

Local Market Updates

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



May 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 – May 2021

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



+ 14.3%

+ 150.0%

+ 65.3%

Change in
New Listings

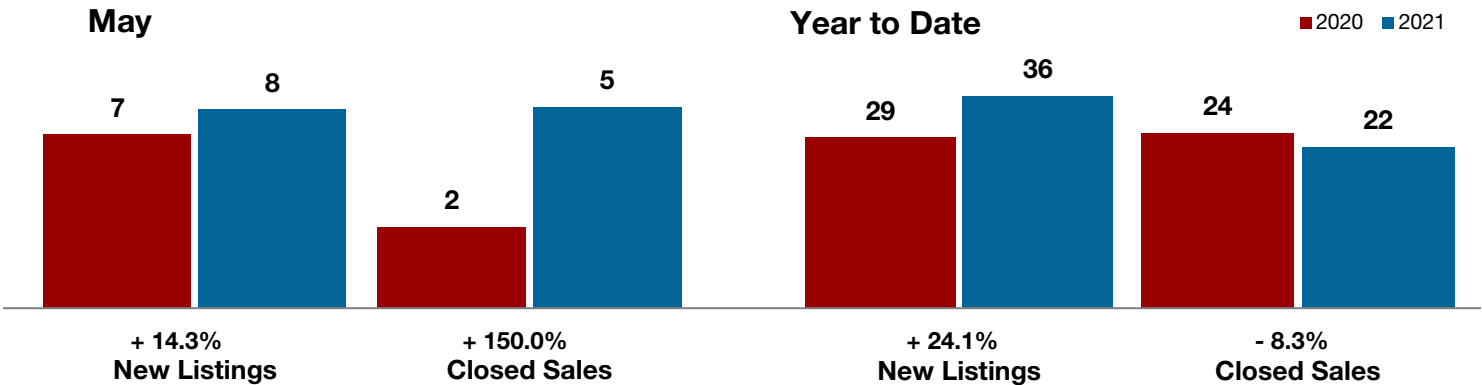
Change in
Closed Sales

Change in
Median Sales Price

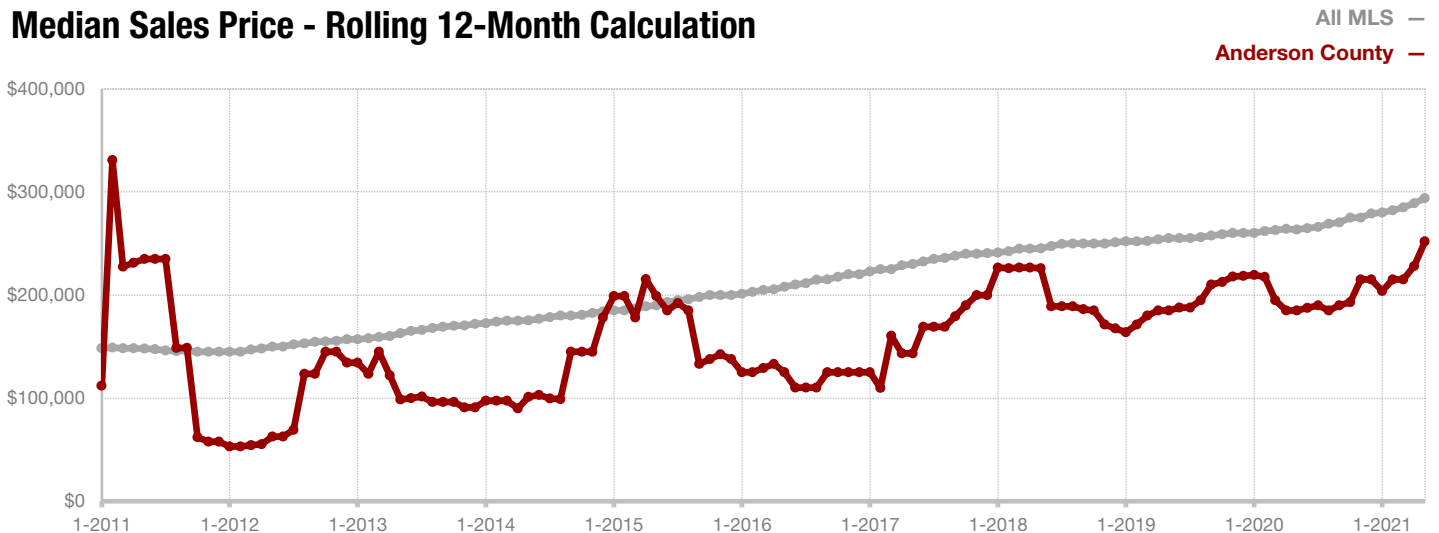
Anderson County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	7	8	+ 14.3%	29	36	+ 24.1%
Pending Sales	5	6	+ 20.0%	24	25	+ 4.2%
Closed Sales	2	5	+ 150.0%	24	22	- 8.3%
Average Sales Price*	\$157,250	\$245,000	+ 55.8%	\$225,508	\$287,614	+ 27.5%
Median Sales Price*	\$157,250	\$260,000	+ 65.3%	\$156,000	\$232,500	+ 49.0%
Percent of Original List Price Received*	127.0%	96.2%	- 24.3%	96.0%	95.0%	- 1.0%
Days on Market Until Sale	59	34	- 42.4%	85	55	- 35.3%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	5.2	3.4	- 40.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



+ 21.4%

0.0%

+ 47.8%

Change in
New Listings

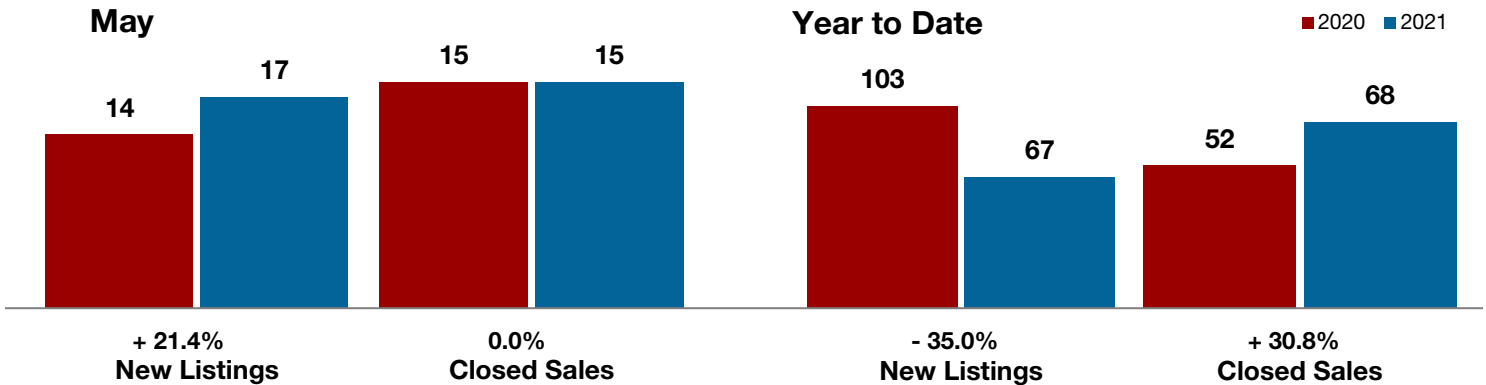
Change in
Closed Sales

Change in
Median Sales Price

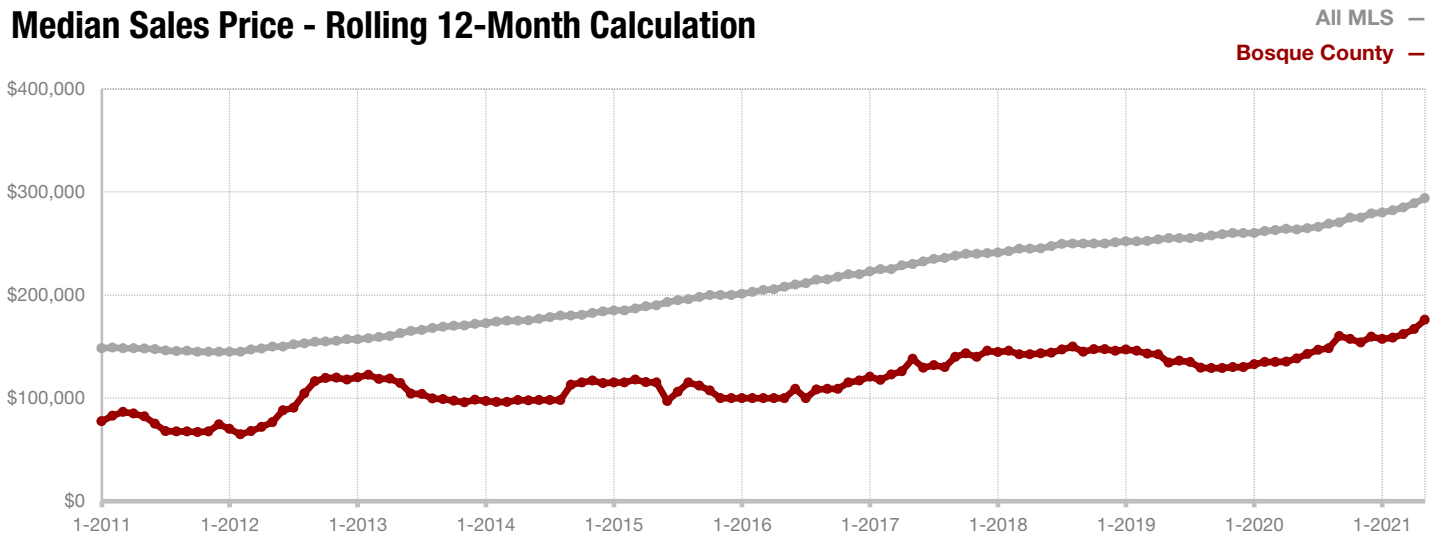
Bosque County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	14	17	+ 21.4%	103	67	- 35.0%
Pending Sales	11	9	- 18.2%	63	67	+ 6.3%
Closed Sales	15	15	0.0%	52	68	+ 30.8%
Average Sales Price*	\$161,633	\$451,611	+ 179.4%	\$215,318	\$713,382	+ 231.3%
Median Sales Price*	\$140,000	\$206,850	+ 47.8%	\$146,750	\$201,750	+ 37.5%
Percent of Original List Price Received*	88.9%	88.2%	- 0.8%	89.1%	91.0%	+ 2.1%
Days on Market Until Sale	85	76	- 10.6%	96	83	- 13.5%
Inventory of Homes for Sale	91	39	- 57.1%	--	--	--
Months Supply of Inventory	6.8	2.7	- 57.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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+ 16.7%

+ 2.8%

+ 32.9%

Change in
New Listings

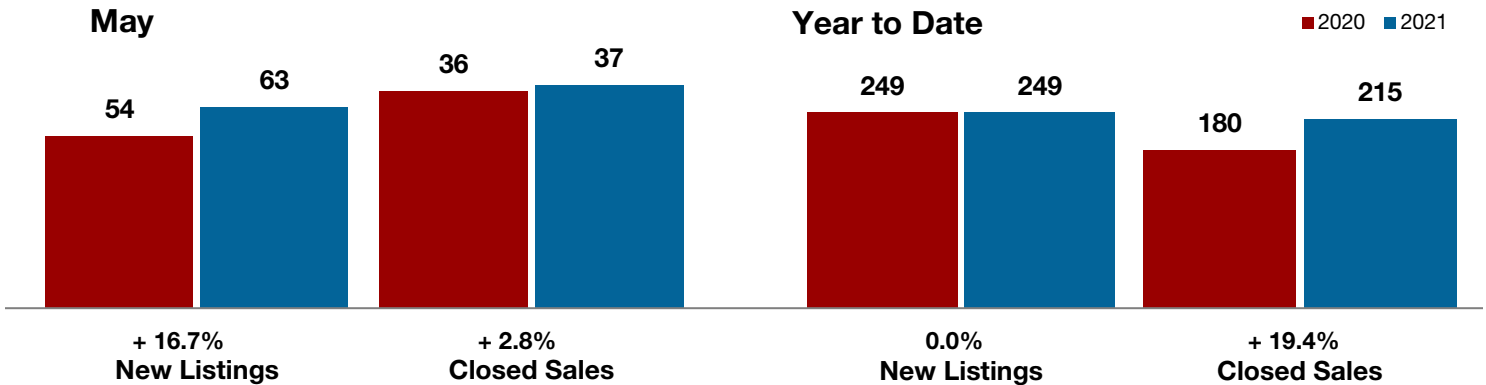
Change in
Closed Sales

Change in
Median Sales Price

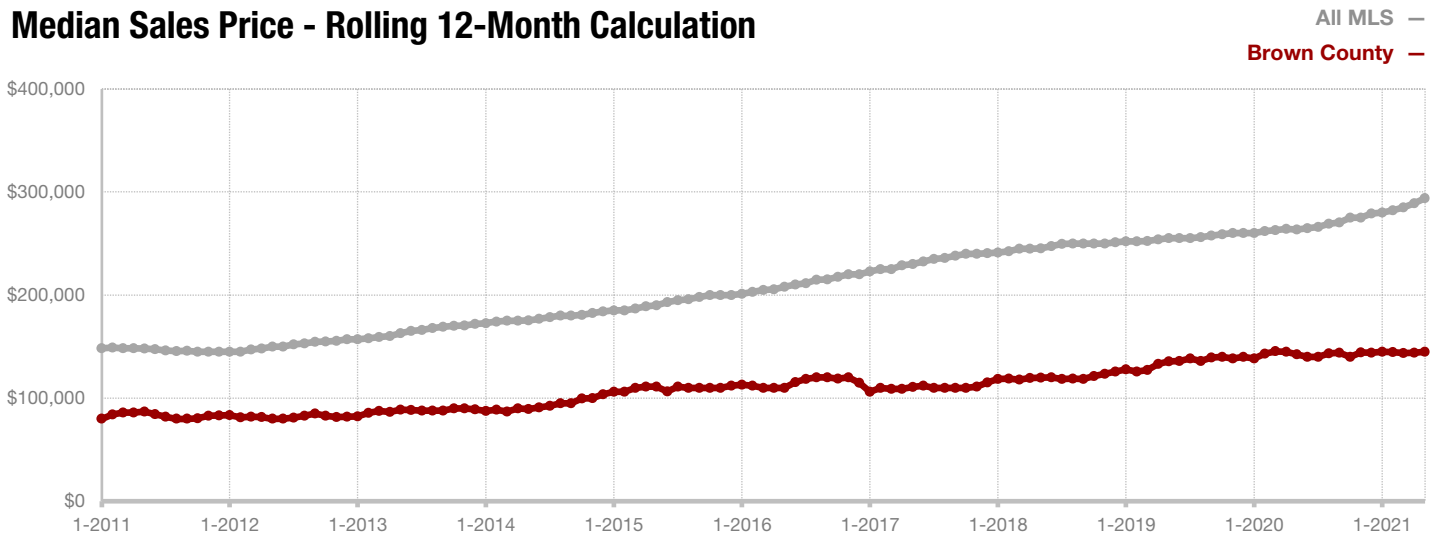
Brown County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	54	63	+ 16.7%	249	249	0.0%
Pending Sales	46	44	- 4.3%	200	224	+ 12.0%
Closed Sales	36	37	+ 2.8%	180	215	+ 19.4%
Average Sales Price*	\$176,003	\$228,814	+ 30.0%	\$164,589	\$219,309	+ 33.2%
Median Sales Price*	\$143,000	\$190,000	+ 32.9%	\$138,750	\$149,500	+ 7.7%
Percent of Original List Price Received*	91.8%	99.4%	+ 8.3%	93.5%	94.3%	+ 0.9%
Days on Market Until Sale	83	20	- 75.9%	85	62	- 27.1%
Inventory of Homes for Sale	180	88	- 51.1%	--	--	--
Months Supply of Inventory	4.5	1.9	- 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



+ 31.3%

+ 77.8%

+ 42.4%

Change in
New Listings

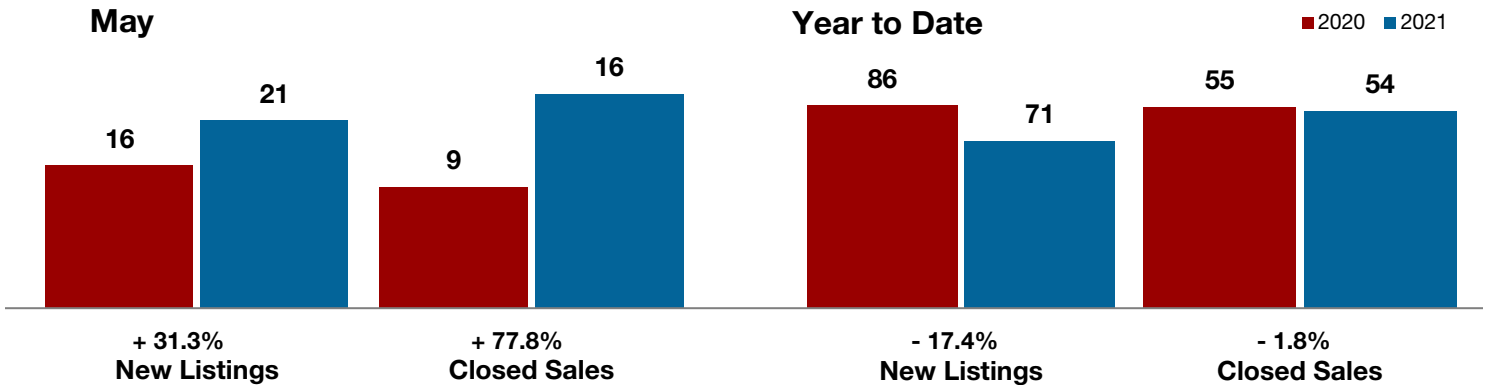
Change in
Closed Sales

Change in
Median Sales Price

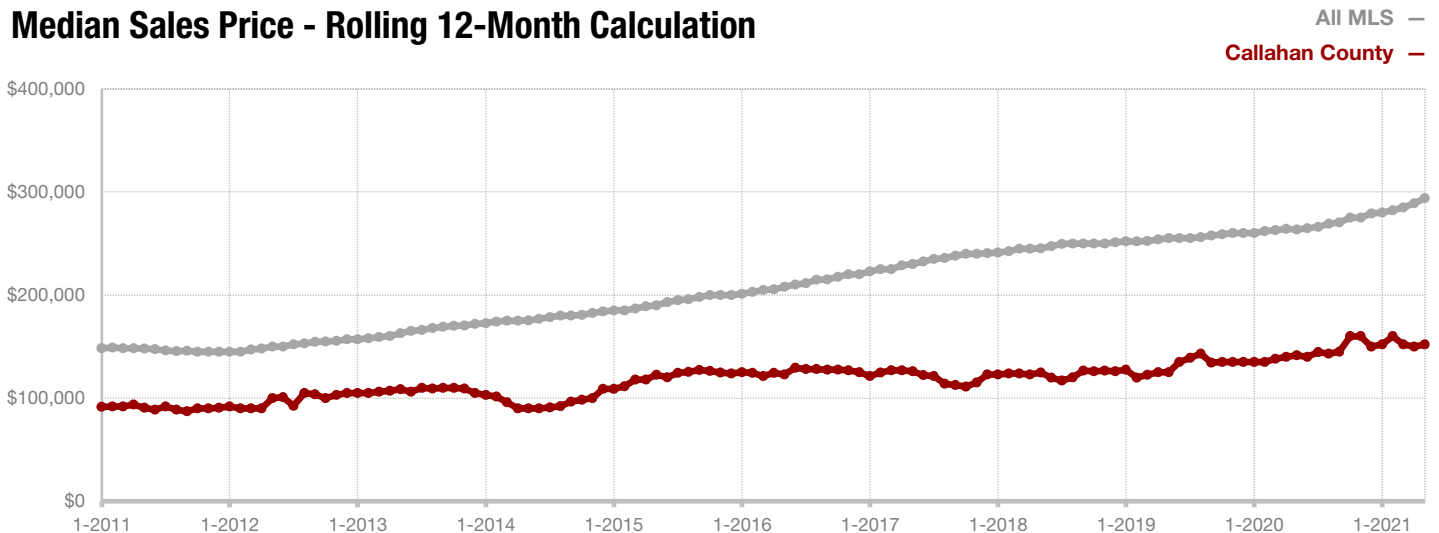
Callahan County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	16	21	+ 31.3%	86	71	- 17.4%
Pending Sales	14	15	+ 7.1%	67	62	- 7.5%
Closed Sales	9	16	+ 77.8%	55	54	- 1.8%
Average Sales Price*	\$121,050	\$228,613	+ 88.9%	\$158,552	\$188,977	+ 19.2%
Median Sales Price*	\$126,250	\$179,750	+ 42.4%	\$144,500	\$145,000	+ 0.3%
Percent of Original List Price Received*	90.8%	100.8%	+ 11.0%	94.3%	97.9%	+ 3.8%
Days on Market Until Sale	82	36	- 56.1%	55	57	+ 3.6%
Inventory of Homes for Sale	41	25	- 39.0%	--	--	--
Months Supply of Inventory	3.2	1.9	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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Clay County

+ 100.0%

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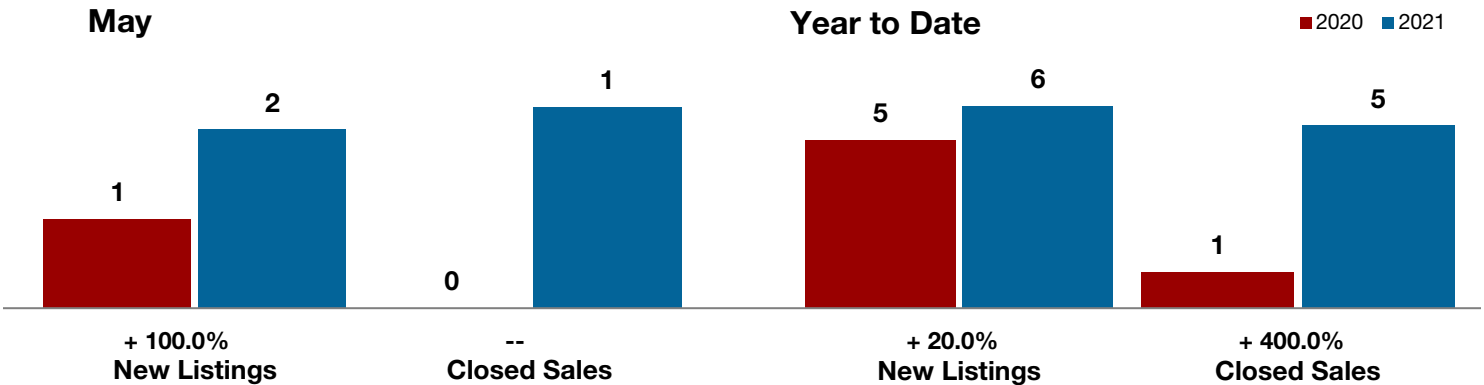
Change in
New Listings

Change in
Closed Sales

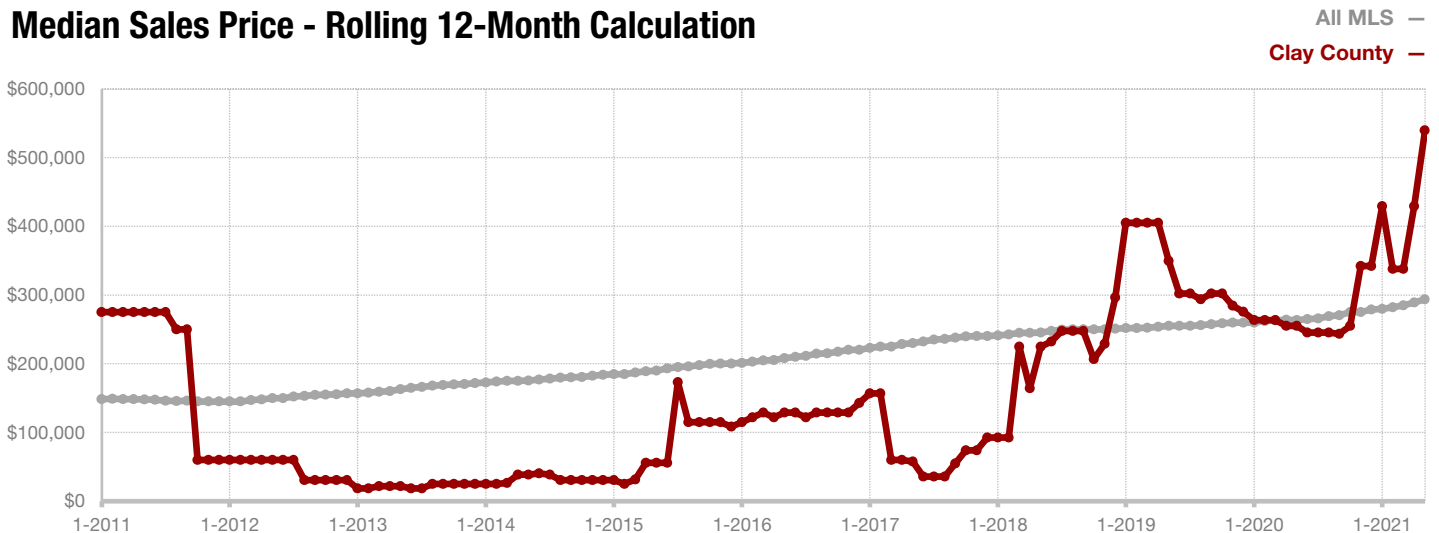
Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1	2	+ 100.0%	5	6	+ 20.0%
Pending Sales	1	1	0.0%	1	6	+ 500.0%
Closed Sales	0	1	--	1	5	+ 400.0%
Average Sales Price*	--	\$1,200,000	--	\$255,000	\$559,400	+ 119.4%
Median Sales Price*	--	\$1,200,000	--	\$255,000	\$700,000	+ 174.5%
Percent of Original List Price Received*	--	85.7%	--	99.0%	89.1%	- 10.0%
Days on Market Until Sale	--	182	--	13	96	+ 638.5%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	4.8	2.3	- 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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- 41.7%

