

Local Market Updates

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



August 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 – August 2021

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



+ 50.0%

+ 50.0%

- 13.9%

Change in
New Listings

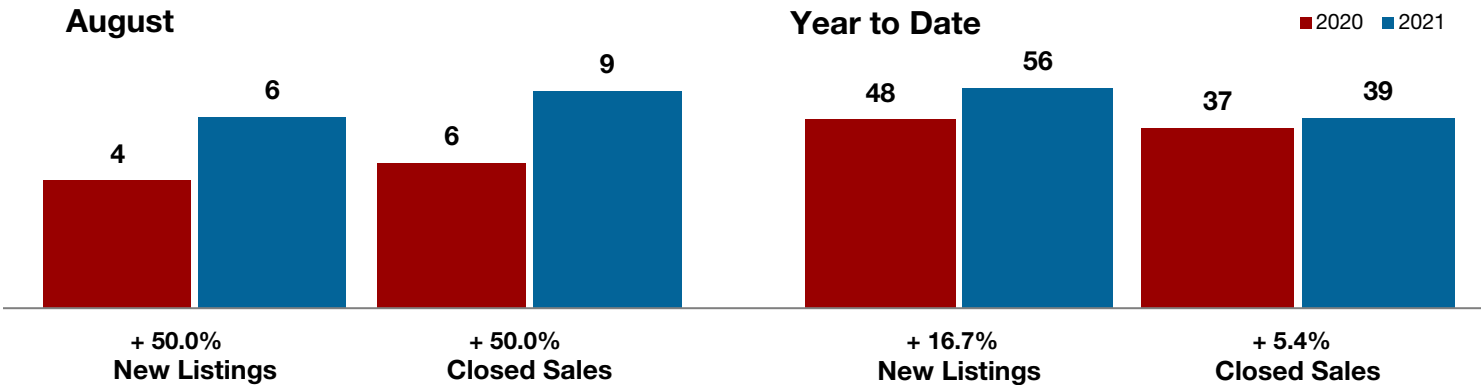
Change in
Closed Sales

Change in
Median Sales Price

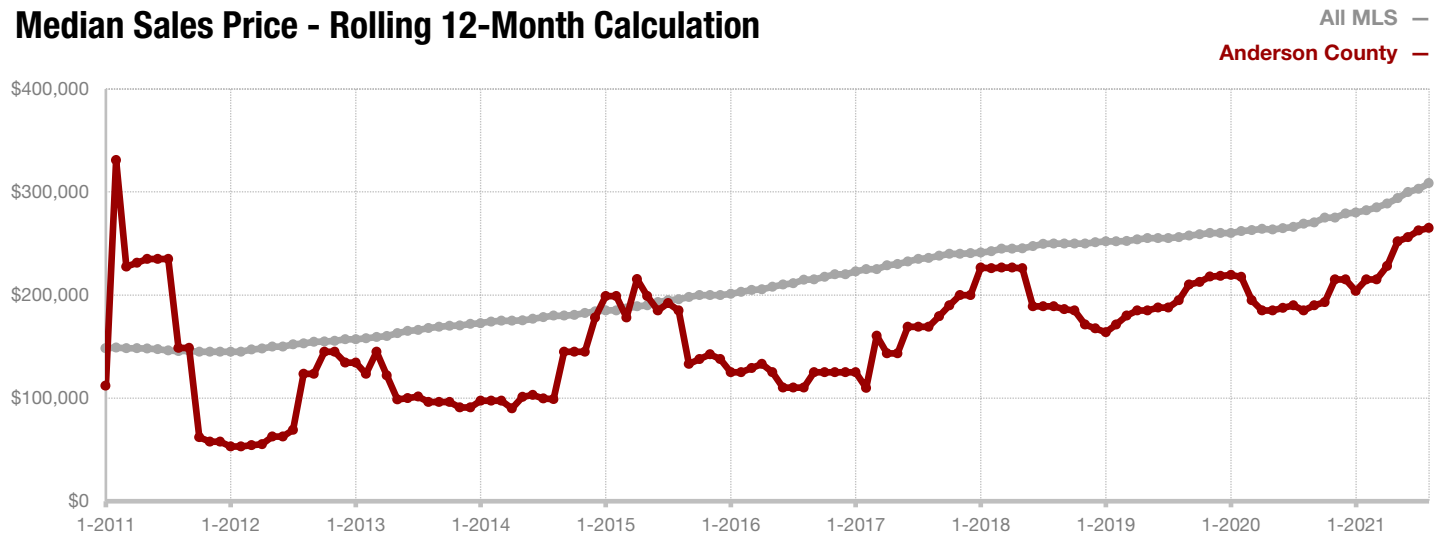
Anderson County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	4	6	+ 50.0%	48	56	+ 16.7%
Pending Sales	7	3	- 57.1%	40	36	- 10.0%
Closed Sales	6	9	+ 50.0%	37	39	+ 5.4%
Average Sales Price*	\$272,500	\$279,497	+ 2.6%	\$233,424	\$280,948	+ 20.4%
Median Sales Price*	\$172,500	\$148,500	- 13.9%	\$175,000	\$220,000	+ 25.7%
Percent of Original List Price Received*	87.2%	92.3%	+ 5.8%	93.3%	95.1%	+ 1.9%
Days on Market Until Sale	103	48	- 53.4%	94	52	- 44.7%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	3.7	3.8	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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+ 25.0%

+ 63.6%

+ 42.4%

Change in
New Listings

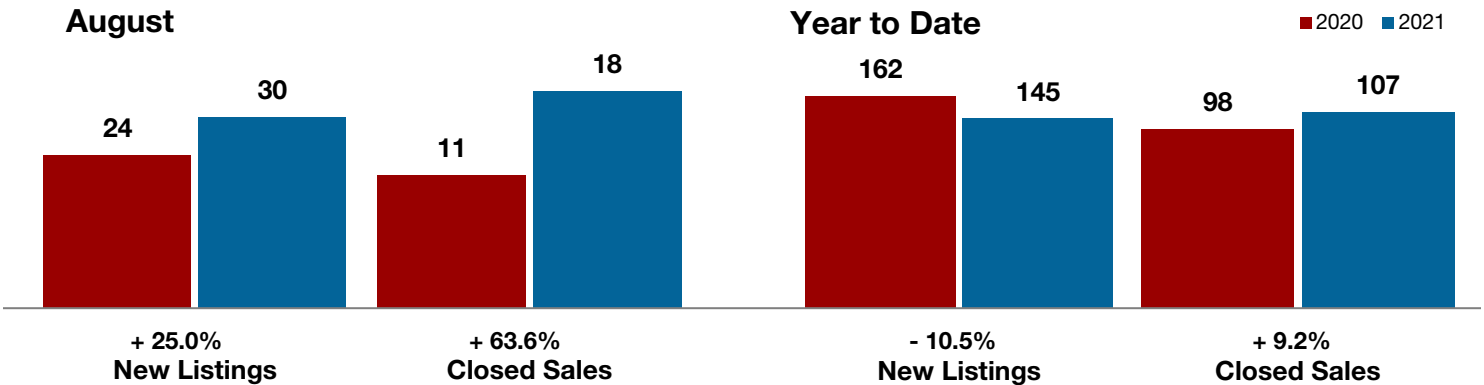
Change in
Closed Sales

Change in
Median Sales Price

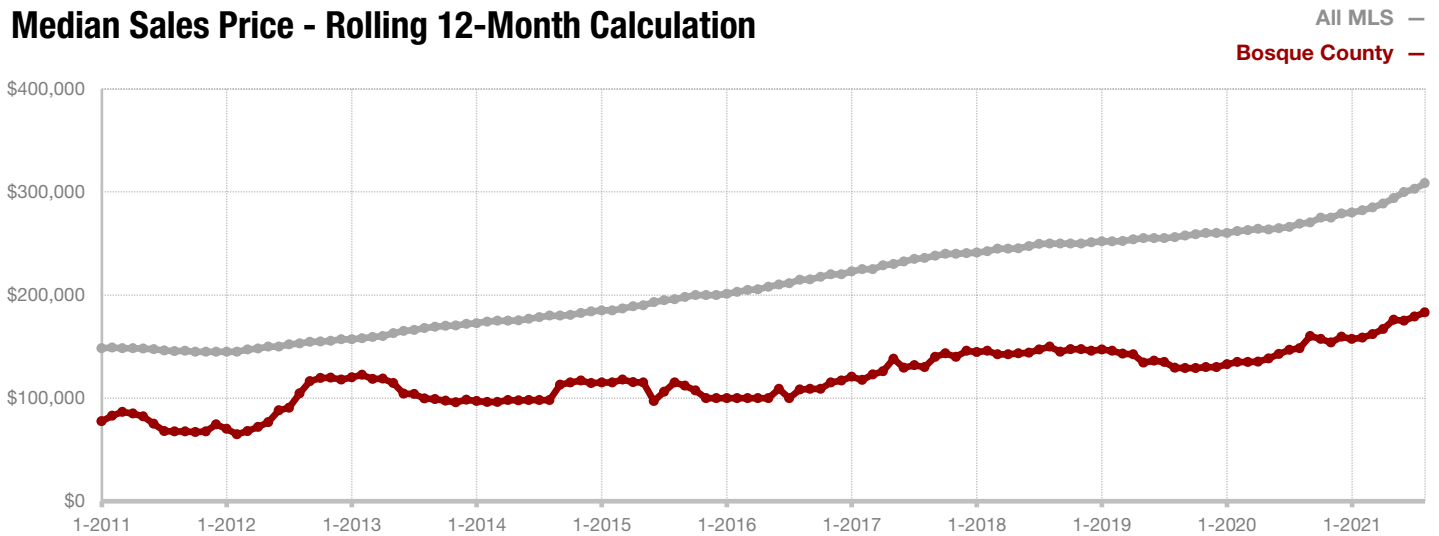
Bosque County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	24	30	+ 25.0%	162	145	- 10.5%
Pending Sales	19	16	- 15.8%	117	115	- 1.7%
Closed Sales	11	18	+ 63.6%	98	107	+ 9.2%
Average Sales Price*	\$158,290	\$305,050	+ 92.7%	\$252,160	\$608,693	+ 141.4%
Median Sales Price*	\$149,000	\$212,250	+ 42.4%	\$148,500	\$200,000	+ 34.7%
Percent of Original List Price Received*	92.5%	92.9%	+ 0.4%	90.4%	92.0%	+ 1.8%
Days on Market Until Sale	153	86	- 43.8%	100	78	- 22.0%
Inventory of Homes for Sale	71	61	- 14.1%	--	--	--
Months Supply of Inventory	5.2	4.3	- 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 8.9%

Change in
New Listings

- 9.6%

Change in
Closed Sales

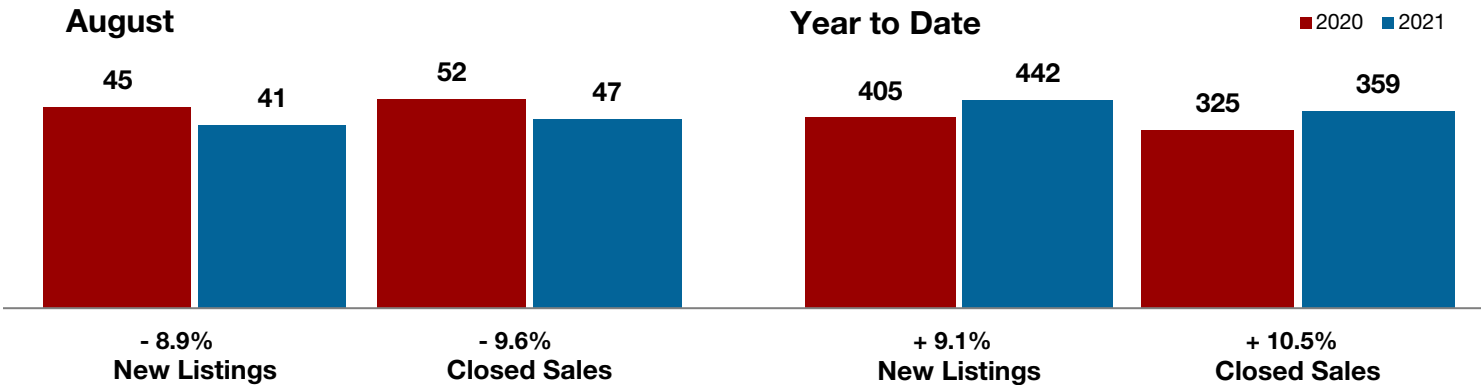
+ 29.7%

Change in
Median Sales Price

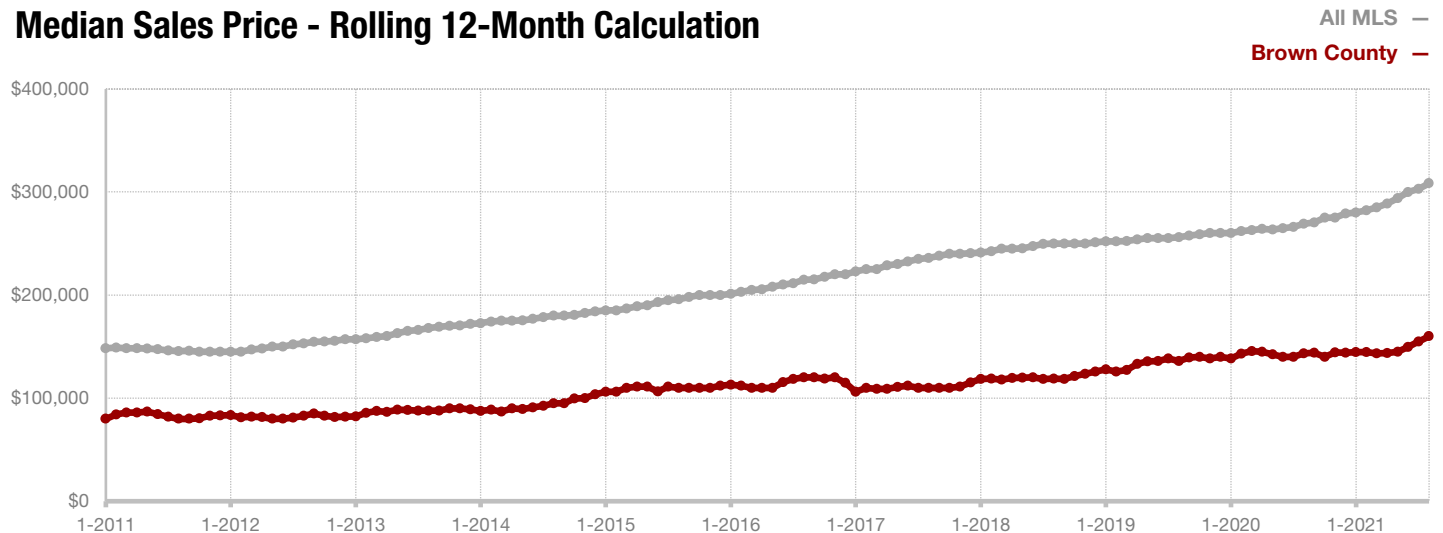
Brown County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	45	41	- 8.9%	405	442	+ 9.1%
Pending Sales	46	53	+ 15.2%	349	371	+ 6.3%
Closed Sales	52	47	- 9.6%	325	359	+ 10.5%
Average Sales Price*	\$185,703	\$285,384	+ 53.7%	\$171,515	\$232,047	+ 35.3%
Median Sales Price*	\$149,950	\$194,500	+ 29.7%	\$137,500	\$168,500	+ 22.5%
Percent of Original List Price Received*	93.7%	97.5%	+ 4.1%	93.3%	95.9%	+ 2.8%
Days on Market Until Sale	67	47	- 29.9%	83	53	- 36.1%
Inventory of Homes for Sale	155	105	- 32.3%	--	--	--
Months Supply of Inventory	4.0	2.3	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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+ 19.0%

+ 50.0%

+ 27.2%

Change in
New Listings

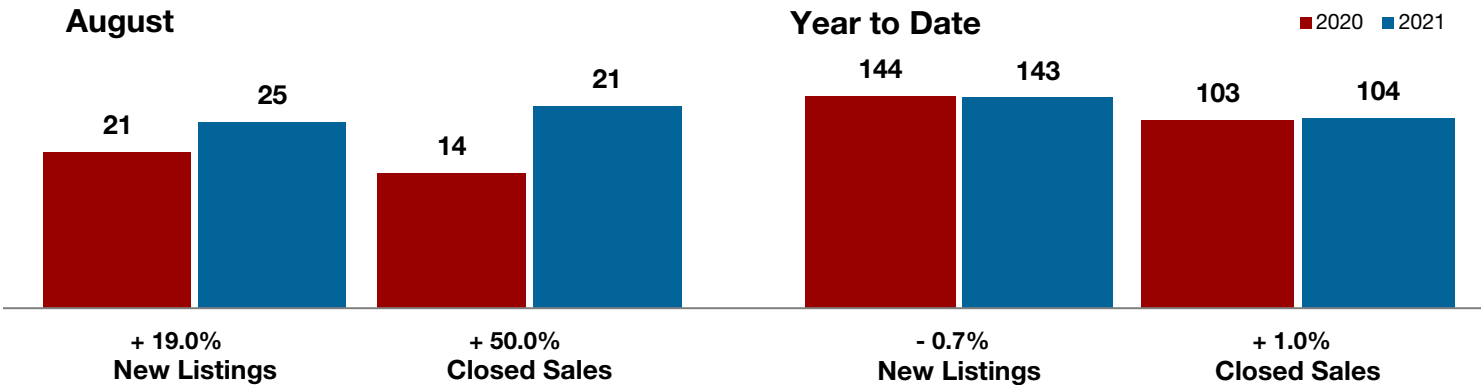
Change in
Closed Sales

Change in
Median Sales Price

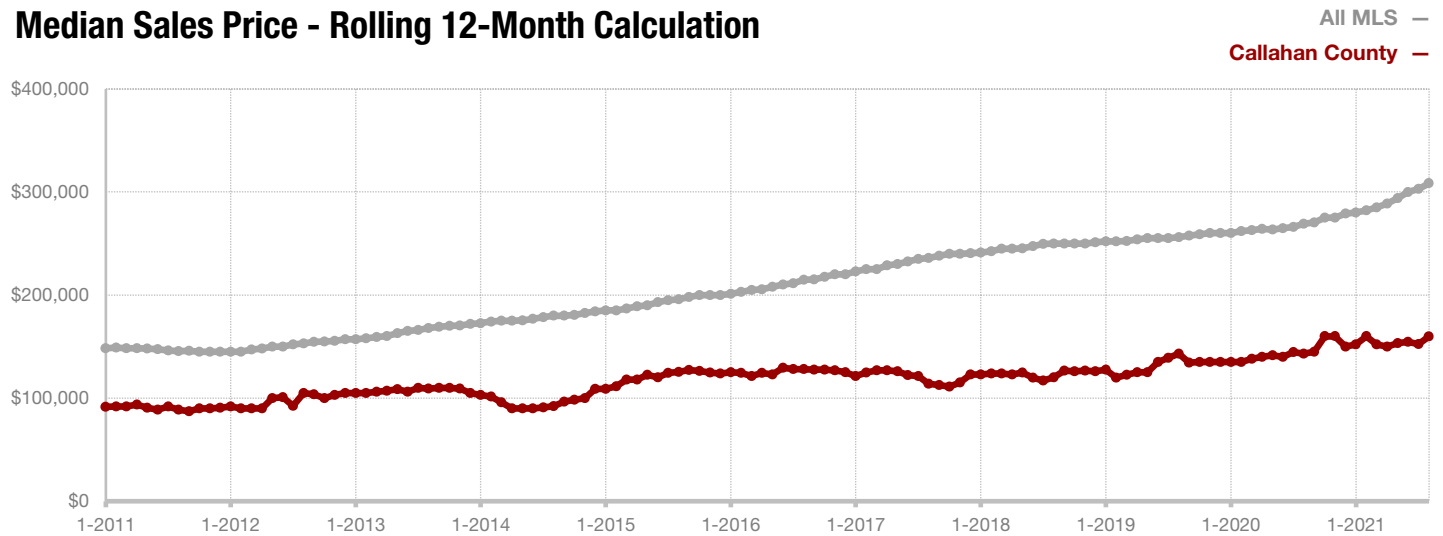
Callahan County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	21	25	+ 19.0%	144	143	- 0.7%
Pending Sales	19	18	- 5.3%	118	112	- 5.1%
Closed Sales	14	21	+ 50.0%	103	104	+ 1.0%
Average Sales Price*	\$123,996	\$281,988	+ 127.4%	\$176,706	\$213,092	+ 20.6%
Median Sales Price*	\$129,750	\$165,000	+ 27.2%	\$149,750	\$159,900	+ 6.8%
Percent of Original List Price Received*	94.1%	97.3%	+ 3.4%	94.2%	97.0%	+ 3.0%
Days on Market Until Sale	40	28	- 30.0%	51	48	- 5.9%
Inventory of Homes for Sale	38	35	- 7.9%	--	--	--
Months Supply of Inventory	3.0	2.6	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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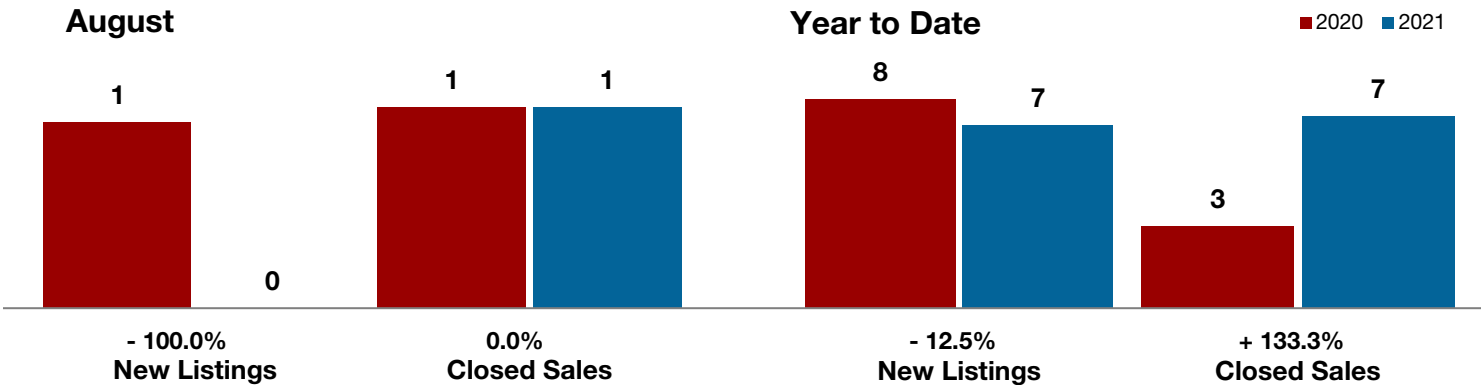


- 100.0%	0.0%	+ 378.5%
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

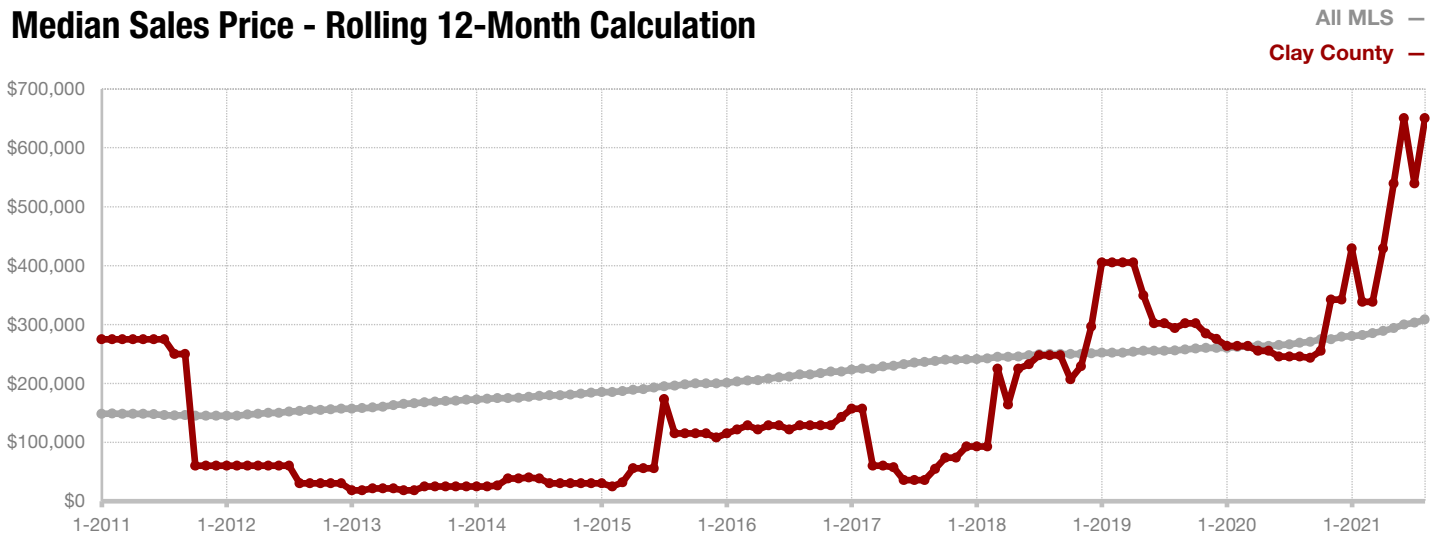
Clay County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1	0	- 100.0%	8	7	- 12.5%
Pending Sales	0	0	0.0%	2	7	+ 250.0%
Closed Sales	1	1	0.0%	3	7	+ 133.3%
Average Sales Price*	\$229,900	\$1,100,000	+ 378.5%	\$243,967	\$598,143	+ 145.2%
Median Sales Price*	\$229,900	\$1,100,000	+ 378.5%	\$247,000	\$700,000	+ 183.4%
Percent of Original List Price Received*	100.0%	93.6%	- 6.4%	99.3%	90.4%	- 9.0%
Days on Market Until Sale	28	56	+ 100.0%	38	84	+ 121.1%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	5.0	2.0	- 60.0%	--	--	--

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- 20.0%

- 10.0%

+ 29.4%

Change in
New Listings

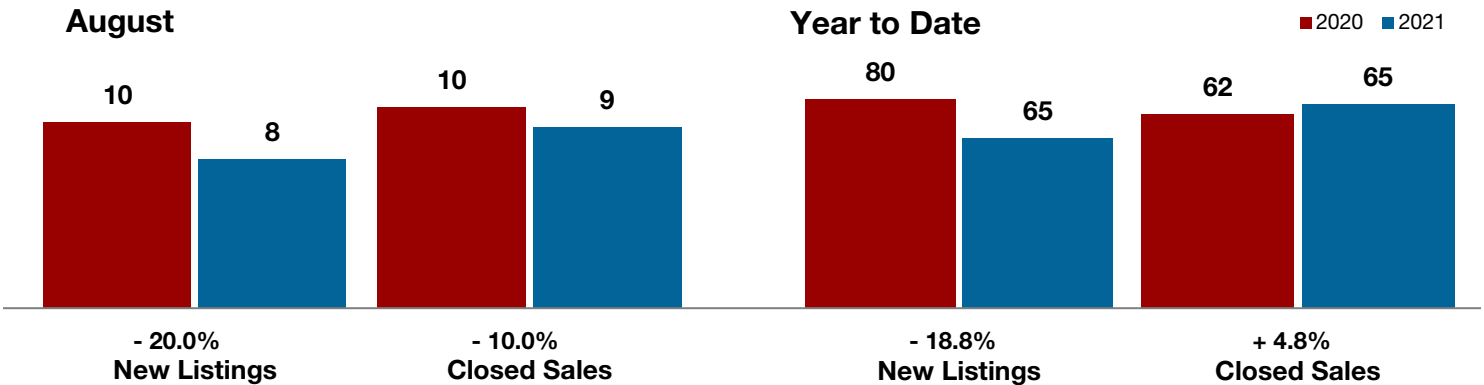
Change in
Closed Sales

Change in
Median Sales Price

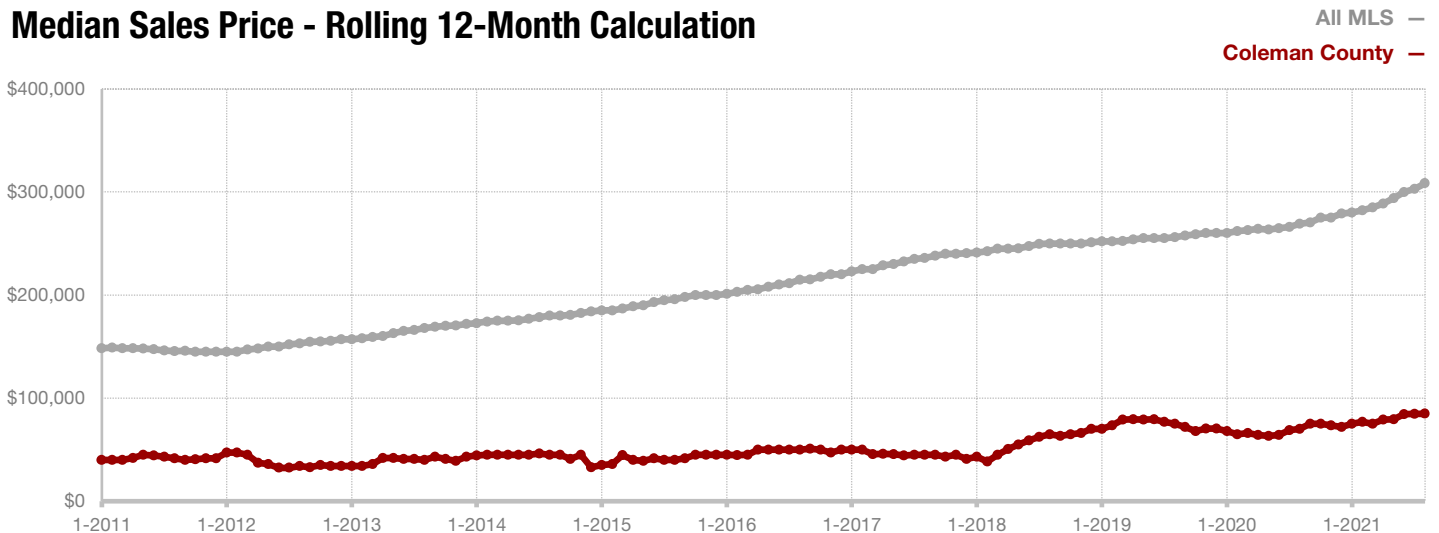
Coleman County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	10	8	- 20.0%	80	65	- 18.8%
Pending Sales	8	8	0.0%	69	67	- 2.9%
Closed Sales	10	9	- 10.0%	62	65	+ 4.8%
Average Sales Price*	\$114,525	\$213,889	+ 86.8%	\$153,373	\$220,364	+ 43.7%
Median Sales Price*	\$85,000	\$110,000	+ 29.4%	\$71,750	\$89,900	+ 25.3%
Percent of Original List Price Received*	83.8%	91.2%	+ 8.8%	84.9%	89.4%	+ 5.3%
Days on Market Until Sale	122	25	- 79.5%	144	98	- 31.9%
Inventory of Homes for Sale	40	22	- 45.0%	--	--	--
Months Supply of Inventory	5.3	2.9	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 6.5%

