# **Local Market Updates**

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



### May 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** 





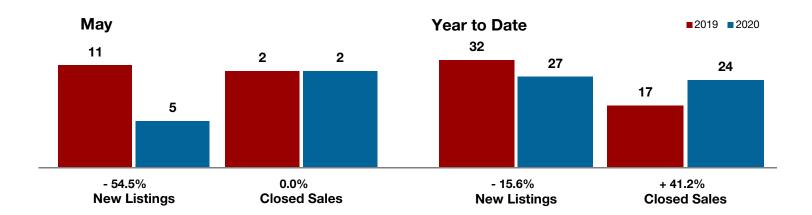


# **Anderson County**

- 54.5%	0.0%	- 29.3%
Change in	Change in	Change in
New Lietings	Classed Colos	Madian Cales Dries

	way			rear to Date			
	2019	2020	+/-	2019	2020	+/-	
New Listings	11	5	- 54.5%	32	27	- 15.6%	
Pending Sales	7	4	- 42.9%	21	24	+ 14.3%	
Closed Sales	2	2	0.0%	17	24	+ 41.2%	
Average Sales Price*	\$222,500	\$157,250	- 29.3%	\$341,912	\$225,508	- 34.0%	
Median Sales Price*	\$222,500	\$157,250	- 29.3%	\$220,000	\$156,000	- 29.1%	
Percent of Original List Price Received*	96.5%	127.0%	+ 31.6%	94.6%	96.0%	+ 1.5%	
Days on Market Until Sale	44	59	+ 34.1%	103	85	- 17.5%	
Inventory of Homes for Sale	35	18	- 48.6%				
Months Supply of Inventory	7.4	3.9	- 42.9%				

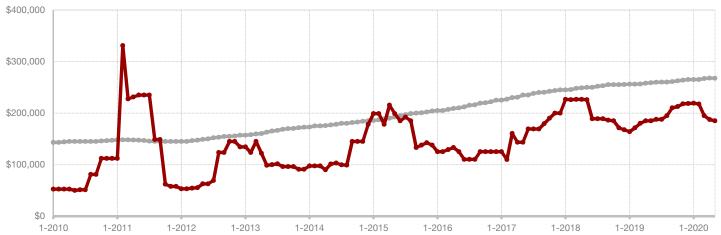
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.











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- 46.2%

- 11.8%

+ 8.5%

Change in New Listings

May

Change in Closed Sales

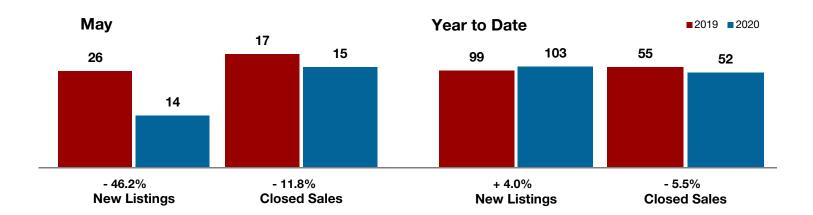
Change in Median Sales Price

Year to Date

### **Bosque County**

	iviay			real to Date			
	2019	2020	+/-	2019	2020	+/-	
New Listings	26	14	- 46.2%	99	103	+ 4.0%	
Pending Sales	14	9	- 35.7%	66	61	- 7.6%	
Closed Sales	17	15	- 11.8%	55	52	- 5.5%	
Average Sales Price*	\$172,694	\$161,633	- 6.4%	\$179,285	\$215,318	+ 20.1%	
Median Sales Price*	\$129,000	\$140,000	+ 8.5%	\$123,000	\$146,750	+ 19.3%	
Percent of Original List Price Received*	86.3%	88.9%	+ 3.0%	88.5%	89.1%	+ 0.7%	
Days on Market Until Sale	85	85	0.0%	101	96	- 5.0%	
Inventory of Homes for Sale	112	83	- 25.9%				
Months Supply of Inventory	9.3	6.3	- 33.3%				

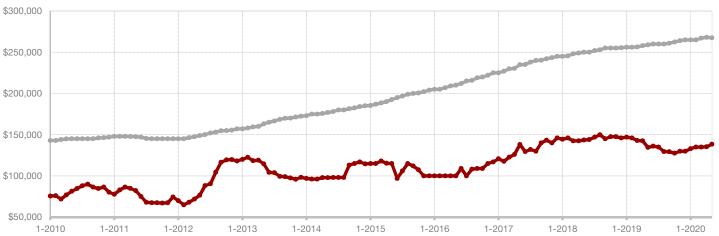
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All MLS -

**Bosque County** -





- 26.0% - 17.1%

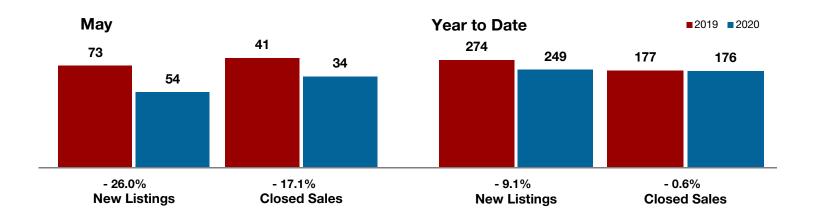
- 9.8%

**Brown County** 

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

May			Year to Date			
2019	2020	+/-	2019	2020	+/-	
73	54	- 26.0%	274	249	- 9.1%	
53	44	- 17.0%	207	198	- 4.3%	
41	34	- 17.1%	177	176	- 0.6%	
\$193,077	\$174,003	- 9.9%	\$168,027	\$163,591	- 2.6%	
\$158,500	\$143,000	- 9.8%	\$132,075	\$138,750	+ 5.1%	
92.1%	92.1%	0.0%	92.1%	93.5%	+ 1.5%	
111	85	- 23.4%	93	85	- 8.6%	
231	159	- 31.2%				
6.0	4.0	- 33.3%				
	73 53 41 \$193,077 \$158,500 92.1% 111 231	2019     2020       73     54       53     44       41     34       \$193,077     \$174,003       \$158,500     \$143,000       92.1%     92.1%       111     85       231     159	2019     2020     + / -       73     54     - 26.0%       53     44     - 17.0%       41     34     - 17.1%       \$193,077     \$174,003     - 9.9%       \$158,500     \$143,000     - 9.8%       92.1%     92.1%     0.0%       111     85     - 23.4%       231     159     - 31.2%	2019         2020         + / -         2019           73         54         - 26.0%         274           53         44         - 17.0%         207           41         34         - 17.1%         177           \$193,077         \$174,003         - 9.9%         \$168,027           \$158,500         \$143,000         - 9.8%         \$132,075           92.1%         92.1%         0.0%         92.1%           111         85         - 23.4%         93           231         159         - 31.2%	2019         2020         + / -         2019         2020           73         54         - 26.0%         274         249           53         44         - 17.0%         207         198           41         34         - 17.1%         177         176           \$193,077         \$174,003         - 9.9%         \$168,027         \$163,591           \$158,500         \$143,000         - 9.8%         \$132,075         \$138,750           92.1%         92.1%         0.0%         92.1%         93.5%           111         85         - 23.4%         93         85           231         159         - 31.2%	

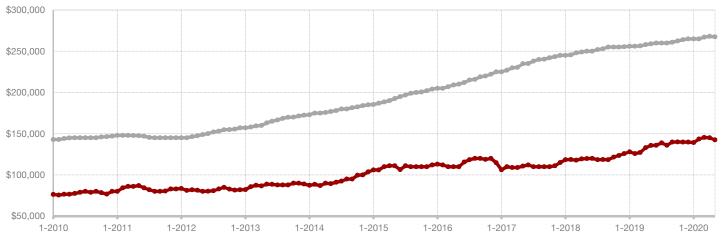
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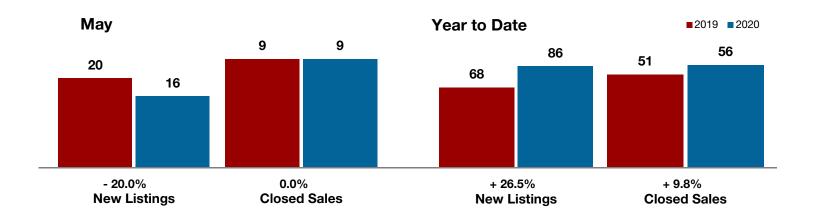
# **Callahan County**

- 20.0%	0.0%	<b>- 2.9</b> %
Change in	Change in	Change in

**New Listings Closed Sales Median Sales Price** 

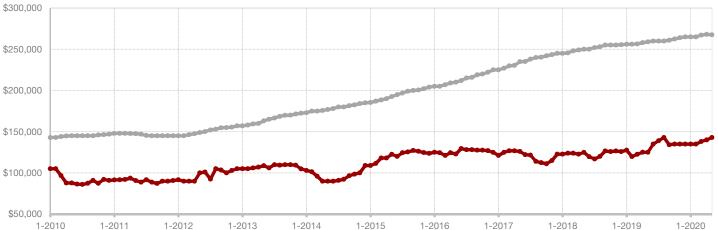
May			Year to Date			
2019	2020	+/-	2019	2020	+/-	
20	16	- 20.0%	68	86	+ 26.5%	
19	11	- 42.1%	63	65	+ 3.2%	
9	9	0.0%	51	56	+ 9.8%	
\$163,721	\$121,050	- 26.1%	\$154,214	\$159,124	+ 3.2%	
\$129,990	\$126,250	- 2.9%	\$125,000	\$145,000	+ 16.0%	
104.0%	90.8%	- 12.7%	95.1%	94.3%	- 0.8%	
107	82	- 23.4%	78	55	- 29.5%	
45	39	- 13.3%				
3.4	3.1	0.0%				
	20 19 9 \$163,721 \$129,990 104.0% 107 45	2019 2020  20 16 19 11 9 9 \$163,721 \$121,050 \$129,990 \$126,250 104.0% 90.8% 107 82 45 39	2019         2020         + / -           20         16         - 20.0%           19         11         - 42.1%           9         9         0.0%           \$163,721         \$121,050         - 26.1%           \$129,990         \$126,250         - 2.9%           104.0%         90.8%         - 12.7%           107         82         - 23.4%           45         39         - 13.3%	2019         2020         + / -         2019           20         16         - 20.0%         68           19         11         - 42.1%         63           9         9         0.0%         51           \$163,721         \$121,050         - 26.1%         \$154,214           \$129,990         \$126,250         - 2.9%         \$125,000           104.0%         90.8%         - 12.7%         95.1%           107         82         - 23.4%         78           45         39         - 13.3%	2019         2020         + / -         2019         2020           20         16         - 20.0%         68         86           19         11         - 42.1%         63         65           9         9         0.0%         51         56           \$163,721         \$121,050         - 26.1%         \$154,214         \$159,124           \$129,990         \$126,250         - 2.9%         \$125,000         \$145,000           104.0%         90.8%         - 12.7%         95.1%         94.3%           107         82         - 23.4%         78         55           45         39         - 13.3%	

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# **Clay County**

1-2010

1-2011

1-2012

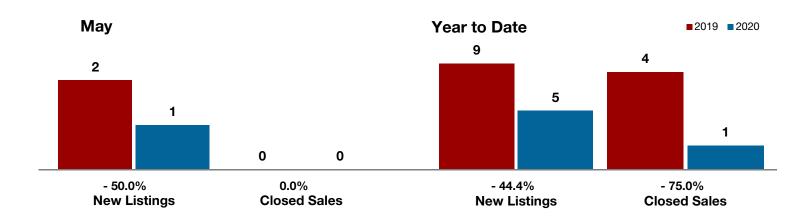
1-2013

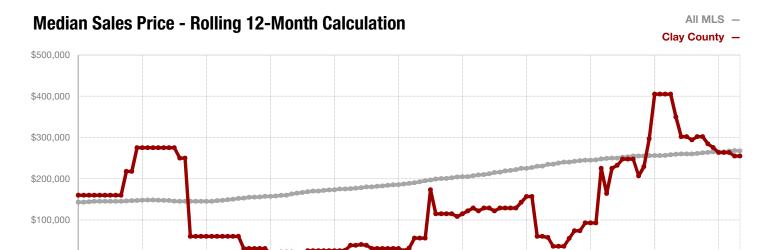
1-2014

- 50.0%	0.0%	
Change in	Change in	Change in
New Listings	Closed Sales	Median Sales Price

	мау			Year to Date			
	2019	2020	+/-	2019	2020	+/-	
New Listings	2	1	- 50.0%	9	5	- 44.4%	
Pending Sales	1	1	0.0%	5	1	- 80.0%	
Closed Sales	0	0	0.0%	4	1	- 75.0%	
Average Sales Price*				\$374,625	\$255,000	- 31.9%	
Median Sales Price*				\$368,000	\$255,000	- 30.7%	
Percent of Original List Price Received*				88.8%	99.0%	+ 11.5%	
Days on Market Until Sale				72	13	- 81.9%	
Inventory of Homes for Sale	6	7	+ 16.7%				
Months Supply of Inventory	5.1	4.2	- 20.0%				

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1-2015

1-2016

1-2018

1-2019

1-2020

1-2017



+ 20.0% + 28.6%

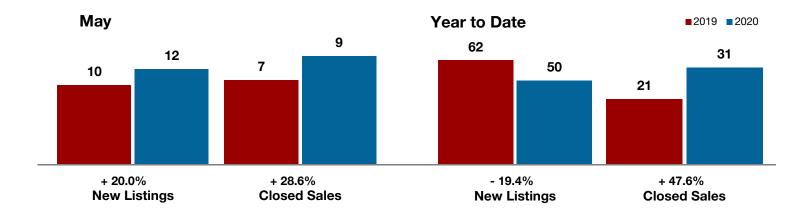
- 23.6%

**Coleman County** 

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

	May			Year to Date			
	2019	2020	+/-	2019	2020	+/-	
New Listings	10	12	+ 20.0%	62	50	- 19.4%	
Pending Sales	12	10	- 16.7%	32	33	+ 3.1%	
Closed Sales	7	9	+ 28.6%	21	31	+ 47.6%	
Average Sales Price*	\$150,671	\$61,333	- 59.3%	\$148,705	\$97,953	- 34.1%	
Median Sales Price*	\$72,000	\$55,000	- 23.6%	\$79,500	\$55,000	- 30.8%	
Percent of Original List Price Received*	88.2%	83.5%	- 5.3%	87.3%	87.3%	0.0%	
Days on Market Until Sale	66	138	+ 109.1%	131	139	+ 6.1%	
Inventory of Homes for Sale	66	48	- 27.3%				
Months Supply of Inventory	14.1	7.1	- 50.0%				

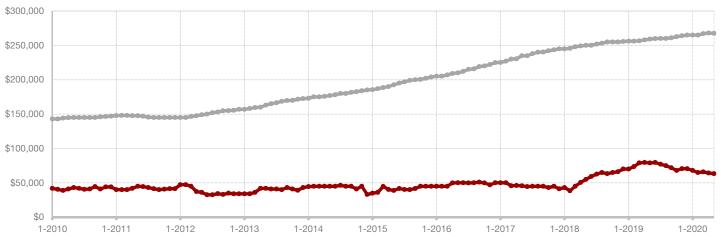
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All MLS -

