

Local Market Updates

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



July 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 – July 2021

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



+ 12.5%

- 20.0%

- 14.5%

Change in
New Listings

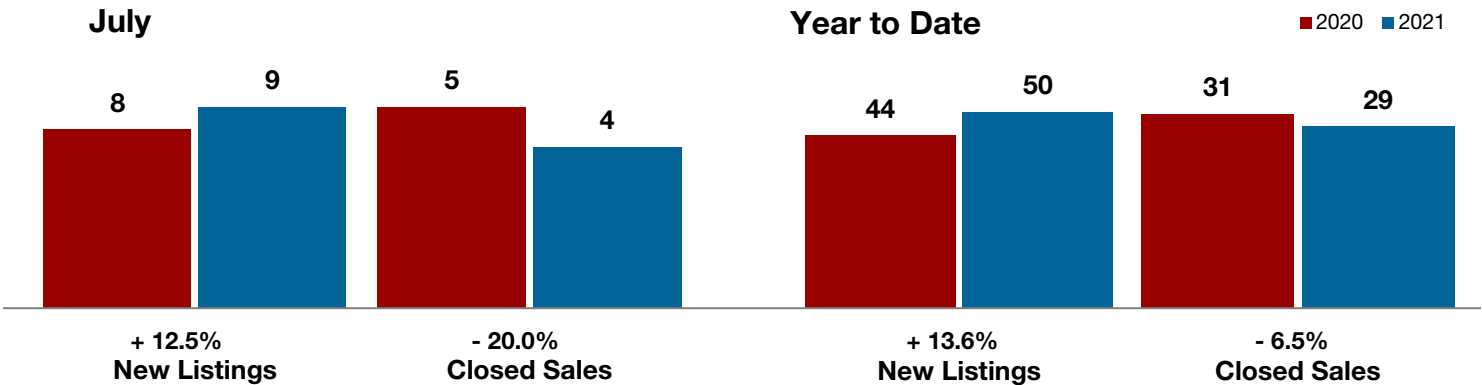
Change in
Closed Sales

Change in
Median Sales Price

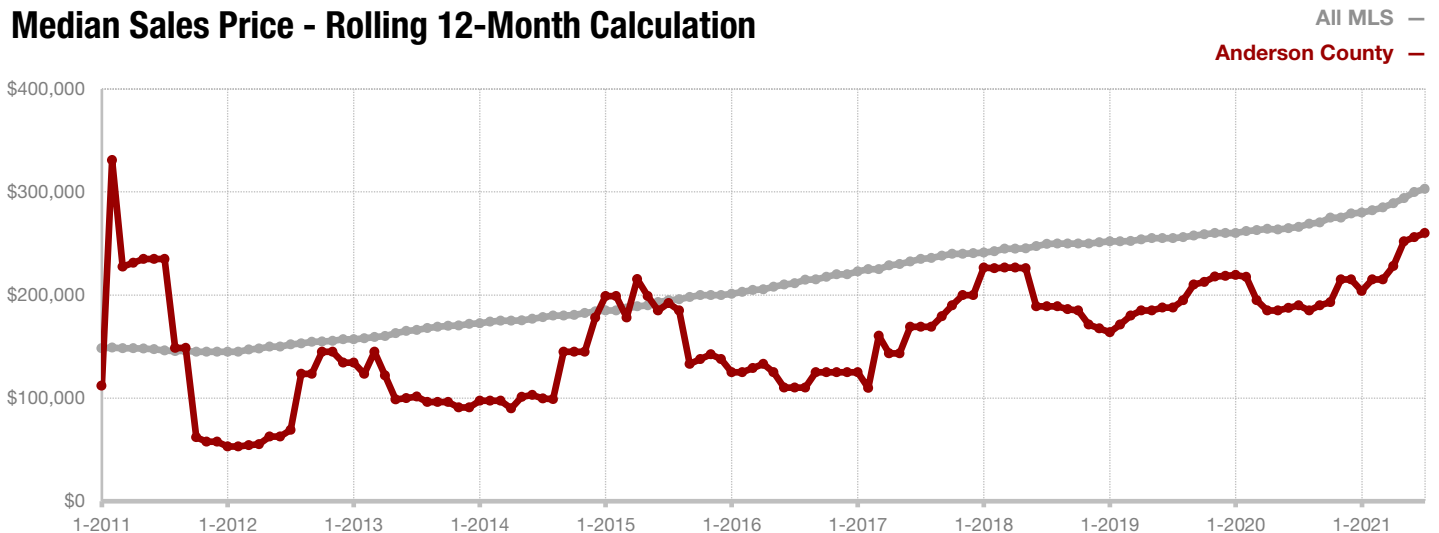
Anderson County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	8	9	+ 12.5%	44	50	+ 13.6%
Pending Sales	5	4	- 20.0%	33	35	+ 6.1%
Closed Sales	5	4	- 20.0%	31	29	- 6.5%
Average Sales Price*	\$185,400	\$218,500	+ 17.9%	\$225,861	\$280,983	+ 24.4%
Median Sales Price*	\$193,000	\$165,000	- 14.5%	\$175,000	\$220,000	+ 25.7%
Percent of Original List Price Received*	93.2%	102.9%	+ 10.4%	94.5%	95.9%	+ 1.5%
Days on Market Until Sale	113	65	- 42.5%	92	54	- 41.3%
Inventory of Homes for Sale	26	17	- 34.6%	--	--	--
Months Supply of Inventory	5.6	3.6	- 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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+ 45.0%

- 54.5%

+ 103.3%

Change in
New Listings

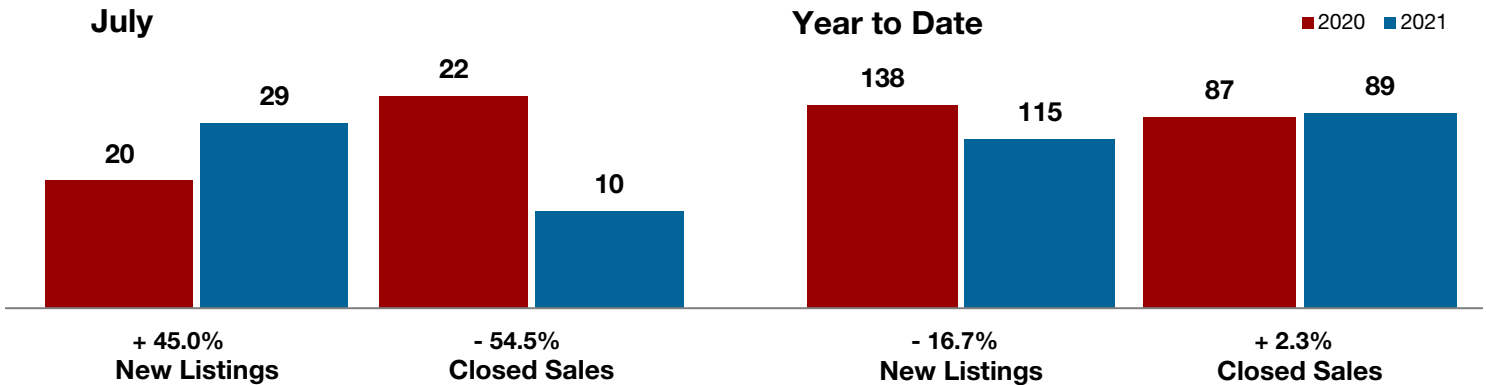
Change in
Closed Sales

Change in
Median Sales Price

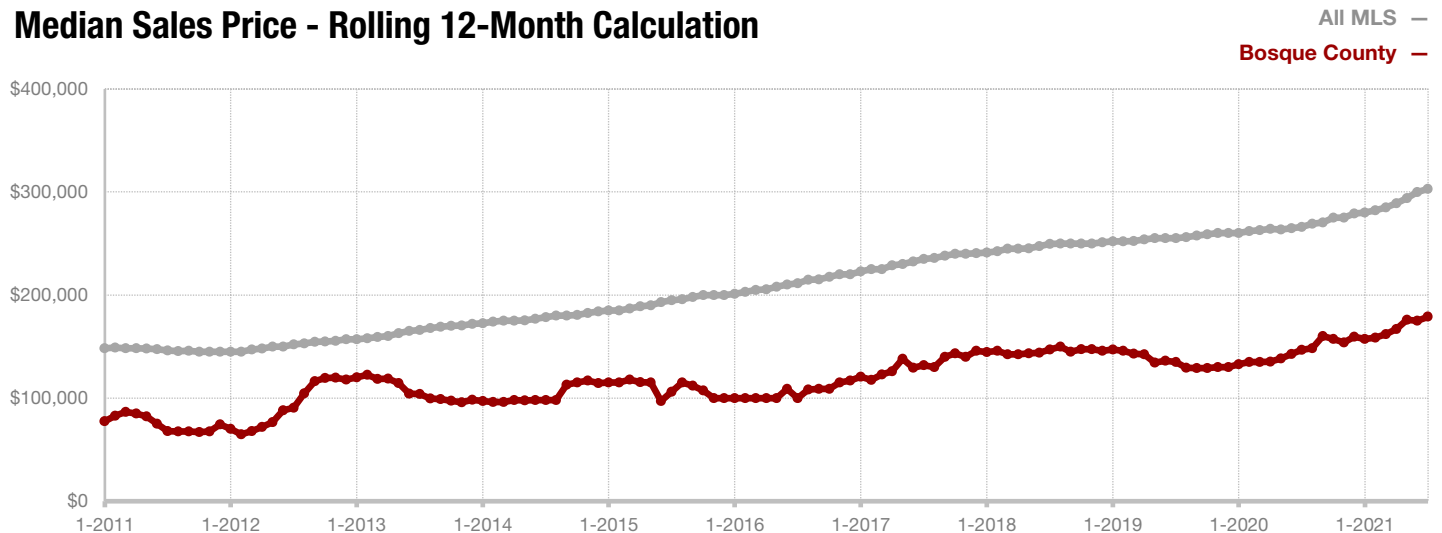
Bosque County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	20	29	+ 45.0%	138	115	- 16.7%
Pending Sales	19	16	- 15.8%	98	99	+ 1.0%
Closed Sales	22	10	- 54.5%	87	89	+ 2.3%
Average Sales Price*	\$267,241	\$330,935	+ 23.8%	\$262,949	\$670,104	+ 154.8%
Median Sales Price*	\$139,950	\$284,475	+ 103.3%	\$148,500	\$198,500	+ 33.7%
Percent of Original List Price Received*	89.4%	96.3%	+ 7.7%	90.2%	91.9%	+ 1.9%
Days on Market Until Sale	91	20	- 78.0%	93	76	- 18.3%
Inventory of Homes for Sale	74	49	- 33.8%	--	--	--
Months Supply of Inventory	5.7	3.4	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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+ 17.5%

- 11.3%

+ 47.3%

Change in
New Listings

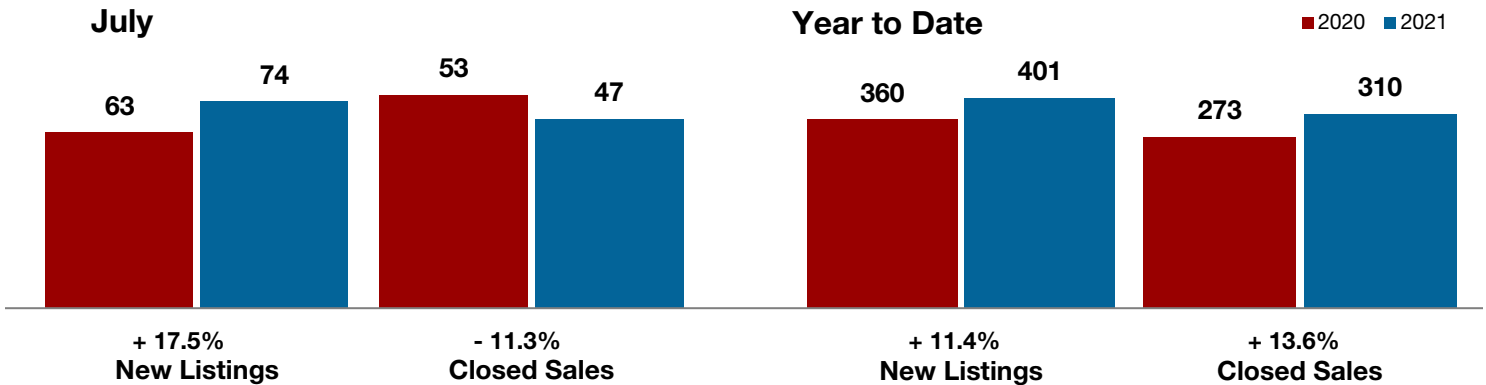
Change in
Closed Sales

Change in
Median Sales Price

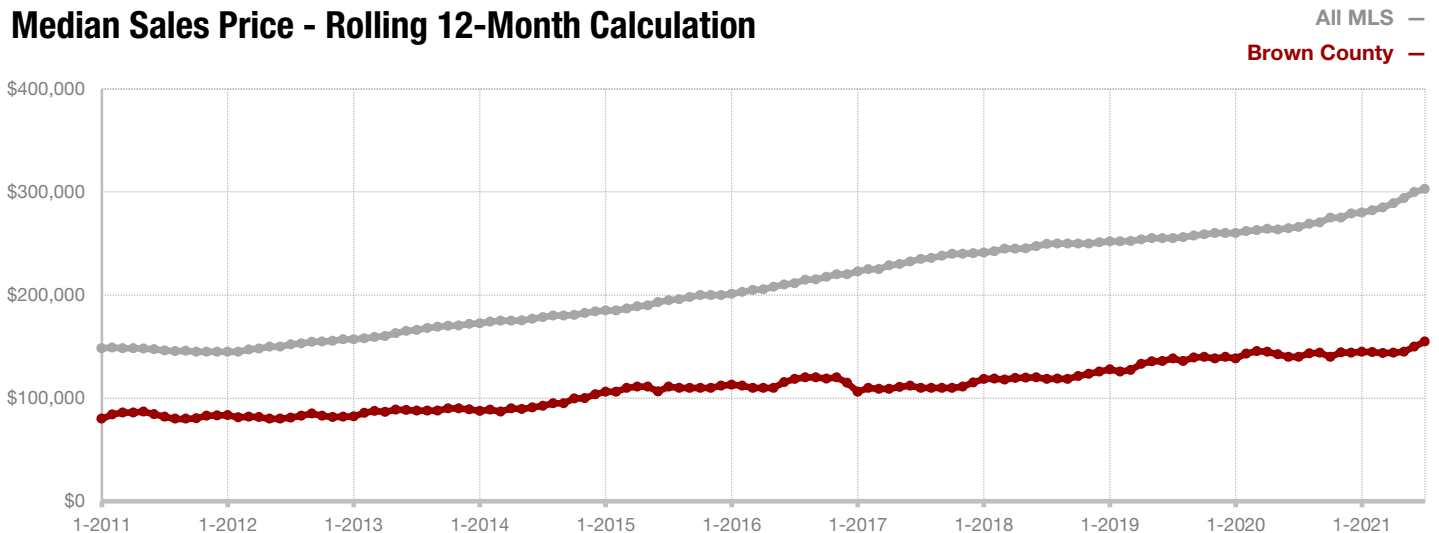
Brown County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	63	74	+ 17.5%	360	401	+ 11.4%
Pending Sales	51	42	- 17.6%	303	316	+ 4.3%
Closed Sales	53	47	- 11.3%	273	310	+ 13.6%
Average Sales Price*	\$168,312	\$272,933	+ 62.2%	\$168,812	\$224,609	+ 33.1%
Median Sales Price*	\$130,650	\$192,500	+ 47.3%	\$135,000	\$162,000	+ 20.0%
Percent of Original List Price Received*	93.2%	99.0%	+ 6.2%	93.2%	95.7%	+ 2.7%
Days on Market Until Sale	94	38	- 59.6%	86	54	- 37.2%
Inventory of Homes for Sale	164	130	- 20.7%	--	--	--
Months Supply of Inventory	4.1	2.9	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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+ 29.4%

- 36.8%

- 15.5%

Change in
New Listings

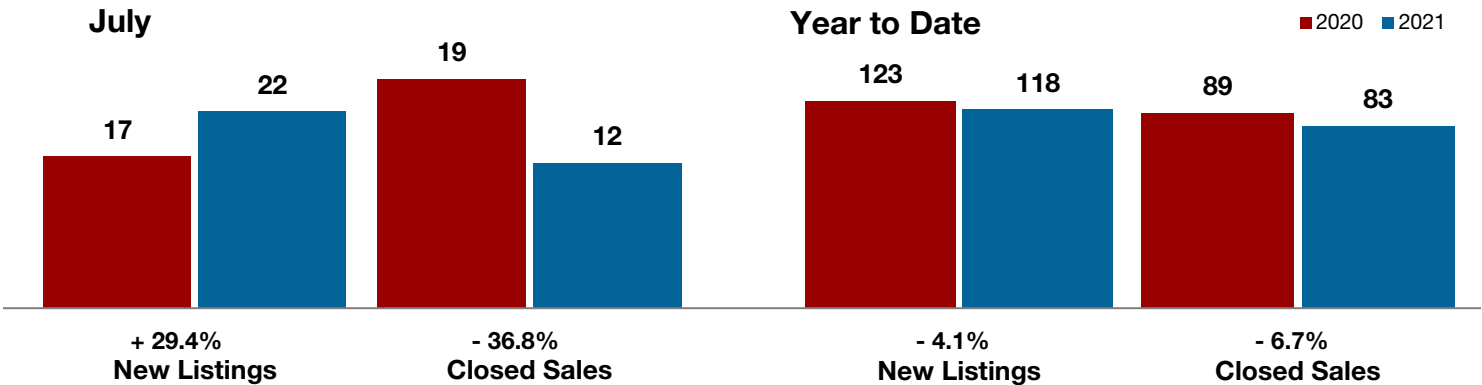
Change in
Closed Sales

Change in
Median Sales Price

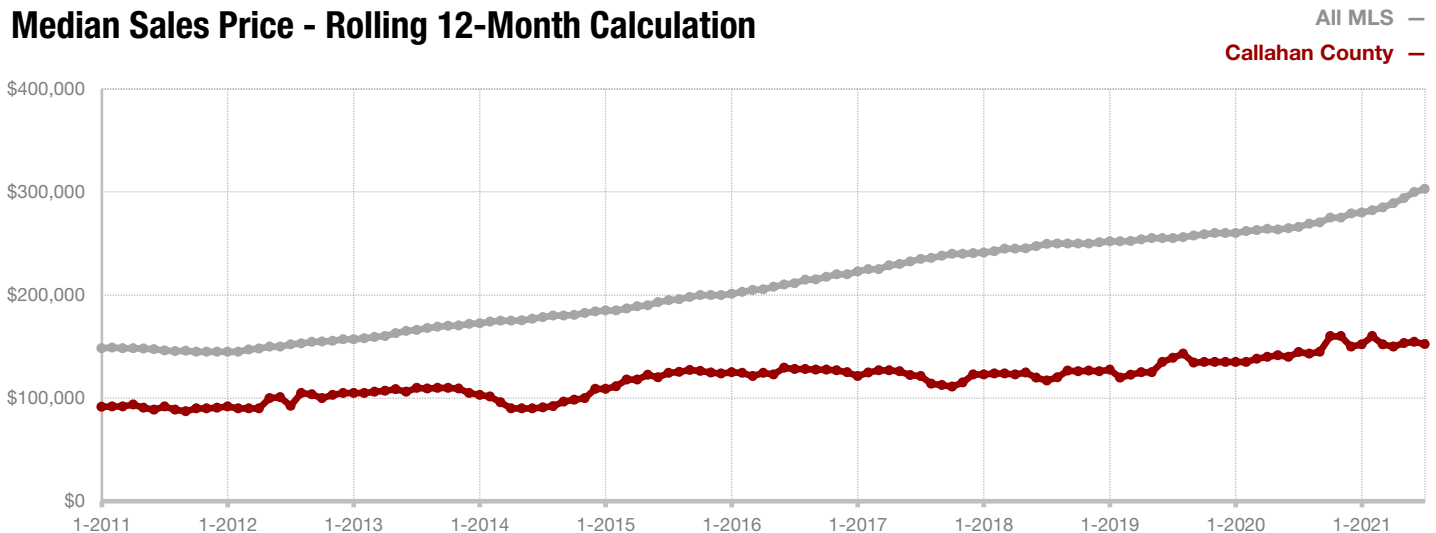
Callahan County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	17	22	+ 29.4%	123	118	- 4.1%
Pending Sales	15	14	- 6.7%	99	96	- 3.0%
Closed Sales	19	12	- 36.8%	89	83	- 6.7%
Average Sales Price*	\$208,445	\$225,703	+ 8.3%	\$185,091	\$195,660	+ 5.7%
Median Sales Price*	\$220,000	\$186,000	- 15.5%	\$160,000	\$159,900	- 0.1%
Percent of Original List Price Received*	92.2%	97.1%	+ 5.3%	94.3%	96.9%	+ 2.8%
Days on Market Until Sale	46	57	+ 23.9%	53	54	+ 1.9%
Inventory of Homes for Sale	40	33	- 17.5%	--	--	--
Months Supply of Inventory	3.1	2.4	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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Clay County

- 100.0%

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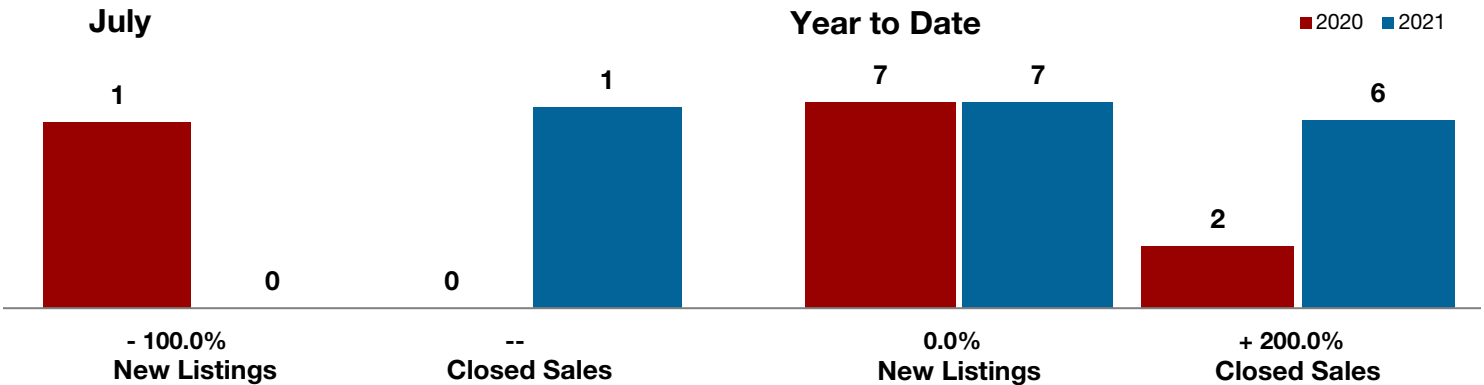
Change in
New Listings

Change in
Closed Sales

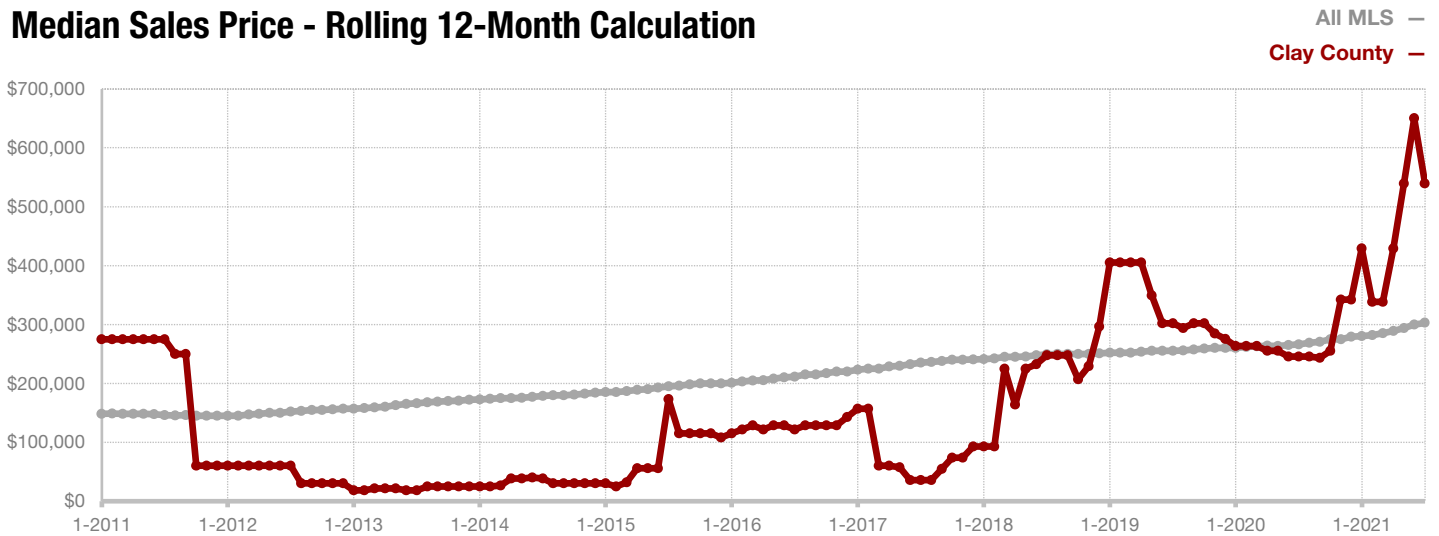
Change in
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1	0	- 100.0%	7	7	0.0%
Pending Sales	1	2	+ 100.0%	2	7	+ 250.0%
Closed Sales	0	1	--	2	6	+ 200.0%
Average Sales Price*	--	\$290,000	--	\$251,000	\$514,500	+ 105.0%
Median Sales Price*	--	\$290,000	--	\$251,000	\$495,000	+ 97.2%
Percent of Original List Price Received*	--	93.9%	--	98.9%	89.9%	- 9.1%
Days on Market Until Sale	--	51	--	43	88	+ 104.7%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	4.8	2.0	- 60.0%	--	--	--

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0.0%

- 50.0%

+ 1.7%

Change in
New Listings

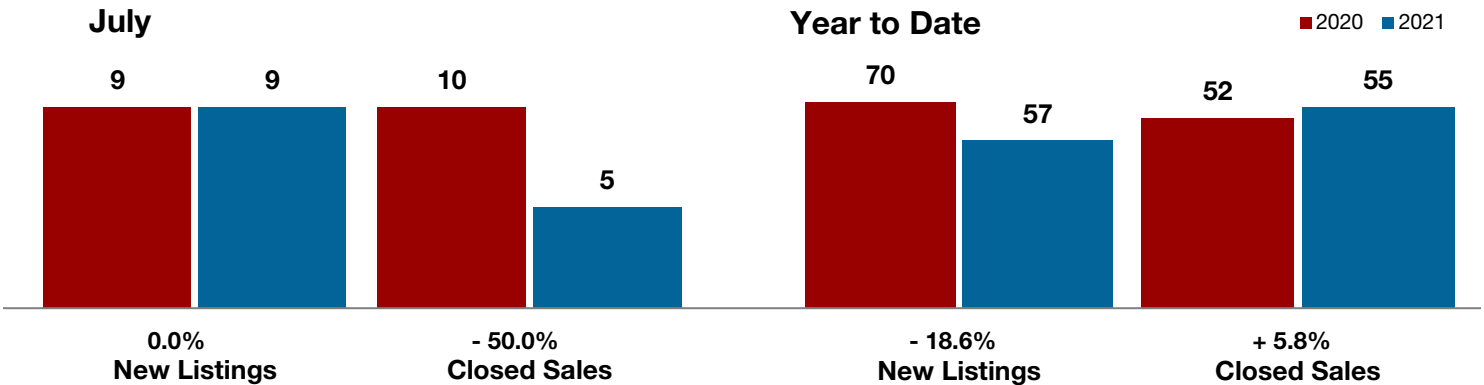
Change in
Closed Sales

Change in
Median Sales Price

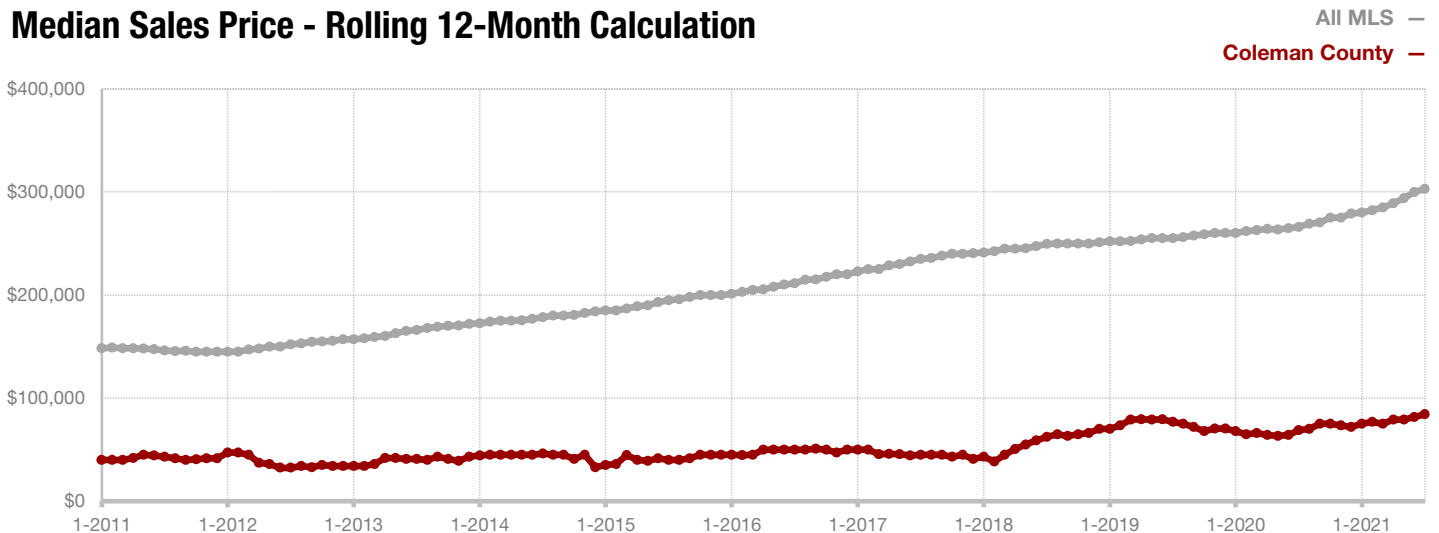
Coleman County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	9	9	0.0%	70	57	- 18.6%
Pending Sales	20	5	- 75.0%	61	57	- 6.6%
Closed Sales	10	5	- 50.0%	52	55	+ 5.8%
Average Sales Price*	\$100,600	\$90,600	- 9.9%	\$160,843	\$223,452	+ 38.9%
Median Sales Price*	\$88,500	\$90,000	+ 1.7%	\$70,750	\$85,000	+ 20.1%
Percent of Original List Price Received*	79.8%	79.6%	- 0.3%	85.1%	88.7%	+ 4.2%
Days on Market Until Sale	176	79	- 55.1%	148	111	- 25.0%
Inventory of Homes for Sale	44	23	- 47.7%	--	--	--
Months Supply of Inventory	5.7	3.1	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 0.8%

