

Local Market Updates

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



January 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 – January 2021

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



- 20.0%

Change in
New Listings

- 25.0%

Change in
Closed Sales

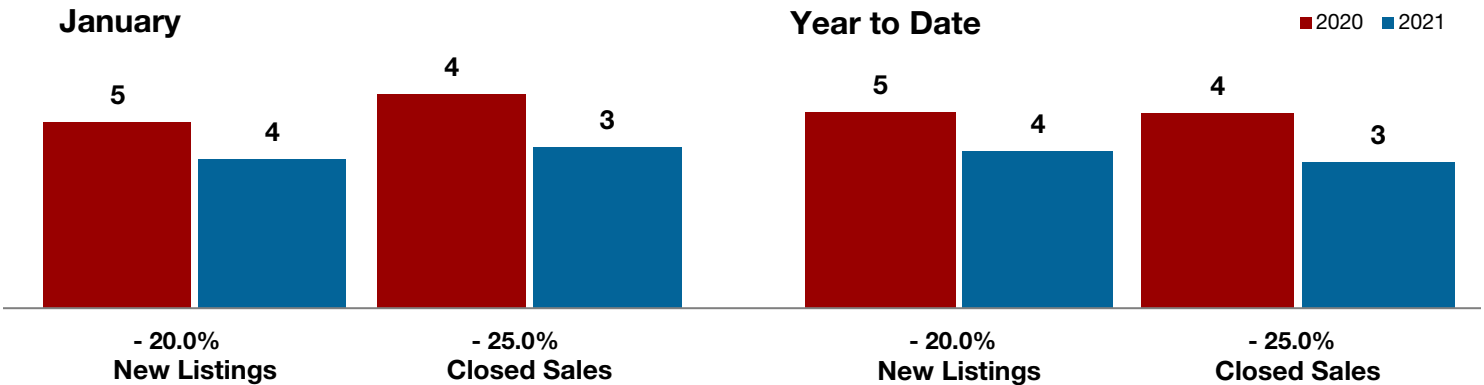
- 29.2%

Change in
Median Sales Price

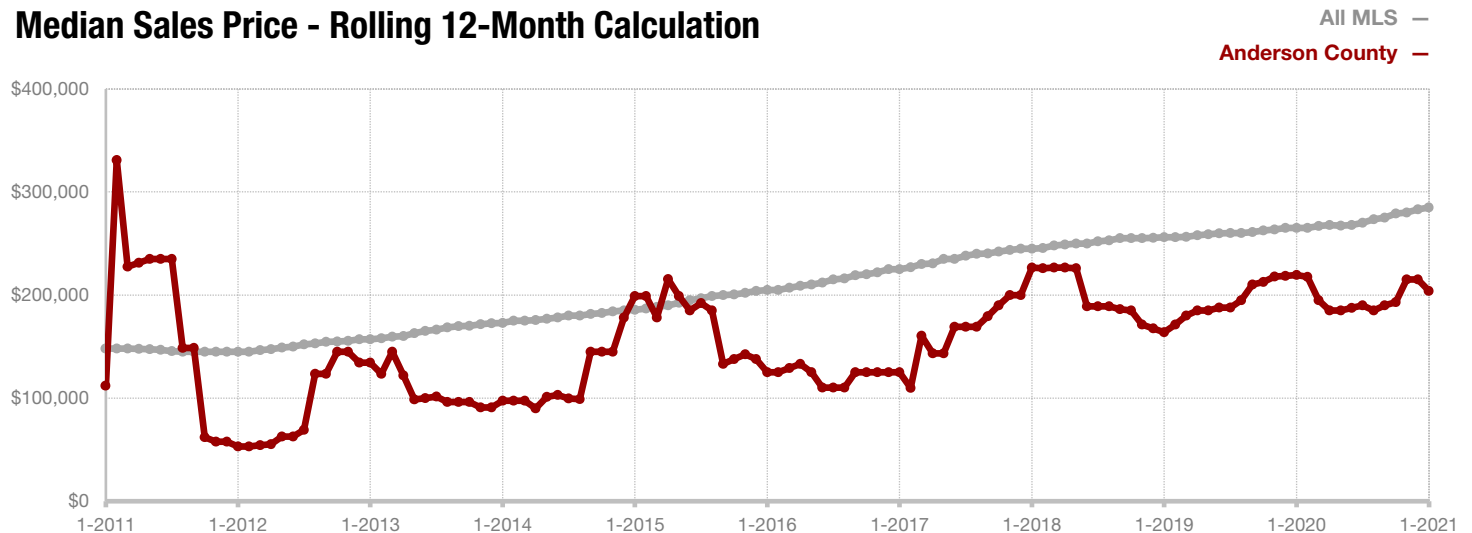
Anderson County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	5	4	- 20.0%	5	4	- 20.0%
Pending Sales	3	8	+ 166.7%	3	8	+ 166.7%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Average Sales Price*	\$307,974	\$190,500	- 38.1%	\$307,974	\$190,500	- 38.1%
Median Sales Price*	\$240,000	\$170,000	- 29.2%	\$240,000	\$170,000	- 29.2%
Percent of Original List Price Received*	92.4%	92.6%	+ 0.2%	92.4%	92.6%	+ 0.2%
Days on Market Until Sale	102	29	- 71.6%	102	29	- 71.6%
Inventory of Homes for Sale	30	12	- 60.0%	--	--	--
Months Supply of Inventory	6.8	2.4	- 71.4%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 60.9%

0.0%

- 26.7%

Change in
New Listings

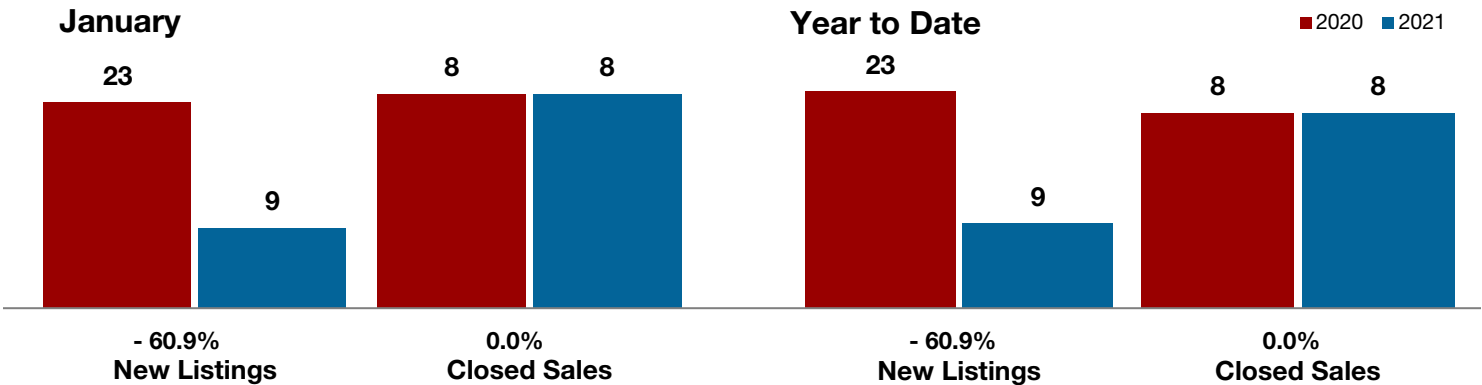
Change in
Closed Sales

Change in
Median Sales Price

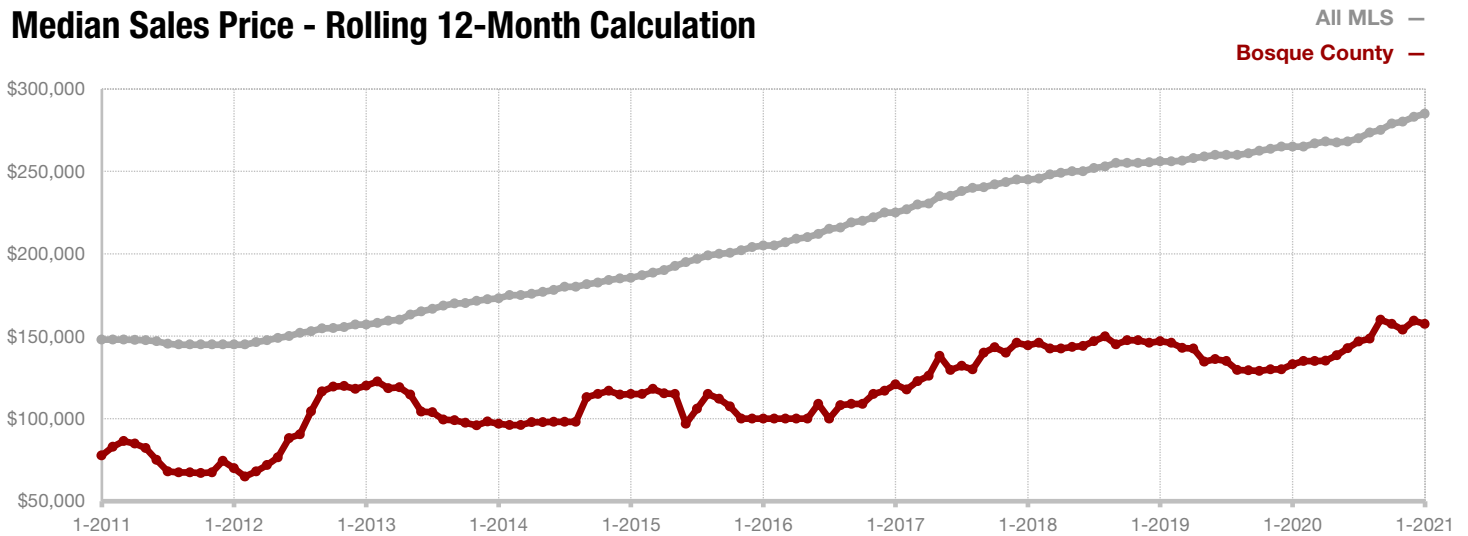
Bosque County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	23	9	- 60.9%	23	9	- 60.9%
Pending Sales	10	13	+ 30.0%	10	13	+ 30.0%
Closed Sales	8	8	0.0%	8	8	0.0%
Average Sales Price*	\$305,575	\$239,950	- 21.5%	\$305,575	\$239,950	- 21.5%
Median Sales Price*	\$219,500	\$160,800	- 26.7%	\$219,500	\$160,800	- 26.7%
Percent of Original List Price Received*	96.5%	93.1%	- 3.5%	96.5%	93.1%	- 3.5%
Days on Market Until Sale	66	101	+ 53.0%	66	101	+ 53.0%
Inventory of Homes for Sale	85	49	- 42.4%	--	--	--
Months Supply of Inventory	6.3	3.4	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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- 1.9%

+ 41.9%

+ 2.9%

Change in
New Listings

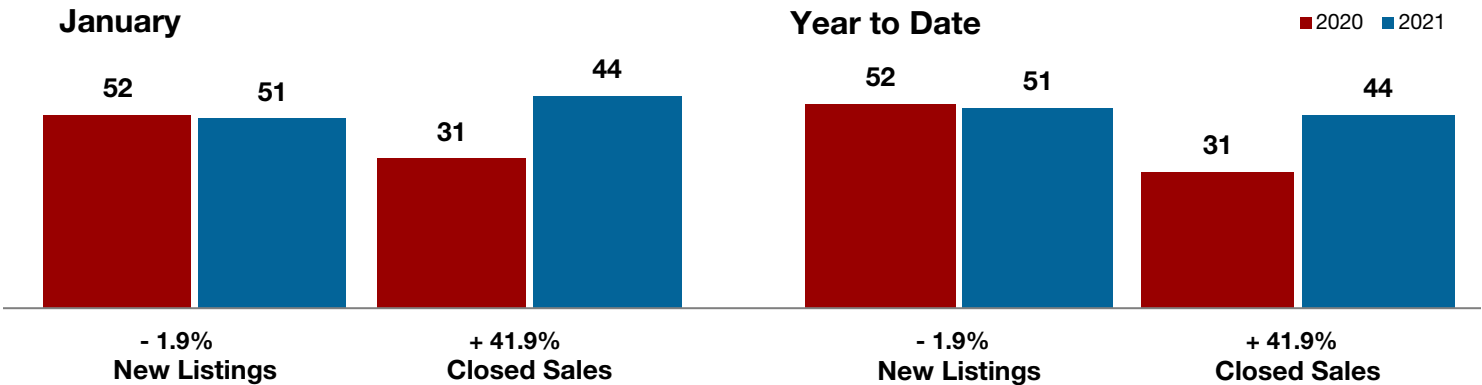
Change in
Closed Sales

Change in
Median Sales Price

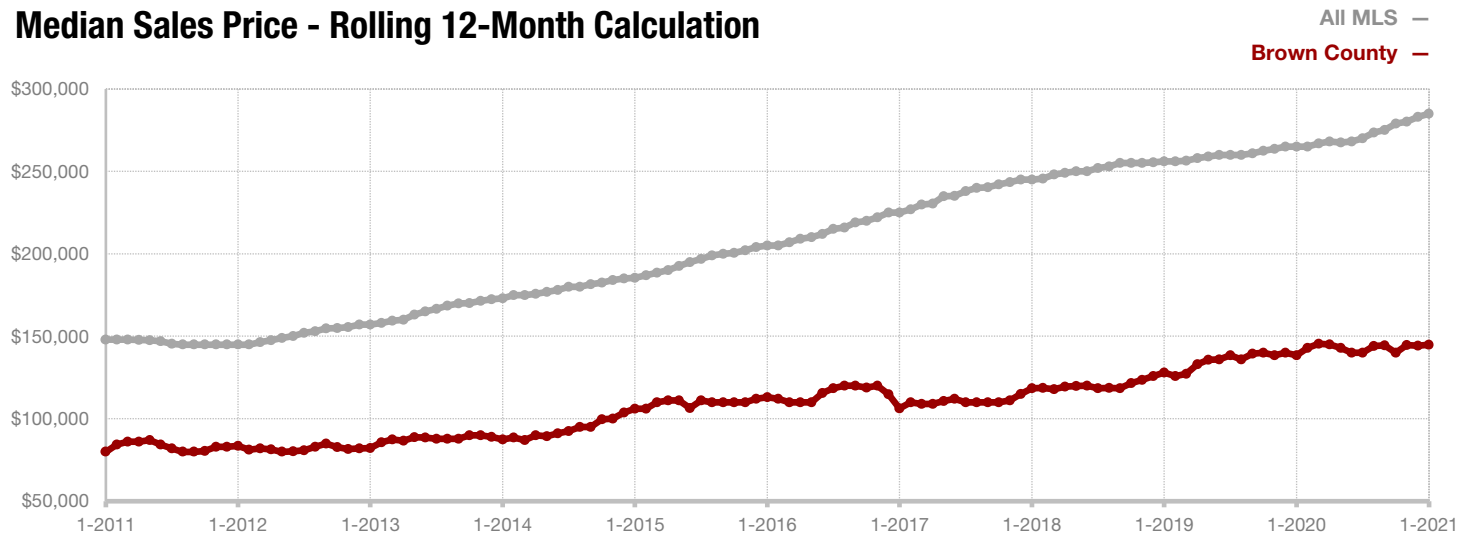
Brown County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	52	51	- 1.9%	52	51	- 1.9%
Pending Sales	39	43	+ 10.3%	39	43	+ 10.3%
Closed Sales	31	44	+ 41.9%	31	44	+ 41.9%
Average Sales Price*	\$162,606	\$198,675	+ 22.2%	\$162,606	\$198,675	+ 22.2%
Median Sales Price*	\$127,500	\$131,200	+ 2.9%	\$127,500	\$131,200	+ 2.9%
Percent of Original List Price Received*	92.2%	91.8%	- 0.4%	92.2%	91.8%	- 0.4%
Days on Market Until Sale	86	99	+ 15.1%	86	99	+ 15.1%
Inventory of Homes for Sale	189	103	- 45.5%	--	--	--
Months Supply of Inventory	4.6	2.3	- 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 71.4%

+ 14.3%

+ 53.0%

Change in
New Listings

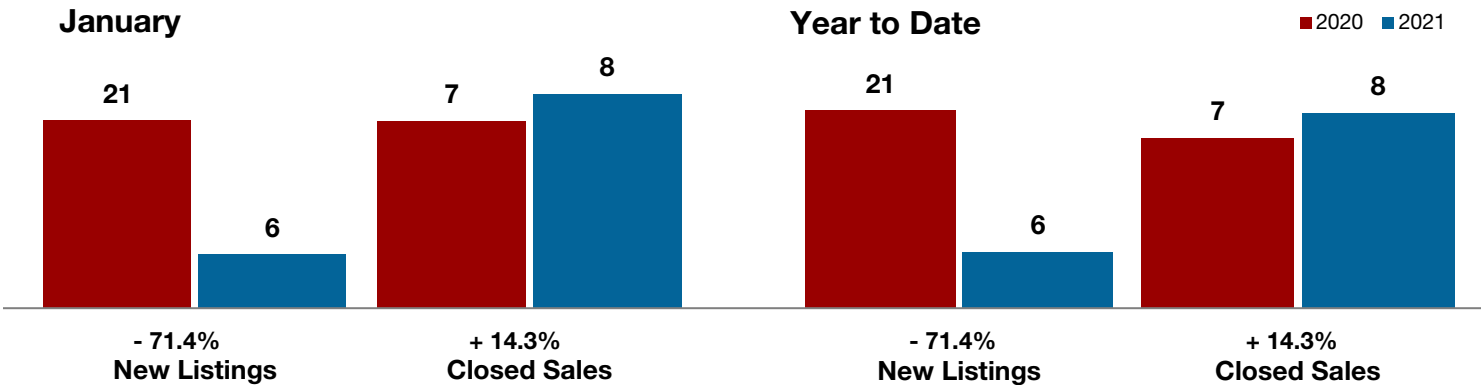
Change in
Closed Sales

Change in
Median Sales Price

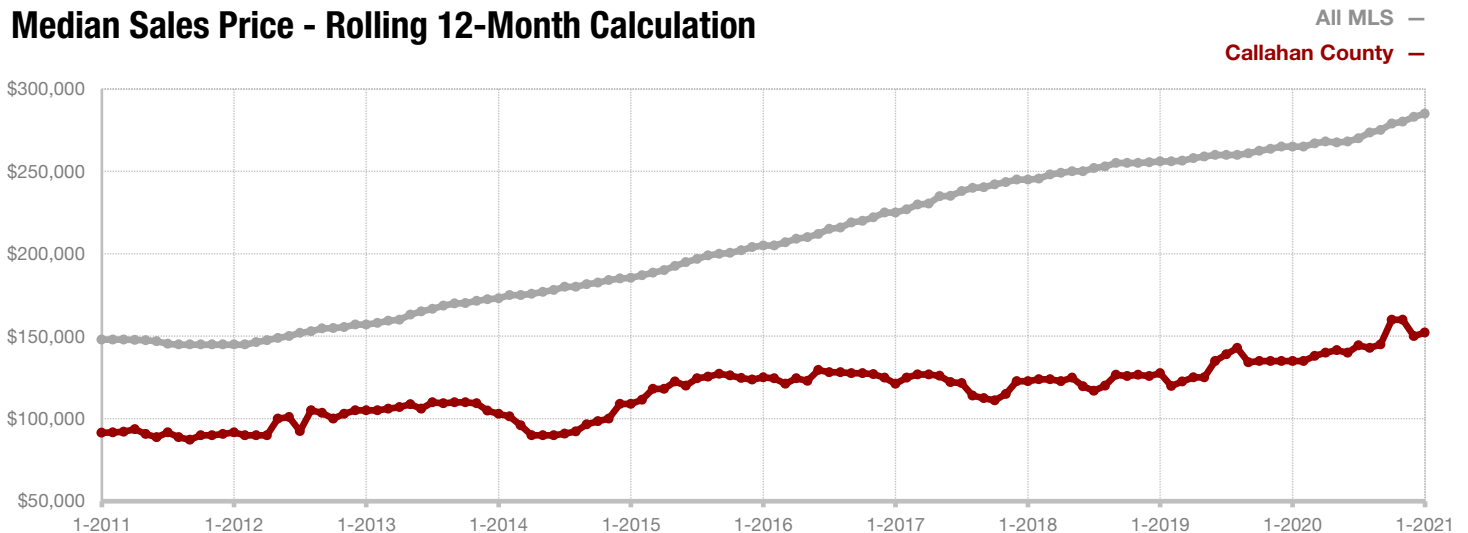
Callahan County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	21	6	- 71.4%	21	6	- 71.4%
Pending Sales	12	11	- 8.3%	12	11	- 8.3%
Closed Sales	7	8	+ 14.3%	7	8	+ 14.3%
Average Sales Price*	\$169,821	\$154,238	- 9.2%	\$169,821	\$154,238	- 9.2%
Median Sales Price*	\$110,000	\$168,250	+ 53.0%	\$110,000	\$168,250	+ 53.0%
Percent of Original List Price Received*	96.2%	95.0%	- 1.2%	96.2%	95.0%	- 1.2%
Days on Market Until Sale	52	88	+ 69.2%	52	88	+ 69.2%
Inventory of Homes for Sale	47	20	- 57.4%	--	--	--
Months Supply of Inventory	3.9	1.5	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



0.0%

- 100.0%

--

Change in
New Listings

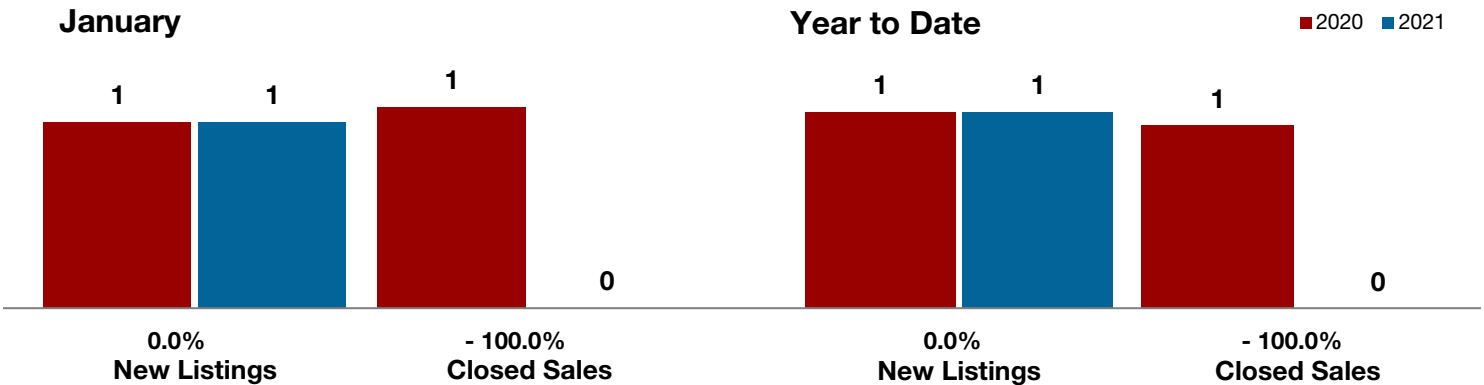
Change in
Closed Sales

Change in
Median Sales Price

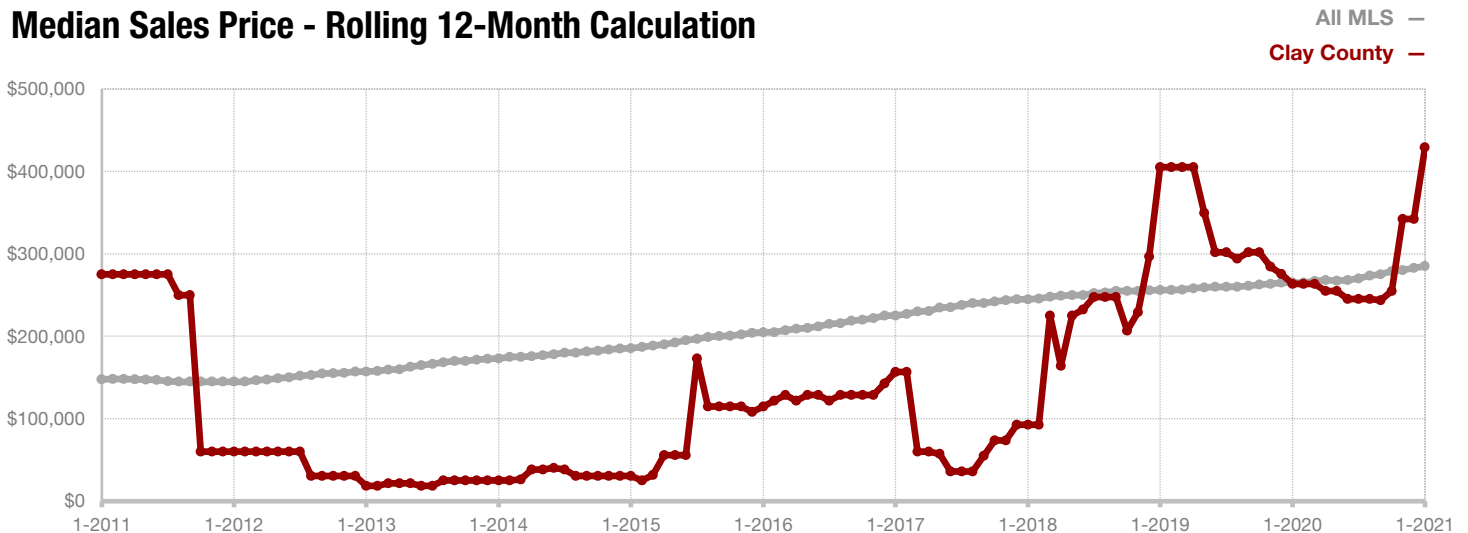
Clay County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	0	1	--	0	1	--
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Average Sales Price*	\$255,000	--	--	\$255,000	--	--
Median Sales Price*	\$255,000	--	--	\$255,000	--	--
Percent of Original List Price Received*	99.0%	--	--	99.0%	--	--
Days on Market Until Sale	13	--	--	13	--	--
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	5.1	3.8	- 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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- 38.5%

- 42.9%

+ 113.6%

Change in
New Listings

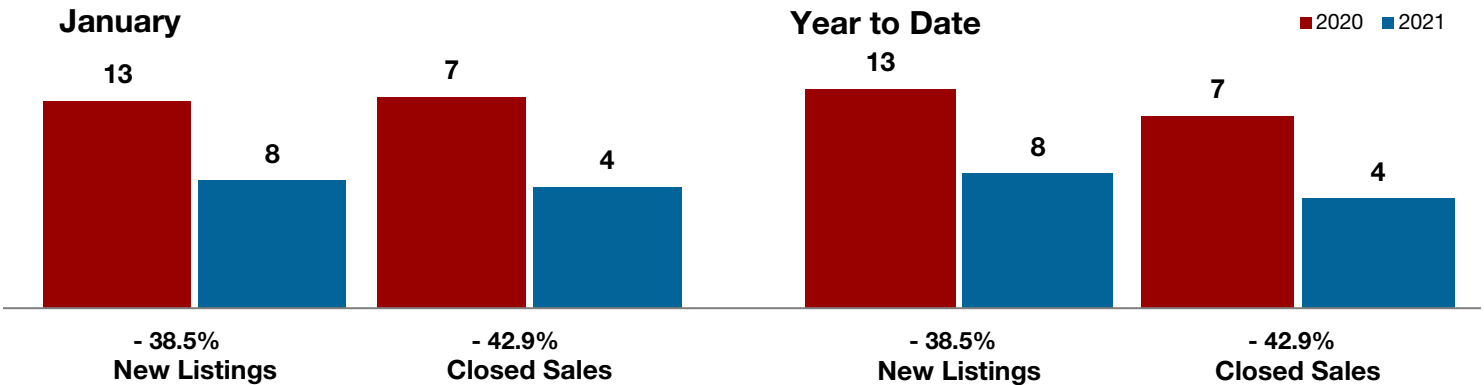
Change in
Closed Sales

Change in
Median Sales Price

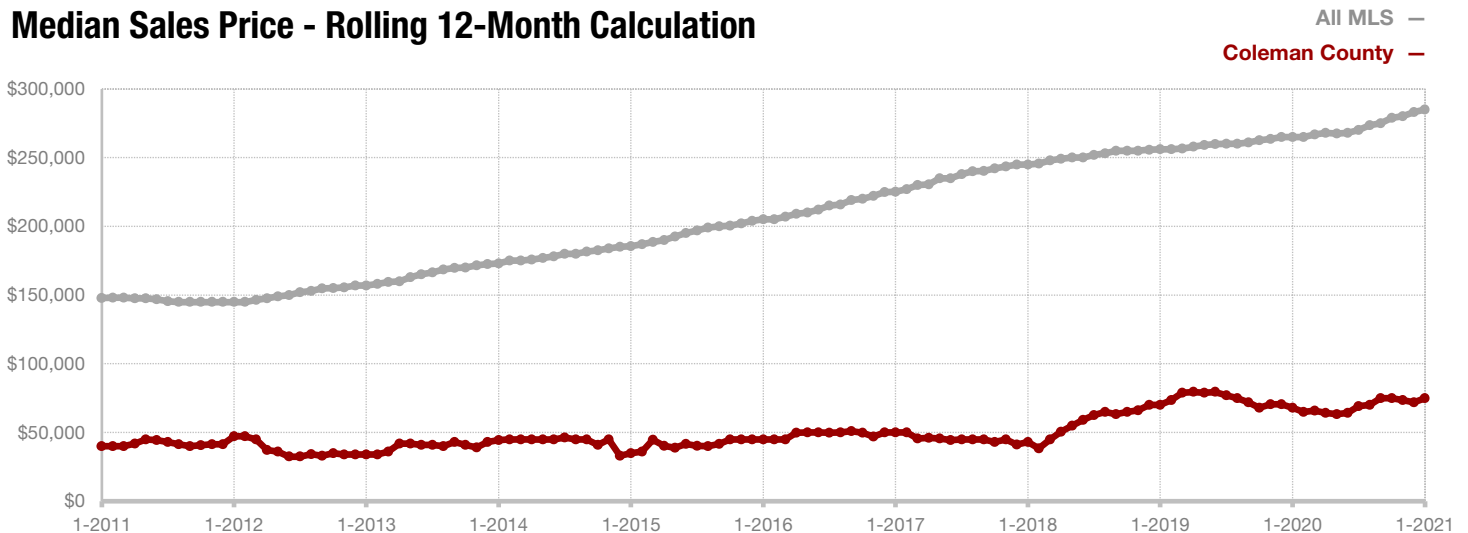
Coleman County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	13	8	- 38.5%	13	8	- 38.5%
Pending Sales	9	8	- 11.1%	9	8	- 11.1%
Closed Sales	7	4	- 42.9%	7	4	- 42.9%
Average Sales Price*	\$61,500	\$161,250	+ 162.2%	\$61,500	\$161,250	+ 162.2%
Median Sales Price*	\$55,000	\$117,500	+ 113.6%	\$55,000	\$117,500	+ 113.6%
Percent of Original List Price Received*	83.6%	95.2%	+ 13.9%	83.6%	95.2%	+ 13.9%
Days on Market Until Sale	192	125	- 34.9%	192	125	- 34.9%
Inventory of Homes for Sale	61	31	- 49.2%	--	--	--
Months Supply of Inventory	8.4	4.0	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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- 14.7%

