

# Local Market Updates

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



## February 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 – February 2021

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



**- 66.7%**

**- 40.0%**

**+ 165.0%**

Change in  
New Listings

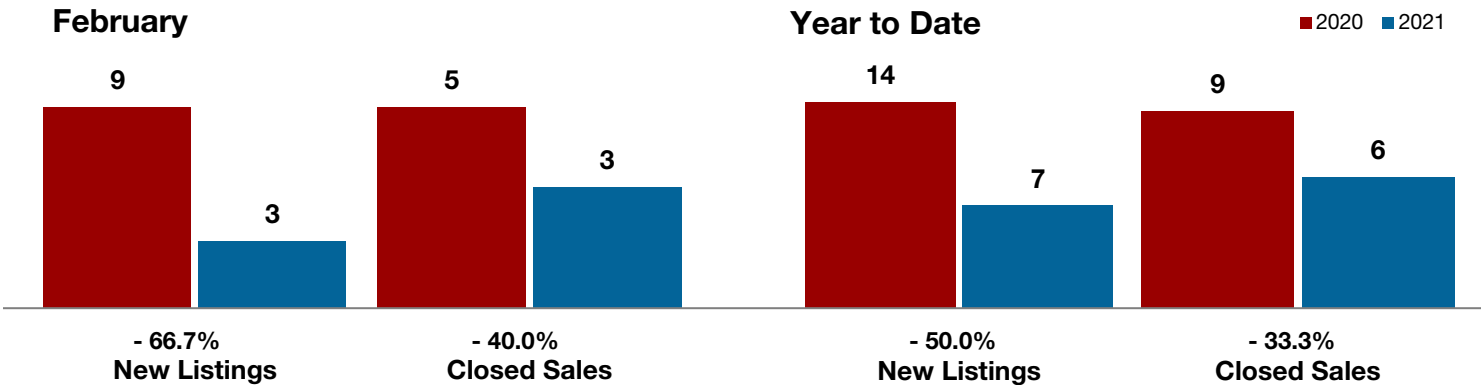
Change in  
Closed Sales

Change in  
Median Sales Price

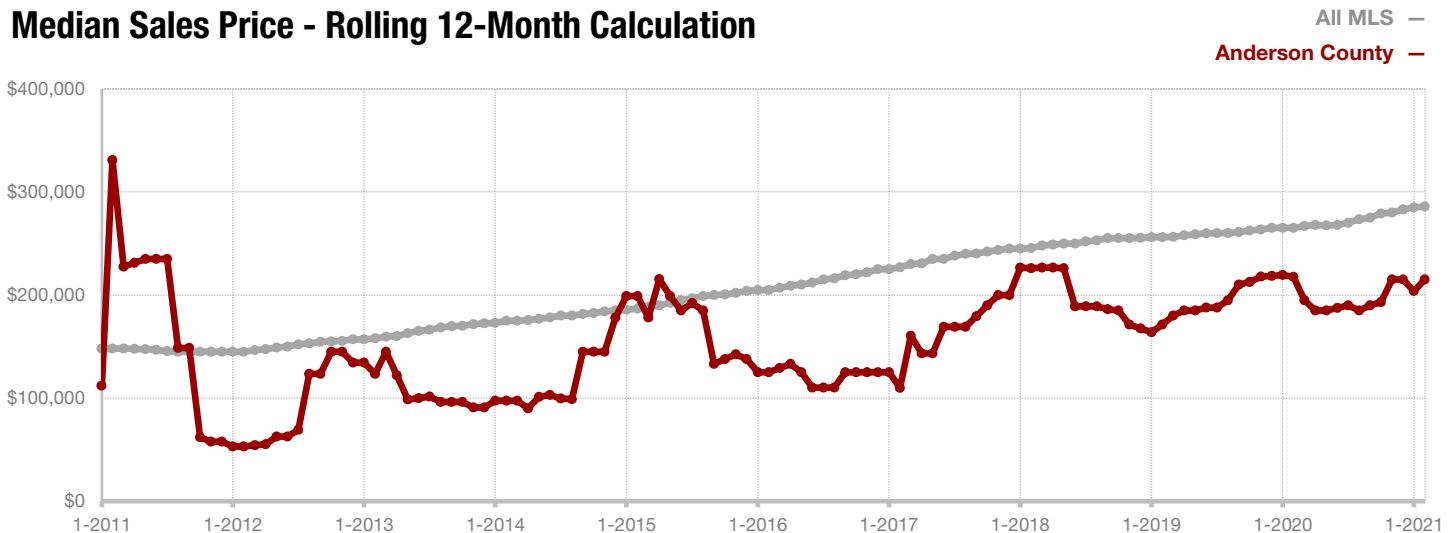
## Anderson County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	9	3	- 66.7%	14	7	- 50.0%
Pending Sales	7	2	- 71.4%	10	10	0.0%
Closed Sales	5	3	- 40.0%	9	6	- 33.3%
Average Sales Price*	\$342,000	<b>\$228,667</b>	- 33.1%	\$326,877	<b>\$209,583</b>	- 35.9%
Median Sales Price*	\$100,000	<b>\$265,000</b>	+ 165.0%	\$225,000	<b>\$217,500</b>	- 3.3%
Percent of Original List Price Received*	93.6%	<b>100.1%</b>	+ 6.9%	93.2%	<b>96.3%</b>	+ 3.3%
Days on Market Until Sale	62	<b>22</b>	- 64.5%	80	<b>26</b>	- 67.5%
Inventory of Homes for Sale	28	<b>10</b>	- 64.3%	--	--	--
Months Supply of Inventory	6.2	<b>2.2</b>	- 66.7%	--	--	--

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



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



# Local Market Update – February 2021

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**- 26.3%**

**+ 42.9%**

**- 1.5%**

Change in  
New Listings

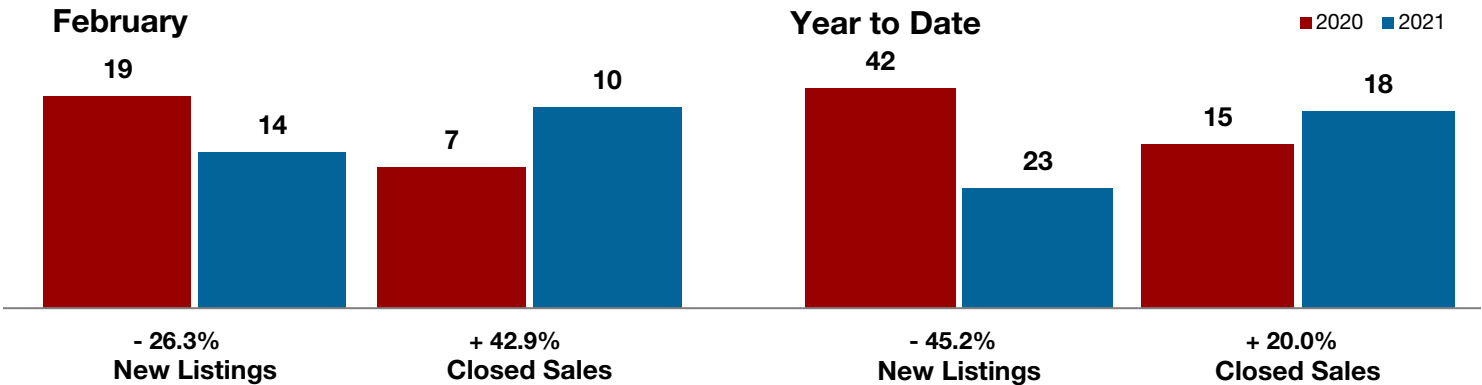
Change in  
Closed Sales

Change in  
Median Sales Price

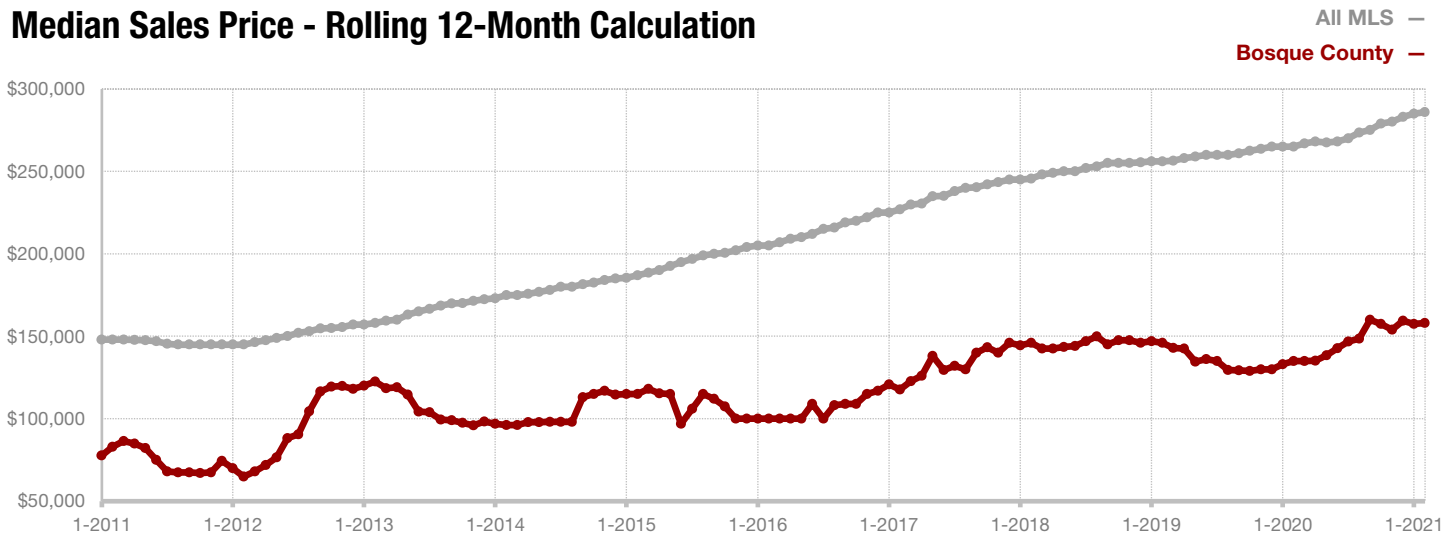
## Bosque County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	19	14	- 26.3%	42	23	- 45.2%
Pending Sales	8	14	+ 75.0%	18	31	+ 72.2%
Closed Sales	7	10	+ 42.9%	15	18	+ 20.0%
Average Sales Price*	\$126,500	<b>\$2,491,925</b>	+ 1869.9%	\$222,007	<b>\$1,491,047</b>	+ 571.6%
Median Sales Price*	\$148,500	<b>\$146,250</b>	- 1.5%	\$165,000	<b>\$152,050</b>	- 7.8%
Percent of Original List Price Received*	83.7%	<b>90.3%</b>	+ 7.9%	90.6%	<b>91.6%</b>	+ 1.1%
Days on Market Until Sale	109	<b>129</b>	+ 18.3%	86	<b>117</b>	+ 36.0%
Inventory of Homes for Sale	89	<b>41</b>	- 53.9%	--	--	--
Months Supply of Inventory	6.8	<b>2.7</b>	- 57.1%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2021

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



**- 40.7%**

**+ 30.0%**

**- 5.6%**

Change in  
New Listings

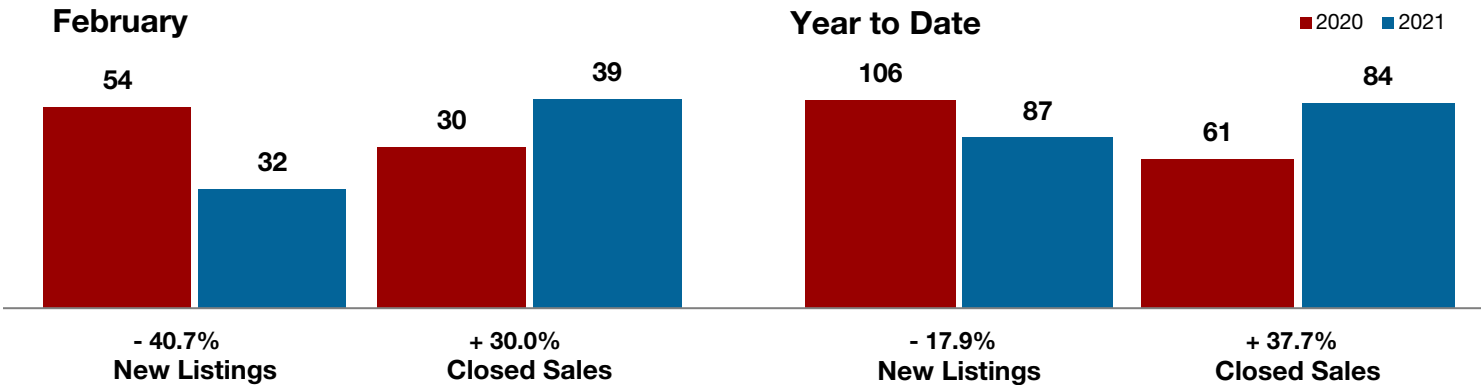
Change in  
Closed Sales

Change in  
Median Sales Price

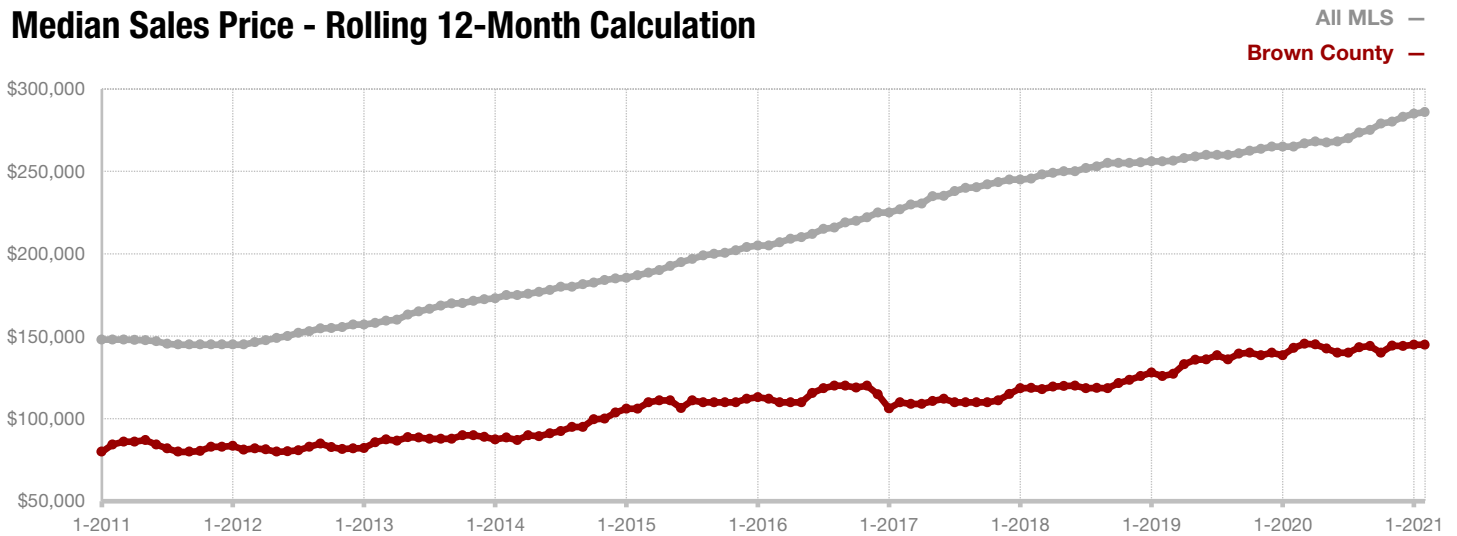
## Brown County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	54	32	- 40.7%	106	87	- 17.9%
Pending Sales	40	35	- 12.5%	79	88	+ 11.4%
Closed Sales	30	39	+ 30.0%	61	84	+ 37.7%
Average Sales Price*	\$162,268	<b>\$199,506</b>	+ 22.9%	\$162,440	<b>\$201,767</b>	+ 24.2%
Median Sales Price*	\$142,000	<b>\$134,000</b>	- 5.6%	\$132,000	<b>\$134,950</b>	+ 2.2%
Percent of Original List Price Received*	93.4%	<b>93.9%</b>	+ 0.5%	92.8%	<b>92.9%</b>	+ 0.1%
Days on Market Until Sale	101	54	- 46.5%	93	77	- 17.2%
Inventory of Homes for Sale	192	88	- 54.2%	--	--	--
Months Supply of Inventory	4.6	2.0	- 60.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2021

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**- 31.3%**

**- 10.0%**

**+ 40.5%**

Change in  
New Listings

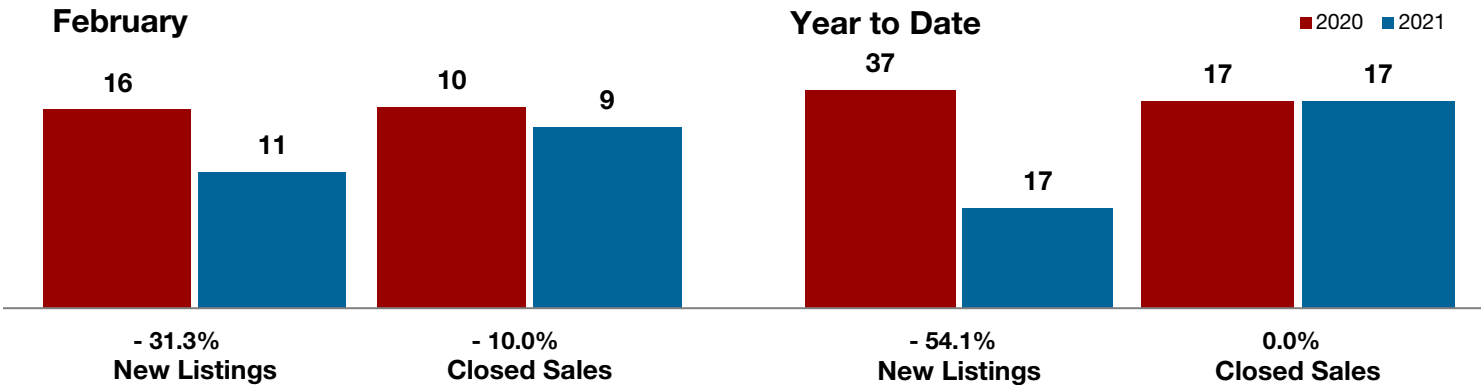
Change in  
Closed Sales

Change in  
Median Sales Price

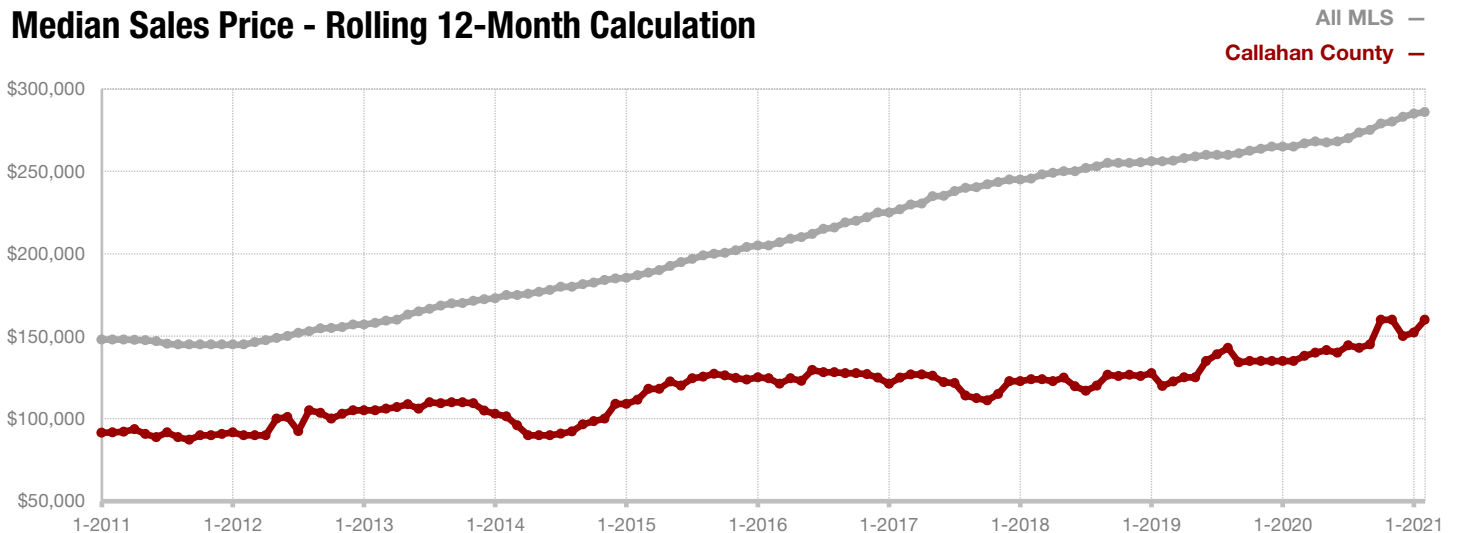
## Callahan County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	16	11	- 31.3%	37	17	- 54.1%
Pending Sales	14	0	- 100.0%	26	12	- 53.8%
Closed Sales	10	9	- 10.0%	17	17	0.0%
Average Sales Price*	\$169,390	<b>\$217,711</b>	+ 28.5%	\$169,568	<b>\$187,841</b>	+ 10.8%
Median Sales Price*	\$135,250	<b>\$190,000</b>	+ 40.5%	\$135,000	<b>\$186,500</b>	+ 38.1%
Percent of Original List Price Received*	94.3%	<b>97.9%</b>	+ 3.8%	95.1%	<b>96.6%</b>	+ 1.6%
Days on Market Until Sale	52	43	- 17.3%	52	64	+ 23.1%
Inventory of Homes for Sale	46	27	- 41.3%	--	--	--
Months Supply of Inventory	3.6	2.0	- 50.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2021

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



**0.0%**

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## Clay County

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### February

### Year to Date

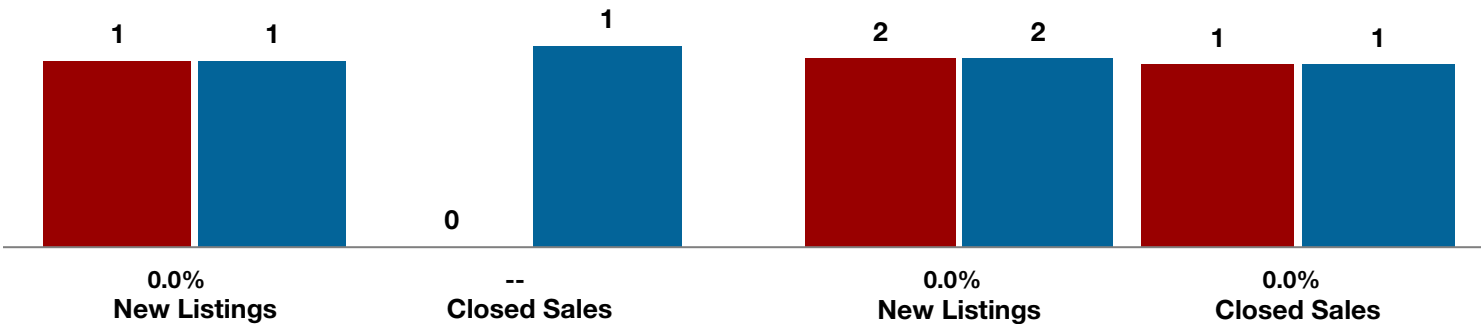
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1	1	0.0%	2	2	0.0%
Pending Sales	0	1	--	0	2	--
Closed Sales	0	1	--	1	1	0.0%
Average Sales Price*	--	<b>\$67,000</b>	--	\$255,000	<b>\$67,000</b>	- 73.7%
Median Sales Price*	--	<b>\$67,000</b>	--	\$255,000	<b>\$67,000</b>	- 73.7%
Percent of Original List Price Received*	--	<b>78.8%</b>	--	99.0%	<b>78.8%</b>	- 20.4%
Days on Market Until Sale	--	<b>96</b>	--	13	<b>96</b>	+ 638.5%
Inventory of Homes for Sale	8	<b>5</b>	- 37.5%	--	--	--
Months Supply of Inventory	4.9	<b>3.9</b>	- 20.0%	--	--	--

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### February

### Year to Date

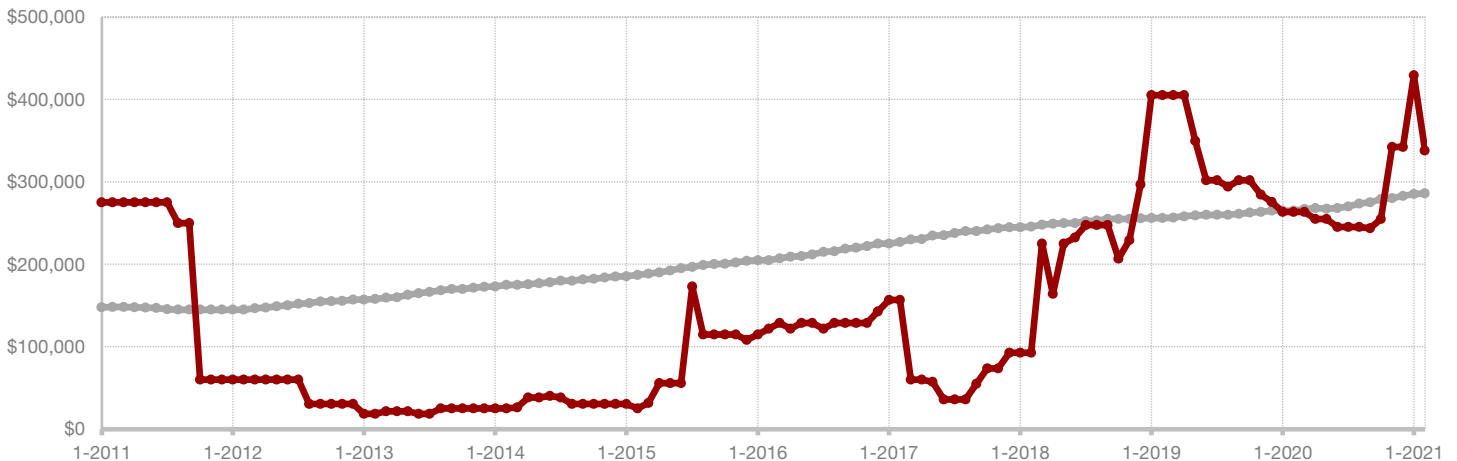
■ 2020 ■ 2021



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

All MLS —

Clay County —



# Local Market Update – February 2021

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**+ 28.6%**

**- 20.0%**

**+ 118.4%**

Change in  
New Listings

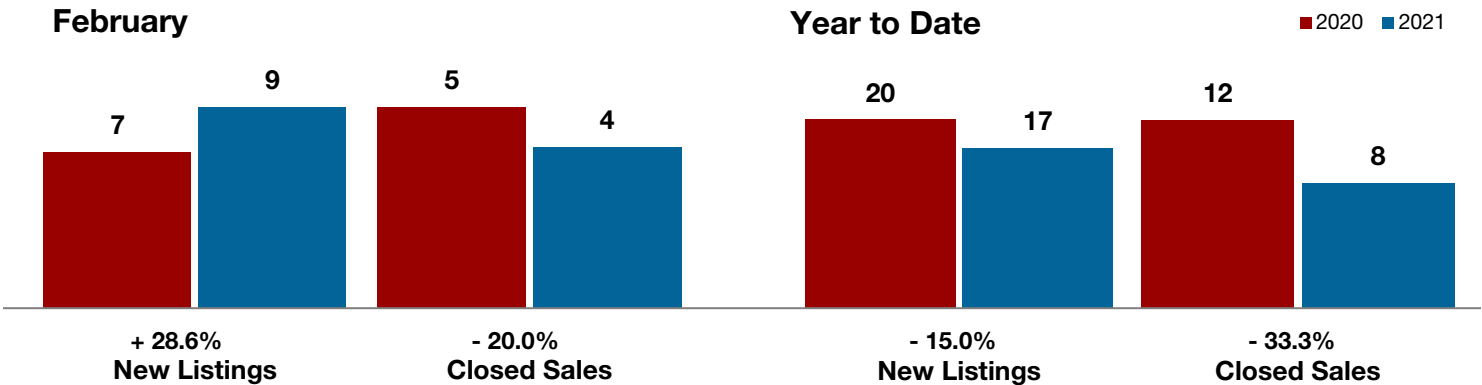
Change in  
Closed Sales

Change in  
Median Sales Price

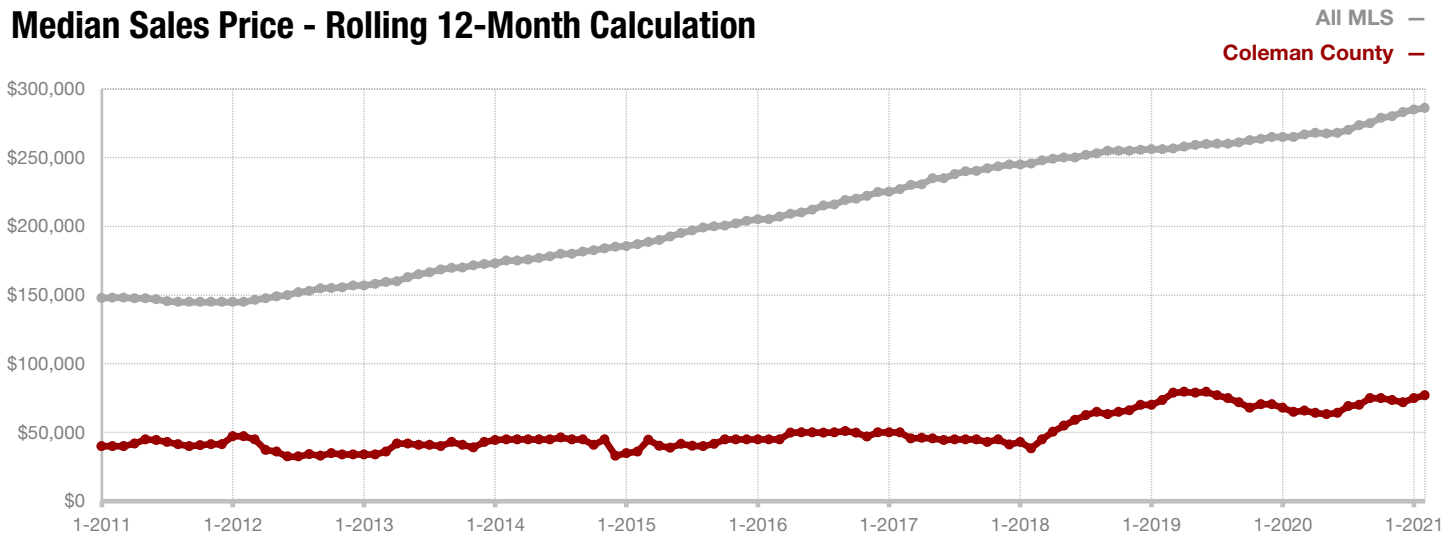
## Coleman County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	7	9	+ 28.6%	20	17	- 15.0%
Pending Sales	2	10	+ 400.0%	11	18	+ 63.6%
Closed Sales	5	4	- 20.0%	12	8	- 33.3%
Average Sales Price*	\$61,820	\$61,550	- 0.4%	\$61,633	\$111,400	+ 80.7%
Median Sales Price*	\$28,500	\$62,250	+ 118.4%	\$50,000	\$72,250	+ 44.5%
Percent of Original List Price Received*	92.7%	93.6%	+ 1.0%	86.9%	94.4%	+ 8.6%
Days on Market Until Sale	116	164	+ 41.4%	160	144	- 10.0%
Inventory of Homes for Sale	62	28	- 54.8%	--	--	--
Months Supply of Inventory	9.0	3.3	- 66.7%	--	--	--

