

Local Market Updates

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



December 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 – December 2020

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



- 44.4%

+ 250.0%

- 0.2%

Change in
New Listings

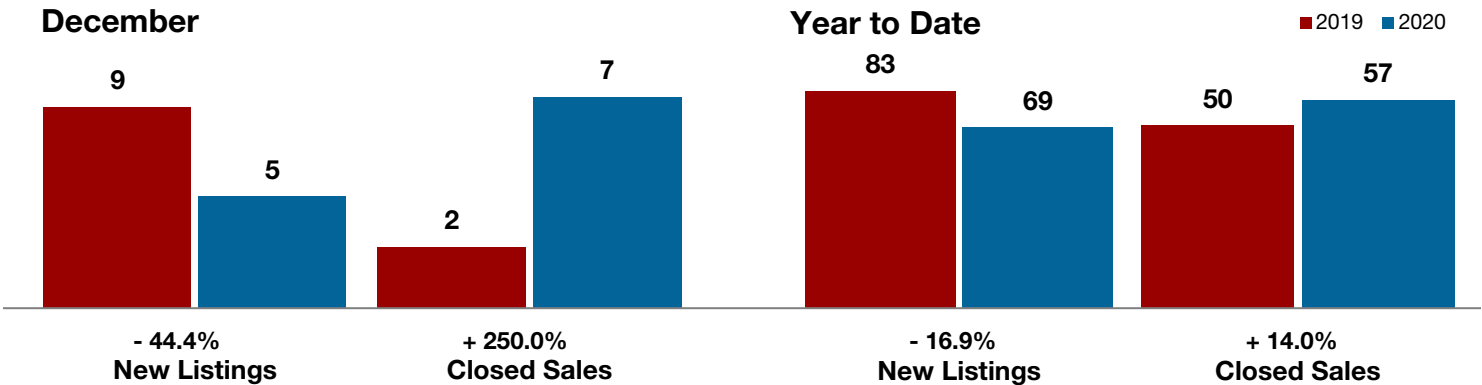
Change in
Closed Sales

Change in
Median Sales Price

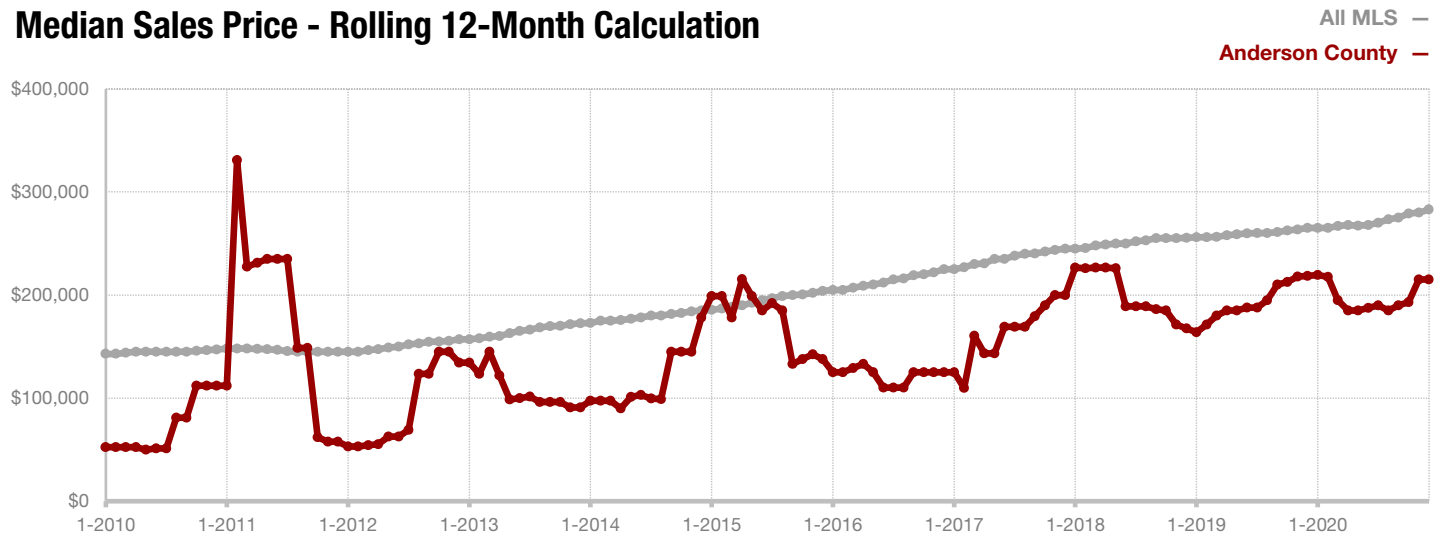
Anderson County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	9	5	- 44.4%	83	69	- 16.9%
Pending Sales	5	3	- 40.0%	52	54	+ 3.8%
Closed Sales	2	7	+ 250.0%	50	57	+ 14.0%
Average Sales Price*	\$215,500	\$264,900	+ 22.9%	\$271,700	\$281,411	+ 3.6%
Median Sales Price*	\$215,500	\$215,000	- 0.2%	\$218,500	\$215,000	- 1.6%
Percent of Original List Price Received*	90.4%	92.8%	+ 2.7%	93.1%	93.6%	+ 0.5%
Days on Market Until Sale	145	54	- 62.8%	109	88	- 19.3%
Inventory of Homes for Sale	30	14	- 53.3%	--	--	--
Months Supply of Inventory	6.9	3.1	- 57.1%	--	--	--

* 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 – December 2020

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+ 57.1%

+ 40.0%

+ 33.3%

Change in
New Listings

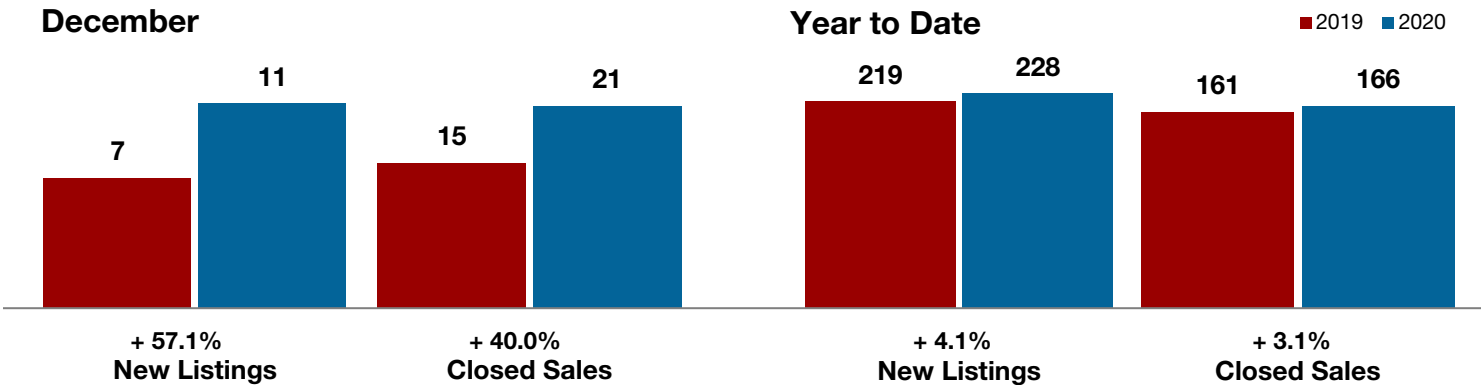
Change in
Closed Sales

Change in
Median Sales Price

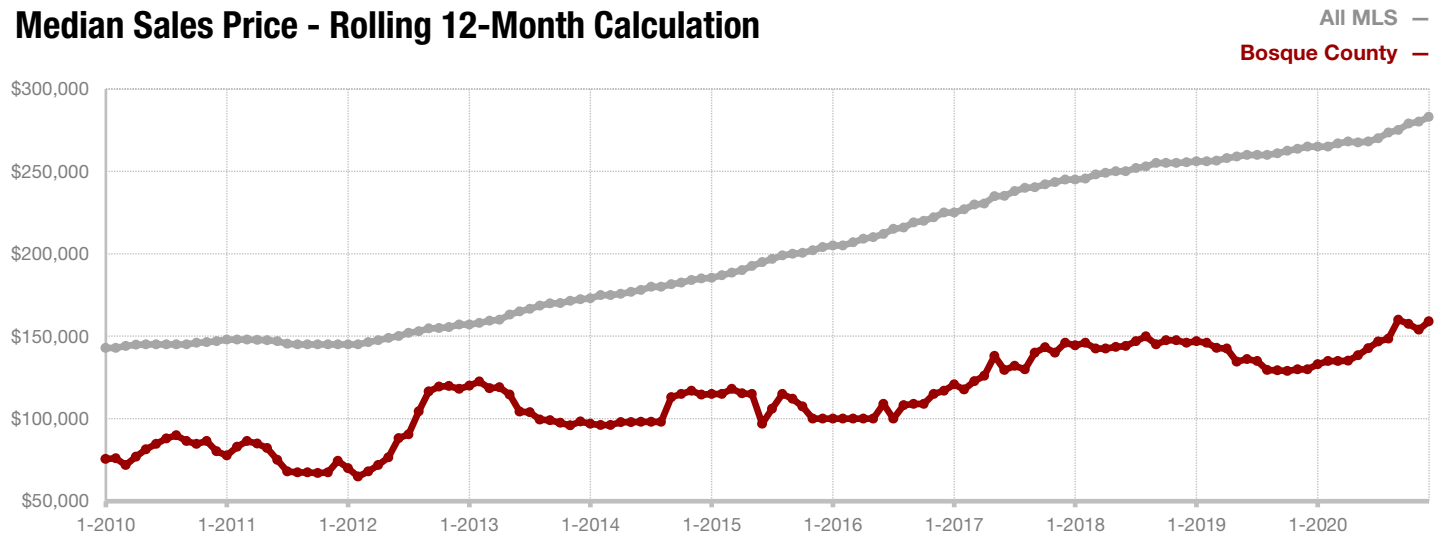
Bosque County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	7	11	+ 57.1%	219	228	+ 4.1%
Pending Sales	3	10	+ 233.3%	163	170	+ 4.3%
Closed Sales	15	21	+ 40.0%	161	166	+ 3.1%
Average Sales Price*	\$240,400	\$400,082	+ 66.4%	\$185,652	\$271,169	+ 46.1%
Median Sales Price*	\$150,000	\$200,000	+ 33.3%	\$130,000	\$159,000	+ 22.3%
Percent of Original List Price Received*	87.6%	91.1%	+ 4.0%	90.3%	90.9%	+ 0.7%
Days on Market Until Sale	120	76	- 36.7%	100	96	- 4.0%
Inventory of Homes for Sale	82	60	- 26.8%	--	--	--
Months Supply of Inventory	6.0	4.2	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



- 6.5%

+ 44.0%

+ 39.0%

Change in
New Listings

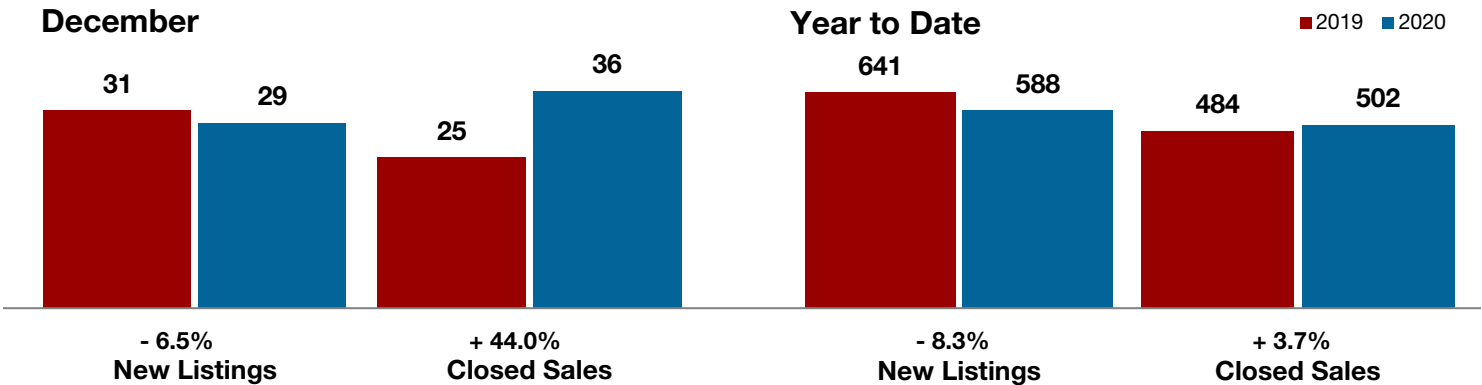
Change in
Closed Sales

Change in
Median Sales Price

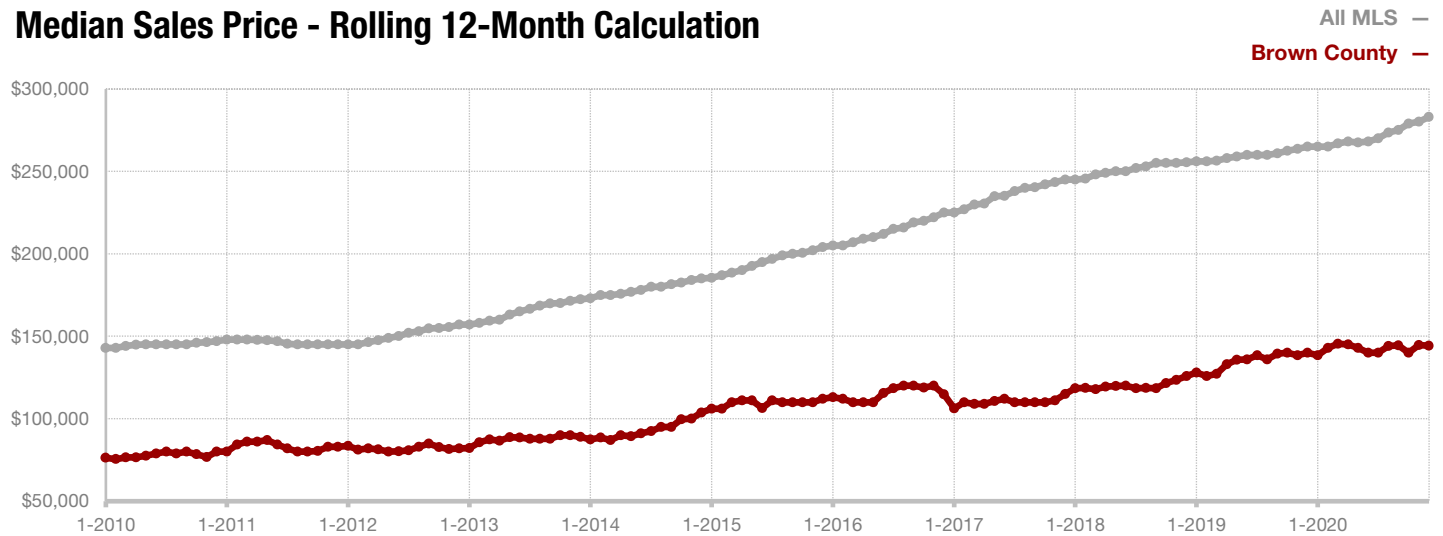
Brown County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	31	29	- 6.5%	641	588	- 8.3%
Pending Sales	26	37	+ 42.3%	485	525	+ 8.2%
Closed Sales	25	36	+ 44.0%	484	502	+ 3.7%
Average Sales Price*	\$226,426	\$462,724	+ 104.4%	\$173,759	\$203,991	+ 17.4%
Median Sales Price*	\$168,000	\$233,500	+ 39.0%	\$140,000	\$144,324	+ 3.1%
Percent of Original List Price Received*	86.1%	94.9%	+ 10.2%	92.6%	93.6%	+ 1.1%
Days on Market Until Sale	103	72	- 30.1%	91	74	- 18.7%
Inventory of Homes for Sale	200	109	- 45.5%	--	--	--
Months Supply of Inventory	4.9	2.5	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



- 28.6%

+ 140.0%

- 24.9%

Change in
New Listings

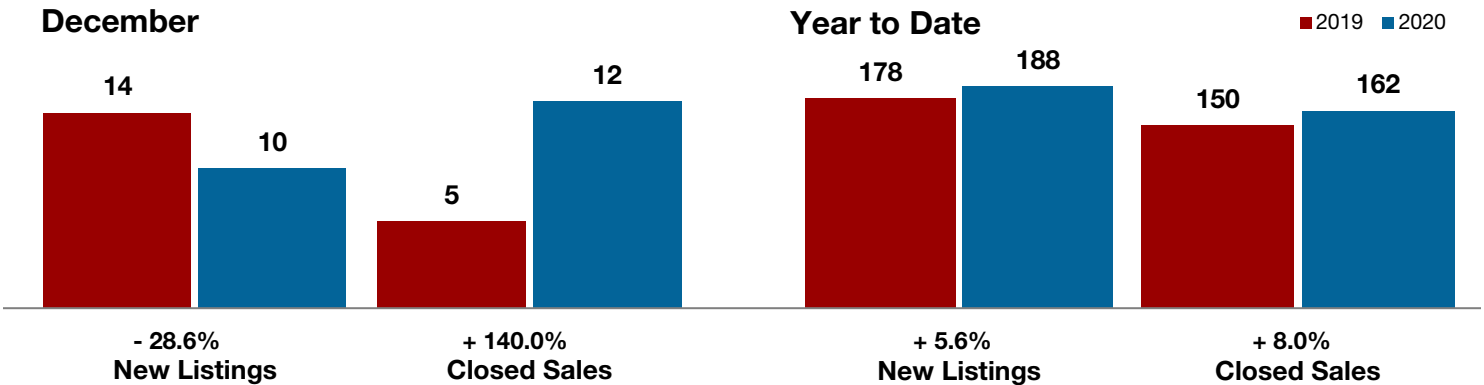
Change in
Closed Sales

Change in
Median Sales Price

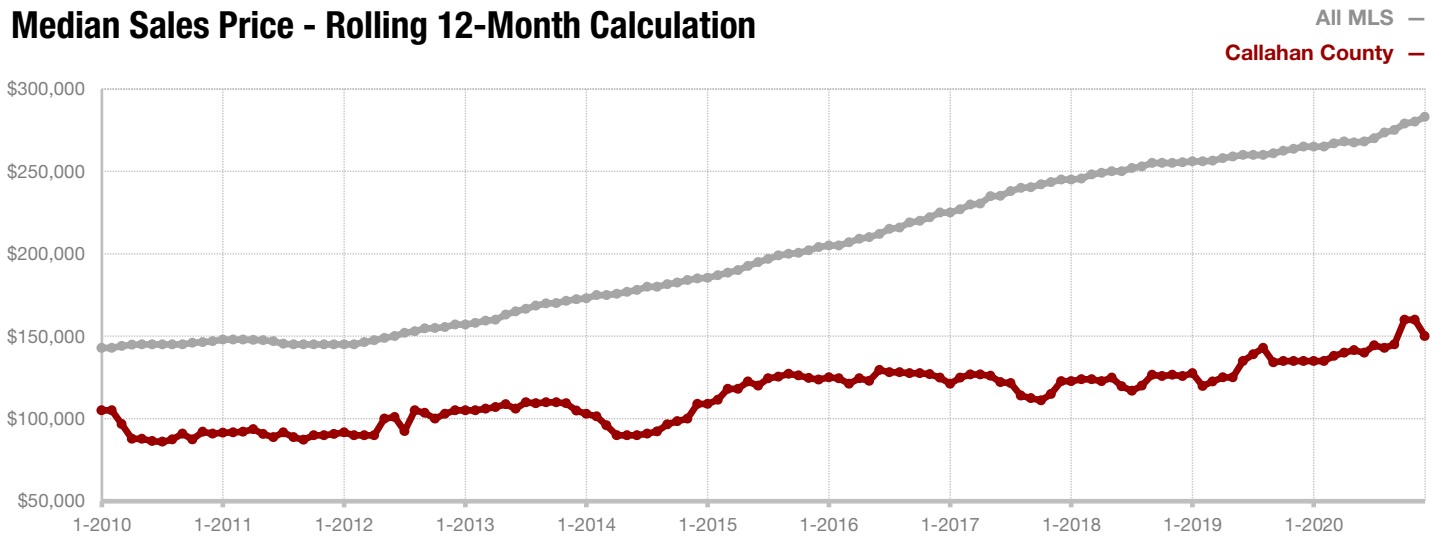
Callahan County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	14	10	- 28.6%	178	188	+ 5.6%
Pending Sales	7	6	- 14.3%	150	161	+ 7.3%
Closed Sales	5	12	+ 140.0%	150	162	+ 8.0%
Average Sales Price*	\$195,380	\$145,769	- 25.4%	\$158,409	\$179,896	+ 13.6%
Median Sales Price*	\$190,000	\$142,750	- 24.9%	\$135,000	\$150,000	+ 11.1%
Percent of Original List Price Received*	90.2%	94.2%	+ 4.4%	94.3%	93.9%	- 0.4%
Days on Market Until Sale	104	70	- 32.7%	69	55	- 20.3%
Inventory of Homes for Sale	41	30	- 26.8%	--	--	--
Months Supply of Inventory	3.3	2.2	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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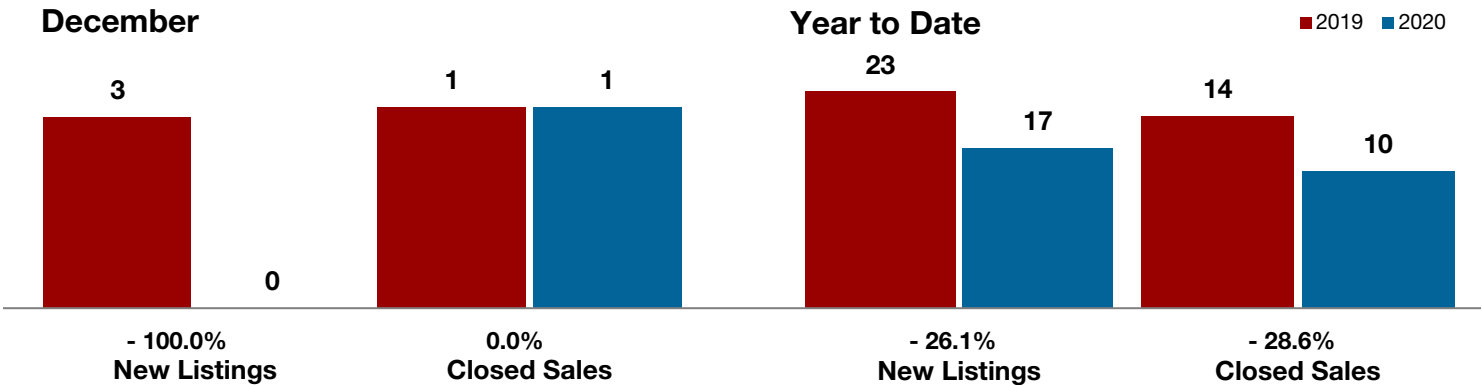


- 100.0%	0.0%	+ 140.0%
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

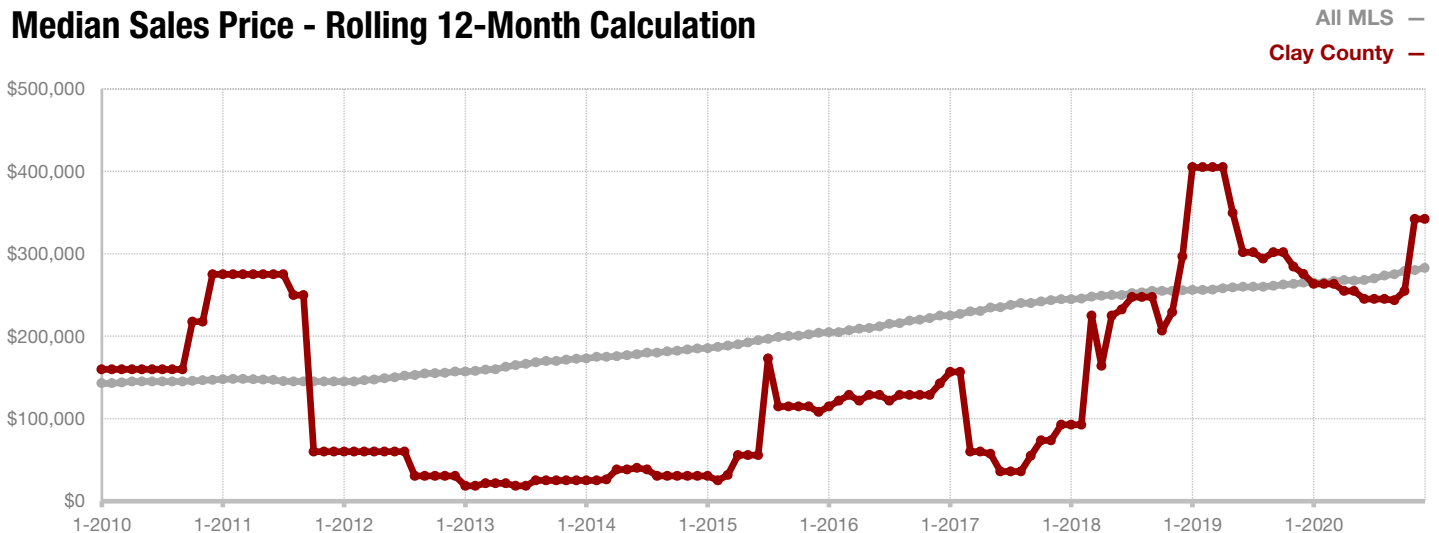
Clay County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3	0	- 100.0%	23	17	- 26.1%
Pending Sales	1	0	- 100.0%	14	7	- 50.0%
Closed Sales	1	1	0.0%	14	10	- 28.6%
Average Sales Price*	\$37,500	\$90,000	+ 140.0%	\$250,821	\$504,465	+ 101.1%
Median Sales Price*	\$37,500	\$90,000	+ 140.0%	\$275,500	\$342,125	+ 24.2%
Percent of Original List Price Received*	78.1%	100.1%	+ 28.2%	90.2%	102.8%	+ 14.0%
Days on Market Until Sale	60	195	+ 225.0%	66	113	+ 71.2%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	4.5	3.6	- 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



0.0%

+ 100.0%

- 54.4%

Change in
New Listings

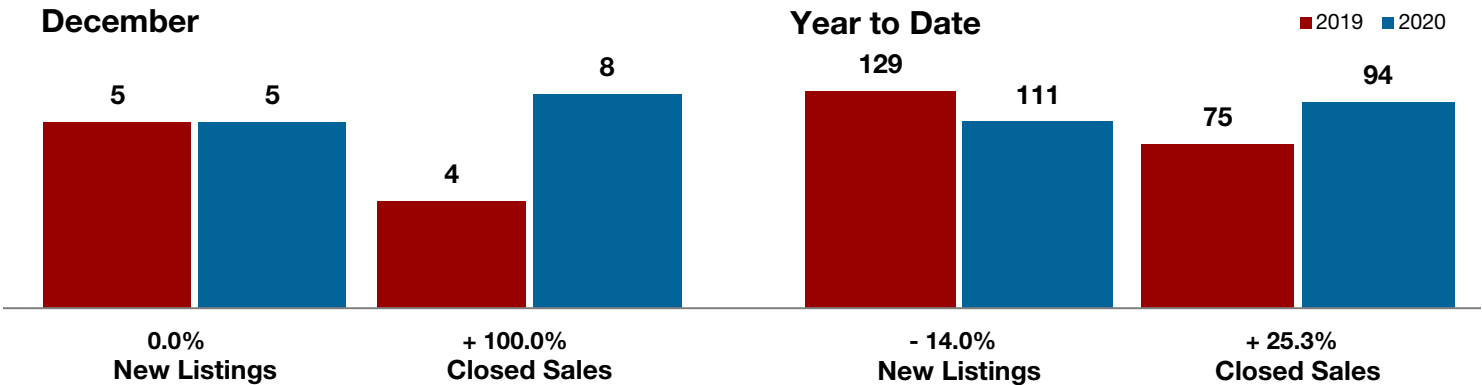
Change in
Closed Sales

Change in
Median Sales Price

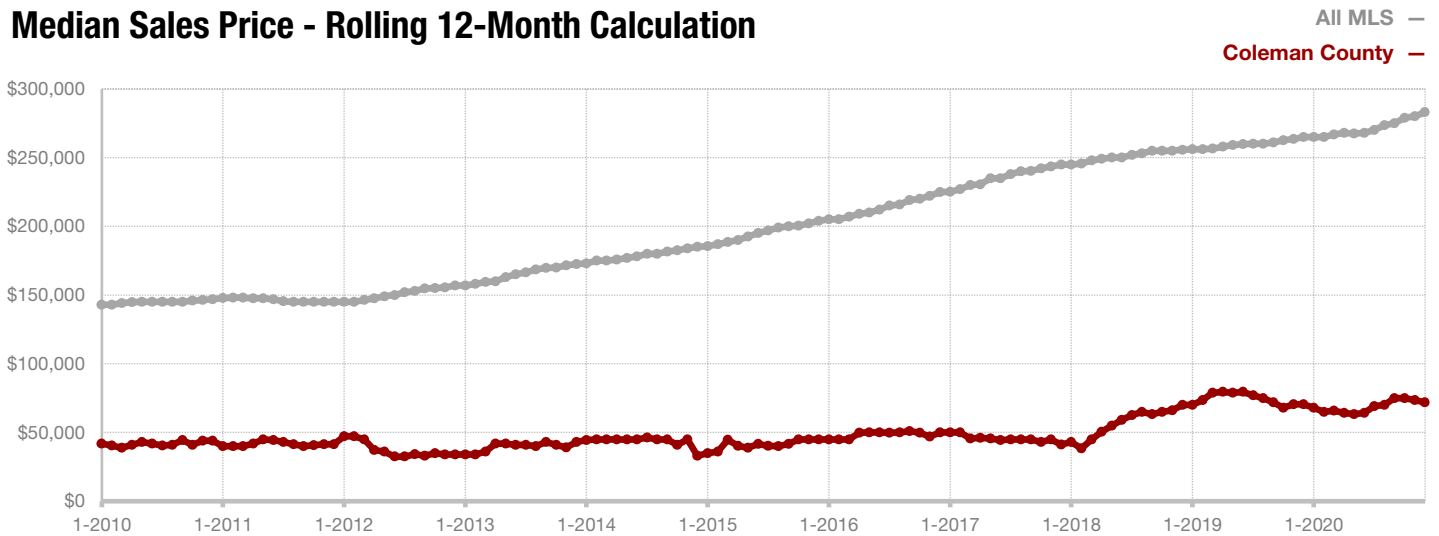
Coleman County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	5	5	0.0%	129	111	- 14.0%
Pending Sales	5	7	+ 40.0%	80	94	+ 17.5%
Closed Sales	4	8	+ 100.0%	75	94	+ 25.3%
Average Sales Price*	\$201,525	\$135,013	- 33.0%	\$115,282	\$150,690	+ 30.7%
Median Sales Price*	\$139,300	\$63,500	- 54.4%	\$70,505	\$72,000	+ 2.1%
Percent of Original List Price Received*	87.4%	88.6%	+ 1.4%	85.2%	86.8%	+ 1.9%
Days on Market Until Sale	157	113	- 28.0%	144	129	- 10.4%
Inventory of Homes for Sale	59	31	- 47.5%	--	--	--
Months Supply of Inventory	8.9	4.0	- 55.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