- 11.1%

+ 40.0%

Change in
New Listings

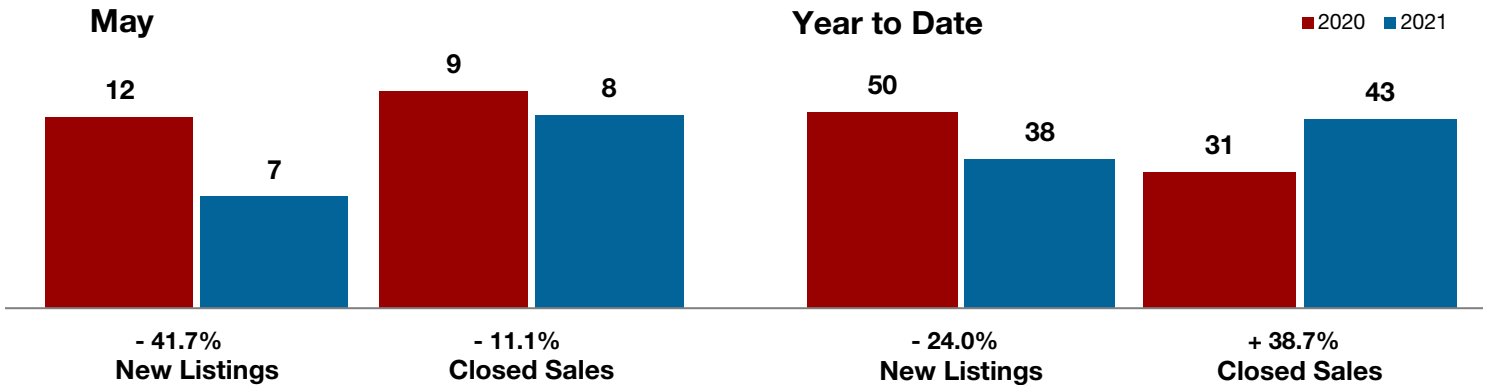
Change in
Closed Sales

Change in
Median Sales Price

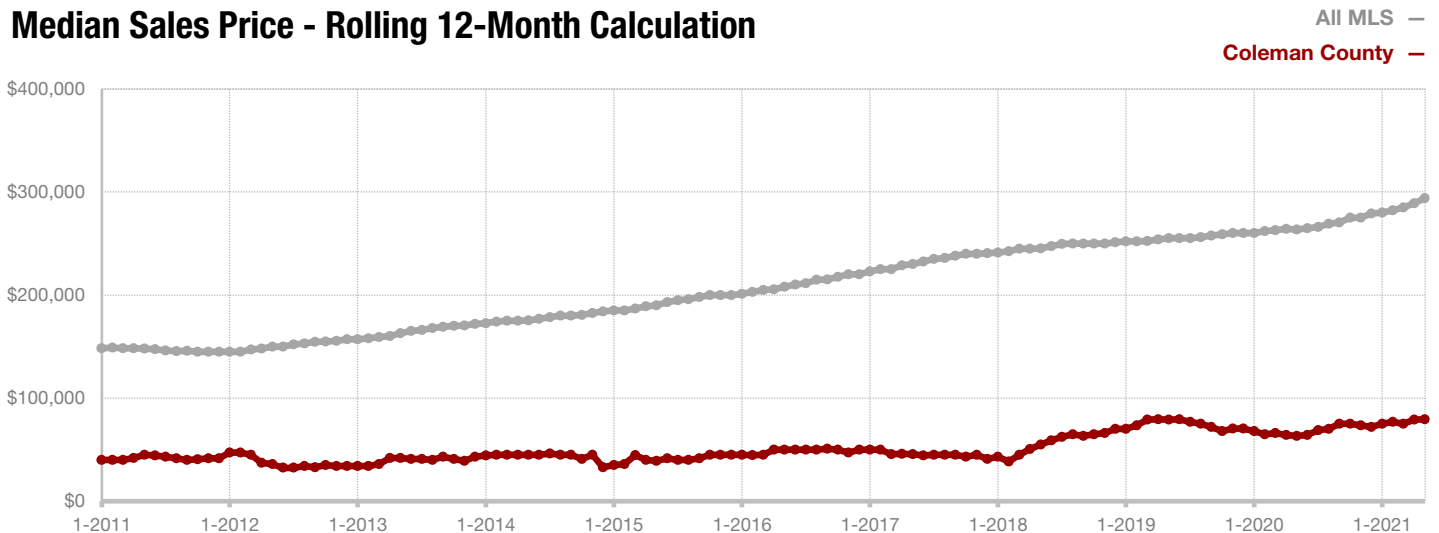
Coleman County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	12	7	- 41.7%	50	38	- 24.0%
Pending Sales	12	5	- 58.3%	35	46	+ 31.4%
Closed Sales	9	8	- 11.1%	31	43	+ 38.7%
Average Sales Price*	\$61,333	\$110,313	+ 79.9%	\$97,953	\$133,526	+ 36.3%
Median Sales Price*	\$55,000	\$77,000	+ 40.0%	\$55,000	\$79,000	+ 43.6%
Percent of Original List Price Received*	83.5%	89.8%	+ 7.5%	87.3%	89.5%	+ 2.5%
Days on Market Until Sale	138	53	- 61.6%	139	101	- 27.3%
Inventory of Homes for Sale	55	16	- 70.9%	--	--	--
Months Supply of Inventory	8.0	1.8	- 75.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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- 5.9%

+ 29.8%

+ 26.7%

Change in
New Listings

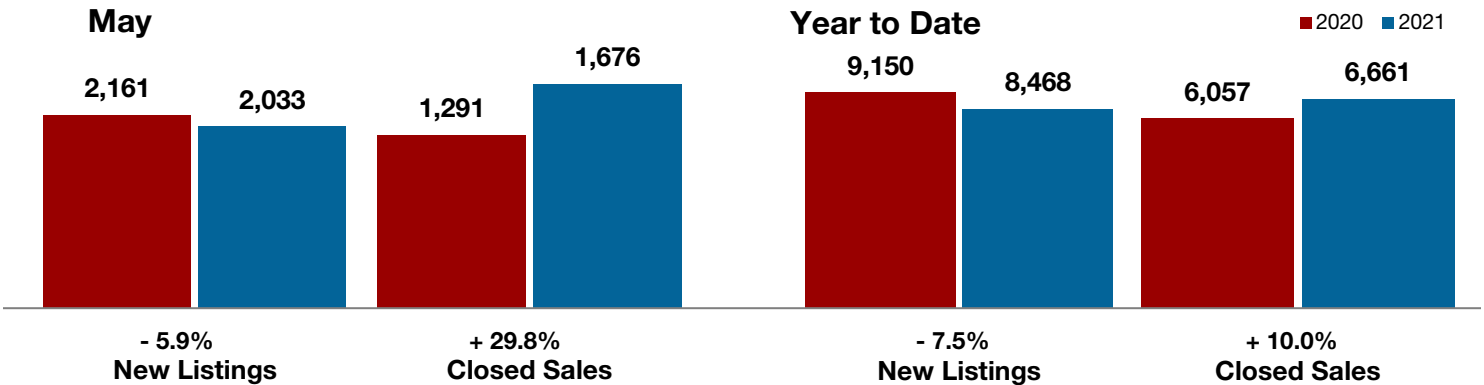
Change in
Closed Sales

Change in
Median Sales Price

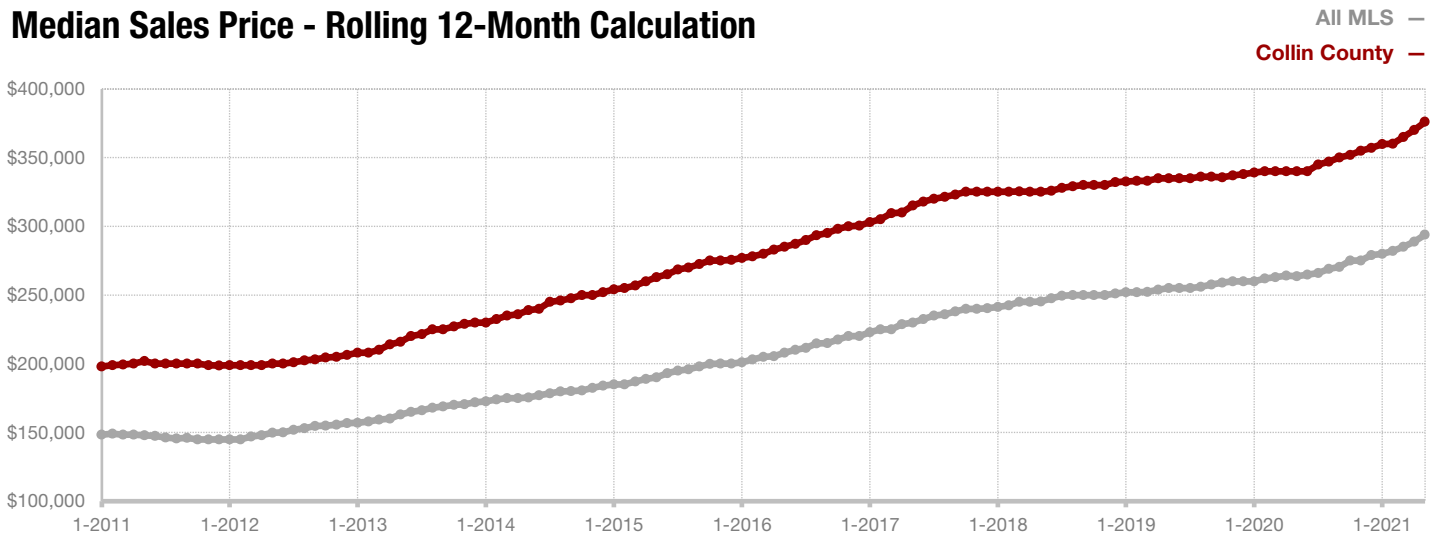
Collin County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,161	2,033	- 5.9%	9,150	8,468	- 7.5%
Pending Sales	1,946	1,723	- 11.5%	7,244	7,638	+ 5.4%
Closed Sales	1,291	1,676	+ 29.8%	6,057	6,661	+ 10.0%
Average Sales Price*	\$390,975	\$512,046	+ 31.0%	\$381,801	\$472,927	+ 23.9%
Median Sales Price*	\$345,000	\$437,189	+ 26.7%	\$342,000	\$404,871	+ 18.4%
Percent of Original List Price Received*	96.6%	105.7%	+ 9.4%	96.4%	102.9%	+ 6.7%
Days on Market Until Sale	52	16	- 69.2%	59	24	- 59.3%
Inventory of Homes for Sale	3,643	1,319	- 63.8%	--	--	--
Months Supply of Inventory	2.6	0.8	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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+ 16.7%

- 14.3%

+ 56.8%

Change in
New Listings

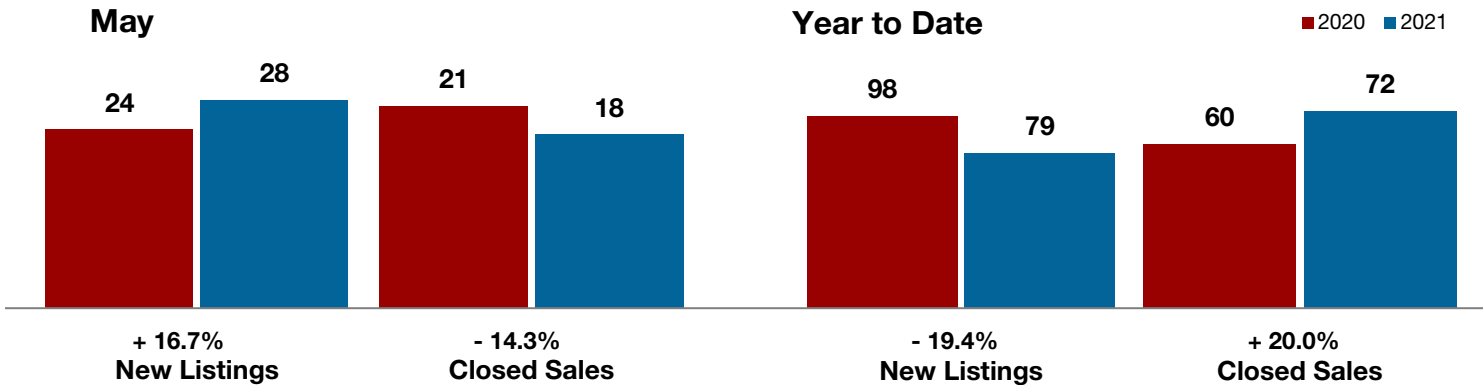
Change in
Closed Sales

Change in
Median Sales Price

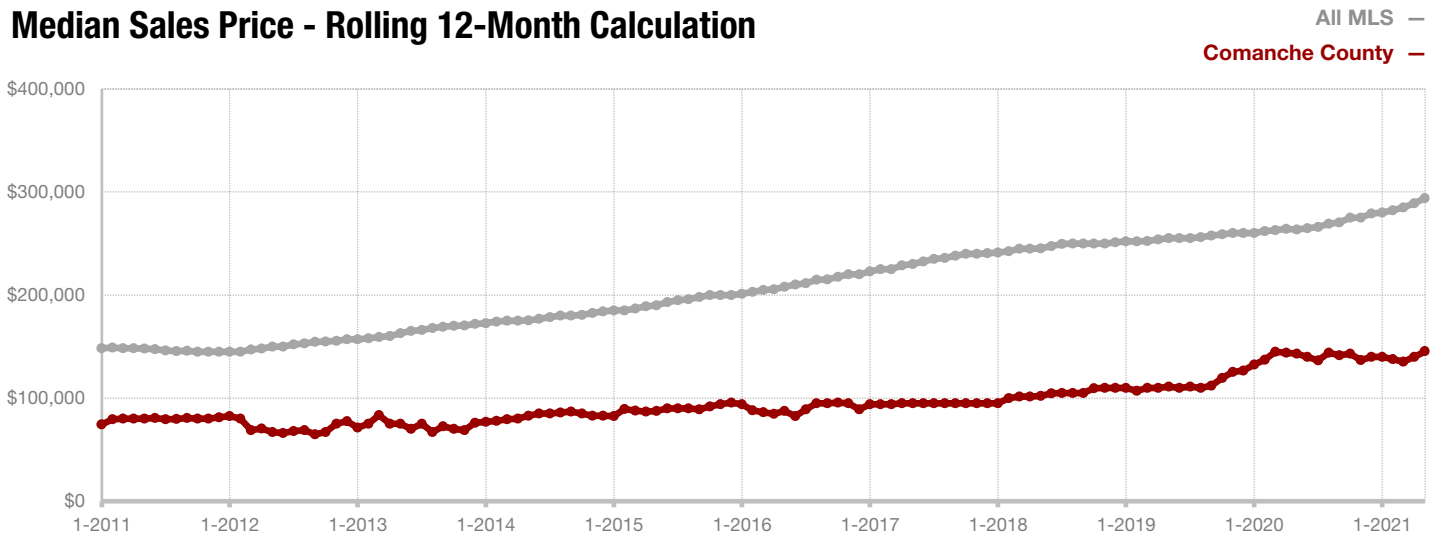
Comanche County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	24	28	+ 16.7%	98	79	- 19.4%
Pending Sales	16	11	- 31.3%	68	65	- 4.4%
Closed Sales	21	18	- 14.3%	60	72	+ 20.0%
Average Sales Price*	\$130,148	\$428,428	+ 229.2%	\$180,401	\$293,009	+ 62.4%
Median Sales Price*	\$110,000	\$172,500	+ 56.8%	\$141,500	\$167,000	+ 18.0%
Percent of Original List Price Received*	89.6%	96.1%	+ 7.3%	89.3%	92.2%	+ 3.2%
Days on Market Until Sale	104	90	- 13.5%	109	84	- 22.9%
Inventory of Homes for Sale	75	37	- 50.7%	--	--	--
Months Supply of Inventory	6.6	2.6	- 57.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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+ 25.4%

- 22.2%

+ 54.6%

Change in
New Listings

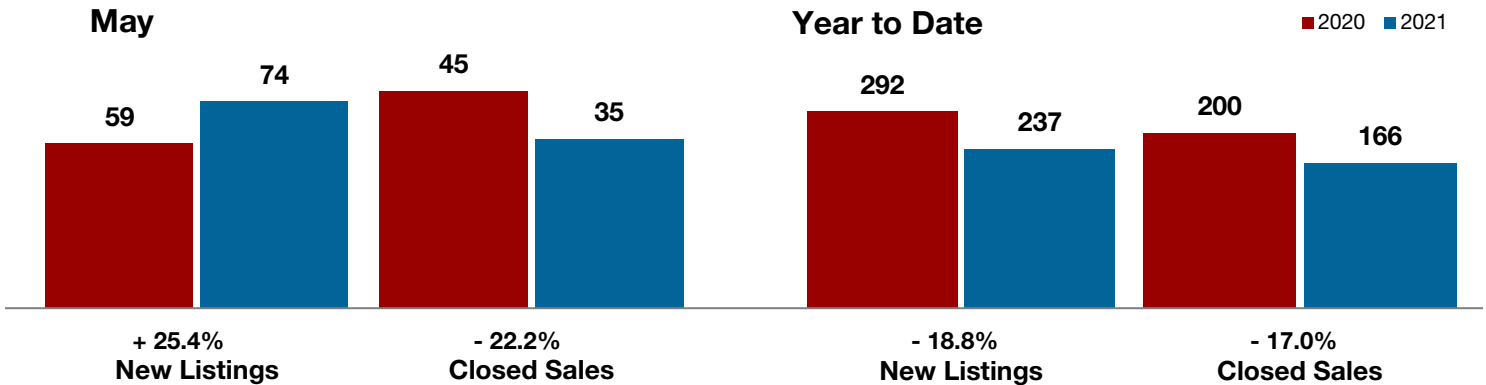
Change in
Closed Sales

Change in
Median Sales Price

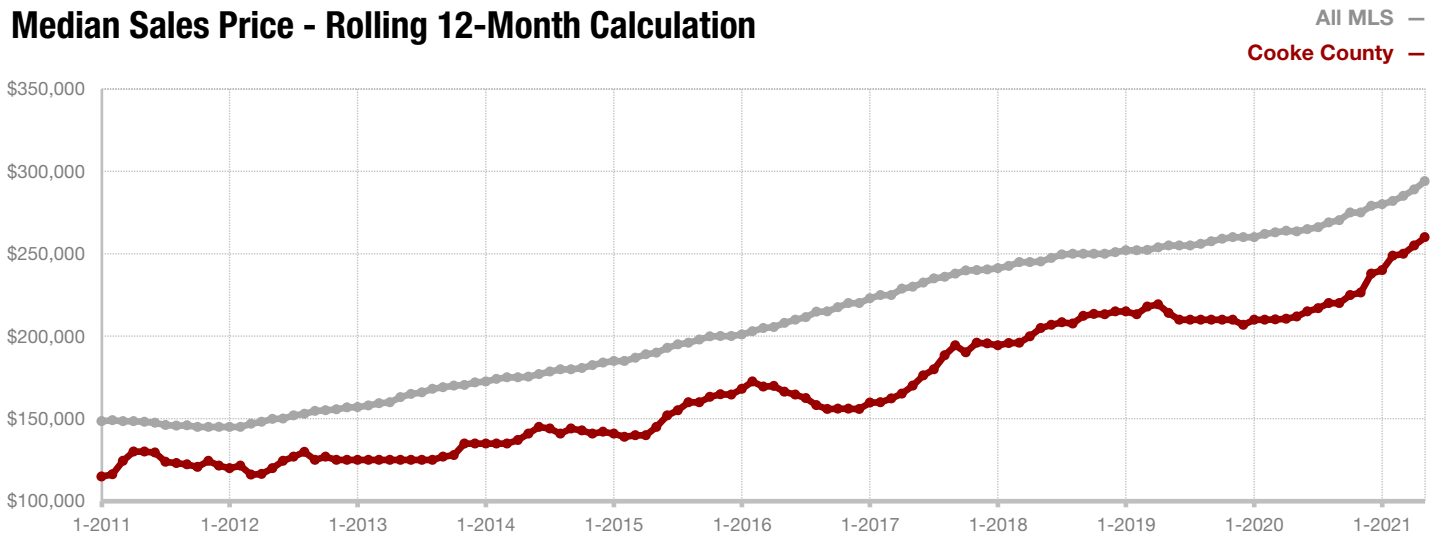
Cooke County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	59	74	+ 25.4%	292	237	- 18.8%
Pending Sales	47	42	- 10.6%	223	190	- 14.8%
Closed Sales	45	35	- 22.2%	200	166	- 17.0%
Average Sales Price*	\$265,847	\$478,543	+ 80.0%	\$267,639	\$397,408	+ 48.5%
Median Sales Price*	\$206,500	\$319,280	+ 54.6%	\$220,000	\$297,119	+ 35.1%
Percent of Original List Price Received*	94.1%	99.0%	+ 5.2%	94.4%	97.8%	+ 3.6%
Days on Market Until Sale	65	50	- 23.1%	79	54	- 31.6%
Inventory of Homes for Sale	164	82	- 50.0%	--	--	--
Months Supply of Inventory	4.0	1.9	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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- 13.0%

+ 40.6%

+ 32.0%

Change in
New Listings

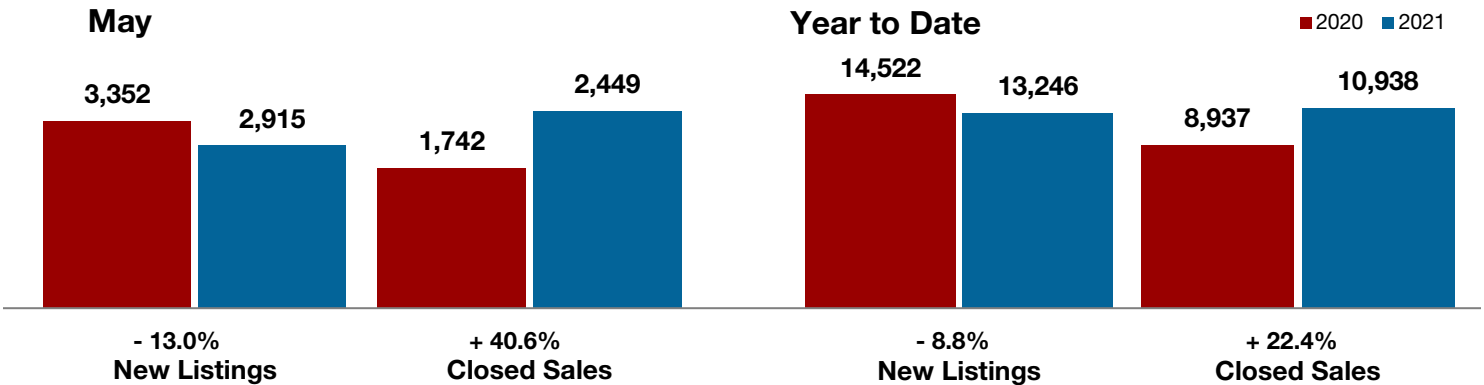
Change in
Closed Sales

Change in
Median Sales Price

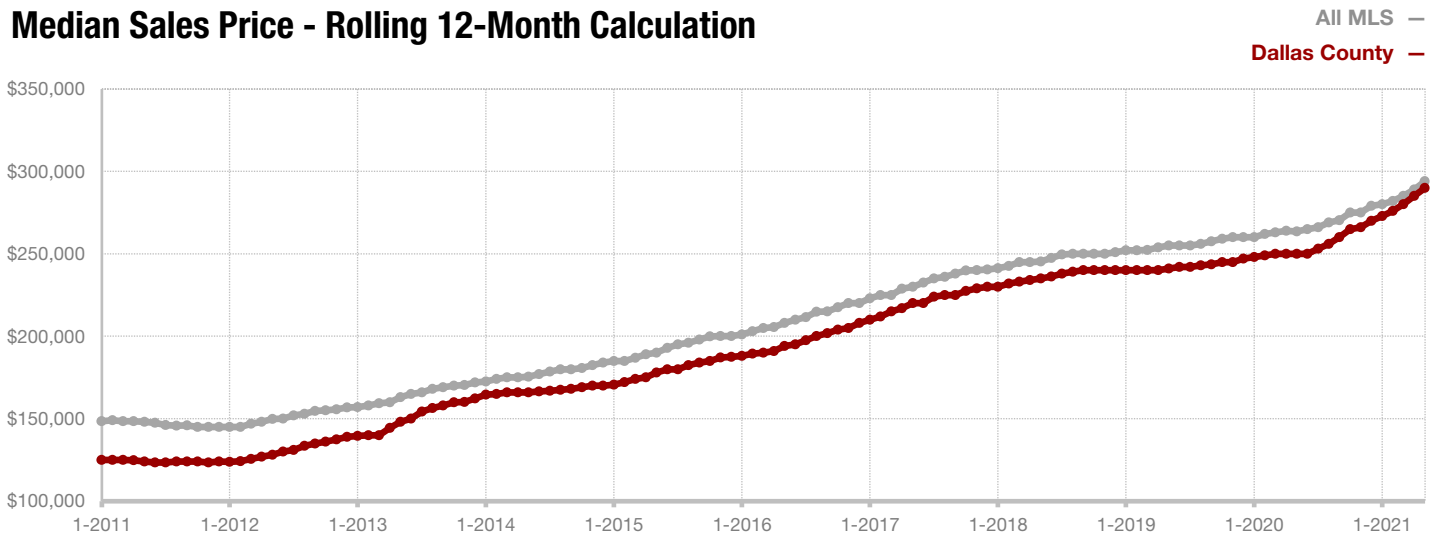
Dallas County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3,352	2,915	- 13.0%	14,522	13,246	- 8.8%
Pending Sales	2,578	2,400	- 6.9%	10,248	11,920	+ 16.3%
Closed Sales	1,742	2,449	+ 40.6%	8,937	10,938	+ 22.4%
Average Sales Price*	\$332,792	\$496,321	+ 49.1%	\$352,636	\$456,152	+ 29.4%
Median Sales Price*	\$250,000	\$309,400	+ 32.0%	\$250,000	\$309,400	+ 23.8%
Percent of Original List Price Received*	96.3%	101.1%	+ 5.0%	96.0%	99.3%	+ 3.4%
Days on Market Until Sale	41	26	- 36.6%	48	34	- 29.2%
Inventory of Homes for Sale	6,155	2,758	- 55.2%	--	--	--
Months Supply of Inventory	3.0	1.2	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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Delta County

+ 50.0%

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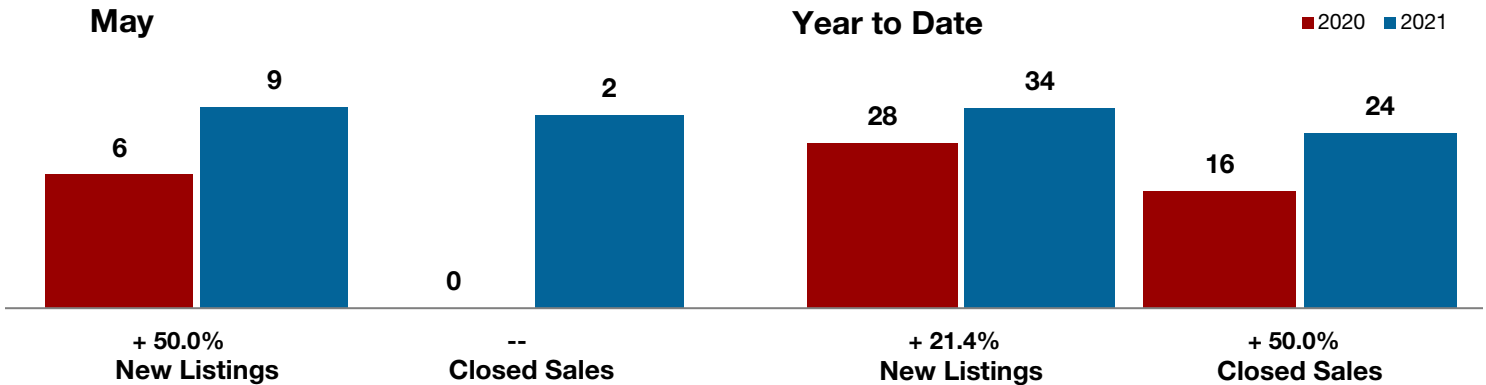
Change in
New Listings

