

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

Local Market Update – May 2020

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



- 54.5%

0.0%

- 29.3%

Change in
New Listings

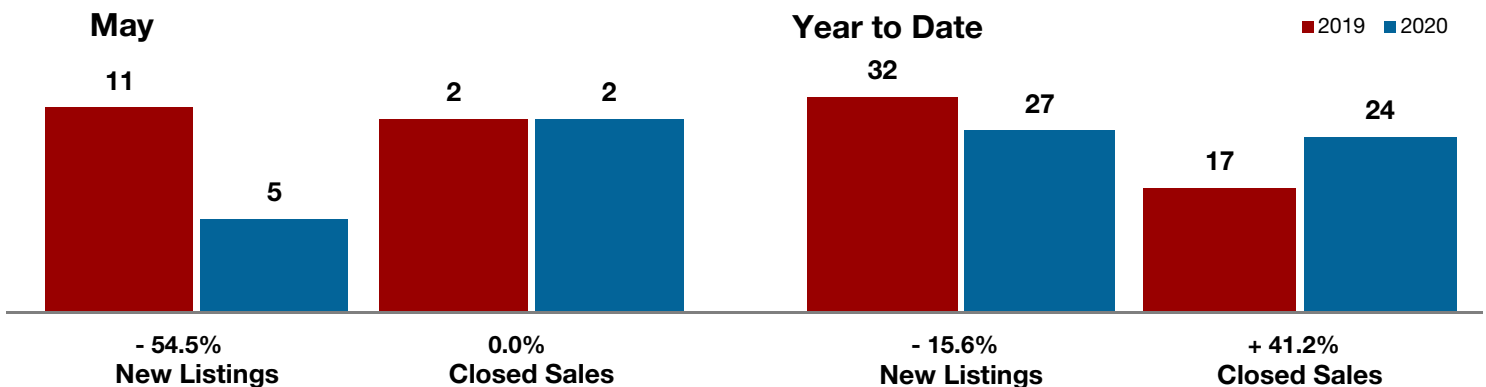
Change in
Closed Sales

Change in
Median Sales Price

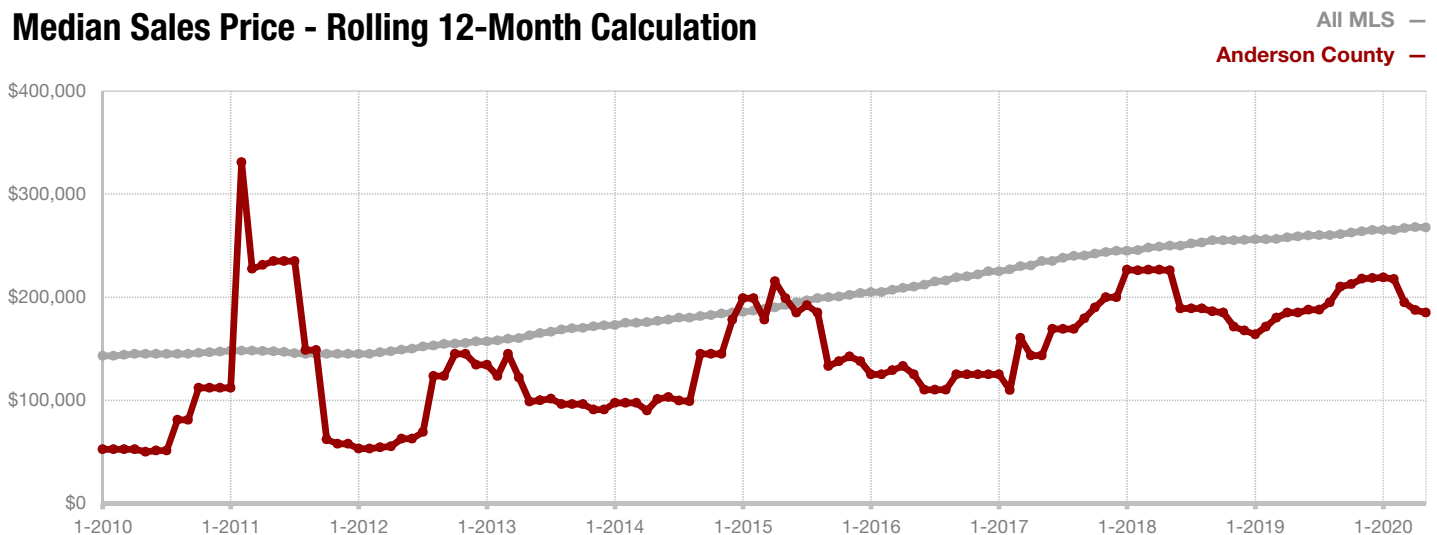
Anderson County

	May			Year 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%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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- 46.2%

- 11.8%

+ 8.5%

Change in
New Listings

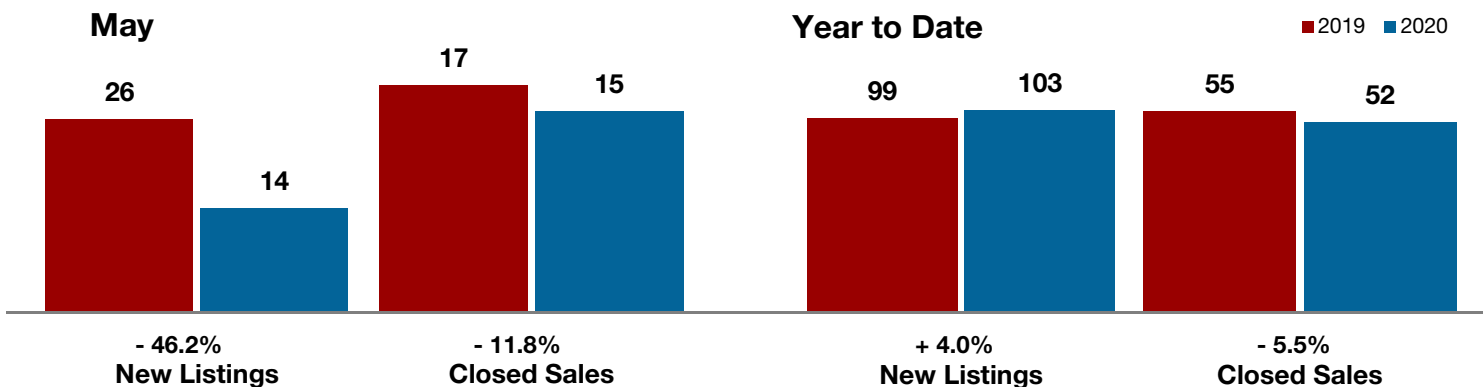
Change in
Closed Sales

Change in
Median Sales Price

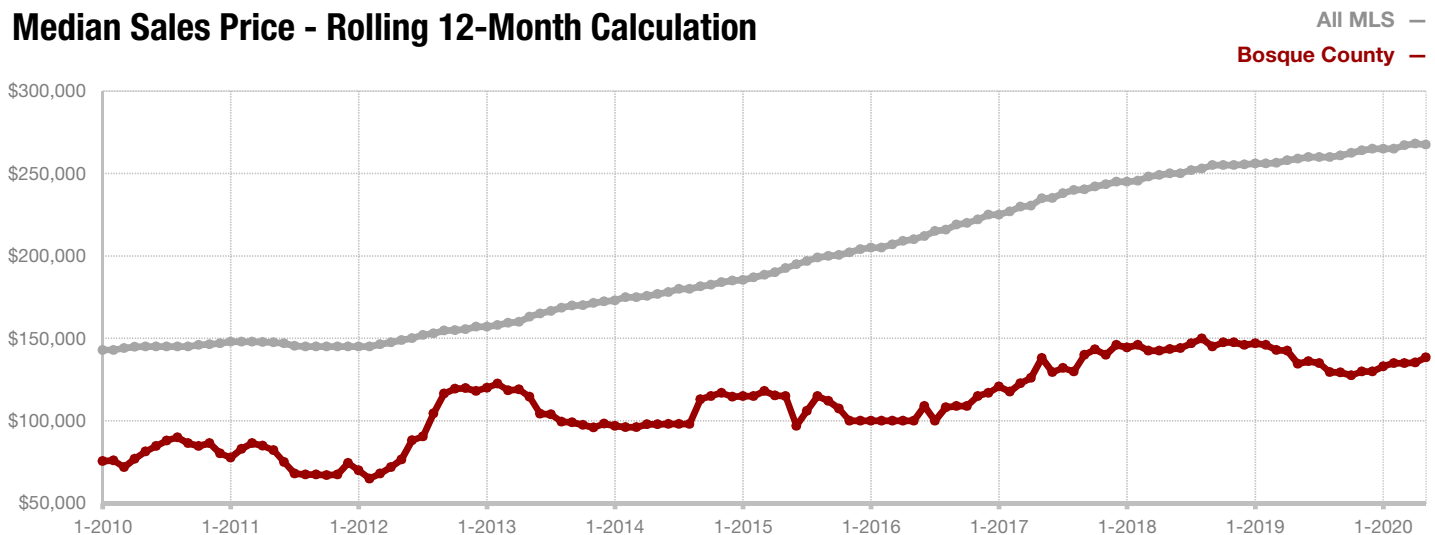
Bosque County

	May			Year 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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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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- 26.0%

- 17.1%

- 9.8%

Change in
New Listings

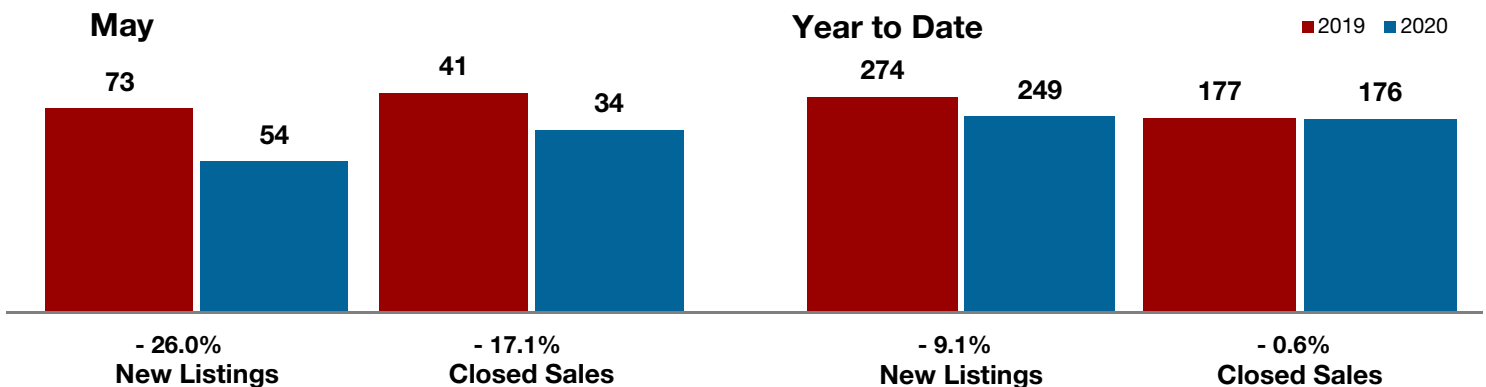
Change in
Closed Sales

Change in
Median Sales Price

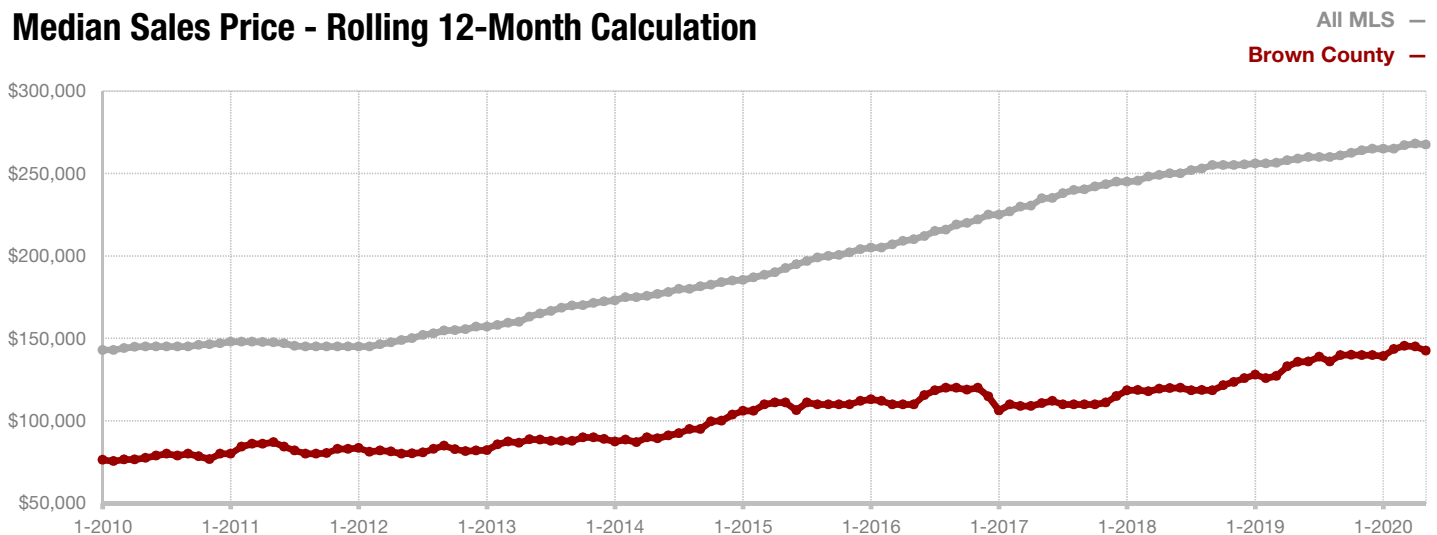
Brown County

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	73	54	- 26.0%	274	249	- 9.1%
Pending Sales	53	44	- 17.0%	207	198	- 4.3%
Closed Sales	41	34	- 17.1%	177	176	- 0.6%
Average Sales Price*	\$193,077	\$174,003	- 9.9%	\$168,027	\$163,591	- 2.6%
Median Sales Price*	\$158,500	\$143,000	- 9.8%	\$132,075	\$138,750	+ 5.1%
Percent of Original List Price Received*	92.1%	92.1%	0.0%	92.1%	93.5%	+ 1.5%
Days on Market Until Sale	111	85	- 23.4%	93	85	- 8.6%
Inventory of Homes for Sale	231	159	- 31.2%	--	--	--
Months Supply of Inventory	6.0	4.0	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 20.0%

0.0%

- 2.9%

Change in
New Listings

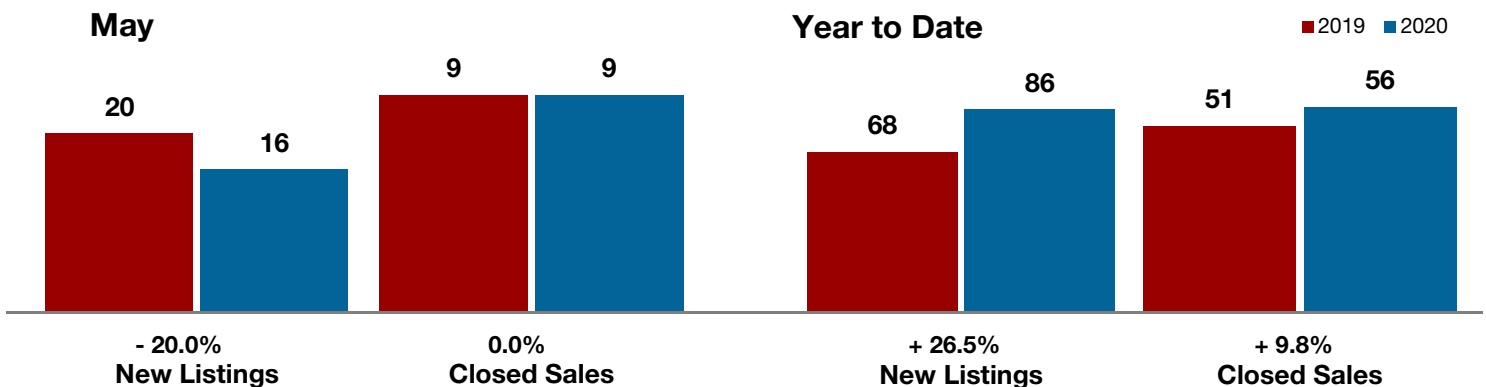
Change in
Closed Sales

Change in
Median Sales Price

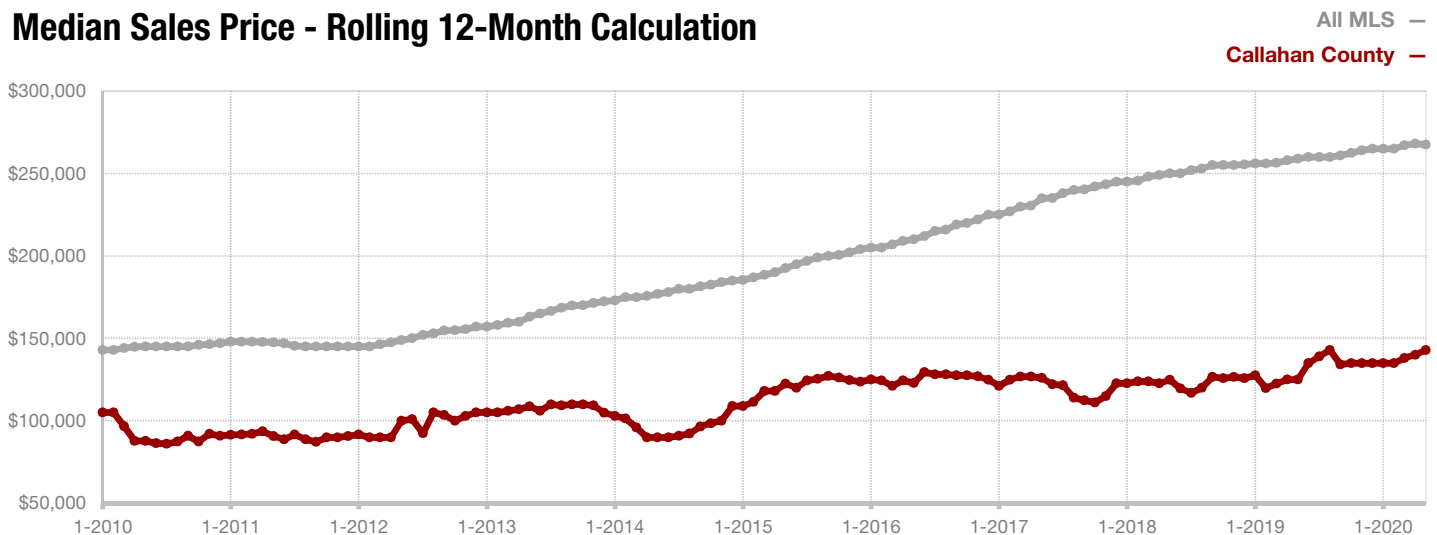
Callahan County

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	20	16	- 20.0%	68	86	+ 26.5%
Pending Sales	19	11	- 42.1%	63	65	+ 3.2%
Closed Sales	9	9	0.0%	51	56	+ 9.8%
Average Sales Price*	\$163,721	\$121,050	- 26.1%	\$154,214	\$159,124	+ 3.2%
Median Sales Price*	\$129,990	\$126,250	- 2.9%	\$125,000	\$145,000	+ 16.0%
Percent of Original List Price Received*	104.0%	90.8%	- 12.7%	95.1%	94.3%	- 0.8%
Days on Market Until Sale	107	82	- 23.4%	78	55	- 29.5%
Inventory of Homes for Sale	45	39	- 13.3%	--	--	--
Months Supply of Inventory	3.4	3.1	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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Clay County

- 50.0%

0.0%

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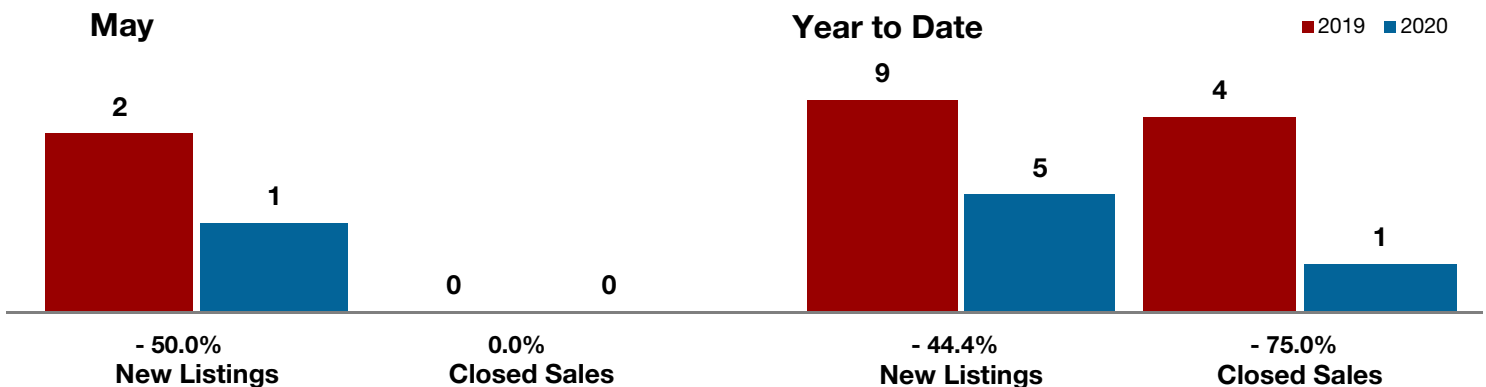
Change in
New Listings

Change in
Closed Sales

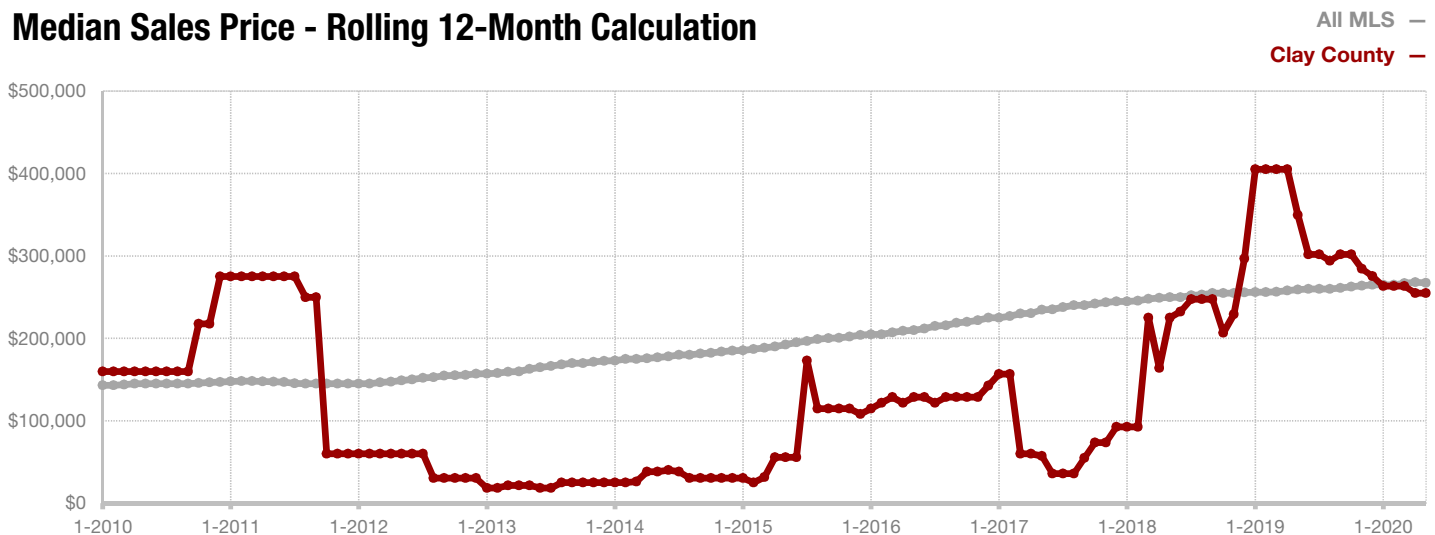
Change in
Median Sales Price

	May			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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+ 20.0%

+ 28.6%

- 23.6%

Change in
New Listings

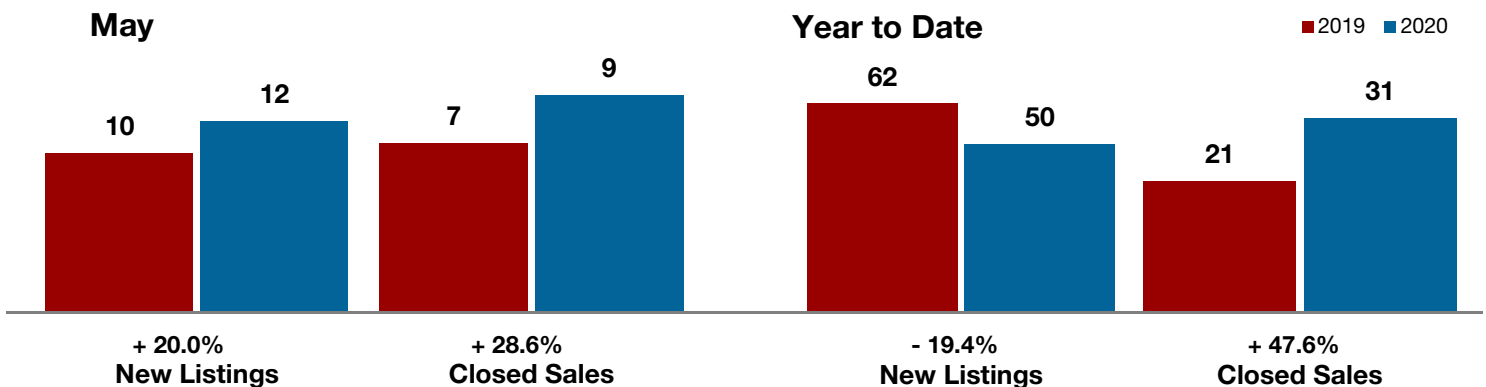
Change in
Closed Sales

Change in
Median Sales Price

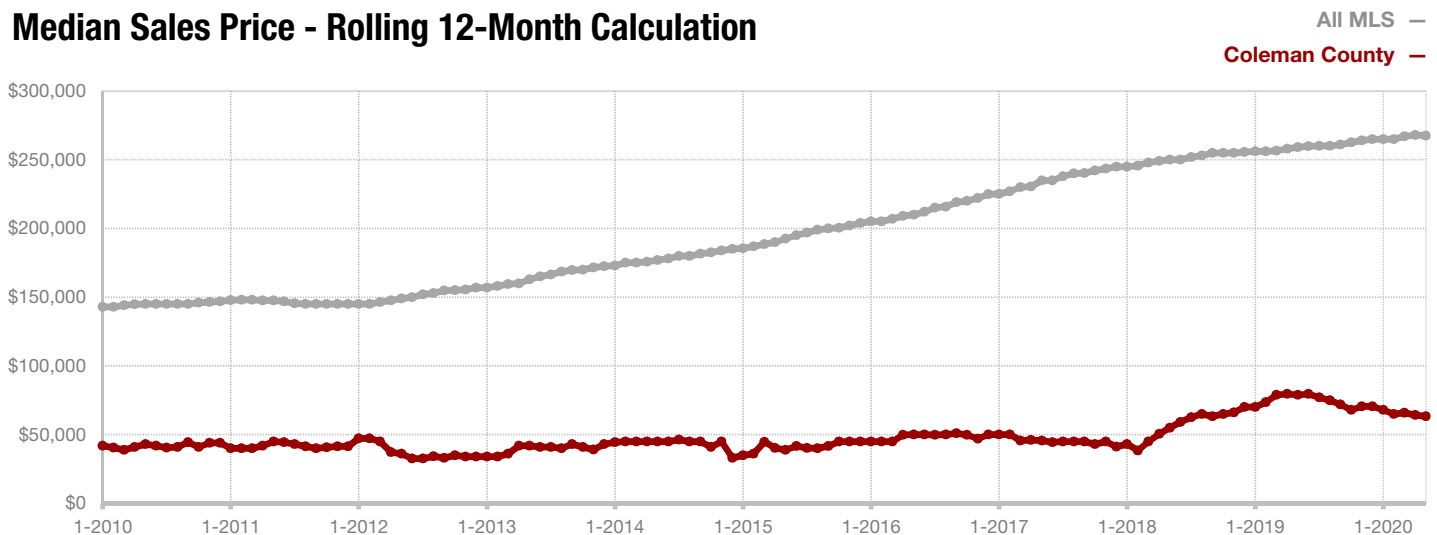
Coleman County

	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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Median Sales Price - Rolling 12-Month Calculation



