

Local Market Updates

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



July 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 – July 2020

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



+ 33.3%

- 37.5%

+ 2.4%

Change in
New Listings

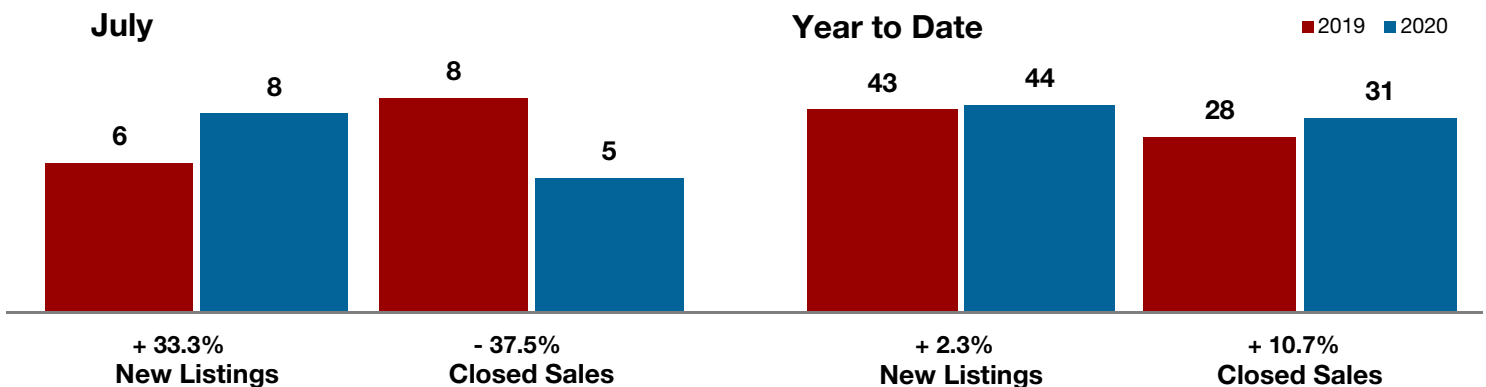
Change in
Closed Sales

Change in
Median Sales Price

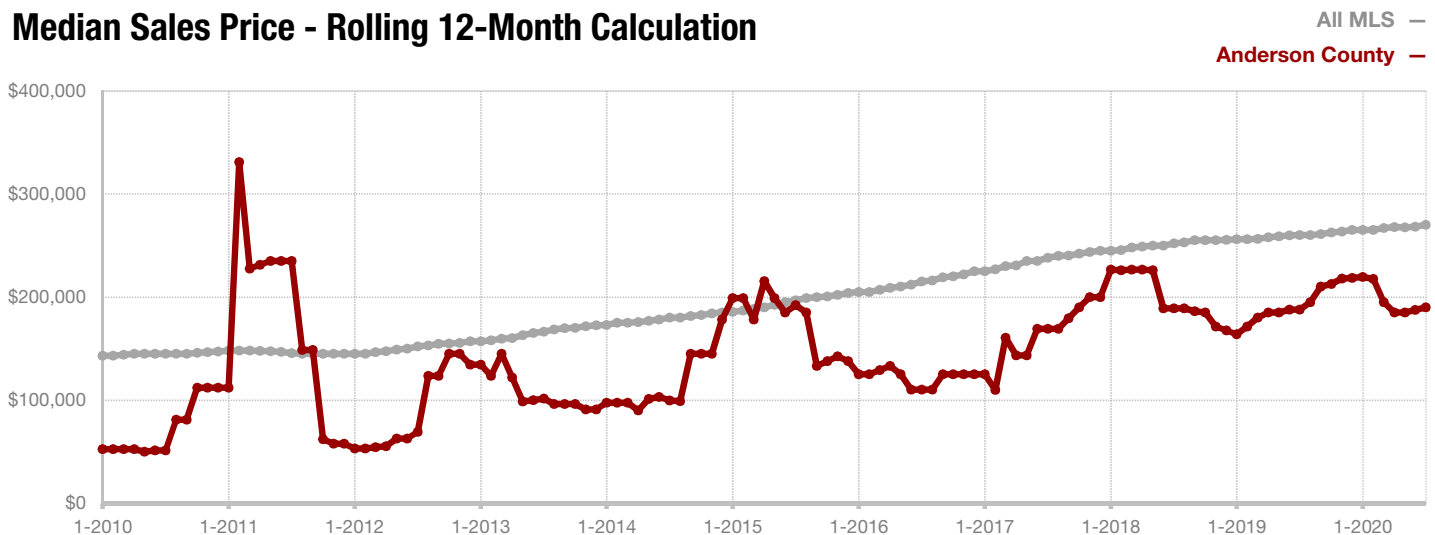
Anderson County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	6	8	+ 33.3%	43	44	+ 2.3%
Pending Sales	4	4	0.0%	29	32	+ 10.3%
Closed Sales	8	5	- 37.5%	28	31	+ 10.7%
Average Sales Price*	\$209,563	\$185,400	- 11.5%	\$286,232	\$225,861	- 21.1%
Median Sales Price*	\$188,500	\$193,000	+ 2.4%	\$218,500	\$175,000	- 19.9%
Percent of Original List Price Received*	89.3%	93.2%	+ 4.4%	93.4%	94.5%	+ 1.2%
Days on Market Until Sale	138	113	- 18.1%	106	92	- 13.2%
Inventory of Homes for Sale	30	24	- 20.0%	--	--	--
Months Supply of Inventory	6.9	5.2	- 28.6%	--	--	--

* 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.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2020

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



- 29.2%

+ 37.5%

+ 12.0%

Change in
New Listings

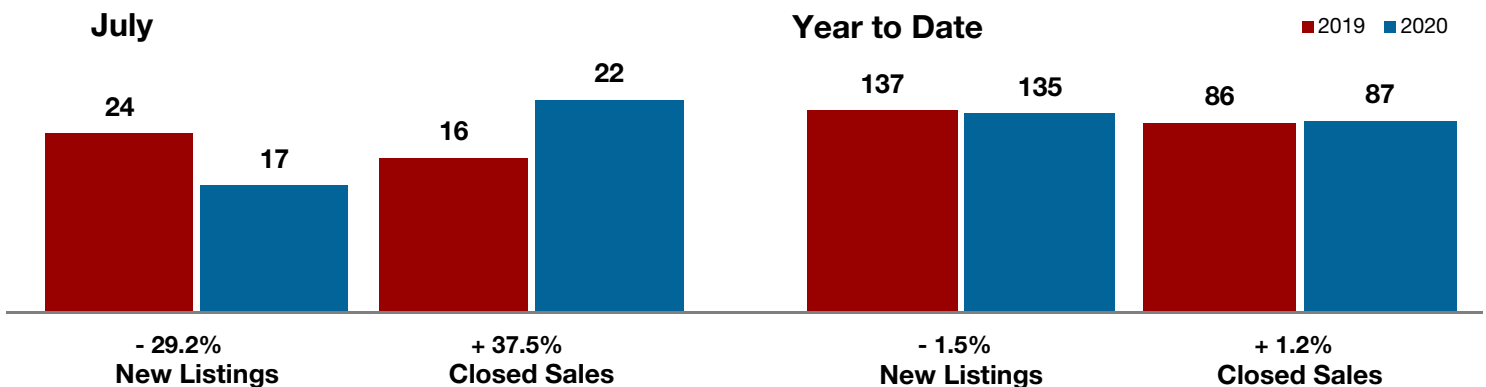
Change in
Closed Sales

Change in
Median Sales Price

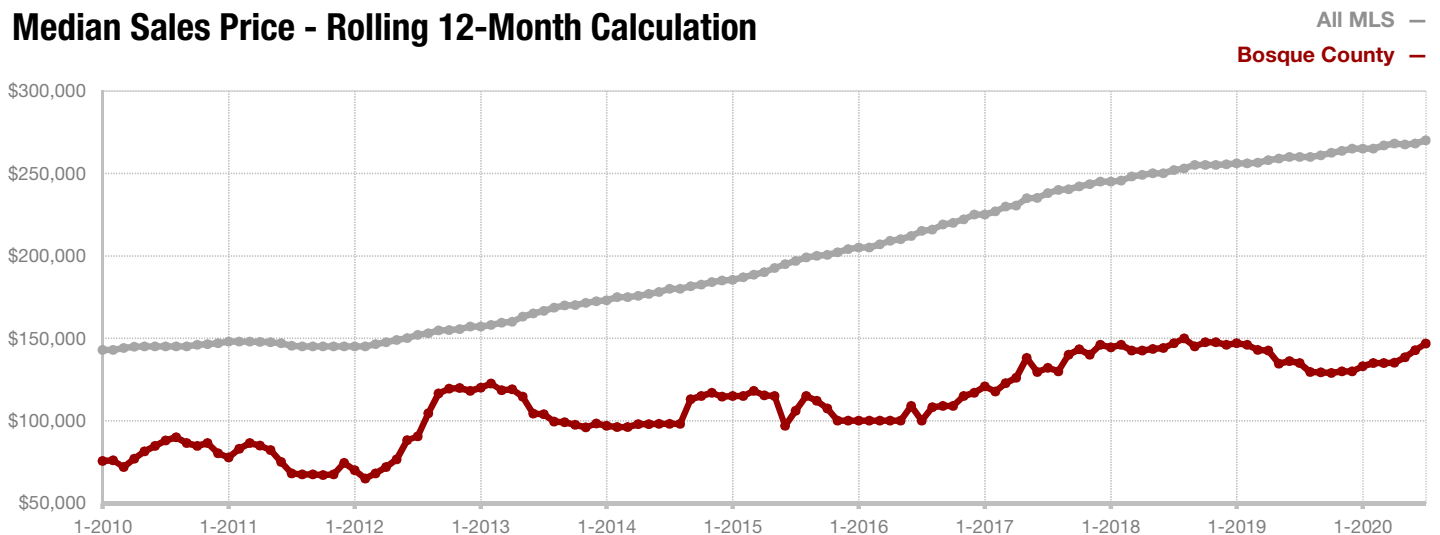
Bosque County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	24	17	- 29.2%	137	135	- 1.5%
Pending Sales	22	14	- 36.4%	105	92	- 12.4%
Closed Sales	16	22	+ 37.5%	86	87	+ 1.2%
Average Sales Price*	\$203,119	\$267,241	+ 31.6%	\$178,616	\$262,949	+ 47.2%
Median Sales Price*	\$124,950	\$139,950	+ 12.0%	\$125,000	\$148,500	+ 18.8%
Percent of Original List Price Received*	93.0%	89.4%	- 3.9%	90.0%	90.2%	+ 0.2%
Days on Market Until Sale	62	91	+ 46.8%	90	93	+ 3.3%
Inventory of Homes for Sale	106	73	- 31.1%	--	--	--
Months Supply of Inventory	8.3	5.8	- 25.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2020

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



Brown County

- 13.7%

+ 4.0%

+ 9.9%

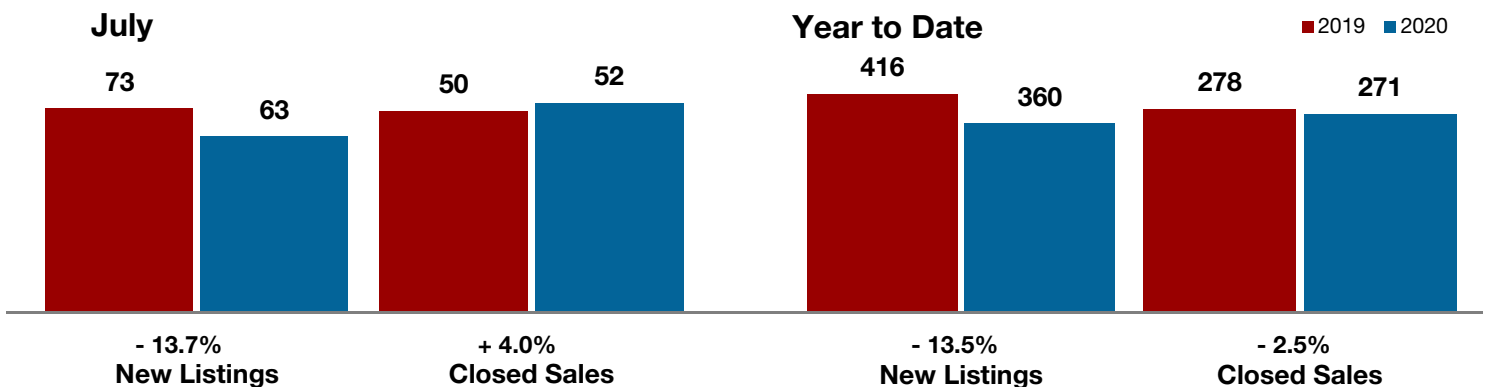
Change in
New Listings

Change in
Closed Sales

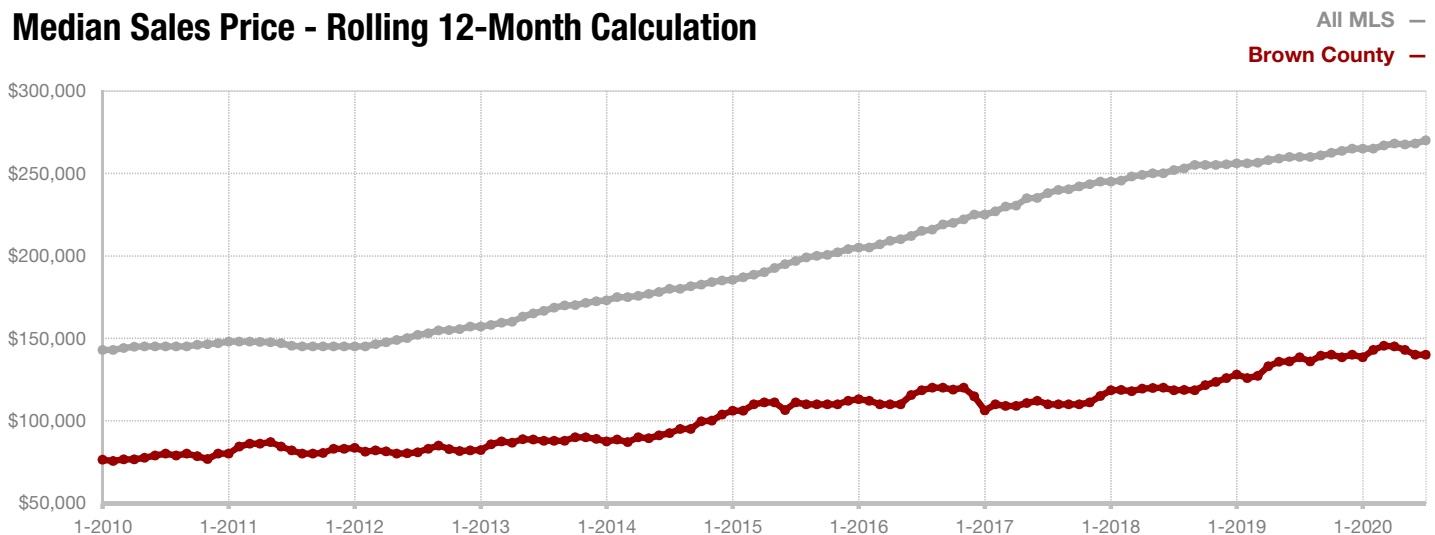
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	73	63	- 13.7%	416	360	- 13.5%
Pending Sales	58	44	- 24.1%	312	297	- 4.8%
Closed Sales	50	52	+ 4.0%	278	271	- 2.5%
Average Sales Price*	\$153,064	\$170,597	+ 11.5%	\$171,150	\$169,429	- 1.0%
Median Sales Price*	\$120,900	\$132,825	+ 9.9%	\$133,525	\$135,000	+ 1.1%
Percent of Original List Price Received*	96.9%	93.1%	- 3.9%	93.2%	93.2%	0.0%
Days on Market Until Sale	83	95	+ 14.5%	94	86	- 8.5%
Inventory of Homes for Sale	238	151	- 36.6%	--	--	--
Months Supply of Inventory	6.0	3.8	- 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 – July 2020

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



Callahan County

- 19.0%

+ 5.6%

+ 84.1%

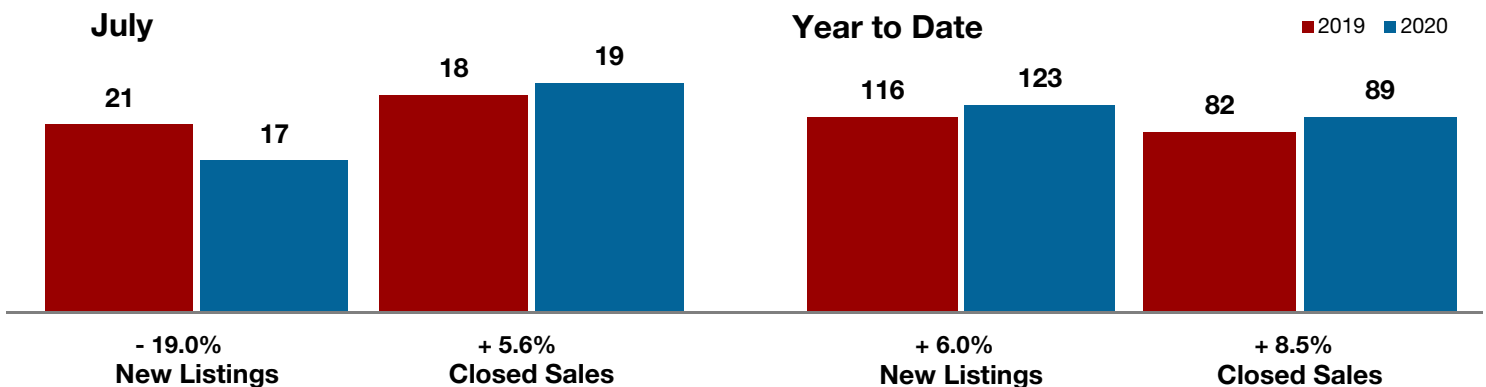
Change in
New Listings

Change in
Closed Sales

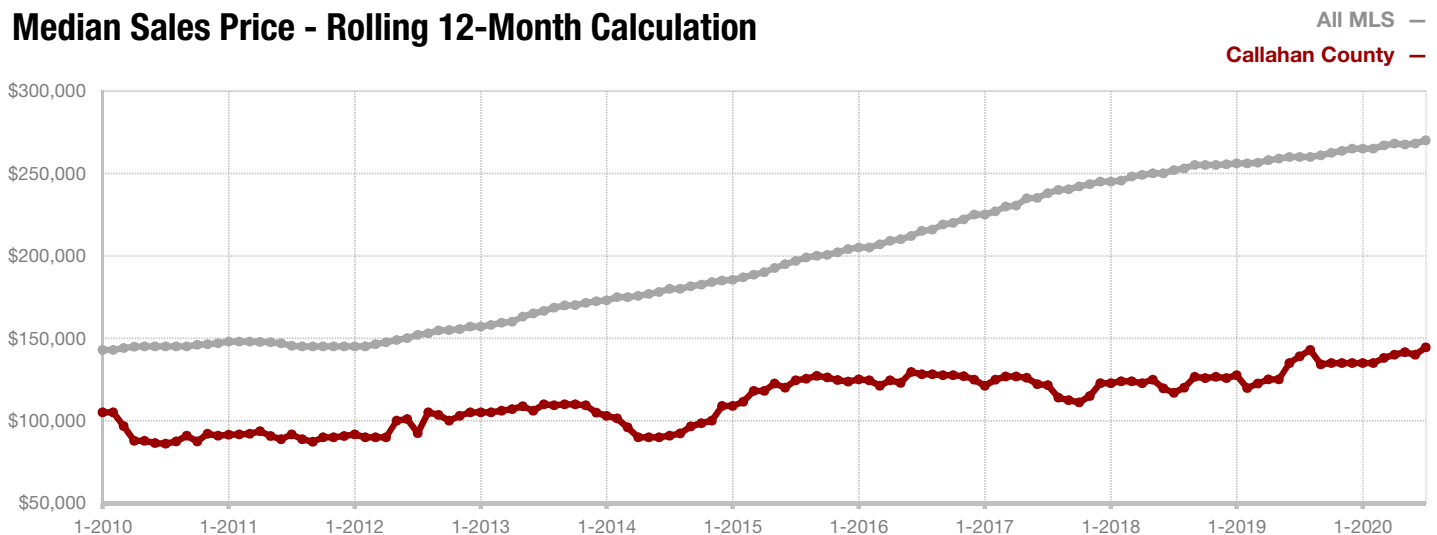
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	21	17	- 19.0%	116	123	+ 6.0%
Pending Sales	17	12	- 29.4%	92	99	+ 7.6%
Closed Sales	18	19	+ 5.6%	82	89	+ 8.5%
Average Sales Price*	\$137,439	\$208,445	+ 51.7%	\$160,656	\$185,091	+ 15.2%
Median Sales Price*	\$119,500	\$220,000	+ 84.1%	\$135,000	\$160,000	+ 18.5%
Percent of Original List Price Received*	95.4%	92.2%	- 3.4%	95.5%	94.3%	- 1.3%
Days on Market Until Sale	63	46	- 27.0%	72	53	- 26.4%
Inventory of Homes for Sale	58	39	- 32.8%	--	--	--
Months Supply of Inventory	4.8	3.0	- 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 – July 2020

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



Clay County

0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

--

Change in
Median Sales Price

July

Year to Date

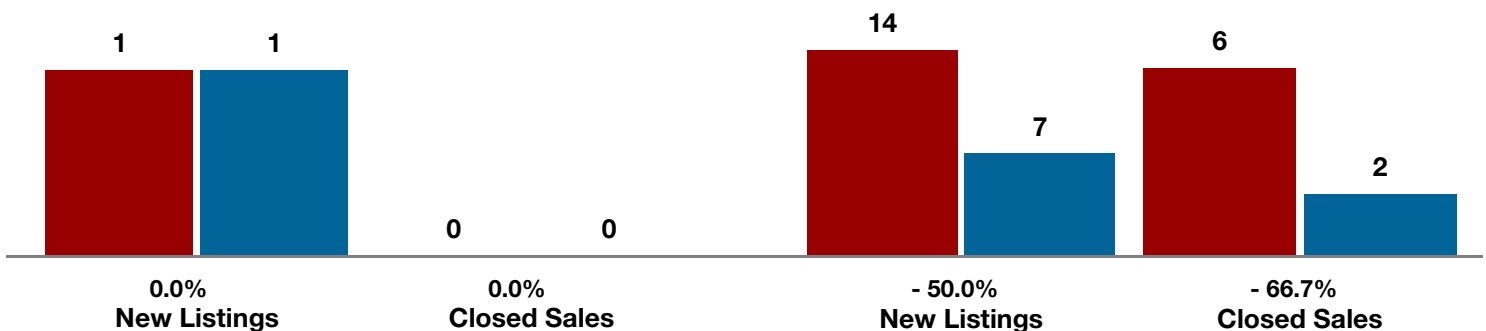
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1	1	0.0%	14	7	- 50.0%
Pending Sales	1	1	0.0%	6	2	- 66.7%
Closed Sales	0	0	0.0%	6	2	- 66.7%
Average Sales Price*	--	--	--	\$347,917	\$251,000	- 27.9%
Median Sales Price*	--	--	--	\$302,000	\$251,000	- 16.9%
Percent of Original List Price Received*	--	--	--	92.3%	98.9%	+ 7.2%
Days on Market Until Sale	--	--	--	64	43	- 32.8%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	6.7	4.2	- 42.9%	--	--	--

* 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.

July

Year to Date

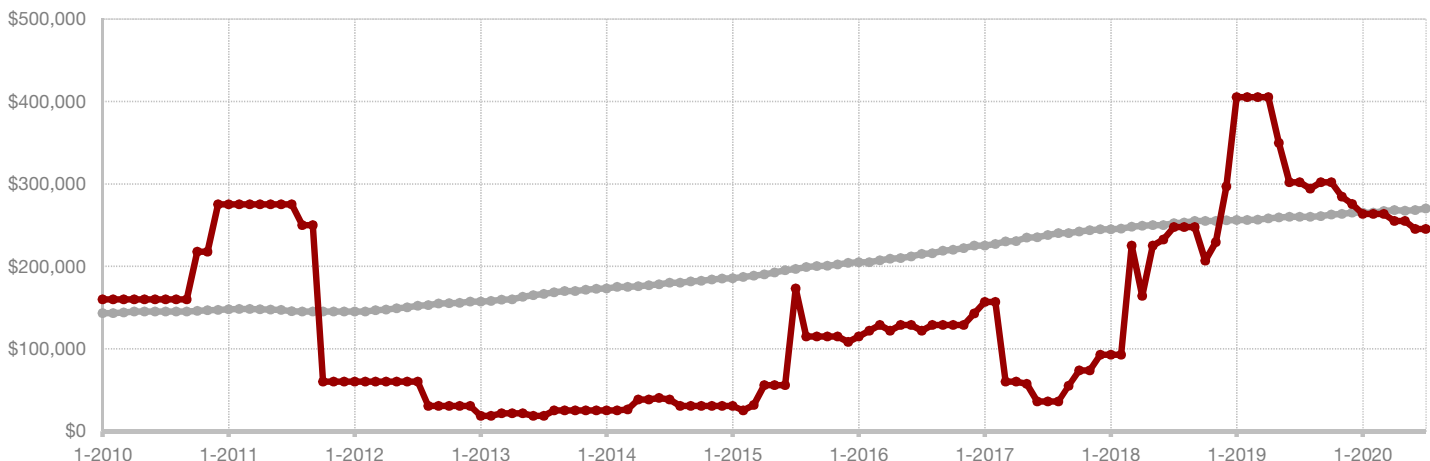
■ 2019 ■ 2020



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Clay County —



Local Market Update – July 2020

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



- 25.0%

+ 11.1%

+ 81.0%

Change in
New Listings

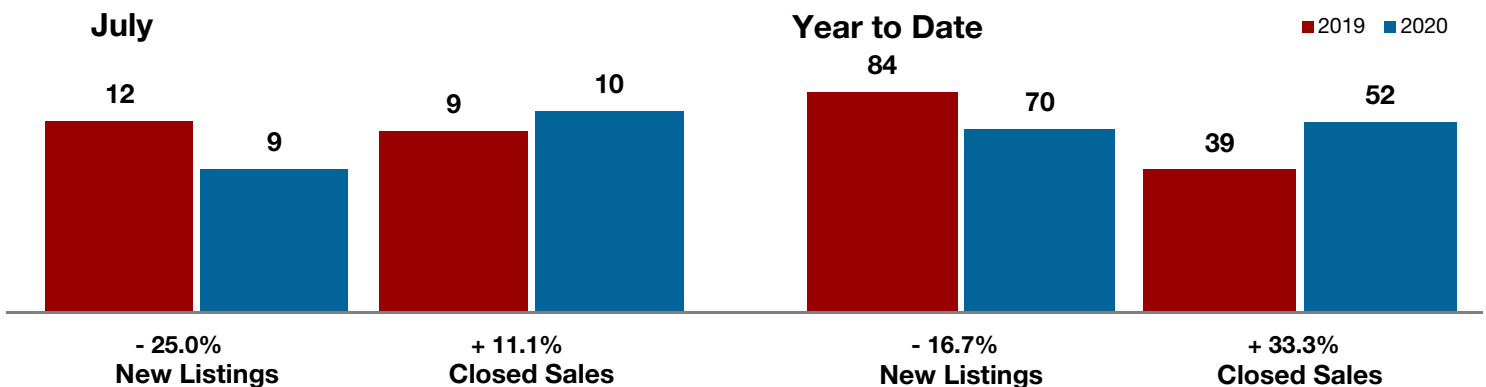
Change in
Closed Sales

Change in
Median Sales Price

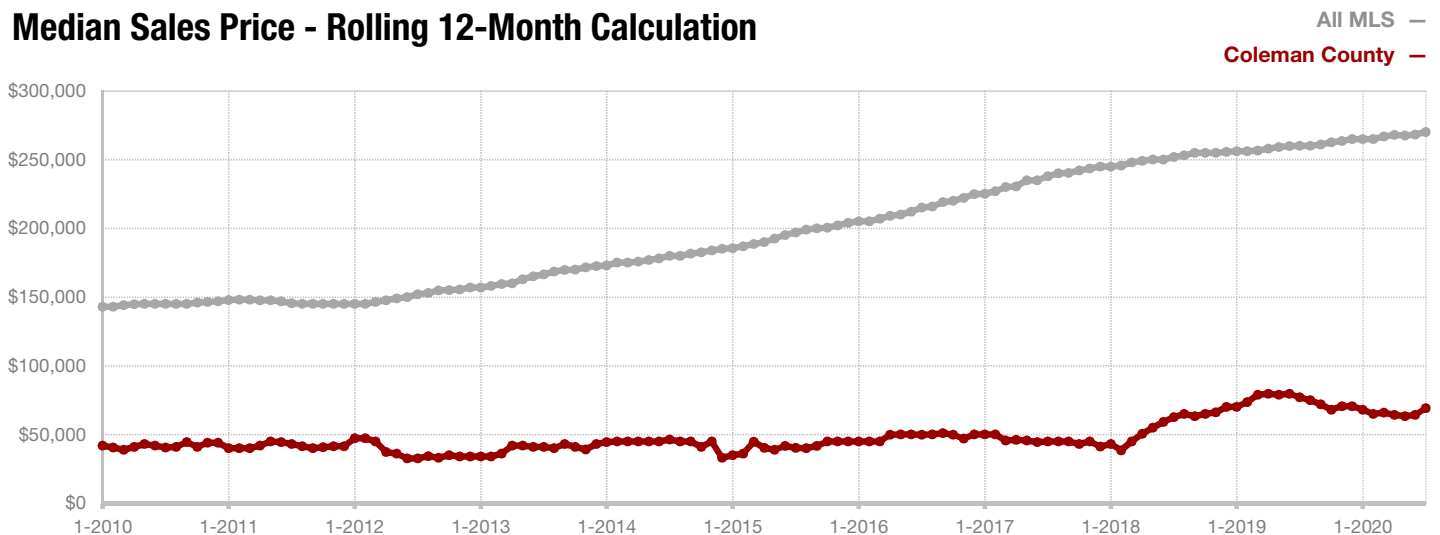
Coleman County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	12	9	- 25.0%	84	70	- 16.7%
Pending Sales	11	17	+ 54.5%	49	58	+ 18.4%
Closed Sales	9	10	+ 11.1%	39	52	+ 33.3%
Average Sales Price*	\$73,457	\$100,600	+ 37.0%	\$111,911	\$160,843	+ 43.7%
Median Sales Price*	\$48,900	\$88,500	+ 81.0%	\$73,000	\$70,750	- 3.1%
Percent of Original List Price Received*	88.3%	79.8%	- 9.6%	88.2%	85.1%	- 3.5%
Days on Market Until Sale	110	176	+ 60.0%	126	148	+ 17.5%
Inventory of Homes for Sale	66	42	- 36.4%	--	--	--
Months Supply of Inventory	12.8	5.7	- 53.8%	--	--	--

