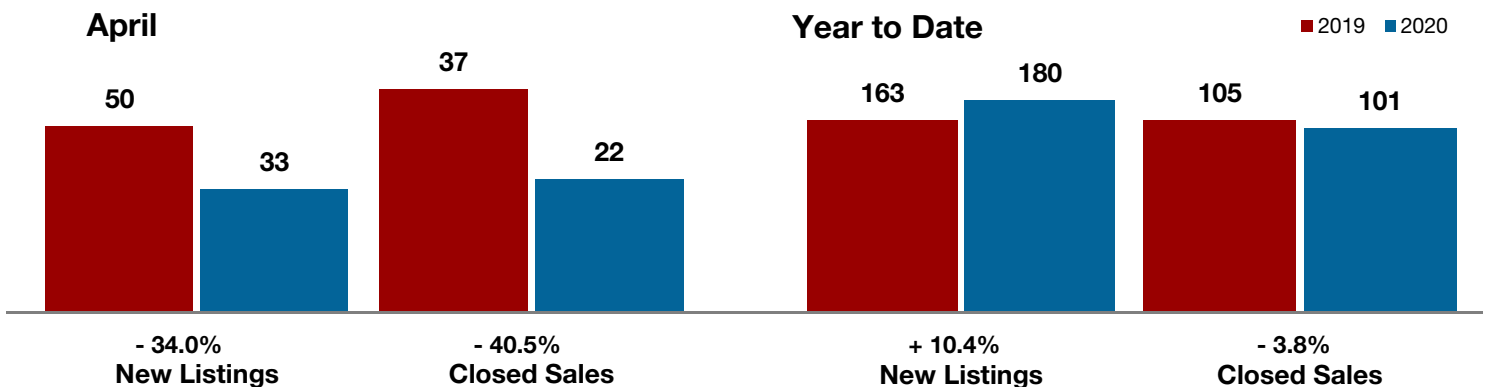
Change in
Closed Sales

- 9.2%

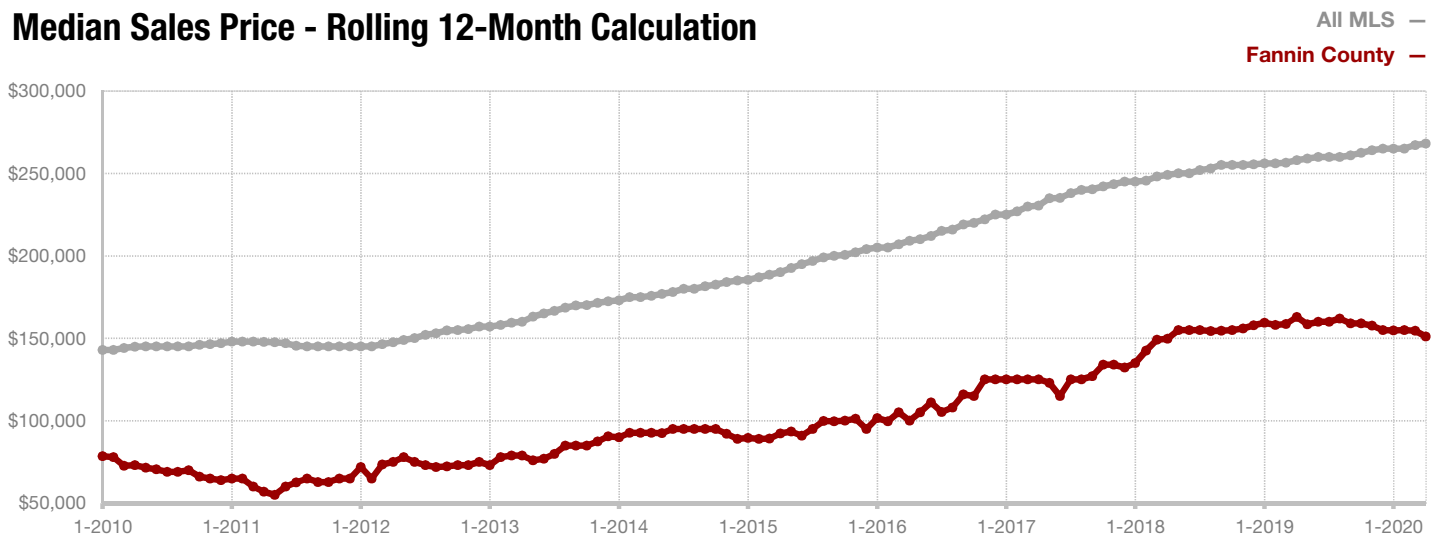
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	50	33	- 34.0%	163	180	+ 10.4%
Pending Sales	31	30	- 3.2%	111	113	+ 1.8%
Closed Sales	37	22	- 40.5%	105	101	- 3.8%
Average Sales Price*	\$214,962	\$185,270	- 13.8%	\$206,006	\$185,121	- 10.1%
Median Sales Price*	\$195,000	\$177,000	- 9.2%	\$171,000	\$160,000	- 6.4%
Percent of Original List Price Received*	93.5%	89.0%	- 4.8%	92.9%	91.9%	- 1.1%
Days on Market Until Sale	78	71	- 9.0%	69	66	- 4.3%
Inventory of Homes for Sale	154	146	- 5.2%	--	--	--
Months Supply of Inventory	5.3	4.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 38.1%

- 25.0%

- 46.6%

Change in
New Listings

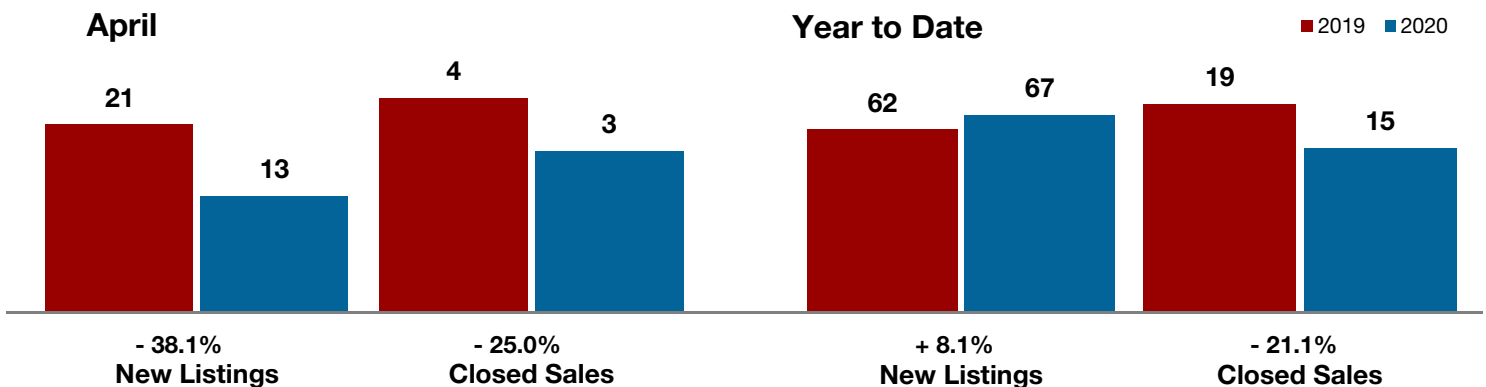
Change in
Closed Sales

Change in
Median Sales Price

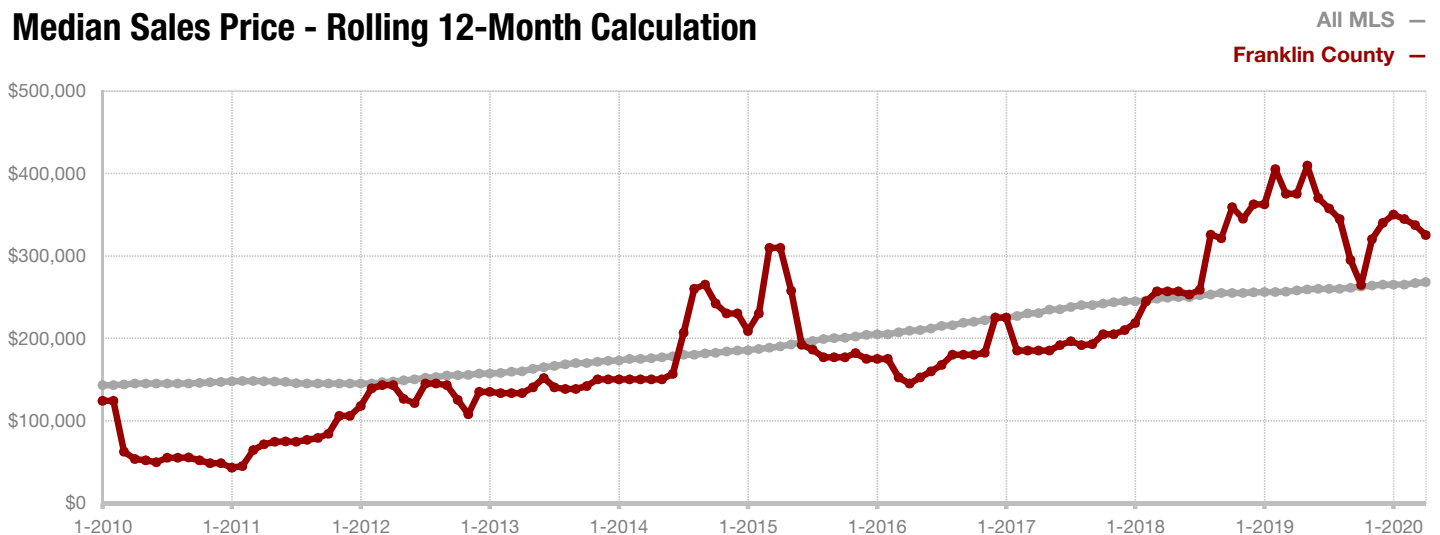
Franklin County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	21	13	- 38.1%	62	67	+ 8.1%
Pending Sales	5	7	+ 40.0%	21	22	+ 4.8%
Closed Sales	4	3	- 25.0%	19	15	- 21.1%
Average Sales Price*	\$329,823	\$288,877	- 12.4%	\$378,310	\$406,925	+ 7.6%
Median Sales Price*	\$309,000	\$165,000	- 46.6%	\$340,000	\$325,000	- 4.4%
Percent of Original List Price Received*	99.7%	95.5%	- 4.2%	94.0%	91.4%	- 2.8%
Days on Market Until Sale	95	76	- 20.0%	71	92	+ 29.6%
Inventory of Homes for Sale	70	67	- 4.3%	--	--	--
Months Supply of Inventory	11.7	11.7	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 28.6%

- 9.1%

- 27.9%

Change in
New Listings

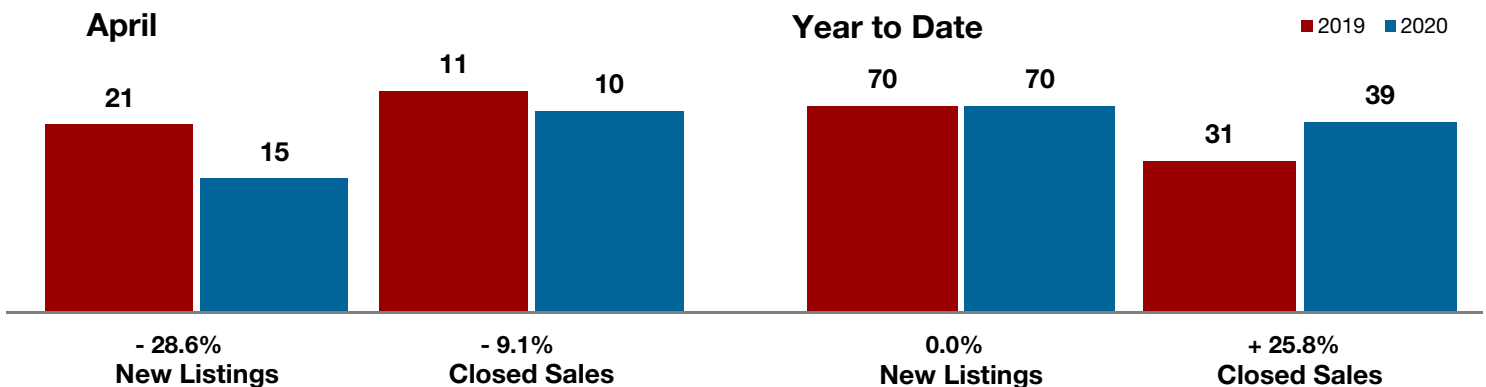
Change in
Closed Sales

Change in
Median Sales Price

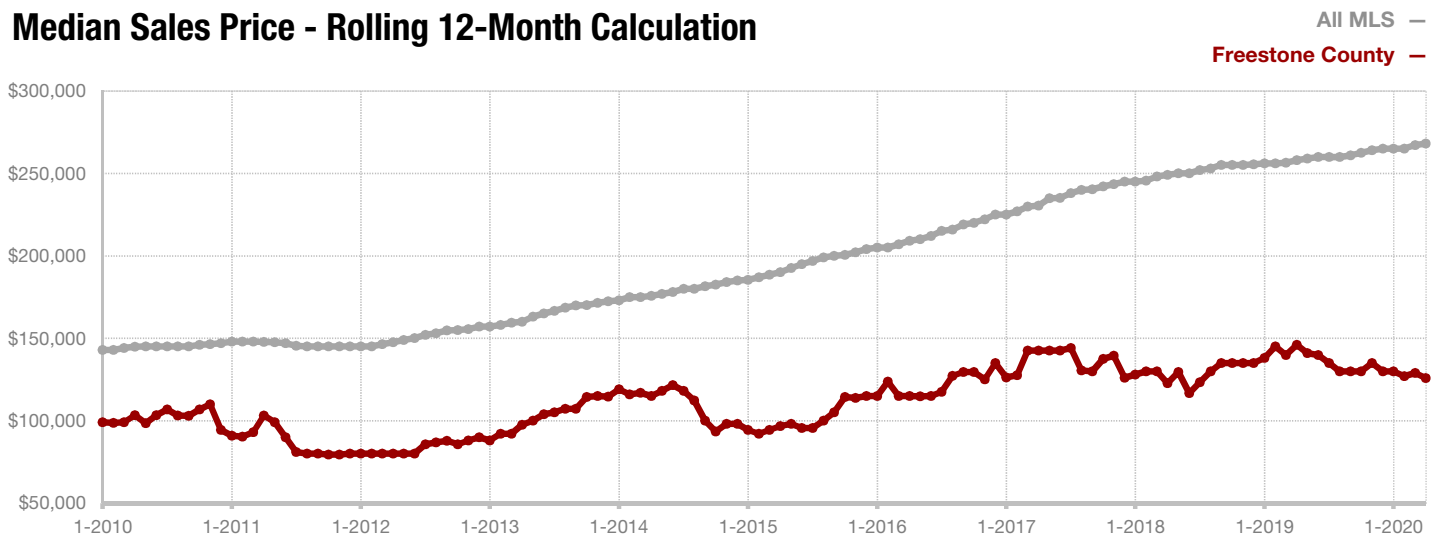
Freestone County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	21	15	- 28.6%	70	70	0.0%
Pending Sales	13	9	- 30.8%	43	45	+ 4.7%
Closed Sales	11	10	- 9.1%	31	39	+ 25.8%
Average Sales Price*	\$157,673	\$193,650	+ 22.8%	\$154,613	\$173,400	+ 12.2%
Median Sales Price*	\$182,000	\$131,250	- 27.9%	\$128,500	\$124,000	- 3.5%
Percent of Original List Price Received*	88.0%	93.5%	+ 6.3%	90.8%	91.2%	+ 0.4%
Days on Market Until Sale	106	72	- 32.1%	84	101	+ 20.2%
Inventory of Homes for Sale	61	61	0.0%	--	--	--
Months Supply of Inventory	5.0	5.6	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 16.7%

- 27.7%

+ 6.8%

Change in
New Listings

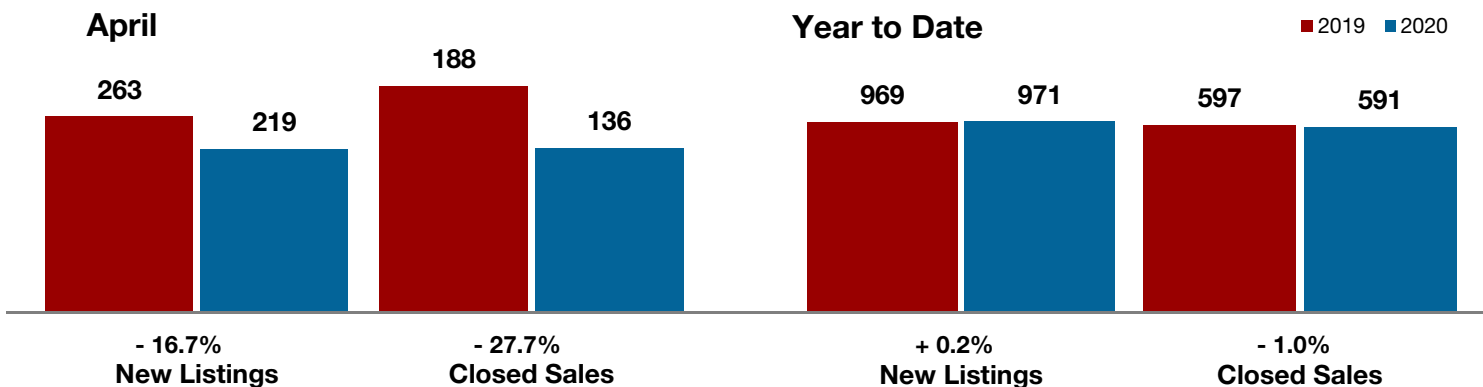
Change in
Closed Sales

Change in
Median Sales Price

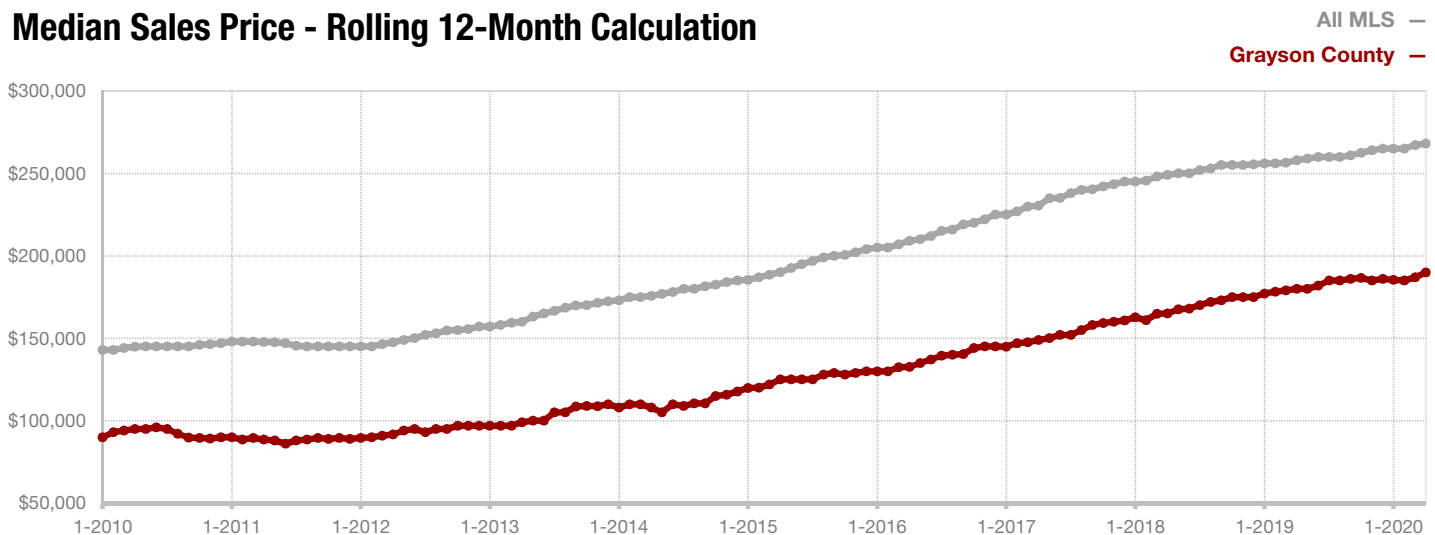
Grayson County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	263	219	- 16.7%	969	971	+ 0.2%
Pending Sales	204	155	- 24.0%	705	664	- 5.8%
Closed Sales	188	136	- 27.7%	597	591	- 1.0%
Average Sales Price*	\$221,128	\$225,327	+ 1.9%	\$220,816	\$211,425	- 4.3%
Median Sales Price*	\$180,000	\$192,217	+ 6.8%	\$178,250	\$182,000	+ 2.1%
Percent of Original List Price Received*	95.4%	96.0%	+ 0.6%	94.1%	93.4%	- 0.7%
Days on Market Until Sale	60	54	- 10.0%	63	72	+ 14.3%
Inventory of Homes for Sale	673	670	- 0.4%	--	--	--
Months Supply of Inventory	4.1	3.9	0.0%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 47.1%