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



# Local Market Update – February 2021

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**- 34.8%**

**- 13.0%**

**+ 10.9%**

Change in  
New Listings

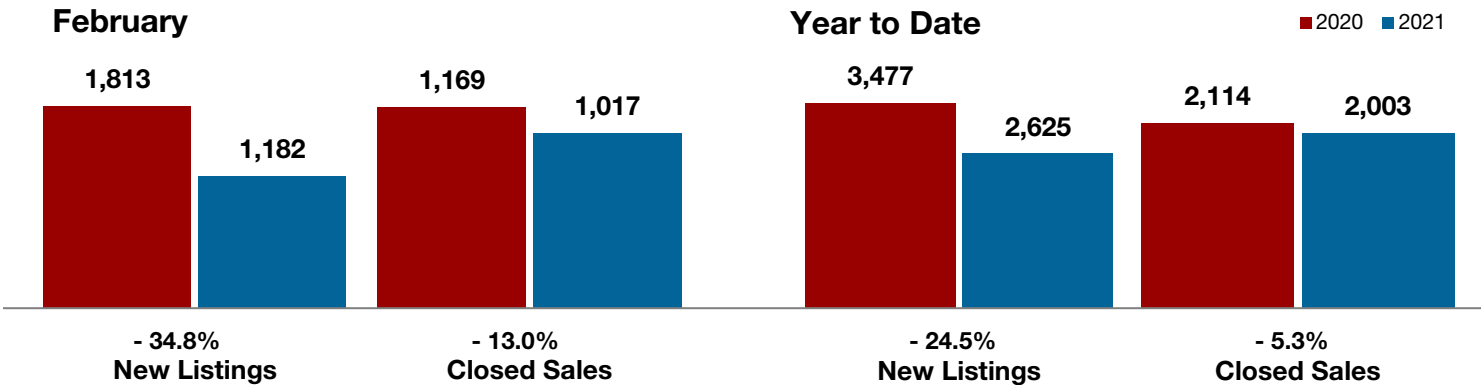
Change in  
Closed Sales

Change in  
Median Sales Price

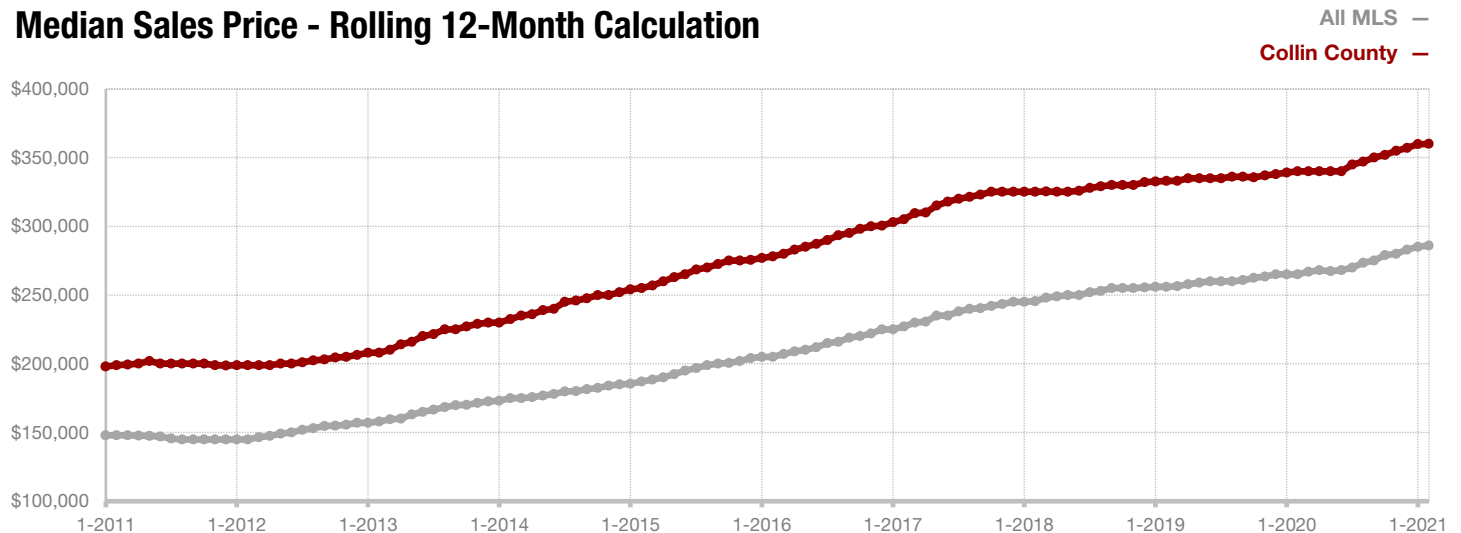
## Collin County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,813	<b>1,182</b>	- 34.8%	3,477	<b>2,625</b>	- 24.5%
Pending Sales	1,388	<b>1,012</b>	- 27.1%	2,715	<b>2,512</b>	- 7.5%
Closed Sales	1,169	<b>1,017</b>	- 13.0%	2,114	<b>2,003</b>	- 5.3%
Average Sales Price*	\$371,946	<b>\$451,626</b>	+ 21.4%	\$372,339	<b>\$435,639</b>	+ 17.0%
Median Sales Price*	\$338,000	<b>\$375,000</b>	+ 10.9%	\$335,000	<b>\$375,000</b>	+ 11.9%
Percent of Original List Price Received*	96.1%	<b>100.7%</b>	+ 4.8%	95.6%	<b>99.8%</b>	+ 4.4%
Days on Market Until Sale	68	<b>32</b>	- 52.9%	70	<b>35</b>	- 50.0%
Inventory of Homes for Sale	3,656	<b>1,000</b>	- 72.6%	--	--	--
Months Supply of Inventory	2.5	<b>0.6</b>	- 66.7%	--	--	--

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





# Local Market Update – February 2021

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



**- 42.1%**

**+ 300.0%**

**- 17.8%**

Change in  
New Listings

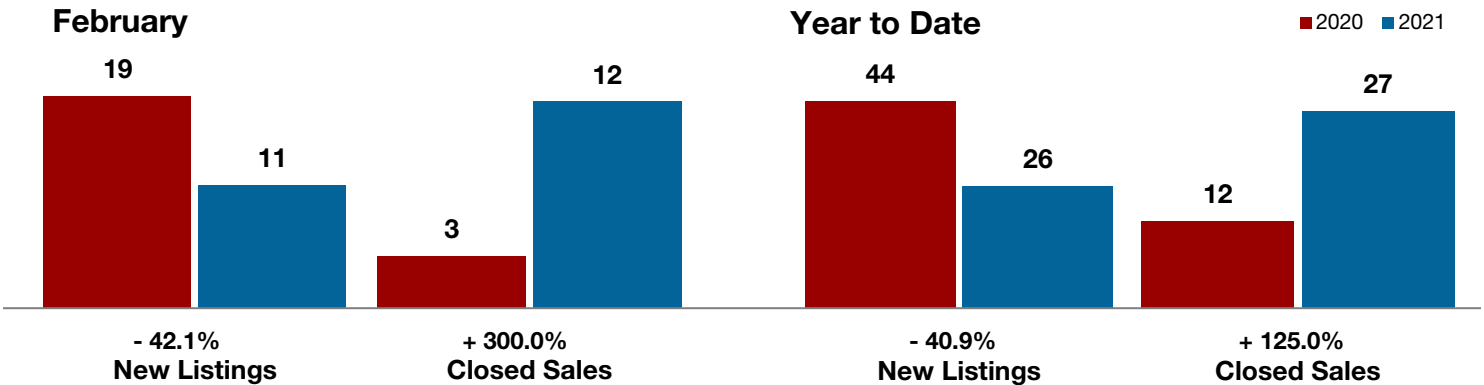
Change in  
Closed Sales

Change in  
Median Sales Price

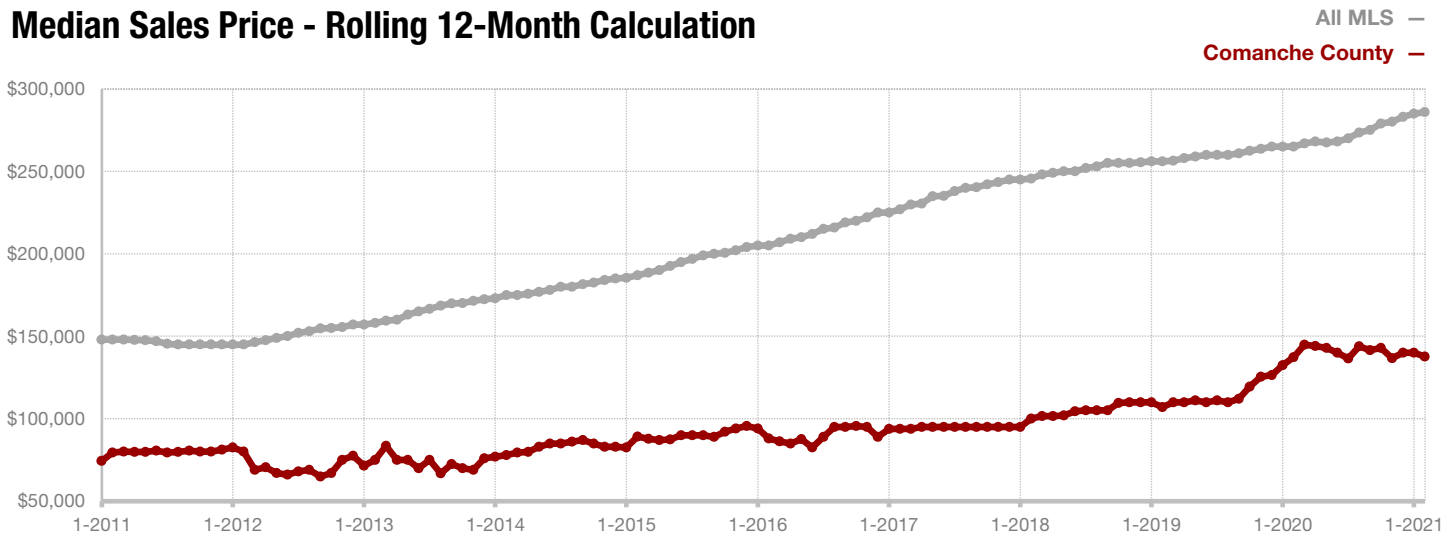
## Comanche County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	19	11	- 42.1%	44	26	- 40.9%
Pending Sales	14	5	- 64.3%	19	16	- 15.8%
Closed Sales	3	12	+ 300.0%	12	27	+ 125.0%
Average Sales Price*	\$124,300	<b>\$145,402</b>	+ 17.0%	\$166,233	<b>\$214,271</b>	+ 28.9%
Median Sales Price*	\$147,900	<b>\$121,500</b>	- 17.8%	\$169,000	<b>\$140,000</b>	- 17.2%
Percent of Original List Price Received*	88.6%	<b>89.7%</b>	+ 1.2%	91.5%	<b>92.5%</b>	+ 1.1%
Days on Market Until Sale	54	<b>107</b>	+ 98.1%	91	<b>84</b>	- 7.7%
Inventory of Homes for Sale	91	<b>50</b>	- 45.1%	--	--	--
Months Supply of Inventory	8.8	<b>3.5</b>	- 55.6%	--	--	--

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



# Local Market Update – February 2021

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**- 70.8%**

**- 31.7%**

**+ 23.8%**

Change in  
New Listings

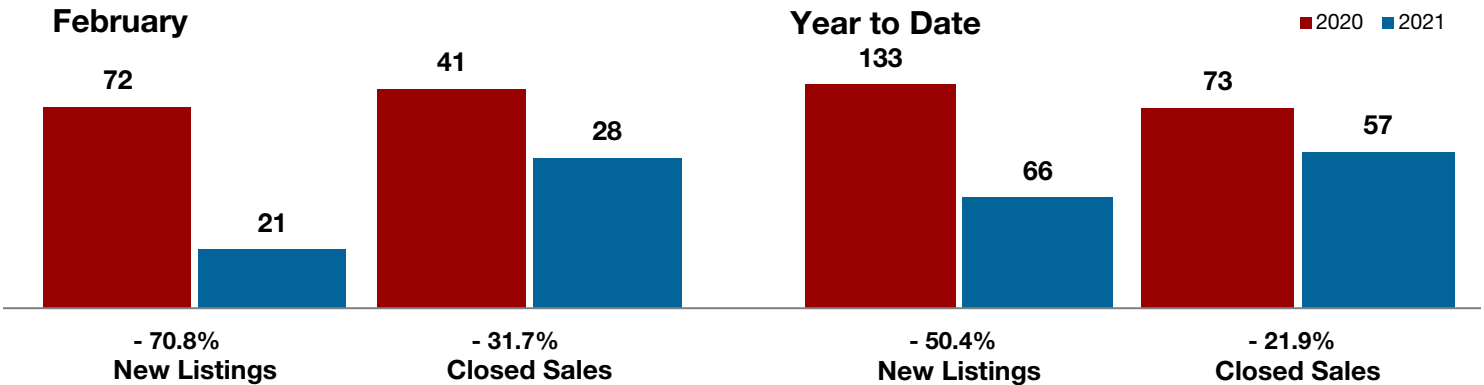
Change in  
Closed Sales

Change in  
Median Sales Price

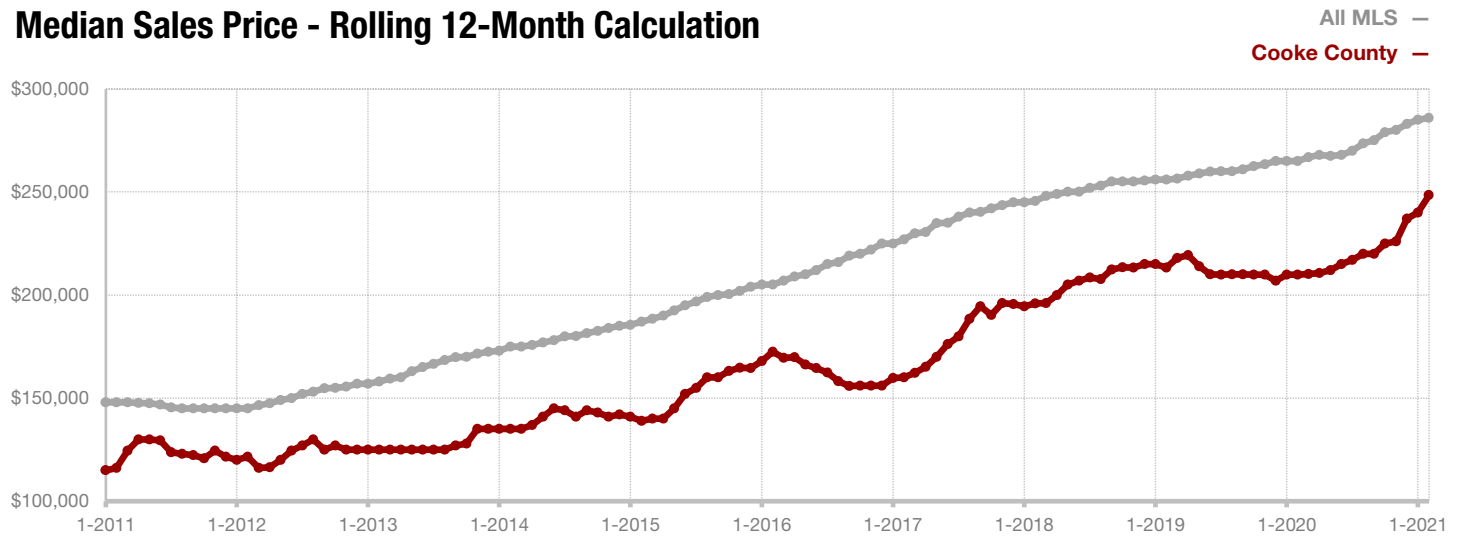
## Cooke County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	72	21	- 70.8%	133	66	- 50.4%
Pending Sales	45	17	- 62.2%	92	55	- 40.2%
Closed Sales	41	28	- 31.7%	73	57	- 21.9%
Average Sales Price*	\$227,030	<b>\$343,989</b>	+ 51.5%	\$232,075	<b>\$328,487</b>	+ 41.5%
Median Sales Price*	\$209,900	<b>\$259,950</b>	+ 23.8%	\$209,950	<b>\$255,000</b>	+ 21.5%
Percent of Original List Price Received*	94.7%	<b>94.8%</b>	+ 0.1%	94.3%	<b>95.9%</b>	+ 1.7%
Days on Market Until Sale	79	72	- 8.9%	88	54	- 38.6%
Inventory of Homes for Sale	178	64	- 64.0%	--	--	--
Months Supply of Inventory	4.5	1.5	- 60.0%	--	--	--

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



# Local Market Update – February 2021

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**- 37.3%**

**- 7.6%**

**+ 28.6%**

Change in  
New Listings

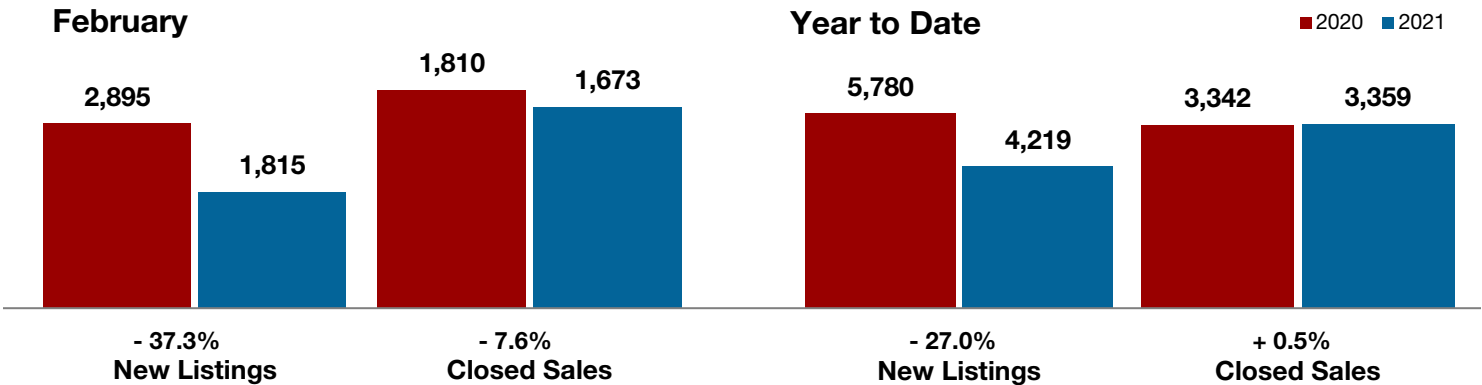
Change in  
Closed Sales

Change in  
Median Sales Price

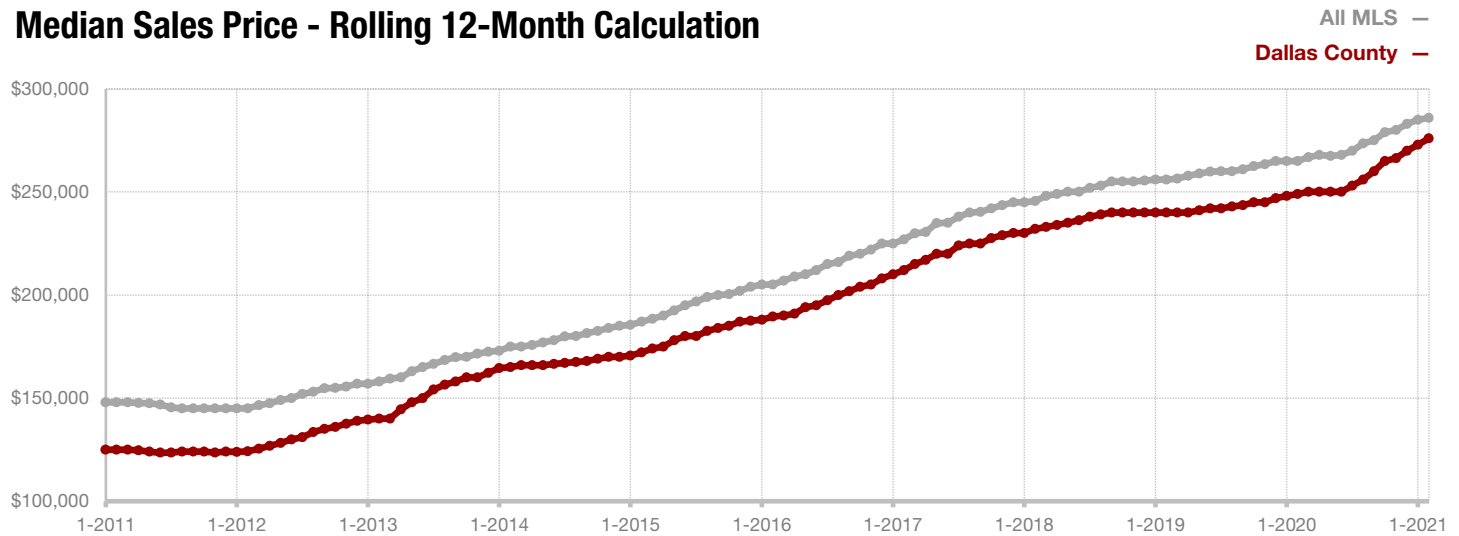
## Dallas County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,895	<b>1,815</b>	- 37.3%	5,780	<b>4,219</b>	- 27.0%
Pending Sales	2,149	<b>1,714</b>	- 20.2%	4,120	<b>4,016</b>	- 2.5%
Closed Sales	1,810	<b>1,673</b>	- 7.6%	3,342	<b>3,359</b>	+ 0.5%
Average Sales Price*	\$356,132	<b>\$460,169</b>	+ 29.2%	\$353,773	<b>\$428,754</b>	+ 21.2%
Median Sales Price*	\$245,000	<b>\$315,000</b>	+ 28.6%	\$241,000	<b>\$290,000</b>	+ 20.3%
Percent of Original List Price Received*	95.6%	<b>97.9%</b>	+ 2.4%	95.3%	<b>97.6%</b>	+ 2.4%
Days on Market Until Sale	54	<b>42</b>	- 22.2%	55	<b>42</b>	- 23.6%
Inventory of Homes for Sale	5,847	<b>2,782</b>	- 52.4%	--	--	--
Months Supply of Inventory	2.7	<b>1.3</b>	- 66.7%	--	--	--

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



# Local Market Update – February 2021

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## Delta County

**- 20.0%**

**- 100.0%**

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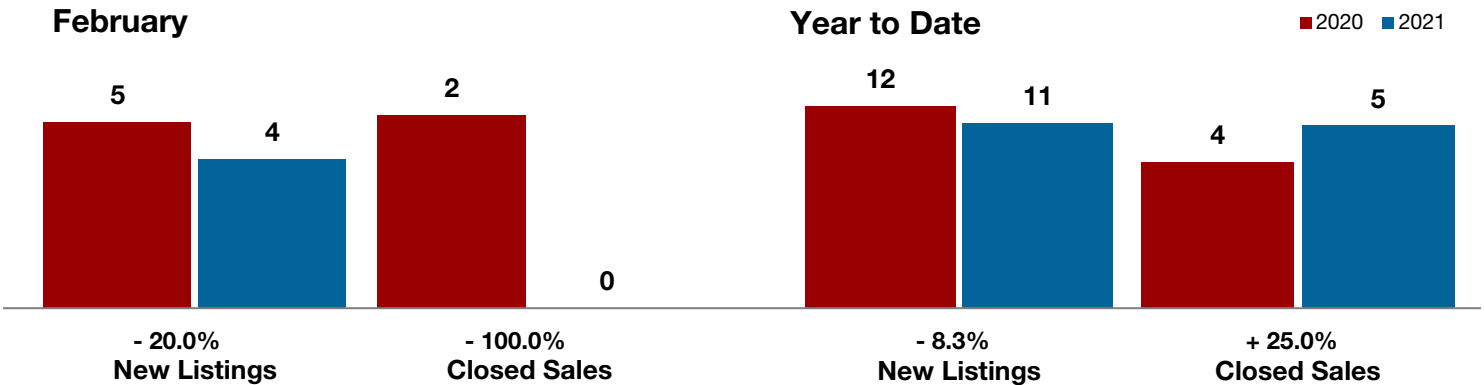
Change in  
New Listings

Change in  
Closed Sales

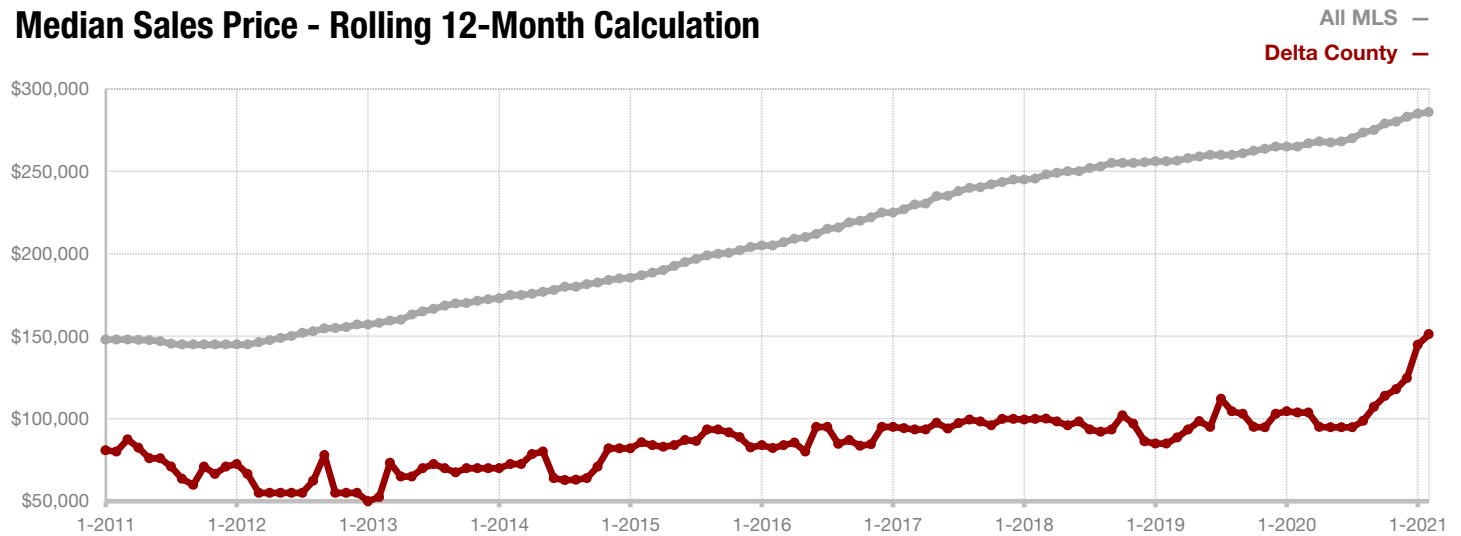
Change in  
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	5	4	- 20.0%	12	11	- 8.3%
Pending Sales	7	6	- 14.3%	10	11	+ 10.0%
Closed Sales	2	0	- 100.0%	4	5	+ 25.0%
Average Sales Price*	\$53,250	--	--	\$98,875	<b>\$267,300</b>	+ 170.3%
Median Sales Price*	\$53,250	--	--	\$53,250	<b>\$250,000</b>	+ 369.5%
Percent of Original List Price Received*	77.9%	--	--	86.2%	<b>88.2%</b>	+ 2.3%
Days on Market Until Sale	92	--	--	51	<b>102</b>	+ 100.0%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	2.9	<b>0.9</b>	- 66.7%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2021

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**- 42.0%**

**- 17.5%**

**+ 13.2%**

Change in  
New Listings

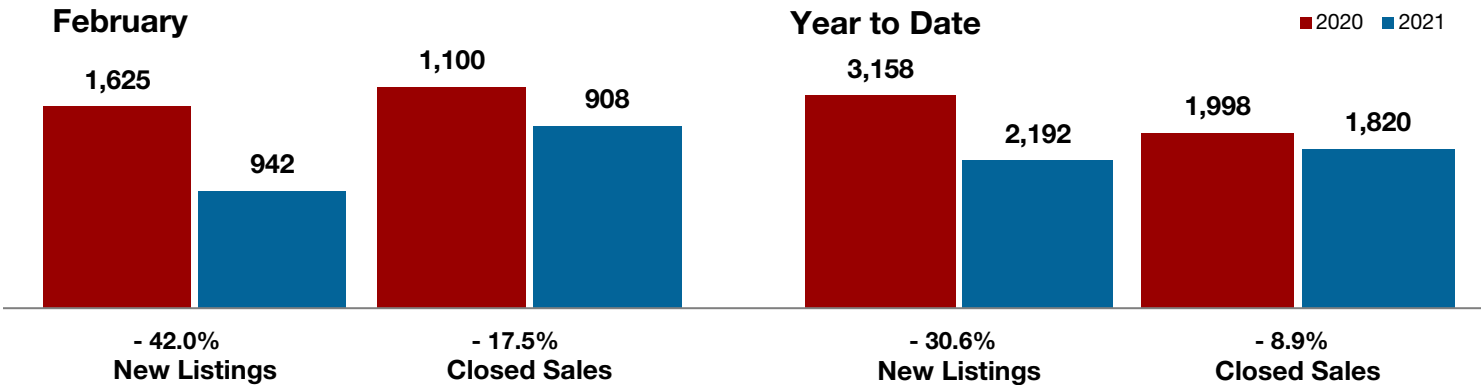
Change in  
Closed Sales

Change in  
Median Sales Price

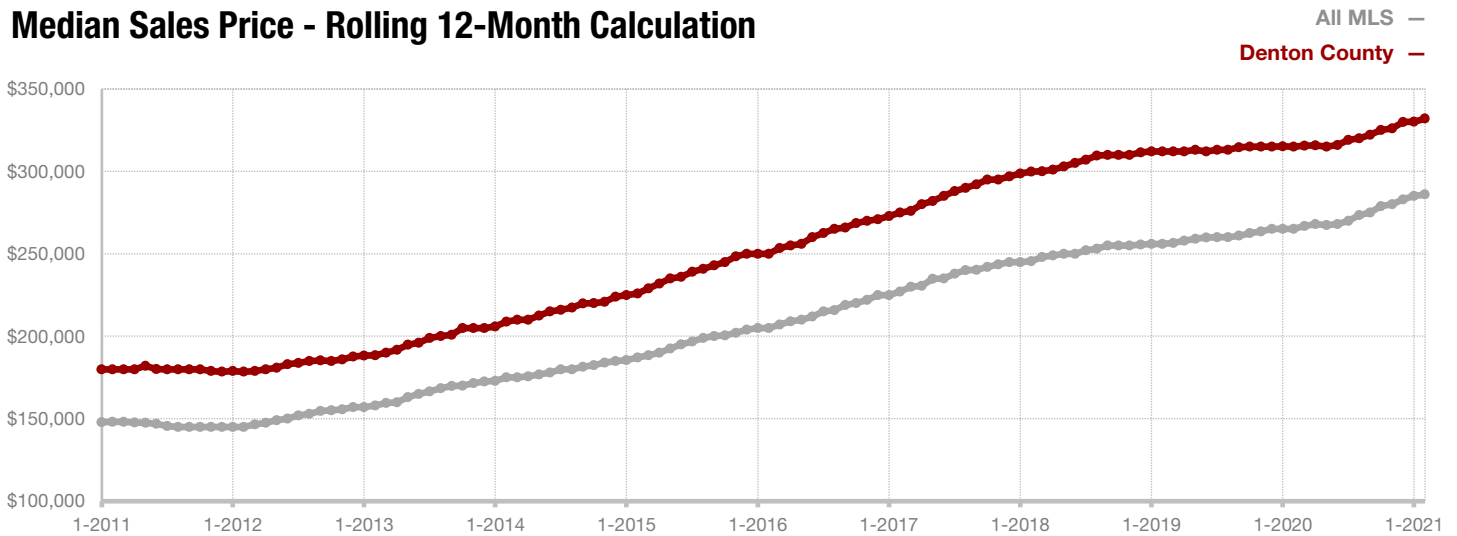
## Denton County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,625	942	- 42.0%	3,158	2,192	- 30.6%
Pending Sales	1,313	938	- 28.6%	2,571	2,217	- 13.8%
Closed Sales	1,100	908	- 17.5%	1,998	1,820	- 8.9%
Average Sales Price*	\$351,419	<b>\$412,309</b>	+ 17.3%	\$354,659	<b>\$409,552</b>	+ 15.5%
Median Sales Price*	\$309,250	<b>\$350,000</b>	+ 13.2%	\$310,000	<b>\$345,000</b>	+ 11.3%
Percent of Original List Price Received*	96.4%	100.0%	+ 3.7%	96.1%	99.5%	+ 3.5%
Days on Market Until Sale	66	30	- 54.5%	65	33	- 49.2%
Inventory of Homes for Sale	3,199	950	- 70.3%	--	--	--
Months Supply of Inventory	2.4	0.6	- 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 – February 2021

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



**- 6.7%**

**+ 44.4%**

**+ 76.6%**

Change in  
New Listings

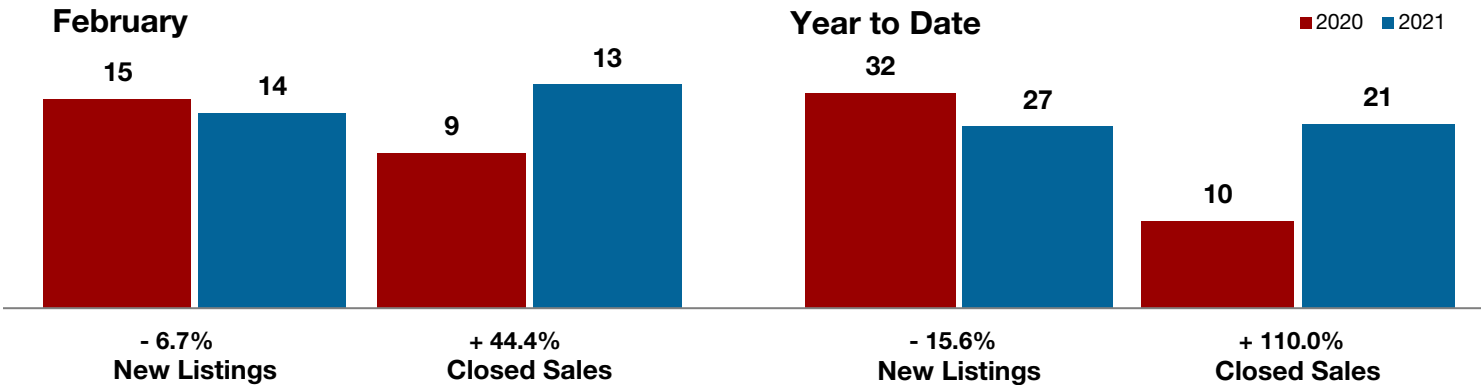
Change in  
Closed Sales

Change in  
Median Sales Price

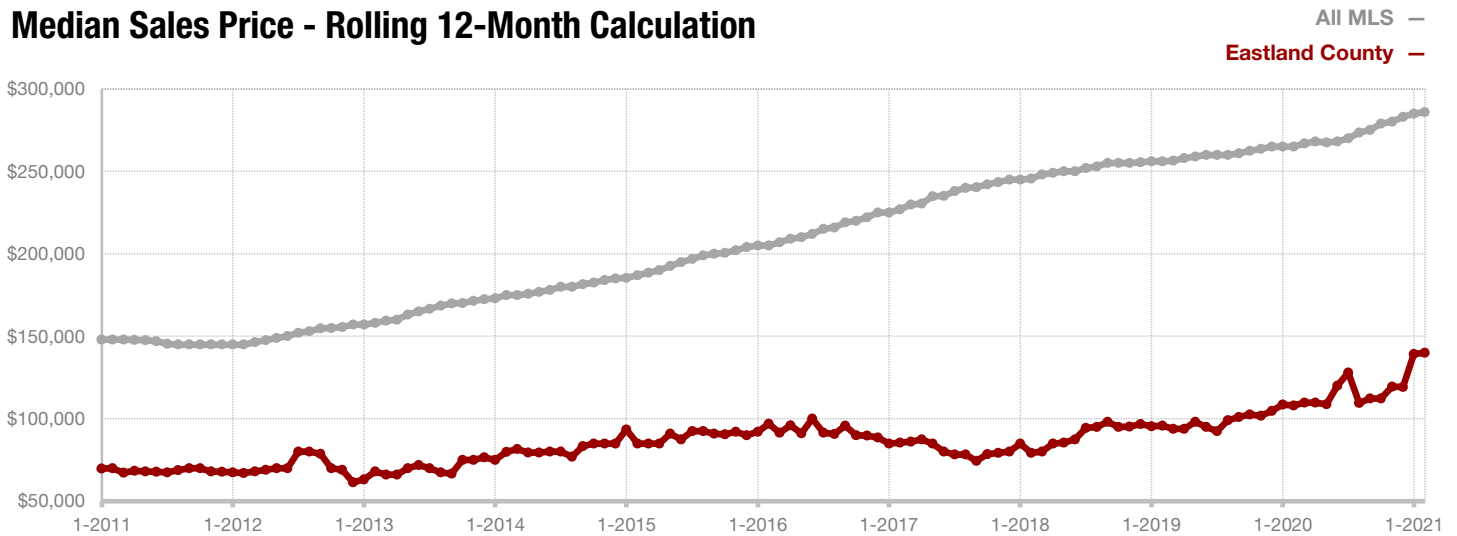
## Eastland County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	15	14	- 6.7%	32	27	- 15.6%
Pending Sales	10	13	+ 30.0%	17	27	+ 58.8%
Closed Sales	9	13	+ 44.4%	10	21	+ 110.0%
Average Sales Price*	\$144,756	<b>\$233,292</b>	+ 61.2%	\$136,080	<b>\$264,125</b>	+ 94.1%
Median Sales Price*	\$78,000	<b>\$137,750</b>	+ 76.6%	\$68,000	<b>\$157,750</b>	+ 132.0%
Percent of Original List Price Received*	87.1%	<b>90.5%</b>	+ 3.9%	88.4%	<b>91.6%</b>	+ 3.6%
Days on Market Until Sale	100	<b>90</b>	- 10.0%	91	<b>63</b>	- 30.8%
Inventory of Homes for Sale	92	<b>51</b>	- 44.6%	--	--	--
Months Supply of Inventory	7.2	<b>4.0</b>	- 42.9%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2021