+ 1.9%

+ 12.0%

Change in
New Listings

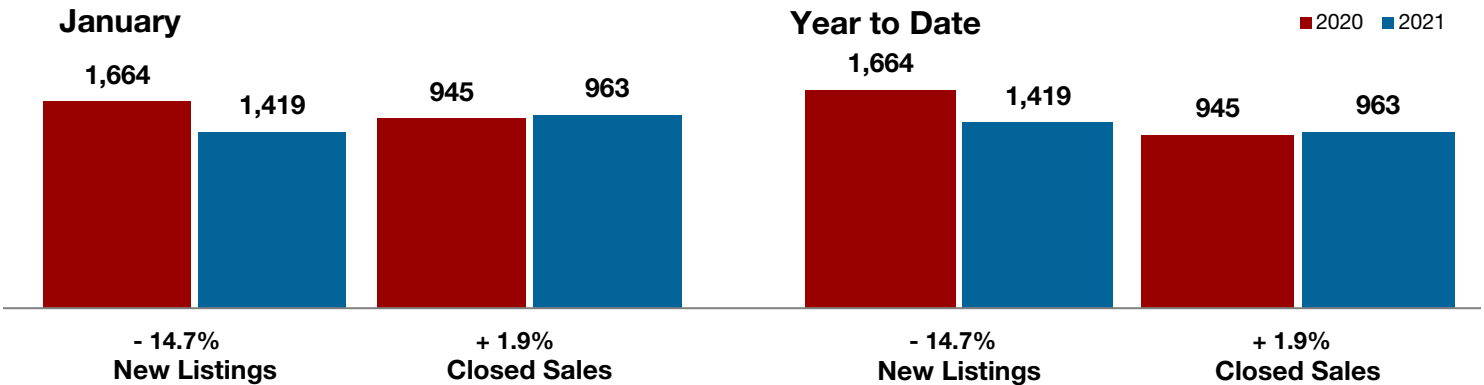
Change in
Closed Sales

Change in
Median Sales Price

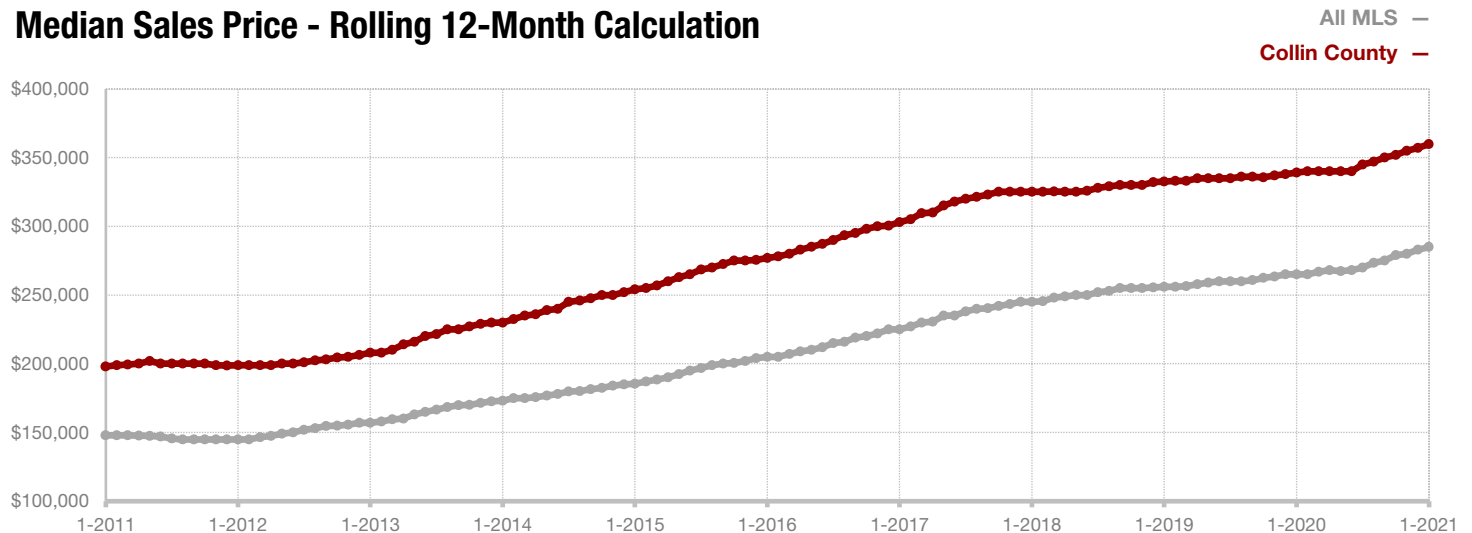
Collin County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,664	1,419	- 14.7%	1,664	1,419	- 14.7%
Pending Sales	1,327	1,320	- 0.5%	1,327	1,320	- 0.5%
Closed Sales	945	963	+ 1.9%	945	963	+ 1.9%
Average Sales Price*	\$372,824	\$418,626	+ 12.3%	\$372,824	\$418,626	+ 12.3%
Median Sales Price*	\$332,500	\$372,500	+ 12.0%	\$332,500	\$372,500	+ 12.0%
Percent of Original List Price Received*	95.1%	98.9%	+ 4.0%	95.1%	98.9%	+ 4.0%
Days on Market Until Sale	72	38	- 47.2%	72	38	- 47.2%
Inventory of Homes for Sale	3,536	1,129	- 68.1%	--	--	--
Months Supply of Inventory	2.5	0.7	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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- 40.0%

+ 66.7%

+ 14.3%

Change in
New Listings

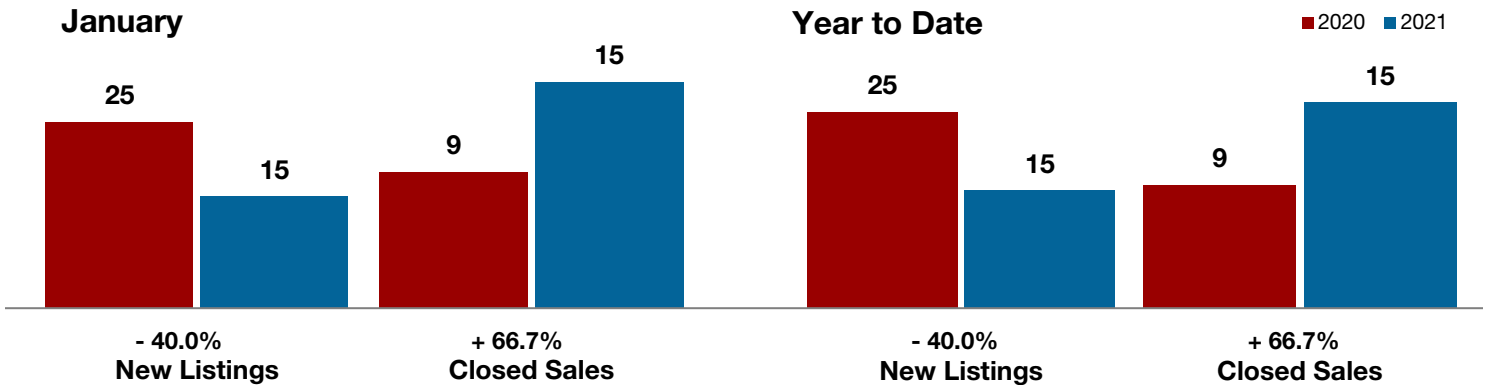
Change in
Closed Sales

Change in
Median Sales Price

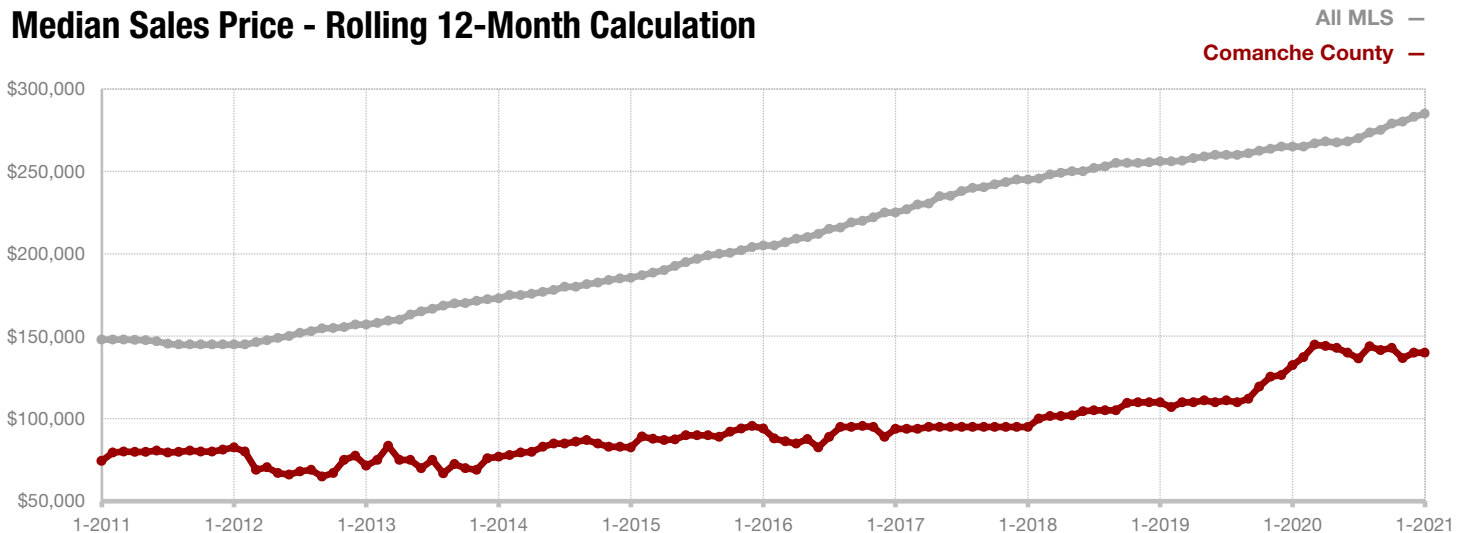
Comanche County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	25	15	- 40.0%	25	15	- 40.0%
Pending Sales	5	9	+ 80.0%	5	9	+ 80.0%
Closed Sales	9	15	+ 66.7%	9	15	+ 66.7%
Average Sales Price*	\$180,211	\$269,367	+ 49.5%	\$180,211	\$269,367	+ 49.5%
Median Sales Price*	\$175,000	\$200,000	+ 14.3%	\$175,000	\$200,000	+ 14.3%
Percent of Original List Price Received*	92.4%	94.8%	+ 2.6%	92.4%	94.8%	+ 2.6%
Days on Market Until Sale	104	67	- 35.6%	104	67	- 35.6%
Inventory of Homes for Sale	95	48	- 49.5%	--	--	--
Months Supply of Inventory	9.1	3.2	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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- 26.2%

Change in
New Listings

- 9.4%

Change in
Closed Sales

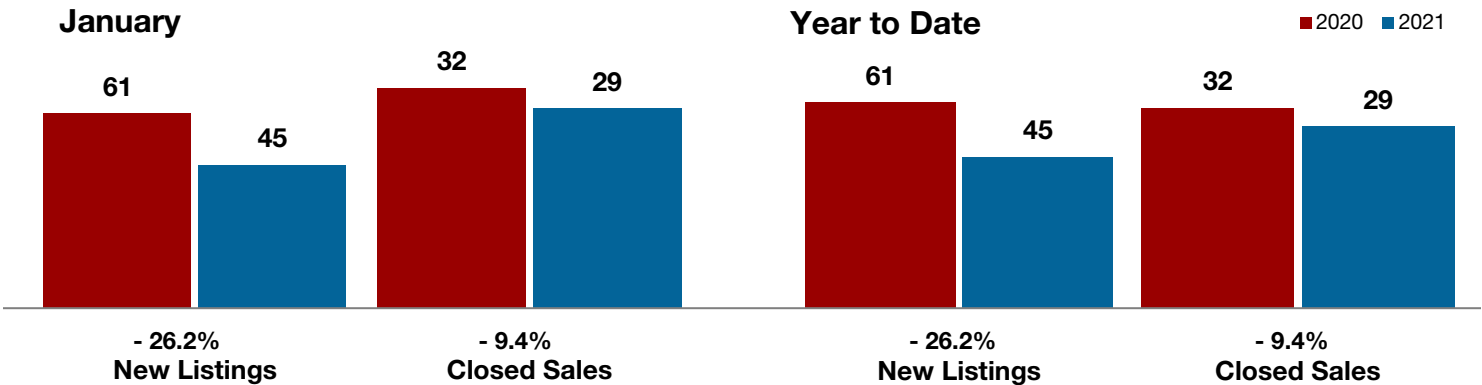
+ 6.8%

Change in
Median Sales Price

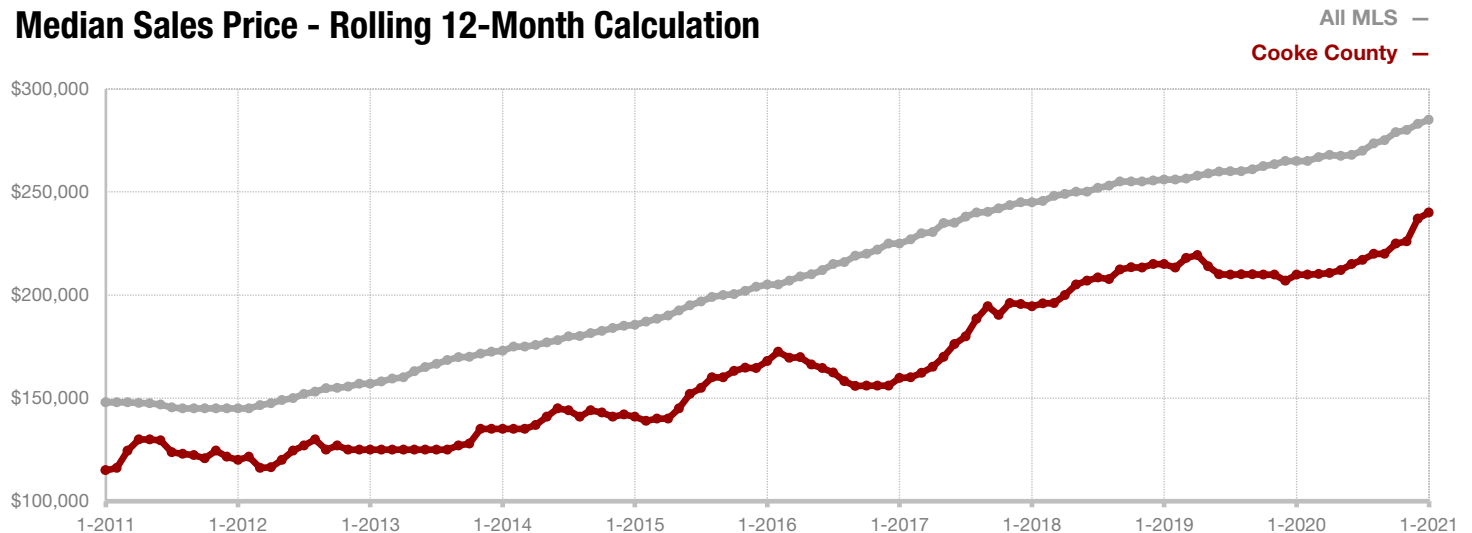
Cooke County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	61	45	- 26.2%	61	45	- 26.2%
Pending Sales	47	27	- 42.6%	47	27	- 42.6%
Closed Sales	32	29	- 9.4%	32	29	- 9.4%
Average Sales Price*	\$238,538	\$313,521	+ 31.4%	\$238,538	\$313,521	+ 31.4%
Median Sales Price*	\$220,000	\$235,000	+ 6.8%	\$220,000	\$235,000	+ 6.8%
Percent of Original List Price Received*	93.8%	97.1%	+ 3.5%	93.8%	97.1%	+ 3.5%
Days on Market Until Sale	101	37	- 63.4%	101	37	- 63.4%
Inventory of Homes for Sale	163	76	- 53.4%	--	--	--
Months Supply of Inventory	4.3	1.7	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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- 18.4%

+ 7.8%

+ 14.3%

Change in
New Listings

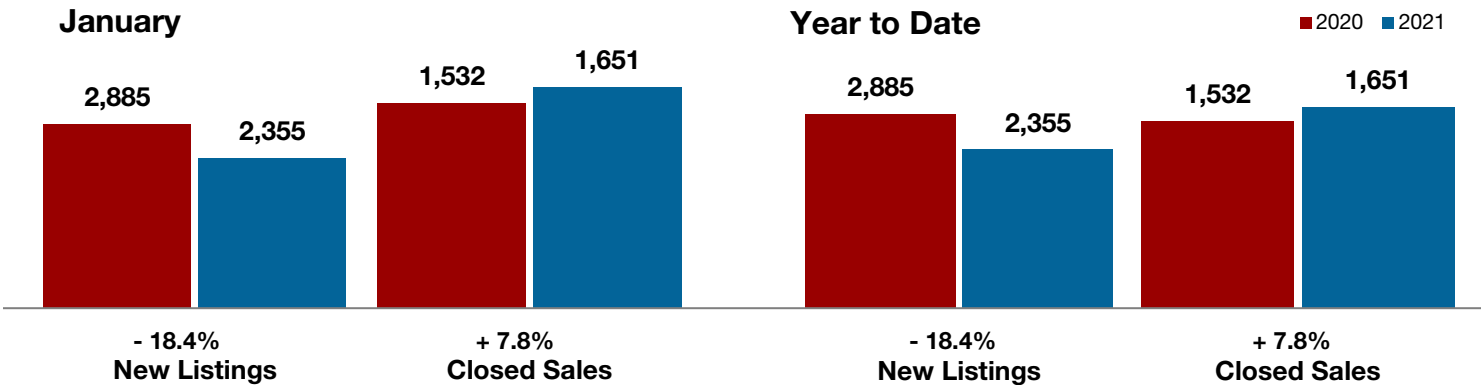
Change in
Closed Sales

Change in
Median Sales Price

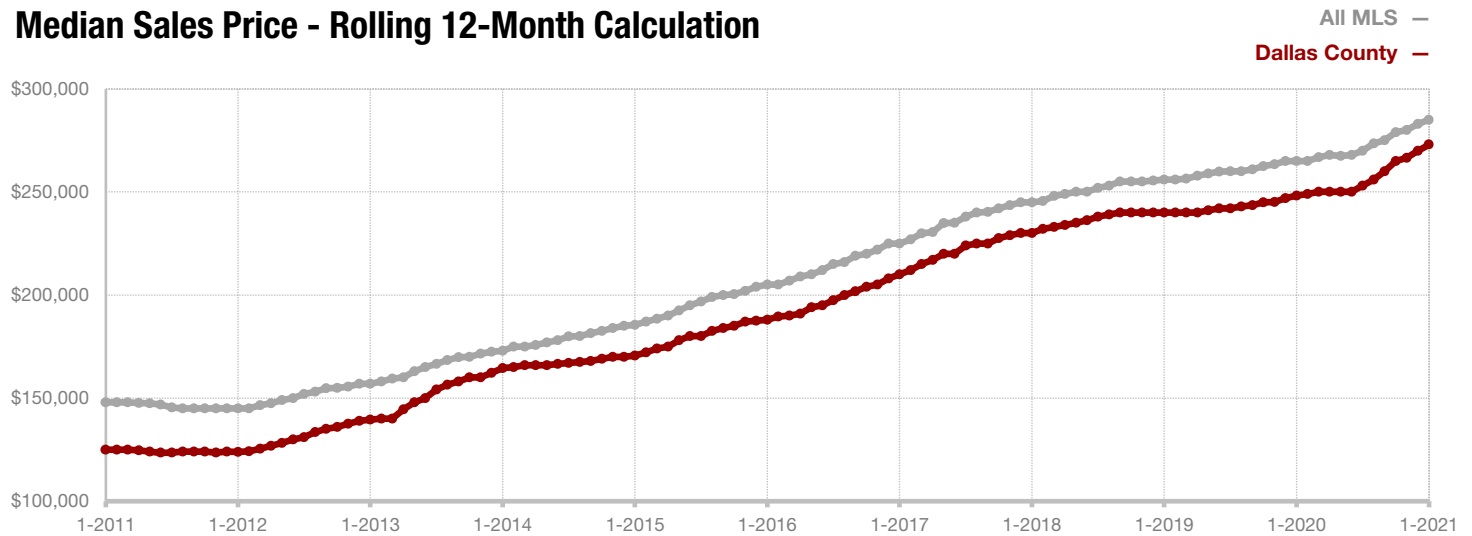
Dallas County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,885	2,355	- 18.4%	2,885	2,355	- 18.4%
Pending Sales	1,972	2,043	+ 3.6%	1,972	2,043	+ 3.6%
Closed Sales	1,532	1,651	+ 7.8%	1,532	1,651	+ 7.8%
Average Sales Price*	\$350,985	\$399,830	+ 13.9%	\$350,985	\$399,830	+ 13.9%
Median Sales Price*	\$238,000	\$272,000	+ 14.3%	\$238,000	\$272,000	+ 14.3%
Percent of Original List Price Received*	94.9%	97.3%	+ 2.5%	94.9%	97.3%	+ 2.5%
Days on Market Until Sale	56	42	- 25.0%	56	42	- 25.0%
Inventory of Homes for Sale	5,718	3,294	- 42.4%	--	--	--
Months Supply of Inventory	2.7	1.5	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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Delta County

0.0%

+ 150.0%

+ 73.0%

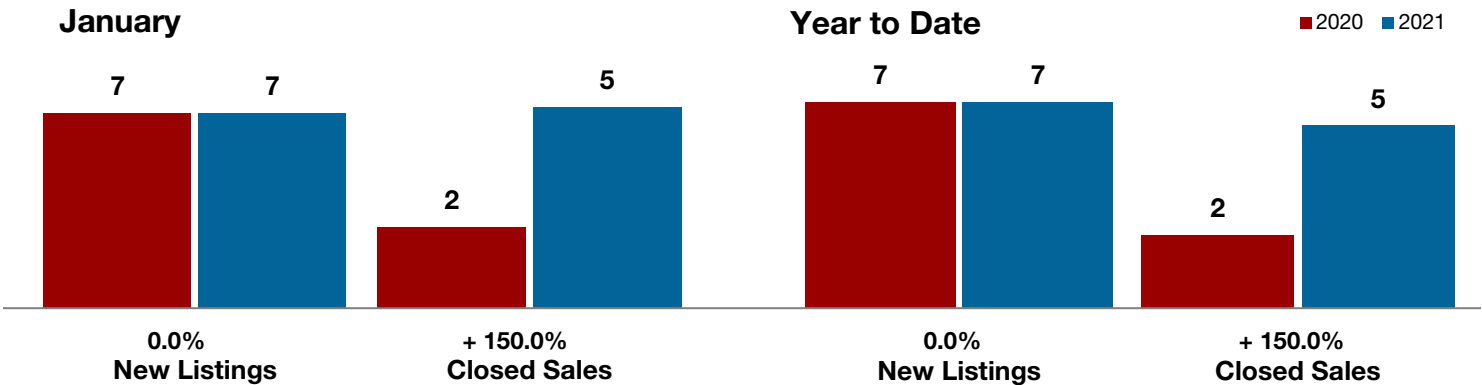
Change in
New Listings

Change in
Closed Sales

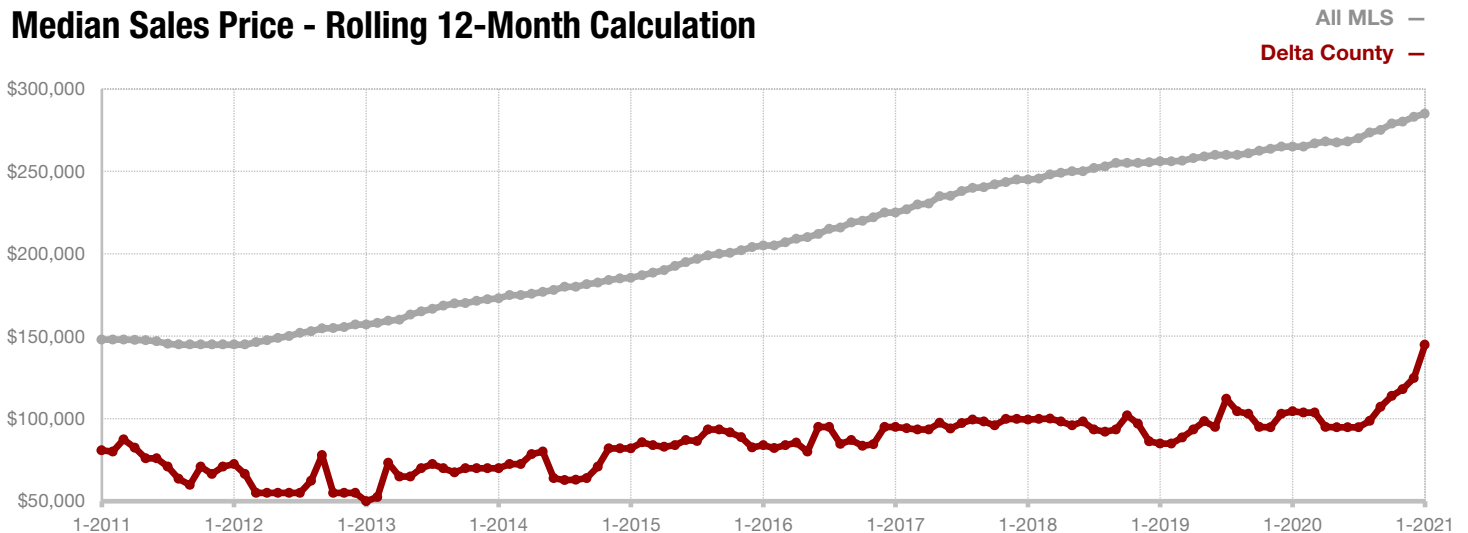
Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	7	7	0.0%	7	7	0.0%
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	2	5	+ 150.0%	2	5	+ 150.0%
Average Sales Price*	\$144,500	\$267,300	+ 85.0%	\$144,500	\$267,300	+ 85.0%
Median Sales Price*	\$144,500	\$250,000	+ 73.0%	\$144,500	\$250,000	+ 73.0%
Percent of Original List Price Received*	94.4%	88.2%	- 6.6%	94.4%	88.2%	- 6.6%
Days on Market Until Sale	10	102	+ 920.0%	10	102	+ 920.0%
Inventory of Homes for Sale	21	8	- 61.9%	--	--	--
Months Supply of Inventory	4.9	1.8	- 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 19.3%

Change in
New Listings

- 0.7%

Change in
Closed Sales

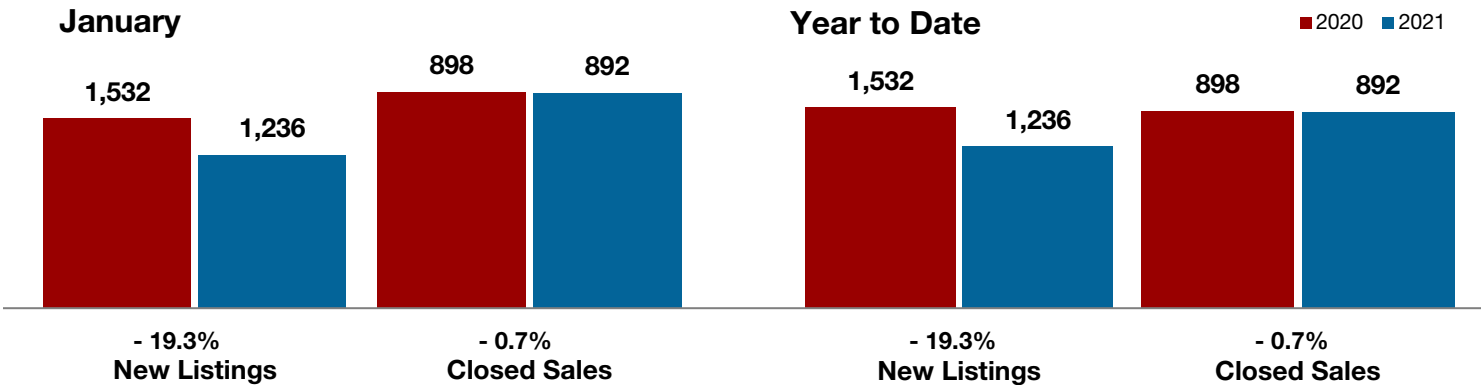
+ 7.0%

Change in
Median Sales Price

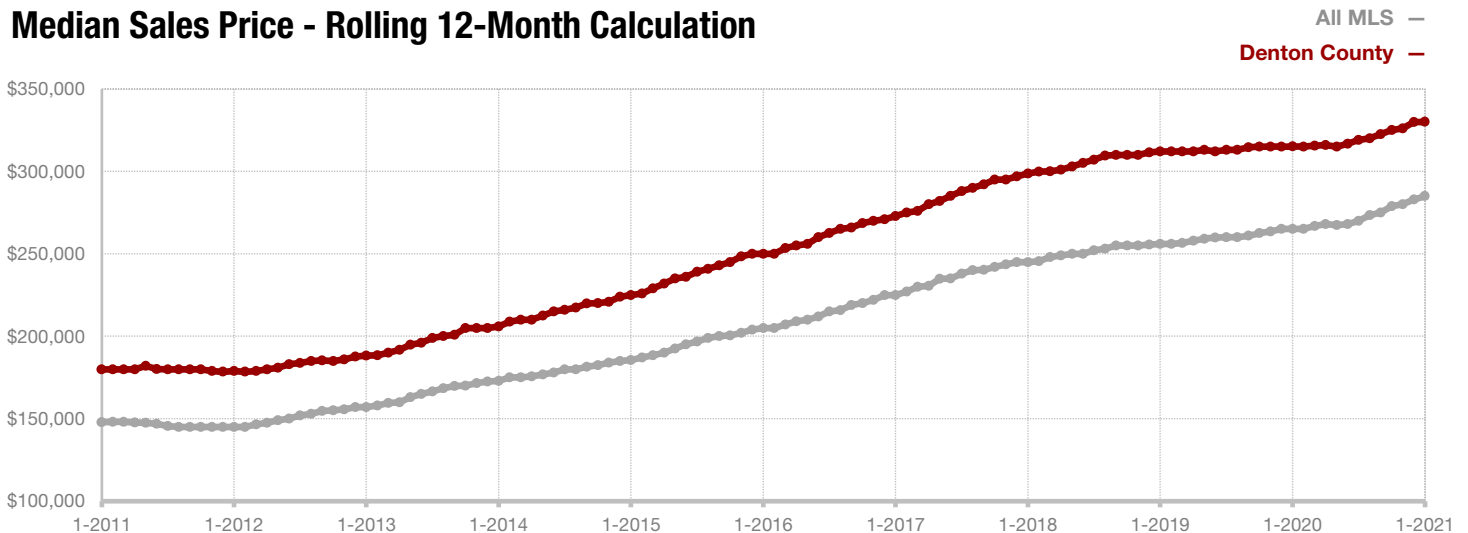
Denton County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,532	1,236	- 19.3%	1,532	1,236	- 19.3%
Pending Sales	1,257	1,185	- 5.7%	1,257	1,185	- 5.7%
Closed Sales	898	892	- 0.7%	898	892	- 0.7%
Average Sales Price*	\$358,632	\$407,876	+ 13.7%	\$358,632	\$407,876	+ 13.7%
Median Sales Price*	\$314,500	\$336,450	+ 7.0%	\$314,500	\$336,450	+ 7.0%
Percent of Original List Price Received*	95.6%	99.0%	+ 3.6%	95.6%	99.0%	+ 3.6%
Days on Market Until Sale	63	36	- 42.9%	63	36	- 42.9%
Inventory of Homes for Sale	3,129	1,087	- 65.3%	--	--	--
Months Supply of Inventory	2.3	0.7	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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- 23.5% **+ 700.0%** **+ 272.4%**