- 10.5%

+ 19.3%

Change in
New Listings

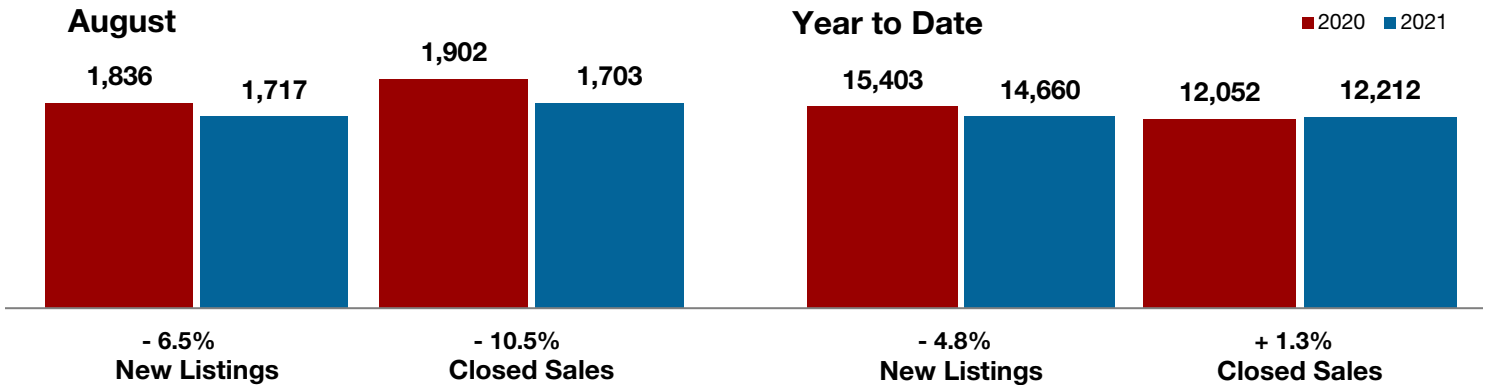
Change in
Closed Sales

Change in
Median Sales Price

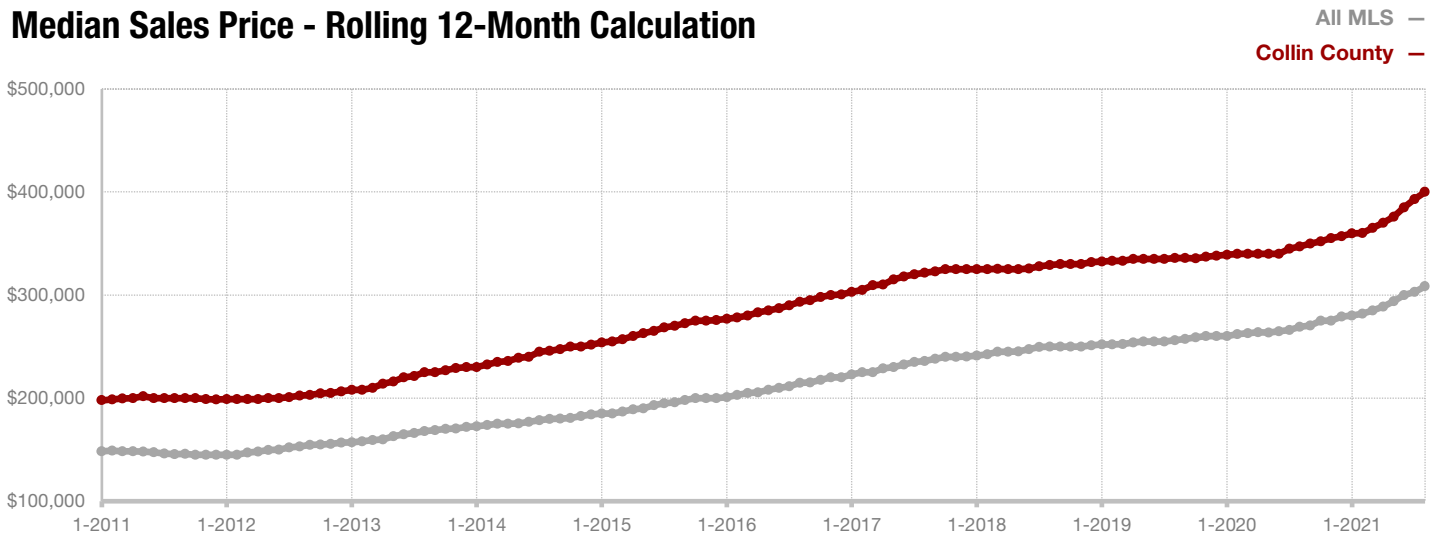
Collin County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,836	1,717	- 6.5%	15,403	14,660	- 4.8%
Pending Sales	1,880	1,598	- 15.0%	13,270	12,947	- 2.4%
Closed Sales	1,902	1,703	- 10.5%	12,052	12,212	+ 1.3%
Average Sales Price*	\$419,197	\$512,761	+ 22.3%	\$395,638	\$488,603	+ 23.5%
Median Sales Price*	\$370,000	\$441,500	+ 19.3%	\$352,000	\$420,000	+ 19.3%
Percent of Original List Price Received*	97.6%	103.9%	+ 6.5%	96.9%	104.0%	+ 7.3%
Days on Market Until Sale	43	14	- 67.4%	52	20	- 61.5%
Inventory of Homes for Sale	2,765	1,612	- 41.7%	--	--	--
Months Supply of Inventory	1.8	1.0	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 20.0%

+ 27.3%

- 15.5%

Change in
New Listings

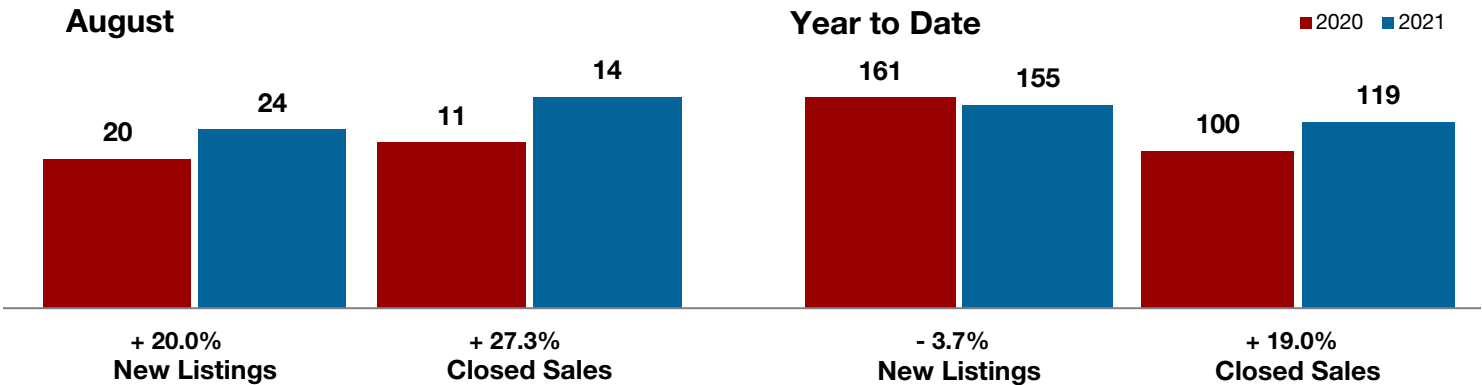
Change in
Closed Sales

Change in
Median Sales Price

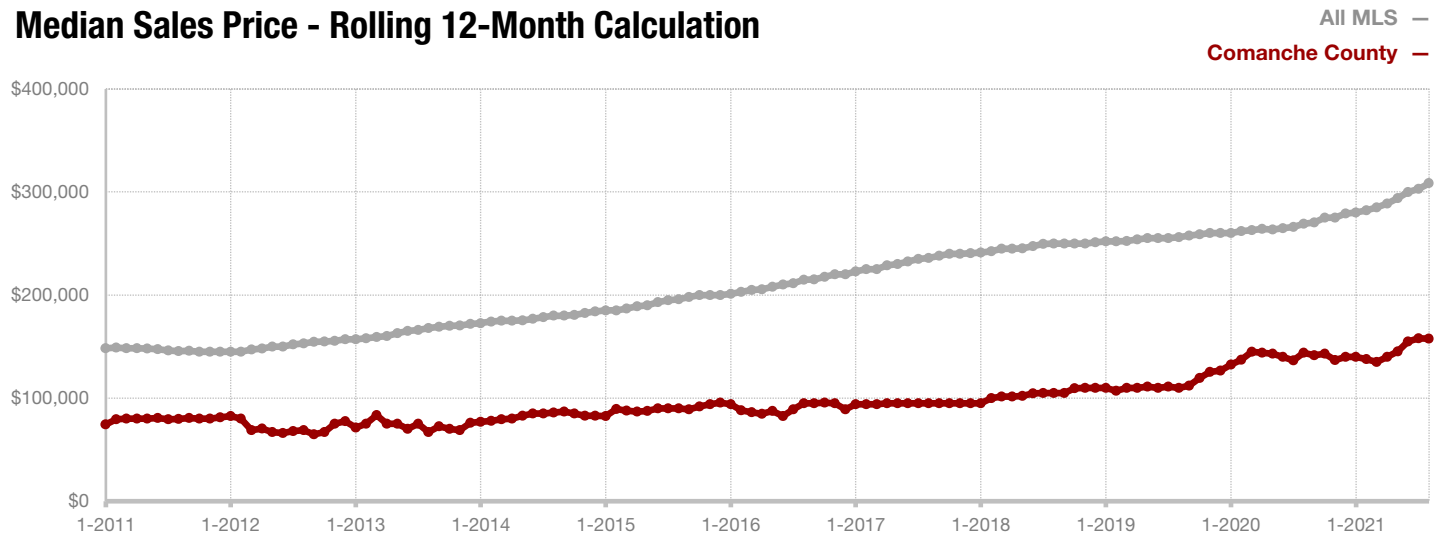
Comanche County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	20	24	+ 20.0%	161	155	- 3.7%
Pending Sales	13	17	+ 30.8%	108	114	+ 5.6%
Closed Sales	11	14	+ 27.3%	100	119	+ 19.0%
Average Sales Price*	\$456,430	\$231,179	- 49.4%	\$227,004	\$281,394	+ 24.0%
Median Sales Price*	\$199,950	\$169,000	- 15.5%	\$141,500	\$175,000	+ 23.7%
Percent of Original List Price Received*	89.3%	92.7%	+ 3.8%	89.3%	92.4%	+ 3.5%
Days on Market Until Sale	144	38	- 73.6%	115	68	- 40.9%
Inventory of Homes for Sale	82	51	- 37.8%	--	--	--
Months Supply of Inventory	6.7	3.4	- 57.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 5.6%

- 49.3%

+ 11.4%

Change in
New Listings

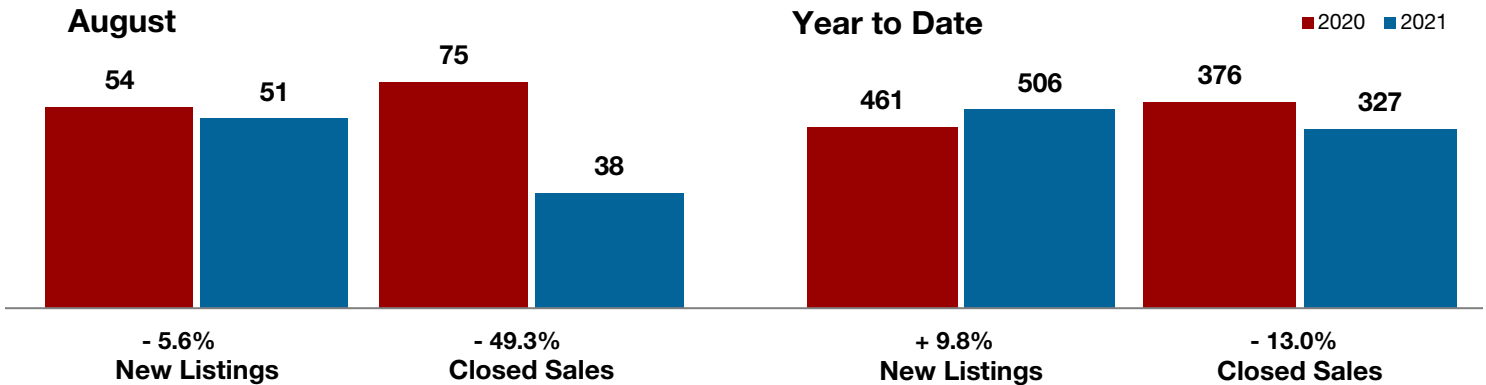
Change in
Closed Sales

Change in
Median Sales Price

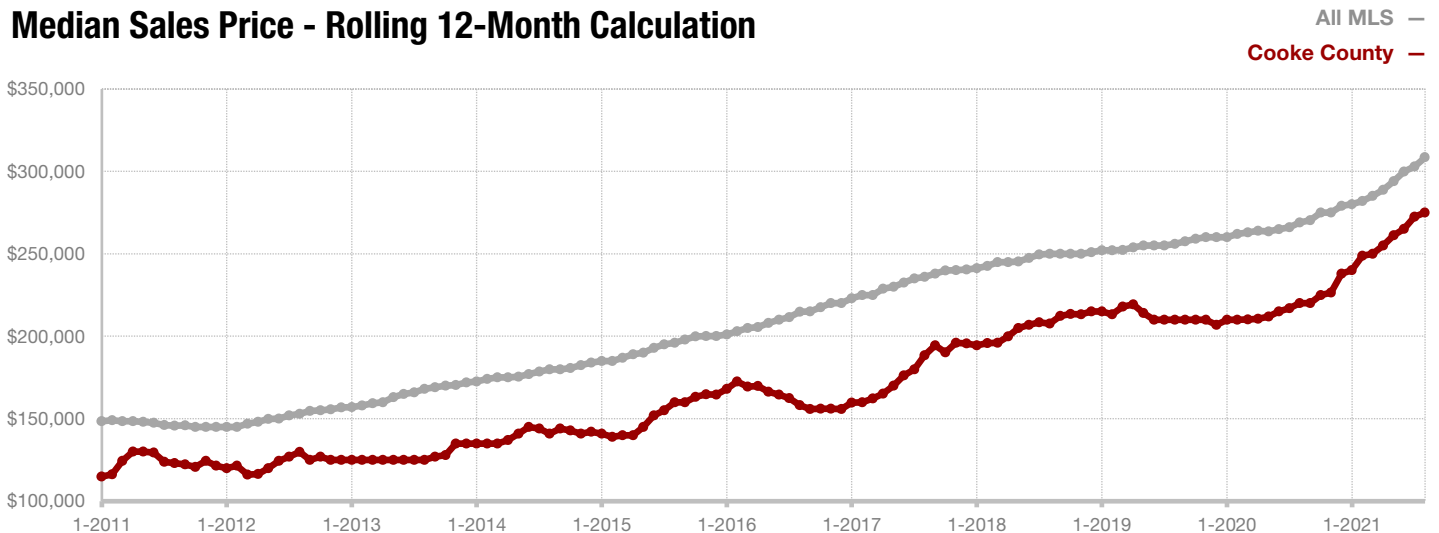
Cooke County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	54	51	- 5.6%	461	506	+ 9.8%
Pending Sales	44	45	+ 2.3%	397	358	- 9.8%
Closed Sales	75	38	- 49.3%	376	327	- 13.0%
Average Sales Price*	\$316,118	\$476,045	+ 50.6%	\$287,704	\$407,509	+ 41.6%
Median Sales Price*	\$249,000	\$277,500	+ 11.4%	\$225,000	\$283,434	+ 26.0%
Percent of Original List Price Received*	95.5%	99.7%	+ 4.4%	94.9%	98.7%	+ 4.0%
Days on Market Until Sale	68	30	- 55.9%	77	40	- 48.1%
Inventory of Homes for Sale	122	153	+ 25.4%	--	--	--
Months Supply of Inventory	2.8	3.6	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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- 3.4%

- 4.4%

+ 14.1%

Change in
New Listings

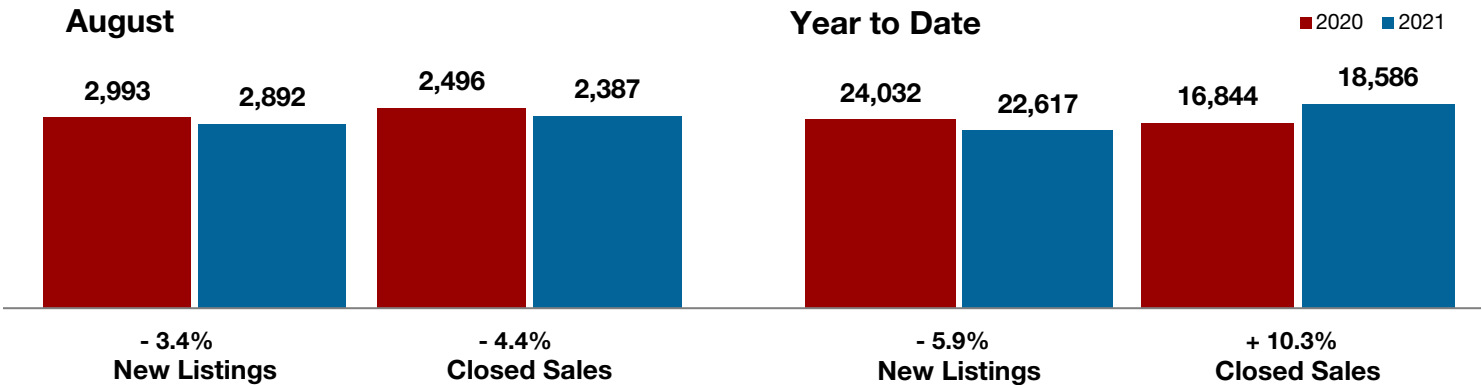
Change in
Closed Sales

Change in
Median Sales Price

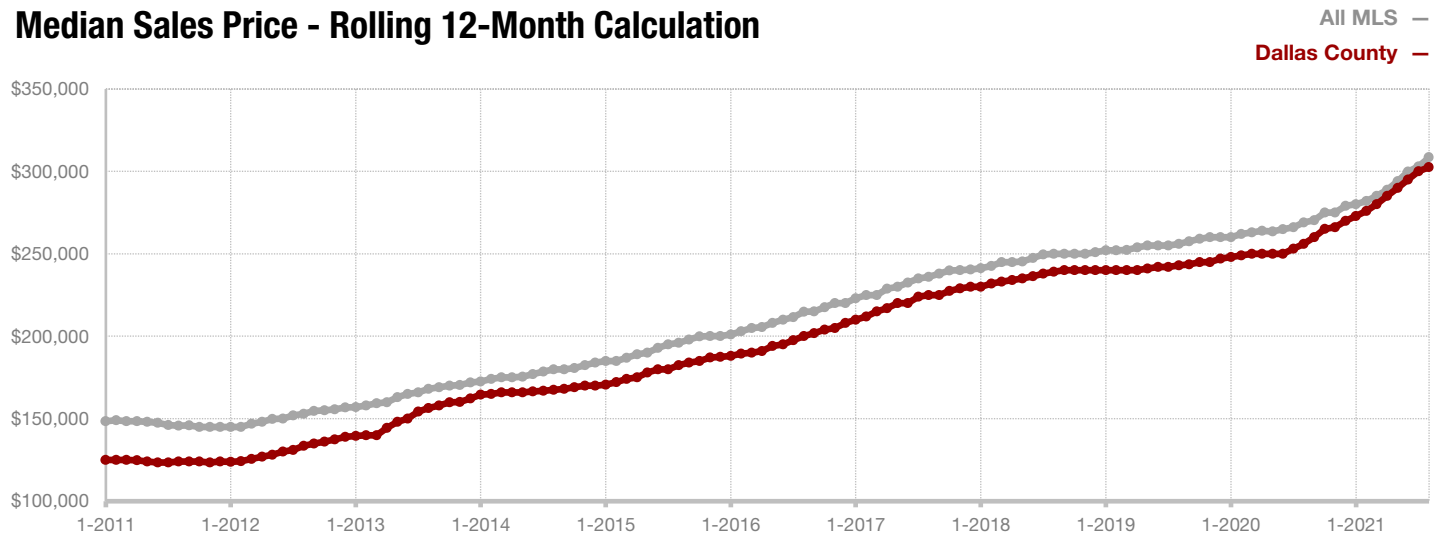
Dallas County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,993	2,892	- 3.4%	24,032	22,617	- 5.9%
Pending Sales	2,582	2,327	- 9.9%	18,277	19,373	+ 6.0%
Closed Sales	2,496	2,387	- 4.4%	16,844	18,586	+ 10.3%
Average Sales Price*	\$396,947	\$432,914	+ 9.1%	\$374,307	\$457,512	+ 22.2%
Median Sales Price*	\$278,688	\$318,000	+ 14.1%	\$261,950	\$315,000	+ 20.3%
Percent of Original List Price Received*	97.2%	100.6%	+ 3.5%	96.4%	100.0%	+ 3.7%
Days on Market Until Sale	38	20	- 47.4%	44	29	- 34.1%
Inventory of Homes for Sale	5,426	3,304	- 39.1%	--	--	--
Months Supply of Inventory	2.5	1.4	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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Delta County

+ 200.0%

0.0%

+ 17.2%

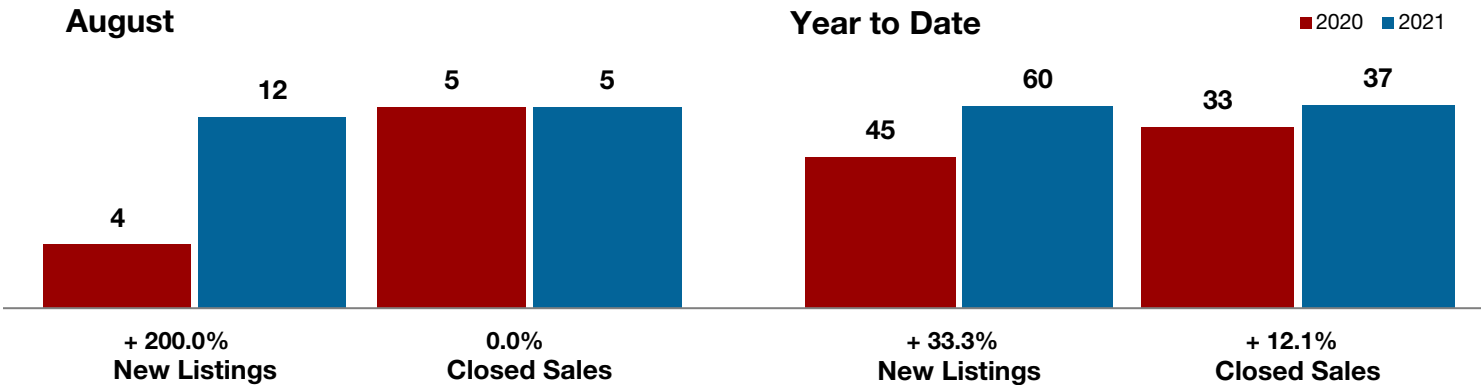
Change in
New Listings

Change in
Closed Sales

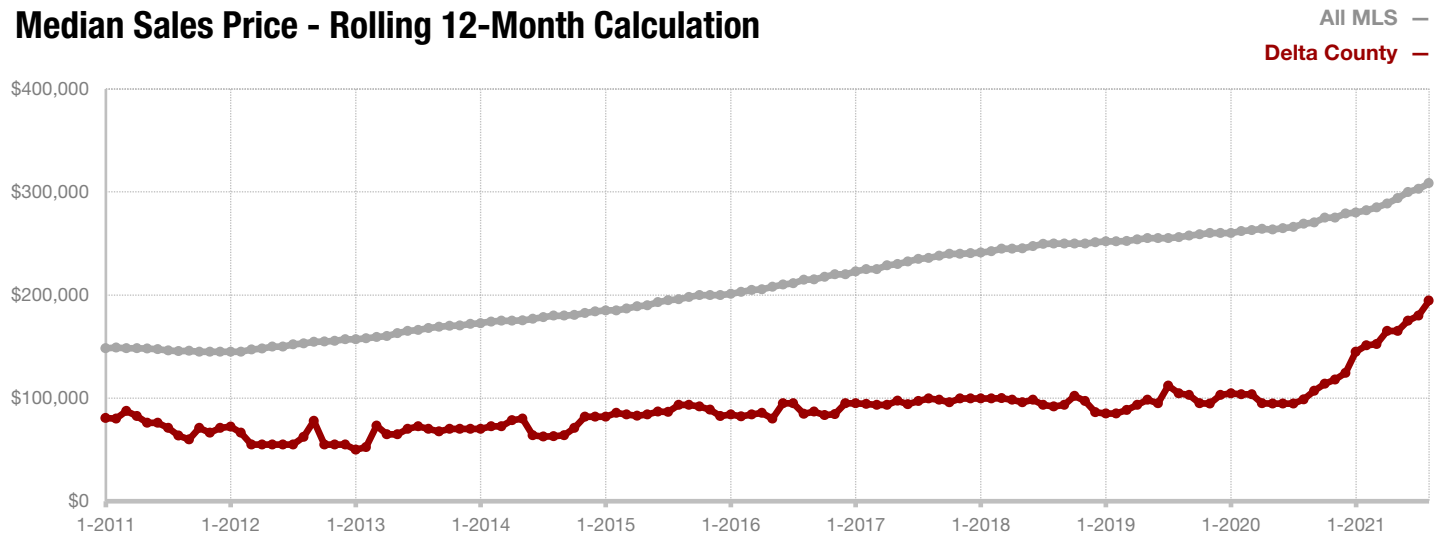
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	4	12	+ 200.0%	45	60	+ 33.3%
Pending Sales	5	6	+ 20.0%	39	42	+ 7.7%
Closed Sales	5	5	0.0%	33	37	+ 12.1%
Average Sales Price*	\$138,564	\$569,762	+ 311.2%	\$125,472	\$291,932	+ 132.7%
Median Sales Price*	\$139,900	\$163,990	+ 17.2%	\$104,255	\$196,000	+ 88.0%
Percent of Original List Price Received*	96.0%	93.0%	- 3.1%	94.3%	96.9%	+ 2.8%
Days on Market Until Sale	38	25	- 34.2%	38	38	0.0%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	3.2	2.9	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 6.3%

- 17.3%

+ 22.4%

Change in
New Listings

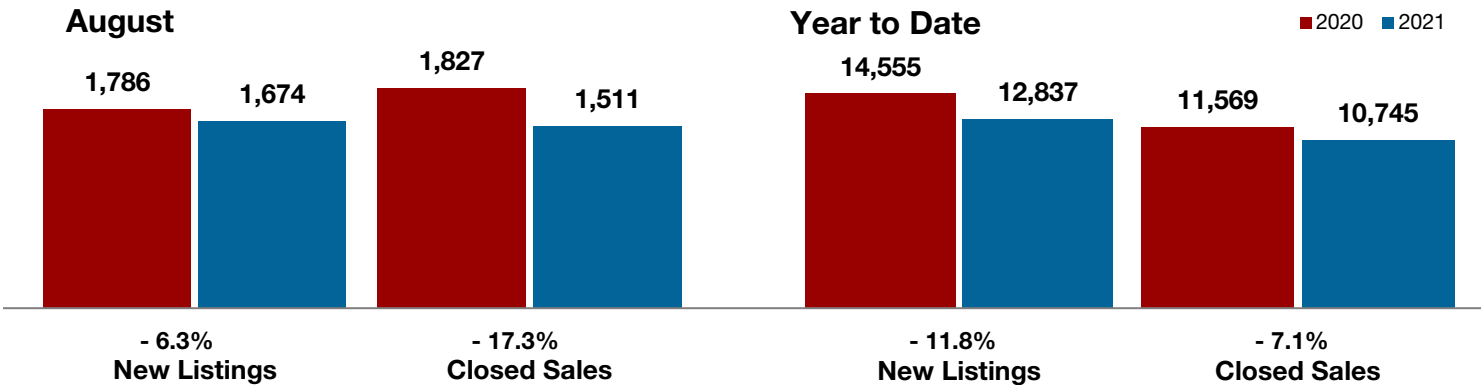
Change in
Closed Sales

Change in
Median Sales Price

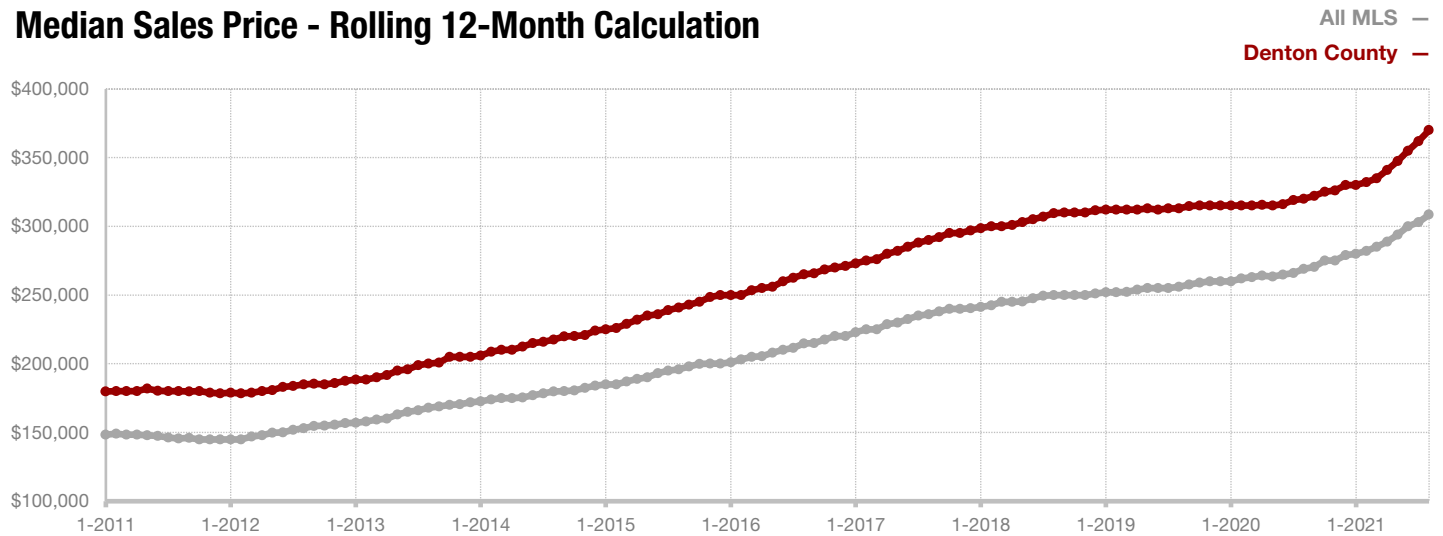
Denton County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,786	1,674	- 6.3%	14,555	12,837	- 11.8%
Pending Sales	1,828	1,528	- 16.4%	12,793	11,441	- 10.6%
Closed Sales	1,827	1,511	- 17.3%	11,569	10,745	- 7.1%
Average Sales Price*	\$390,996	\$507,207	+ 29.7%	\$372,760	\$462,473	+ 24.1%
Median Sales Price*	\$335,000	\$410,000	+ 22.4%	\$324,925	\$387,230	+ 19.2%
Percent of Original List Price Received*	98.1%	103.3%	+ 5.3%	97.3%	103.2%	+ 6.1%
Days on Market Until Sale	37	16	- 56.8%	49	20	- 59.2%
Inventory of Homes for Sale	2,495	1,499	- 39.9%	--	--	--
Months Supply of Inventory	1.7	1.1	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 47.4% **+ 133.3%** **+ 112.4%**

Change in
New Listings

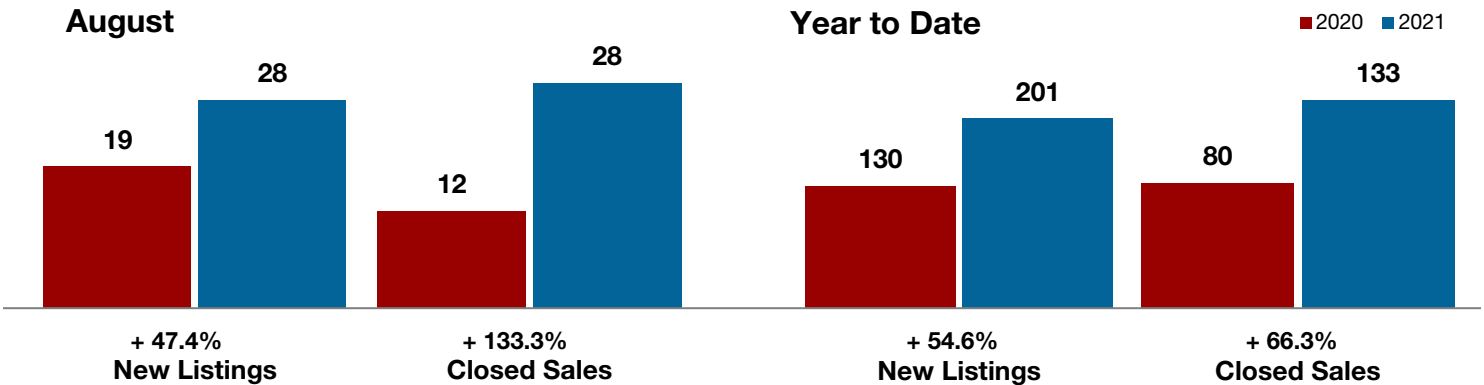
Change in
Closed Sales

Change in
Median Sales Price

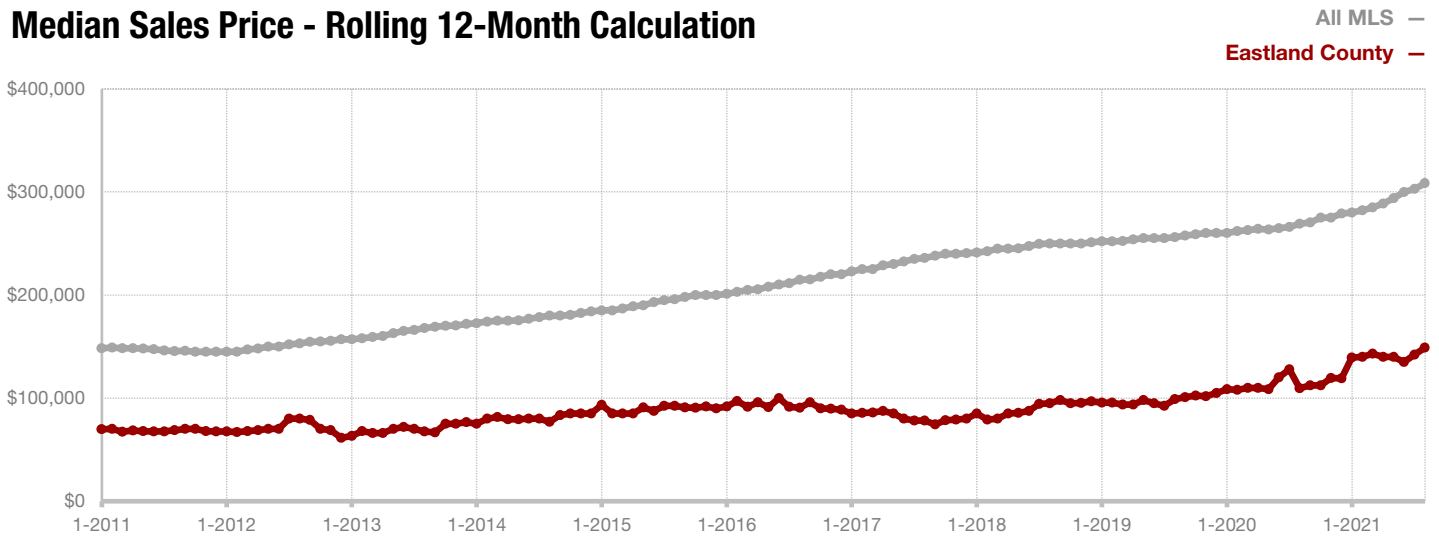
Eastland County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	19	28	+ 47.4%	130	201	+ 54.6%
Pending Sales	24	14	- 41.7%	102	145	+ 42.2%
Closed Sales	12	28	+ 133.3%	80	133	+ 66.3%
Average Sales Price*	\$97,642	\$202,915	+ 107.8%	\$168,679	\$231,798	+ 37.4%
Median Sales Price*	\$76,500	\$162,500	+ 112.4%	\$104,000	\$150,000	+ 44.2%
Percent of Original List Price Received*	87.2%	93.3%	+ 7.0%	90.2%	93.0%	+ 3.1%
Days on Market Until Sale	95	50	- 47.4%	106	87	- 17.9%
Inventory of Homes for Sale	70	80	+ 14.3%	--	--	--
Months Supply of Inventory	6.1	5.2	- 16.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 6.1%