+ 2.2%

Change in
New Listings

+ 8.6%

Change in
Closed Sales

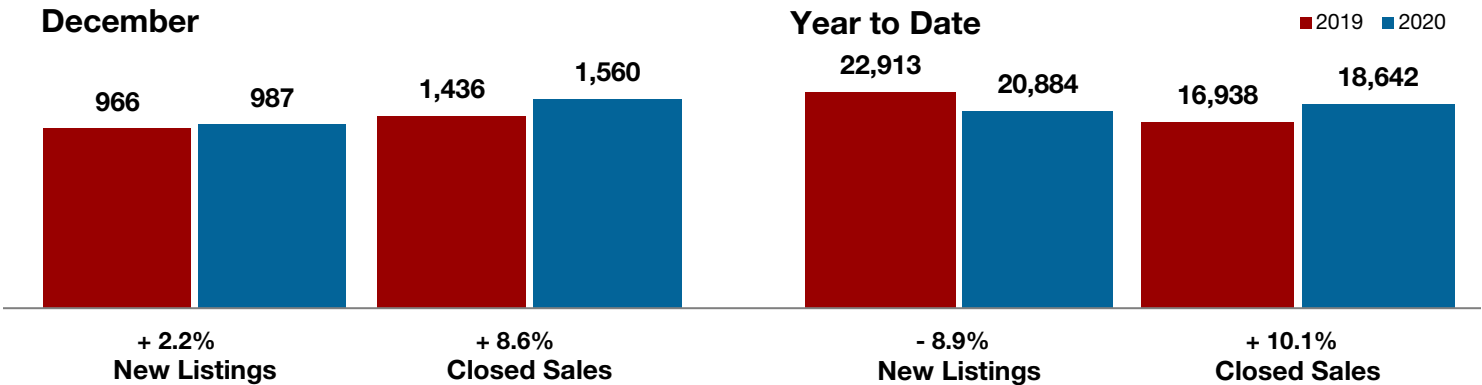
+ 7.6%

Change in
Median Sales Price

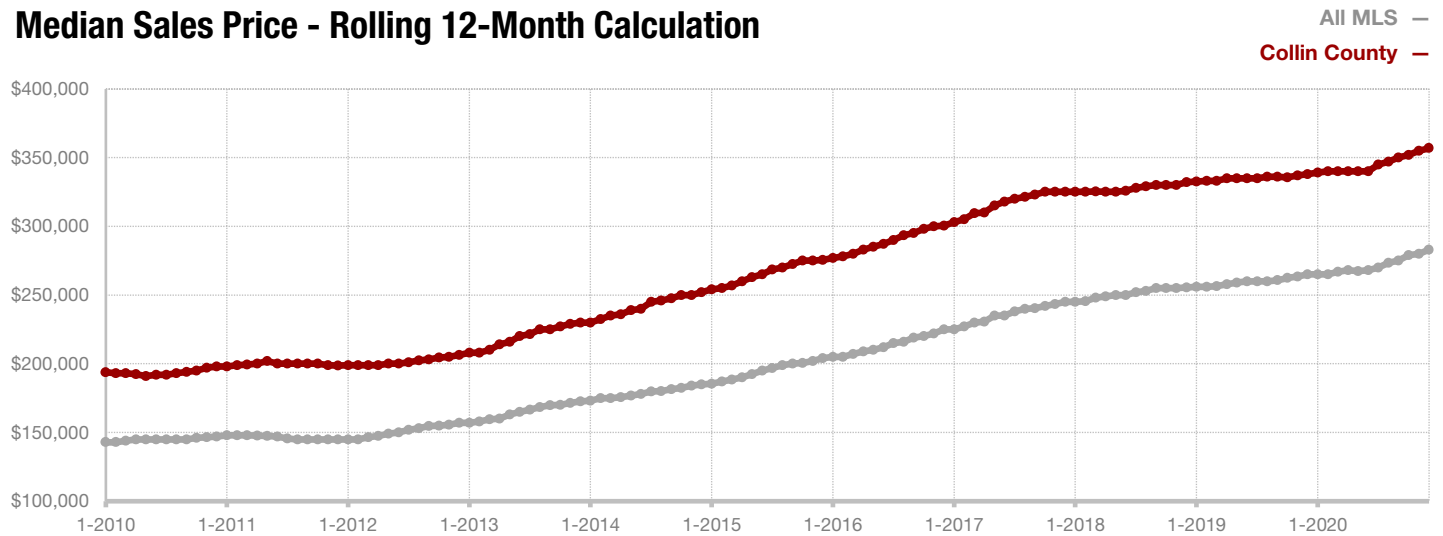
Collin County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	966	987	+ 2.2%	22,913	20,884	- 8.9%
Pending Sales	1,015	1,073	+ 5.7%	17,066	19,029	+ 11.5%
Closed Sales	1,436	1,560	+ 8.6%	16,938	18,642	+ 10.1%
Average Sales Price*	\$380,405	\$420,627	+ 10.6%	\$378,134	\$402,326	+ 6.4%
Median Sales Price*	\$340,000	\$366,000	+ 7.6%	\$338,000	\$357,000	+ 5.6%
Percent of Original List Price Received*	95.1%	98.6%	+ 3.7%	95.7%	97.3%	+ 1.7%
Days on Market Until Sale	69	37	- 46.4%	60	47	- 21.7%
Inventory of Homes for Sale	3,630	1,244	- 65.7%	--	--	--
Months Supply of Inventory	2.6	0.8	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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+ 44.4%

+ 33.3%

+ 35.5%

Change in
New Listings

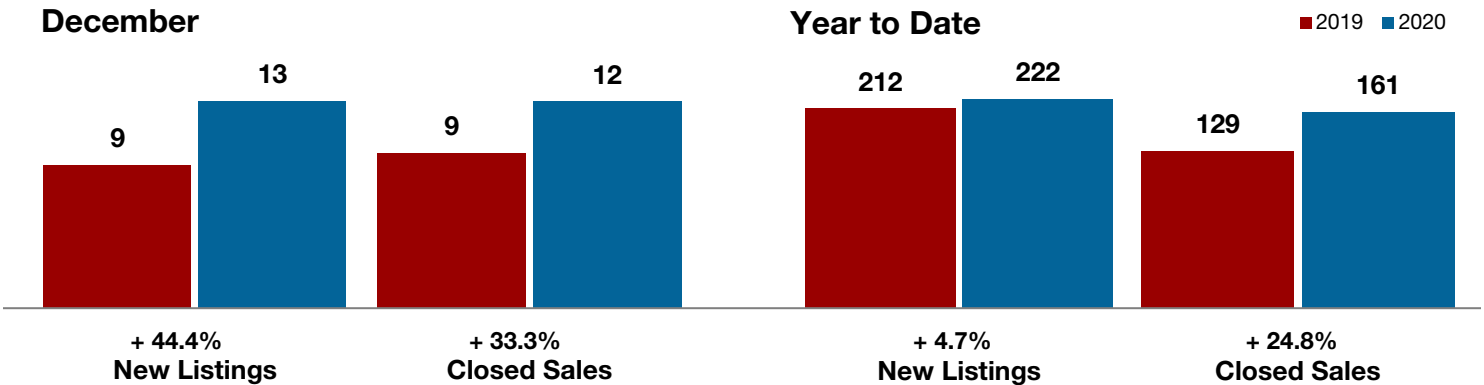
Change in
Closed Sales

Change in
Median Sales Price

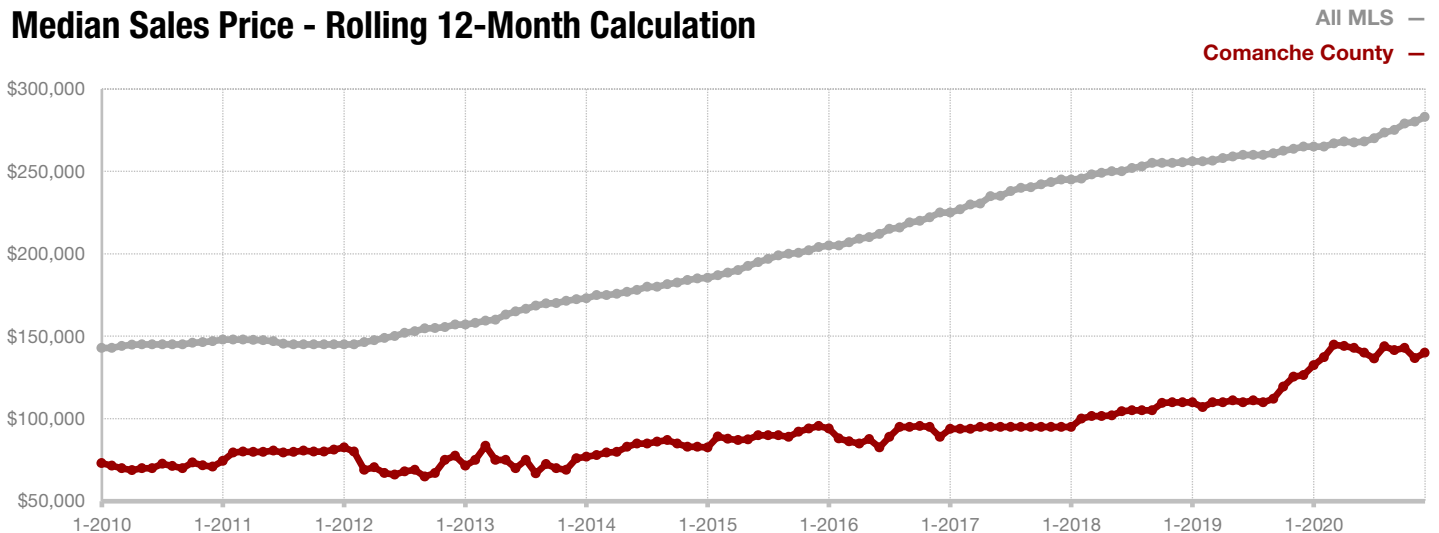
Comanche County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	9	13	+ 44.4%	212	222	+ 4.7%
Pending Sales	10	11	+ 10.0%	133	170	+ 27.8%
Closed Sales	9	12	+ 33.3%	129	161	+ 24.8%
Average Sales Price*	\$232,267	\$402,554	+ 73.3%	\$196,026	\$229,182	+ 16.9%
Median Sales Price*	\$138,000	\$187,000	+ 35.5%	\$126,500	\$140,000	+ 10.7%
Percent of Original List Price Received*	90.0%	94.0%	+ 4.4%	89.2%	89.7%	+ 0.6%
Days on Market Until Sale	104	42	- 59.6%	93	97	+ 4.3%
Inventory of Homes for Sale	83	52	- 37.3%	--	--	--
Months Supply of Inventory	7.5	3.7	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



- 42.6%

+ 4.8%

+ 64.9%

Change in
New Listings

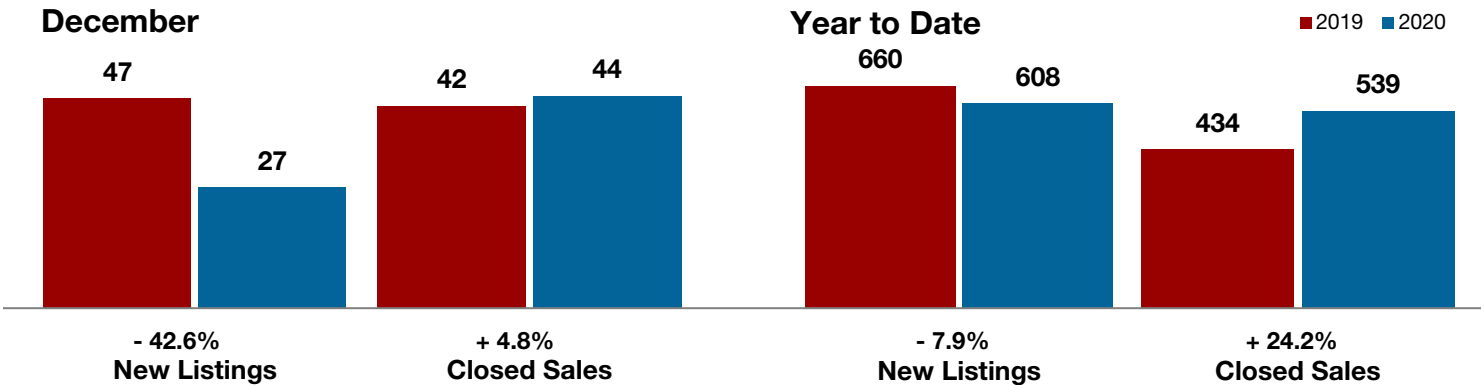
Change in
Closed Sales

Change in
Median Sales Price

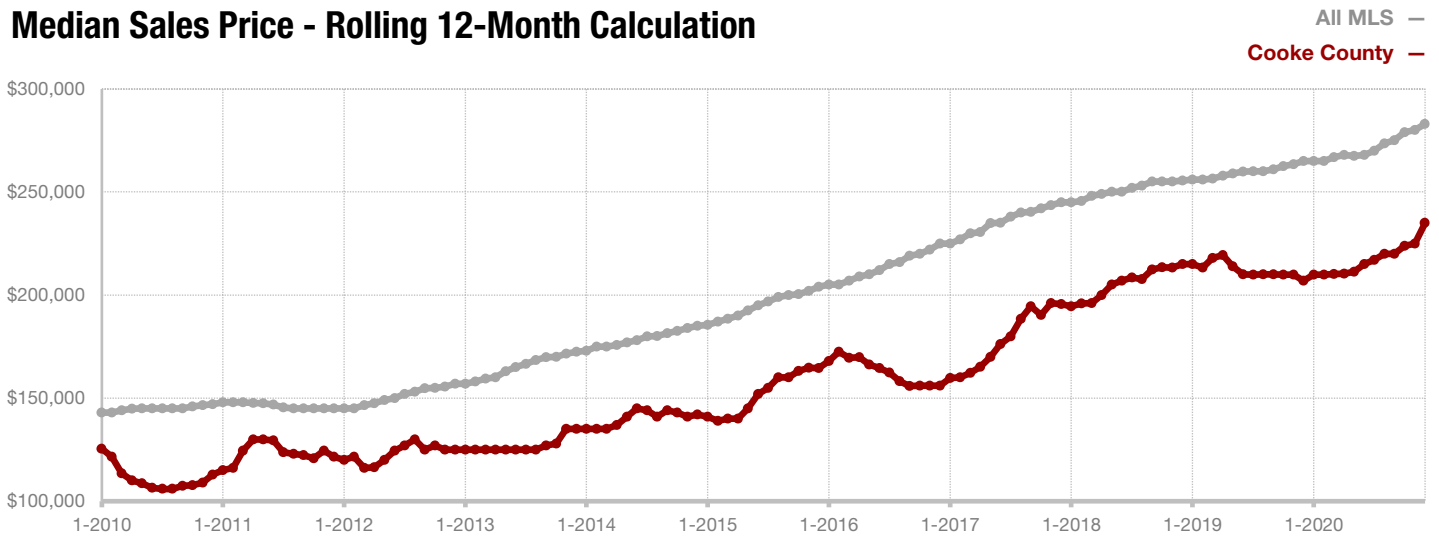
Cooke County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	47	27	- 42.6%	660	608	- 7.9%
Pending Sales	39	27	- 30.8%	442	539	+ 21.9%
Closed Sales	42	44	+ 4.8%	434	539	+ 24.2%
Average Sales Price*	\$293,030	\$346,854	+ 18.4%	\$272,897	\$303,673	+ 11.3%
Median Sales Price*	\$189,500	\$312,500	+ 64.9%	\$206,950	\$235,000	+ 13.6%
Percent of Original List Price Received*	92.7%	96.4%	+ 4.0%	94.1%	95.1%	+ 1.1%
Days on Market Until Sale	91	74	- 18.7%	70	73	+ 4.3%
Inventory of Homes for Sale	172	73	- 57.6%	--	--	--
Months Supply of Inventory	4.7	1.6	- 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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+ 7.6%

Change in
New Listings

+ 6.7%

Change in
Closed Sales

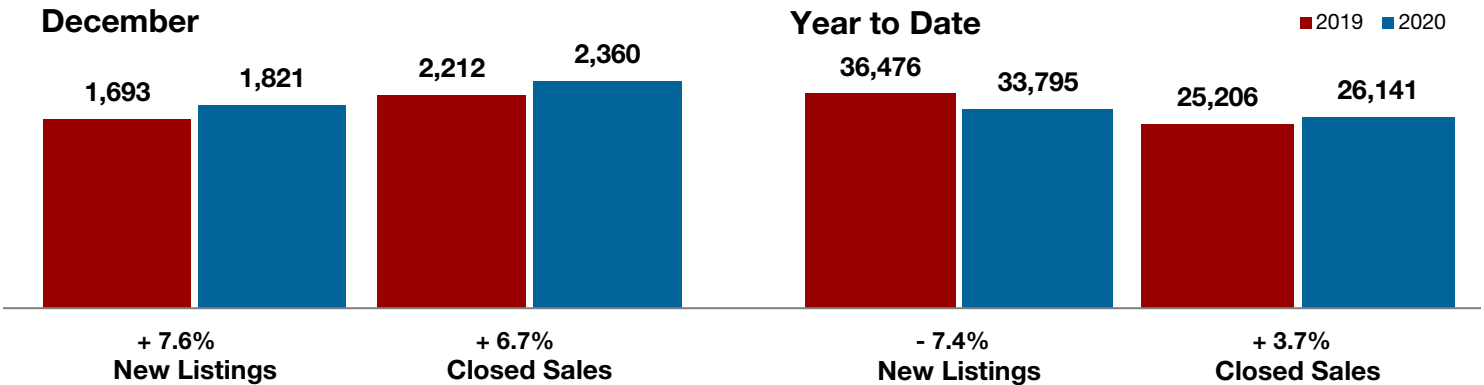
+ 16.0%

Change in
Median Sales Price

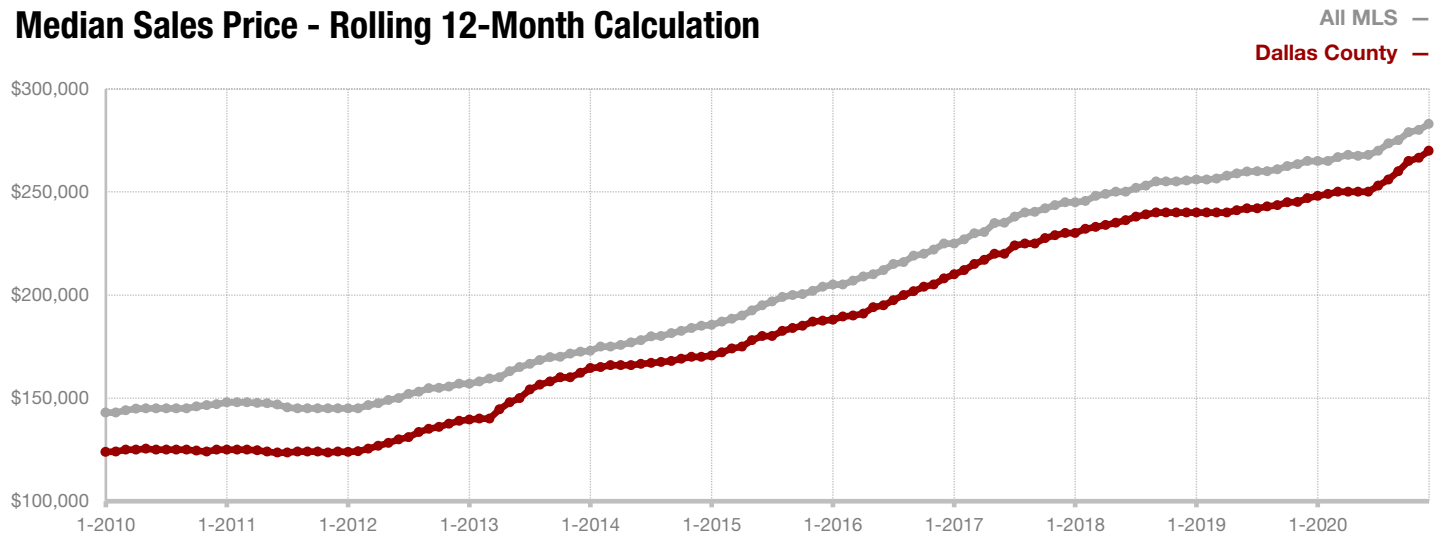
Dallas County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,693	1,821	+ 7.6%	36,476	33,795	- 7.4%
Pending Sales	1,568	1,717	+ 9.5%	25,417	26,606	+ 4.7%
Closed Sales	2,212	2,360	+ 6.7%	25,206	26,141	+ 3.7%
Average Sales Price*	\$376,921	\$430,473	+ 14.2%	\$355,916	\$389,240	+ 9.4%
Median Sales Price*	\$250,000	\$290,000	+ 16.0%	\$247,000	\$270,000	+ 9.3%
Percent of Original List Price Received*	94.8%	97.2%	+ 2.5%	95.9%	96.7%	+ 0.8%
Days on Market Until Sale	53	40	- 24.5%	44	42	- 4.5%
Inventory of Homes for Sale	5,638	3,515	- 37.7%	--	--	--
Months Supply of Inventory	2.7	1.6	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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- 33.3%

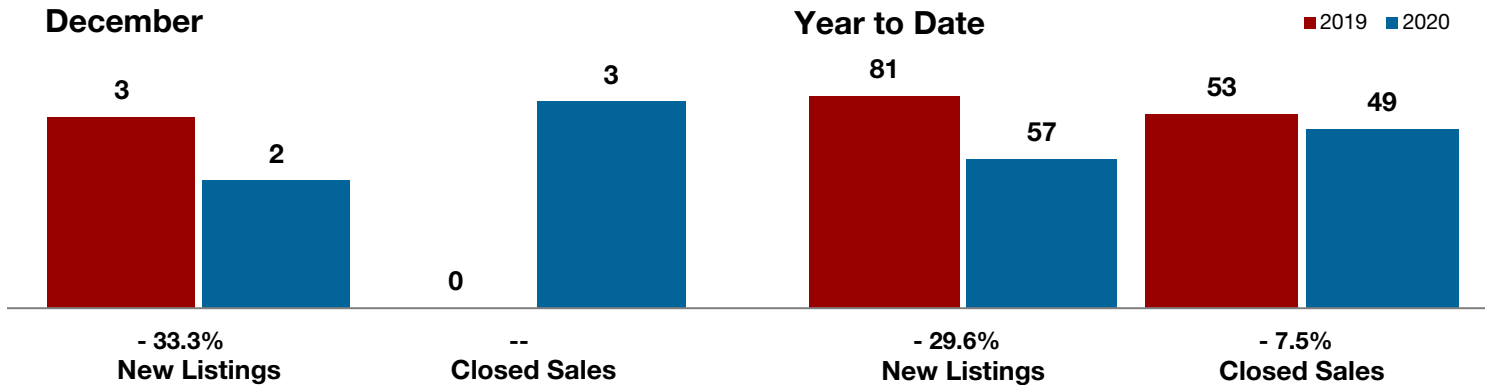
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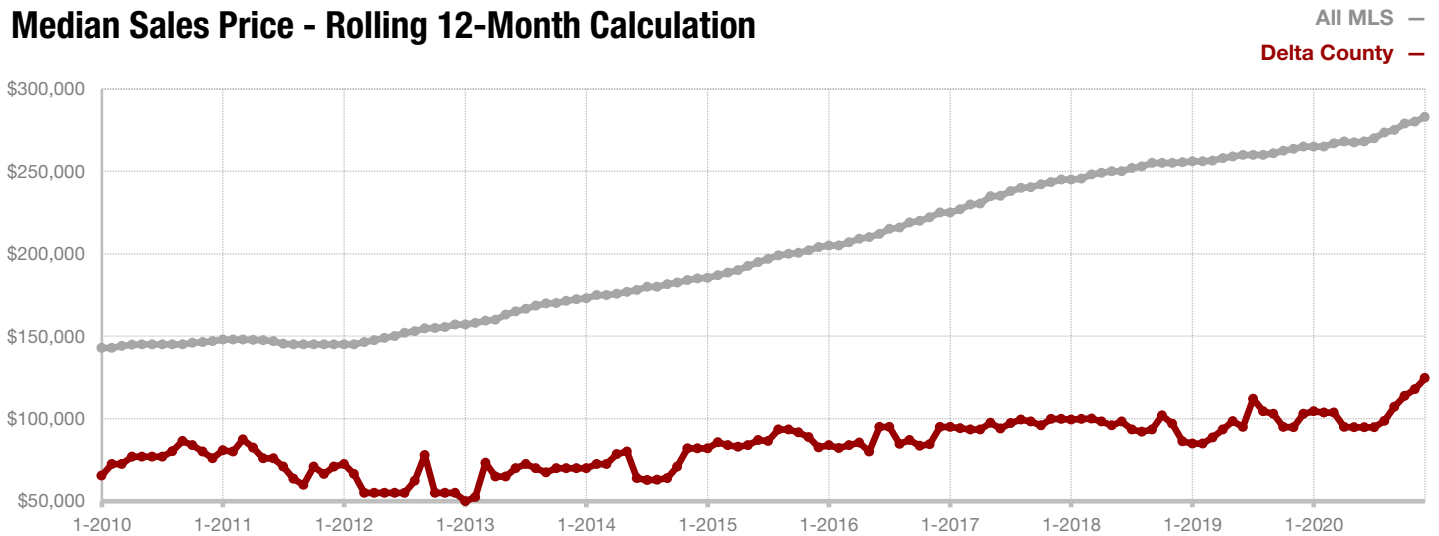
Delta County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3	2	- 33.3%	81	57	- 29.6%
Pending Sales	1	2	+ 100.0%	52	53	+ 1.9%
Closed Sales	0	3	--	53	49	- 7.5%
Average Sales Price*	--	\$178,133	--	\$136,882	\$148,149	+ 8.2%
Median Sales Price*	--	\$185,000	--	\$103,000	\$124,600	+ 21.0%
Percent of Original List Price Received*	--	99.1%	--	92.0%	94.6%	+ 2.8%
Days on Market Until Sale	--	24	--	39	46	+ 17.9%
Inventory of Homes for Sale	19	5	- 73.7%	--	--	--
Months Supply of Inventory	4.4	1.1	- 75.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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+ 3.9%

Change in
New Listings

+ 4.6%

Change in
Closed Sales

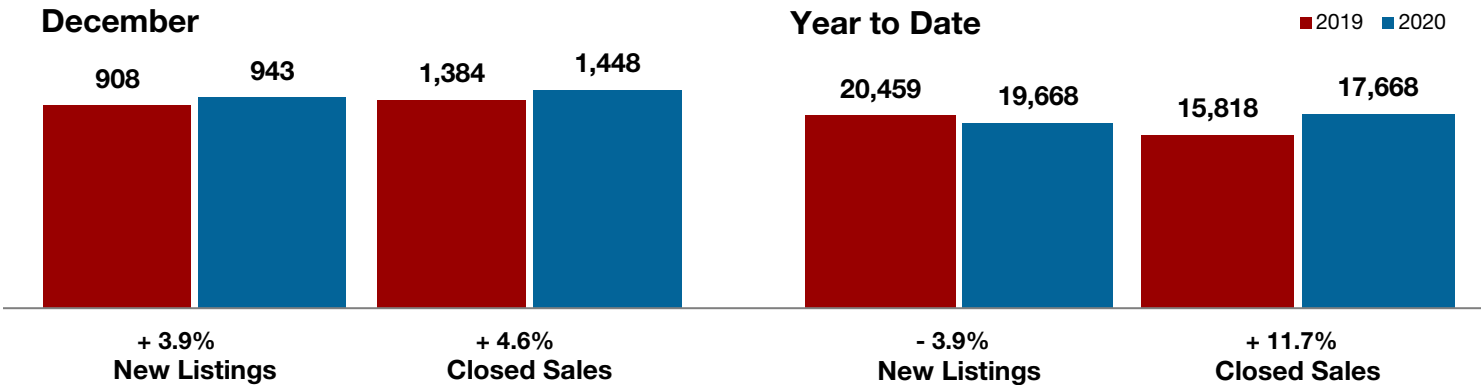
+ 9.1%

Change in
Median Sales Price

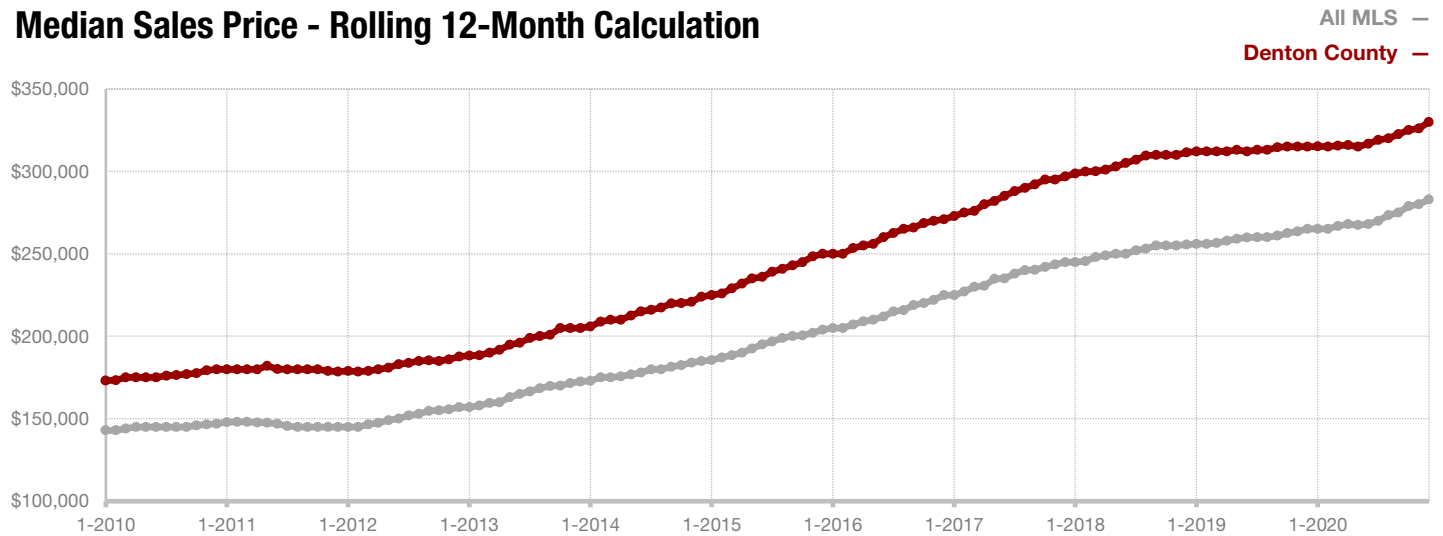
Denton County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	908	943	+ 3.9%	20,459	19,668	- 3.9%
Pending Sales	988	998	+ 1.0%	15,924	18,110	+ 13.7%
Closed Sales	1,384	1,448	+ 4.6%	15,818	17,668	+ 11.7%
Average Sales Price*	\$358,838	\$403,255	+ 12.4%	\$361,683	\$380,853	+ 5.3%
Median Sales Price*	\$317,000	\$345,956	+ 9.1%	\$315,000	\$329,900	+ 4.7%
Percent of Original List Price Received*	95.4%	98.7%	+ 3.5%	96.4%	97.7%	+ 1.3%
Days on Market Until Sale	64	35	- 45.3%	54	44	- 18.5%
Inventory of Homes for Sale	3,152	1,208	- 61.7%	--	--	--
Months Supply of Inventory	2.4	0.8	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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+ 55.6%

- 8.3%

+ 10.5%

Change in
New Listings

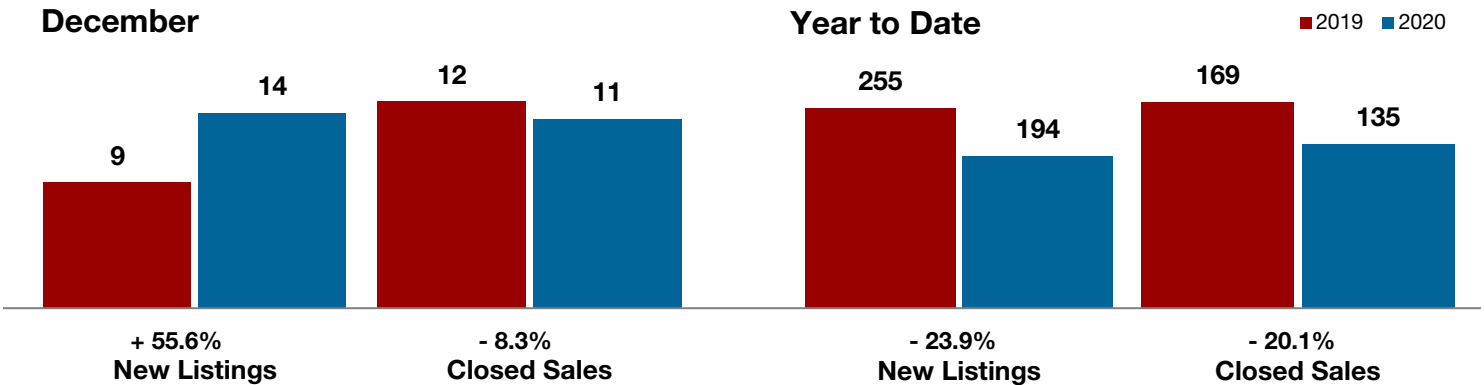
Change in
Closed Sales

Change in
Median Sales Price

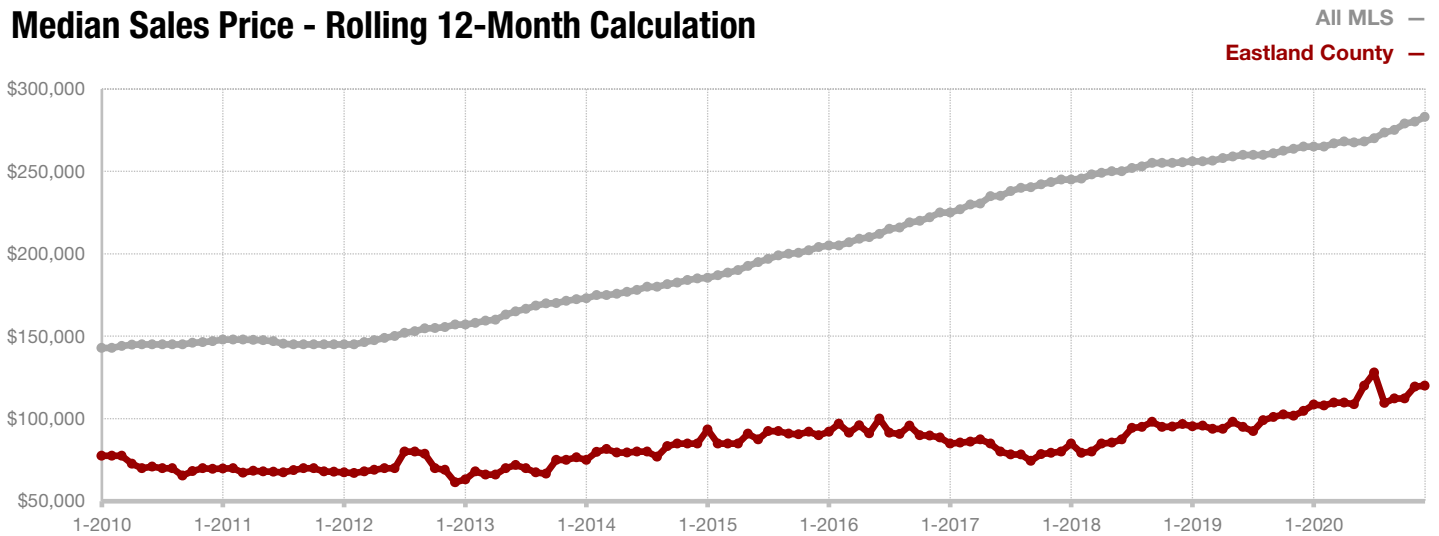
Eastland County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	9	14	+ 55.6%	255	194	- 23.9%
Pending Sales	3	8	+ 166.7%	164	145	- 11.6%
Closed Sales	12	11	- 8.3%	169	135	- 20.1%
Average Sales Price*	\$243,200	\$145,265	- 40.3%	\$191,501	\$167,724	- 12.4%
Median Sales Price*	\$106,750	\$118,000	+ 10.5%	\$104,750	\$120,000	+ 14.6%
Percent of Original List Price Received*	81.4%	93.6%	+ 15.0%	89.3%	90.7%	+ 1.6%
Days on Market Until Sale	165	46	- 72.1%	115	106	- 7.8%
Inventory of Homes for Sale	97	60	- 38.1%	--	--	--
Months Supply of Inventory	7.1	5.0	- 28.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