Change in
Closed Sales

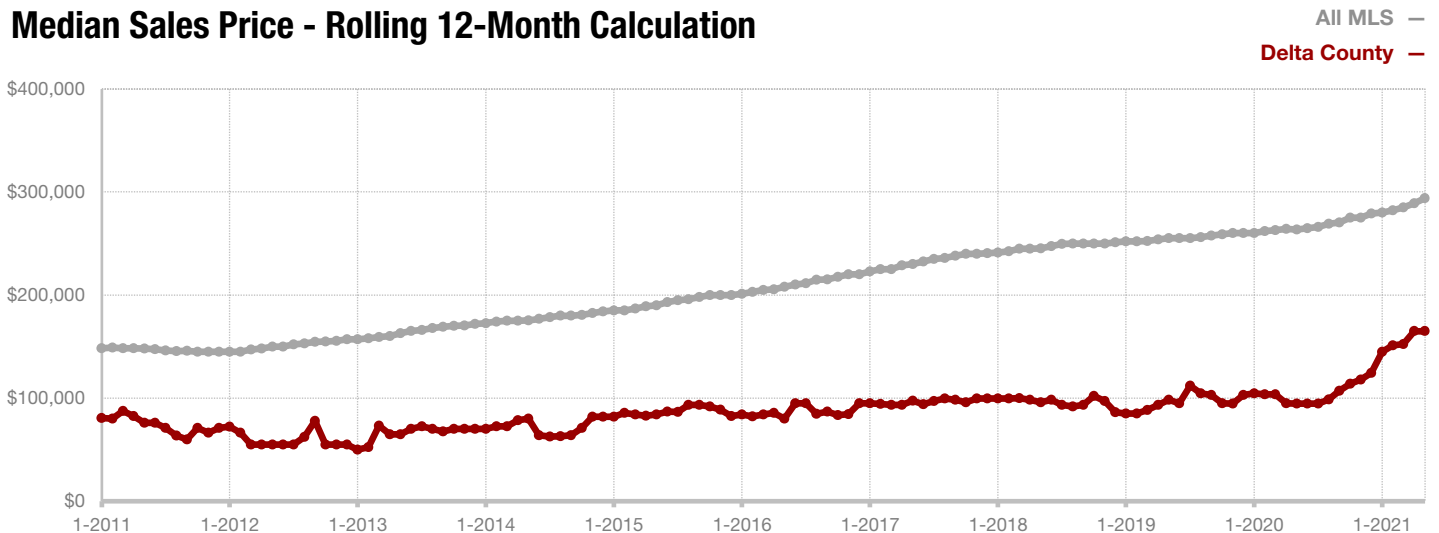
Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	6	9	+ 50.0%	28	34	+ 21.4%
Pending Sales	4	2	- 50.0%	21	22	+ 4.8%
Closed Sales	0	2	--	16	24	+ 50.0%
Average Sales Price*	--	\$319,500	--	\$99,119	\$234,970	+ 137.1%
Median Sales Price*	--	\$319,500	--	\$84,000	\$184,950	+ 120.2%
Percent of Original List Price Received*	--	92.4%	--	92.9%	97.5%	+ 5.0%
Days on Market Until Sale	--	22	--	43	38	- 11.6%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	3.4	2.8	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 21.5%

+ 15.6%

+ 23.4%

Change in
New Listings

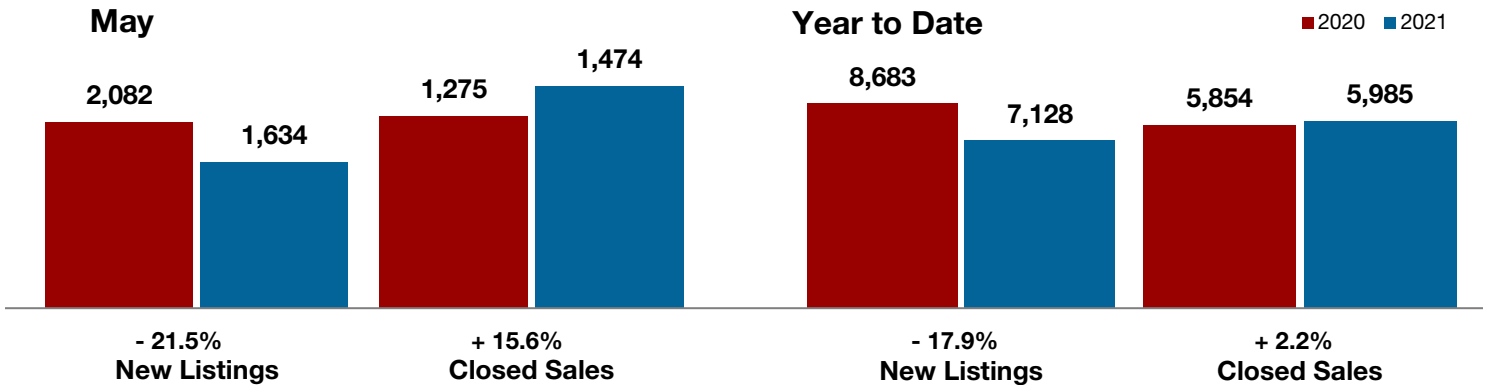
Change in
Closed Sales

Change in
Median Sales Price

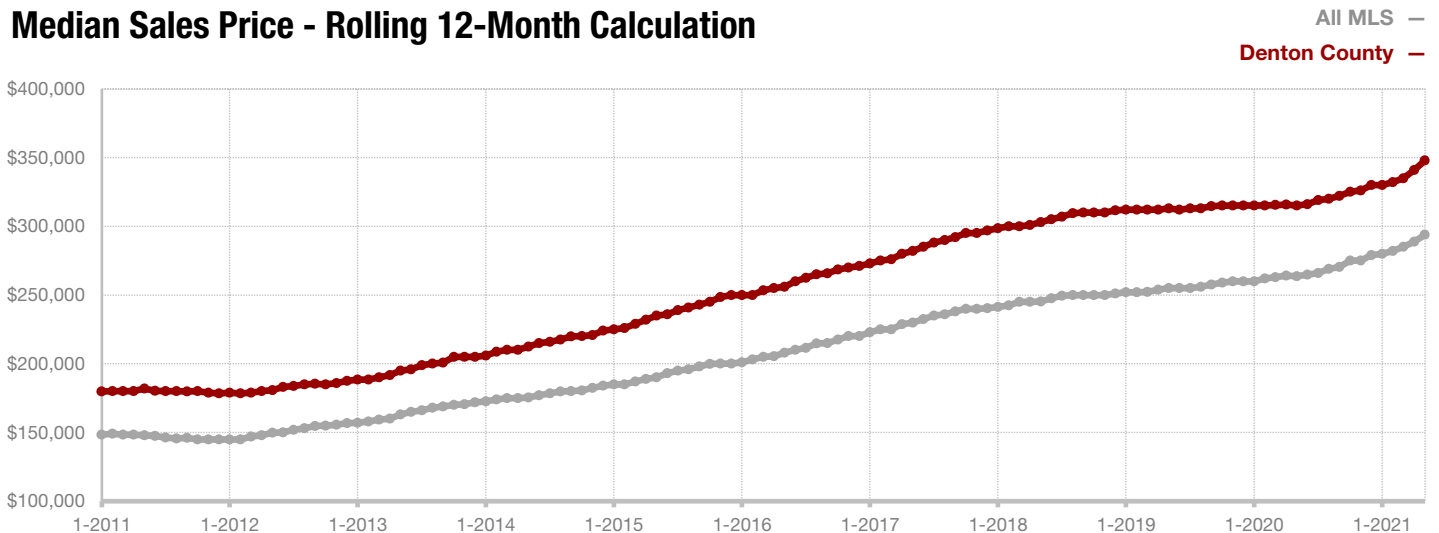
Denton County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,082	1,634	- 21.5%	8,683	7,128	- 17.9%
Pending Sales	1,866	1,475	- 21.0%	7,017	6,742	- 3.9%
Closed Sales	1,275	1,474	+ 15.6%	5,854	5,985	+ 2.2%
Average Sales Price*	\$367,451	\$461,520	+ 25.6%	\$361,221	\$442,129	+ 22.4%
Median Sales Price*	\$320,000	\$395,000	+ 23.4%	\$315,000	\$372,841	+ 18.4%
Percent of Original List Price Received*	97.2%	104.8%	+ 7.8%	96.8%	102.2%	+ 5.6%
Days on Market Until Sale	47	15	- 68.1%	55	24	- 56.4%
Inventory of Homes for Sale	3,308	1,005	- 69.6%	--	--	--
Months Supply of Inventory	2.5	0.7	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 260.0%

+ 41.7%

- 7.0%

Change in
New Listings

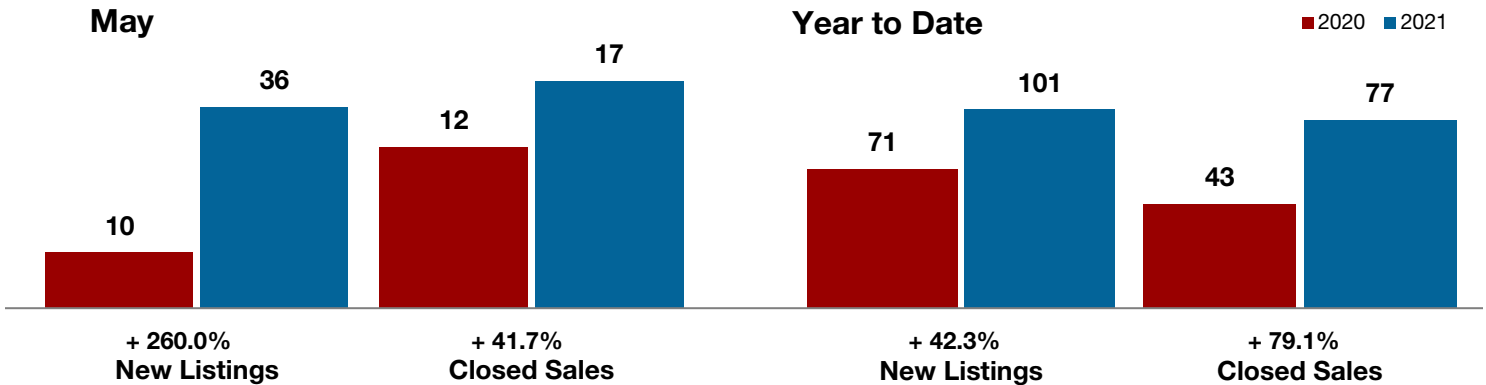
Change in
Closed Sales

Change in
Median Sales Price

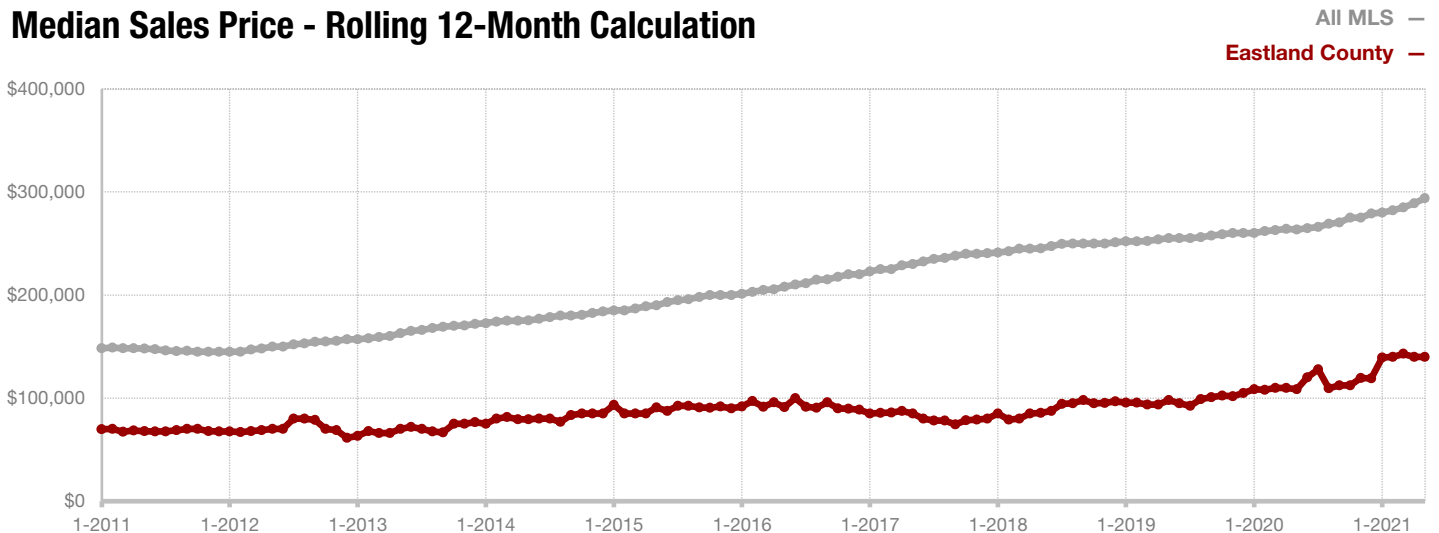
Eastland County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	10	36	+ 260.0%	71	101	+ 42.3%
Pending Sales	15	13	- 13.3%	56	83	+ 48.2%
Closed Sales	12	17	+ 41.7%	43	77	+ 79.1%
Average Sales Price*	\$252,475	\$228,406	- 9.5%	\$179,922	\$246,229	+ 36.9%
Median Sales Price*	\$145,000	\$134,900	- 7.0%	\$105,500	\$143,000	+ 35.5%
Percent of Original List Price Received*	90.8%	96.2%	+ 5.9%	89.6%	92.3%	+ 3.0%
Days on Market Until Sale	109	103	- 5.5%	105	107	+ 1.9%
Inventory of Homes for Sale	74	53	- 28.4%	--	--	--
Months Supply of Inventory	6.4	3.7	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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- 9.9%

+ 3.9%

+ 19.6%

Change in
New Listings

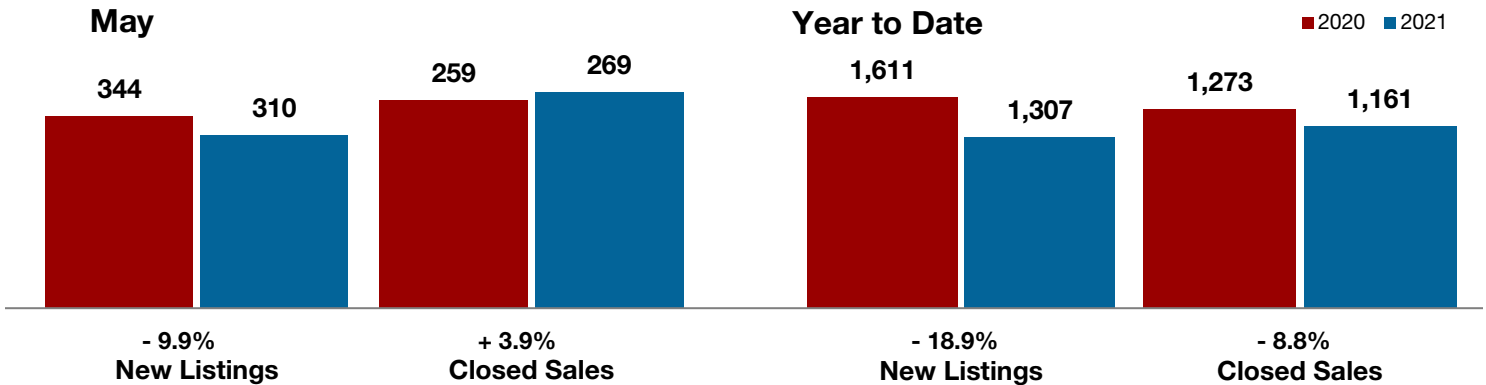
Change in
Closed Sales

Change in
Median Sales Price

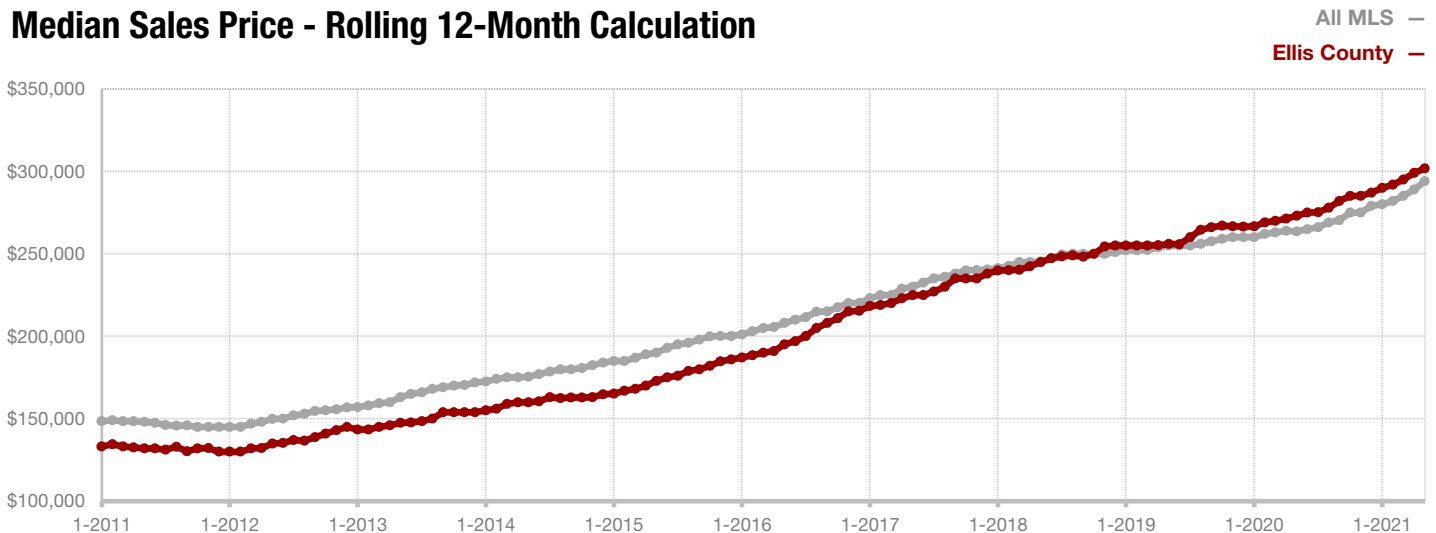
Ellis County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	344	310	- 9.9%	1,611	1,307	- 18.9%
Pending Sales	355	282	- 20.6%	1,479	1,257	- 15.0%
Closed Sales	259	269	+ 3.9%	1,273	1,161	- 8.8%
Average Sales Price*	\$310,985	\$366,988	+ 18.0%	\$296,084	\$334,968	+ 13.1%
Median Sales Price*	\$280,000	\$335,000	+ 19.6%	\$273,990	\$317,405	+ 15.8%
Percent of Original List Price Received*	97.5%	102.0%	+ 4.6%	97.0%	100.4%	+ 3.5%
Days on Market Until Sale	58	25	- 56.9%	60	31	- 48.3%
Inventory of Homes for Sale	667	263	- 60.6%	--	--	--
Months Supply of Inventory	2.4	0.9	- 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



+ 9.8%

+ 100.0%

+ 27.3%

Change in
New Listings

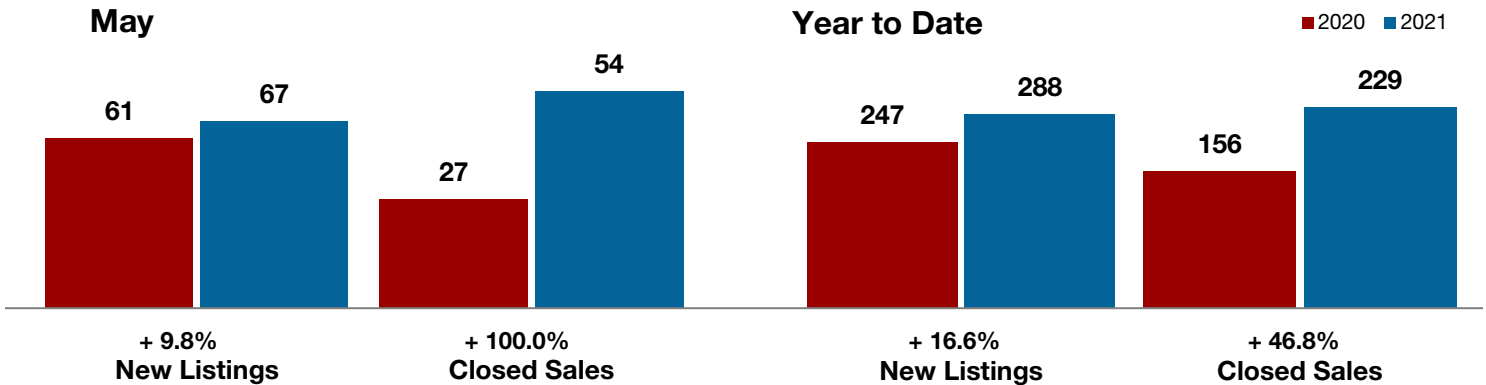
Change in
Closed Sales

Change in
Median Sales Price

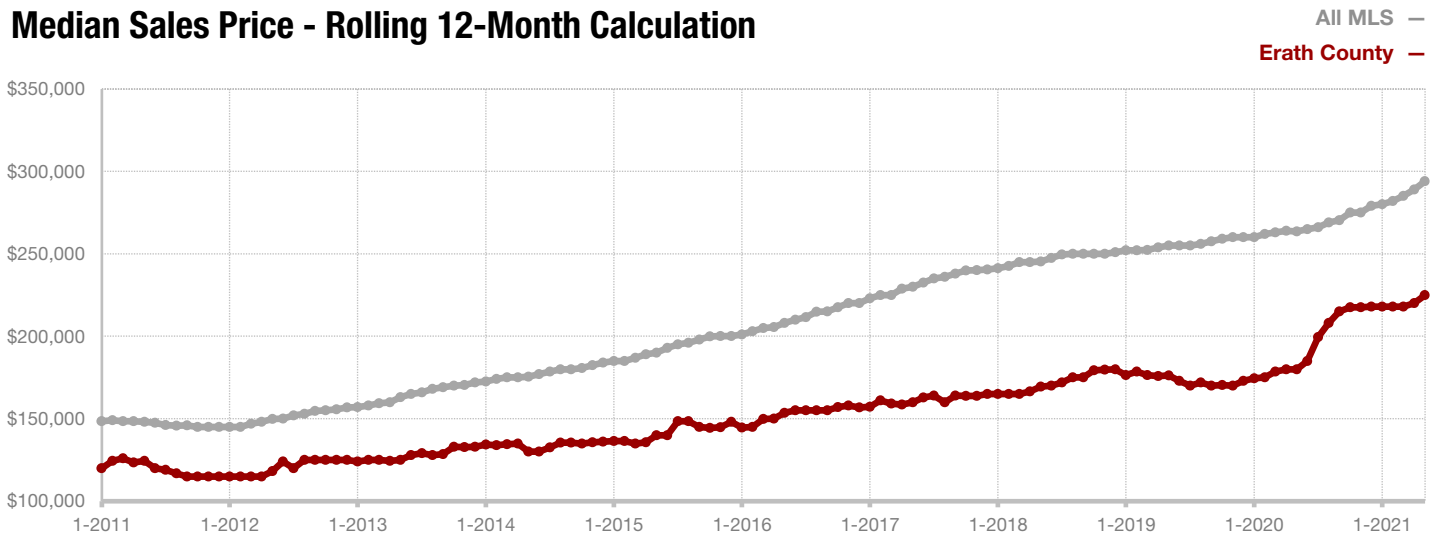
Erath County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	61	67	+ 9.8%	247	288	+ 16.6%
Pending Sales	39	36	- 7.7%	179	237	+ 32.4%
Closed Sales	27	54	+ 100.0%	156	229	+ 46.8%
Average Sales Price*	\$211,791	\$479,305	+ 126.3%	\$246,345	\$359,513	+ 45.9%
Median Sales Price*	\$214,000	\$272,500	+ 27.3%	\$215,000	\$239,000	+ 11.2%
Percent of Original List Price Received*	93.9%	99.2%	+ 5.6%	93.7%	96.6%	+ 3.1%
Days on Market Until Sale	85	35	- 58.8%	68	55	- 19.1%
Inventory of Homes for Sale	170	106	- 37.6%	--	--	--
Months Supply of Inventory	4.5	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 – May 2021

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



- 2.2%

+ 11.4%

+ 43.0%

Change in
New Listings

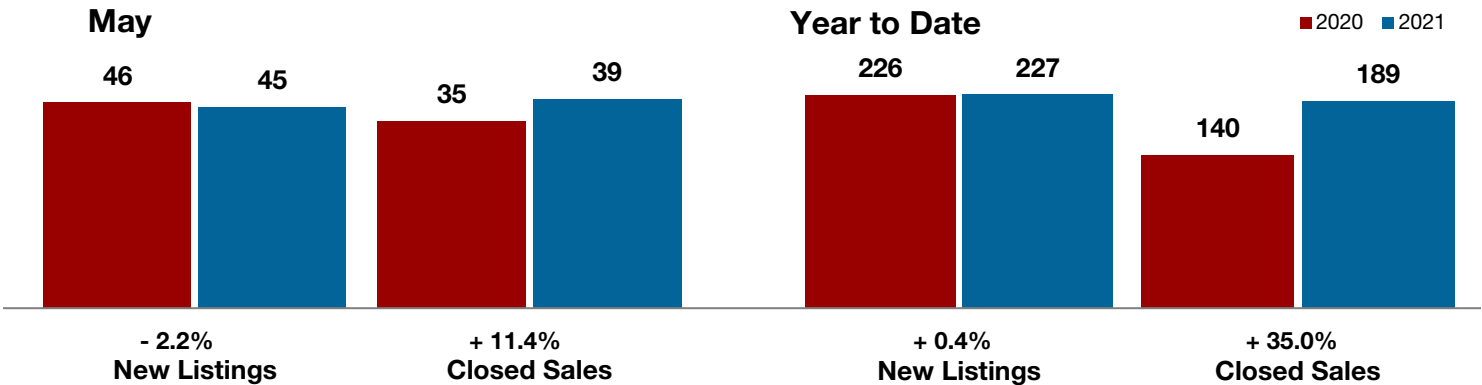
Change in
Closed Sales

Change in
Median Sales Price

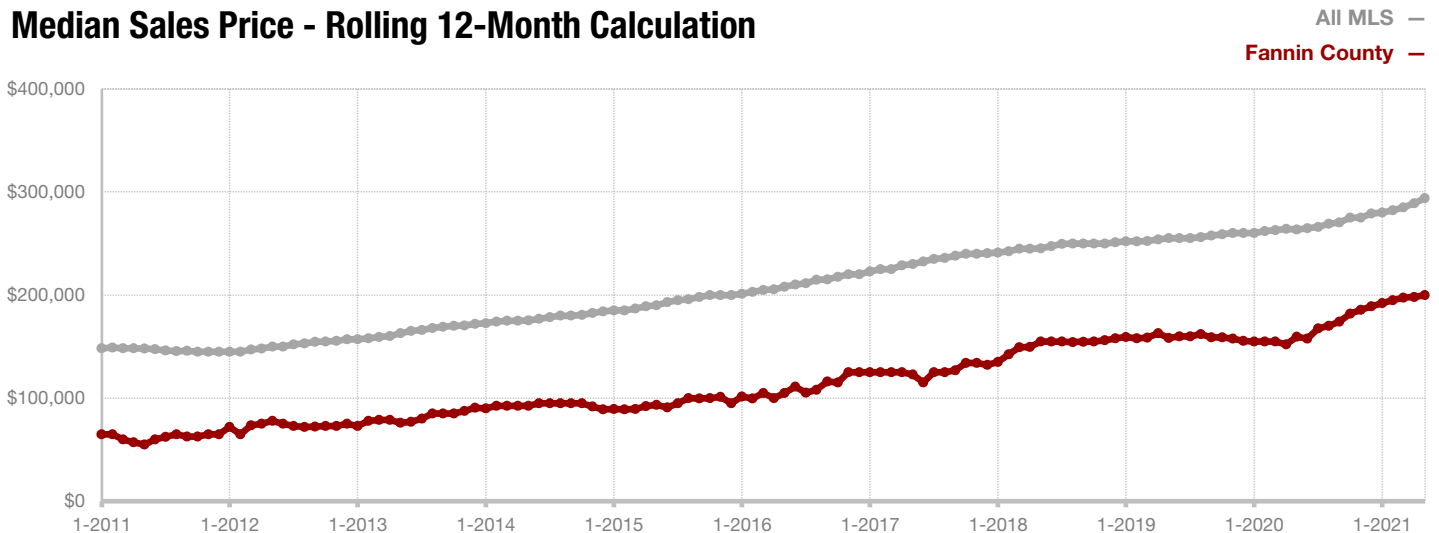
Fannin County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	46	45	- 2.2%	226	227	+ 0.4%
Pending Sales	43	29	- 32.6%	164	196	+ 19.5%
Closed Sales	35	39	+ 11.4%	140	189	+ 35.0%
Average Sales Price*	\$228,314	\$281,742	+ 23.4%	\$196,123	\$268,535	+ 36.9%
Median Sales Price*	\$187,000	\$267,500	+ 43.0%	\$167,500	\$218,750	+ 30.6%
Percent of Original List Price Received*	95.6%	95.5%	- 0.1%	92.8%	95.1%	+ 2.5%
Days on Market Until Sale	71	65	- 8.5%	69	58	- 15.9%
Inventory of Homes for Sale	143	82	- 42.7%	--	--	--
Months Supply of Inventory	4.4	2.1	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