+ 700.0%

+ 56.8%

Change in
New Listings

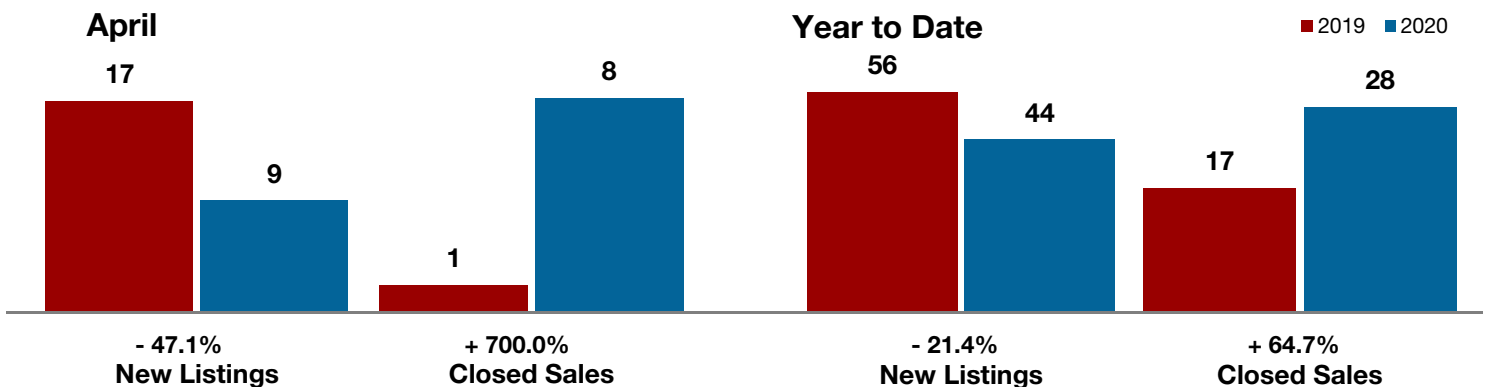
Change in
Closed Sales

Change in
Median Sales Price

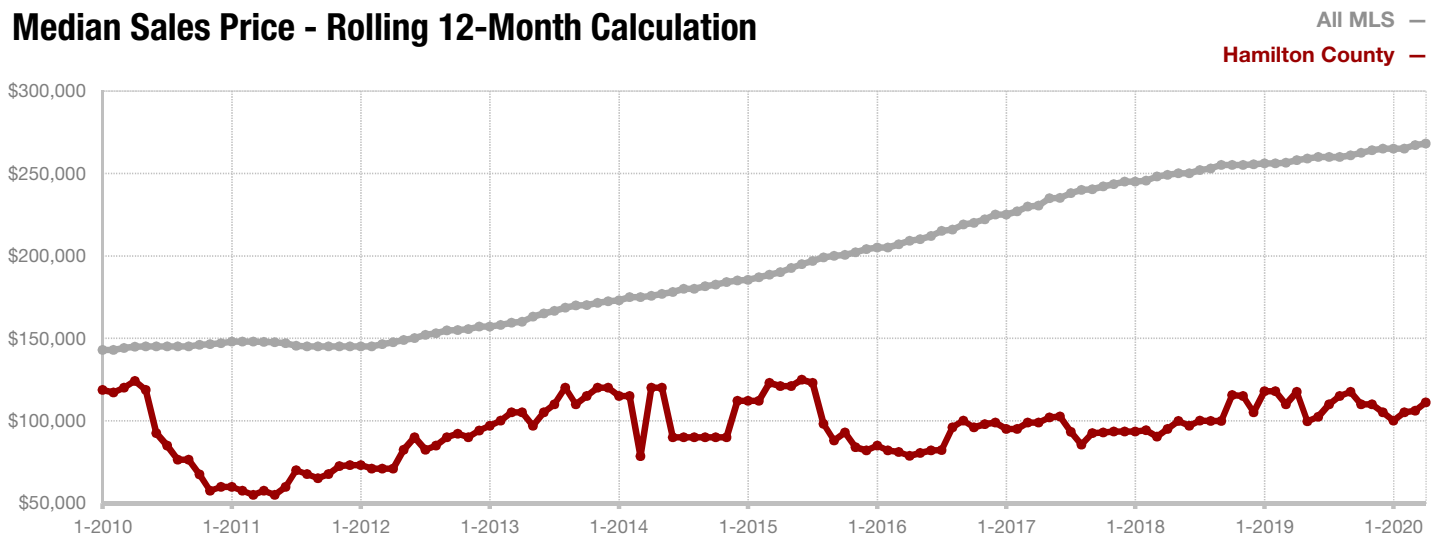
Hamilton County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	17	9	- 47.1%	56	44	- 21.4%
Pending Sales	7	8	+ 14.3%	27	35	+ 29.6%
Closed Sales	1	8	+ 700.0%	17	28	+ 64.7%
Average Sales Price*	\$92,500	\$230,253	+ 148.9%	\$161,432	\$168,076	+ 4.1%
Median Sales Price*	\$92,500	\$145,000	+ 56.8%	\$59,000	\$107,000	+ 81.4%
Percent of Original List Price Received*	94.9%	92.5%	- 2.5%	86.4%	87.1%	+ 0.8%
Days on Market Until Sale	12	129	+ 975.0%	87	105	+ 20.7%
Inventory of Homes for Sale	68	40	- 41.2%	--	--	--
Months Supply of Inventory	11.2	4.9	- 54.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 66.7%

--

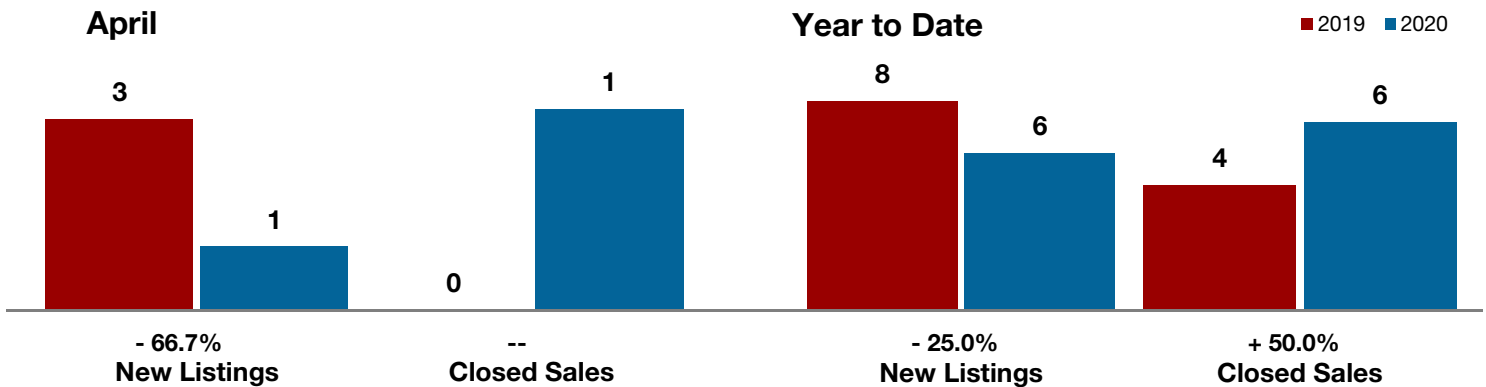
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Harrison County

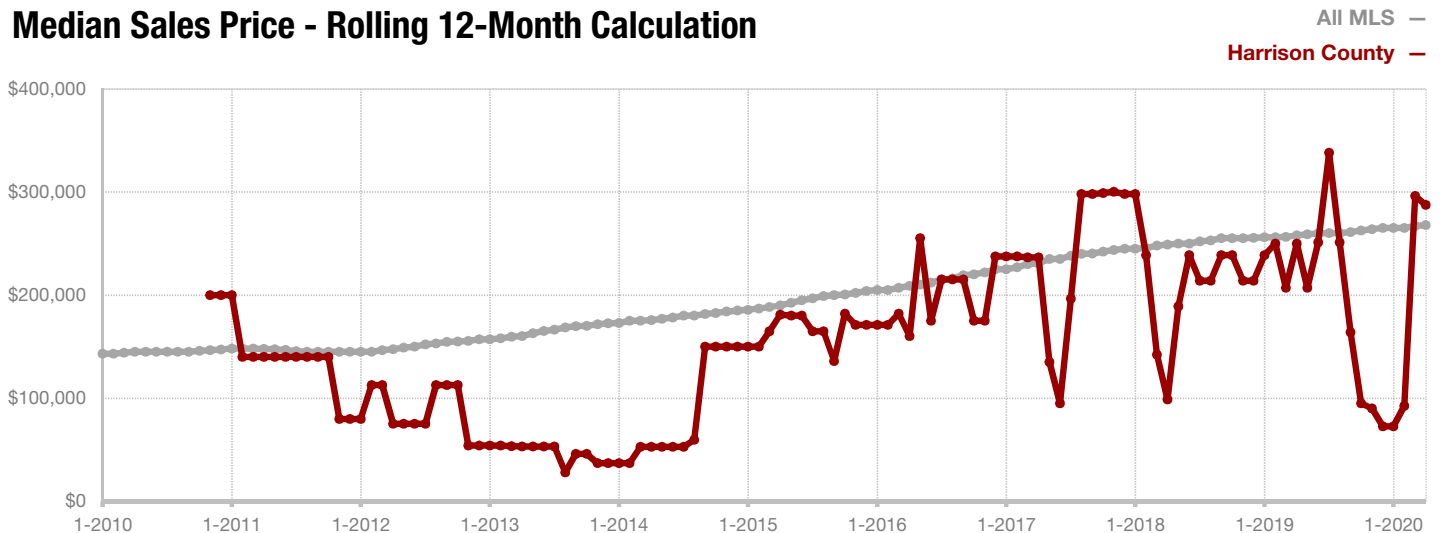
Change in New Listings	Change in Closed Sales	Change in Median Sales Price
---------------------------	---------------------------	---------------------------------

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3	1	- 66.7%	8	6	- 25.0%
Pending Sales	0	0	0.0%	3	5	+ 66.7%
Closed Sales	0	1	--	4	6	+ 50.0%
Average Sales Price*	--	\$203,500	--	\$133,000	\$412,417	+ 210.1%
Median Sales Price*	--	\$203,500	--	\$46,500	\$311,750	+ 570.4%
Percent of Original List Price Received*	--	102.0%	--	81.8%	93.9%	+ 14.8%
Days on Market Until Sale	--	5	--	107	90	- 15.9%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	11.5	5.8	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 21.4%

- 24.7%

- 1.6%

Change in
New Listings

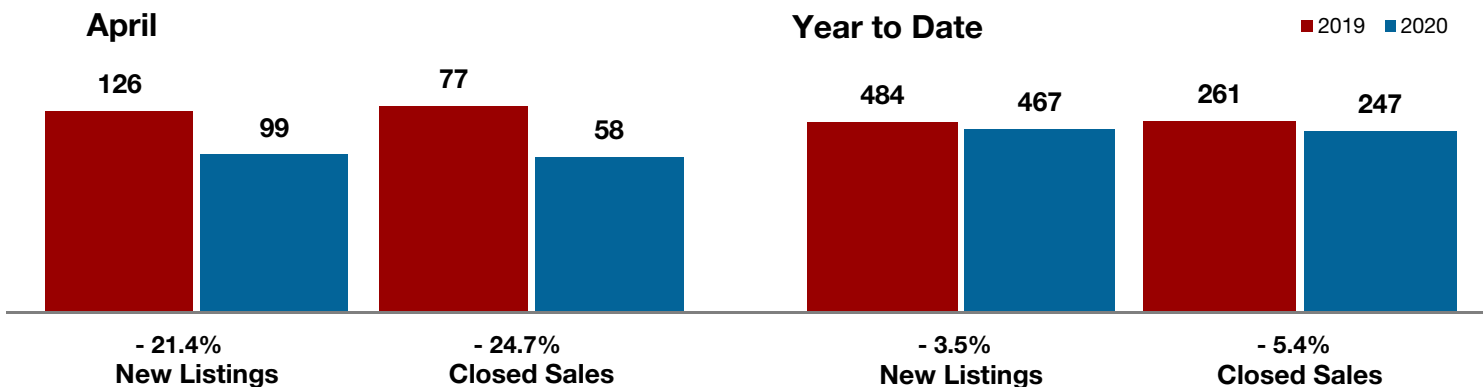
Change in
Closed Sales

Change in
Median Sales Price

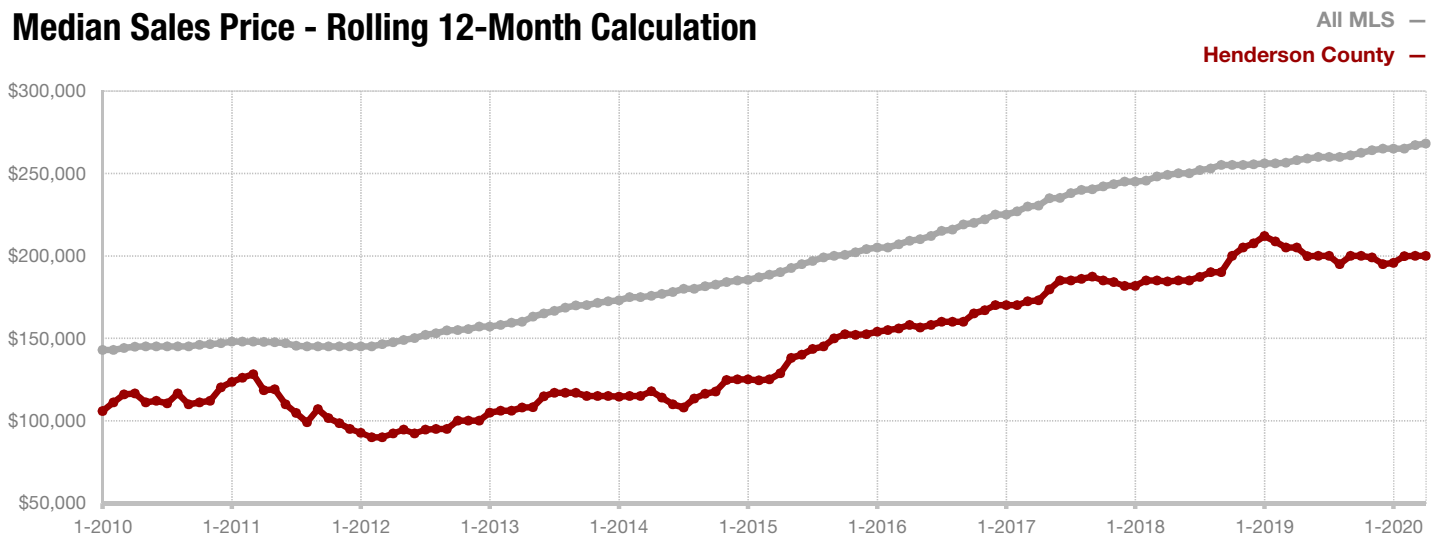
Henderson County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	126	99	- 21.4%	484	467	- 3.5%
Pending Sales	98	72	- 26.5%	313	293	- 6.4%
Closed Sales	77	58	- 24.7%	261	247	- 5.4%
Average Sales Price*	\$315,661	\$264,603	- 16.2%	\$259,357	\$260,273	+ 0.4%
Median Sales Price*	\$188,000	\$184,950	- 1.6%	\$188,000	\$205,000	+ 9.0%
Percent of Original List Price Received*	91.9%	92.1%	+ 0.2%	92.1%	91.4%	- 0.8%
Days on Market Until Sale	75	83	+ 10.7%	76	73	- 3.9%
Inventory of Homes for Sale	417	387	- 7.2%	--	--	--
Months Supply of Inventory	5.5	5.3	- 16.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



Hill County

- 26.4%

+ 3.4%

+ 27.6%

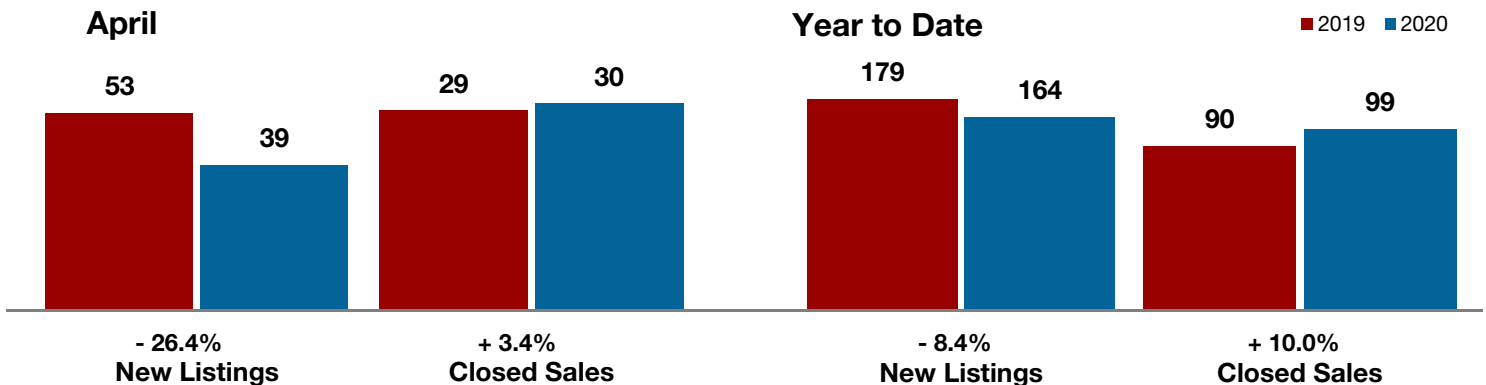
Change in
New Listings

Change in
Closed Sales

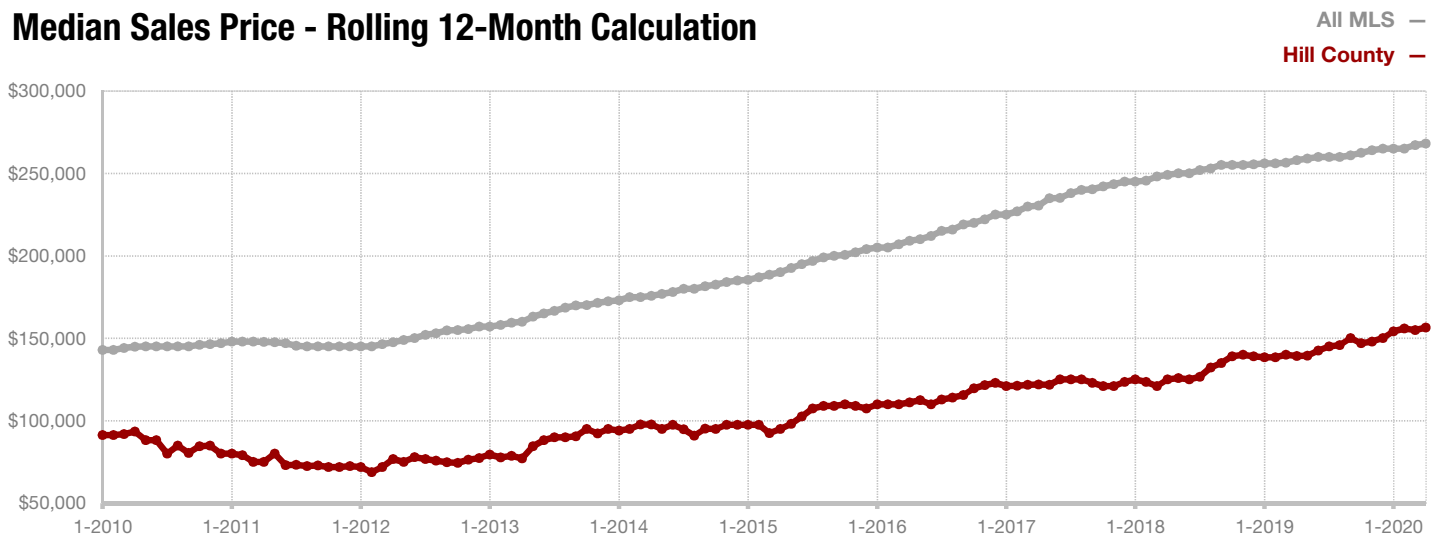
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	53	39	- 26.4%	179	164	- 8.4%
Pending Sales	40	36	- 10.0%	121	113	- 6.6%
Closed Sales	29	30	+ 3.4%	90	99	+ 10.0%
Average Sales Price*	\$137,990	\$212,643	+ 54.1%	\$149,160	\$182,023	+ 22.0%
Median Sales Price*	\$125,000	\$159,450	+ 27.6%	\$122,750	\$150,000	+ 22.2%
Percent of Original List Price Received*	92.0%	90.6%	- 1.5%	90.5%	91.9%	+ 1.5%
Days on Market Until Sale	60	91	+ 51.7%	71	86	+ 21.1%
Inventory of Homes for Sale	147	124	- 15.6%	--	--	--
Months Supply of Inventory	5.2	4.1	- 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



Hood County

- 35.9%

Change in
New Listings

- 3.5%

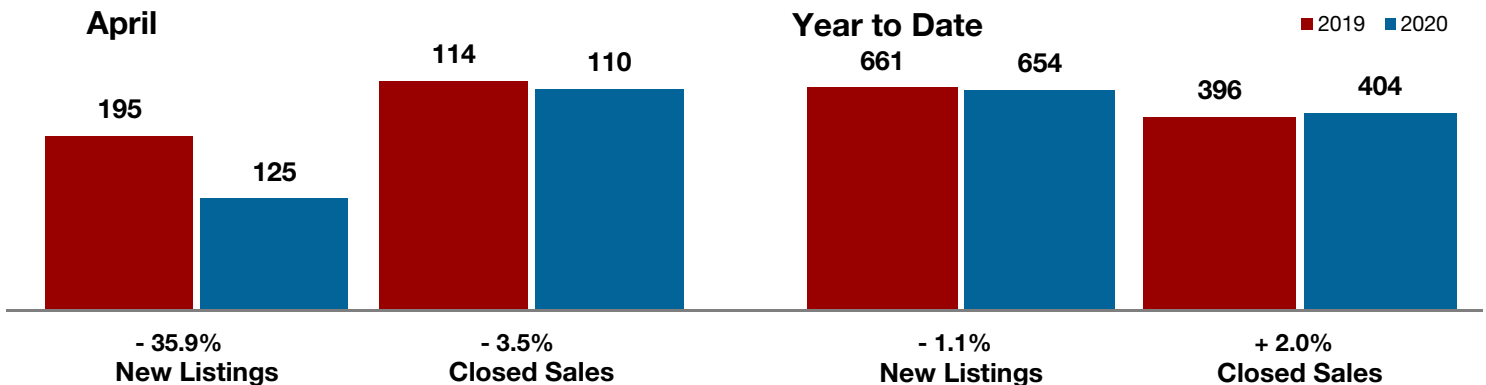
Change in
Closed Sales

- 6.5%

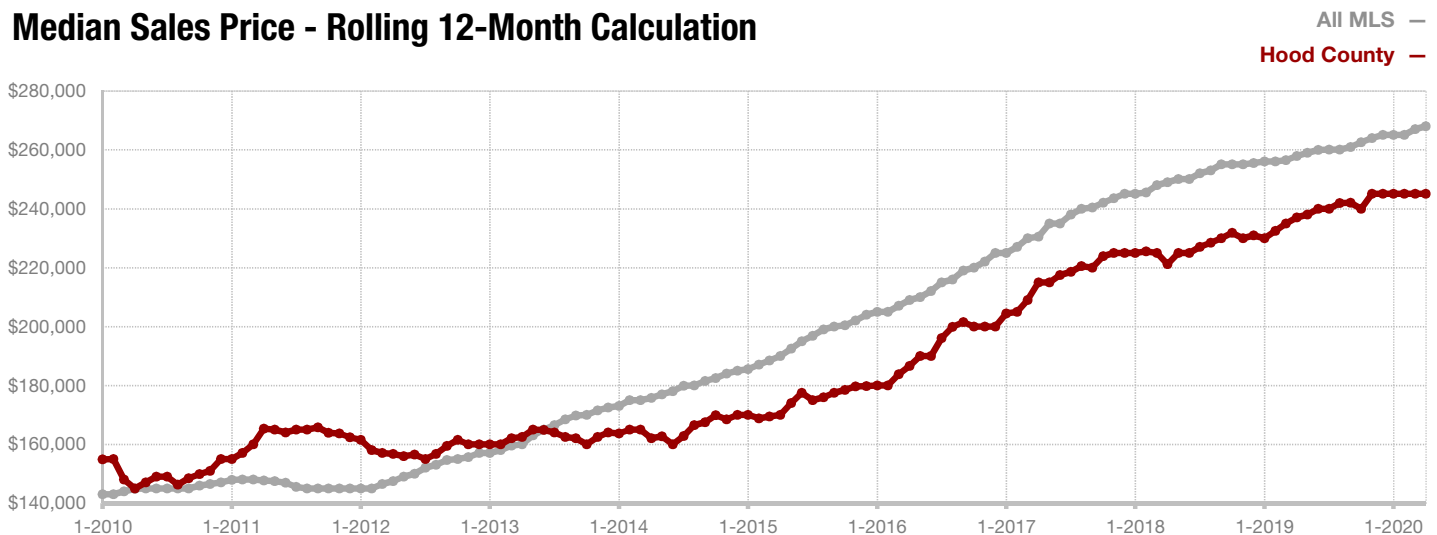
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	195	125	- 35.9%	661	654	- 1.1%
Pending Sales	135	74	- 45.2%	476	405	- 14.9%
Closed Sales	114	110	- 3.5%	396	404	+ 2.0%
Average Sales Price*	\$274,796	\$289,669	+ 5.4%	\$271,051	\$282,175	+ 4.1%
Median Sales Price*	\$257,500	\$240,750	- 6.5%	\$240,000	\$242,900	+ 1.2%
Percent of Original List Price Received*	96.0%	96.5%	+ 0.5%	96.2%	96.1%	- 0.1%
Days on Market Until Sale	47	51	+ 8.5%	48	52	+ 8.3%
Inventory of Homes for Sale	359	418	+ 16.4%	--	--	--
Months Supply of Inventory	3.1	3.7	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 6.3%

