

# Local Market Updates

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



## November 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 – November 2020

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**+ 16.7%**

**- 88.9%**

**+ 45.6%**

Change in  
New Listings

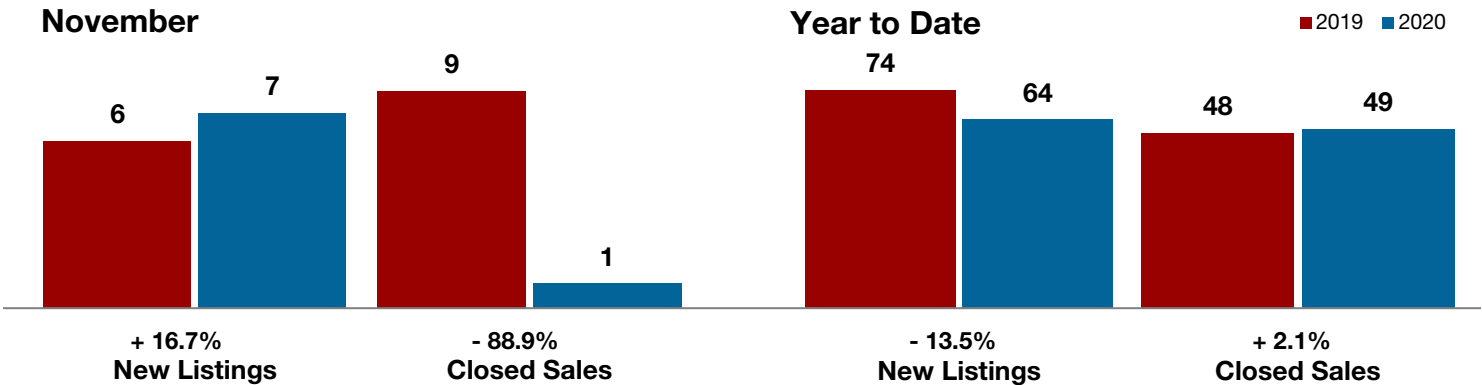
Change in  
Closed Sales

Change in  
Median Sales Price

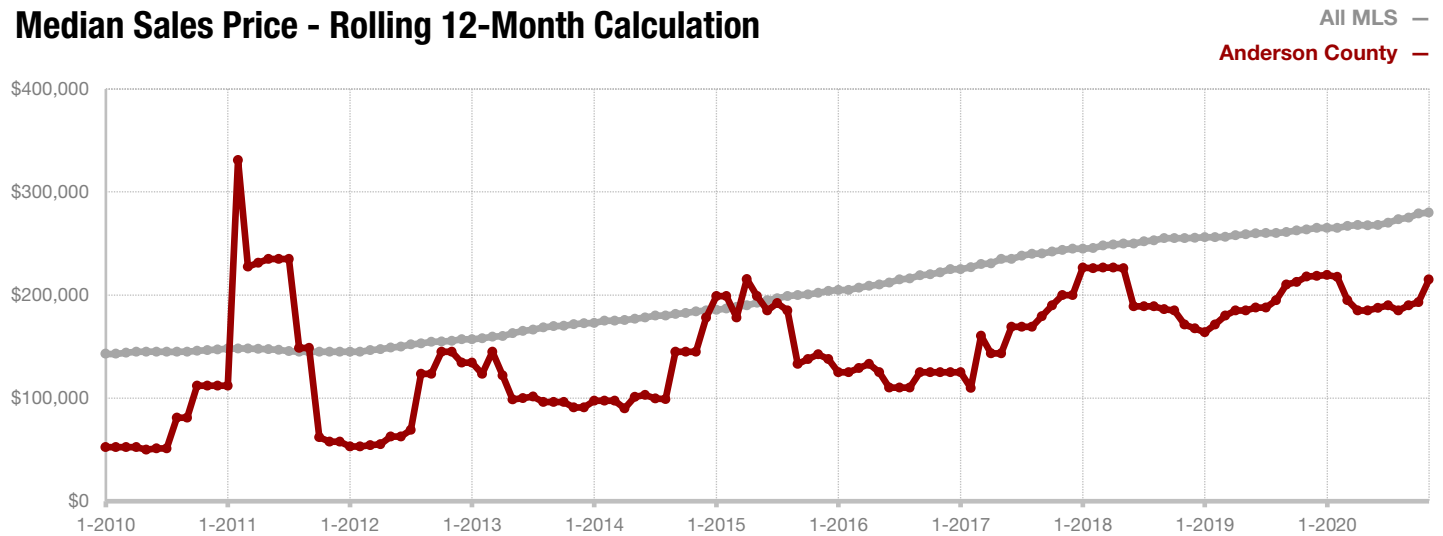
## Anderson County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	6	7	+ 16.7%	74	64	- 13.5%
Pending Sales	3	5	+ 66.7%	47	50	+ 6.4%
Closed Sales	9	1	- 88.9%	48	49	+ 2.1%
Average Sales Price*	\$270,822	<b>\$276,450</b>	+ 2.1%	\$274,042	<b>\$282,370</b>	+ 3.0%
Median Sales Price*	\$189,900	<b>\$276,450</b>	+ 45.6%	\$218,500	<b>\$215,000</b>	- 1.6%
Percent of Original List Price Received*	92.6%	<b>97.0%</b>	+ 4.8%	93.2%	<b>93.8%</b>	+ 0.6%
Days on Market Until Sale	82	<b>106</b>	+ 29.3%	108	<b>93</b>	- 13.9%
Inventory of Homes for Sale	34	<b>16</b>	- 52.9%	--	--	--
Months Supply of Inventory	8.3	<b>3.5</b>	- 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 – November 2020

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**+ 72.7%**

**+ 36.4%**

**- 28.3%**

Change in  
New Listings

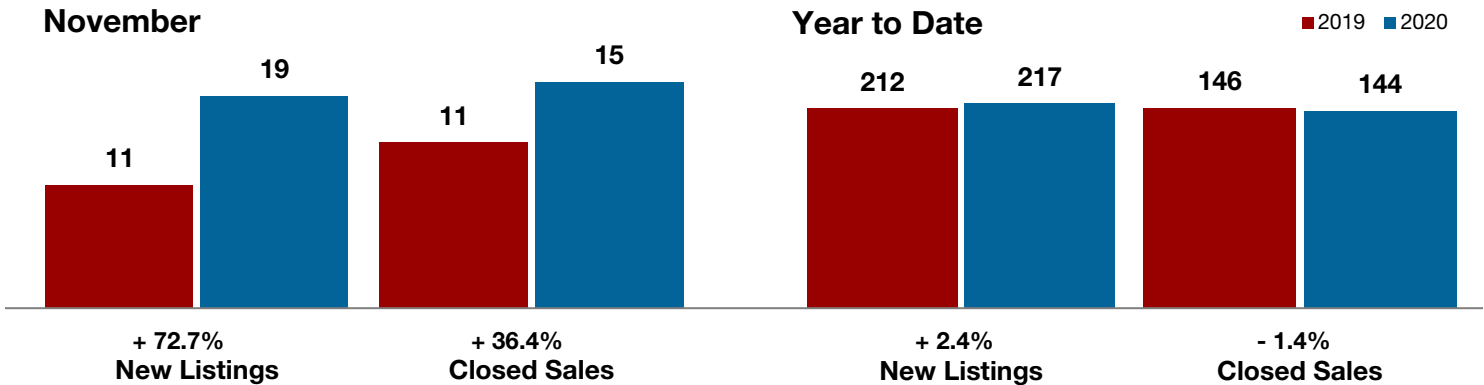
Change in  
Closed Sales

Change in  
Median Sales Price

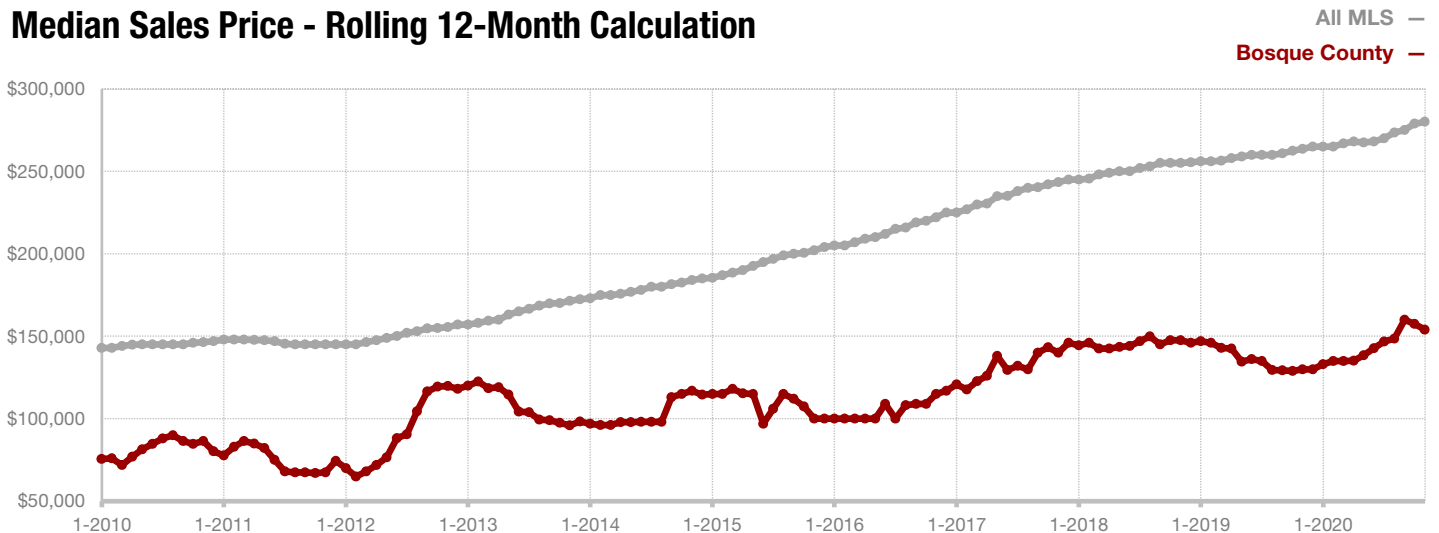
## Bosque County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	11	19	+ 72.7%	212	217	+ 2.4%
Pending Sales	16	16	0.0%	160	158	- 1.3%
Closed Sales	11	15	+ 36.4%	146	144	- 1.4%
Average Sales Price*	\$294,950	\$187,813	- 36.3%	\$180,027	\$251,687	+ 39.8%
Median Sales Price*	\$214,700	\$153,900	- 28.3%	\$129,750	\$154,000	+ 18.7%
Percent of Original List Price Received*	89.5%	92.7%	+ 3.6%	90.6%	90.8%	+ 0.2%
Days on Market Until Sale	136	72	- 47.1%	98	99	+ 1.0%
Inventory of Homes for Sale	83	62	- 25.3%	--	--	--
Months Supply of Inventory	6.1	4.6	- 16.7%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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**+ 30.6%**

Change in  
New Listings

**+ 2.6%**

Change in  
Closed Sales

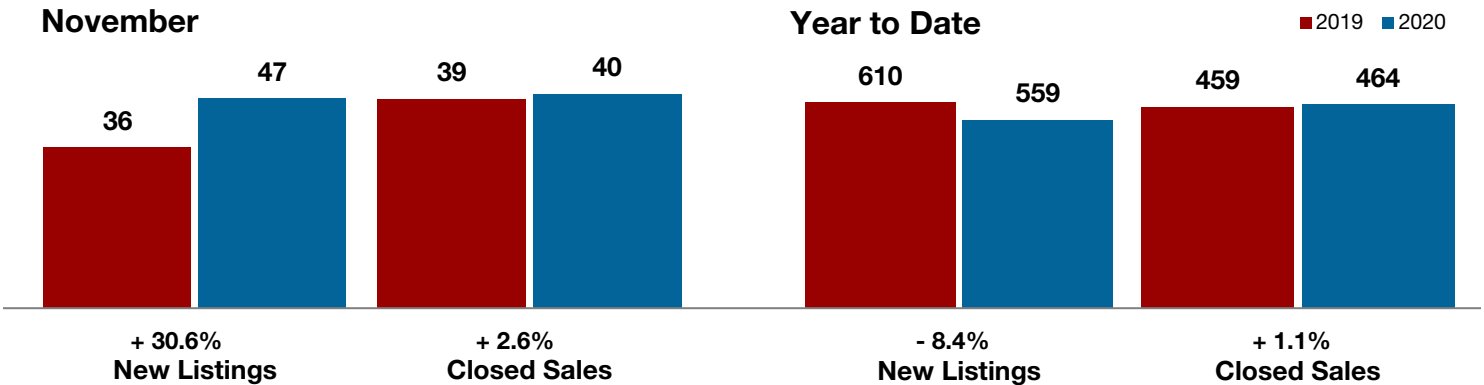
**+ 8.6%**

Change in  
Median Sales Price

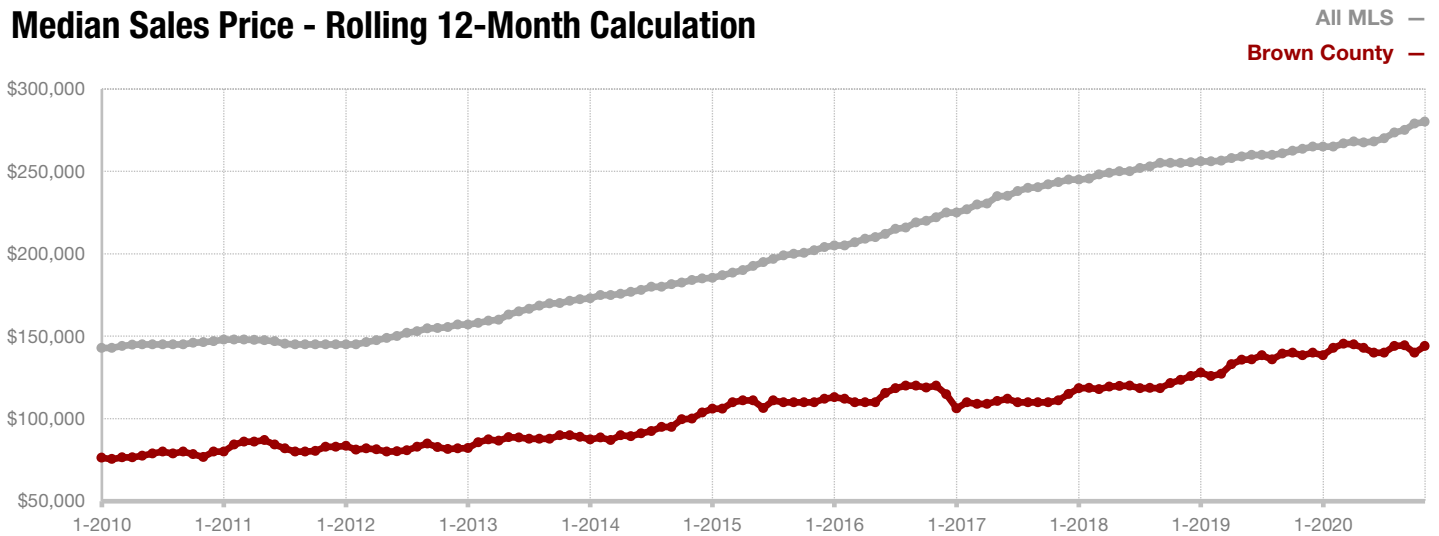
## Brown County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	36	47	+ 30.6%	610	559	- 8.4%
Pending Sales	27	38	+ 40.7%	459	483	+ 5.2%
Closed Sales	39	40	+ 2.6%	459	464	+ 1.1%
Average Sales Price*	\$158,973	\$196,488	+ 23.6%	\$170,871	\$183,135	+ 7.2%
Median Sales Price*	\$145,000	\$157,400	+ 8.6%	\$136,000	\$140,000	+ 2.9%
Percent of Original List Price Received*	94.2%	94.7%	+ 0.5%	93.0%	93.5%	+ 0.5%
Days on Market Until Sale	67	55	- 17.9%	91	74	- 18.7%
Inventory of Homes for Sale	207	131	- 36.7%	--	--	--
Months Supply of Inventory	5.2	3.1	- 40.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**0.0%**

**+ 15.4%**

**+ 9.8%**

Change in  
New Listings

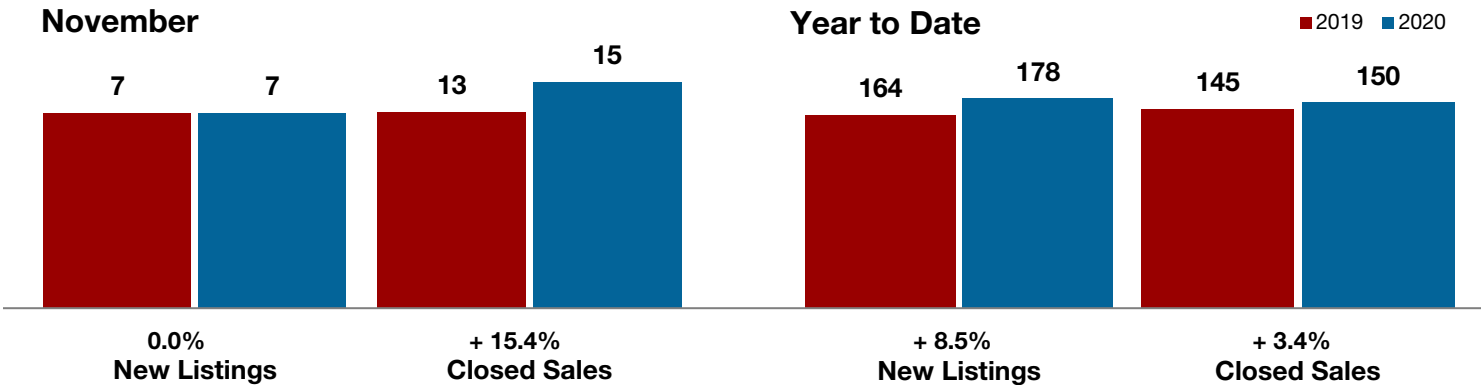
Change in  
Closed Sales

Change in  
Median Sales Price

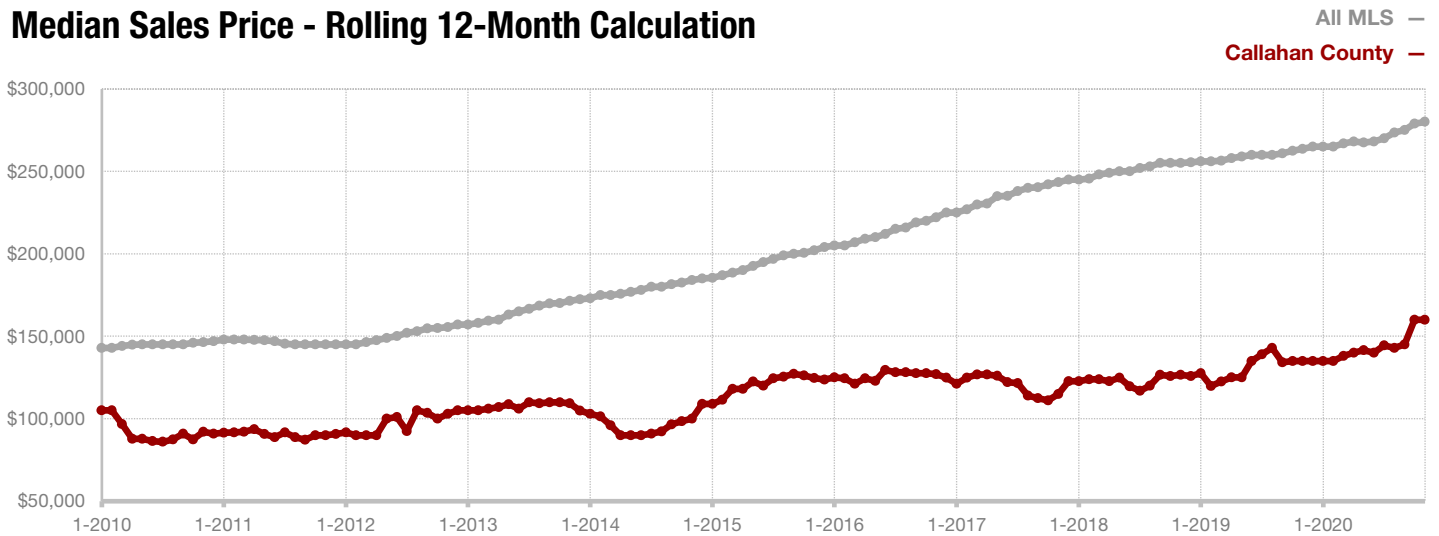
## Callahan County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	7	7	0.0%	164	178	+ 8.5%
Pending Sales	4	10	+ 150.0%	143	154	+ 7.7%
Closed Sales	13	15	+ 15.4%	145	150	+ 3.4%
Average Sales Price*	\$151,938	<b>\$142,787</b>	- 6.0%	\$157,125	<b>\$182,644</b>	+ 16.2%
Median Sales Price*	\$123,000	<b>\$135,000</b>	+ 9.8%	\$135,000	<b>\$160,000</b>	+ 18.5%
Percent of Original List Price Received*	91.4%	<b>90.1%</b>	- 1.4%	94.4%	<b>93.9%</b>	- 0.5%
Days on Market Until Sale	51	<b>65</b>	+ 27.5%	68	<b>54</b>	- 20.6%
Inventory of Homes for Sale	39	<b>30</b>	- 23.1%	--	--	--
Months Supply of Inventory	3.2	<b>2.2</b>	- 33.3%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**0.0%**

**- 25.0%**

**+ 322.1%**

Change in  
New Listings

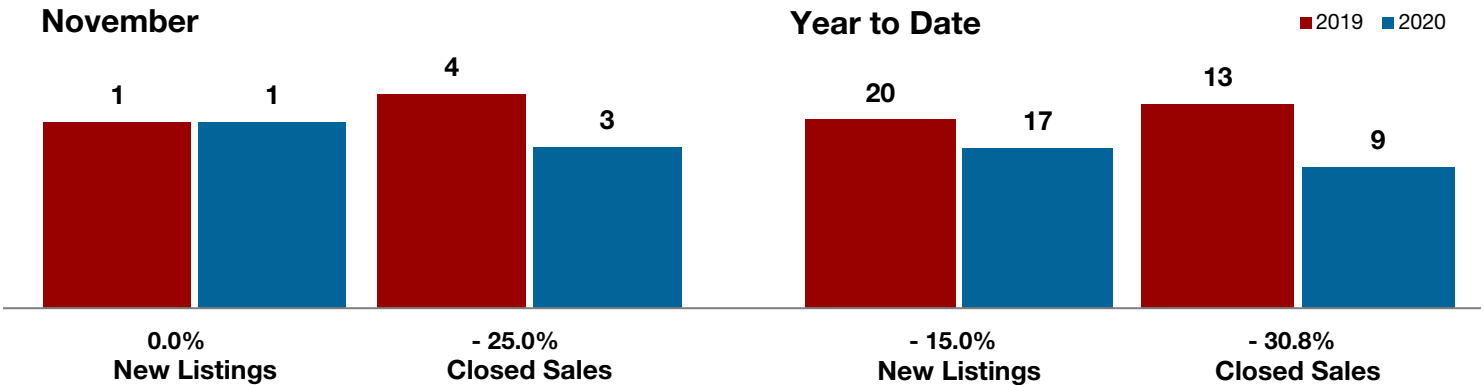
Change in  
Closed Sales

Change in  
Median Sales Price

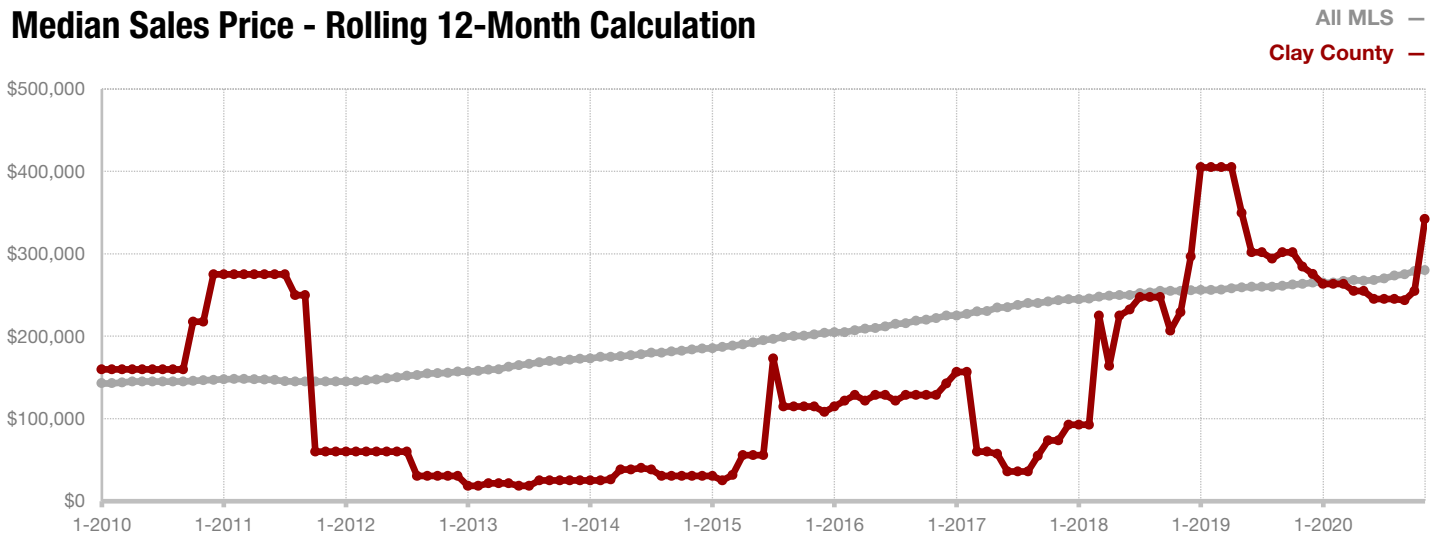
## Clay County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1	1	0.0%	20	17	- 15.0%
Pending Sales	3	1	- 66.7%	13	7	- 46.2%
Closed Sales	4	3	- 25.0%	13	9	- 30.8%
Average Sales Price*	\$157,000	<b>\$487,833</b>	+ 210.7%	\$267,231	<b>\$550,517</b>	+ 106.0%
Median Sales Price*	\$154,000	<b>\$650,000</b>	+ 322.1%	\$279,000	<b>\$429,250</b>	+ 53.9%
Percent of Original List Price Received*	88.0%	<b>97.4%</b>	+ 10.7%	91.1%	<b>103.1%</b>	+ 13.2%
Days on Market Until Sale	70	<b>179</b>	+ 155.7%	66	<b>104</b>	+ 57.6%
Inventory of Homes for Sale	6	<b>6</b>	0.0%	--	--	--
Months Supply of Inventory	3.9	<b>4.5</b>	+ 25.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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**- 62.5%**

**- 40.0%**

**- 38.5%**

Change in  
New Listings

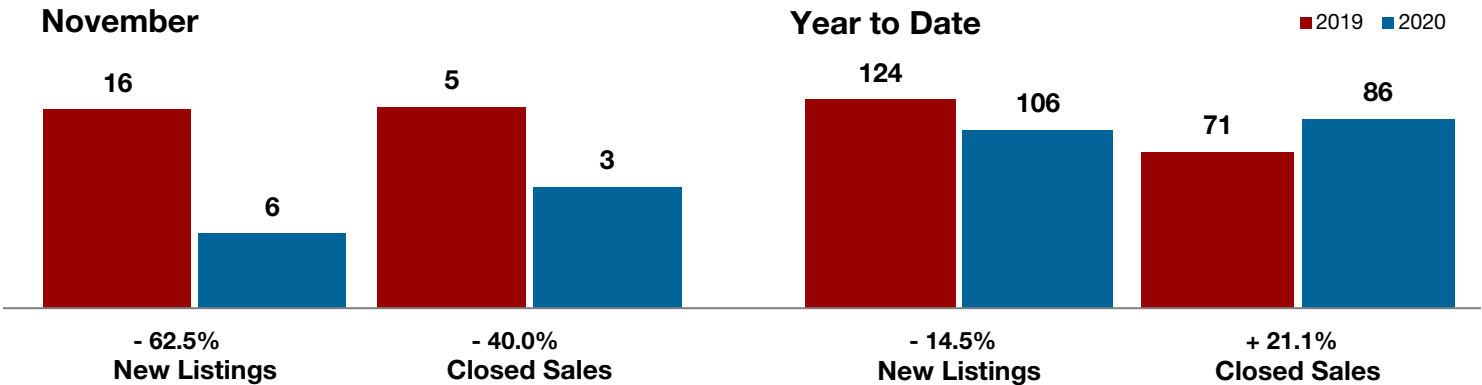
Change in  
Closed Sales

Change in  
Median Sales Price

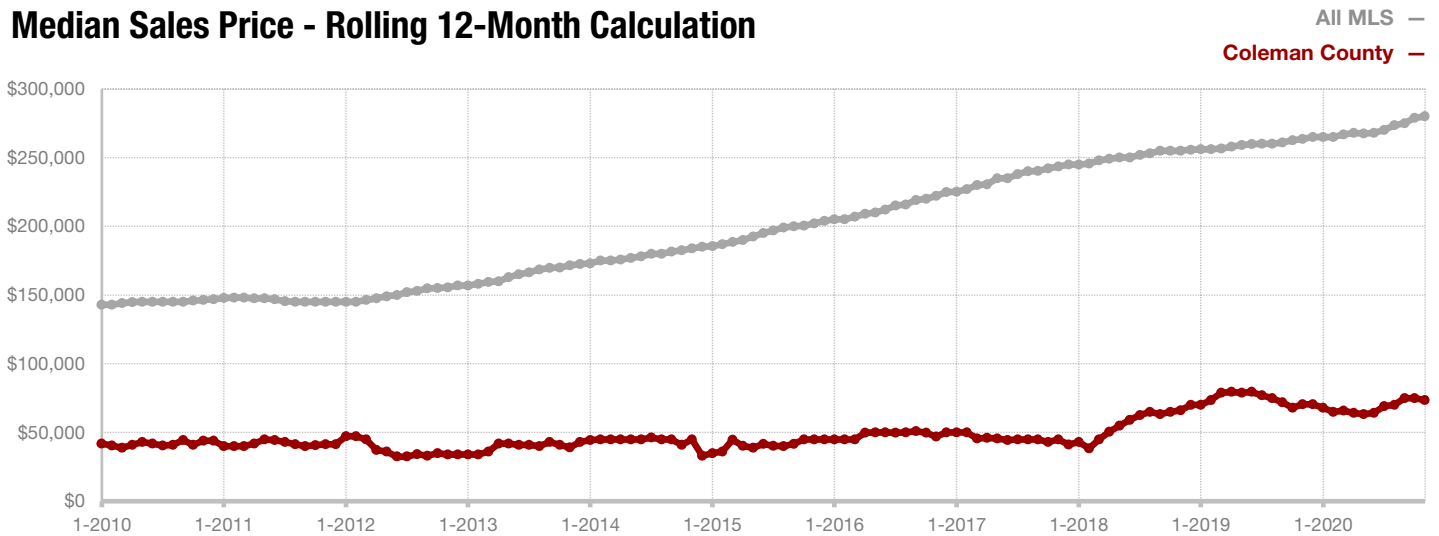
## Coleman County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	16	6	- 62.5%	124	106	- 14.5%
Pending Sales	6	2	- 66.7%	75	86	+ 14.7%
Closed Sales	5	3	- 40.0%	71	86	+ 21.1%
Average Sales Price*	\$256,400	<b>\$146,300</b>	- 42.9%	\$110,208	<b>\$152,149</b>	+ 38.1%
Median Sales Price*	\$260,000	<b>\$159,900</b>	- 38.5%	\$70,505	<b>\$73,500</b>	+ 4.2%
Percent of Original List Price Received*	77.3%	<b>94.8%</b>	+ 22.6%	85.1%	<b>86.7%</b>	+ 1.9%
Days on Market Until Sale	162	<b>69</b>	- 57.4%	144	<b>131</b>	- 9.0%
Inventory of Homes for Sale	60	<b>37</b>	- 38.3%	--	--	--
Months Supply of Inventory	9.5	<b>4.9</b>	- 50.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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**- 12.8%**

