

Local Market Updates

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



April 2021

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 – April 2021

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



-- **- 20.0%** **+ 47.2%**

Change in
New Listings

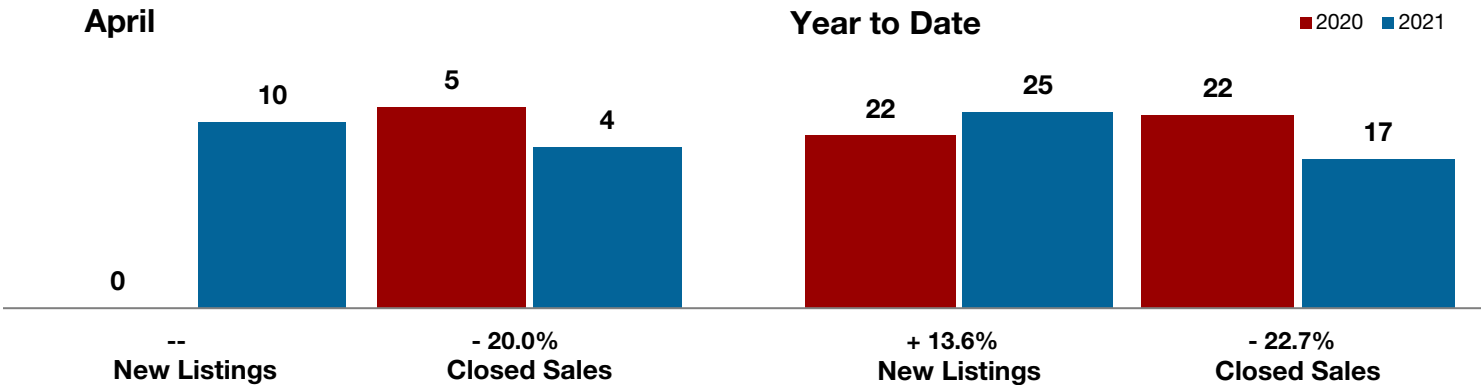
Change in
Closed Sales

Change in
Median Sales Price

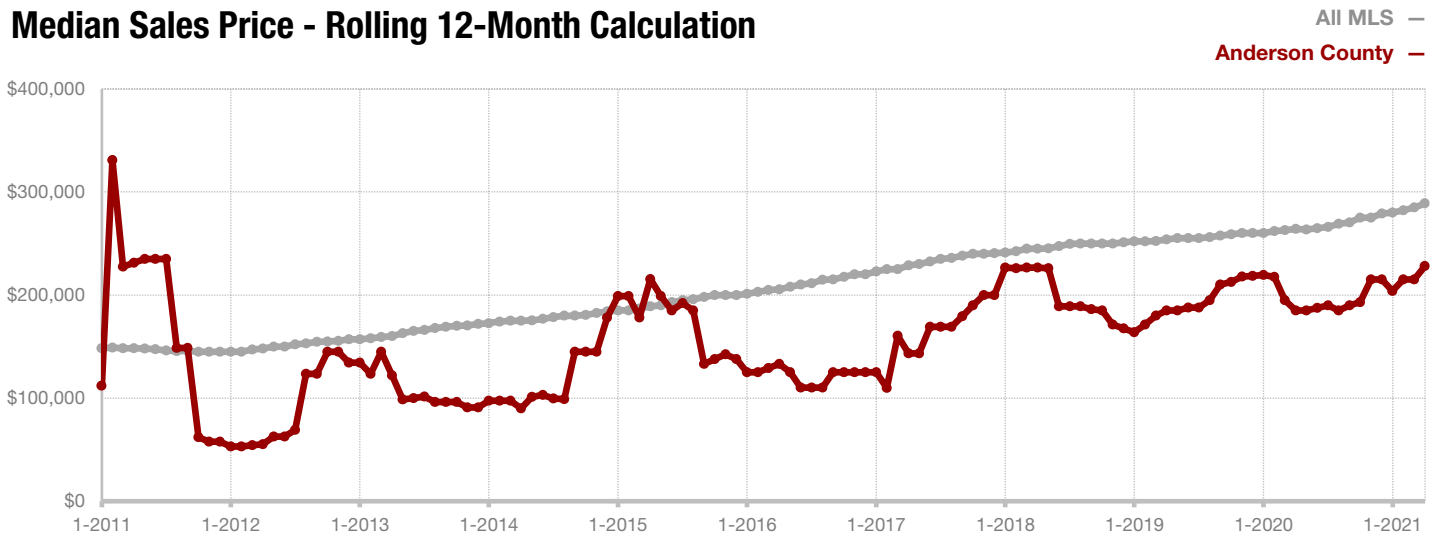
Anderson County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	0	10	--	22	25	+ 13.6%
Pending Sales	4	2	- 50.0%	19	20	+ 5.3%
Closed Sales	5	4	- 20.0%	22	17	- 22.7%
Average Sales Price*	\$114,800	\$170,000	+ 48.1%	\$231,713	\$300,147	+ 29.5%
Median Sales Price*	\$107,000	\$157,500	+ 47.2%	\$156,000	\$205,000	+ 31.4%
Percent of Original List Price Received*	90.5%	91.6%	+ 1.2%	93.1%	94.6%	+ 1.6%
Days on Market Until Sale	39	19	- 51.3%	87	62	- 28.7%
Inventory of Homes for Sale	24	12	- 50.0%	--	--	--
Months Supply of Inventory	5.1	2.6	- 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 – April 2021

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



- 18.2%

+ 23.1%

+ 105.6%

Change in
New Listings

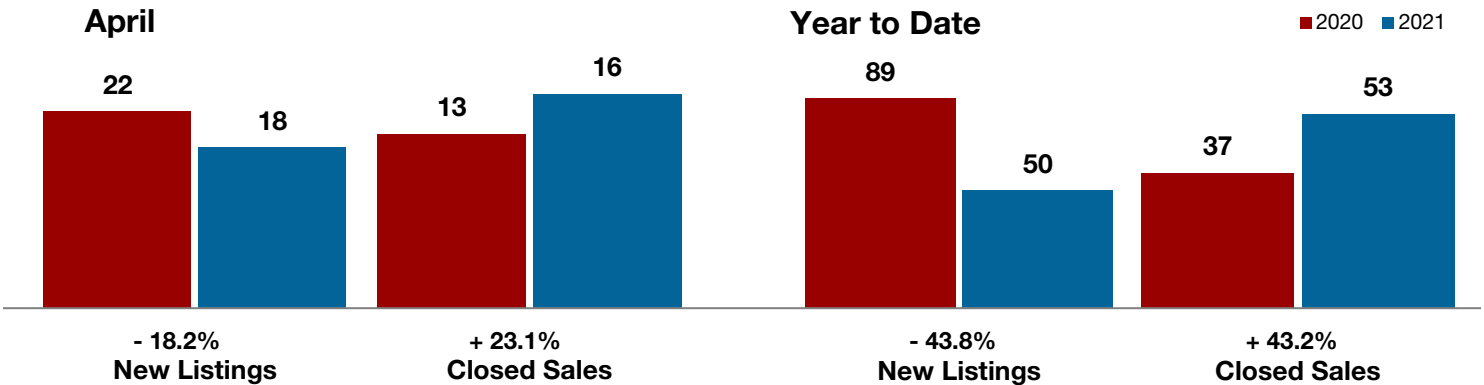
Change in
Closed Sales

Change in
Median Sales Price

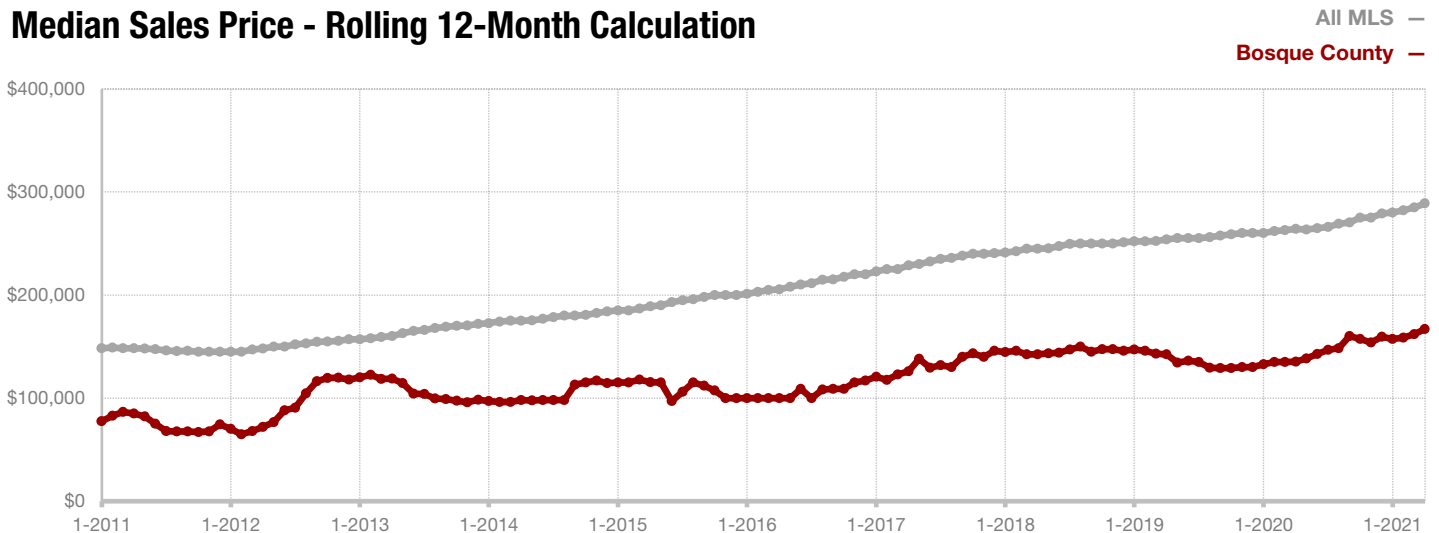
Bosque County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	22	18	- 18.2%	89	50	- 43.8%
Pending Sales	21	14	- 33.3%	52	57	+ 9.6%
Closed Sales	13	16	+ 23.1%	37	53	+ 43.2%
Average Sales Price*	\$189,115	\$471,122	+ 149.1%	\$237,083	\$787,468	+ 232.1%
Median Sales Price*	\$116,000	\$238,500	+ 105.6%	\$150,000	\$184,000	+ 22.7%
Percent of Original List Price Received*	88.8%	90.6%	+ 2.0%	89.2%	91.8%	+ 2.9%
Days on Market Until Sale	112	72	- 35.7%	101	85	- 15.8%
Inventory of Homes for Sale	95	32	- 66.3%	--	--	--
Months Supply of Inventory	7.0	2.2	- 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 – April 2021

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



+ 23.3%

Change in
New Listings

+ 2.6%

Change in
Closed Sales

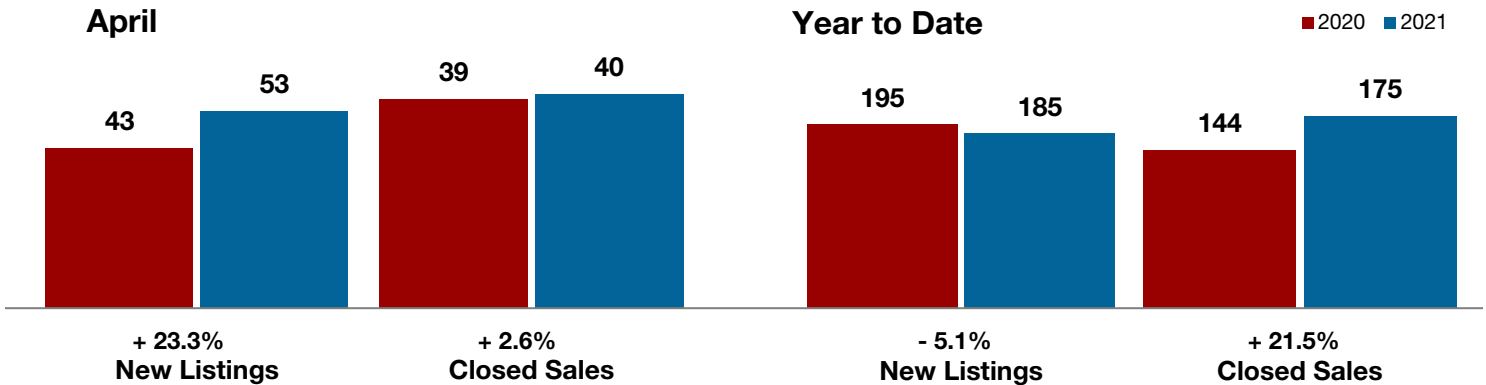
+ 8.6%

Change in
Median Sales Price

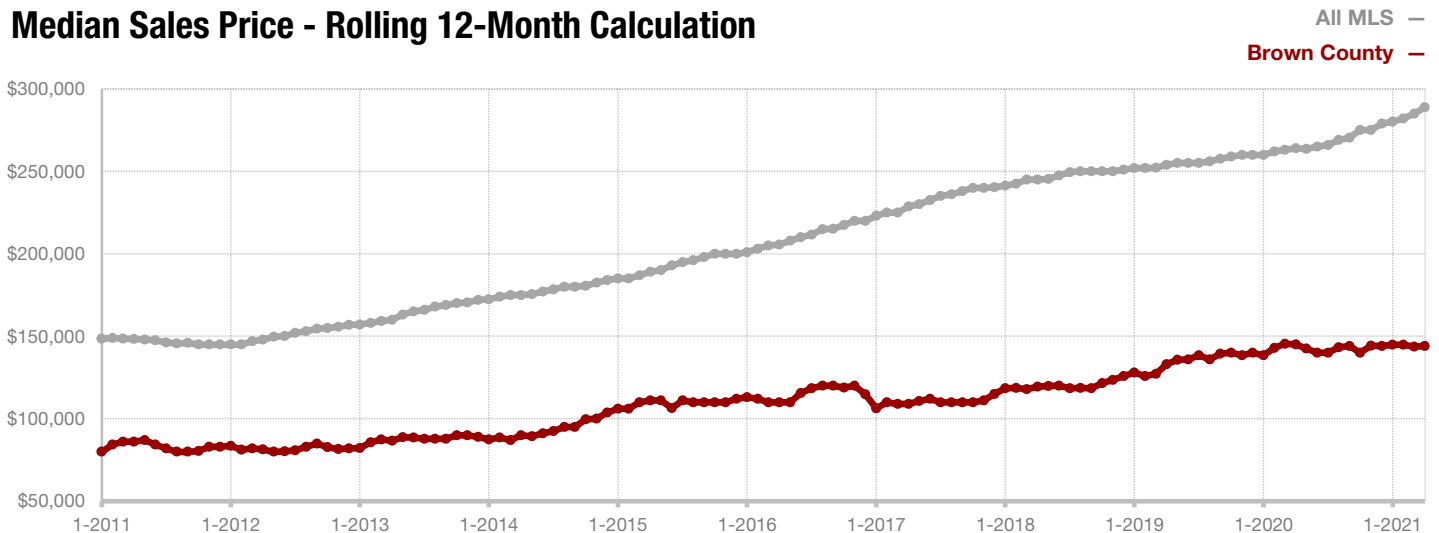
Brown County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	43	53	+ 23.3%	195	185	- 5.1%
Pending Sales	34	38	+ 11.8%	154	173	+ 12.3%
Closed Sales	39	40	+ 2.6%	144	175	+ 21.5%
Average Sales Price*	\$138,702	\$220,023	+ 58.6%	\$161,735	\$218,109	+ 34.9%
Median Sales Price*	\$125,000	\$135,800	+ 8.6%	\$138,750	\$139,500	+ 0.5%
Percent of Original List Price Received*	94.3%	93.1%	- 1.3%	93.9%	93.3%	- 0.6%
Days on Market Until Sale	68	54	- 20.6%	85	71	- 16.5%
Inventory of Homes for Sale	185	80	- 56.8%	--	--	--
Months Supply of Inventory	4.6	1.7	- 60.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2021

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



+ 75.0%

- 26.7%

- 24.1%

Change in
New Listings

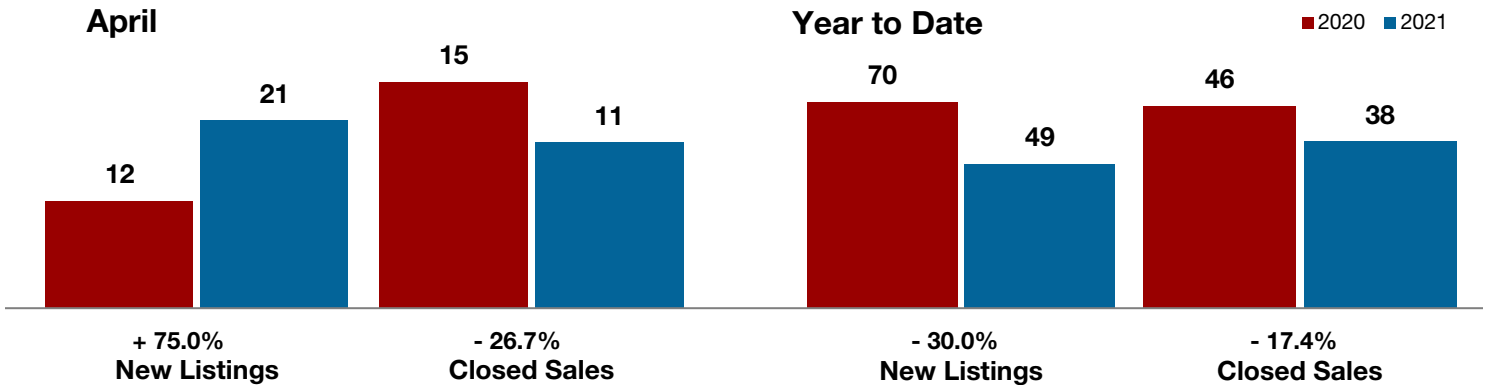
Change in
Closed Sales

Change in
Median Sales Price

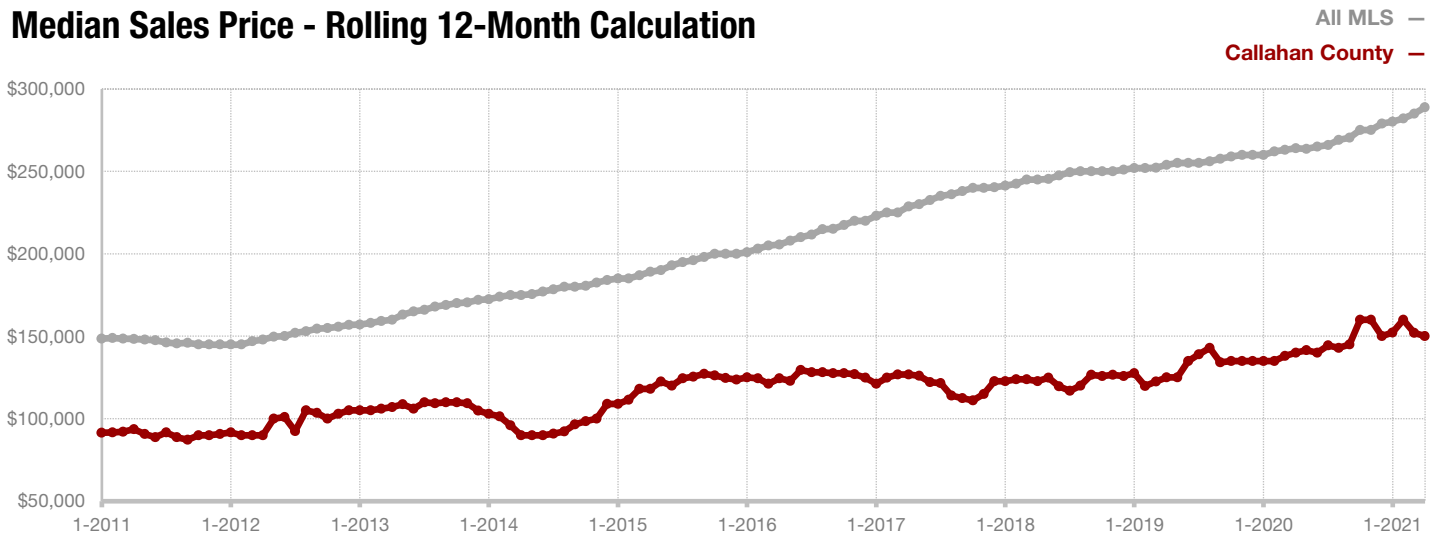
Callahan County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	12	21	+ 75.0%	70	49	- 30.0%
Pending Sales	7	12	+ 71.4%	53	44	- 17.0%
Closed Sales	15	11	- 26.7%	46	38	- 17.4%
Average Sales Price*	\$177,920	\$187,345	+ 5.3%	\$165,074	\$172,288	+ 4.4%
Median Sales Price*	\$172,000	\$130,500	- 24.1%	\$149,250	\$137,475	- 7.9%
Percent of Original List Price Received*	98.0%	96.2%	- 1.8%	94.9%	96.6%	+ 1.8%
Days on Market Until Sale	51	82	+ 60.8%	50	66	+ 32.0%
Inventory of Homes for Sale	42	22	- 47.6%	--	--	--
Months Supply of Inventory	3.2	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 – April 2021

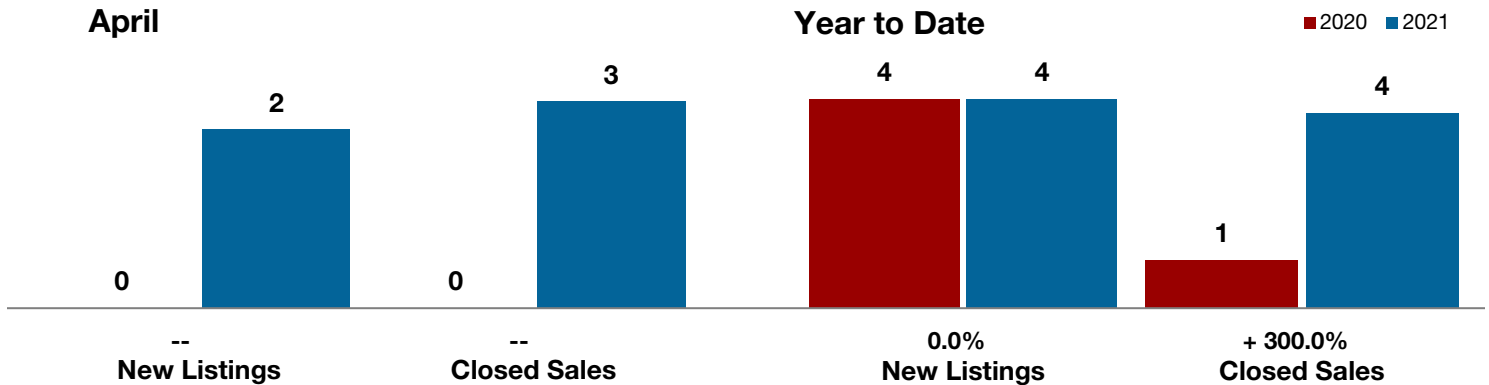
A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



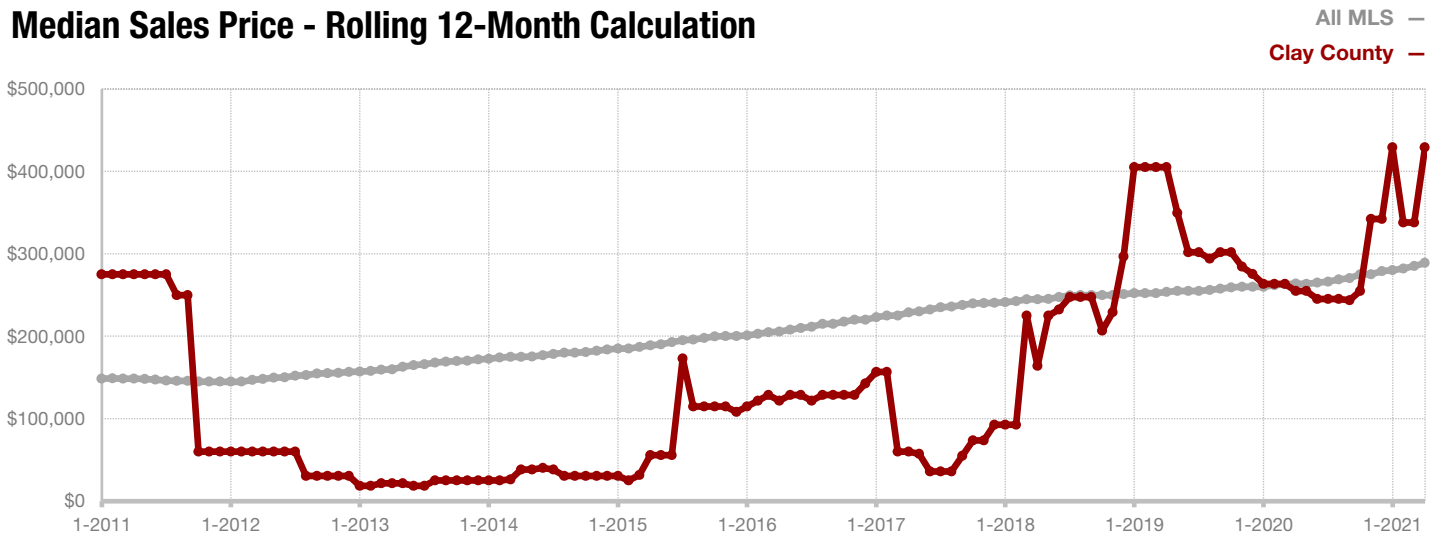
Clay County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	0	2	--	4	4	0.0%
Pending Sales	0	1	--	0	5	--
Closed Sales	0	3	--	1	4	+ 300.0%
Average Sales Price*	--	\$510,000	--	\$255,000	\$399,250	+ 56.6%
Median Sales Price*	--	\$700,000	--	\$255,000	\$383,500	+ 50.4%
Percent of Original List Price Received*	--	93.6%	--	99.0%	89.9%	- 9.2%
Days on Market Until Sale	--	67	--	13	74	+ 469.2%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	4.8	1.5	- 60.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2021

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



- 11.1% **+ 300.0%** **+ 156.5%**

Change in
New Listings

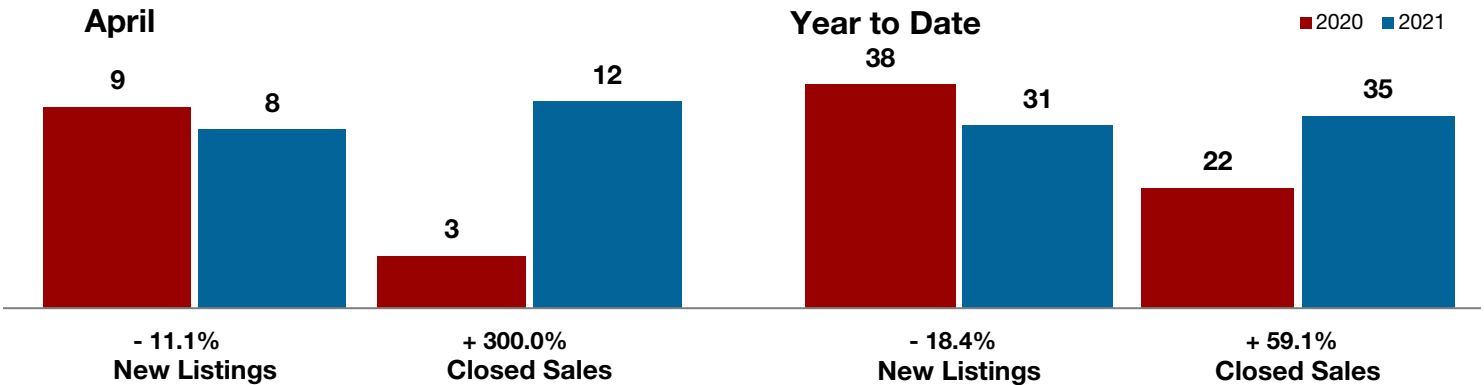
Change in
Closed Sales

Change in
Median Sales Price

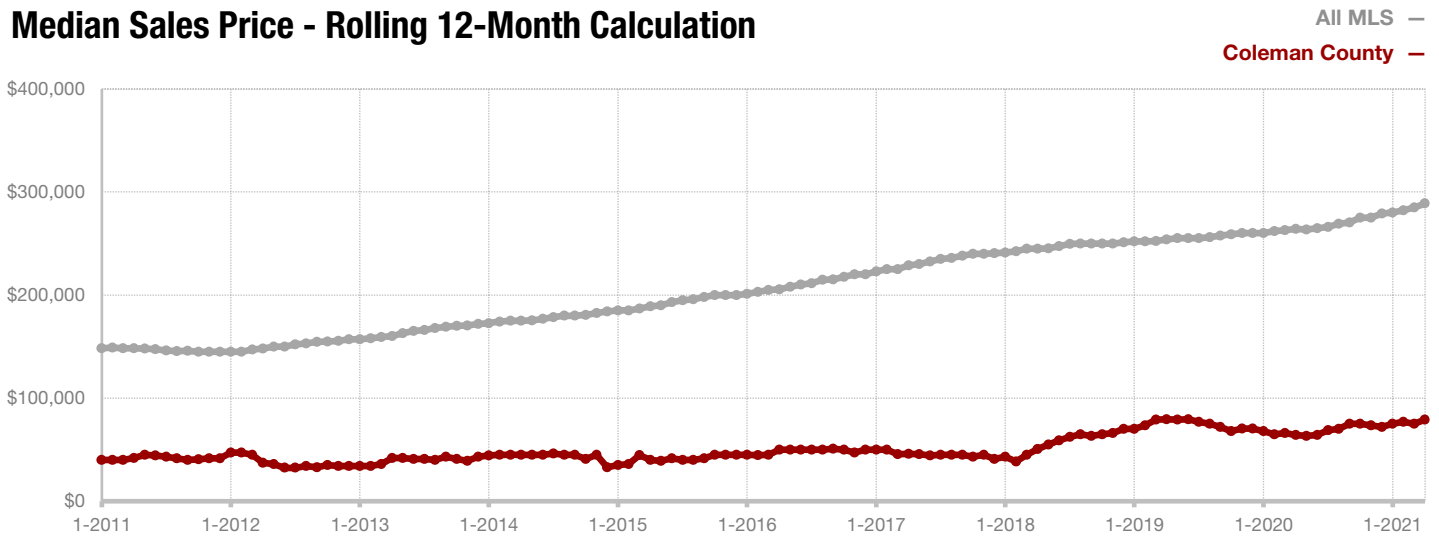
Coleman County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	9	8	- 11.1%	38	31	- 18.4%
Pending Sales	6	9	+ 50.0%	23	40	+ 73.9%
Closed Sales	3	12	+ 300.0%	22	35	+ 59.1%
Average Sales Price*	\$49,650	\$202,433	+ 307.7%	\$112,934	\$138,831	+ 22.9%
Median Sales Price*	\$37,500	\$96,200	+ 156.5%	\$63,250	\$85,000	+ 34.4%
Percent of Original List Price Received*	92.3%	92.9%	+ 0.7%	88.9%	89.5%	+ 0.7%
Days on Market Until Sale	109	67	- 38.5%	139	113	- 18.7%
Inventory of Homes for Sale	60	17	- 71.7%	--	--	--
Months Supply of Inventory	8.7	1.8	- 77.8%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2021