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Collin County

- 16.0%

- 32.0%

+ 0.1%

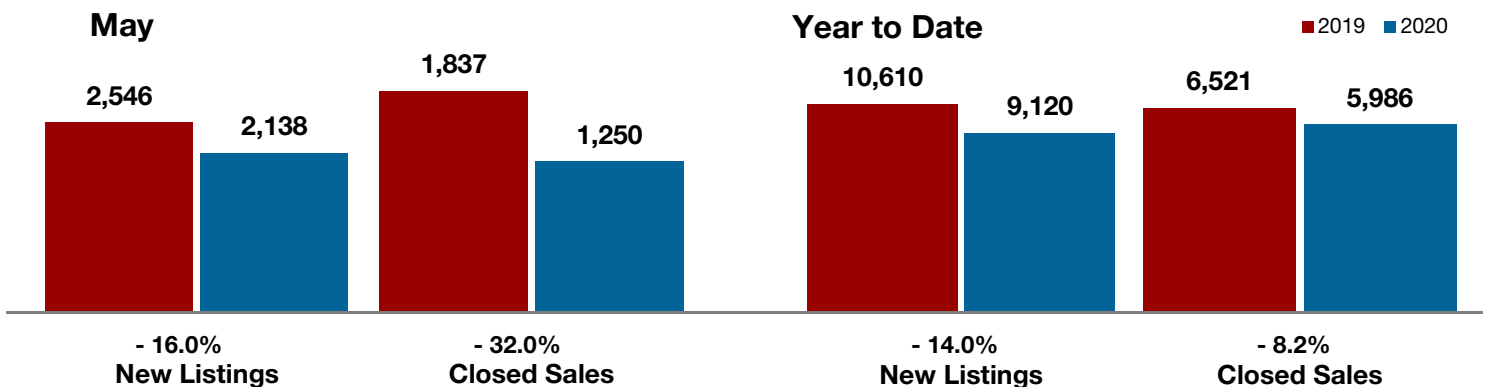
Change in
New Listings

Change in
Closed Sales

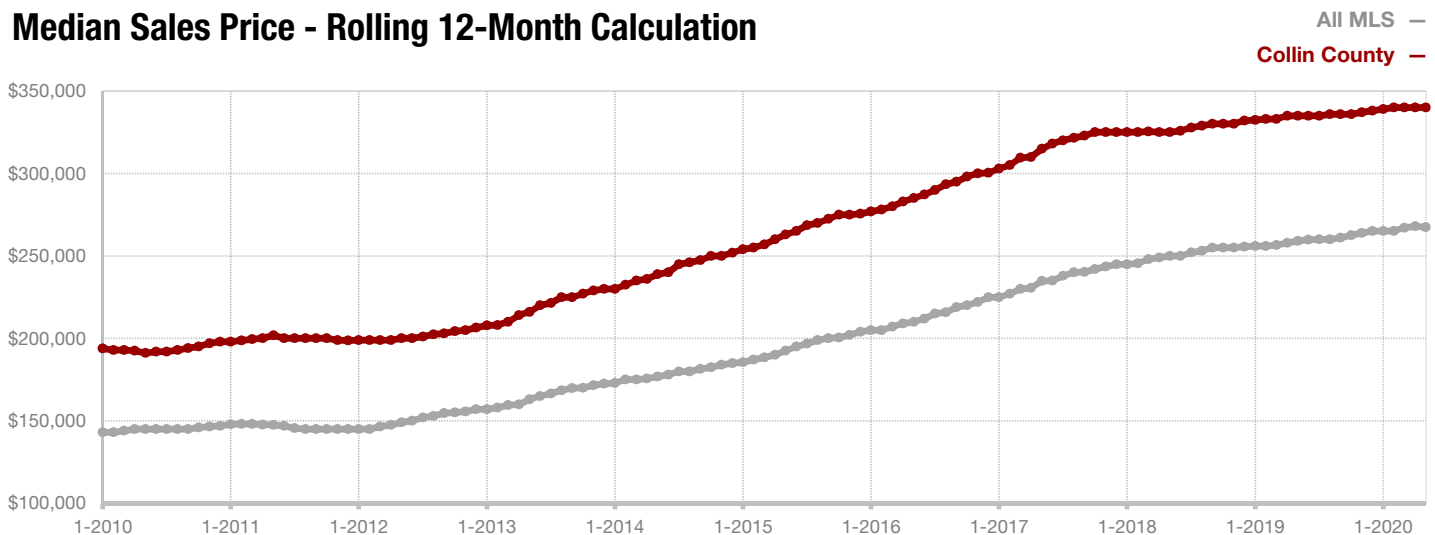
Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,546	2,138	- 16.0%	10,610	9,120	- 14.0%
Pending Sales	1,746	1,655	- 5.2%	7,521	6,949	- 7.6%
Closed Sales	1,837	1,250	- 32.0%	6,521	5,986	- 8.2%
Average Sales Price*	\$391,190	\$393,535	+ 0.6%	\$375,346	\$382,384	+ 1.9%
Median Sales Price*	\$345,000	\$345,300	+ 0.1%	\$335,000	\$342,500	+ 2.2%
Percent of Original List Price Received*	96.4%	96.6%	+ 0.2%	95.8%	96.4%	+ 0.6%
Days on Market Until Sale	53	52	- 1.9%	64	59	- 7.8%
Inventory of Homes for Sale	5,171	3,637	- 29.7%	--	--	--
Months Supply of Inventory	3.8	2.6	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 53.3%

+ 75.0%

- 15.0%

Change in
New Listings

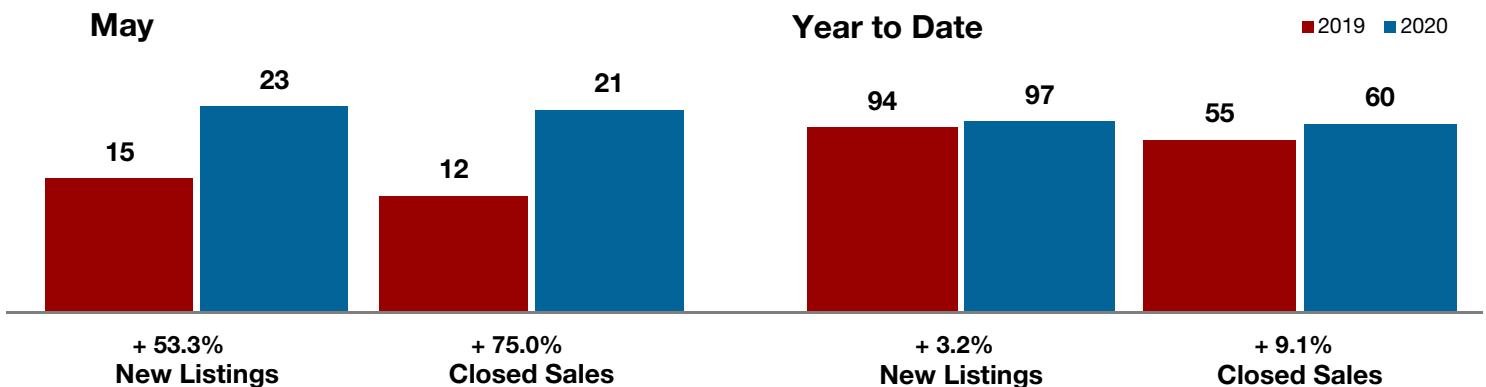
Change in
Closed Sales

Change in
Median Sales Price

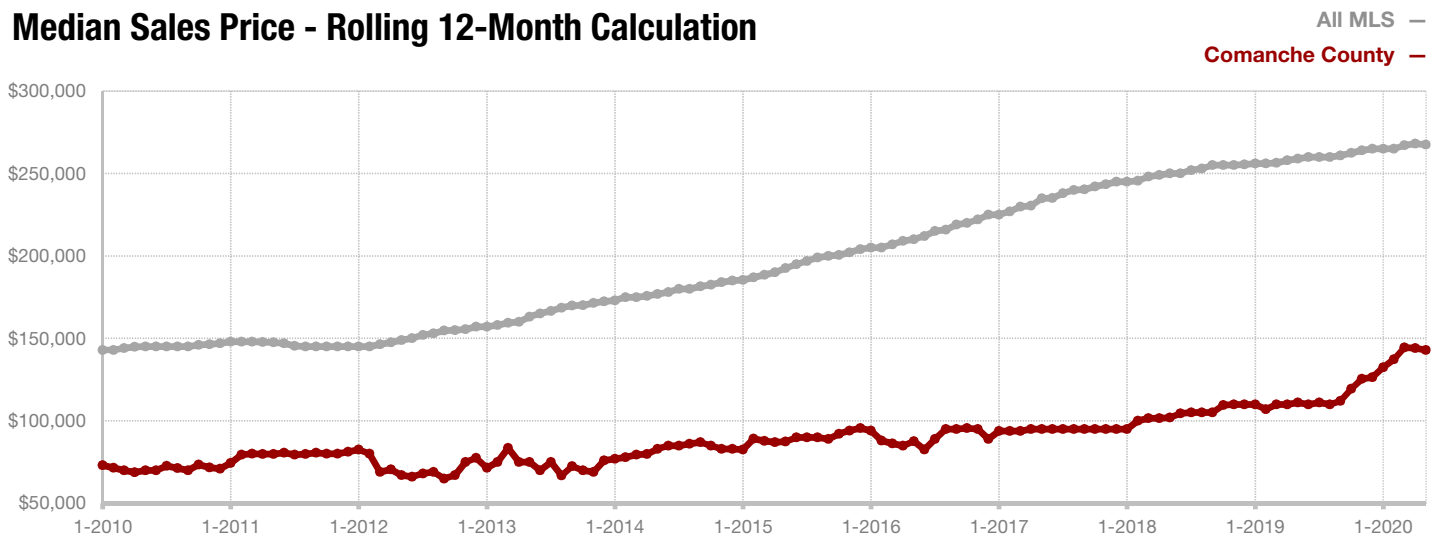
Comanche County

	May			Year to Date		
	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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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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- 18.3%

+ 13.2%

- 0.5%

Change in
New Listings

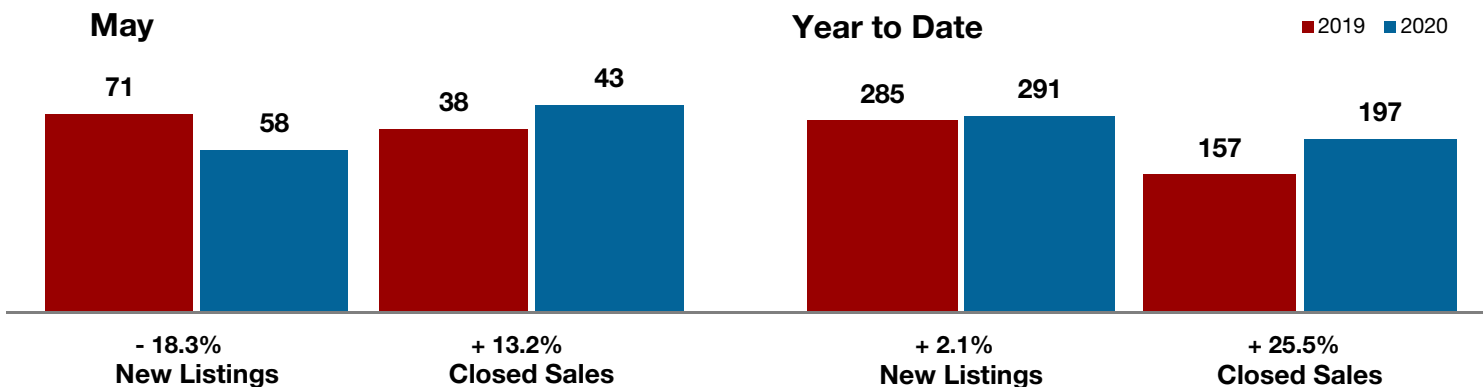
Change in
Closed Sales

Change in
Median Sales Price

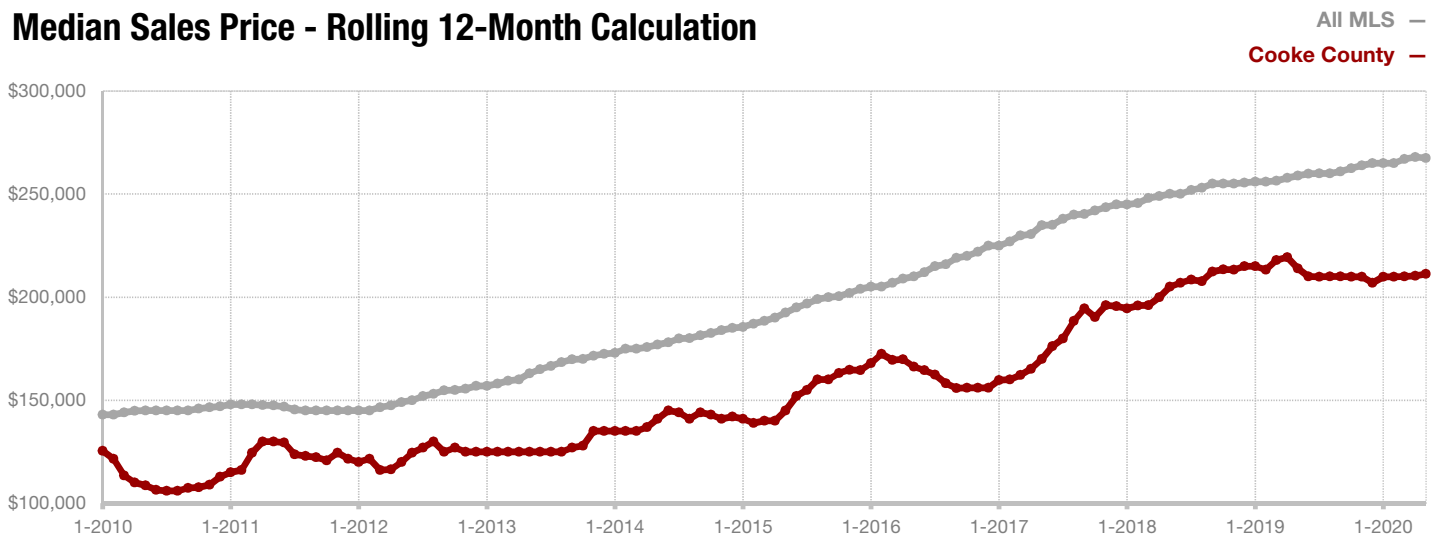
Cooke County

	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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- 8.9%

- 38.0%

- 3.8%

Change in
New Listings

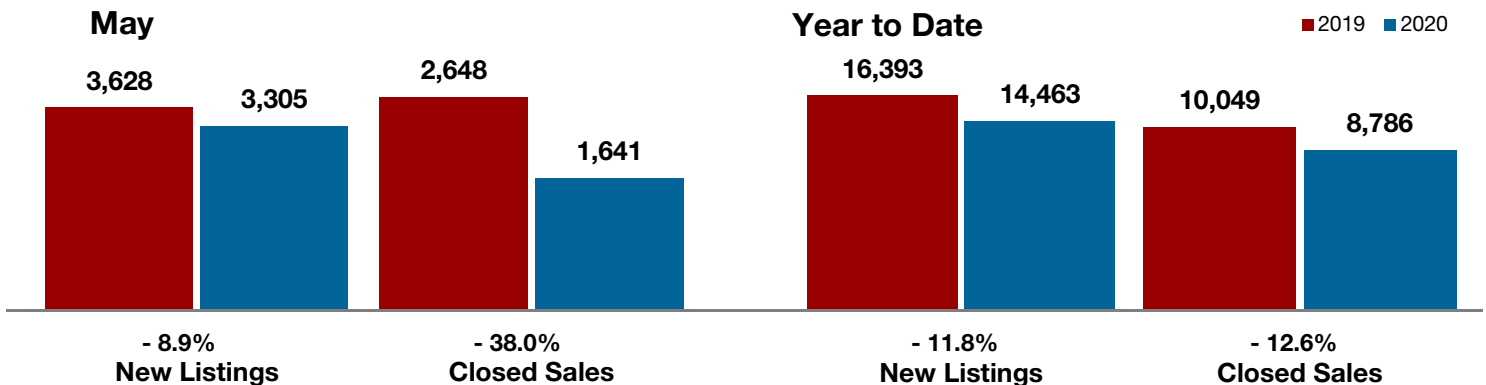
Change in
Closed Sales

Change in
Median Sales Price

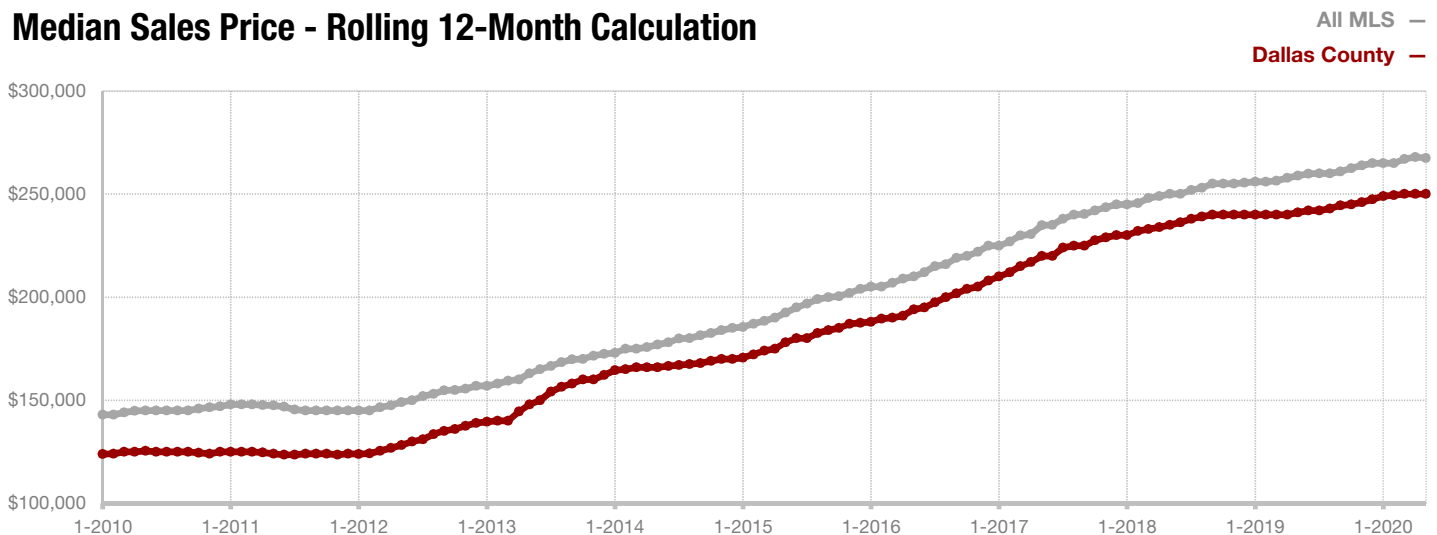
Dallas County

	May			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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Median Sales Price - Rolling 12-Month Calculation



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Delta County

- 53.8%

- 100.0%

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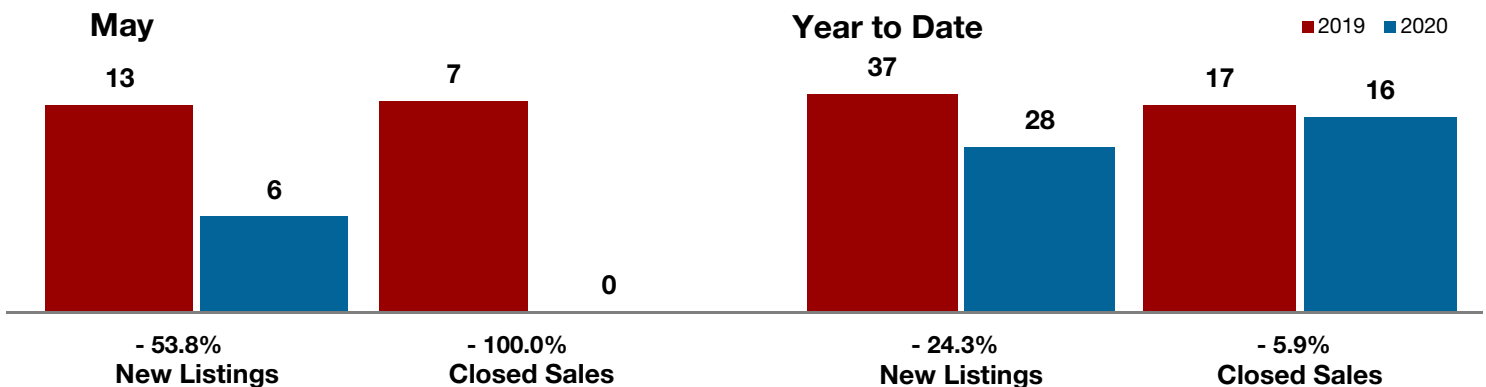
Change in
New Listings

Change in
Closed Sales

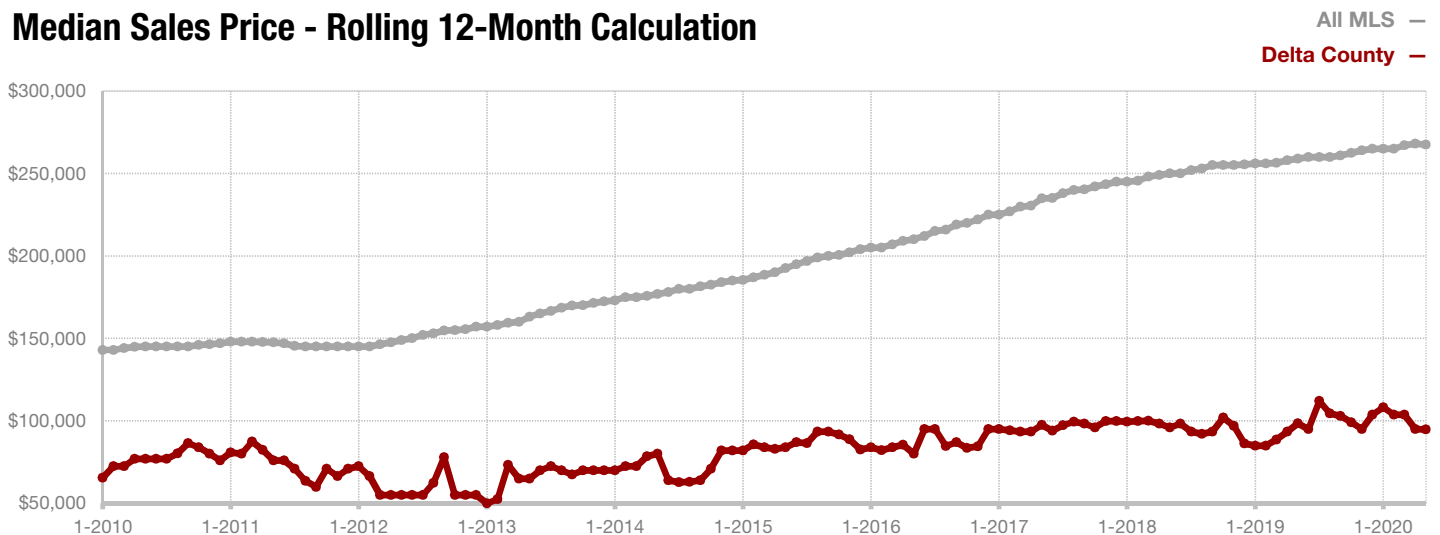
Change in
Median Sales Price

	May			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%

- 26.4%

- 0.1%

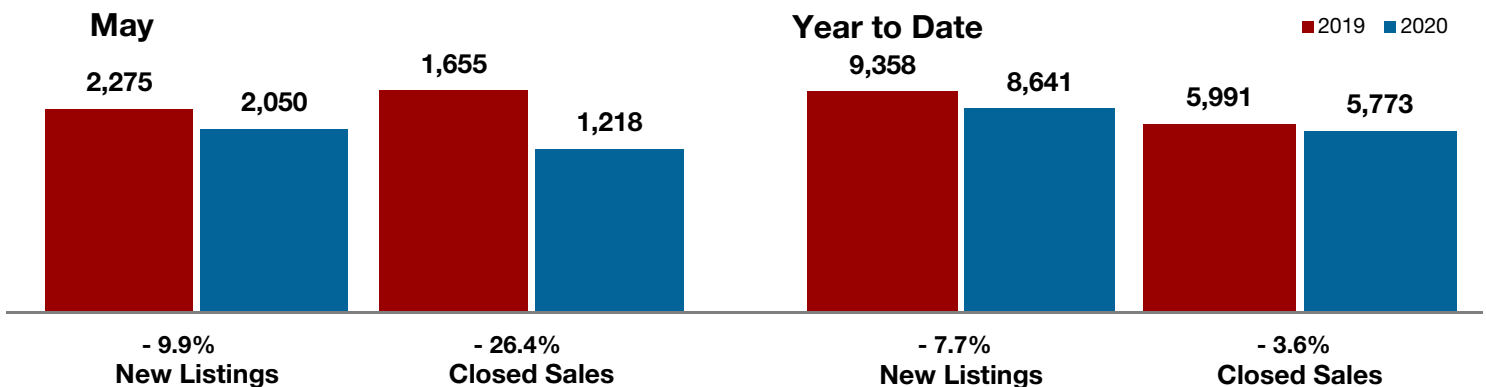
Change in
New Listings

Change in
Closed Sales

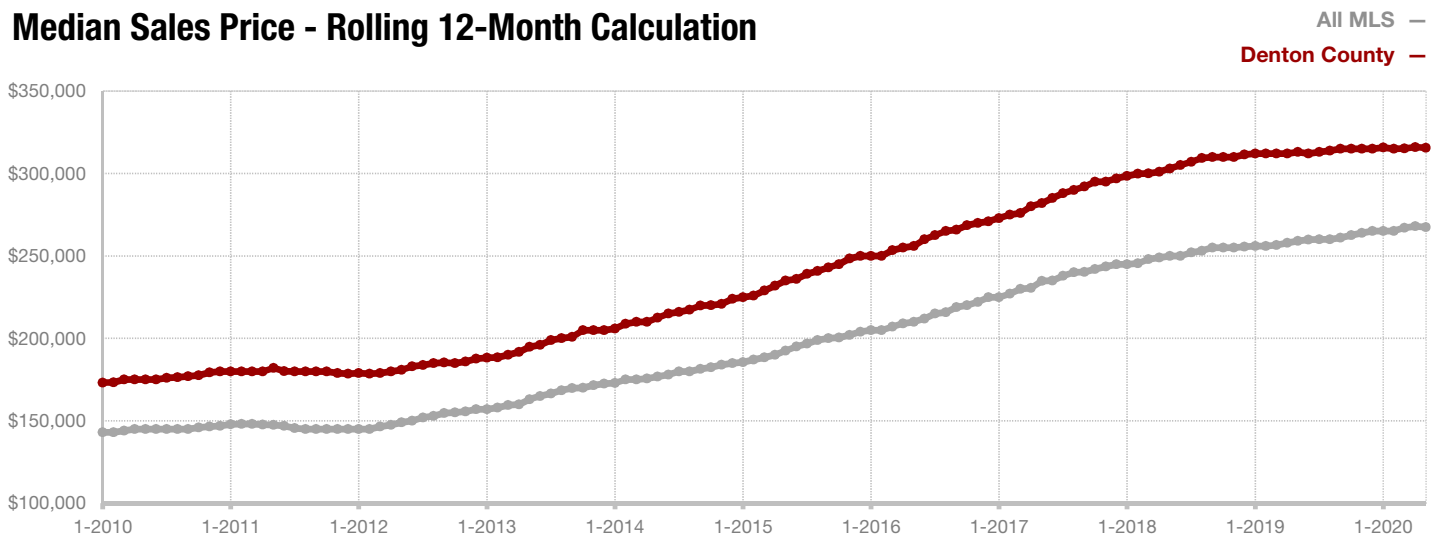
Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,275	2,050	- 9.9%	9,358	8,641	- 7.7%
Pending Sales	1,599	1,662	+ 3.9%	6,868	6,816	- 0.8%
Closed Sales	1,655	1,218	- 26.4%	5,991	5,773	- 3.6%
Average Sales Price*	\$368,968	\$368,572	- 0.1%	\$359,327	\$361,500	+ 0.6%
Median Sales Price*	\$323,000	\$322,750	- 0.1%	\$313,854	\$315,000	+ 0.4%
Percent of Original List Price Received*	97.1%	97.2%	+ 0.1%	96.5%	96.8%	+ 0.3%
Days on Market Until Sale	47	46	- 2.1%	56	55	- 1.8%
Inventory of Homes for Sale	4,316	3,248	- 24.7%	--	--	--
Months Supply of Inventory	3.5	2.5	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 54.2%

- 38.9%

+ 3.8%

Change in
New Listings

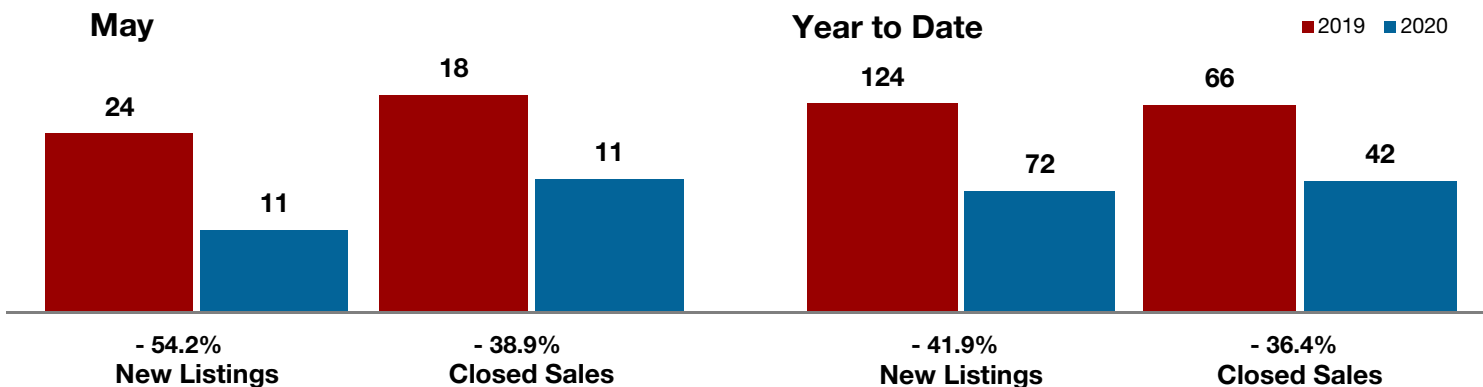
Change in
Closed Sales

Change in
Median Sales Price

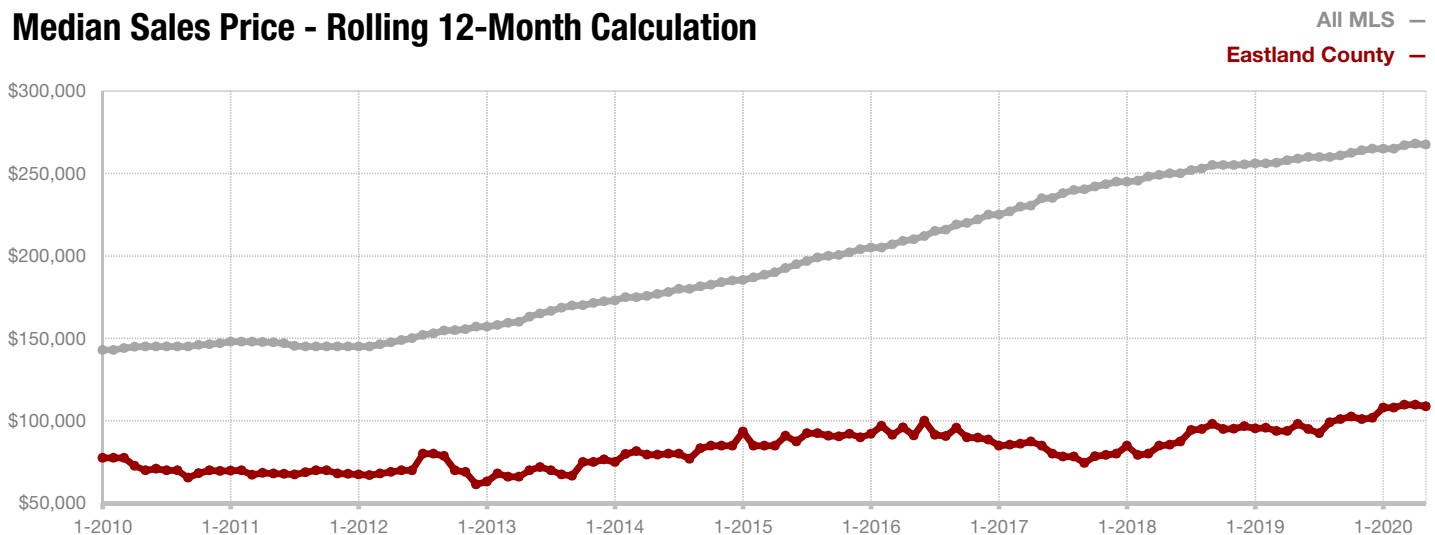
Eastland County

	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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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Ellis County