- 19.0%

+ 23.3%

Change in
New Listings

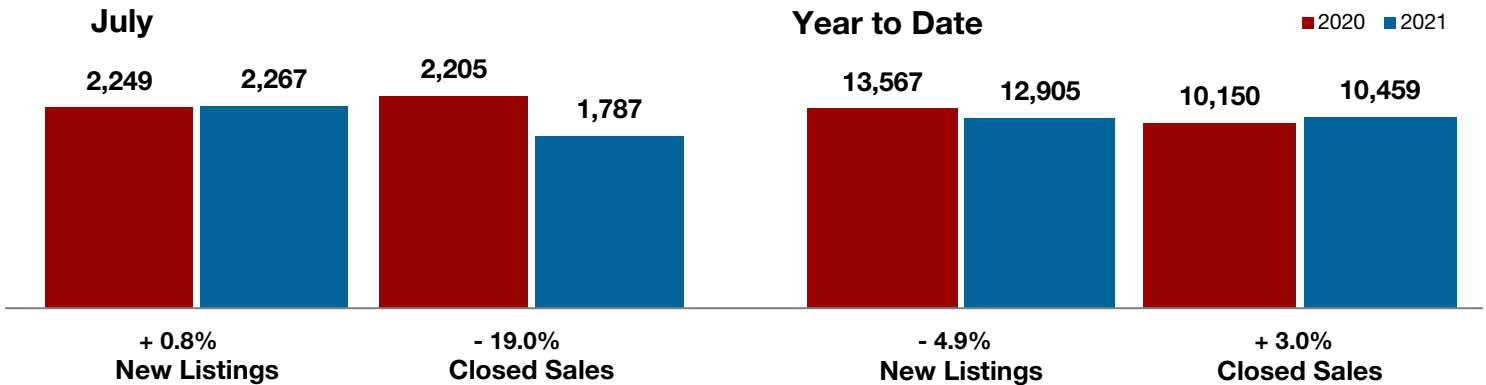
Change in
Closed Sales

Change in
Median Sales Price

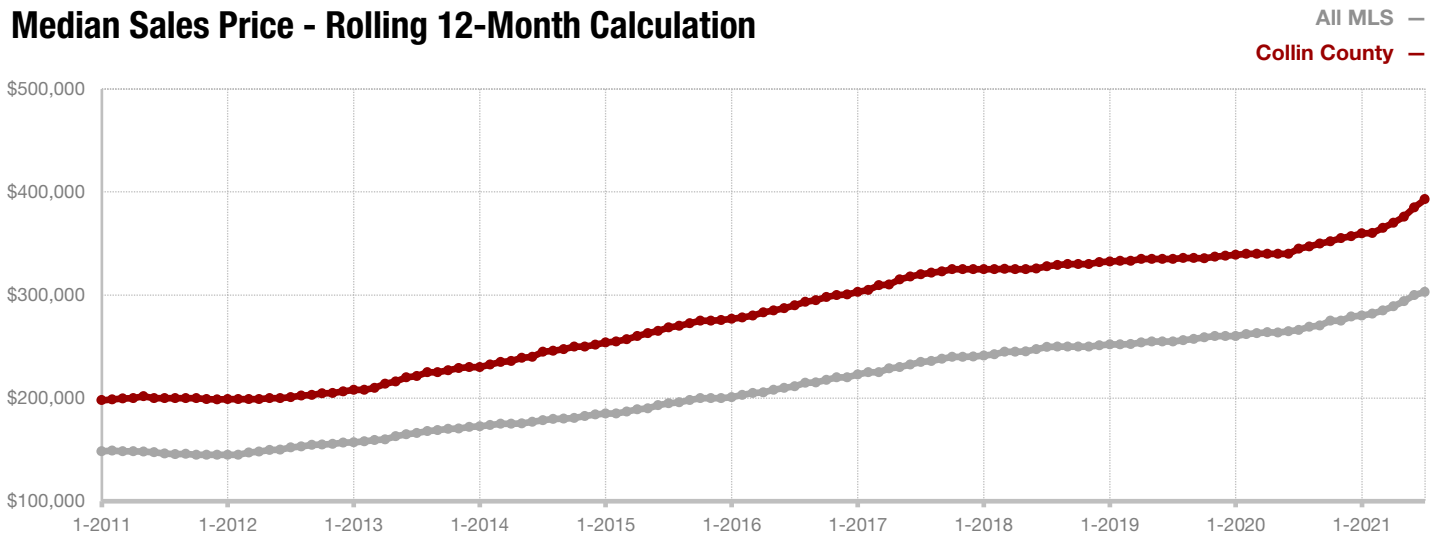
Collin County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,249	2,267	+ 0.8%	13,567	12,905	- 4.9%
Pending Sales	1,966	1,592	- 19.0%	11,390	11,235	- 1.4%
Closed Sales	2,205	1,787	- 19.0%	10,150	10,459	+ 3.0%
Average Sales Price*	\$412,399	\$506,554	+ 22.8%	\$391,224	\$484,851	+ 23.9%
Median Sales Price*	\$365,000	\$450,000	+ 23.3%	\$350,000	\$417,000	+ 19.1%
Percent of Original List Price Received*	97.2%	105.5%	+ 8.5%	96.7%	104.0%	+ 7.5%
Days on Market Until Sale	44	14	- 68.2%	54	21	- 61.1%
Inventory of Homes for Sale	3,149	1,790	- 43.2%	--	--	--
Months Supply of Inventory	2.1	1.1	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 68.8%

+ 50.0%

+ 34.1%

Change in
New Listings

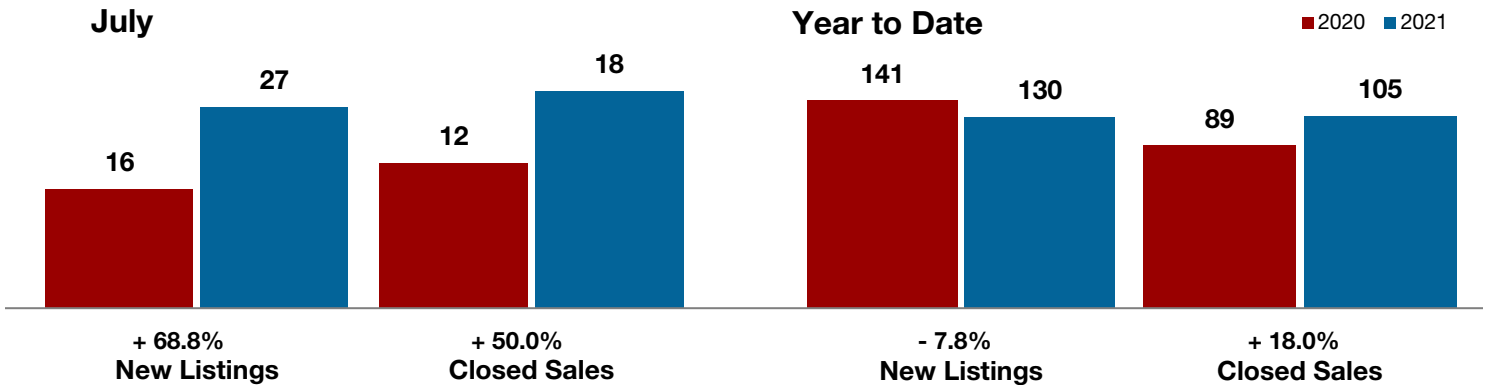
Change in
Closed Sales

Change in
Median Sales Price

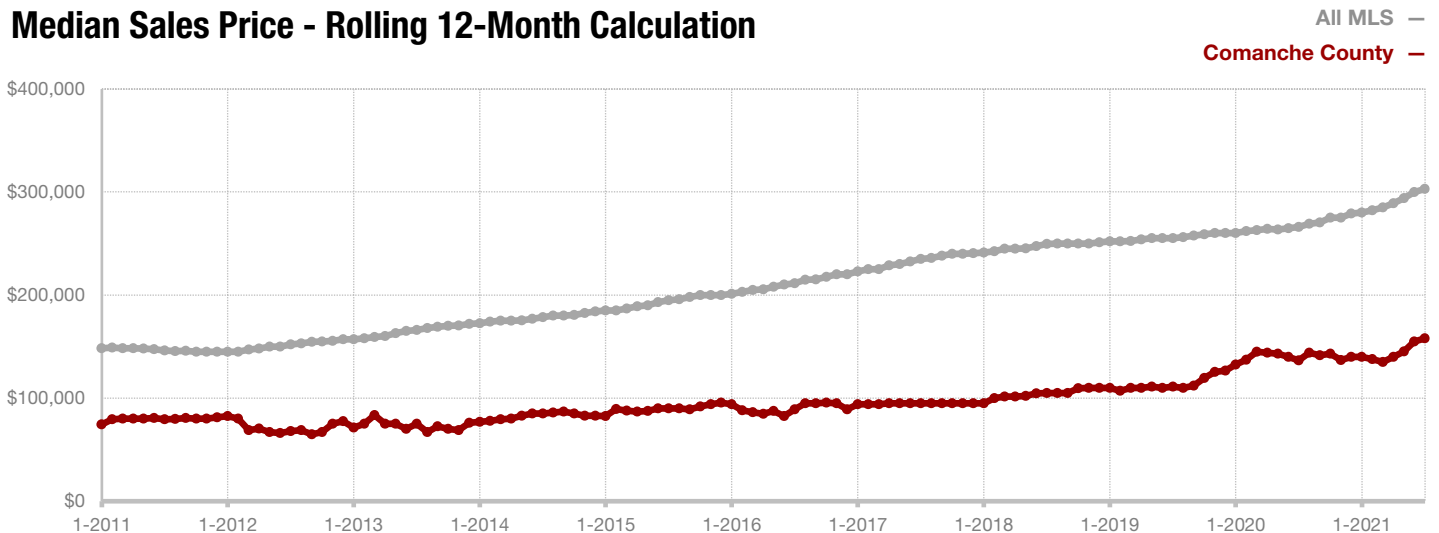
Comanche County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	16	27	+ 68.8%	141	130	- 7.8%
Pending Sales	12	13	+ 8.3%	95	99	+ 4.2%
Closed Sales	12	18	+ 50.0%	89	105	+ 18.0%
Average Sales Price*	\$291,458	\$261,717	- 10.2%	\$198,648	\$288,089	+ 45.0%
Median Sales Price*	\$126,750	\$170,000	+ 34.1%	\$135,500	\$175,000	+ 29.2%
Percent of Original List Price Received*	85.9%	91.9%	+ 7.0%	89.3%	92.4%	+ 3.5%
Days on Market Until Sale	129	68	- 47.3%	112	72	- 35.7%
Inventory of Homes for Sale	81	48	- 40.7%	--	--	--
Months Supply of Inventory	6.9	3.2	- 57.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 56.4%

+ 17.2%

+ 33.8%

Change in
New Listings

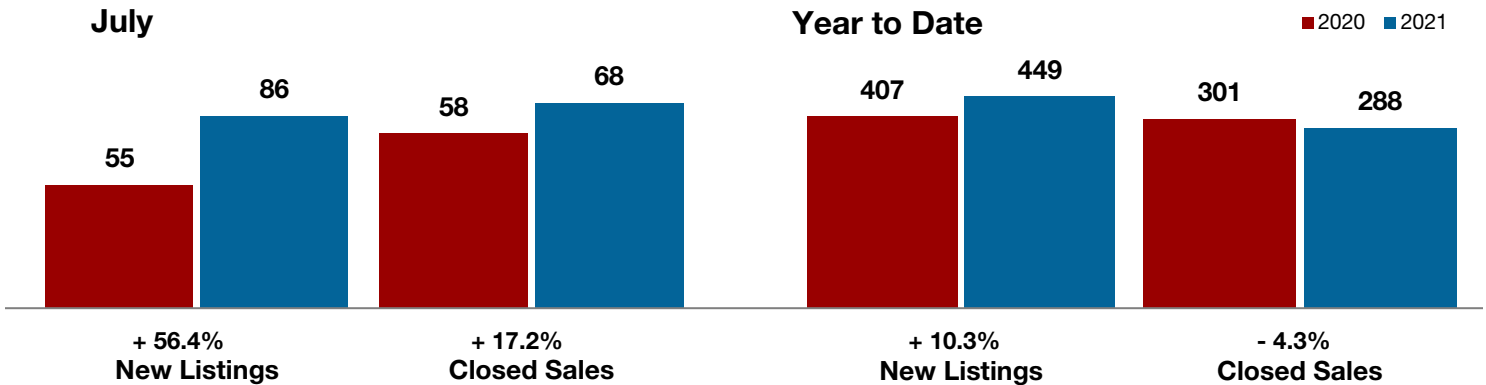
Change in
Closed Sales

Change in
Median Sales Price

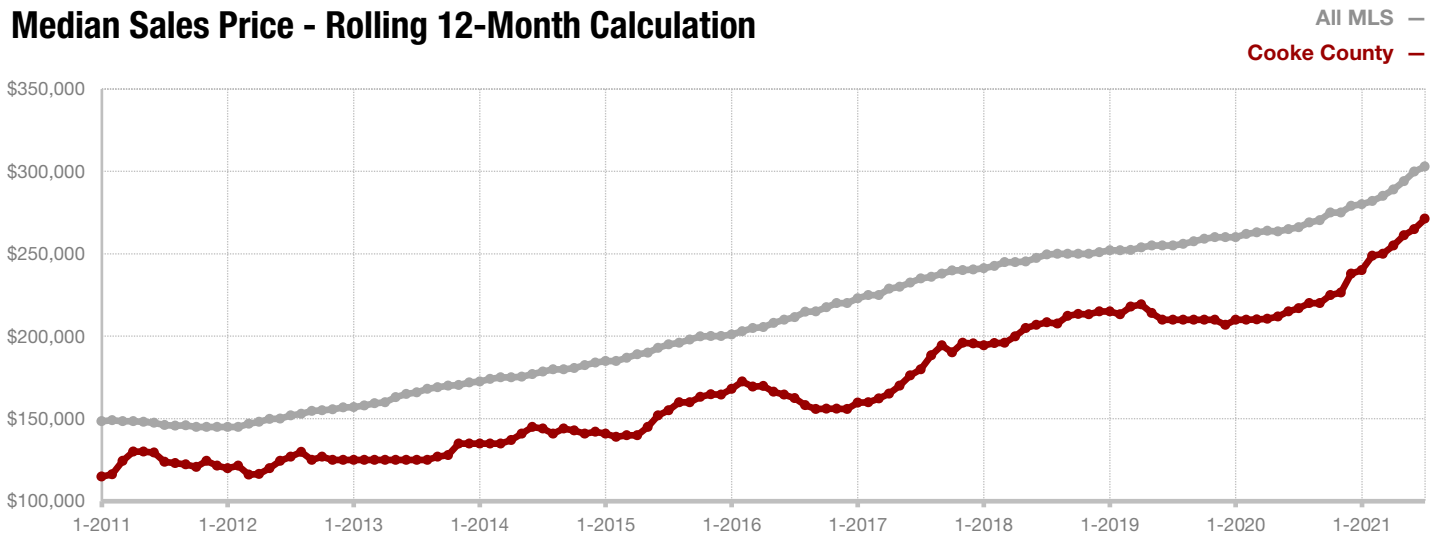
Cooke County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	55	86	+ 56.4%	407	449	+ 10.3%
Pending Sales	71	41	- 42.3%	353	303	- 14.2%
Closed Sales	58	68	+ 17.2%	301	288	- 4.3%
Average Sales Price*	\$308,362	\$438,605	+ 42.2%	\$280,623	\$395,150	+ 40.8%
Median Sales Price*	\$225,250	\$301,445	+ 33.8%	\$220,000	\$282,560	+ 28.4%
Percent of Original List Price Received*	95.3%	100.1%	+ 5.0%	94.7%	98.6%	+ 4.1%
Days on Market Until Sale	85	20	- 76.5%	79	41	- 48.1%
Inventory of Homes for Sale	124	164	+ 32.3%	--	--	--
Months Supply of Inventory	2.9	4.0	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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- 4.2%

- 17.3%

+ 14.7%

Change in
New Listings

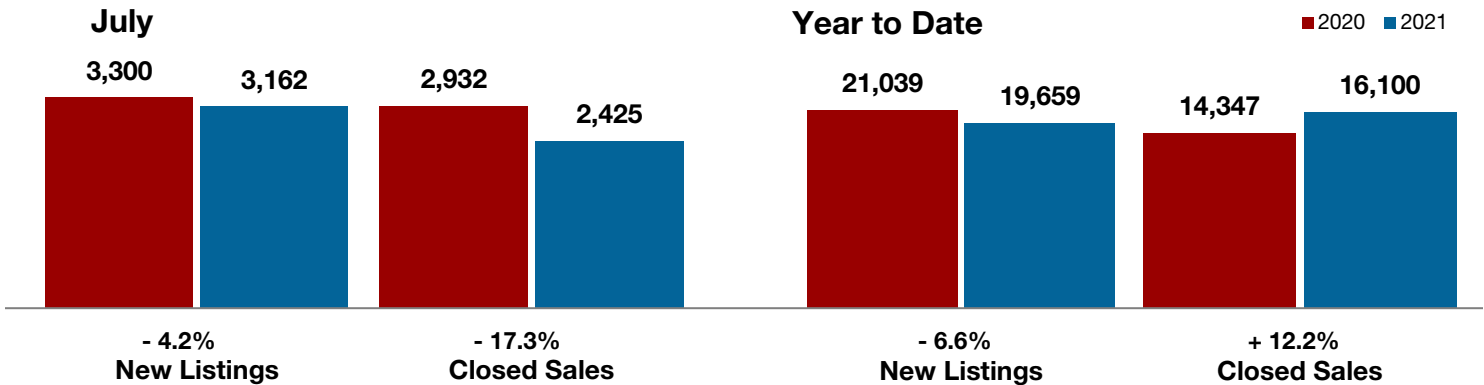
Change in
Closed Sales

Change in
Median Sales Price

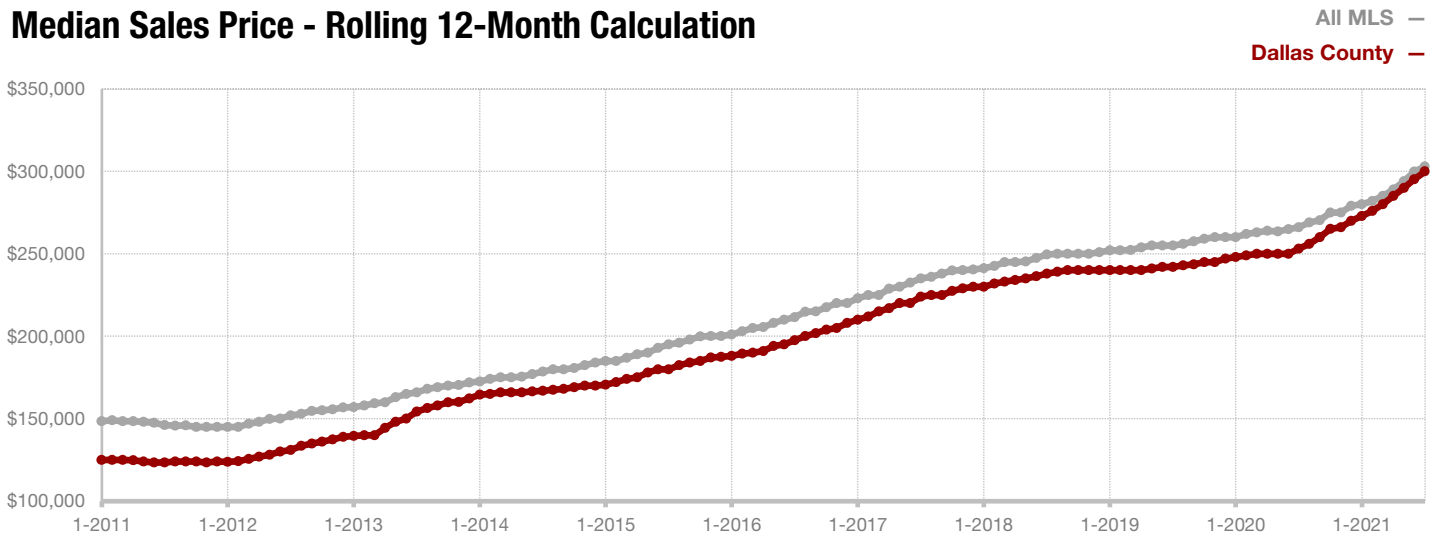
Dallas County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3,300	3,162	- 4.2%	21,039	19,659	- 6.6%
Pending Sales	2,661	2,250	- 15.4%	15,694	16,870	+ 7.5%
Closed Sales	2,932	2,425	- 17.3%	14,347	16,100	+ 12.2%
Average Sales Price*	\$408,044	\$465,641	+ 14.1%	\$370,377	\$461,652	+ 24.6%
Median Sales Price*	\$280,000	\$321,213	+ 14.7%	\$260,000	\$315,000	+ 21.2%
Percent of Original List Price Received*	96.9%	101.2%	+ 4.4%	96.3%	99.9%	+ 3.7%
Days on Market Until Sale	40	20	- 50.0%	45	30	- 33.3%
Inventory of Homes for Sale	5,756	3,332	- 42.1%	--	--	--
Months Supply of Inventory	2.7	1.4	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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- 12.5%

- 57.1%

+ 63.2%

Change in
New Listings

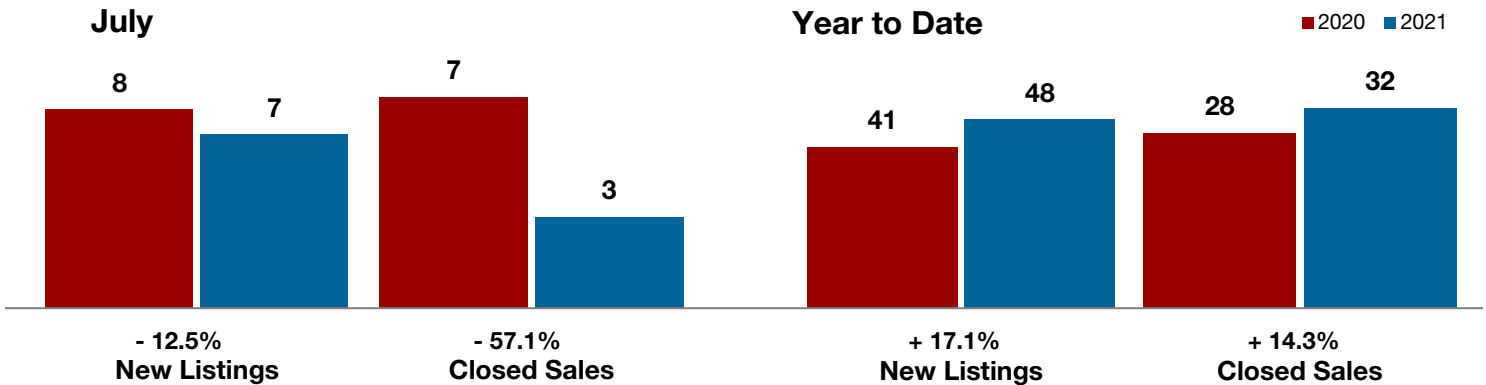
Change in
Closed Sales

Change in
Median Sales Price

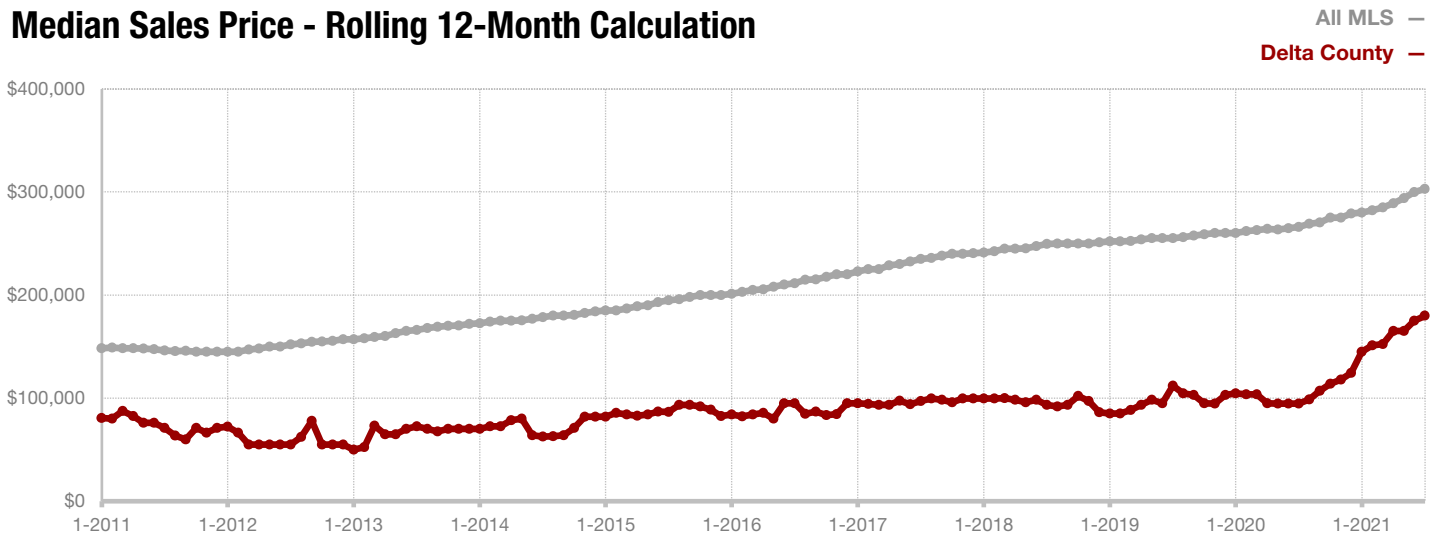
Delta County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	8	7	- 12.5%	41	48	+ 17.1%
Pending Sales	7	4	- 42.9%	34	33	- 2.9%
Closed Sales	7	3	- 57.1%	28	32	+ 14.3%
Average Sales Price*	\$188,714	\$311,500	+ 65.1%	\$123,134	\$248,521	+ 101.8%
Median Sales Price*	\$170,000	\$277,500	+ 63.2%	\$98,750	\$198,000	+ 100.5%
Percent of Original List Price Received*	94.8%	97.0%	+ 2.3%	94.0%	97.6%	+ 3.8%
Days on Market Until Sale	35	9	- 74.3%	37	40	+ 8.1%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	3.5	3.2	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 2.0%

Change in
New Listings

- 24.5%

Change in
Closed Sales

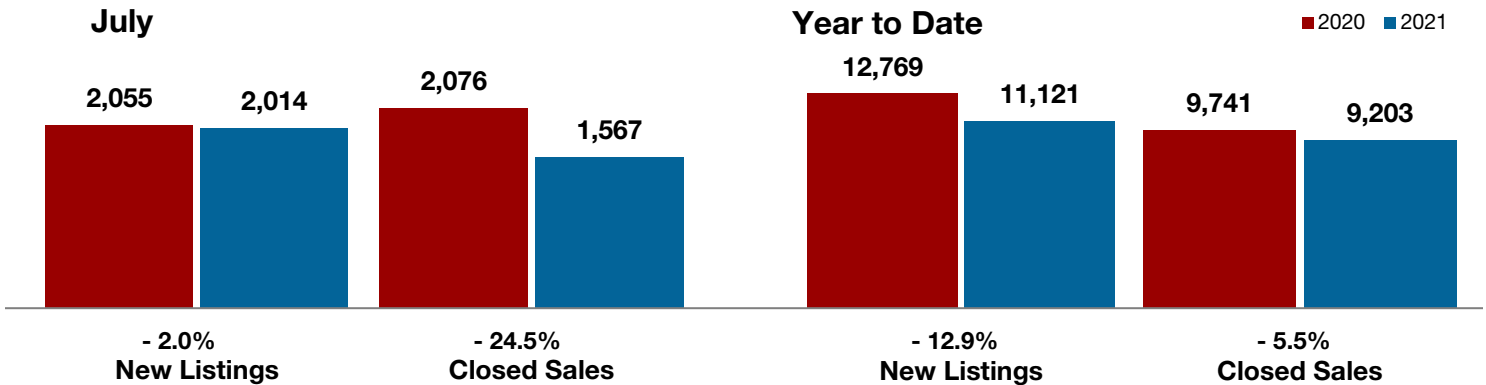
+ 21.0%

Change in
Median Sales Price

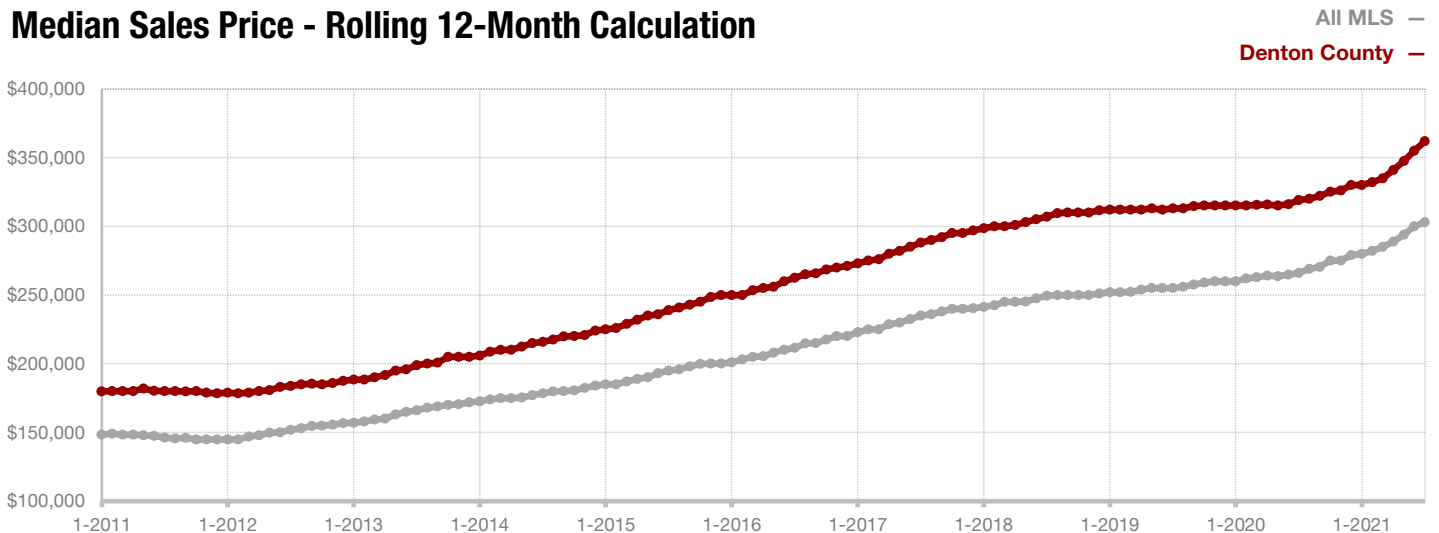
Denton County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,055	2,014	- 2.0%	12,769	11,121	- 12.9%
Pending Sales	1,884	1,473	- 21.8%	10,965	9,821	- 10.4%
Closed Sales	2,076	1,567	- 24.5%	9,741	9,203	- 5.5%
Average Sales Price*	\$391,508	\$479,203	+ 22.4%	\$369,352	\$455,067	+ 23.2%
Median Sales Price*	\$336,000	\$406,500	+ 21.0%	\$320,250	\$384,769	+ 20.1%
Percent of Original List Price Received*	97.8%	104.8%	+ 7.2%	97.2%	103.2%	+ 6.2%
Days on Market Until Sale	43	15	- 65.1%	51	20	- 60.8%
Inventory of Homes for Sale	2,863	1,579	- 44.8%	--	--	--
Months Supply of Inventory	2.0	1.1	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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+ 95.0%

+ 45.5%

+ 90.7%

Change in
New Listings

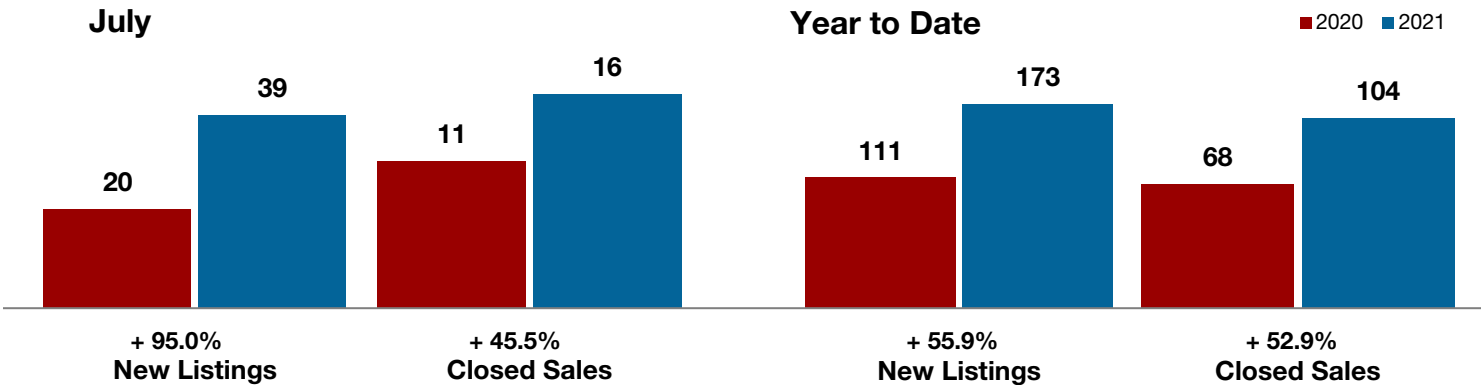
Change in
Closed Sales

Change in
Median Sales Price

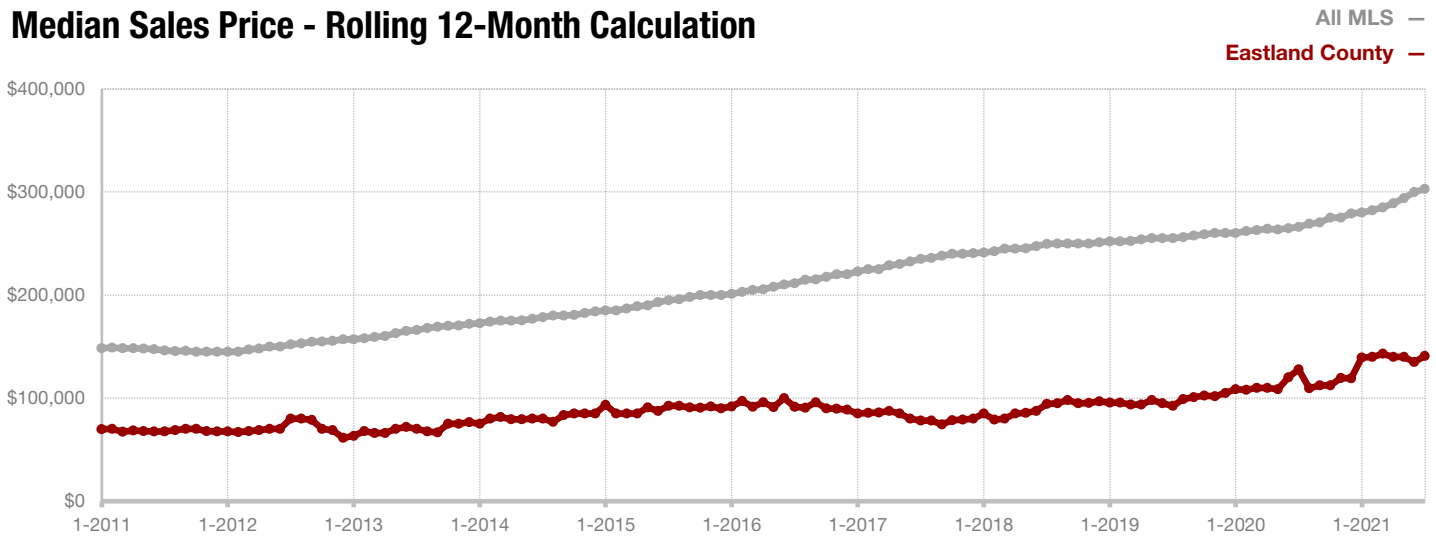
Eastland County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	20	39	+ 95.0%	111	173	+ 55.9%
Pending Sales	10	18	+ 80.0%	78	123	+ 57.7%
Closed Sales	11	16	+ 45.5%	68	104	+ 52.9%
Average Sales Price*	\$186,964	\$257,150	+ 37.5%	\$181,215	\$238,918	+ 31.8%
Median Sales Price*	\$100,000	\$190,700	+ 90.7%	\$137,100	\$148,000	+ 8.0%
Percent of Original List Price Received*	92.1%	93.4%	+ 1.4%	90.8%	93.0%	+ 2.4%
Days on Market Until Sale	99	84	- 15.2%	108	97	- 10.2%
Inventory of Homes for Sale	81	75	- 7.4%	--	--	--
Months Supply of Inventory	7.5	4.8	- 37.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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+ 29.9%