Change in
New Listings

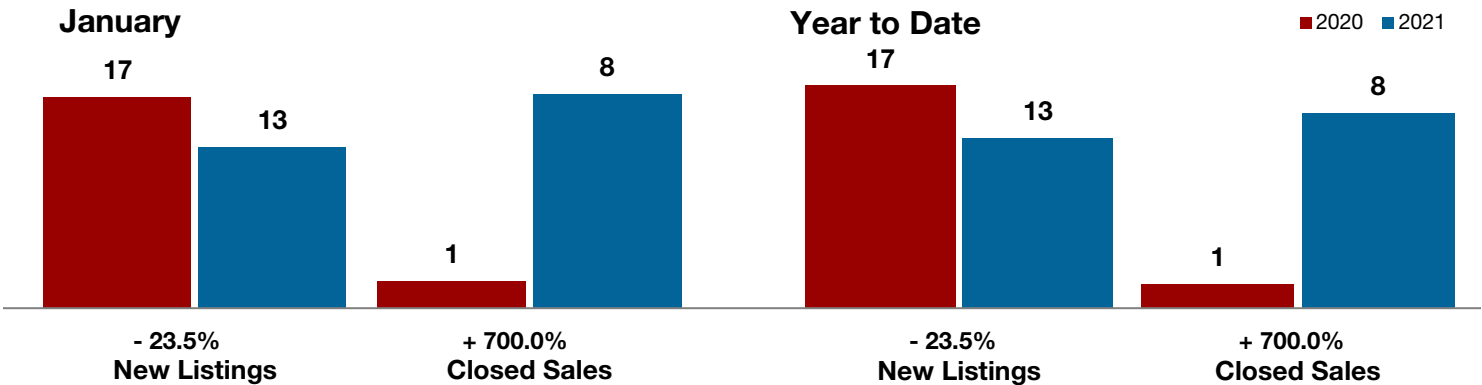
Change in
Closed Sales

Change in
Median Sales Price

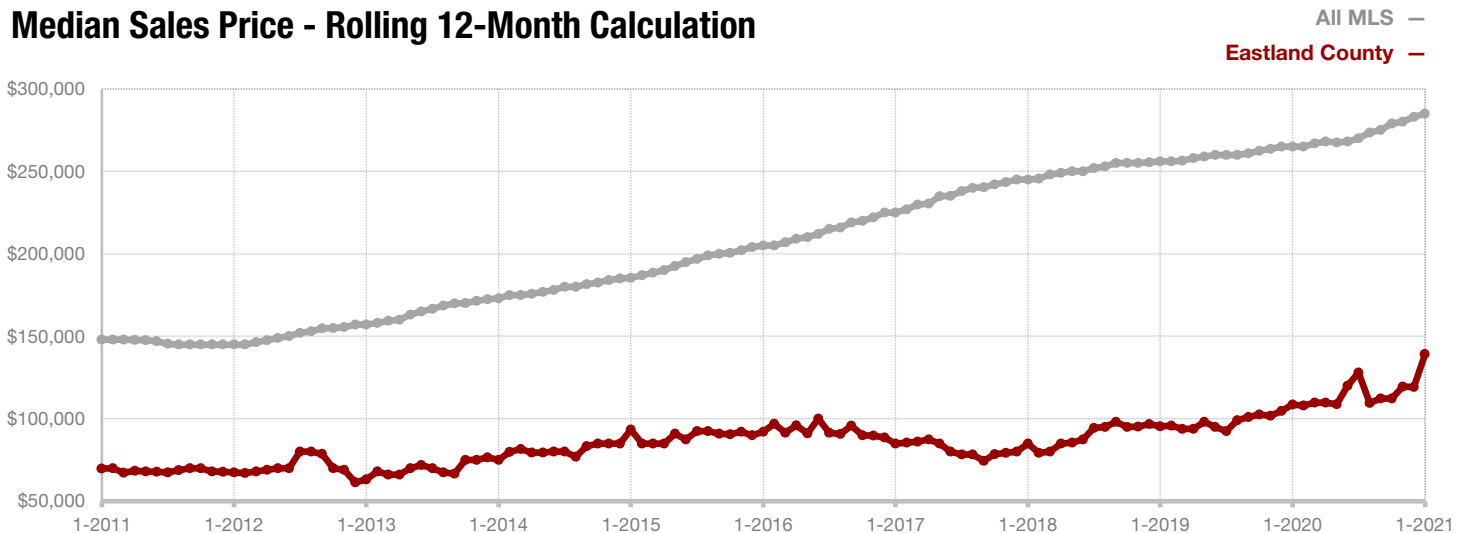
Eastland County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	17	13	- 23.5%	17	13	- 23.5%
Pending Sales	7	9	+ 28.6%	7	9	+ 28.6%
Closed Sales	1	8	+ 700.0%	1	8	+ 700.0%
Average Sales Price*	\$58,000	\$310,375	+ 435.1%	\$58,000	\$310,375	+ 435.1%
Median Sales Price*	\$58,000	\$216,000	+ 272.4%	\$58,000	\$216,000	+ 272.4%
Percent of Original List Price Received*	100.0%	93.3%	- 6.7%	100.0%	93.3%	- 6.7%
Days on Market Until Sale	3	20	+ 566.7%	3	20	+ 566.7%
Inventory of Homes for Sale	96	62	- 35.4%	--	--	--
Months Supply of Inventory	7.2	5.0	- 28.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 27.2%

- 13.3%

+ 18.4%

Change in
New Listings

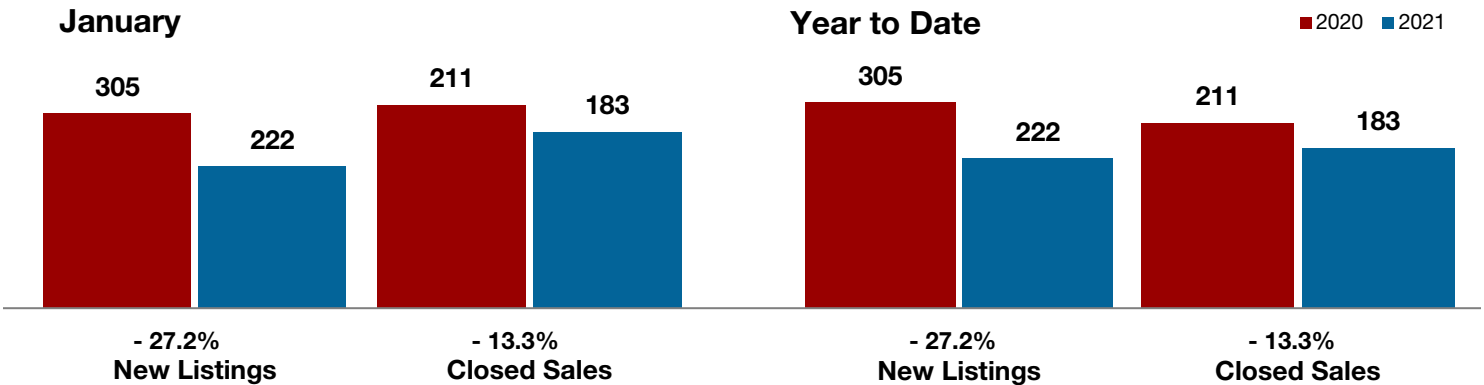
Change in
Closed Sales

Change in
Median Sales Price

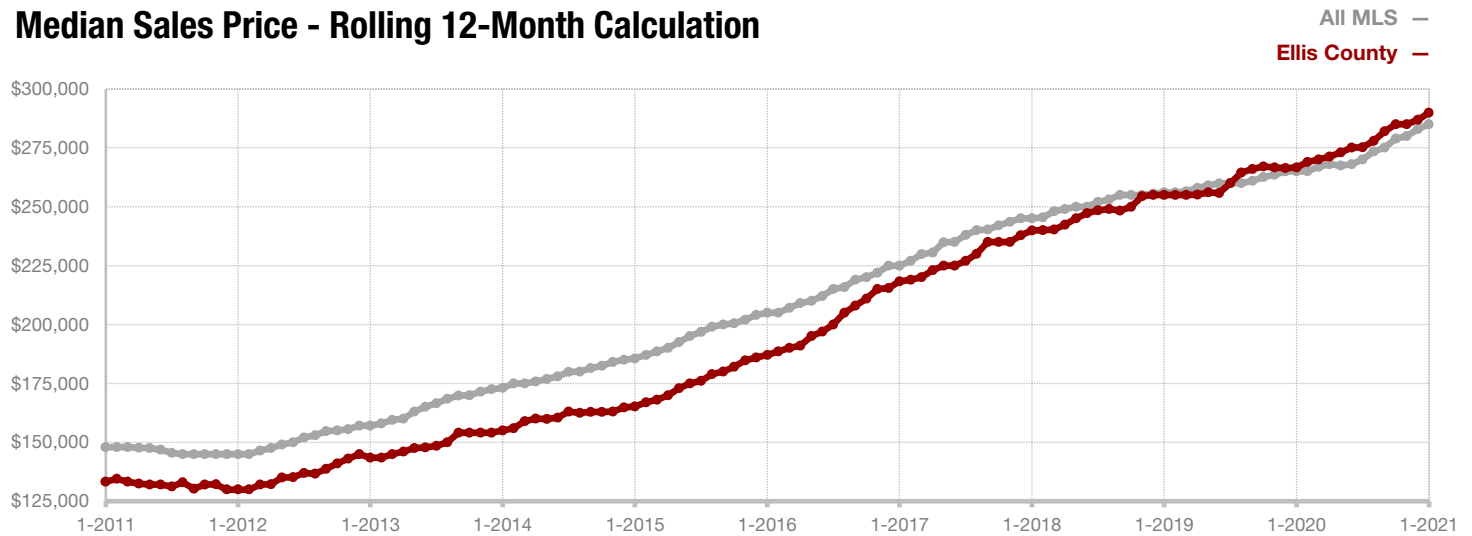
Ellis County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	305	222	- 27.2%	305	222	- 27.2%
Pending Sales	280	225	- 19.6%	280	225	- 19.6%
Closed Sales	211	183	- 13.3%	211	183	- 13.3%
Average Sales Price*	\$272,836	\$313,676	+ 15.0%	\$272,836	\$313,676	+ 15.0%
Median Sales Price*	\$253,095	\$299,585	+ 18.4%	\$253,095	\$299,585	+ 18.4%
Percent of Original List Price Received*	96.5%	98.1%	+ 1.7%	96.5%	98.1%	+ 1.7%
Days on Market Until Sale	63	41	- 34.9%	63	41	- 34.9%
Inventory of Homes for Sale	760	266	- 65.0%	--	--	--
Months Supply of Inventory	2.8	0.9	- 66.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 9.3%

+ 39.3%

+ 2.9%

Change in
New Listings

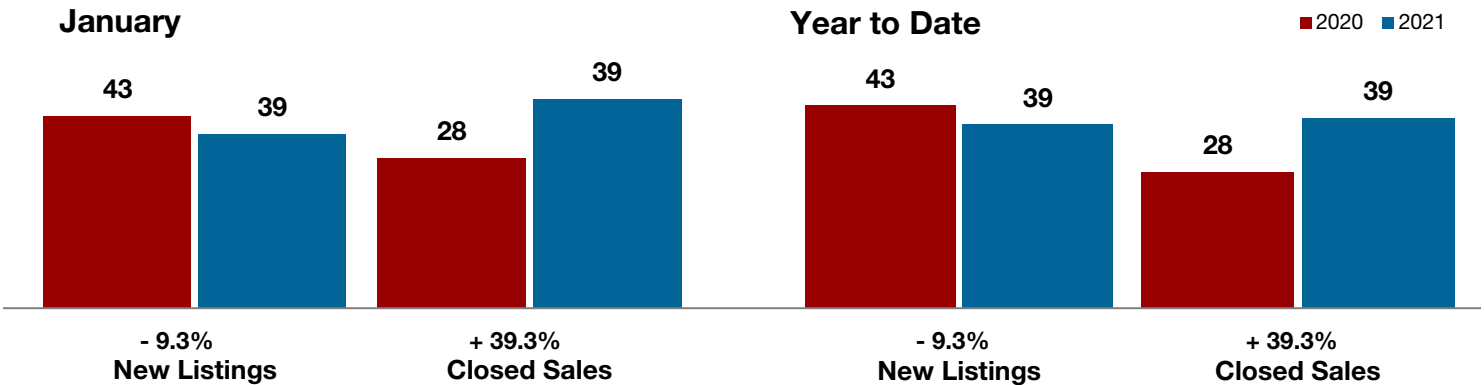
Change in
Closed Sales

Change in
Median Sales Price

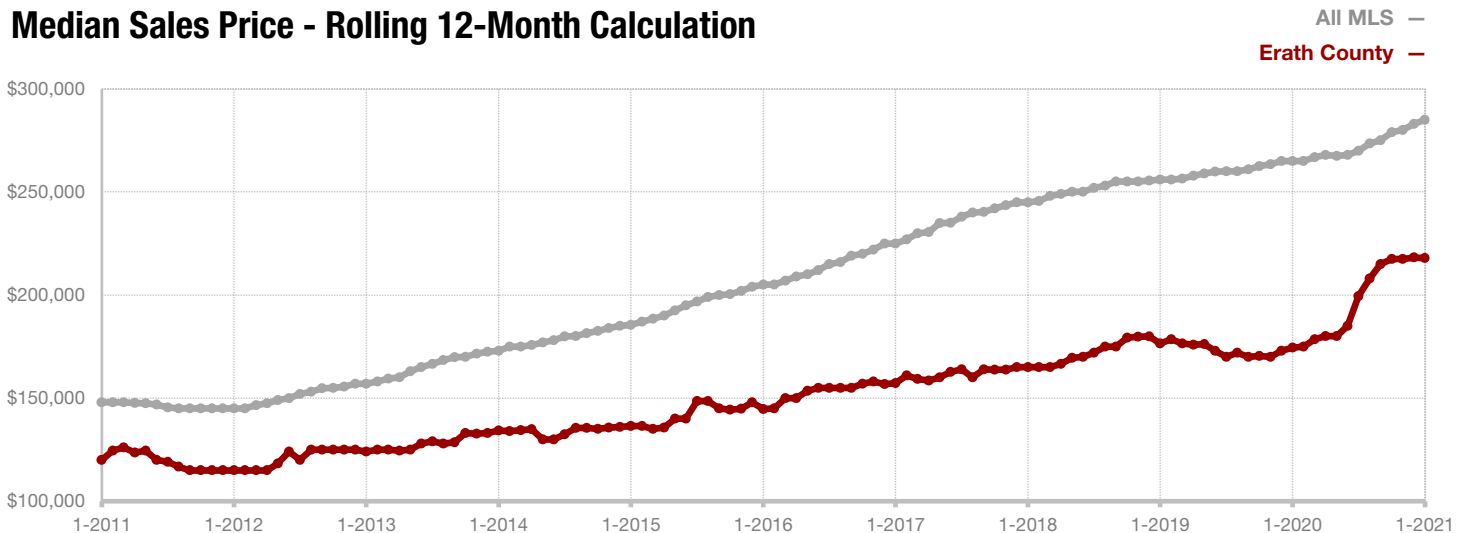
Erath County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	43	39	- 9.3%	43	39	- 9.3%
Pending Sales	39	29	- 25.6%	39	29	- 25.6%
Closed Sales	28	39	+ 39.3%	28	39	+ 39.3%
Average Sales Price*	\$242,063	\$245,546	+ 1.4%	\$242,063	\$245,546	+ 1.4%
Median Sales Price*	\$178,750	\$184,000	+ 2.9%	\$178,750	\$184,000	+ 2.9%
Percent of Original List Price Received*	93.9%	94.3%	+ 0.4%	93.9%	94.3%	+ 0.4%
Days on Market Until Sale	65	76	+ 16.9%	65	76	+ 16.9%
Inventory of Homes for Sale	159	101	- 36.5%	--	--	--
Months Supply of Inventory	4.0	2.4	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 2.3%

+ 22.2%

+ 54.6%

Change in
New Listings

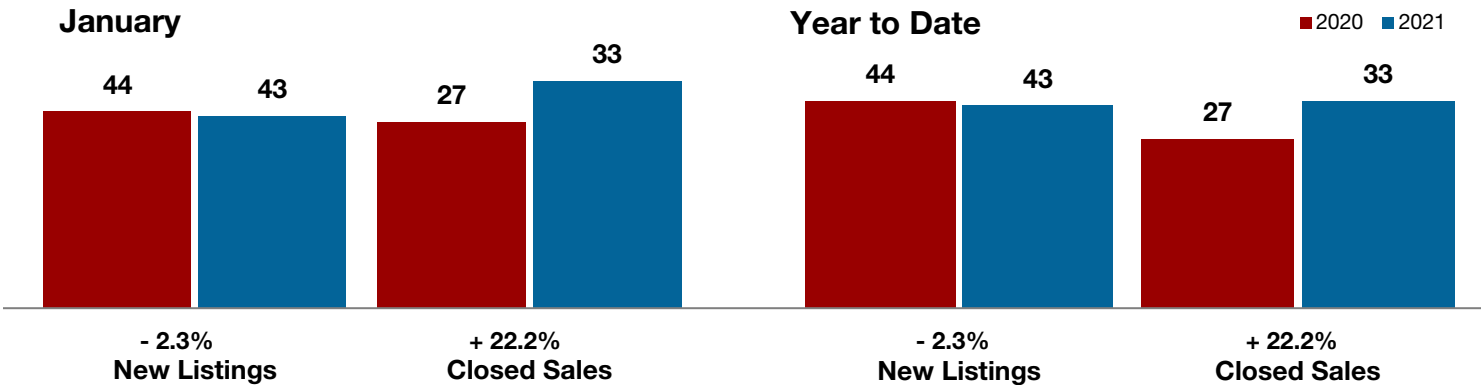
Change in
Closed Sales

Change in
Median Sales Price

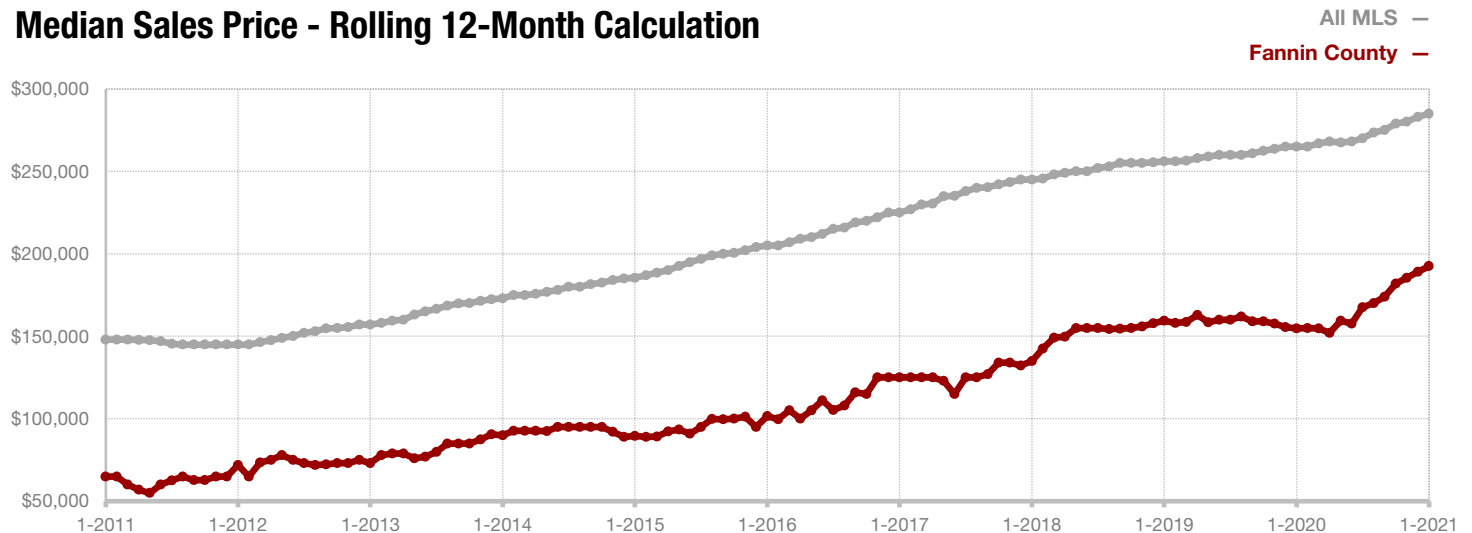
Fannin County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	44	43	- 2.3%	44	43	- 2.3%
Pending Sales	31	36	+ 16.1%	31	36	+ 16.1%
Closed Sales	27	33	+ 22.2%	27	33	+ 22.2%
Average Sales Price*	\$195,795	\$230,455	+ 17.7%	\$195,795	\$230,455	+ 17.7%
Median Sales Price*	\$163,000	\$252,000	+ 54.6%	\$163,000	\$252,000	+ 54.6%
Percent of Original List Price Received*	93.2%	93.3%	+ 0.1%	93.2%	93.3%	+ 0.1%
Days on Market Until Sale	73	66	- 9.6%	73	66	- 9.6%
Inventory of Homes for Sale	148	87	- 41.2%	--	--	--
Months Supply of Inventory	4.5	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 – January 2021

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



- 10.0%

+ 133.3%

- 75.6%

Change in
New Listings

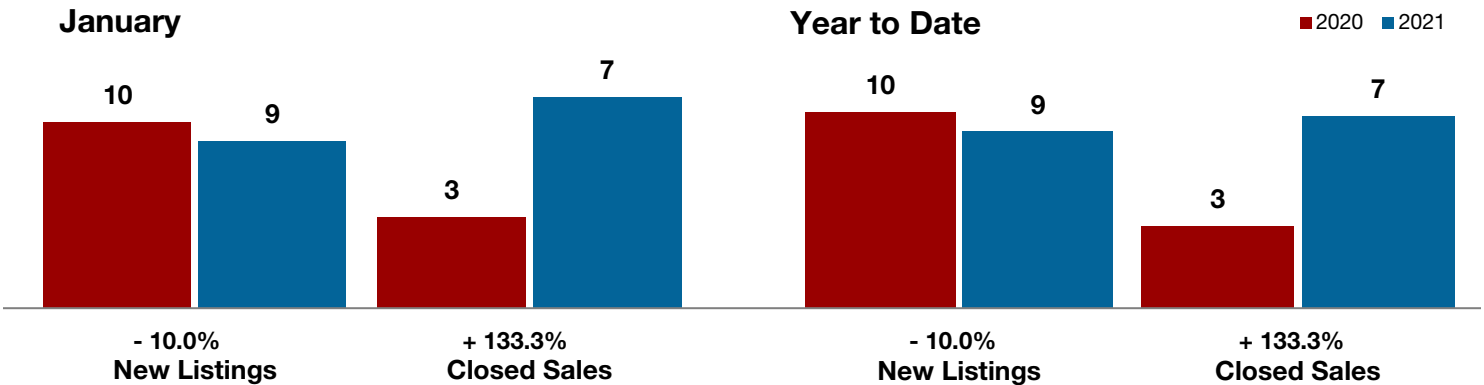
Change in
Closed Sales

Change in
Median Sales Price

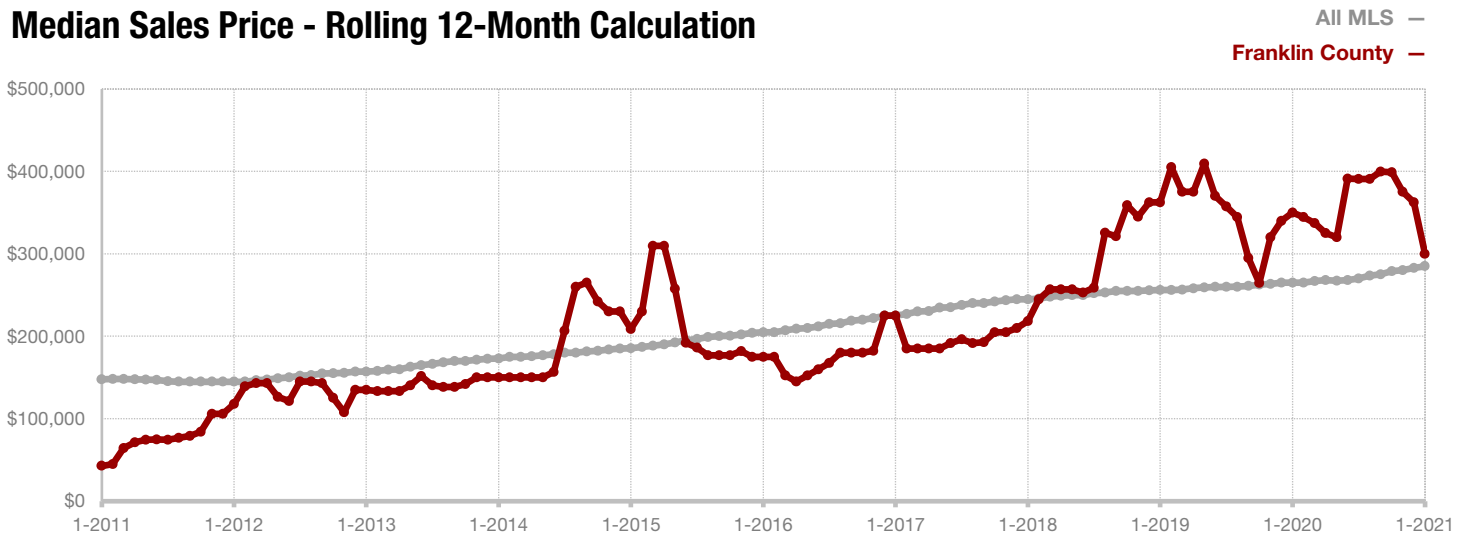
Franklin County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	10	9	- 10.0%	10	9	- 10.0%
Pending Sales	6	12	+ 100.0%	6	12	+ 100.0%
Closed Sales	3	7	+ 133.3%	3	7	+ 133.3%
Average Sales Price*	\$464,667	\$151,807	- 67.3%	\$464,667	\$151,807	- 67.3%
Median Sales Price*	\$450,000	\$110,000	- 75.6%	\$450,000	\$110,000	- 75.6%
Percent of Original List Price Received*	95.4%	94.8%	- 0.6%	95.4%	94.8%	- 0.6%
Days on Market Until Sale	91	34	- 62.6%	91	34	- 62.6%
Inventory of Homes for Sale	45	18	- 60.0%	--	--	--
Months Supply of Inventory	8.1	1.8	- 75.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 16.7%

+ 50.0%

- 20.5%

Change in
New Listings

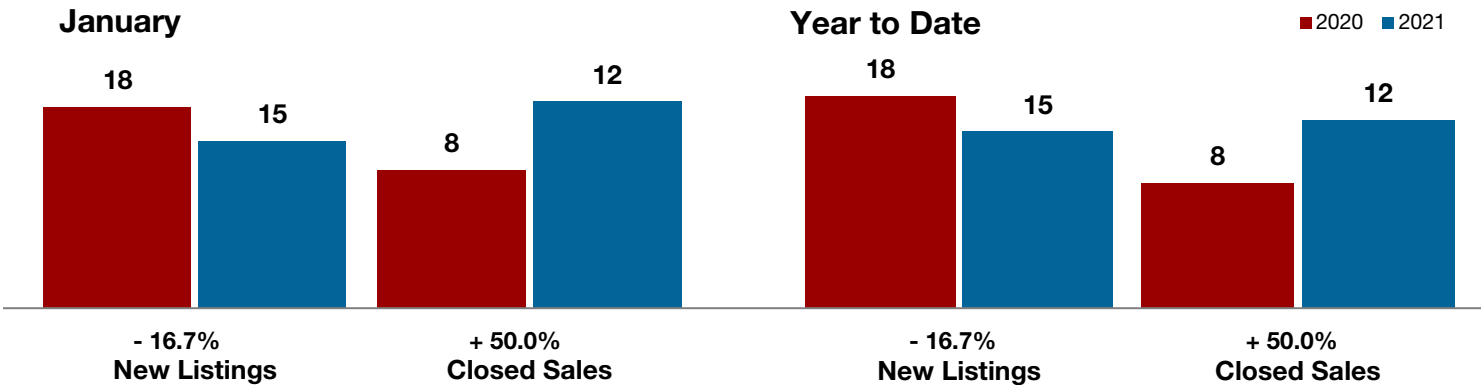
Change in
Closed Sales

Change in
Median Sales Price

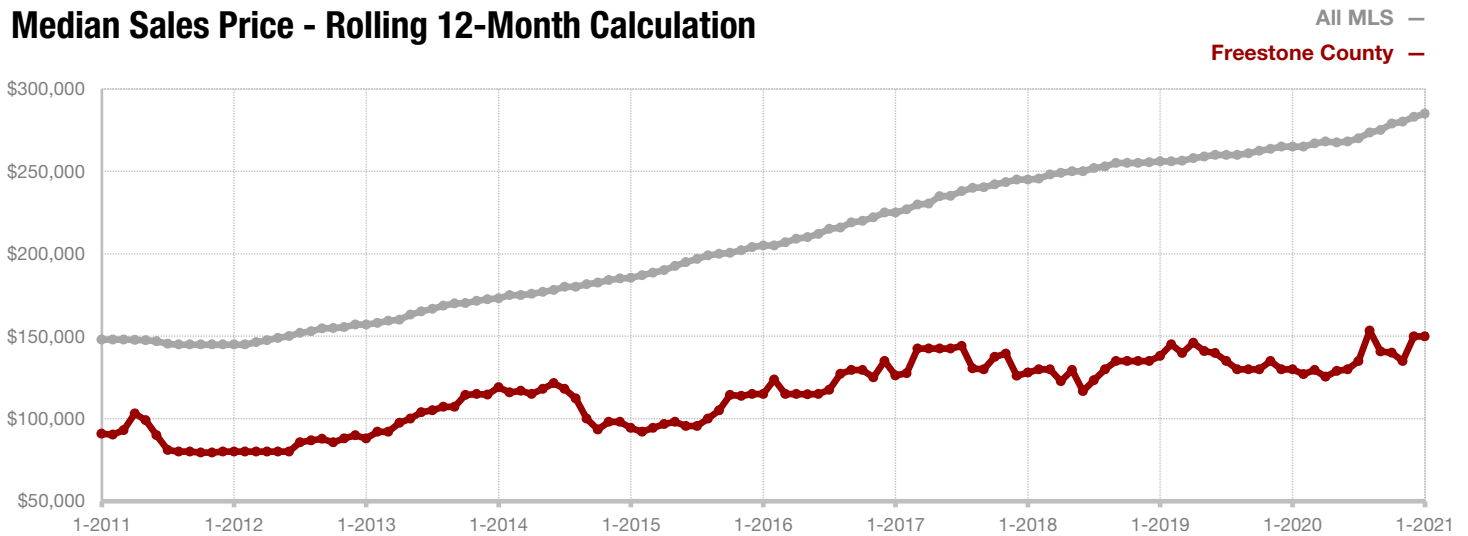
Freestone County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	18	15	- 16.7%	18	15	- 16.7%
Pending Sales	13	11	- 15.4%	13	11	- 15.4%
Closed Sales	8	12	+ 50.0%	8	12	+ 50.0%
Average Sales Price*	\$200,125	\$128,567	- 35.8%	\$200,125	\$128,567	- 35.8%
Median Sales Price*	\$129,500	\$103,000	- 20.5%	\$129,500	\$103,000	- 20.5%
Percent of Original List Price Received*	92.4%	88.7%	- 4.0%	92.4%	88.7%	- 4.0%
Days on Market Until Sale	112	89	- 20.5%	112	89	- 20.5%
Inventory of Homes for Sale	59	43	- 27.1%	--	--	--
Months Supply of Inventory	5.2	3.0	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 17.2%

+ 27.3%

+ 17.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

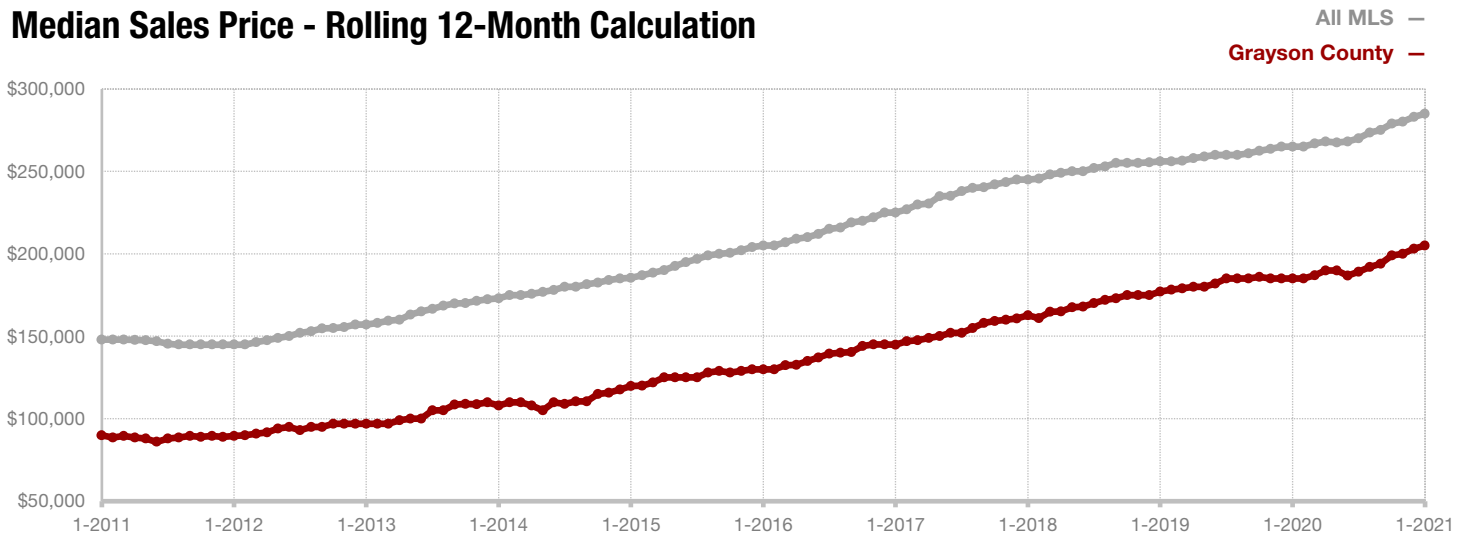
Grayson County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	232	192	- 17.2%	232	192	- 17.2%
Pending Sales	176	169	- 4.0%	176	169	- 4.0%
Closed Sales	132	168	+ 27.3%	132	168	+ 27.3%
Average Sales Price*	\$208,605	\$265,685	+ 27.4%	\$208,605	\$265,685	+ 27.4%
Median Sales Price*	\$184,000	\$215,500	+ 17.1%	\$184,000	\$215,500	+ 17.1%
Percent of Original List Price Received*	91.6%	95.3%	+ 4.0%	91.6%	95.3%	+ 4.0%
Days on Market Until Sale	72	58	- 19.4%	72	58	- 19.4%
Inventory of Homes for Sale	651	322	- 50.5%	--	--	--
Months Supply of Inventory	3.6	1.5	- 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