Ellis County

- 6.8%

Change in
New Listings

+ 7.7%

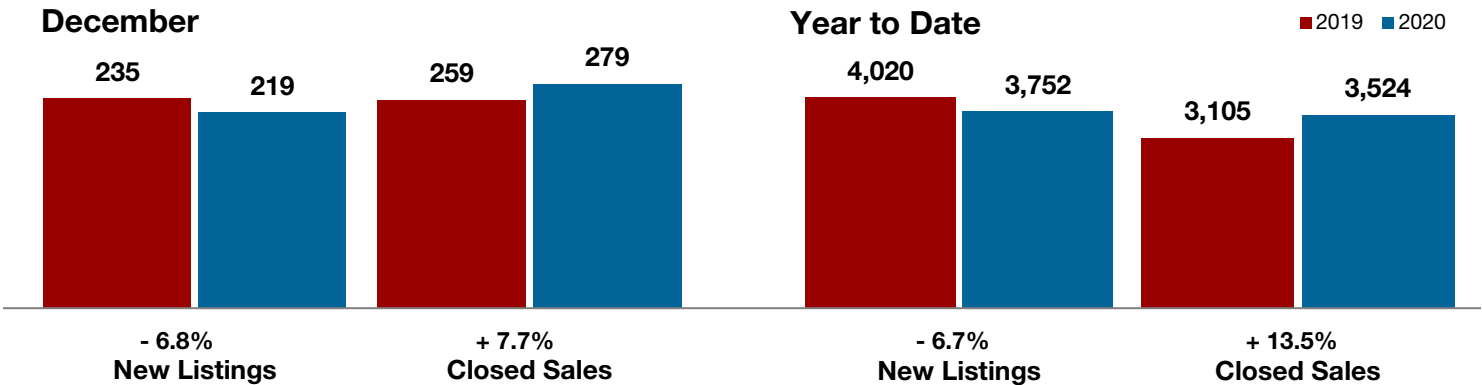
Change in
Closed Sales

+ 2.9%

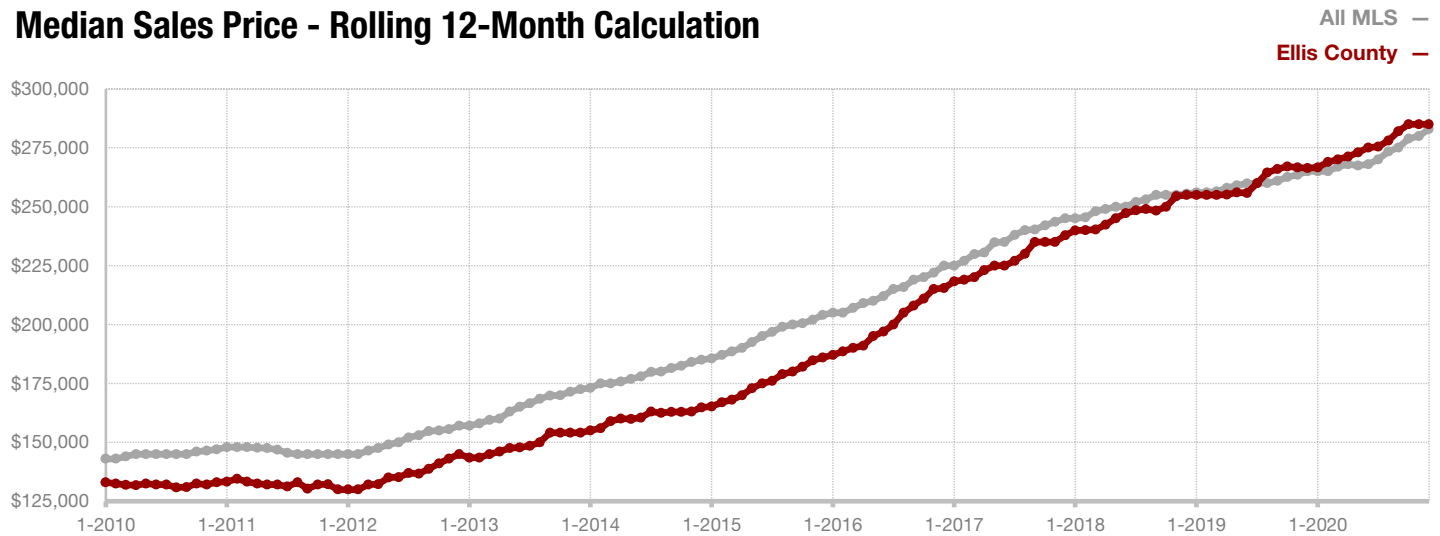
Change in
Median Sales Price

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	235	219	- 6.8%	4,020	3,752	- 6.7%
Pending Sales	193	202	+ 4.7%	3,160	3,637	+ 15.1%
Closed Sales	259	279	+ 7.7%	3,105	3,524	+ 13.5%
Average Sales Price*	\$285,915	\$300,737	+ 5.2%	\$288,998	\$306,391	+ 6.0%
Median Sales Price*	\$276,000	\$284,000	+ 2.9%	\$266,386	\$285,000	+ 7.0%
Percent of Original List Price Received*	96.6%	98.7%	+ 2.2%	97.0%	97.9%	+ 0.9%
Days on Market Until Sale	52	29	- 44.2%	52	50	- 3.8%
Inventory of Homes for Sale	792	304	- 61.6%	--	--	--
Months Supply of Inventory	3.0	1.0	- 66.7%	--	--	--

* 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 – December 2020

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



- 11.4%

+ 68.8%

+ 34.1%

Change in
New Listings

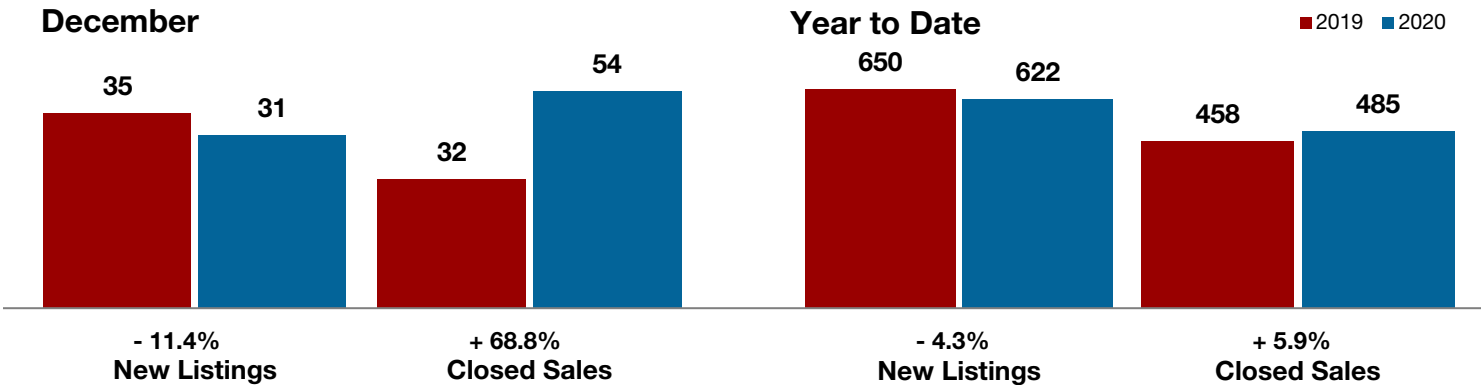
Change in
Closed Sales

Change in
Median Sales Price

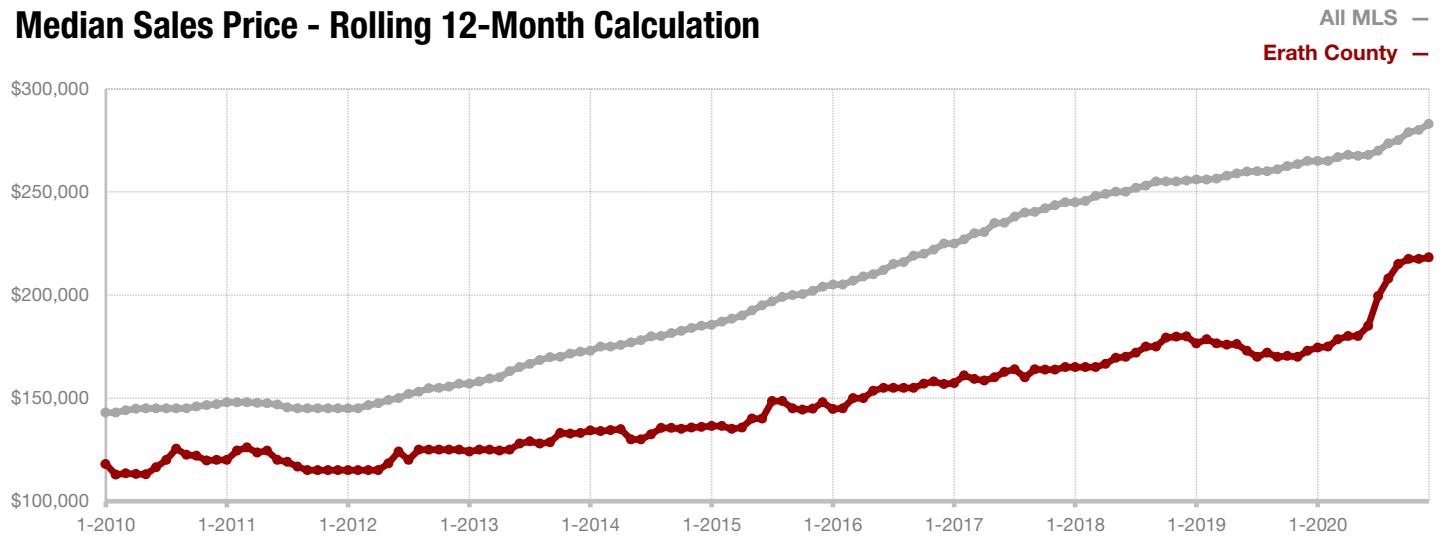
Erath County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	35	31	- 11.4%	650	622	- 4.3%
Pending Sales	29	27	- 6.9%	470	491	+ 4.5%
Closed Sales	32	54	+ 68.8%	458	485	+ 5.9%
Average Sales Price*	\$265,627	\$316,797	+ 19.3%	\$218,621	\$273,936	+ 25.3%
Median Sales Price*	\$183,500	\$246,000	+ 34.1%	\$173,000	\$218,250	+ 26.2%
Percent of Original List Price Received*	93.3%	93.4%	+ 0.1%	93.4%	94.2%	+ 0.9%
Days on Market Until Sale	91	60	- 34.1%	61	65	+ 6.6%
Inventory of Homes for Sale	168	123	- 26.8%	--	--	--
Months Supply of Inventory	4.3	3.0	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



- 24.2%

+ 61.9%

+ 46.2%

Change in
New Listings

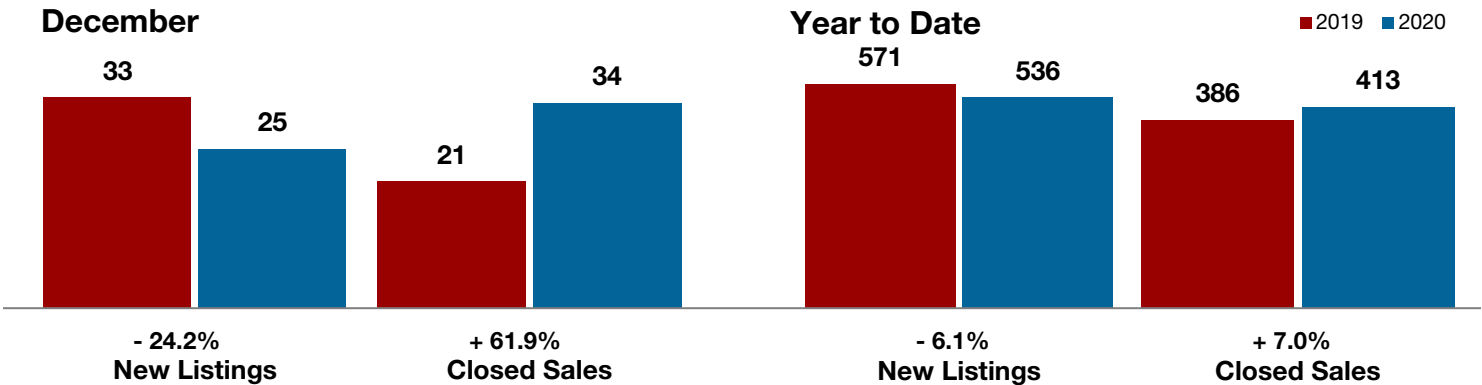
Change in
Closed Sales

Change in
Median Sales Price

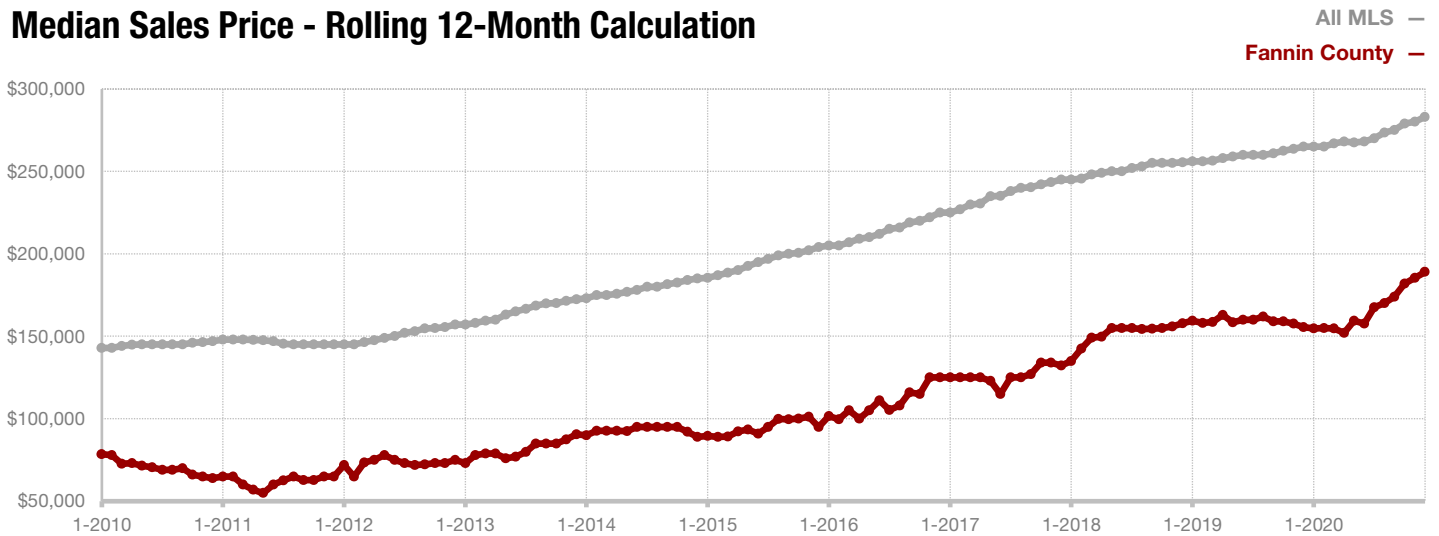
Fannin County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	33	25	- 24.2%	571	536	- 6.1%
Pending Sales	23	27	+ 17.4%	390	427	+ 9.5%
Closed Sales	21	34	+ 61.9%	386	413	+ 7.0%
Average Sales Price*	\$154,794	\$249,501	+ 61.2%	\$183,081	\$222,501	+ 21.5%
Median Sales Price*	\$130,000	\$190,000	+ 46.2%	\$155,500	\$189,000	+ 21.5%
Percent of Original List Price Received*	89.3%	94.2%	+ 5.5%	92.6%	93.9%	+ 1.4%
Days on Market Until Sale	70	62	- 11.4%	62	70	+ 12.9%
Inventory of Homes for Sale	151	88	- 41.7%	--	--	--
Months Supply of Inventory	4.6	2.5	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



+ 60.0%

+ 233.3%

- 40.1%

Change in
New Listings

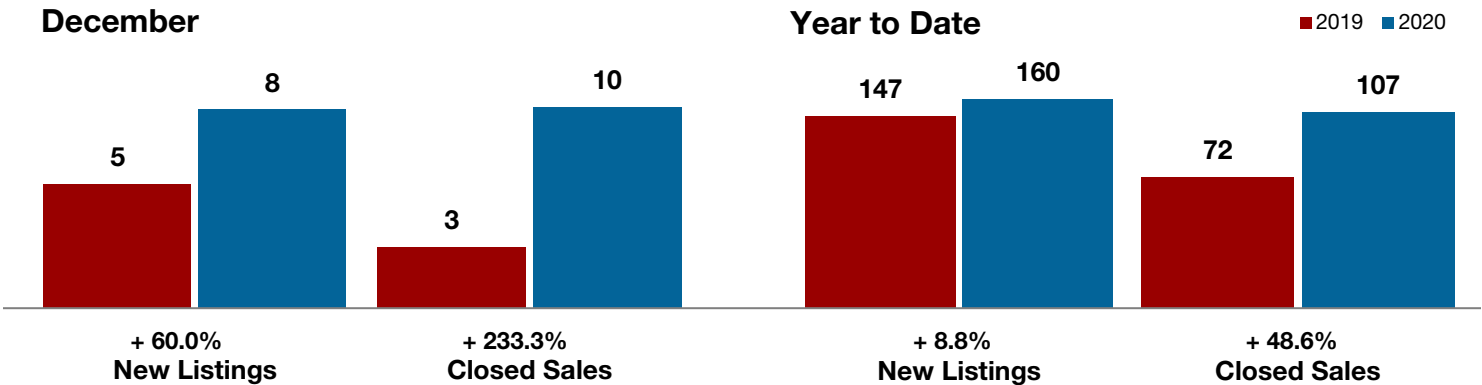
Change in
Closed Sales

Change in
Median Sales Price

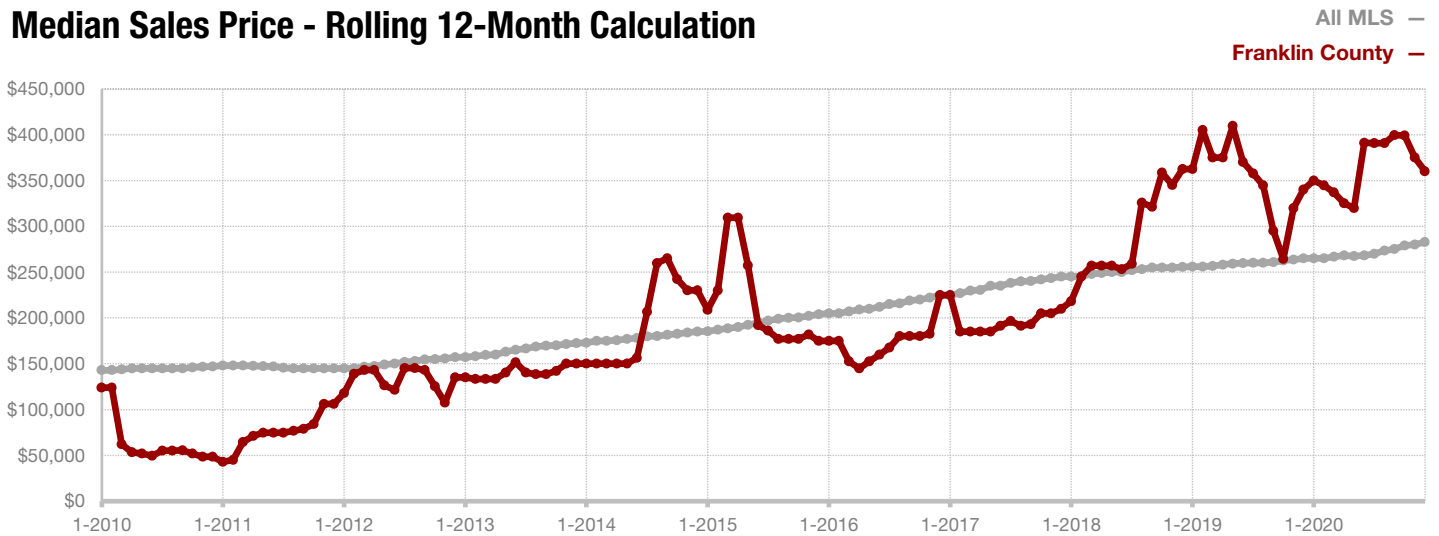
Franklin County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	5	8	+ 60.0%	147	160	+ 8.8%
Pending Sales	3	10	+ 233.3%	68	115	+ 69.1%
Closed Sales	3	10	+ 233.3%	72	107	+ 48.6%
Average Sales Price*	\$518,333	\$484,437	- 6.5%	\$420,804	\$468,137	+ 11.2%
Median Sales Price*	\$540,000	\$323,200	- 40.1%	\$340,000	\$360,000	+ 5.9%
Percent of Original List Price Received*	98.4%	93.6%	- 4.9%	92.1%	91.5%	- 0.7%
Days on Market Until Sale	55	46	- 16.4%	77	77	0.0%
Inventory of Homes for Sale	47	24	- 48.9%	--	--	--
Months Supply of Inventory	8.3	2.5	- 62.5%	--	--	--

* 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 – December 2020

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



0.0%

+ 100.0%

+ 153.0%

Change in
New Listings

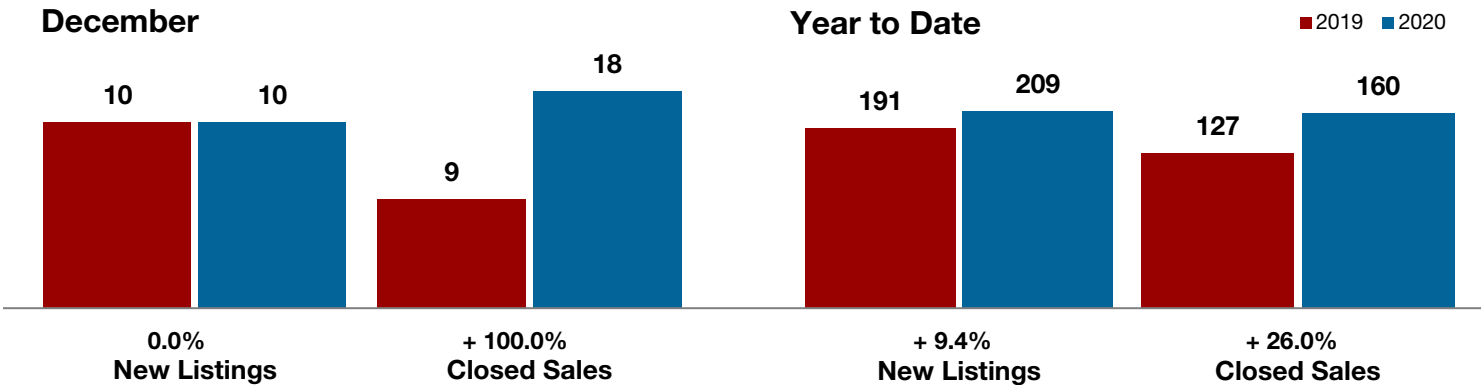
Change in
Closed Sales

Change in
Median Sales Price

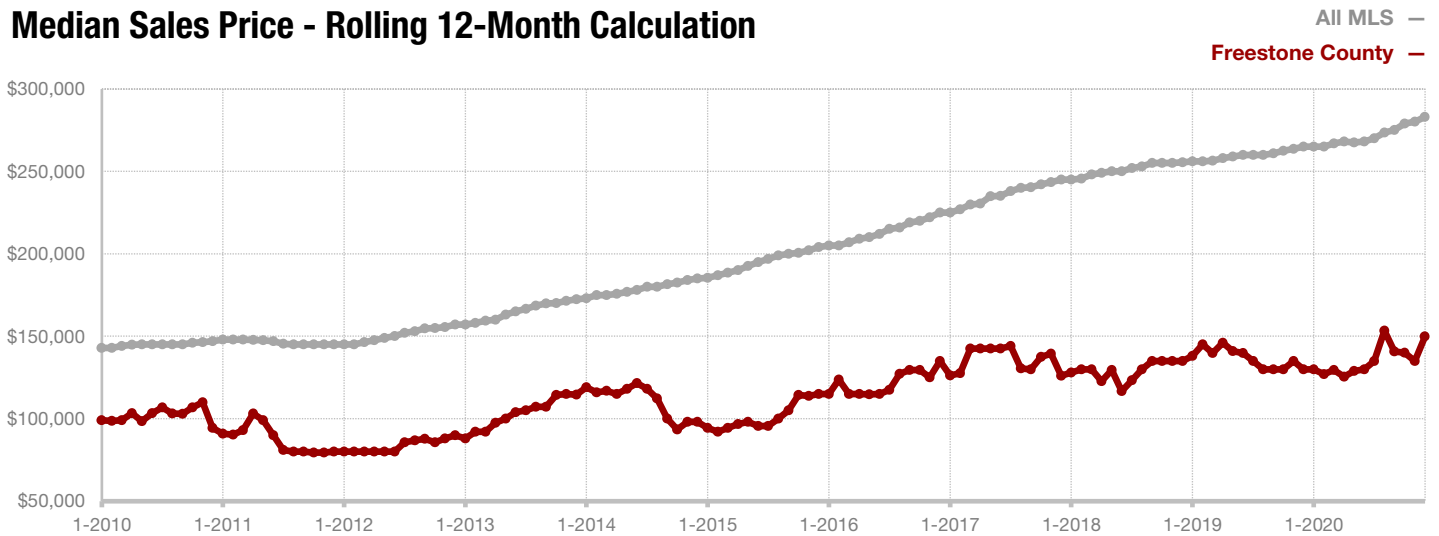
Freestone County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	10	10	0.0%	191	209	+ 9.4%
Pending Sales	10	12	+ 20.0%	128	171	+ 33.6%
Closed Sales	9	18	+ 100.0%	127	160	+ 26.0%
Average Sales Price*	\$92,278	\$241,244	+ 161.4%	\$156,971	\$201,336	+ 28.3%
Median Sales Price*	\$83,000	\$210,000	+ 153.0%	\$130,000	\$149,900	+ 15.3%
Percent of Original List Price Received*	90.9%	92.9%	+ 2.2%	91.0%	93.0%	+ 2.2%
Days on Market Until Sale	84	69	- 17.9%	77	84	+ 9.1%
Inventory of Homes for Sale	55	41	- 25.5%	--	--	--
Months Supply of Inventory	5.2	2.9	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



- 7.4%

+ 15.1%

+ 20.0%

Change in
New Listings

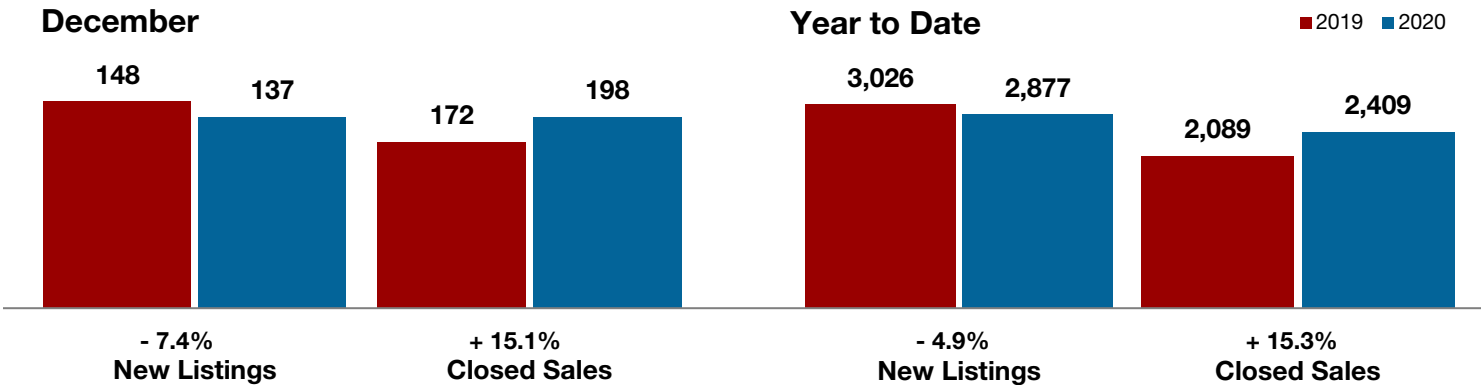
Change in
Closed Sales

Change in
Median Sales Price

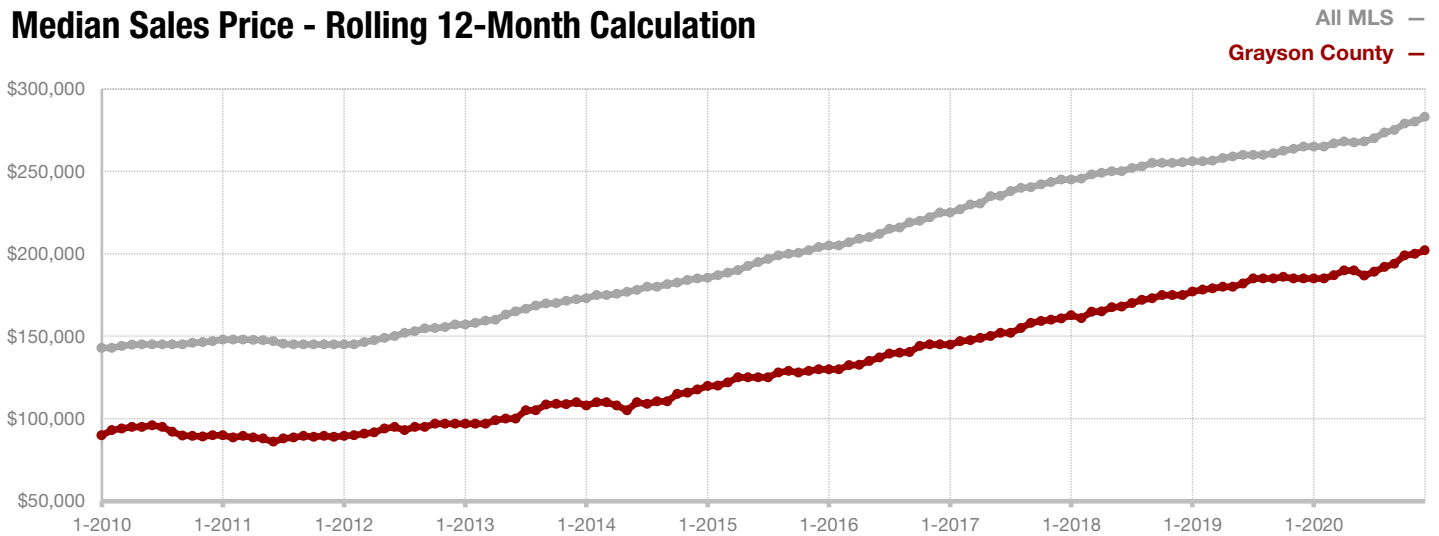
Grayson County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	148	137	- 7.4%	3,026	2,877	- 4.9%
Pending Sales	123	161	+ 30.9%	2,116	2,485	+ 17.4%
Closed Sales	172	198	+ 15.1%	2,089	2,409	+ 15.3%
Average Sales Price*	\$214,745	\$277,720	+ 29.3%	\$221,847	\$241,142	+ 8.7%
Median Sales Price*	\$187,450	\$225,000	+ 20.0%	\$185,000	\$202,000	+ 9.2%
Percent of Original List Price Received*	93.1%	95.2%	+ 2.3%	93.8%	95.0%	+ 1.3%
Days on Market Until Sale	60	55	- 8.3%	60	60	0.0%
Inventory of Homes for Sale	673	347	- 48.4%	--	--	--
Months Supply of Inventory	3.8	1.7	- 50.0%	--	--	--

