

Local Market Updates

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



October 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 – October 2020

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



- 42.9%

+ 100.0%

+ 40.7%

Change in
New Listings

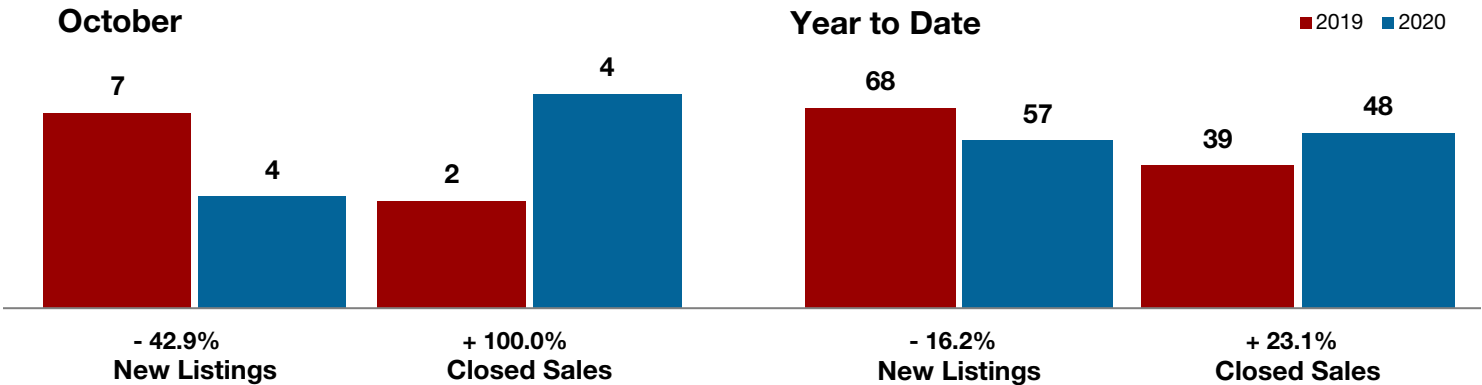
Change in
Closed Sales

Change in
Median Sales Price

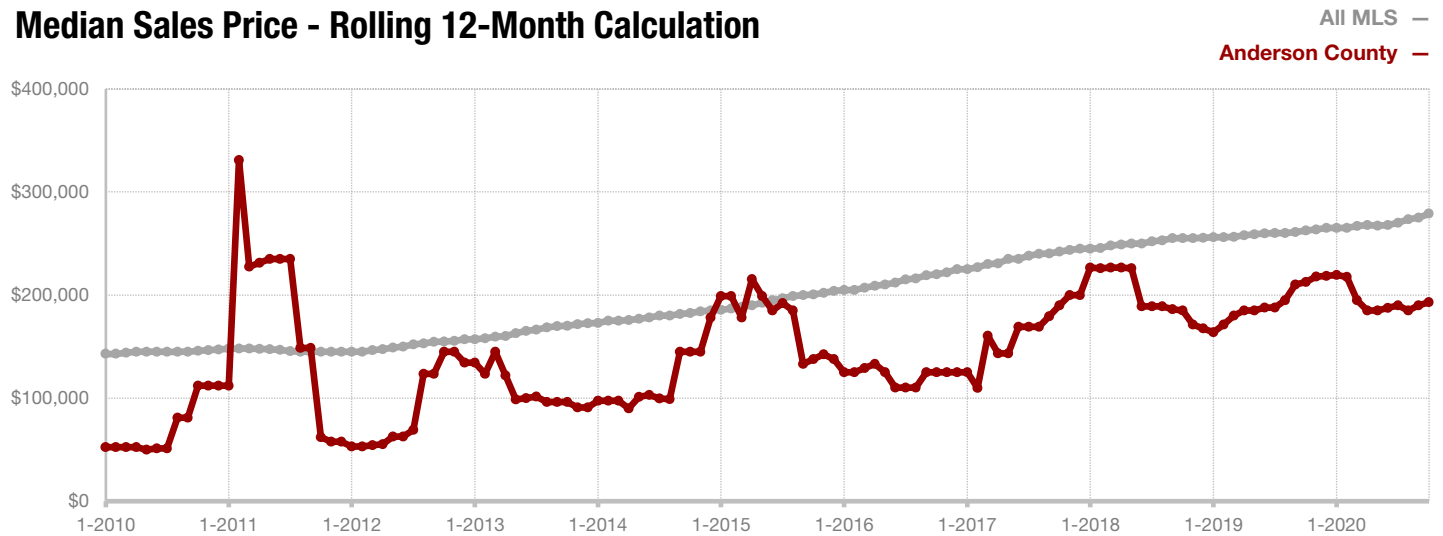
Anderson County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	7	4	- 42.9%	68	57	- 16.2%
Pending Sales	8	2	- 75.0%	44	46	+ 4.5%
Closed Sales	2	4	+ 100.0%	39	48	+ 23.1%
Average Sales Price*	\$231,000	\$353,000	+ 52.8%	\$274,785	\$282,494	+ 2.8%
Median Sales Price*	\$231,000	\$324,950	+ 40.7%	\$219,000	\$204,000	- 6.8%
Percent of Original List Price Received*	95.8%	95.7%	- 0.1%	93.3%	93.7%	+ 0.4%
Days on Market Until Sale	59	28	- 52.5%	114	93	- 18.4%
Inventory of Homes for Sale	31	16	- 48.4%	--	--	--
Months Supply of Inventory	7.2	3.6	- 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 – October 2020

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- 20.0%

+ 8.3%

- 16.9%

Change in
New Listings

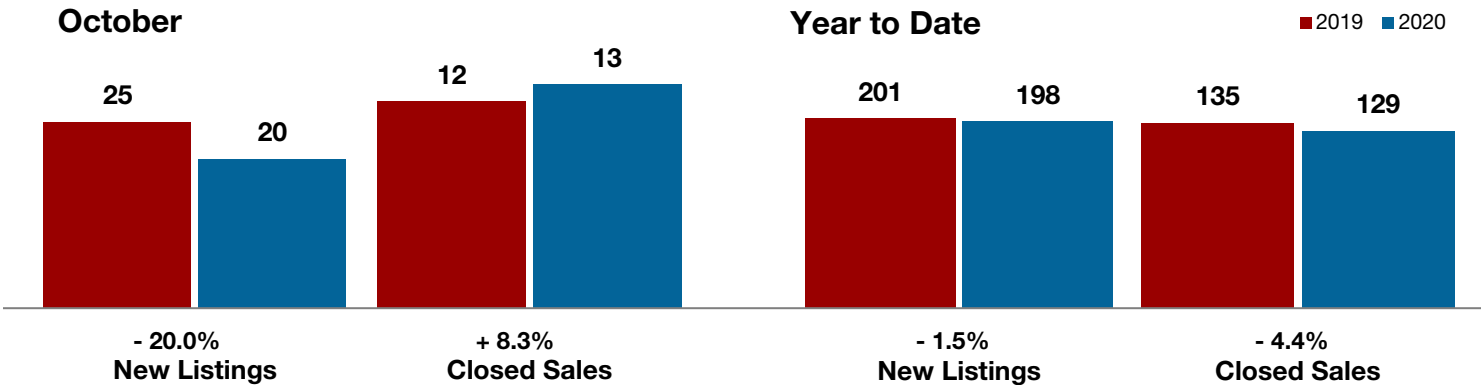
Change in
Closed Sales

Change in
Median Sales Price

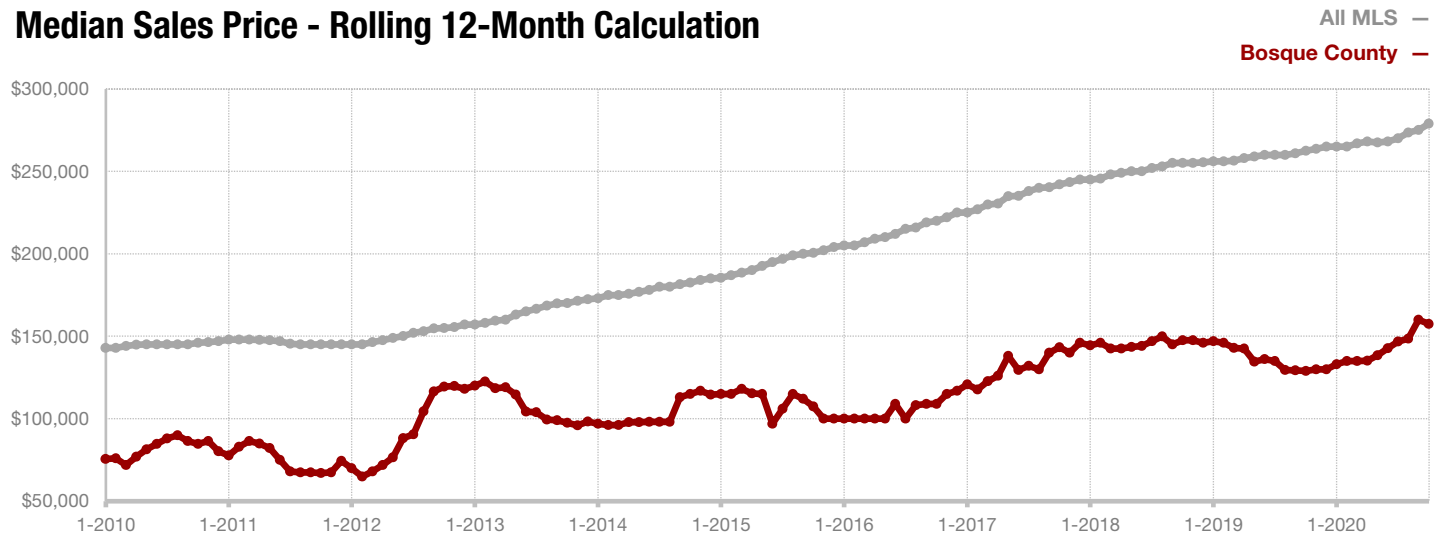
Bosque County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	25	20	- 20.0%	201	198	- 1.5%
Pending Sales	13	15	+ 15.4%	144	142	- 1.4%
Closed Sales	12	13	+ 8.3%	135	129	- 4.4%
Average Sales Price*	\$191,500	\$191,765	+ 0.1%	\$170,663	\$259,172	+ 51.9%
Median Sales Price*	\$154,950	\$128,770	- 16.9%	\$126,000	\$155,475	+ 23.4%
Percent of Original List Price Received*	92.9%	90.7%	- 2.4%	90.7%	90.6%	- 0.1%
Days on Market Until Sale	101	101	0.0%	95	102	+ 7.4%
Inventory of Homes for Sale	93	66	- 29.0%	--	--	--
Months Supply of Inventory	7.0	4.9	- 28.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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+ 6.3%

+ 27.5%

- 8.6%

Change in
New Listings

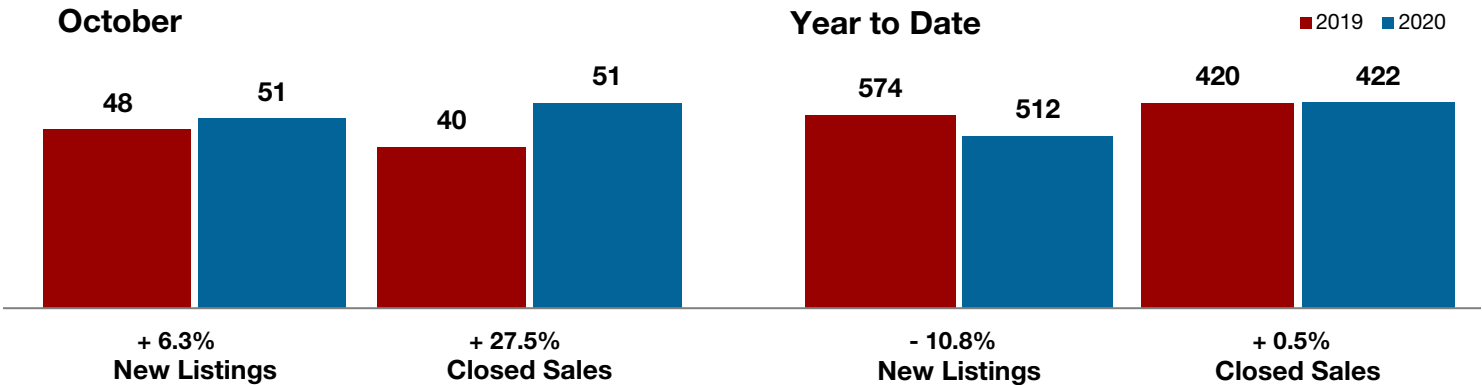
Change in
Closed Sales

Change in
Median Sales Price

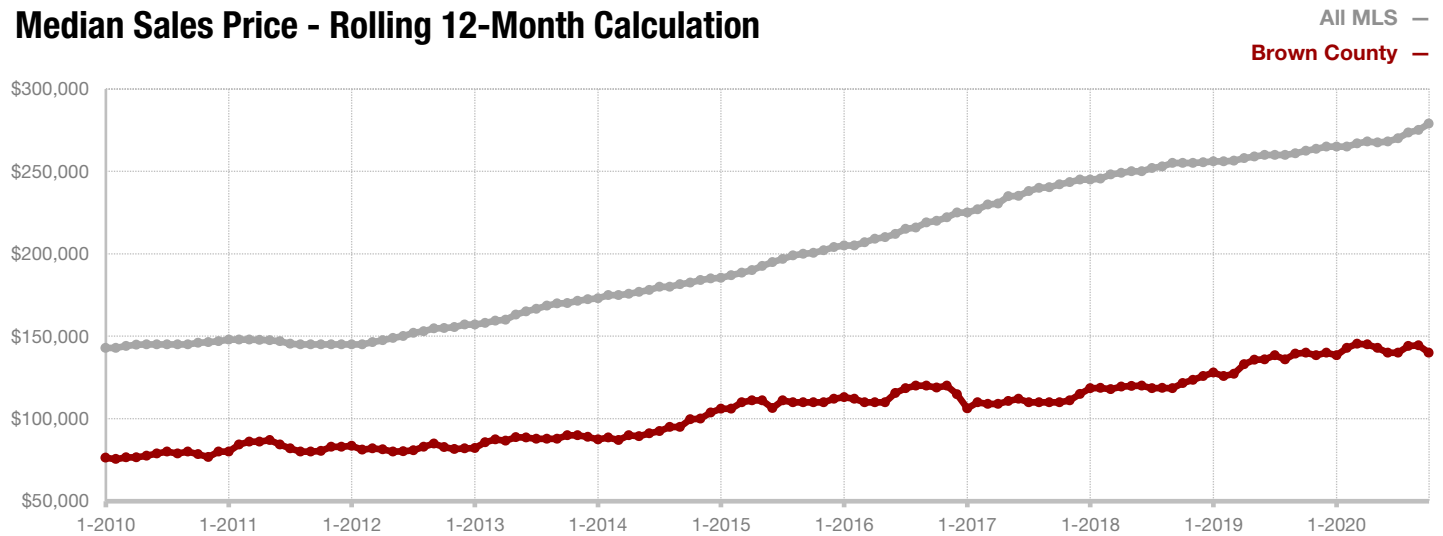
Brown County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	48	51	+ 6.3%	574	512	- 10.8%
Pending Sales	34	43	+ 26.5%	432	444	+ 2.8%
Closed Sales	40	51	+ 27.5%	420	422	+ 0.5%
Average Sales Price*	\$206,315	\$221,801	+ 7.5%	\$171,953	\$181,407	+ 5.5%
Median Sales Price*	\$147,750	\$135,000	- 8.6%	\$135,400	\$139,900	+ 3.3%
Percent of Original List Price Received*	94.3%	93.1%	- 1.3%	92.9%	93.4%	+ 0.5%
Days on Market Until Sale	96	54	- 43.8%	93	76	- 18.3%
Inventory of Homes for Sale	214	134	- 37.4%	--	--	--
Months Supply of Inventory	5.3	3.2	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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+ 41.7%

- 15.8%

+ 48.5%

Change in
New Listings

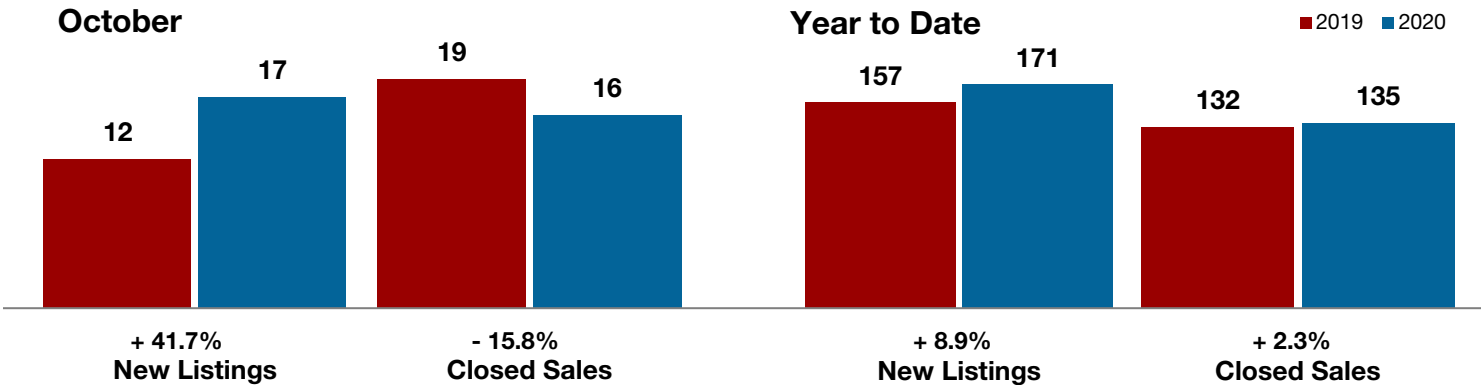
Change in
Closed Sales

Change in
Median Sales Price

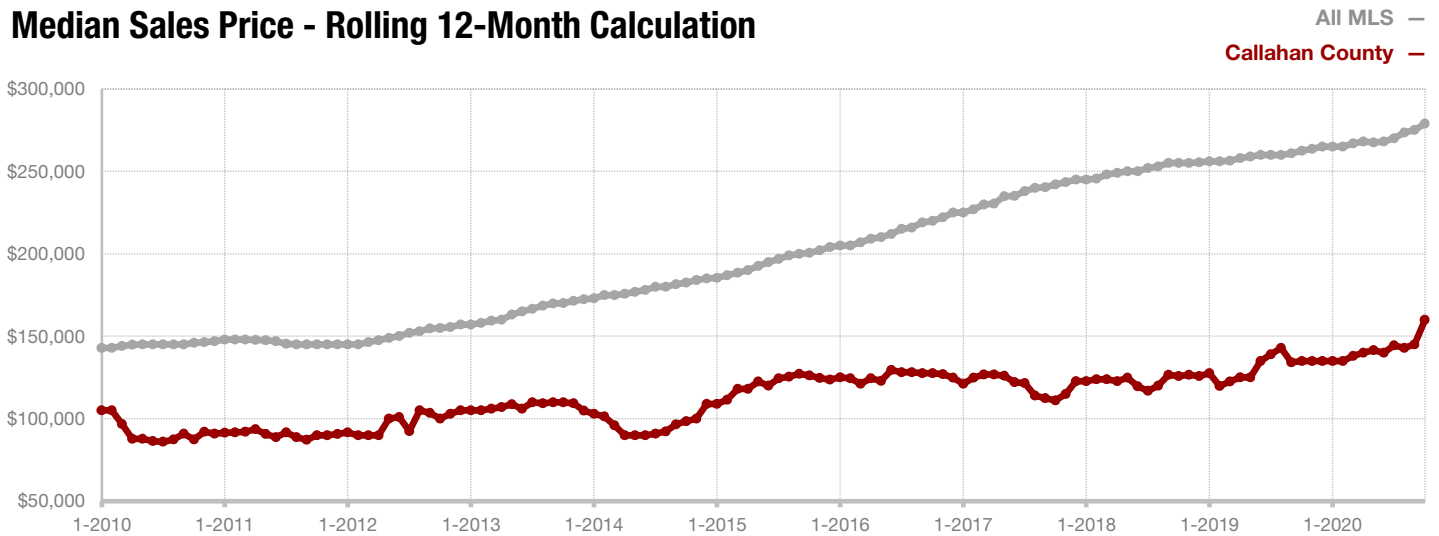
Callahan County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	12	17	+ 41.7%	157	171	+ 8.9%
Pending Sales	14	15	+ 7.1%	139	144	+ 3.6%
Closed Sales	19	16	- 15.8%	132	135	+ 2.3%
Average Sales Price*	\$154,021	\$234,213	+ 52.1%	\$157,640	\$187,106	+ 18.7%
Median Sales Price*	\$135,000	\$200,500	+ 48.5%	\$135,000	\$165,250	+ 22.4%
Percent of Original List Price Received*	89.3%	94.6%	+ 5.9%	94.7%	94.3%	- 0.4%
Days on Market Until Sale	48	65	+ 35.4%	70	53	- 24.3%
Inventory of Homes for Sale	39	36	- 7.7%	--	--	--
Months Supply of Inventory	3.1	2.8	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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-- + 200.0% + 249.1%

Change in
New Listings

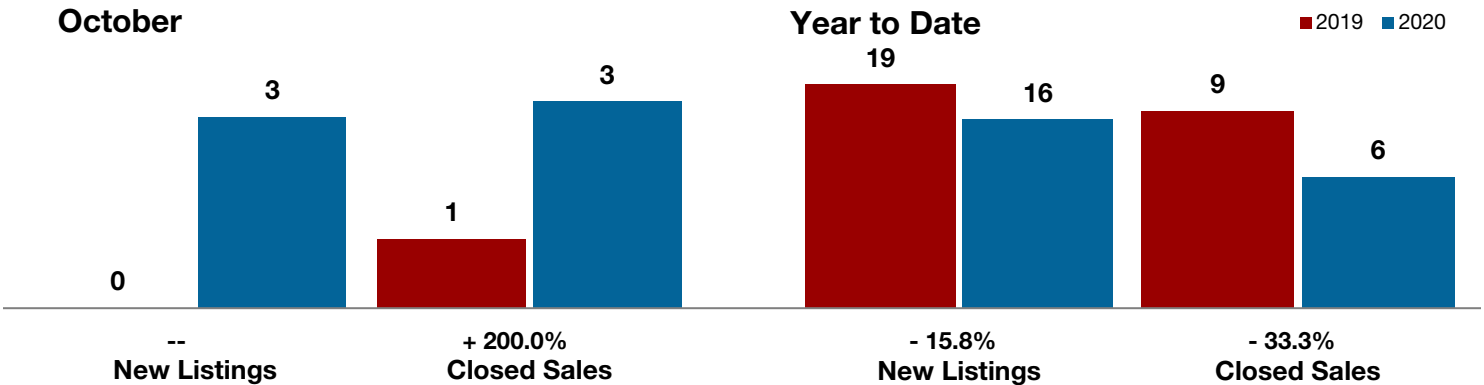
Change in
Closed Sales

Change in
Median Sales Price

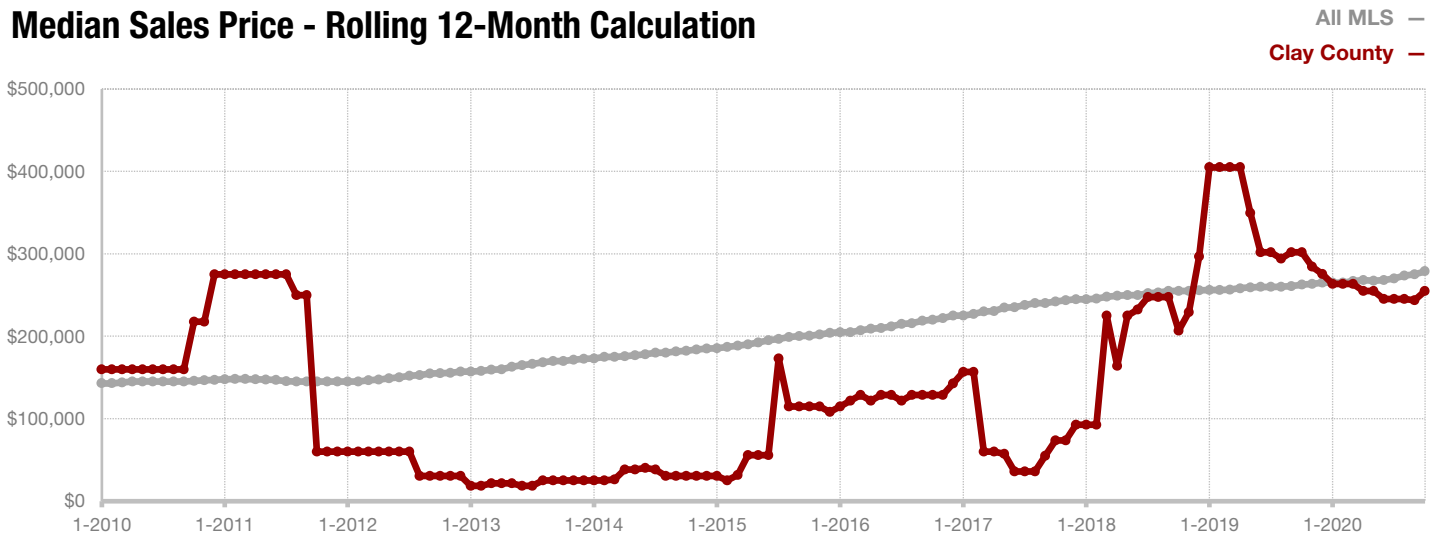
Clay County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	0	3	--	19	16	- 15.8%
Pending Sales	0	3	--	10	6	- 40.0%
Closed Sales	1	3	+ 200.0%	9	6	- 33.3%
Average Sales Price*	\$243,500	\$919,750	+ 277.7%	\$316,222	\$581,858	+ 84.0%
Median Sales Price*	\$243,500	\$850,000	+ 249.1%	\$294,000	\$342,125	+ 16.4%
Percent of Original List Price Received*	87.3%	112.7%	+ 29.1%	92.5%	106.0%	+ 14.6%
Days on Market Until Sale	124	94	- 24.2%	65	66	+ 1.5%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	5.5	4.8	- 16.7%	--	--	--

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+ 42.9%

+ 160.0%

+ 7.4%

Change in
New Listings

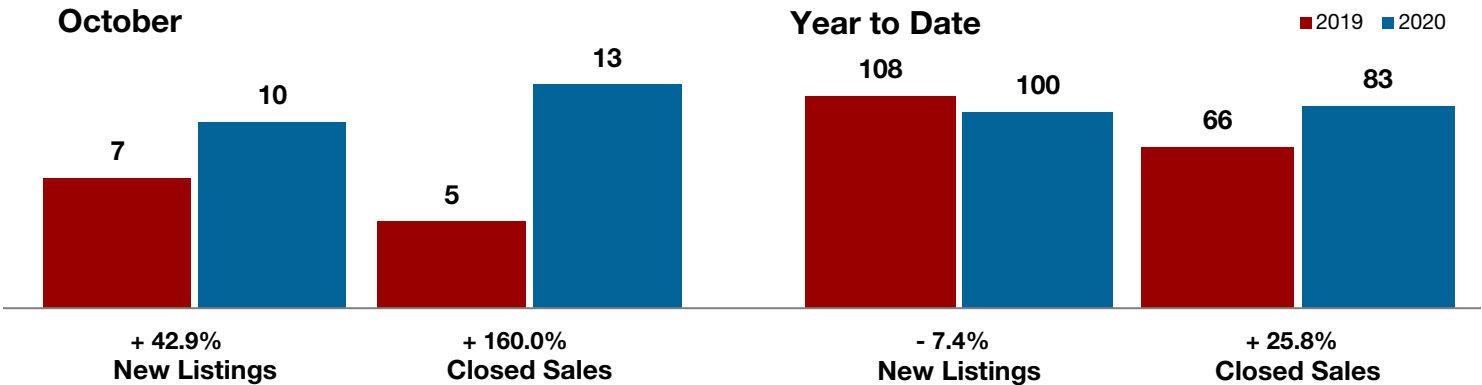
Change in
Closed Sales

Change in
Median Sales Price

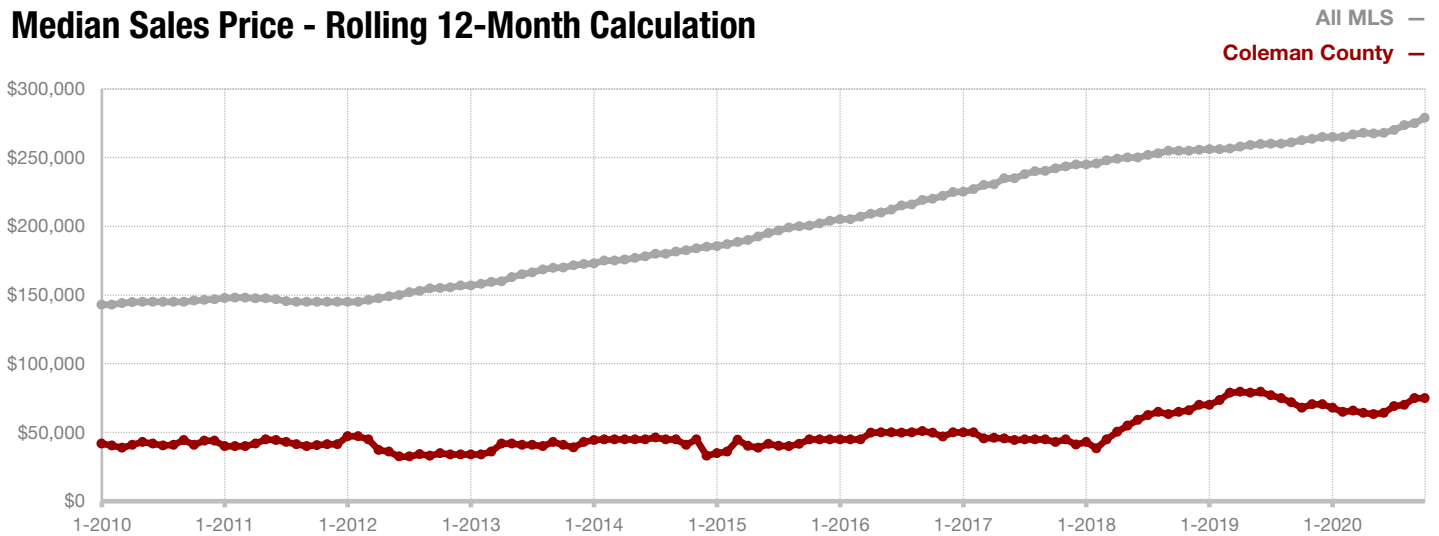
Coleman County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	7	10	+ 42.9%	108	100	- 7.4%
Pending Sales	5	5	0.0%	69	84	+ 21.7%
Closed Sales	5	13	+ 160.0%	66	83	+ 25.8%
Average Sales Price*	\$75,625	\$161,819	+ 114.0%	\$98,606	\$152,360	+ 54.5%
Median Sales Price*	\$50,750	\$54,500	+ 7.4%	\$66,950	\$72,000	+ 7.5%
Percent of Original List Price Received*	84.2%	88.6%	+ 5.2%	85.7%	86.4%	+ 0.8%
Days on Market Until Sale	149	130	- 12.8%	143	133	- 7.0%
Inventory of Homes for Sale	56	34	- 39.3%	--	--	--
Months Supply of Inventory	9.3	4.3	- 55.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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- 2.6%