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



**- 41.0%**

**- 16.3%**

**+ 9.3%**

Change in  
New Listings

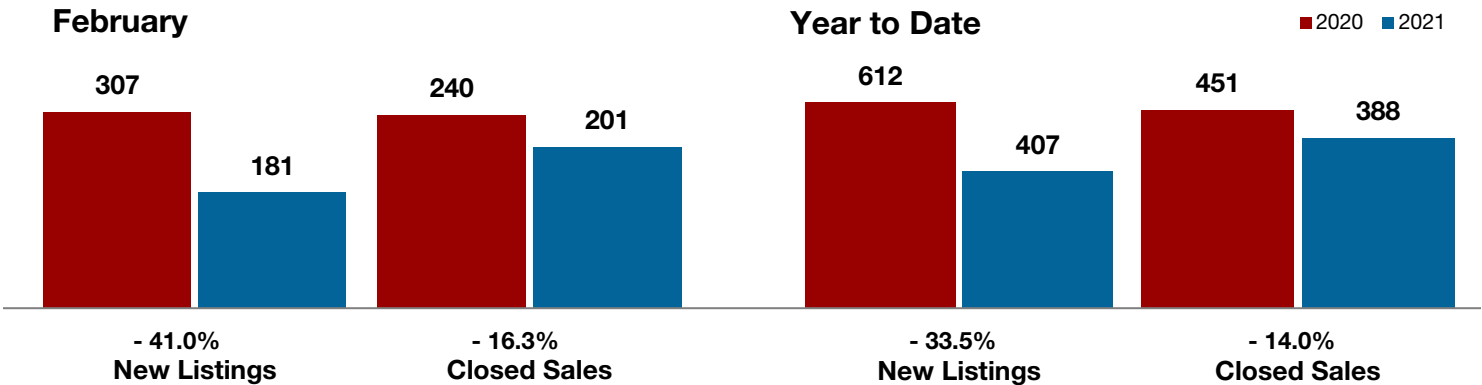
Change in  
Closed Sales

Change in  
Median Sales Price

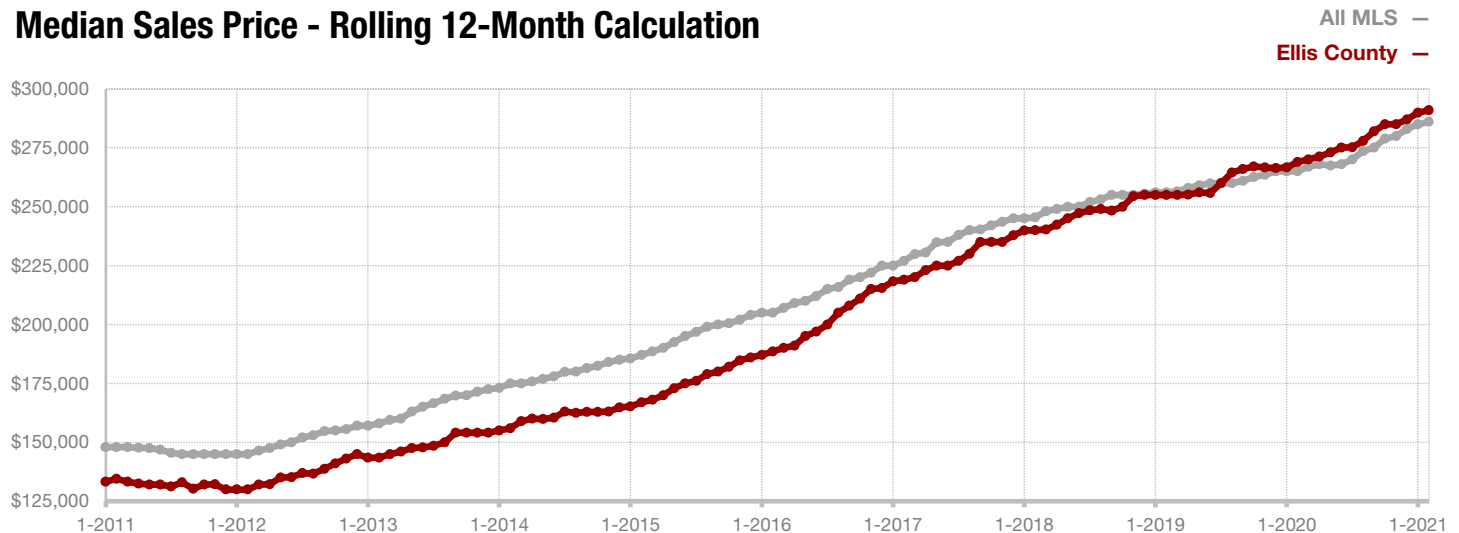
## Ellis County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	307	181	- 41.0%	612	407	- 33.5%
Pending Sales	293	174	- 40.6%	573	409	- 28.6%
Closed Sales	240	201	- 16.3%	451	388	- 14.0%
Average Sales Price*	\$300,120	<b>\$314,522</b>	+ 4.8%	\$287,355	<b>\$314,202</b>	+ 9.3%
Median Sales Price*	\$269,982	<b>\$295,000</b>	+ 9.3%	\$262,700	<b>\$295,000</b>	+ 12.3%
Percent of Original List Price Received*	96.1%	<b>99.6%</b>	+ 3.6%	96.3%	<b>98.9%</b>	+ 2.7%
Days on Market Until Sale	69	33	- 52.2%	66	37	- 43.9%
Inventory of Homes for Sale	721	246	- 65.9%	--	--	--
Months Supply of Inventory	2.6	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 – February 2021

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



**- 13.7%**

Change in  
New Listings

**- 6.3%**

Change in  
Closed Sales

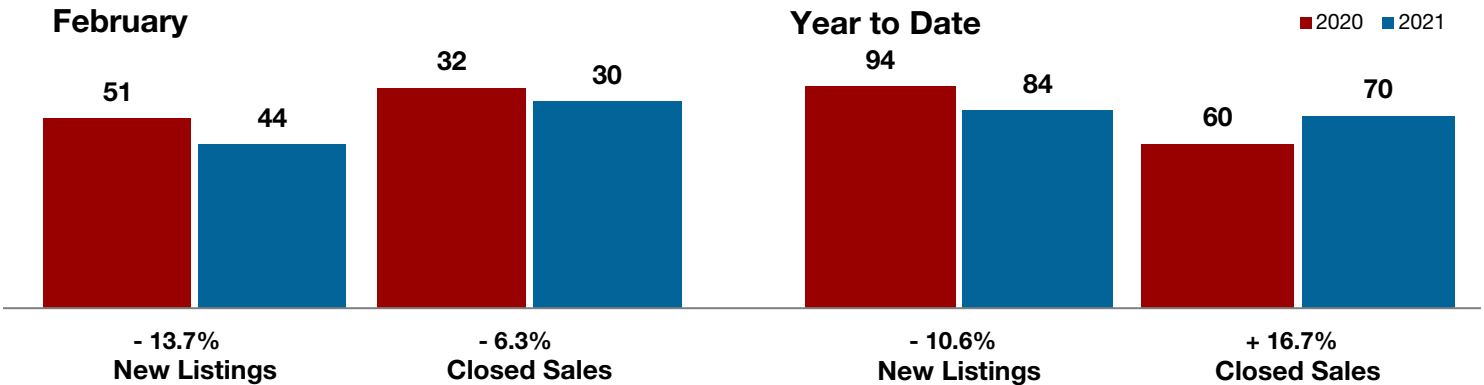
**+ 16.0%**

Change in  
Median Sales Price

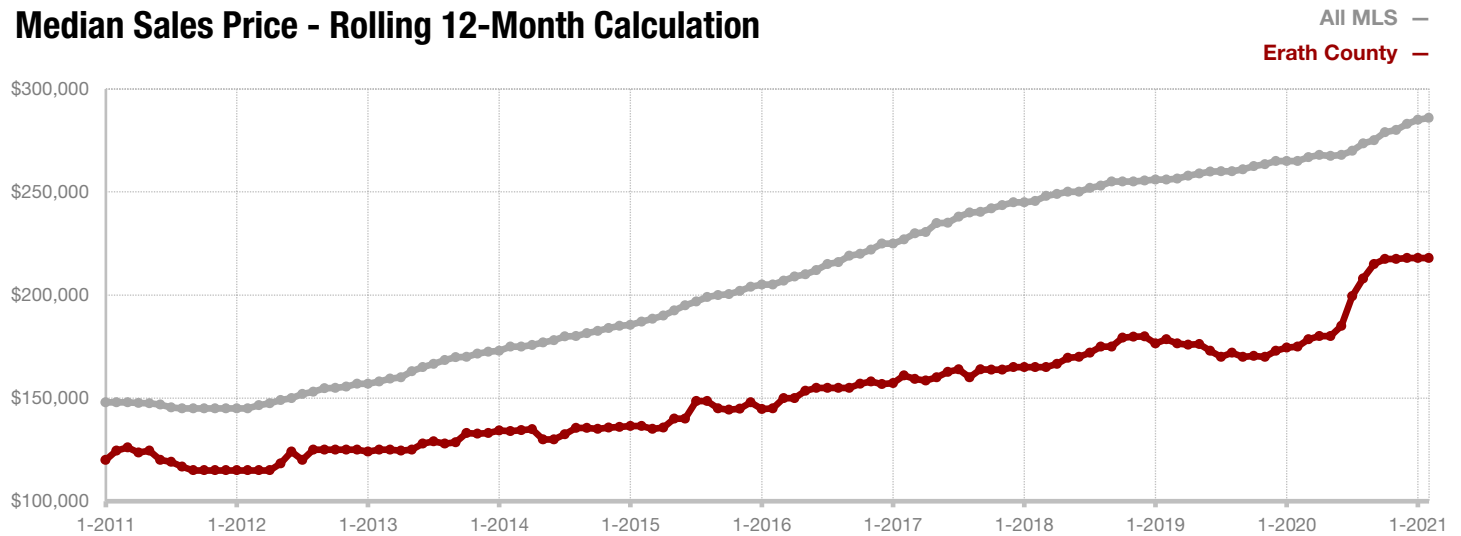
## Erath County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	51	44	- 13.7%	94	84	- 10.6%
Pending Sales	42	21	- 50.0%	81	59	- 27.2%
Closed Sales	32	30	- 6.3%	60	70	+ 16.7%
Average Sales Price*	\$231,892	\$453,867	+ 95.7%	\$236,719	\$334,462	+ 41.3%
Median Sales Price*	\$225,000	\$261,000	+ 16.0%	\$217,550	\$209,500	- 3.7%
Percent of Original List Price Received*	92.0%	94.9%	+ 3.2%	92.9%	94.6%	+ 1.8%
Days on Market Until Sale	64	75	+ 17.2%	64	74	+ 15.6%
Inventory of Homes for Sale	157	102	- 35.0%	--	--	--
Months Supply of Inventory	3.9	2.5	- 25.0%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – February 2021

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



**- 57.9%**

**+ 3.3%**

**+ 36.6%**

Change in  
New Listings

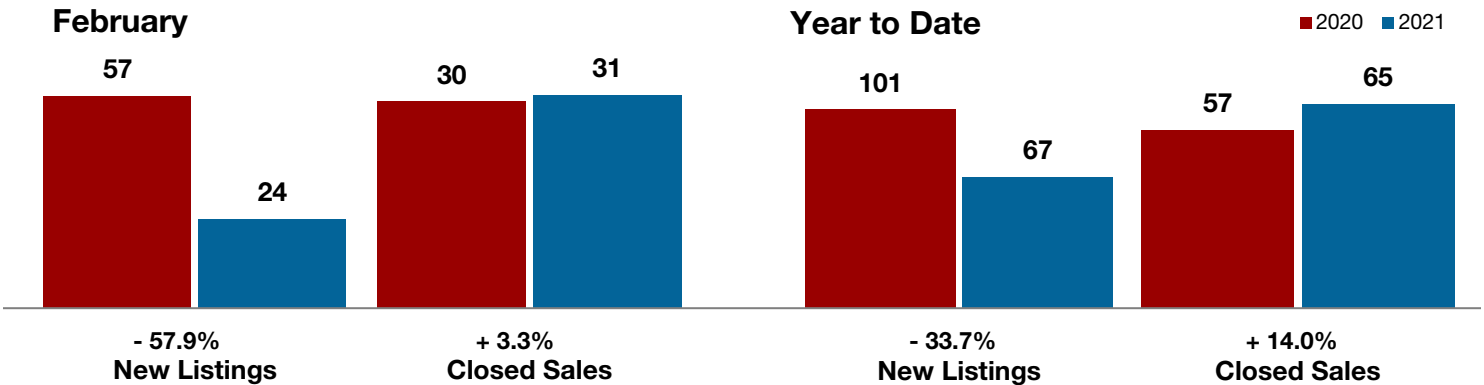
Change in  
Closed Sales

Change in  
Median Sales Price

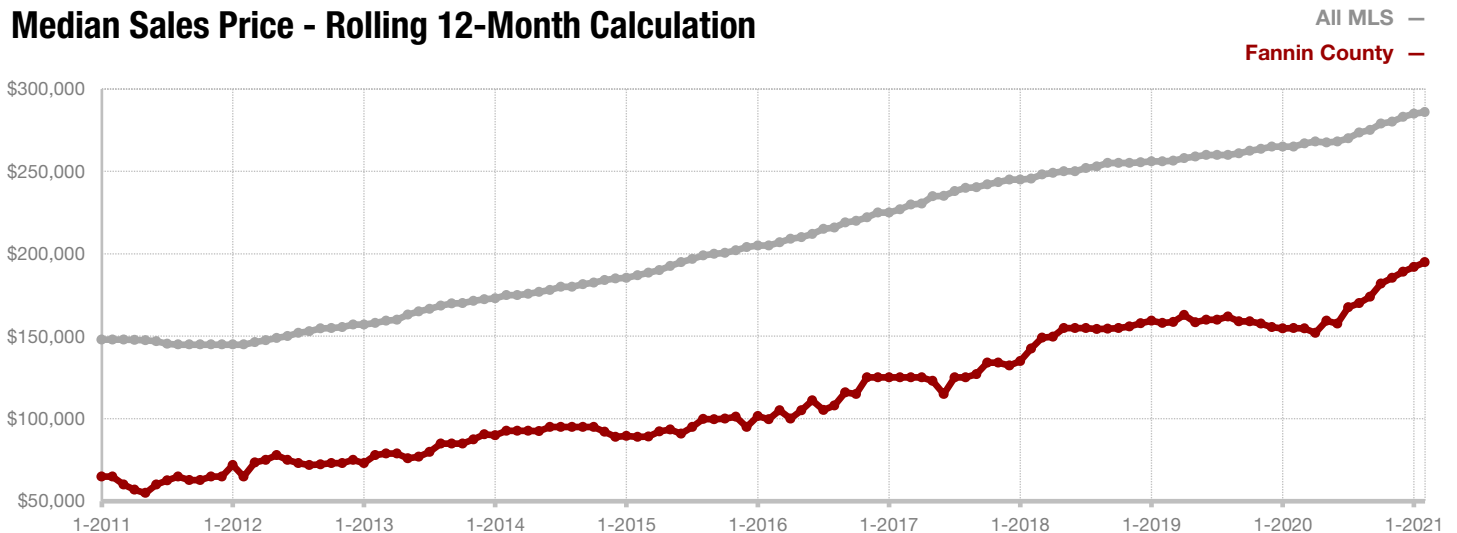
## Fannin County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	57	24	- 57.9%	101	67	- 33.7%
Pending Sales	25	24	- 4.0%	56	65	+ 16.1%
Closed Sales	30	31	+ 3.3%	57	65	+ 14.0%
Average Sales Price*	\$190,757	\$309,611	+ 62.3%	\$193,230	\$267,330	+ 38.3%
Median Sales Price*	\$158,800	\$216,900	+ 36.6%	\$162,600	\$221,500	+ 36.2%
Percent of Original List Price Received*	91.8%	95.1%	+ 3.6%	92.5%	94.2%	+ 1.8%
Days on Market Until Sale	75	64	- 14.7%	74	65	- 12.2%
Inventory of Homes for Sale	167	71	- 57.5%	--	--	--
Months Supply of Inventory	5.0	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 – February 2021

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



**- 73.3%**

**0.0%**

**- 56.0%**

Change in  
New Listings

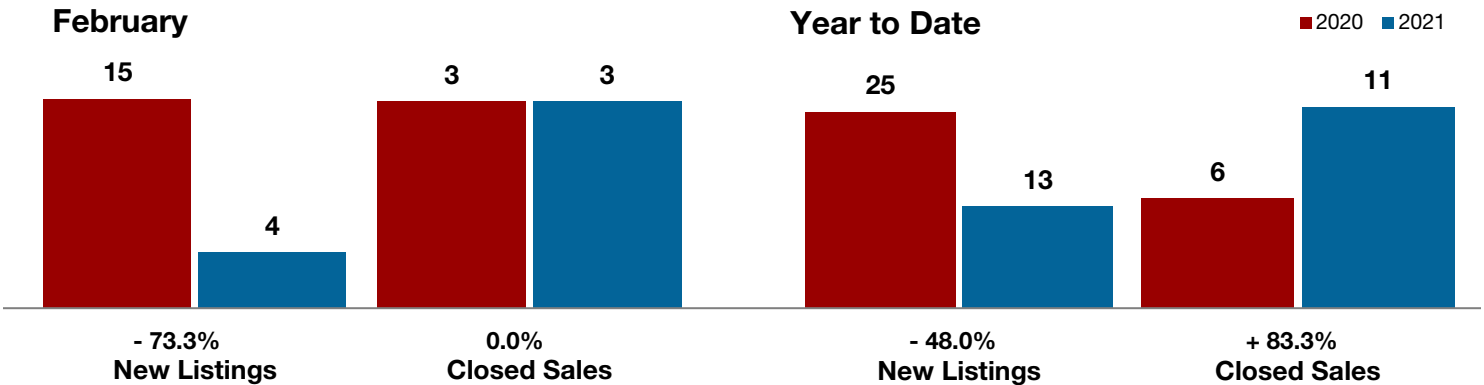
Change in  
Closed Sales

Change in  
Median Sales Price

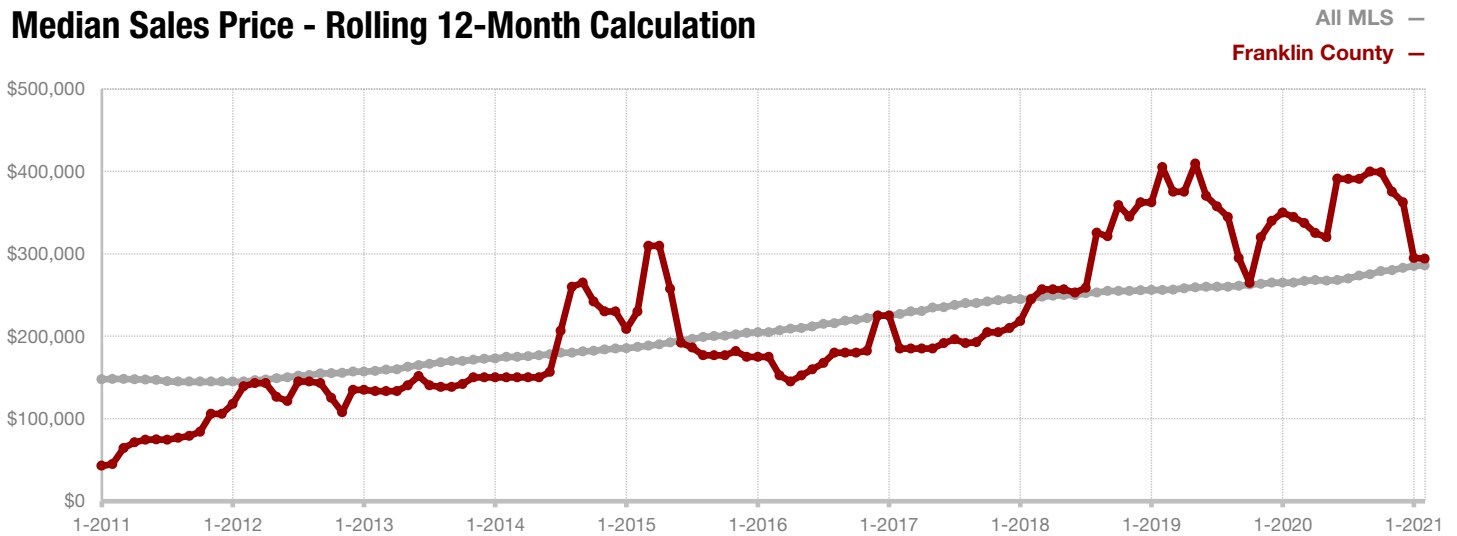
## Franklin County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	15	4	- 73.3%	25	13	- 48.0%
Pending Sales	5	0	- 100.0%	11	13	+ 18.2%
Closed Sales	3	3	0.0%	6	11	+ 83.3%
Average Sales Price*	\$368,501	<b>\$97,475</b>	- 73.5%	\$416,584	<b>\$137,960</b>	- 66.9%
Median Sales Price*	\$221,503	<b>\$97,475</b>	- 56.0%	\$445,000	<b>\$116,000</b>	- 73.9%
Percent of Original List Price Received*	86.5%	<b>77.8%</b>	- 10.1%	91.0%	<b>88.9%</b>	- 2.3%
Days on Market Until Sale	92	<b>88</b>	- 4.3%	92	<b>52</b>	- 43.5%
Inventory of Homes for Sale	53	<b>20</b>	- 62.3%	--	--	--
Months Supply of Inventory	9.4	<b>1.9</b>	- 77.8%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2021

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



**- 15.4%**

**- 8.3%**

**+ 104.4%**

Change in  
New Listings

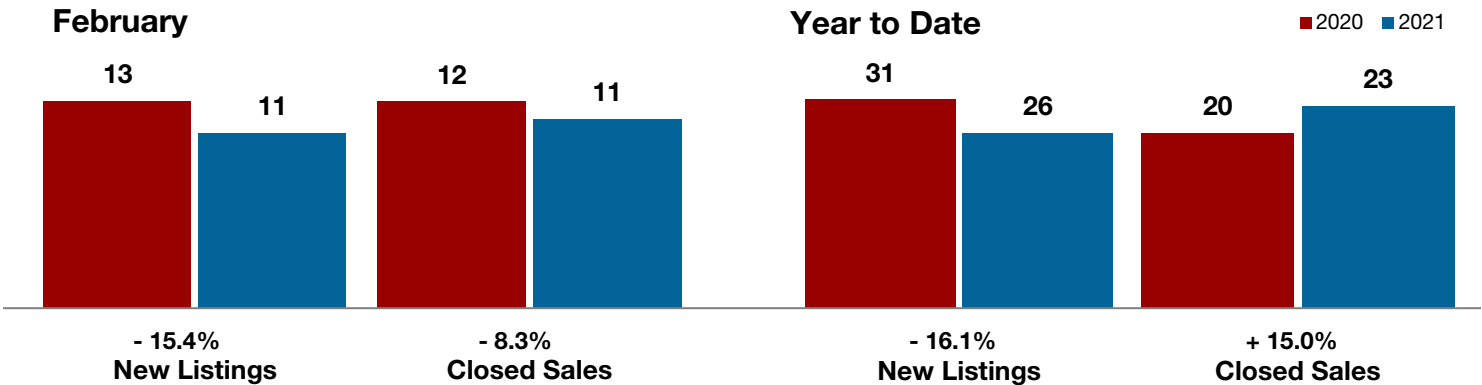
Change in  
Closed Sales

Change in  
Median Sales Price

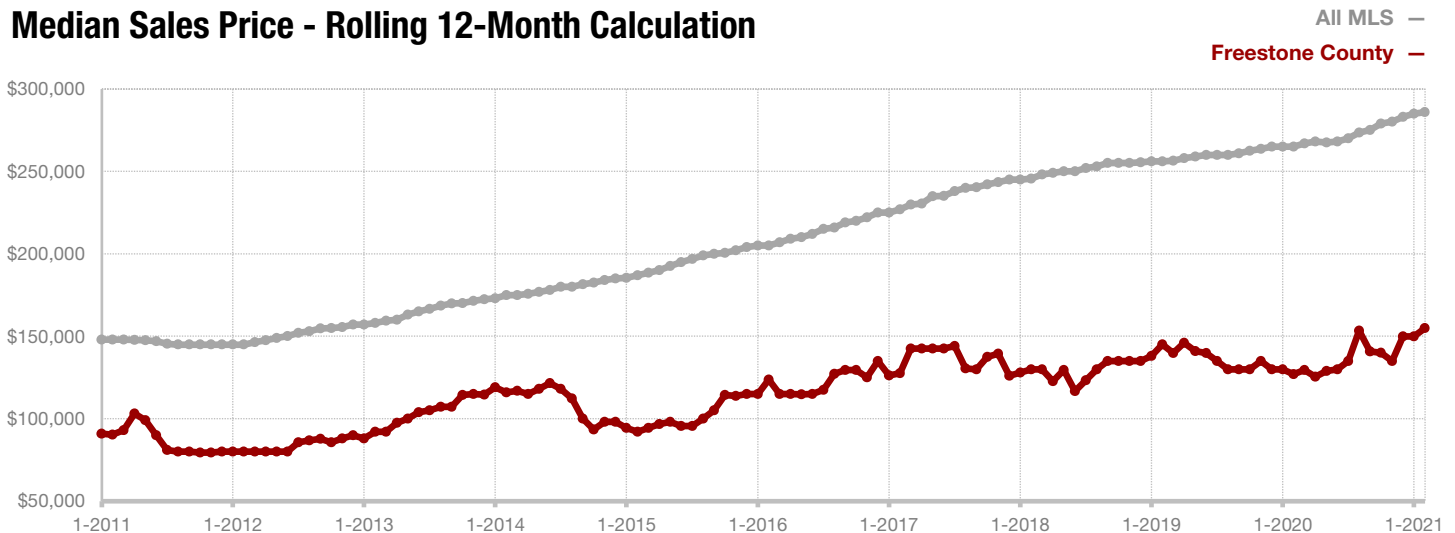
## Freestone County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	13	11	- 15.4%	31	26	- 16.1%
Pending Sales	8	9	+ 12.5%	21	21	0.0%
Closed Sales	12	11	- 8.3%	20	23	+ 15.0%
Average Sales Price*	\$176,492	<b>\$214,682</b>	+ 21.6%	\$185,945	<b>\$169,752</b>	- 8.7%
Median Sales Price*	\$114,950	<b>\$235,000</b>	+ 104.4%	\$124,500	<b>\$150,000</b>	+ 20.5%
Percent of Original List Price Received*	90.2%	<b>90.8%</b>	+ 0.7%	91.1%	<b>89.6%</b>	- 1.6%
Days on Market Until Sale	92	<b>79</b>	- 14.1%	100	<b>84</b>	- 16.0%
Inventory of Homes for Sale	61	<b>41</b>	- 32.8%	--	--	--
Months Supply of Inventory	5.6	<b>2.9</b>	- 50.0%	--	--	--

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



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



# Local Market Update – February 2021

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



**- 37.5%**

Change in  
New Listings

**- 5.8%**

Change in  
Closed Sales

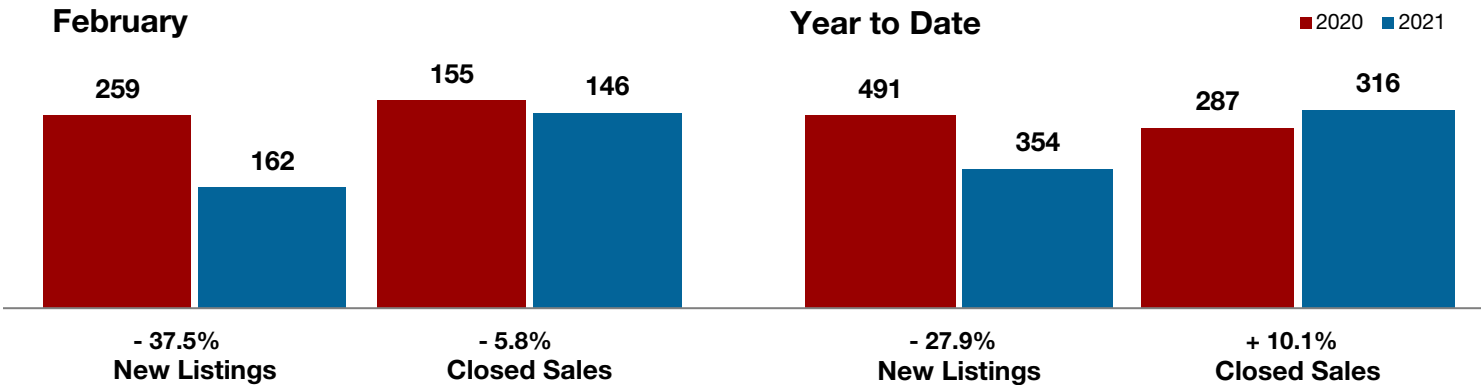
**+ 42.1%**

Change in  
Median Sales Price

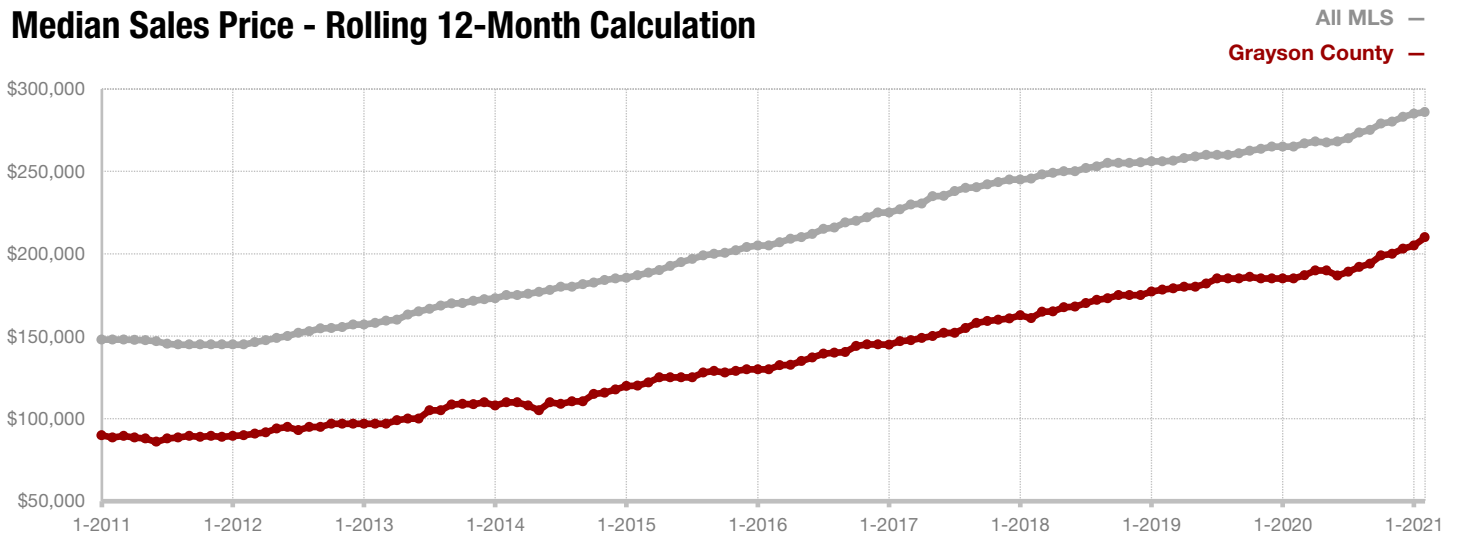
## Grayson County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	259	162	- 37.5%	491	354	- 27.9%
Pending Sales	156	149	- 4.5%	332	343	+ 3.3%
Closed Sales	155	146	- 5.8%	287	316	+ 10.1%
Average Sales Price*	\$203,343	<b>\$296,530</b>	+ 45.8%	\$205,763	<b>\$280,430</b>	+ 36.3%
Median Sales Price*	\$175,000	<b>\$248,627</b>	+ 42.1%	\$178,100	<b>\$230,000</b>	+ 29.1%
Percent of Original List Price Received*	92.4%	<b>96.8%</b>	+ 4.8%	92.0%	<b>96.0%</b>	+ 4.3%
Days on Market Until Sale	81	<b>61</b>	- 24.7%	77	<b>59</b>	- 23.4%
Inventory of Homes for Sale	693	<b>285</b>	- 58.9%	--	--	--
Months Supply of Inventory	3.9	<b>1.4</b>	- 75.0%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2021