- 13.0%

- 26.3%

+ 3.7%

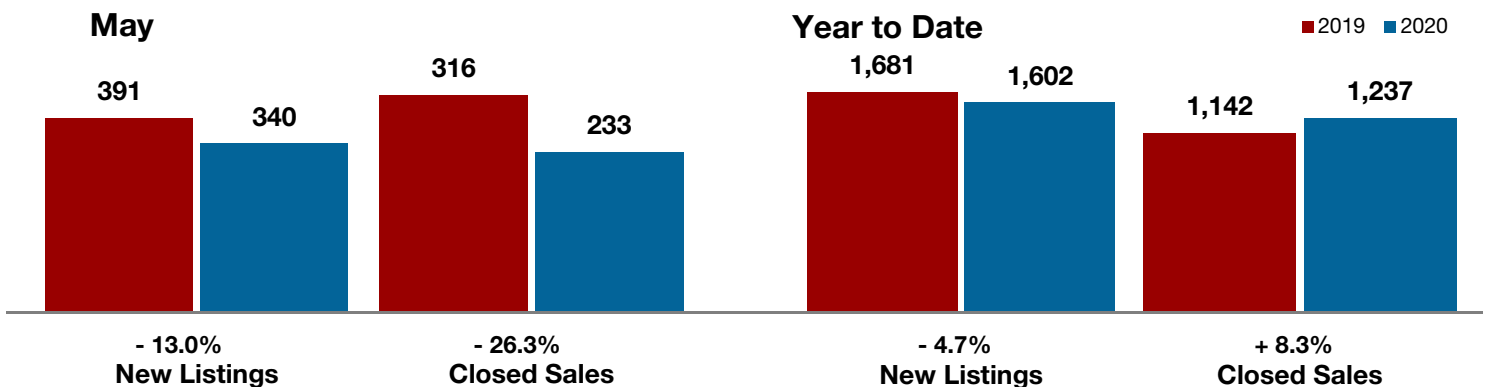
Change in
New Listings

Change in
Closed Sales

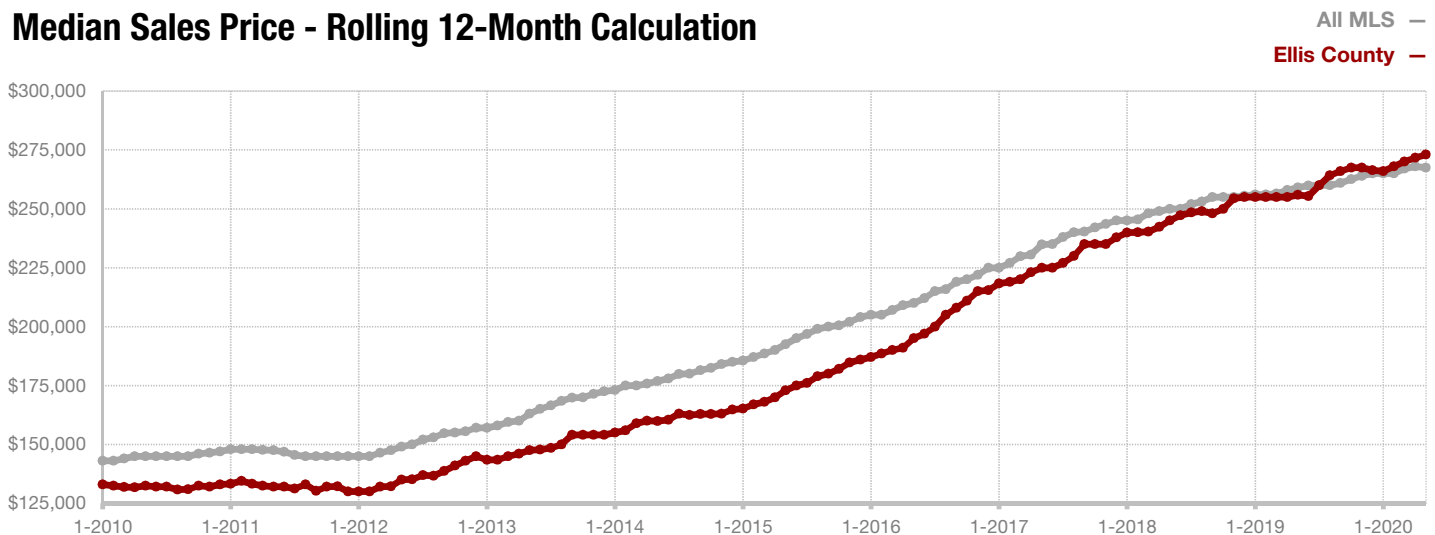
Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	391	340	- 13.0%	1,681	1,602	- 4.7%
Pending Sales	326	319	- 2.1%	1,329	1,444	+ 8.7%
Closed Sales	316	233	- 26.3%	1,142	1,237	+ 8.3%
Average Sales Price*	\$287,013	\$312,667	+ 8.9%	\$278,681	\$295,939	+ 6.2%
Median Sales Price*	\$269,950	\$280,000	+ 3.7%	\$255,950	\$273,075	+ 6.7%
Percent of Original List Price Received*	97.4%	97.5%	+ 0.1%	97.4%	96.9%	- 0.5%
Days on Market Until Sale	58	57	- 1.7%	58	60	+ 3.4%
Inventory of Homes for Sale	743	634	- 14.7%	--	--	--
Months Supply of Inventory	3.0	2.3	- 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



Erath County

- 3.2%

- 50.9%

+ 17.0%

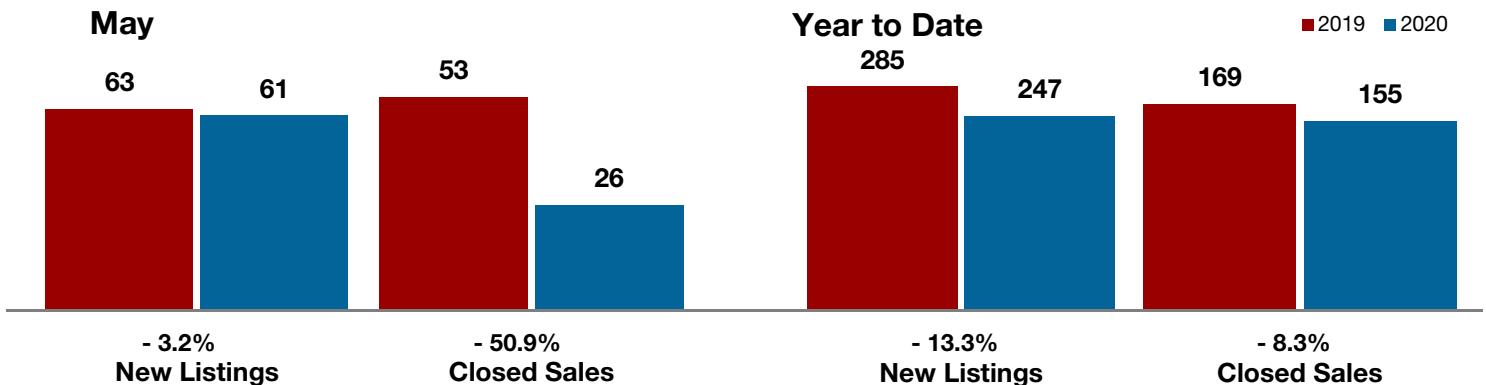
Change in
New Listings

Change in
Closed Sales

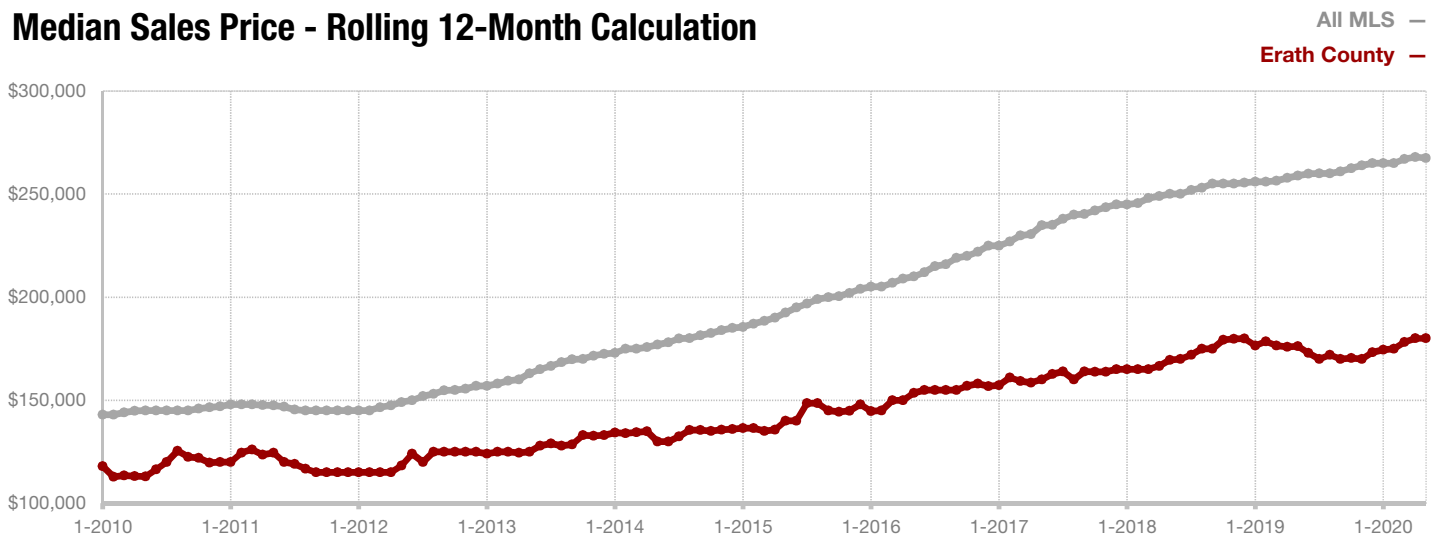
Change in
Median Sales Price

	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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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Fannin County

- 18.2%

- 10.8%

+ 43.9%

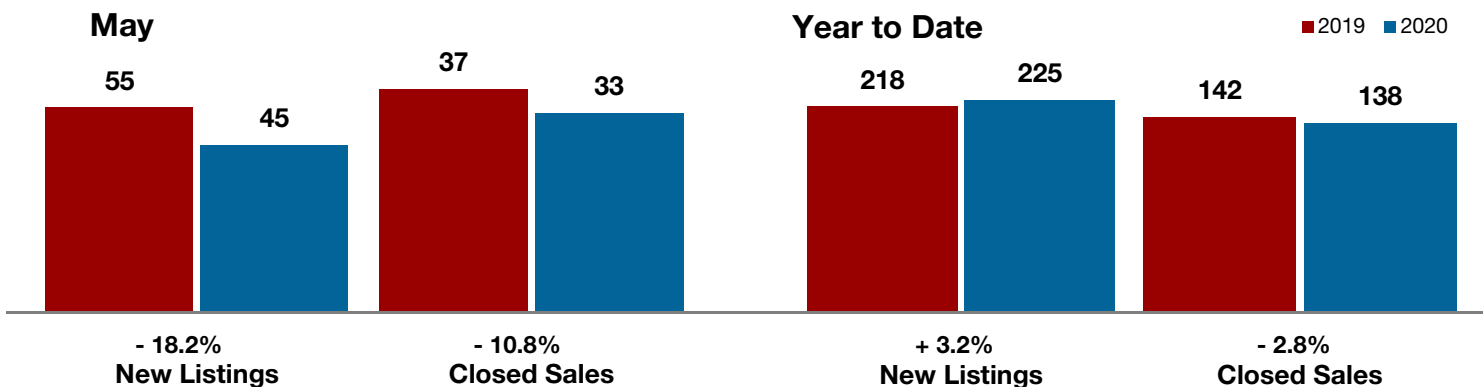
Change in
New Listings

Change in
Closed Sales

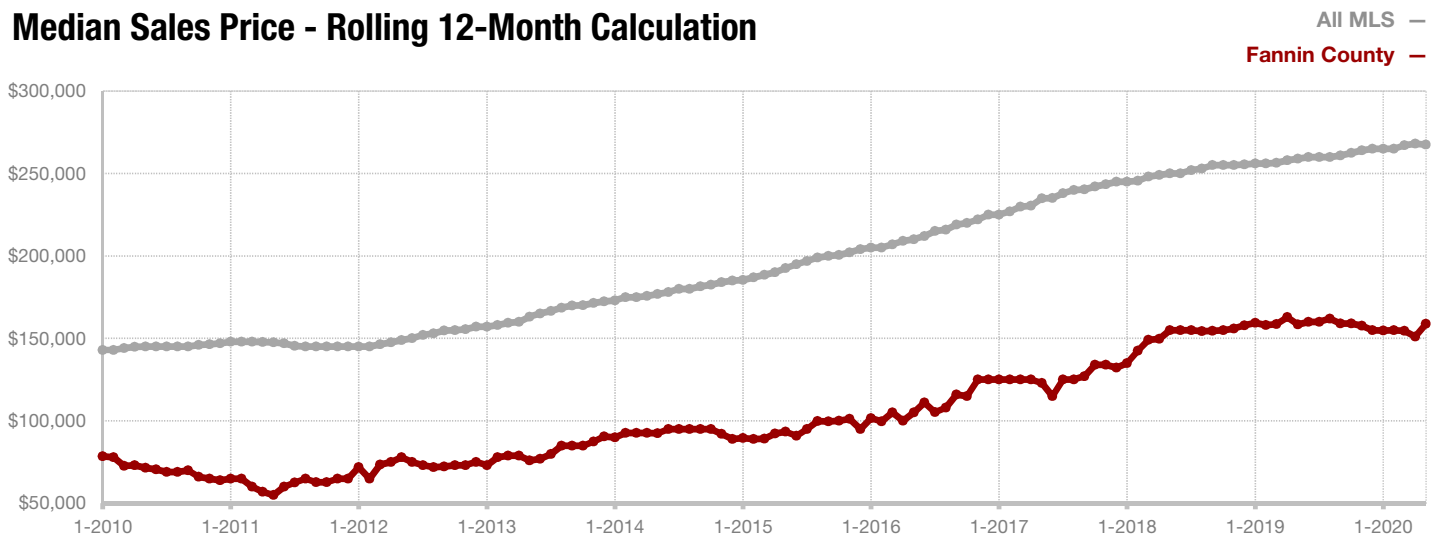
Change in
Median Sales Price

	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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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+ 45.5%

+ 40.0%

- 45.3%

Change in
New Listings

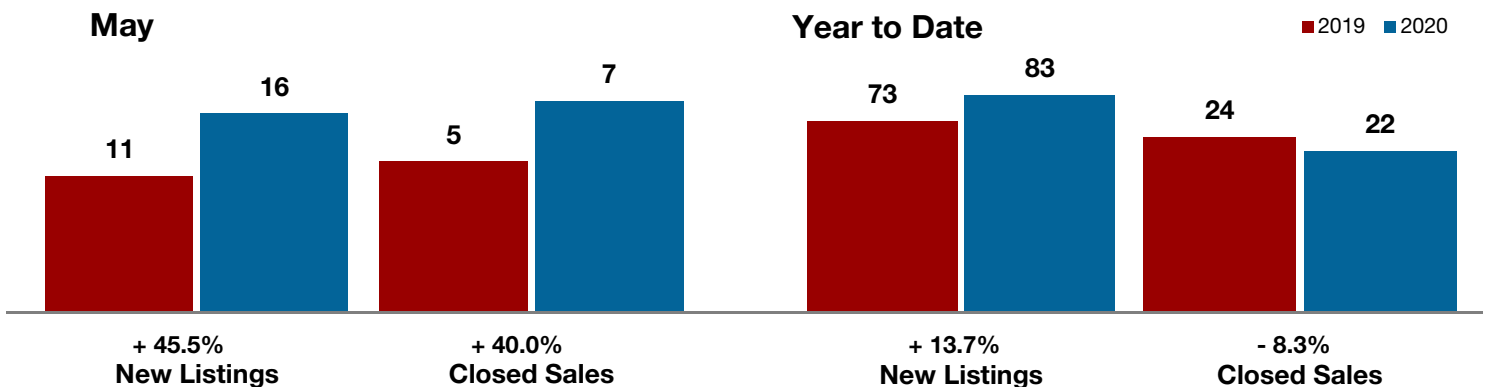
Change in
Closed Sales

Change in
Median Sales Price

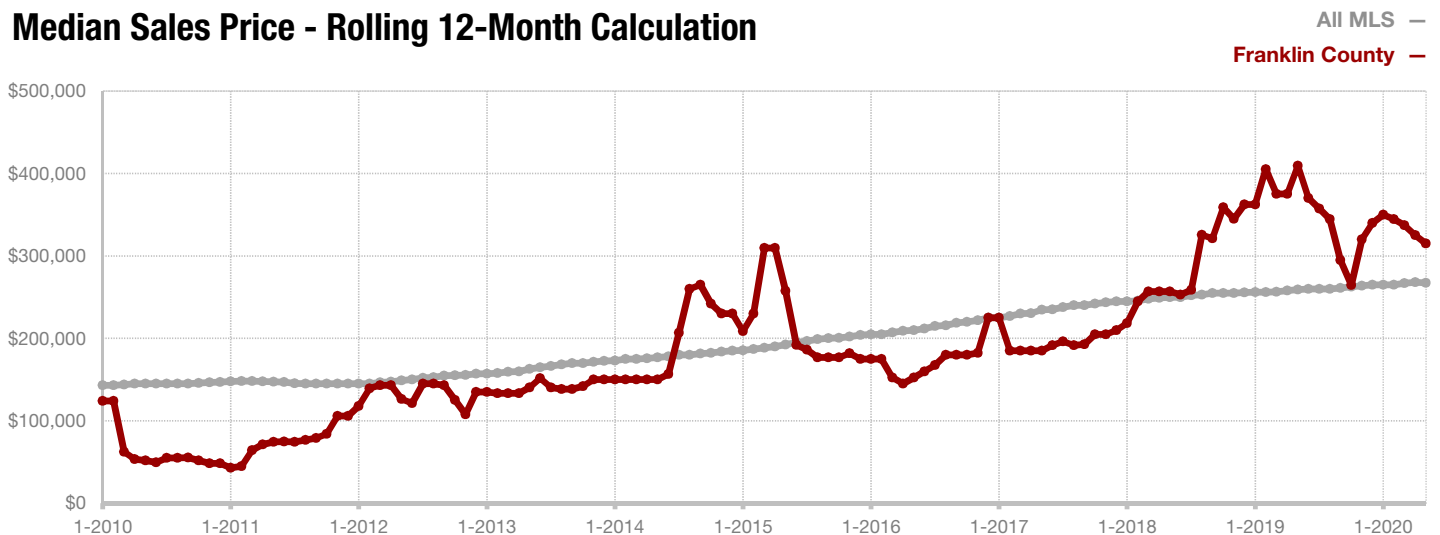
Franklin County

	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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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- 22.7%

- 31.3%

+ 9.7%

Change in
New Listings

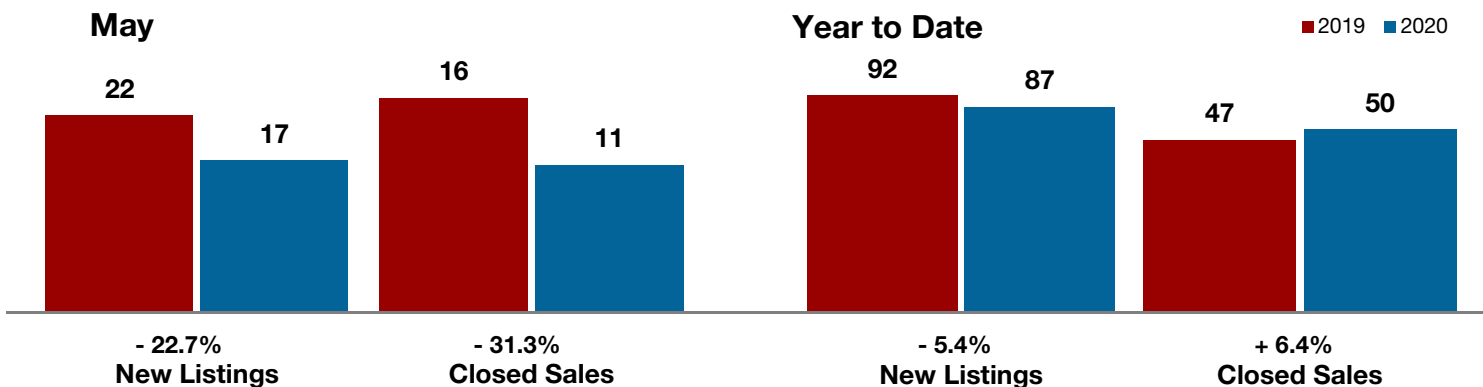
Change in
Closed Sales

Change in
Median Sales Price

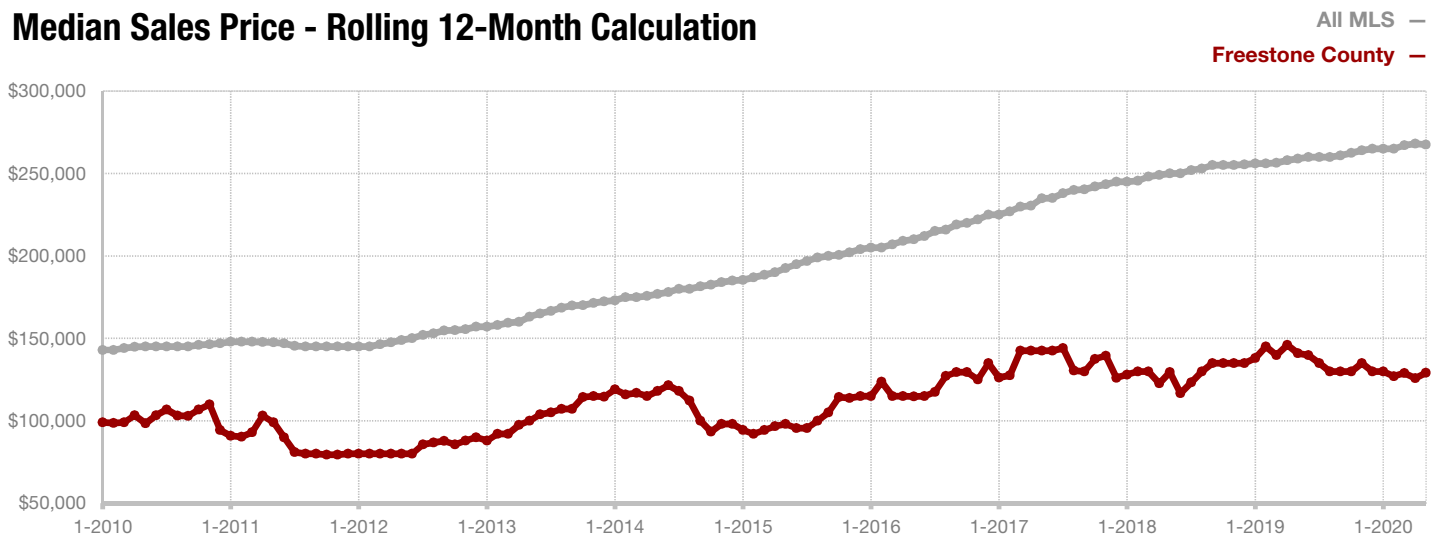
Freestone County

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	22	17	- 22.7%	92	87	- 5.4%
Pending Sales	12	13	+ 8.3%	55	60	+ 9.1%
Closed Sales	16	11	- 31.3%	47	50	+ 6.4%
Average Sales Price*	\$148,087	\$211,750	+ 43.0%	\$152,391	\$181,837	+ 19.3%
Median Sales Price*	\$129,500	\$142,000	+ 9.7%	\$128,500	\$125,375	- 2.4%
Percent of Original List Price Received*	91.8%	94.4%	+ 2.8%	91.2%	91.9%	+ 0.8%
Days on Market Until Sale	79	62	- 21.5%	82	92	+ 12.2%
Inventory of Homes for Sale	67	58	- 13.4%	--	--	--
Months Supply of Inventory	5.9	5.2	- 16.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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- 13.0%

- 15.2%

- 1.9%

Change in
New Listings

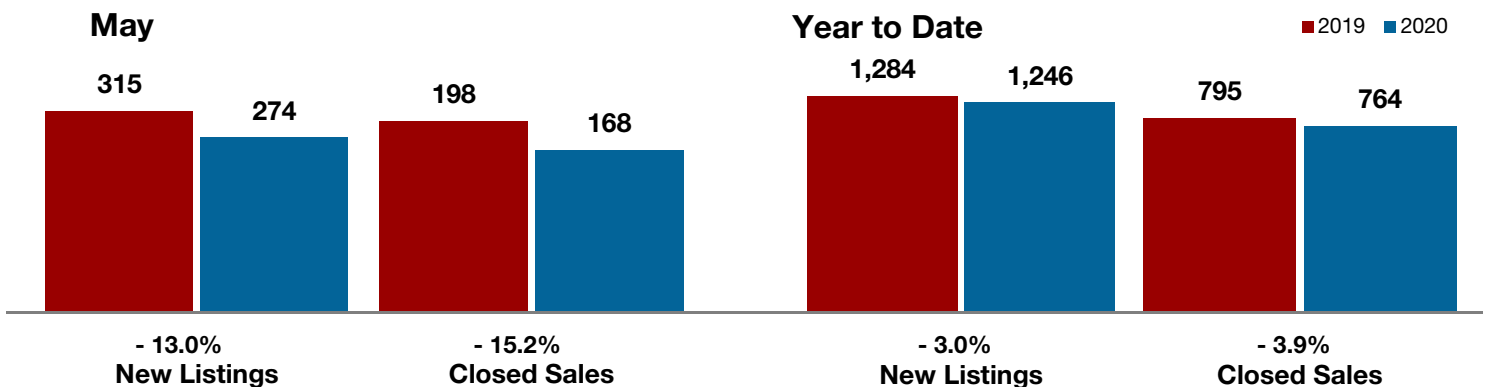
Change in
Closed Sales

Change in
Median Sales Price

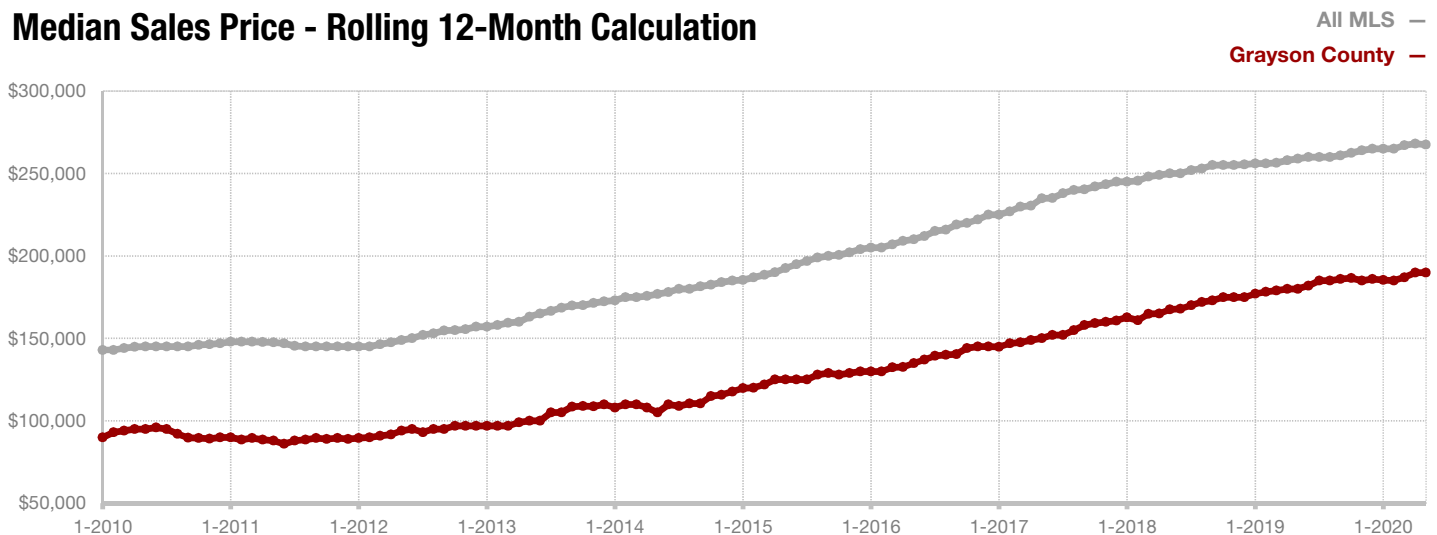
Grayson County

	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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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- 8.3%