**+ 25.5%**

**+ 10.8%**

Change in  
New Listings

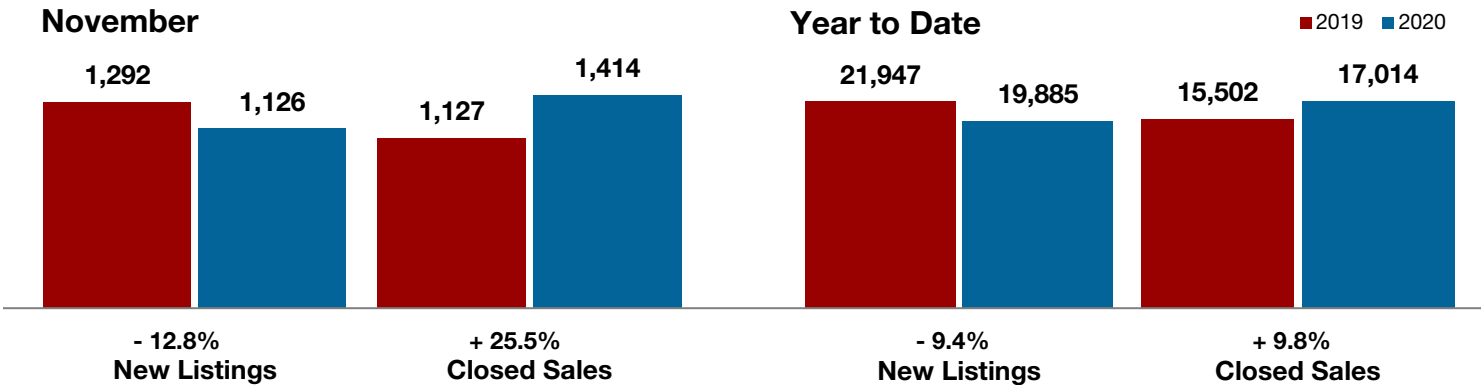
Change in  
Closed Sales

Change in  
Median Sales Price

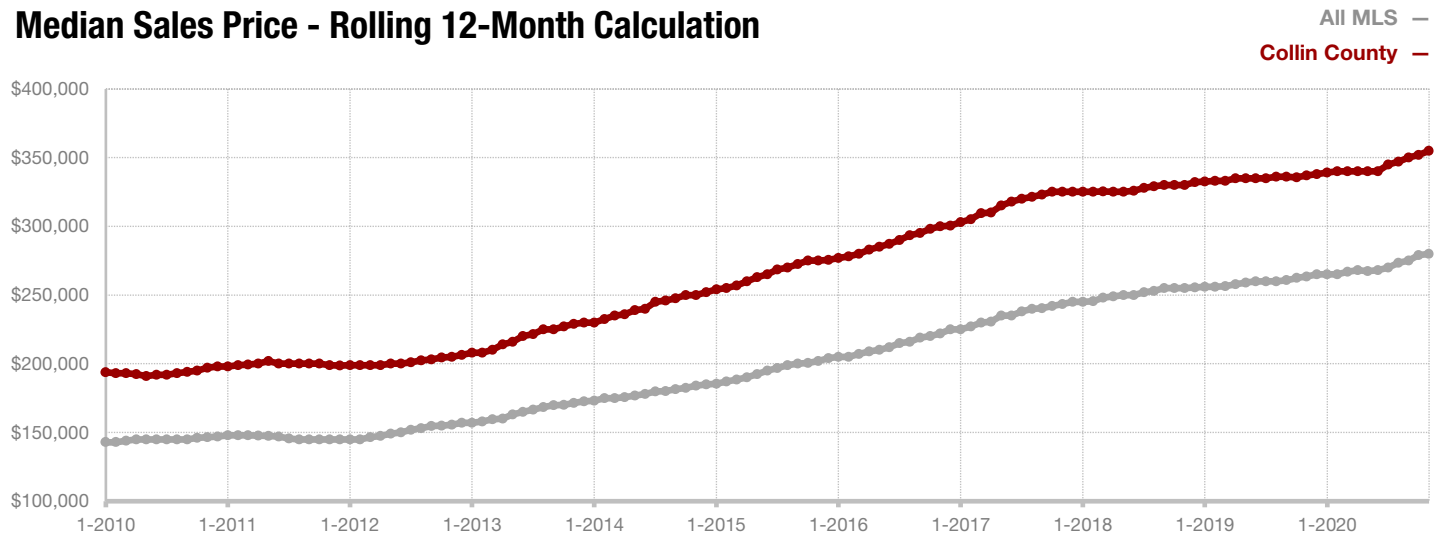
## Collin County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,292	<b>1,126</b>	- 12.8%	21,947	<b>19,885</b>	- 9.4%
Pending Sales	1,179	<b>1,167</b>	- 1.0%	16,051	<b>17,773</b>	+ 10.7%
Closed Sales	1,127	<b>1,414</b>	+ 25.5%	15,502	<b>17,014</b>	+ 9.8%
Average Sales Price*	\$359,464	<b>\$413,614</b>	+ 15.1%	\$377,923	<b>\$400,724</b>	+ 6.0%
Median Sales Price*	\$328,000	<b>\$363,350</b>	+ 10.8%	\$337,500	<b>\$356,000</b>	+ 5.5%
Percent of Original List Price Received*	95.1%	<b>98.4%</b>	+ 3.5%	95.7%	<b>97.2%</b>	+ 1.6%
Days on Market Until Sale	62	<b>34</b>	- 45.2%	60	<b>48</b>	- 20.0%
Inventory of Homes for Sale	4,427	<b>1,678</b>	- 62.1%	--	--	--
Months Supply of Inventory	3.1	<b>1.1</b>	- 66.7%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – November 2020

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**+ 30.8%**

**+ 36.4%**

**- 57.6%**

Change in  
New Listings

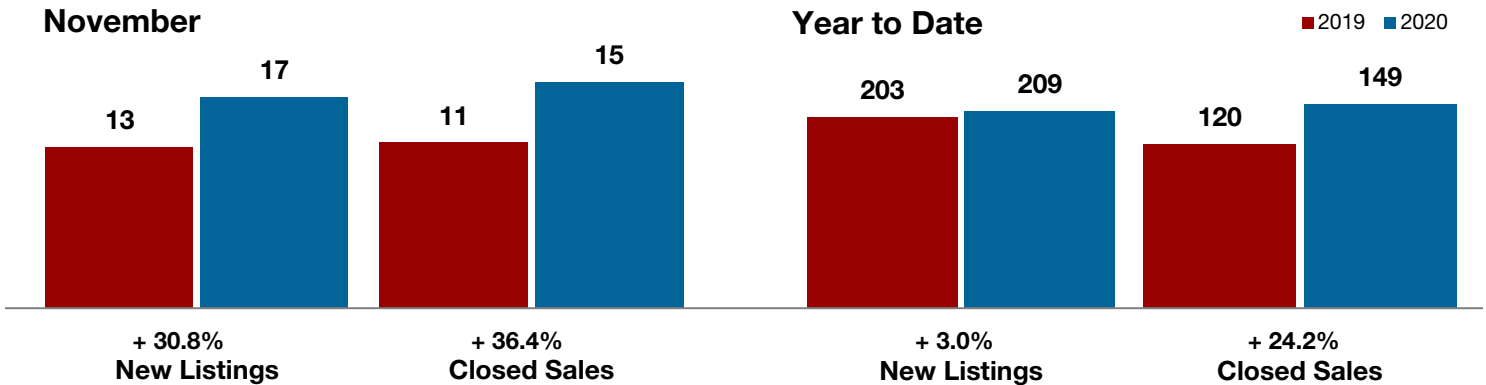
Change in  
Closed Sales

Change in  
Median Sales Price

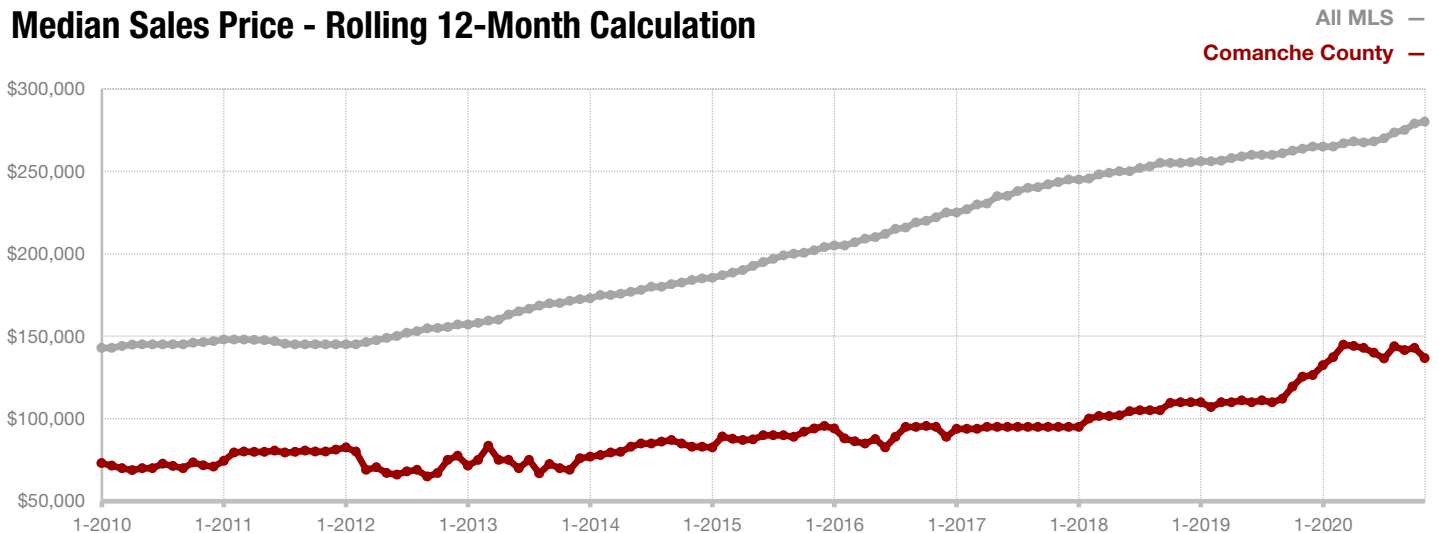
## Comanche County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	13	17	+ 30.8%	203	209	+ 3.0%
Pending Sales	8	12	+ 50.0%	123	155	+ 26.0%
Closed Sales	11	15	+ 36.4%	120	149	+ 24.2%
Average Sales Price*	\$221,955	<b>\$122,537</b>	- 44.8%	\$193,308	<b>\$215,219</b>	+ 11.3%
Median Sales Price*	\$236,000	<b>\$100,000</b>	- 57.6%	\$126,250	<b>\$135,500</b>	+ 7.3%
Percent of Original List Price Received*	91.7%	<b>87.3%</b>	- 4.8%	89.2%	<b>89.3%</b>	+ 0.1%
Days on Market Until Sale	55	68	+ 23.6%	92	101	+ 9.8%
Inventory of Homes for Sale	89	54	- 39.3%	--	--	--
Months Supply of Inventory	8.1	3.9	- 50.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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**+ 10.3%**

Change in  
New Listings

**+ 13.3%**

Change in  
Closed Sales

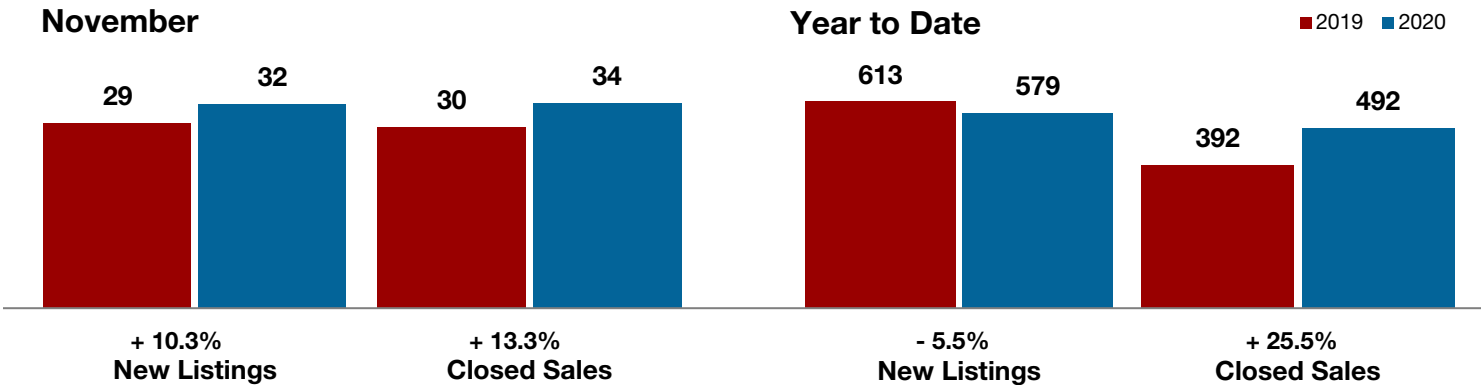
**+ 18.1%**

Change in  
Median Sales Price

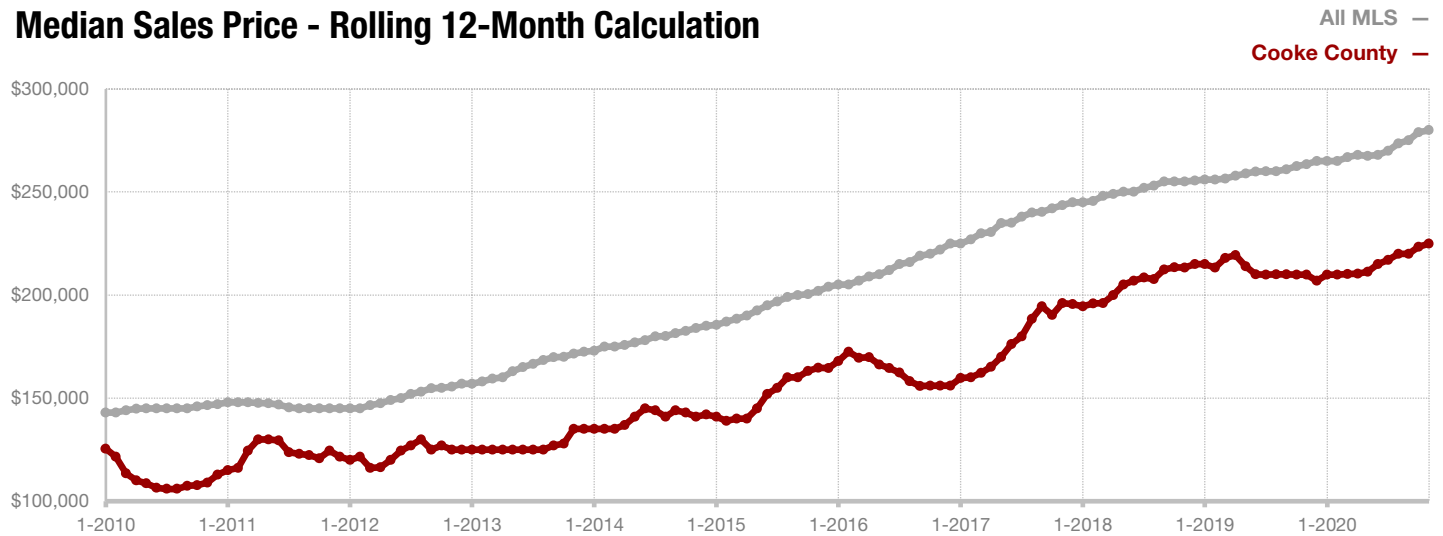
## Cooke County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	29	<b>32</b>	+ 10.3%	613	<b>579</b>	- 5.5%
Pending Sales	23	<b>18</b>	- 21.7%	403	<b>500</b>	+ 24.1%
Closed Sales	30	<b>34</b>	+ 13.3%	392	<b>492</b>	+ 25.5%
Average Sales Price*	\$265,851	<b>\$293,933</b>	+ 10.6%	\$270,729	<b>\$298,584</b>	+ 10.3%
Median Sales Price*	\$215,900	<b>\$255,000</b>	+ 18.1%	\$209,700	<b>\$229,500</b>	+ 9.4%
Percent of Original List Price Received*	93.6%	<b>95.2%</b>	+ 1.7%	94.2%	<b>95.0%</b>	+ 0.8%
Days on Market Until Sale	51	<b>48</b>	- 5.9%	67	<b>72</b>	+ 7.5%
Inventory of Homes for Sale	198	<b>89</b>	- 55.1%	--	--	--
Months Supply of Inventory	5.6	<b>2.0</b>	- 66.7%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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**- 4.3%**

**+ 14.2%**

**+ 12.9%**

Change in  
New Listings

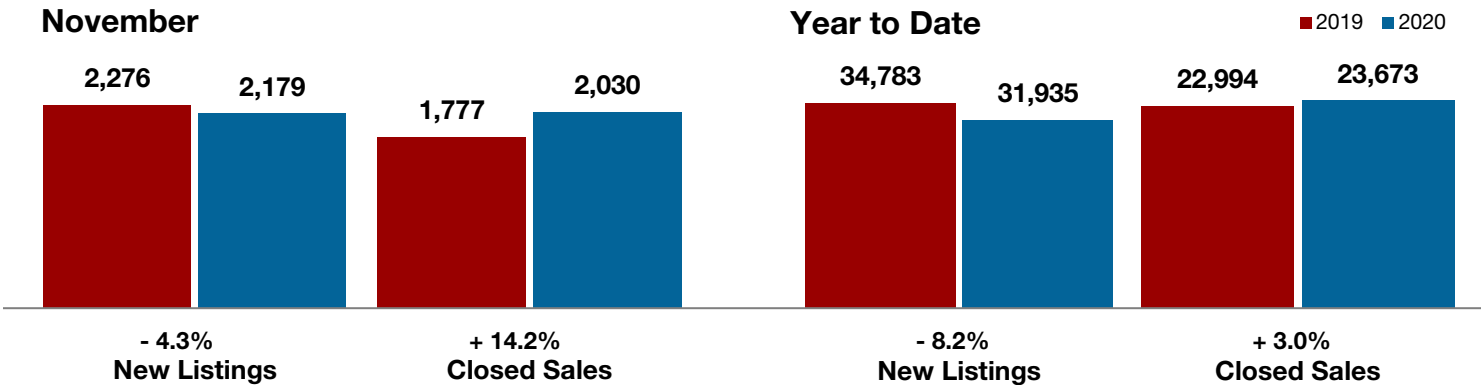
Change in  
Closed Sales

Change in  
Median Sales Price

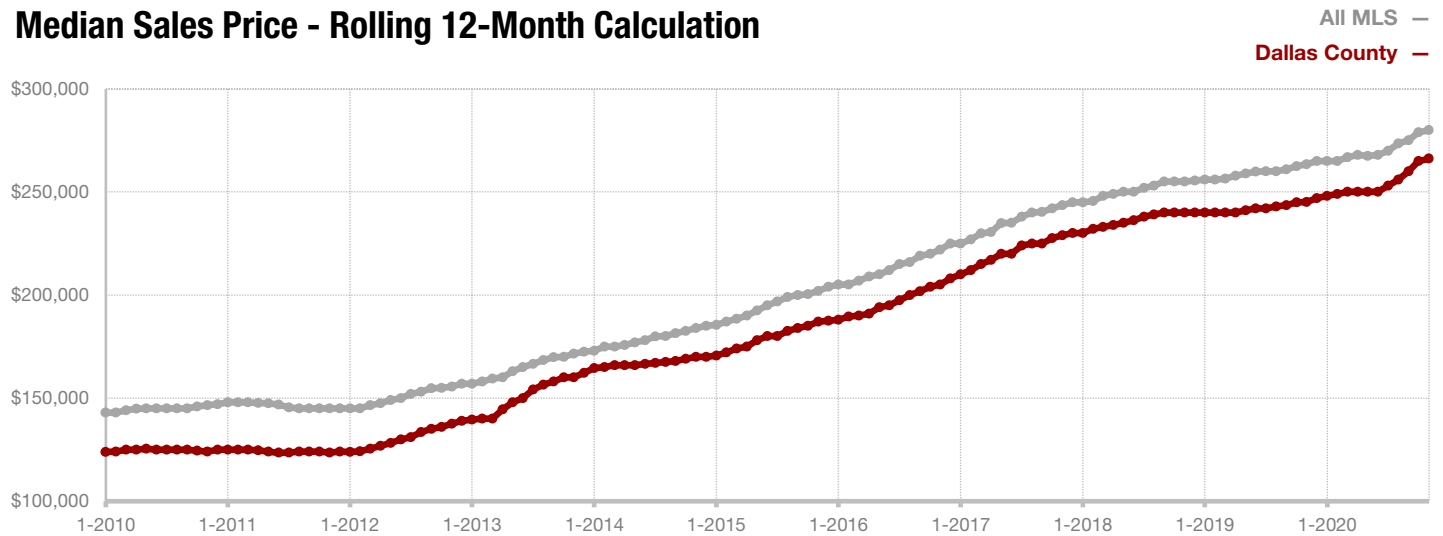
## Dallas County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,276	<b>2,179</b>	- 4.3%	34,783	<b>31,935</b>	- 8.2%
Pending Sales	1,869	<b>1,794</b>	- 4.0%	23,850	<b>24,674</b>	+ 3.5%
Closed Sales	1,777	<b>2,030</b>	+ 14.2%	22,994	<b>23,673</b>	+ 3.0%
Average Sales Price*	\$350,356	<b>\$416,112</b>	+ 18.8%	\$353,894	<b>\$385,403</b>	+ 8.9%
Median Sales Price*	\$248,000	<b>\$280,000</b>	+ 12.9%	\$246,000	<b>\$269,000</b>	+ 9.3%
Percent of Original List Price Received*	95.0%	<b>97.3%</b>	+ 2.4%	96.0%	<b>96.7%</b>	+ 0.7%
Days on Market Until Sale	49	<b>36</b>	- 26.5%	43	<b>42</b>	- 2.3%
Inventory of Homes for Sale	6,895	<b>4,395</b>	- 36.3%	--	--	--
Months Supply of Inventory	3.3	<b>2.0</b>	- 33.3%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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**- 33.3%**

**0.0%**

**+ 123.2%**

Change in  
New Listings

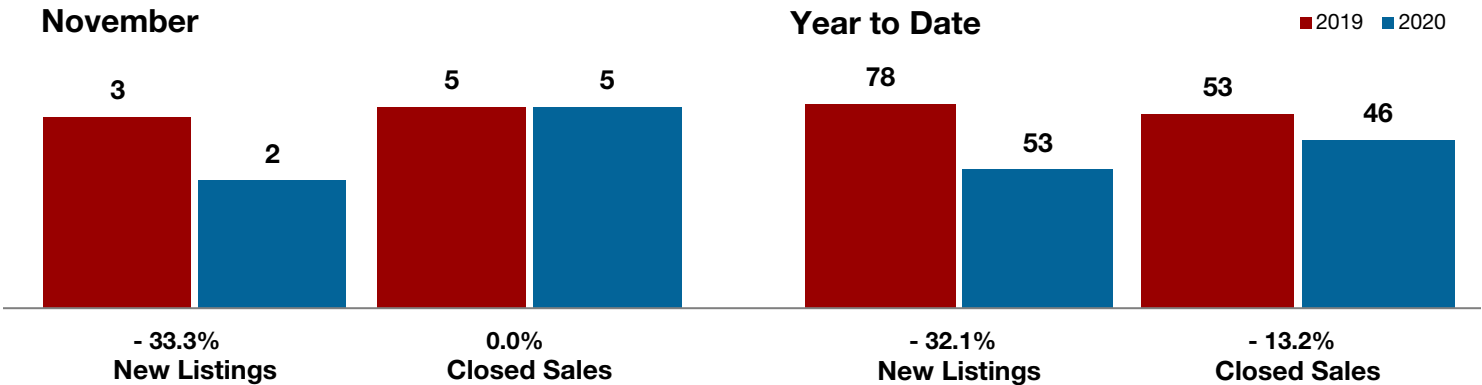
Change in  
Closed Sales

Change in  
Median Sales Price

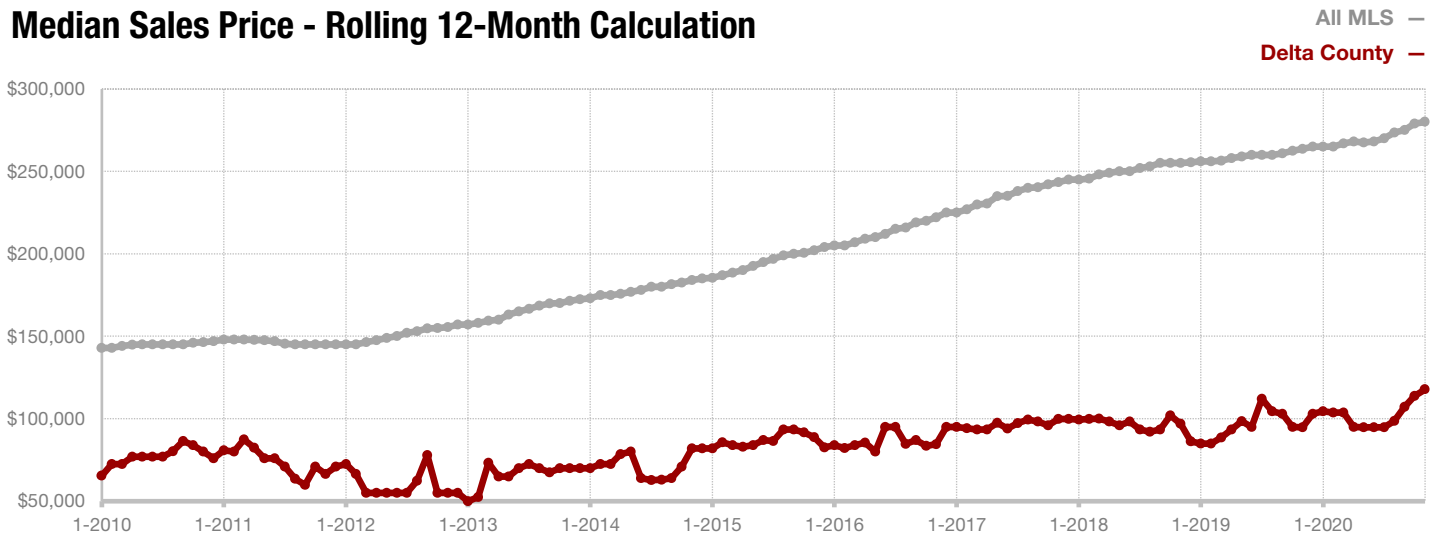
## Delta County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3	2	- 33.3%	78	53	- 32.1%
Pending Sales	1	1	0.0%	51	48	- 5.9%
Closed Sales	5	5	0.0%	53	46	- 13.2%
Average Sales Price*	\$136,400	<b>\$233,780</b>	+ 71.4%	\$136,882	<b>\$146,194</b>	+ 6.8%
Median Sales Price*	\$125,000	<b>\$279,000</b>	+ 123.2%	\$103,000	<b>\$117,800</b>	+ 14.4%
Percent of Original List Price Received*	89.8%	<b>92.7%</b>	+ 3.2%	92.0%	<b>94.3%</b>	+ 2.5%
Days on Market Until Sale	36	<b>31</b>	- 13.9%	39	<b>47</b>	+ 20.5%
Inventory of Homes for Sale	20	<b>8</b>	- 60.0%	--	--	--
Months Supply of Inventory	4.4	<b>2.0</b>	- 50.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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**- 14.3%**

**+ 26.3%**

**+ 8.8%**

Change in  
New Listings

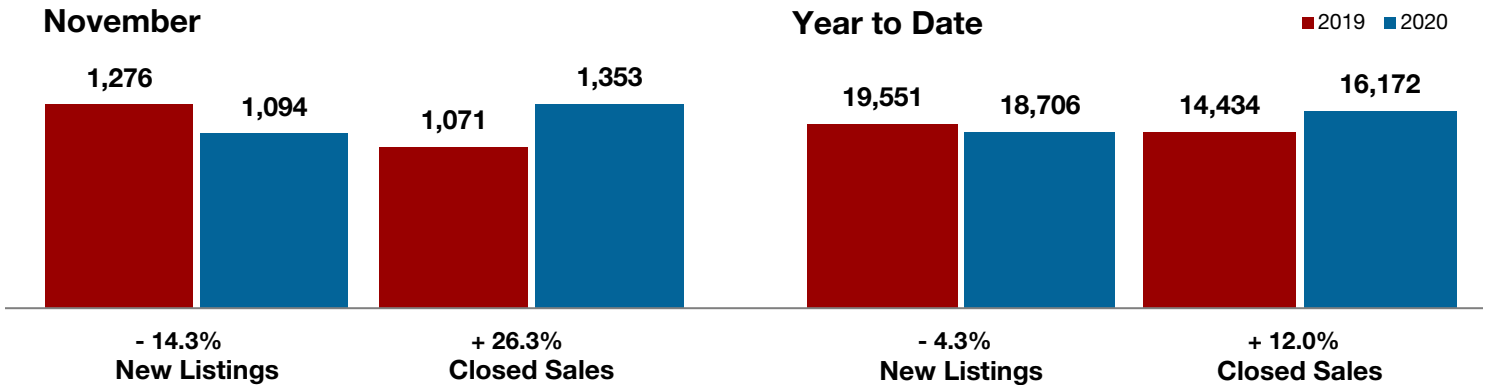
Change in  
Closed Sales

Change in  
Median Sales Price

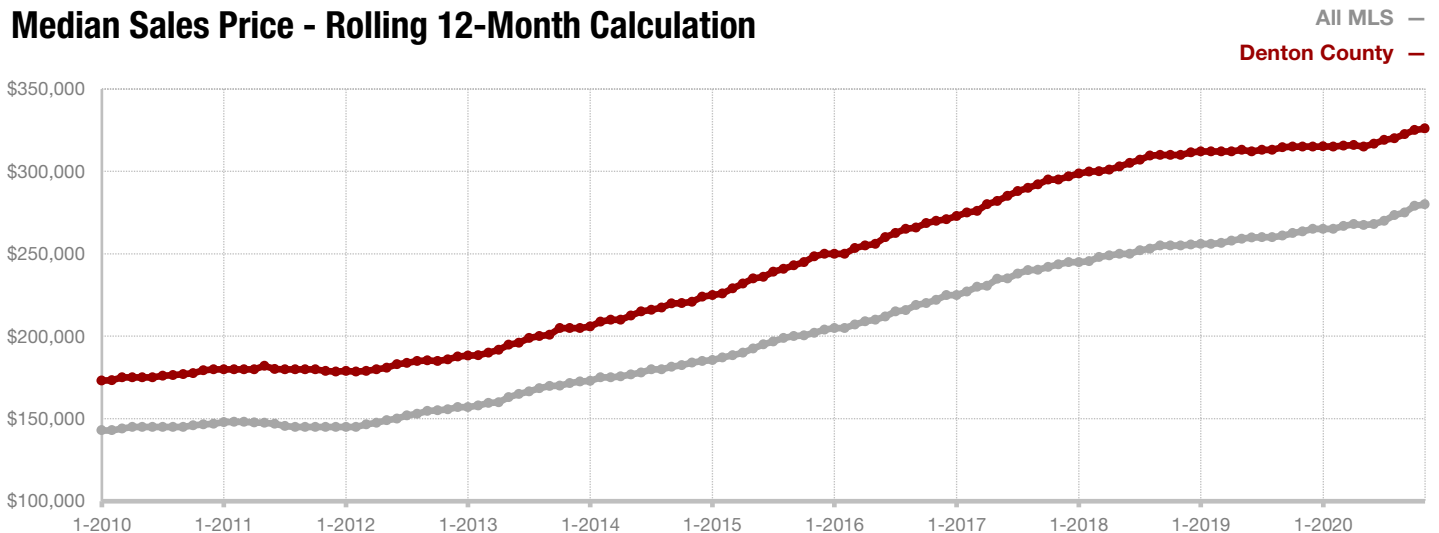
## Denton County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,276	<b>1,094</b>	- 14.3%	19,551	<b>18,706</b>	- 4.3%
Pending Sales	1,133	<b>1,140</b>	+ 0.6%	14,936	<b>16,975</b>	+ 13.7%
Closed Sales	1,071	<b>1,353</b>	+ 26.3%	14,434	<b>16,172</b>	+ 12.0%
Average Sales Price*	\$359,938	<b>\$394,320</b>	+ 9.6%	\$361,956	<b>\$378,925</b>	+ 4.7%
Median Sales Price*	\$315,000	<b>\$342,750</b>	+ 8.8%	\$315,000	<b>\$327,963</b>	+ 4.1%
Percent of Original List Price Received*	95.6%	<b>98.3%</b>	+ 2.8%	96.4%	<b>97.6%</b>	+ 1.2%
Days on Market Until Sale	60	<b>33</b>	- 45.0%	54	<b>45</b>	- 16.7%
Inventory of Homes for Sale	3,784	<b>1,548</b>	- 59.1%	--	--	--
Months Supply of Inventory	2.9	<b>1.0</b>	- 66.7%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**0.0%**