- 33.1%

+ 19.0%

Change in
New Listings

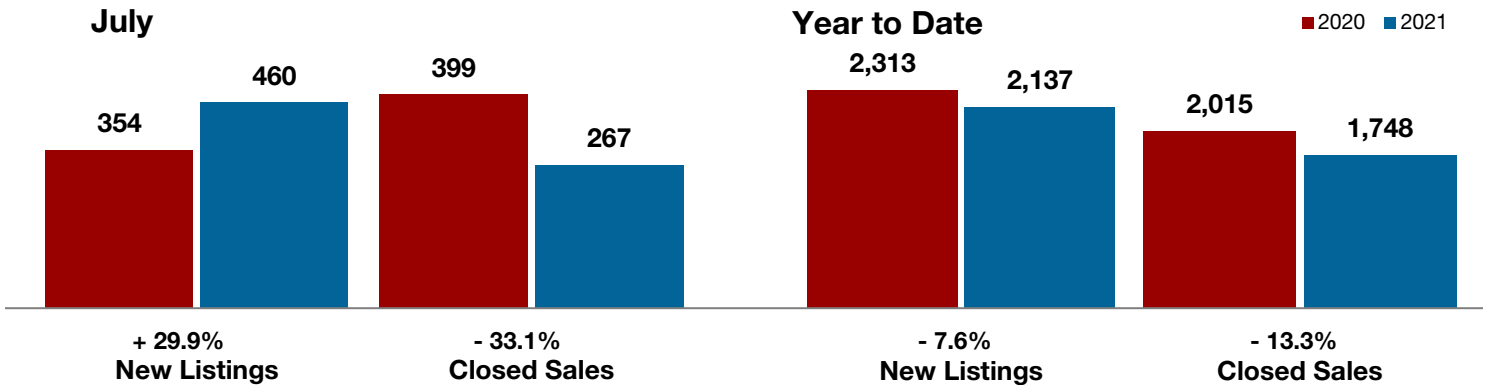
Change in
Closed Sales

Change in
Median Sales Price

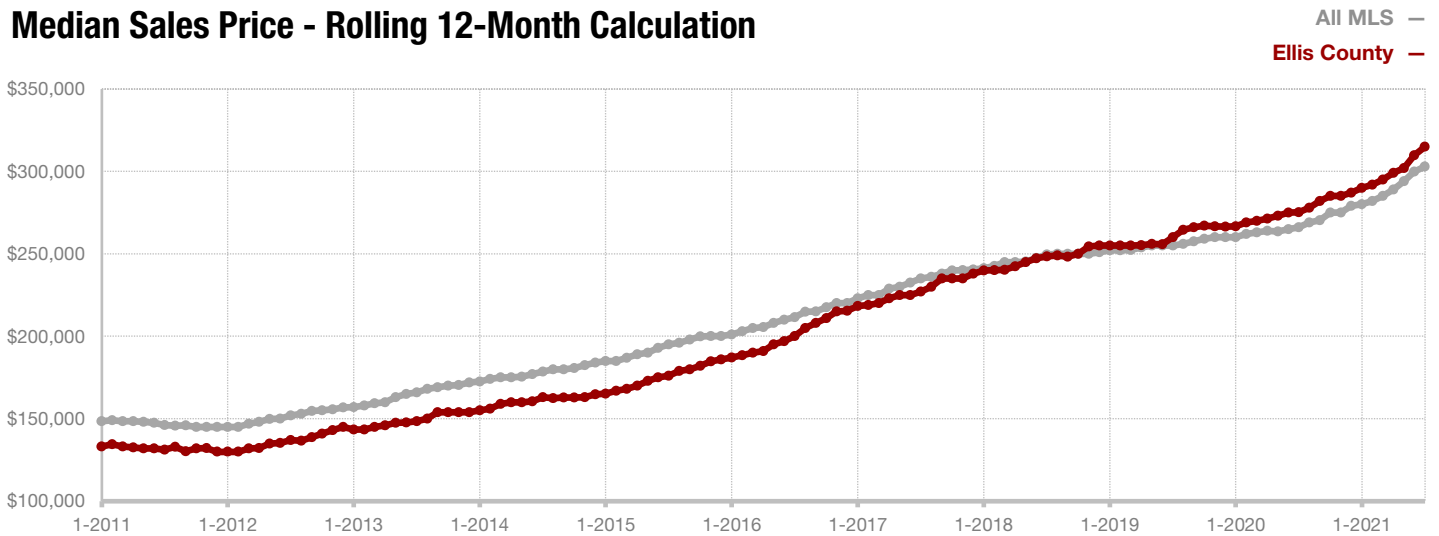
Ellis County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	354	460	+ 29.9%	2,313	2,137	- 7.6%
Pending Sales	369	291	- 21.1%	2,241	1,858	- 17.1%
Closed Sales	399	267	- 33.1%	2,015	1,748	- 13.3%
Average Sales Price*	\$305,026	\$369,473	+ 21.1%	\$298,608	\$346,492	+ 16.0%
Median Sales Price*	\$283,950	\$338,000	+ 19.0%	\$276,572	\$323,350	+ 16.9%
Percent of Original List Price Received*	98.2%	102.3%	+ 4.2%	97.4%	101.1%	+ 3.8%
Days on Market Until Sale	51	17	- 66.7%	57	27	- 52.6%
Inventory of Homes for Sale	512	429	- 16.2%	--	--	--
Months Supply of Inventory	1.8	1.6	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 – July 2021

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



+ 15.2%

- 5.1%

+ 22.1%

Change in
New Listings

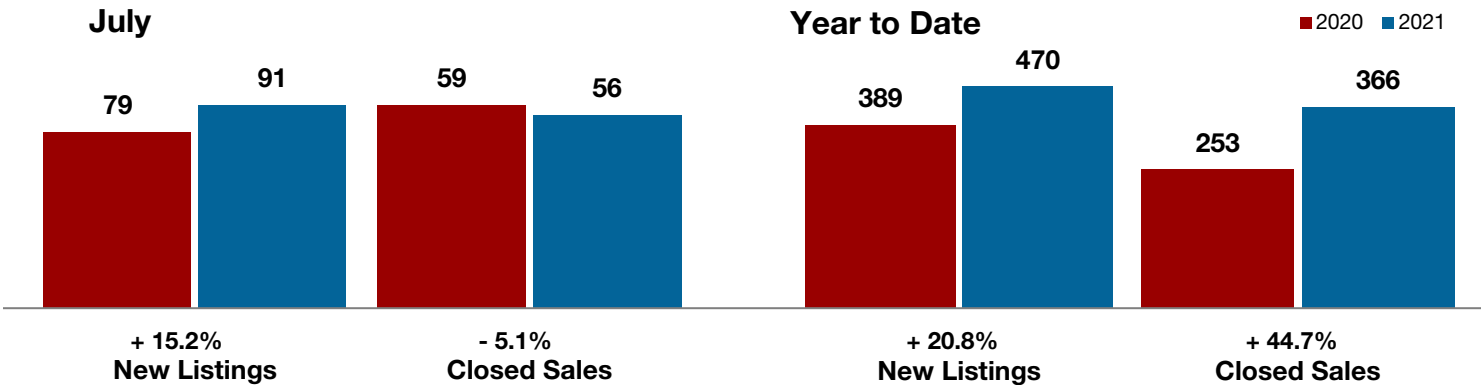
Change in
Closed Sales

Change in
Median Sales Price

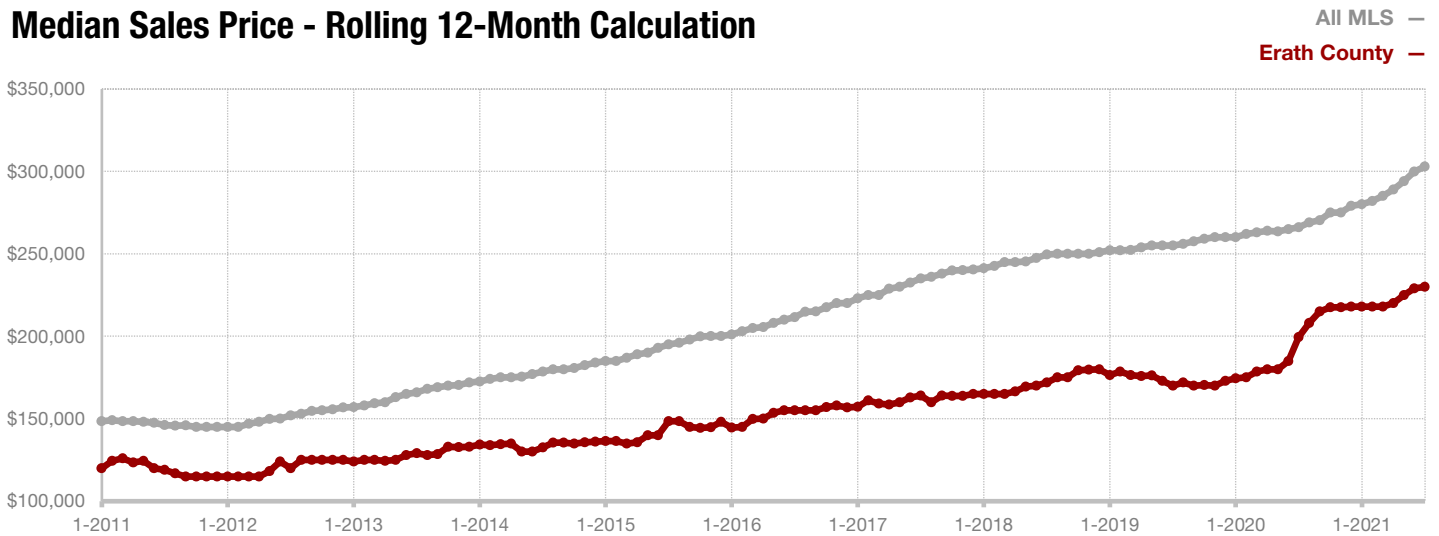
Erath County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	79	91	+ 15.2%	389	470	+ 20.8%
Pending Sales	50	44	- 12.0%	275	360	+ 30.9%
Closed Sales	59	56	- 5.1%	253	366	+ 44.7%
Average Sales Price*	\$245,001	\$406,296	+ 65.8%	\$255,204	\$356,208	+ 39.6%
Median Sales Price*	\$215,000	\$262,555	+ 22.1%	\$215,000	\$241,000	+ 12.1%
Percent of Original List Price Received*	94.8%	97.7%	+ 3.1%	94.3%	97.0%	+ 2.9%
Days on Market Until Sale	47	36	- 23.4%	63	47	- 25.4%
Inventory of Homes for Sale	182	141	- 22.5%	--	--	--
Months Supply of Inventory	4.9	2.8	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 41.7%

- 7.1%

+ 16.6%

Change in
New Listings

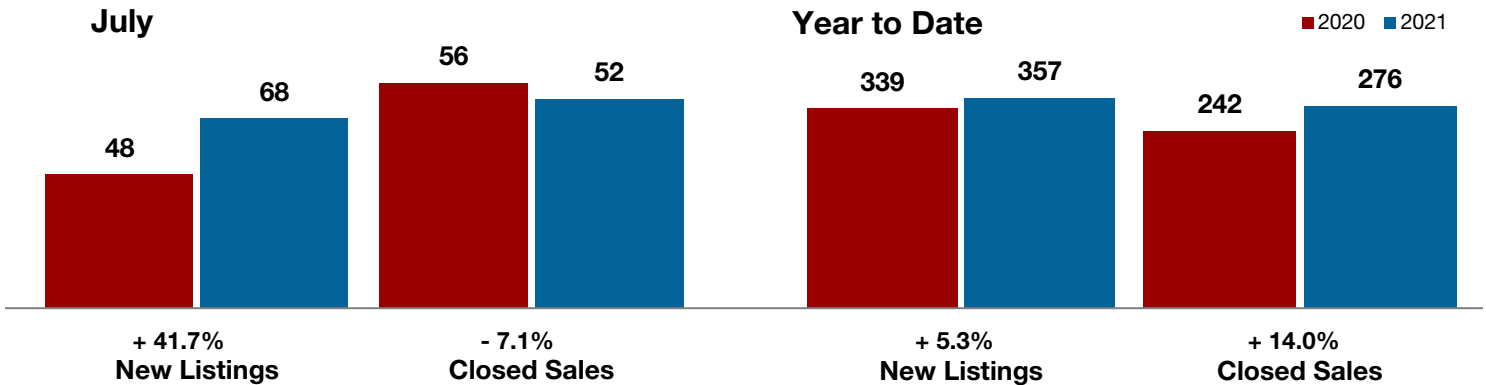
Change in
Closed Sales

Change in
Median Sales Price

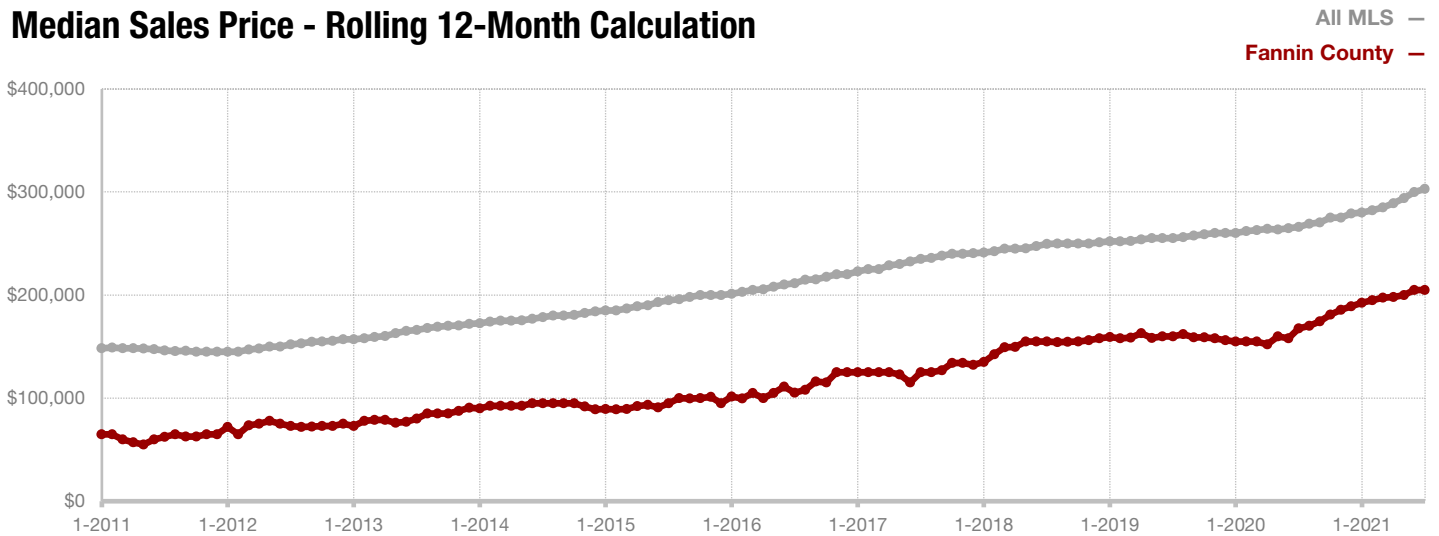
Fannin County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	48	68	+ 41.7%	339	357	+ 5.3%
Pending Sales	46	27	- 41.3%	267	273	+ 2.2%
Closed Sales	56	52	- 7.1%	242	276	+ 14.0%
Average Sales Price*	\$255,355	\$317,984	+ 24.5%	\$210,663	\$279,207	+ 32.5%
Median Sales Price*	\$212,225	\$247,500	+ 16.6%	\$178,050	\$218,500	+ 22.7%
Percent of Original List Price Received*	95.1%	96.2%	+ 1.2%	93.8%	95.5%	+ 1.8%
Days on Market Until Sale	74	38	- 48.6%	70	50	- 28.6%
Inventory of Homes for Sale	130	126	- 3.1%	--	--	--
Months Supply of Inventory	3.8	3.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 120.0%

- 57.9%

- 32.9%

Change in
New Listings

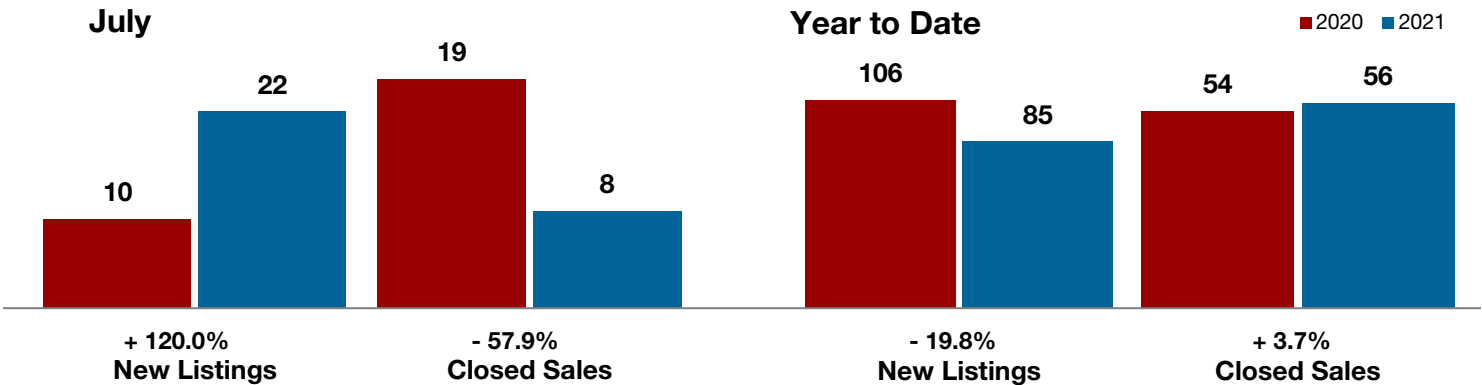
Change in
Closed Sales

Change in
Median Sales Price

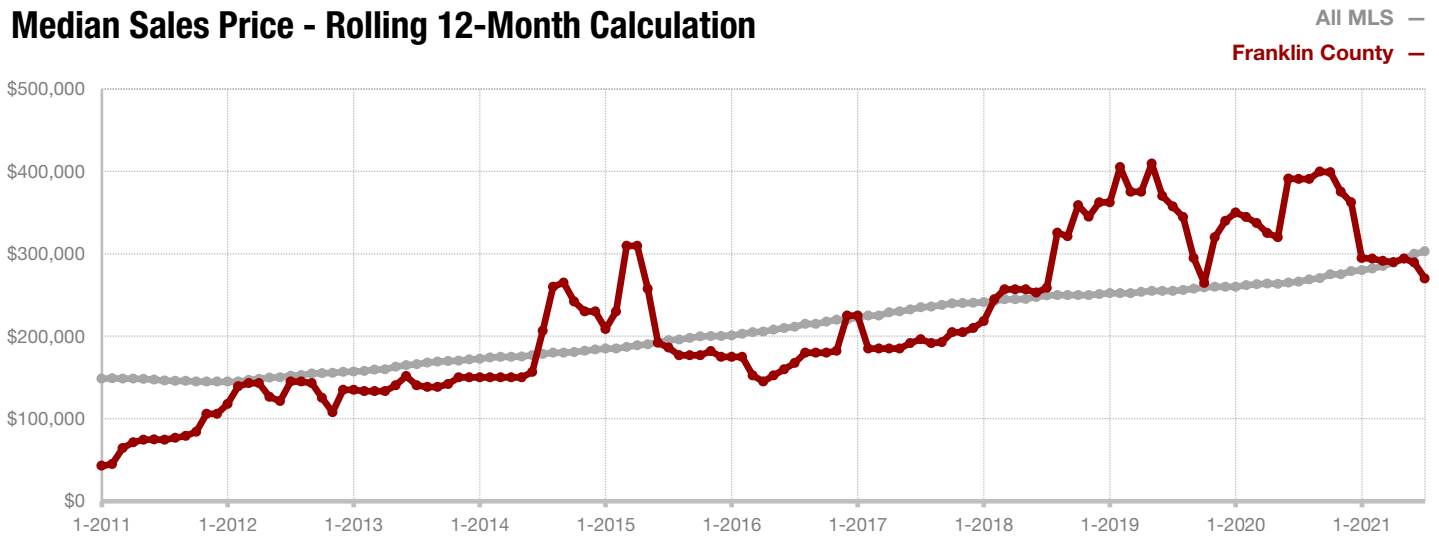
Franklin County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	10	22	+ 120.0%	106	85	- 19.8%
Pending Sales	8	6	- 25.0%	68	59	- 13.2%
Closed Sales	19	8	- 57.9%	54	56	+ 3.7%
Average Sales Price*	\$356,868	\$325,175	- 8.9%	\$438,349	\$473,245	+ 8.0%
Median Sales Price*	\$290,000	\$194,450	- 32.9%	\$397,750	\$220,000	- 44.7%
Percent of Original List Price Received*	92.0%	95.1%	+ 3.4%	92.6%	95.4%	+ 3.0%
Days on Market Until Sale	85	31	- 63.5%	77	46	- 40.3%
Inventory of Homes for Sale	50	30	- 40.0%	--	--	--
Months Supply of Inventory	6.4	3.4	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 94.7%

+ 6.3%

+ 9.8%

Change in
New Listings

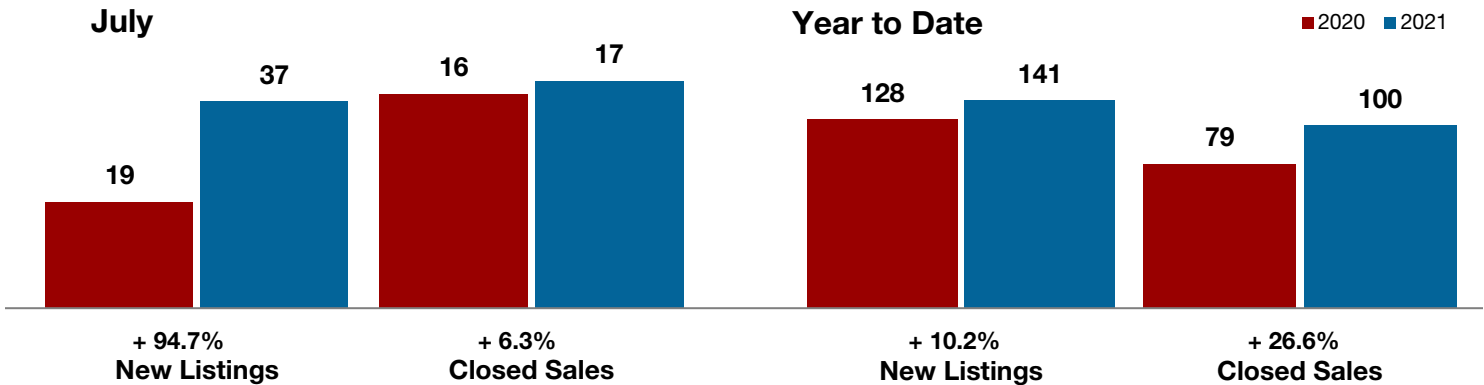
Change in
Closed Sales

Change in
Median Sales Price

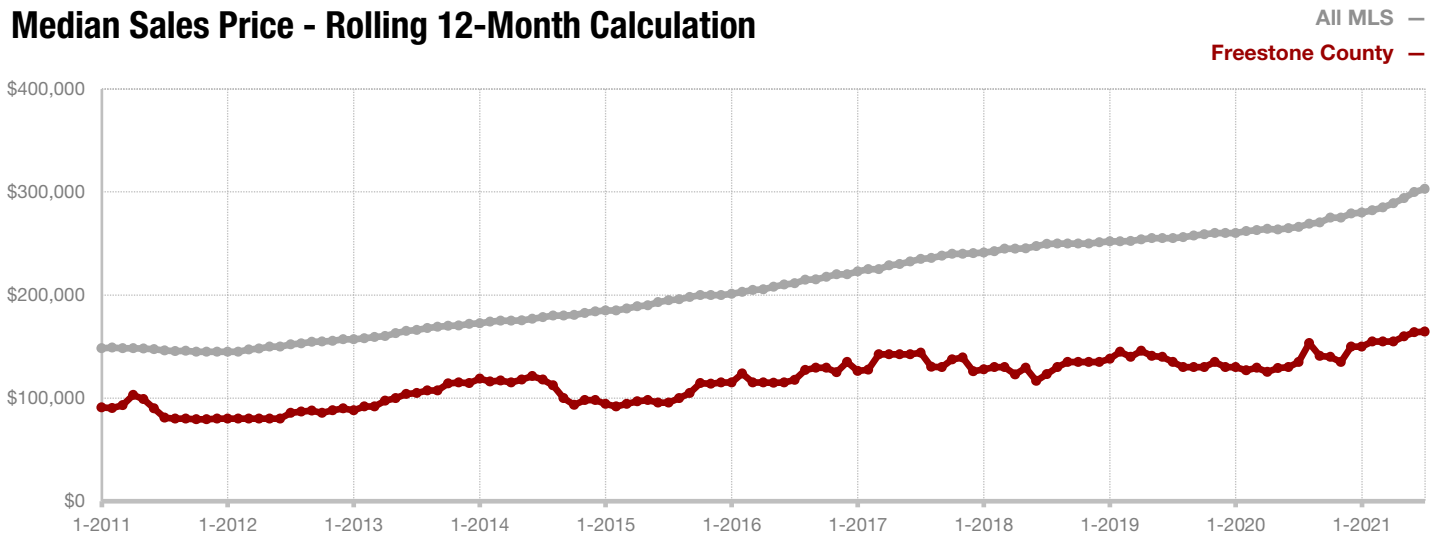
Freestone County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	19	37	+ 94.7%	128	141	+ 10.2%
Pending Sales	20	7	- 65.0%	98	92	- 6.1%
Closed Sales	16	17	+ 6.3%	79	100	+ 26.6%
Average Sales Price*	\$217,648	\$295,853	+ 35.9%	\$187,315	\$222,480	+ 18.8%
Median Sales Price*	\$184,000	\$202,000	+ 9.8%	\$129,250	\$181,000	+ 40.0%
Percent of Original List Price Received*	92.3%	96.8%	+ 4.9%	91.9%	94.5%	+ 2.8%
Days on Market Until Sale	104	33	- 68.3%	100	51	- 49.0%
Inventory of Homes for Sale	58	62	+ 6.9%	--	--	--
Months Supply of Inventory	4.7	4.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 16.8%

- 8.4%

+ 17.4%

Change in
New Listings

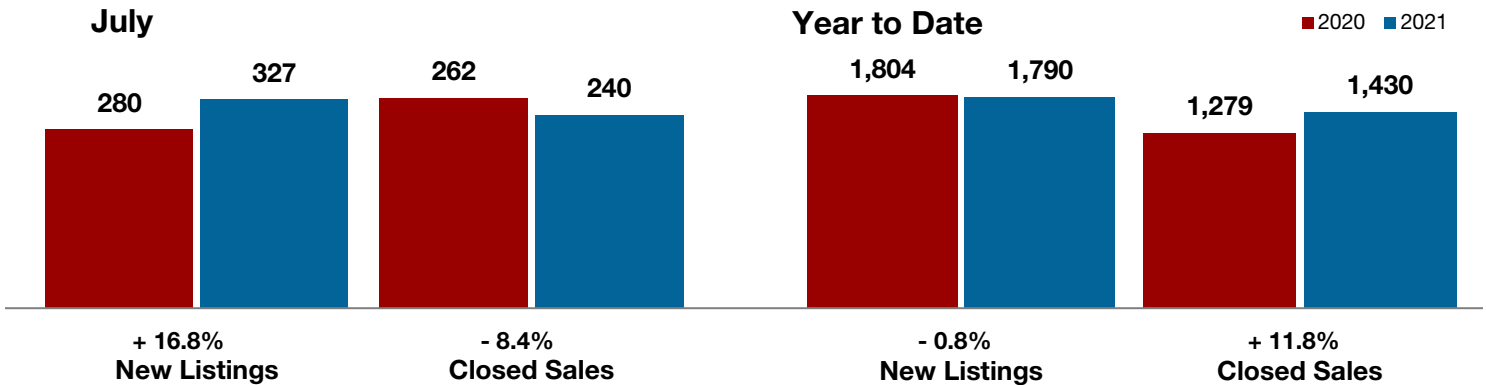
Change in
Closed Sales

Change in
Median Sales Price

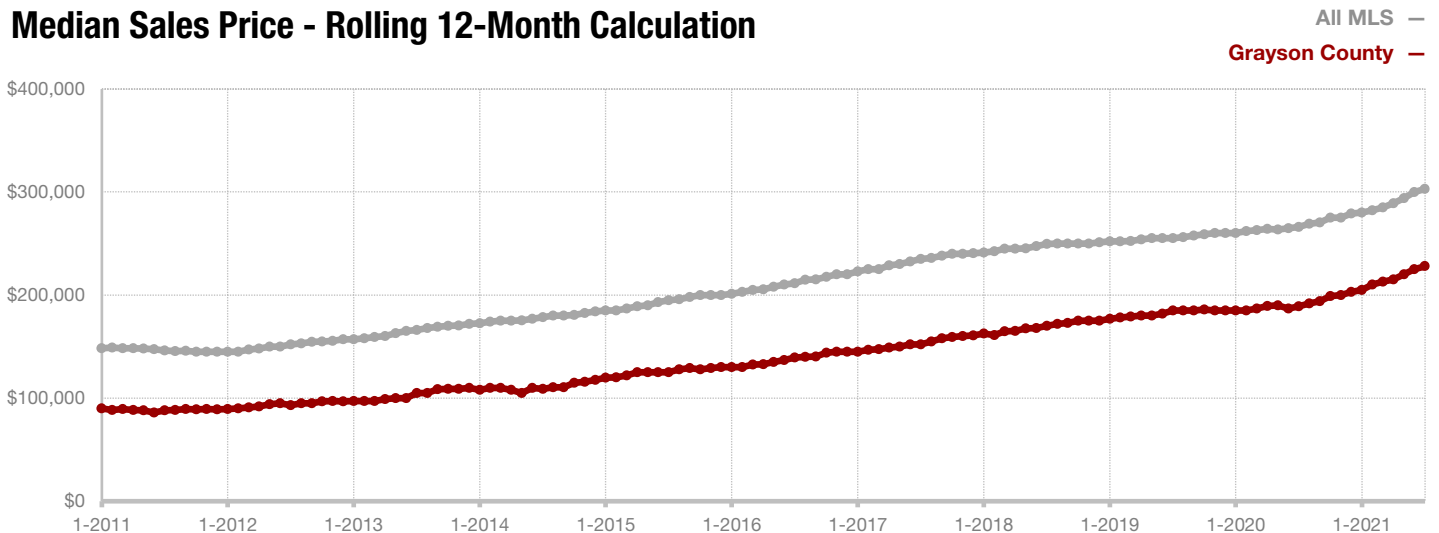
Grayson County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	280	327	+ 16.8%	1,804	1,790	- 0.8%
Pending Sales	268	243	- 9.3%	1,448	1,521	+ 5.0%
Closed Sales	262	240	- 8.4%	1,279	1,430	+ 11.8%
Average Sales Price*	\$253,152	\$284,630	+ 12.4%	\$226,709	\$289,734	+ 27.8%
Median Sales Price*	\$213,000	\$250,000	+ 17.4%	\$192,000	\$243,000	+ 26.6%
Percent of Original List Price Received*	95.4%	99.4%	+ 4.2%	94.3%	98.6%	+ 4.6%
Days on Market Until Sale	55	23	- 58.2%	65	40	- 38.5%
Inventory of Homes for Sale	594	387	- 34.8%	--	--	--
Months Supply of Inventory	3.1	1.8	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 140.0%