- 13.2%

+ 14.0%

Change in
New Listings

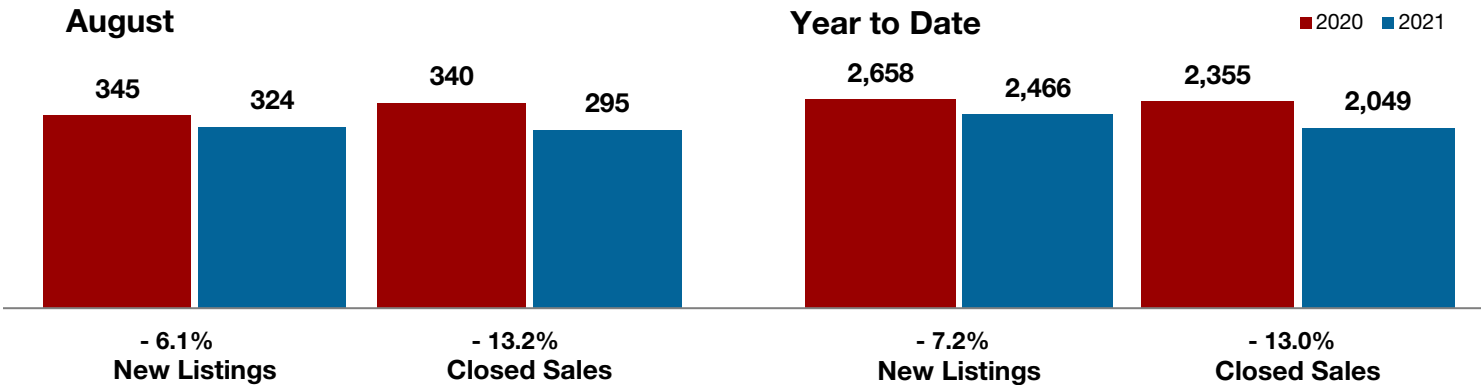
Change in
Closed Sales

Change in
Median Sales Price

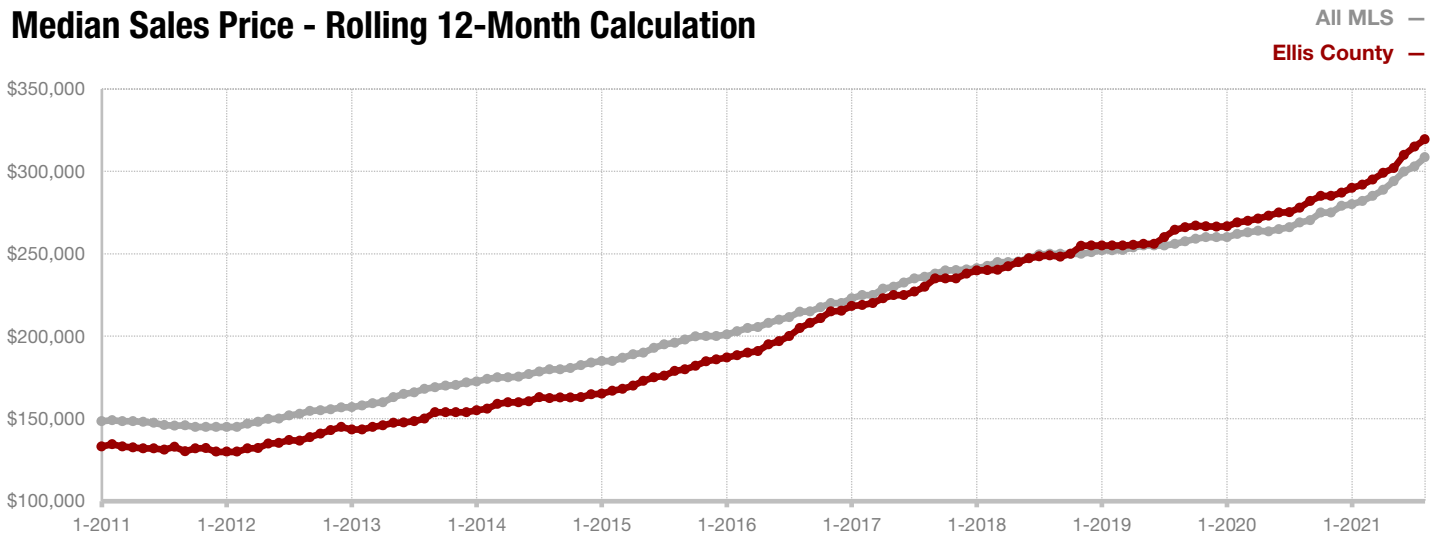
Ellis County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	345	324	- 6.1%	2,658	2,466	- 7.2%
Pending Sales	343	310	- 9.6%	2,584	2,197	- 15.0%
Closed Sales	340	295	- 13.2%	2,355	2,049	- 13.0%
Average Sales Price*	\$312,499	\$370,650	+ 18.6%	\$300,614	\$349,999	+ 16.4%
Median Sales Price*	\$302,500	\$345,000	+ 14.0%	\$280,000	\$327,000	+ 16.8%
Percent of Original List Price Received*	98.5%	102.1%	+ 3.7%	97.6%	101.2%	+ 3.7%
Days on Market Until Sale	48	16	- 66.7%	55	26	- 52.7%
Inventory of Homes for Sale	473	354	- 25.2%	--	--	--
Months Supply of Inventory	1.6	1.3	- 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 – August 2021

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



+ 19.3%

+ 43.6%

+ 30.5%

Change in
New Listings

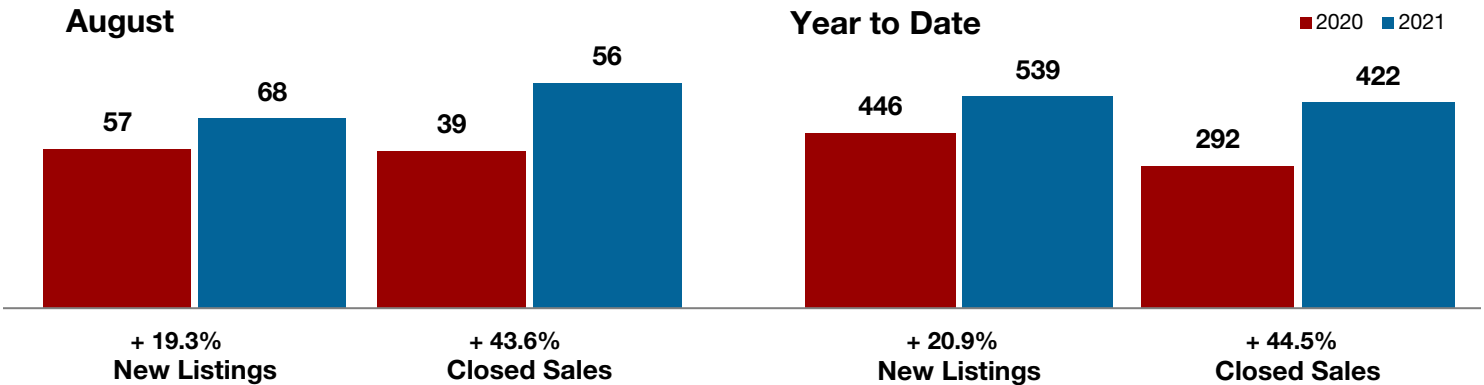
Change in
Closed Sales

Change in
Median Sales Price

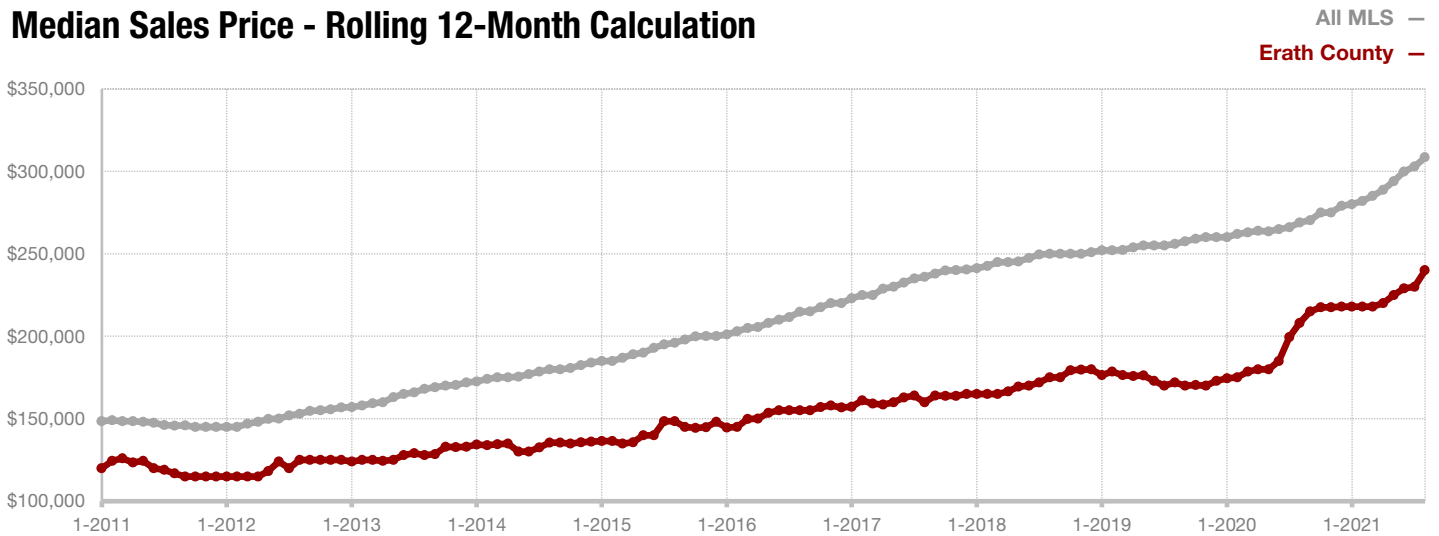
Erath County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	57	68	+ 19.3%	446	539	+ 20.9%
Pending Sales	43	33	- 23.3%	318	412	+ 29.6%
Closed Sales	39	56	+ 43.6%	292	422	+ 44.5%
Average Sales Price*	\$273,826	\$388,875	+ 42.0%	\$257,700	\$360,553	+ 39.9%
Median Sales Price*	\$220,000	\$287,000	+ 30.5%	\$215,500	\$243,000	+ 12.8%
Percent of Original List Price Received*	94.7%	96.4%	+ 1.8%	94.4%	96.9%	+ 2.6%
Days on Market Until Sale	67	36	- 46.3%	63	45	- 28.6%
Inventory of Homes for Sale	181	144	- 20.4%	--	--	--
Months Supply of Inventory	4.9	2.9	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 60.9%

- 30.6%

+ 10.0%

Change in
New Listings

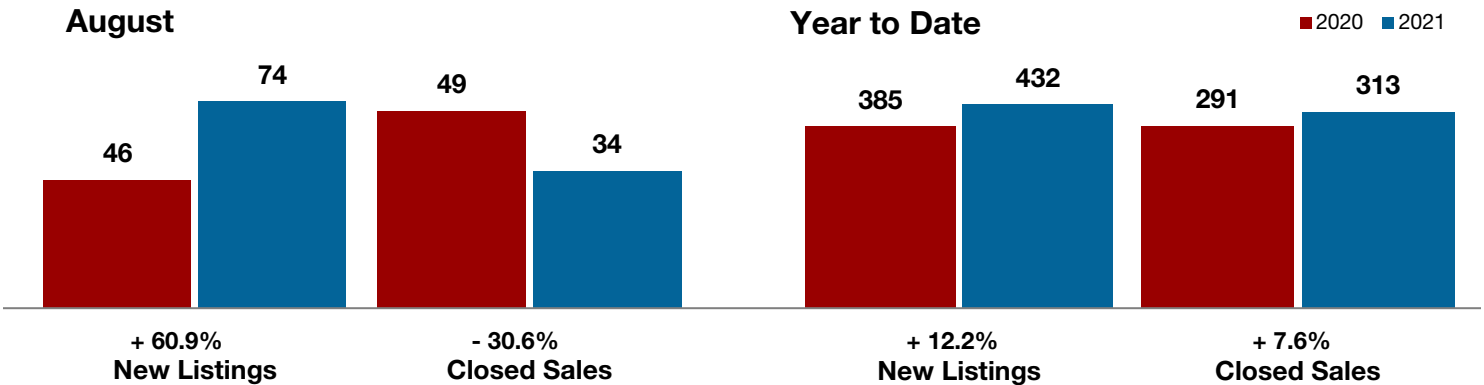
Change in
Closed Sales

Change in
Median Sales Price

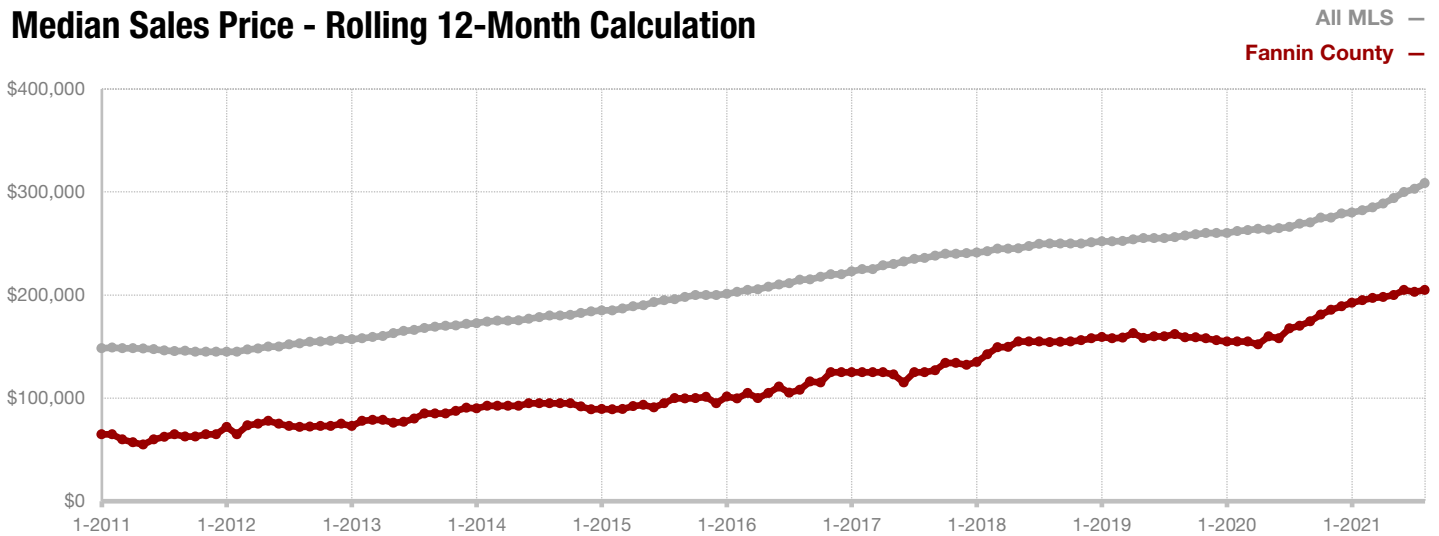
Fannin County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	46	74	+ 60.9%	385	432	+ 12.2%
Pending Sales	35	40	+ 14.3%	302	317	+ 5.0%
Closed Sales	49	34	- 30.6%	291	313	+ 7.6%
Average Sales Price*	\$211,214	\$284,806	+ 34.8%	\$210,756	\$278,042	+ 31.9%
Median Sales Price*	\$196,900	\$216,650	+ 10.0%	\$182,000	\$217,200	+ 19.3%
Percent of Original List Price Received*	94.0%	95.3%	+ 1.4%	93.9%	95.4%	+ 1.6%
Days on Market Until Sale	72	22	- 69.4%	70	46	- 34.3%
Inventory of Homes for Sale	126	139	+ 10.3%	--	--	--
Months Supply of Inventory	3.7	3.7	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 37.5%

- 52.9%

- 9.9%

Change in
New Listings

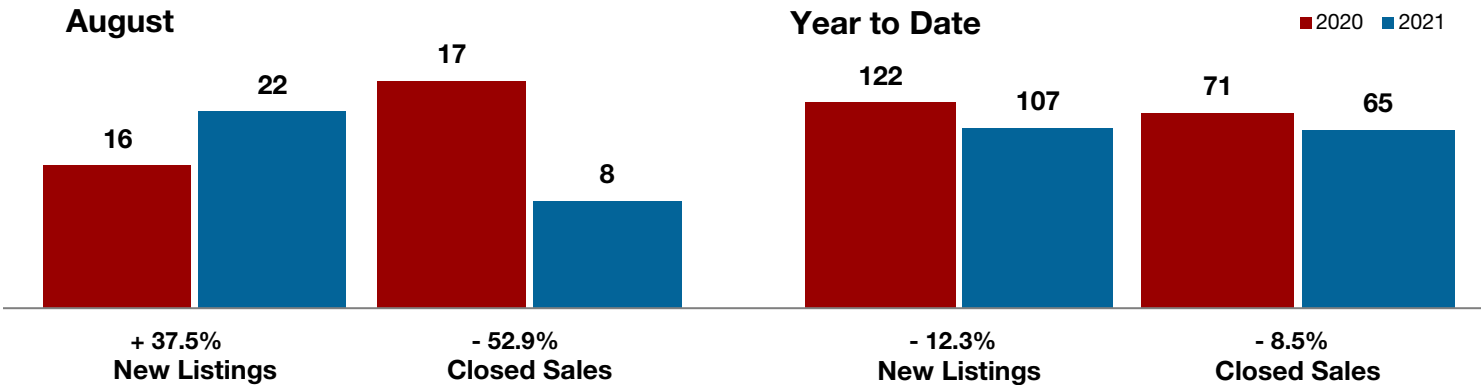
Change in
Closed Sales

Change in
Median Sales Price

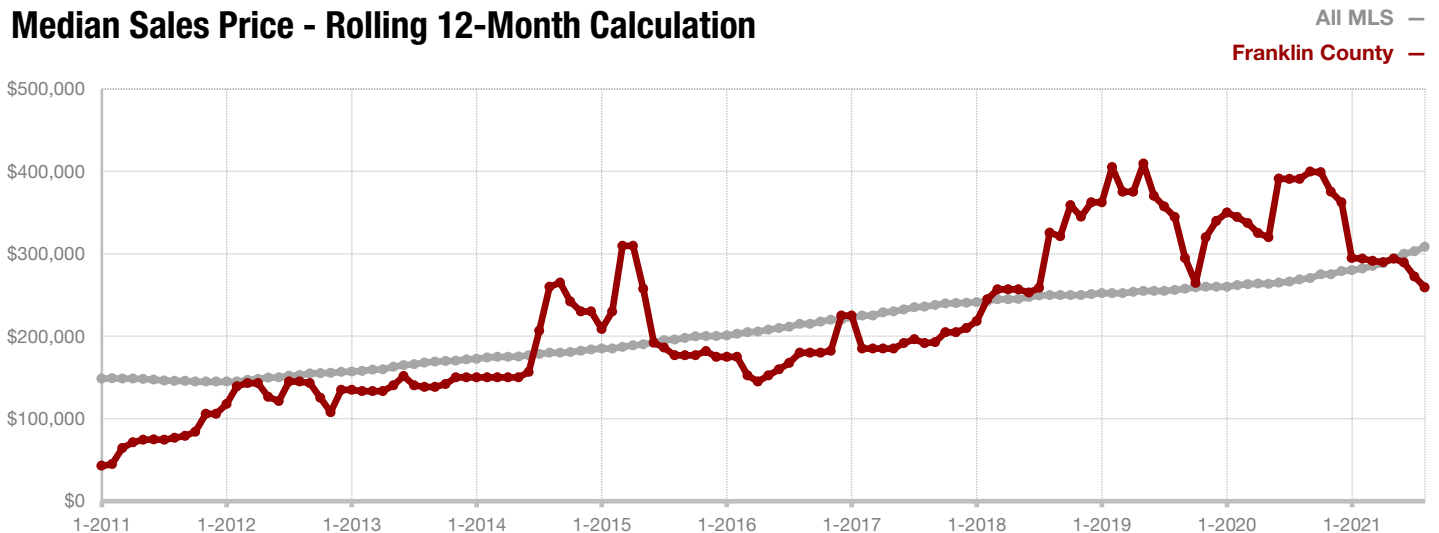
Franklin County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	16	22	+ 37.5%	122	107	- 12.3%
Pending Sales	13	13	0.0%	81	69	- 14.8%
Closed Sales	17	8	- 52.9%	71	65	- 8.5%
Average Sales Price*	\$455,762	\$415,688	- 8.8%	\$442,518	\$465,141	+ 5.1%
Median Sales Price*	\$365,000	\$329,000	- 9.9%	\$396,500	\$254,500	- 35.8%
Percent of Original List Price Received*	92.3%	95.2%	+ 3.1%	92.5%	95.4%	+ 3.1%
Days on Market Until Sale	80	45	- 43.8%	78	46	- 41.0%
Inventory of Homes for Sale	45	39	- 13.3%	--	--	--
Months Supply of Inventory	5.7	4.5	- 16.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 43.8%

- 19.0%

+ 7.3%

Change in
New Listings

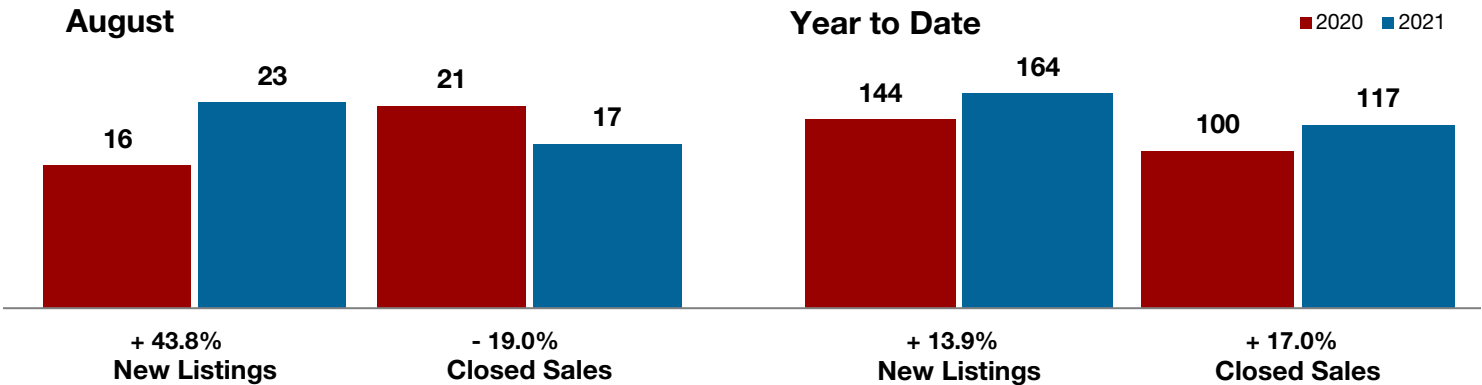
Change in
Closed Sales

Change in
Median Sales Price

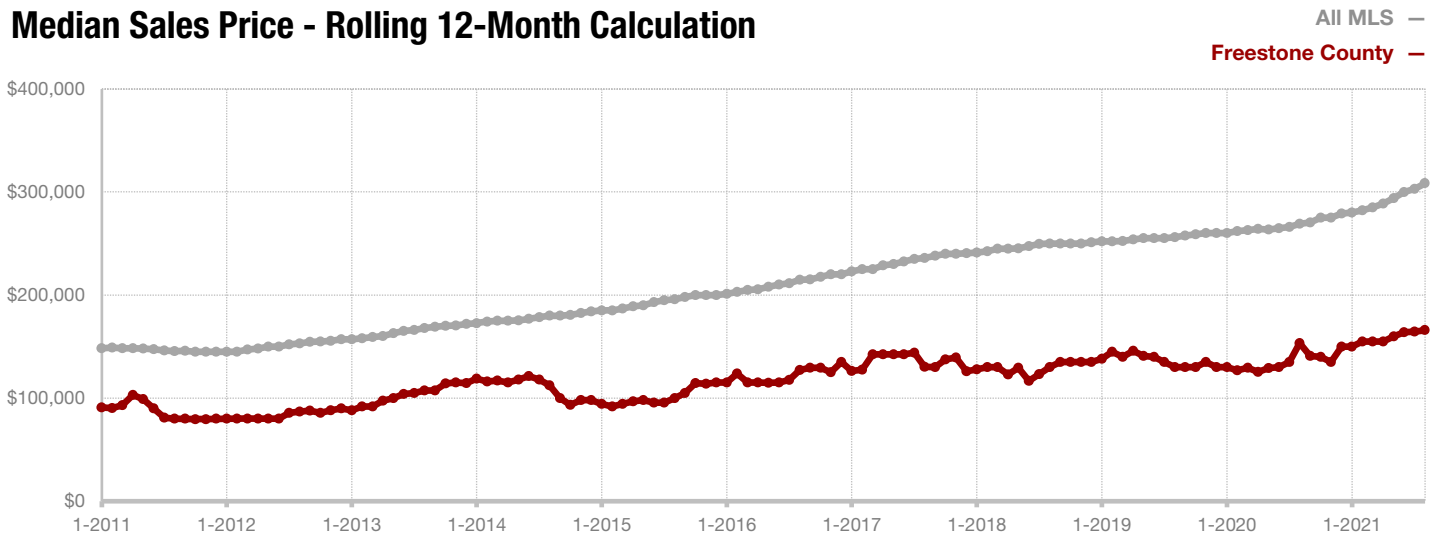
Freestone County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	16	23	+ 43.8%	144	164	+ 13.9%
Pending Sales	18	23	+ 27.8%	116	120	+ 3.4%
Closed Sales	21	17	- 19.0%	100	117	+ 17.0%
Average Sales Price*	\$262,752	\$343,988	+ 30.9%	\$203,157	\$240,135	+ 18.2%
Median Sales Price*	\$164,000	\$176,000	+ 7.3%	\$141,750	\$180,000	+ 27.0%
Percent of Original List Price Received*	95.0%	95.0%	0.0%	92.5%	94.5%	+ 2.2%
Days on Market Until Sale	91	80	- 12.1%	98	55	- 43.9%
Inventory of Homes for Sale	53	51	- 3.8%	--	--	--
Months Supply of Inventory	4.2	3.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



- 4.3%

+ 0.4%

+ 26.8%

Change in
New Listings

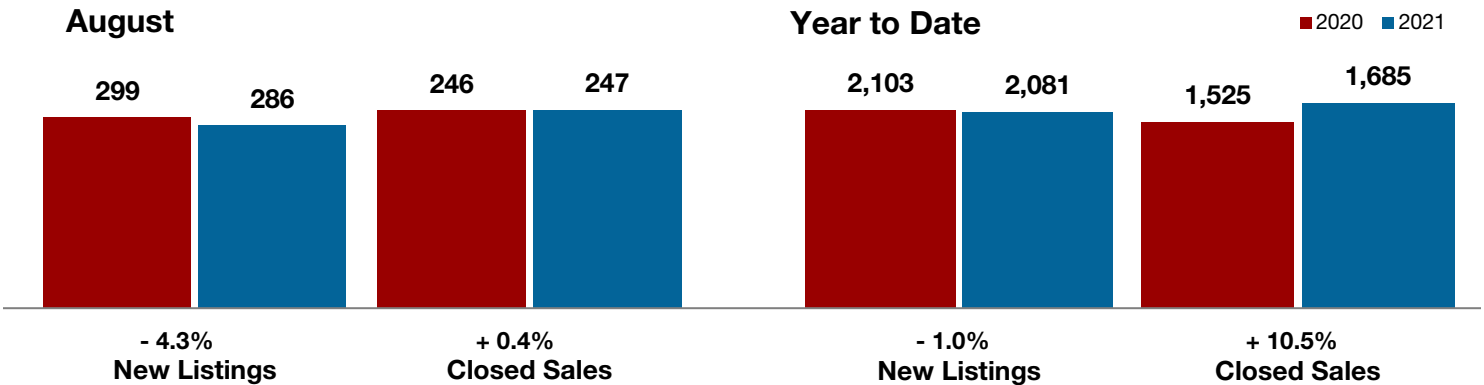
Change in
Closed Sales

Change in
Median Sales Price

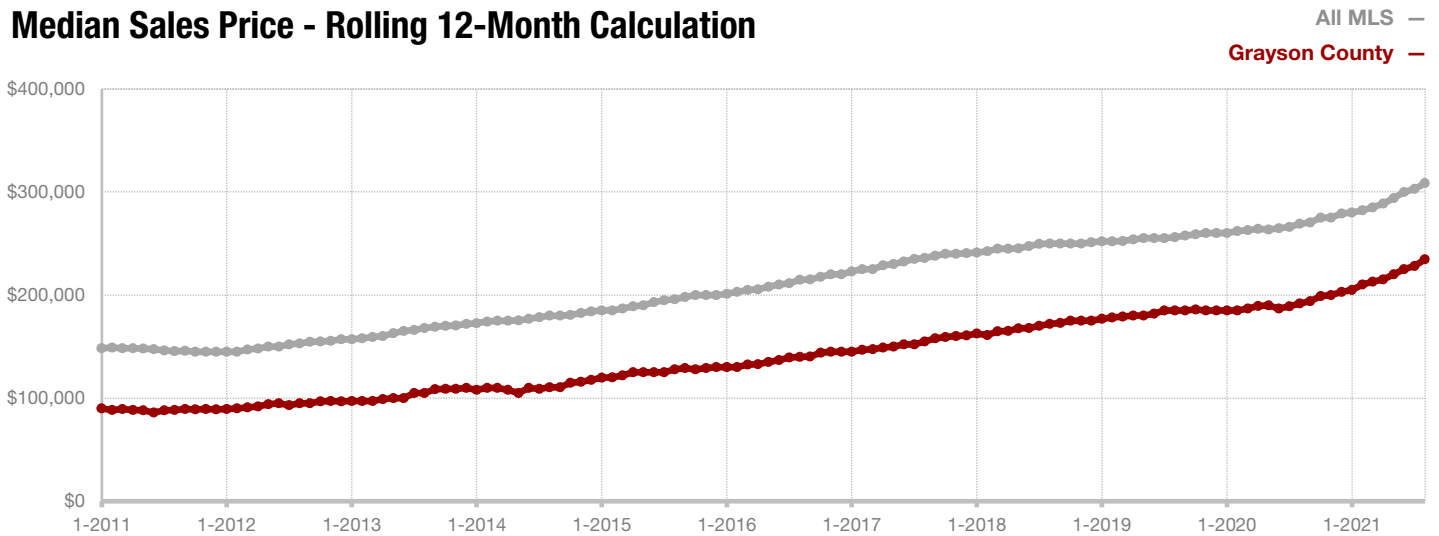
Grayson County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	299	286	- 4.3%	2,103	2,081	- 1.0%
Pending Sales	270	217	- 19.6%	1,718	1,752	+ 2.0%
Closed Sales	246	247	+ 0.4%	1,525	1,685	+ 10.5%
Average Sales Price*	\$241,825	\$328,359	+ 35.8%	\$229,147	\$295,246	+ 28.8%
Median Sales Price*	\$205,000	\$260,000	+ 26.8%	\$195,000	\$245,000	+ 25.6%
Percent of Original List Price Received*	95.6%	99.4%	+ 4.0%	94.5%	98.7%	+ 4.4%
Days on Market Until Sale	58	22	- 62.1%	64	37	- 42.2%
Inventory of Homes for Sale	563	397	- 29.5%	--	--	--
Months Supply of Inventory	2.9	1.9	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 36.4%