- 12.5%

- 25.0%

+ 65.0%

Change in
New Listings

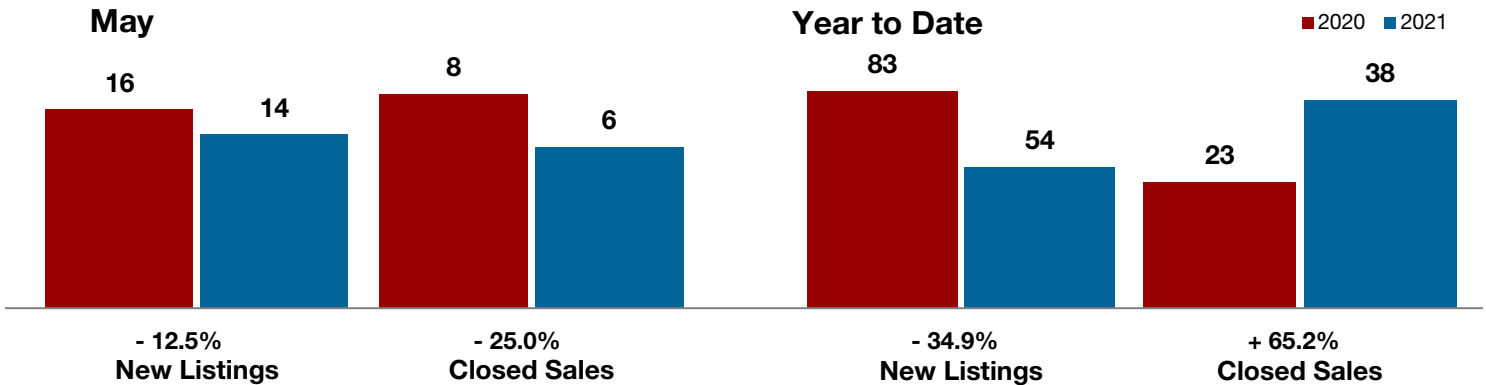
Change in
Closed Sales

Change in
Median Sales Price

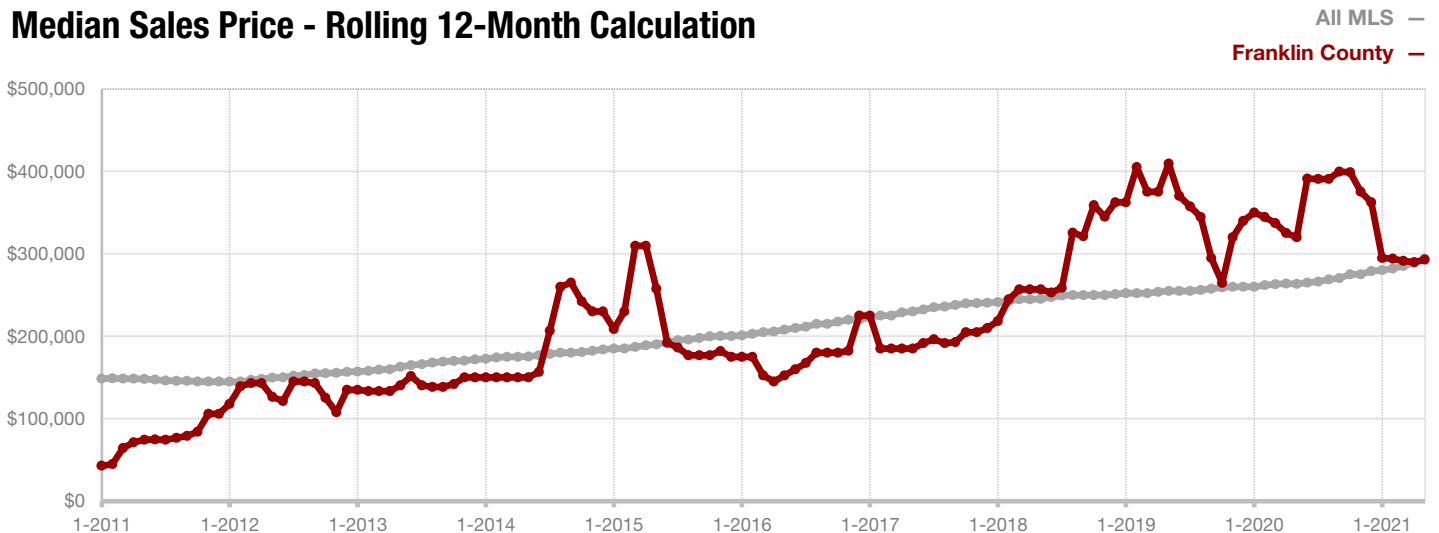
Franklin County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	16	14	- 12.5%	83	54	- 34.9%
Pending Sales	12	9	- 25.0%	37	43	+ 16.2%
Closed Sales	8	6	- 25.0%	23	38	+ 65.2%
Average Sales Price*	\$486,594	\$615,833	+ 26.6%	\$434,636	\$483,086	+ 11.1%
Median Sales Price*	\$407,500	\$672,500	+ 65.0%	\$325,000	\$219,500	- 32.5%
Percent of Original List Price Received*	91.3%	100.5%	+ 10.1%	91.4%	95.8%	+ 4.8%
Days on Market Until Sale	41	52	+ 26.8%	74	57	- 23.0%
Inventory of Homes for Sale	69	24	- 65.2%	--	--	--
Months Supply of Inventory	11.0	2.4	- 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 – May 2021

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



+ 27.8%

+ 18.2%

+ 67.3%

Change in
New Listings

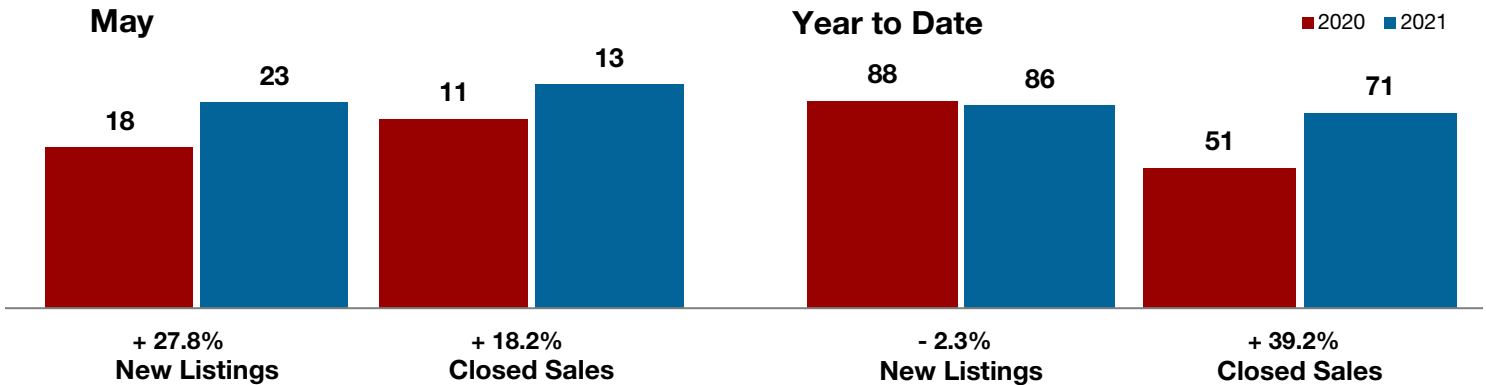
Change in
Closed Sales

Change in
Median Sales Price

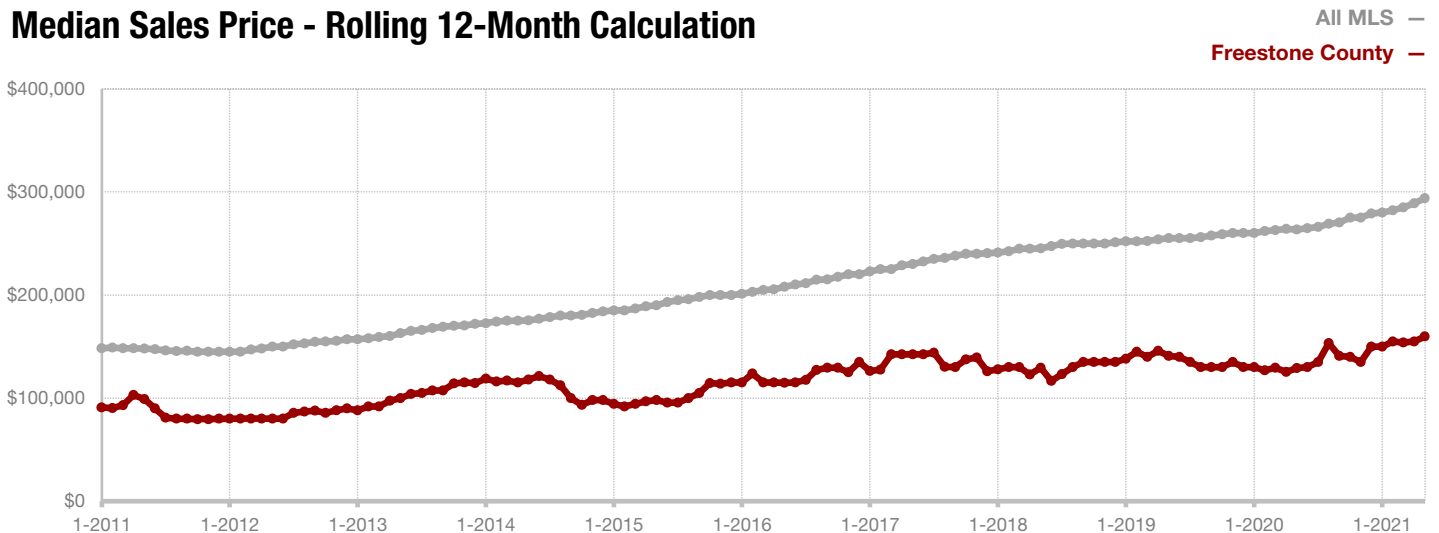
Freestone County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	18	23	+ 27.8%	88	86	- 2.3%
Pending Sales	16	10	- 37.5%	63	65	+ 3.2%
Closed Sales	11	13	+ 18.2%	51	71	+ 39.2%
Average Sales Price*	\$211,750	\$280,745	+ 32.6%	\$179,644	\$193,232	+ 7.6%
Median Sales Price*	\$142,000	\$237,500	+ 67.3%	\$125,000	\$159,000	+ 27.2%
Percent of Original List Price Received*	94.4%	95.6%	+ 1.3%	91.8%	92.8%	+ 1.1%
Days on Market Until Sale	62	43	- 30.6%	95	58	- 38.9%
Inventory of Homes for Sale	62	42	- 32.3%	--	--	--
Months Supply of Inventory	5.5	2.9	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



+ 1.1%

+ 30.8%

+ 36.6%

Change in
New Listings

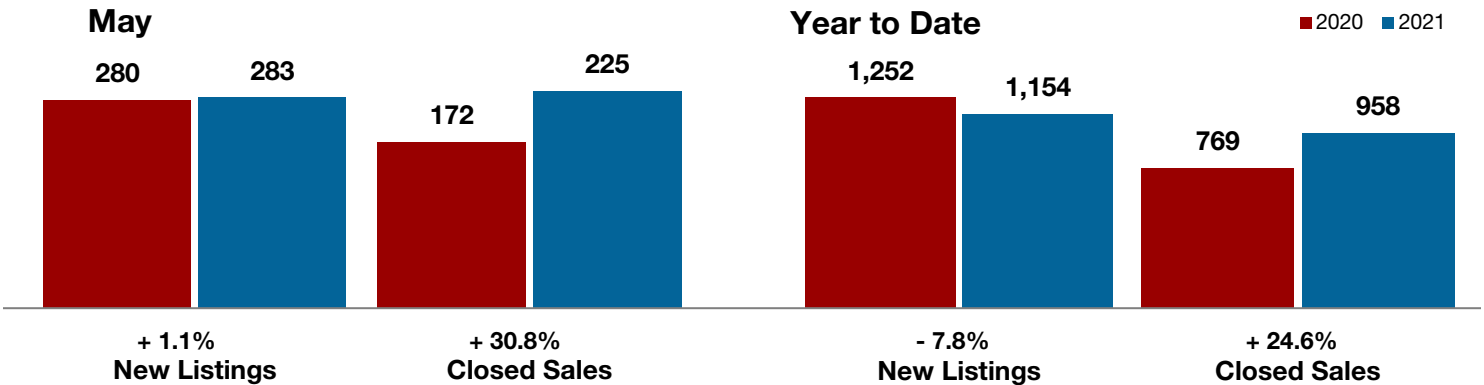
Change in
Closed Sales

Change in
Median Sales Price

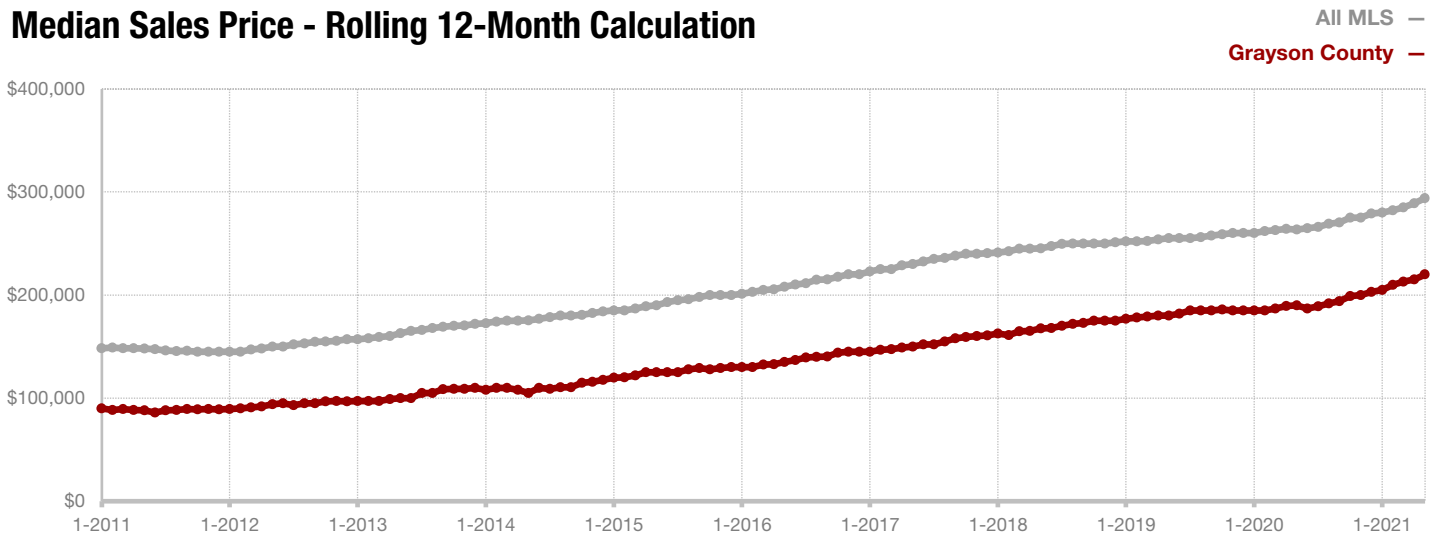
Grayson County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	280	283	+ 1.1%	1,252	1,154	- 7.8%
Pending Sales	249	217	- 12.9%	935	1,041	+ 11.3%
Closed Sales	172	225	+ 30.8%	769	958	+ 24.6%
Average Sales Price*	\$249,665	\$286,187	+ 14.6%	\$220,032	\$284,831	+ 29.4%
Median Sales Price*	\$183,000	\$250,000	+ 36.6%	\$182,000	\$240,000	+ 31.9%
Percent of Original List Price Received*	94.6%	99.8%	+ 5.5%	93.7%	97.8%	+ 4.4%
Days on Market Until Sale	58	33	- 43.1%	69	47	- 31.9%
Inventory of Homes for Sale	675	303	- 55.1%	--	--	--
Months Supply of Inventory	3.8	1.4	- 75.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



+ 9.1%

Change in
New Listings

0.0%

Change in
Closed Sales

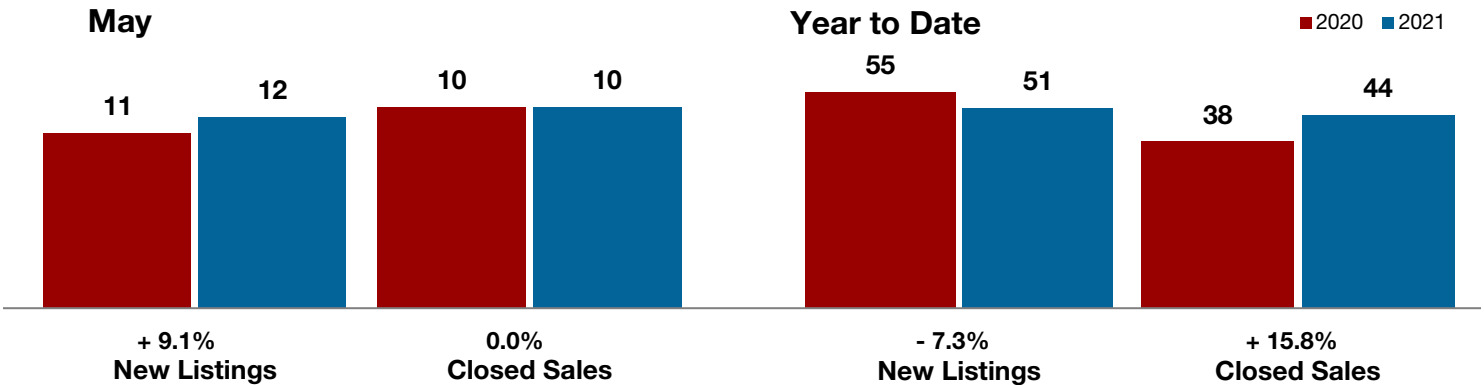
+ 80.4%

Change in
Median Sales Price

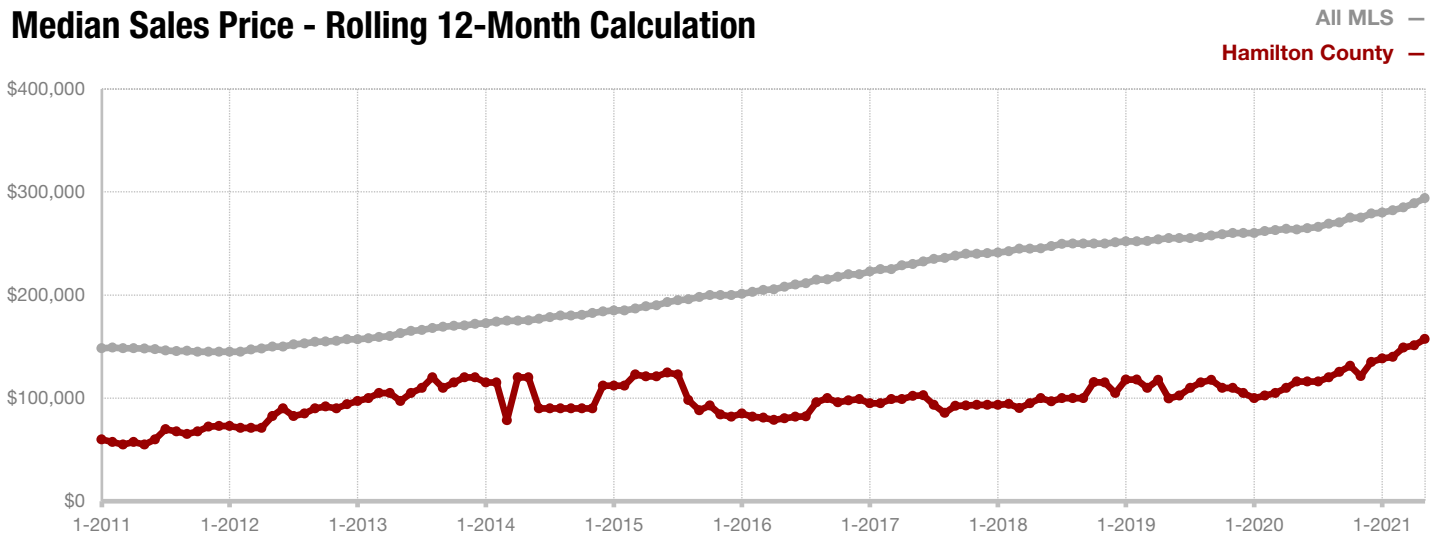
Hamilton County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	11	12	+ 9.1%	55	51	- 7.3%
Pending Sales	13	8	- 38.5%	49	48	- 2.0%
Closed Sales	10	10	0.0%	38	44	+ 15.8%
Average Sales Price*	\$249,317	\$305,650	+ 22.6%	\$190,033	\$387,143	+ 103.7%
Median Sales Price*	\$120,000	\$216,500	+ 80.4%	\$112,000	\$178,100	+ 59.0%
Percent of Original List Price Received*	87.3%	93.0%	+ 6.5%	87.2%	91.5%	+ 4.9%
Days on Market Until Sale	138	137	- 0.7%	114	120	+ 5.3%
Inventory of Homes for Sale	44	23	- 47.7%	--	--	--
Months Supply of Inventory	5.0	2.6	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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+ 200.0%

--

--

Change in
New Listings

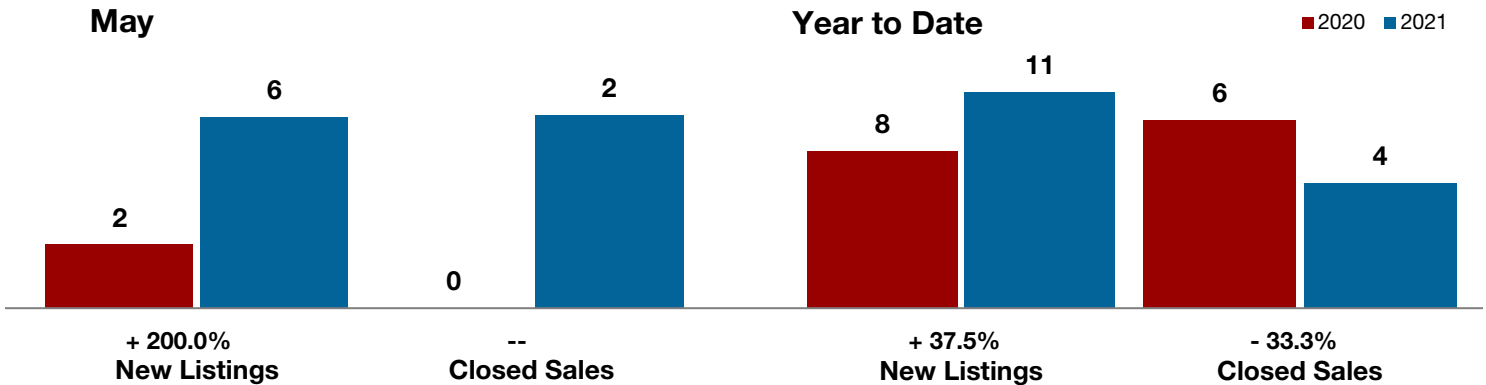
Change in
Closed Sales

Change in
Median Sales Price

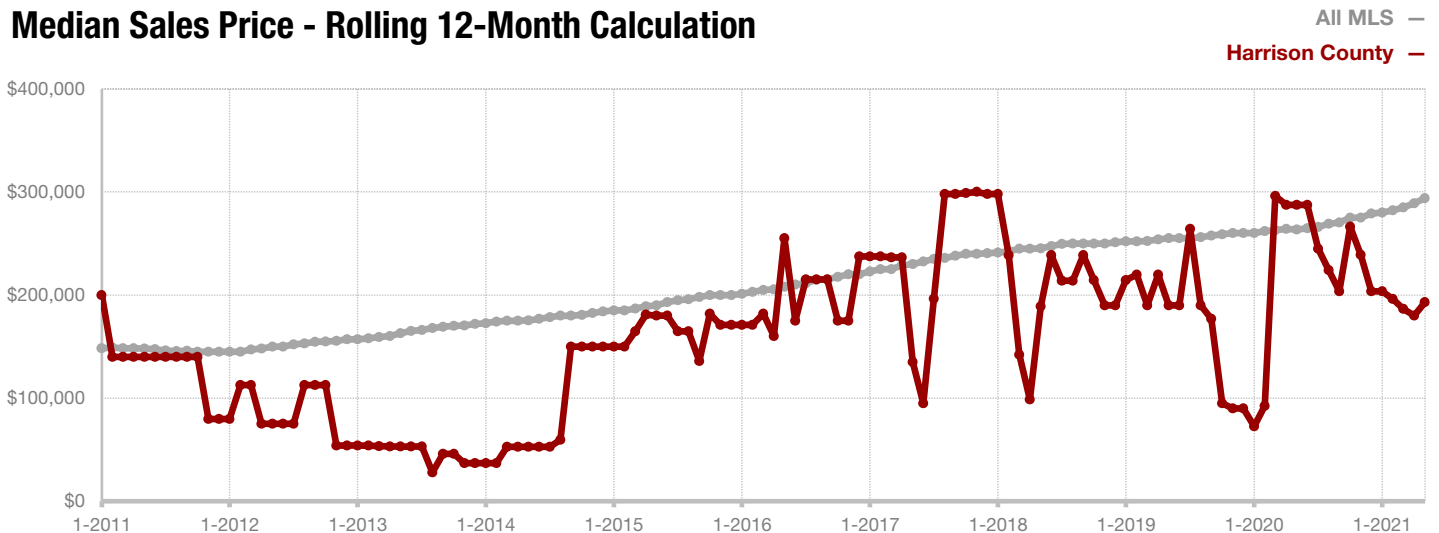
Harrison County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2	6	+ 200.0%	8	11	+ 37.5%
Pending Sales	0	3	--	5	7	+ 40.0%
Closed Sales	0	2	--	6	4	- 33.3%
Average Sales Price*	--	\$604,200	--	\$412,417	\$442,575	+ 7.3%
Median Sales Price*	--	\$604,200	--	\$311,750	\$419,700	+ 34.6%
Percent of Original List Price Received*	--	93.2%	--	93.9%	96.8%	+ 3.1%
Days on Market Until Sale	--	138	--	90	77	- 14.4%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	9.3	3.9	- 55.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