- 9.1%

+ 29.7%

Change in
New Listings

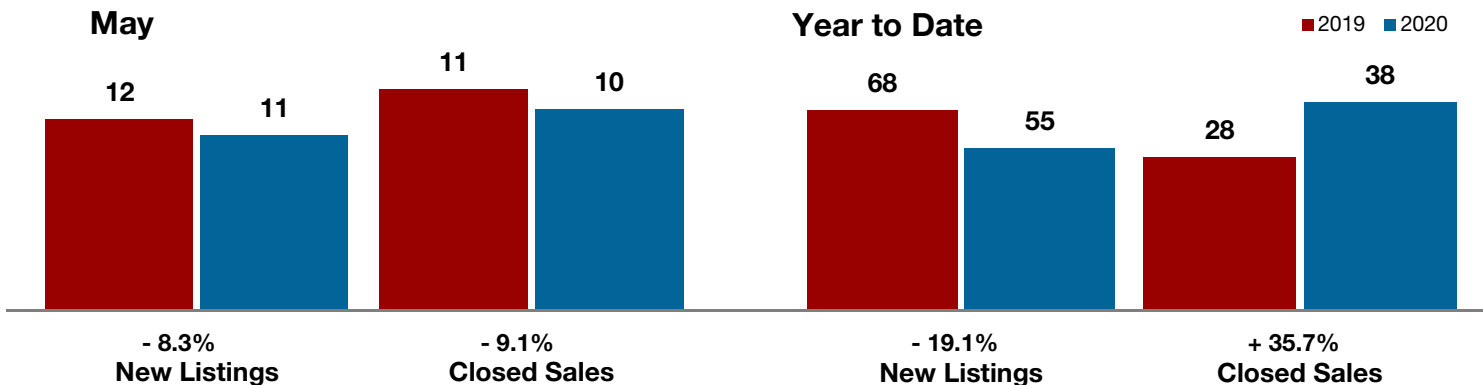
Change in
Closed Sales

Change in
Median Sales Price

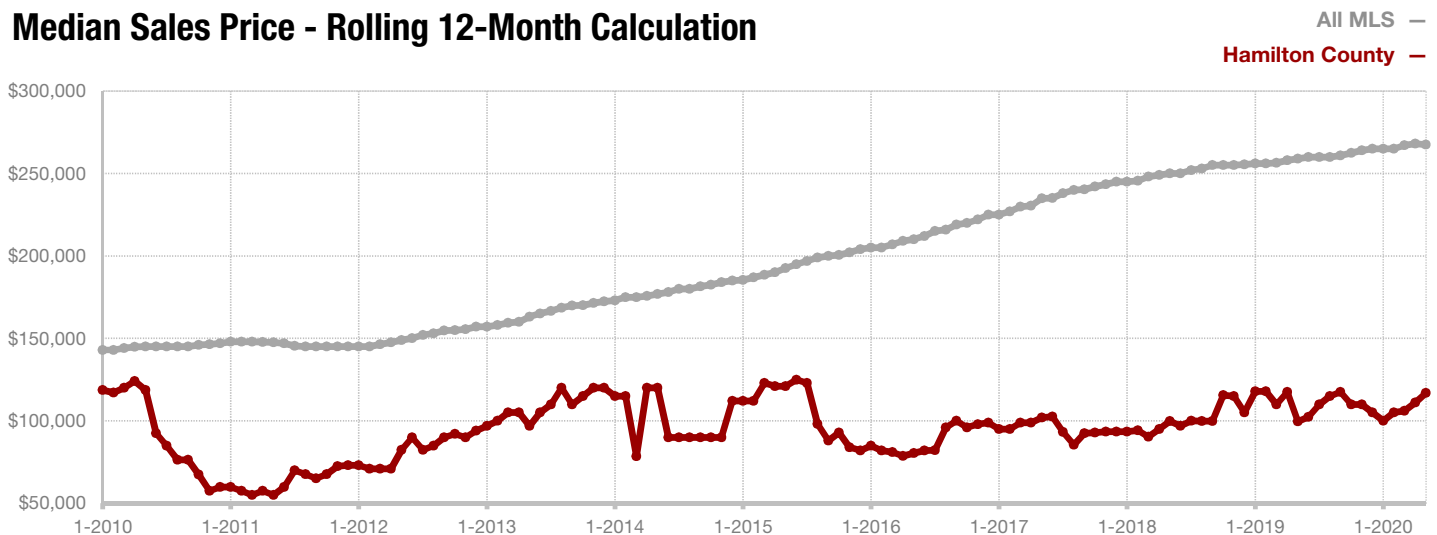
Hamilton County

	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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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- 33.3%

0.0%

--

Harrison County

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

May

Year to Date

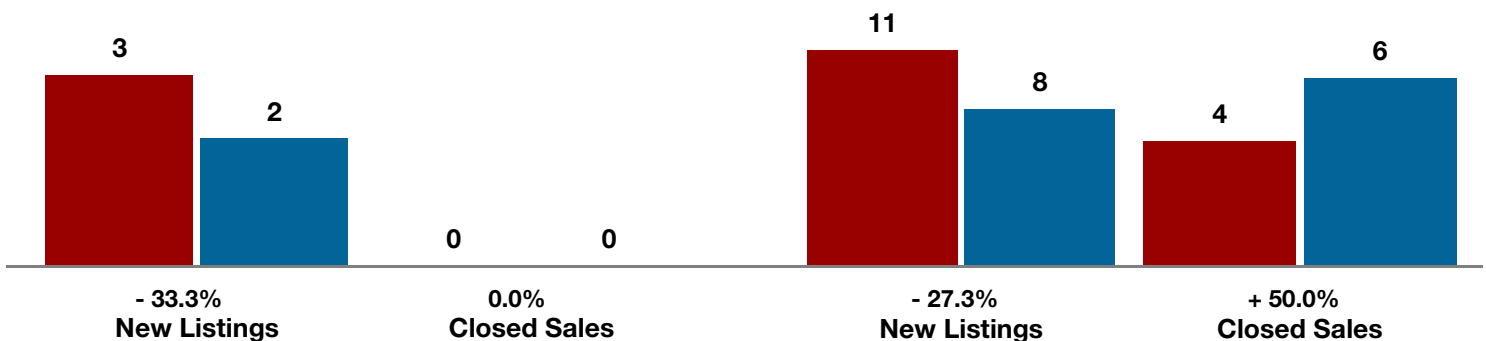
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3	2	- 33.3%	11	8	- 27.3%
Pending Sales	2	0	- 100.0%	5	5	0.0%
Closed Sales	0	0	0.0%	4	6	+ 50.0%
Average Sales Price*	--	--	--	\$133,000	\$412,417	+ 210.1%
Median Sales Price*	--	--	--	\$46,500	\$311,750	+ 570.4%
Percent of Original List Price Received*	--	--	--	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%	--	--	--

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May

Year to Date

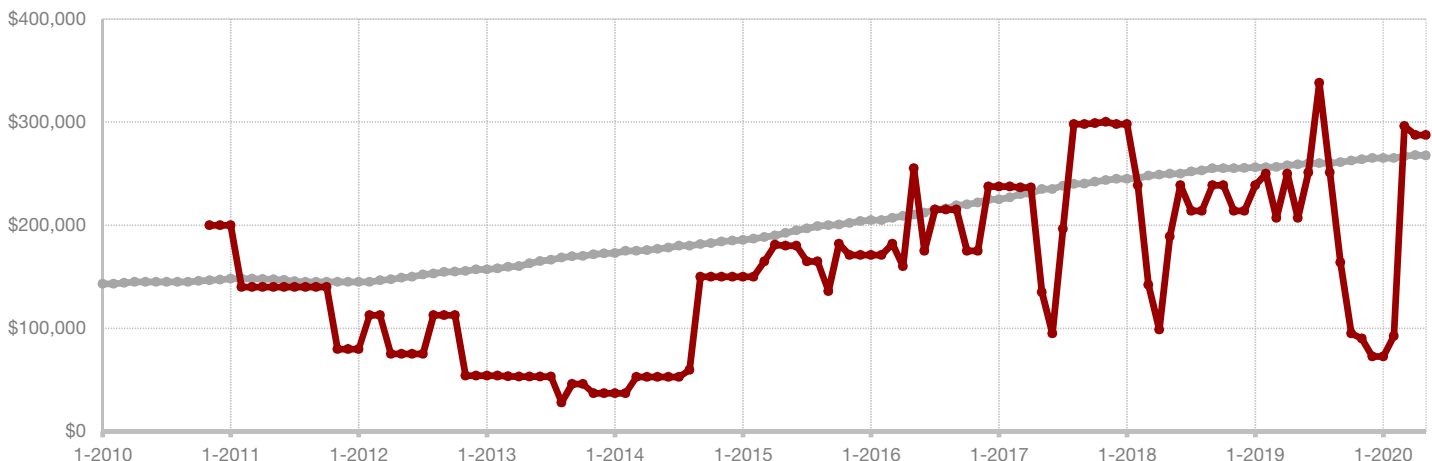
■ 2019 ■ 2020



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Harrison County —



Local Market Update – May 2020

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- 6.0%

- 19.8%

+ 36.8%

Change in
New Listings

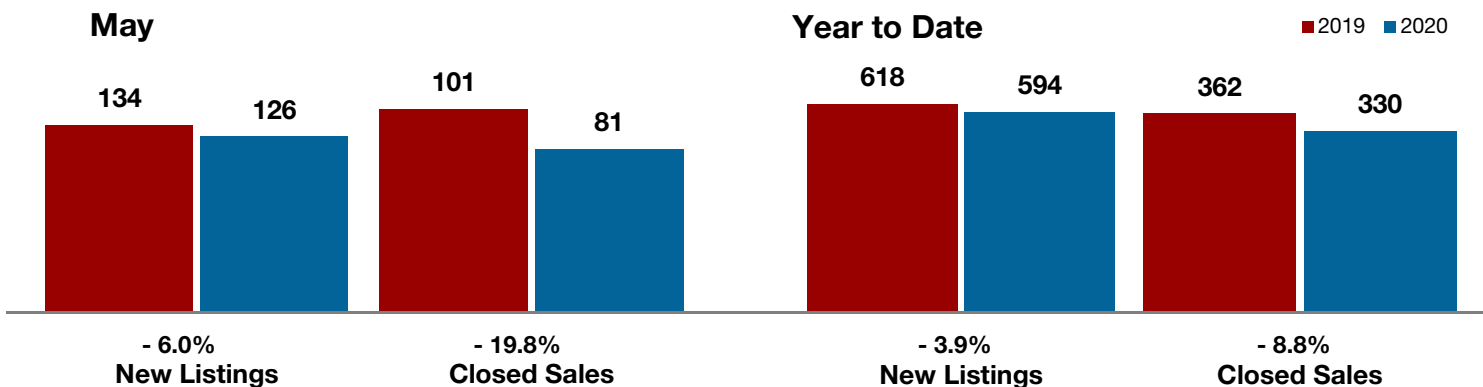
Change in
Closed Sales

Change in
Median Sales Price

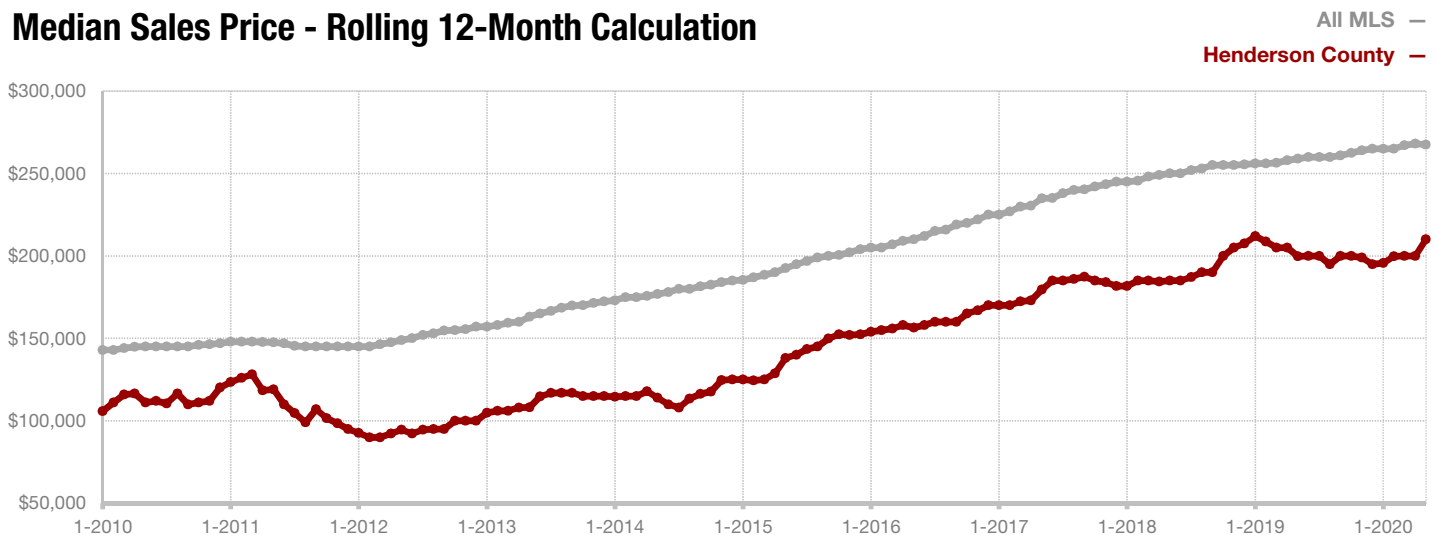
Henderson County

	May			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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



Hill County

- 7.4%

- 45.2%

+ 10.7%

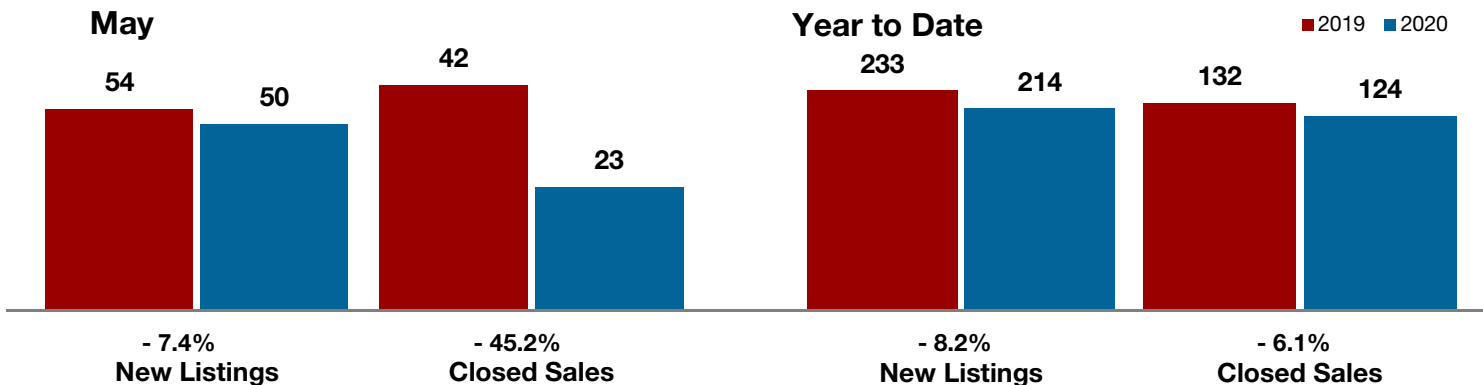
Change in
New Listings

Change in
Closed Sales

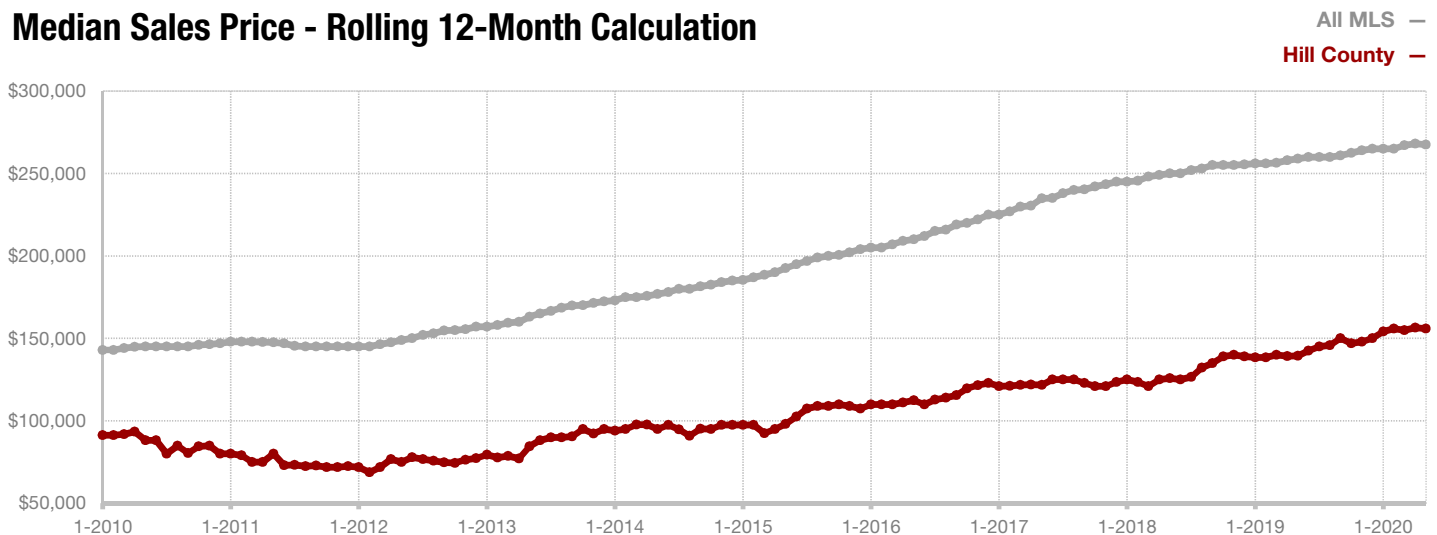
Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	54	50	- 7.4%	233	214	- 8.2%
Pending Sales	39	33	- 15.4%	160	146	- 8.8%
Closed Sales	42	23	- 45.2%	132	124	- 6.1%
Average Sales Price*	\$223,526	\$163,782	- 26.7%	\$172,822	\$176,482	+ 2.1%
Median Sales Price*	\$153,500	\$170,000	+ 10.7%	\$131,000	\$150,000	+ 14.5%
Percent of Original List Price Received*	96.3%	94.2%	- 2.2%	92.4%	92.1%	- 0.3%
Days on Market Until Sale	48	68	+ 41.7%	64	82	+ 28.1%
Inventory of Homes for Sale	152	136	- 10.5%	--	--	--
Months Supply of Inventory	5.3	4.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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Hood County

- 19.2%

- 26.2%

- 0.2%

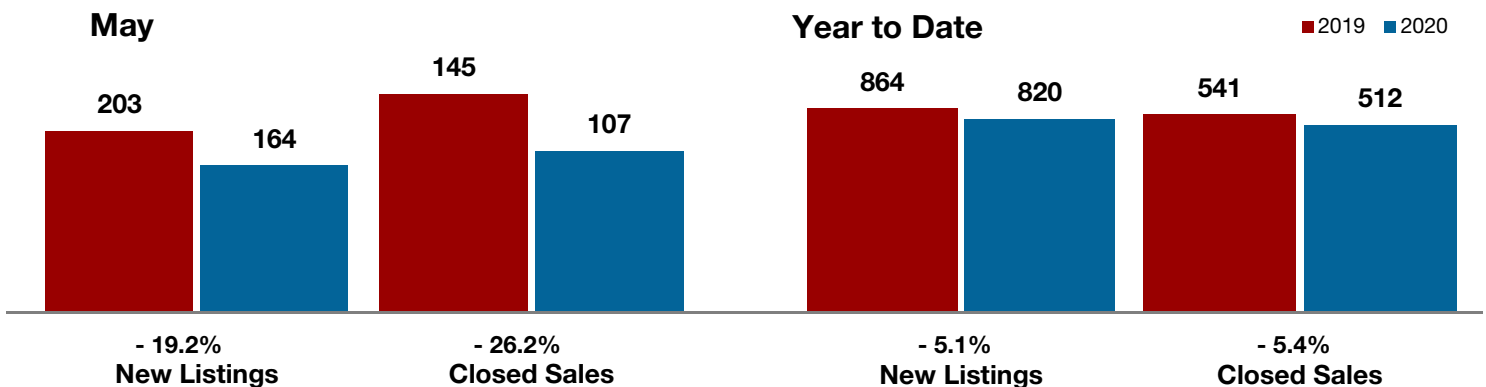
Change in
New Listings

Change in
Closed Sales

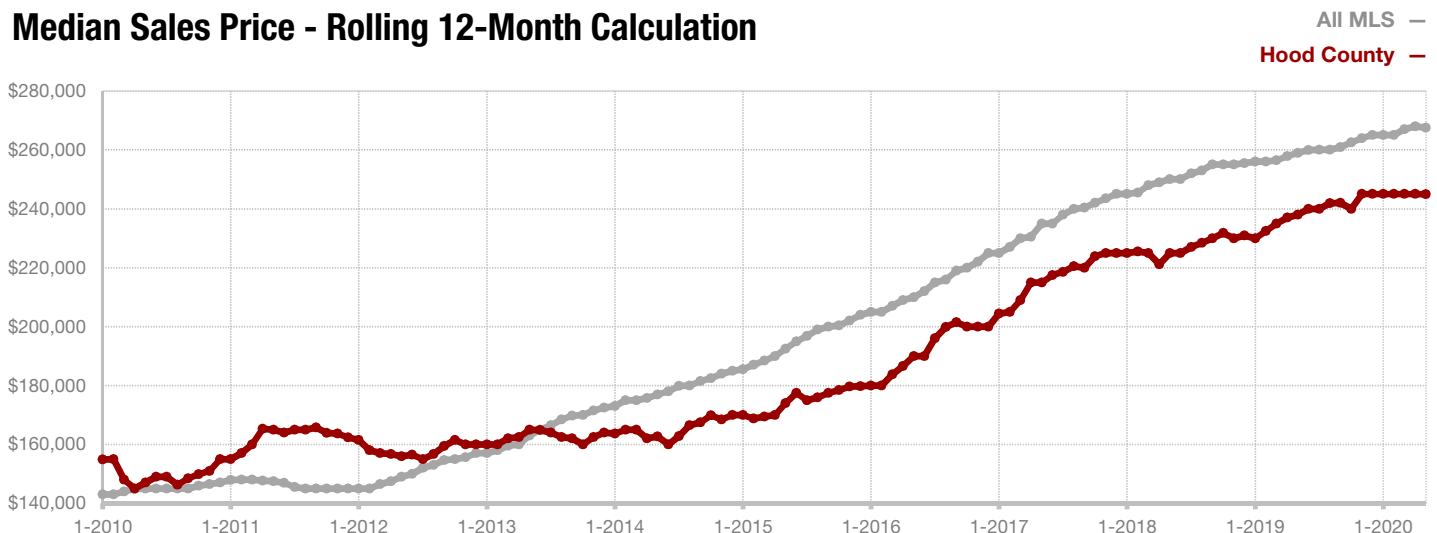
Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	203	164	- 19.2%	864	820	- 5.1%
Pending Sales	124	110	- 11.3%	600	554	- 7.7%
Closed Sales	145	107	- 26.2%	541	512	- 5.4%
Average Sales Price*	\$296,673	\$294,037	- 0.9%	\$277,931	\$284,236	+ 2.3%
Median Sales Price*	\$257,500	\$257,000	- 0.2%	\$245,000	\$244,000	- 0.4%
Percent of Original List Price Received*	96.2%	95.4%	- 0.8%	96.2%	95.9%	- 0.3%
Days on Market Until Sale	47	68	+ 44.7%	47	56	+ 19.1%
Inventory of Homes for Sale	408	389	- 4.7%	--	--	--
Months Supply of Inventory	3.6	3.4	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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+ 12.0%

- 28.6%

- 6.0%

Change in
New Listings

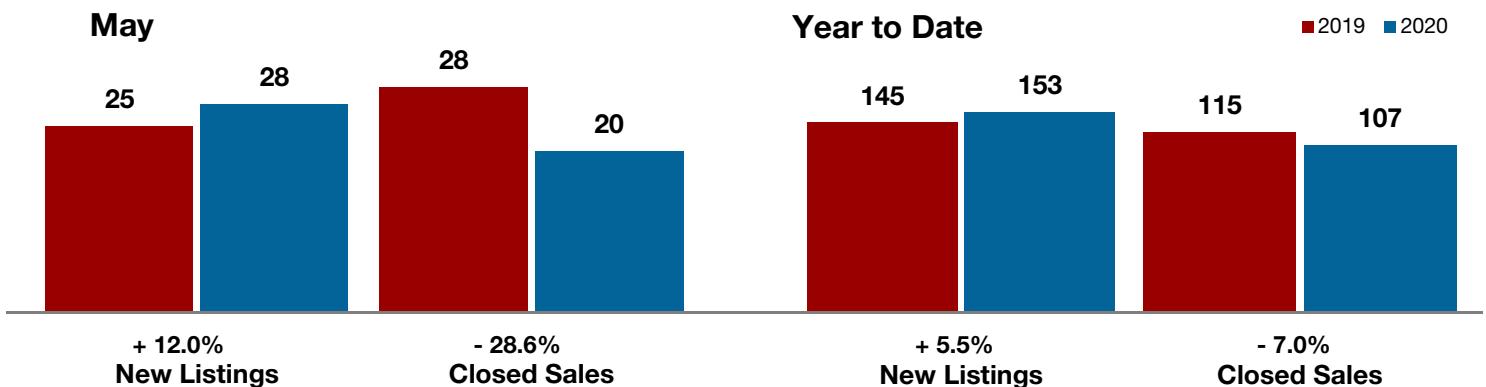
Change in
Closed Sales

Change in
Median Sales Price

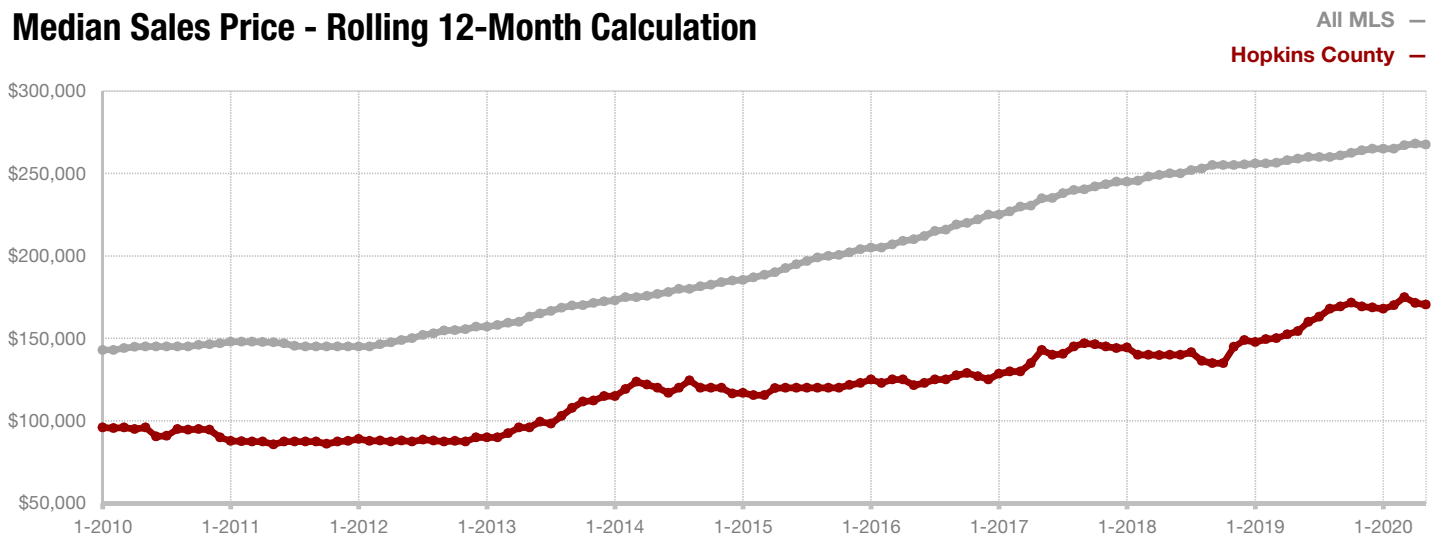
Hopkins County

	May			Year to Date		
	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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