+ 66.7%

+ 126.7%

Change in
New Listings

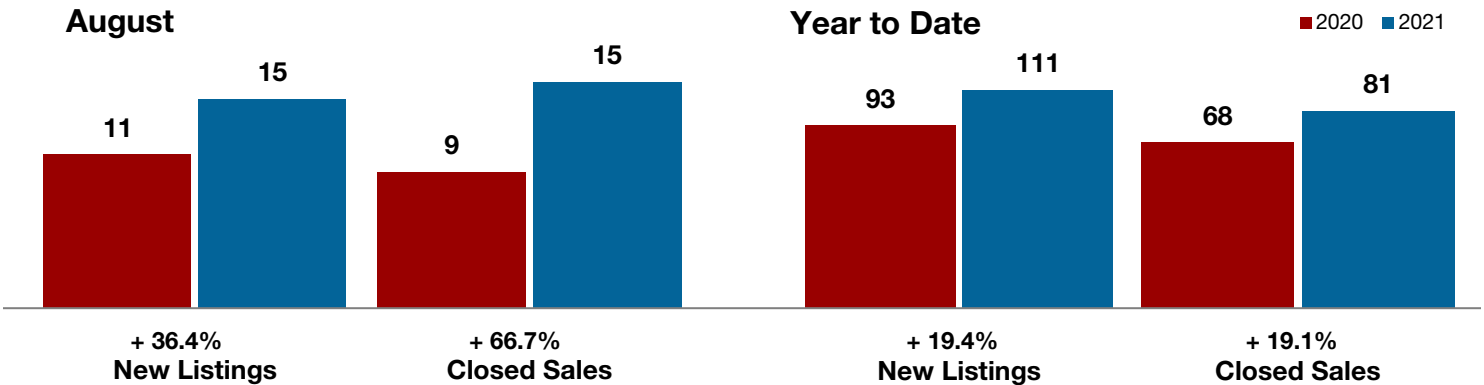
Change in
Closed Sales

Change in
Median Sales Price

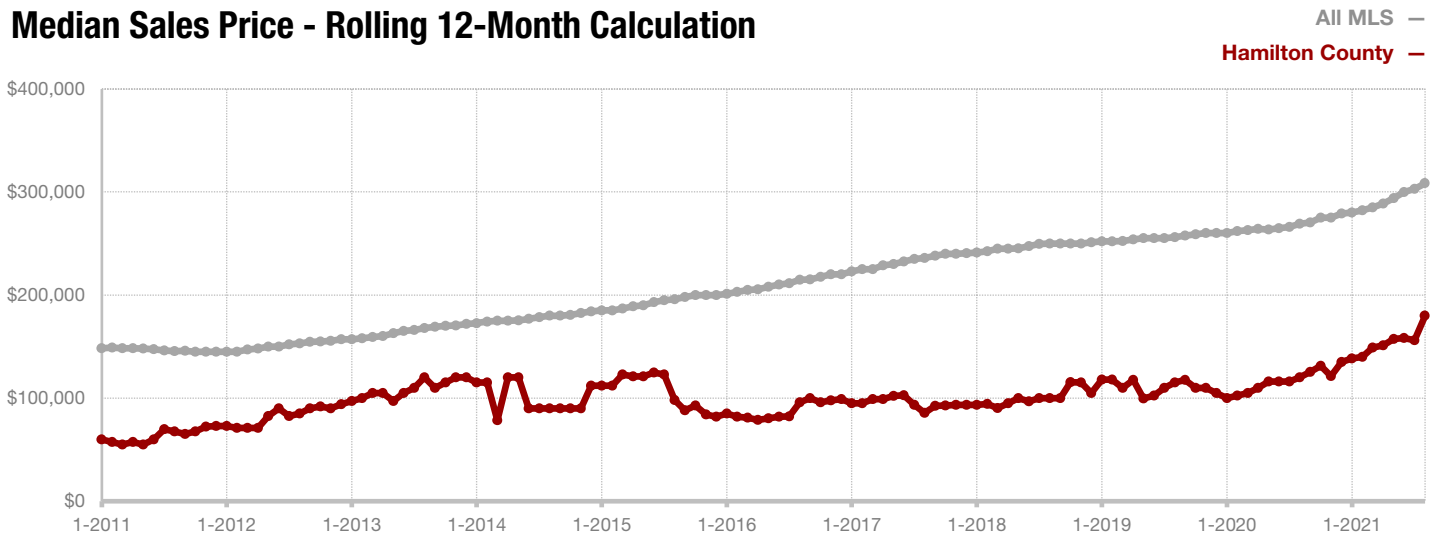
Hamilton County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	11	15	+ 36.4%	93	111	+ 19.4%
Pending Sales	10	6	- 40.0%	77	86	+ 11.7%
Closed Sales	9	15	+ 66.7%	68	81	+ 19.1%
Average Sales Price*	\$125,322	\$470,633	+ 275.5%	\$196,748	\$359,974	+ 83.0%
Median Sales Price*	\$127,500	\$289,000	+ 126.7%	\$123,000	\$185,000	+ 50.4%
Percent of Original List Price Received*	93.5%	94.0%	+ 0.5%	89.6%	91.7%	+ 2.3%
Days on Market Until Sale	114	27	- 76.3%	102	82	- 19.6%
Inventory of Homes for Sale	44	36	- 18.2%	--	--	--
Months Supply of Inventory	5.3	3.8	- 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 100.0% **+ 300.0%** **+ 39.1%**

Change in
New Listings

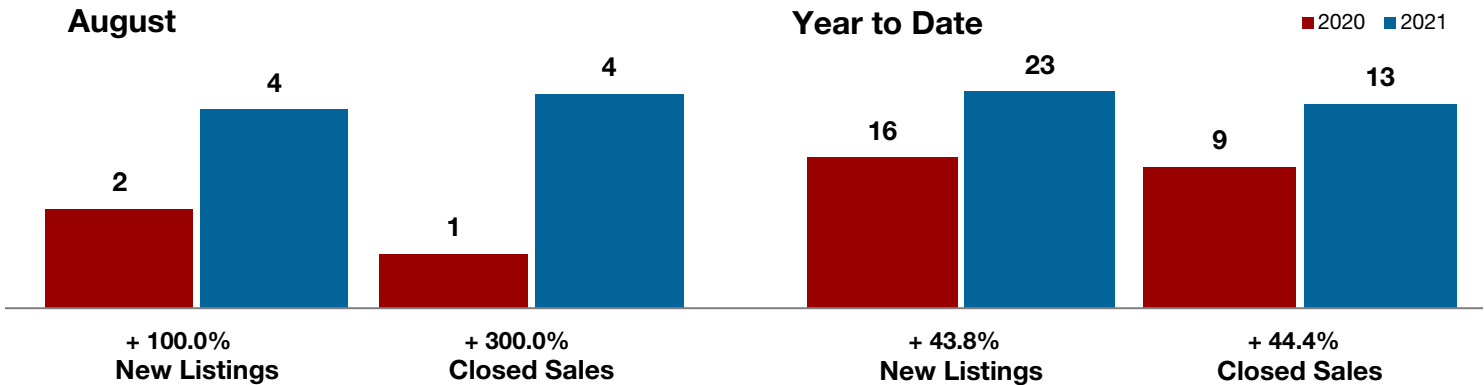
Change in
Closed Sales

Change in
Median Sales Price

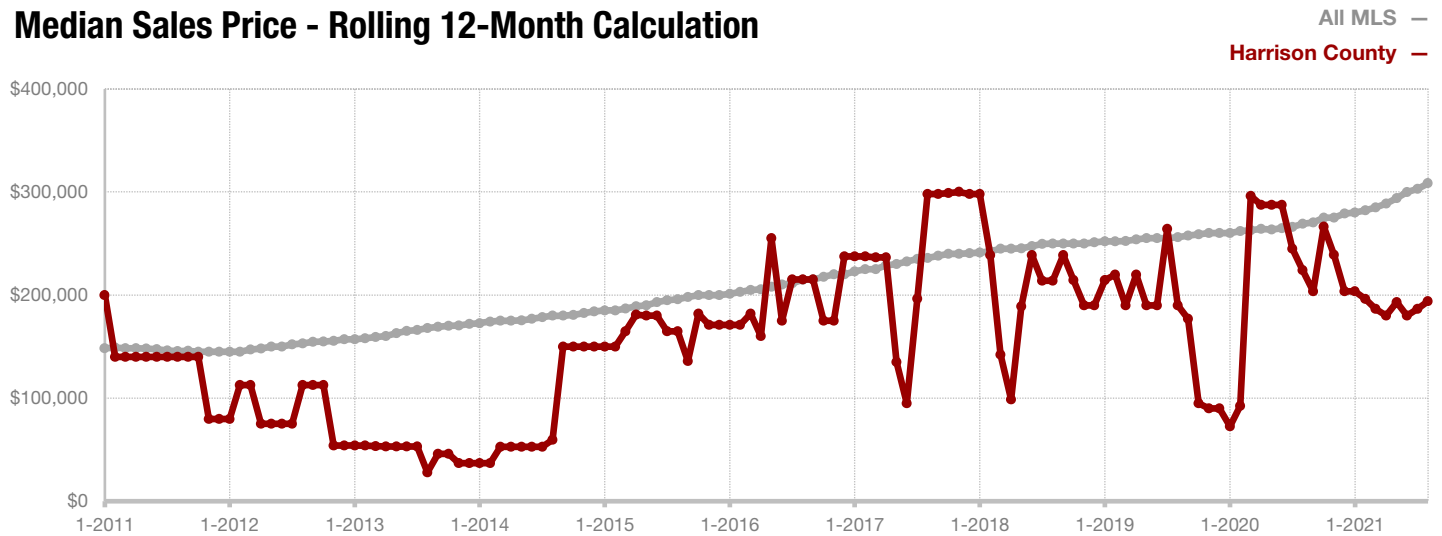
Harrison County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2	4	+ 100.0%	16	23	+ 43.8%
Pending Sales	1	4	+ 300.0%	9	15	+ 66.7%
Closed Sales	1	4	+ 300.0%	9	13	+ 44.4%
Average Sales Price*	\$180,000	\$258,700	+ 43.7%	\$361,044	\$335,315	- 7.1%
Median Sales Price*	\$180,000	\$250,450	+ 39.1%	\$304,500	\$235,000	- 22.8%
Percent of Original List Price Received*	102.9%	98.9%	- 3.9%	96.1%	97.9%	+ 1.9%
Days on Market Until Sale	5	12	+ 140.0%	74	44	- 40.5%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	7.6	3.8	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 12.8%

- 13.8%

+ 10.6%

Change in
New Listings

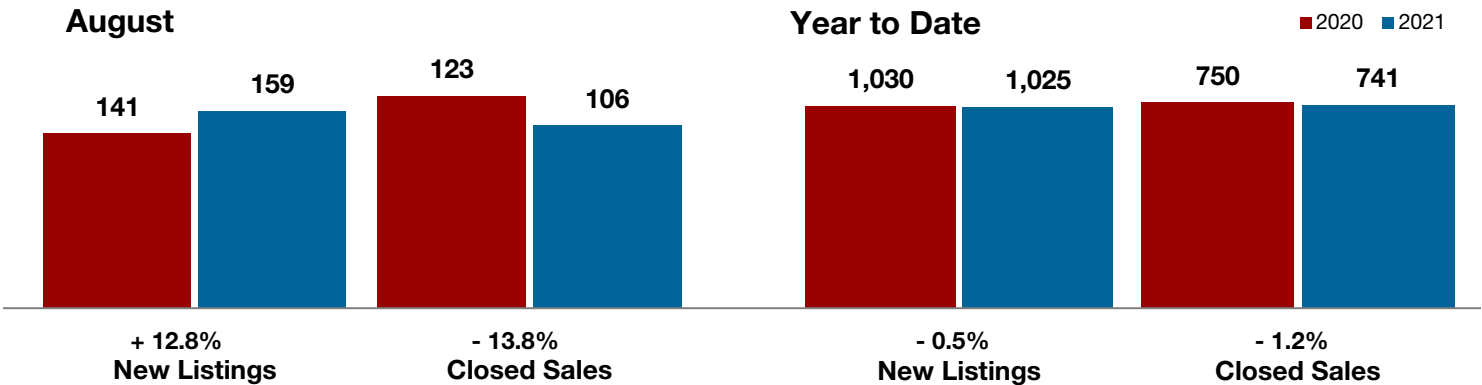
Change in
Closed Sales

Change in
Median Sales Price

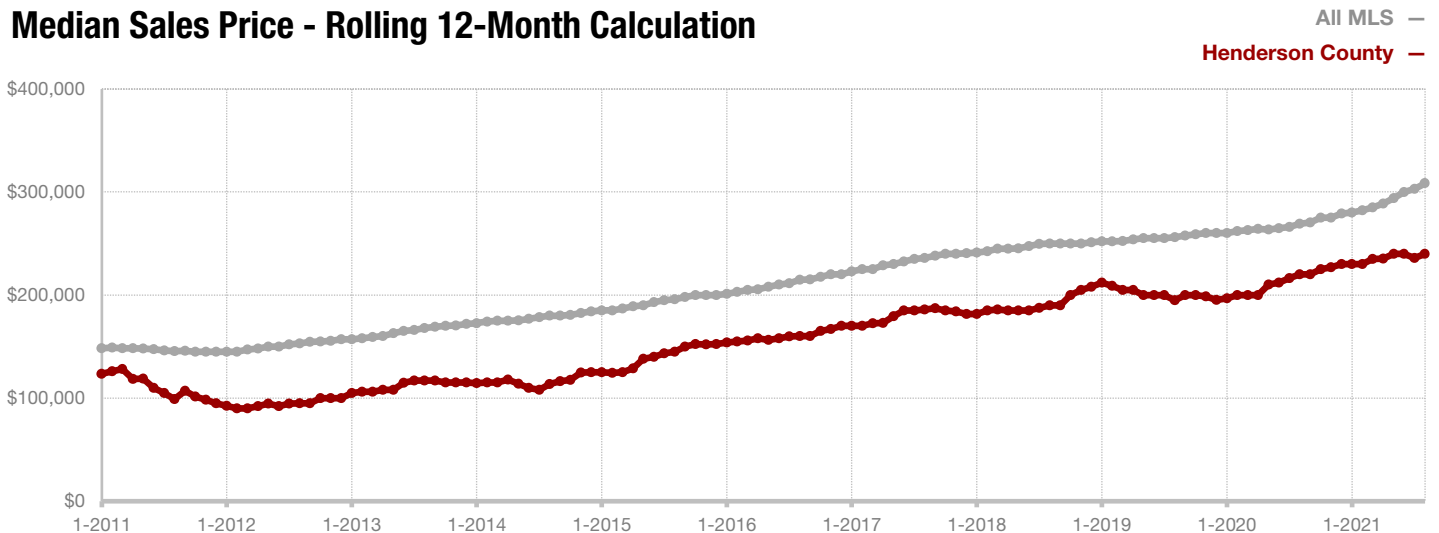
Henderson County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	141	159	+ 12.8%	1,030	1,025	- 0.5%
Pending Sales	127	106	- 16.5%	861	811	- 5.8%
Closed Sales	123	106	- 13.8%	750	741	- 1.2%
Average Sales Price*	\$338,403	\$334,002	- 1.3%	\$317,261	\$378,626	+ 19.3%
Median Sales Price*	\$240,000	\$265,500	+ 10.6%	\$229,000	\$244,950	+ 7.0%
Percent of Original List Price Received*	95.2%	95.6%	+ 0.4%	93.6%	96.4%	+ 3.0%
Days on Market Until Sale	59	30	- 49.2%	72	42	- 41.7%
Inventory of Homes for Sale	289	265	- 8.3%	--	--	--
Months Supply of Inventory	3.2	2.7	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 30.2%

+ 10.3%

- 5.3%

Change in
New Listings

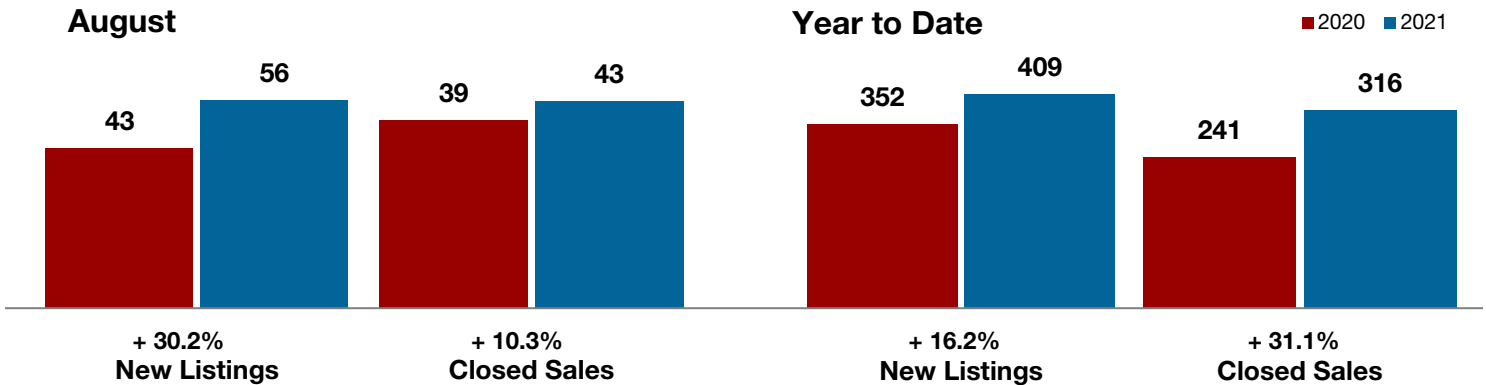
Change in
Closed Sales

Change in
Median Sales Price

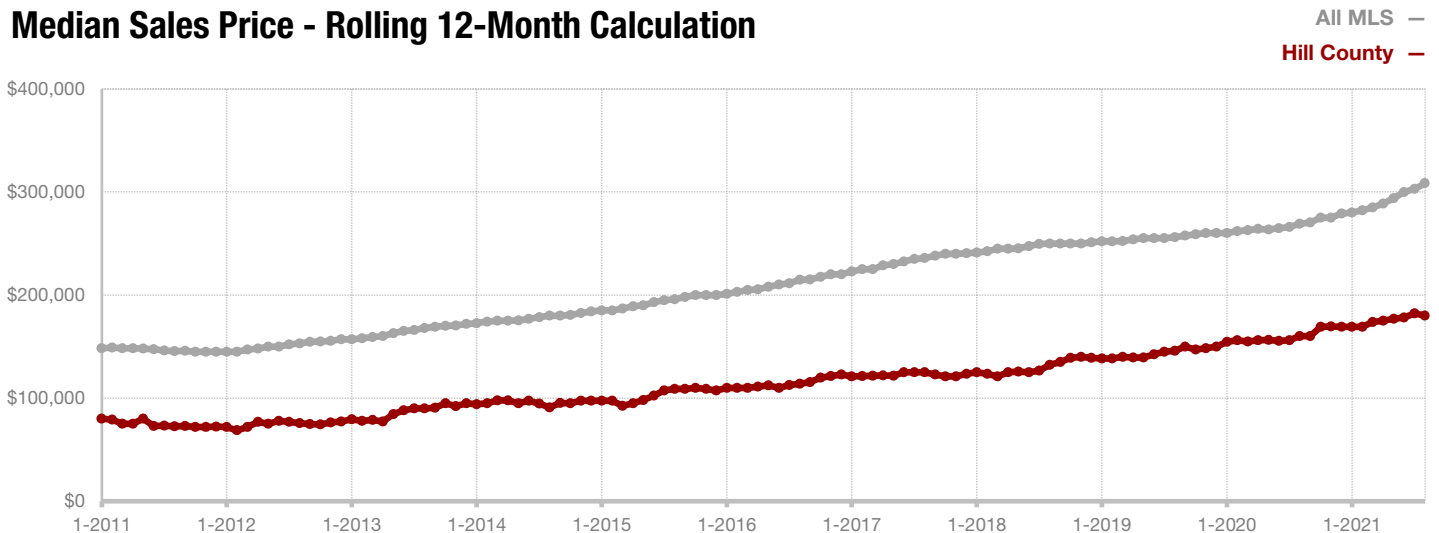
Hill County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	43	56	+ 30.2%	352	409	+ 16.2%
Pending Sales	43	49	+ 14.0%	292	346	+ 18.5%
Closed Sales	39	43	+ 10.3%	241	316	+ 31.1%
Average Sales Price*	\$211,176	\$225,063	+ 6.6%	\$191,875	\$219,822	+ 14.6%
Median Sales Price*	\$190,000	\$180,000	- 5.3%	\$163,000	\$185,000	+ 13.5%
Percent of Original List Price Received*	94.4%	94.4%	0.0%	92.8%	94.0%	+ 1.3%
Days on Market Until Sale	73	41	- 43.8%	77	47	- 39.0%
Inventory of Homes for Sale	107	91	- 15.0%	--	--	--
Months Supply of Inventory	3.3	2.3	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 20.4%

- 12.8%

+ 22.1%

Change in
New Listings

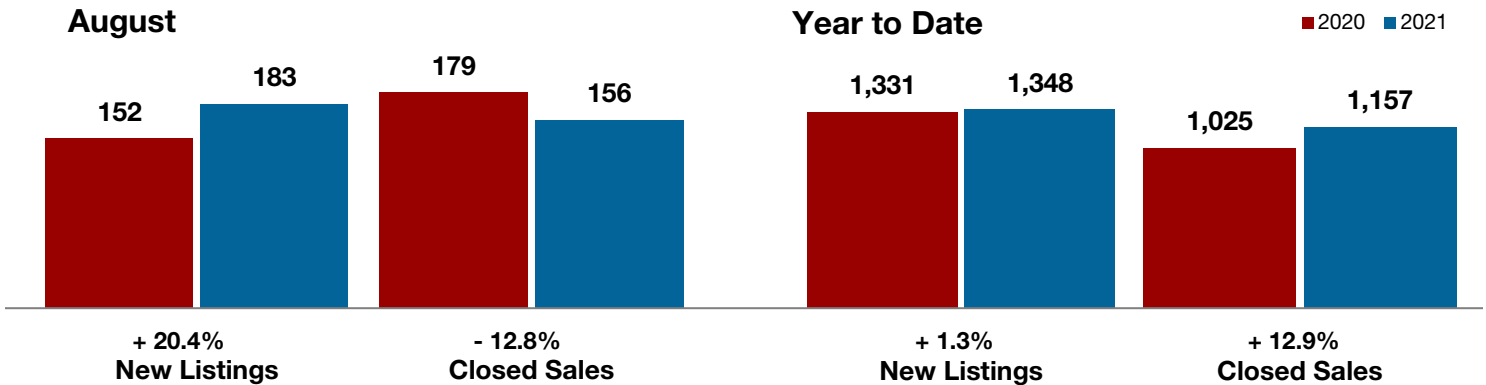
Change in
Closed Sales

Change in
Median Sales Price

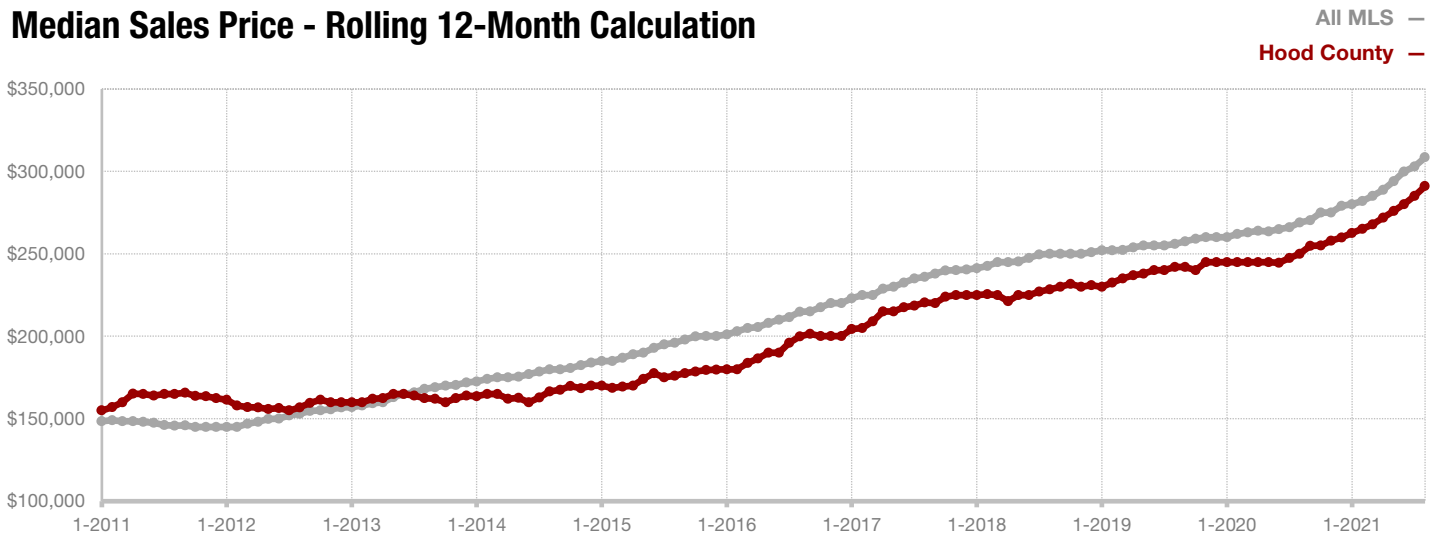
Hood County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	152	183	+ 20.4%	1,331	1,348	+ 1.3%
Pending Sales	162	132	- 18.5%	1,116	1,185	+ 6.2%
Closed Sales	179	156	- 12.8%	1,025	1,157	+ 12.9%
Average Sales Price*	\$336,825	\$396,694	+ 17.8%	\$296,750	\$356,850	+ 20.3%
Median Sales Price*	\$275,000	\$335,900	+ 22.1%	\$253,900	\$300,000	+ 18.2%
Percent of Original List Price Received*	96.1%	98.6%	+ 2.6%	96.0%	99.1%	+ 3.2%
Days on Market Until Sale	65	24	- 63.1%	57	32	- 43.9%
Inventory of Homes for Sale	275	217	- 21.1%	--	--	--
Months Supply of Inventory	2.2	1.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



- 17.1%

Change in
New Listings

- 3.3%

Change in
Closed Sales

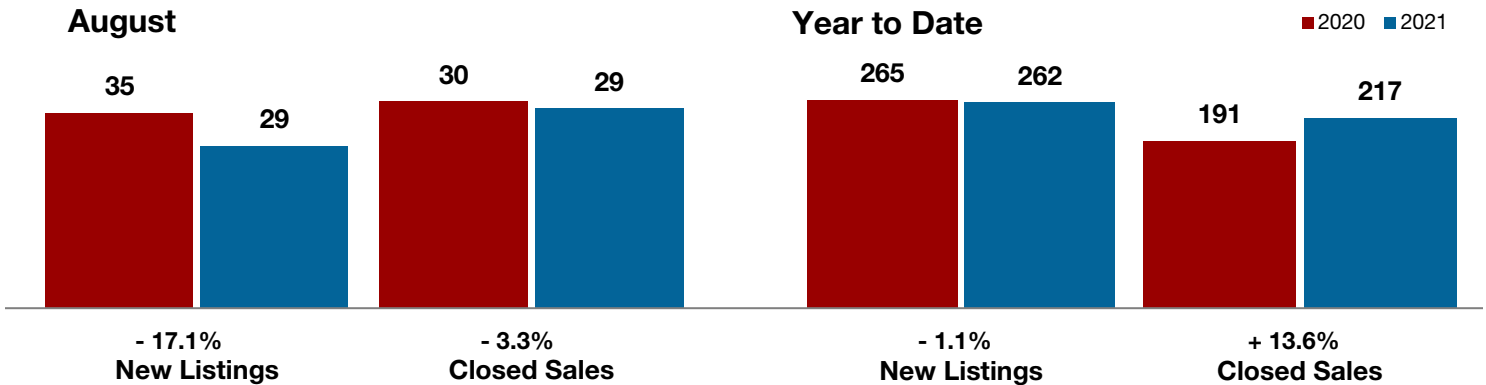
+ 36.3%

Change in
Median Sales Price

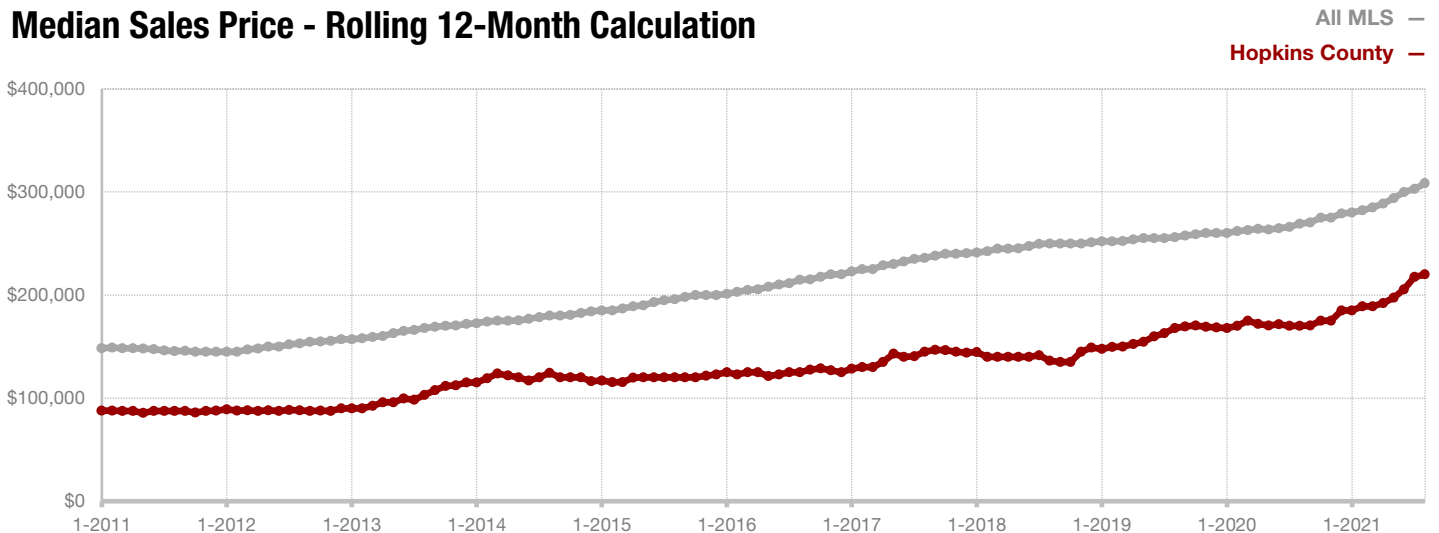
Hopkins County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	35	29	- 17.1%	265	262	- 1.1%
Pending Sales	33	22	- 33.3%	209	214	+ 2.4%
Closed Sales	30	29	- 3.3%	191	217	+ 13.6%
Average Sales Price*	\$200,708	\$289,231	+ 44.1%	\$200,392	\$286,952	+ 43.2%
Median Sales Price*	\$177,500	\$242,000	+ 36.3%	\$174,900	\$228,000	+ 30.4%
Percent of Original List Price Received*	94.2%	96.7%	+ 2.7%	94.9%	95.7%	+ 0.8%
Days on Market Until Sale	45	21	- 53.3%	51	46	- 9.8%
Inventory of Homes for Sale	81	57	- 29.6%	--	--	--
Months Supply of Inventory	3.4	2.1	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 24.2%