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



+ 28.7%

+ 24.4%

+ 19.6%

Change in
New Listings

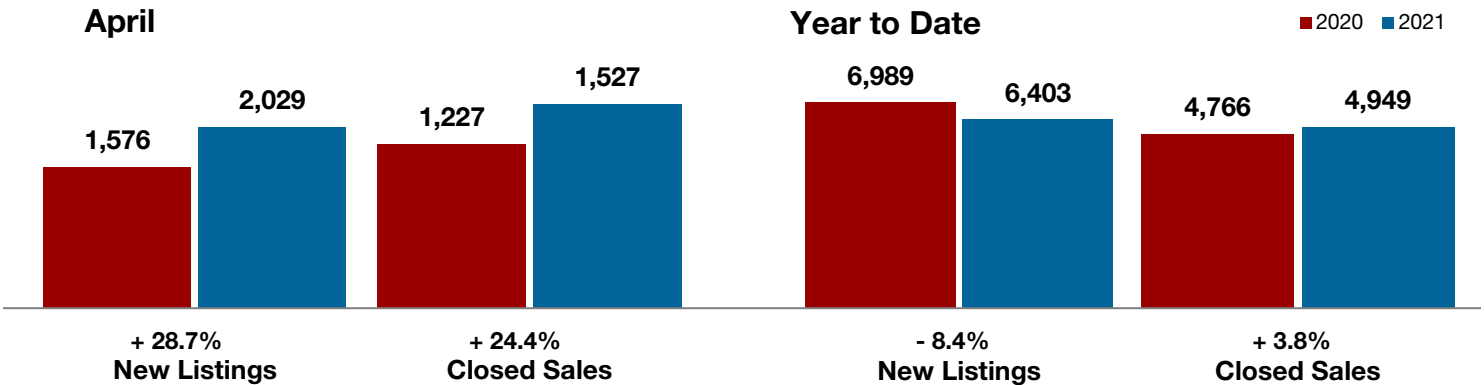
Change in
Closed Sales

Change in
Median Sales Price

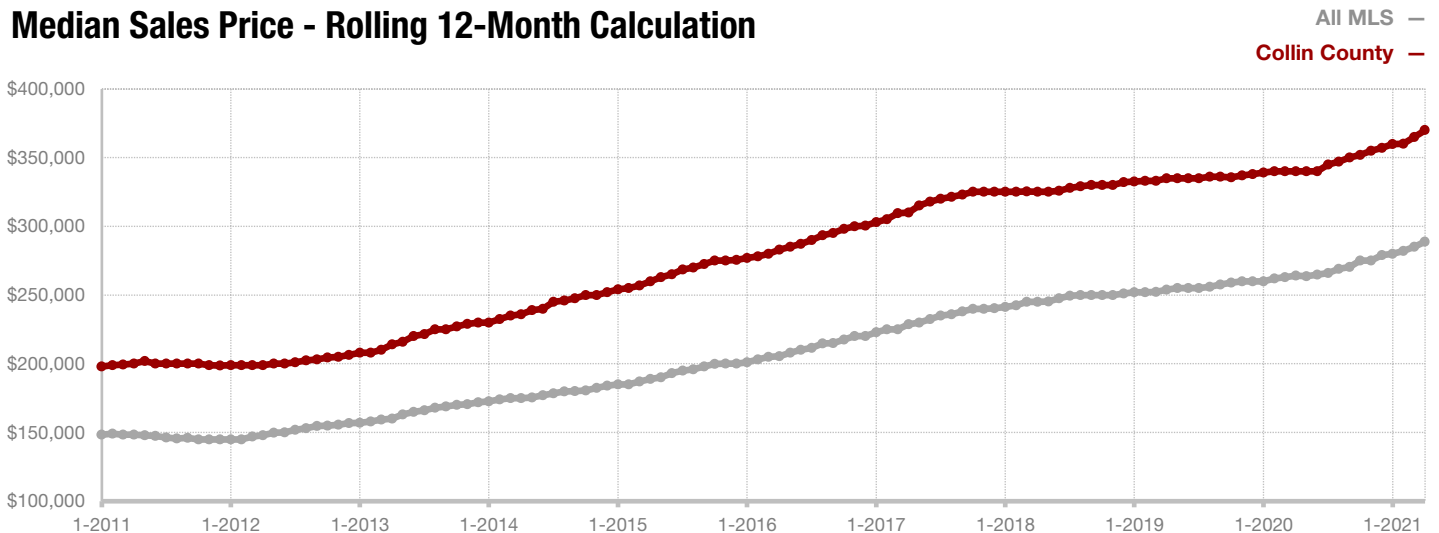
Collin County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,576	2,029	+ 28.7%	6,989	6,403	- 8.4%
Pending Sales	1,213	1,520	+ 25.3%	5,298	5,747	+ 8.5%
Closed Sales	1,227	1,527	+ 24.4%	4,766	4,949	+ 3.8%
Average Sales Price*	\$384,834	\$492,028	+ 27.9%	\$379,315	\$459,918	+ 21.2%
Median Sales Price*	\$347,000	\$415,000	+ 19.6%	\$340,500	\$390,300	+ 14.6%
Percent of Original List Price Received*	97.0%	104.6%	+ 7.8%	96.4%	102.0%	+ 5.8%
Days on Market Until Sale	51	17	- 66.7%	61	27	- 55.7%
Inventory of Homes for Sale	3,778	1,284	- 66.0%	--	--	--
Months Supply of Inventory	2.7	0.8	- 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 – April 2021

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



+ 166.7%

- 16.7%

+ 64.8%

Change in
New Listings

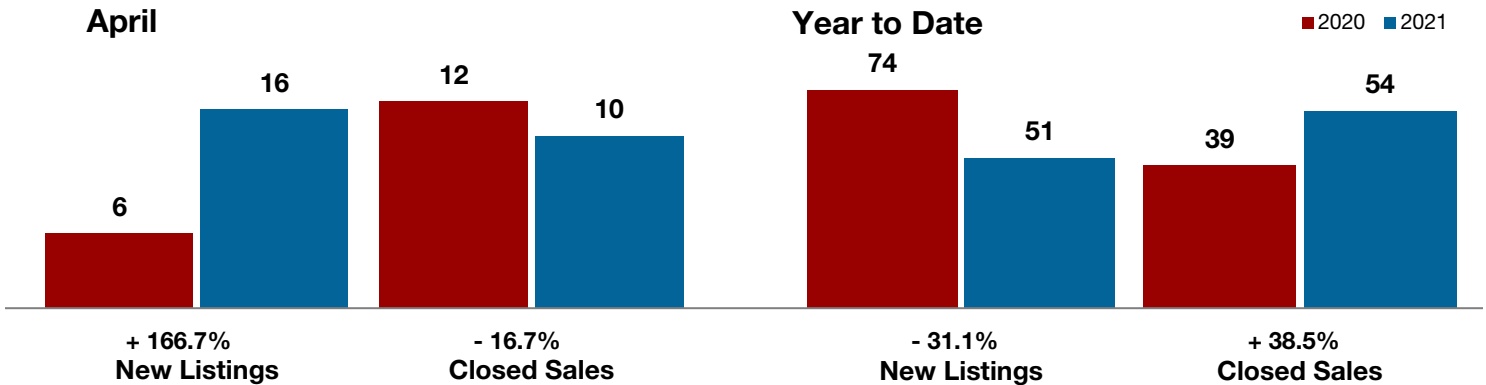
Change in
Closed Sales

Change in
Median Sales Price

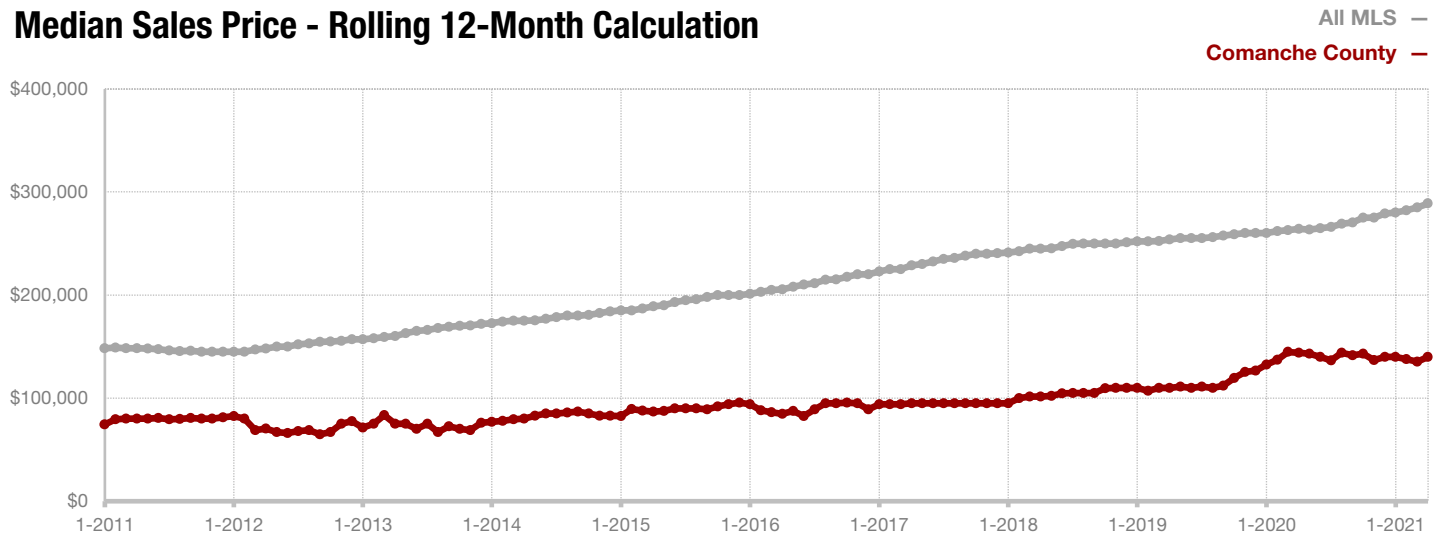
Comanche County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	6	16	+ 166.7%	74	51	- 31.1%
Pending Sales	20	9	- 55.0%	52	45	- 13.5%
Closed Sales	12	10	- 16.7%	39	54	+ 38.5%
Average Sales Price*	\$198,292	\$327,300	+ 65.1%	\$207,460	\$247,870	+ 19.5%
Median Sales Price*	\$133,500	\$220,000	+ 64.8%	\$147,900	\$163,450	+ 10.5%
Percent of Original List Price Received*	90.1%	86.0%	- 4.6%	89.2%	90.9%	+ 1.9%
Days on Market Until Sale	89	93	+ 4.5%	112	82	- 26.8%
Inventory of Homes for Sale	73	39	- 46.6%	--	--	--
Months Supply of Inventory	6.6	2.8	- 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 – April 2021

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



+ 59.5%

- 5.9%

+ 46.1%

Change in
New Listings

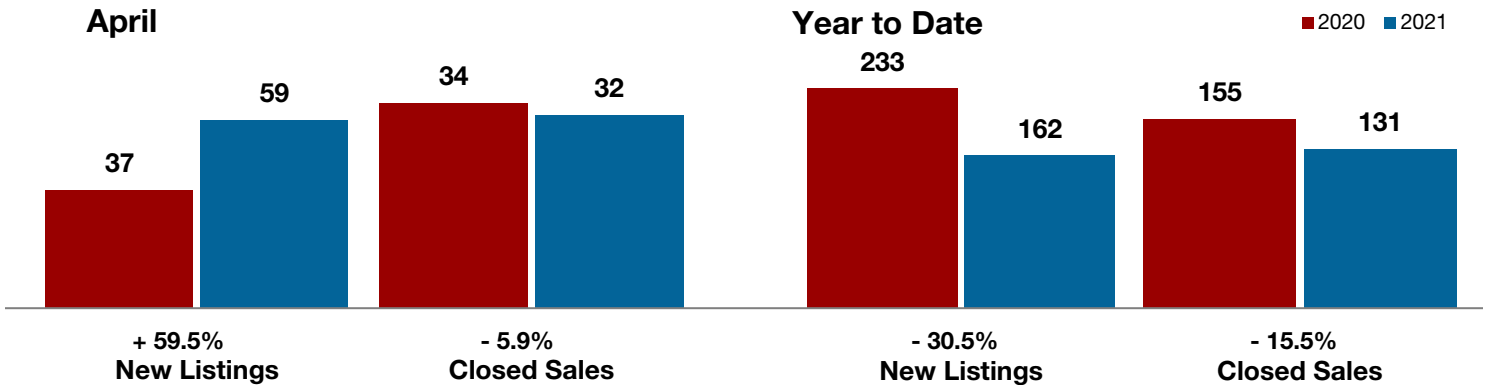
Change in
Closed Sales

Change in
Median Sales Price

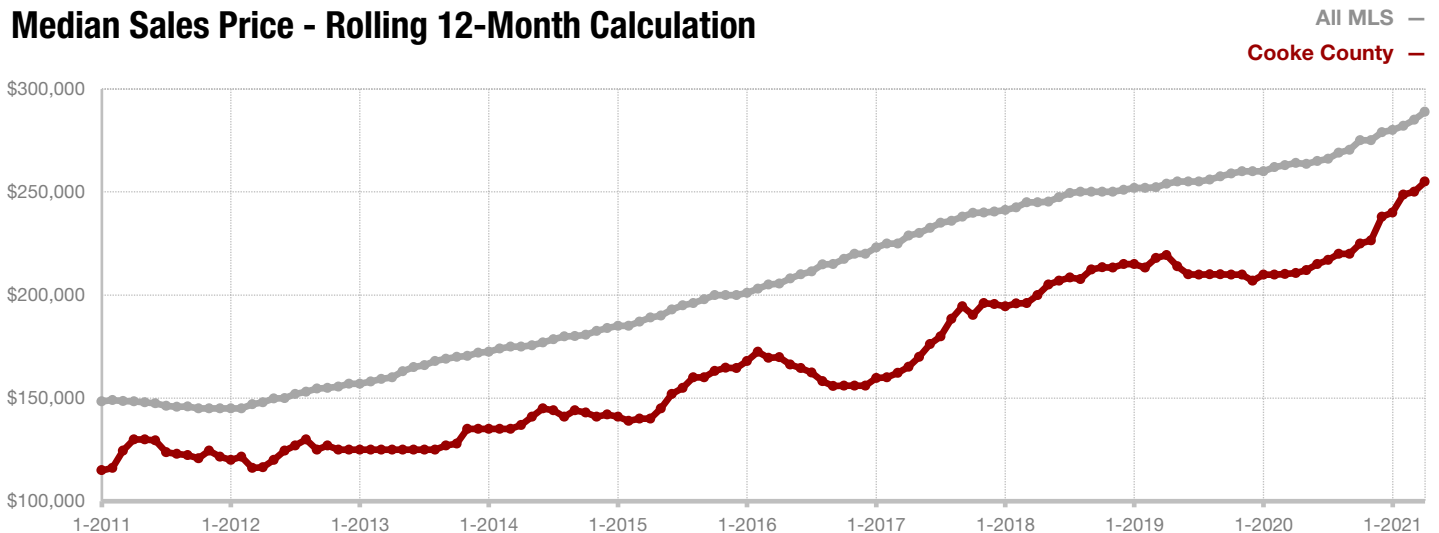
Cooke County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	37	59	+ 59.5%	233	162	- 30.5%
Pending Sales	39	38	- 2.6%	175	139	- 20.6%
Closed Sales	34	32	- 5.9%	155	131	- 15.5%
Average Sales Price*	\$243,951	\$396,319	+ 62.5%	\$268,160	\$376,350	+ 40.3%
Median Sales Price*	\$222,500	\$325,000	+ 46.1%	\$220,000	\$297,119	+ 35.1%
Percent of Original List Price Received*	95.5%	99.5%	+ 4.2%	94.5%	97.5%	+ 3.2%
Days on Market Until Sale	66	53	- 19.7%	84	55	- 34.5%
Inventory of Homes for Sale	171	63	- 63.2%	--	--	--
Months Supply of Inventory	4.3	1.5	- 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 – April 2021

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



+ 28.0%

+ 45.7%

+ 23.1%

Change in
New Listings

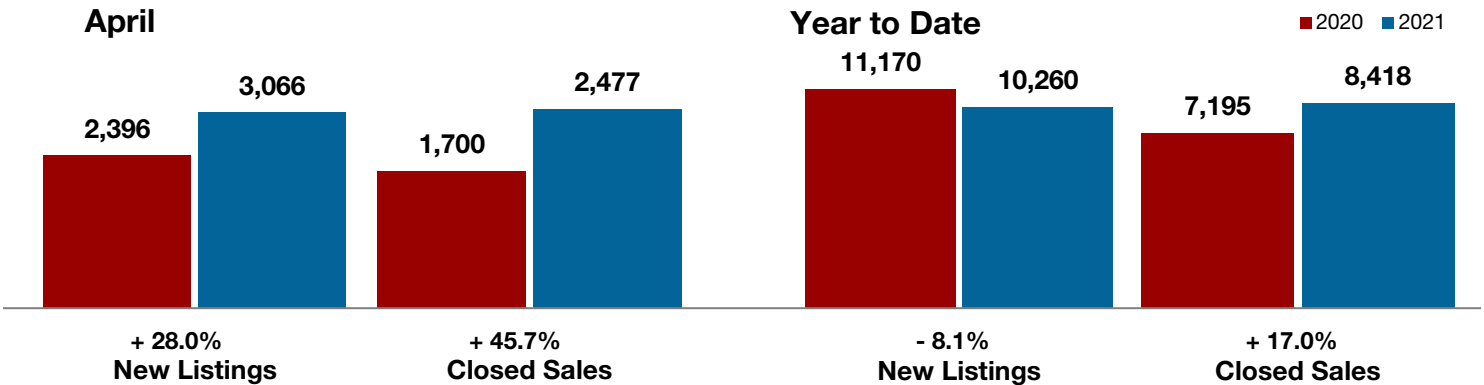
Change in
Closed Sales

Change in
Median Sales Price

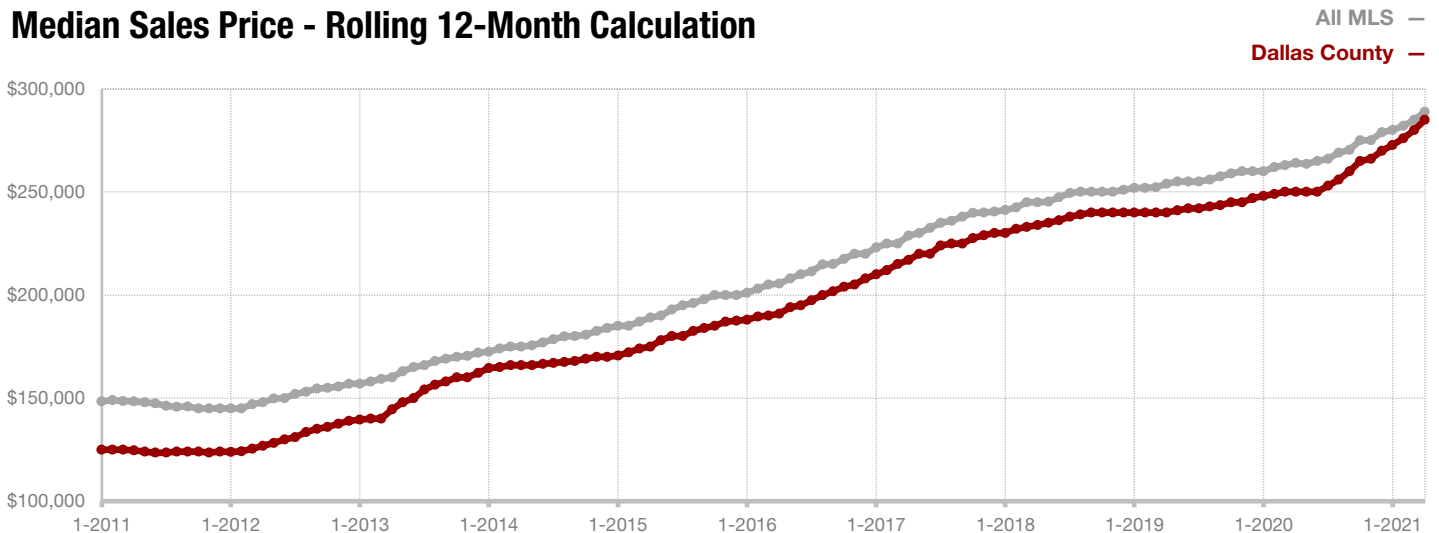
Dallas County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,396	3,066	+ 28.0%	11,170	10,260	- 8.1%
Pending Sales	1,665	2,405	+ 44.4%	7,670	9,306	+ 21.3%
Closed Sales	1,700	2,477	+ 45.7%	7,195	8,418	+ 17.0%
Average Sales Price*	\$343,565	\$456,982	+ 33.0%	\$357,442	\$445,171	+ 24.5%
Median Sales Price*	\$260,000	\$319,995	+ 23.1%	\$250,000	\$300,000	+ 20.0%
Percent of Original List Price Received*	96.6%	100.2%	+ 3.7%	95.9%	98.7%	+ 2.9%
Days on Market Until Sale	43	29	- 32.6%	49	36	- 26.5%
Inventory of Homes for Sale	6,054	2,758	- 54.4%	--	--	--
Months Supply of Inventory	3.0	1.2	- 66.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2021

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



+ 75.0%

+ 28.6%

+ 110.7%

Change in
New Listings

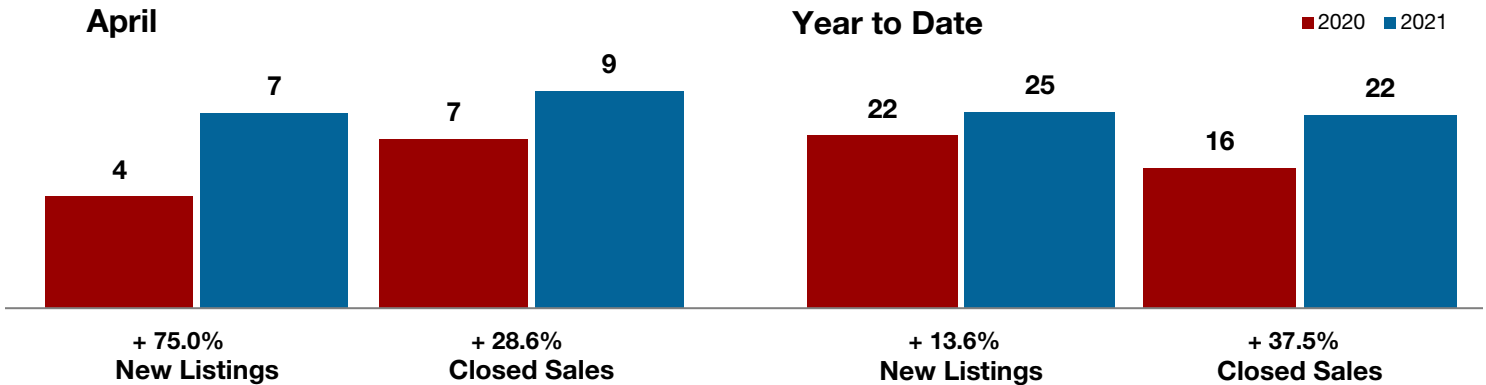
Change in
Closed Sales

Change in
Median Sales Price

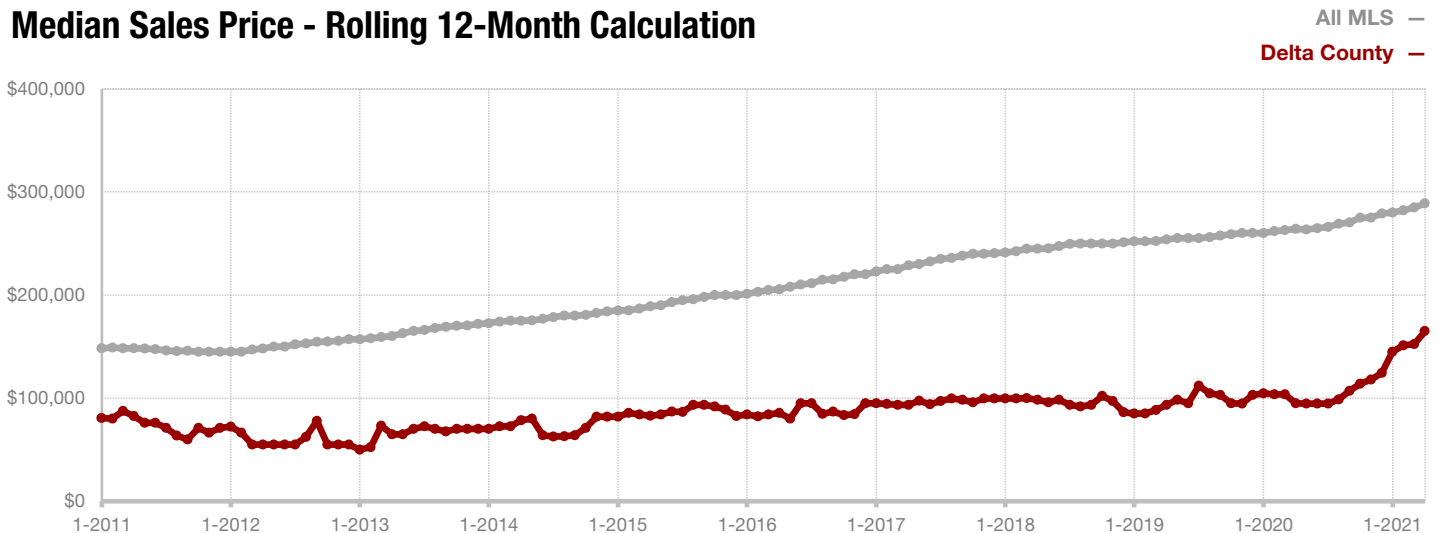
Delta County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	4	7	+ 75.0%	22	25	+ 13.6%
Pending Sales	1	5	+ 400.0%	17	20	+ 17.6%
Closed Sales	7	9	+ 28.6%	16	22	+ 37.5%
Average Sales Price*	\$73,786	\$177,211	+ 140.2%	\$99,119	\$227,285	+ 129.3%
Median Sales Price*	\$83,000	\$174,900	+ 110.7%	\$84,000	\$184,950	+ 120.2%
Percent of Original List Price Received*	97.1%	97.7%	+ 0.6%	92.9%	98.0%	+ 5.5%
Days on Market Until Sale	21	17	- 19.0%	43	39	- 9.3%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
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 – April 2021

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



+ 5.5%

+ 12.6%

+ 26.2%

Change in
New Listings

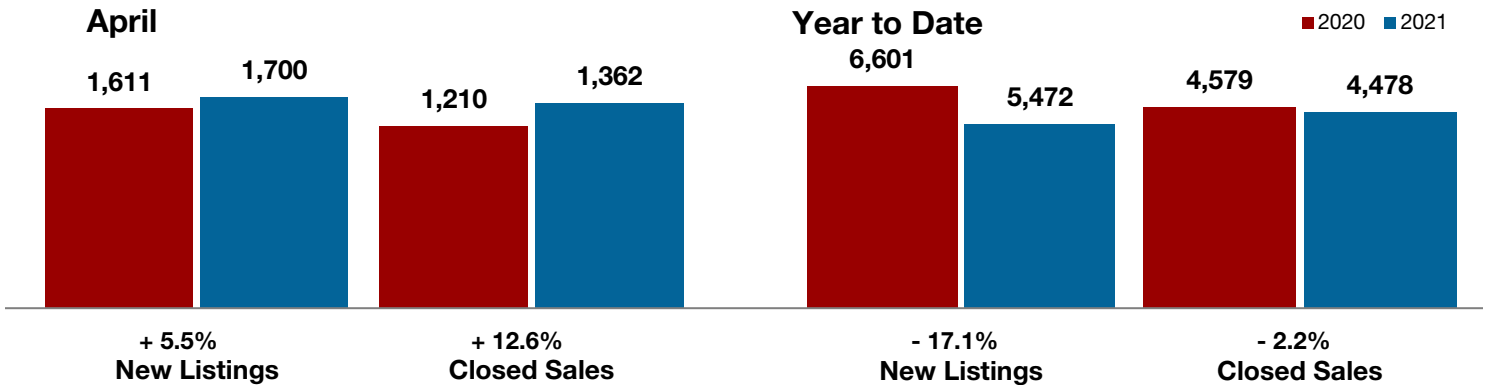
Change in
Closed Sales

Change in
Median Sales Price

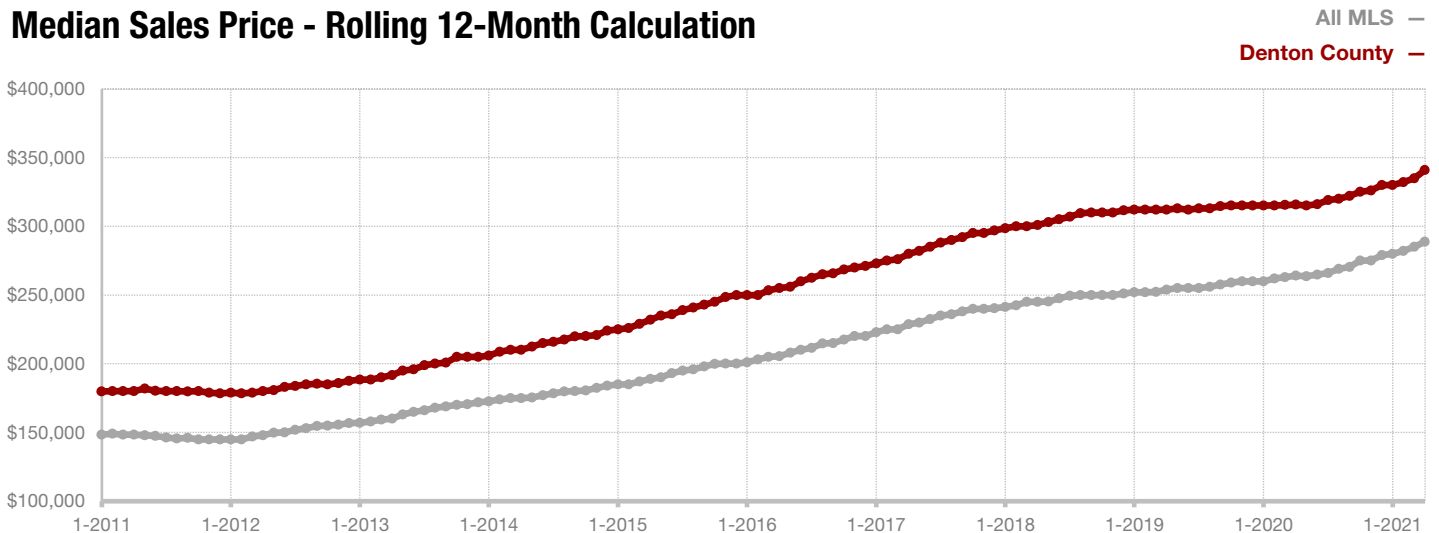
Denton County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,611	1,700	+ 5.5%	6,601	5,472	- 17.1%
Pending Sales	1,245	1,485	+ 19.3%	5,151	5,194	+ 0.8%
Closed Sales	1,210	1,362	+ 12.6%	4,579	4,478	- 2.2%
Average Sales Price*	\$363,310	\$463,901	+ 27.7%	\$359,488	\$435,998	+ 21.3%
Median Sales Price*	\$312,950	\$394,950	+ 26.2%	\$313,000	\$365,000	+ 16.6%
Percent of Original List Price Received*	97.3%	103.6%	+ 6.5%	96.7%	101.3%	+ 4.8%
Days on Market Until Sale	47	18	- 61.7%	57	26	- 54.4%
Inventory of Homes for Sale	3,392	1,042	- 69.3%	--	--	--
Months Supply of Inventory	2.6	0.7	- 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 – April 2021

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



+ 63.6% **+ 140.0%** **- 12.9%**

Change in
New Listings

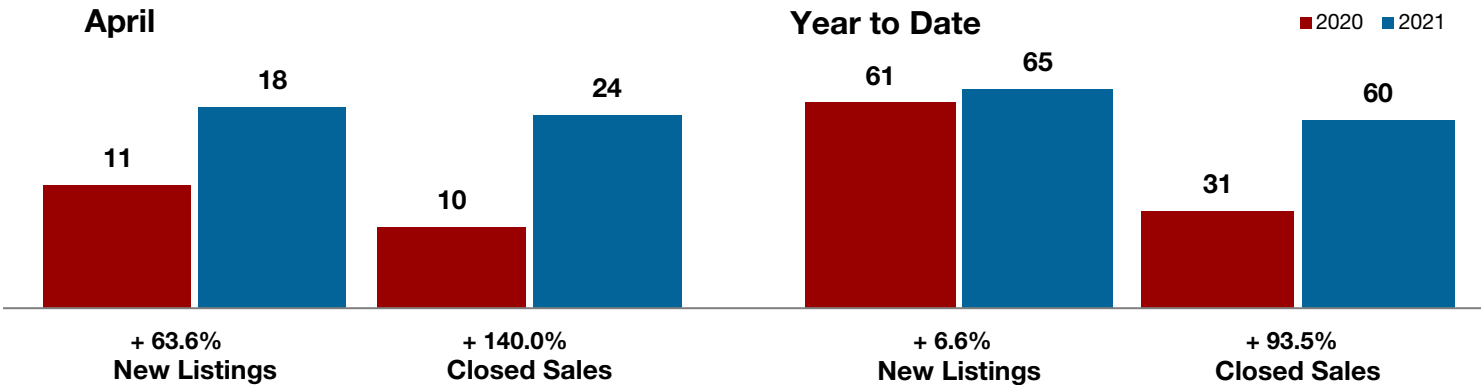
Change in
Closed Sales

Change in
Median Sales Price

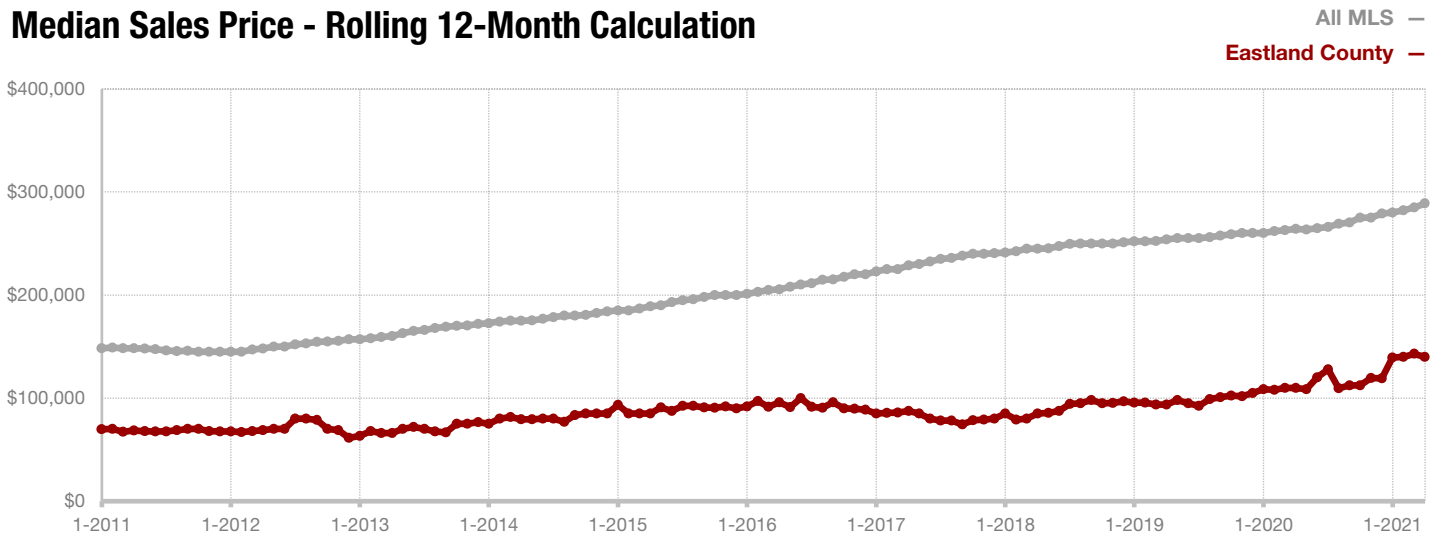
Eastland County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	11	18	+ 63.6%	61	65	+ 6.6%
Pending Sales	12	14	+ 16.7%	41	63	+ 53.7%
Closed Sales	10	24	+ 140.0%	31	60	+ 93.5%
Average Sales Price*	\$142,495	\$291,206	+ 104.4%	\$151,837	\$251,279	+ 65.5%
Median Sales Price*	\$156,000	\$135,875	- 12.9%	\$98,000	\$148,000	+ 51.0%
Percent of Original List Price Received*	89.7%	90.7%	+ 1.1%	89.2%	91.2%	+ 2.2%
Days on Market Until Sale	139	146	+ 5.0%	103	108	+ 4.9%
Inventory of Homes for Sale	83	43	- 48.2%	--	--	--
Months Supply of Inventory	7.0	3.1	- 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 – April 2021