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



**- 63.6%**

**+ 50.0%**

**- 64.3%**

Change in  
New Listings

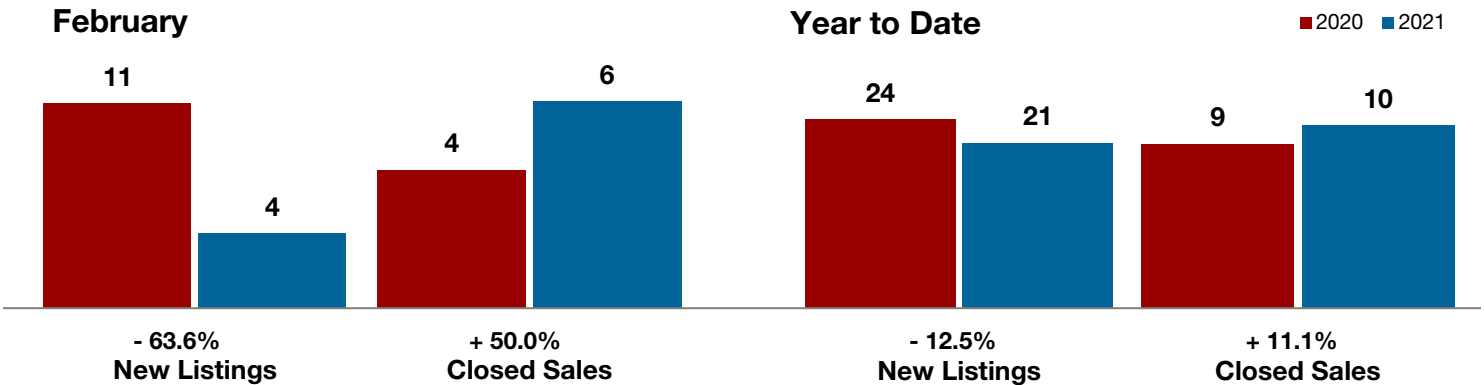
Change in  
Closed Sales

Change in  
Median Sales Price

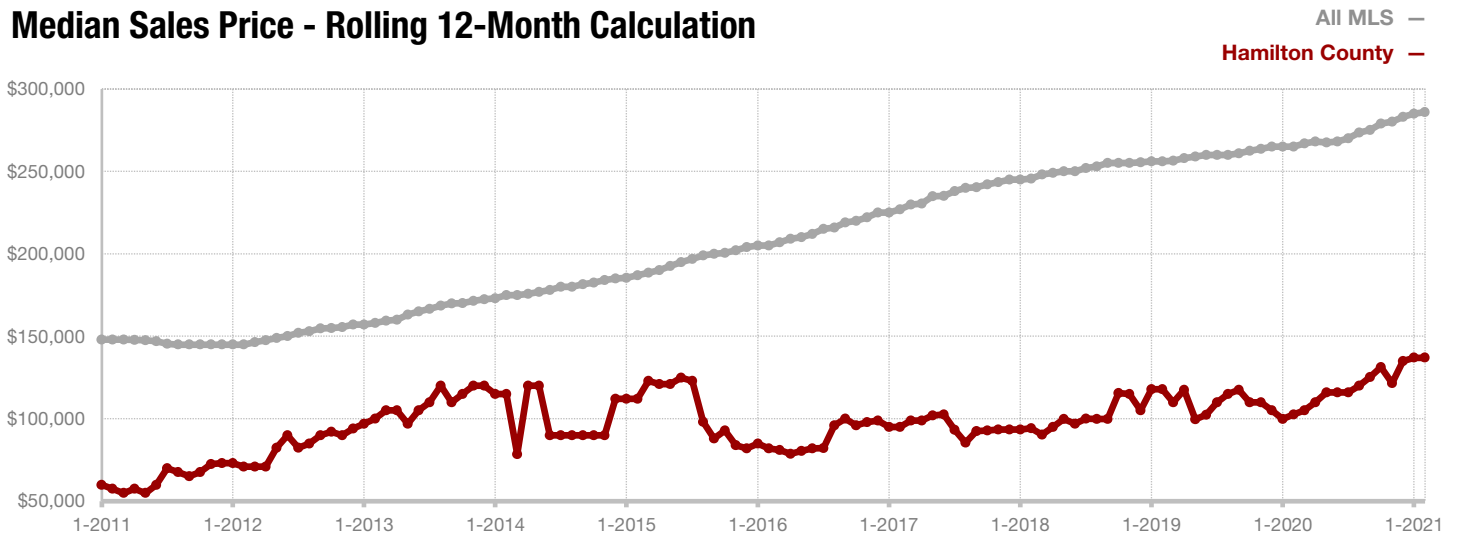
## Hamilton County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	11	4	- 63.6%	24	21	- 12.5%
Pending Sales	12	8	- 33.3%	20	15	- 25.0%
Closed Sales	4	6	+ 50.0%	9	10	+ 11.1%
Average Sales Price*	\$388,720	<b>\$149,783</b>	- 61.5%	\$208,764	<b>\$190,070</b>	- 9.0%
Median Sales Price*	\$394,940	<b>\$141,000</b>	- 64.3%	\$52,000	<b>\$163,000</b>	+ 213.5%
Percent of Original List Price Received*	80.6%	<b>90.4%</b>	+ 12.2%	84.8%	<b>90.4%</b>	+ 6.6%
Days on Market Until Sale	148	<b>95</b>	- 35.8%	109	<b>116</b>	+ 6.4%
Inventory of Homes for Sale	52	<b>32</b>	- 38.5%	--	--	--
Months Supply of Inventory	6.6	<b>3.9</b>	- 42.9%	--	--	--

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



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



# Local Market Update – February 2021

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



**+ 50.0%**

**- 100.0%**

**--**

Change in  
New Listings

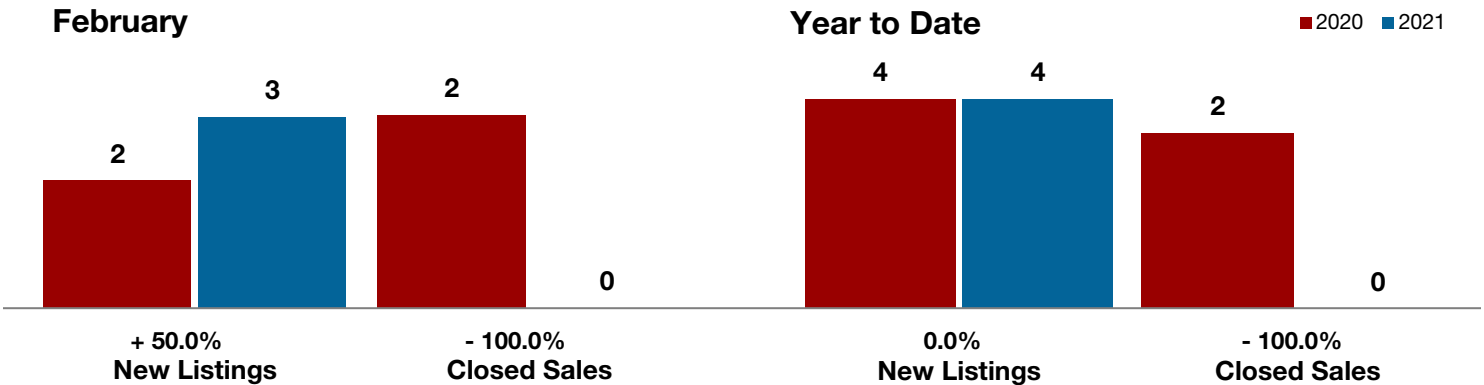
Change in  
Closed Sales

Change in  
Median Sales Price

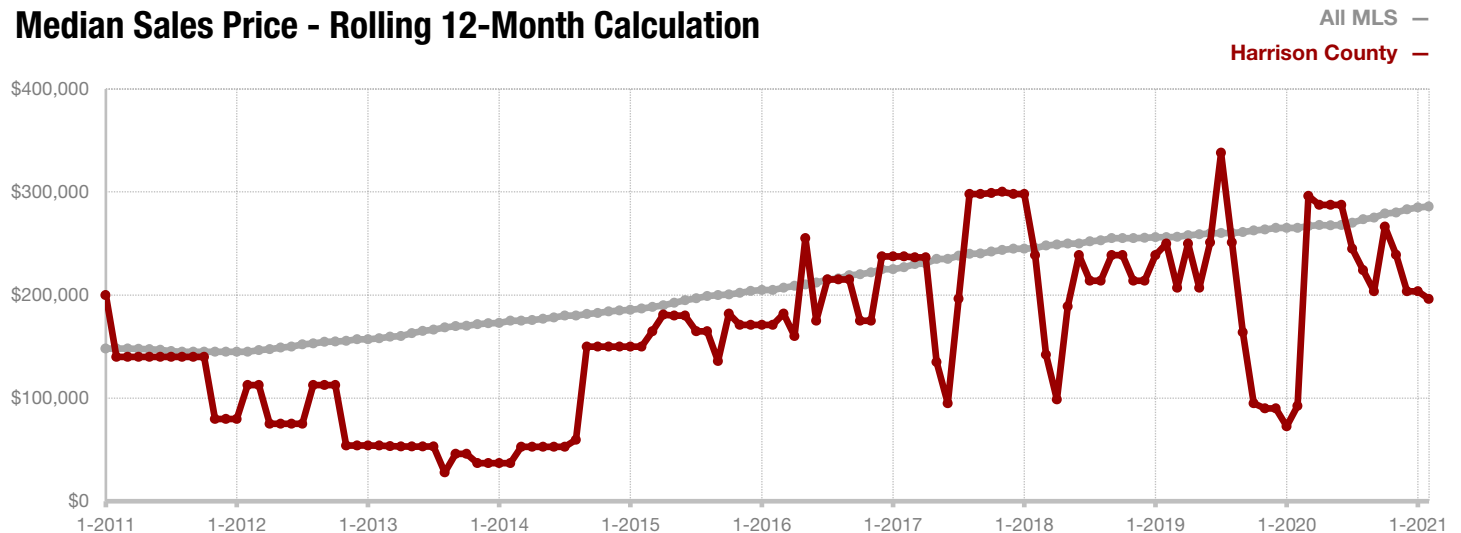
## Harrison County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2	3	+ 50.0%	4	4	0.0%
Pending Sales	3	1	- 66.7%	4	1	- 75.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Average Sales Price*	\$680,000	--	--	\$680,000	--	--
Median Sales Price*	\$680,000	--	--	\$680,000	--	--
Percent of Original List Price Received*	87.3%	--	--	87.3%	--	--
Days on Market Until Sale	156	--	--	156	--	--
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	7.2	3.0	- 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 – February 2021

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



**- 49.7%**

Change in  
New Listings

**- 2.9%**

Change in  
Closed Sales

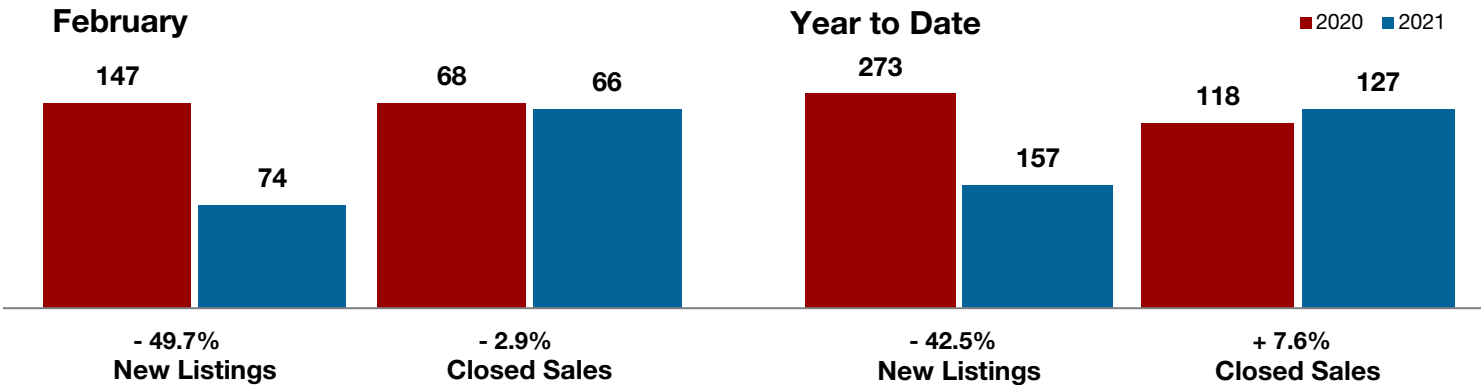
**+ 1.5%**

Change in  
Median Sales Price

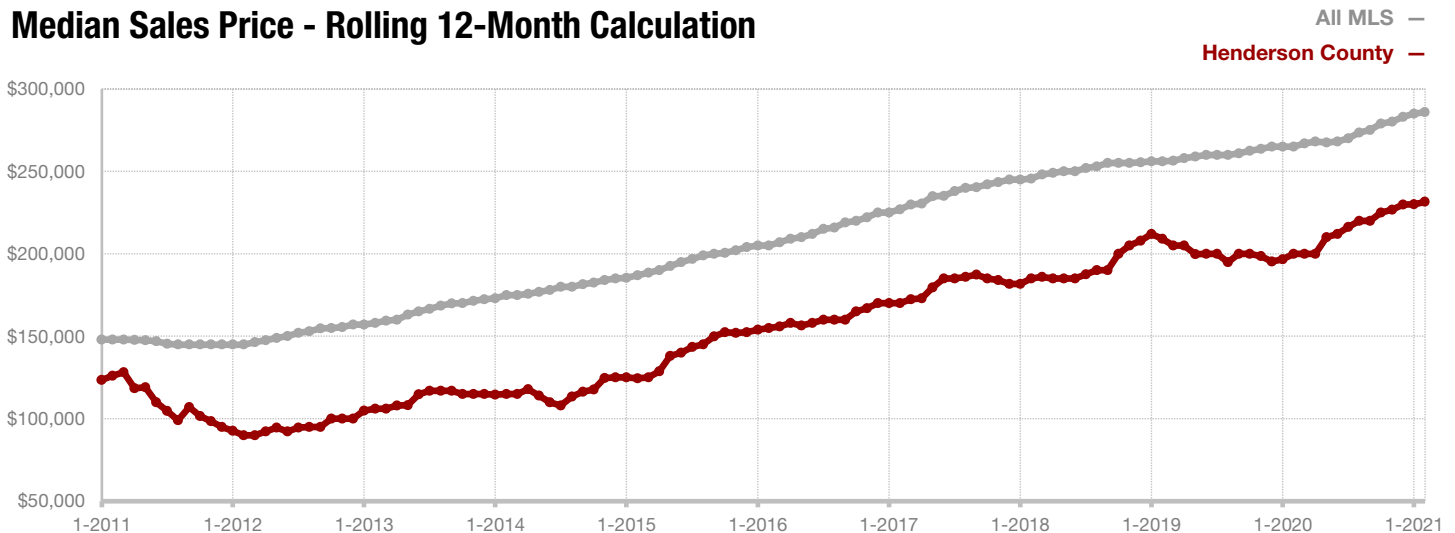
## Henderson County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	147	74	- 49.7%	273	157	- 42.5%
Pending Sales	91	70	- 23.1%	154	176	+ 14.3%
Closed Sales	68	66	- 2.9%	118	127	+ 7.6%
Average Sales Price*	\$272,012	<b>\$403,032</b>	+ 48.2%	\$268,102	<b>\$382,933</b>	+ 42.8%
Median Sales Price*	\$199,000	<b>\$202,000</b>	+ 1.5%	\$210,000	<b>\$227,500</b>	+ 8.3%
Percent of Original List Price Received*	88.9%	<b>94.2%</b>	+ 6.0%	90.3%	<b>93.9%</b>	+ 4.0%
Days on Market Until Sale	79	56	- 29.1%	70	60	- 14.3%
Inventory of Homes for Sale	442	188	- 57.5%	--	--	--
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 – February 2021

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



**- 27.0%**

**+ 25.0%**

**- 3.7%**

Change in  
New Listings

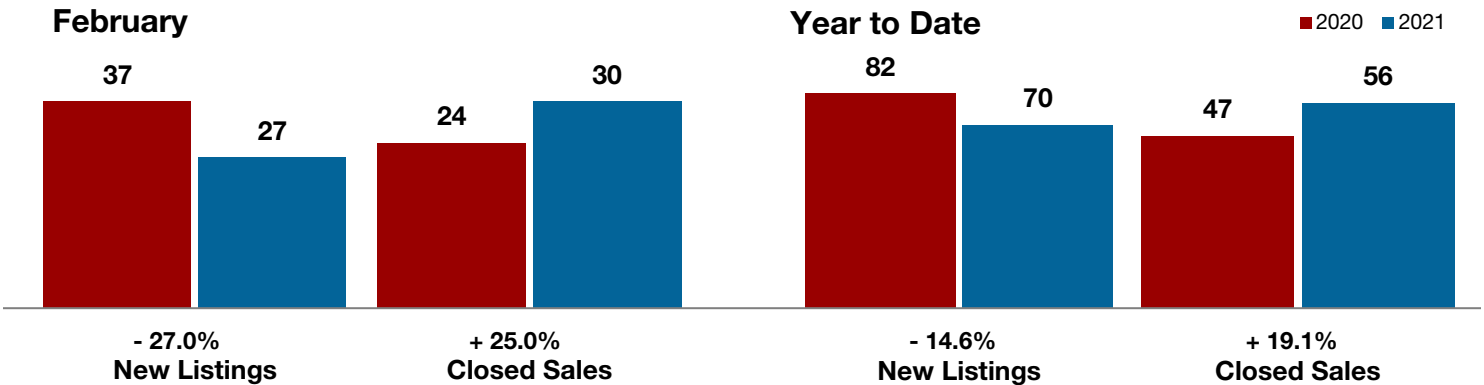
Change in  
Closed Sales

Change in  
Median Sales Price

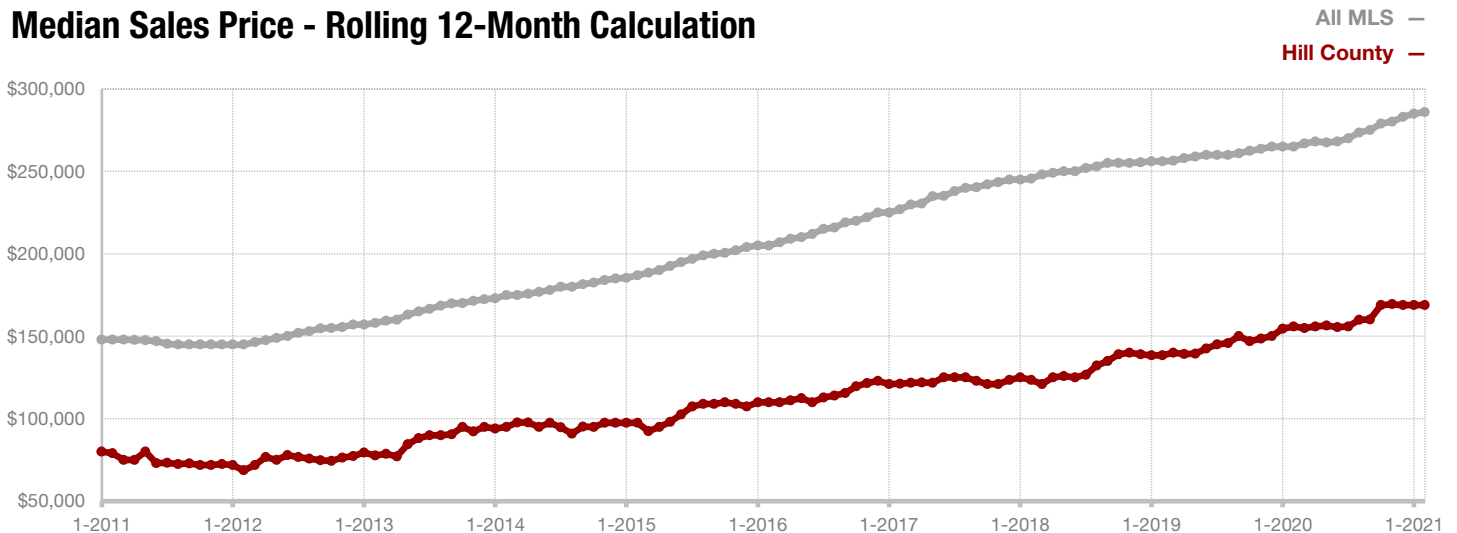
## Hill County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	37	27	- 27.0%	82	70	- 14.6%
Pending Sales	27	35	+ 29.6%	53	74	+ 39.6%
Closed Sales	24	30	+ 25.0%	47	56	+ 19.1%
Average Sales Price*	\$167,607	<b>\$185,574</b>	+ 10.7%	\$169,652	<b>\$186,790</b>	+ 10.1%
Median Sales Price*	\$150,000	<b>\$144,500</b>	- 3.7%	\$150,000	<b>\$150,000</b>	0.0%
Percent of Original List Price Received*	91.3%	<b>92.3%</b>	+ 1.1%	90.7%	<b>92.9%</b>	+ 2.4%
Days on Market Until Sale	84	59	- 29.8%	97	61	- 37.1%
Inventory of Homes for Sale	137	68	- 50.4%	--	--	--
Months Supply of Inventory	4.4	1.9	- 50.0%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – February 2021

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



**- 29.0%**

**+ 16.8%**

**+ 19.1%**

Change in  
New Listings

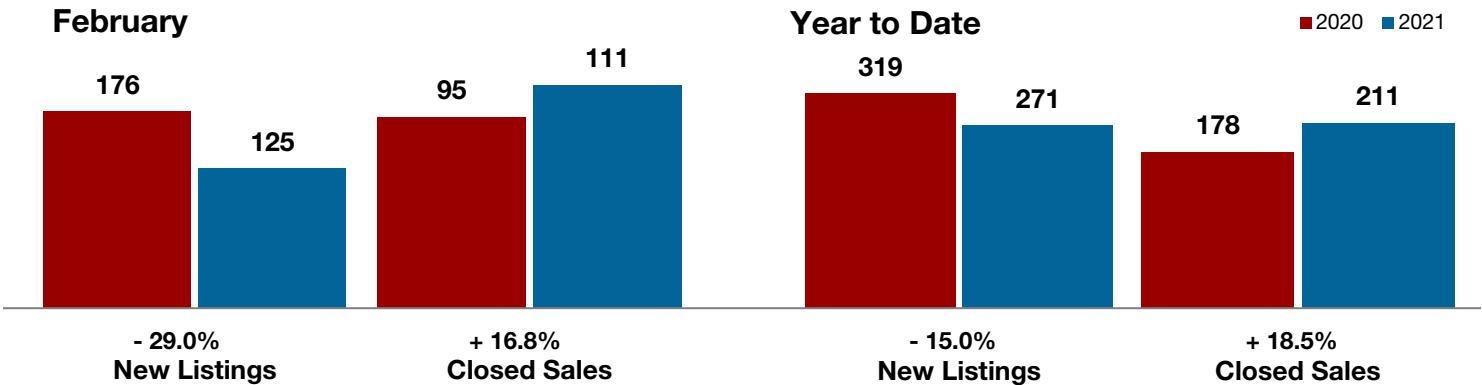
Change in  
Closed Sales

Change in  
Median Sales Price

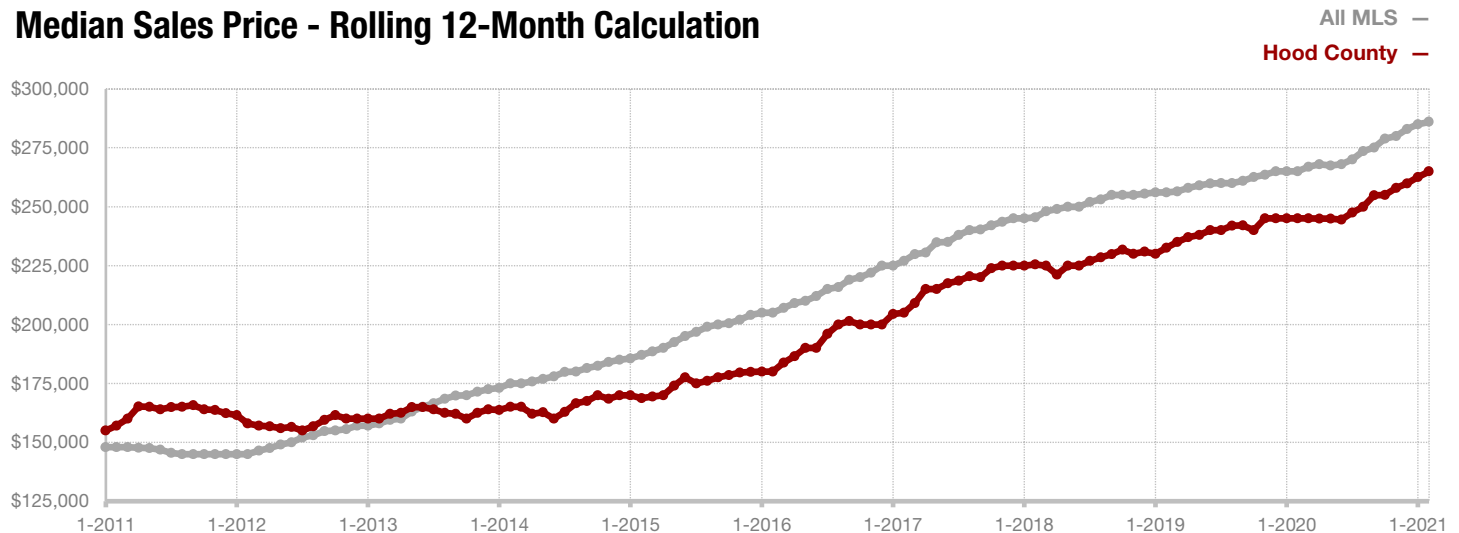
## Hood County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	176	125	- 29.0%	319	271	- 15.0%
Pending Sales	123	96	- 22.0%	221	234	+ 5.9%
Closed Sales	95	111	+ 16.8%	178	211	+ 18.5%
Average Sales Price*	\$289,816	<b>\$337,602</b>	+ 16.5%	\$281,930	<b>\$322,197</b>	+ 14.3%
Median Sales Price*	\$243,500	<b>\$290,000</b>	+ 19.1%	\$234,500	<b>\$272,220</b>	+ 16.1%
Percent of Original List Price Received*	96.4%	<b>98.9%</b>	+ 2.6%	95.6%	<b>98.2%</b>	+ 2.7%
Days on Market Until Sale	56	40	- 28.6%	53	42	- 20.8%
Inventory of Homes for Sale	373	184	- 50.7%	--	--	--
Months Supply of Inventory	3.2	1.3	- 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 – February 2021

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



**- 34.4%**

Change in  
New Listings

**- 39.1%**

Change in  
Closed Sales

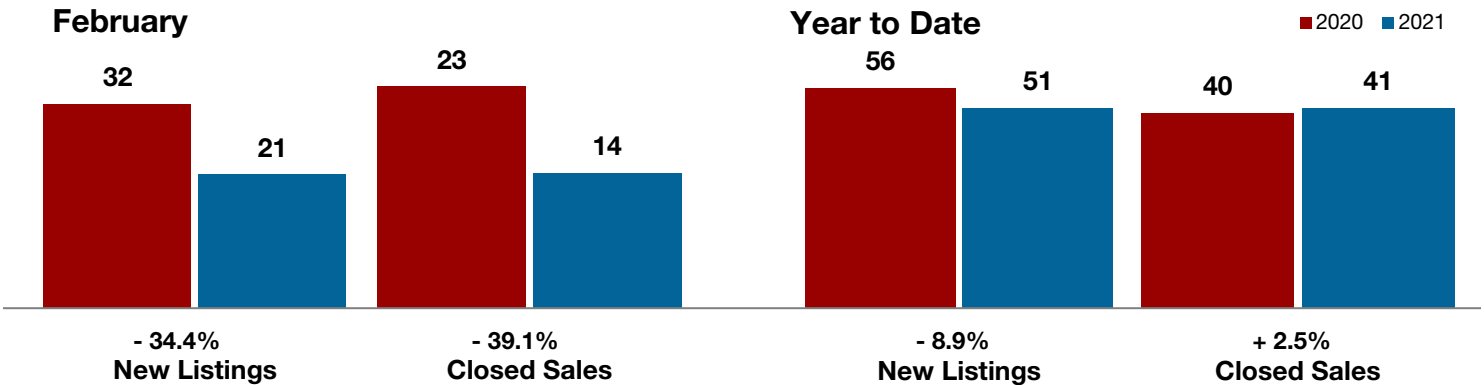
**+ 33.4%**

Change in  
Median Sales Price

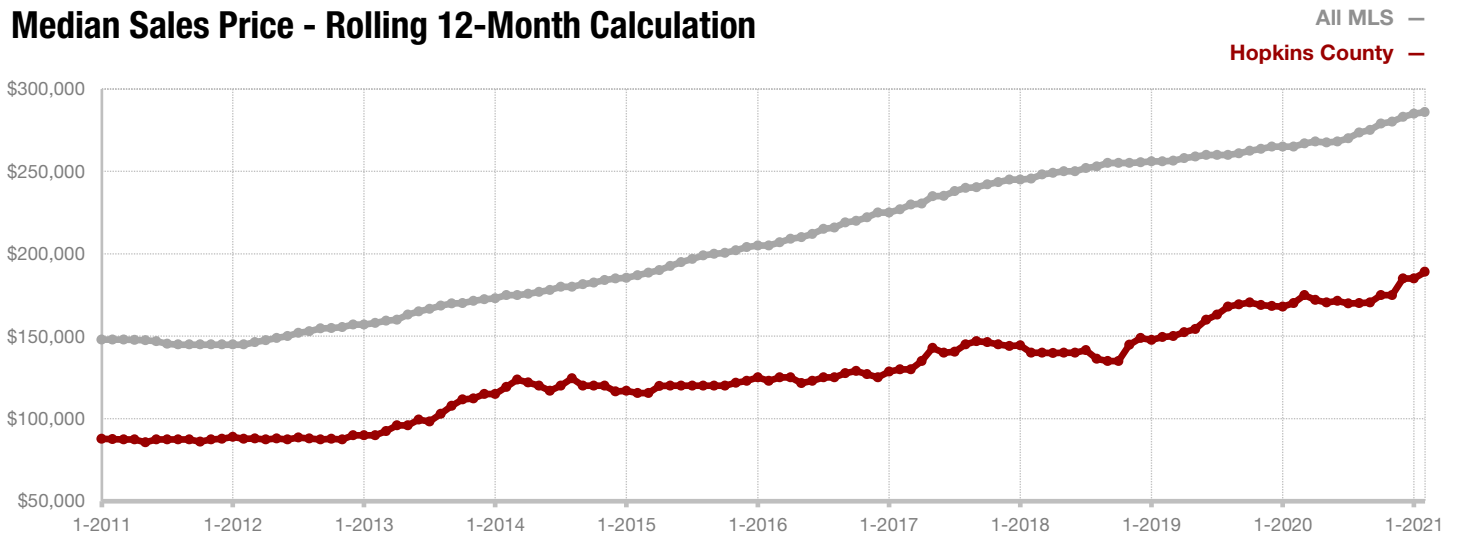
## Hopkins County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	32	21	- 34.4%	56	51	- 8.9%
Pending Sales	19	18	- 5.3%	40	44	+ 10.0%
Closed Sales	23	14	- 39.1%	40	41	+ 2.5%
Average Sales Price*	\$196,372	<b>\$470,736</b>	+ 139.7%	\$186,806	<b>\$304,988</b>	+ 63.3%
Median Sales Price*	\$182,500	<b>\$243,500</b>	+ 33.4%	\$158,750	<b>\$205,000</b>	+ 29.1%
Percent of Original List Price Received*	94.0%	95.1%	+ 1.2%	92.7%	92.5%	- 0.2%
Days on Market Until Sale	59	73	+ 23.7%	57	62	+ 8.8%
Inventory of Homes for Sale	93	48	- 48.4%	--	--	--
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 – February 2021