* 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 – December 2020

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



0.0%

- 33.3%

+ 74.2%

Change in
New Listings

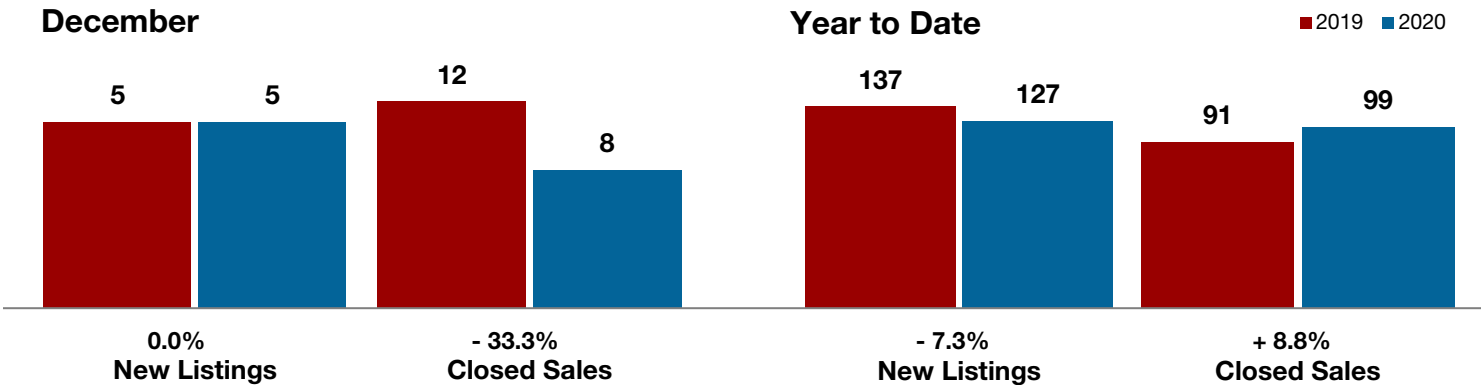
Change in
Closed Sales

Change in
Median Sales Price

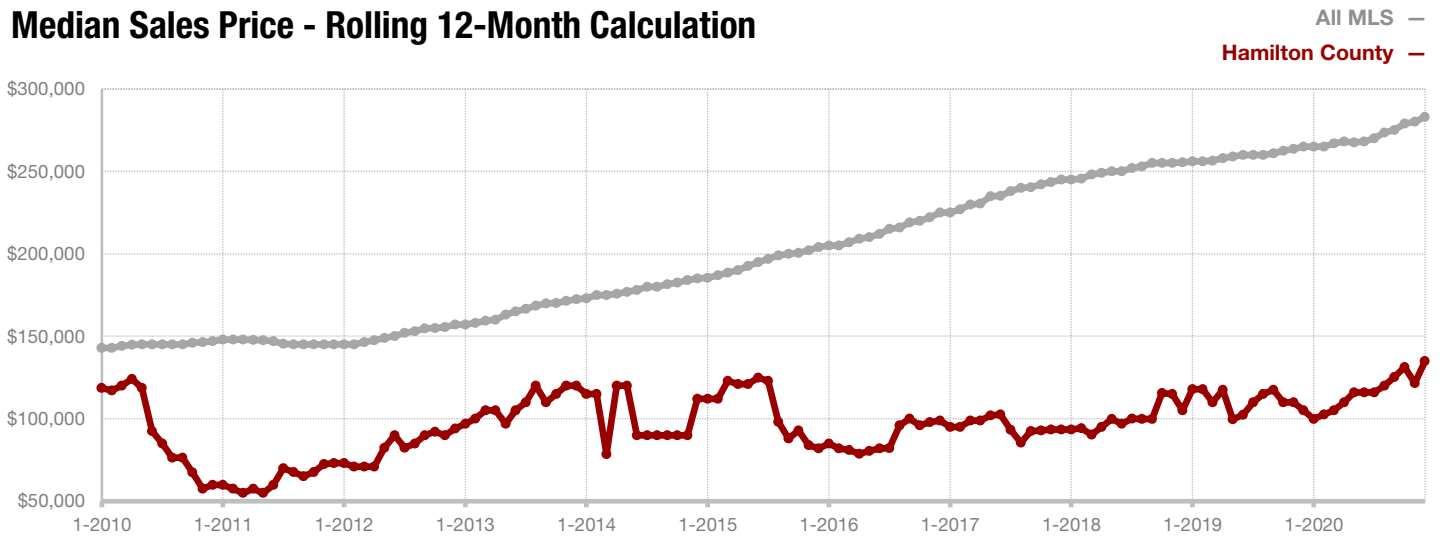
Hamilton County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	5	5	0.0%	137	127	- 7.3%
Pending Sales	4	7	+ 75.0%	89	105	+ 18.0%
Closed Sales	12	8	- 33.3%	91	99	+ 8.8%
Average Sales Price*	\$108,458	\$175,814	+ 62.1%	\$180,890	\$254,370	+ 40.6%
Median Sales Price*	\$76,500	\$133,256	+ 74.2%	\$105,000	\$135,000	+ 28.6%
Percent of Original List Price Received*	82.1%	86.7%	+ 5.6%	86.9%	89.6%	+ 3.1%
Days on Market Until Sale	130	51	- 60.8%	110	102	- 7.3%
Inventory of Homes for Sale	56	33	- 41.1%	--	--	--
Months Supply of Inventory	7.6	3.8	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



- 50.0%

+ 300.0%

- 30.0%

Change in
New Listings

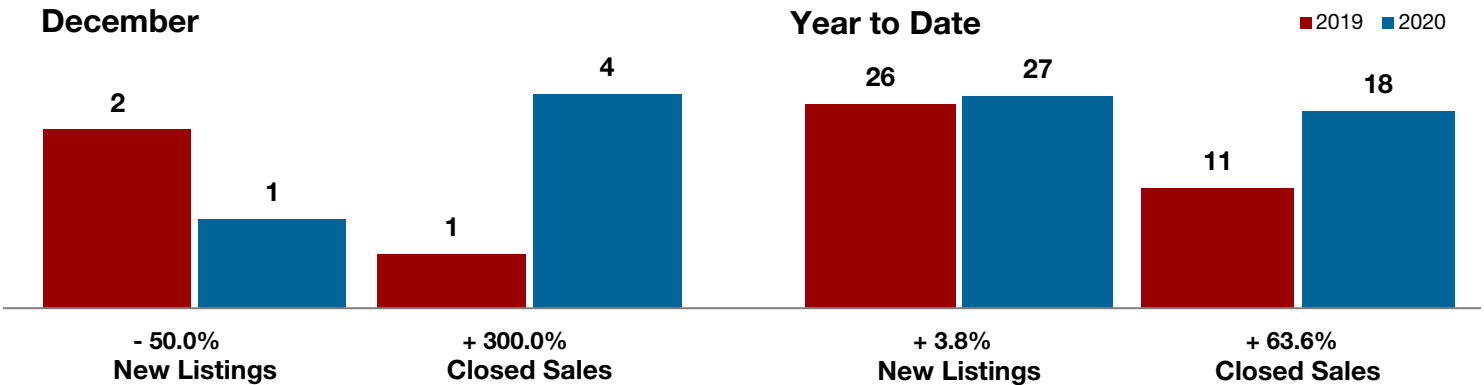
Change in
Closed Sales

Change in
Median Sales Price

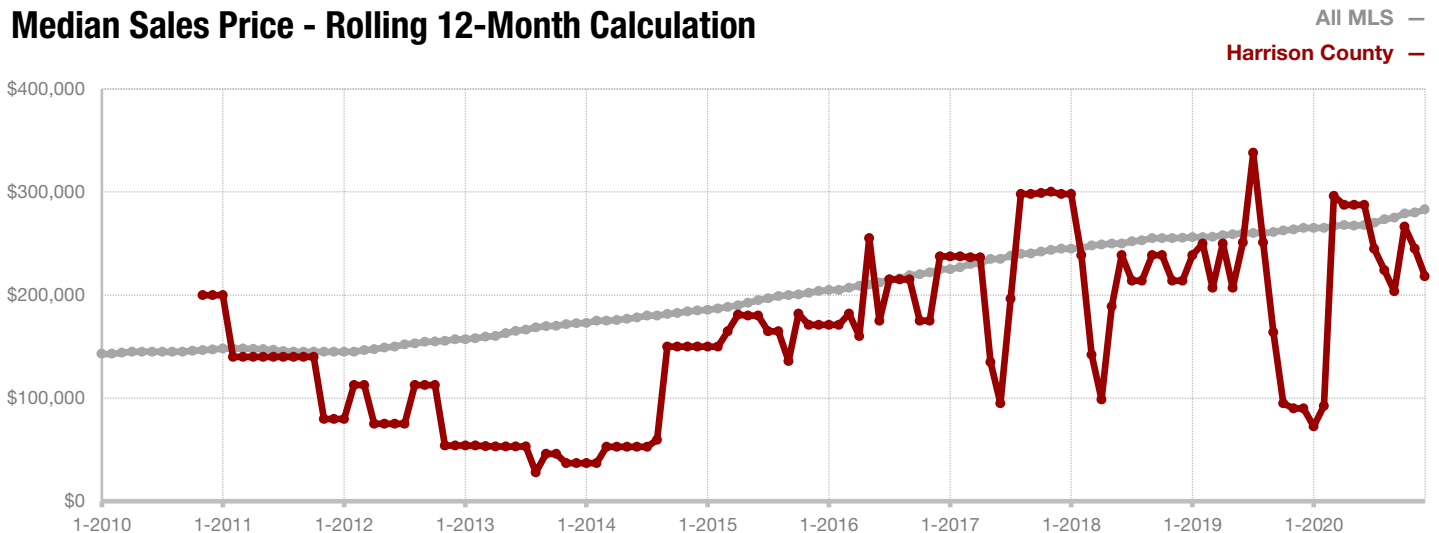
Harrison County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2	1	- 50.0%	26	27	+ 3.8%
Pending Sales	1	1	0.0%	12	18	+ 50.0%
Closed Sales	1	4	+ 300.0%	11	18	+ 63.6%
Average Sales Price*	\$245,000	\$198,100	- 19.1%	\$178,273	\$310,156	+ 74.0%
Median Sales Price*	\$245,000	\$171,450	- 30.0%	\$90,000	\$218,250	+ 142.5%
Percent of Original List Price Received*	98.0%	95.0%	- 3.1%	84.9%	95.4%	+ 12.4%
Days on Market Until Sale	17	39	+ 129.4%	85	59	- 30.6%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	10.0	3.3	- 70.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



+ 36.8%

+ 39.5%

+ 20.8%

Change in
New Listings

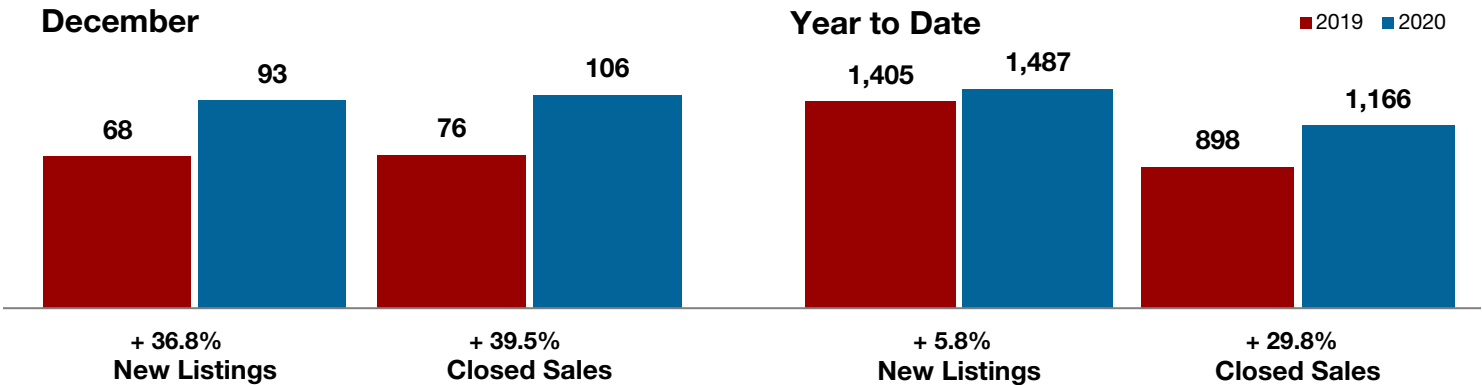
Change in
Closed Sales

Change in
Median Sales Price

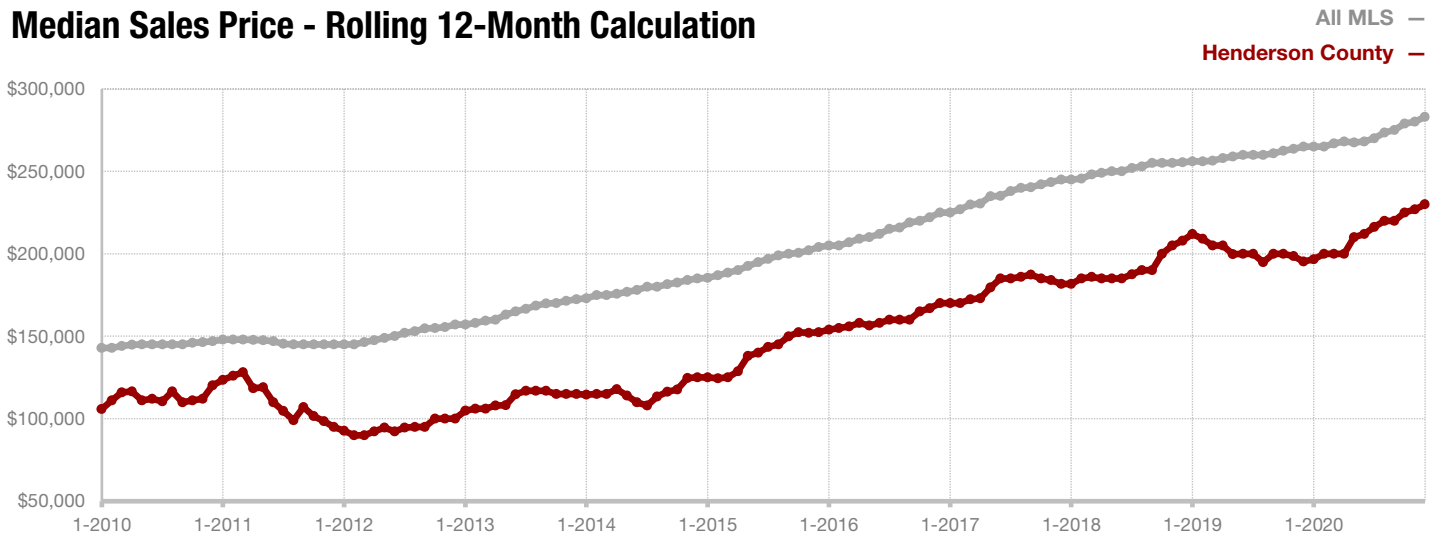
Henderson County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	68	93	+ 36.8%	1,405	1,487	+ 5.8%
Pending Sales	48	54	+ 12.5%	890	1,207	+ 35.6%
Closed Sales	76	106	+ 39.5%	898	1,166	+ 29.8%
Average Sales Price*	\$236,896	\$343,855	+ 45.2%	\$279,458	\$333,427	+ 19.3%
Median Sales Price*	\$169,500	\$204,750	+ 20.8%	\$195,377	\$229,950	+ 17.7%
Percent of Original List Price Received*	93.5%	95.7%	+ 2.4%	92.7%	94.1%	+ 1.5%
Days on Market Until Sale	79	62	- 21.5%	71	65	- 8.5%
Inventory of Homes for Sale	409	261	- 36.2%	--	--	--
Months Supply of Inventory	5.5	2.6	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



+ 14.8%

- 11.1%

- 3.4%

Change in
New Listings

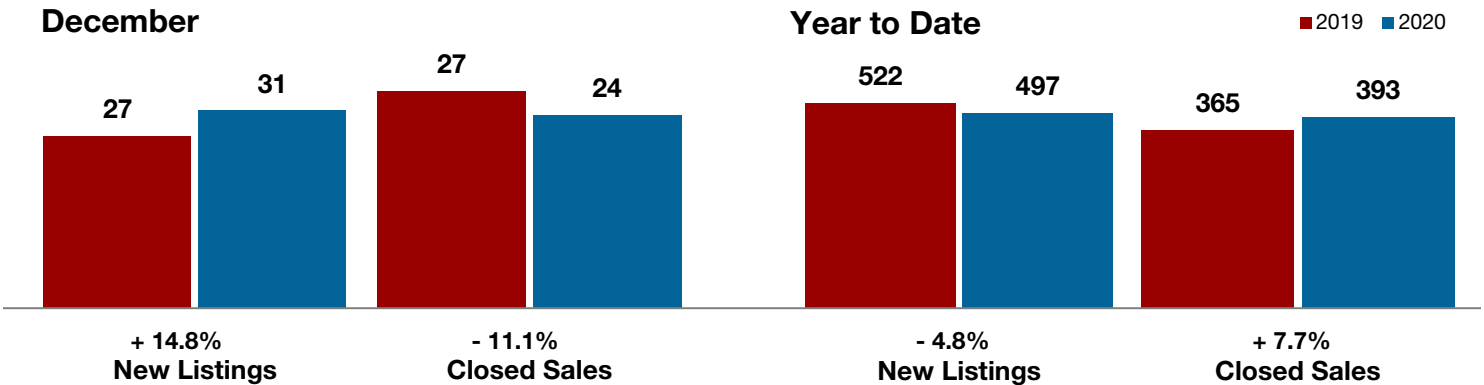
Change in
Closed Sales

Change in
Median Sales Price

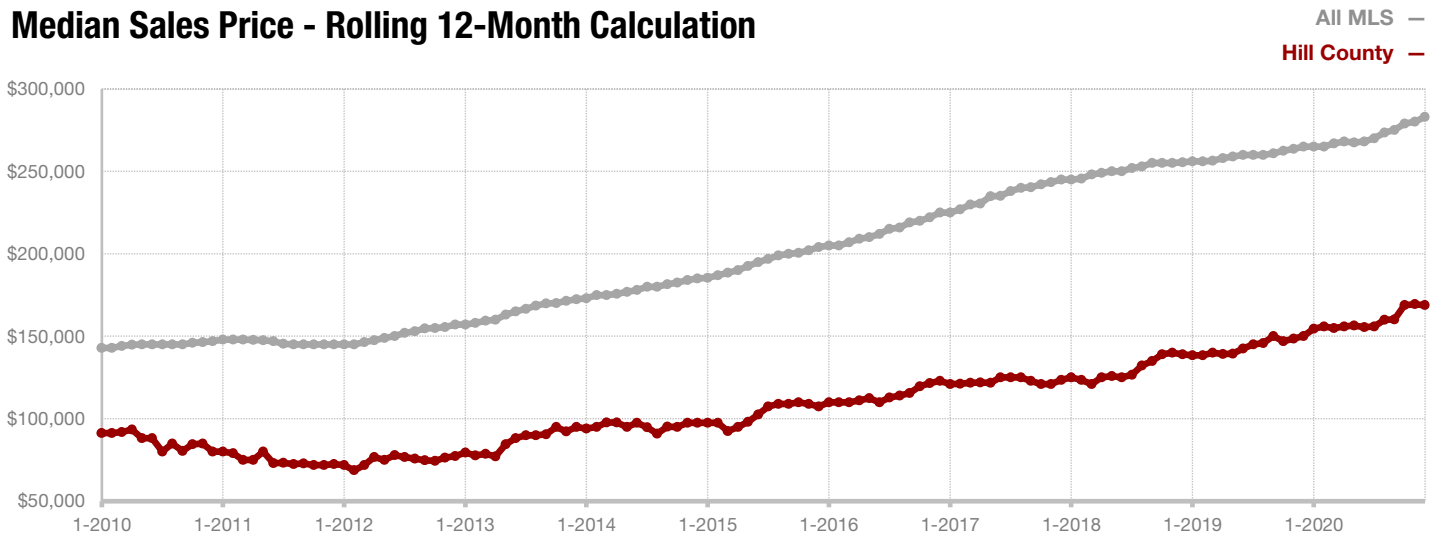
Hill County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	27	31	+ 14.8%	522	497	- 4.8%
Pending Sales	19	35	+ 84.2%	374	412	+ 10.2%
Closed Sales	27	24	- 11.1%	365	393	+ 7.7%
Average Sales Price*	\$187,900	\$209,413	+ 11.4%	\$177,613	\$204,347	+ 15.1%
Median Sales Price*	\$176,736	\$170,700	- 3.4%	\$150,000	\$169,000	+ 12.7%
Percent of Original List Price Received*	93.2%	94.7%	+ 1.6%	92.7%	93.3%	+ 0.6%
Days on Market Until Sale	64	44	- 31.3%	70	72	+ 2.9%
Inventory of Homes for Sale	129	86	- 33.3%	--	--	--
Months Supply of Inventory	4.1	2.5	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



+ 7.8%

+ 63.3%

+ 10.6%

Change in
New Listings

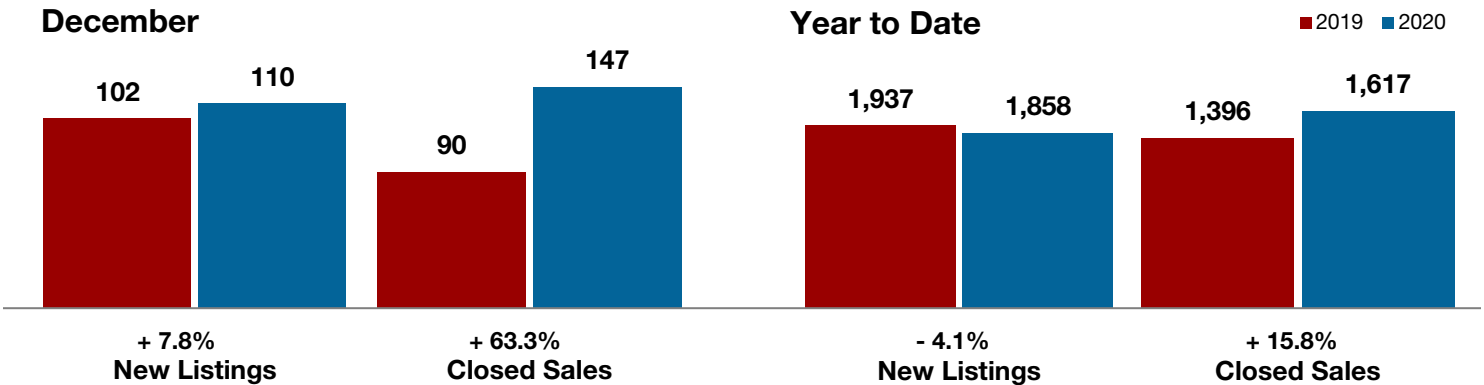
Change in
Closed Sales

Change in
Median Sales Price

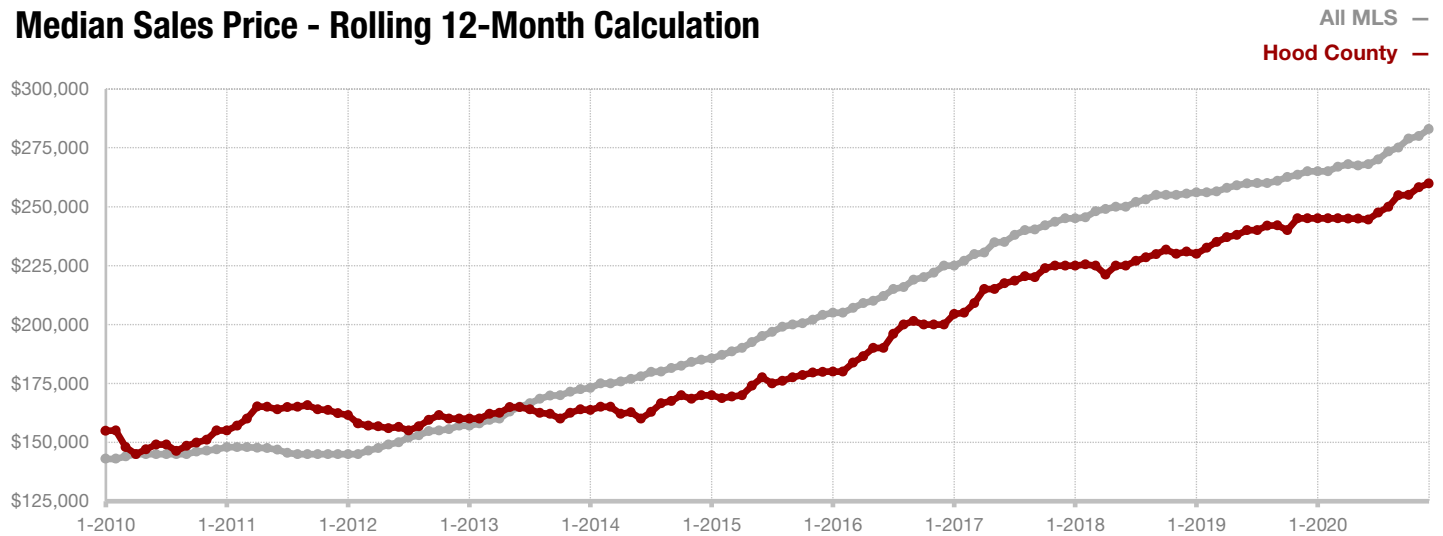
Hood County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	102	110	+ 7.8%	1,937	1,858	- 4.1%
Pending Sales	79	83	+ 5.1%	1,421	1,632	+ 14.8%
Closed Sales	90	147	+ 63.3%	1,396	1,617	+ 15.8%
Average Sales Price*	\$266,527	\$339,701	+ 27.5%	\$276,584	\$311,529	+ 12.6%
Median Sales Price*	\$239,500	\$265,000	+ 10.6%	\$245,000	\$259,900	+ 6.1%
Percent of Original List Price Received*	94.5%	97.1%	+ 2.8%	95.8%	96.4%	+ 0.6%
Days on Market Until Sale	58	47	- 19.0%	50	54	+ 8.0%
Inventory of Homes for Sale	346	190	- 45.1%	--	--	--
Months Supply of Inventory	2.9	1.4	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



0.0%

+ 42.1%

+ 101.7%

Change in
New Listings

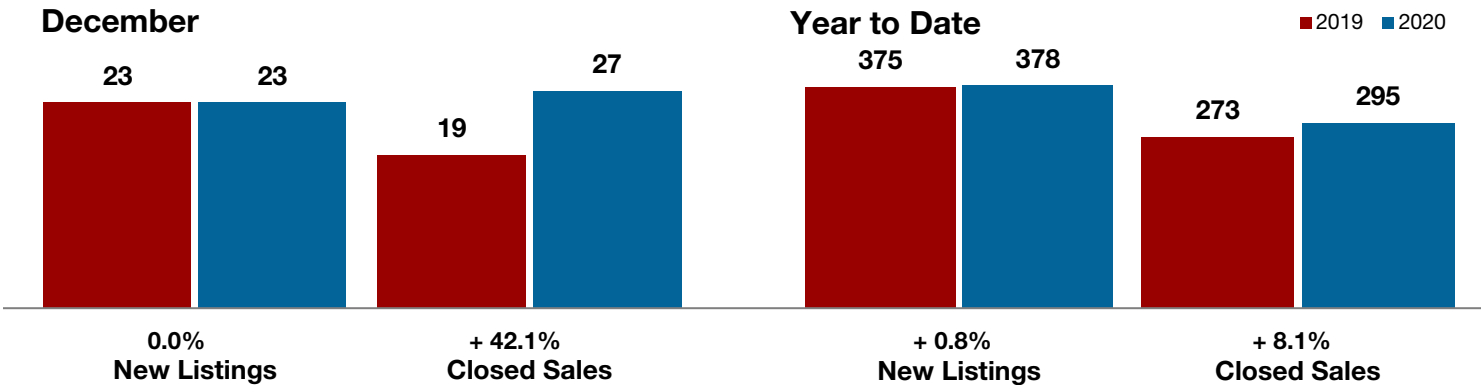
Change in
Closed Sales

Change in
Median Sales Price

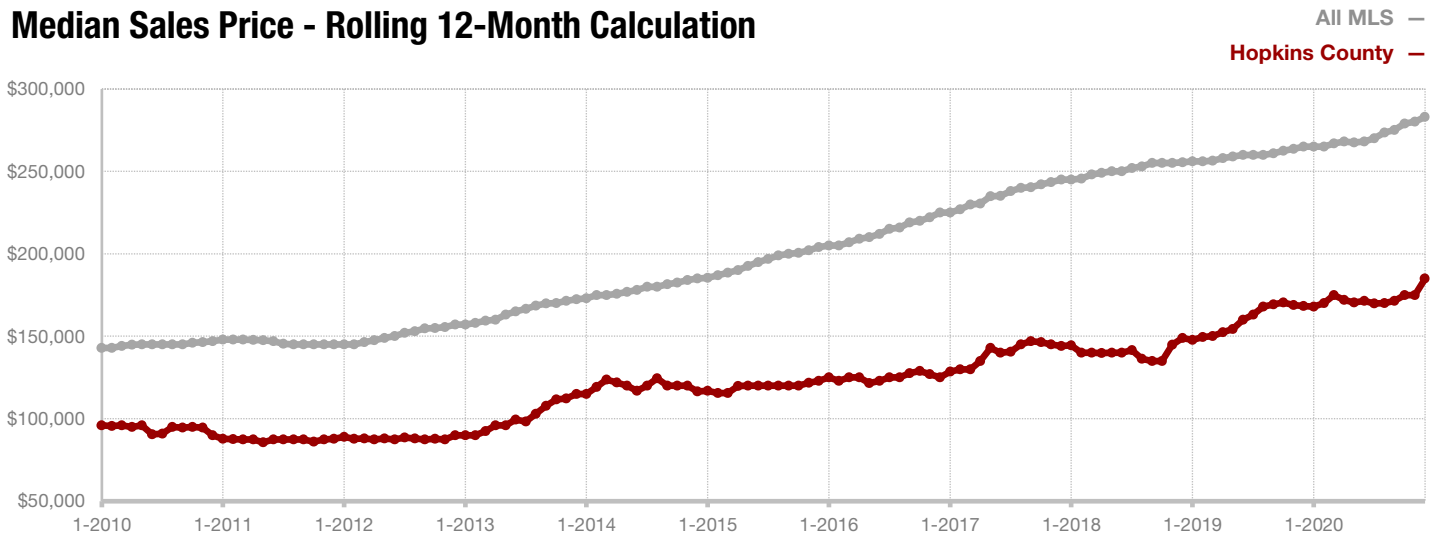
Hopkins County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	23	23	0.0%	375	378	+ 0.8%
Pending Sales	15	23	+ 53.3%	273	314	+ 15.0%
Closed Sales	19	27	+ 42.1%	273	295	+ 8.1%
Average Sales Price*	\$147,305	\$303,587	+ 106.1%	\$198,816	\$223,838	+ 12.6%
Median Sales Price*	\$150,000	\$302,500	+ 101.7%	\$168,400	\$185,000	+ 9.9%
Percent of Original List Price Received*	91.1%	95.6%	+ 4.9%	94.2%	95.3%	+ 1.2%
Days on Market Until Sale	57	49	- 14.0%	52	51	- 1.9%
Inventory of Homes for Sale	92	54	- 41.3%	--	--	--
Months Supply of Inventory	4.0	2.1	- 50.0%	--	--	--