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



- 4.4%

Change in
New Listings

- 5.7%

Change in
Closed Sales

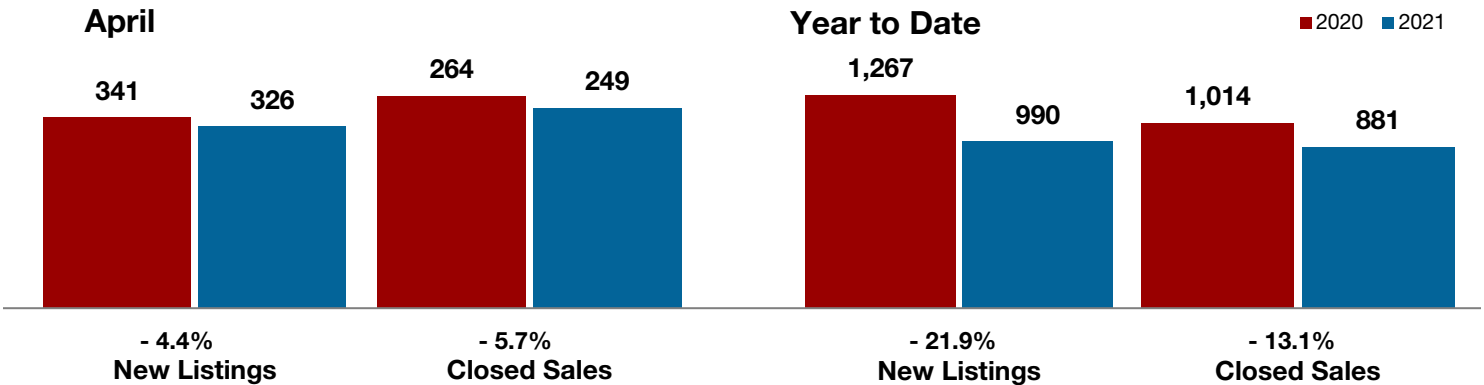
+ 18.6%

Change in
Median Sales Price

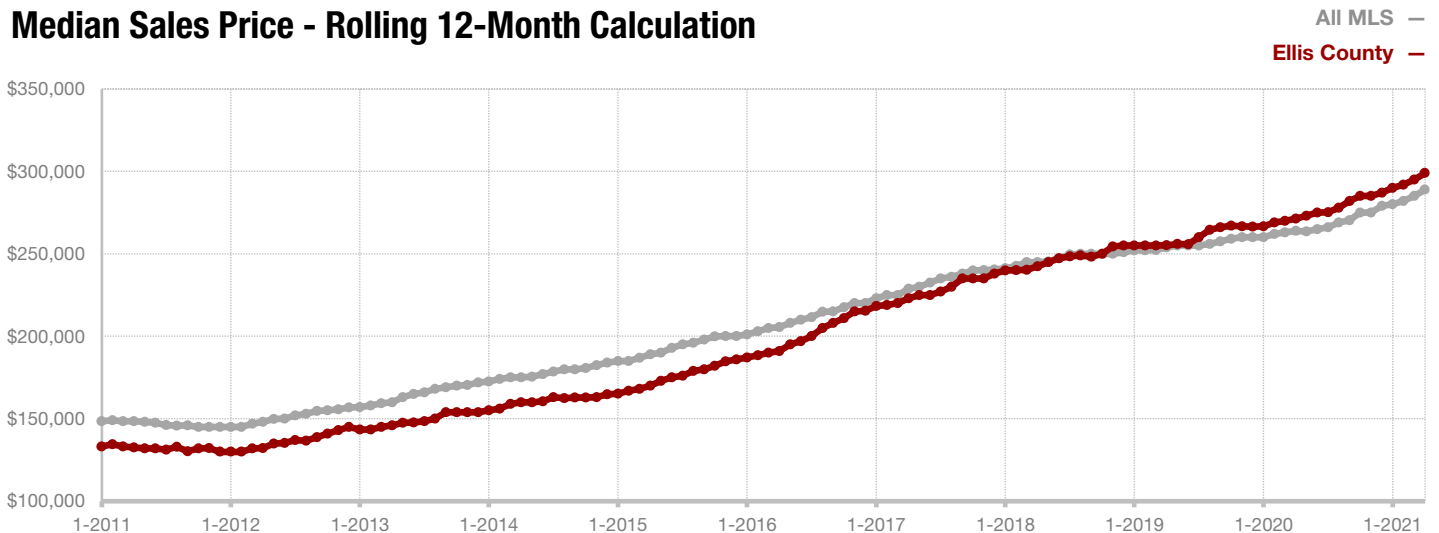
Ellis County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	341	326	- 4.4%	1,267	990	- 21.9%
Pending Sales	293	265	- 9.6%	1,124	964	- 14.2%
Closed Sales	264	249	- 5.7%	1,014	881	- 13.1%
Average Sales Price*	\$300,484	\$344,248	+ 14.6%	\$292,278	\$324,914	+ 11.2%
Median Sales Price*	\$286,275	\$339,500	+ 18.6%	\$269,932	\$311,700	+ 15.5%
Percent of Original List Price Received*	97.3%	101.6%	+ 4.4%	96.9%	100.0%	+ 3.2%
Days on Market Until Sale	54	32	- 40.7%	61	33	- 45.9%
Inventory of Homes for Sale	722	251	- 65.2%	--	--	--
Months Supply of Inventory	2.6	0.9	- 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 – April 2021

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



+ 80.0%

+ 100.0%

+ 17.4%

Change in
New Listings

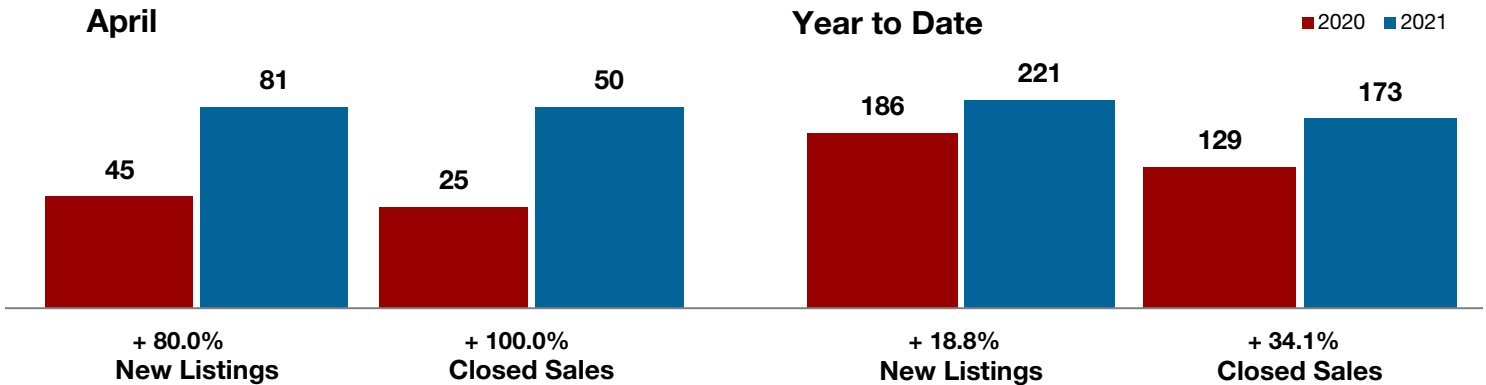
Change in
Closed Sales

Change in
Median Sales Price

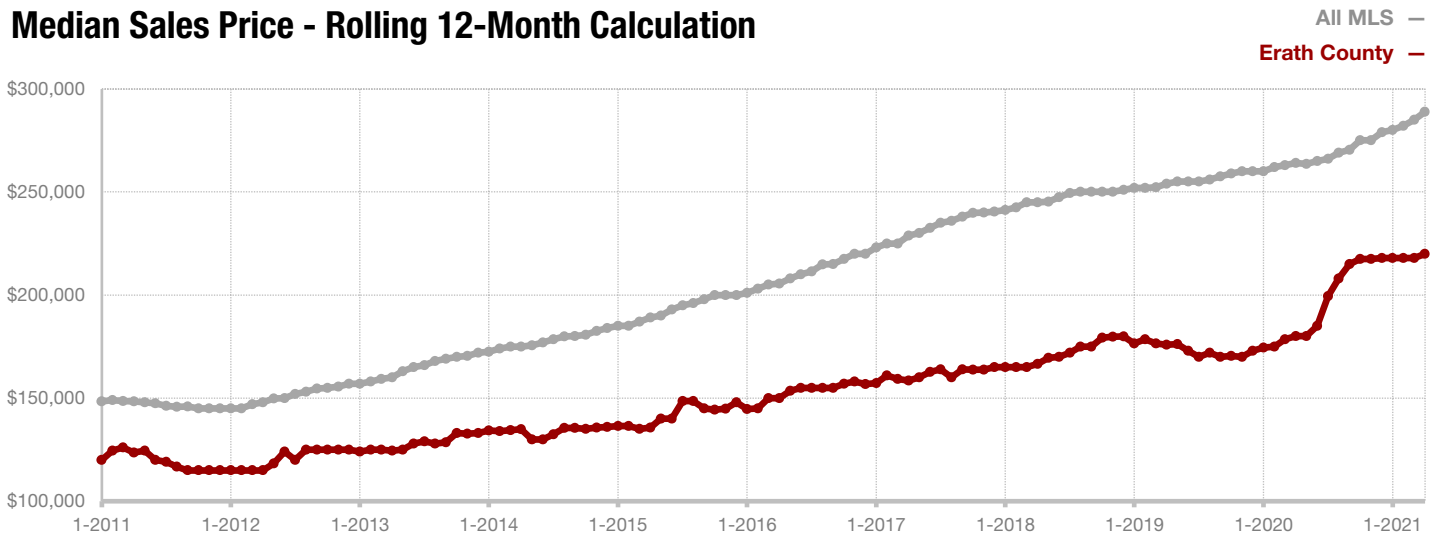
Erath County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	45	81	+ 80.0%	186	221	+ 18.8%
Pending Sales	34	41	+ 20.6%	140	177	+ 26.4%
Closed Sales	25	50	+ 100.0%	129	173	+ 34.1%
Average Sales Price*	\$233,244	\$311,708	+ 33.6%	\$253,633	\$323,862	+ 27.7%
Median Sales Price*	\$215,000	\$252,500	+ 17.4%	\$215,000	\$225,000	+ 4.7%
Percent of Original List Price Received*	92.9%	96.6%	+ 4.0%	93.7%	95.7%	+ 2.1%
Days on Market Until Sale	61	45	- 26.2%	64	62	- 3.1%
Inventory of Homes for Sale	156	102	- 34.6%	--	--	--
Months Supply of Inventory	4.1	2.2	- 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2021

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



+ 33.3%

+ 84.0%

+ 4.3%

Change in
New Listings

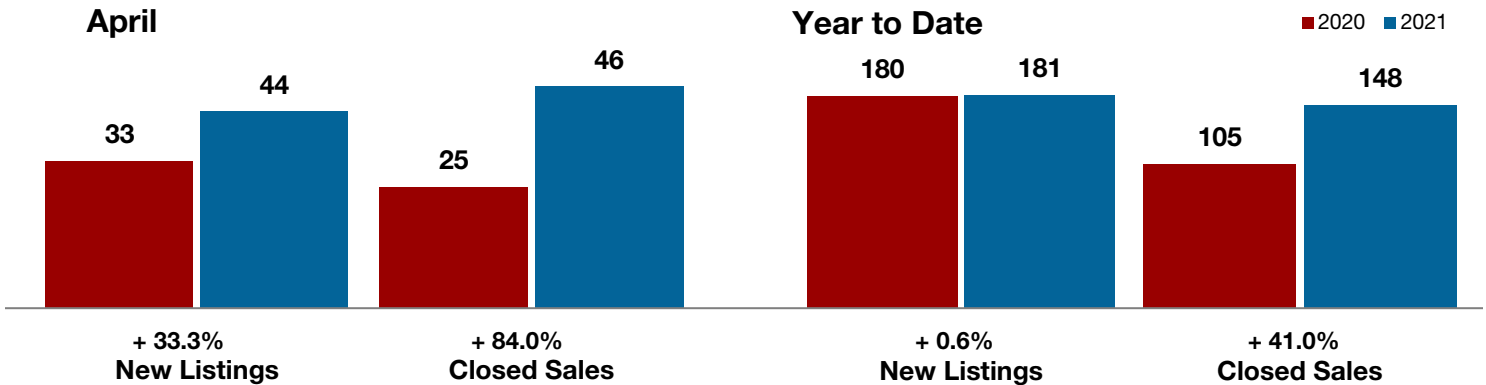
Change in
Closed Sales

Change in
Median Sales Price

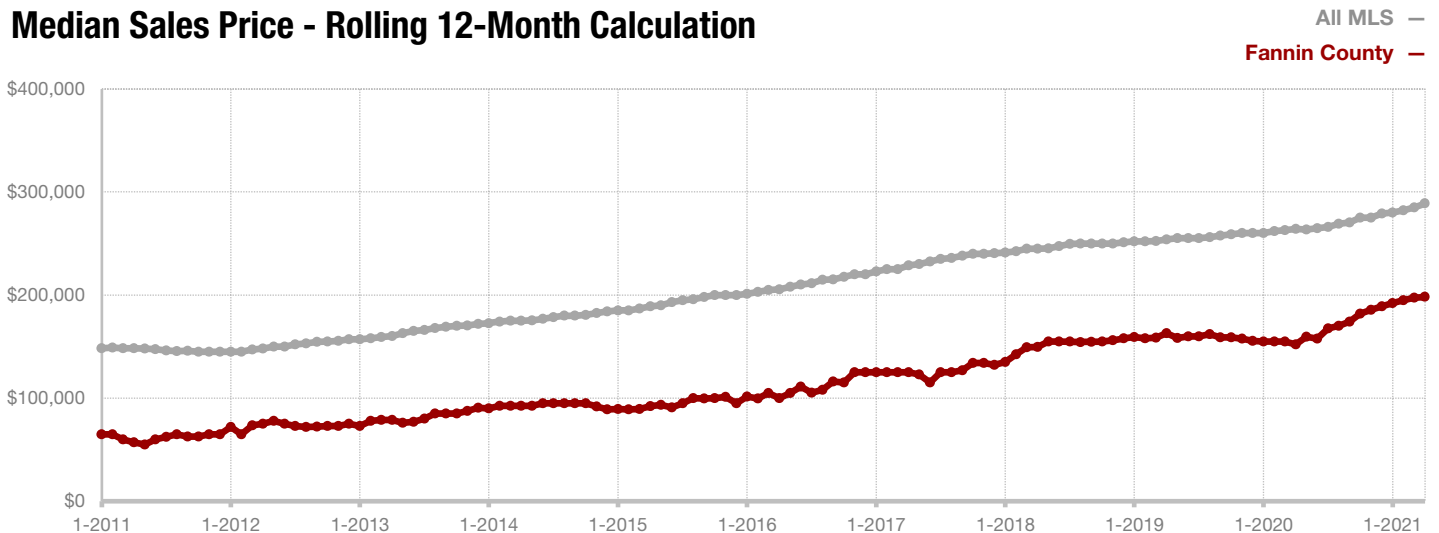
Fannin County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	33	44	+ 33.3%	180	181	+ 0.6%
Pending Sales	35	49	+ 40.0%	121	163	+ 34.7%
Closed Sales	25	46	+ 84.0%	105	148	+ 41.0%
Average Sales Price*	\$183,718	\$249,567	+ 35.8%	\$185,184	\$266,496	+ 43.9%
Median Sales Price*	\$180,000	\$187,781	+ 4.3%	\$162,600	\$215,950	+ 32.8%
Percent of Original List Price Received*	89.2%	95.1%	+ 6.6%	91.8%	94.9%	+ 3.4%
Days on Market Until Sale	80	54	- 32.5%	68	57	- 16.2%
Inventory of Homes for Sale	154	74	- 51.9%	--	--	--
Months Supply of Inventory	4.6	1.9	- 60.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2021

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



+ 7.7%

+ 266.7%

+ 33.3%

Change in
New Listings

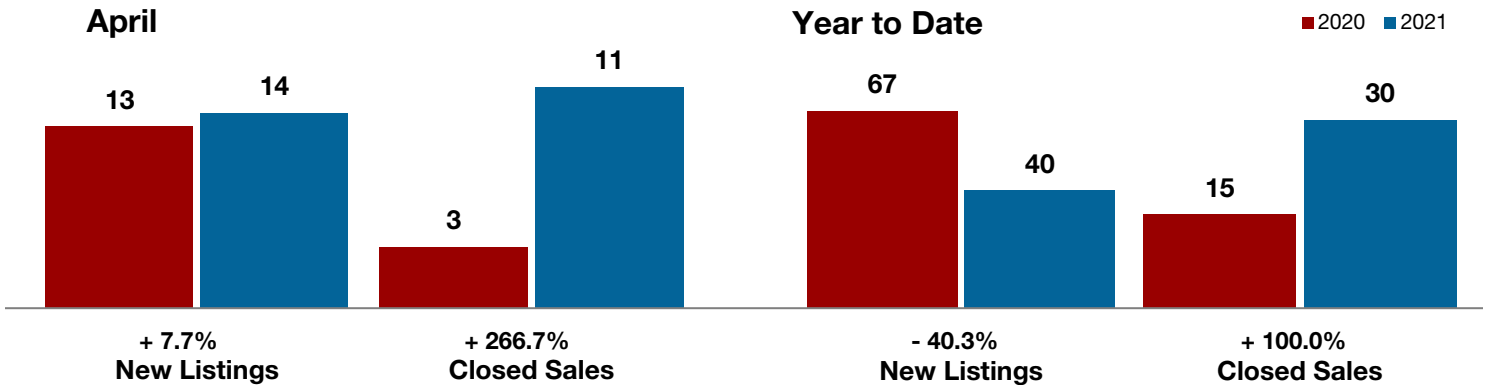
Change in
Closed Sales

Change in
Median Sales Price

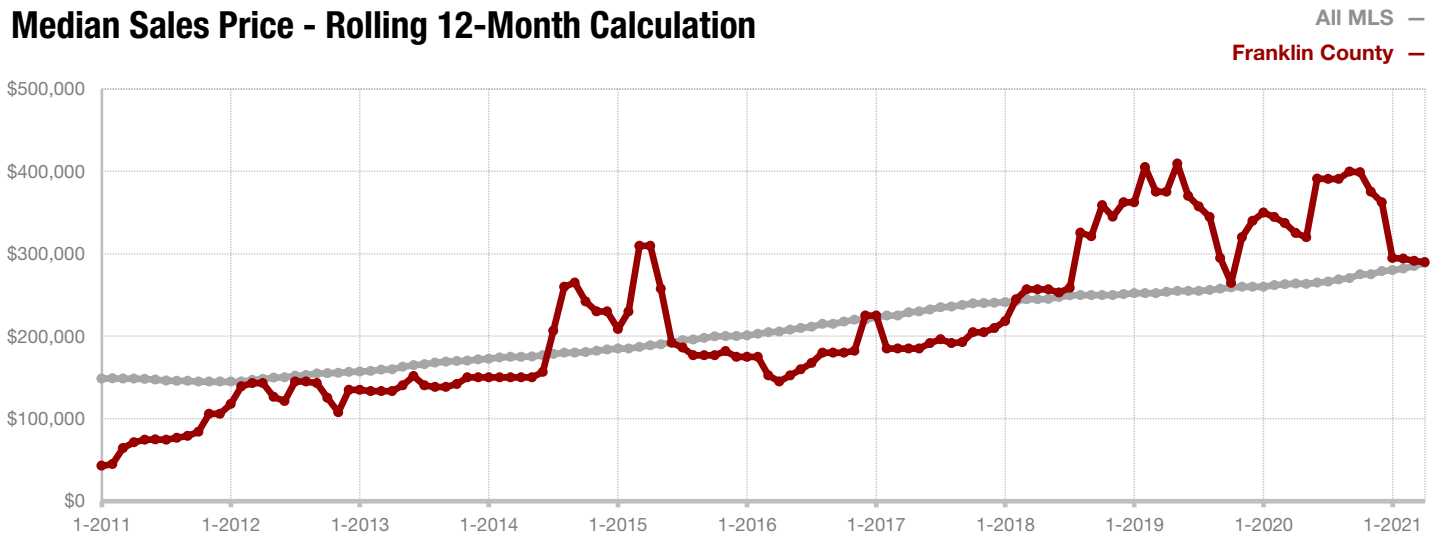
Franklin County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	13	14	+ 7.7%	67	40	- 40.3%
Pending Sales	10	10	0.0%	25	35	+ 40.0%
Closed Sales	3	11	+ 266.7%	15	30	+ 100.0%
Average Sales Price*	\$288,877	\$856,682	+ 196.6%	\$406,925	\$468,145	+ 15.0%
Median Sales Price*	\$165,000	\$220,000	+ 33.3%	\$325,000	\$199,500	- 38.6%
Percent of Original List Price Received*	95.5%	99.0%	+ 3.7%	91.4%	94.7%	+ 3.6%
Days on Market Until Sale	76	67	- 11.8%	92	58	- 37.0%
Inventory of Homes for Sale	70	19	- 72.9%	--	--	--
Months Supply of Inventory	11.7	1.8	- 83.3%	--	--	--

* 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 – April 2021

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



+ 46.7%

+ 45.5%

+ 41.9%

Change in
New Listings

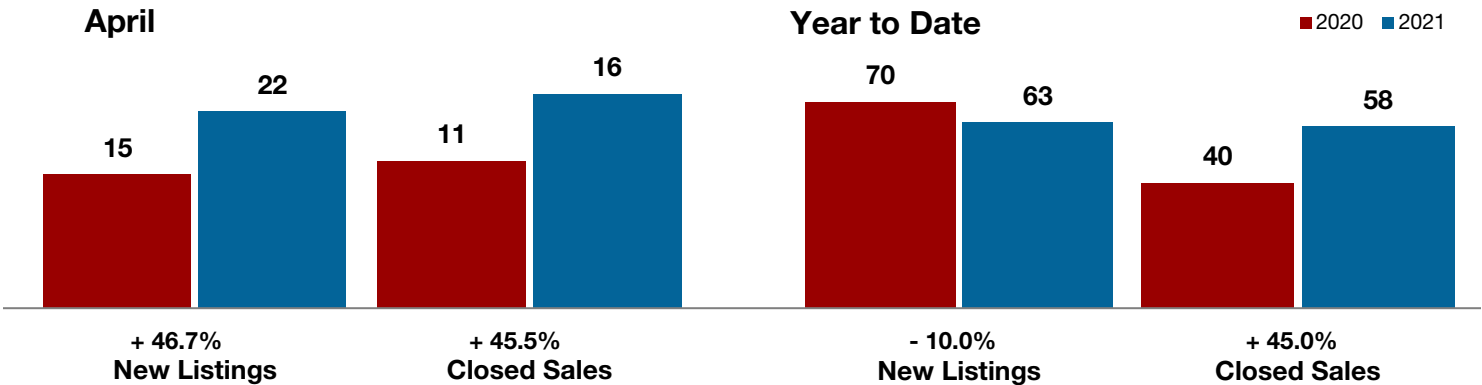
Change in
Closed Sales

Change in
Median Sales Price

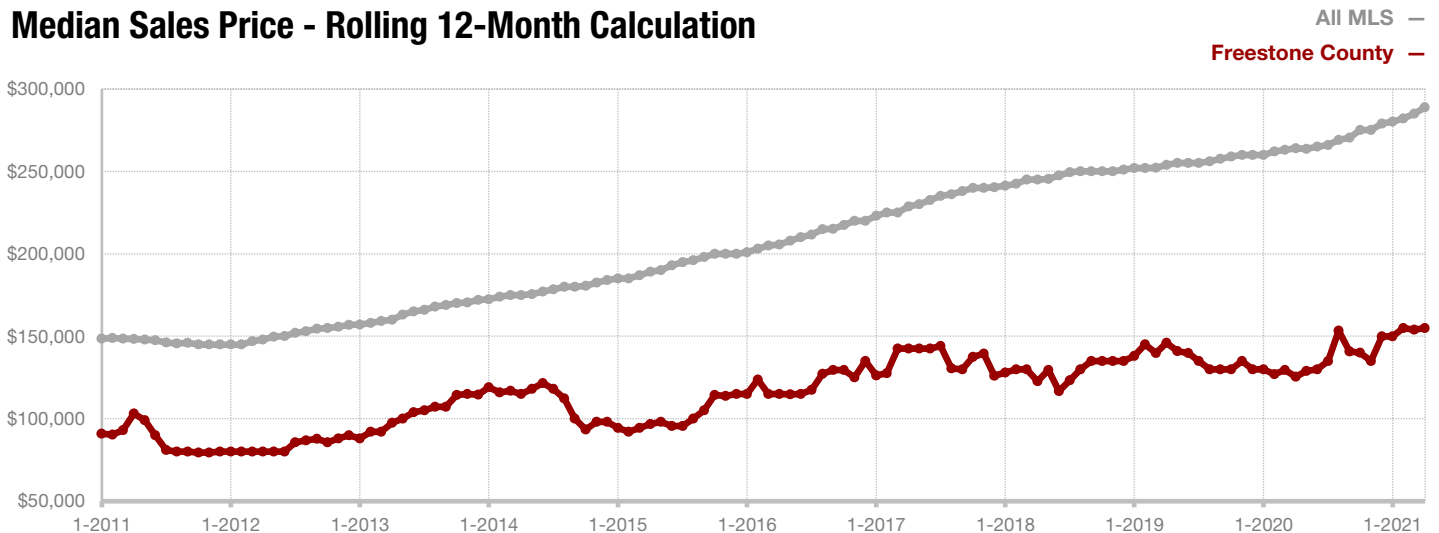
Freestone County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	15	22	+ 46.7%	70	63	- 10.0%
Pending Sales	11	10	- 9.1%	47	49	+ 4.3%
Closed Sales	11	16	+ 45.5%	40	58	+ 45.0%
Average Sales Price*	\$182,409	\$202,781	+ 11.2%	\$170,815	\$173,617	+ 1.6%
Median Sales Price*	\$107,500	\$152,500	+ 41.9%	\$119,500	\$147,000	+ 23.0%
Percent of Original List Price Received*	92.5%	95.1%	+ 2.8%	91.0%	92.2%	+ 1.3%
Days on Market Until Sale	84	51	- 39.3%	104	61	- 41.3%
Inventory of Homes for Sale	63	40	- 36.5%	--	--	--
Months Supply of Inventory	5.7	2.8	- 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2021

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



+ 26.5%

+ 44.3%

+ 24.9%

Change in
New Listings

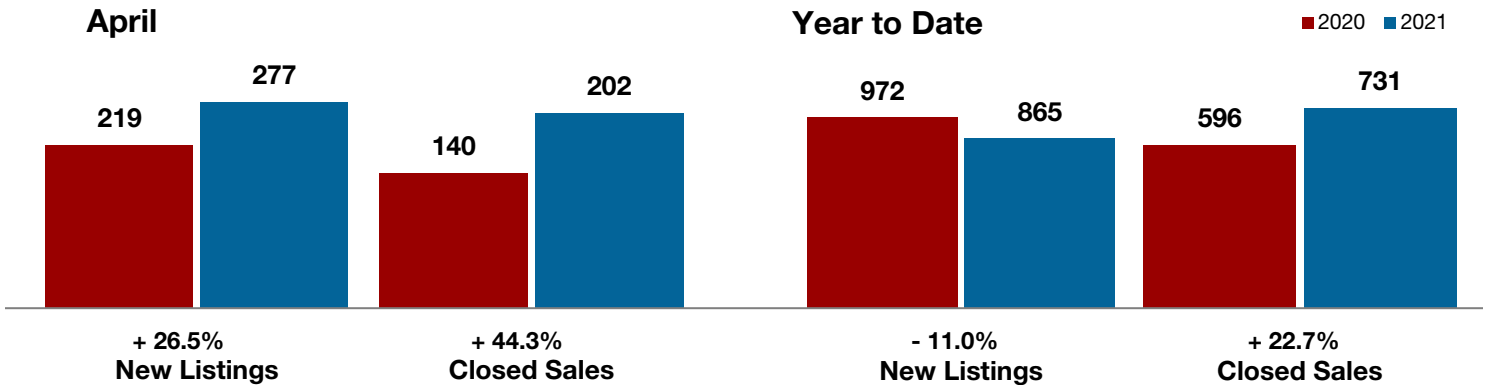
Change in
Closed Sales

Change in
Median Sales Price

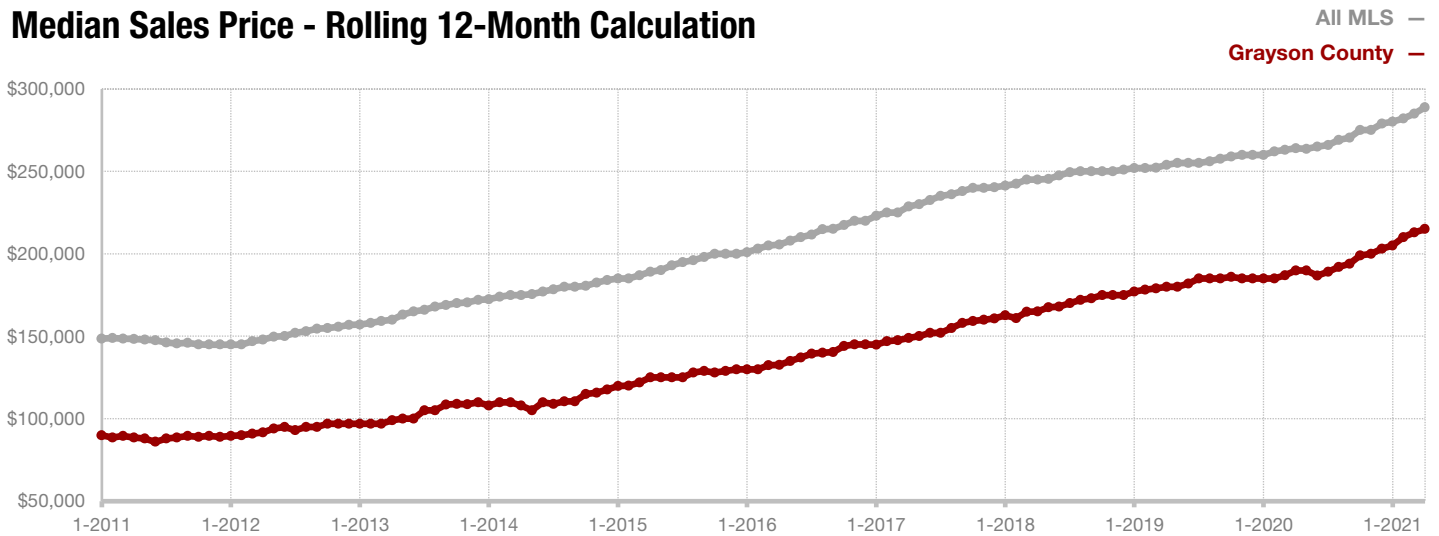
Grayson County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	219	277	+ 26.5%	972	865	- 11.0%
Pending Sales	177	196	+ 10.7%	686	799	+ 16.5%
Closed Sales	140	202	+ 44.3%	596	731	+ 22.7%
Average Sales Price*	\$226,295	\$287,178	+ 26.9%	\$211,643	\$284,348	+ 34.4%
Median Sales Price*	\$192,217	\$240,000	+ 24.9%	\$182,000	\$235,000	+ 29.1%
Percent of Original List Price Received*	96.0%	98.9%	+ 3.0%	93.4%	97.2%	+ 4.1%
Days on Market Until Sale	55	39	- 29.1%	72	51	- 29.2%
Inventory of Homes for Sale	697	290	- 58.4%	--	--	--
Months Supply of Inventory	4.0	1.3	- 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 – April 2021

