

Local Market Updates

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



February 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 – February 2020

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



+ 200.0% **+ 150.0%** **- 55.5%**

Change in
New Listings

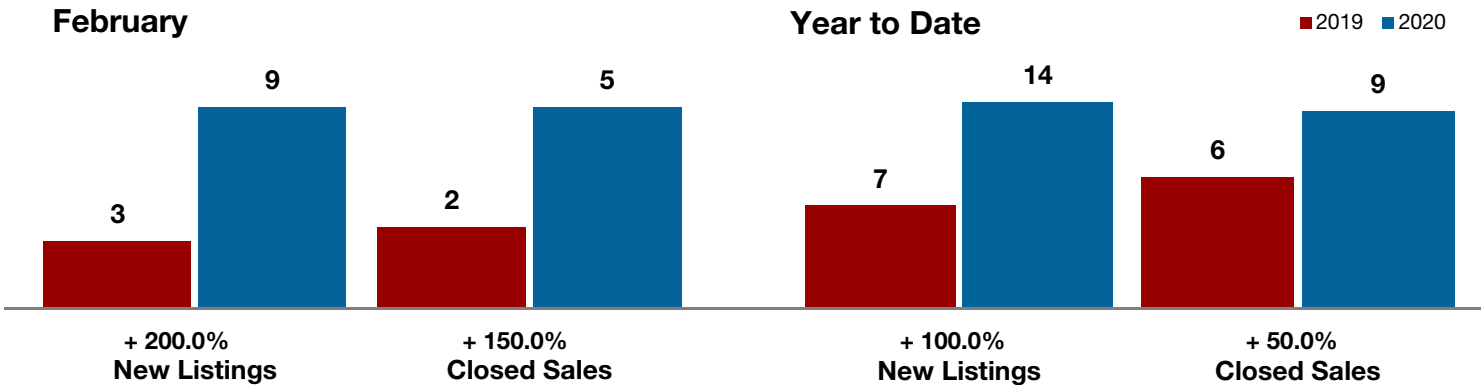
Change in
Closed Sales

Change in
Median Sales Price

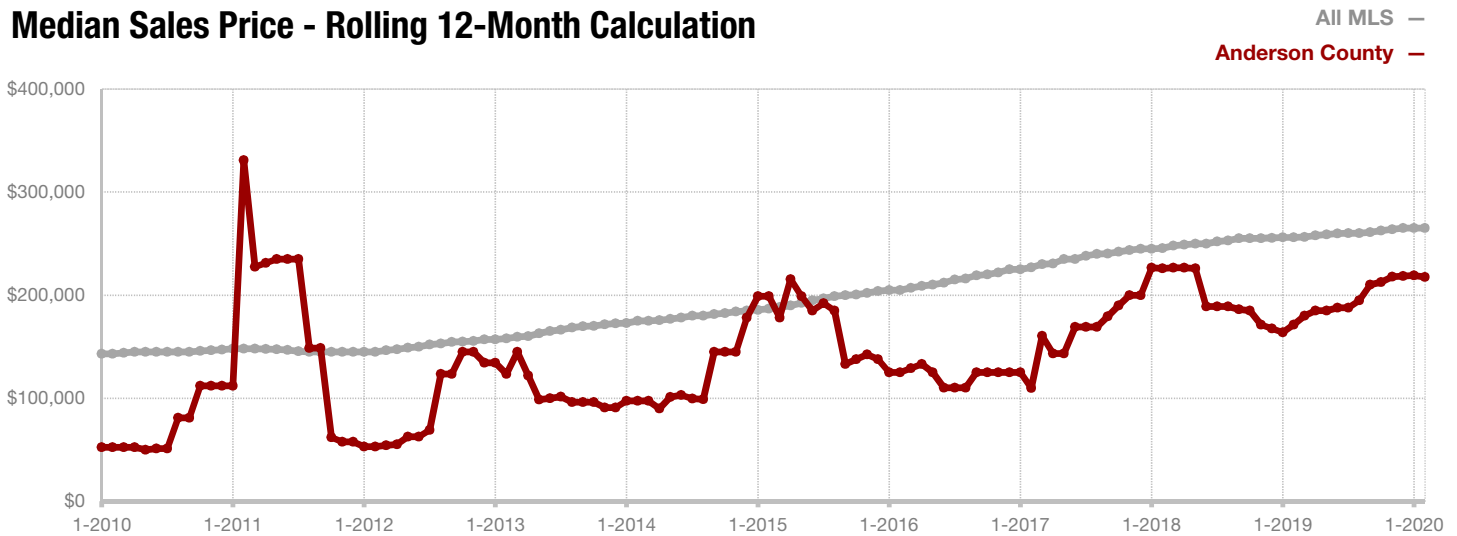
Anderson County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3	9	+ 200.0%	7	14	+ 100.0%
Pending Sales	6	6	0.0%	8	9	+ 12.5%
Closed Sales	2	5	+ 150.0%	6	9	+ 50.0%
Average Sales Price*	\$224,500	\$342,000	+ 52.3%	\$580,667	\$326,877	- 43.7%
Median Sales Price*	\$224,500	\$100,000	- 55.5%	\$224,500	\$225,000	+ 0.2%
Percent of Original List Price Received*	84.7%	93.6%	+ 10.5%	93.2%	93.2%	0.0%
Days on Market Until Sale	121	62	- 48.8%	80	80	0.0%
Inventory of Homes for Sale	28	27	- 3.6%	--	--	--
Months Supply of Inventory	6.0	6.0	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 – February 2020

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- 13.6%

- 30.0%

+ 16.0%

Change in
New Listings

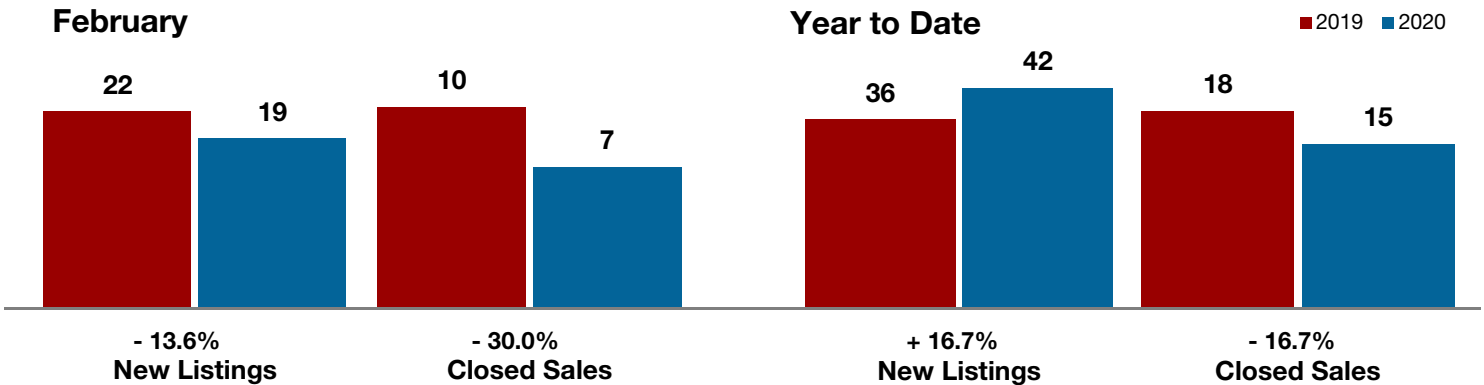
Change in
Closed Sales

Change in
Median Sales Price

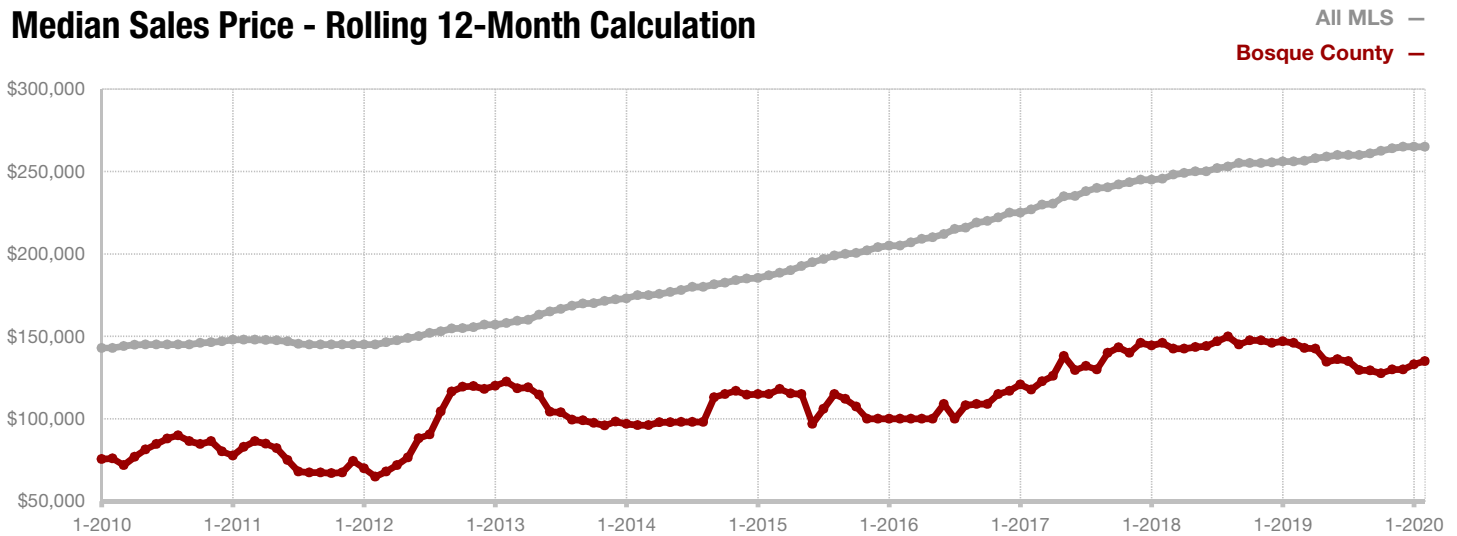
Bosque County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	22	19	- 13.6%	36	42	+ 16.7%
Pending Sales	12	6	- 50.0%	24	16	- 33.3%
Closed Sales	10	7	- 30.0%	18	15	- 16.7%
Average Sales Price*	\$137,908	\$126,500	- 8.3%	\$132,589	\$222,007	+ 67.4%
Median Sales Price*	\$128,000	\$148,500	+ 16.0%	\$121,750	\$165,000	+ 35.5%
Percent of Original List Price Received*	91.4%	83.7%	- 8.4%	89.7%	90.6%	+ 1.0%
Days on Market Until Sale	77	109	+ 41.6%	84	86	+ 2.4%
Inventory of Homes for Sale	105	79	- 24.8%	--	--	--
Months Supply of Inventory	8.8	6.1	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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+ 35.0%

Change in
New Listings

- 3.2%

Change in
Closed Sales

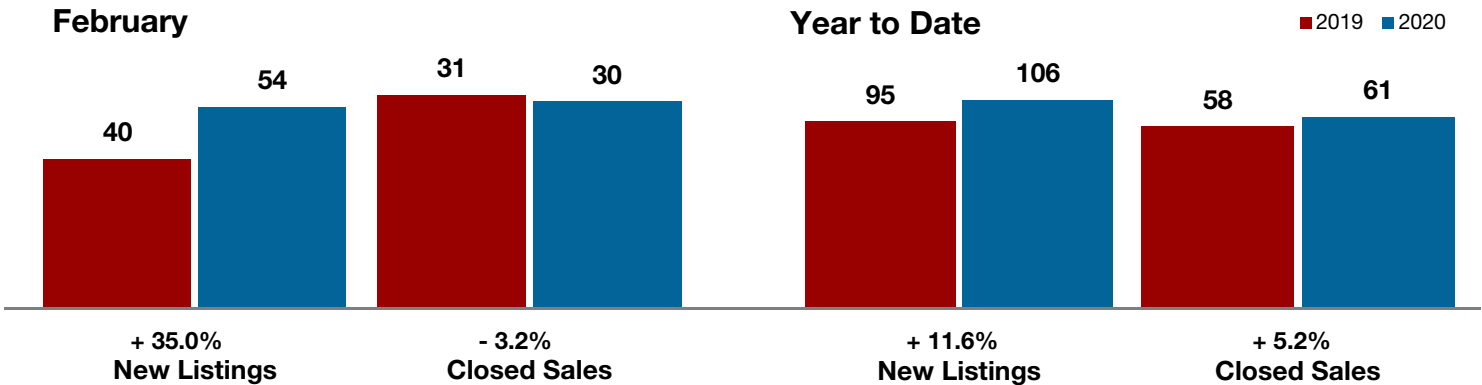
+ 53.6%

Change in
Median Sales Price

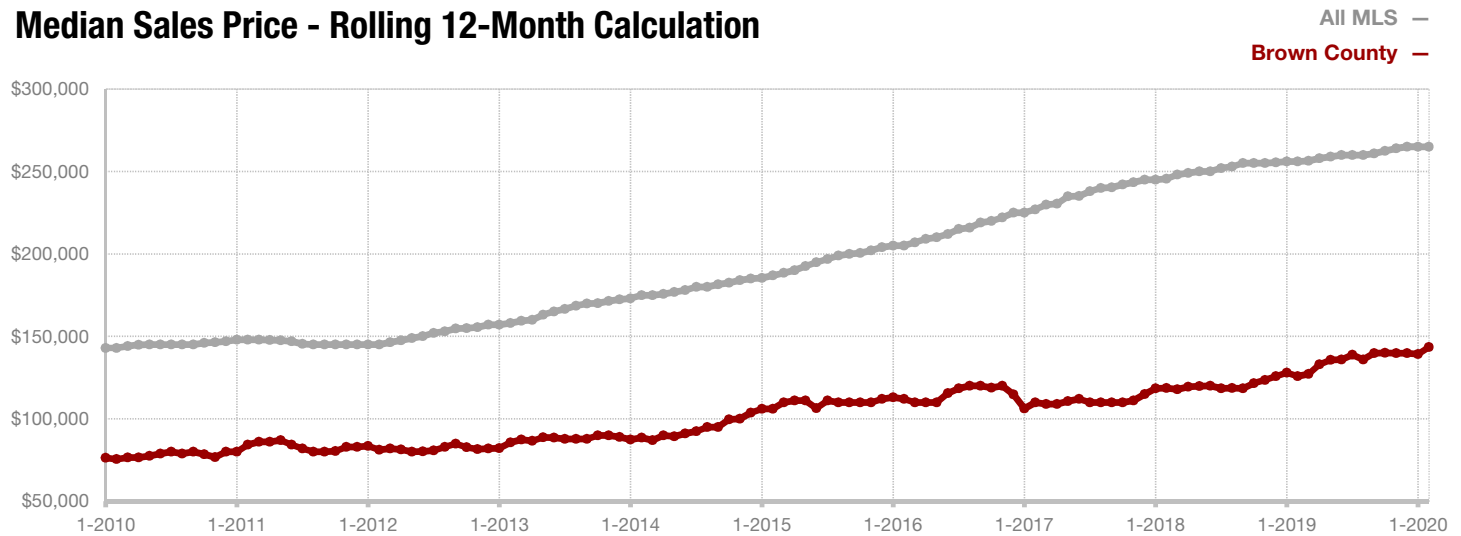
Brown County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	40	54	+ 35.0%	95	106	+ 11.6%
Pending Sales	34	34	0.0%	68	72	+ 5.9%
Closed Sales	31	30	- 3.2%	58	61	+ 5.2%
Average Sales Price*	\$114,300	\$162,268	+ 42.0%	\$129,029	\$162,440	+ 25.9%
Median Sales Price*	\$92,450	\$142,000	+ 53.6%	\$120,000	\$132,000	+ 10.0%
Percent of Original List Price Received*	92.8%	93.4%	+ 0.6%	92.7%	92.8%	+ 0.1%
Days on Market Until Sale	94	101	+ 7.4%	92	93	+ 1.1%
Inventory of Homes for Sale	233	182	- 21.9%	--	--	--
Months Supply of Inventory	6.1	4.4	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 77.8%

+ 11.1%

+ 36.6%

Change in
New Listings

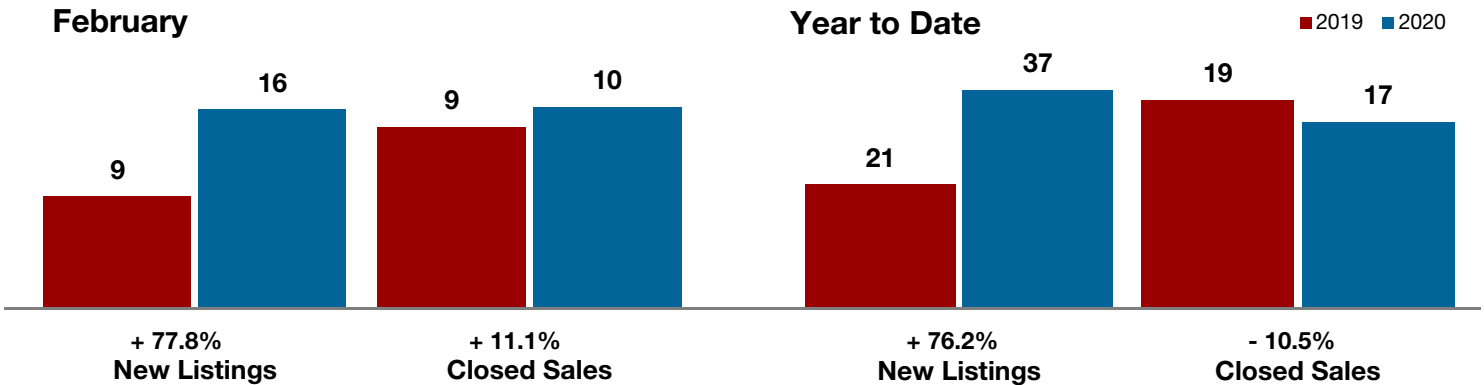
Change in
Closed Sales

Change in
Median Sales Price

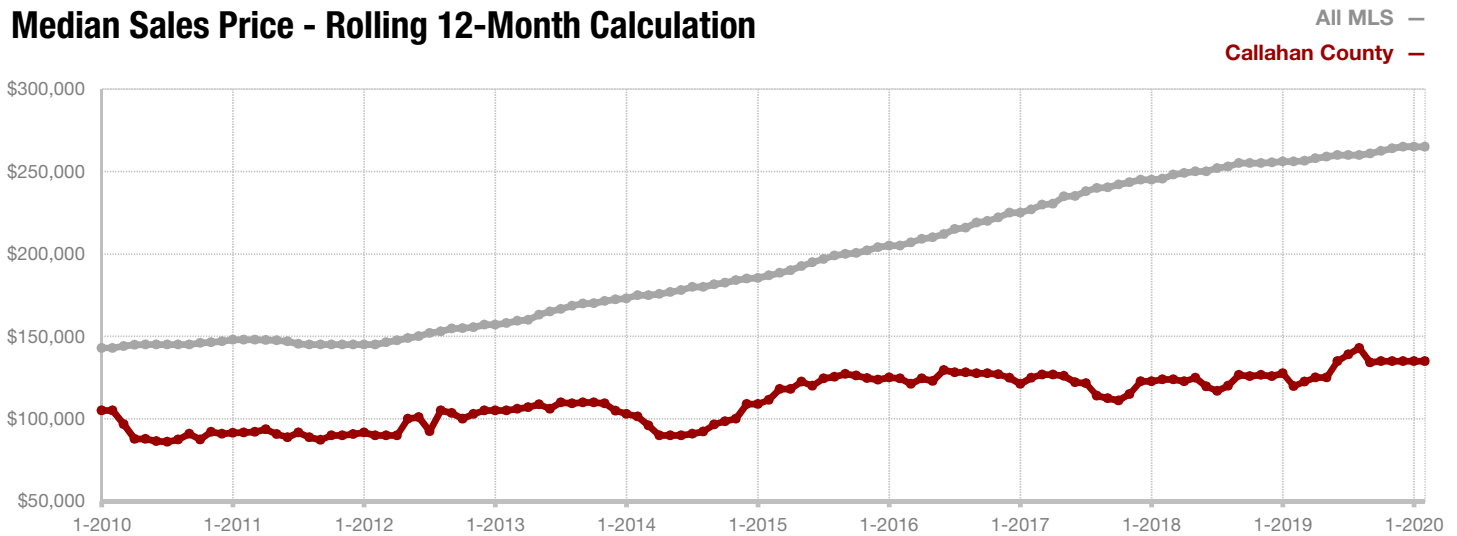
Callahan County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	9	16	+ 77.8%	21	37	+ 76.2%
Pending Sales	7	12	+ 71.4%	24	23	- 4.2%
Closed Sales	9	10	+ 11.1%	19	17	- 10.5%
Average Sales Price*	\$104,856	\$169,390	+ 61.5%	\$117,245	\$169,568	+ 44.6%
Median Sales Price*	\$99,000	\$135,250	+ 36.6%	\$99,000	\$135,000	+ 36.4%
Percent of Original List Price Received*	92.3%	94.3%	+ 2.2%	90.8%	95.1%	+ 4.7%
Days on Market Until Sale	56	52	- 7.1%	79	52	- 34.2%
Inventory of Homes for Sale	47	43	- 8.5%	--	--	--
Months Supply of Inventory	3.7	3.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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Clay County

0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

--

Change in
Median Sales Price

February

Year to Date

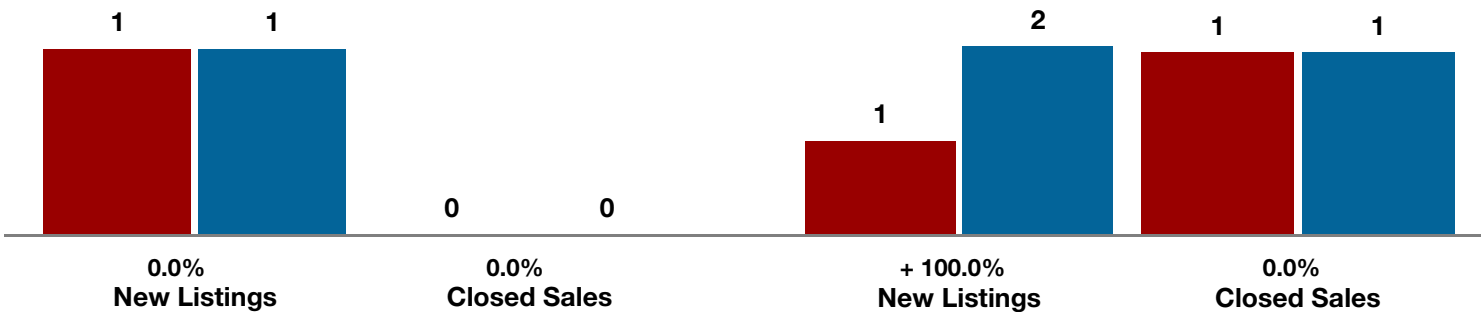
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1	1	0.0%	1	2	+ 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Average Sales Price*	--	--	--	\$442,000	\$255,000	- 42.3%
Median Sales Price*	--	--	--	\$442,000	\$255,000	- 42.3%
Percent of Original List Price Received*	--	--	--	95.1%	99.0%	+ 4.1%
Days on Market Until Sale	--	--	--	85	13	- 84.7%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	2.3	4.3	+ 100.0%	--	--	--

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February

Year to Date

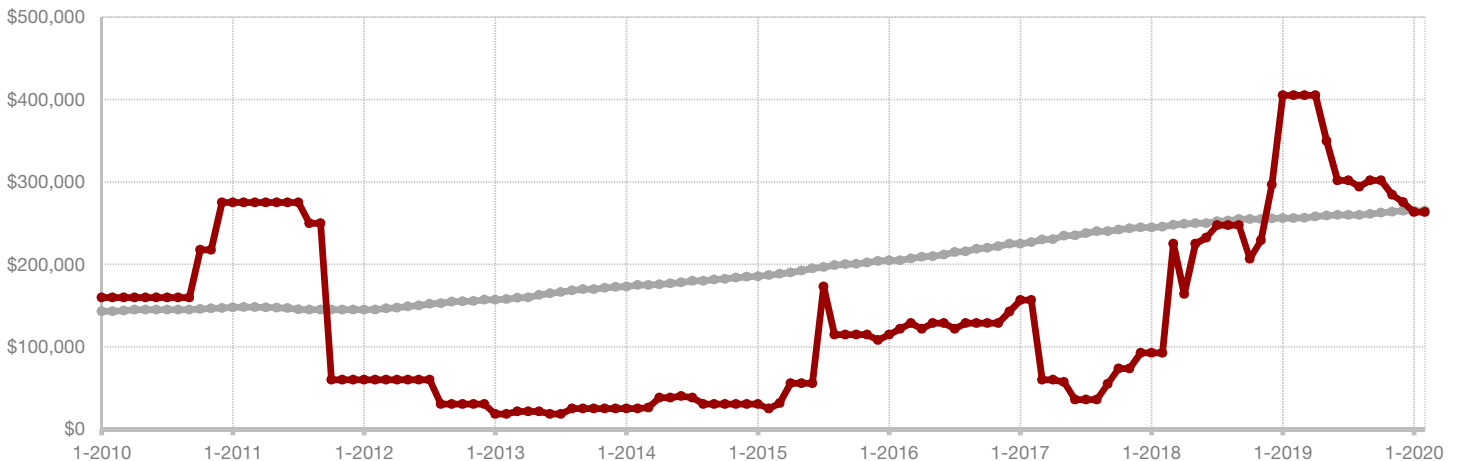
■ 2019 ■ 2020



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Clay County —



Local Market Update – February 2020

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- 46.2%

+ 150.0%

- 89.7%

Change in
New Listings

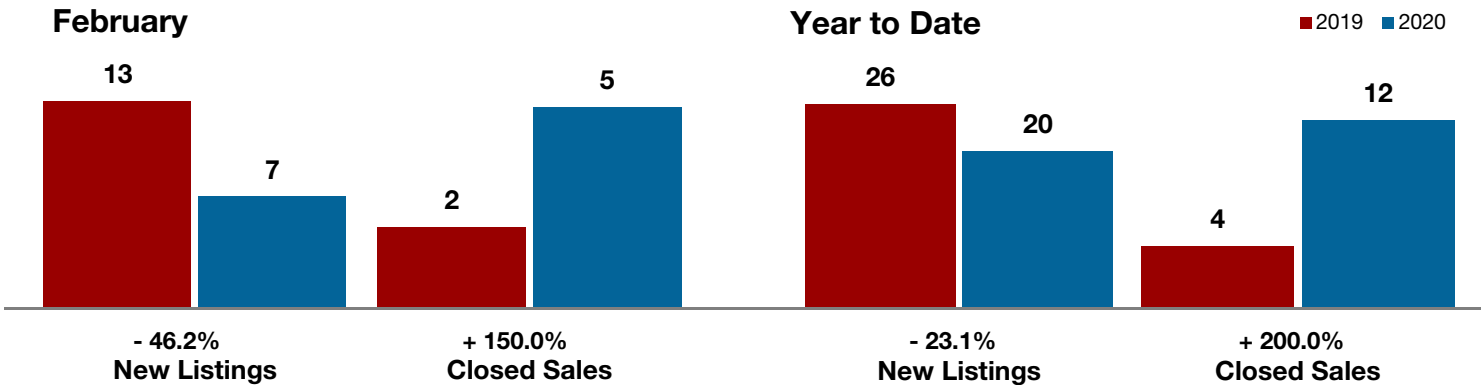
Change in
Closed Sales

Change in
Median Sales Price

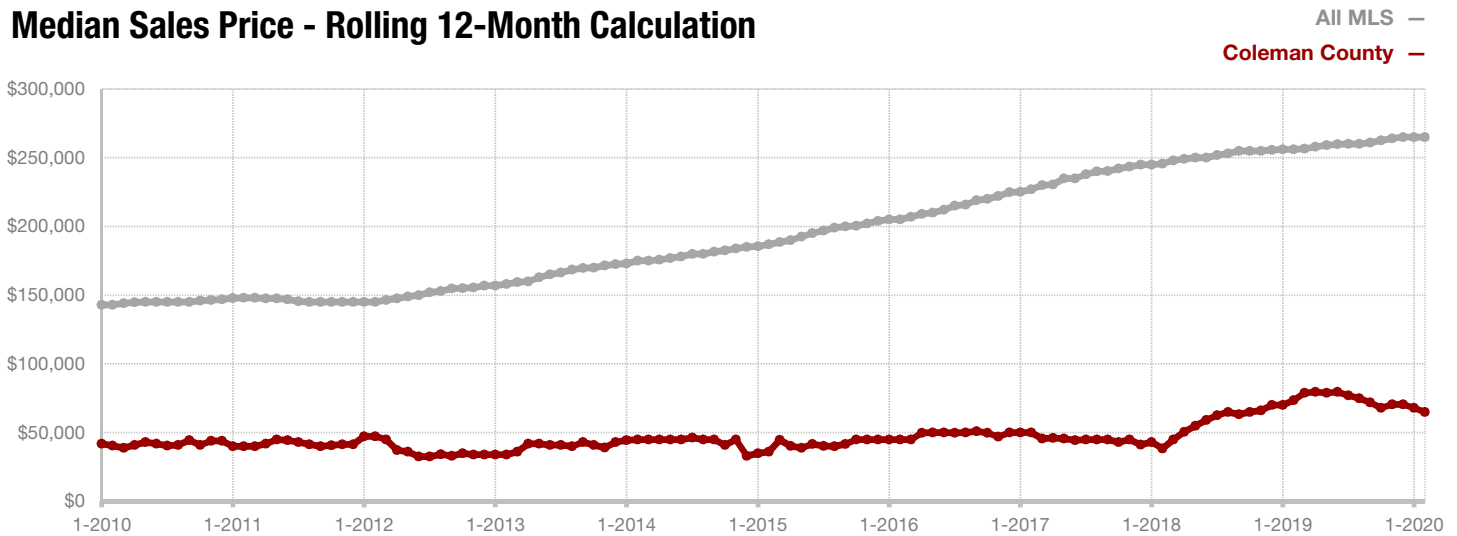
Coleman County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	13	7	- 46.2%	26	20	- 23.1%
Pending Sales	6	3	- 50.0%	8	14	+ 75.0%
Closed Sales	2	5	+ 150.0%	4	12	+ 200.0%
Average Sales Price*	\$277,000	\$61,820	- 77.7%	\$209,000	\$61,633	- 70.5%
Median Sales Price*	\$277,000	\$28,500	- 89.7%	\$145,000	\$50,000	- 65.5%
Percent of Original List Price Received*	91.0%	92.7%	+ 1.9%	85.3%	86.9%	+ 1.9%
Days on Market Until Sale	139	116	- 16.5%	144	160	+ 11.1%
Inventory of Homes for Sale	63	53	- 15.9%	--	--	--
Months Supply of Inventory	16.8	7.4	- 58.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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Collin County