+ 32.9%

+ 11.1%

Change in
New Listings

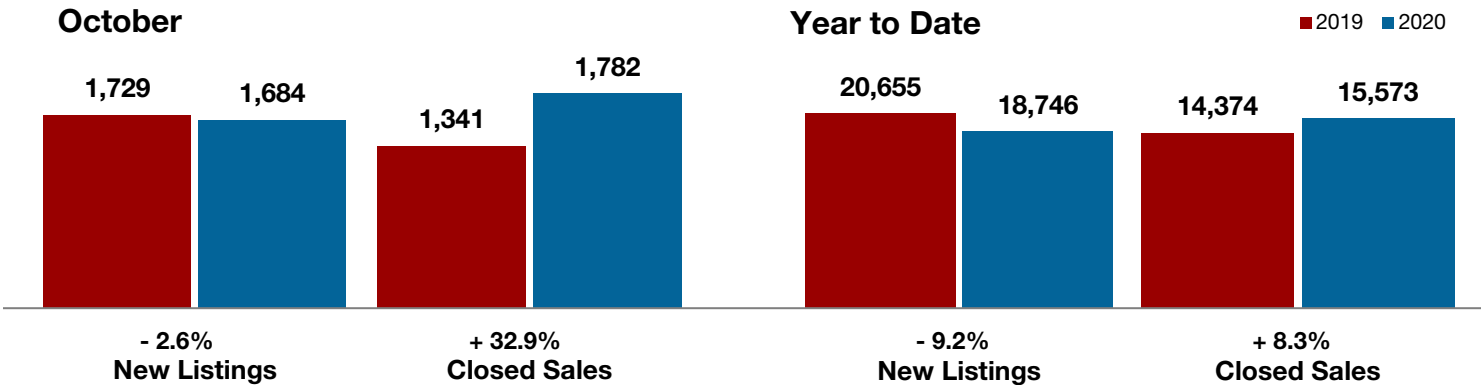
Change in
Closed Sales

Change in
Median Sales Price

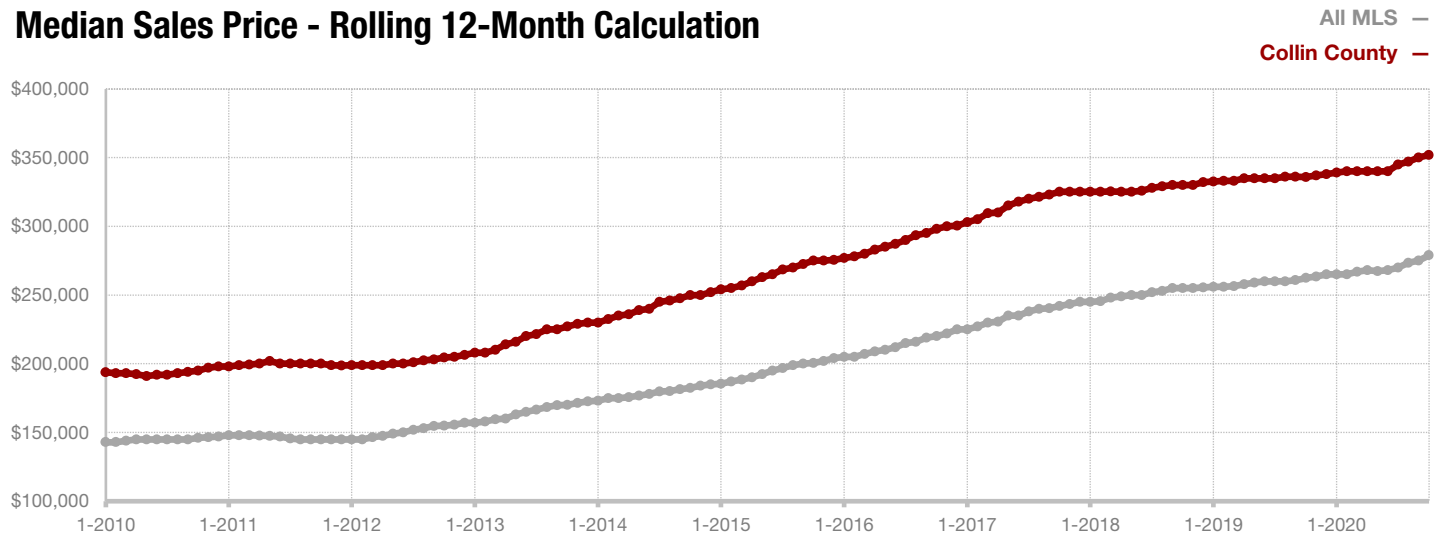
Collin County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,729	1,684	- 2.6%	20,655	18,746	- 9.2%
Pending Sales	1,255	1,592	+ 26.9%	14,872	16,533	+ 11.2%
Closed Sales	1,341	1,782	+ 32.9%	14,374	15,573	+ 8.3%
Average Sales Price*	\$371,075	\$416,931	+ 12.4%	\$379,381	\$399,539	+ 5.3%
Median Sales Price*	\$330,000	\$366,700	+ 11.1%	\$338,649	\$355,000	+ 4.8%
Percent of Original List Price Received*	95.0%	98.0%	+ 3.2%	95.8%	97.1%	+ 1.4%
Days on Market Until Sale	59	37	- 37.3%	59	49	- 16.9%
Inventory of Homes for Sale	4,862	2,041	- 58.0%	--	--	--
Months Supply of Inventory	3.5	1.3	- 75.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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0.0%

+ 33.3%

+ 5.8%

Change in
New Listings

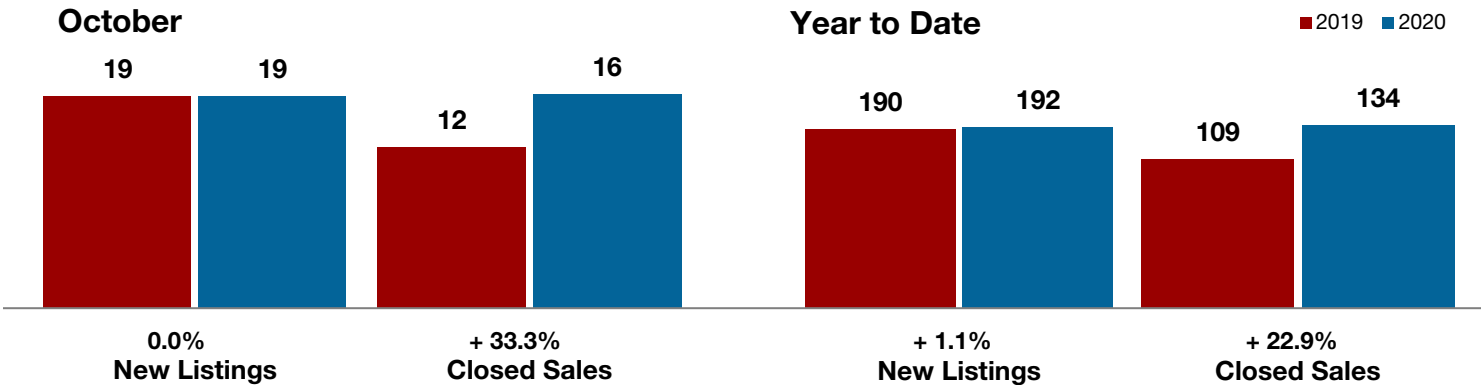
Change in
Closed Sales

Change in
Median Sales Price

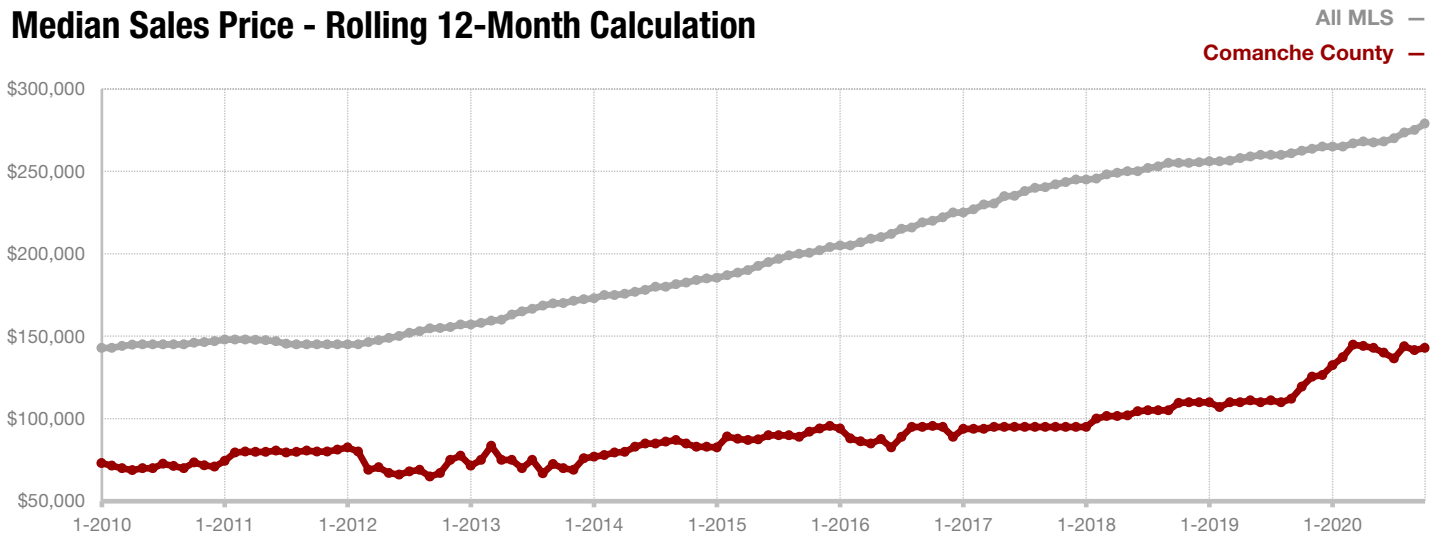
Comanche County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	19	19	0.0%	190	192	+ 1.1%
Pending Sales	9	18	+ 100.0%	115	142	+ 23.5%
Closed Sales	12	16	+ 33.3%	109	134	+ 22.9%
Average Sales Price*	\$183,765	\$237,875	+ 29.4%	\$190,417	\$225,594	+ 18.5%
Median Sales Price*	\$142,000	\$150,250	+ 5.8%	\$125,000	\$141,500	+ 13.2%
Percent of Original List Price Received*	93.3%	89.7%	- 3.9%	88.9%	89.5%	+ 0.7%
Days on Market Until Sale	92	104	+ 13.0%	96	105	+ 9.4%
Inventory of Homes for Sale	89	61	- 31.5%	--	--	--
Months Supply of Inventory	8.2	4.6	- 37.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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- 32.3%

+ 46.9%

+ 31.6%

Change in
New Listings

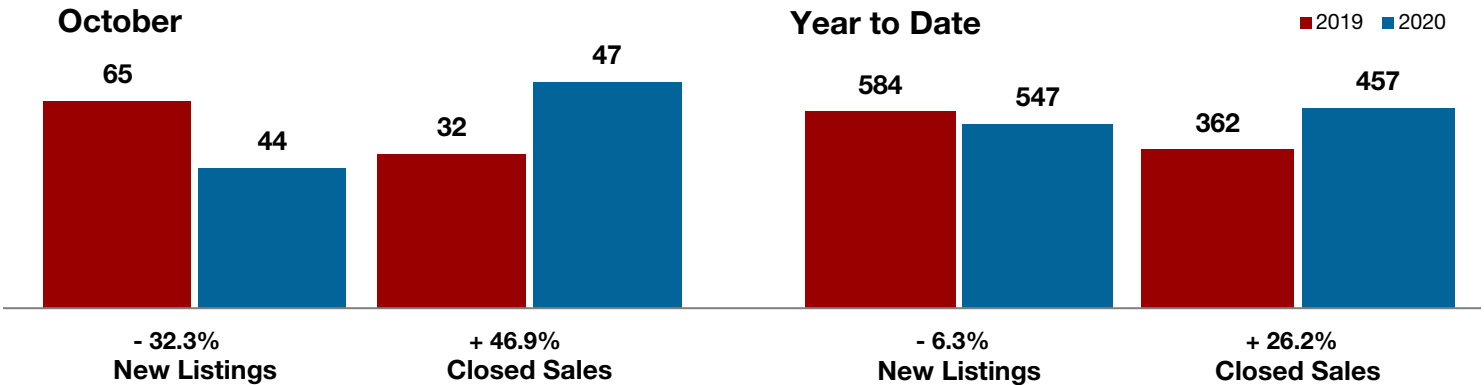
Change in
Closed Sales

Change in
Median Sales Price

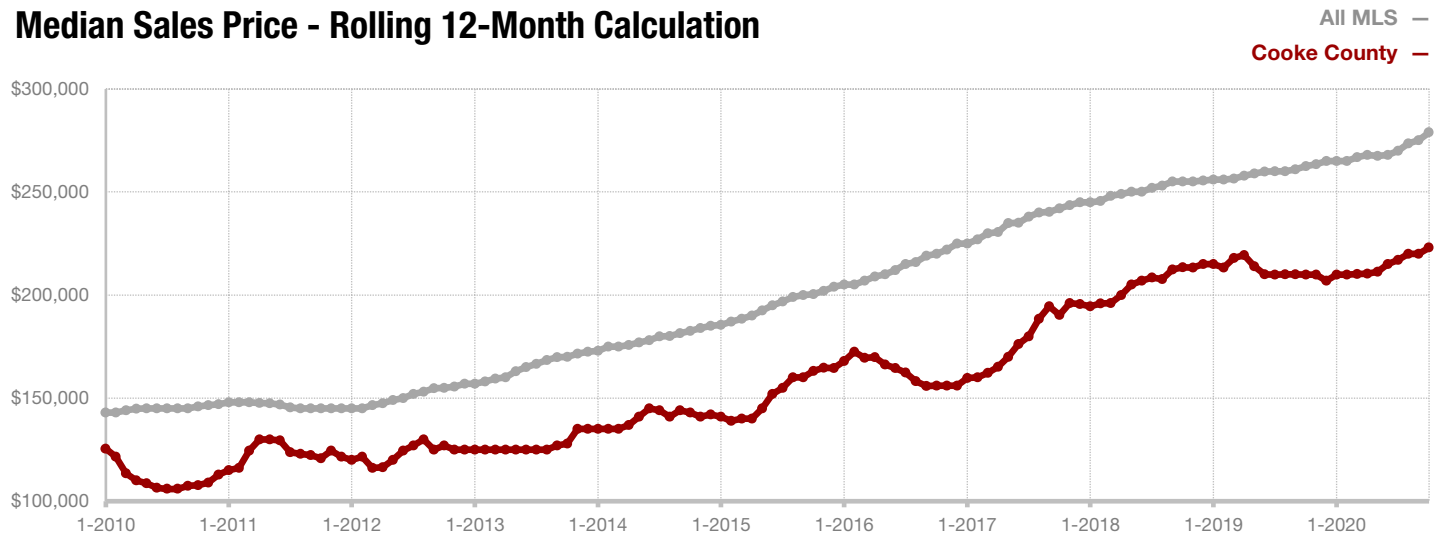
Cooke County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	65	44	- 32.3%	584	547	- 6.3%
Pending Sales	37	37	0.0%	380	479	+ 26.1%
Closed Sales	32	47	+ 46.9%	362	457	+ 26.2%
Average Sales Price*	\$239,179	\$356,204	+ 48.9%	\$271,136	\$299,014	+ 10.3%
Median Sales Price*	\$172,500	\$227,000	+ 31.6%	\$209,700	\$227,000	+ 8.2%
Percent of Original List Price Received*	94.3%	95.2%	+ 1.0%	94.3%	95.0%	+ 0.7%
Days on Market Until Sale	70	76	+ 8.6%	69	74	+ 7.2%
Inventory of Homes for Sale	210	93	- 55.7%	--	--	--
Months Supply of Inventory	5.9	2.1	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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- 2.8%

+ 13.4%

+ 17.5%

Change in
New Listings

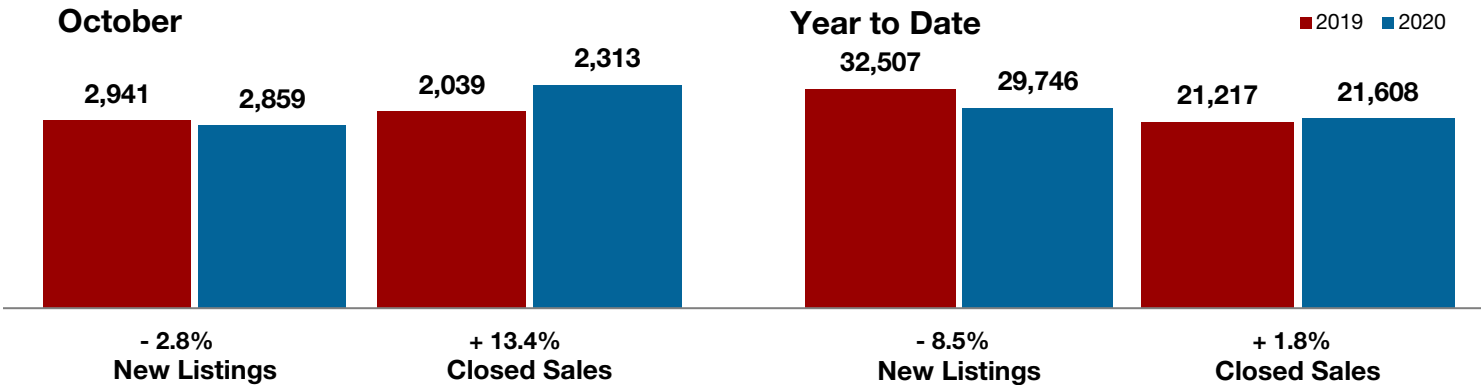
Change in
Closed Sales

Change in
Median Sales Price

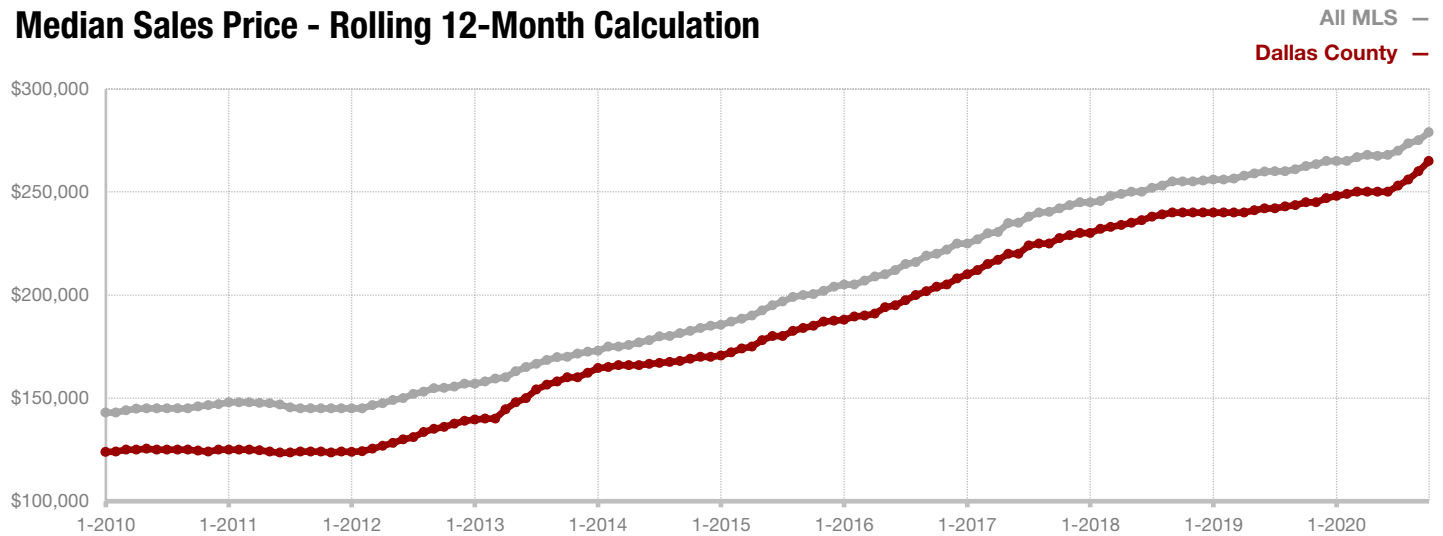
Dallas County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,941	2,859	- 2.8%	32,507	29,746	- 8.5%
Pending Sales	1,970	2,269	+ 15.2%	21,981	22,848	+ 3.9%
Closed Sales	2,039	2,313	+ 13.4%	21,217	21,608	+ 1.8%
Average Sales Price*	\$356,005	\$420,468	+ 18.1%	\$354,191	\$382,506	+ 8.0%
Median Sales Price*	\$242,500	\$285,000	+ 17.5%	\$246,000	\$267,500	+ 8.7%
Percent of Original List Price Received*	95.0%	97.4%	+ 2.5%	96.1%	96.6%	+ 0.5%
Days on Market Until Sale	47	35	- 25.5%	42	42	0.0%
Inventory of Homes for Sale	7,437	4,720	- 36.5%	--	--	--
Months Supply of Inventory	3.6	2.2	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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+ 25.0%

0.0%

+ 64.9%

Change in
New Listings

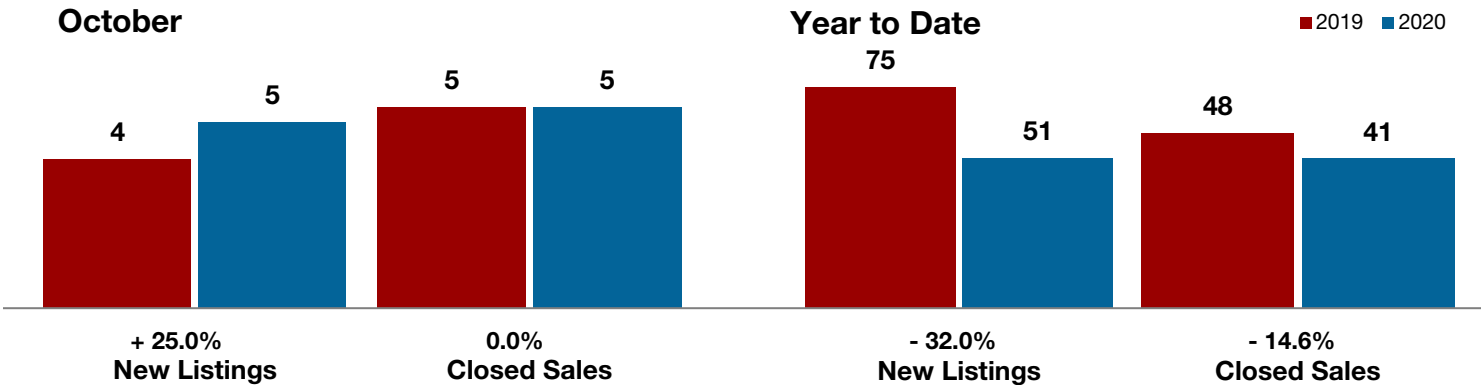
Change in
Closed Sales

Change in
Median Sales Price

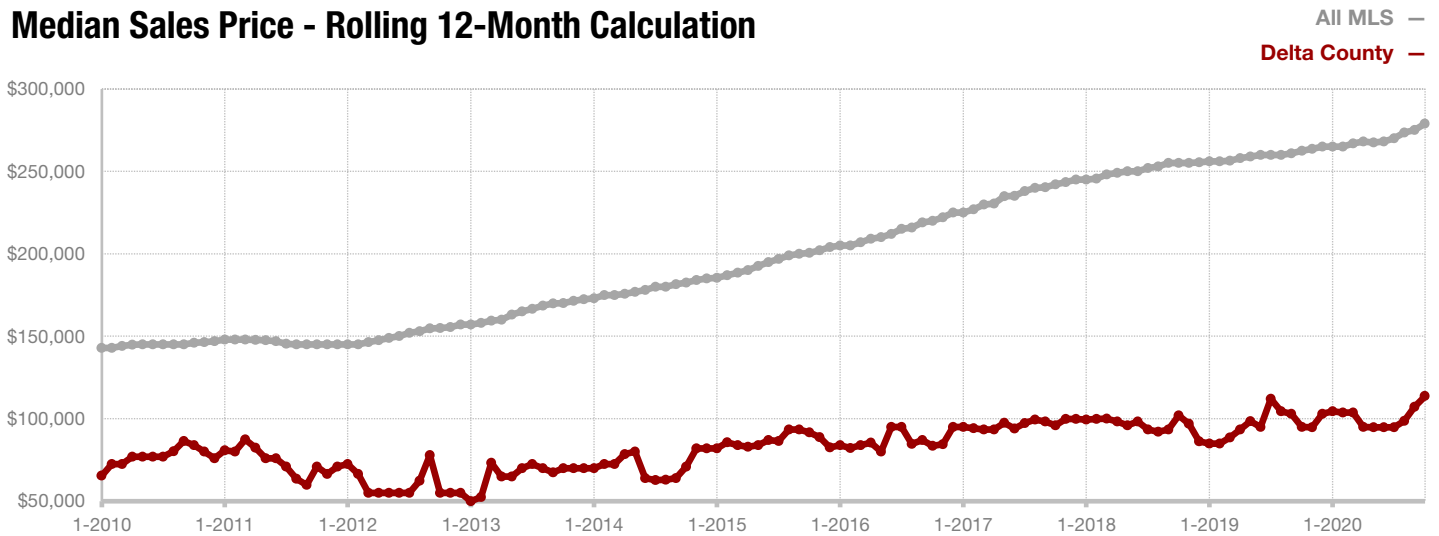
Delta County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	4	5	+ 25.0%	75	51	- 32.0%
Pending Sales	3	4	+ 33.3%	50	47	- 6.0%
Closed Sales	5	5	0.0%	48	41	- 14.6%
Average Sales Price*	\$191,500	\$171,510	- 10.4%	\$136,933	\$135,513	- 1.0%
Median Sales Price*	\$92,500	\$152,500	+ 64.9%	\$99,000	\$110,000	+ 11.1%
Percent of Original List Price Received*	84.3%	97.8%	+ 16.0%	92.3%	94.5%	+ 2.4%
Days on Market Until Sale	81	117	+ 44.4%	40	49	+ 22.5%
Inventory of Homes for Sale	24	7	- 70.8%	--	--	--
Months Supply of Inventory	5.0	1.7	- 60.0%	--	--	--

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+ 2.0%

Change in
New Listings

+ 25.8%

Change in
Closed Sales

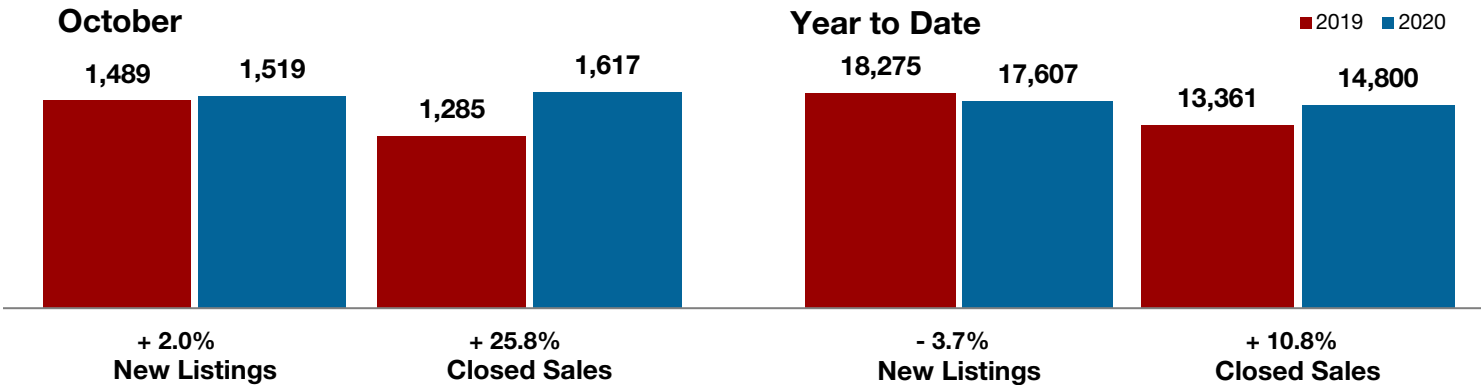
+ 9.8%

Change in
Median Sales Price

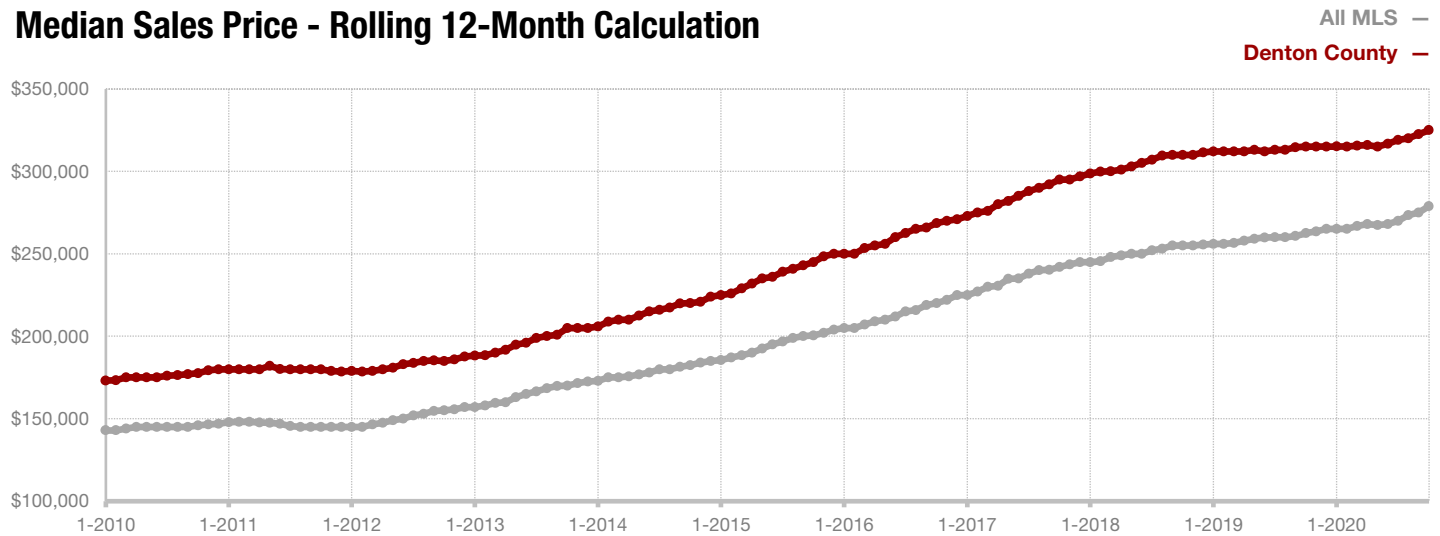
Denton County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,489	1,519	+ 2.0%	18,275	17,607	- 3.7%
Pending Sales	1,155	1,466	+ 26.9%	13,803	15,794	+ 14.4%
Closed Sales	1,285	1,617	+ 25.8%	13,361	14,800	+ 10.8%
Average Sales Price*	\$360,119	\$394,477	+ 9.5%	\$362,124	\$377,607	+ 4.3%
Median Sales Price*	\$312,500	\$343,152	+ 9.8%	\$315,000	\$325,500	+ 3.3%
Percent of Original List Price Received*	96.0%	98.2%	+ 2.3%	96.5%	97.5%	+ 1.0%
Days on Market Until Sale	53	35	- 34.0%	53	46	- 13.2%
Inventory of Homes for Sale	3,983	1,871	- 53.0%	--	--	--
Months Supply of Inventory	3.1	1.3	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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+ 7.1%

0.0%

+ 7.7%

Change in
New Listings

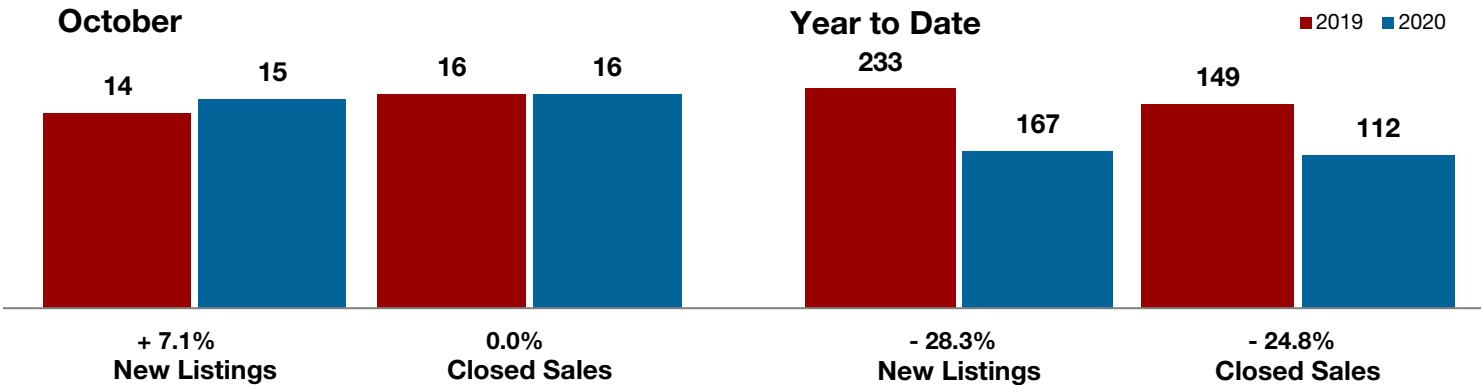
Change in
Closed Sales

Change in
Median Sales Price

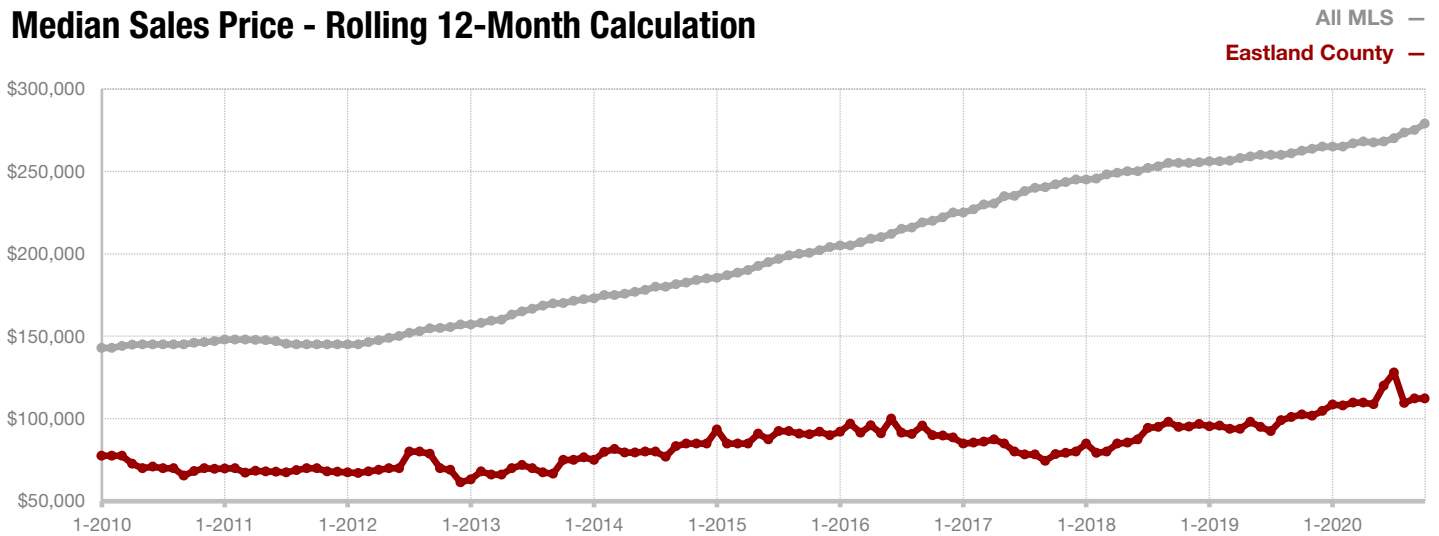
Eastland County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	14	15	+ 7.1%	233	167	- 28.3%
Pending Sales	10	13	+ 30.0%	150	124	- 17.3%
Closed Sales	16	16	0.0%	149	112	- 24.8%
Average Sales Price*	\$176,869	\$175,359	- 0.9%	\$191,902	\$166,899	- 13.0%
Median Sales Price*	\$130,000	\$140,000	+ 7.7%	\$104,750	\$117,500	+ 12.2%
Percent of Original List Price Received*	89.6%	93.3%	+ 4.1%	90.0%	90.9%	+ 1.0%
Days on Market Until Sale	77	128	+ 66.2%	110	105	- 4.5%
Inventory of Homes for Sale	108	70	- 35.2%	--	--	--
Months Supply of Inventory	7.7	6.1	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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- 9.8%