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



0.0%

+ 37.5%

+ 4.1%

Change in
New Listings

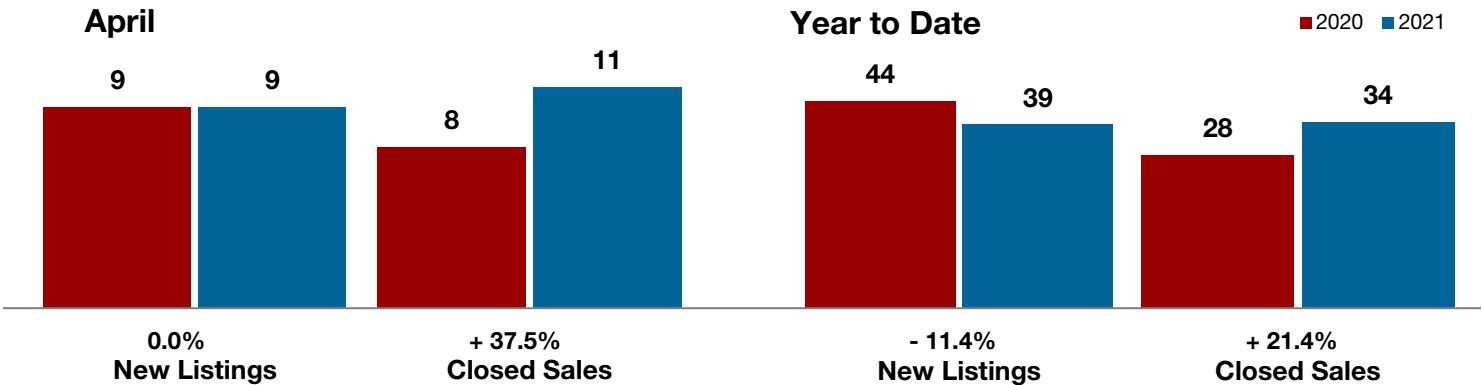
Change in
Closed Sales

Change in
Median Sales Price

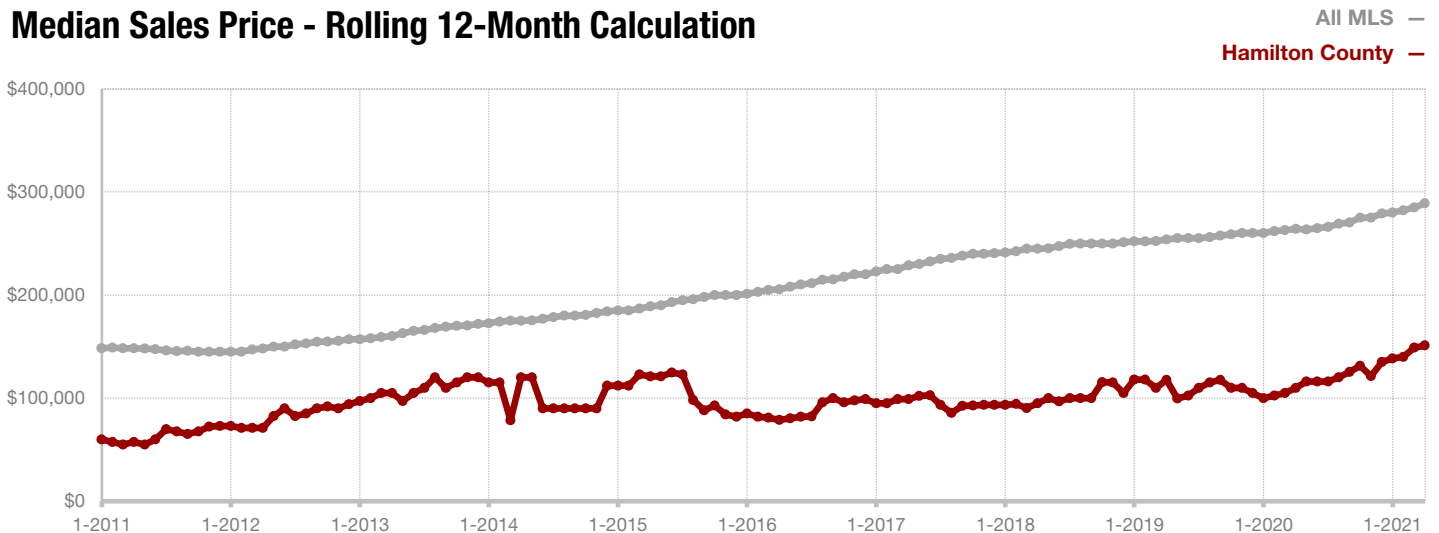
Hamilton County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	9	9	0.0%	44	39	- 11.4%
Pending Sales	9	5	- 44.4%	36	38	+ 5.6%
Closed Sales	8	11	+ 37.5%	28	34	+ 21.4%
Average Sales Price*	\$230,253	\$579,136	+ 151.5%	\$168,076	\$411,111	+ 144.6%
Median Sales Price*	\$145,000	\$151,000	+ 4.1%	\$107,000	\$163,000	+ 52.3%
Percent of Original List Price Received*	92.5%	92.9%	+ 0.4%	87.1%	91.1%	+ 4.6%
Days on Market Until Sale	129	129	0.0%	105	116	+ 10.5%
Inventory of Homes for Sale	47	23	- 51.1%	--	--	--
Months Supply of Inventory	5.8	2.6	- 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 – April 2021

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



0.0%

- 100.0%

--

Change in
New Listings

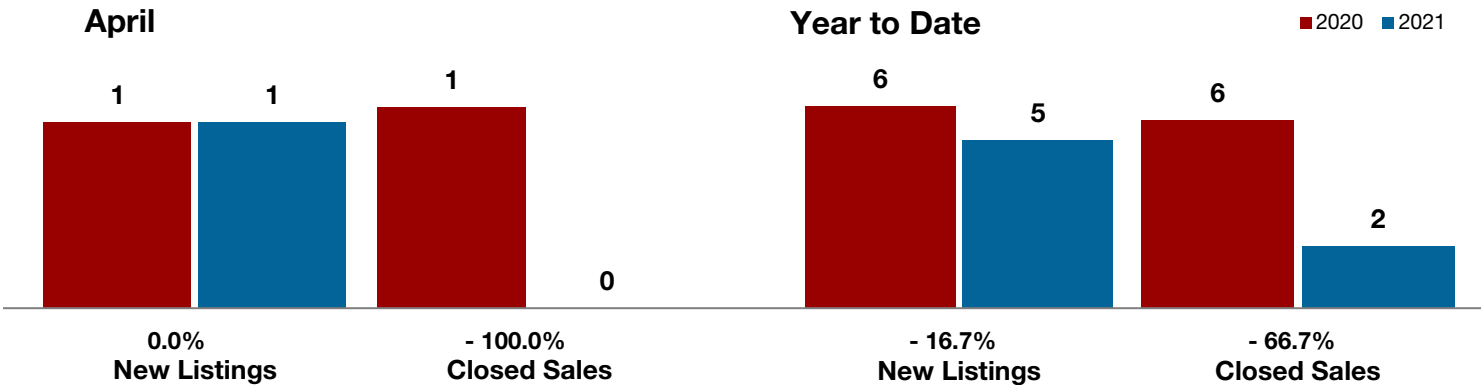
Change in
Closed Sales

Change in
Median Sales Price

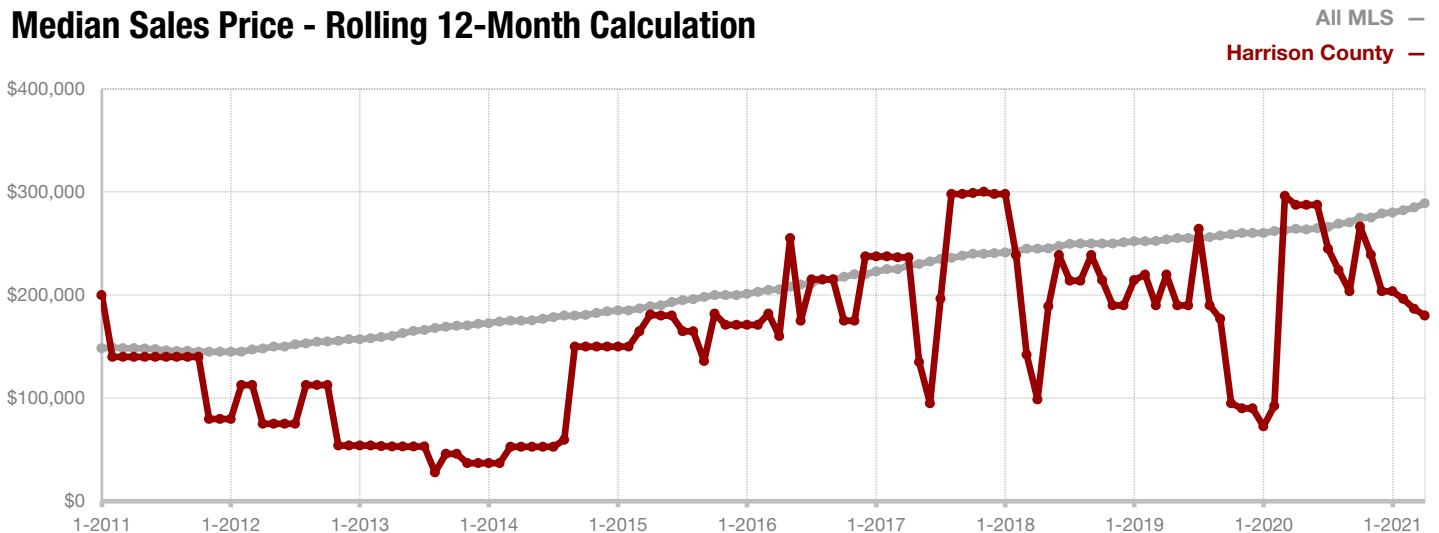
Harrison County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1	1	0.0%	6	5	- 16.7%
Pending Sales	0	3	--	5	5	0.0%
Closed Sales	1	0	- 100.0%	6	2	- 66.7%
Average Sales Price*	\$203,500	--	--	\$412,417	\$280,950	- 31.9%
Median Sales Price*	\$203,500	--	--	\$311,750	\$280,950	- 9.9%
Percent of Original List Price Received*	102.0%	--	--	93.9%	100.3%	+ 6.8%
Days on Market Until Sale	5	--	--	90	17	- 81.1%
Inventory of Homes for Sale	13	3	- 76.9%	--	--	--
Months Supply of Inventory	8.4	1.7	- 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 – April 2021

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



+ 28.0%

Change in
New Listings

+ 38.3%

Change in
Closed Sales

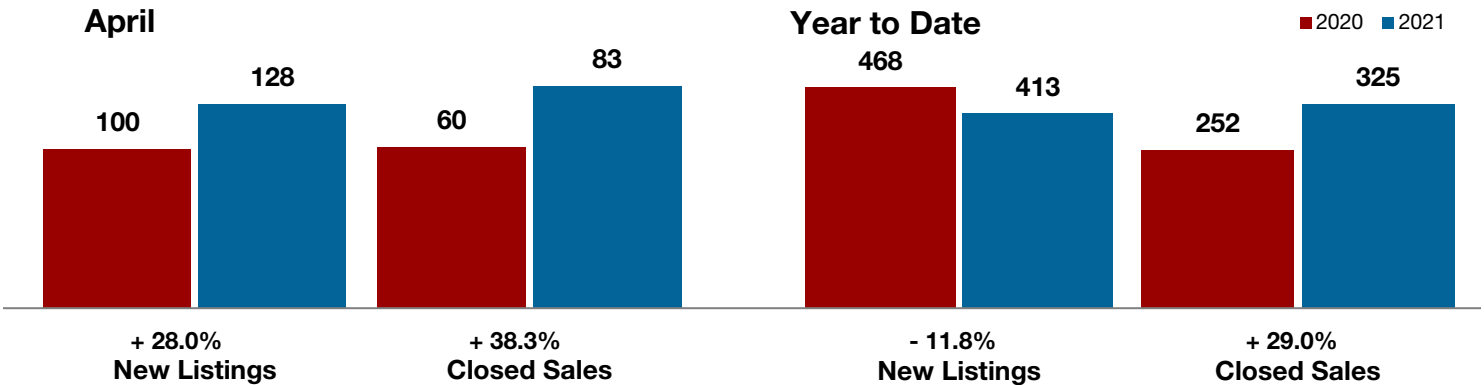
+ 39.6%

Change in
Median Sales Price

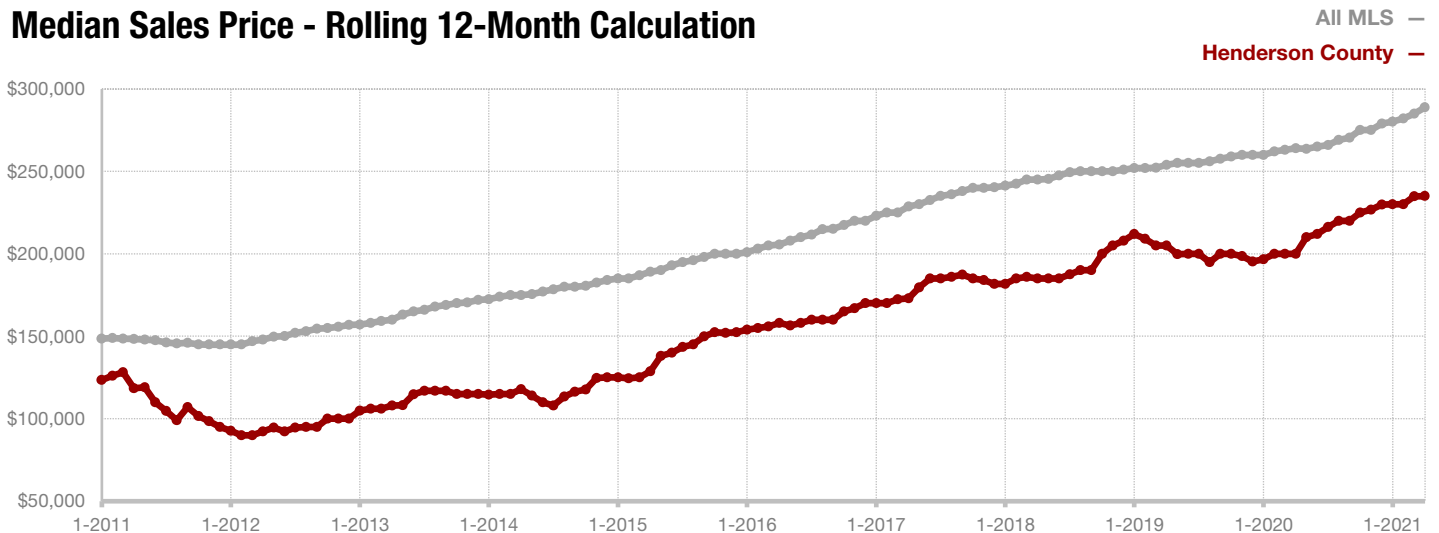
Henderson County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	100	128	+ 28.0%	468	413	- 11.8%
Pending Sales	72	89	+ 23.6%	290	372	+ 28.3%
Closed Sales	60	83	+ 38.3%	252	325	+ 29.0%
Average Sales Price*	\$260,283	\$391,880	+ 50.6%	\$258,091	\$387,229	+ 50.0%
Median Sales Price*	\$173,700	\$242,500	+ 39.6%	\$200,571	\$225,000	+ 12.2%
Percent of Original List Price Received*	92.0%	96.8%	+ 5.2%	91.4%	95.1%	+ 4.0%
Days on Market Until Sale	83	54	- 34.9%	73	55	- 24.7%
Inventory of Homes for Sale	420	192	- 54.3%	--	--	--
Months Supply of Inventory	5.8	1.8	- 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 – April 2021

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



Hill County

+ 76.9%

0.0%

+ 13.2%

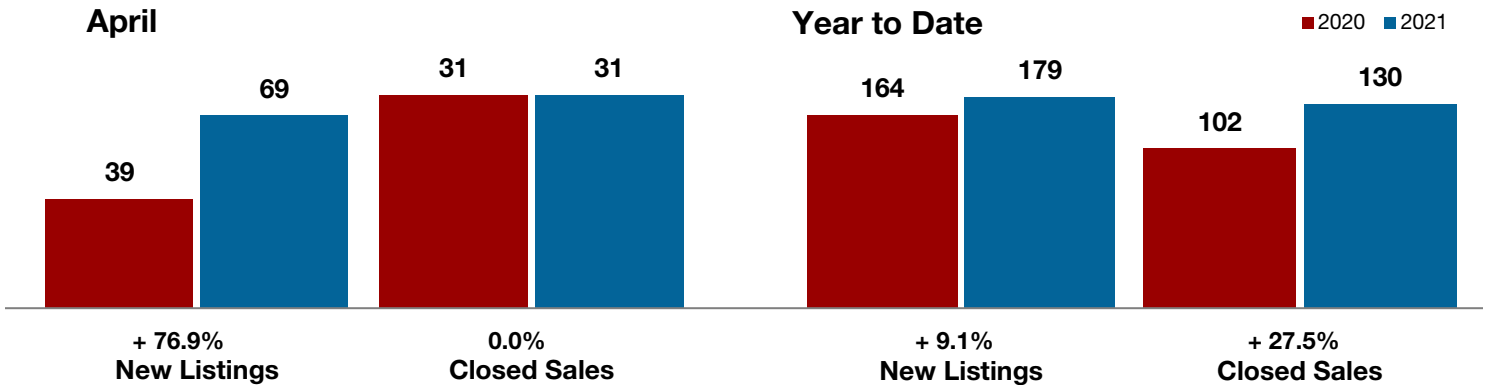
Change in
New Listings

Change in
Closed Sales

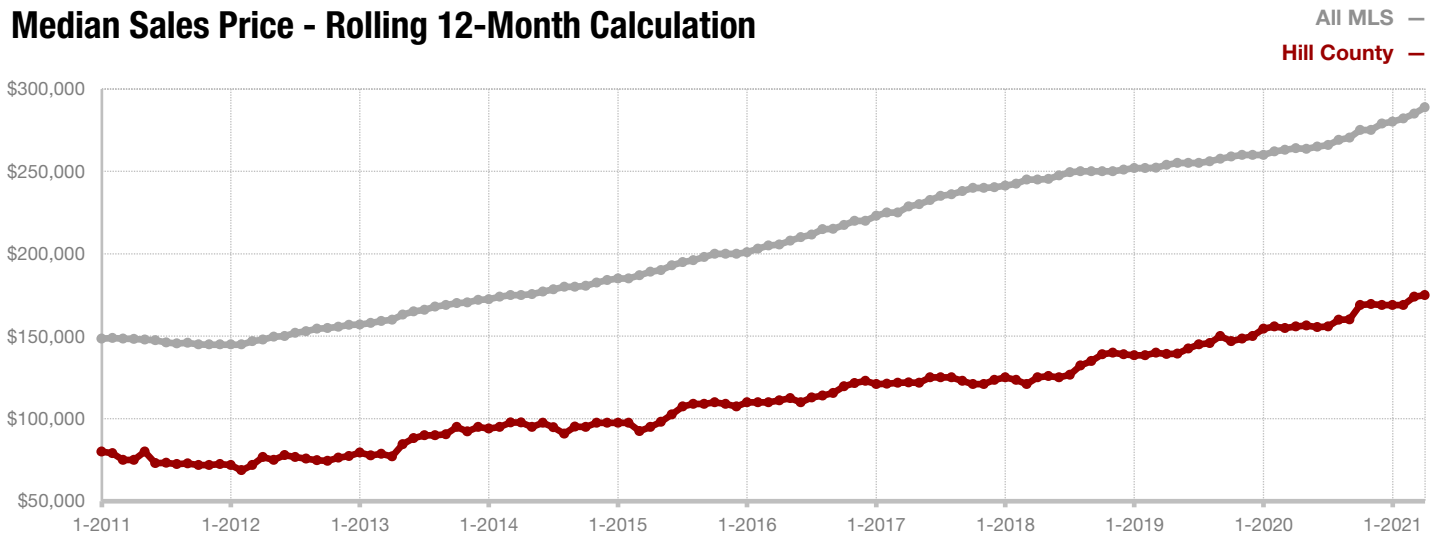
Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	39	69	+ 76.9%	164	179	+ 9.1%
Pending Sales	36	51	+ 41.7%	114	151	+ 32.5%
Closed Sales	31	31	0.0%	102	130	+ 27.5%
Average Sales Price*	\$207,671	\$231,597	+ 11.5%	\$180,753	\$219,632	+ 21.5%
Median Sales Price*	\$159,000	\$180,000	+ 13.2%	\$150,000	\$175,000	+ 16.7%
Percent of Original List Price Received*	89.9%	99.4%	+ 10.6%	91.7%	94.0%	+ 2.5%
Days on Market Until Sale	90	22	- 75.6%	86	57	- 33.7%
Inventory of Homes for Sale	144	79	- 45.1%	--	--	--
Months Supply of Inventory	4.7	2.1	- 60.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2021

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



+ 58.3%

+ 38.9%

+ 22.8%

Change in
New Listings

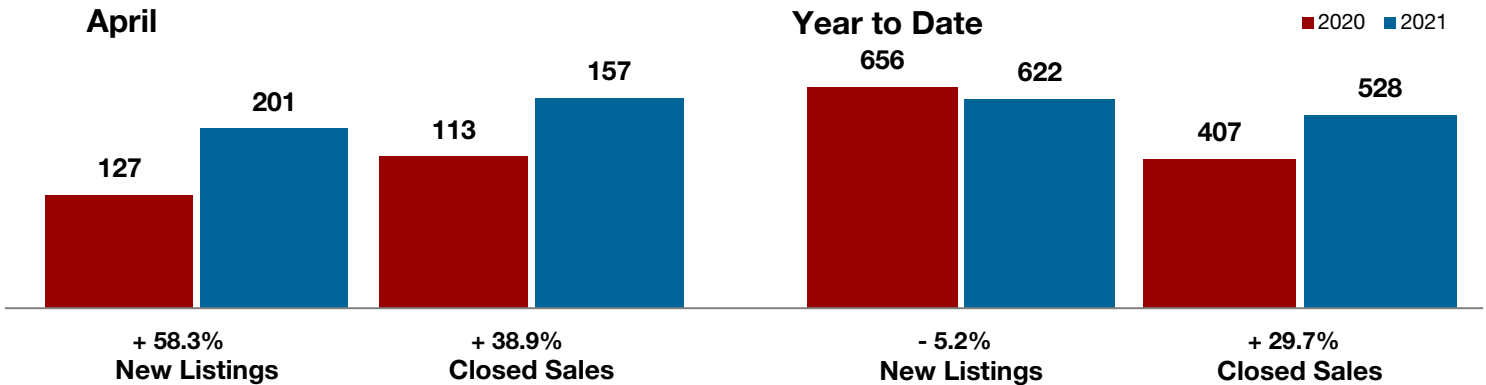
Change in
Closed Sales

Change in
Median Sales Price

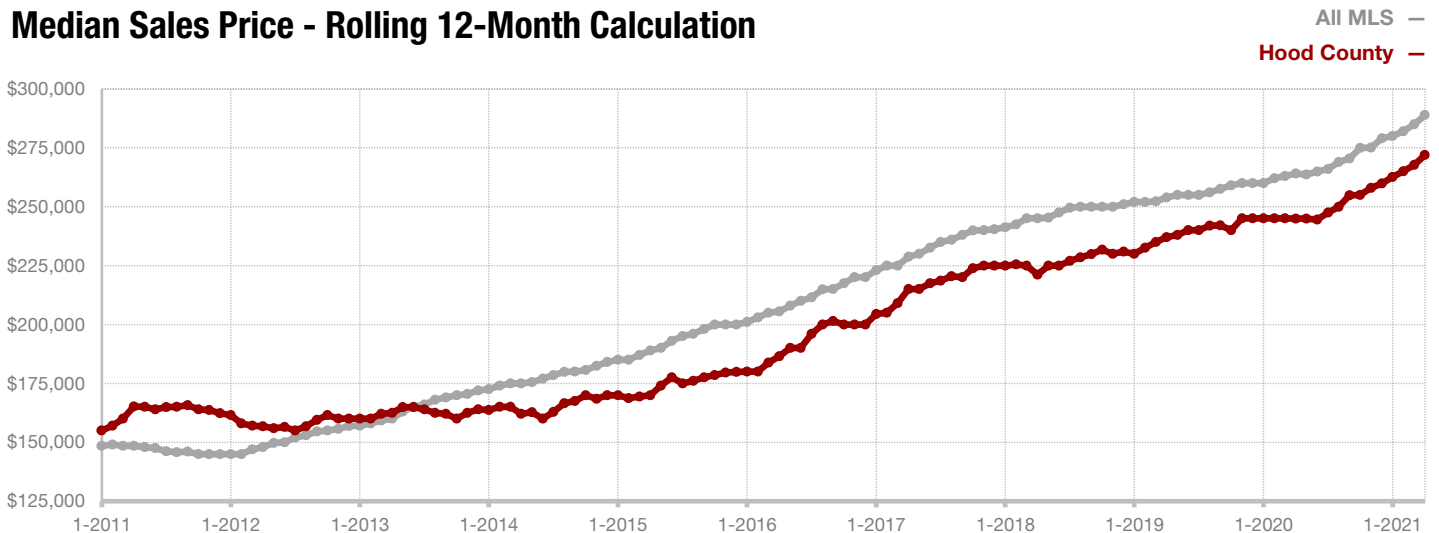
Hood County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	127	201	+ 58.3%	656	622	- 5.2%
Pending Sales	112	132	+ 17.9%	450	553	+ 22.9%
Closed Sales	113	157	+ 38.9%	407	528	+ 29.7%
Average Sales Price*	\$285,886	\$345,010	+ 20.7%	\$281,180	\$340,701	+ 21.2%
Median Sales Price*	\$235,000	\$288,500	+ 22.8%	\$240,000	\$285,000	+ 18.8%
Percent of Original List Price Received*	96.5%	98.8%	+ 2.4%	96.1%	98.4%	+ 2.4%
Days on Market Until Sale	50	31	- 38.0%	52	40	- 23.1%
Inventory of Homes for Sale	405	192	- 52.6%	--	--	--
Months Supply of Inventory	3.5	1.3	- 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 – April 2021

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



+ 12.9%

- 20.0%

+ 45.8%

Change in
New Listings

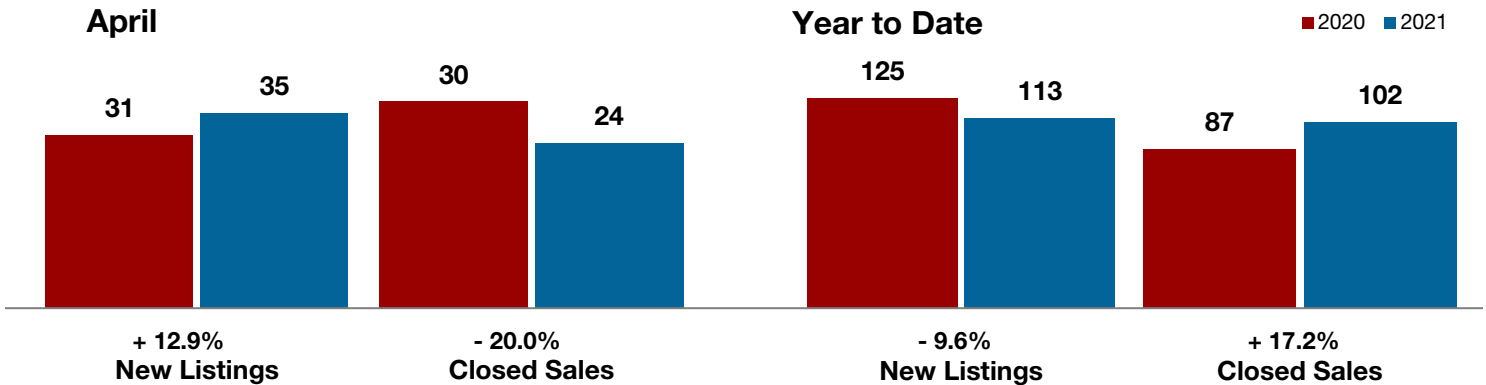
Change in
Closed Sales

Change in
Median Sales Price

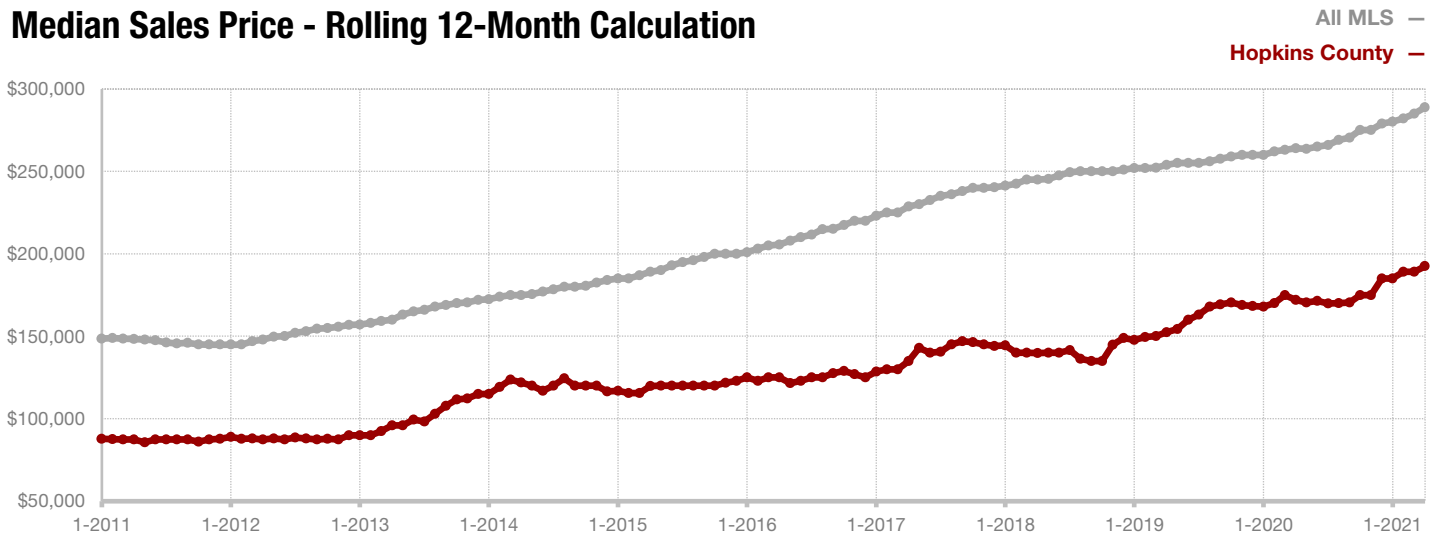
Hopkins County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	31	35	+ 12.9%	125	113	- 9.6%
Pending Sales	28	28	0.0%	91	100	+ 9.9%
Closed Sales	30	24	- 20.0%	87	102	+ 17.2%
Average Sales Price*	\$210,460	\$325,777	+ 54.8%	\$205,076	\$304,569	+ 48.5%
Median Sales Price*	\$163,450	\$238,250	+ 45.8%	\$167,000	\$227,000	+ 35.9%
Percent of Original List Price Received*	93.9%	94.4%	+ 0.5%	93.8%	93.6%	- 0.2%
Days on Market Until Sale	70	62	- 11.4%	63	57	- 9.5%
Inventory of Homes for Sale	94	45	- 52.1%	--	--	--
Months Supply of Inventory	4.2	1.7	- 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