0.0%

+ 6.0%

Change in
New Listings

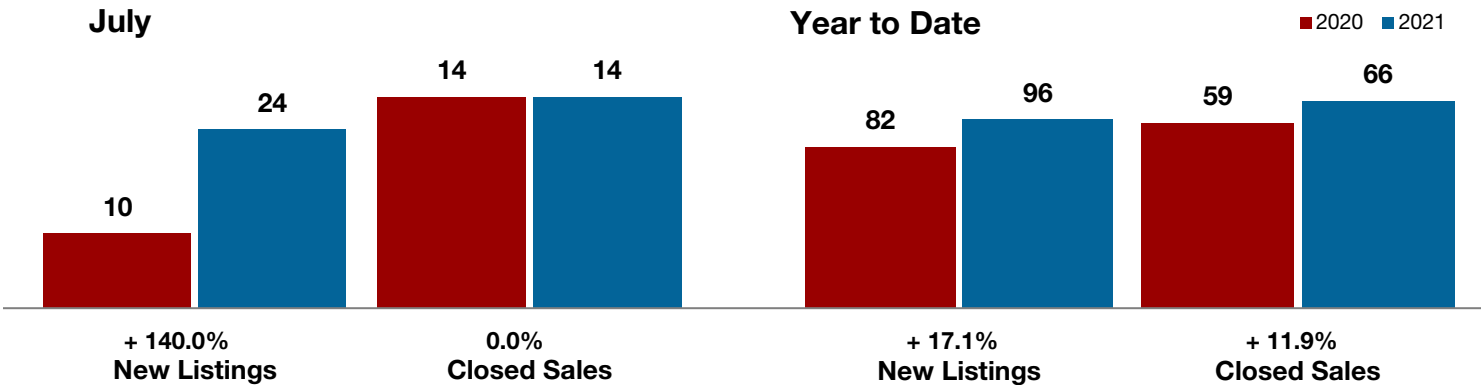
Change in
Closed Sales

Change in
Median Sales Price

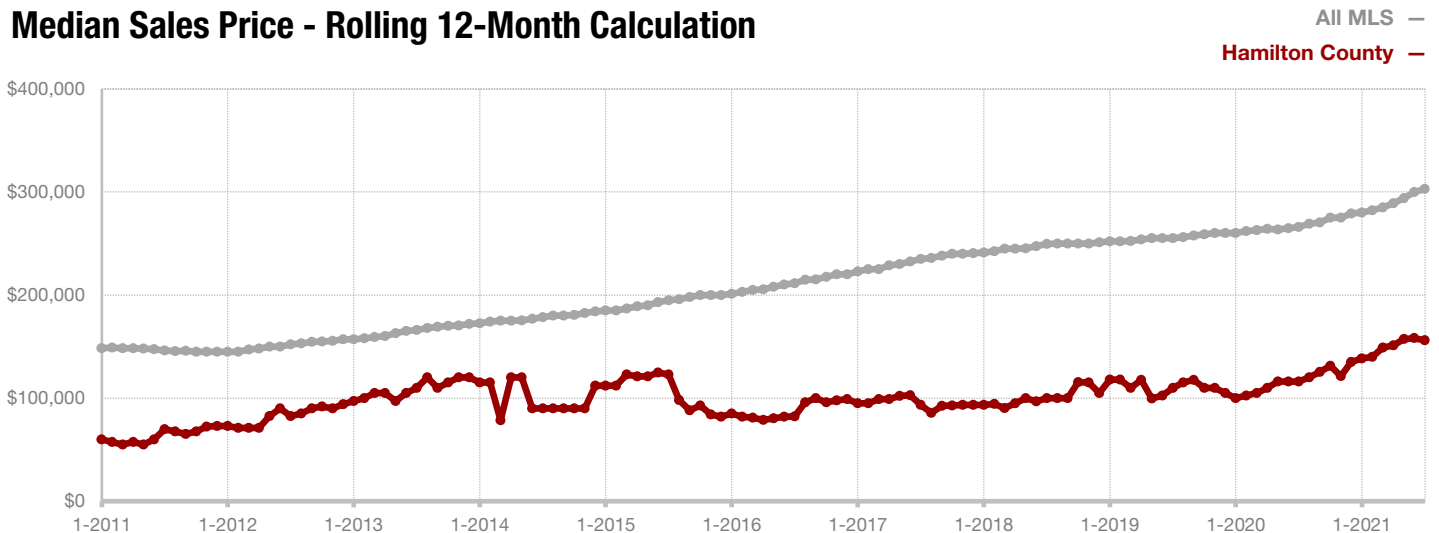
Hamilton County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	10	24	+ 140.0%	82	96	+ 17.1%
Pending Sales	11	12	+ 9.1%	67	77	+ 14.9%
Closed Sales	14	14	0.0%	59	66	+ 11.9%
Average Sales Price*	\$236,069	\$259,607	+ 10.0%	\$207,831	\$334,824	+ 61.1%
Median Sales Price*	\$159,500	\$169,000	+ 6.0%	\$121,500	\$168,750	+ 38.9%
Percent of Original List Price Received*	90.6%	93.2%	+ 2.9%	88.9%	91.1%	+ 2.5%
Days on Market Until Sale	85	32	- 62.4%	100	95	- 5.0%
Inventory of Homes for Sale	50	35	- 30.0%	--	--	--
Months Supply of Inventory	6.3	3.6	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



0.0%

+ 200.0%

+ 386.2%

Change in
New Listings

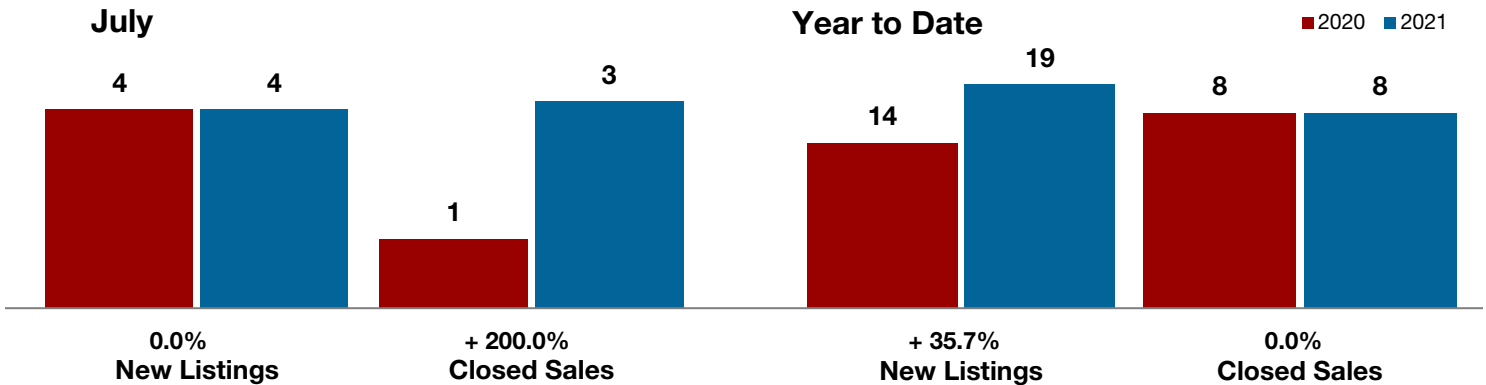
Change in
Closed Sales

Change in
Median Sales Price

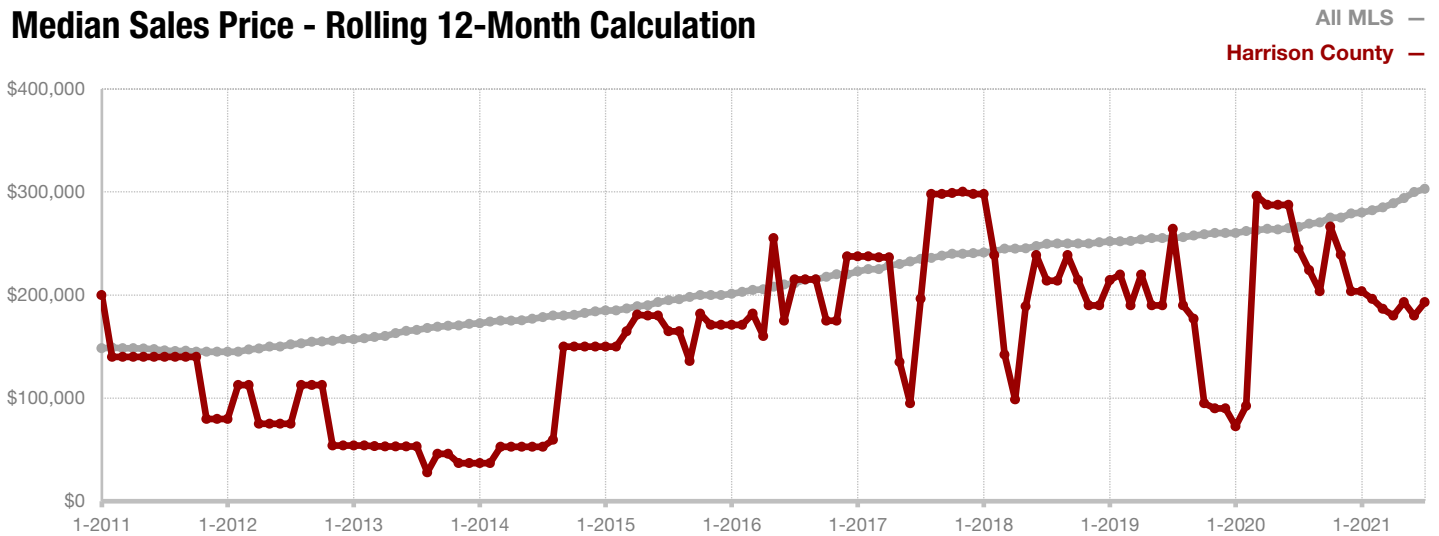
Harrison County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	4	4	0.0%	14	19	+ 35.7%
Pending Sales	1	0	- 100.0%	8	12	+ 50.0%
Closed Sales	1	3	+ 200.0%	8	8	0.0%
Average Sales Price*	\$39,900	\$433,000	+ 985.2%	\$383,675	\$394,913	+ 2.9%
Median Sales Price*	\$39,900	\$194,000	+ 386.2%	\$311,750	\$303,000	- 2.8%
Percent of Original List Price Received*	100.0%	93.6%	- 6.4%	95.2%	95.3%	+ 0.1%
Days on Market Until Sale	108	63	- 41.7%	83	65	- 21.7%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	7.6	4.1	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



- 10.1%

- 30.6%

- 13.9%

Change in
New Listings

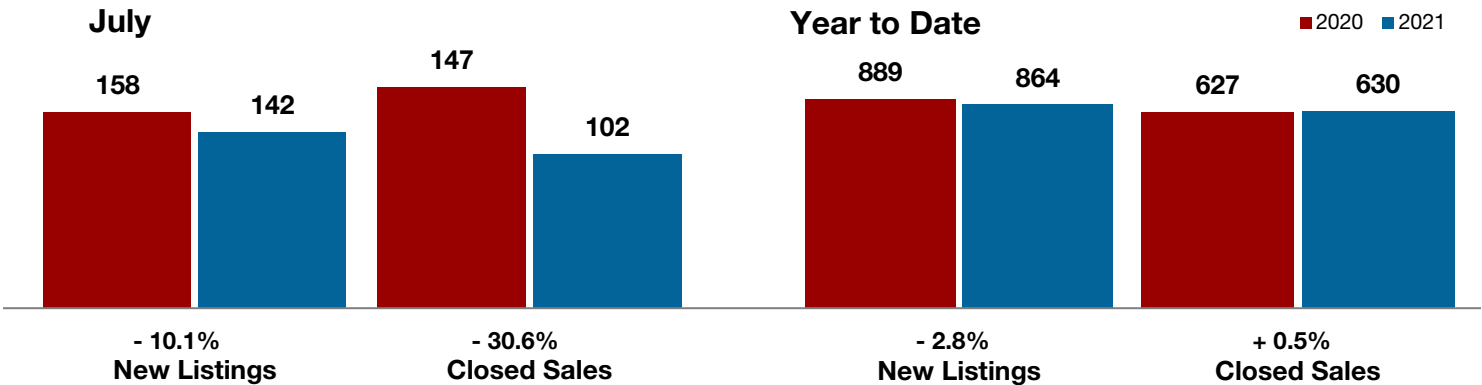
Change in
Closed Sales

Change in
Median Sales Price

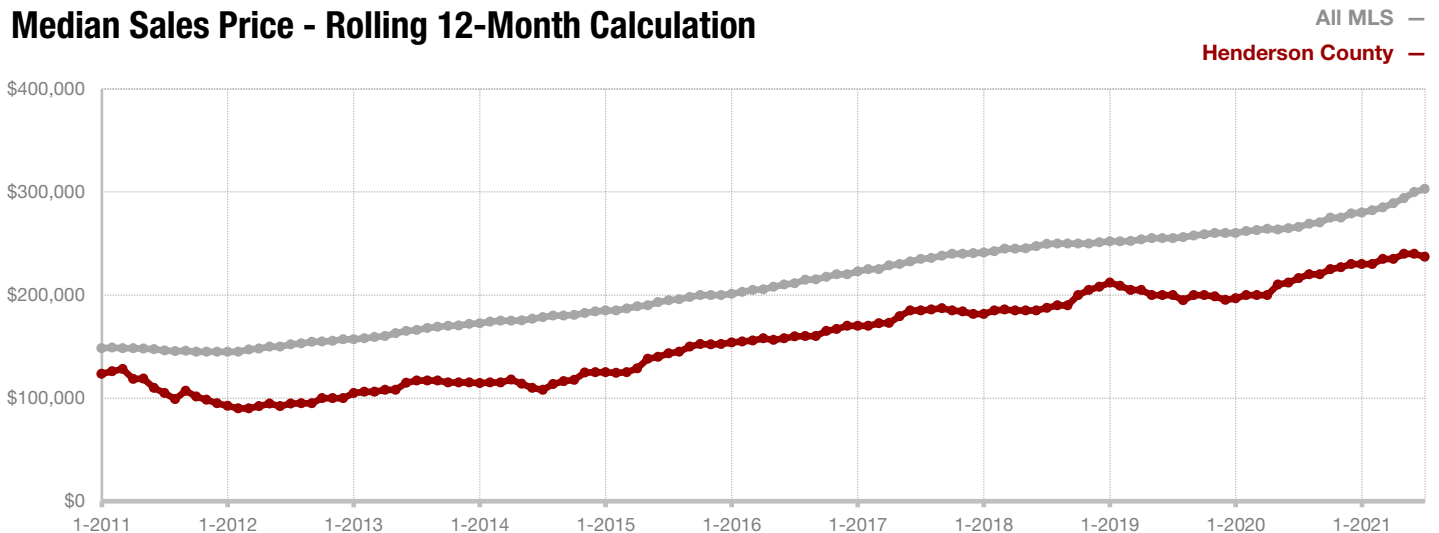
Henderson County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	158	142	- 10.1%	889	864	- 2.8%
Pending Sales	139	93	- 33.1%	734	692	- 5.7%
Closed Sales	147	102	- 30.6%	627	630	+ 0.5%
Average Sales Price*	\$371,043	\$376,056	+ 1.4%	\$313,174	\$387,800	+ 23.8%
Median Sales Price*	\$265,250	\$228,495	- 13.9%	\$227,750	\$243,000	+ 6.7%
Percent of Original List Price Received*	94.6%	98.2%	+ 3.8%	93.3%	96.5%	+ 3.4%
Days on Market Until Sale	70	32	- 54.3%	74	44	- 40.5%
Inventory of Homes for Sale	300	248	- 17.3%	--	--	--
Months Supply of Inventory	3.4	2.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 53.8%

+ 82.4%

+ 29.0%

Change in
New Listings

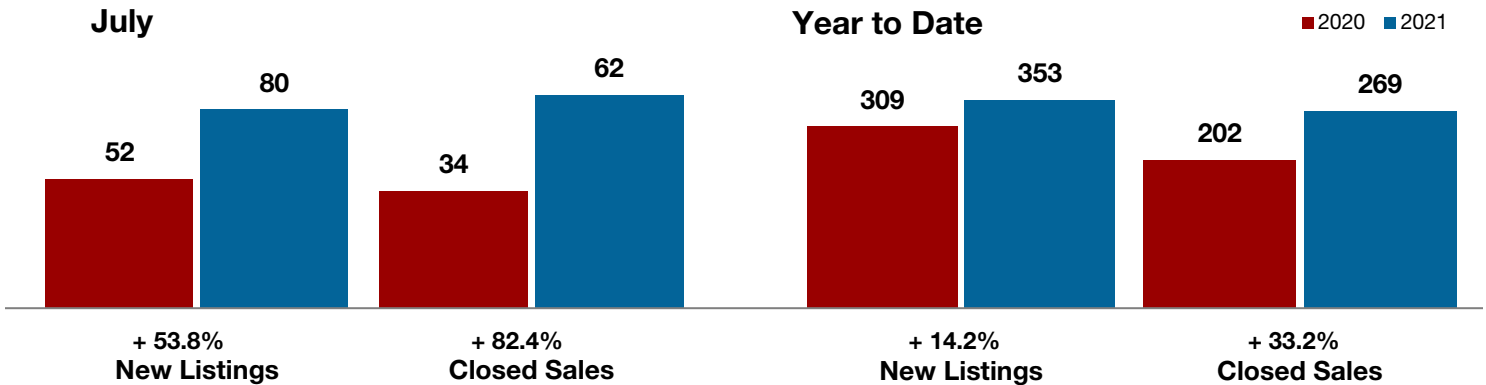
Change in
Closed Sales

Change in
Median Sales Price

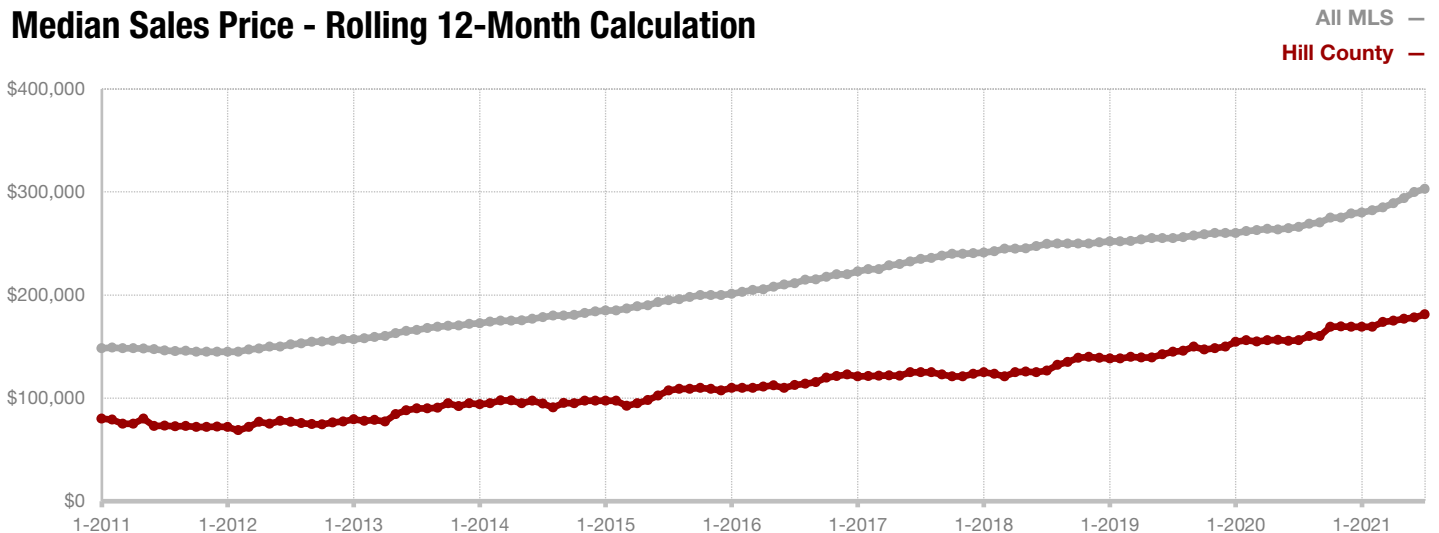
Hill County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	52	80	+ 53.8%	309	353	+ 14.2%
Pending Sales	55	52	- 5.5%	249	292	+ 17.3%
Closed Sales	34	62	+ 82.4%	202	269	+ 33.2%
Average Sales Price*	\$226,996	\$207,296	- 8.7%	\$188,149	\$218,294	+ 16.0%
Median Sales Price*	\$170,500	\$220,000	+ 29.0%	\$156,000	\$185,000	+ 18.6%
Percent of Original List Price Received*	93.1%	93.8%	+ 0.8%	92.5%	94.0%	+ 1.6%
Days on Market Until Sale	69	36	- 47.8%	77	48	- 37.7%
Inventory of Homes for Sale	116	95	- 18.1%	--	--	--
Months Supply of Inventory	3.5	2.5	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 23.6%

- 17.1%

+ 17.7%

Change in
New Listings

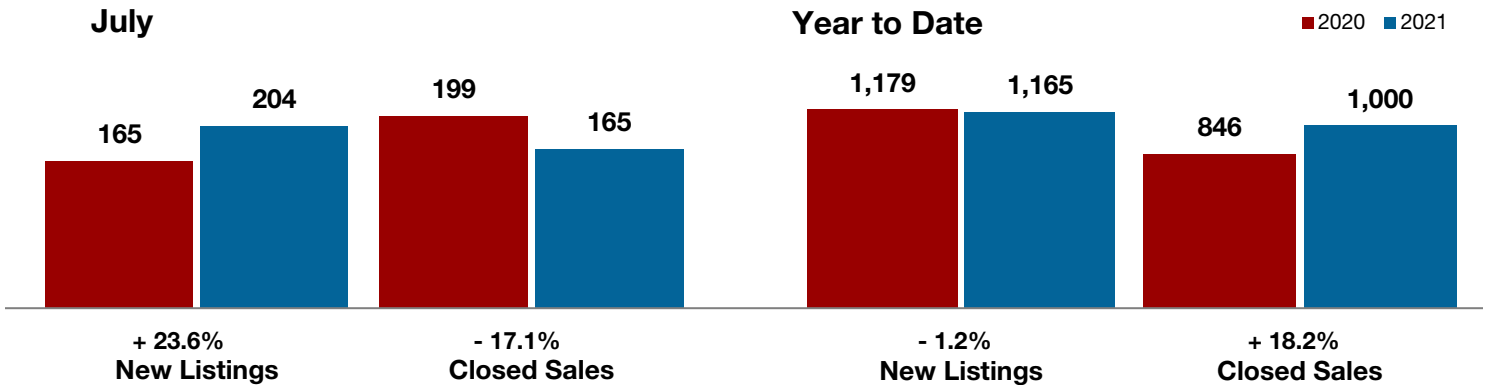
Change in
Closed Sales

Change in
Median Sales Price

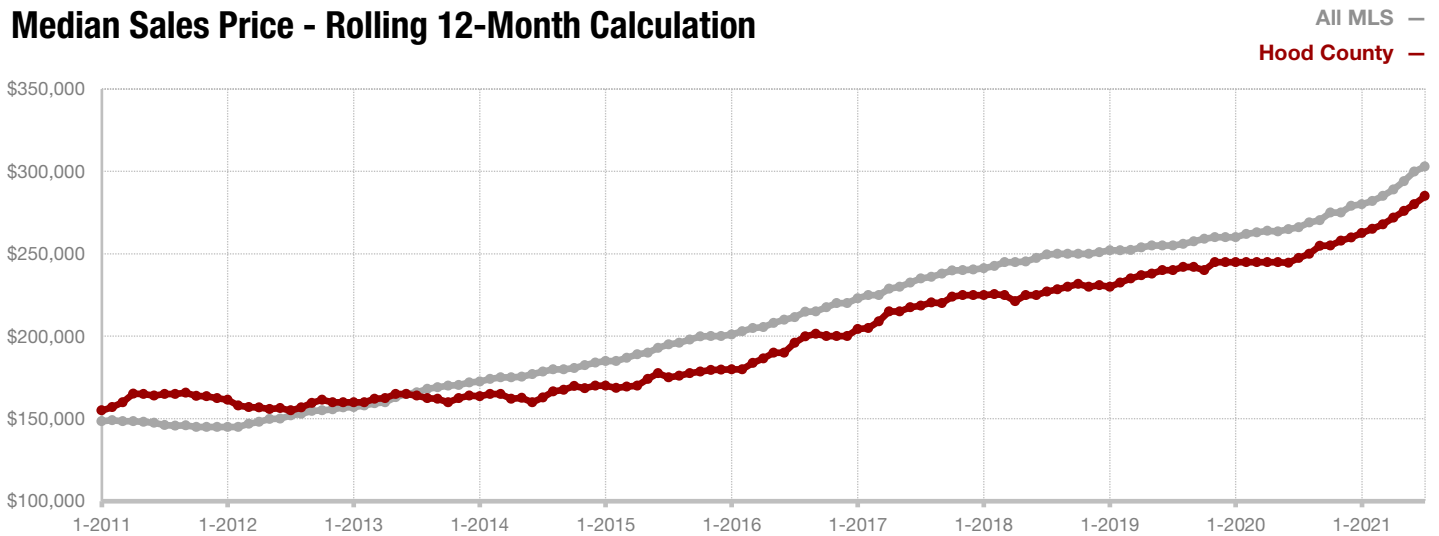
Hood County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	165	204	+ 23.6%	1,179	1,165	- 1.2%
Pending Sales	178	135	- 24.2%	954	1,030	+ 8.0%
Closed Sales	199	165	- 17.1%	846	1,000	+ 18.2%
Average Sales Price*	\$297,613	\$361,844	+ 21.6%	\$288,271	\$350,659	+ 21.6%
Median Sales Price*	\$260,000	\$306,000	+ 17.7%	\$248,250	\$295,000	+ 18.8%
Percent of Original List Price Received*	96.3%	99.7%	+ 3.5%	96.0%	99.2%	+ 3.3%
Days on Market Until Sale	54	24	- 55.6%	55	34	- 38.2%
Inventory of Homes for Sale	319	208	- 34.8%	--	--	--
Months Supply of Inventory	2.6	1.4	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 32.4%

- 12.9%

+ 32.4%

Change in
New Listings

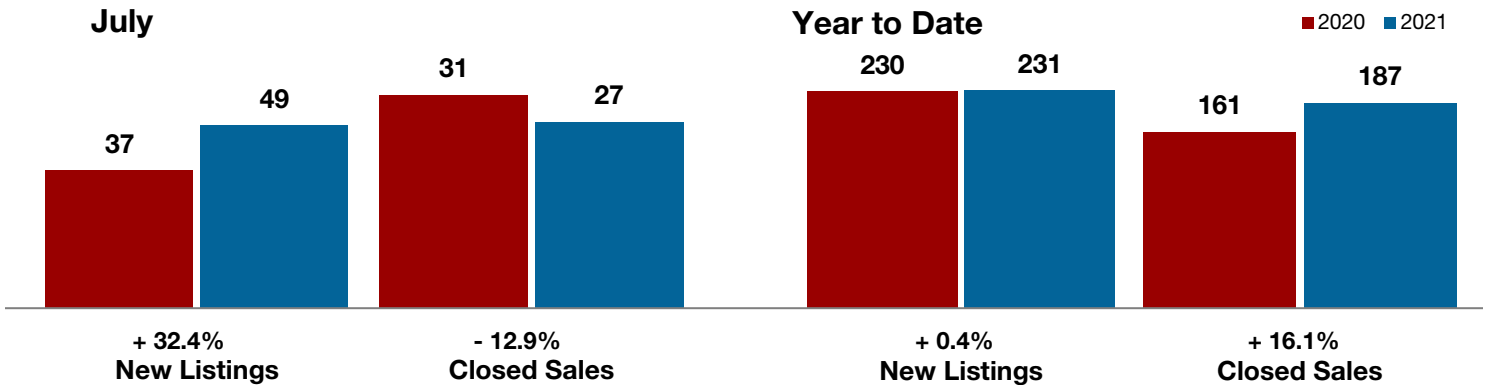
Change in
Closed Sales

Change in
Median Sales Price

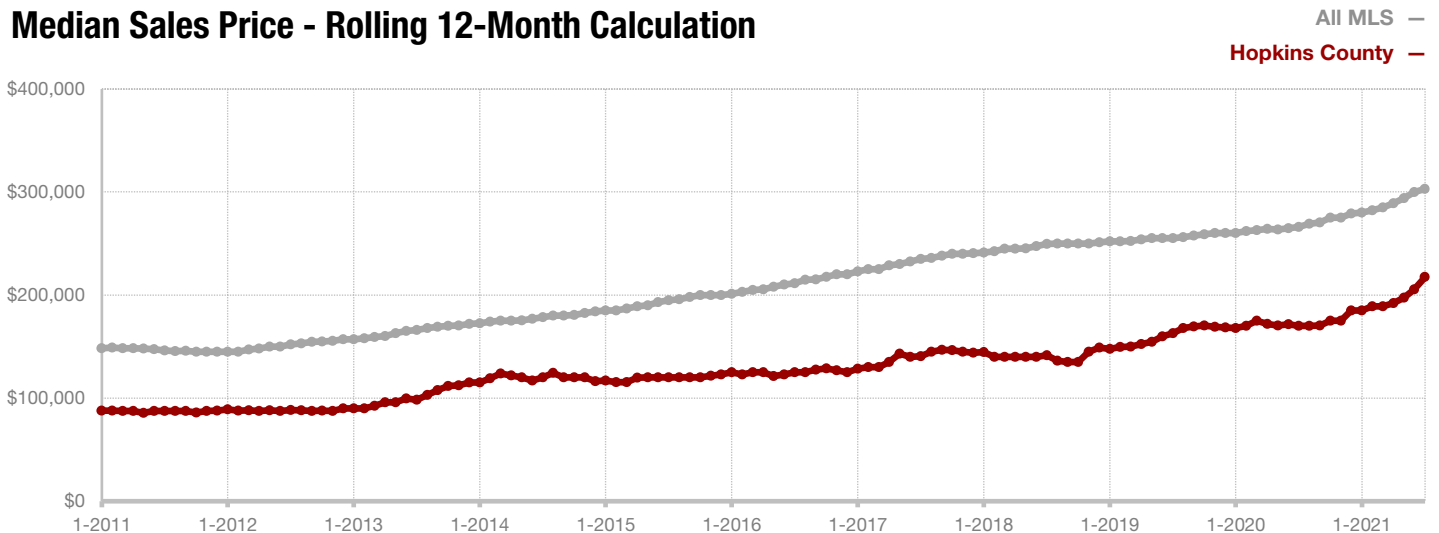
Hopkins County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	37	49	+ 32.4%	230	231	+ 0.4%
Pending Sales	35	29	- 17.1%	176	187	+ 6.3%
Closed Sales	31	27	- 12.9%	161	187	+ 16.1%
Average Sales Price*	\$209,249	\$294,969	+ 41.0%	\$200,334	\$287,118	+ 43.3%
Median Sales Price*	\$170,000	\$225,000	+ 32.4%	\$170,000	\$228,000	+ 34.1%
Percent of Original List Price Received*	97.8%	96.6%	- 1.2%	95.0%	95.6%	+ 0.6%
Days on Market Until Sale	36	47	+ 30.6%	52	50	- 3.8%
Inventory of Homes for Sale	86	66	- 23.3%	--	--	--
Months Supply of Inventory	3.7	2.4	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 55.7%