+ 7.1%

- 12.9%

Change in
New Listings

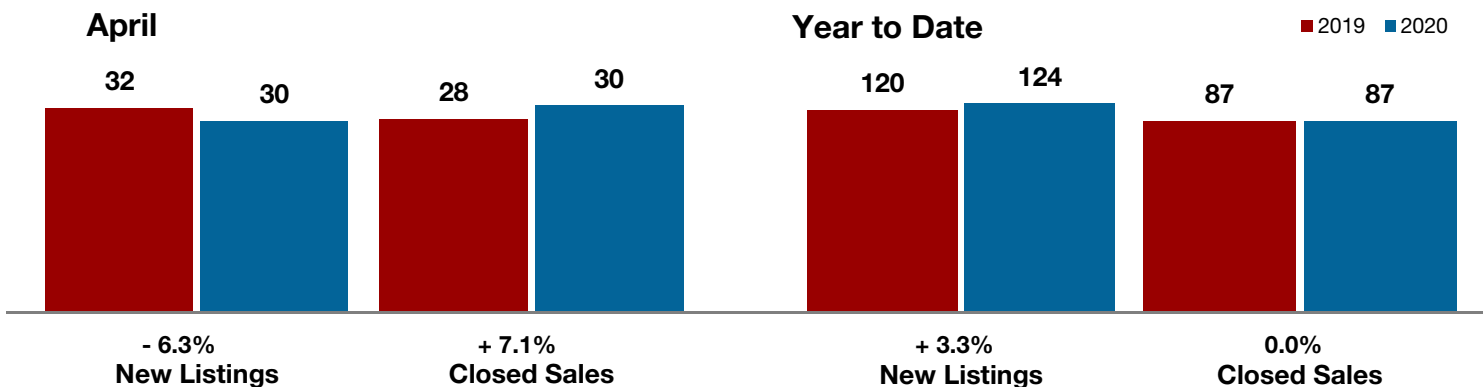
Change in
Closed Sales

Change in
Median Sales Price

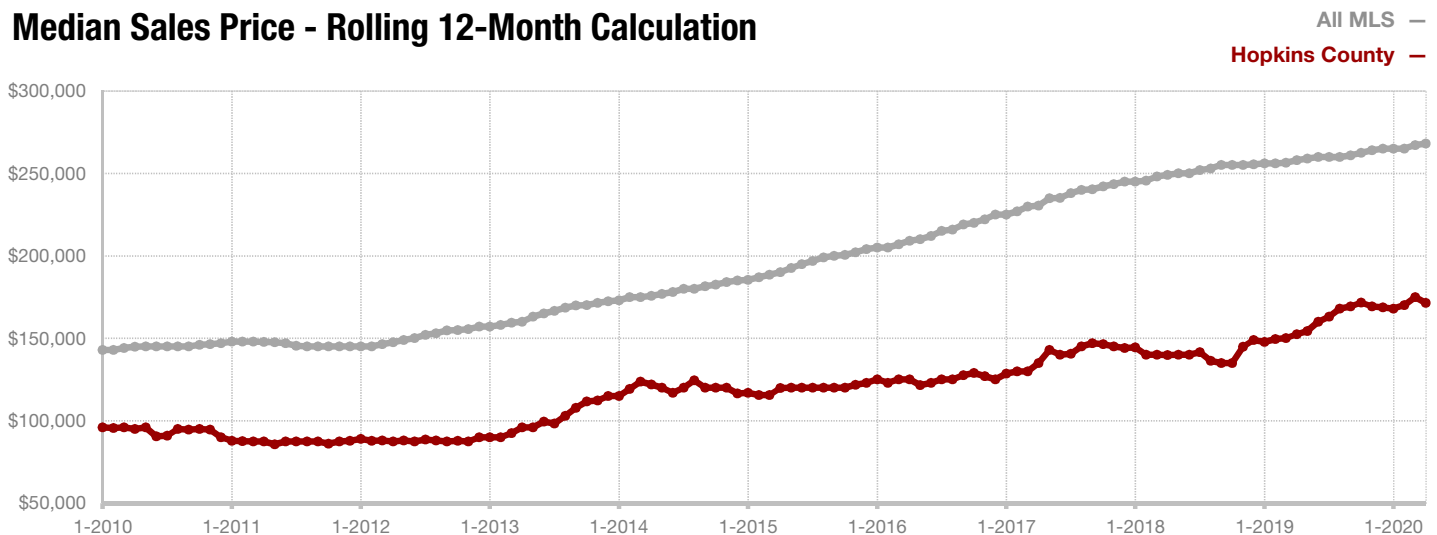
Hopkins County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	32	30	- 6.3%	120	124	+ 3.3%
Pending Sales	30	23	- 23.3%	95	87	- 8.4%
Closed Sales	28	30	+ 7.1%	87	87	0.0%
Average Sales Price*	\$190,495	\$211,514	+ 11.0%	\$168,074	\$205,368	+ 22.2%
Median Sales Price*	\$183,500	\$159,900	- 12.9%	\$149,500	\$164,200	+ 9.8%
Percent of Original List Price Received*	96.0%	93.7%	- 2.4%	94.0%	93.7%	- 0.3%
Days on Market Until Sale	48	70	+ 45.8%	55	63	+ 14.5%
Inventory of Homes for Sale	97	81	- 16.5%	--	--	--
Months Supply of Inventory	4.0	3.7	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



Hunt County

- 25.0%

- 19.4%

+ 8.4%

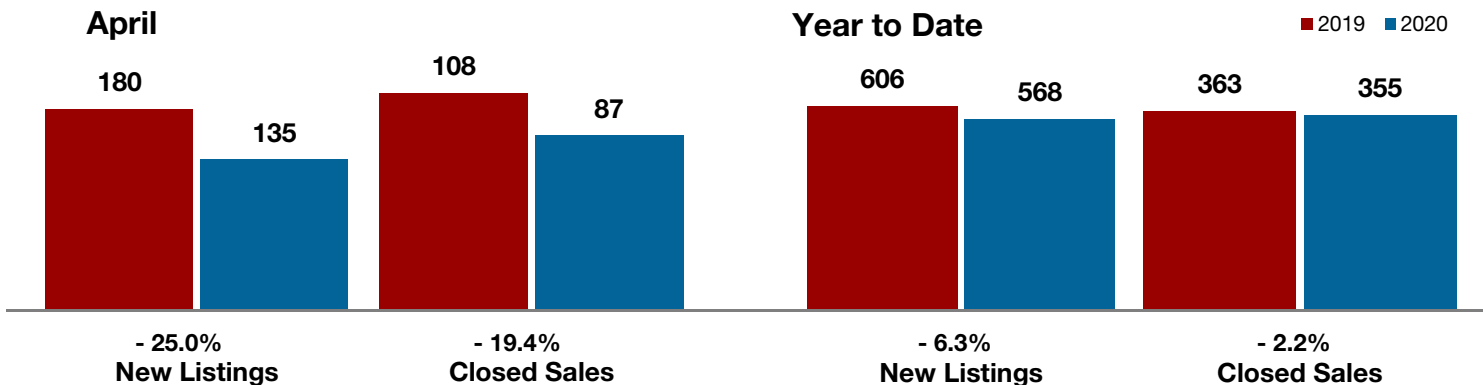
Change in
New Listings

Change in
Closed Sales

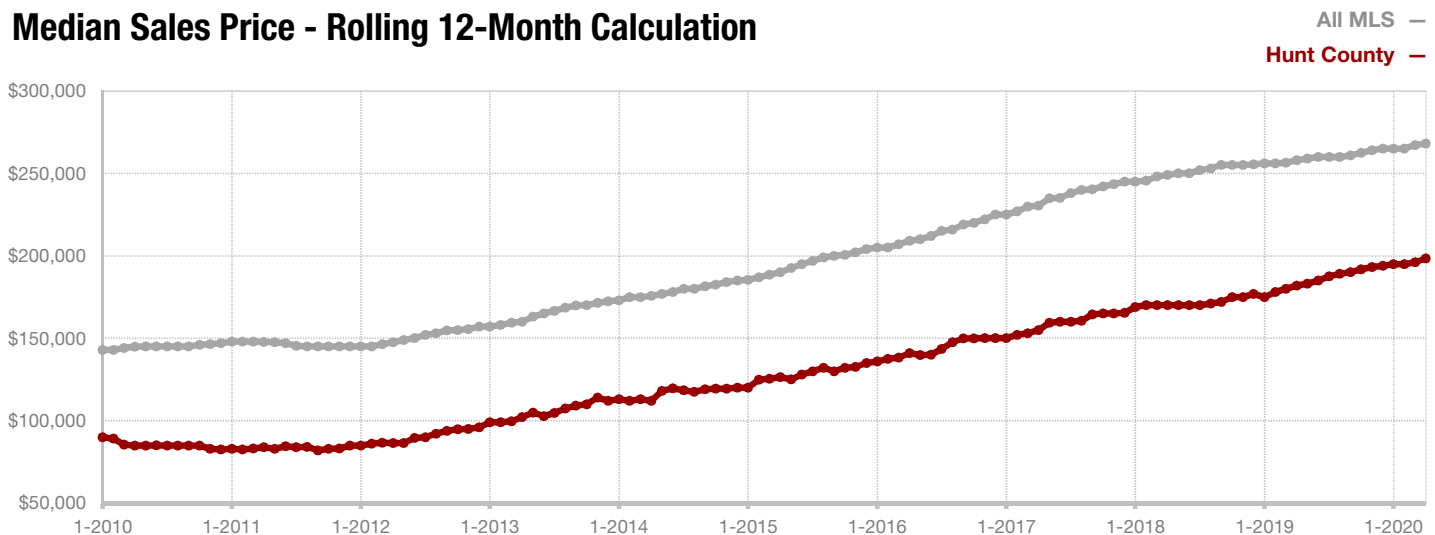
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	180	135	- 25.0%	606	568	- 6.3%
Pending Sales	125	92	- 26.4%	424	394	- 7.1%
Closed Sales	108	87	- 19.4%	363	355	- 2.2%
Average Sales Price*	\$206,342	\$232,095	+ 12.5%	\$205,770	\$225,146	+ 9.4%
Median Sales Price*	\$189,000	\$204,900	+ 8.4%	\$185,500	\$199,900	+ 7.8%
Percent of Original List Price Received*	96.5%	95.8%	- 0.7%	94.4%	94.6%	+ 0.2%
Days on Market Until Sale	49	58	+ 18.4%	51	62	+ 21.6%
Inventory of Homes for Sale	372	341	- 8.3%	--	--	--
Months Supply of Inventory	3.8	3.2	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 25.0%

+ 150.0%

+ 622.9%

Change in
New Listings

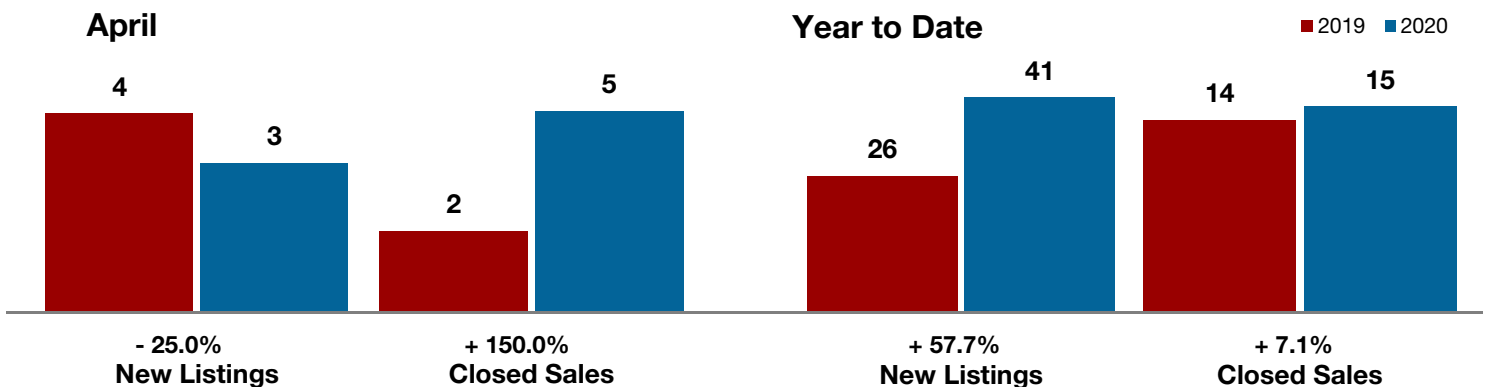
Change in
Closed Sales

Change in
Median Sales Price

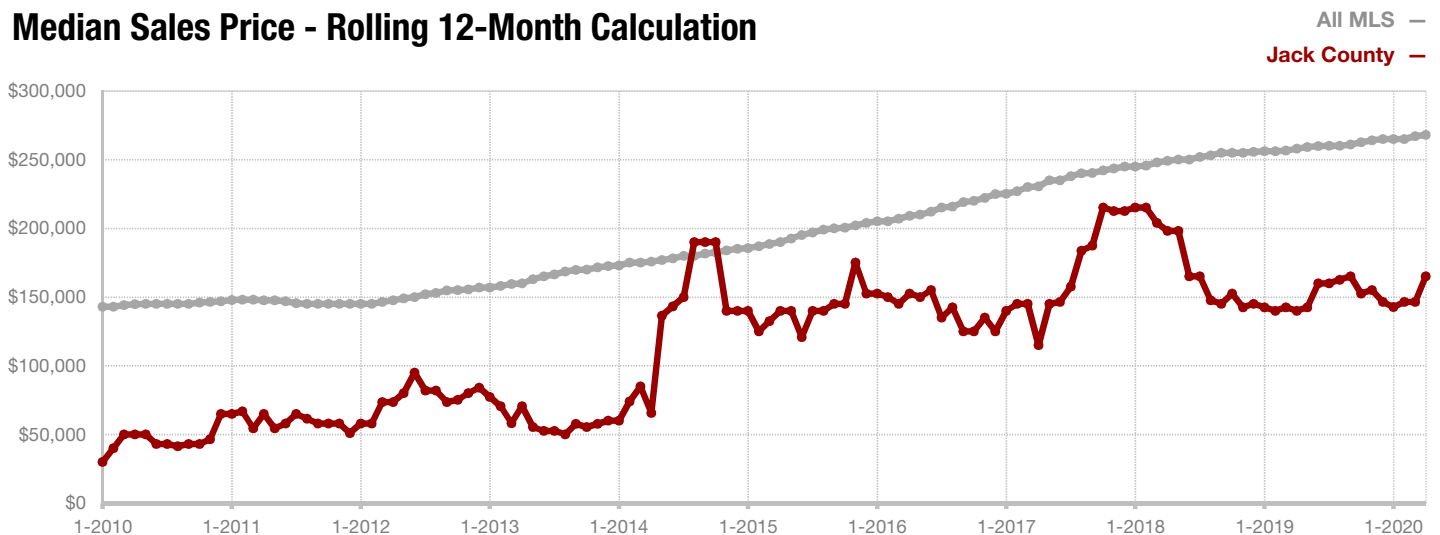
Jack County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	4	3	- 25.0%	26	41	+ 57.7%
Pending Sales	4	4	0.0%	15	16	+ 6.7%
Closed Sales	2	5	+ 150.0%	14	15	+ 7.1%
Average Sales Price*	\$41,500	\$408,300	+ 883.9%	\$196,434	\$246,180	+ 25.3%
Median Sales Price*	\$41,500	\$300,000	+ 622.9%	\$117,500	\$207,000	+ 76.2%
Percent of Original List Price Received*	74.1%	86.5%	+ 16.7%	85.5%	92.0%	+ 7.6%
Days on Market Until Sale	58	115	+ 98.3%	136	74	- 45.6%
Inventory of Homes for Sale	22	38	+ 72.7%	--	--	--
Months Supply of Inventory	5.5	11.7	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



+ 6.7%

- 23.5%

+ 3.2%

Change in
New Listings

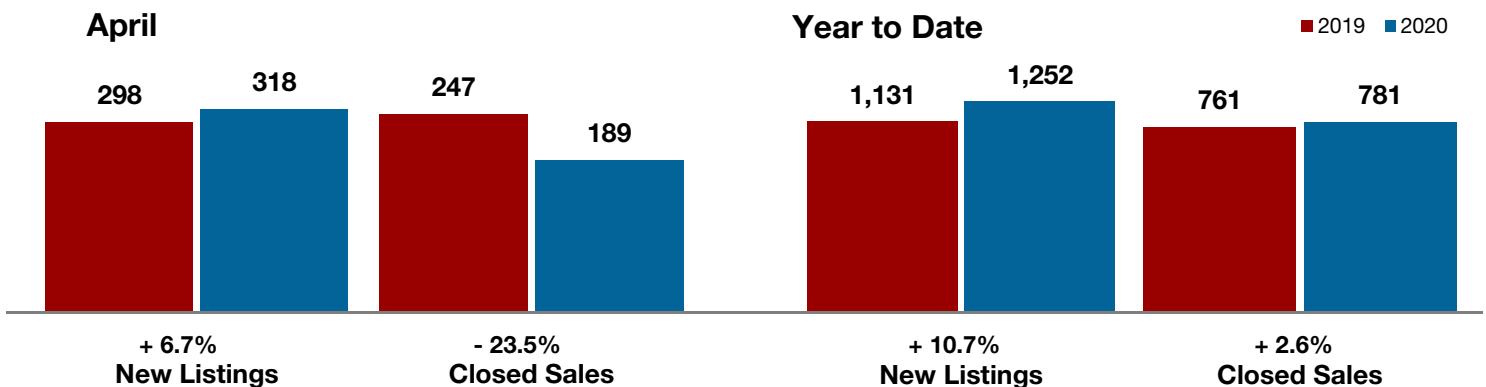
Change in
Closed Sales

Change in
Median Sales Price

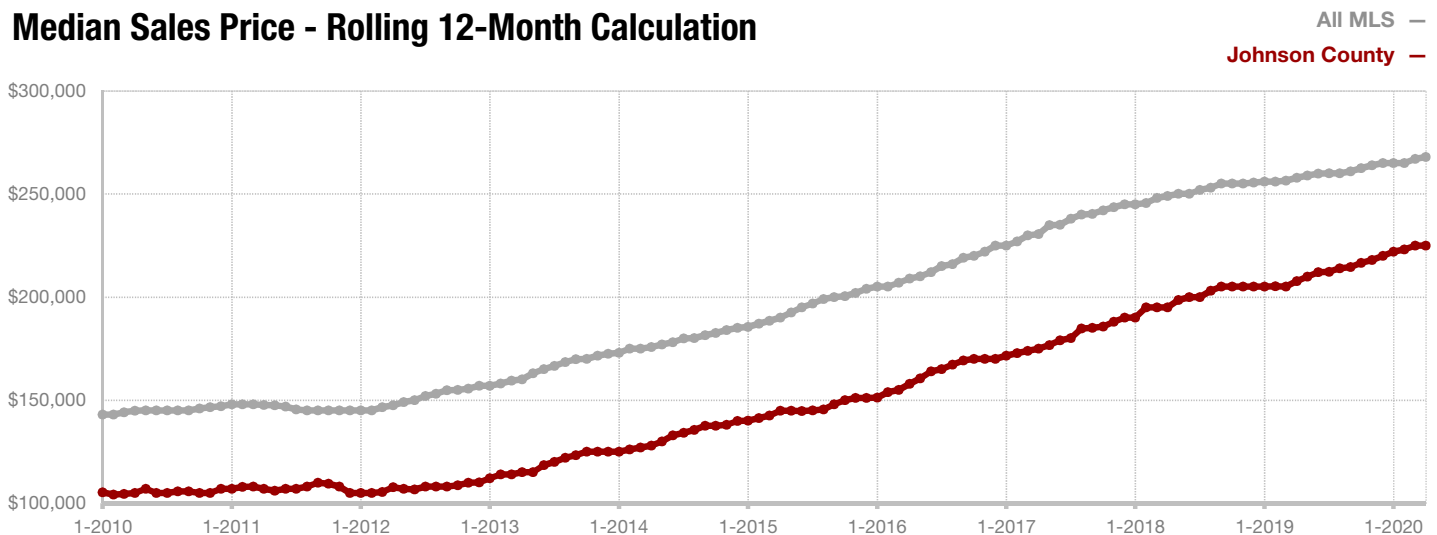
Johnson County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	298	318	+ 6.7%	1,131	1,252	+ 10.7%
Pending Sales	253	224	- 11.5%	892	921	+ 3.3%
Closed Sales	247	189	- 23.5%	761	781	+ 2.6%
Average Sales Price*	\$241,898	\$251,426	+ 3.9%	\$234,532	\$246,974	+ 5.3%
Median Sales Price*	\$220,000	\$227,000	+ 3.2%	\$207,000	\$225,000	+ 8.7%
Percent of Original List Price Received*	97.1%	97.2%	+ 0.1%	97.0%	96.7%	- 0.3%
Days on Market Until Sale	47	50	+ 6.4%	50	57	+ 14.0%
Inventory of Homes for Sale	592	689	+ 16.4%	--	--	--
Months Supply of Inventory	2.5	3.0	0.0%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