* 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 – December 2020

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



+ 33.0%

+ 47.1%

+ 12.1%

Change in
New Listings

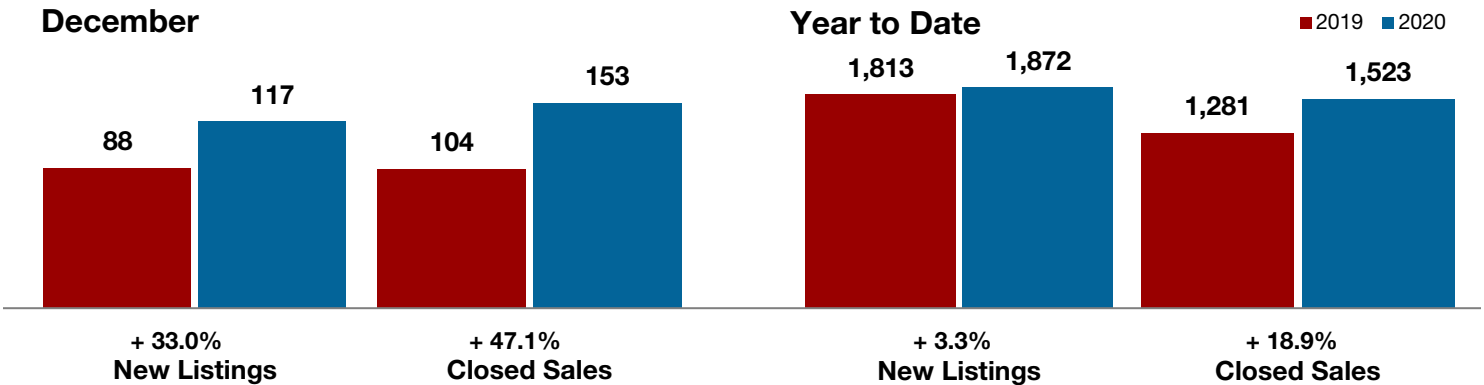
Change in
Closed Sales

Change in
Median Sales Price

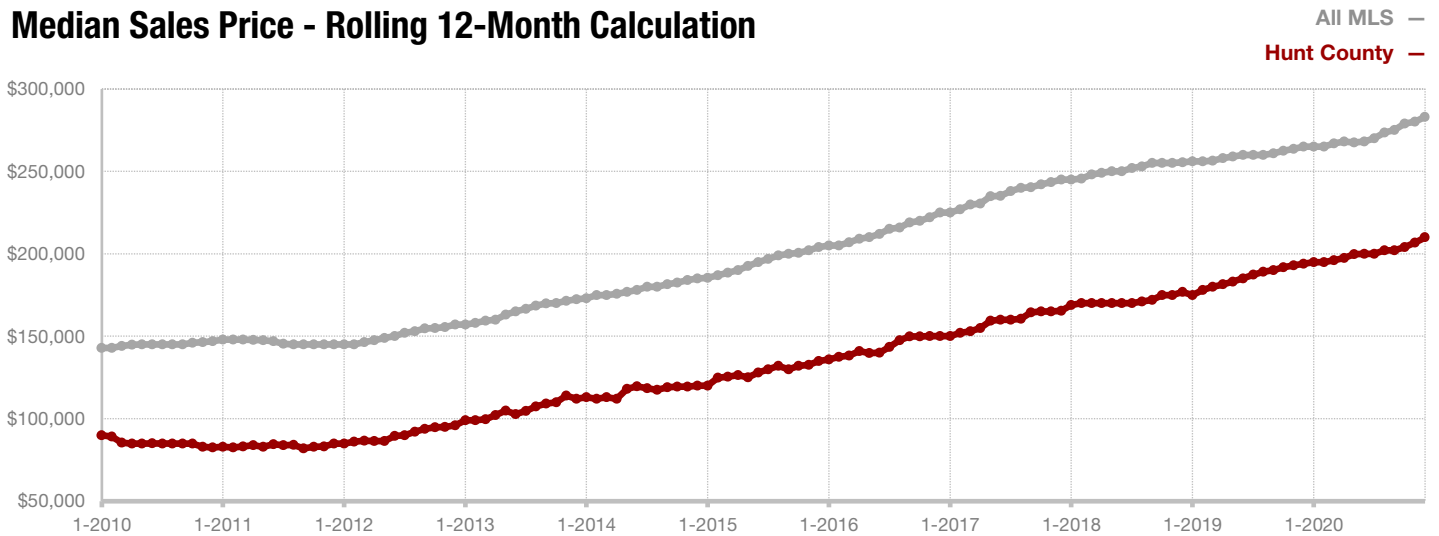
Hunt County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	88	117	+ 33.0%	1,813	1,872	+ 3.3%
Pending Sales	83	114	+ 37.3%	1,292	1,595	+ 23.5%
Closed Sales	104	153	+ 47.1%	1,281	1,523	+ 18.9%
Average Sales Price*	\$226,027	\$252,123	+ 11.5%	\$217,336	\$239,553	+ 10.2%
Median Sales Price*	\$195,500	\$219,250	+ 12.1%	\$193,950	\$210,000	+ 8.3%
Percent of Original List Price Received*	95.2%	96.0%	+ 0.8%	95.3%	96.1%	+ 0.8%
Days on Market Until Sale	56	47	- 16.1%	50	52	+ 4.0%
Inventory of Homes for Sale	378	224	- 40.7%	--	--	--
Months Supply of Inventory	3.5	1.7	- 50.0%	--	--	--

* 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 – December 2020

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



Jack County

0.0%

Change in
New Listings

+ 150.0%

Change in
Closed Sales

+ 61.2%

Change in
Median Sales Price

December

Year to Date

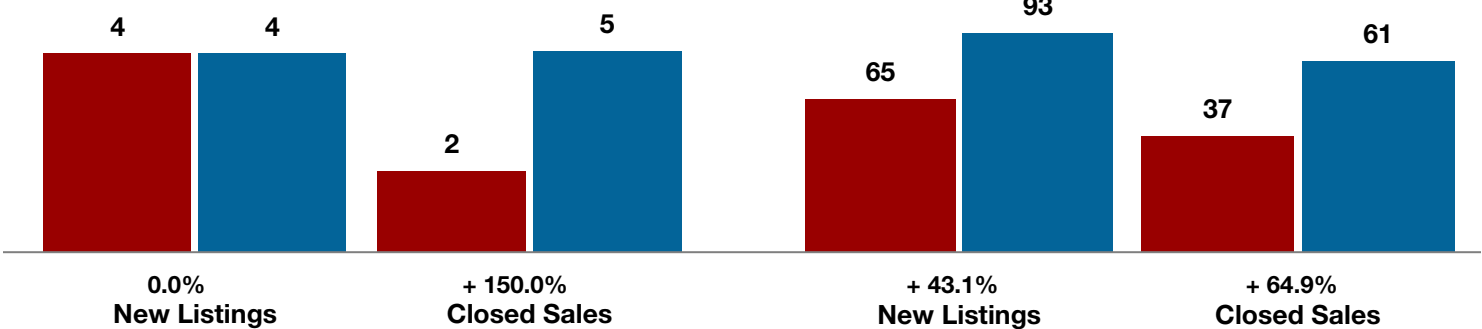
	2019	2020	+ / -	2019	2020	+ / -
New Listings	4	4	0.0%	65	93	+ 43.1%
Pending Sales	2	6	+ 200.0%	38	65	+ 71.1%
Closed Sales	2	5	+ 150.0%	37	61	+ 64.9%
Average Sales Price*	\$86,875	\$298,450	+ 243.5%	\$191,133	\$224,897	+ 17.7%
Median Sales Price*	\$86,875	\$140,000	+ 61.2%	\$146,450	\$165,000	+ 12.7%
Percent of Original List Price Received*	100.0%	96.3%	- 3.7%	88.5%	92.0%	+ 4.0%
Days on Market Until Sale	5	149	+ 2880.0%	90	75	- 16.7%
Inventory of Homes for Sale	16	28	+ 75.0%	--	--	--
Months Supply of Inventory	5.1	5.2	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.

December

Year to Date

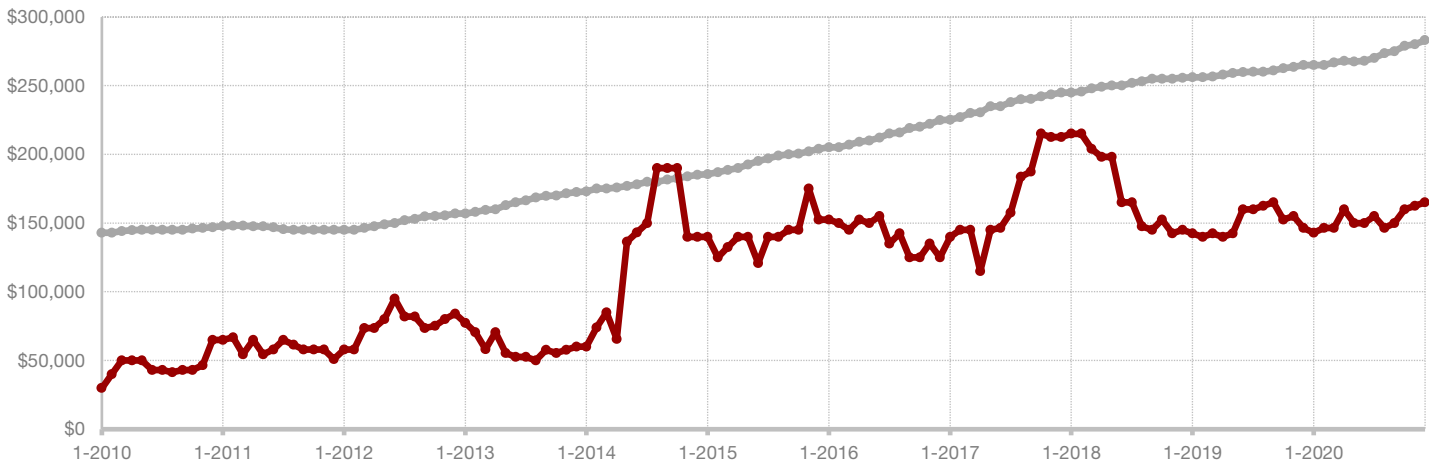
■ 2019 ■ 2020



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Jack County —



Local Market Update – December 2020

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



- 3.3%

+ 18.6%

+ 5.7%

Change in
New Listings

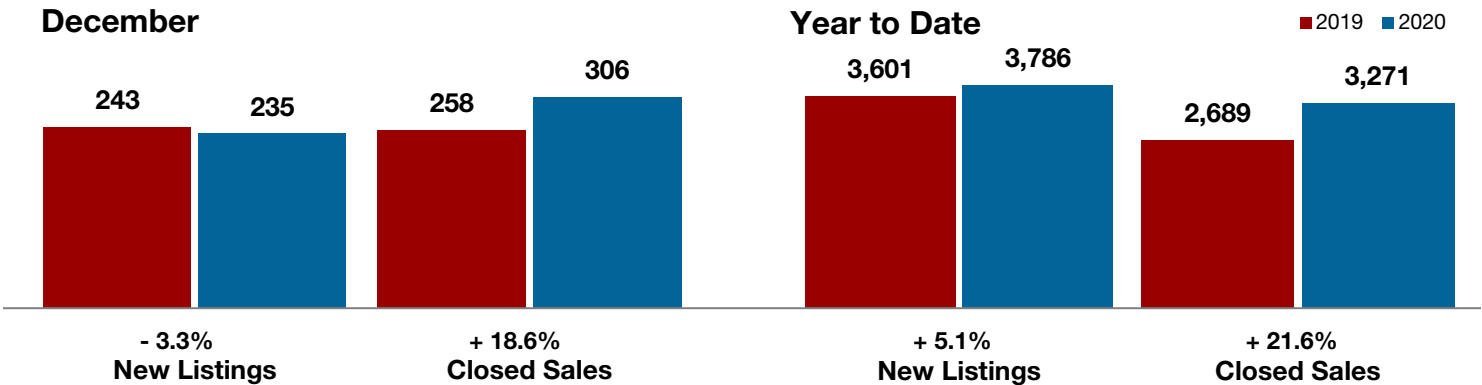
Change in
Closed Sales

Change in
Median Sales Price

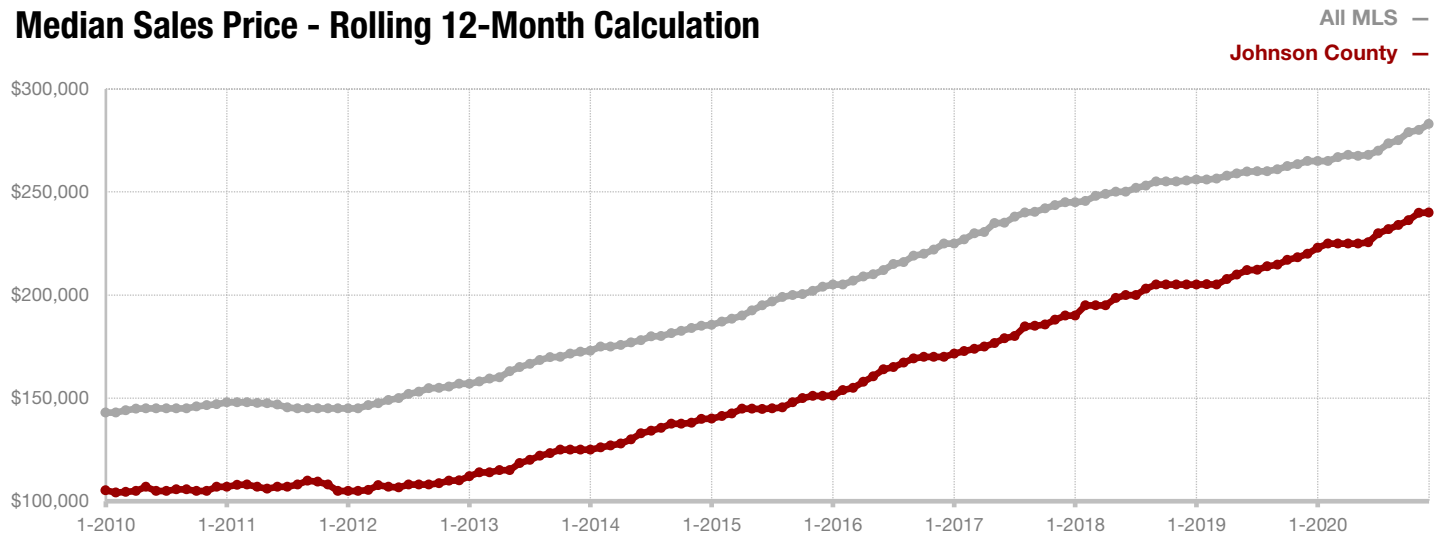
Johnson County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	243	235	- 3.3%	3,601	3,786	+ 5.1%
Pending Sales	177	201	+ 13.6%	2,711	3,380	+ 24.7%
Closed Sales	258	306	+ 18.6%	2,689	3,271	+ 21.6%
Average Sales Price*	\$251,298	\$271,688	+ 8.1%	\$242,574	\$266,341	+ 9.8%
Median Sales Price*	\$235,355	\$248,700	+ 5.7%	\$220,000	\$240,000	+ 9.1%
Percent of Original List Price Received*	96.0%	98.0%	+ 2.1%	96.8%	97.7%	+ 0.9%
Days on Market Until Sale	52	31	- 40.4%	47	47	0.0%
Inventory of Homes for Sale	698	379	- 45.7%	--	--	--
Months Supply of Inventory	3.1	1.3	- 66.7%	--	--	--

* 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 – December 2020

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



+ 100.0% **+ 140.0%** **+ 68.0%**

Change in
New Listings

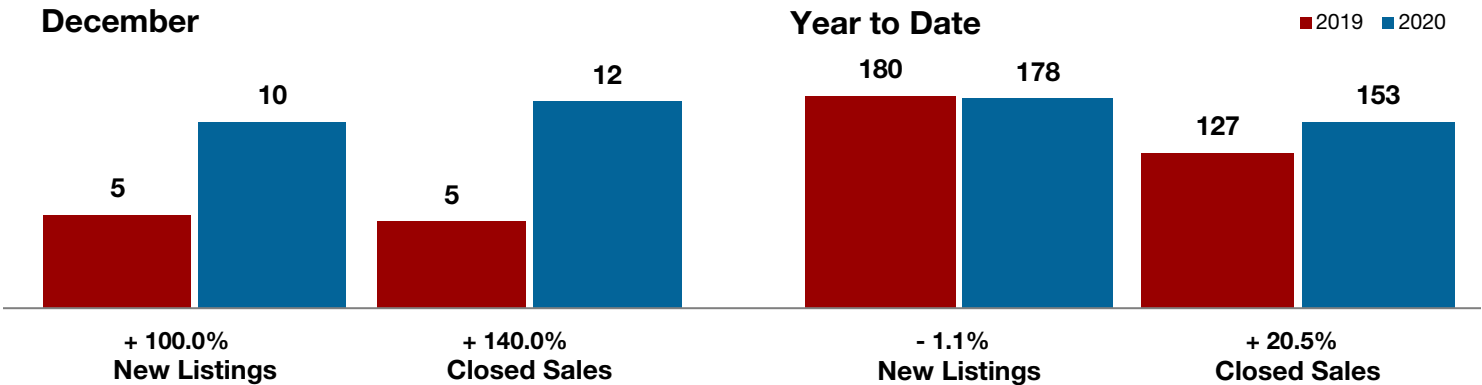
Change in
Closed Sales

Change in
Median Sales Price

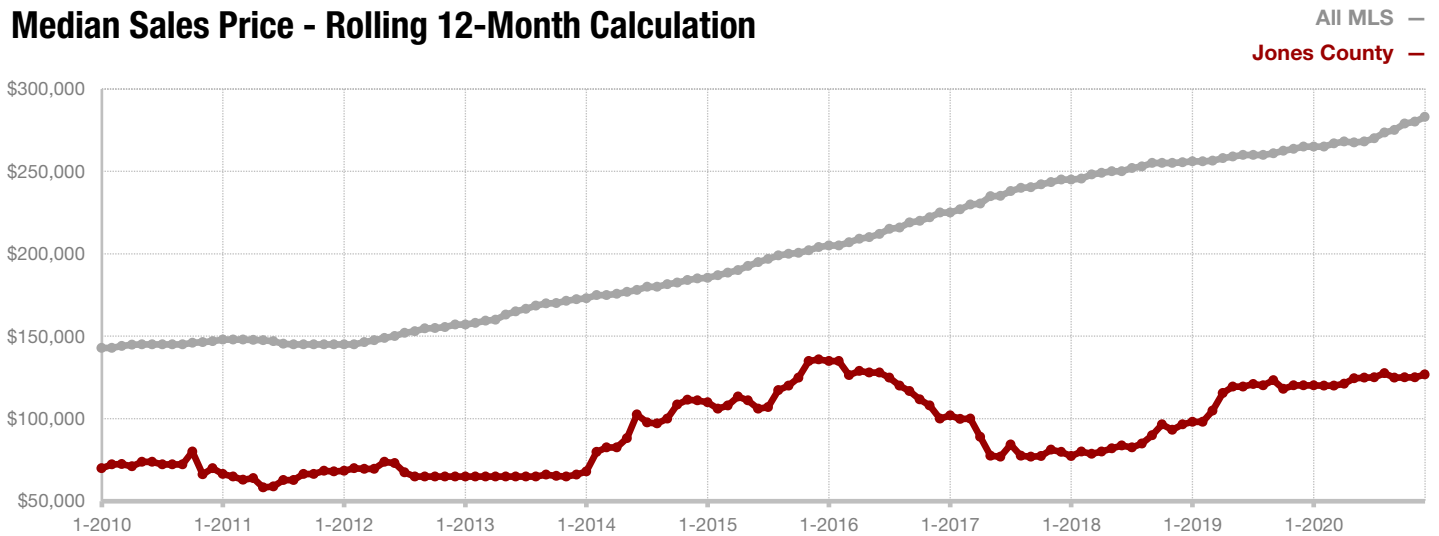
Jones County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	5	10	+ 100.0%	180	178	- 1.1%
Pending Sales	9	8	- 11.1%	126	158	+ 25.4%
Closed Sales	5	12	+ 140.0%	127	153	+ 20.5%
Average Sales Price*	\$166,200	\$216,236	+ 30.1%	\$131,355	\$153,269	+ 16.7%
Median Sales Price*	\$122,000	\$205,000	+ 68.0%	\$120,250	\$126,900	+ 5.5%
Percent of Original List Price Received*	91.8%	93.4%	+ 1.7%	91.6%	92.6%	+ 1.1%
Days on Market Until Sale	104	78	- 25.0%	74	80	+ 8.1%
Inventory of Homes for Sale	56	25	- 55.4%	--	--	--
Months Supply of Inventory	5.3	1.9	- 60.0%	--	--	--

* 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 – December 2020

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



+ 9.5%

Change in
New Listings

+ 8.5%

Change in
Closed Sales

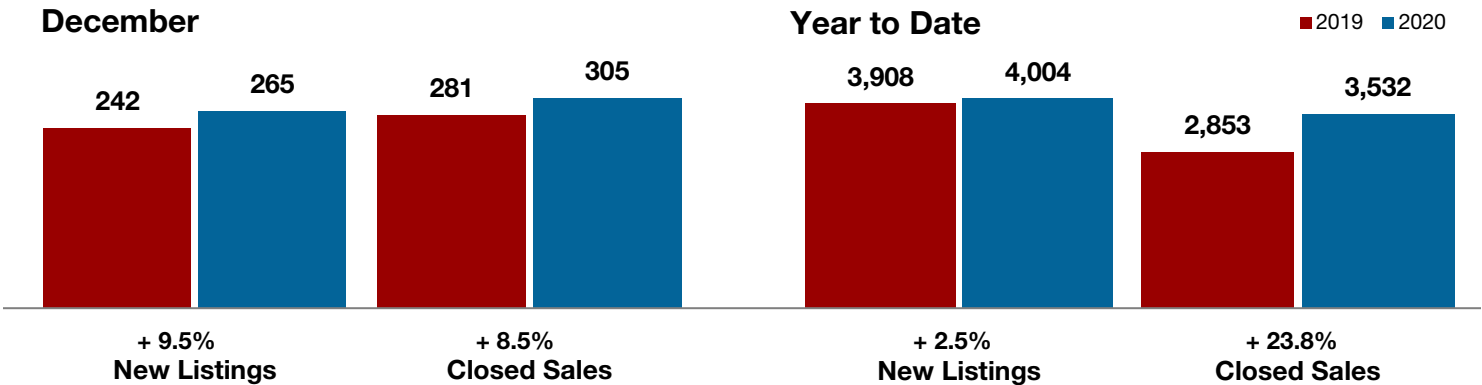
+ 8.5%

Change in
Median Sales Price

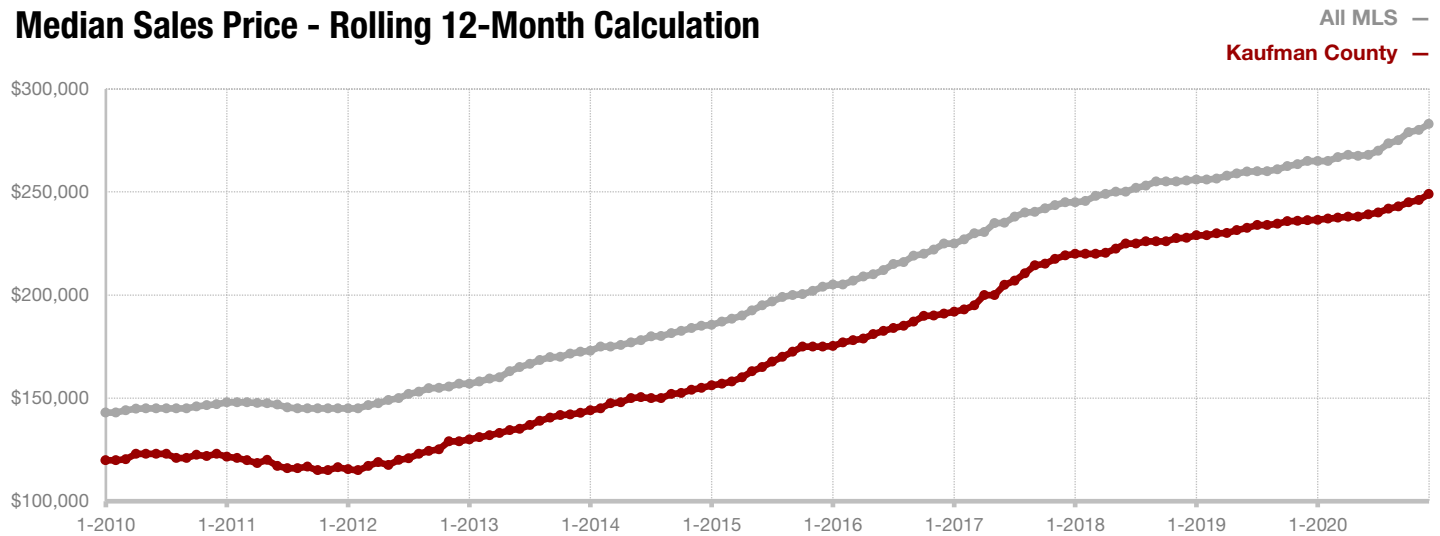
Kaufman County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	242	265	+ 9.5%	3,908	4,004	+ 2.5%
Pending Sales	202	206	+ 2.0%	2,900	3,657	+ 26.1%
Closed Sales	281	305	+ 8.5%	2,853	3,532	+ 23.8%
Average Sales Price*	\$256,651	\$277,836	+ 8.3%	\$248,994	\$263,241	+ 5.7%
Median Sales Price*	\$239,185	\$259,500	+ 8.5%	\$236,236	\$249,000	+ 5.4%
Percent of Original List Price Received*	94.7%	97.7%	+ 3.2%	95.9%	97.0%	+ 1.1%
Days on Market Until Sale	64	35	- 45.3%	57	49	- 14.0%
Inventory of Homes for Sale	771	411	- 46.7%	--	--	--
Months Supply of Inventory	3.2	1.3	- 66.7%	--	--	--

* 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 – December 2020

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



+ 90.9%

- 4.8%

+ 13.3%

Change in
New Listings

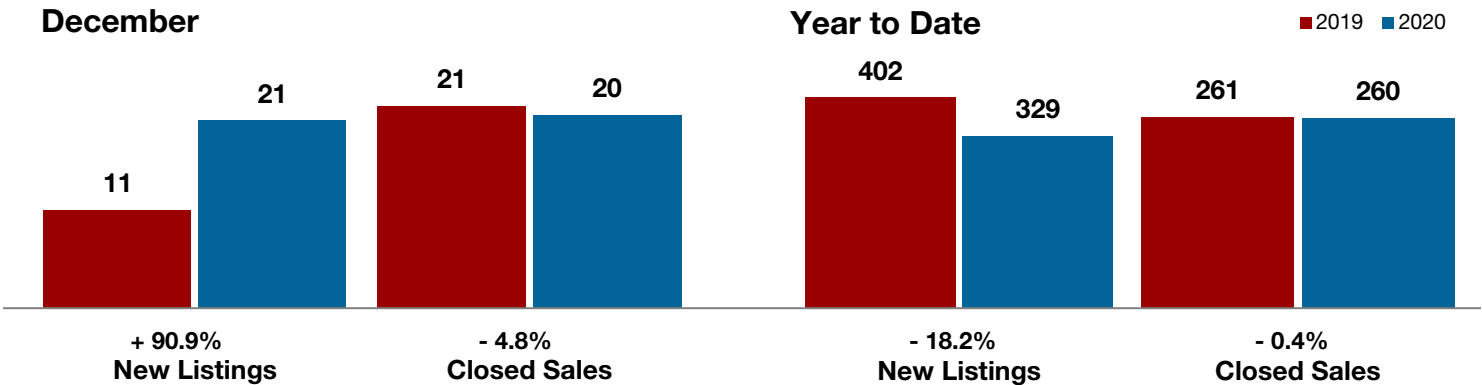
Change in
Closed Sales

Change in
Median Sales Price

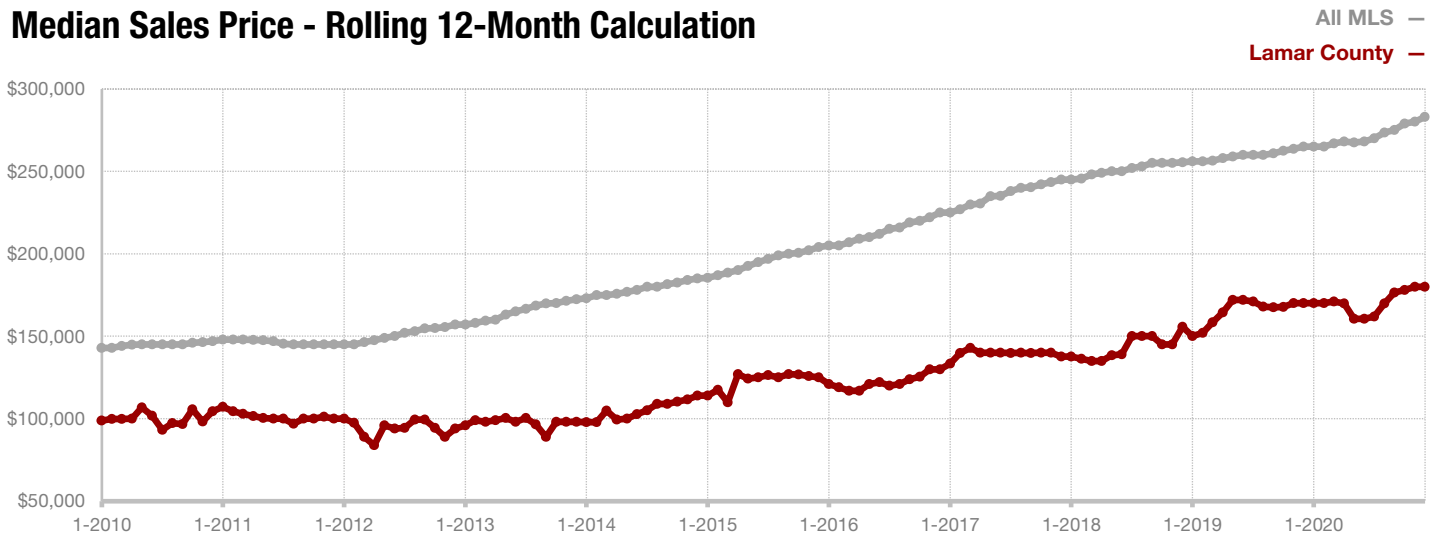
Lamar County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	11	21	+ 90.9%	402	329	- 18.2%
Pending Sales	16	23	+ 43.8%	257	280	+ 8.9%
Closed Sales	21	20	- 4.8%	261	260	- 0.4%
Average Sales Price*	\$193,590	\$200,775	+ 3.7%	\$190,810	\$190,992	+ 0.1%
Median Sales Price*	\$178,000	\$201,680	+ 13.3%	\$170,000	\$180,000	+ 5.9%
Percent of Original List Price Received*	94.9%	96.1%	+ 1.3%	93.0%	93.3%	+ 0.3%
Days on Market Until Sale	69	57	- 17.4%	73	70	- 4.1%
Inventory of Homes for Sale	120	58	- 51.7%	--	--	--
Months Supply of Inventory	5.6	2.5	- 50.0%	--	--	--

* 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 – December 2020

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



- 40.0%

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Limestone County

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

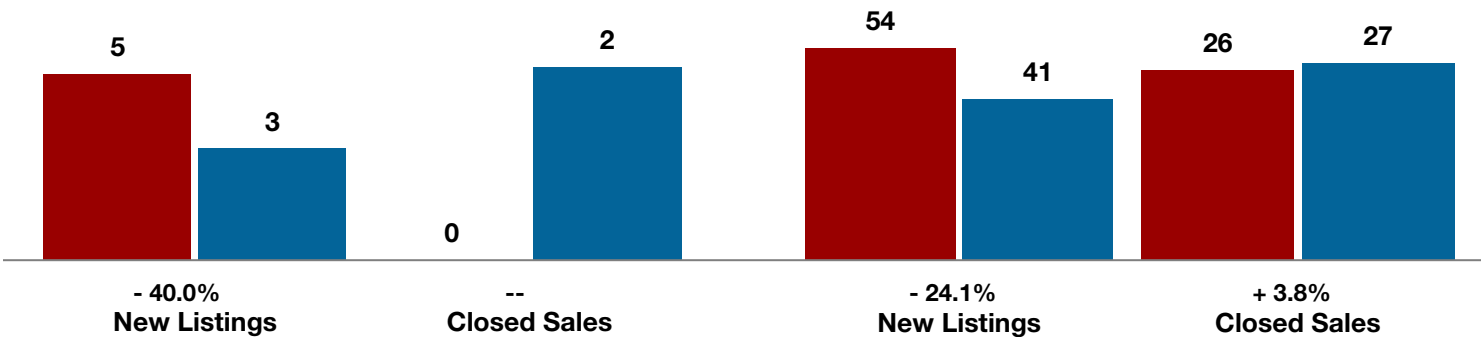
	2019	2020	+ / -	2019	2020	+ / -
New Listings	5	3	- 40.0%	54	41	- 24.1%
Pending Sales	3	6	+ 100.0%	28	30	+ 7.1%
Closed Sales	0	2	--	26	27	+ 3.8%
Average Sales Price*	--	\$412,500	--	\$133,373	\$147,435	+ 10.5%
Median Sales Price*	--	\$412,500	--	\$111,000	\$105,400	- 5.0%
Percent of Original List Price Received*	--	89.8%	--	87.5%	90.6%	+ 3.5%
Days on Market Until Sale	--	92	--	78	97	+ 24.4%
Inventory of Homes for Sale	21	10	- 52.4%	--	--	--
Months Supply of Inventory	9.0	4.0	- 55.6%	--	--	--

* 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.