Change in
New Listings

+ 7.2%

Change in
Closed Sales

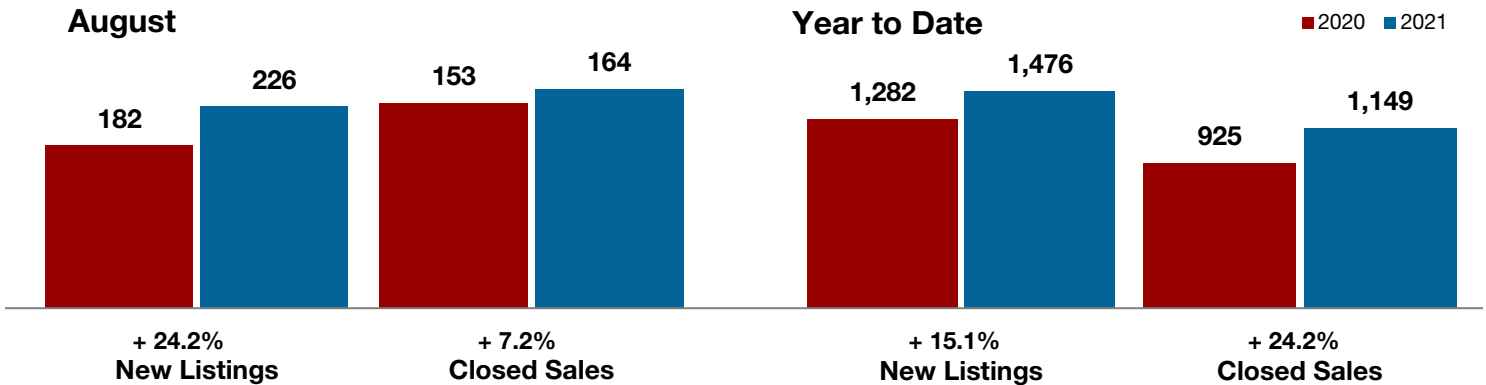
+ 18.6%

Change in
Median Sales Price

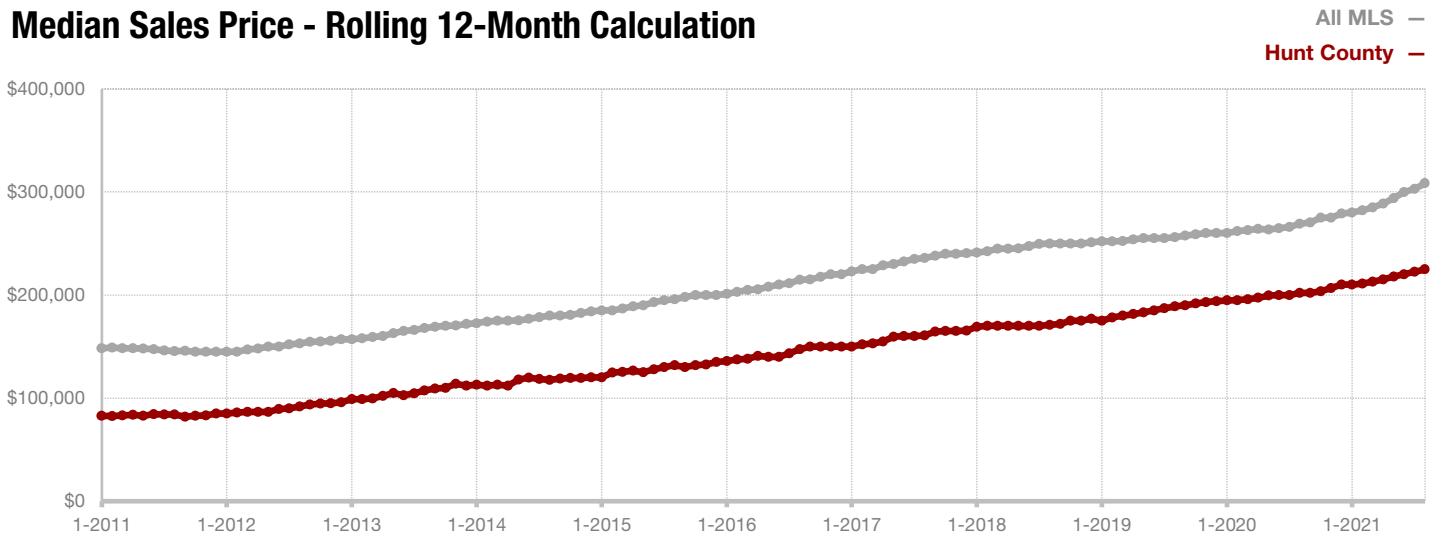
Hunt County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	182	226	+ 24.2%	1,282	1,476	+ 15.1%
Pending Sales	185	192	+ 3.8%	1,063	1,247	+ 17.3%
Closed Sales	153	164	+ 7.2%	925	1,149	+ 24.2%
Average Sales Price*	\$241,025	\$284,389	+ 18.0%	\$230,795	\$268,698	+ 16.4%
Median Sales Price*	\$210,000	\$249,000	+ 18.6%	\$205,000	\$229,950	+ 12.2%
Percent of Original List Price Received*	96.0%	99.2%	+ 3.3%	95.8%	98.8%	+ 3.1%
Days on Market Until Sale	50	20	- 60.0%	58	29	- 50.0%
Inventory of Homes for Sale	301	269	- 10.6%	--	--	--
Months Supply of Inventory	2.5	1.8	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 14.3%

- 50.0%

- 6.5%

Change in
New Listings

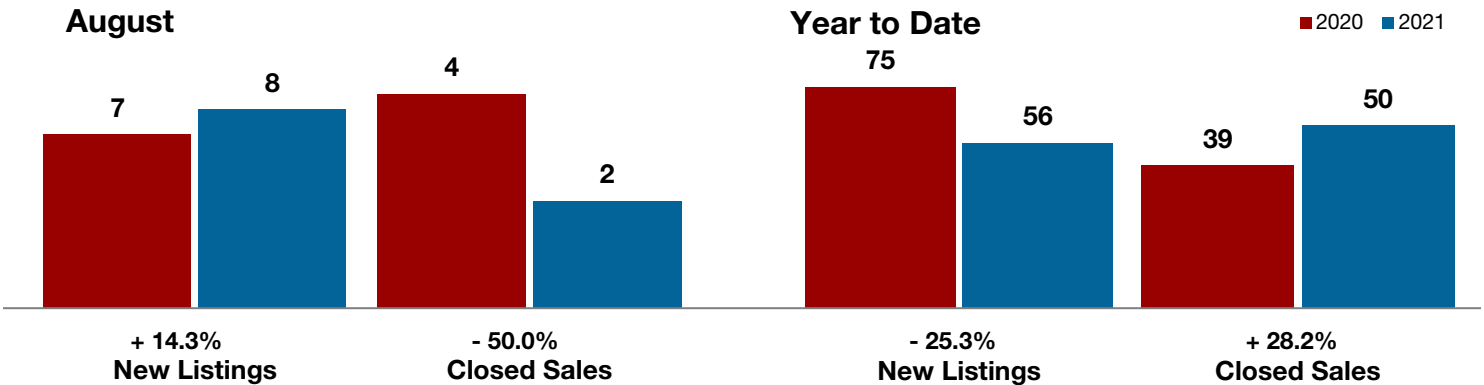
Change in
Closed Sales

Change in
Median Sales Price

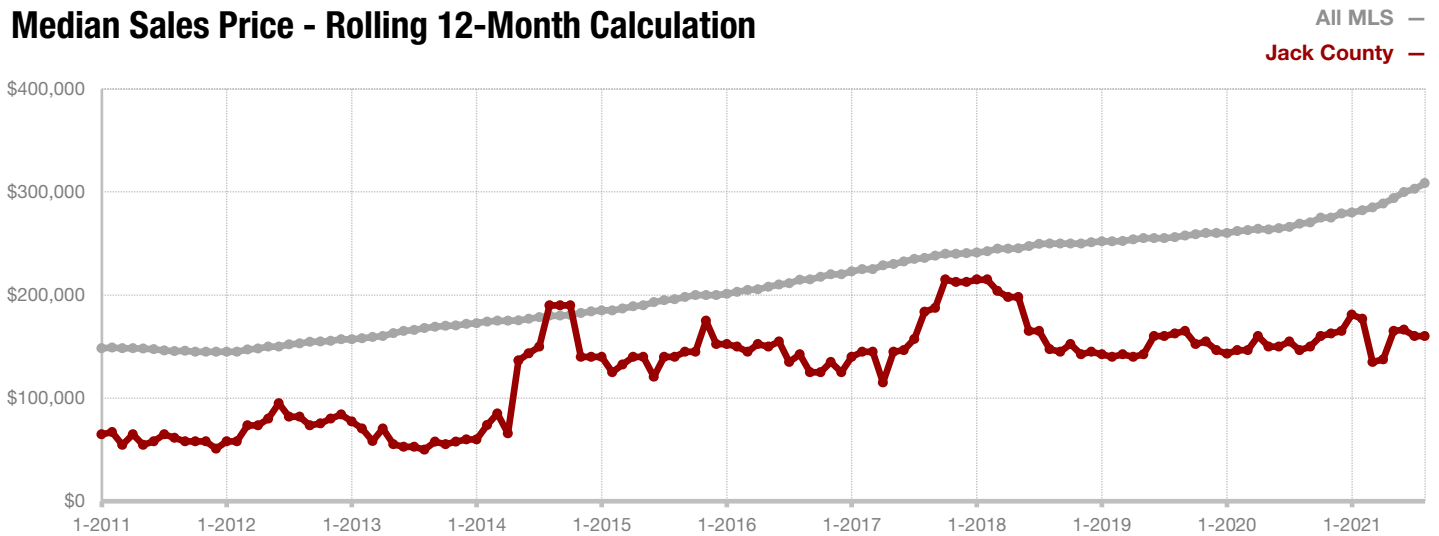
Jack County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	7	8	+ 14.3%	75	56	- 25.3%
Pending Sales	7	4	- 42.9%	42	50	+ 19.0%
Closed Sales	4	2	- 50.0%	39	50	+ 28.2%
Average Sales Price*	\$221,500	\$122,500	- 44.7%	\$230,886	\$281,150	+ 21.8%
Median Sales Price*	\$131,000	\$122,500	- 6.5%	\$165,000	\$160,000	- 3.0%
Percent of Original List Price Received*	96.5%	95.6%	- 0.9%	93.0%	87.8%	- 5.6%
Days on Market Until Sale	100	35	- 65.0%	73	172	+ 135.6%
Inventory of Homes for Sale	41	21	- 48.8%	--	--	--
Months Supply of Inventory	8.9	3.5	- 55.6%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



- 17.1%

+ 2.5%

+ 20.8%

Change in
New Listings

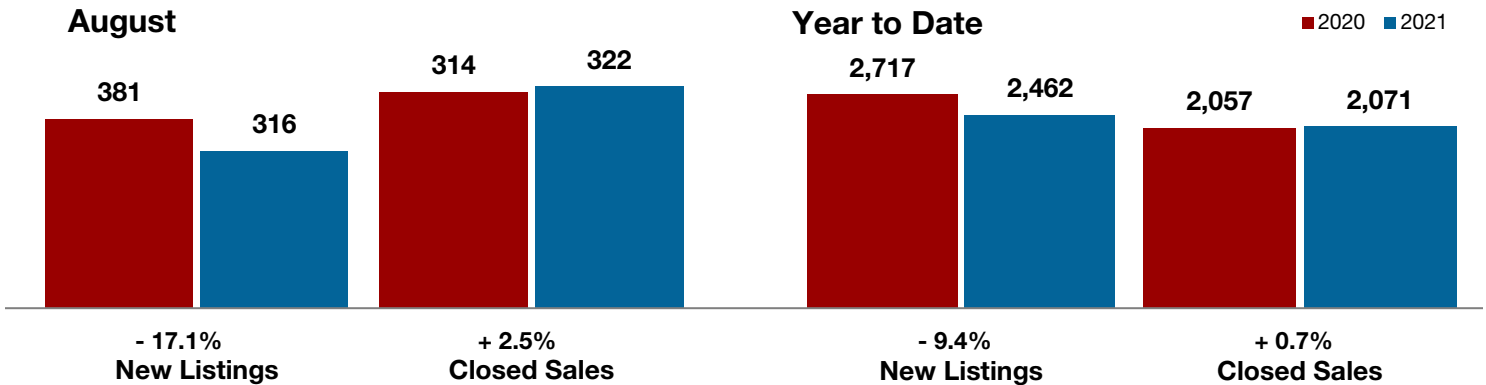
Change in
Closed Sales

Change in
Median Sales Price

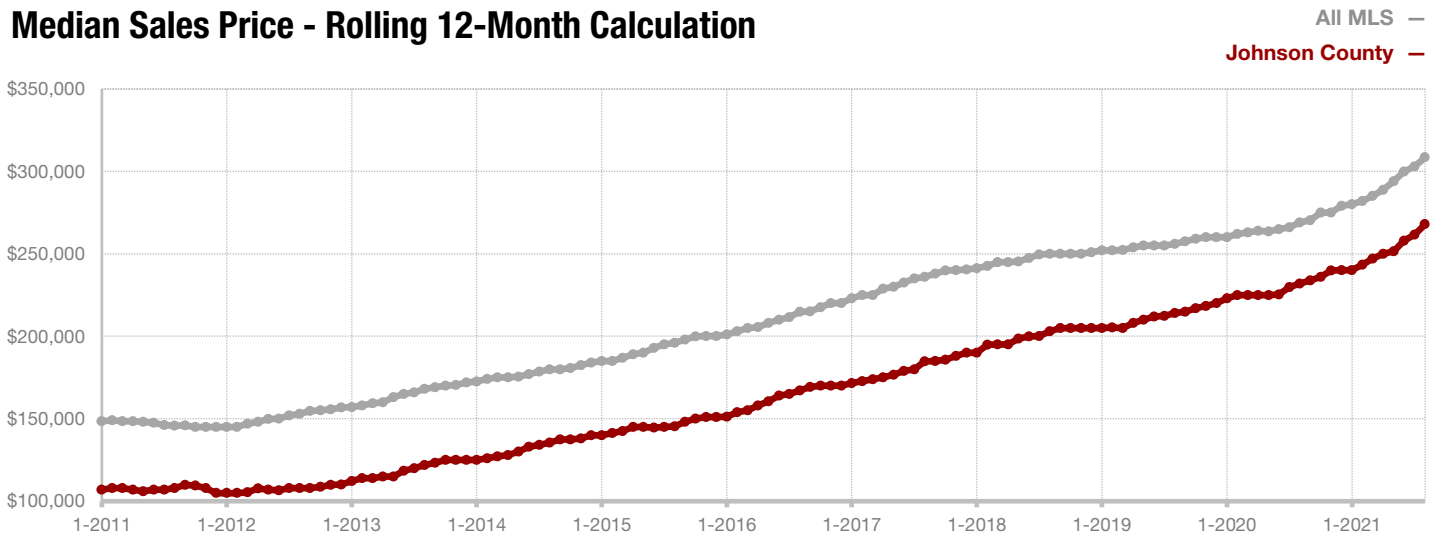
Johnson County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	381	316	- 17.1%	2,717	2,462	- 9.4%
Pending Sales	354	295	- 16.7%	2,336	2,211	- 5.4%
Closed Sales	314	322	+ 2.5%	2,057	2,071	+ 0.7%
Average Sales Price*	\$263,265	\$324,454	+ 23.2%	\$258,537	\$306,385	+ 18.5%
Median Sales Price*	\$245,000	\$296,000	+ 20.8%	\$234,000	\$279,381	+ 19.4%
Percent of Original List Price Received*	98.6%	101.1%	+ 2.5%	97.5%	100.3%	+ 2.9%
Days on Market Until Sale	43	20	- 53.5%	52	29	- 44.2%
Inventory of Homes for Sale	568	384	- 32.4%	--	--	--
Months Supply of Inventory	2.2	1.4	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 42.1%

+ 7.1%

- 16.6%

Change in
New Listings

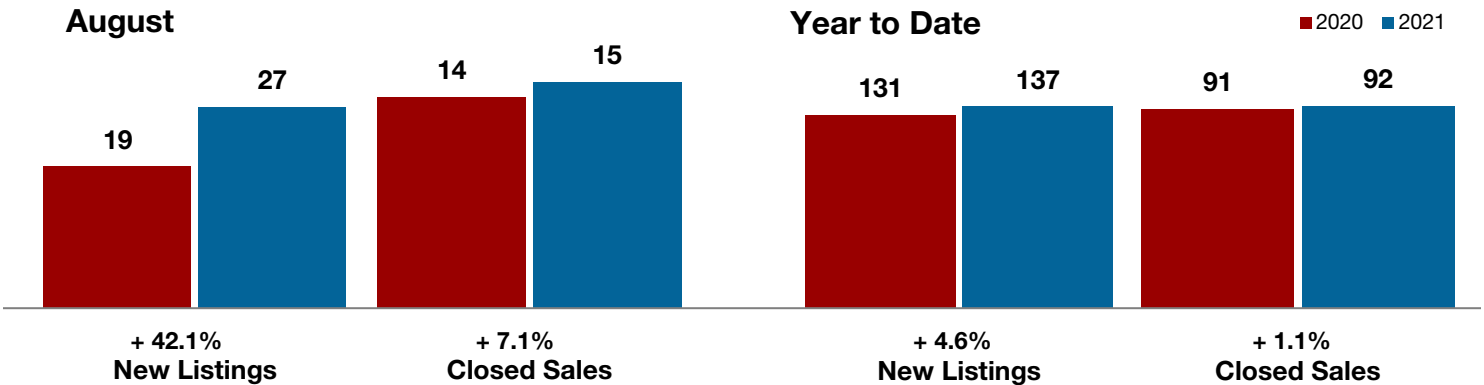
Change in
Closed Sales

Change in
Median Sales Price

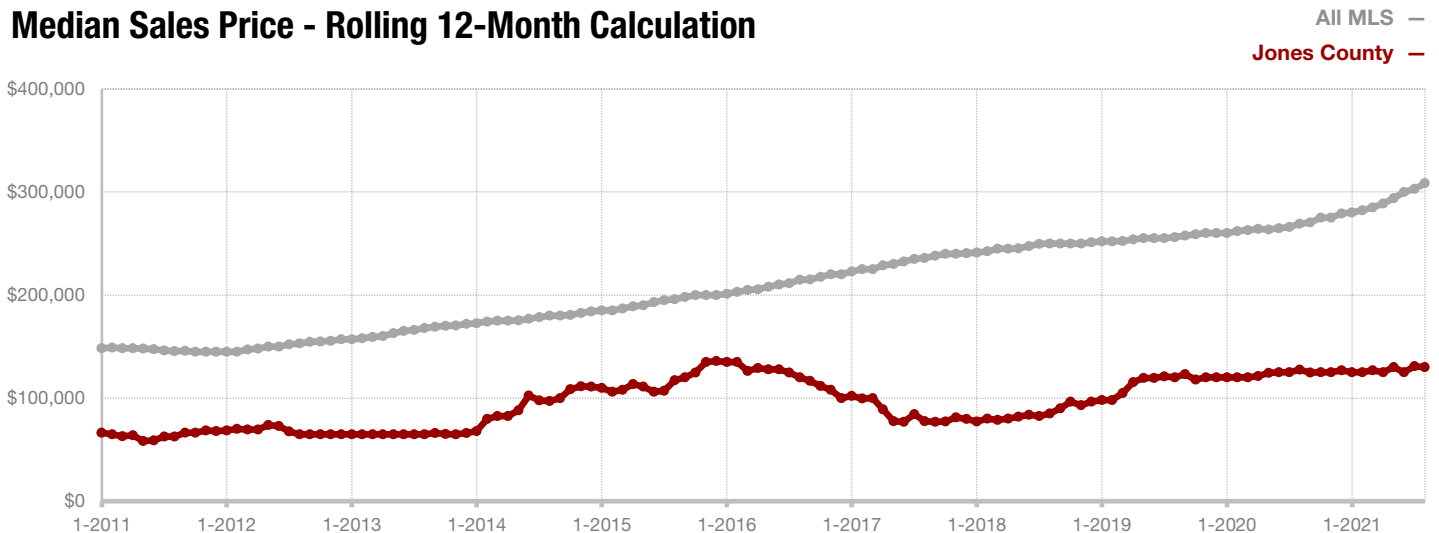
Jones County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	19	27	+ 42.1%	131	137	+ 4.6%
Pending Sales	18	18	0.0%	108	104	- 3.7%
Closed Sales	14	15	+ 7.1%	91	92	+ 1.1%
Average Sales Price*	\$182,079	\$195,327	+ 7.3%	\$156,482	\$163,805	+ 4.7%
Median Sales Price*	\$185,750	\$155,000	- 16.6%	\$127,450	\$132,450	+ 3.9%
Percent of Original List Price Received*	96.4%	92.9%	- 3.6%	92.8%	92.6%	- 0.2%
Days on Market Until Sale	36	51	+ 41.7%	78	55	- 29.5%
Inventory of Homes for Sale	47	38	- 19.1%	--	--	--
Months Supply of Inventory	3.9	3.0	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 9.7%

Change in
New Listings

+ 0.9%

Change in
Closed Sales

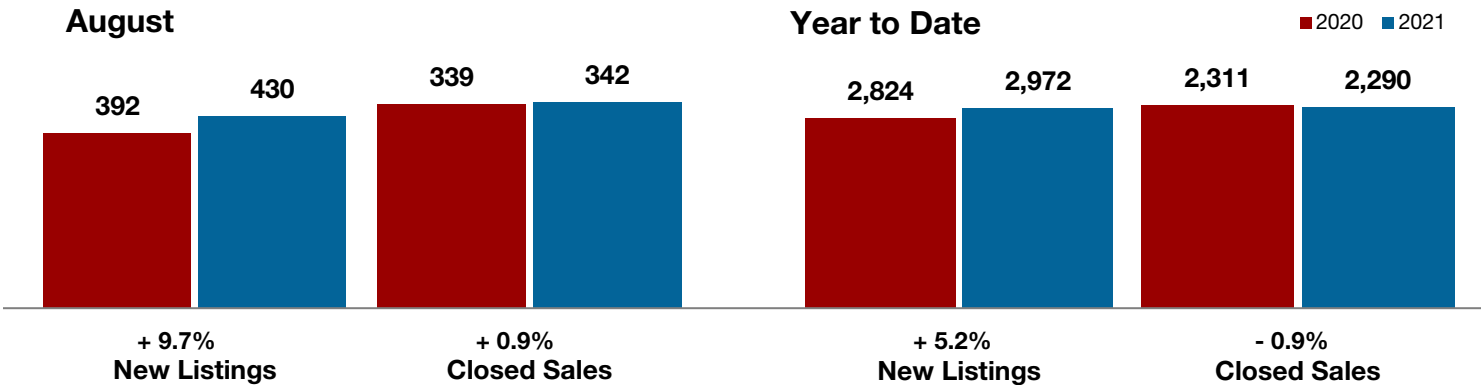
+ 19.2%

Change in
Median Sales Price

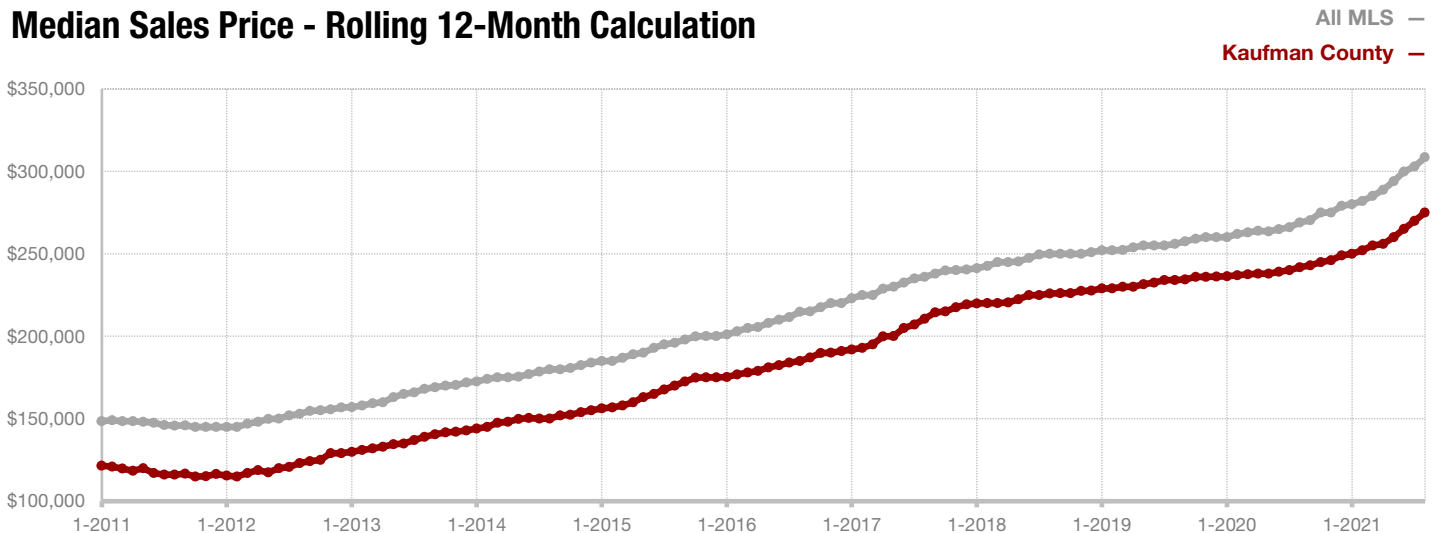
Kaufman County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	392	430	+ 9.7%	2,824	2,972	+ 5.2%
Pending Sales	371	365	- 1.6%	2,578	2,615	+ 1.4%
Closed Sales	339	342	+ 0.9%	2,311	2,290	- 0.9%
Average Sales Price*	\$286,219	\$330,556	+ 15.5%	\$259,392	\$306,409	+ 18.1%
Median Sales Price*	\$259,950	\$309,900	+ 19.2%	\$243,900	\$285,000	+ 16.9%
Percent of Original List Price Received*	97.6%	102.1%	+ 4.6%	96.4%	101.6%	+ 5.4%
Days on Market Until Sale	47	23	- 51.1%	58	27	- 53.4%
Inventory of Homes for Sale	522	535	+ 2.5%	--	--	--
Months Supply of Inventory	1.8	1.7	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 – August 2021

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



+ 55.2%

+ 100.0%

- 11.9%

Change in
New Listings

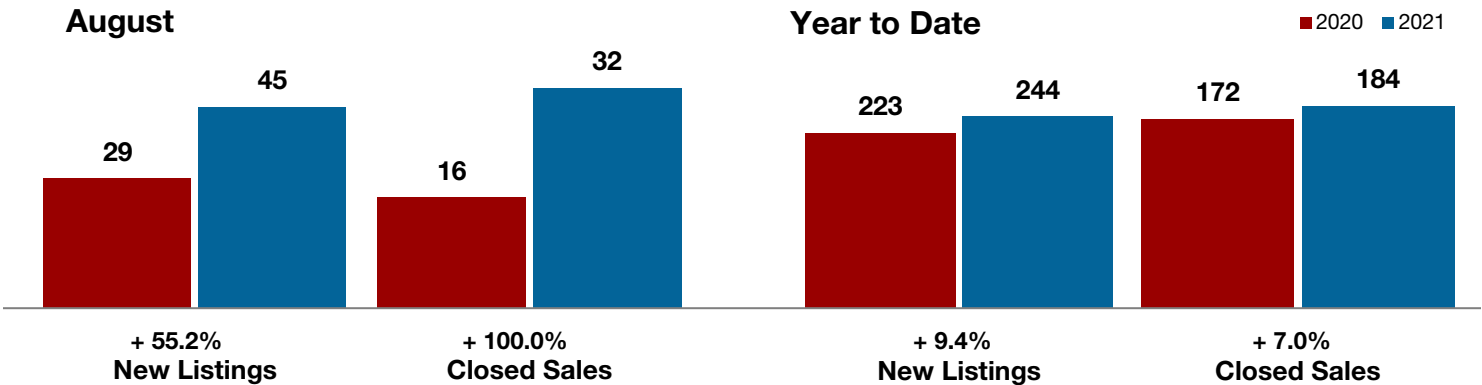
Change in
Closed Sales

Change in
Median Sales Price

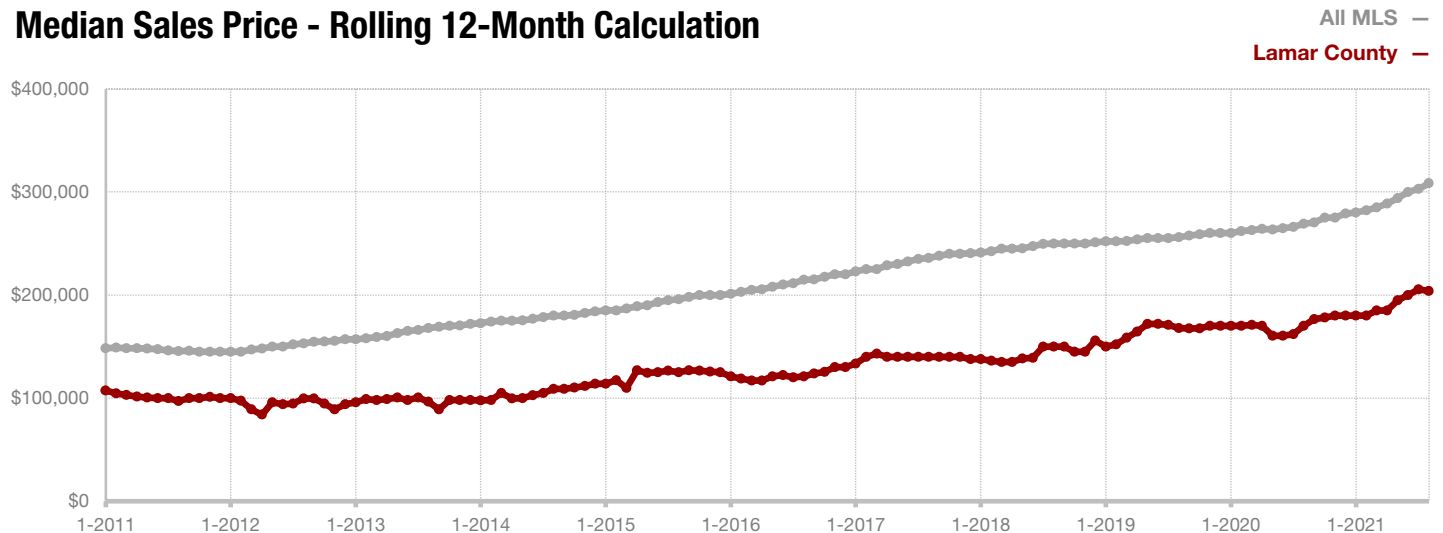
Lamar County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	29	45	+ 55.2%	223	244	+ 9.4%
Pending Sales	31	35	+ 12.9%	203	201	- 1.0%
Closed Sales	16	32	+ 100.0%	172	184	+ 7.0%
Average Sales Price*	\$230,119	\$214,670	- 6.7%	\$183,982	\$236,034	+ 28.3%
Median Sales Price*	\$232,000	\$204,500	- 11.9%	\$172,450	\$208,000	+ 20.6%
Percent of Original List Price Received*	98.4%	97.1%	- 1.3%	91.7%	96.6%	+ 5.3%
Days on Market Until Sale	66	26	- 60.6%	77	46	- 40.3%
Inventory of Homes for Sale	54	57	+ 5.6%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 200.0% **+ 900.0%** **- 6.5%**

Change in
New Listings

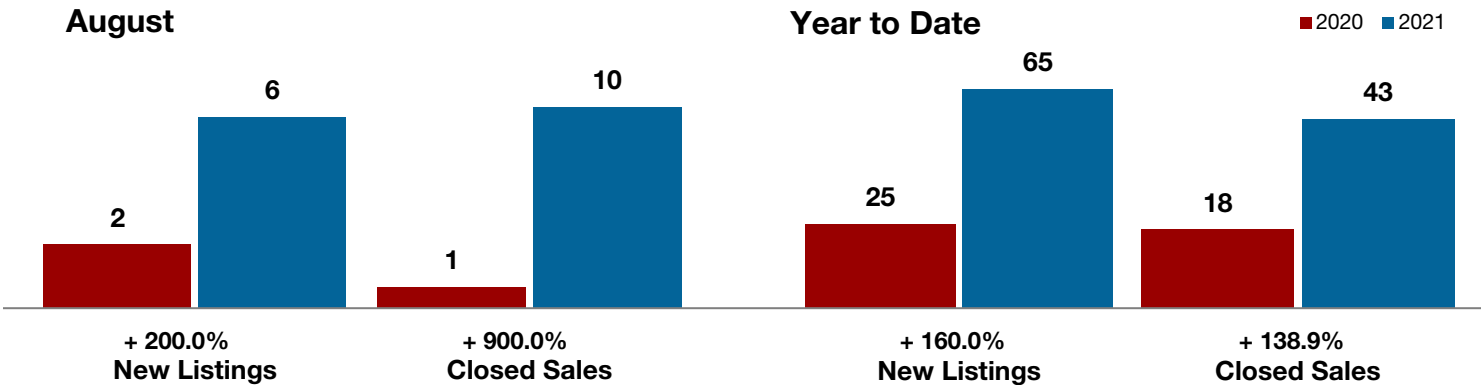
Change in
Closed Sales

Change in
Median Sales Price

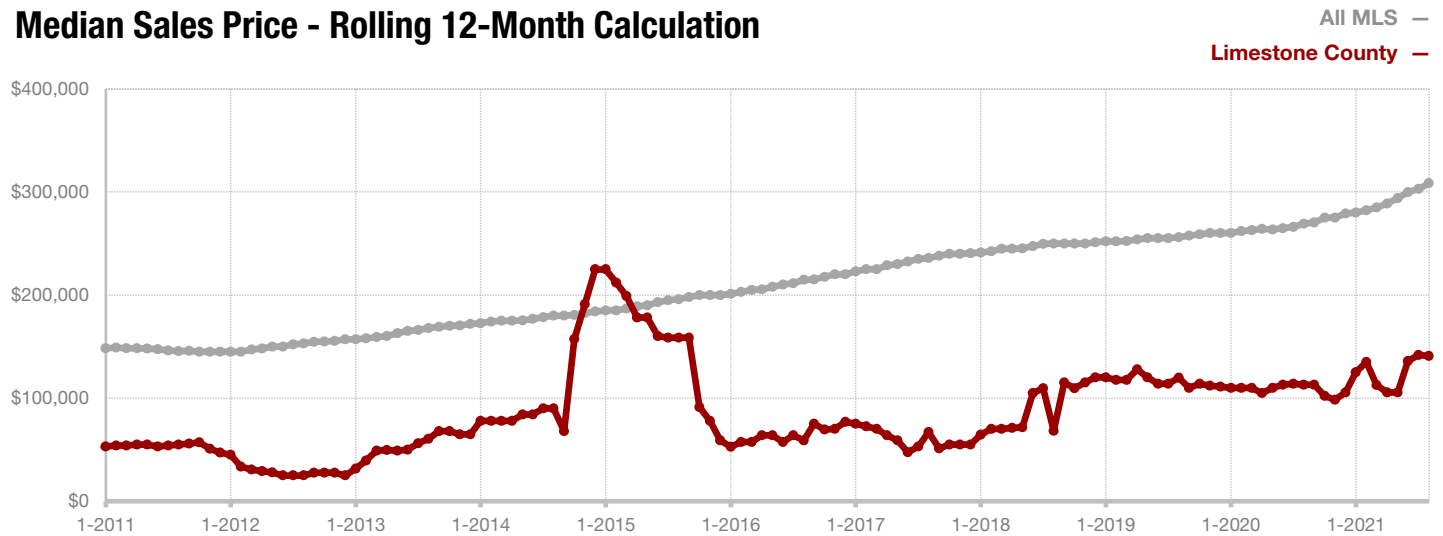
Limestone County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2	6	+ 200.0%	25	65	+ 160.0%
Pending Sales	2	6	+ 200.0%	19	45	+ 136.8%
Closed Sales	1	10	+ 900.0%	18	43	+ 138.9%
Average Sales Price*	\$85,000	\$216,720	+ 155.0%	\$132,442	\$179,883	+ 35.8%
Median Sales Price*	\$85,000	\$79,500	- 6.5%	\$101,950	\$142,000	+ 39.3%
Percent of Original List Price Received*	81.0%	98.3%	+ 21.4%	89.7%	97.5%	+ 8.7%
Days on Market Until Sale	191	47	- 75.4%	105	65	- 38.1%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	5.4	3.9	- 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 31.3%