**+ 50.0%**

**+ 86.0%**

Change in  
New Listings

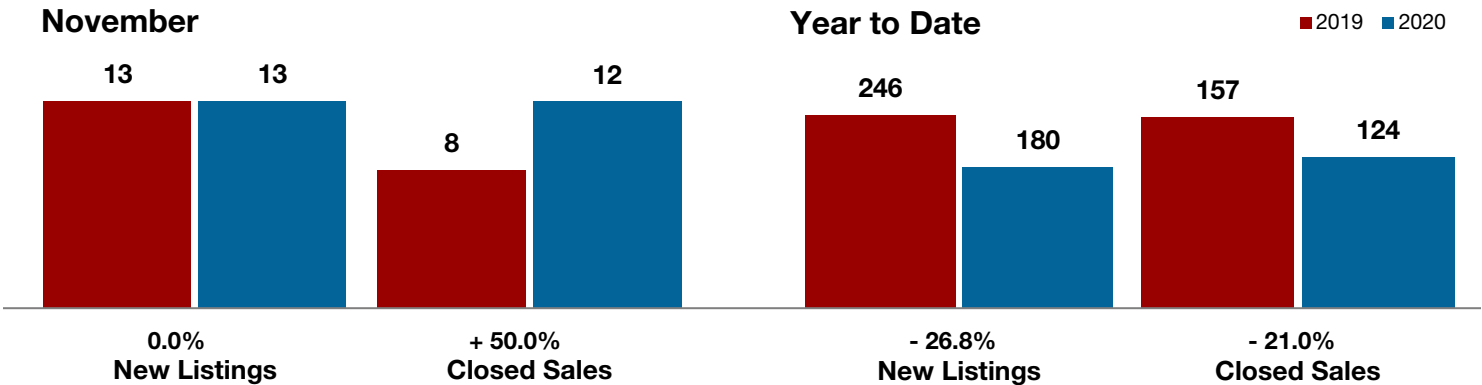
Change in  
Closed Sales

Change in  
Median Sales Price

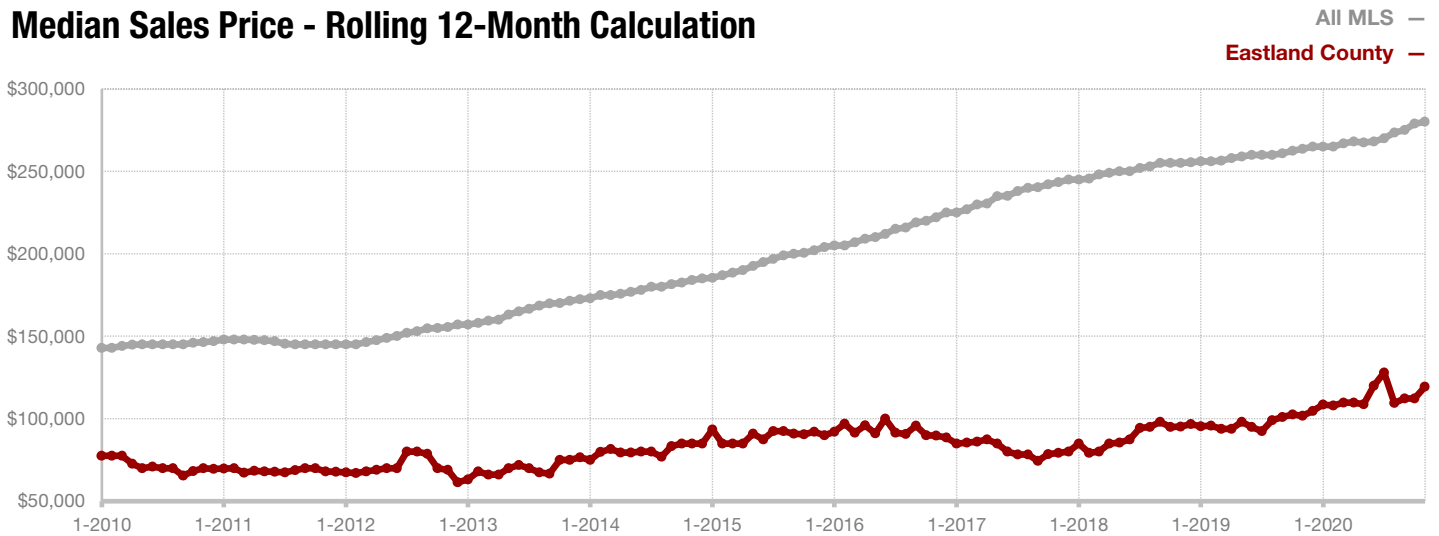
## Eastland County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	13	13	0.0%	246	180	- 26.8%
Pending Sales	11	9	- 18.2%	161	136	- 15.5%
Closed Sales	8	12	+ 50.0%	157	124	- 21.0%
Average Sales Price*	\$106,538	\$196,017	+ 84.0%	\$187,524	\$169,716	- 9.5%
Median Sales Price*	\$94,750	\$176,250	+ 86.0%	\$104,750	\$130,500	+ 24.6%
Percent of Original List Price Received*	89.8%	86.1%	- 4.1%	90.0%	90.4%	+ 0.4%
Days on Market Until Sale	137	167	+ 21.9%	112	111	- 0.9%
Inventory of Homes for Sale	102	64	- 37.3%	--	--	--
Months Supply of Inventory	7.4	5.5	- 14.3%	--	--	--

\* 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 – November 2020

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



**- 21.1%**

Change in  
New Listings

**- 7.6%**

Change in  
Closed Sales

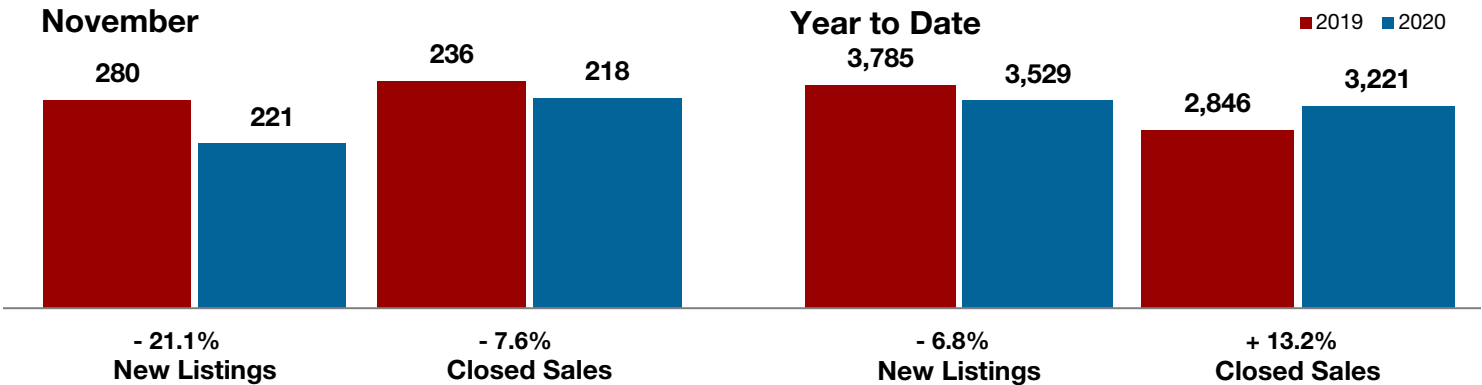
**+ 5.9%**

Change in  
Median Sales Price

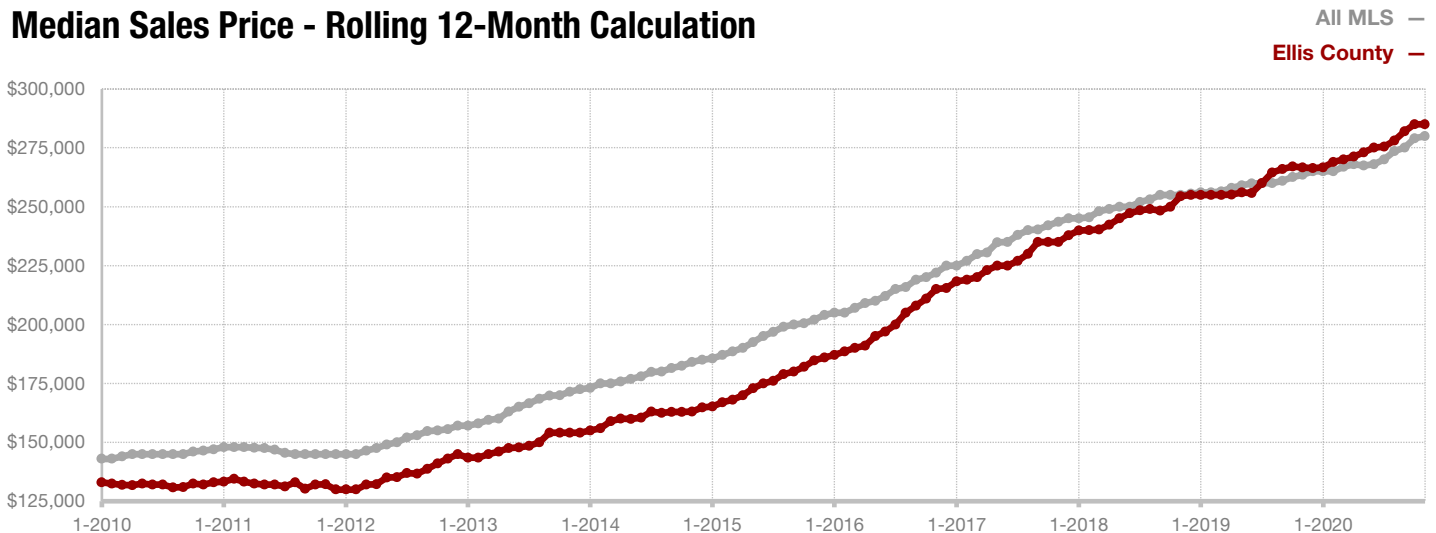
## Ellis County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	280	221	- 21.1%	3,785	3,529	- 6.8%
Pending Sales	212	225	+ 6.1%	2,967	3,405	+ 14.8%
Closed Sales	236	218	- 7.6%	2,846	3,221	+ 13.2%
Average Sales Price*	\$329,892	\$310,580	- 5.9%	\$289,279	\$306,836	+ 6.1%
Median Sales Price*	\$279,450	\$296,000	+ 5.9%	\$265,990	\$285,000	+ 7.1%
Percent of Original List Price Received*	95.1%	98.9%	+ 4.0%	97.1%	97.9%	+ 0.8%
Days on Market Until Sale	54	30	- 44.4%	52	52	0.0%
Inventory of Homes for Sale	826	346	- 58.1%	--	--	--
Months Supply of Inventory	3.2	1.2	- 66.7%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**+ 18.8%**

**+ 12.8%**

**+ 20.0%**

Change in  
New Listings

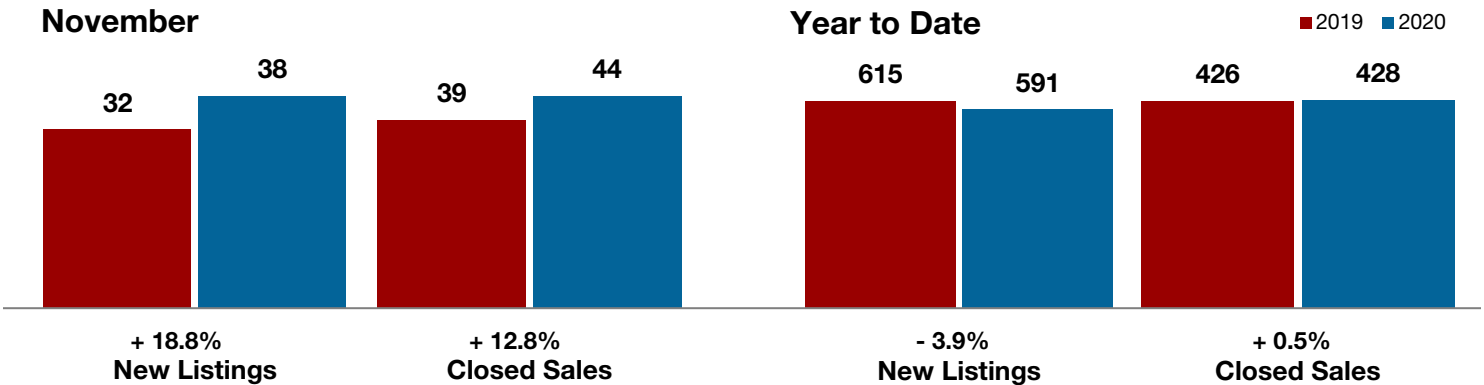
Change in  
Closed Sales

Change in  
Median Sales Price

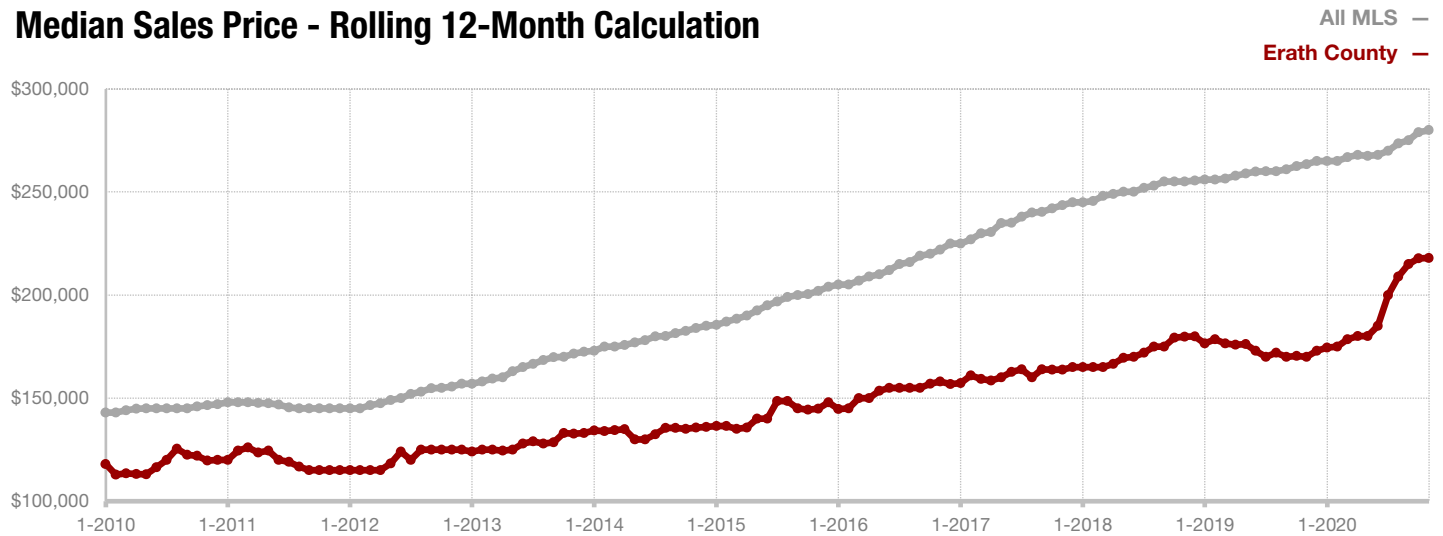
## Erath County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	32	<b>38</b>	+ 18.8%	615	<b>591</b>	- 3.9%
Pending Sales	29	<b>23</b>	- 20.7%	441	<b>448</b>	+ 1.6%
Closed Sales	39	<b>44</b>	+ 12.8%	426	<b>428</b>	+ 0.5%
Average Sales Price*	\$235,680	<b>\$258,976</b>	+ 9.9%	\$215,081	<b>\$269,786</b>	+ 25.4%
Median Sales Price*	\$175,001	<b>\$210,000</b>	+ 20.0%	\$170,000	<b>\$218,250</b>	+ 28.4%
Percent of Original List Price Received*	91.7%	<b>95.5%</b>	+ 4.1%	93.4%	<b>94.4%</b>	+ 1.1%
Days on Market Until Sale	66	<b>55</b>	- 16.7%	59	<b>66</b>	+ 11.9%
Inventory of Homes for Sale	179	<b>143</b>	- 20.1%	--	--	--
Months Supply of Inventory	4.6	<b>3.6</b>	- 20.0%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – November 2020

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



**- 18.9%**

Change in  
New Listings

**- 4.0%**

Change in  
Closed Sales

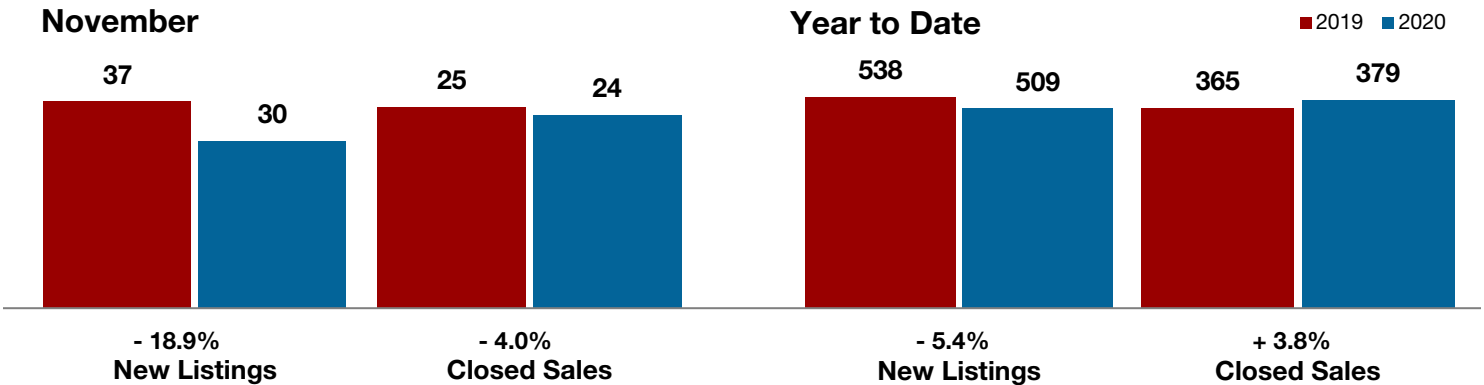
**+ 49.2%**

Change in  
Median Sales Price

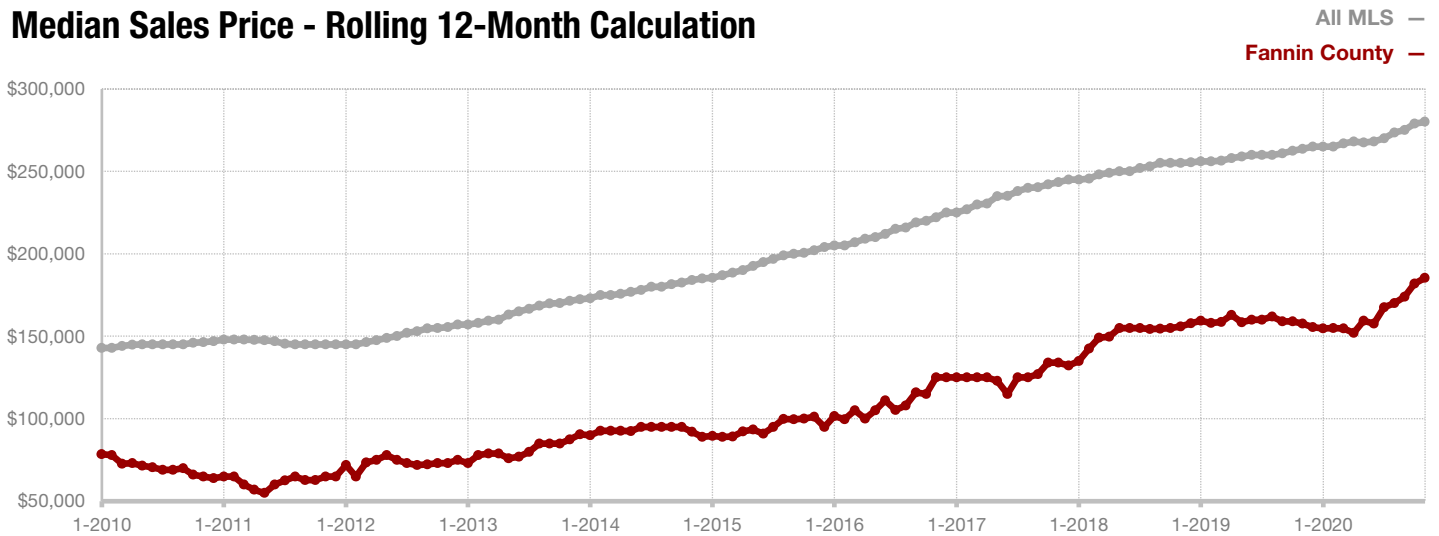
## Fannin County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	37	30	- 18.9%	538	509	- 5.4%
Pending Sales	22	30	+ 36.4%	367	394	+ 7.4%
Closed Sales	25	24	- 4.0%	365	379	+ 3.8%
Average Sales Price*	\$153,975	<b>\$221,125</b>	+ 43.6%	\$184,718	<b>\$220,067</b>	+ 19.1%
Median Sales Price*	\$130,000	<b>\$194,000</b>	+ 49.2%	\$157,500	<b>\$189,000</b>	+ 20.0%
Percent of Original List Price Received*	88.1%	<b>95.5%</b>	+ 8.4%	92.8%	<b>93.9%</b>	+ 1.2%
Days on Market Until Sale	56	43	- 23.2%	62	70	+ 12.9%
Inventory of Homes for Sale	164	107	- 34.8%	--	--	--
Months Supply of Inventory	5.0	3.1	- 40.0%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**+ 50.0%**

**+ 80.0%**

**- 59.4%**

Change in  
New Listings

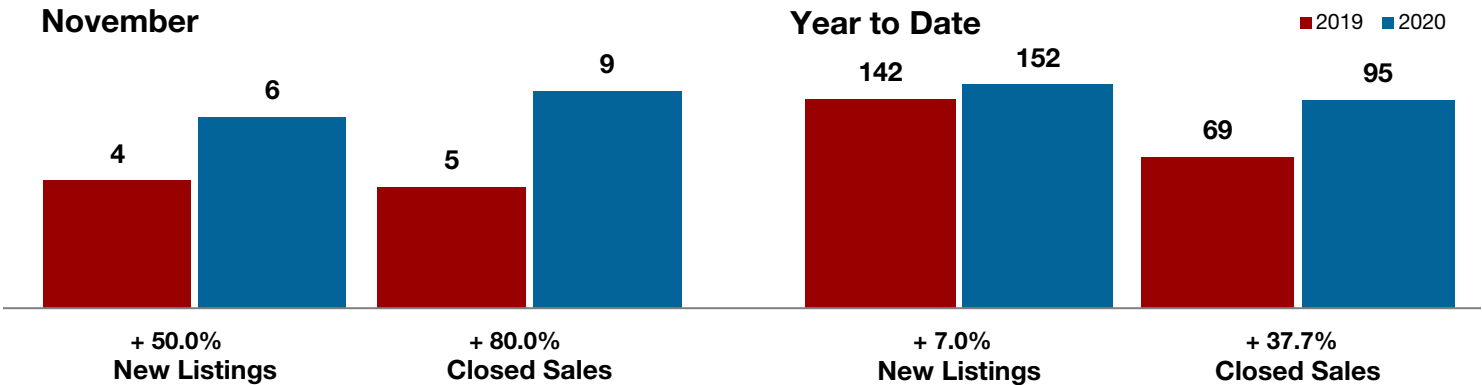
Change in  
Closed Sales

Change in  
Median Sales Price

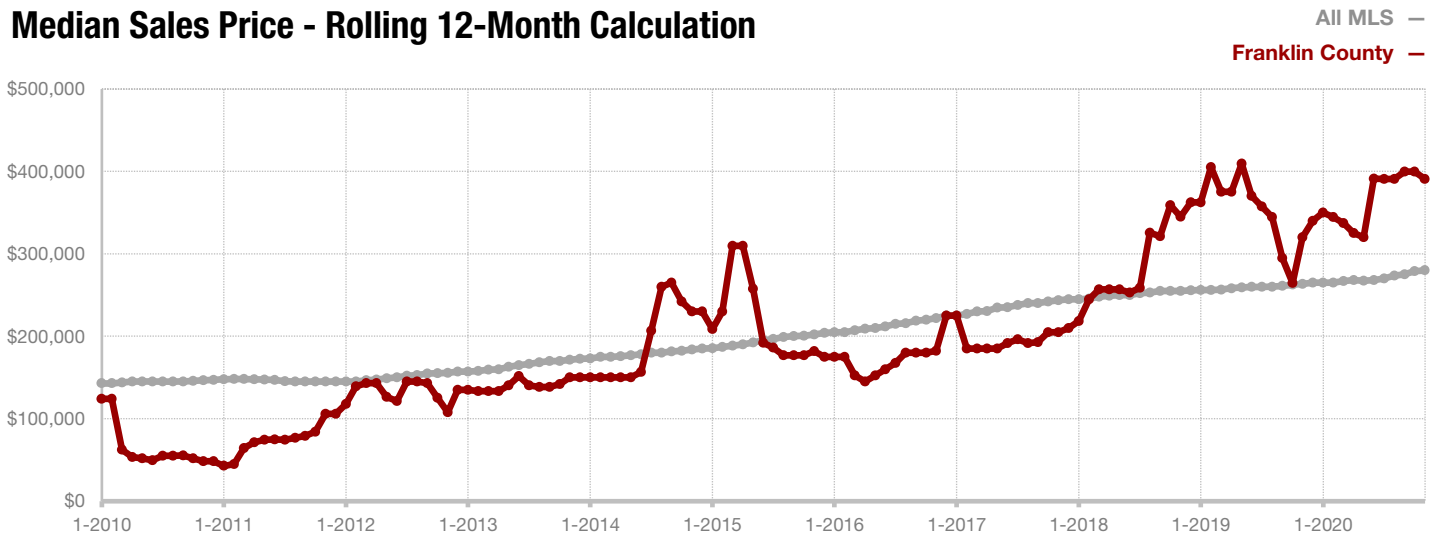
## Franklin County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	4	6	+ 50.0%	142	152	+ 7.0%
Pending Sales	4	5	+ 25.0%	65	104	+ 60.0%
Closed Sales	5	9	+ 80.0%	69	95	+ 37.7%
Average Sales Price*	\$795,660	<b>\$738,778</b>	- 7.1%	\$416,501	<b>\$474,287</b>	+ 13.9%
Median Sales Price*	\$727,000	<b>\$295,000</b>	- 59.4%	\$320,000	<b>\$365,000</b>	+ 14.1%
Percent of Original List Price Received*	90.9%	<b>85.2%</b>	- 6.3%	91.8%	<b>91.7%</b>	- 0.1%
Days on Market Until Sale	60	<b>63</b>	+ 5.0%	78	<b>80</b>	+ 2.6%
Inventory of Homes for Sale	53	<b>33</b>	- 37.7%	--	--	--
Months Supply of Inventory	9.0	<b>3.7</b>	- 55.6%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**+ 133.3%**      **+ 28.6%**      **- 17.2%**

Change in  
New Listings

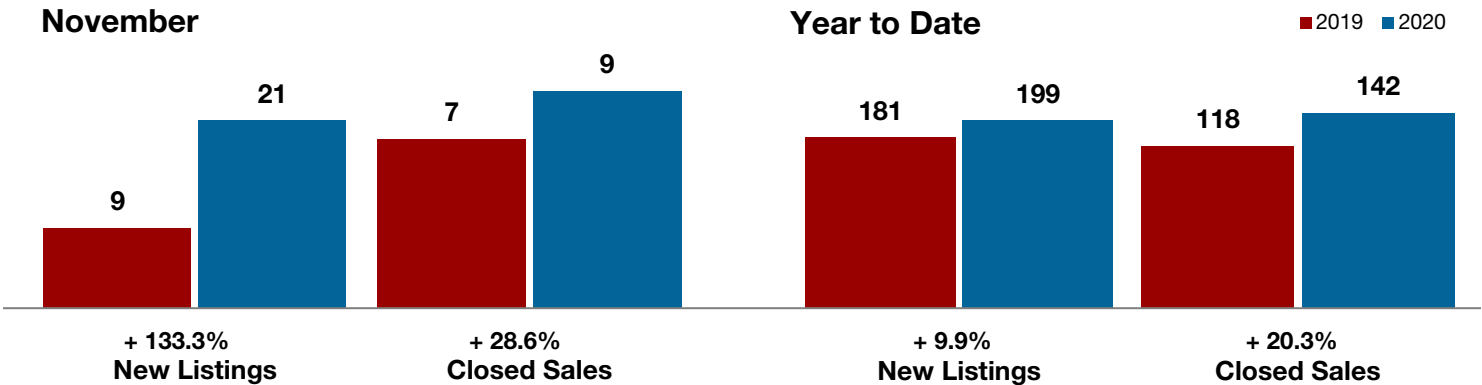
Change in  
Closed Sales

Change in  
Median Sales Price

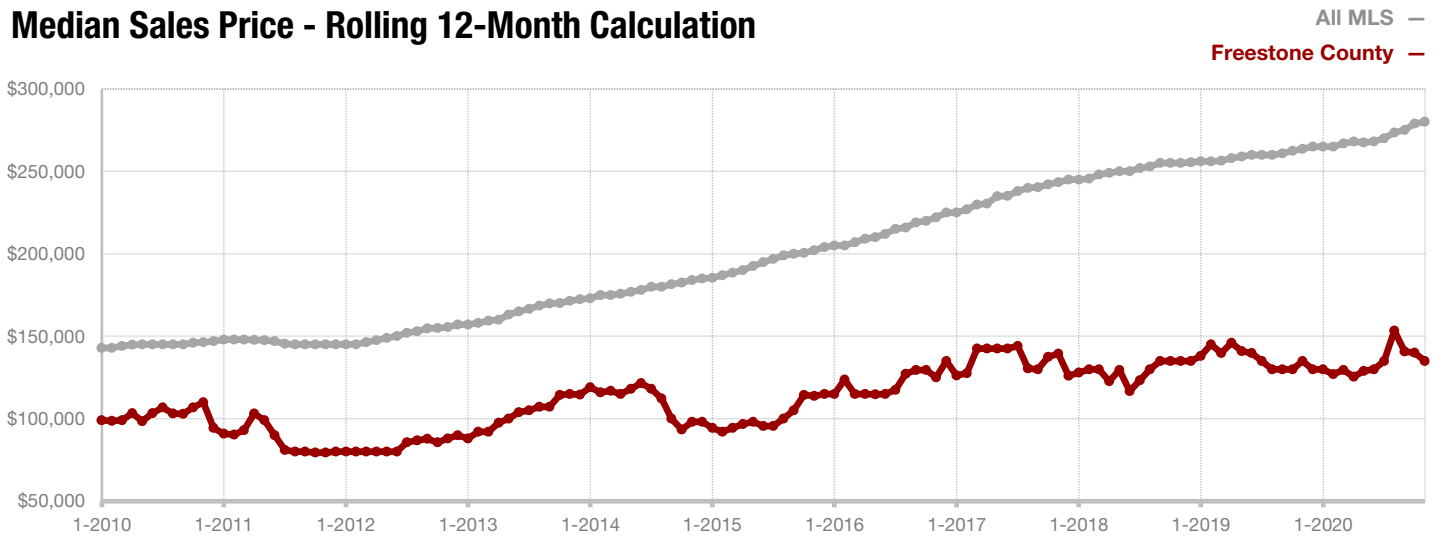
## Freestone County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	9	21	+ 133.3%	181	199	+ 9.9%
Pending Sales	6	15	+ 150.0%	118	156	+ 32.2%
Closed Sales	7	9	+ 28.6%	118	142	+ 20.3%
Average Sales Price*	\$208,714	\$245,100	+ 17.4%	\$161,906	\$196,558	+ 21.4%
Median Sales Price*	\$181,000	\$149,900	- 17.2%	\$132,750	\$140,000	+ 5.5%
Percent of Original List Price Received*	93.4%	93.7%	+ 0.3%	91.0%	93.0%	+ 2.2%
Days on Market Until Sale	62	25	- 59.7%	76	86	+ 13.2%
Inventory of Homes for Sale	62	54	- 12.9%	--	--	--
Months Supply of Inventory	6.0	3.9	- 33.3%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**+ 2.8%**

Change in  
New Listings

**+ 3.0%**

Change in  
Closed Sales

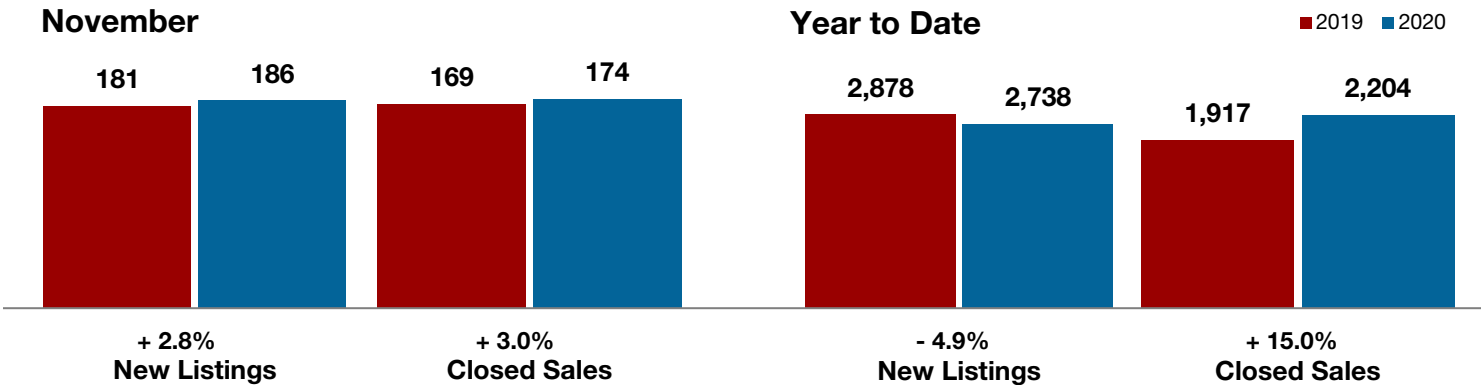
**+ 19.5%**

Change in  
Median Sales Price

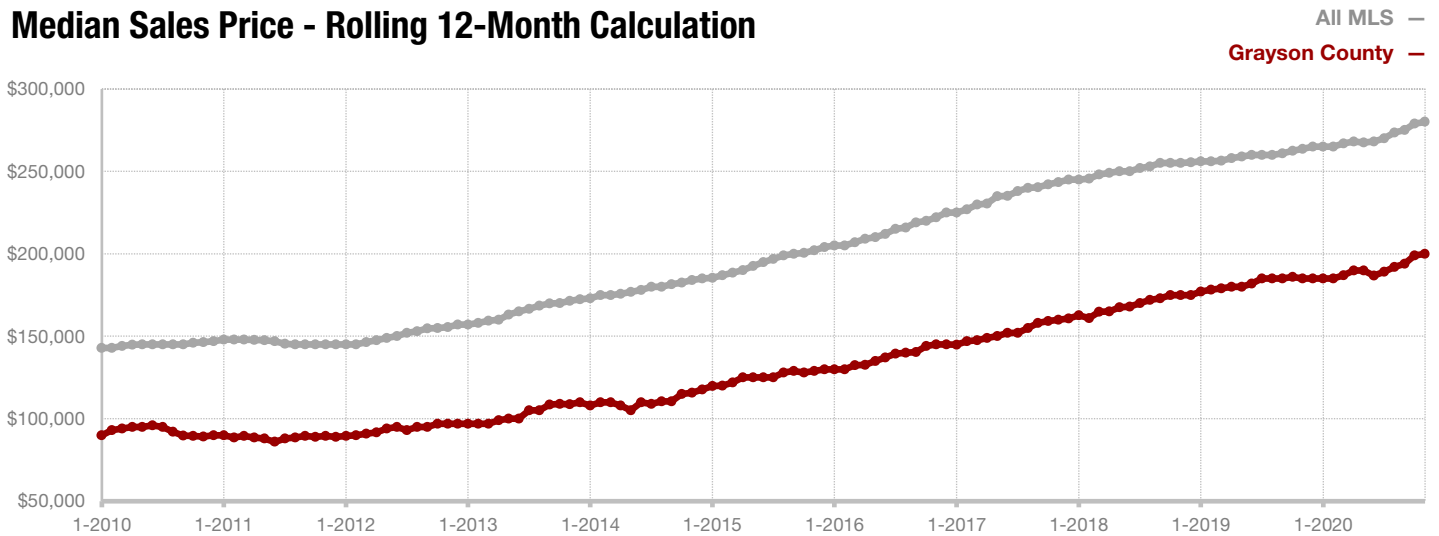
## Grayson County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	181	<b>186</b>	+ 2.8%	2,878	<b>2,738</b>	- 4.9%
Pending Sales	143	<b>143</b>	0.0%	1,993	<b>2,286</b>	+ 14.7%
Closed Sales	169	<b>174</b>	+ 3.0%	1,917	<b>2,204</b>	+ 15.0%
Average Sales Price*	\$216,694	<b>\$264,797</b>	+ 22.2%	\$222,486	<b>\$237,888</b>	+ 6.9%
Median Sales Price*	\$180,500	<b>\$215,750</b>	+ 19.5%	\$185,000	<b>\$200,000</b>	+ 8.1%
Percent of Original List Price Received*	92.8%	<b>95.7%</b>	+ 3.1%	93.9%	<b>95.0%</b>	+ 1.2%
Days on Market Until Sale	57	<b>52</b>	- 8.8%	60	<b>61</b>	+ 1.7%
Inventory of Homes for Sale	741	<b>455</b>	- 38.6%	--	--	--
Months Supply of Inventory	4.2	<b>2.3</b>	- 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 – November 2020