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



**- 16.0%**

**+ 14.9%**

**+ 7.6%**

Change in  
New Listings

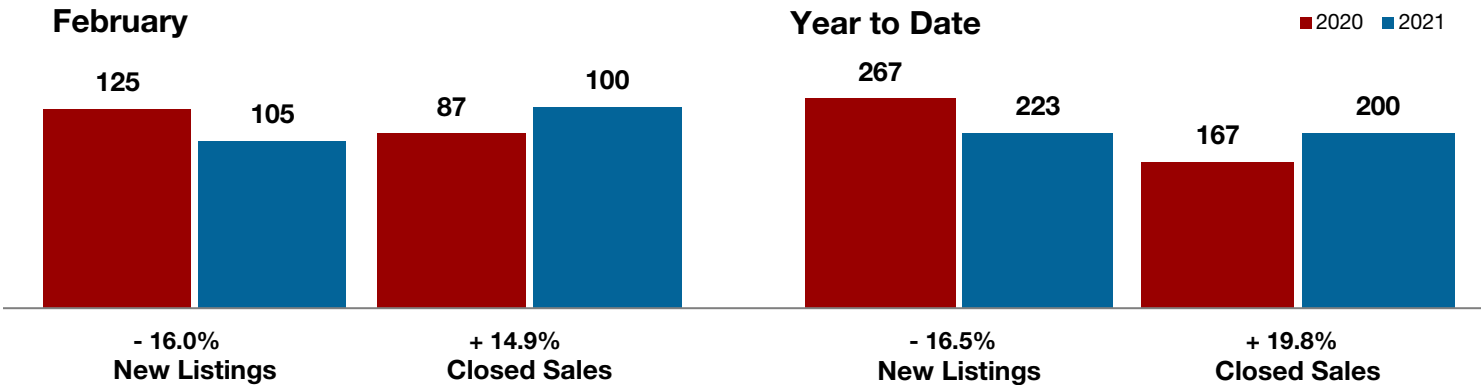
Change in  
Closed Sales

Change in  
Median Sales Price

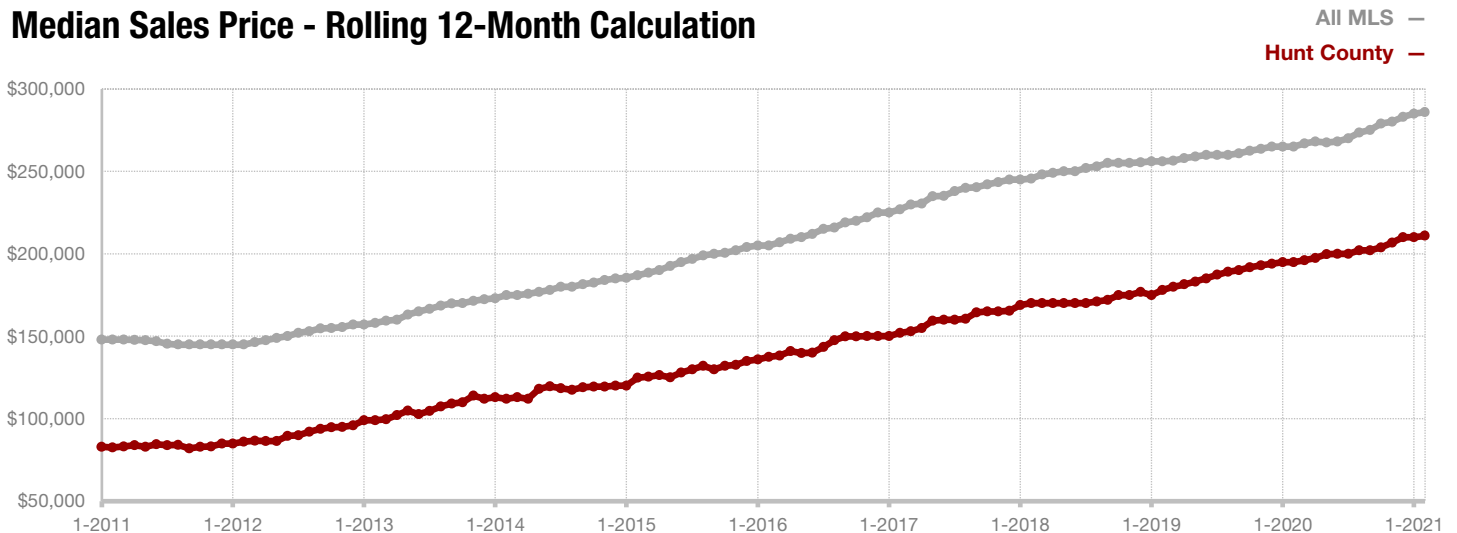
## Hunt County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	125	105	- 16.0%	267	223	- 16.5%
Pending Sales	109	118	+ 8.3%	199	252	+ 26.6%
Closed Sales	87	100	+ 14.9%	167	200	+ 19.8%
Average Sales Price*	\$222,094	<b>\$237,552</b>	+ 7.0%	\$224,021	<b>\$252,505</b>	+ 12.7%
Median Sales Price*	\$202,990	<b>\$218,454</b>	+ 7.6%	\$199,750	<b>\$218,454</b>	+ 9.4%
Percent of Original List Price Received*	93.3%	<b>96.3%</b>	+ 3.2%	93.5%	<b>96.7%</b>	+ 3.4%
Days on Market Until Sale	66	45	- 31.8%	59	41	- 30.5%
Inventory of Homes for Sale	379	156	- 58.8%	--	--	--
Months Supply of Inventory	3.5	1.1	- 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 – February 2021

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



## Jack County

**- 92.0%**

Change in  
New Listings

**- 25.0%**

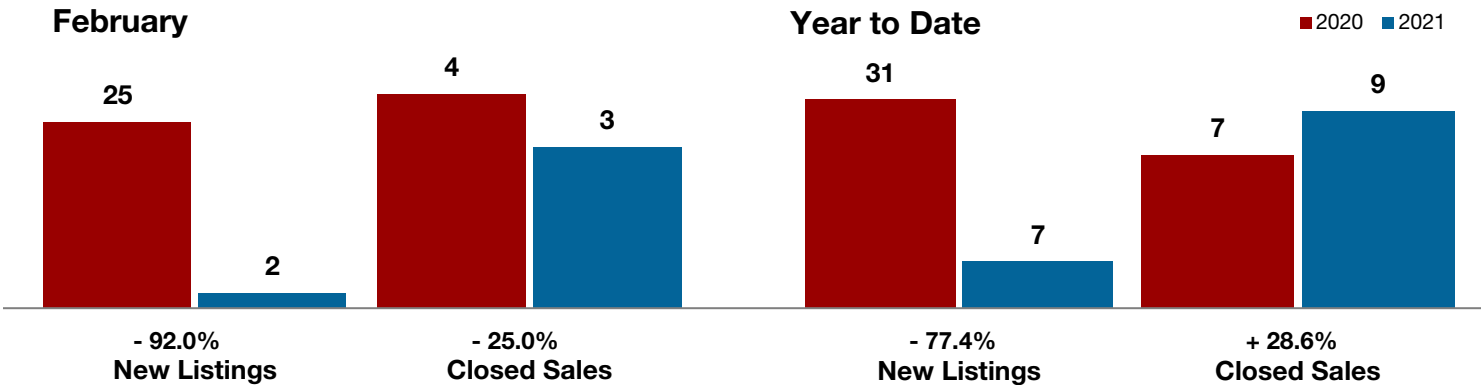
Change in  
Closed Sales

**+ 3.3%**

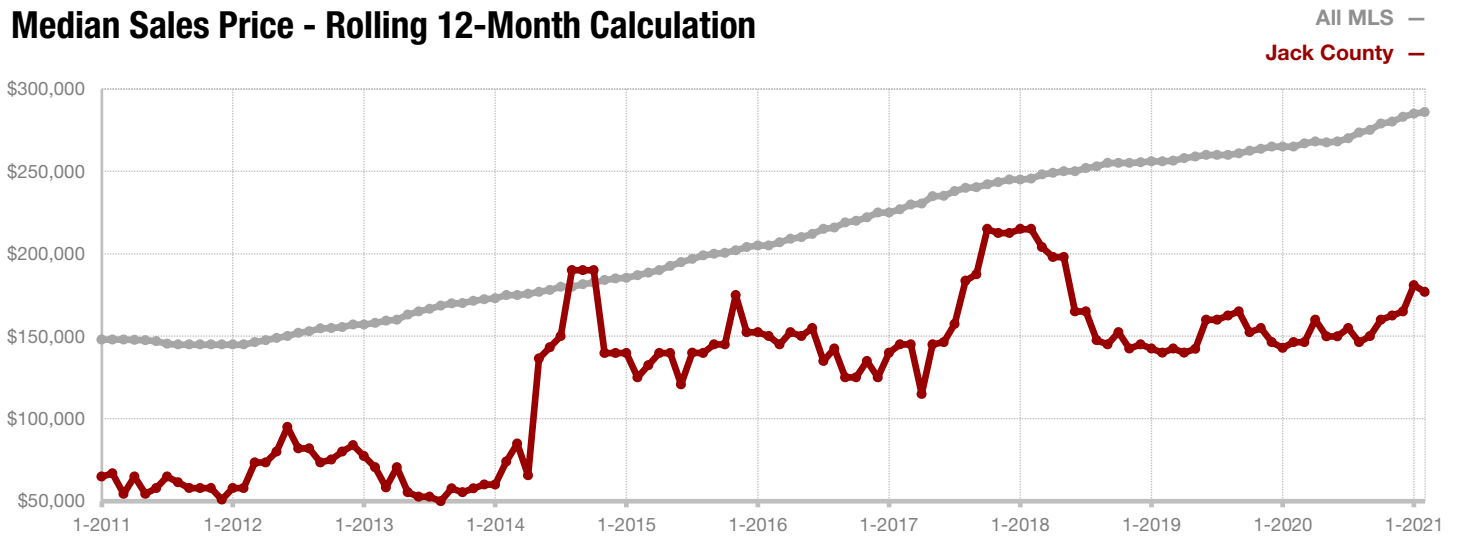
Change in  
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	25	2	- 92.0%	31	7	- 77.4%
Pending Sales	5	2	- 60.0%	8	22	+ 175.0%
Closed Sales	4	3	- 25.0%	7	9	+ 28.6%
Average Sales Price*	\$156,750	<b>\$141,172</b>	- 9.9%	\$157,529	<b>\$322,613</b>	+ 104.8%
Median Sales Price*	\$150,000	<b>\$155,000</b>	+ 3.3%	\$94,000	<b>\$325,000</b>	+ 245.7%
Percent of Original List Price Received*	95.4%	<b>82.0%</b>	- 14.0%	97.1%	<b>90.5%</b>	- 6.8%
Days on Market Until Sale	26	<b>62</b>	+ 138.5%	41	<b>41</b>	0.0%
Inventory of Homes for Sale	38	<b>12</b>	- 68.4%	--	--	--
Months Supply of Inventory	12.3	<b>1.8</b>	- 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 – February 2021

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



**- 39.3%**

**+ 4.0%**

**+ 22.6%**

Change in  
New Listings

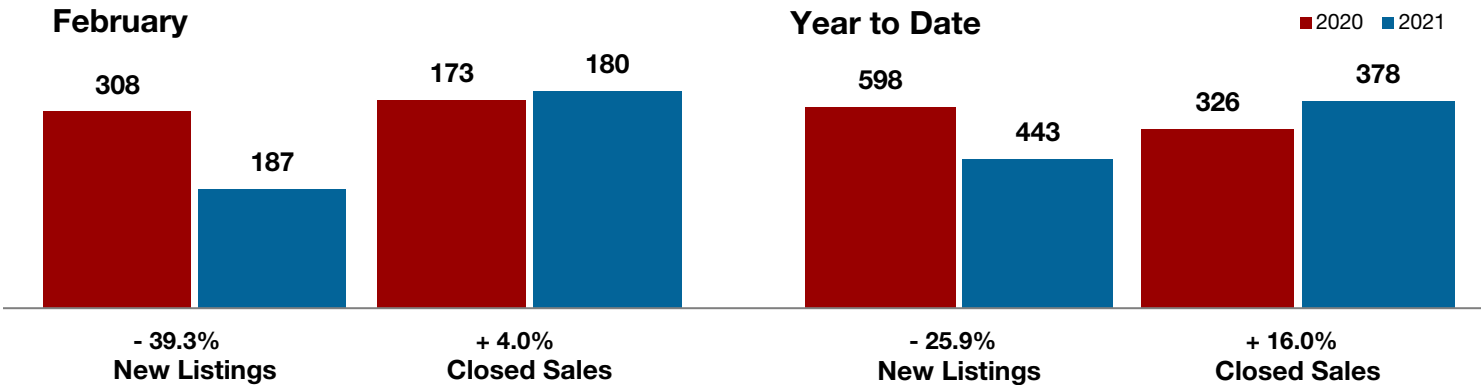
Change in  
Closed Sales

Change in  
Median Sales Price

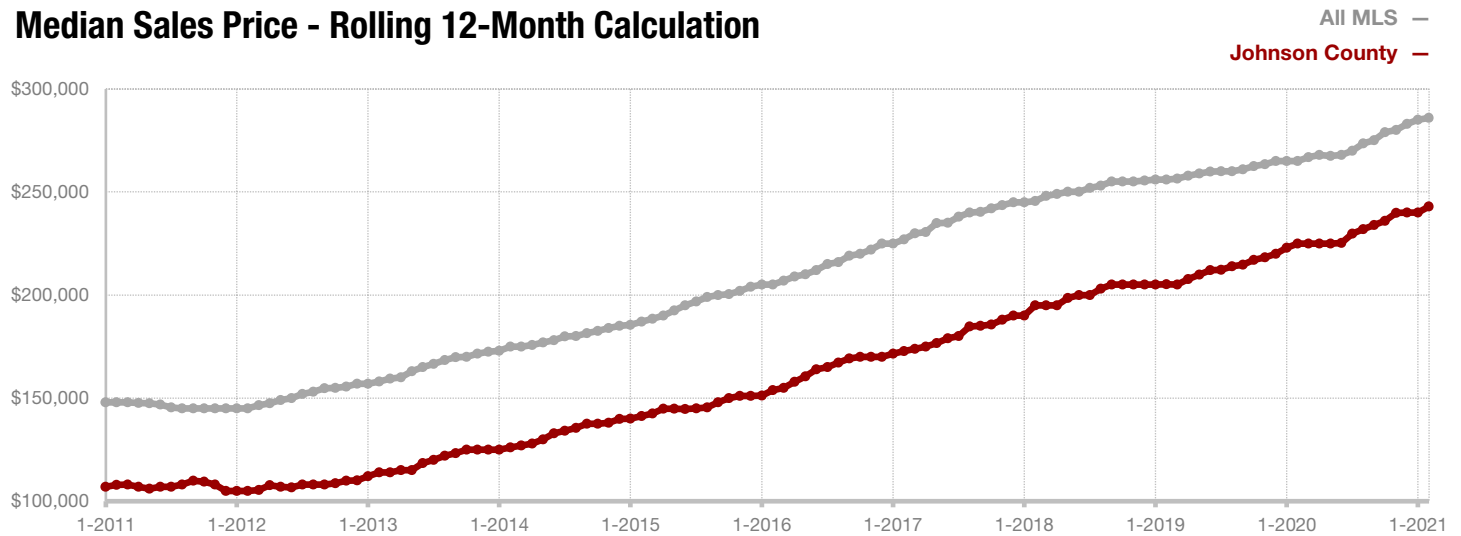
## Johnson County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	308	187	- 39.3%	598	443	- 25.9%
Pending Sales	233	209	- 10.3%	459	468	+ 2.0%
Closed Sales	173	180	+ 4.0%	326	378	+ 16.0%
Average Sales Price*	\$243,516	<b>\$288,706</b>	+ 18.6%	\$246,262	<b>\$282,550</b>	+ 14.7%
Median Sales Price*	\$219,000	<b>\$268,500</b>	+ 22.6%	\$225,000	<b>\$257,000</b>	+ 14.2%
Percent of Original List Price Received*	96.2%	<b>97.8%</b>	+ 1.7%	96.1%	<b>97.6%</b>	+ 1.6%
Days on Market Until Sale	59	43	- 27.1%	60	42	- 30.0%
Inventory of Homes for Sale	697	281	- 59.7%	--	--	--
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 – February 2021

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



**- 35.7%**

**- 25.0%**

**+ 12.2%**

Change in  
New Listings

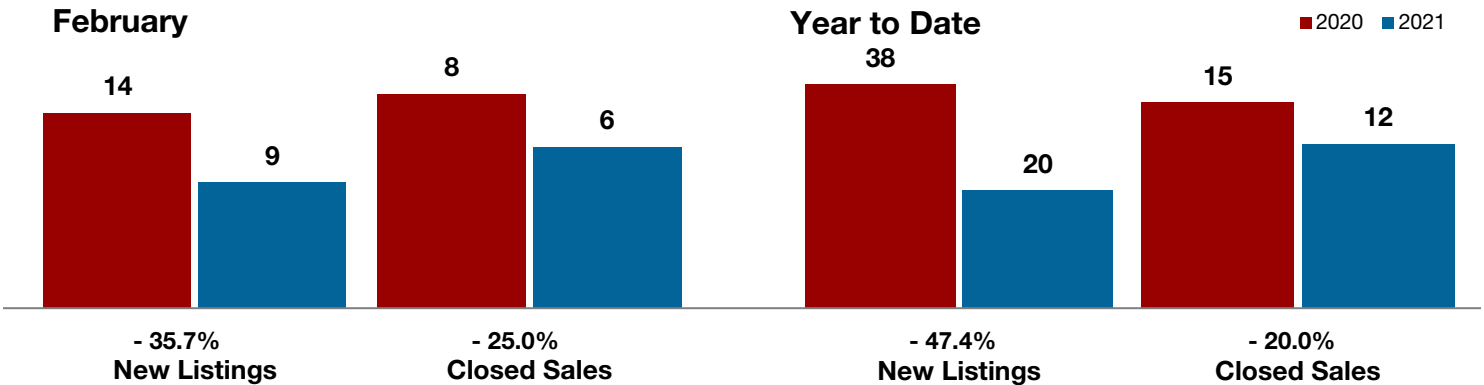
Change in  
Closed Sales

Change in  
Median Sales Price

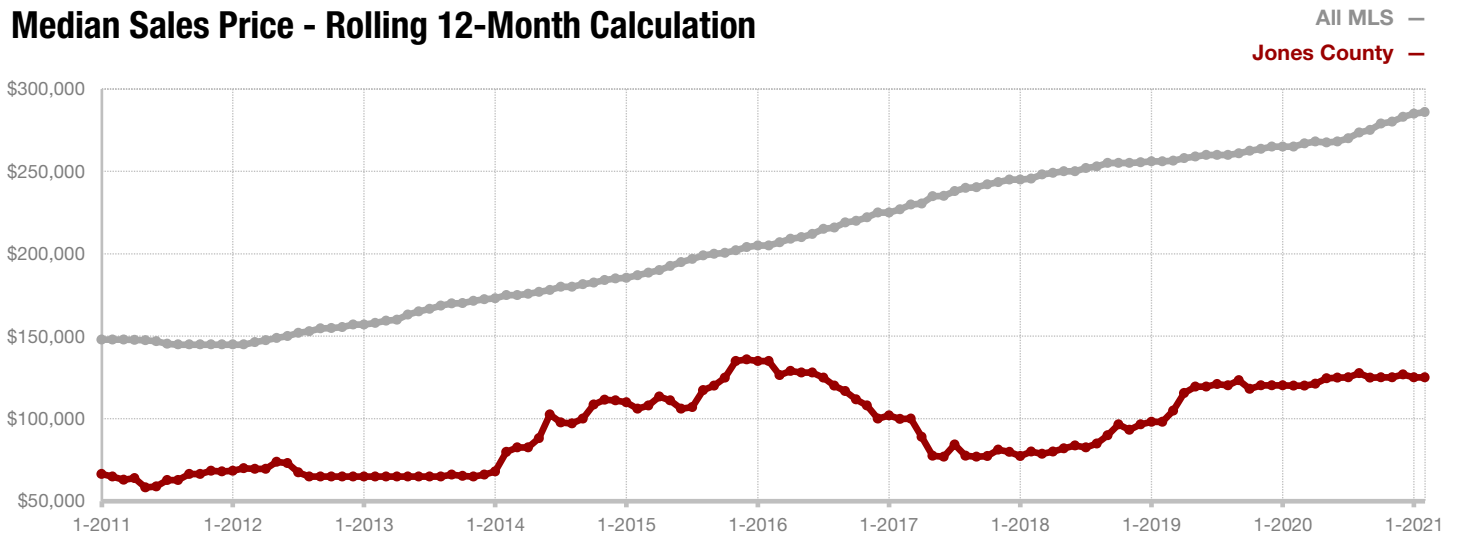
## Jones County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	14	9	- 35.7%	38	20	- 47.4%
Pending Sales	16	8	- 50.0%	26	13	- 50.0%
Closed Sales	8	6	- 25.0%	15	12	- 20.0%
Average Sales Price*	\$131,088	<b>\$153,323</b>	+ 17.0%	\$144,045	<b>\$119,495</b>	- 17.0%
Median Sales Price*	\$114,000	<b>\$127,950</b>	+ 12.2%	\$120,000	<b>\$88,500</b>	- 26.3%
Percent of Original List Price Received*	96.8%	<b>85.6%</b>	- 11.6%	92.0%	<b>89.6%</b>	- 2.6%
Days on Market Until Sale	40	<b>67</b>	+ 67.5%	75	<b>61</b>	- 18.7%
Inventory of Homes for Sale	58	<b>29</b>	- 50.0%	--	--	--
Months Supply of Inventory	5.3	<b>2.4</b>	- 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 – February 2021

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



**- 21.3%**

**+ 4.6%**

**+ 9.7%**

Change in  
New Listings

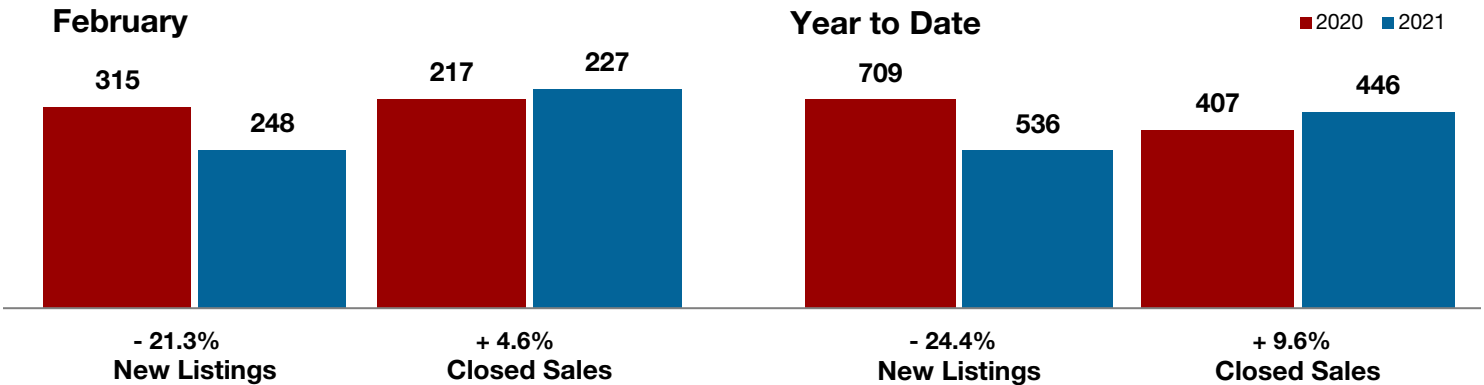
Change in  
Closed Sales

Change in  
Median Sales Price

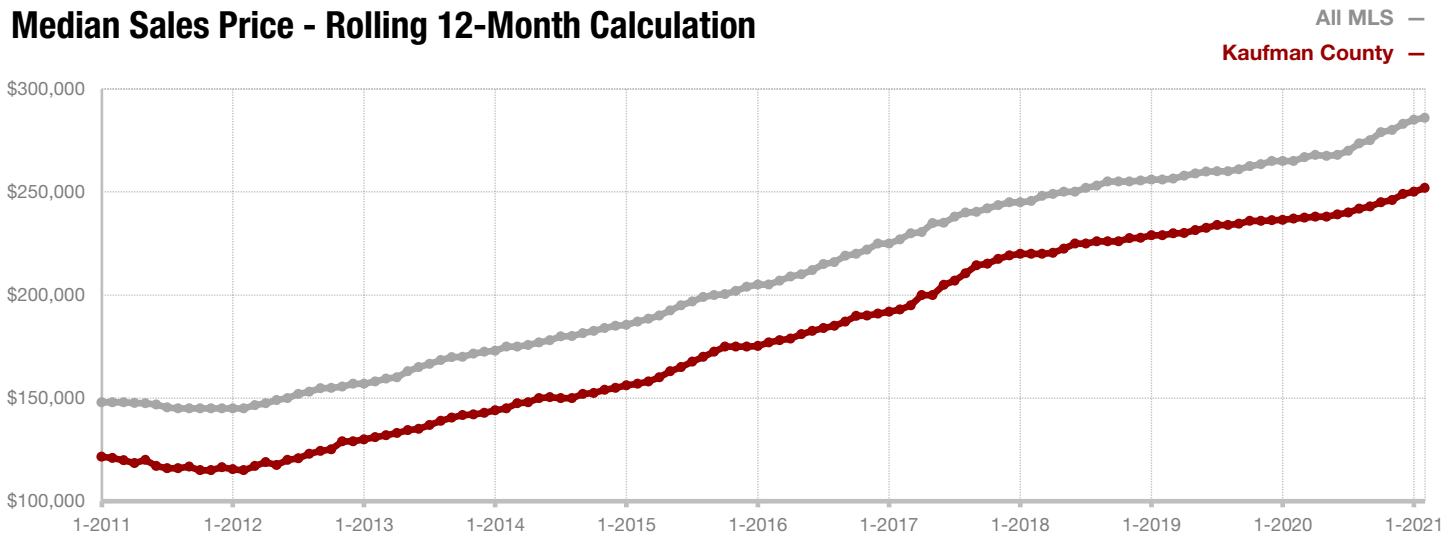
## Kaufman County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	315	248	- 21.3%	709	536	- 24.4%
Pending Sales	259	252	- 2.7%	497	560	+ 12.7%
Closed Sales	217	227	+ 4.6%	407	446	+ 9.6%
Average Sales Price*	\$238,561	<b>\$275,303</b>	+ 15.4%	\$235,769	<b>\$277,365</b>	+ 17.6%
Median Sales Price*	\$236,900	<b>\$259,900</b>	+ 9.7%	\$232,000	<b>\$259,268</b>	+ 11.8%
Percent of Original List Price Received*	94.9%	<b>99.2%</b>	+ 4.5%	95.0%	<b>99.1%</b>	+ 4.3%
Days on Market Until Sale	73	30	- 58.9%	67	34	- 49.3%
Inventory of Homes for Sale	850	329	- 61.3%	--	--	--
Months Supply of Inventory	3.4	1.1	- 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 – February 2021

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



**- 52.9%**

**+ 70.0%**

**+ 3.4%**

Change in  
New Listings

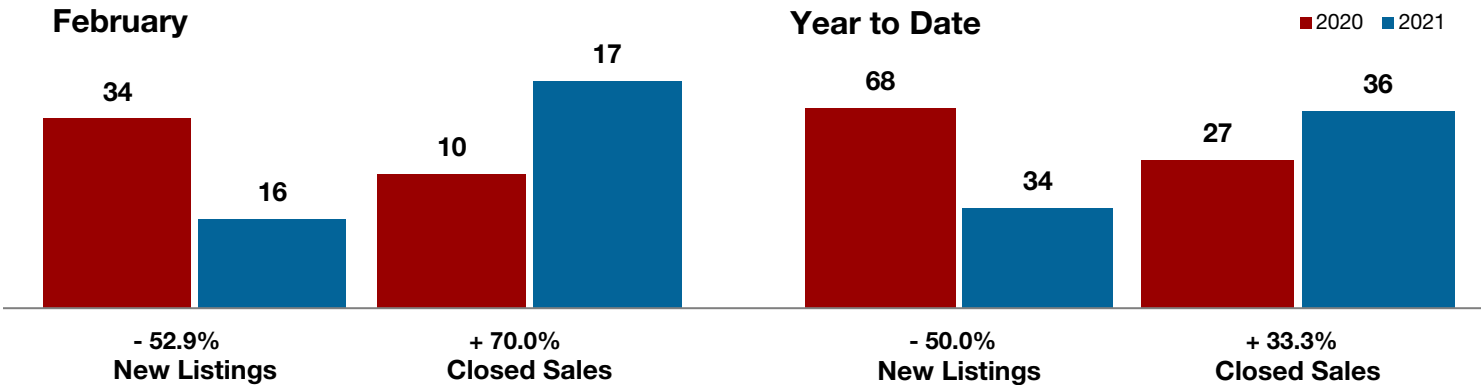
Change in  
Closed Sales

Change in  
Median Sales Price

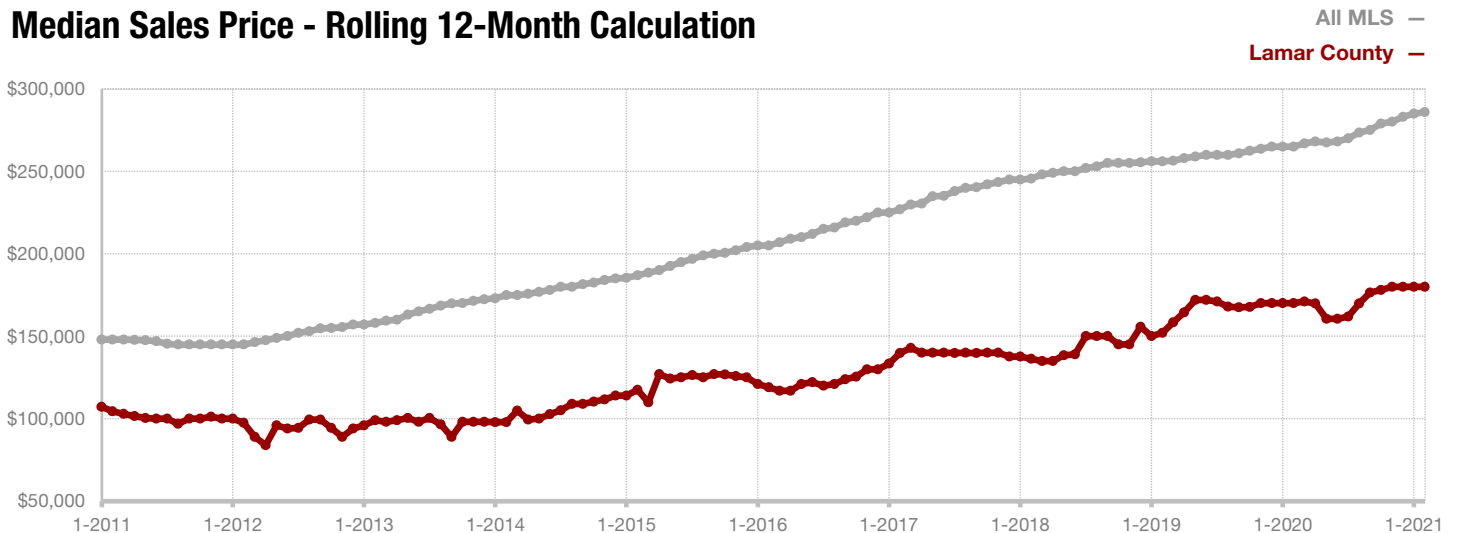
## Lamar County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	34	16	- 52.9%	68	34	- 50.0%
Pending Sales	21	21	0.0%	46	44	- 4.3%
Closed Sales	10	17	+ 70.0%	27	36	+ 33.3%
Average Sales Price*	\$168,370	\$172,288	+ 2.3%	\$186,037	\$198,646	+ 6.8%
Median Sales Price*	\$146,500	\$151,550	+ 3.4%	\$152,000	\$175,000	+ 15.1%
Percent of Original List Price Received*	84.6%	93.7%	+ 10.8%	84.6%	93.6%	+ 10.6%
Days on Market Until Sale	79	85	+ 7.6%	104	73	- 29.8%
Inventory of Homes for Sale	116	36	- 69.0%	--	--	--
Months Supply of Inventory	5.3	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 – February 2021