Hunt County

- 18.3%

- 32.6%

+ 7.7%

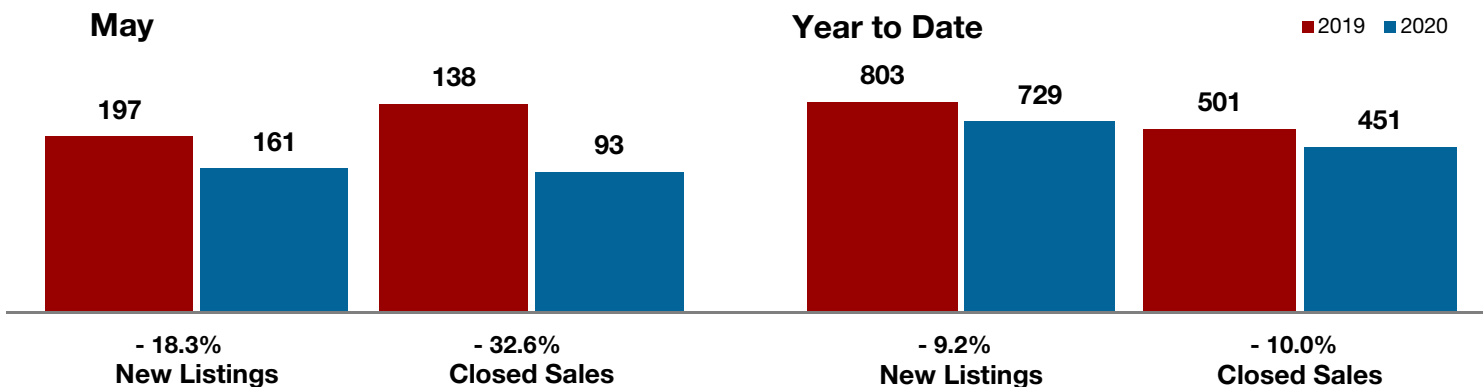
Change in
New Listings

Change in
Closed Sales

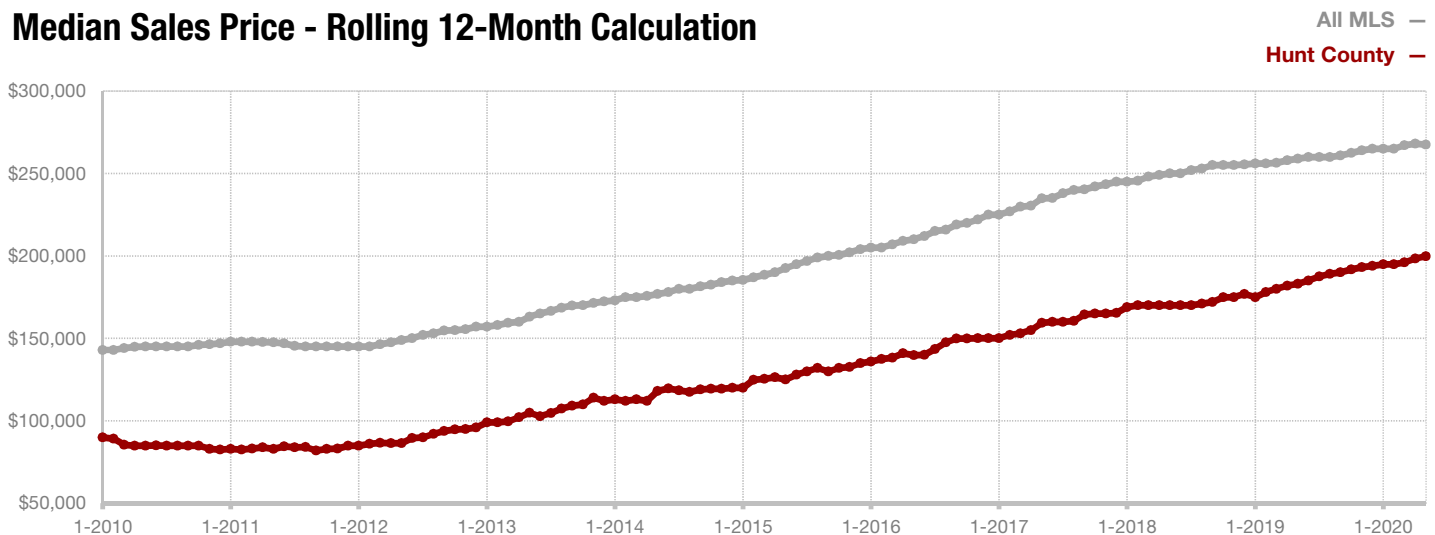
Change in
Median Sales Price

	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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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Jack County

+ 150.0%

0.0%

- 39.1%

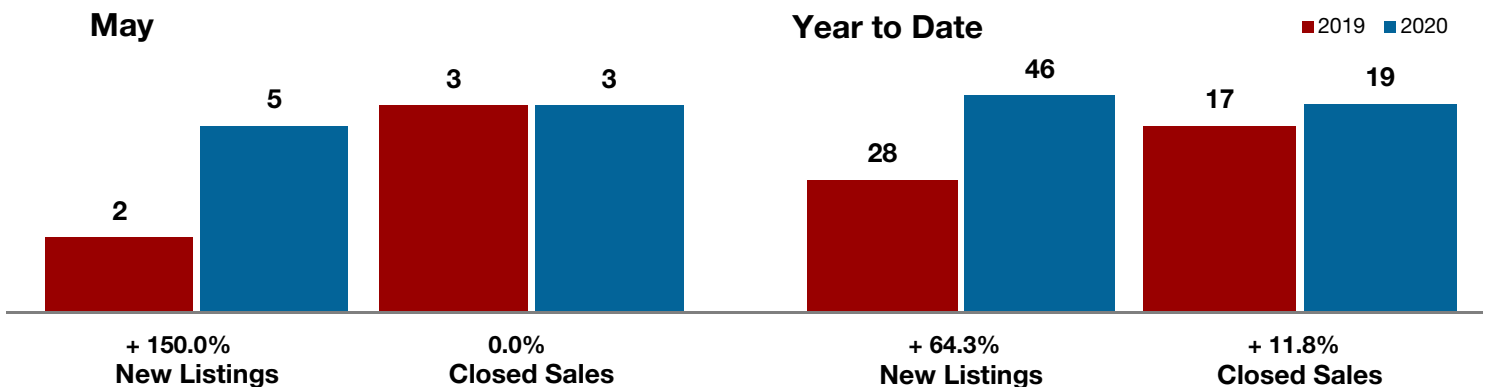
Change in
New Listings

Change in
Closed Sales

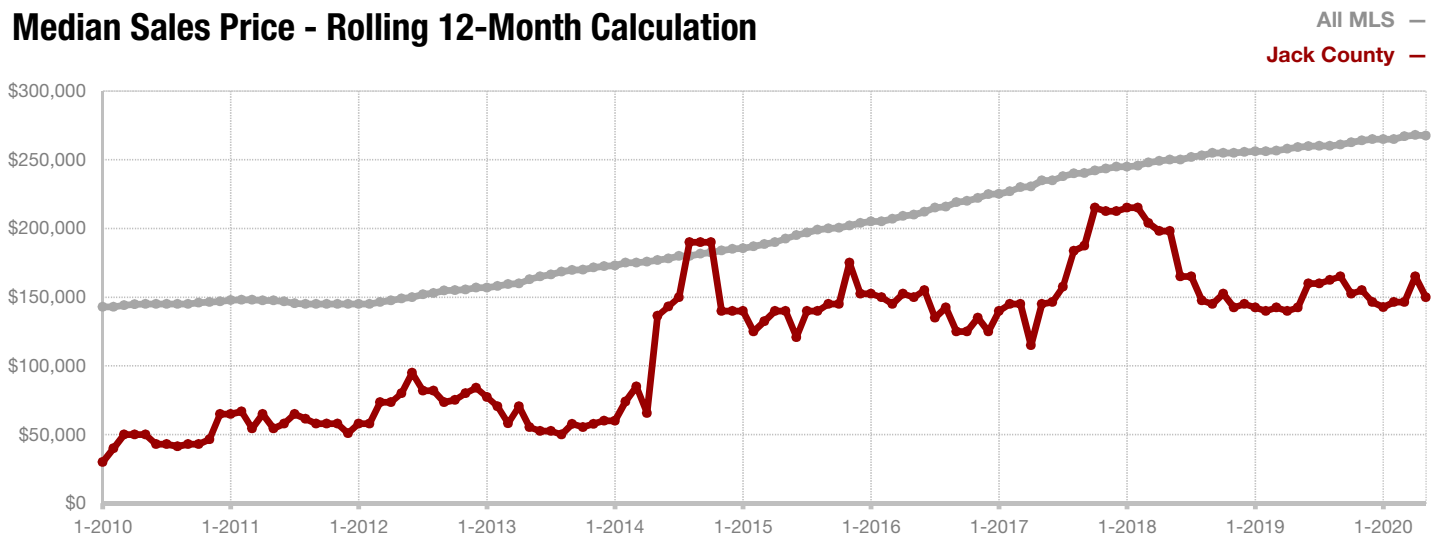
Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2	5	+ 150.0%	28	46	+ 64.3%
Pending Sales	3	6	+ 100.0%	18	22	+ 22.2%
Closed Sales	3	3	0.0%	17	19	+ 11.8%
Average Sales Price*	\$241,467	\$107,333	- 55.5%	\$204,381	\$217,089	+ 6.2%
Median Sales Price*	\$197,000	\$120,000	- 39.1%	\$142,400	\$150,000	+ 5.3%
Percent of Original List Price Received*	93.4%	90.9%	- 2.7%	86.9%	91.6%	+ 5.4%
Days on Market Until Sale	49	26	- 46.9%	120	67	- 44.2%
Inventory of Homes for Sale	19	37	+ 94.7%	--	--	--
Months Supply of Inventory	4.9	10.6	+ 120.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



Johnson County

+ 4.6%

- 7.1%

+ 3.2%

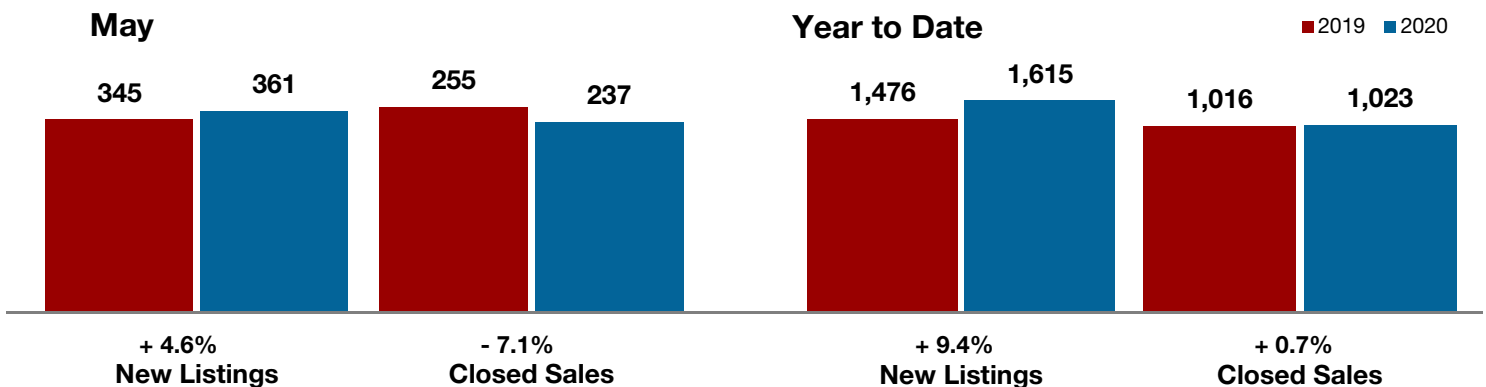
Change in
New Listings

Change in
Closed Sales

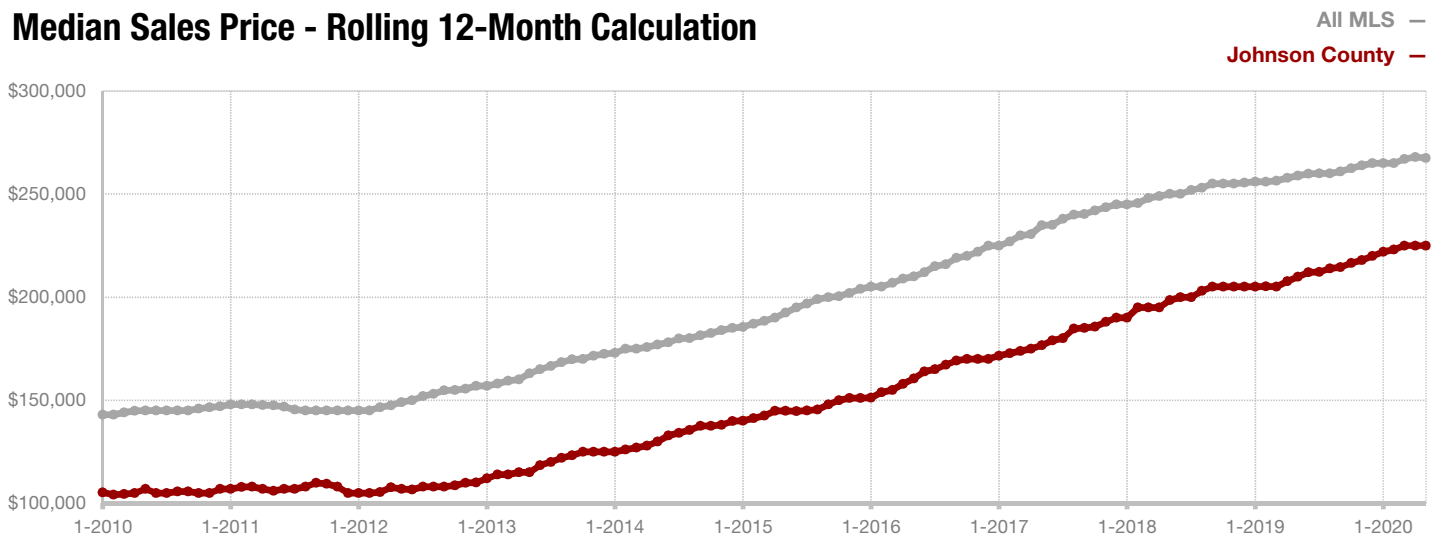
Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	345	361	+ 4.6%	1,476	1,615	+ 9.4%
Pending Sales	255	310	+ 21.6%	1,147	1,254	+ 9.3%
Closed Sales	255	237	- 7.1%	1,016	1,023	+ 0.7%
Average Sales Price*	\$249,915	\$260,829	+ 4.4%	\$238,393	\$250,217	+ 5.0%
Median Sales Price*	\$225,000	\$232,200	+ 3.2%	\$215,000	\$225,010	+ 4.7%
Percent of Original List Price Received*	97.0%	97.7%	+ 0.7%	97.0%	97.0%	0.0%
Days on Market Until Sale	44	50	+ 13.6%	48	56	+ 16.7%
Inventory of Homes for Sale	643	653	+ 1.6%	--	--	--
Months Supply of Inventory	2.8	2.8	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



Jones County

+ 41.2%

- 14.3%

+ 59.7%

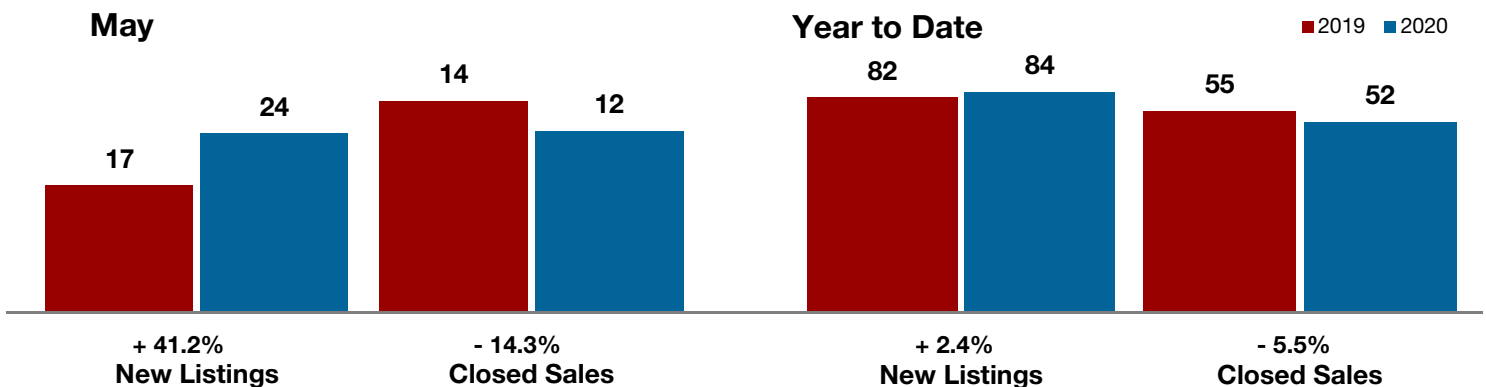
Change in
New Listings

Change in
Closed Sales

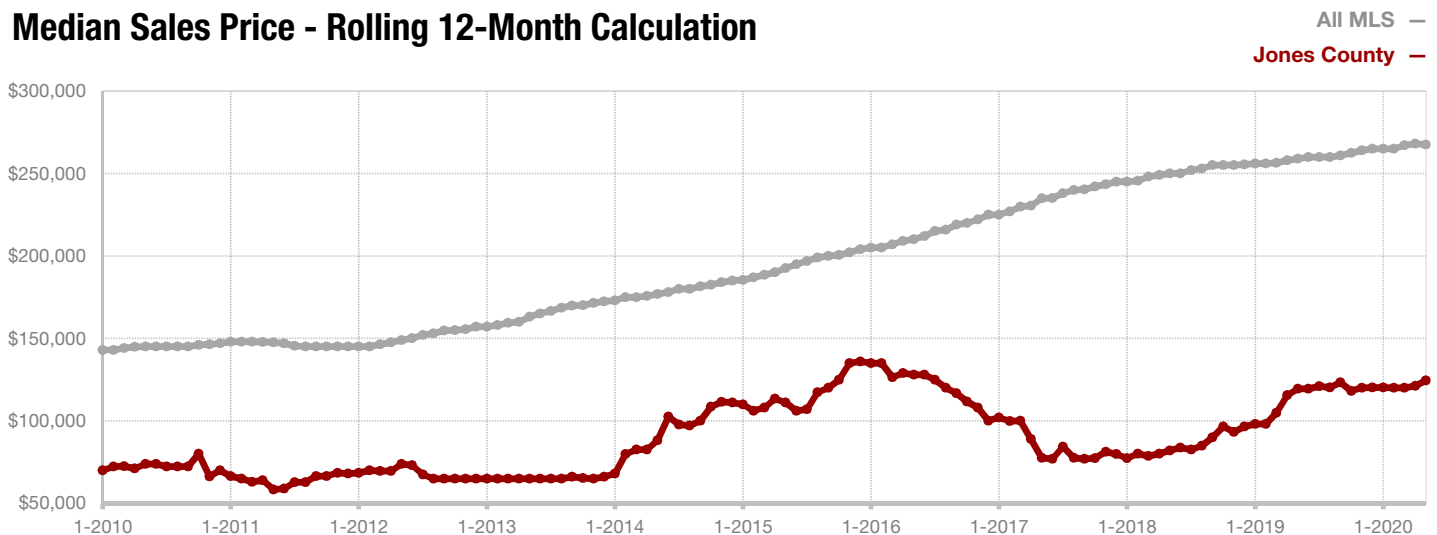
Change in
Median Sales Price

	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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



- 5.0%

- 9.6%

- 0.5%

Change in
New Listings

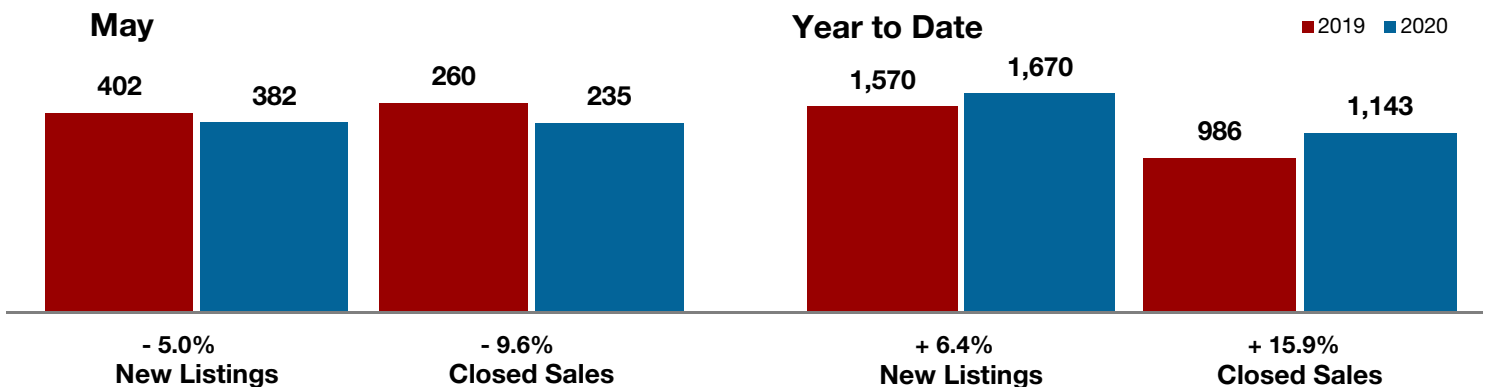
Change in
Closed Sales

Change in
Median Sales Price

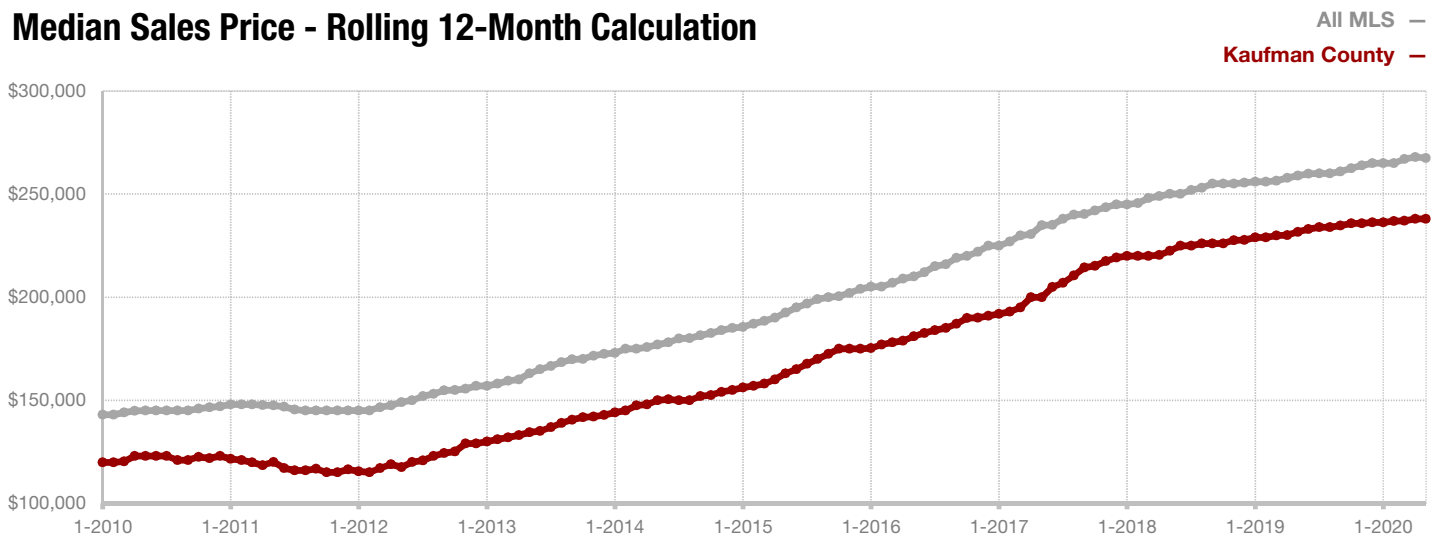
Kaufman County

	May			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%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



- 52.1%

- 25.0%

- 36.9%

Change in
New Listings

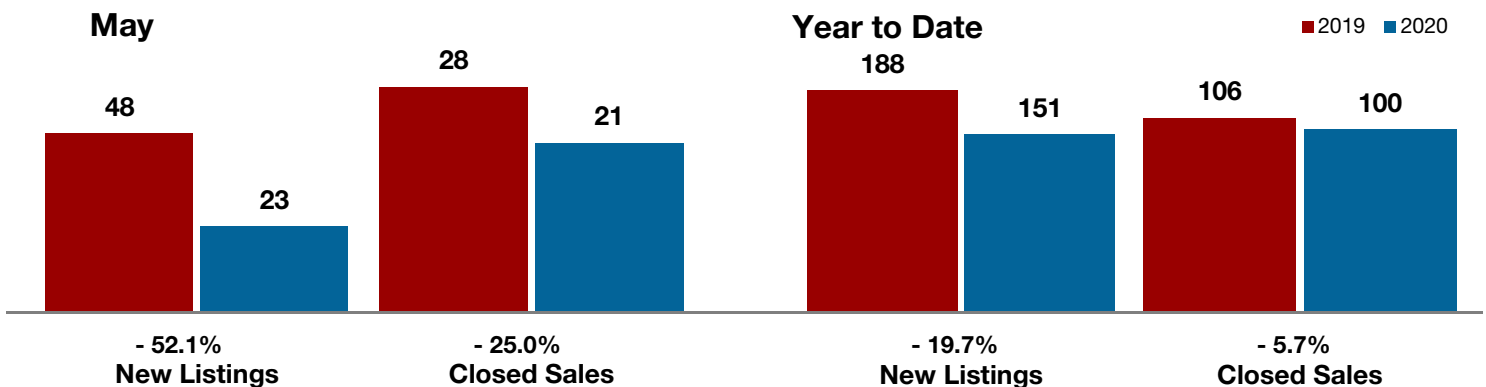
Change in
Closed Sales

Change in
Median Sales Price

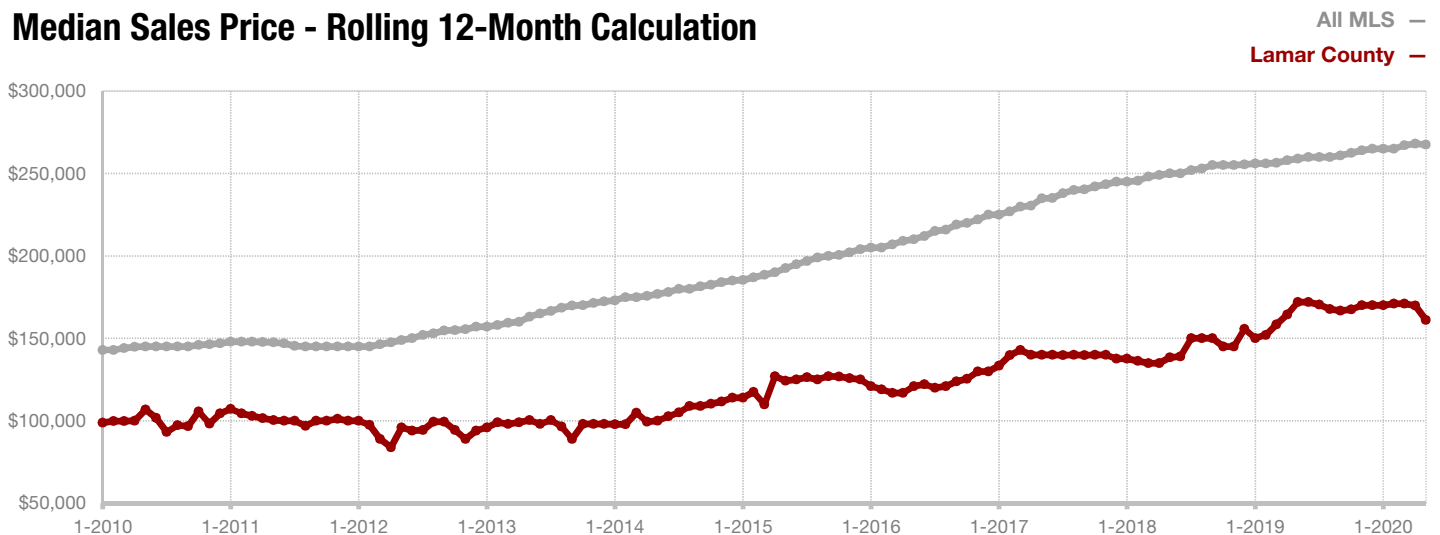
Lamar County

	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%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



- 100.0%

0.0%

+ 72.2%

Change in
New Listings

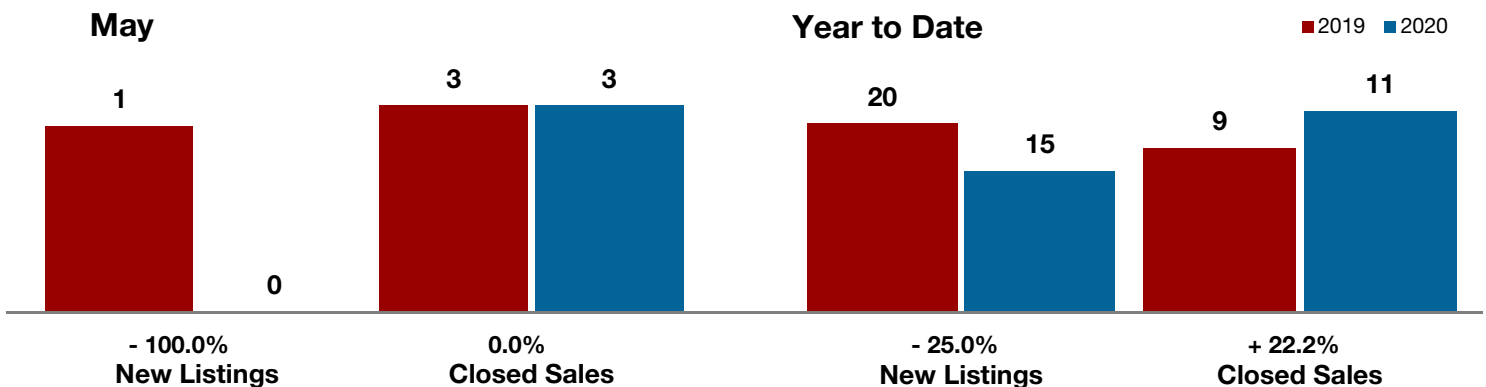
Change in
Closed Sales

Change in
Median Sales Price

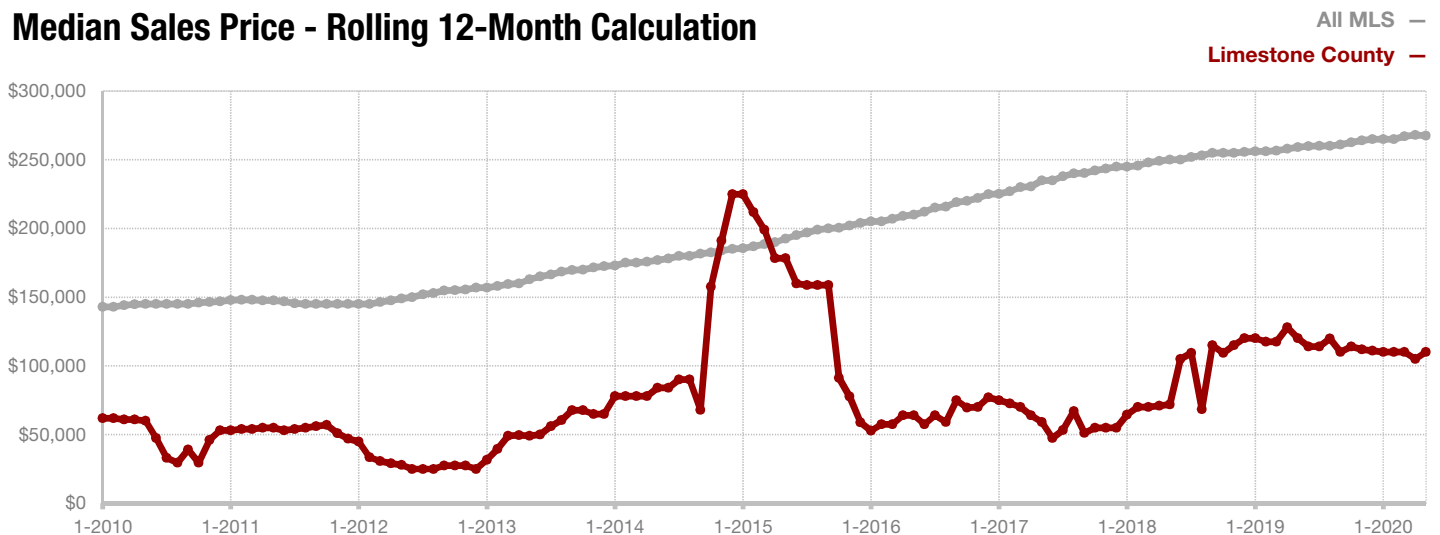
Limestone County

	May			Year 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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