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



**- 28.6%**

**+ 40.0%**

**- 34.8%**

Change in  
New Listings

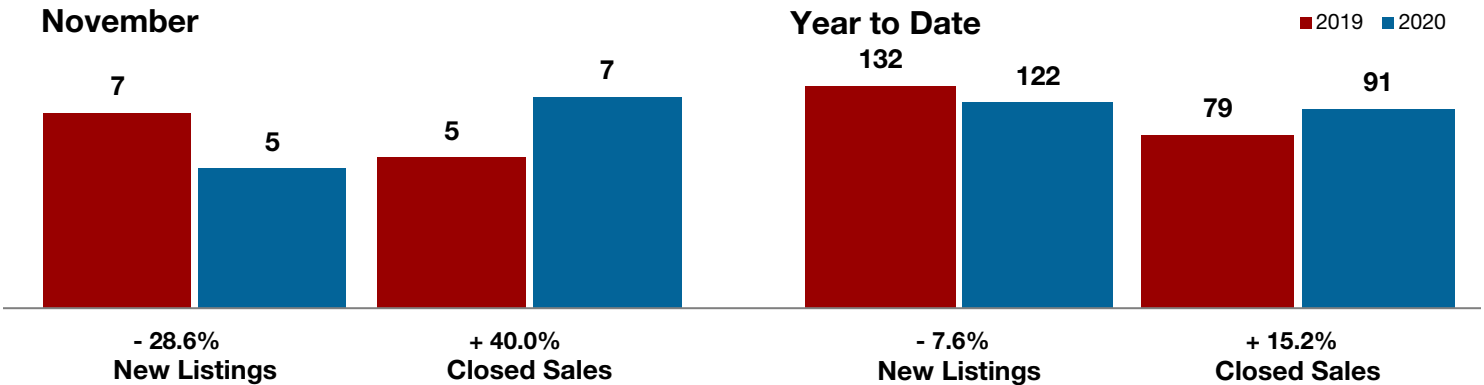
Change in  
Closed Sales

Change in  
Median Sales Price

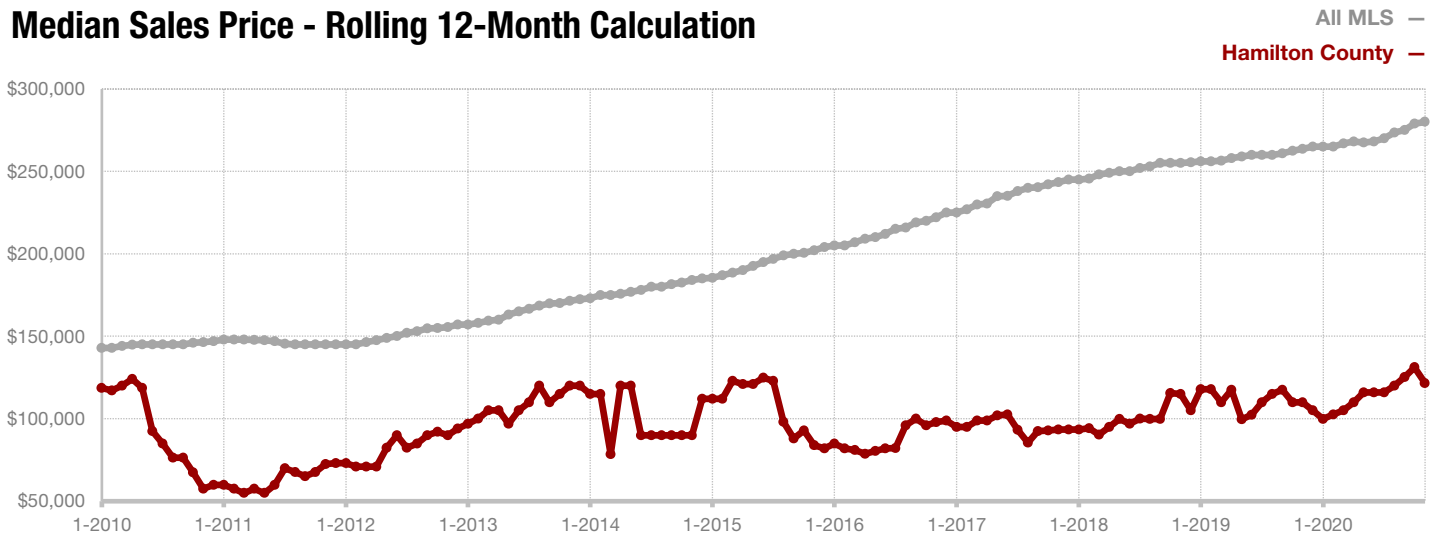
## Hamilton County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	7	5	- 28.6%	132	122	- 7.6%
Pending Sales	5	6	+ 20.0%	85	97	+ 14.1%
Closed Sales	5	7	+ 40.0%	79	91	+ 15.2%
Average Sales Price*	\$143,500	\$772,214	+ 438.1%	\$191,892	\$261,353	+ 36.2%
Median Sales Price*	\$138,000	\$90,000	- 34.8%	\$115,000	\$135,000	+ 17.4%
Percent of Original List Price Received*	84.3%	88.9%	+ 5.5%	87.6%	89.8%	+ 2.5%
Days on Market Until Sale	57	138	+ 142.1%	107	106	- 0.9%
Inventory of Homes for Sale	62	36	- 41.9%	--	--	--
Months Supply of Inventory	8.4	4.3	- 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 – November 2020

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



**+ 50.0%**

**0.0%**

**+ 1564.3%**

Change in  
New Listings

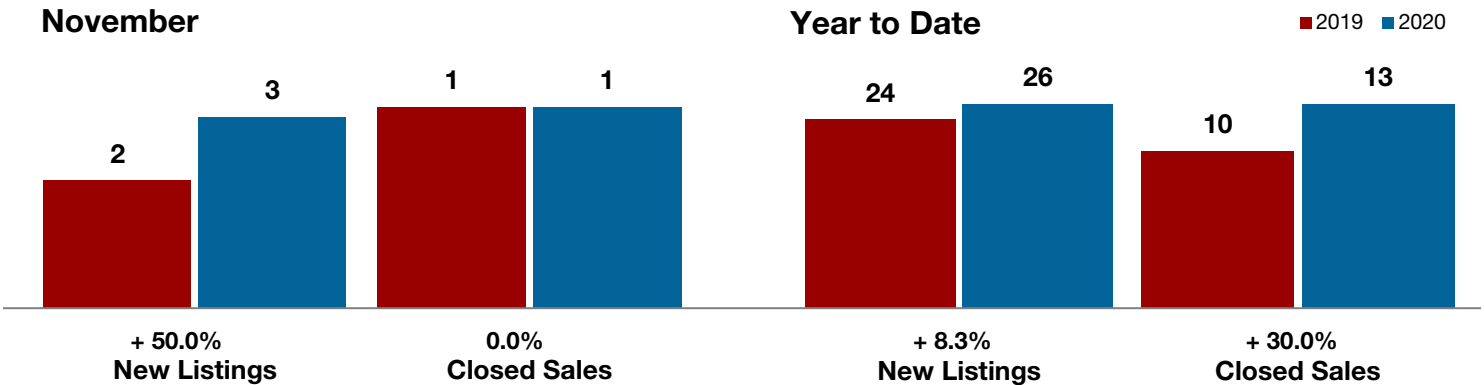
Change in  
Closed Sales

Change in  
Median Sales Price

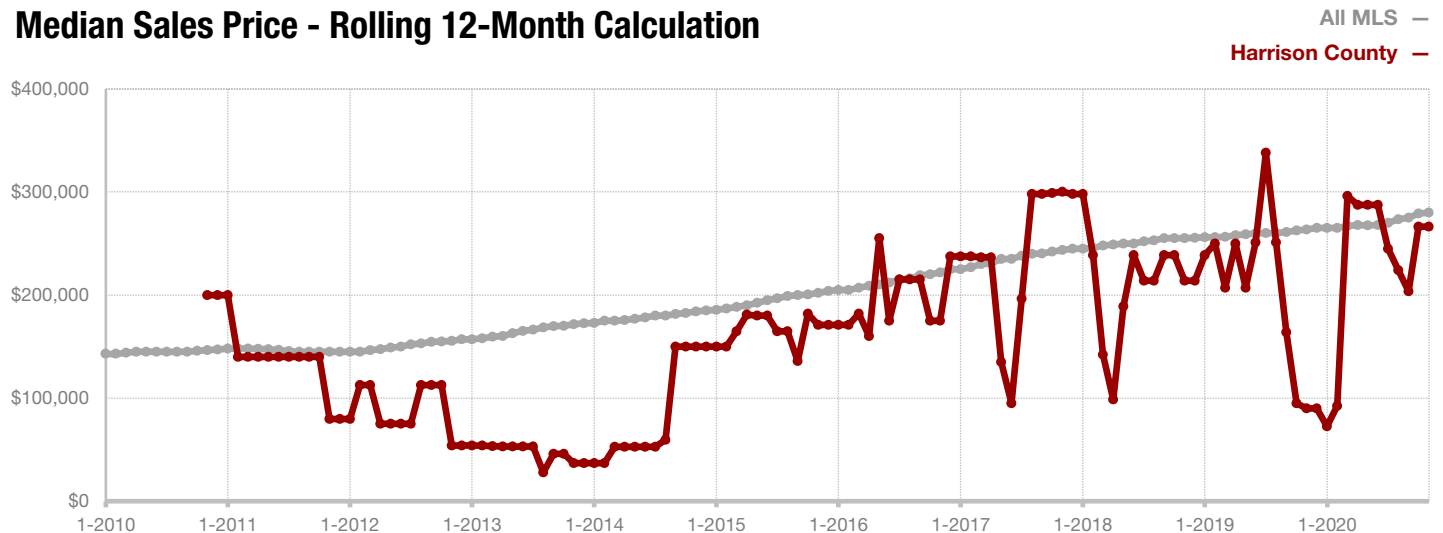
## Harrison County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2	3	+ 50.0%	24	26	+ 8.3%
Pending Sales	0	3	--	11	16	+ 45.5%
Closed Sales	1	1	0.0%	10	13	+ 30.0%
Average Sales Price*	\$14,000	<b>\$233,000</b>	+ 1564.3%	\$171,600	<b>\$355,877</b>	+ 107.4%
Median Sales Price*	\$14,000	<b>\$233,000</b>	+ 1564.3%	\$72,500	<b>\$287,500</b>	+ 296.6%
Percent of Original List Price Received*	50.0%	<b>102.6%</b>	+ 105.2%	83.6%	<b>95.3%</b>	+ 14.0%
Days on Market Until Sale	259	37	- 85.7%	92	69	- 25.0%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	9.3	4.7	- 44.4%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**+ 3.5%**

Change in  
New Listings

**+ 60.0%**

Change in  
Closed Sales

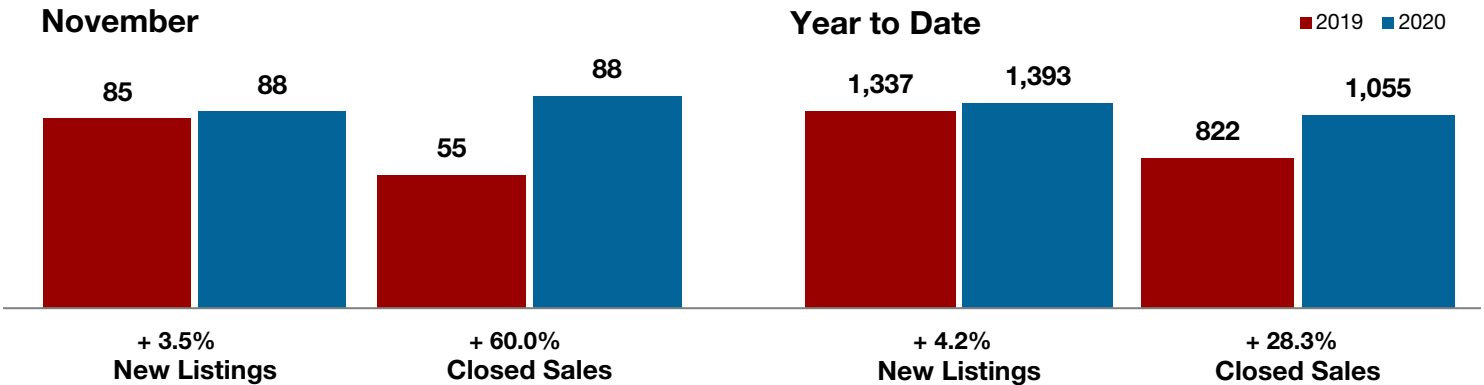
**+ 15.3%**

Change in  
Median Sales Price

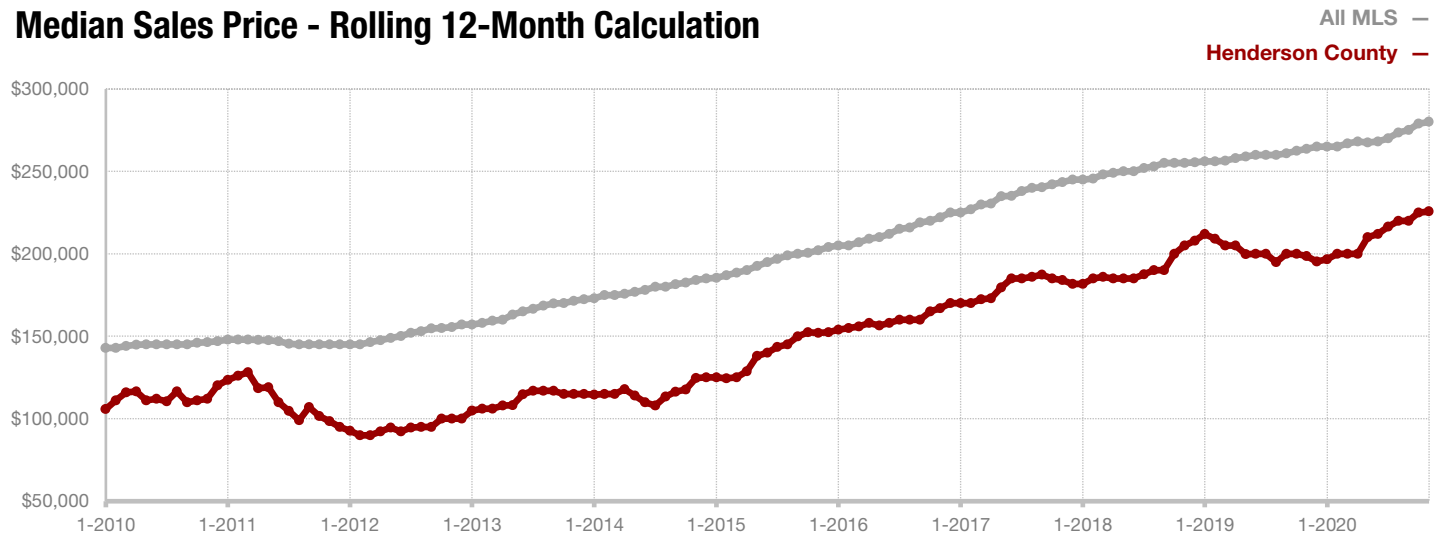
## Henderson County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	85	<b>88</b>	+ 3.5%	1,337	<b>1,393</b>	+ 4.2%
Pending Sales	55	<b>96</b>	+ 74.5%	842	<b>1,150</b>	+ 36.6%
Closed Sales	55	<b>88</b>	+ 60.0%	822	<b>1,055</b>	+ 28.3%
Average Sales Price*	\$250,974	<b>\$371,472</b>	+ 48.0%	\$283,356	<b>\$332,259</b>	+ 17.3%
Median Sales Price*	\$175,000	<b>\$201,700</b>	+ 15.3%	\$200,000	<b>\$230,000</b>	+ 15.0%
Percent of Original List Price Received*	93.3%	<b>94.4%</b>	+ 1.2%	92.6%	<b>94.0%</b>	+ 1.5%
Days on Market Until Sale	57	<b>60</b>	+ 5.3%	71	<b>65</b>	- 8.5%
Inventory of Homes for Sale	452	<b>255</b>	- 43.6%	--	--	--
Months Supply of Inventory	6.1	<b>2.6</b>	- 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 – November 2020

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



**- 2.6%**

**+ 37.5%**

**+ 5.4%**

Change in  
New Listings

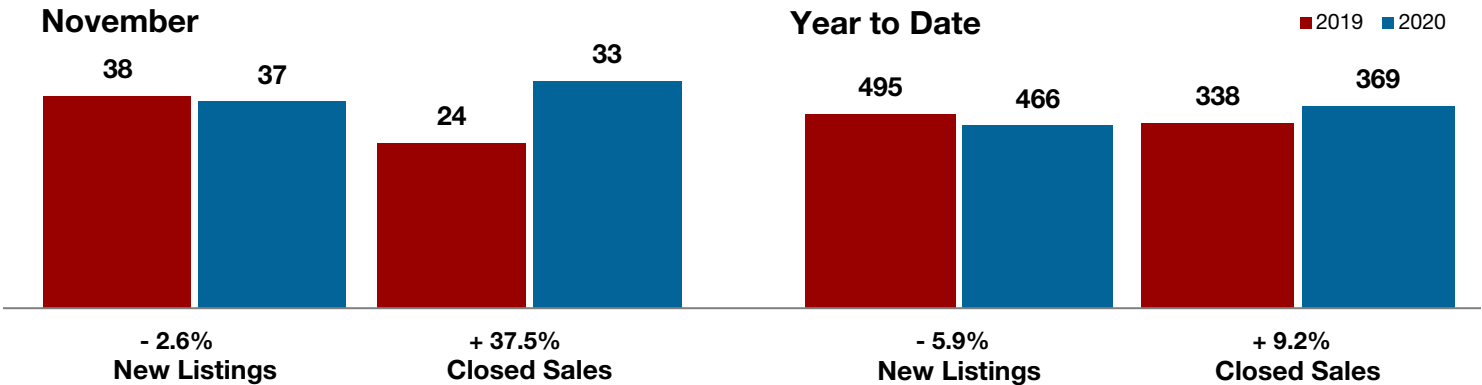
Change in  
Closed Sales

Change in  
Median Sales Price

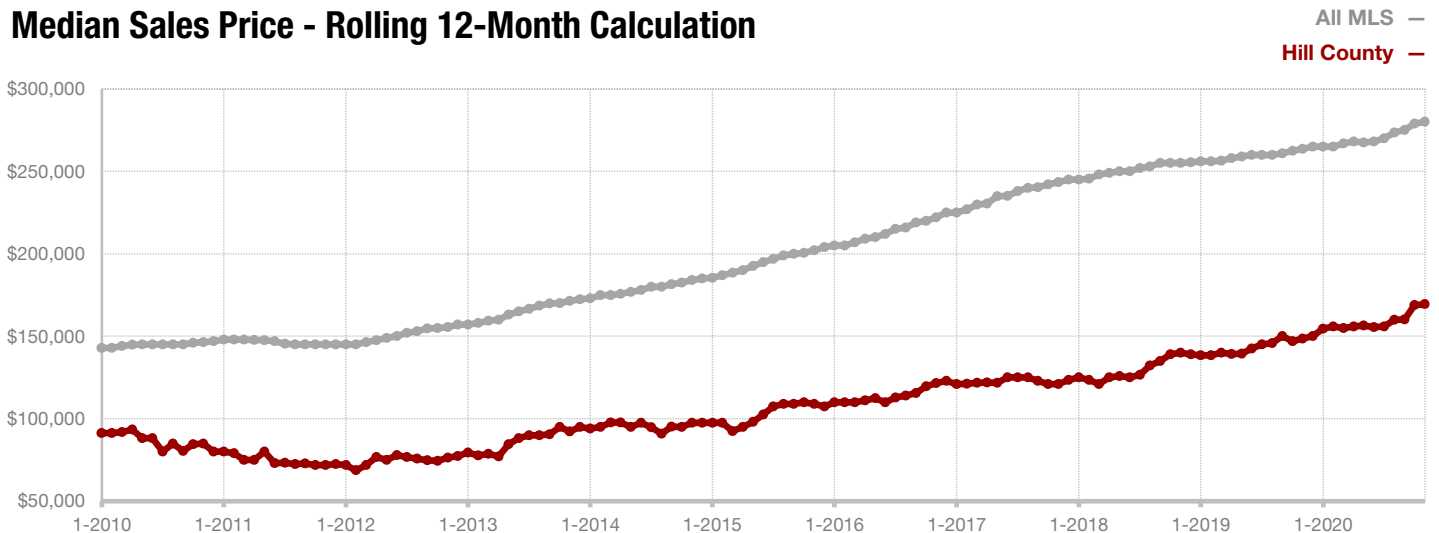
## Hill County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	38	37	- 2.6%	495	466	- 5.9%
Pending Sales	23	13	- 43.5%	355	376	+ 5.9%
Closed Sales	24	33	+ 37.5%	338	369	+ 9.2%
Average Sales Price*	\$158,783	<b>\$204,147</b>	+ 28.6%	\$176,792	<b>\$204,017</b>	+ 15.4%
Median Sales Price*	\$166,000	<b>\$175,000</b>	+ 5.4%	\$148,450	<b>\$169,000</b>	+ 13.8%
Percent of Original List Price Received*	90.9%	<b>90.2%</b>	- 0.8%	92.6%	<b>93.2%</b>	+ 0.6%
Days on Market Until Sale	77	65	- 15.6%	71	73	+ 2.8%
Inventory of Homes for Sale	139	98	- 29.5%	--	--	--
Months Supply of Inventory	4.5	3.0	- 40.0%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – November 2020

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



## Hood County

**+ 10.5%**

Change in  
New Listings

**+ 31.9%**

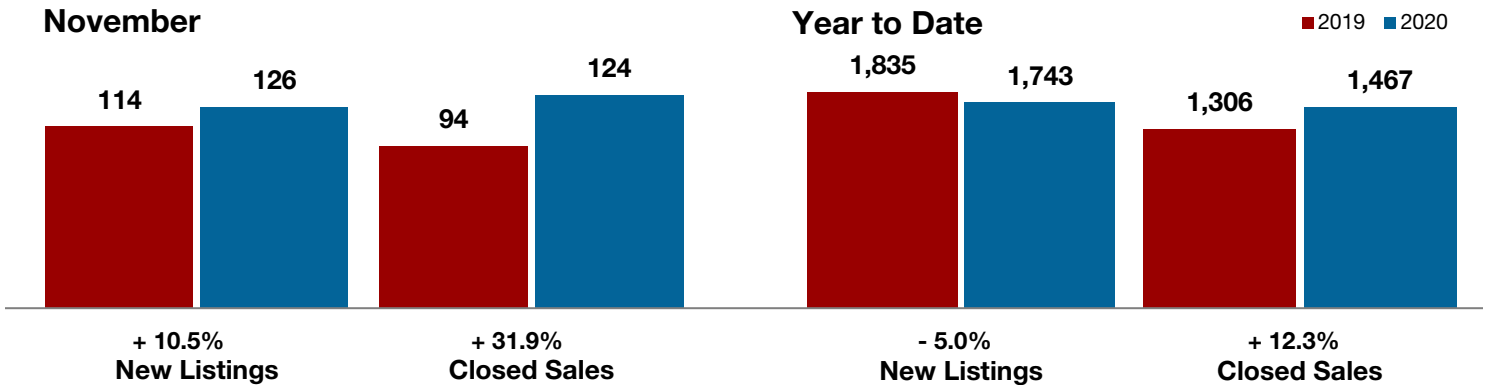
Change in  
Closed Sales

**+ 4.0%**

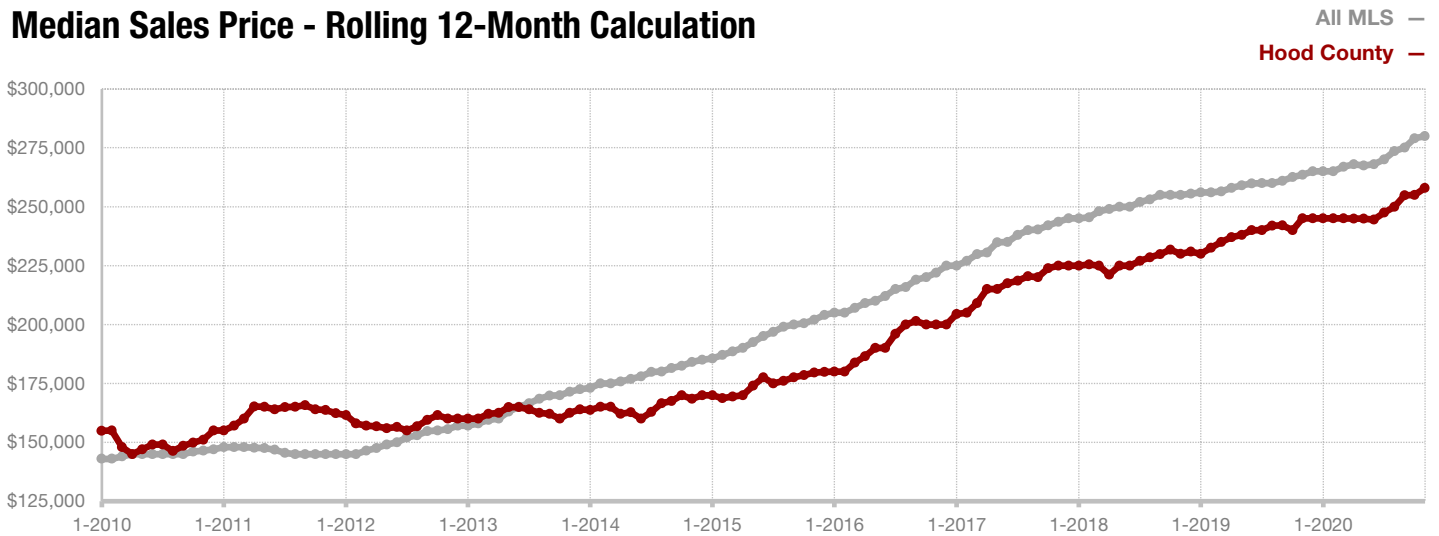
Change in  
Median Sales Price

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	114	126	+ 10.5%	1,835	1,743	- 5.0%
Pending Sales	84	92	+ 9.5%	1,342	1,506	+ 12.2%
Closed Sales	94	124	+ 31.9%	1,306	1,467	+ 12.3%
Average Sales Price*	\$288,175	\$360,778	+ 25.2%	\$277,278	\$308,826	+ 11.4%
Median Sales Price*	\$263,950	\$274,500	+ 4.0%	\$245,000	\$258,400	+ 5.5%
Percent of Original List Price Received*	95.2%	96.7%	+ 1.6%	95.9%	96.4%	+ 0.5%
Days on Market Until Sale	59	49	- 16.9%	50	54	+ 8.0%
Inventory of Homes for Sale	385	218	- 43.4%	--	--	--
Months Supply of Inventory	3.3	1.7	- 33.3%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**- 28.6%**

**+ 64.7%**

**+ 6.0%**

Change in  
New Listings

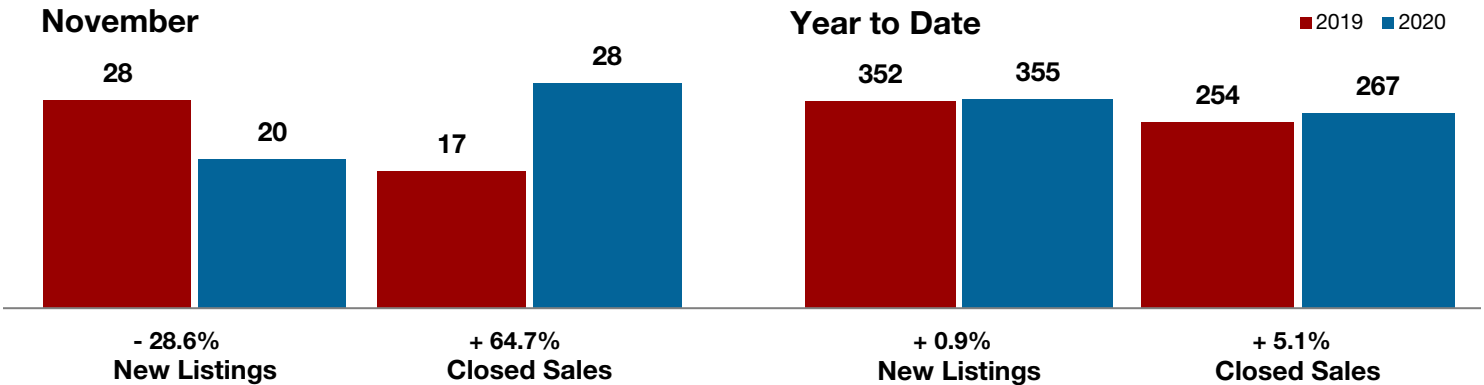
Change in  
Closed Sales

Change in  
Median Sales Price

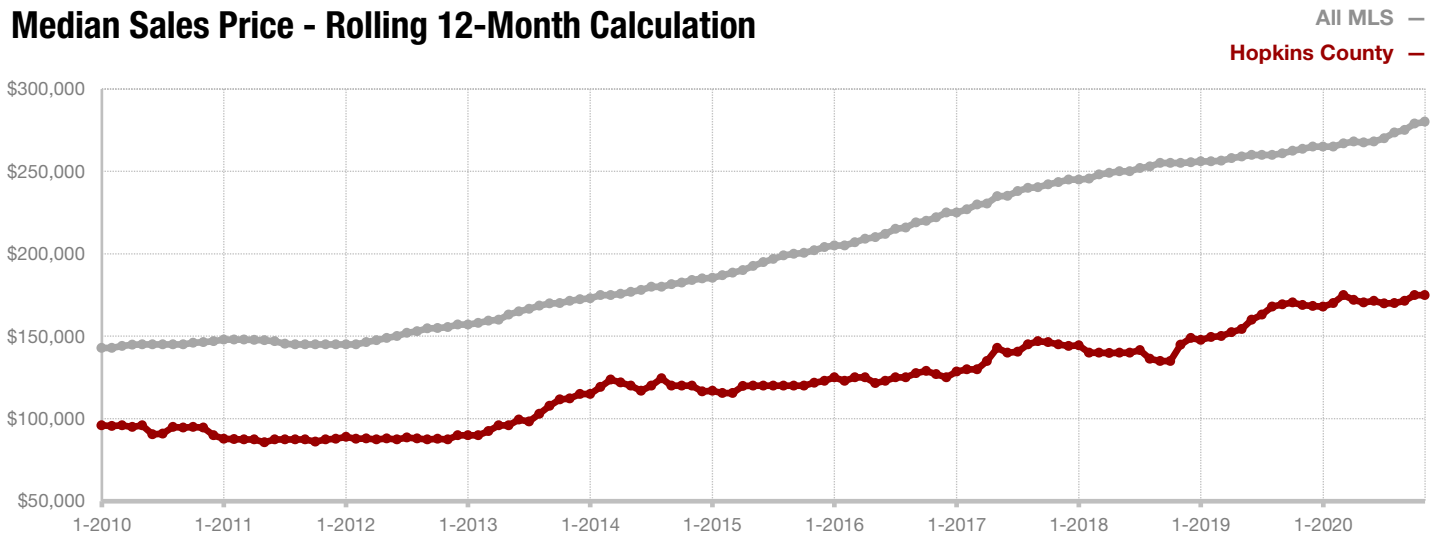
## Hopkins County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	28	20	- 28.6%	352	355	+ 0.9%
Pending Sales	19	26	+ 36.8%	258	283	+ 9.7%
Closed Sales	17	28	+ 64.7%	254	267	+ 5.1%
Average Sales Price*	\$192,869	<b>\$216,112</b>	+ 12.1%	\$202,669	<b>\$216,100</b>	+ 6.6%
Median Sales Price*	\$171,000	<b>\$181,250</b>	+ 6.0%	\$169,850	<b>\$179,900</b>	+ 5.9%
Percent of Original List Price Received*	92.9%	<b>97.4%</b>	+ 4.8%	94.4%	<b>95.2%</b>	+ 0.8%
Days on Market Until Sale	42	23	- 45.2%	52	51	- 1.9%
Inventory of Homes for Sale	108	68	- 37.0%	--	--	--
Months Supply of Inventory	4.7	2.7	- 40.0%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**+ 12.3%**