+ 30.8%

- 20.0%

+ 347.4%

Change in
New Listings

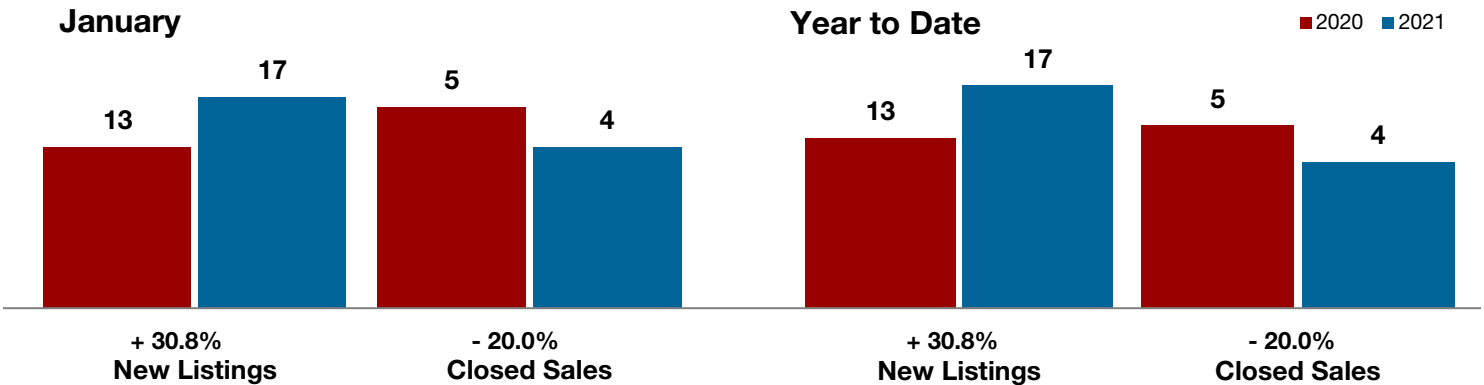
Change in
Closed Sales

Change in
Median Sales Price

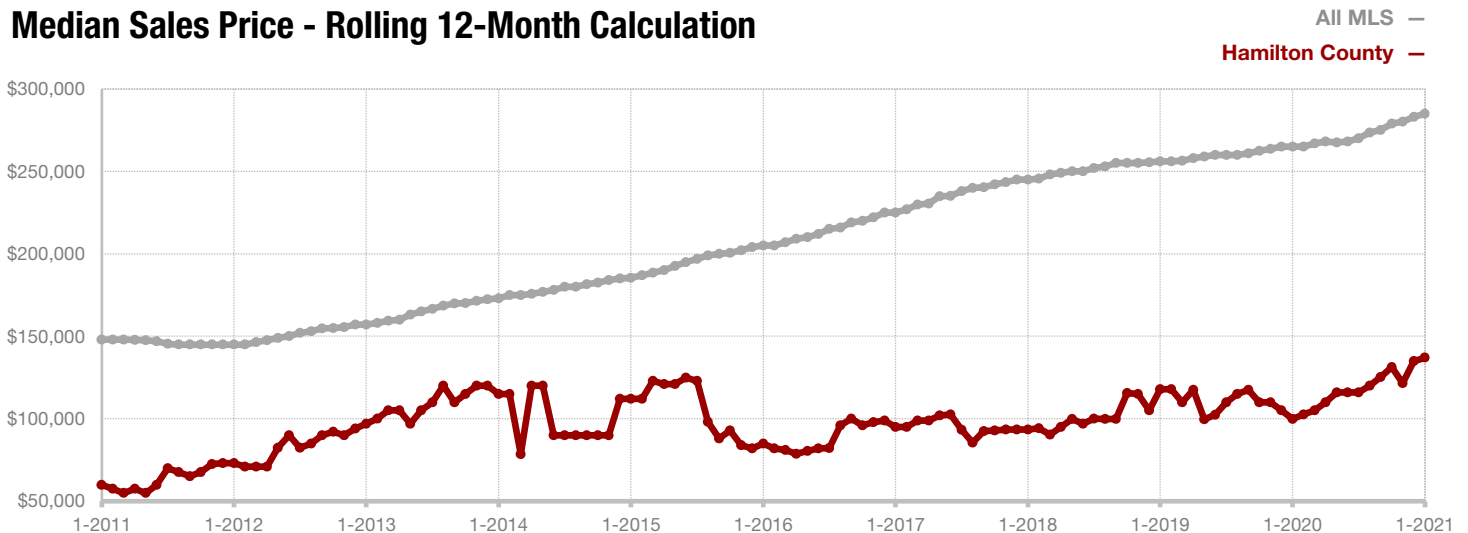
Hamilton County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	13	17	+ 30.8%	13	17	+ 30.8%
Pending Sales	8	6	- 25.0%	8	6	- 25.0%
Closed Sales	5	4	- 20.0%	5	4	- 20.0%
Average Sales Price*	\$64,800	\$250,500	+ 286.6%	\$64,800	\$250,500	+ 286.6%
Median Sales Price*	\$39,000	\$174,500	+ 347.4%	\$39,000	\$174,500	+ 347.4%
Percent of Original List Price Received*	88.2%	90.3%	+ 2.4%	88.2%	90.3%	+ 2.4%
Days on Market Until Sale	78	148	+ 89.7%	78	148	+ 89.7%
Inventory of Homes for Sale	56	40	- 28.6%	--	--	--
Months Supply of Inventory	7.3	4.7	- 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 – January 2021

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



- 50.0%

0.0%

--

Change in
New Listings

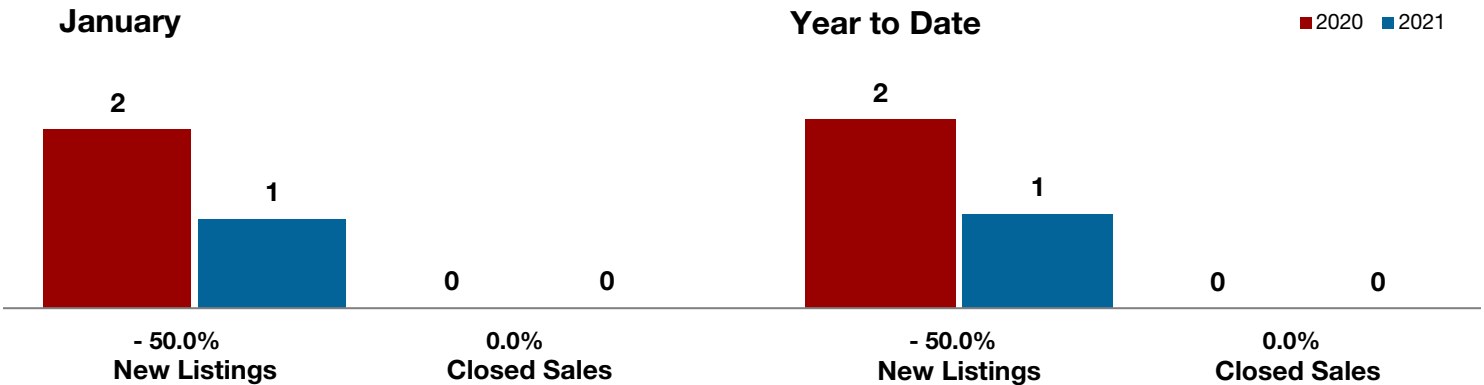
Change in
Closed Sales

Change in
Median Sales Price

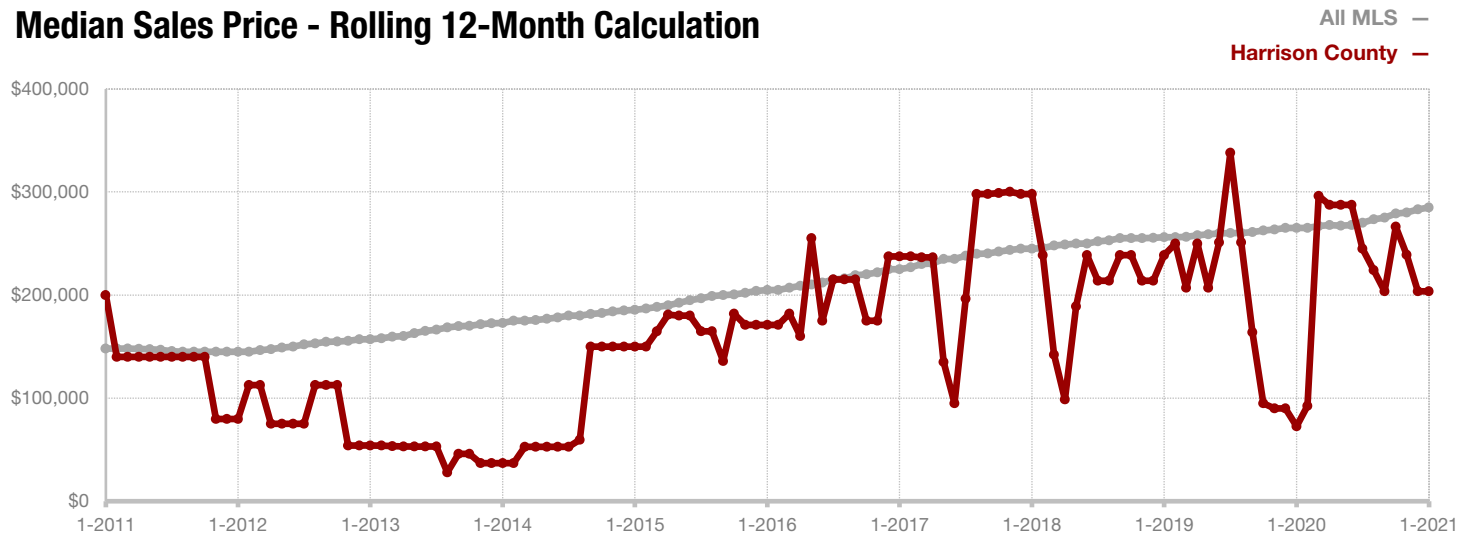
Harrison County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2	1	- 50.0%	2	1	- 50.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
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	14	6	- 57.1%	--	--	--
Months Supply of Inventory	9.3	3.2	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 34.1%

+ 22.0%

+ 17.6%

Change in
New Listings

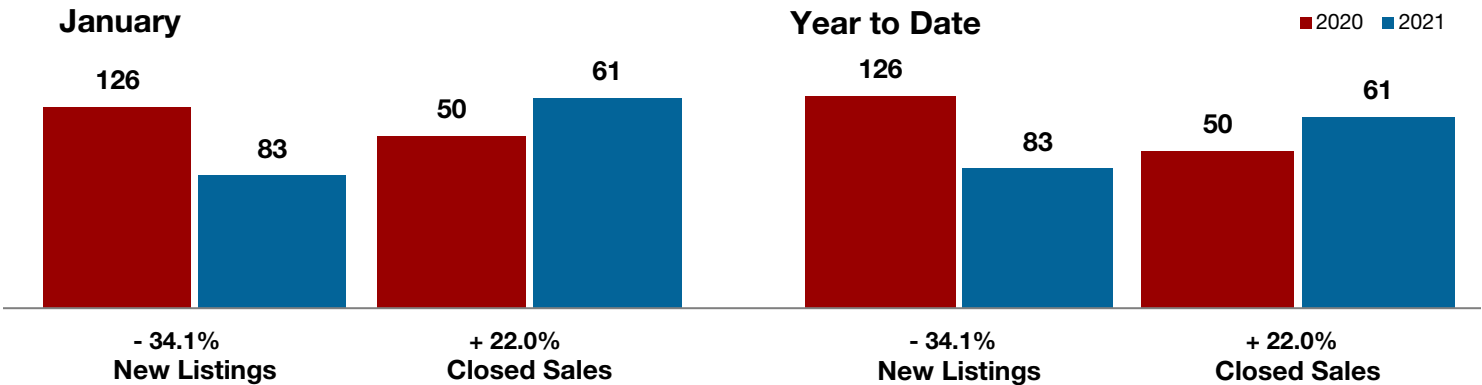
Change in
Closed Sales

Change in
Median Sales Price

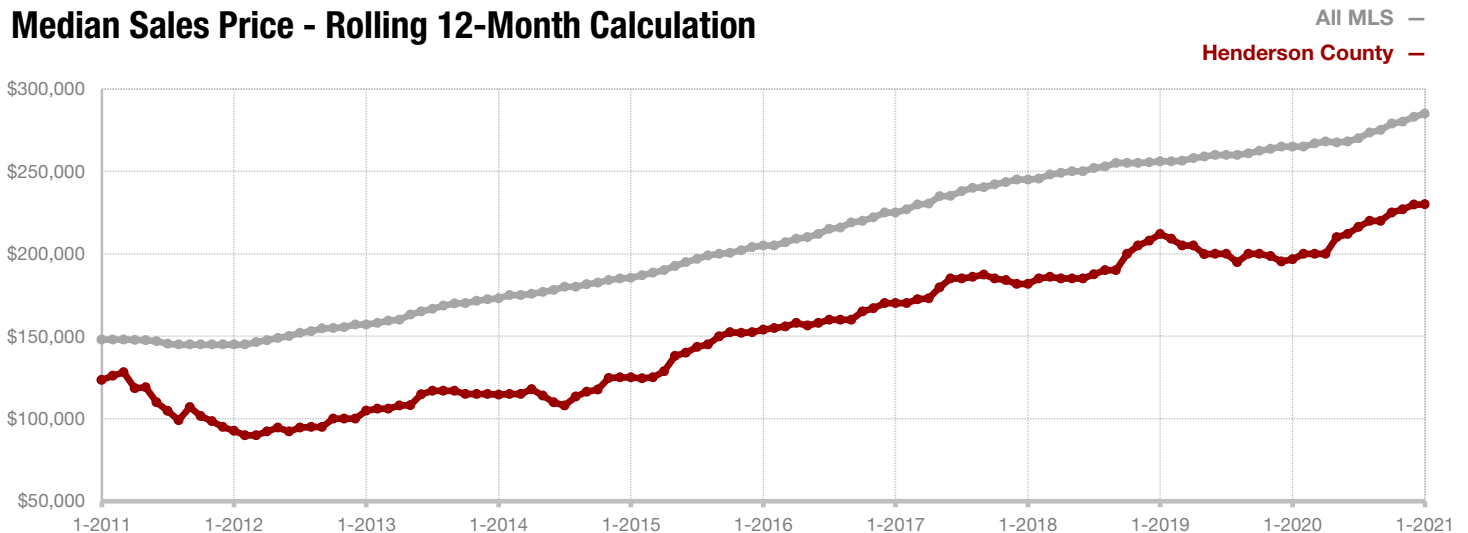
Henderson County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	126	83	- 34.1%	126	83	- 34.1%
Pending Sales	63	90	+ 42.9%	63	90	+ 42.9%
Closed Sales	50	61	+ 22.0%	50	61	+ 22.0%
Average Sales Price*	\$262,784	\$361,515	+ 37.6%	\$262,784	\$361,515	+ 37.6%
Median Sales Price*	\$229,500	\$270,000	+ 17.6%	\$229,500	\$270,000	+ 17.6%
Percent of Original List Price Received*	92.2%	93.5%	+ 1.4%	92.2%	93.5%	+ 1.4%
Days on Market Until Sale	57	64	+ 12.3%	57	64	+ 12.3%
Inventory of Homes for Sale	423	223	- 47.3%	--	--	--
Months Supply of Inventory	5.7	2.2	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



Hill County

- 4.4%

Change in
New Listings

+ 8.7%

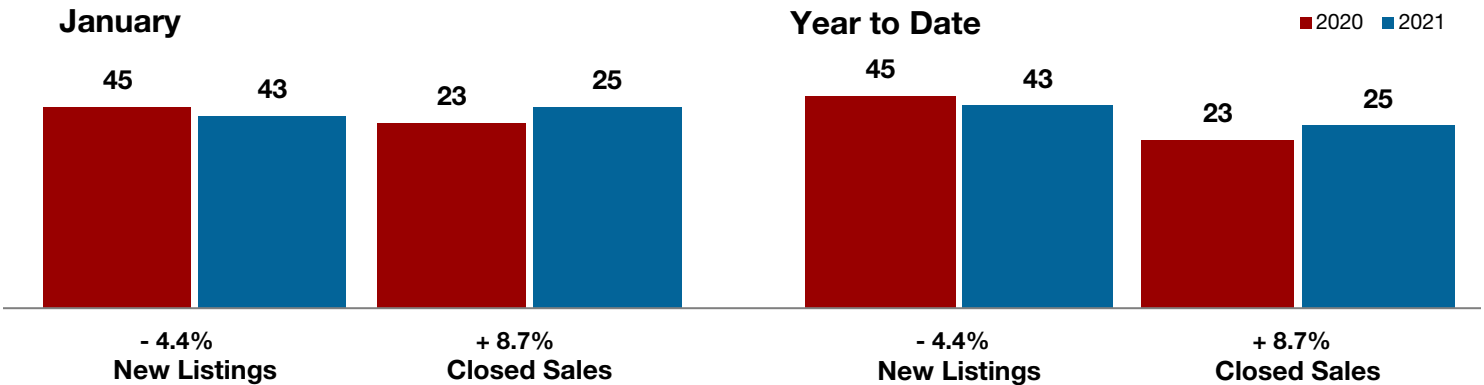
Change in
Closed Sales

+ 8.4%

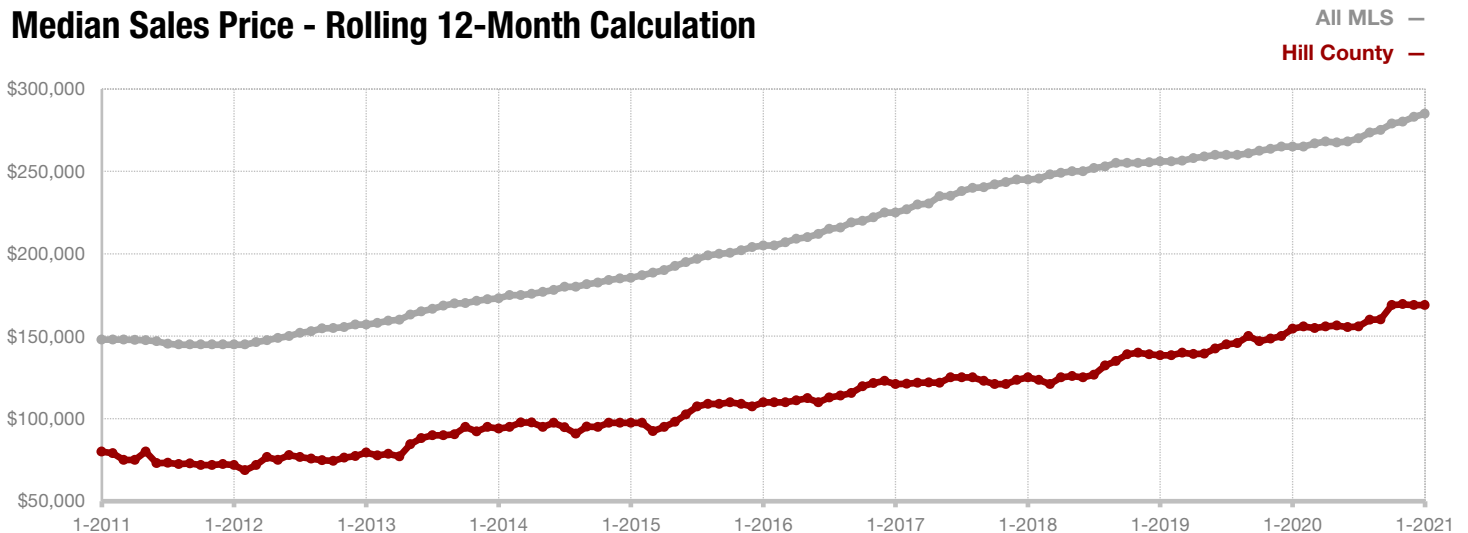
Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	45	43	- 4.4%	45	43	- 4.4%
Pending Sales	26	32	+ 23.1%	26	32	+ 23.1%
Closed Sales	23	25	+ 8.7%	23	25	+ 8.7%
Average Sales Price*	\$171,785	\$182,440	+ 6.2%	\$171,785	\$182,440	+ 6.2%
Median Sales Price*	\$154,500	\$167,500	+ 8.4%	\$154,500	\$167,500	+ 8.4%
Percent of Original List Price Received*	90.1%	93.5%	+ 3.8%	90.1%	93.5%	+ 3.8%
Days on Market Until Sale	111	66	- 40.5%	111	66	- 40.5%
Inventory of Homes for Sale	134	83	- 38.1%	--	--	--
Months Supply of Inventory	4.3	2.4	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



Hood County

0.0%

Change in
New Listings

+ 16.9%

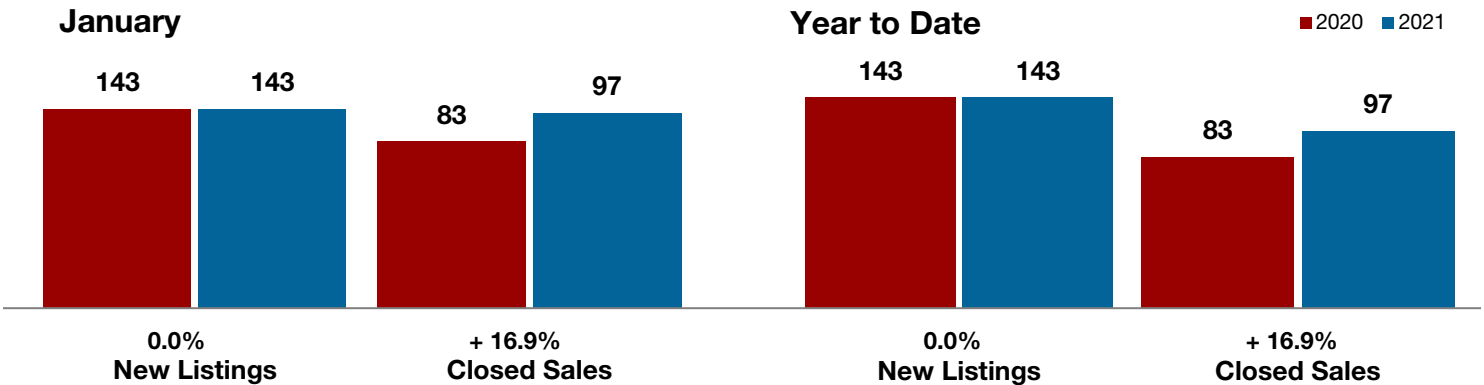
Change in
Closed Sales

+ 20.2%

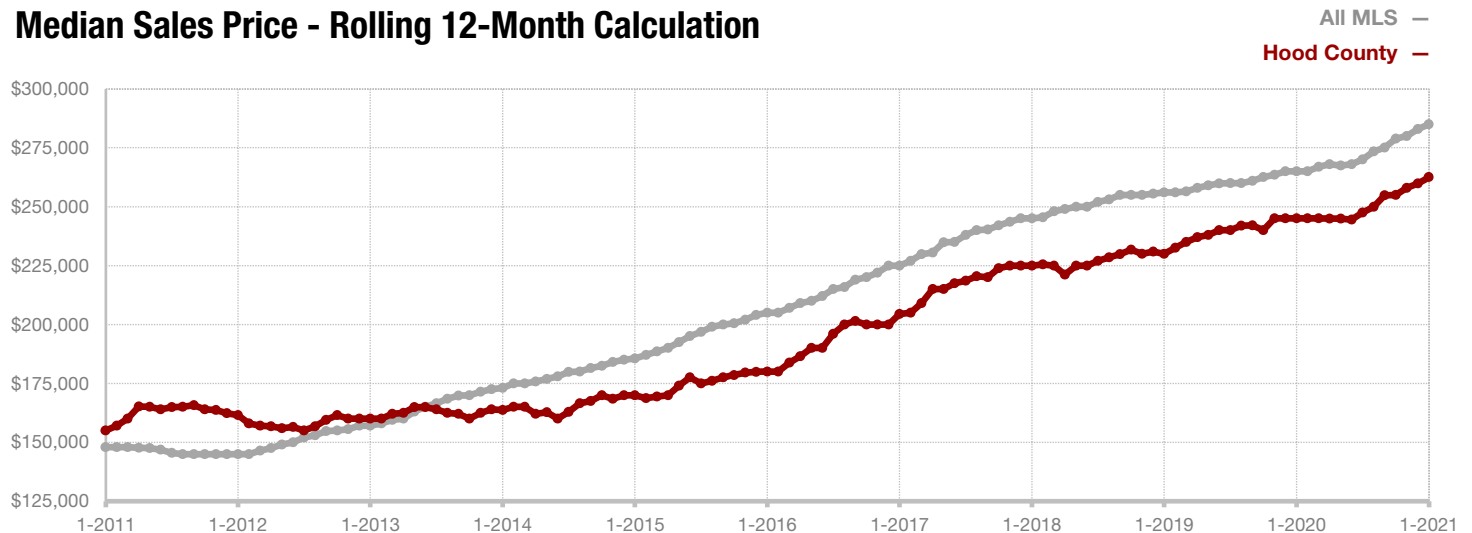
Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	143	143	0.0%	143	143	0.0%
Pending Sales	98	100	+ 2.0%	98	100	+ 2.0%
Closed Sales	83	97	+ 16.9%	83	97	+ 16.9%
Average Sales Price*	\$272,905	\$304,792	+ 11.7%	\$272,905	\$304,792	+ 11.7%
Median Sales Price*	\$220,000	\$264,500	+ 20.2%	\$220,000	\$264,500	+ 20.2%
Percent of Original List Price Received*	94.6%	97.3%	+ 2.9%	94.6%	97.3%	+ 2.9%
Days on Market Until Sale	51	43	- 15.7%	51	43	- 15.7%
Inventory of Homes for Sale	352	206	- 41.5%	--	--	--
Months Supply of Inventory	3.0	1.5	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



+ 25.0%

+ 52.9%

+ 11.5%

Change in
New Listings

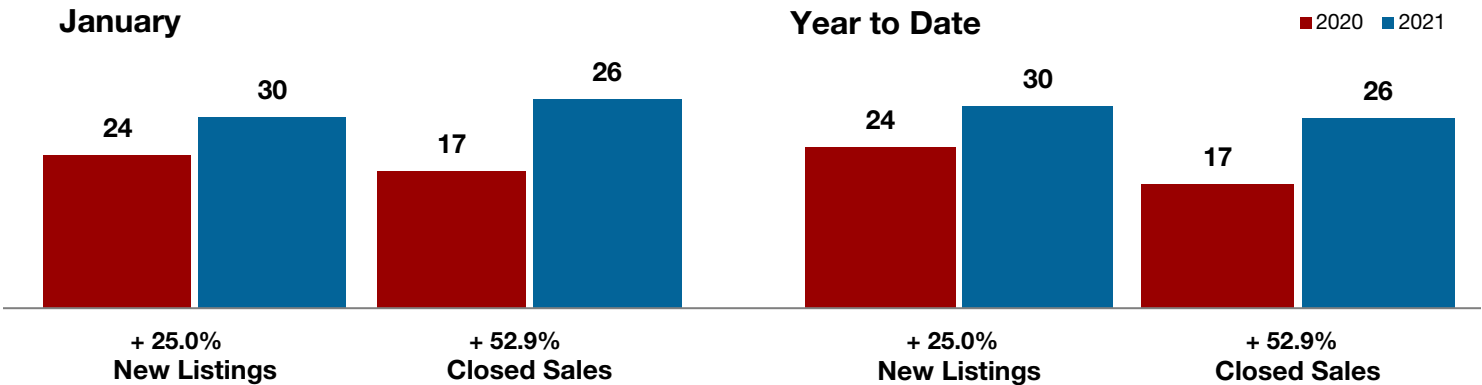
Change in
Closed Sales

Change in
Median Sales Price

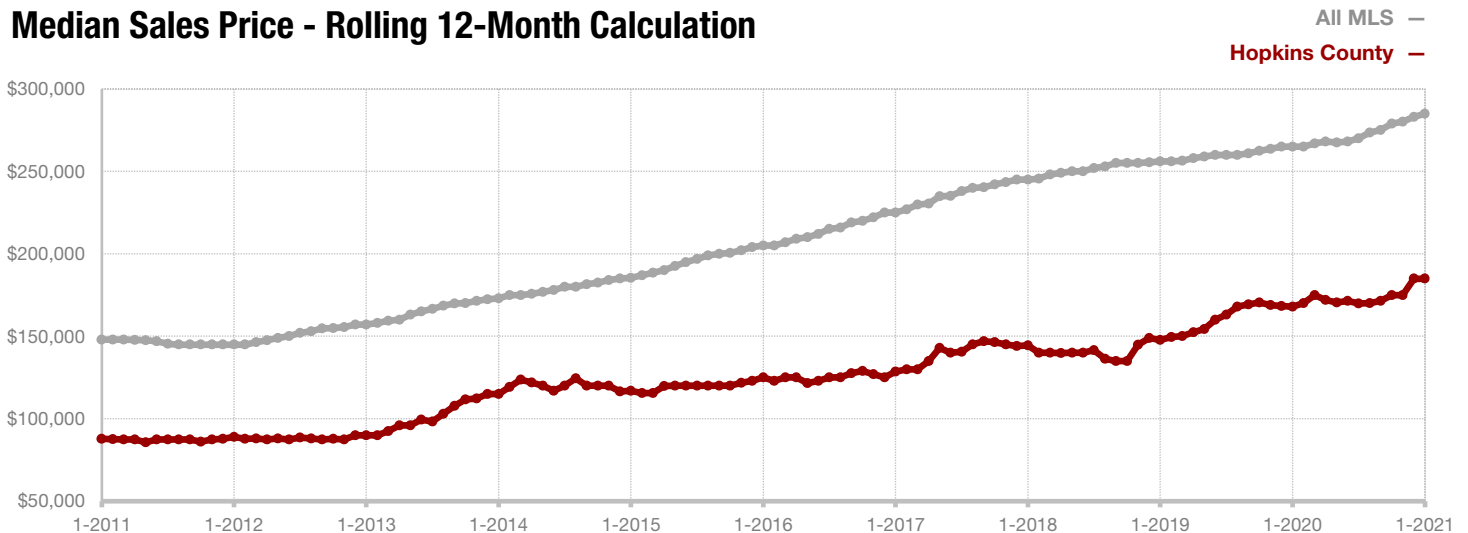
Hopkins County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	24	30	+ 25.0%	24	30	+ 25.0%
Pending Sales	21	22	+ 4.8%	21	22	+ 4.8%
Closed Sales	17	26	+ 52.9%	17	26	+ 52.9%
Average Sales Price*	\$173,864	\$214,969	+ 23.6%	\$173,864	\$214,969	+ 23.6%
Median Sales Price*	\$152,000	\$169,500	+ 11.5%	\$152,000	\$169,500	+ 11.5%
Percent of Original List Price Received*	91.1%	90.9%	- 0.2%	91.1%	90.9%	- 0.2%
Days on Market Until Sale	55	58	+ 5.5%	55	58	+ 5.5%
Inventory of Homes for Sale	86	49	- 43.0%	--	--	--
Months Supply of Inventory	3.8	1.8	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 19.0%