**Coleman County** 



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- 16.0%

- 32.0%

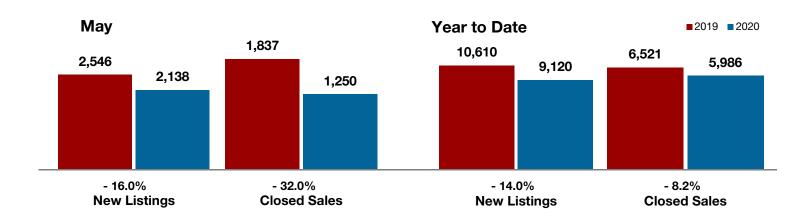
+ 0.1%

**Collin County** 

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

May			Year to Date		
2019	2020	+/-	2019	2020	+/-
2,546	2,138	- 16.0%	10,610	9,120	- 14.0%
1,746	1,655	- 5.2%	7,521	6,949	- 7.6%
1,837	1,250	- 32.0%	6,521	5,986	- 8.2%
\$391,190	\$393,535	+ 0.6%	\$375,346	\$382,384	+ 1.9%
\$345,000	\$345,300	+ 0.1%	\$335,000	\$342,500	+ 2.2%
96.4%	96.6%	+ 0.2%	95.8%	96.4%	+ 0.6%
53	52	- 1.9%	64	59	- 7.8%
5,171	3,637	- 29.7%			
3.8	2.6	- 25.0%			
	2,546 1,746 1,837 \$391,190 \$345,000 96.4% 53 5,171	2019 2020 2,546 2,138 1,746 1,655 1,837 1,250 \$391,190 \$393,535 \$345,000 \$345,300 96.4% 96.6% 53 52 5,171 3,637	2019     2020     + / -       2,546     2,138     - 16.0%       1,746     1,655     - 5.2%       1,837     1,250     - 32.0%       \$391,190     \$393,535     + 0.6%       \$345,000     \$345,300     + 0.1%       96.4%     96.6%     + 0.2%       53     52     - 1.9%       5,171     3,637     - 29.7%	2019         2020         + / -         2019           2,546         2,138         - 16.0%         10,610           1,746         1,655         - 5.2%         7,521           1,837         1,250         - 32.0%         6,521           \$391,190         \$393,535         + 0.6%         \$375,346           \$345,000         \$345,300         + 0.1%         \$335,000           96.4%         96.6%         + 0.2%         95.8%           53         52         - 1.9%         64           5,171         3,637         - 29.7%	2019         2020         + / -         2019         2020           2,546         2,138         - 16.0%         10,610         9,120           1,746         1,655         - 5.2%         7,521         6,949           1,837         1,250         - 32.0%         6,521         5,986           \$391,190         \$393,535         + 0.6%         \$375,346         \$382,384           \$345,000         \$345,300         + 0.1%         \$335,000         \$342,500           96.4%         96.6%         + 0.2%         95.8%         96.4%           53         52         - 1.9%         64         59           5,171         3,637         - 29.7%

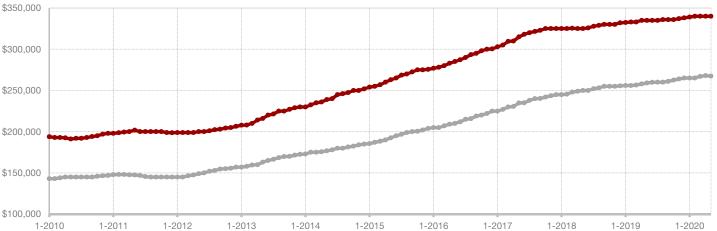
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All MLS -

Collin County -





+ 53.3% + 75.0%

May

- 15.0%

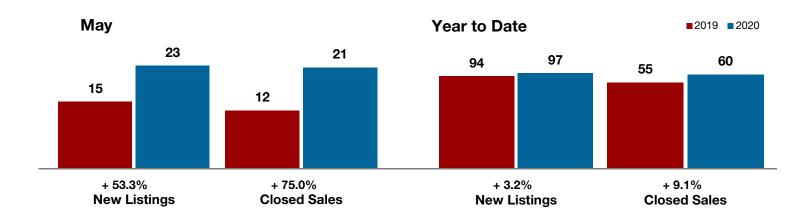
Year to Date

**Comanche County** 

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

	iviay			i.e		
	2019	2020	+/-	2019	2020	+/-
New Listings	15	23	+ 53.3%	94	97	+ 3.2%
Pending Sales	12	11	- 8.3%	65	62	- 4.6%
Closed Sales	12	21	+ 75.0%	55	60	+ 9.1%
Average Sales Price*	\$209,100	\$130,148	- 37.8%	\$149,951	\$180,401	+ 20.3%
Median Sales Price*	\$129,350	\$110,000	- 15.0%	\$115,000	\$141,500	+ 23.0%
Percent of Original List Price Received*	91.3%	89.6%	- 1.9%	90.3%	89.3%	- 1.1%
Days on Market Until Sale	61	104	+ 70.5%	85	109	+ 28.2%
Inventory of Homes for Sale	74	70	- 5.4%			
Months Supply of Inventory	6.6	6.5	0.0%			

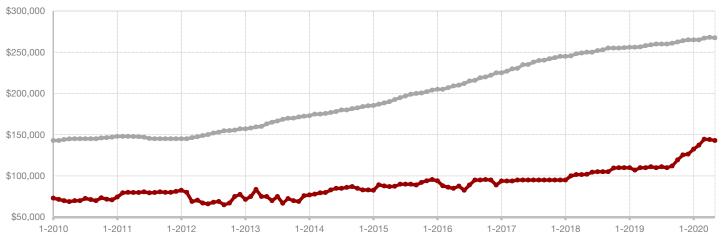
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All MLS -

**Comanche County** 





**- 18.3% + 13.2%** 

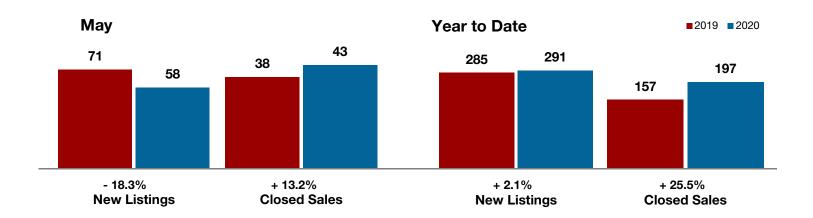
- 0.5%

### **Cooke County**

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

	May			Year to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	71	58	- 18.3%	285	291	+ 2.1%
Pending Sales	39	43	+ 10.3%	177	221	+ 24.9%
Closed Sales	38	43	+ 13.2%	157	197	+ 25.5%
Average Sales Price*	\$230,588	\$260,922	+ 13.2%	\$262,302	\$266,662	+ 1.7%
Median Sales Price*	\$207,500	\$206,500	- 0.5%	\$205,000	\$220,000	+ 7.3%
Percent of Original List Price Received*	95.0%	94.5%	- 0.5%	94.8%	94.5%	- 0.3%
Days on Market Until Sale	74	62	- 16.2%	62	78	+ 25.8%
Inventory of Homes for Sale	197	155	- 21.3%			
Months Supply of Inventory	5.9	3.8	- 33.3%			

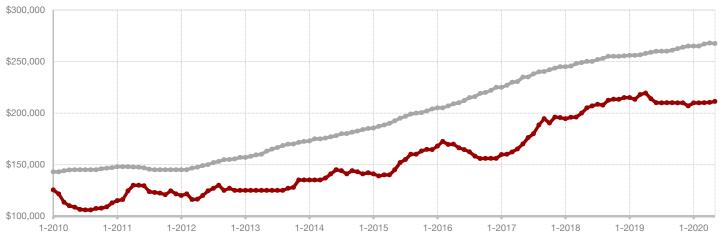
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- 3.8%

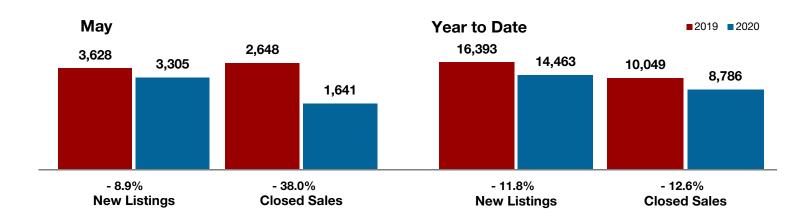
Voor to Data

**Dallas County** 

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

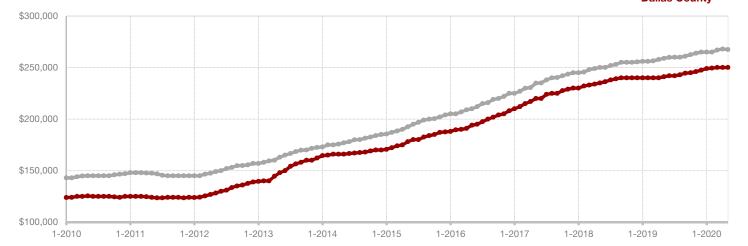
	way			Year to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	3,628	3,305	- 8.9%	16,393	14,463	- 11.8%
Pending Sales	2,432	2,266	- 6.8%	11,182	9,973	- 10.8%
Closed Sales	2,648	1,641	- 38.0%	10,049	8,786	- 12.6%
Average Sales Price*	\$377,217	\$335,664	- 11.0%	\$351,743	\$353,422	+ 0.5%
Median Sales Price*	\$260,000	\$250,000	- 3.8%	\$243,000	\$250,000	+ 2.9%
Percent of Original List Price Received*	96.5%	96.3%	- 0.2%	96.2%	96.0%	- 0.2%
Days on Market Until Sale	42	40	- 4.8%	44	48	+ 9.1%
Inventory of Homes for Sale	7,079	5,824	- 17.7%			
Months Supply of Inventory	3.5	2.9	- 25.0%			

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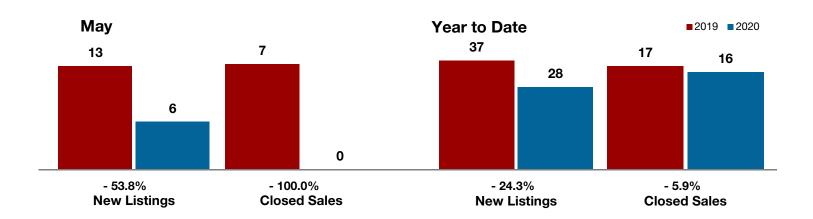
All MLS -

# **Delta County**

- 53.0%	- 100.0%	
Change in	Change in	Change in
New Listings	Closed Sales	Median Sales Price

	мау			Year to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	13	6	- 53.8%	37	28	- 24.3%
Pending Sales	6	4	- 33.3%	23	21	- 8.7%
Closed Sales	7	0	- 100.0%	17	16	- 5.9%
Average Sales Price*	\$160,000			\$140,194	\$99,119	- 29.3%
Median Sales Price*	\$115,000			\$95,000	\$84,000	- 11.6%
Percent of Original List Price Received*	96.1%			92.9%	92.9%	0.0%
Days on Market Until Sale	10			36	43	+ 19.4%
Inventory of Homes for Sale	18	13	- 27.8%			
Months Supply of Inventory	3.9	3.1	- 25.0%			

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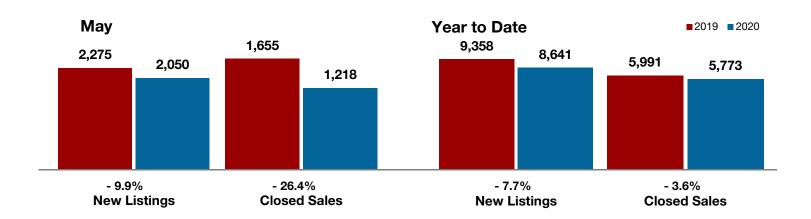
**Denton County** 

- 9.9%	<b>- 26.4%</b>	- 0.1%
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Change in	Change in	Change in
New Listings	Closed Sales	Median Sales Price

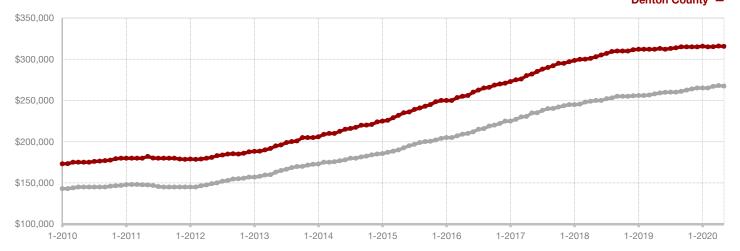
мау			Year to Date		
2019	2020	+/-	2019	2020	+/-
2,275	2,050	- 9.9%	9,358	8,641	- 7.7%
1,599	1,662	+ 3.9%	6,868	6,816	- 0.8%
1,655	1,218	- 26.4%	5,991	5,773	- 3.6%
\$368,968	\$368,572	- 0.1%	\$359,327	\$361,500	+ 0.6%
\$323,000	\$322,750	- 0.1%	\$313,854	\$315,000	+ 0.4%
97.1%	97.2%	+ 0.1%	96.5%	96.8%	+ 0.3%
47	46	- 2.1%	56	55	- 1.8%
4,316	3,248	- 24.7%			
3.5	2.5	- 25.0%			
	2,275 1,599 1,655 \$368,968 \$323,000 97.1% 47 4,316	2019 2020 2,275 2,050 1,599 1,662 1,655 1,218 \$368,968 \$368,572 \$323,000 \$322,750 97.1% 97.2% 47 46 4,316 3,248	2019     2020     + / -       2,275     2,050     - 9.9%       1,599     1,662     + 3.9%       1,655     1,218     - 26.4%       \$368,968     \$368,572     - 0.1%       \$323,000     \$322,750     - 0.1%       97.1%     97.2%     + 0.1%       47     46     - 2.1%       4,316     3,248     - 24.7%	2019         2020         + / -         2019           2,275         2,050         - 9.9%         9,358           1,599         1,662         + 3.9%         6,868           1,655         1,218         - 26.4%         5,991           \$368,968         \$368,572         - 0.1%         \$359,327           \$323,000         \$322,750         - 0.1%         \$313,854           97.1%         97.2%         + 0.1%         96.5%           47         46         - 2.1%         56           4,316         3,248         - 24.7%	2019         2020         + / -         2019         2020           2,275         2,050         - 9.9%         9,358         8,641           1,599         1,662         + 3.9%         6,868         6,816           1,655         1,218         - 26.4%         5,991         5,773           \$368,968         \$368,572         - 0.1%         \$359,327         \$361,500           \$323,000         \$322,750         - 0.1%         \$313,854         \$315,000           97.1%         97.2%         + 0.1%         96.5%         96.8%           47         46         - 2.1%         56         55           4,316         3,248         - 24.7%

<sup>\*</sup> 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.











ar to Data

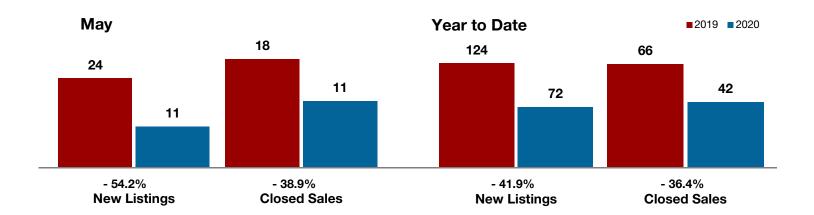
# **Eastland County**

- 54.2%	- 30.9%	+ 3.0%
Change in	Change in	Change in
New Listings	Closed Sales	Median Sales Price

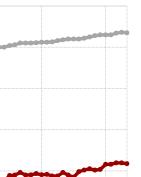
	May			Year to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	24	11	- 54.2%	124	72	- 41.9%
Pending Sales	19	11	- 42.1%	81	52	- 35.8%
Closed Sales	18	11	- 38.9%	66	42	- 36.4%
Average Sales Price*	\$171,745	\$271,427	+ 58.0%	\$201,681	\$183,158	- 9.2%
Median Sales Price*	\$144,500	\$150,000	+ 3.8%	\$95,000	\$120,250	+ 26.6%
Percent of Original List Price Received*	88.0%	89.9%	+ 2.2%	89.3%	89.4%	+ 0.1%
Days on Market Until Sale	123	114	- 7.3%	123	106	- 13.8%
Inventory of Homes for Sale	114	76	- 33.3%			
Months Supply of Inventory	8.7	6.8	- 22.2%			

May

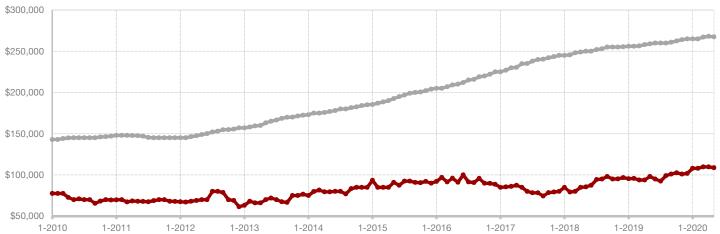
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.