+ 4.8%

Change in
New Listings

+ 10.2%

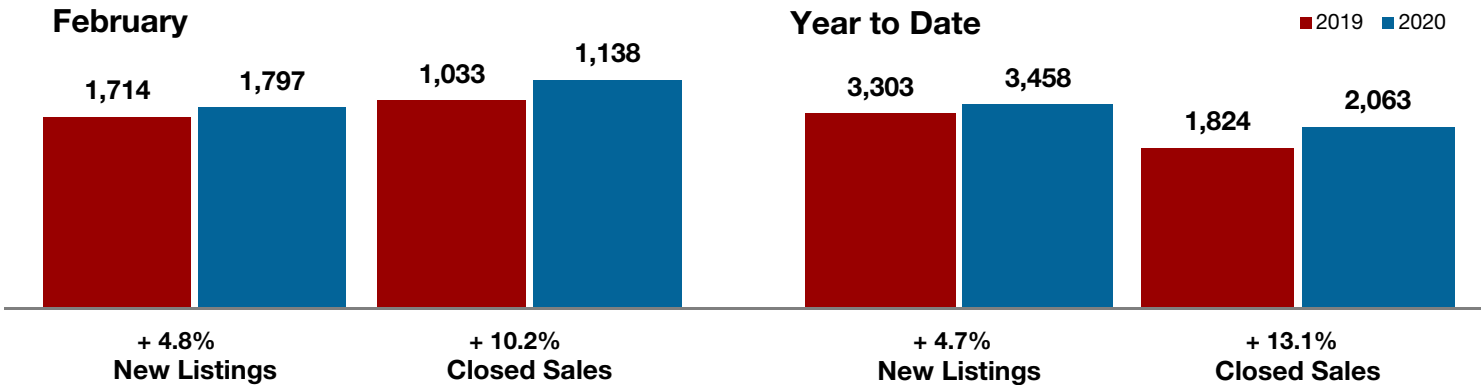
Change in
Closed Sales

+ 4.1%

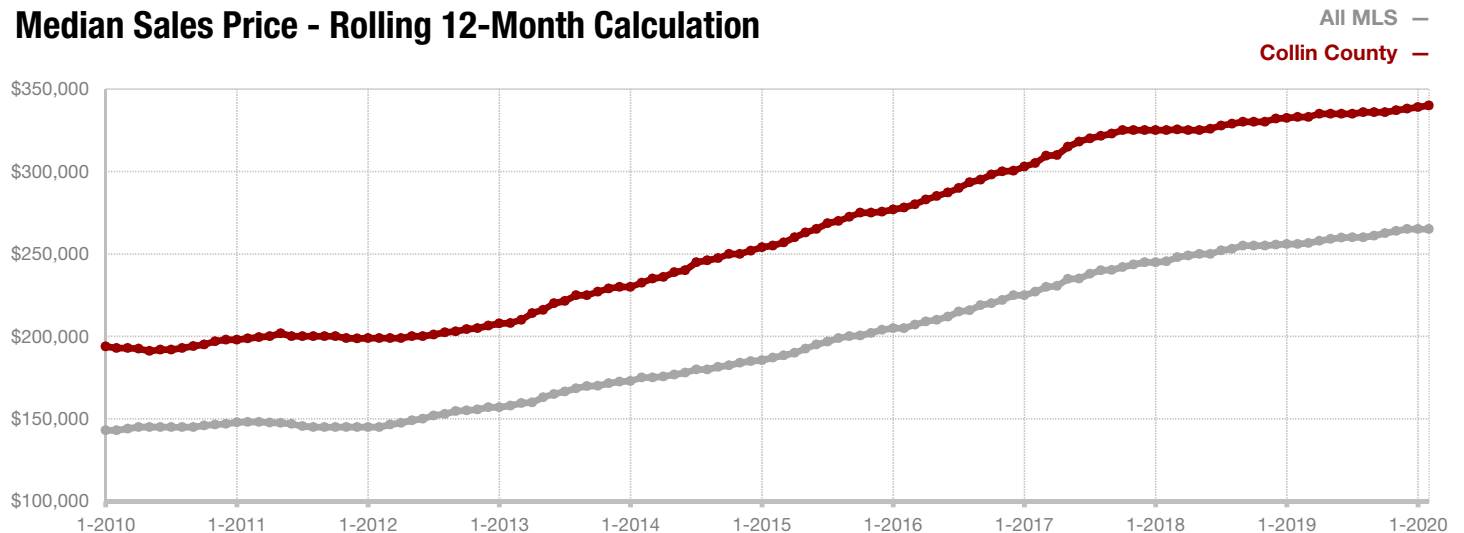
Change in
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,714	1,797	+ 4.8%	3,303	3,458	+ 4.7%
Pending Sales	1,226	1,230	+ 0.3%	2,371	2,567	+ 8.3%
Closed Sales	1,033	1,138	+ 10.2%	1,824	2,063	+ 13.1%
Average Sales Price*	\$361,240	\$371,739	+ 2.9%	\$355,475	\$372,246	+ 4.7%
Median Sales Price*	\$324,745	\$338,000	+ 4.1%	\$318,000	\$335,000	+ 5.3%
Percent of Original List Price Received*	94.9%	96.1%	+ 1.3%	94.7%	95.7%	+ 1.1%
Days on Market Until Sale	76	67	- 11.8%	74	69	- 6.8%
Inventory of Homes for Sale	4,264	3,576	- 16.1%	--	--	--
Months Supply of Inventory	3.2	2.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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- 9.5%

Change in
New Listings

- 72.7%

Change in
Closed Sales

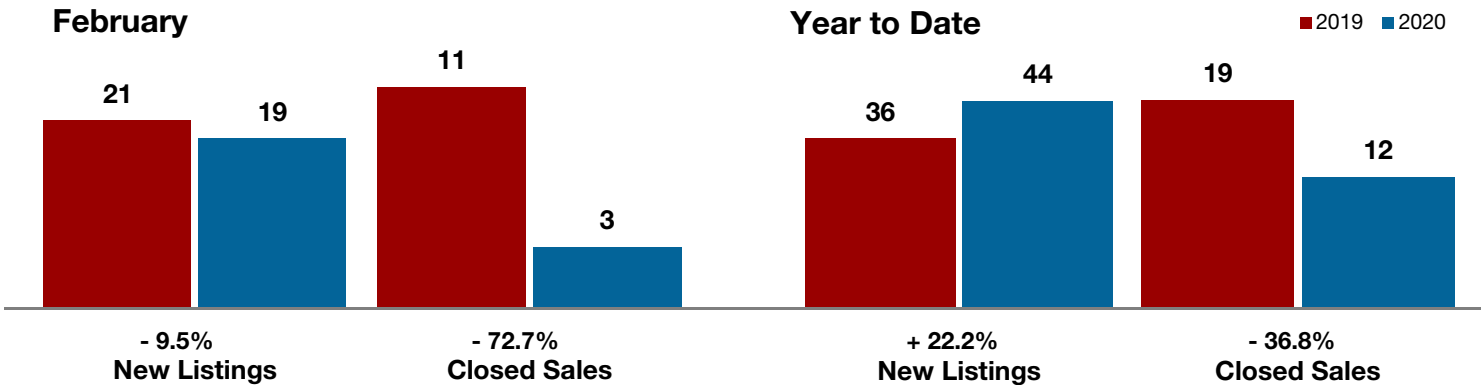
+ 63.6%

Change in
Median Sales Price

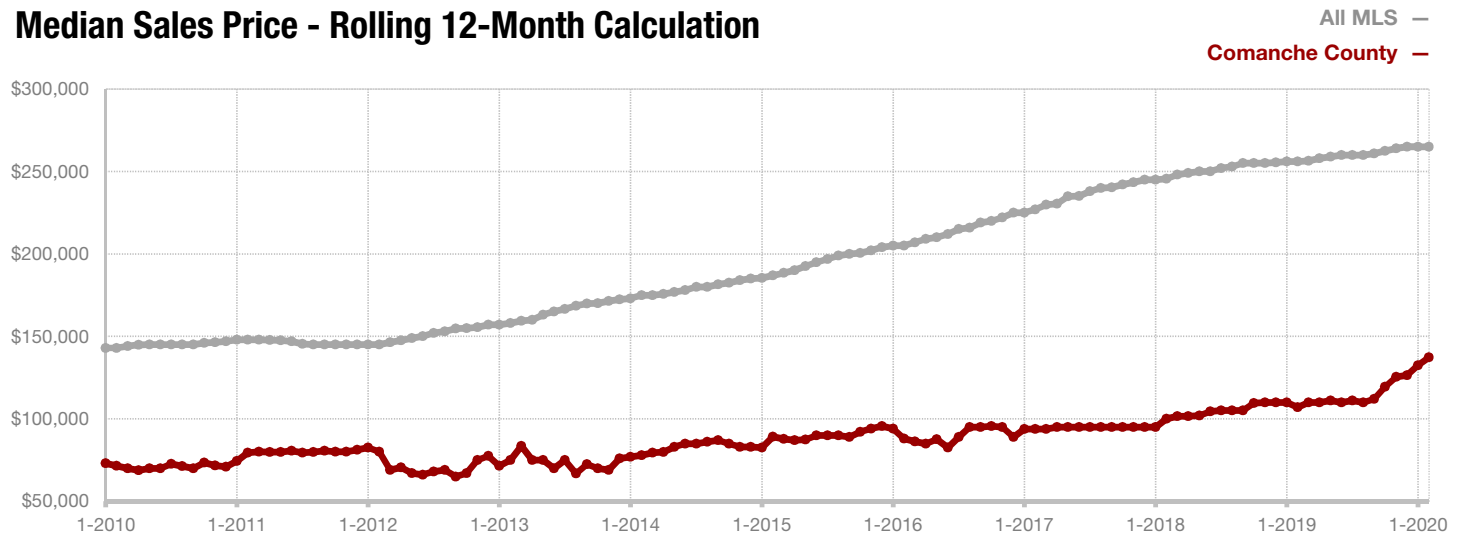
Comanche County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	21	19	- 9.5%	36	44	+ 22.2%
Pending Sales	15	10	- 33.3%	28	14	- 50.0%
Closed Sales	11	3	- 72.7%	19	12	- 36.8%
Average Sales Price*	\$108,264	\$124,300	+ 14.8%	\$100,131	\$166,233	+ 66.0%
Median Sales Price*	\$90,400	\$147,900	+ 63.6%	\$90,400	\$169,000	+ 86.9%
Percent of Original List Price Received*	85.2%	88.6%	+ 4.0%	87.8%	91.5%	+ 4.2%
Days on Market Until Sale	119	54	- 54.6%	94	91	- 3.2%
Inventory of Homes for Sale	74	87	+ 17.6%	--	--	--
Months Supply of Inventory	6.1	8.8	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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+ 35.8%

+ 25.8%

+ 16.6%

Change in
New Listings

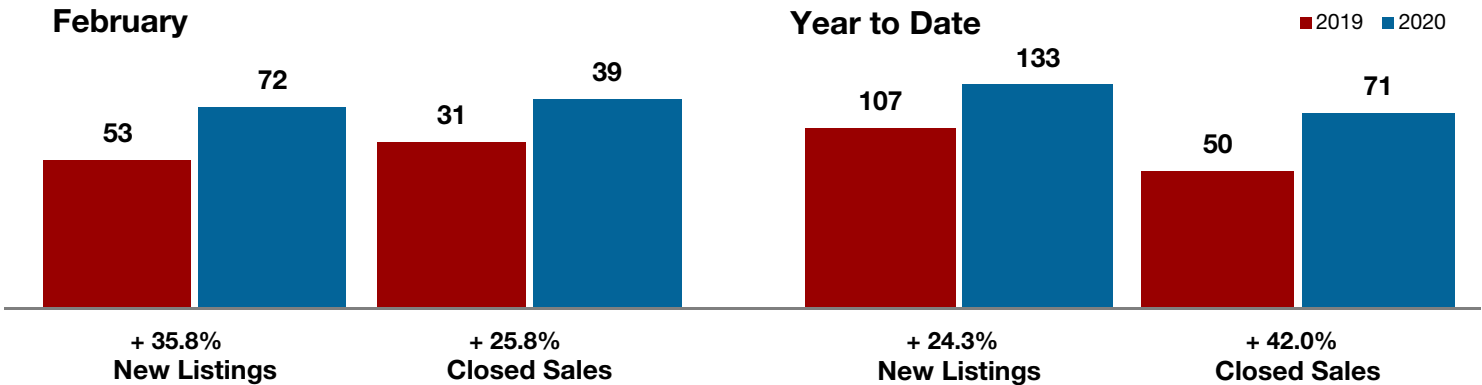
Change in
Closed Sales

Change in
Median Sales Price

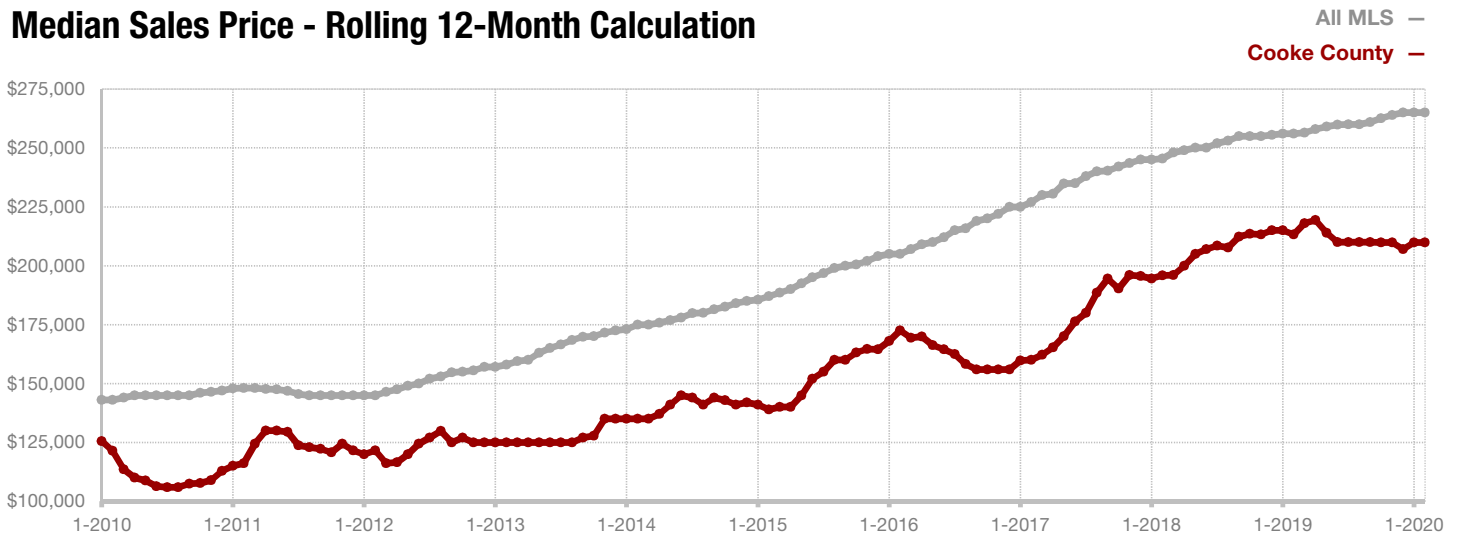
Cooke County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	53	72	+ 35.8%	107	133	+ 24.3%
Pending Sales	28	37	+ 32.1%	61	81	+ 32.8%
Closed Sales	31	39	+ 25.8%	50	71	+ 42.0%
Average Sales Price*	\$224,012	\$227,572	+ 1.6%	\$242,447	\$232,514	- 4.1%
Median Sales Price*	\$180,000	\$209,900	+ 16.6%	\$166,000	\$209,950	+ 26.5%
Percent of Original List Price Received*	93.4%	94.5%	+ 1.2%	94.1%	94.2%	+ 0.1%
Days on Market Until Sale	73	78	+ 6.8%	74	88	+ 18.9%
Inventory of Homes for Sale	175	177	+ 1.1%	--	--	--
Months Supply of Inventory	5.0	4.6	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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+ 3.8%

Change in
New Listings

+ 6.0%

Change in
Closed Sales

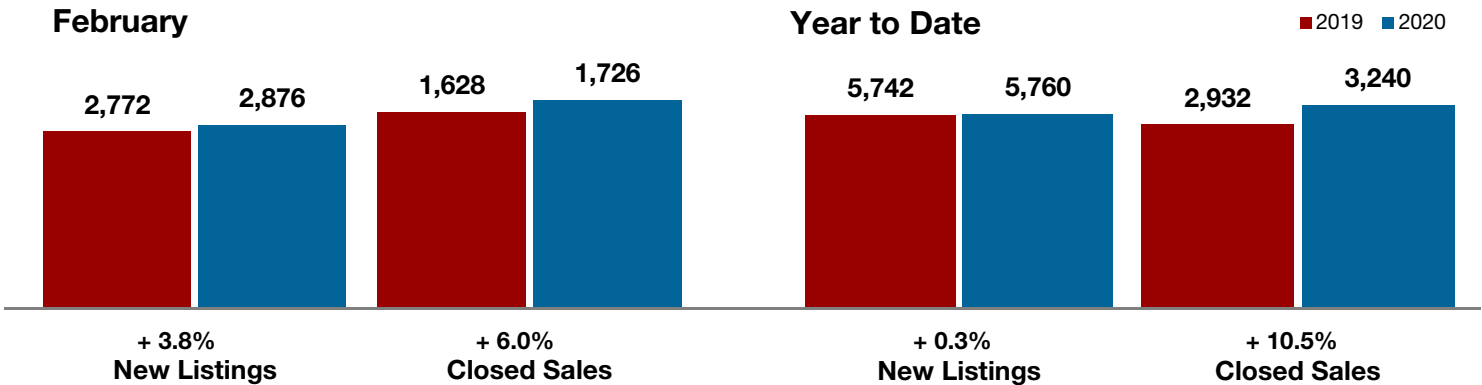
+ 5.1%

Change in
Median Sales Price

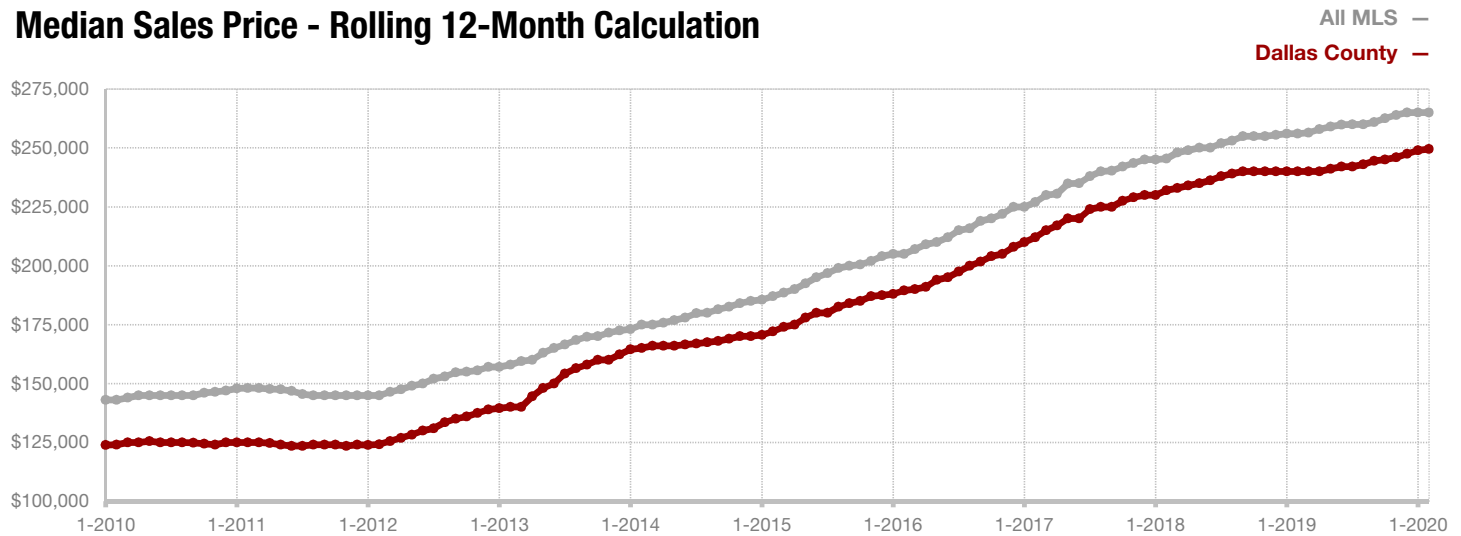
Dallas County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,772	2,876	+ 3.8%	5,742	5,760	+ 0.3%
Pending Sales	1,929	1,984	+ 2.9%	3,735	3,995	+ 7.0%
Closed Sales	1,628	1,726	+ 6.0%	2,932	3,240	+ 10.5%
Average Sales Price*	\$324,930	\$357,782	+ 10.1%	\$311,581	\$355,281	+ 14.0%
Median Sales Price*	\$235,000	\$246,960	+ 5.1%	\$225,000	\$242,500	+ 7.8%
Percent of Original List Price Received*	95.9%	95.6%	- 0.3%	95.7%	95.2%	- 0.5%
Days on Market Until Sale	46	54	+ 17.4%	46	55	+ 19.6%
Inventory of Homes for Sale	6,113	5,456	- 10.7%	--	--	--
Months Supply of Inventory	3.0	2.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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+ 400.0%

- 33.3%

- 27.9%

Change in
New Listings

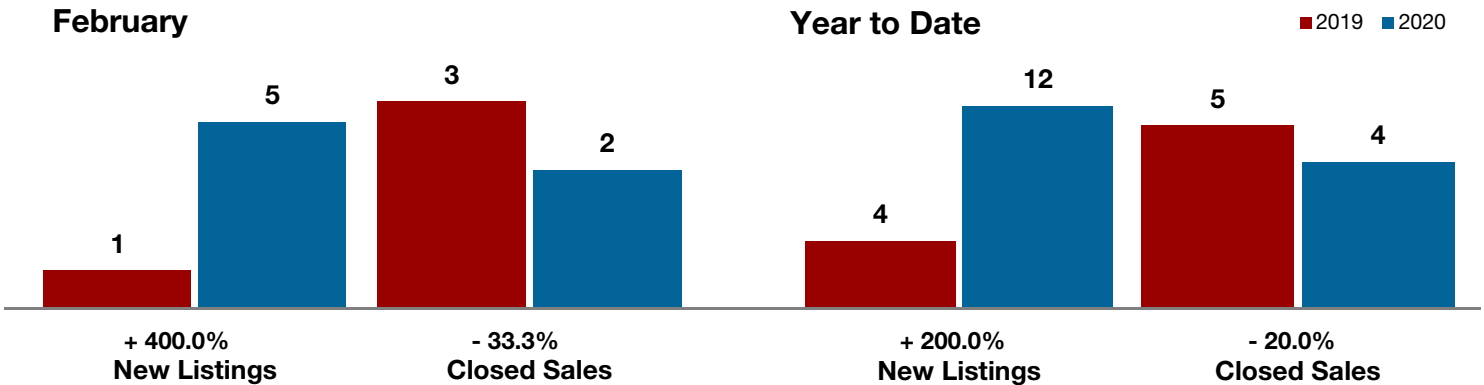
Change in
Closed Sales

Change in
Median Sales Price

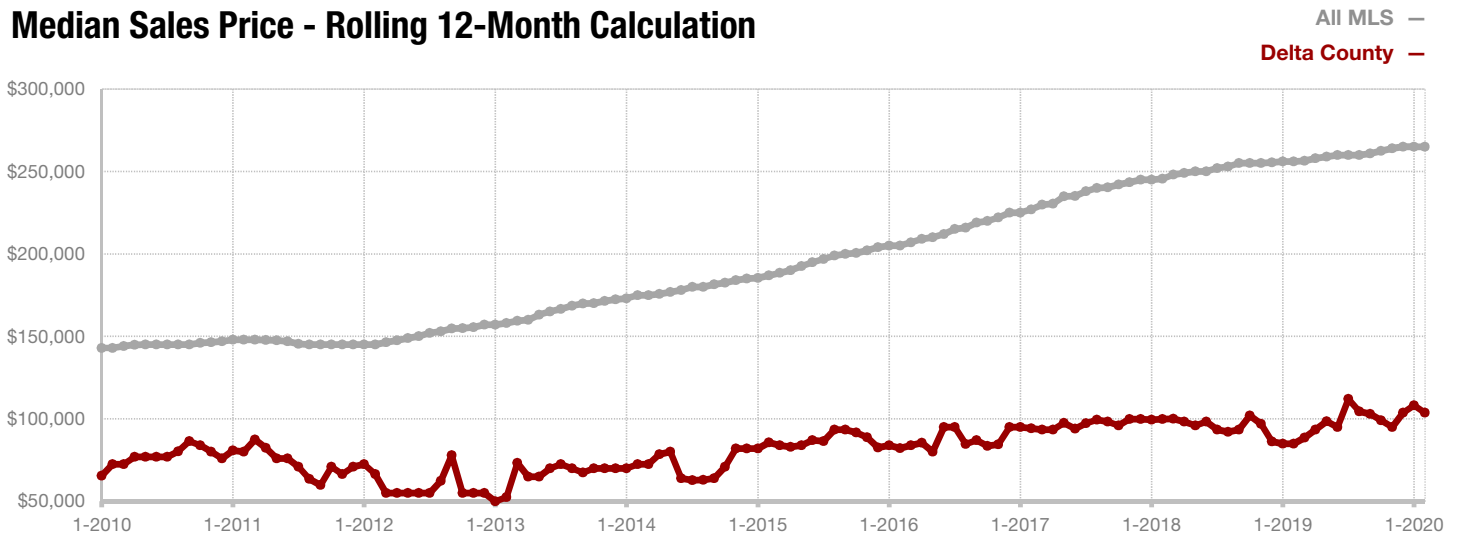
Delta County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1	5	+ 400.0%	4	12	+ 200.0%
Pending Sales	1	6	+ 500.0%	5	9	+ 80.0%
Closed Sales	3	2	- 33.3%	5	4	- 20.0%
Average Sales Price*	\$94,633	\$53,250	- 43.7%	\$87,280	\$98,875	+ 13.3%
Median Sales Price*	\$73,900	\$53,250	- 27.9%	\$73,900	\$53,250	- 27.9%
Percent of Original List Price Received*	84.1%	77.9%	- 7.4%	88.7%	86.2%	- 2.8%
Days on Market Until Sale	81	92	+ 13.6%	57	51	- 10.5%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	2.5	3.0	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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+ 6.5%

Change in
New Listings

+ 14.5%

Change in
Closed Sales

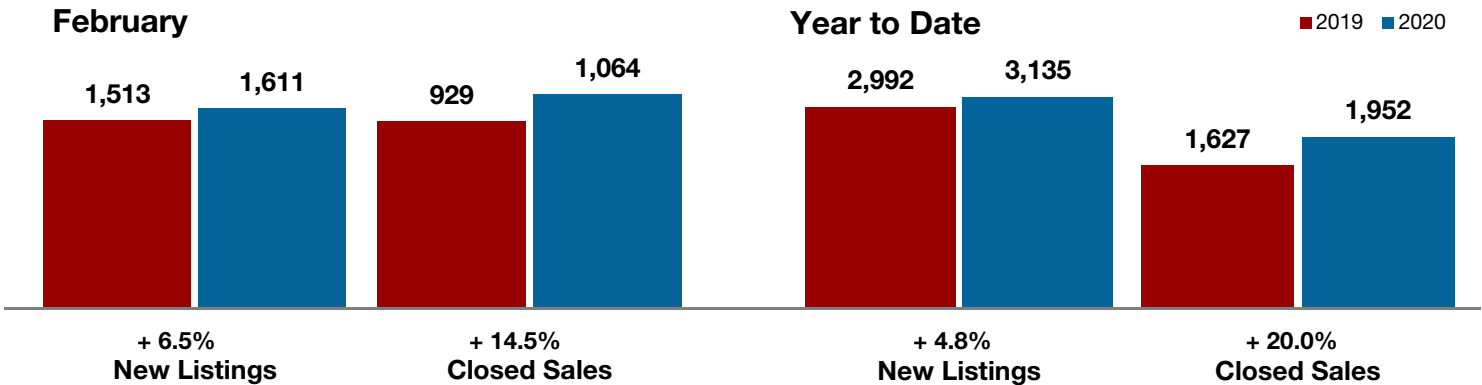
+ 1.9%

Change in
Median Sales Price

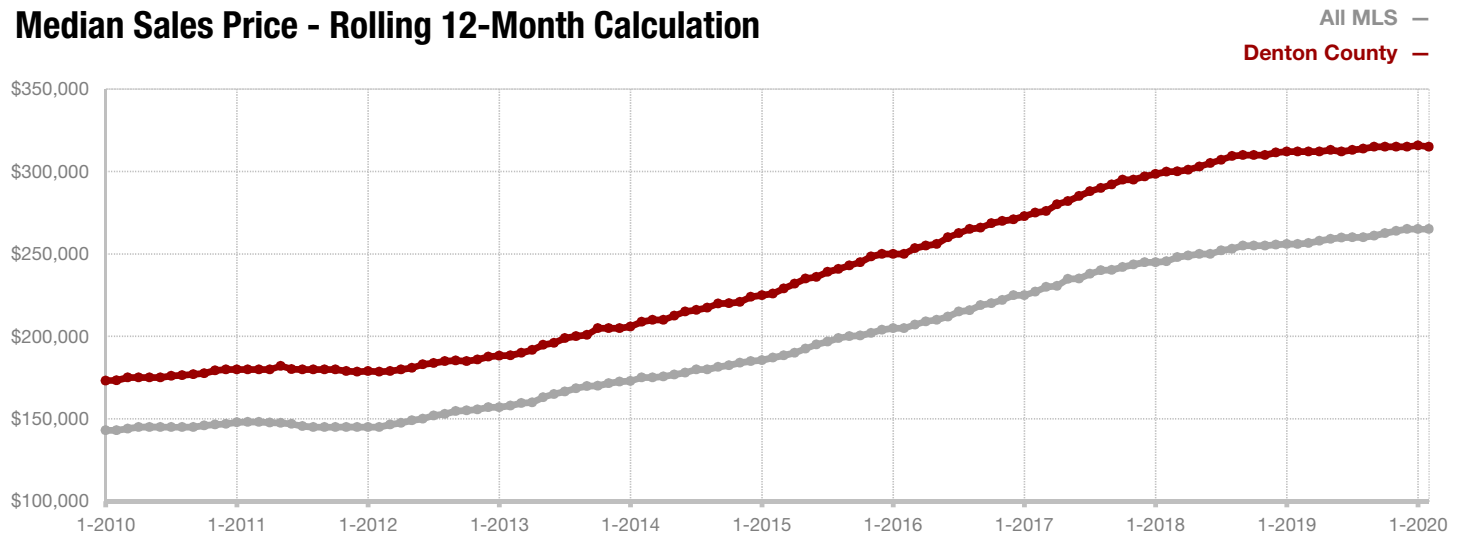
Denton County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,513	1,611	+ 6.5%	2,992	3,135	+ 4.8%
Pending Sales	1,186	1,251	+ 5.5%	2,201	2,513	+ 14.2%
Closed Sales	929	1,064	+ 14.5%	1,627	1,952	+ 20.0%
Average Sales Price*	\$346,659	\$351,877	+ 1.5%	\$346,999	\$354,675	+ 2.2%
Median Sales Price*	\$304,276	\$310,000	+ 1.9%	\$300,000	\$310,250	+ 3.4%
Percent of Original List Price Received*	96.0%	96.3%	+ 0.3%	95.7%	96.0%	+ 0.3%
Days on Market Until Sale	65	66	+ 1.5%	65	65	0.0%
Inventory of Homes for Sale	3,577	3,019	- 15.6%	--	--	--
Months Supply of Inventory	2.9	2.2	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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- 25.0%

- 10.0%

+ 38.8%

Change in
New Listings

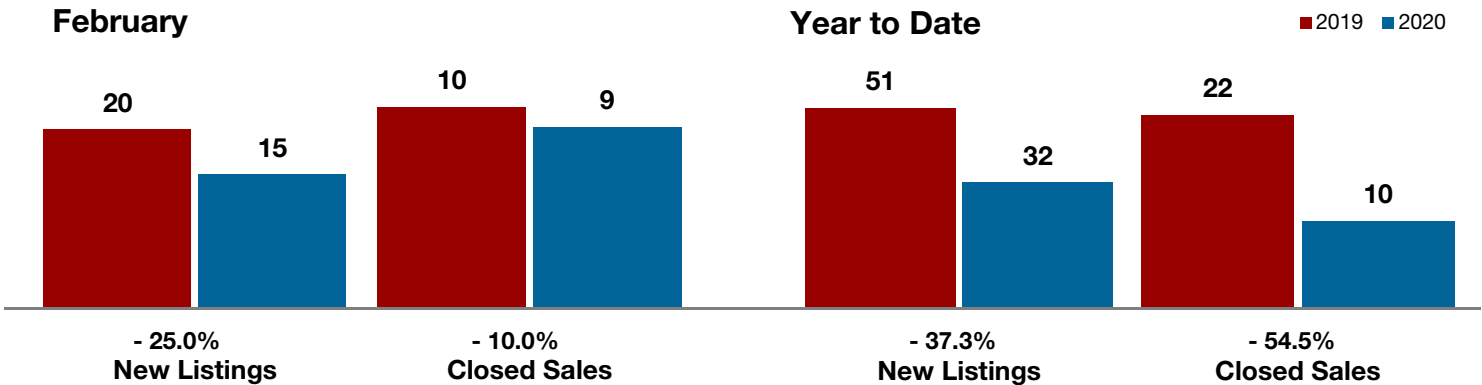
Change in
Closed Sales

Change in
Median Sales Price

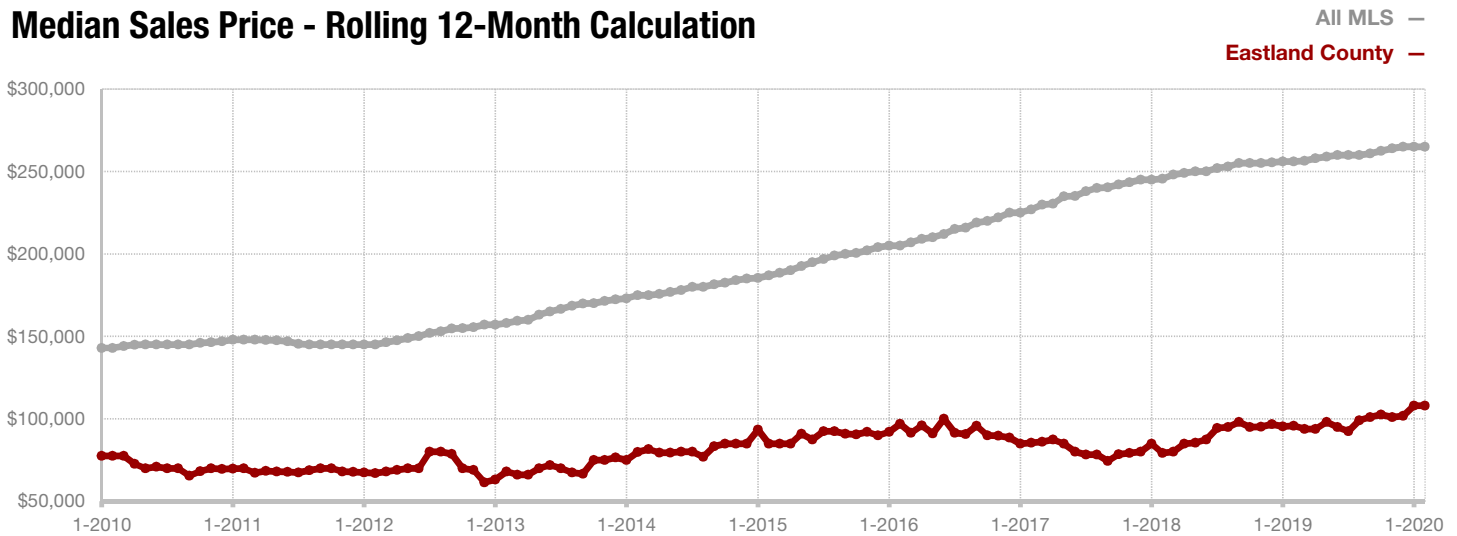
Eastland County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	20	15	- 25.0%	51	32	- 37.3%
Pending Sales	15	6	- 60.0%	27	13	- 51.9%
Closed Sales	10	9	- 10.0%	22	10	- 54.5%
Average Sales Price*	\$122,544	\$157,413	+ 28.5%	\$114,019	\$146,367	+ 28.4%
Median Sales Price*	\$58,000	\$80,500	+ 38.8%	\$58,000	\$78,000	+ 34.5%
Percent of Original List Price Received*	90.6%	86.7%	- 4.3%	87.7%	88.1%	+ 0.5%
Days on Market Until Sale	53	100	+ 88.7%	121	91	- 24.8%
Inventory of Homes for Sale	116	96	- 17.2%	--	--	--
Months Supply of Inventory	9.0	7.7	- 11.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 9.9%