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



**- 50.0%**

**- 80.0%**

**+ 98.0%**

Change in  
New Listings

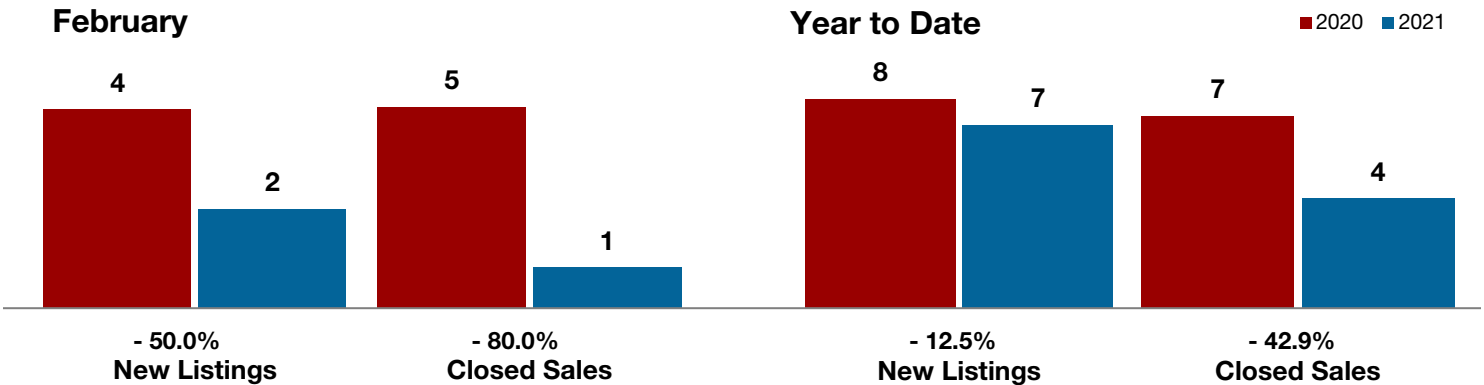
Change in  
Closed Sales

Change in  
Median Sales Price

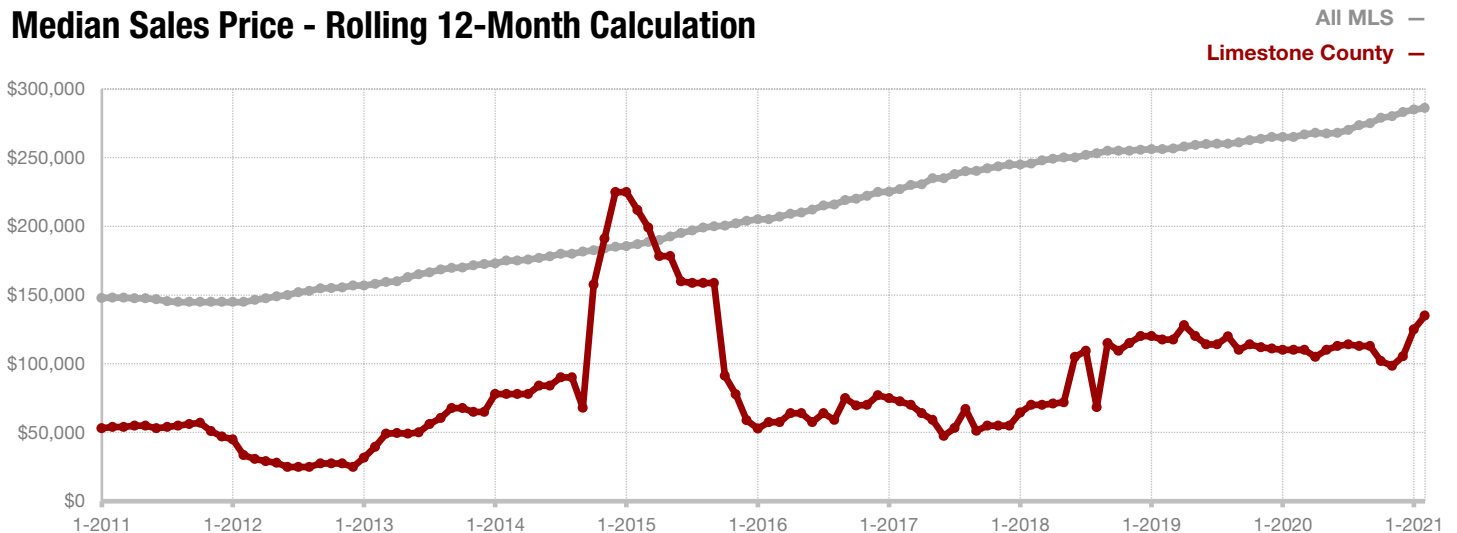
## Limestone County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	4	2	- 50.0%	8	7	- 12.5%
Pending Sales	1	3	+ 200.0%	5	4	- 20.0%
Closed Sales	5	1	- 80.0%	7	4	- 42.9%
Average Sales Price*	\$152,180	<b>\$195,000</b>	+ 28.1%	\$118,686	<b>\$220,625</b>	+ 85.9%
Median Sales Price*	\$98,500	<b>\$195,000</b>	+ 98.0%	\$95,000	<b>\$205,000</b>	+ 115.8%
Percent of Original List Price Received*	92.4%	<b>86.7%</b>	- 6.2%	91.4%	<b>90.9%</b>	- 0.5%
Days on Market Until Sale	53	<b>404</b>	+ 662.3%	50	<b>151</b>	+ 202.0%
Inventory of Homes for Sale	19	<b>12</b>	- 36.8%	--	--	--
Months Supply of Inventory	7.4	<b>4.8</b>	- 28.6%	--	--	--

\* 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 – February 2021

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



**- 69.2%**

**0.0%**

**+ 104.3%**

Change in  
New Listings

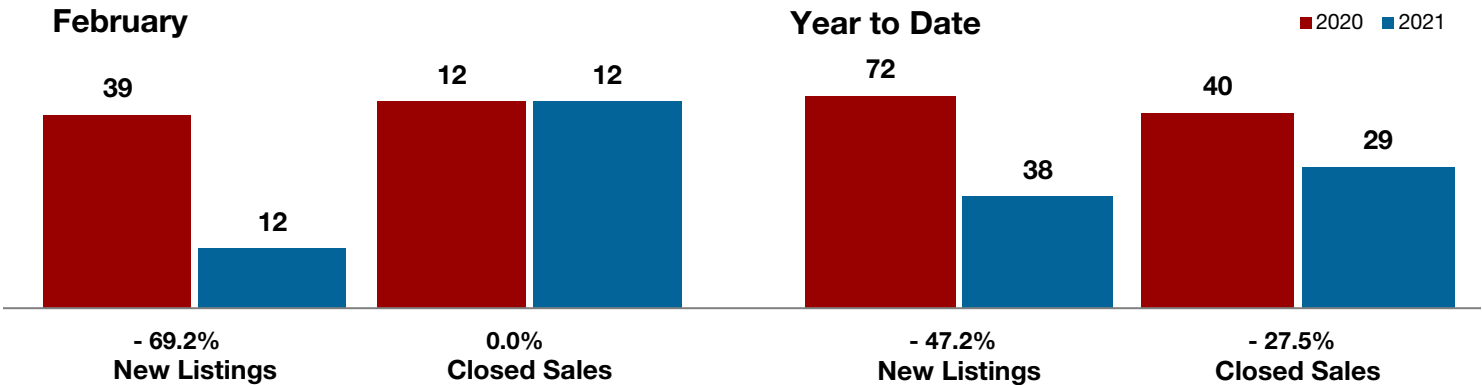
Change in  
Closed Sales

Change in  
Median Sales Price

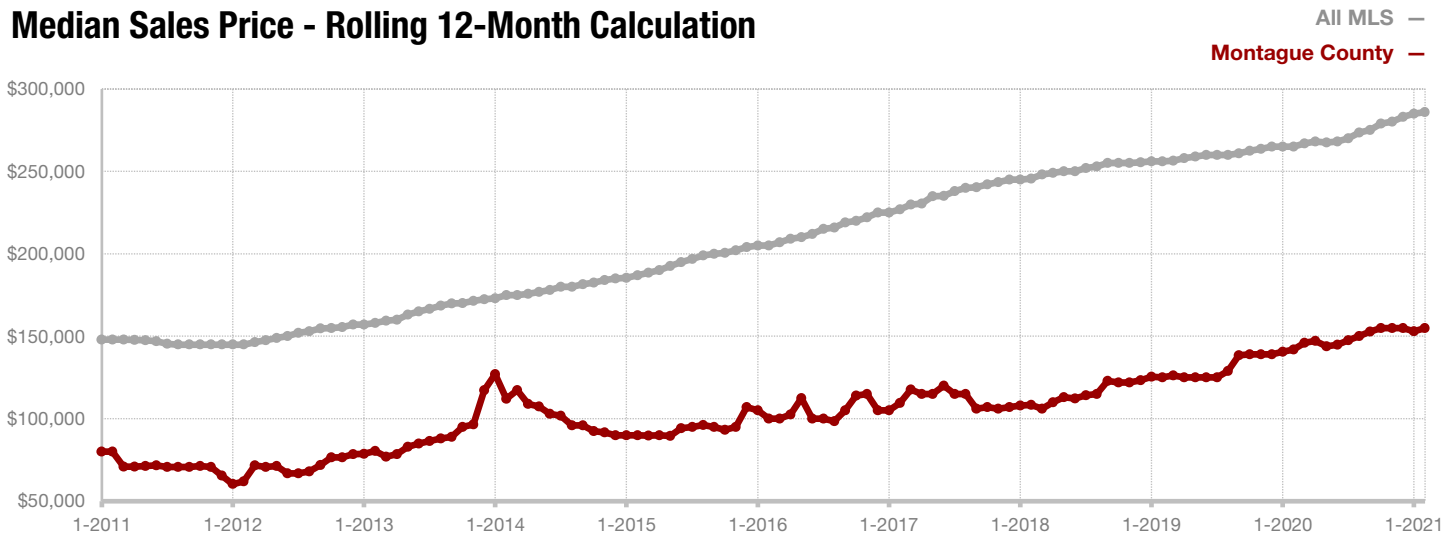
## Montague County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	39	12	- 69.2%	72	38	- 47.2%
Pending Sales	23	16	- 30.4%	48	41	- 14.6%
Closed Sales	12	12	0.0%	40	29	- 27.5%
Average Sales Price*	\$202,217	<b>\$260,708</b>	+ 28.9%	\$179,110	<b>\$282,638</b>	+ 57.8%
Median Sales Price*	\$113,300	<b>\$231,500</b>	+ 104.3%	\$157,500	<b>\$206,000</b>	+ 30.8%
Percent of Original List Price Received*	89.6%	<b>88.3%</b>	- 1.5%	93.1%	<b>90.0%</b>	- 3.3%
Days on Market Until Sale	91	82	- 9.9%	84	80	- 4.8%
Inventory of Homes for Sale	100	42	- 58.0%	--	--	--
Months Supply of Inventory	5.1	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 – February 2021

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



**- 35.5%**

**- 26.5%**

**+ 36.6%**

Change in  
New Listings

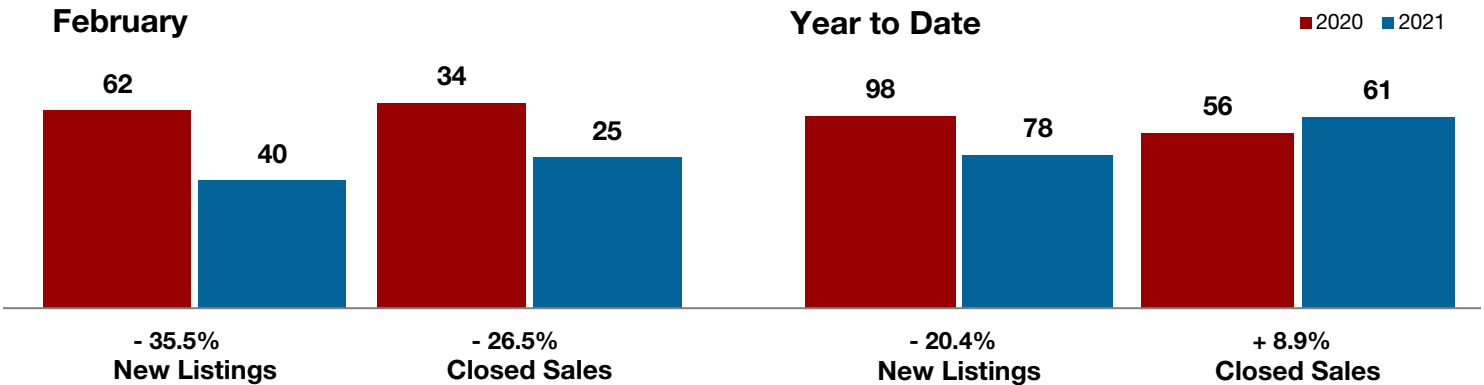
Change in  
Closed Sales

Change in  
Median Sales Price

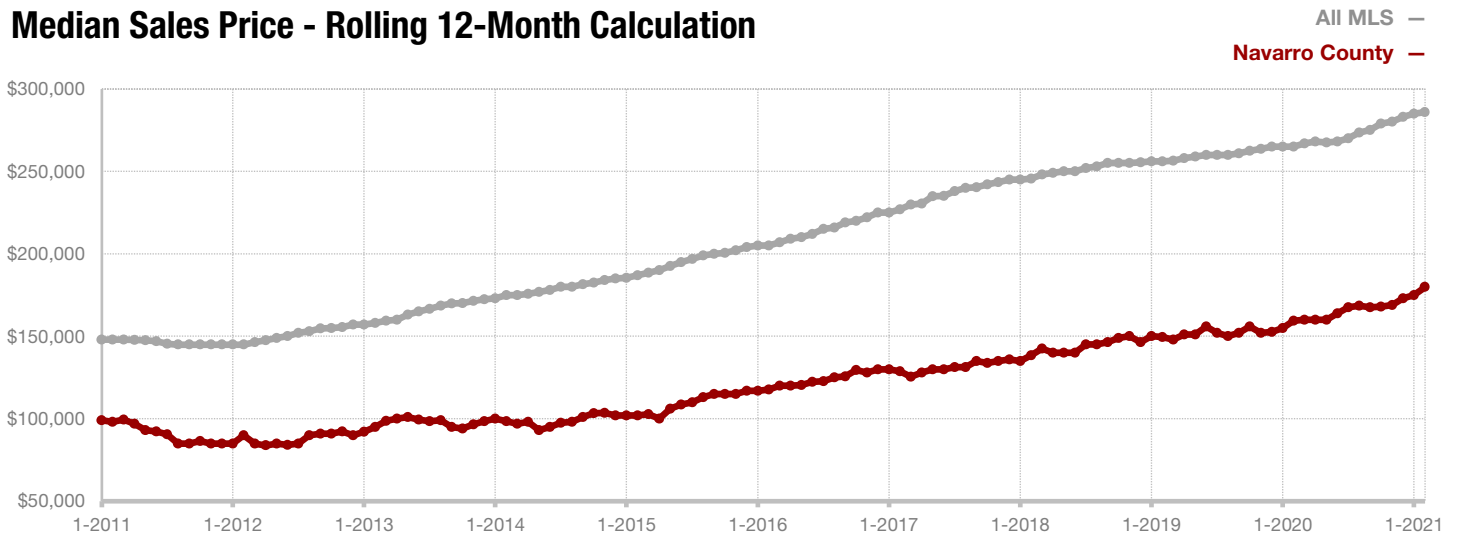
## Navarro County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	62	40	- 35.5%	98	78	- 20.4%
Pending Sales	36	28	- 22.2%	73	72	- 1.4%
Closed Sales	34	25	- 26.5%	56	61	+ 8.9%
Average Sales Price*	\$264,193	<b>\$352,498</b>	+ 33.4%	\$256,467	<b>\$303,561</b>	+ 18.4%
Median Sales Price*	\$157,450	<b>\$215,000</b>	+ 36.6%	\$165,000	<b>\$215,000</b>	+ 30.3%
Percent of Original List Price Received*	90.6%	<b>96.7%</b>	+ 6.7%	91.9%	<b>97.7%</b>	+ 6.3%
Days on Market Until Sale	85	87	+ 2.4%	74	62	- 16.2%
Inventory of Homes for Sale	156	70	- 55.1%	--	--	--
Months Supply of Inventory	4.1	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 – February 2021

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



## Nolan County

--                      **0.0%**                      **- 70.3%**

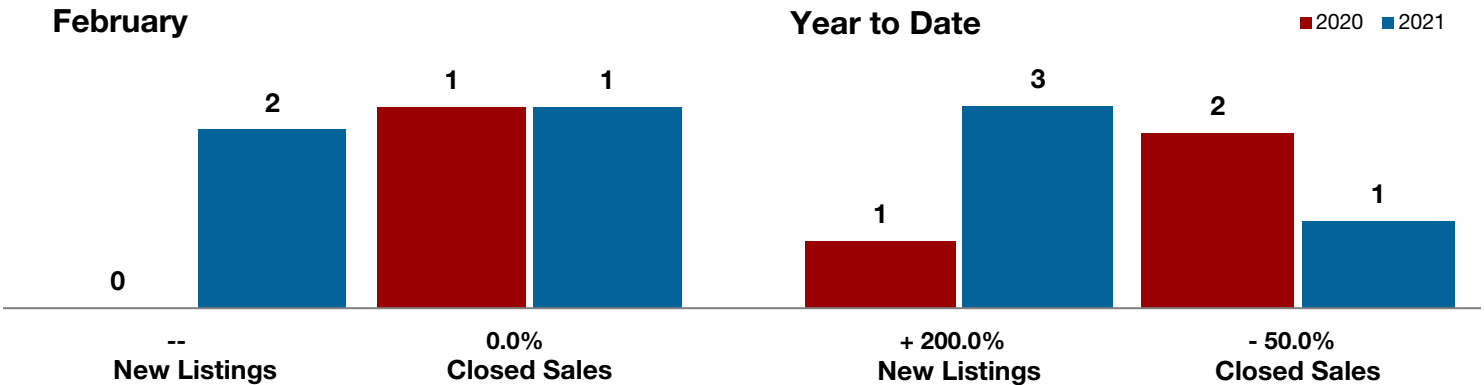
Change in  
New Listings

Change in  
Closed Sales

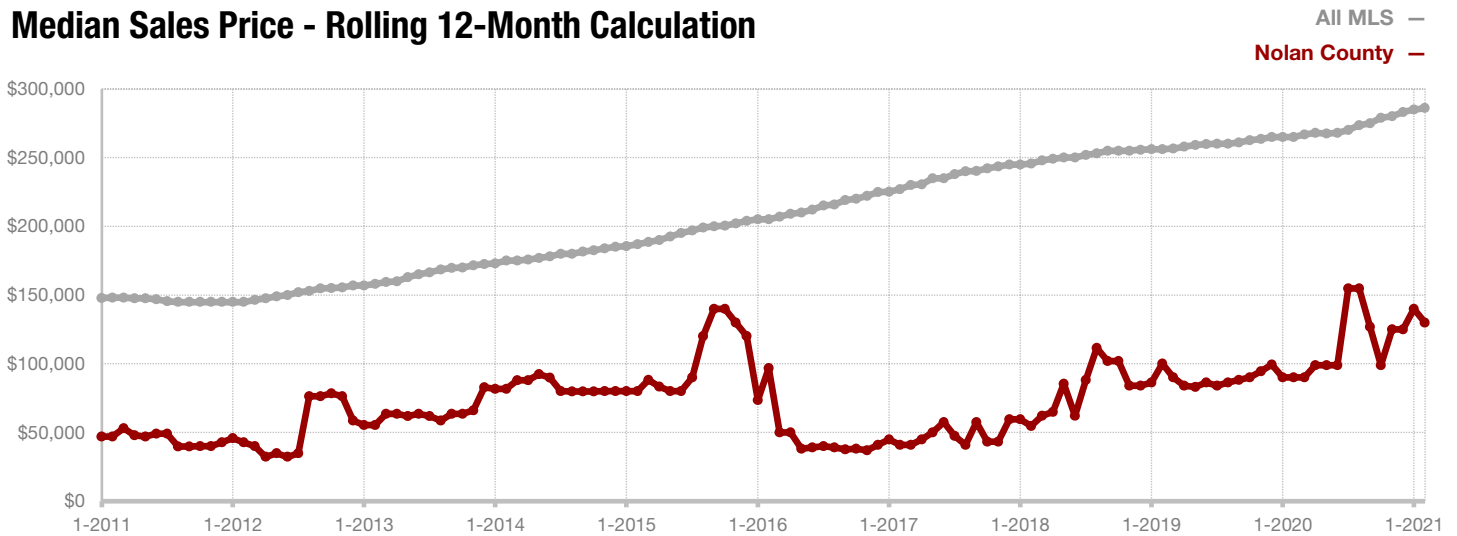
Change in  
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	0	2	--	1	3	+ 200.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Average Sales Price*	\$455,000	<b>\$135,000</b>	- 70.3%	\$265,000	<b>\$135,000</b>	- 49.1%
Median Sales Price*	\$455,000	<b>\$135,000</b>	- 70.3%	\$265,000	<b>\$135,000</b>	- 49.1%
Percent of Original List Price Received*	95.8%	<b>101.5%</b>	+ 5.9%	80.5%	<b>101.5%</b>	+ 26.1%
Days on Market Until Sale	16	<b>16</b>	0.0%	177	<b>16</b>	- 91.0%
Inventory of Homes for Sale	6	<b>6</b>	0.0%	--	--	--
Months Supply of Inventory	3.5	<b>2.8</b>	- 25.0%	--	--	--

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



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



# Local Market Update – February 2021

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



**- 42.6%**

**+ 76.5%**

**- 30.9%**

Change in  
New Listings

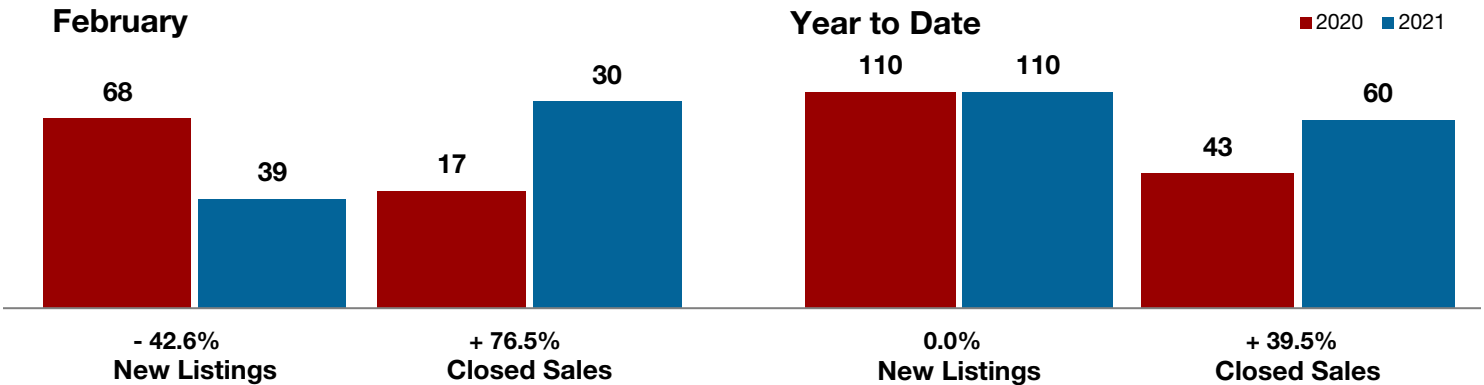
Change in  
Closed Sales

Change in  
Median Sales Price

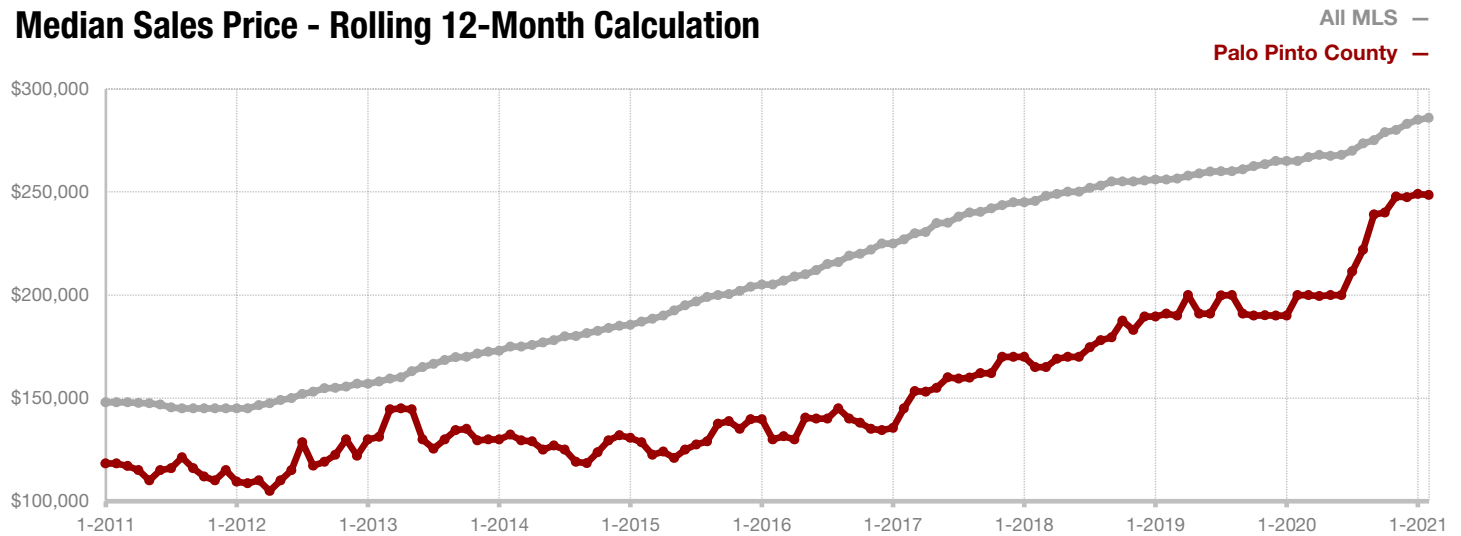
## Palo Pinto County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	68	39	- 42.6%	110	110	0.0%
Pending Sales	33	21	- 36.4%	60	64	+ 6.7%
Closed Sales	17	30	+ 76.5%	43	60	+ 39.5%
Average Sales Price*	\$468,165	<b>\$344,087</b>	- 26.5%	\$467,800	<b>\$334,623</b>	- 28.5%
Median Sales Price*	\$316,000	<b>\$218,500</b>	- 30.9%	\$207,000	<b>\$222,500</b>	+ 7.5%
Percent of Original List Price Received*	90.2%	<b>94.8%</b>	+ 5.1%	90.5%	<b>94.4%</b>	+ 4.3%
Days on Market Until Sale	124	87	- 29.8%	104	82	- 21.2%
Inventory of Homes for Sale	231	148	- 35.9%	--	--	--
Months Supply of Inventory	6.8	3.4	- 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 – February 2021

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



**- 39.8%**

**+ 13.8%**

**+ 14.0%**

Change in  
New Listings

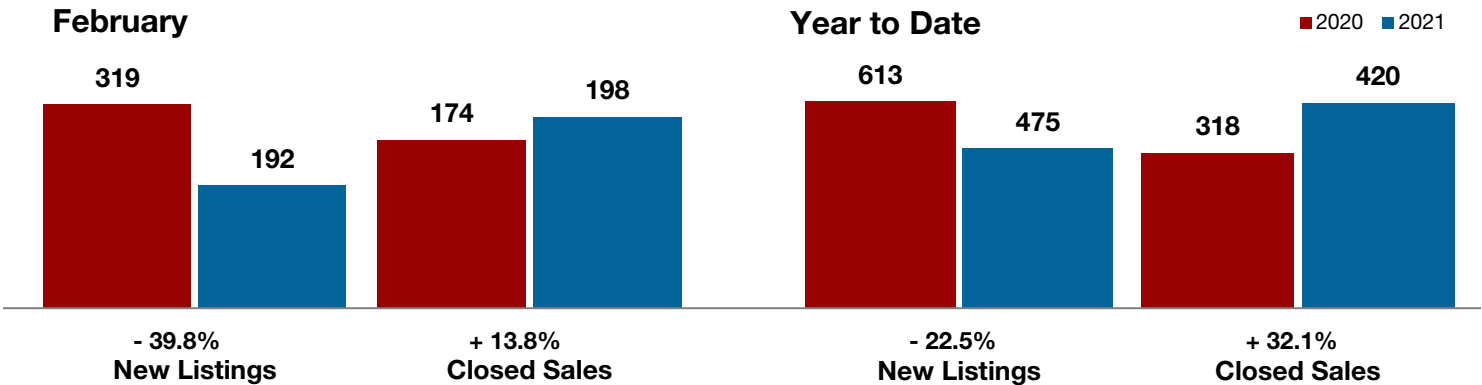
Change in  
Closed Sales

Change in  
Median Sales Price

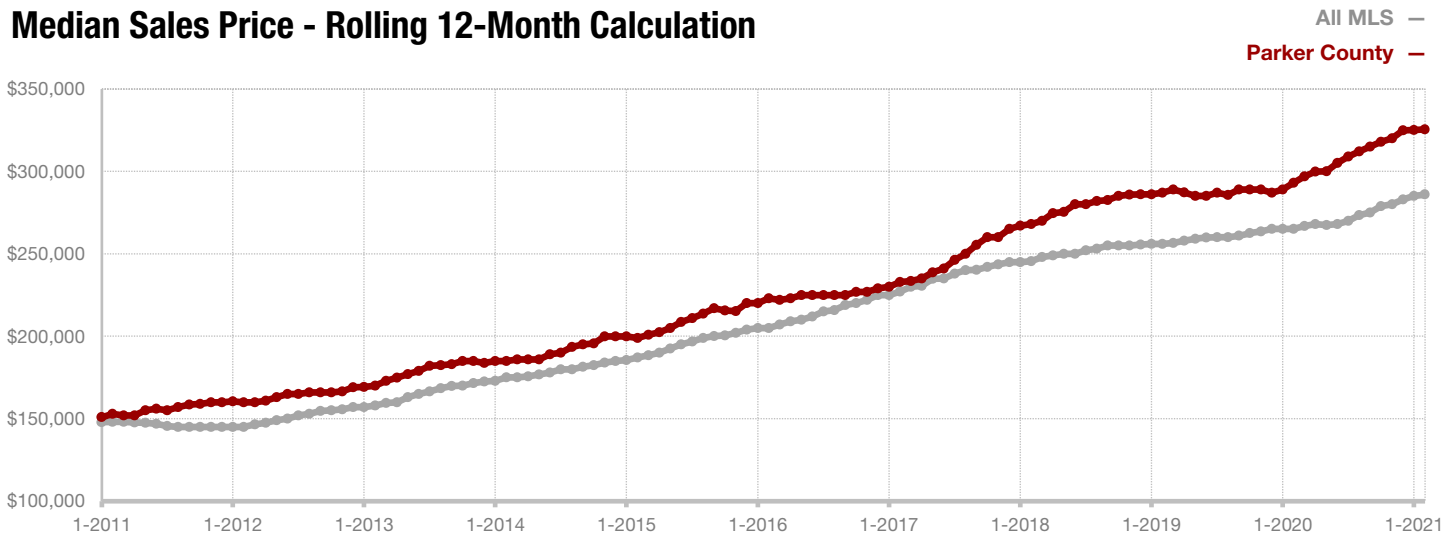
## Parker County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	319	192	- 39.8%	613	475	- 22.5%
Pending Sales	247	195	- 21.1%	463	443	- 4.3%
Closed Sales	174	198	+ 13.8%	318	420	+ 32.1%
Average Sales Price*	\$339,309	<b>\$380,348</b>	+ 12.1%	\$329,205	<b>\$372,084</b>	+ 13.0%
Median Sales Price*	\$316,500	<b>\$360,874</b>	+ 14.0%	\$309,000	<b>\$336,000</b>	+ 8.7%
Percent of Original List Price Received*	95.3%	<b>97.6%</b>	+ 2.4%	95.1%	<b>97.5%</b>	+ 2.5%
Days on Market Until Sale	88	57	- 35.2%	83	53	- 36.1%
Inventory of Homes for Sale	859	413	- 51.9%	--	--	--
Months Supply of Inventory	3.6	1.4	- 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 – February 2021

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



**- 38.9%**      **+ 233.3%**      **+ 259.3%**

Change in  
New Listings

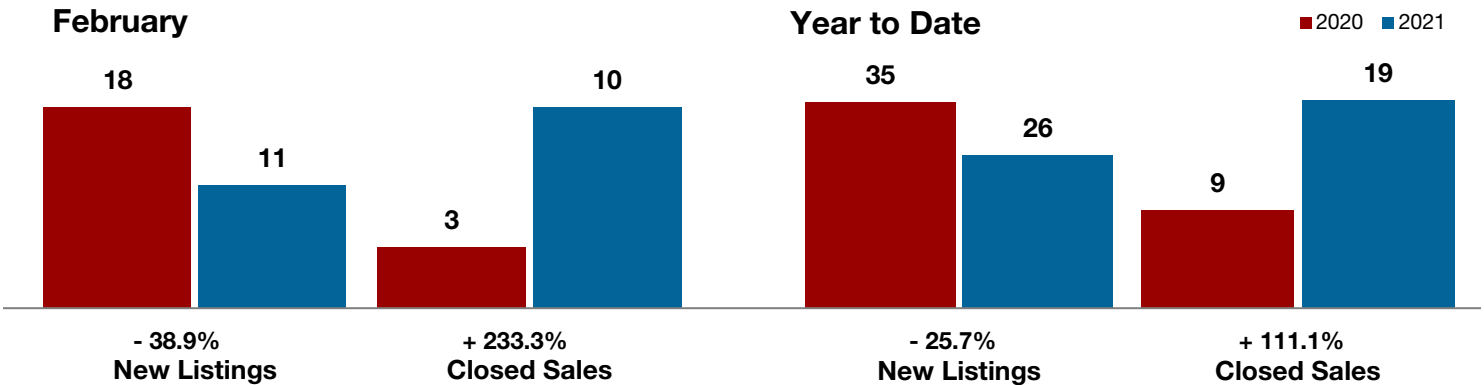
Change in  
Closed Sales

Change in  
Median Sales Price

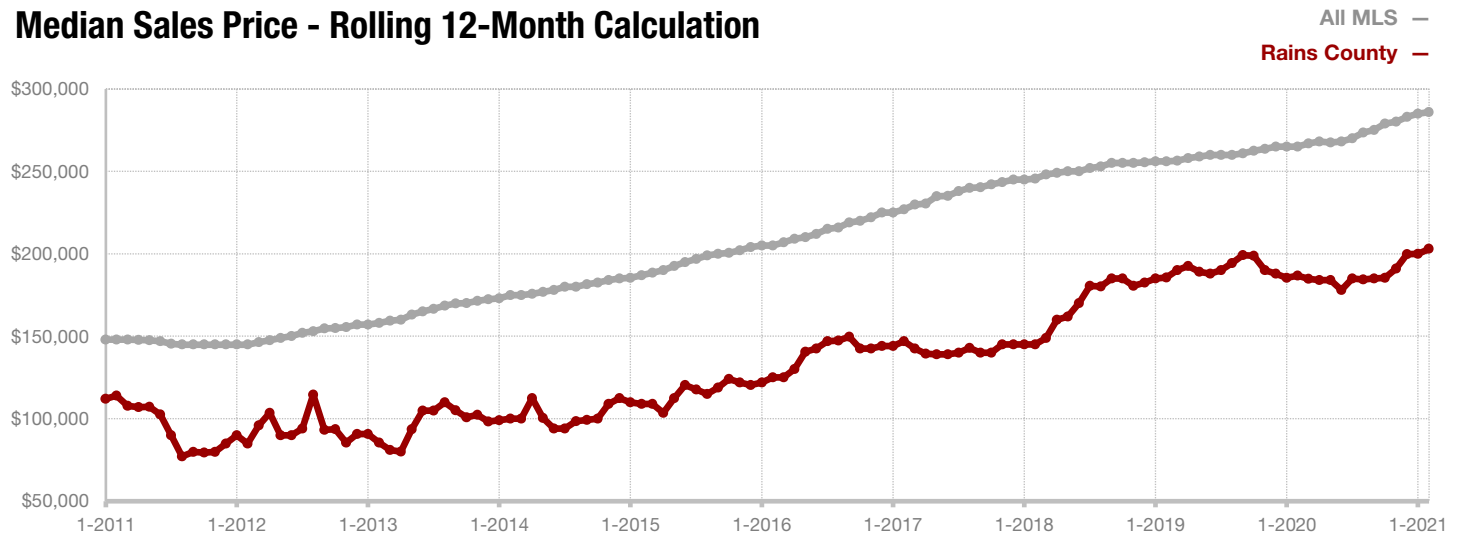
## Rains County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	18	11	- 38.9%	35	26	- 25.7%
Pending Sales	6	9	+ 50.0%	11	28	+ 154.5%
Closed Sales	3	10	+ 233.3%	9	19	+ 111.1%
Average Sales Price*	\$149,667	<b>\$256,865</b>	+ 71.6%	\$214,291	<b>\$308,534</b>	+ 44.0%
Median Sales Price*	\$70,000	<b>\$251,500</b>	+ 259.3%	\$165,000	<b>\$229,000</b>	+ 38.8%
Percent of Original List Price Received*	84.9%	<b>97.1%</b>	+ 14.4%	91.2%	<b>96.0%</b>	+ 5.3%
Days on Market Until Sale	30	97	+ 223.3%	44	64	+ 45.5%
Inventory of Homes for Sale	70	26	- 62.9%	--	--	--
Months Supply of Inventory	6.7	1.7	- 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 – February 2021