December

Year to Date

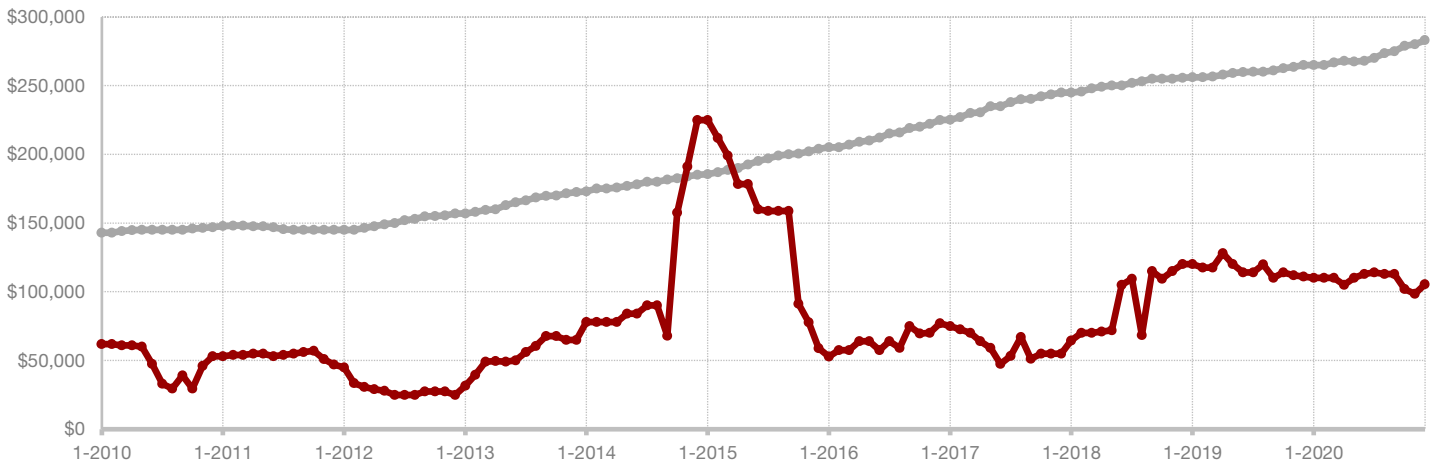
■ 2019 ■ 2020



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Limestone County —



Local Market Update – December 2020

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- 12.5%

+ 8.7%

+ 2.9%

Change in
New Listings

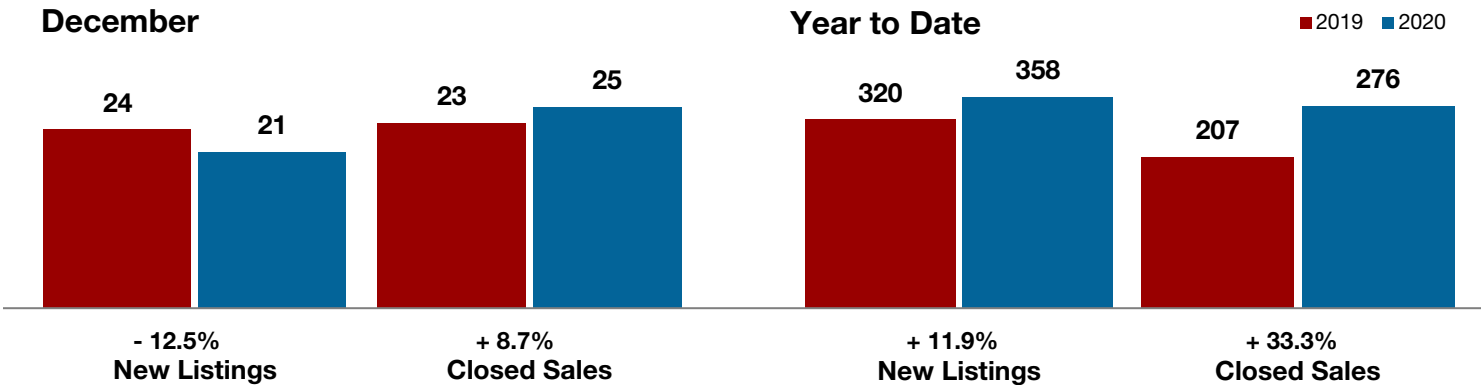
Change in
Closed Sales

Change in
Median Sales Price

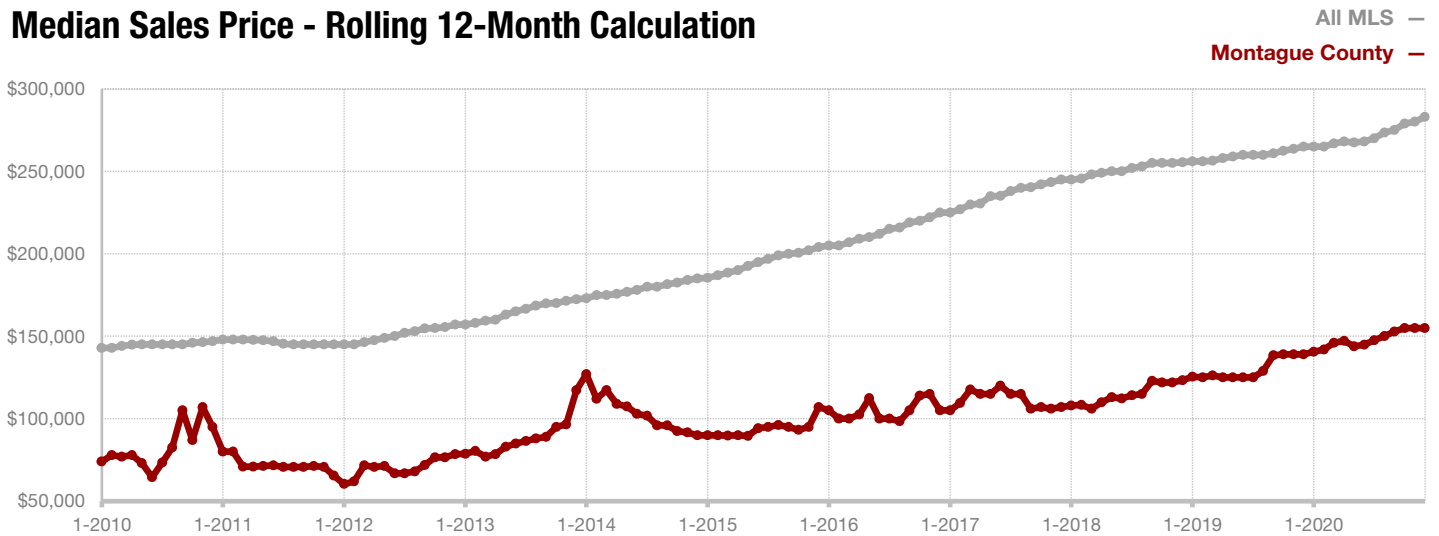
Montague County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	24	21	- 12.5%	320	358	+ 11.9%
Pending Sales	22	19	- 13.6%	220	280	+ 27.3%
Closed Sales	23	25	+ 8.7%	207	276	+ 33.3%
Average Sales Price*	\$292,725	\$184,686	- 36.9%	\$198,204	\$199,137	+ 0.5%
Median Sales Price*	\$136,000	\$139,900	+ 2.9%	\$139,000	\$155,000	+ 11.5%
Percent of Original List Price Received*	94.4%	92.9%	- 1.6%	91.9%	92.9%	+ 1.1%
Days on Market Until Sale	62	62	0.0%	78	67	- 14.1%
Inventory of Homes for Sale	99	57	- 42.4%	--	--	--
Months Supply of Inventory	5.4	2.4	- 60.0%	--	--	--

* 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 – December 2020

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



- 2.5%

Change in
New Listings

- 4.3%

Change in
Closed Sales

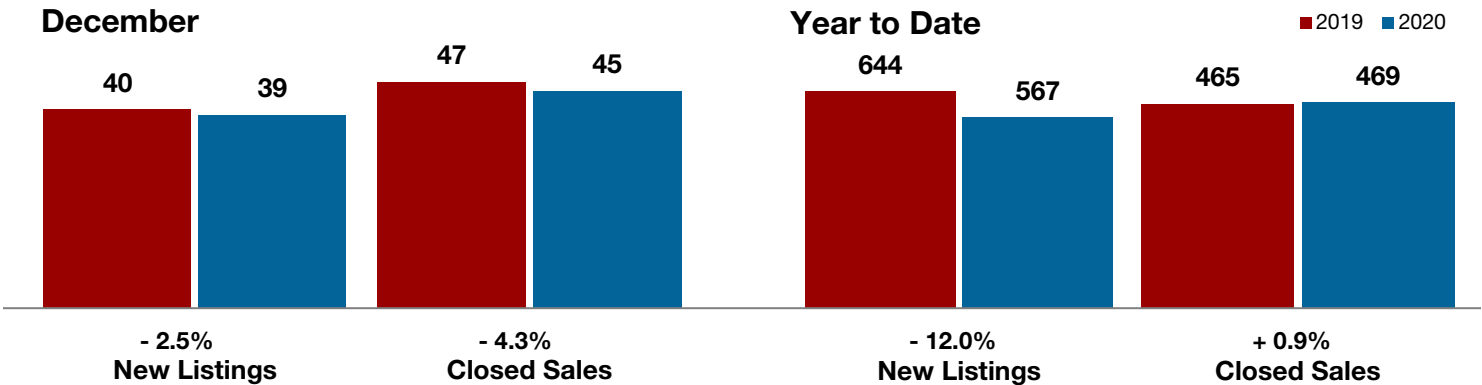
+ 42.9%

Change in
Median Sales Price

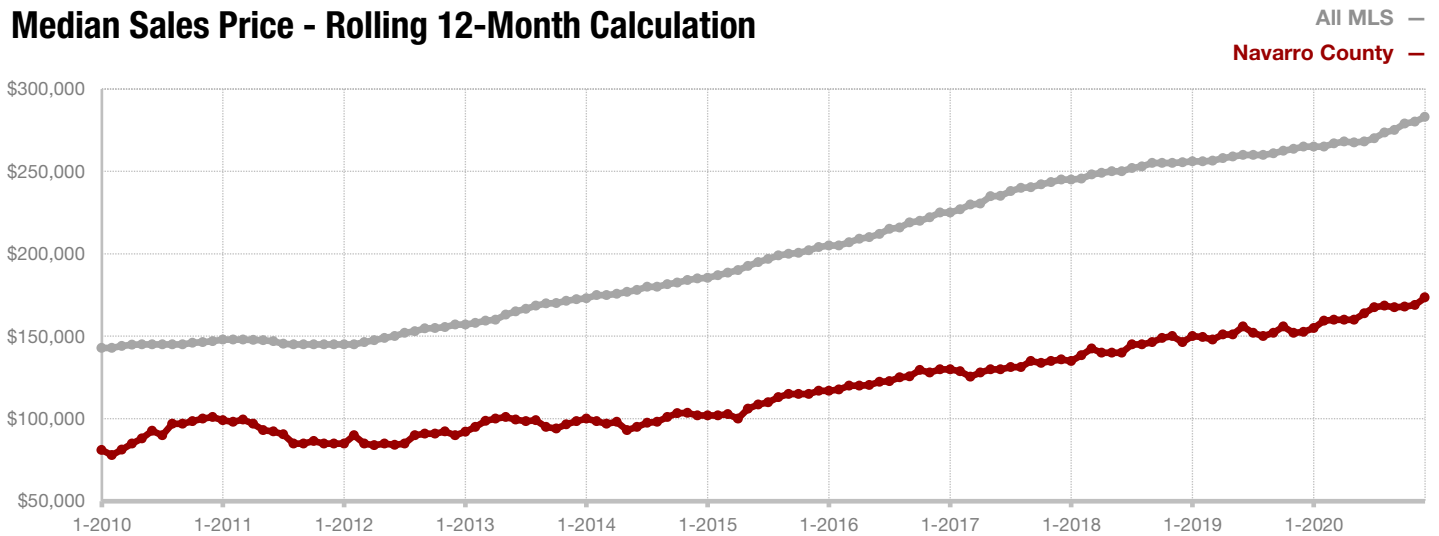
Navarro County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	40	39	- 2.5%	644	567	- 12.0%
Pending Sales	28	27	- 3.6%	457	487	+ 6.6%
Closed Sales	47	45	- 4.3%	465	469	+ 0.9%
Average Sales Price*	\$168,120	\$228,301	+ 35.8%	\$195,388	\$222,833	+ 14.0%
Median Sales Price*	\$140,000	\$200,000	+ 42.9%	\$152,660	\$173,500	+ 13.7%
Percent of Original List Price Received*	95.0%	95.2%	+ 0.2%	94.1%	95.0%	+ 1.0%
Days on Market Until Sale	69	53	- 23.2%	63	69	+ 9.5%
Inventory of Homes for Sale	161	99	- 38.5%	--	--	--
Months Supply of Inventory	4.2	2.4	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



Nolan County

-- **0.0%** **+ 748.5%**

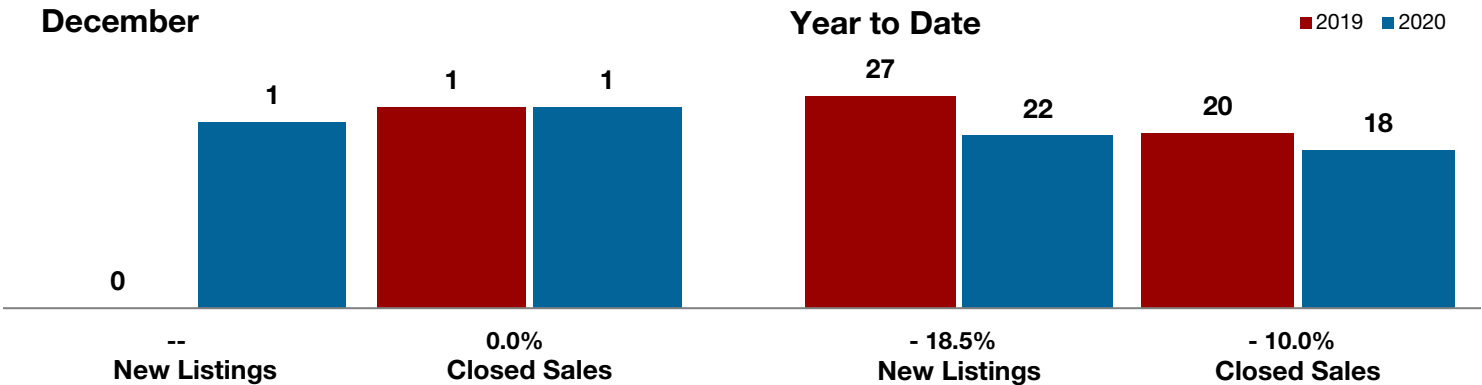
Change in
New Listings

Change in
Closed Sales

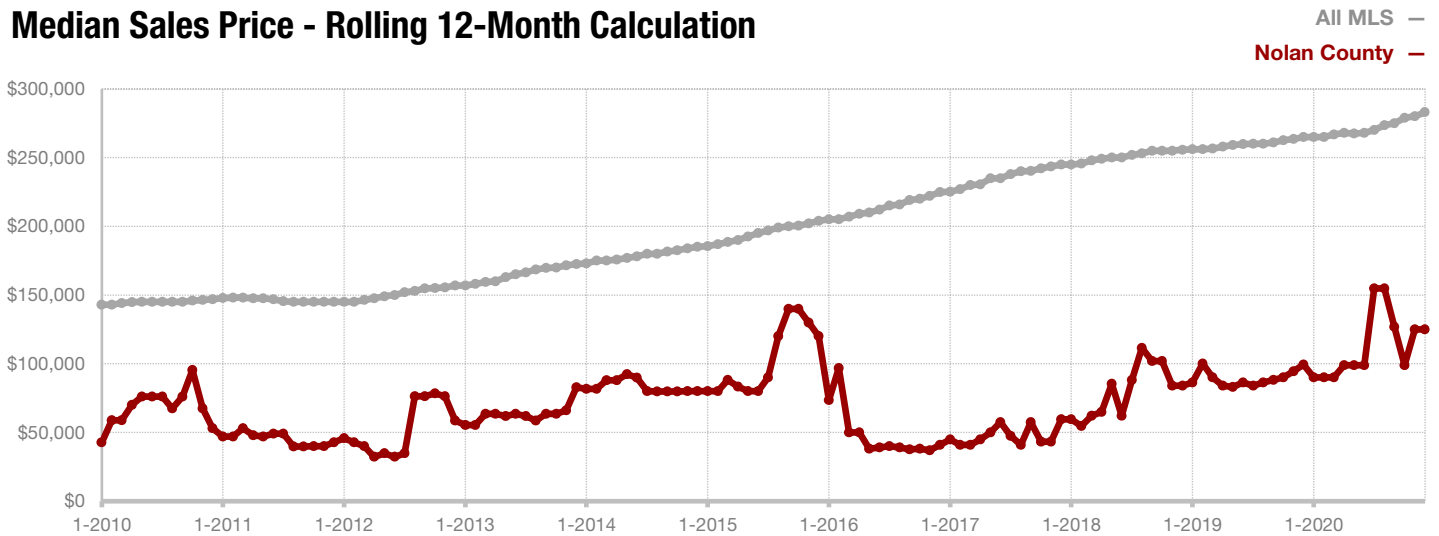
Change in
Median Sales Price

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	0	1	--	27	22	- 18.5%
Pending Sales	3	0	- 100.0%	20	16	- 20.0%
Closed Sales	1	1	0.0%	20	18	- 10.0%
Average Sales Price*	\$165,000	\$1,400,000	+ 748.5%	\$148,783	\$235,765	+ 58.5%
Median Sales Price*	\$165,000	\$1,400,000	+ 748.5%	\$99,500	\$124,999	+ 25.6%
Percent of Original List Price Received*	94.3%	83.6%	- 11.3%	92.4%	87.4%	- 5.4%
Days on Market Until Sale	195	488	+ 150.3%	77	120	+ 55.8%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	4.5	2.5	- 40.0%	--	--	--

* 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 – December 2020

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



- 13.8%

+ 57.1%

+ 30.7%

Change in
New Listings

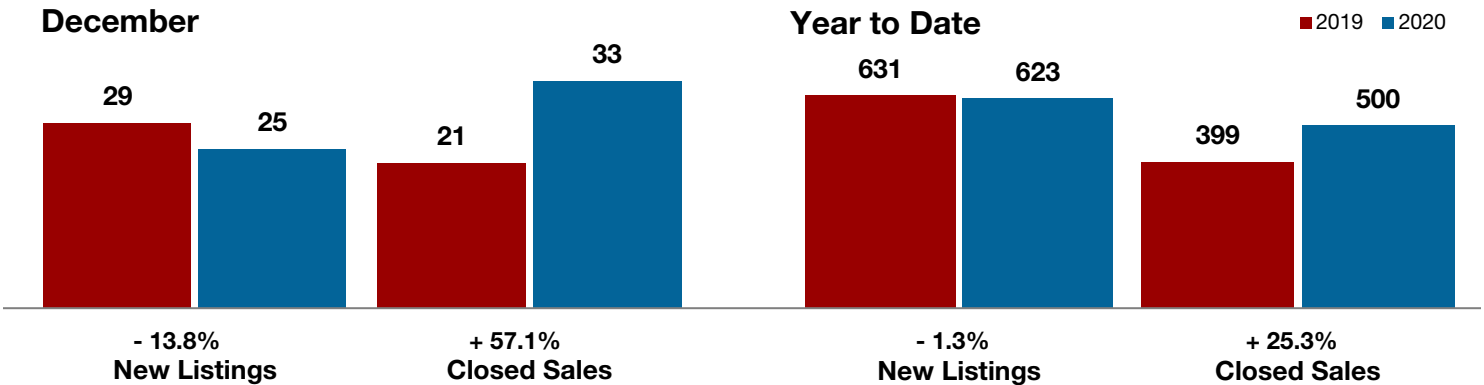
Change in
Closed Sales

Change in
Median Sales Price

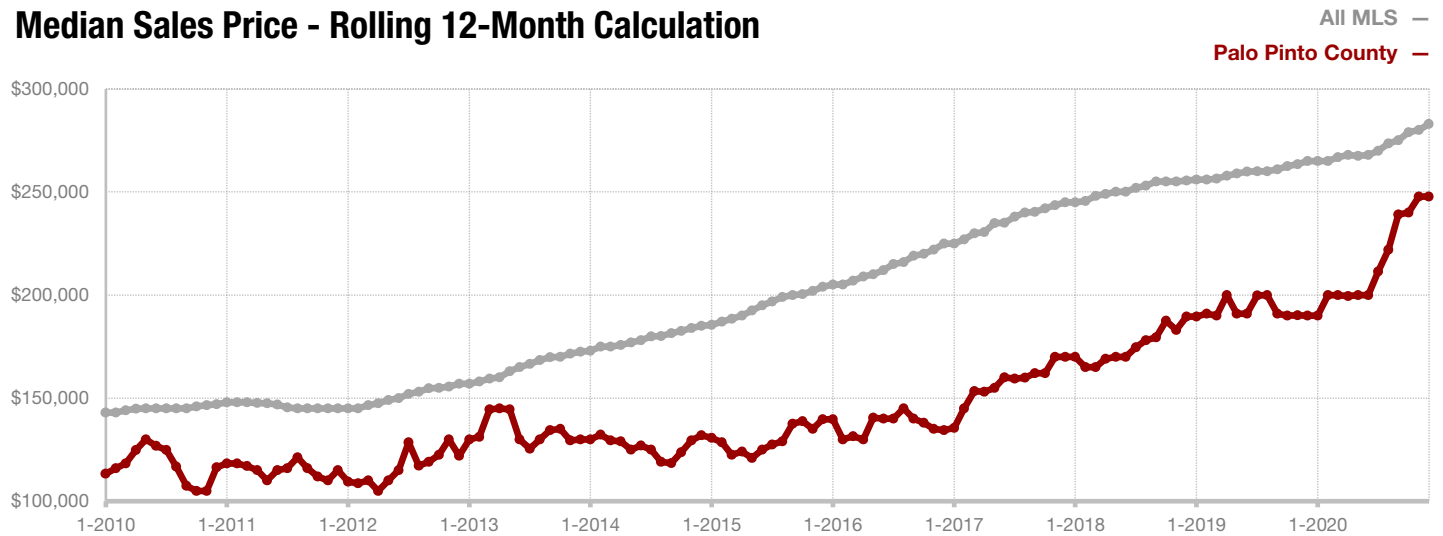
Palo Pinto County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	29	25	- 13.8%	631	623	- 1.3%
Pending Sales	23	20	- 13.0%	401	498	+ 24.2%
Closed Sales	21	33	+ 57.1%	399	500	+ 25.3%
Average Sales Price*	\$226,150	\$279,786	+ 23.7%	\$323,163	\$372,480	+ 15.3%
Median Sales Price*	\$153,000	\$200,000	+ 30.7%	\$190,000	\$247,750	+ 30.4%
Percent of Original List Price Received*	86.5%	93.1%	+ 7.6%	90.9%	92.6%	+ 1.9%
Days on Market Until Sale	124	73	- 41.1%	102	97	- 4.9%
Inventory of Homes for Sale	217	136	- 37.3%	--	--	--
Months Supply of Inventory	6.5	3.3	- 57.1%	--	--	--

* 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 – December 2020

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



+ 16.2%

+ 42.5%

+ 16.9%

Change in
New Listings

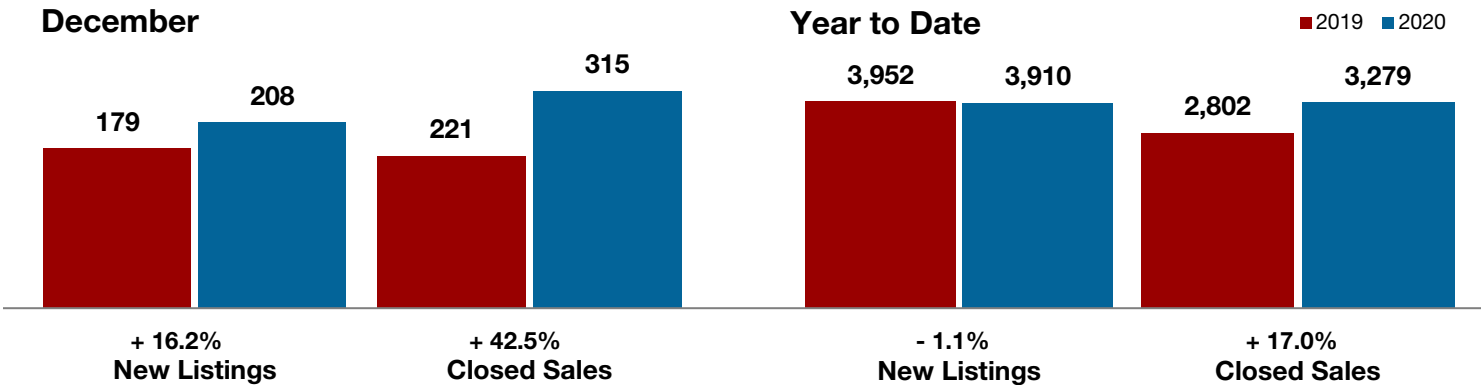
Change in
Closed Sales

Change in
Median Sales Price

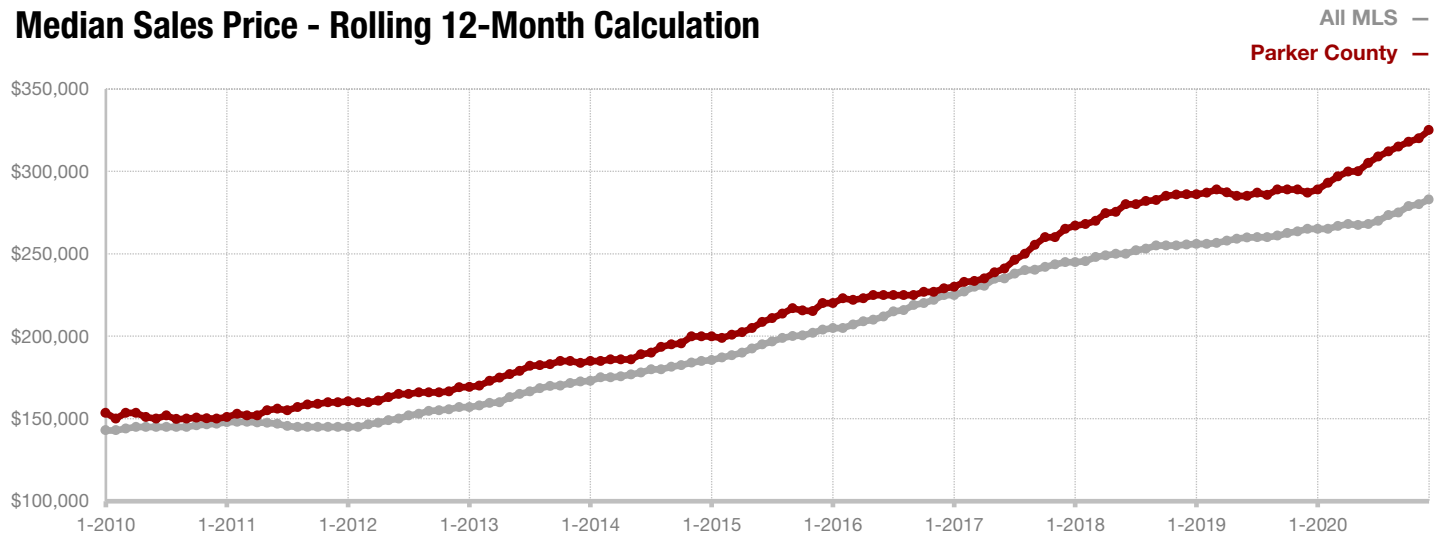
Parker County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	179	208	+ 16.2%	3,952	3,910	- 1.1%
Pending Sales	142	184	+ 29.6%	2,814	3,408	+ 21.1%
Closed Sales	221	315	+ 42.5%	2,802	3,279	+ 17.0%
Average Sales Price*	\$305,400	\$378,279	+ 23.9%	\$319,364	\$360,373	+ 12.8%
Median Sales Price*	\$278,000	\$325,000	+ 16.9%	\$287,015	\$325,000	+ 13.2%
Percent of Original List Price Received*	94.3%	98.0%	+ 3.9%	96.1%	96.9%	+ 0.8%
Days on Market Until Sale	73	51	- 30.1%	59	65	+ 10.2%
Inventory of Homes for Sale	854	479	- 43.9%	--	--	--
Months Supply of Inventory	3.6	1.7	- 50.0%	--	--	--

* 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 – December 2020

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



- 30.0%

+ 100.0%

+ 9.0%

Change in
New Listings

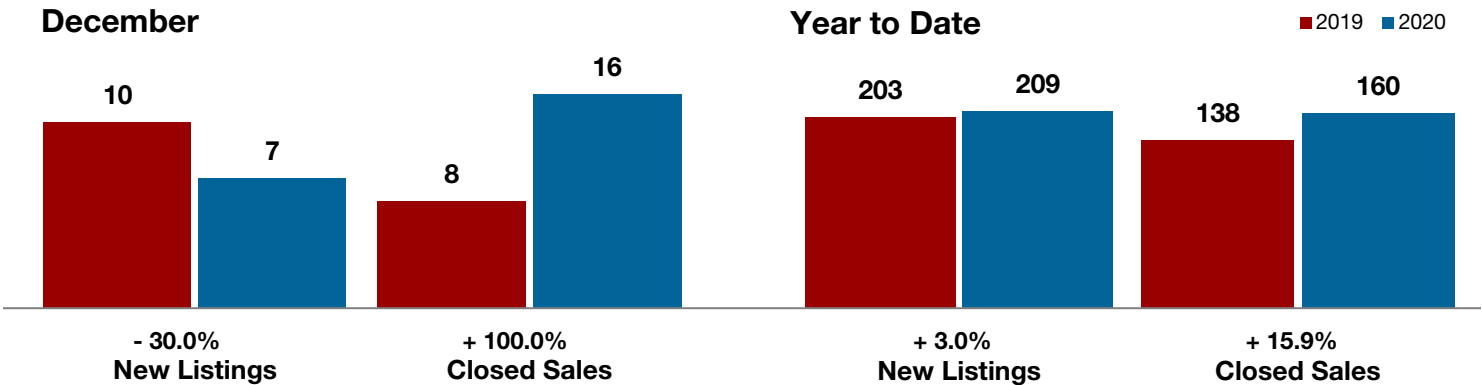
Change in
Closed Sales

Change in
Median Sales Price

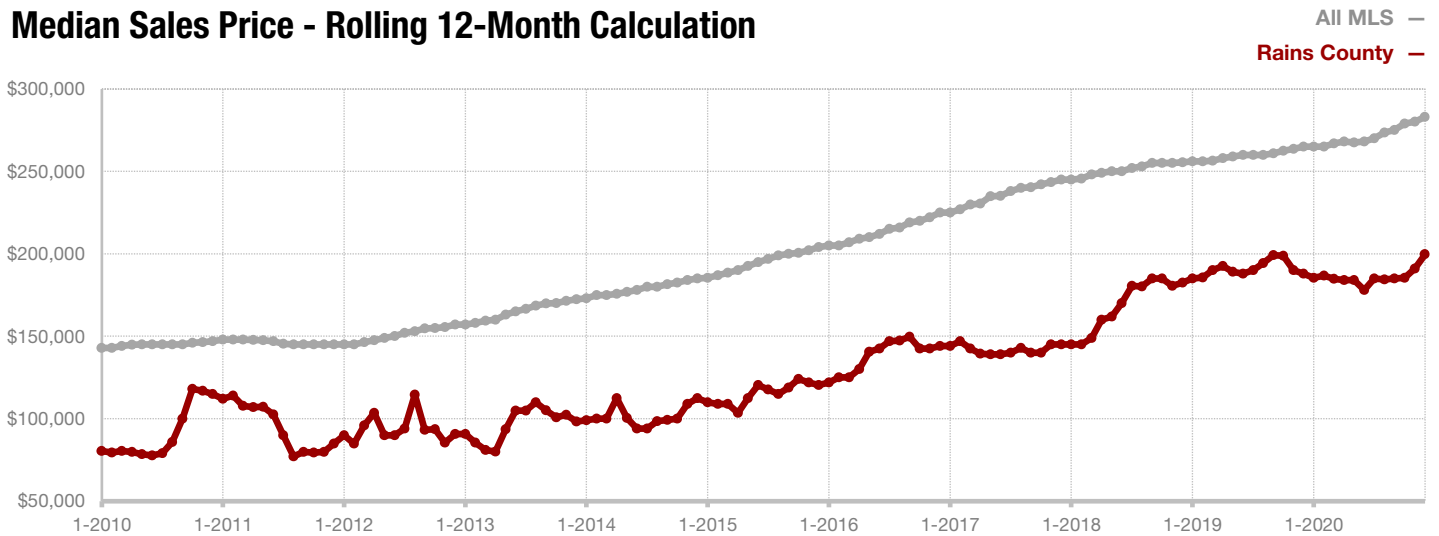
Rains County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	10	7	- 30.0%	203	209	+ 3.0%
Pending Sales	4	7	+ 75.0%	137	164	+ 19.7%
Closed Sales	8	16	+ 100.0%	138	160	+ 15.9%
Average Sales Price*	\$271,875	\$261,306	- 3.9%	\$254,165	\$239,426	- 5.8%
Median Sales Price*	\$212,000	\$231,000	+ 9.0%	\$188,000	\$199,700	+ 6.2%
Percent of Original List Price Received*	84.3%	91.5%	+ 8.5%	92.2%	93.4%	+ 1.3%
Days on Market Until Sale	58	72	+ 24.1%	69	79	+ 14.5%
Inventory of Homes for Sale	60	28	- 53.3%	--	--	--
Months Supply of Inventory	5.3	2.0	- 60.0%	--	--	--