+ 23.9%

+ 10.9%

Change in
New Listings

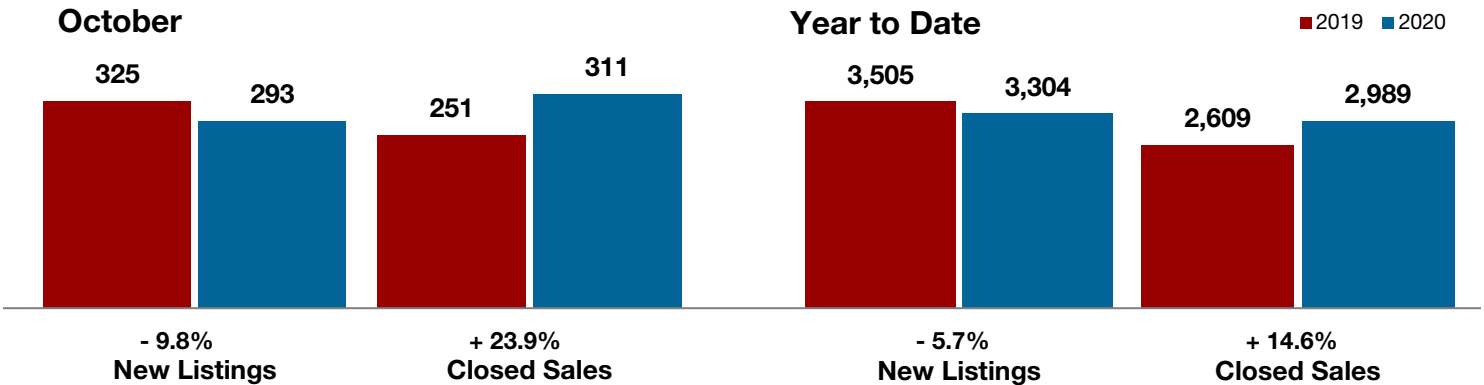
Change in
Closed Sales

Change in
Median Sales Price

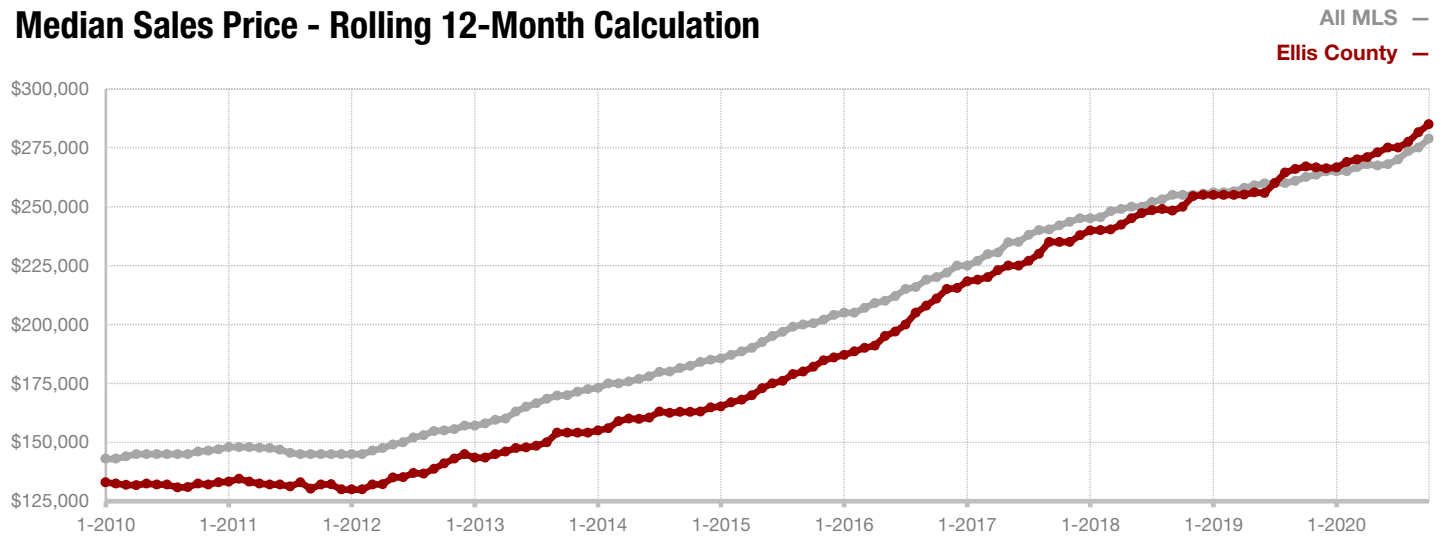
Ellis County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	325	293	- 9.8%	3,505	3,304	- 5.7%
Pending Sales	264	272	+ 3.0%	2,756	3,171	+ 15.1%
Closed Sales	251	311	+ 23.9%	2,609	2,989	+ 14.6%
Average Sales Price*	\$289,597	\$321,722	+ 11.1%	\$285,570	\$306,537	+ 7.3%
Median Sales Price*	\$265,495	\$294,500	+ 10.9%	\$265,000	\$285,000	+ 7.5%
Percent of Original List Price Received*	96.3%	98.7%	+ 2.5%	97.2%	97.8%	+ 0.6%
Days on Market Until Sale	52	43	- 17.3%	52	53	+ 1.9%
Inventory of Homes for Sale	824	414	- 49.8%	--	--	--
Months Supply of Inventory	3.2	1.4	- 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 – October 2020

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



- 10.0%

+ 19.5%

+ 12.2%

Change in
New Listings

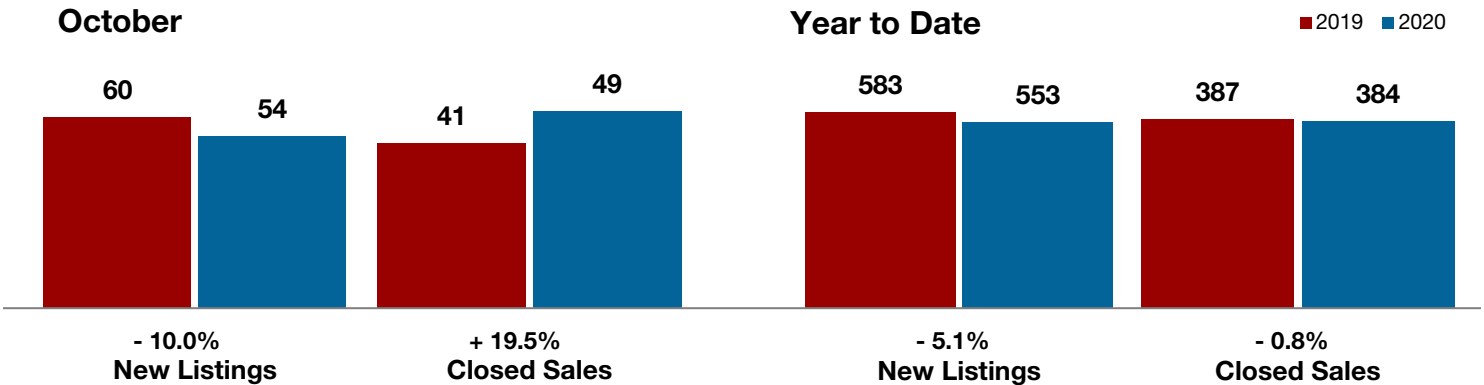
Change in
Closed Sales

Change in
Median Sales Price

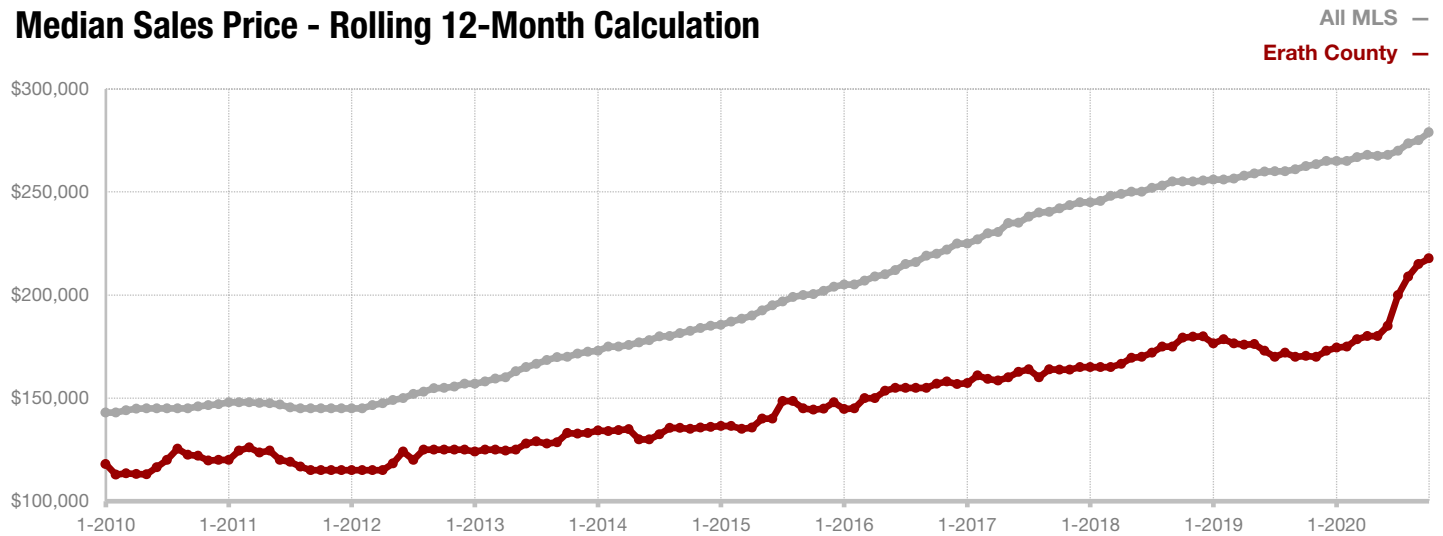
Erath County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	60	54	- 10.0%	583	553	- 5.1%
Pending Sales	37	48	+ 29.7%	412	418	+ 1.5%
Closed Sales	41	49	+ 19.5%	387	384	- 0.8%
Average Sales Price*	\$275,923	\$343,088	+ 24.3%	\$213,000	\$271,000	+ 27.2%
Median Sales Price*	\$205,000	\$230,000	+ 12.2%	\$170,000	\$220,000	+ 29.4%
Percent of Original List Price Received*	91.8%	92.6%	+ 0.9%	93.6%	94.3%	+ 0.7%
Days on Market Until Sale	76	92	+ 21.1%	58	67	+ 15.5%
Inventory of Homes for Sale	195	149	- 23.6%	--	--	--
Months Supply of Inventory	5.0	3.8	- 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



+ 17.8%

- 11.1%

+ 58.9%

Change in
New Listings

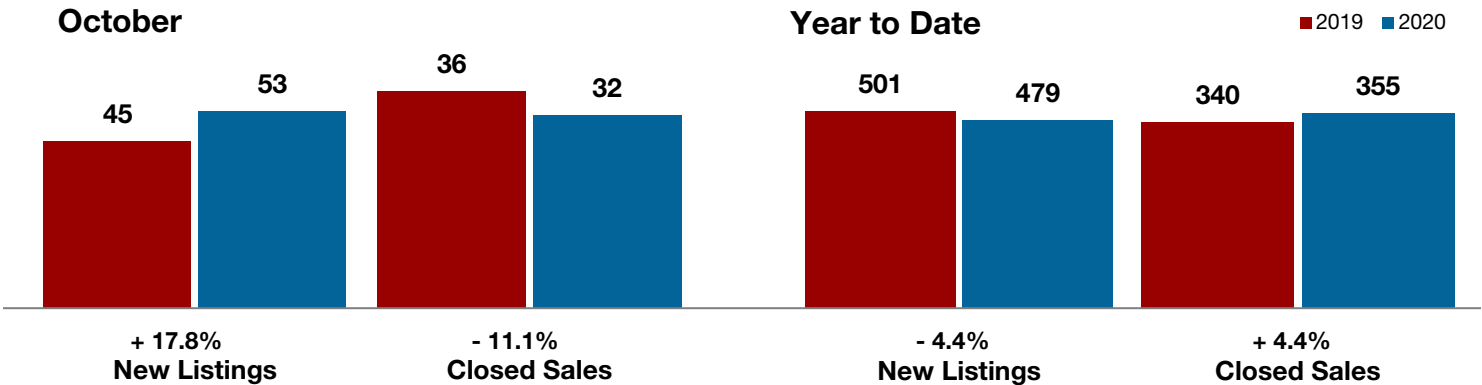
Change in
Closed Sales

Change in
Median Sales Price

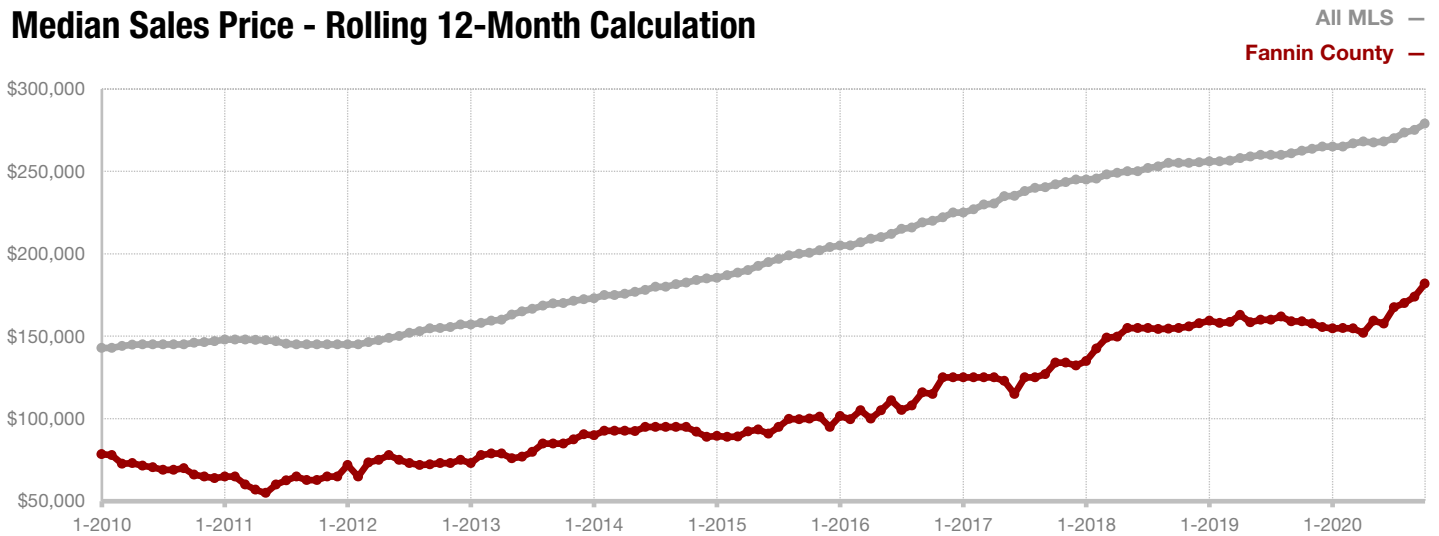
Fannin County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	45	53	+ 17.8%	501	479	- 4.4%
Pending Sales	32	23	- 28.1%	345	361	+ 4.6%
Closed Sales	36	32	- 11.1%	340	355	+ 4.4%
Average Sales Price*	\$187,492	\$301,232	+ 60.7%	\$186,992	\$219,995	+ 17.6%
Median Sales Price*	\$181,250	\$288,000	+ 58.9%	\$158,750	\$187,000	+ 17.8%
Percent of Original List Price Received*	90.3%	95.6%	+ 5.9%	93.2%	93.8%	+ 0.6%
Days on Market Until Sale	72	94	+ 30.6%	62	72	+ 16.1%
Inventory of Homes for Sale	180	124	- 31.1%	--	--	--
Months Supply of Inventory	5.5	3.7	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



+ 8.3%

- 28.6%

+ 18.8%

Change in
New Listings

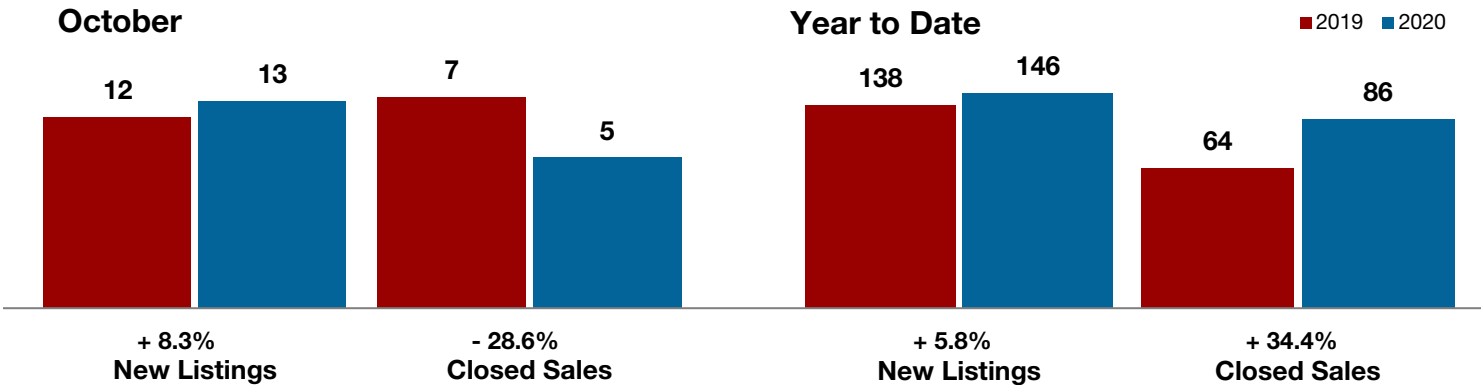
Change in
Closed Sales

Change in
Median Sales Price

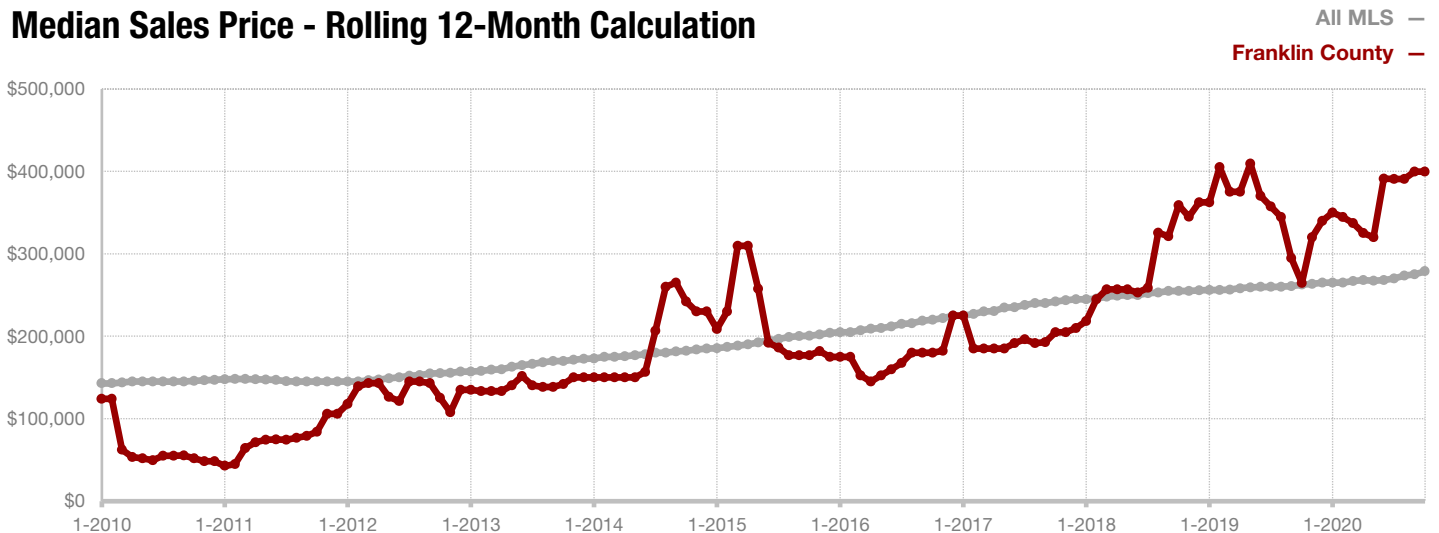
Franklin County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	12	13	+ 8.3%	138	146	+ 5.8%
Pending Sales	3	11	+ 266.7%	61	100	+ 63.9%
Closed Sales	7	5	- 28.6%	64	86	+ 34.4%
Average Sales Price*	\$363,414	\$544,900	+ 49.9%	\$386,409	\$446,608	+ 15.6%
Median Sales Price*	\$399,900	\$475,000	+ 18.8%	\$269,000	\$380,750	+ 41.5%
Percent of Original List Price Received*	95.0%	91.2%	- 4.0%	91.9%	92.4%	+ 0.5%
Days on Market Until Sale	112	128	+ 14.3%	79	82	+ 3.8%
Inventory of Homes for Sale	63	34	- 46.0%	--	--	--
Months Supply of Inventory	10.2	3.8	- 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



+ 66.7%

+ 21.4%

- 11.9%

Change in
New Listings

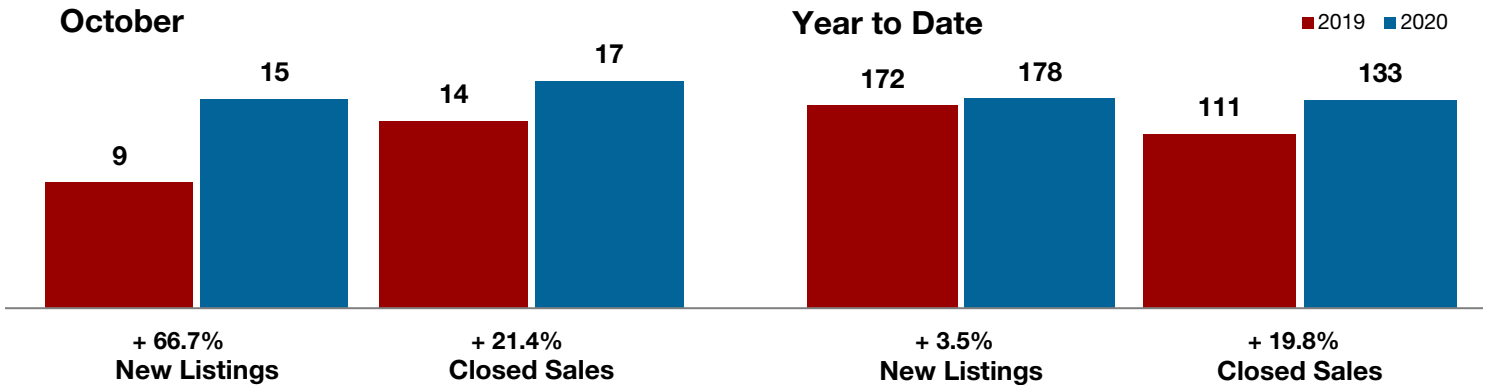
Change in
Closed Sales

Change in
Median Sales Price

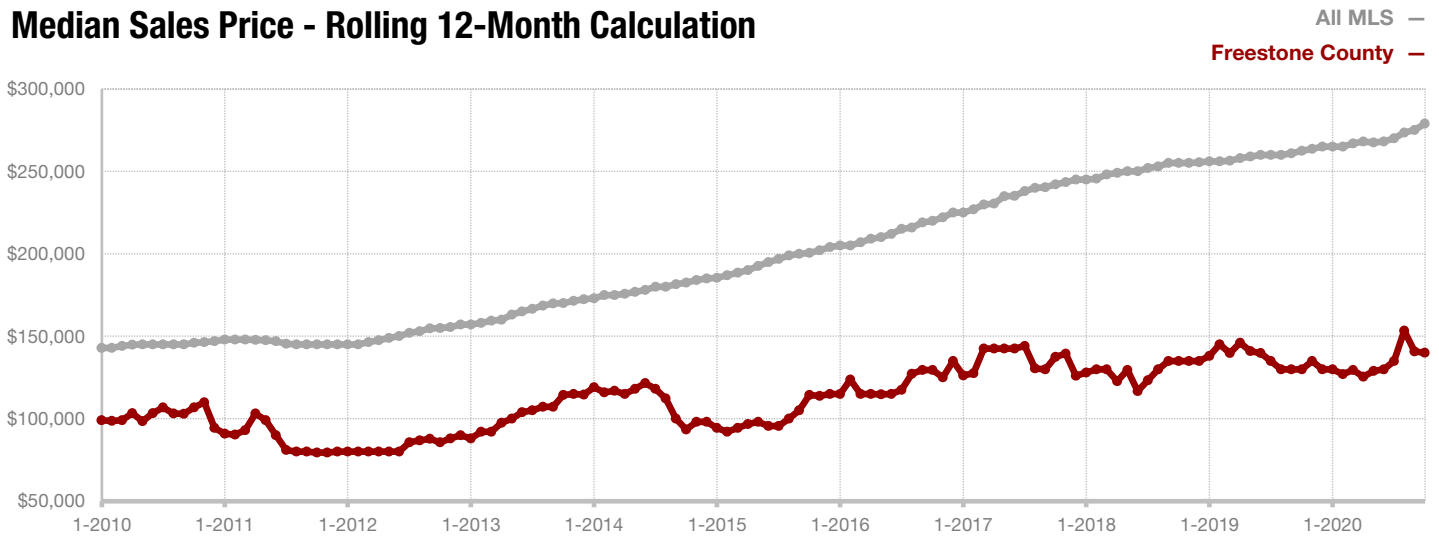
Freestone County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	9	15	+ 66.7%	172	178	+ 3.5%
Pending Sales	10	7	- 30.0%	112	139	+ 24.1%
Closed Sales	14	17	+ 21.4%	111	133	+ 19.8%
Average Sales Price*	\$163,600	\$193,853	+ 18.5%	\$158,954	\$193,273	+ 21.6%
Median Sales Price*	\$159,000	\$140,000	- 11.9%	\$130,000	\$140,000	+ 7.7%
Percent of Original List Price Received*	90.3%	95.4%	+ 5.6%	90.8%	92.9%	+ 2.3%
Days on Market Until Sale	72	51	- 29.2%	77	90	+ 16.9%
Inventory of Homes for Sale	66	55	- 16.7%	--	--	--
Months Supply of Inventory	6.3	4.3	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



- 21.0%

+ 35.3%

+ 23.6%

Change in
New Listings

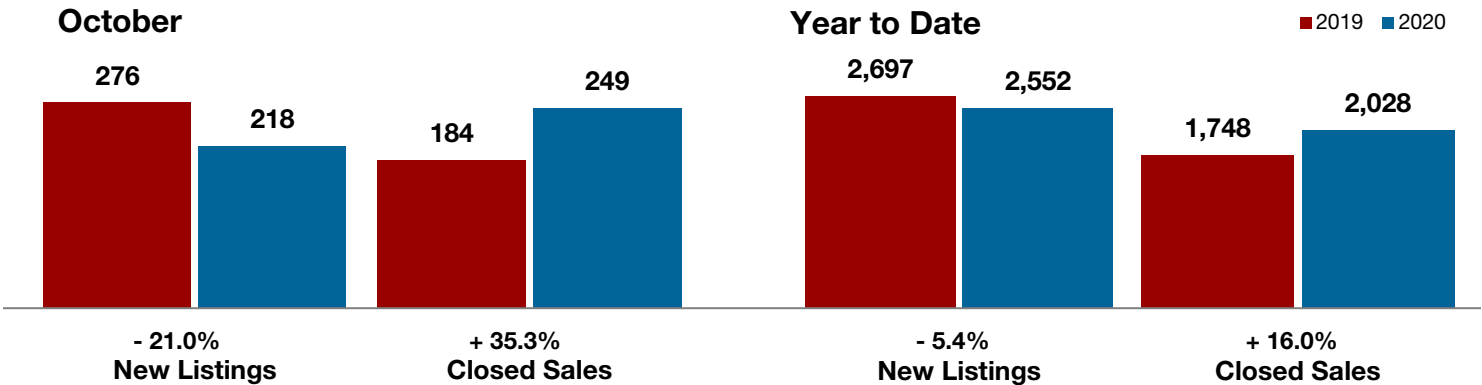
Change in
Closed Sales

Change in
Median Sales Price

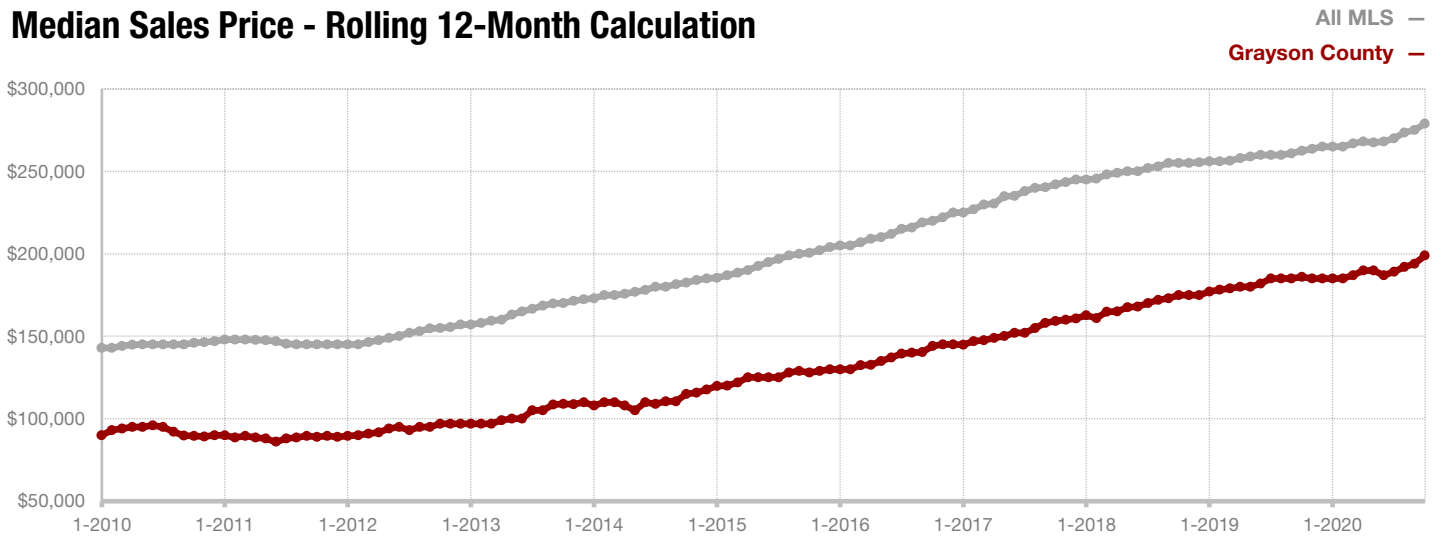
Grayson County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	276	218	- 21.0%	2,697	2,552	- 5.4%
Pending Sales	193	209	+ 8.3%	1,850	2,147	+ 16.1%
Closed Sales	184	249	+ 35.3%	1,748	2,028	+ 16.0%
Average Sales Price*	\$206,711	\$265,917	+ 28.6%	\$223,044	\$235,643	+ 5.6%
Median Sales Price*	\$176,750	\$218,500	+ 23.6%	\$187,900	\$200,000	+ 6.4%
Percent of Original List Price Received*	93.3%	96.0%	+ 2.9%	94.0%	94.9%	+ 1.0%
Days on Market Until Sale	57	56	- 1.8%	60	62	+ 3.3%
Inventory of Homes for Sale	795	456	- 42.6%	--	--	--
Months Supply of Inventory	4.6	2.3	- 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