+ 24.0%

+ 7.9%

Change in
New Listings

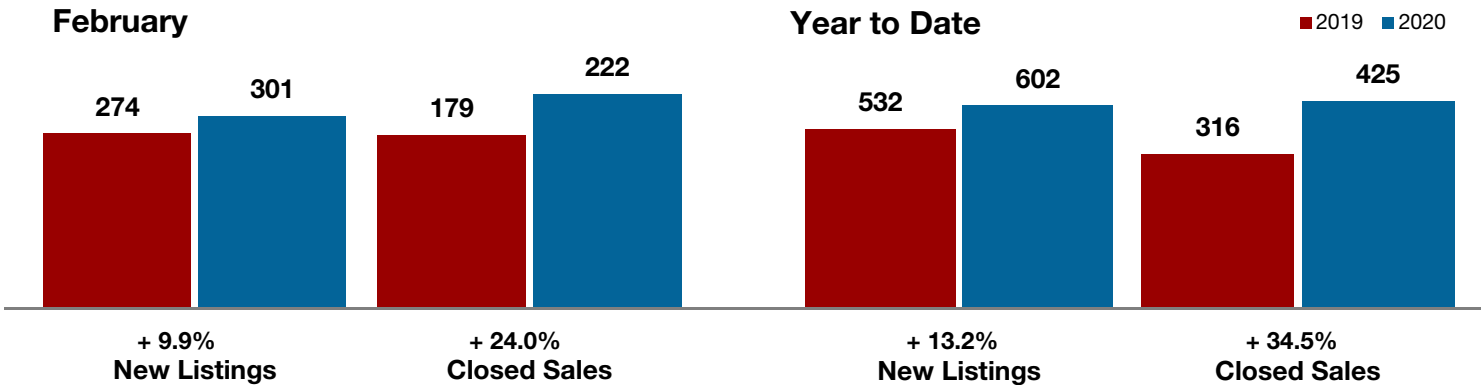
Change in
Closed Sales

Change in
Median Sales Price

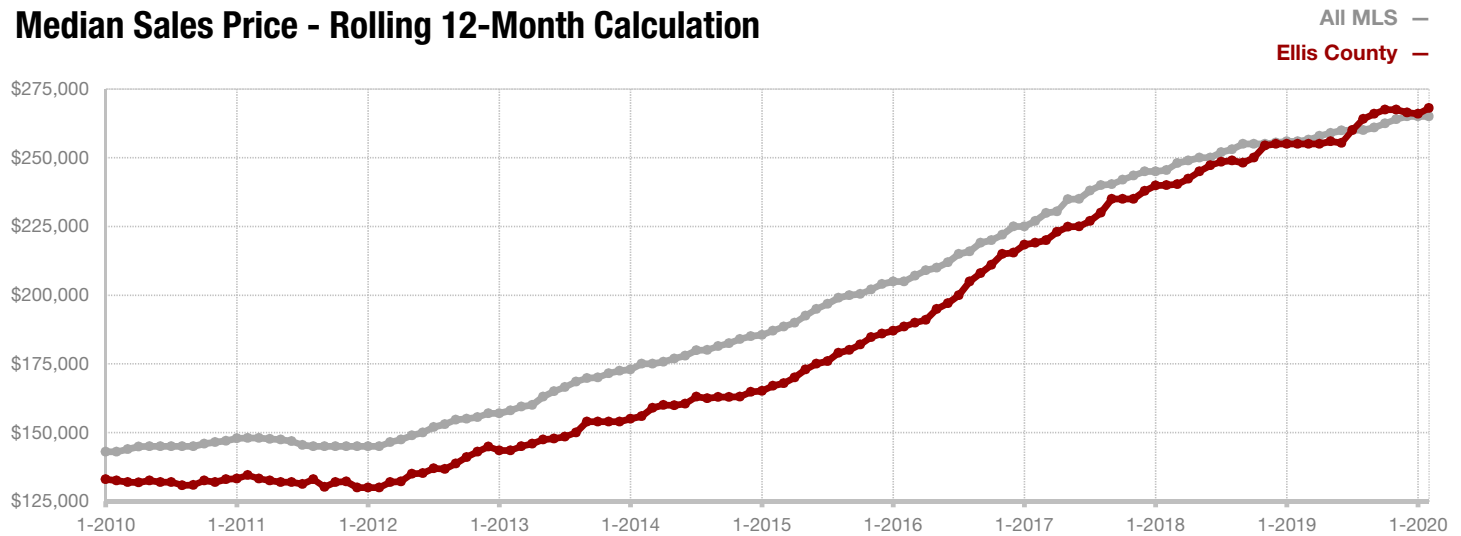
Ellis County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	274	301	+ 9.9%	532	602	+ 13.2%
Pending Sales	238	258	+ 8.4%	430	536	+ 24.7%
Closed Sales	179	222	+ 24.0%	316	425	+ 34.5%
Average Sales Price*	\$275,906	\$300,354	+ 8.9%	\$272,588	\$286,771	+ 5.2%
Median Sales Price*	\$250,313	\$270,000	+ 7.9%	\$249,495	\$262,000	+ 5.0%
Percent of Original List Price Received*	97.2%	96.0%	- 1.2%	97.3%	96.2%	- 1.1%
Days on Market Until Sale	58	71	+ 22.4%	56	67	+ 19.6%
Inventory of Homes for Sale	639	710	+ 11.1%	--	--	--
Months Supply of Inventory	2.6	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 – February 2020

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



- 13.8%

+ 28.0%

+ 28.6%

Change in
New Listings

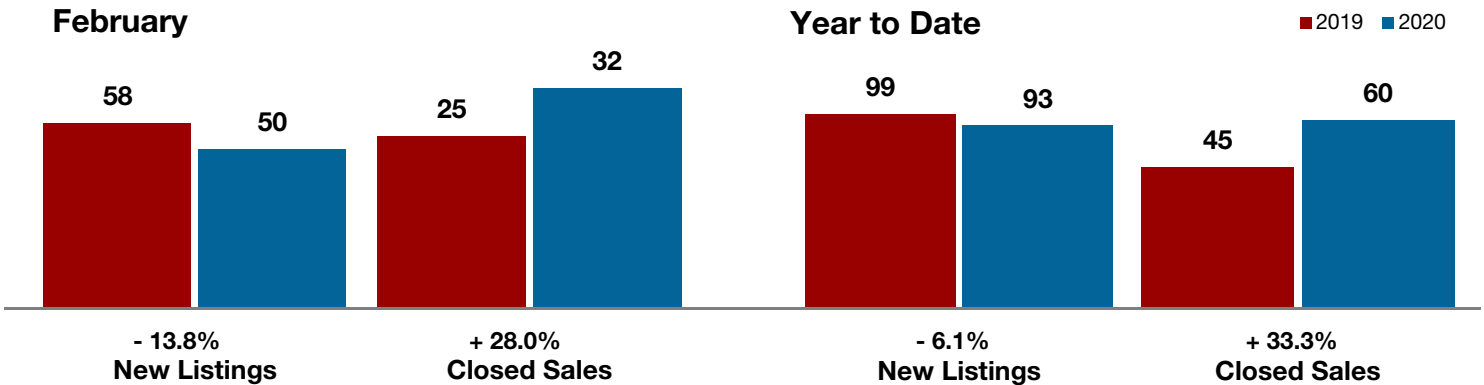
Change in
Closed Sales

Change in
Median Sales Price

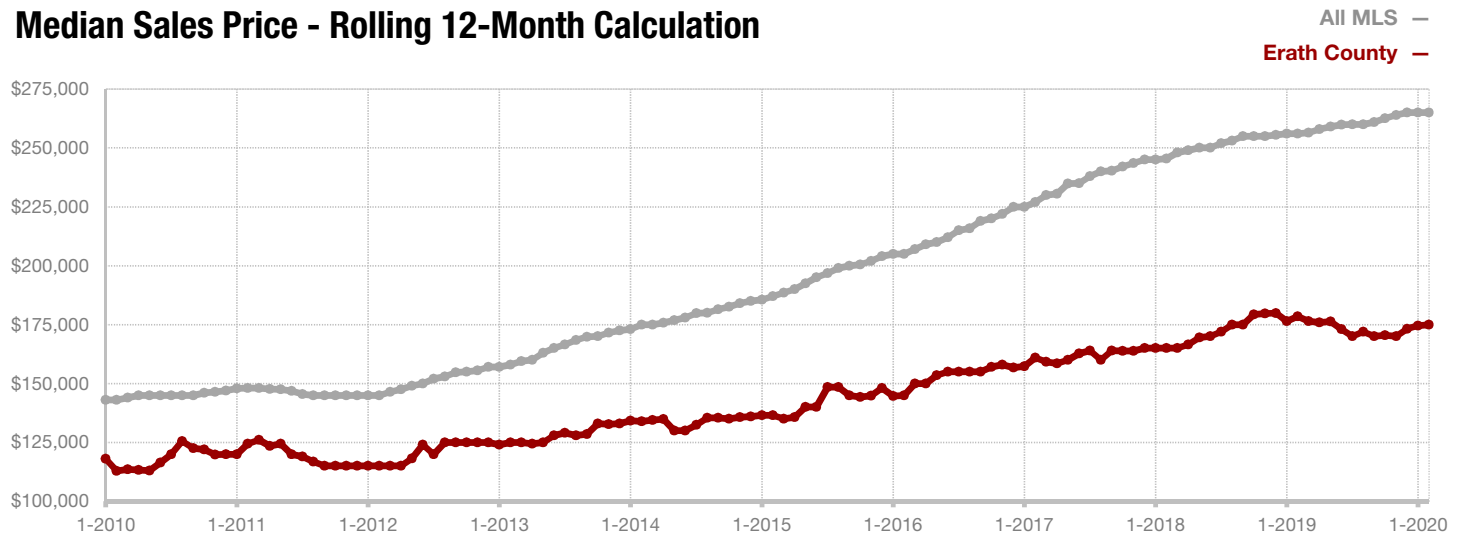
Erath County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	58	50	- 13.8%	99	93	- 6.1%
Pending Sales	36	25	- 30.6%	65	60	- 7.7%
Closed Sales	25	32	+ 28.0%	45	60	+ 33.3%
Average Sales Price*	\$196,606	\$231,892	+ 17.9%	\$213,620	\$236,719	+ 10.8%
Median Sales Price*	\$175,000	\$225,000	+ 28.6%	\$160,000	\$217,550	+ 36.0%
Percent of Original List Price Received*	95.5%	92.0%	- 3.7%	93.6%	92.9%	- 0.7%
Days on Market Until Sale	62	64	+ 3.2%	55	64	+ 16.4%
Inventory of Homes for Sale	154	167	+ 8.4%	--	--	--
Months Supply of Inventory	3.9	4.3	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 77.4%

+ 25.0%

+ 2.8%

Change in
New Listings

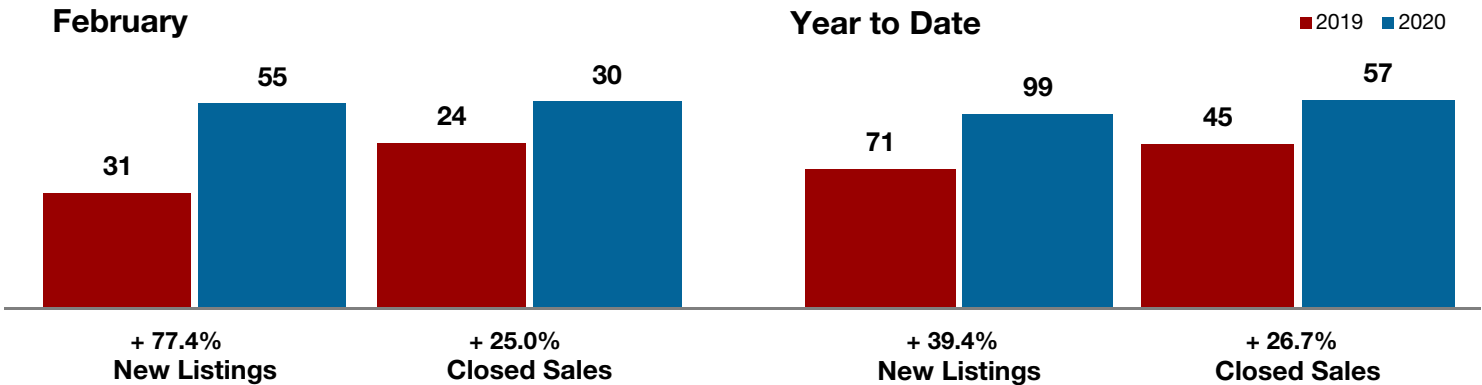
Change in
Closed Sales

Change in
Median Sales Price

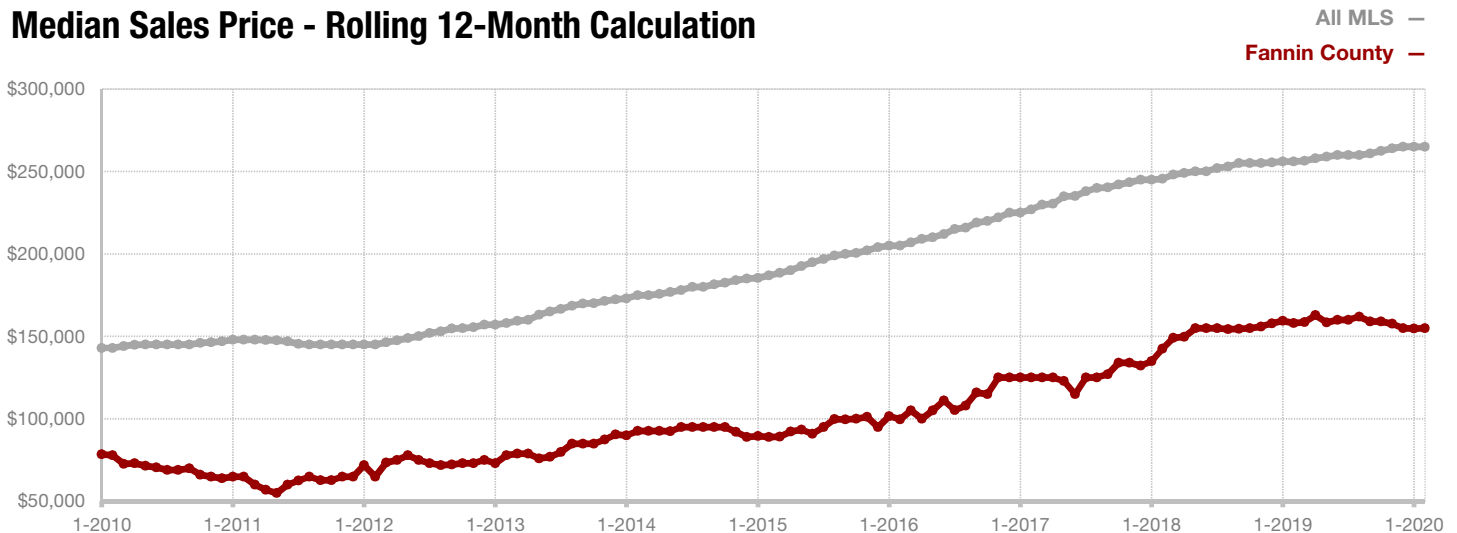
Fannin County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	31	55	+ 77.4%	71	99	+ 39.4%
Pending Sales	21	22	+ 4.8%	45	53	+ 17.8%
Closed Sales	24	30	+ 25.0%	45	57	+ 26.7%
Average Sales Price*	\$172,900	\$190,757	+ 10.3%	\$201,014	\$193,230	- 3.9%
Median Sales Price*	\$154,500	\$158,800	+ 2.8%	\$160,000	\$162,600	+ 1.6%
Percent of Original List Price Received*	92.3%	91.8%	- 0.5%	92.9%	92.5%	- 0.4%
Days on Market Until Sale	65	75	+ 15.4%	55	74	+ 34.5%
Inventory of Homes for Sale	149	154	+ 3.4%	--	--	--
Months Supply of Inventory	5.0	4.6	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 25.0%

- 50.0%

- 68.6%

Change in
New Listings

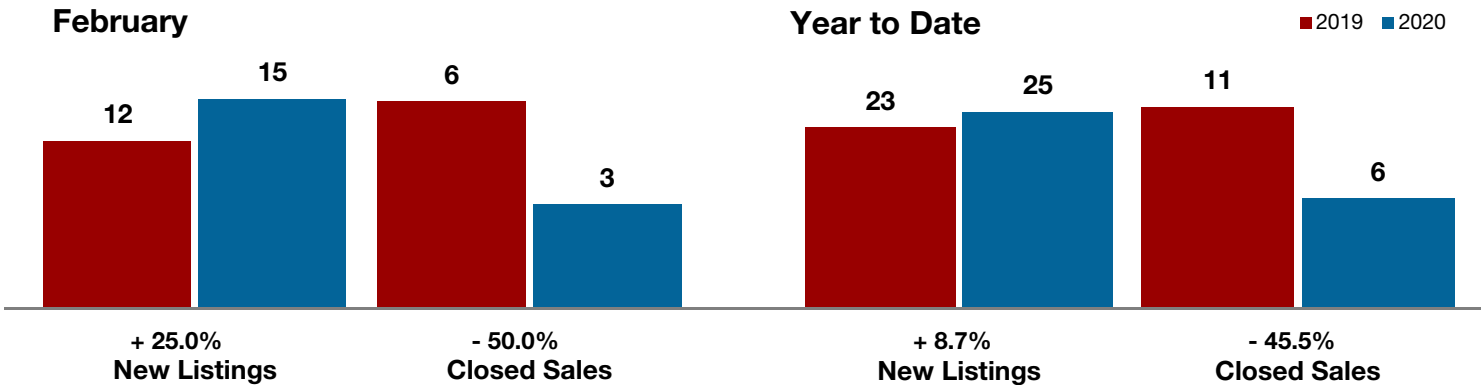
Change in
Closed Sales

Change in
Median Sales Price

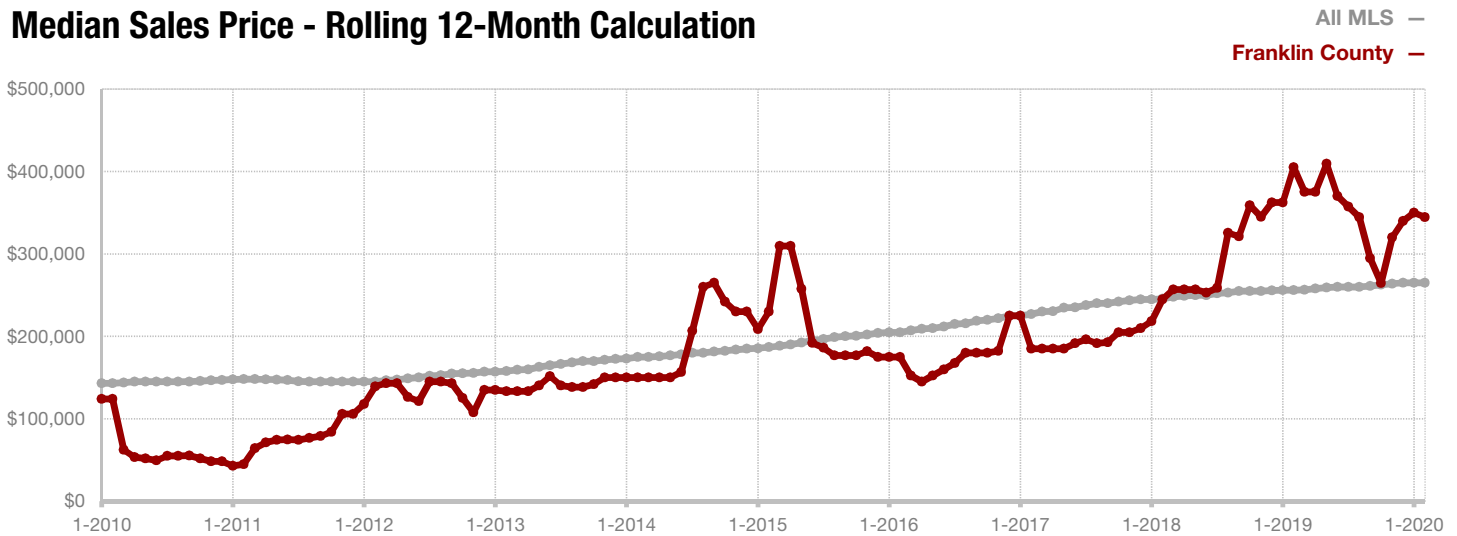
Franklin County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	12	15	+ 25.0%	23	25	+ 8.7%
Pending Sales	4	5	+ 25.0%	11	11	0.0%
Closed Sales	6	3	- 50.0%	11	6	- 45.5%
Average Sales Price*	\$538,667	\$368,501	- 31.6%	\$427,864	\$416,584	- 2.6%
Median Sales Price*	\$704,500	\$221,503	- 68.6%	\$365,000	\$445,000	+ 21.9%
Percent of Original List Price Received*	90.1%	86.5%	- 4.0%	91.4%	91.0%	- 0.4%
Days on Market Until Sale	72	92	+ 27.8%	68	92	+ 35.3%
Inventory of Homes for Sale	48	45	- 6.3%	--	--	--
Months Supply of Inventory	7.1	7.8	+ 14.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 85.7% **+ 100.0%** **- 32.3%**

Change in
New Listings

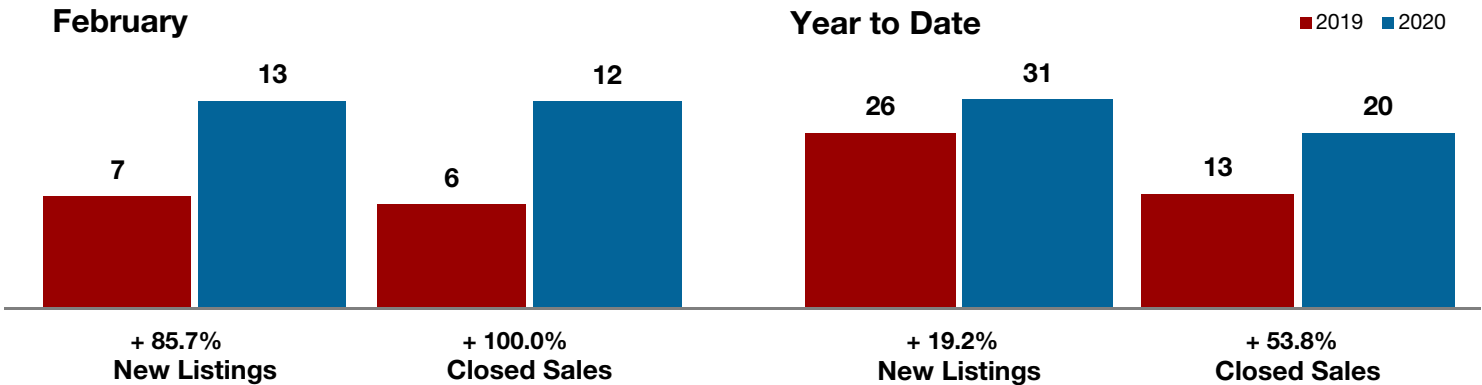
Change in
Closed Sales

Change in
Median Sales Price

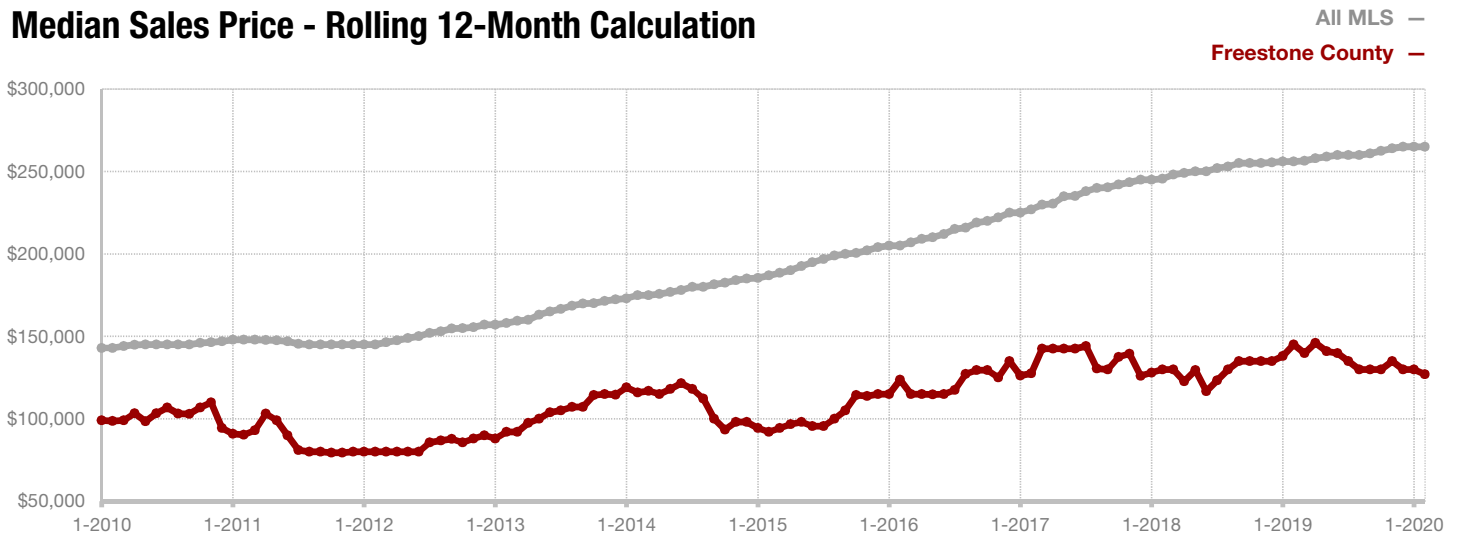
Freestone County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	7	13	+ 85.7%	26	31	+ 19.2%
Pending Sales	12	8	- 33.3%	18	22	+ 22.2%
Closed Sales	6	12	+ 100.0%	13	20	+ 53.8%
Average Sales Price*	\$192,200	\$176,492	- 8.2%	\$189,873	\$185,945	- 2.1%
Median Sales Price*	\$169,900	\$114,950	- 32.3%	\$139,900	\$124,500	- 11.0%
Percent of Original List Price Received*	94.7%	90.2%	- 4.8%	94.2%	91.1%	- 3.3%
Days on Market Until Sale	23	92	+ 300.0%	52	100	+ 92.3%
Inventory of Homes for Sale	50	60	+ 20.0%	--	--	--
Months Supply of Inventory	4.4	5.5	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 12.6%

+ 25.6%

+ 2.7%

Change in
New Listings

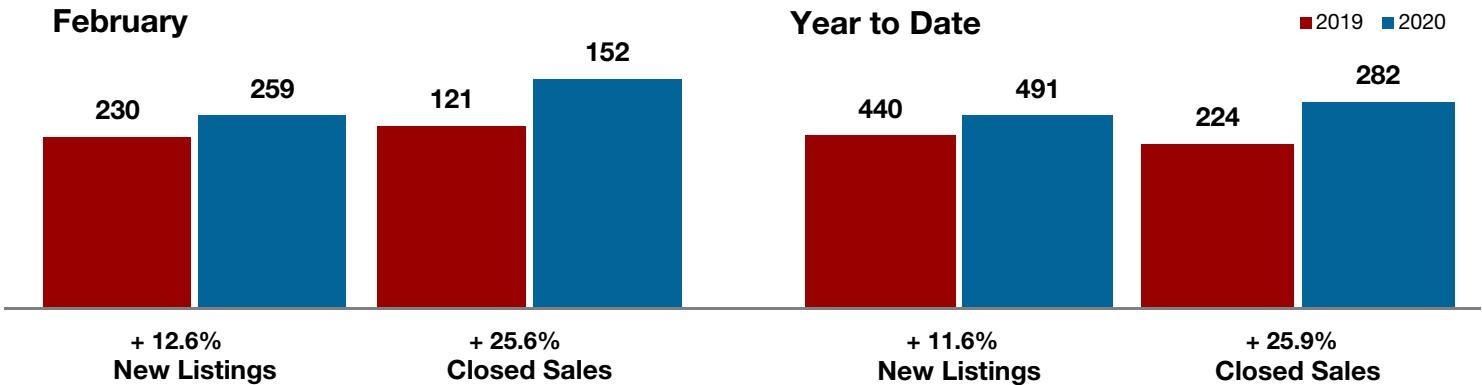
Change in
Closed Sales

Change in
Median Sales Price

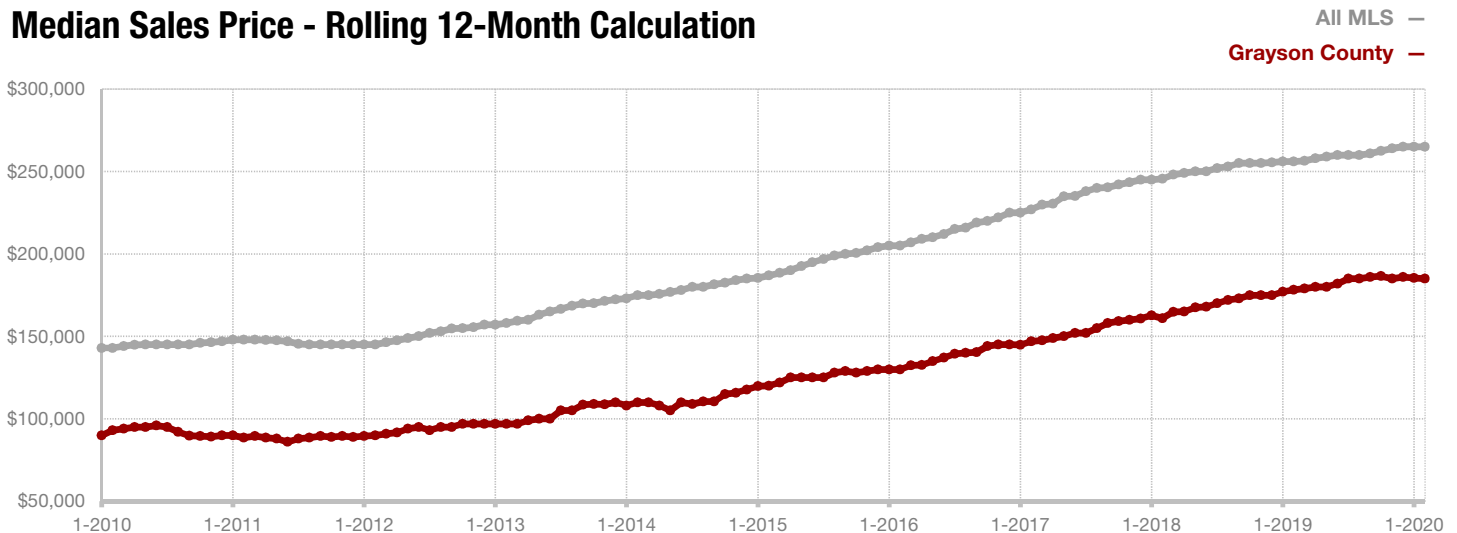
Grayson County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	230	259	+ 12.6%	440	491	+ 11.6%
Pending Sales	160	141	- 11.9%	305	318	+ 4.3%
Closed Sales	121	152	+ 25.6%	224	282	+ 25.9%
Average Sales Price*	\$194,432	\$202,245	+ 4.0%	\$216,786	\$205,894	- 5.0%
Median Sales Price*	\$169,000	\$173,500	+ 2.7%	\$178,000	\$176,550	- 0.8%
Percent of Original List Price Received*	93.1%	92.4%	- 0.8%	93.4%	92.1%	- 1.4%
Days on Market Until Sale	64	81	+ 26.6%	63	77	+ 22.2%
Inventory of Homes for Sale	651	659	+ 1.2%	--	--	--
Months Supply of Inventory	4.1	3.7	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