**Eastland County** 





- 13.0%

May

- 26.3%

+ 3.7%

Change in **New Listings** 

Change in **Closed Sales** 

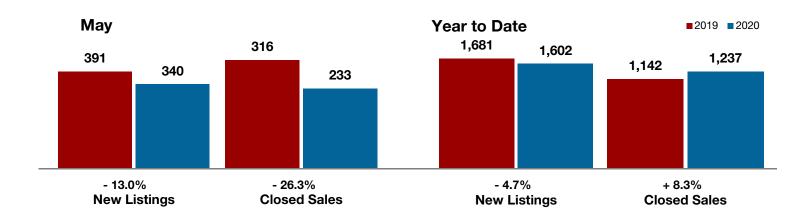
Change in **Median Sales Price** 

Year to Date

### **Ellis County**

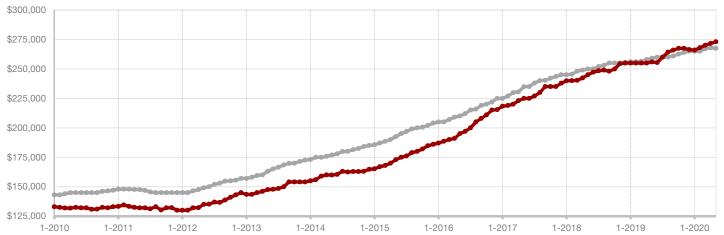
iviay			leal to Date		
2019	2020	+/-	2019	2020	+/-
391	340	- 13.0%	1,681	1,602	- 4.7%
326	319	- 2.1%	1,329	1,444	+ 8.7%
316	233	- 26.3%	1,142	1,237	+ 8.3%
\$287,013	\$312,667	+ 8.9%	\$278,681	\$295,939	+ 6.2%
\$269,950	\$280,000	+ 3.7%	\$255,950	\$273,075	+ 6.7%
97.4%	97.5%	+ 0.1%	97.4%	96.9%	- 0.5%
58	57	- 1.7%	58	60	+ 3.4%
743	634	- 14.7%			
3.0	2.3	- 33.3%			
	391 326 316 \$287,013 \$269,950 97.4% 58 743	2019     2020       391     340       326     319       316     233       \$287,013     \$312,667       \$269,950     \$280,000       97.4%     97.5%       58     57       743     634	2019     2020     + / -       391     340     - 13.0%       326     319     - 2.1%       316     233     - 26.3%       \$287,013     \$312,667     + 8.9%       \$269,950     \$280,000     + 3.7%       97.4%     97.5%     + 0.1%       58     57     - 1.7%       743     634     - 14.7%	2019         2020         + / -         2019           391         340         -13.0%         1,681           326         319         -2.1%         1,329           316         233         -26.3%         1,142           \$287,013         \$312,667         +8.9%         \$278,681           \$269,950         \$280,000         +3.7%         \$255,950           97.4%         97.5%         +0.1%         97.4%           58         57         -1.7%         58           743         634         -14.7%	2019         2020         + / -         2019         2020           391         340         -13.0%         1,681         1,602           326         319         -2.1%         1,329         1,444           316         233         -26.3%         1,142         1,237           \$287,013         \$312,667         + 8.9%         \$278,681         \$295,939           \$269,950         \$280,000         + 3.7%         \$255,950         \$273,075           97.4%         97.5%         + 0.1%         97.4%         96.9%           58         57         - 1.7%         58         60           743         634         - 14.7%

<sup>\*</sup> 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.









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- 3.2%

- 50.9%

+ 17.0%

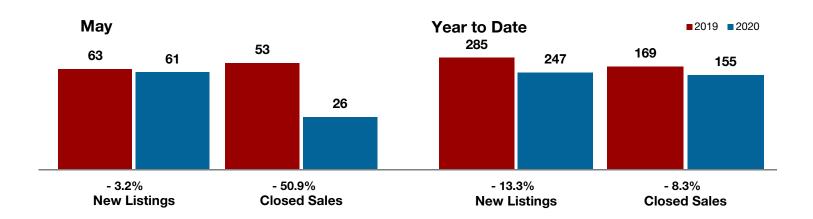
Change in New Listings Change in Closed Sales

Change in Median Sales Price

### **Erath County**

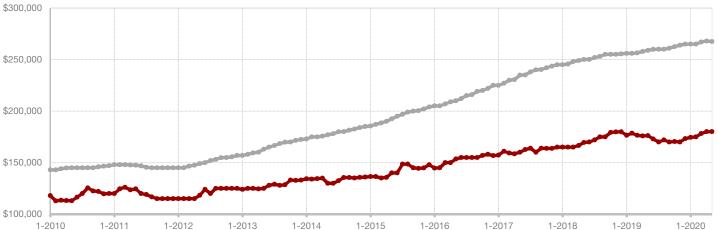
	May			Year to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	63	61	- 3.2%	285	247	- 13.3%
Pending Sales	45	23	- 48.9%	199	160	- 19.6%
Closed Sales	53	26	- 50.9%	169	155	- 8.3%
Average Sales Price*	\$243,641	\$218,244	- 10.4%	\$220,328	\$247,658	+ 12.4%
Median Sales Price*	\$185,000	\$216,500	+ 17.0%	\$165,000	\$215,000	+ 30.3%
Percent of Original List Price Received*	93.8%	94.1%	+ 0.3%	93.6%	93.8%	+ 0.2%
Days on Market Until Sale	62	84	+ 35.5%	63	67	+ 6.3%
Inventory of Homes for Sale	173	174	+ 0.6%			
Months Supply of Inventory	4.5	4.9	0.0%			

<sup>\*</sup> 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.









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



- 18.2%

- 10.8%

+ 43.9%

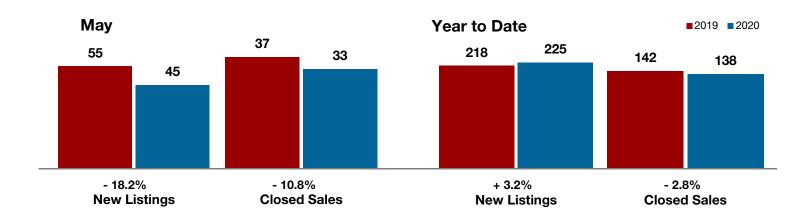
**Fannin County** 

Change in Change in Change in

New Listings Closed Sales Median Sales Price

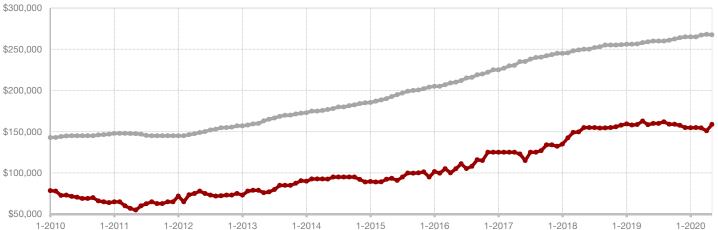
	May			Year to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	55	45	- 18.2%	218	225	+ 3.2%
Pending Sales	56	32	- 42.9%	167	153	- 8.4%
Closed Sales	37	33	- 10.8%	142	138	- 2.8%
Average Sales Price*	\$153,832	\$220,939	+ 43.6%	\$192,412	\$193,860	+ 0.8%
Median Sales Price*	\$119,500	\$172,000	+ 43.9%	\$157,000	\$164,000	+ 4.5%
Percent of Original List Price Received*	93.0%	95.6%	+ 2.8%	92.9%	92.8%	- 0.1%
Days on Market Until Sale	75	69	- 8.0%	71	68	- 4.2%
Inventory of Homes for Sale	141	141	0.0%			
Months Supply of Inventory	4.5	4.5	0.0%			

<sup>\*</sup> 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.









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+ 45.5%

+ 40.0%

- 45.3%

Change in **New Listings** 

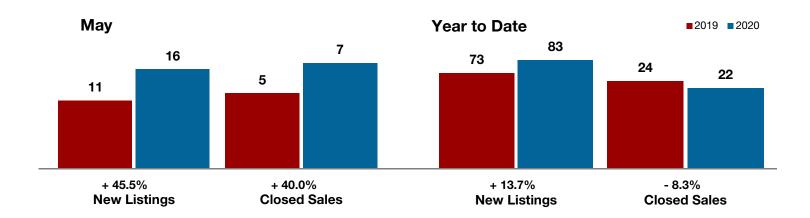
Change in Closed Sales

Change in Median Sales Price

### **Franklin County**

	May			Year to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	11	16	+ 45.5%	73	83	+ 13.7%
Pending Sales	9	10	+ 11.1%	30	33	+ 10.0%
Closed Sales	5	7	+ 40.0%	24	22	- 8.3%
Average Sales Price*	\$912,400	\$481,107	- 47.3%	\$489,579	\$430,528	- 12.1%
Median Sales Price*	\$530,000	\$290,000	- 45.3%	\$357,000	\$307,500	- 13.9%
Percent of Original List Price Received*	89.5%	91.4%	+ 2.1%	93.1%	91.4%	- 1.8%
Days on Market Until Sale	73	36	- 50.7%	72	74	+ 2.8%
Inventory of Homes for Sale	63	65	+ 3.2%			
Months Supply of Inventory	10.5	11.0	0.0%			

<sup>\*</sup> 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.









**- 22.7% - 31.3%** 

May

+ 9.7%

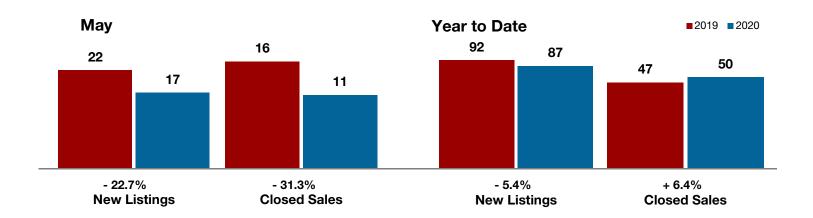
Year to Date

**Freestone County** 

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

Way			real to Bate			
2019	2020	+/-	2019	2020	+/-	
22	17	- 22.7%	92	87	- 5.4%	
12	13	+ 8.3%	55	60	+ 9.1%	
16	11	- 31.3%	47	50	+ 6.4%	
\$148,087	\$211,750	+ 43.0%	\$152,391	\$181,837	+ 19.3%	
\$129,500	\$142,000	+ 9.7%	\$128,500	\$125,375	- 2.4%	
91.8%	94.4%	+ 2.8%	91.2%	91.9%	+ 0.8%	
79	62	- 21.5%	82	92	+ 12.2%	
67	58	- 13.4%				
5.9	5.2	- 16.7%				
	22 12 16 \$148,087 \$129,500 91.8% 79 67	2019         2020           22         17           12         13           16         11           \$148,087         \$211,750           \$129,500         \$142,000           91.8%         94.4%           79         62           67         58	2019         2020         + / -           22         17         - 22.7%           12         13         + 8.3%           16         11         - 31.3%           \$148,087         \$211,750         + 43.0%           \$129,500         \$142,000         + 9.7%           91.8%         94.4%         + 2.8%           79         62         - 21.5%           67         58         - 13.4%	2019         2020         + / -         2019           22         17         - 22.7%         92           12         13         + 8.3%         55           16         11         - 31.3%         47           \$148,087         \$211,750         + 43.0%         \$152,391           \$129,500         \$142,000         + 9.7%         \$128,500           91.8%         94.4%         + 2.8%         91.2%           79         62         - 21.5%         82           67         58         - 13.4%	2019         2020         + / -         2019         2020           22         17         -22.7%         92         87           12         13         +8.3%         55         60           16         11         -31.3%         47         50           \$148,087         \$211,750         +43.0%         \$152,391         \$181,837           \$129,500         \$142,000         +9.7%         \$128,500         \$125,375           91.8%         94.4%         +2.8%         91.2%         91.9%           79         62         -21.5%         82         92           67         58         -13.4%	

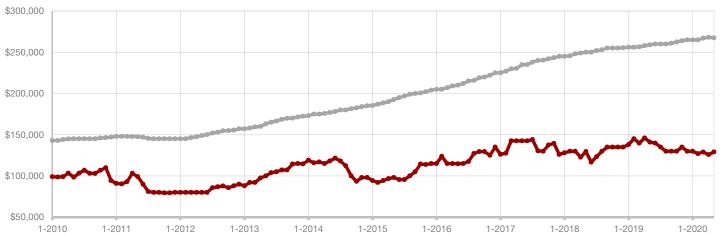
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.





All MLS -

Freestone County -





- 13.0% - 15.2%

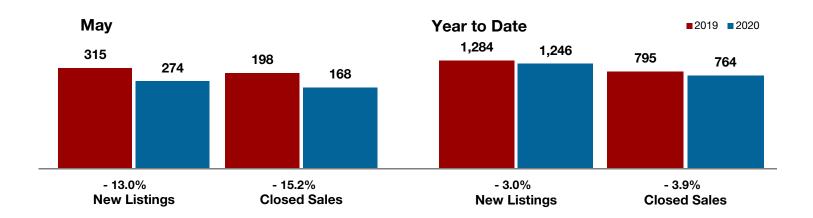
- 1.9%

### **Grayson County**

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

	May			Year to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	315	274	- 13.0%	1,284	1,246	- 3.0%
Pending Sales	188	207	+ 10.1%	893	899	+ 0.7%
Closed Sales	198	168	- 15.2%	795	764	- 3.9%
Average Sales Price*	\$204,167	\$249,878	+ 22.4%	\$216,680	\$220,051	+ 1.6%
Median Sales Price*	\$185,000	\$181,500	- 1.9%	\$179,499	\$182,000	+ 1.4%
Percent of Original List Price Received*	94.4%	94.7%	+ 0.3%	94.2%	93.7%	- 0.5%
Days on Market Until Sale	51	59	+ 15.7%	60	69	+ 15.0%
Inventory of Homes for Sale	734	653	- 11.0%			
Months Supply of Inventory	4.5	3.7	- 20.0%			

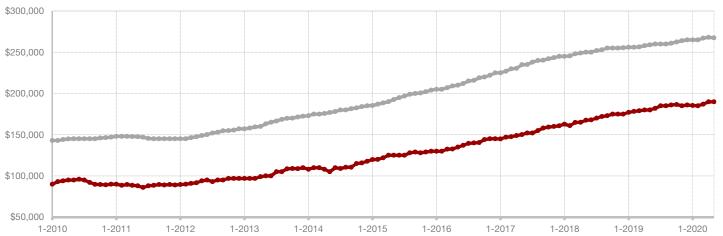
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.