+ 21.3%

+ 15.5%

Change in
New Listings

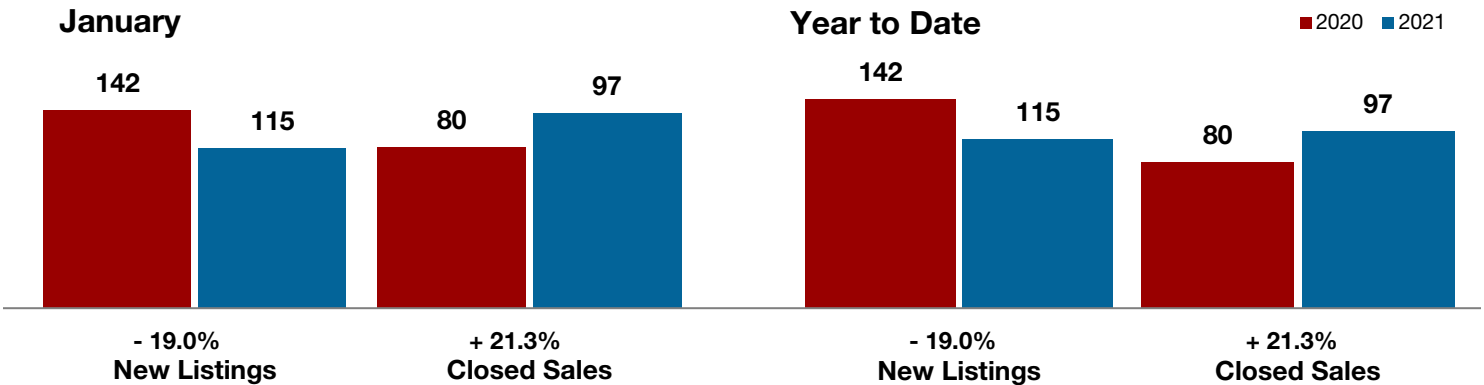
Change in
Closed Sales

Change in
Median Sales Price

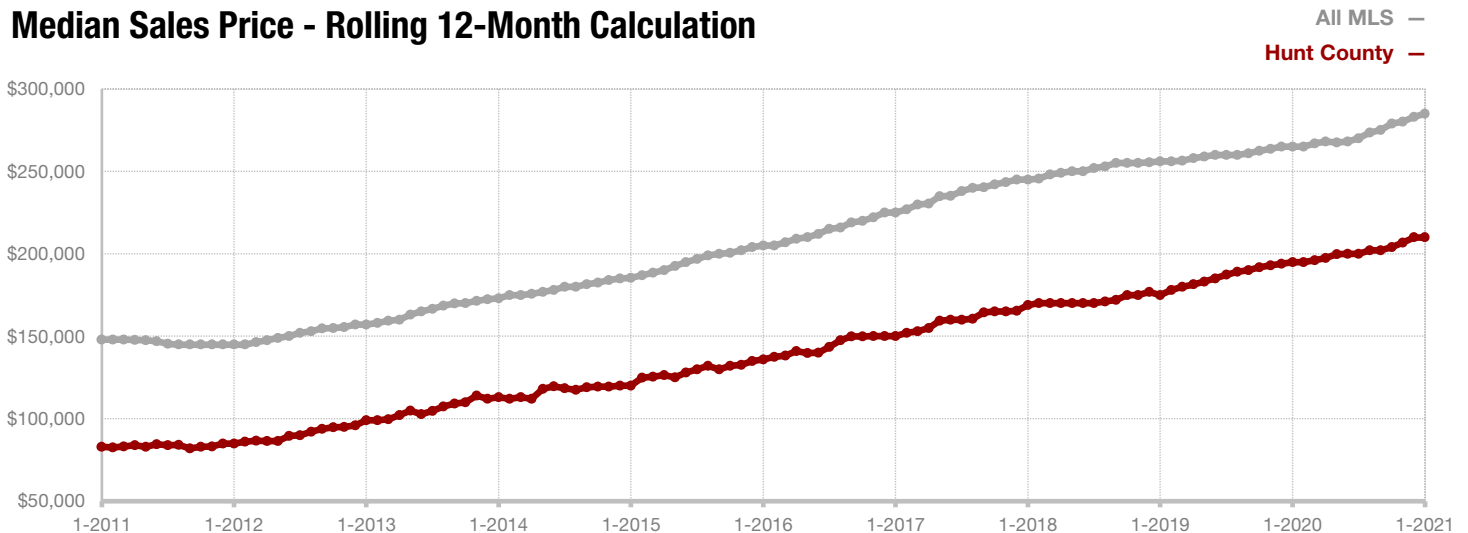
Hunt County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	142	115	- 19.0%	142	115	- 19.0%
Pending Sales	90	122	+ 35.6%	90	122	+ 35.6%
Closed Sales	80	97	+ 21.3%	80	97	+ 21.3%
Average Sales Price*	\$226,118	\$270,682	+ 19.7%	\$226,118	\$270,682	+ 19.7%
Median Sales Price*	\$194,875	\$225,000	+ 15.5%	\$194,875	\$225,000	+ 15.5%
Percent of Original List Price Received*	93.6%	97.2%	+ 3.8%	93.6%	97.2%	+ 3.8%
Days on Market Until Sale	51	36	- 29.4%	51	36	- 29.4%
Inventory of Homes for Sale	406	193	- 52.5%	--	--	--
Months Supply of Inventory	3.8	1.4	- 75.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 16.7% **+ 100.0%** **+ 267.0%**

Change in
New Listings

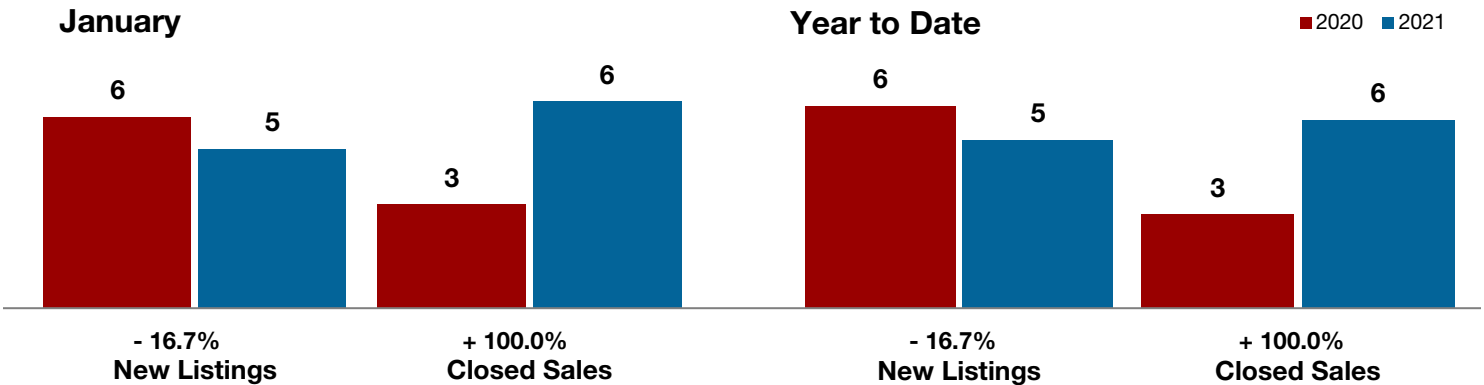
Change in
Closed Sales

Change in
Median Sales Price

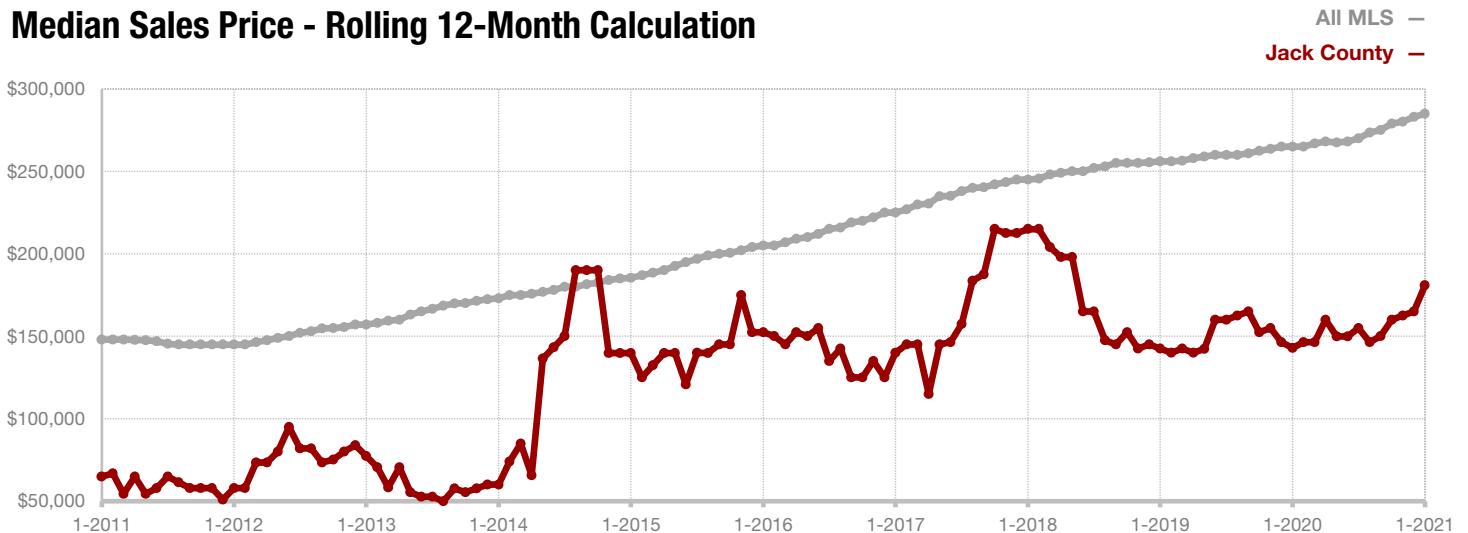
Jack County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	6	5	- 16.7%	6	5	- 16.7%
Pending Sales	3	20	+ 566.7%	3	20	+ 566.7%
Closed Sales	3	6	+ 100.0%	3	6	+ 100.0%
Average Sales Price*	\$158,567	\$413,333	+ 160.7%	\$158,567	\$413,333	+ 160.7%
Median Sales Price*	\$94,000	\$345,000	+ 267.0%	\$94,000	\$345,000	+ 267.0%
Percent of Original List Price Received*	99.4%	94.8%	- 4.6%	99.4%	94.8%	- 4.6%
Days on Market Until Sale	62	31	- 50.0%	62	31	- 50.0%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	6.3	1.7	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 11.7%

+ 24.2%

+ 5.5%

Change in
New Listings

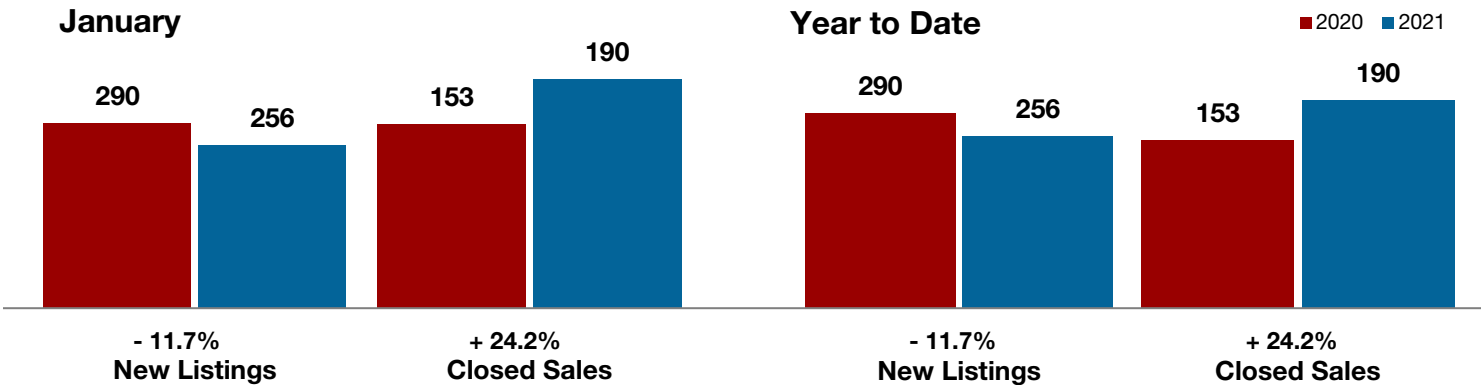
Change in
Closed Sales

Change in
Median Sales Price

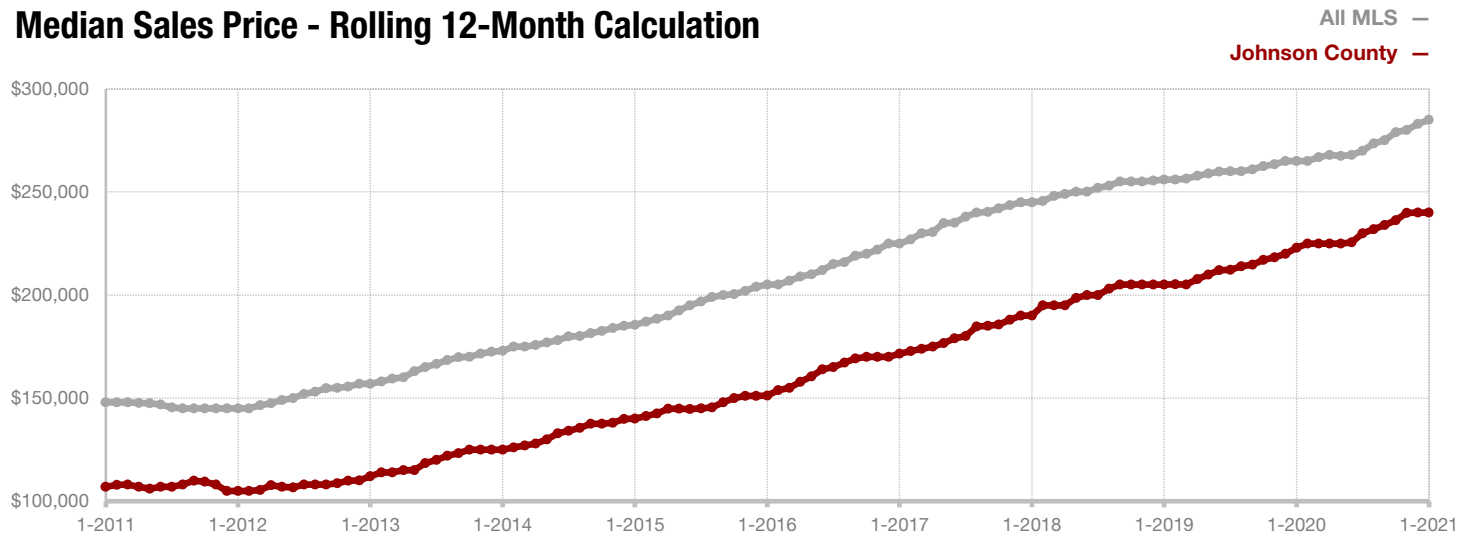
Johnson County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	290	256	- 11.7%	290	256	- 11.7%
Pending Sales	226	239	+ 5.8%	226	239	+ 5.8%
Closed Sales	153	190	+ 24.2%	153	190	+ 24.2%
Average Sales Price*	\$249,386	\$276,337	+ 10.8%	\$249,386	\$276,337	+ 10.8%
Median Sales Price*	\$230,250	\$242,803	+ 5.5%	\$230,250	\$242,803	+ 5.5%
Percent of Original List Price Received*	95.9%	97.3%	+ 1.5%	95.9%	97.3%	+ 1.5%
Days on Market Until Sale	60	40	- 33.3%	60	40	- 33.3%
Inventory of Homes for Sale	688	353	- 48.7%	--	--	--
Months Supply of Inventory	3.0	1.2	- 66.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 54.2%

- 28.6%

- 31.7%

Change in
New Listings

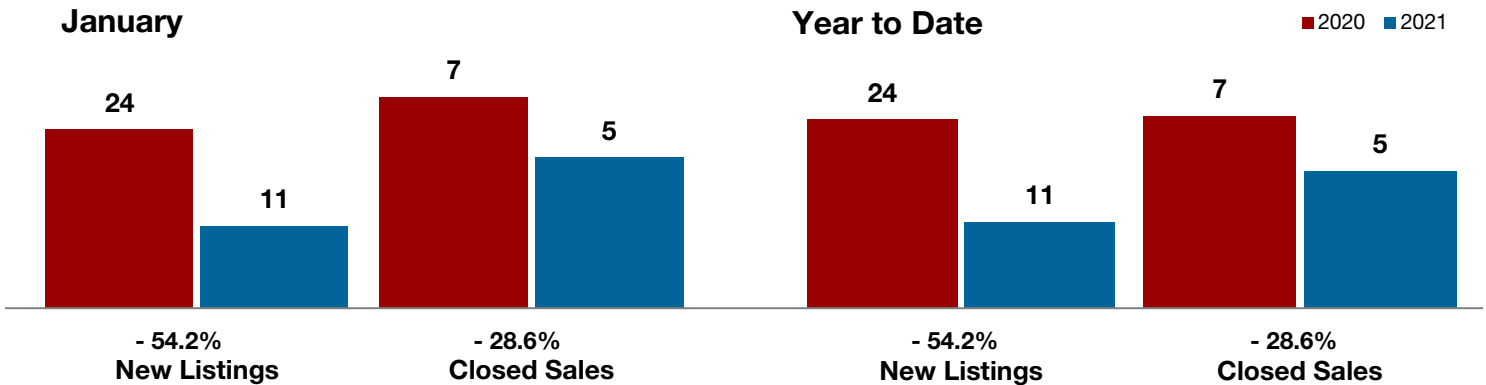
Change in
Closed Sales

Change in
Median Sales Price

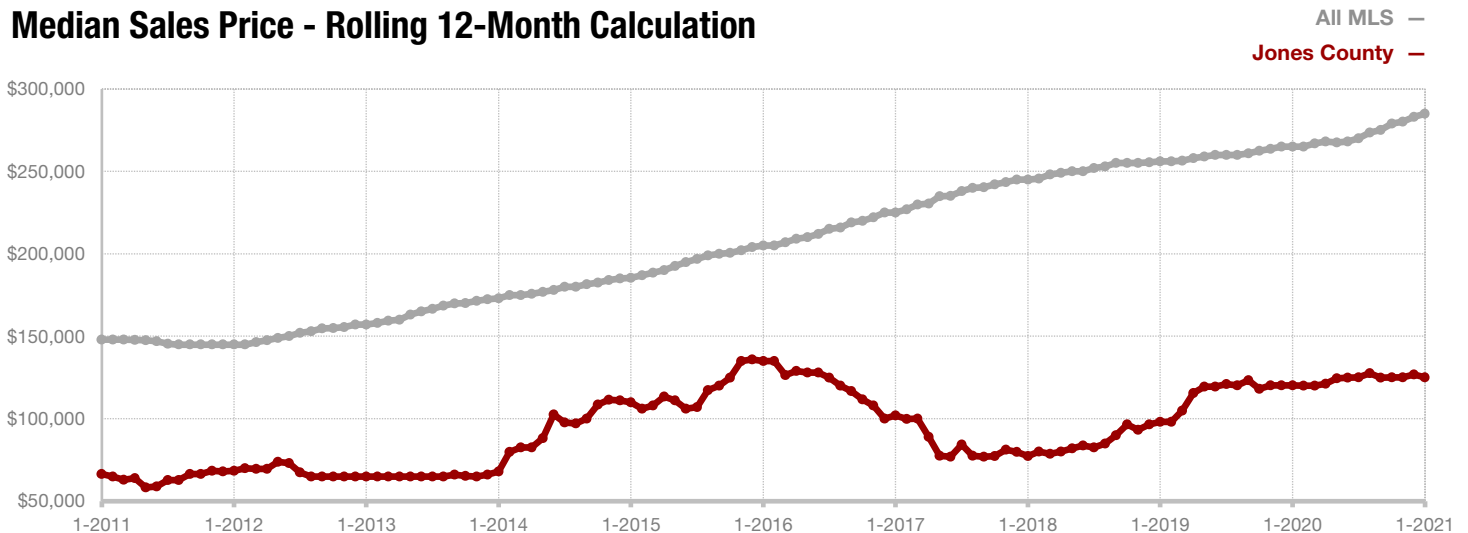
Jones County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	24	11	- 54.2%	24	11	- 54.2%
Pending Sales	10	5	- 50.0%	10	5	- 50.0%
Closed Sales	7	5	- 28.6%	7	5	- 28.6%
Average Sales Price*	\$158,854	\$92,200	- 42.0%	\$158,854	\$92,200	- 42.0%
Median Sales Price*	\$120,000	\$82,000	- 31.7%	\$120,000	\$82,000	- 31.7%
Percent of Original List Price Received*	85.5%	91.7%	+ 7.3%	85.5%	91.7%	+ 7.3%
Days on Market Until Sale	116	63	- 45.7%	116	63	- 45.7%
Inventory of Homes for Sale	64	30	- 53.1%	--	--	--
Months Supply of Inventory	6.1	2.4	- 66.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 28.2%

+ 10.0%

+ 11.3%

Change in
New Listings

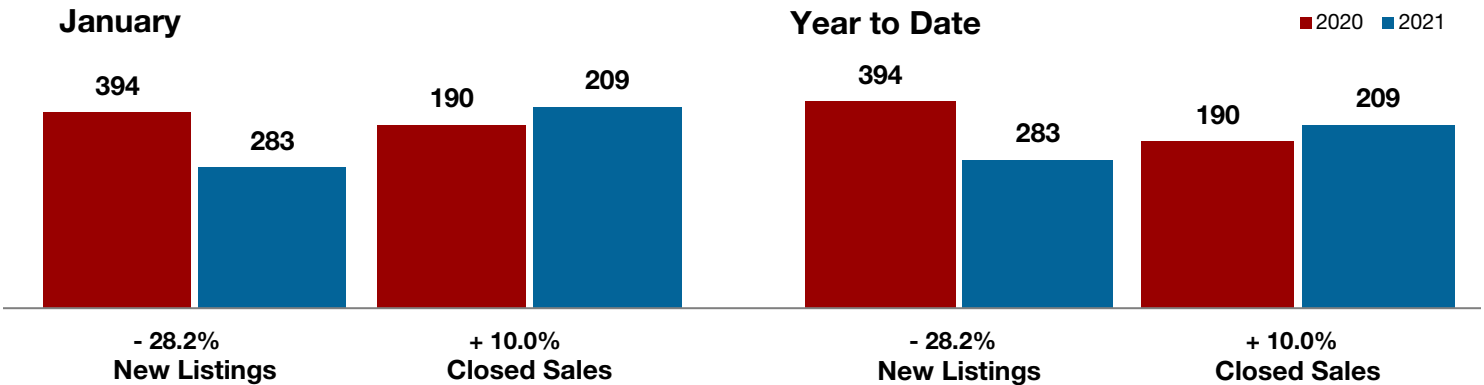
Change in
Closed Sales

Change in
Median Sales Price

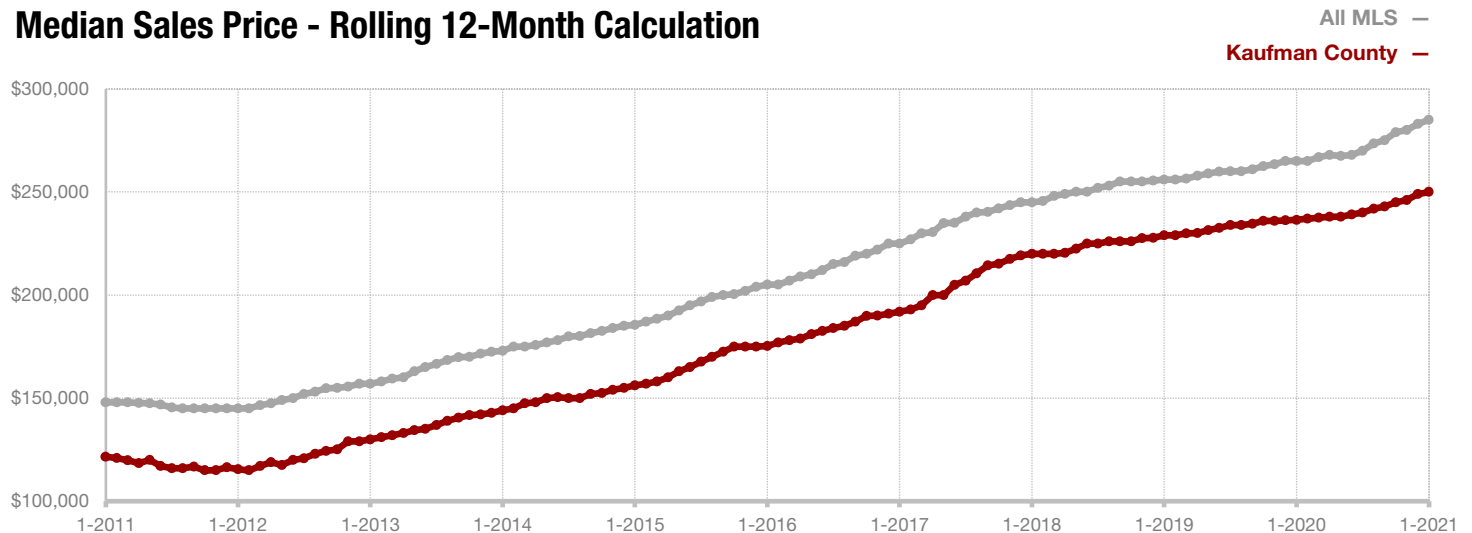
Kaufman County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	394	283	- 28.2%	394	283	- 28.2%
Pending Sales	238	298	+ 25.2%	238	298	+ 25.2%
Closed Sales	190	209	+ 10.0%	190	209	+ 10.0%
Average Sales Price*	\$232,580	\$278,317	+ 19.7%	\$232,580	\$278,317	+ 19.7%
Median Sales Price*	\$229,900	\$255,900	+ 11.3%	\$229,900	\$255,900	+ 11.3%
Percent of Original List Price Received*	95.2%	99.0%	+ 4.0%	95.2%	99.0%	+ 4.0%
Days on Market Until Sale	60	37	- 38.3%	60	37	- 38.3%
Inventory of Homes for Sale	850	352	- 58.6%	--	--	--
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 – January 2021

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



- 47.1%

+ 11.8%

+ 19.2%

Change in
New Listings

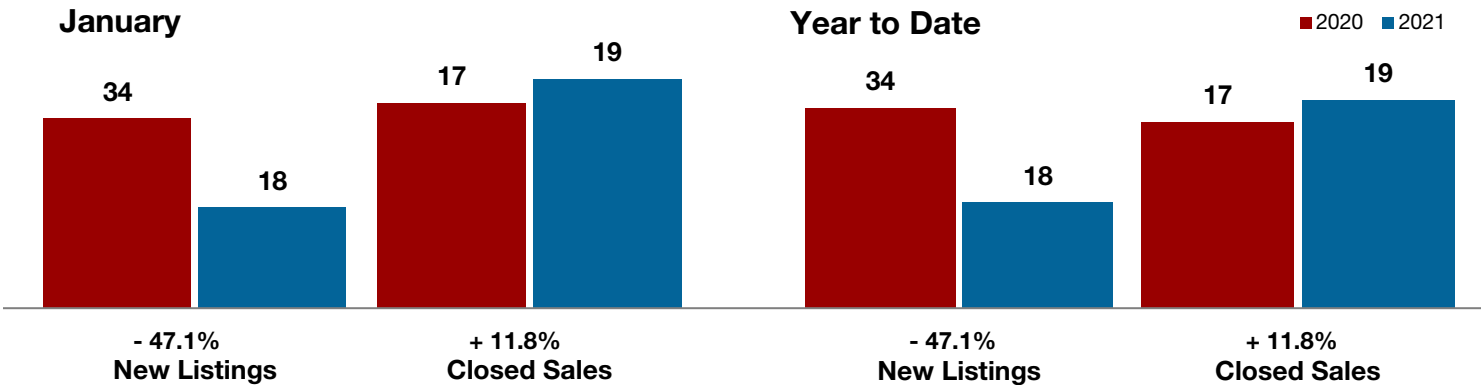
Change in
Closed Sales

Change in
Median Sales Price

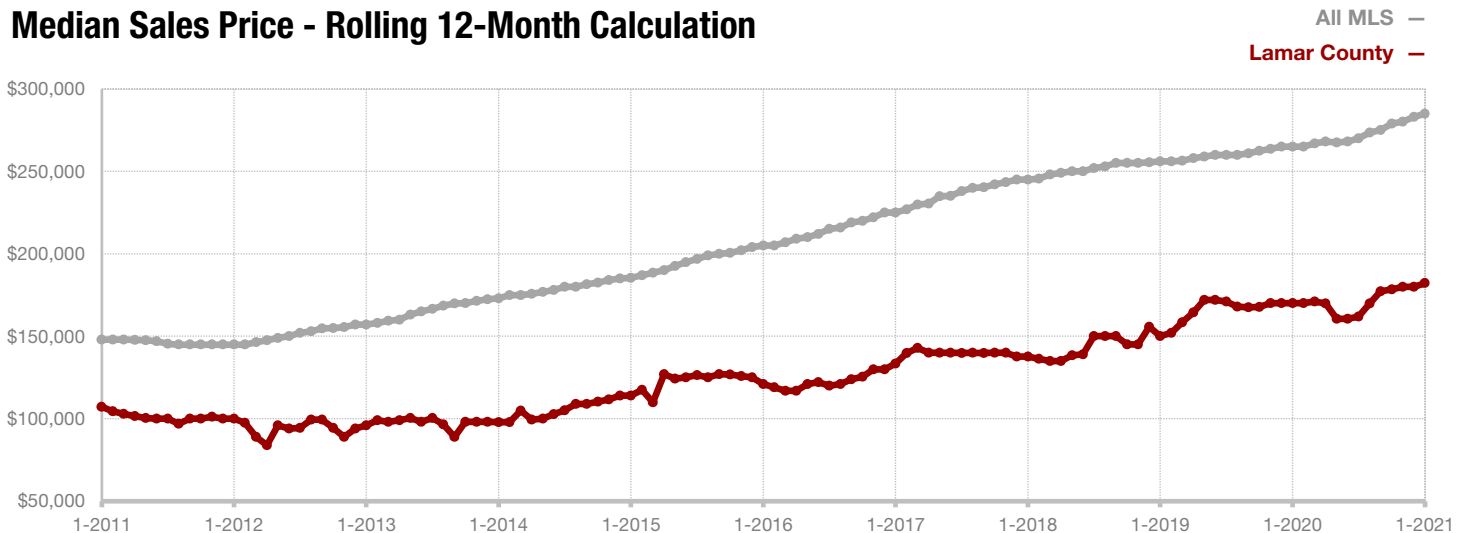
Lamar County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	34	18	- 47.1%	34	18	- 47.1%
Pending Sales	25	23	- 8.0%	25	23	- 8.0%
Closed Sales	17	19	+ 11.8%	17	19	+ 11.8%
Average Sales Price*	\$196,429	\$220,842	+ 12.4%	\$196,429	\$220,842	+ 12.4%
Median Sales Price*	\$158,500	\$189,000	+ 19.2%	\$158,500	\$189,000	+ 19.2%
Percent of Original List Price Received*	84.5%	93.5%	+ 10.7%	84.5%	93.5%	+ 10.7%
Days on Market Until Sale	119	63	- 47.1%	119	63	- 47.1%
Inventory of Homes for Sale	118	48	- 59.3%	--	--	--
Months Supply of Inventory	5.4	2.1	- 60.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



+ 25.0%

+ 50.0%

+ 515.2%

Change in
New Listings

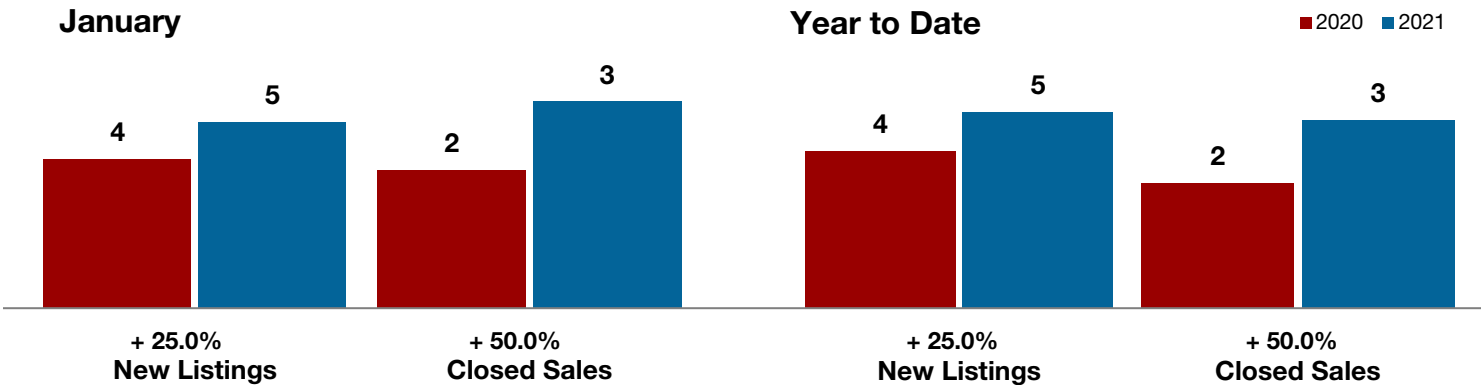
Change in
Closed Sales

Change in
Median Sales Price

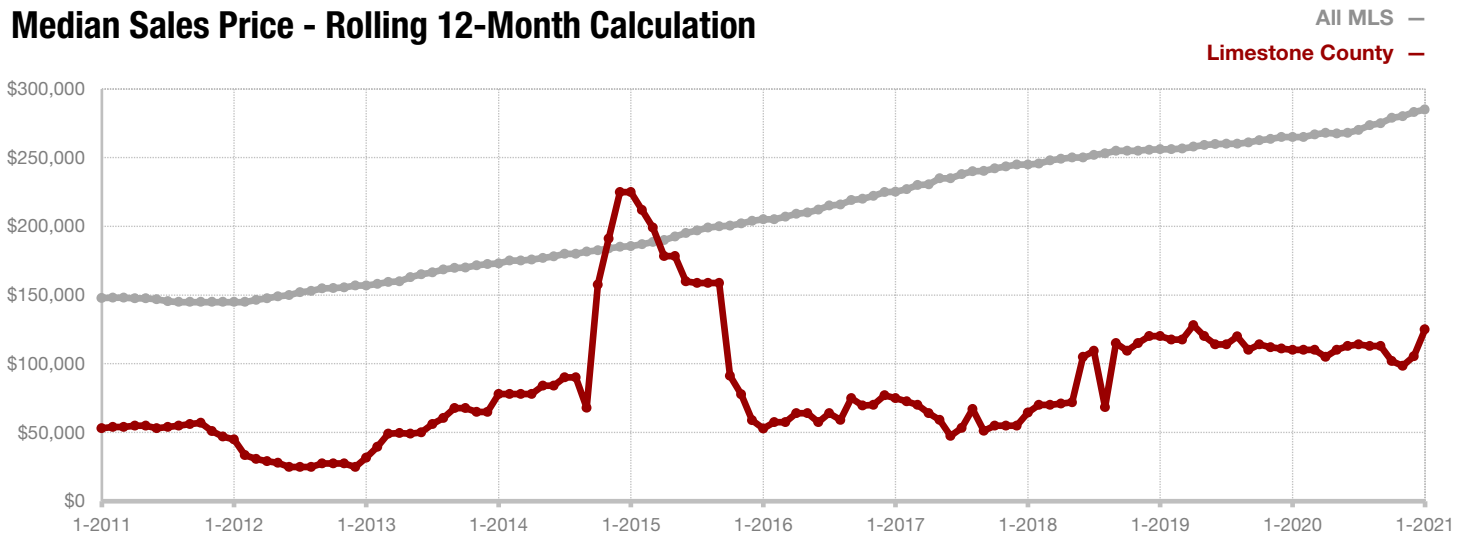
Limestone County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	4	5	+ 25.0%	4	5	+ 25.0%
Pending Sales	4	1	- 75.0%	4	1	- 75.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Average Sales Price*	\$34,950	\$229,167	+ 555.7%	\$34,950	\$229,167	+ 555.7%
Median Sales Price*	\$34,950	\$215,000	+ 515.2%	\$34,950	\$215,000	+ 515.2%
Percent of Original List Price Received*	88.9%	92.3%	+ 3.8%	88.9%	92.3%	+ 3.8%
Days on Market Until Sale	42	66	+ 57.1%	42	66	+ 57.1%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	6.2	5.6	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 – January 2021