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



**- 23.7%**

**- 25.0%**

**+ 26.5%**

Change in  
New Listings

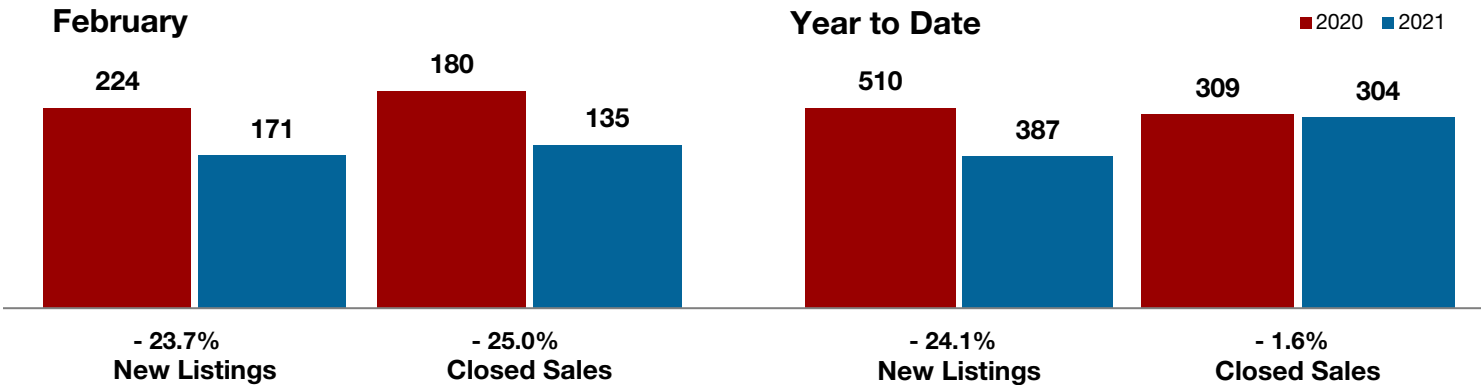
Change in  
Closed Sales

Change in  
Median Sales Price

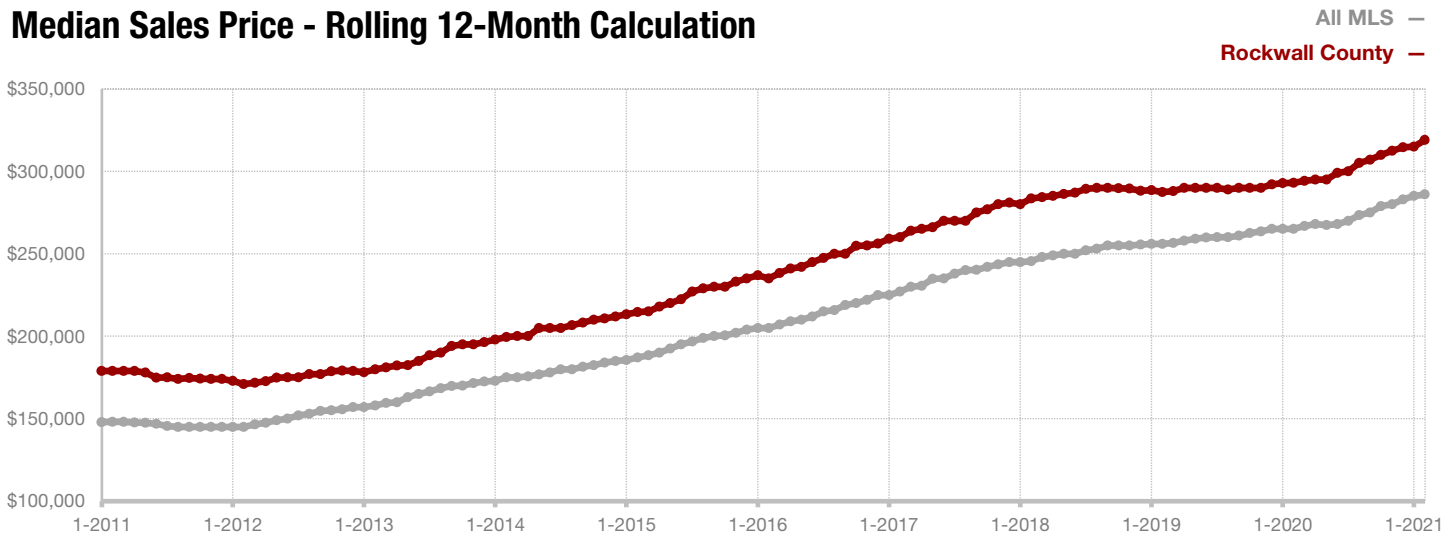
## Rockwall County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	224	171	- 23.7%	510	387	- 24.1%
Pending Sales	186	201	+ 8.1%	375	394	+ 5.1%
Closed Sales	180	135	- 25.0%	309	304	- 1.6%
Average Sales Price*	\$314,680	<b>\$416,295</b>	+ 32.3%	\$319,994	<b>\$382,571</b>	+ 19.6%
Median Sales Price*	\$276,683	<b>\$350,000</b>	+ 26.5%	\$284,000	<b>\$320,000</b>	+ 12.7%
Percent of Original List Price Received*	96.1%	<b>100.0%</b>	+ 4.1%	95.6%	<b>99.1%</b>	+ 3.7%
Days on Market Until Sale	65	37	- 43.1%	69	35	- 49.3%
Inventory of Homes for Sale	657	189	- 71.2%	--	--	--
Months Supply of Inventory	3.3	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 – February 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

February

Year to Date

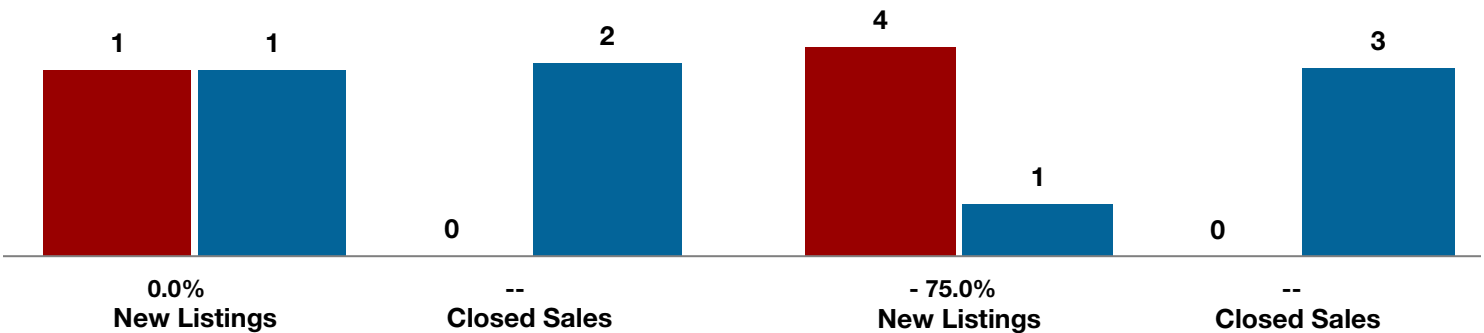
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1	1	0.0%	4	1	- 75.0%
Pending Sales	0	1	--	0	1	--
Closed Sales	0	2	--	0	3	--
Average Sales Price*	--	\$398,000	--	--	\$318,667	--
Median Sales Price*	--	\$398,000	--	--	\$160,000	--
Percent of Original List Price Received*	--	95.0%	--	--	96.7%	--
Days on Market Until Sale	--	284	--	--	190	--
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	11.7	4.0	- 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.

February

Year to Date

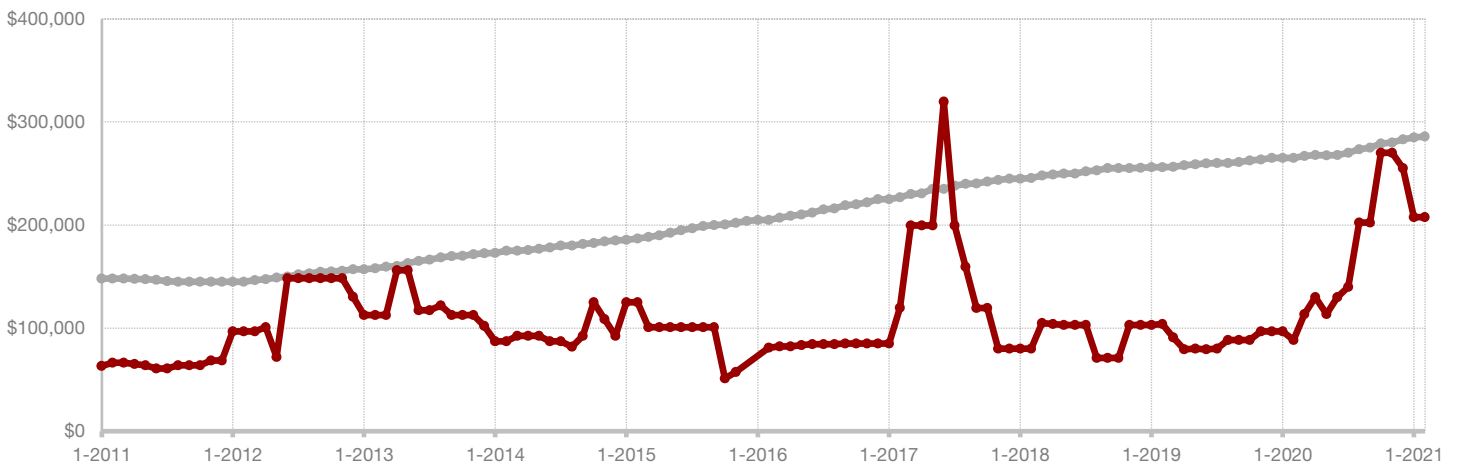
■ 2020 ■ 2021



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

All MLS —

Shackelford County —



# Local Market Update – February 2021

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



**- 36.4%**

**+ 28.2%**

**- 2.3%**

Change in  
New Listings

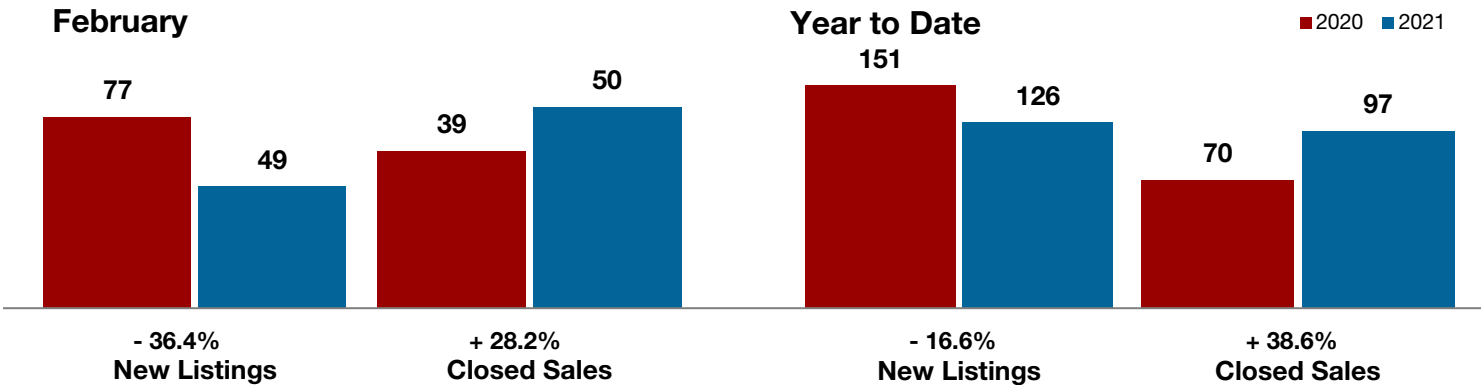
Change in  
Closed Sales

Change in  
Median Sales Price

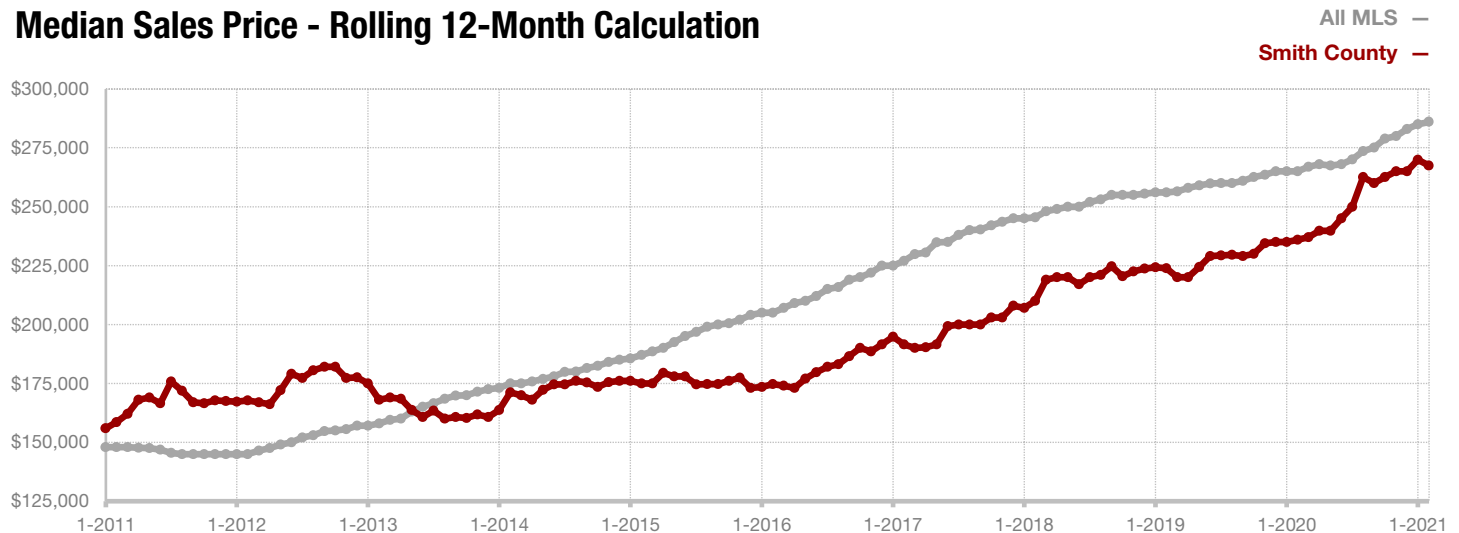
## Smith County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	77	49	- 36.4%	151	126	- 16.6%
Pending Sales	47	44	- 6.4%	98	132	+ 34.7%
Closed Sales	39	50	+ 28.2%	70	97	+ 38.6%
Average Sales Price*	\$303,457	<b>\$280,153</b>	- 7.7%	\$301,308	<b>\$316,121</b>	+ 4.9%
Median Sales Price*	\$260,000	<b>\$253,950</b>	- 2.3%	\$245,000	<b>\$263,000</b>	+ 7.3%
Percent of Original List Price Received*	94.6%	<b>96.4%</b>	+ 1.9%	94.1%	<b>96.5%</b>	+ 2.6%
Days on Market Until Sale	62	57	- 8.1%	67	52	- 22.4%
Inventory of Homes for Sale	247	139	- 43.7%	--	--	--
Months Supply of Inventory	4.6	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 – February 2021

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



**+ 166.7%**

**+ 14.3%**

**+ 16.5%**

Change in  
New Listings

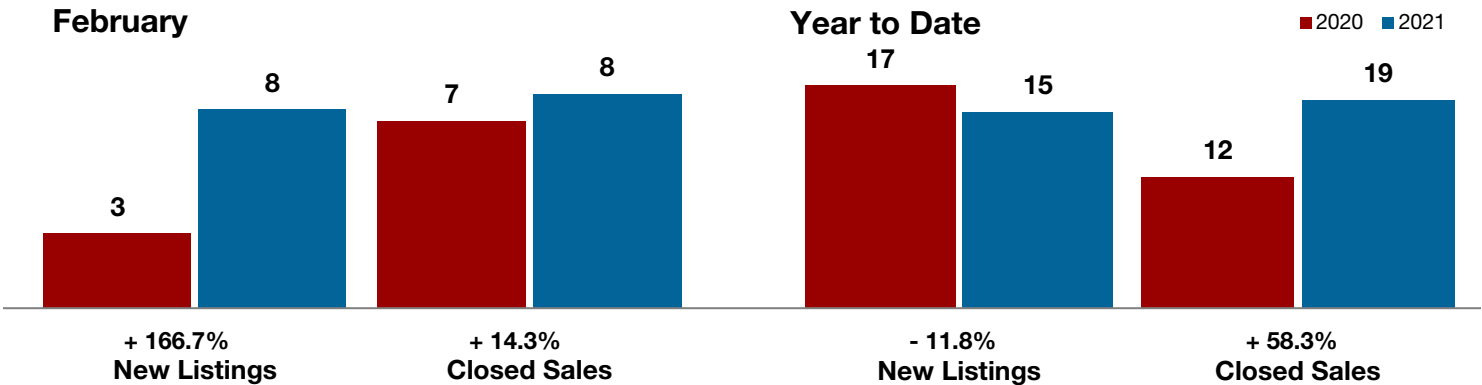
Change in  
Closed Sales

Change in  
Median Sales Price

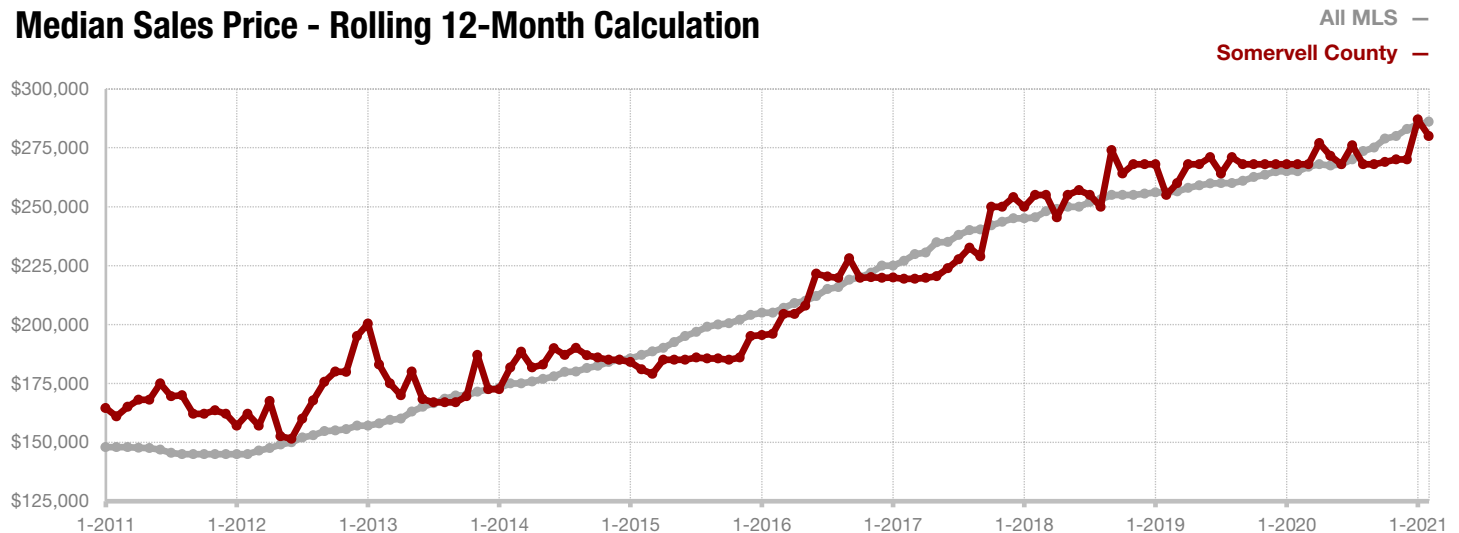
## Somervell County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3	8	+ 166.7%	17	15	- 11.8%
Pending Sales	5	9	+ 80.0%	12	18	+ 50.0%
Closed Sales	7	8	+ 14.3%	12	19	+ 58.3%
Average Sales Price*	\$240,857	<b>\$228,578</b>	- 5.1%	\$203,125	<b>\$281,286</b>	+ 38.5%
Median Sales Price*	\$200,000	<b>\$233,000</b>	+ 16.5%	\$181,000	<b>\$280,000</b>	+ 54.7%
Percent of Original List Price Received*	96.2%	<b>88.4%</b>	- 8.1%	95.8%	<b>94.4%</b>	- 1.5%
Days on Market Until Sale	27	<b>214</b>	+ 692.6%	42	<b>124</b>	+ 195.2%
Inventory of Homes for Sale	26	<b>9</b>	- 65.4%	--	--	--
Months Supply of Inventory	3.6	<b>1.1</b>	- 75.0%	--	--	--

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



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



# Local Market Update – February 2021

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



**- 55.6%**

**- 44.4%**

**- 36.6%**

Change in  
New Listings

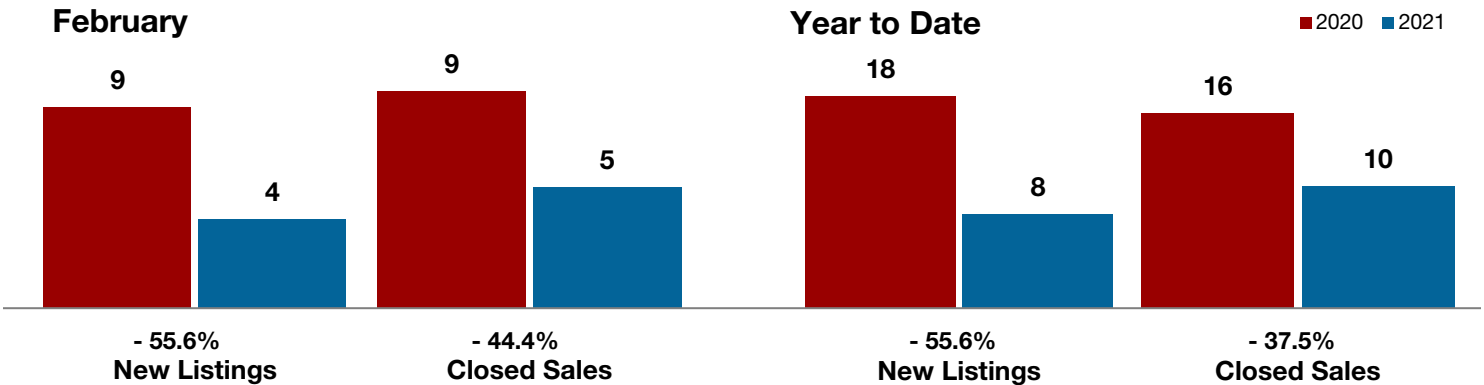
Change in  
Closed Sales

Change in  
Median Sales Price

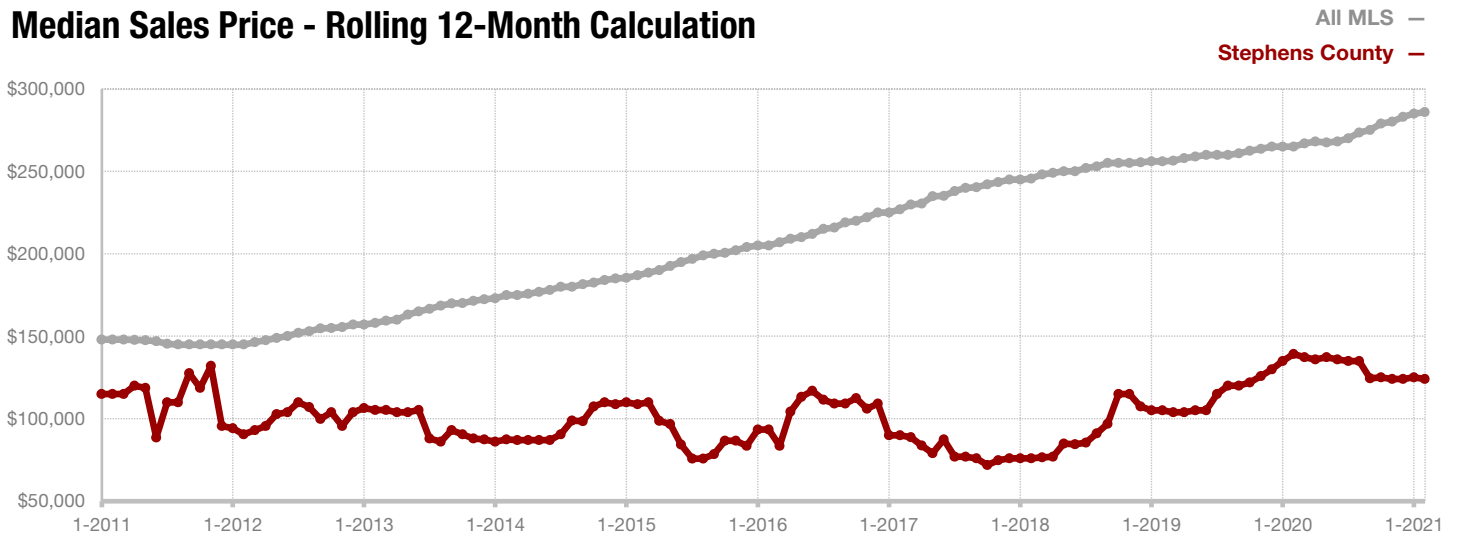
## Stephens County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	9	4	- 55.6%	18	8	- 55.6%
Pending Sales	8	3	- 62.5%	20	12	- 40.0%
Closed Sales	9	5	- 44.4%	16	10	- 37.5%
Average Sales Price*	\$326,600	<b>\$161,180</b>	- 50.6%	\$244,263	<b>\$183,935</b>	- 24.7%
Median Sales Price*	\$205,000	<b>\$130,000</b>	- 36.6%	\$160,250	<b>\$146,725</b>	- 8.4%
Percent of Original List Price Received*	83.0%	<b>91.3%</b>	+ 10.0%	87.8%	<b>91.7%</b>	+ 4.4%
Days on Market Until Sale	120	<b>65</b>	- 45.8%	93	<b>73</b>	- 21.5%
Inventory of Homes for Sale	49	<b>23</b>	- 53.1%	--	--	--
Months Supply of Inventory	6.1	<b>2.9</b>	- 50.0%	--	--	--

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



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



# Local Market Update – February 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

### February

### Year to Date

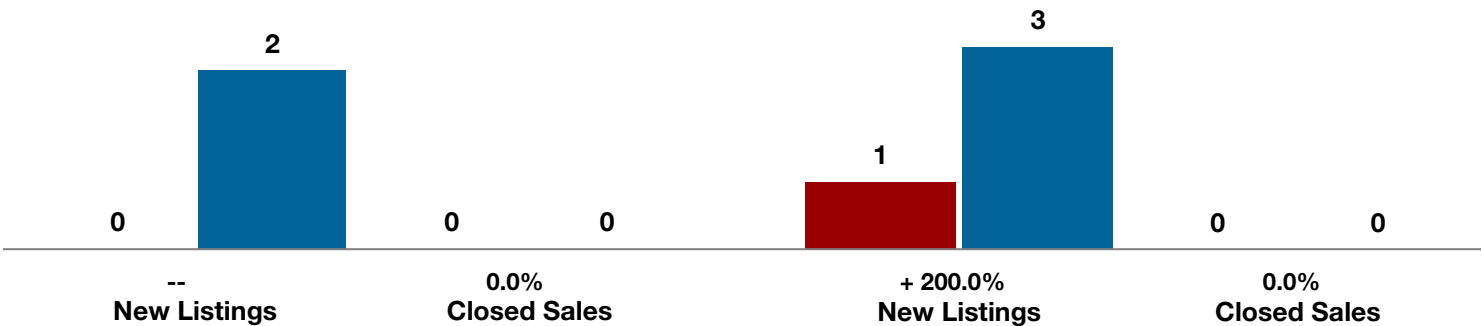
	2020	2021	+ / -	2020	2021	+ / -
New Listings	0	2	--	1	3	+ 200.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Average Sales Price*	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Percent of Original List Price Received*	--	--	--	--	--	--
Days on Market Until Sale	--	--	--	--	--	--
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	1.0	2.3	+ 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.