- 20.7%

- 5.0%

- 27.7%

Change in
New Listings

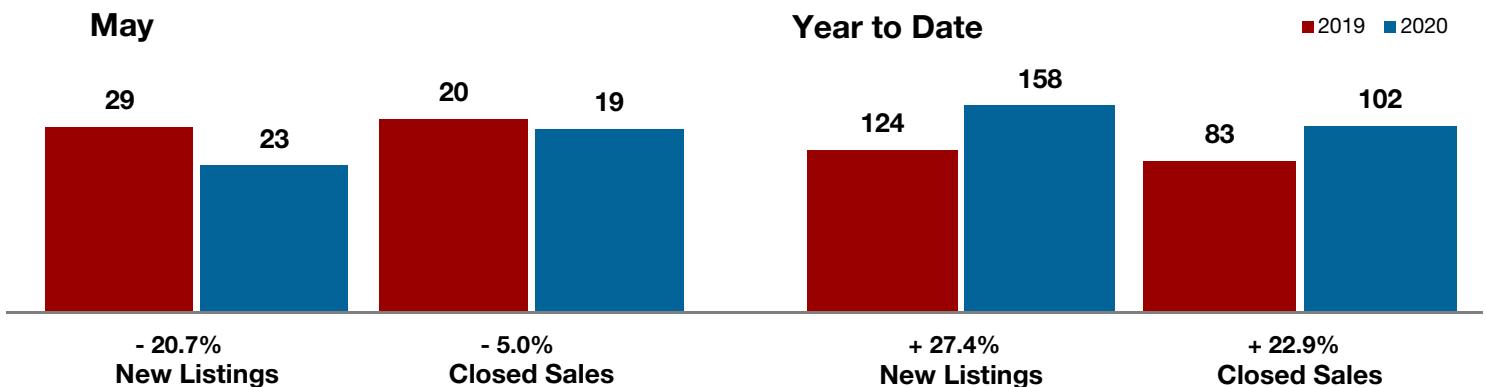
Change in
Closed Sales

Change in
Median Sales Price

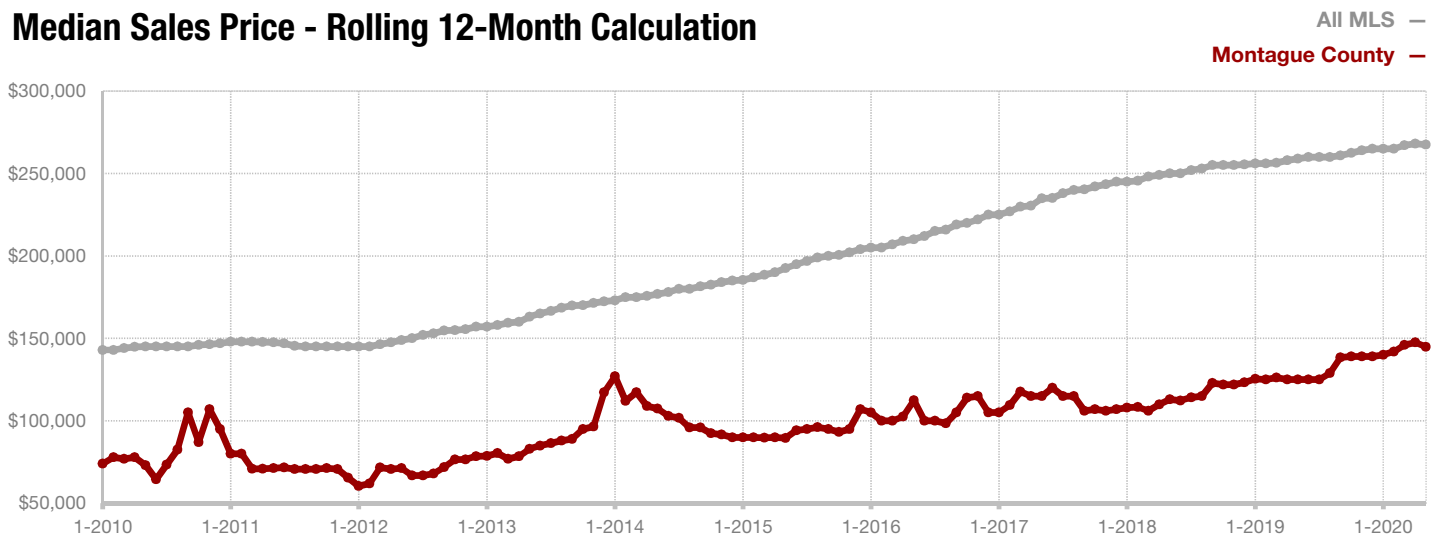
Montague County

	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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



- 26.6%

- 25.6%

+ 26.5%

Change in
New Listings

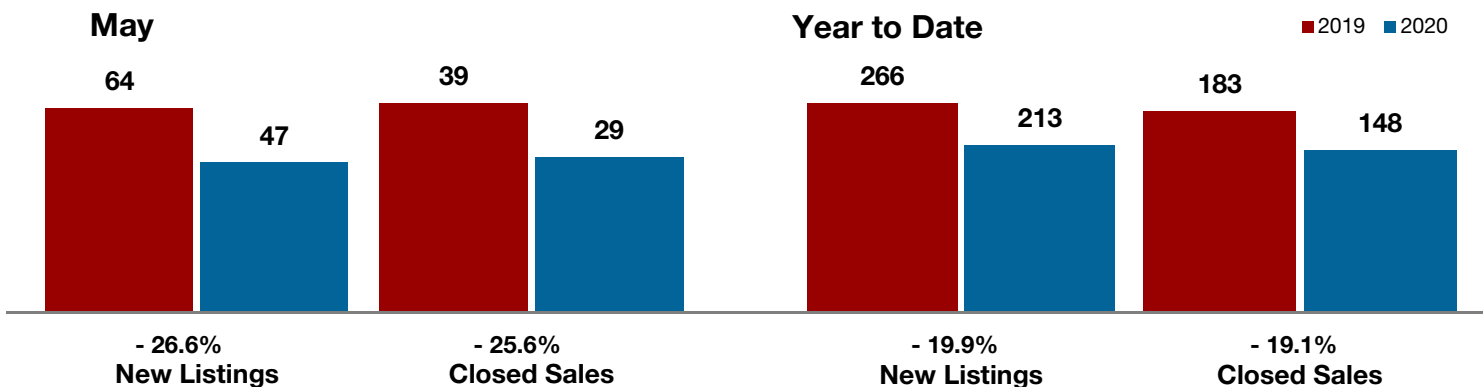
Change in
Closed Sales

Change in
Median Sales Price

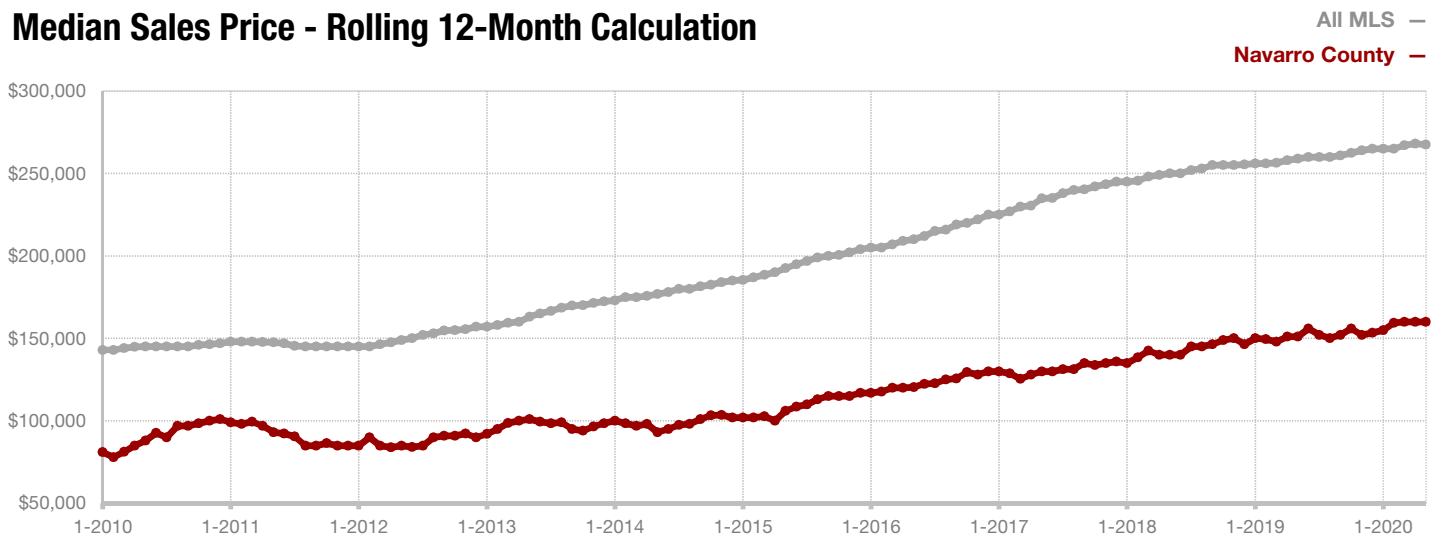
Navarro County

	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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



Nolan County

0.0%

Change in
New Listings

0.0%

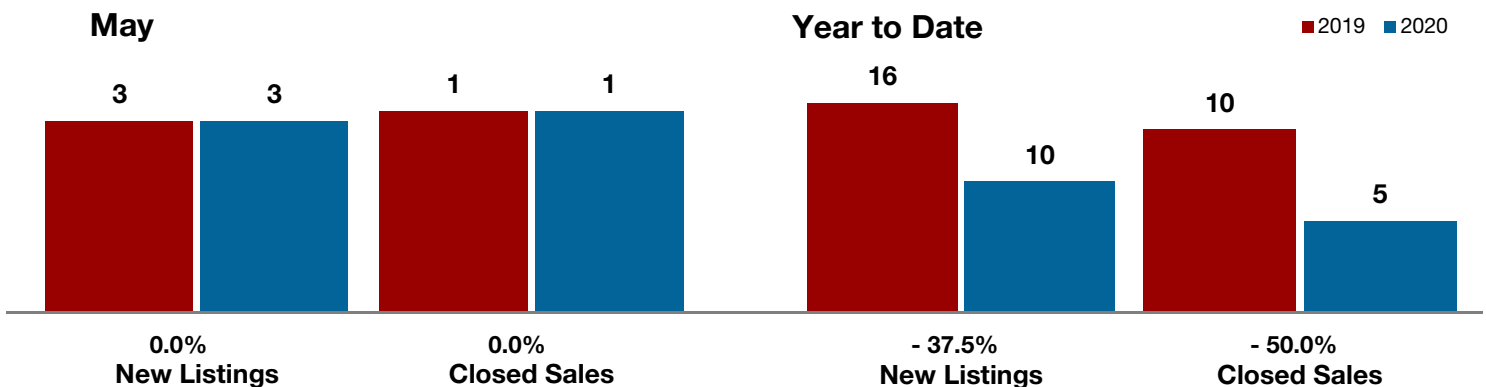
Change in
Closed Sales

+ 75.4%

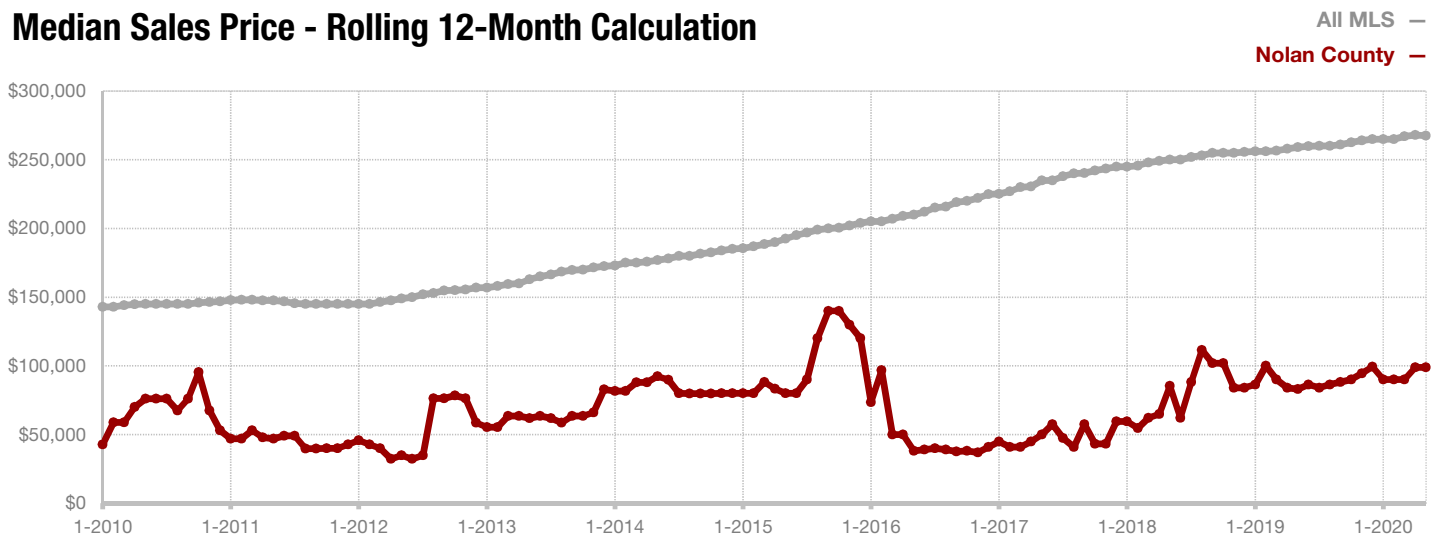
Change in
Median Sales Price

	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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



- 21.4%

- 6.8%

+ 1.6%

Change in
New Listings

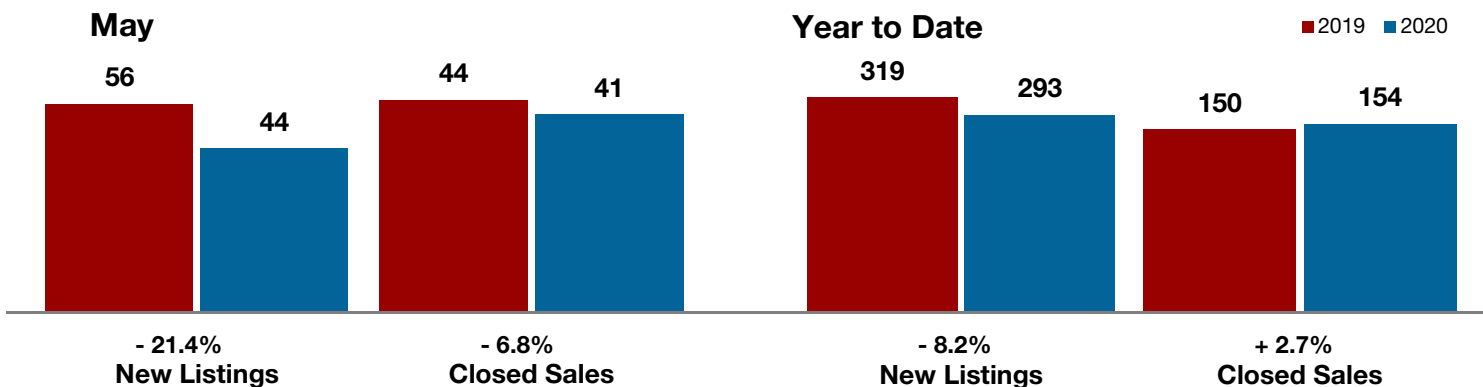
Change in
Closed Sales

Change in
Median Sales Price

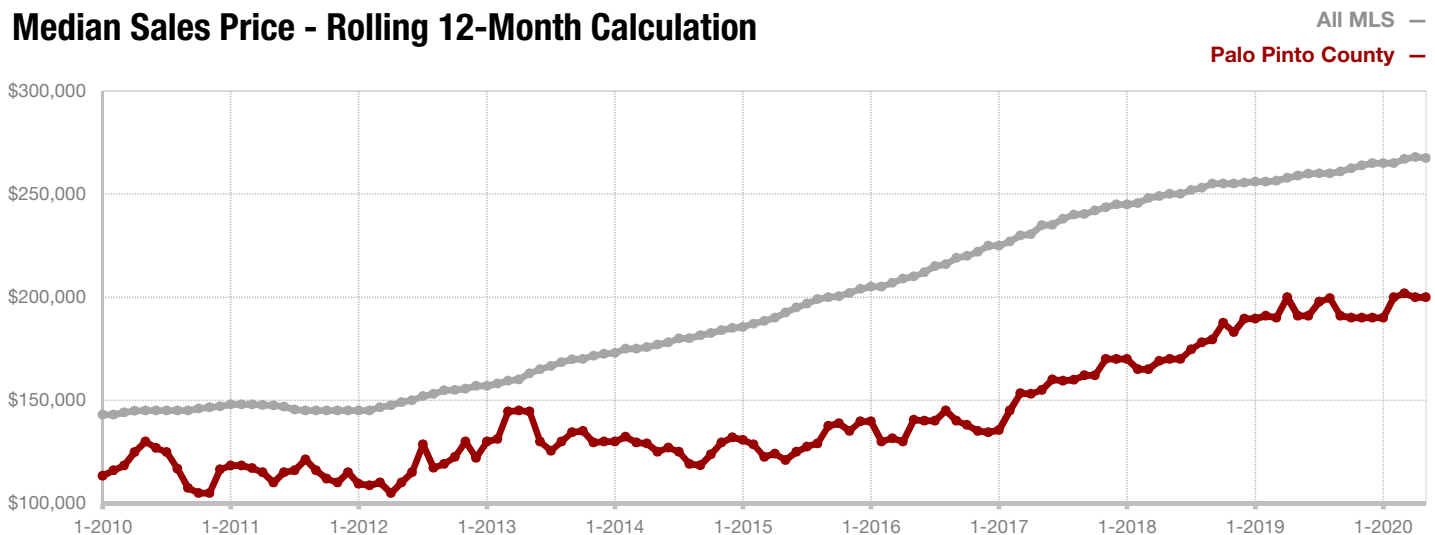
Palo Pinto County

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	56	44	- 21.4%	319	293	- 8.2%
Pending Sales	39	45	+ 15.4%	167	175	+ 4.8%
Closed Sales	44	41	- 6.8%	150	154	+ 2.7%
Average Sales Price*	\$284,310	\$329,655	+ 15.9%	\$304,783	\$372,176	+ 22.1%
Median Sales Price*	\$189,500	\$192,500	+ 1.6%	\$190,000	\$207,000	+ 8.9%
Percent of Original List Price Received*	93.3%	91.9%	- 1.5%	91.8%	90.9%	- 1.0%
Days on Market Until Sale	77	111	+ 44.2%	93	98	+ 5.4%
Inventory of Homes for Sale	262	230	- 12.2%	--	--	--
Months Supply of Inventory	7.5	6.7	- 12.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



Parker County

- 19.4%

- 18.4%

+ 4.7%

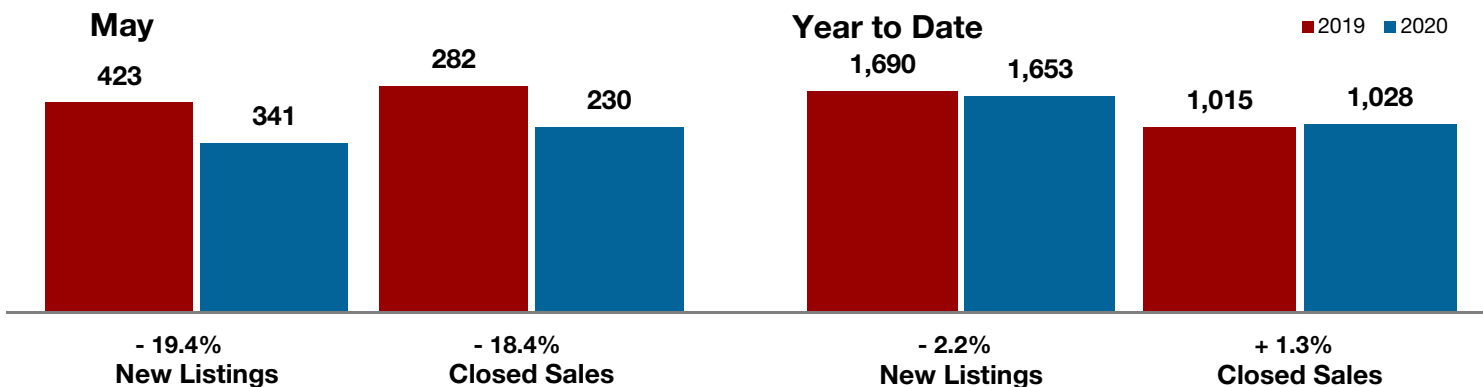
Change in
New Listings

Change in
Closed Sales

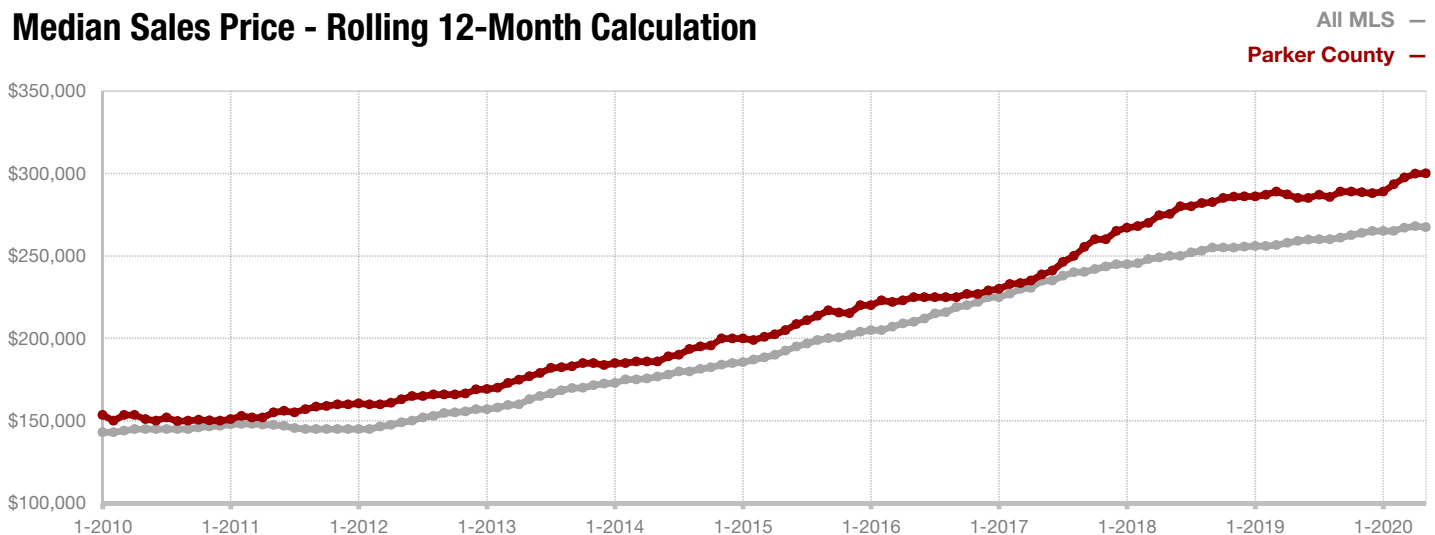
Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	423	341	- 19.4%	1,690	1,653	- 2.2%
Pending Sales	278	269	- 3.2%	1,195	1,210	+ 1.3%
Closed Sales	282	230	- 18.4%	1,015	1,028	+ 1.3%
Average Sales Price*	\$323,834	\$324,715	+ 0.3%	\$310,049	\$334,104	+ 7.8%
Median Sales Price*	\$296,000	\$310,000	+ 4.7%	\$280,000	\$310,000	+ 10.7%
Percent of Original List Price Received*	96.8%	96.4%	- 0.4%	96.4%	96.1%	- 0.3%
Days on Market Until Sale	52	72	+ 38.5%	60	75	+ 25.0%
Inventory of Homes for Sale	854	835	- 2.2%	--	--	--
Months Supply of Inventory	3.8	3.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



Rains County

+ 8.7%

+ 40.0%

+ 1.0%

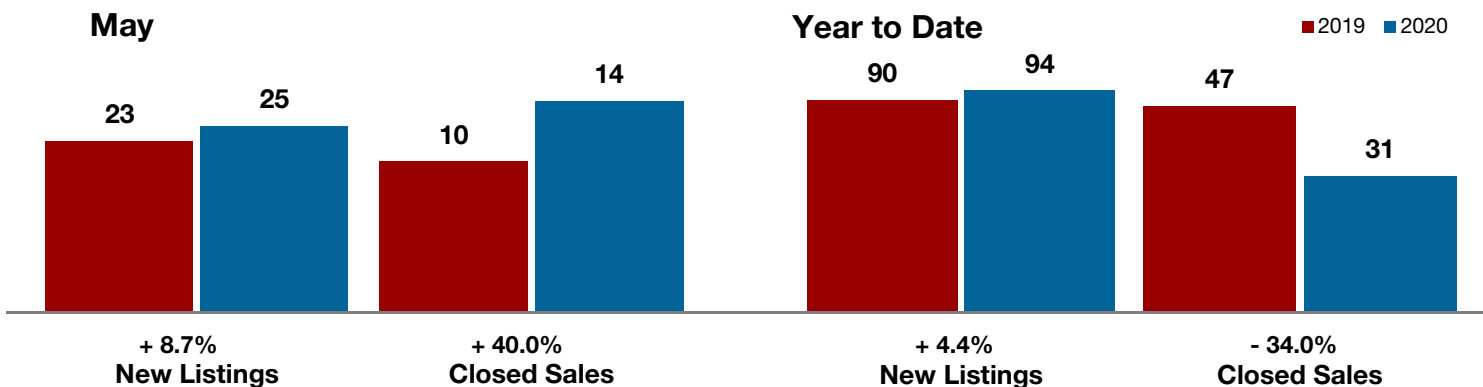
Change in
New Listings

Change in
Closed Sales

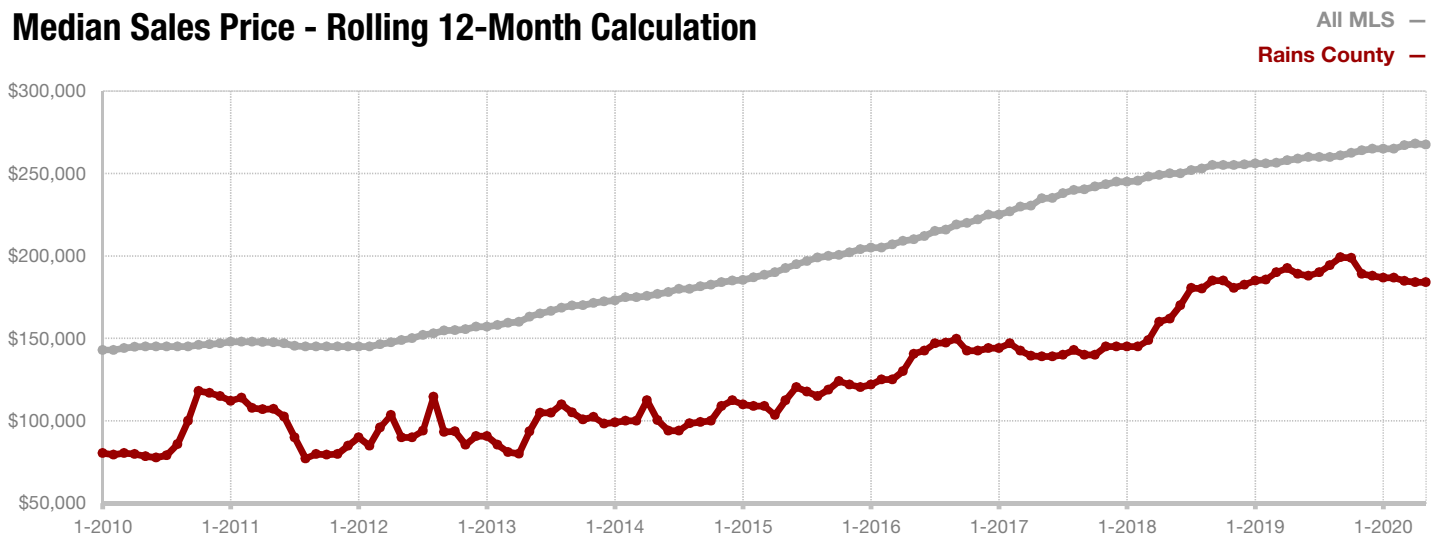
Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	23	25	+ 8.7%	90	94	+ 4.4%
Pending Sales	14	13	- 7.1%	59	43	- 27.1%
Closed Sales	10	14	+ 40.0%	47	31	- 34.0%
Average Sales Price*	\$475,490	\$196,250	- 58.7%	\$299,635	\$199,988	- 33.3%
Median Sales Price*	\$180,250	\$182,000	+ 1.0%	\$202,000	\$174,000	- 13.9%
Percent of Original List Price Received*	101.4%	93.0%	- 8.3%	91.1%	93.1%	+ 2.2%
Days on Market Until Sale	58	67	+ 15.5%	77	55	- 28.6%
Inventory of Homes for Sale	61	70	+ 14.8%	--	--	--
Months Supply of Inventory	6.0	6.9	+ 16.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