- 7.7%

+ 40.0%

+ 12.5%

Change in
New Listings

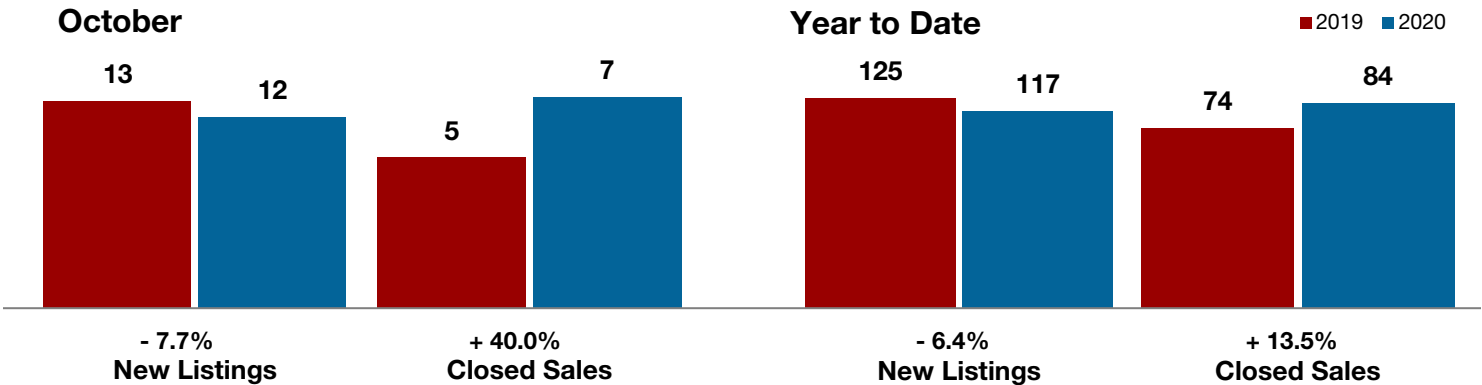
Change in
Closed Sales

Change in
Median Sales Price

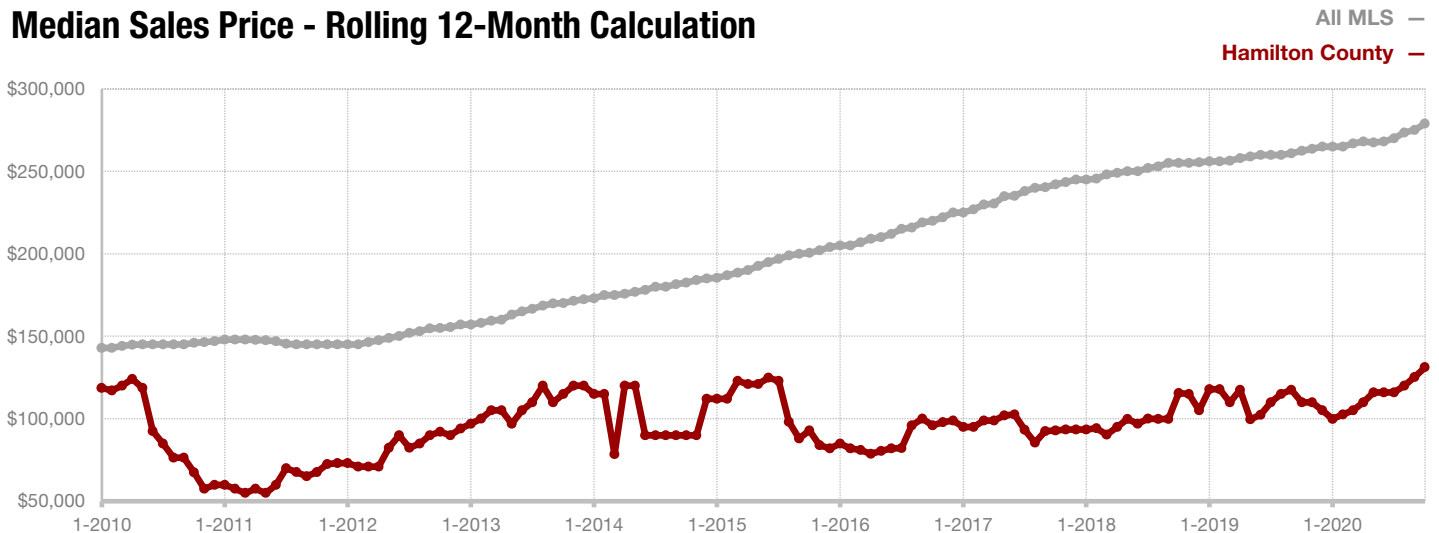
Hamilton County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	13	12	- 7.7%	125	117	- 6.4%
Pending Sales	10	9	- 10.0%	80	91	+ 13.8%
Closed Sales	5	7	+ 40.0%	74	84	+ 13.5%
Average Sales Price*	\$161,300	\$379,243	+ 135.1%	\$195,162	\$218,268	+ 11.8%
Median Sales Price*	\$120,000	\$135,000	+ 12.5%	\$112,500	\$135,500	+ 20.4%
Percent of Original List Price Received*	87.4%	90.3%	+ 3.3%	87.9%	89.9%	+ 2.3%
Days on Market Until Sale	263	115	- 56.3%	110	104	- 5.5%
Inventory of Homes for Sale	62	42	- 32.3%	--	--	--
Months Supply of Inventory	8.8	5.0	- 44.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



+ 400.0%

- 33.3%

+ 443.9%

Change in
New Listings

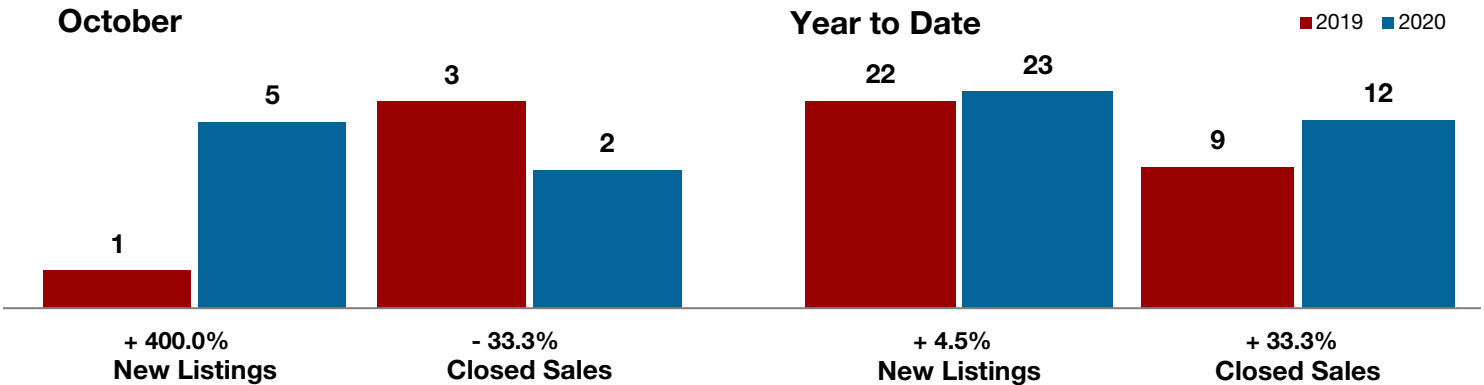
Change in
Closed Sales

Change in
Median Sales Price

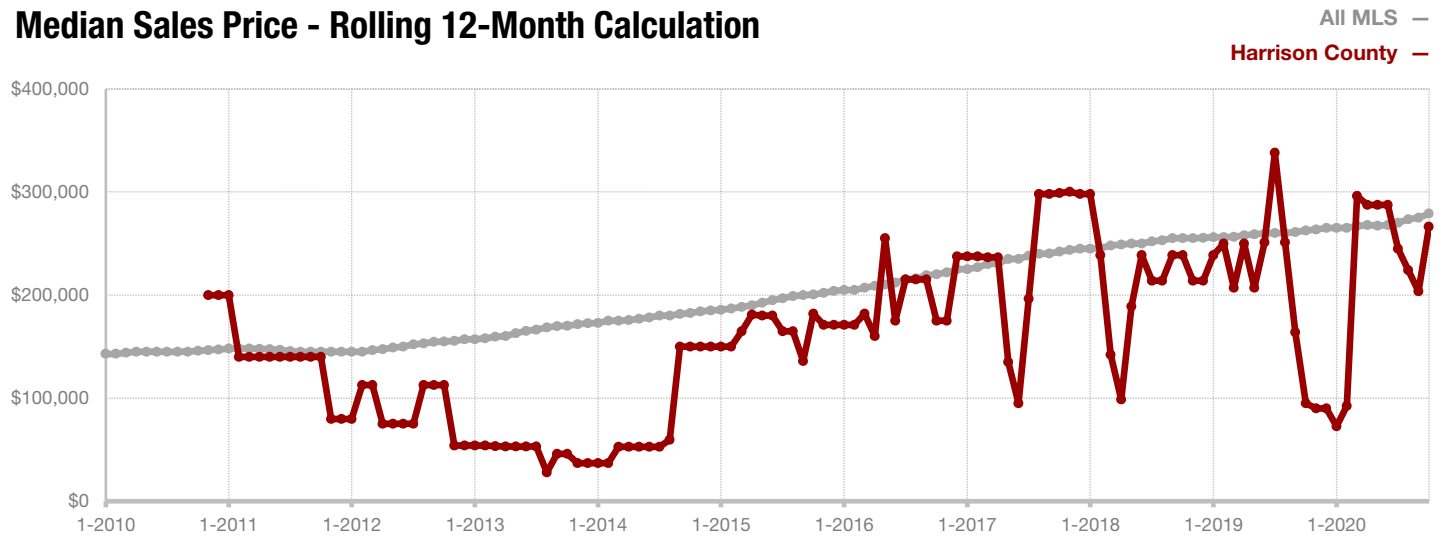
Harrison County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1	5	+ 400.0%	22	23	+ 4.5%
Pending Sales	1	2	+ 100.0%	11	13	+ 18.2%
Closed Sales	3	2	- 33.3%	9	12	+ 33.3%
Average Sales Price*	\$71,000	\$489,500	+ 589.4%	\$189,111	\$366,117	+ 93.6%
Median Sales Price*	\$90,000	\$489,500	+ 443.9%	\$90,000	\$296,000	+ 228.9%
Percent of Original List Price Received*	87.5%	87.1%	- 0.5%	87.3%	94.7%	+ 8.5%
Days on Market Until Sale	21	69	+ 228.6%	73	72	- 1.4%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	8.3	5.8	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



+ 32.5%

Change in
New Listings

+ 44.0%

Change in
Closed Sales

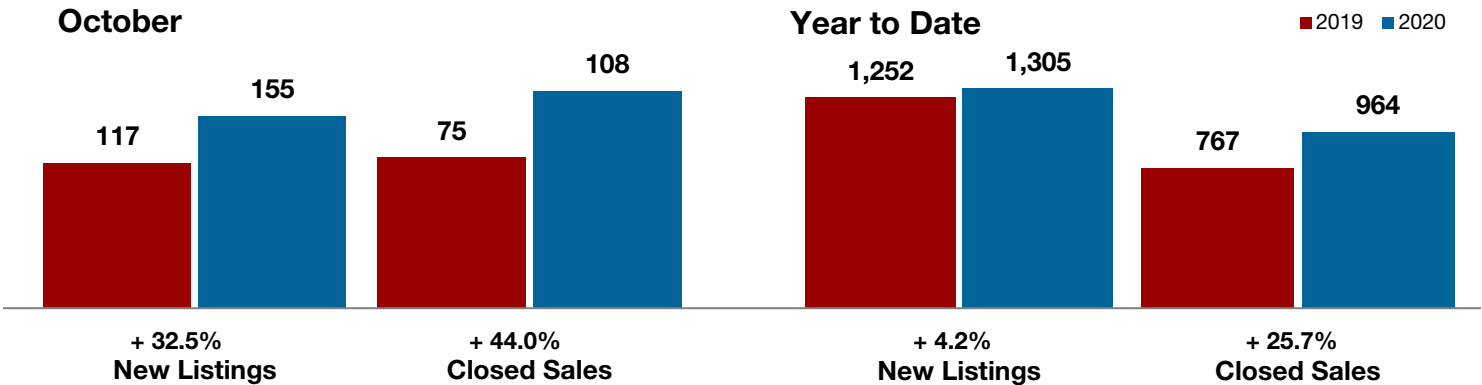
+ 20.7%

Change in
Median Sales Price

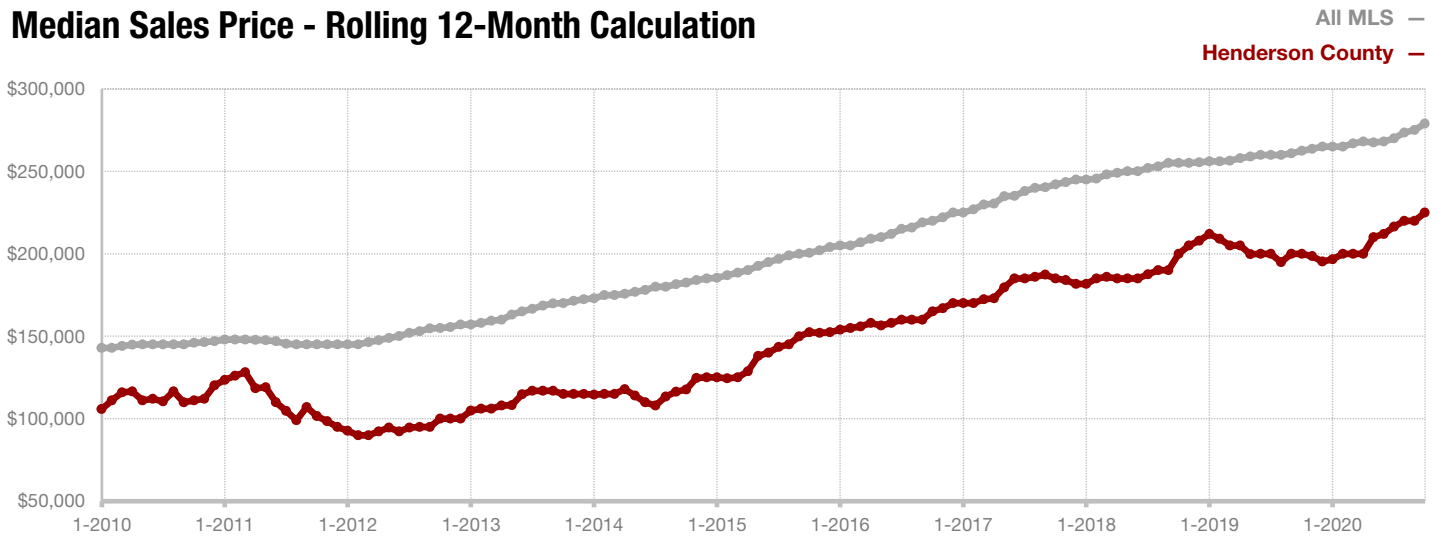
Henderson County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	117	155	+ 32.5%	1,252	1,305	+ 4.2%
Pending Sales	58	101	+ 74.1%	787	1,055	+ 34.1%
Closed Sales	75	108	+ 44.0%	767	964	+ 25.7%
Average Sales Price*	\$268,338	\$396,733	+ 47.8%	\$285,687	\$328,689	+ 15.1%
Median Sales Price*	\$215,000	\$259,500	+ 20.7%	\$200,000	\$234,000	+ 17.0%
Percent of Original List Price Received*	91.8%	94.4%	+ 2.8%	92.5%	93.9%	+ 1.5%
Days on Market Until Sale	75	49	- 34.7%	72	65	- 9.7%
Inventory of Homes for Sale	472	280	- 40.7%	--	--	--
Months Supply of Inventory	6.3	2.9	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



+ 12.1%

+ 17.1%

+ 40.0%

Change in
New Listings

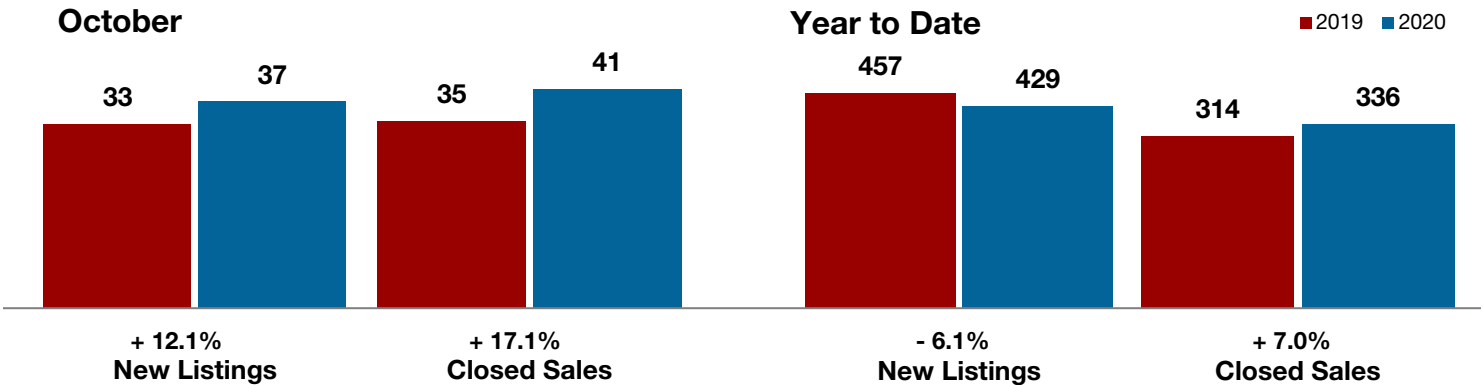
Change in
Closed Sales

Change in
Median Sales Price

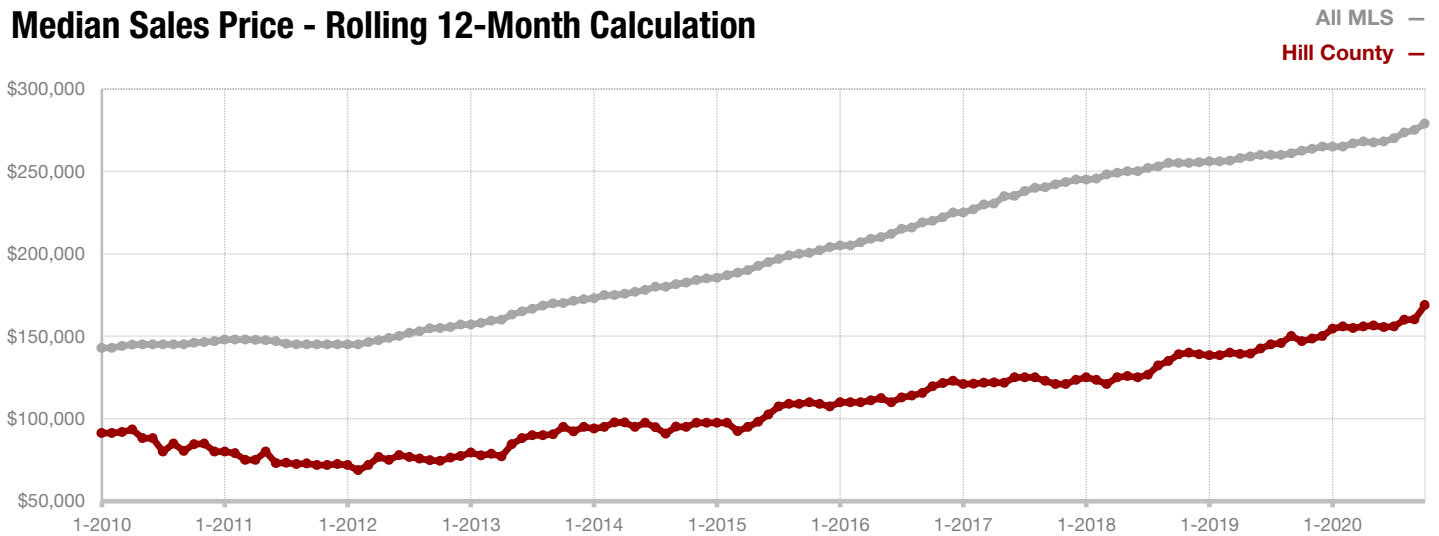
Hill County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	33	37	+ 12.1%	457	429	- 6.1%
Pending Sales	33	44	+ 33.3%	332	365	+ 9.9%
Closed Sales	35	41	+ 17.1%	314	336	+ 7.0%
Average Sales Price*	\$135,270	\$219,178	+ 62.0%	\$178,168	\$204,004	+ 14.5%
Median Sales Price*	\$130,000	\$182,000	+ 40.0%	\$147,450	\$169,000	+ 14.6%
Percent of Original List Price Received*	91.3%	97.6%	+ 6.9%	92.8%	93.5%	+ 0.8%
Days on Market Until Sale	73	52	- 28.8%	70	74	+ 5.7%
Inventory of Homes for Sale	134	75	- 44.0%	--	--	--
Months Supply of Inventory	4.4	2.2	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



- 13.8%

+ 17.5%

+ 11.6%

Change in
New Listings

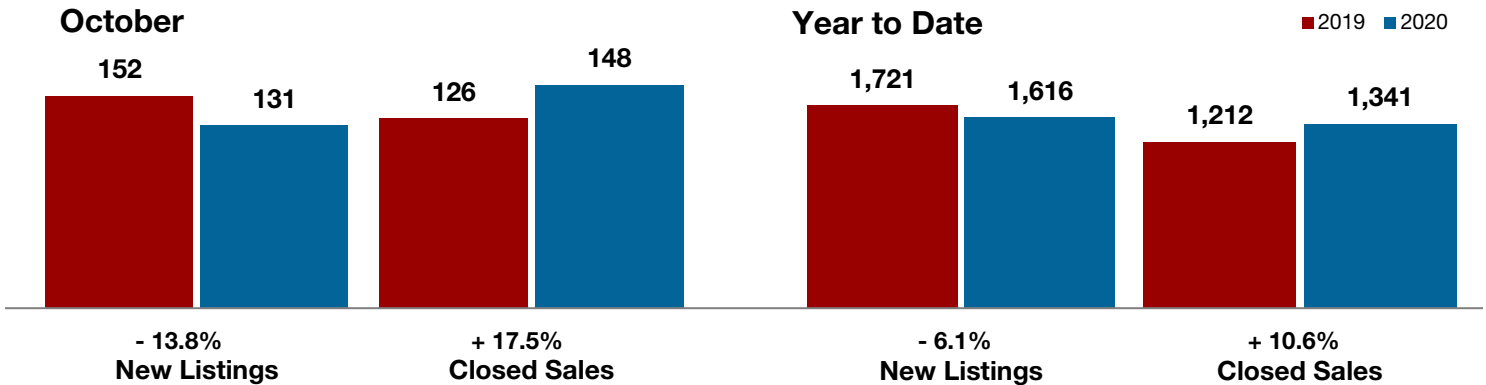
Change in
Closed Sales

Change in
Median Sales Price

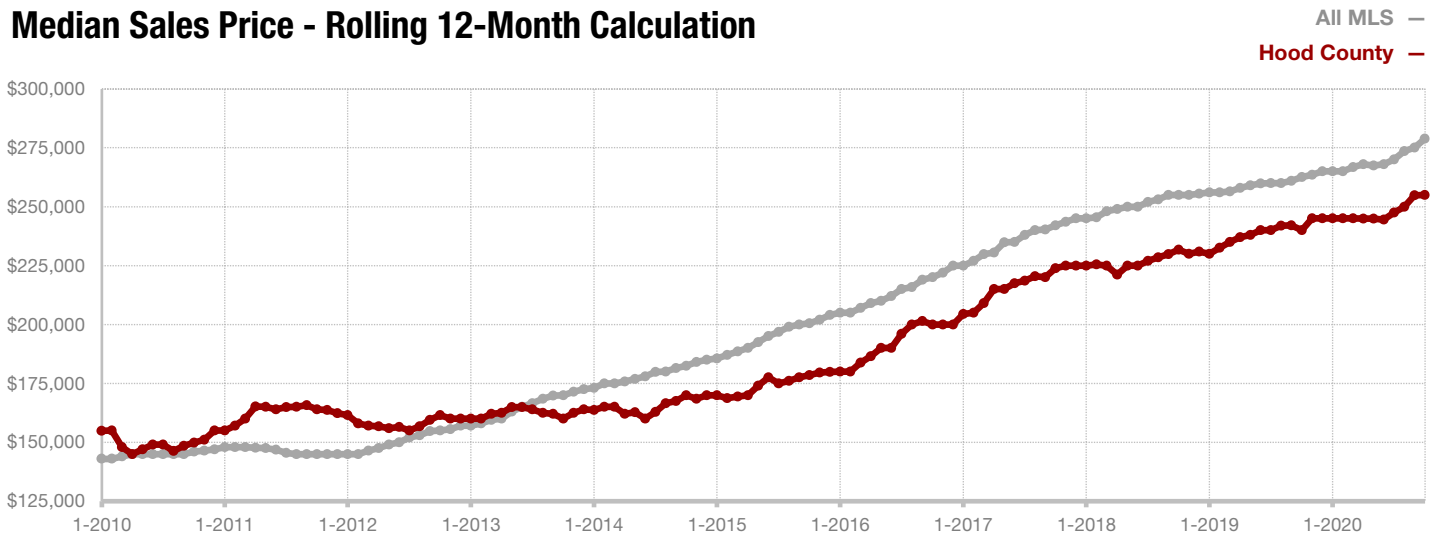
Hood County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	152	131	- 13.8%	1,721	1,616	- 6.1%
Pending Sales	98	121	+ 23.5%	1,258	1,405	+ 11.7%
Closed Sales	126	148	+ 17.5%	1,212	1,341	+ 10.6%
Average Sales Price*	\$274,138	\$319,479	+ 16.5%	\$276,431	\$304,129	+ 10.0%
Median Sales Price*	\$230,000	\$256,700	+ 11.6%	\$244,975	\$255,000	+ 4.1%
Percent of Original List Price Received*	95.8%	96.9%	+ 1.1%	95.9%	96.3%	+ 0.4%
Days on Market Until Sale	53	41	- 22.6%	49	55	+ 12.2%
Inventory of Homes for Sale	397	217	- 45.3%	--	--	--
Months Supply of Inventory	3.4	1.7	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



+ 36.7%

Change in
New Listings

+ 8.7%

Change in
Closed Sales

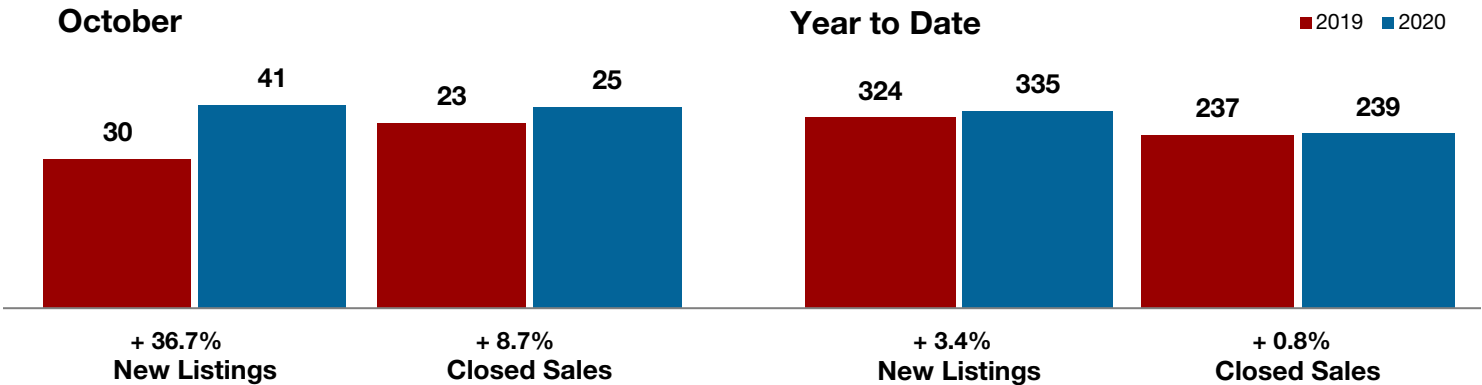
+ 42.1%

Change in
Median Sales Price

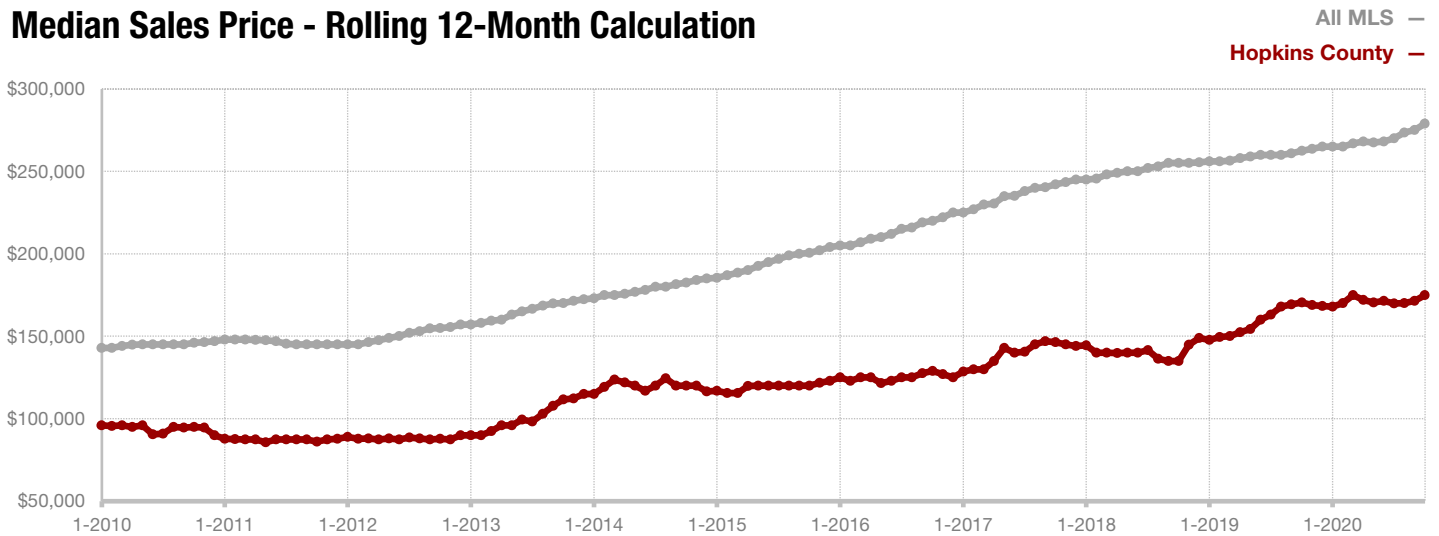
Hopkins County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	30	41	+ 36.7%	324	335	+ 3.4%
Pending Sales	19	28	+ 47.4%	239	256	+ 7.1%
Closed Sales	23	25	+ 8.7%	237	239	+ 0.8%
Average Sales Price*	\$225,376	\$317,925	+ 41.1%	\$203,372	\$216,099	+ 6.3%
Median Sales Price*	\$164,000	\$233,000	+ 42.1%	\$169,700	\$179,450	+ 5.7%
Percent of Original List Price Received*	93.3%	94.5%	+ 1.3%	94.5%	95.0%	+ 0.5%
Days on Market Until Sale	38	66	+ 73.7%	53	55	+ 3.8%
Inventory of Homes for Sale	108	84	- 22.2%	--	--	--
Months Supply of Inventory	4.7	3.5	- 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