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



- 21.2%

- 42.9%

+ 14.9%

Change in
New Listings

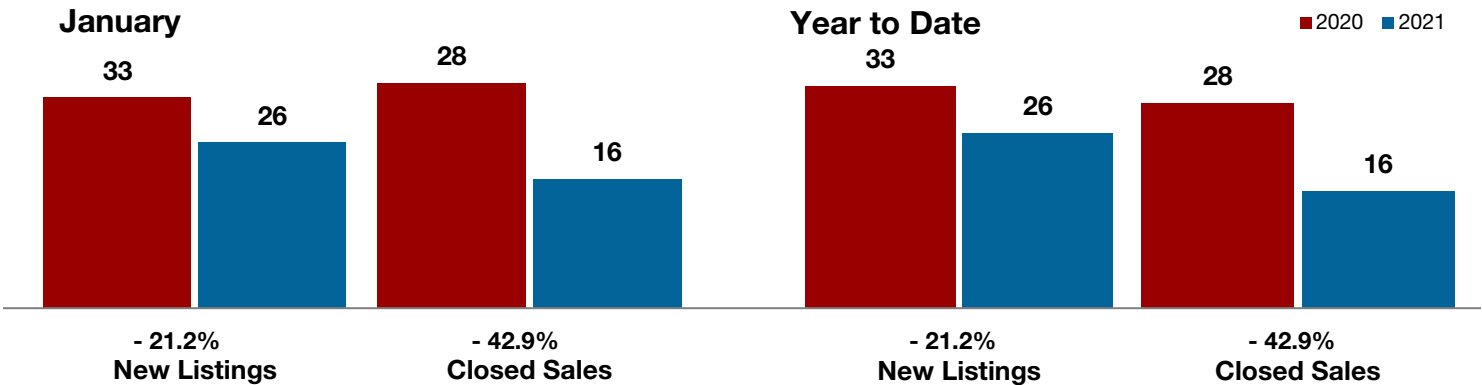
Change in
Closed Sales

Change in
Median Sales Price

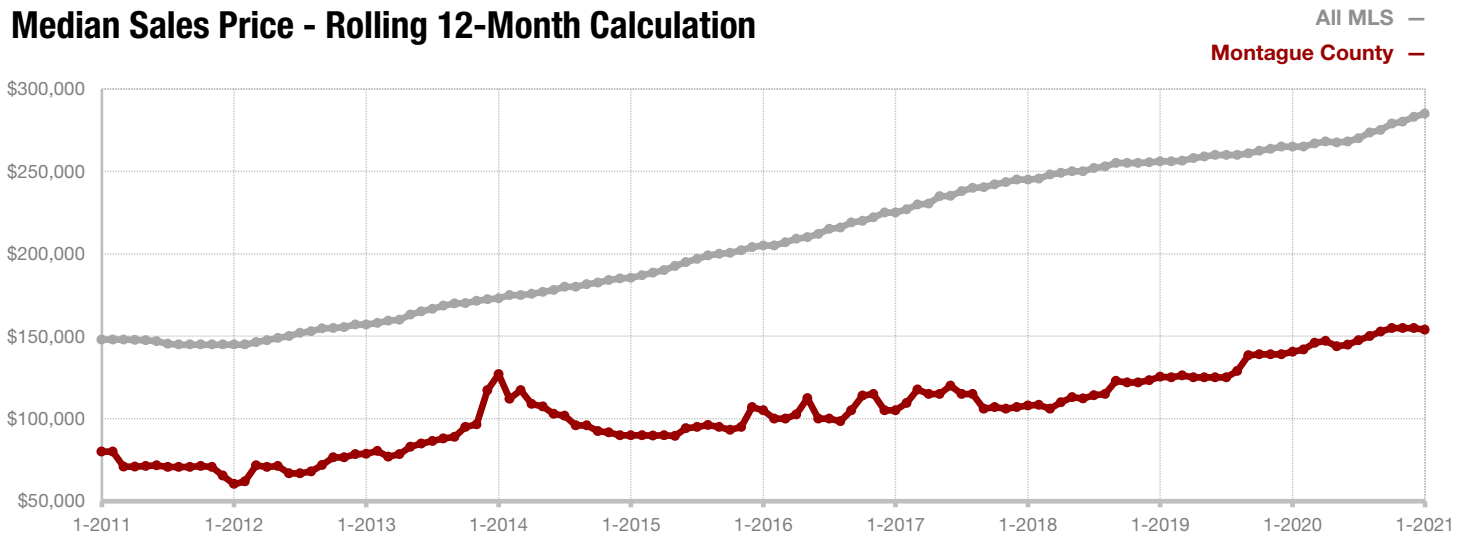
Montague County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	33	26	- 21.2%	33	26	- 21.2%
Pending Sales	25	25	0.0%	25	25	0.0%
Closed Sales	28	16	- 42.9%	28	16	- 42.9%
Average Sales Price*	\$169,207	\$310,375	+ 83.4%	\$169,207	\$310,375	+ 83.4%
Median Sales Price*	\$174,450	\$200,500	+ 14.9%	\$174,450	\$200,500	+ 14.9%
Percent of Original List Price Received*	94.7%	91.4%	- 3.5%	94.7%	91.4%	- 3.5%
Days on Market Until Sale	81	82	+ 1.2%	81	82	+ 1.2%
Inventory of Homes for Sale	95	51	- 46.3%	--	--	--
Months Supply of Inventory	4.9	2.2	- 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 – January 2021

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



+ 2.8%

+ 63.6%

+ 25.5%

Change in
New Listings

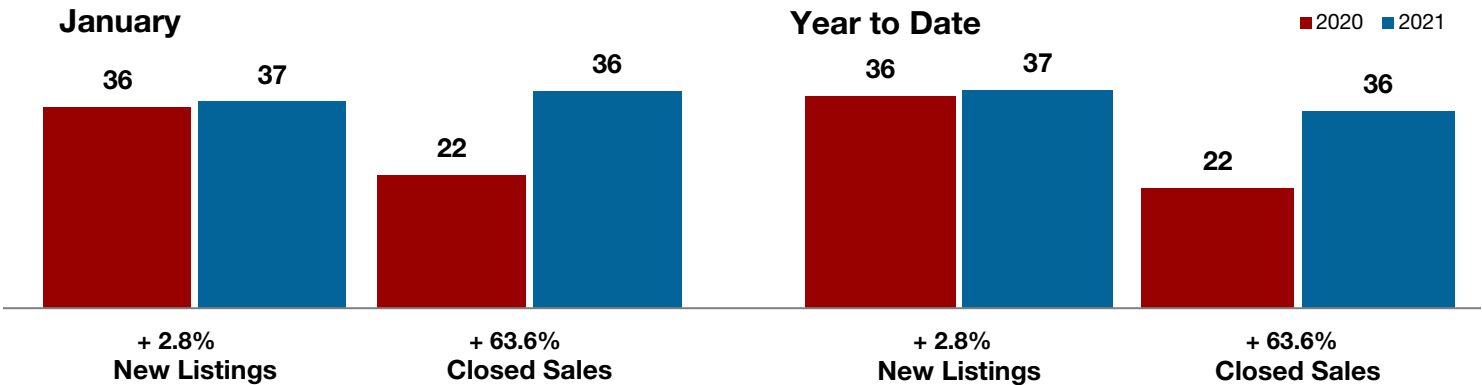
Change in
Closed Sales

Change in
Median Sales Price

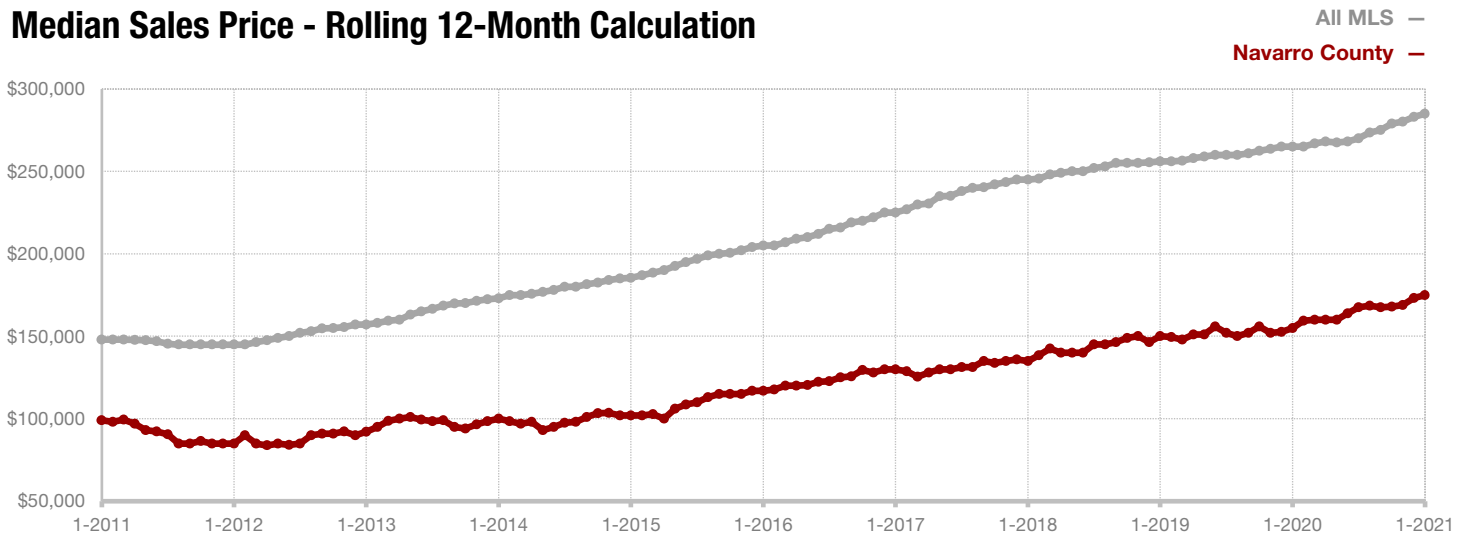
Navarro County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	36	37	+ 2.8%	36	37	+ 2.8%
Pending Sales	37	30	- 18.9%	37	30	- 18.9%
Closed Sales	22	36	+ 63.6%	22	36	+ 63.6%
Average Sales Price*	\$244,528	\$269,576	+ 10.2%	\$244,528	\$269,576	+ 10.2%
Median Sales Price*	\$172,450	\$216,500	+ 25.5%	\$172,450	\$216,500	+ 25.5%
Percent of Original List Price Received*	93.8%	98.3%	+ 4.8%	93.8%	98.3%	+ 4.8%
Days on Market Until Sale	58	45	- 22.4%	58	45	- 22.4%
Inventory of Homes for Sale	148	79	- 46.6%	--	--	--
Months Supply of Inventory	3.9	1.9	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



Nolan County

0.0%

- 100.0%

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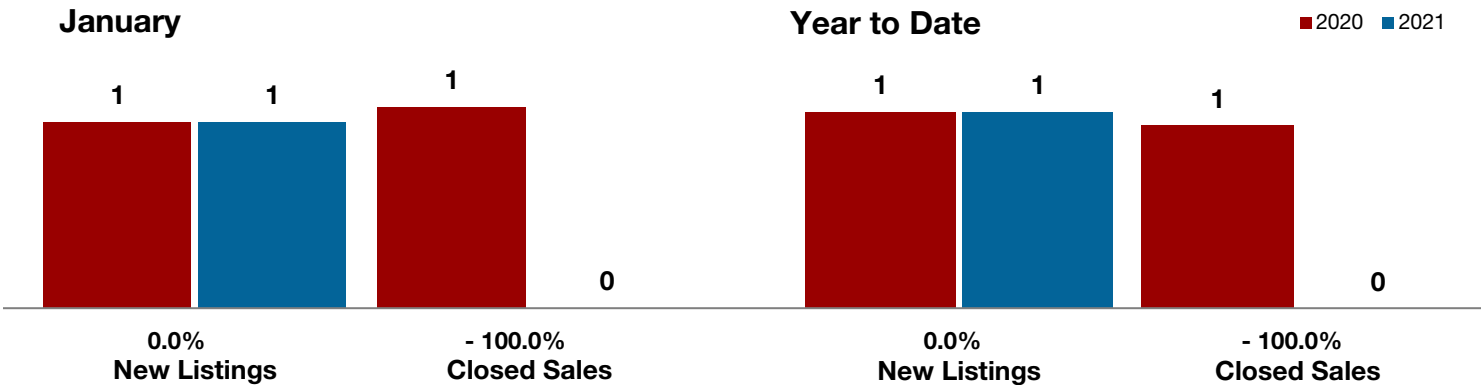
Change in
New Listings

Change in
Closed Sales

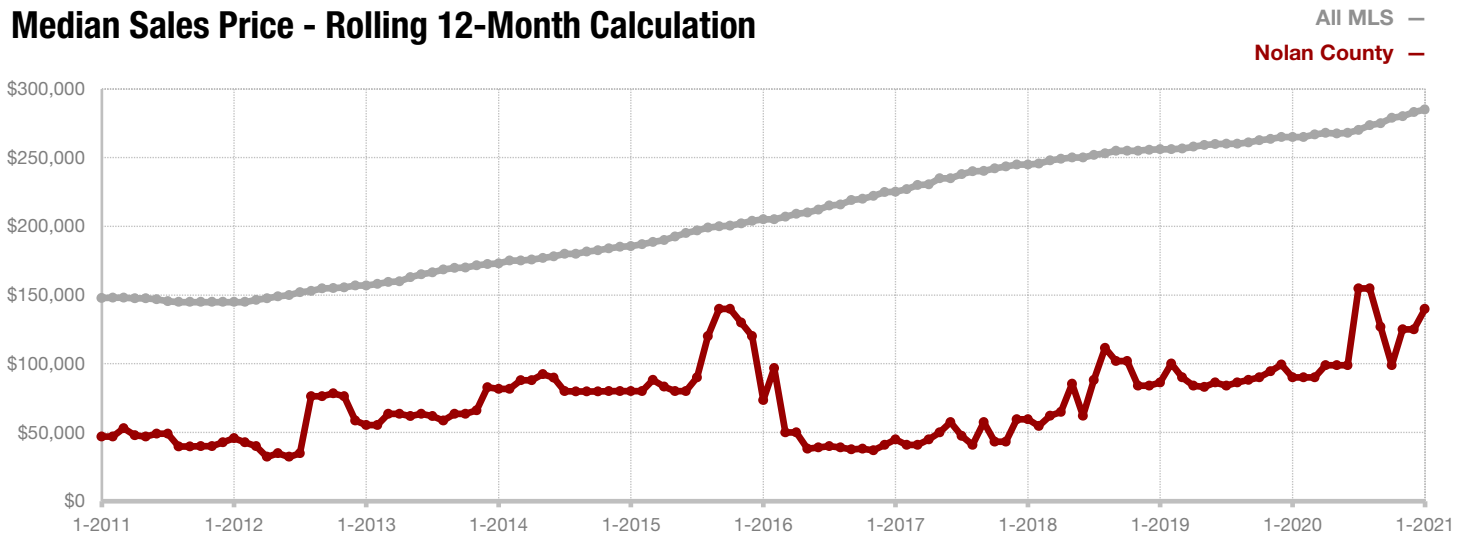
Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Average Sales Price*	\$75,000	--	--	\$75,000	--	--
Median Sales Price*	\$75,000	--	--	\$75,000	--	--
Percent of Original List Price Received*	65.2%	--	--	65.2%	--	--
Days on Market Until Sale	337	--	--	337	--	--
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	4.5	4.2	- 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



+ 66.7%

+ 15.4%

+ 34.5%

Change in
New Listings

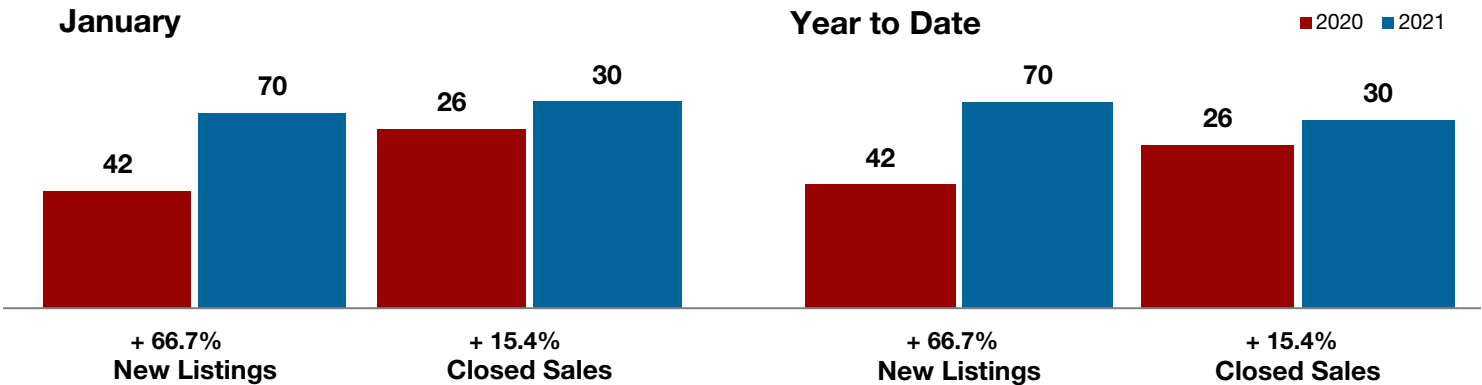
Change in
Closed Sales

Change in
Median Sales Price

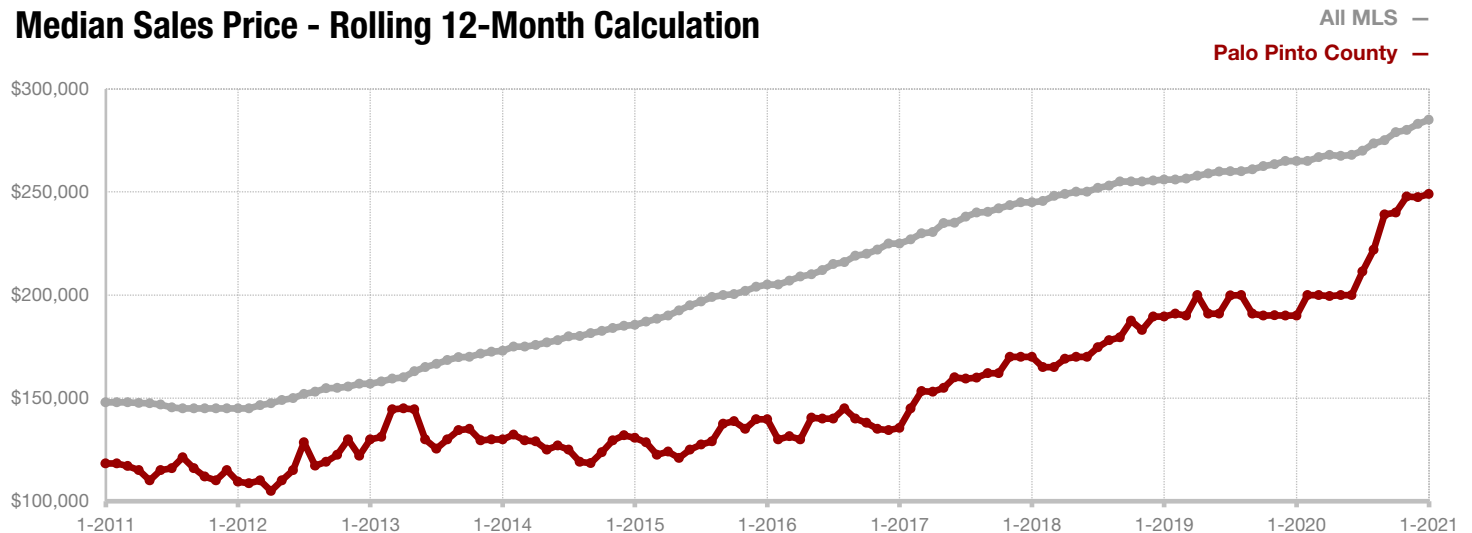
Palo Pinto County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	42	70	+ 66.7%	42	70	+ 66.7%
Pending Sales	27	37	+ 37.0%	27	37	+ 37.0%
Closed Sales	26	30	+ 15.4%	26	30	+ 15.4%
Average Sales Price*	\$467,562	\$325,159	- 30.5%	\$467,562	\$325,159	- 30.5%
Median Sales Price*	\$189,250	\$254,500	+ 34.5%	\$189,250	\$254,500	+ 34.5%
Percent of Original List Price Received*	90.7%	93.9%	+ 3.5%	90.7%	93.9%	+ 3.5%
Days on Market Until Sale	91	77	- 15.4%	91	77	- 15.4%
Inventory of Homes for Sale	214	146	- 31.8%	--	--	--
Months Supply of Inventory	6.3	3.4	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 4.4%

+ 52.8%

+ 16.0%

Change in
New Listings

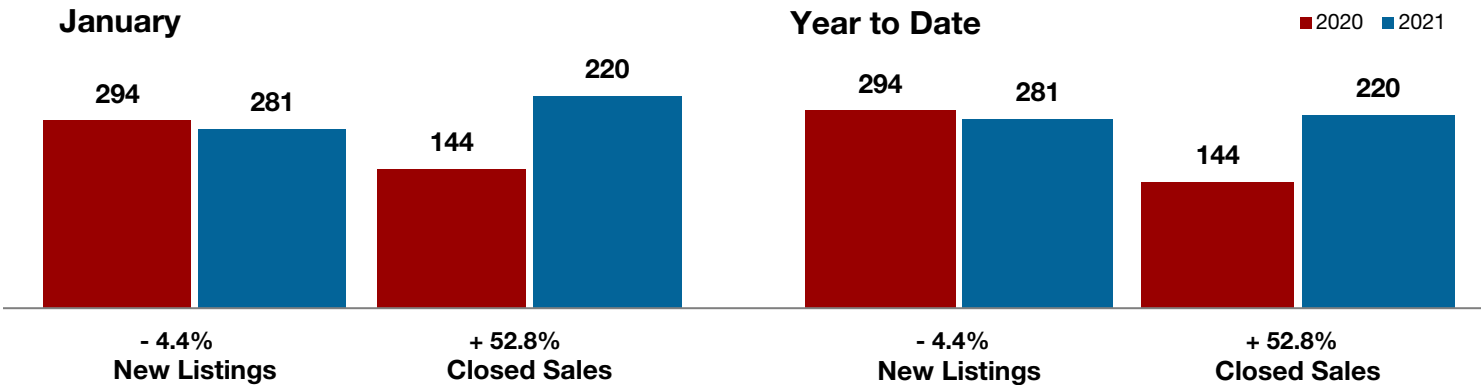
Change in
Closed Sales

Change in
Median Sales Price

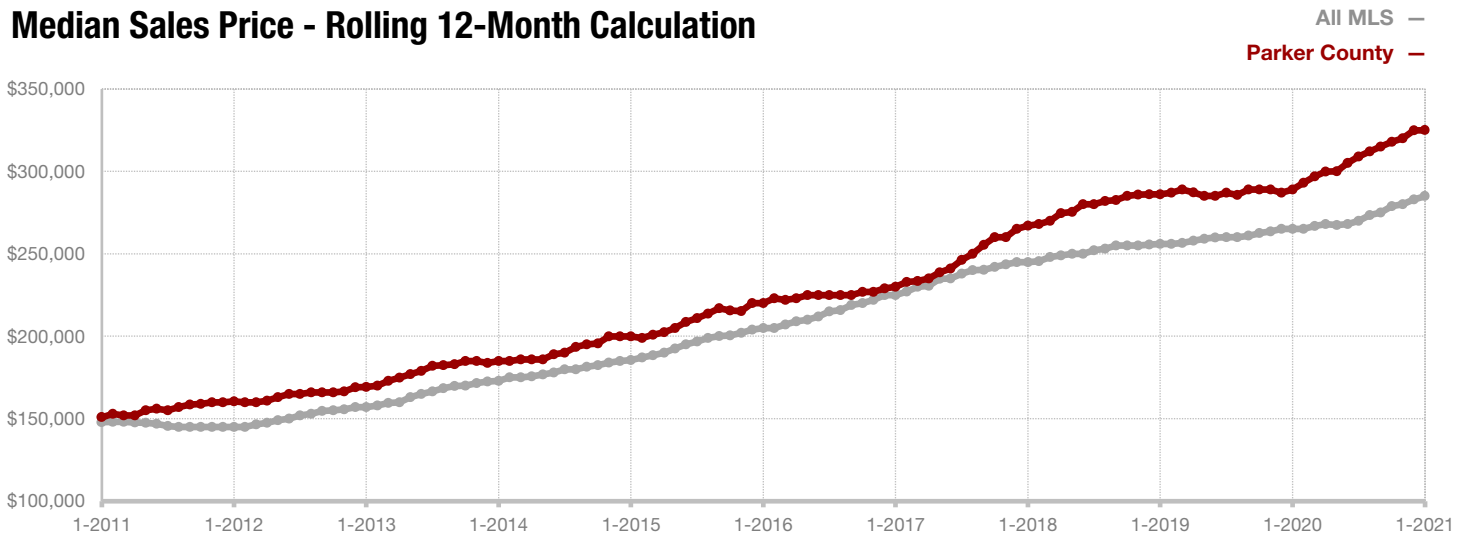
Parker County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	294	281	- 4.4%	294	281	- 4.4%
Pending Sales	216	200	- 7.4%	216	200	- 7.4%
Closed Sales	144	220	+ 52.8%	144	220	+ 52.8%
Average Sales Price*	\$316,996	\$365,128	+ 15.2%	\$316,996	\$365,128	+ 15.2%
Median Sales Price*	\$275,750	\$320,000	+ 16.0%	\$275,750	\$320,000	+ 16.0%
Percent of Original List Price Received*	95.0%	97.4%	+ 2.5%	95.0%	97.4%	+ 2.5%
Days on Market Until Sale	77	49	- 36.4%	77	49	- 36.4%
Inventory of Homes for Sale	843	493	- 41.5%	--	--	--
Months Supply of Inventory	3.6	1.7	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 11.8%

+ 50.0%

+ 5.3%

Change in
New Listings

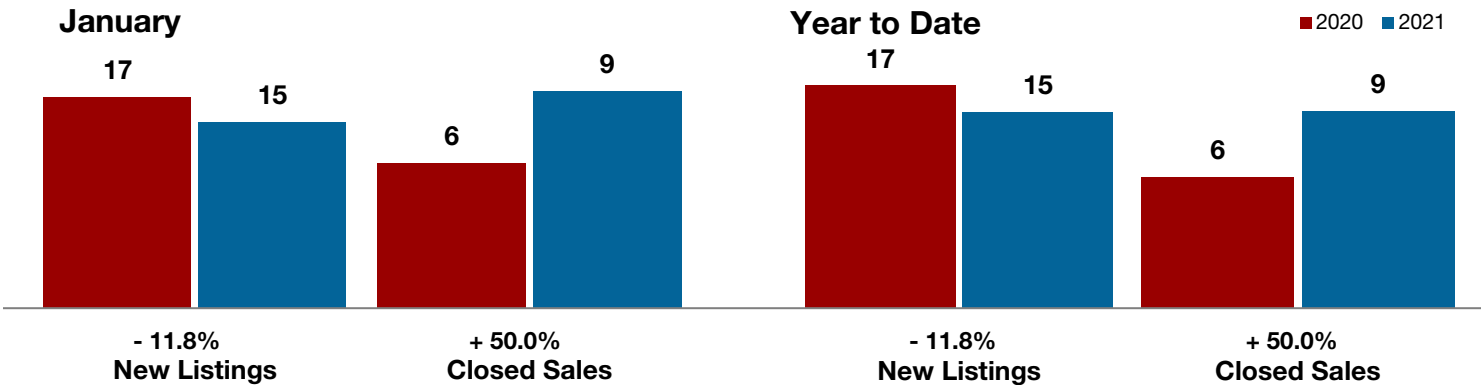
Change in
Closed Sales

Change in
Median Sales Price

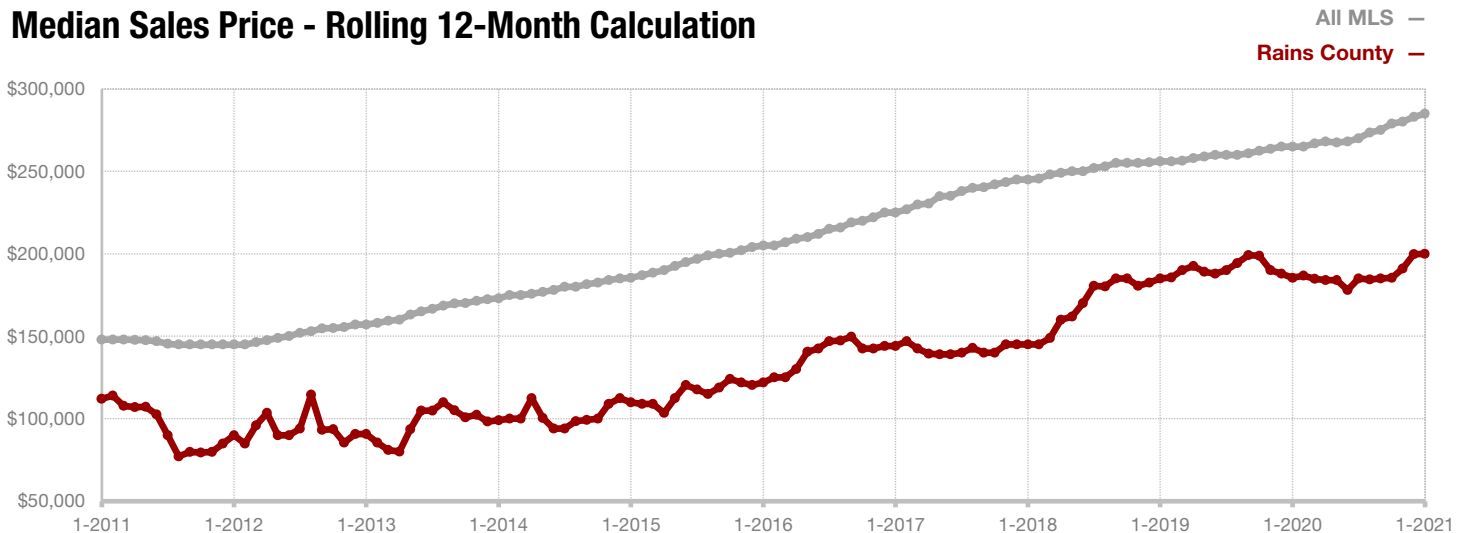
Rains County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	17	15	- 11.8%	17	15	- 11.8%
Pending Sales	5	17	+ 240.0%	5	17	+ 240.0%
Closed Sales	6	9	+ 50.0%	6	9	+ 50.0%
Average Sales Price*	\$246,603	\$365,944	+ 48.4%	\$246,603	\$365,944	+ 48.4%
Median Sales Price*	\$217,500	\$229,000	+ 5.3%	\$217,500	\$229,000	+ 5.3%
Percent of Original List Price Received*	94.3%	94.9%	+ 0.6%	94.3%	94.9%	+ 0.6%
Days on Market Until Sale	51	27	- 47.1%	51	27	- 47.1%
Inventory of Homes for Sale	64	25	- 60.9%	--	--	--
Months Supply of Inventory	6.0	1.7	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 24.8%