+ 1.5%

- 17.2%

+ 6.9%

Change in
New Listings

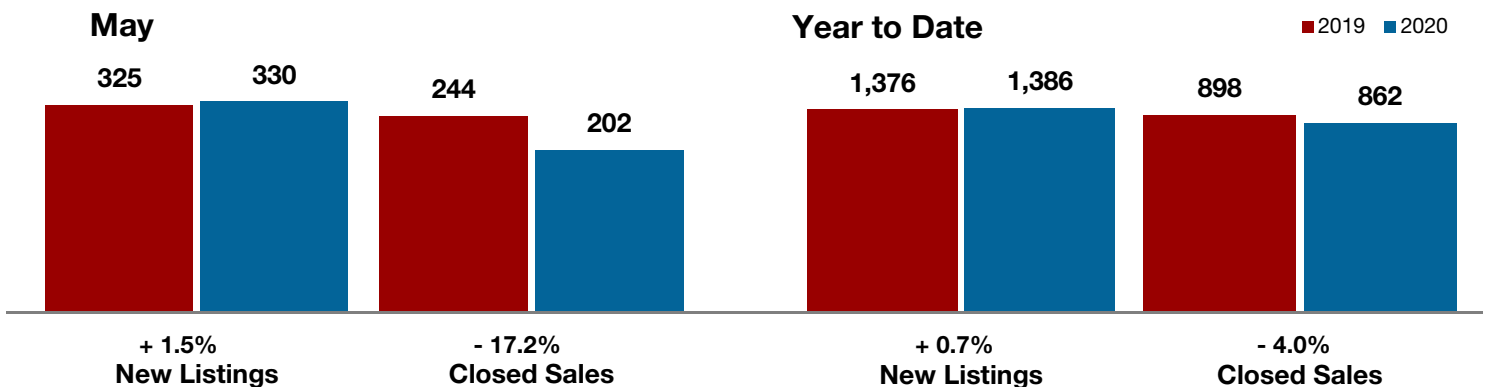
Change in
Closed Sales

Change in
Median Sales Price

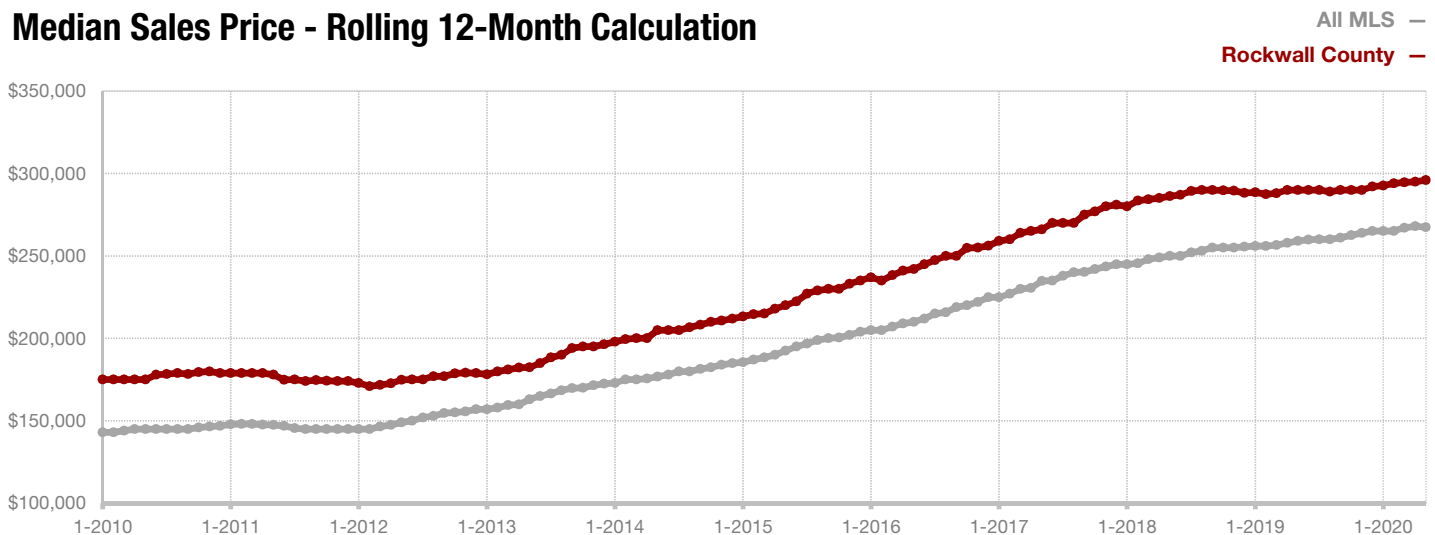
Rockwall County

	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%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



Shackelford County

0.0%

- 100.0%

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Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

May

Year to Date

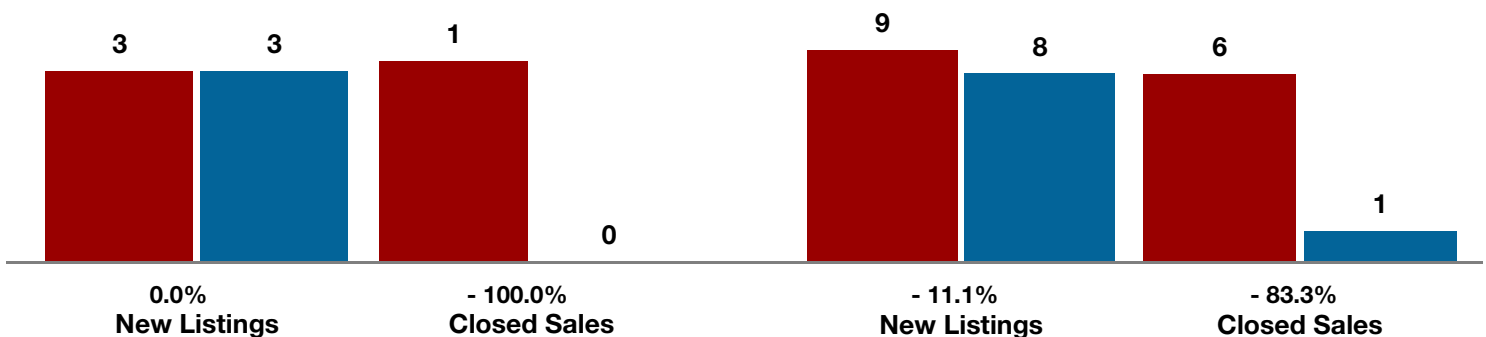
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3	3	0.0%	9	8	- 11.1%
Pending Sales	1	0	- 100.0%	7	2	- 71.4%
Closed Sales	1	0	- 100.0%	6	1	- 83.3%
Average Sales Price*	\$195,000	--	--	\$114,667	\$130,000	+ 13.4%
Median Sales Price*	\$195,000	--	--	\$114,500	\$130,000	+ 13.5%
Percent of Original List Price 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%	--	--	--

* 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.

May

Year to Date

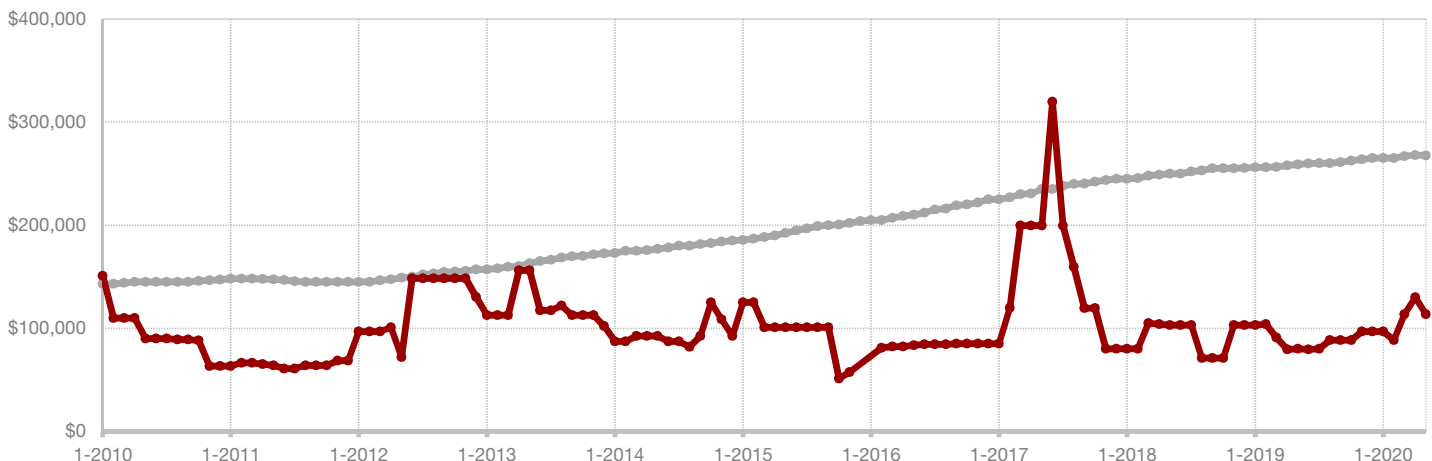
■ 2019 ■ 2020



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Shackelford County —



Local Market Update – May 2020

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



+ 39.1%

- 34.2%

+ 3.9%

Change in
New Listings

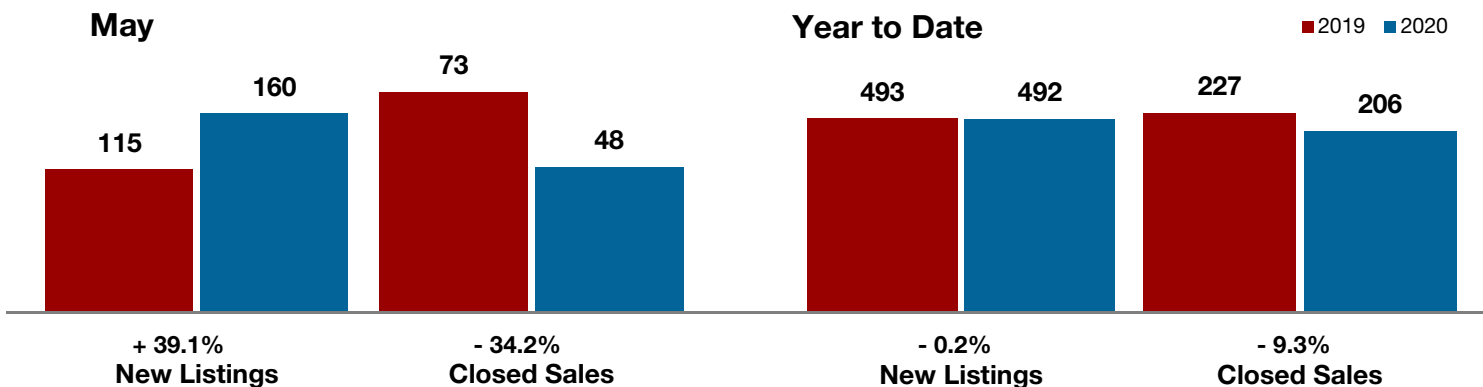
Change in
Closed Sales

Change in
Median Sales Price

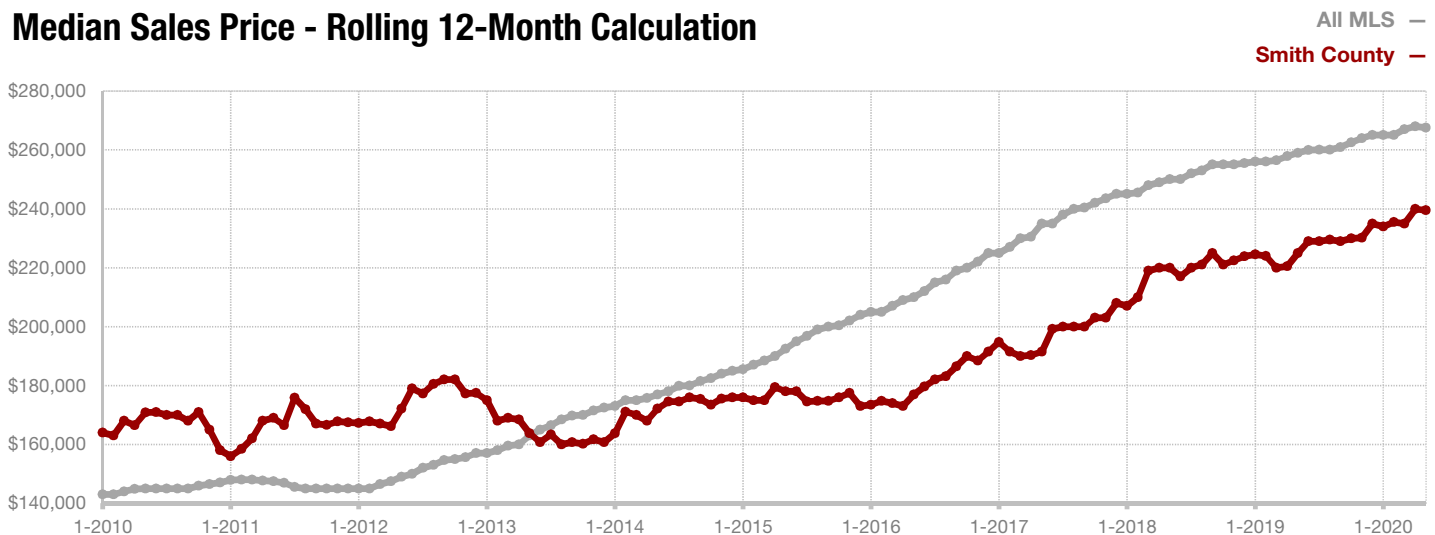
Smith County

	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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



+ 8.3%

- 71.4%

- 5.5%

Change in
New Listings

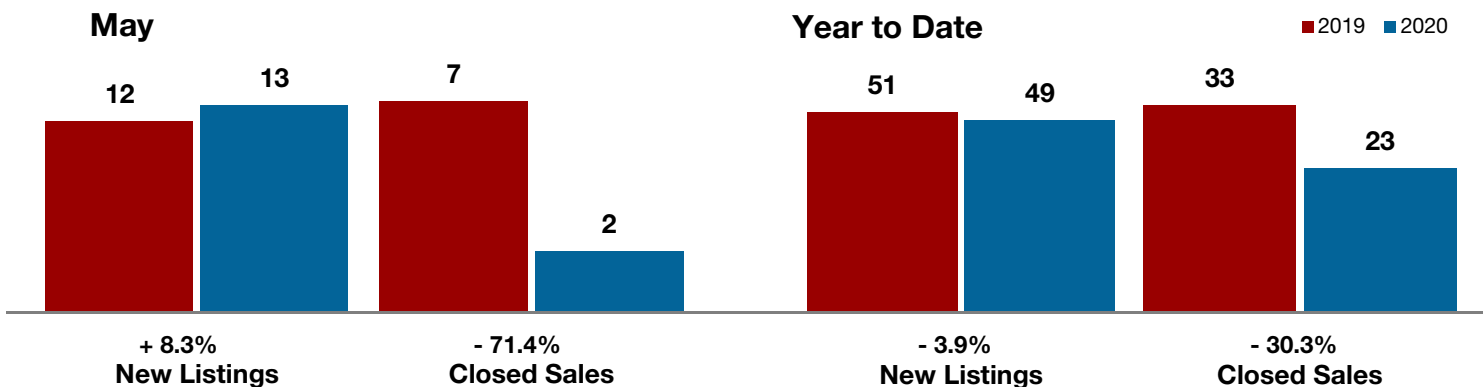
Change in
Closed Sales

Change in
Median Sales Price

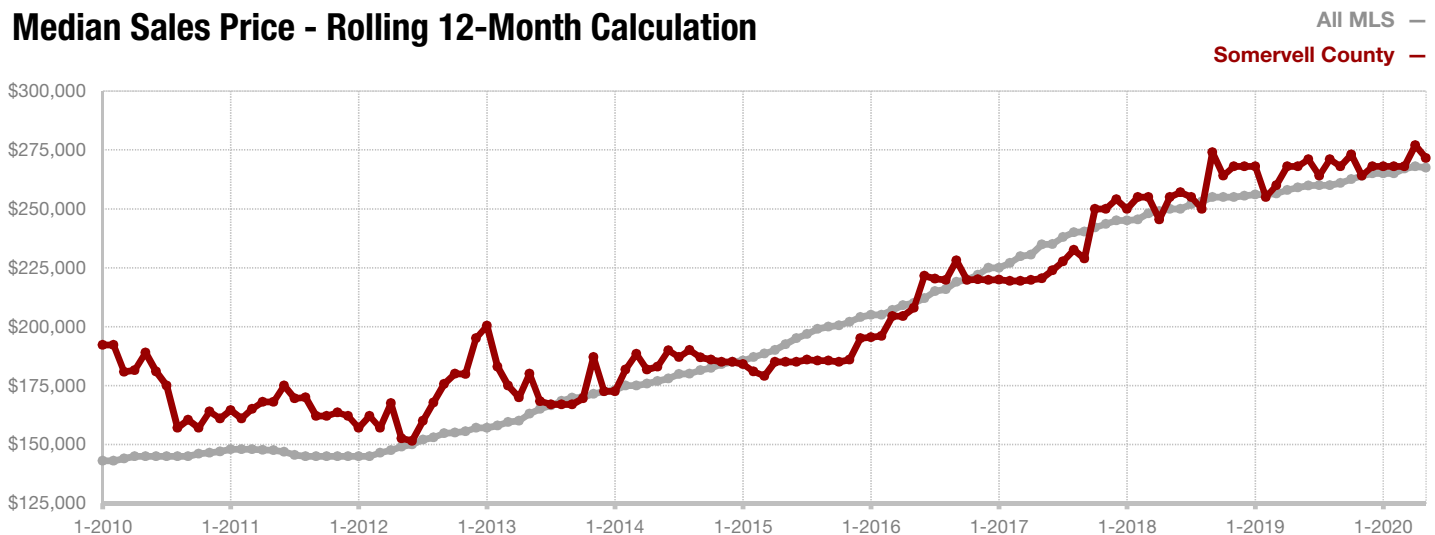
Somervell County

	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%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



- 16.7%

- 14.3%

- 30.8%

Change in
New Listings

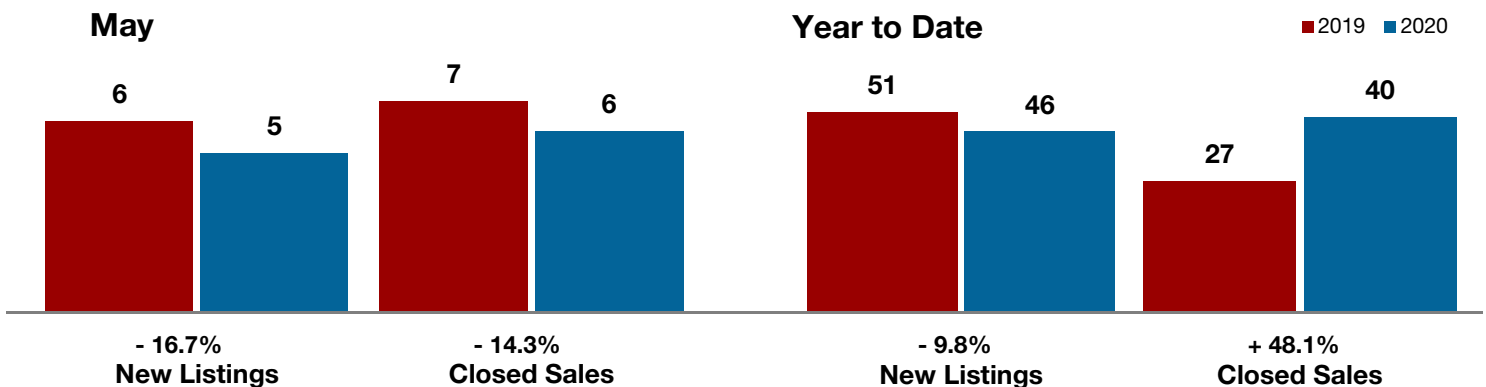
Change in
Closed Sales

Change in
Median Sales Price

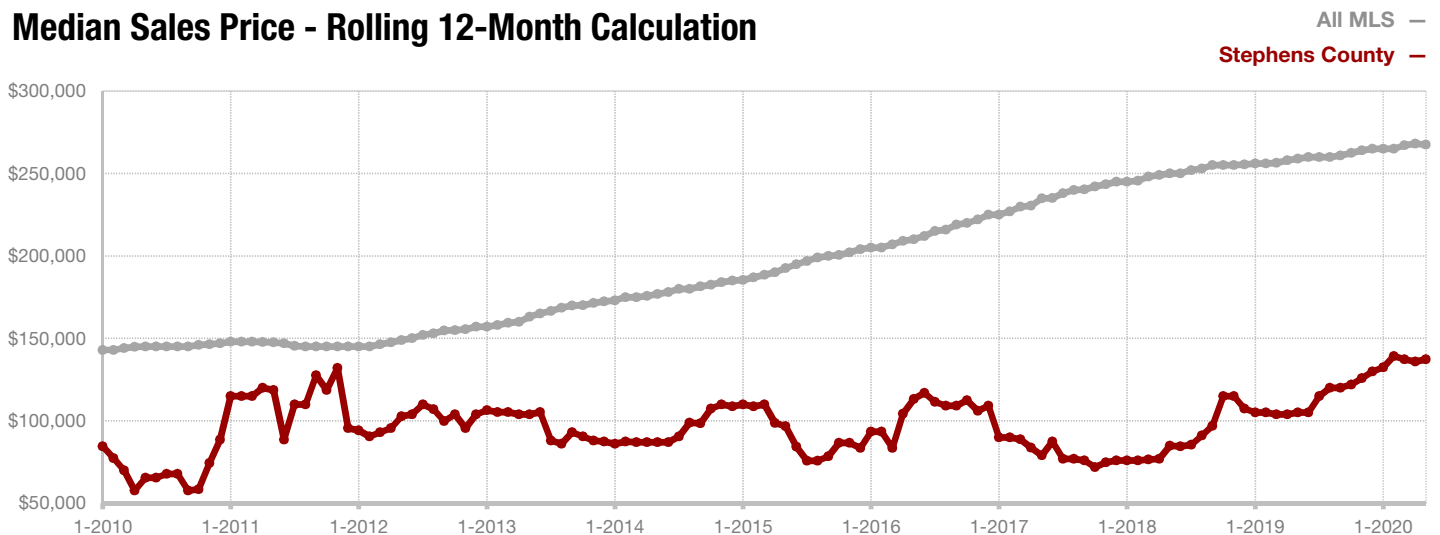
Stephens County

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	6	5	- 16.7%	51	46	- 9.8%
Pending Sales	9	9	0.0%	36	47	+ 30.6%
Closed Sales	7	6	- 14.3%	27	40	+ 48.1%
Average Sales Price*	\$194,557	\$108,417	- 44.3%	\$139,350	\$162,012	+ 16.3%
Median Sales Price*	\$126,000	\$87,250	- 30.8%	\$93,000	\$103,500	+ 11.3%
Percent of Original List Price Received*	89.9%	88.2%	- 1.9%	92.1%	88.5%	- 3.9%
Days on Market Until Sale	43	118	+ 174.4%	92	99	+ 7.6%
Inventory of Homes for Sale	49	40	- 18.4%	--	--	--
Months Supply of Inventory	6.8	4.8	- 28.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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+ 100.0%

0.0%

--

Stonewall County

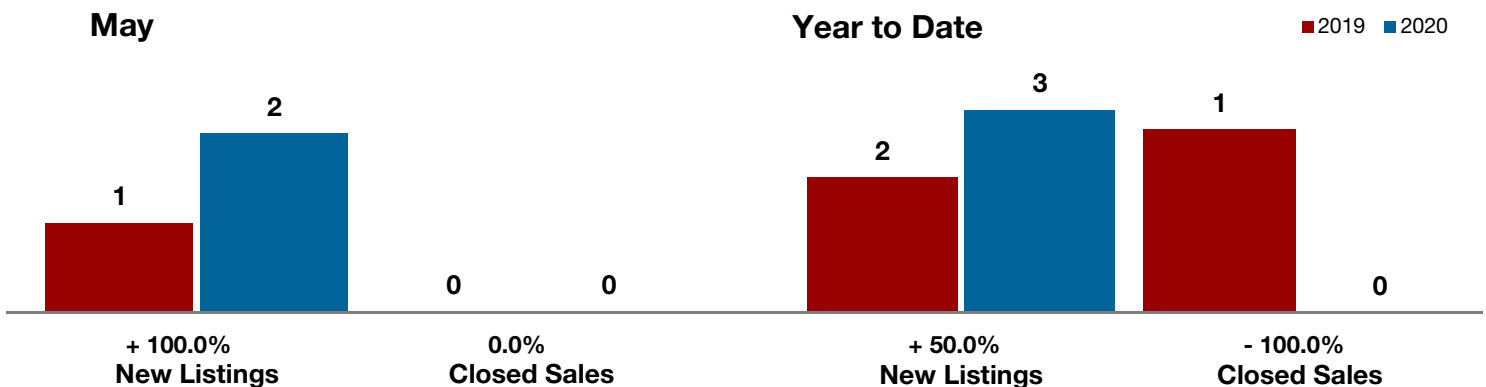
Change in
New Listings

Change in
Closed Sales

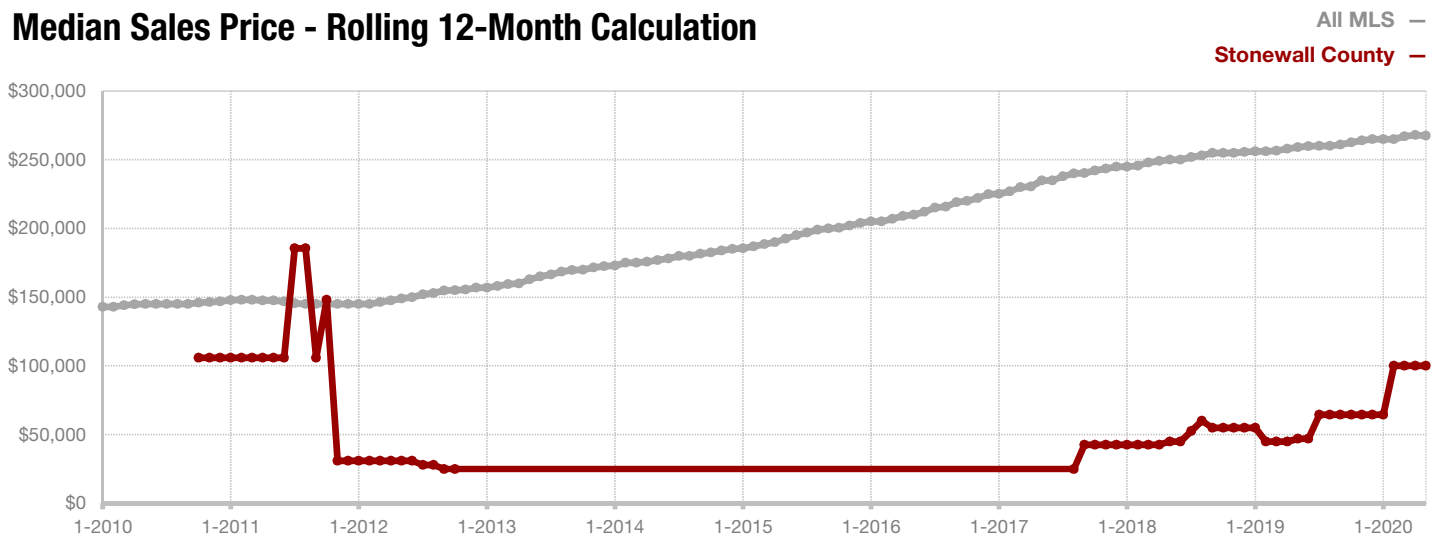
Change in
Median Sales Price

	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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