* 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 – July 2020

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



Collin County

+ 1.5%

+ 20.7%

+ 6.2%

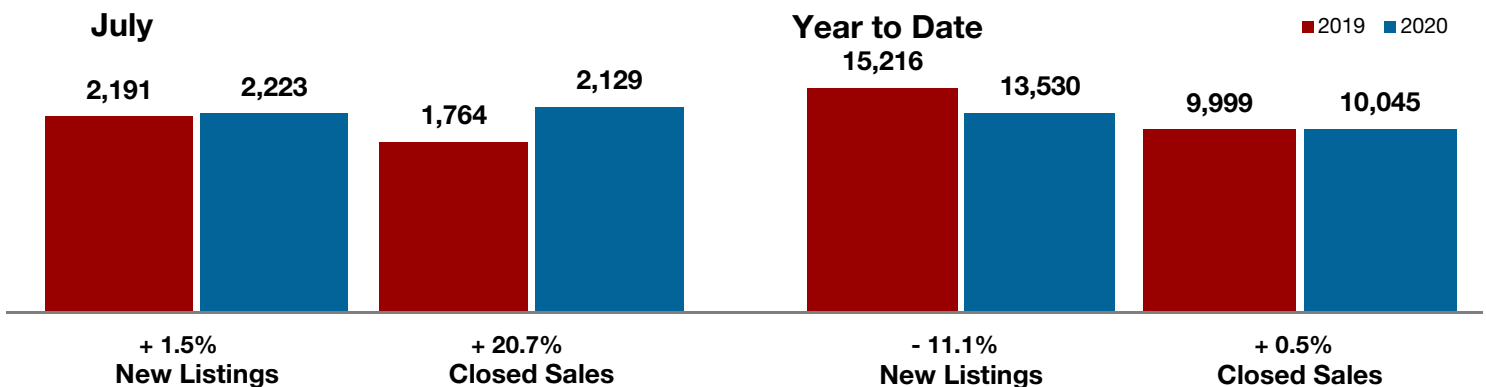
Change in
New Listings

Change in
Closed Sales

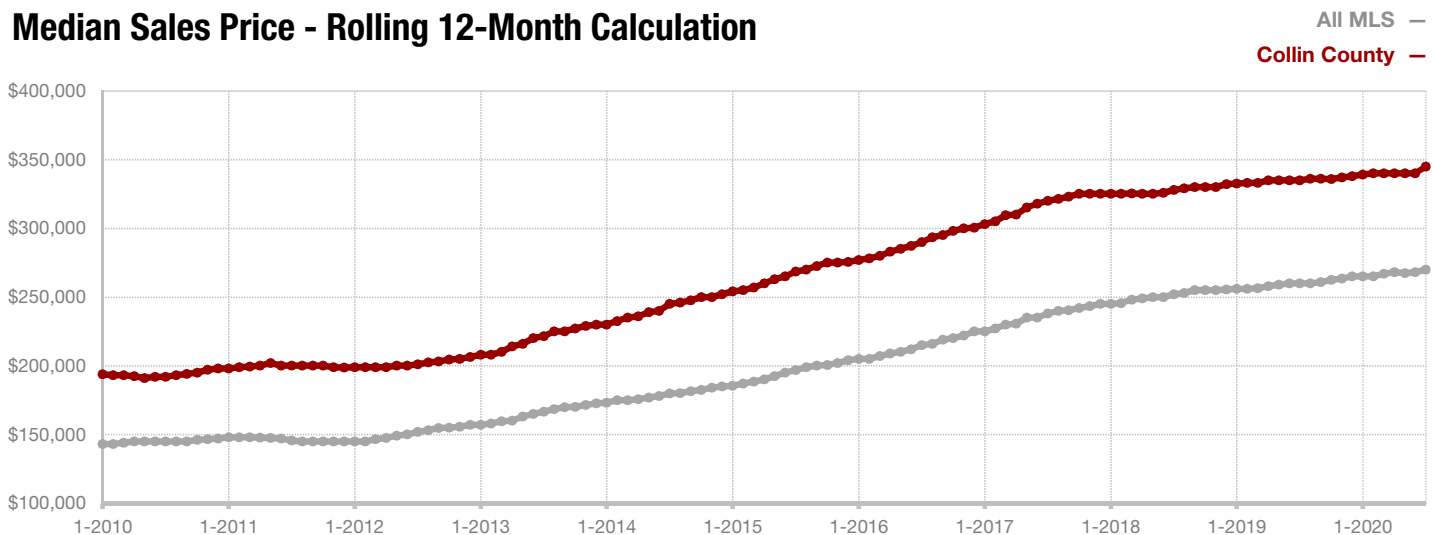
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,191	2,223	+ 1.5%	15,216	13,530	- 11.1%
Pending Sales	1,676	1,666	- 0.6%	10,811	11,088	+ 2.6%
Closed Sales	1,764	2,129	+ 20.7%	9,999	10,045	+ 0.5%
Average Sales Price*	\$384,987	\$414,173	+ 7.6%	\$381,187	\$391,717	+ 2.8%
Median Sales Price*	\$343,825	\$365,000	+ 6.2%	\$340,000	\$350,000	+ 2.9%
Percent of Original List Price Received*	96.3%	97.1%	+ 0.8%	96.0%	96.7%	+ 0.7%
Days on Market Until Sale	55	45	- 18.2%	60	54	- 10.0%
Inventory of Homes for Sale	5,374	3,147	- 41.4%	--	--	--
Months Supply of Inventory	3.9	2.2	- 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 – July 2020

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



- 15.8%

- 25.0%

- 14.9%

Change in
New Listings

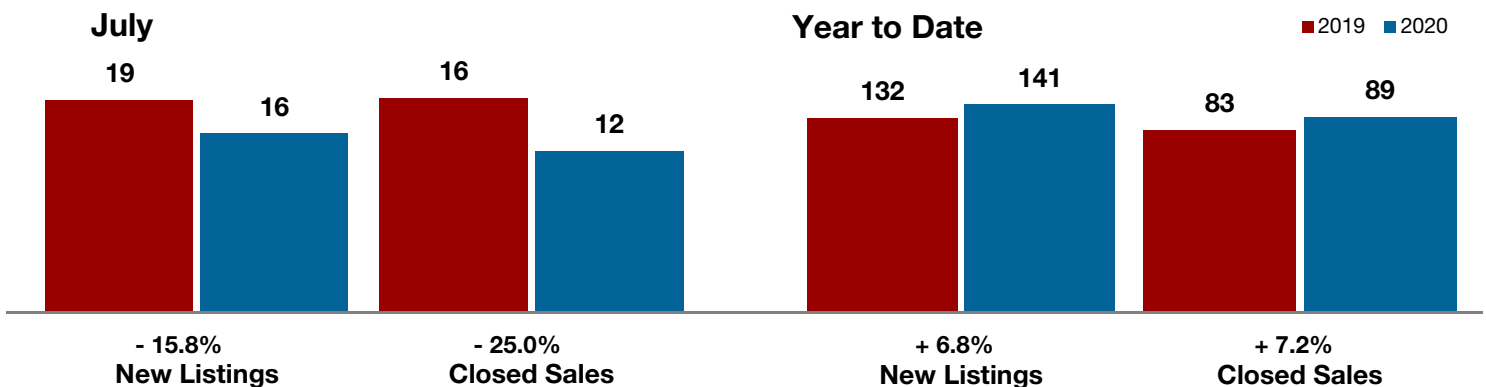
Change in
Closed Sales

Change in
Median Sales Price

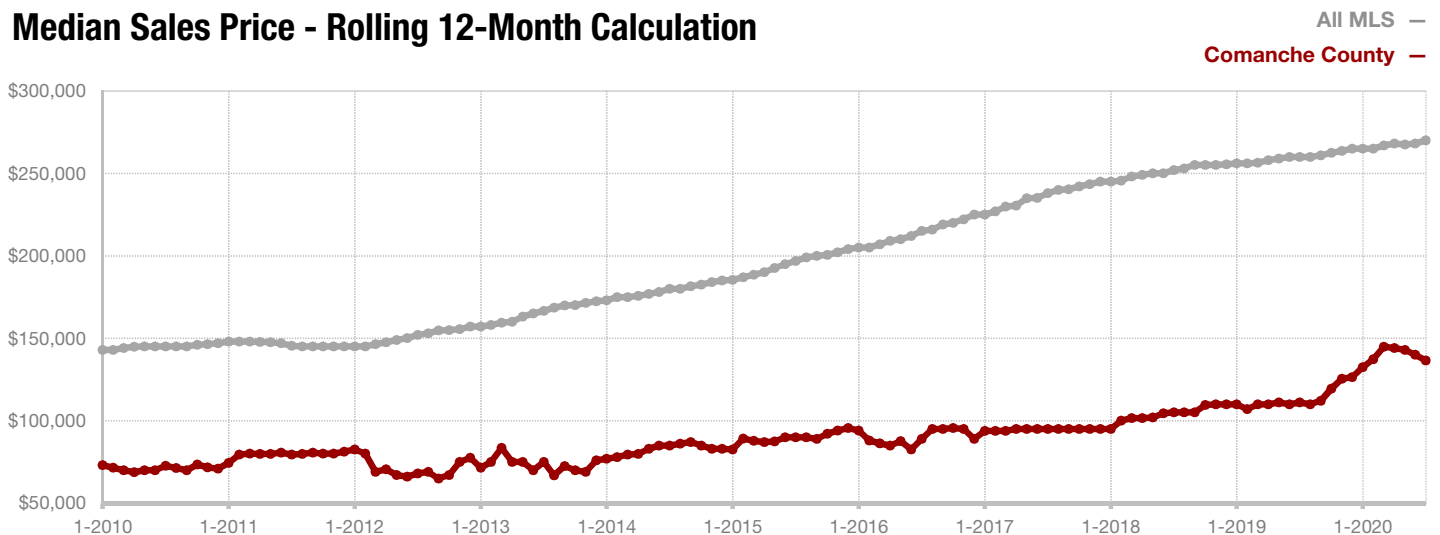
Comanche County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	19	16	- 15.8%	132	141	+ 6.8%
Pending Sales	13	7	- 46.2%	88	89	+ 1.1%
Closed Sales	16	12	- 25.0%	83	89	+ 7.2%
Average Sales Price*	\$372,502	\$291,458	- 21.8%	\$196,587	\$198,648	+ 1.0%
Median Sales Price*	\$149,001	\$126,750	- 14.9%	\$126,000	\$135,500	+ 7.5%
Percent of Original List Price Received*	88.5%	85.9%	- 2.9%	89.6%	89.3%	- 0.3%
Days on Market Until Sale	106	129	+ 21.7%	93	112	+ 20.4%
Inventory of Homes for Sale	79	77	- 2.5%	--	--	--
Months Supply of Inventory	7.1	6.9	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2020

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



- 17.9%

+ 37.5%

+ 10.1%

Change in
New Listings

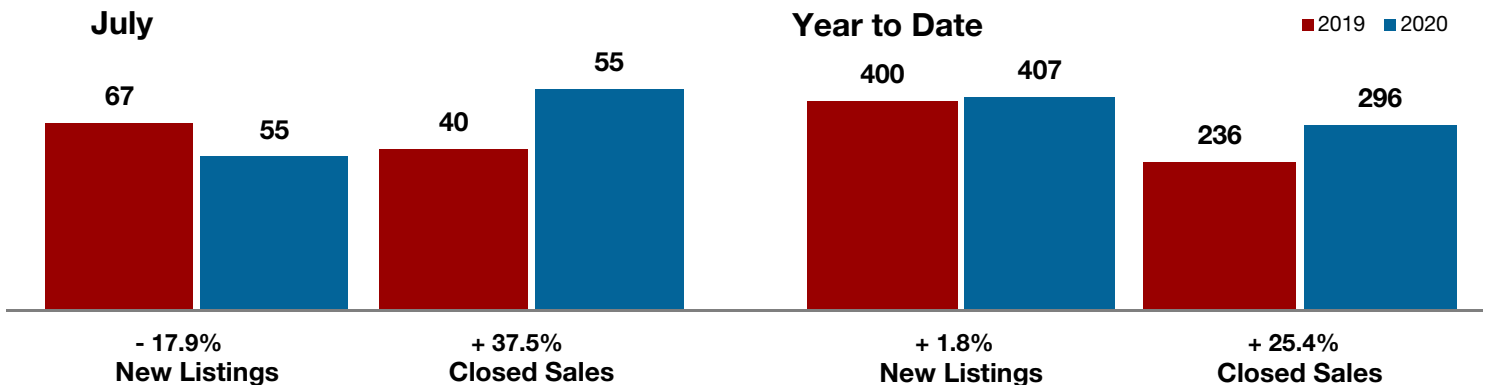
Change in
Closed Sales

Change in
Median Sales Price

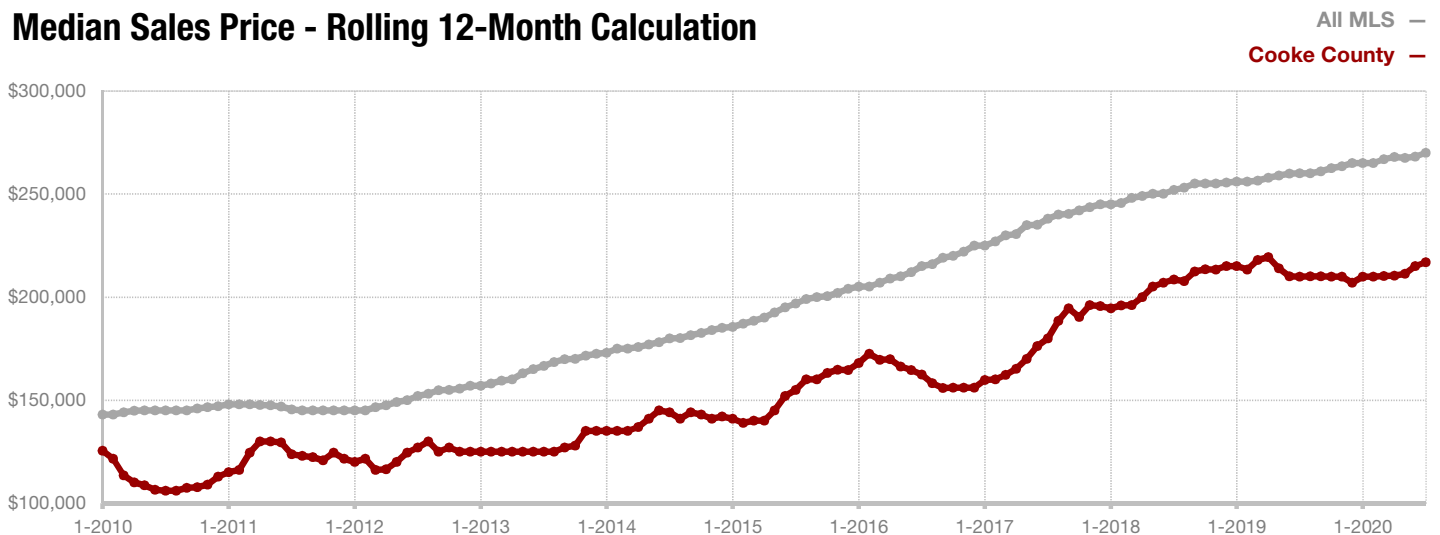
Cooke County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	67	55	- 17.9%	400	407	+ 1.8%
Pending Sales	62	55	- 11.3%	276	338	+ 22.5%
Closed Sales	40	55	+ 37.5%	236	296	+ 25.4%
Average Sales Price*	\$239,485	\$309,536	+ 29.3%	\$265,306	\$278,970	+ 5.2%
Median Sales Price*	\$202,500	\$223,000	+ 10.1%	\$205,950	\$220,000	+ 6.8%
Percent of Original List Price Received*	93.7%	95.0%	+ 1.4%	94.4%	94.7%	+ 0.3%
Days on Market Until Sale	66	88	+ 33.3%	71	78	+ 9.9%
Inventory of Homes for Sale	181	128	- 29.3%	--	--	--
Months Supply of Inventory	5.1	3.0	- 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 – July 2020

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



- 5.3%

+ 15.3%

+ 14.5%

Change in
New Listings

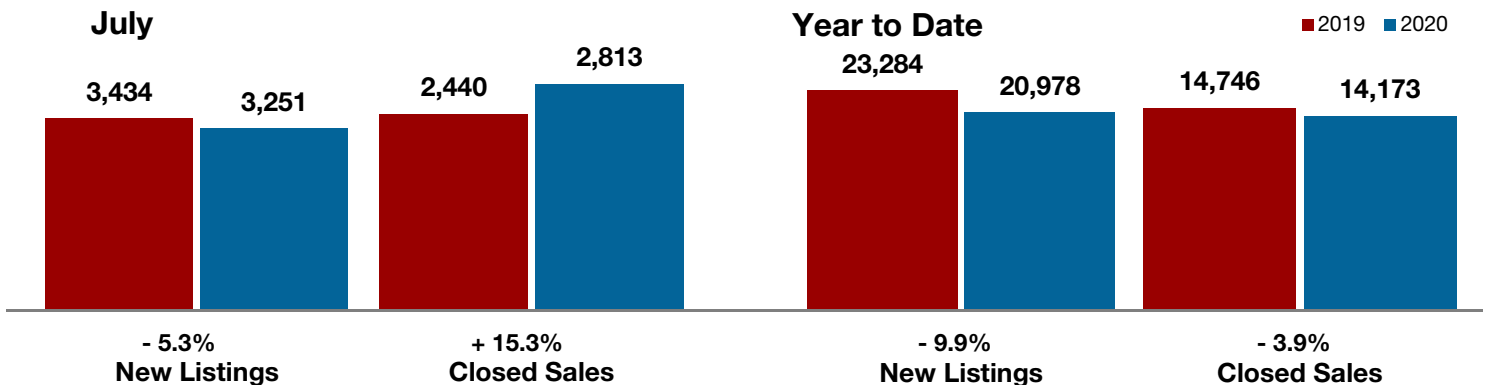
Change in
Closed Sales

Change in
Median Sales Price

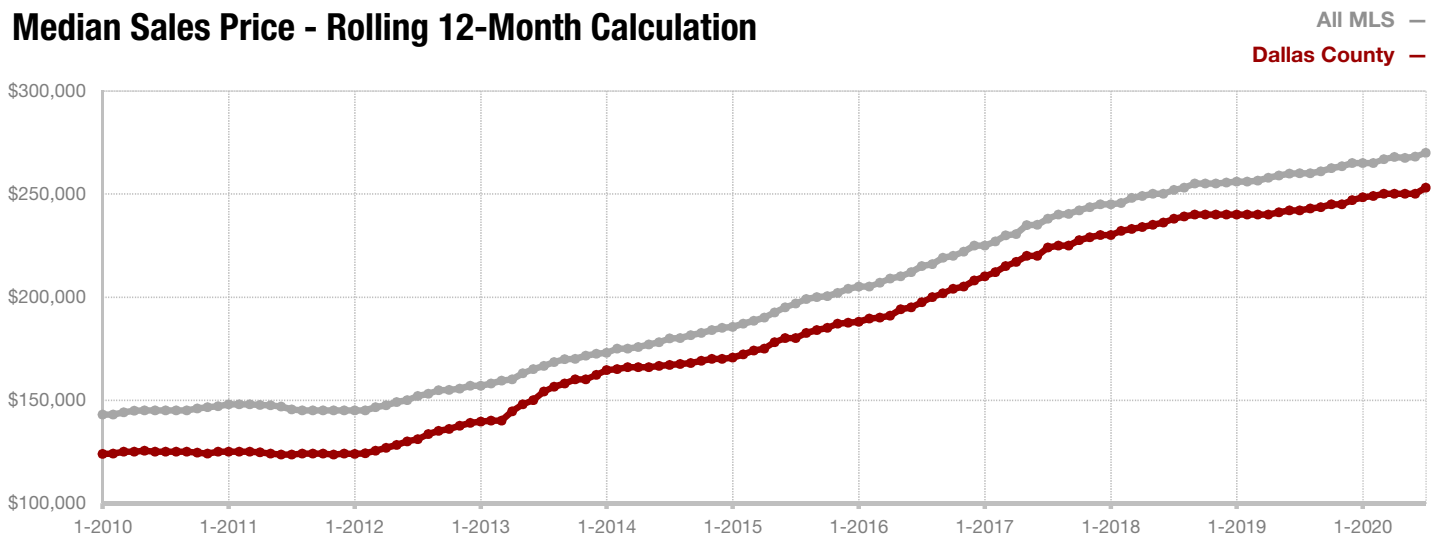
Dallas County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3,434	3,251	- 5.3%	23,284	20,978	- 9.9%
Pending Sales	2,280	2,405	+ 5.5%	15,781	15,484	- 1.9%
Closed Sales	2,440	2,813	+ 15.3%	14,746	14,173	- 3.9%
Average Sales Price*	\$344,259	\$411,178	+ 19.4%	\$356,823	\$370,597	+ 3.9%
Median Sales Price*	\$247,950	\$284,000	+ 14.5%	\$247,000	\$260,000	+ 5.3%
Percent of Original List Price Received*	96.3%	96.9%	+ 0.6%	96.3%	96.3%	0.0%
Days on Market Until Sale	39	40	+ 2.6%	42	45	+ 7.1%
Inventory of Homes for Sale	7,537	5,363	- 28.8%	--	--	--
Months Supply of Inventory	3.7	2.6	- 25.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2020

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



Delta County

0.0%

Change in
New Listings

0.0%

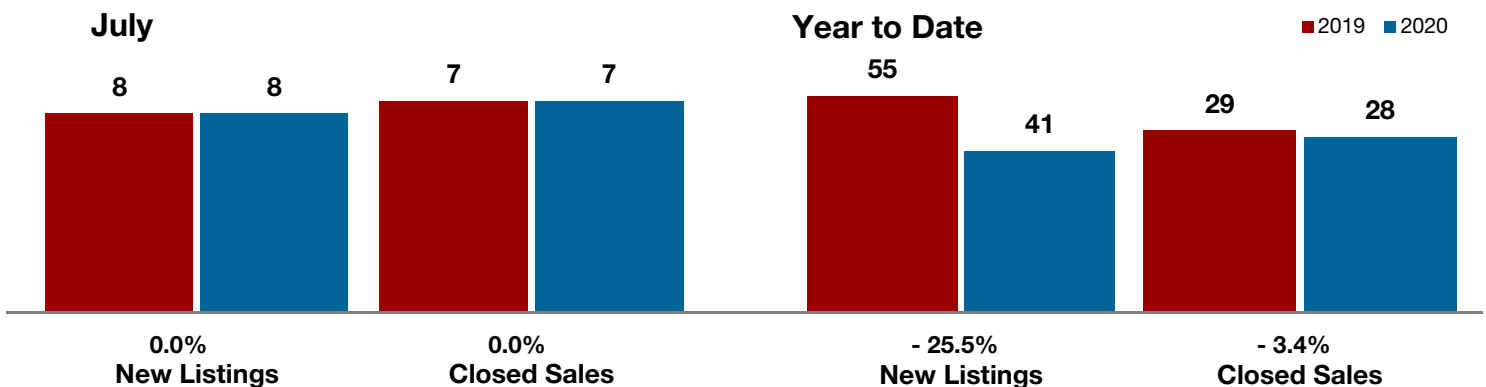
Change in
Closed Sales

+ 9.7%

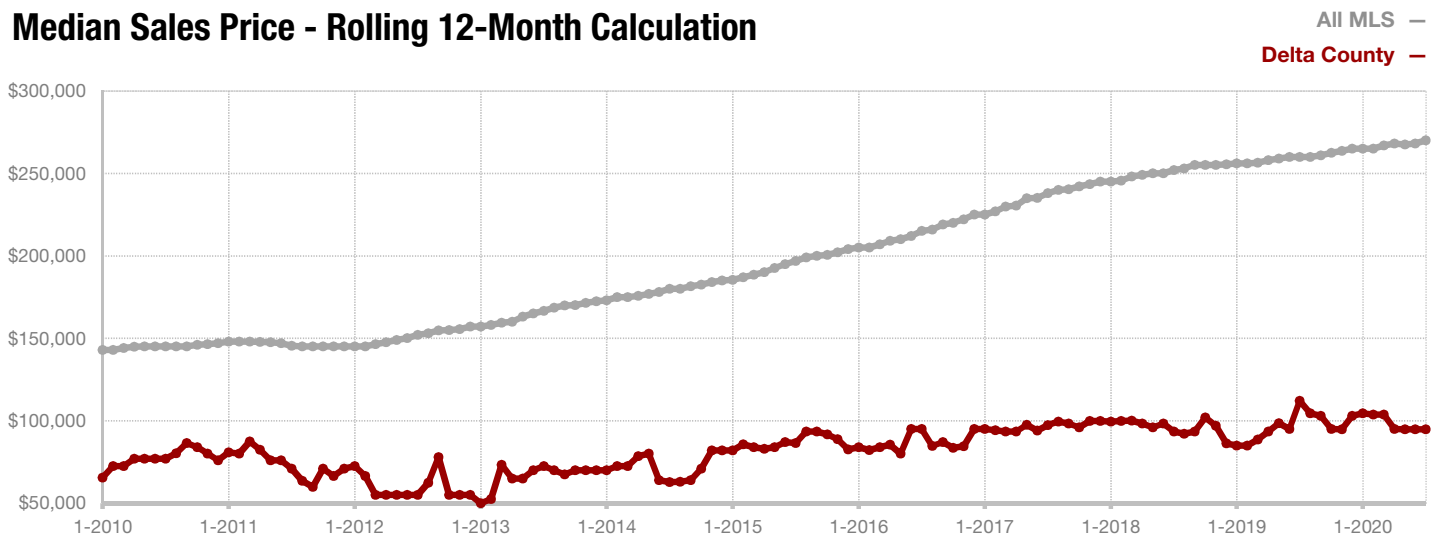
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	8	8	0.0%	55	41	- 25.5%
Pending Sales	9	7	- 22.2%	38	33	- 13.2%
Closed Sales	7	7	0.0%	29	28	- 3.4%
Average Sales Price*	\$124,582	\$188,714	+ 51.5%	\$134,564	\$123,134	- 8.5%
Median Sales Price*	\$155,000	\$170,000	+ 9.7%	\$111,990	\$98,750	- 11.8%
Percent of Original List Price Received*	91.6%	94.8%	+ 3.5%	93.3%	94.0%	+ 0.8%
Days on Market Until Sale	43	35	- 18.6%	35	37	+ 5.7%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	3.6	3.6	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 – July 2020

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



Denton County

- 1.1%

+ 18.1%

+ 5.1%

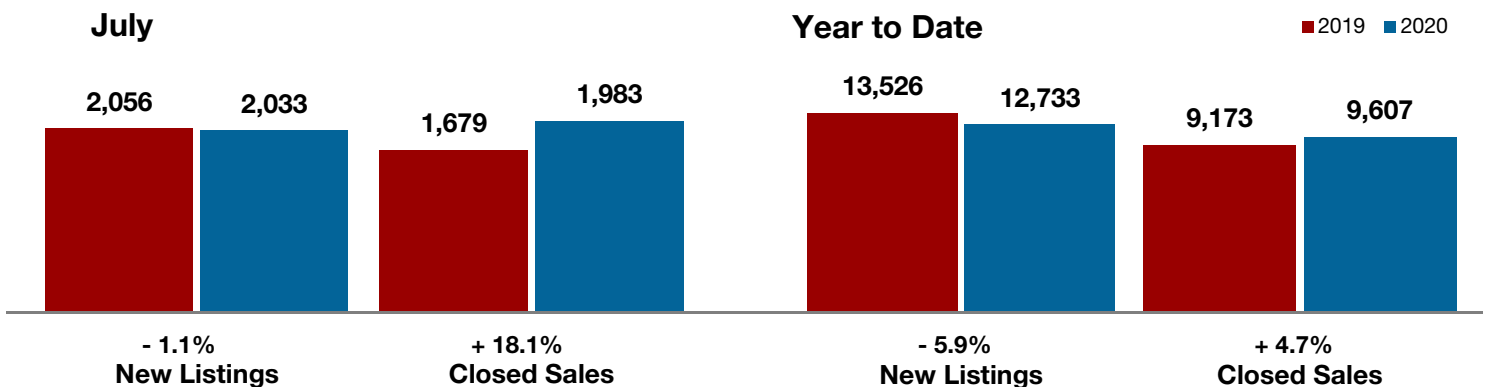
Change in
New Listings

Change in
Closed Sales

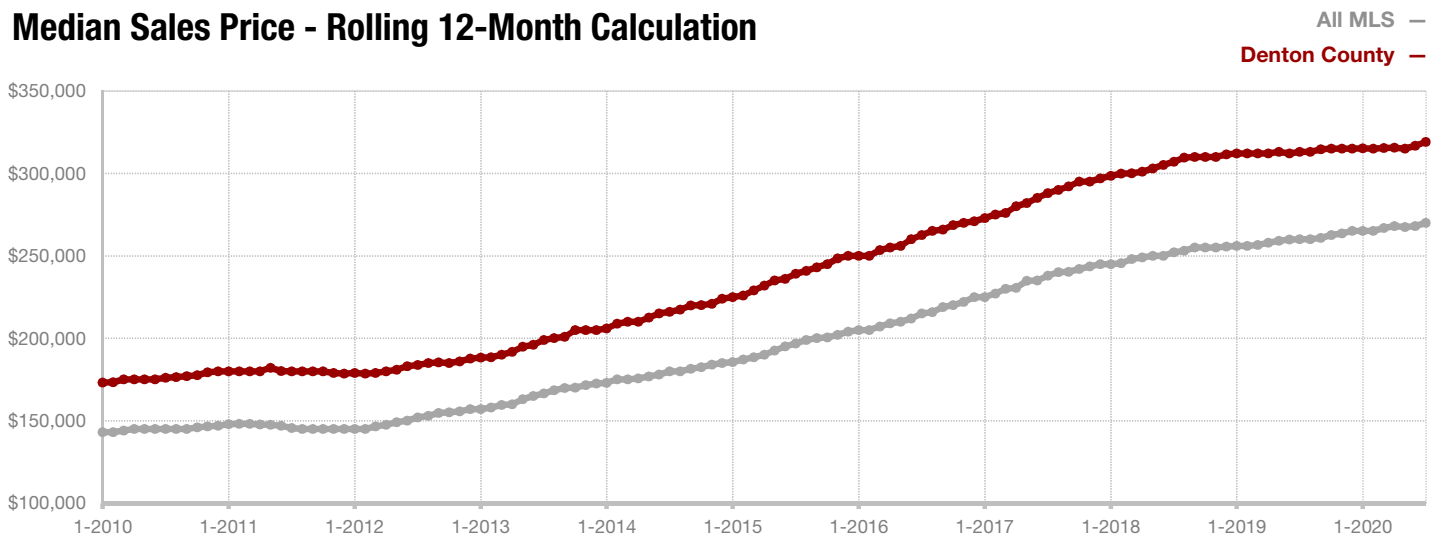
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,056	2,033	- 1.1%	13,526	12,733	- 5.9%
Pending Sales	1,577	1,697	+ 7.6%	10,068	10,774	+ 7.0%
Closed Sales	1,679	1,983	+ 18.1%	9,173	9,607	+ 4.7%
Average Sales Price*	\$374,132	\$392,757	+ 5.0%	\$362,725	\$369,560	+ 1.9%
Median Sales Price*	\$322,500	\$339,000	+ 5.1%	\$316,000	\$321,900	+ 1.9%
Percent of Original List Price Received*	96.9%	97.8%	+ 0.9%	96.6%	97.2%	+ 0.6%
Days on Market Until Sale	49	43	- 12.2%	53	51	- 3.8%
Inventory of Homes for Sale	4,397	2,805	- 36.2%	--	--	--
Months Supply of Inventory	3.5	2.0	- 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 – July 2020

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



- 9.1%

- 50.0%

+ 14.3%

Change in
New Listings

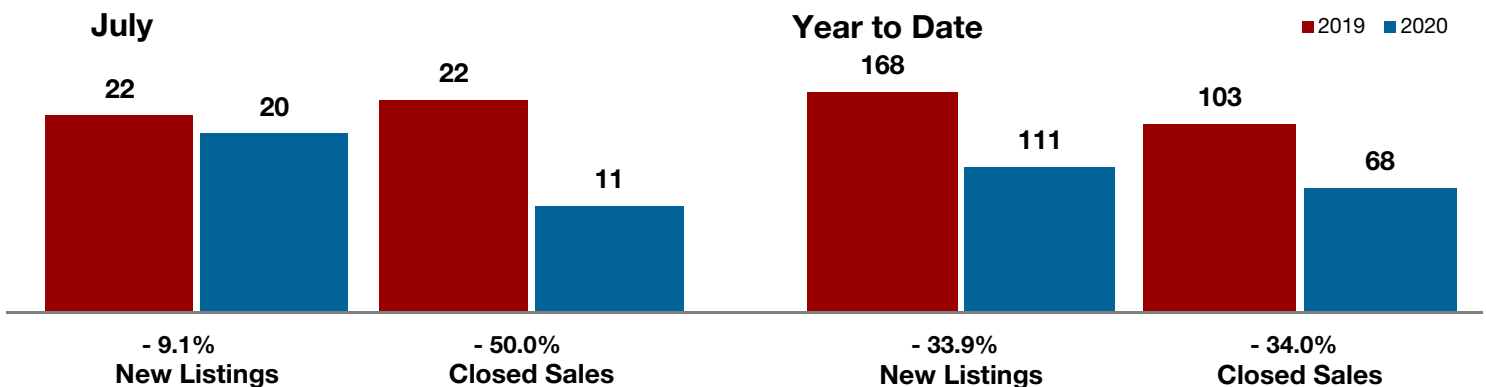
Change in
Closed Sales

Change in
Median Sales Price

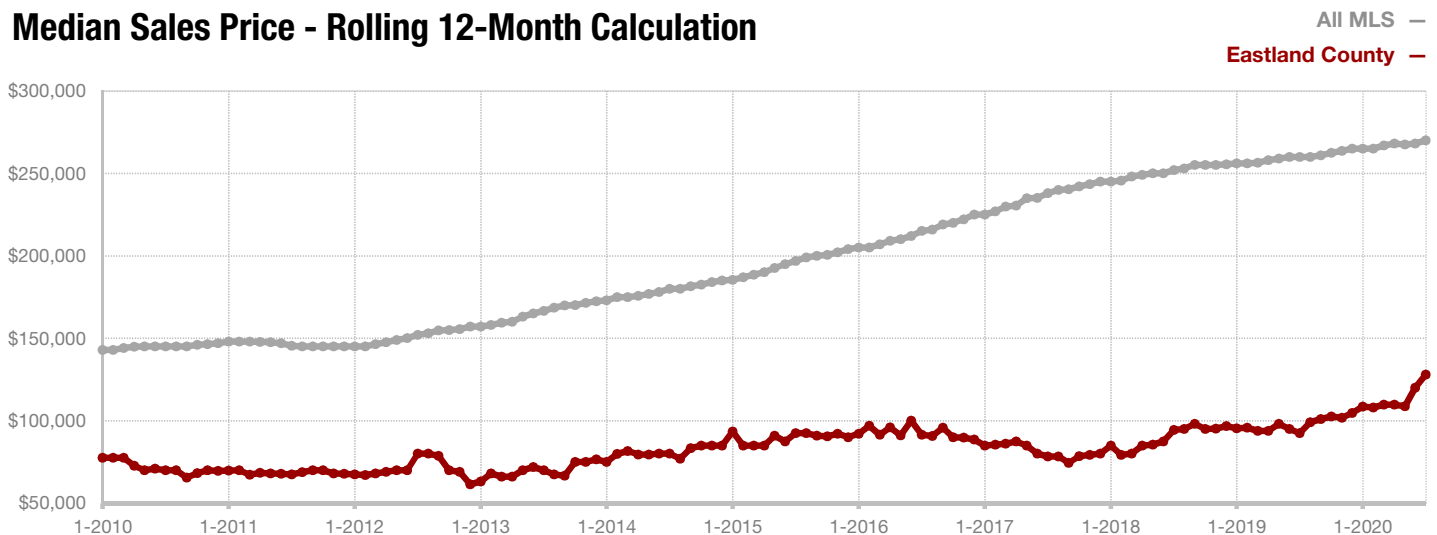
Eastland County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	22	20	- 9.1%	168	111	- 33.9%
Pending Sales	16	9	- 43.8%	113	77	- 31.9%
Closed Sales	22	11	- 50.0%	103	68	- 34.0%
Average Sales Price*	\$153,920	\$186,964	+ 21.5%	\$173,581	\$181,215	+ 4.4%
Median Sales Price*	\$87,500	\$100,000	+ 14.3%	\$89,250	\$137,100	+ 53.6%
Percent of Original List Price Received*	88.2%	92.1%	+ 4.4%	89.2%	90.8%	+ 1.8%
Days on Market Until Sale	120	99	- 17.5%	120	108	- 10.0%
Inventory of Homes for Sale	108	77	- 28.7%	--	--	--
Months Supply of Inventory	7.7	7.2	- 12.5%	--	--	--