All MLS -

**Grayson County** 





# **Hamilton County**

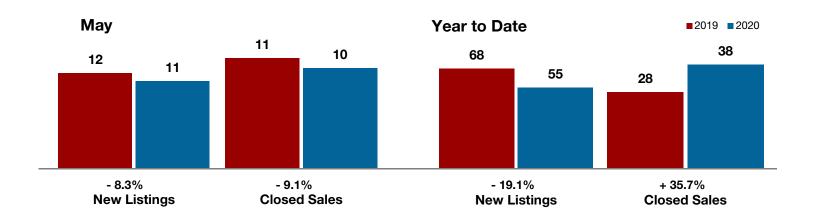
- 8.3%	- 9.1%	+ 29.7%
Change in	Chango in	Change in

Change in Change in Change in

New Listings Closed Sales Median Sales Price

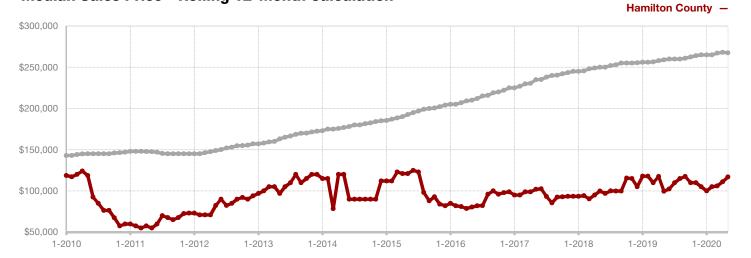
		May			Year to Date			
	2019	2020	+/-	2019	2020	+/-		
New Listings	12	11	- 8.3%	68	55	- 19.1%		
Pending Sales	5	12	+ 140.0%	32	48	+ 50.0%		
Closed Sales	11	10	- 9.1%	28	38	+ 35.7%		
Average Sales Price*	\$167,255	\$249,317	+ 49.1%	\$163,720	\$190,033	+ 16.1%		
Median Sales Price*	\$92,500	\$120,000	+ 29.7%	\$91,250	\$112,000	+ 22.7%		
Percent of Original List Price Received*	93.1%	87.3%	- 6.2%	89.0%	87.2%	- 2.0%		
Days on Market Until Sale	65	138	+ 112.3%	78	114	+ 46.2%		
Inventory of Homes for Sale	74	34	- 54.1%					
Months Supply of Inventory	12.0	3.8	- 66.7%					

<sup>\*</sup> 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.









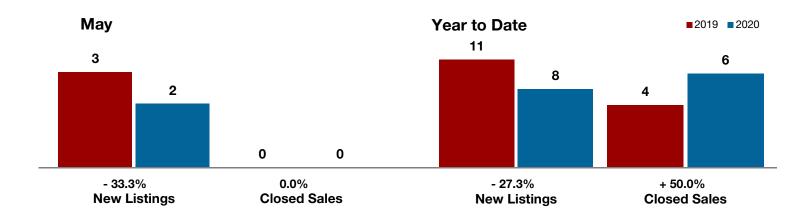


### **Harrison County**

- 33.3%	0.0%	
Change in	Change in	Change in
New Listings	Closed Sales	Median Sales Price

		мау			Year to Date			
	2019	2020	+/-	2019	2020	+/-		
New Listings	3	2	- 33.3%	11	8	- 27.3%		
Pending Sales	2	0	- 100.0%	5	5	0.0%		
Closed Sales	0	0	0.0%	4	6	+ 50.0%		
Average Sales Price*				\$133,000	\$412,417	+ 210.1%		
Median Sales Price*				\$46,500	\$311,750	+ 570.4%		
Percent of Original List Price Received*				81.8%	93.9%	+ 14.8%		
Days on Market Until Sale				107	90	- 15.9%		
Inventory of Homes for Sale	13	10	- 23.1%					
Months Supply of Inventory	10.0	6.7	- 30.0%					

<sup>\*</sup> 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.













# **Henderson County**

\$50,000

1-2010

1-2011

1-2012

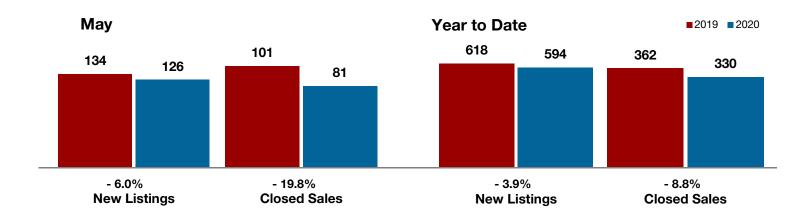
1-2013

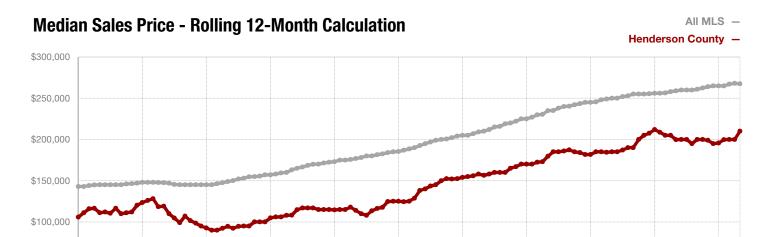
1-2014

- 6.0%	- 19.8%	+ 36.8%
Change in	Change in	Change in
New Listings	Closed Sales	Median Sales Price

	мау			Year to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	134	126	- 6.0%	618	594	- 3.9%
Pending Sales	92	152	+ 65.2%	405	449	+ 10.9%
Closed Sales	101	81	- 19.8%	362	330	- 8.8%
Average Sales Price*	\$280,150	\$322,697	+ 15.2%	\$265,149	\$274,848	+ 3.7%
Median Sales Price*	\$180,500	\$247,000	+ 36.8%	\$185,000	\$213,500	+ 15.4%
Percent of Original List Price Received*	92.7%	93.1%	+ 0.4%	92.3%	91.8%	- 0.5%
Days on Market Until Sale	69	71	+ 2.9%	74	72	- 2.7%
Inventory of Homes for Sale	437	329	- 24.7%			
Months Supply of Inventory	5.6	4.2	- 33.3%			

<sup>\*</sup> 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.





1-2015

1-2016

1-2018

1-2019

1-2020

1-2017

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- 7.4%

- 45.2%

+ 10.7%

Change in New Listings

May

Change in Closed Sales

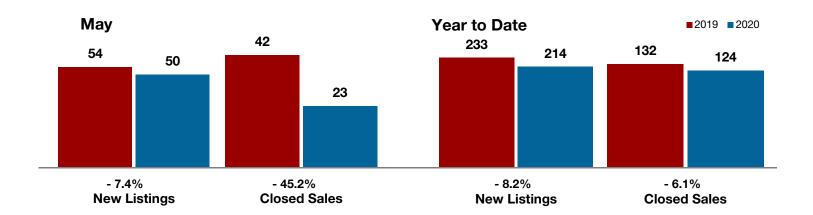
Change in Median Sales Price

Year to Date

### **Hill County**

iviay			rear to Date			
2019	2020	+/-	2019	2020	+/-	
54	50	- 7.4%	233	214	- 8.2%	
39	33	- 15.4%	160	146	- 8.8%	
42	23	- 45.2%	132	124	- 6.1%	
\$223,526	\$163,782	- 26.7%	\$172,822	\$176,482	+ 2.1%	
\$153,500	\$170,000	+ 10.7%	\$131,000	\$150,000	+ 14.5%	
96.3%	94.2%	- 2.2%	92.4%	92.1%	- 0.3%	
48	68	+ 41.7%	64	82	+ 28.1%	
152	136	- 10.5%				
5.3	4.5	0.0%				
	54 39 42 \$223,526 \$153,500 96.3% 48 152	2019 2020  54 50  39 33  42 23  \$223,526 \$163,782  \$153,500 \$170,000  96.3% 94.2%  48 68  152 136	2019         2020         + / -           54         50         - 7.4%           39         33         - 15.4%           42         23         - 45.2%           \$223,526         \$163,782         - 26.7%           \$153,500         \$170,000         + 10.7%           96.3%         94.2%         - 2.2%           48         68         + 41.7%           152         136         - 10.5%	2019         2020         + / -         2019           54         50         - 7.4%         233           39         33         - 15.4%         160           42         23         - 45.2%         132           \$223,526         \$163,782         - 26.7%         \$172,822           \$153,500         \$170,000         + 10.7%         \$131,000           96.3%         94.2%         - 2.2%         92.4%           48         68         + 41.7%         64           152         136         - 10.5%	2019         2020         + / -         2019         2020           54         50         - 7.4%         233         214           39         33         - 15.4%         160         146           42         23         - 45.2%         132         124           \$223,526         \$163,782         - 26.7%         \$172,822         \$176,482           \$153,500         \$170,000         + 10.7%         \$131,000         \$150,000           96.3%         94.2%         - 2.2%         92.4%         92.1%           48         68         + 41.7%         64         82           152         136         - 10.5%	

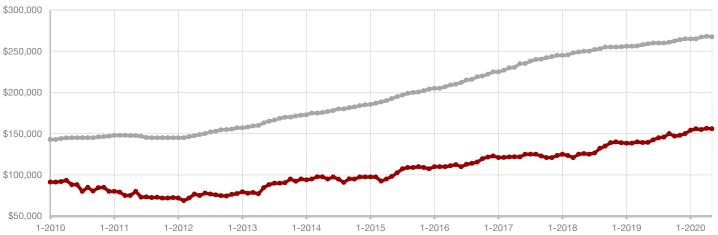
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.













- 19.2% - 26.2%

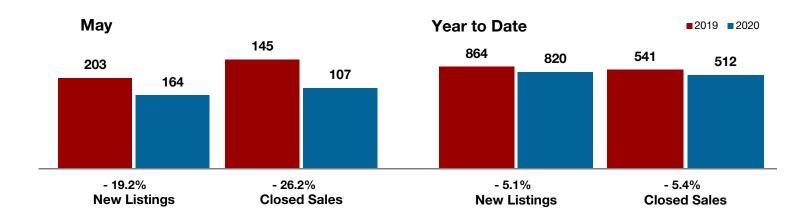
- 0.2%

**Hood County** 

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

2019	2020	+/-	0040		
202		• •	2019	2020	+/-
203	164	- 19.2%	864	820	- 5.1%
124	110	- 11.3%	600	554	- 7.7%
145	107	- 26.2%	541	512	- 5.4%
\$296,673	\$294,037	- 0.9%	\$277,931	\$284,236	+ 2.3%
\$257,500	\$257,000	- 0.2%	\$245,000	\$244,000	- 0.4%
96.2%	95.4%	- 0.8%	96.2%	95.9%	- 0.3%
47	68	+ 44.7%	47	56	+ 19.1%
408	389	- 4.7%			
3.6	3.4	- 25.0%			
	145 \$296,673 \$257,500 96.2% 47 408	124 110 145 107 \$296,673 \$294,037 \$257,500 \$257,000 96.2% 95.4% 47 68 408 389	124       110       - 11.3%         145       107       - 26.2%         \$296,673       \$294,037       - 0.9%         \$257,500       \$257,000       - 0.2%         96.2%       95.4%       - 0.8%         47       68       + 44.7%         408       389       - 4.7%	124       110       - 11.3%       600         145       107       - 26.2%       541         \$296,673       \$294,037       - 0.9%       \$277,931         \$257,500       \$257,000       - 0.2%       \$245,000         96.2%       95.4%       - 0.8%       96.2%         47       68       + 44.7%       47         408       389       - 4.7%	124       110       - 11.3%       600       554         145       107       - 26.2%       541       512         \$296,673       \$294,037       - 0.9%       \$277,931       \$284,236         \$257,500       \$257,000       - 0.2%       \$245,000       \$244,000         96.2%       95.4%       - 0.8%       96.2%       95.9%         47       68       + 44.7%       47       56         408       389       - 4.7%

<sup>\*</sup> 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.





All MLS -

**Hood County** 





+ 12.0% - 28.6%

May

- 6.0%

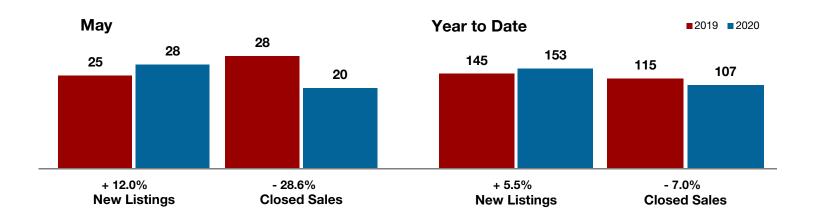
Year to Date

**Hopkins County** 

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

	iviay			real to Bate			
	2019	2020	+/-	2019	2020	+/-	
New Listings	25	28	+ 12.0%	145	153	+ 5.5%	
Pending Sales	28	17	- 39.3%	123	109	- 11.4%	
Closed Sales	28	20	- 28.6%	115	107	- 7.0%	
Average Sales Price*	\$292,782	\$182,464	- 37.7%	\$198,438	\$200,849	+ 1.2%	
Median Sales Price*	\$188,750	\$177,450	- 6.0%	\$163,000	\$170,000	+ 4.3%	
Percent of Original List Price Received*	94.4%	95.1%	+ 0.7%	94.1%	94.0%	- 0.1%	
Days on Market Until Sale	71	39	- 45.1%	58	59	+ 1.7%	
Inventory of Homes for Sale	86	83	- 3.5%				
Months Supply of Inventory	3.6	3.8	0.0%				

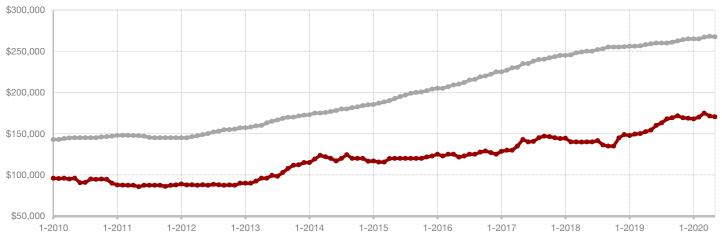
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.











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- 18.3%

- 32.6%

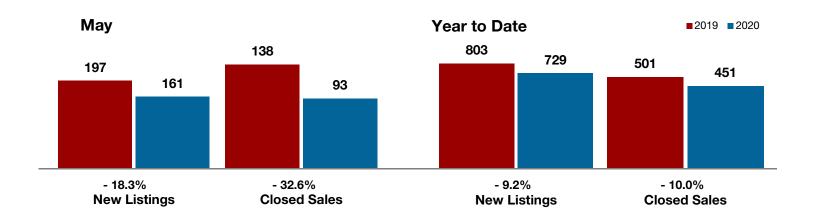
+ 7.7%

**Hunt County** 

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

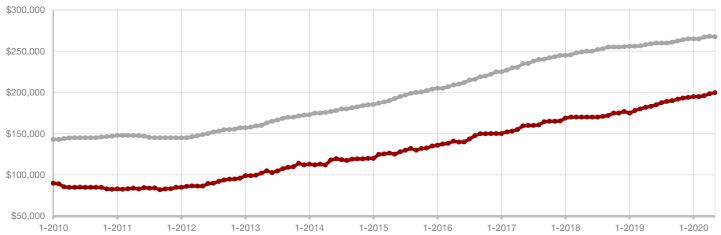
	May			Year to Date			
	2019	2020	+/-	2019	2020	+/-	
New Listings	197	161	- 18.3%	803	729	- 9.2%	
Pending Sales	139	137	- 1.4%	563	536	- 4.8%	
Closed Sales	138	93	- 32.6%	501	451	- 10.0%	
Average Sales Price*	\$220,919	\$234,678	+ 6.2%	\$209,929	\$226,560	+ 7.9%	
Median Sales Price*	\$195,000	\$210,000	+ 7.7%	\$189,000	\$202,500	+ 7.1%	
Percent of Original List Price Received*	95.9%	96.5%	+ 0.6%	94.8%	95.0%	+ 0.2%	
Days on Market Until Sale	45	58	+ 28.9%	49	61	+ 24.5%	
Inventory of Homes for Sale	390	329	- 15.6%				
Months Supply of Inventory	3.9	3.1	- 25.0%				

<sup>\*</sup> 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.