**+ 35.1%**

**+ 23.6%**

Change in  
New Listings

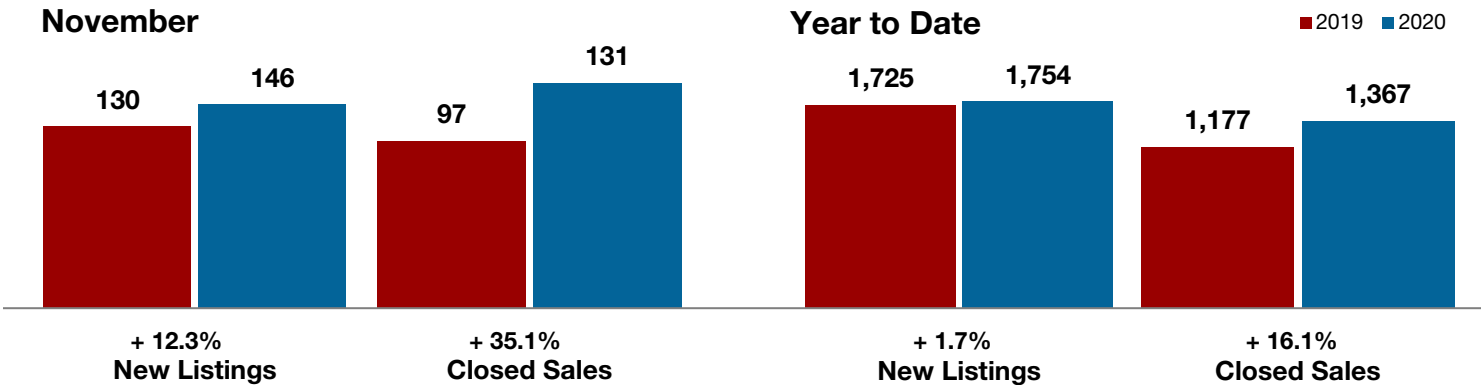
Change in  
Closed Sales

Change in  
Median Sales Price

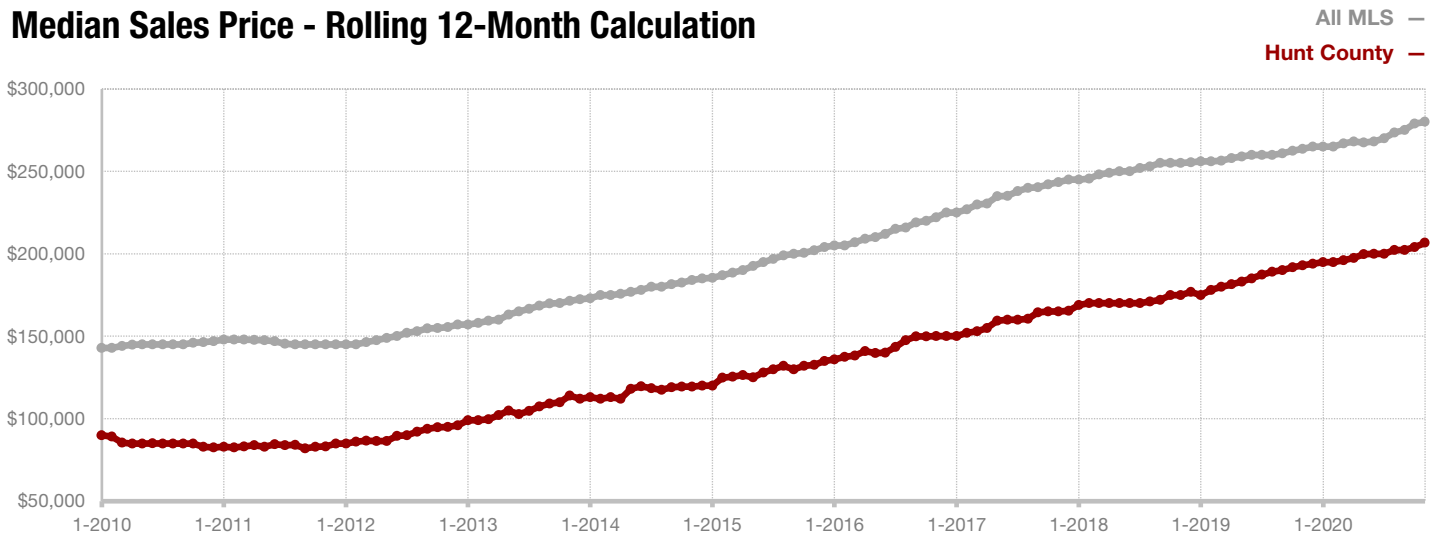
## Hunt County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	130	146	+ 12.3%	1,725	1,754	+ 1.7%
Pending Sales	85	124	+ 45.9%	1,209	1,470	+ 21.6%
Closed Sales	97	131	+ 35.1%	1,177	1,367	+ 16.1%
Average Sales Price*	\$195,632	\$272,700	+ 39.4%	\$216,566	\$238,170	+ 10.0%
Median Sales Price*	\$178,000	\$220,000	+ 23.6%	\$193,028	\$208,000	+ 7.8%
Percent of Original List Price Received*	95.2%	95.9%	+ 0.7%	95.3%	96.1%	+ 0.8%
Days on Market Until Sale	48	45	- 6.3%	50	53	+ 6.0%
Inventory of Homes for Sale	434	257	- 40.8%	--	--	--
Months Supply of Inventory	4.1	2.0	- 50.0%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



## Jack County

**- 60.0%**

**+ 100.0%**

**+ 1.4%**

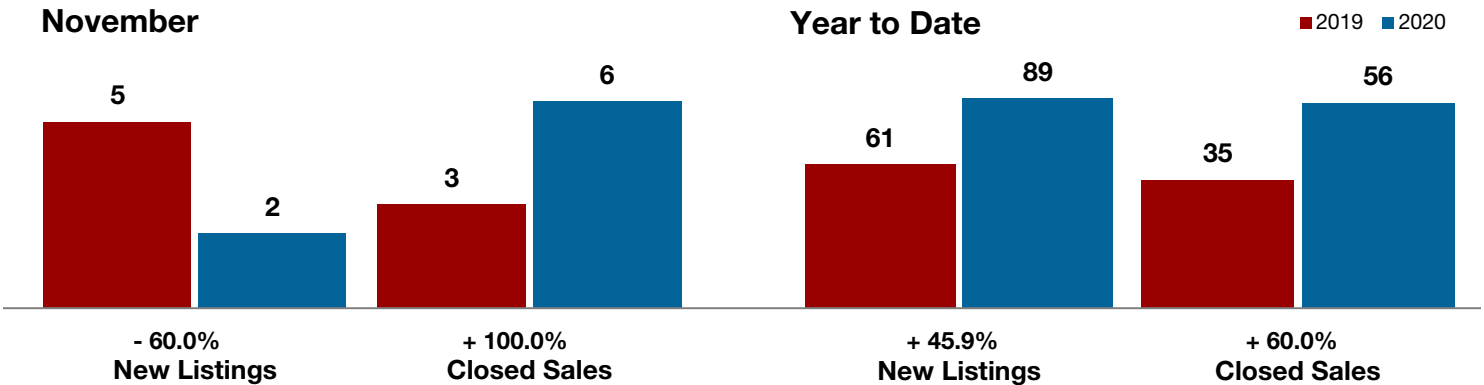
Change in  
New Listings

Change in  
Closed Sales

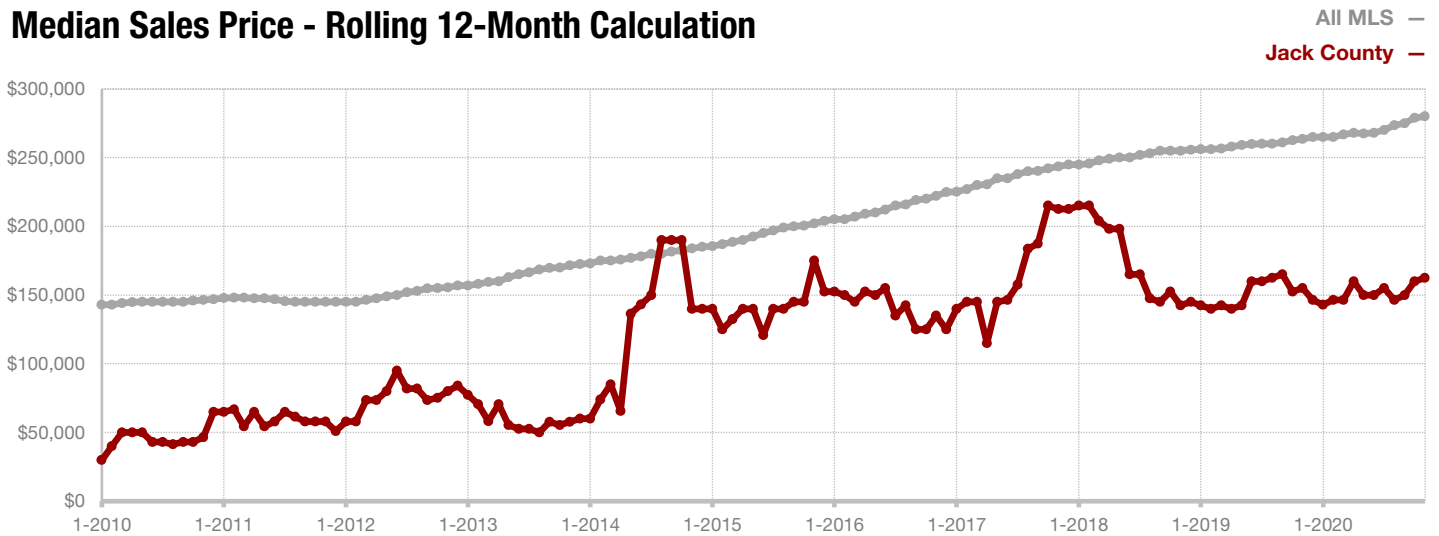
Change in  
Median Sales Price

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	5	2	- 60.0%	61	89	+ 45.9%
Pending Sales	4	4	0.0%	36	57	+ 58.3%
Closed Sales	3	6	+ 100.0%	35	56	+ 60.0%
Average Sales Price*	\$155,667	<b>\$156,167</b>	+ 0.3%	\$197,266	<b>\$218,330</b>	+ 10.7%
Median Sales Price*	\$143,000	<b>\$145,000</b>	+ 1.4%	\$152,450	<b>\$166,500</b>	+ 9.2%
Percent of Original List Price Received*	89.6%	<b>86.2%</b>	- 3.8%	87.8%	<b>91.6%</b>	+ 4.3%
Days on Market Until Sale	64	<b>84</b>	+ 31.3%	95	<b>69</b>	- 27.4%
Inventory of Homes for Sale	15	<b>33</b>	+ 120.0%	--	--	--
Months Supply of Inventory	4.7	<b>6.7</b>	+ 40.0%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**+ 7.7%**

**+ 24.2%**

**+ 22.6%**

Change in  
New Listings

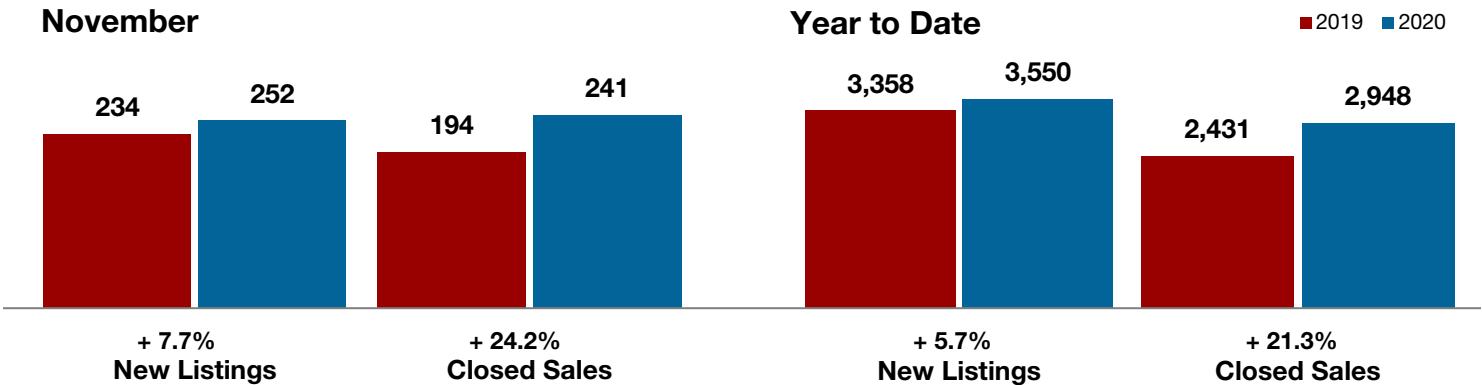
Change in  
Closed Sales

Change in  
Median Sales Price

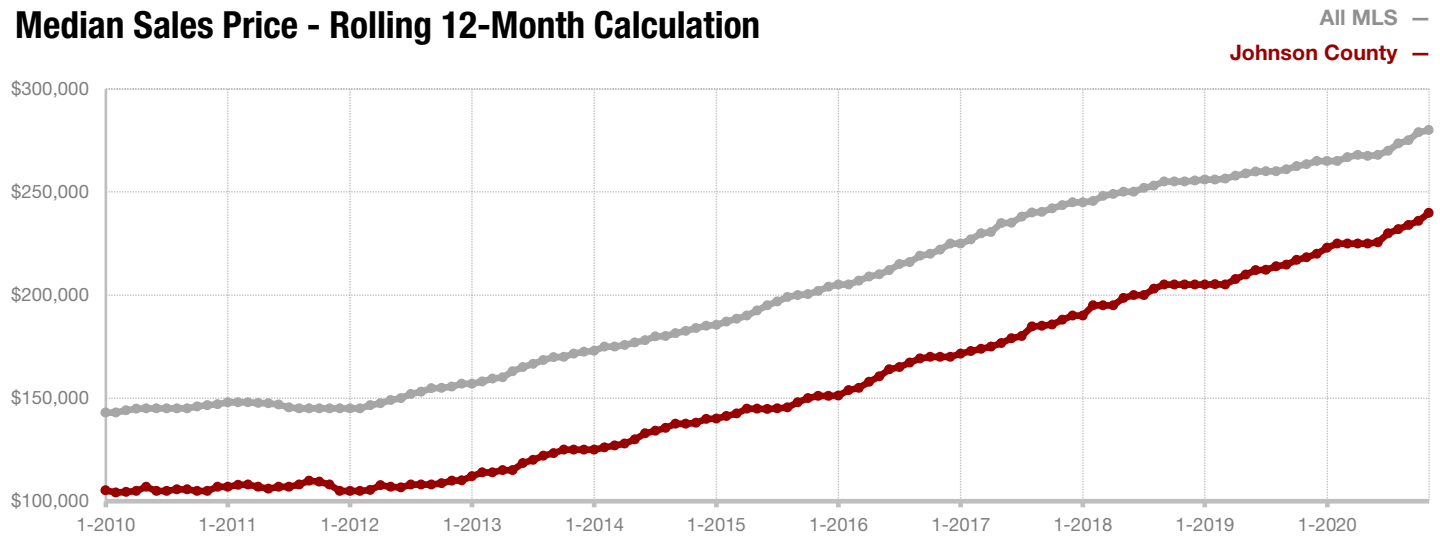
## Johnson County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	234	252	+ 7.7%	3,358	3,550	+ 5.7%
Pending Sales	188	235	+ 25.0%	2,534	3,158	+ 24.6%
Closed Sales	194	241	+ 24.2%	2,431	2,948	+ 21.3%
Average Sales Price*	\$233,886	\$274,776	+ 17.5%	\$241,647	\$265,659	+ 9.9%
Median Sales Price*	\$204,500	\$250,625	+ 22.6%	\$219,000	\$240,000	+ 9.6%
Percent of Original List Price Received*	96.8%	97.7%	+ 0.9%	96.8%	97.7%	+ 0.9%
Days on Market Until Sale	48	36	- 25.0%	47	49	+ 4.3%
Inventory of Homes for Sale	723	408	- 43.6%	--	--	--
Months Supply of Inventory	3.2	1.5	- 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 – November 2020

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



**- 23.1%**

**+ 60.0%**

**- 42.9%**

Change in  
New Listings

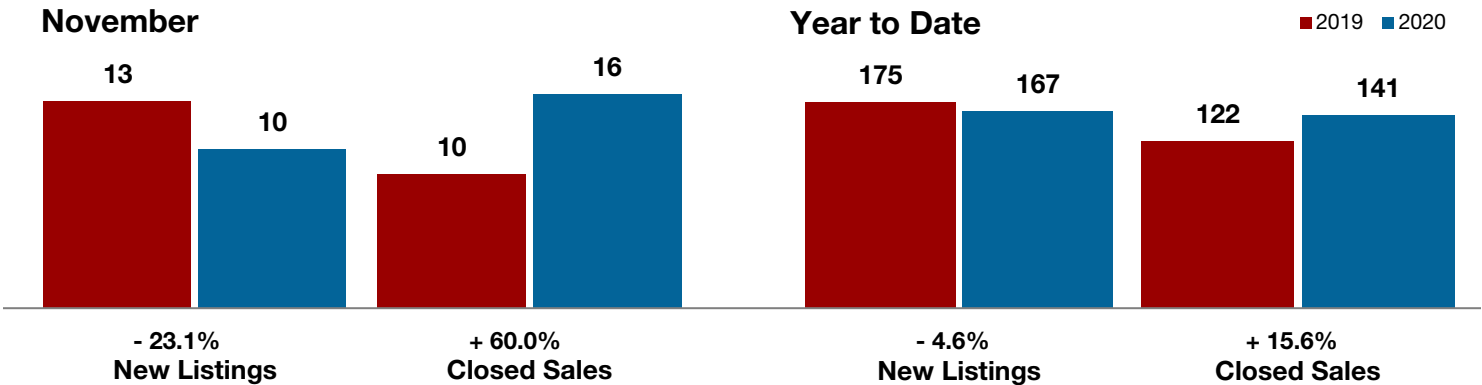
Change in  
Closed Sales

Change in  
Median Sales Price

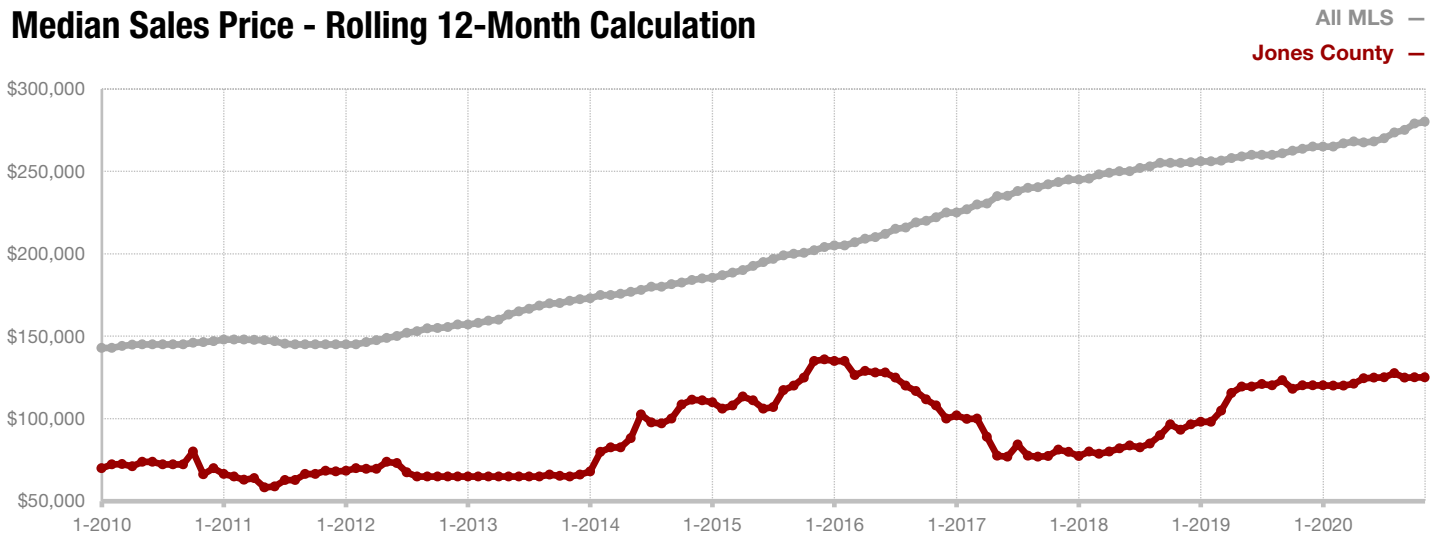
## Jones County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	13	10	- 23.1%	175	167	- 4.6%
Pending Sales	4	9	+ 125.0%	117	150	+ 28.2%
Closed Sales	10	16	+ 60.0%	122	141	+ 15.6%
Average Sales Price*	\$195,470	\$177,794	- 9.0%	\$129,915	\$148,322	+ 14.2%
Median Sales Price*	\$223,400	\$127,450	- 42.9%	\$120,000	\$125,000	+ 4.2%
Percent of Original List Price Received*	95.2%	91.9%	- 3.5%	91.6%	92.5%	+ 1.0%
Days on Market Until Sale	39	31	- 20.5%	73	81	+ 11.0%
Inventory of Homes for Sale	67	25	- 62.7%	--	--	--
Months Supply of Inventory	6.4	1.9	- 66.7%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**- 2.0%**

**+ 25.0%**

**+ 11.4%**

Change in  
New Listings

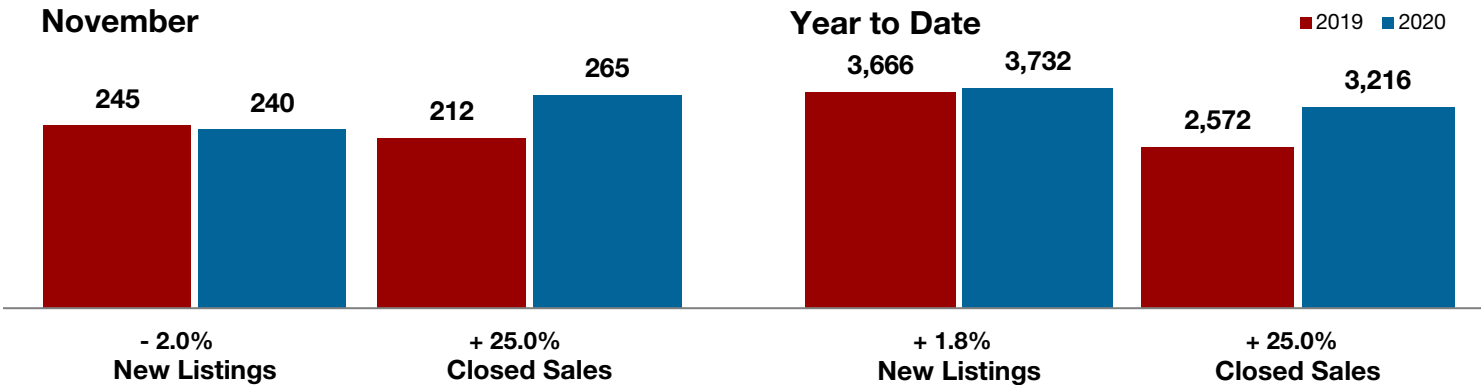
Change in  
Closed Sales

Change in  
Median Sales Price

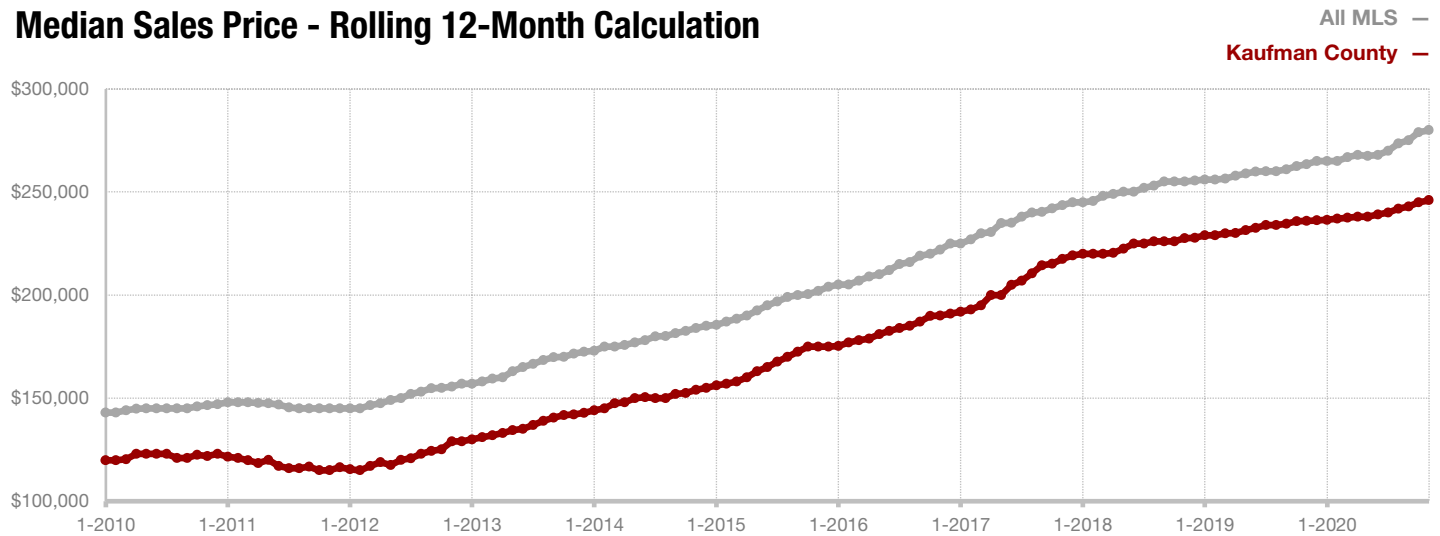
## Kaufman County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	245	240	- 2.0%	3,666	3,732	+ 1.8%
Pending Sales	223	271	+ 21.5%	2,698	3,446	+ 27.7%
Closed Sales	212	265	+ 25.0%	2,572	3,216	+ 25.0%
Average Sales Price*	\$256,641	\$277,187	+ 8.0%	\$248,157	\$261,924	+ 5.5%
Median Sales Price*	\$235,000	\$261,846	+ 11.4%	\$236,000	\$247,000	+ 4.7%
Percent of Original List Price Received*	94.8%	98.9%	+ 4.3%	96.1%	96.9%	+ 0.8%
Days on Market Until Sale	58	32	- 44.8%	56	50	- 10.7%
Inventory of Homes for Sale	830	377	- 54.6%	--	--	--
Months Supply of Inventory	3.5	1.2	- 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 – November 2020

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



**+ 15.8%**

**+ 46.2%**

**+ 45.4%**

Change in  
New Listings

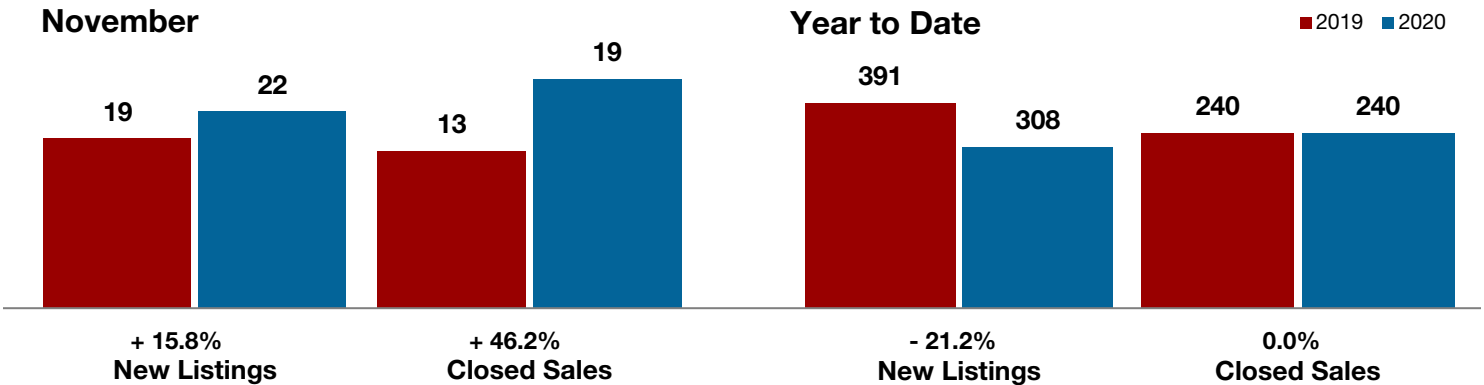
Change in  
Closed Sales

Change in  
Median Sales Price

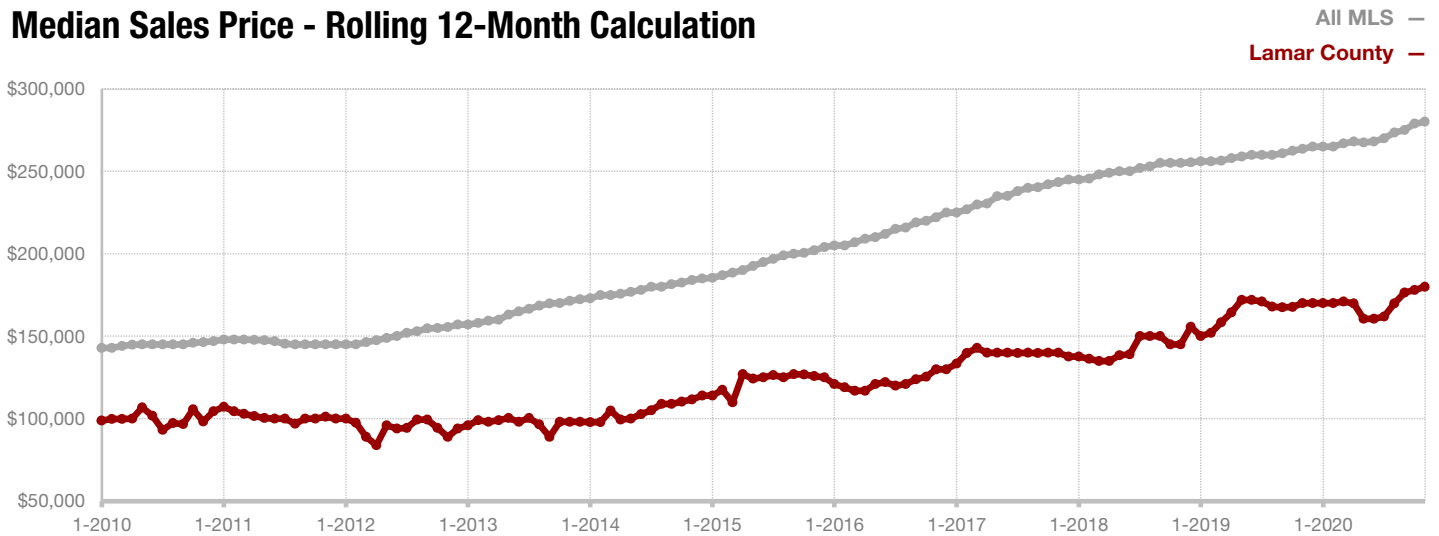
## Lamar County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	19	22	+ 15.8%	391	308	- 21.2%
Pending Sales	11	18	+ 63.6%	241	255	+ 5.8%
Closed Sales	13	19	+ 46.2%	240	240	0.0%
Average Sales Price*	\$197,837	\$227,773	+ 15.1%	\$190,564	\$190,170	- 0.2%
Median Sales Price*	\$165,000	\$239,900	+ 45.4%	\$165,000	\$180,000	+ 9.1%
Percent of Original List Price Received*	99.3%	97.8%	- 1.5%	92.8%	93.1%	+ 0.3%
Days on Market Until Sale	66	51	- 22.7%	74	71	- 4.1%
Inventory of Homes for Sale	136	65	- 52.2%	--	--	--
Months Supply of Inventory	6.4	2.9	- 50.0%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – November 2020

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



**- 40.0%**

**- 100.0%**

**--**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Limestone County

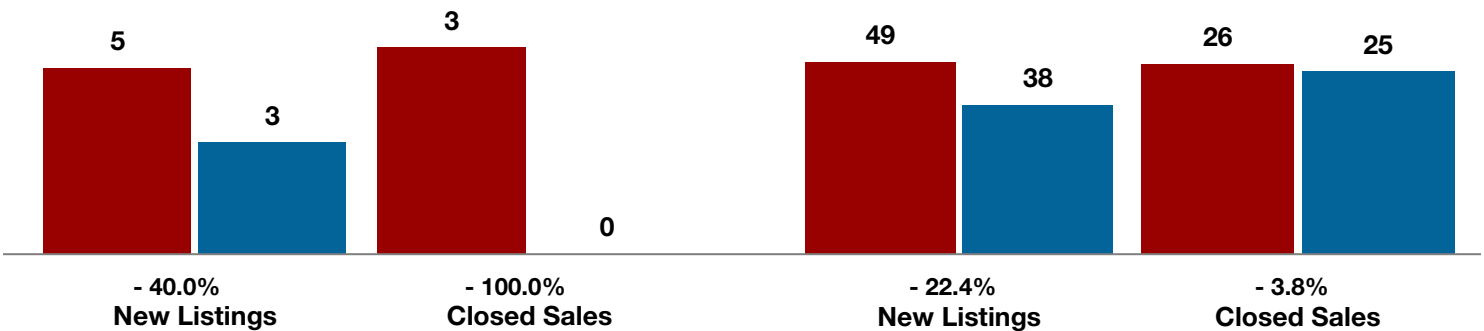
	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	5	3	- 40.0%	49	38	- 22.4%
Pending Sales	1	0	- 100.0%	25	23	- 8.0%
Closed Sales	3	0	- 100.0%	26	25	- 3.8%
Average Sales Price*	\$118,600	--	--	\$133,373	<b>\$126,230</b>	- 5.4%
Median Sales Price*	\$112,000	--	--	\$111,000	<b>\$98,500</b>	- 11.3%
Percent of Original List Price Received*	91.1%	--	--	87.5%	<b>90.7%</b>	+ 3.7%
Days on Market Until Sale	35	--	--	78	<b>97</b>	+ 24.4%
Inventory of Homes for Sale	23	17	- 26.1%	--	--	--
Months Supply of Inventory	10.2	7.2	- 30.0%	--	--	--

\* 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.