* 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 – July 2020

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



Ellis County

- 8.8%

+ 20.3%

+ 1.4%

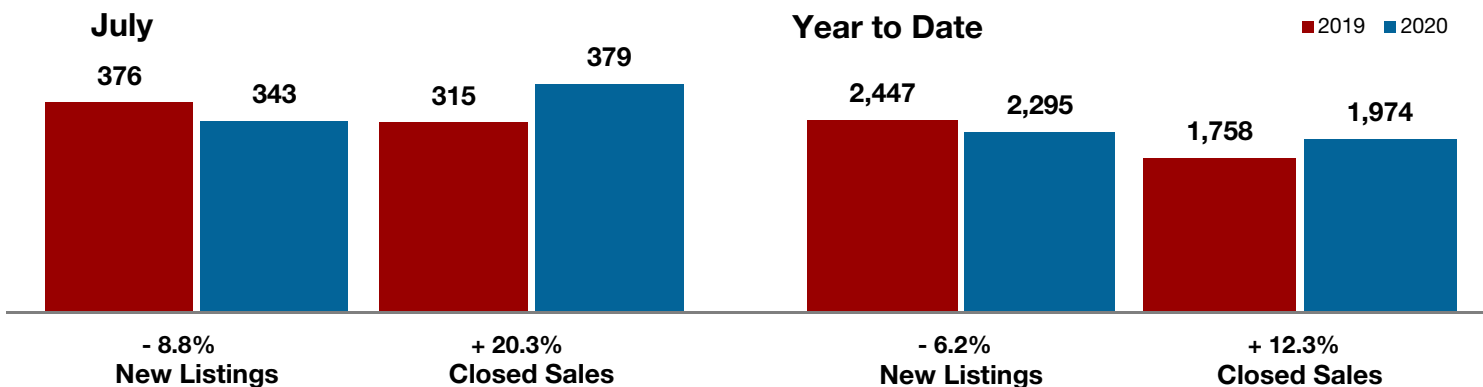
Change in
New Listings

Change in
Closed Sales

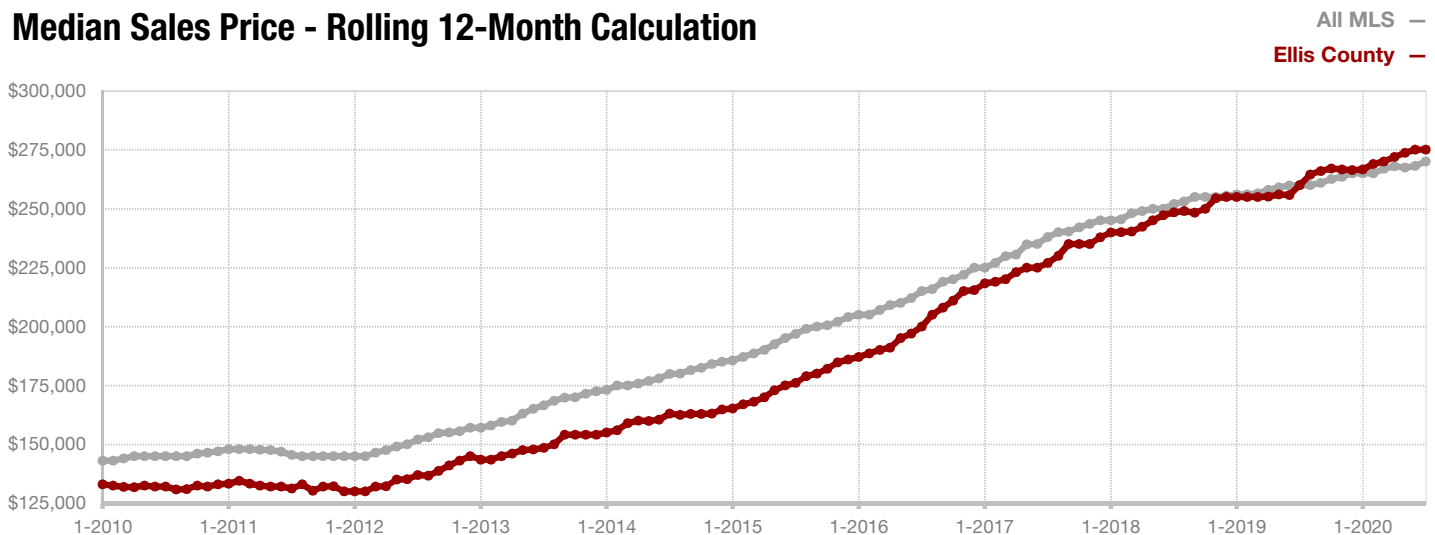
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	376	343	- 8.8%	2,447	2,295	- 6.2%
Pending Sales	308	336	+ 9.1%	1,947	2,203	+ 13.1%
Closed Sales	315	379	+ 20.3%	1,758	1,974	+ 12.3%
Average Sales Price*	\$305,054	\$306,072	+ 0.3%	\$283,308	\$298,786	+ 5.5%
Median Sales Price*	\$280,000	\$284,000	+ 1.4%	\$261,116	\$276,143	+ 5.8%
Percent of Original List Price Received*	97.2%	98.3%	+ 1.1%	97.4%	97.4%	0.0%
Days on Market Until Sale	52	52	0.0%	54	57	+ 5.6%
Inventory of Homes for Sale	789	472	- 40.2%	--	--	--
Months Supply of Inventory	3.1	1.7	- 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 – July 2020

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



Erath County

+ 21.5%

Change in
New Listings

+ 5.6%

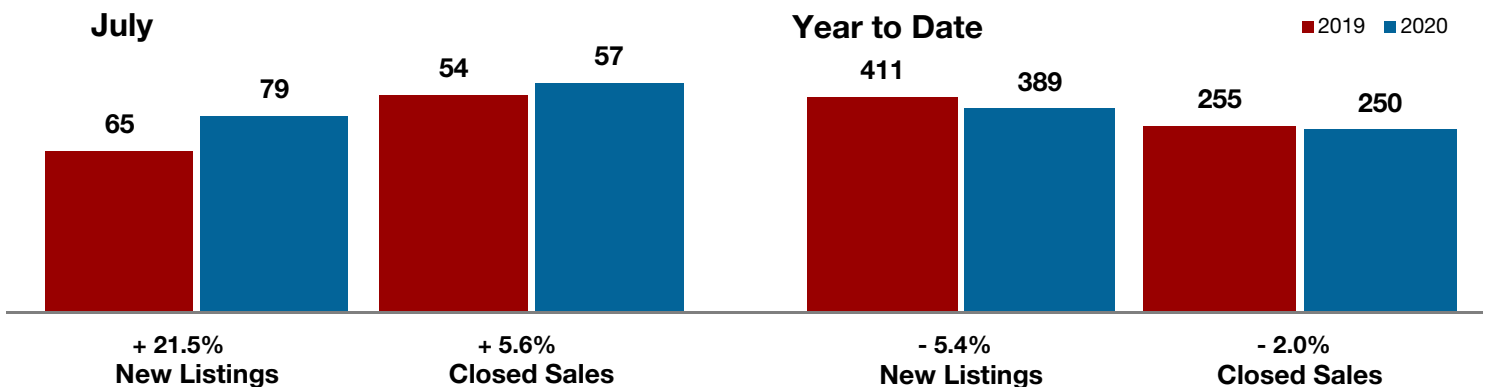
Change in
Closed Sales

+ 41.9%

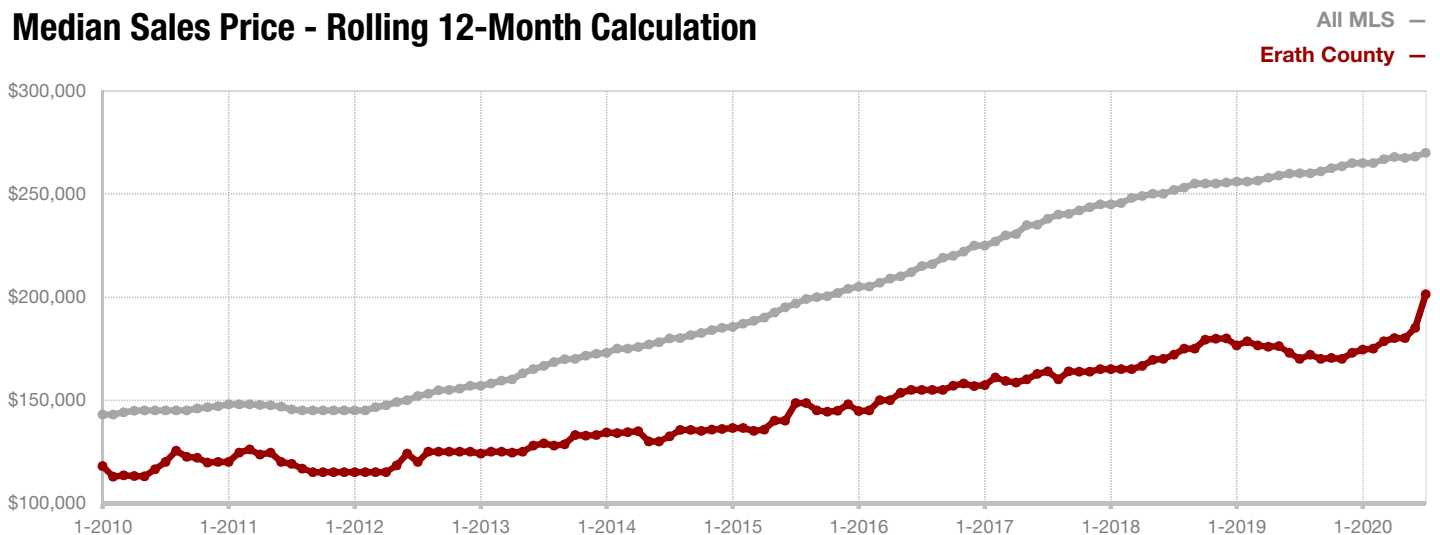
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	65	79	+ 21.5%	411	389	- 5.4%
Pending Sales	56	28	- 50.0%	297	253	- 14.8%
Closed Sales	54	57	+ 5.6%	255	250	- 2.0%
Average Sales Price*	\$178,488	\$249,773	+ 39.9%	\$206,590	\$257,227	+ 24.5%
Median Sales Price*	\$151,500	\$215,000	+ 41.9%	\$165,000	\$215,500	+ 30.6%
Percent of Original List Price Received*	93.5%	95.2%	+ 1.8%	93.6%	94.4%	+ 0.9%
Days on Market Until Sale	58	46	- 20.7%	58	63	+ 8.6%
Inventory of Homes for Sale	184	193	+ 4.9%	--	--	--
Months Supply of Inventory	4.8	5.4	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 – July 2020

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



Fannin County

- 35.6%

+ 25.6%

+ 41.5%

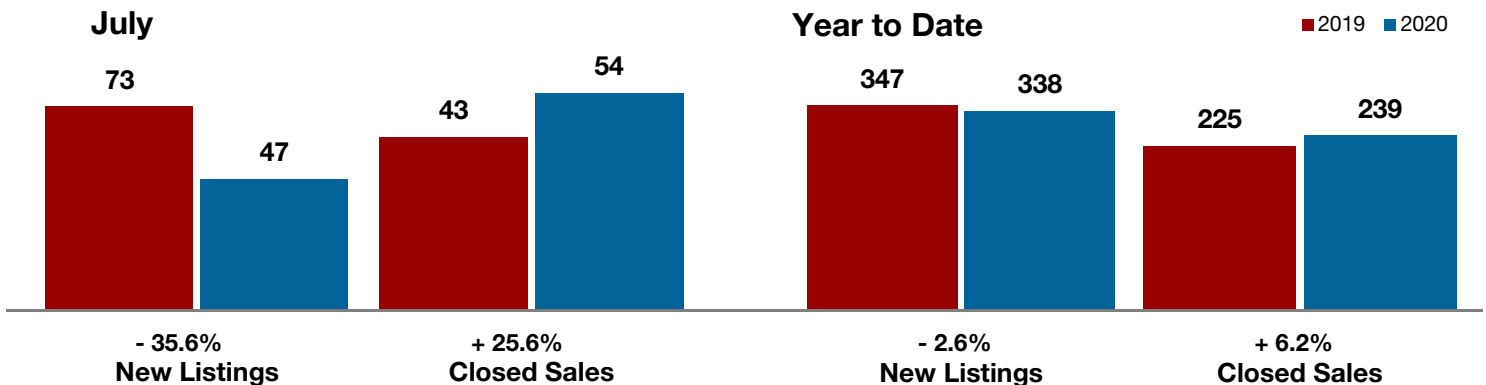
Change in
New Listings

Change in
Closed Sales

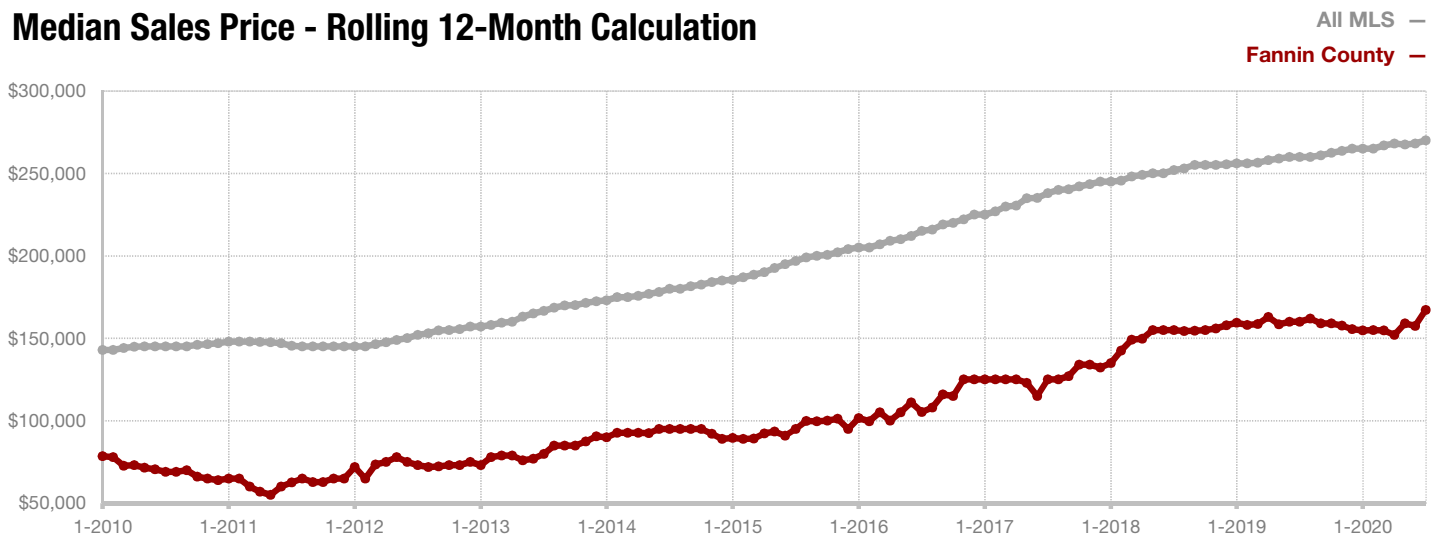
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	73	47	- 35.6%	347	338	- 2.6%
Pending Sales	40	45	+ 12.5%	245	262	+ 6.9%
Closed Sales	43	54	+ 25.6%	225	239	+ 6.2%
Average Sales Price*	\$176,474	\$257,055	+ 45.7%	\$190,408	\$209,600	+ 10.1%
Median Sales Price*	\$155,000	\$219,275	+ 41.5%	\$158,500	\$175,000	+ 10.4%
Percent of Original List Price Received*	93.2%	95.3%	+ 2.3%	93.3%	93.9%	+ 0.6%
Days on Market Until Sale	57	71	+ 24.6%	66	69	+ 4.5%
Inventory of Homes for Sale	171	117	- 31.6%	--	--	--
Months Supply of Inventory	5.4	3.4	- 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 – July 2020

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



- 28.6% **+ 280.0%** **+ 111.7%**

Change in
New Listings

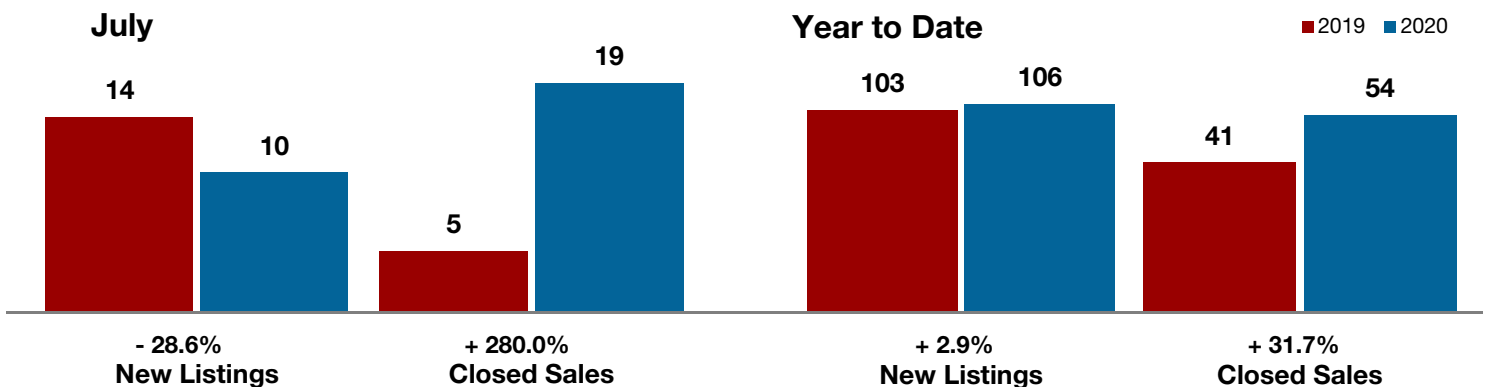
Change in
Closed Sales

Change in
Median Sales Price

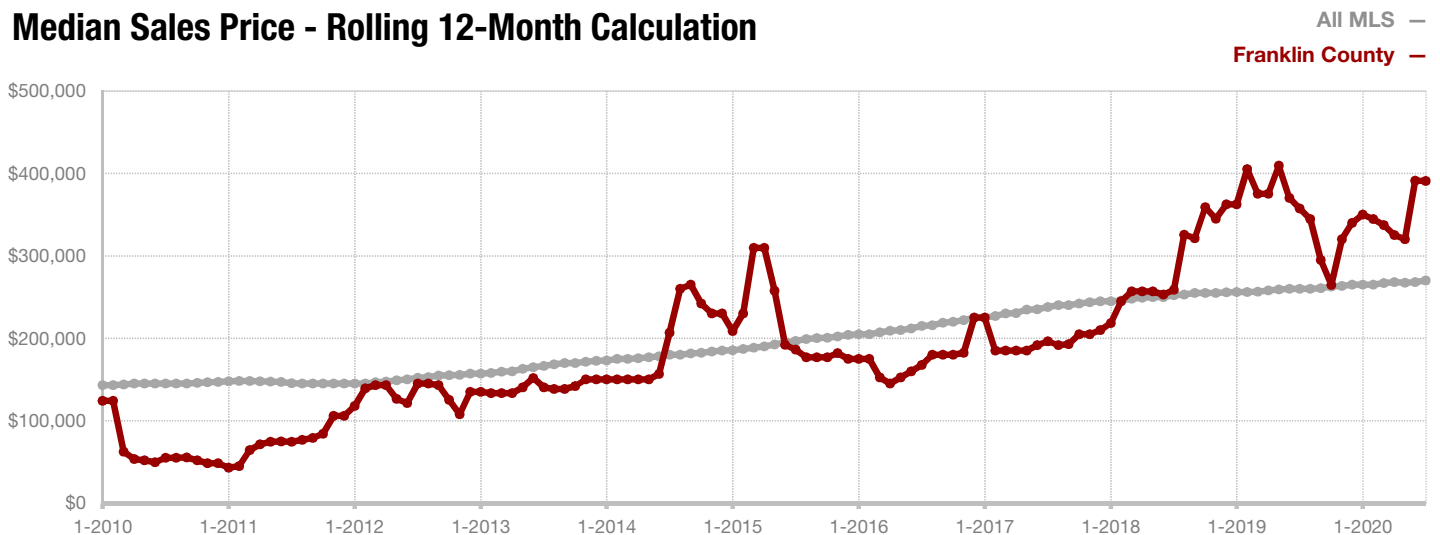
Franklin County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	14	10	- 28.6%	103	106	+ 2.9%
Pending Sales	7	8	+ 14.3%	42	70	+ 66.7%
Closed Sales	5	19	+ 280.0%	41	54	+ 31.7%
Average Sales Price*	\$256,200	\$356,868	+ 39.3%	\$430,729	\$438,349	+ 1.8%
Median Sales Price*	\$137,000	\$290,000	+ 111.7%	\$325,000	\$397,750	+ 22.4%
Percent of Original List Price Received*	88.4%	92.0%	+ 4.1%	92.1%	92.6%	+ 0.5%
Days on Market Until Sale	83	85	+ 2.4%	80	77	- 3.8%
Inventory of Homes for Sale	68	37	- 45.6%	--	--	--
Months Supply of Inventory	11.3	4.6	- 54.5%	--	--	--

* 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 – July 2020

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



+ 11.8%

+ 60.0%

+ 36.3%

Change in
New Listings

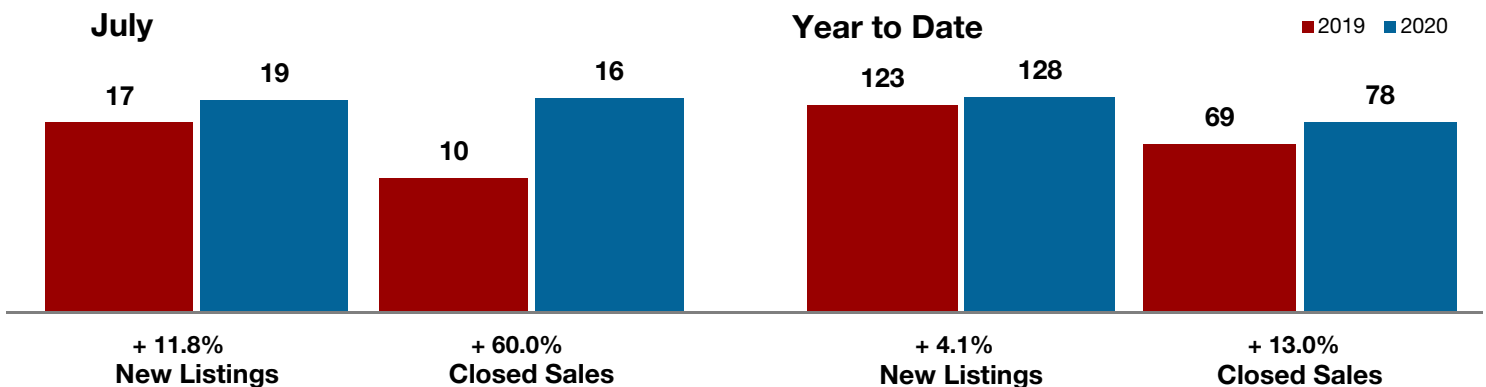
Change in
Closed Sales

Change in
Median Sales Price

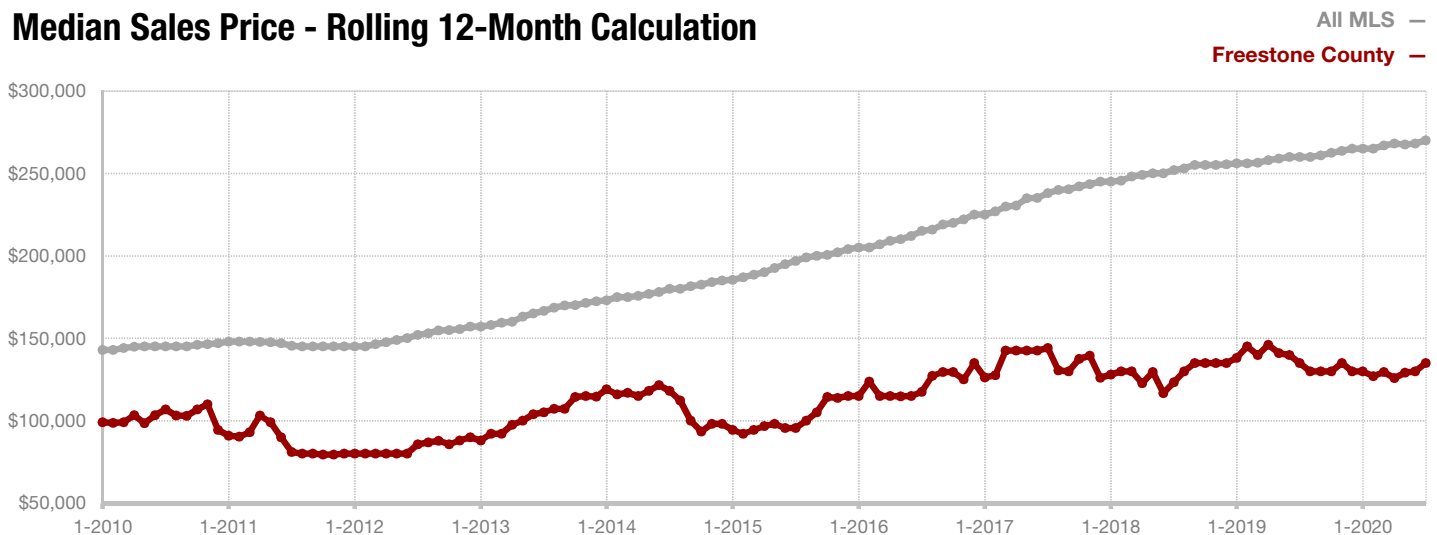
Freestone County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	17	19	+ 11.8%	123	128	+ 4.1%
Pending Sales	14	14	0.0%	77	91	+ 18.2%
Closed Sales	10	16	+ 60.0%	69	78	+ 13.0%
Average Sales Price*	\$150,125	\$217,648	+ 45.0%	\$141,338	\$188,819	+ 33.6%
Median Sales Price*	\$135,000	\$184,000	+ 36.3%	\$124,000	\$129,625	+ 4.5%
Percent of Original List Price Received*	88.6%	92.3%	+ 4.2%	90.2%	92.0%	+ 2.0%
Days on Market Until Sale	53	104	+ 96.2%	79	99	+ 25.3%
Inventory of Homes for Sale	66	61	- 7.6%	--	--	--
Months Supply of Inventory	6.4	5.2	- 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 – July 2020

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



- 12.7%

+ 16.1%

+ 4.1%

Change in
New Listings

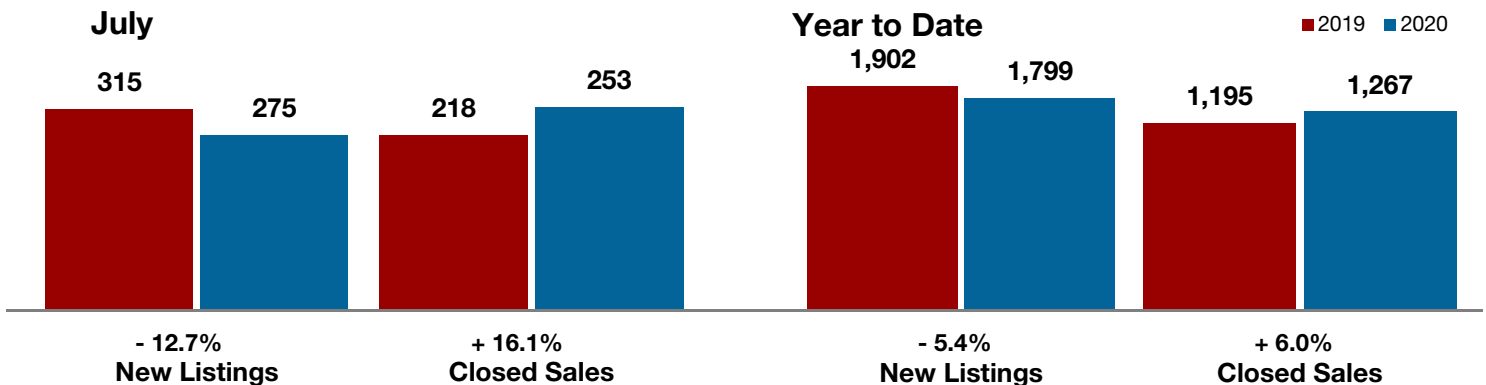
Change in
Closed Sales

Change in
Median Sales Price

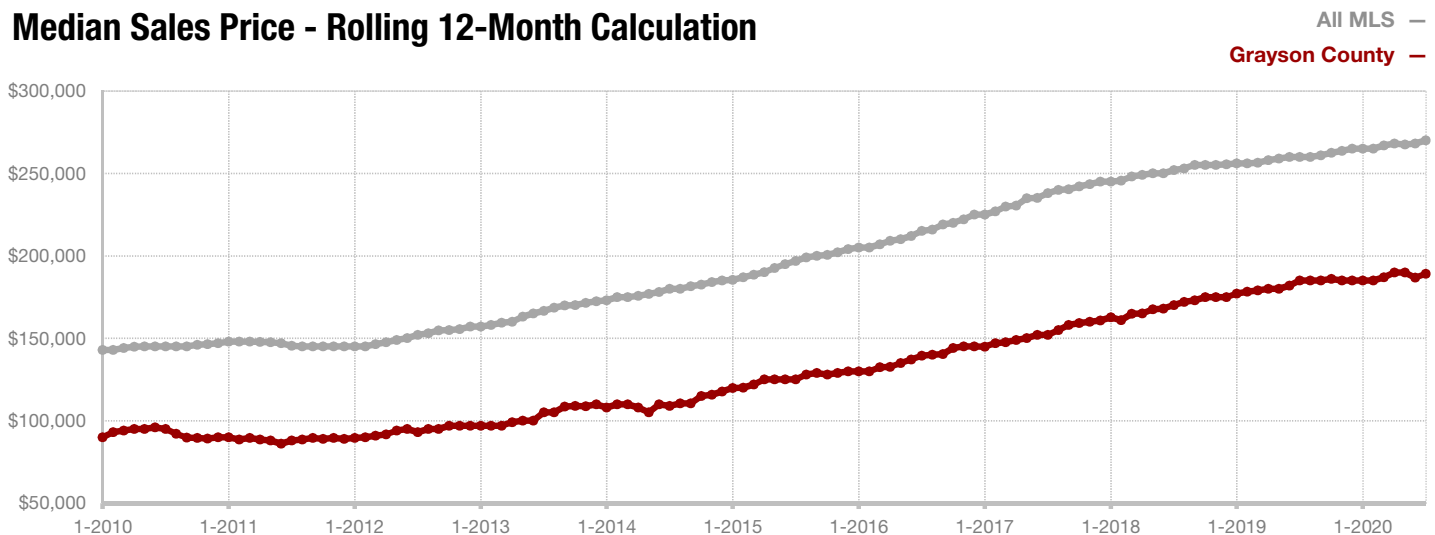
Grayson County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	315	275	- 12.7%	1,902	1,799	- 5.4%
Pending Sales	195	233	+ 19.5%	1,299	1,417	+ 9.1%
Closed Sales	218	253	+ 16.1%	1,195	1,267	+ 6.0%
Average Sales Price*	\$231,501	\$252,644	+ 9.1%	\$223,343	\$226,512	+ 1.4%
Median Sales Price*	\$206,500	\$214,900	+ 4.1%	\$189,000	\$192,500	+ 1.9%
Percent of Original List Price Received*	94.8%	95.3%	+ 0.5%	94.3%	94.2%	- 0.1%
Days on Market Until Sale	59	56	- 5.1%	61	65	+ 6.6%
Inventory of Homes for Sale	797	564	- 29.2%	--	--	--
Months Supply of Inventory	4.7	3.0	- 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 – July 2020