Local Market Update – April 2021

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



+ 24.4%

+ 36.7%

+ 17.8%

Change in
New Listings

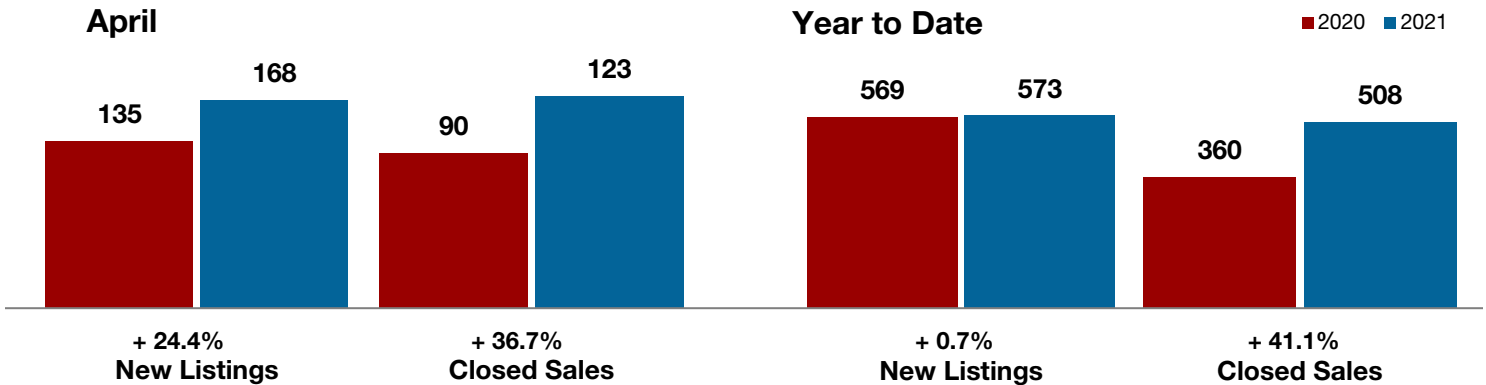
Change in
Closed Sales

Change in
Median Sales Price

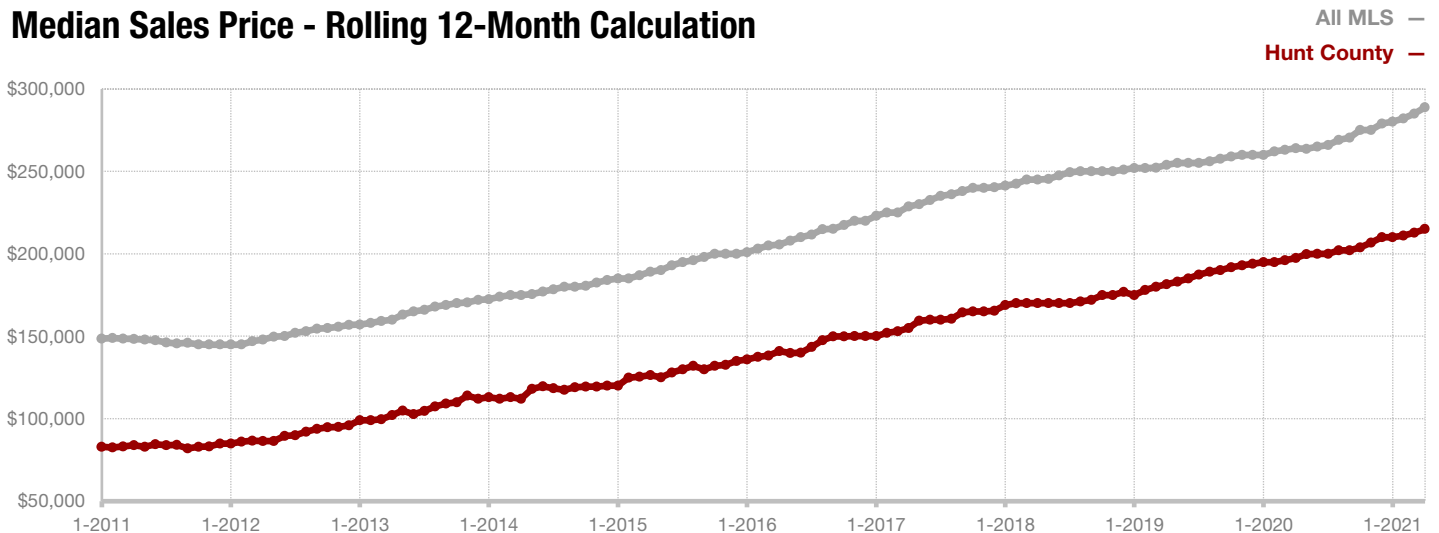
Hunt County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	135	168	+ 24.4%	569	573	+ 0.7%
Pending Sales	103	135	+ 31.1%	401	546	+ 36.2%
Closed Sales	90	123	+ 36.7%	360	508	+ 41.1%
Average Sales Price*	\$229,281	\$265,632	+ 15.9%	\$224,053	\$250,091	+ 11.6%
Median Sales Price*	\$203,000	\$239,114	+ 17.8%	\$198,413	\$220,000	+ 10.9%
Percent of Original List Price Received*	95.8%	99.5%	+ 3.9%	94.5%	97.5%	+ 3.2%
Days on Market Until Sale	58	28	- 51.7%	62	38	- 38.7%
Inventory of Homes for Sale	380	177	- 53.4%	--	--	--
Months Supply of Inventory	3.6	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 – April 2021

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



+ 166.7%

- 50.0%

- 1.1%

Change in
New Listings

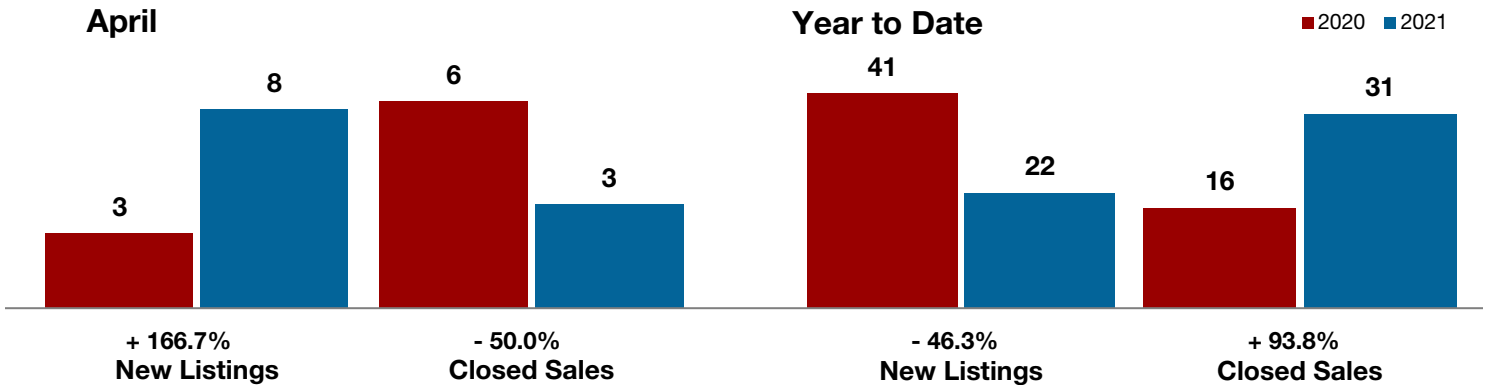
Change in
Closed Sales

Change in
Median Sales Price

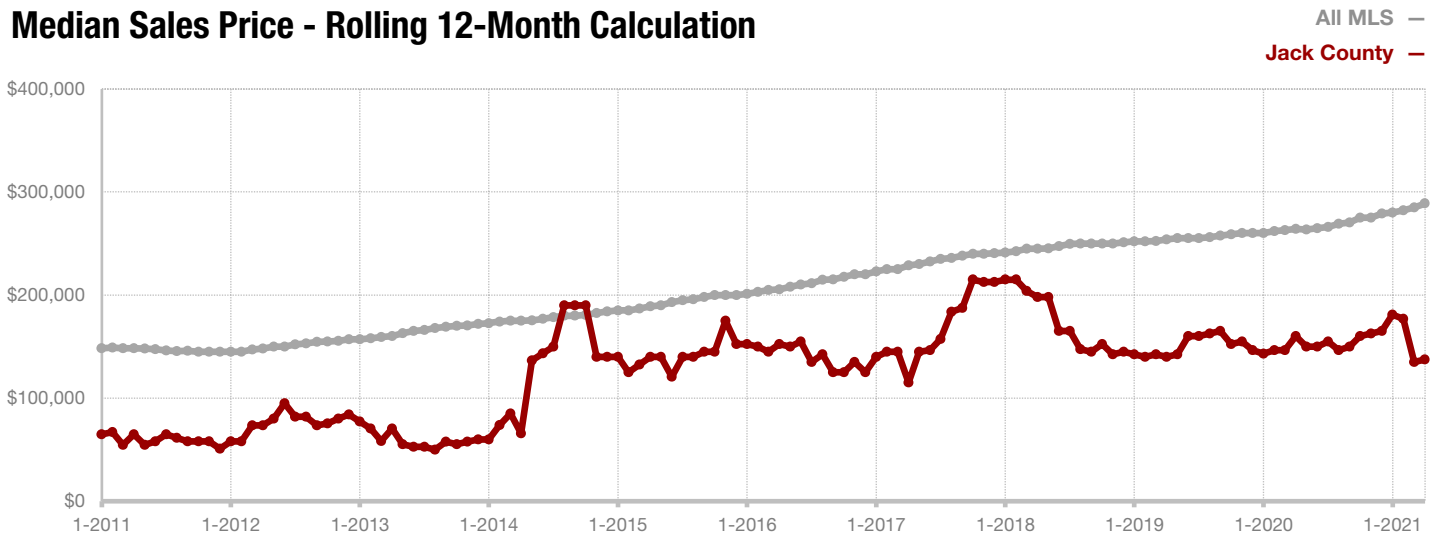
Jack County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3	8	+ 166.7%	41	22	- 46.3%
Pending Sales	3	2	- 33.3%	15	30	+ 100.0%
Closed Sales	6	3	- 50.0%	16	31	+ 93.8%
Average Sales Price*	\$358,583	\$240,333	- 33.0%	\$237,669	\$208,013	- 12.5%
Median Sales Price*	\$232,500	\$230,000	- 1.1%	\$186,000	\$111,111	- 40.3%
Percent of Original List Price Received*	86.8%	91.4%	+ 5.3%	91.7%	84.6%	- 7.7%
Days on Market Until Sale	112	144	+ 28.6%	75	213	+ 184.0%
Inventory of Homes for Sale	39	11	- 71.8%	--	--	--
Months Supply of Inventory	12.3	1.7	- 83.3%	--	--	--

* 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 – April 2021

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



- 7.8%

+ 31.8%

+ 21.2%

Change in
New Listings

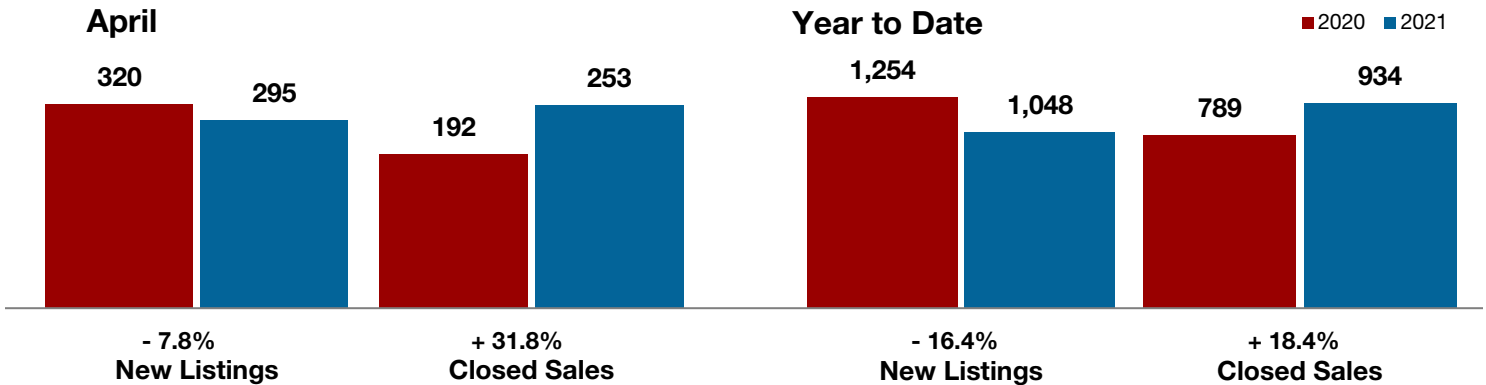
Change in
Closed Sales

Change in
Median Sales Price

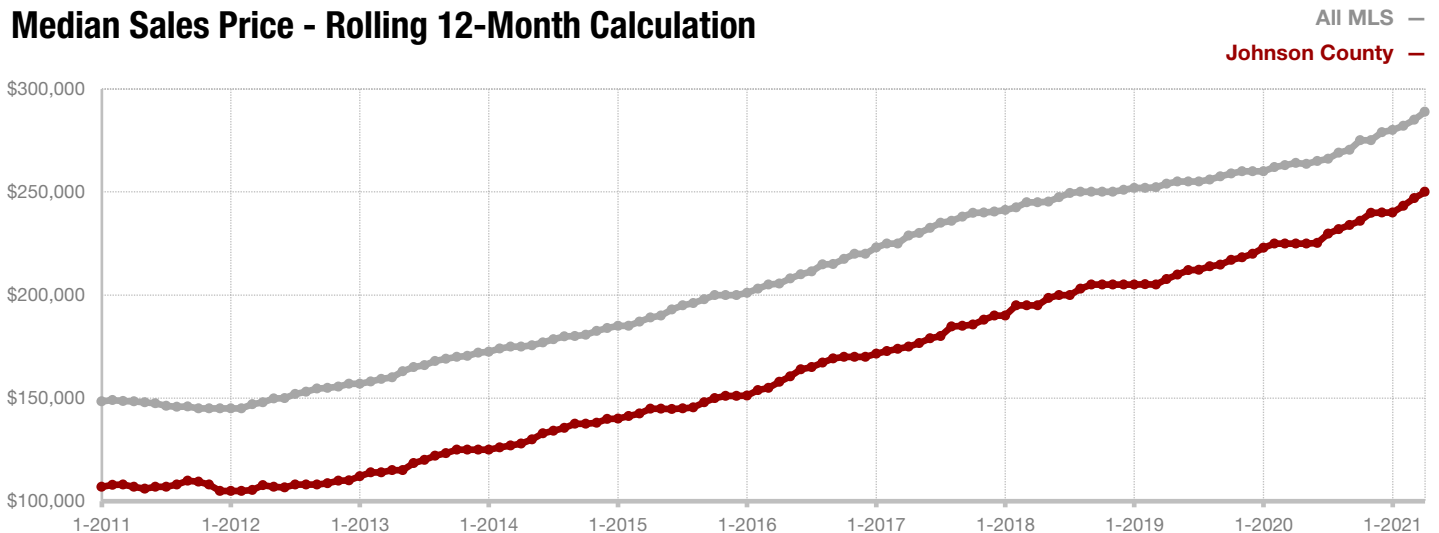
Johnson County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	320	295	- 7.8%	1,254	1,048	- 16.4%
Pending Sales	243	230	- 5.3%	943	1,015	+ 7.6%
Closed Sales	192	253	+ 31.8%	789	934	+ 18.4%
Average Sales Price*	\$250,961	\$303,171	+ 20.8%	\$247,468	\$290,181	+ 17.3%
Median Sales Price*	\$226,000	\$274,000	+ 21.2%	\$225,001	\$261,000	+ 16.0%
Percent of Original List Price Received*	97.4%	101.4%	+ 4.1%	96.7%	99.2%	+ 2.6%
Days on Market Until Sale	50	31	- 38.0%	58	36	- 37.9%
Inventory of Homes for Sale	731	287	- 60.7%	--	--	--
Months Supply of Inventory	3.2	1.0	- 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 – April 2021

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



+ 14.3%

+ 25.0%

- 54.6%

Change in
New Listings

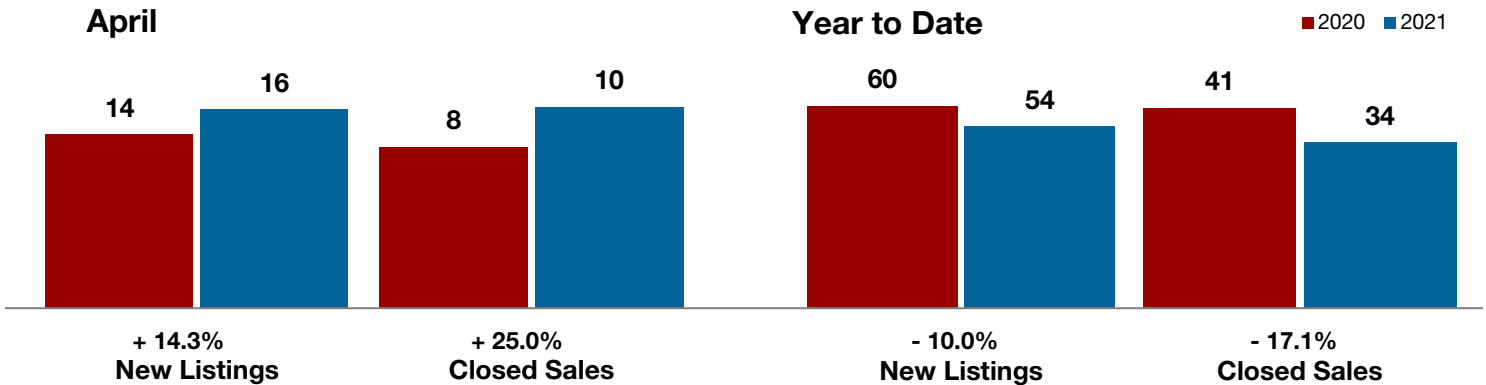
Change in
Closed Sales

Change in
Median Sales Price

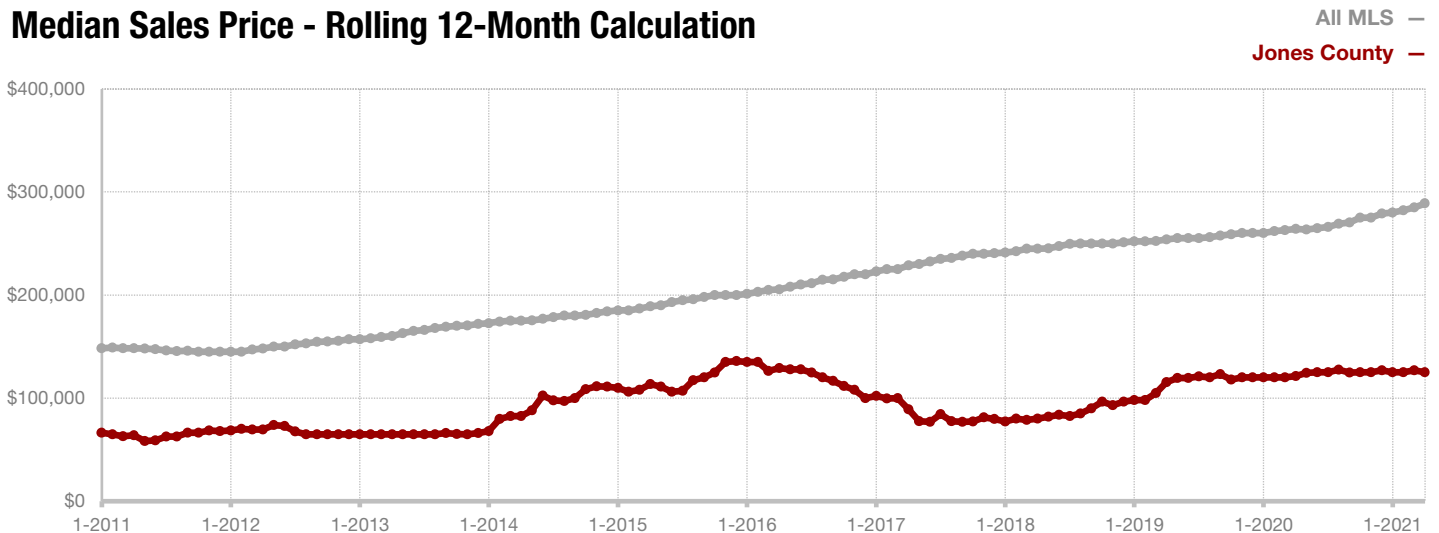
Jones County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	14	16	+ 14.3%	60	54	- 10.0%
Pending Sales	10	12	+ 20.0%	48	39	- 18.8%
Closed Sales	8	10	+ 25.0%	41	34	- 17.1%
Average Sales Price*	\$163,725	\$111,900	- 31.7%	\$151,551	\$130,872	- 13.6%
Median Sales Price*	\$157,000	\$71,250	- 54.6%	\$122,500	\$107,500	- 12.2%
Percent of Original List Price Received*	93.7%	92.2%	- 1.6%	93.2%	92.5%	- 0.8%
Days on Market Until Sale	61	43	- 29.5%	80	58	- 27.5%
Inventory of Homes for Sale	51	30	- 41.2%	--	--	--
Months Supply of Inventory	4.7	2.4	- 60.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2021

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



+ 25.2%

Change in
New Listings

+ 9.9%

Change in
Closed Sales

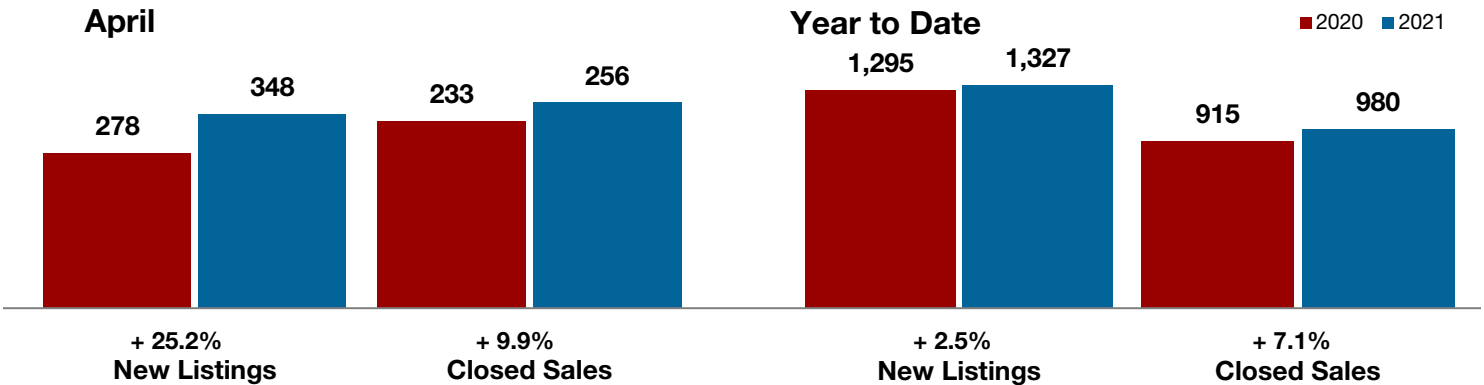
+ 14.8%

Change in
Median Sales Price

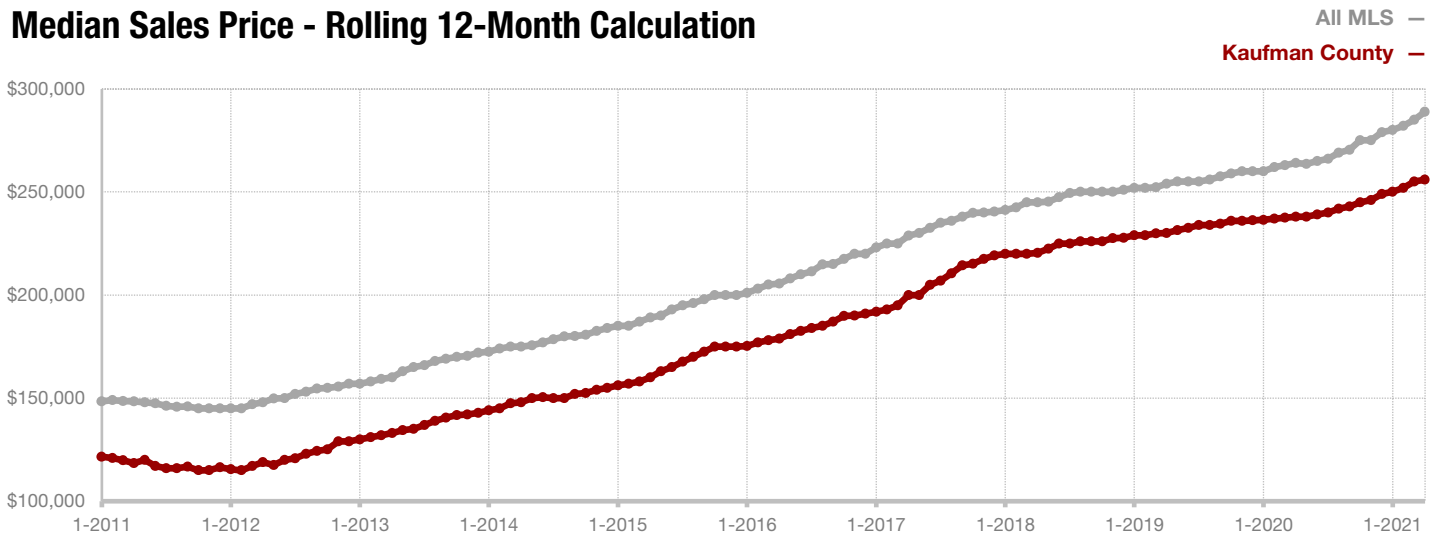
Kaufman County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	278	348	+ 25.2%	1,295	1,327	+ 2.5%
Pending Sales	255	329	+ 29.0%	1,023	1,328	+ 29.8%
Closed Sales	233	256	+ 9.9%	915	980	+ 7.1%
Average Sales Price*	\$264,329	\$293,495	+ 11.0%	\$246,889	\$289,915	+ 17.4%
Median Sales Price*	\$240,000	\$275,450	+ 14.8%	\$237,000	\$265,131	+ 11.9%
Percent of Original List Price Received*	95.9%	101.5%	+ 5.8%	95.6%	99.9%	+ 4.5%
Days on Market Until Sale	63	32	- 49.2%	62	33	- 46.8%
Inventory of Homes for Sale	788	288	- 63.5%	--	--	--
Months Supply of Inventory	3.1	0.9	- 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 – April 2021

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



+ 33.3%

- 32.0%

+ 23.6%

Change in
New Listings

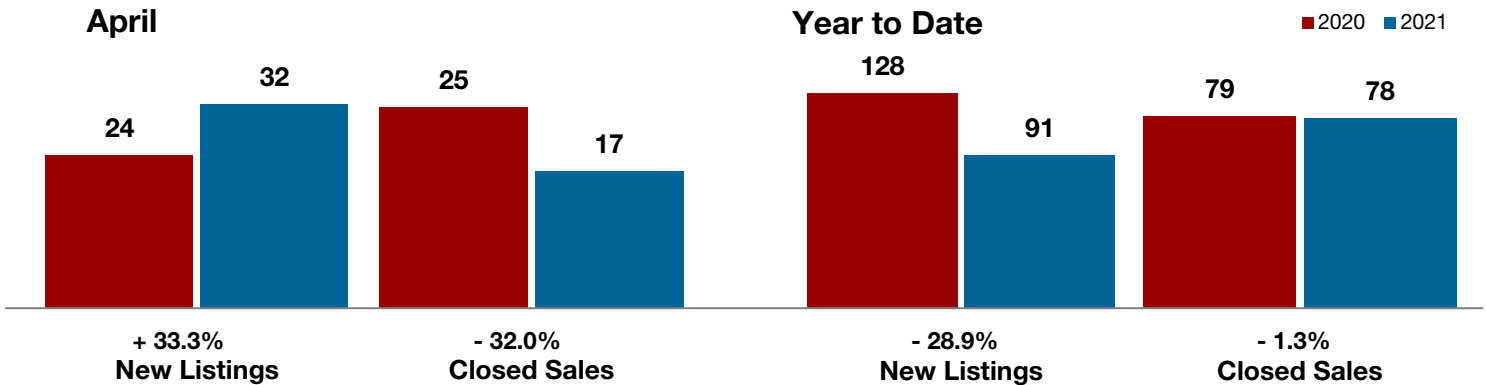
Change in
Closed Sales

Change in
Median Sales Price

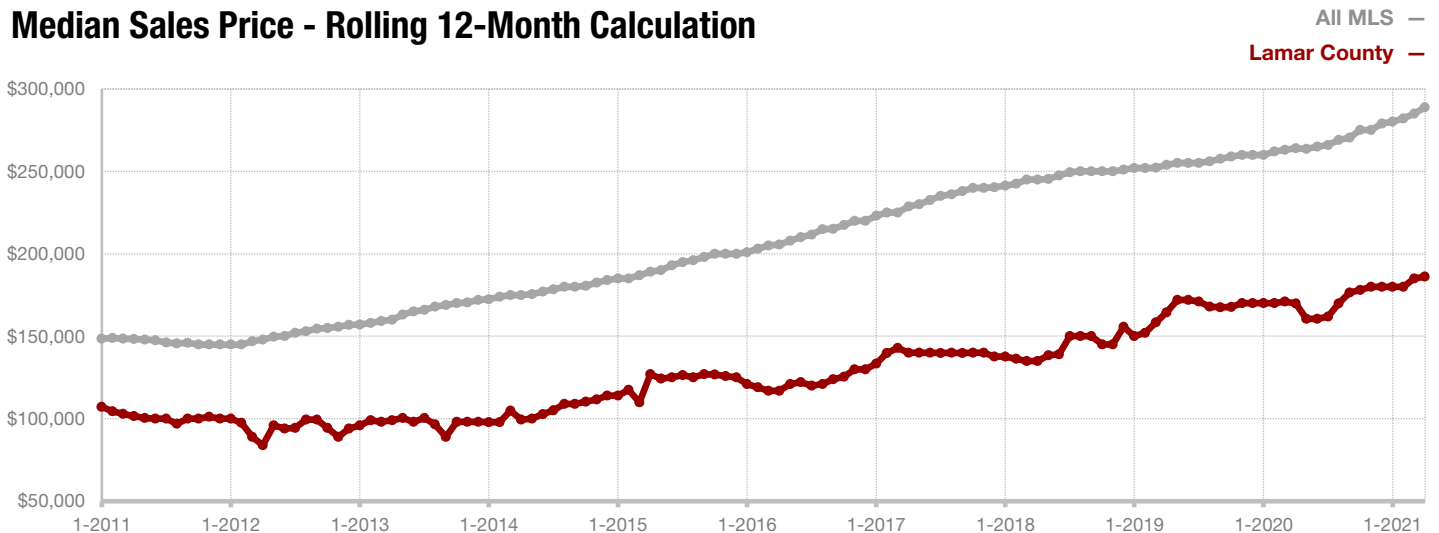
Lamar County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	24	32	+ 33.3%	128	91	- 28.9%
Pending Sales	17	28	+ 64.7%	89	92	+ 3.4%
Closed Sales	25	17	- 32.0%	79	78	- 1.3%
Average Sales Price*	\$199,614	\$262,253	+ 31.4%	\$182,050	\$241,587	+ 32.7%
Median Sales Price*	\$173,900	\$215,000	+ 23.6%	\$160,000	\$210,000	+ 31.3%
Percent of Original List Price Received*	93.1%	96.0%	+ 3.1%	90.1%	94.7%	+ 5.1%
Days on Market Until Sale	67	53	- 20.9%	79	68	- 13.9%
Inventory of Homes for Sale	113	32	- 71.7%	--	--	--
Months Supply of Inventory	5.5	1.4	- 83.3%	--	--	--

* 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 – April 2021

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



+ 116.7%

--

--

Limestone County

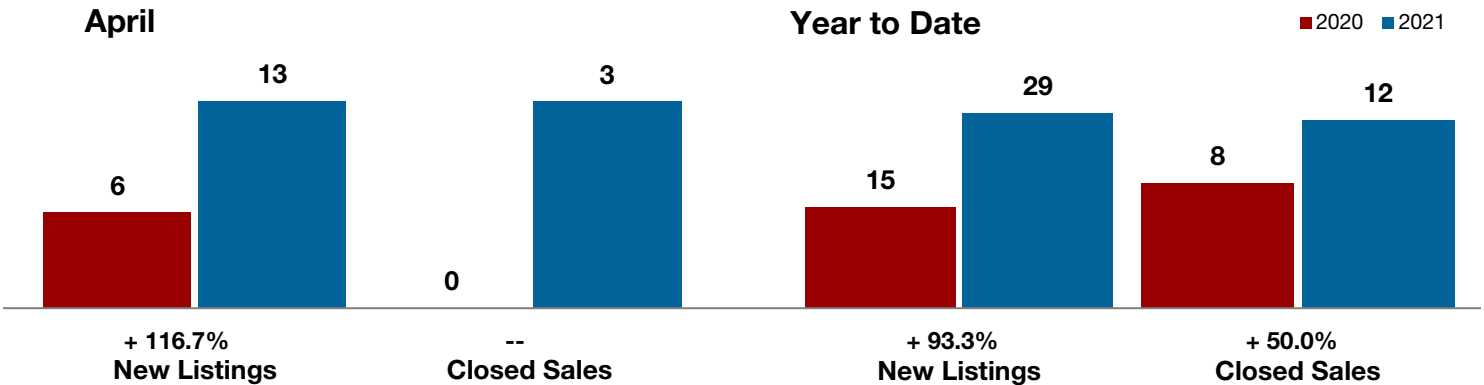
Change in
New Listings

Change in
Closed Sales

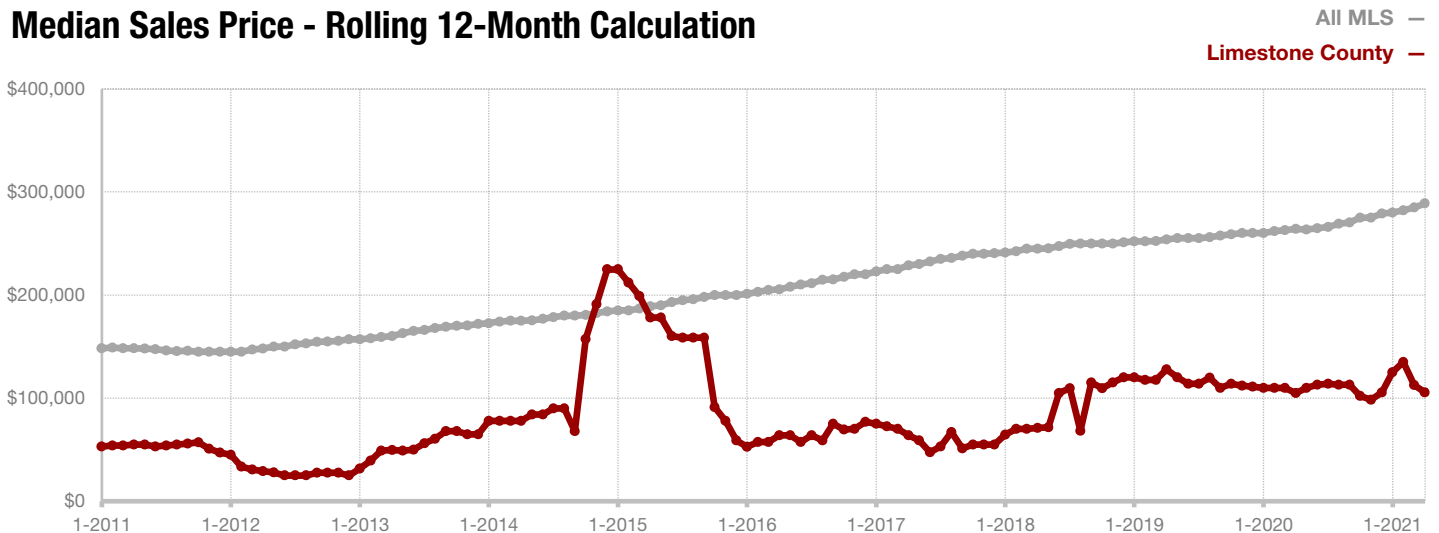
Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	6	13	+ 116.7%	15	29	+ 93.3%
Pending Sales	2	6	+ 200.0%	9	13	+ 44.4%
Closed Sales	0	3	--	8	12	+ 50.0%
Average Sales Price*	--	\$158,833	--	\$114,475	\$134,998	+ 17.9%
Median Sales Price*	--	\$88,000	--	\$90,000	\$84,000	- 6.7%
Percent of Original List Price Received*	--	91.1%	--	92.1%	90.2%	- 2.1%
Days on Market Until Sale	--	81	--	48	131	+ 172.9%
Inventory of Homes for Sale	20	22	+ 10.0%	--	--	--
Months Supply of Inventory	8.6	7.8	- 11.1%	--	--	--