Jones County

0.0%

- 20.0%

+ 23.6%

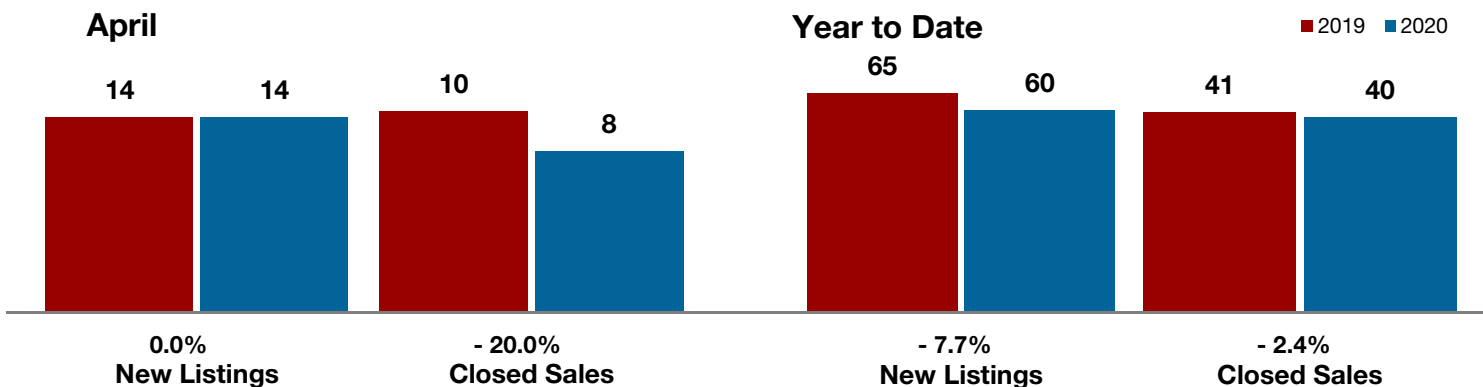
Change in
New Listings

Change in
Closed Sales

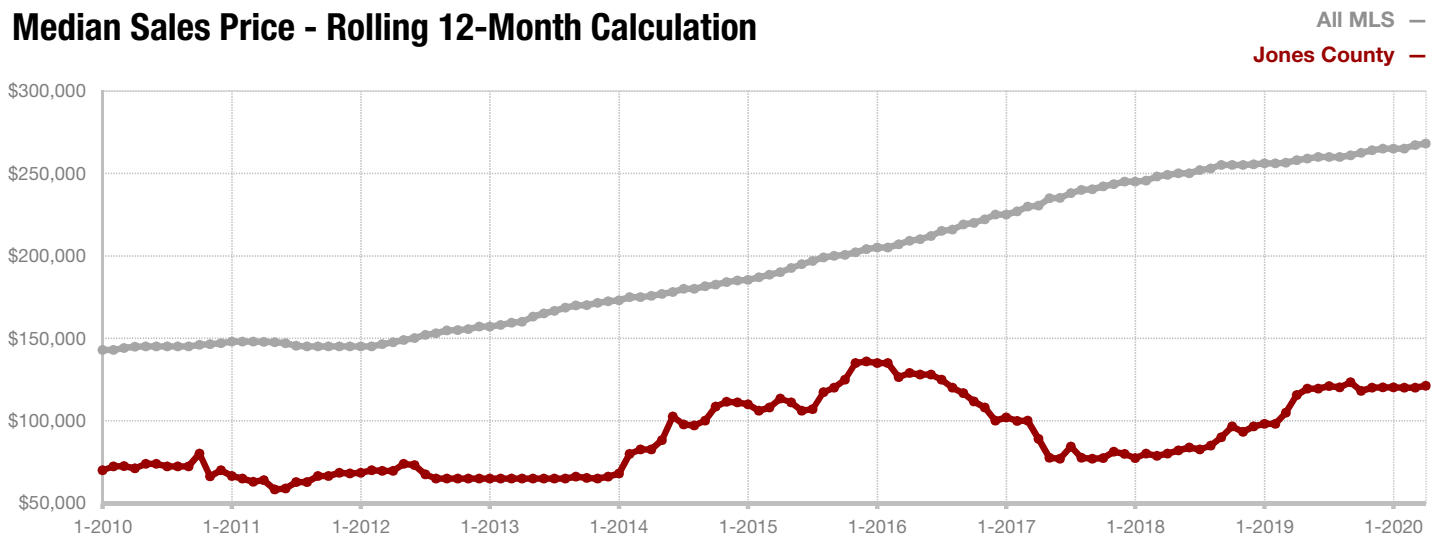
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	14	14	0.0%	65	60	- 7.7%
Pending Sales	8	11	+ 37.5%	45	49	+ 8.9%
Closed Sales	10	8	- 20.0%	41	40	- 2.4%
Average Sales Price*	\$146,720	\$163,725	+ 11.6%	\$123,246	\$151,551	+ 23.0%
Median Sales Price*	\$127,000	\$157,000	+ 23.6%	\$118,000	\$122,500	+ 3.8%
Percent of Original List Price Received*	90.0%	93.7%	+ 4.1%	91.5%	93.2%	+ 1.9%
Days on Market Until Sale	124	61	- 50.8%	95	76	- 20.0%
Inventory of Homes for Sale	63	42	- 33.3%	--	--	--
Months Supply of Inventory	6.1	3.8	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



Kaufman County

- 22.4%

+ 0.5%

+ 4.7%

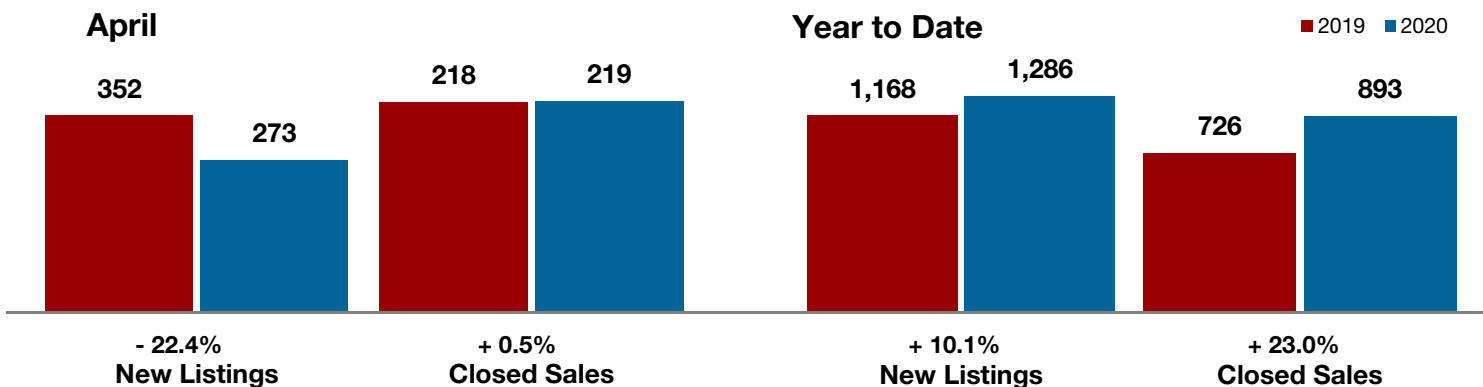
Change in
New Listings

Change in
Closed Sales

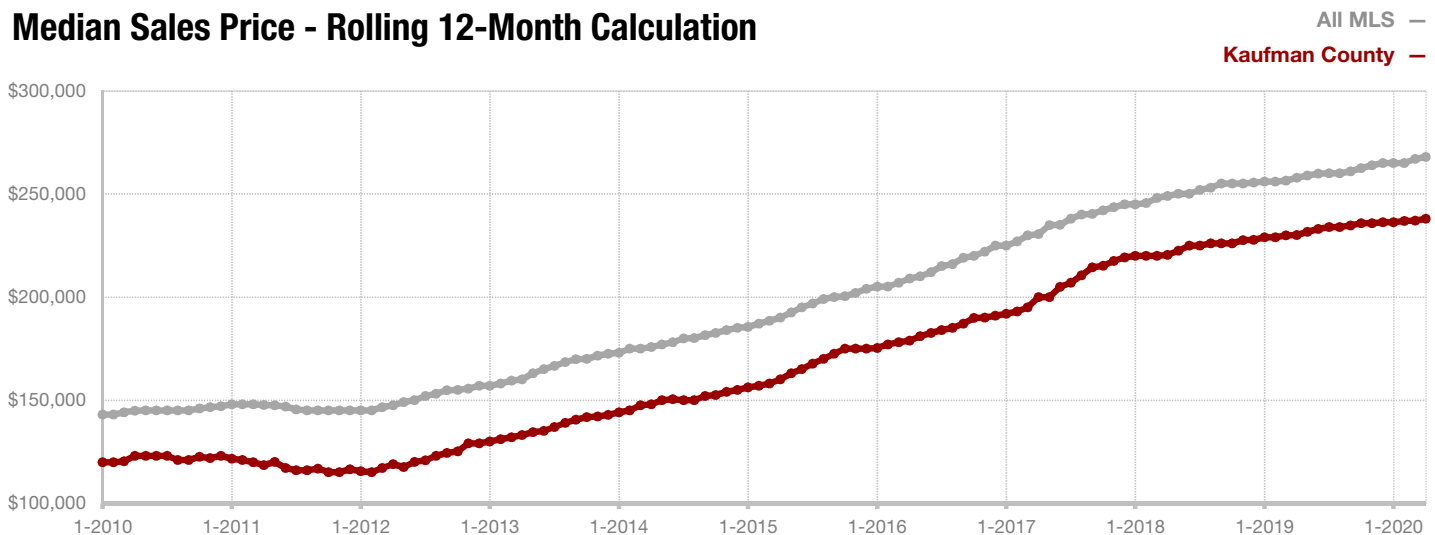
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	352	273	- 22.4%	1,168	1,286	+ 10.1%
Pending Sales	222	246	+ 10.8%	838	1,019	+ 21.6%
Closed Sales	218	219	+ 0.5%	726	893	+ 23.0%
Average Sales Price*	\$238,958	\$267,544	+ 12.0%	\$234,004	\$247,159	+ 5.6%
Median Sales Price*	\$232,240	\$243,188	+ 4.7%	\$228,245	\$237,000	+ 3.8%
Percent of Original List Price Received*	96.4%	96.0%	- 0.4%	96.1%	95.7%	- 0.4%
Days on Market Until Sale	55	63	+ 14.5%	58	62	+ 6.9%
Inventory of Homes for Sale	715	705	- 1.4%	--	--	--
Months Supply of Inventory	3.3	2.7	0.0%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 44.2%

- 16.7%

- 18.0%

Change in
New Listings

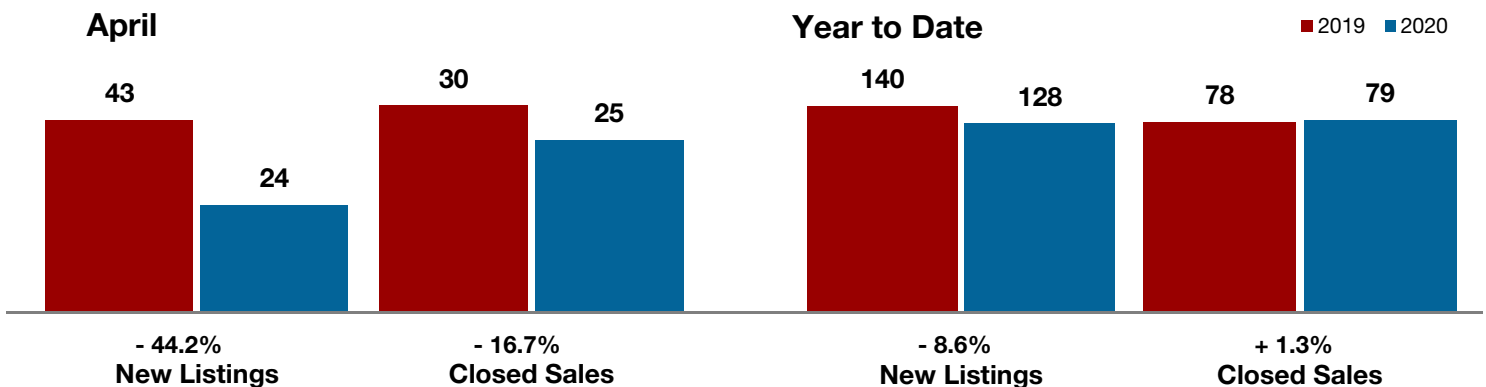
Change in
Closed Sales

Change in
Median Sales Price

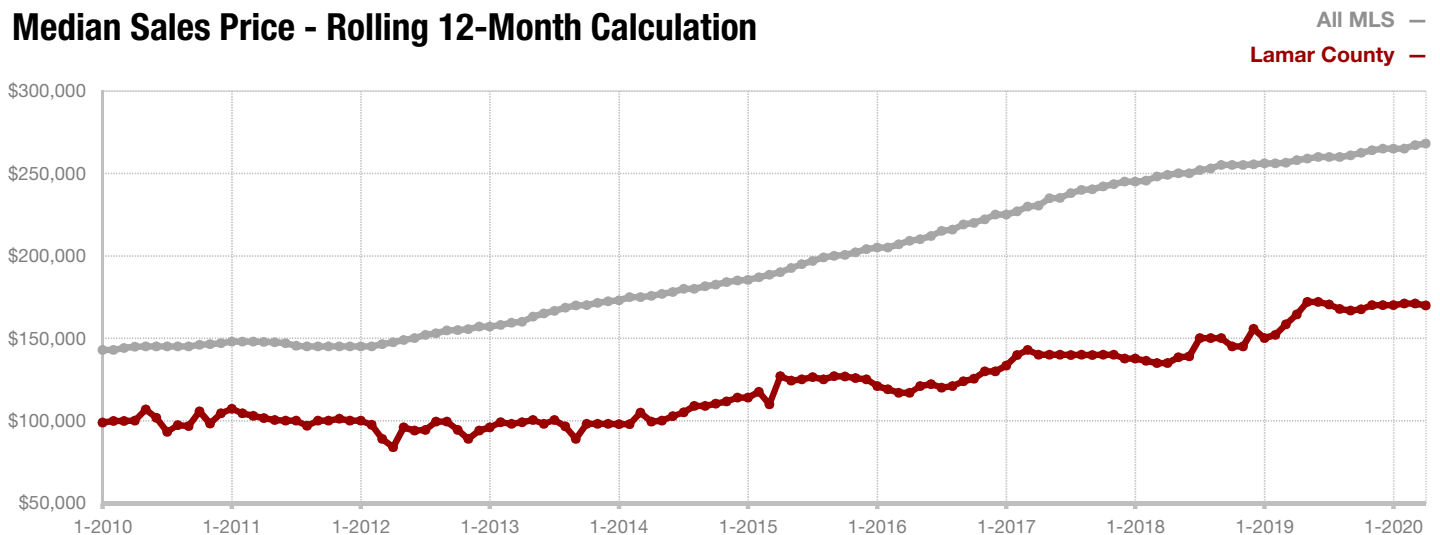
Lamar County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	43	24	- 44.2%	140	128	- 8.6%
Pending Sales	32	18	- 43.8%	100	91	- 9.0%
Closed Sales	30	25	- 16.7%	78	79	+ 1.3%
Average Sales Price*	\$190,208	\$199,614	+ 4.9%	\$198,781	\$182,050	- 8.4%
Median Sales Price*	\$212,000	\$173,900	- 18.0%	\$182,500	\$160,000	- 12.3%
Percent of Original List Price Received*	94.5%	93.1%	- 1.5%	92.4%	90.1%	- 2.5%
Days on Market Until Sale	57	67	+ 17.5%	72	79	+ 9.7%
Inventory of Homes for Sale	101	97	- 4.0%	--	--	--
Months Supply of Inventory	5.2	4.7	0.0%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



0.0%

- 100.0%

--

Change in
New Listings

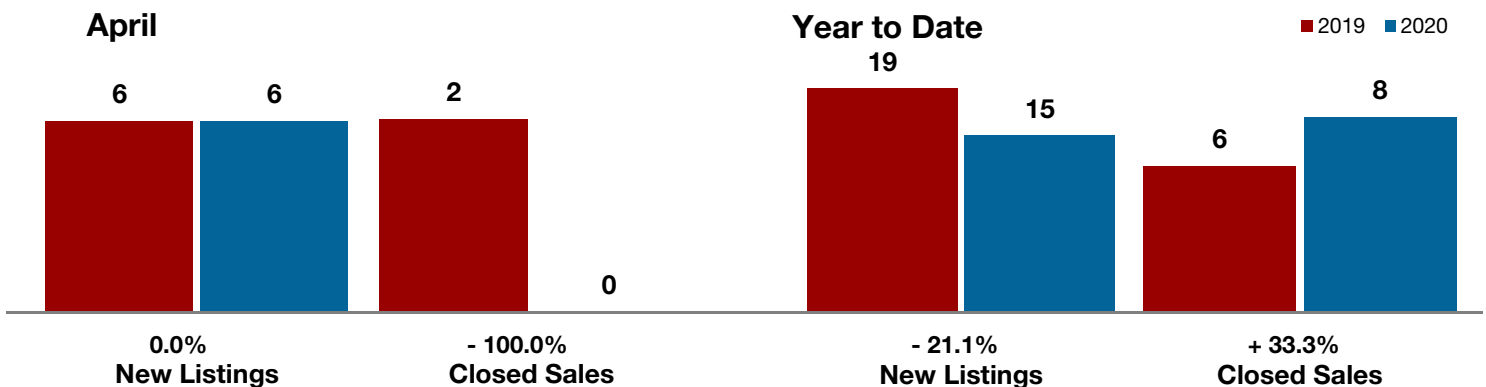
Change in
Closed Sales

Change in
Median Sales Price

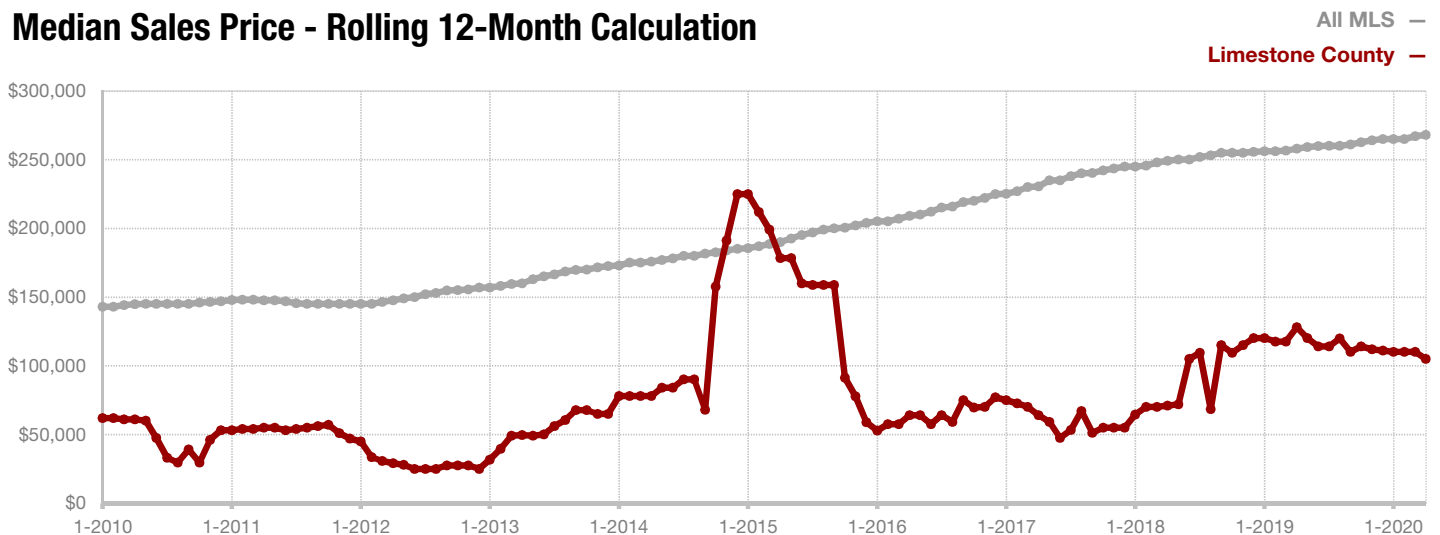
Limestone County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	6	6	0.0%	19	15	- 21.1%
Pending Sales	5	1	- 80.0%	9	8	- 11.1%
Closed Sales	2	0	- 100.0%	6	8	+ 33.3%
Average Sales Price*	\$290,000	--	--	\$157,417	\$114,475	- 27.3%
Median Sales Price*	\$290,000	--	--	\$127,250	\$90,000	- 29.3%
Percent of Original List Price Received*	96.2%	--	--	84.5%	92.1%	+ 9.0%
Days on Market Until Sale	0	--	--	123	48	- 61.0%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	8.5	8.9	0.0%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



+ 3.2%

- 10.0%

+ 9.4%

Change in
New Listings

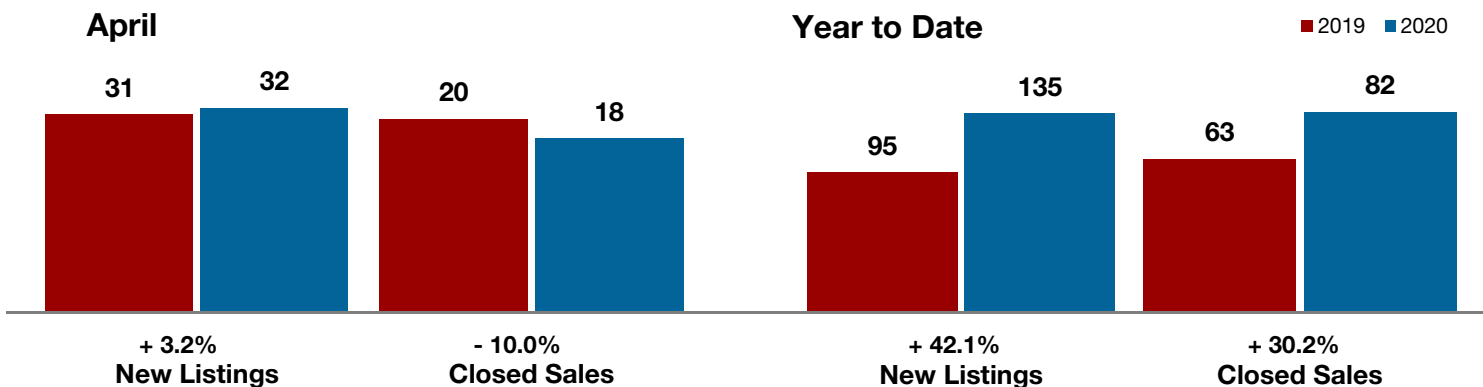
Change in
Closed Sales

Change in
Median Sales Price

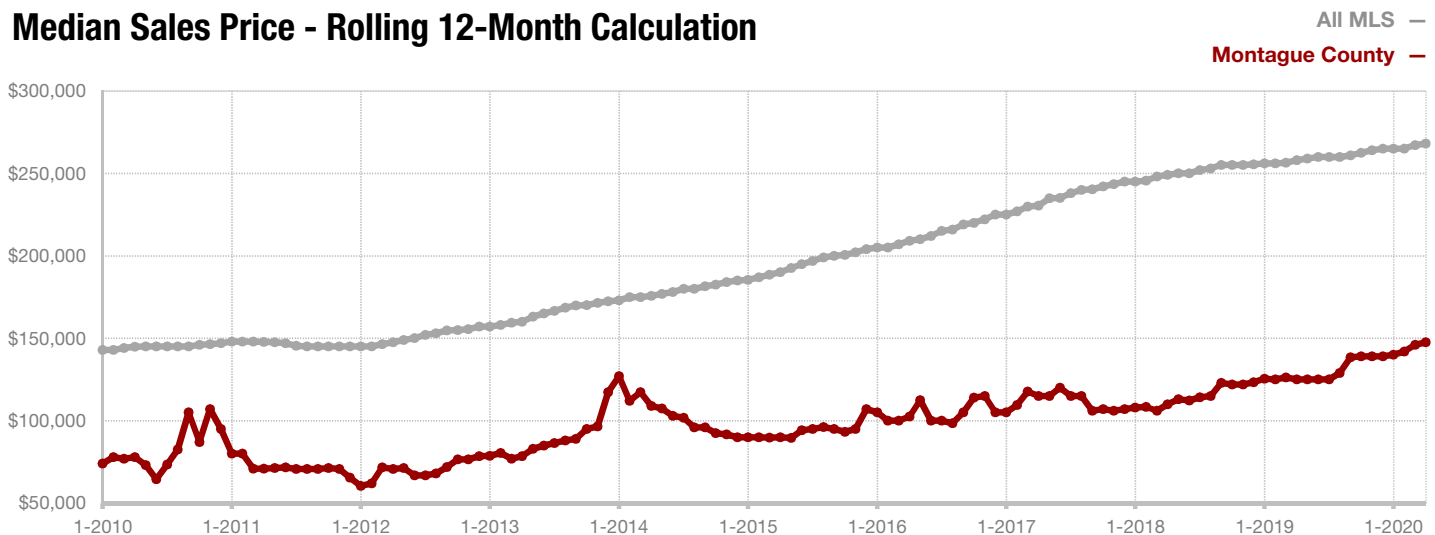
Montague County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	31	32	+ 3.2%	95	135	+ 42.1%
Pending Sales	24	20	- 16.7%	73	80	+ 9.6%
Closed Sales	20	18	- 10.0%	63	82	+ 30.2%
Average Sales Price*	\$144,194	\$167,871	+ 16.4%	\$224,755	\$197,429	- 12.2%
Median Sales Price*	\$122,450	\$133,900	+ 9.4%	\$125,000	\$158,000	+ 26.4%
Percent of Original List Price Received*	92.2%	96.5%	+ 4.7%	92.1%	93.3%	+ 1.3%
Days on Market Until Sale	77	49	- 36.4%	84	73	- 13.1%
Inventory of Homes for Sale	95	105	+ 10.5%	--	--	--
Months Supply of Inventory	5.4	5.5	+ 20.0%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