+ 19.0%

+ 7.0%

+ 21.1%

Change in
New Listings

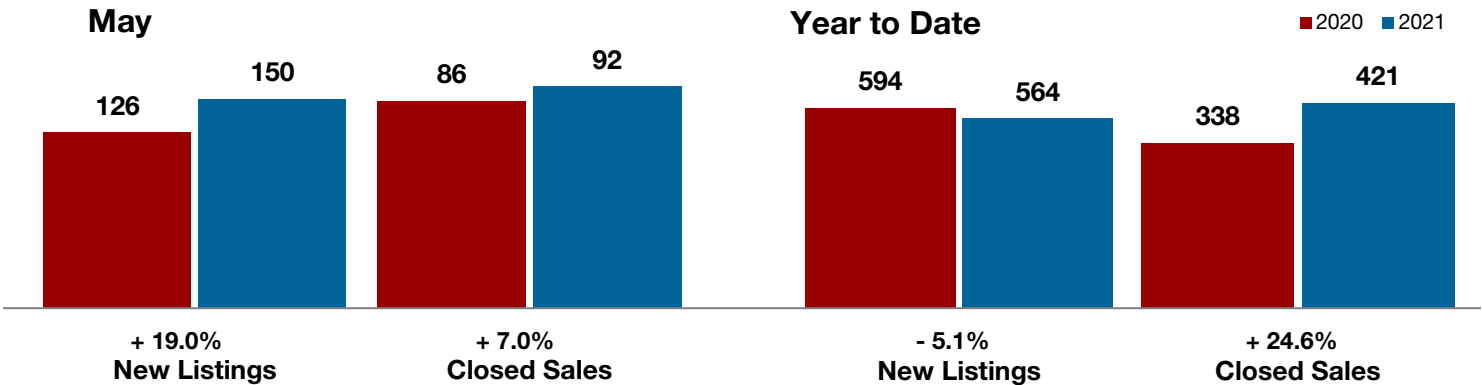
Change in
Closed Sales

Change in
Median Sales Price

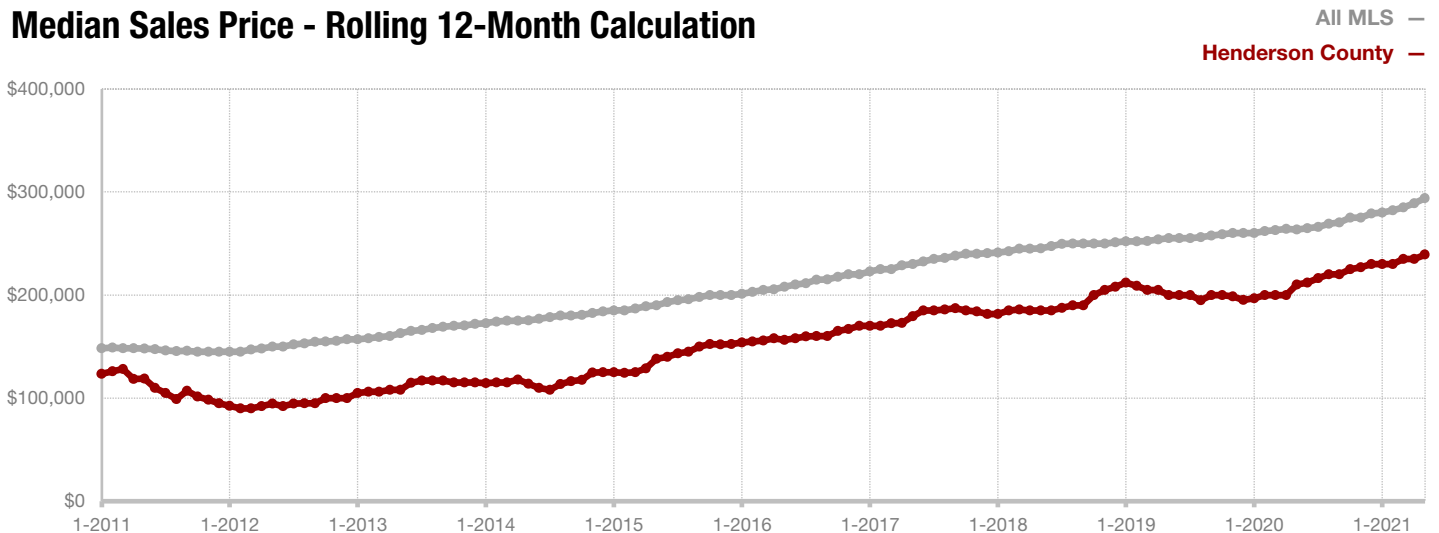
Henderson County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	126	150	+ 19.0%	594	564	- 5.1%
Pending Sales	163	105	- 35.6%	452	482	+ 6.6%
Closed Sales	86	92	+ 7.0%	338	421	+ 24.6%
Average Sales Price*	\$333,704	\$386,916	+ 15.9%	\$277,330	\$386,203	+ 39.3%
Median Sales Price*	\$243,500	\$295,000	+ 21.1%	\$211,954	\$243,000	+ 14.6%
Percent of Original List Price Received*	93.4%	98.4%	+ 5.4%	91.9%	95.8%	+ 4.2%
Days on Market Until Sale	71	33	- 53.5%	72	50	- 30.6%
Inventory of Homes for Sale	354	217	- 38.7%	--	--	--
Months Supply of Inventory	4.5	2.1	- 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



- 24.0%

+ 39.1%

+ 11.5%

Change in
New Listings

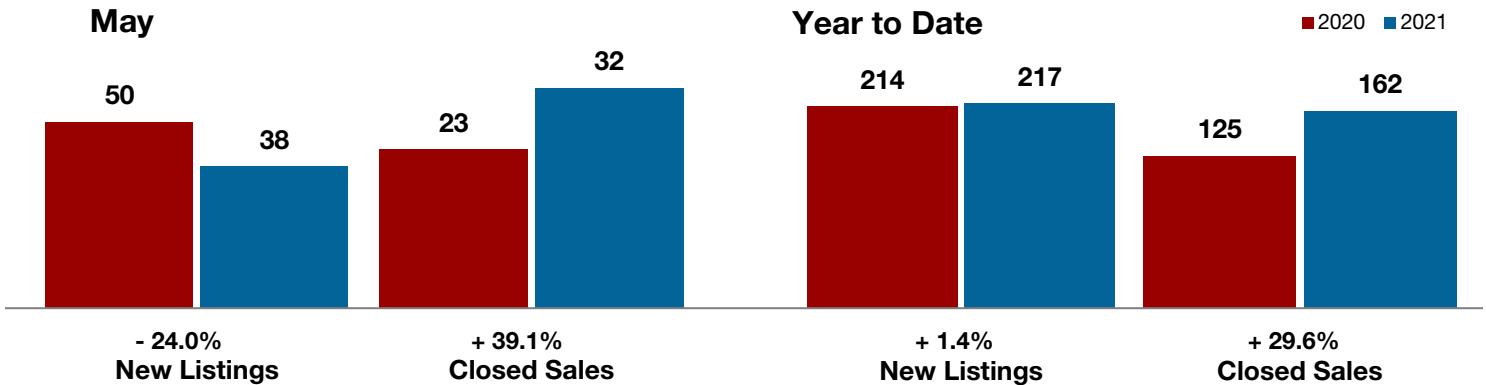
Change in
Closed Sales

Change in
Median Sales Price

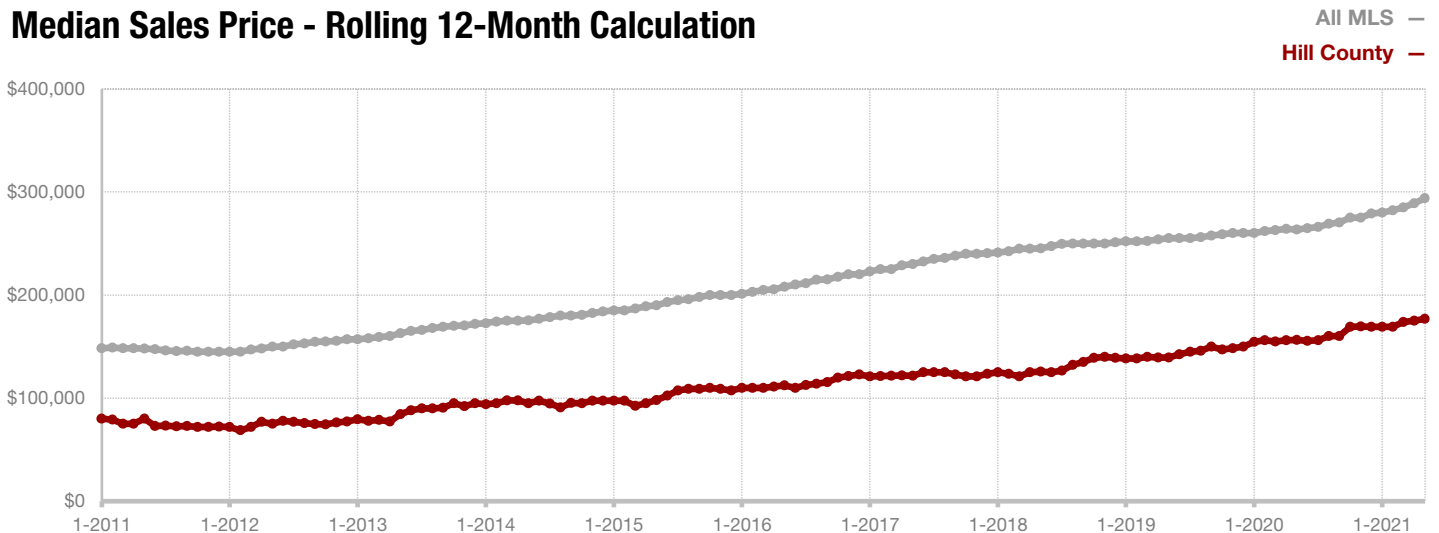
Hill County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	50	38	- 24.0%	214	217	+ 1.4%
Pending Sales	39	41	+ 5.1%	153	195	+ 27.5%
Closed Sales	23	32	+ 39.1%	125	162	+ 29.6%
Average Sales Price*	\$163,782	\$242,331	+ 48.0%	\$177,630	\$224,143	+ 26.2%
Median Sales Price*	\$170,000	\$189,500	+ 11.5%	\$150,000	\$175,000	+ 16.7%
Percent of Original List Price Received*	94.2%	93.4%	- 0.8%	92.2%	93.9%	+ 1.8%
Days on Market Until Sale	68	37	- 45.6%	83	53	- 36.1%
Inventory of Homes for Sale	145	68	- 53.1%	--	--	--
Months Supply of Inventory	4.7	1.8	- 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



+ 1.8%

+ 26.4%

+ 19.8%

Change in
New Listings

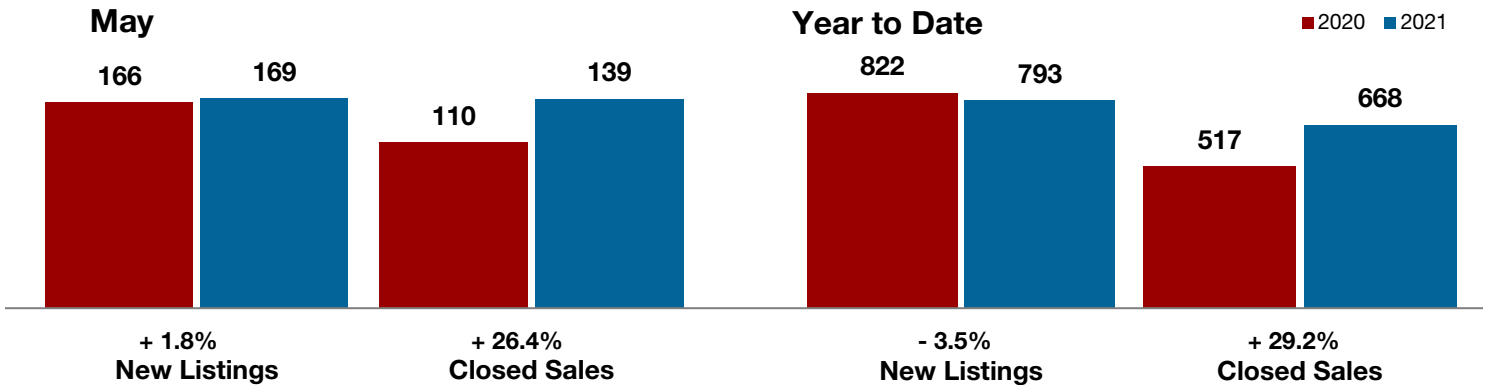
Change in
Closed Sales

Change in
Median Sales Price

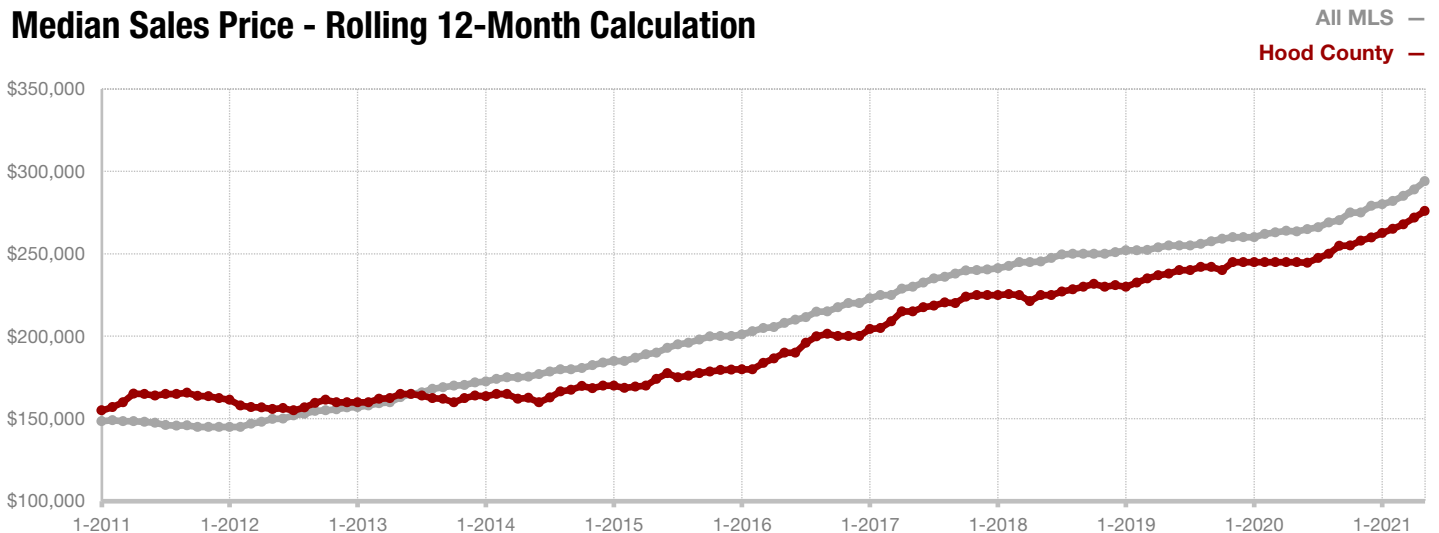
Hood County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	166	169	+ 1.8%	822	793	- 3.5%
Pending Sales	138	127	- 8.0%	588	706	+ 20.1%
Closed Sales	110	139	+ 26.4%	517	668	+ 29.2%
Average Sales Price*	\$290,706	\$365,875	+ 25.9%	\$283,207	\$345,871	+ 22.1%
Median Sales Price*	\$257,000	\$307,777	+ 19.8%	\$243,900	\$290,000	+ 18.9%
Percent of Original List Price Received*	95.3%	100.9%	+ 5.9%	95.9%	98.9%	+ 3.1%
Days on Market Until Sale	68	31	- 54.4%	55	38	- 30.9%
Inventory of Homes for Sale	388	184	- 52.6%	--	--	--
Months Supply of Inventory	3.3	1.2	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



+ 10.7%

+ 30.0%

+ 16.1%

Change in
New Listings

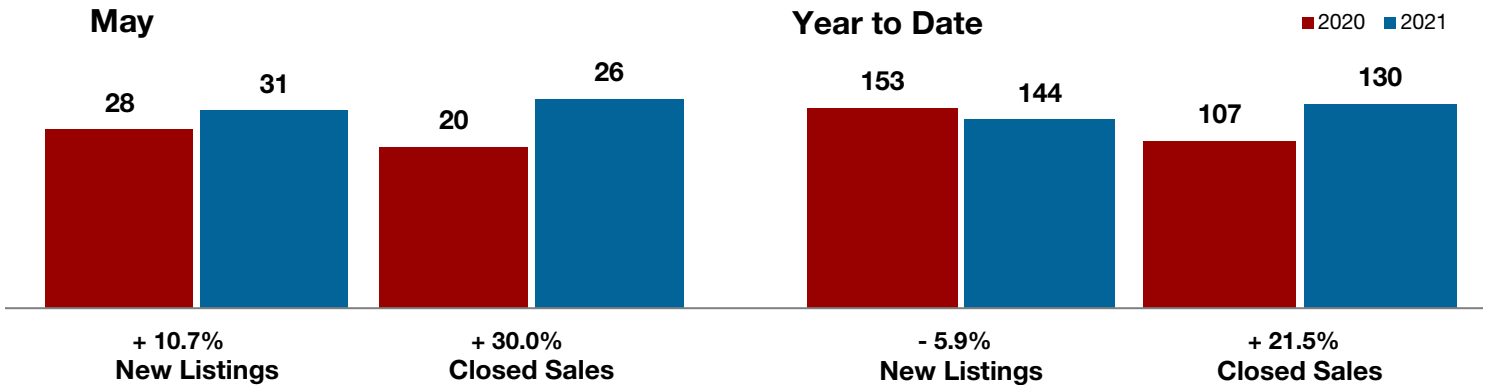
Change in
Closed Sales

Change in
Median Sales Price

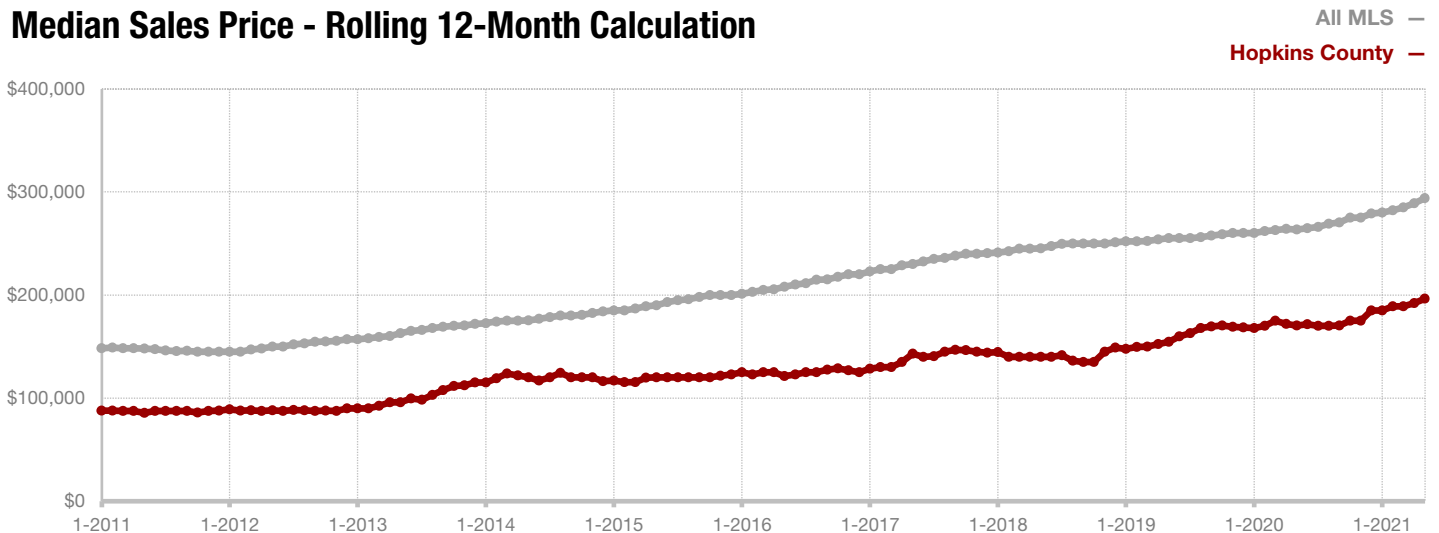
Hopkins County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	28	31	+ 10.7%	153	144	- 5.9%
Pending Sales	26	24	- 7.7%	117	126	+ 7.7%
Closed Sales	20	26	+ 30.0%	107	130	+ 21.5%
Average Sales Price*	\$182,464	\$260,625	+ 42.8%	\$200,849	\$292,412	+ 45.6%
Median Sales Price*	\$177,450	\$205,950	+ 16.1%	\$170,000	\$216,950	+ 27.6%
Percent of Original List Price Received*	95.1%	98.1%	+ 3.2%	94.0%	94.5%	+ 0.5%
Days on Market Until Sale	39	34	- 12.8%	59	52	- 11.9%
Inventory of Homes for Sale	91	49	- 46.2%	--	--	--
Months Supply of Inventory	4.1	1.8	- 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



+ 9.9%

+ 49.5%

+ 15.2%

Change in
New Listings

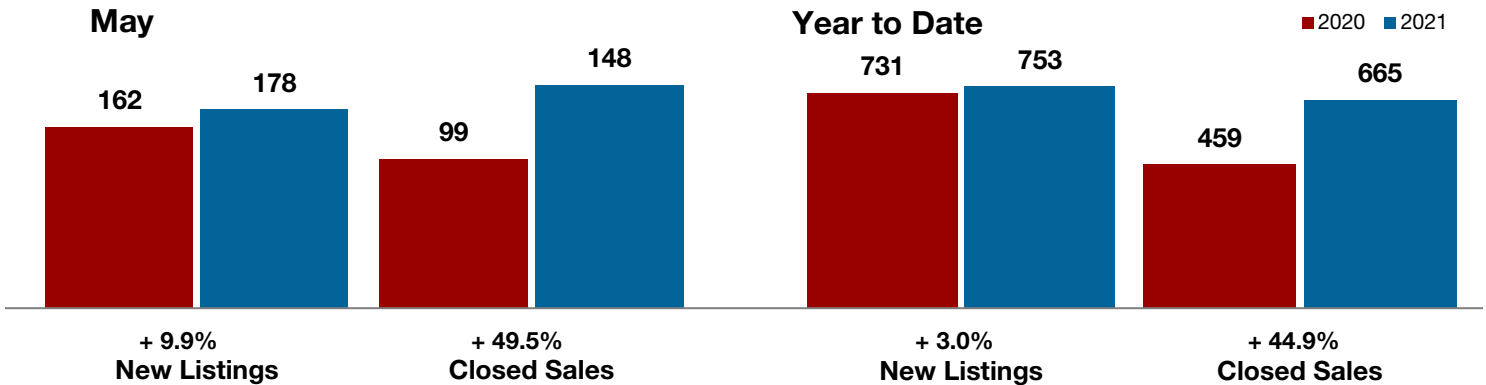
Change in
Closed Sales

Change in
Median Sales Price

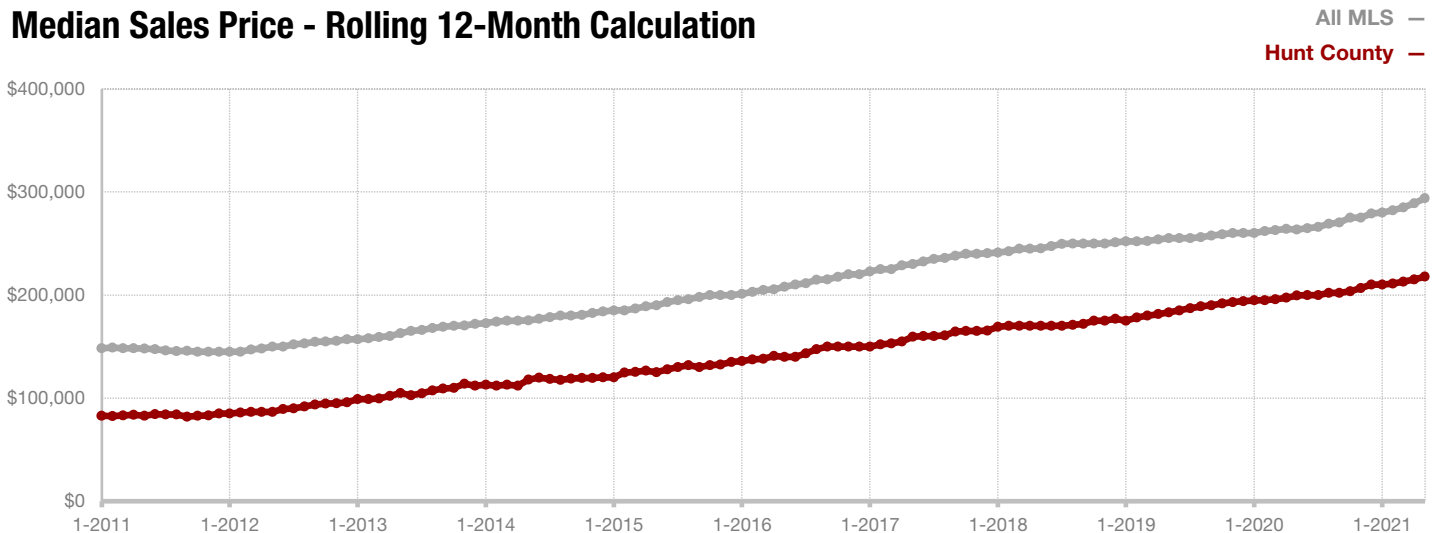
Hunt County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	162	178	+ 9.9%	731	753	+ 3.0%
Pending Sales	157	155	- 1.3%	558	715	+ 28.1%
Closed Sales	99	148	+ 49.5%	459	665	+ 44.9%
Average Sales Price*	\$229,818	\$269,221	+ 17.1%	\$225,287	\$254,075	+ 12.8%
Median Sales Price*	\$208,250	\$239,815	+ 15.2%	\$200,000	\$222,750	+ 11.4%
Percent of Original List Price Received*	96.5%	99.2%	+ 2.8%	95.0%	97.9%	+ 3.1%
Days on Market Until Sale	58	24	- 58.6%	61	35	- 42.6%
Inventory of Homes for Sale	352	175	- 50.3%	--	--	--
Months Supply of Inventory	3.3	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 – May 2021