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



+ 25.0%

- 12.5%

+ 12.1%

Change in
New Listings

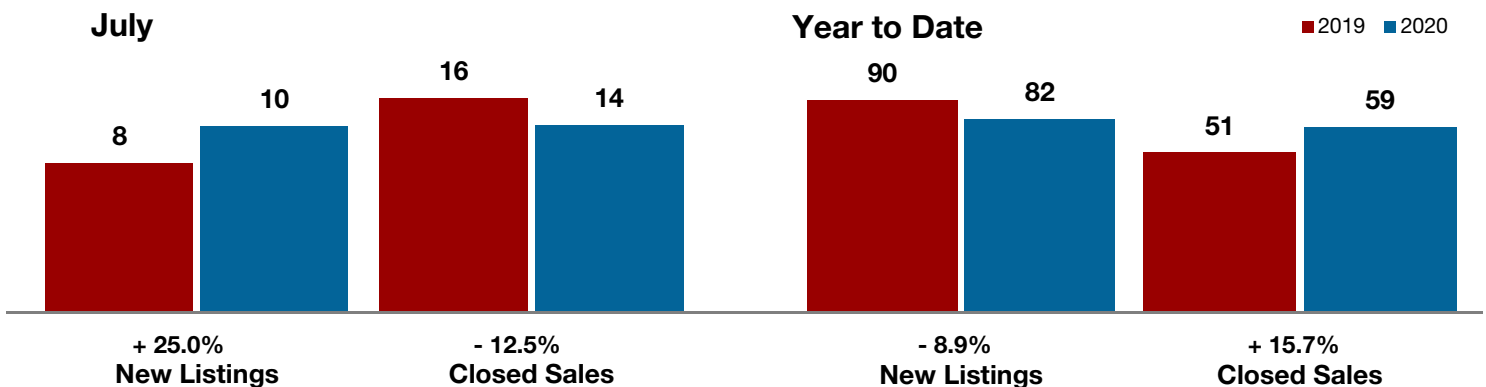
Change in
Closed Sales

Change in
Median Sales Price

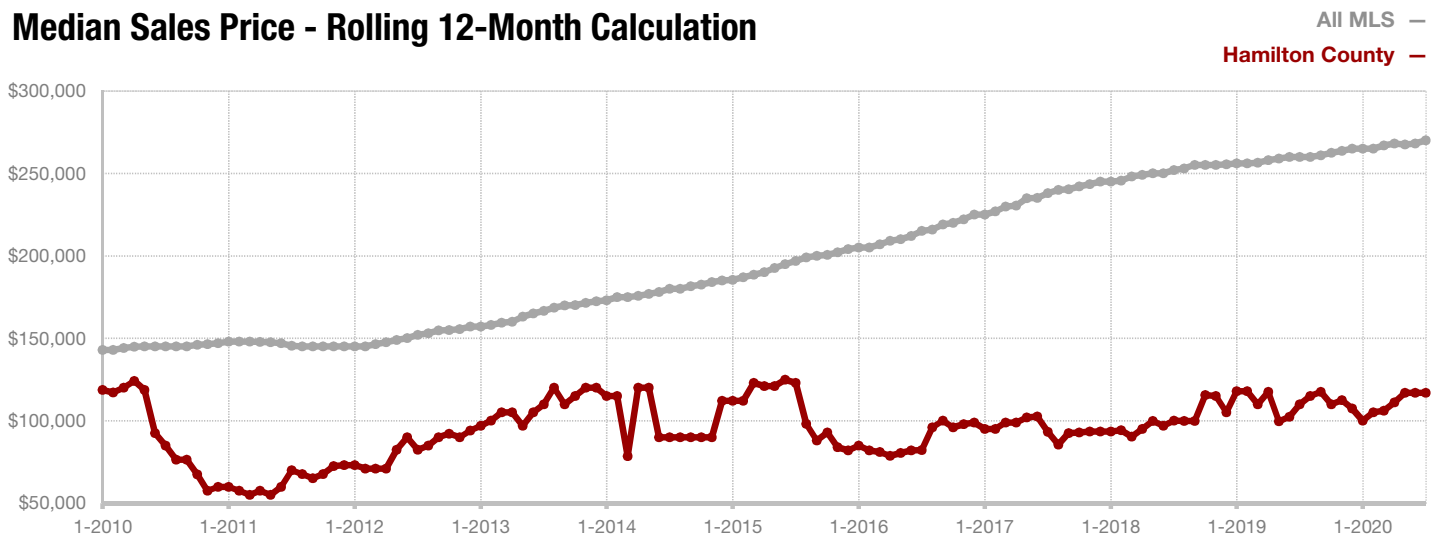
Hamilton County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	8	10	+ 25.0%	90	82	- 8.9%
Pending Sales	8	10	+ 25.0%	60	66	+ 10.0%
Closed Sales	16	14	- 12.5%	51	59	+ 15.7%
Average Sales Price*	\$173,678	\$236,069	+ 35.9%	\$173,000	\$207,831	+ 20.1%
Median Sales Price*	\$142,250	\$159,500	+ 12.1%	\$105,000	\$121,500	+ 15.7%
Percent of Original List Price Received*	89.0%	90.6%	+ 1.8%	89.3%	88.9%	- 0.4%
Days on Market Until Sale	132	85	- 35.6%	98	100	+ 2.0%
Inventory of Homes for Sale	59	40	- 32.2%	--	--	--
Months Supply of Inventory	8.0	5.0	- 37.5%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2020

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



Harrison County

0.0%

Change in
New Listings

0.0%

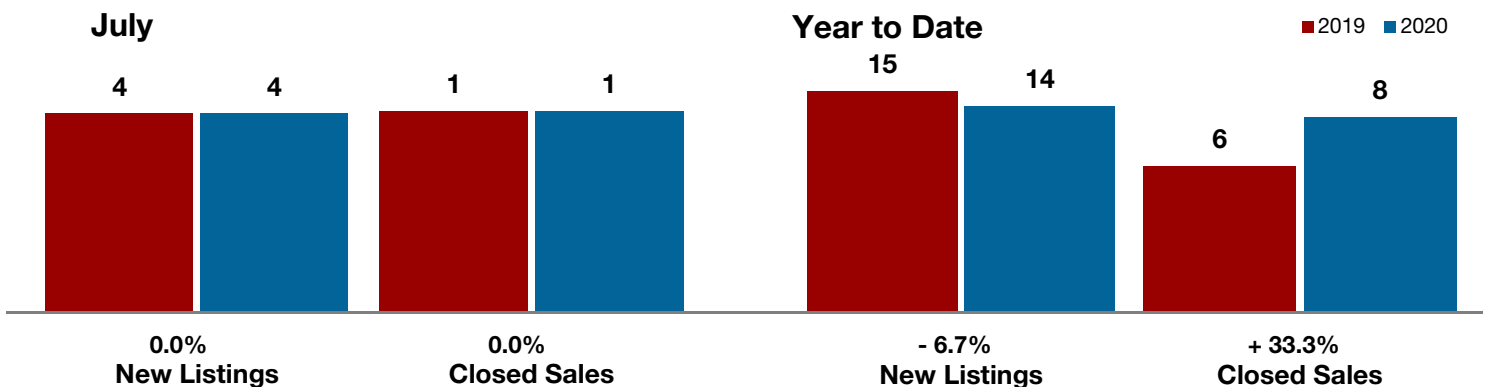
Change in
Closed Sales

- 93.3%

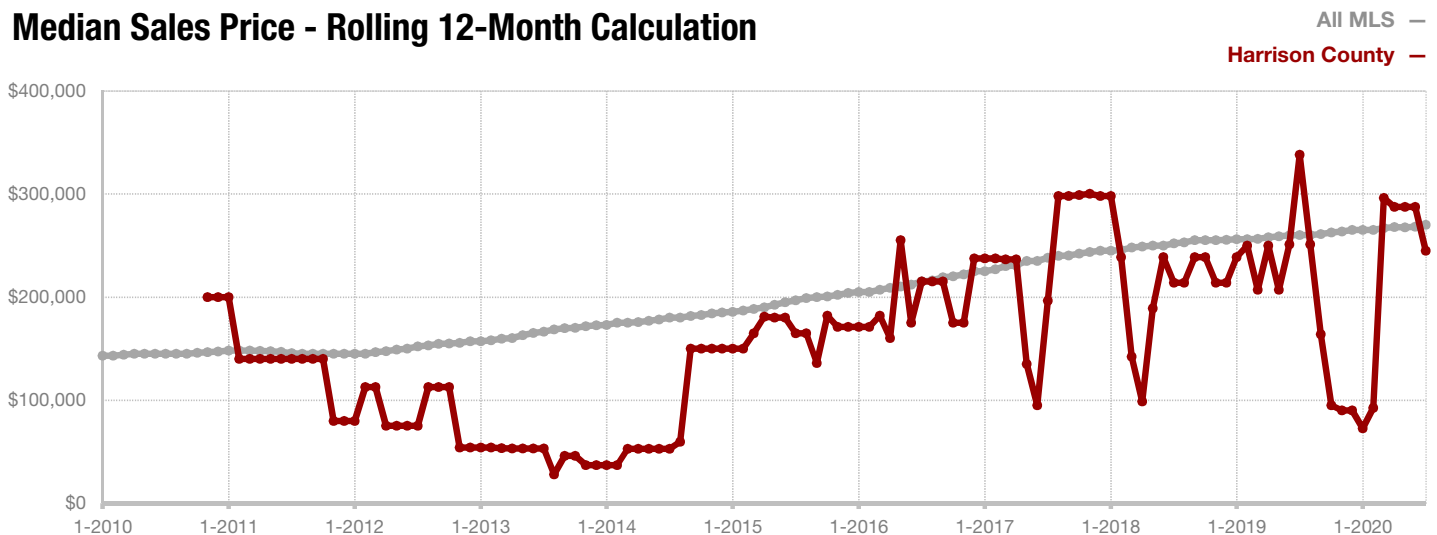
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	4	4	0.0%	15	14	- 6.7%
Pending Sales	0	1	--	7	8	+ 14.3%
Closed Sales	1	1	0.0%	6	8	+ 33.3%
Average Sales Price*	\$592,000	\$39,900	- 93.3%	\$248,167	\$383,675	+ 54.6%
Median Sales Price*	\$592,000	\$39,900	- 93.3%	\$210,000	\$311,750	+ 48.5%
Percent of Original List Price Received*	98.8%	100.0%	+ 1.2%	87.2%	95.2%	+ 9.2%
Days on Market Until Sale	78	108	+ 38.5%	100	83	- 17.0%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	9.8	5.5	- 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 – July 2020

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



+ 9.7%

+ 68.2%

+ 32.3%

Change in
New Listings

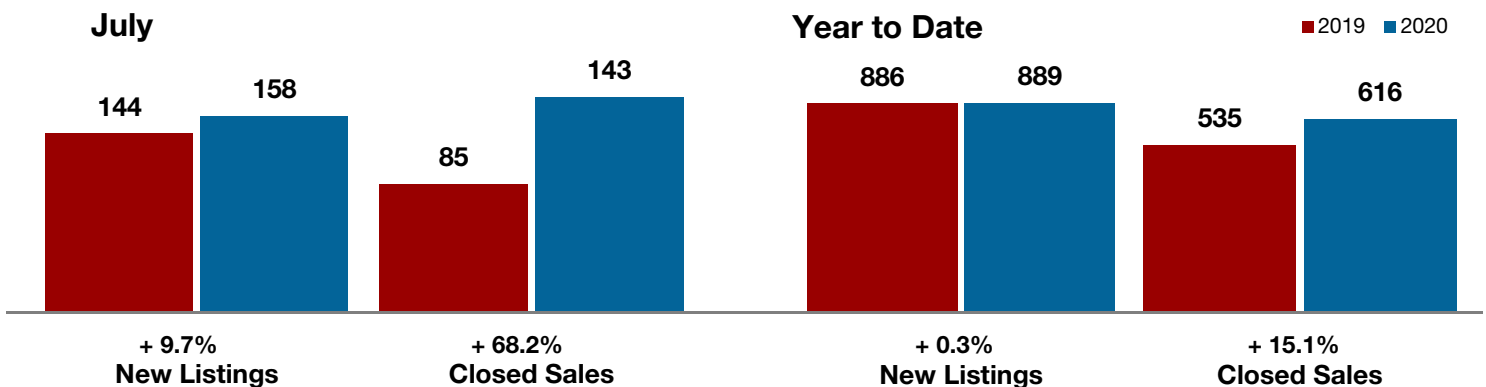
Change in
Closed Sales

Change in
Median Sales Price

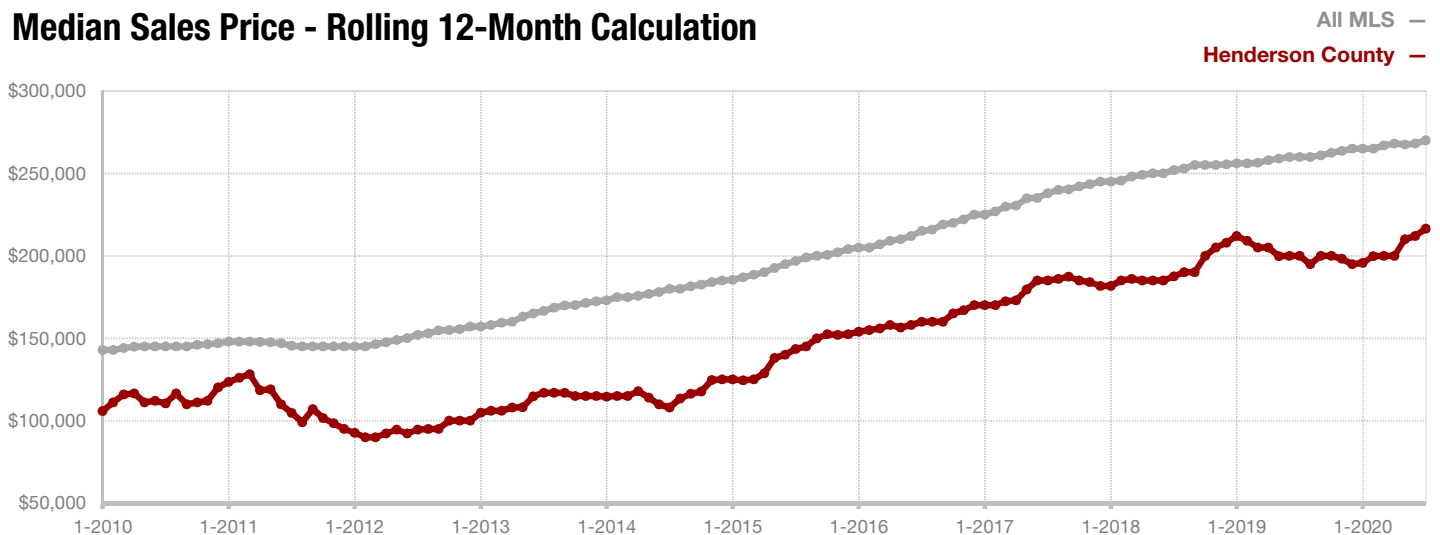
Henderson County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	144	158	+ 9.7%	886	889	+ 0.3%
Pending Sales	86	133	+ 54.7%	570	738	+ 29.5%
Closed Sales	85	143	+ 68.2%	535	616	+ 15.1%
Average Sales Price*	\$271,903	\$370,402	+ 36.2%	\$277,819	\$314,034	+ 13.0%
Median Sales Price*	\$195,000	\$258,000	+ 32.3%	\$191,960	\$229,000	+ 19.3%
Percent of Original List Price Received*	93.4%	94.6%	+ 1.3%	92.5%	93.2%	+ 0.8%
Days on Market Until Sale	73	71	- 2.7%	73	74	+ 1.4%
Inventory of Homes for Sale	467	267	- 42.8%	--	--	--
Months Supply of Inventory	6.2	3.0	- 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 – July 2020

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



Hill County

- 17.5%

Change in
New Listings

- 5.6%

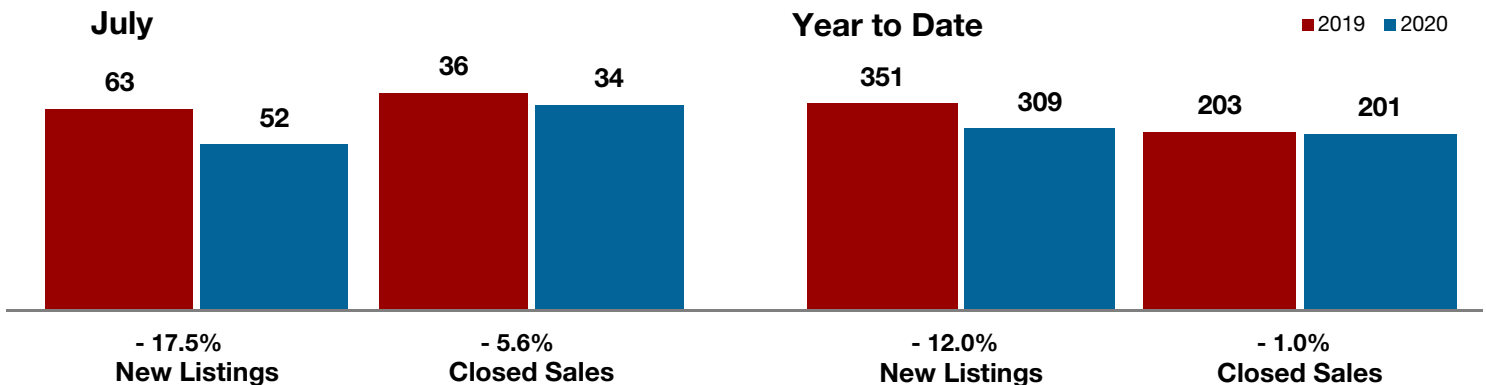
Change in
Closed Sales

- 0.9%

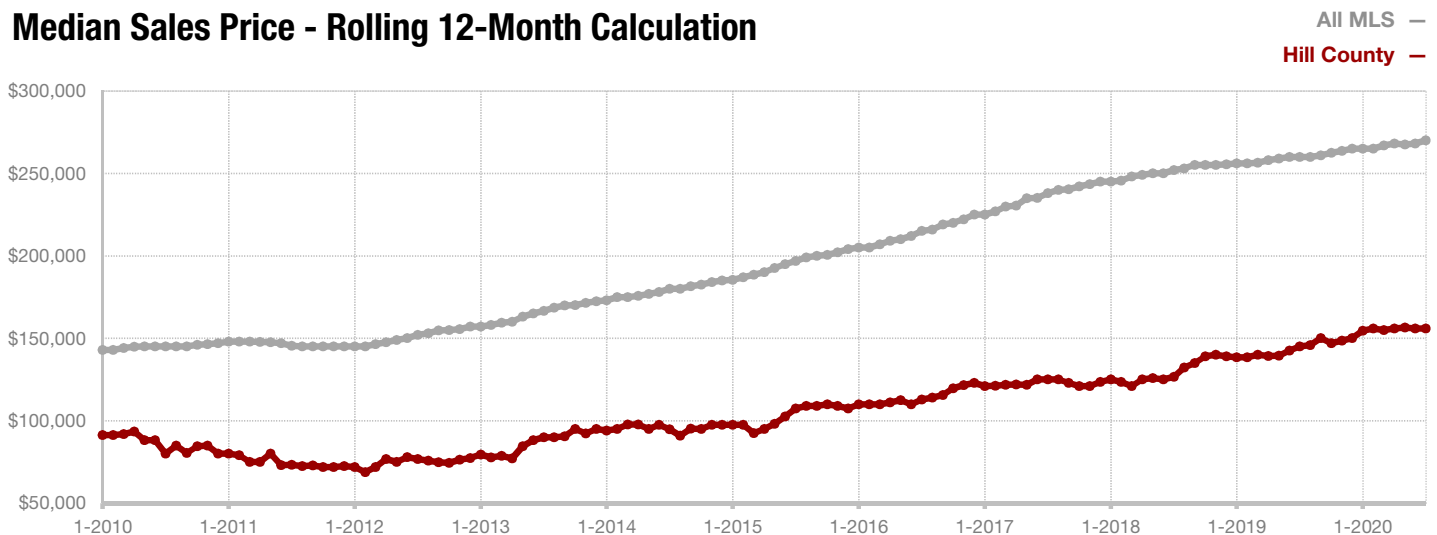
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	63	52	- 17.5%	351	309	- 12.0%
Pending Sales	35	50	+ 42.9%	227	244	+ 7.5%
Closed Sales	36	34	- 5.6%	203	201	- 1.0%
Average Sales Price*	\$181,573	\$226,996	+ 25.0%	\$185,802	\$188,548	+ 1.5%
Median Sales Price*	\$172,000	\$170,500	- 0.9%	\$145,000	\$156,000	+ 7.6%
Percent of Original List Price Received*	91.0%	93.1%	+ 2.3%	92.4%	92.5%	+ 0.1%
Days on Market Until Sale	50	69	+ 38.0%	71	78	+ 9.9%
Inventory of Homes for Sale	178	104	- 41.6%	--	--	--
Months Supply of Inventory	6.3	3.2	- 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 – July 2020

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



Hood County

- 18.5%

+ 39.9%

+ 11.2%

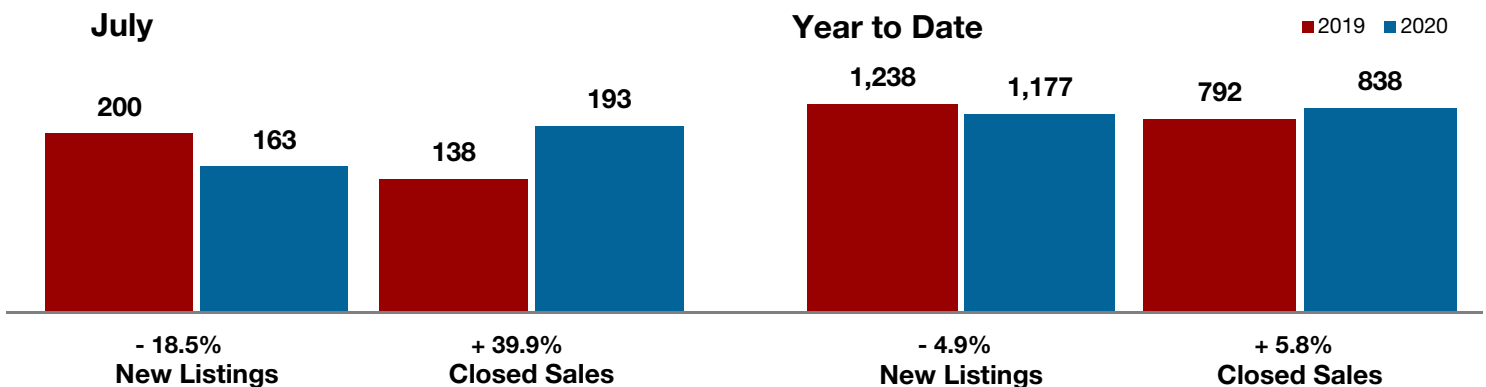
Change in
New Listings

Change in
Closed Sales

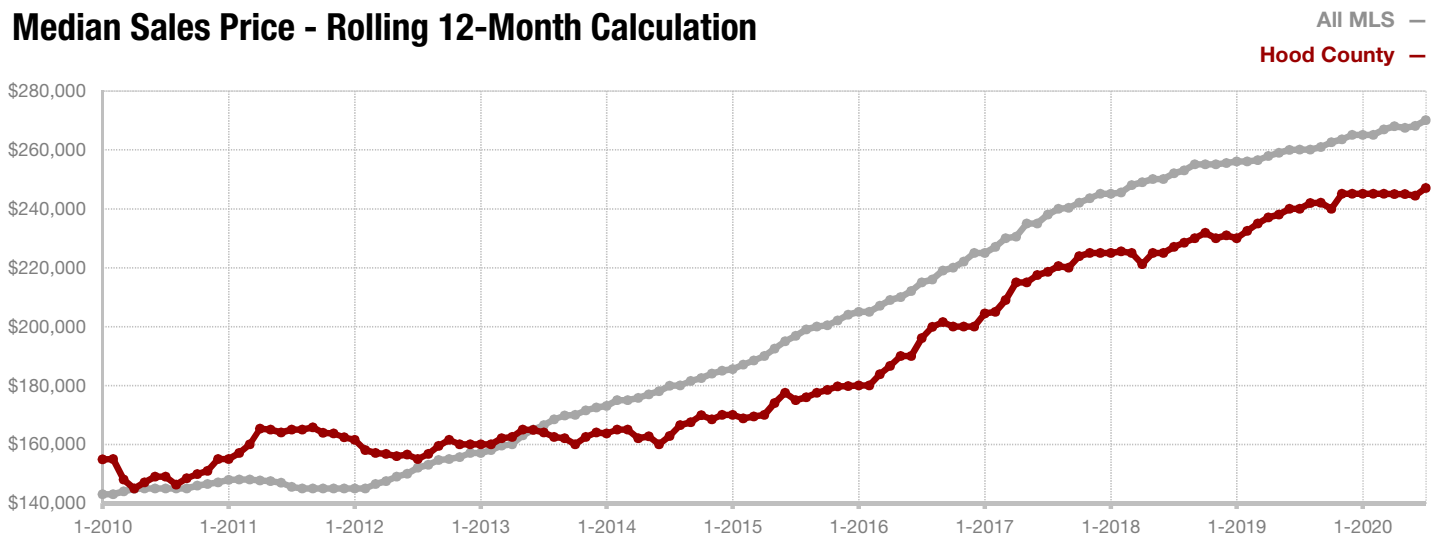
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	200	163	- 18.5%	1,238	1,177	- 4.9%
Pending Sales	166	141	- 15.1%	899	911	+ 1.3%
Closed Sales	138	193	+ 39.9%	792	838	+ 5.8%
Average Sales Price*	\$261,372	\$299,047	+ 14.4%	\$278,053	\$288,797	+ 3.9%
Median Sales Price*	\$237,400	\$264,000	+ 11.2%	\$245,000	\$247,750	+ 1.1%
Percent of Original List Price Received*	95.7%	96.3%	+ 0.6%	96.2%	96.0%	- 0.2%
Days on Market Until Sale	46	53	+ 15.2%	47	55	+ 17.0%
Inventory of Homes for Sale	406	331	- 18.5%	--	--	--
Months Supply of Inventory	3.5	2.8	- 25.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2020

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



+ 9.1%

+ 11.1%

- 9.1%

Change in
New Listings

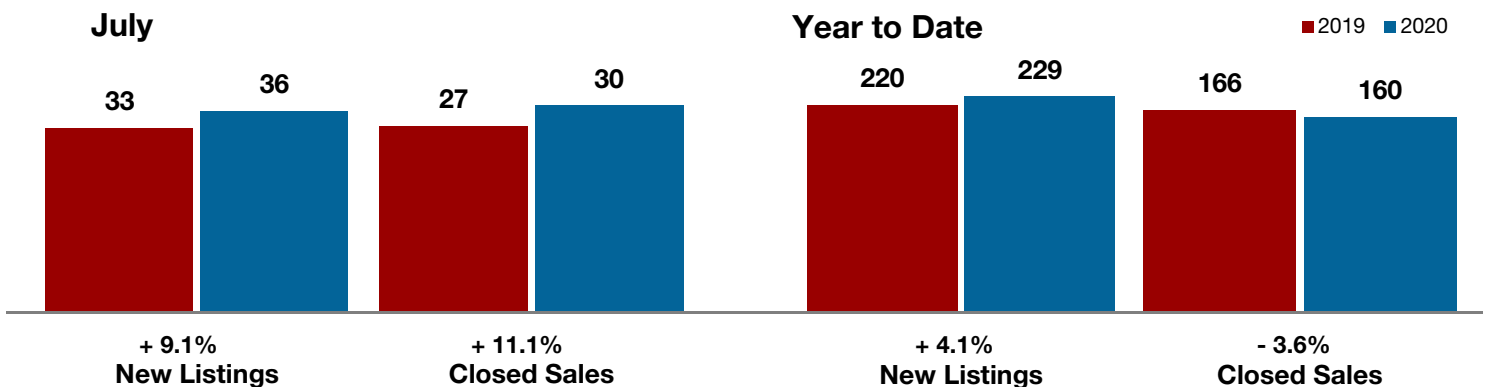
Change in
Closed Sales

Change in
Median Sales Price

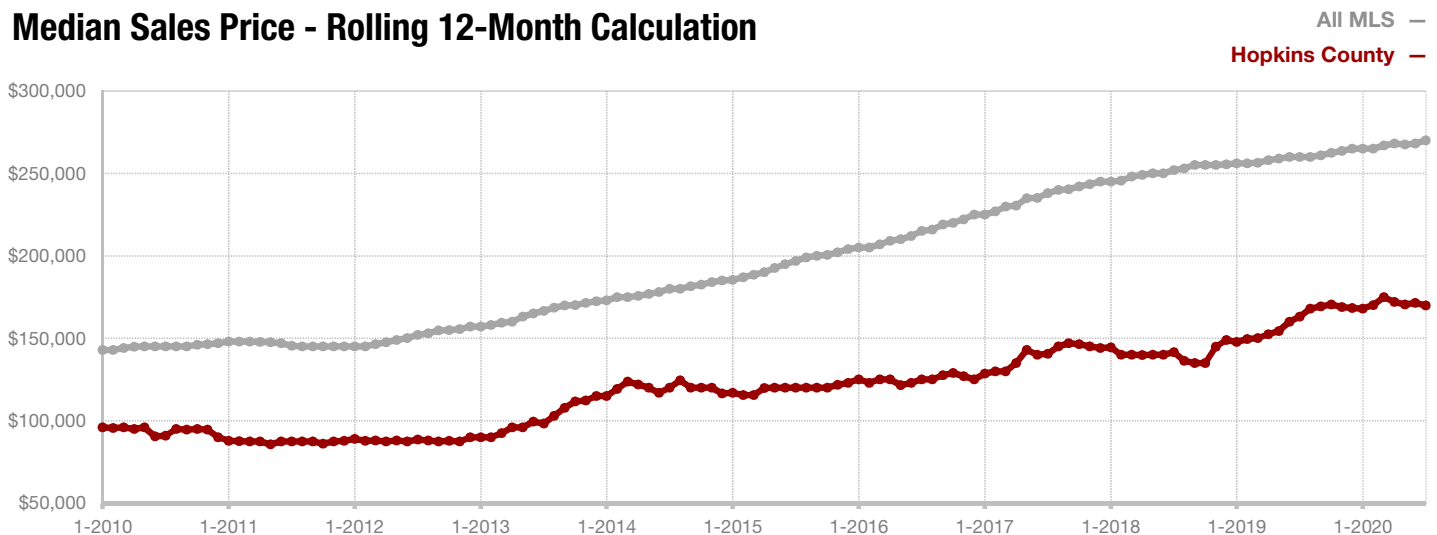
Hopkins County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	33	36	+ 9.1%	220	229	+ 4.1%
Pending Sales	24	24	0.0%	172	167	- 2.9%
Closed Sales	27	30	+ 11.1%	166	160	- 3.6%
Average Sales Price*	\$241,598	\$207,557	- 14.1%	\$201,284	\$199,961	- 0.7%
Median Sales Price*	\$185,000	\$168,200	- 9.1%	\$168,500	\$170,000	+ 0.9%
Percent of Original List Price Received*	95.6%	97.7%	+ 2.2%	94.3%	95.0%	+ 0.7%
Days on Market Until Sale	52	37	- 28.8%	56	53	- 5.4%
Inventory of Homes for Sale	99	81	- 18.2%	--	--	--
Months Supply of Inventory	4.3	3.6	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 – July 2020