* 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 – April 2021

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



+ 18.8%

Change in
New Listings

+ 5.3%

Change in
Closed Sales

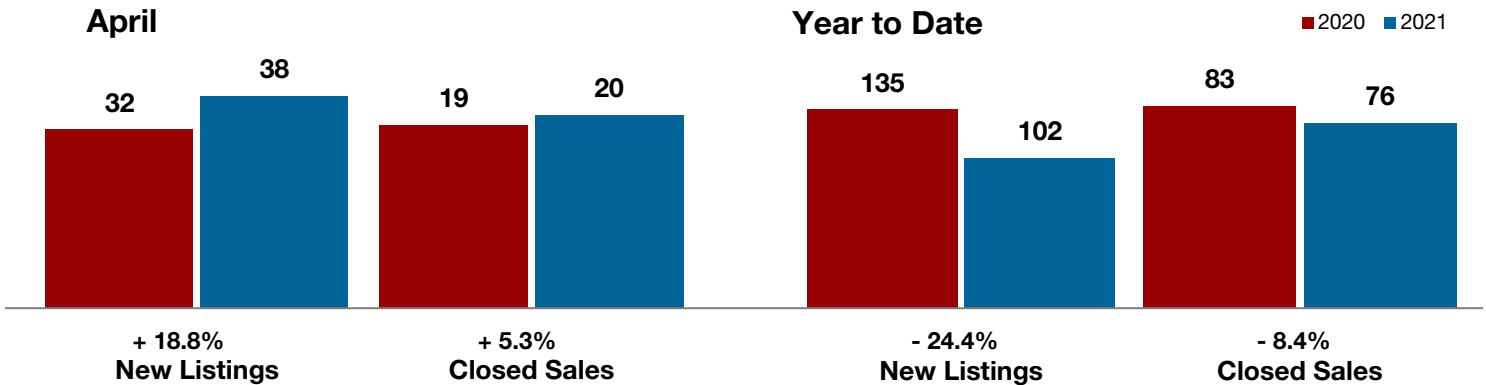
+ 28.0%

Change in
Median Sales Price

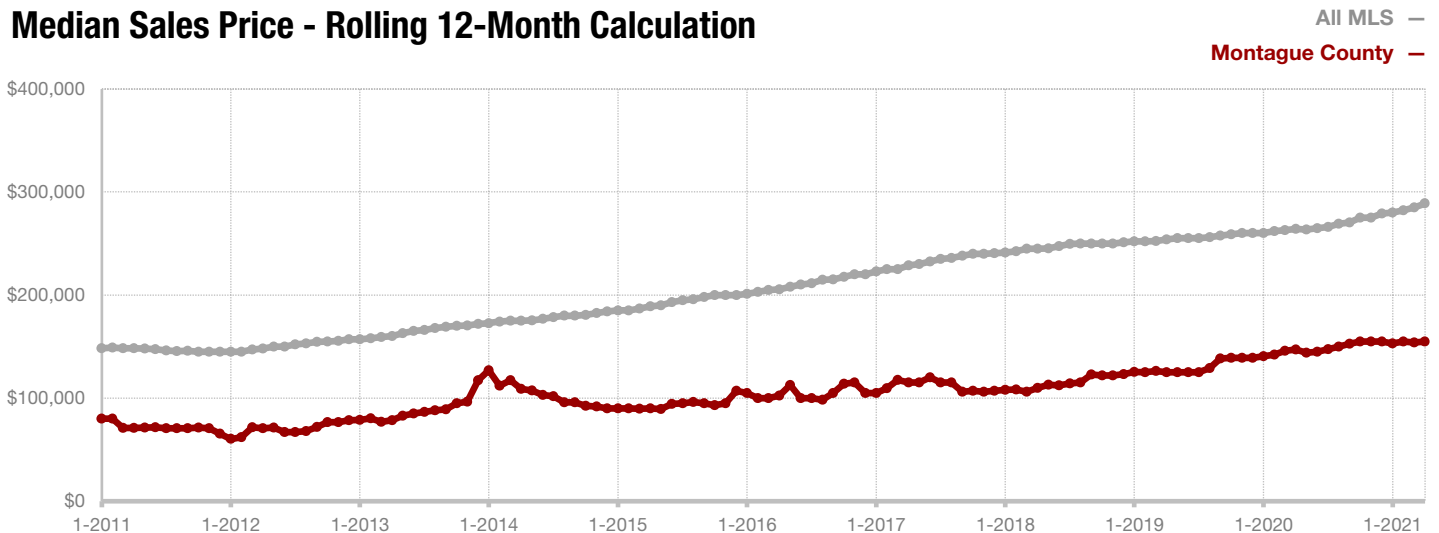
Montague County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	32	38	+ 18.8%	135	102	- 24.4%
Pending Sales	22	28	+ 27.3%	82	99	+ 20.7%
Closed Sales	19	20	+ 5.3%	83	76	- 8.4%
Average Sales Price*	\$161,433	\$209,939	+ 30.0%	\$195,656	\$234,064	+ 19.6%
Median Sales Price*	\$129,450	\$165,750	+ 28.0%	\$156,500	\$166,000	+ 6.1%
Percent of Original List Price Received*	95.2%	95.3%	+ 0.1%	93.1%	92.0%	- 1.2%
Days on Market Until Sale	46	38	- 17.4%	73	69	- 5.5%
Inventory of Homes for Sale	114	39	- 65.8%	--	--	--
Months Supply of Inventory	6.0	1.6	- 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 – April 2021

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



+ 110.7%

+ 36.0%

+ 0.6%

Change in
New Listings

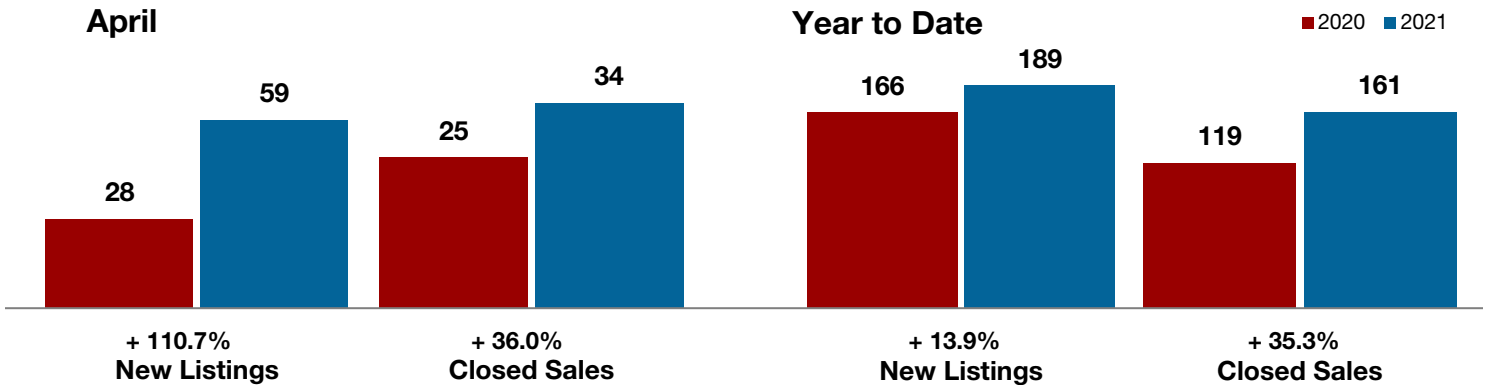
Change in
Closed Sales

Change in
Median Sales Price

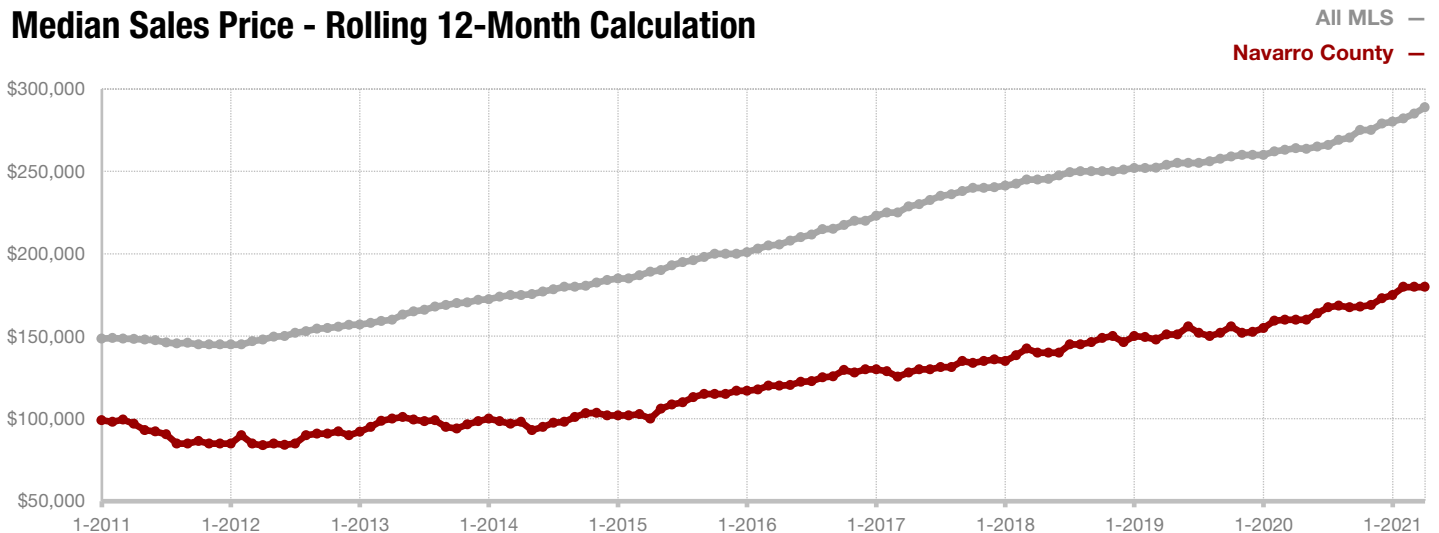
Navarro County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	28	59	+ 110.7%	166	189	+ 13.9%
Pending Sales	28	38	+ 35.7%	130	160	+ 23.1%
Closed Sales	25	34	+ 36.0%	119	161	+ 35.3%
Average Sales Price*	\$189,044	\$265,820	+ 40.6%	\$224,144	\$272,697	+ 21.7%
Median Sales Price*	\$179,500	\$180,500	+ 0.6%	\$169,000	\$190,000	+ 12.4%
Percent of Original List Price Received*	98.2%	97.2%	- 1.0%	94.0%	96.9%	+ 3.1%
Days on Market Until Sale	42	52	+ 23.8%	74	55	- 25.7%
Inventory of Homes for Sale	147	78	- 46.9%	--	--	--
Months Supply of Inventory	4.1	1.8	- 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2021

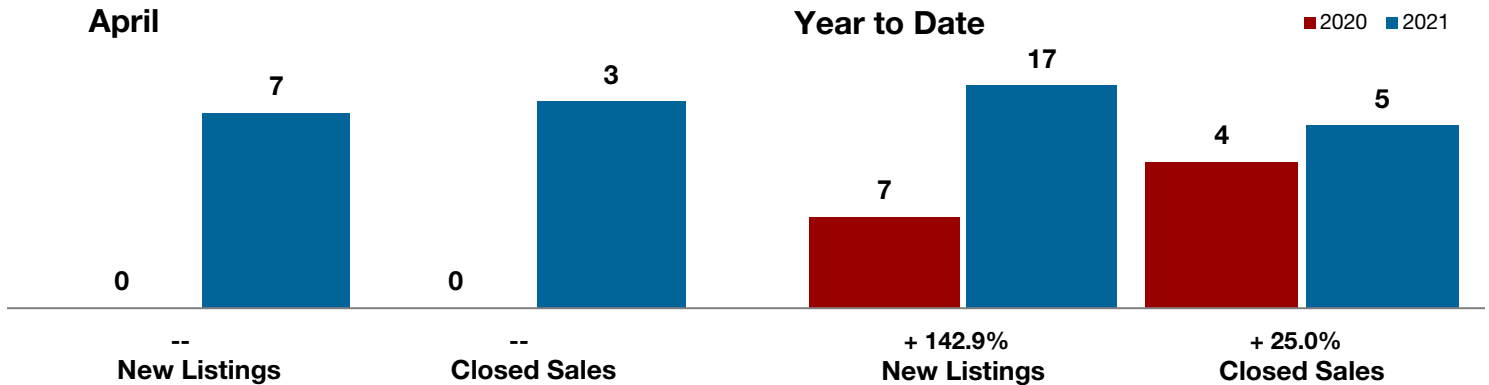
A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



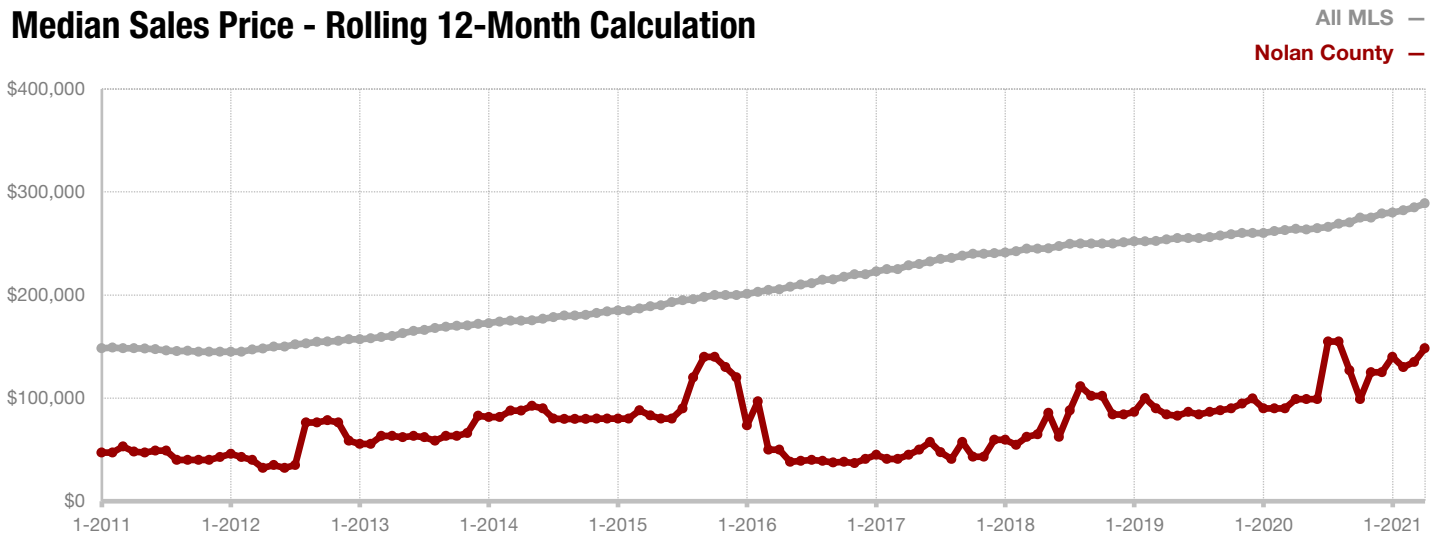
Nolan County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	0	7	--	7	17	+ 142.9%
Pending Sales	2	3	+ 50.0%	4	11	+ 175.0%
Closed Sales	0	3	--	4	5	+ 25.0%
Average Sales Price*	--	\$187,200	--	\$158,125	\$153,720	- 2.8%
Median Sales Price*	--	\$169,900	--	\$64,500	\$141,800	+ 119.8%
Percent of Original List Price Received*	--	98.6%	--	76.8%	98.0%	+ 27.6%
Days on Market Until Sale	--	50	--	205	33	- 83.9%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	5.6	2.8	- 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2021

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



+ 28.6%

+ 93.5%

+ 3.8%

Change in
New Listings

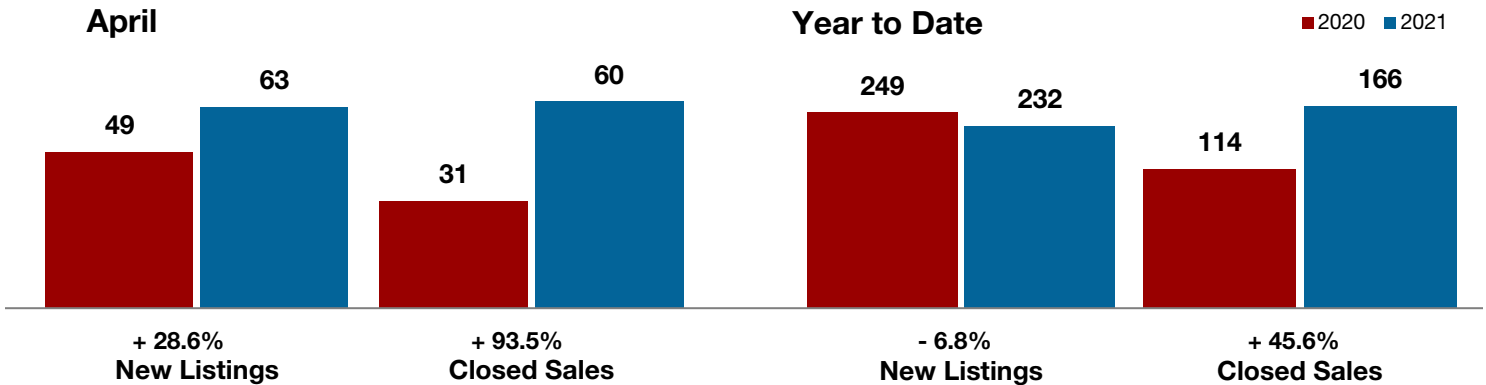
Change in
Closed Sales

Change in
Median Sales Price

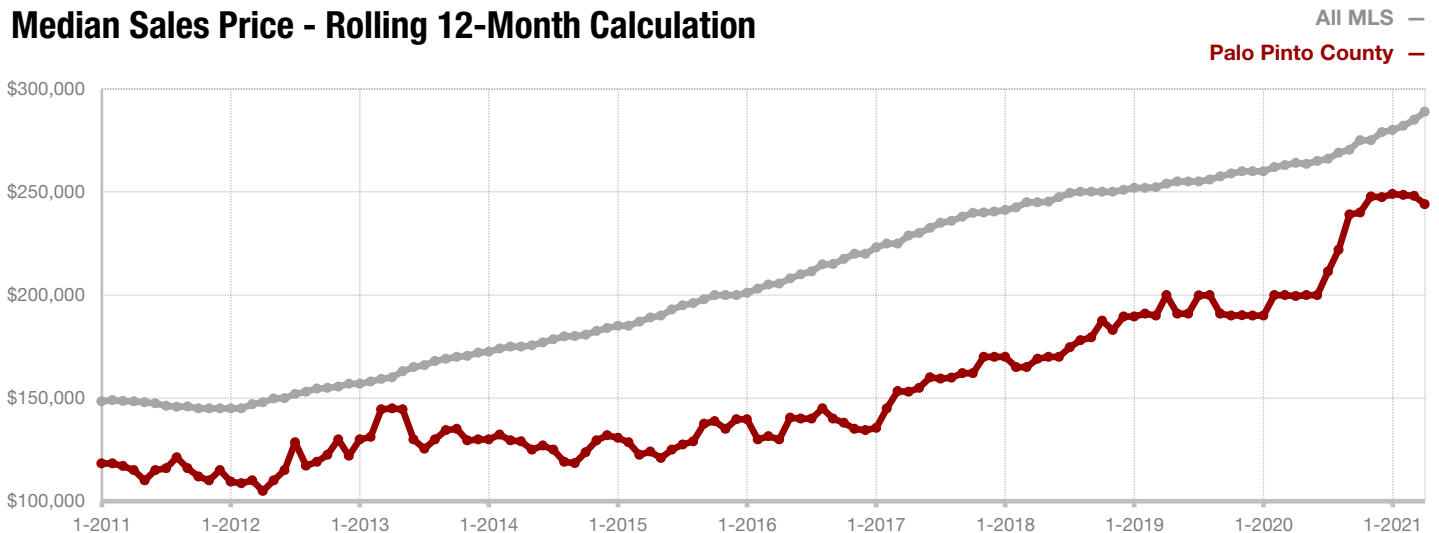
Palo Pinto County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	49	63	+ 28.6%	249	232	- 6.8%
Pending Sales	37	38	+ 2.7%	132	180	+ 36.4%
Closed Sales	31	60	+ 93.5%	114	166	+ 45.6%
Average Sales Price*	\$276,816	\$389,864	+ 40.8%	\$385,444	\$369,347	- 4.2%
Median Sales Price*	\$196,000	\$203,500	+ 3.8%	\$207,000	\$214,550	+ 3.6%
Percent of Original List Price Received*	91.4%	93.1%	+ 1.9%	90.5%	93.8%	+ 3.6%
Days on Market Until Sale	69	64	- 7.2%	92	77	- 16.3%
Inventory of Homes for Sale	249	128	- 48.6%	--	--	--
Months Supply of Inventory	7.4	2.7	- 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 – April 2021

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



+ 2.8%

Change in
New Listings

+ 5.8%

Change in
Closed Sales

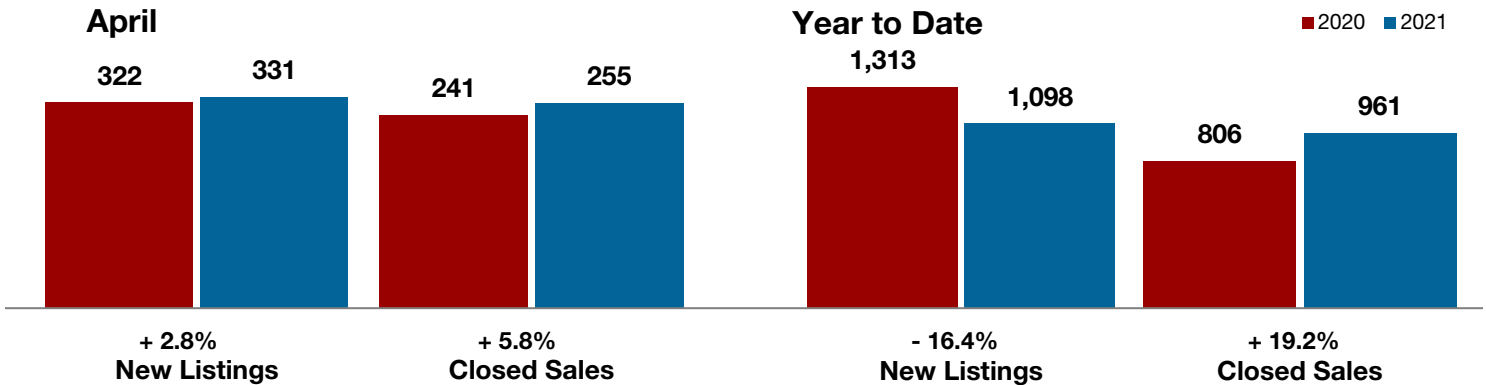
+ 22.1%

Change in
Median Sales Price

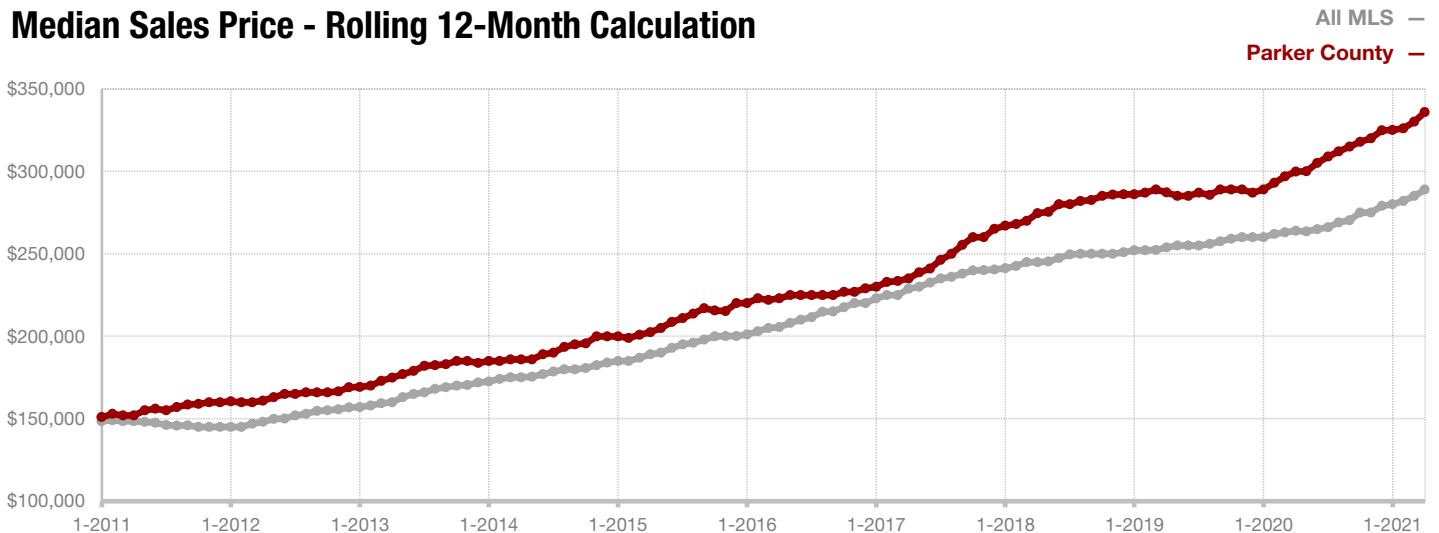
Parker County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	322	331	+ 2.8%	1,313	1,098	- 16.4%
Pending Sales	243	253	+ 4.1%	955	1,029	+ 7.7%
Closed Sales	241	255	+ 5.8%	806	961	+ 19.2%
Average Sales Price*	\$341,680	\$449,291	+ 31.5%	\$336,228	\$406,110	+ 20.8%
Median Sales Price*	\$310,000	\$378,500	+ 22.1%	\$310,000	\$359,450	+ 16.0%
Percent of Original List Price Received*	96.4%	99.6%	+ 3.3%	95.9%	98.3%	+ 2.5%
Days on Market Until Sale	61	46	- 24.6%	76	49	- 35.5%
Inventory of Homes for Sale	899	370	- 58.8%	--	--	--
Months Supply of Inventory	3.8	1.3	- 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 – April 2021

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



- 28.6% **+ 333.3%** **+ 156.8%**

Change in
New Listings

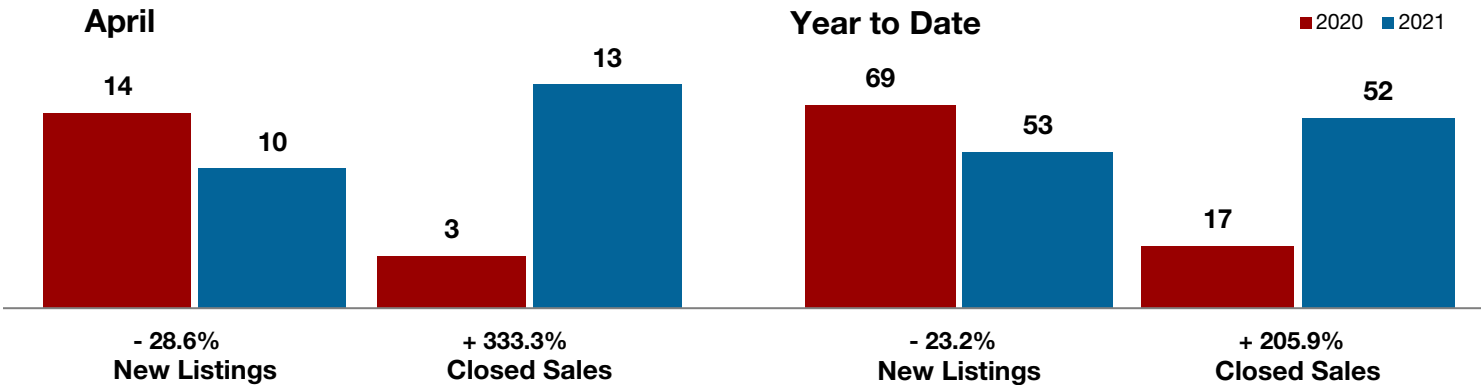
Change in
Closed Sales

Change in
Median Sales Price

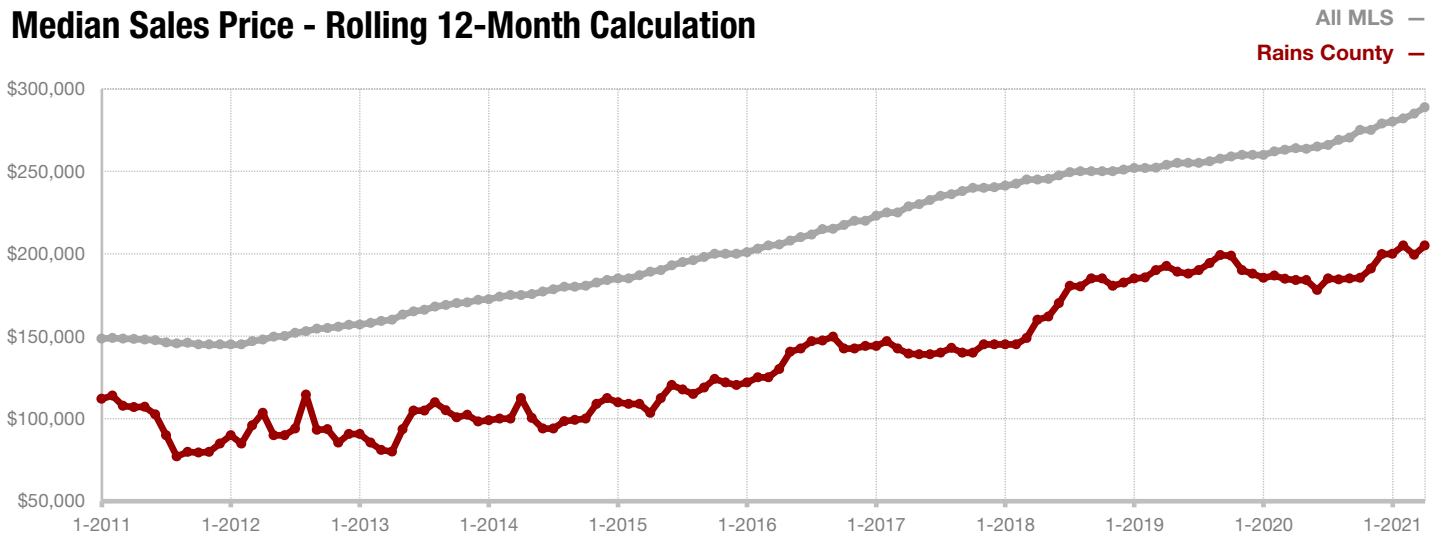
Rains County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	14	10	- 28.6%	69	53	- 23.2%
Pending Sales	13	11	- 15.4%	29	58	+ 100.0%
Closed Sales	3	13	+ 333.3%	17	52	+ 205.9%
Average Sales Price*	\$130,667	\$348,035	+ 166.4%	\$203,066	\$289,577	+ 42.6%
Median Sales Price*	\$146,000	\$375,000	+ 156.8%	\$165,000	\$229,500	+ 39.1%
Percent of Original List Price Received*	101.8%	97.6%	- 4.1%	93.3%	94.4%	+ 1.2%
Days on Market Until Sale	8	66	+ 725.0%	45	61	+ 35.6%
Inventory of Homes for Sale	72	18	- 75.0%	--	--	--
Months Supply of Inventory	7.1	1.1	- 85.7%	--	--	--