0.0%

- 42.9%

+ 1216.5%

Change in
New Listings

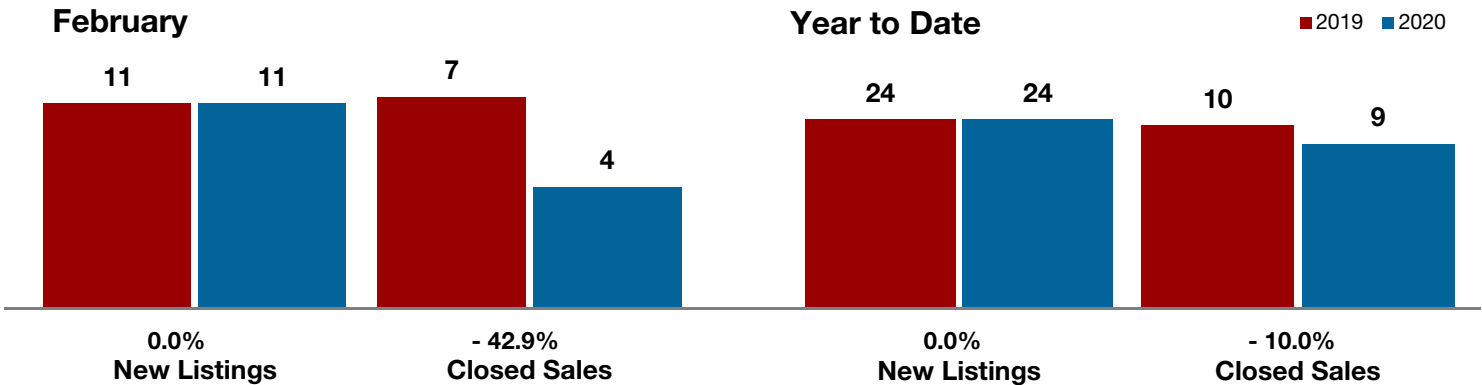
Change in
Closed Sales

Change in
Median Sales Price

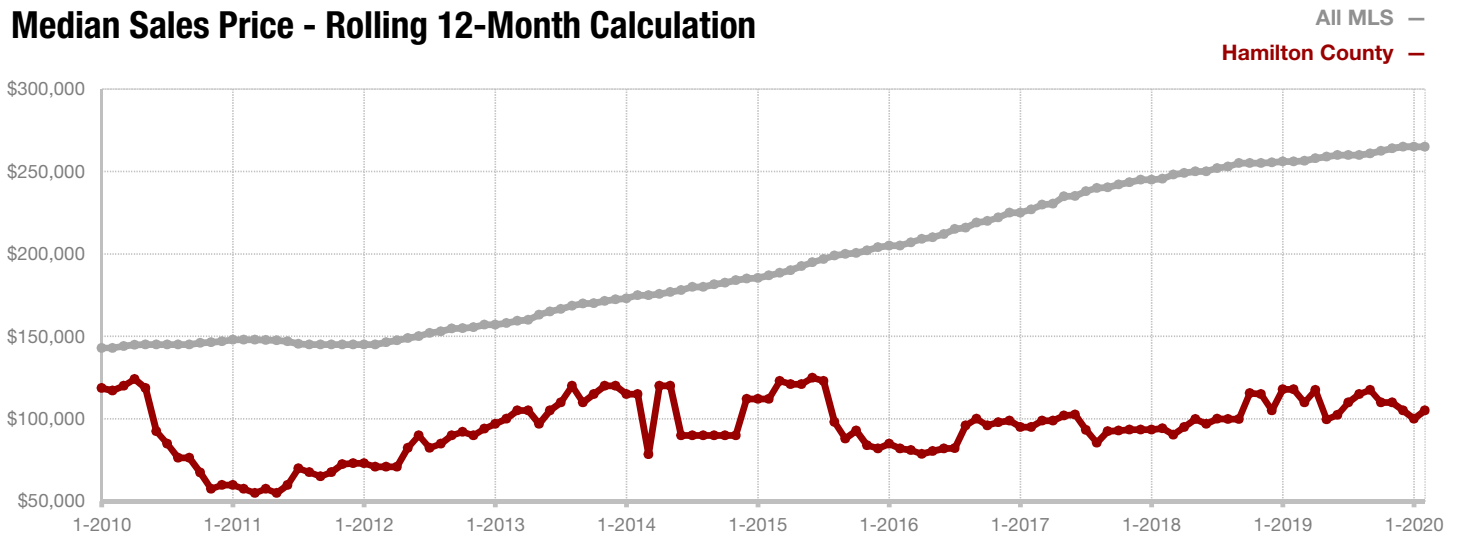
Hamilton County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	11	11	0.0%	24	24	0.0%
Pending Sales	10	9	- 10.0%	15	18	+ 20.0%
Closed Sales	7	4	- 42.9%	10	9	- 10.0%
Average Sales Price*	\$81,986	\$388,720	+ 374.1%	\$220,185	\$208,764	- 5.2%
Median Sales Price*	\$30,000	\$394,940	+ 1216.5%	\$77,250	\$52,000	- 32.7%
Percent of Original List Price Received*	83.4%	80.6%	- 3.4%	85.3%	84.8%	- 0.6%
Days on Market Until Sale	82	148	+ 80.5%	102	109	+ 6.9%
Inventory of Homes for Sale	55	45	- 18.2%	--	--	--
Months Supply of Inventory	8.6	5.7	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 100.0%

--

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Change in
New Listings

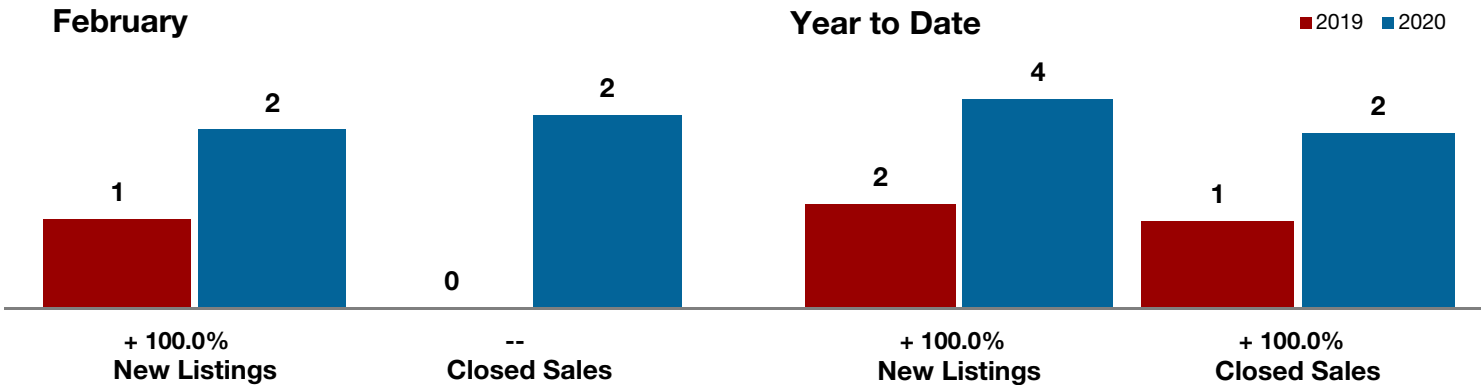
Change in
Closed Sales

Change in
Median Sales Price

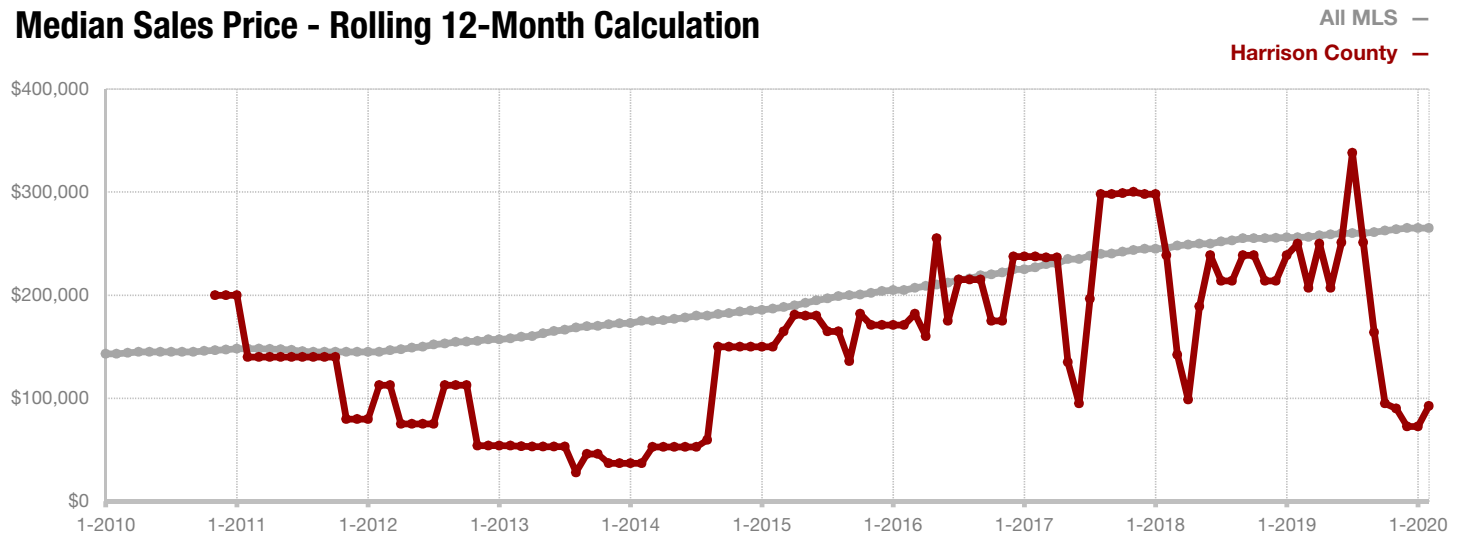
Harrison County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1	2	+ 100.0%	2	4	+ 100.0%
Pending Sales	0	3	--	1	3	+ 200.0%
Closed Sales	0	2	--	1	2	+ 100.0%
Average Sales Price*	--	\$680,000	--	\$425,000	\$680,000	+ 60.0%
Median Sales Price*	--	\$680,000	--	\$425,000	\$680,000	+ 60.0%
Percent of Original List Price Received*	--	87.3%	--	71.0%	87.3%	+ 23.0%
Days on Market Until Sale	--	156	--	169	156	- 7.7%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	9.1	6.9	- 22.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 24.8%

Change in
New Listings

+ 10.2%

Change in
Closed Sales

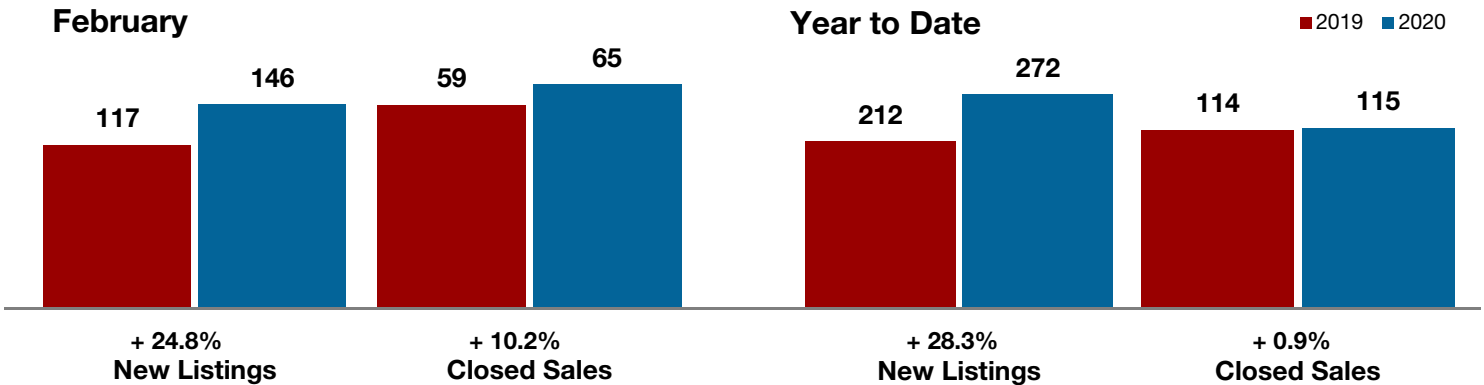
+ 32.7%

Change in
Median Sales Price

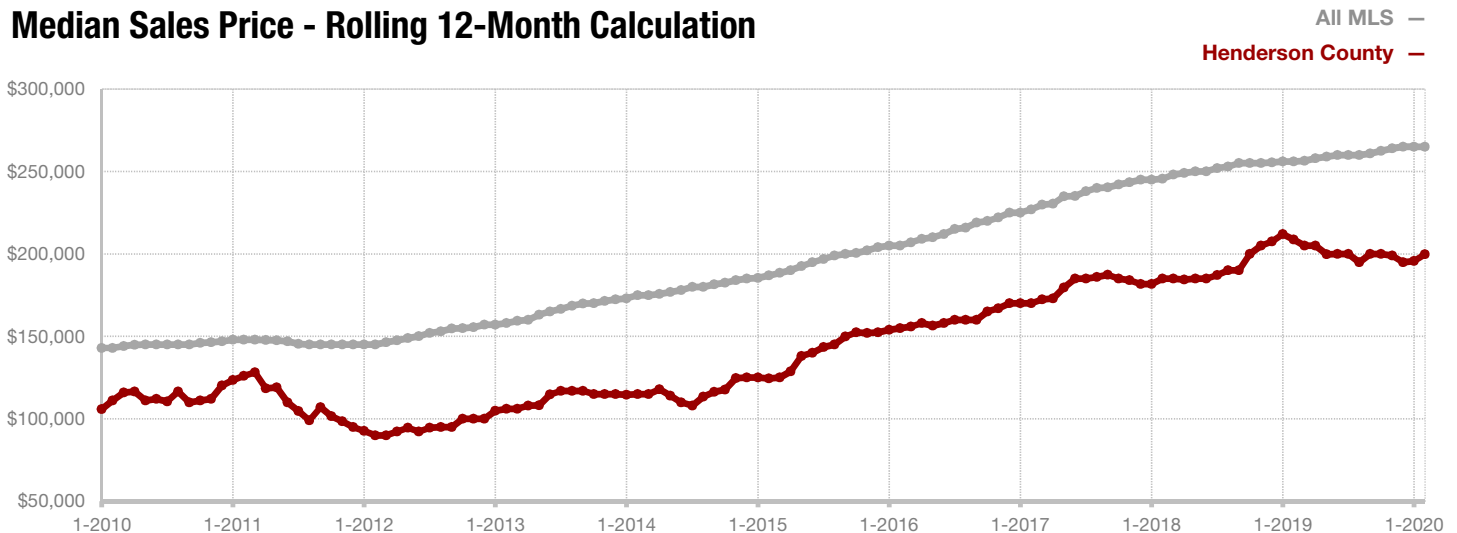
Henderson County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	117	146	+ 24.8%	212	272	+ 28.3%
Pending Sales	75	88	+ 17.3%	133	156	+ 17.3%
Closed Sales	59	65	+ 10.2%	114	115	+ 0.9%
Average Sales Price*	\$225,602	\$276,321	+ 22.5%	\$236,555	\$270,435	+ 14.3%
Median Sales Price*	\$150,000	\$199,000	+ 32.7%	\$188,750	\$211,000	+ 11.8%
Percent of Original List Price Received*	90.1%	88.2%	- 2.1%	90.9%	90.0%	- 1.0%
Days on Market Until Sale	80	80	0.0%	80	70	- 12.5%
Inventory of Homes for Sale	384	414	+ 7.8%	--	--	--
Months Supply of Inventory	5.0	5.4	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



Hill County

+ 5.7%

Change in
New Listings

+ 27.8%

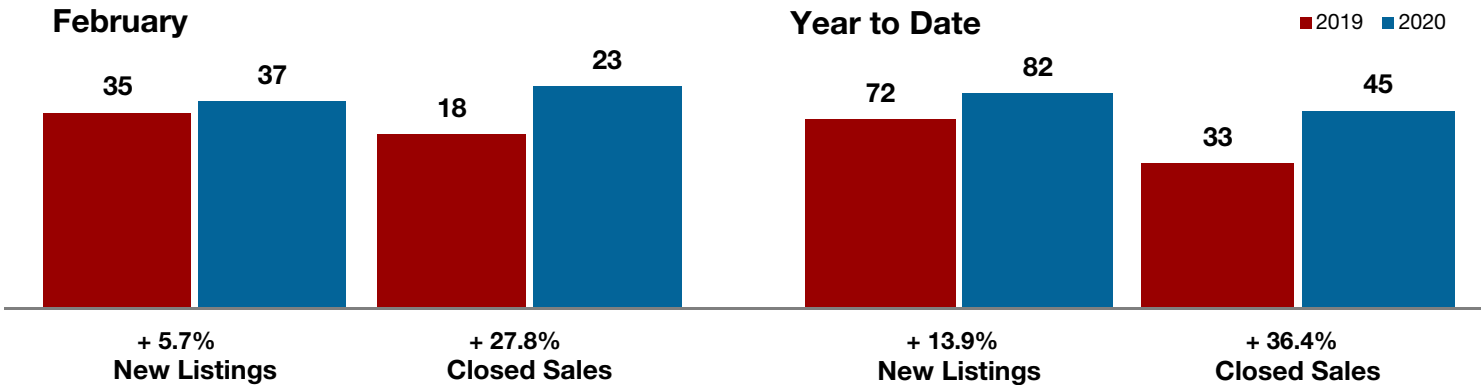
Change in
Closed Sales

+ 32.9%

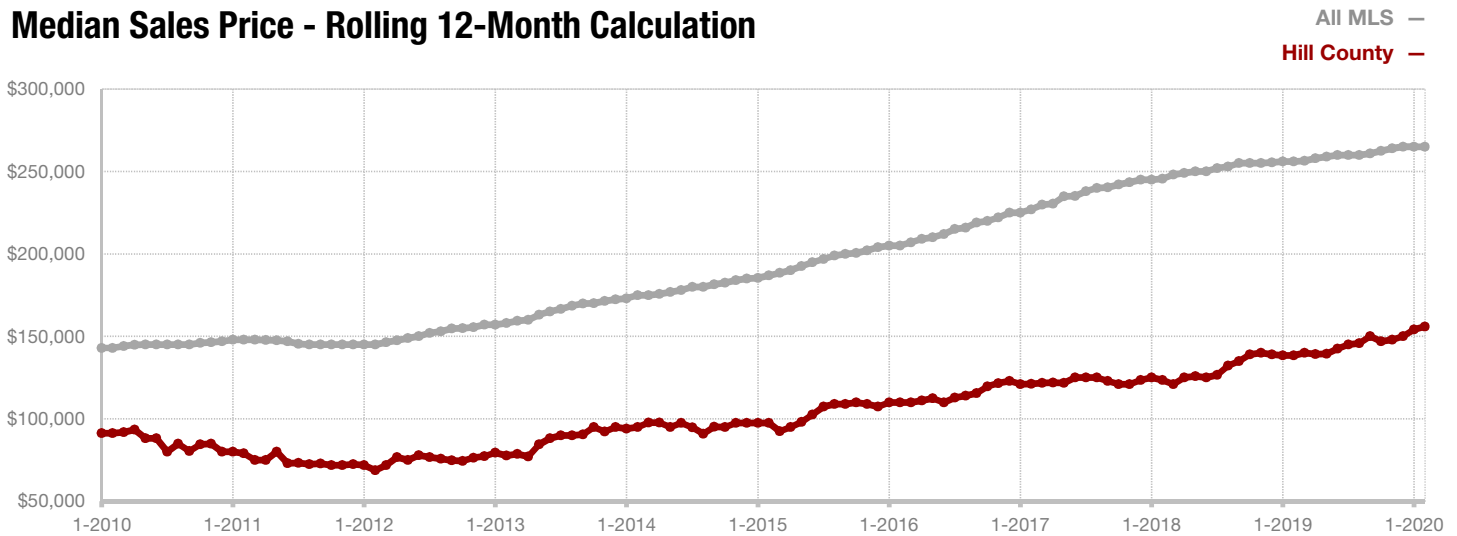
Change in
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	35	37	+ 5.7%	72	82	+ 13.9%
Pending Sales	30	25	- 16.7%	57	50	- 12.3%
Closed Sales	18	23	+ 27.8%	33	45	+ 36.4%
Average Sales Price*	\$120,693	\$173,242	+ 43.5%	\$134,939	\$169,236	+ 25.4%
Median Sales Price*	\$112,840	\$150,000	+ 32.9%	\$105,679	\$150,000	+ 41.9%
Percent of Original List Price Received*	91.7%	91.2%	- 0.5%	91.0%	90.5%	- 0.5%
Days on Market Until Sale	75	84	+ 12.0%	75	97	+ 29.3%
Inventory of Homes for Sale	130	126	- 3.1%	--	--	--
Months Supply of Inventory	4.4	4.1	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 17.6%

+ 19.0%

+ 1.8%

Change in
New Listings

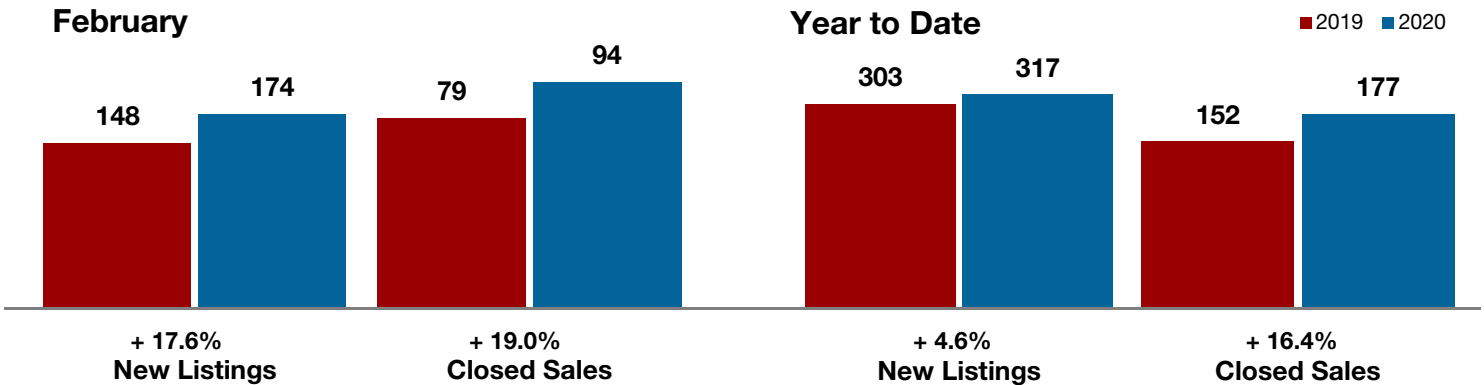
Change in
Closed Sales

Change in
Median Sales Price

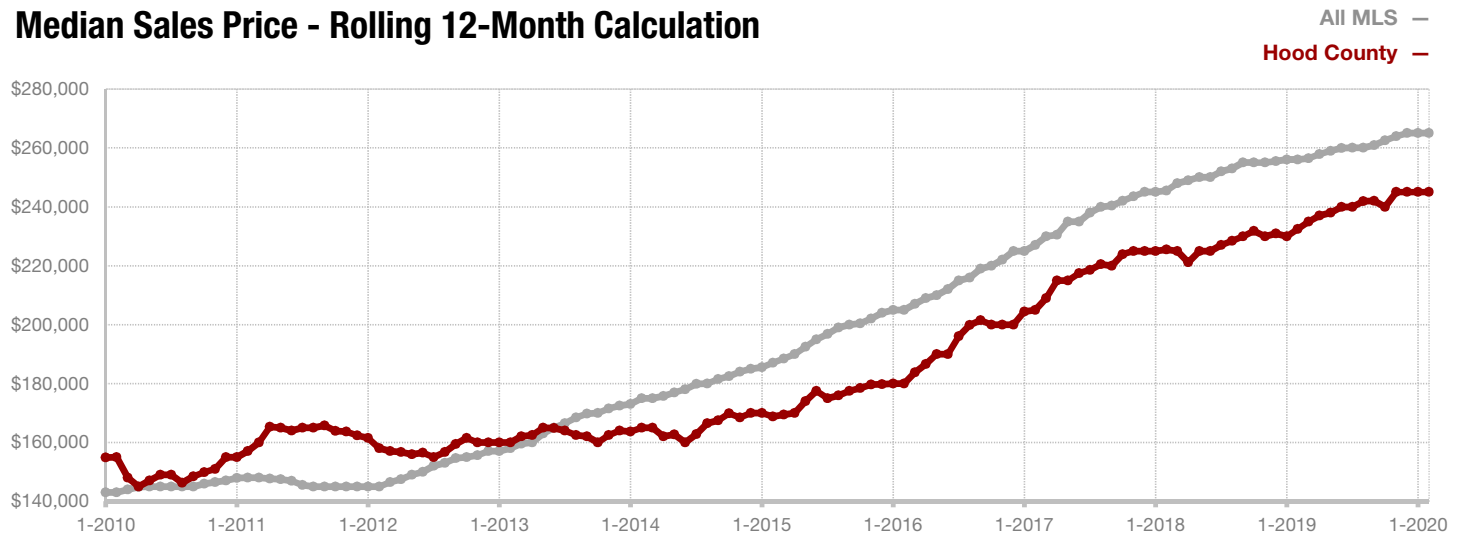
Hood County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	148	174	+ 17.6%	303	317	+ 4.6%
Pending Sales	127	93	- 26.8%	235	189	- 19.6%
Closed Sales	79	94	+ 19.0%	152	177	+ 16.4%
Average Sales Price*	\$268,396	\$290,436	+ 8.2%	\$252,853	\$282,215	+ 11.6%
Median Sales Price*	\$240,000	\$244,250	+ 1.8%	\$229,200	\$235,000	+ 2.5%
Percent of Original List Price Received*	95.3%	96.4%	+ 1.2%	95.6%	95.6%	0.0%
Days on Market Until Sale	51	56	+ 9.8%	46	54	+ 17.4%
Inventory of Homes for Sale	314	382	+ 21.7%	--	--	--
Months Supply of Inventory	2.6	3.3	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 24.0%

+ 35.3%

+ 37.3%

Change in
New Listings

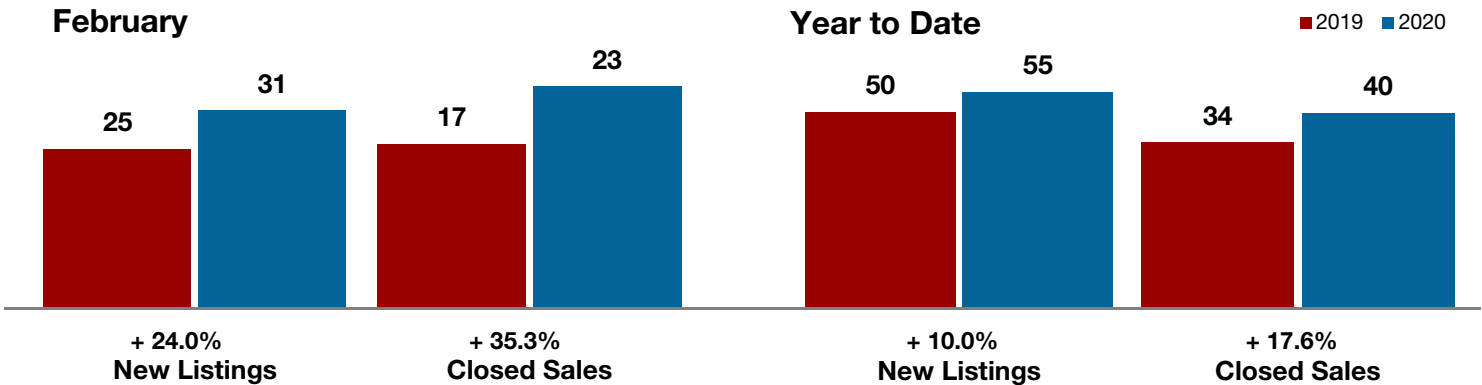
Change in
Closed Sales

Change in
Median Sales Price

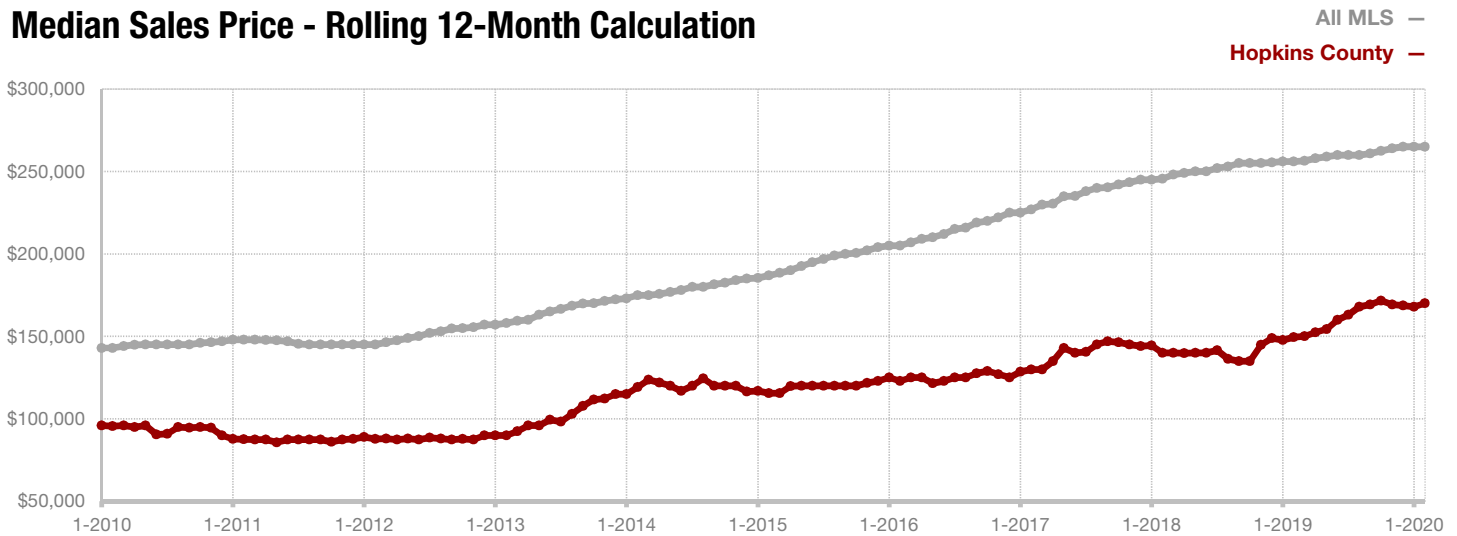
Hopkins County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	25	31	+ 24.0%	50	55	+ 10.0%
Pending Sales	22	14	- 36.4%	41	35	- 14.6%
Closed Sales	17	23	+ 35.3%	34	40	+ 17.6%
Average Sales Price*	\$153,632	\$196,372	+ 27.8%	\$150,516	\$186,806	+ 24.1%
Median Sales Price*	\$132,900	\$182,500	+ 37.3%	\$131,825	\$158,750	+ 20.4%
Percent of Original List Price Received*	90.8%	94.0%	+ 3.5%	92.0%	92.7%	+ 0.8%
Days on Market Until Sale	51	59	+ 15.7%	48	57	+ 18.8%
Inventory of Homes for Sale	94	87	- 7.4%	--	--	--
Months Supply of Inventory	3.9	3.9	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