- 18.7%

- 33.0%

- 0.2%

Change in
New Listings

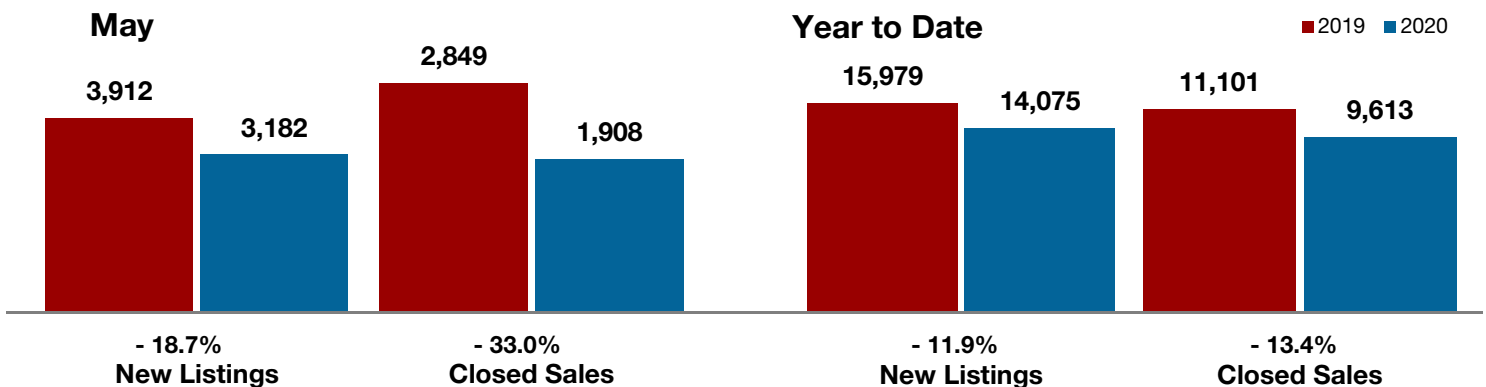
Change in
Closed Sales

Change in
Median Sales Price

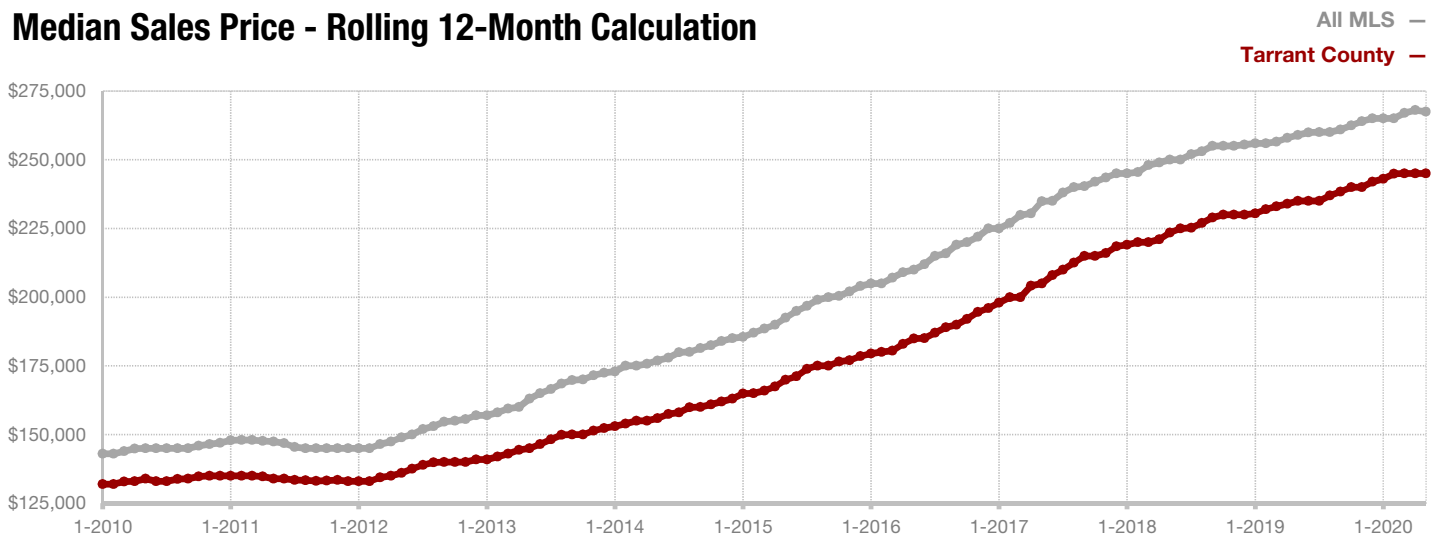
Tarrant County

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3,912	3,182	- 18.7%	15,979	14,075	- 11.9%
Pending Sales	2,807	2,682	- 4.5%	12,530	11,314	- 9.7%
Closed Sales	2,849	1,908	- 33.0%	11,101	9,613	- 13.4%
Average Sales Price*	\$299,168	\$296,941	- 0.7%	\$283,801	\$292,371	+ 3.0%
Median Sales Price*	\$247,500	\$247,000	- 0.2%	\$236,500	\$246,727	+ 4.3%
Percent of Original List Price Received*	97.9%	97.6%	- 0.3%	97.2%	97.2%	0.0%
Days on Market Until Sale	34	36	+ 5.9%	42	42	0.0%
Inventory of Homes for Sale	5,769	4,612	- 20.1%	--	--	--
Months Supply of Inventory	2.5	2.0	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



+ 15.2%

- 23.7%

- 5.1%

Change in
New Listings

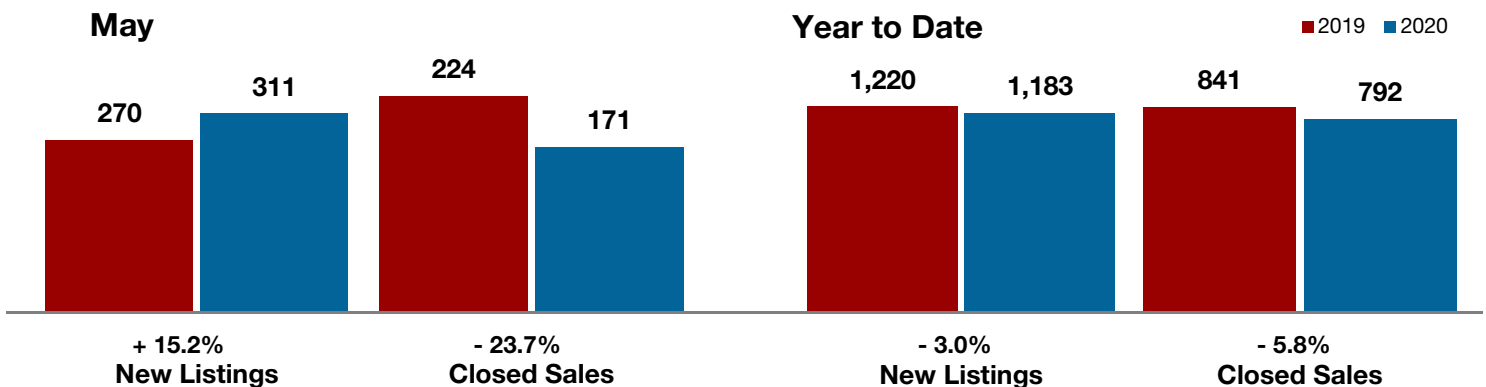
Change in
Closed Sales

Change in
Median Sales Price

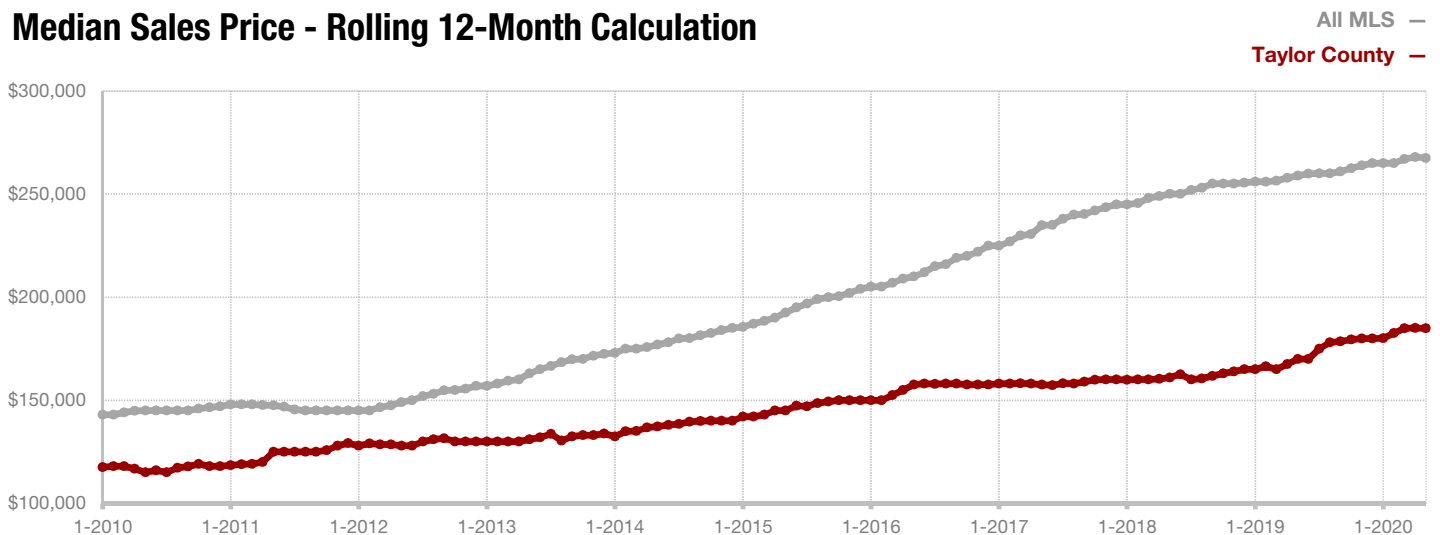
Taylor County

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	270	311	+ 15.2%	1,220	1,183	- 3.0%
Pending Sales	213	243	+ 14.1%	974	969	- 0.5%
Closed Sales	224	171	- 23.7%	841	792	- 5.8%
Average Sales Price*	\$209,685	\$190,345	- 9.2%	\$188,290	\$196,661	+ 4.4%
Median Sales Price*	\$189,700	\$180,000	- 5.1%	\$170,000	\$180,000	+ 5.9%
Percent of Original List Price Received*	95.9%	96.5%	+ 0.6%	96.0%	96.4%	+ 0.4%
Days on Market Until Sale	56	52	- 7.1%	62	62	0.0%
Inventory of Homes for Sale	581	483	- 16.9%	--	--	--
Months Supply of Inventory	3.4	2.7	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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+ 125.0%

- 100.0%

--

Upshur County

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

May

Year to Date

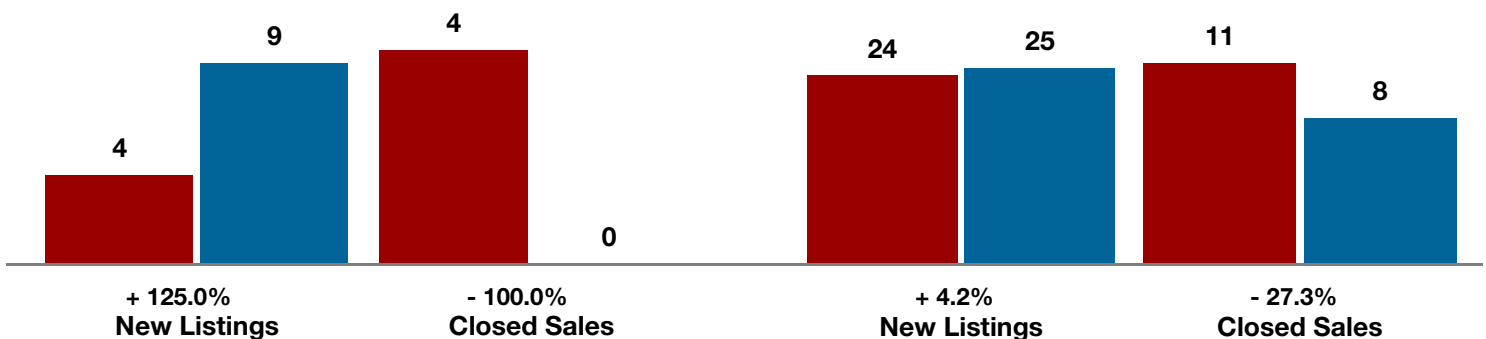
	2019	2020	+ / -	2019	2020	+ / -
New Listings	4	9	+ 125.0%	24	25	+ 4.2%
Pending Sales	2	6	+ 200.0%	14	13	- 7.1%
Closed Sales	4	0	- 100.0%	11	8	- 27.3%
Average Sales Price*	\$353,700	--	--	\$354,574	\$225,163	- 36.5%
Median Sales Price*	\$302,450	--	--	\$334,900	\$207,000	- 38.2%
Percent of Original List Price Received*	94.7%	--	--	90.1%	90.3%	+ 0.2%
Days on Market Until Sale	111	--	--	98	93	- 5.1%
Inventory of Homes for Sale	22	23	+ 4.5%	--	--	--
Months Supply of Inventory	9.2	7.9	- 11.1%	--	--	--

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May

Year to Date

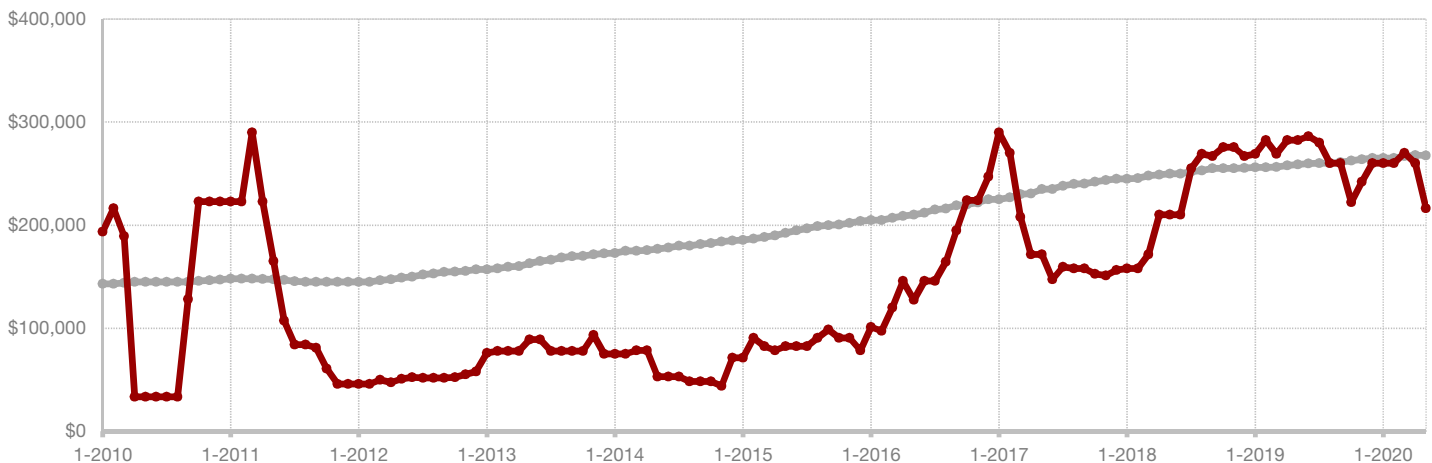
■ 2019 ■ 2020



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Upshur County —



Local Market Update – May 2020

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- 20.2%

- 16.4%

+ 20.5%

Change in
New Listings

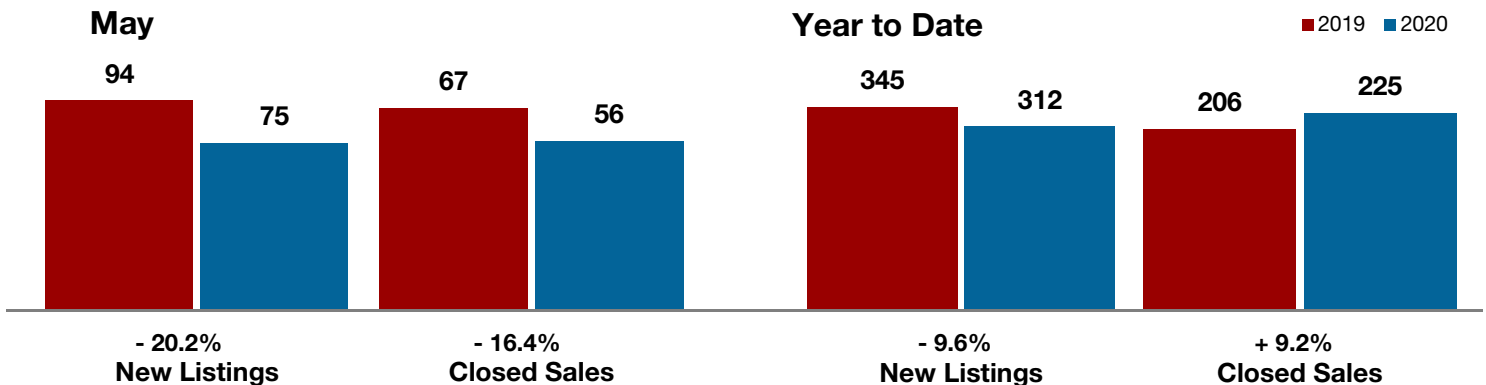
Change in
Closed Sales

Change in
Median Sales Price

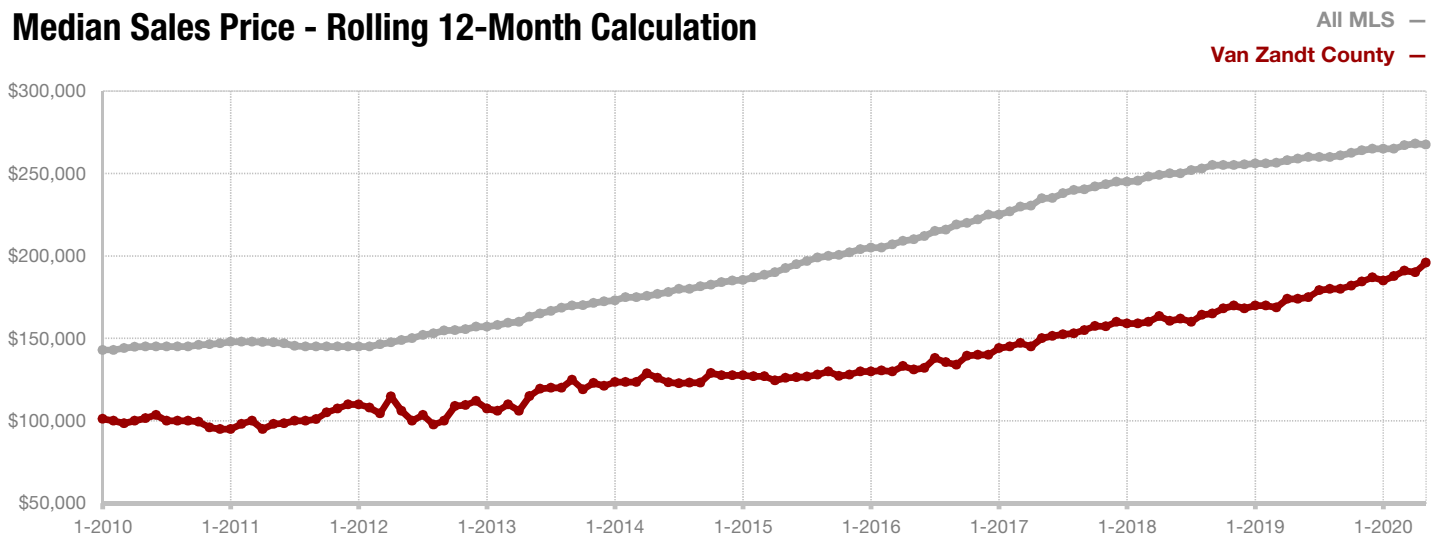
Van Zandt County

	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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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Wise County

- 5.3%

Change in
New Listings

- 8.9%

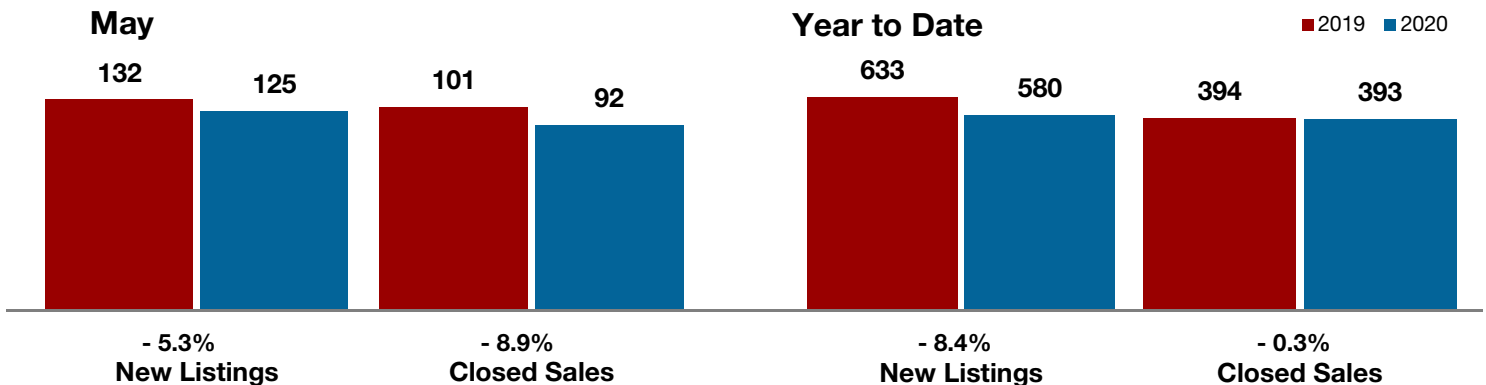
Change in
Closed Sales

+ 3.1%

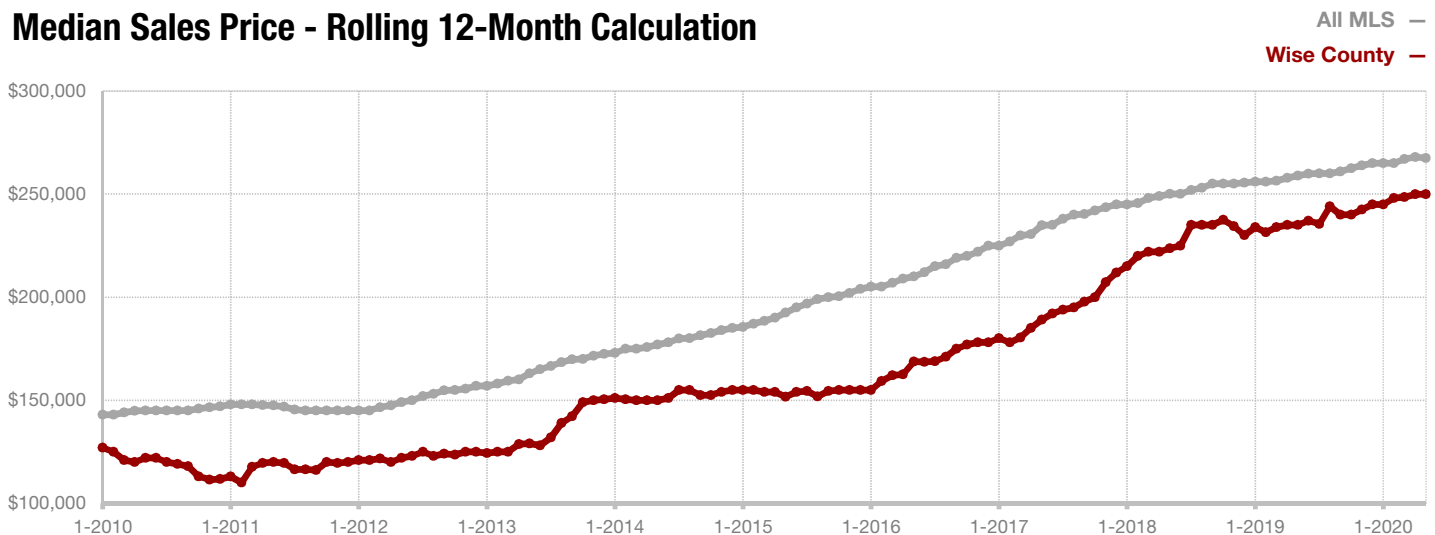
Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	132	125	- 5.3%	633	580	- 8.4%
Pending Sales	87	94	+ 8.0%	468	447	- 4.5%
Closed Sales	101	92	- 8.9%	394	393	- 0.3%
Average Sales Price*	\$267,173	\$272,569	+ 2.0%	\$264,011	\$279,628	+ 5.9%
Median Sales Price*	\$240,000	\$247,500	+ 3.1%	\$245,000	\$250,000	+ 2.0%
Percent of Original List Price Received*	96.4%	95.3%	- 1.1%	95.5%	94.5%	- 1.0%
Days on Market Until Sale	55	71	+ 29.1%	66	78	+ 18.2%
Inventory of Homes for Sale	318	312	- 1.9%	--	--	--
Months Supply of Inventory	4.0	3.7	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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Wood County

+ 14.9%

- 33.3%

+ 5.6%

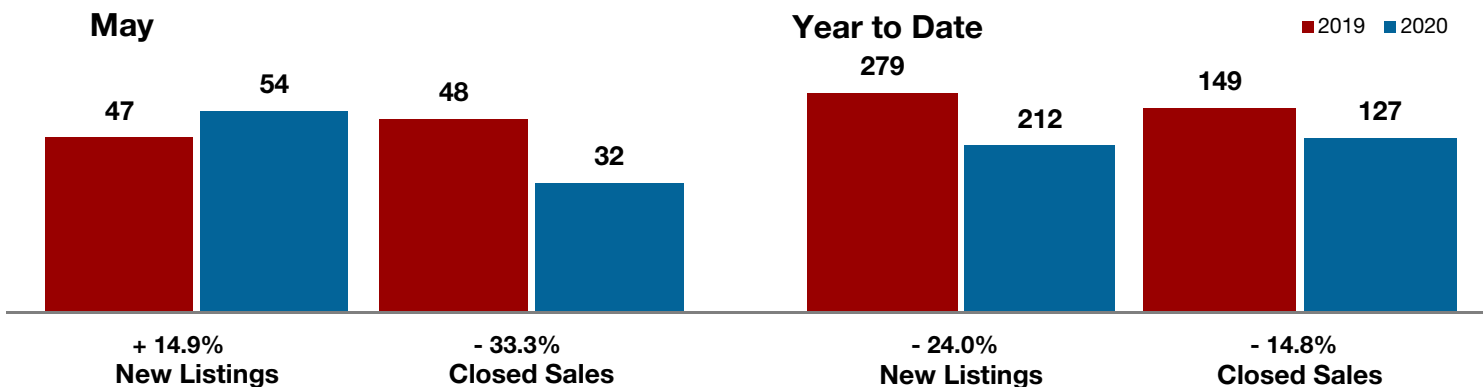
Change in
New Listings

Change in
Closed Sales

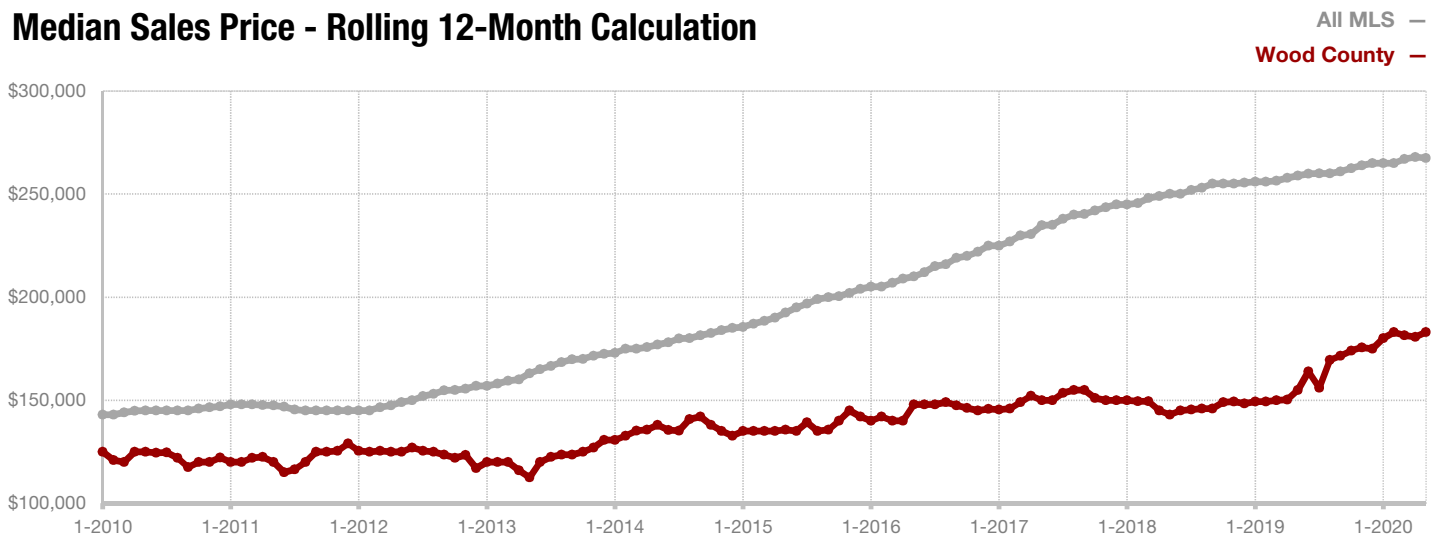
Change in
Median Sales Price

	May			Year 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%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2020

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



- 55.6%

- 50.0%

- 31.4%

Change in
New Listings

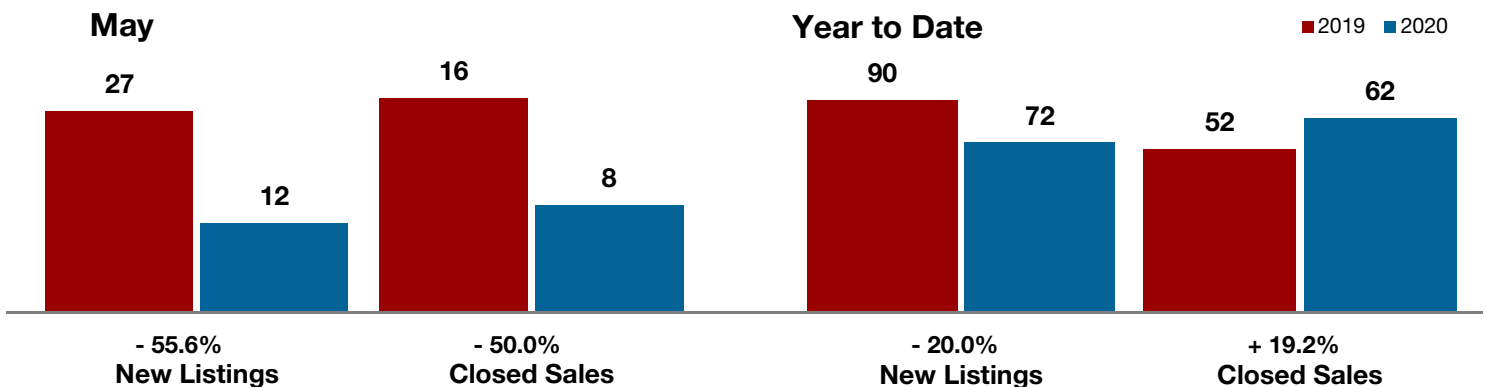
Change in
Closed Sales

Change in
Median Sales Price

Young County

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	27	12	- 55.6%	90	72	- 20.0%
Pending Sales	15	13	- 13.3%	68	70	+ 2.9%
Closed Sales	16	8	- 50.0%	52	62	+ 19.2%
Average Sales Price*	\$219,403	\$199,650	- 9.0%	\$184,846	\$156,122	- 15.5%
Median Sales Price*	\$180,750	\$124,000	- 31.4%	\$128,750	\$122,250	- 5.0%
Percent of Original List Price Received*	92.2%	87.5%	- 5.1%	92.3%	88.5%	- 4.1%
Days on Market Until Sale	109	110	+ 0.9%	122	156	+ 27.9%
Inventory of Homes for Sale	75	53	- 29.3%	--	--	--
Months Supply of Inventory	6.3	4.2	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