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



- 40.0%

+ 200.0%

+ 62.5%

Change in
New Listings

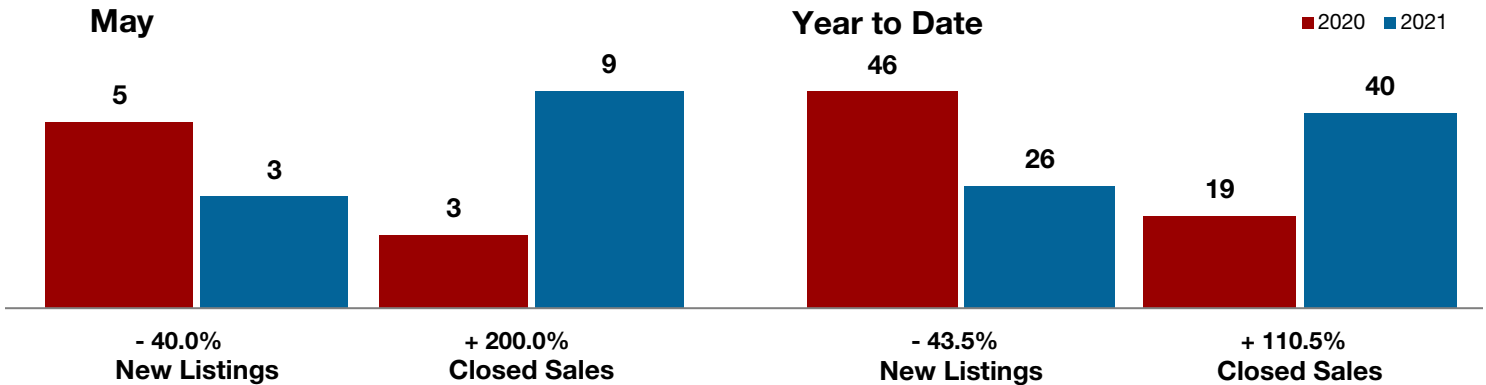
Change in
Closed Sales

Change in
Median Sales Price

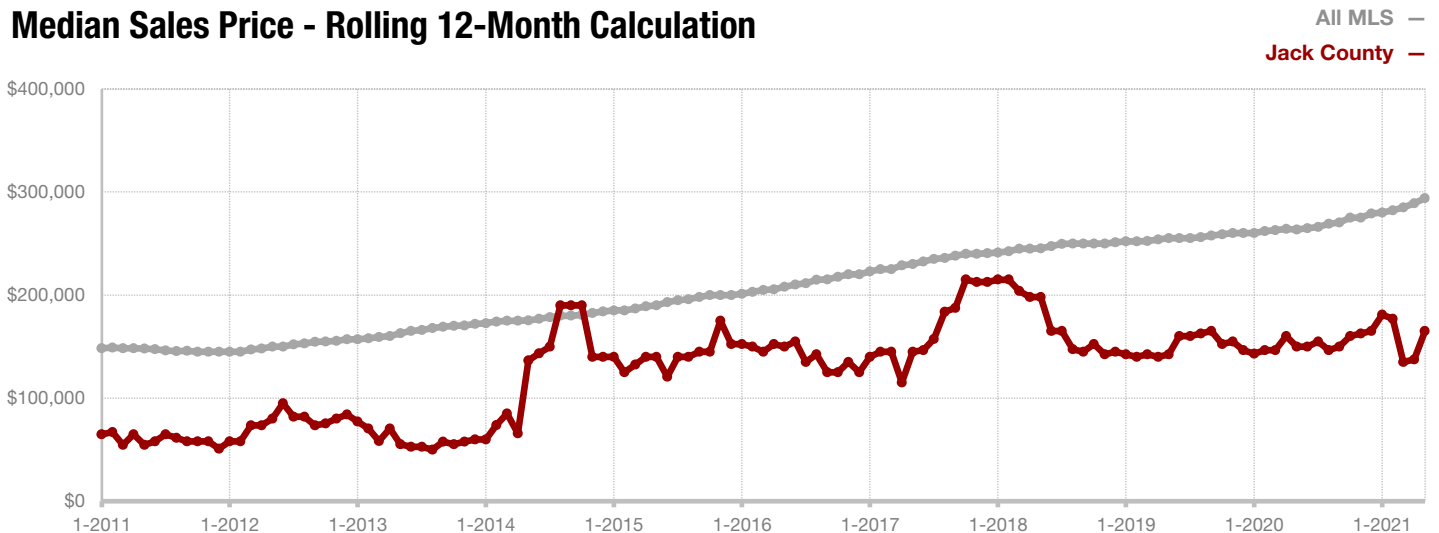
Jack County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	5	3	- 40.0%	46	26	- 43.5%
Pending Sales	5	5	0.0%	20	37	+ 85.0%
Closed Sales	3	9	+ 200.0%	19	40	+ 110.5%
Average Sales Price*	\$107,333	\$278,222	+ 159.2%	\$217,089	\$223,810	+ 3.1%
Median Sales Price*	\$120,000	\$195,000	+ 62.5%	\$150,000	\$160,000	+ 6.7%
Percent of Original List Price Received*	90.9%	91.1%	+ 0.2%	91.6%	86.1%	- 6.0%
Days on Market Until Sale	26	104	+ 300.0%	67	189	+ 182.1%
Inventory of Homes for Sale	39	8	- 79.5%	--	--	--
Months Supply of Inventory	11.7	1.2	- 91.7%	--	--	--

* 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 – May 2021

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



- 18.7%

Change in
New Listings

- 3.9%

Change in
Closed Sales

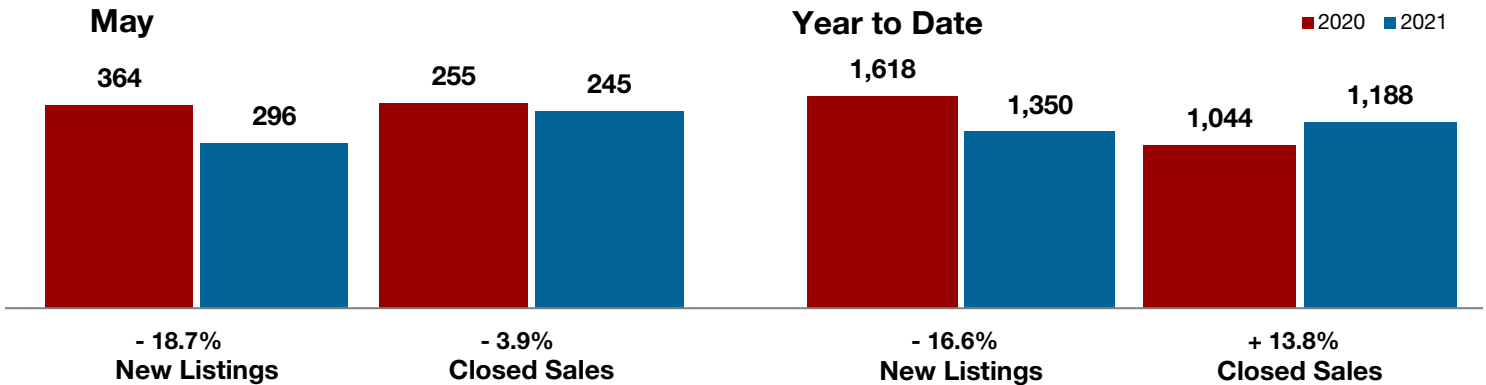
+ 20.3%

Change in
Median Sales Price

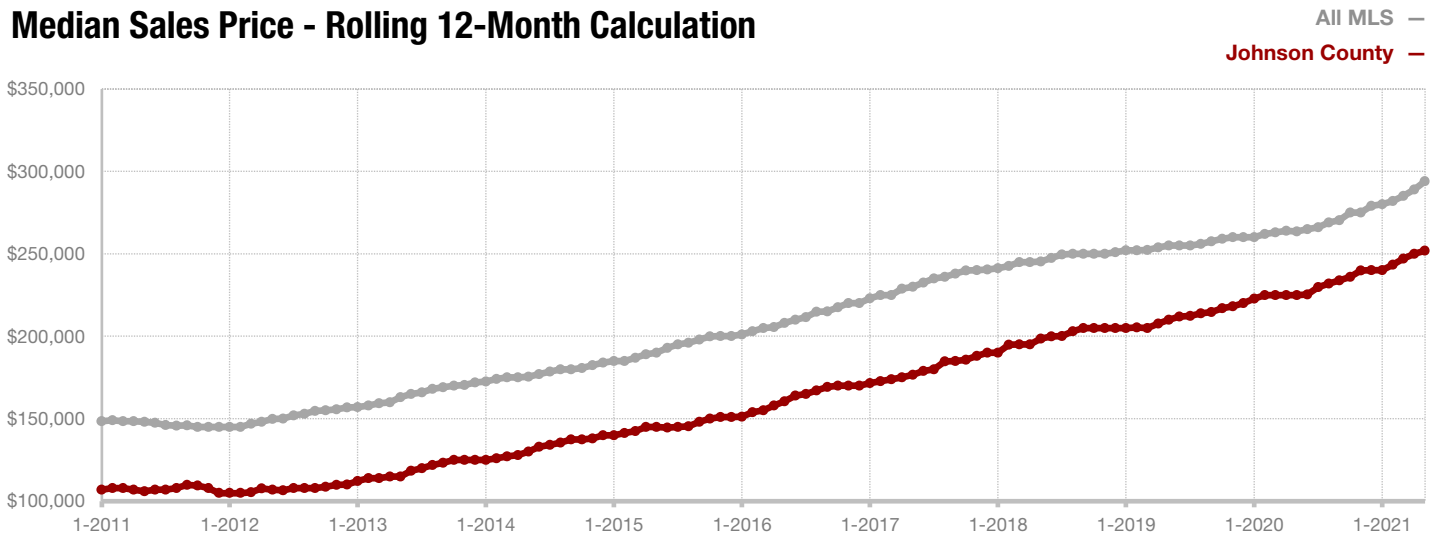
Johnson County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	364	296	- 18.7%	1,618	1,350	- 16.6%
Pending Sales	345	274	- 20.6%	1,288	1,307	+ 1.5%
Closed Sales	255	245	- 3.9%	1,044	1,188	+ 13.8%
Average Sales Price*	\$263,082	\$314,005	+ 19.4%	\$251,274	\$294,999	+ 17.4%
Median Sales Price*	\$237,250	\$285,500	+ 20.3%	\$228,256	\$266,770	+ 16.9%
Percent of Original List Price Received*	97.7%	101.1%	+ 3.5%	97.0%	99.6%	+ 2.7%
Days on Market Until Sale	53	27	- 49.1%	56	34	- 39.3%
Inventory of Homes for Sale	682	261	- 61.7%	--	--	--
Months Supply of Inventory	2.9	0.9	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



- 37.5%

+ 50.0%

+ 40.2%

Change in
New Listings

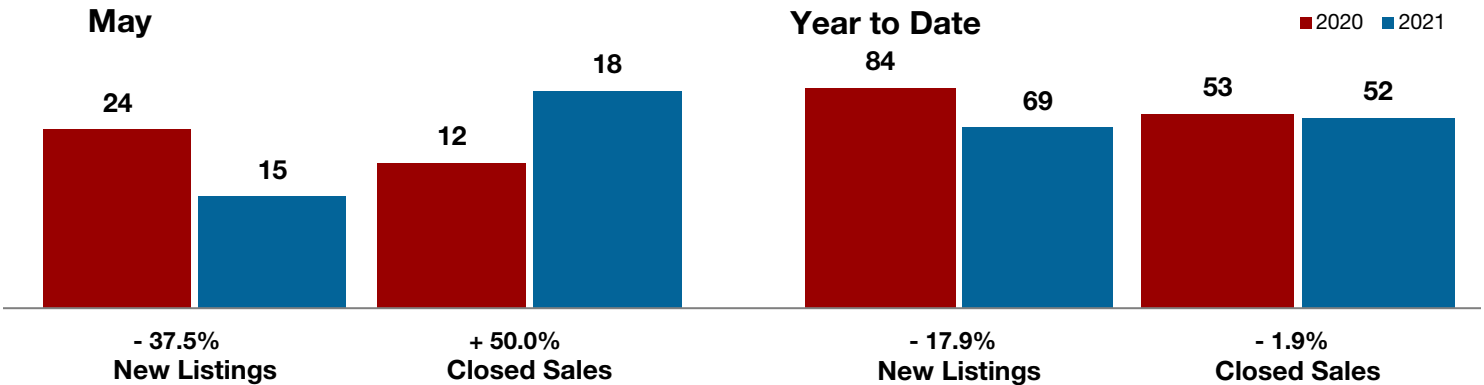
Change in
Closed Sales

Change in
Median Sales Price

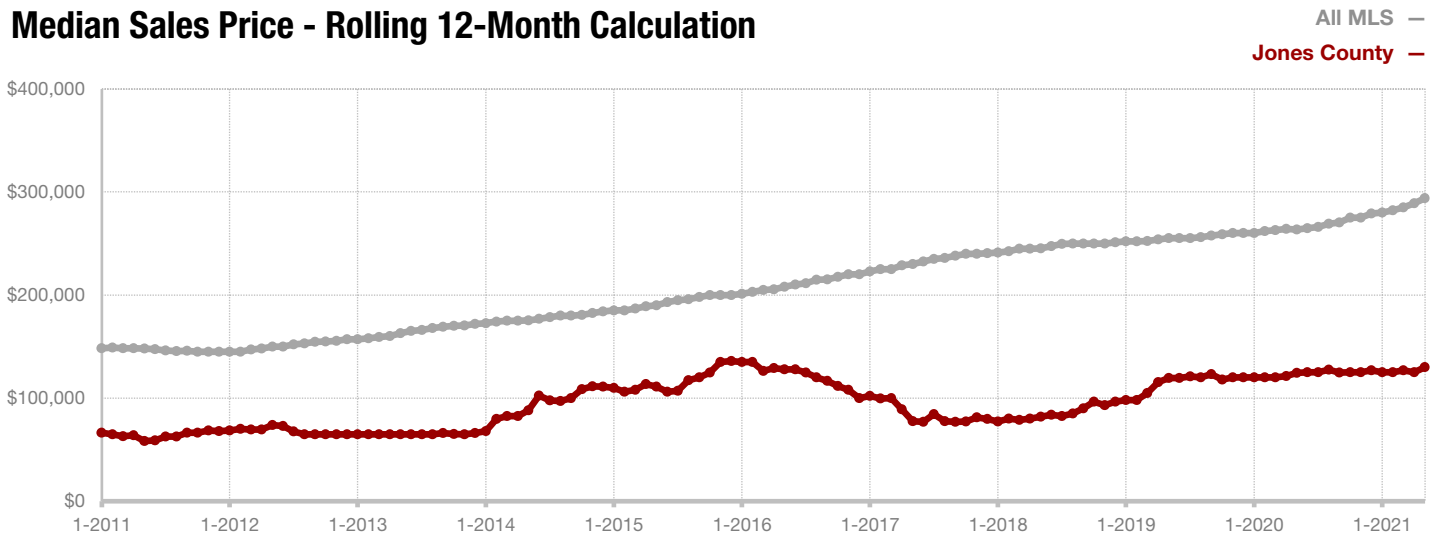
Jones County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	24	15	- 37.5%	84	69	- 17.9%
Pending Sales	13	13	0.0%	61	55	- 9.8%
Closed Sales	12	18	+ 50.0%	53	52	- 1.9%
Average Sales Price*	\$128,083	\$200,531	+ 56.6%	\$146,135	\$154,984	+ 6.1%
Median Sales Price*	\$115,000	\$161,250	+ 40.2%	\$122,500	\$128,000	+ 4.5%
Percent of Original List Price Received*	85.9%	92.9%	+ 8.1%	91.5%	92.7%	+ 1.3%
Days on Market Until Sale	97	66	- 32.0%	83	61	- 26.5%
Inventory of Homes for Sale	61	28	- 54.1%	--	--	--
Months Supply of Inventory	5.9	2.2	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



- 7.5%

+ 18.8%

+ 20.8%

Change in
New Listings

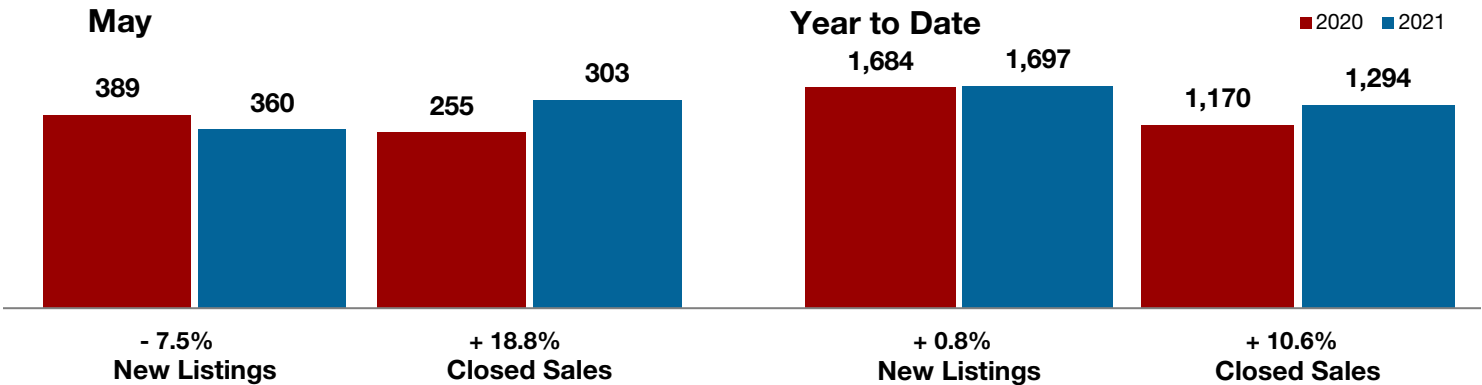
Change in
Closed Sales

Change in
Median Sales Price

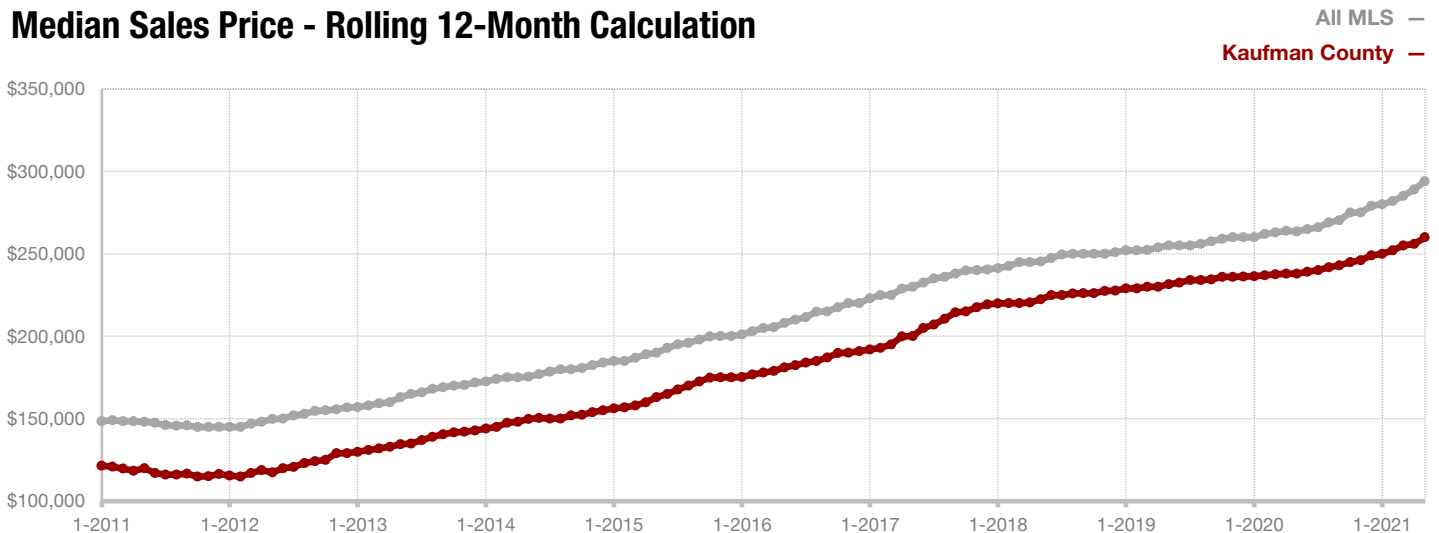
Kaufman County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	389	360	- 7.5%	1,684	1,697	+ 0.8%
Pending Sales	429	314	- 26.8%	1,452	1,638	+ 12.8%
Closed Sales	255	303	+ 18.8%	1,170	1,294	+ 10.6%
Average Sales Price*	\$257,348	\$306,187	+ 19.0%	\$249,169	\$293,708	+ 17.9%
Median Sales Price*	\$240,000	\$290,000	+ 20.8%	\$237,630	\$273,750	+ 15.2%
Percent of Original List Price Received*	96.2%	103.0%	+ 7.1%	95.8%	100.7%	+ 5.1%
Days on Market Until Sale	67	26	- 61.2%	63	31	- 50.8%
Inventory of Homes for Sale	694	324	- 53.3%	--	--	--
Months Supply of Inventory	2.6	1.0	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



+ 4.3%

+ 22.7%

+ 63.7%

Change in
New Listings

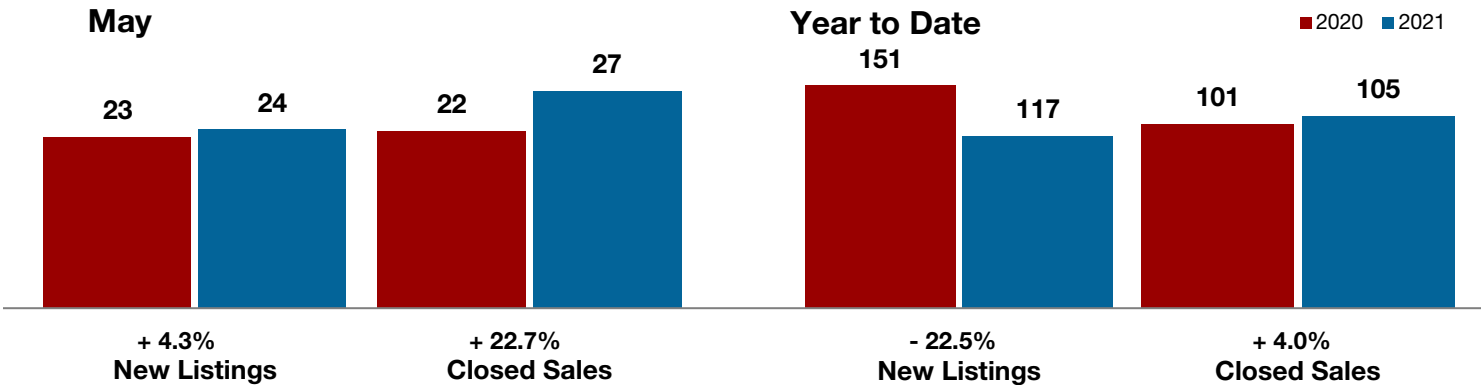
Change in
Closed Sales

Change in
Median Sales Price

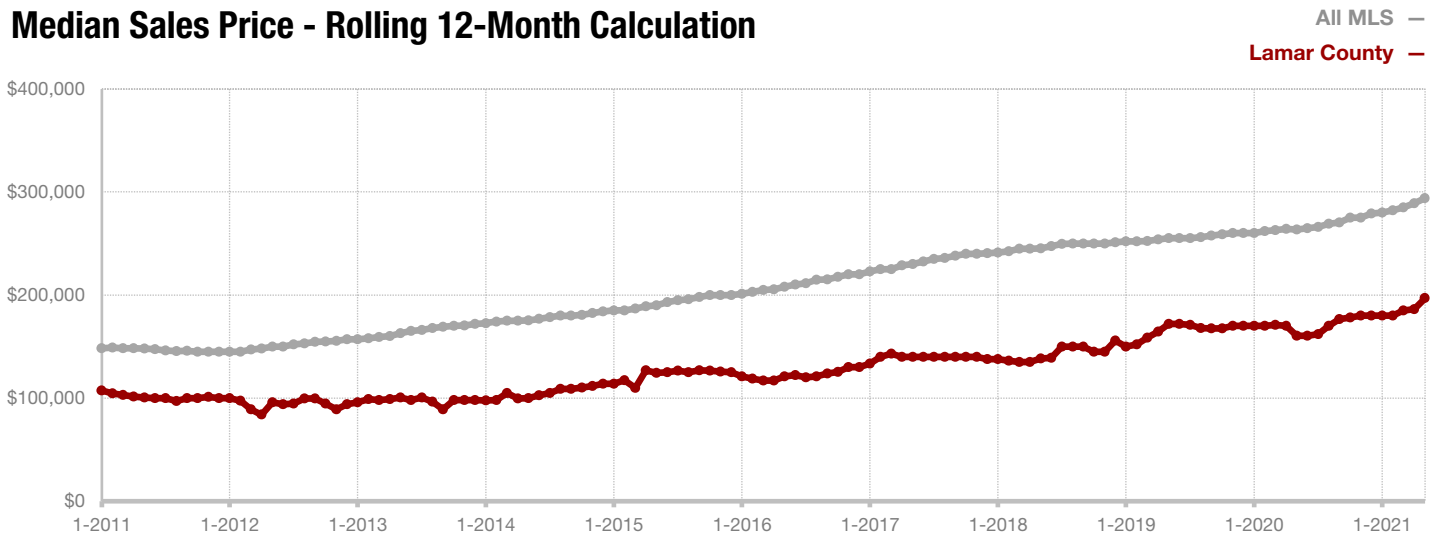
Lamar County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	23	24	+ 4.3%	151	117	- 22.5%
Pending Sales	32	16	- 50.0%	121	109	- 9.9%
Closed Sales	22	27	+ 22.7%	101	105	+ 4.0%
Average Sales Price*	\$167,707	\$239,950	+ 43.1%	\$178,926	\$241,162	+ 34.8%
Median Sales Price*	\$131,500	\$215,200	+ 63.7%	\$152,000	\$212,500	+ 39.8%
Percent of Original List Price Received*	89.0%	95.8%	+ 7.6%	89.9%	95.0%	+ 5.7%
Days on Market Until Sale	98	34	- 65.3%	83	60	- 27.7%
Inventory of Homes for Sale	95	37	- 61.1%	--	--	--
Months Supply of Inventory	4.3	1.7	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



-- **0.0%** **- 11.0%**

Change in
New Listings

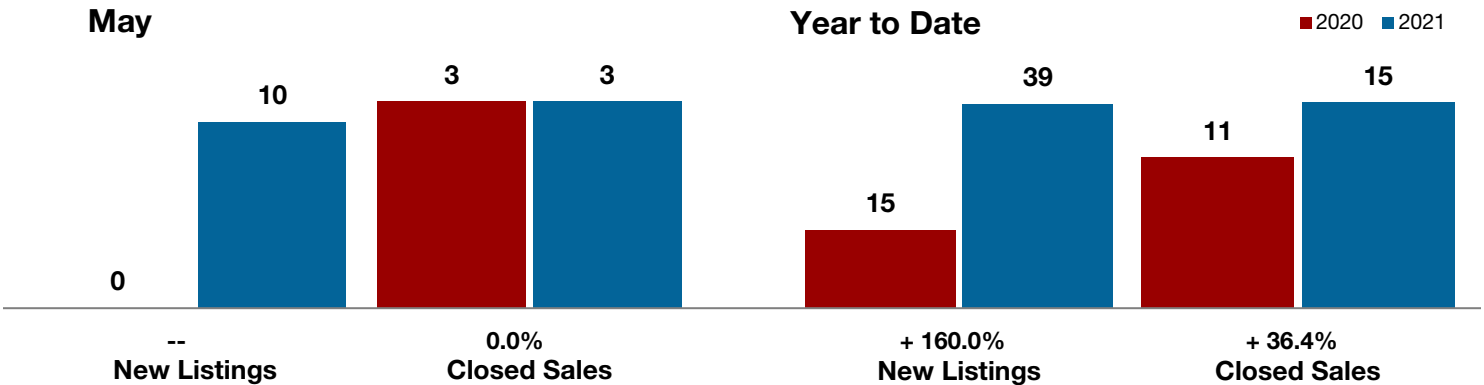
Change in
Closed Sales

Change in
Median Sales Price

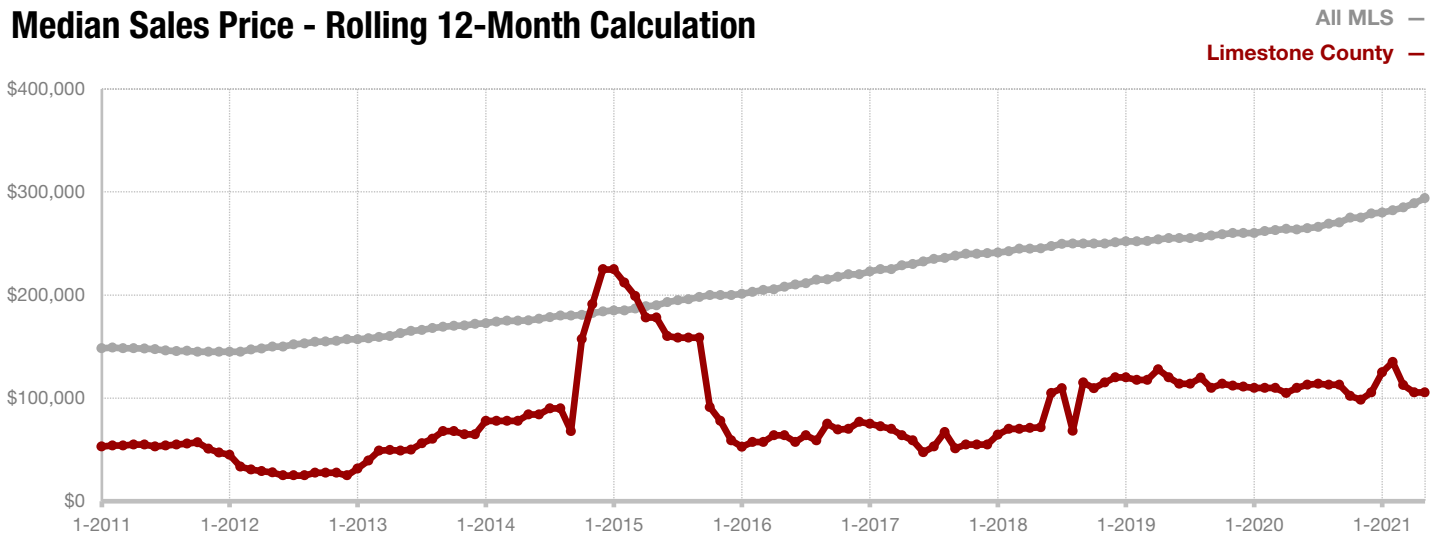
Limestone County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	0	10	--	15	39	+ 160.0%
Pending Sales	3	9	+ 200.0%	12	24	+ 100.0%
Closed Sales	3	3	0.0%	11	15	+ 36.4%
Average Sales Price*	\$122,667	\$129,500	+ 5.6%	\$116,709	\$133,899	+ 14.7%
Median Sales Price*	\$155,000	\$138,000	- 11.0%	\$95,000	\$88,000	- 7.4%
Percent of Original List Price Received*	92.8%	94.1%	+ 1.4%	92.3%	91.0%	- 1.4%
Days on Market Until Sale	76	67	- 11.8%	56	118	+ 110.7%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	5.6	5.4	- 16.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