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



+ 150.0%

0.0%

- 39.1%

Change in **New Listings** 

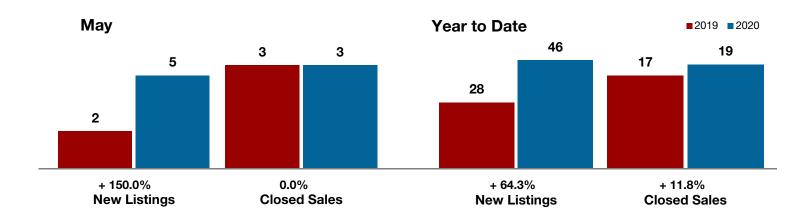
Change in Closed Sales

Change in Median Sales Price

# **Jack County**

May			Year to Date			
2019	2020	+/-	2019	2020	+/-	
2	5	+ 150.0%	28	46	+ 64.3%	
3	6	+ 100.0%	18	22	+ 22.2%	
3	3	0.0%	17	19	+ 11.8%	
\$241,467	\$107,333	- 55.5%	\$204,381	\$217,089	+ 6.2%	
\$197,000	\$120,000	- 39.1%	\$142,400	\$150,000	+ 5.3%	
93.4%	90.9%	- 2.7%	86.9%	91.6%	+ 5.4%	
49	26	- 46.9%	120	67	- 44.2%	
19	37	+ 94.7%				
4.9	10.6	+ 120.0%				
	2 3 3 \$241,467 \$197,000 93.4% 49 19	2019 2020  2 5 3 6 3 3 \$241,467 \$107,333 \$197,000 \$120,000 93.4% 90.9% 49 26 19 37	2019     2020     + / -       2     5     + 150.0%       3     6     + 100.0%       3     3     0.0%       \$241,467     \$107,333     - 55.5%       \$197,000     \$120,000     - 39.1%       93.4%     90.9%     - 2.7%       49     26     - 46.9%       19     37     + 94.7%	2019         2020         + / -         2019           2         5         + 150.0%         28           3         6         + 100.0%         18           3         3         0.0%         17           \$241,467         \$107,333         - 55.5%         \$204,381           \$197,000         \$120,000         - 39.1%         \$142,400           93.4%         90.9%         - 2.7%         86.9%           49         26         - 46.9%         120           19         37         + 94.7%	2019         2020         + / -         2019         2020           2         5         + 150.0%         28         46           3         6         + 100.0%         18         22           3         3         0.0%         17         19           \$241,467         \$107,333         - 55.5%         \$204,381         \$217,089           \$197,000         \$120,000         - 39.1%         \$142,400         \$150,000           93.4%         90.9%         - 2.7%         86.9%         91.6%           49         26         - 46.9%         120         67           19         37         + 94.7%	

<sup>\*</sup> 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.





All MLS -

Jack County -





+ 4.6% - 7.1%

May

+ 3.2%

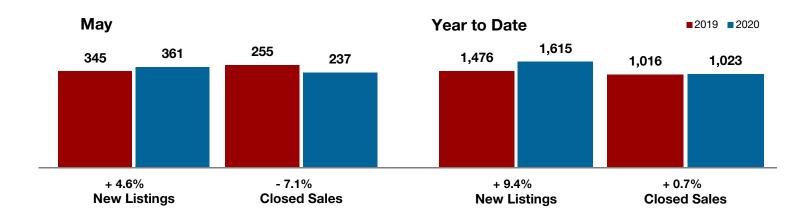
Year to Date

**Johnson County** 

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

iviay			i ear to Date			
2019	2020	+/-	2019	2020	+/-	
345	361	+ 4.6%	1,476	1,615	+ 9.4%	
255	310	+ 21.6%	1,147	1,254	+ 9.3%	
255	237	- 7.1%	1,016	1,023	+ 0.7%	
\$249,915	\$260,829	+ 4.4%	\$238,393	\$250,217	+ 5.0%	
\$225,000	\$232,200	+ 3.2%	\$215,000	\$225,010	+ 4.7%	
97.0%	97.7%	+ 0.7%	97.0%	97.0%	0.0%	
44	50	+ 13.6%	48	56	+ 16.7%	
643	653	+ 1.6%				
2.8	2.8	0.0%				
	345 255 255 \$249,915 \$225,000 97.0% 44 643	2019 2020  345 361 255 310 255 237 \$249,915 \$260,829 \$225,000 \$232,200 97.0% 97.7% 44 50 643 653	2019     2020     + / -       345     361     + 4.6%       255     310     + 21.6%       255     237     - 7.1%       \$249,915     \$260,829     + 4.4%       \$225,000     \$232,200     + 3.2%       97.0%     97.7%     + 0.7%       44     50     + 13.6%       643     653     + 1.6%	2019         2020         + / -         2019           345         361         + 4.6%         1,476           255         310         + 21.6%         1,147           255         237         - 7.1%         1,016           \$249,915         \$260,829         + 4.4%         \$238,393           \$225,000         \$232,200         + 3.2%         \$215,000           97.0%         97.7%         + 0.7%         97.0%           44         50         + 13.6%         48           643         653         + 1.6%	2019         2020         + / -         2019         2020           345         361         + 4.6%         1,476         1,615           255         310         + 21.6%         1,147         1,254           255         237         - 7.1%         1,016         1,023           \$249,915         \$260,829         + 4.4%         \$238,393         \$250,217           \$225,000         \$232,200         + 3.2%         \$215,000         \$225,010           97.0%         97.7%         + 0.7%         97.0%         97.0%           44         50         + 13.6%         48         56           643         653         + 1.6%	

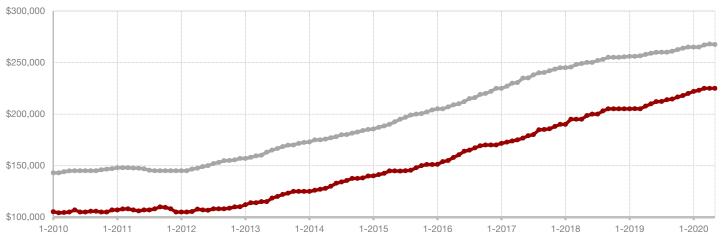
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.





All MLS -

**Johnson County** 



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+ 41.2%

- 14.3%

+ 59.7%

**Jones County** 

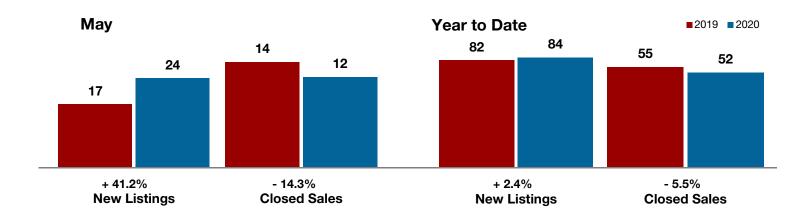
Change in Change in New Listings Closed Sales

Change in Median Sales Price

May	Year to Date
-----	--------------

	2019	2020	+/-	2019	2020	+/-
New Listings	17	24	+ 41.2%	82	84	+ 2.4%
Pending Sales	18	9	- 50.0%	63	58	- 7.9%
Closed Sales	14	12	- 14.3%	55	52	- 5.5%
Average Sales Price*	\$104,457	\$128,083	+ 22.6%	\$118,375	\$146,135	+ 23.5%
Median Sales Price*	\$72,000	\$115,000	+ 59.7%	\$101,000	\$122,500	+ 21.3%
Percent of Original List Price Received*	89.7%	85.9%	- 4.2%	91.0%	91.5%	+ 0.5%
Days on Market Until Sale	63	97	+ 54.0%	87	81	- 6.9%
Inventory of Homes for Sale	57	53	- 7.0%			
Months Supply of Inventory	5.2	5.2	0.0%			

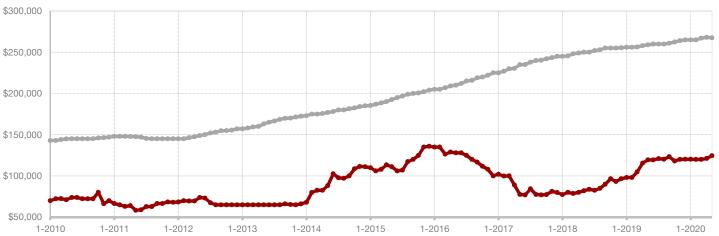
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.





All MLS -

Jones County -



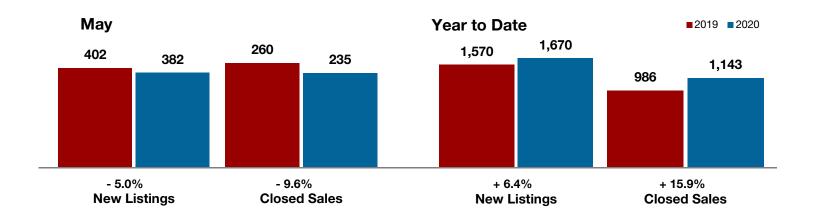


# **Kaufman County**

- 5.0%	- 9.6%	- 0.5%
Change in	Change in	Change in
New Listings	Closed Sales	Median Sales Price

	мау			Year to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	402	382	- 5.0%	1,570	1,670	+ 6.4%
Pending Sales	289	420	+ 45.3%	1,127	1,444	+ 28.1%
Closed Sales	260	235	- 9.6%	986	1,143	+ 15.9%
Average Sales Price*	\$250,003	\$256,249	+ 2.5%	\$238,223	\$248,814	+ 4.4%
Median Sales Price*	\$240,000	\$238,900	- 0.5%	\$231,920	\$237,000	+ 2.2%
Percent of Original List Price Received*	97.2%	96.2%	- 1.0%	96.4%	95.8%	- 0.6%
Days on Market Until Sale	53	64	+ 20.8%	56	63	+ 12.5%
Inventory of Homes for Sale	783	620	- 20.8%			
Months Supply of Inventory	3.6	2.3	- 50.0%			

<sup>\*</sup> 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.





1-2012

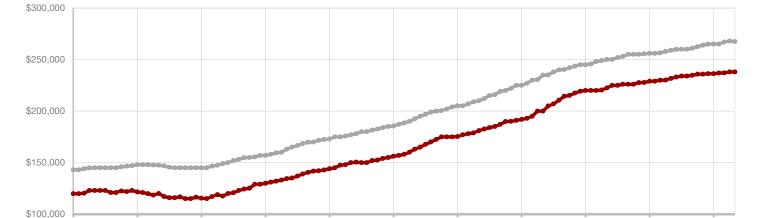
1-2013

1-2014

1-2011

1-2010





1-2015

1-2016

1-2018

1-2019

1-2020

1-2017



**- 52.1% - 25.0%** 

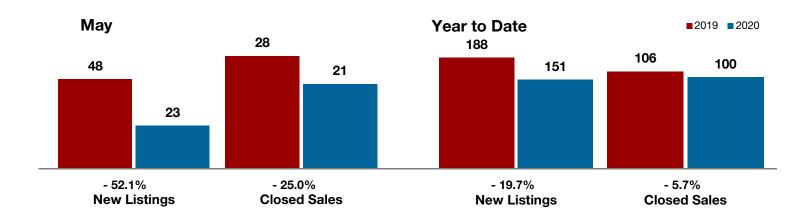
- 36.9%

**Lamar County** 

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

	May			Year to Date			
	2019	2020	+/-	2019	2020	+/-	
New Listings	48	23	- 52.1%	188	151	- 19.7%	
Pending Sales	15	29	+ 93.3%	115	119	+ 3.5%	
Closed Sales	28	21	- 25.0%	106	100	- 5.7%	
Average Sales Price*	\$224,350	\$168,574	- 24.9%	\$205,599	\$179,220	- 12.8%	
Median Sales Price*	\$195,000	\$123,000	- 36.9%	\$188,700	\$152,000	- 19.4%	
Percent of Original List Price Received*	93.5%	88.4%	- 5.5%	92.7%	89.8%	- 3.1%	
Days on Market Until Sale	90	102	+ 13.3%	77	84	+ 9.1%	
Inventory of Homes for Sale	129	84	- 34.9%				
Months Supply of Inventory	6.7	3.8	- 42.9%				

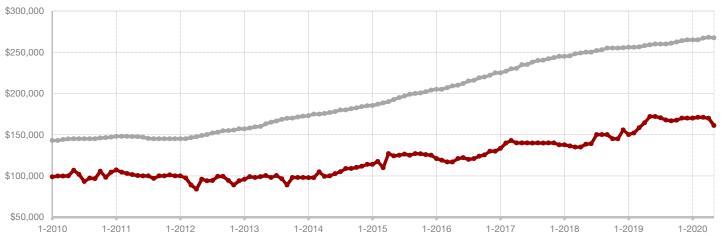
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.





All MLS -

Lamar County -



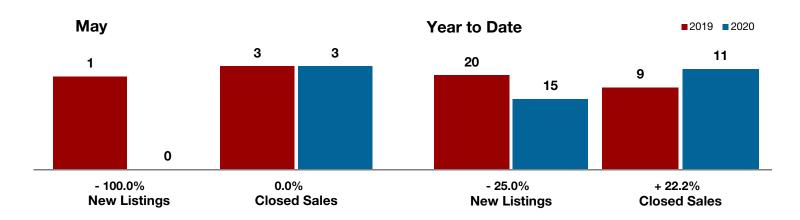


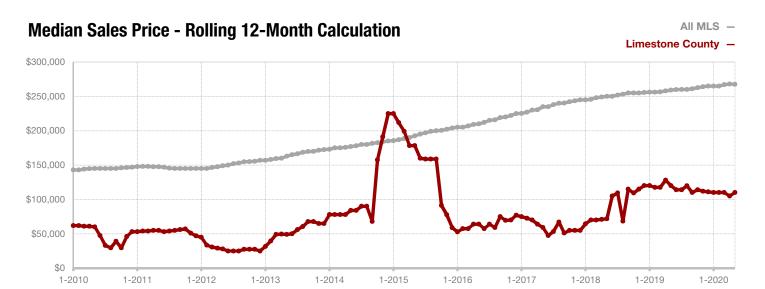
# **Limestone County**

- 100.0%	0.0%	+ 72.2%
Change in	Change in	Change in
New Listings	Closed Sales	Median Sales Price

	iviay			rear to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	1	0	- 100.0%	20	15	- 25.0%
Pending Sales	1	2	+ 100.0%	10	11	+ 10.0%
Closed Sales	3	3	0.0%	9	11	+ 22.2%
Average Sales Price*	\$72,300	\$122,667	+ 69.7%	\$129,044	\$116,709	- 9.6%
Median Sales Price*	\$90,000	\$155,000	+ 72.2%	\$108,000	\$95,000	- 12.0%
Percent of Original List Price Received*	97.2%	92.8%	- 4.5%	88.7%	92.3%	+ 4.1%
Days on Market Until Sale	34	76	+ 123.5%	93	56	- 39.8%
Inventory of Homes for Sale	21	14	- 33.3%			
Months Supply of Inventory	8.0	5.8	- 25.0%			

<sup>\*</sup> 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.