### November

### Year to Date

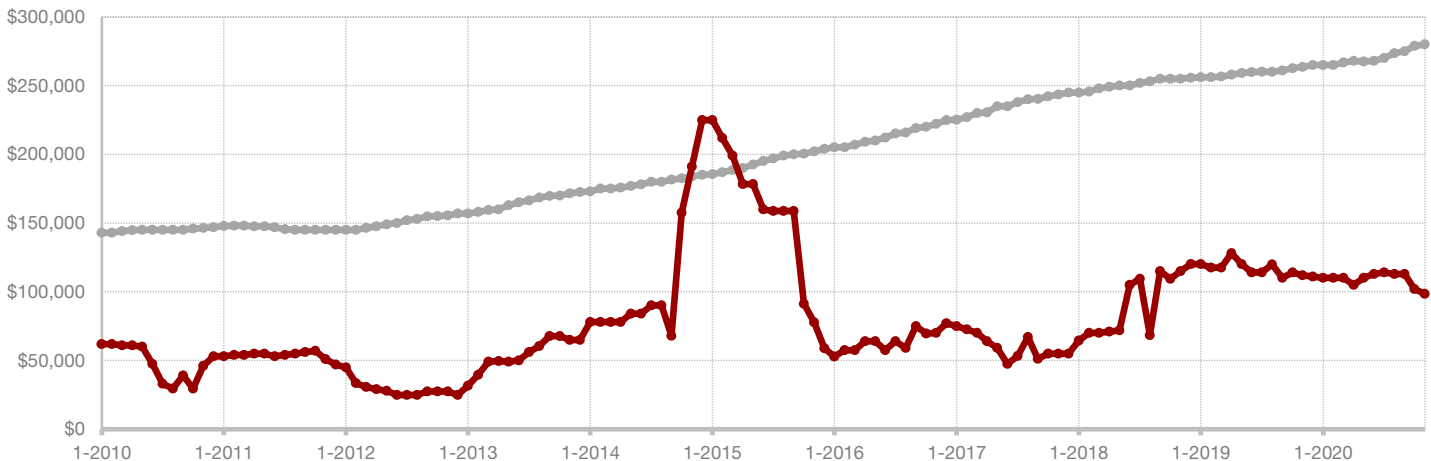
■ 2019 ■ 2020



### Median Sales Price - Rolling 12-Month Calculation

All MLS —

Limestone County —



# Local Market Update – November 2020

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



**+ 9.1%**

Change in  
New Listings

**+ 46.2%**

Change in  
Closed Sales

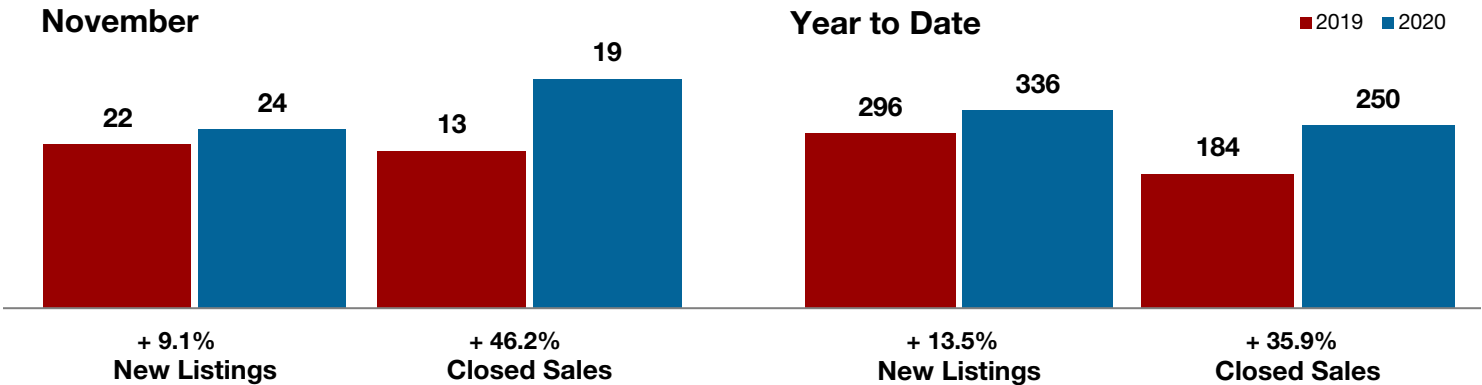
**+ 18.9%**

Change in  
Median Sales Price

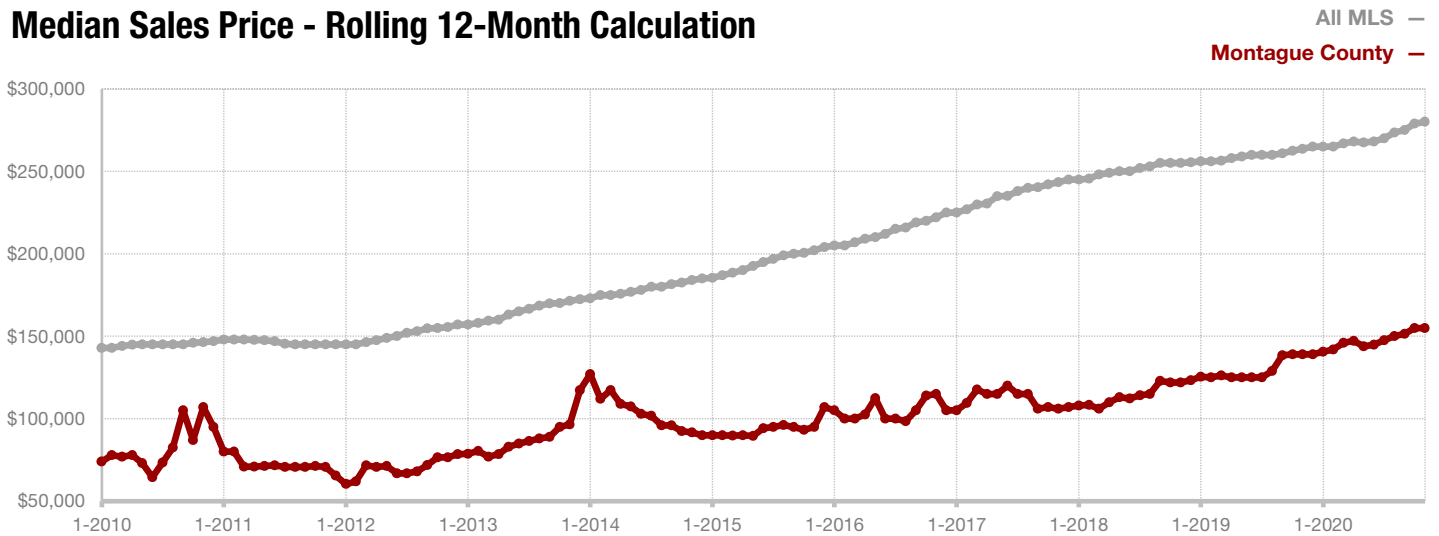
## Montague County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	22	<b>24</b>	+ 9.1%	296	<b>336</b>	+ 13.5%
Pending Sales	20	<b>17</b>	- 15.0%	198	<b>256</b>	+ 29.3%
Closed Sales	13	<b>19</b>	+ 46.2%	184	<b>250</b>	+ 35.9%
Average Sales Price*	\$136,592	<b>\$196,353</b>	+ 43.8%	\$186,389	<b>\$200,625</b>	+ 7.6%
Median Sales Price*	\$142,900	<b>\$169,900</b>	+ 18.9%	\$139,950	<b>\$155,000</b>	+ 10.8%
Percent of Original List Price Received*	92.1%	<b>95.4%</b>	+ 3.6%	91.6%	<b>92.9%</b>	+ 1.4%
Days on Market Until Sale	79	<b>39</b>	- 50.6%	80	<b>68</b>	- 15.0%
Inventory of Homes for Sale	110	<b>65</b>	- 40.9%	--	--	--
Months Supply of Inventory	6.3	<b>2.8</b>	- 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 – November 2020

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



**+ 35.9%**

Change in  
New Listings

**- 5.7%**

Change in  
Closed Sales

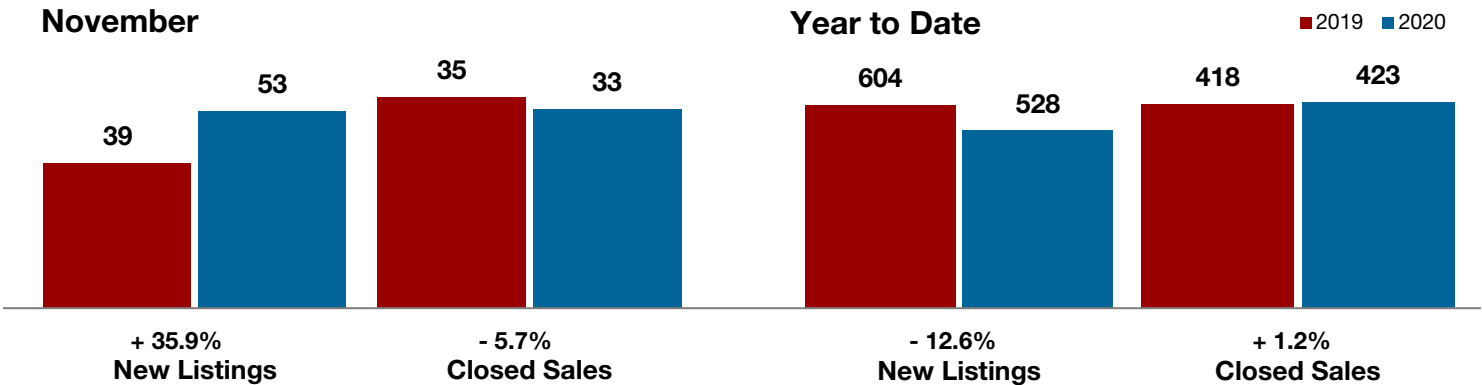
**+ 5.6%**

Change in  
Median Sales Price

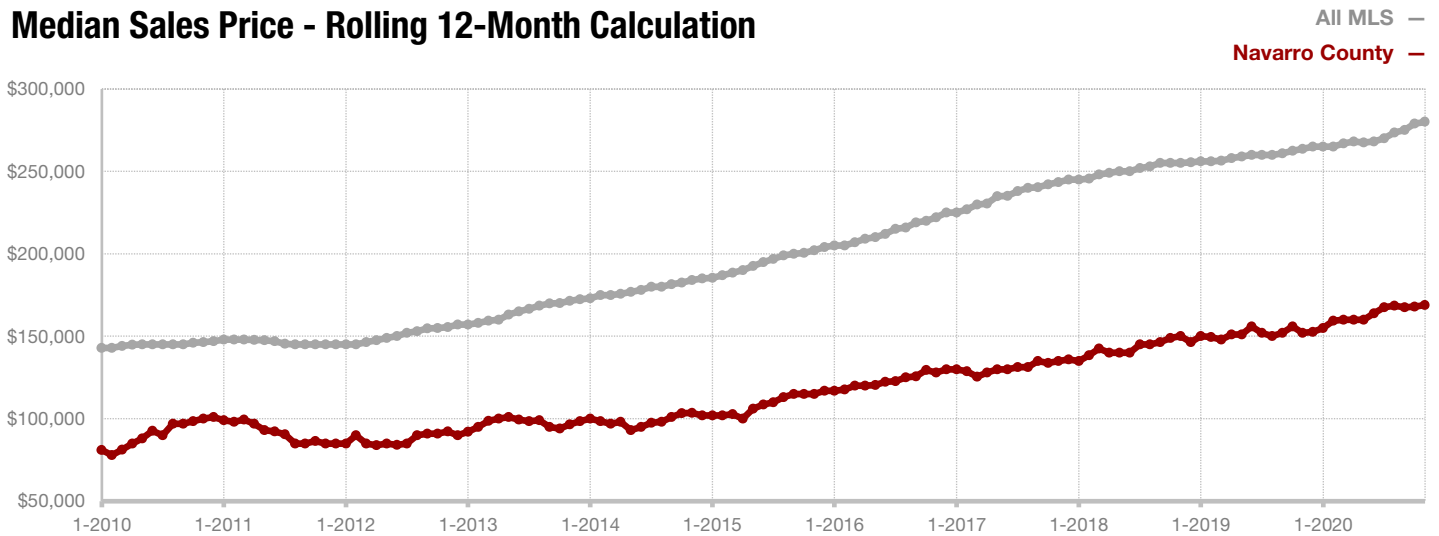
## Navarro County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	39	<b>53</b>	+ 35.9%	604	<b>528</b>	- 12.6%
Pending Sales	38	<b>28</b>	- 26.3%	429	<b>446</b>	+ 4.0%
Closed Sales	35	<b>33</b>	- 5.7%	418	<b>423</b>	+ 1.2%
Average Sales Price*	\$181,051	<b>\$191,742</b>	+ 5.9%	\$198,476	<b>\$222,268</b>	+ 12.0%
Median Sales Price*	\$142,000	<b>\$150,000</b>	+ 5.6%	\$155,000	<b>\$170,000</b>	+ 9.7%
Percent of Original List Price Received*	95.5%	<b>98.0%</b>	+ 2.6%	94.0%	<b>95.0%</b>	+ 1.1%
Days on Market Until Sale	45	<b>38</b>	- 15.6%	62	<b>71</b>	+ 14.5%
Inventory of Homes for Sale	167	<b>116</b>	- 30.5%	--	--	--
Months Supply of Inventory	4.3	<b>2.9</b>	- 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 – November 2020

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



**- 100.0%**

**0.0%**

**+ 26.3%**

Change in  
New Listings

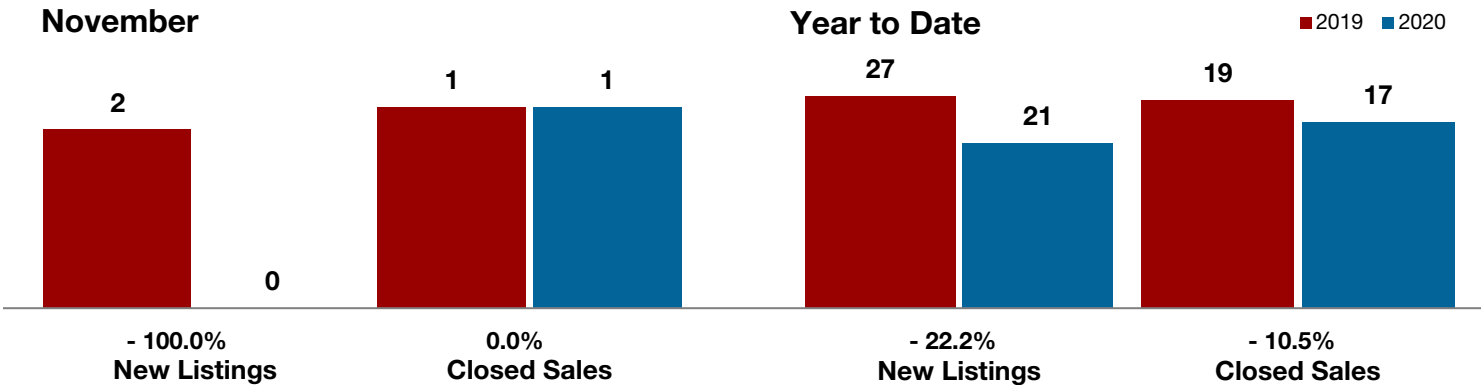
Change in  
Closed Sales

Change in  
Median Sales Price

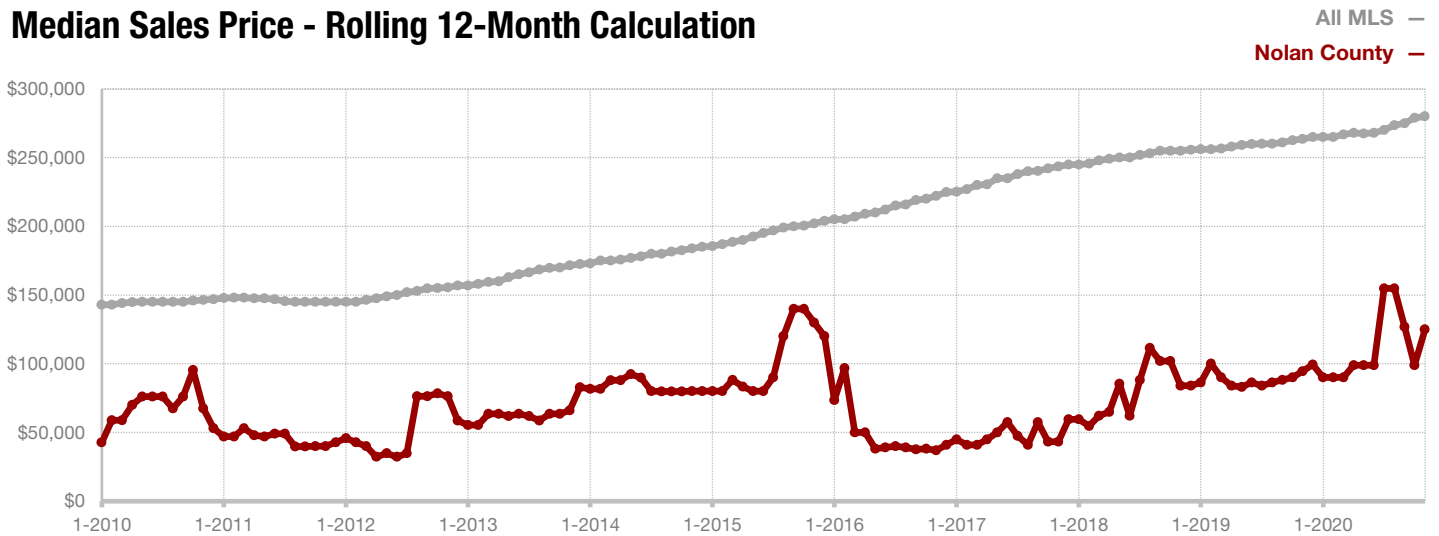
## Nolan County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2	0	- 100.0%	27	21	- 22.2%
Pending Sales	1	0	- 100.0%	17	16	- 5.9%
Closed Sales	1	1	0.0%	19	17	- 10.5%
Average Sales Price*	\$99,000	<b>\$124,999</b>	+ 26.3%	\$147,929	<b>\$163,000</b>	+ 10.2%
Median Sales Price*	\$99,000	<b>\$124,999</b>	+ 26.3%	\$99,000	<b>\$110,350</b>	+ 11.5%
Percent of Original List Price Received*	100.0%	<b>100.0%</b>	0.0%	92.3%	<b>87.6%</b>	- 5.1%
Days on Market Until Sale	14	4	- 71.4%	70	98	+ 40.0%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	6.7	3.3	- 57.1%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**+ 41.4%**

**+ 68.0%**

**+ 39.6%**

Change in  
New Listings

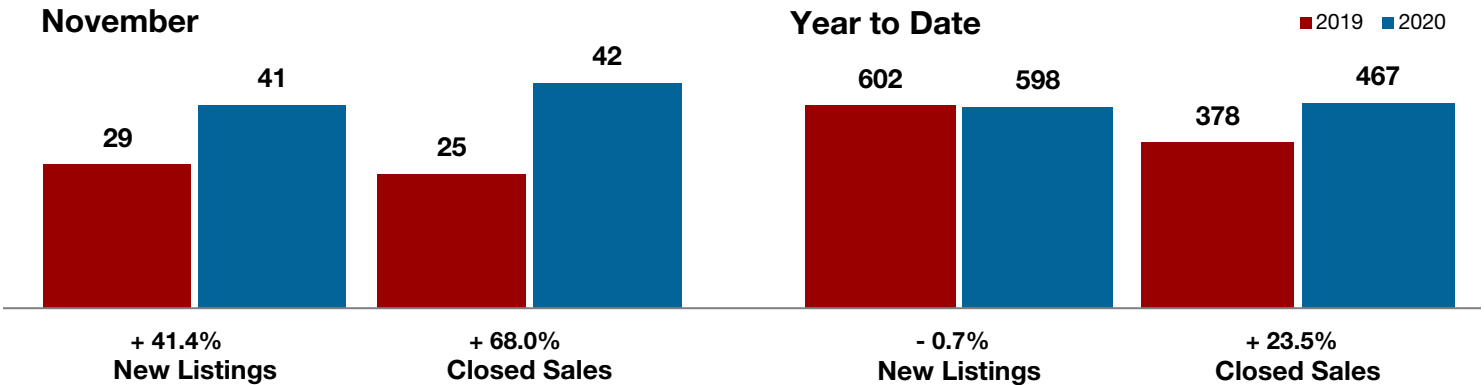
Change in  
Closed Sales

Change in  
Median Sales Price

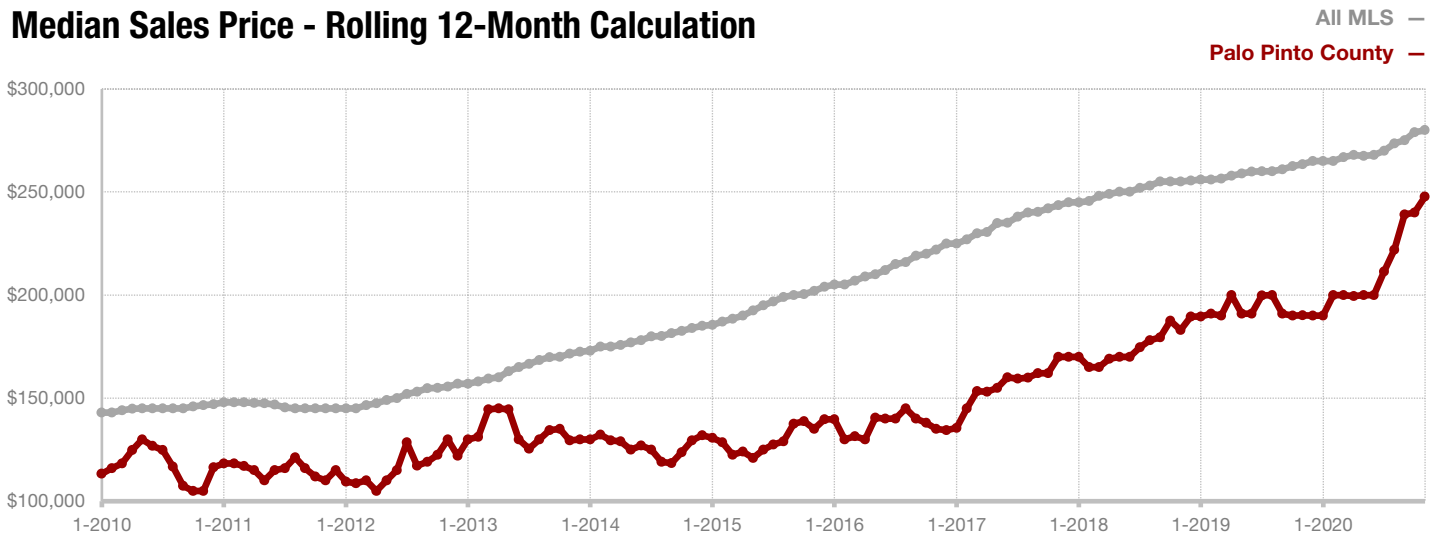
## Palo Pinto County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	29	41	+ 41.4%	602	598	- 0.7%
Pending Sales	20	22	+ 10.0%	378	472	+ 24.9%
Closed Sales	25	42	+ 68.0%	378	467	+ 23.5%
Average Sales Price*	\$426,930	<b>\$393,711</b>	- 7.8%	\$328,581	<b>\$379,058</b>	+ 15.4%
Median Sales Price*	\$182,250	<b>\$254,500</b>	+ 39.6%	\$190,550	<b>\$250,000</b>	+ 31.2%
Percent of Original List Price Received*	92.6%	90.5%	- 2.3%	91.1%	92.6%	+ 1.6%
Days on Market Until Sale	62	82	+ 32.3%	100	99	- 1.0%
Inventory of Homes for Sale	235	157	- 33.2%	--	--	--
Months Supply of Inventory	7.0	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 – November 2020

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



**+ 6.7%**

**+ 20.9%**

**+ 27.3%**

Change in  
New Listings

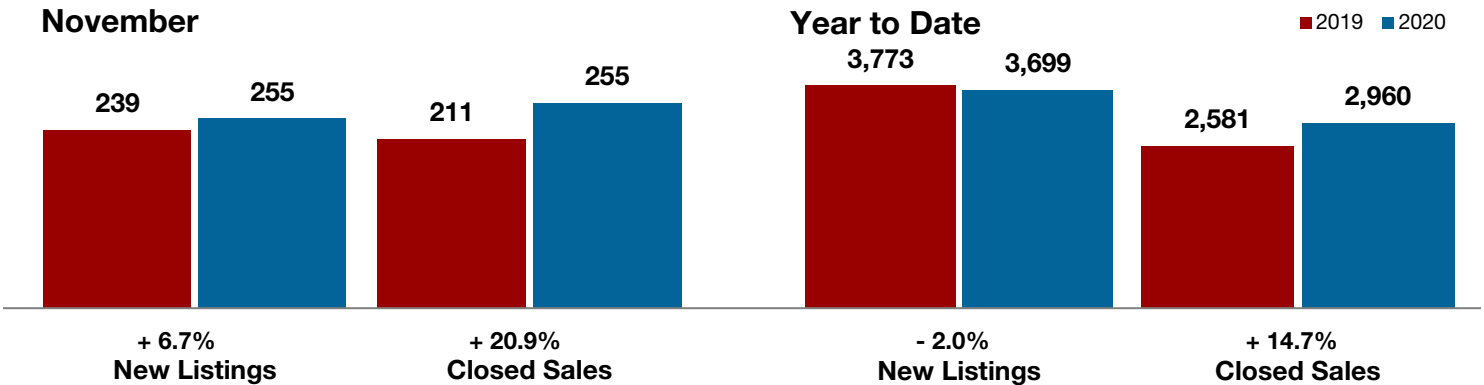
Change in  
Closed Sales

Change in  
Median Sales Price

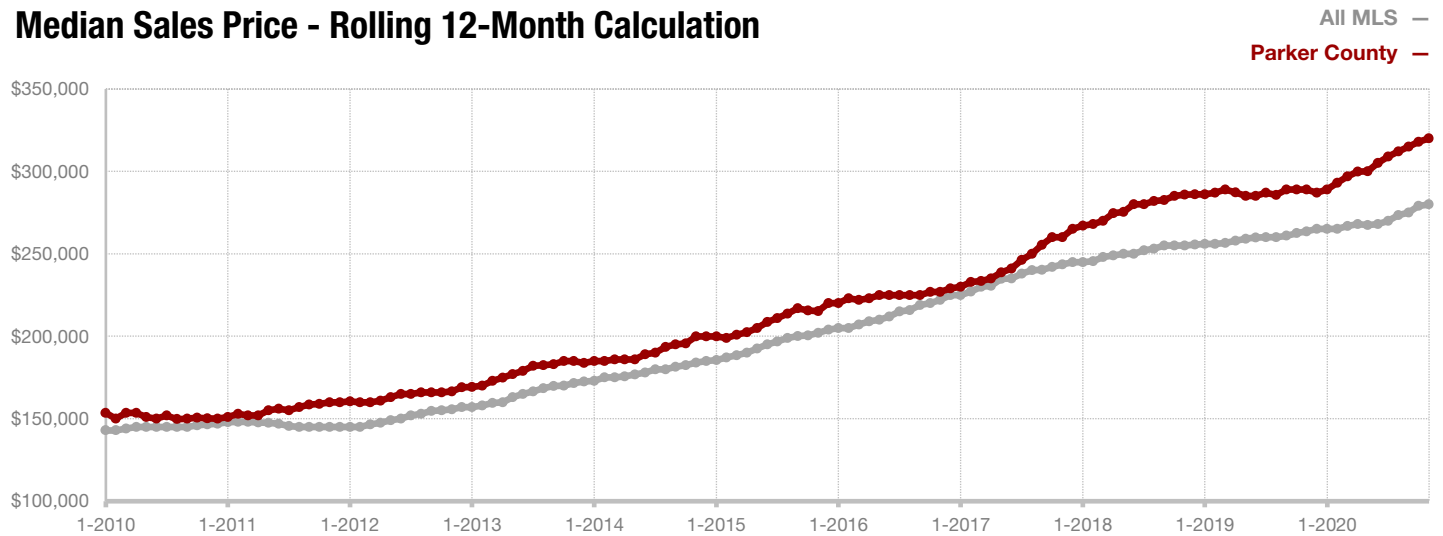
## Parker County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	239	255	+ 6.7%	3,773	3,699	- 2.0%
Pending Sales	195	225	+ 15.4%	2,672	3,160	+ 18.3%
Closed Sales	211	255	+ 20.9%	2,581	2,960	+ 14.7%
Average Sales Price*	\$318,561	<b>\$384,075</b>	+ 20.6%	\$320,560	<b>\$358,646</b>	+ 11.9%
Median Sales Price*	\$274,900	<b>\$350,000</b>	+ 27.3%	\$288,750	<b>\$325,000</b>	+ 12.6%
Percent of Original List Price Received*	94.7%	<b>97.5%</b>	+ 3.0%	96.2%	<b>96.8%</b>	+ 0.6%
Days on Market Until Sale	62	52	- 16.1%	58	66	+ 13.8%
Inventory of Homes for Sale	939	554	- 41.0%	--	--	--
Months Supply of Inventory	4.0	2.0	- 50.0%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**- 27.8%**

**- 35.3%**

**+ 76.5%**

Change in  
New Listings

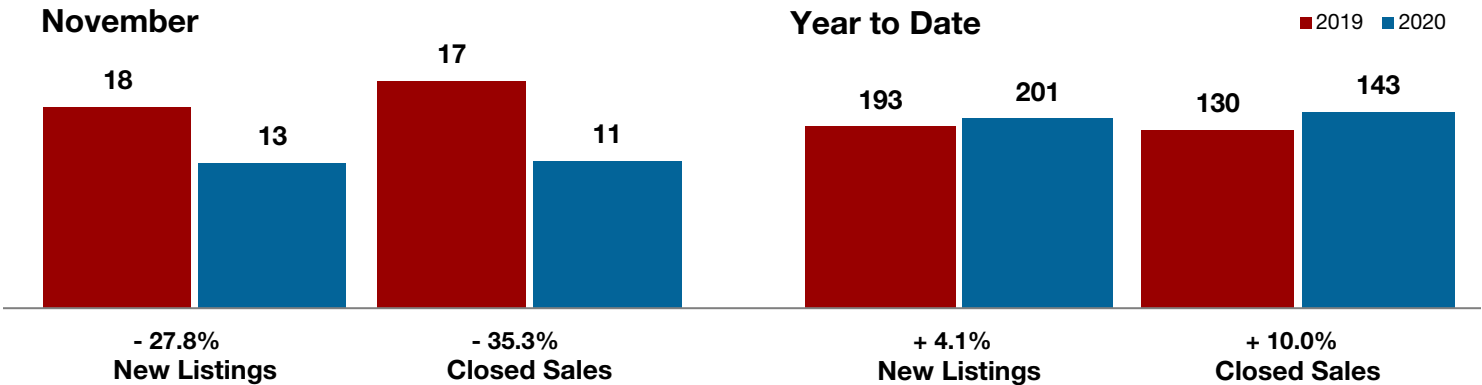
Change in  
Closed Sales

Change in  
Median Sales Price

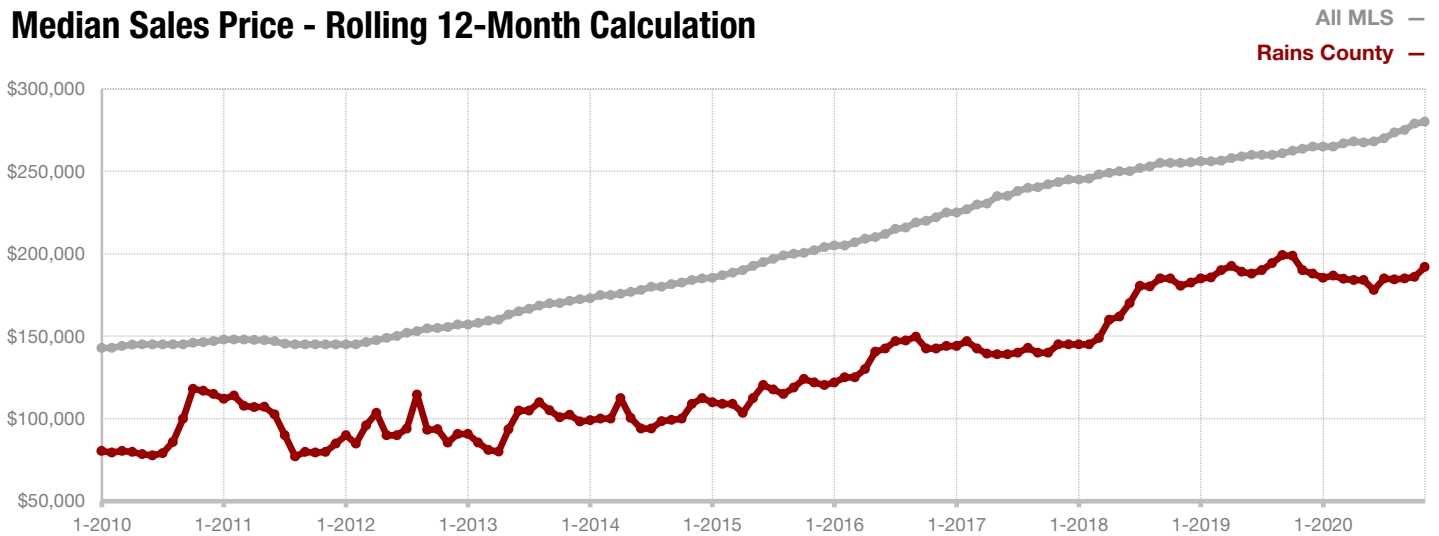
## Rains County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	18	13	- 27.8%	193	201	+ 4.1%
Pending Sales	7	9	+ 28.6%	133	155	+ 16.5%
Closed Sales	17	11	- 35.3%	130	143	+ 10.0%
Average Sales Price*	\$174,559	<b>\$235,814</b>	+ 35.1%	\$253,067	<b>\$237,359</b>	- 6.2%
Median Sales Price*	\$149,000	<b>\$263,000</b>	+ 76.5%	\$188,000	<b>\$192,000</b>	+ 2.1%
Percent of Original List Price Received*	93.6%	<b>93.2%</b>	- 0.4%	92.7%	<b>93.7%</b>	+ 1.1%
Days on Market Until Sale	67	51	- 23.9%	70	80	+ 14.3%
Inventory of Homes for Sale	60	36	- 40.0%	--	--	--
Months Supply of Inventory	5.3	2.7	- 40.0%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**- 13.3%**