Hunt County

- 4.7%

Change in
New Listings

- 4.8%

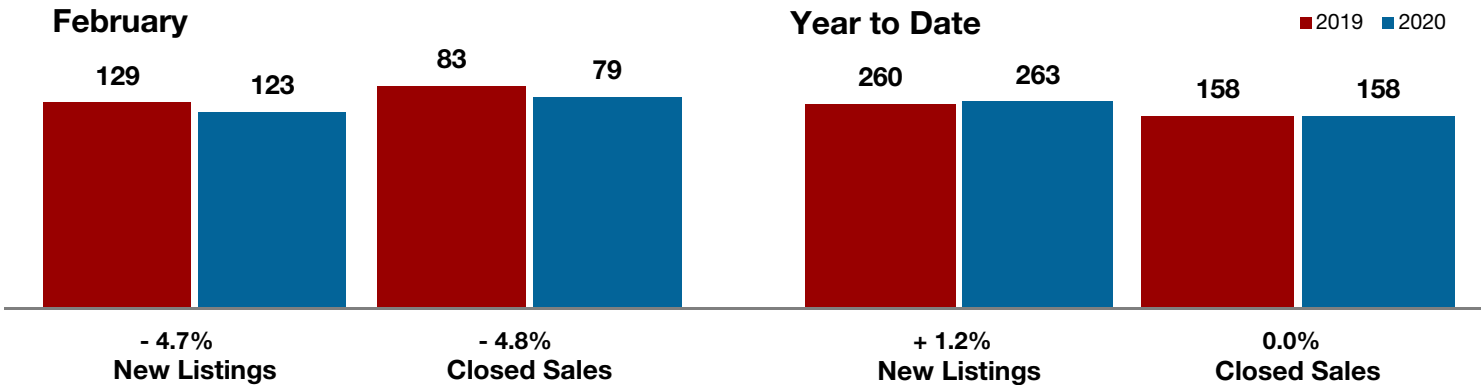
Change in
Closed Sales

+ 5.1%

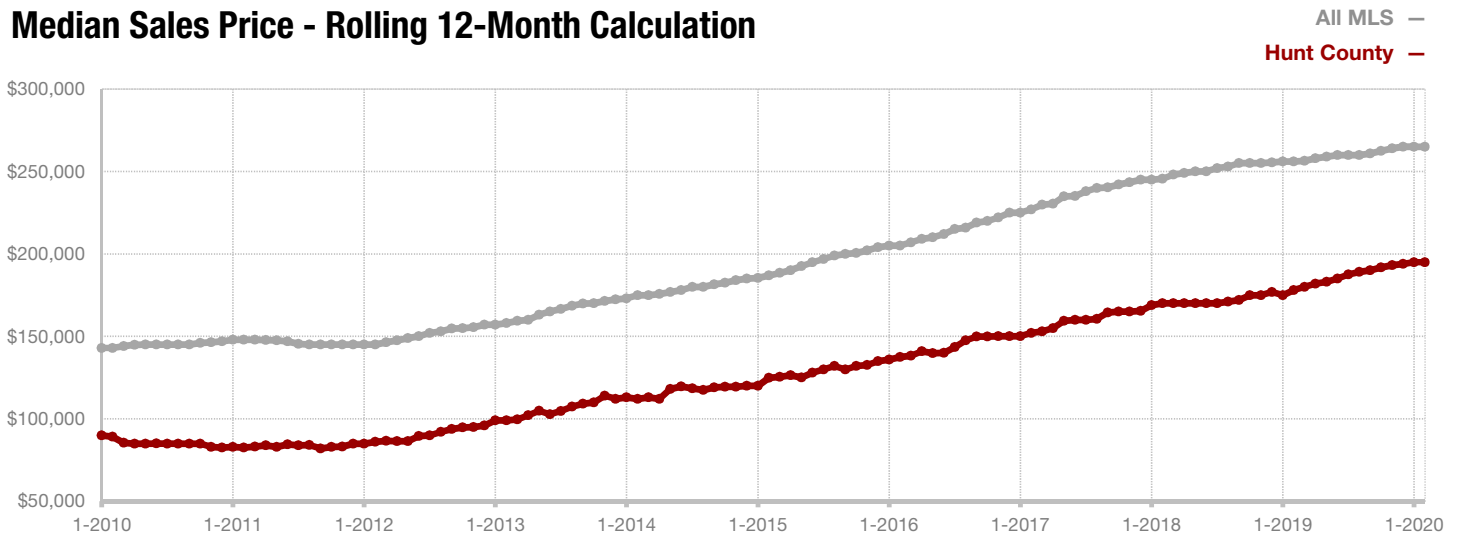
Change in
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	129	123	- 4.7%	260	263	+ 1.2%
Pending Sales	84	108	+ 28.6%	182	197	+ 8.2%
Closed Sales	83	79	- 4.8%	158	158	0.0%
Average Sales Price*	\$224,571	\$222,121	- 1.1%	\$203,590	\$224,704	+ 10.4%
Median Sales Price*	\$193,065	\$202,990	+ 5.1%	\$185,000	\$199,875	+ 8.0%
Percent of Original List Price Received*	92.3%	93.7%	+ 1.5%	92.9%	93.8%	+ 1.0%
Days on Market Until Sale	50	65	+ 30.0%	53	58	+ 9.4%
Inventory of Homes for Sale	321	350	+ 9.0%	--	--	--
Months Supply of Inventory	3.4	3.2	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 212.5%

- 20.0%

+ 15.4%

Change in
New Listings

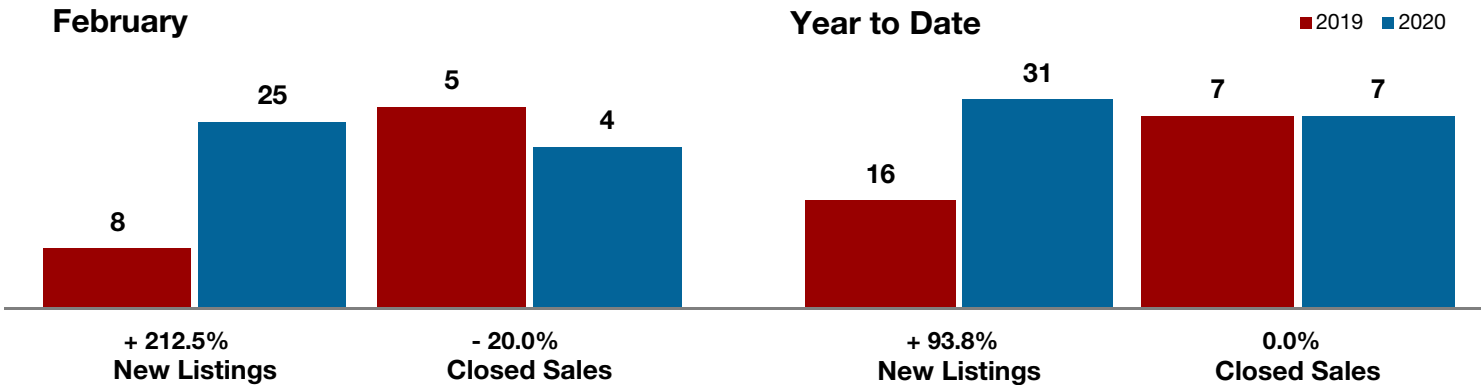
Change in
Closed Sales

Change in
Median Sales Price

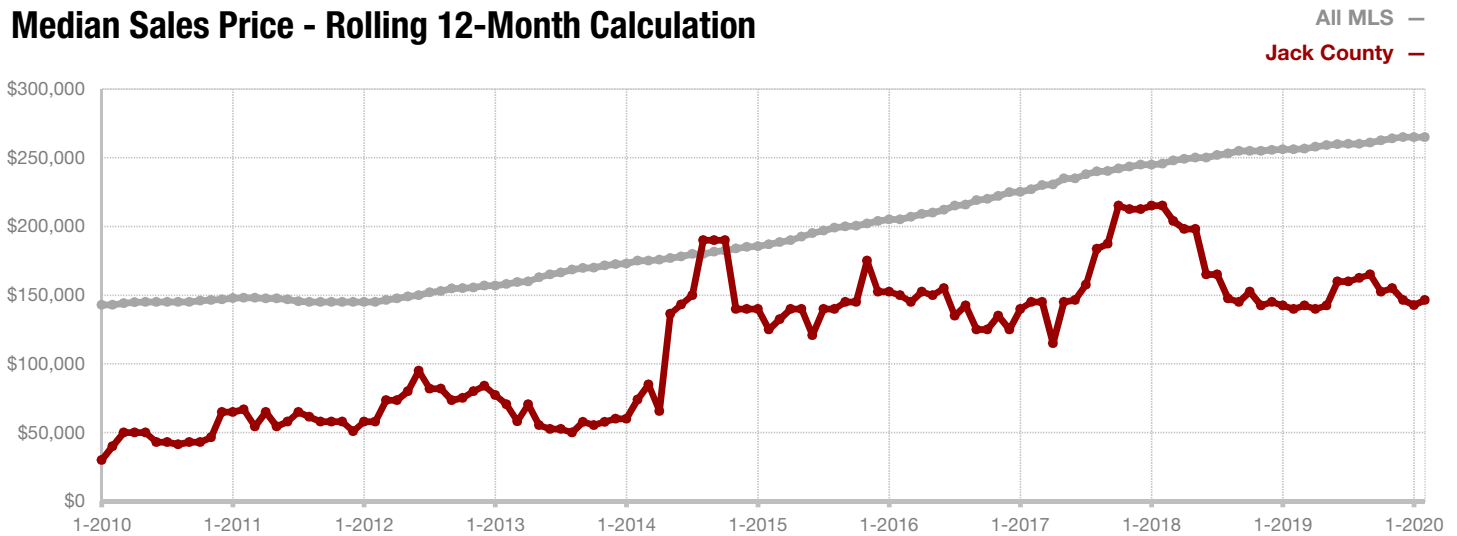
Jack County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	8	25	+ 212.5%	16	31	+ 93.8%
Pending Sales	4	3	- 25.0%	9	6	- 33.3%
Closed Sales	5	4	- 20.0%	7	7	0.0%
Average Sales Price*	\$237,216	\$156,750	- 33.9%	\$223,726	\$157,529	- 29.6%
Median Sales Price*	\$130,000	\$150,000	+ 15.4%	\$130,000	\$94,000	- 27.7%
Percent of Original List Price Received*	95.9%	95.4%	- 0.5%	91.9%	97.1%	+ 5.7%
Days on Market Until Sale	177	26	- 85.3%	161	41	- 74.5%
Inventory of Homes for Sale	19	40	+ 110.5%	--	--	--
Months Supply of Inventory	5.1	13.7	+ 180.0%	--	--	--

* 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 – February 2020

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



+ 15.5%

Change in
New Listings

- 9.9%

Change in
Closed Sales

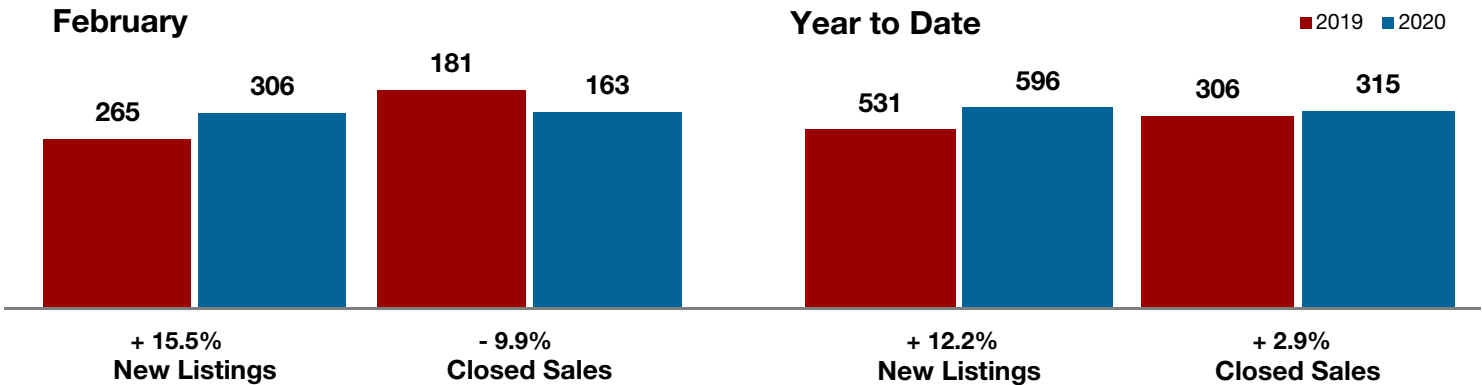
+ 4.9%

Change in
Median Sales Price

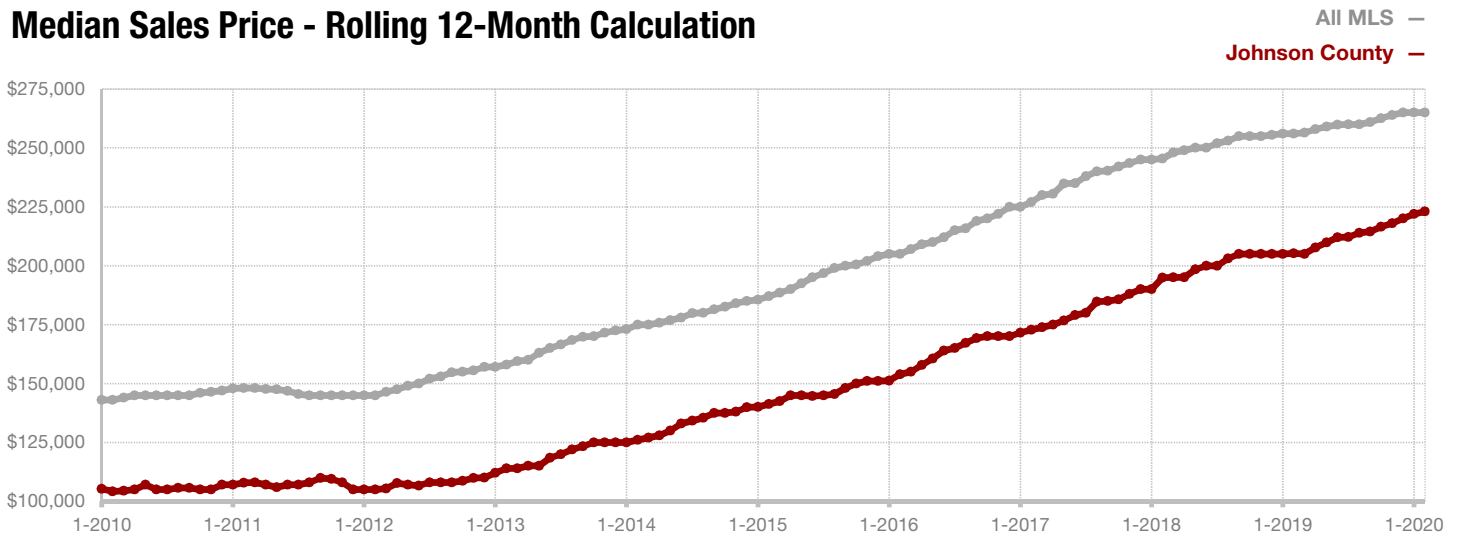
Johnson County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	265	306	+ 15.5%	531	596	+ 12.2%
Pending Sales	181	220	+ 21.5%	381	442	+ 16.0%
Closed Sales	181	163	- 9.9%	306	315	+ 2.9%
Average Sales Price*	\$229,475	\$244,130	+ 6.4%	\$224,533	\$246,178	+ 9.6%
Median Sales Price*	\$205,000	\$215,000	+ 4.9%	\$195,250	\$225,000	+ 15.2%
Percent of Original List Price Received*	97.2%	96.4%	- 0.8%	96.6%	96.1%	- 0.5%
Days on Market Until Sale	60	59	- 1.7%	54	60	+ 11.1%
Inventory of Homes for Sale	591	657	+ 11.2%	--	--	--
Months Supply of Inventory	2.5	2.8	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 18.2%

- 33.3%

- 8.8%

Change in
New Listings

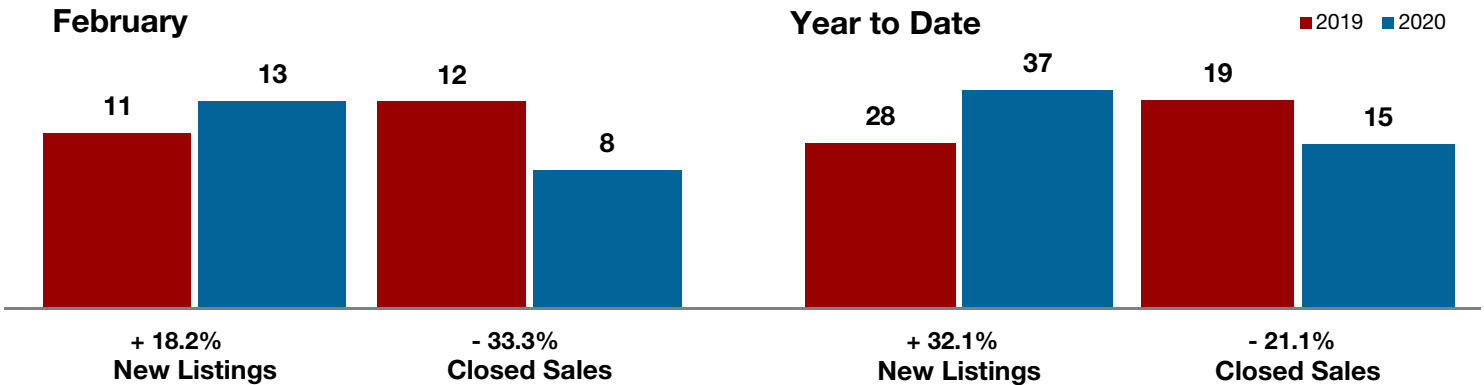
Change in
Closed Sales

Change in
Median Sales Price

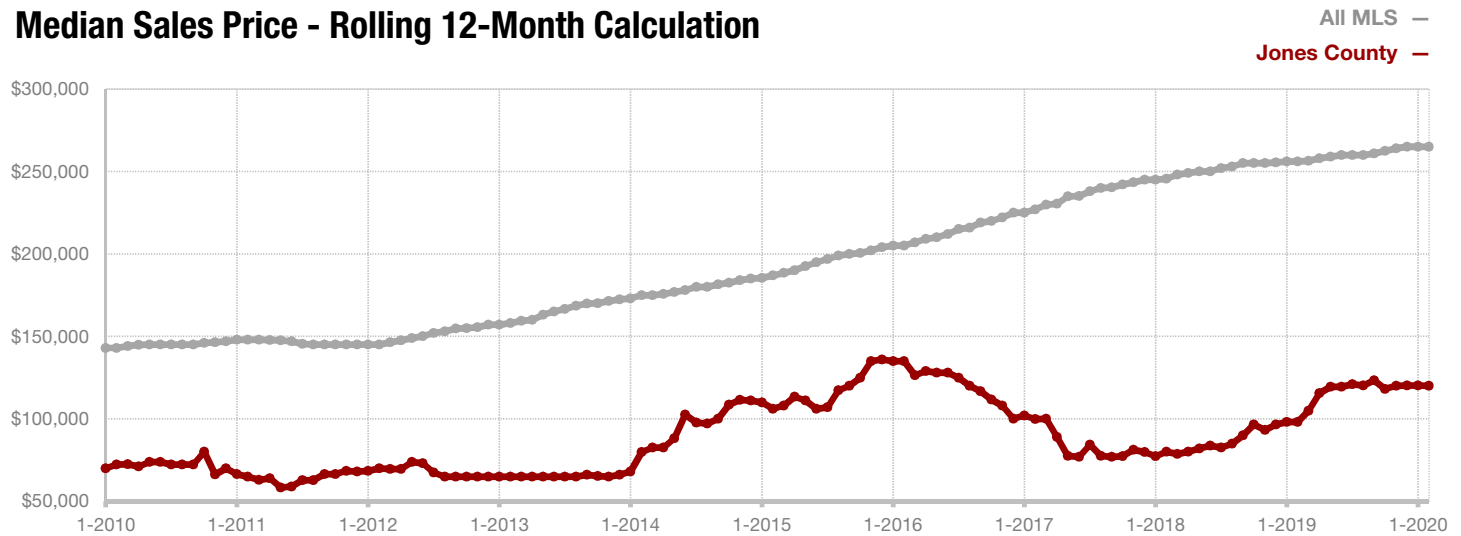
Jones County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	11	13	+ 18.2%	28	37	+ 32.1%
Pending Sales	10	11	+ 10.0%	20	21	+ 5.0%
Closed Sales	12	8	- 33.3%	19	15	- 21.1%
Average Sales Price*	\$138,900	\$131,088	- 5.6%	\$121,075	\$144,045	+ 19.0%
Median Sales Price*	\$125,000	\$114,000	- 8.8%	\$101,000	\$120,000	+ 18.8%
Percent of Original List Price Received*	90.4%	96.8%	+ 7.1%	90.7%	92.0%	+ 1.4%
Days on Market Until Sale	99	40	- 59.6%	82	75	- 8.5%
Inventory of Homes for Sale	60	56	- 6.7%	--	--	--
Months Supply of Inventory	6.2	5.3	- 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 – February 2020

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



+ 12.6%

+ 20.0%

+ 3.1%

Change in
New Listings

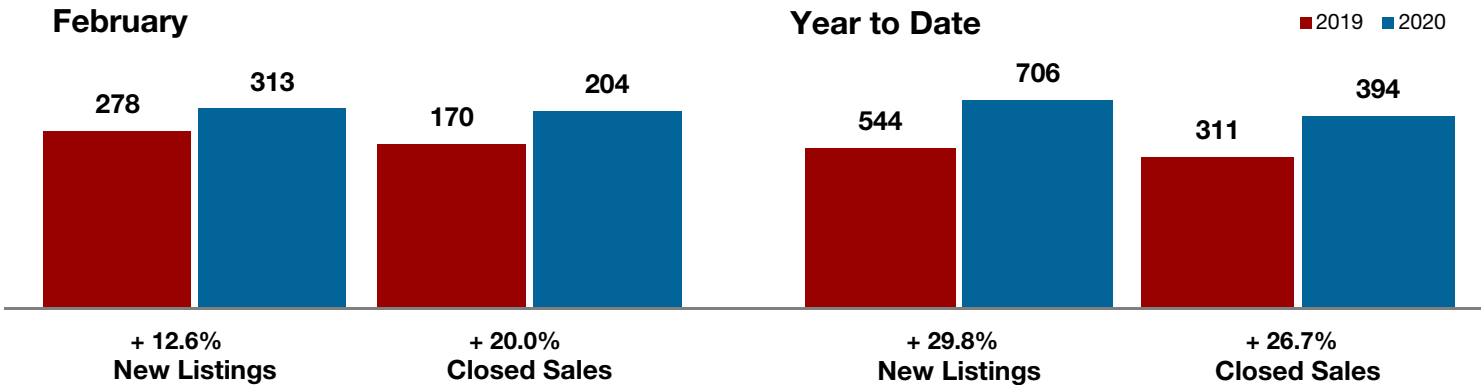
Change in
Closed Sales

Change in
Median Sales Price

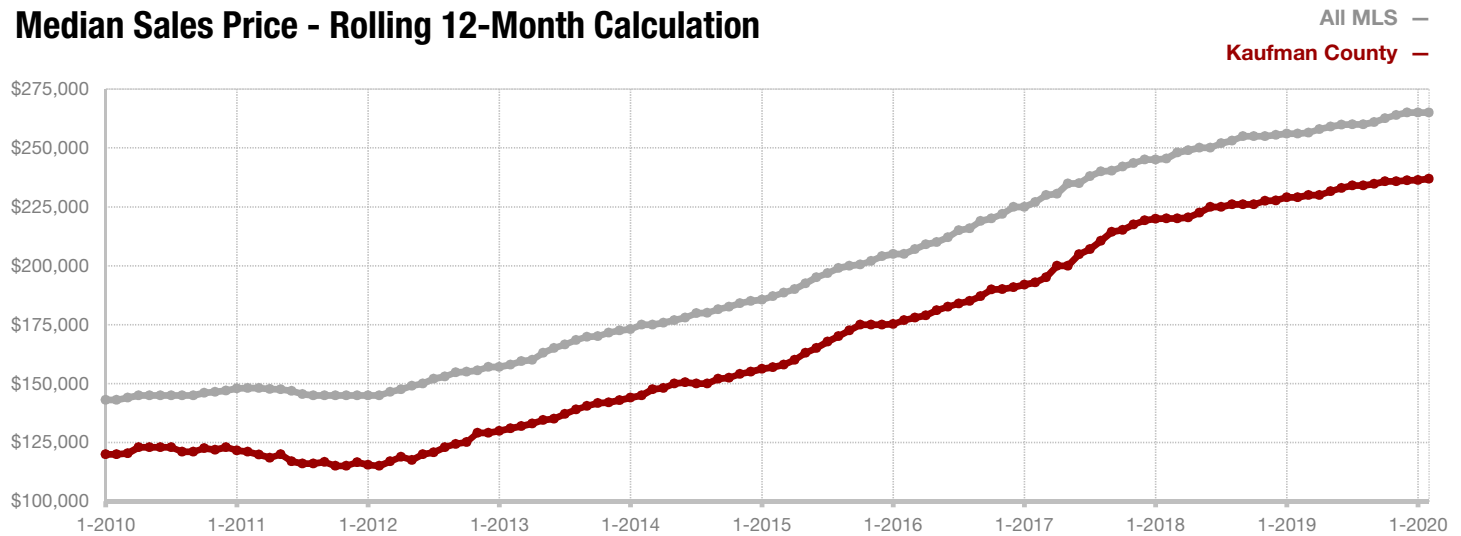
Kaufman County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	278	313	+ 12.6%	544	706	+ 29.8%
Pending Sales	183	245	+ 33.9%	371	488	+ 31.5%
Closed Sales	170	204	+ 20.0%	311	394	+ 26.7%
Average Sales Price*	\$228,450	\$237,032	+ 3.8%	\$226,105	\$234,879	+ 3.9%
Median Sales Price*	\$225,000	\$232,000	+ 3.1%	\$224,000	\$230,500	+ 2.9%
Percent of Original List Price Received*	96.7%	95.0%	- 1.8%	96.2%	95.1%	- 1.1%
Days on Market Until Sale	64	73	+ 14.1%	59	66	+ 11.9%
Inventory of Homes for Sale	686	802	+ 16.9%	--	--	--
Months Supply of Inventory	3.1	3.2	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.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



- 19.0%

- 55.0%

- 9.5%

Change in
New Listings

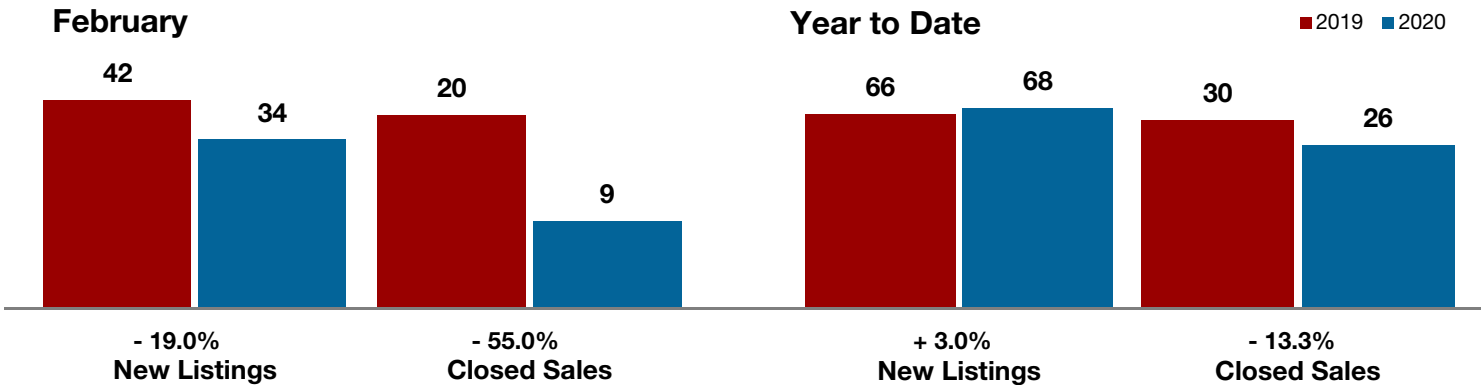
Change in
Closed Sales

Change in
Median Sales Price

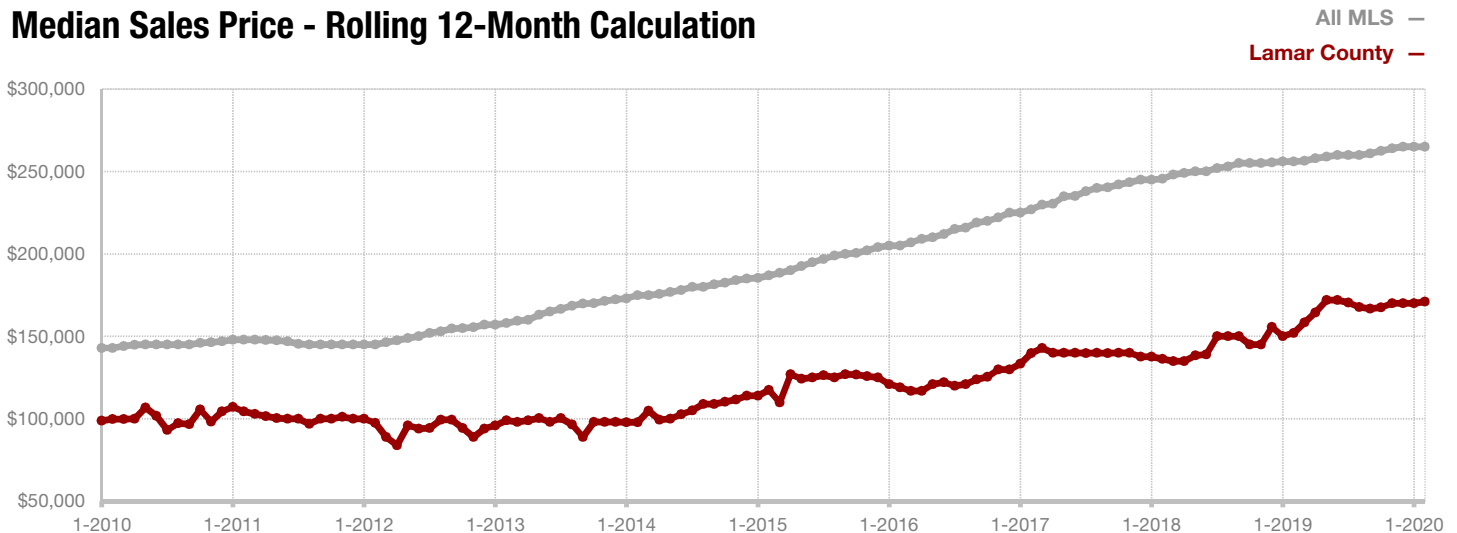
Lamar County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	42	34	- 19.0%	66	68	+ 3.0%
Pending Sales	21	23	+ 9.5%	39	48	+ 23.1%
Closed Sales	20	9	- 55.0%	30	26	- 13.3%
Average Sales Price*	\$271,314	\$176,522	- 34.9%	\$220,409	\$189,538	- 14.0%
Median Sales Price*	\$163,500	\$148,000	- 9.5%	\$139,000	\$155,250	+ 11.7%
Percent of Original List Price Received*	89.3%	85.2%	- 4.6%	90.3%	84.8%	- 6.1%
Days on Market Until Sale	82	78	- 4.9%	71	105	+ 47.9%
Inventory of Homes for Sale	105	99	- 5.7%	--	--	--
Months Supply of Inventory	6.0	4.4	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 100.0%