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



Hunt County

+ 14.5%

+ 30.8%

+ 3.6%

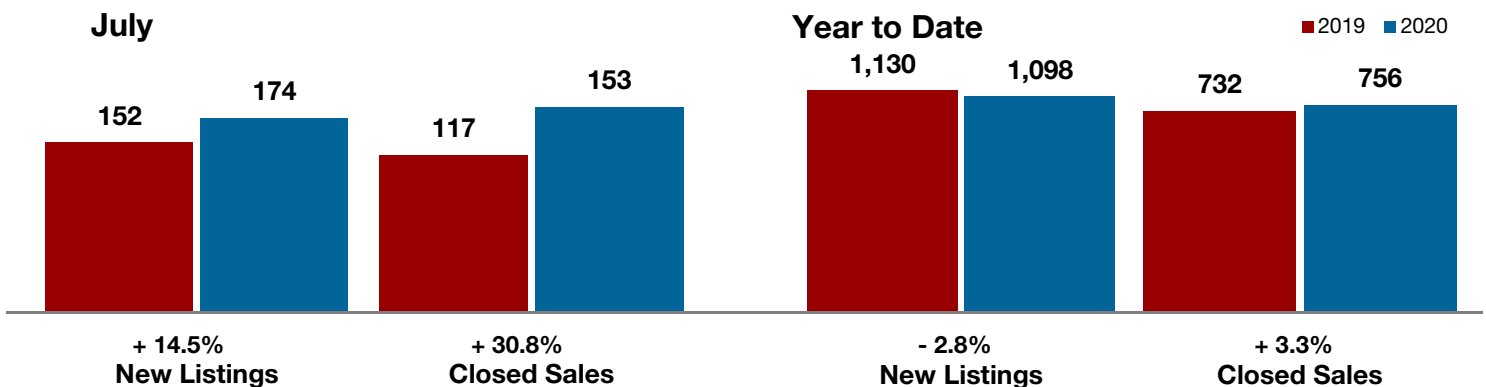
Change in
New Listings

Change in
Closed Sales

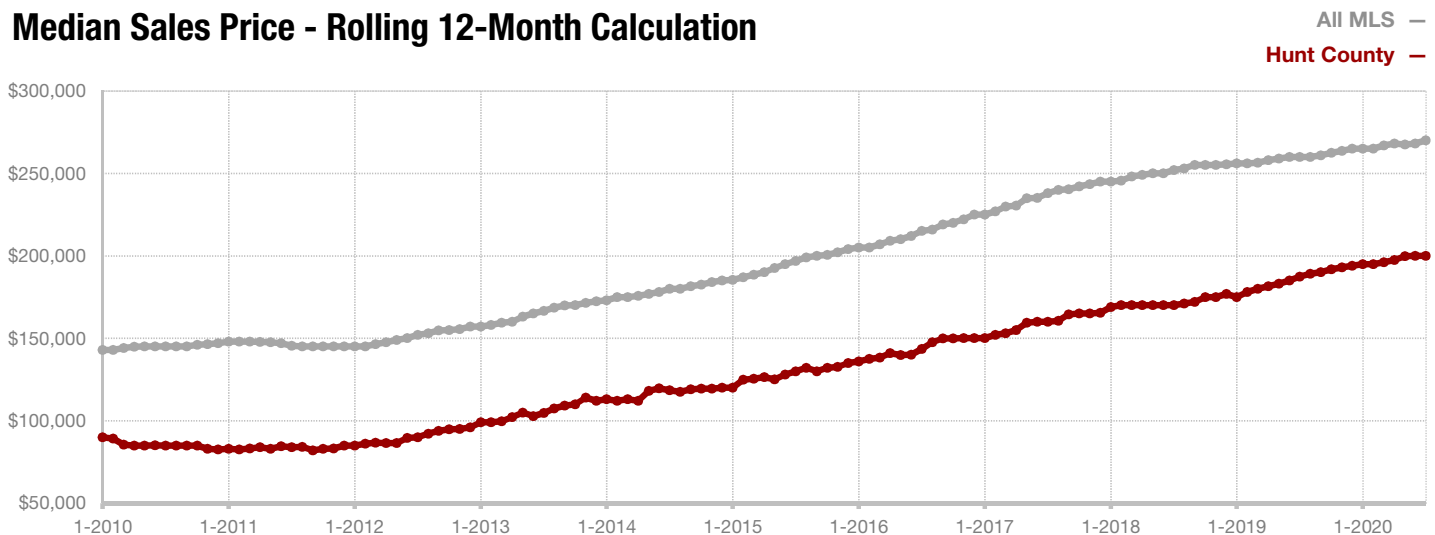
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	152	174	+ 14.5%	1,130	1,098	- 2.8%
Pending Sales	126	143	+ 13.5%	807	868	+ 7.6%
Closed Sales	117	153	+ 30.8%	732	756	+ 3.3%
Average Sales Price*	\$227,663	\$232,380	+ 2.1%	\$213,380	\$229,311	+ 7.5%
Median Sales Price*	\$199,900	\$206,999	+ 3.6%	\$191,450	\$204,575	+ 6.9%
Percent of Original List Price Received*	95.9%	96.8%	+ 0.9%	95.3%	95.7%	+ 0.4%
Days on Market Until Sale	57	54	- 5.3%	48	60	+ 25.0%
Inventory of Homes for Sale	402	289	- 28.1%	--	--	--
Months Supply of Inventory	4.0	2.6	- 25.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2020

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



Jack County

+ 125.0% **+ 300.0%** **- 24.9%**

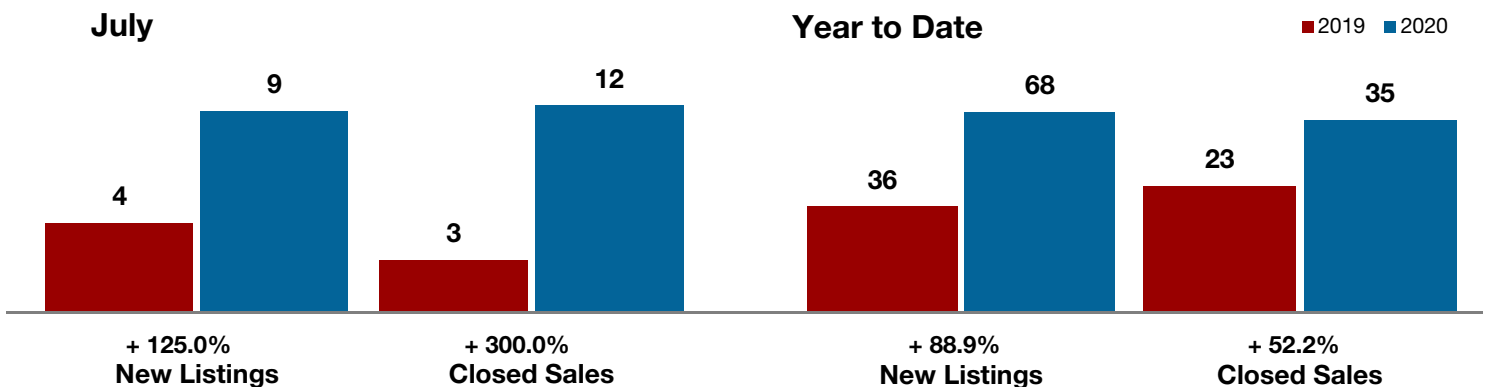
Change in
New Listings

Change in
Closed Sales

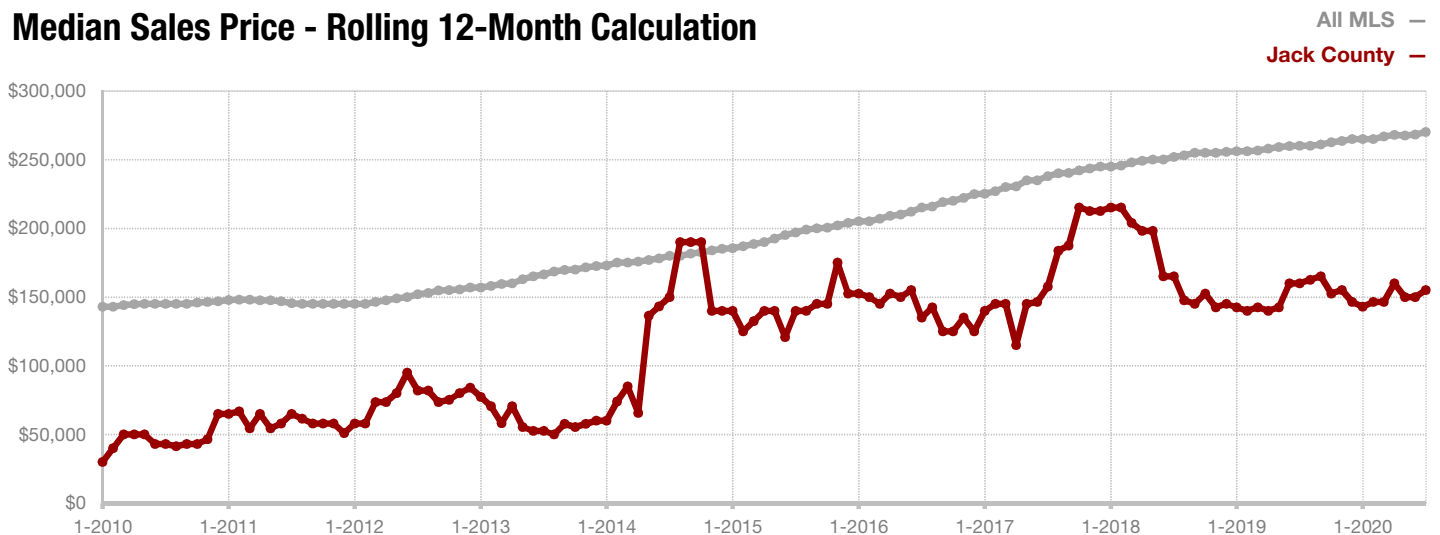
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	4	9	+ 125.0%	36	68	+ 88.9%
Pending Sales	3	6	+ 100.0%	23	34	+ 47.8%
Closed Sales	3	12	+ 300.0%	23	35	+ 52.2%
Average Sales Price*	\$242,450	\$257,880	+ 6.4%	\$214,290	\$231,959	+ 8.2%
Median Sales Price*	\$242,450	\$182,200	- 24.9%	\$177,500	\$174,000	- 2.0%
Percent of Original List Price Received*	84.9%	96.3%	+ 13.4%	88.3%	92.6%	+ 4.9%
Days on Market Until Sale	151	60	- 60.3%	116	69	- 40.5%
Inventory of Homes for Sale	15	43	+ 186.7%	--	--	--
Months Supply of Inventory	3.9	10.5	+ 175.0%	--	--	--

* 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 – July 2020

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



- 3.0%

+ 27.8%

+ 7.6%

Change in
New Listings

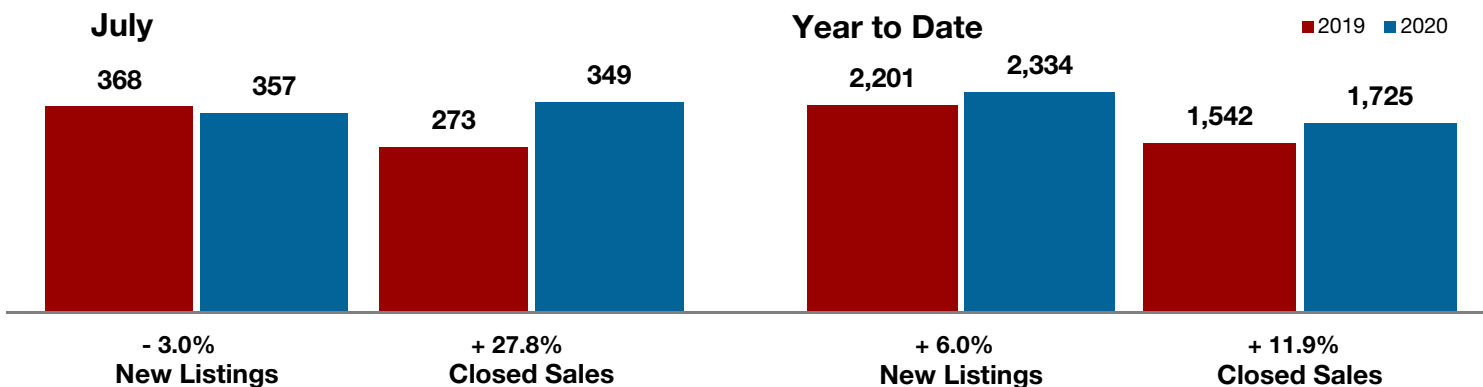
Change in
Closed Sales

Change in
Median Sales Price

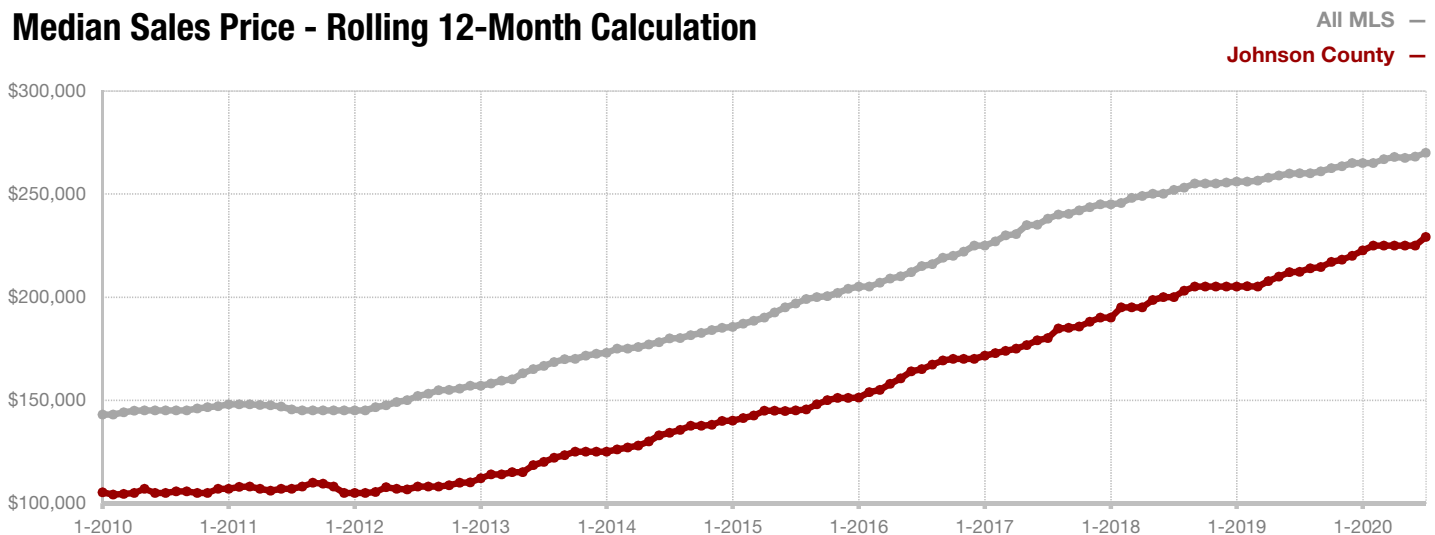
Johnson County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	368	357	- 3.0%	2,201	2,334	+ 6.0%
Pending Sales	284	303	+ 6.7%	1,700	1,943	+ 14.3%
Closed Sales	273	349	+ 27.8%	1,542	1,725	+ 11.9%
Average Sales Price*	\$246,080	\$270,708	+ 10.0%	\$242,732	\$257,840	+ 6.2%
Median Sales Price*	\$225,000	\$242,000	+ 7.6%	\$219,900	\$231,900	+ 5.5%
Percent of Original List Price Received*	97.1%	98.2%	+ 1.1%	97.3%	97.3%	0.0%
Days on Market Until Sale	45	46	+ 2.2%	46	53	+ 15.2%
Inventory of Homes for Sale	690	571	- 17.2%	--	--	--
Months Supply of Inventory	3.0	2.3	- 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 – July 2020

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



Jones County

- 6.7%

- 14.3%

+ 2.2%

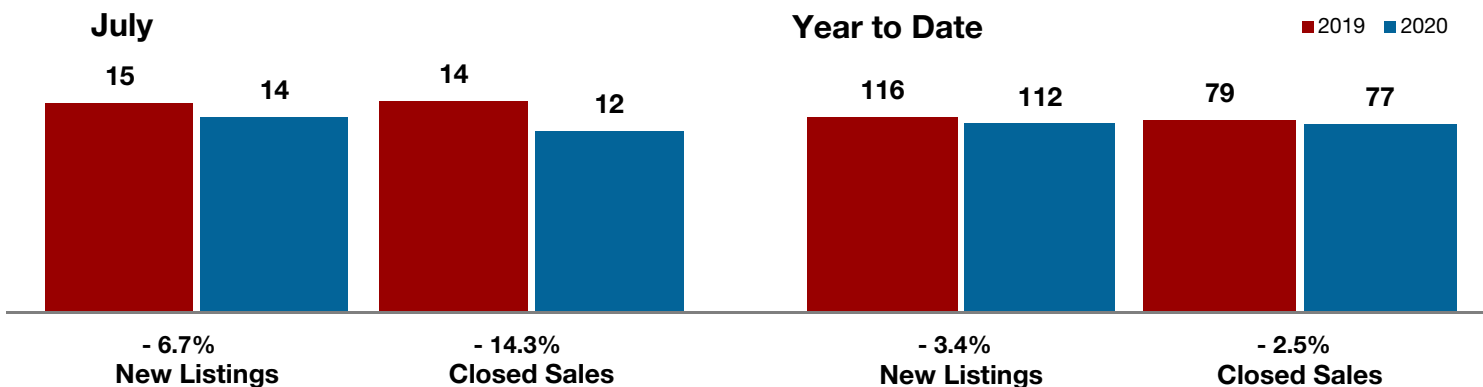
Change in
New Listings

Change in
Closed Sales

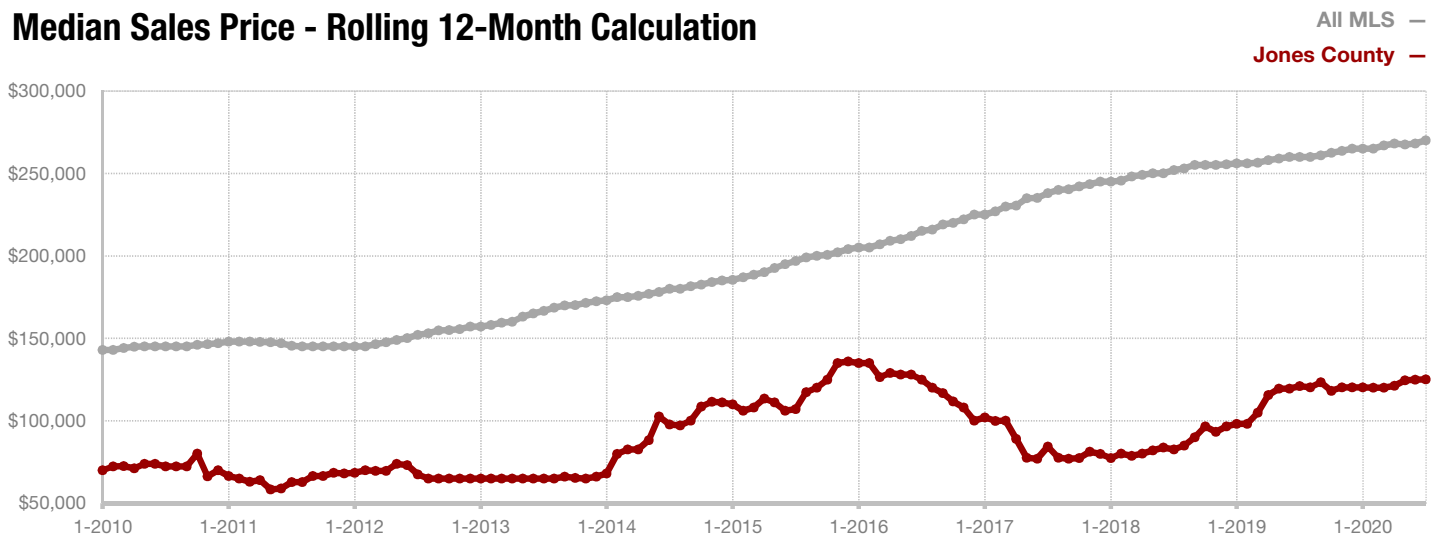
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	15	14	- 6.7%	116	112	- 3.4%
Pending Sales	7	17	+ 142.9%	78	90	+ 15.4%
Closed Sales	14	12	- 14.3%	79	77	- 2.5%
Average Sales Price*	\$117,993	\$163,775	+ 38.8%	\$118,763	\$151,766	+ 27.8%
Median Sales Price*	\$122,250	\$124,950	+ 2.2%	\$115,250	\$125,000	+ 8.5%
Percent of Original List Price Received*	91.2%	95.8%	+ 5.0%	90.8%	92.1%	+ 1.4%
Days on Market Until Sale	67	55	- 17.9%	83	86	+ 3.6%
Inventory of Homes for Sale	61	43	- 29.5%	--	--	--
Months Supply of Inventory	6.1	3.7	- 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 – July 2020

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



+ 7.4%

+ 29.4%

+ 5.0%

Change in
New Listings

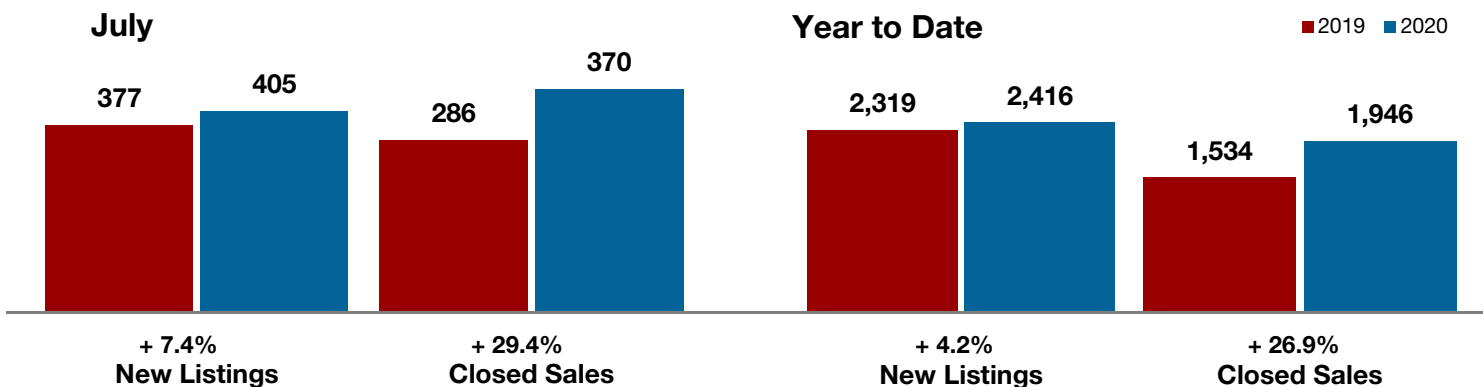
Change in
Closed Sales

Change in
Median Sales Price

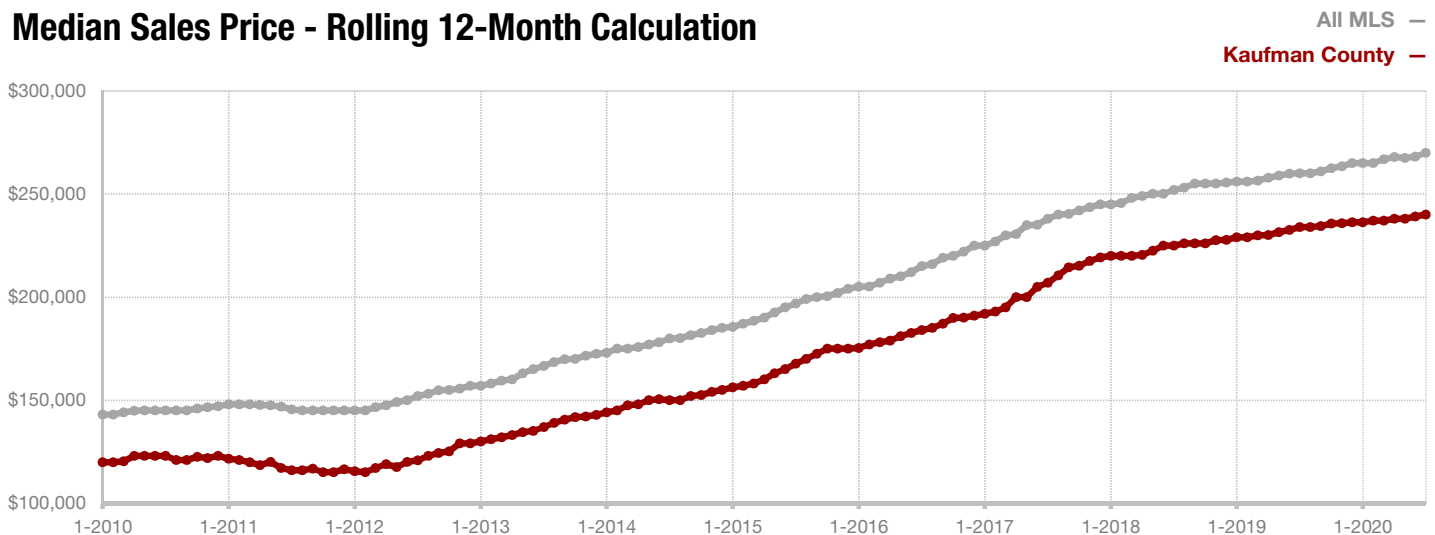
Kaufman County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	377	405	+ 7.4%	2,319	2,416	+ 4.2%
Pending Sales	266	361	+ 35.7%	1,673	2,203	+ 31.7%
Closed Sales	286	370	+ 29.4%	1,534	1,946	+ 26.9%
Average Sales Price*	\$258,436	\$266,452	+ 3.1%	\$244,998	\$254,642	+ 3.9%
Median Sales Price*	\$238,995	\$251,000	+ 5.0%	\$235,000	\$240,900	+ 2.5%
Percent of Original List Price Received*	96.5%	97.2%	+ 0.7%	96.4%	96.2%	- 0.2%
Days on Market Until Sale	59	50	- 15.3%	56	60	+ 7.1%
Inventory of Homes for Sale	848	509	- 40.0%	--	--	--
Months Supply of Inventory	3.8	1.8	- 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 – July 2020

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



- 36.1%

0.0%

+ 8.5%

Change in
New Listings

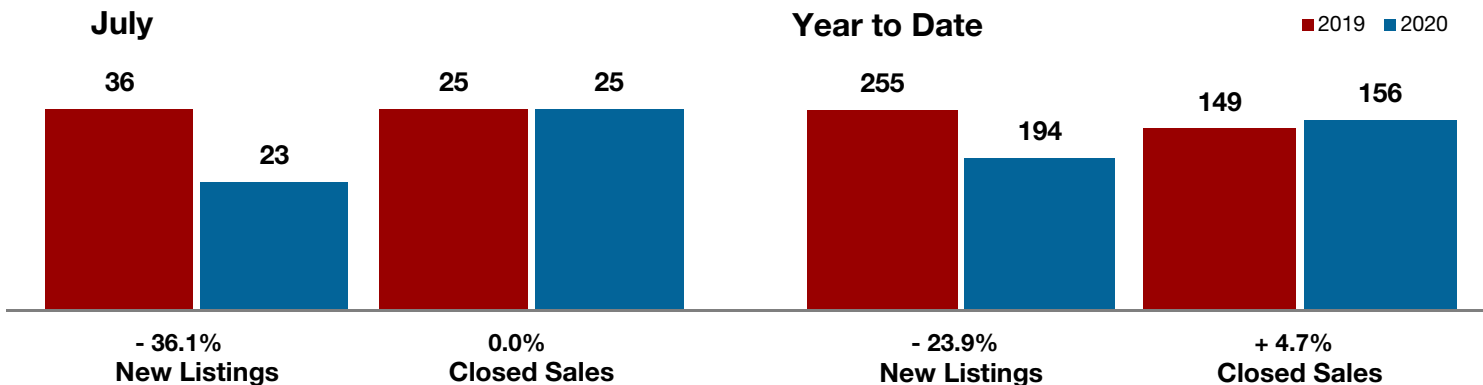
Change in
Closed Sales

Change in
Median Sales Price

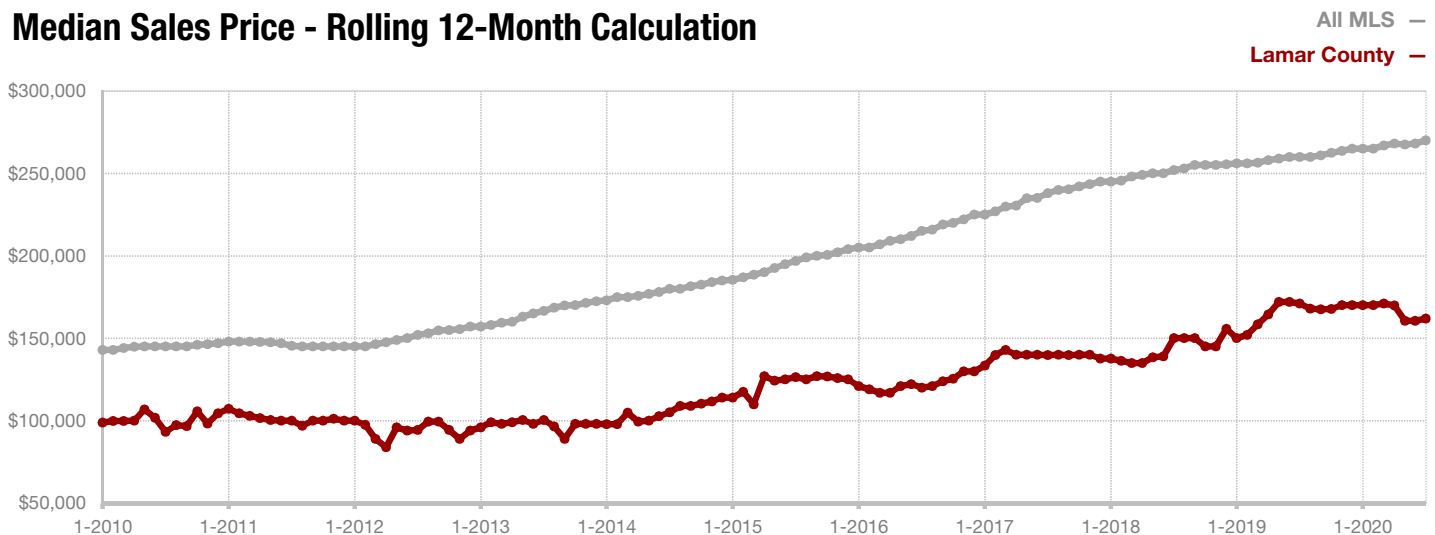
Lamar County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	36	23	- 36.1%	255	194	- 23.9%
Pending Sales	29	26	- 10.3%	169	172	+ 1.8%
Closed Sales	25	25	0.0%	149	156	+ 4.7%
Average Sales Price*	\$199,674	\$187,846	- 5.9%	\$200,752	\$179,250	- 10.7%
Median Sales Price*	\$189,000	\$205,000	+ 8.5%	\$185,250	\$161,950	- 12.6%
Percent of Original List Price Received*	92.5%	91.3%	- 1.3%	92.7%	91.0%	- 1.8%
Days on Market Until Sale	63	68	+ 7.9%	71	79	+ 11.3%
Inventory of Homes for Sale	121	63	- 47.9%	--	--	--
Months Supply of Inventory	5.8	2.9	- 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 – July 2020

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



- 50.0%

+ 100.0%

+ 2.4%

Change in
New Listings

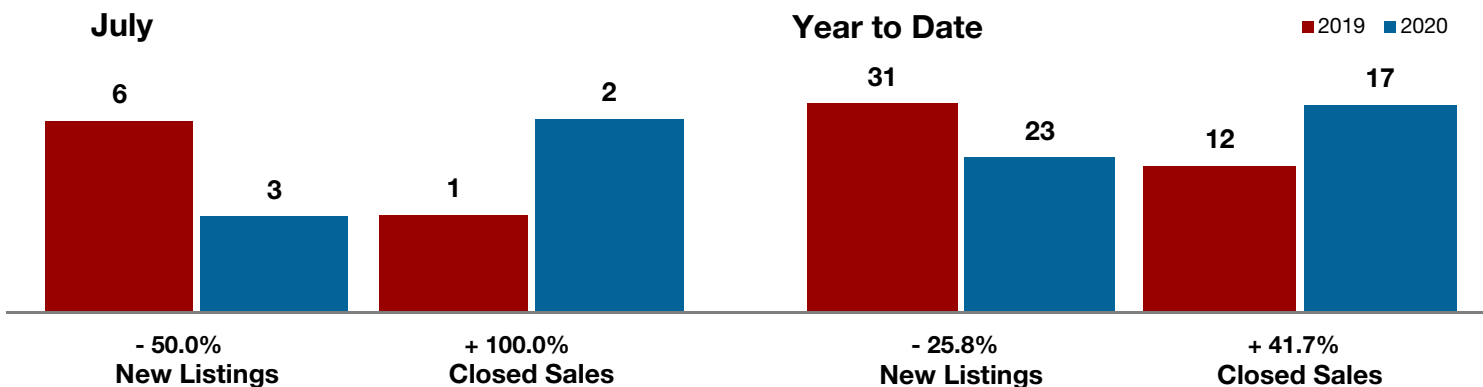
Change in
Closed Sales

Change in
Median Sales Price

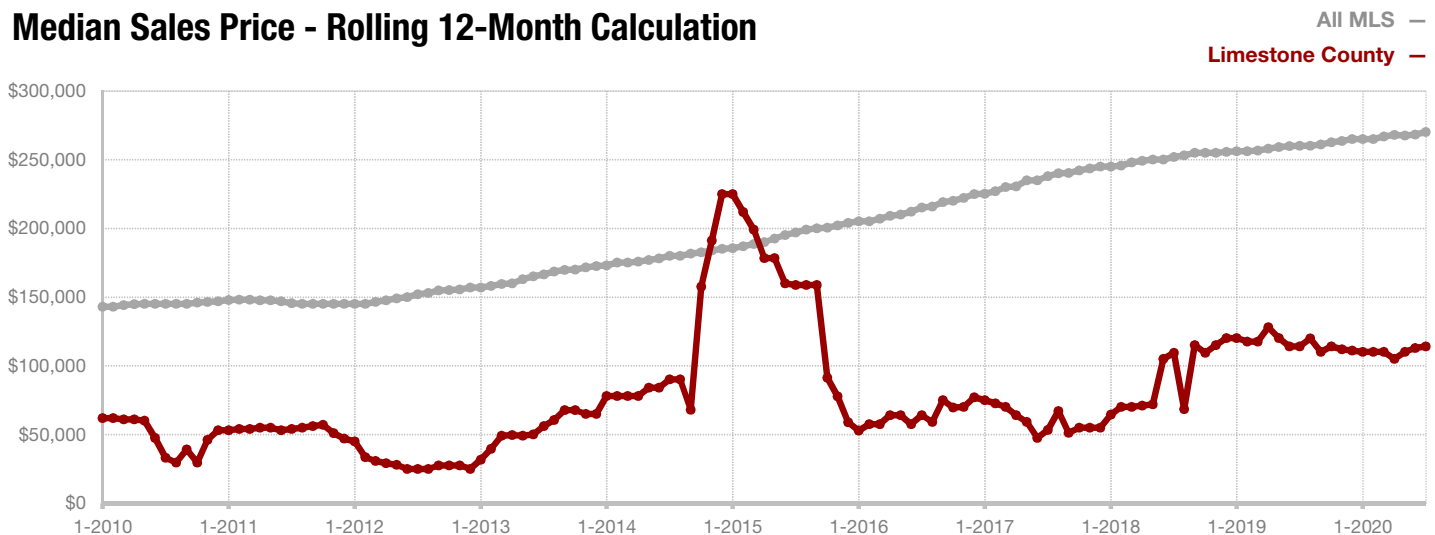
Limestone County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	6	3	- 50.0%	31	23	- 25.8%
Pending Sales	3	1	- 66.7%	14	15	+ 7.1%
Closed Sales	1	2	+ 100.0%	12	17	+ 41.7%
Average Sales Price*	\$100,000	\$102,375	+ 2.4%	\$115,950	\$135,232	+ 16.6%
Median Sales Price*	\$100,000	\$102,375	+ 2.4%	\$95,000	\$105,400	+ 10.9%
Percent of Original List Price Received*	87.0%	75.3%	- 13.4%	86.9%	90.2%	+ 3.8%
Days on Market Until Sale	97	153	+ 57.7%	88	100	+ 13.6%
Inventory of Homes for Sale	26	18	- 30.8%	--	--	--
Months Supply of Inventory	11.4	7.4	- 36.4%	--	--	--