* 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 – December 2020

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



+ 9.5%

+ 20.3%

+ 8.3%

Change in
New Listings

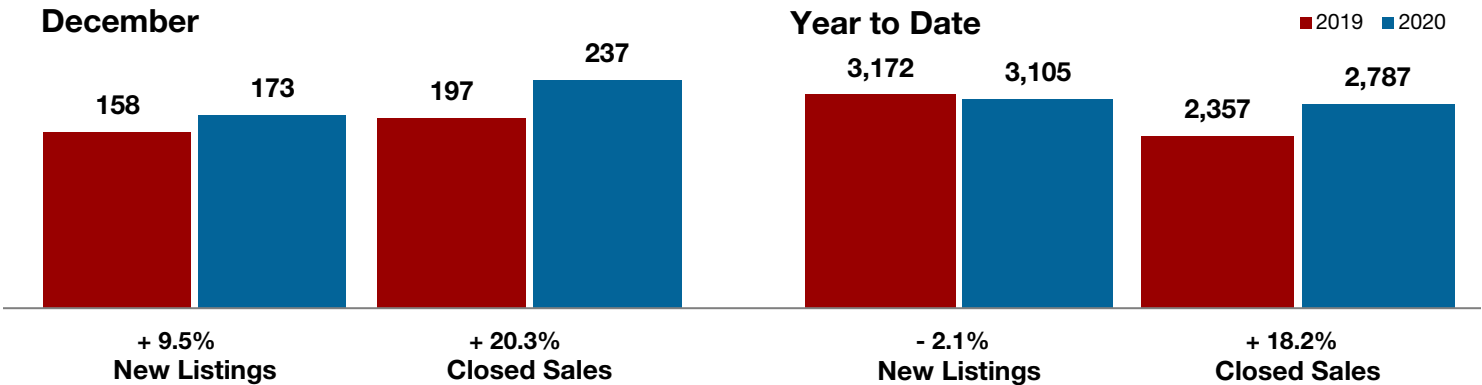
Change in
Closed Sales

Change in
Median Sales Price

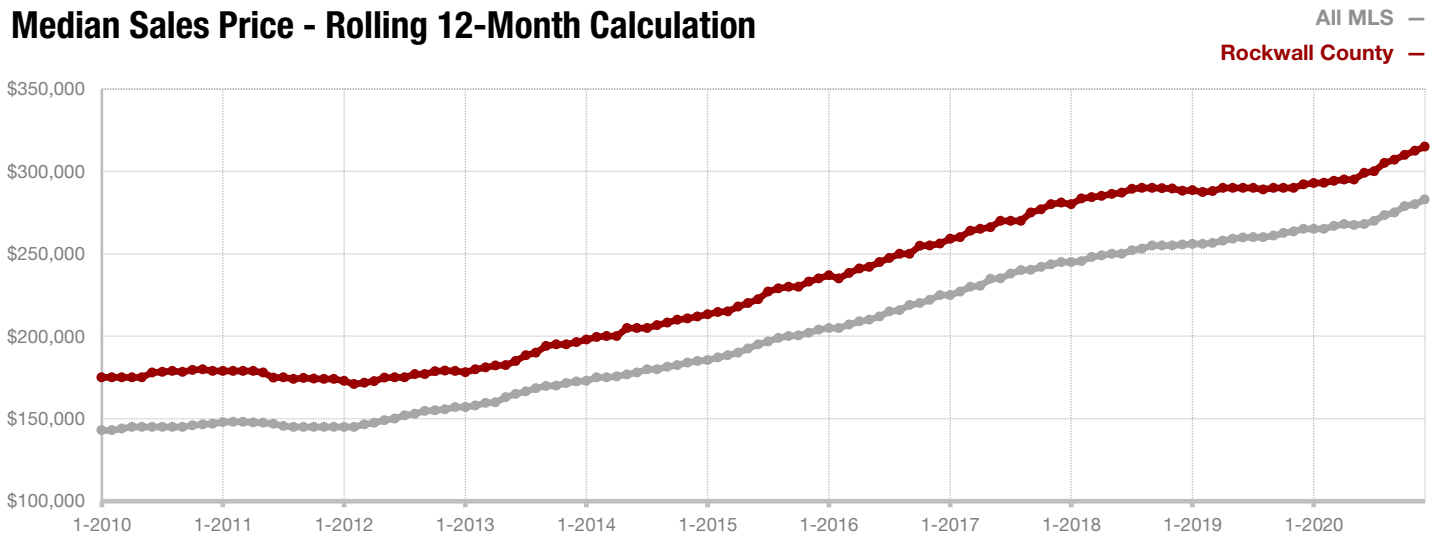
Rockwall County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	158	173	+ 9.5%	3,172	3,105	- 2.1%
Pending Sales	130	180	+ 38.5%	2,371	2,913	+ 22.9%
Closed Sales	197	237	+ 20.3%	2,357	2,787	+ 18.2%
Average Sales Price*	\$330,354	\$402,671	+ 21.9%	\$337,494	\$363,922	+ 7.8%
Median Sales Price*	\$300,000	\$325,000	+ 8.3%	\$291,990	\$314,997	+ 7.9%
Percent of Original List Price Received*	94.9%	98.4%	+ 3.7%	95.7%	97.0%	+ 1.4%
Days on Market Until Sale	75	37	- 50.7%	63	55	- 12.7%
Inventory of Homes for Sale	651	247	- 62.1%	--	--	--
Months Supply of Inventory	3.3	1.0	- 66.7%	--	--	--

* 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 – December 2020

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



Shackelford County

- 66.7%

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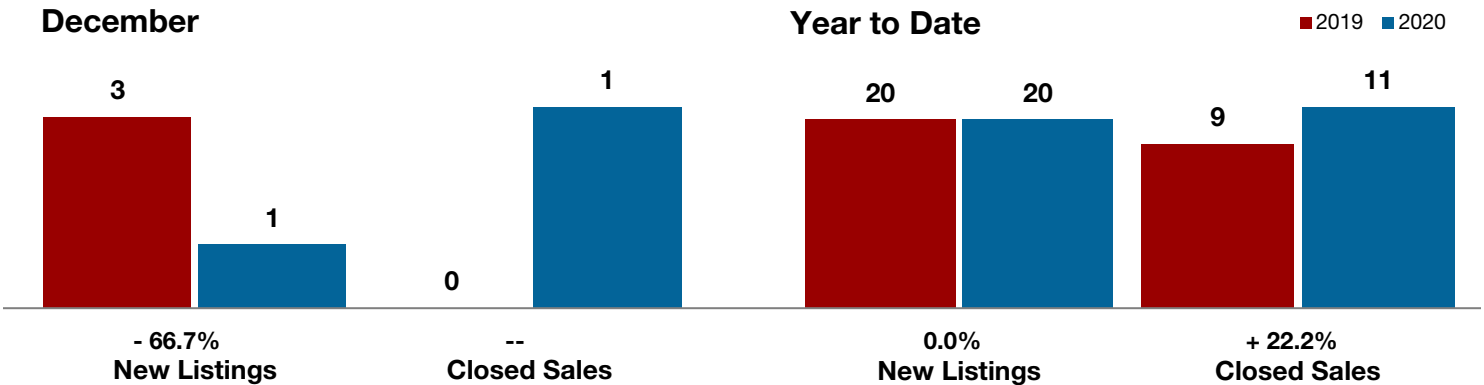
Change in
New Listings

Change in
Closed Sales

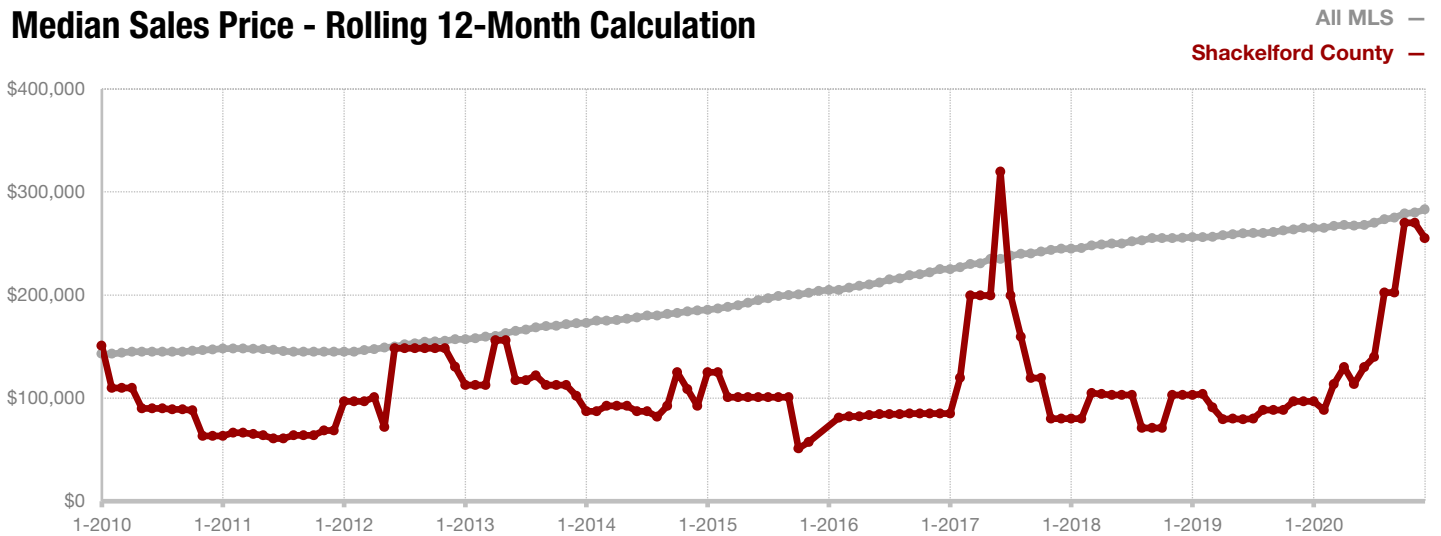
Change in
Median Sales Price

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3	1	- 66.7%	20	20	0.0%
Pending Sales	0	0	0.0%	9	12	+ 33.3%
Closed Sales	0	1	--	9	11	+ 22.2%
Average Sales Price*	--	\$79,000	--	\$124,433	\$245,182	+ 97.0%
Median Sales Price*	--	\$79,000	--	\$96,900	\$255,000	+ 163.2%
Percent of Original List Price Received*	--	72.1%	--	88.1%	98.4%	+ 11.7%
Days on Market Until Sale	--	373	--	110	88	- 20.0%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	8.6	6.0	- 33.3%	--	--	--

* 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 – December 2020

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



+ 25.4%

+ 83.3%

+ 9.3%

Change in
New Listings

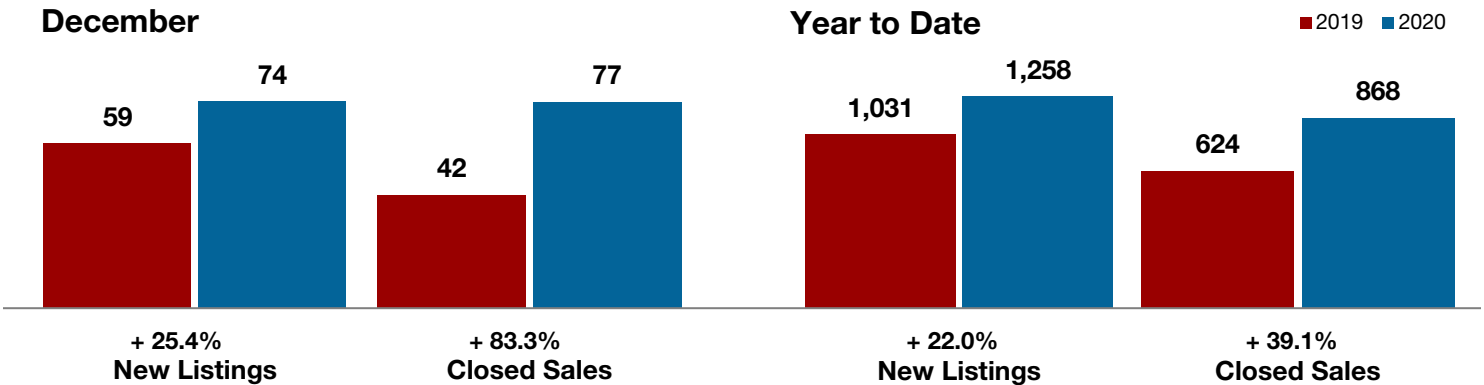
Change in
Closed Sales

Change in
Median Sales Price

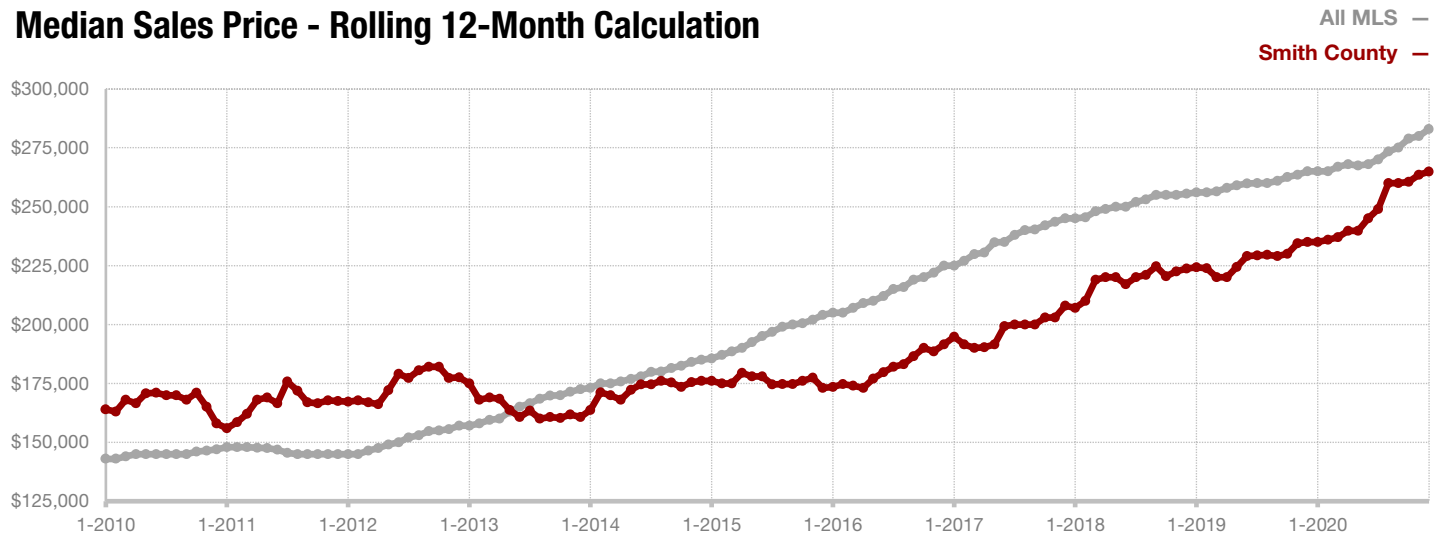
Smith County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	59	74	+ 25.4%	1,031	1,258	+ 22.0%
Pending Sales	35	40	+ 14.3%	622	903	+ 45.2%
Closed Sales	42	77	+ 83.3%	624	868	+ 39.1%
Average Sales Price*	\$292,885	\$337,786	+ 15.3%	\$274,148	\$320,717	+ 17.0%
Median Sales Price*	\$249,250	\$272,500	+ 9.3%	\$235,000	\$264,900	+ 12.7%
Percent of Original List Price Received*	95.3%	97.0%	+ 1.8%	95.1%	96.7%	+ 1.7%
Days on Market Until Sale	71	59	- 16.9%	65	56	- 13.8%
Inventory of Homes for Sale	251	192	- 23.5%	--	--	--
Months Supply of Inventory	4.8	2.6	- 40.0%	--	--	--

* 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 – December 2020

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



+ 20.0%

+ 120.0%

- 10.2%

Change in
New Listings

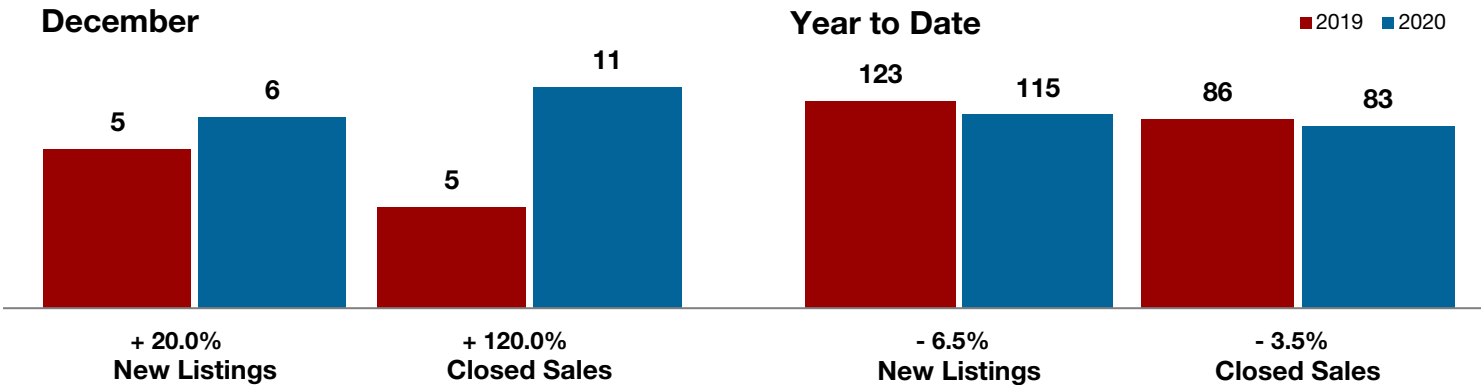
Change in
Closed Sales

Change in
Median Sales Price

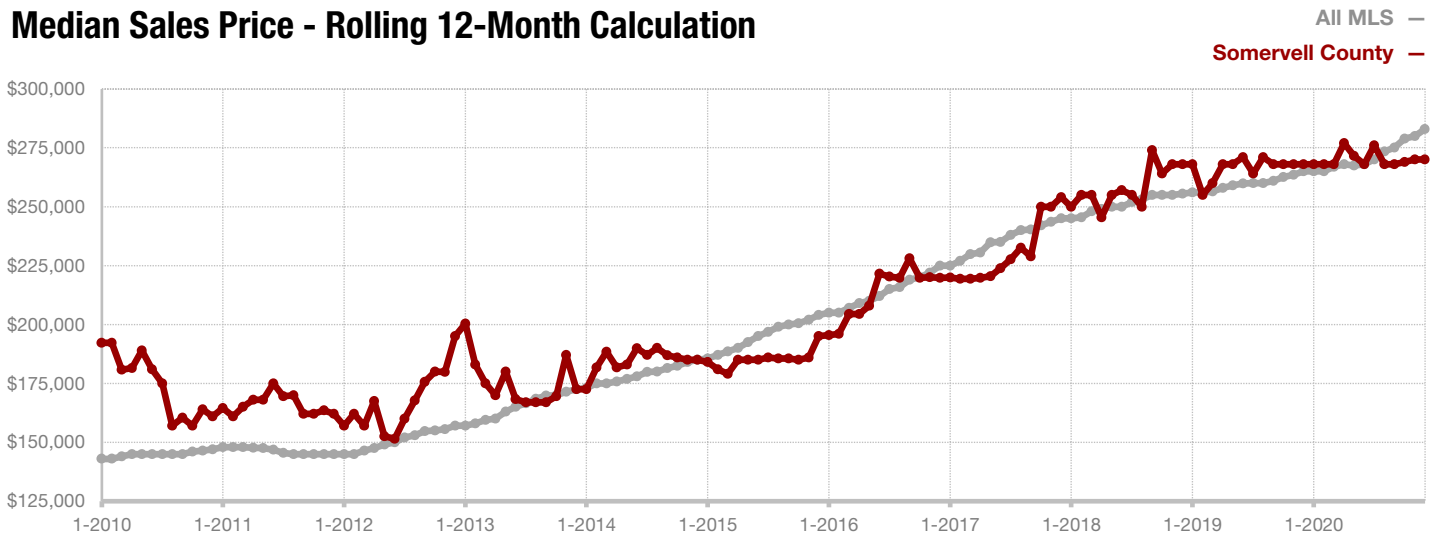
Somervell County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	5	6	+ 20.0%	123	115	- 6.5%
Pending Sales	2	8	+ 300.0%	80	90	+ 12.5%
Closed Sales	5	11	+ 120.0%	86	83	- 3.5%
Average Sales Price*	\$435,100	\$389,206	- 10.5%	\$344,279	\$294,641	- 14.4%
Median Sales Price*	\$295,000	\$264,900	- 10.2%	\$268,000	\$270,000	+ 0.7%
Percent of Original List Price Received*	94.7%	87.0%	- 8.1%	94.0%	93.9%	- 0.1%
Days on Market Until Sale	133	126	- 5.3%	76	72	- 5.3%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	3.9	2.8	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



0.0%

+ 133.3%

+ 6.9%

Change in
New Listings

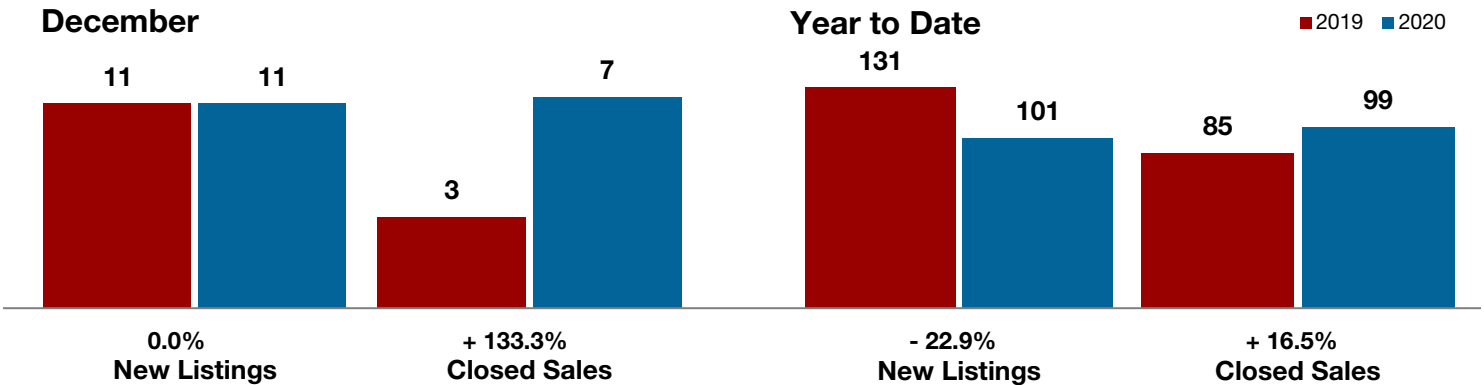
Change in
Closed Sales

Change in
Median Sales Price

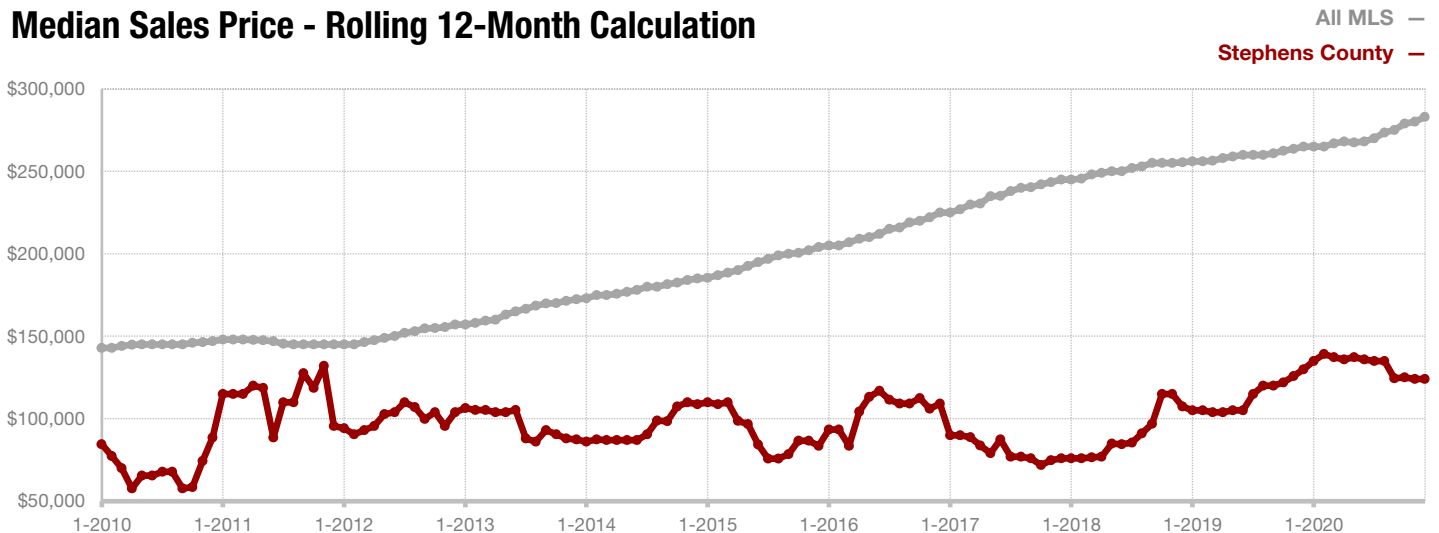
Stephens County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	11	11	0.0%	131	101	- 22.9%
Pending Sales	5	7	+ 40.0%	89	100	+ 12.4%
Closed Sales	3	7	+ 133.3%	85	99	+ 16.5%
Average Sales Price*	\$718,333	\$158,054	- 78.0%	\$179,541	\$166,966	- 7.0%
Median Sales Price*	\$145,000	\$155,075	+ 6.9%	\$130,000	\$124,000	- 4.6%
Percent of Original List Price Received*	88.7%	87.7%	- 1.1%	90.1%	88.6%	- 1.7%
Days on Market Until Sale	260	87	- 66.5%	96	100	+ 4.2%
Inventory of Homes for Sale	58	33	- 43.1%	--	--	--
Months Supply of Inventory	7.8	4.0	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 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

December

Year to Date

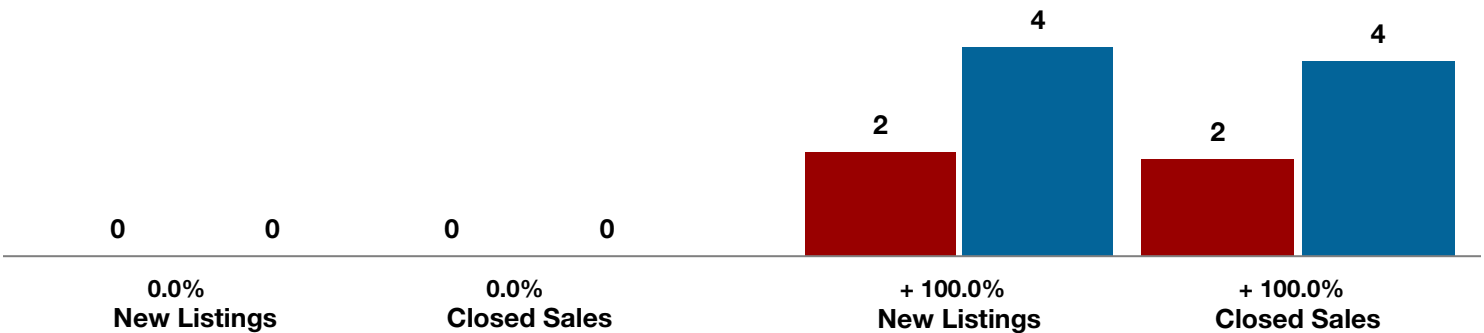
	2019	2020	+ / -	2019	2020	+ / -
New Listings	0	0	0.0%	2	4	+ 100.0%
Pending Sales	0	0	0.0%	2	4	+ 100.0%
Closed Sales	0	0	0.0%	2	4	+ 100.0%
Average Sales Price*	--	--	--	\$64,500	\$216,887	+ 236.3%
Median Sales Price*	--	--	--	\$64,500	\$225,661	+ 249.9%
Percent of Original List Price Received*	--	--	--	92.7%	93.9%	+ 1.3%
Days on Market Until Sale	--	--	--	28	97	+ 246.4%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

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December

Year to Date

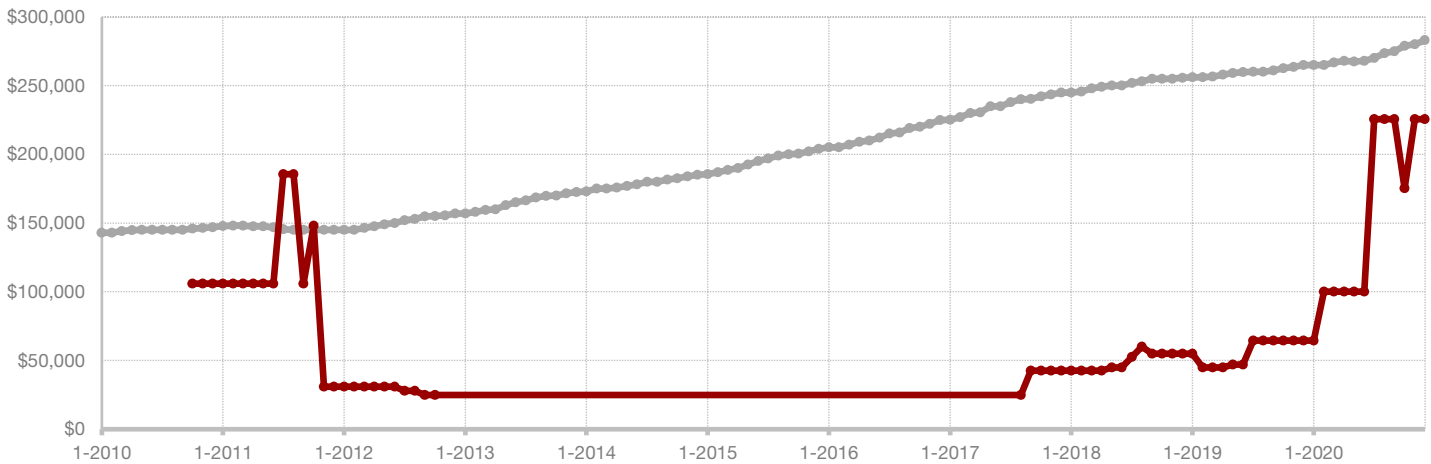
■ 2019 ■ 2020



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – December 2020

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+ 0.1%

+ 12.6%

+ 10.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Tarrant County

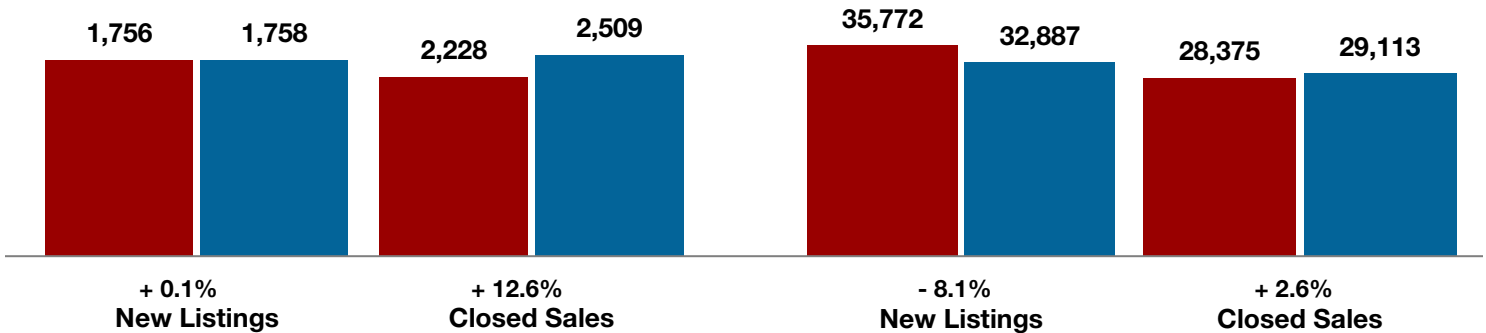
	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,756	1,758	+ 0.1%	35,772	32,887	- 8.1%
Pending Sales	1,674	1,672	- 0.1%	28,528	29,662	+ 4.0%
Closed Sales	2,228	2,509	+ 12.6%	28,375	29,113	+ 2.6%
Average Sales Price*	\$297,010	\$330,492	+ 11.3%	\$289,121	\$310,394	+ 7.4%
Median Sales Price*	\$245,000	\$270,000	+ 10.2%	\$242,000	\$257,000	+ 6.2%
Percent of Original List Price Received*	96.4%	98.3%	+ 2.0%	97.1%	97.9%	+ 0.8%
Days on Market Until Sale	49	31	- 36.7%	40	36	- 10.0%
Inventory of Homes for Sale	4,718	2,204	- 53.3%	--	--	--
Months Supply of Inventory	2.0	0.9	- 50.0%	--	--	--