- 20.7%

- 5.0%

- 27.7%

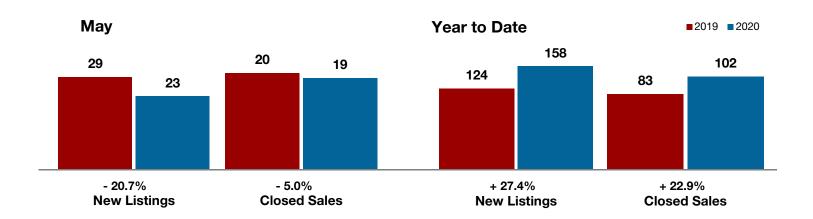
**Montague County** 

Change in Change in New Listings Closed Sales

Change in Median Sales Price

		May			Year to Date			
	2019	2020	+/-	2019	2020	+/-		
New Listings	29	23	- 20.7%	124	158	+ 27.4%		
Pending Sales	13	16	+ 23.1%	86	98	+ 14.0%		
Closed Sales	20	19	- 5.0%	83	102	+ 22.9%		
Average Sales Price*	\$195,016	\$131,553	- 32.5%	\$217,589	\$183,597	- 15.6%		
Median Sales Price*	\$152,213	\$110,000	- 27.7%	\$135,000	\$152,800	+ 13.2%		
Percent of Original List Price Received*	93.3%	88.5%	- 5.1%	92.4%	92.2%	- 0.2%		
Days on Market Until Sale	97	65	- 33.0%	88	71	- 19.3%		
Inventory of Homes for Sale	97	98	+ 1.0%					
Months Supply of Inventory	5.7	5.0	- 16.7%					

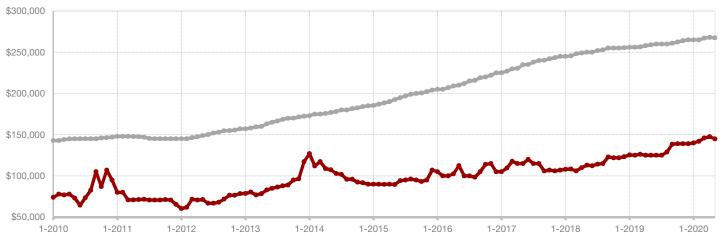
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.





All MLS -

Montague County -



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- 26.6%

- 25.6%

+ 26.5%

Change in New Listings

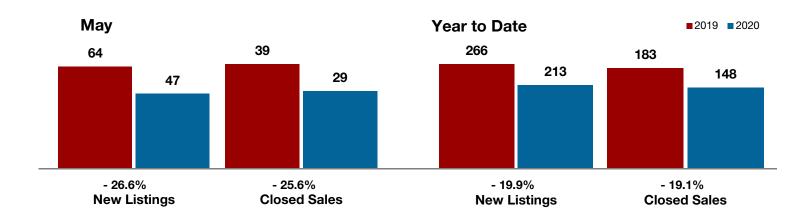
Change in Closed Sales

Change in Median Sales Price

### **Navarro County**

	May			Year to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	64	47	- 26.6%	266	213	- 19.9%
Pending Sales	44	22	- 50.0%	196	151	- 23.0%
Closed Sales	39	29	- 25.6%	183	148	- 19.1%
Average Sales Price*	\$181,167	\$247,538	+ 36.6%	\$190,799	\$228,790	+ 19.9%
Median Sales Price*	\$136,000	\$172,000	+ 26.5%	\$145,000	\$169,450	+ 16.9%
Percent of Original List Price Received*	92.3%	93.4%	+ 1.2%	93.5%	93.8%	+ 0.3%
Days on Market Until Sale	59	97	+ 64.4%	64	79	+ 23.4%
Inventory of Homes for Sale	155	144	- 7.1%			
Months Supply of Inventory	4.2	4.2	0.0%			

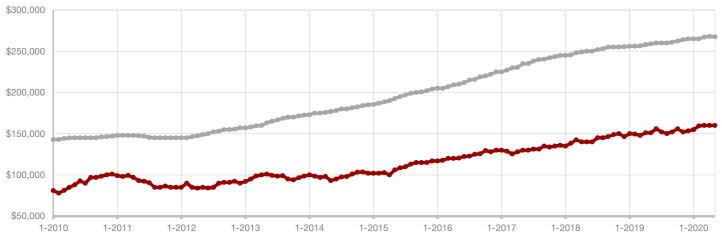
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.













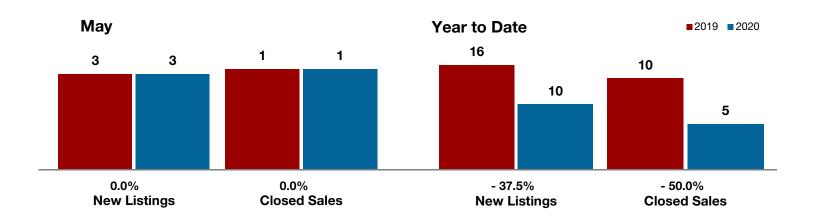
All MLS -

# **Nolan County**

0.0%	0.0%	+ 75.4%
Change in <b>New Listings</b>	Change in Closed Sales	Change in <b>Median Sales Price</b>

	May			Year to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	3	3	0.0%	16	10	- 37.5%
Pending Sales	2	4	+ 100.0%	10	8	- 20.0%
Closed Sales	1	1	0.0%	10	5	- 50.0%
Average Sales Price*	\$25,650	\$45,000	+ 75.4%	\$116,415	\$135,500	+ 16.4%
Median Sales Price*	\$25,650	\$45,000	+ 75.4%	\$86,000	\$54,000	- 37.2%
Percent of Original List Price Received*	95.0%	51.1%	- 46.2%	95.1%	71.7%	- 24.6%
Days on Market Until Sale	7	218	+ 3014.3%	51	207	+ 305.9%
Inventory of Homes for Sale	13	7	- 46.2%			
Months Supply of Inventory	6.8	3.9	- 42.9%			

<sup>\*</sup> 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.









- 21.4%

- 6.8%

+ 1.6%

Change in New Listings

May

Change in Closed Sales

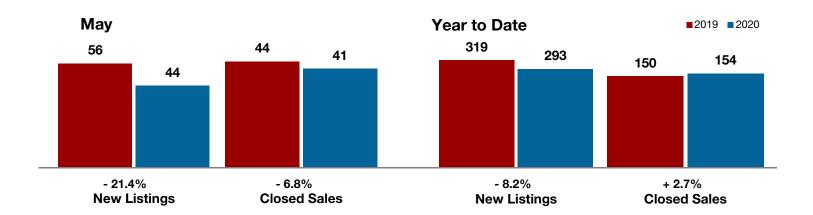
Change in Median Sales Price

Year to Date

## **Palo Pinto County**

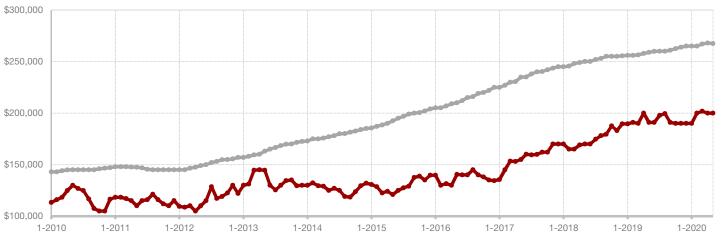
iviay			real to Date		
2019	2020	+/-	2019	2020	+/-
56	44	- 21.4%	319	293	- 8.2%
39	45	+ 15.4%	167	175	+ 4.8%
44	41	- 6.8%	150	154	+ 2.7%
\$284,310	\$329,655	+ 15.9%	\$304,783	\$372,176	+ 22.1%
\$189,500	\$192,500	+ 1.6%	\$190,000	\$207,000	+ 8.9%
93.3%	91.9%	- 1.5%	91.8%	90.9%	- 1.0%
77	111	+ 44.2%	93	98	+ 5.4%
262	230	- 12.2%			
7.5	6.7	- 12.5%			
	56 39 44 \$284,310 \$189,500 93.3% 77 262	2019 2020  56 44  39 45  44 41  \$284,310 \$329,655  \$189,500 \$192,500  93.3% 91.9%  77 111  262 230	2019     2020     + / -       56     44     - 21.4%       39     45     + 15.4%       44     41     - 6.8%       \$284,310     \$329,655     + 15.9%       \$189,500     \$192,500     + 1.6%       93.3%     91.9%     - 1.5%       77     111     + 44.2%       262     230     - 12.2%	2019         2020         + / -         2019           56         44         - 21.4%         319           39         45         + 15.4%         167           44         41         - 6.8%         150           \$284,310         \$329,655         + 15.9%         \$304,783           \$189,500         \$192,500         + 1.6%         \$190,000           93.3%         91.9%         - 1.5%         91.8%           77         111         + 44.2%         93           262         230         - 12.2%	2019         2020         + / -         2019         2020           56         44         - 21.4%         319         293           39         45         + 15.4%         167         175           44         41         - 6.8%         150         154           \$284,310         \$329,655         + 15.9%         \$304,783         \$372,176           \$189,500         \$192,500         + 1.6%         \$190,000         \$207,000           93.3%         91.9%         - 1.5%         91.8%         90.9%           77         111         + 44.2%         93         98           262         230         - 12.2%

<sup>\*</sup> 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.











**- 19.4% - 18.4%** 

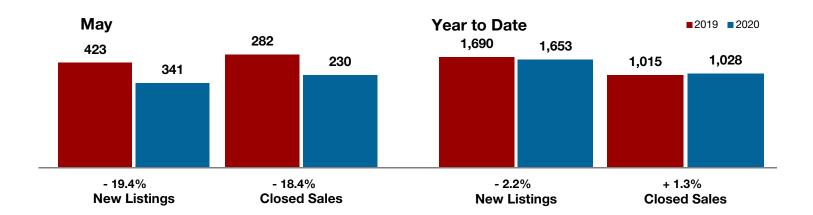
+ 4.7%

**Parker County** 

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

May			Year to Date		
2019	2020	+/-	2019	2020	+/-
423	341	- 19.4%	1,690	1,653	- 2.2%
278	269	- 3.2%	1,195	1,210	+ 1.3%
282	230	- 18.4%	1,015	1,028	+ 1.3%
\$323,834	\$324,715	+ 0.3%	\$310,049	\$334,104	+ 7.8%
\$296,000	\$310,000	+ 4.7%	\$280,000	\$310,000	+ 10.7%
96.8%	96.4%	- 0.4%	96.4%	96.1%	- 0.3%
52	72	+ 38.5%	60	75	+ 25.0%
854	835	- 2.2%			
3.8	3.5	0.0%			
	423 278 282 \$323,834 \$296,000 96.8% 52 854	2019         2020           423         341           278         269           282         230           \$323,834         \$324,715           \$296,000         \$310,000           96.8%         96.4%           52         72           854         835	2019     2020     + / -       423     341     - 19.4%       278     269     - 3.2%       282     230     - 18.4%       \$323,834     \$324,715     + 0.3%       \$296,000     \$310,000     + 4.7%       96.8%     96.4%     - 0.4%       52     72     + 38.5%       854     835     - 2.2%	2019         2020         + / -         2019           423         341         - 19.4%         1,690           278         269         - 3.2%         1,195           282         230         - 18.4%         1,015           \$323,834         \$324,715         + 0.3%         \$310,049           \$296,000         \$310,000         + 4.7%         \$280,000           96.8%         96.4%         - 0.4%         96.4%           52         72         + 38.5%         60           854         835         - 2.2%	2019         2020         + / -         2019         2020           423         341         - 19.4%         1,690         1,653           278         269         - 3.2%         1,195         1,210           282         230         - 18.4%         1,015         1,028           \$323,834         \$324,715         + 0.3%         \$310,049         \$334,104           \$296,000         \$310,000         + 4.7%         \$280,000         \$310,000           96.8%         96.4%         - 0.4%         96.4%         96.1%           52         72         + 38.5%         60         75           854         835         - 2.2%

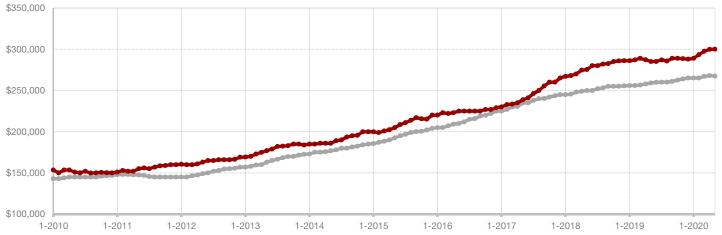
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.











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+ 8.7%

+ 40.0%

+ 1.0%

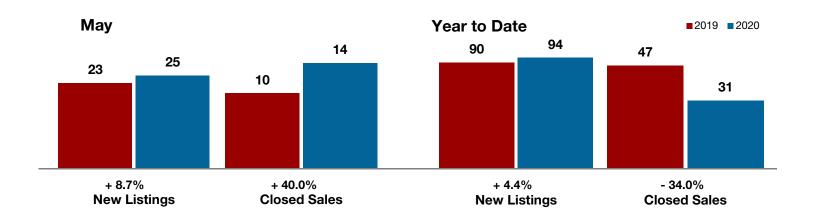
Change in New Listings Change in Closed Sales

Change in Median Sales Price

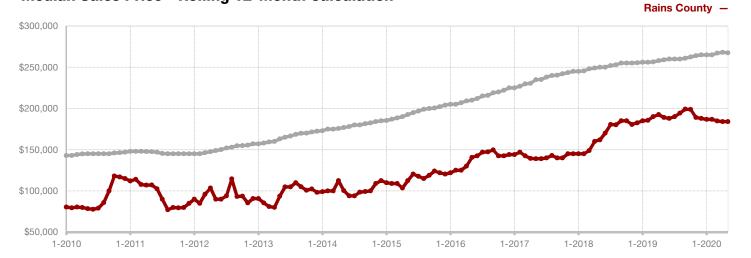
## **Rains County**

May			Year to Date		
2019	2020	+/-	2019	2020	+/-
23	25	+ 8.7%	90	94	+ 4.4%
14	13	- 7.1%	59	43	- 27.1%
10	14	+ 40.0%	47	31	- 34.0%
\$475,490	\$196,250	- 58.7%	\$299,635	\$199,988	- 33.3%
\$180,250	\$182,000	+ 1.0%	\$202,000	\$174,000	- 13.9%
101.4%	93.0%	- 8.3%	91.1%	93.1%	+ 2.2%
58	67	+ 15.5%	77	55	- 28.6%
61	70	+ 14.8%			
6.0	6.9	+ 16.7%			
	23 14 10 \$475,490 \$180,250 101.4% 58 61	2019         2020           23         25           14         13           10         14           \$475,490         \$196,250           \$180,250         \$182,000           101.4%         93.0%           58         67           61         70	2019         2020         + / -           23         25         + 8.7%           14         13         - 7.1%           10         14         + 40.0%           \$475,490         \$196,250         - 58.7%           \$180,250         \$182,000         + 1.0%           101.4%         93.0%         - 8.3%           58         67         + 15.5%           61         70         + 14.8%	2019         2020         + / -         2019           23         25         + 8.7%         90           14         13         - 7.1%         59           10         14         + 40.0%         47           \$475,490         \$196,250         - 58.7%         \$299,635           \$180,250         \$182,000         + 1.0%         \$202,000           101.4%         93.0%         - 8.3%         91.1%           58         67         + 15.5%         77           61         70         + 14.8%	2019         2020         + / -         2019         2020           23         25         + 8.7%         90         94           14         13         - 7.1%         59         43           10         14         + 40.0%         47         31           \$475,490         \$196,250         - 58.7%         \$299,635         \$199,988           \$180,250         \$182,000         + 1.0%         \$202,000         \$174,000           101.4%         93.0%         - 8.3%         91.1%         93.1%           58         67         + 15.5%         77         55           61         70         + 14.8%

<sup>\*</sup> 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.