- 12.1%

+ 20.8%

Change in
New Listings

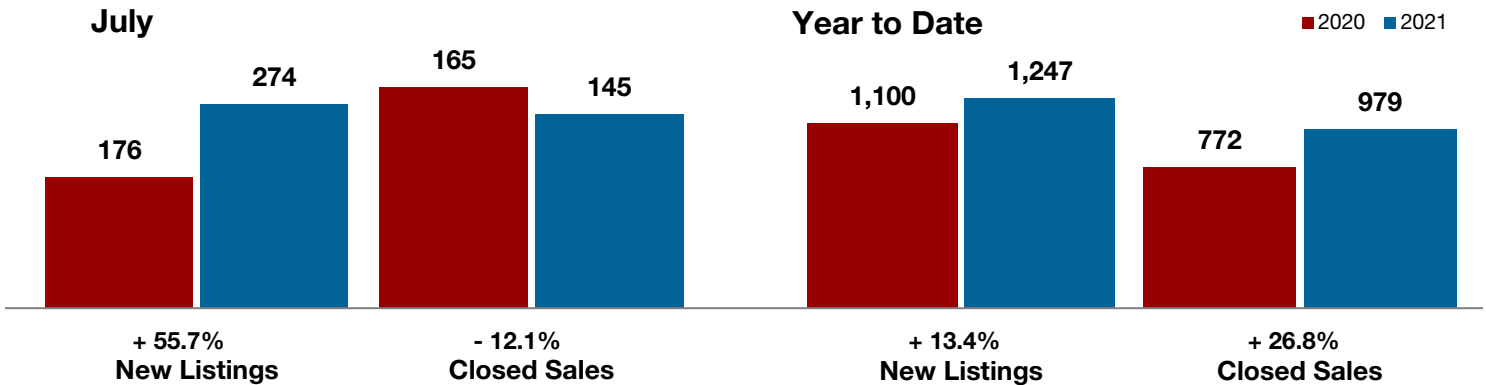
Change in
Closed Sales

Change in
Median Sales Price

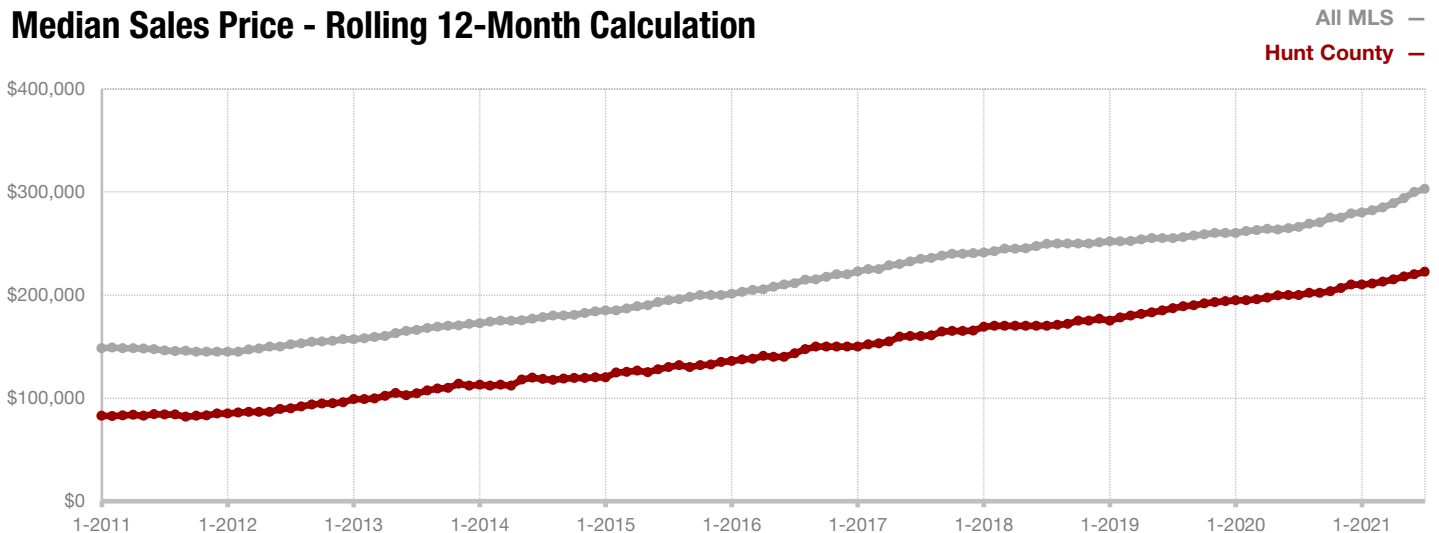
Hunt County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	176	274	+ 55.7%	1,100	1,247	+ 13.4%
Pending Sales	155	163	+ 5.2%	878	1,032	+ 17.5%
Closed Sales	165	145	- 12.1%	772	979	+ 26.8%
Average Sales Price*	\$231,256	\$296,121	+ 28.0%	\$228,763	\$265,977	+ 16.3%
Median Sales Price*	\$207,000	\$250,000	+ 20.8%	\$205,000	\$228,000	+ 11.2%
Percent of Original List Price Received*	97.0%	100.7%	+ 3.8%	95.7%	98.7%	+ 3.1%
Days on Market Until Sale	53	22	- 58.5%	59	30	- 49.2%
Inventory of Homes for Sale	333	289	- 13.2%	--	--	--
Months Supply of Inventory	2.9	2.0	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 33.3%

- 66.7%

- 19.0%

Change in
New Listings

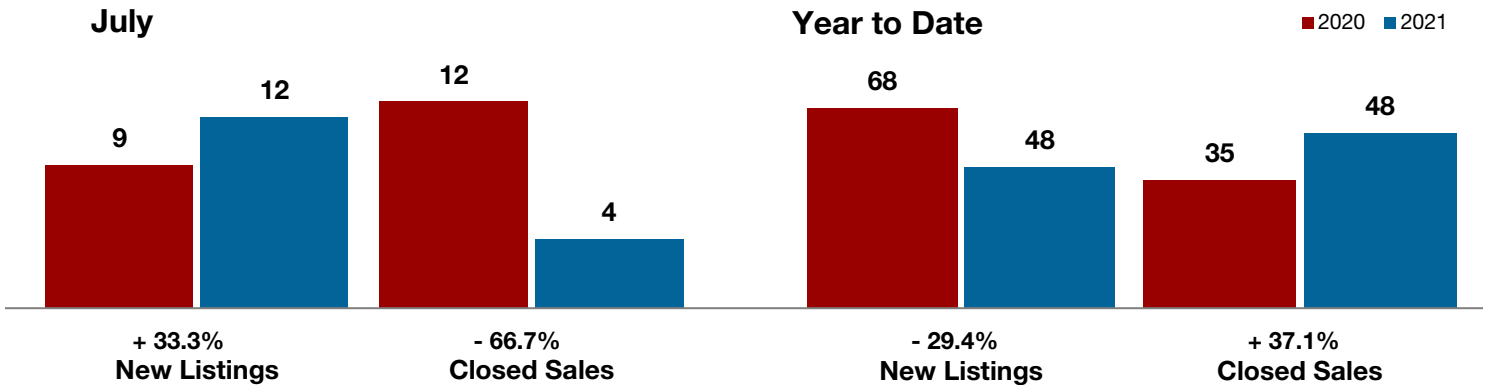
Change in
Closed Sales

Change in
Median Sales Price

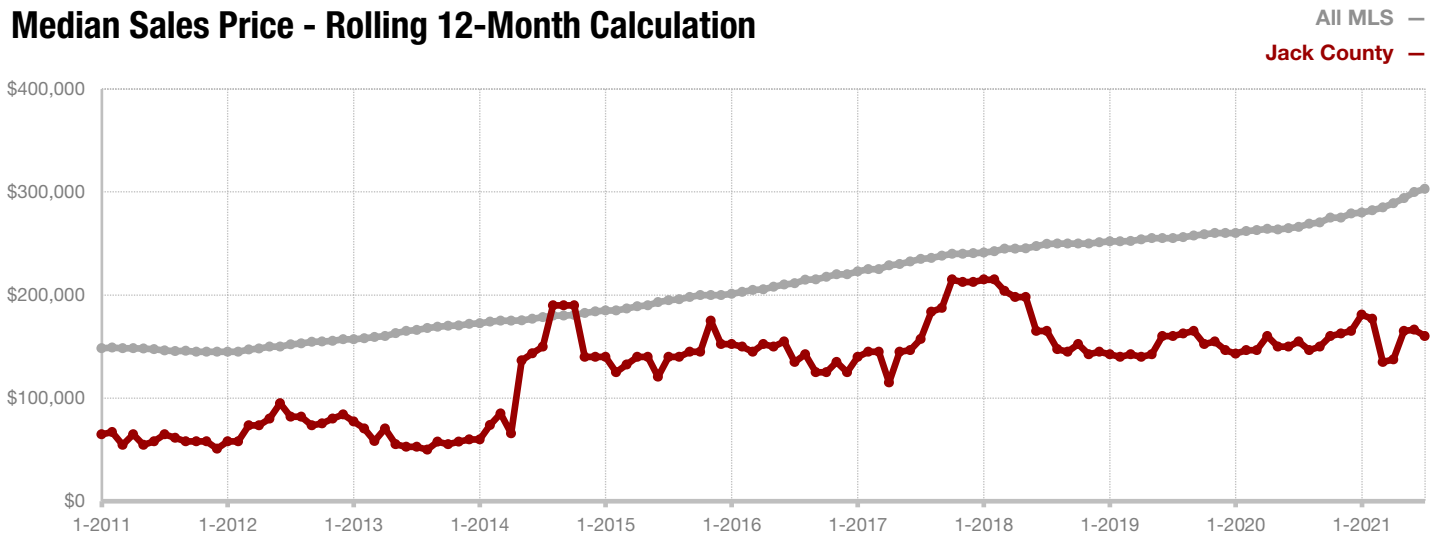
Jack County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	9	12	+ 33.3%	68	48	- 29.4%
Pending Sales	7	2	- 71.4%	35	44	+ 25.7%
Closed Sales	12	4	- 66.7%	35	48	+ 37.1%
Average Sales Price*	\$257,880	\$671,900	+ 160.5%	\$231,959	\$287,760	+ 24.1%
Median Sales Price*	\$182,200	\$147,550	- 19.0%	\$174,000	\$165,000	- 5.2%
Percent of Original List Price Received*	96.3%	97.9%	+ 1.7%	92.6%	87.5%	- 5.5%
Days on Market Until Sale	60	149	+ 148.3%	69	178	+ 158.0%
Inventory of Homes for Sale	43	20	- 53.5%	--	--	--
Months Supply of Inventory	10.3	3.2	- 70.0%	--	--	--

* 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 – July 2021

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



+ 19.0%

- 25.0%

+ 20.8%

Change in
New Listings

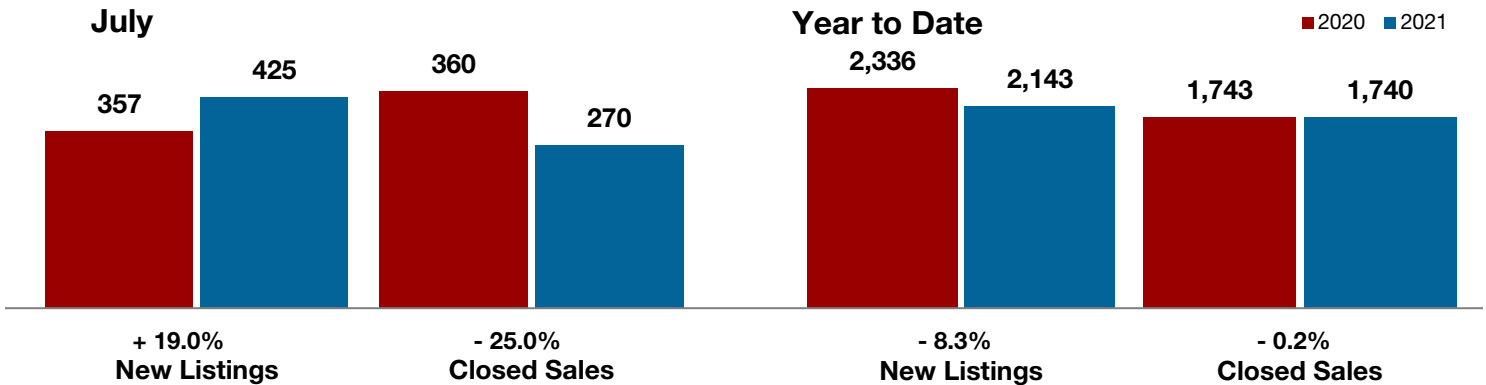
Change in
Closed Sales

Change in
Median Sales Price

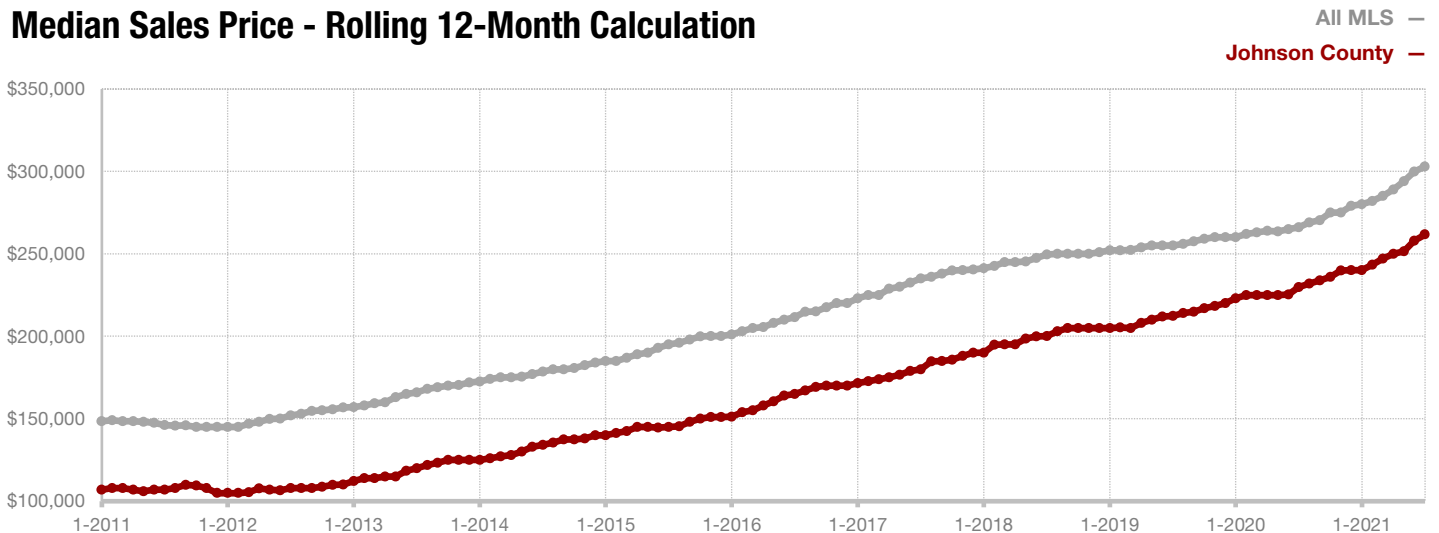
Johnson County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	357	425	+ 19.0%	2,336	2,143	- 8.3%
Pending Sales	333	294	- 11.7%	1,982	1,888	- 4.7%
Closed Sales	360	270	- 25.0%	1,743	1,740	- 0.2%
Average Sales Price*	\$269,197	\$312,872	+ 16.2%	\$257,685	\$303,181	+ 17.7%
Median Sales Price*	\$240,000	\$289,950	+ 20.8%	\$232,000	\$275,000	+ 18.5%
Percent of Original List Price Received*	98.2%	102.0%	+ 3.9%	97.3%	100.1%	+ 2.9%
Days on Market Until Sale	47	20	- 57.4%	53	31	- 41.5%
Inventory of Homes for Sale	595	421	- 29.2%	--	--	--
Months Supply of Inventory	2.4	1.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 57.1%

+ 25.0%

+ 16.0%

Change in
New Listings

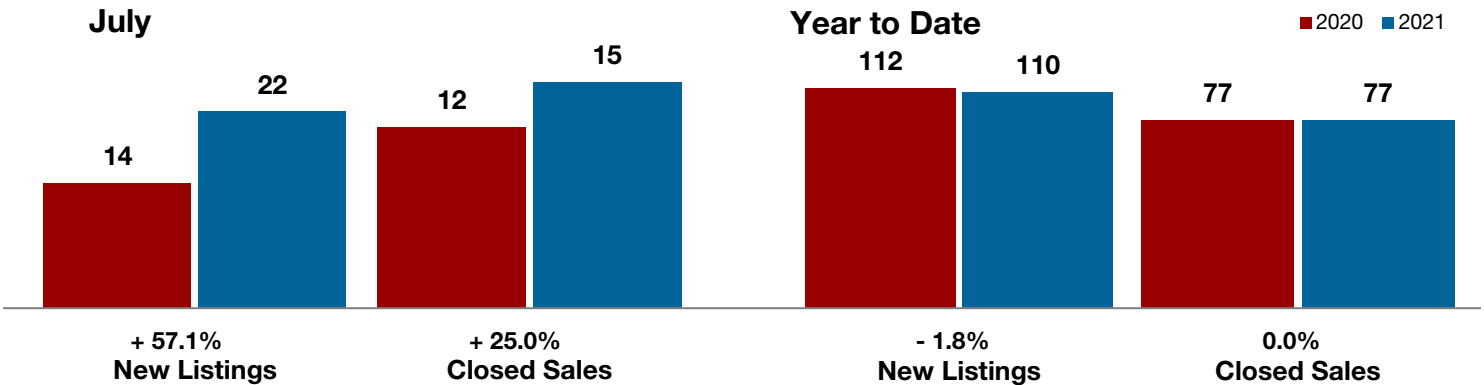
Change in
Closed Sales

Change in
Median Sales Price

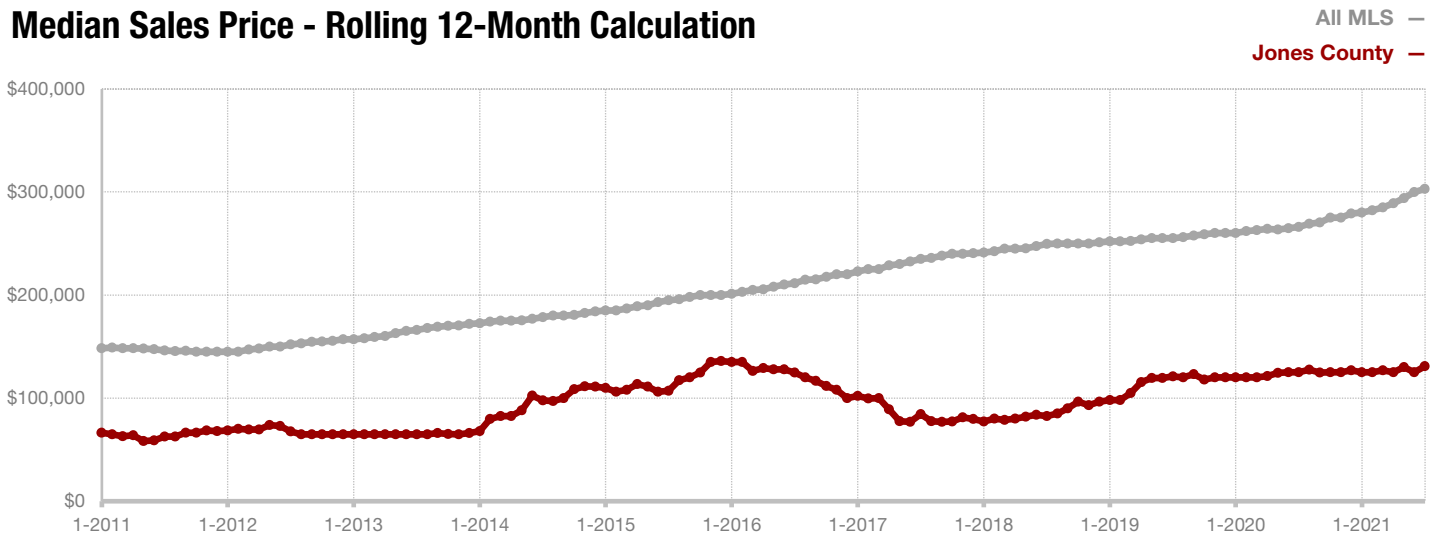
Jones County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	14	22	+ 57.1%	112	110	- 1.8%
Pending Sales	18	15	- 16.7%	90	87	- 3.3%
Closed Sales	12	15	+ 25.0%	77	77	0.0%
Average Sales Price*	\$163,775	\$165,173	+ 0.9%	\$151,766	\$157,665	+ 3.9%
Median Sales Price*	\$124,950	\$145,000	+ 16.0%	\$125,000	\$132,000	+ 5.6%
Percent of Original List Price Received*	95.8%	91.8%	- 4.2%	92.1%	92.6%	+ 0.5%
Days on Market Until Sale	55	59	+ 7.3%	86	56	- 34.9%
Inventory of Homes for Sale	50	33	- 34.0%	--	--	--
Months Supply of Inventory	4.3	2.6	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 10.0%

- 20.5%

+ 18.0%

Change in
New Listings

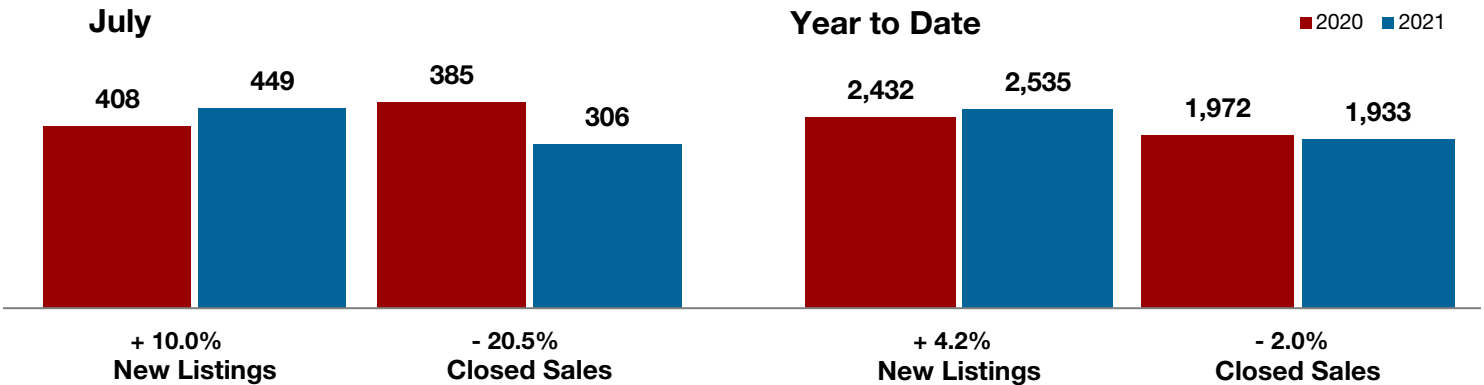
Change in
Closed Sales

Change in
Median Sales Price

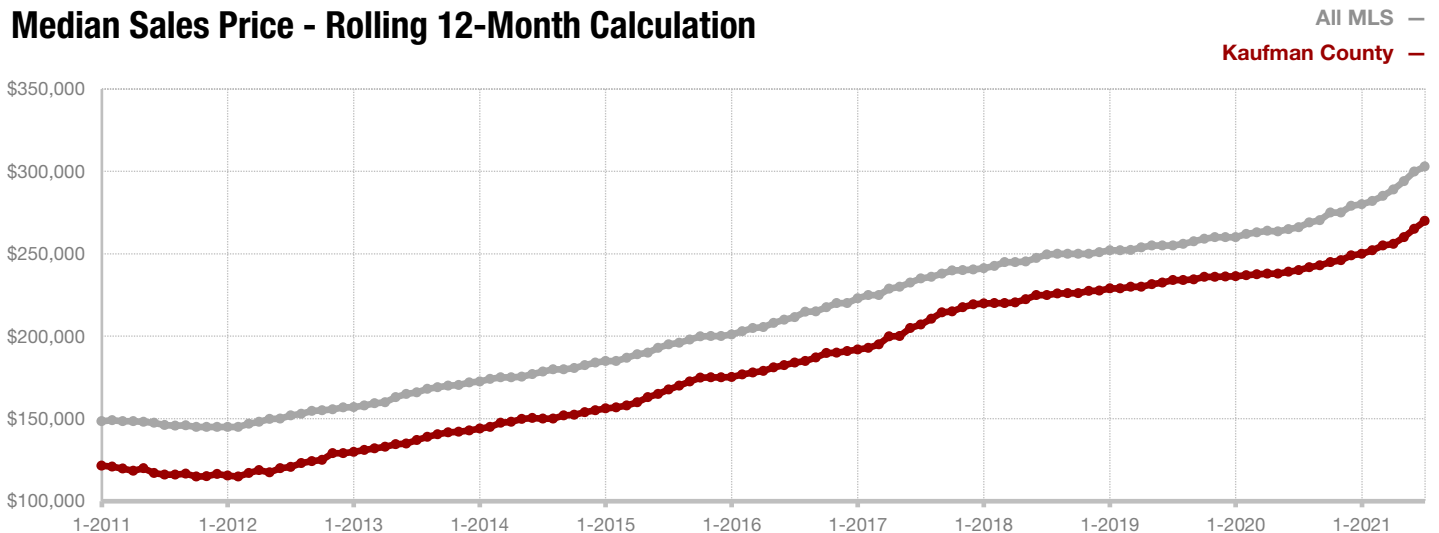
Kaufman County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	408	449	+ 10.0%	2,432	2,535	+ 4.2%
Pending Sales	364	312	- 14.3%	2,207	2,254	+ 2.1%
Closed Sales	385	306	- 20.5%	1,972	1,933	- 2.0%
Average Sales Price*	\$266,000	\$317,191	+ 19.2%	\$254,789	\$301,988	+ 18.5%
Median Sales Price*	\$250,000	\$295,000	+ 18.0%	\$240,950	\$281,000	+ 16.6%
Percent of Original List Price Received*	97.2%	102.2%	+ 5.1%	96.2%	101.5%	+ 5.5%
Days on Market Until Sale	51	21	- 58.8%	60	28	- 53.3%
Inventory of Homes for Sale	570	481	- 15.6%	--	--	--
Months Supply of Inventory	2.0	1.6	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 – July 2021

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



+ 73.9%

+ 16.0%

+ 2.2%

Change in
New Listings

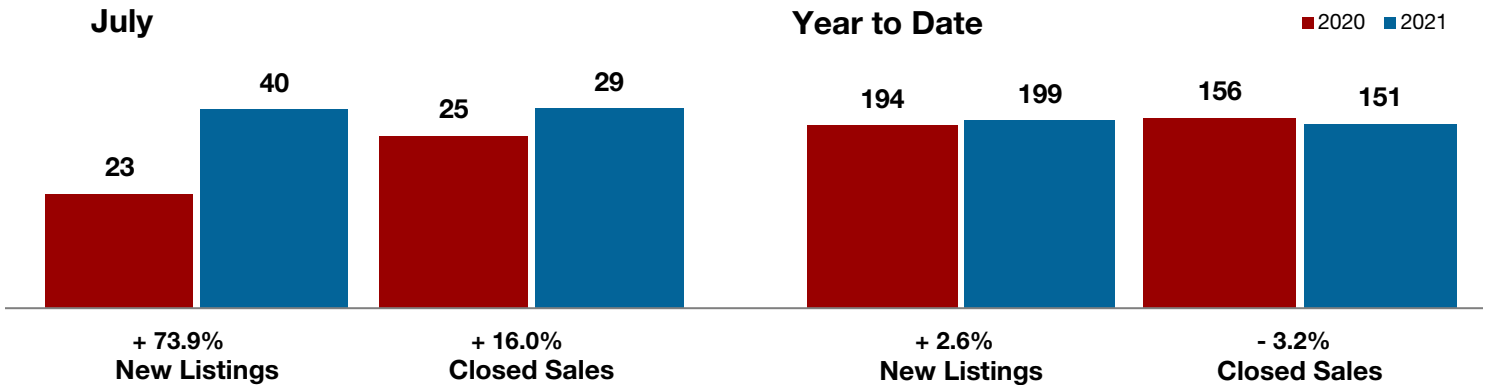
Change in
Closed Sales

Change in
Median Sales Price

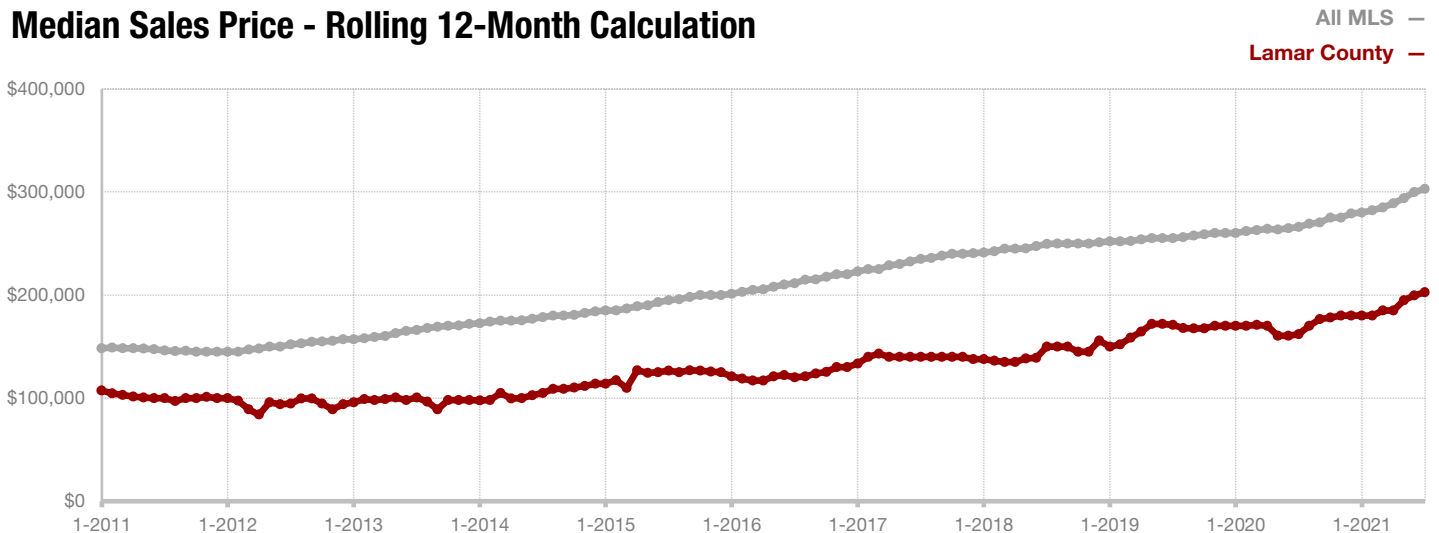
Lamar County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	23	40	+ 73.9%	194	199	+ 2.6%
Pending Sales	25	24	- 4.0%	172	161	- 6.4%
Closed Sales	25	29	+ 16.0%	156	151	- 3.2%
Average Sales Price*	\$187,846	\$261,159	+ 39.0%	\$179,250	\$240,105	+ 33.9%
Median Sales Price*	\$205,000	\$209,500	+ 2.2%	\$161,950	\$208,750	+ 28.9%
Percent of Original List Price Received*	91.3%	100.4%	+ 10.0%	91.0%	96.4%	+ 5.9%
Days on Market Until Sale	68	32	- 52.9%	79	50	- 36.7%
Inventory of Homes for Sale	69	57	- 17.4%	--	--	--
Months Supply of Inventory	3.2	2.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 200.0% **+ 350.0%** **+ 119.8%**

Change in
New Listings

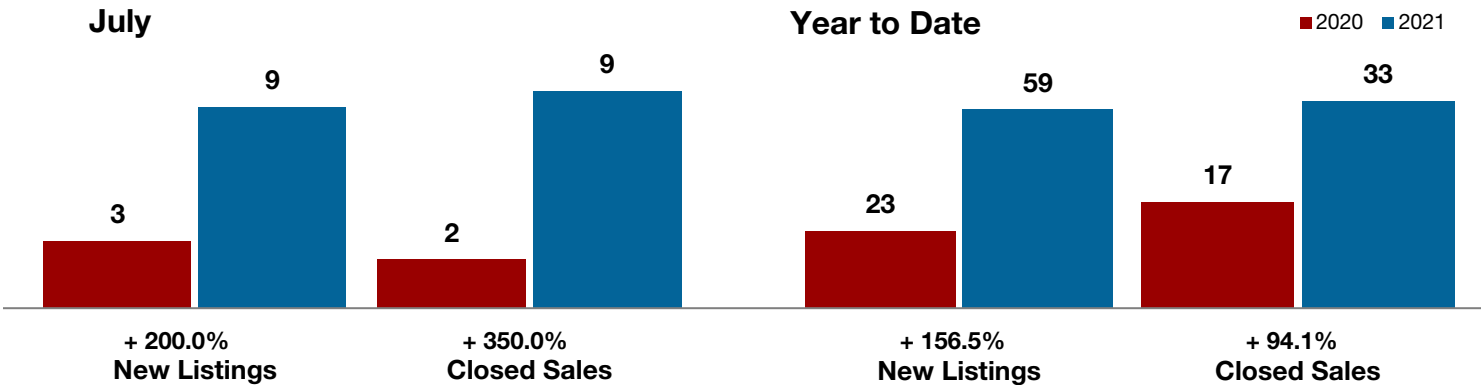
Change in
Closed Sales

Change in
Median Sales Price

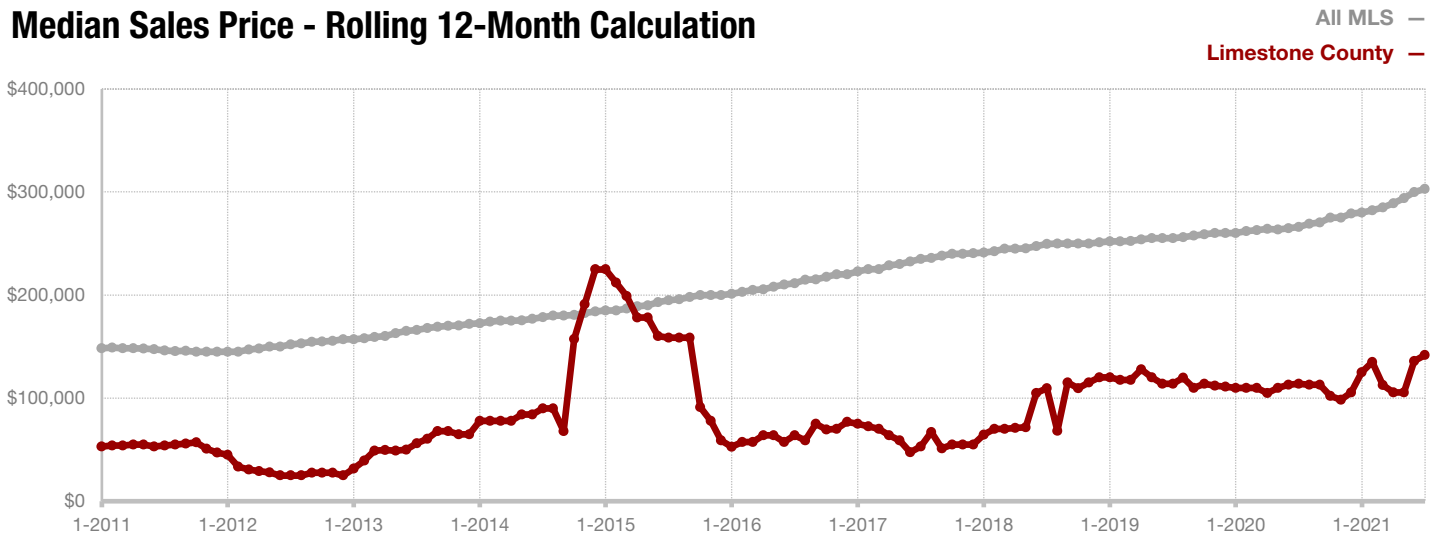
Limestone County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3	9	+ 200.0%	23	59	+ 156.5%
Pending Sales	3	8	+ 166.7%	17	39	+ 129.4%
Closed Sales	2	9	+ 350.0%	17	33	+ 94.1%
Average Sales Price*	\$102,375	\$229,962	+ 124.6%	\$135,232	\$168,721	+ 24.8%
Median Sales Price*	\$102,375	\$225,000	+ 119.8%	\$105,400	\$155,000	+ 47.1%
Percent of Original List Price Received*	75.3%	104.4%	+ 38.6%	90.2%	97.2%	+ 7.8%
Days on Market Until Sale	153	35	- 77.1%	100	71	- 29.0%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	6.2	4.4	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