+ 25.6%

+ 5.0%

Change in
New Listings

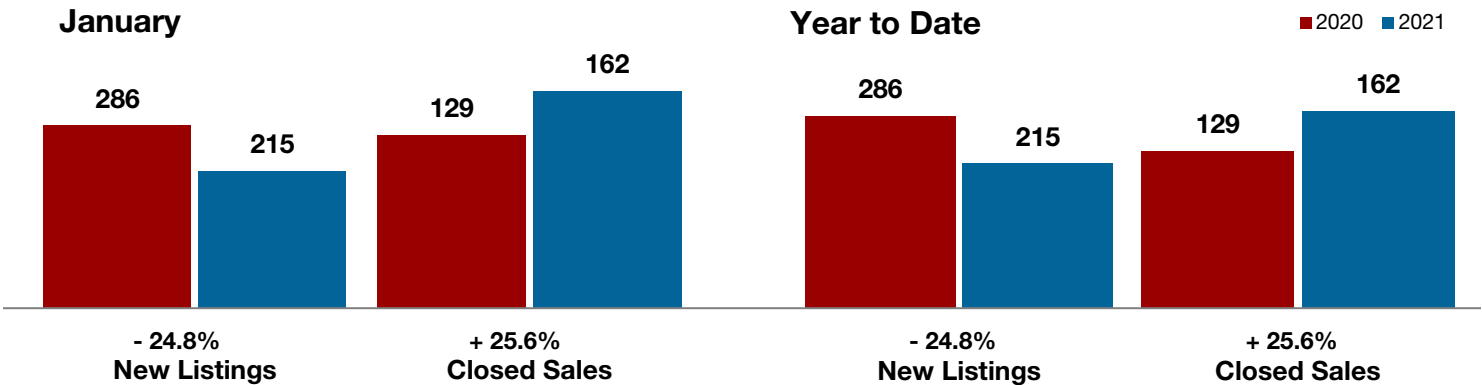
Change in
Closed Sales

Change in
Median Sales Price

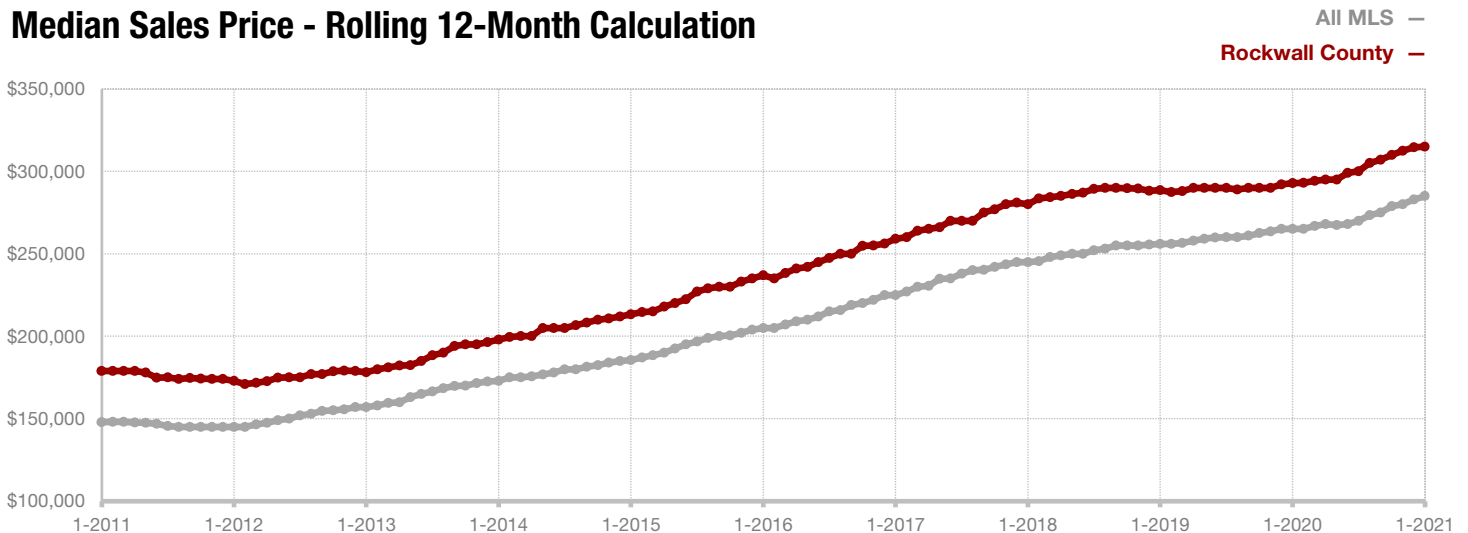
Rockwall County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	286	215	- 24.8%	286	215	- 24.8%
Pending Sales	189	183	- 3.2%	189	183	- 3.2%
Closed Sales	129	162	+ 25.6%	129	162	+ 25.6%
Average Sales Price*	\$327,409	\$355,696	+ 8.6%	\$327,409	\$355,696	+ 8.6%
Median Sales Price*	\$292,000	\$306,466	+ 5.0%	\$292,000	\$306,466	+ 5.0%
Percent of Original List Price Received*	95.0%	98.4%	+ 3.6%	95.0%	98.4%	+ 3.6%
Days on Market Until Sale	75	33	- 56.0%	75	33	- 56.0%
Inventory of Homes for Sale	669	245	- 63.4%	--	--	--
Months Supply of Inventory	3.4	1.0	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



Shackelford County

- 100.0%

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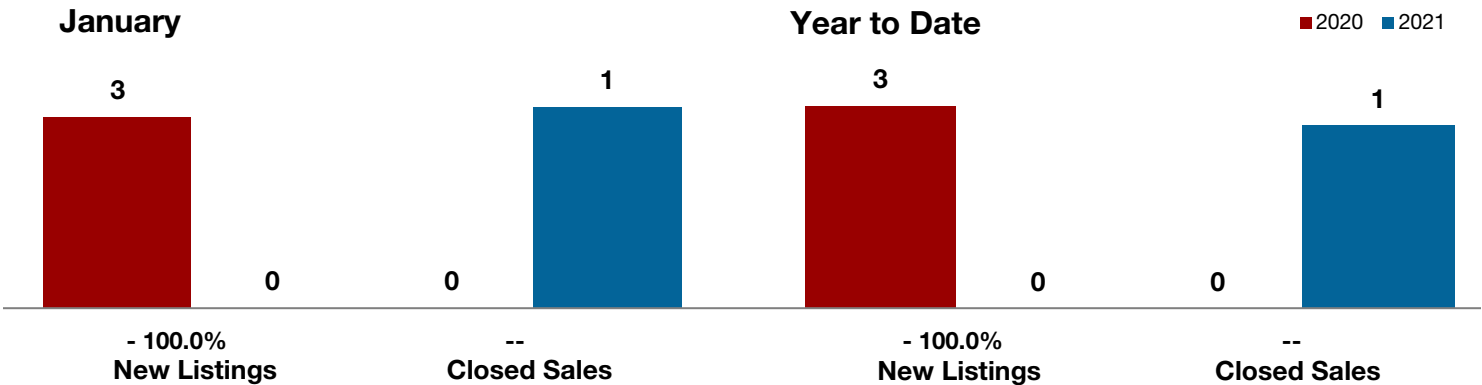
Change in
New Listings

Change in
Closed Sales

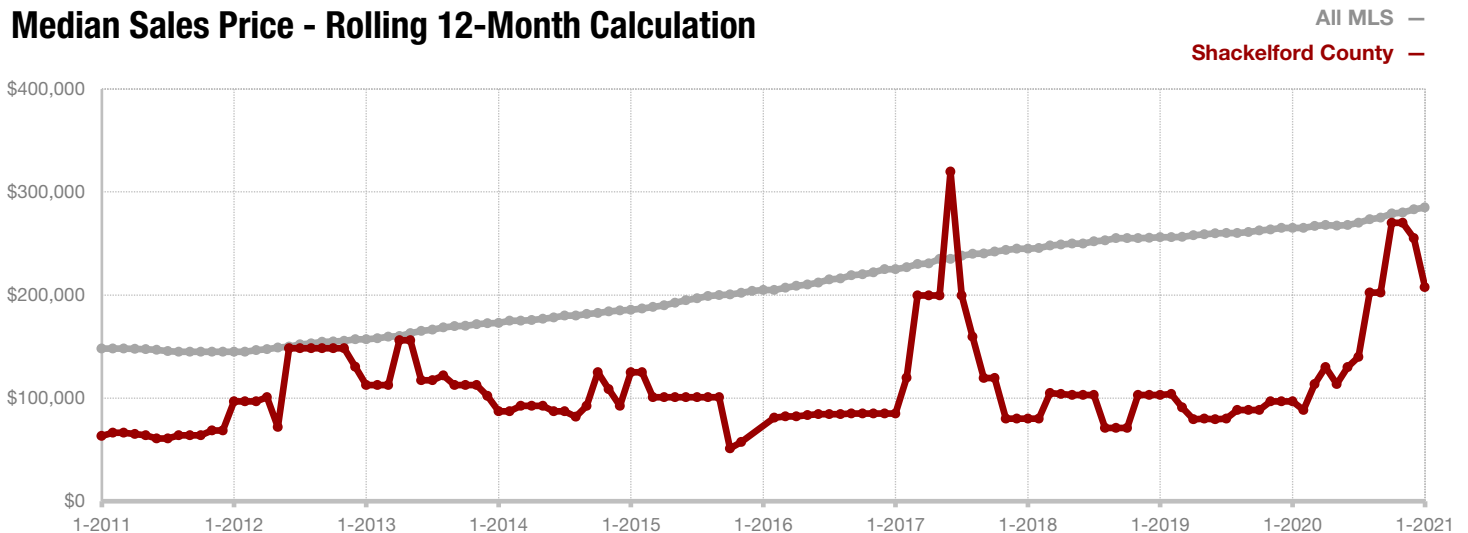
Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3	0	- 100.0%	3	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	1	--	0	1	--
Average Sales Price*	--	\$160,000	--	--	\$160,000	--
Median Sales Price*	--	\$160,000	--	--	\$160,000	--
Percent of Original List Price Received*	--	100.1%	--	--	100.1%	--
Days on Market Until Sale	--	1	--	--	1	--
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	10.5	3.9	- 63.6%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



+ 1.4%

+ 32.3%

+ 19.3%

Change in
New Listings

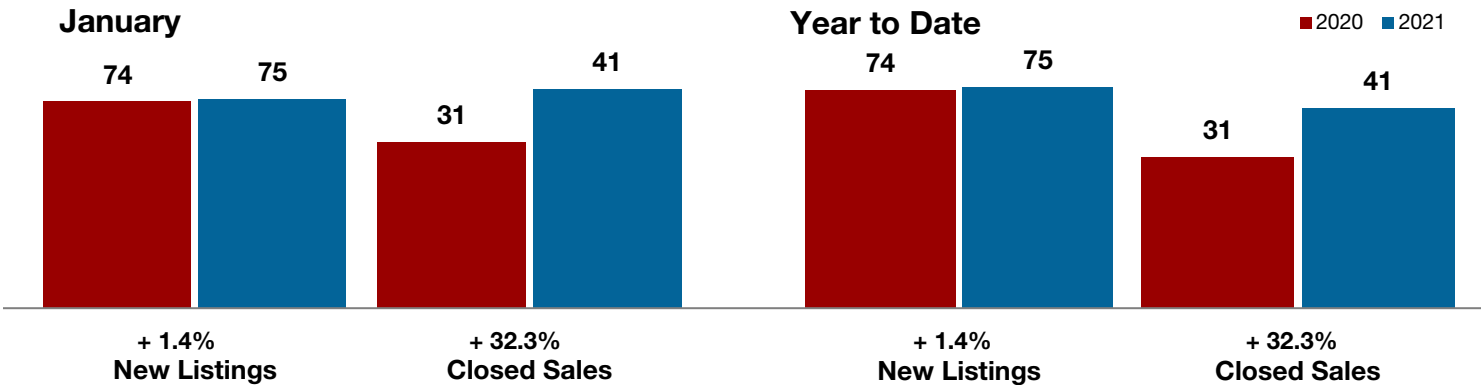
Change in
Closed Sales

Change in
Median Sales Price

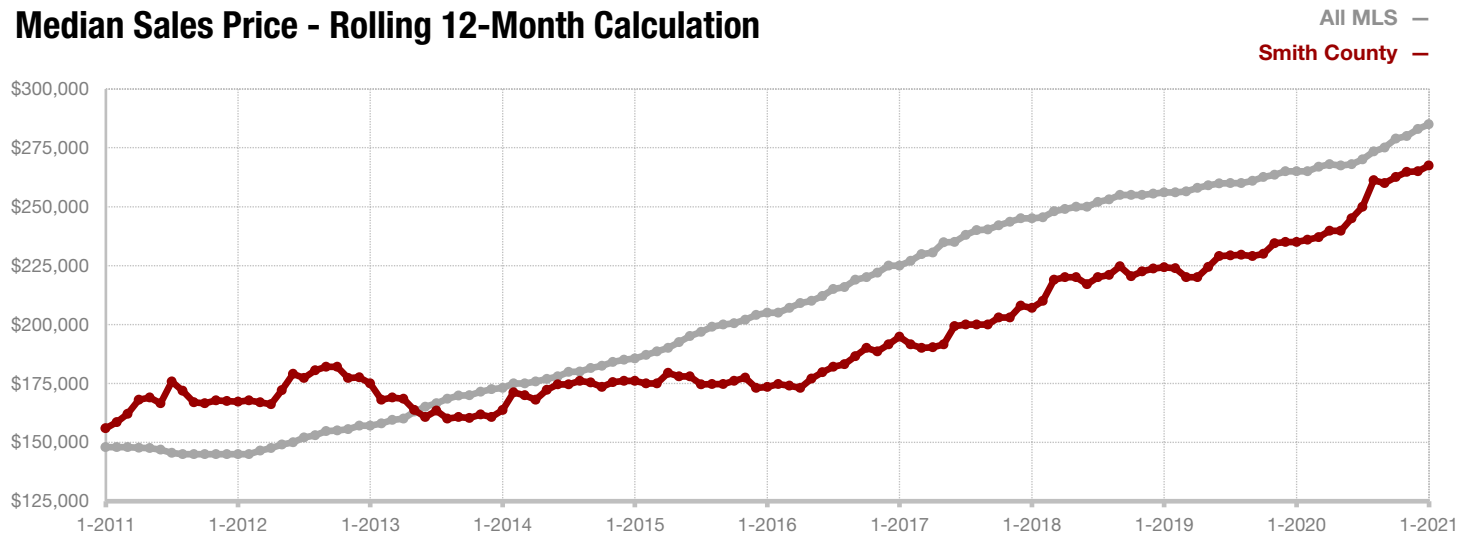
Smith County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	74	75	+ 1.4%	74	75	+ 1.4%
Pending Sales	51	74	+ 45.1%	51	74	+ 45.1%
Closed Sales	31	41	+ 32.3%	31	41	+ 32.3%
Average Sales Price*	\$298,605	\$363,526	+ 21.7%	\$298,605	\$363,526	+ 21.7%
Median Sales Price*	\$243,000	\$289,900	+ 19.3%	\$243,000	\$289,900	+ 19.3%
Percent of Original List Price Received*	93.6%	97.0%	+ 3.6%	93.6%	97.0%	+ 3.6%
Days on Market Until Sale	72	45	- 37.5%	72	45	- 37.5%
Inventory of Homes for Sale	242	156	- 35.5%	--	--	--
Months Supply of Inventory	4.5	2.0	- 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 – January 2021

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



- 50.0% **+ 120.0%** **+ 154.1%**

Change in
New Listings

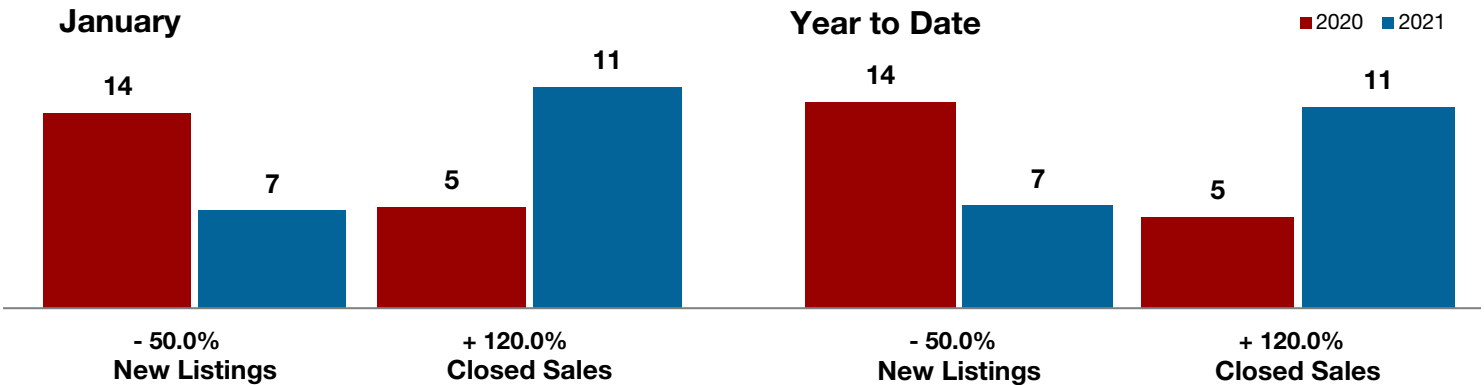
Change in
Closed Sales

Change in
Median Sales Price

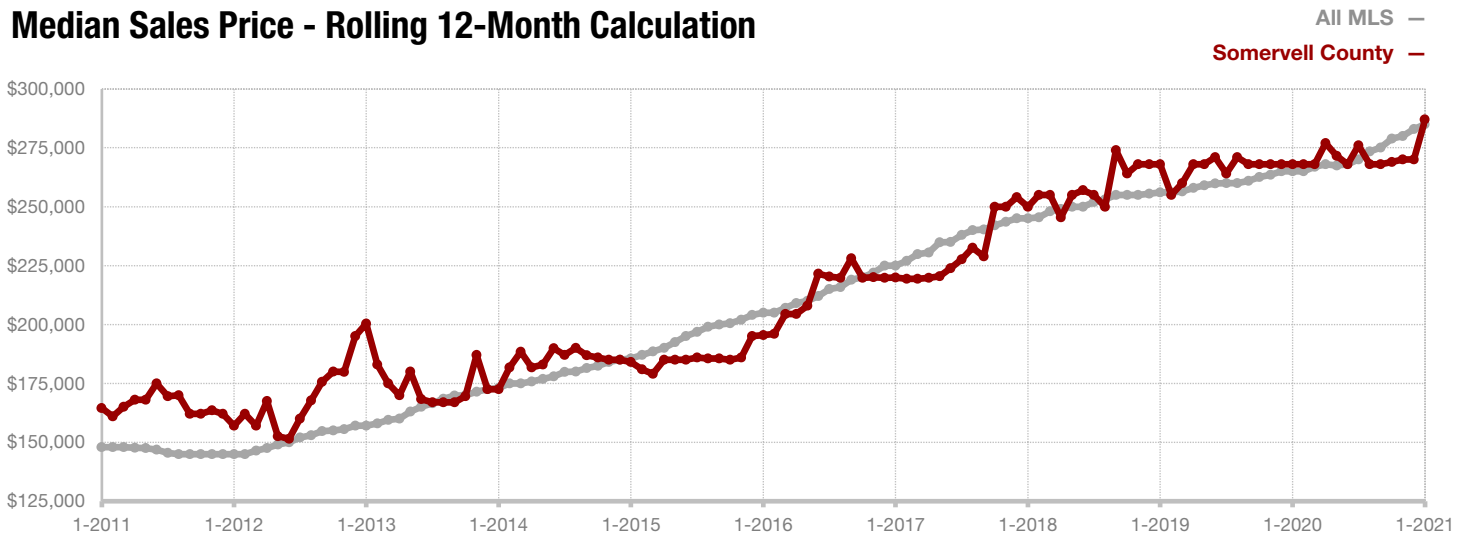
Somervell County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	14	7	- 50.0%	14	7	- 50.0%
Pending Sales	7	6	- 14.3%	7	6	- 14.3%
Closed Sales	5	11	+ 120.0%	5	11	+ 120.0%
Average Sales Price*	\$150,300	\$319,618	+ 112.7%	\$150,300	\$319,618	+ 112.7%
Median Sales Price*	\$129,500	\$329,000	+ 154.1%	\$129,500	\$329,000	+ 154.1%
Percent of Original List Price Received*	95.3%	98.7%	+ 3.6%	95.3%	98.7%	+ 3.6%
Days on Market Until Sale	63	58	- 7.9%	63	58	- 7.9%
Inventory of Homes for Sale	30	15	- 50.0%	--	--	--
Months Supply of Inventory	4.3	2.0	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 55.6%

- 28.6%

+ 96.3%

Change in
New Listings

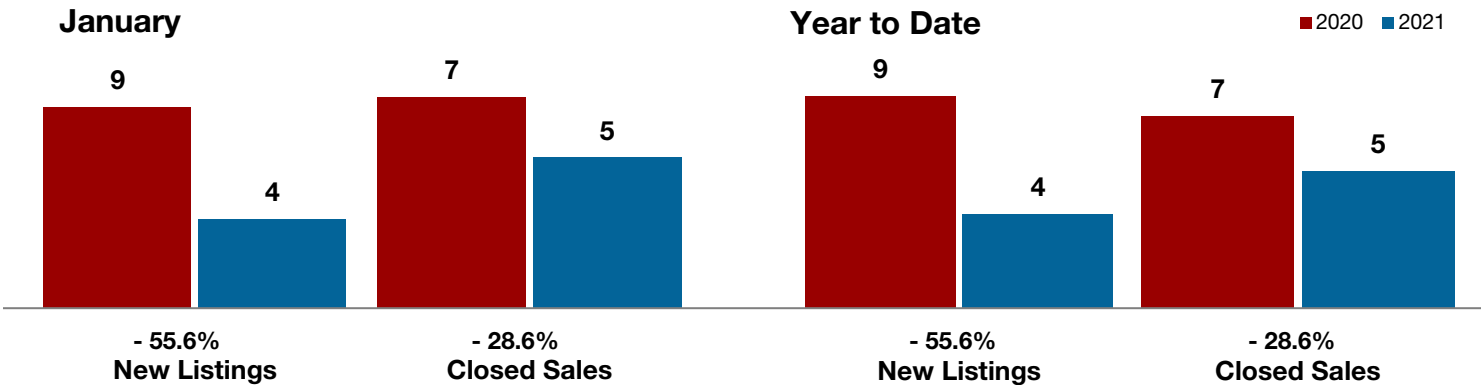
Change in
Closed Sales

Change in
Median Sales Price

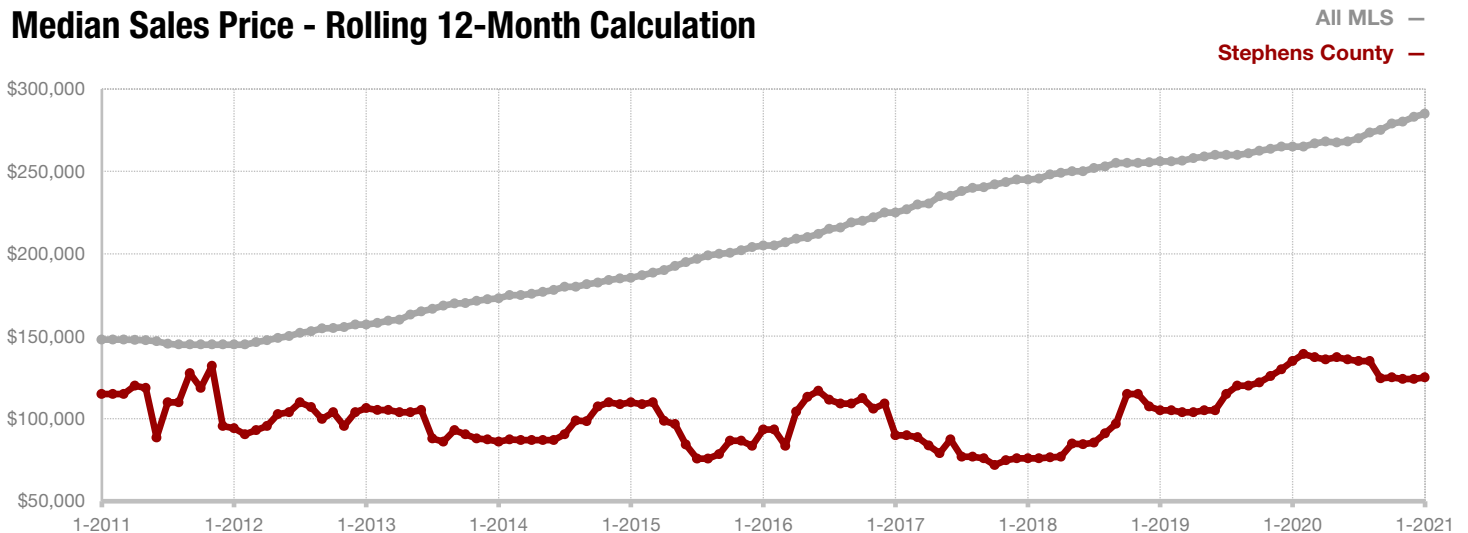
Stephens County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	9	4	- 55.6%	9	4	- 55.6%
Pending Sales	12	8	- 33.3%	12	8	- 33.3%
Closed Sales	7	5	- 28.6%	7	5	- 28.6%
Average Sales Price*	\$138,400	\$206,690	+ 49.3%	\$138,400	\$206,690	+ 49.3%
Median Sales Price*	\$135,000	\$265,000	+ 96.3%	\$135,000	\$265,000	+ 96.3%
Percent of Original List Price Received*	93.9%	92.2%	- 1.8%	93.9%	92.2%	- 1.8%
Days on Market Until Sale	59	82	+ 39.0%	59	82	+ 39.0%
Inventory of Homes for Sale	50	27	- 46.0%	--	--	--
Months Supply of Inventory	6.3	3.3	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



Stonewall County

0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

--

Change in
Median Sales Price

January

Year to Date

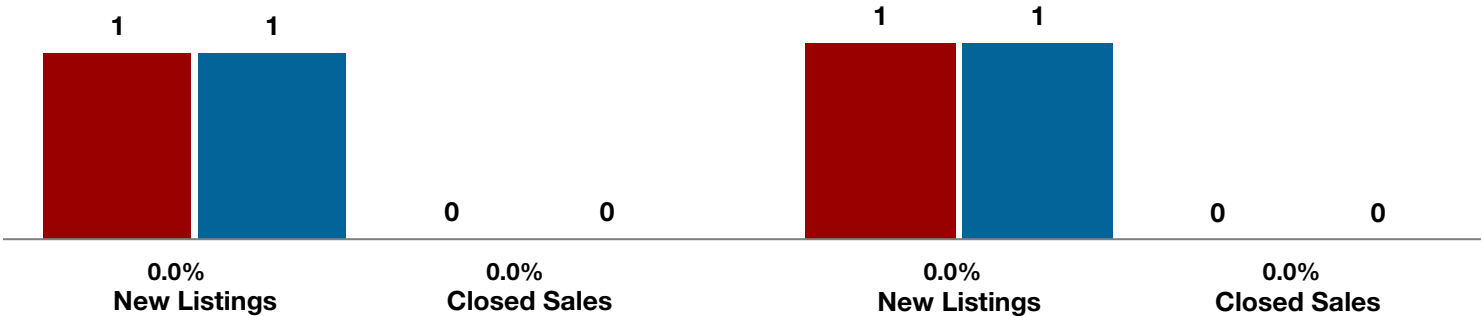
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1	1	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Average Sales Price*	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Percent of Original List Price Received*	--	--	--	--	--	--
Days on Market Until Sale	--	--	--	--	--	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.8	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.