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- 37.8%

- 44.2%

+ 4.1%

Change in
New Listings

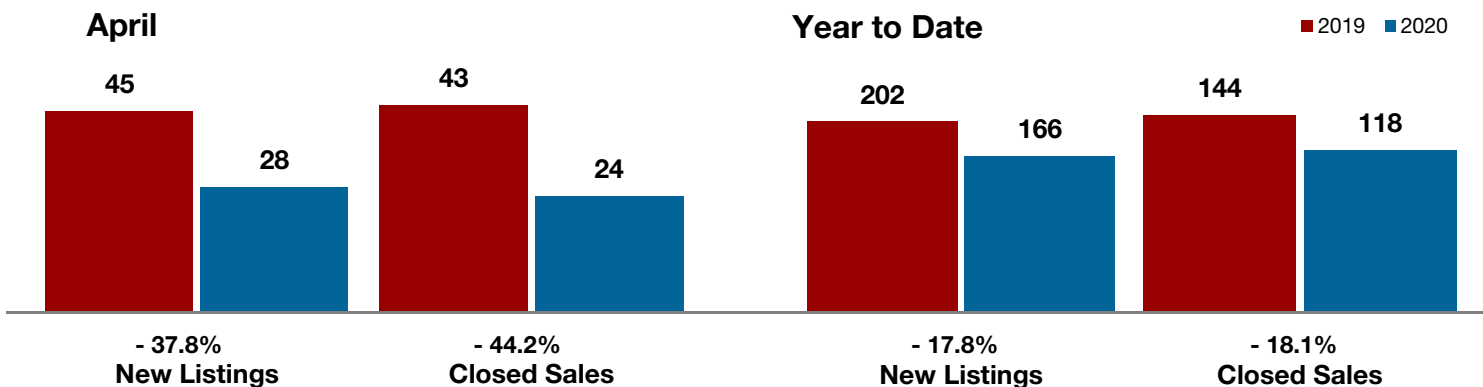
Change in
Closed Sales

Change in
Median Sales Price

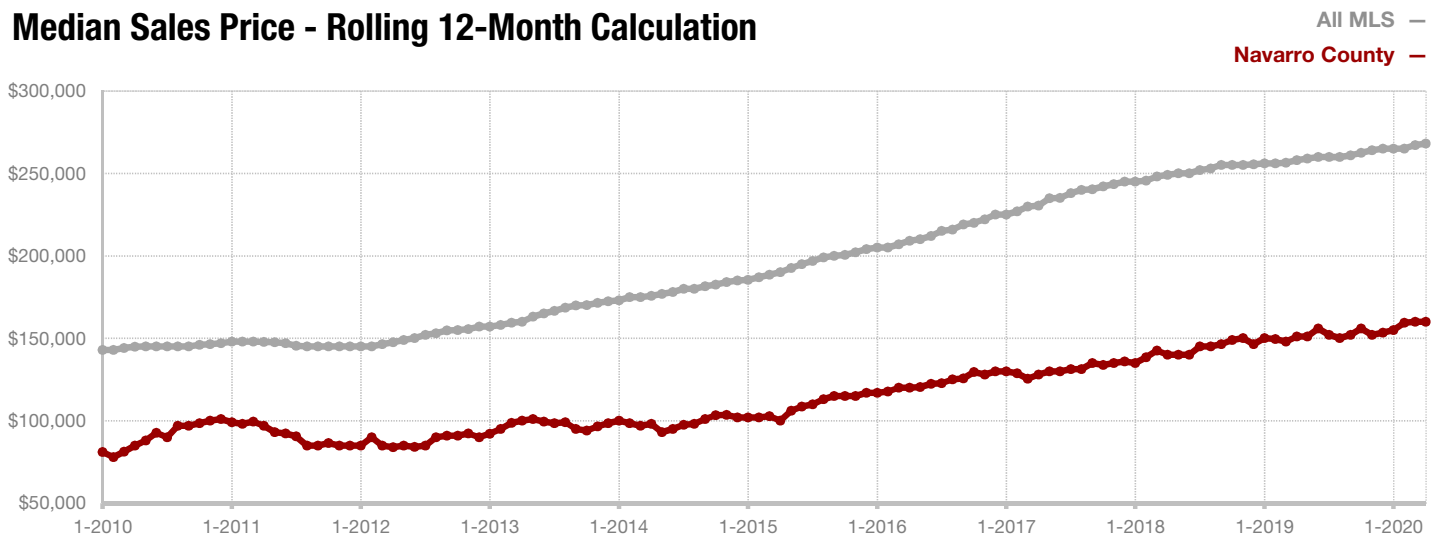
Navarro County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	45	28	- 37.8%	202	166	- 17.8%
Pending Sales	40	17	- 57.5%	152	118	- 22.4%
Closed Sales	43	24	- 44.2%	144	118	- 18.1%
Average Sales Price*	\$216,151	\$182,480	- 15.6%	\$193,444	\$223,145	+ 15.4%
Median Sales Price*	\$170,000	\$177,000	+ 4.1%	\$148,750	\$168,500	+ 13.3%
Percent of Original List Price Received*	94.0%	98.0%	+ 4.3%	93.8%	93.9%	+ 0.1%
Days on Market Until Sale	65	43	- 33.8%	65	75	+ 15.4%
Inventory of Homes for Sale	145	136	- 6.2%	--	--	--
Months Supply of Inventory	3.9	3.9	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

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Nolan County

- 100.0%

- 100.0%

--

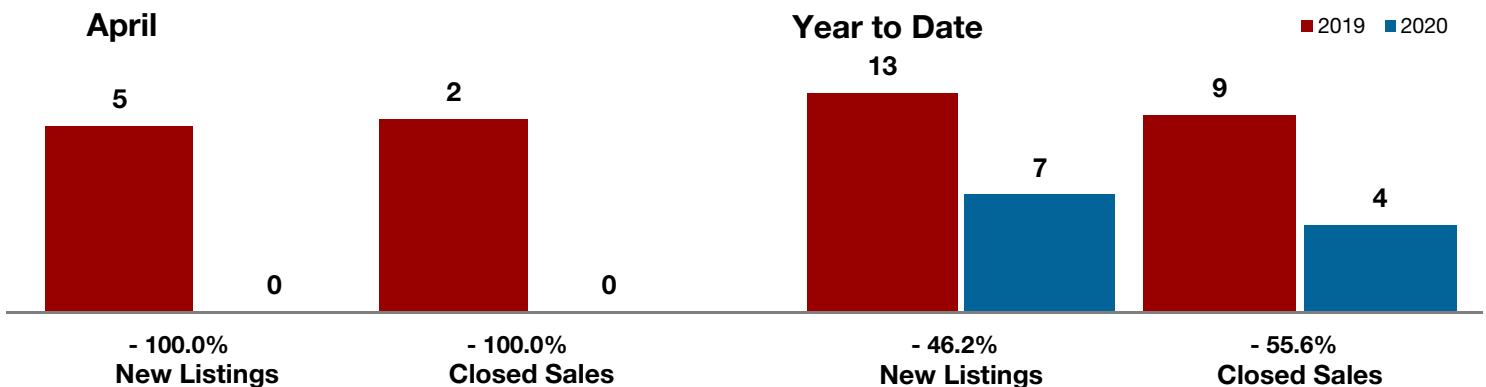
Change in
New Listings

Change in
Closed Sales

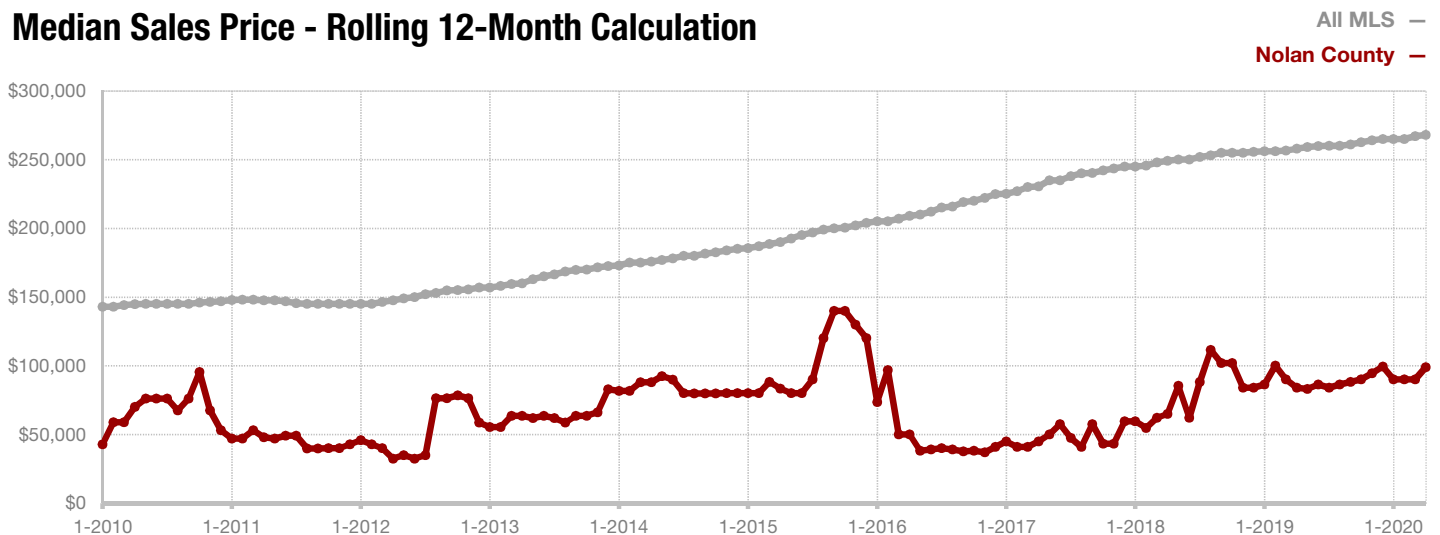
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	5	0	- 100.0%	13	7	- 46.2%
Pending Sales	3	2	- 33.3%	8	4	- 50.0%
Closed Sales	2	0	- 100.0%	9	4	- 55.6%
Average Sales Price*	\$74,750	--	--	\$126,500	\$158,125	+ 25.0%
Median Sales Price*	\$74,750	--	--	\$90,000	\$64,500	- 28.3%
Percent of Original List Price Received*	97.6%	--	--	95.1%	76.8%	- 19.2%
Days on Market Until Sale	7	--	--	55	205	+ 272.7%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	6.3	5.6	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 37.2%

- 16.7%

- 28.1%

Change in
New Listings

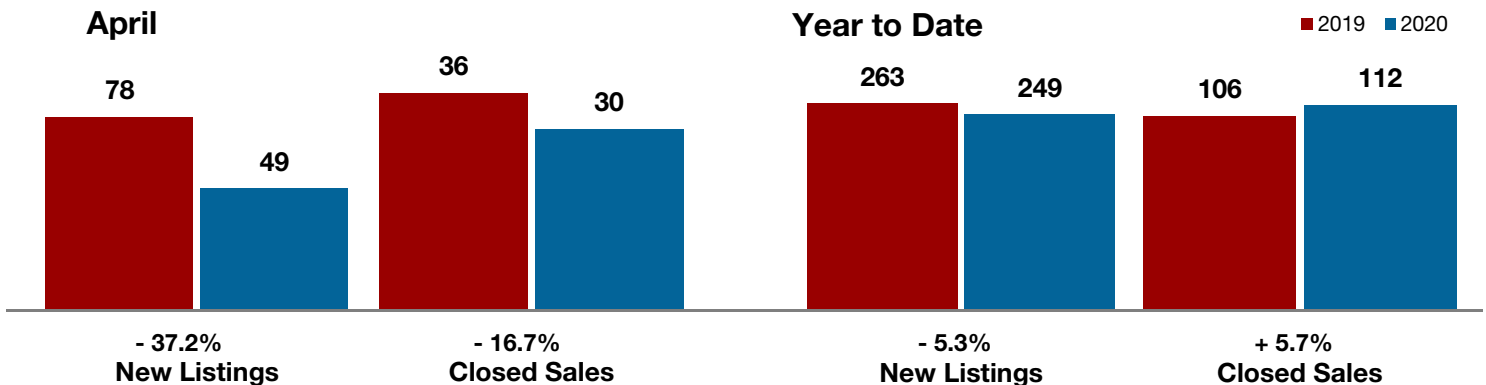
Change in
Closed Sales

Change in
Median Sales Price

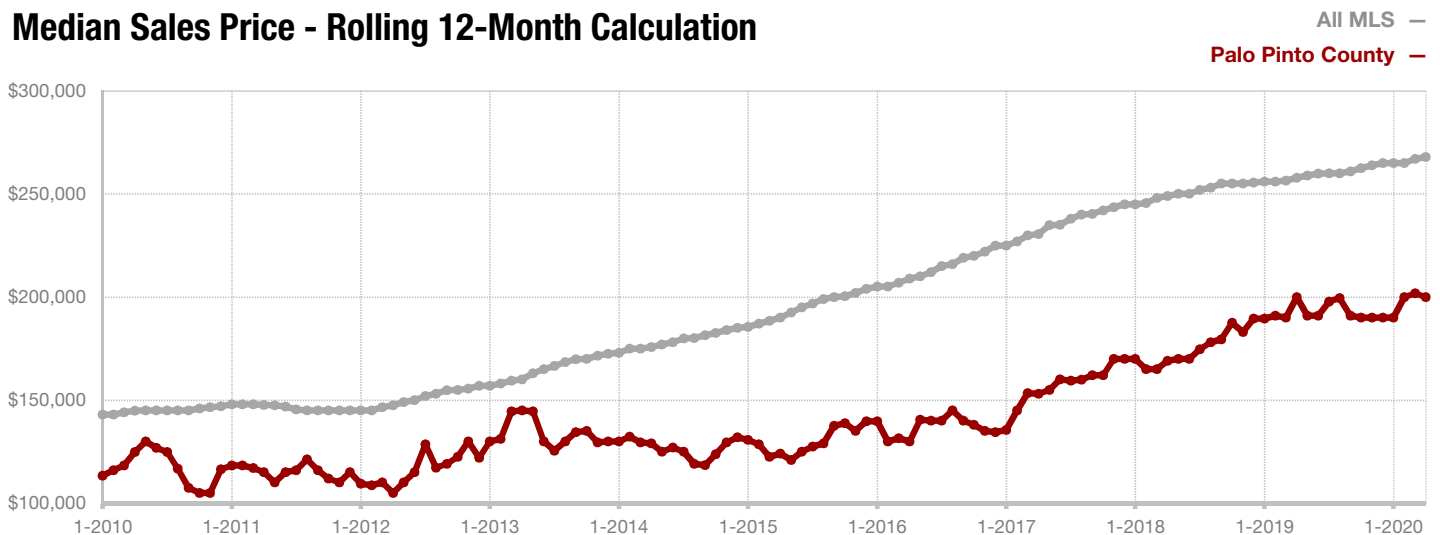
Palo Pinto County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	78	49	- 37.2%	263	249	- 5.3%
Pending Sales	45	25	- 44.4%	128	115	- 10.2%
Closed Sales	36	30	- 16.7%	106	112	+ 5.7%
Average Sales Price*	\$392,837	\$285,560	- 27.3%	\$313,362	\$391,105	+ 24.8%
Median Sales Price*	\$310,000	\$223,000	- 28.1%	\$190,000	\$211,000	+ 11.1%
Percent of Original List Price Received*	94.7%	90.4%	- 4.5%	91.2%	90.2%	- 1.1%
Days on Market Until Sale	92	71	- 22.8%	100	94	- 6.0%
Inventory of Homes for Sale	263	258	- 1.9%	--	--	--
Months Supply of Inventory	7.6	8.0	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



Parker County

- 10.6%

- 2.1%

+ 14.6%

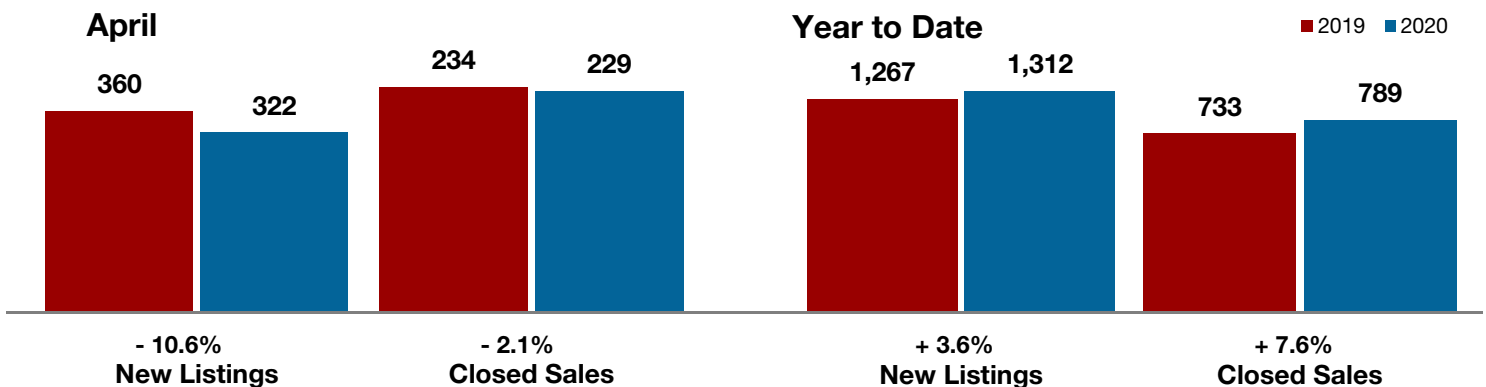
Change in
New Listings

Change in
Closed Sales

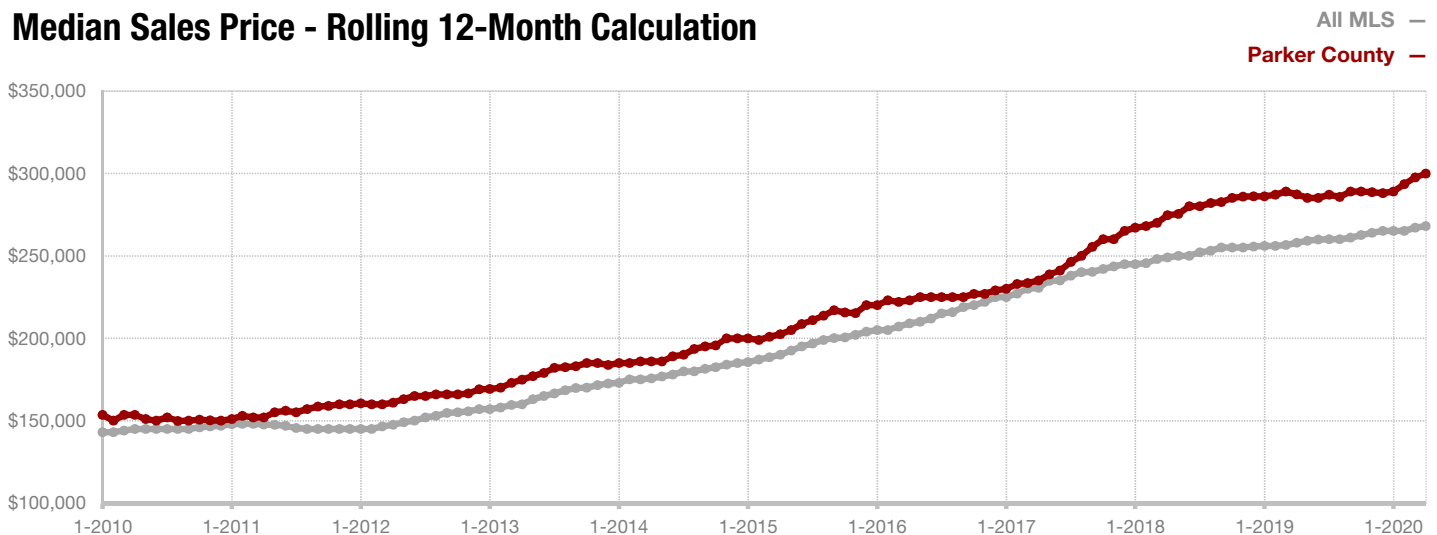
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	360	322	- 10.6%	1,267	1,312	+ 3.6%
Pending Sales	270	189	- 30.0%	917	889	- 3.1%
Closed Sales	234	229	- 2.1%	733	789	+ 7.6%
Average Sales Price*	\$308,119	\$342,423	+ 11.1%	\$304,739	\$337,219	+ 10.7%
Median Sales Price*	\$270,495	\$310,000	+ 14.6%	\$273,046	\$310,000	+ 13.5%
Percent of Original List Price Received*	96.7%	96.4%	- 0.3%	96.2%	96.0%	- 0.2%
Days on Market Until Sale	51	60	+ 17.6%	64	76	+ 18.8%
Inventory of Homes for Sale	766	899	+ 17.4%	--	--	--
Months Supply of Inventory	3.4	3.9	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