+ 13.0%

Change in
New Listings

+ 55.0%

Change in
Closed Sales

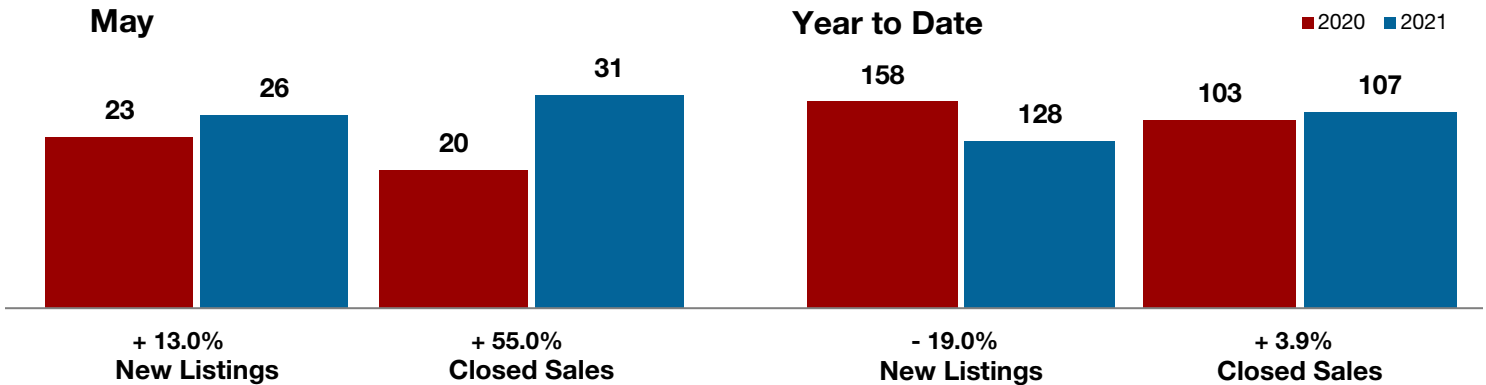
+ 69.2%

Change in
Median Sales Price

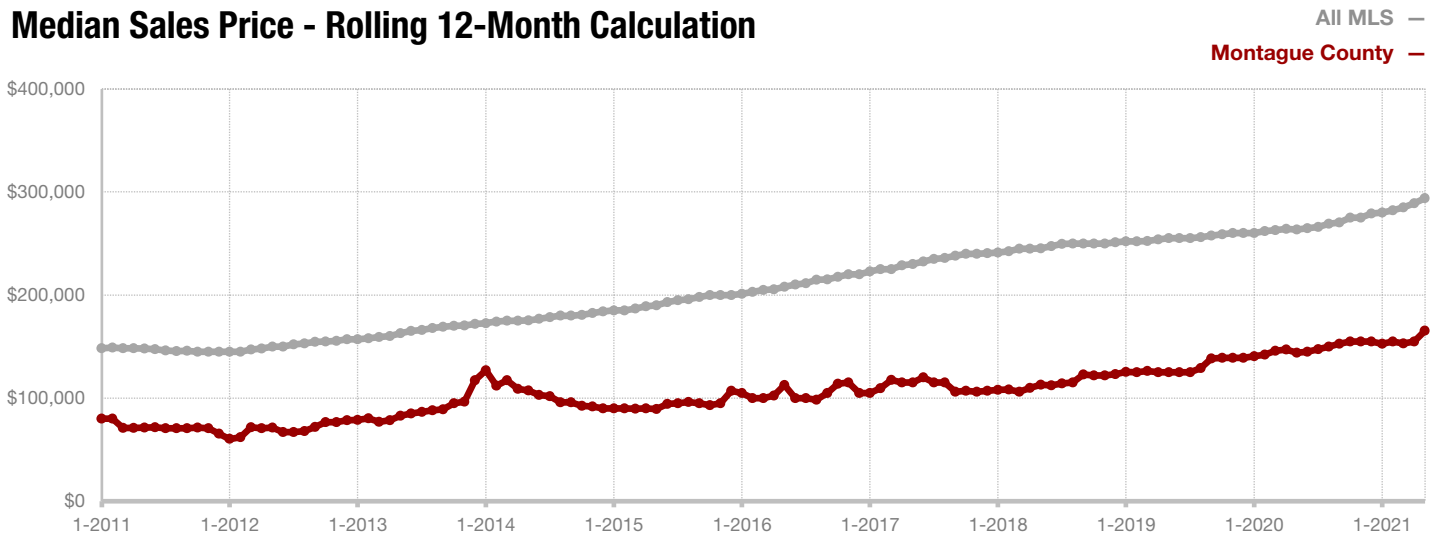
Montague County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	23	26	+ 13.0%	158	128	- 19.0%
Pending Sales	20	16	- 20.0%	102	118	+ 15.7%
Closed Sales	20	31	+ 55.0%	103	107	+ 3.9%
Average Sales Price*	\$129,775	\$219,107	+ 68.8%	\$182,738	\$229,731	+ 25.7%
Median Sales Price*	\$109,250	\$184,900	+ 69.2%	\$151,400	\$176,500	+ 16.6%
Percent of Original List Price Received*	89.0%	98.4%	+ 10.6%	92.3%	93.8%	+ 1.6%
Days on Market Until Sale	61	37	- 39.3%	70	60	- 14.3%
Inventory of Homes for Sale	109	41	- 62.4%	--	--	--
Months Supply of Inventory	5.5	1.7	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



+ 23.4%

+ 55.2%

+ 15.7%

Change in
New Listings

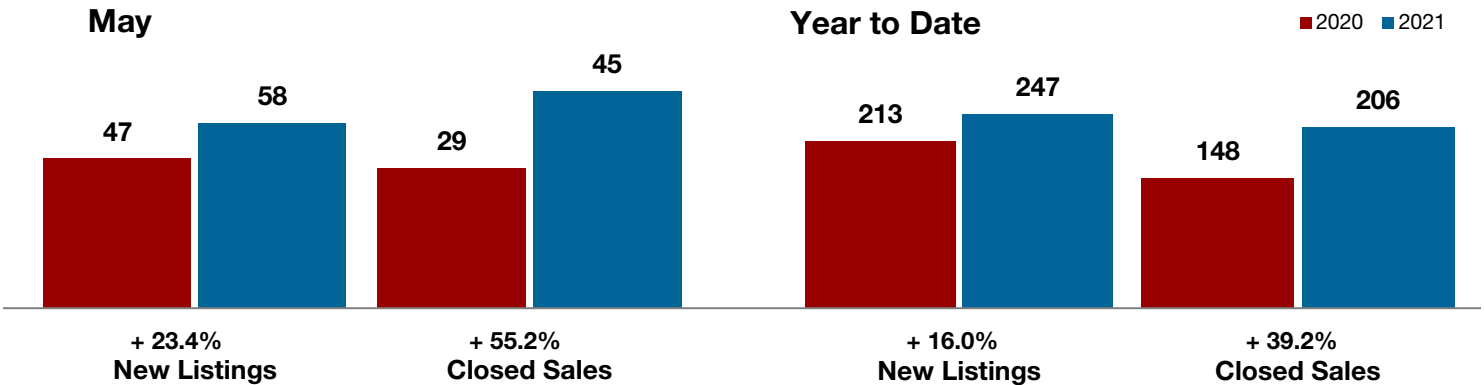
Change in
Closed Sales

Change in
Median Sales Price

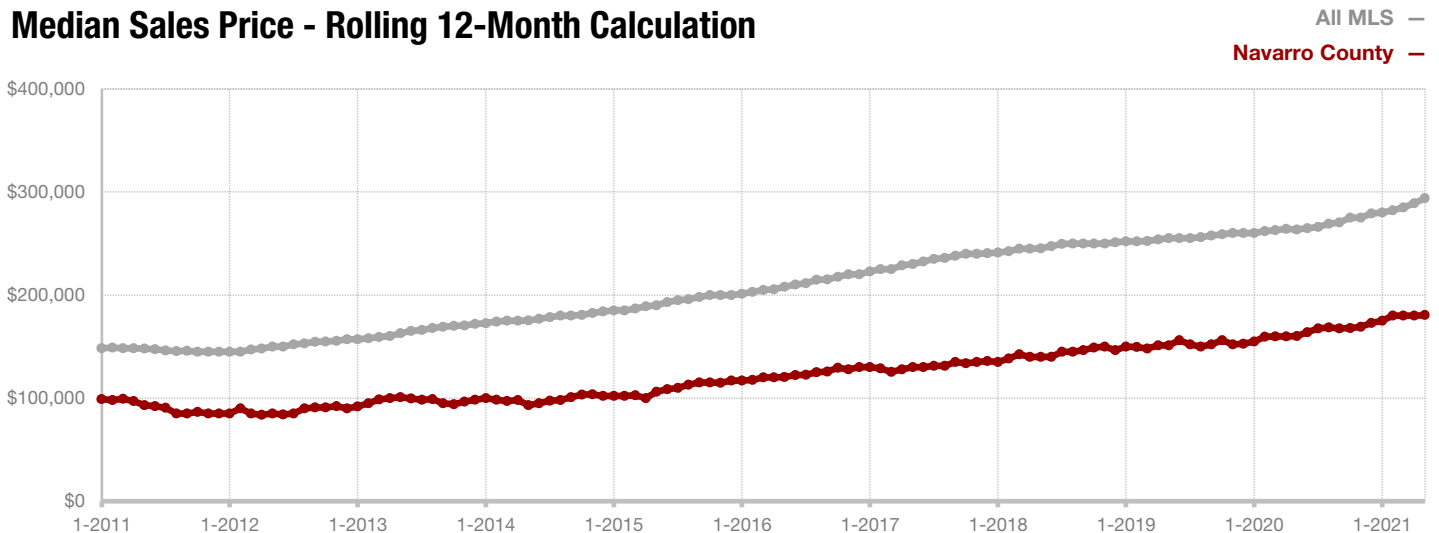
Navarro County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	47	58	+ 23.4%	213	247	+ 16.0%
Pending Sales	47	40	- 14.9%	177	209	+ 18.1%
Closed Sales	29	45	+ 55.2%	148	206	+ 39.2%
Average Sales Price*	\$247,538	\$304,412	+ 23.0%	\$228,790	\$279,625	+ 22.2%
Median Sales Price*	\$172,000	\$199,000	+ 15.7%	\$169,450	\$191,750	+ 13.2%
Percent of Original List Price Received*	93.4%	100.2%	+ 7.3%	93.8%	97.6%	+ 4.1%
Days on Market Until Sale	97	12	- 87.6%	79	45	- 43.0%
Inventory of Homes for Sale	139	77	- 44.6%	--	--	--
Months Supply of Inventory	3.8	1.7	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



- 33.3% **+ 400.0%** **+ 342.2%**

Change in
New Listings

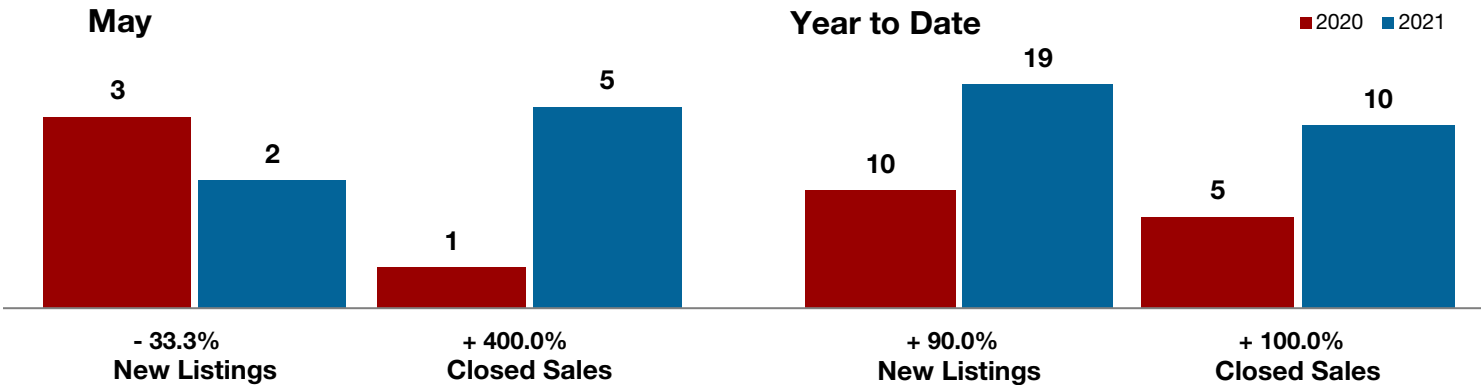
Change in
Closed Sales

Change in
Median Sales Price

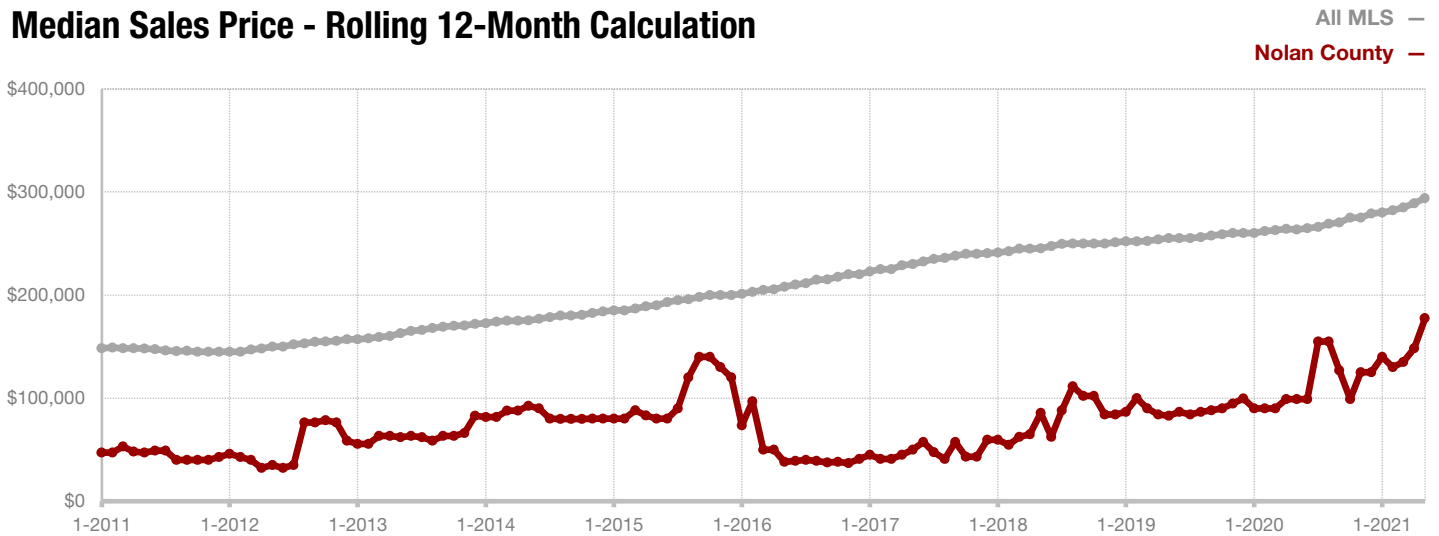
Nolan County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3	2	- 33.3%	10	19	+ 90.0%
Pending Sales	4	2	- 50.0%	8	13	+ 62.5%
Closed Sales	1	5	+ 400.0%	5	10	+ 100.0%
Average Sales Price*	\$45,000	\$177,325	+ 294.1%	\$135,500	\$165,523	+ 22.2%
Median Sales Price*	\$45,000	\$199,000	+ 342.2%	\$54,000	\$177,450	+ 228.6%
Percent of Original List Price Received*	51.1%	88.5%	+ 73.2%	71.7%	93.3%	+ 30.1%
Days on Market Until Sale	218	19	- 91.3%	207	26	- 87.4%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	4.4	3.0	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



+ 22.2%

+ 26.8%

+ 105.1%

Change in
New Listings

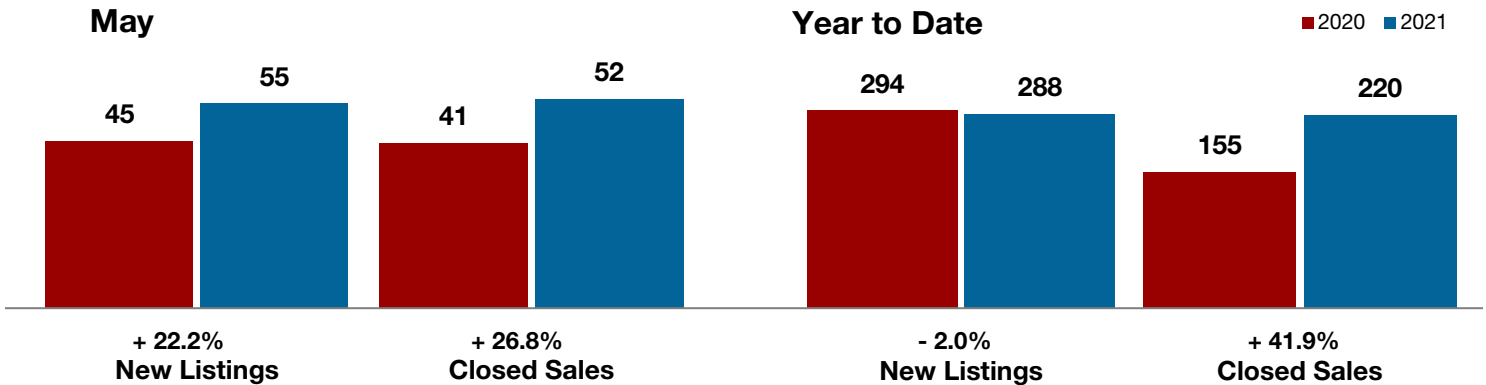
Change in
Closed Sales

Change in
Median Sales Price

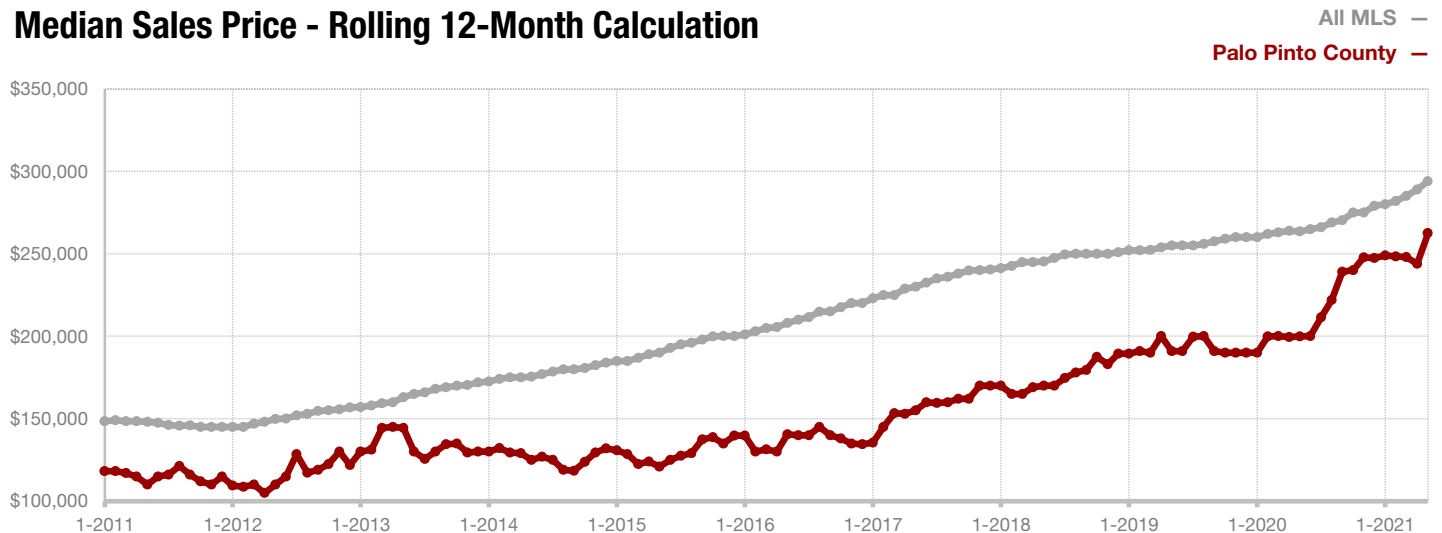
Palo Pinto County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	45	55	+ 22.2%	294	288	- 2.0%
Pending Sales	58	27	- 53.4%	190	221	+ 16.3%
Closed Sales	41	52	+ 26.8%	155	220	+ 41.9%
Average Sales Price*	\$329,655	\$668,350	+ 102.7%	\$370,591	\$439,435	+ 18.6%
Median Sales Price*	\$192,500	\$394,875	+ 105.1%	\$206,000	\$270,000	+ 31.1%
Percent of Original List Price Received*	91.9%	95.6%	+ 4.0%	90.9%	94.3%	+ 3.7%
Days on Market Until Sale	111	85	- 23.4%	97	79	- 18.6%
Inventory of Homes for Sale	225	136	- 39.6%	--	--	--
Months Supply of Inventory	6.4	3.0	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



- 6.9%

+ 19.0%

+ 24.5%

Change in
New Listings

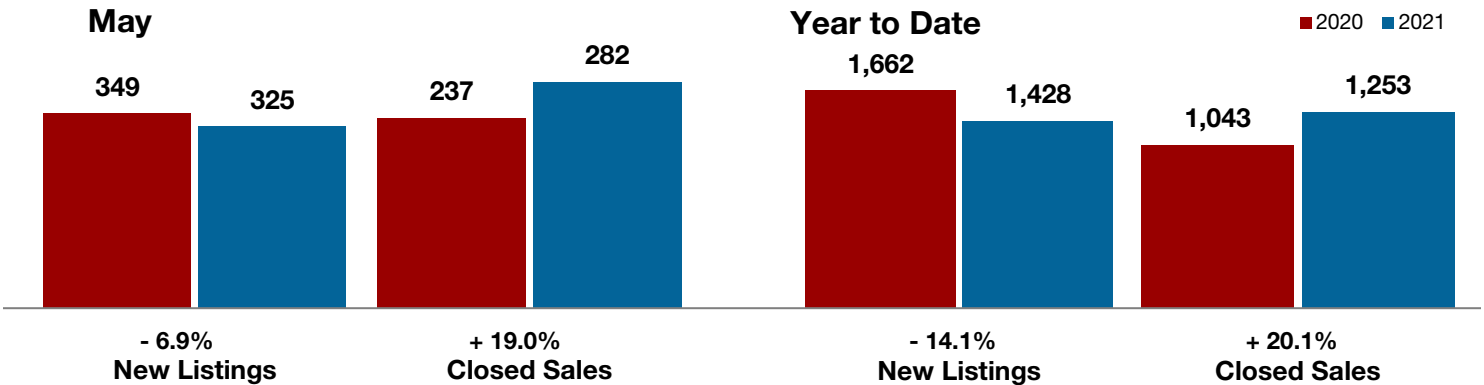
Change in
Closed Sales

Change in
Median Sales Price

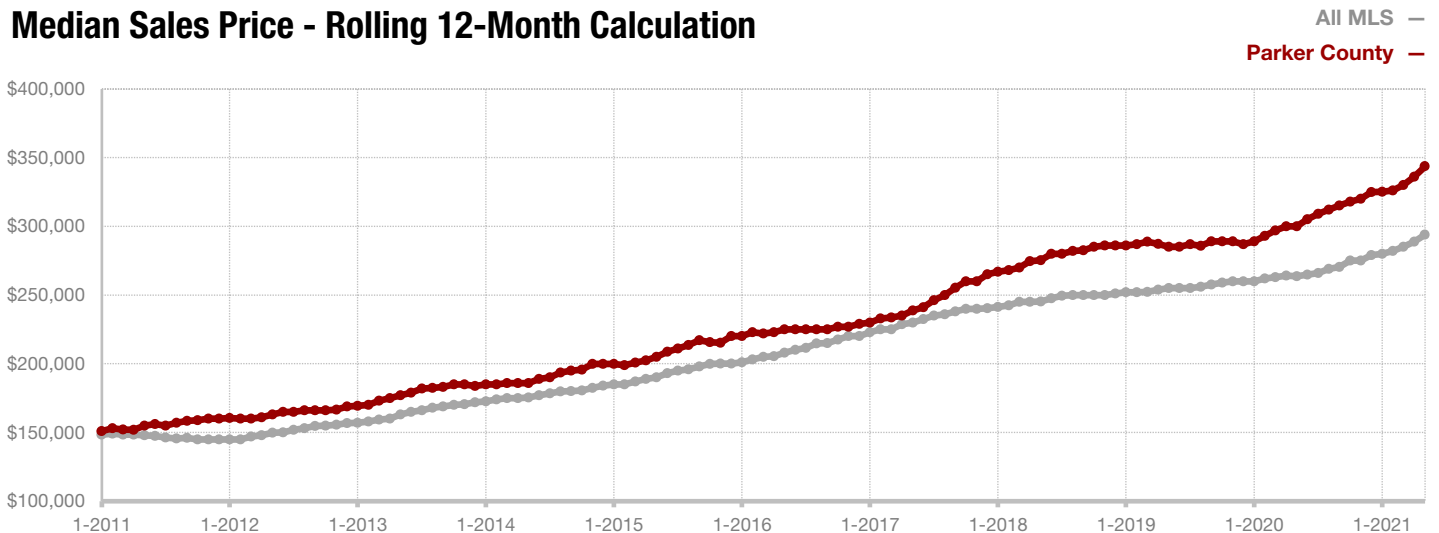
Parker County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	349	325	- 6.9%	1,662	1,428	- 14.1%
Pending Sales	345	220	- 36.2%	1,300	1,304	+ 0.3%
Closed Sales	237	282	+ 19.0%	1,043	1,253	+ 20.1%
Average Sales Price*	\$325,295	\$422,562	+ 29.9%	\$333,739	\$408,973	+ 22.5%
Median Sales Price*	\$310,000	\$386,028	+ 24.5%	\$310,000	\$365,950	+ 18.0%
Percent of Original List Price Received*	96.5%	100.9%	+ 4.6%	96.1%	98.9%	+ 2.9%
Days on Market Until Sale	71	36	- 49.3%	75	46	- 38.7%
Inventory of Homes for Sale	810	392	- 51.6%	--	--	--
Months Supply of Inventory	3.3	1.4	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