- 9.6%

+ 26.9%

+ 7.0%

Change in
New Listings

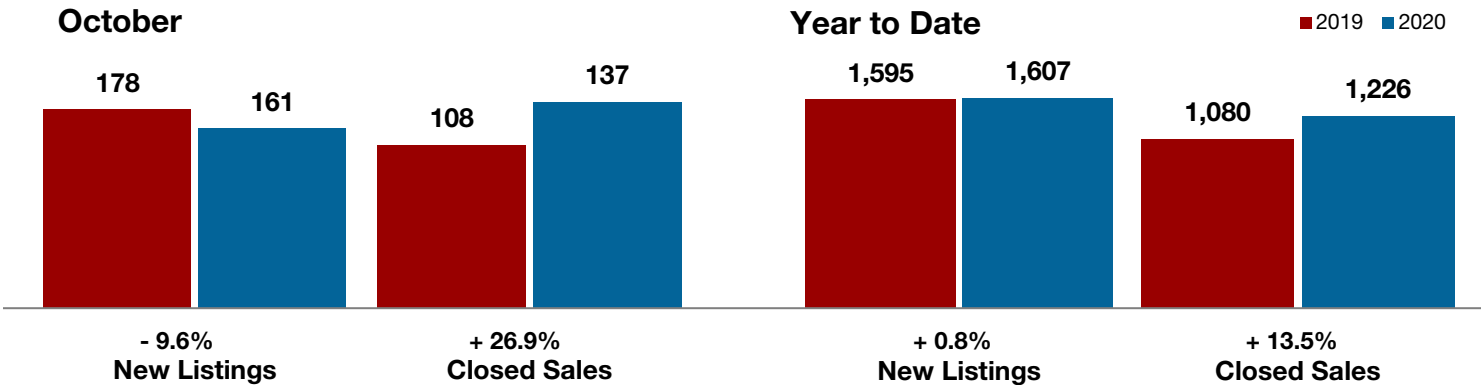
Change in
Closed Sales

Change in
Median Sales Price

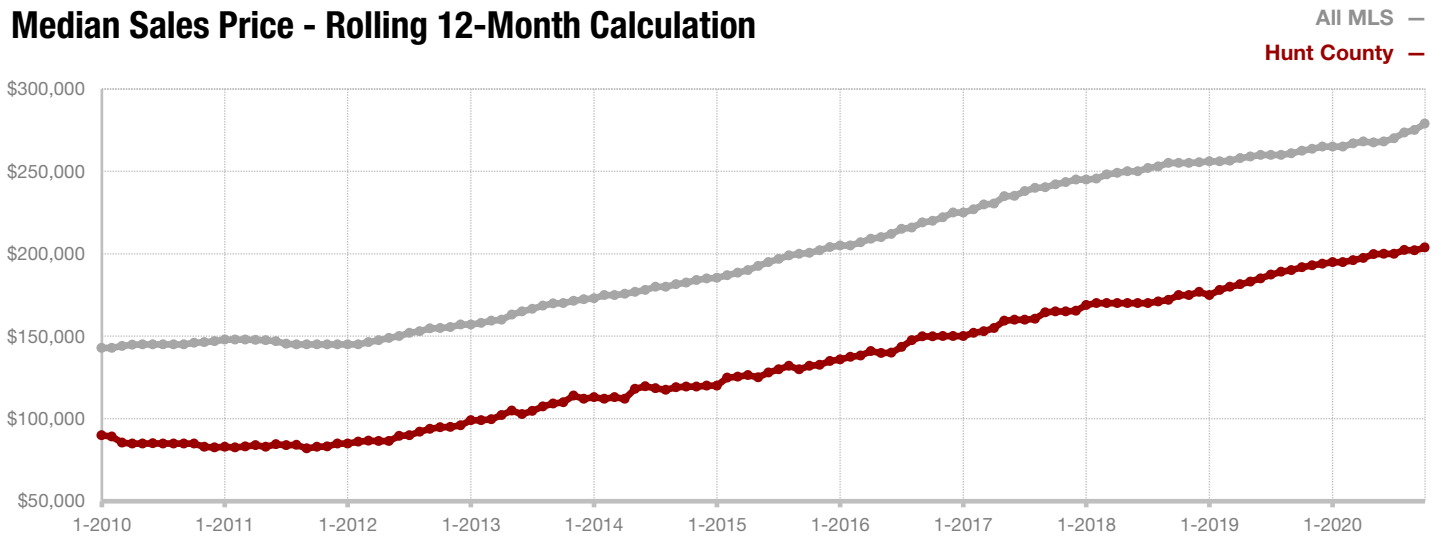
Hunt County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	178	161	- 9.6%	1,595	1,607	+ 0.8%
Pending Sales	102	136	+ 33.3%	1,124	1,344	+ 19.6%
Closed Sales	108	137	+ 26.9%	1,080	1,226	+ 13.5%
Average Sales Price*	\$249,054	\$250,407	+ 0.5%	\$218,452	\$234,613	+ 7.4%
Median Sales Price*	\$210,224	\$225,000	+ 7.0%	\$194,704	\$205,000	+ 5.3%
Percent of Original List Price Received*	94.8%	96.7%	+ 2.0%	95.3%	96.1%	+ 0.8%
Days on Market Until Sale	73	44	- 39.7%	50	54	+ 8.0%
Inventory of Homes for Sale	425	260	- 38.8%	--	--	--
Months Supply of Inventory	4.1	2.1	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



Jack County

+ 16.7%

Change in
New Listings

0.0%

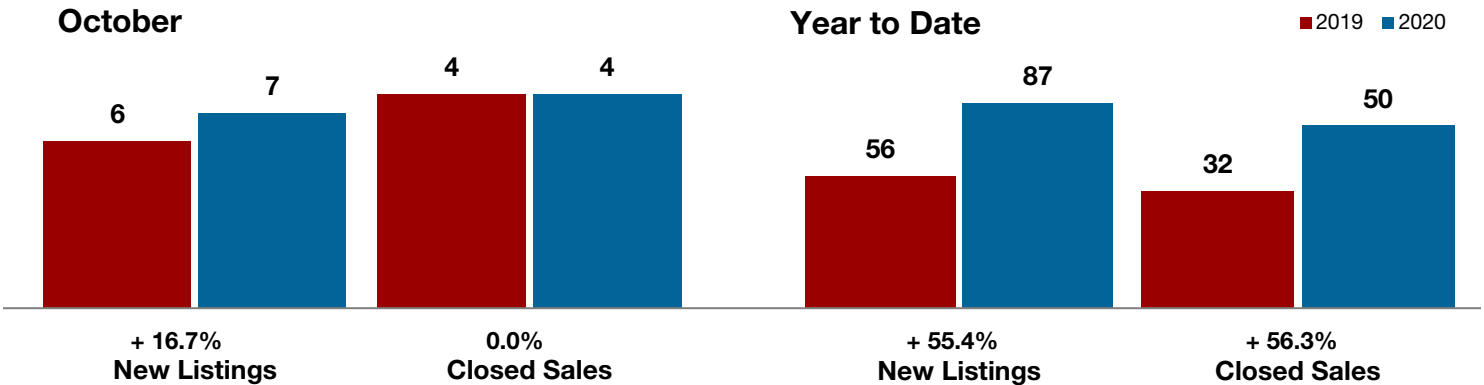
Change in
Closed Sales

+ 15.9%

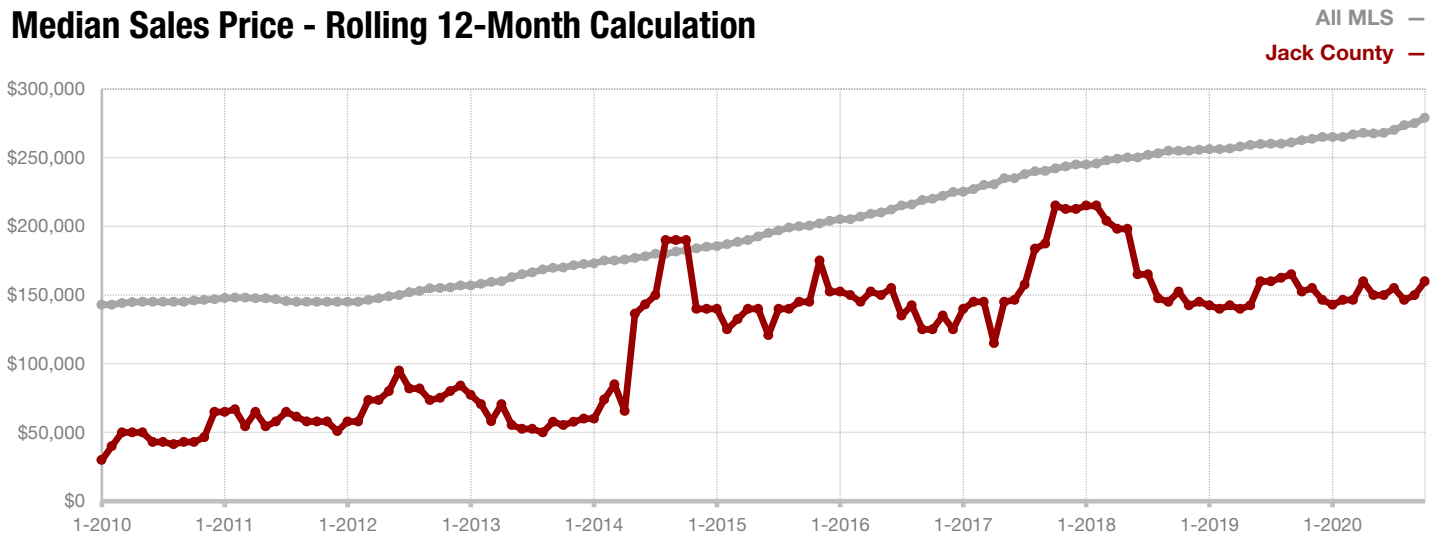
Change in
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	6	7	+ 16.7%	56	87	+ 55.4%
Pending Sales	5	7	+ 40.0%	32	53	+ 65.6%
Closed Sales	4	4	0.0%	32	50	+ 56.3%
Average Sales Price*	\$145,575	\$142,000	- 2.5%	\$201,291	\$225,789	+ 12.2%
Median Sales Price*	\$106,150	\$123,000	+ 15.9%	\$155,000	\$169,500	+ 9.4%
Percent of Original List Price Received*	76.2%	88.0%	+ 15.5%	87.6%	92.3%	+ 5.4%
Days on Market Until Sale	57	63	+ 10.5%	98	67	- 31.6%
Inventory of Homes for Sale	17	36	+ 111.8%	--	--	--
Months Supply of Inventory	5.4	7.3	+ 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 – October 2020

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



- 7.1%

+ 53.1%

+ 15.3%

Change in
New Listings

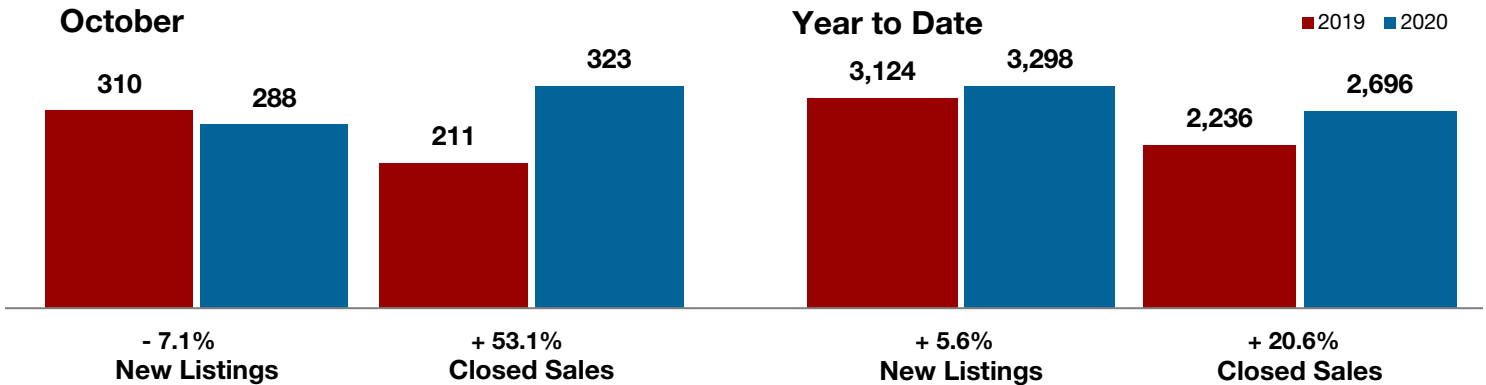
Change in
Closed Sales

Change in
Median Sales Price

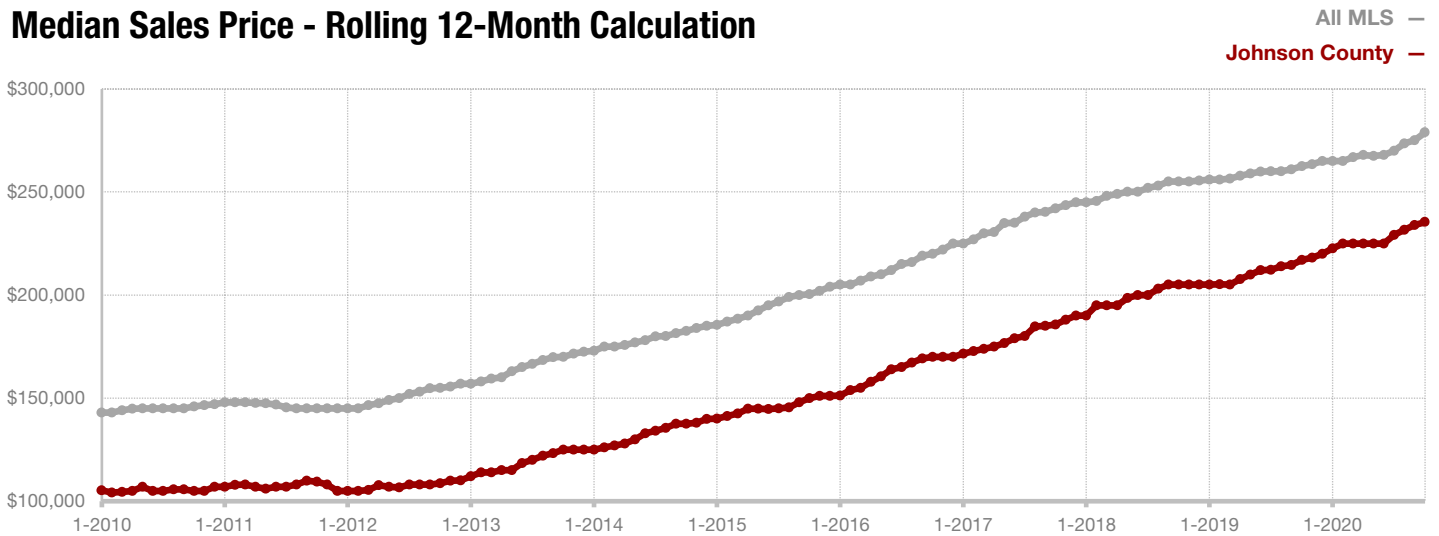
Johnson County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	310	288	- 7.1%	3,124	3,298	+ 5.6%
Pending Sales	219	243	+ 11.0%	2,347	2,920	+ 24.4%
Closed Sales	211	323	+ 53.1%	2,236	2,696	+ 20.6%
Average Sales Price*	\$241,437	\$291,502	+ 20.7%	\$242,309	\$264,787	+ 9.3%
Median Sales Price*	\$229,000	\$263,954	+ 15.3%	\$220,000	\$238,700	+ 8.5%
Percent of Original List Price Received*	95.4%	98.1%	+ 2.8%	96.8%	97.7%	+ 0.9%
Days on Market Until Sale	46	40	- 13.0%	46	50	+ 8.7%
Inventory of Homes for Sale	763	432	- 43.4%	--	--	--
Months Supply of Inventory	3.4	1.6	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



Jones County

0.0%

Change in
New Listings

0.0%

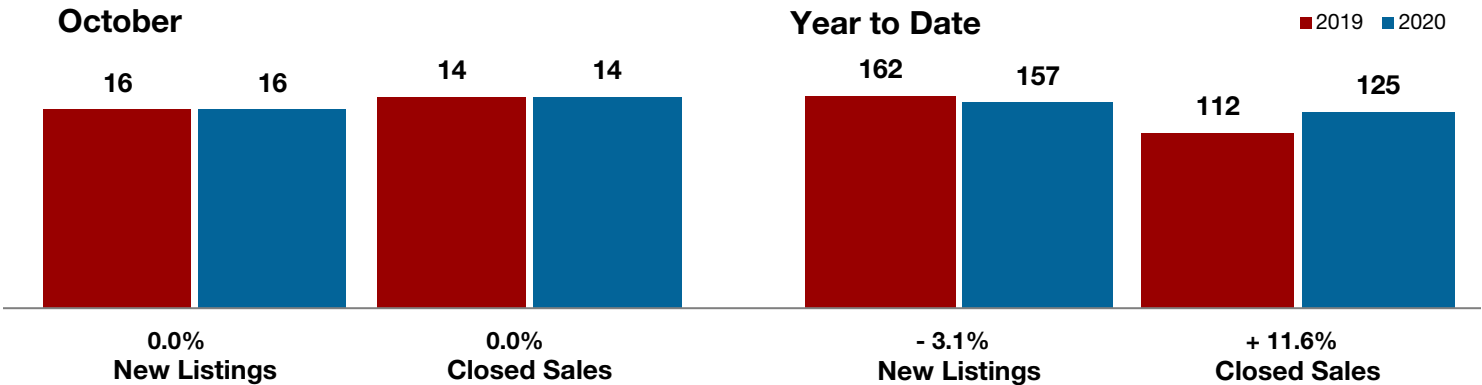
Change in
Closed Sales

+ 26.9%

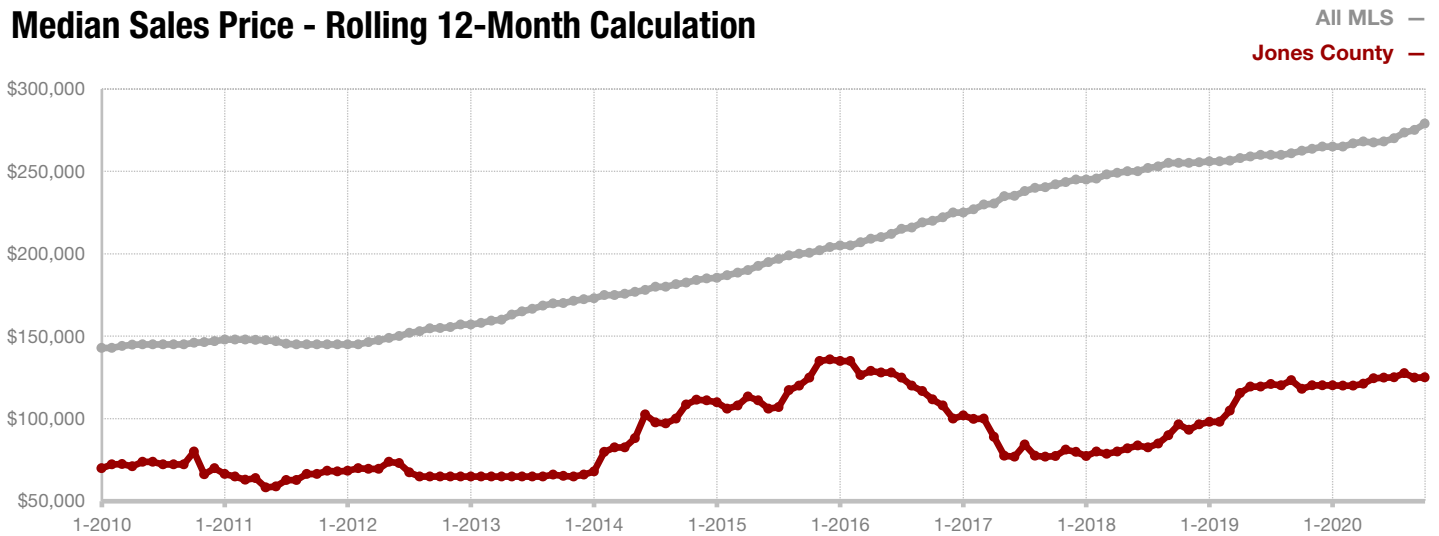
Change in
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	16	16	0.0%	162	157	- 3.1%
Pending Sales	10	12	+ 20.0%	113	140	+ 23.9%
Closed Sales	14	14	0.0%	112	125	+ 11.6%
Average Sales Price*	\$113,935	\$133,350	+ 17.0%	\$124,009	\$144,519	+ 16.5%
Median Sales Price*	\$89,450	\$113,500	+ 26.9%	\$115,000	\$124,950	+ 8.7%
Percent of Original List Price Received*	92.1%	89.4%	- 2.9%	91.3%	92.6%	+ 1.4%
Days on Market Until Sale	101	126	+ 24.8%	76	87	+ 14.5%
Inventory of Homes for Sale	61	29	- 52.5%	--	--	--
Months Supply of Inventory	5.7	2.3	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



- 6.2%

Change in
New Listings

+ 5.6%

Change in
Closed Sales

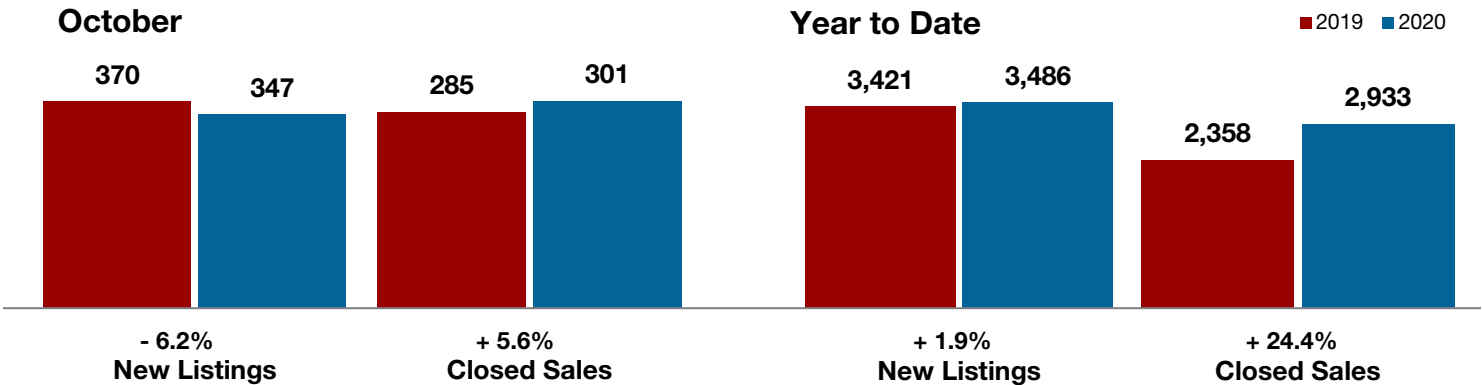
+ 7.0%

Change in
Median Sales Price

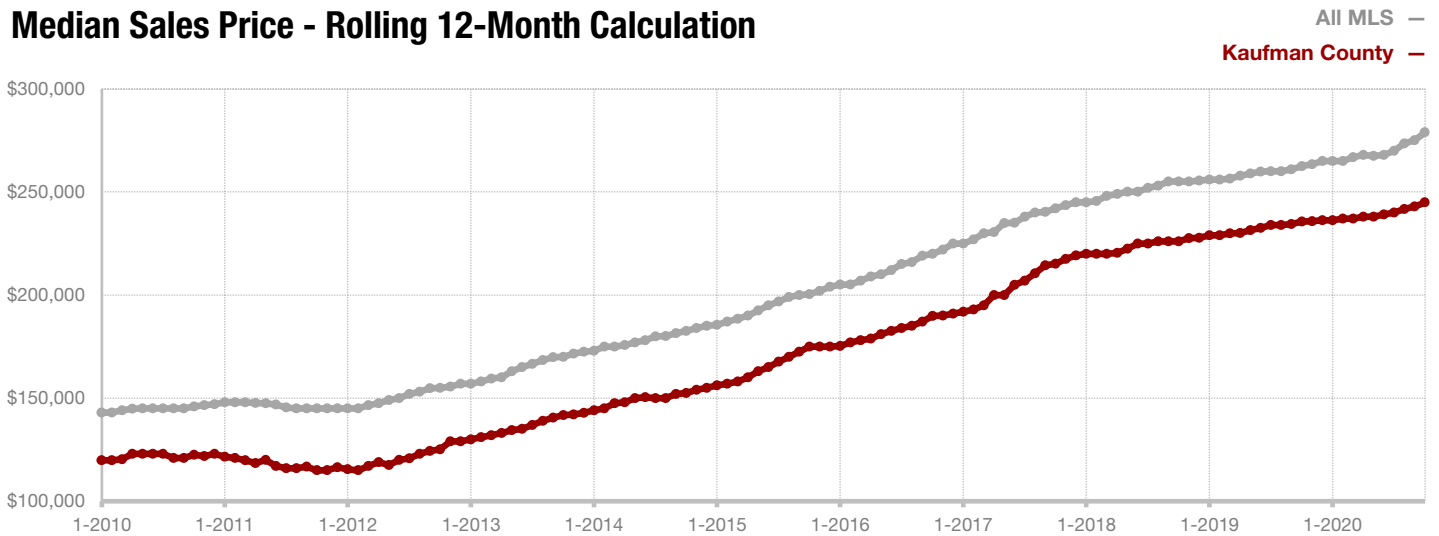
Kaufman County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	370	347	- 6.2%	3,421	3,486	+ 1.9%
Pending Sales	255	312	+ 22.4%	2,475	3,176	+ 28.3%
Closed Sales	285	301	+ 5.6%	2,358	2,933	+ 24.4%
Average Sales Price*	\$251,684	\$265,758	+ 5.6%	\$247,358	\$260,296	+ 5.2%
Median Sales Price*	\$239,990	\$256,750	+ 7.0%	\$236,000	\$245,000	+ 3.8%
Percent of Original List Price Received*	95.5%	98.3%	+ 2.9%	96.2%	96.8%	+ 0.6%
Days on Market Until Sale	55	29	- 47.3%	56	52	- 7.1%
Inventory of Homes for Sale	900	448	- 50.2%	--	--	--
Months Supply of Inventory	3.9	1.5	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



- 23.7%

0.0%

+ 16.1%

Change in
New Listings

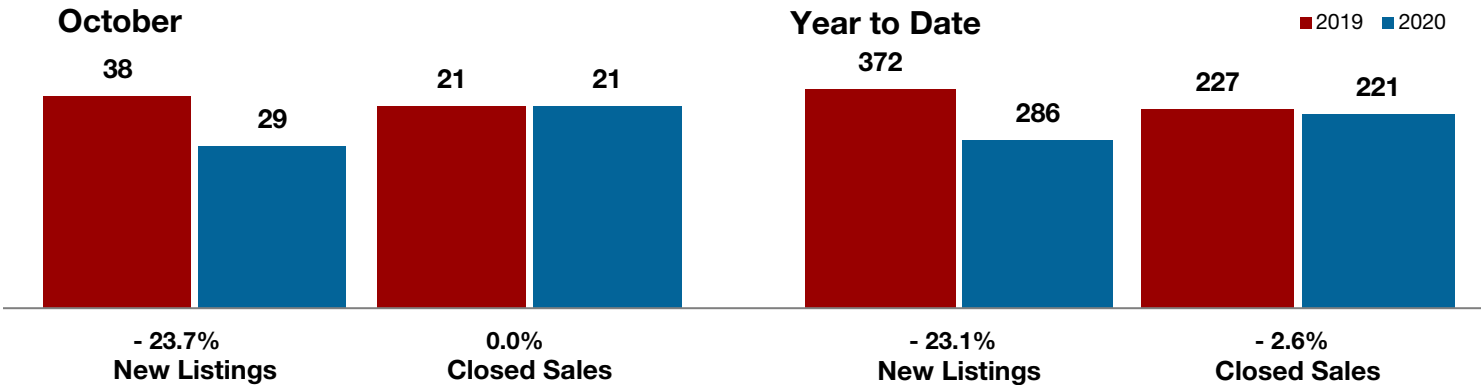
Change in
Closed Sales

Change in
Median Sales Price

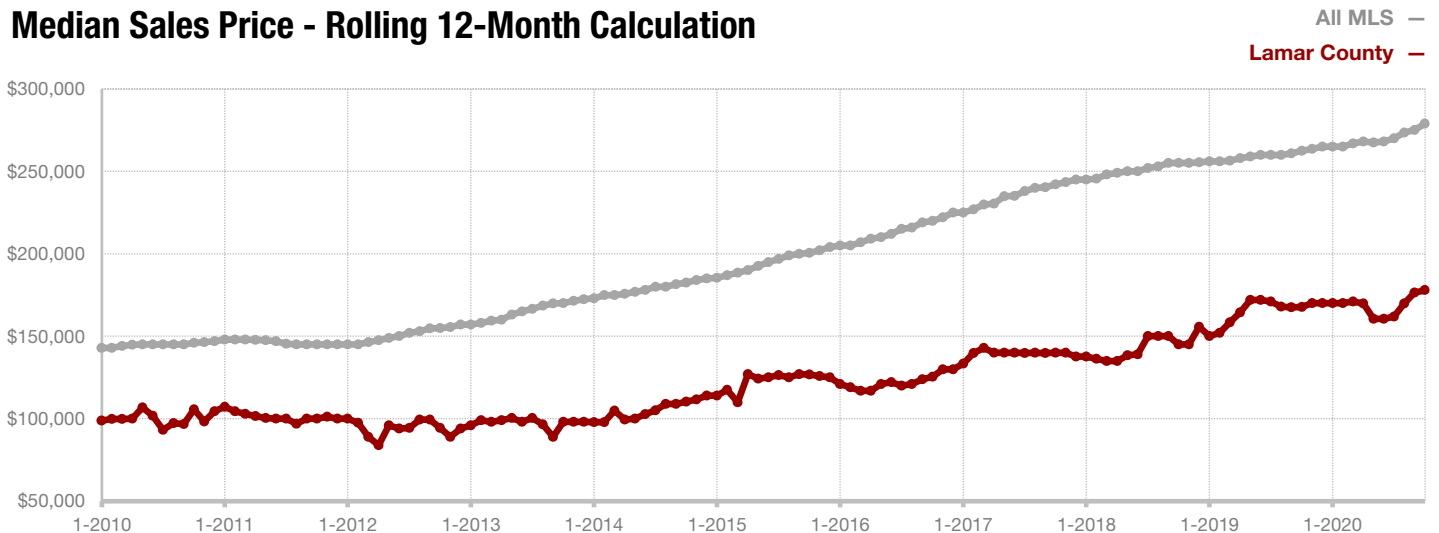
Lamar County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	38	29	- 23.7%	372	286	- 23.1%
Pending Sales	15	18	+ 20.0%	230	238	+ 3.5%
Closed Sales	21	21	0.0%	227	221	- 2.6%
Average Sales Price*	\$198,110	\$210,055	+ 6.0%	\$190,142	\$186,907	- 1.7%
Median Sales Price*	\$155,000	\$180,000	+ 16.1%	\$166,500	\$179,500	+ 7.8%
Percent of Original List Price Received*	94.0%	96.5%	+ 2.7%	92.4%	92.7%	+ 0.3%
Days on Market Until Sale	57	52	- 8.8%	74	72	- 2.7%
Inventory of Homes for Sale	143	65	- 54.5%	--	--	--
Months Supply of Inventory	6.5	2.9	- 57.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