+ 12.5%

+ 37.8%

Change in
New Listings

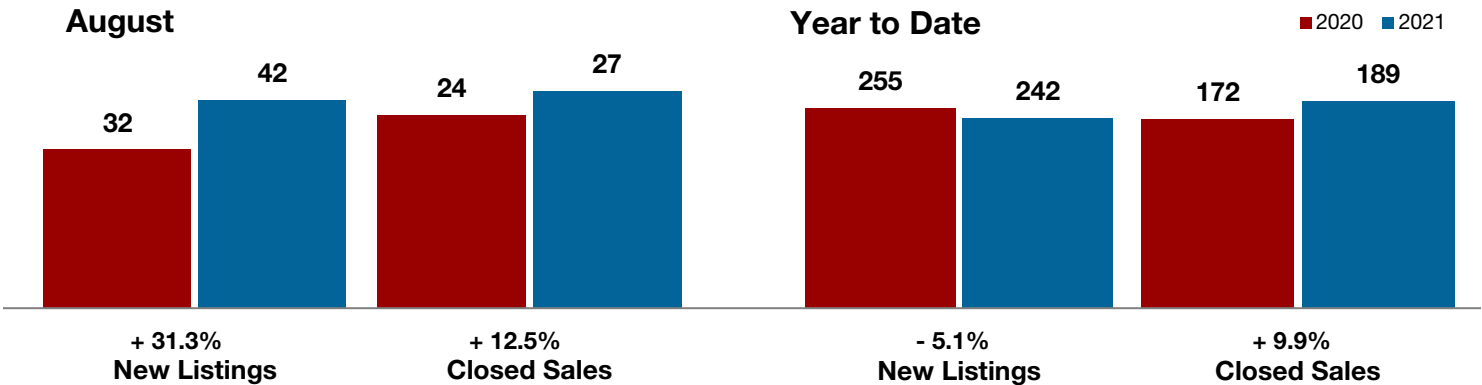
Change in
Closed Sales

Change in
Median Sales Price

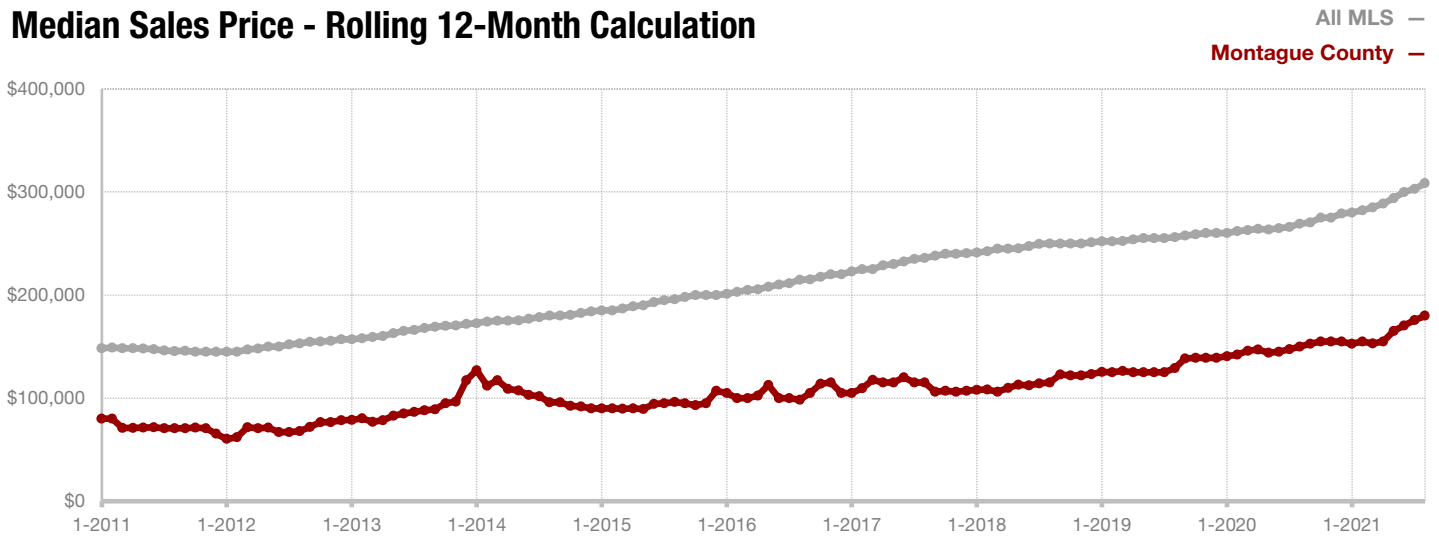
Montague County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	32	42	+ 31.3%	255	242	- 5.1%
Pending Sales	34	28	- 17.6%	192	196	+ 2.1%
Closed Sales	24	27	+ 12.5%	172	189	+ 9.9%
Average Sales Price*	\$176,433	\$306,015	+ 73.4%	\$180,013	\$252,005	+ 40.0%
Median Sales Price*	\$175,200	\$241,500	+ 37.8%	\$150,000	\$188,000	+ 25.3%
Percent of Original List Price Received*	92.1%	91.5%	- 0.7%	92.7%	94.0%	+ 1.4%
Days on Market Until Sale	65	35	- 46.2%	69	54	- 21.7%
Inventory of Homes for Sale	87	70	- 19.5%	--	--	--
Months Supply of Inventory	3.9	3.0	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 22.9%

Change in
New Listings

+ 6.0%

Change in
Closed Sales

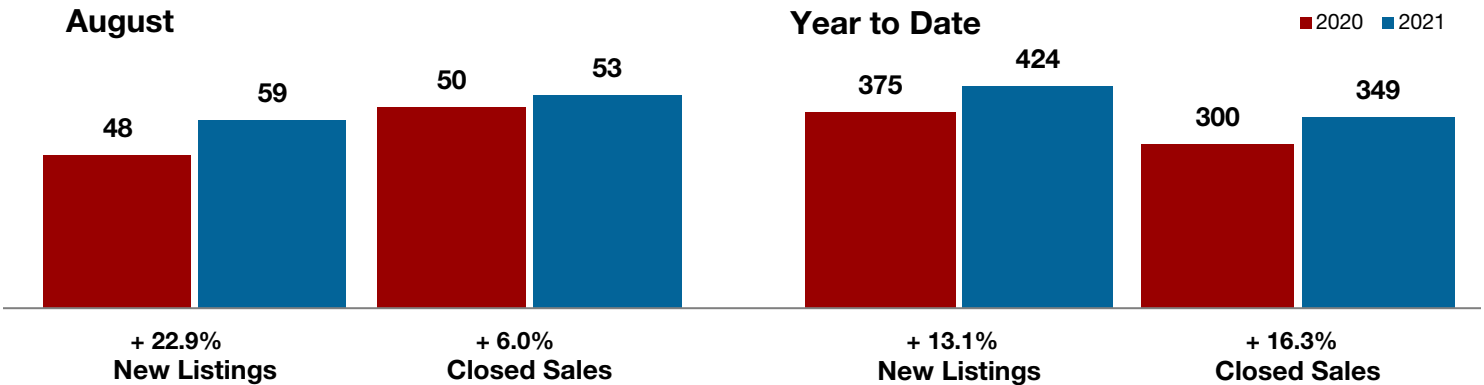
+ 20.9%

Change in
Median Sales Price

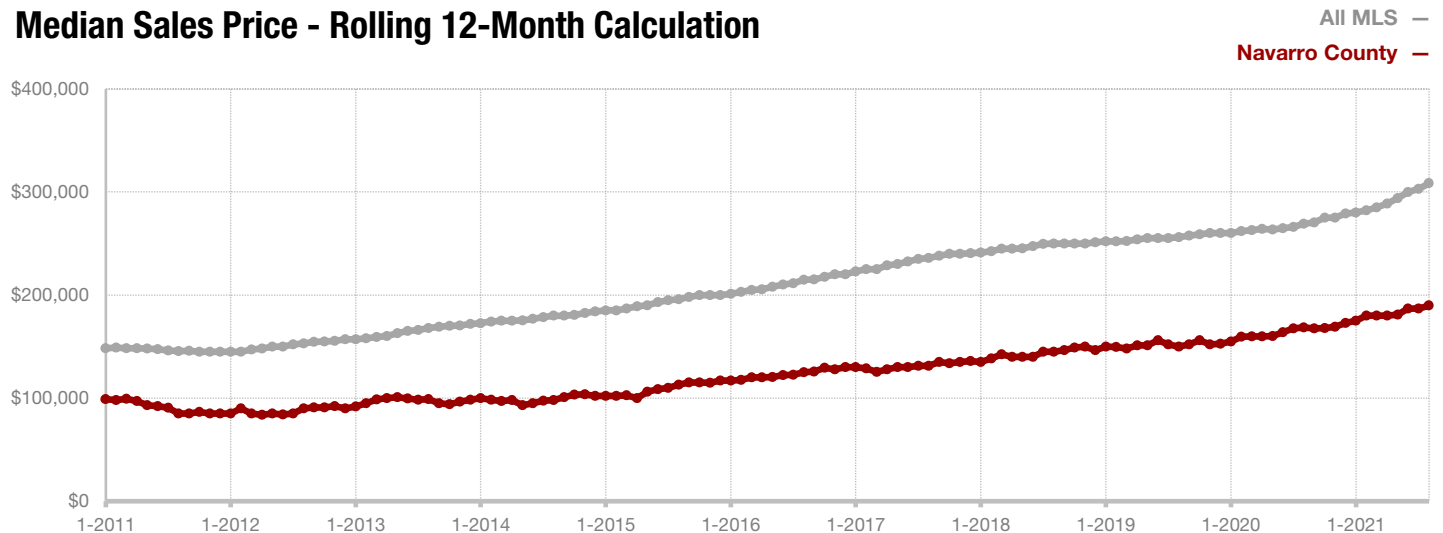
Navarro County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	48	59	+ 22.9%	375	424	+ 13.1%
Pending Sales	39	40	+ 2.6%	328	351	+ 7.0%
Closed Sales	50	53	+ 6.0%	300	349	+ 16.3%
Average Sales Price*	\$192,839	\$236,787	+ 22.8%	\$231,724	\$281,216	+ 21.4%
Median Sales Price*	\$153,020	\$185,000	+ 20.9%	\$172,500	\$200,000	+ 15.9%
Percent of Original List Price Received*	95.9%	99.8%	+ 4.1%	94.5%	98.4%	+ 4.1%
Days on Market Until Sale	55	26	- 52.7%	76	39	- 48.7%
Inventory of Homes for Sale	111	96	- 13.5%	--	--	--
Months Supply of Inventory	2.9	2.2	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



0.0%

+ 200.0%

- 6.1%

Change in
New Listings

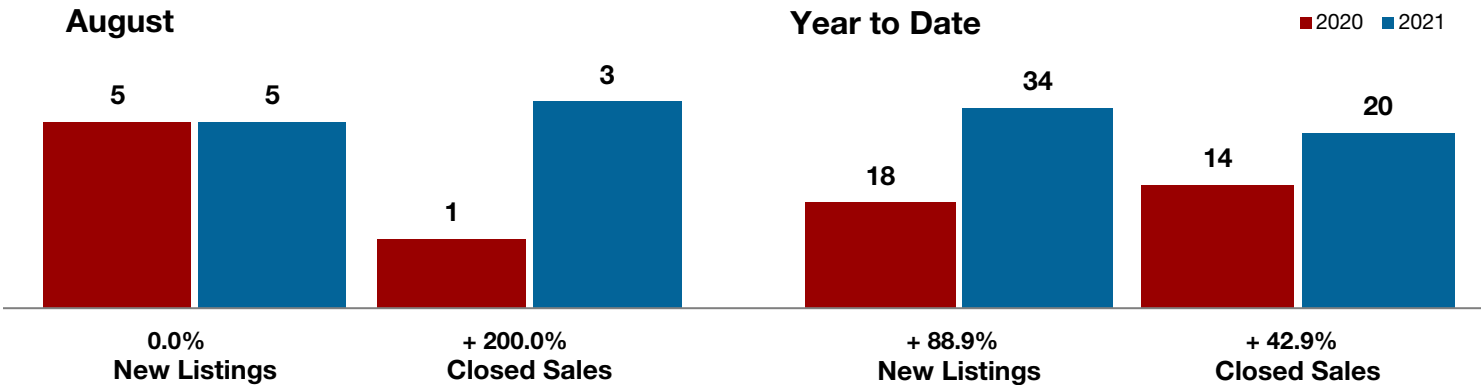
Change in
Closed Sales

Change in
Median Sales Price

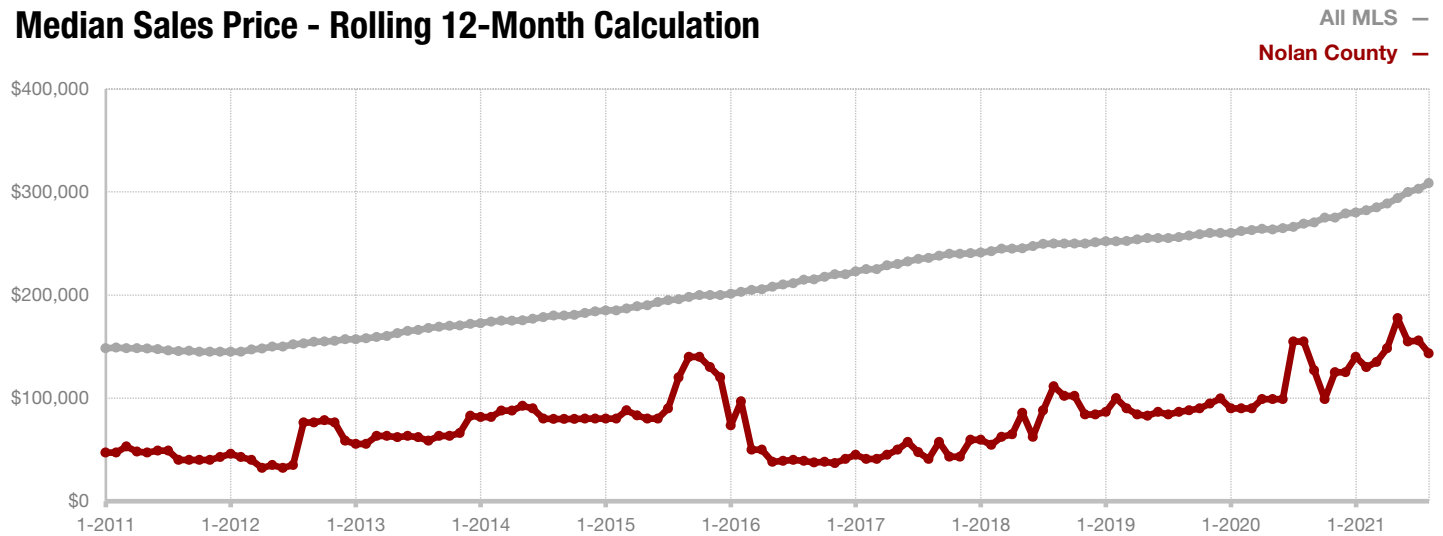
Nolan County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	5	5	0.0%	18	34	+ 88.9%
Pending Sales	0	2	--	12	23	+ 91.7%
Closed Sales	1	3	+ 200.0%	14	20	+ 42.9%
Average Sales Price*	\$95,700	\$91,633	- 4.2%	\$168,692	\$168,851	+ 0.1%
Median Sales Price*	\$95,700	\$89,900	- 6.1%	\$95,700	\$143,400	+ 49.8%
Percent of Original List Price Received*	100.0%	102.0%	+ 2.0%	86.7%	93.6%	+ 8.0%
Days on Market Until Sale	5	52	+ 940.0%	117	44	- 62.4%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	4.4	3.0	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



- 20.3%

Change in
New Listings

- 20.3%

Change in
Closed Sales

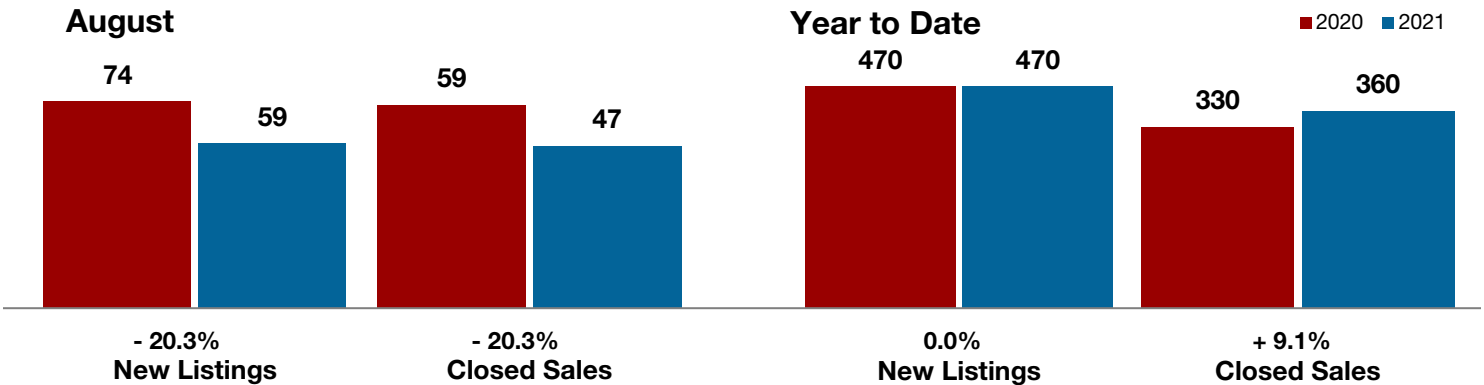
+ 50.9%

Change in
Median Sales Price

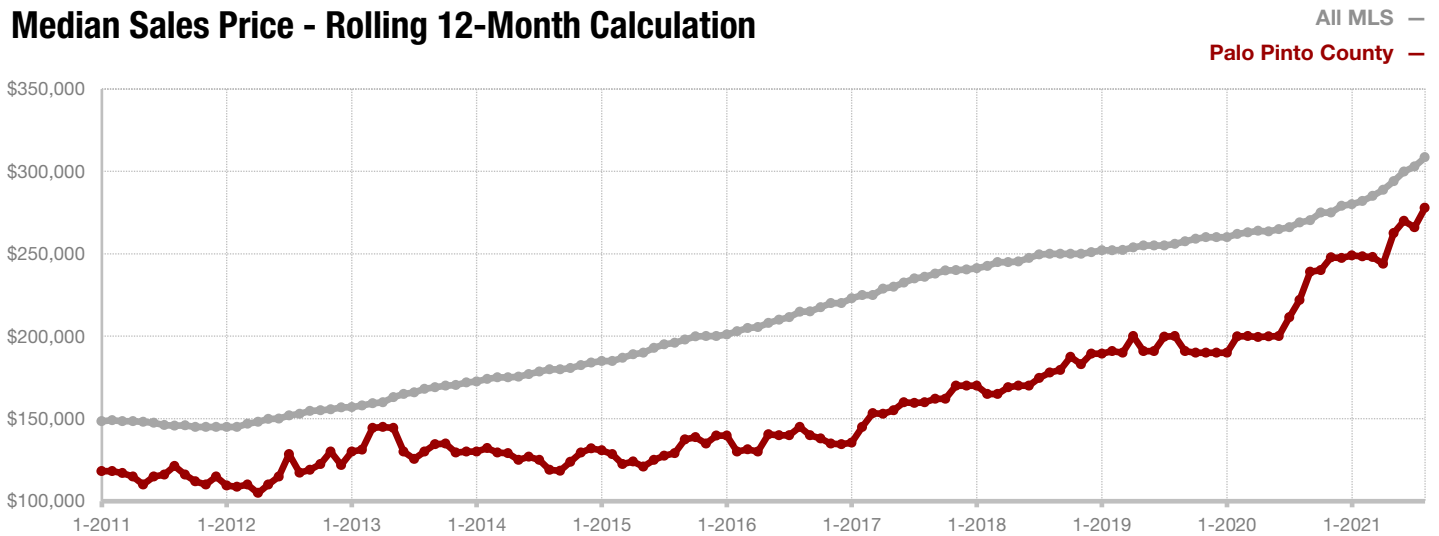
Palo Pinto County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	74	59	- 20.3%	470	470	0.0%
Pending Sales	55	39	- 29.1%	369	365	- 1.1%
Closed Sales	59	47	- 20.3%	330	360	+ 9.1%
Average Sales Price*	\$343,161	\$731,268	+ 113.1%	\$371,018	\$527,175	+ 42.1%
Median Sales Price*	\$249,000	\$375,700	+ 50.9%	\$240,000	\$287,000	+ 19.6%
Percent of Original List Price Received*	95.6%	94.5%	- 1.2%	92.5%	94.8%	+ 2.5%
Days on Market Until Sale	56	72	+ 28.6%	100	70	- 30.0%
Inventory of Homes for Sale	181	140	- 22.7%	--	--	--
Months Supply of Inventory	4.5	3.3	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 15.5%

- 8.9%

+ 20.8%

Change in
New Listings

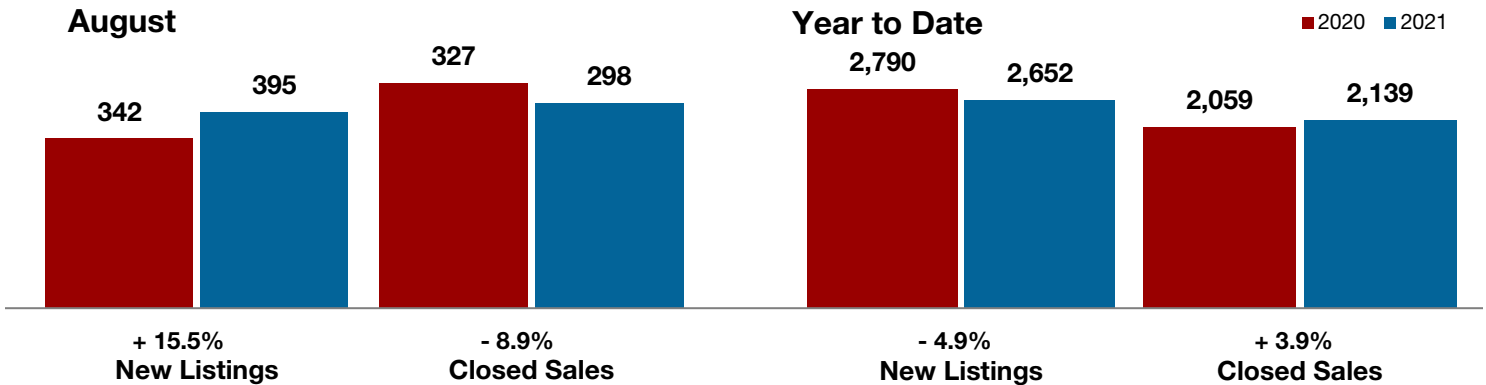
Change in
Closed Sales

Change in
Median Sales Price

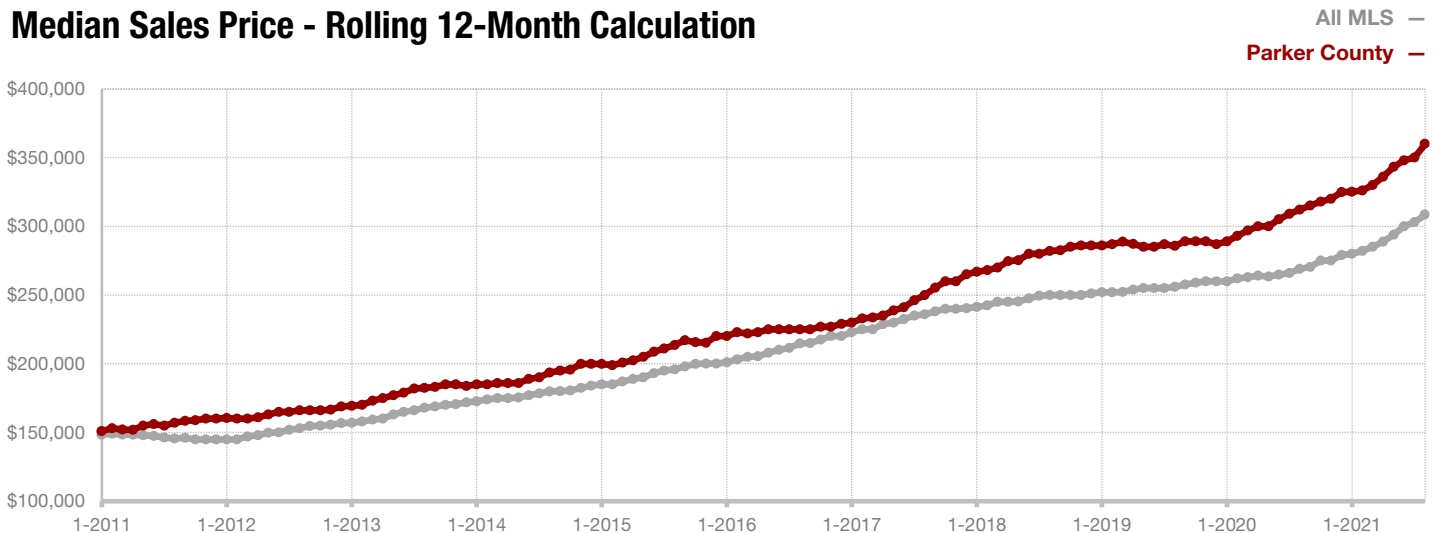
Parker County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	342	395	+ 15.5%	2,790	2,652	- 4.9%
Pending Sales	342	259	- 24.3%	2,341	2,216	- 5.3%
Closed Sales	327	298	- 8.9%	2,059	2,139	+ 3.9%
Average Sales Price*	\$350,324	\$426,189	+ 21.7%	\$344,328	\$425,653	+ 23.6%
Median Sales Price*	\$325,000	\$392,523	+ 20.8%	\$319,813	\$375,000	+ 17.3%
Percent of Original List Price Received*	97.0%	100.4%	+ 3.5%	96.5%	99.8%	+ 3.4%
Days on Market Until Sale	58	28	- 51.7%	71	38	- 46.5%
Inventory of Homes for Sale	713	596	- 16.4%	--	--	--
Months Supply of Inventory	2.7	2.2	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 7.1%

- 19.0%

+ 53.3%

Change in
New Listings

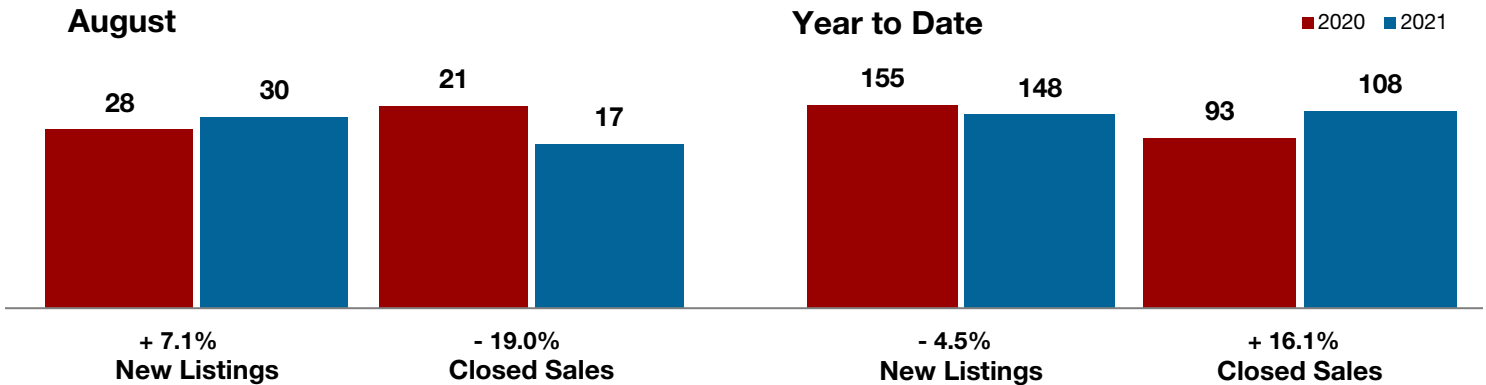
Change in
Closed Sales

Change in
Median Sales Price

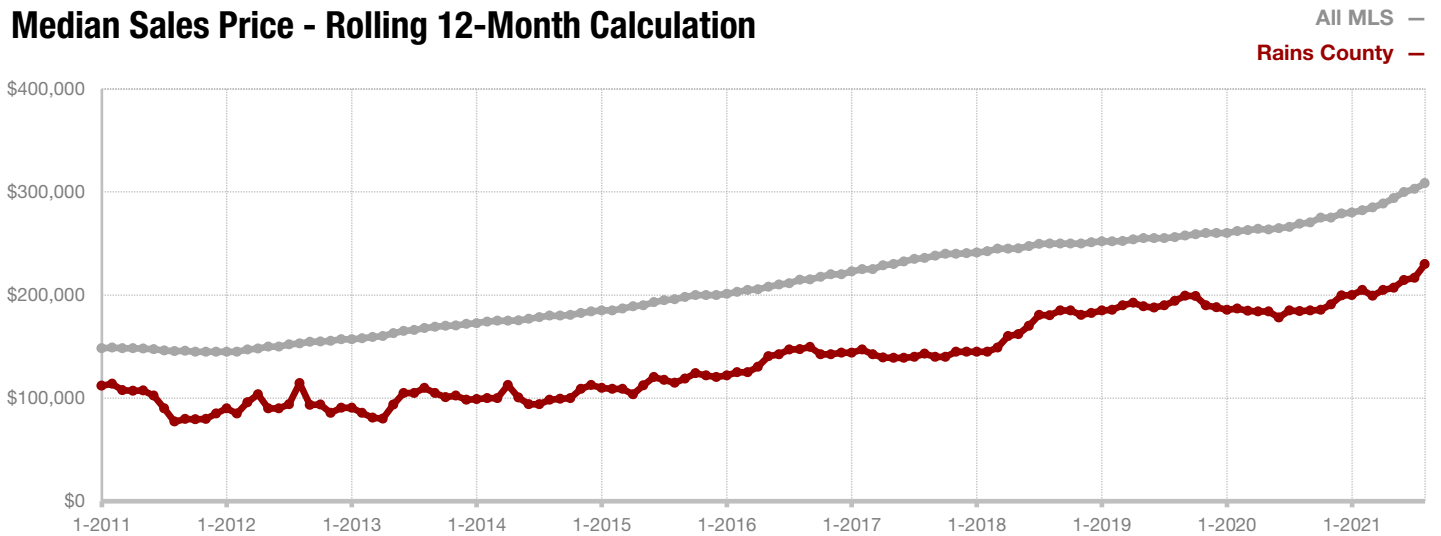
Rains County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	28	30	+ 7.1%	155	148	- 4.5%
Pending Sales	19	17	- 10.5%	110	112	+ 1.8%
Closed Sales	21	17	- 19.0%	93	108	+ 16.1%
Average Sales Price*	\$214,743	\$278,421	+ 29.7%	\$234,058	\$310,219	+ 32.5%
Median Sales Price*	\$165,000	\$253,000	+ 53.3%	\$198,520	\$264,000	+ 33.0%
Percent of Original List Price Received*	94.7%	96.2%	+ 1.6%	94.1%	95.0%	+ 1.0%
Days on Market Until Sale	73	15	- 79.5%	72	43	- 40.3%
Inventory of Homes for Sale	53	49	- 7.5%	--	--	--
Months Supply of Inventory	4.2	3.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