+ 1.5%

- 17.2%

+ 6.9%

Change in **New Listings** 

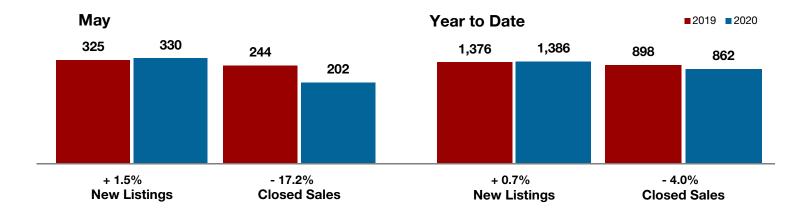
Change in **Closed Sales** 

Change in **Median Sales Price** 

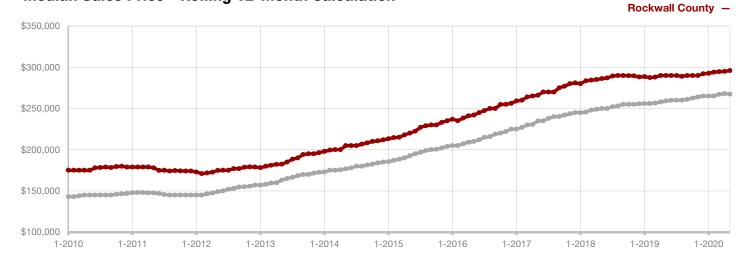
## **Rockwall County**

	May			Year to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	325	330	+ 1.5%	1,376	1,386	+ 0.7%
Pending Sales	229	290	+ 26.6%	1,016	1,080	+ 6.3%
Closed Sales	244	202	- 17.2%	898	862	- 4.0%
Average Sales Price*	\$350,220	\$355,611	+ 1.5%	\$338,578	\$338,023	- 0.2%
Median Sales Price*	\$302,750	\$323,535	+ 6.9%	\$294,000	\$302,750	+ 3.0%
Percent of Original List Price Received*	96.3%	96.3%	0.0%	95.6%	95.9%	+ 0.3%
Days on Market Until Sale	62	66	+ 6.5%	70	68	- 2.9%
Inventory of Homes for Sale	739	616	- 16.6%			
Months Supply of Inventory	3.9	3.0	- 25.0%			

<sup>\*</sup> 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.







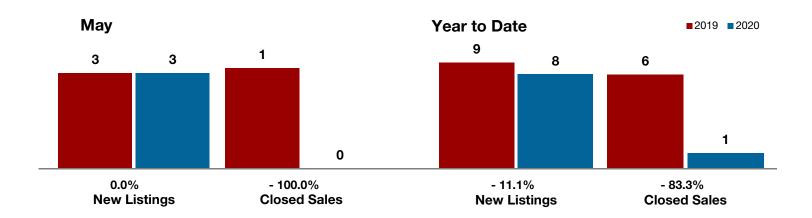


# Shackelford County

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

County		May			Year to Date		
	2019	2020	+/-	2019	2020	+/-	
New Listings	3	3	0.0%	9	8	- 11.1%	
Pending Sales	1	0	- 100.0%	7	2	- 71.4%	
Closed Sales	1	0	- 100.0%	6	1	- 83.3%	
Average Sales Price*	\$195,000			\$114,667	\$130,000	+ 13.4%	
Median Sales Price*	\$195,000			\$114,500	\$130,000	+ 13.5%	
Percent of Original List Price Received*	97.5%			89.4%	100.0%	+ 11.9%	
Days on Market Until Sale	73			133	26	- 80.5%	
Inventory of Homes for Sale	5	12	+ 140.0%				
Months Supply of Inventory	4.0	12.0	+ 200.0%				

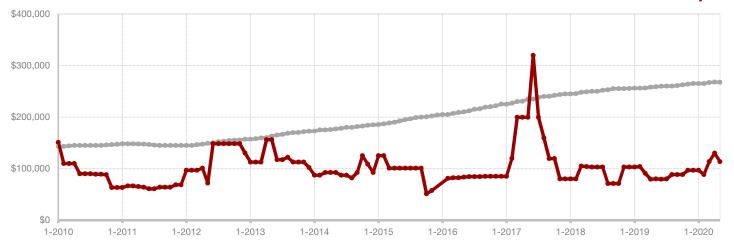
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.











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+ 39.1%

- 34.2%

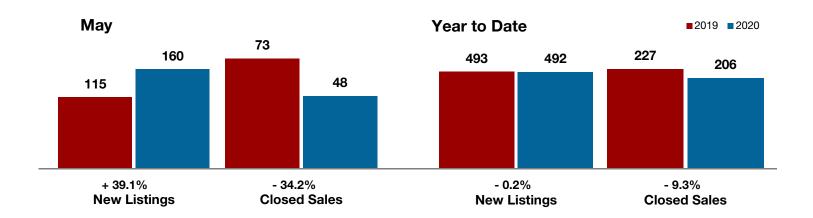
+ 3.9%

**Smith County** 

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

	May			Year to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	115	160	+ 39.1%	493	492	- 0.2%
Pending Sales	78	68	- 12.8%	286	254	- 11.2%
Closed Sales	73	48	- 34.2%	227	206	- 9.3%
Average Sales Price*	\$275,462	\$275,683	+ 0.1%	\$260,177	\$287,793	+ 10.6%
Median Sales Price*	\$239,900	\$249,250	+ 3.9%	\$223,250	\$242,250	+ 8.5%
Percent of Original List Price Received*	94.7%	95.7%	+ 1.1%	95.1%	95.2%	+ 0.1%
Days on Market Until Sale	61	63	+ 3.3%	72	65	- 9.7%
Inventory of Homes for Sale	301	313	+ 4.0%			
Months Supply of Inventory	5.8	6.4	0.0%			

<sup>\*</sup> 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.









## + 8.3%

- 71.4%

- 5.5%

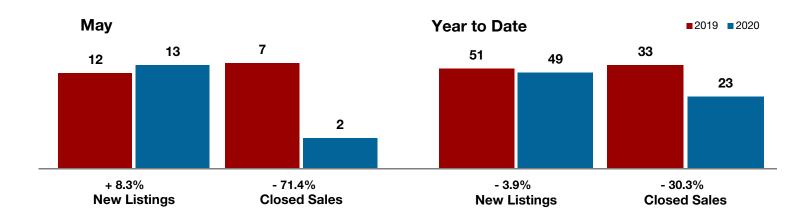
Change in New Listings Change in Closed Sales

Change in Median Sales Price

## **Somervell County**

	May			Year to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	12	13	+ 8.3%	51	49	- 3.9%
Pending Sales	8	2	- 75.0%	32	20	- 37.5%
Closed Sales	7	2	- 71.4%	33	23	- 30.3%
Average Sales Price*	\$481,607	\$292,150	- 39.3%	\$338,311	\$241,900	- 28.5%
Median Sales Price*	\$309,000	\$292,150	- 5.5%	\$235,000	\$264,000	+ 12.3%
Percent of Original List Price Received*	95.9%	98.1%	+ 2.3%	93.4%	95.8%	+ 2.6%
Days on Market Until Sale	147	20	- 86.4%	93	61	- 34.4%
Inventory of Homes for Sale	36	39	+ 8.3%			
Months Supply of Inventory	4.2	6.9	+ 75.0%			

<sup>\*</sup> 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.





All MLS -

Somervell County -





**- 16.7% - 14.3%** 

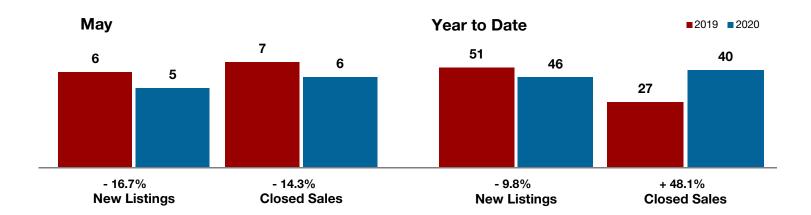
- 30.8%

## **Stephens County**

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

May			Year to Date		
2019	2020	+/-	2019	2020	+/-
6	5	- 16.7%	51	46	- 9.8%
9	9	0.0%	36	47	+ 30.6%
7	6	- 14.3%	27	40	+ 48.1%
\$194,557	\$108,417	- 44.3%	\$139,350	\$162,012	+ 16.3%
\$126,000	\$87,250	- 30.8%	\$93,000	\$103,500	+ 11.3%
89.9%	88.2%	- 1.9%	92.1%	88.5%	- 3.9%
43	118	+ 174.4%	92	99	+ 7.6%
49	40	- 18.4%			
6.8	4.8	- 28.6%			
	6 9 7 \$194,557 \$126,000 89.9% 43 49	2019 2020 6 5 9 9 7 6 \$194,557 \$108,417 \$126,000 \$87,250 89.9% 88.2% 43 118 49 40	2019     2020     + / -       6     5     - 16.7%       9     9     0.0%       7     6     - 14.3%       \$194,557     \$108,417     - 44.3%       \$126,000     \$87,250     - 30.8%       89.9%     88.2%     - 1.9%       43     118     + 174.4%       49     40     - 18.4%	2019         2020         + / -         2019           6         5         -16.7%         51           9         9         0.0%         36           7         6         -14.3%         27           \$194,557         \$108,417         -44.3%         \$139,350           \$126,000         \$87,250         -30.8%         \$93,000           89.9%         88.2%         -1.9%         92.1%           43         118         + 174.4%         92           49         40         -18.4%	2019         2020         + / -         2019         2020           6         5         -16.7%         51         46           9         9         0.0%         36         47           7         6         -14.3%         27         40           \$194,557         \$108,417         -44.3%         \$139,350         \$162,012           \$126,000         \$87,250         -30.8%         \$93,000         \$103,500           89.9%         88.2%         -1.9%         92.1%         88.5%           43         118         + 174.4%         92         99           49         40         -18.4%

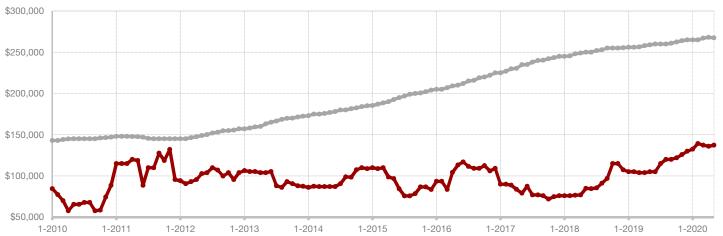
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.





All MLS -

Stephens County -





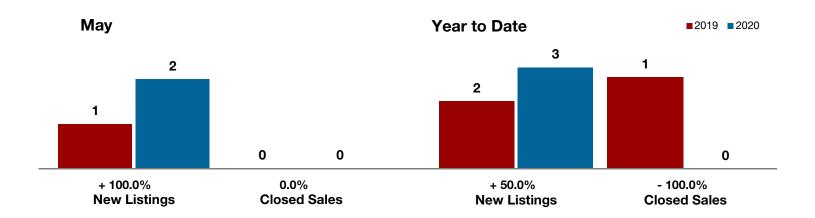
All MLS -

## **Stonewall County**

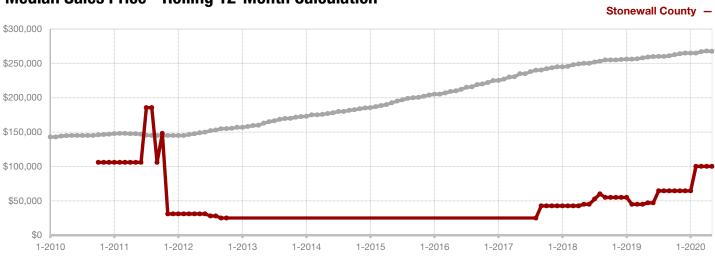
+ 100.0%	0.0%	
Change in	Change in	Change in
New Listings	Closed Sales	Median Sales Price

		May			Year to Date		
	2019	2020	+/-	2019	2020	+/-	
New Listings	1	2	+ 100.0%	2	3	+ 50.0%	
Pending Sales	0	0	0.0%	1	0	- 100.0%	
Closed Sales	0	0	0.0%	1	0	- 100.0%	
Average Sales Price*				\$29,000			
Median Sales Price*				\$29,000			
Percent of Original List Price Received*				105.5%			
Days on Market Until Sale				7			
Inventory of Homes for Sale	1	3	+ 200.0%				
Months Supply of Inventory	1.0	3.0	+ 200.0%				

<sup>\*</sup> 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.







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- 18.7%

May

- 33.0%

- 0.2%

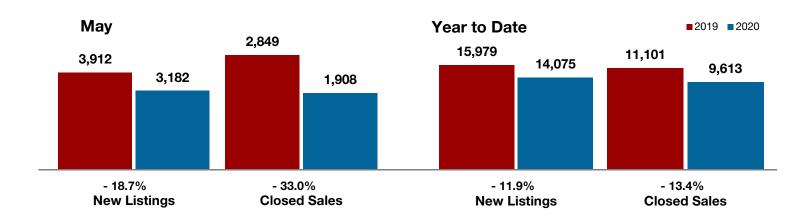
Voor to Data

**Tarrant County** 

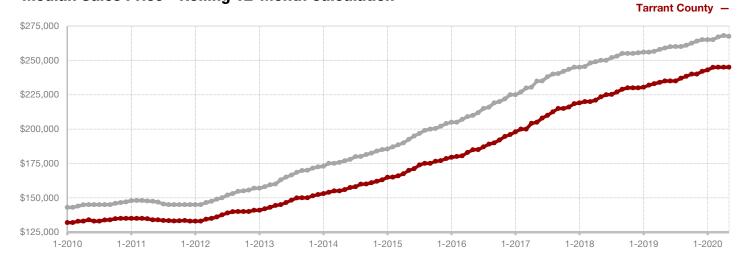
Change in	Change in	Change in
New Listings	Closed Sales	Median Sales Price

way			Year to Date		
2019	2020	+/-	2019	2020	+/-
3,912	3,182	- 18.7%	15,979	14,075	- 11.9%
2,807	2,682	- 4.5%	12,530	11,314	- 9.7%
2,849	1,908	- 33.0%	11,101	9,613	- 13.4%
\$299,168	\$296,941	- 0.7%	\$283,801	\$292,371	+ 3.0%
\$247,500	\$247,000	- 0.2%	\$236,500	\$246,727	+ 4.3%
97.9%	97.6%	- 0.3%	97.2%	97.2%	0.0%
34	36	+ 5.9%	42	42	0.0%
5,769	4,612	- 20.1%			
2.5	2.0	- 33.3%			
	3,912 2,807 2,849 \$299,168 \$247,500 97.9% 34 5,769	2019 2020 3,912 3,182 2,807 2,682 2,849 1,908 \$299,168 \$296,941 \$247,500 \$247,000 97.9% 97.6% 34 36 5,769 4,612	2019     2020     + / -       3,912     3,182     - 18.7%       2,807     2,682     - 4.5%       2,849     1,908     - 33.0%       \$299,168     \$296,941     - 0.7%       \$247,500     \$247,000     - 0.2%       97.9%     97.6%     - 0.3%       34     36     + 5.9%       5,769     4,612     - 20.1%	2019     2020     + / -     2019       3,912     3,182     -18.7%     15,979       2,807     2,682     -4.5%     12,530       2,849     1,908     -33.0%     11,101       \$299,168     \$296,941     -0.7%     \$283,801       \$247,500     \$247,000     -0.2%     \$236,500       97.9%     97.6%     -0.3%     97.2%       34     36     +5.9%     42       5,769     4,612     -20.1%	2019         2020         + / -         2019         2020           3,912         3,182         - 18.7%         15,979         14,075           2,807         2,682         - 4.5%         12,530         11,314           2,849         1,908         - 33.0%         11,101         9,613           \$299,168         \$296,941         - 0.7%         \$283,801         \$292,371           \$247,500         \$247,000         - 0.2%         \$236,500         \$246,727           97.9%         97.6%         - 0.3%         97.2%         97.2%           34         36         + 5.9%         42         42           5,769         4,612         - 20.1%

<sup>\*</sup> 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.