Rains County

- 46.2%

- 62.5%

- 22.0%

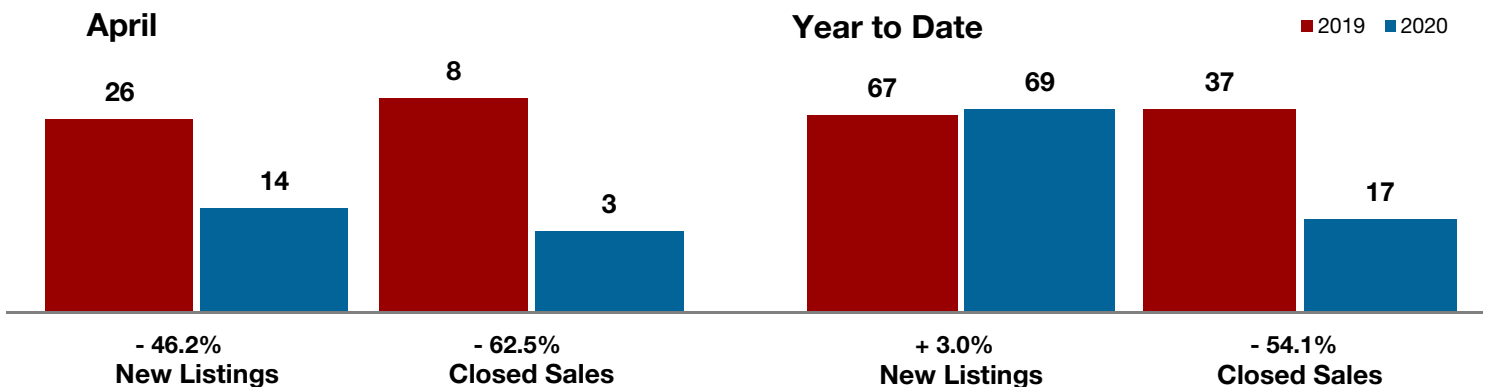
Change in
New Listings

Change in
Closed Sales

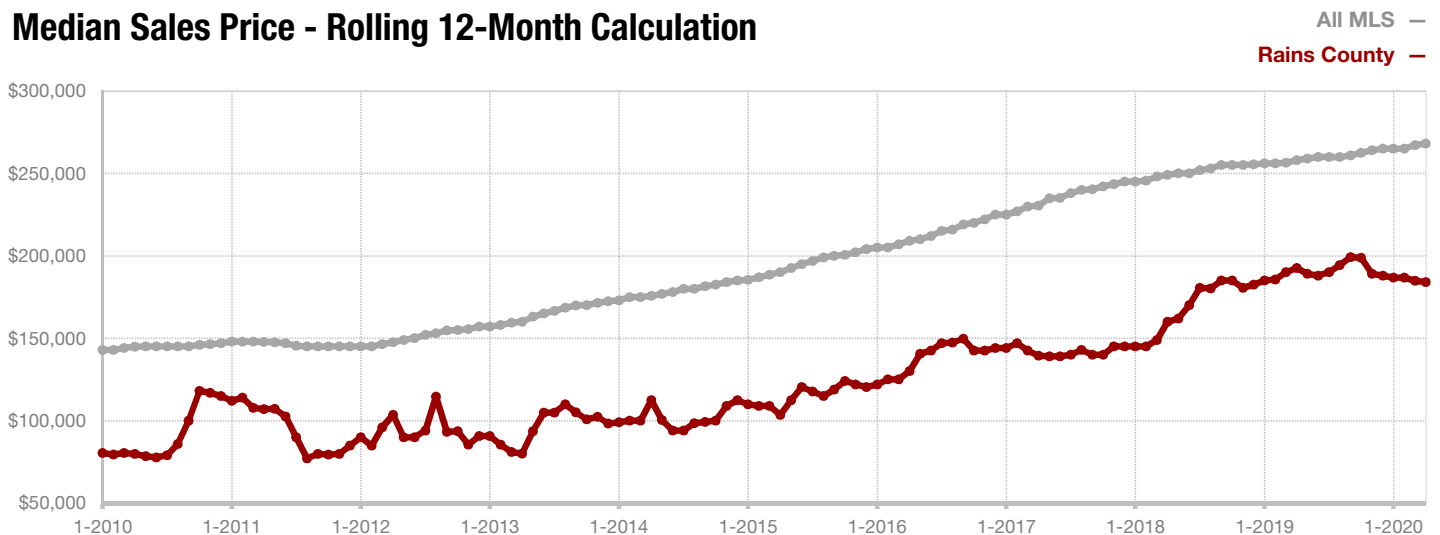
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	26	14	- 46.2%	67	69	+ 3.0%
Pending Sales	12	10	- 16.7%	45	27	- 40.0%
Closed Sales	8	3	- 62.5%	37	17	- 54.1%
Average Sales Price*	\$219,813	\$130,667	- 40.6%	\$252,107	\$203,066	- 19.5%
Median Sales Price*	\$187,250	\$146,000	- 22.0%	\$215,000	\$165,000	- 23.3%
Percent of Original List Price Received*	93.6%	101.8%	+ 8.8%	88.3%	93.3%	+ 5.7%
Days on Market Until Sale	51	8	- 84.3%	83	45	- 45.8%
Inventory of Homes for Sale	58	69	+ 19.0%	--	--	--
Months Supply of Inventory	5.6	7.0	+ 16.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 19.4%

- 18.7%

+ 2.0%

Change in
New Listings

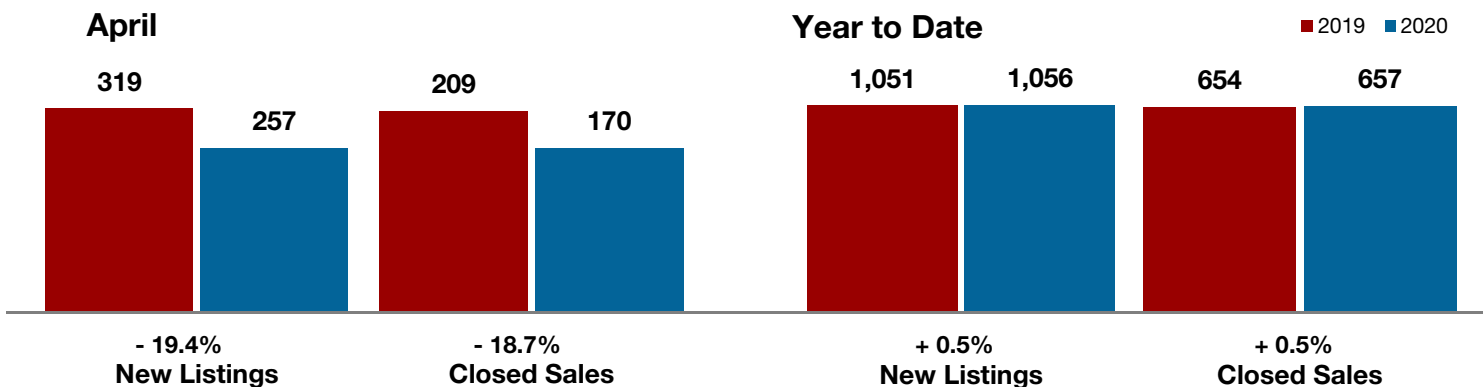
Change in
Closed Sales

Change in
Median Sales Price

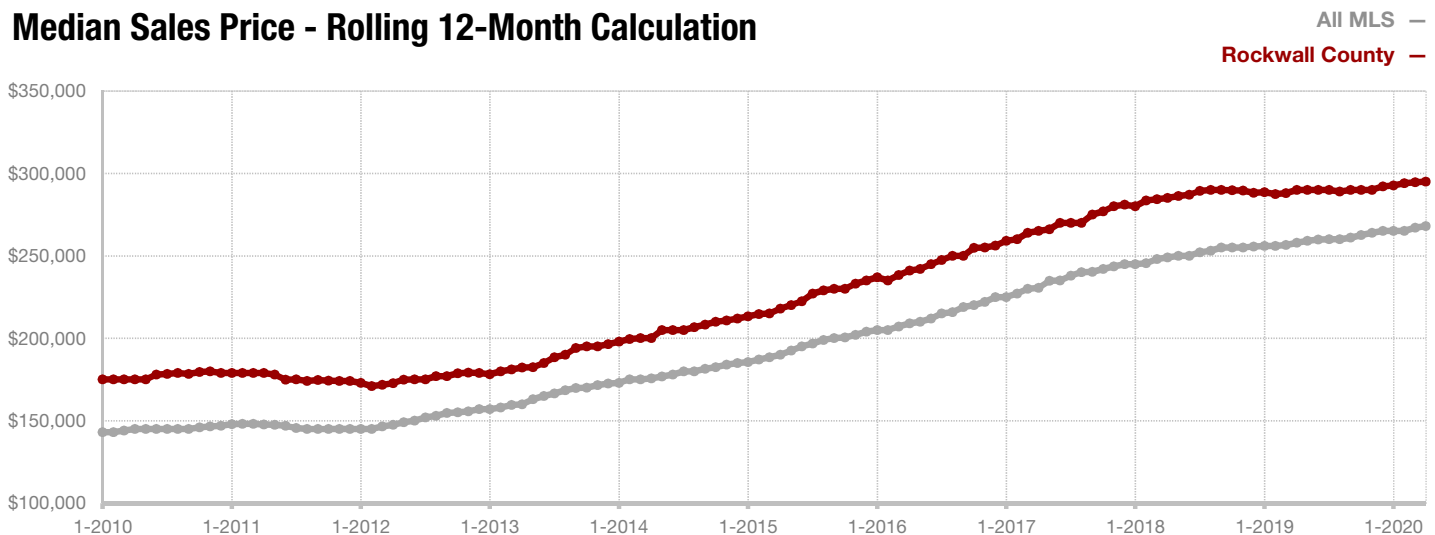
Rockwall County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	319	257	- 19.4%	1,051	1,056	+ 0.5%
Pending Sales	227	185	- 18.5%	787	765	- 2.8%
Closed Sales	209	170	- 18.7%	654	657	+ 0.5%
Average Sales Price*	\$368,064	\$357,096	- 3.0%	\$334,234	\$333,113	- 0.3%
Median Sales Price*	\$312,500	\$318,761	+ 2.0%	\$290,000	\$299,000	+ 3.1%
Percent of Original List Price Received*	95.2%	95.7%	+ 0.5%	95.3%	95.7%	+ 0.4%
Days on Market Until Sale	77	67	- 13.0%	72	69	- 4.2%
Inventory of Homes for Sale	694	649	- 6.5%	--	--	--
Months Supply of Inventory	3.7	3.3	- 25.0%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

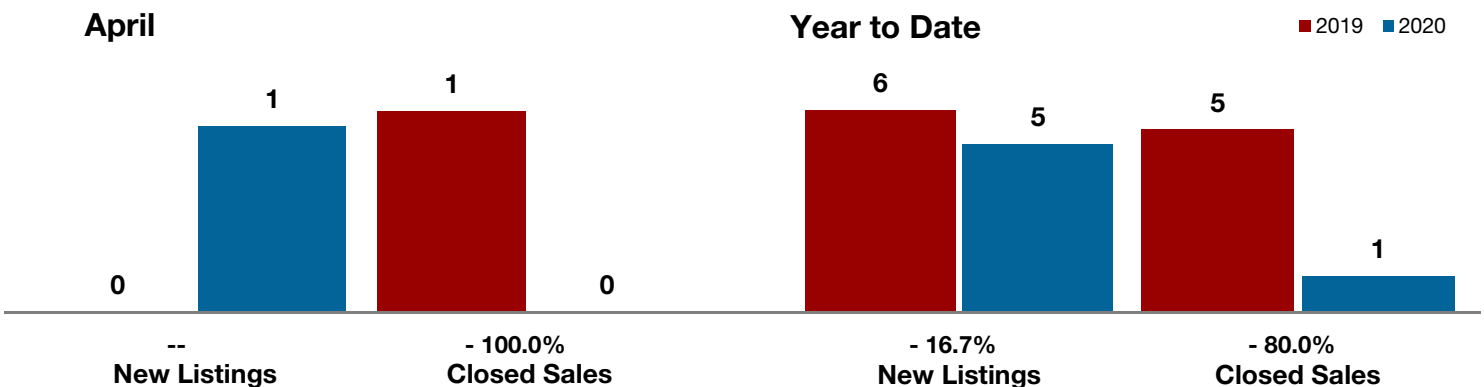
A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



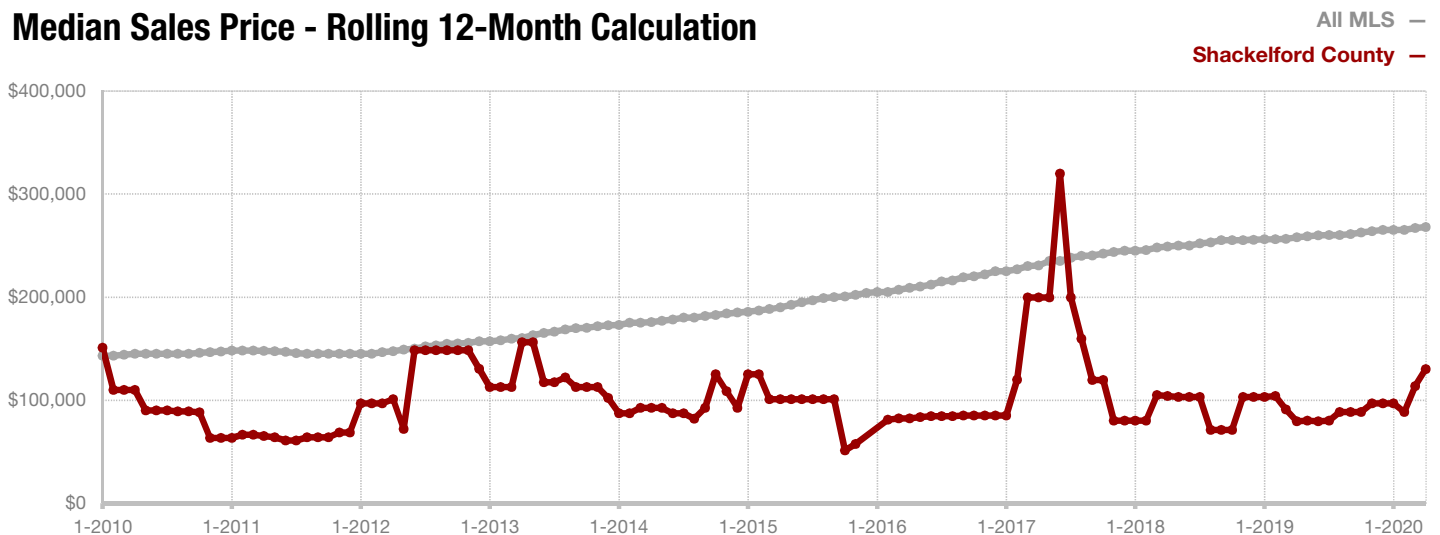
Shackelford County

--			- 100.0%			--		
Change in New Listings			Change in Closed Sales			Change in Median Sales Price		
April			Year to Date					
2019	2020	+ / -	2019	2020	+ / -			
0	1	--	6	5	- 16.7%			
1	0	- 100.0%	6	1	- 83.3%			
1	0	- 100.0%	5	1	- 80.0%			
\$80,000	--	--	\$98,600	\$130,000	+ 31.8%			
\$80,000	--	--	\$80,000	\$130,000	+ 62.5%			
94.1%	--	--	87.7%	100.0%	+ 14.0%			
24	--	--	145	26	- 82.1%			
3	13	+ 333.3%	--	--	--			
2.3	13.0	+ 550.0%	--	--	--			

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



Smith County

- 25.6%

- 43.6%

+ 7.4%

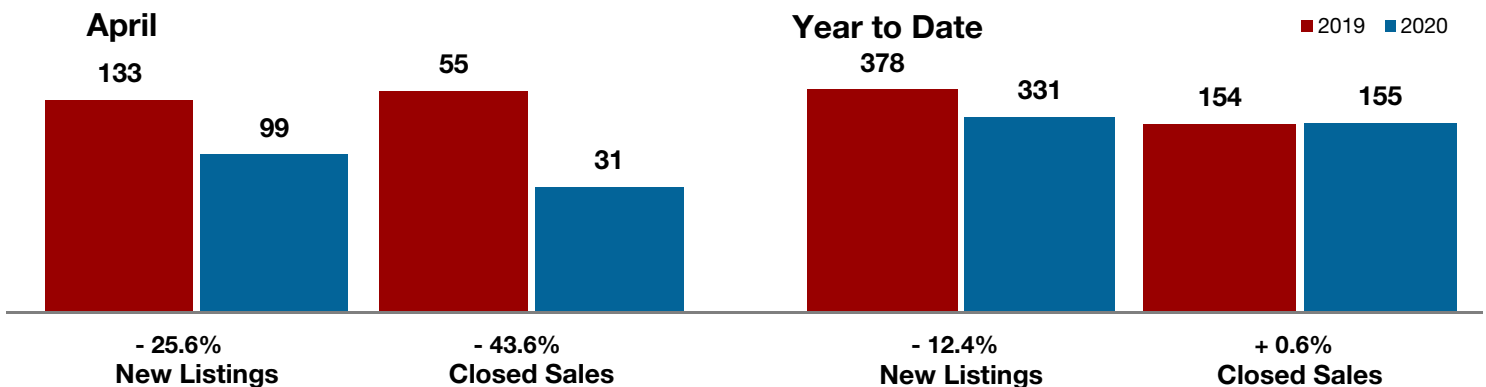
Change in
New Listings

Change in
Closed Sales

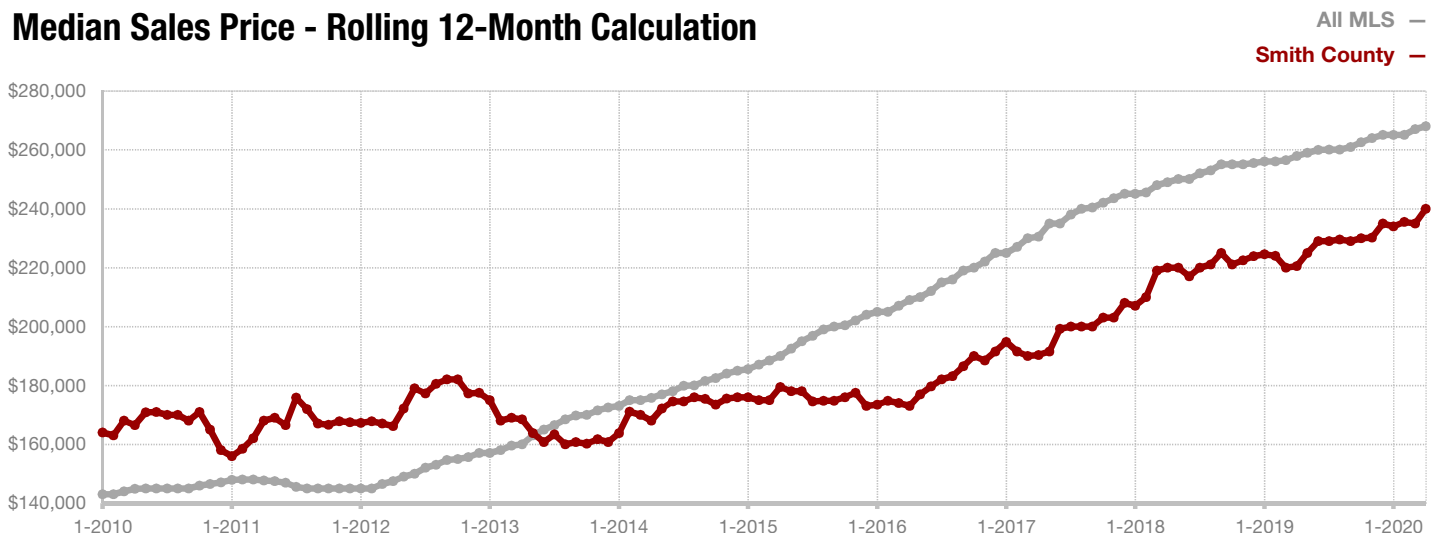
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	133	99	- 25.6%	378	331	- 12.4%
Pending Sales	73	39	- 46.6%	208	179	- 13.9%
Closed Sales	55	31	- 43.6%	154	155	+ 0.6%
Average Sales Price*	\$227,302	\$276,750	+ 21.8%	\$252,884	\$293,812	+ 16.2%
Median Sales Price*	\$209,500	\$225,000	+ 7.4%	\$220,000	\$245,000	+ 11.4%
Percent of Original List Price Received*	97.4%	96.3%	- 1.1%	95.2%	95.1%	- 0.1%
Days on Market Until Sale	55	54	- 1.8%	77	63	- 18.2%
Inventory of Homes for Sale	300	252	- 16.0%	--	--	--
Months Supply of Inventory	5.9	5.1	- 16.7%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 66.7%

- 12.5%

+ 17.4%

Change in
New Listings

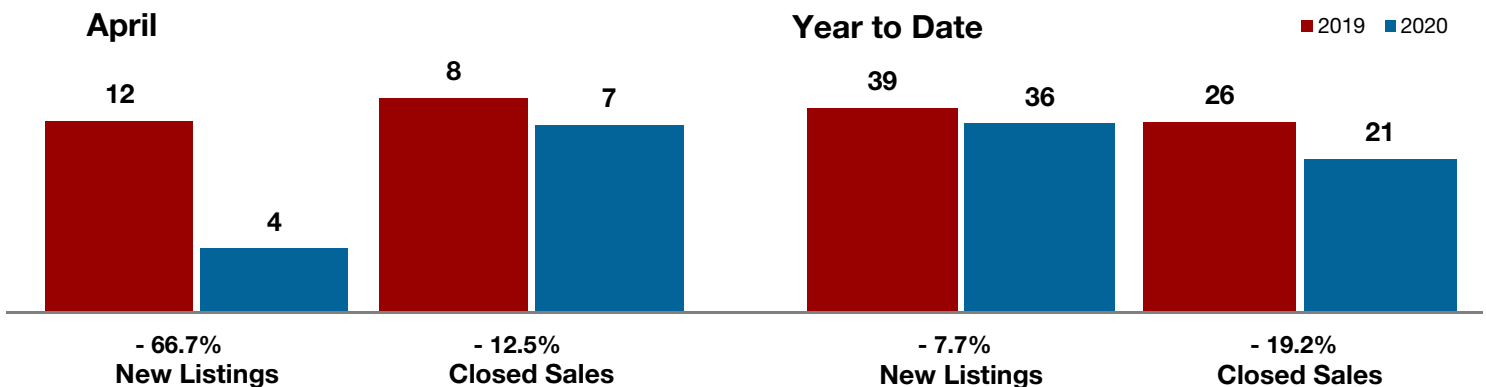
Change in
Closed Sales

Change in
Median Sales Price

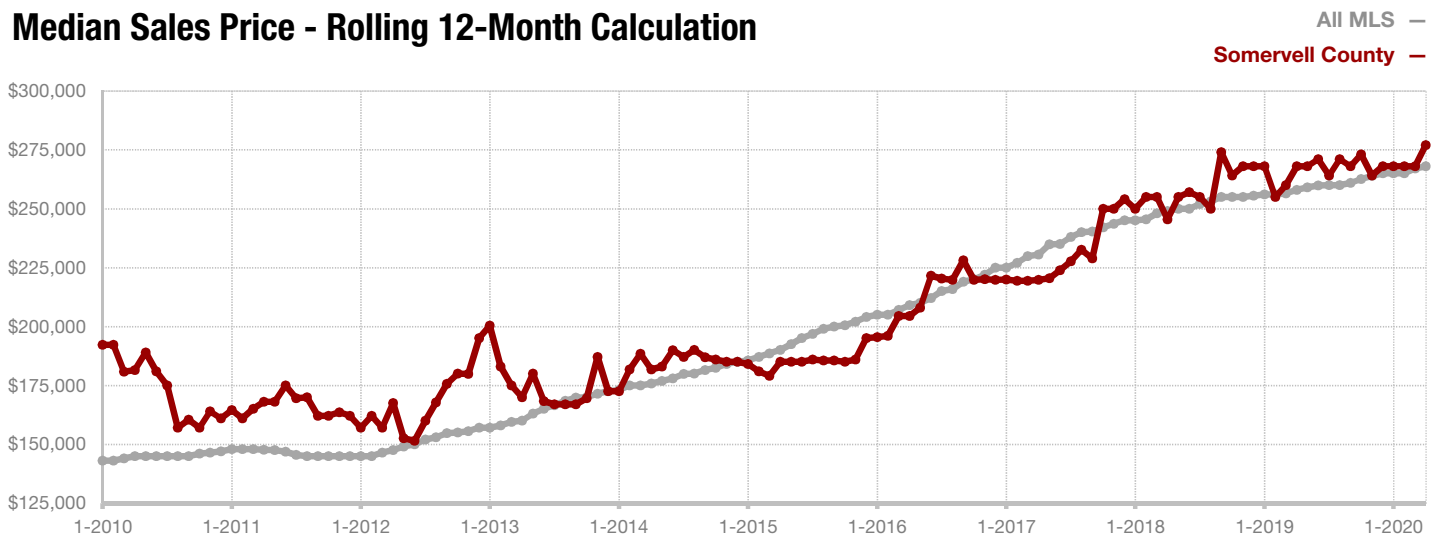
Somervell County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	12	4	- 66.7%	39	36	- 7.7%
Pending Sales	9	1	- 88.9%	24	18	- 25.0%
Closed Sales	8	7	- 12.5%	26	21	- 19.2%
Average Sales Price*	\$286,000	\$252,129	- 11.8%	\$299,731	\$237,114	- 20.9%
Median Sales Price*	\$264,000	\$310,000	+ 17.4%	\$228,500	\$200,000	- 12.5%
Percent of Original List Price Received*	90.4%	94.4%	+ 4.4%	92.7%	95.6%	+ 3.1%
Days on Market Until Sale	70	88	+ 25.7%	79	65	- 17.7%
Inventory of Homes for Sale	37	31	- 16.2%	--	--	--
Months Supply of Inventory	4.4	5.0	+ 25.0%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 23.1%