- 0.7%

- 27.3%

+ 22.3%

Change in
New Listings

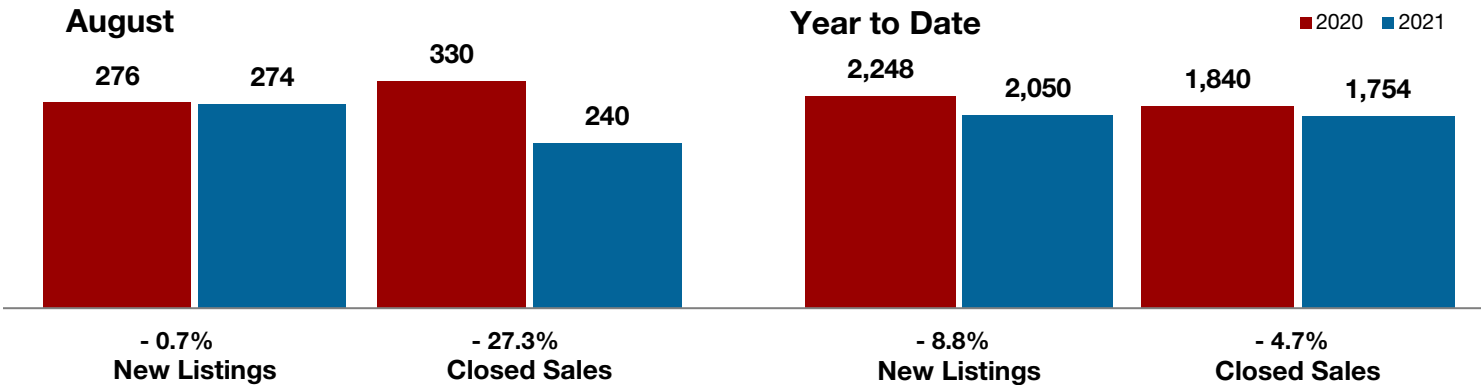
Change in
Closed Sales

Change in
Median Sales Price

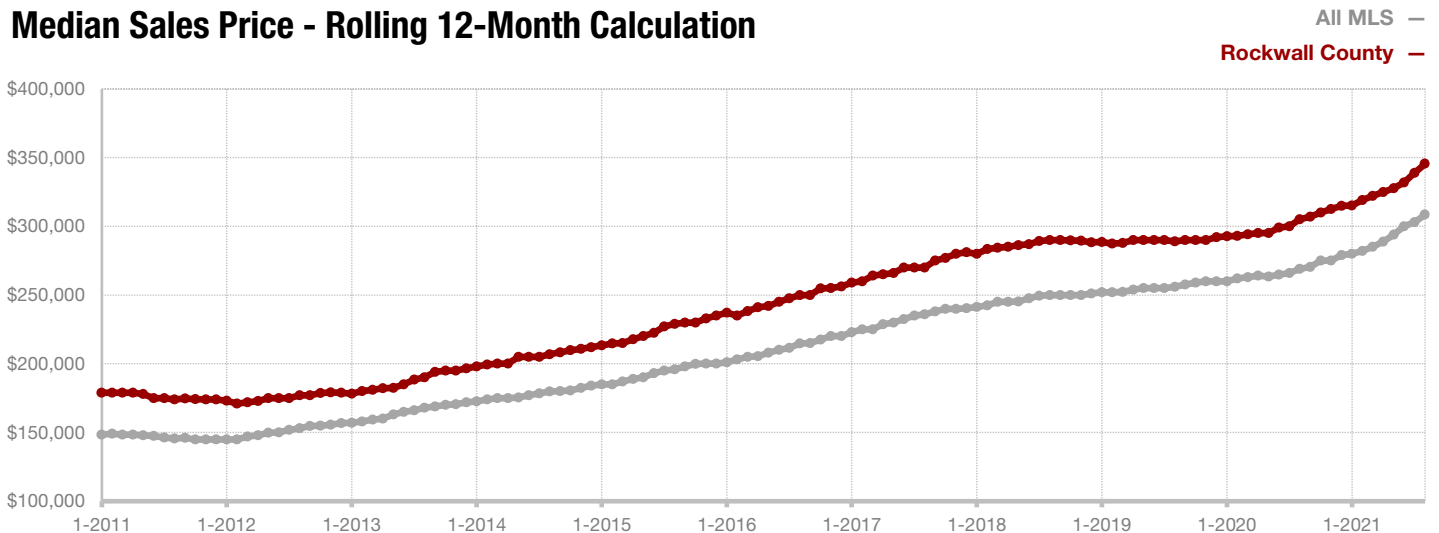
Rockwall County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	276	274	- 0.7%	2,248	2,050	- 8.8%
Pending Sales	284	231	- 18.7%	2,036	1,826	- 10.3%
Closed Sales	330	240	- 27.3%	1,840	1,754	- 4.7%
Average Sales Price*	\$372,255	\$458,824	+ 23.3%	\$352,337	\$423,556	+ 20.2%
Median Sales Price*	\$315,000	\$385,180	+ 22.3%	\$310,305	\$360,000	+ 16.0%
Percent of Original List Price Received*	96.9%	102.4%	+ 5.7%	96.6%	102.2%	+ 5.8%
Days on Market Until Sale	49	15	- 69.4%	63	24	- 61.9%
Inventory of Homes for Sale	431	299	- 30.6%	--	--	--
Months Supply of Inventory	1.9	1.3	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



Shackelford County

- 100.0%

0.0%

- 84.8%

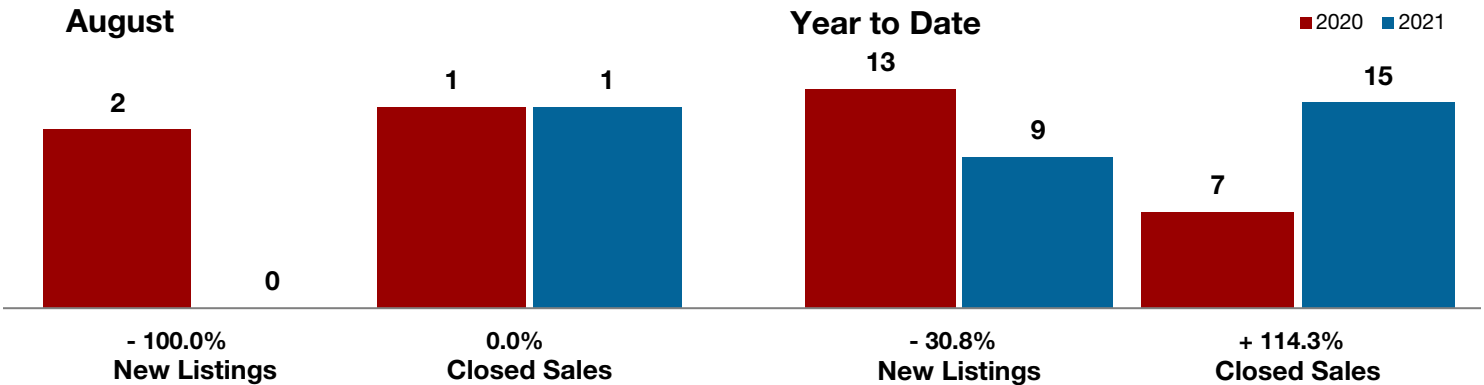
Change in
New Listings

Change in
Closed Sales

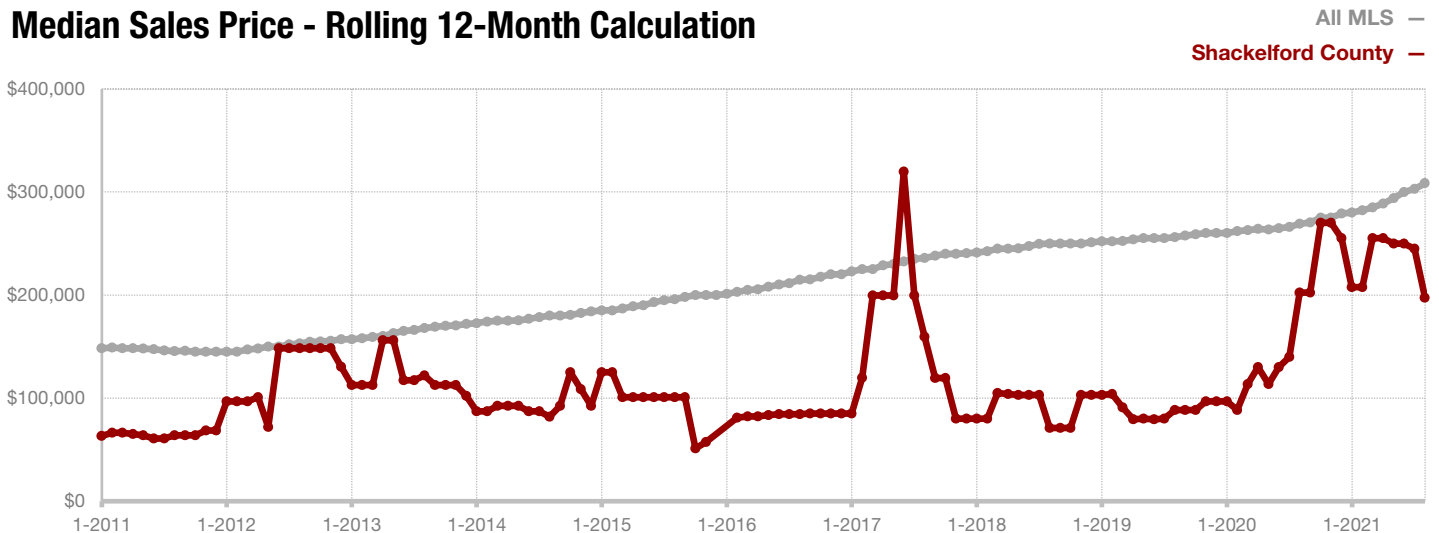
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2	0	- 100.0%	13	9	- 30.8%
Pending Sales	0	1	--	7	12	+ 71.4%
Closed Sales	1	1	0.0%	7	15	+ 114.3%
Average Sales Price*	\$690,000	\$105,000	- 84.8%	\$233,714	\$216,500	- 7.4%
Median Sales Price*	\$690,000	\$105,000	- 84.8%	\$150,000	\$175,000	+ 16.7%
Percent of Original List Price Received*	147.1%	58.7%	- 60.1%	104.2%	89.8%	- 13.8%
Days on Market Until Sale	26	38	+ 46.2%	55	100	+ 81.8%
Inventory of Homes for Sale	9	0	- 100.0%	--	--	--
Months Supply of Inventory	6.8	--	--	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



- 12.8%

- 40.9%

+ 3.4%

Change in
New Listings

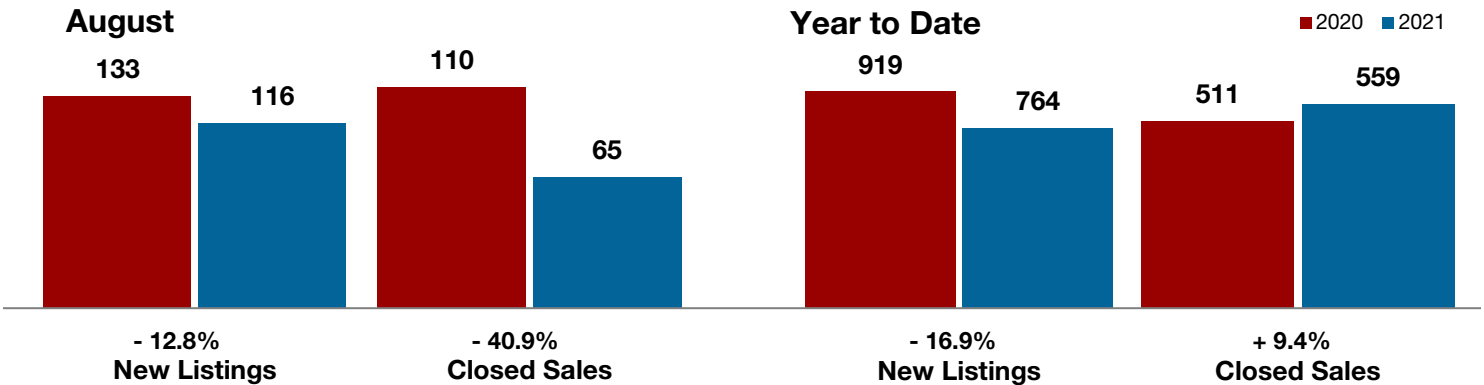
Change in
Closed Sales

Change in
Median Sales Price

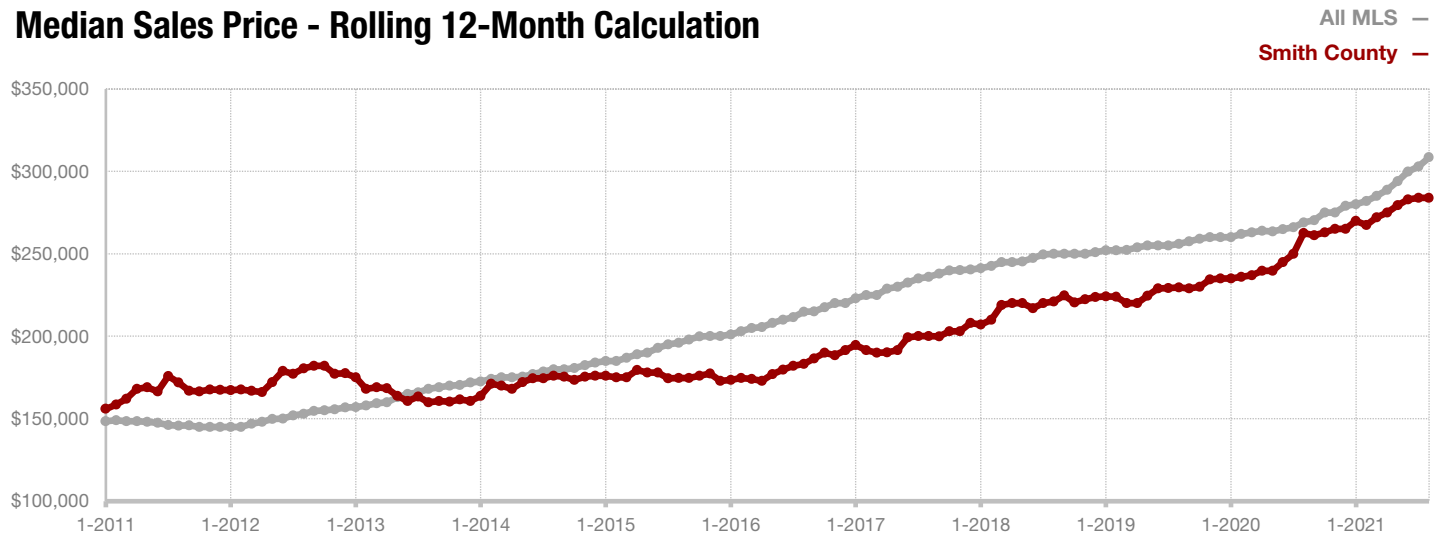
Smith County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	133	116	- 12.8%	919	764	- 16.9%
Pending Sales	104	64	- 38.5%	600	588	- 2.0%
Closed Sales	110	65	- 40.9%	511	559	+ 9.4%
Average Sales Price*	\$343,280	\$358,629	+ 4.5%	\$320,600	\$347,393	+ 8.4%
Median Sales Price*	\$289,200	\$299,000	+ 3.4%	\$272,500	\$294,000	+ 7.9%
Percent of Original List Price Received*	96.5%	97.3%	+ 0.8%	96.1%	97.8%	+ 1.8%
Days on Market Until Sale	53	33	- 37.7%	58	45	- 22.4%
Inventory of Homes for Sale	322	181	- 43.8%	--	--	--
Months Supply of Inventory	5.2	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 – August 2021

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



+ 44.4%

- 21.4%

+ 18.4%

Change in
New Listings

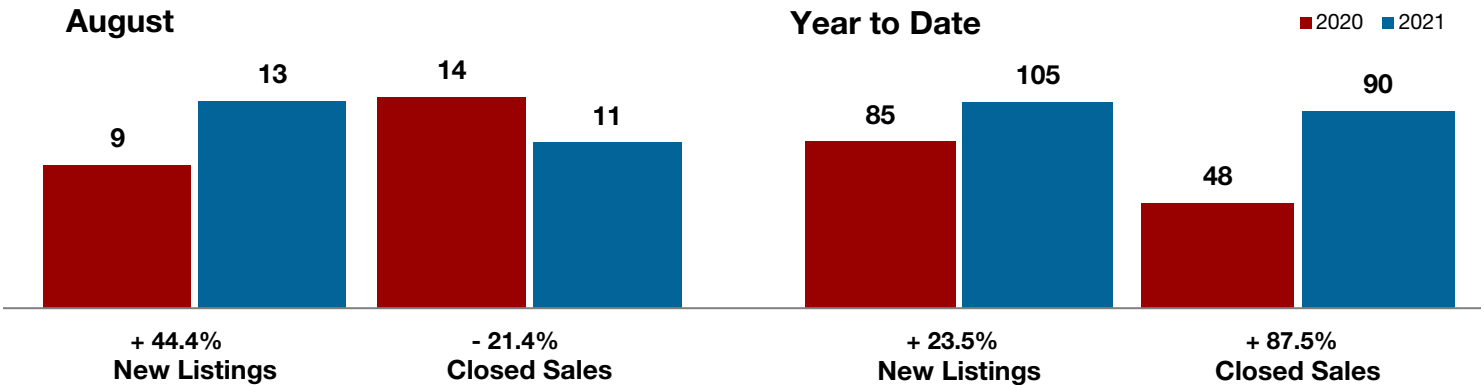
Change in
Closed Sales

Change in
Median Sales Price

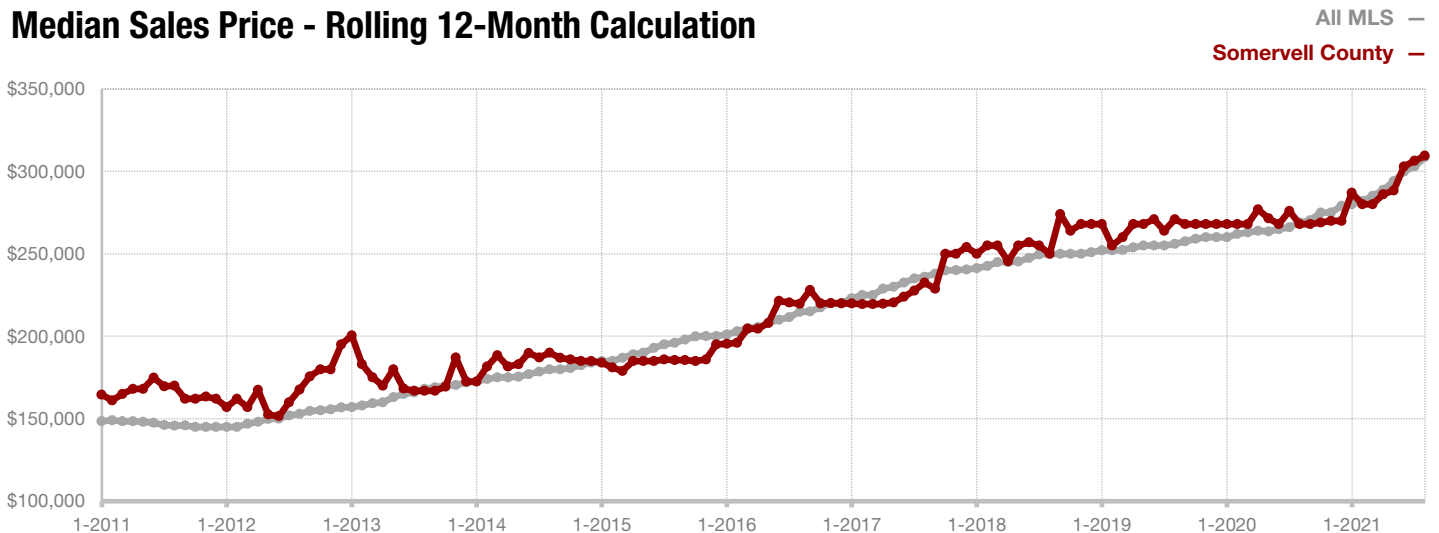
Somervell County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	9	13	+ 44.4%	85	105	+ 23.5%
Pending Sales	10	8	- 20.0%	55	87	+ 58.2%
Closed Sales	14	11	- 21.4%	48	90	+ 87.5%
Average Sales Price*	\$306,736	\$413,673	+ 34.9%	\$271,984	\$363,383	+ 33.6%
Median Sales Price*	\$268,500	\$318,000	+ 18.4%	\$266,000	\$314,950	+ 18.4%
Percent of Original List Price Received*	91.2%	103.4%	+ 13.4%	94.3%	98.3%	+ 4.2%
Days on Market Until Sale	96	53	- 44.8%	71	63	- 11.3%
Inventory of Homes for Sale	31	22	- 29.0%	--	--	--
Months Supply of Inventory	4.8	2.1	- 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



- 18.2%

- 20.0%

+ 2.0%

Change in
New Listings

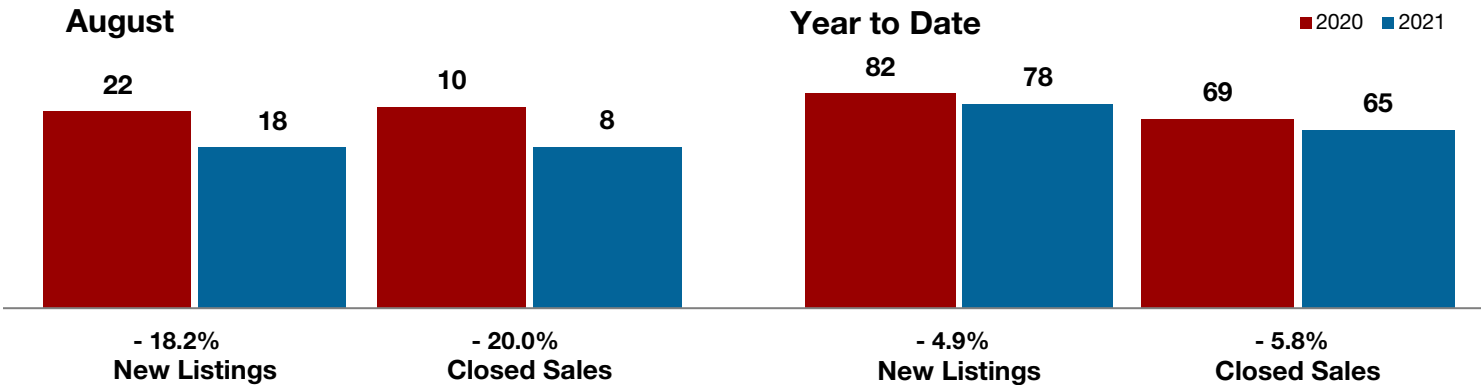
Change in
Closed Sales

Change in
Median Sales Price

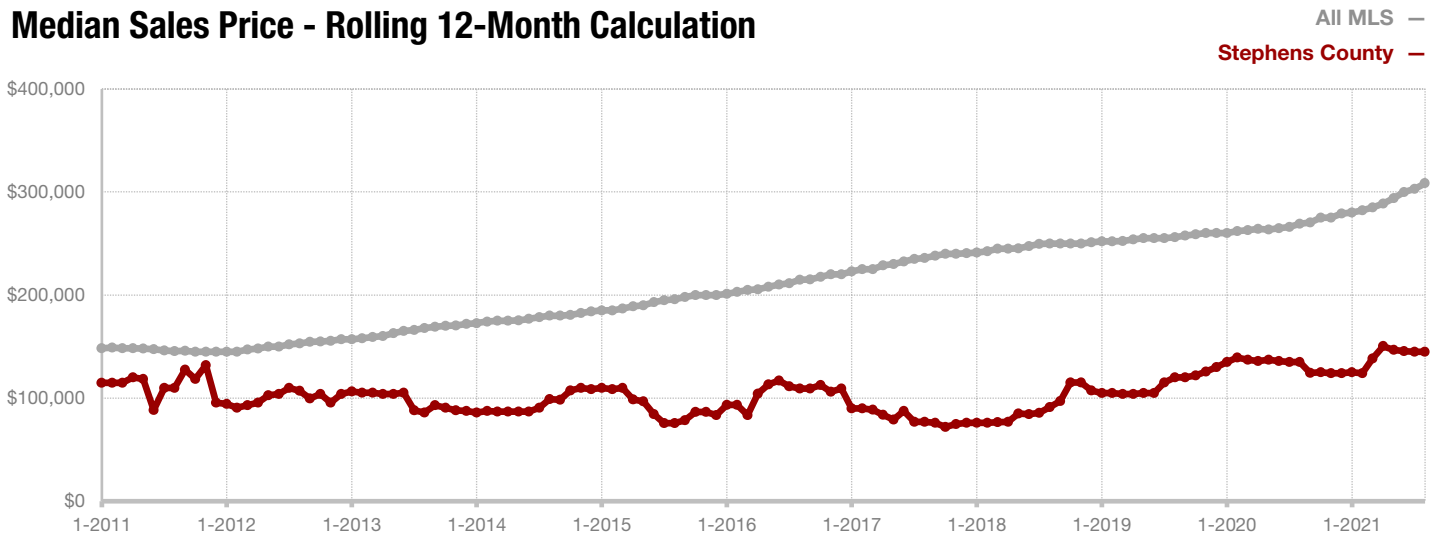
Stephens County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	22	18	- 18.2%	82	78	- 4.9%
Pending Sales	14	8	- 42.9%	78	68	- 12.8%
Closed Sales	10	8	- 20.0%	69	65	- 5.8%
Average Sales Price*	\$284,000	\$217,500	- 23.4%	\$180,340	\$226,947	+ 25.8%
Median Sales Price*	\$198,500	\$202,500	+ 2.0%	\$124,000	\$148,000	+ 19.4%
Percent of Original List Price Received*	93.9%	90.5%	- 3.6%	89.3%	93.2%	+ 4.4%
Days on Market Until Sale	148	51	- 65.5%	105	60	- 42.9%
Inventory of Homes for Sale	45	28	- 37.8%	--	--	--
Months Supply of Inventory	5.6	3.7	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



Stonewall County

- 100.0%

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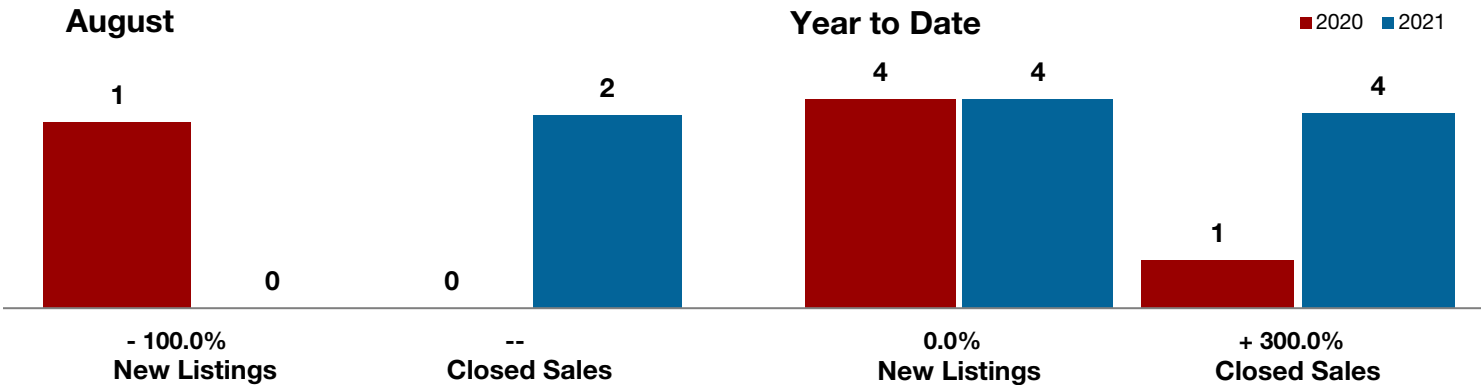
Change in
New Listings

Change in
Closed Sales

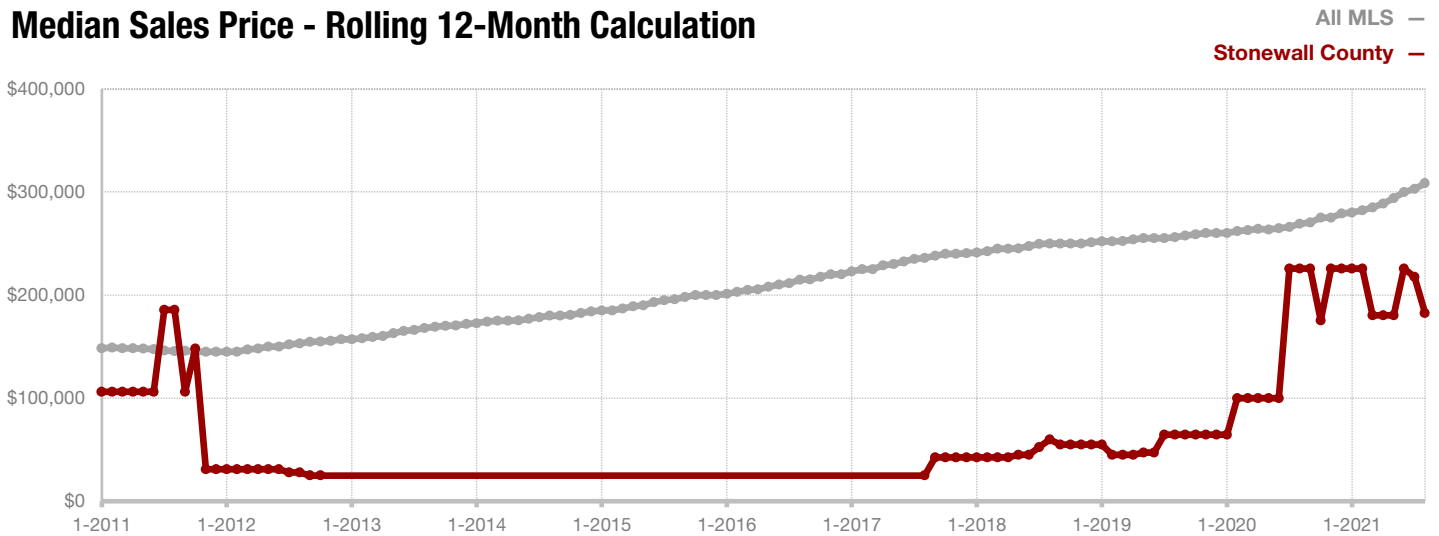
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1	0	- 100.0%	4	4	0.0%
Pending Sales	0	0	0.0%	2	4	+ 100.0%
Closed Sales	0	2	--	1	4	+ 300.0%
Average Sales Price*	--	\$180,000	--	\$225,661	\$201,375	- 10.8%
Median Sales Price*	--	\$180,000	--	\$225,661	\$182,500	- 19.1%
Percent of Original List Price Received*	--	84.6%	--	100.3%	90.8%	- 9.5%
Days on Market Until Sale	--	154	--	68	85	+ 25.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	--	--	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