* 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 – April 2021

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



- 4.3%

+ 15.9%

+ 8.2%

Change in
New Listings

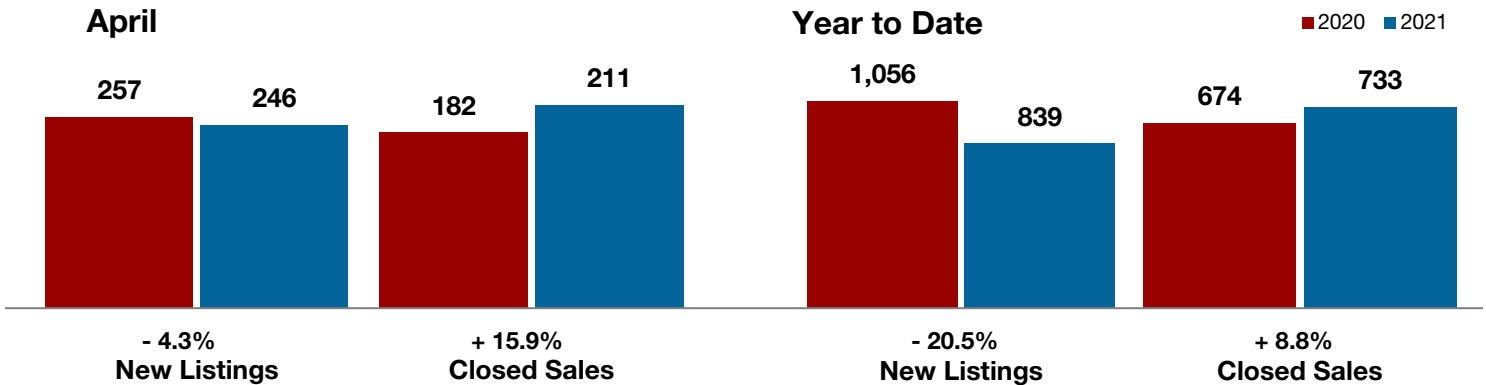
Change in
Closed Sales

Change in
Median Sales Price

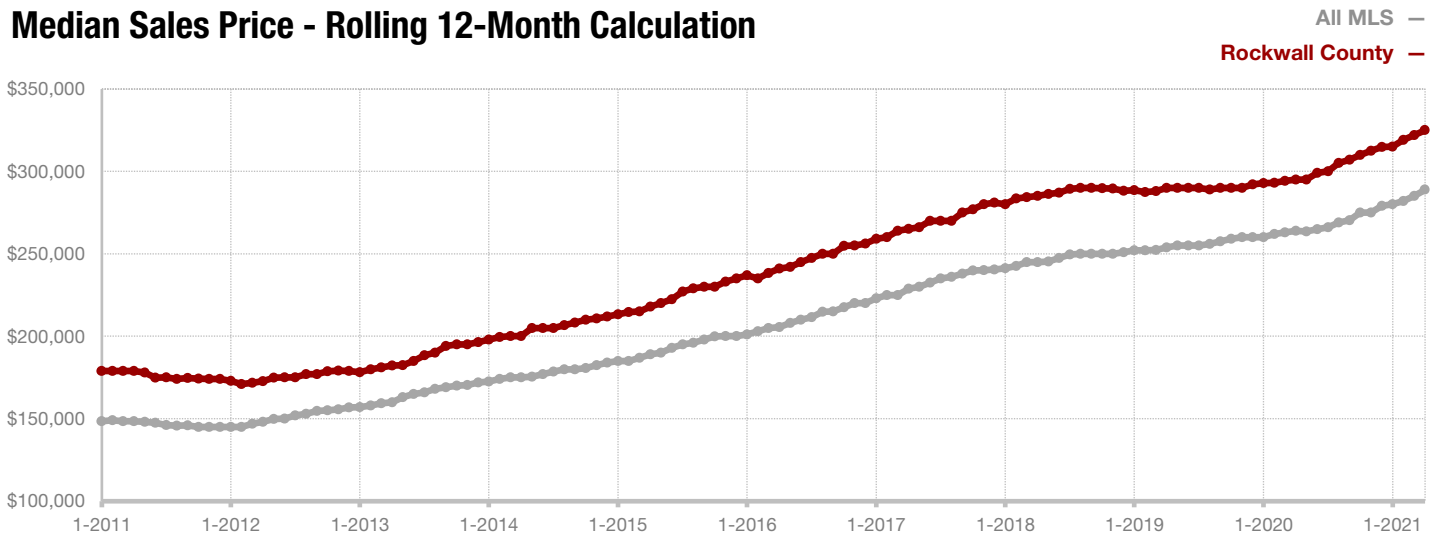
Rockwall County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	257	246	- 4.3%	1,056	839	- 20.5%
Pending Sales	210	200	- 4.8%	791	808	+ 2.1%
Closed Sales	182	211	+ 15.9%	674	733	+ 8.8%
Average Sales Price*	\$349,468	\$408,138	+ 16.8%	\$331,186	\$396,706	+ 19.8%
Median Sales Price*	\$309,550	\$334,985	+ 8.2%	\$297,870	\$330,000	+ 10.8%
Percent of Original List Price Received*	95.9%	102.1%	+ 6.5%	95.8%	100.5%	+ 4.9%
Days on Market Until Sale	65	27	- 58.5%	68	32	- 52.9%
Inventory of Homes for Sale	675	198	- 70.7%	--	--	--
Months Supply of Inventory	3.4	0.8	- 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 – April 2021

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



Shackelford County

0.0%

--

--

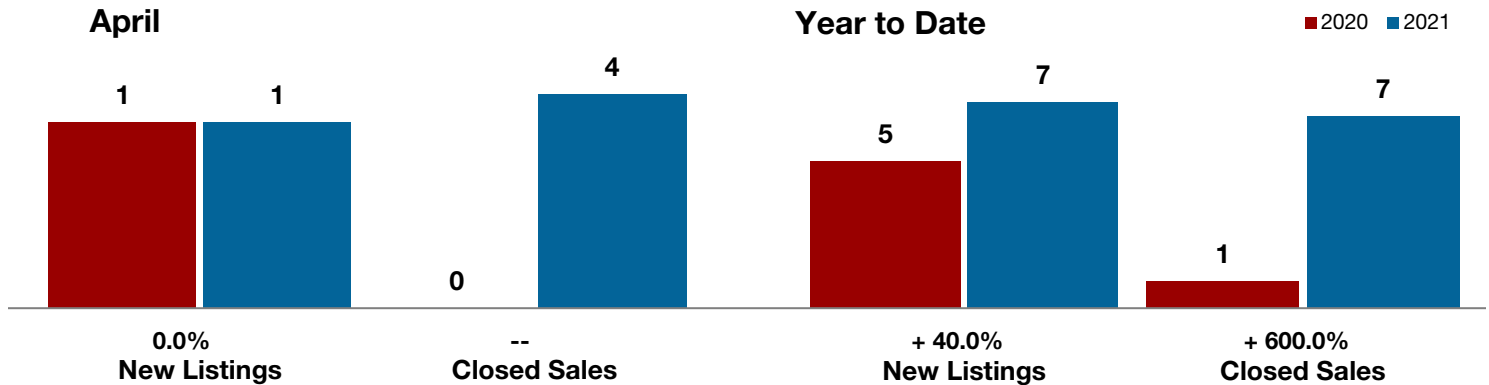
Change in
New Listings

Change in
Closed Sales

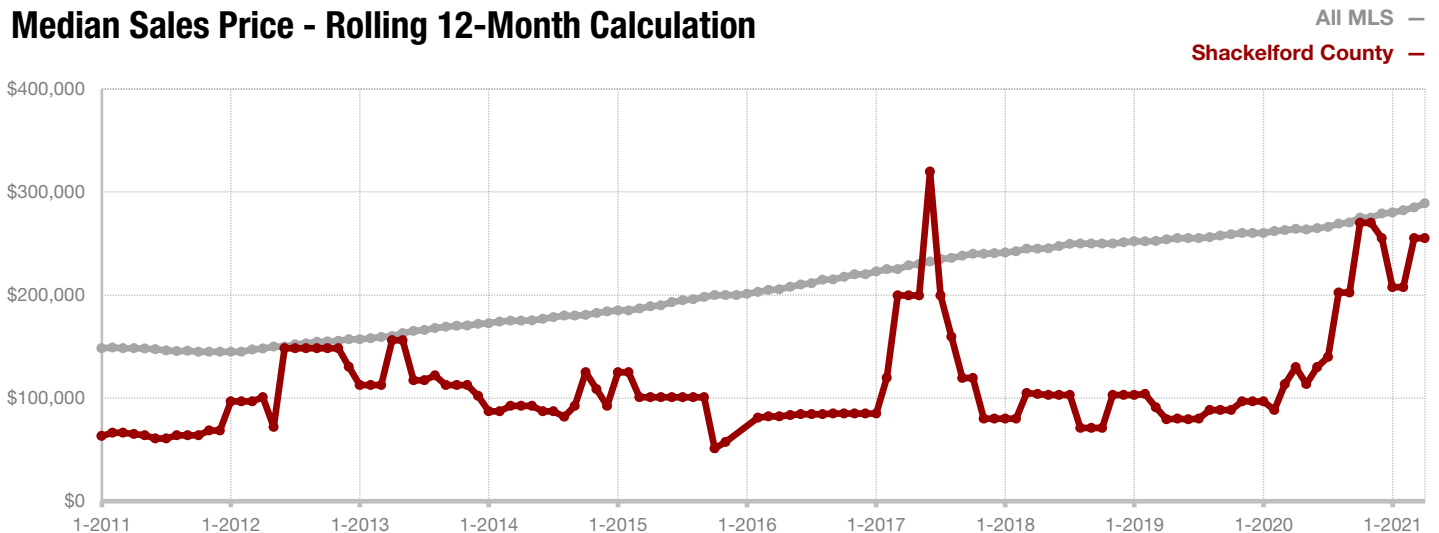
Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1	1	0.0%	5	7	+ 40.0%
Pending Sales	1	2	+ 100.0%	2	6	+ 200.0%
Closed Sales	0	4	--	1	7	+ 600.0%
Average Sales Price*	--	\$212,375	--	\$130,000	\$257,929	+ 98.4%
Median Sales Price*	--	\$227,250	--	\$130,000	\$197,500	+ 51.9%
Percent of Original List Price Received*	--	92.8%	--	100.0%	94.5%	- 5.5%
Days on Market Until Sale	--	25	--	26	96	+ 269.2%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	12.0	2.8	- 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 – April 2021

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



+ 29.0%

+ 57.1%

+ 36.4%

Change in
New Listings

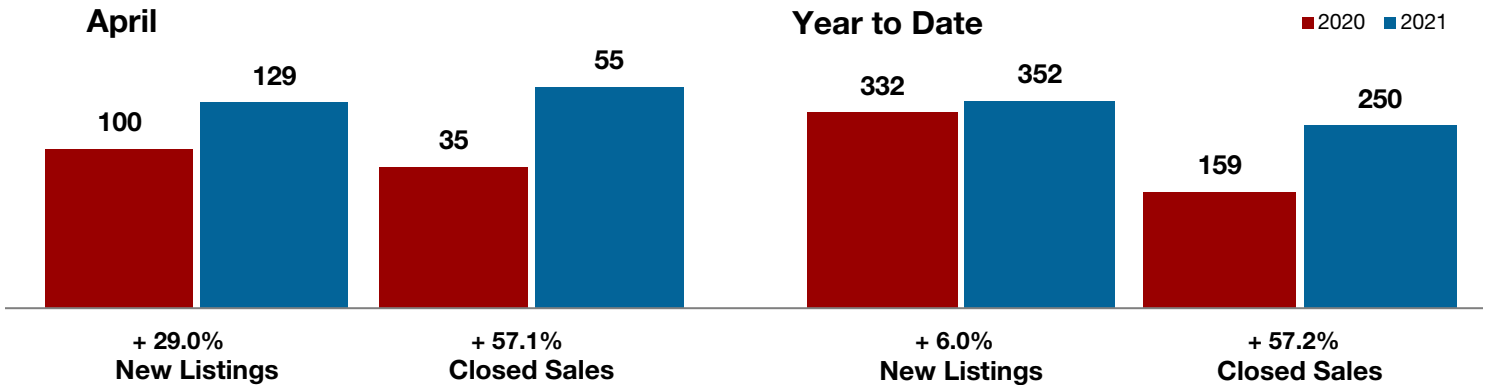
Change in
Closed Sales

Change in
Median Sales Price

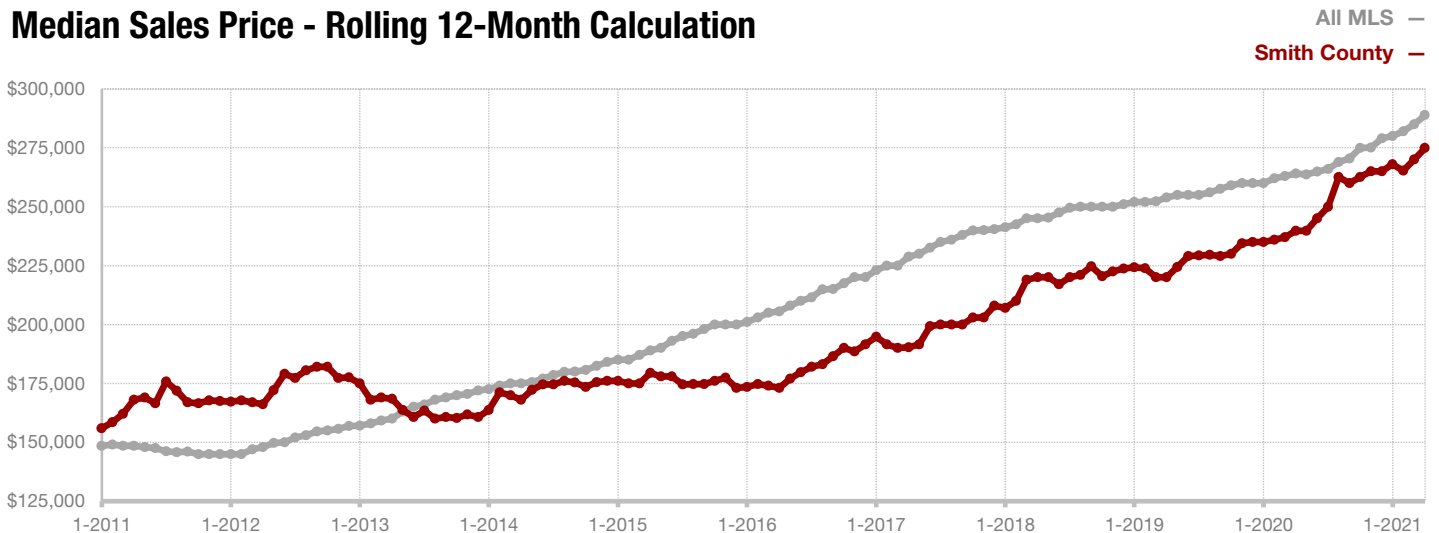
Smith County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	100	129	+ 29.0%	332	352	+ 6.0%
Pending Sales	46	85	+ 84.8%	188	299	+ 59.0%
Closed Sales	35	55	+ 57.1%	159	250	+ 57.2%
Average Sales Price*	\$270,460	\$366,454	+ 35.5%	\$291,998	\$336,357	+ 15.2%
Median Sales Price*	\$218,000	\$297,250	+ 36.4%	\$243,000	\$280,000	+ 15.2%
Percent of Original List Price Received*	95.9%	97.8%	+ 2.0%	95.1%	97.2%	+ 2.2%
Days on Market Until Sale	66	40	- 39.4%	65	56	- 13.8%
Inventory of Homes for Sale	269	156	- 42.0%	--	--	--
Months Supply of Inventory	5.4	1.8	- 60.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2021

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



+ 500.0%

+ 71.4%

- 0.9%

Change in
New Listings

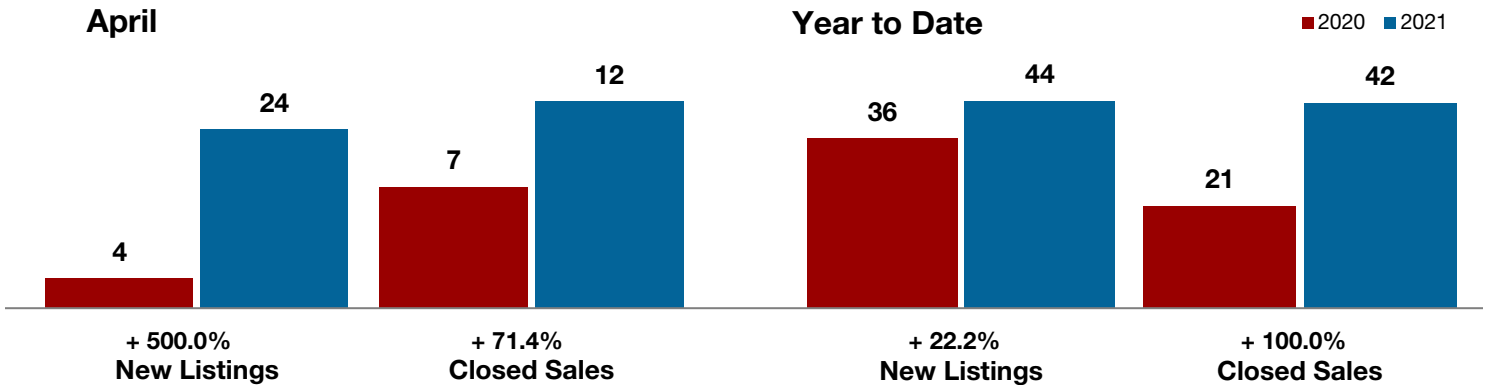
Change in
Closed Sales

Change in
Median Sales Price

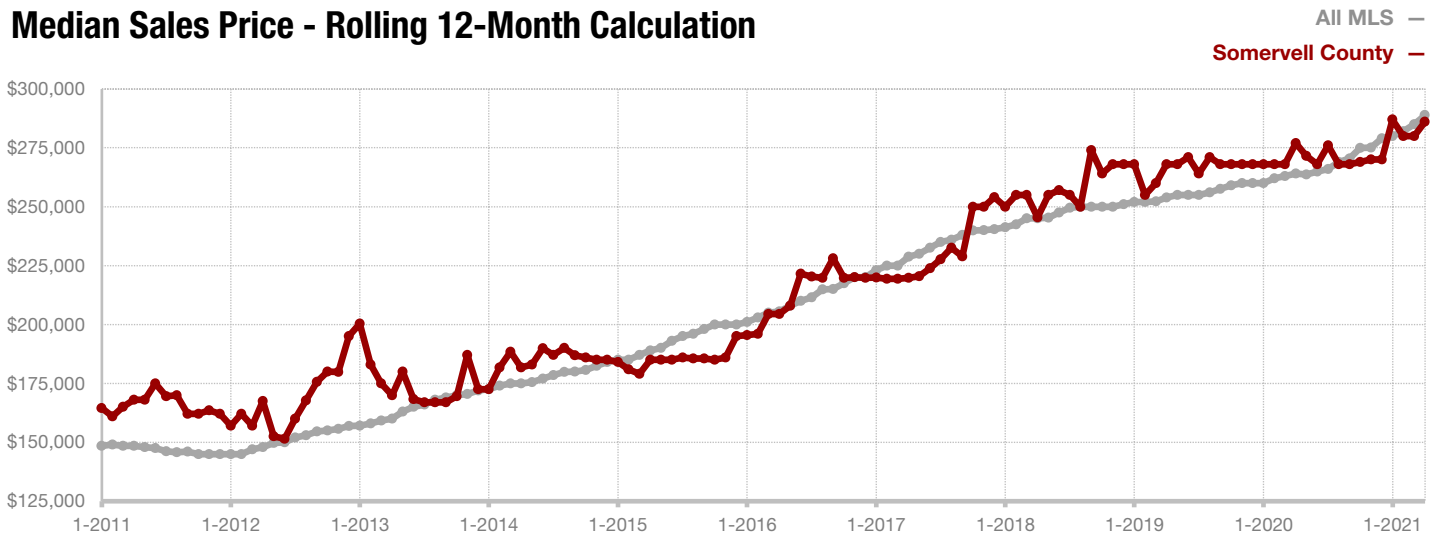
Somervell County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	4	24	+ 500.0%	36	44	+ 22.2%
Pending Sales	1	10	+ 900.0%	18	35	+ 94.4%
Closed Sales	7	12	+ 71.4%	21	42	+ 100.0%
Average Sales Price*	\$252,129	\$477,938	+ 89.6%	\$237,114	\$339,038	+ 43.0%
Median Sales Price*	\$310,000	\$307,250	- 0.9%	\$200,000	\$289,900	+ 45.0%
Percent of Original List Price Received*	94.4%	96.4%	+ 2.1%	95.6%	94.7%	- 0.9%
Days on Market Until Sale	88	82	- 6.8%	65	96	+ 47.7%
Inventory of Homes for Sale	34	18	- 47.1%	--	--	--
Months Supply of Inventory	5.5	2.0	- 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 – April 2021

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



+ 30.0%

- 40.0%

+ 73.5%

Change in
New Listings

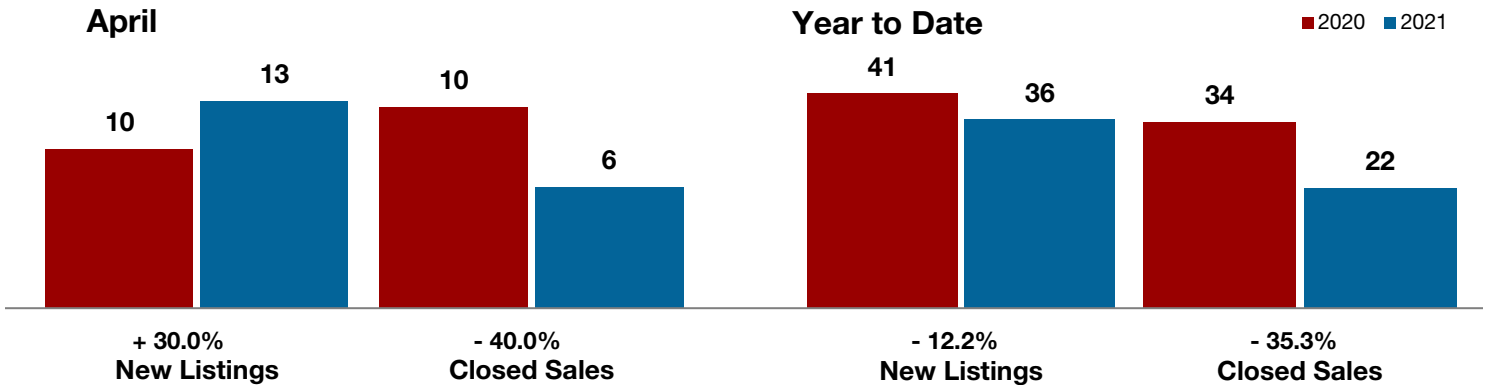
Change in
Closed Sales

Change in
Median Sales Price

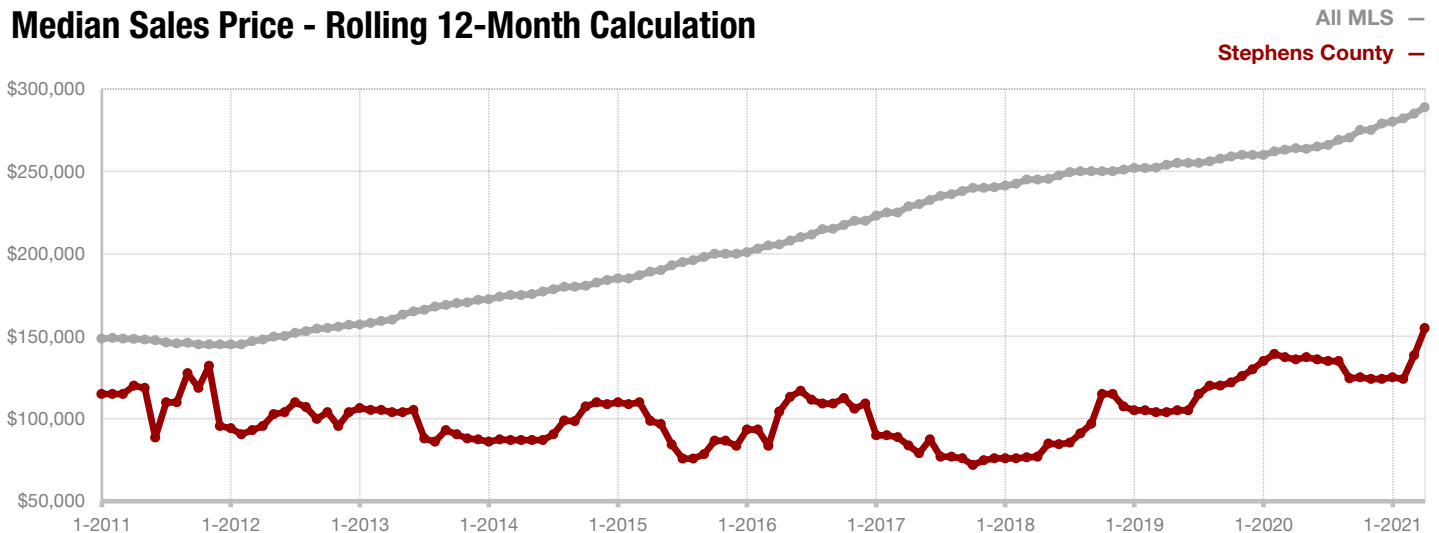
Stephens County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	10	13	+ 30.0%	41	36	- 12.2%
Pending Sales	12	5	- 58.3%	40	32	- 20.0%
Closed Sales	10	6	- 40.0%	34	22	- 35.3%
Average Sales Price*	\$100,088	\$153,833	+ 53.7%	\$171,470	\$296,834	+ 73.1%
Median Sales Price*	\$78,690	\$136,500	+ 73.5%	\$103,500	\$166,500	+ 60.9%
Percent of Original List Price Received*	85.5%	95.4%	+ 11.6%	88.6%	91.0%	+ 2.7%
Days on Market Until Sale	104	48	- 53.8%	96	84	- 12.5%
Inventory of Homes for Sale	45	25	- 44.4%	--	--	--
Months Supply of Inventory	5.3	3.2	- 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 – April 2021

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



Stonewall County

-- **0.0%** --

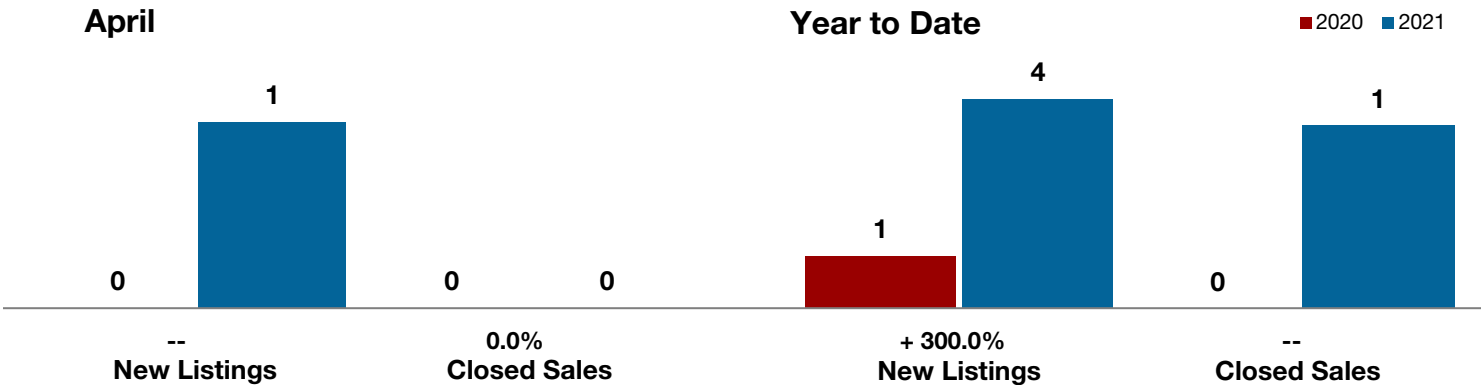
Change in
New Listings

Change in
Closed Sales

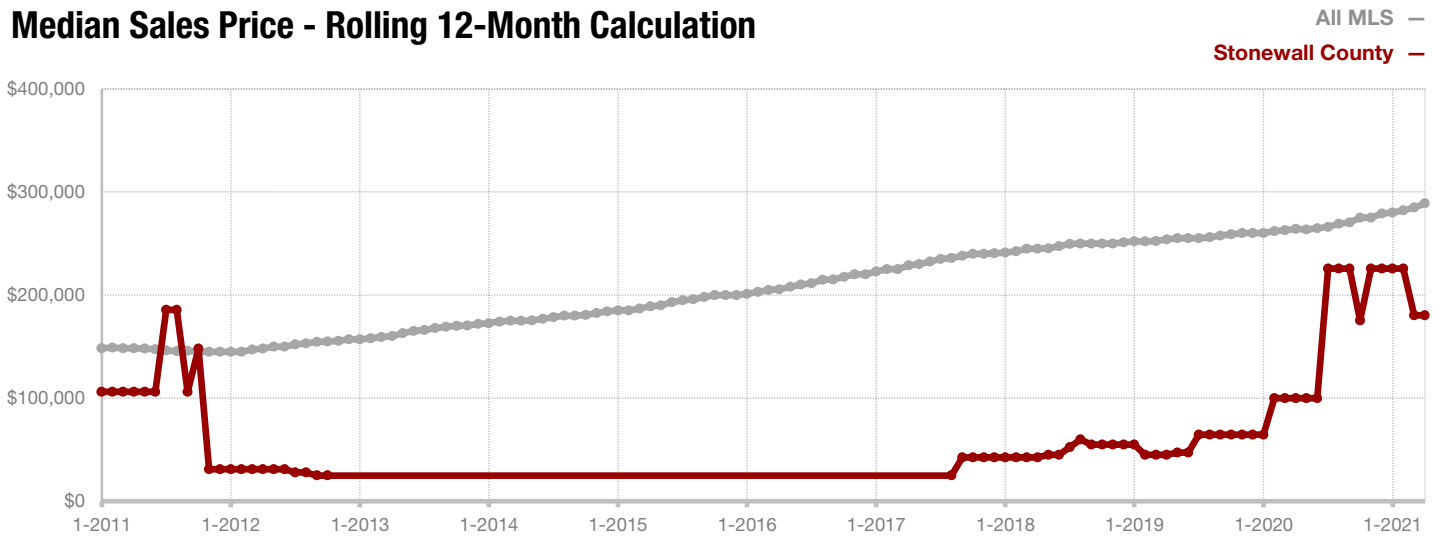
Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	0	1	--	1	4	+ 300.0%
Pending Sales	0	0	0.0%	0	2	--
Closed Sales	0	0	0.0%	0	1	--
Average Sales Price*	--	--	--	--	\$135,000	--
Median Sales Price*	--	--	--	--	\$135,000	--
Percent of Original List Price Received*	--	--	--	--	100.0%	--
Days on Market Until Sale	--	--	--	--	0	--
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 100.0%	--	--	--