- 9.1%

+ 4.9%

Change in
New Listings

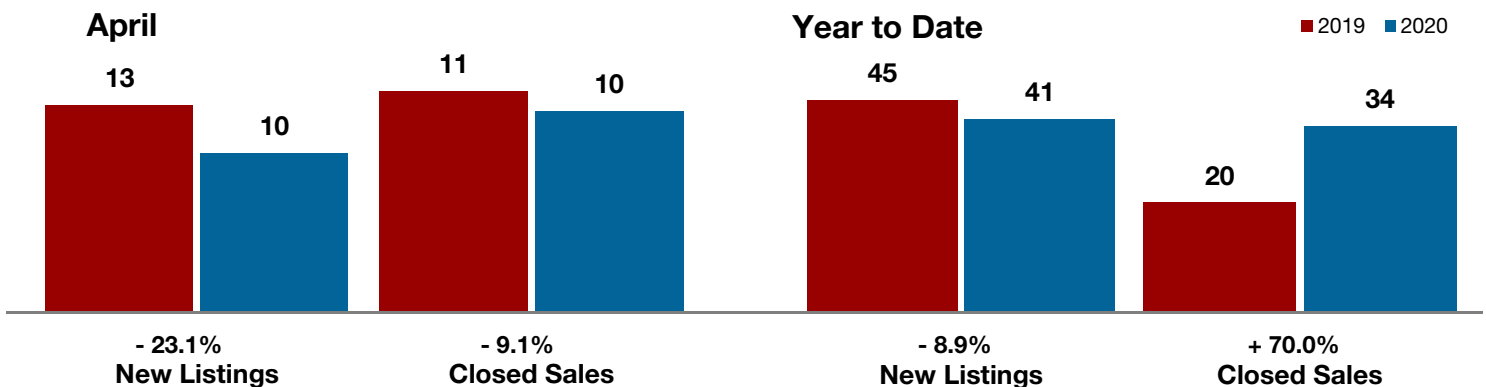
Change in
Closed Sales

Change in
Median Sales Price

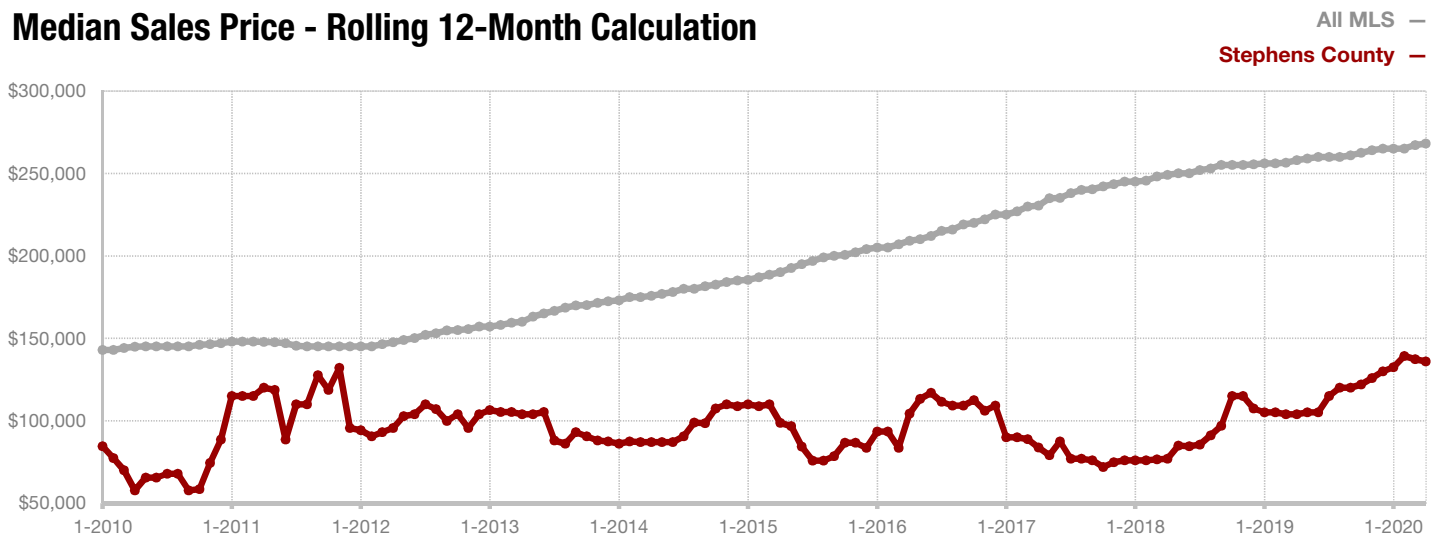
Stephens County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	13	10	- 23.1%	45	41	- 8.9%
Pending Sales	7	7	0.0%	27	35	+ 29.6%
Closed Sales	11	10	- 9.1%	20	34	+ 70.0%
Average Sales Price*	\$137,982	\$100,088	- 27.5%	\$120,028	\$171,470	+ 42.9%
Median Sales Price*	\$75,000	\$78,690	+ 4.9%	\$73,250	\$103,500	+ 41.3%
Percent of Original List Price Received*	89.0%	85.5%	- 3.9%	92.9%	88.6%	- 4.6%
Days on Market Until Sale	149	104	- 30.2%	109	96	- 11.9%
Inventory of Homes for Sale	53	47	- 11.3%	--	--	--
Months Supply of Inventory	7.2	5.8	- 14.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



Stonewall County

0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

--

Change in
Median Sales Price

April

Year to Date

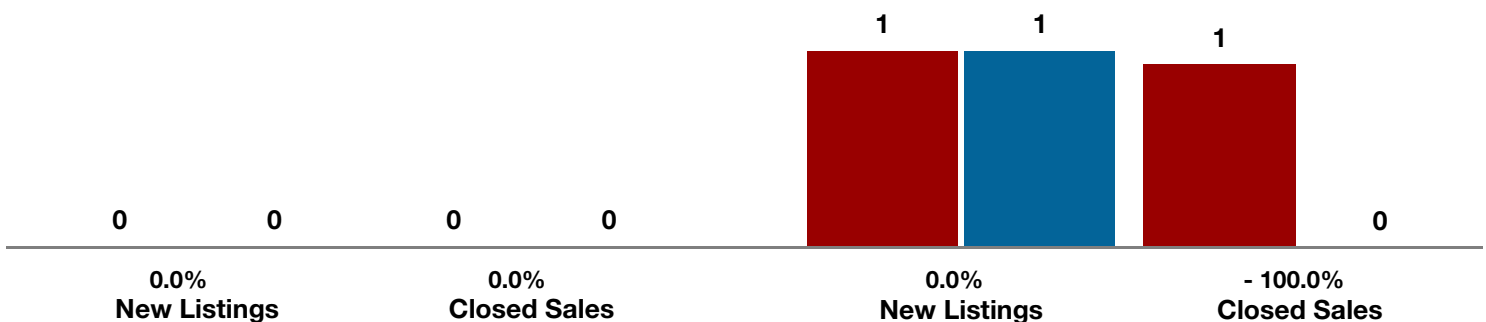
	2019	2020	+ / -	2019	2020	+ / -
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Average Sales Price*	--	--	--	\$29,000	--	--
Median Sales Price*	--	--	--	\$29,000	--	--
Percent of Original List Price Received*	--	--	--	105.5%	--	--
Days on Market Until Sale	--	--	--	7	--	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

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April

Year to Date

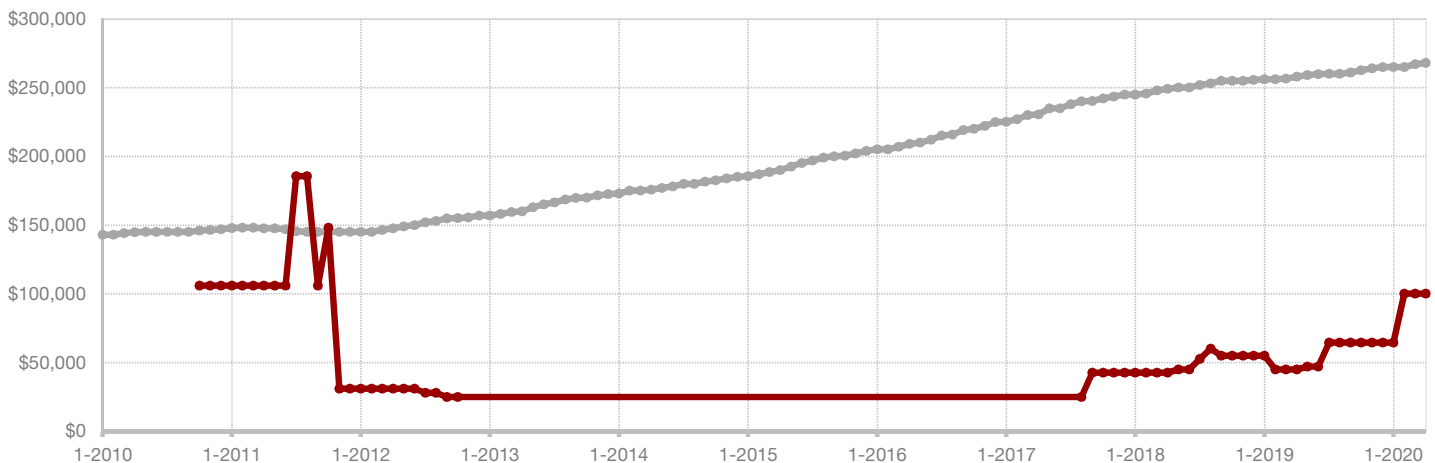
■ 2019 ■ 2020



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – April 2020

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- 24.7%

- 27.1%

+ 6.7%

Change in
New Listings

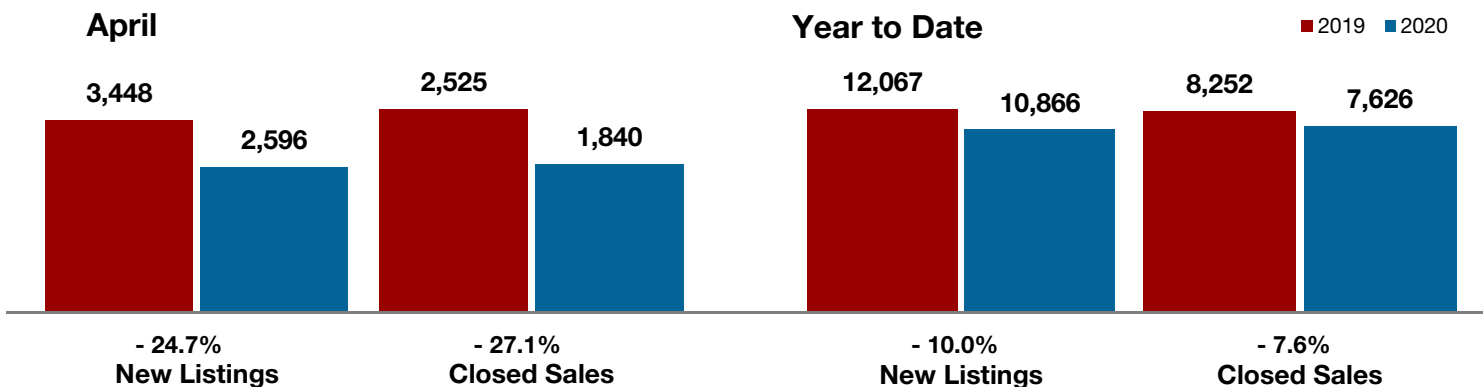
Change in
Closed Sales

Change in
Median Sales Price

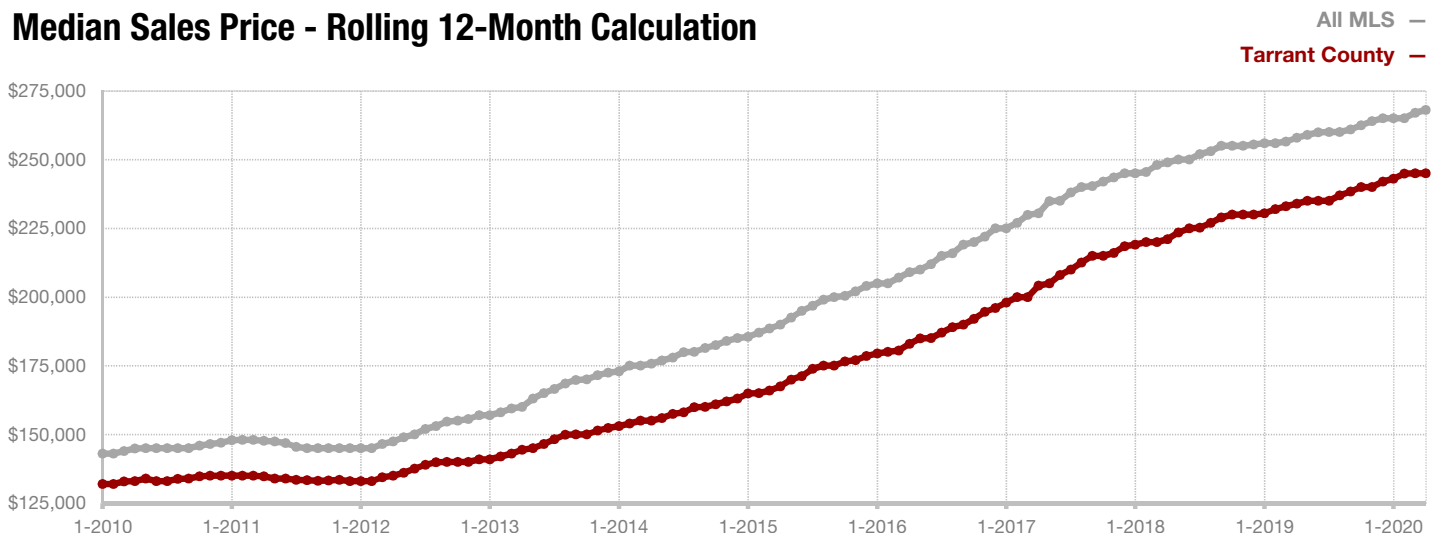
Tarrant County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3,448	2,596	- 24.7%	12,067	10,866	- 10.0%
Pending Sales	2,757	1,826	- 33.8%	9,723	8,472	- 12.9%
Closed Sales	2,525	1,840	- 27.1%	8,252	7,626	- 7.6%
Average Sales Price*	\$282,794	\$305,140	+ 7.9%	\$278,496	\$291,223	+ 4.6%
Median Sales Price*	\$240,000	\$256,000	+ 6.7%	\$233,240	\$246,503	+ 5.7%
Percent of Original List Price Received*	97.7%	97.5%	- 0.2%	96.9%	97.1%	+ 0.2%
Days on Market Until Sale	38	39	+ 2.6%	45	44	- 2.2%
Inventory of Homes for Sale	5,269	4,676	- 11.3%	--	--	--
Months Supply of Inventory	2.3	2.1	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 23.0%

+ 8.1%

+ 2.8%

Change in
New Listings

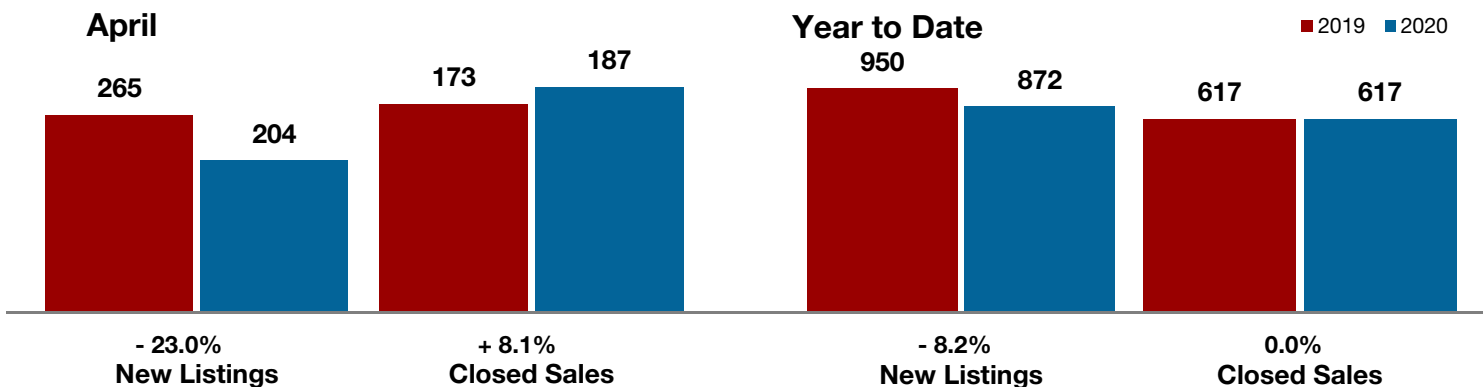
Change in
Closed Sales

Change in
Median Sales Price

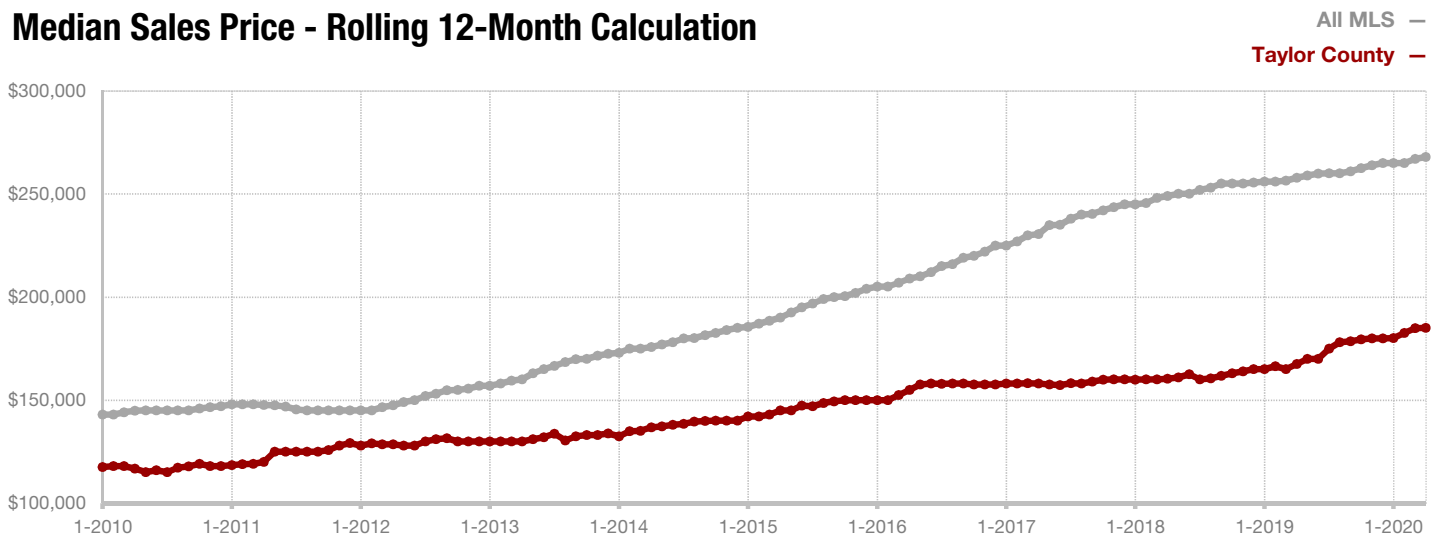
Taylor County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	265	204	- 23.0%	950	872	- 8.2%
Pending Sales	228	155	- 32.0%	761	700	- 8.0%
Closed Sales	173	187	+ 8.1%	617	617	0.0%
Average Sales Price*	\$187,642	\$200,959	+ 7.1%	\$180,523	\$198,569	+ 10.0%
Median Sales Price*	\$179,900	\$184,950	+ 2.8%	\$165,850	\$180,000	+ 8.5%
Percent of Original List Price Received*	96.8%	97.4%	+ 0.6%	96.0%	96.3%	+ 0.3%
Days on Market Until Sale	66	59	- 10.6%	65	65	0.0%
Inventory of Homes for Sale	562	483	- 14.1%	--	--	--
Months Supply of Inventory	3.3	2.8	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