### February

### Year to Date

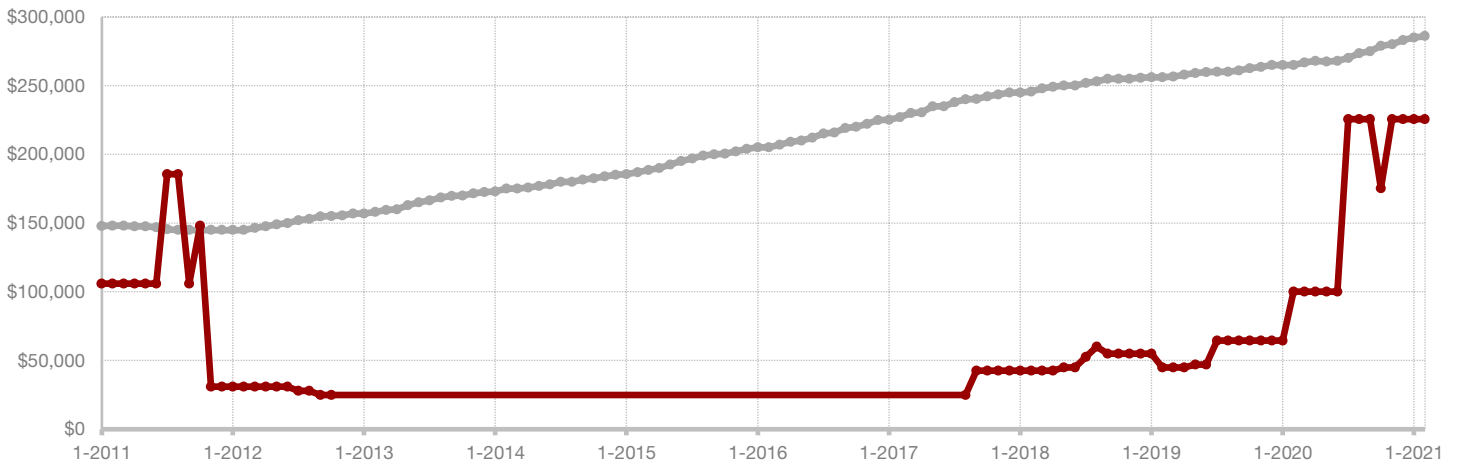
■ 2020 ■ 2021



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

All MLS —

Stonewall County —



# Local Market Update – February 2021

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



**- 37.7%**

**- 16.2%**

**+ 15.2%**

Change in  
New Listings

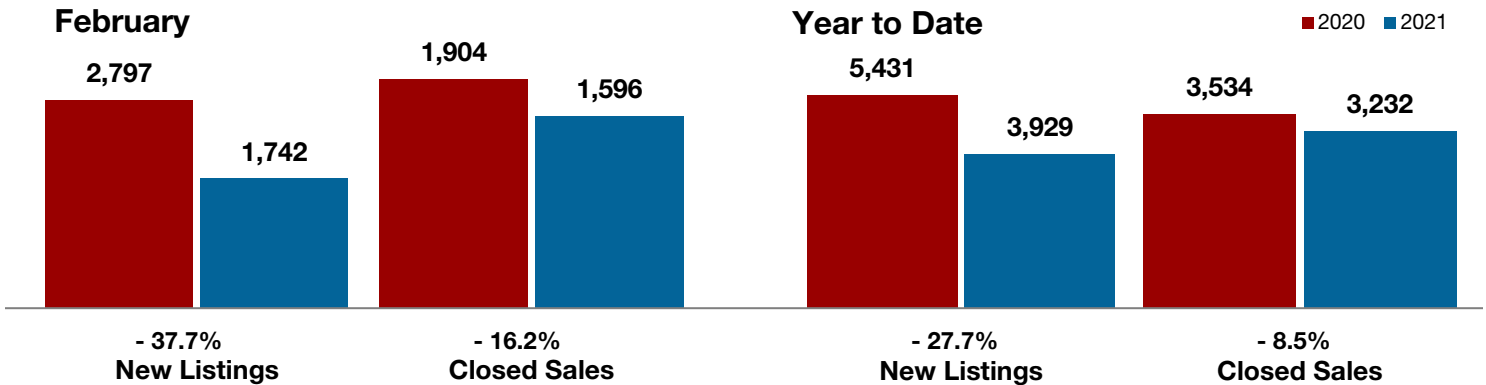
Change in  
Closed Sales

Change in  
Median Sales Price

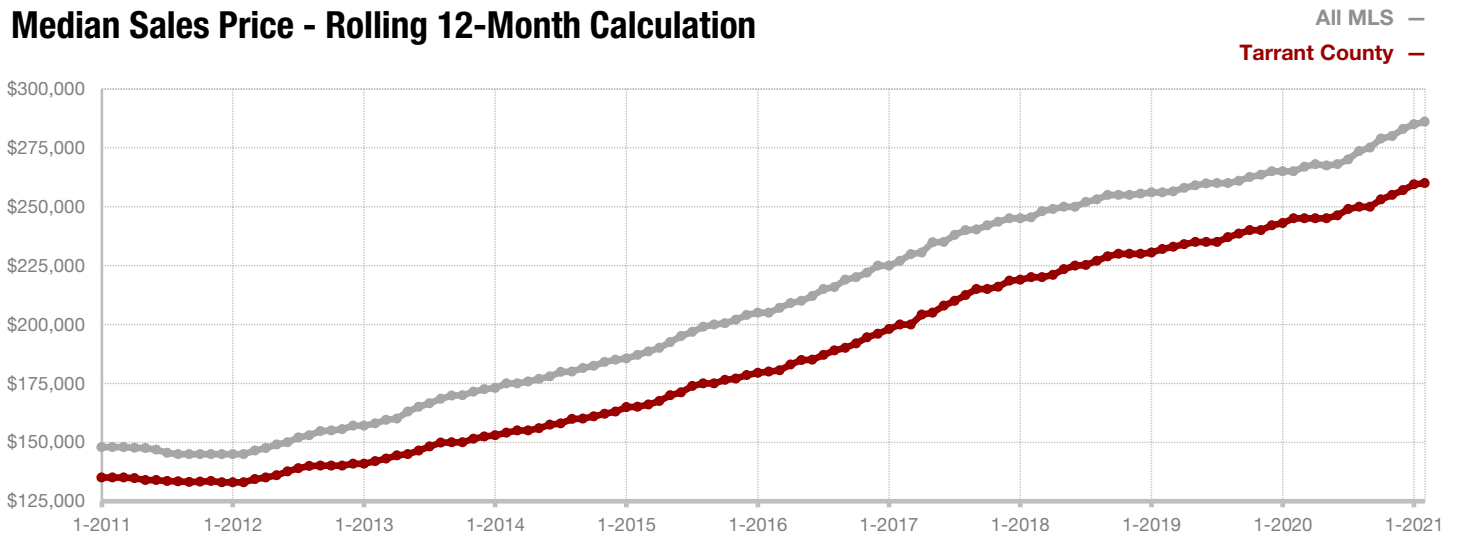
## Tarrant County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,797	<b>1,742</b>	- 37.7%	5,431	<b>3,929</b>	- 27.7%
Pending Sales	2,355	<b>1,638</b>	- 30.4%	4,470	<b>3,805</b>	- 14.9%
Closed Sales	1,904	<b>1,596</b>	- 16.2%	3,534	<b>3,232</b>	- 8.5%
Average Sales Price*	\$293,097	<b>\$339,291</b>	+ 15.8%	\$283,700	<b>\$331,577</b>	+ 16.9%
Median Sales Price*	\$243,000	<b>\$280,000</b>	+ 15.2%	\$241,400	<b>\$274,900</b>	+ 13.9%
Percent of Original List Price Received*	96.8%	<b>99.4%</b>	+ 2.7%	96.7%	<b>99.1%</b>	+ 2.5%
Days on Market Until Sale	48	<b>29</b>	- 39.6%	47	<b>30</b>	- 36.2%
Inventory of Homes for Sale	4,703	<b>1,833</b>	- 61.0%	--	--	--
Months Supply of Inventory	2.0	<b>0.8</b>	- 50.0%	--	--	--

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



# Local Market Update – February 2021

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



**- 34.8%**

Change in  
New Listings

**- 6.7%**

Change in  
Closed Sales

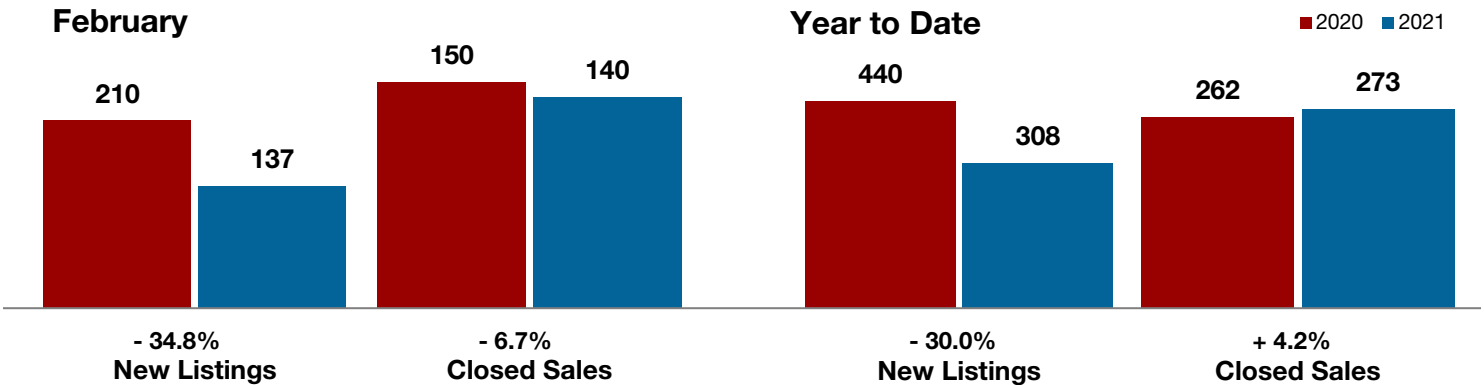
**+ 28.2%**

Change in  
Median Sales Price

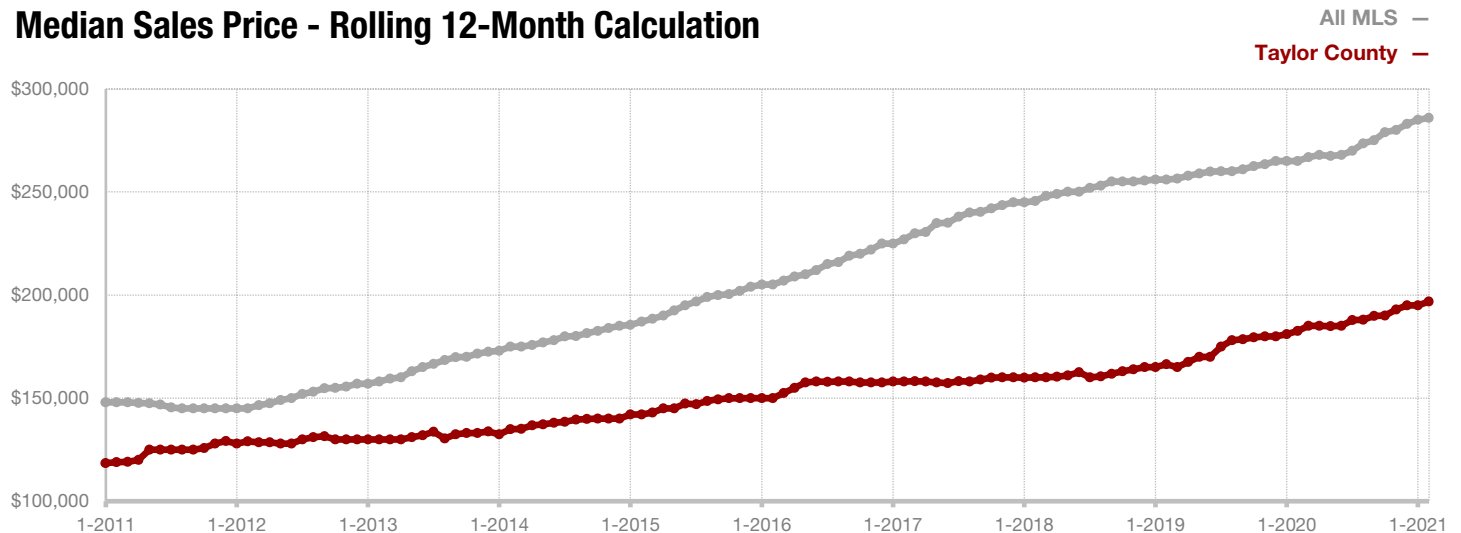
## Taylor County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	210	137	- 34.8%	440	308	- 30.0%
Pending Sales	167	144	- 13.8%	344	339	- 1.5%
Closed Sales	150	140	- 6.7%	262	273	+ 4.2%
Average Sales Price*	\$192,669	<b>\$241,988</b>	+ 25.6%	\$201,760	<b>\$228,497</b>	+ 13.3%
Median Sales Price*	\$175,000	<b>\$224,356</b>	+ 28.2%	\$181,250	<b>\$210,625</b>	+ 16.2%
Percent of Original List Price Received*	96.3%	<b>97.0%</b>	+ 0.7%	95.7%	<b>96.8%</b>	+ 1.1%
Days on Market Until Sale	67	<b>54</b>	- 19.4%	72	<b>50</b>	- 30.6%
Inventory of Homes for Sale	568	<b>202</b>	- 64.4%	--	--	--
Months Supply of Inventory	3.2	<b>1.0</b>	- 66.7%	--	--	--

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



# Local Market Update – February 2021

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



**- 80.0%**

**0.0%**

**- 60.5%**

Change in  
New Listings

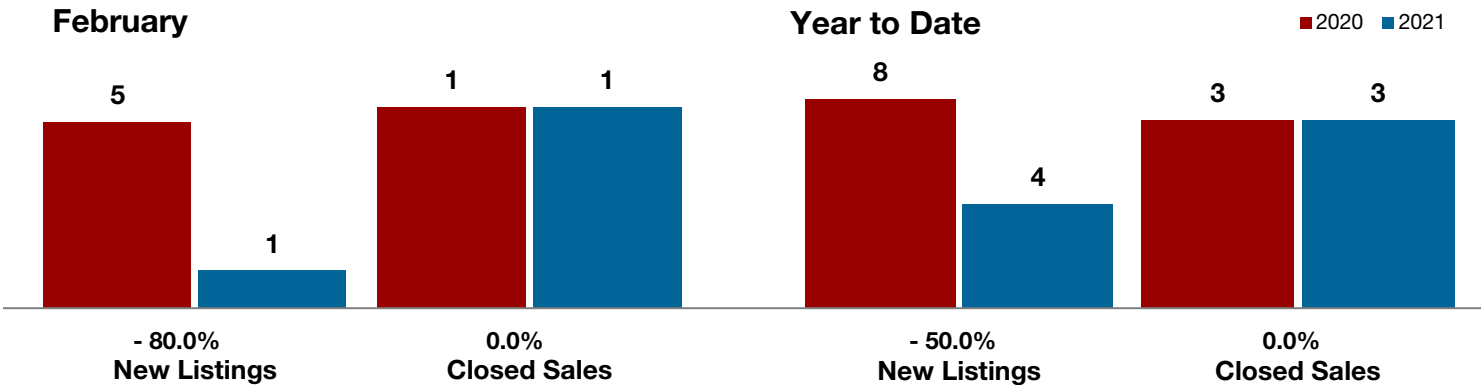
Change in  
Closed Sales

Change in  
Median Sales Price

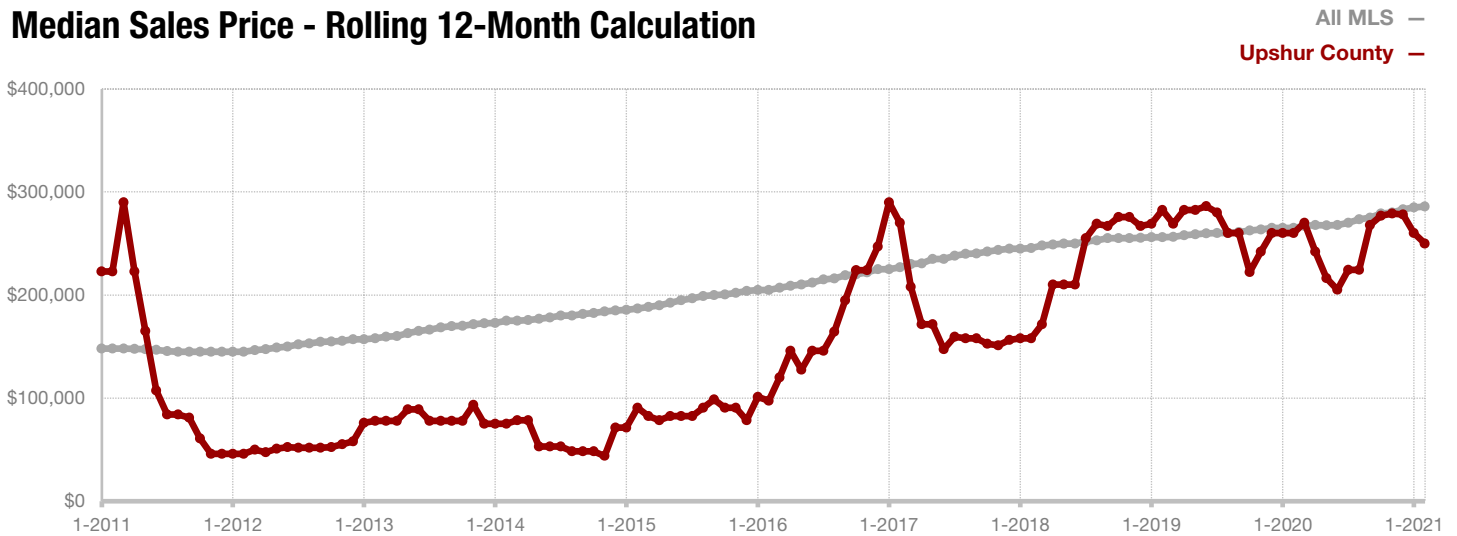
## Upshur County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	5	1	- 80.0%	8	4	- 50.0%
Pending Sales	6	1	- 83.3%	6	4	- 33.3%
Closed Sales	1	1	0.0%	3	3	0.0%
Average Sales Price*	\$359,500	<b>\$142,000</b>	- 60.5%	\$304,833	<b>\$139,017</b>	- 54.4%
Median Sales Price*	\$359,500	<b>\$142,000</b>	- 60.5%	\$359,500	<b>\$142,000</b>	- 60.5%
Percent of Original List Price Received*	95.9%	<b>94.7%</b>	- 1.3%	89.3%	<b>90.0%</b>	+ 0.8%
Days on Market Until Sale	184	4	- 97.8%	88	70	- 20.5%
Inventory of Homes for Sale	22	7	- 68.2%	--	--	--
Months Supply of Inventory	8.1	2.0	- 75.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – February 2021

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



**- 61.8%**

**- 41.7%**

**- 13.6%**

Change in  
New Listings

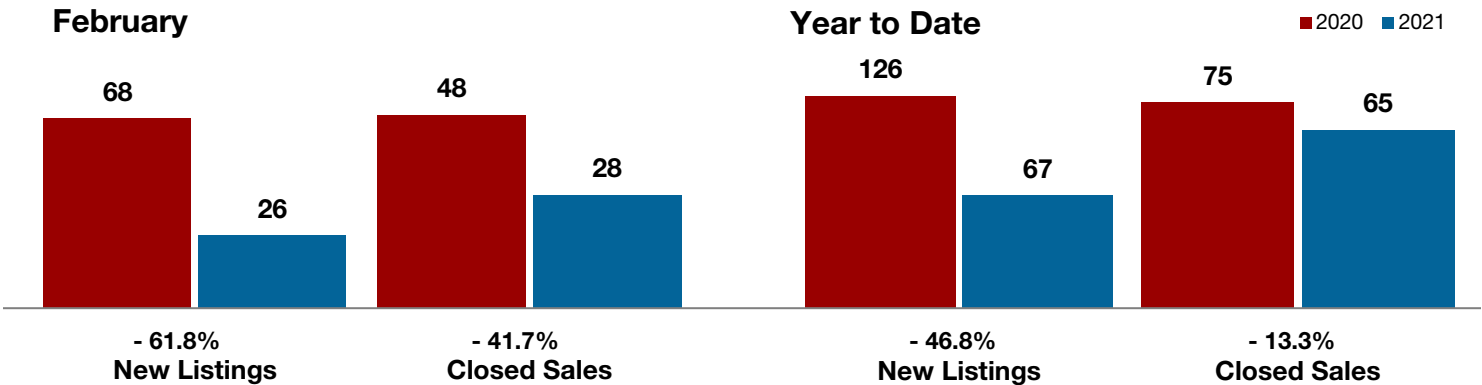
Change in  
Closed Sales

Change in  
Median Sales Price

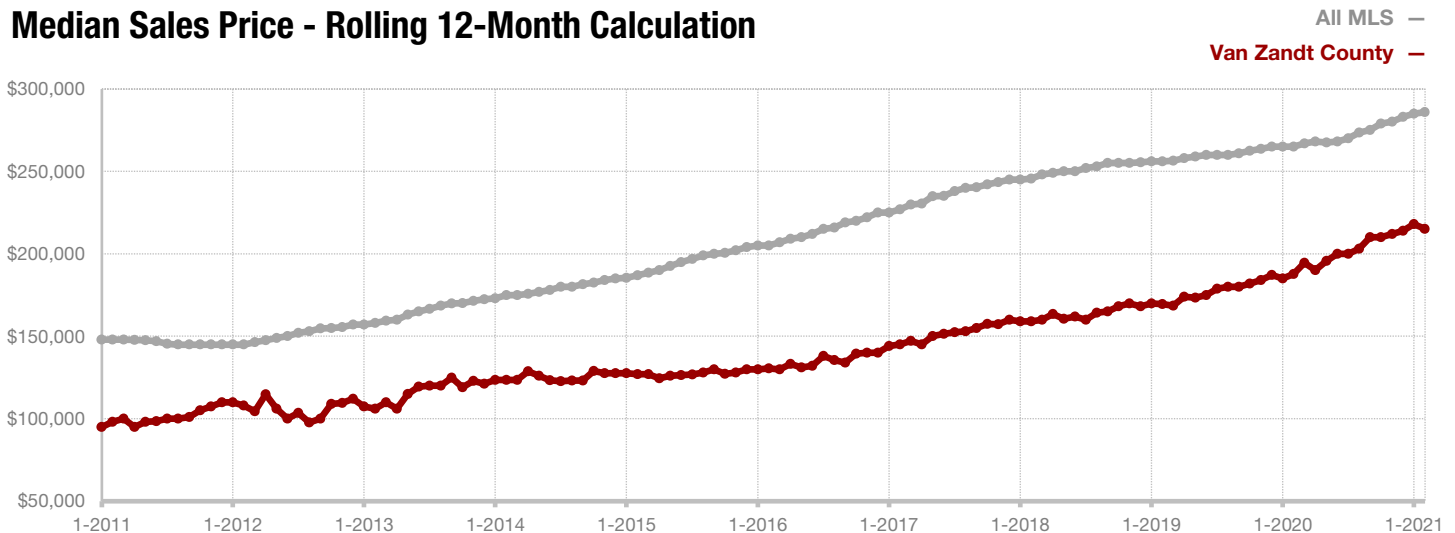
## Van Zandt County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	68	26	- 61.8%	126	67	- 46.8%
Pending Sales	47	27	- 42.6%	107	70	- 34.6%
Closed Sales	48	28	- 41.7%	75	65	- 13.3%
Average Sales Price*	\$259,885	<b>\$264,800</b>	+ 1.9%	\$245,481	<b>\$268,814</b>	+ 9.5%
Median Sales Price*	\$220,000	<b>\$190,000</b>	- 13.6%	\$187,500	<b>\$228,000</b>	+ 21.6%
Percent of Original List Price Received*	94.4%	<b>92.4%</b>	- 2.1%	93.5%	<b>94.1%</b>	+ 0.6%
Days on Market Until Sale	74	<b>84</b>	+ 13.5%	73	<b>66</b>	- 9.6%
Inventory of Homes for Sale	225	<b>85</b>	- 62.2%	--	--	--
Months Supply of Inventory	4.5	<b>1.6</b>	- 60.0%	--	--	--

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



# Local Market Update – February 2021

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



## Wise County

**0.0%**

Change in  
New Listings

**+ 7.9%**

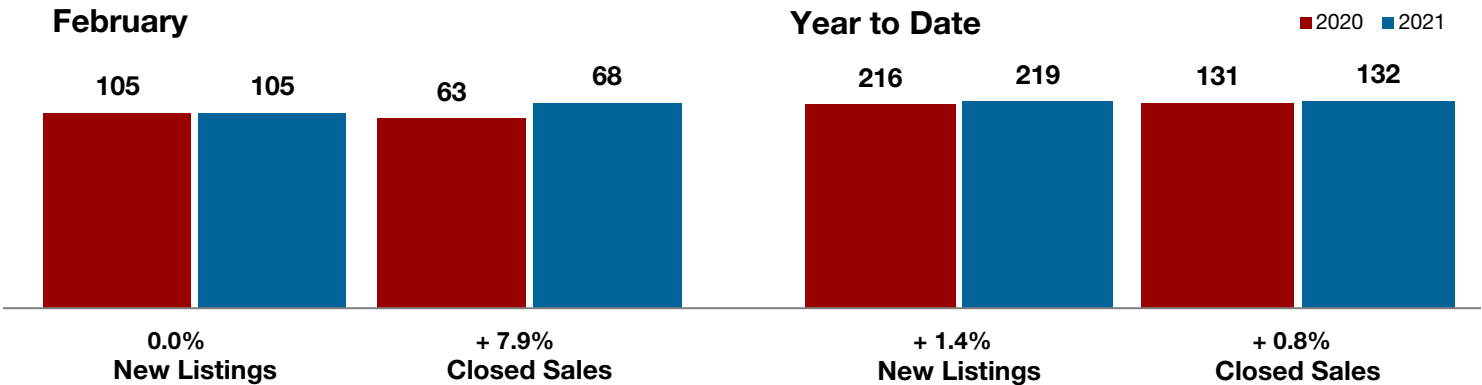
Change in  
Closed Sales

**+ 10.1%**

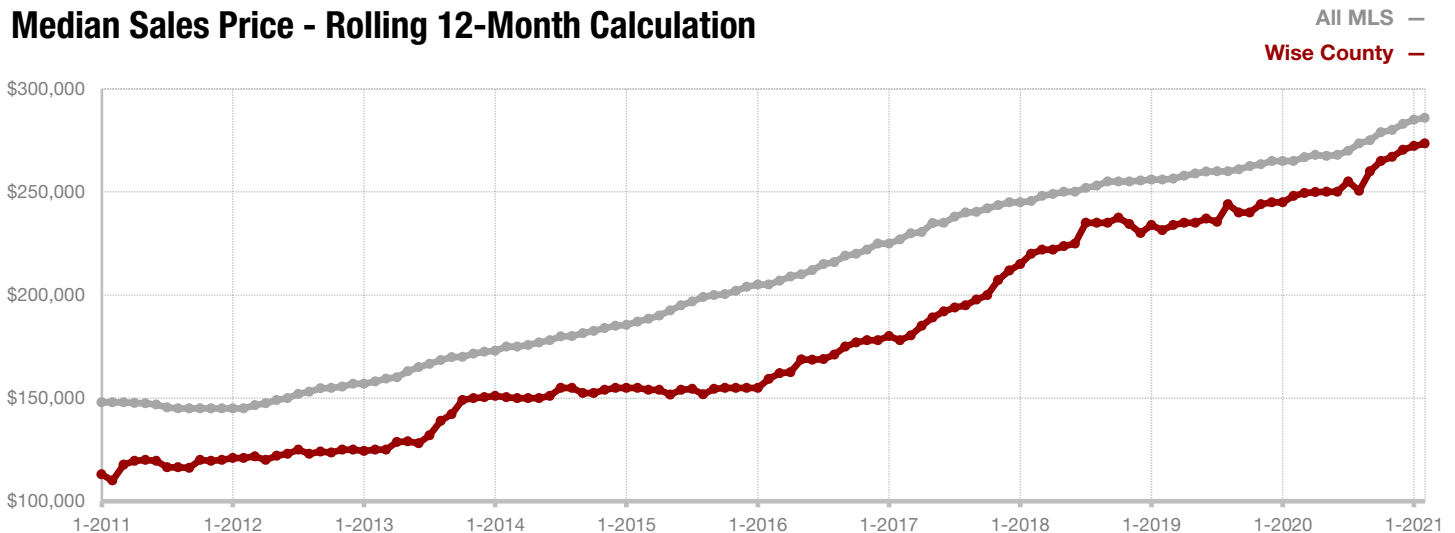
Change in  
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	105	105	0.0%	216	219	+ 1.4%
Pending Sales	84	104	+ 23.8%	174	213	+ 22.4%
Closed Sales	63	68	+ 7.9%	131	132	+ 0.8%
Average Sales Price*	\$262,044	\$325,642	+ 24.3%	\$266,949	\$315,944	+ 18.4%
Median Sales Price*	\$248,000	\$272,950	+ 10.1%	\$248,000	\$270,450	+ 9.1%
Percent of Original List Price Received*	95.0%	97.6%	+ 2.7%	94.2%	97.9%	+ 3.9%
Days on Market Until Sale	65	53	- 18.5%	75	56	- 25.3%
Inventory of Homes for Sale	336	151	- 55.1%	--	--	--
Months Supply of Inventory	3.9	1.4	- 75.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2021

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



**- 30.0%**

**- 16.7%**

**+ 31.3%**

Change in  
New Listings

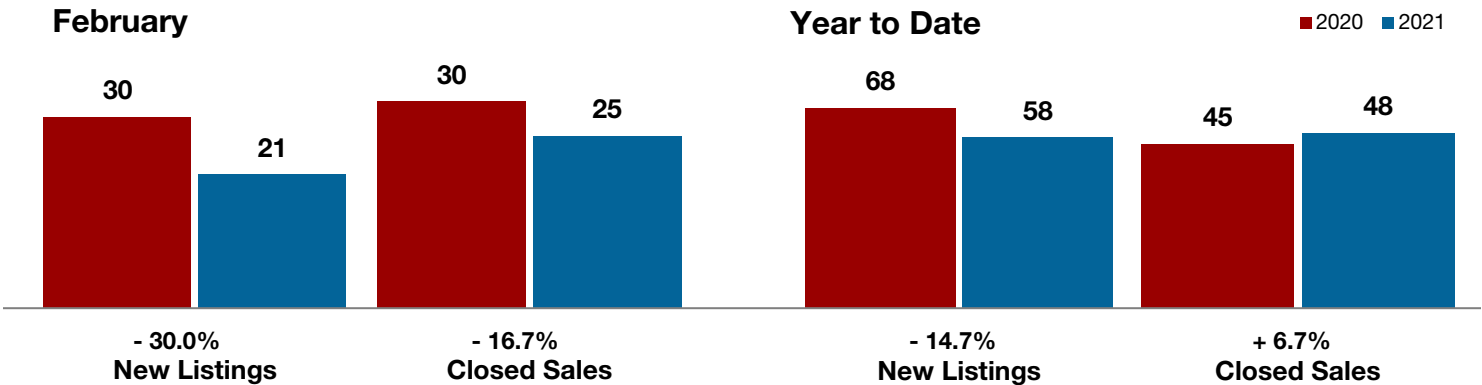
Change in  
Closed Sales

Change in  
Median Sales Price

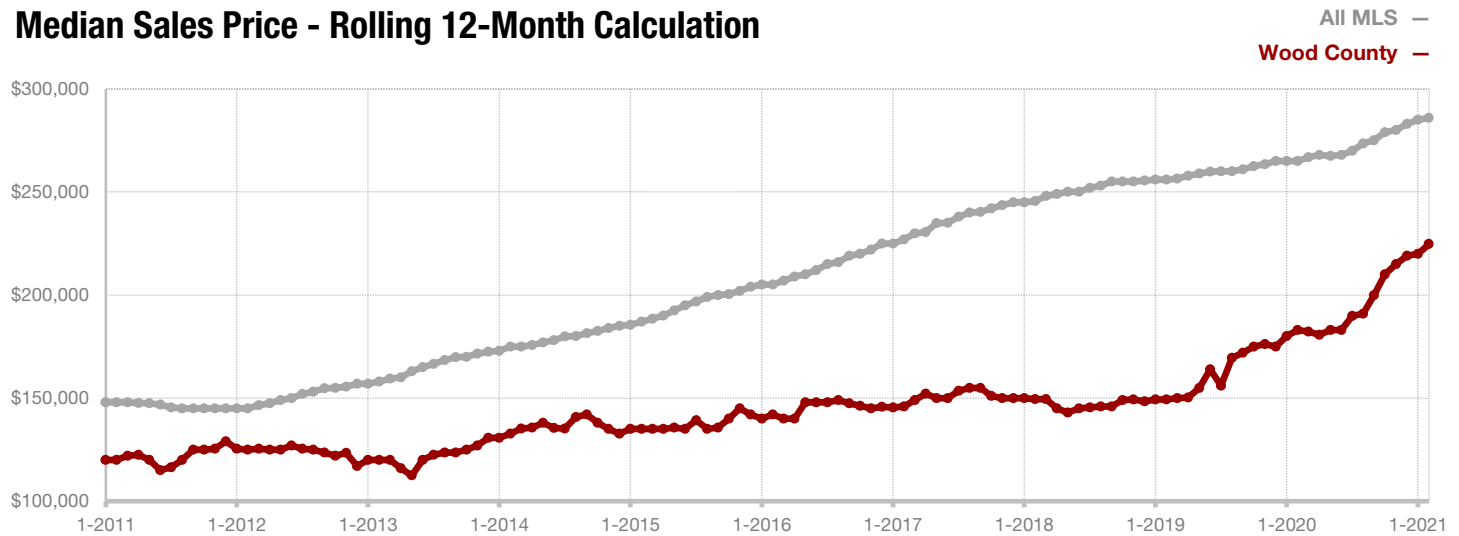
## Wood County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	30	21	- 30.0%	68	58	- 14.7%
Pending Sales	32	30	- 6.3%	61	64	+ 4.9%
Closed Sales	30	25	- 16.7%	45	48	+ 6.7%
Average Sales Price*	\$241,815	<b>\$275,150</b>	+ 13.8%	\$228,725	<b>\$256,844</b>	+ 12.3%
Median Sales Price*	\$167,500	<b>\$220,000</b>	+ 31.3%	\$189,000	<b>\$217,500</b>	+ 15.1%
Percent of Original List Price Received*	92.3%	<b>94.8%</b>	+ 2.7%	91.5%	<b>95.8%</b>	+ 4.7%
Days on Market Until Sale	115	49	- 57.4%	105	49	- 53.3%
Inventory of Homes for Sale	168	65	- 61.3%	--	--	--
Months Supply of Inventory	5.4	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 – February 2021

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



**- 33.3%**

**- 30.8%**

**+ 38.2%**

Change in  
New Listings

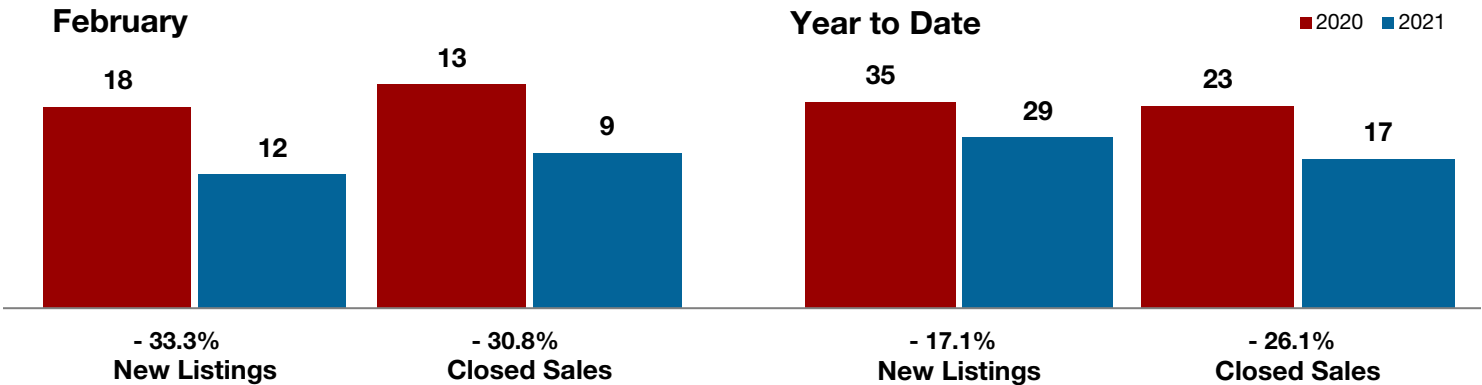
Change in  
Closed Sales

Change in  
Median Sales Price

## Young County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	18	12	- 33.3%	35	29	- 17.1%
Pending Sales	20	7	- 65.0%	40	21	- 47.5%
Closed Sales	13	9	- 30.8%	23	17	- 26.1%
Average Sales Price*	\$184,962	<b>\$195,378</b>	+ 5.6%	\$180,170	<b>\$154,106</b>	- 14.5%
Median Sales Price*	\$123,000	<b>\$170,000</b>	+ 38.2%	\$123,000	<b>\$144,000</b>	+ 17.1%
Percent of Original List Price Received*	88.5%	<b>91.9%</b>	+ 3.8%	87.6%	<b>88.5%</b>	+ 1.0%
Days on Market Until Sale	205	<b>38</b>	- 81.5%	166	<b>101</b>	- 39.2%
Inventory of Homes for Sale	70	<b>43</b>	- 38.6%	--	--	--
Months Supply of Inventory	5.2	<b>3.6</b>	- 20.0%	--	--	--

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



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