+ 150.0%

+ 2.9%

Change in
New Listings

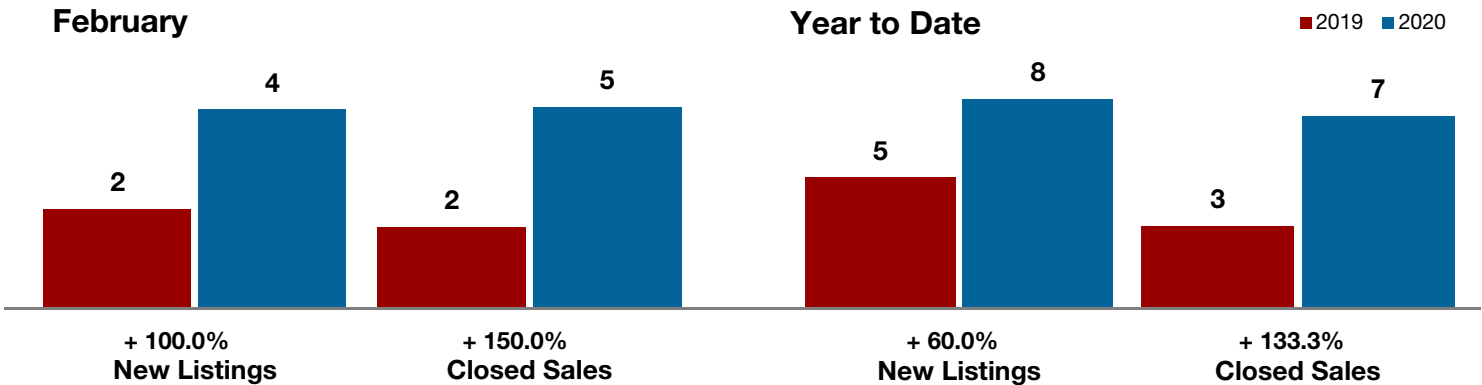
Change in
Closed Sales

Change in
Median Sales Price

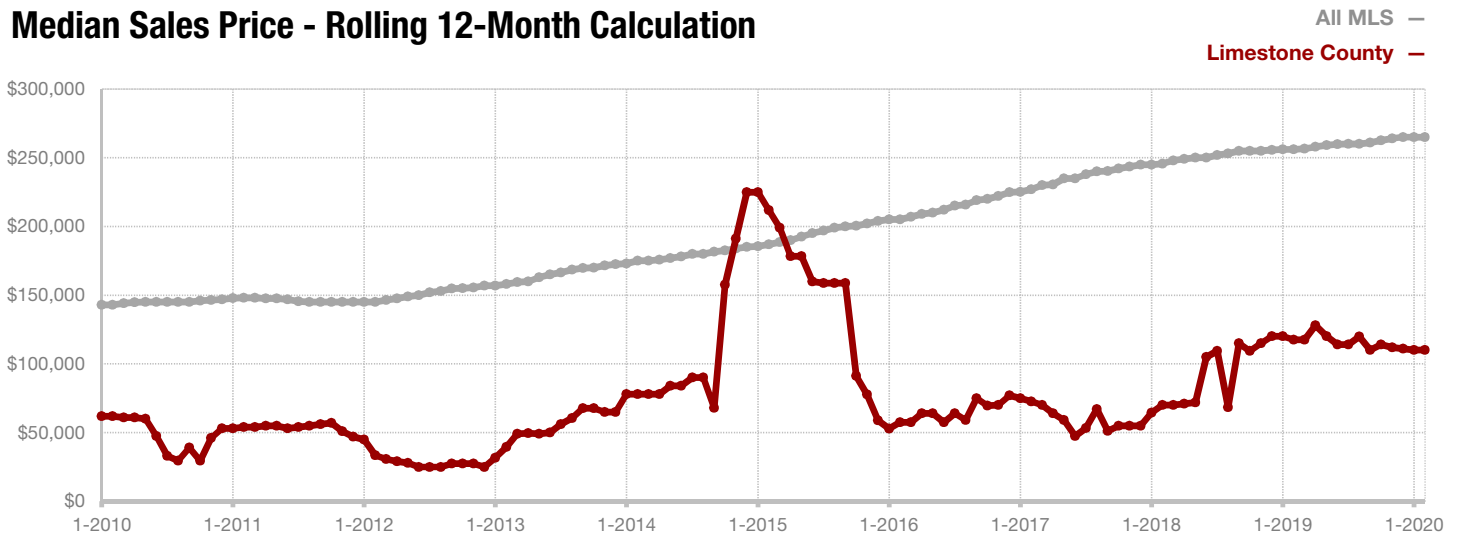
Limestone County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2	4	+ 100.0%	5	8	+ 60.0%
Pending Sales	1	1	0.0%	2	5	+ 150.0%
Closed Sales	2	5	+ 150.0%	3	7	+ 133.3%
Average Sales Price*	\$95,750	\$152,180	+ 58.9%	\$99,833	\$118,686	+ 18.9%
Median Sales Price*	\$95,750	\$98,500	+ 2.9%	\$108,000	\$95,000	- 12.0%
Percent of Original List Price Received*	73.3%	92.4%	+ 26.1%	77.7%	91.4%	+ 17.6%
Days on Market Until Sale	205	53	- 74.1%	183	50	- 72.7%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	7.0	7.4	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 129.4%

0.0%

+ 0.9%

Change in
New Listings

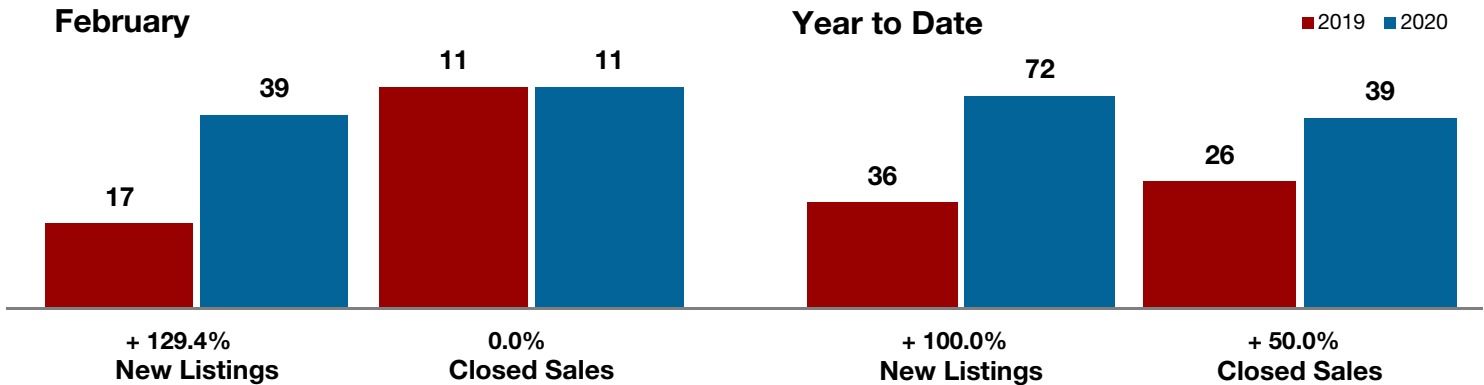
Change in
Closed Sales

Change in
Median Sales Price

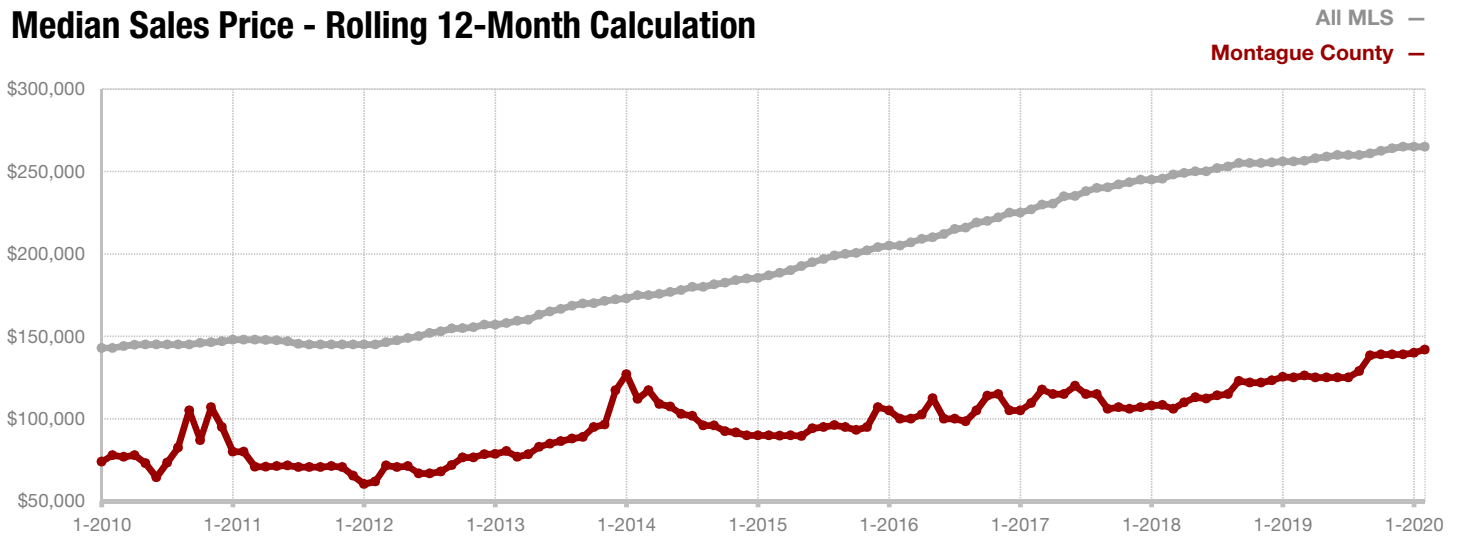
Montague County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	17	39	+ 129.4%	36	72	+ 100.0%
Pending Sales	21	19	- 9.5%	34	43	+ 26.5%
Closed Sales	11	11	0.0%	26	39	+ 50.0%
Average Sales Price*	\$108,945	\$199,236	+ 82.9%	\$160,008	\$177,677	+ 11.0%
Median Sales Price*	\$106,000	\$107,000	+ 0.9%	\$125,950	\$155,000	+ 23.1%
Percent of Original List Price Received*	95.4%	89.4%	- 6.3%	94.9%	93.2%	- 1.8%
Days on Market Until Sale	64	93	+ 45.3%	71	84	+ 18.3%
Inventory of Homes for Sale	94	97	+ 3.2%	--	--	--
Months Supply of Inventory	5.2	5.1	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 – February 2020

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



- 11.6%

- 23.8%

+ 19.7%

Change in
New Listings

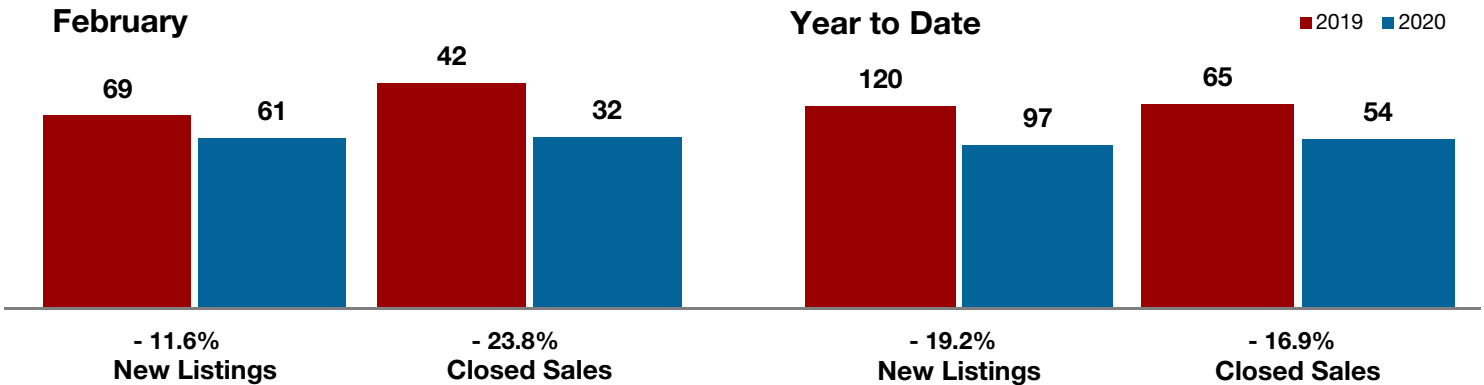
Change in
Closed Sales

Change in
Median Sales Price

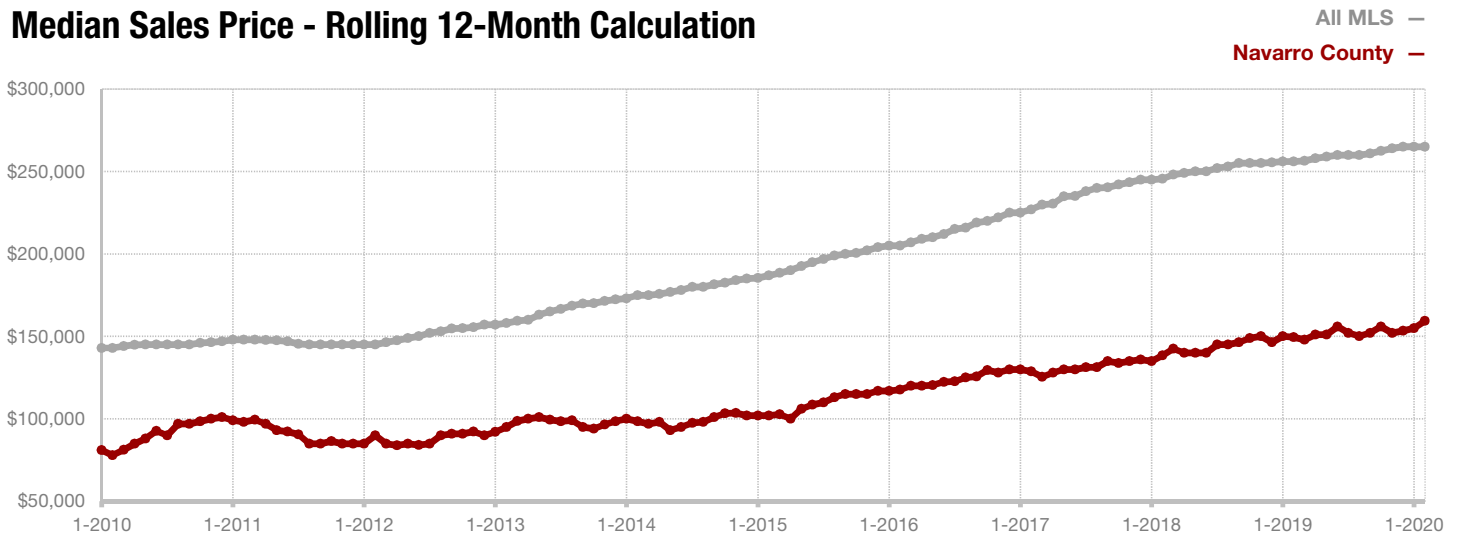
Navarro County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	69	61	- 11.6%	120	97	- 19.2%
Pending Sales	39	24	- 38.5%	77	63	- 18.2%
Closed Sales	42	32	- 23.8%	65	54	- 16.9%
Average Sales Price*	\$157,761	\$269,923	+ 71.1%	\$172,569	\$259,577	+ 50.4%
Median Sales Price*	\$131,500	\$157,450	+ 19.7%	\$131,250	\$165,000	+ 25.7%
Percent of Original List Price Received*	92.9%	90.6%	- 2.5%	92.9%	91.9%	- 1.1%
Days on Market Until Sale	67	86	+ 28.4%	68	74	+ 8.8%
Inventory of Homes for Sale	162	149	- 8.0%	--	--	--
Months Supply of Inventory	4.2	4.1	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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

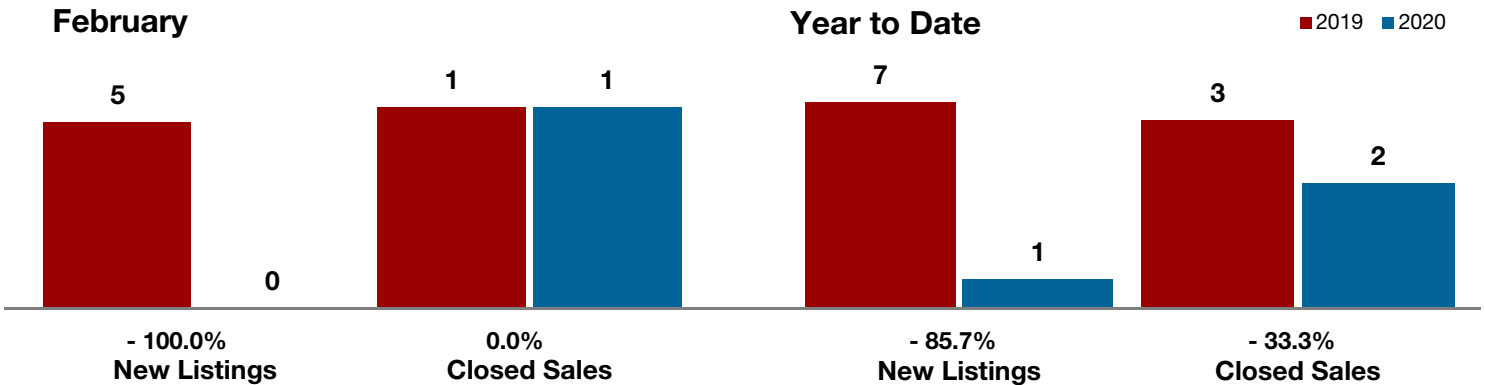


- 100.0%	0.0%	+ 355.0%
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

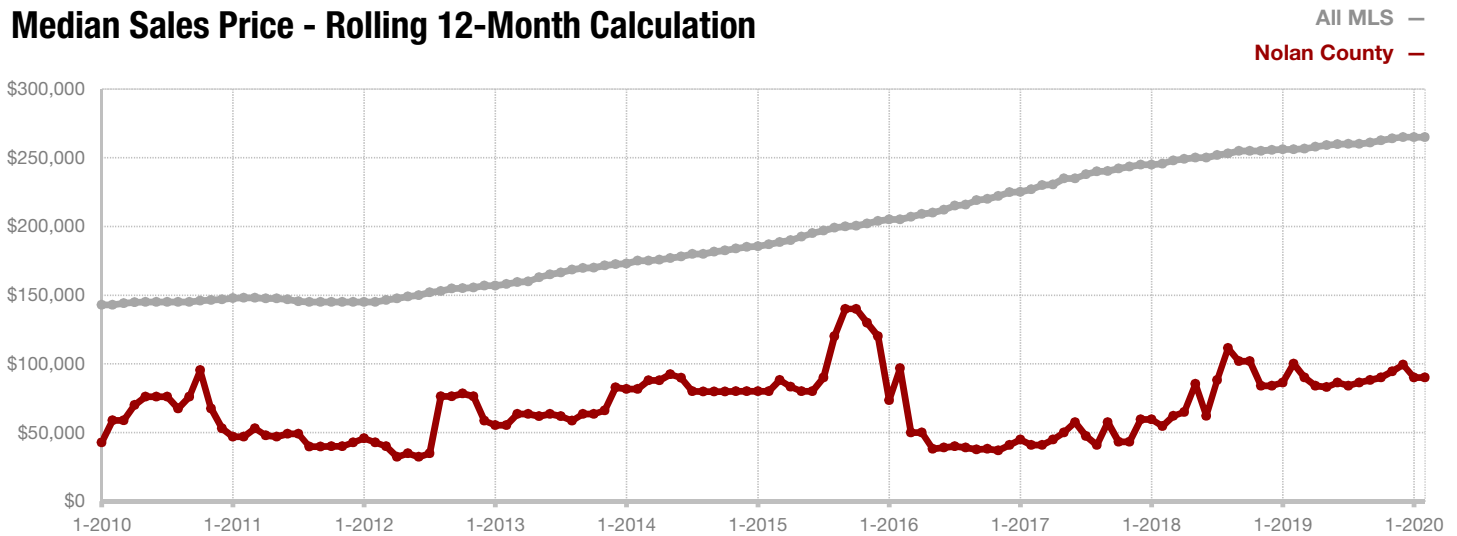
Nolan County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	5	0	- 100.0%	7	1	- 85.7%
Pending Sales	4	1	- 75.0%	5	2	- 60.0%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Average Sales Price*	\$100,000	\$455,000	+ 355.0%	\$215,667	\$265,000	+ 22.9%
Median Sales Price*	\$100,000	\$455,000	+ 355.0%	\$235,000	\$265,000	+ 12.8%
Percent of Original List Price Received*	105.3%	95.8%	- 9.0%	101.8%	80.5%	- 20.9%
Days on Market Until Sale	9	16	+ 77.8%	100	177	+ 77.0%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	7.6	3.5	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 65.9%

- 36.0%

+ 146.6%

Change in
New Listings

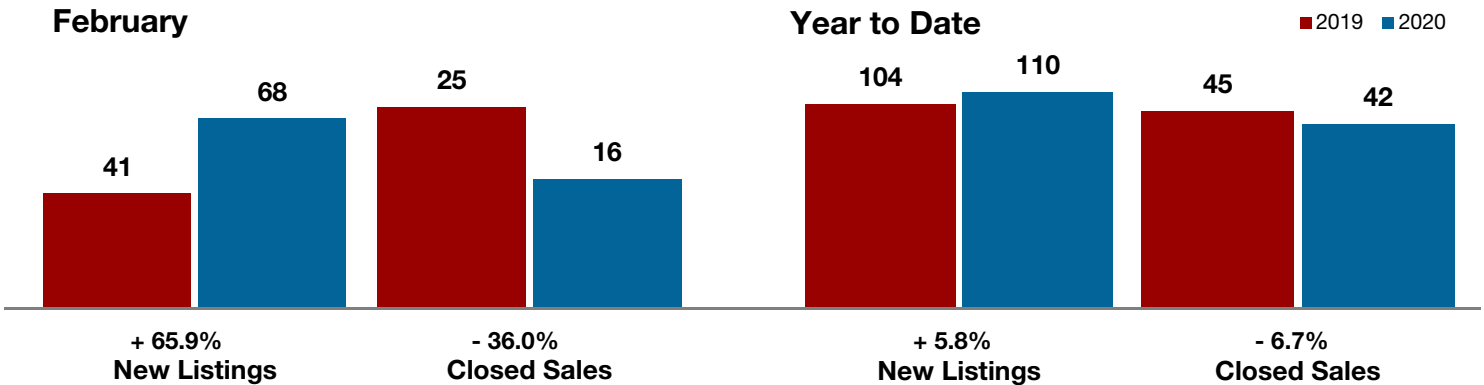
Change in
Closed Sales

Change in
Median Sales Price

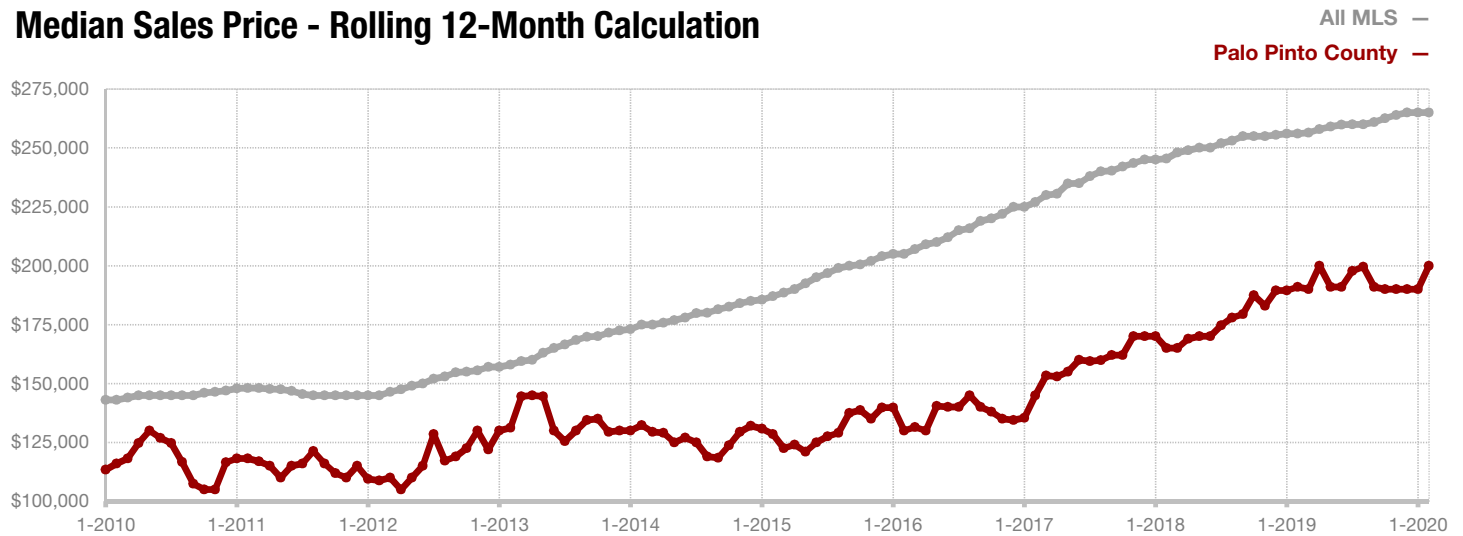
Palo Pinto County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	41	68	+ 65.9%	104	110	+ 5.8%
Pending Sales	34	23	- 32.4%	52	49	- 5.8%
Closed Sales	25	16	- 36.0%	45	42	- 6.7%
Average Sales Price*	\$182,798	\$489,425	+ 167.7%	\$276,710	\$475,890	+ 72.0%
Median Sales Price*	\$133,000	\$328,000	+ 146.6%	\$140,000	\$211,000	+ 50.7%
Percent of Original List Price Received*	89.2%	90.0%	+ 0.9%	88.8%	90.4%	+ 1.8%
Days on Market Until Sale	113	131	+ 15.9%	114	106	- 7.0%
Inventory of Homes for Sale	213	228	+ 7.0%	--	--	--
Months Supply of Inventory	6.0	6.9	+ 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 – February 2020

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



+ 3.2%

Change in
New Listings

+ 5.6%

Change in
Closed Sales

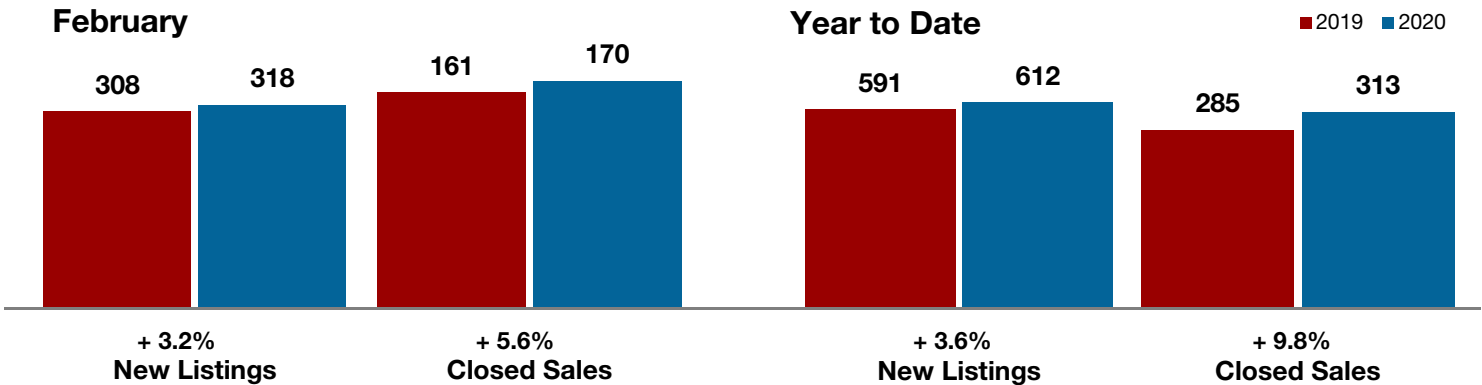
+ 15.4%

Change in
Median Sales Price

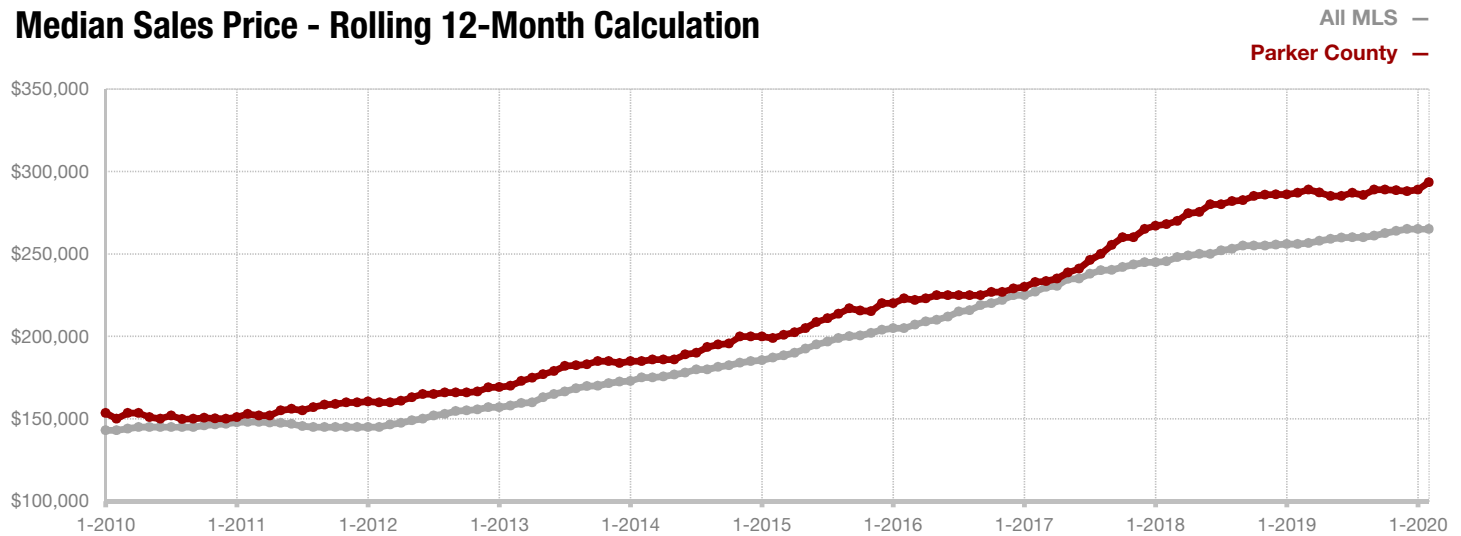
Parker County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	308	318	+ 3.2%	591	612	+ 3.6%
Pending Sales	215	201	- 6.5%	407	411	+ 1.0%
Closed Sales	161	170	+ 5.6%	285	313	+ 9.8%
Average Sales Price*	\$296,722	\$341,205	+ 15.0%	\$295,079	\$330,703	+ 12.1%
Median Sales Price*	\$275,000	\$317,450	+ 15.4%	\$266,500	\$309,000	+ 15.9%
Percent of Original List Price Received*	96.2%	95.4%	- 0.8%	95.9%	95.3%	- 0.6%
Days on Market Until Sale	66	89	+ 34.8%	65	83	+ 27.7%
Inventory of Homes for Sale	721	843	+ 16.9%	--	--	--
Months Supply of Inventory	3.1	3.6	+ 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 – February 2020