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December

Year to Date

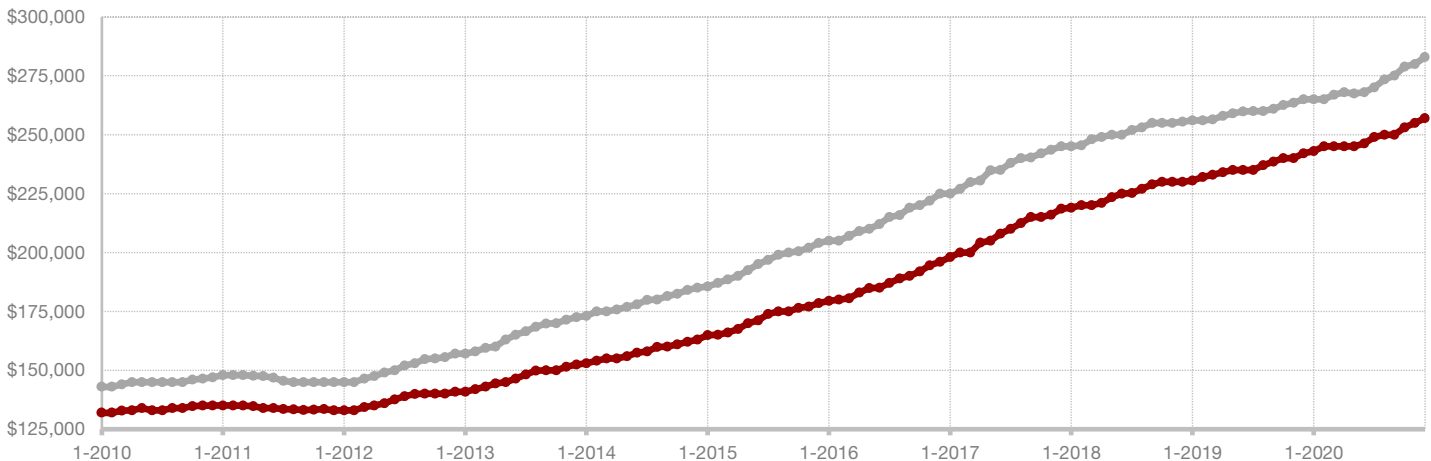
■ 2019 ■ 2020



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Tarrant County —



Local Market Update – December 2020

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+ 15.6%

+ 56.7%

+ 13.4%

Change in
New Listings

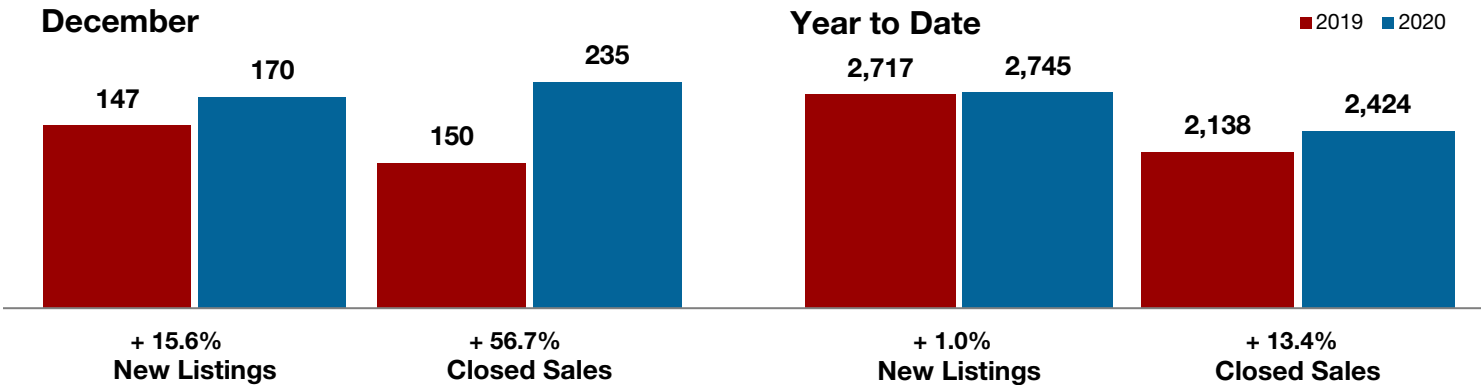
Change in
Closed Sales

Change in
Median Sales Price

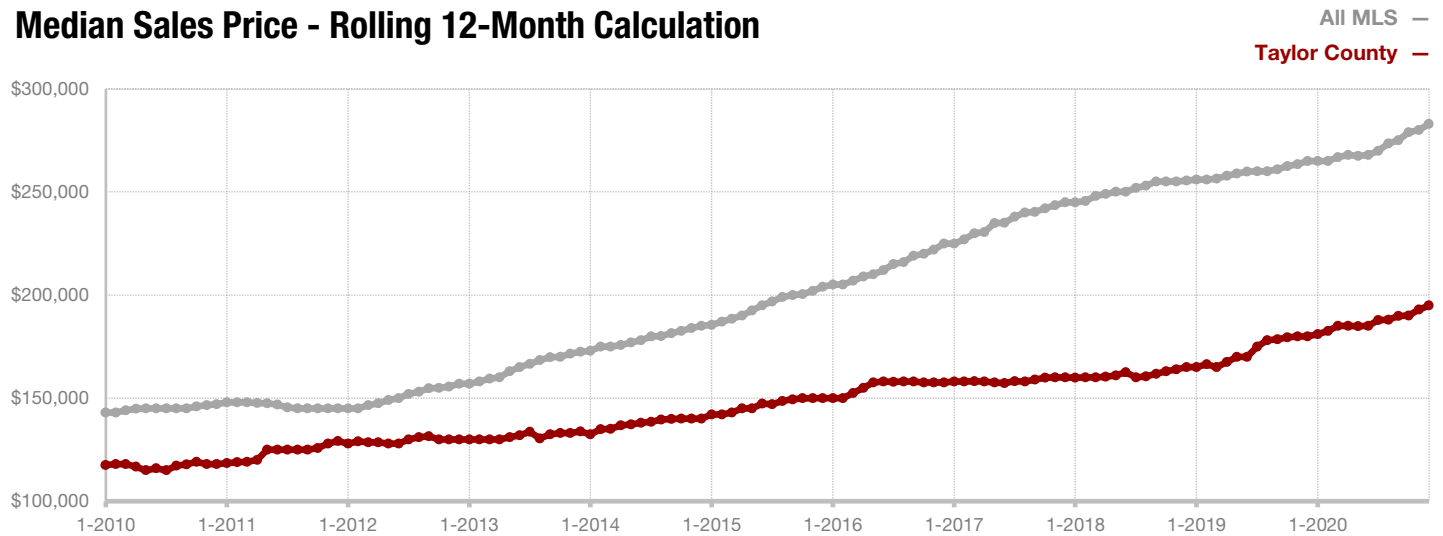
Taylor County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	147	170	+ 15.6%	2,717	2,745	+ 1.0%
Pending Sales	123	131	+ 6.5%	2,137	2,467	+ 15.4%
Closed Sales	150	235	+ 56.7%	2,138	2,424	+ 13.4%
Average Sales Price*	\$193,931	\$214,475	+ 10.6%	\$196,154	\$211,506	+ 7.8%
Median Sales Price*	\$175,500	\$199,000	+ 13.4%	\$179,900	\$194,900	+ 8.3%
Percent of Original List Price Received*	95.7%	96.3%	+ 0.6%	95.8%	96.7%	+ 0.9%
Days on Market Until Sale	53	43	- 18.9%	56	52	- 7.1%
Inventory of Homes for Sale	573	310	- 45.9%	--	--	--
Months Supply of Inventory	3.2	1.5	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



- 100.0% **+ 300.0%** **- 12.7%**

Change in
New Listings

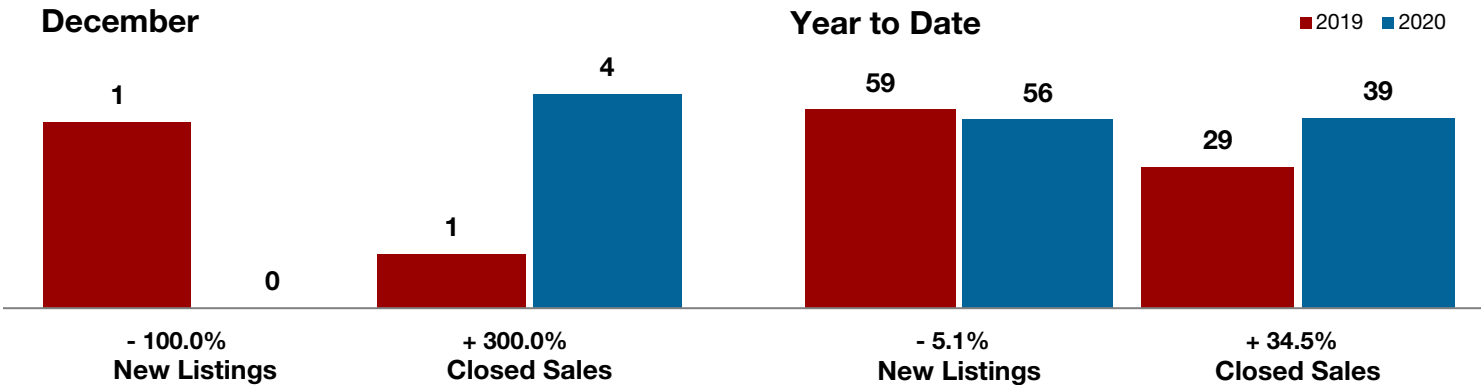
Change in
Closed Sales

Change in
Median Sales Price

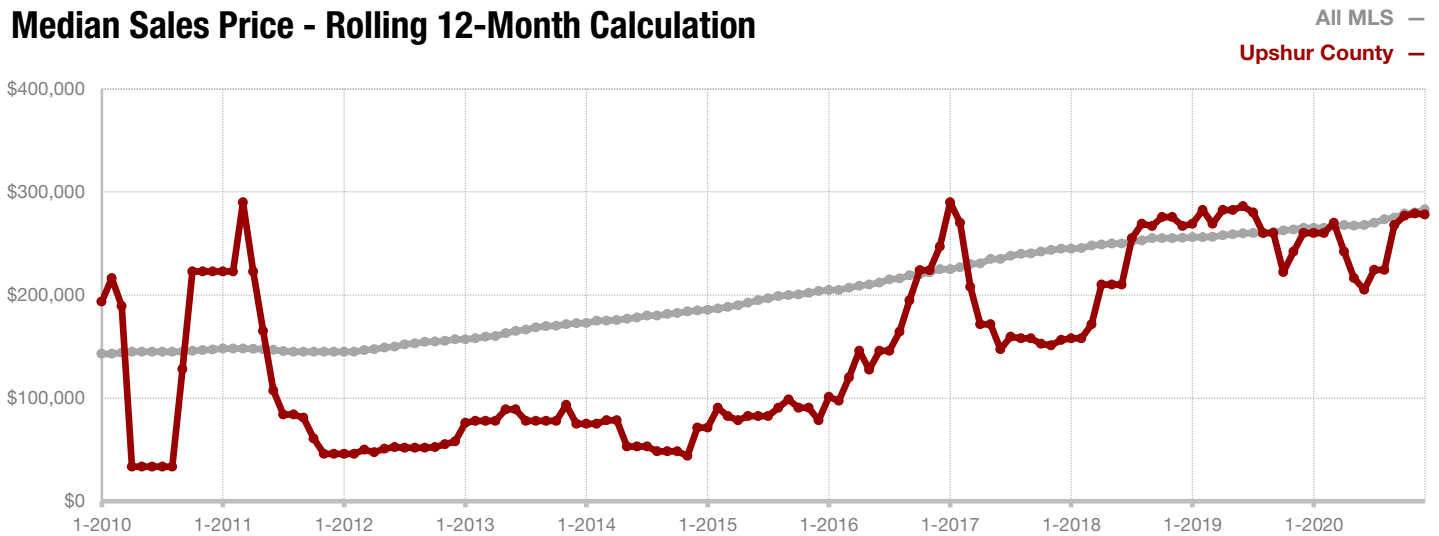
Upshur County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1	0	- 100.0%	59	56	- 5.1%
Pending Sales	2	4	+ 100.0%	30	41	+ 36.7%
Closed Sales	1	4	+ 300.0%	29	39	+ 34.5%
Average Sales Price*	\$439,900	\$374,600	- 14.8%	\$334,077	\$312,312	- 6.5%
Median Sales Price*	\$439,900	\$384,250	- 12.7%	\$260,000	\$278,000	+ 6.9%
Percent of Original List Price Received*	80.0%	94.5%	+ 18.1%	94.3%	92.6%	- 1.8%
Days on Market Until Sale	304	129	- 57.6%	76	129	+ 69.7%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	9.2	2.2	- 77.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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+ 25.0%

+ 20.4%

0.0%

Change in
New Listings

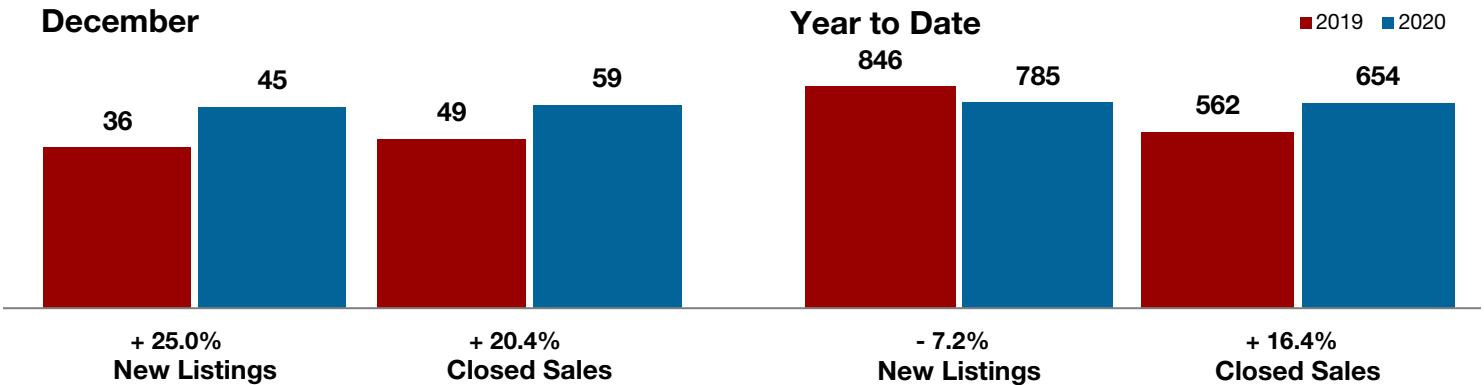
Change in
Closed Sales

Change in
Median Sales Price

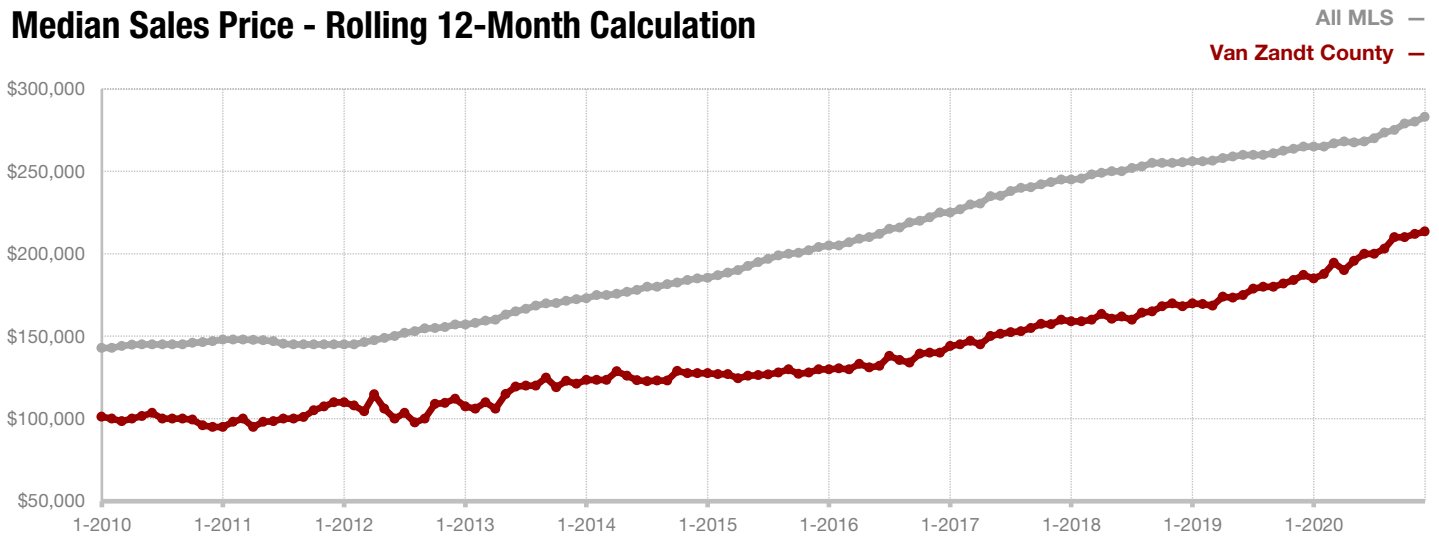
Van Zandt County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	36	45	+ 25.0%	846	785	- 7.2%
Pending Sales	32	33	+ 3.1%	574	671	+ 16.9%
Closed Sales	49	59	+ 20.4%	562	654	+ 16.4%
Average Sales Price*	\$233,155	\$296,156	+ 27.0%	\$213,150	\$247,829	+ 16.3%
Median Sales Price*	\$225,000	\$225,000	0.0%	\$187,063	\$213,500	+ 14.1%
Percent of Original List Price Received*	91.0%	95.4%	+ 4.8%	93.4%	94.9%	+ 1.6%
Days on Market Until Sale	62	60	- 3.2%	65	65	0.0%
Inventory of Homes for Sale	235	123	- 47.7%	--	--	--
Months Supply of Inventory	4.9	2.2	- 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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- 8.2%

+ 63.5%

+ 7.3%

Change in
New Listings

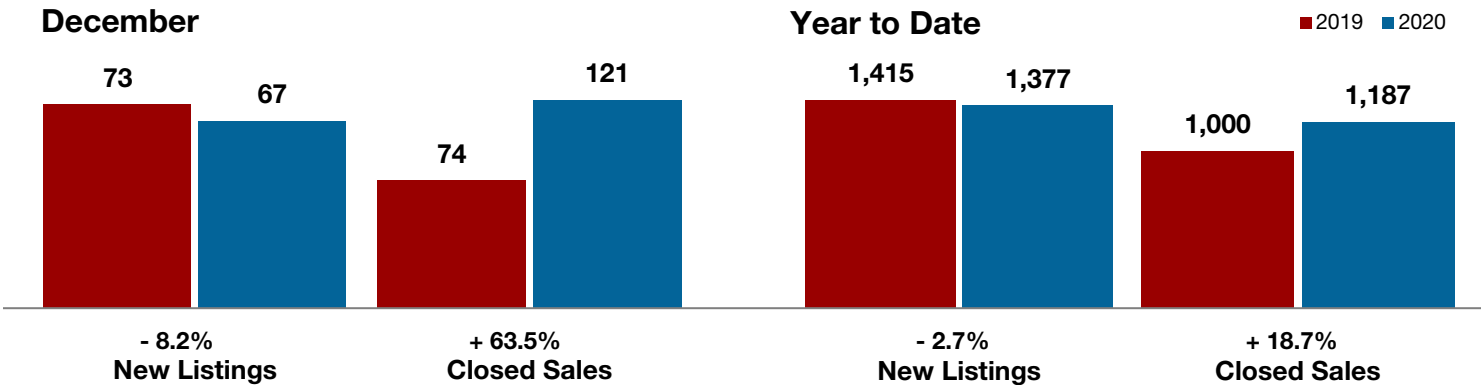
Change in
Closed Sales

Change in
Median Sales Price

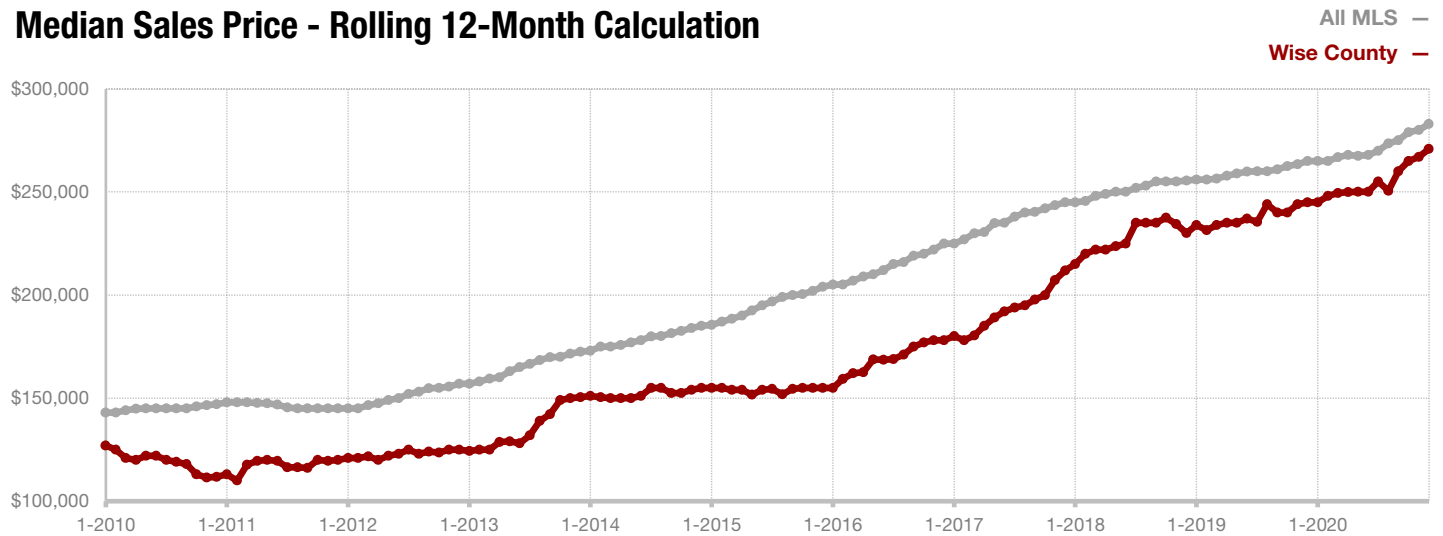
Wise County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	73	67	- 8.2%	1,415	1,377	- 2.7%
Pending Sales	48	58	+ 20.8%	1,021	1,218	+ 19.3%
Closed Sales	74	121	+ 63.5%	1,000	1,187	+ 18.7%
Average Sales Price*	\$286,536	\$309,568	+ 8.0%	\$271,159	\$298,717	+ 10.2%
Median Sales Price*	\$255,000	\$273,500	+ 7.3%	\$245,000	\$270,900	+ 10.6%
Percent of Original List Price Received*	95.4%	97.7%	+ 2.4%	95.6%	96.1%	+ 0.5%
Days on Market Until Sale	72	52	- 27.8%	59	63	+ 6.8%
Inventory of Homes for Sale	336	177	- 47.3%	--	--	--
Months Supply of Inventory	3.9	1.7	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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- 3.0%

+ 12.5%

+ 16.5%

Change in
New Listings

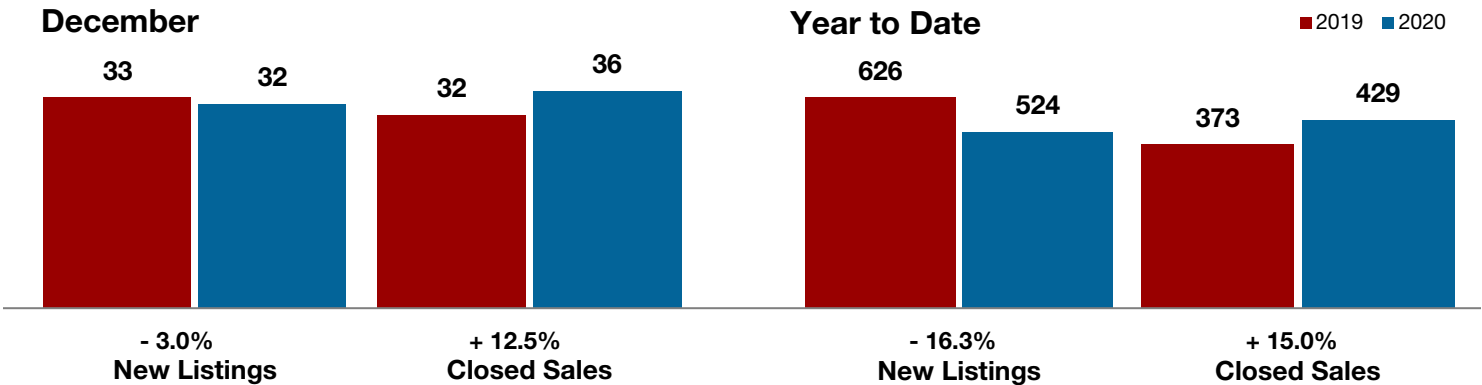
Change in
Closed Sales

Change in
Median Sales Price

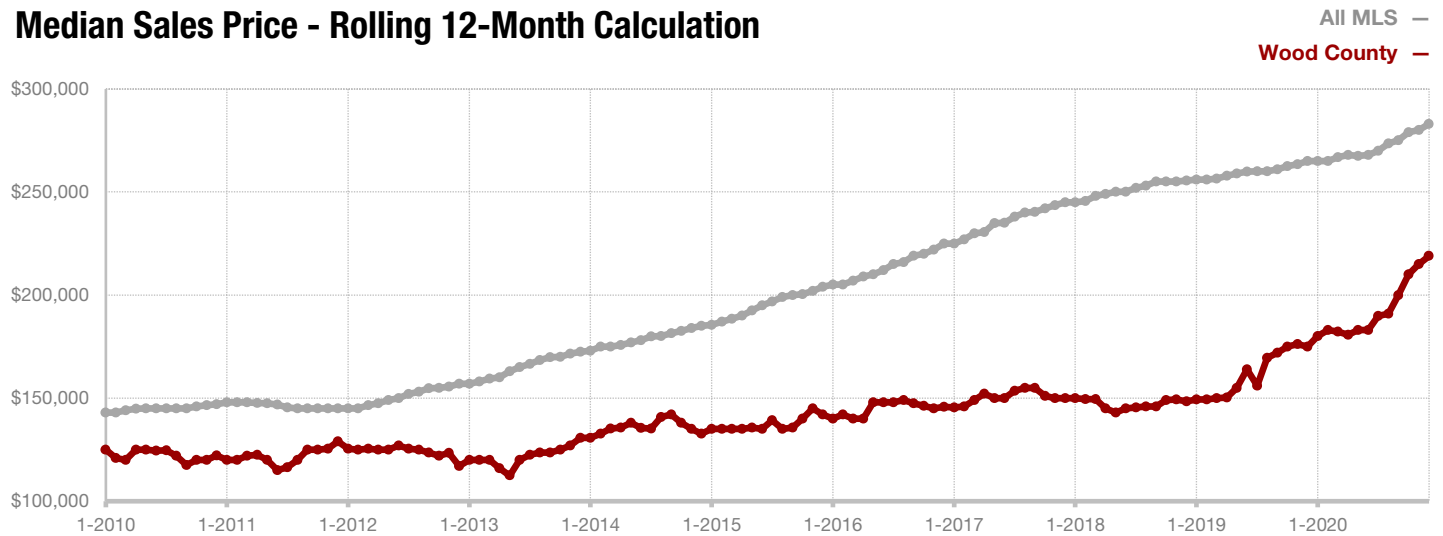
Wood County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	33	32	- 3.0%	626	524	- 16.3%
Pending Sales	15	21	+ 40.0%	370	445	+ 20.3%
Closed Sales	32	36	+ 12.5%	373	429	+ 15.0%
Average Sales Price*	\$167,778	\$288,537	+ 72.0%	\$214,364	\$264,583	+ 23.4%
Median Sales Price*	\$154,500	\$180,000	+ 16.5%	\$175,000	\$219,000	+ 25.1%
Percent of Original List Price Received*	94.4%	95.1%	+ 0.7%	92.5%	93.8%	+ 1.4%
Days on Market Until Sale	62	91	+ 46.8%	77	82	+ 6.5%
Inventory of Homes for Sale	202	86	- 57.4%	--	--	--
Months Supply of Inventory	6.6	2.3	- 71.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2020

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



+ 28.6%

- 14.3%

+ 19.8%

Change in
New Listings

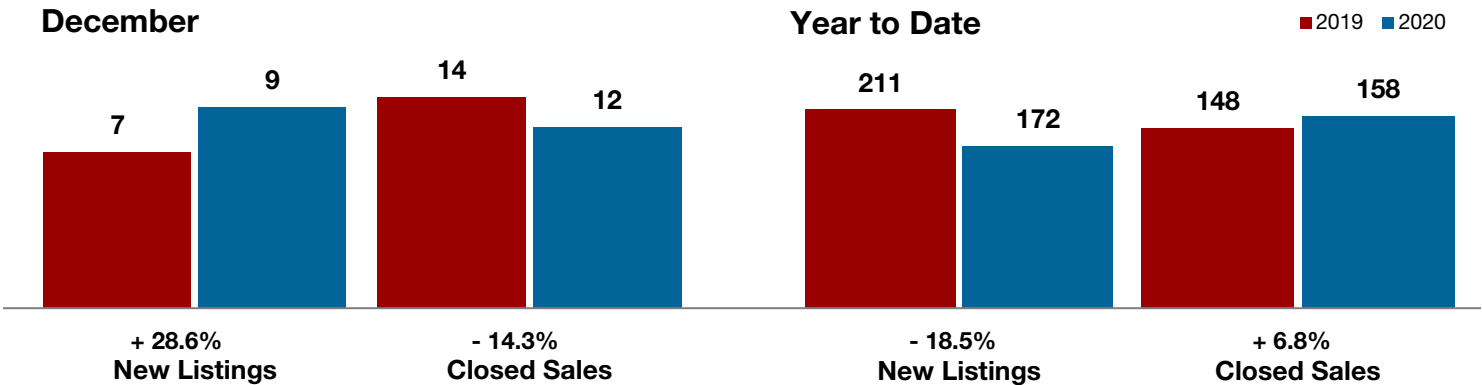
Change in
Closed Sales

Change in
Median Sales Price

Young County

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	7	9	+ 28.6%	211	172	- 18.5%
Pending Sales	9	9	0.0%	150	160	+ 6.7%
Closed Sales	14	12	- 14.3%	148	158	+ 6.8%
Average Sales Price*	\$118,929	\$178,867	+ 50.4%	\$163,032	\$167,697	+ 2.9%
Median Sales Price*	\$118,950	\$142,500	+ 19.8%	\$125,000	\$132,750	+ 6.2%
Percent of Original List Price Received*	89.0%	90.6%	+ 1.8%	91.0%	90.9%	- 0.1%
Days on Market Until Sale	101	159	+ 57.4%	112	122	+ 8.9%
Inventory of Homes for Sale	85	42	- 50.6%	--	--	--
Months Supply of Inventory	6.8	3.2	- 57.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