* 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 – July 2020

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



- 10.5%

+ 107.7%

+ 42.5%

Change in
New Listings

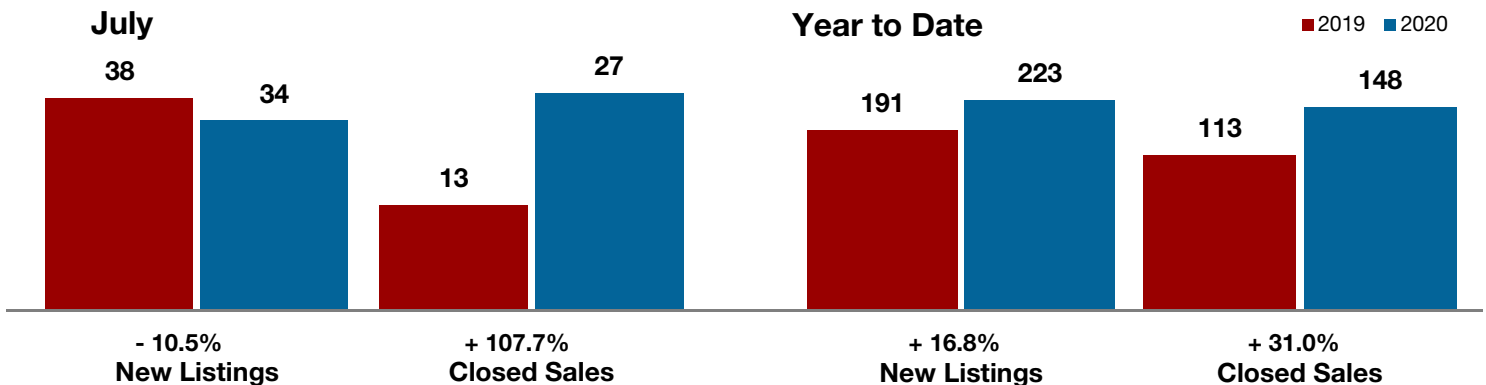
Change in
Closed Sales

Change in
Median Sales Price

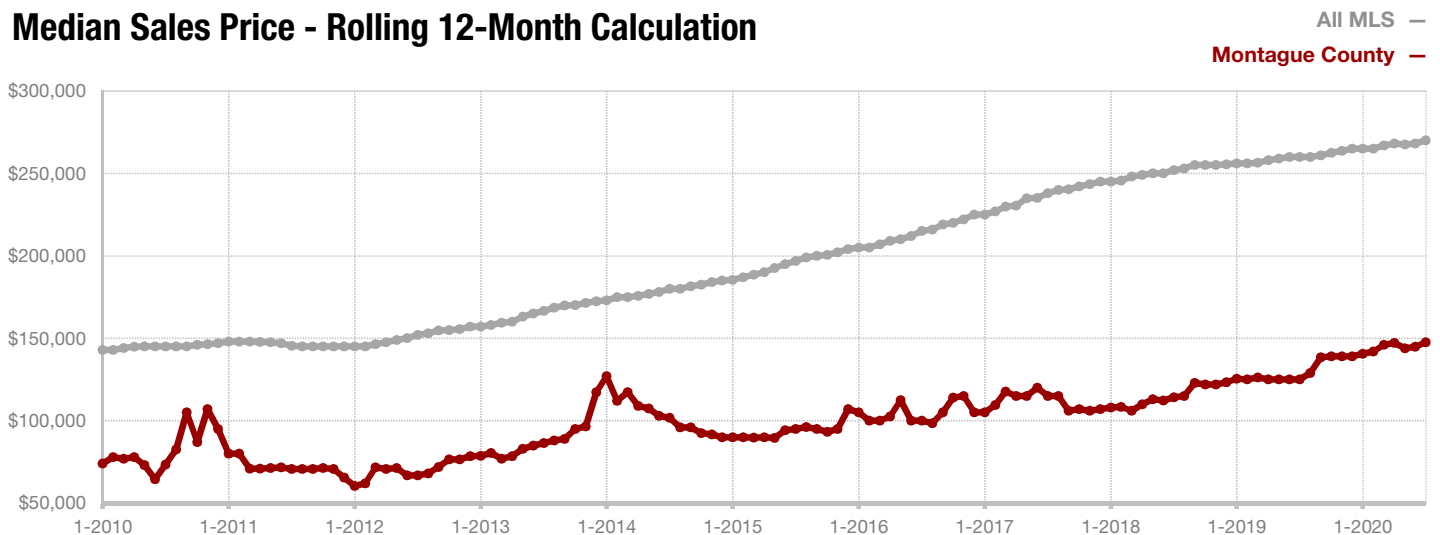
Montague County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	38	34	- 10.5%	191	223	+ 16.8%
Pending Sales	24	19	- 20.8%	127	151	+ 18.9%
Closed Sales	13	27	+ 107.7%	113	148	+ 31.0%
Average Sales Price*	\$146,569	\$190,659	+ 30.1%	\$198,772	\$181,278	- 8.8%
Median Sales Price*	\$114,000	\$162,500	+ 42.5%	\$138,500	\$150,000	+ 8.3%
Percent of Original List Price Received*	93.2%	96.5%	+ 3.5%	91.9%	93.1%	+ 1.3%
Days on Market Until Sale	76	69	- 9.2%	85	70	- 17.6%
Inventory of Homes for Sale	113	92	- 18.6%	--	--	--
Months Supply of Inventory	6.7	4.5	- 28.6%	--	--	--

* 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.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2020

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



- 22.9%

+ 44.7%

+ 22.3%

Change in
New Listings

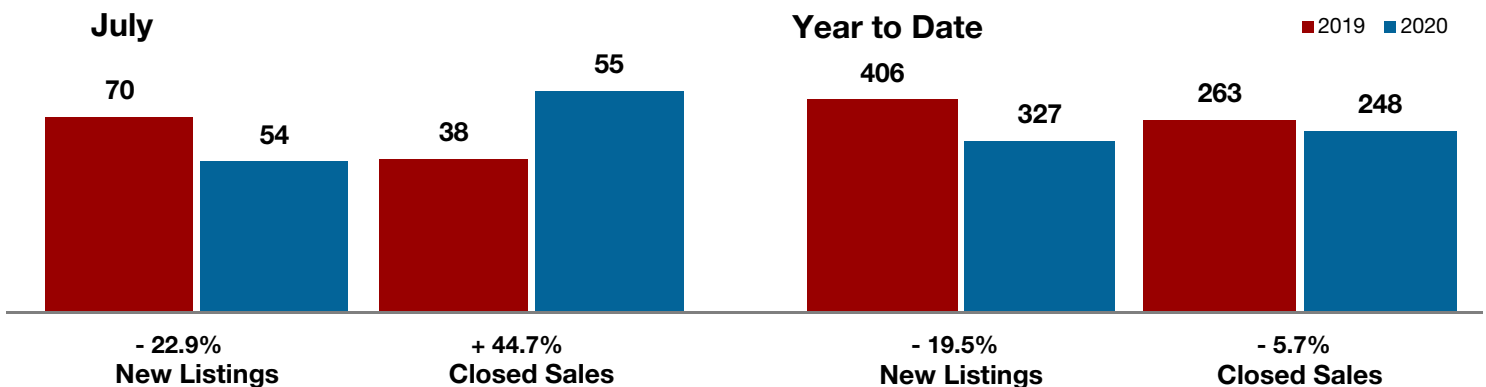
Change in
Closed Sales

Change in
Median Sales Price

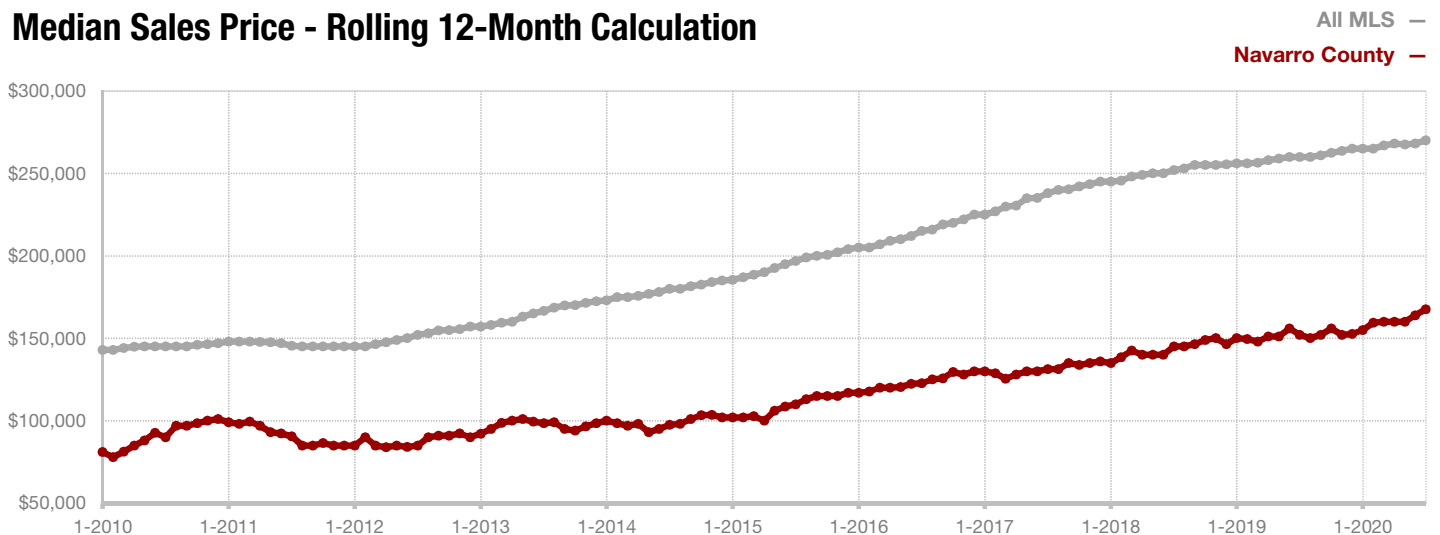
Navarro County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	70	54	- 22.9%	406	327	- 19.5%
Pending Sales	46	35	- 23.9%	279	274	- 1.8%
Closed Sales	38	55	+ 44.7%	263	248	- 5.7%
Average Sales Price*	\$180,230	\$251,577	+ 39.6%	\$193,049	\$240,101	+ 24.4%
Median Sales Price*	\$157,000	\$192,000	+ 22.3%	\$152,660	\$181,250	+ 18.7%
Percent of Original List Price Received*	95.4%	95.0%	- 0.4%	93.8%	94.2%	+ 0.4%
Days on Market Until Sale	58	70	+ 20.7%	63	81	+ 28.6%
Inventory of Homes for Sale	191	118	- 38.2%	--	--	--
Months Supply of Inventory	5.1	3.1	- 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 – July 2020

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



Nolan County

0.0%

+ 33.3%

+ 106.5%

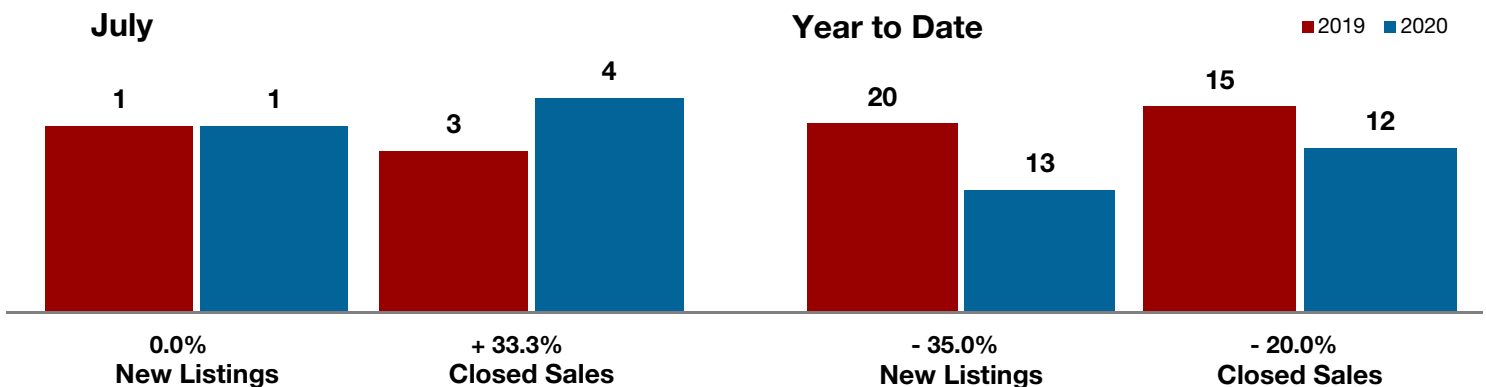
Change in
New Listings

Change in
Closed Sales

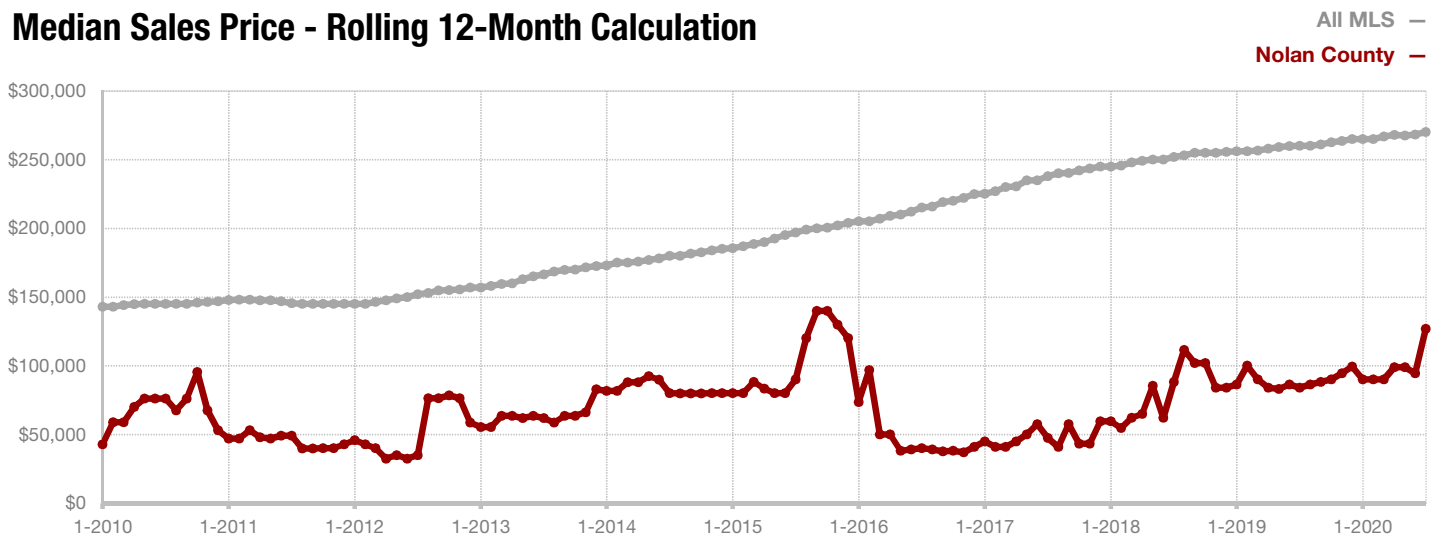
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1	1	0.0%	20	13	- 35.0%
Pending Sales	2	2	0.0%	14	12	- 14.3%
Closed Sales	3	4	+ 33.3%	15	12	- 20.0%
Average Sales Price*	\$65,833	\$198,300	+ 201.2%	\$129,777	\$173,845	+ 34.0%
Median Sales Price*	\$75,000	\$154,900	+ 106.5%	\$90,000	\$95,000	+ 5.6%
Percent of Original List Price Received*	88.6%	100.1%	+ 13.0%	93.1%	85.4%	- 8.3%
Days on Market Until Sale	92	94	+ 2.2%	65	131	+ 101.5%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	6.0	2.2	- 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 – July 2020

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



Palo Pinto County

+ 1.7%

Change in
New Listings

+ 5.5%

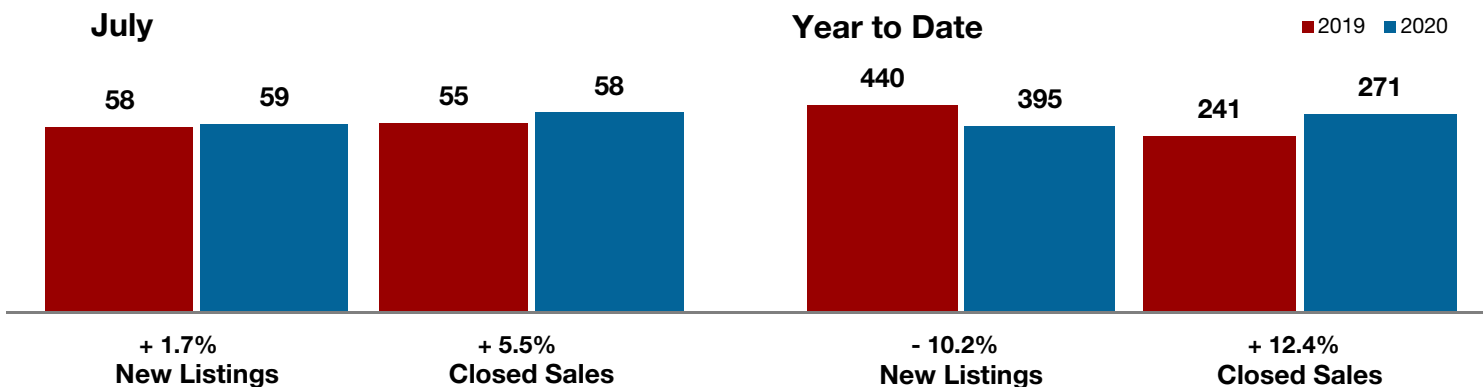
Change in
Closed Sales

+ 37.5%

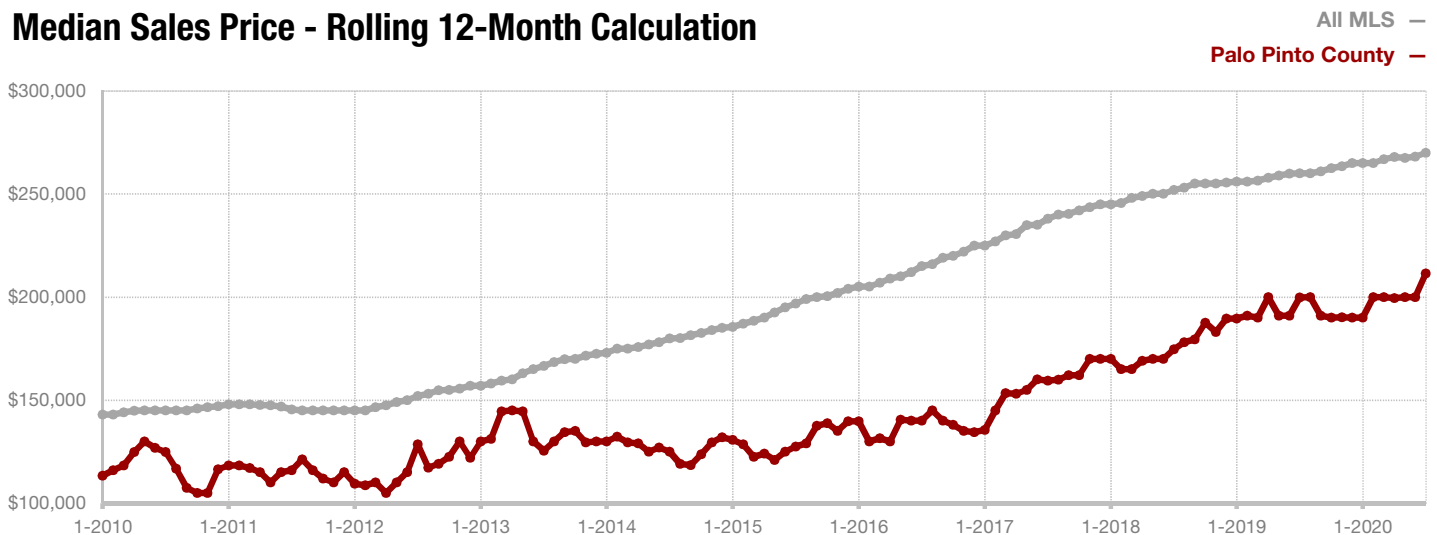
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	58	59	+ 1.7%	440	395	- 10.2%
Pending Sales	40	35	- 12.5%	255	291	+ 14.1%
Closed Sales	55	58	+ 5.5%	241	271	+ 12.4%
Average Sales Price*	\$370,153	\$424,036	+ 14.6%	\$330,927	\$377,168	+ 14.0%
Median Sales Price*	\$243,750	\$335,250	+ 37.5%	\$200,000	\$230,000	+ 15.0%
Percent of Original List Price Received*	90.2%	91.6%	+ 1.6%	91.4%	91.9%	+ 0.5%
Days on Market Until Sale	109	138	+ 26.6%	99	110	+ 11.1%
Inventory of Homes for Sale	266	185	- 30.5%	--	--	--
Months Supply of Inventory	7.5	5.1	- 37.5%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2020

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



Parker County

- 3.1%

+ 23.5%

+ 8.4%

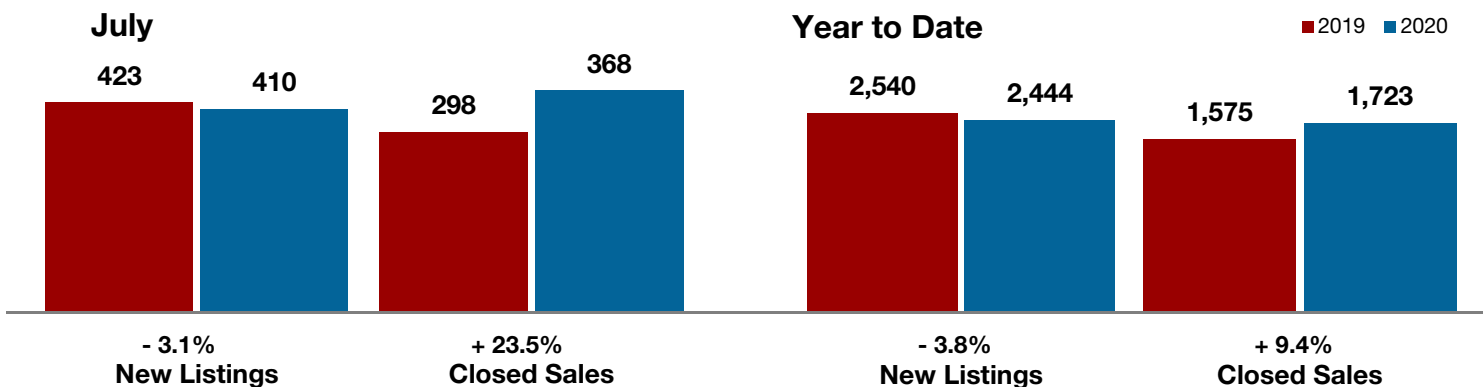
Change in
New Listings

Change in
Closed Sales

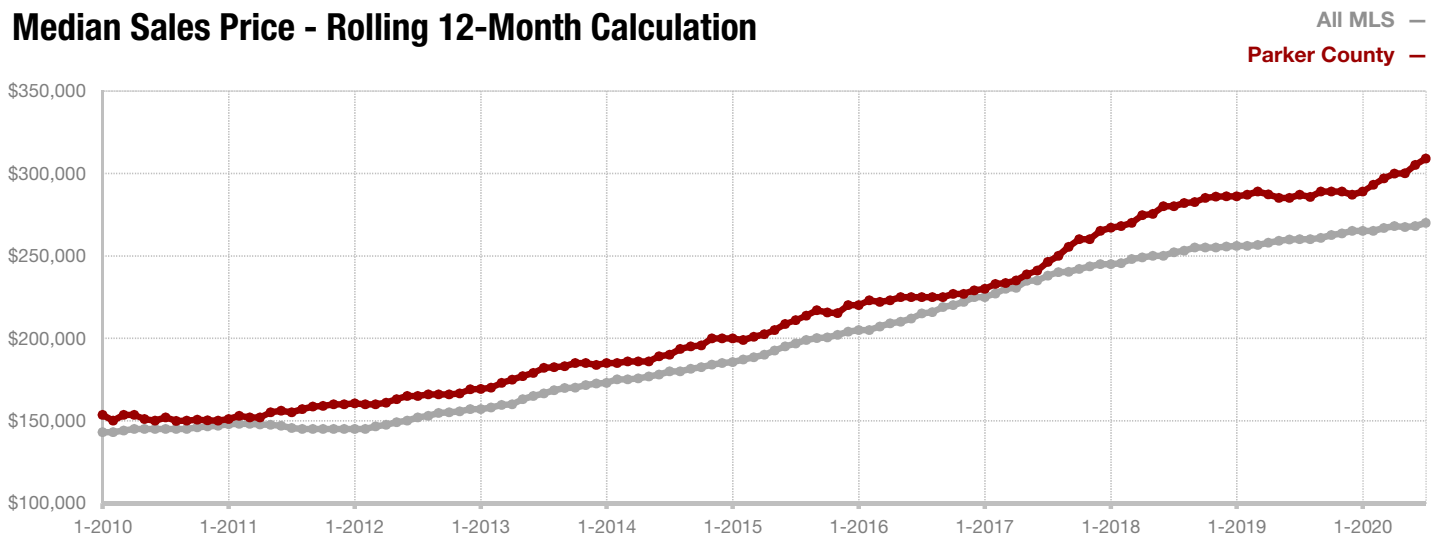
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	423	410	- 3.1%	2,540	2,444	- 3.8%
Pending Sales	277	249	- 10.1%	1,762	1,904	+ 8.1%
Closed Sales	298	368	+ 23.5%	1,575	1,723	+ 9.4%
Average Sales Price*	\$357,861	\$346,879	- 3.1%	\$323,205	\$343,460	+ 6.3%
Median Sales Price*	\$301,000	\$326,150	+ 8.4%	\$285,750	\$319,000	+ 11.6%
Percent of Original List Price Received*	96.8%	96.7%	- 0.1%	96.5%	96.4%	- 0.1%
Days on Market Until Sale	50	72	+ 44.0%	58	73	+ 25.9%
Inventory of Homes for Sale	974	809	- 16.9%	--	--	--
Months Supply of Inventory	4.3	3.3	- 25.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2020

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



Rains County

+ 7.1%

+ 18.2%

+ 19.8%

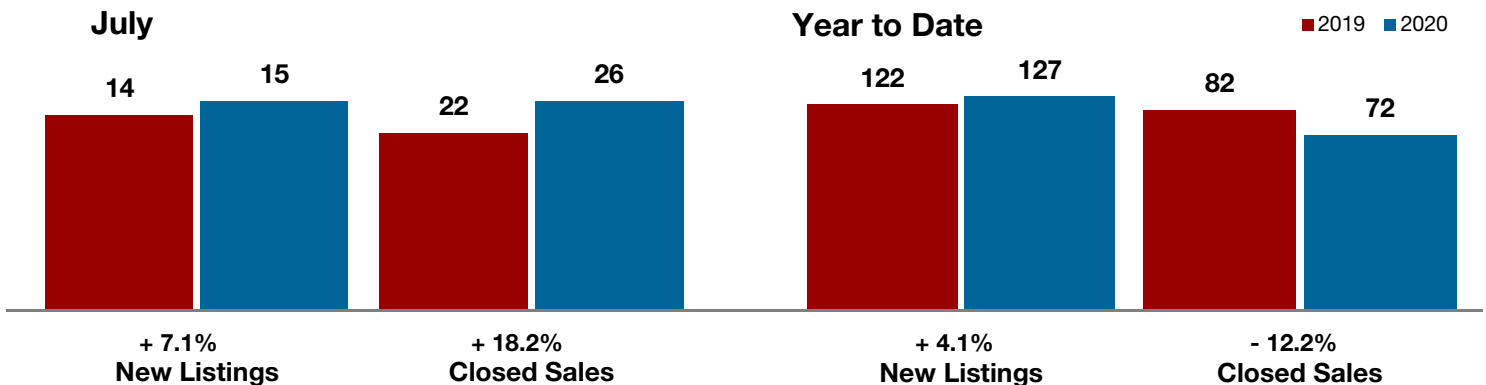
Change in
New Listings

Change in
Closed Sales

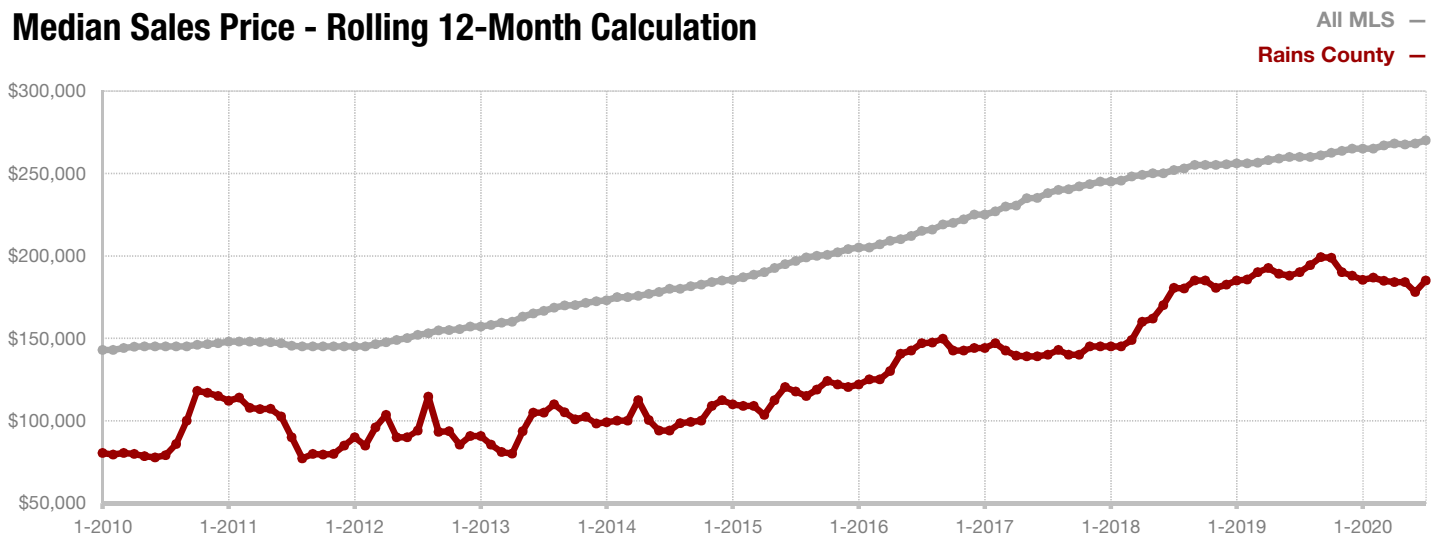
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	14	15	+ 7.1%	122	127	+ 4.1%
Pending Sales	13	21	+ 61.5%	90	90	0.0%
Closed Sales	22	26	+ 18.2%	82	72	- 12.2%
Average Sales Price*	\$253,770	\$308,140	+ 21.4%	\$279,850	\$239,691	- 14.4%
Median Sales Price*	\$202,450	\$242,500	+ 19.8%	\$199,900	\$199,700	- 0.1%
Percent of Original List Price Received*	92.7%	94.7%	+ 2.2%	91.8%	93.9%	+ 2.3%
Days on Market Until Sale	65	83	+ 27.7%	69	71	+ 2.9%
Inventory of Homes for Sale	47	45	- 4.3%	--	--	--
Months Supply of Inventory	4.2	3.9	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2020