+ 15.2% - 23.7%

May

- 5.1%

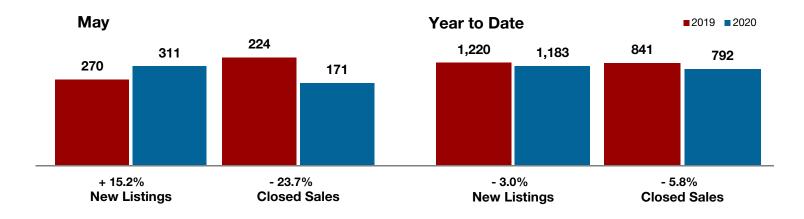
Year to Date

**Taylor County** 

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

iviay			• '	<del>-</del>	
2019	2020	+/-	2019	2020	+/-
270	311	+ 15.2%	1,220	1,183	- 3.0%
213	243	+ 14.1%	974	969	- 0.5%
224	171	- 23.7%	841	792	- 5.8%
\$209,685	\$190,345	- 9.2%	\$188,290	\$196,661	+ 4.4%
\$189,700	\$180,000	- 5.1%	\$170,000	\$180,000	+ 5.9%
95.9%	96.5%	+ 0.6%	96.0%	96.4%	+ 0.4%
56	52	- 7.1%	62	62	0.0%
581	483	- 16.9%			
3.4	2.7	0.0%			
	270 213 224 \$209,685 \$189,700 95.9% 56 581	2019     2020       270     311       213     243       224     171       \$209,685     \$190,345       \$189,700     \$180,000       95.9%     96.5%       56     52       581     483	2019     2020     + / -       270     311     + 15.2%       213     243     + 14.1%       224     171     - 23.7%       \$209,685     \$190,345     - 9.2%       \$189,700     \$180,000     - 5.1%       95.9%     96.5%     + 0.6%       56     52     - 7.1%       581     483     - 16.9%	2019         2020         + / -         2019           270         311         + 15.2%         1,220           213         243         + 14.1%         974           224         171         - 23.7%         841           \$209,685         \$190,345         - 9.2%         \$188,290           \$189,700         \$180,000         - 5.1%         \$170,000           95.9%         96.5%         + 0.6%         96.0%           56         52         - 7.1%         62           581         483         - 16.9%	2019         2020         + / -         2019         2020           270         311         + 15.2%         1,220         1,183           213         243         + 14.1%         974         969           224         171         - 23.7%         841         792           \$209,685         \$190,345         - 9.2%         \$188,290         \$196,661           \$189,700         \$180,000         - 5.1%         \$170,000         \$180,000           95.9%         96.5%         + 0.6%         96.0%         96.4%           56         52         - 7.1%         62         62           581         483         - 16.9%

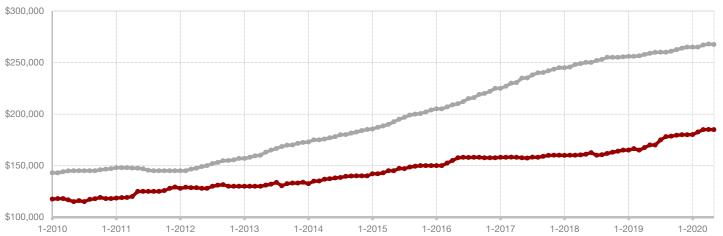
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.





All MLS -

Taylor County -



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Year to Date

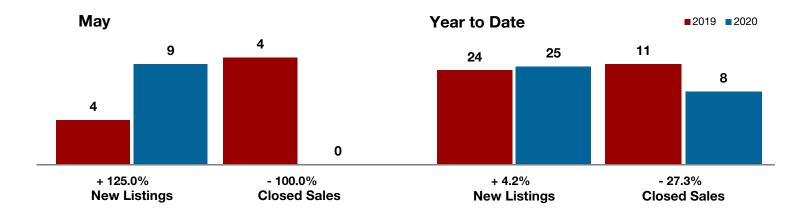
## **Upshur County**

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

iviay			i cai to Bate		
2019	2020	+/-	2019	2020	+/-
4	9	+ 125.0%	24	25	+ 4.2%
2	6	+ 200.0%	14	13	- 7.1%
4	0	- 100.0%	11	8	- 27.3%
\$353,700			\$354,574	\$225,163	- 36.5%
\$302,450			\$334,900	\$207,000	- 38.2%
94.7%			90.1%	90.3%	+ 0.2%
111			98	93	- 5.1%
22	23	+ 4.5%			
9.2	7.9	- 11.1%			
	4 2 4 \$353,700 \$302,450 94.7% 111 22	2019 2020  4 9 2 6 4 0 \$353,700 \$302,450 94.7% 111 22 23	2019     2020     + / -       4     9     + 125.0%       2     6     + 200.0%       4     0     - 100.0%       \$353,700         \$302,450         94.7%         111         22     23     + 4.5%	2019     2020     + / -     2019       4     9     + 125.0%     24       2     6     + 200.0%     14       4     0     - 100.0%     11       \$353,700       \$354,574       \$302,450       \$334,900       94.7%       90.1%       111       98       22     23     + 4.5%	2019         2020         + / -         2019         2020           4         9         + 125.0%         24         25           2         6         + 200.0%         14         13           4         0         - 100.0%         11         8           \$353,700           \$354,574         \$225,163           \$302,450           90.1%         90.3%           94.7%           90.1%         90.3%           111           98         93           22         23         + 4.5%

May

<sup>\*</sup> 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.













- 16.4%

+ 20.5%

Change in **New Listings** 

- 20.2%

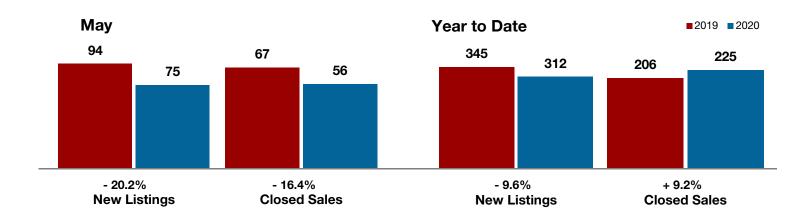
Change in **Closed Sales** 

Change in **Median Sales Price** 

## **Van Zandt County**

	May			Year to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	94	75	- 20.2%	345	312	- 9.6%
Pending Sales	56	53	- 5.4%	249	255	+ 2.4%
Closed Sales	67	56	- 16.4%	206	225	+ 9.2%
Average Sales Price*	\$188,733	\$206,643	+ 9.5%	\$194,276	\$235,375	+ 21.2%
Median Sales Price*	\$165,000	\$198,750	+ 20.5%	\$172,250	\$199,900	+ 16.1%
Percent of Original List Price Received*	93.3%	96.7%	+ 3.6%	93.5%	94.5%	+ 1.1%
Days on Market Until Sale	77	77	0.0%	74	80	+ 8.1%
Inventory of Homes for Sale	216	185	- 14.4%			
Months Supply of Inventory	4.7	3.8	- 20.0%			

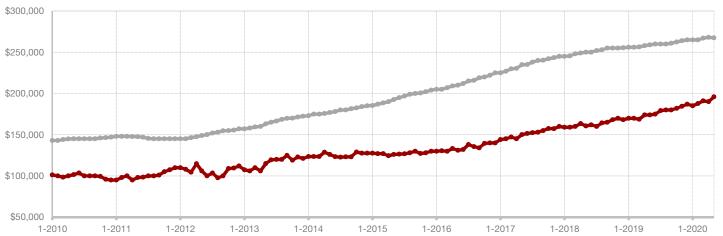
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.





All MLS -

**Van Zandt County** 



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



- 5.3%

- 8.9%

+ 3.1%

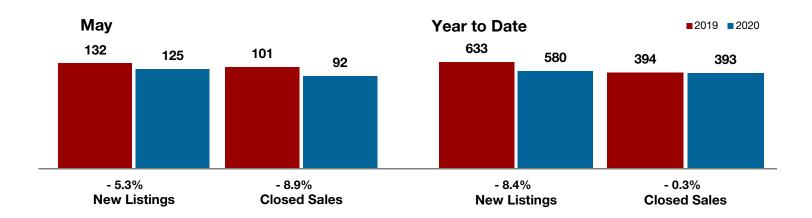
Change in New Listings Change in Closed Sales

Change in Median Sales Price

## **Wise County**

May			Year to Date		
2019	2020	+/-	2019	2020	+/-
132	125	- 5.3%	633	580	- 8.4%
87	94	+ 8.0%	468	447	- 4.5%
101	92	- 8.9%	394	393	- 0.3%
\$267,173	\$272,569	+ 2.0%	\$264,011	\$279,628	+ 5.9%
\$240,000	\$247,500	+ 3.1%	\$245,000	\$250,000	+ 2.0%
96.4%	95.3%	- 1.1%	95.5%	94.5%	- 1.0%
55	71	+ 29.1%	66	78	+ 18.2%
318	312	- 1.9%			
4.0	3.7	0.0%			
	132 87 101 \$267,173 \$240,000 96.4% 55 318	2019 2020  132 125  87 94  101 92  \$267,173 \$272,569  \$240,000 \$247,500  96.4% 95.3%  55 71  318 312	2019         2020         + / -           132         125         - 5.3%           87         94         + 8.0%           101         92         - 8.9%           \$267,173         \$272,569         + 2.0%           \$240,000         \$247,500         + 3.1%           96.4%         95.3%         - 1.1%           55         71         + 29.1%           318         312         - 1.9%	2019         2020         + / -         2019           132         125         - 5.3%         633           87         94         + 8.0%         468           101         92         - 8.9%         394           \$267,173         \$272,569         + 2.0%         \$264,011           \$240,000         \$247,500         + 3.1%         \$245,000           96.4%         95.3%         - 1.1%         95.5%           55         71         + 29.1%         66           318         312         - 1.9%	2019         2020         + / -         2019         2020           132         125         - 5.3%         633         580           87         94         + 8.0%         468         447           101         92         - 8.9%         394         393           \$267,173         \$272,569         + 2.0%         \$264,011         \$279,628           \$240,000         \$247,500         + 3.1%         \$245,000         \$250,000           96.4%         95.3%         - 1.1%         95.5%         94.5%           55         71         + 29.1%         66         78           318         312         - 1.9%

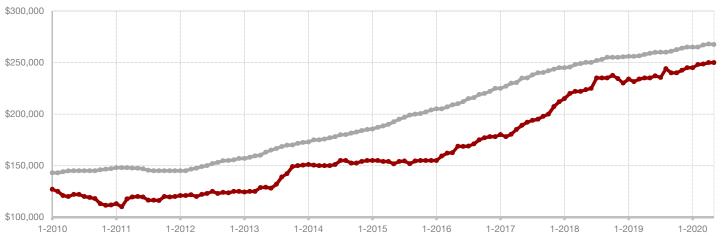
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.





All MLS -

Wise County -





+ 14.9% - 33.3%

May

+ 5.6%

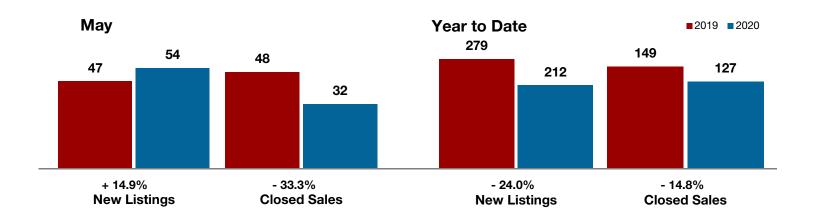
Year to Date

**Wood County** 

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

	iviay			real to Date		
	2019	2020	+/-	2019	2020	+/-
New Listings	47	54	+ 14.9%	279	212	- 24.0%
Pending Sales	38	32	- 15.8%	175	147	- 16.0%
Closed Sales	48	32	- 33.3%	149	127	- 14.8%
Average Sales Price*	\$217,261	\$233,770	+ 7.6%	\$212,085	\$232,675	+ 9.7%
Median Sales Price*	\$191,750	\$202,500	+ 5.6%	\$169,500	\$191,200	+ 12.8%
Percent of Original List Price Received*	92.5%	92.9%	+ 0.4%	91.7%	91.9%	+ 0.2%
Days on Market Until Sale	94	69	- 26.6%	90	88	- 2.2%
Inventory of Homes for Sale	194	165	- 14.9%			
Months Supply of Inventory	6.3	5.8	0.0%			

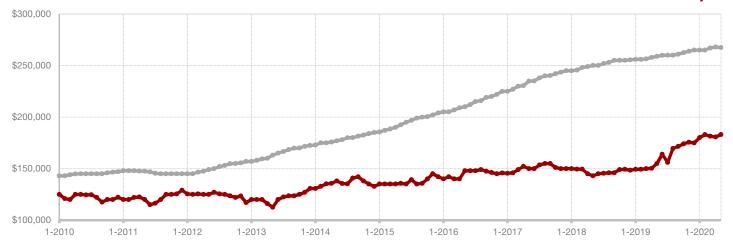
<sup>\*</sup> Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.













- 55.6% - 50.0%

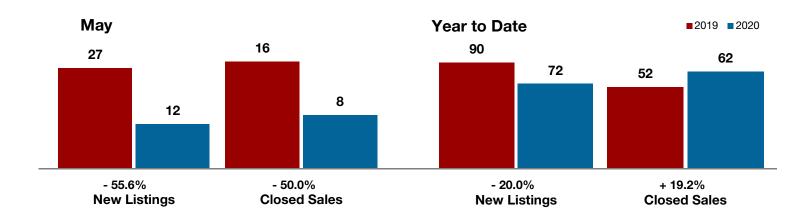
- 31.4%

**Young County** 

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

May			Year to Date		
2019	2020	+/-	2019	2020	+/-
27	12	- 55.6%	90	72	- 20.0%
15	13	- 13.3%	68	70	+ 2.9%
16	8	- 50.0%	52	62	+ 19.2%
\$219,403	\$199,650	- 9.0%	\$184,846	\$156,122	- 15.5%
\$180,750	\$124,000	- 31.4%	\$128,750	\$122,250	- 5.0%
92.2%	87.5%	- 5.1%	92.3%	88.5%	- 4.1%
109	110	+ 0.9%	122	156	+ 27.9%
75	53	- 29.3%			
6.3	4.2	- 33.3%			
	27 15 16 \$219,403 \$180,750 92.2% 109 75	2019     2020       27     12       15     13       16     8       \$219,403     \$199,650       \$180,750     \$124,000       92.2%     87.5%       109     110       75     53	2019         2020         + / -           27         12         - 55.6%           15         13         - 13.3%           16         8         - 50.0%           \$219,403         \$199,650         - 9.0%           \$180,750         \$124,000         - 31.4%           92.2%         87.5%         - 5.1%           109         110         + 0.9%           75         53         - 29.3%	2019         2020         + / -         2019           27         12         - 55.6%         90           15         13         - 13.3%         68           16         8         - 50.0%         52           \$219,403         \$199,650         - 9.0%         \$184,846           \$180,750         \$124,000         - 31.4%         \$128,750           92.2%         87.5%         - 5.1%         92.3%           109         110         + 0.9%         122           75         53         - 29.3%	2019         2020         + / -         2019         2020           27         12         -55.6%         90         72           15         13         -13.3%         68         70           16         8         -50.0%         52         62           \$219,403         \$199,650         -9.0%         \$184,846         \$156,122           \$180,750         \$124,000         -31.4%         \$128,750         \$122,250           92.2%         87.5%         -5.1%         92.3%         88.5%           109         110         +0.9%         122         156           75         53         -29.3%

<sup>\*</sup> 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.





All MLS -

Young County -