**+ 14.7%**

**+ 13.4%**

Change in  
New Listings

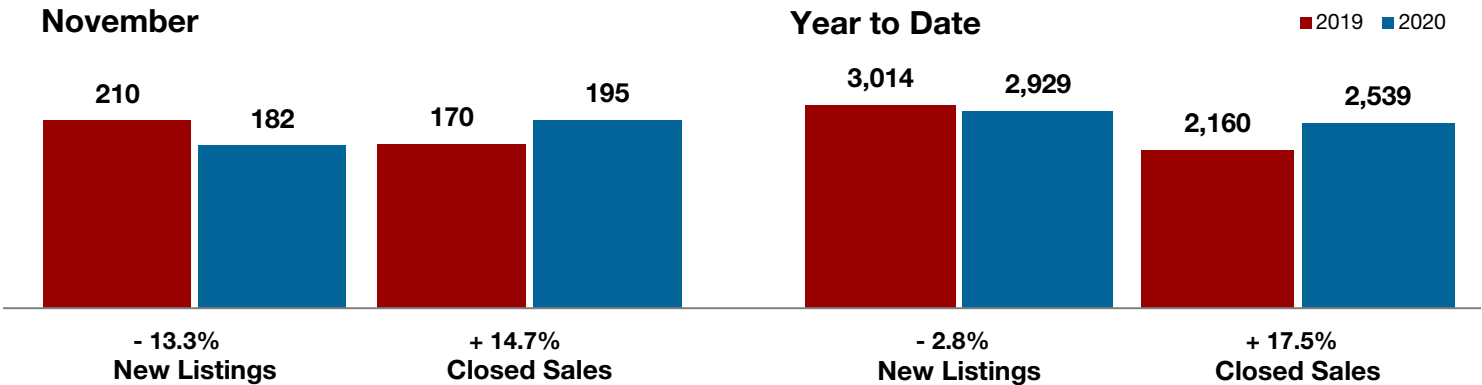
Change in  
Closed Sales

Change in  
Median Sales Price

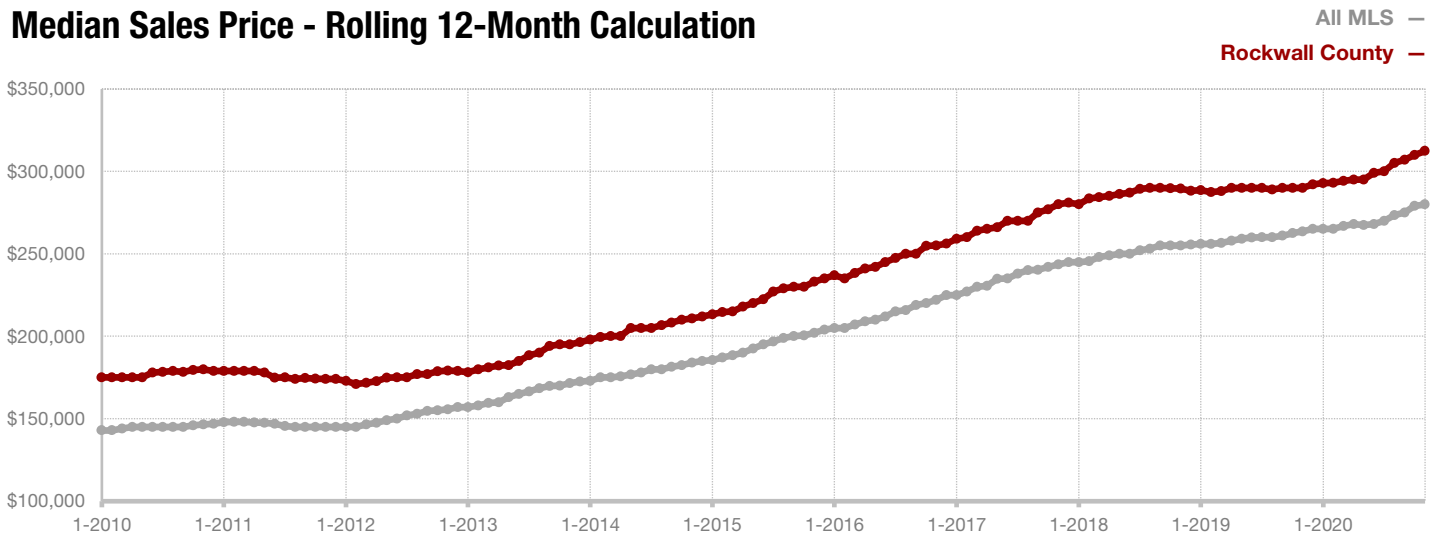
## Rockwall County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	210	<b>182</b>	- 13.3%	3,014	<b>2,929</b>	- 2.8%
Pending Sales	179	<b>214</b>	+ 19.6%	2,241	<b>2,718</b>	+ 21.3%
Closed Sales	170	<b>195</b>	+ 14.7%	2,160	<b>2,539</b>	+ 17.5%
Average Sales Price*	\$335,056	<b>\$376,739</b>	+ 12.4%	\$338,145	<b>\$359,980</b>	+ 6.5%
Median Sales Price*	\$295,500	<b>\$335,000</b>	+ 13.4%	\$290,853	<b>\$314,000</b>	+ 8.0%
Percent of Original List Price Received*	95.1%	<b>98.3%</b>	+ 3.4%	95.7%	<b>96.9%</b>	+ 1.3%
Days on Market Until Sale	64	<b>35</b>	- 45.3%	62	<b>57</b>	- 8.1%
Inventory of Homes for Sale	725	<b>286</b>	- 60.6%	--	--	--
Months Supply of Inventory	3.7	<b>1.2</b>	- 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 – November 2020

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



## Shackelford County

**+ 50.0%**

**0.0%**

**+ 2.3%**

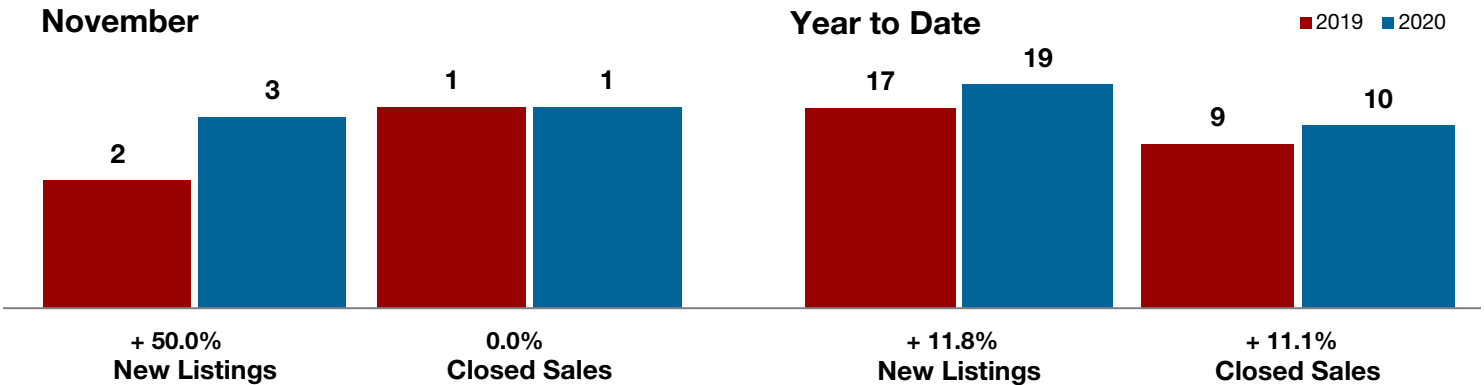
Change in  
New Listings

Change in  
Closed Sales

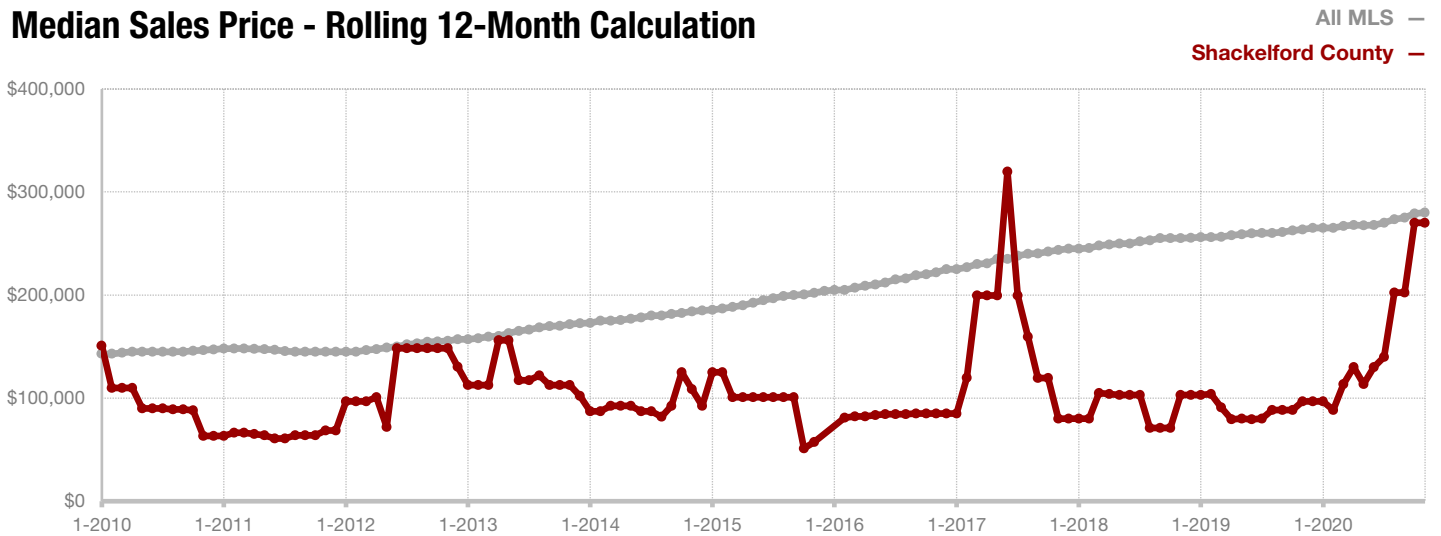
Change in  
Median Sales Price

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2	3	+ 50.0%	17	19	+ 11.8%
Pending Sales	0	1	--	9	12	+ 33.3%
Closed Sales	1	1	0.0%	9	10	+ 11.1%
Average Sales Price*	\$300,000	<b>\$307,000</b>	+ 2.3%	\$124,433	<b>\$261,800</b>	+ 110.4%
Median Sales Price*	\$300,000	<b>\$307,000</b>	+ 2.3%	\$96,900	<b>\$270,000</b>	+ 178.6%
Percent of Original List Price Received*	88.3%	<b>93.3%</b>	+ 5.7%	88.1%	<b>101.0%</b>	+ 14.6%
Days on Market Until Sale	28	<b>133</b>	+ 375.0%	110	<b>60</b>	- 45.5%
Inventory of Homes for Sale	9	<b>9</b>	0.0%	--	--	--
Months Supply of Inventory	7.0	<b>6.0</b>	- 14.3%	--	--	--

\* 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 – November 2020

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



**+ 28.3%**

**+ 102.2%**

**+ 10.0%**

Change in  
New Listings

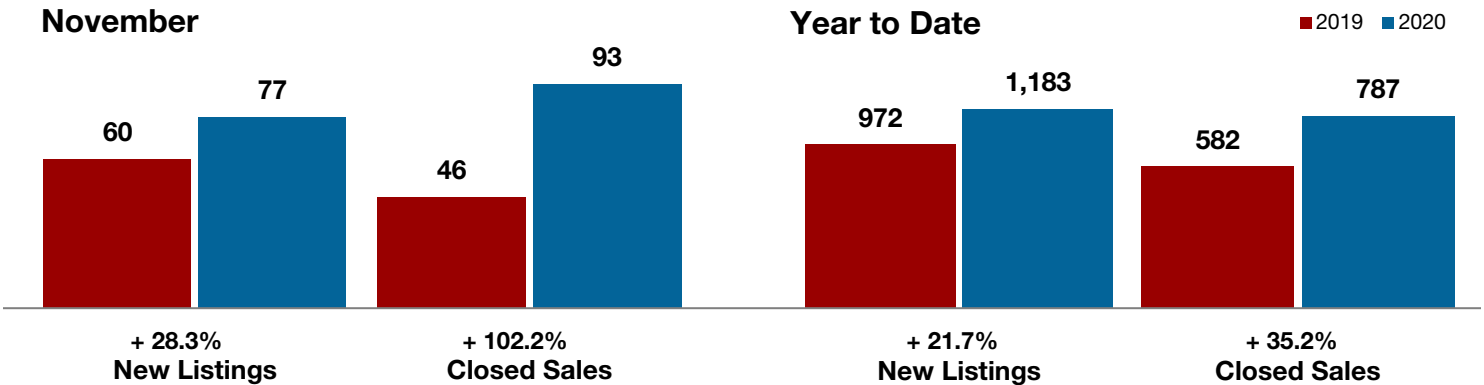
Change in  
Closed Sales

Change in  
Median Sales Price

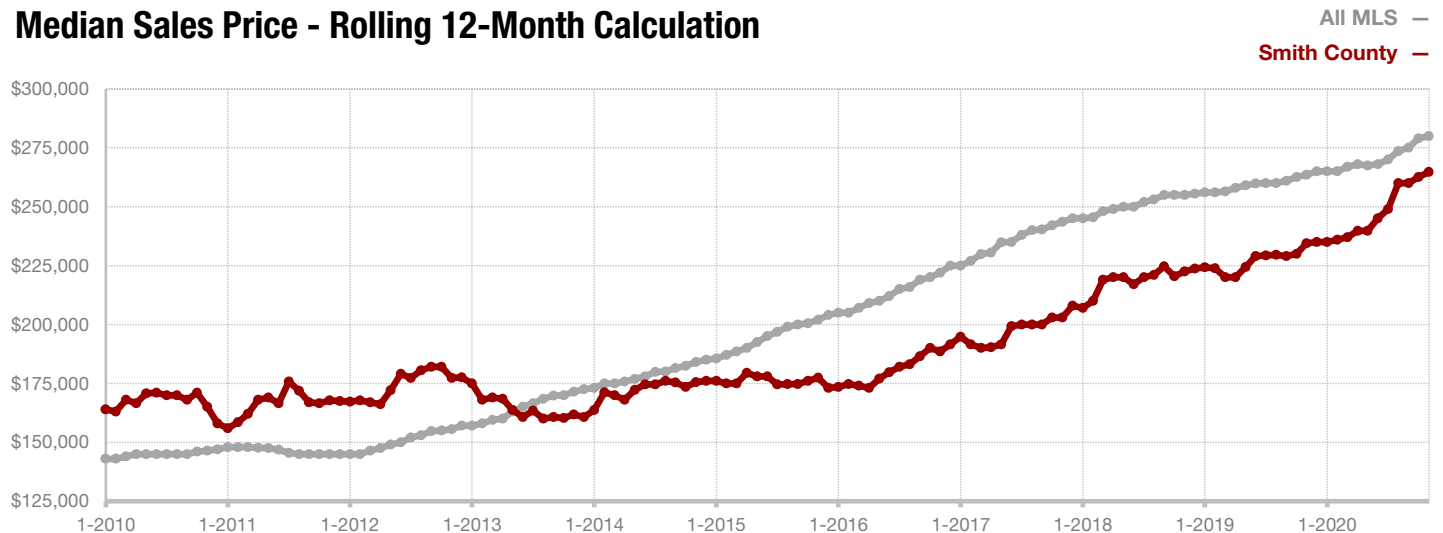
## Smith County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	60	77	+ 28.3%	972	1,183	+ 21.7%
Pending Sales	26	62	+ 138.5%	587	850	+ 44.8%
Closed Sales	46	93	+ 102.2%	582	787	+ 35.2%
Average Sales Price*	\$289,445	\$320,383	+ 10.7%	\$272,791	\$319,698	+ 17.2%
Median Sales Price*	\$245,500	\$270,000	+ 10.0%	\$234,450	\$265,000	+ 13.0%
Percent of Original List Price Received*	92.6%	97.4%	+ 5.2%	95.1%	96.7%	+ 1.7%
Days on Market Until Sale	63	53	- 15.9%	64	56	- 12.5%
Inventory of Homes for Sale	271	202	- 25.5%	--	--	--
Months Supply of Inventory	5.3	2.7	- 40.0%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**0.0%**

Change in  
New Listings

**- 50.0%**

Change in  
Closed Sales

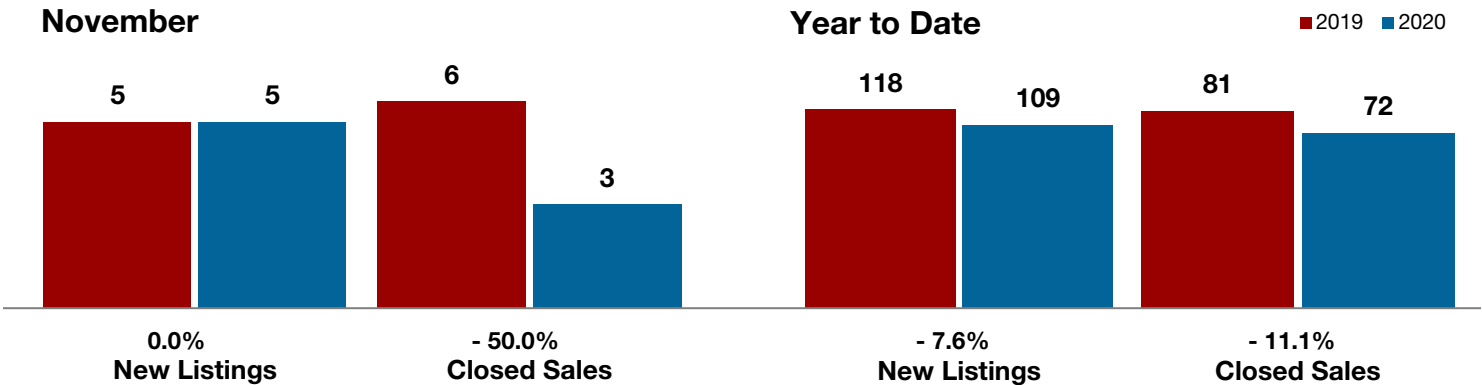
**+ 50.6%**

Change in  
Median Sales Price

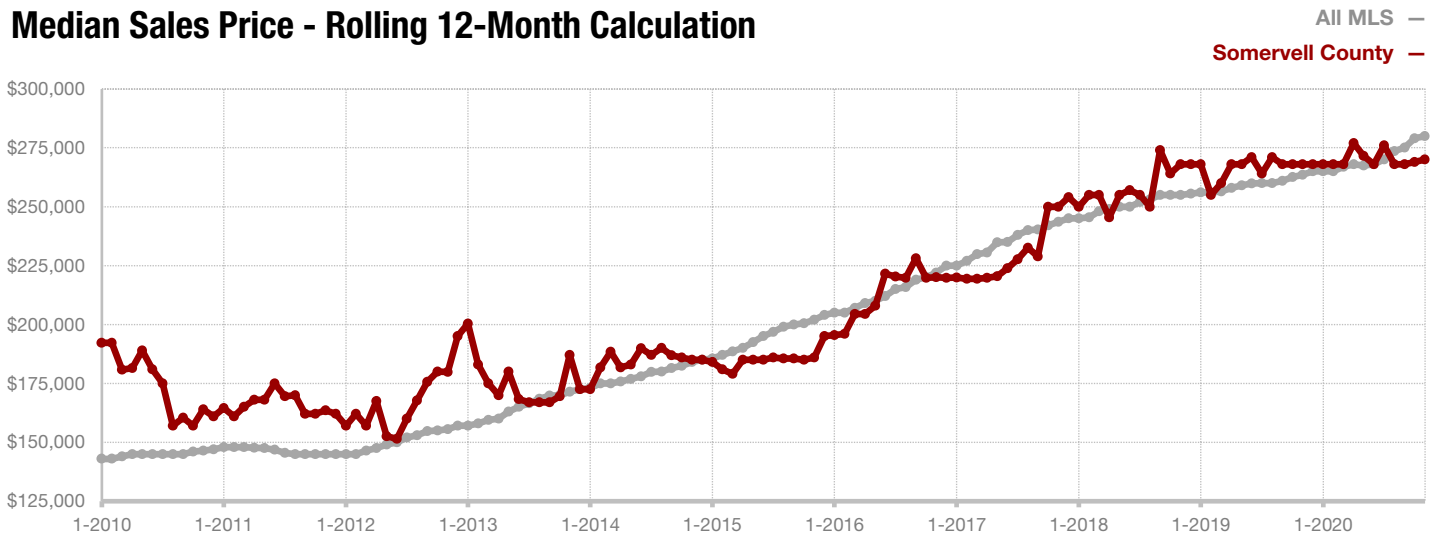
## Somervell County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	5	5	0.0%	118	109	- 7.6%
Pending Sales	5	8	+ 60.0%	78	78	0.0%
Closed Sales	6	3	- 50.0%	81	72	- 11.1%
Average Sales Price*	\$287,167	<b>\$326,967</b>	+ 13.9%	\$338,673	<b>\$280,193</b>	- 17.3%
Median Sales Price*	\$219,000	<b>\$329,900</b>	+ 50.6%	\$268,000	<b>\$270,000</b>	+ 0.7%
Percent of Original List Price Received*	90.2%	<b>94.9%</b>	+ 5.2%	94.0%	<b>94.9%</b>	+ 1.0%
Days on Market Until Sale	65	<b>124</b>	+ 90.8%	72	<b>64</b>	- 11.1%
Inventory of Homes for Sale	27	<b>26</b>	- 3.7%	--	--	--
Months Supply of Inventory	3.7	<b>3.9</b>	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 – November 2020

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



**- 87.5%**

**+ 16.7%**

**- 53.2%**

Change in  
New Listings

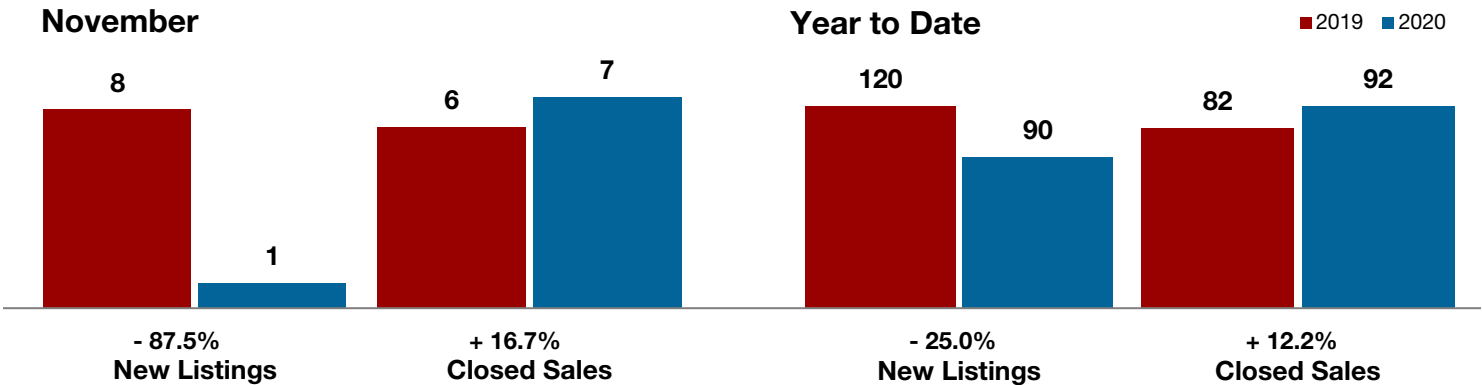
Change in  
Closed Sales

Change in  
Median Sales Price

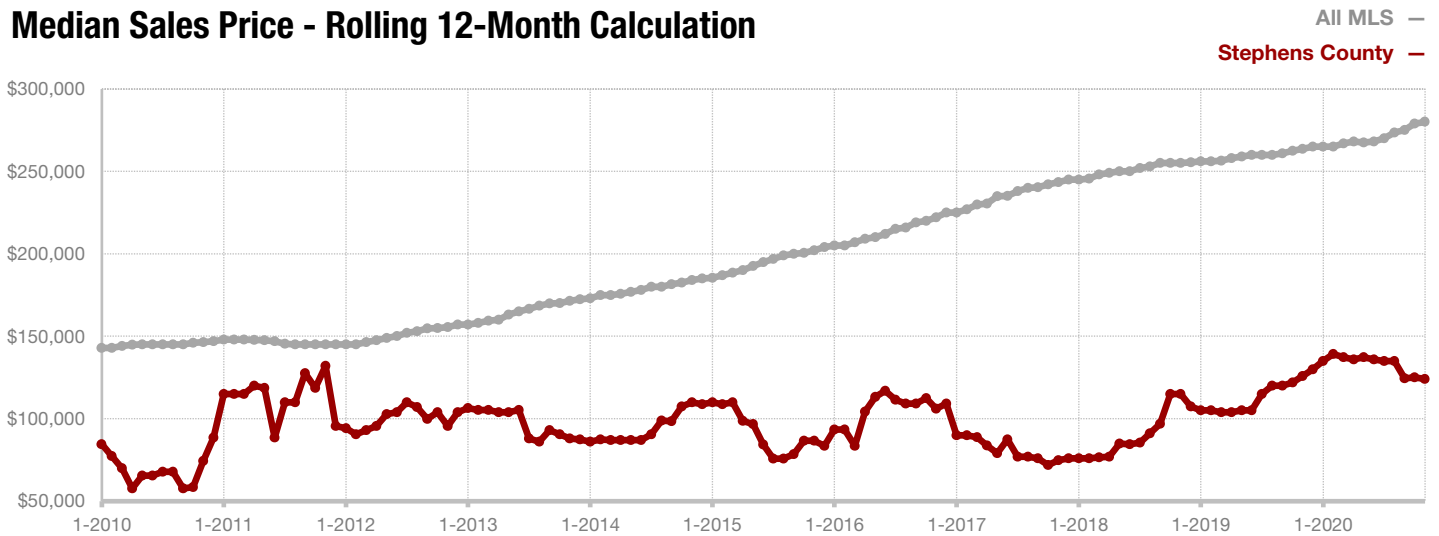
## Stephens County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	8	1	- 87.5%	120	90	- 25.0%
Pending Sales	3	4	+ 33.3%	84	95	+ 13.1%
Closed Sales	6	7	+ 16.7%	82	92	+ 12.2%
Average Sales Price*	\$175,167	<b>\$121,486</b>	- 30.6%	\$159,829	<b>\$167,644</b>	+ 4.9%
Median Sales Price*	\$187,000	<b>\$87,500</b>	- 53.2%	\$130,000	<b>\$123,800</b>	- 4.8%
Percent of Original List Price Received*	92.5%	<b>87.2%</b>	- 5.7%	90.2%	<b>88.7%</b>	- 1.7%
Days on Market Until Sale	45	<b>71</b>	+ 57.8%	90	<b>101</b>	+ 12.2%
Inventory of Homes for Sale	57	<b>27</b>	- 52.6%	--	--	--
Months Supply of Inventory	7.9	<b>3.2</b>	- 62.5%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



## Stonewall County

0.0%

--

--

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

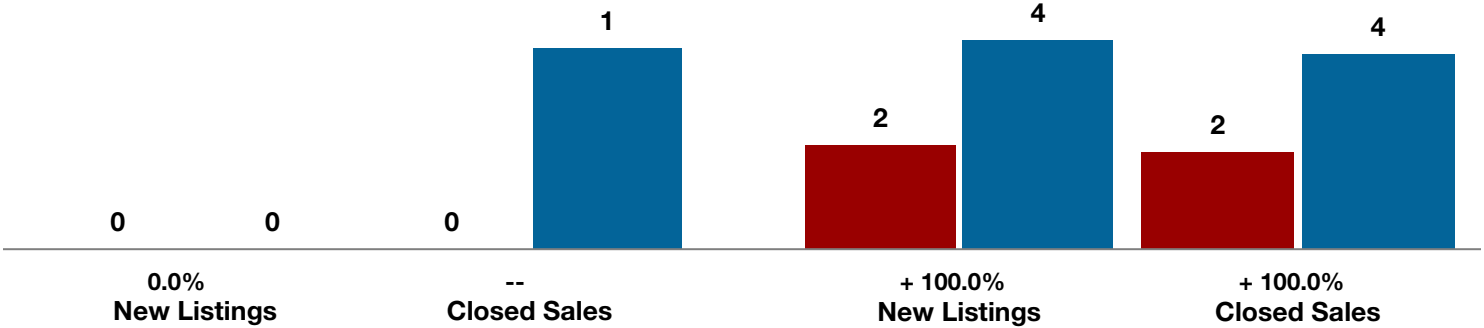
	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	0	0	0.0%	2	4	+ 100.0%
Pending Sales	0	0	0.0%	2	4	+ 100.0%
Closed Sales	0	1	--	2	4	+ 100.0%
Average Sales Price*	--	\$300,000	--	\$64,500	\$216,887	+ 236.3%
Median Sales Price*	--	\$300,000	--	\$64,500	\$225,661	+ 249.9%
Percent of Original List Price Received*	--	91.2%	--	92.7%	93.9%	+ 1.3%
Days on Market Until Sale	--	115	--	28	97	+ 246.4%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