- 20.0%

Change in
New Listings

- 42.9%

Change in
Closed Sales

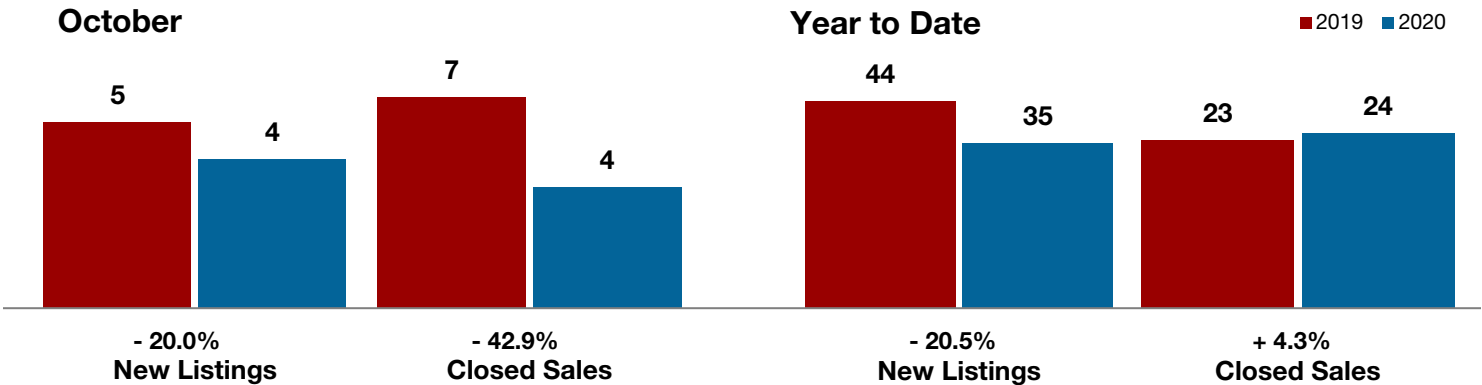
- 20.5%

Change in
Median Sales Price

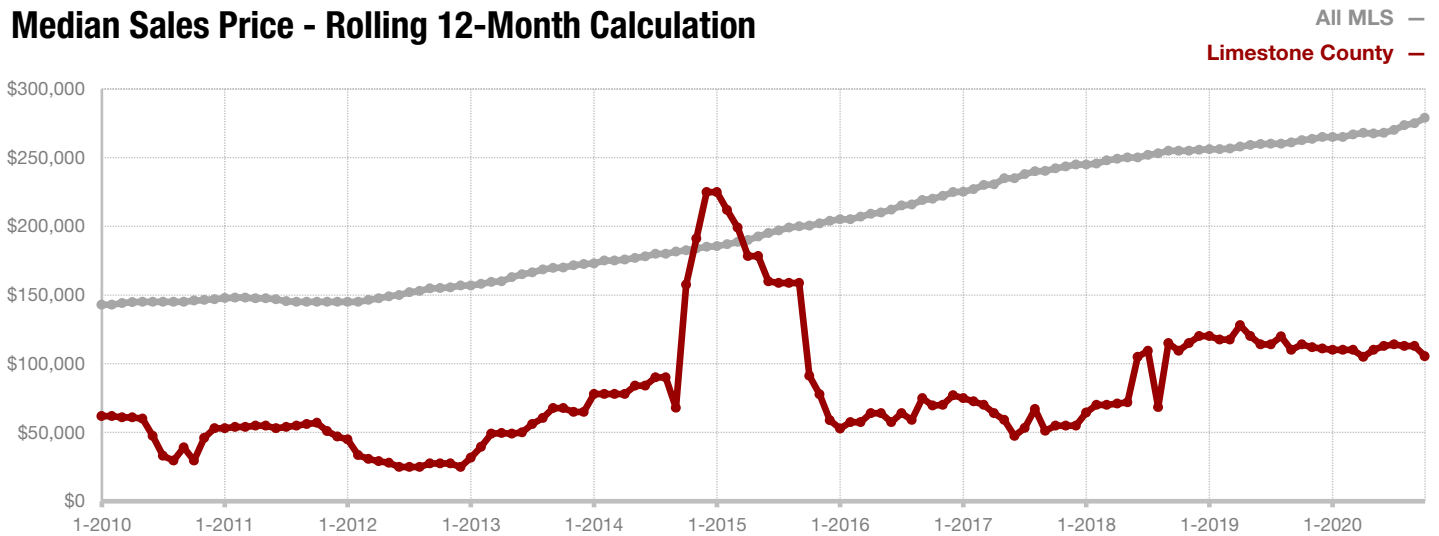
Limestone County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	5	4	- 20.0%	44	35	- 20.5%
Pending Sales	4	2	- 50.0%	24	23	- 4.2%
Closed Sales	7	4	- 42.9%	23	24	+ 4.3%
Average Sales Price*	\$168,357	\$103,725	- 38.4%	\$135,300	\$129,202	- 4.5%
Median Sales Price*	\$132,000	\$104,950	- 20.5%	\$110,000	\$101,950	- 7.3%
Percent of Original List Price Received*	92.2%	93.8%	+ 1.7%	87.0%	90.7%	+ 4.3%
Days on Market Until Sale	53	54	+ 1.9%	83	95	+ 14.5%
Inventory of Homes for Sale	23	17	- 26.1%	--	--	--
Months Supply of Inventory	9.2	7.6	- 11.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



- 6.7%

+ 18.2%

+ 18.8%

Change in
New Listings

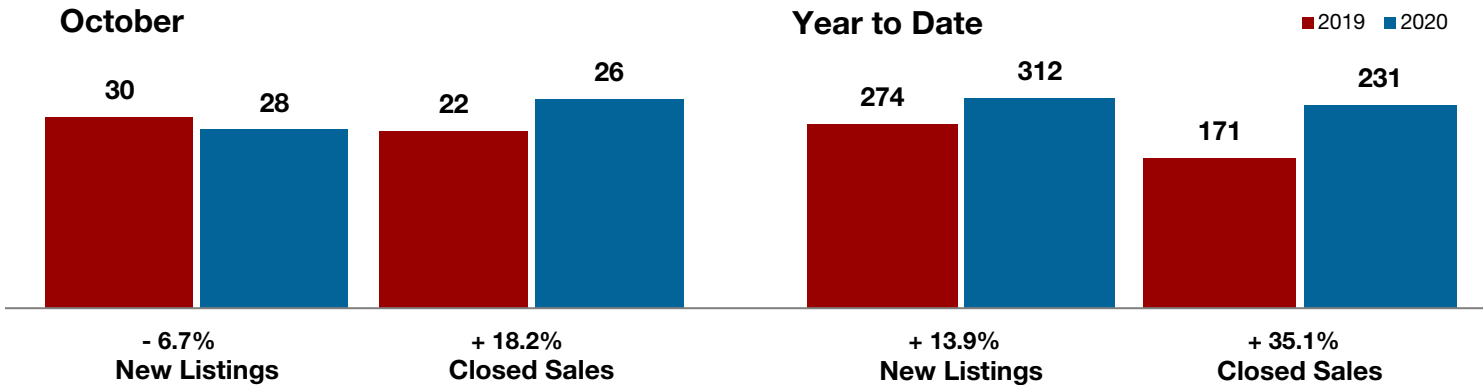
Change in
Closed Sales

Change in
Median Sales Price

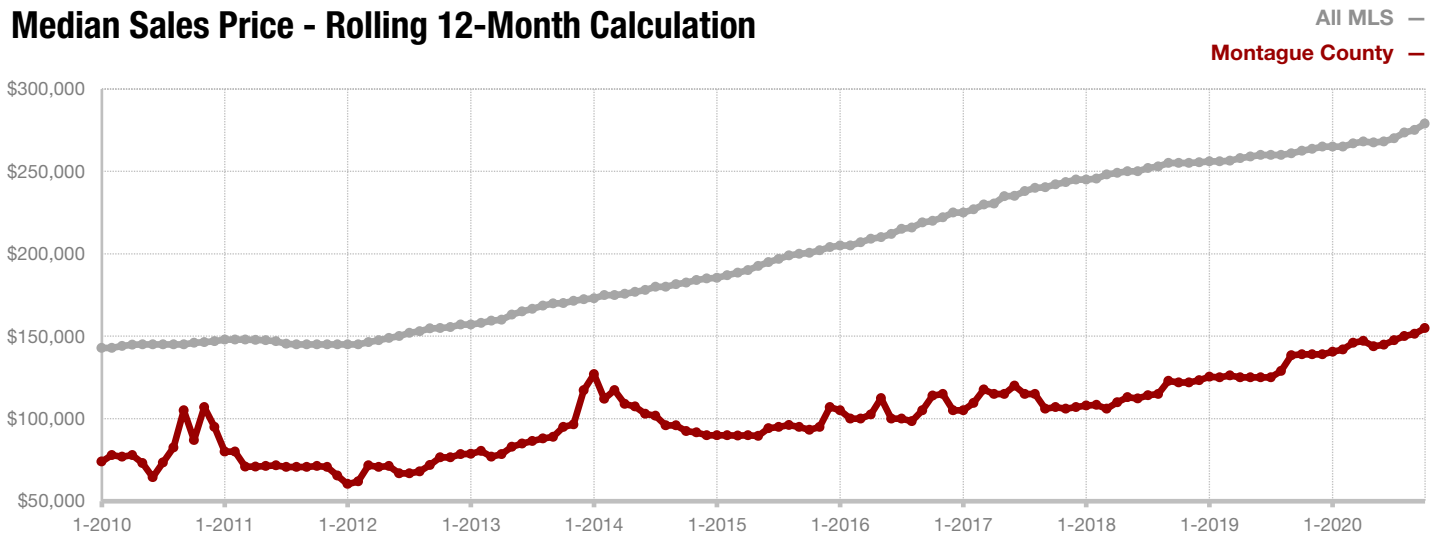
Montague County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	30	28	- 6.7%	274	312	+ 13.9%
Pending Sales	20	18	- 10.0%	178	237	+ 33.1%
Closed Sales	22	26	+ 18.2%	171	231	+ 35.1%
Average Sales Price*	\$177,489	\$213,263	+ 20.2%	\$190,175	\$200,978	+ 5.7%
Median Sales Price*	\$126,250	\$150,000	+ 18.8%	\$139,900	\$155,000	+ 10.8%
Percent of Original List Price Received*	89.7%	91.8%	+ 2.3%	91.6%	92.7%	+ 1.2%
Days on Market Until Sale	78	76	- 2.6%	80	70	- 12.5%
Inventory of Homes for Sale	112	67	- 40.2%	--	--	--
Months Supply of Inventory	6.6	2.9	- 57.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



+ 10.6%

+ 78.8%

- 6.2%

Change in
New Listings

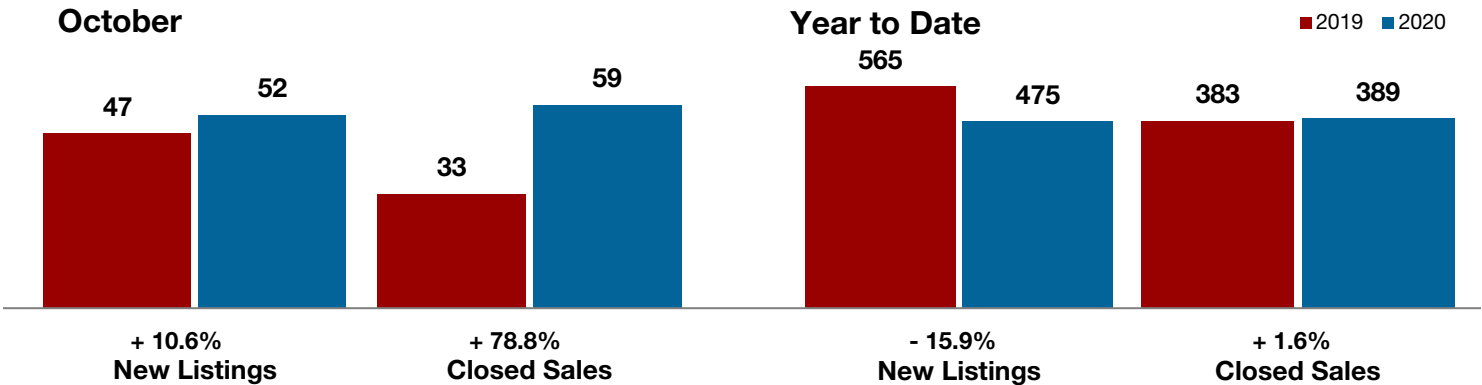
Change in
Closed Sales

Change in
Median Sales Price

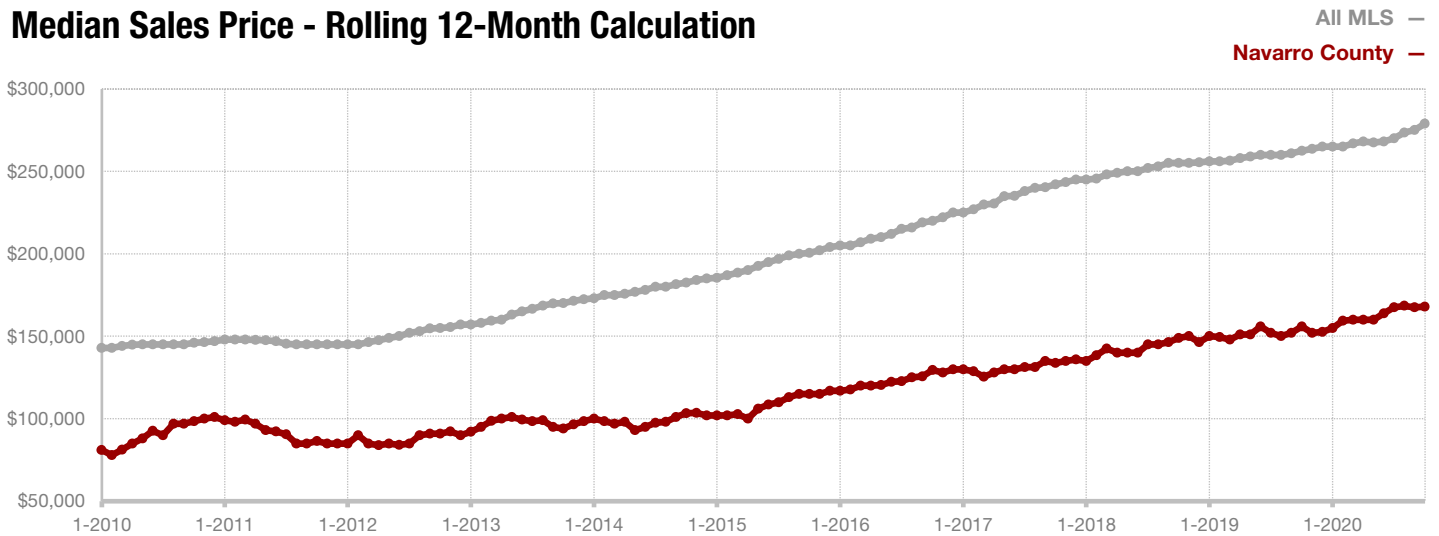
Navarro County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	47	52	+ 10.6%	565	475	- 15.9%
Pending Sales	37	35	- 5.4%	391	415	+ 6.1%
Closed Sales	33	59	+ 78.8%	383	389	+ 1.6%
Average Sales Price*	\$239,673	\$201,105	- 16.1%	\$200,081	\$224,929	+ 12.4%
Median Sales Price*	\$185,000	\$173,500	- 6.2%	\$158,615	\$171,000	+ 7.8%
Percent of Original List Price Received*	94.9%	95.9%	+ 1.1%	93.9%	94.7%	+ 0.9%
Days on Market Until Sale	65	59	- 9.2%	63	74	+ 17.5%
Inventory of Homes for Sale	186	104	- 44.1%	--	--	--
Months Supply of Inventory	4.9	2.6	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



- 25.0%

+ 100.0%

- 47.3%

Change in
New Listings

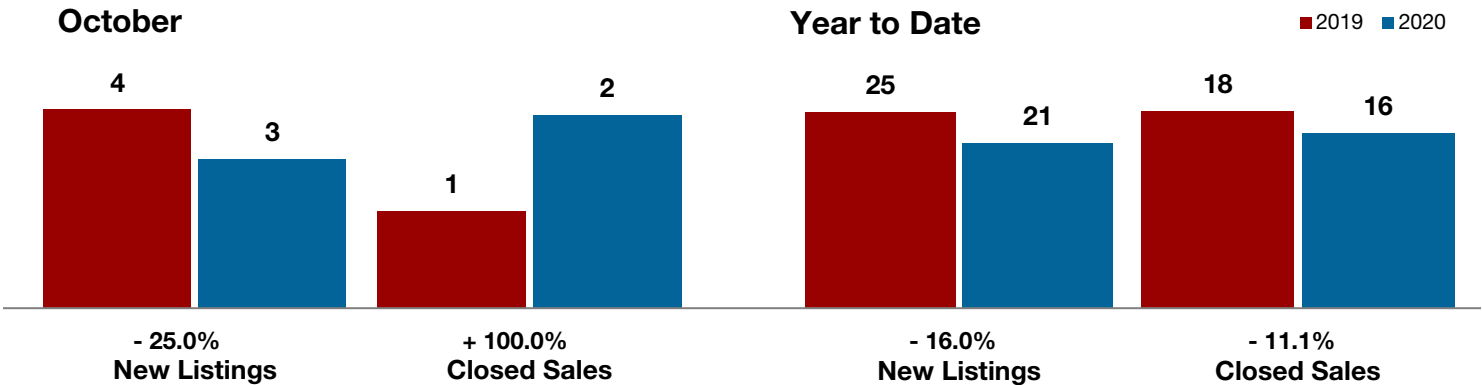
Change in
Closed Sales

Change in
Median Sales Price

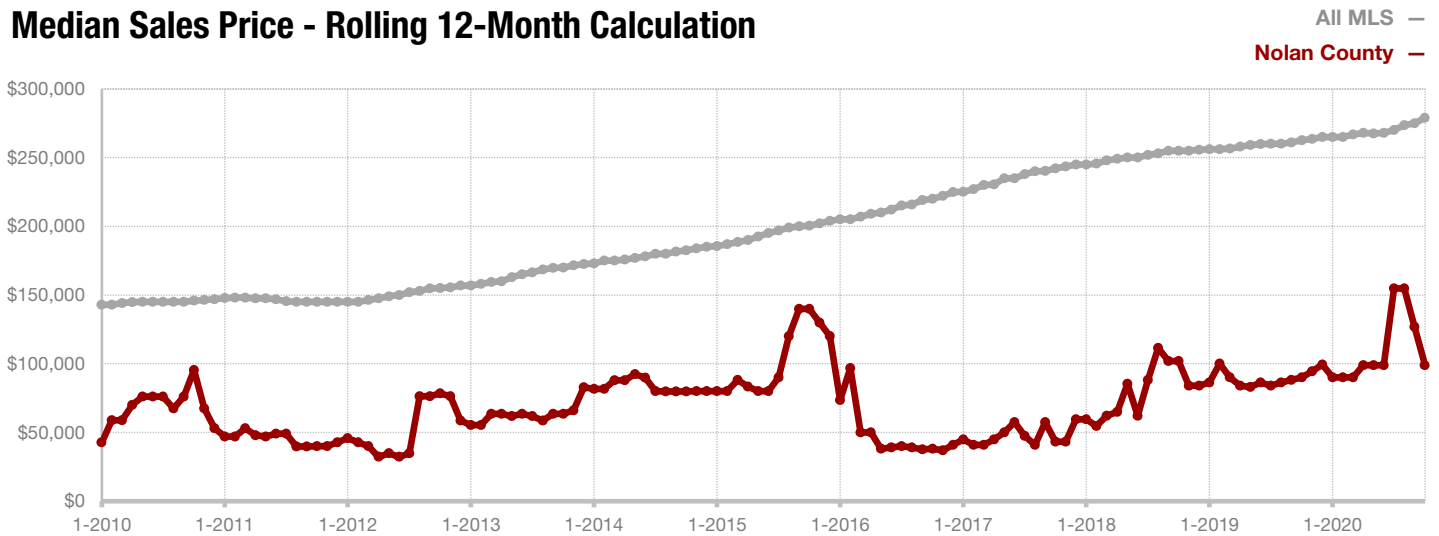
Nolan County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	4	3	- 25.0%	25	21	- 16.0%
Pending Sales	1	2	+ 100.0%	16	16	0.0%
Closed Sales	1	2	+ 100.0%	18	16	- 11.1%
Average Sales Price*	\$275,000	\$145,000	- 47.3%	\$150,647	\$165,533	+ 9.9%
Median Sales Price*	\$275,000	\$145,000	- 47.3%	\$95,000	\$95,700	+ 0.7%
Percent of Original List Price Received*	100.0%	87.5%	- 12.5%	91.9%	86.8%	- 5.5%
Days on Market Until Sale	1	17	+ 1600.0%	74	104	+ 40.5%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	6.3	3.5	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



- 13.6%

+ 12.5%

+ 14.7%

Change in
New Listings

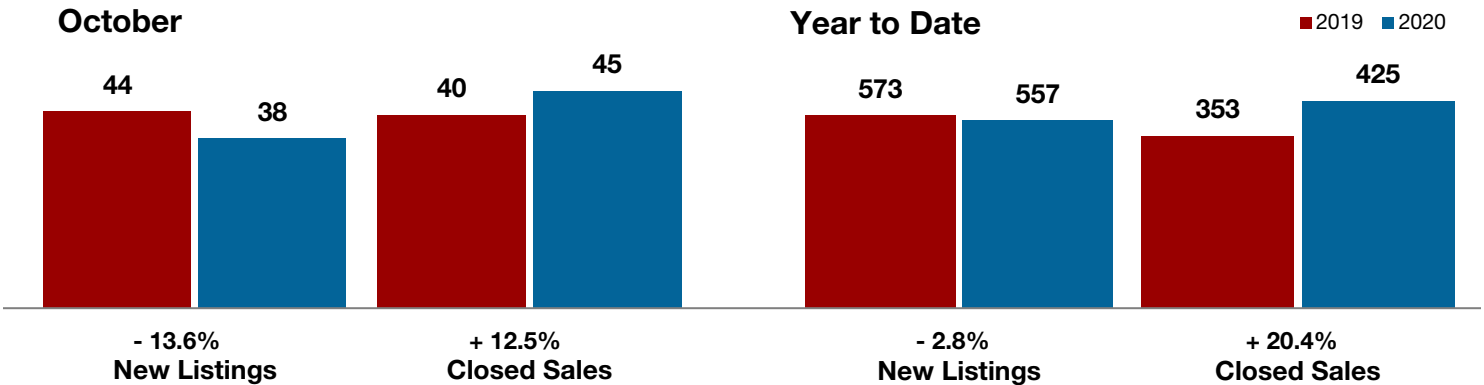
Change in
Closed Sales

Change in
Median Sales Price

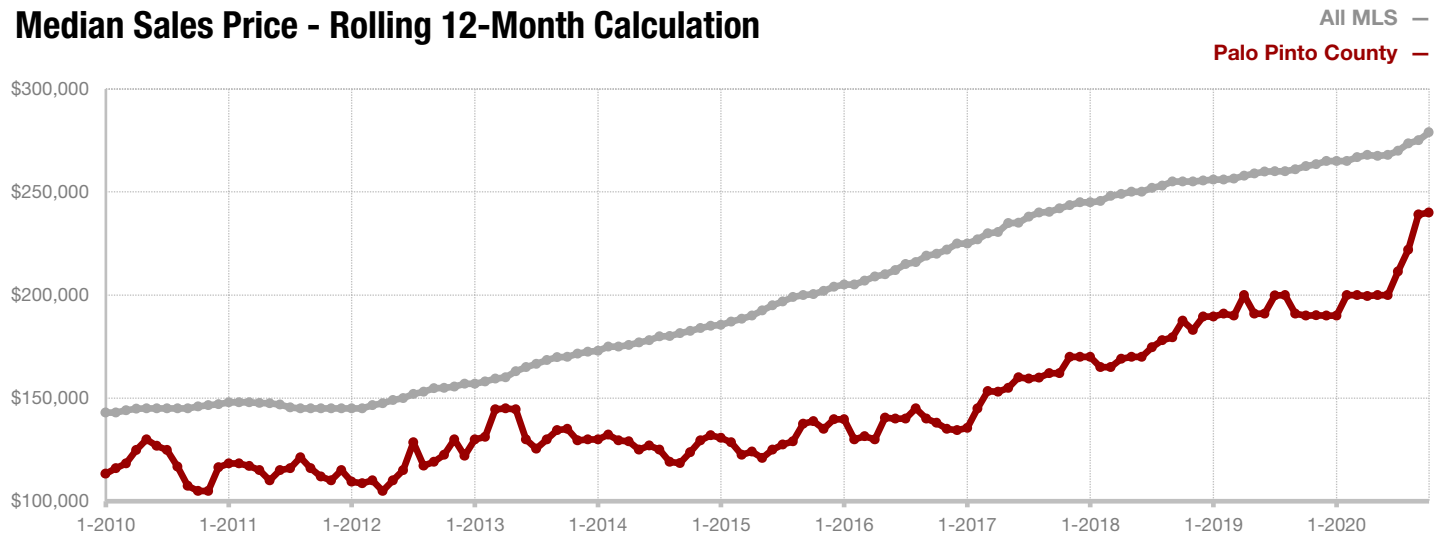
Palo Pinto County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	44	38	- 13.6%	573	557	- 2.8%
Pending Sales	29	37	+ 27.6%	358	444	+ 24.0%
Closed Sales	40	45	+ 12.5%	353	425	+ 20.4%
Average Sales Price*	\$325,704	\$323,873	- 0.6%	\$321,576	\$377,603	+ 17.4%
Median Sales Price*	\$225,000	\$258,000	+ 14.7%	\$191,000	\$249,000	+ 30.4%
Percent of Original List Price Received*	89.4%	94.8%	+ 6.0%	91.0%	92.8%	+ 2.0%
Days on Market Until Sale	103	89	- 13.6%	103	100	- 2.9%
Inventory of Homes for Sale	244	154	- 36.9%	--	--	--
Months Supply of Inventory	7.3	3.8	- 42.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



+ 0.3%

+ 29.3%

+ 15.0%

Change in
New Listings

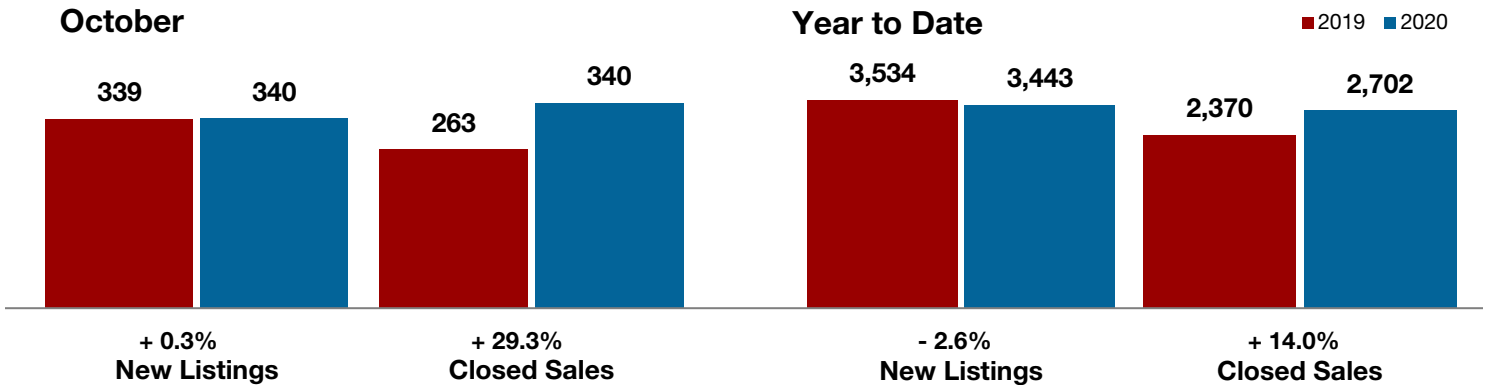
Change in
Closed Sales

Change in
Median Sales Price

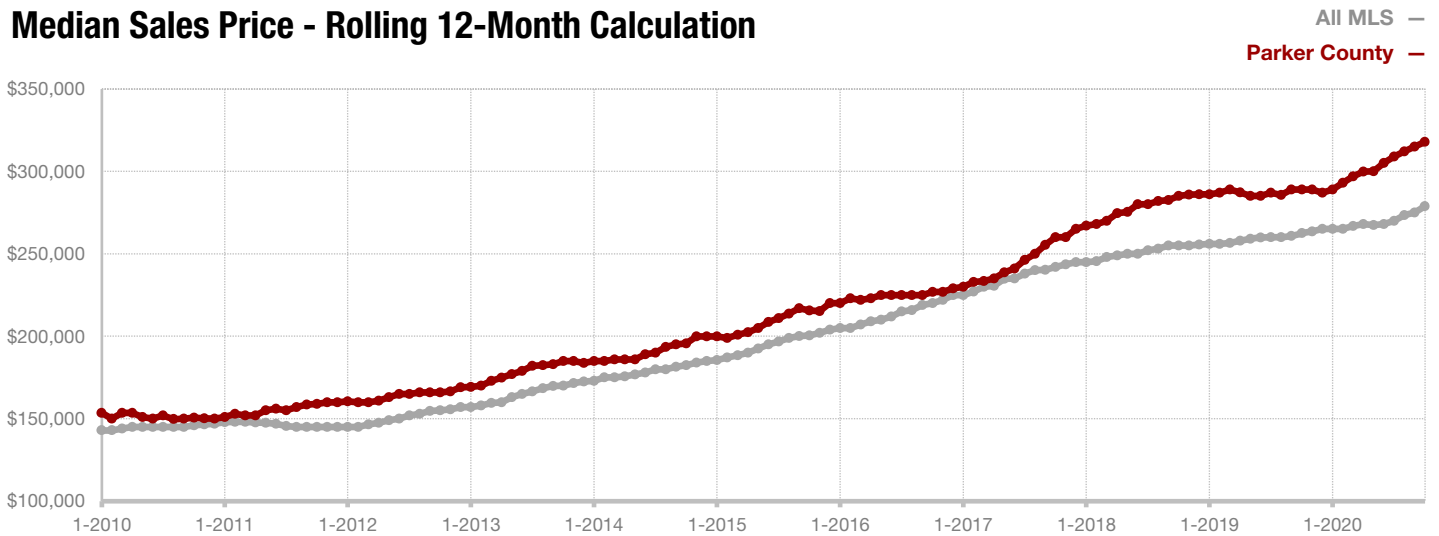
Parker County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	339	340	+ 0.3%	3,534	3,443	- 2.6%
Pending Sales	226	268	+ 18.6%	2,477	2,902	+ 17.2%
Closed Sales	263	340	+ 29.3%	2,370	2,702	+ 14.0%
Average Sales Price*	\$318,912	\$373,482	+ 17.1%	\$320,738	\$356,206	+ 11.1%
Median Sales Price*	\$294,000	\$338,000	+ 15.0%	\$289,995	\$320,750	+ 10.6%
Percent of Original List Price Received*	95.5%	97.1%	+ 1.7%	96.4%	96.7%	+ 0.3%
Days on Market Until Sale	56	60	+ 7.1%	58	68	+ 17.2%
Inventory of Homes for Sale	980	611	- 37.7%	--	--	--
Months Supply of Inventory	4.2	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 – October 2020

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



- 13.3%

+ 33.3%

+ 3.9%

Change in
New Listings

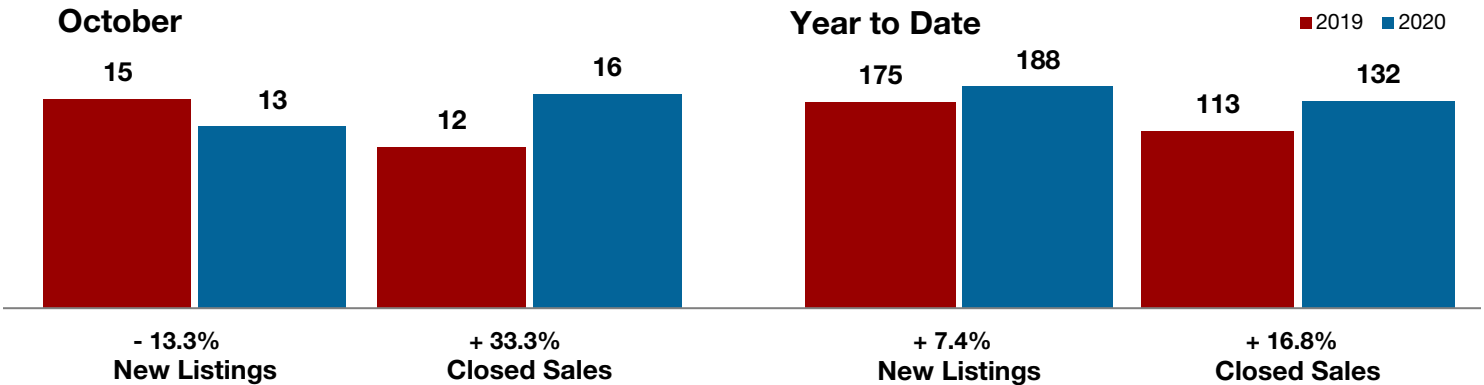
Change in
Closed Sales

Change in
Median Sales Price

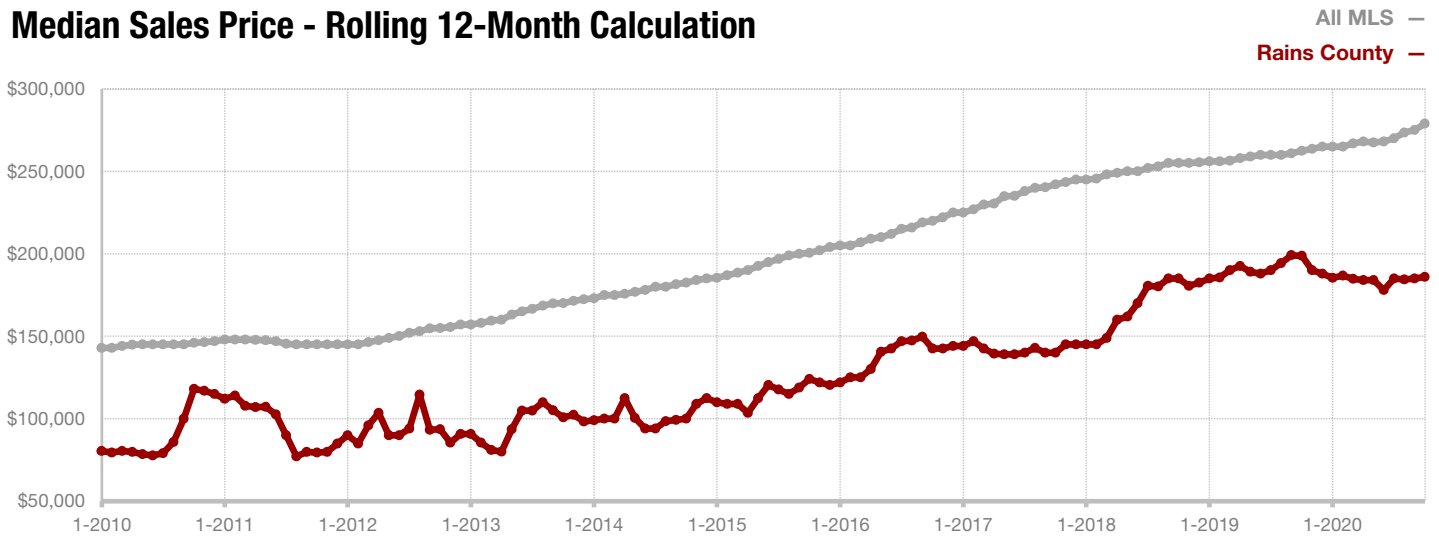
Rains County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	15	13	- 13.3%	175	188	+ 7.4%
Pending Sales	15	16	+ 6.7%	126	146	+ 15.9%
Closed Sales	12	16	+ 33.3%	113	132	+ 16.8%
Average Sales Price*	\$233,238	\$206,381	- 11.5%	\$264,984	\$237,488	- 10.4%
Median Sales Price*	\$179,700	\$186,750	+ 3.9%	\$199,150	\$189,950	- 4.6%
Percent of Original List Price Received*	92.8%	89.7%	- 3.3%	92.6%	93.7%	+ 1.2%
Days on Market Until Sale	124	117	- 5.6%	70	82	+ 17.1%
Inventory of Homes for Sale	56	37	- 33.9%	--	--	--
Months Supply of Inventory	4.8	2.8	- 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 – October 2020