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



- 21.8%

+ 31.2%

+ 10.0%

Change in
New Listings

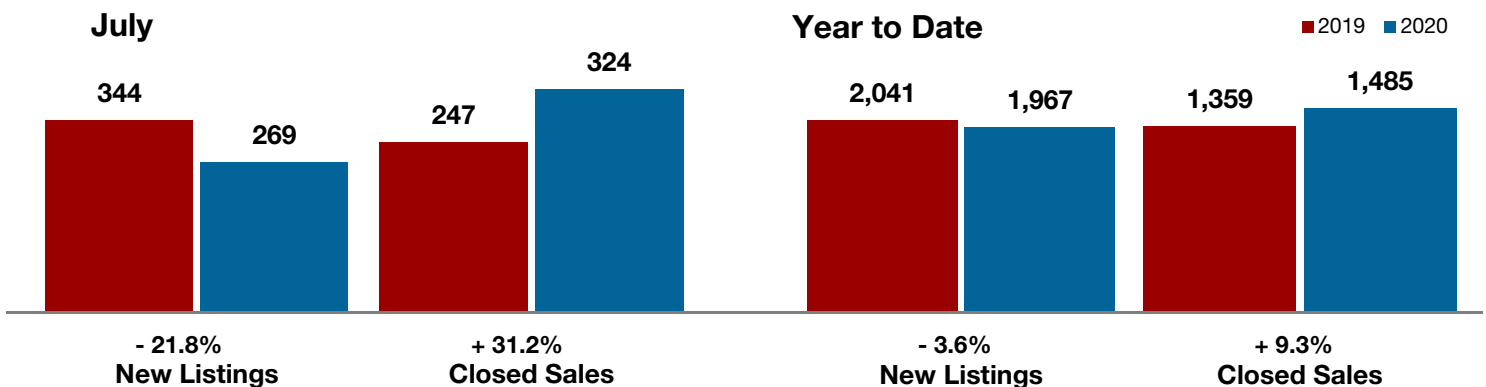
Change in
Closed Sales

Change in
Median Sales Price

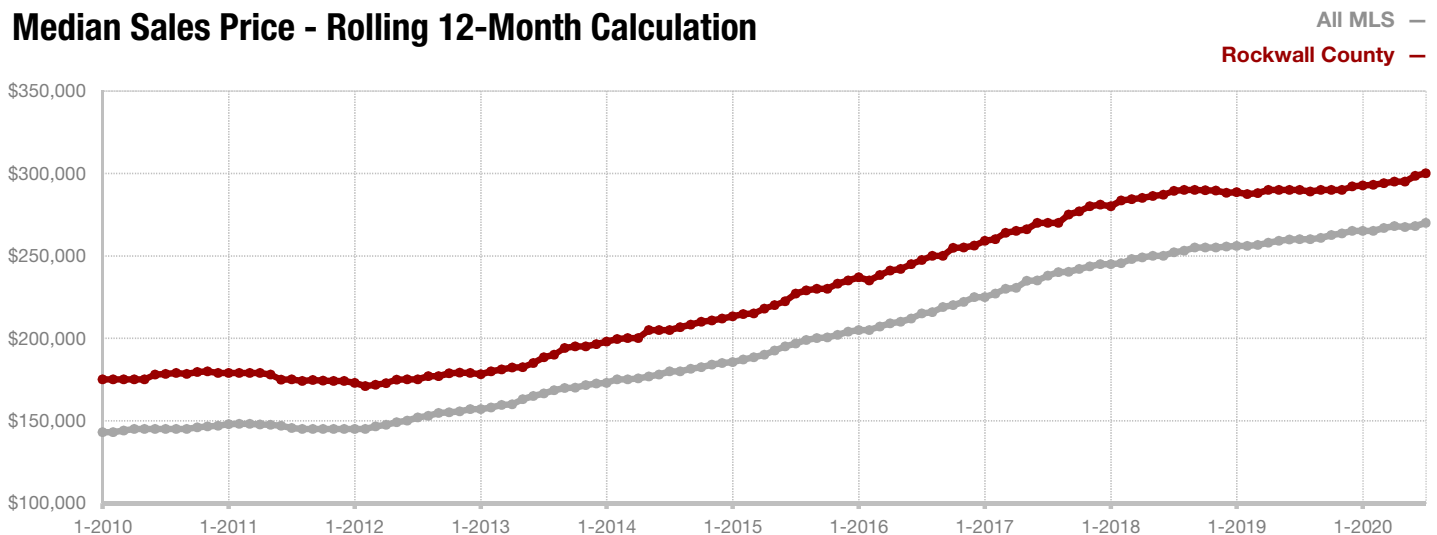
Rockwall County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	344	269	- 21.8%	2,041	1,967	- 3.6%
Pending Sales	251	282	+ 12.4%	1,499	1,721	+ 14.8%
Closed Sales	247	324	+ 31.2%	1,359	1,485	+ 9.3%
Average Sales Price*	\$358,014	\$368,258	+ 2.9%	\$342,023	\$348,516	+ 1.9%
Median Sales Price*	\$300,000	\$329,950	+ 10.0%	\$295,000	\$310,000	+ 5.1%
Percent of Original List Price Received*	96.4%	97.9%	+ 1.6%	95.9%	96.5%	+ 0.6%
Days on Market Until Sale	51	63	+ 23.5%	64	67	+ 4.7%
Inventory of Homes for Sale	801	454	- 43.3%	--	--	--
Months Supply of Inventory	4.2	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 – July 2020

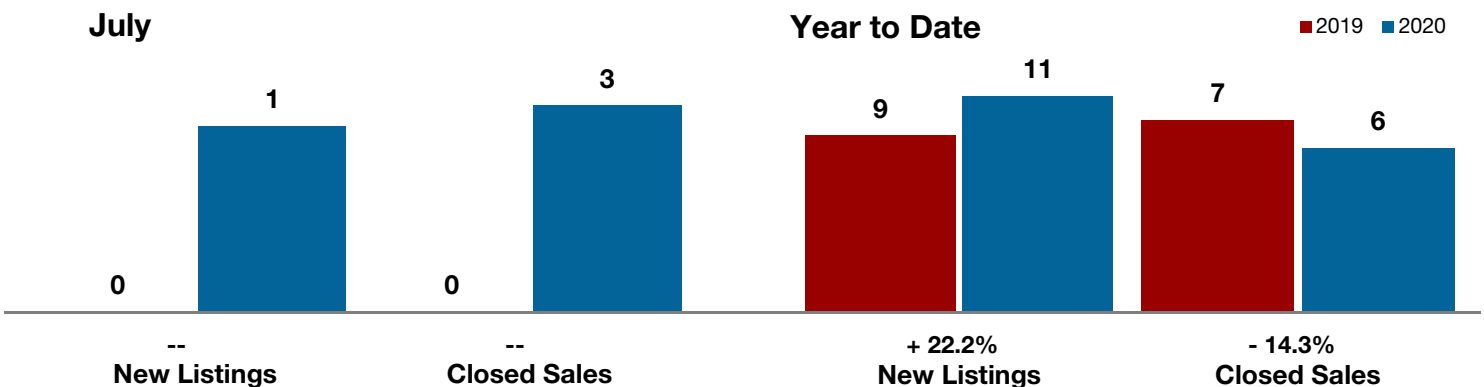
A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



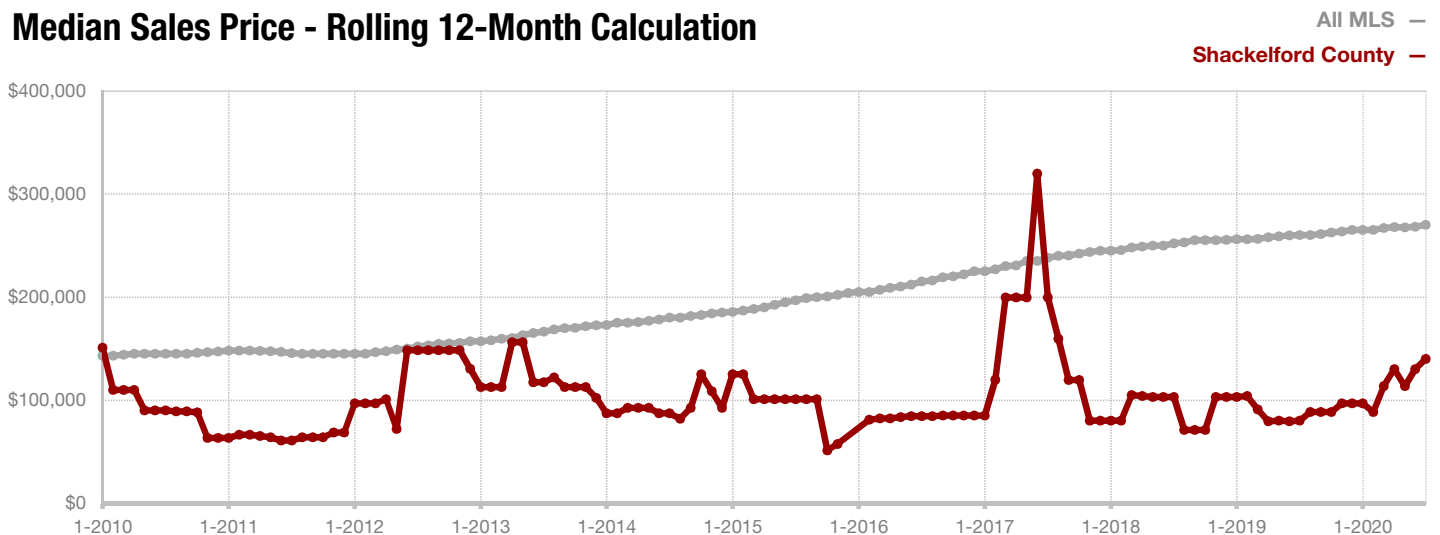
Shackelford County

	Change in New Listings			Change in Closed Sales			Change in Median Sales Price		
	July			Year to Date					
	2019	2020	+ / -	2019	2020	+ / -			
New Listings	0	1	--	9	11	+ 22.2%			
Pending Sales	0	1	--	8	7	- 12.5%			
Closed Sales	0	3	--	7	6	- 14.3%			
Average Sales Price*	--	\$151,167	--	\$103,286	\$157,667	+ 52.7%			
Median Sales Price*	--	\$150,000	--	\$80,000	\$140,000	+ 75.0%			
Percent of Original List Price Received*	--	98.7%	--	86.1%	97.1%	+ 12.8%			
Days on Market Until Sale	--	57	--	135	60	- 55.6%			
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--			
Months Supply of Inventory	2.3	4.5	+ 150.0%	--	--	--			

* 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 – July 2020

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



+ 61.3%

+ 34.7%

+ 20.4%

Change in
New Listings

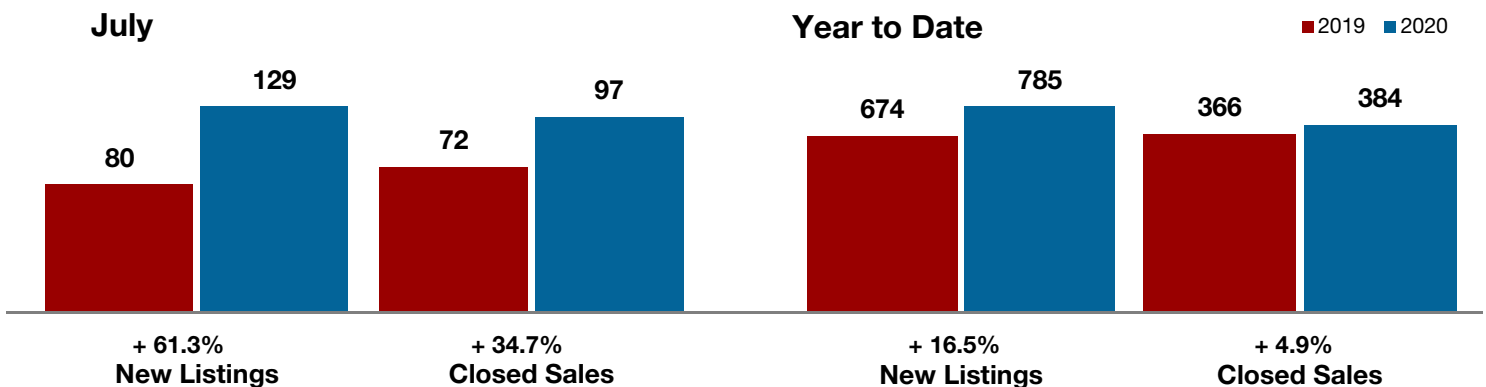
Change in
Closed Sales

Change in
Median Sales Price

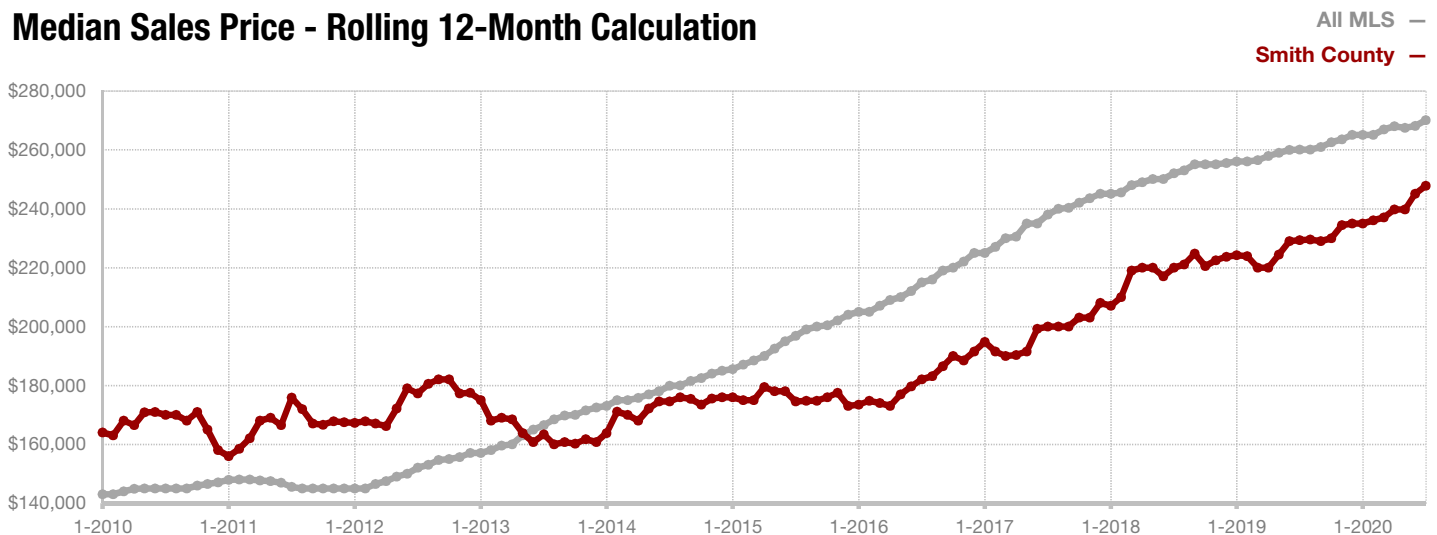
Smith County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	80	129	+ 61.3%	674	785	+ 16.5%
Pending Sales	63	99	+ 57.1%	411	473	+ 15.1%
Closed Sales	72	97	+ 34.7%	366	384	+ 4.9%
Average Sales Price*	\$272,112	\$386,506	+ 42.0%	\$266,455	\$314,136	+ 17.9%
Median Sales Price*	\$250,000	\$300,950	+ 20.4%	\$234,900	\$260,000	+ 10.7%
Percent of Original List Price Received*	95.1%	97.1%	+ 2.1%	95.3%	95.9%	+ 0.6%
Days on Market Until Sale	43	56	+ 30.2%	64	59	- 7.8%
Inventory of Homes for Sale	305	304	- 0.3%	--	--	--
Months Supply of Inventory	5.8	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 – July 2020

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



- 13.3%

+ 20.0%

+ 58.8%

Change in
New Listings

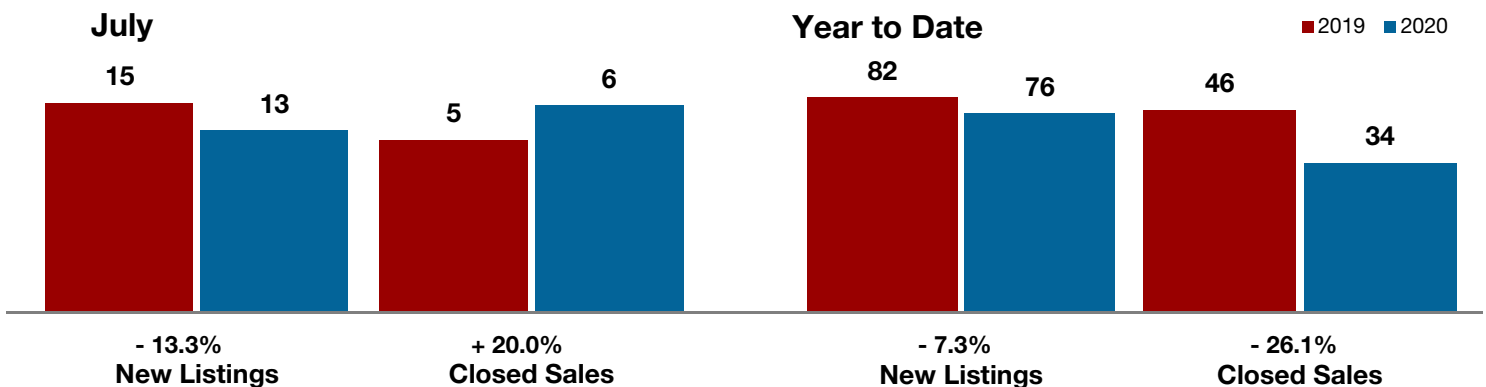
Change in
Closed Sales

Change in
Median Sales Price

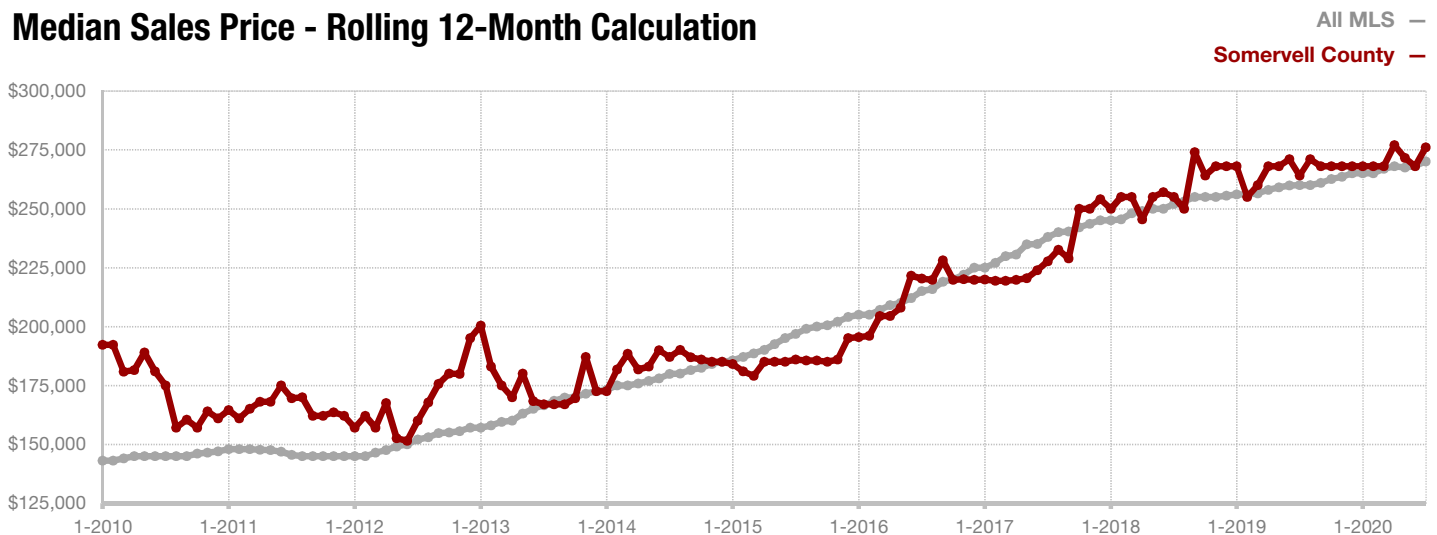
Somervell County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	15	13	- 13.3%	82	76	- 7.3%
Pending Sales	11	6	- 45.5%	50	37	- 26.0%
Closed Sales	5	6	+ 20.0%	46	34	- 26.1%
Average Sales Price*	\$220,470	\$306,962	+ 39.2%	\$320,411	\$257,675	- 19.6%
Median Sales Price*	\$220,000	\$349,350	+ 58.8%	\$240,000	\$264,500	+ 10.2%
Percent of Original List Price Received*	94.5%	96.7%	+ 2.3%	93.7%	95.5%	+ 1.9%
Days on Market Until Sale	89	87	- 2.2%	88	62	- 29.5%
Inventory of Homes for Sale	39	43	+ 10.3%	--	--	--
Months Supply of Inventory	4.9	7.7	+ 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 – July 2020

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



- 68.4%

- 33.3%

- 4.7%

Change in
New Listings

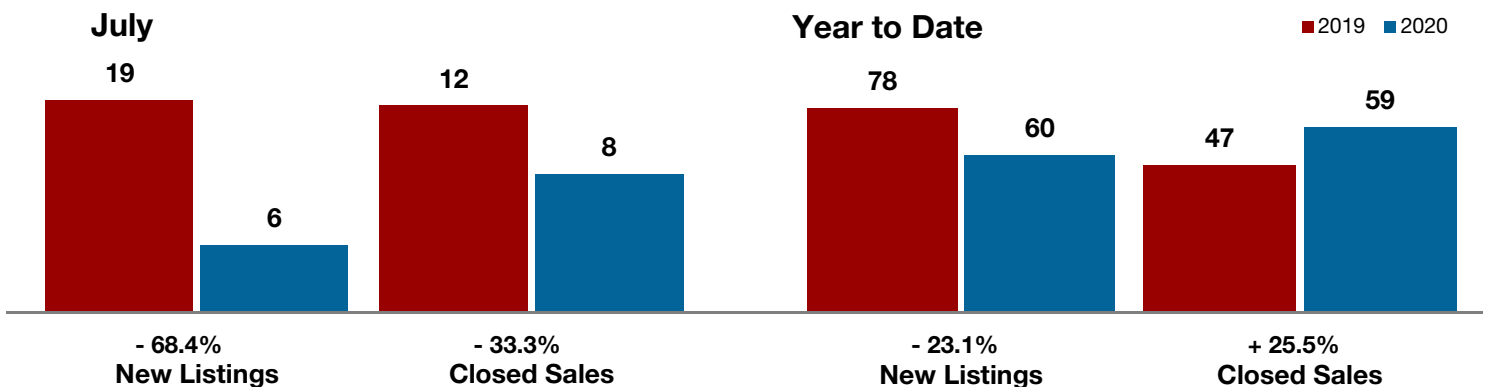
Change in
Closed Sales

Change in
Median Sales Price

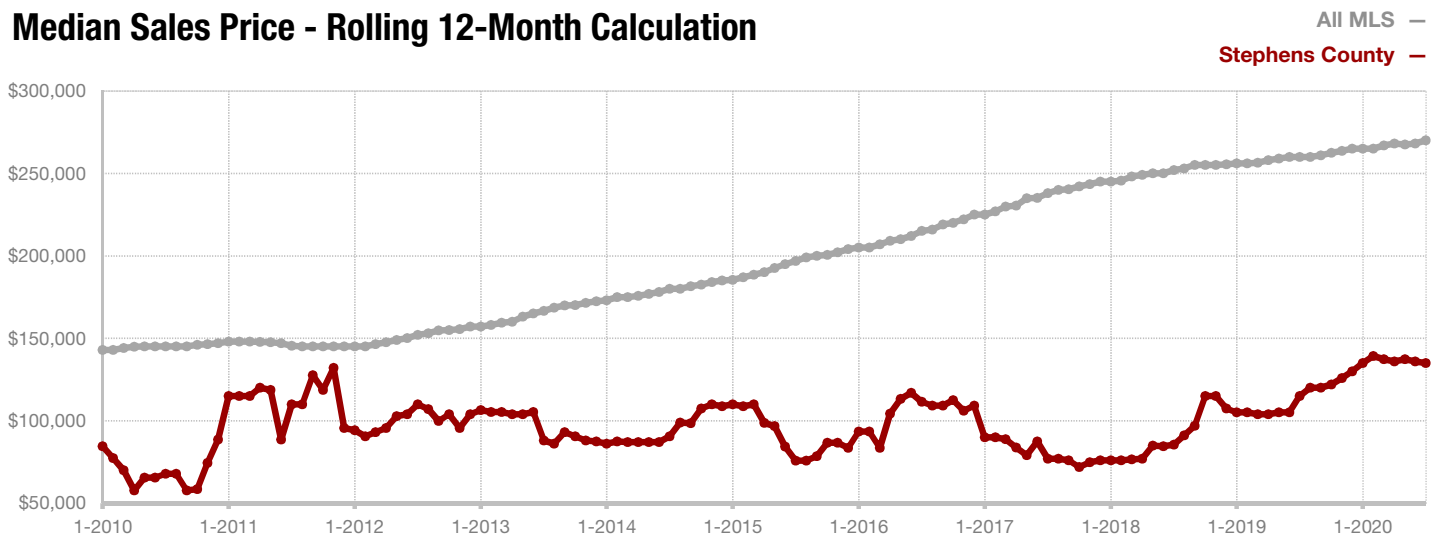
Stephens County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	19	6	- 68.4%	78	60	- 23.1%
Pending Sales	16	3	- 81.3%	62	62	0.0%
Closed Sales	12	8	- 33.3%	47	59	+ 25.5%
Average Sales Price*	\$159,083	\$159,113	+ 0.0%	\$149,201	\$162,771	+ 9.1%
Median Sales Price*	\$144,250	\$137,500	- 4.7%	\$120,000	\$120,000	0.0%
Percent of Original List Price Received*	90.2%	88.6%	- 1.8%	90.7%	88.5%	- 2.4%
Days on Market Until Sale	106	94	- 11.3%	98	98	0.0%
Inventory of Homes for Sale	47	34	- 27.7%	--	--	--
Months Supply of Inventory	6.0	4.6	- 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 – July 2020

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



Stonewall County

0.0%

Change in
New Listings

0.0%

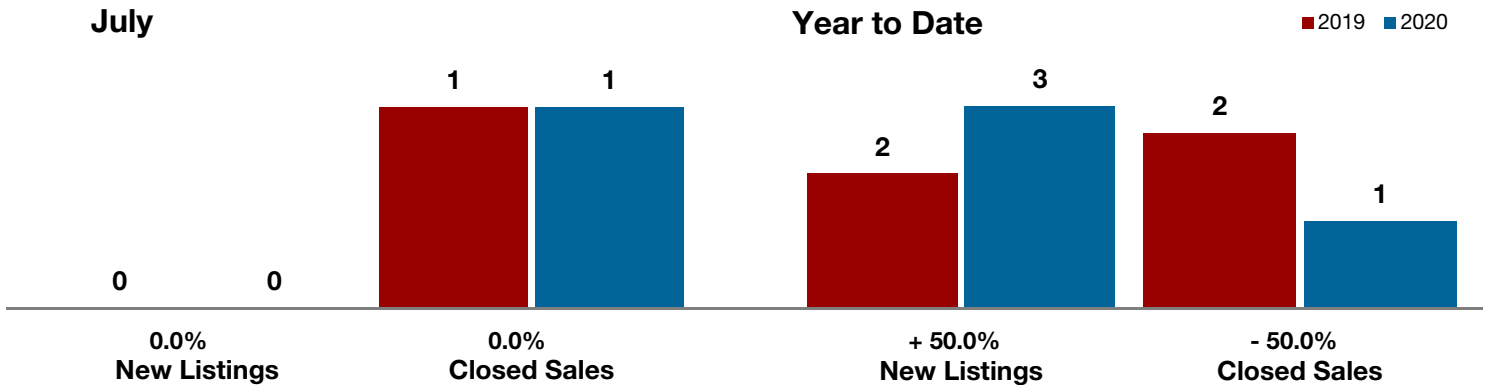
Change in
Closed Sales

+ 125.7%

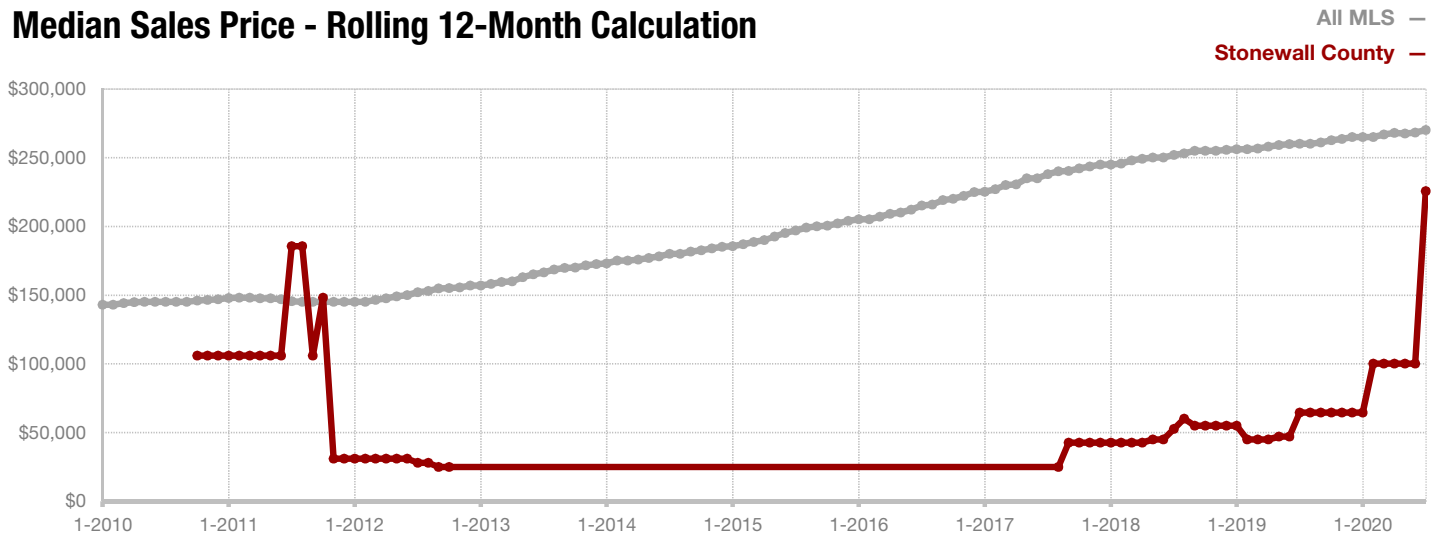
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	0	0	0.0%	2	3	+ 50.0%
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Average Sales Price*	\$100,000	\$225,661	+ 125.7%	\$64,500	\$225,661	+ 249.9%
Median Sales Price*	\$100,000	\$225,661	+ 125.7%	\$64,500	\$225,661	+ 249.9%
Percent of Original List Price Received*	80.0%	100.3%	+ 25.4%	92.7%	100.3%	+ 8.2%
Days on Market Until Sale	48	68	+ 41.7%	28	68	+ 142.9%
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.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2020