- 2.9%

Change in
New Listings

- 11.1%

Change in
Closed Sales

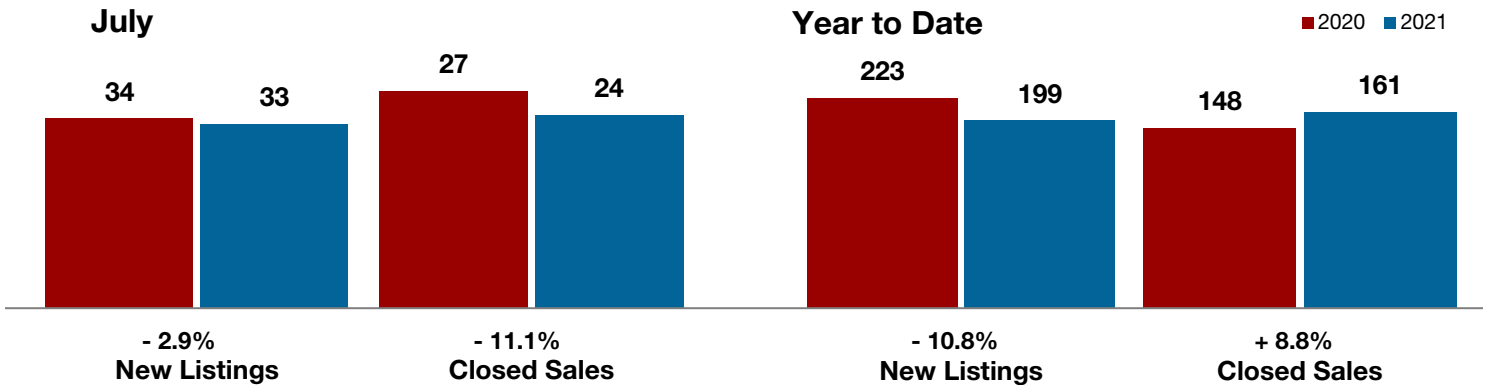
+ 21.1%

Change in
Median Sales Price

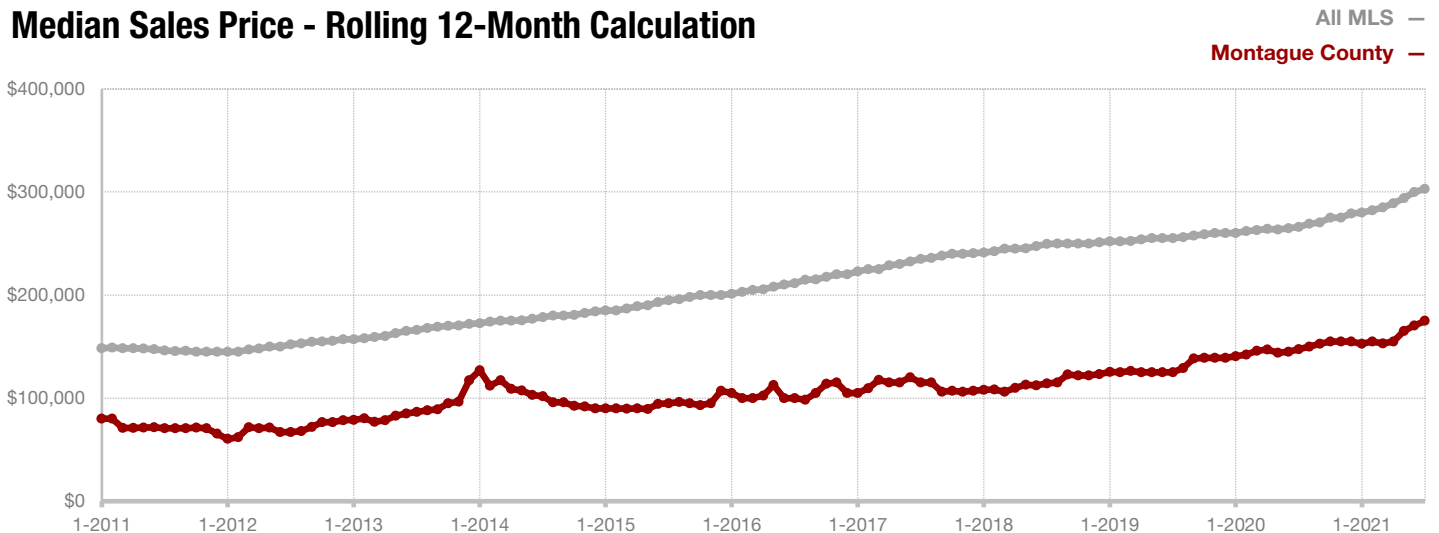
Montague County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	34	33	- 2.9%	223	199	- 10.8%
Pending Sales	25	22	- 12.0%	158	167	+ 5.7%
Closed Sales	27	24	- 11.1%	148	161	+ 8.8%
Average Sales Price*	\$186,956	\$299,950	+ 60.4%	\$180,597	\$241,689	+ 33.8%
Median Sales Price*	\$162,500	\$196,750	+ 21.1%	\$150,000	\$180,000	+ 20.0%
Percent of Original List Price Received*	94.5%	96.2%	+ 1.8%	92.8%	94.4%	+ 1.7%
Days on Market Until Sale	69	53	- 23.2%	70	57	- 18.6%
Inventory of Homes for Sale	99	58	- 41.4%	--	--	--
Months Supply of Inventory	4.7	2.4	- 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 11.1%

- 28.1%

+ 2.4%

Change in
New Listings

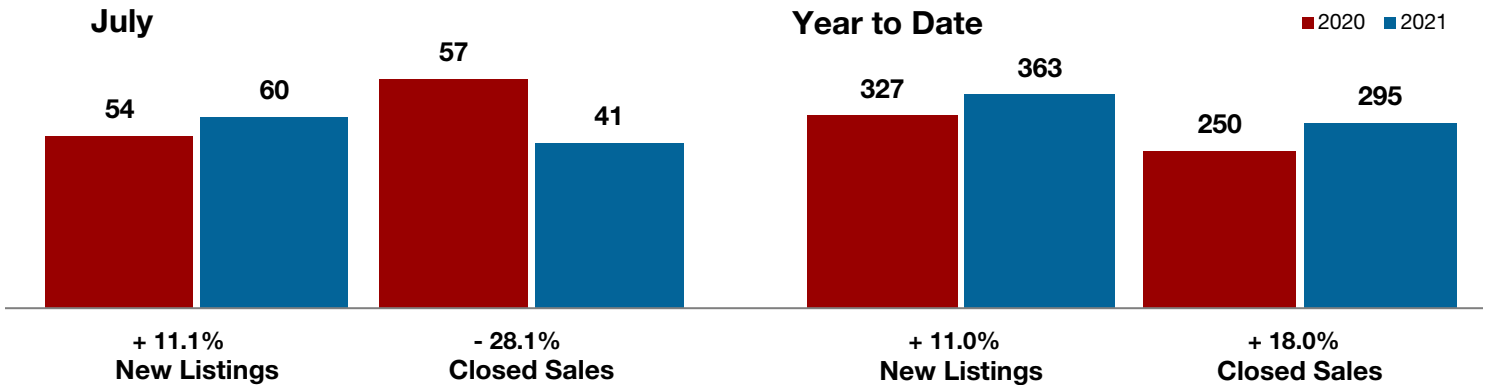
Change in
Closed Sales

Change in
Median Sales Price

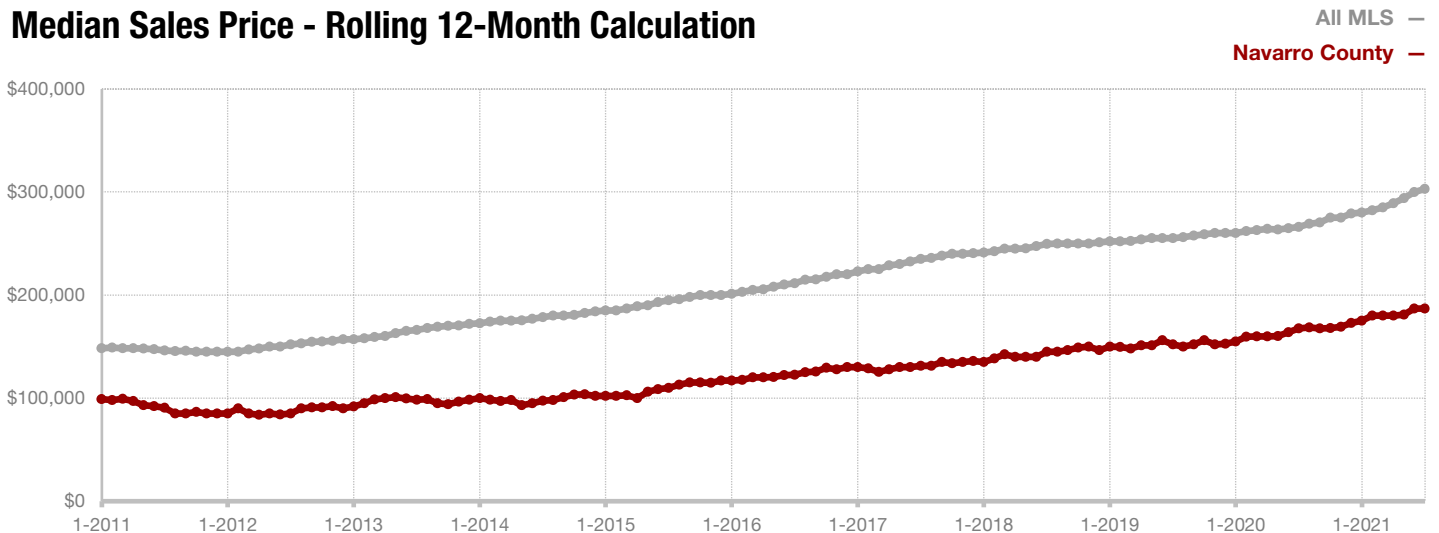
Navarro County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	54	60	+ 11.1%	327	363	+ 11.0%
Pending Sales	48	40	- 16.7%	289	306	+ 5.9%
Closed Sales	57	41	- 28.1%	250	295	+ 18.0%
Average Sales Price*	\$248,837	\$269,954	+ 8.5%	\$239,564	\$288,778	+ 20.5%
Median Sales Price*	\$190,000	\$194,500	+ 2.4%	\$181,250	\$201,400	+ 11.1%
Percent of Original List Price Received*	94.9%	99.1%	+ 4.4%	94.2%	98.1%	+ 4.1%
Days on Market Until Sale	69	29	- 58.0%	81	41	- 49.4%
Inventory of Homes for Sale	115	85	- 26.1%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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

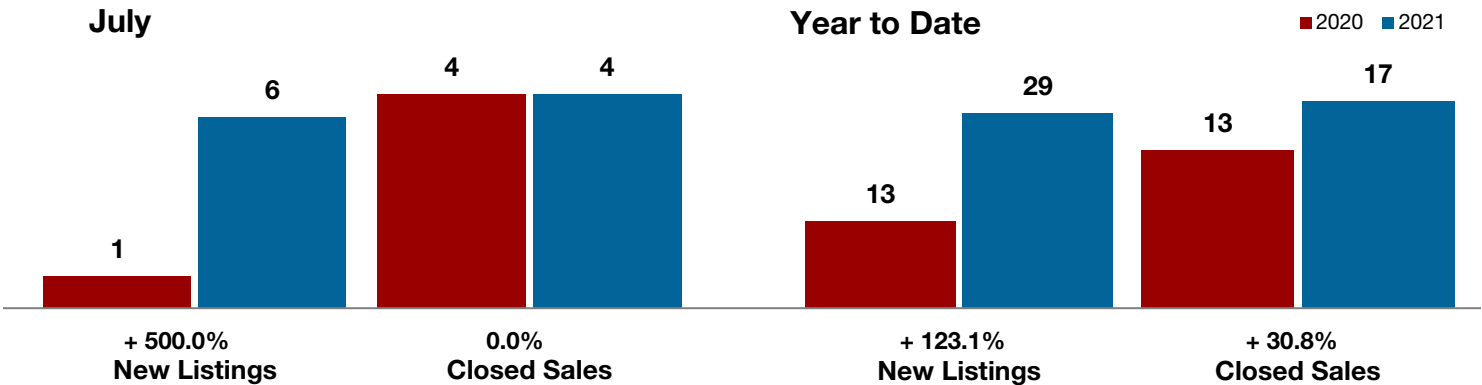


+ 500.0%	0.0%	- 9.9%
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

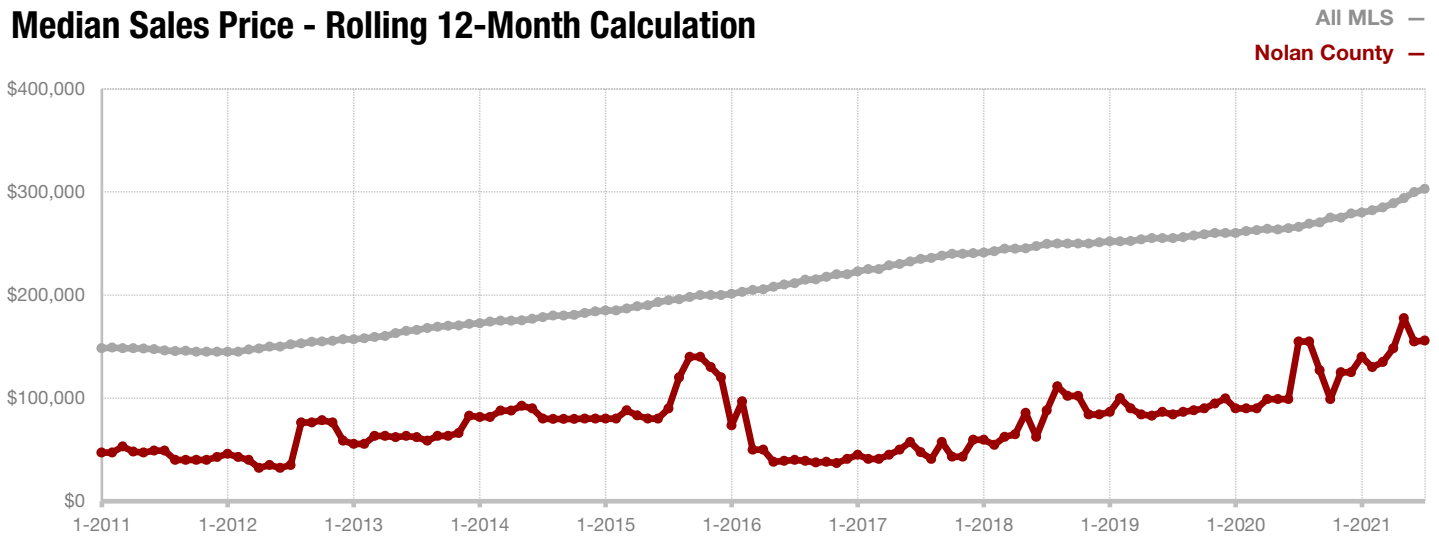
Nolan County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1	6	+ 500.0%	13	29	+ 123.1%
Pending Sales	2	2	0.0%	12	21	+ 75.0%
Closed Sales	4	4	0.0%	13	17	+ 30.8%
Average Sales Price*	\$198,300	\$239,750	+ 20.9%	\$174,775	\$182,478	+ 4.4%
Median Sales Price*	\$154,900	\$139,500	- 9.9%	\$124,950	\$169,900	+ 36.0%
Percent of Original List Price Received*	100.1%	89.1%	- 11.0%	85.6%	92.1%	+ 7.6%
Days on Market Until Sale	94	93	- 1.1%	125	42	- 66.4%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 1.7%

- 29.3%

- 25.4%

Change in
New Listings

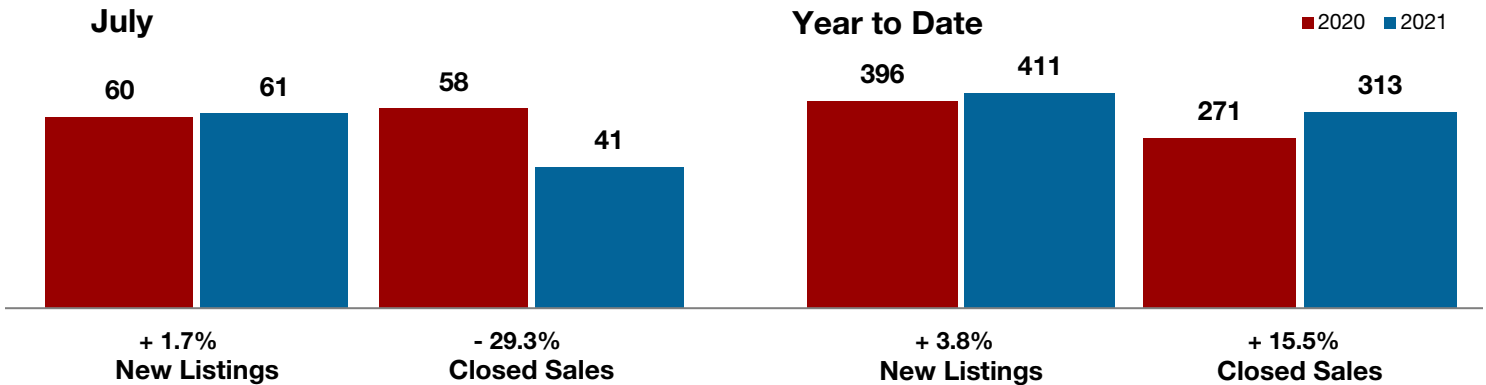
Change in
Closed Sales

Change in
Median Sales Price

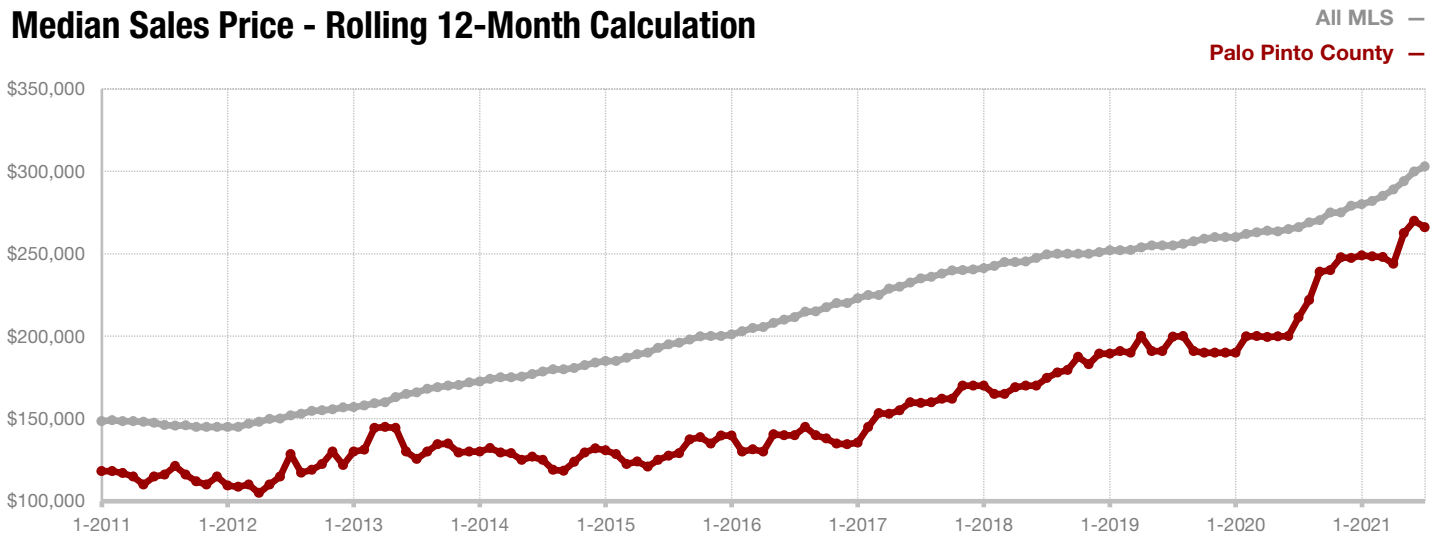
Palo Pinto County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	60	61	+ 1.7%	396	411	+ 3.8%
Pending Sales	54	29	- 46.3%	314	318	+ 1.3%
Closed Sales	58	41	- 29.3%	271	313	+ 15.5%
Average Sales Price*	\$424,036	\$455,705	+ 7.5%	\$377,105	\$496,528	+ 31.7%
Median Sales Price*	\$335,250	\$250,000	- 25.4%	\$227,500	\$281,000	+ 23.5%
Percent of Original List Price Received*	91.6%	96.3%	+ 5.1%	91.8%	94.8%	+ 3.3%
Days on Market Until Sale	138	54	- 60.9%	110	70	- 36.4%
Inventory of Homes for Sale	180	142	- 21.1%	--	--	--
Months Supply of Inventory	4.7	3.3	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 14.8%

- 21.6%

+ 21.9%

Change in
New Listings

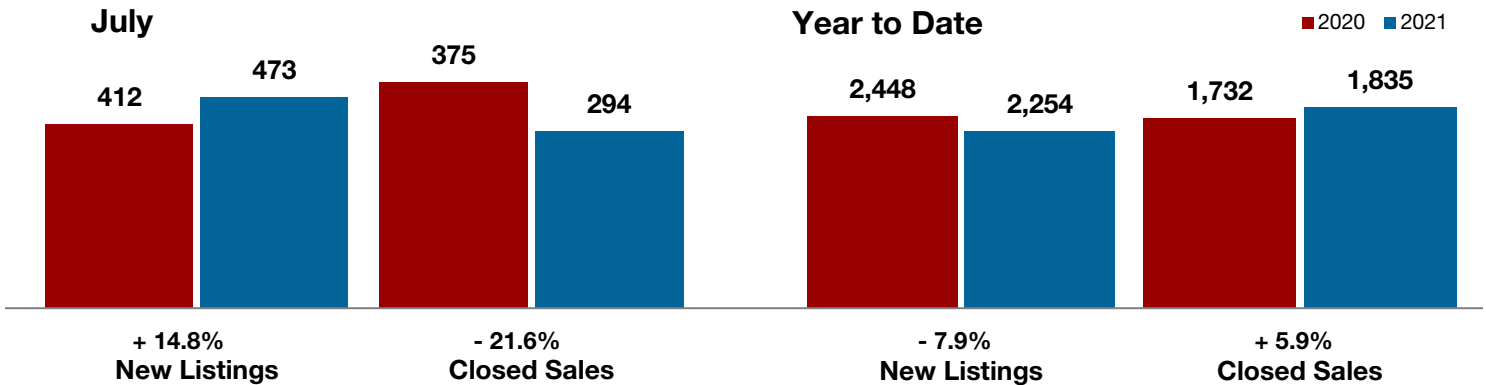
Change in
Closed Sales

Change in
Median Sales Price

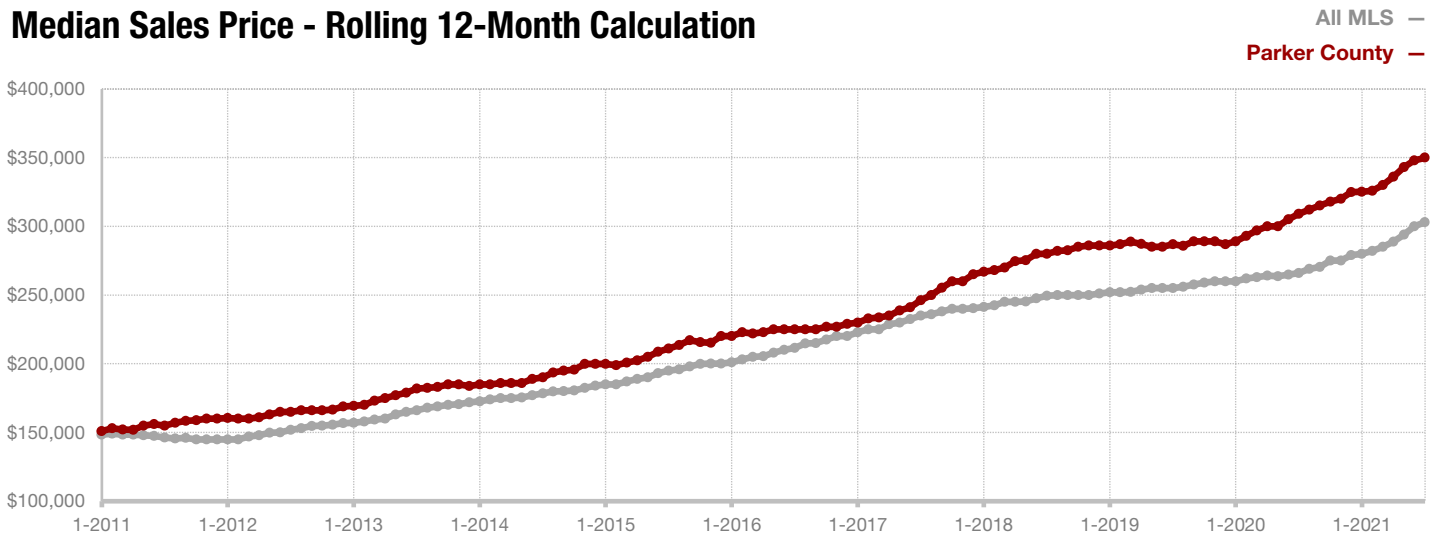
Parker County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	412	473	+ 14.8%	2,448	2,254	- 7.9%
Pending Sales	326	248	- 23.9%	1,999	1,896	- 5.2%
Closed Sales	375	294	- 21.6%	1,732	1,835	+ 5.9%
Average Sales Price*	\$345,887	\$479,814	+ 38.7%	\$343,198	\$425,286	+ 23.9%
Median Sales Price*	\$325,000	\$396,080	+ 21.9%	\$319,000	\$373,540	+ 17.1%
Percent of Original List Price Received*	96.8%	101.2%	+ 4.5%	96.4%	99.7%	+ 3.4%
Days on Market Until Sale	72	28	- 61.1%	73	40	- 45.2%
Inventory of Homes for Sale	774	568	- 26.6%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 80.0%

- 61.5%

+ 23.7%

Change in
New Listings

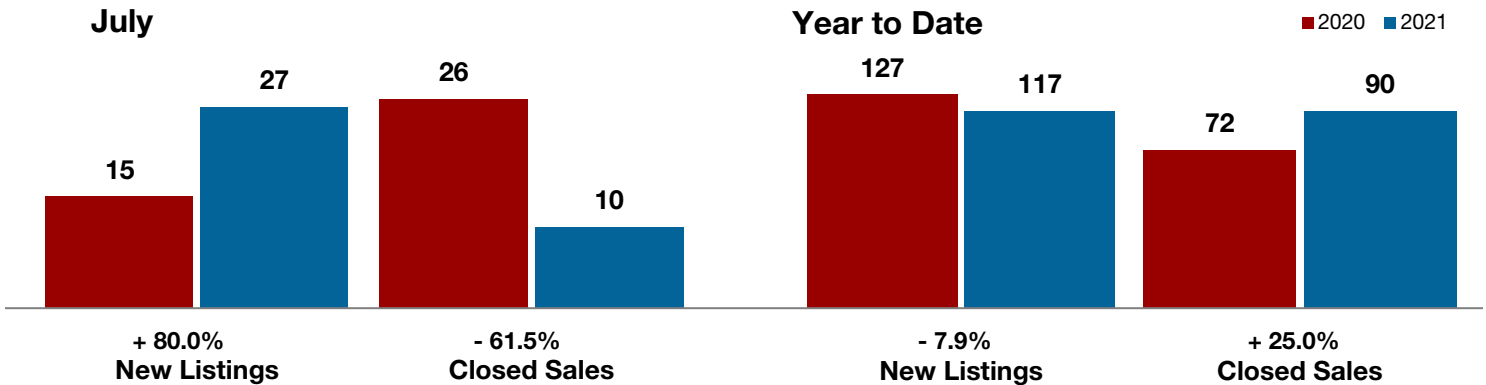
Change in
Closed Sales

Change in
Median Sales Price

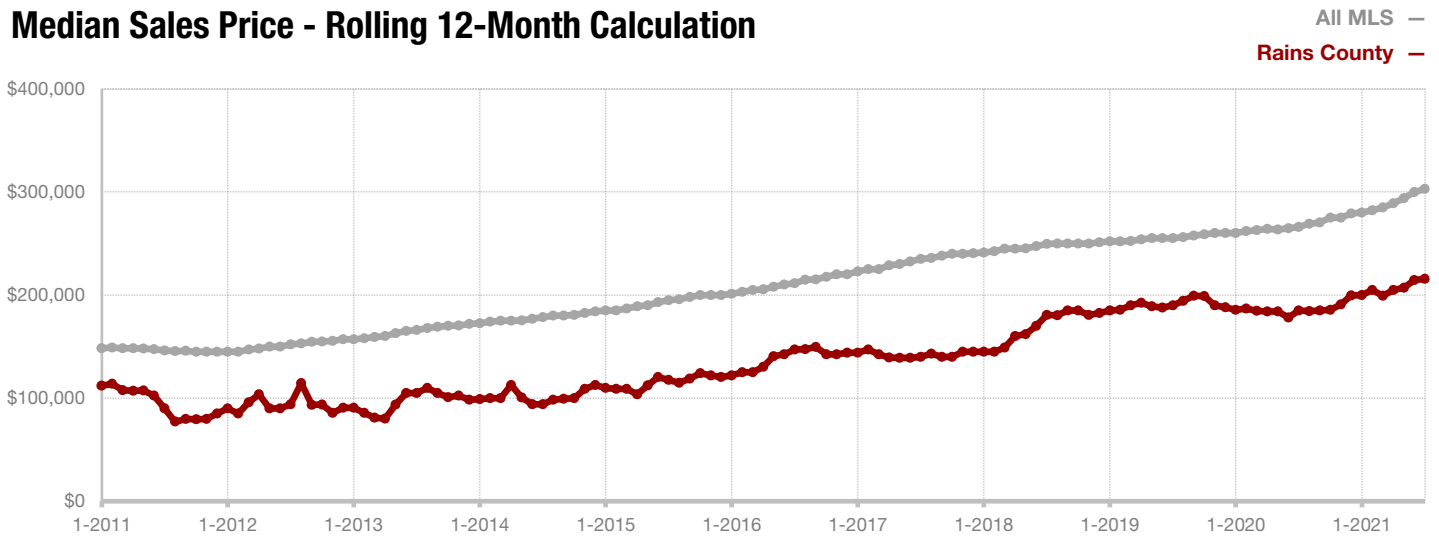
Rains County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	15	27	+ 80.0%	127	117	- 7.9%
Pending Sales	24	11	- 54.2%	91	94	+ 3.3%
Closed Sales	26	10	- 61.5%	72	90	+ 25.0%
Average Sales Price*	\$308,140	\$326,290	+ 5.9%	\$239,691	\$316,561	+ 32.1%
Median Sales Price*	\$242,500	\$300,000	+ 23.7%	\$199,700	\$264,000	+ 32.2%
Percent of Original List Price Received*	94.7%	99.7%	+ 5.3%	93.9%	94.8%	+ 1.0%
Days on Market Until Sale	83	19	- 77.1%	71	47	- 33.8%
Inventory of Homes for Sale	51	37	- 27.5%	--	--	--
Months Supply of Inventory	4.4	2.6	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 17.3%