- 5.5%

Change in
New Listings

- 5.6%

Change in
Closed Sales

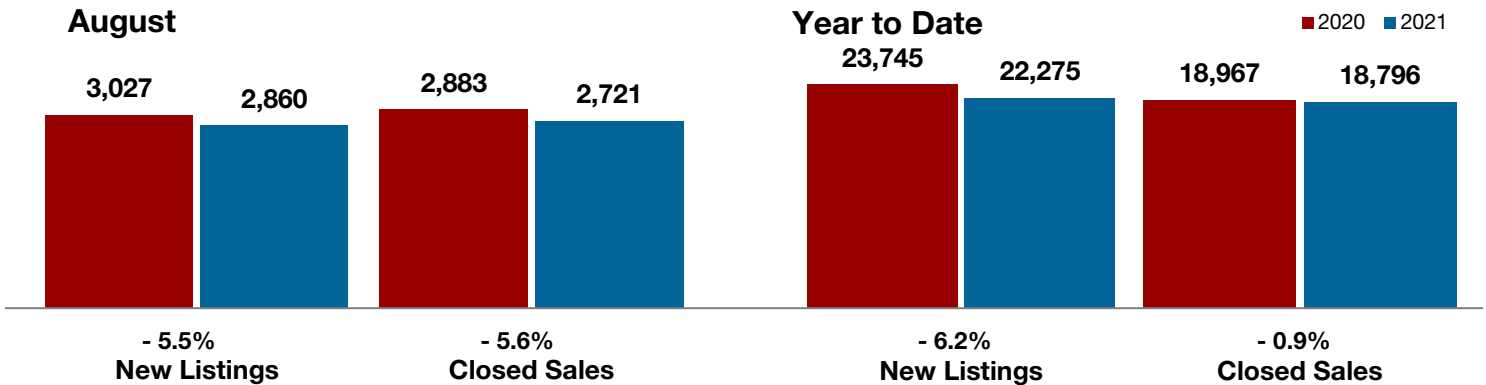
+ 20.4%

Change in
Median Sales Price

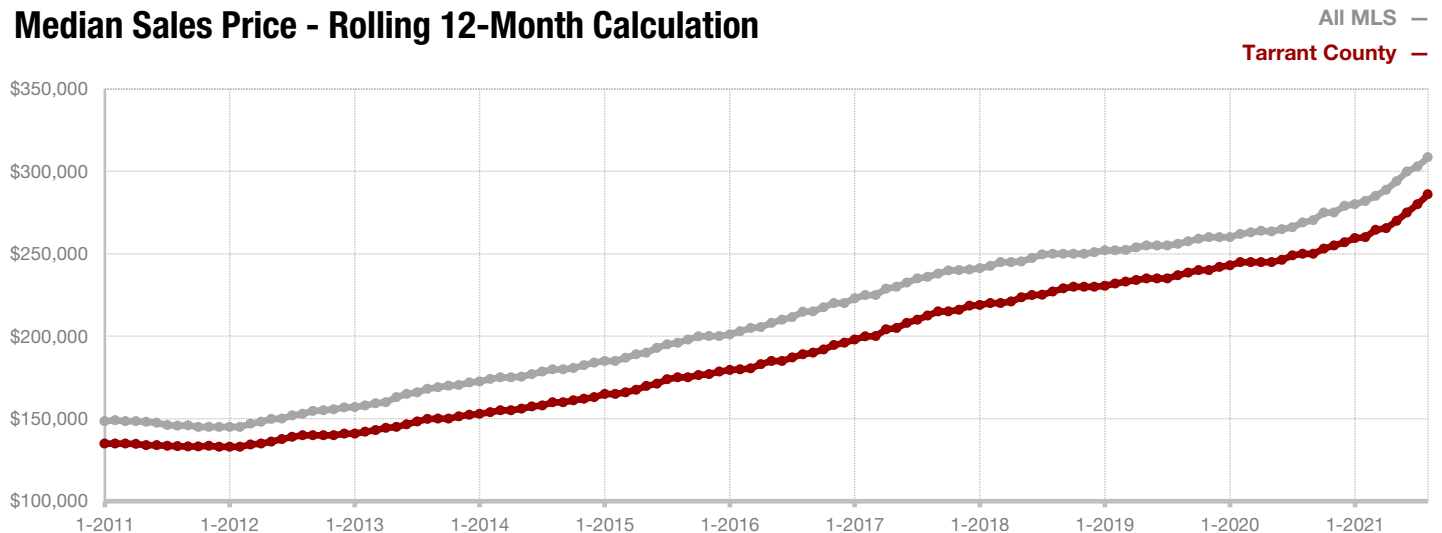
Tarrant County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3,027	2,860	- 5.5%	23,745	22,275	- 6.2%
Pending Sales	2,930	2,677	- 8.6%	20,722	19,858	- 4.2%
Closed Sales	2,883	2,721	- 5.6%	18,967	18,796	- 0.9%
Average Sales Price*	\$317,435	\$380,345	+ 19.8%	\$302,570	\$367,112	+ 21.3%
Median Sales Price*	\$260,000	\$313,000	+ 20.4%	\$252,000	\$299,500	+ 18.8%
Percent of Original List Price Received*	98.3%	102.1%	+ 3.9%	97.6%	101.9%	+ 4.4%
Days on Market Until Sale	32	15	- 53.1%	39	20	- 48.7%
Inventory of Homes for Sale	3,945	2,712	- 31.3%	--	--	--
Months Supply of Inventory	1.6	1.1	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



- 0.8%

+ 1.3%

+ 10.0%

Change in
New Listings

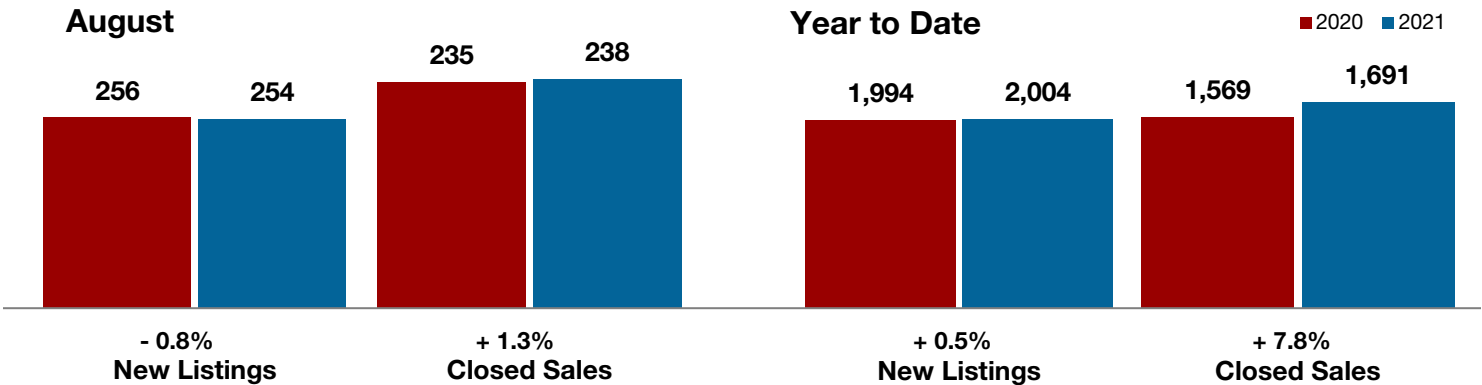
Change in
Closed Sales

Change in
Median Sales Price

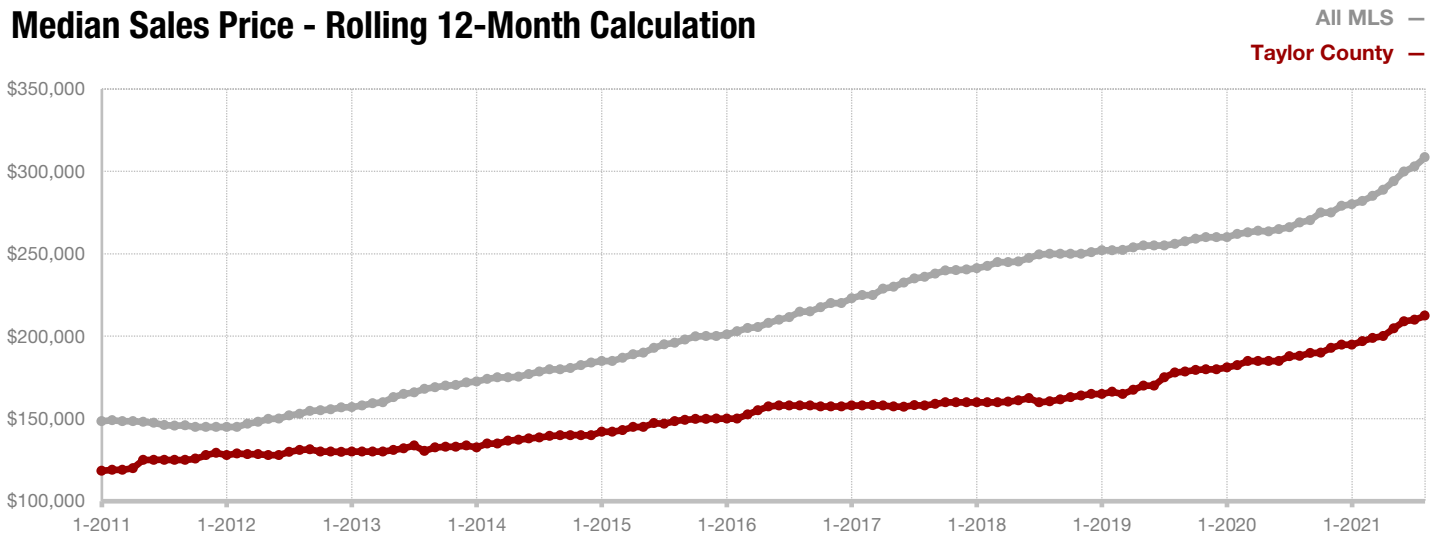
Taylor County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	256	254	- 0.8%	1,994	2,004	+ 0.5%
Pending Sales	221	197	- 10.9%	1,722	1,762	+ 2.3%
Closed Sales	235	238	+ 1.3%	1,569	1,691	+ 7.8%
Average Sales Price*	\$212,080	\$239,725	+ 13.0%	\$205,464	\$237,968	+ 15.8%
Median Sales Price*	\$199,900	\$219,950	+ 10.0%	\$190,000	\$215,461	+ 13.4%
Percent of Original List Price Received*	97.0%	98.0%	+ 1.0%	96.6%	98.4%	+ 1.9%
Days on Market Until Sale	38	19	- 50.0%	54	29	- 46.3%
Inventory of Homes for Sale	483	320	- 33.7%	--	--	--
Months Supply of Inventory	2.6	1.5	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 33.3%

- 50.0%

+ 35.2%

Change in
New Listings

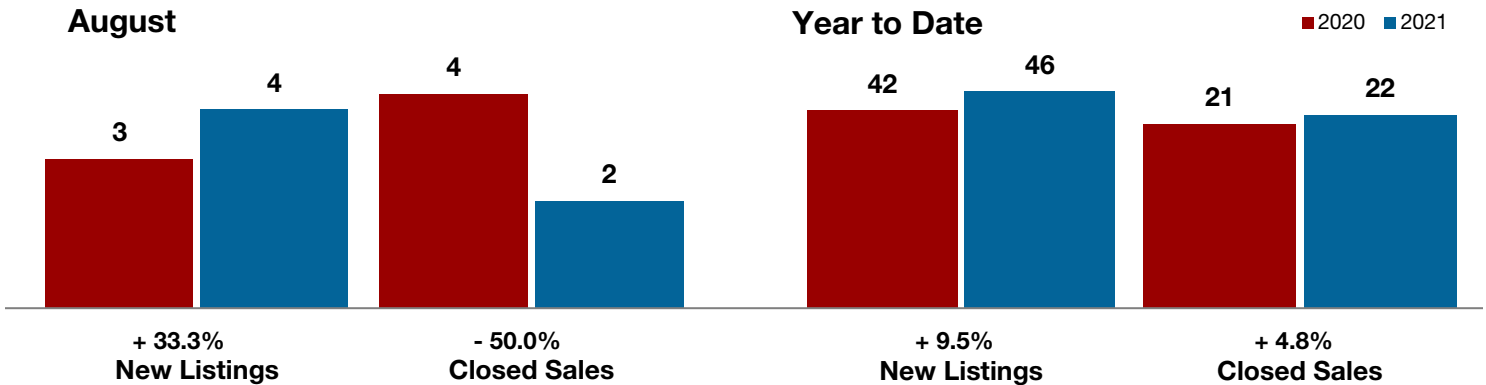
Change in
Closed Sales

Change in
Median Sales Price

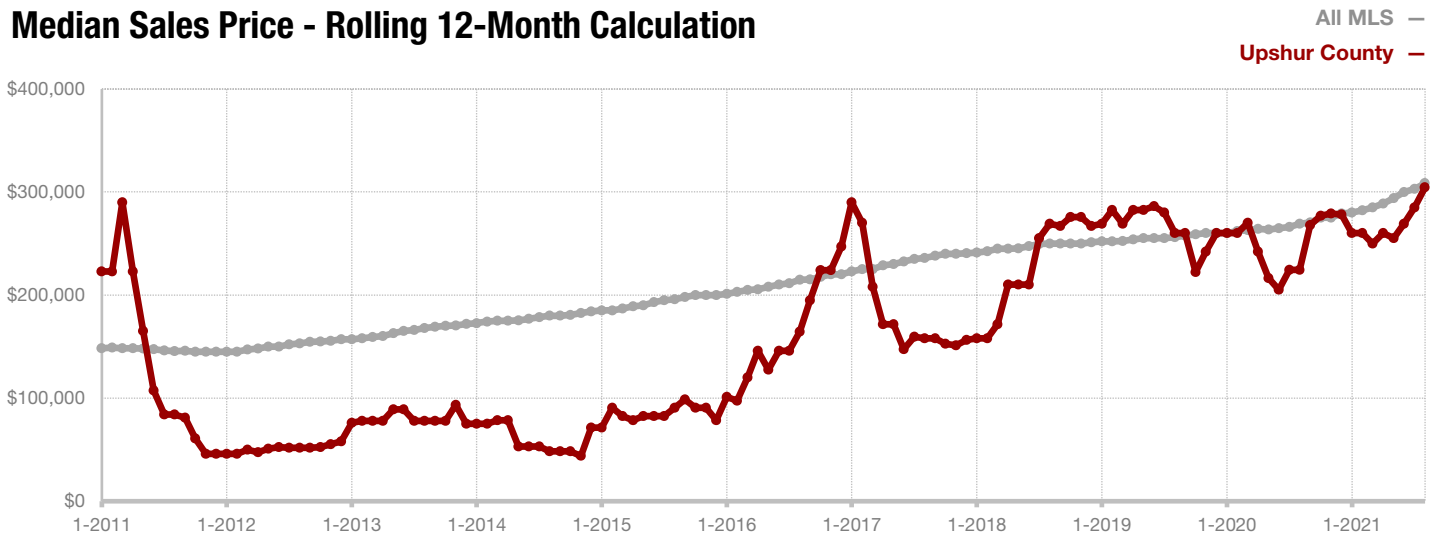
Upshur County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3	4	+ 33.3%	42	46	+ 9.5%
Pending Sales	5	3	- 40.0%	25	31	+ 24.0%
Closed Sales	4	2	- 50.0%	21	22	+ 4.8%
Average Sales Price*	\$159,000	\$203,450	+ 28.0%	\$247,847	\$312,216	+ 26.0%
Median Sales Price*	\$150,500	\$203,450	+ 35.2%	\$200,000	\$287,950	+ 44.0%
Percent of Original List Price Received*	94.7%	98.3%	+ 3.8%	92.1%	92.1%	0.0%
Days on Market Until Sale	51	56	+ 9.8%	97	61	- 37.1%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	6.7	3.7	- 42.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 33.3%

- 25.3%

+ 7.0%

Change in
New Listings

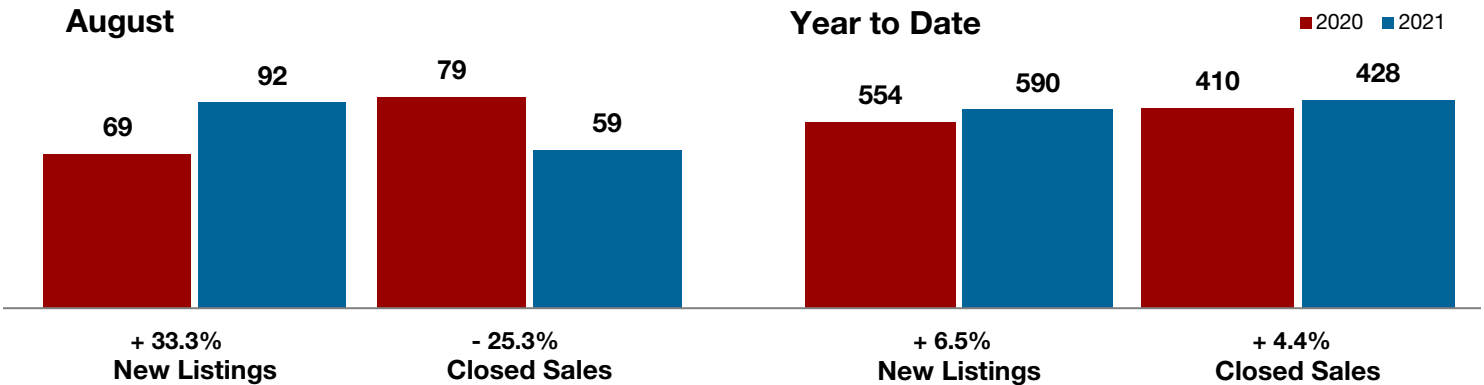
Change in
Closed Sales

Change in
Median Sales Price

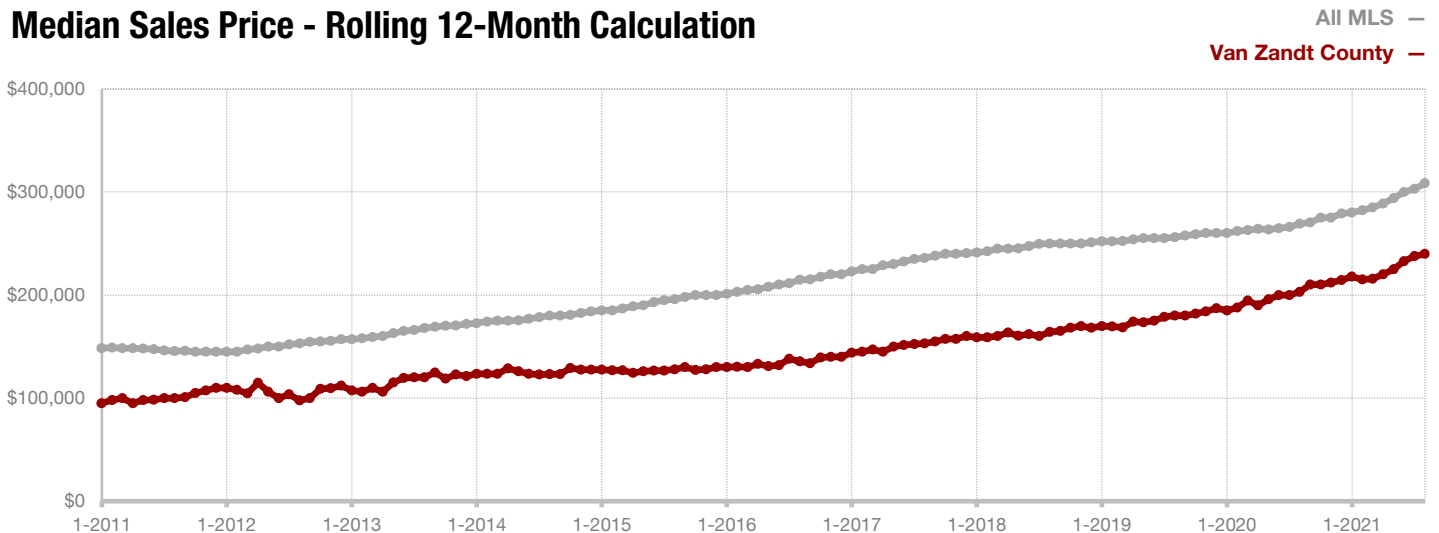
Van Zandt County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	69	92	+ 33.3%	554	590	+ 6.5%
Pending Sales	76	61	- 19.7%	466	452	- 3.0%
Closed Sales	79	59	- 25.3%	410	428	+ 4.4%
Average Sales Price*	\$239,774	\$304,223	+ 26.9%	\$237,729	\$308,283	+ 29.7%
Median Sales Price*	\$229,000	\$244,950	+ 7.0%	\$203,038	\$250,000	+ 23.1%
Percent of Original List Price Received*	94.8%	97.7%	+ 3.1%	94.4%	96.6%	+ 2.3%
Days on Market Until Sale	56	25	- 55.4%	72	45	- 37.5%
Inventory of Homes for Sale	170	164	- 3.5%	--	--	--
Months Supply of Inventory	3.2	3.0	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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- 5.6%

Change in
New Listings

- 5.9%

Change in
Closed Sales

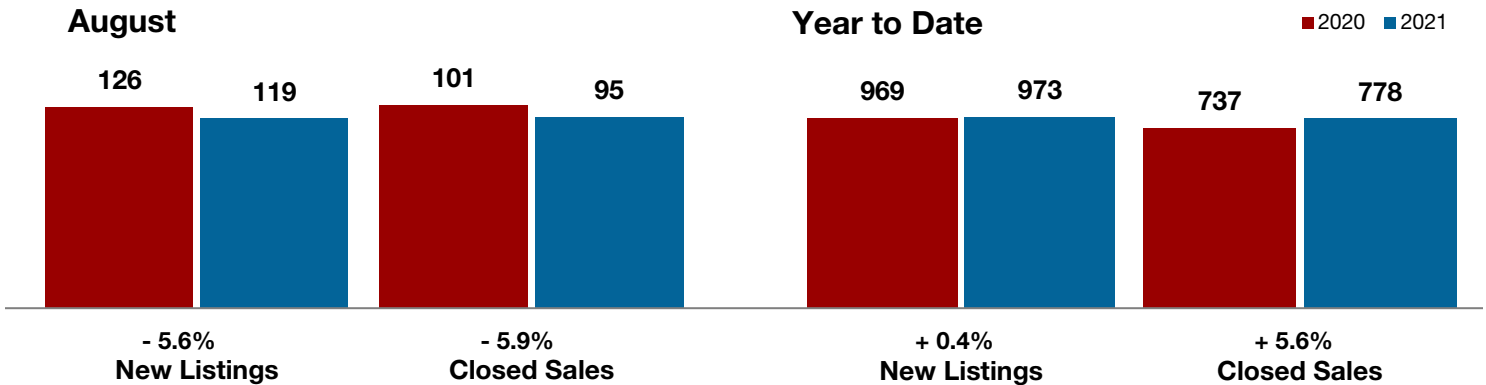
+ 33.4%

Change in
Median Sales Price

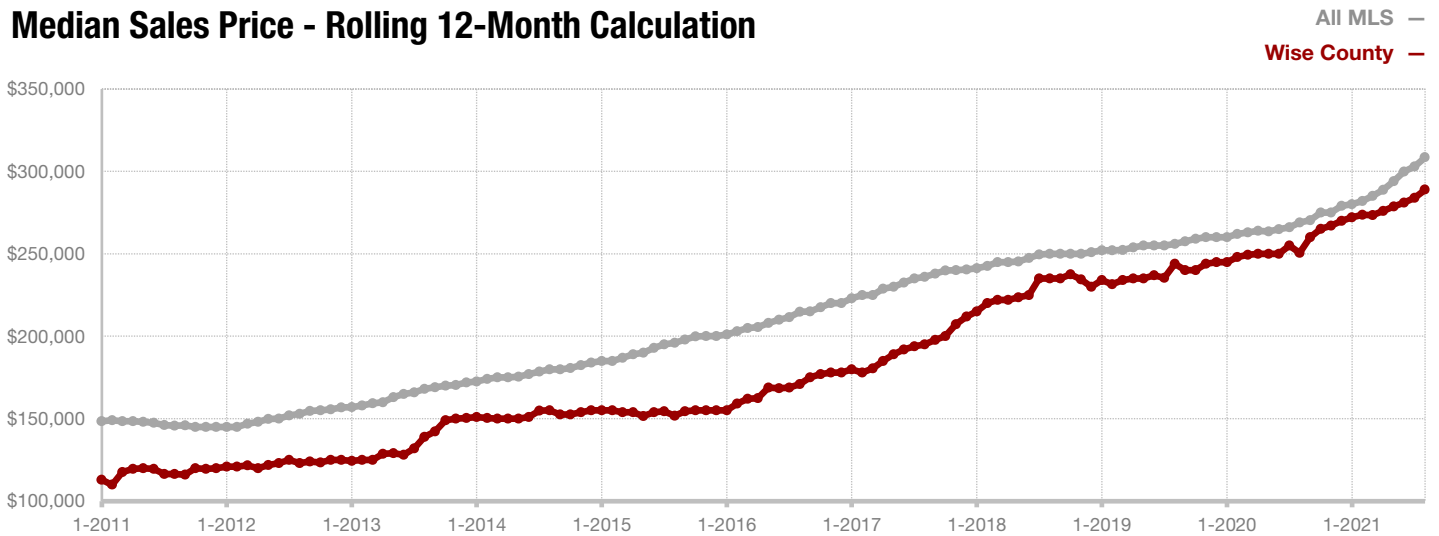
Wise County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	126	119	- 5.6%	969	973	+ 0.4%
Pending Sales	105	78	- 25.7%	825	826	+ 0.1%
Closed Sales	101	95	- 5.9%	737	778	+ 5.6%
Average Sales Price*	\$282,243	\$390,899	+ 38.5%	\$287,337	\$351,148	+ 22.2%
Median Sales Price*	\$255,000	\$340,250	+ 33.4%	\$264,900	\$295,000	+ 11.4%
Percent of Original List Price Received*	96.7%	99.8%	+ 3.2%	95.2%	99.1%	+ 4.1%
Days on Market Until Sale	55	27	- 50.9%	72	36	- 50.0%
Inventory of Homes for Sale	280	185	- 33.9%	--	--	--
Months Supply of Inventory	3.1	1.8	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 47.1%

+ 9.5%

+ 11.0%

Change in
New Listings

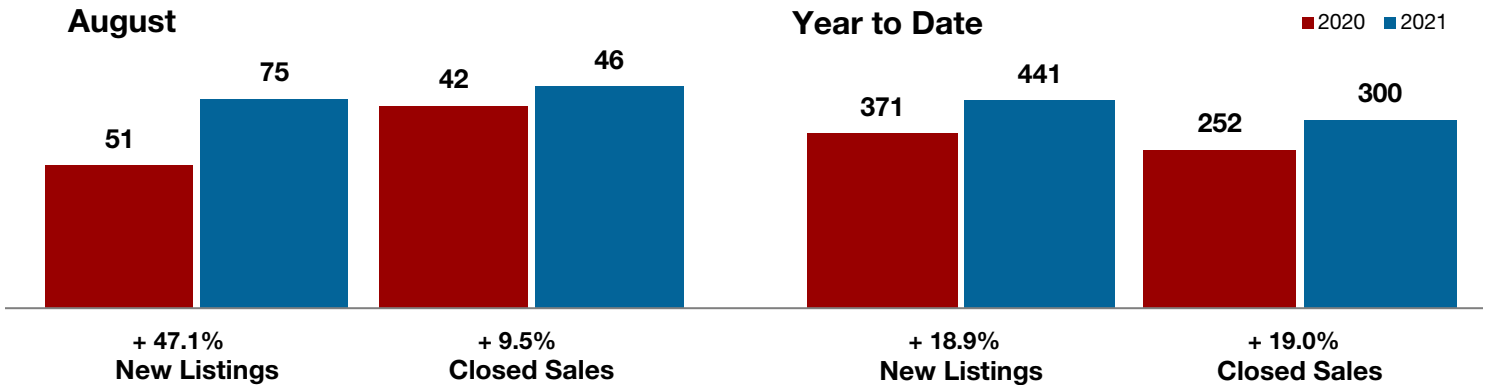
Change in
Closed Sales

Change in
Median Sales Price

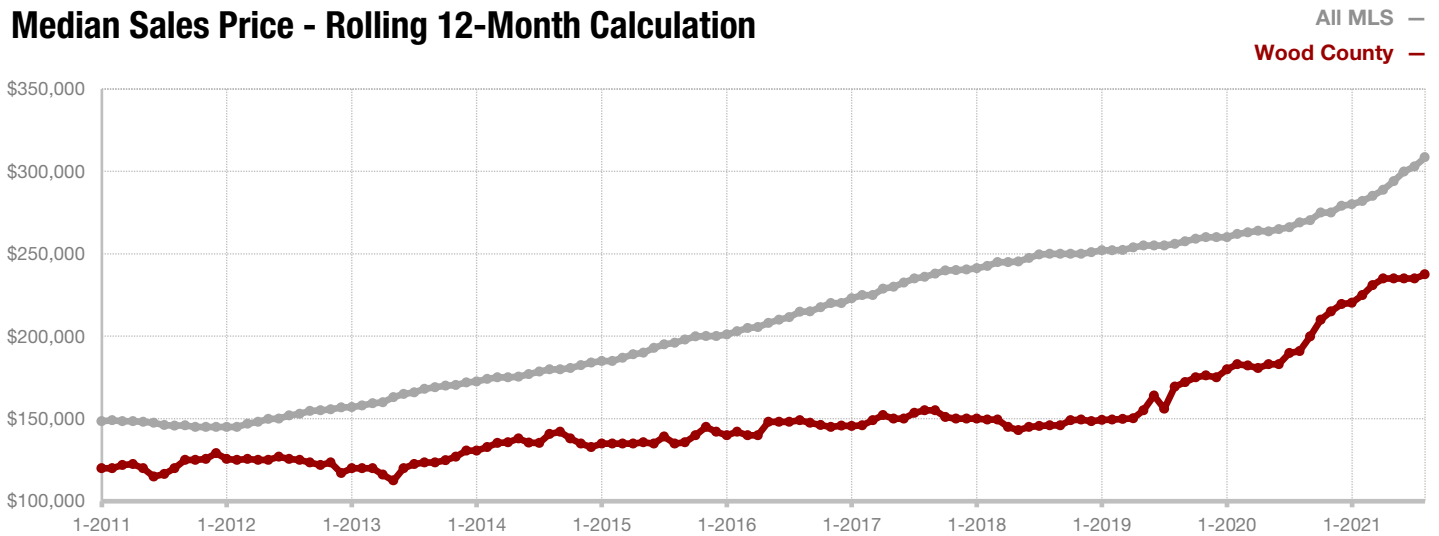
Wood County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	51	75	+ 47.1%	371	441	+ 18.9%
Pending Sales	47	46	- 2.1%	301	336	+ 11.6%
Closed Sales	42	46	+ 9.5%	252	300	+ 19.0%
Average Sales Price*	\$283,354	\$299,567	+ 5.7%	\$253,143	\$311,141	+ 22.9%
Median Sales Price*	\$224,400	\$249,175	+ 11.0%	\$211,500	\$240,000	+ 13.5%
Percent of Original List Price Received*	94.2%	99.2%	+ 5.3%	93.0%	96.9%	+ 4.2%
Days on Market Until Sale	110	39	- 64.5%	92	46	- 50.0%
Inventory of Homes for Sale	140	121	- 13.6%	--	--	--
Months Supply of Inventory	4.3	3.0	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2021

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



+ 62.5%

- 14.3%

+ 90.2%

Change in
New Listings

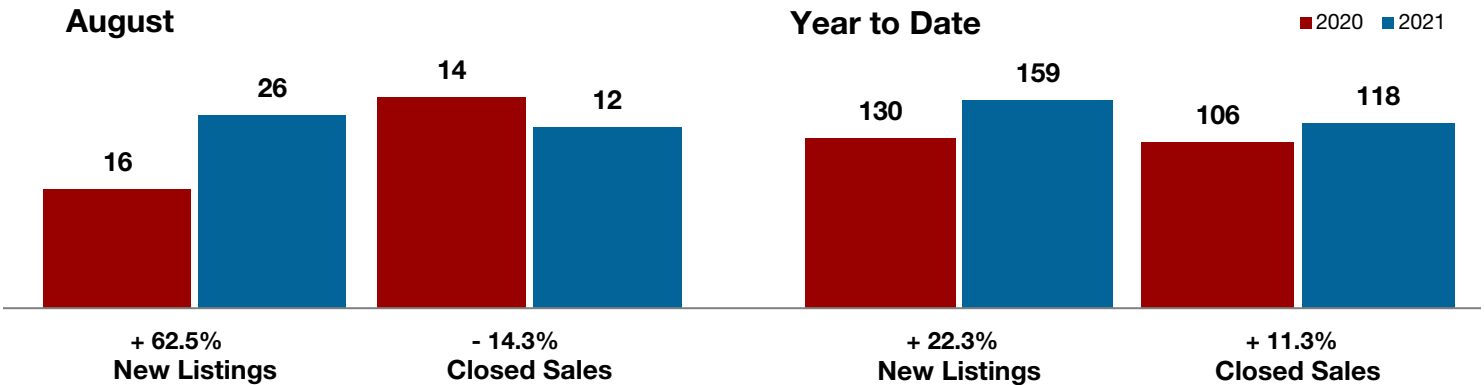
Change in
Closed Sales

Change in
Median Sales Price

Young County

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	16	26	+ 62.5%	130	159	+ 22.3%
Pending Sales	18	11	- 38.9%	121	129	+ 6.6%
Closed Sales	14	12	- 14.3%	106	118	+ 11.3%
Average Sales Price*	\$159,714	\$302,347	+ 89.3%	\$157,670	\$243,057	+ 54.2%
Median Sales Price*	\$163,000	\$310,000	+ 90.2%	\$128,000	\$186,950	+ 46.1%
Percent of Original List Price Received*	90.7%	96.5%	+ 6.4%	89.9%	94.8%	+ 5.5%
Days on Market Until Sale	128	24	- 81.3%	138	69	- 50.0%
Inventory of Homes for Sale	53	50	- 5.7%	--	--	--
Months Supply of Inventory	3.9	3.6	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