* 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 – April 2021

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



+ 10.7%

+ 25.9%

+ 14.3%

Change in
New Listings

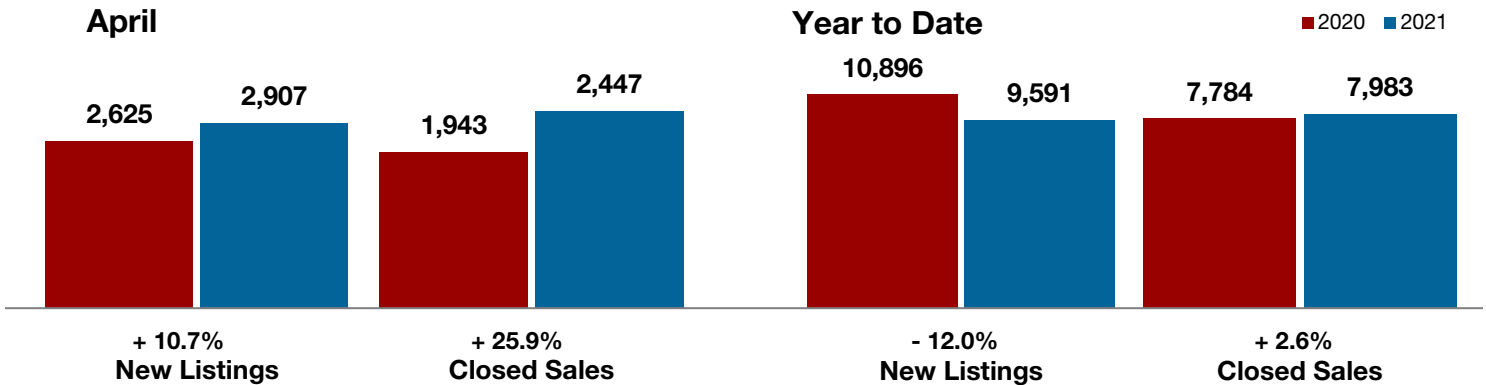
Change in
Closed Sales

Change in
Median Sales Price

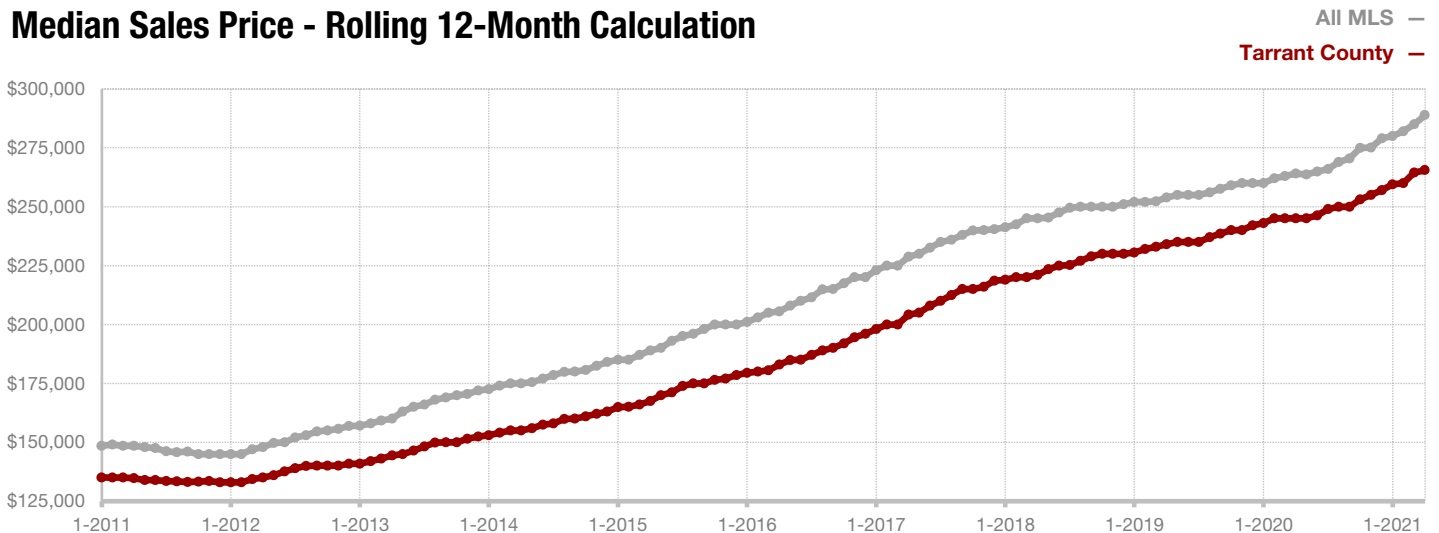
Tarrant County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,625	2,907	+ 10.7%	10,896	9,591	- 12.0%
Pending Sales	2,001	2,469	+ 23.4%	8,625	9,004	+ 4.4%
Closed Sales	1,943	2,447	+ 25.9%	7,784	7,983	+ 2.6%
Average Sales Price*	\$305,436	\$366,907	+ 20.1%	\$291,182	\$347,993	+ 19.5%
Median Sales Price*	\$255,500	\$292,000	+ 14.3%	\$246,500	\$280,000	+ 13.6%
Percent of Original List Price Received*	97.6%	102.1%	+ 4.6%	97.1%	100.5%	+ 3.5%
Days on Market Until Sale	40	20	- 50.0%	44	25	- 43.2%
Inventory of Homes for Sale	4,995	1,947	- 61.0%	--	--	--
Months Supply of Inventory	2.2	0.8	- 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2021

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



+ 48.5%

Change in
New Listings

+ 6.3%

Change in
Closed Sales

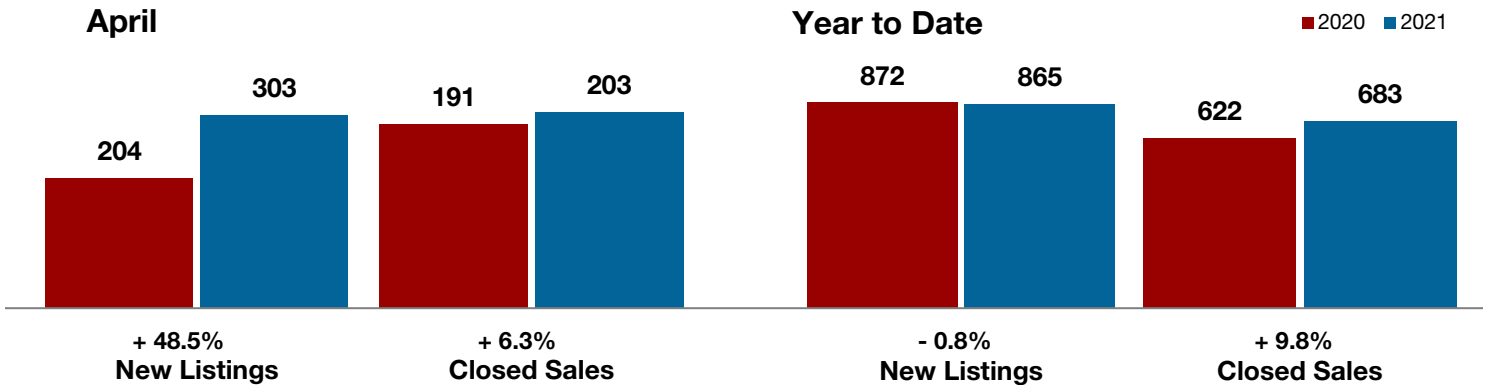
+ 14.3%

Change in
Median Sales Price

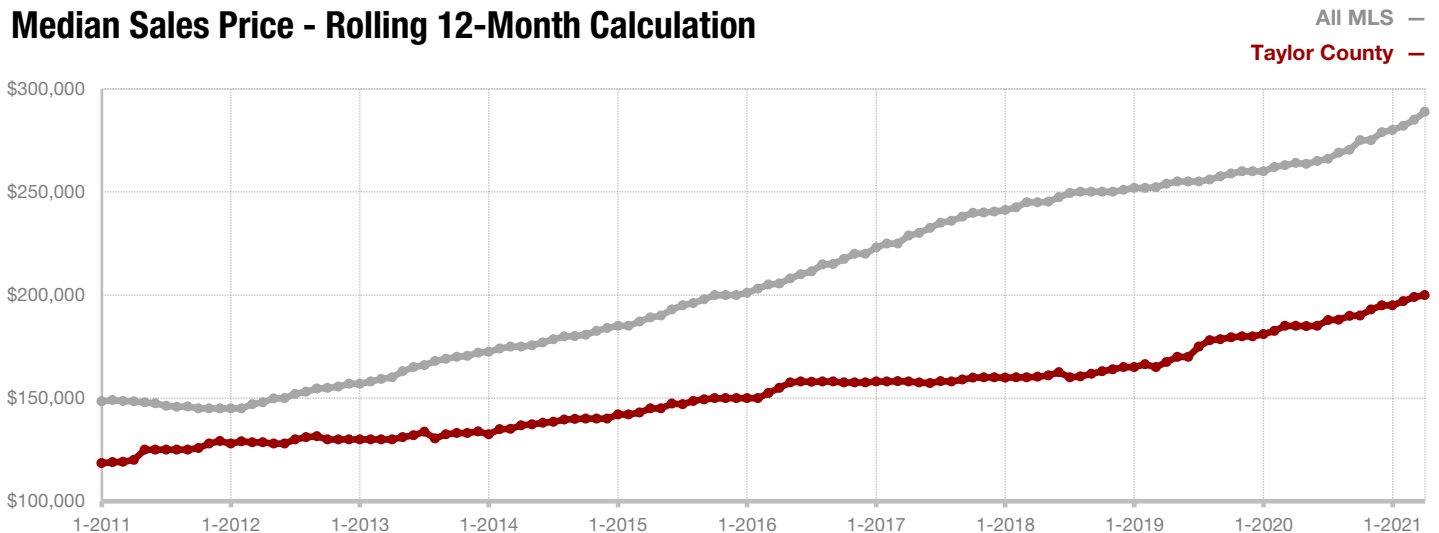
Taylor County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	204	303	+ 48.5%	872	865	- 0.8%
Pending Sales	180	239	+ 32.8%	725	824	+ 13.7%
Closed Sales	191	203	+ 6.3%	622	683	+ 9.8%
Average Sales Price*	\$200,350	\$250,167	+ 24.9%	\$198,596	\$231,597	+ 16.6%
Median Sales Price*	\$184,900	\$211,300	+ 14.3%	\$180,000	\$209,000	+ 16.1%
Percent of Original List Price Received*	97.4%	98.3%	+ 0.9%	96.3%	97.3%	+ 1.0%
Days on Market Until Sale	58	36	- 37.9%	64	43	- 32.8%
Inventory of Homes for Sale	518	214	- 58.7%	--	--	--
Months Supply of Inventory	3.0	1.0	- 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 – April 2021

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



+ 250.0%

- 50.0%

+ 179.3%

Change in
New Listings

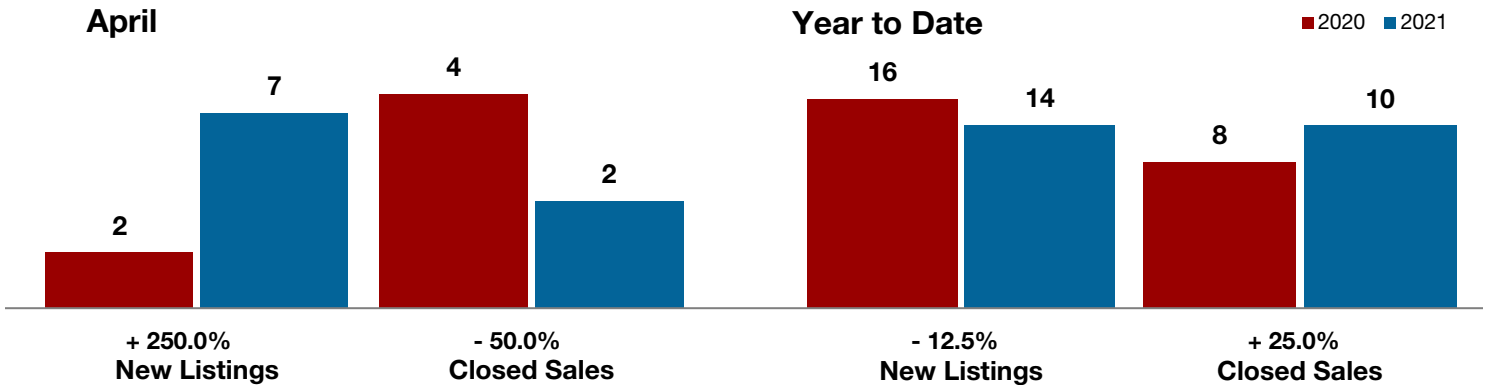
Change in
Closed Sales

Change in
Median Sales Price

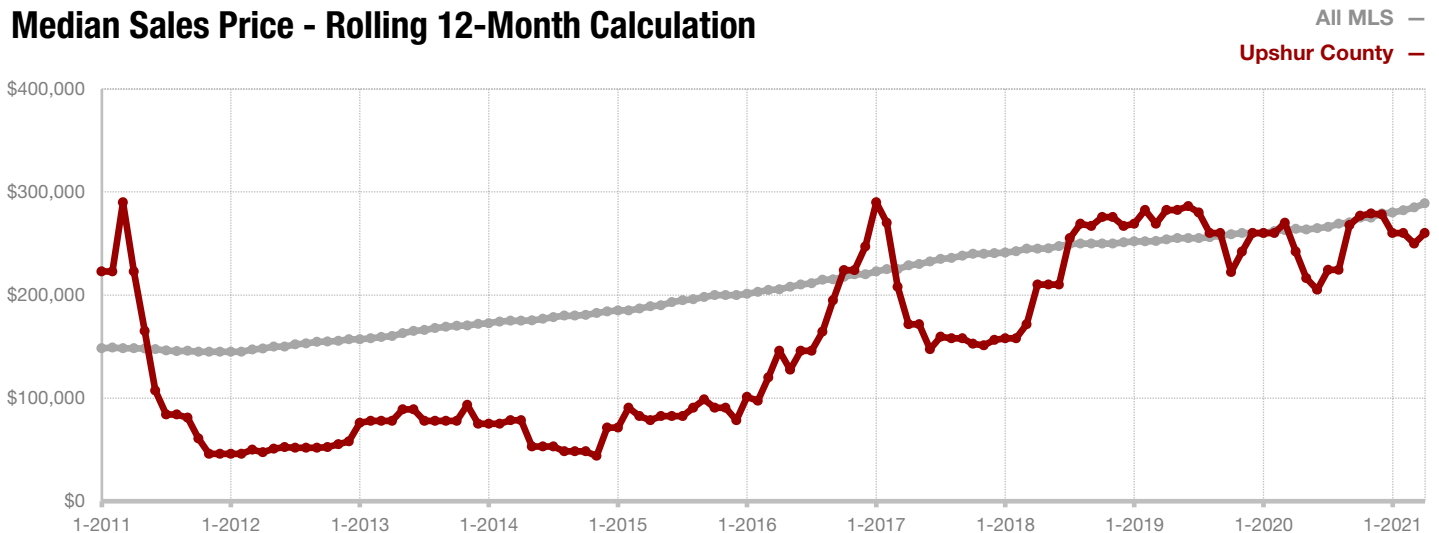
Upshur County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2	7	+ 250.0%	16	14	- 12.5%
Pending Sales	1	2	+ 100.0%	7	11	+ 57.1%
Closed Sales	4	2	- 50.0%	8	10	+ 25.0%
Average Sales Price*	\$148,700	\$307,250	+ 106.6%	\$225,163	\$246,645	+ 9.5%
Median Sales Price*	\$110,000	\$307,250	+ 179.3%	\$207,000	\$160,000	- 22.7%
Percent of Original List Price Received*	89.0%	98.5%	+ 10.7%	90.3%	89.0%	- 1.4%
Days on Market Until Sale	95	67	- 29.5%	93	96	+ 3.2%
Inventory of Homes for Sale	24	8	- 66.7%	--	--	--
Months Supply of Inventory	9.6	2.2	- 80.0%	--	--	--

* 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 – April 2021

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



+ 41.8%

- 7.0%

+ 23.0%

Change in
New Listings

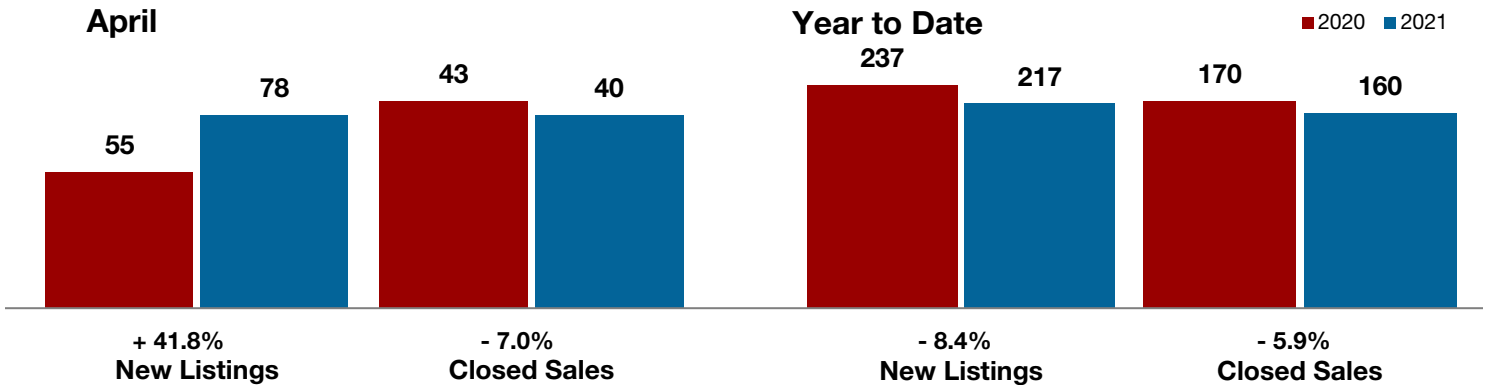
Change in
Closed Sales

Change in
Median Sales Price

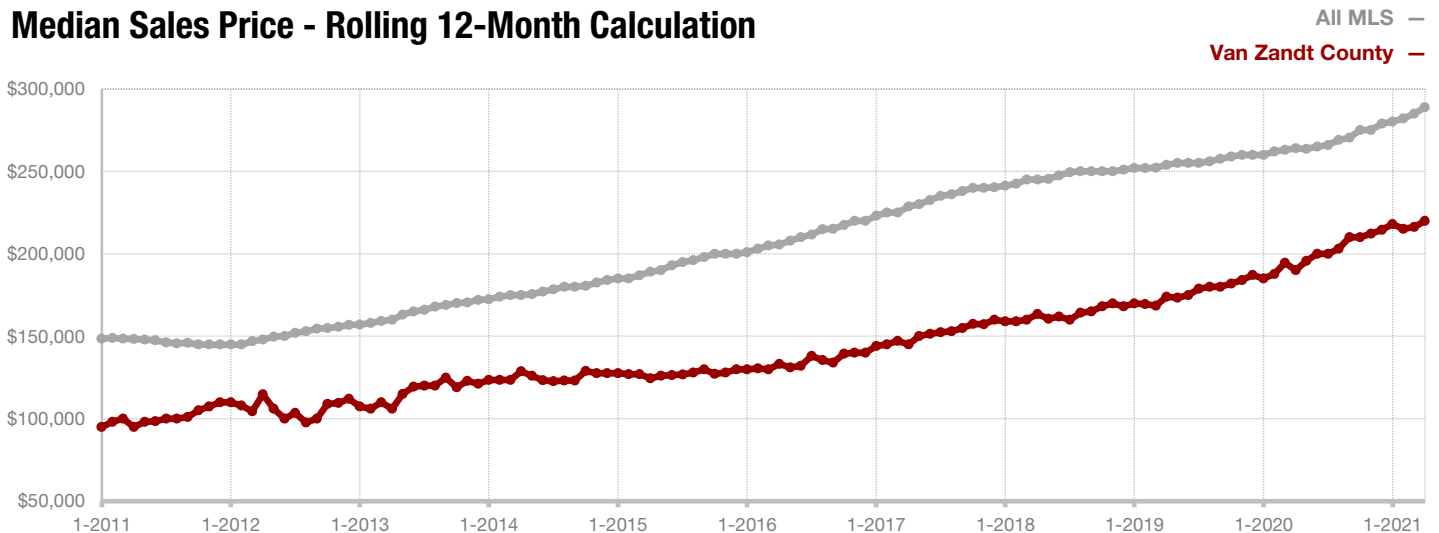
Van Zandt County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	55	78	+ 41.8%	237	217	- 8.4%
Pending Sales	48	50	+ 4.2%	205	181	- 11.7%
Closed Sales	43	40	- 7.0%	170	160	- 5.9%
Average Sales Price*	\$246,426	\$285,447	+ 15.8%	\$243,715	\$294,831	+ 21.0%
Median Sales Price*	\$185,000	\$227,500	+ 23.0%	\$198,950	\$225,000	+ 13.1%
Percent of Original List Price Received*	95.1%	97.3%	+ 2.3%	93.8%	95.3%	+ 1.6%
Days on Market Until Sale	72	44	- 38.9%	81	56	- 30.9%
Inventory of Homes for Sale	190	111	- 41.6%	--	--	--
Months Supply of Inventory	3.9	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 – April 2021

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



- 4.1%

+ 28.9%

+ 8.5%

Change in
New Listings

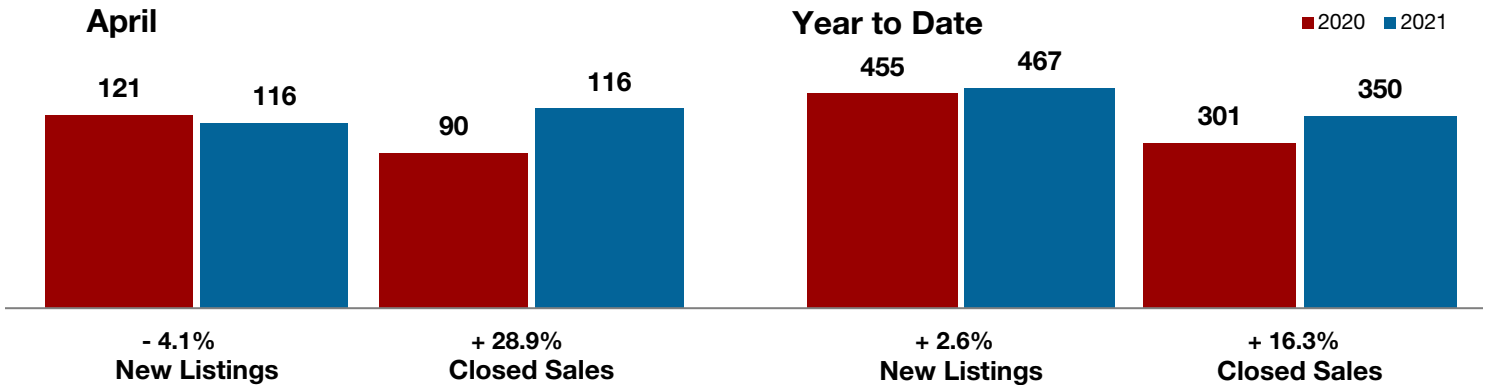
Change in
Closed Sales

Change in
Median Sales Price

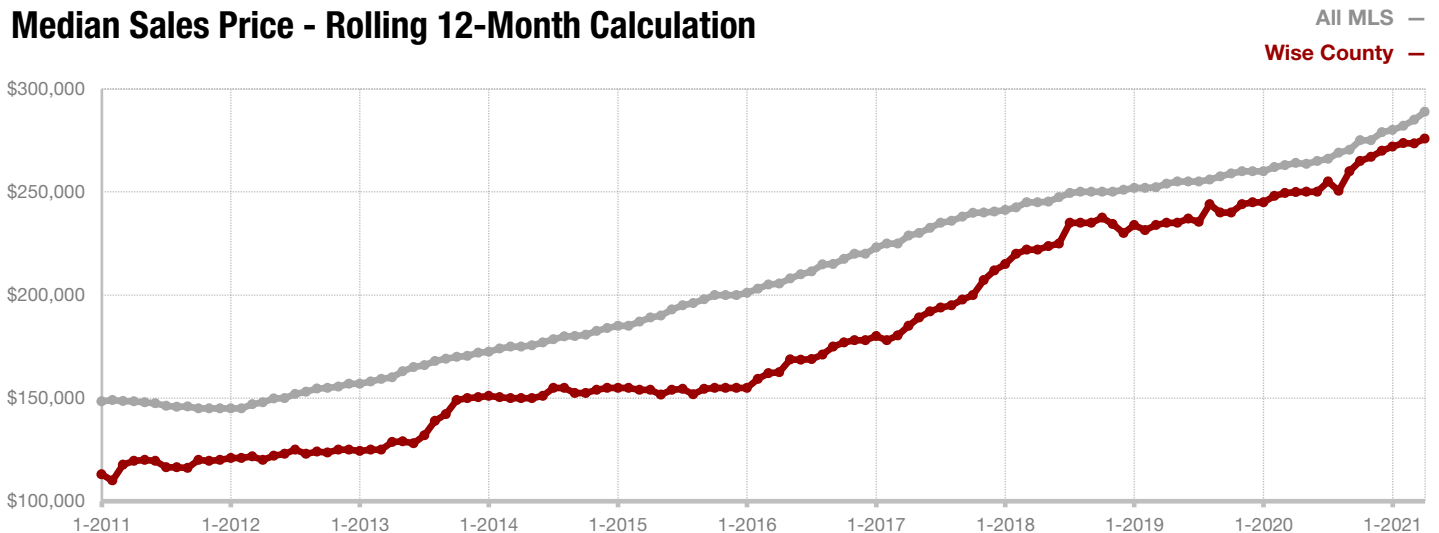
Wise County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	121	116	- 4.1%	455	467	+ 2.6%
Pending Sales	88	89	+ 1.1%	355	446	+ 25.6%
Closed Sales	90	116	+ 28.9%	301	350	+ 16.3%
Average Sales Price*	\$279,126	\$326,829	+ 17.1%	\$282,329	\$327,944	+ 16.2%
Median Sales Price*	\$263,500	\$285,900	+ 8.5%	\$250,000	\$279,000	+ 11.6%
Percent of Original List Price Received*	93.6%	97.9%	+ 4.6%	94.2%	98.2%	+ 4.2%
Days on Market Until Sale	82	53	- 35.4%	80	49	- 38.8%
Inventory of Homes for Sale	326	137	- 58.0%	--	--	--
Months Supply of Inventory	3.9	1.3	- 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 – April 2021

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



+ 122.2%

+ 61.1%

+ 38.7%

Change in
New Listings

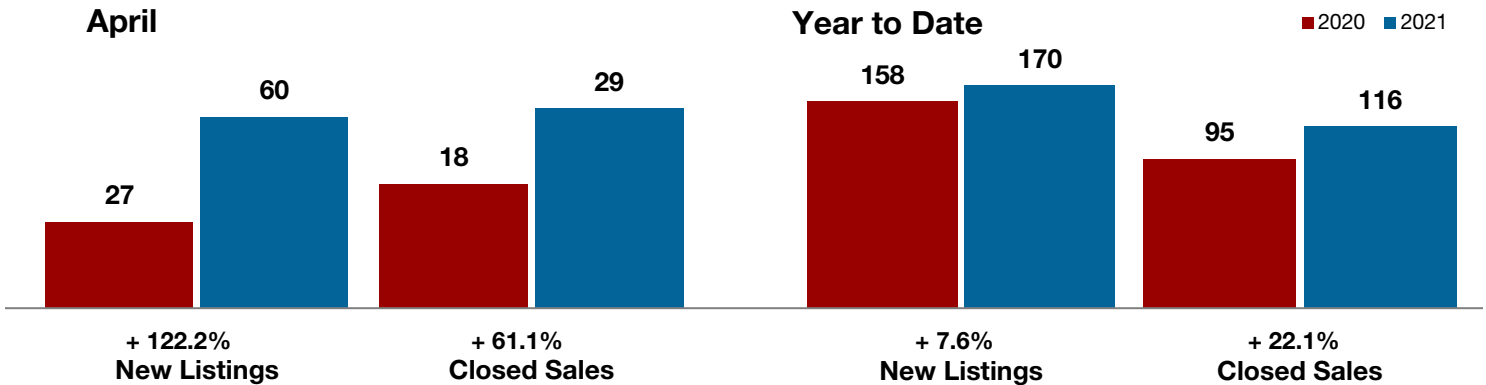
Change in
Closed Sales

Change in
Median Sales Price

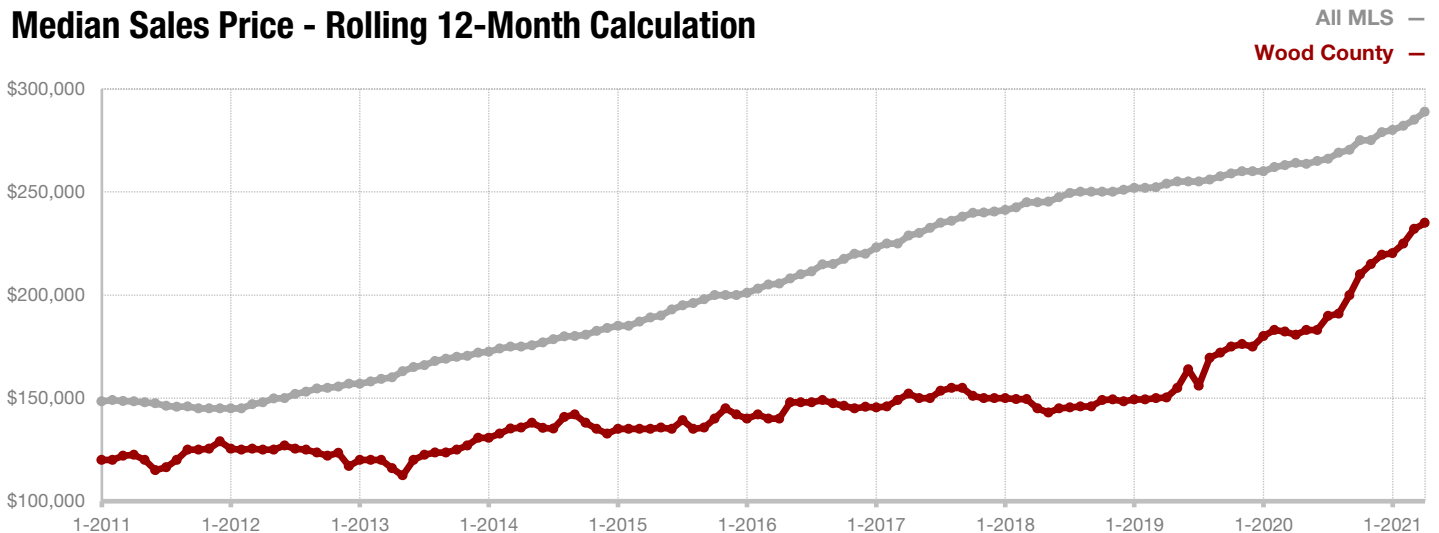
Wood County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	27	60	+ 122.2%	158	170	+ 7.6%
Pending Sales	30	35	+ 16.7%	115	132	+ 14.8%
Closed Sales	18	29	+ 61.1%	95	116	+ 22.1%
Average Sales Price*	\$231,272	\$312,566	+ 35.2%	\$232,302	\$306,493	+ 31.9%
Median Sales Price*	\$191,000	\$265,000	+ 38.7%	\$185,250	\$262,500	+ 41.7%
Percent of Original List Price Received*	91.0%	96.8%	+ 6.4%	91.5%	96.3%	+ 5.2%
Days on Market Until Sale	109	62	- 43.1%	94	64	- 31.9%
Inventory of Homes for Sale	168	81	- 51.8%	--	--	--
Months Supply of Inventory	5.8	2.1	- 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 – April 2021

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



+ 81.8%

+ 23.1%

+ 53.5%

Change in
New Listings

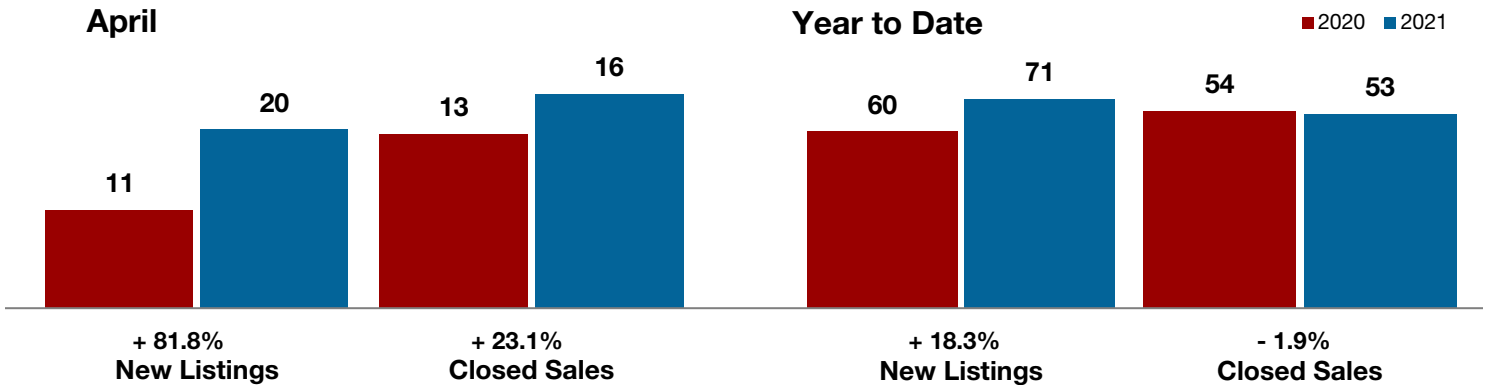
Change in
Closed Sales

Change in
Median Sales Price

Young County

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	11	20	+ 81.8%	60	71	+ 18.3%
Pending Sales	6	8	+ 33.3%	57	53	- 7.0%
Closed Sales	13	16	+ 23.1%	54	53	- 1.9%
Average Sales Price*	\$116,690	\$293,513	+ 151.5%	\$149,674	\$234,130	+ 56.4%
Median Sales Price*	\$130,000	\$199,500	+ 53.5%	\$122,250	\$165,200	+ 35.1%
Percent of Original List Price Received*	91.7%	93.1%	+ 1.5%	88.6%	92.4%	+ 4.3%
Days on Market Until Sale	122	80	- 34.4%	163	96	- 41.1%
Inventory of Homes for Sale	64	45	- 29.7%	--	--	--
Months Supply of Inventory	5.0	3.4	- 40.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation