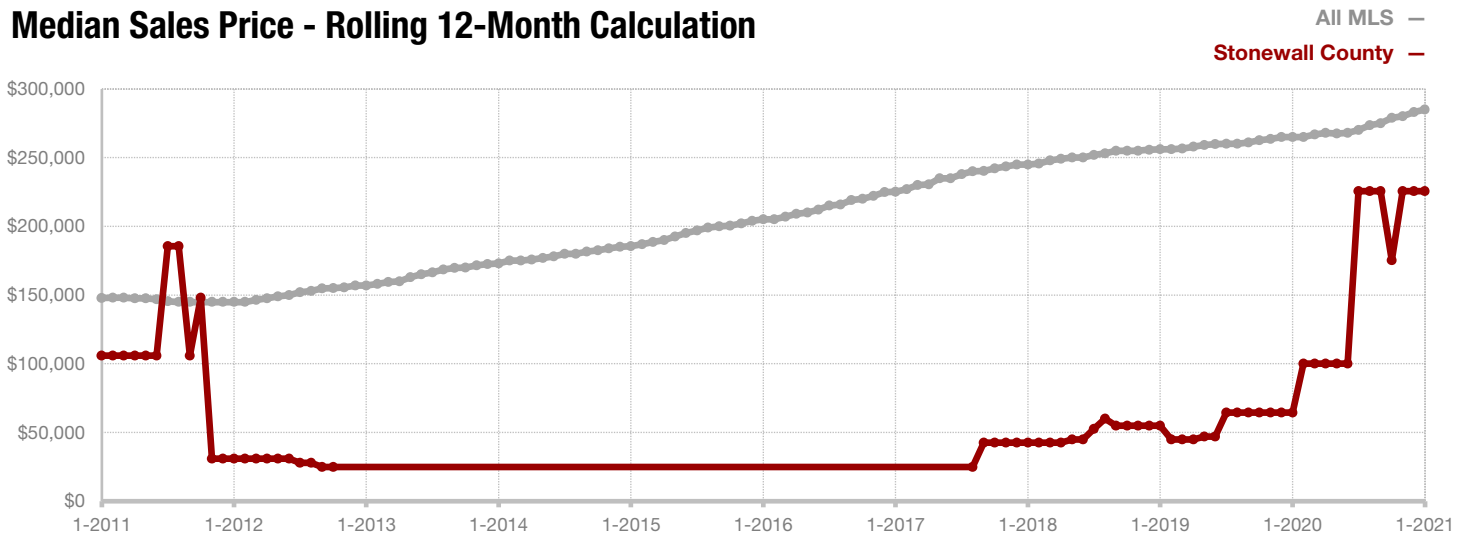
January

Year to Date

■ 2020 ■ 2021



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 19.0%

Change in
New Listings

- 2.3%

Change in
Closed Sales

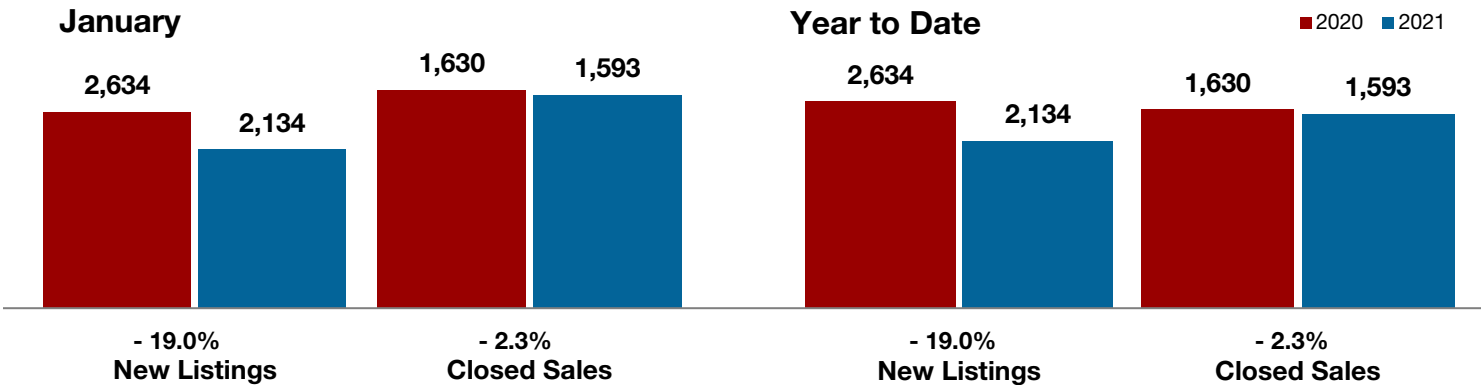
+ 10.4%

Change in
Median Sales Price

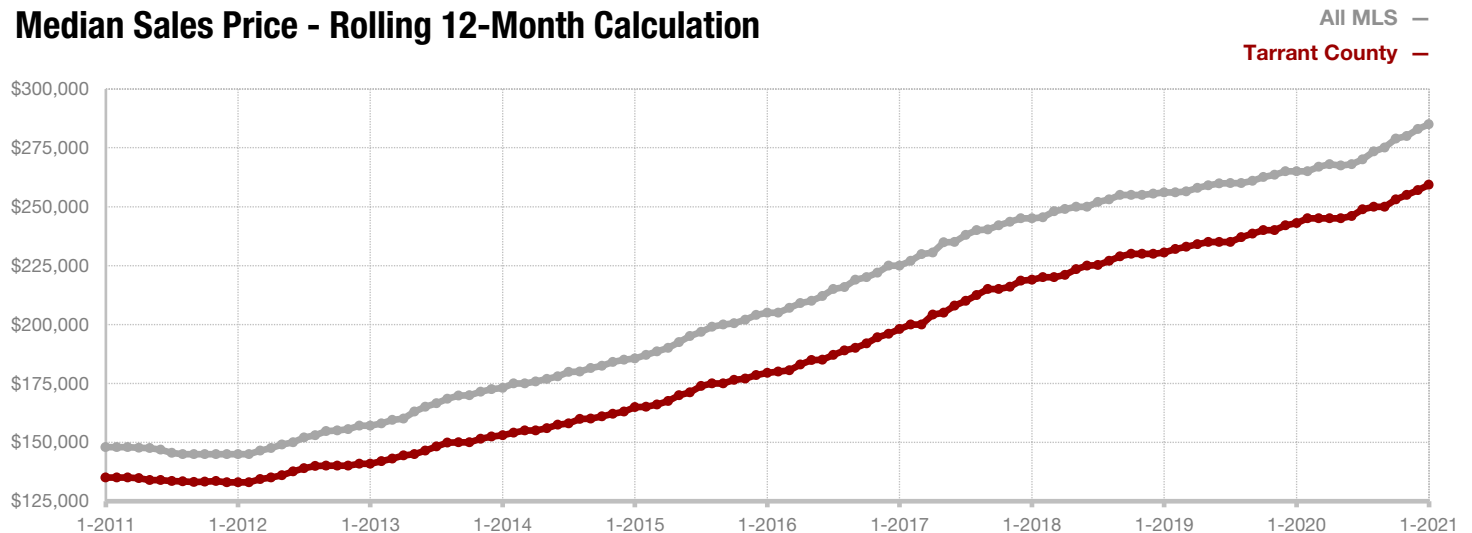
Tarrant County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,634	2,134	- 19.0%	2,634	2,134	- 19.0%
Pending Sales	2,116	2,025	- 4.3%	2,116	2,025	- 4.3%
Closed Sales	1,630	1,593	- 2.3%	1,630	1,593	- 2.3%
Average Sales Price*	\$272,724	\$324,993	+ 19.2%	\$272,724	\$324,993	+ 19.2%
Median Sales Price*	\$240,000	\$265,000	+ 10.4%	\$240,000	\$265,000	+ 10.4%
Percent of Original List Price Received*	96.5%	98.7%	+ 2.3%	96.5%	98.7%	+ 2.3%
Days on Market Until Sale	47	31	- 34.0%	47	31	- 34.0%
Inventory of Homes for Sale	4,716	2,026	- 57.0%	--	--	--
Months Supply of Inventory	2.0	0.8	- 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



- 27.4%

+ 17.9%

- 3.2%

Change in
New Listings

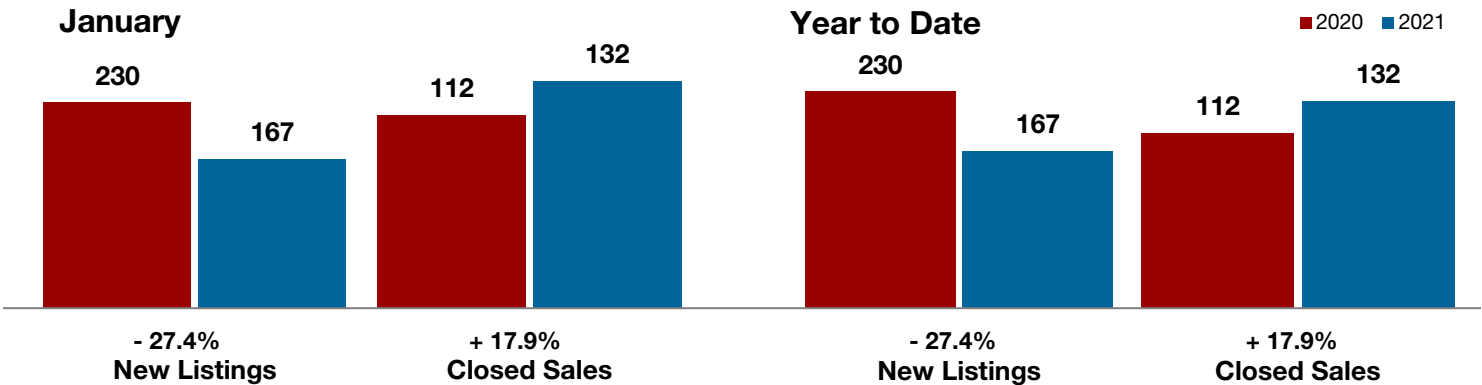
Change in
Closed Sales

Change in
Median Sales Price

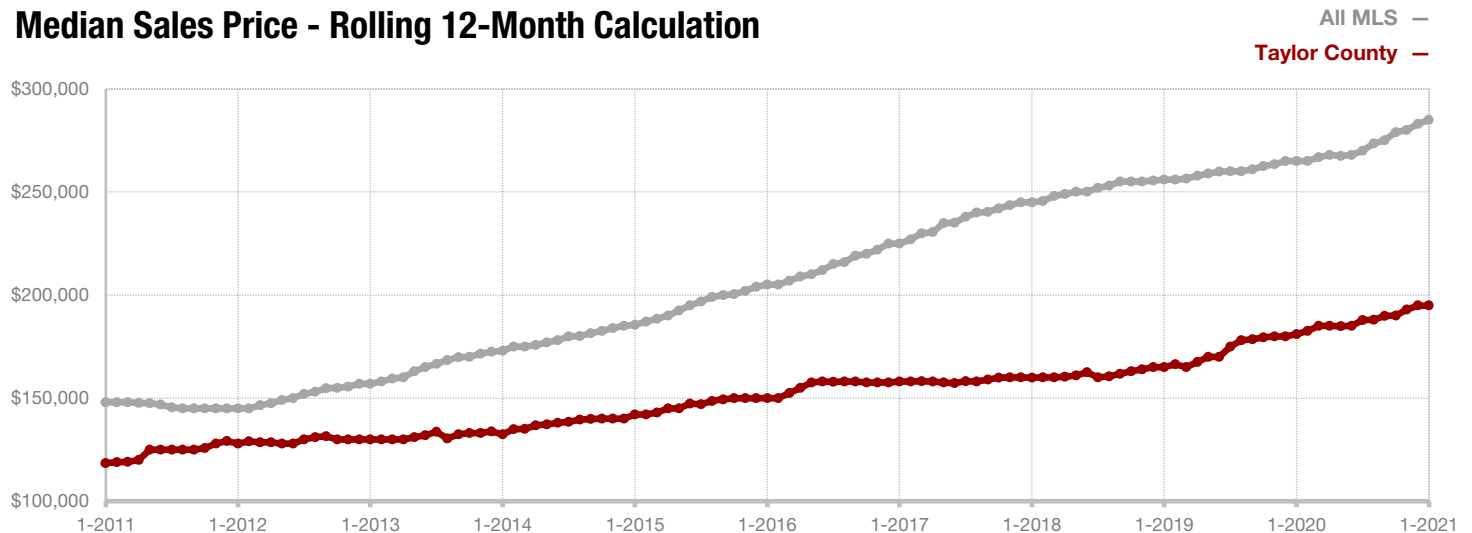
Taylor County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	230	167	- 27.4%	230	167	- 27.4%
Pending Sales	177	170	- 4.0%	177	170	- 4.0%
Closed Sales	112	132	+ 17.9%	112	132	+ 17.9%
Average Sales Price*	\$213,936	\$214,701	+ 0.4%	\$213,936	\$214,701	+ 0.4%
Median Sales Price*	\$201,400	\$195,000	- 3.2%	\$201,400	\$195,000	- 3.2%
Percent of Original List Price Received*	95.0%	96.6%	+ 1.7%	95.0%	96.6%	+ 1.7%
Days on Market Until Sale	79	45	- 43.0%	79	45	- 43.0%
Inventory of Homes for Sale	565	252	- 55.4%	--	--	--
Months Supply of Inventory	3.2	1.2	- 66.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



0.0%

- 100.0%

--

Change in
New Listings

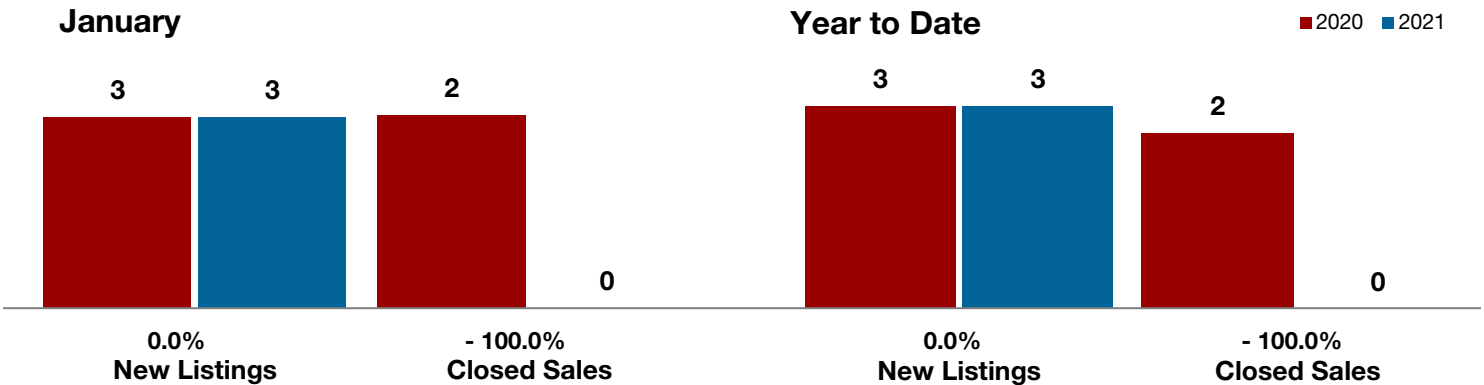
Change in
Closed Sales

Change in
Median Sales Price

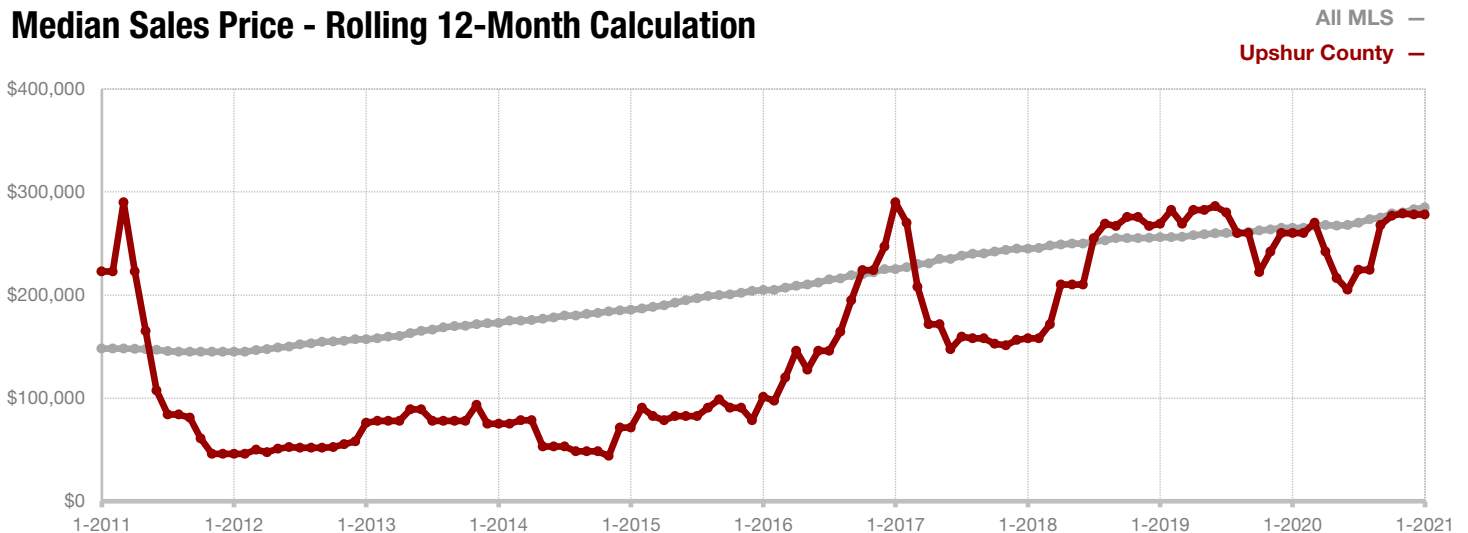
Upshur County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3	3	0.0%	3	3	0.0%
Pending Sales	0	3	--	0	3	--
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Average Sales Price*	\$277,500	--	--	\$277,500	--	--
Median Sales Price*	\$277,500	--	--	\$277,500	--	--
Percent of Original List Price Received*	86.1%	--	--	86.1%	--	--
Days on Market Until Sale	40	--	--	40	--	--
Inventory of Homes for Sale	24	8	- 66.7%	--	--	--
Months Supply of Inventory	10.6	2.0	- 81.8%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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- 31.0%

+ 37.0%

+ 54.8%

Change in
New Listings

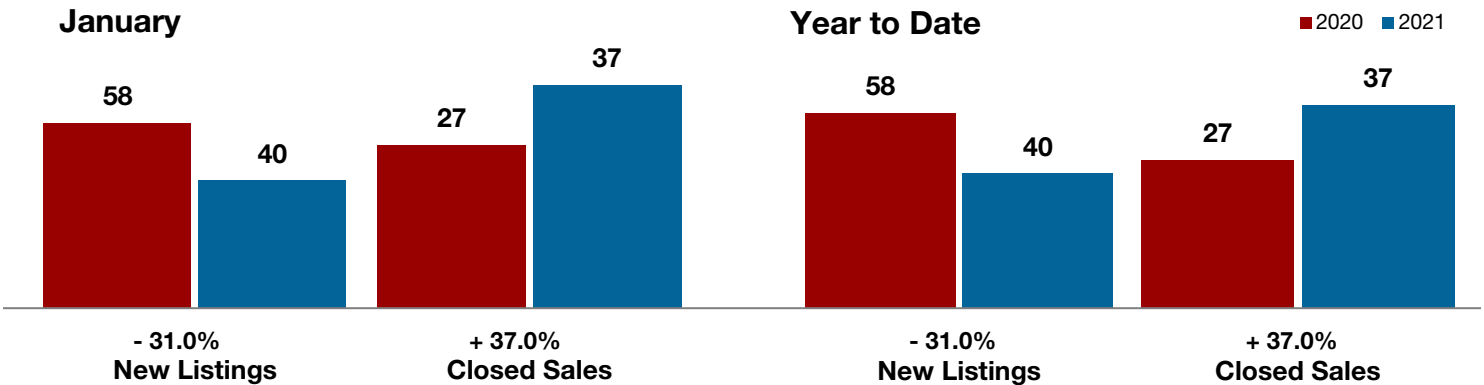
Change in
Closed Sales

Change in
Median Sales Price

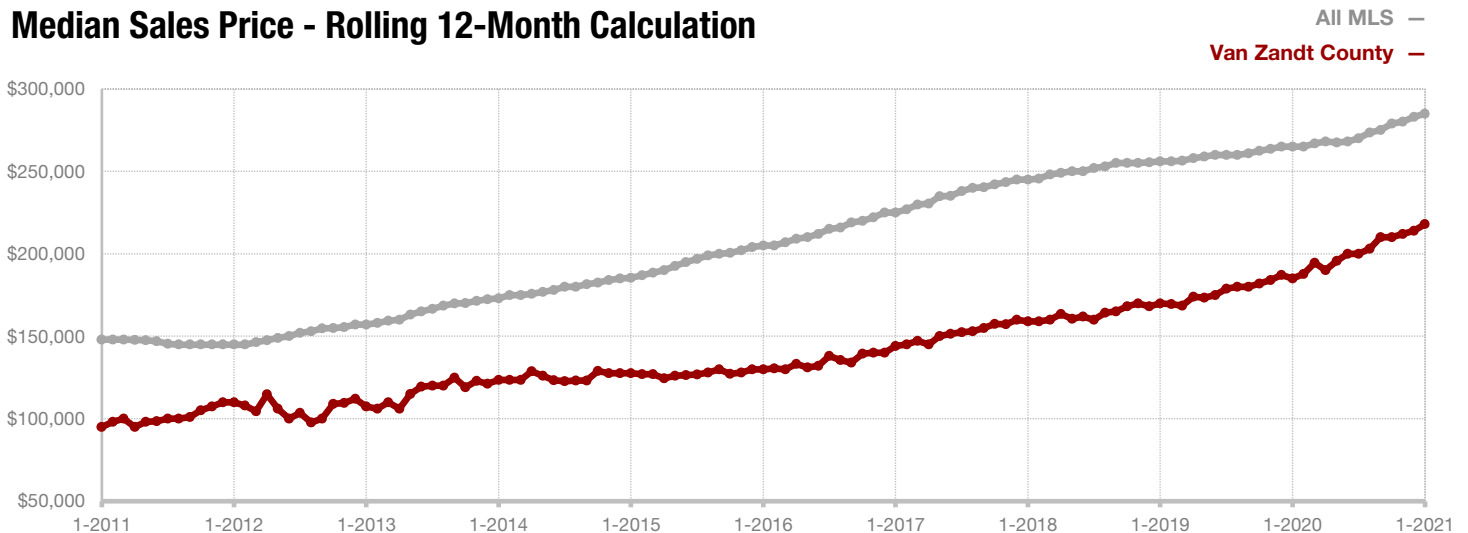
Van Zandt County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	58	40	- 31.0%	58	40	- 31.0%
Pending Sales	60	34	- 43.3%	60	34	- 43.3%
Closed Sales	27	37	+ 37.0%	27	37	+ 37.0%
Average Sales Price*	\$219,872	\$271,851	+ 23.6%	\$219,872	\$271,851	+ 23.6%
Median Sales Price*	\$155,000	\$239,900	+ 54.8%	\$155,000	\$239,900	+ 54.8%
Percent of Original List Price Received*	91.8%	95.4%	+ 3.9%	91.8%	95.4%	+ 3.9%
Days on Market Until Sale	73	52	- 28.8%	73	52	- 28.8%
Inventory of Homes for Sale	216	106	- 50.9%	--	--	--
Months Supply of Inventory	4.3	1.9	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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+ 2.7%

- 8.8%

+ 10.2%

Change in
New Listings

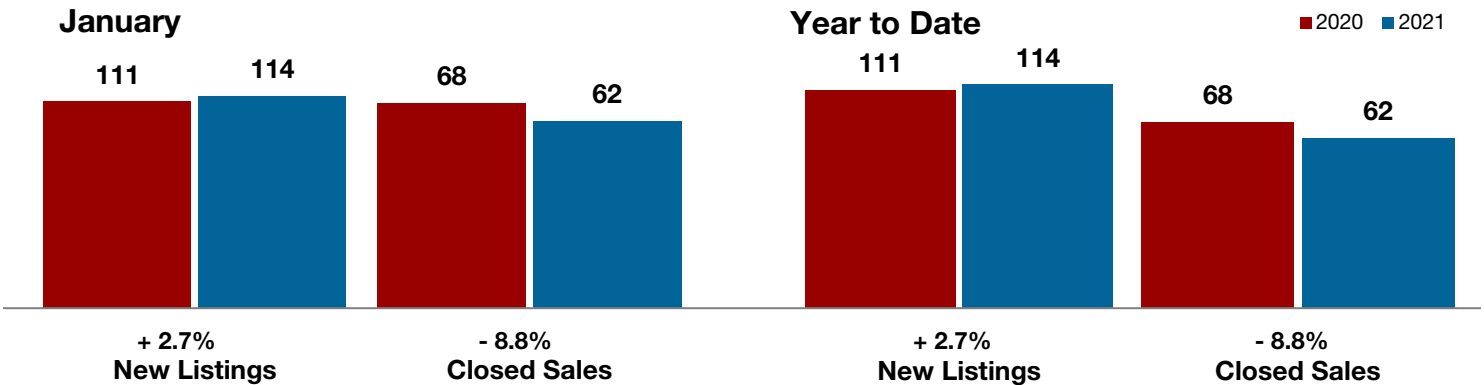
Change in
Closed Sales

Change in
Median Sales Price

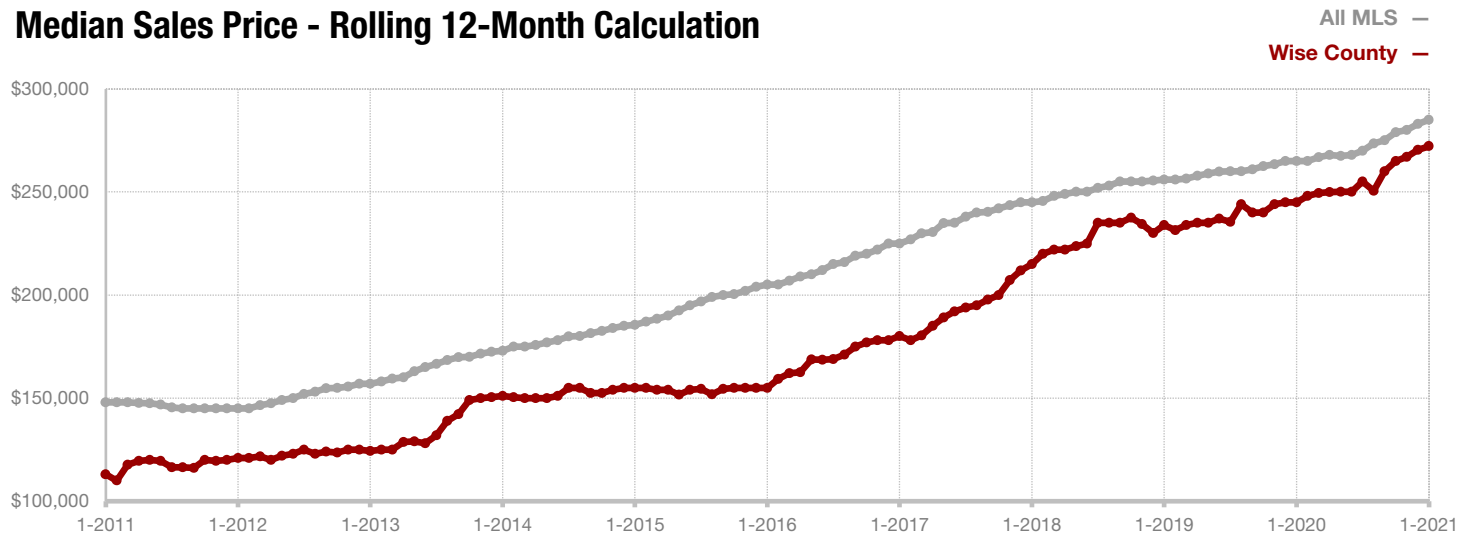
Wise County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	111	114	+ 2.7%	111	114	+ 2.7%
Pending Sales	90	101	+ 12.2%	90	101	+ 12.2%
Closed Sales	68	62	- 8.8%	68	62	- 8.8%
Average Sales Price*	\$271,493	\$307,982	+ 13.4%	\$271,493	\$307,982	+ 13.4%
Median Sales Price*	\$244,950	\$269,950	+ 10.2%	\$244,950	\$269,950	+ 10.2%
Percent of Original List Price Received*	93.4%	98.2%	+ 5.1%	93.4%	98.2%	+ 5.1%
Days on Market Until Sale	83	61	- 26.5%	83	61	- 26.5%
Inventory of Homes for Sale	330	170	- 48.5%	--	--	--
Months Supply of Inventory	3.9	1.7	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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- 5.3%

+ 46.7%

+ 1.7%

Change in
New Listings

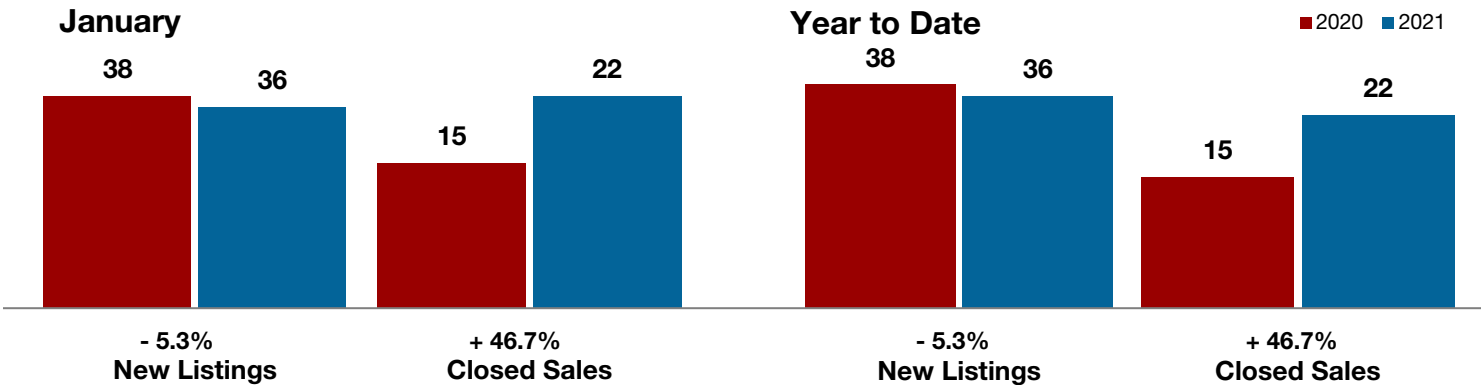
Change in
Closed Sales

Change in
Median Sales Price

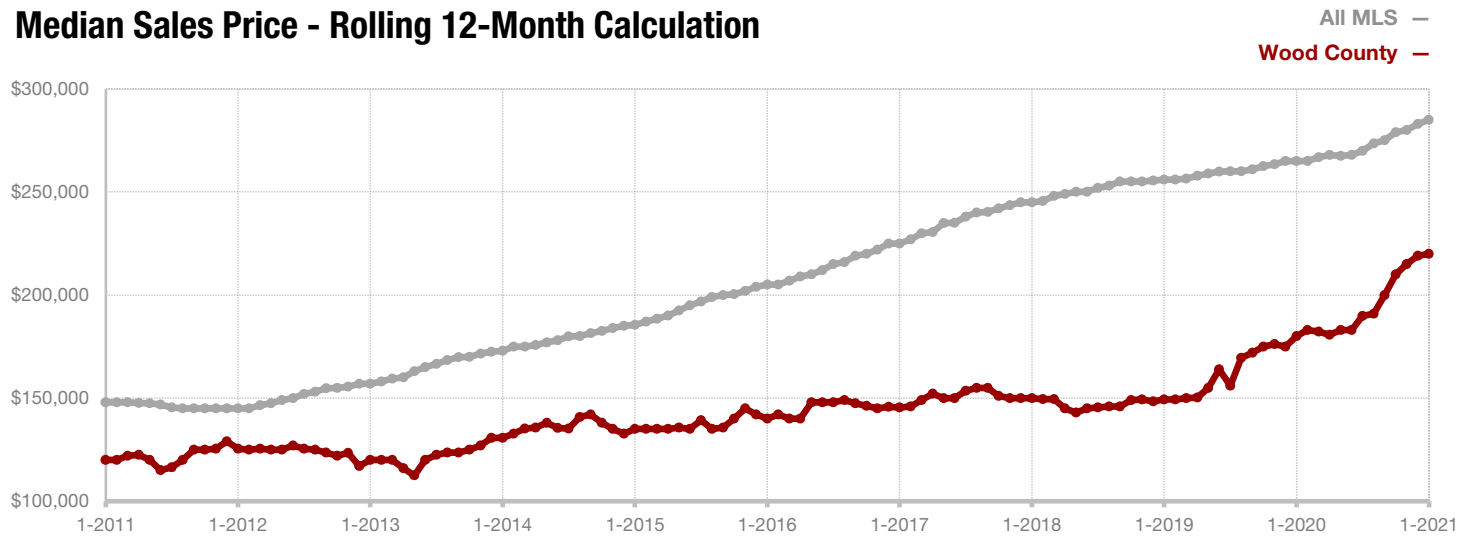
Wood County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	38	36	- 5.3%	38	36	- 5.3%
Pending Sales	29	31	+ 6.9%	29	31	+ 6.9%
Closed Sales	15	22	+ 46.7%	15	22	+ 46.7%
Average Sales Price*	\$202,544	\$236,816	+ 16.9%	\$202,544	\$236,816	+ 16.9%
Median Sales Price*	\$205,000	\$208,500	+ 1.7%	\$205,000	\$208,500	+ 1.7%
Percent of Original List Price Received*	90.0%	97.2%	+ 8.0%	90.0%	97.2%	+ 8.0%
Days on Market Until Sale	83	49	- 41.0%	83	49	- 41.0%
Inventory of Homes for Sale	193	77	- 60.1%	--	--	--
Months Supply of Inventory	6.2	2.0	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2021

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



0.0%

- 20.0%

- 40.4%

Change in
New Listings

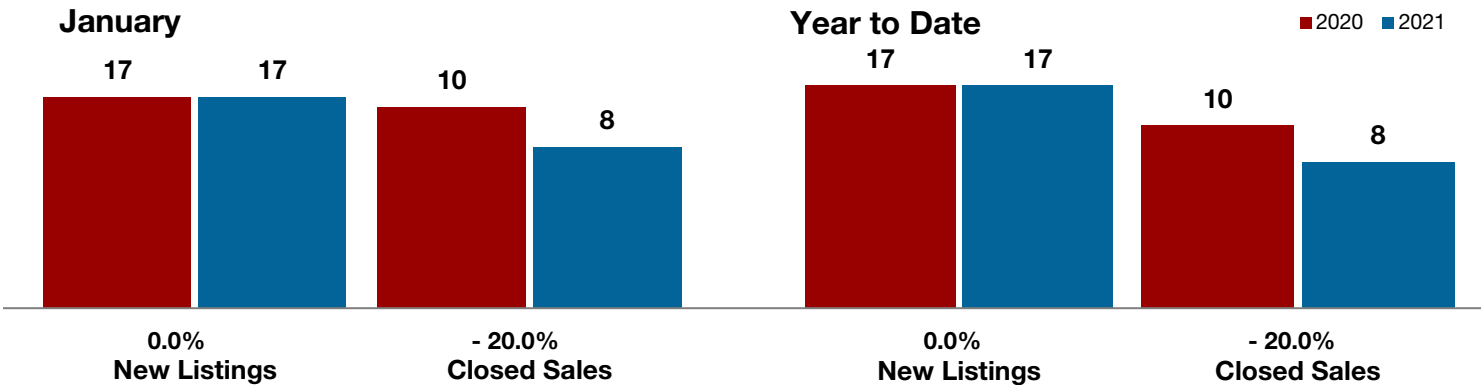
Change in
Closed Sales

Change in
Median Sales Price

Young County

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	17	17	0.0%	17	17	0.0%
Pending Sales	20	10	- 50.0%	20	10	- 50.0%
Closed Sales	10	8	- 20.0%	10	8	- 20.0%
Average Sales Price*	\$173,940	\$107,675	- 38.1%	\$173,940	\$107,675	- 38.1%
Median Sales Price*	\$113,250	\$67,500	- 40.4%	\$113,250	\$67,500	- 40.4%
Percent of Original List Price Received*	86.5%	84.7%	- 2.1%	86.5%	84.7%	- 2.1%
Days on Market Until Sale	117	172	+ 47.0%	117	172	+ 47.0%
Inventory of Homes for Sale	79	44	- 44.3%	--	--	--
Months Supply of Inventory	6.0	3.5	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