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



- 0.8%

+ 41.4%

+ 17.1%

Change in
New Listings

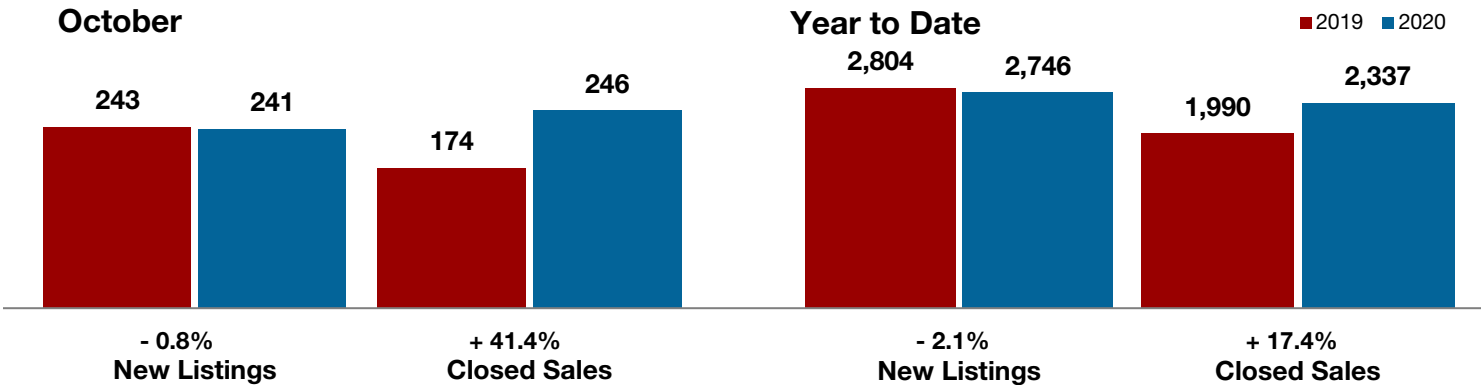
Change in
Closed Sales

Change in
Median Sales Price

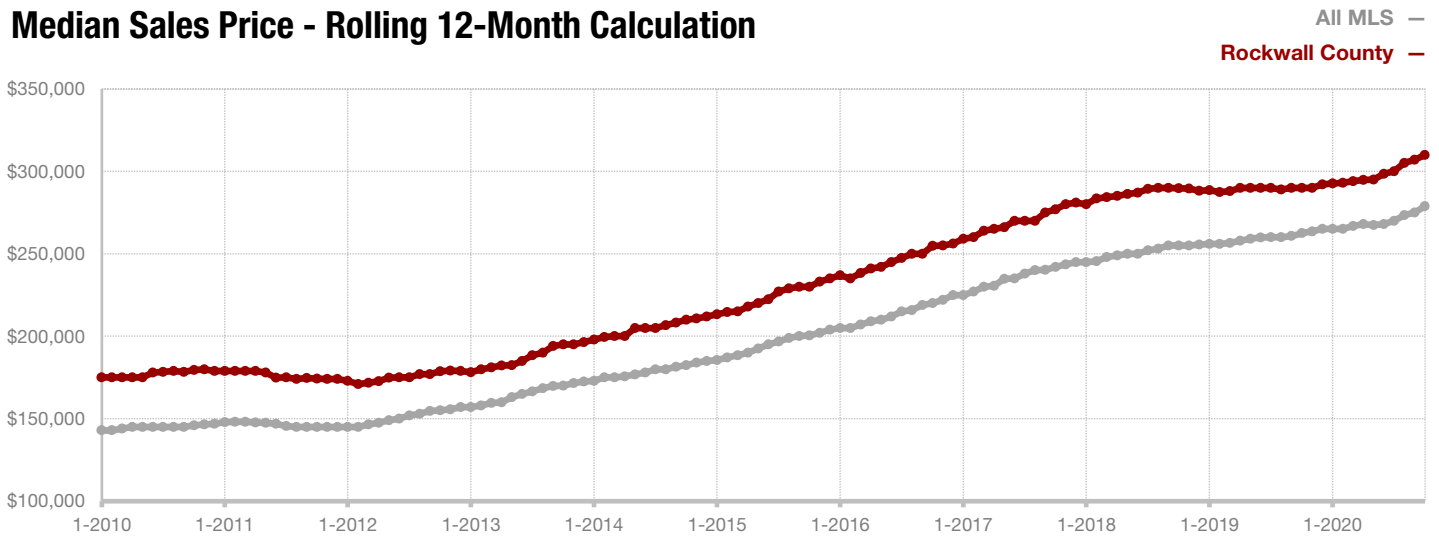
Rockwall County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	243	241	- 0.8%	2,804	2,746	- 2.1%
Pending Sales	173	236	+ 36.4%	2,062	2,505	+ 21.5%
Closed Sales	174	246	+ 41.4%	1,990	2,337	+ 17.4%
Average Sales Price*	\$319,280	\$402,654	+ 26.1%	\$338,409	\$358,747	+ 6.0%
Median Sales Price*	\$276,500	\$323,705	+ 17.1%	\$290,000	\$311,940	+ 7.6%
Percent of Original List Price Received*	95.4%	97.4%	+ 2.1%	95.8%	96.7%	+ 0.9%
Days on Market Until Sale	64	42	- 34.4%	61	59	- 3.3%
Inventory of Homes for Sale	769	351	- 54.4%	--	--	--
Months Supply of Inventory	4.0	1.5	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



Shackelford County

0.0%

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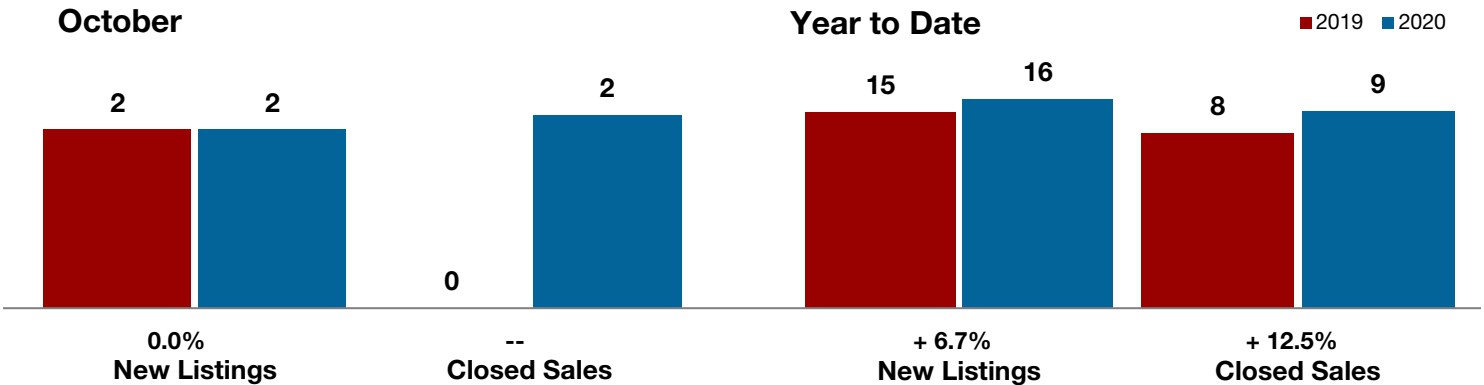
Change in
New Listings

Change in
Closed Sales

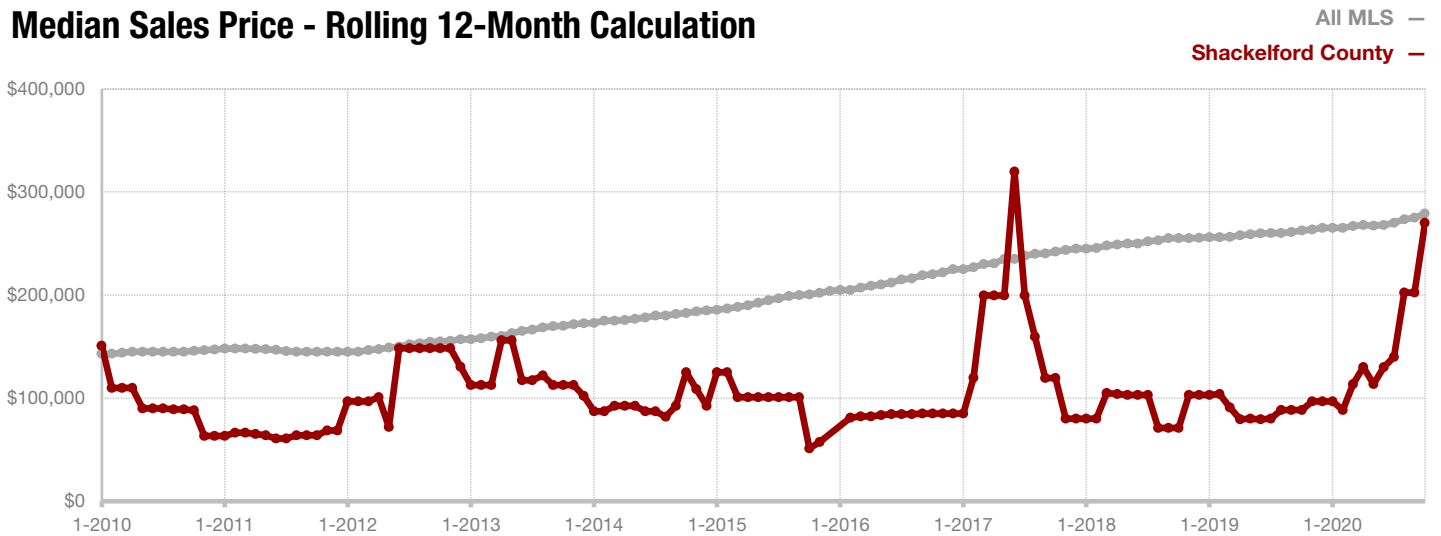
Change in
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2	2	0.0%	15	16	+ 6.7%
Pending Sales	1	2	+ 100.0%	9	11	+ 22.2%
Closed Sales	0	2	--	8	9	+ 12.5%
Average Sales Price*	--	\$337,500	--	\$102,488	\$256,778	+ 150.5%
Median Sales Price*	--	\$337,500	--	\$88,450	\$255,000	+ 188.3%
Percent of Original List Price Received*	--	93.8%	--	88.1%	101.9%	+ 15.7%
Days on Market Until Sale	--	40	--	120	51	- 57.5%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	5.4	5.1	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



+ 5.8%

+ 91.8%

+ 12.1%

Change in
New Listings

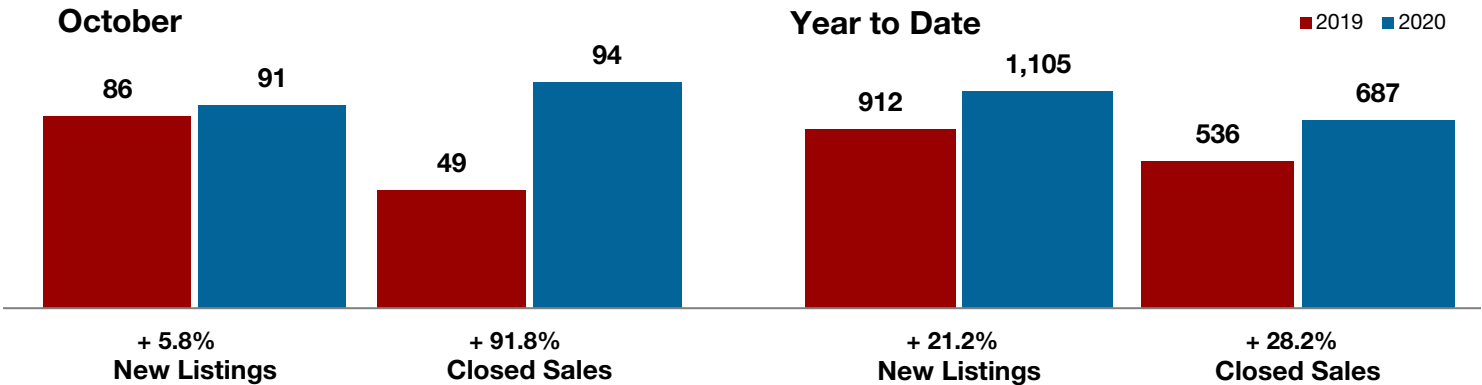
Change in
Closed Sales

Change in
Median Sales Price

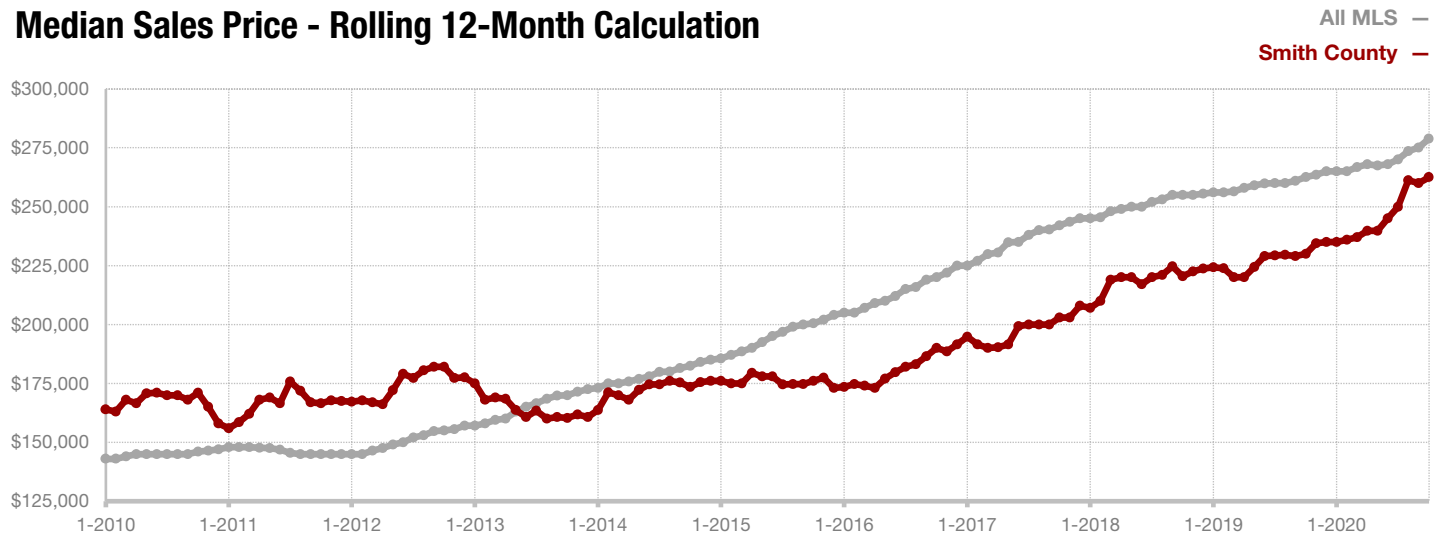
Smith County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	86	91	+ 5.8%	912	1,105	+ 21.2%
Pending Sales	48	95	+ 97.9%	561	784	+ 39.8%
Closed Sales	49	94	+ 91.8%	536	687	+ 28.2%
Average Sales Price*	\$262,750	\$321,735	+ 22.4%	\$271,357	\$320,342	+ 18.1%
Median Sales Price*	\$230,250	\$258,000	+ 12.1%	\$232,900	\$264,750	+ 13.7%
Percent of Original List Price Received*	96.0%	98.2%	+ 2.3%	95.3%	96.6%	+ 1.4%
Days on Market Until Sale	72	46	- 36.1%	64	56	- 12.5%
Inventory of Homes for Sale	272	208	- 23.5%	--	--	--
Months Supply of Inventory	5.2	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 – October 2020

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



- 20.0%

+ 33.3%

- 21.1%

Change in
New Listings

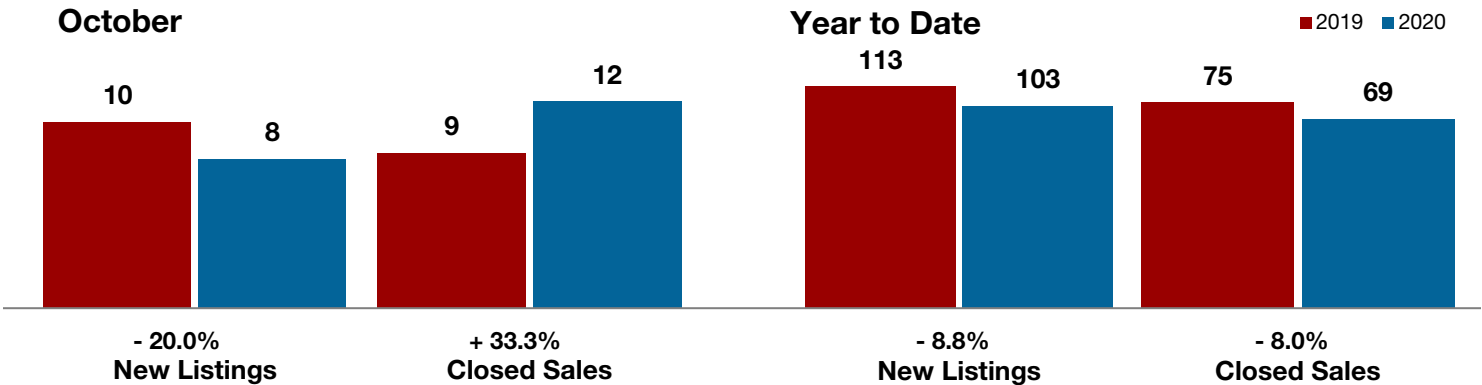
Change in
Closed Sales

Change in
Median Sales Price

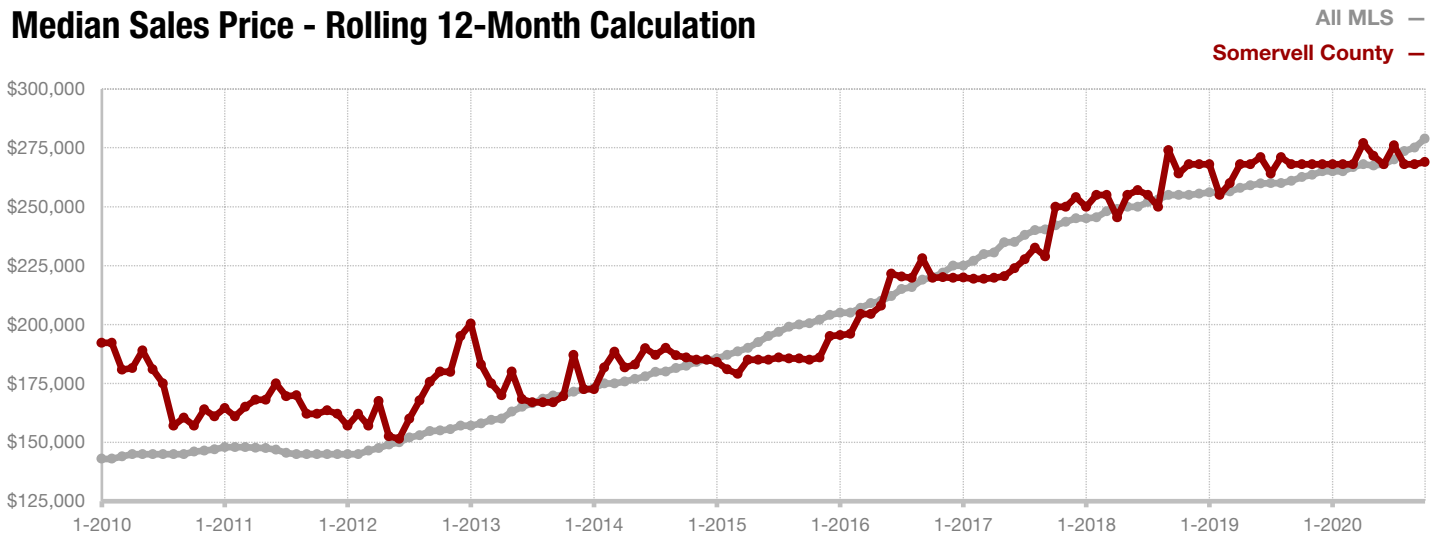
Somervell County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	10	8	- 20.0%	113	103	- 8.8%
Pending Sales	8	5	- 37.5%	73	69	- 5.5%
Closed Sales	9	12	+ 33.3%	75	69	- 8.0%
Average Sales Price*	\$468,794	\$261,071	- 44.3%	\$342,793	\$278,160	- 18.9%
Median Sales Price*	\$353,000	\$278,500	- 21.1%	\$268,000	\$270,000	+ 0.7%
Percent of Original List Price Received*	97.7%	92.8%	- 5.0%	94.3%	94.9%	+ 0.6%
Days on Market Until Sale	69	57	- 17.4%	73	61	- 16.4%
Inventory of Homes for Sale	31	30	- 3.2%	--	--	--
Months Supply of Inventory	4.1	4.7	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



- 71.4% **+ 133.3%** **+ 12.9%**

Change in
New Listings

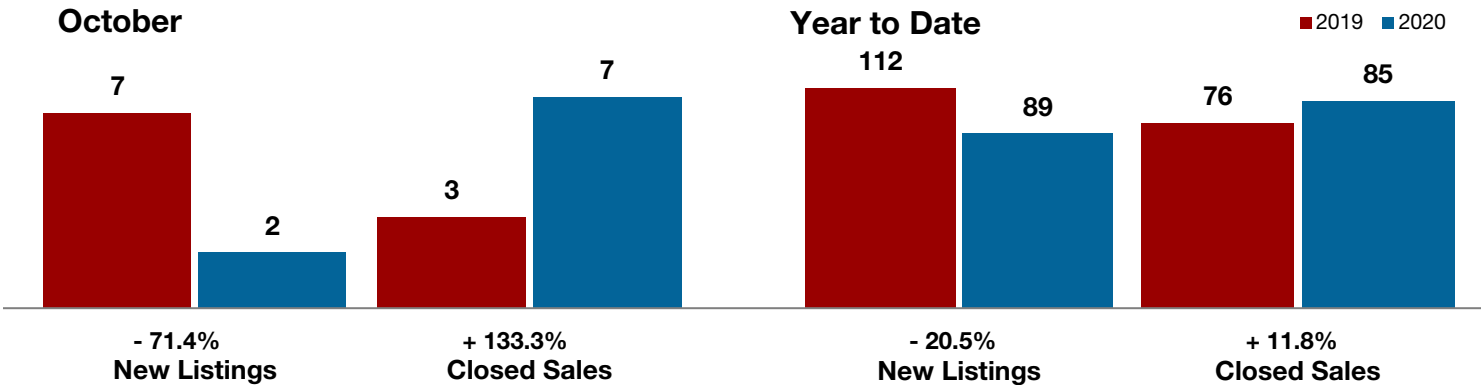
Change in
Closed Sales

Change in
Median Sales Price

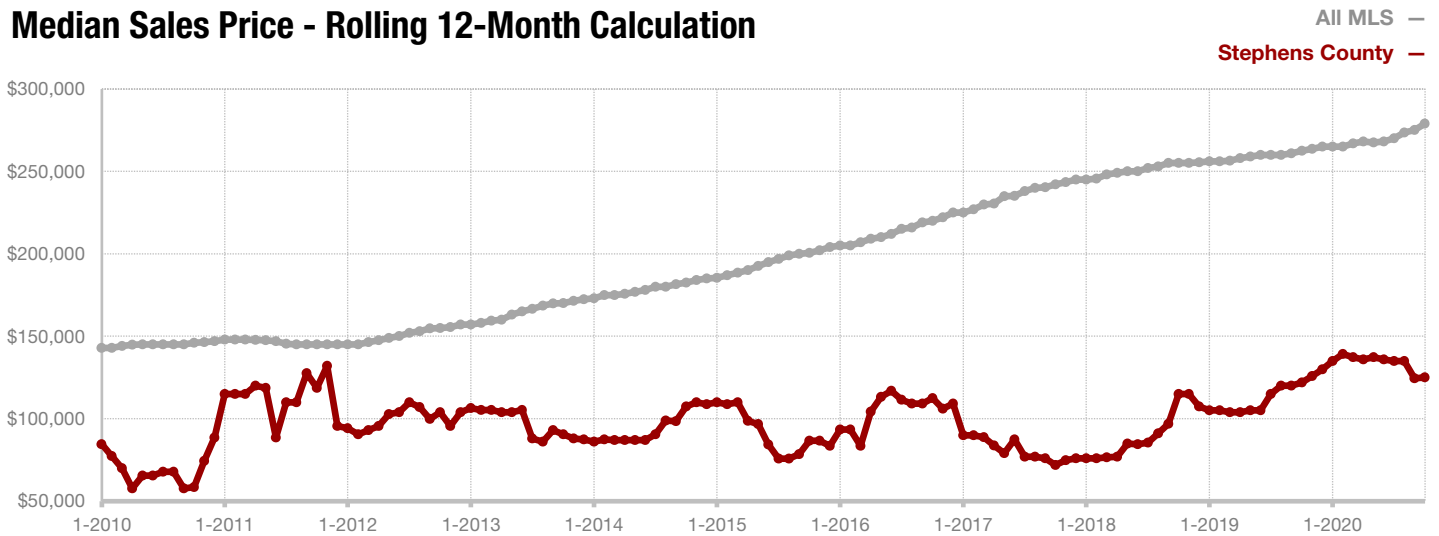
Stephens County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	7	2	- 71.4%	112	89	- 20.5%
Pending Sales	7	7	0.0%	81	90	+ 11.1%
Closed Sales	3	7	+ 133.3%	76	85	+ 11.8%
Average Sales Price*	\$149,667	\$177,271	+ 18.4%	\$158,618	\$171,446	+ 8.1%
Median Sales Price*	\$155,000	\$175,000	+ 12.9%	\$129,950	\$124,000	- 4.6%
Percent of Original List Price Received*	94.1%	89.4%	- 5.0%	90.0%	88.8%	- 1.3%
Days on Market Until Sale	14	109	+ 678.6%	94	103	+ 9.6%
Inventory of Homes for Sale	52	32	- 38.5%	--	--	--
Months Supply of Inventory	6.9	3.9	- 42.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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Stonewall County

0.0%

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Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

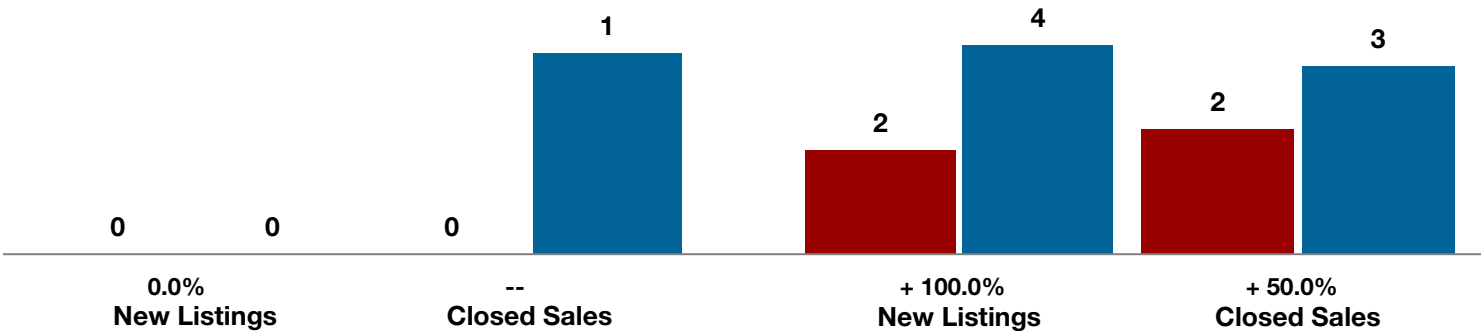
	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	0	0	0.0%	2	4	+ 100.0%
Pending Sales	0	0	0.0%	2	4	+ 100.0%
Closed Sales	0	1	--	2	3	+ 50.0%
Average Sales Price*	--	\$125,000	--	\$64,500	\$175,331	+ 171.8%
Median Sales Price*	--	\$125,000	--	\$64,500	\$175,331	+ 171.8%
Percent of Original List Price Received*	--	90.3%	--	92.7%	95.3%	+ 2.8%
Days on Market Until Sale	--	49	--	28	90	+ 221.4%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