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



+ 50.0%

- 78.6%

- 52.3%

Change in
New Listings

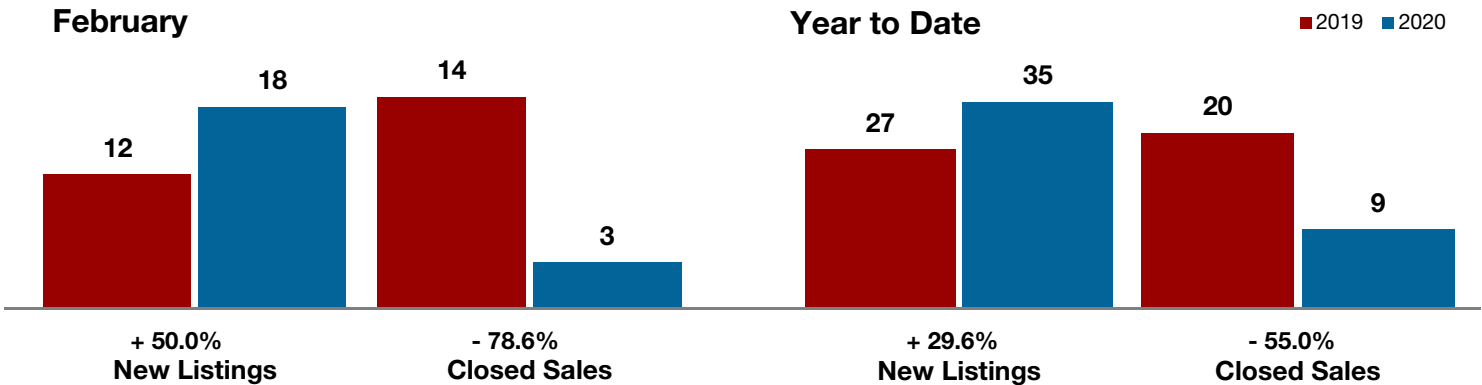
Change in
Closed Sales

Change in
Median Sales Price

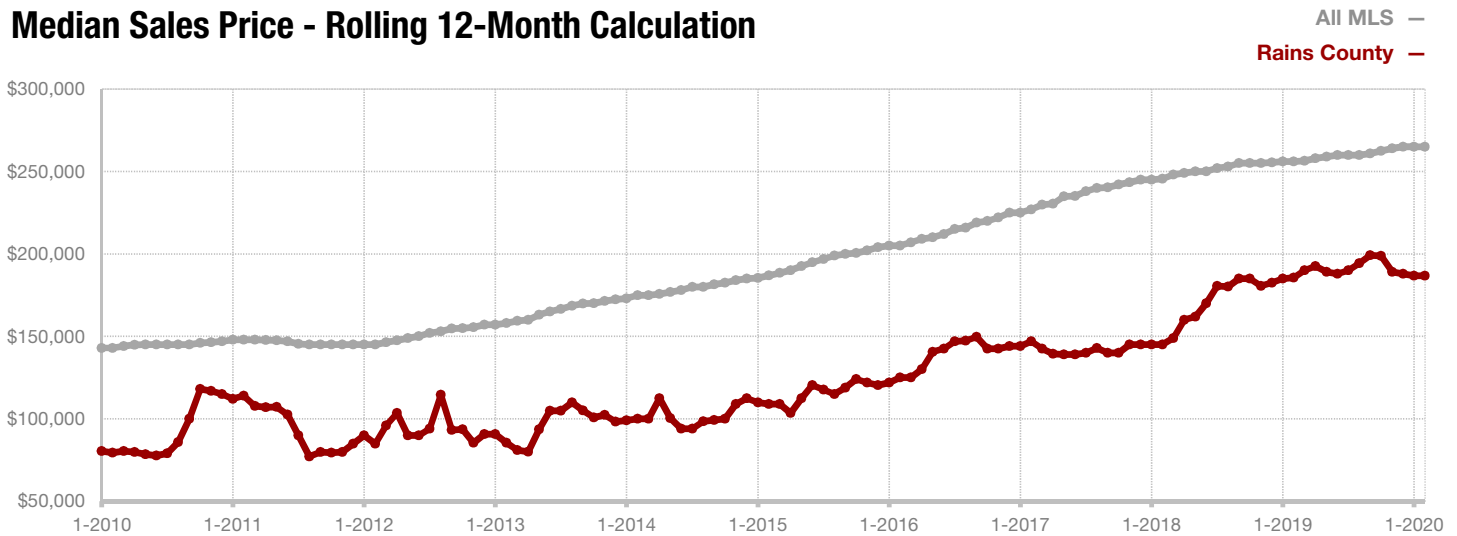
Rains County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	12	18	+ 50.0%	27	35	+ 29.6%
Pending Sales	9	6	- 33.3%	22	11	- 50.0%
Closed Sales	14	3	- 78.6%	20	9	- 55.0%
Average Sales Price*	\$265,750	\$149,667	- 43.7%	\$262,857	\$214,291	- 18.5%
Median Sales Price*	\$146,750	\$70,000	- 52.3%	\$184,750	\$165,000	- 10.7%
Percent of Original List Price Received*	82.7%	84.9%	+ 2.7%	84.9%	91.2%	+ 7.4%
Days on Market Until Sale	78	30	- 61.5%	92	44	- 52.2%
Inventory of Homes for Sale	49	61	+ 24.5%	--	--	--
Months Supply of Inventory	4.3	5.7	+ 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 – February 2020

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



+ 0.9%

Change in
New Listings

+ 18.2%

Change in
Closed Sales

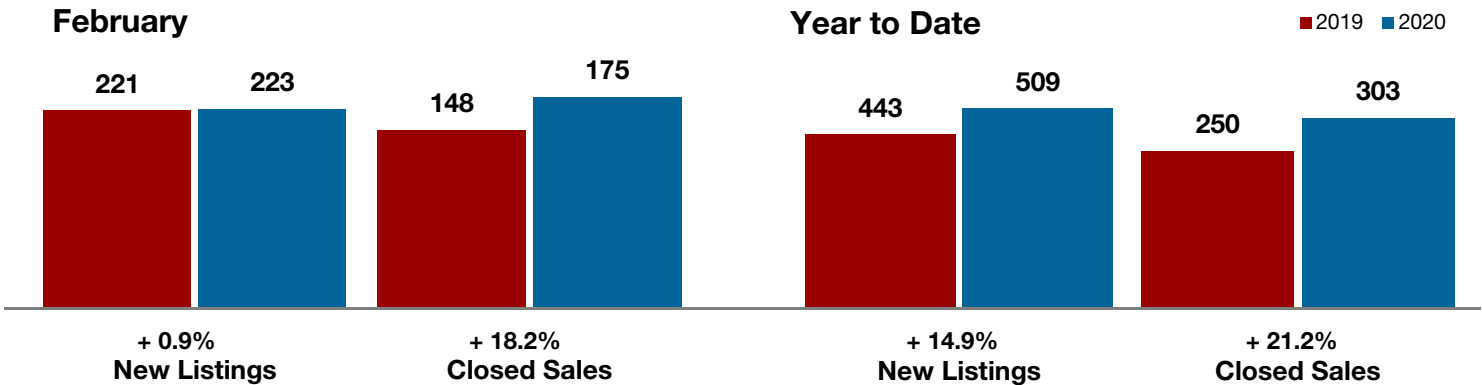
+ 2.4%

Change in
Median Sales Price

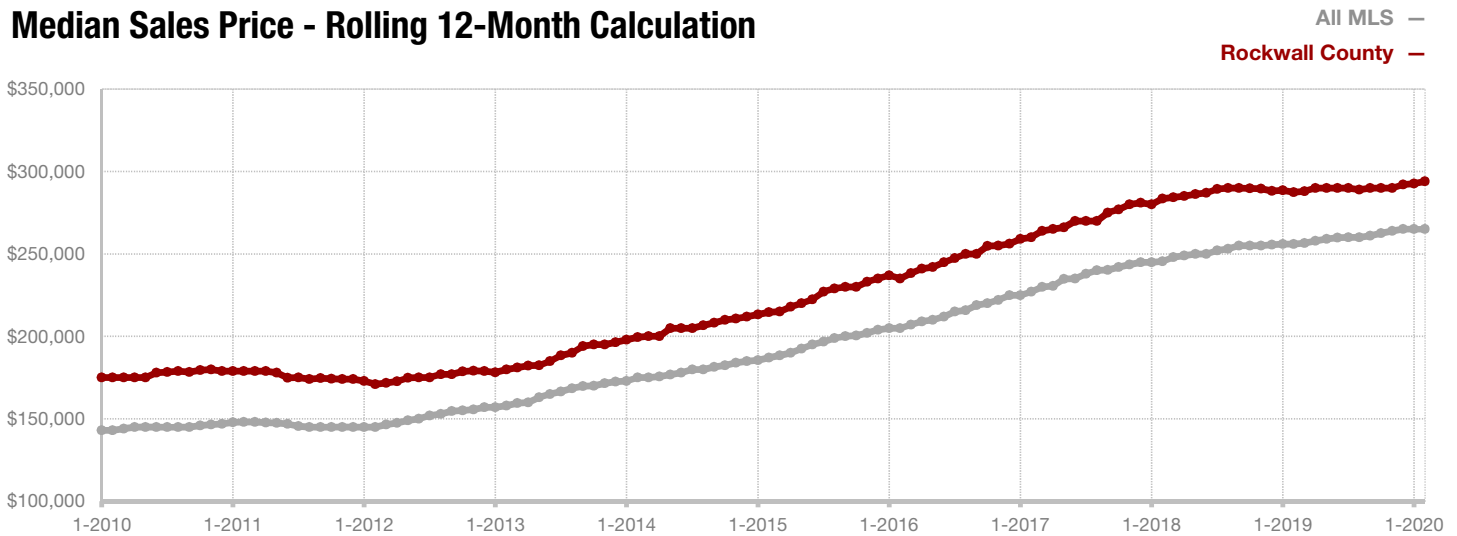
Rockwall County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	221	223	+ 0.9%	443	509	+ 14.9%
Pending Sales	171	189	+ 10.5%	348	378	+ 8.6%
Closed Sales	148	175	+ 18.2%	250	303	+ 21.2%
Average Sales Price*	\$300,243	\$314,797	+ 4.8%	\$307,562	\$320,300	+ 4.1%
Median Sales Price*	\$272,500	\$279,000	+ 2.4%	\$274,495	\$285,000	+ 3.8%
Percent of Original List Price Received*	96.0%	96.0%	0.0%	95.2%	95.6%	+ 0.4%
Days on Market Until Sale	64	66	+ 3.1%	64	70	+ 9.4%
Inventory of Homes for Sale	601	616	+ 2.5%	--	--	--
Months Supply of Inventory	3.2	3.1	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 – February 2020

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



Shackelford County

0.0%

- 100.0%

--

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

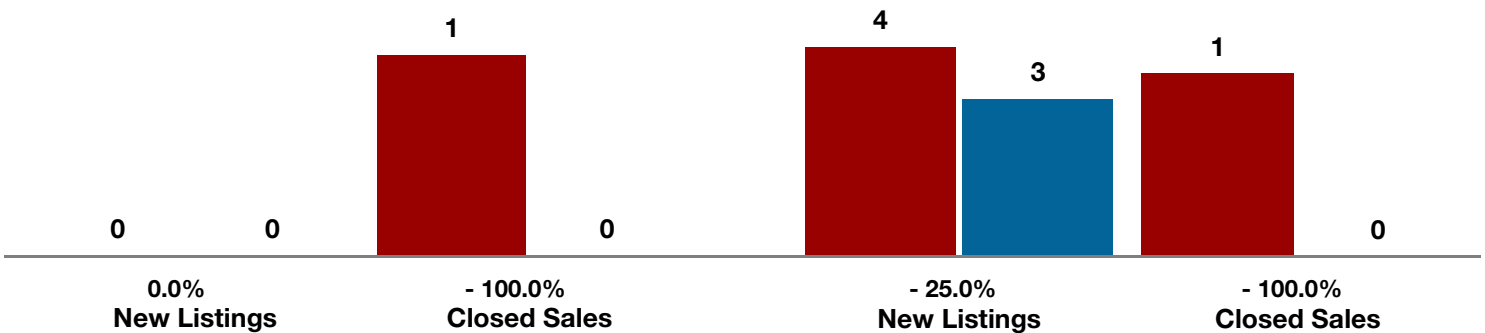
	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	0	0	0.0%	4	3	- 25.0%
Pending Sales	2	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Average Sales Price*	\$165,000	--	--	\$165,000	--	--
Median Sales Price*	\$165,000	--	--	\$165,000	--	--
Percent of Original List Price Received*	94.3%	--	--	94.3%	--	--
Days on Market Until Sale	198	--	--	198	--	--
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	5.1	10.8	+ 120.0%	--	--	--

* 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.

February

Year to Date

■ 2019 ■ 2020



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Shackelford County —



Local Market Update – February 2020

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



+ 4.1%

+ 50.0%

+ 18.7%

Change in
New Listings

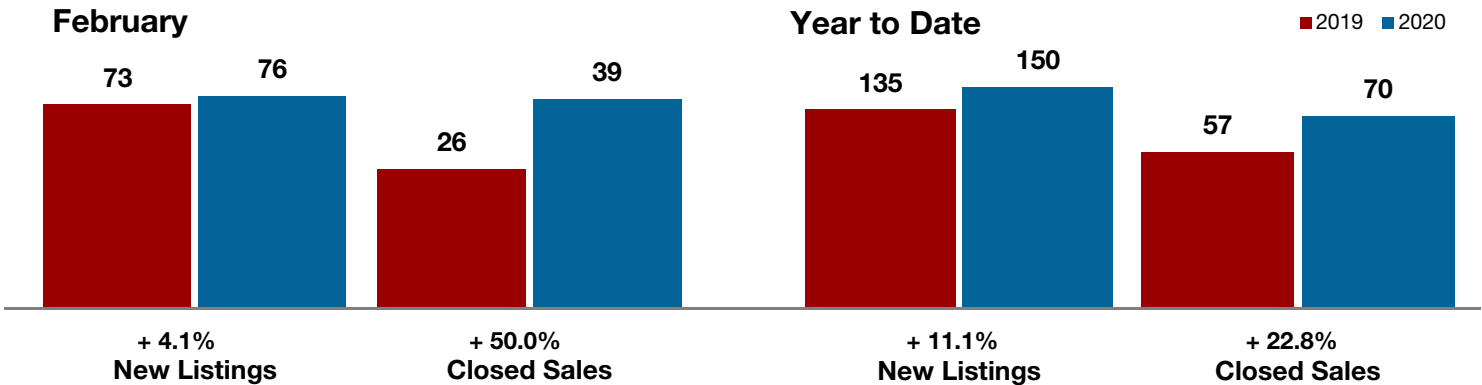
Change in
Closed Sales

Change in
Median Sales Price

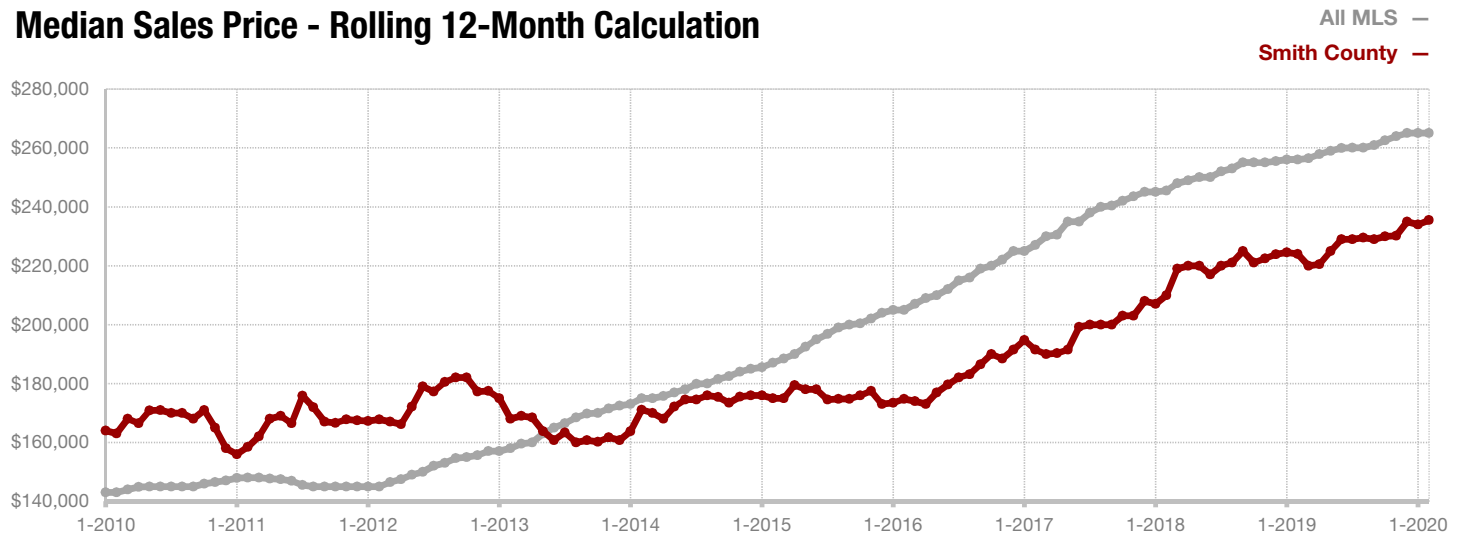
Smith County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	73	76	+ 4.1%	135	150	+ 11.1%
Pending Sales	46	35	- 23.9%	80	83	+ 3.8%
Closed Sales	26	39	+ 50.0%	57	70	+ 22.8%
Average Sales Price*	\$249,721	\$303,457	+ 21.5%	\$251,025	\$301,308	+ 20.0%
Median Sales Price*	\$219,000	\$260,000	+ 18.7%	\$229,000	\$245,000	+ 7.0%
Percent of Original List Price Received*	94.7%	94.6%	- 0.1%	95.3%	94.1%	- 1.3%
Days on Market Until Sale	98	62	- 36.7%	83	67	- 19.3%
Inventory of Homes for Sale	248	243	- 2.0%	--	--	--
Months Supply of Inventory	4.9	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 – February 2020

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



- 66.7%

+ 40.0%

- 4.8%

Change in
New Listings

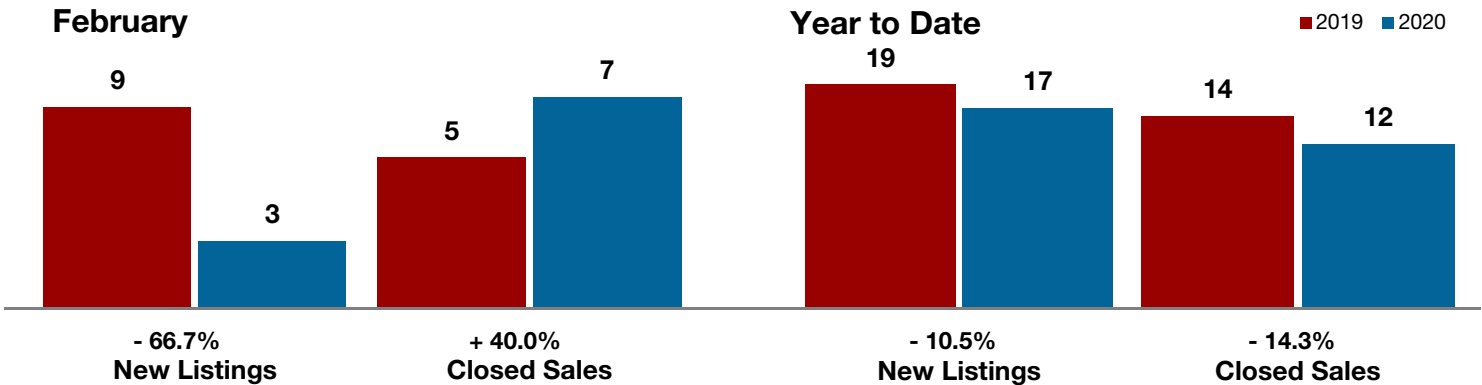
Change in
Closed Sales

Change in
Median Sales Price

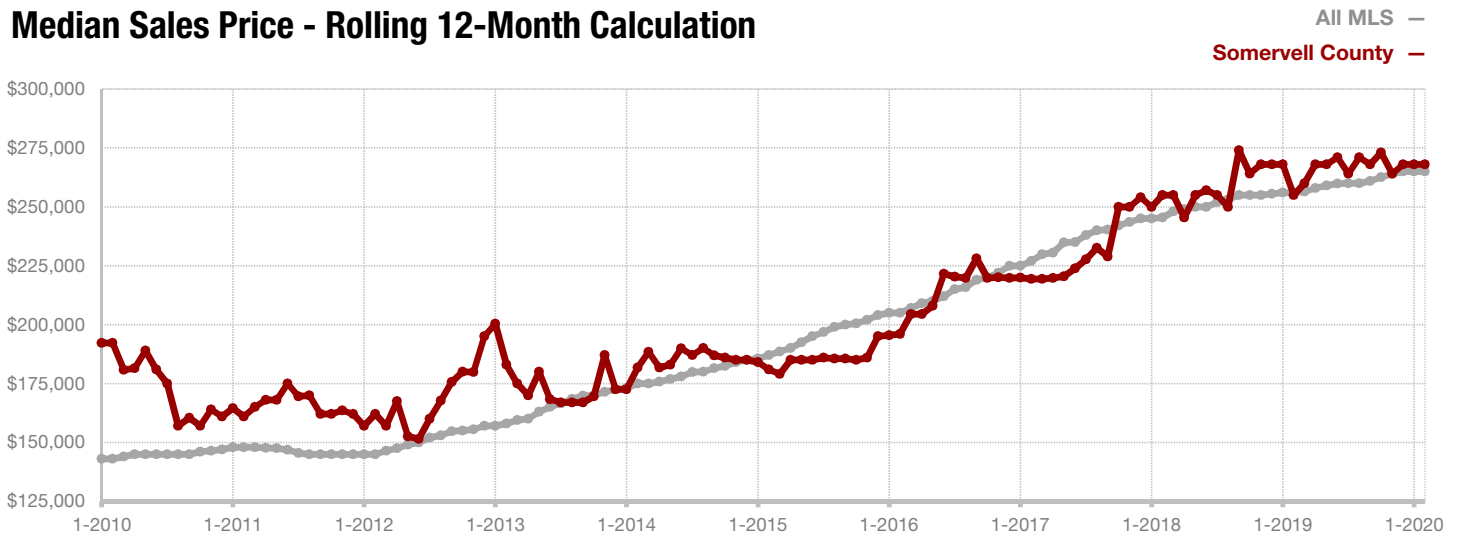
Somervell County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	9	3	- 66.7%	19	17	- 10.5%
Pending Sales	3	2	- 33.3%	6	9	+ 50.0%
Closed Sales	5	7	+ 40.0%	14	12	- 14.3%
Average Sales Price*	\$239,903	\$240,857	+ 0.4%	\$308,572	\$203,125	- 34.2%
Median Sales Price*	\$210,000	\$200,000	- 4.8%	\$208,500	\$181,000	- 13.2%
Percent of Original List Price Received*	97.2%	96.2%	- 1.0%	93.7%	95.8%	+ 2.2%
Days on Market Until Sale	94	27	- 71.3%	101	42	- 58.4%
Inventory of Homes for Sale	42	27	- 35.7%	--	--	--
Months Supply of Inventory	5.0	3.9	- 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 12.5% **+ 125.0%** **+ 272.7%**

Change in
New Listings

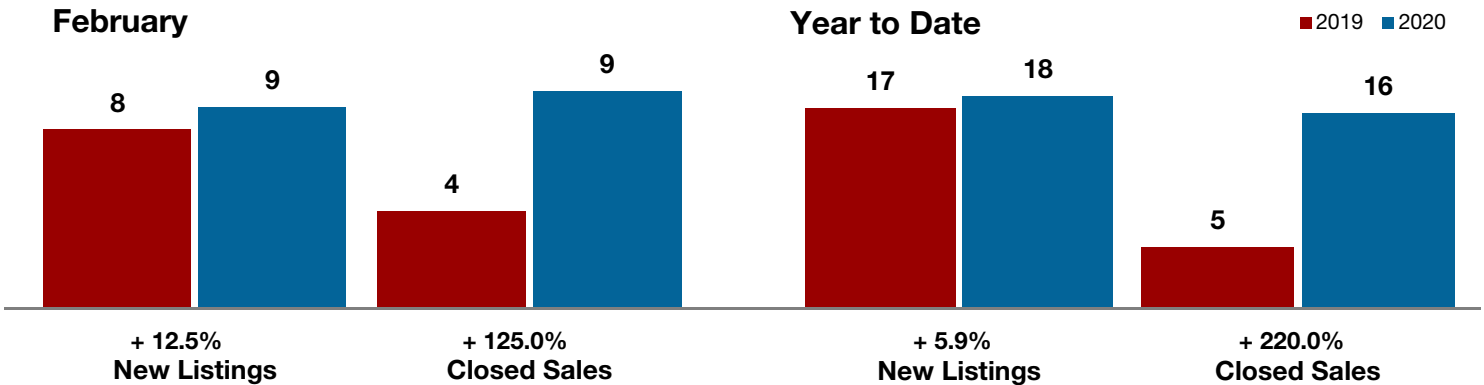
Change in
Closed Sales

Change in
Median Sales Price

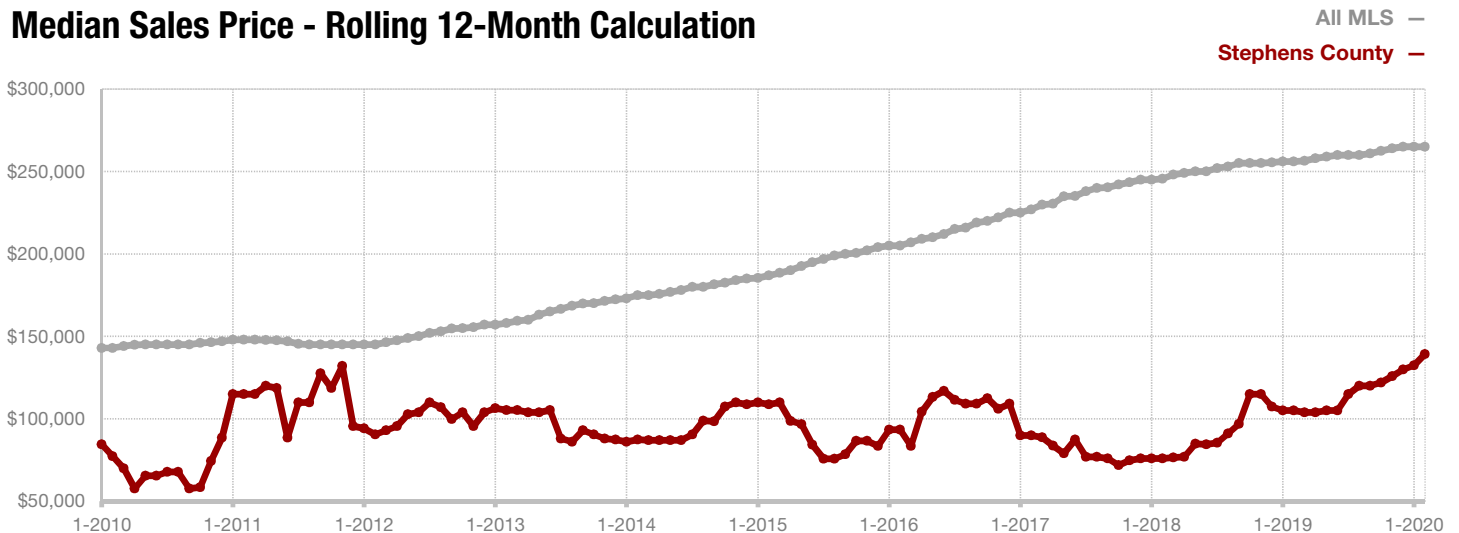
Stephens County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	8	9	+ 12.5%	17	18	+ 5.9%
Pending Sales	7	6	- 14.3%	12	18	+ 50.0%
Closed Sales	4	9	+ 125.0%	5	16	+ 220.0%
Average Sales Price*	\$97,563	\$326,600	+ 234.8%	\$96,650	\$244,263	+ 152.7%
Median Sales Price*	\$55,000	\$205,000	+ 272.7%	\$55,000	\$160,250	+ 191.4%
Percent of Original List Price Received*	99.8%	83.0%	- 16.8%	99.4%	87.8%	- 11.7%
Days on Market Until Sale	46	120	+ 160.9%	44	93	+ 111.4%
Inventory of Homes for Sale	44	44	0.0%	--	--	--
Months Supply of Inventory	5.7	5.4	- 16.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



Stonewall County

0.0%

- 100.0%

--

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

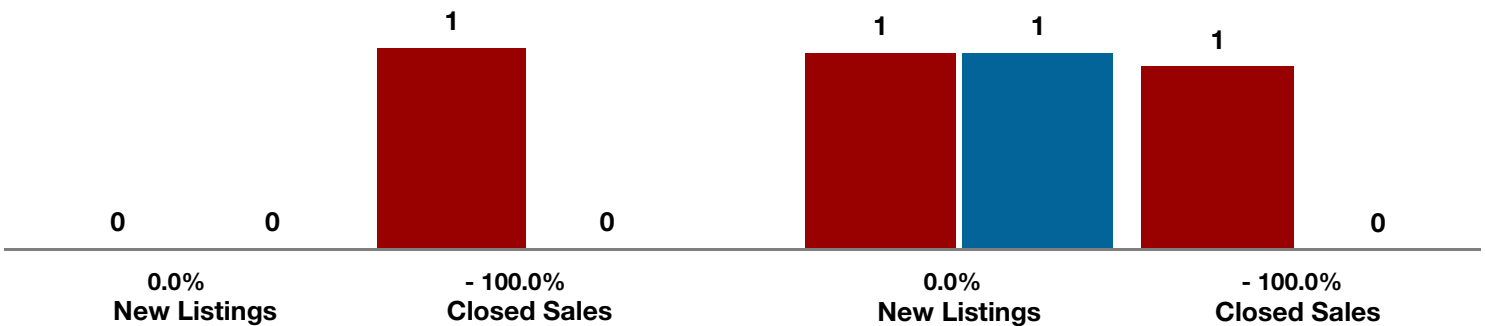
	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Average Sales Price*	\$29,000	--	--	\$29,000	--	--
Median Sales Price*	\$29,000	--	--	\$29,000	--	--
Percent of Original List Price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

* 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.