- 30.3%

+ 18.8%

Change in
New Listings

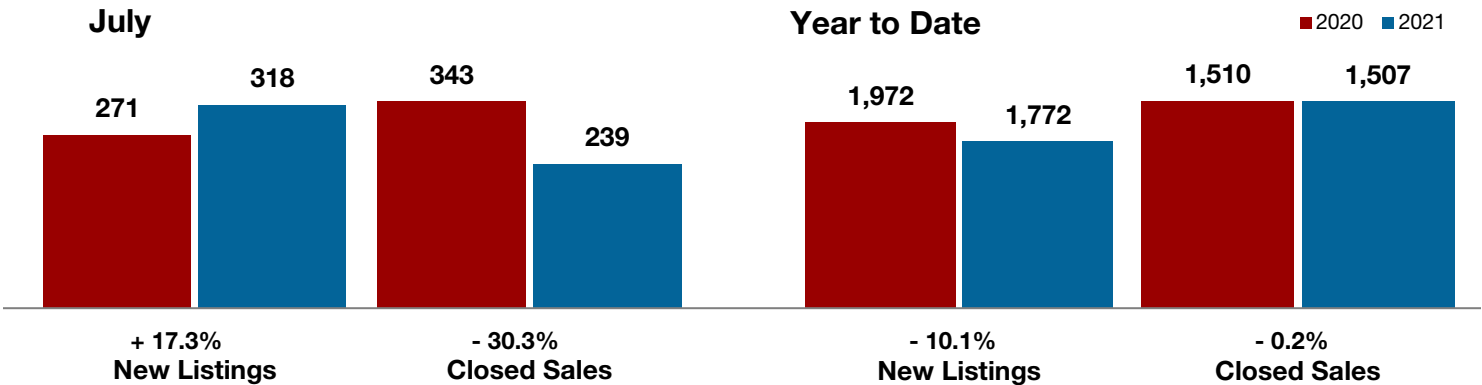
Change in
Closed Sales

Change in
Median Sales Price

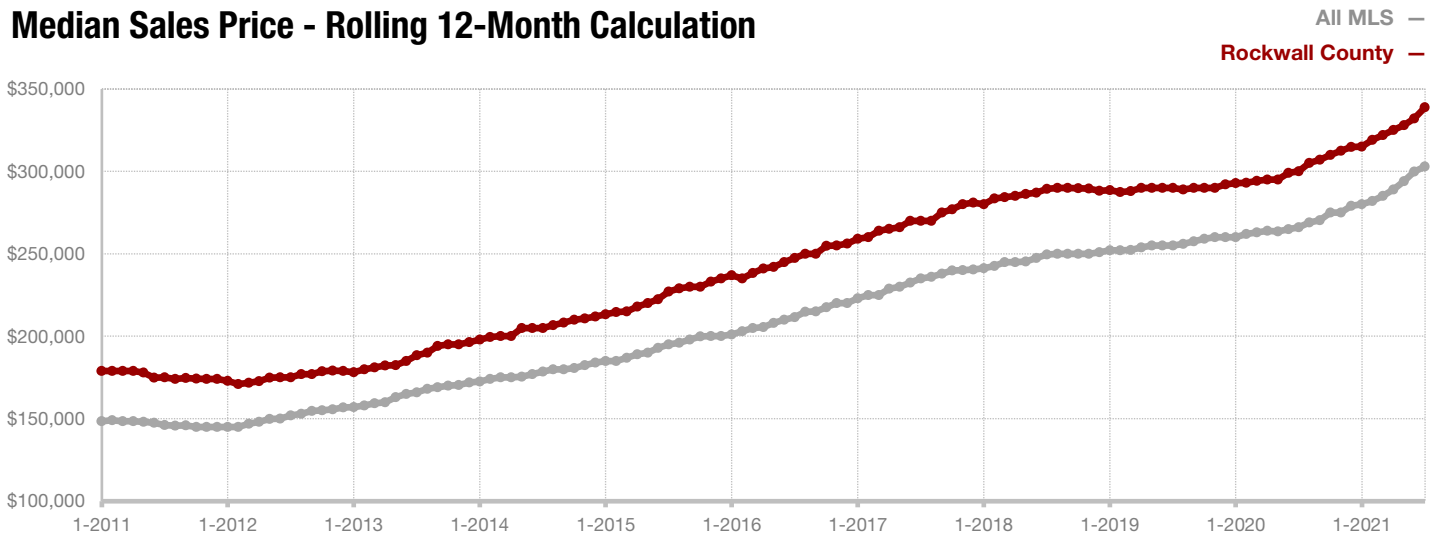
Rockwall County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	271	318	+ 17.3%	1,972	1,772	- 10.1%
Pending Sales	318	253	- 20.4%	1,752	1,579	- 9.9%
Closed Sales	343	239	- 30.3%	1,510	1,507	- 0.2%
Average Sales Price*	\$364,703	\$443,565	+ 21.6%	\$347,985	\$418,234	+ 20.2%
Median Sales Price*	\$324,000	\$385,000	+ 18.8%	\$309,884	\$356,000	+ 14.9%
Percent of Original List Price Received*	97.8%	103.0%	+ 5.3%	96.5%	102.2%	+ 5.9%
Days on Market Until Sale	62	18	- 71.0%	66	26	- 60.6%
Inventory of Homes for Sale	477	307	- 35.6%	--	--	--
Months Supply of Inventory	2.2	1.3	- 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



Shackelford County

- 100.0% **- 33.3%** **0.0%**

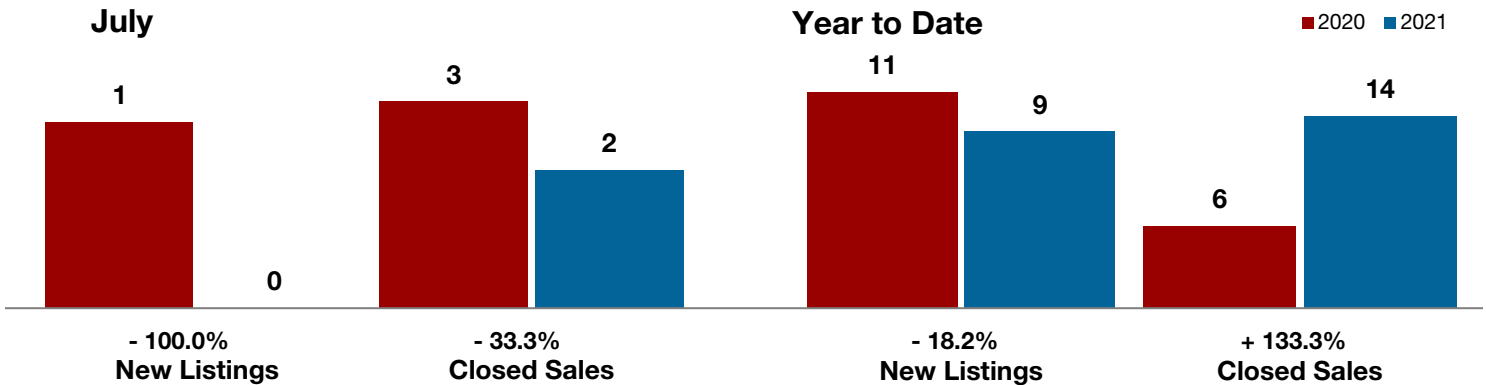
Change in
New Listings

Change in
Closed Sales

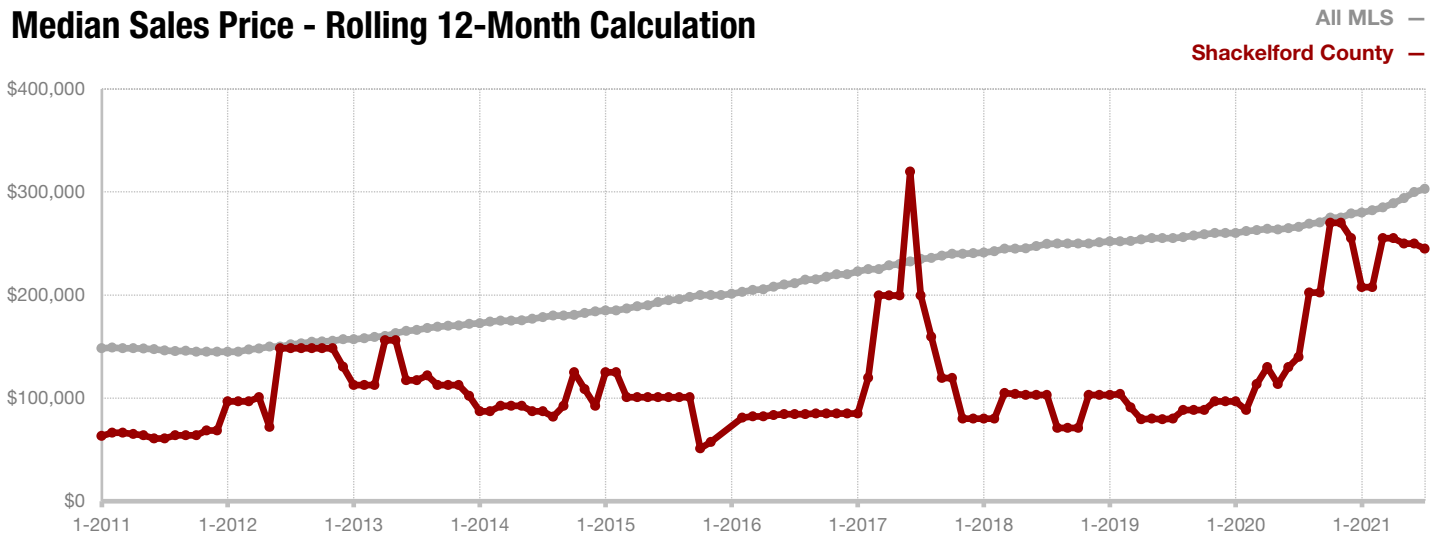
Change in
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1	0	- 100.0%	11	9	- 18.2%
Pending Sales	1	0	- 100.0%	7	11	+ 57.1%
Closed Sales	3	2	- 33.3%	6	14	+ 133.3%
Average Sales Price*	\$151,167	\$150,000	- 0.8%	\$157,667	\$224,464	+ 42.4%
Median Sales Price*	\$150,000	\$150,000	0.0%	\$140,000	\$186,250	+ 33.0%
Percent of Original List Price Received*	98.7%	77.1%	- 21.9%	97.1%	92.1%	- 5.1%
Days on Market Until Sale	57	74	+ 29.8%	60	105	+ 75.0%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	6.0	0.9	- 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 – July 2021

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



- 26.9%

- 33.9%

+ 2.9%

Change in
New Listings

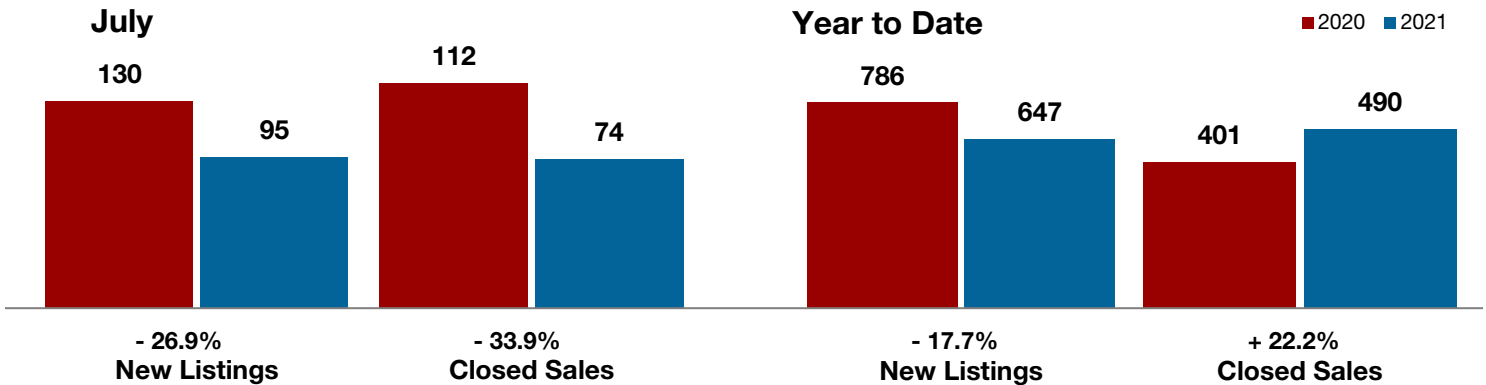
Change in
Closed Sales

Change in
Median Sales Price

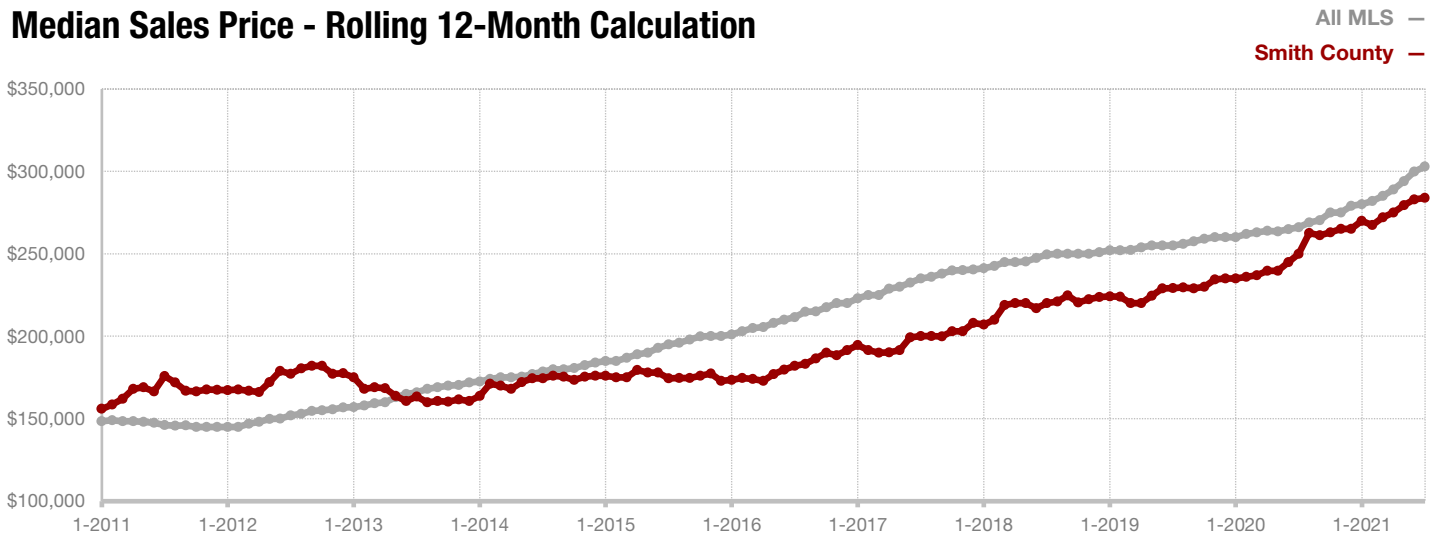
Smith County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	130	95	- 26.9%	786	647	- 17.7%
Pending Sales	115	63	- 45.2%	496	518	+ 4.4%
Closed Sales	112	74	- 33.9%	401	490	+ 22.2%
Average Sales Price*	\$378,485	\$363,877	- 3.9%	\$314,378	\$346,382	+ 10.2%
Median Sales Price*	\$290,500	\$299,000	+ 2.9%	\$262,500	\$292,000	+ 11.2%
Percent of Original List Price Received*	97.2%	98.6%	+ 1.4%	96.0%	97.9%	+ 2.0%
Days on Market Until Sale	56	45	- 19.6%	59	46	- 22.0%
Inventory of Homes for Sale	329	184	- 44.1%	--	--	--
Months Supply of Inventory	5.6	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 – July 2021

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



+ 7.7%

+ 100.0%

- 7.7%

Change in
New Listings

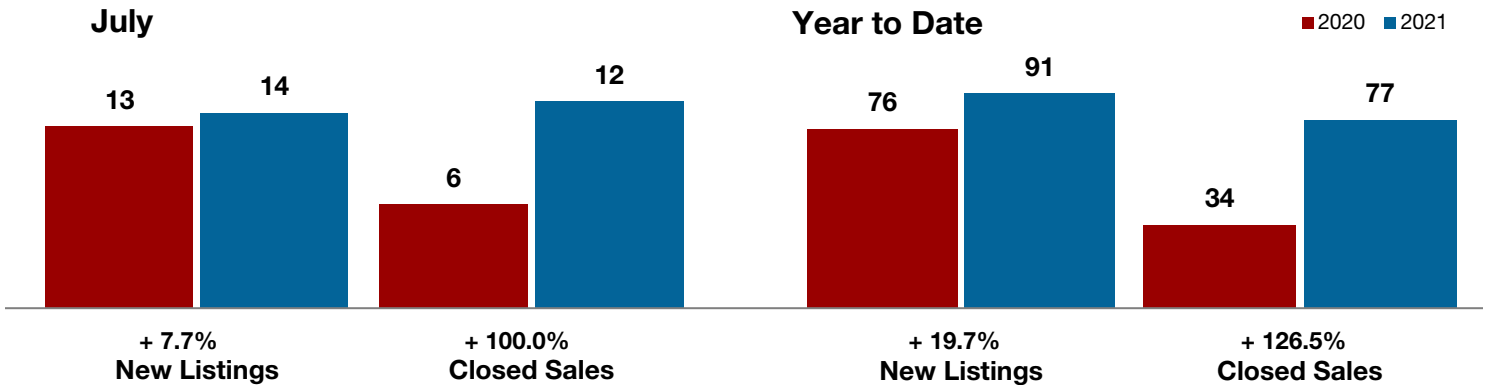
Change in
Closed Sales

Change in
Median Sales Price

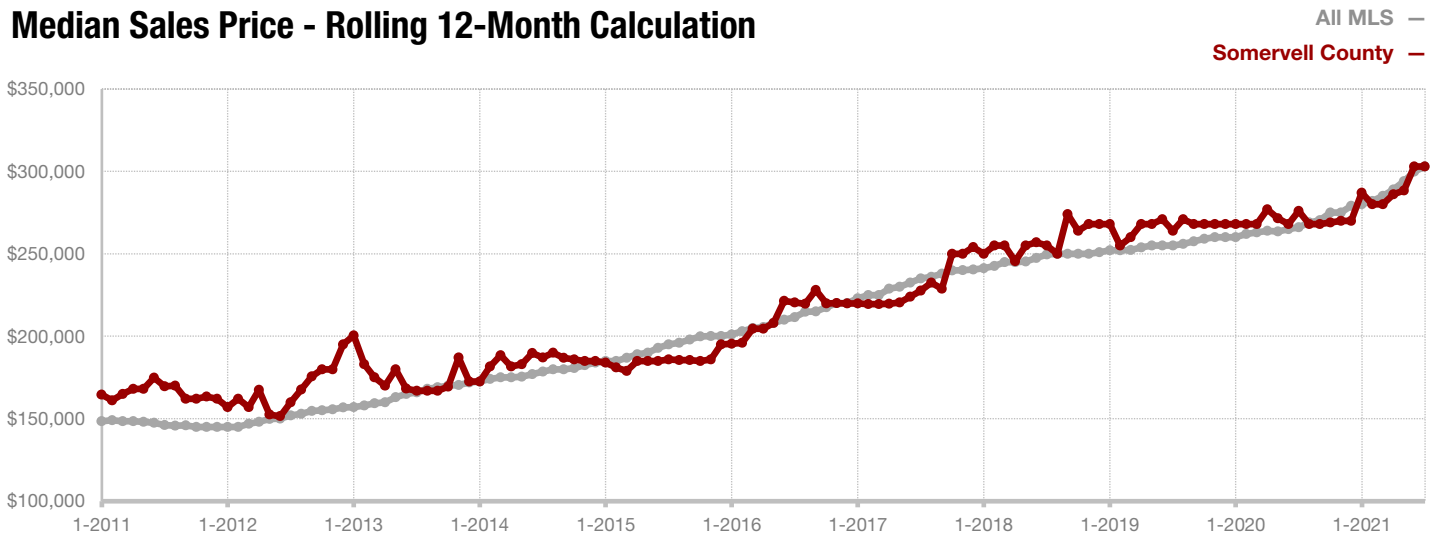
Somervell County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	13	14	+ 7.7%	76	91	+ 19.7%
Pending Sales	11	8	- 27.3%	45	73	+ 62.2%
Closed Sales	6	12	+ 100.0%	34	77	+ 126.5%
Average Sales Price*	\$306,962	\$347,017	+ 13.0%	\$257,675	\$356,274	+ 38.3%
Median Sales Price*	\$349,350	\$322,500	- 7.7%	\$264,500	\$309,000	+ 16.8%
Percent of Original List Price Received*	96.7%	98.9%	+ 2.3%	95.5%	97.4%	+ 2.0%
Days on Market Until Sale	87	26	- 70.1%	62	65	+ 4.8%
Inventory of Homes for Sale	37	22	- 40.5%	--	--	--
Months Supply of Inventory	5.9	2.2	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 16.7%

+ 87.5%

+ 4.4%

Change in
New Listings

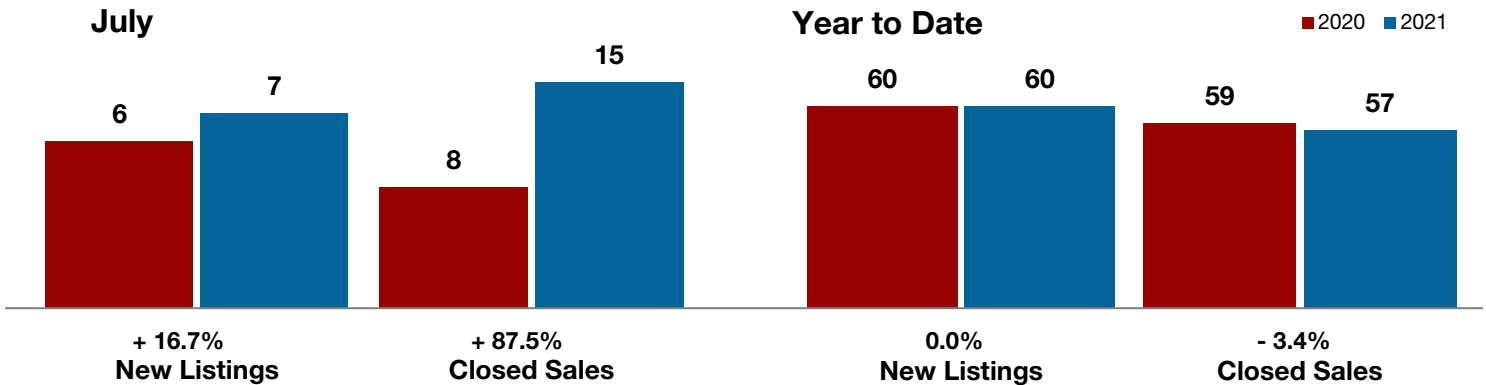
Change in
Closed Sales

Change in
Median Sales Price

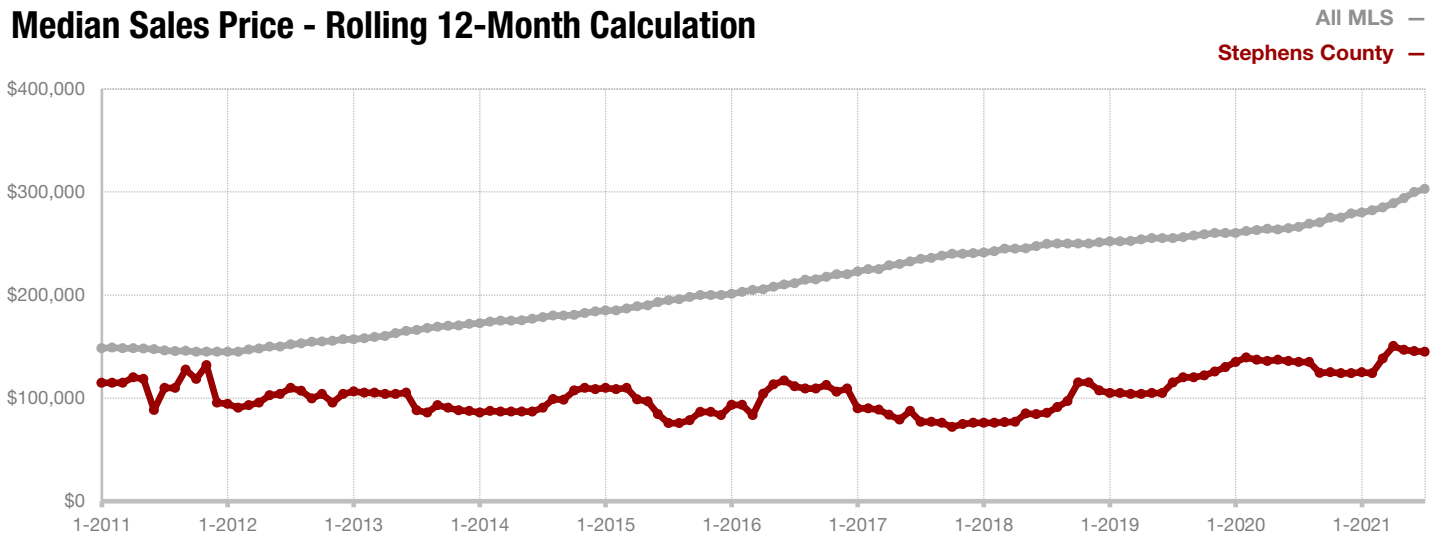
Stephens County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	6	7	+ 16.7%	60	60	0.0%
Pending Sales	4	5	+ 25.0%	64	59	- 7.8%
Closed Sales	8	15	+ 87.5%	59	57	- 3.4%
Average Sales Price*	\$159,113	\$182,601	+ 14.8%	\$162,771	\$228,273	+ 40.2%
Median Sales Price*	\$137,500	\$143,575	+ 4.4%	\$120,000	\$143,575	+ 19.6%
Percent of Original List Price Received*	88.6%	95.2%	+ 7.4%	88.5%	93.6%	+ 5.8%
Days on Market Until Sale	94	31	- 67.0%	98	61	- 37.8%
Inventory of Homes for Sale	37	19	- 48.6%	--	--	--
Months Supply of Inventory	4.9	2.4	- 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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Stonewall County

0.0%

- 100.0%

--

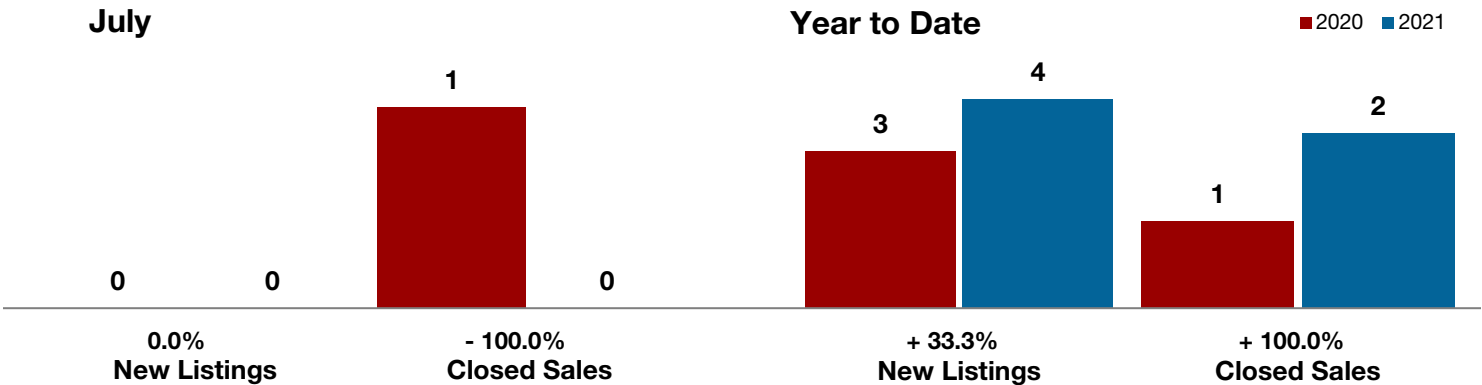
Change in
New Listings

Change in
Closed Sales

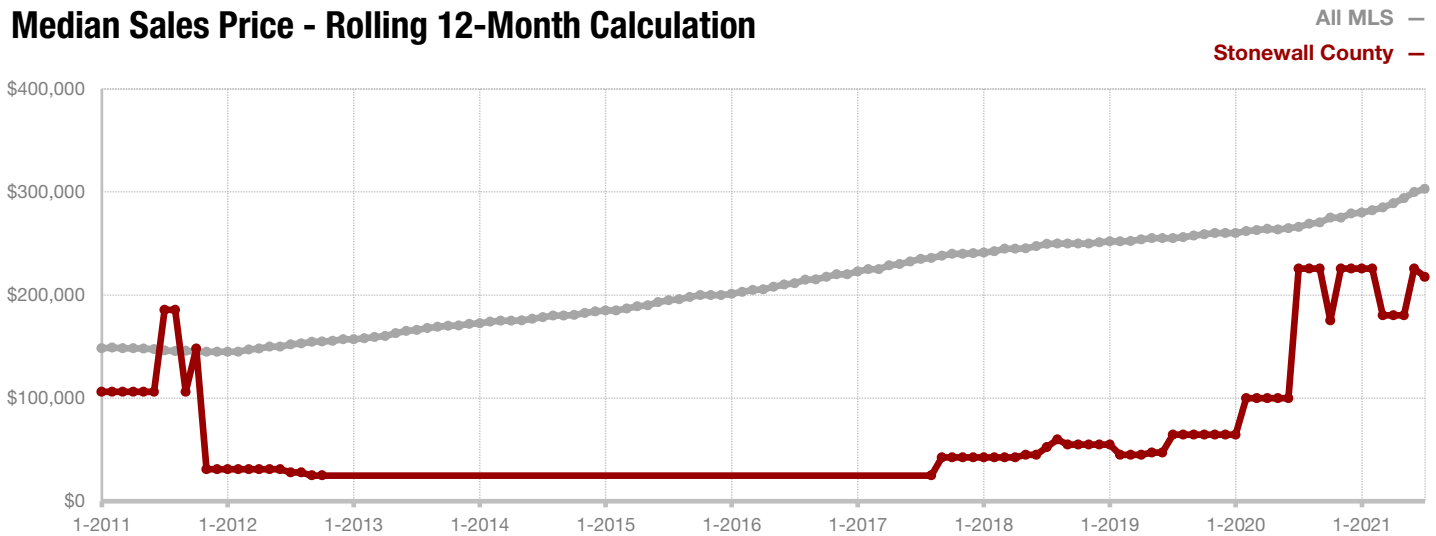
Change in
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	0	0	0.0%	3	4	+ 33.3%
Pending Sales	1	1	0.0%	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Average Sales Price*	\$225,661	--	--	\$225,661	\$222,750	- 1.3%
Median Sales Price*	\$225,661	--	--	\$225,661	\$222,750	- 1.3%
Percent of Original List Price Received*	100.3%	--	--	100.3%	97.1%	- 3.2%
Days on Market Until Sale	68	--	--	68	16	- 76.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.8	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 7.1%