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



- 6.2%

+ 11.6%

+ 5.7%

Change in
New Listings

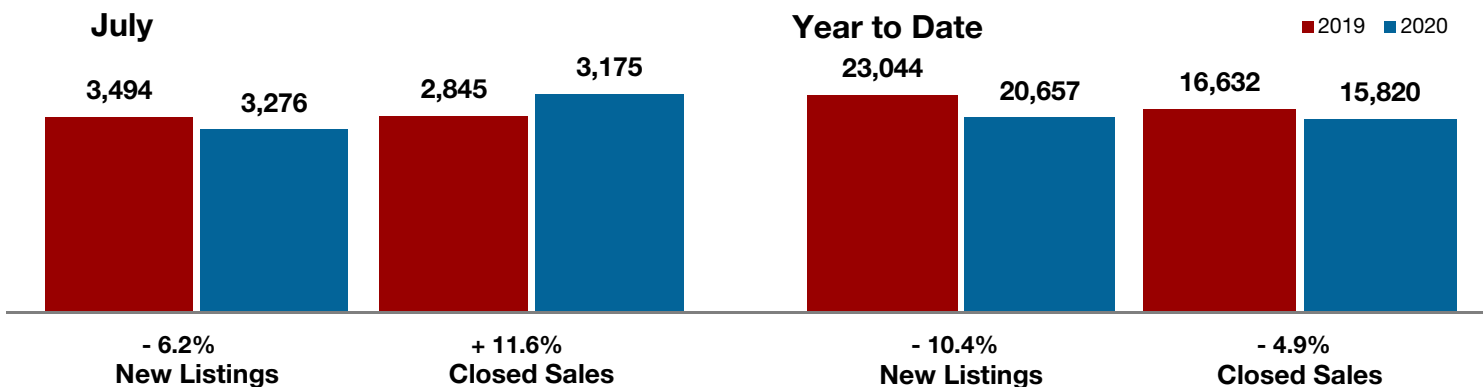
Change in
Closed Sales

Change in
Median Sales Price

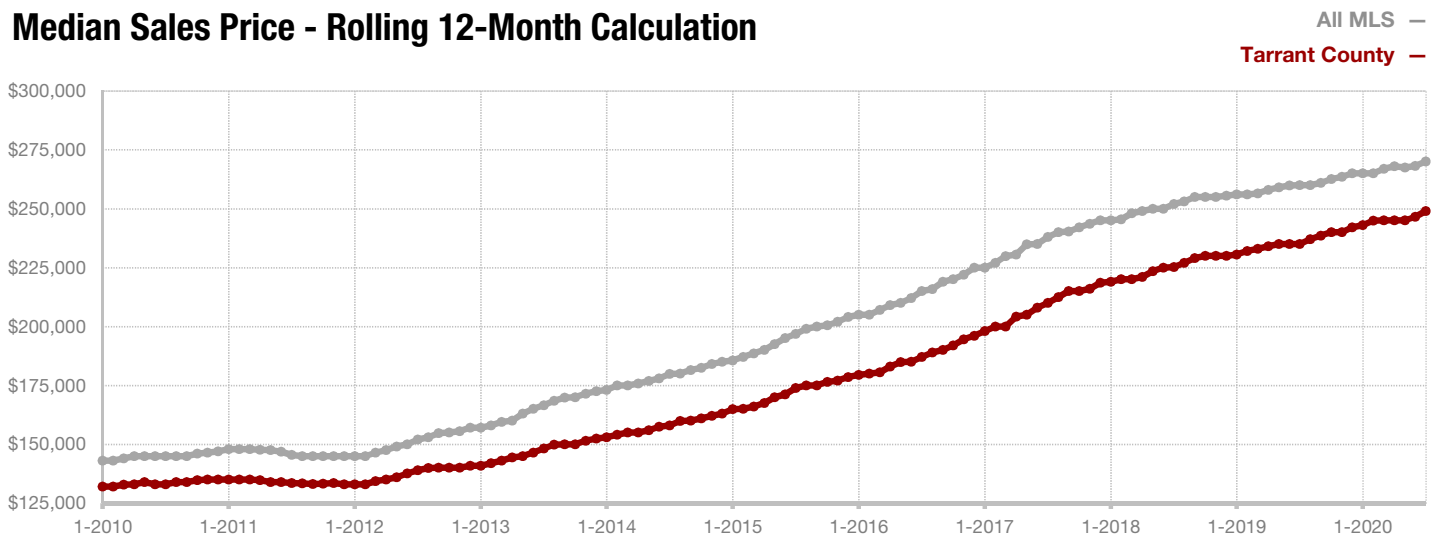
Tarrant County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3,494	3,276	- 6.2%	23,044	20,657	- 10.4%
Pending Sales	2,724	2,765	+ 1.5%	17,948	17,553	- 2.2%
Closed Sales	2,845	3,175	+ 11.6%	16,632	15,820	- 4.9%
Average Sales Price*	\$291,167	\$317,767	+ 9.1%	\$288,392	\$300,342	+ 4.1%
Median Sales Price*	\$246,000	\$260,000	+ 5.7%	\$240,000	\$250,000	+ 4.2%
Percent of Original List Price Received*	97.7%	98.2%	+ 0.5%	97.4%	97.5%	+ 0.1%
Days on Market Until Sale	33	35	+ 6.1%	39	40	+ 2.6%
Inventory of Homes for Sale	6,160	4,063	- 34.0%	--	--	--
Months Supply of Inventory	2.6	1.7	- 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 – July 2020

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



- 8.9%

+ 6.7%

+ 13.5%

Change in
New Listings

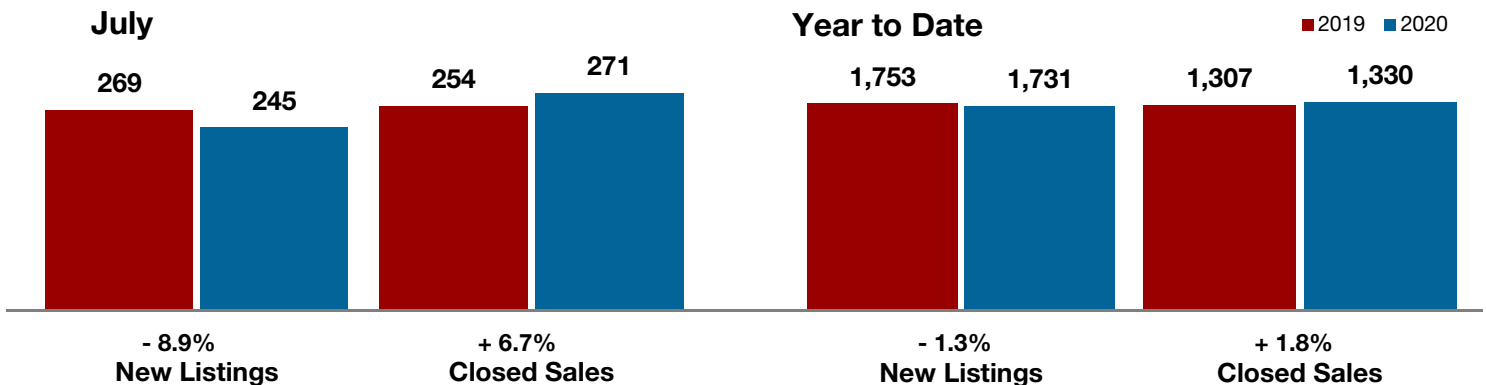
Change in
Closed Sales

Change in
Median Sales Price

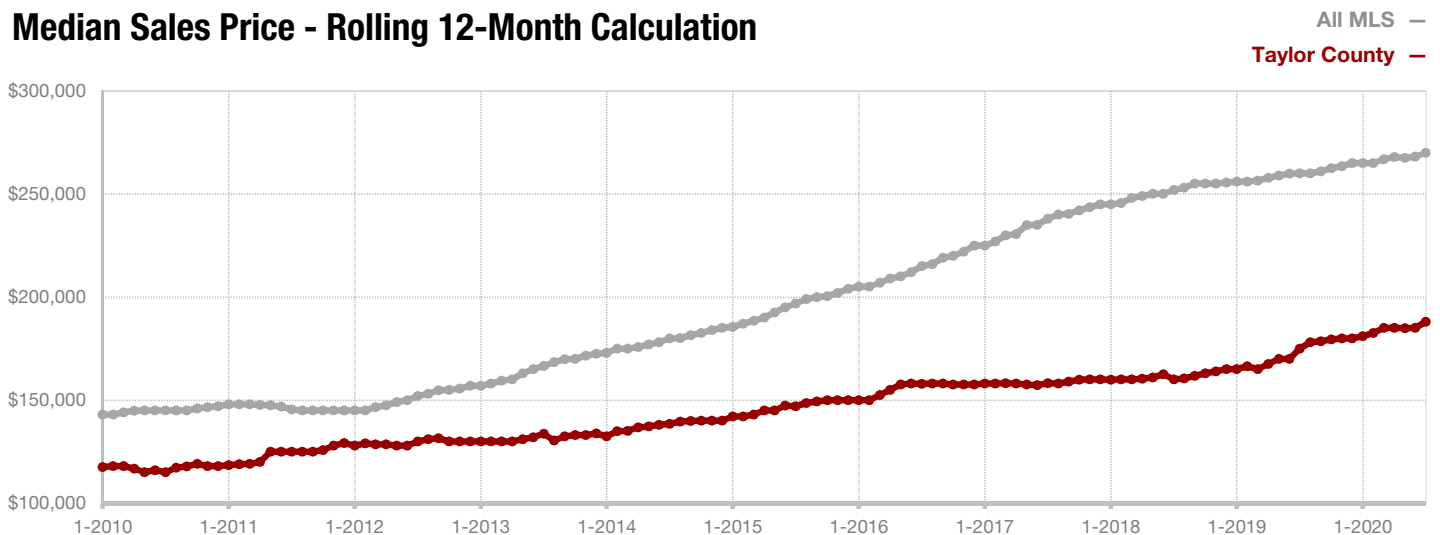
Taylor County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	269	245	- 8.9%	1,753	1,731	- 1.3%
Pending Sales	192	228	+ 18.8%	1,403	1,479	+ 5.4%
Closed Sales	254	271	+ 6.7%	1,307	1,330	+ 1.8%
Average Sales Price*	\$194,118	\$217,292	+ 11.9%	\$192,429	\$204,386	+ 6.2%
Median Sales Price*	\$185,000	\$209,900	+ 13.5%	\$176,500	\$189,900	+ 7.6%
Percent of Original List Price Received*	95.9%	96.9%	+ 1.0%	96.0%	96.6%	+ 0.6%
Days on Market Until Sale	49	52	+ 6.1%	58	57	- 1.7%
Inventory of Homes for Sale	600	442	- 26.3%	--	--	--
Months Supply of Inventory	3.4	2.4	- 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 – July 2020

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



- 25.0%

- 33.3%

+ 151.7%

Change in
New Listings

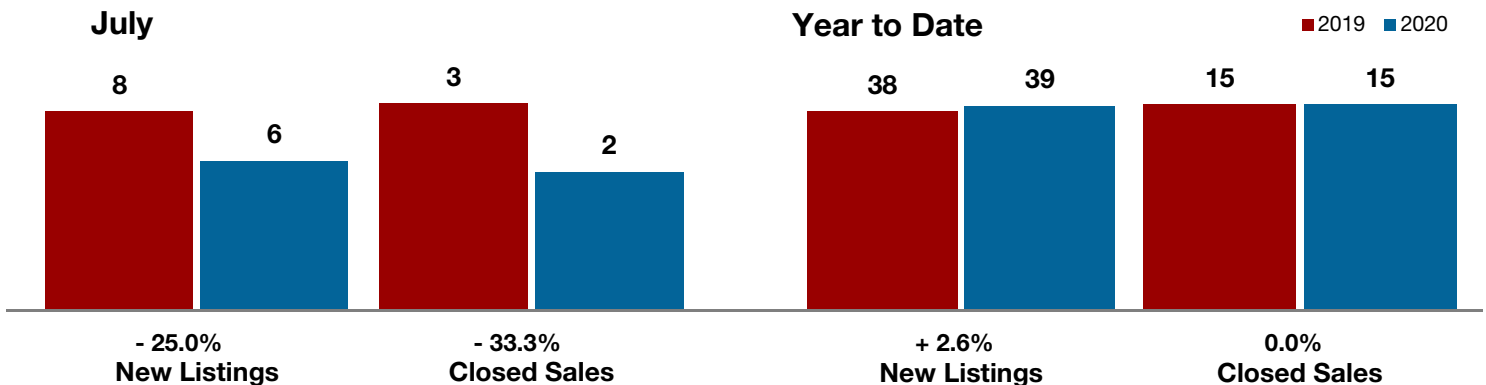
Change in
Closed Sales

Change in
Median Sales Price

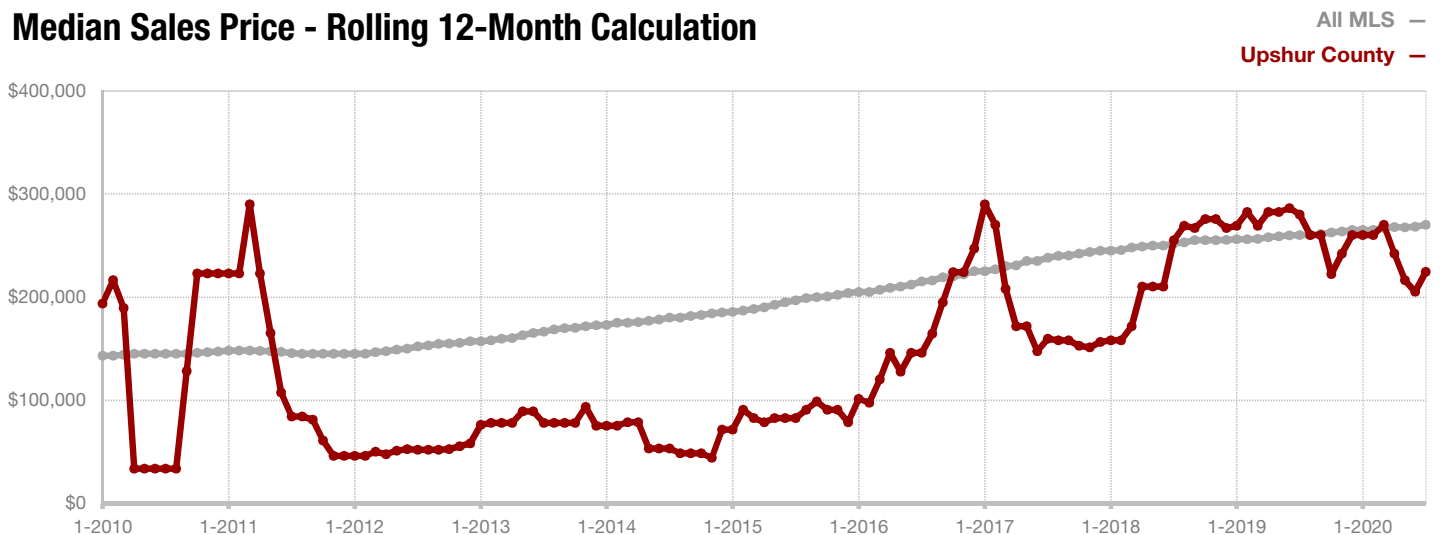
Upshur County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	8	6	- 25.0%	38	39	+ 2.6%
Pending Sales	4	2	- 50.0%	19	19	0.0%
Closed Sales	3	2	- 33.3%	15	15	0.0%
Average Sales Price*	\$238,033	\$523,742	+ 120.0%	\$326,961	\$272,219	- 16.7%
Median Sales Price*	\$208,100	\$523,742	+ 151.7%	\$290,000	\$278,000	- 4.1%
Percent of Original List Price Received*	102.4%	95.2%	- 7.0%	92.5%	91.9%	- 0.6%
Days on Market Until Sale	17	74	+ 335.3%	78	98	+ 25.6%
Inventory of Homes for Sale	27	28	+ 3.7%	--	--	--
Months Supply of Inventory	10.4	9.3	- 10.0%	--	--	--

* 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 – July 2020

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



+ 2.2%

- 21.0%

+ 2.6%

Change in
New Listings

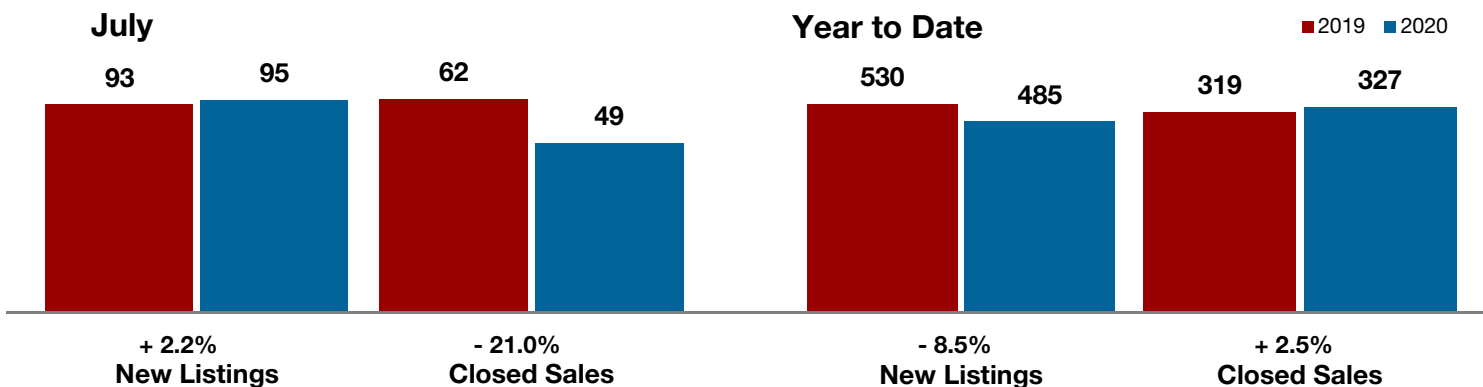
Change in
Closed Sales

Change in
Median Sales Price

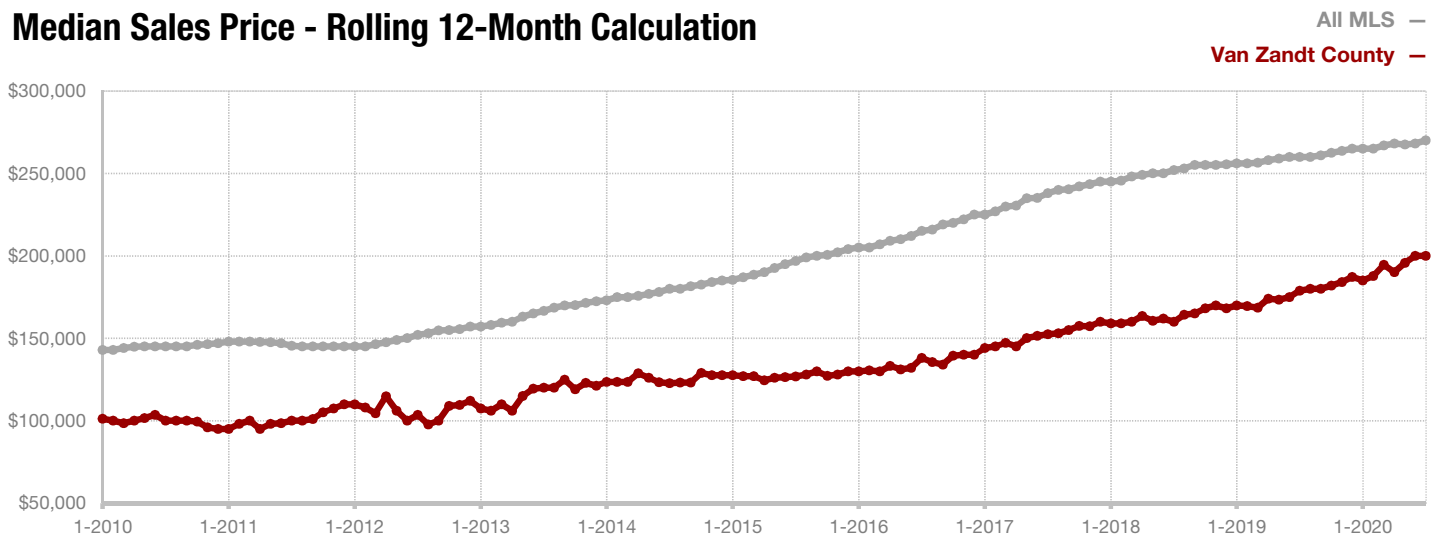
Van Zandt County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	93	95	+ 2.2%	530	485	- 8.5%
Pending Sales	57	45	- 21.1%	358	370	+ 3.4%
Closed Sales	62	49	- 21.0%	319	327	+ 2.5%
Average Sales Price*	\$223,010	\$247,459	+ 11.0%	\$205,005	\$238,579	+ 16.4%
Median Sales Price*	\$192,000	\$197,000	+ 2.6%	\$180,000	\$200,000	+ 11.1%
Percent of Original List Price Received*	95.3%	96.0%	+ 0.7%	94.2%	94.6%	+ 0.4%
Days on Market Until Sale	55	60	+ 9.1%	70	77	+ 10.0%
Inventory of Homes for Sale	254	201	- 20.9%	--	--	--
Months Supply of Inventory	5.4	4.1	- 20.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2020

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



Wise County

+ 5.3%

+ 24.5%

+ 12.9%

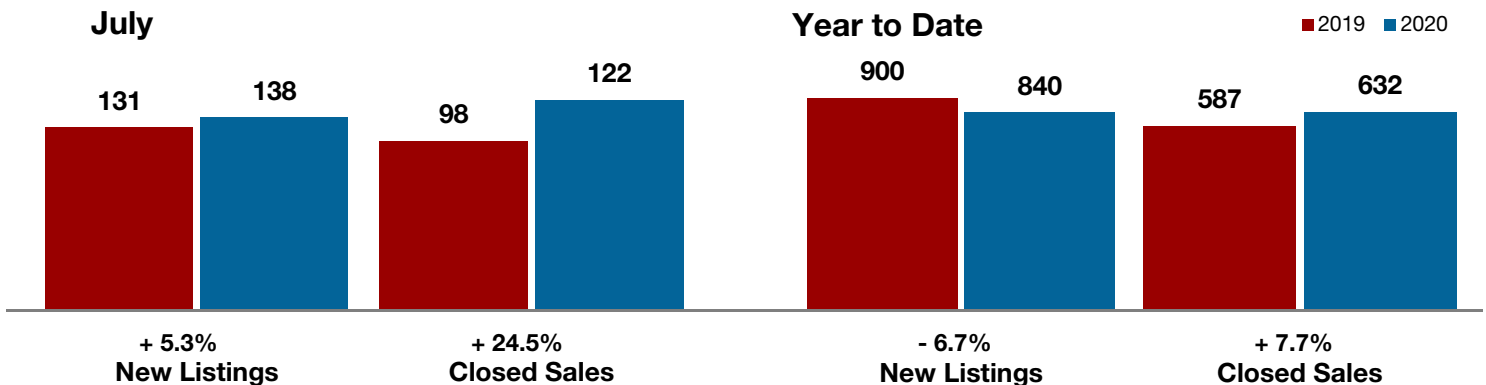
Change in
New Listings

Change in
Closed Sales

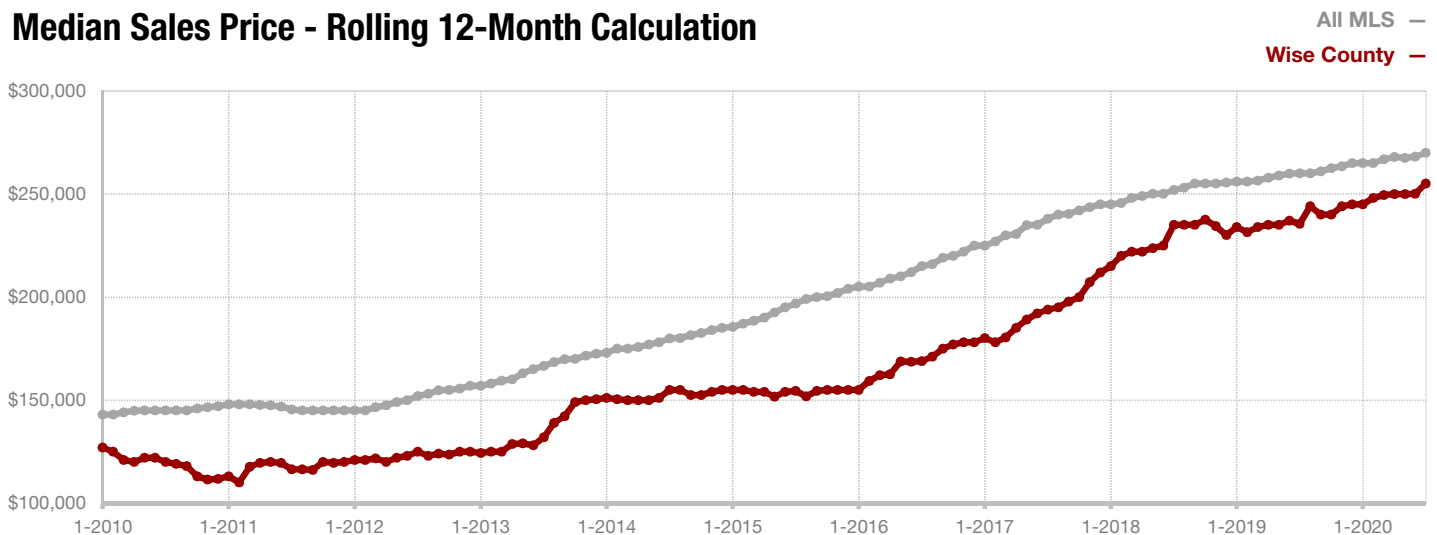
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	131	138	+ 5.3%	900	840	- 6.7%
Pending Sales	111	102	- 8.1%	676	697	+ 3.1%
Closed Sales	98	122	+ 24.5%	587	632	+ 7.7%
Average Sales Price*	\$285,720	\$312,462	+ 9.4%	\$267,376	\$288,430	+ 7.9%
Median Sales Price*	\$264,250	\$298,350	+ 12.9%	\$245,000	\$265,000	+ 8.2%
Percent of Original List Price Received*	95.9%	95.9%	0.0%	95.7%	94.9%	- 0.8%
Days on Market Until Sale	45	72	+ 60.0%	61	75	+ 23.0%
Inventory of Homes for Sale	328	272	- 17.1%	--	--	--
Months Supply of Inventory	4.0	3.1	- 25.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2020

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



Wood County

- 17.7%

+ 64.3%

+ 55.8%

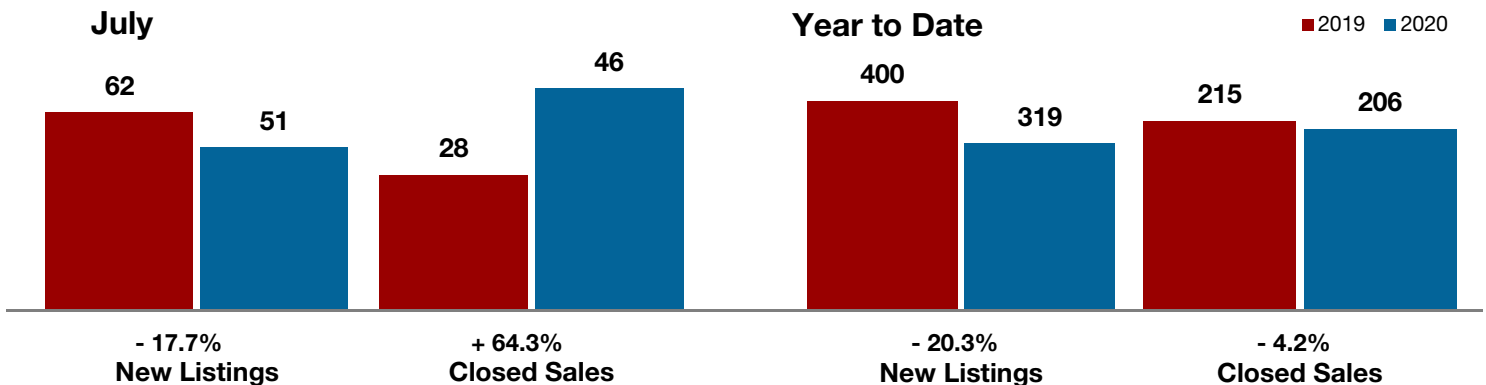
Change in
New Listings

Change in
Closed Sales

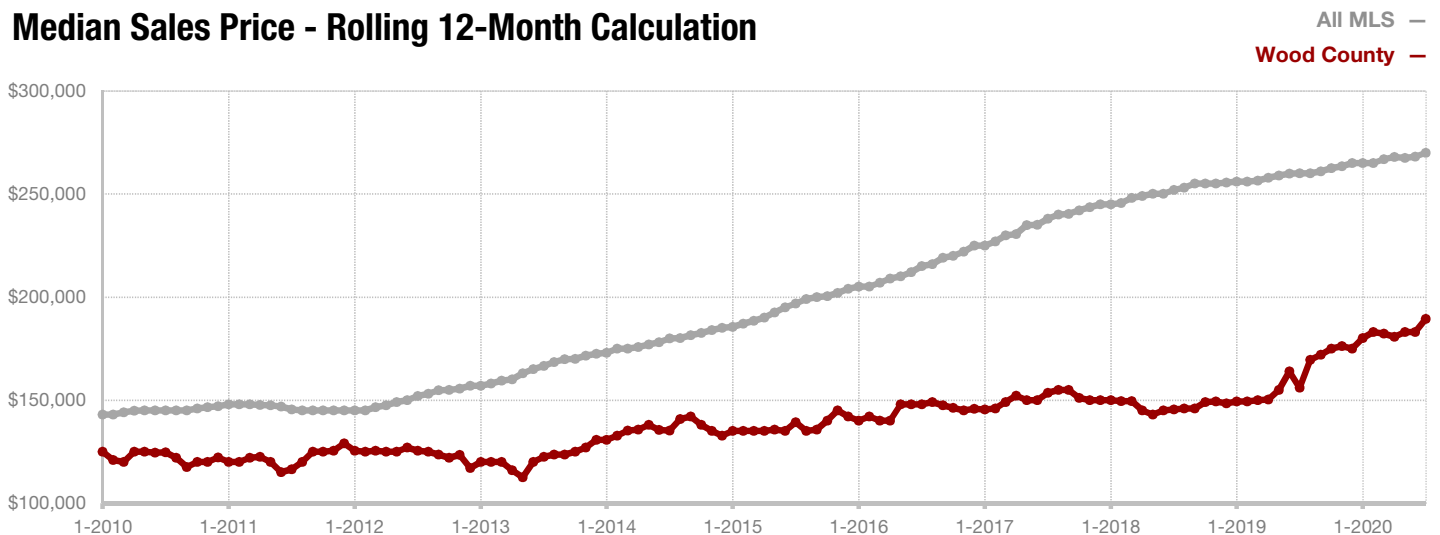
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	62	51	- 17.7%	400	319	- 20.3%
Pending Sales	33	50	+ 51.5%	233	249	+ 6.9%
Closed Sales	28	46	+ 64.3%	215	206	- 4.2%
Average Sales Price*	\$225,024	\$288,782	+ 28.3%	\$214,500	\$246,932	+ 15.1%
Median Sales Price*	\$159,800	\$249,000	+ 55.8%	\$175,000	\$207,500	+ 18.6%
Percent of Original List Price Received*	92.2%	95.4%	+ 3.5%	92.3%	92.8%	+ 0.5%
Days on Market Until Sale	57	92	+ 61.4%	85	89	+ 4.7%
Inventory of Homes for Sale	219	139	- 36.5%	--	--	--
Months Supply of Inventory	7.4	4.3	- 42.9%	--	--	--

* 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 – July 2020

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



+ 38.9%

+ 40.0%

- 14.8%

Change in
New Listings

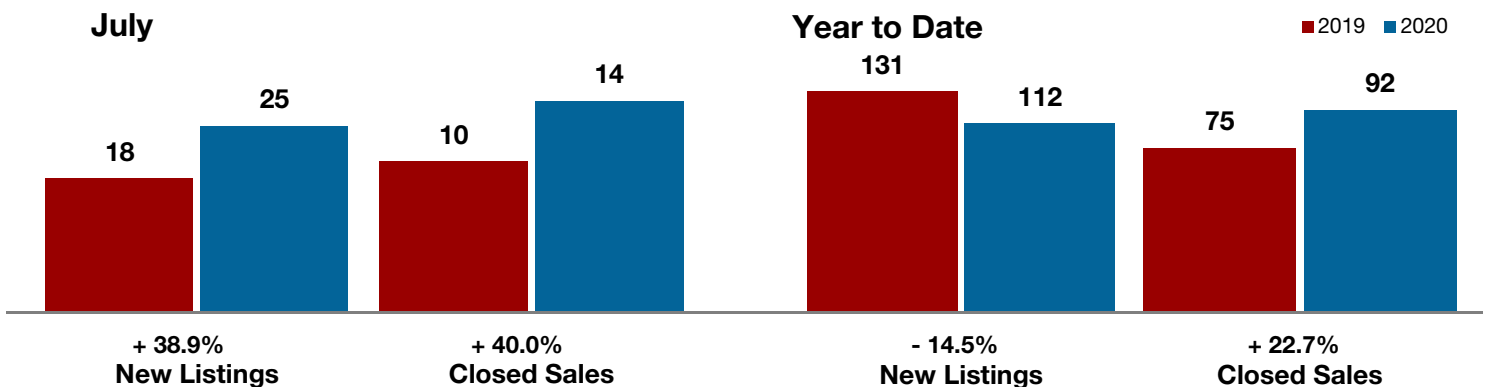
Change in
Closed Sales

Change in
Median Sales Price

Young County

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	18	25	+ 38.9%	131	112	- 14.5%
Pending Sales	17	10	- 41.2%	94	99	+ 5.3%
Closed Sales	10	14	+ 40.0%	75	92	+ 22.7%
Average Sales Price*	\$257,350	\$157,789	- 38.7%	\$184,560	\$157,359	- 14.7%
Median Sales Price*	\$176,000	\$150,000	- 14.8%	\$135,000	\$127,500	- 5.6%
Percent of Original List Price Received*	91.5%	94.3%	+ 3.1%	91.8%	89.8%	- 2.2%
Days on Market Until Sale	157	91	- 42.0%	129	139	+ 7.8%
Inventory of Homes for Sale	81	56	- 30.9%	--	--	--
Months Supply of Inventory	7.1	4.3	- 42.9%	--	--	--

* 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