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October

Year to Date

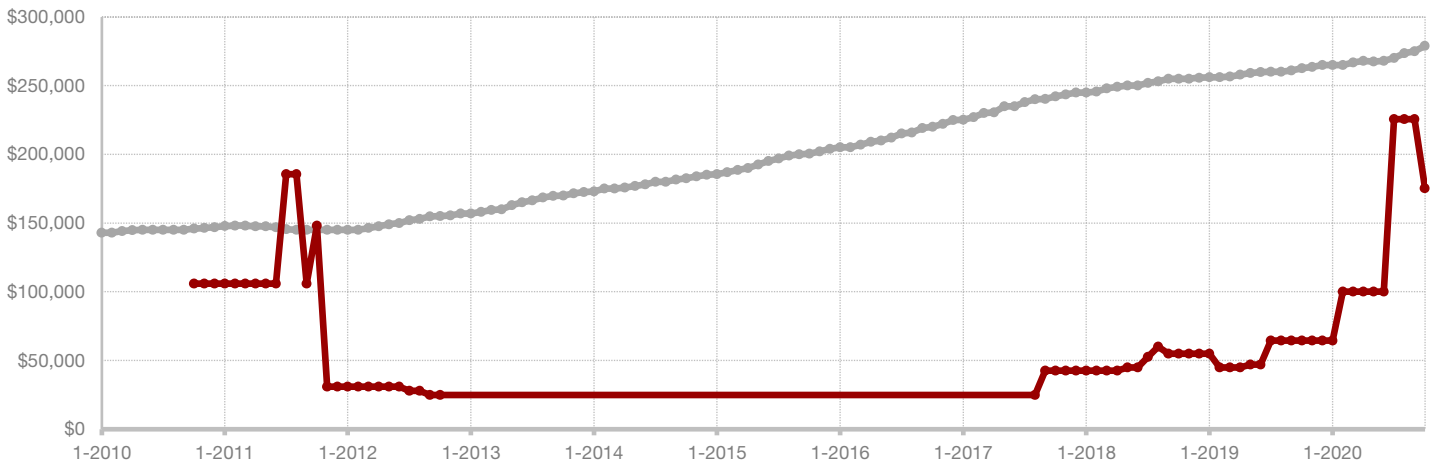
■ 2019 ■ 2020



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – October 2020

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- 6.8%

+ 9.4%

+ 7.7%

Change in
New Listings

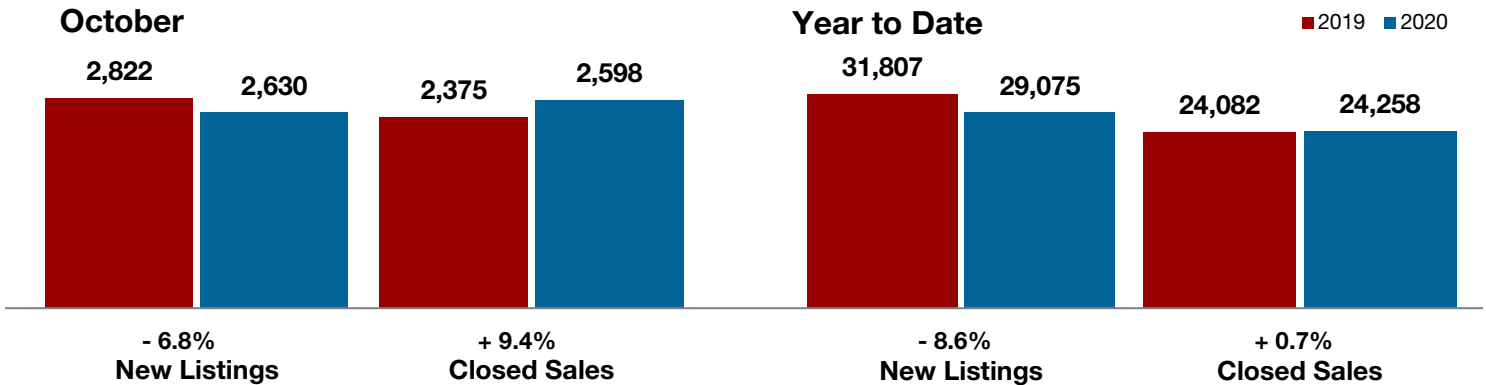
Change in
Closed Sales

Change in
Median Sales Price

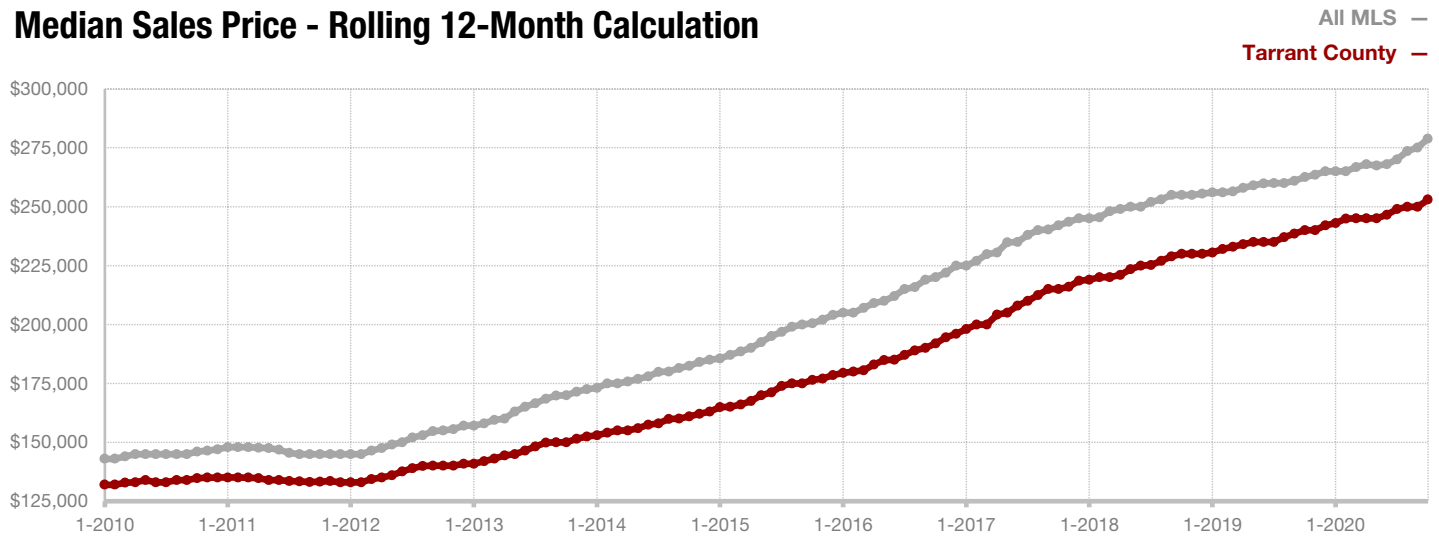
Tarrant County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,822	2,630	- 6.8%	31,807	29,075	- 8.6%
Pending Sales	2,270	2,440	+ 7.5%	25,005	25,741	+ 2.9%
Closed Sales	2,375	2,598	+ 9.4%	24,082	24,258	+ 0.7%
Average Sales Price*	\$287,636	\$326,613	+ 13.6%	\$289,126	\$307,030	+ 6.2%
Median Sales Price*	\$246,000	\$265,000	+ 7.7%	\$241,420	\$255,000	+ 5.6%
Percent of Original List Price Received*	96.7%	98.5%	+ 1.9%	97.2%	97.8%	+ 0.6%
Days on Market Until Sale	43	31	- 27.9%	39	37	- 5.1%
Inventory of Homes for Sale	5,854	3,098	- 47.1%	--	--	--
Months Supply of Inventory	2.5	1.3	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



- 2.4%

+ 29.2%

+ 7.8%

Change in
New Listings

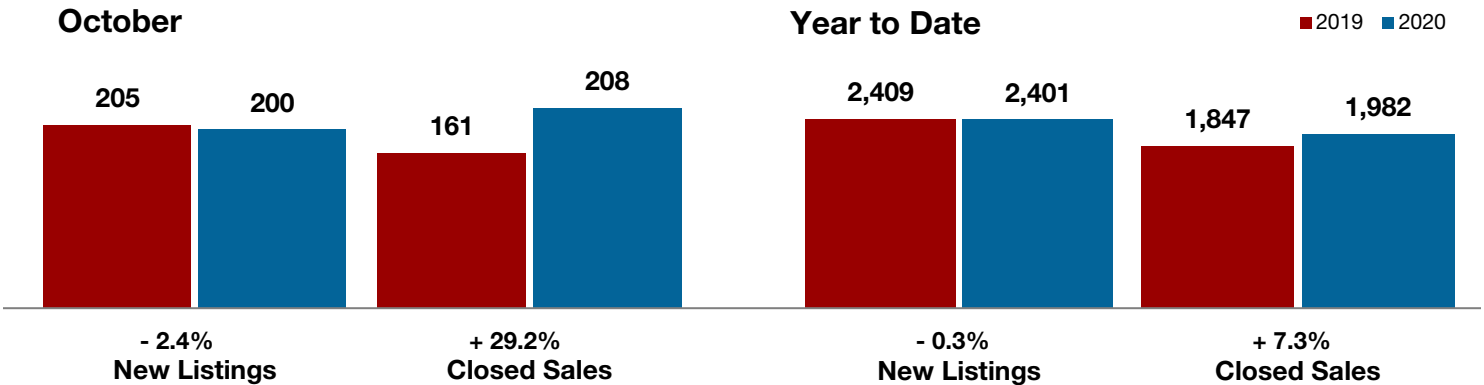
Change in
Closed Sales

Change in
Median Sales Price

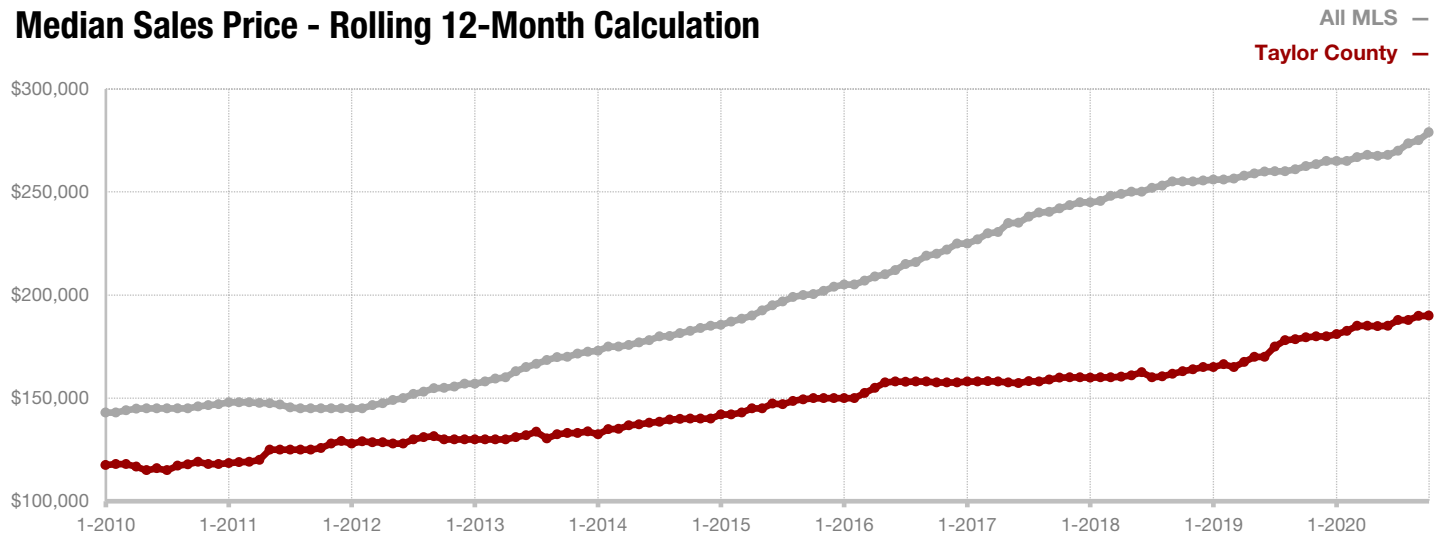
Taylor County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	205	200	- 2.4%	2,409	2,401	- 0.3%
Pending Sales	161	197	+ 22.4%	1,896	2,140	+ 12.9%
Closed Sales	161	208	+ 29.2%	1,847	1,982	+ 7.3%
Average Sales Price*	\$200,144	\$217,438	+ 8.6%	\$195,550	\$208,829	+ 6.8%
Median Sales Price*	\$185,000	\$199,500	+ 7.8%	\$179,900	\$192,500	+ 7.0%
Percent of Original List Price Received*	94.9%	96.8%	+ 2.0%	95.8%	96.7%	+ 0.9%
Days on Market Until Sale	58	41	- 29.3%	57	52	- 8.8%
Inventory of Homes for Sale	629	357	- 43.2%	--	--	--
Months Supply of Inventory	3.5	1.8	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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



- 62.5%

+ 66.7%

+ 67.0%

Change in
New Listings

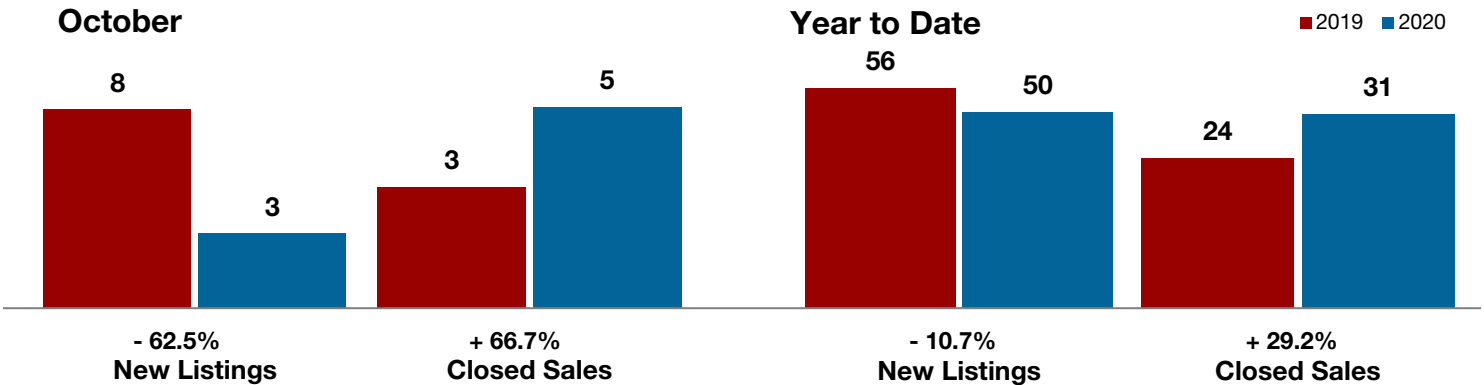
Change in
Closed Sales

Change in
Median Sales Price

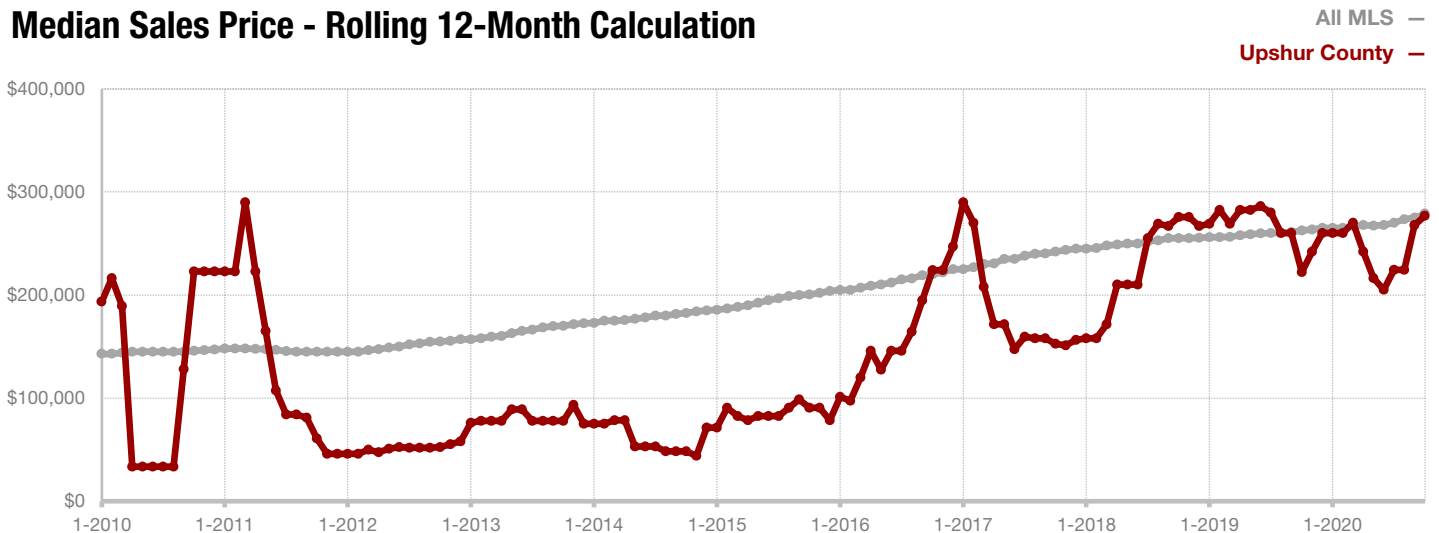
Upshur County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	8	3	- 62.5%	56	50	- 10.7%
Pending Sales	2	5	+ 150.0%	26	34	+ 30.8%
Closed Sales	3	5	+ 66.7%	24	31	+ 29.2%
Average Sales Price*	\$202,583	\$490,600	+ 142.2%	\$286,041	\$306,219	+ 7.1%
Median Sales Price*	\$224,500	\$375,000	+ 67.0%	\$260,000	\$278,000	+ 6.9%
Percent of Original List Price Received*	96.0%	94.9%	- 1.1%	94.3%	92.5%	- 1.9%
Days on Market Until Sale	45	140	+ 211.1%	68	105	+ 54.4%
Inventory of Homes for Sale	32	17	- 46.9%	--	--	--
Months Supply of Inventory	13.0	4.5	- 61.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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- 13.6%

+ 50.0%

- 2.1%

Change in
New Listings

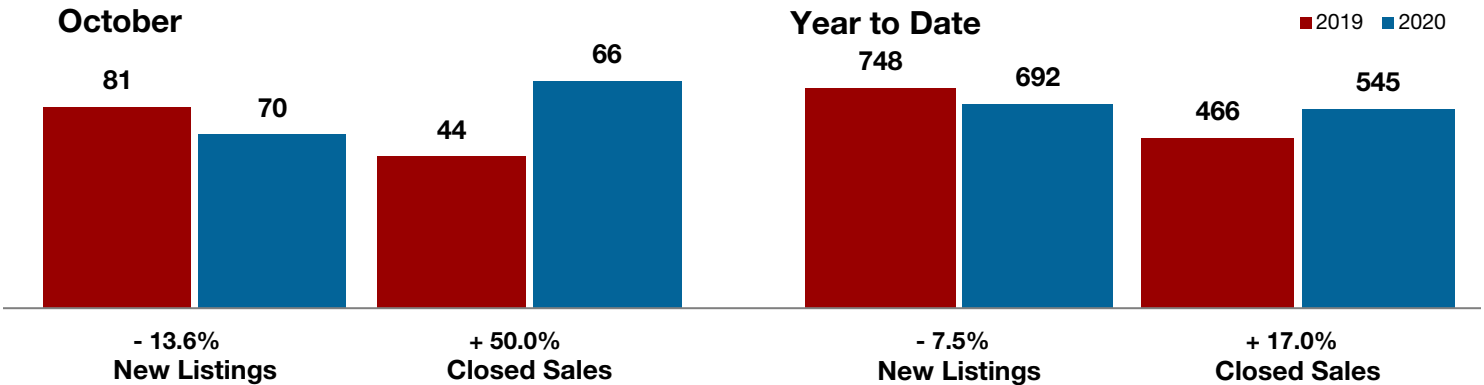
Change in
Closed Sales

Change in
Median Sales Price

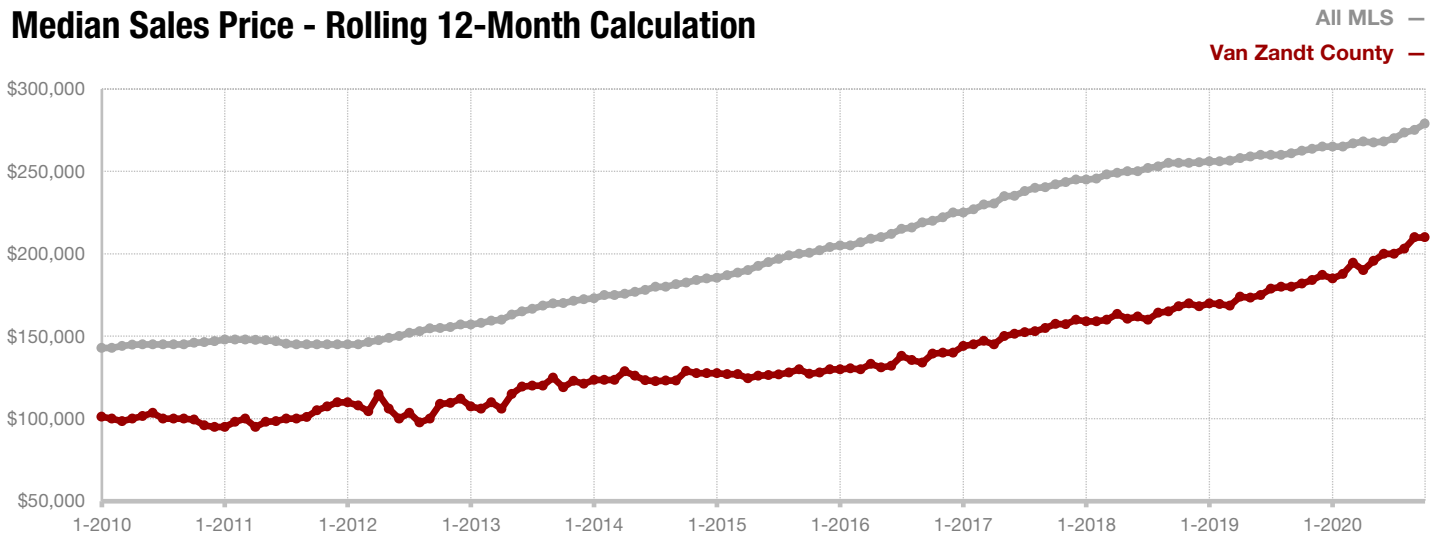
Van Zandt County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	81	70	- 13.6%	748	692	- 7.5%
Pending Sales	55	62	+ 12.7%	507	585	+ 15.4%
Closed Sales	44	66	+ 50.0%	466	545	+ 17.0%
Average Sales Price*	\$240,301	\$247,986	+ 3.2%	\$211,048	\$244,894	+ 16.0%
Median Sales Price*	\$212,500	\$208,000	- 2.1%	\$184,450	\$210,500	+ 14.1%
Percent of Original List Price Received*	90.6%	94.1%	+ 3.9%	93.8%	94.8%	+ 1.1%
Days on Market Until Sale	59	54	- 8.5%	65	68	+ 4.6%
Inventory of Homes for Sale	253	142	- 43.9%	--	--	--
Months Supply of Inventory	5.4	2.6	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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- 10.7%

+ 67.5%

+ 23.7%

Change in
New Listings

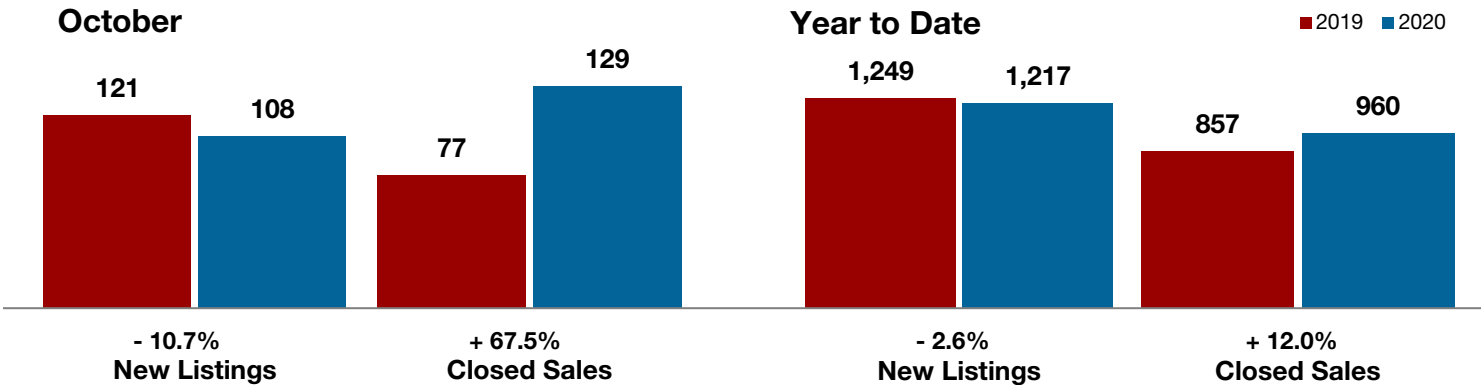
Change in
Closed Sales

Change in
Median Sales Price

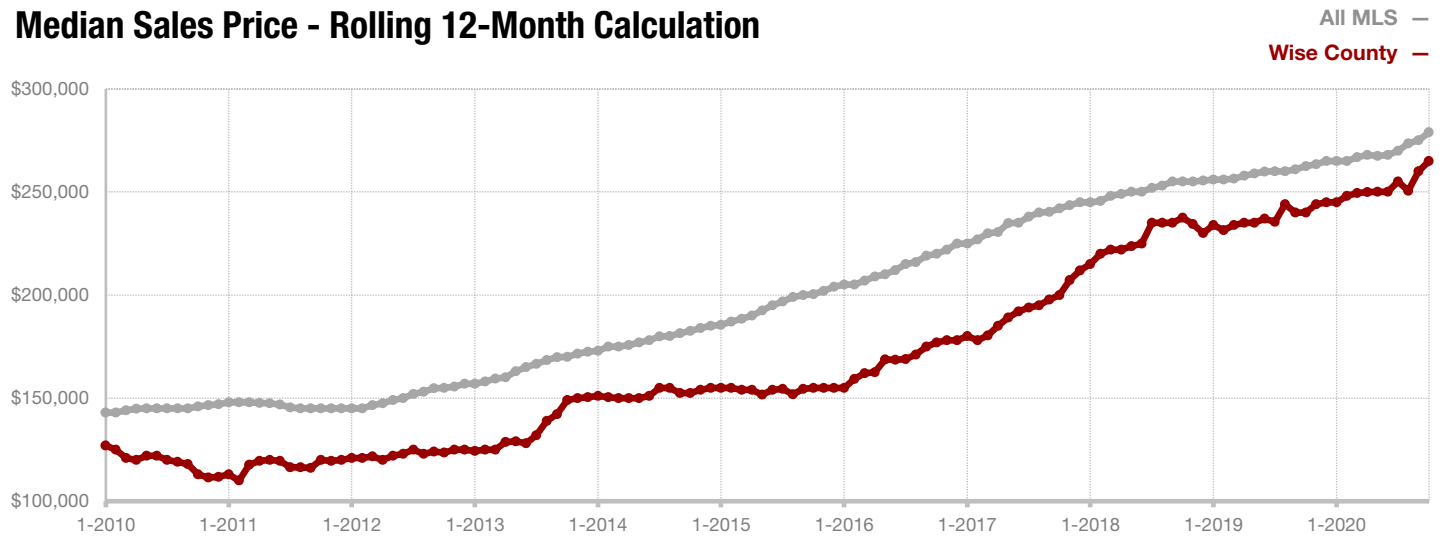
Wise County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	121	108	- 10.7%	1,249	1,217	- 2.6%
Pending Sales	78	98	+ 25.6%	900	1,049	+ 16.6%
Closed Sales	77	129	+ 67.5%	857	960	+ 12.0%
Average Sales Price*	\$254,124	\$326,427	+ 28.5%	\$268,588	\$295,594	+ 10.1%
Median Sales Price*	\$225,500	\$278,900	+ 23.7%	\$245,000	\$265,125	+ 8.2%
Percent of Original List Price Received*	95.5%	98.3%	+ 2.9%	95.7%	95.7%	0.0%
Days on Market Until Sale	48	42	- 12.5%	57	67	+ 17.5%
Inventory of Homes for Sale	364	224	- 38.5%	--	--	--
Months Supply of Inventory	4.4	2.3	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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- 21.7%

+ 48.4%

+ 39.9%

Change in
New Listings

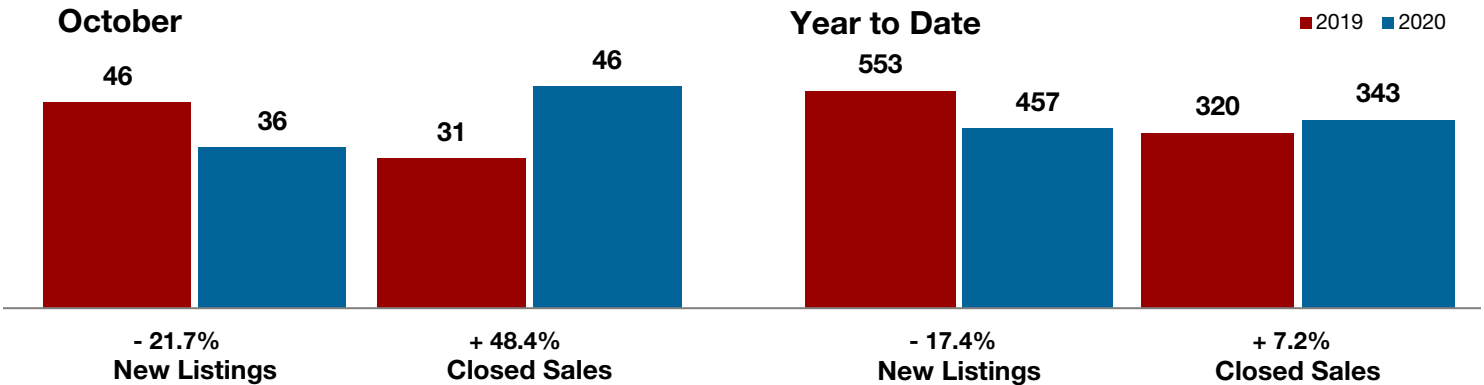
Change in
Closed Sales

Change in
Median Sales Price

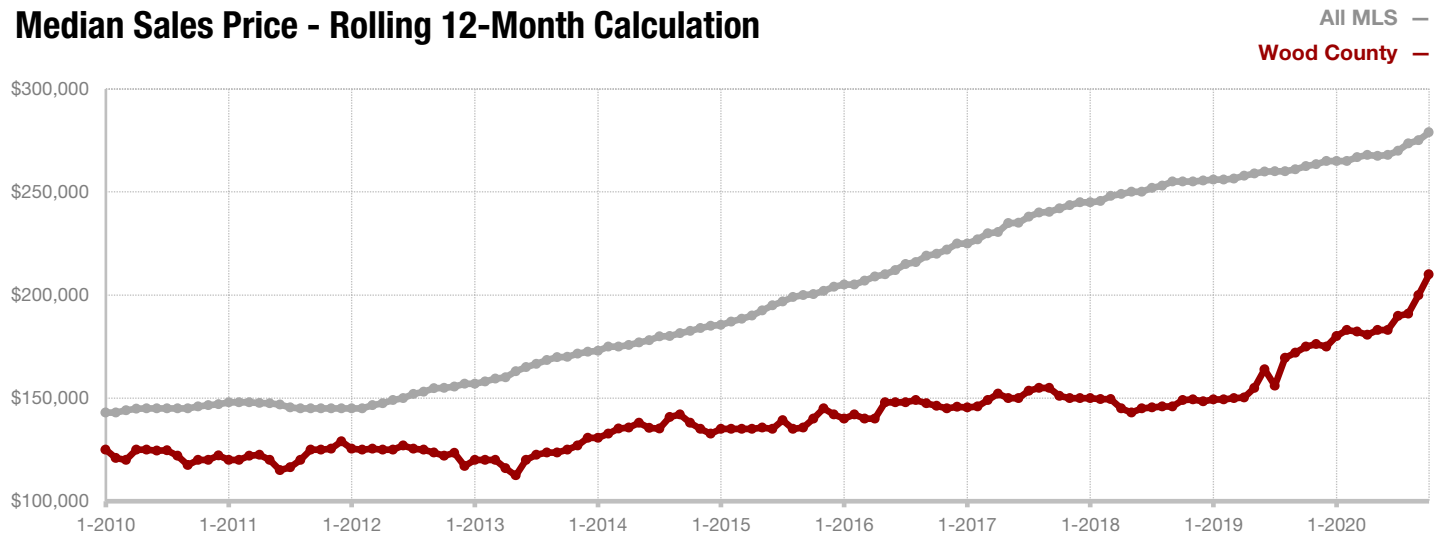
Wood County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	46	36	- 21.7%	553	457	- 17.4%
Pending Sales	25	35	+ 40.0%	328	383	+ 16.8%
Closed Sales	31	46	+ 48.4%	320	343	+ 7.2%
Average Sales Price*	\$225,588	\$265,722	+ 17.8%	\$219,929	\$259,580	+ 18.0%
Median Sales Price*	\$173,000	\$242,000	+ 39.9%	\$180,000	\$221,750	+ 23.2%
Percent of Original List Price Received*	91.9%	94.1%	+ 2.4%	92.3%	93.5%	+ 1.3%
Days on Market Until Sale	73	57	- 21.9%	78	86	+ 10.3%
Inventory of Homes for Sale	216	104	- 51.9%	--	--	--
Months Supply of Inventory	7.1	2.9	- 57.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2020

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0.0%

+ 44.4%

+ 13.5%

Change in
New Listings

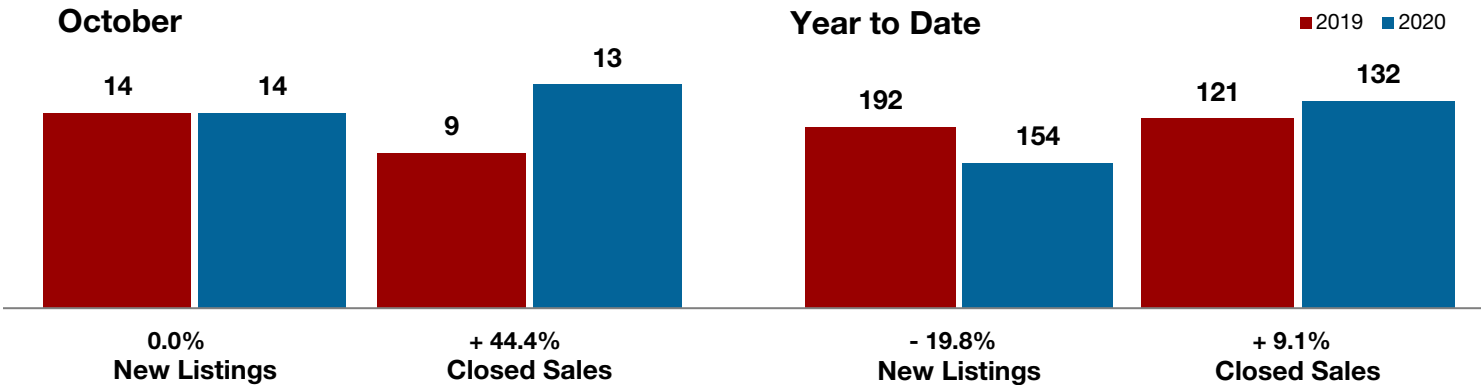
Change in
Closed Sales

Change in
Median Sales Price

Young County

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	14	14	0.0%	192	154	- 19.8%
Pending Sales	11	3	- 72.7%	129	135	+ 4.7%
Closed Sales	9	13	+ 44.4%	121	132	+ 9.1%
Average Sales Price*	\$128,228	\$125,046	- 2.5%	\$168,993	\$159,055	- 5.9%
Median Sales Price*	\$99,250	\$112,600	+ 13.5%	\$131,500	\$129,000	- 1.9%
Percent of Original List Price Received*	92.1%	87.5%	- 5.0%	91.4%	90.4%	- 1.1%
Days on Market Until Sale	75	84	+ 12.0%	113	124	+ 9.7%
Inventory of Homes for Sale	95	54	- 43.2%	--	--	--
Months Supply of Inventory	8.1	4.2	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