February

Year to Date

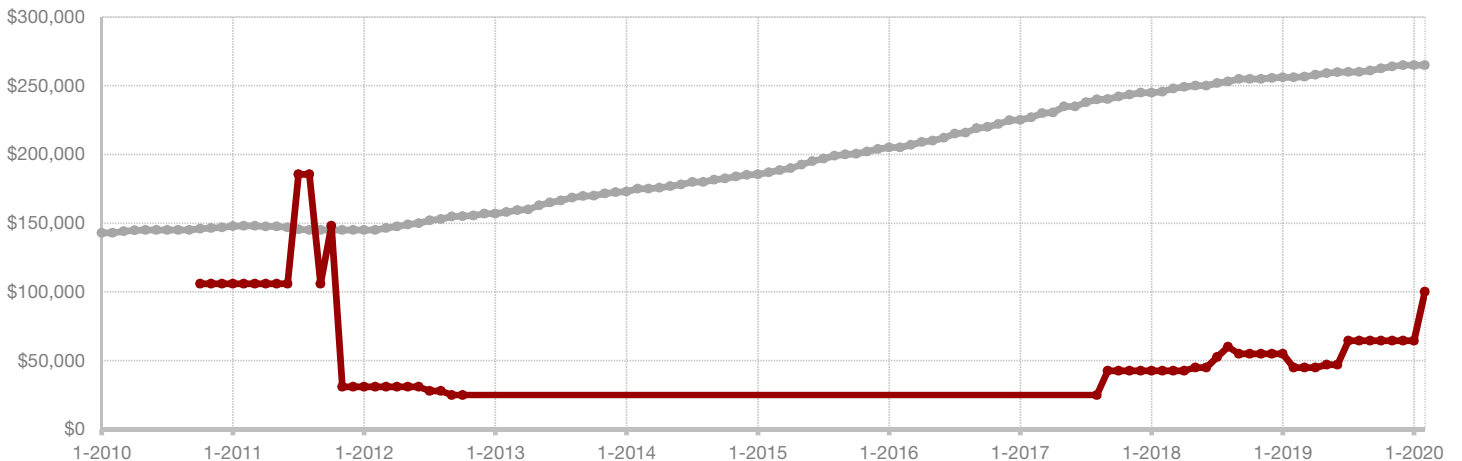
■ 2019 ■ 2020



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – February 2020

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



+ 1.6%

Change in
New Listings

- 5.1%

Change in
Closed Sales

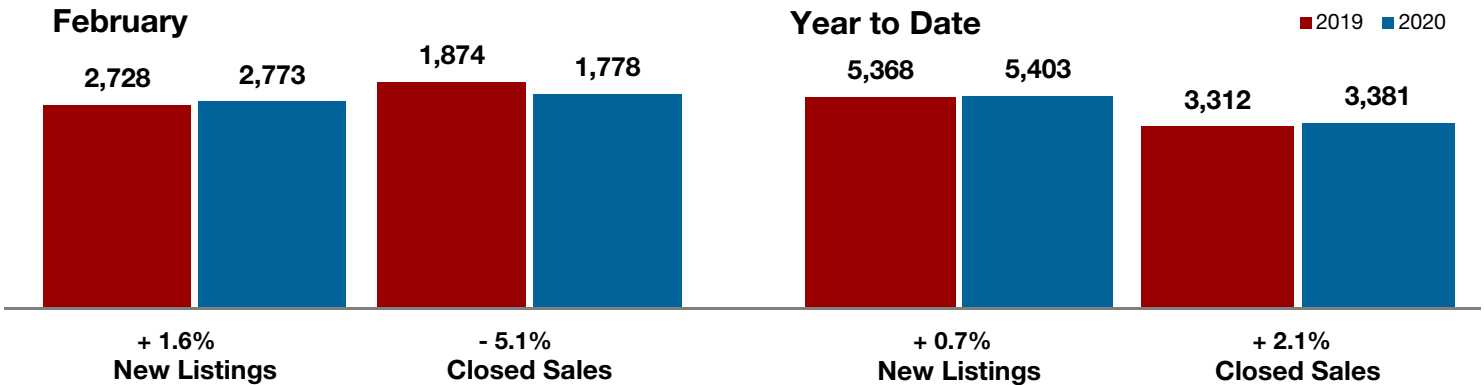
+ 5.2%

Change in
Median Sales Price

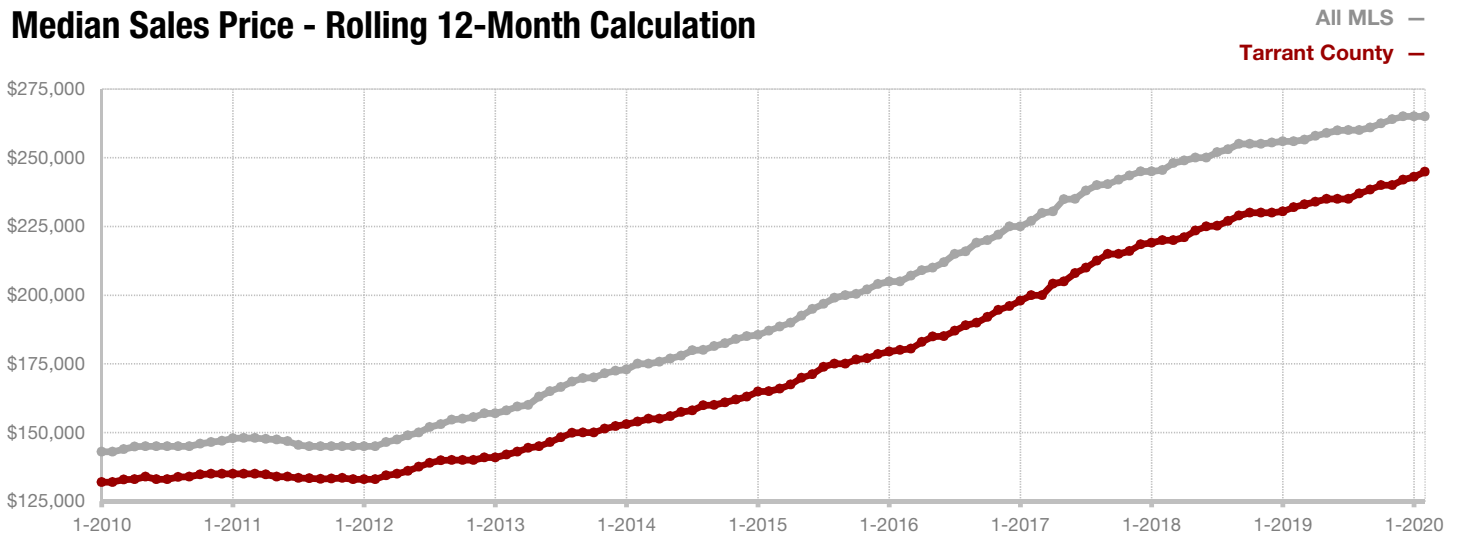
Tarrant County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,728	2,773	+ 1.6%	5,368	5,403	+ 0.7%
Pending Sales	2,236	2,234	- 0.1%	4,276	4,359	+ 1.9%
Closed Sales	1,874	1,778	- 5.1%	3,312	3,381	+ 2.1%
Average Sales Price*	\$272,303	\$293,849	+ 7.9%	\$269,798	\$284,056	+ 5.3%
Median Sales Price*	\$230,000	\$242,000	+ 5.2%	\$225,000	\$240,995	+ 7.1%
Percent of Original List Price Received*	96.6%	96.8%	+ 0.2%	96.4%	96.7%	+ 0.3%
Days on Market Until Sale	49	47	- 4.1%	49	47	- 4.1%
Inventory of Homes for Sale	4,921	4,445	- 9.7%	--	--	--
Months Supply of Inventory	2.1	1.9	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 2.4%

Change in
New Listings

- 1.4%

Change in
Closed Sales

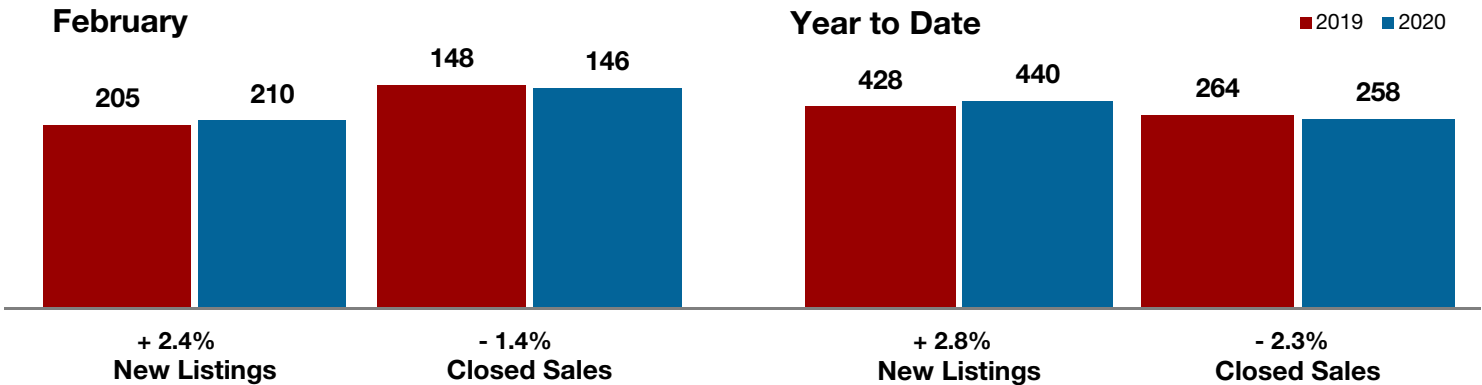
+ 1.2%

Change in
Median Sales Price

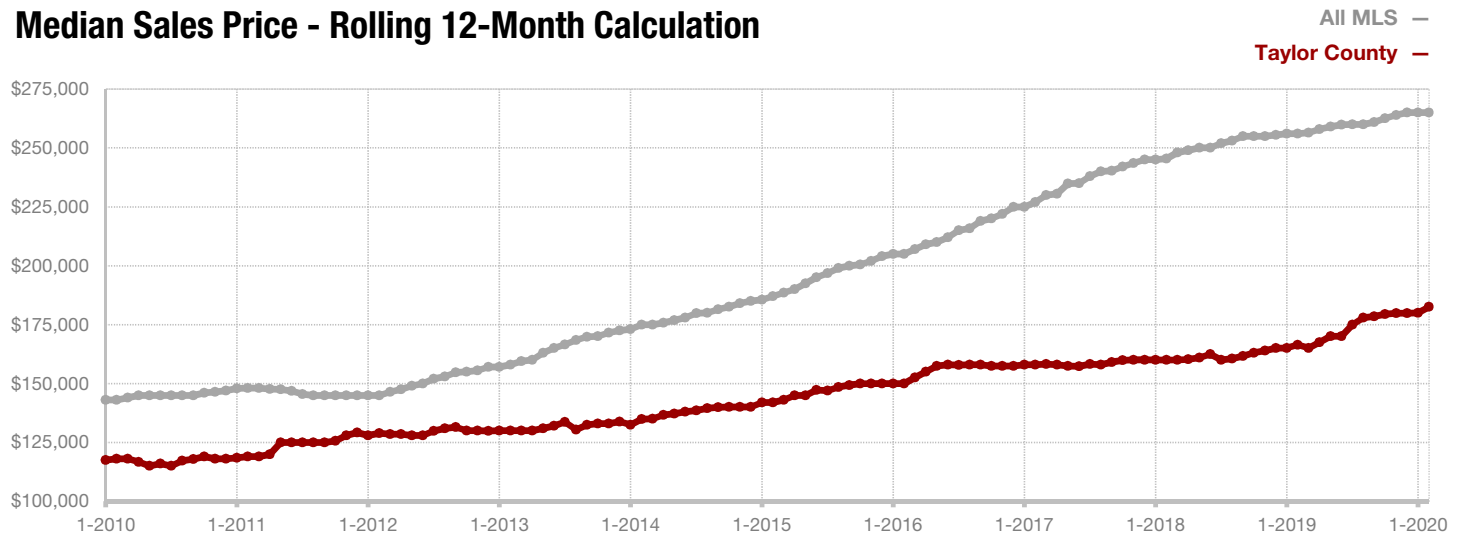
Taylor County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	205	210	+ 2.4%	428	440	+ 2.8%
Pending Sales	168	139	- 17.3%	335	312	- 6.9%
Closed Sales	148	146	- 1.4%	264	258	- 2.3%
Average Sales Price*	\$182,369	\$192,389	+ 5.5%	\$176,448	\$201,742	+ 14.3%
Median Sales Price*	\$172,000	\$174,000	+ 1.2%	\$163,625	\$179,950	+ 10.0%
Percent of Original List Price Received*	96.7%	96.2%	- 0.5%	95.9%	95.7%	- 0.2%
Days on Market Until Sale	68	67	- 1.5%	68	72	+ 5.9%
Inventory of Homes for Sale	557	547	- 1.8%	--	--	--
Months Supply of Inventory	3.2	3.1	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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

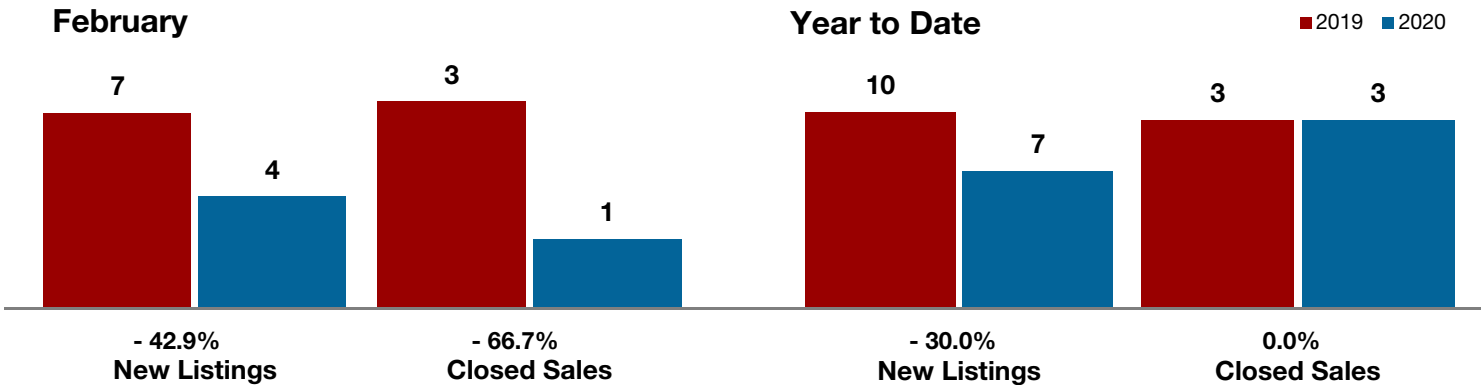


- 42.9%	- 66.7%	- 9.2%
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

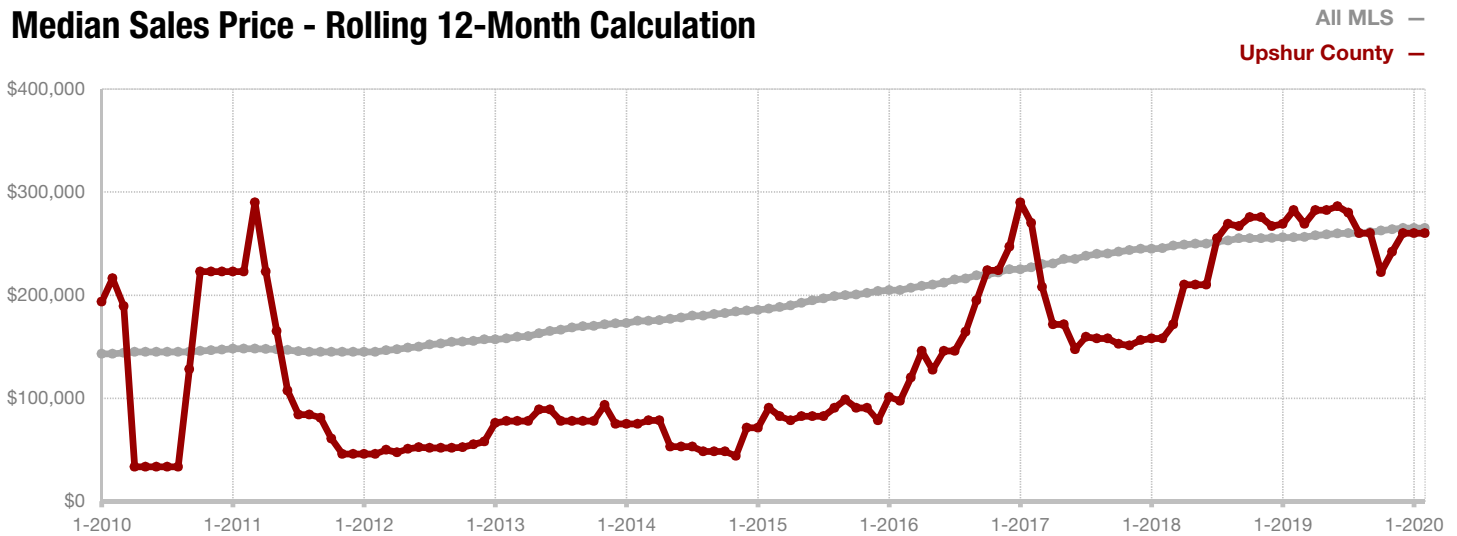
Upshur County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	7	4	- 42.9%	10	7	- 30.0%
Pending Sales	1	5	+ 400.0%	6	5	- 16.7%
Closed Sales	3	1	- 66.7%	3	3	0.0%
Average Sales Price*	\$364,500	\$359,500	- 1.4%	\$364,500	\$304,833	- 16.4%
Median Sales Price*	\$396,000	\$359,500	- 9.2%	\$396,000	\$359,500	- 9.2%
Percent of Original List Price Received*	90.4%	95.9%	+ 6.1%	90.4%	89.3%	- 1.2%
Days on Market Until Sale	71	184	+ 159.2%	71	88	+ 23.9%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	6.8	7.6	+ 14.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 23.6%

Change in
New Listings

+ 53.3%

Change in
Closed Sales

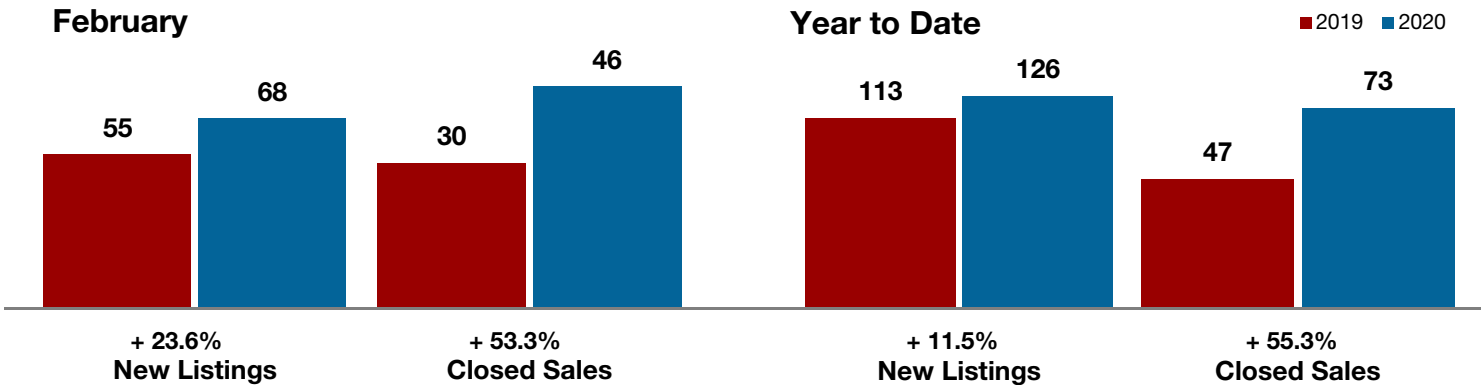
+ 26.9%

Change in
Median Sales Price

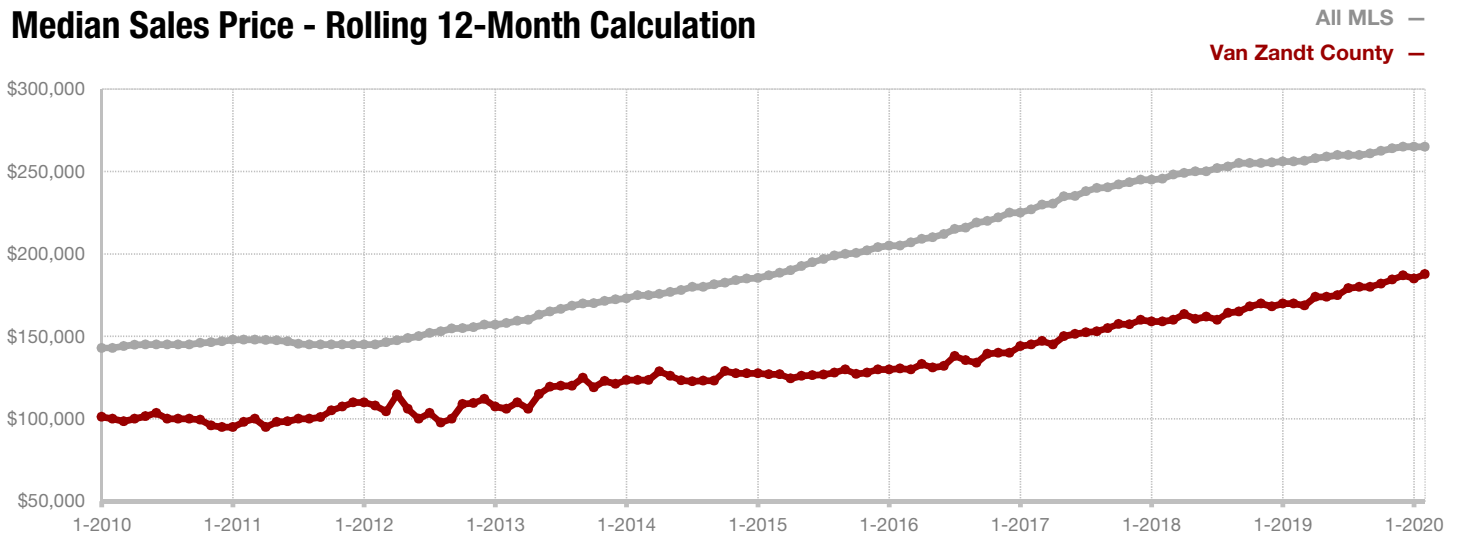
Van Zandt County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	55	68	+ 23.6%	113	126	+ 11.5%
Pending Sales	47	34	- 27.7%	85	90	+ 5.9%
Closed Sales	30	46	+ 53.3%	47	73	+ 55.3%
Average Sales Price*	\$195,739	\$260,855	+ 33.3%	\$194,438	\$245,487	+ 26.3%
Median Sales Price*	\$173,350	\$220,000	+ 26.9%	\$176,000	\$187,500	+ 6.5%
Percent of Original List Price Received*	96.9%	95.1%	- 1.9%	93.9%	93.8%	- 0.1%
Days on Market Until Sale	89	76	- 14.6%	89	75	- 15.7%
Inventory of Homes for Sale	206	220	+ 6.8%	--	--	--
Months Supply of Inventory	4.7	4.6	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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



+ 18.0%

- 12.5%

+ 5.5%

Change in
New Listings

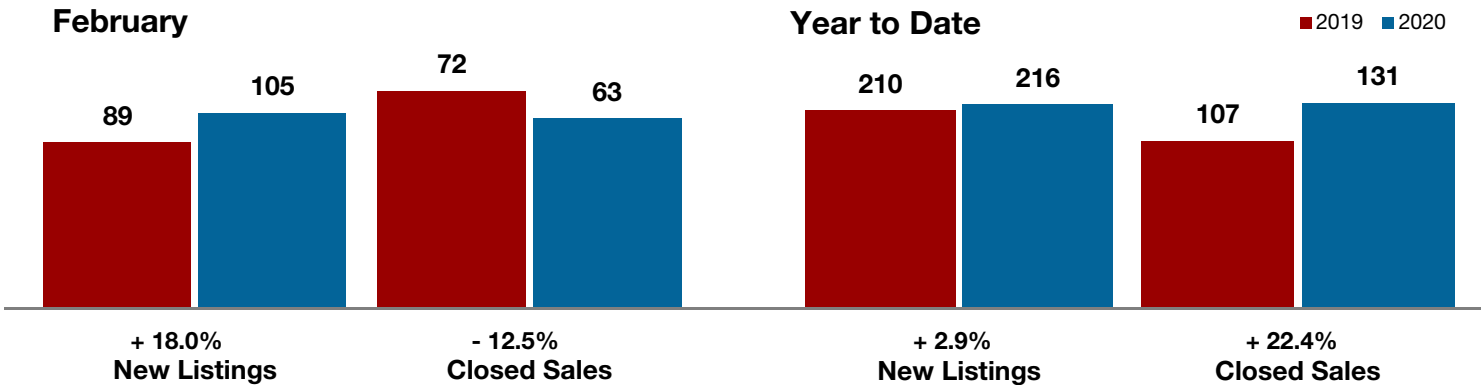
Change in
Closed Sales

Change in
Median Sales Price

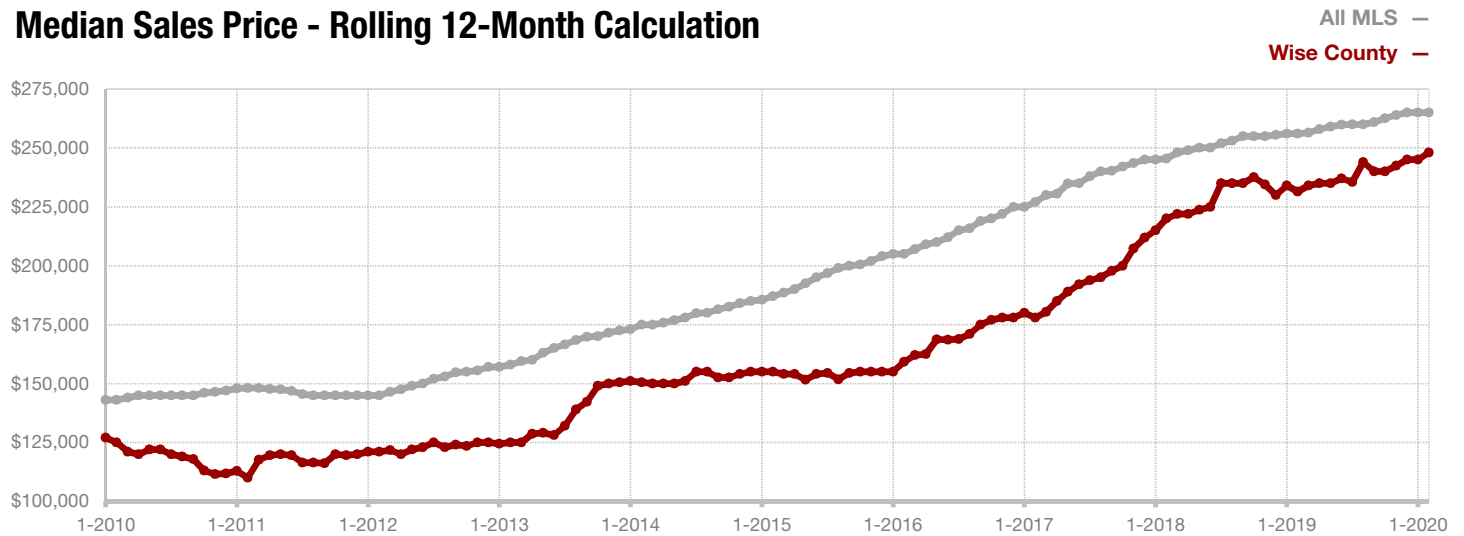
Wise County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	89	105	+ 18.0%	210	216	+ 2.9%
Pending Sales	76	75	- 1.3%	162	162	0.0%
Closed Sales	72	63	- 12.5%	107	131	+ 22.4%
Average Sales Price*	\$246,768	\$262,044	+ 6.2%	\$245,281	\$266,949	+ 8.8%
Median Sales Price*	\$235,000	\$248,000	+ 5.5%	\$235,500	\$248,000	+ 5.3%
Percent of Original List Price Received*	94.8%	95.0%	+ 0.2%	94.8%	94.2%	- 0.6%
Days on Market Until Sale	62	65	+ 4.8%	61	75	+ 23.0%
Inventory of Homes for Sale	294	328	+ 11.6%	--	--	--
Months Supply of Inventory	4.0	3.9	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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- 39.6%

+ 20.0%

+ 17.5%

Change in
New Listings

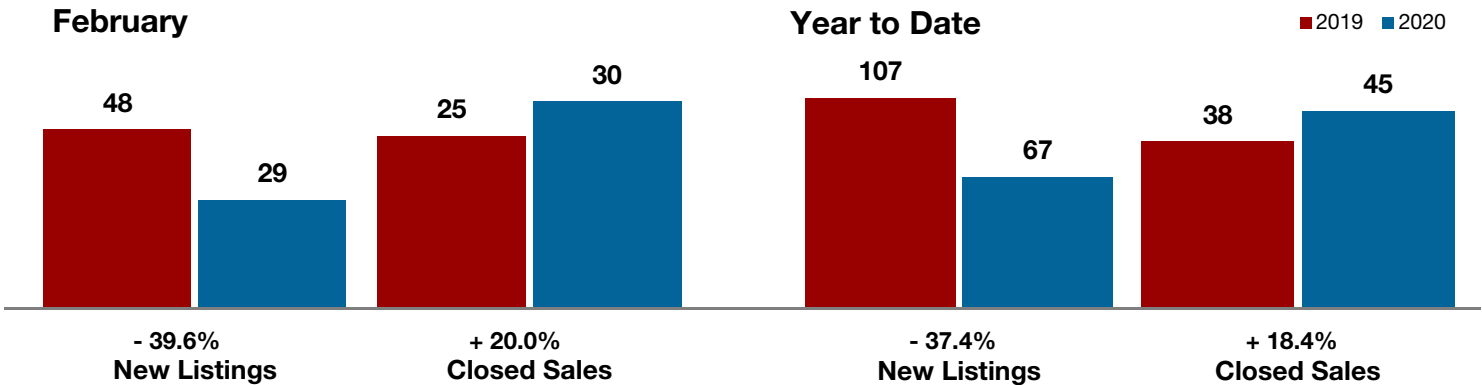
Change in
Closed Sales

Change in
Median Sales Price

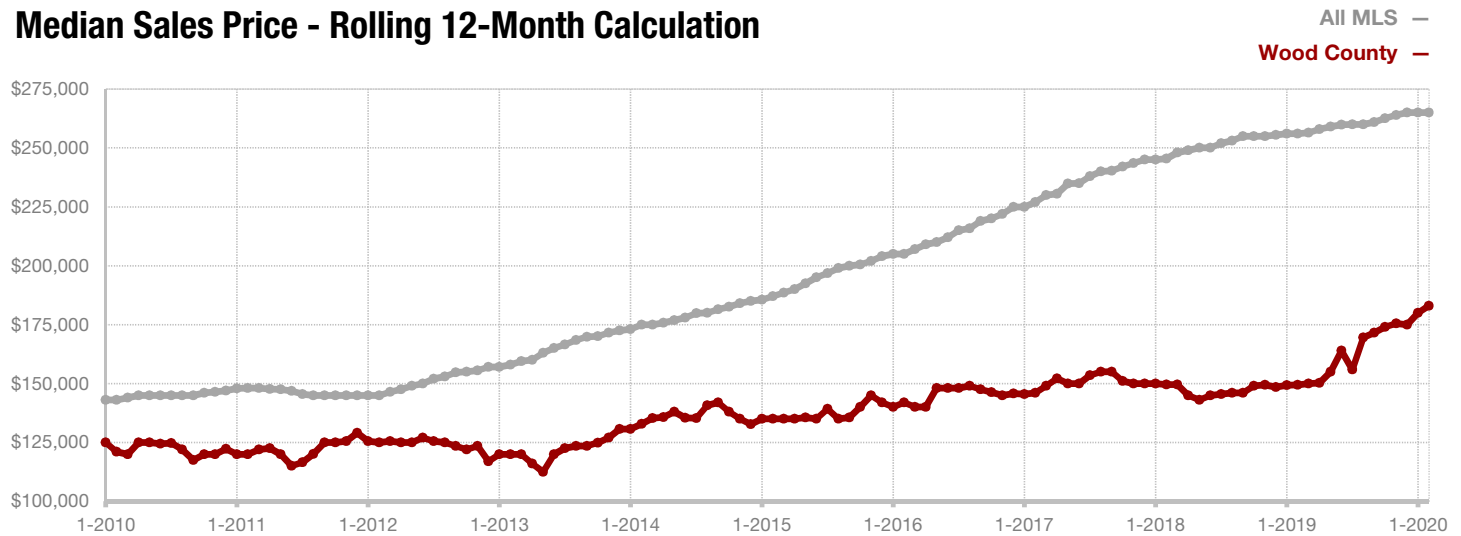
Wood County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	48	29	- 39.6%	107	67	- 37.4%
Pending Sales	33	31	- 6.1%	58	61	+ 5.2%
Closed Sales	25	30	+ 20.0%	38	45	+ 18.4%
Average Sales Price*	\$212,678	\$241,815	+ 13.7%	\$183,833	\$228,725	+ 24.4%
Median Sales Price*	\$142,500	\$167,500	+ 17.5%	\$140,000	\$189,000	+ 35.0%
Percent of Original List Price Received*	87.2%	92.3%	+ 5.8%	88.5%	91.5%	+ 3.4%
Days on Market Until Sale	110	115	+ 4.5%	91	105	+ 15.4%
Inventory of Homes for Sale	194	150	- 22.7%	--	--	--
Months Supply of Inventory	6.4	4.8	- 16.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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Young County

0.0%

Change in
New Listings

+ 30.0%

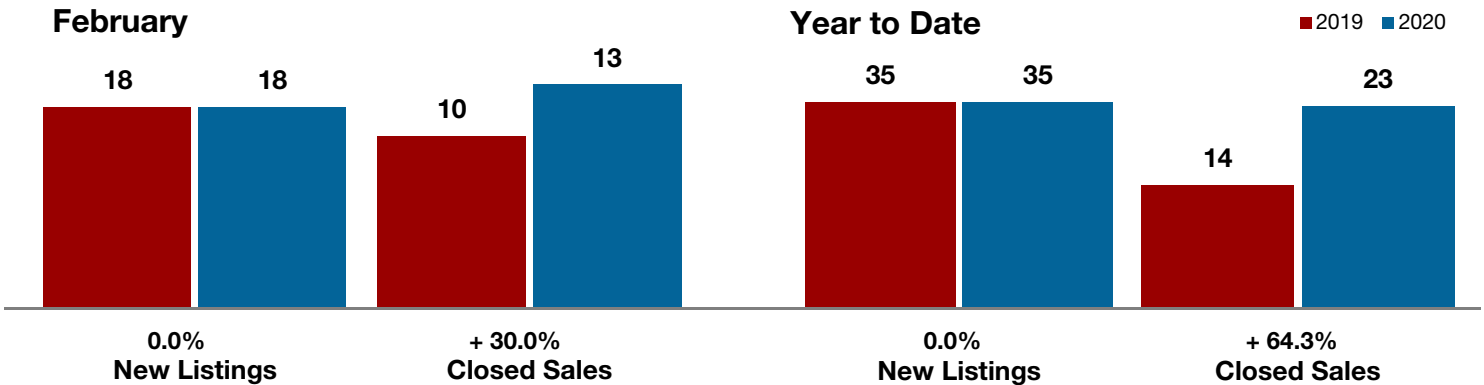
Change in
Closed Sales

+ 12.4%

Change in
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	18	18	0.0%	35	35	0.0%
Pending Sales	15	19	+ 26.7%	28	38	+ 35.7%
Closed Sales	10	13	+ 30.0%	14	23	+ 64.3%
Average Sales Price*	\$170,880	\$184,962	+ 8.2%	\$186,914	\$180,170	- 3.6%
Median Sales Price*	\$109,450	\$123,000	+ 12.4%	\$109,450	\$123,000	+ 12.4%
Percent of Original List Price Received*	94.5%	88.5%	- 6.3%	91.5%	87.6%	- 4.3%
Days on Market Until Sale	156	205	+ 31.4%	150	166	+ 10.7%
Inventory of Homes for Sale	71	69	- 2.8%	--	--	--
Months Supply of Inventory	6.2	5.2	- 16.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