### November

### Year to Date

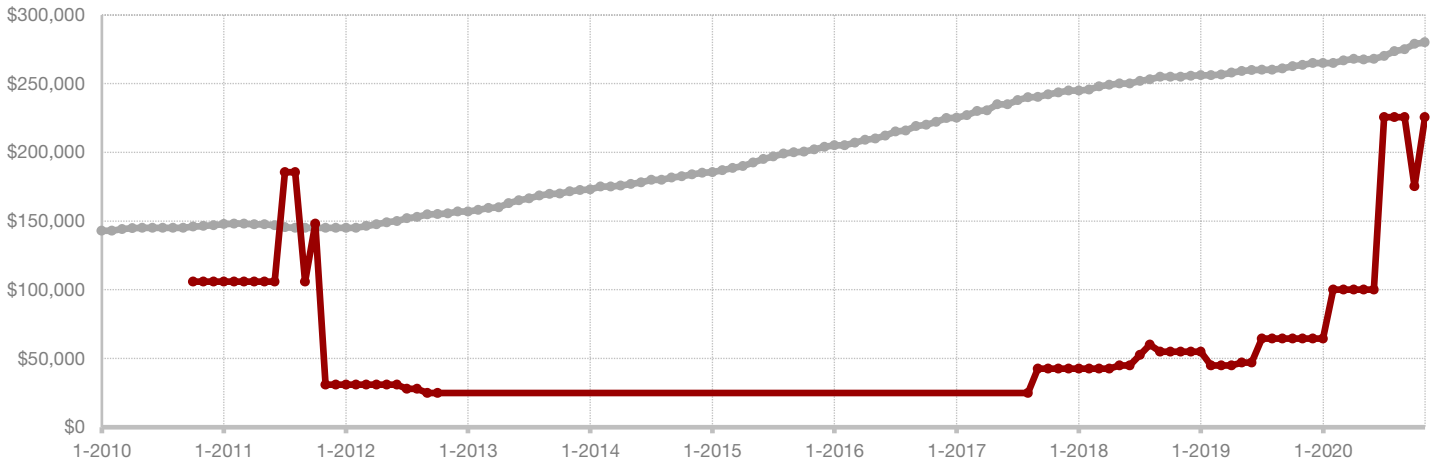
■ 2019 ■ 2020



### Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



# Local Market Update – November 2020

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**- 8.6%**

**+ 5.0%**

**+ 10.4%**

Change in  
New Listings

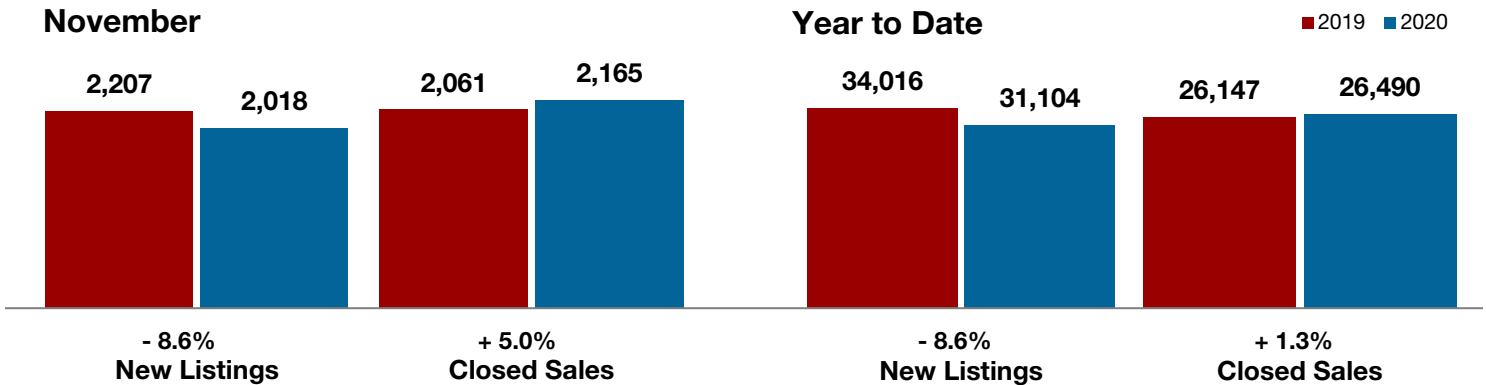
Change in  
Closed Sales

Change in  
Median Sales Price

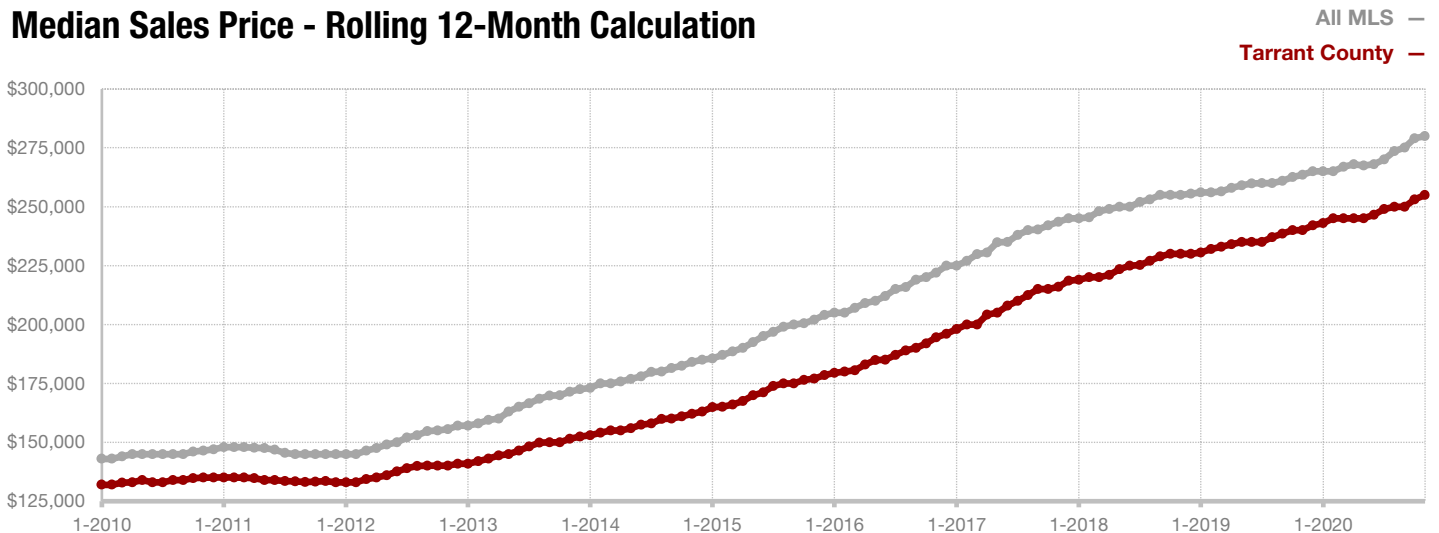
## Tarrant County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,207	<b>2,018</b>	- 8.6%	34,016	<b>31,104</b>	- 8.6%
Pending Sales	1,847	<b>2,055</b>	+ 11.3%	26,854	<b>27,812</b>	+ 3.6%
Closed Sales	2,061	<b>2,165</b>	+ 5.0%	26,147	<b>26,490</b>	+ 1.3%
Average Sales Price*	\$280,427	<b>\$328,047</b>	+ 17.0%	\$288,448	<b>\$308,630</b>	+ 7.0%
Median Sales Price*	\$240,000	<b>\$265,000</b>	+ 10.4%	\$241,000	<b>\$255,000</b>	+ 5.8%
Percent of Original List Price Received*	96.3%	<b>98.5%</b>	+ 2.3%	97.2%	<b>97.9%</b>	+ 0.7%
Days on Market Until Sale	45	<b>30</b>	- 33.3%	39	<b>36</b>	- 7.7%
Inventory of Homes for Sale	5,545	<b>2,662</b>	- 52.0%	--	--	--
Months Supply of Inventory	2.3	<b>1.1</b>	- 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 – November 2020

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



**+ 5.6%**

**+ 46.8%**

**+ 9.2%**

Change in  
New Listings

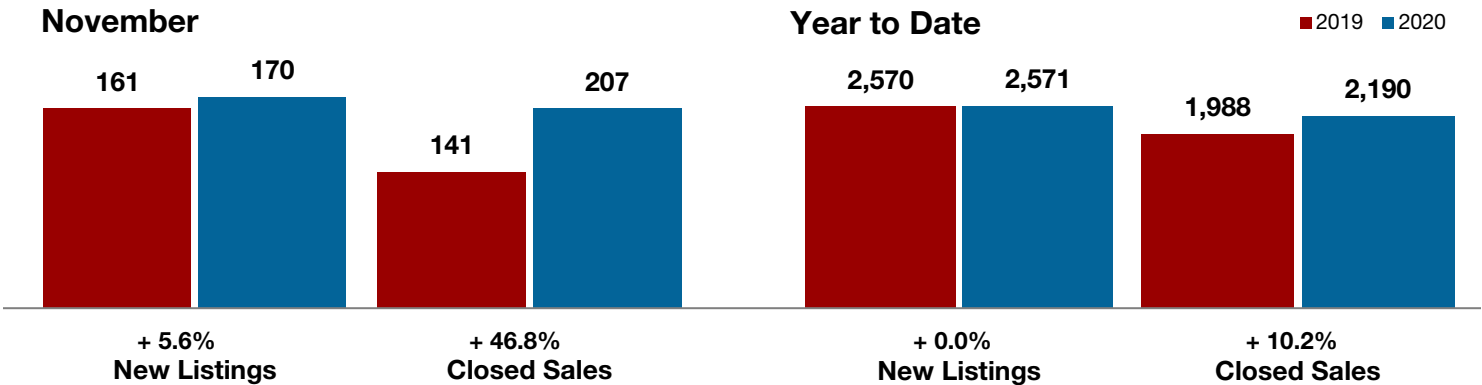
Change in  
Closed Sales

Change in  
Median Sales Price

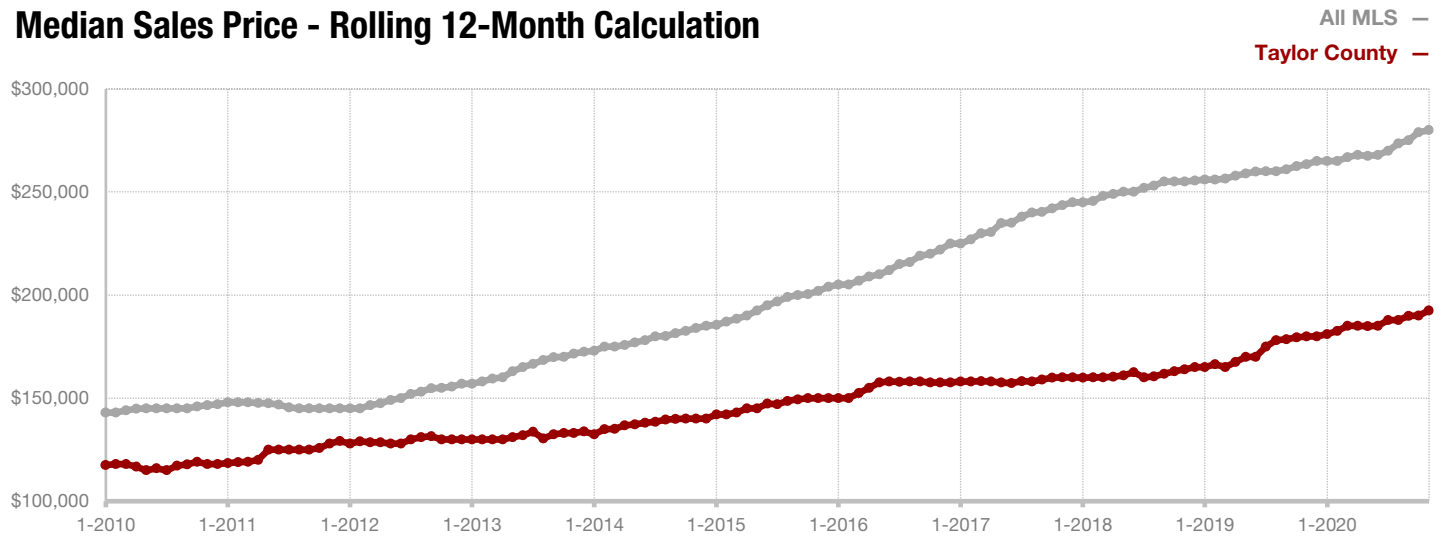
## Taylor County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	161	170	+ 5.6%	2,570	2,571	+ 0.0%
Pending Sales	119	164	+ 37.8%	2,015	2,312	+ 14.7%
Closed Sales	141	207	+ 46.8%	1,988	2,190	+ 10.2%
Average Sales Price*	\$206,428	\$233,405	+ 13.1%	\$196,322	\$211,055	+ 7.5%
Median Sales Price*	\$184,500	\$201,500	+ 9.2%	\$179,900	\$194,500	+ 8.1%
Percent of Original List Price Received*	95.8%	96.8%	+ 1.0%	95.8%	96.7%	+ 0.9%
Days on Market Until Sale	50	59	+ 18.0%	56	53	- 5.4%
Inventory of Homes for Sale	614	323	- 47.4%	--	--	--
Months Supply of Inventory	3.5	1.6	- 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 – November 2020

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



**+ 200.0%**

**- 25.0%**

**- 15.2%**

Change in  
New Listings

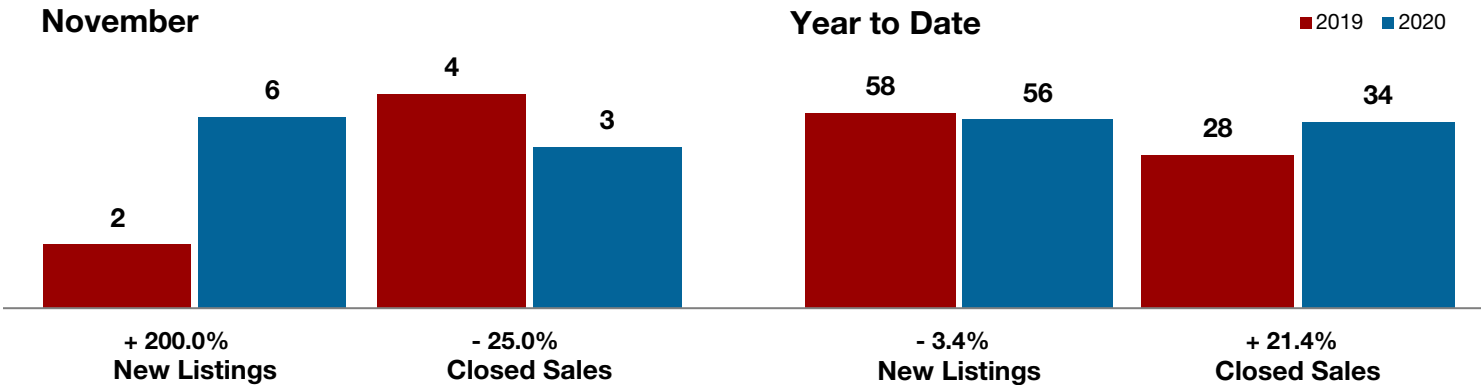
Change in  
Closed Sales

Change in  
Median Sales Price

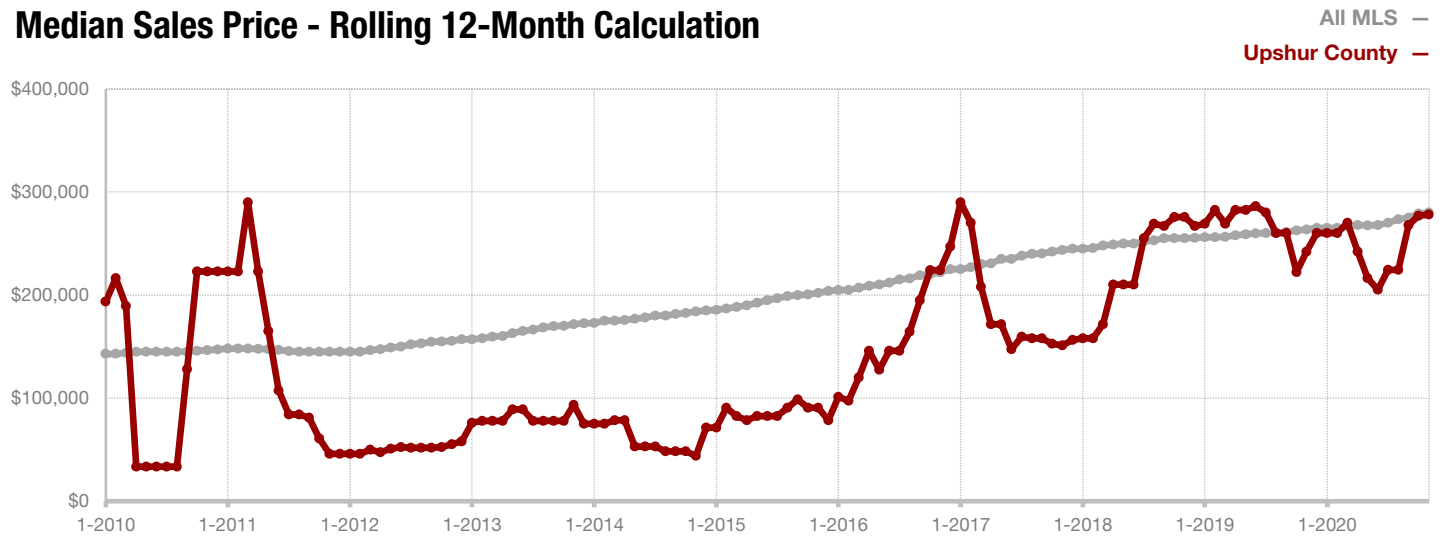
## Upshur County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2	6	+ 200.0%	58	56	- 3.4%
Pending Sales	2	4	+ 100.0%	28	38	+ 35.7%
Closed Sales	4	3	- 25.0%	28	34	+ 21.4%
Average Sales Price*	\$595,838	<b>\$211,333</b>	- 64.5%	\$330,298	<b>\$297,847</b>	- 9.8%
Median Sales Price*	\$194,500	<b>\$165,000</b>	- 15.2%	\$260,000	<b>\$269,000</b>	+ 3.5%
Percent of Original List Price Received*	98.0%	91.1%	- 7.0%	94.8%	92.4%	- 2.5%
Days on Market Until Sale	71	125	+ 76.1%	68	107	+ 57.4%
Inventory of Homes for Sale	29	14	- 51.7%	--	--	--
Months Supply of Inventory	11.4	3.5	- 63.6%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – November 2020

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



**- 27.4%**

**+ 4.3%**

**+ 8.8%**

Change in  
New Listings

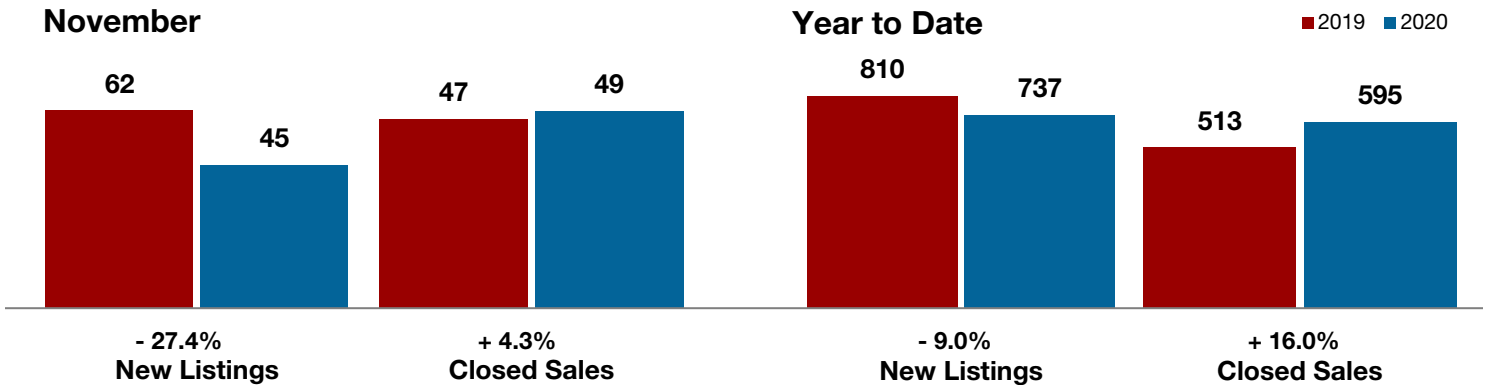
Change in  
Closed Sales

Change in  
Median Sales Price

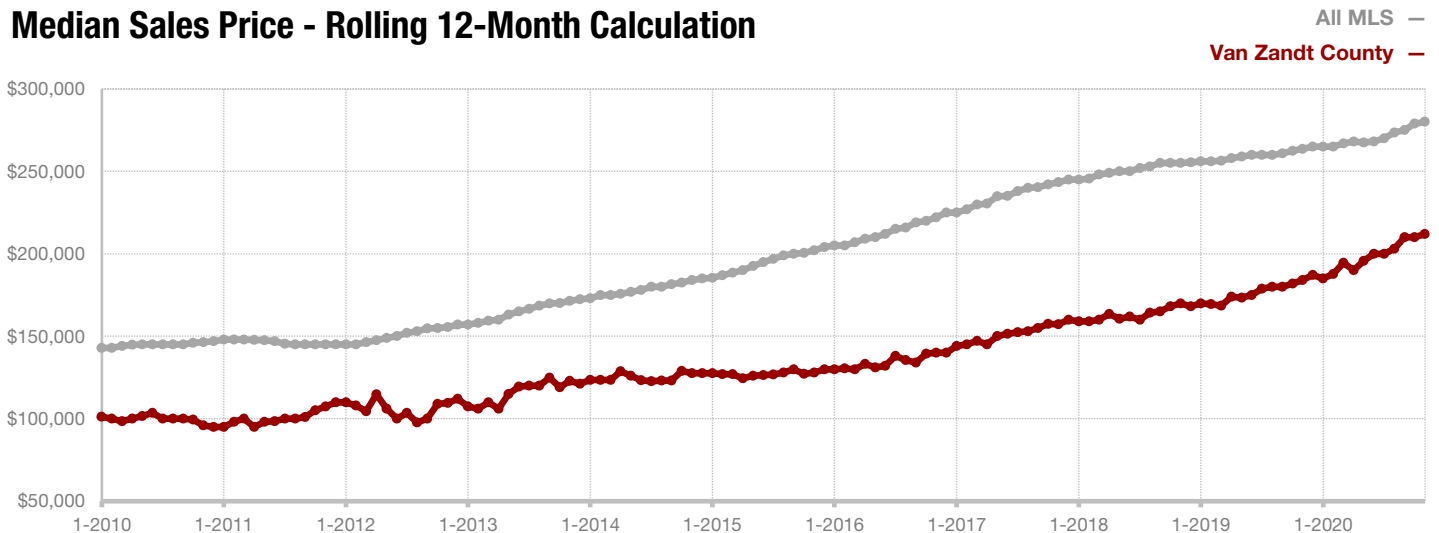
## Van Zandt County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	62	45	- 27.4%	810	737	- 9.0%
Pending Sales	35	38	+ 8.6%	542	625	+ 15.3%
Closed Sales	47	49	+ 4.3%	513	595	+ 16.0%
Average Sales Price*	\$213,137	<b>\$221,093</b>	+ 3.7%	\$211,239	<b>\$243,020</b>	+ 15.0%
Median Sales Price*	\$195,000	<b>\$212,135</b>	+ 8.8%	\$185,000	<b>\$211,000</b>	+ 14.1%
Percent of Original List Price Received*	92.2%	<b>96.0%</b>	+ 4.1%	93.6%	<b>94.9%</b>	+ 1.4%
Days on Market Until Sale	75	42	- 44.0%	66	65	- 1.5%
Inventory of Homes for Sale	258	139	- 46.1%	--	--	--
Months Supply of Inventory	5.5	2.5	- 50.0%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**- 1.1%**

**+ 47.8%**

**+ 15.9%**

Change in  
New Listings

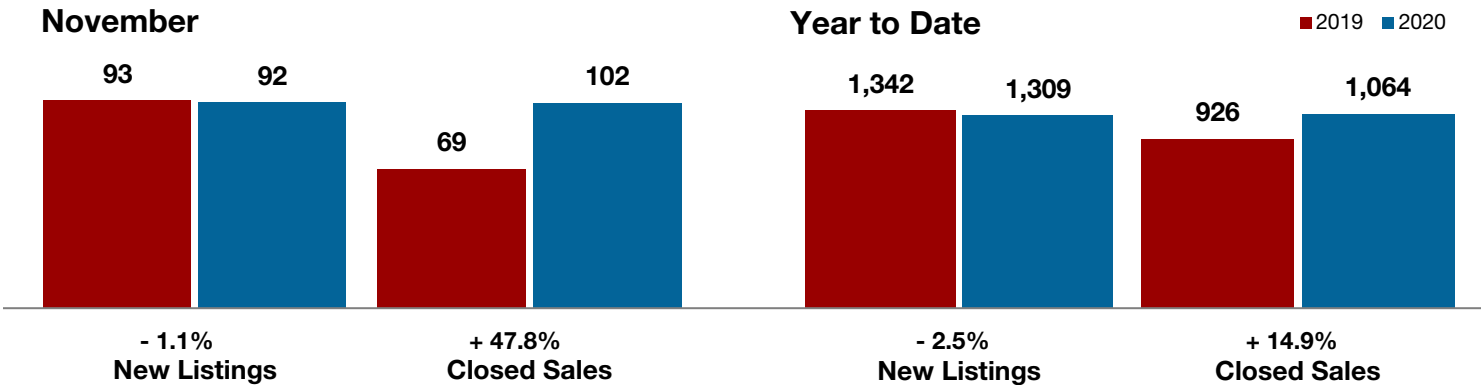
Change in  
Closed Sales

Change in  
Median Sales Price

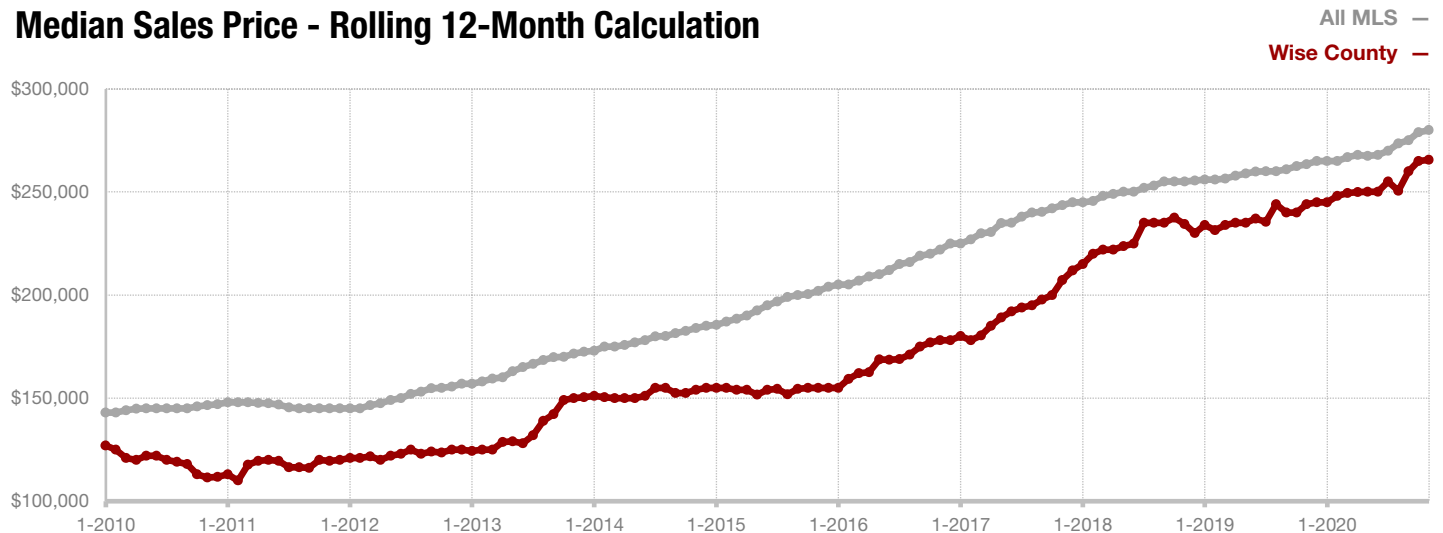
## Wise County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	93	92	- 1.1%	1,342	1,309	- 2.5%
Pending Sales	73	93	+ 27.4%	973	1,150	+ 18.2%
Closed Sales	69	102	+ 47.8%	926	1,064	+ 14.9%
Average Sales Price*	\$286,558	\$315,242	+ 10.0%	\$269,929	\$297,340	+ 10.2%
Median Sales Price*	\$243,000	\$281,700	+ 15.9%	\$245,000	\$267,000	+ 9.0%
Percent of Original List Price Received*	94.6%	97.7%	+ 3.3%	95.7%	95.9%	+ 0.2%
Days on Market Until Sale	73	47	- 35.6%	58	65	+ 12.1%
Inventory of Homes for Sale	346	202	- 41.6%	--	--	--
Months Supply of Inventory	4.1	2.0	- 50.0%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**- 12.5%**

**+ 109.5%**

**+ 13.9%**

Change in  
New Listings

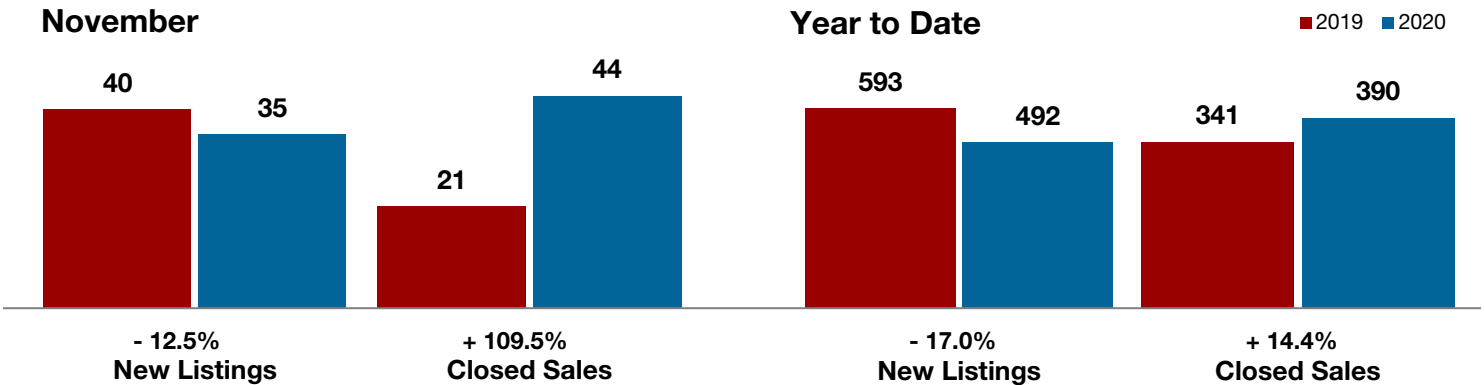
Change in  
Closed Sales

Change in  
Median Sales Price

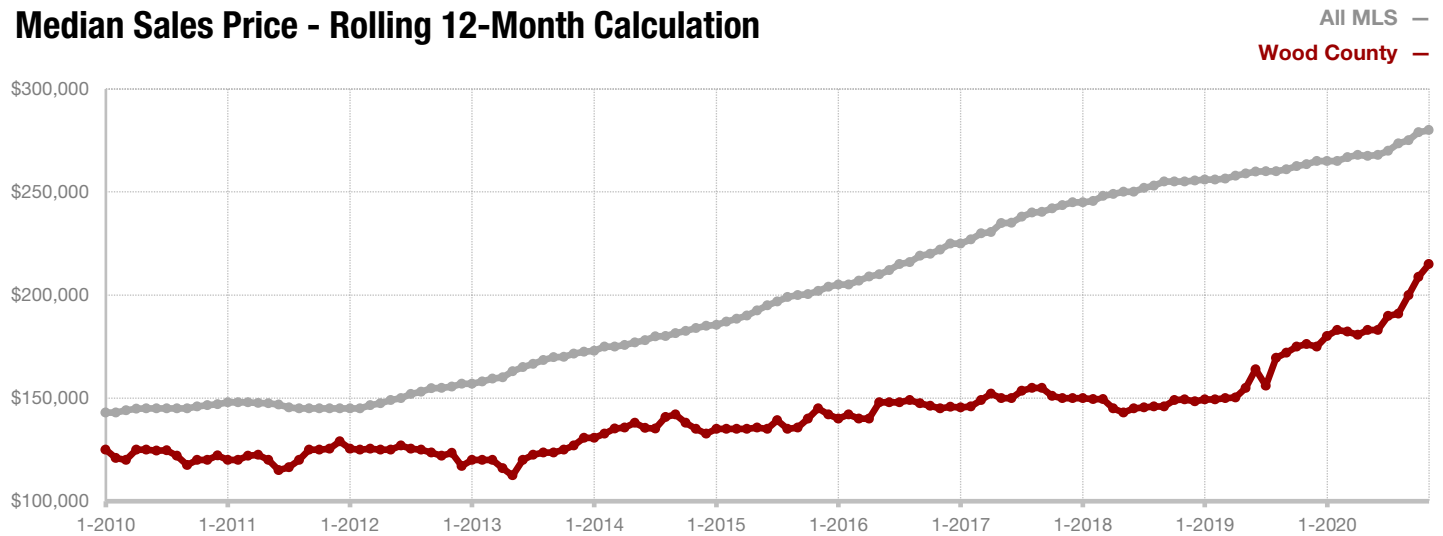
## Wood County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	40	35	- 12.5%	593	492	- 17.0%
Pending Sales	27	34	+ 25.9%	355	420	+ 18.3%
Closed Sales	21	44	+ 109.5%	341	390	+ 14.4%
Average Sales Price*	\$201,343	<b>\$268,032</b>	+ 33.1%	\$218,775	<b>\$260,340</b>	+ 19.0%
Median Sales Price*	\$180,000	<b>\$205,000</b>	+ 13.9%	\$180,000	<b>\$220,000</b>	+ 22.2%
Percent of Original List Price Received*	91.8%	<b>95.0%</b>	+ 3.5%	92.3%	<b>93.7%</b>	+ 1.5%
Days on Market Until Sale	70	45	- 35.7%	78	81	+ 3.8%
Inventory of Homes for Sale	215	87	- 59.5%	--	--	--
Months Supply of Inventory	6.9	2.4	- 71.4%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – November 2020

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



**- 33.3%**

**+ 7.7%**

**+ 35.5%**

Change in  
New Listings

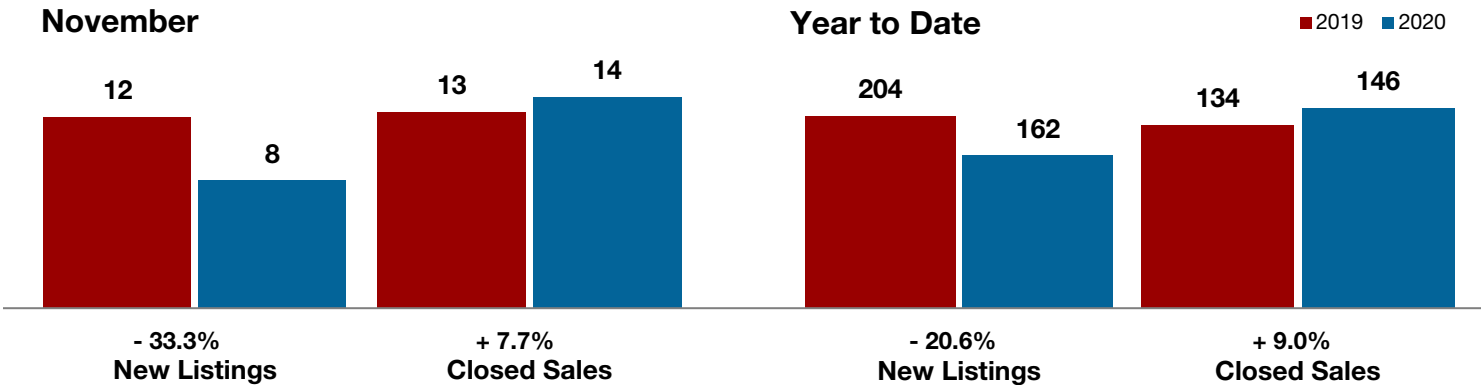
Change in  
Closed Sales

Change in  
Median Sales Price

## Young County

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	12	8	- 33.3%	204	162	- 20.6%
Pending Sales	12	8	- 33.3%	141	148	+ 5.0%
Closed Sales	13	14	+ 7.7%	134	146	+ 9.0%
Average Sales Price*	\$155,046	<b>\$239,600</b>	+ 54.5%	\$167,640	<b>\$166,779</b>	- 0.5%
Median Sales Price*	\$107,000	<b>\$145,000</b>	+ 35.5%	\$125,000	<b>\$132,250</b>	+ 5.8%
Percent of Original List Price Received*	88.7%	<b>96.2%</b>	+ 8.5%	91.2%	<b>90.9%</b>	- 0.3%
Days on Market Until Sale	118	73	- 38.1%	113	119	+ 5.3%
Inventory of Homes for Sale	91	48	- 47.3%	--	--	--
Months Supply of Inventory	7.6	3.7	- 50.0%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation