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- 75.0%

+ 200.0%

- 81.8%

Change in
New Listings

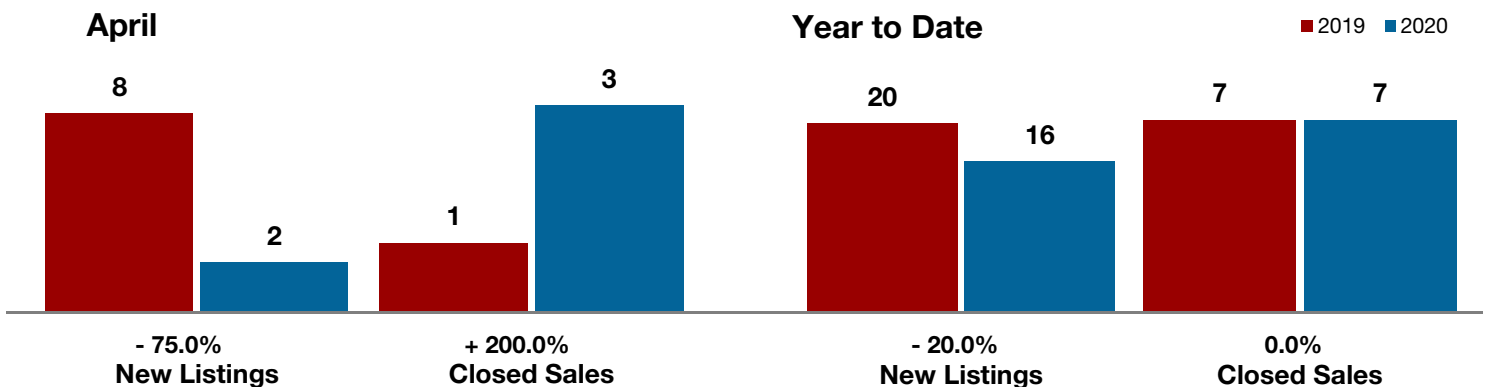
Change in
Closed Sales

Change in
Median Sales Price

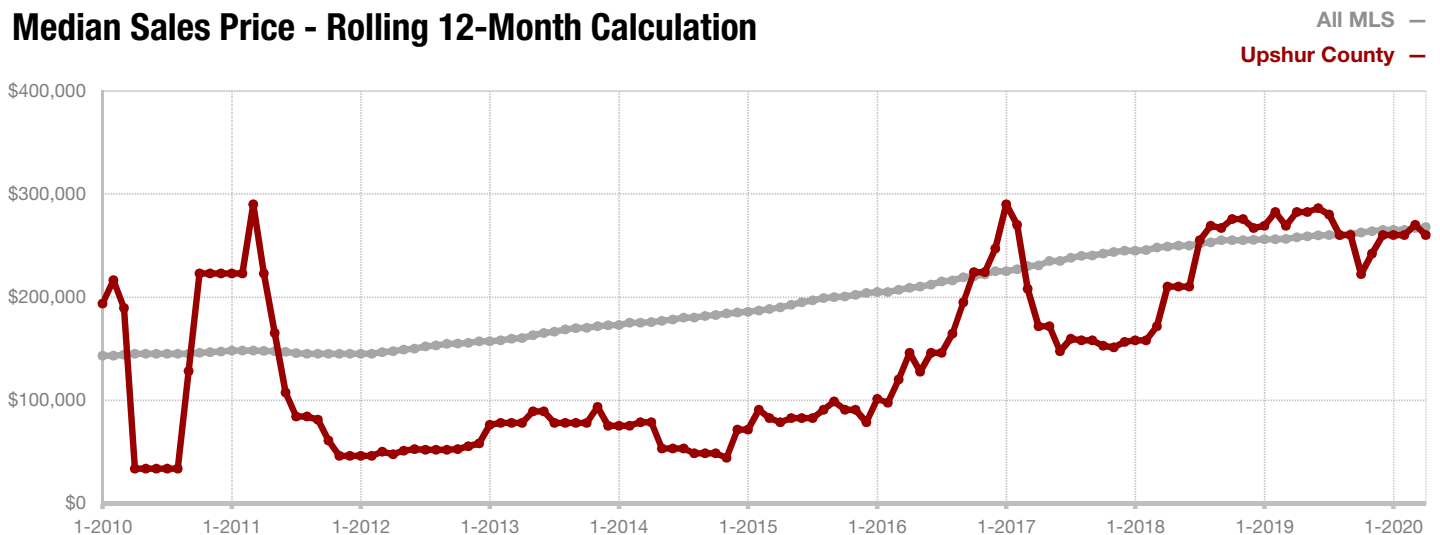
Upshur County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	8	2	- 75.0%	20	16	- 20.0%
Pending Sales	3	1	- 66.7%	12	7	- 41.7%
Closed Sales	1	3	+ 200.0%	7	7	0.0%
Average Sales Price*	\$685,000	\$169,667	- 75.2%	\$355,073	\$245,071	- 31.0%
Median Sales Price*	\$685,000	\$125,000	- 81.8%	\$396,000	\$289,000	- 27.0%
Percent of Original List Price Received*	85.7%	92.4%	+ 7.8%	87.5%	91.9%	+ 5.0%
Days on Market Until Sale	239	86	- 64.0%	90	89	- 1.1%
Inventory of Homes for Sale	21	24	+ 14.3%	--	--	--
Months Supply of Inventory	8.1	9.6	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 20.6%

+ 2.5%

- 14.8%

Change in
New Listings

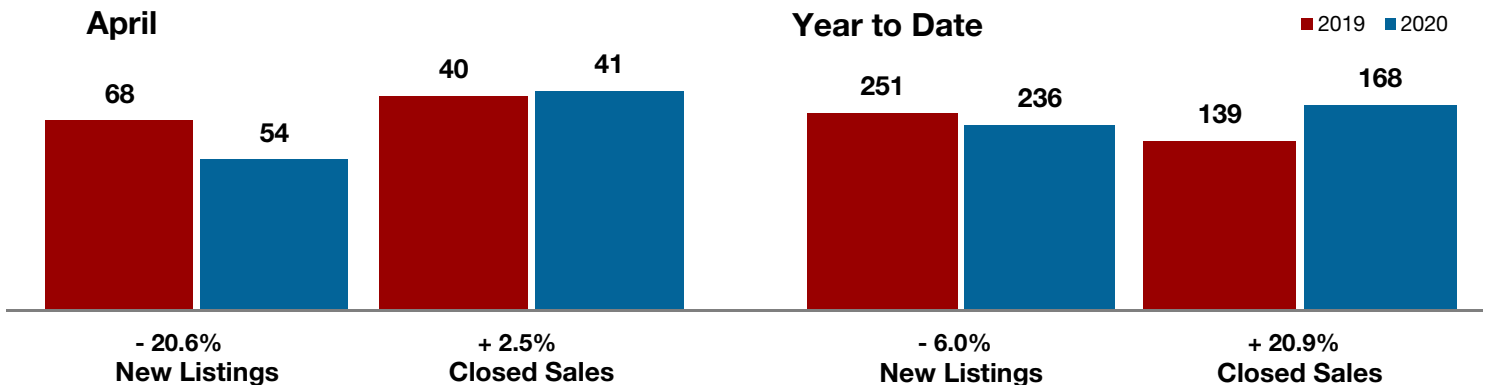
Change in
Closed Sales

Change in
Median Sales Price

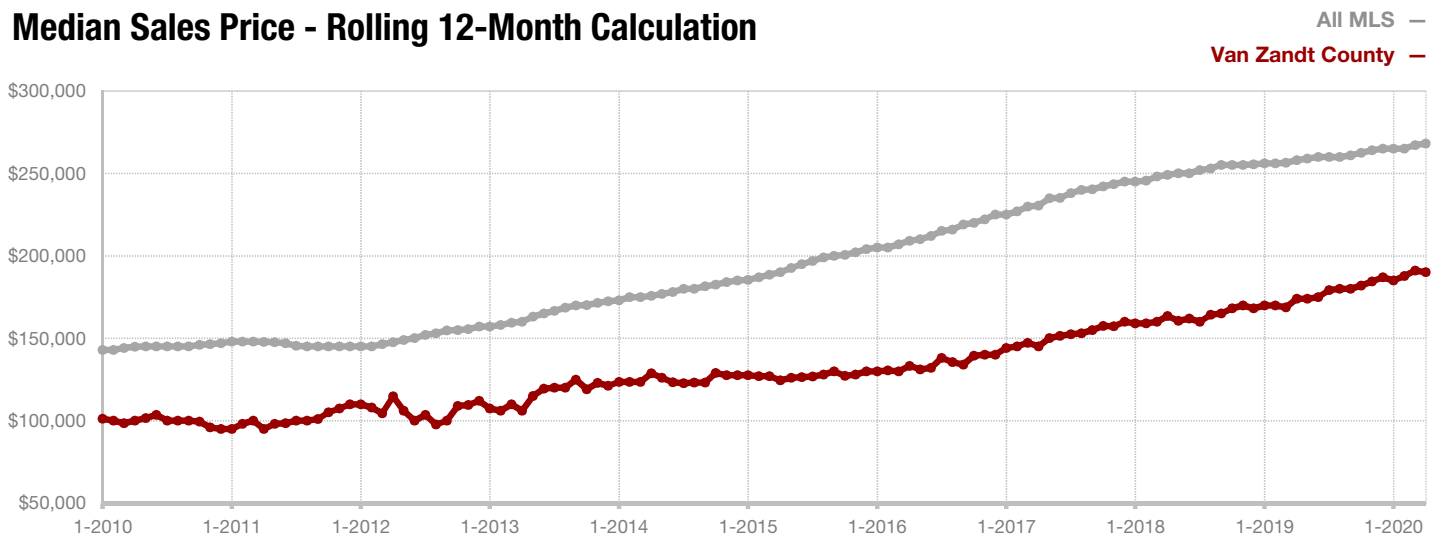
Van Zandt County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	68	54	- 20.6%	251	236	- 6.0%
Pending Sales	55	42	- 23.6%	193	197	+ 2.1%
Closed Sales	40	41	+ 2.5%	139	168	+ 20.9%
Average Sales Price*	\$204,519	\$250,983	+ 22.7%	\$196,948	\$244,795	+ 24.3%
Median Sales Price*	\$229,825	\$195,700	- 14.8%	\$181,500	\$199,950	+ 10.2%
Percent of Original List Price Received*	94.0%	95.2%	+ 1.3%	93.6%	93.8%	+ 0.2%
Days on Market Until Sale	66	73	+ 10.6%	74	81	+ 9.5%
Inventory of Homes for Sale	198	166	- 16.2%	--	--	--
Months Supply of Inventory	4.3	3.4	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

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Wise County

- 22.1%

- 11.0%

+ 3.4%

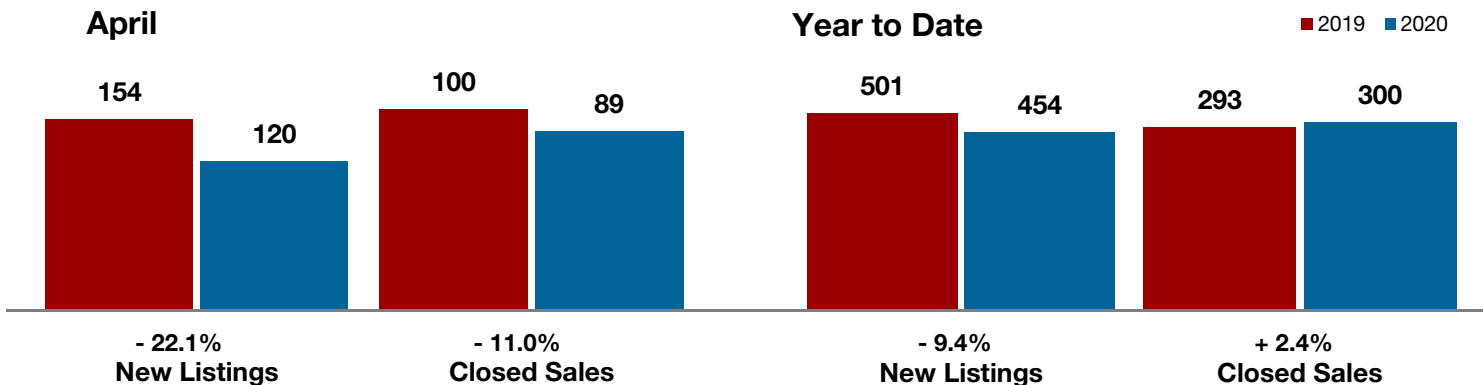
Change in
New Listings

Change in
Closed Sales

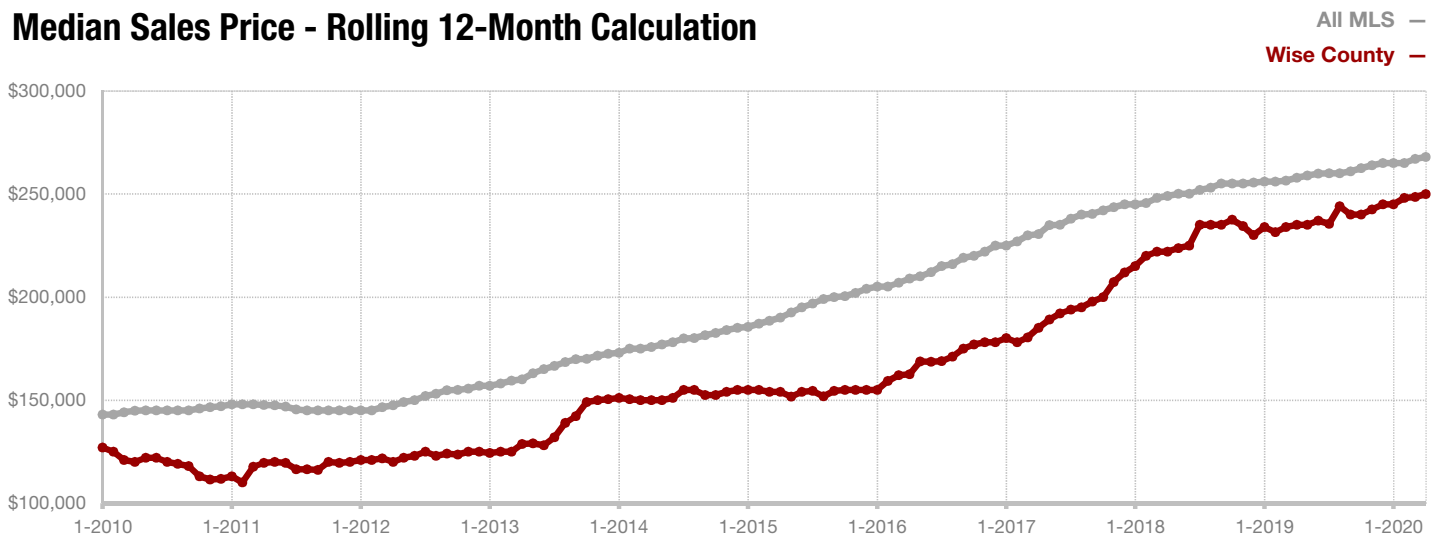
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	154	120	- 22.1%	501	454	- 9.4%
Pending Sales	108	69	- 36.1%	381	330	- 13.4%
Closed Sales	100	89	- 11.0%	293	300	+ 2.4%
Average Sales Price*	\$276,748	\$275,754	- 0.4%	\$262,917	\$281,285	+ 7.0%
Median Sales Price*	\$252,500	\$261,000	+ 3.4%	\$245,000	\$250,000	+ 2.0%
Percent of Original List Price Received*	95.8%	93.6%	- 2.3%	95.2%	94.2%	- 1.1%
Days on Market Until Sale	60	83	+ 38.3%	69	80	+ 15.9%
Inventory of Homes for Sale	313	322	+ 2.9%	--	--	--
Months Supply of Inventory	3.9	4.0	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



Wood County

- 63.9%

- 40.0%

+ 1.6%

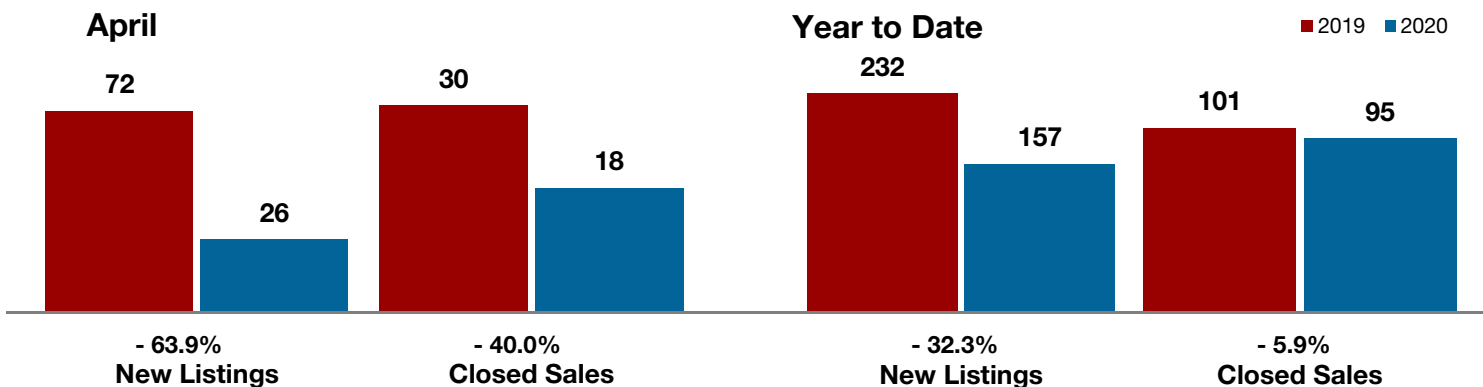
Change in
New Listings

Change in
Closed Sales

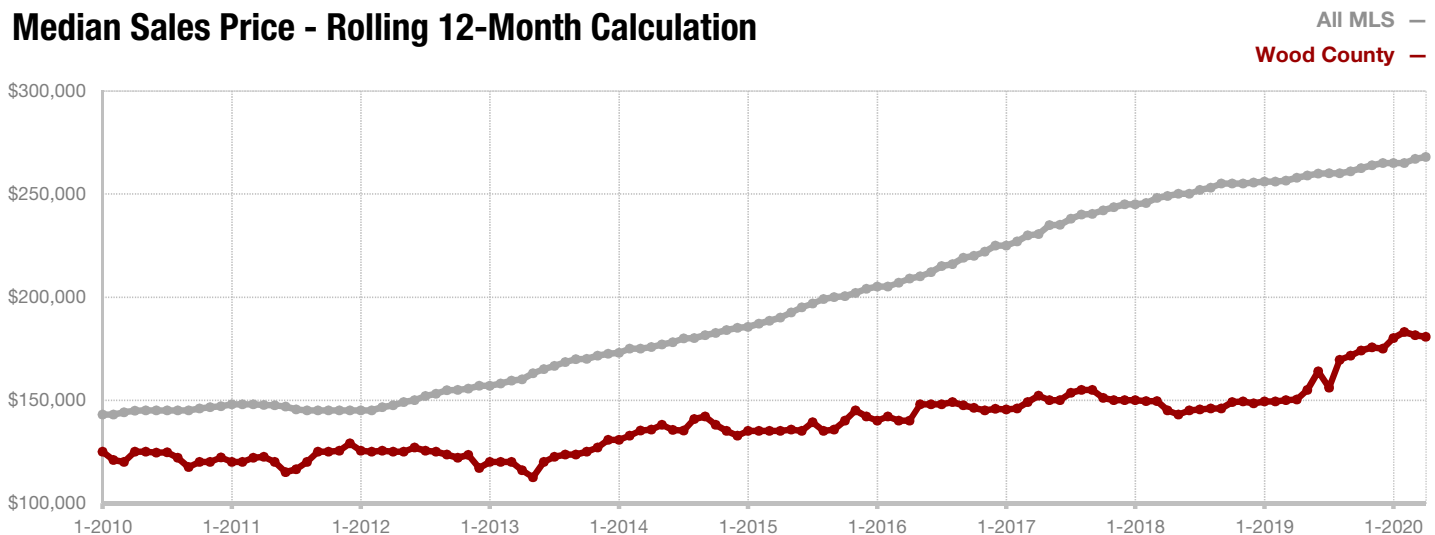
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	72	26	- 63.9%	232	157	- 32.3%
Pending Sales	48	29	- 39.6%	137	116	- 15.3%
Closed Sales	30	18	- 40.0%	101	95	- 5.9%
Average Sales Price*	\$211,133	\$231,272	+ 9.5%	\$209,601	\$232,302	+ 10.8%
Median Sales Price*	\$188,000	\$191,000	+ 1.6%	\$164,975	\$185,250	+ 12.3%
Percent of Original List Price Received*	92.1%	91.0%	- 1.2%	91.4%	91.5%	+ 0.1%
Days on Market Until Sale	93	109	+ 17.2%	88	94	+ 6.8%
Inventory of Homes for Sale	204	155	- 24.0%	--	--	--
Months Supply of Inventory	6.7	5.3	- 28.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



- 38.9%

+ 44.4%

+ 4.0%

Change in
New Listings

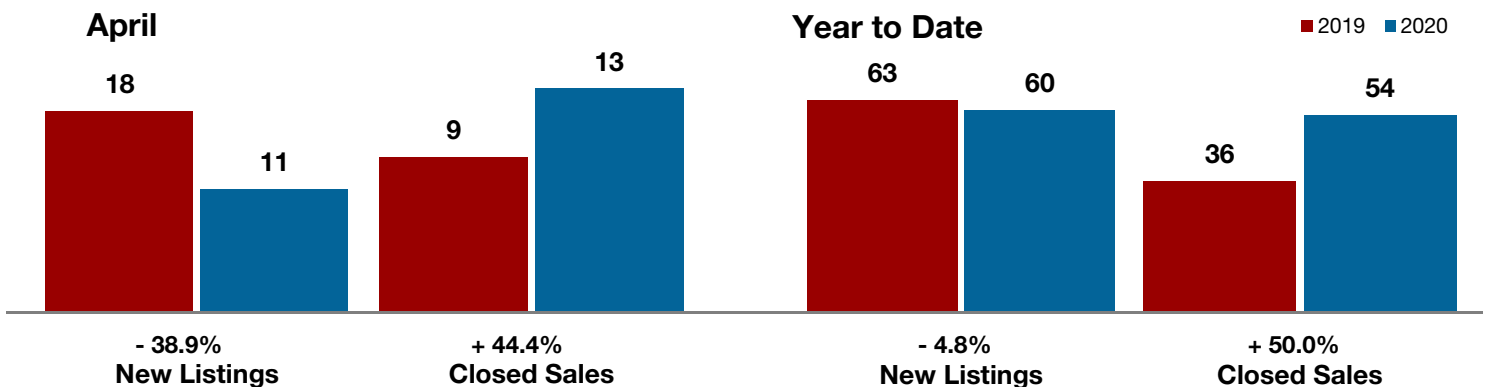
Change in
Closed Sales

Change in
Median Sales Price

Young County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	18	11	- 38.9%	63	60	- 4.8%
Pending Sales	15	3	- 80.0%	53	54	+ 1.9%
Closed Sales	9	13	+ 44.4%	36	54	+ 50.0%
Average Sales Price*	\$213,578	\$116,690	- 45.4%	\$169,488	\$149,674	- 11.7%
Median Sales Price*	\$125,000	\$130,000	+ 4.0%	\$119,750	\$122,250	+ 2.1%
Percent of Original List Price Received*	92.2%	91.7%	- 0.5%	92.3%	88.6%	- 4.0%
Days on Market Until Sale	85	122	+ 43.5%	128	163	+ 27.3%
Inventory of Homes for Sale	65	61	- 6.2%	--	--	--
Months Supply of Inventory	5.6	4.8	- 16.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