- 20.4%

+ 21.2%

Change in
New Listings

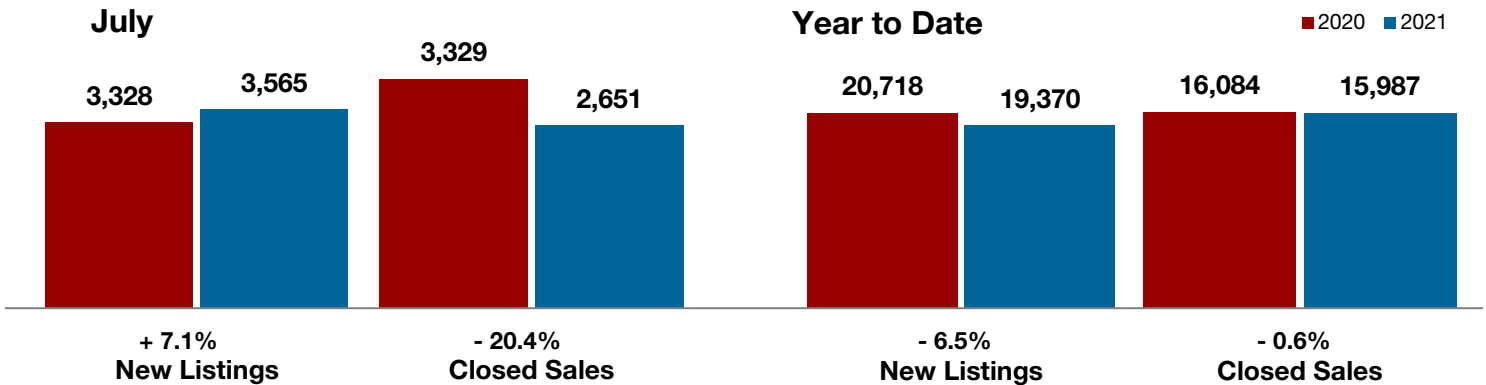
Change in
Closed Sales

Change in
Median Sales Price

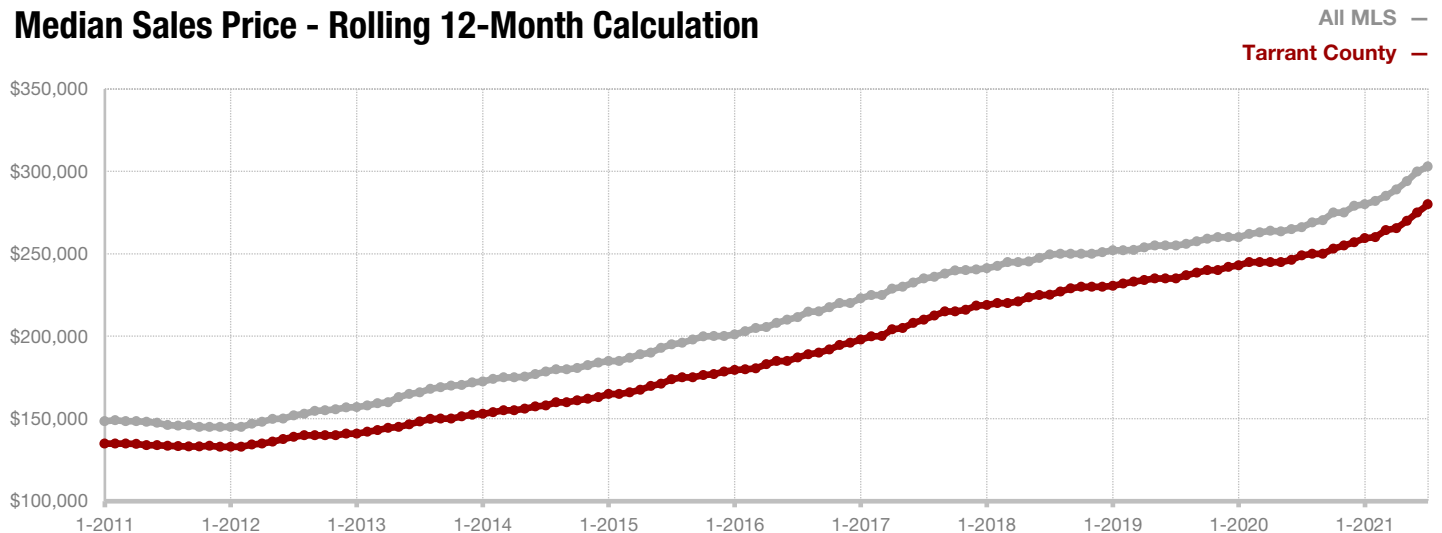
Tarrant County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3,328	3,565	+ 7.1%	20,718	19,370	- 6.5%
Pending Sales	3,001	2,628	- 12.4%	17,793	17,036	- 4.3%
Closed Sales	3,329	2,651	- 20.4%	16,084	15,987	- 0.6%
Average Sales Price*	\$315,948	\$384,987	+ 21.9%	\$299,907	\$365,036	+ 21.7%
Median Sales Price*	\$260,000	\$315,000	+ 21.2%	\$250,000	\$295,000	+ 18.0%
Percent of Original List Price Received*	98.2%	103.2%	+ 5.1%	97.5%	101.9%	+ 4.5%
Days on Market Until Sale	35	17	- 51.4%	40	21	- 47.5%
Inventory of Homes for Sale	4,296	2,934	- 31.7%	--	--	--
Months Supply of Inventory	1.8	1.2	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 17.5%

- 8.0%

+ 3.4%

Change in
New Listings

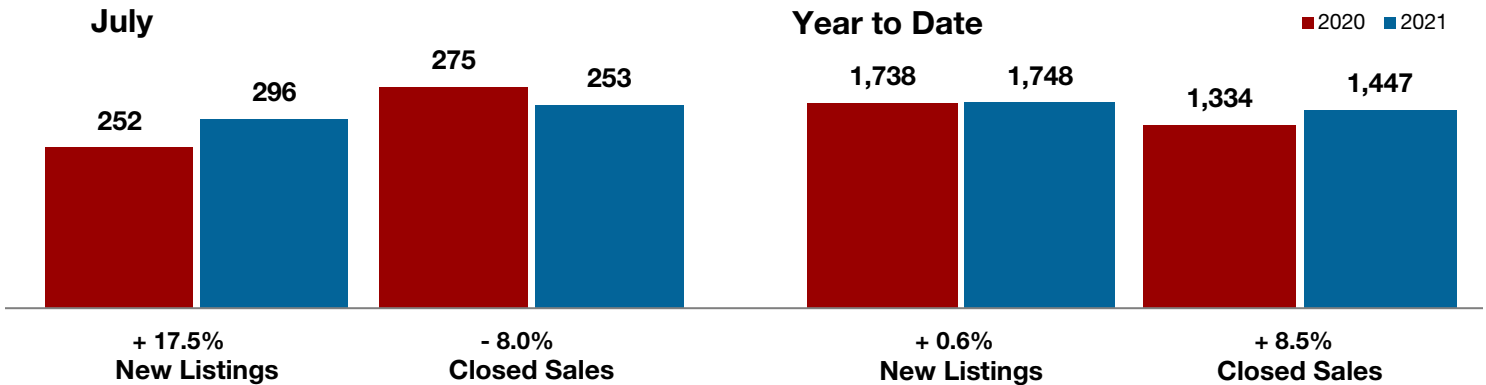
Change in
Closed Sales

Change in
Median Sales Price

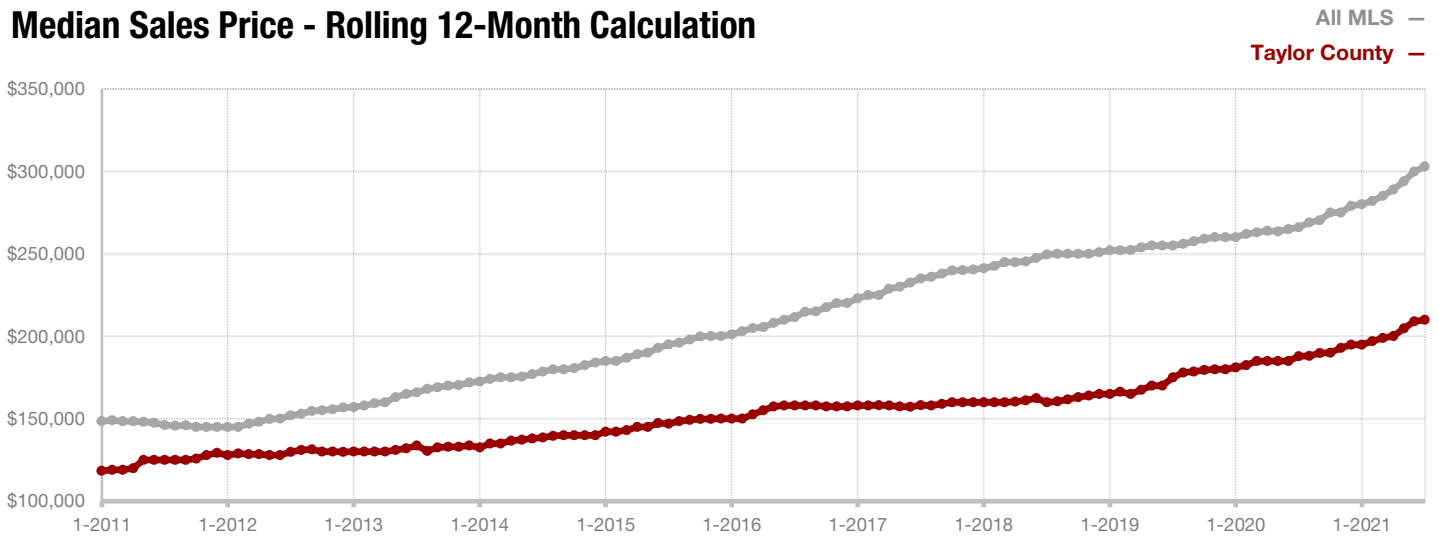
Taylor County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	252	296	+ 17.5%	1,738	1,748	+ 0.6%
Pending Sales	249	205	- 17.7%	1,501	1,535	+ 2.3%
Closed Sales	275	253	- 8.0%	1,334	1,447	+ 8.5%
Average Sales Price*	\$216,632	\$247,128	+ 14.1%	\$204,299	\$237,756	+ 16.4%
Median Sales Price*	\$209,900	\$217,000	+ 3.4%	\$189,400	\$215,261	+ 13.7%
Percent of Original List Price Received*	96.7%	99.2%	+ 2.6%	96.5%	98.4%	+ 2.0%
Days on Market Until Sale	51	20	- 60.8%	57	30	- 47.4%
Inventory of Homes for Sale	483	317	- 34.4%	--	--	--
Months Supply of Inventory	2.6	1.5	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



+ 100.0% **+ 200.0%** **- 19.2%**

Change in
New Listings

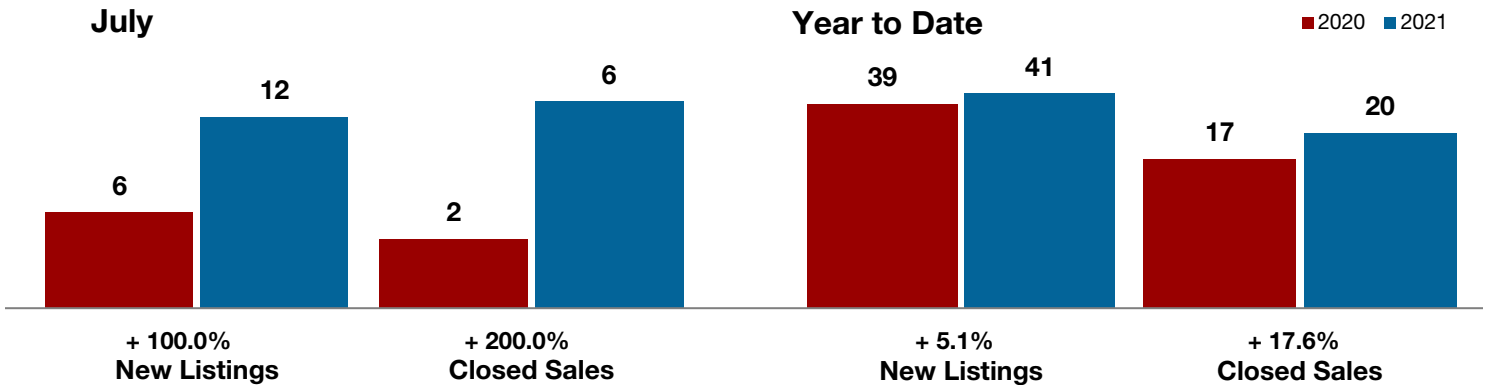
Change in
Closed Sales

Change in
Median Sales Price

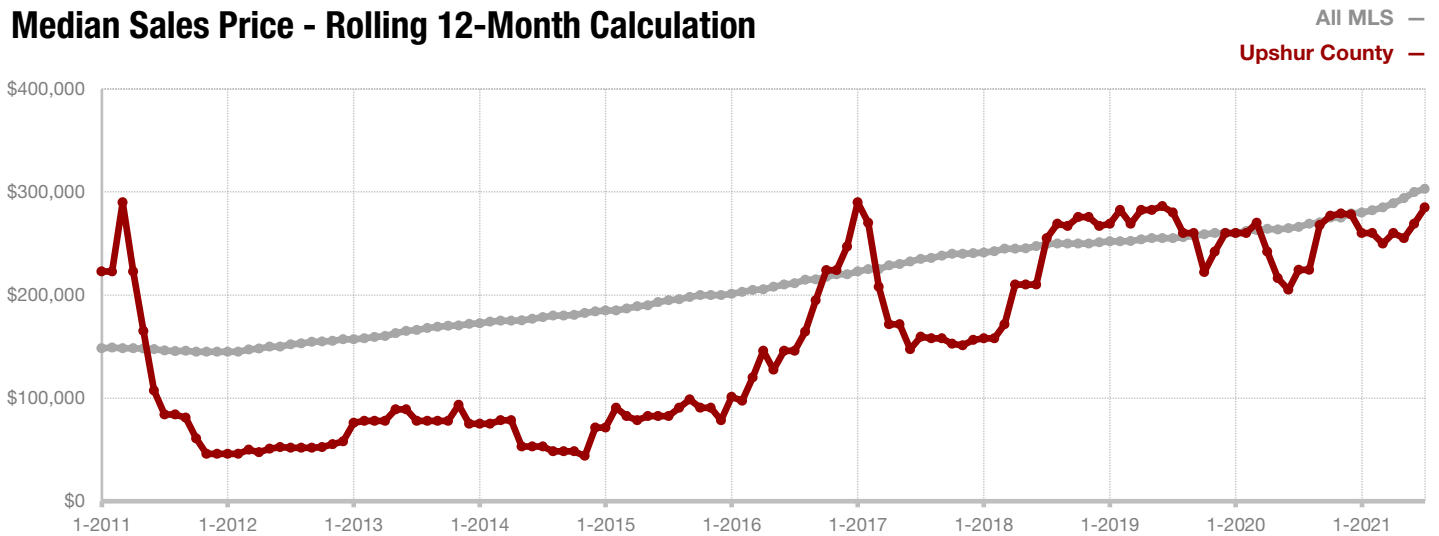
Upshur County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	6	12	+ 100.0%	39	41	+ 5.1%
Pending Sales	3	7	+ 133.3%	20	25	+ 25.0%
Closed Sales	2	6	+ 200.0%	17	20	+ 17.6%
Average Sales Price*	\$523,742	\$441,833	- 15.6%	\$268,752	\$323,093	+ 20.2%
Median Sales Price*	\$523,742	\$423,000	- 19.2%	\$278,000	\$307,500	+ 10.6%
Percent of Original List Price Received*	95.2%	97.8%	+ 2.7%	91.5%	91.4%	- 0.1%
Days on Market Until Sale	74	13	- 82.4%	108	61	- 43.5%
Inventory of Homes for Sale	28	17	- 39.3%	--	--	--
Months Supply of Inventory	9.0	4.5	- 44.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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- 3.2%

+ 48.1%

+ 28.3%

Change in
New Listings

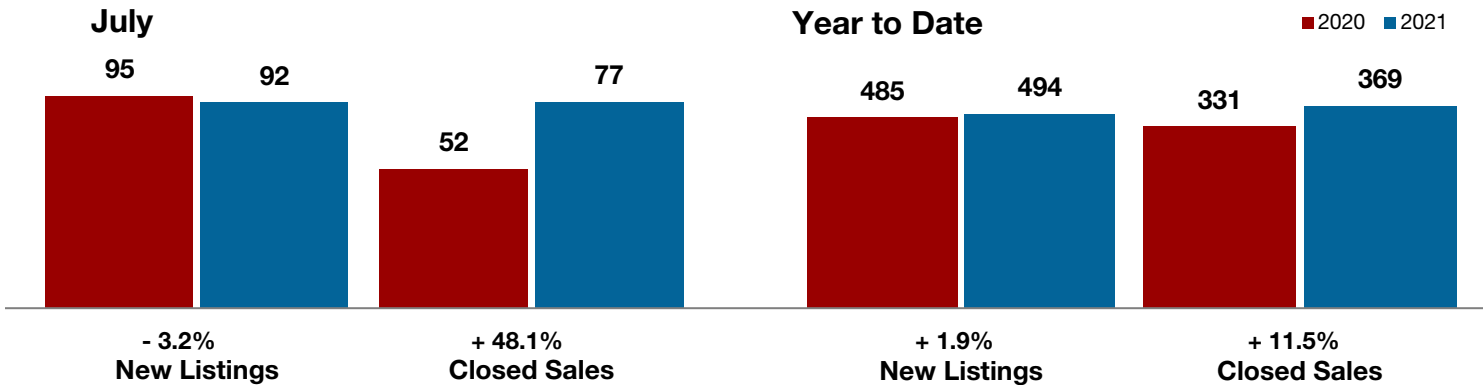
Change in
Closed Sales

Change in
Median Sales Price

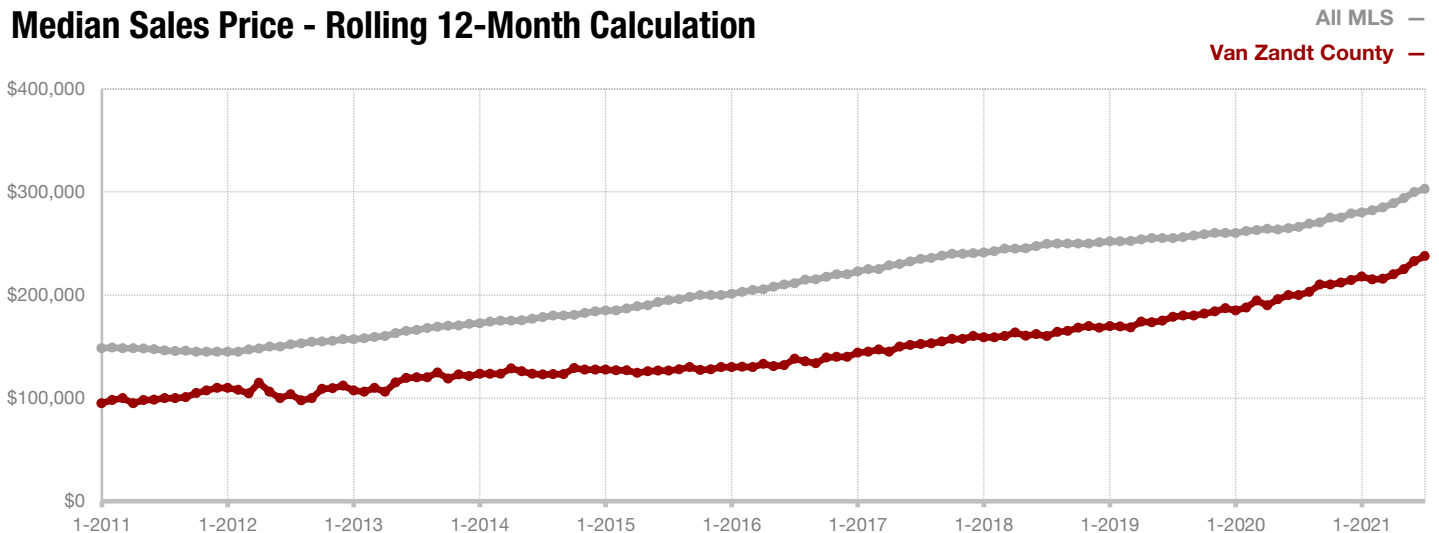
Van Zandt County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	95	92	- 3.2%	485	494	+ 1.9%
Pending Sales	62	45	- 27.4%	390	385	- 1.3%
Closed Sales	52	77	+ 48.1%	331	369	+ 11.5%
Average Sales Price*	\$241,904	\$350,445	+ 44.9%	\$237,239	\$308,921	+ 30.2%
Median Sales Price*	\$196,000	\$251,500	+ 28.3%	\$200,000	\$250,000	+ 25.0%
Percent of Original List Price Received*	94.5%	95.9%	+ 1.5%	94.3%	96.5%	+ 2.3%
Days on Market Until Sale	60	36	- 40.0%	76	48	- 36.8%
Inventory of Homes for Sale	195	146	- 25.1%	--	--	--
Months Supply of Inventory	3.9	2.6	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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+ 1.4%

- 16.8%

+ 17.8%

Change in
New Listings

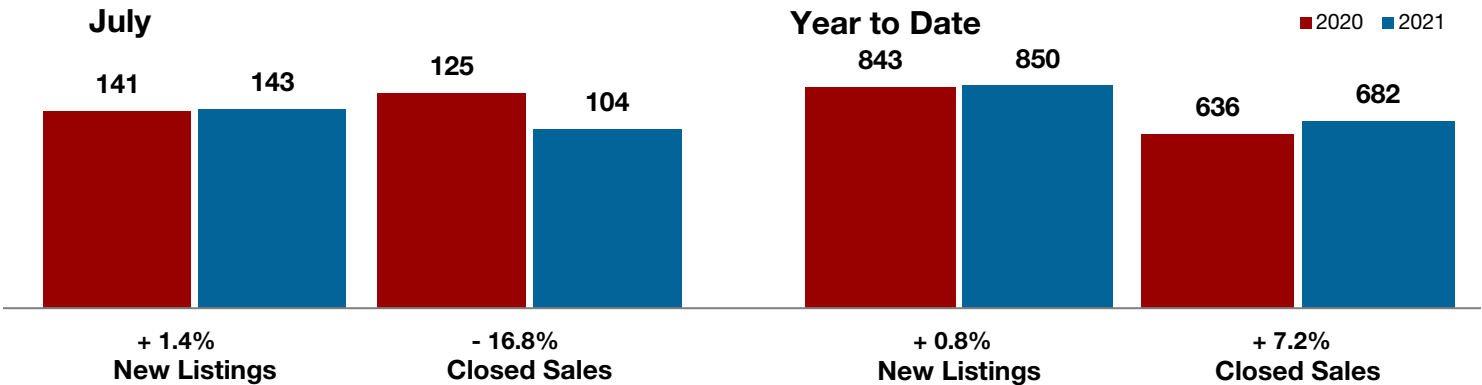
Change in
Closed Sales

Change in
Median Sales Price

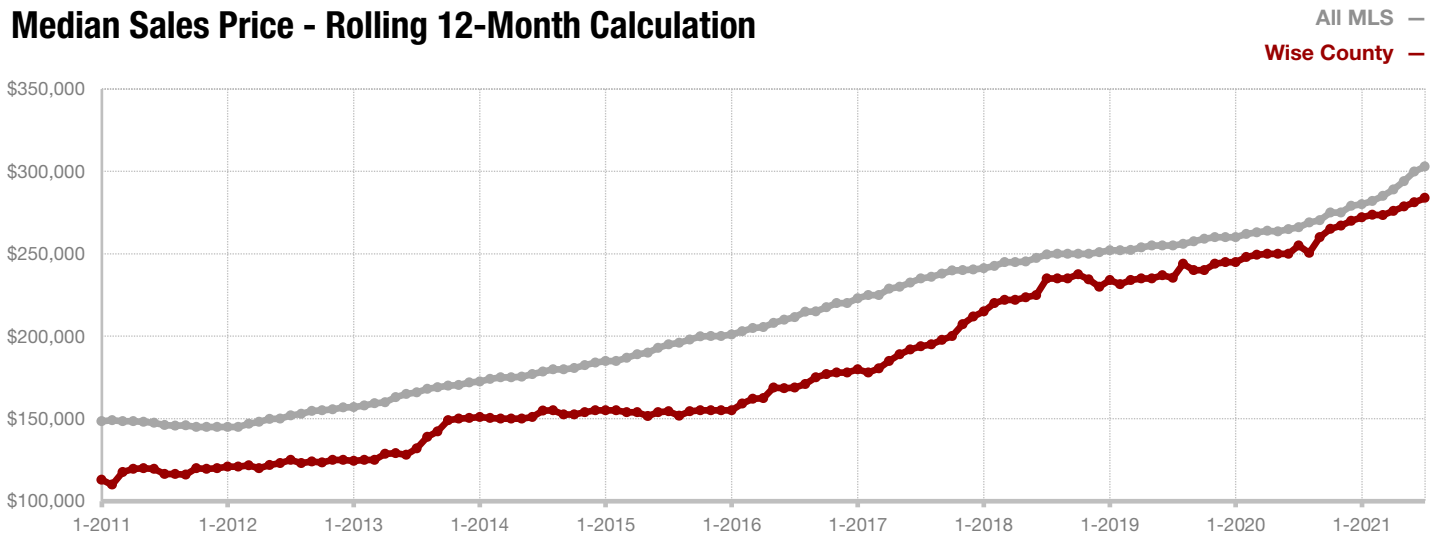
Wise County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	141	143	+ 1.4%	843	850	+ 0.8%
Pending Sales	117	97	- 17.1%	720	736	+ 2.2%
Closed Sales	125	104	- 16.8%	636	682	+ 7.2%
Average Sales Price*	\$310,603	\$403,932	+ 30.0%	\$288,146	\$346,074	+ 20.1%
Median Sales Price*	\$296,800	\$349,750	+ 17.8%	\$265,000	\$290,000	+ 9.4%
Percent of Original List Price Received*	95.9%	98.5%	+ 2.7%	94.9%	99.0%	+ 4.3%
Days on Market Until Sale	72	23	- 68.1%	75	38	- 49.3%
Inventory of Homes for Sale	274	178	- 35.0%	--	--	--
Months Supply of Inventory	3.1	1.7	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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Wood County

+ 55.8%

Change in
New Listings

+ 6.0%

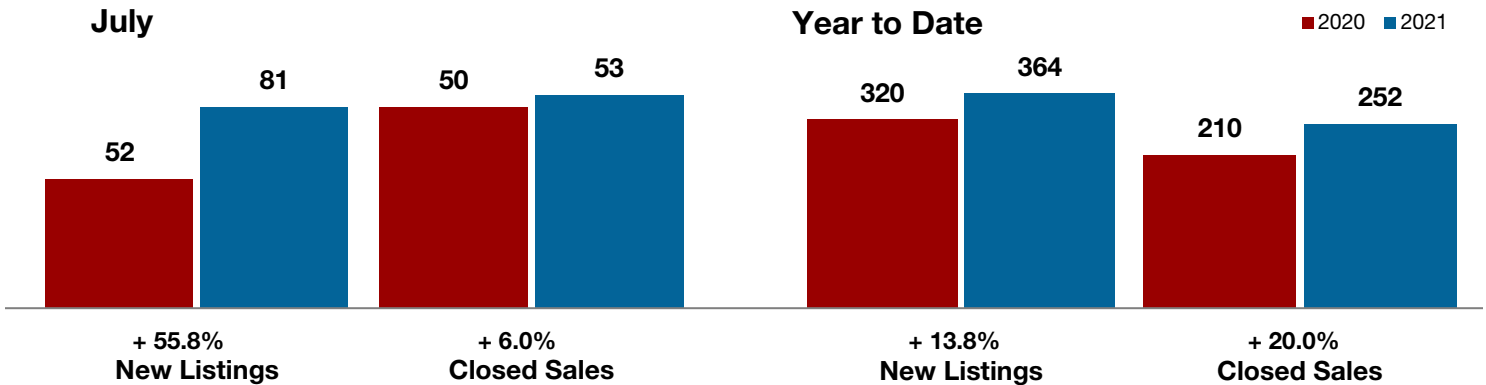
Change in
Closed Sales

+ 5.0%

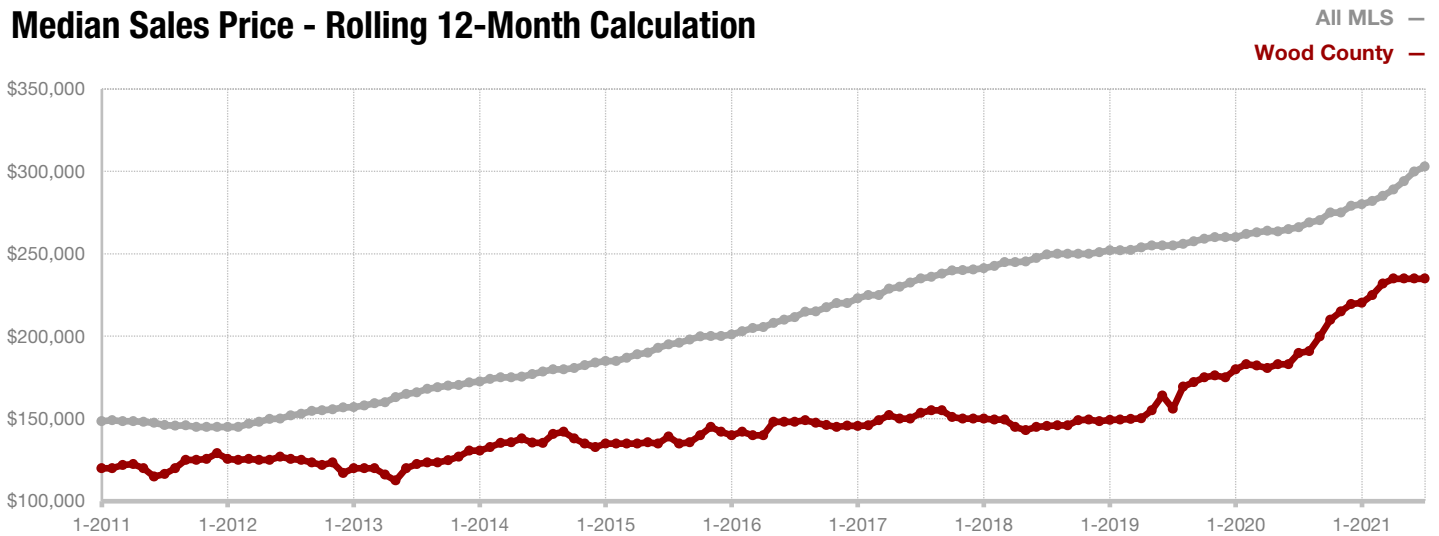
Change in
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	52	81	+ 55.8%	320	364	+ 13.8%
Pending Sales	55	51	- 7.3%	254	284	+ 11.8%
Closed Sales	50	53	+ 6.0%	210	252	+ 20.0%
Average Sales Price*	\$286,019	\$301,839	+ 5.5%	\$247,072	\$311,855	+ 26.2%
Median Sales Price*	\$249,000	\$261,500	+ 5.0%	\$210,000	\$240,000	+ 14.3%
Percent of Original List Price Received*	94.9%	96.4%	+ 1.6%	92.8%	96.5%	+ 4.0%
Days on Market Until Sale	89	35	- 60.7%	88	47	- 46.6%
Inventory of Homes for Sale	147	102	- 30.6%	--	--	--
Months Supply of Inventory	4.5	2.6	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2021

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



- 25.9%

+ 21.4%

+ 66.0%

Change in
New Listings

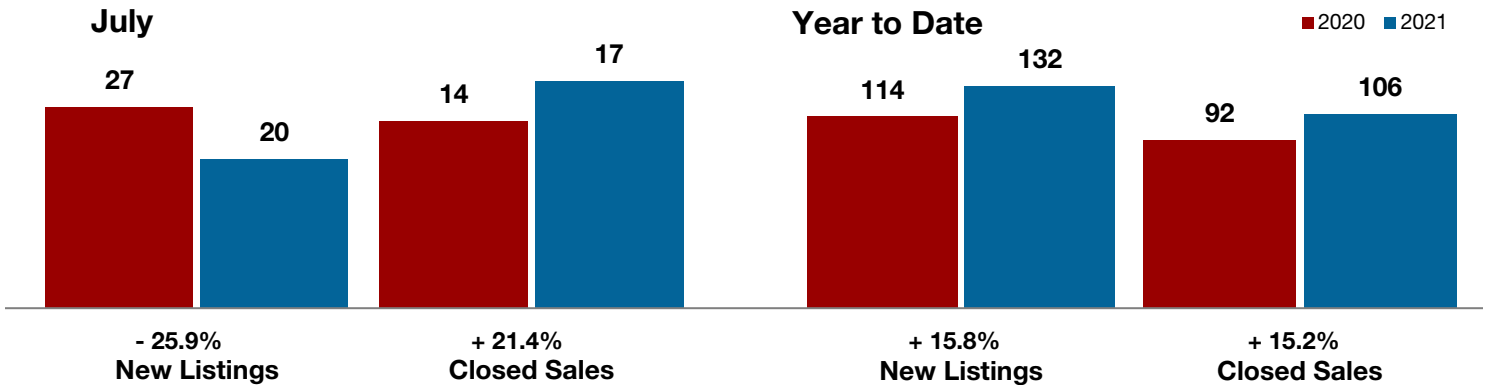
Change in
Closed Sales

Change in
Median Sales Price

Young County

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	27	20	- 25.9%	114	132	+ 15.8%
Pending Sales	15	15	0.0%	103	118	+ 14.6%
Closed Sales	14	17	+ 21.4%	92	106	+ 15.2%
Average Sales Price*	\$157,789	\$237,706	+ 50.6%	\$157,359	\$236,345	+ 50.2%
Median Sales Price*	\$150,000	\$249,000	+ 66.0%	\$127,500	\$175,000	+ 37.3%
Percent of Original List Price Received*	94.3%	99.7%	+ 5.7%	89.8%	94.6%	+ 5.3%
Days on Market Until Sale	91	38	- 58.2%	139	74	- 46.8%
Inventory of Homes for Sale	57	35	- 38.6%	--	--	--
Months Supply of Inventory	4.3	2.4	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