- 36.0%

- 28.6%

+ 50.2%

Change in
New Listings

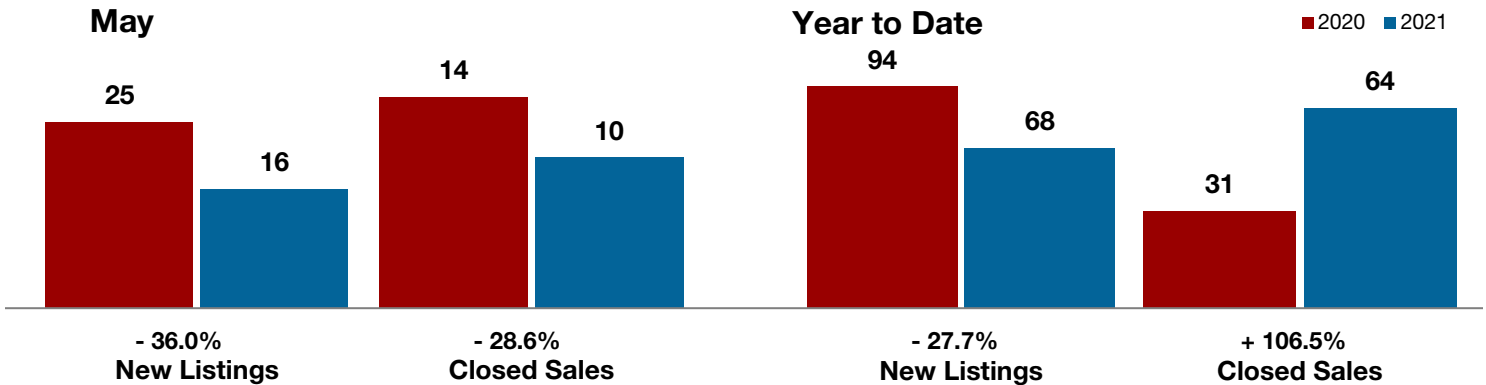
Change in
Closed Sales

Change in
Median Sales Price

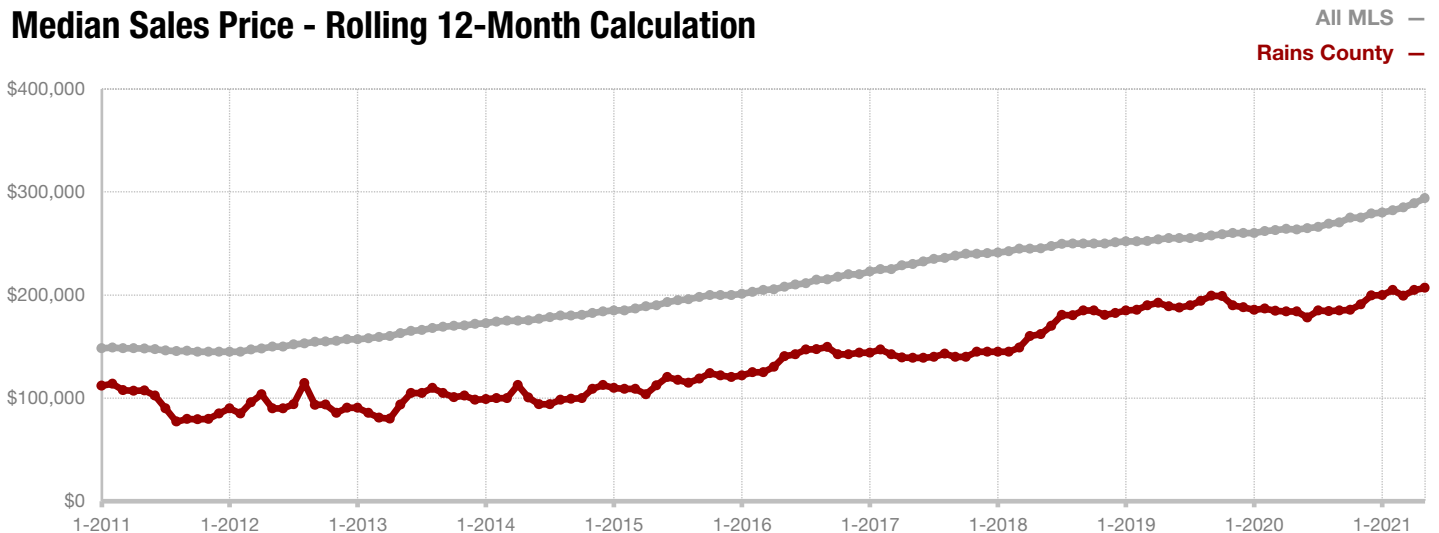
Rains County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	25	16	- 36.0%	94	68	- 27.7%
Pending Sales	13	11	- 15.4%	42	71	+ 69.0%
Closed Sales	14	10	- 28.6%	31	64	+ 106.5%
Average Sales Price*	\$196,250	\$326,910	+ 66.6%	\$199,988	\$294,852	+ 47.4%
Median Sales Price*	\$182,000	\$273,350	+ 50.2%	\$174,000	\$229,500	+ 31.9%
Percent of Original List Price Received*	93.0%	91.3%	- 1.8%	93.1%	94.3%	+ 1.3%
Days on Market Until Sale	67	56	- 16.4%	55	59	+ 7.3%
Inventory of Homes for Sale	77	16	- 79.2%	--	--	--
Months Supply of Inventory	7.7	1.0	- 87.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



- 15.3%

+ 14.6%

+ 14.1%

Change in
New Listings

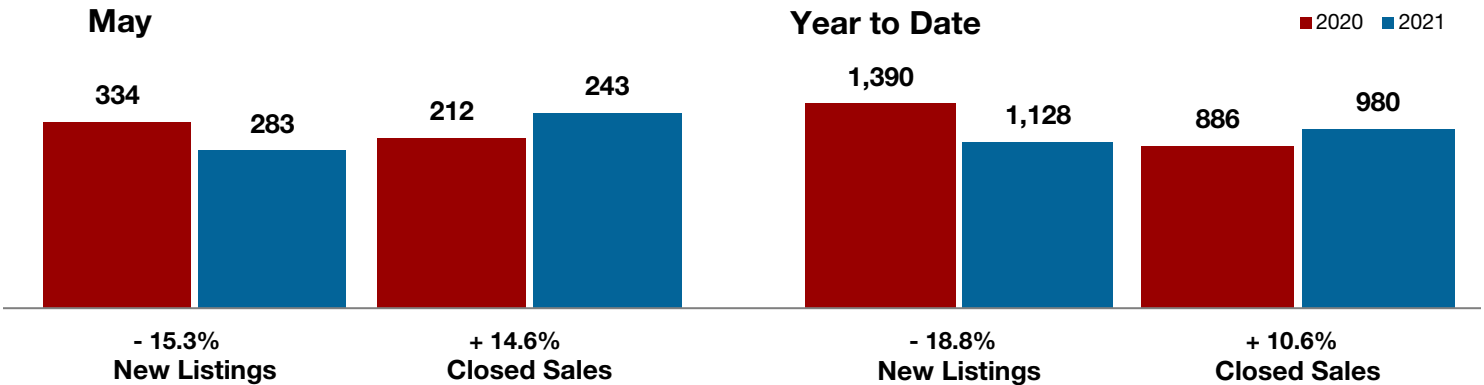
Change in
Closed Sales

Change in
Median Sales Price

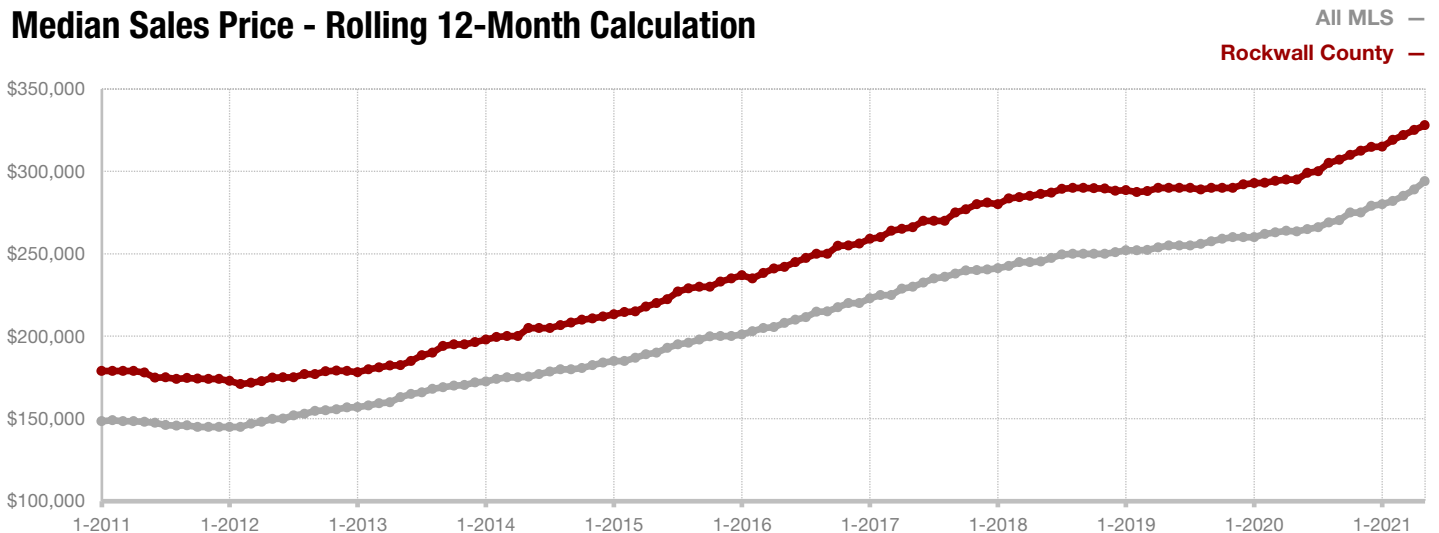
Rockwall County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	334	283	- 15.3%	1,390	1,128	- 18.8%
Pending Sales	319	232	- 27.3%	1,110	1,060	- 4.5%
Closed Sales	212	243	+ 14.6%	886	980	+ 10.6%
Average Sales Price*	\$351,511	\$439,612	+ 25.1%	\$336,050	\$406,977	+ 21.1%
Median Sales Price*	\$320,000	\$365,000	+ 14.1%	\$300,000	\$345,000	+ 15.0%
Percent of Original List Price Received*	96.2%	104.2%	+ 8.3%	95.9%	101.4%	+ 5.7%
Days on Market Until Sale	65	24	- 63.1%	67	30	- 55.2%
Inventory of Homes for Sale	631	218	- 65.5%	--	--	--
Months Supply of Inventory	3.1	0.9	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



Shackelford County

- 66.7%

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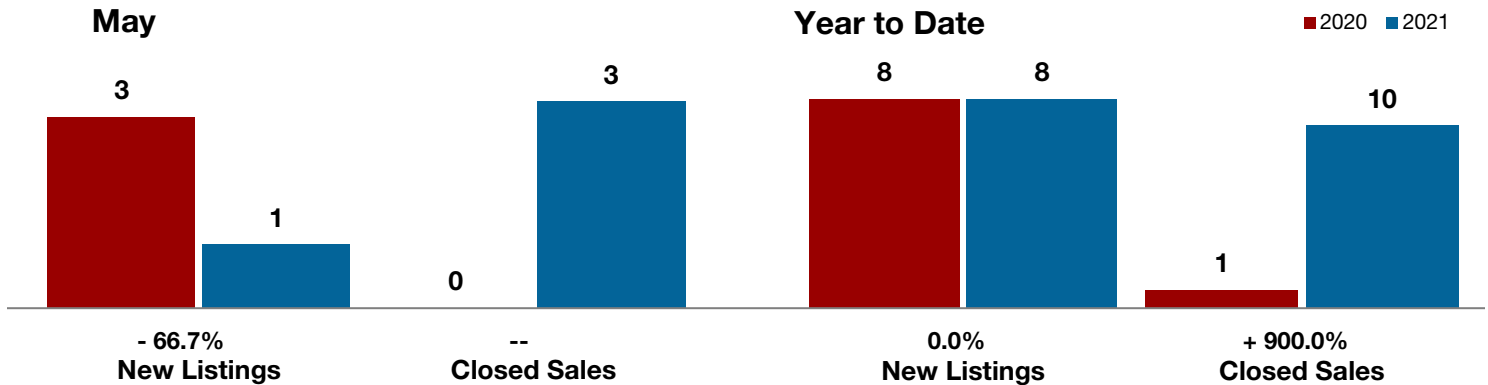
Change in
New Listings

Change in
Closed Sales

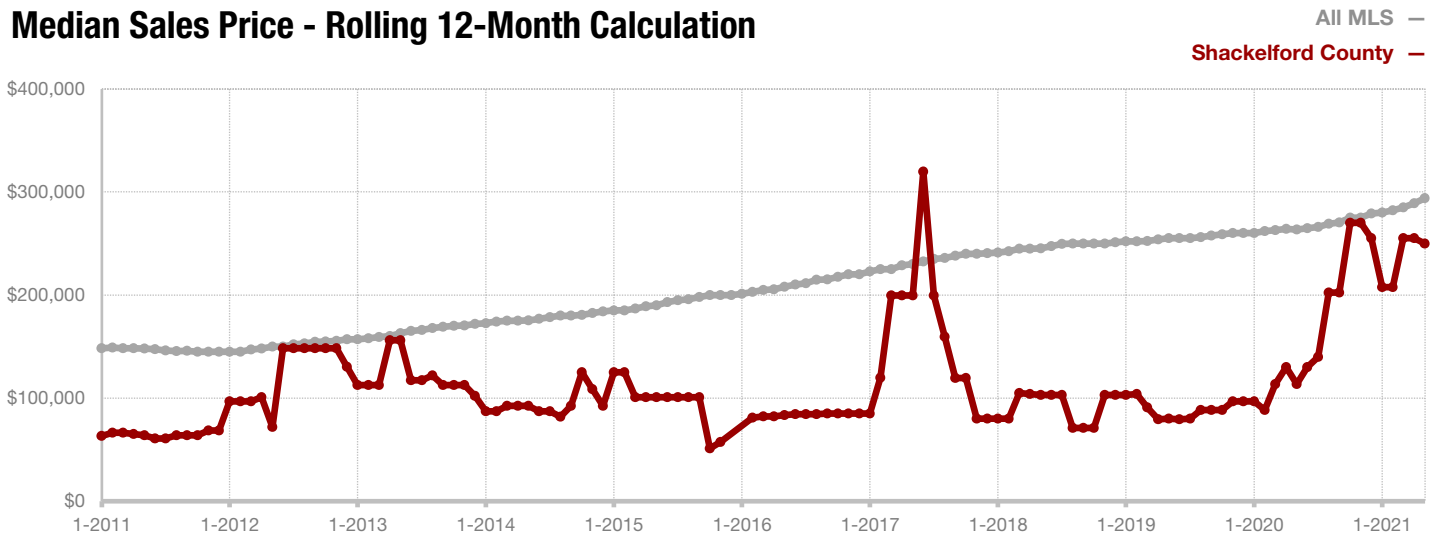
Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3	1	- 66.7%	8	8	0.0%
Pending Sales	1	2	+ 100.0%	3	9	+ 200.0%
Closed Sales	0	3	--	1	10	+ 900.0%
Average Sales Price*	--	\$182,667	--	\$130,000	\$235,350	+ 81.0%
Median Sales Price*	--	\$245,000	--	\$130,000	\$221,250	+ 70.2%
Percent of Original List Price Received*	--	93.6%	--	100.0%	94.2%	- 5.8%
Days on Market Until Sale	--	114	--	26	101	+ 288.5%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	12.0	1.5	- 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 – May 2021

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



- 39.4%

+ 55.1%

+ 14.0%

Change in
New Listings

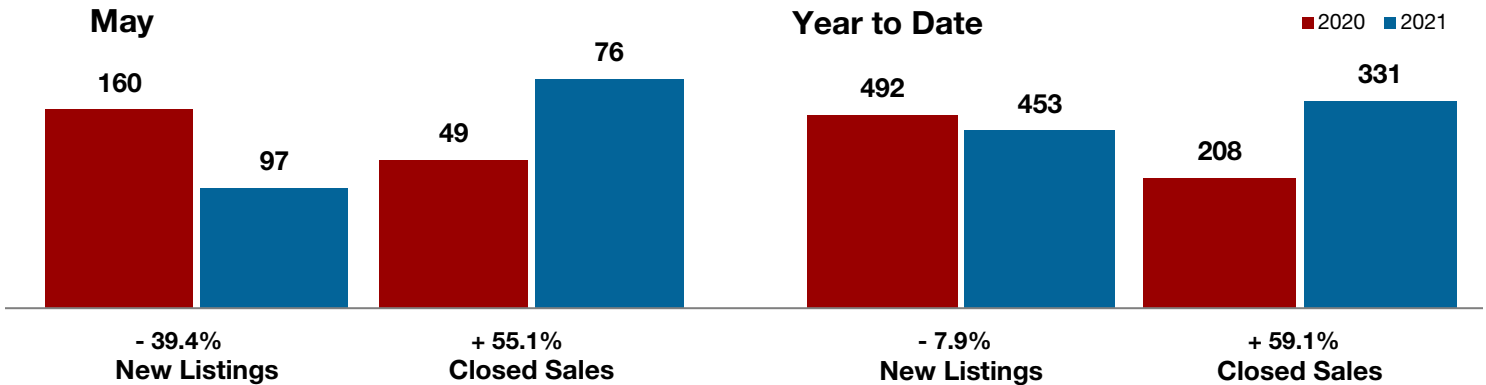
Change in
Closed Sales

Change in
Median Sales Price

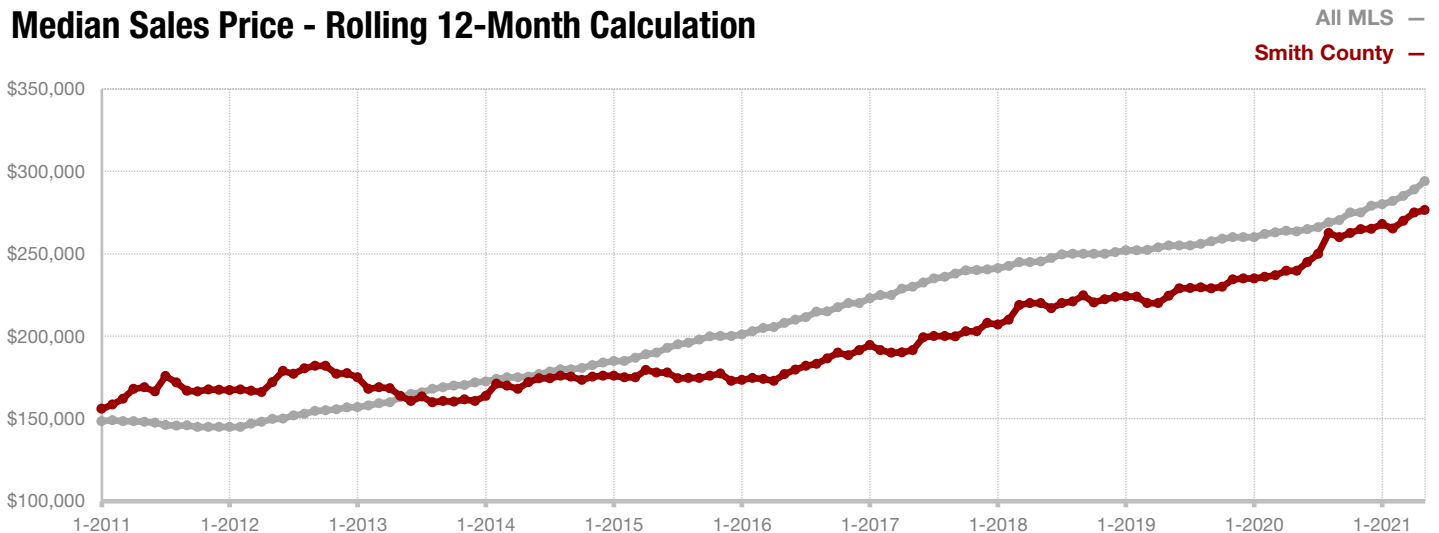
Smith County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	160	97	- 39.4%	492	453	- 7.9%
Pending Sales	86	72	- 16.3%	274	377	+ 37.6%
Closed Sales	49	76	+ 55.1%	208	331	+ 59.1%
Average Sales Price*	\$275,769	\$311,485	+ 13.0%	\$288,175	\$329,700	+ 14.4%
Median Sales Price*	\$257,000	\$293,000	+ 14.0%	\$244,000	\$284,000	+ 16.4%
Percent of Original List Price Received*	95.8%	98.5%	+ 2.8%	95.2%	97.5%	+ 2.4%
Days on Market Until Sale	62	32	- 48.4%	65	50	- 23.1%
Inventory of Homes for Sale	318	165	- 48.1%	--	--	--
Months Supply of Inventory	6.3	1.9	- 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 – May 2021

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



+ 7.7%

+ 300.0%

+ 2.5%

Change in
New Listings

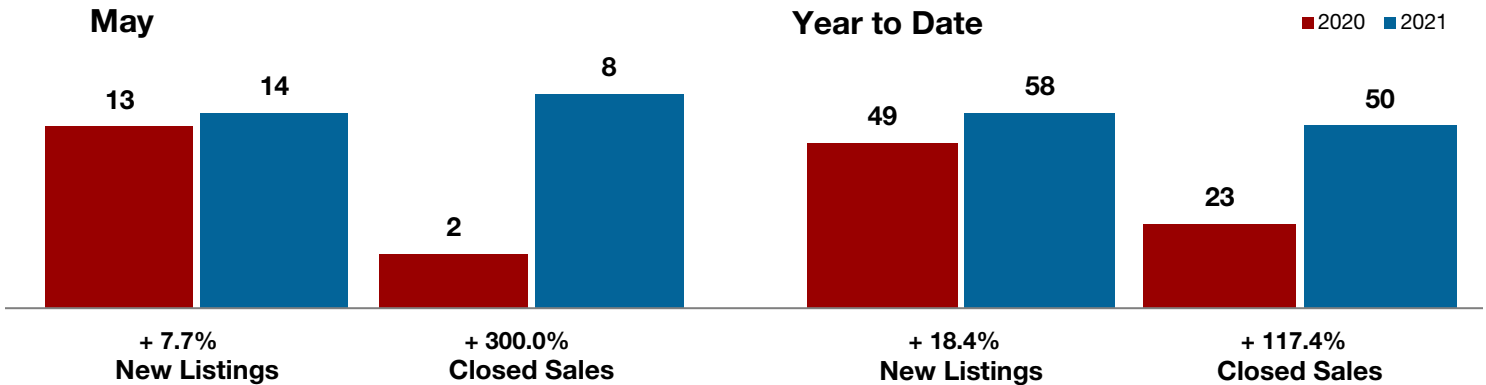
Change in
Closed Sales

Change in
Median Sales Price

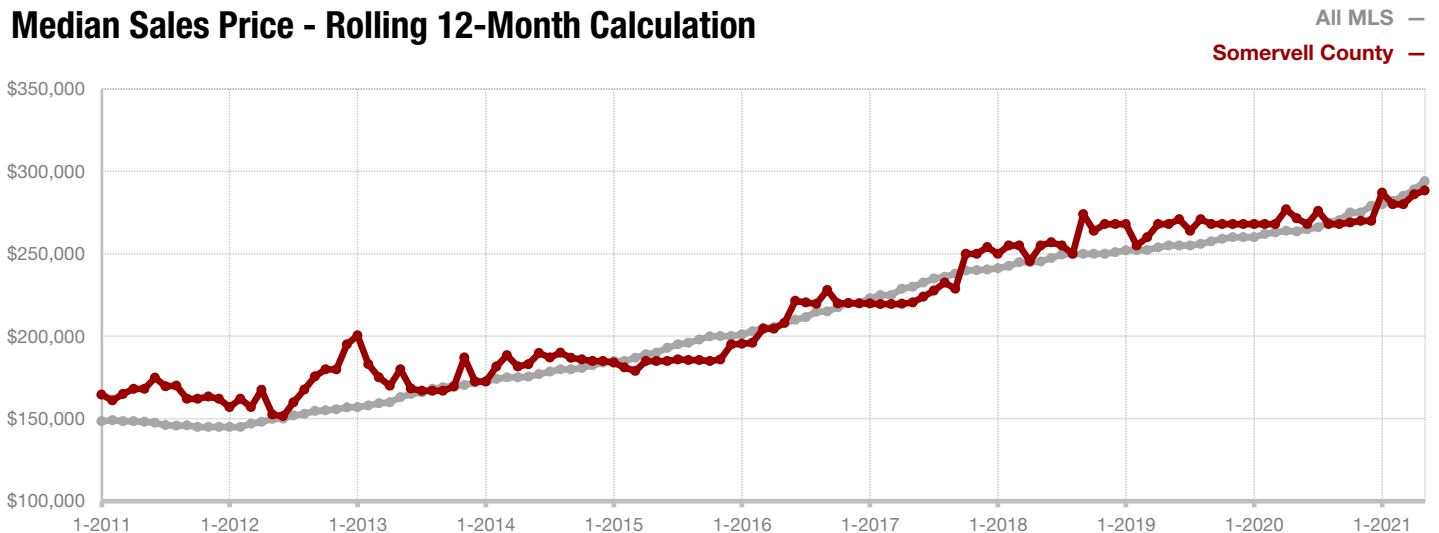
Somervell County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	13	14	+ 7.7%	49	58	+ 18.4%
Pending Sales	6	10	+ 66.7%	24	46	+ 91.7%
Closed Sales	2	8	+ 300.0%	23	50	+ 117.4%
Average Sales Price*	\$292,150	\$385,688	+ 32.0%	\$241,900	\$346,502	+ 43.2%
Median Sales Price*	\$292,150	\$299,500	+ 2.5%	\$264,000	\$290,450	+ 10.0%
Percent of Original List Price Received*	98.1%	102.8%	+ 4.8%	95.8%	96.0%	+ 0.2%
Days on Market Until Sale	20	24	+ 20.0%	61	84	+ 37.7%
Inventory of Homes for Sale	37	21	- 43.2%	--	--	--
Months Supply of Inventory	6.2	2.2	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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+ 60.0%

+ 100.0%

+ 44.4%

Change in
New Listings

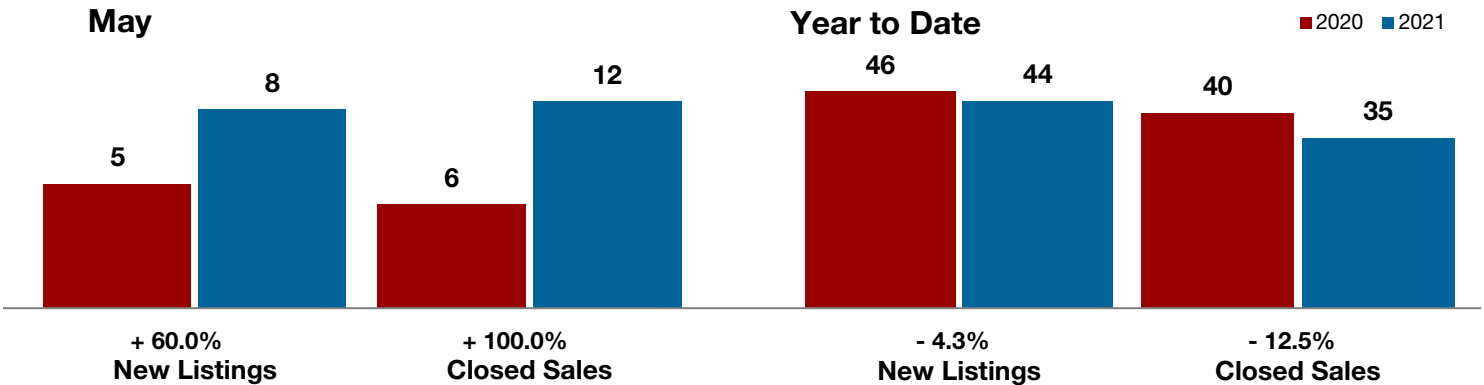
Change in
Closed Sales

Change in
Median Sales Price

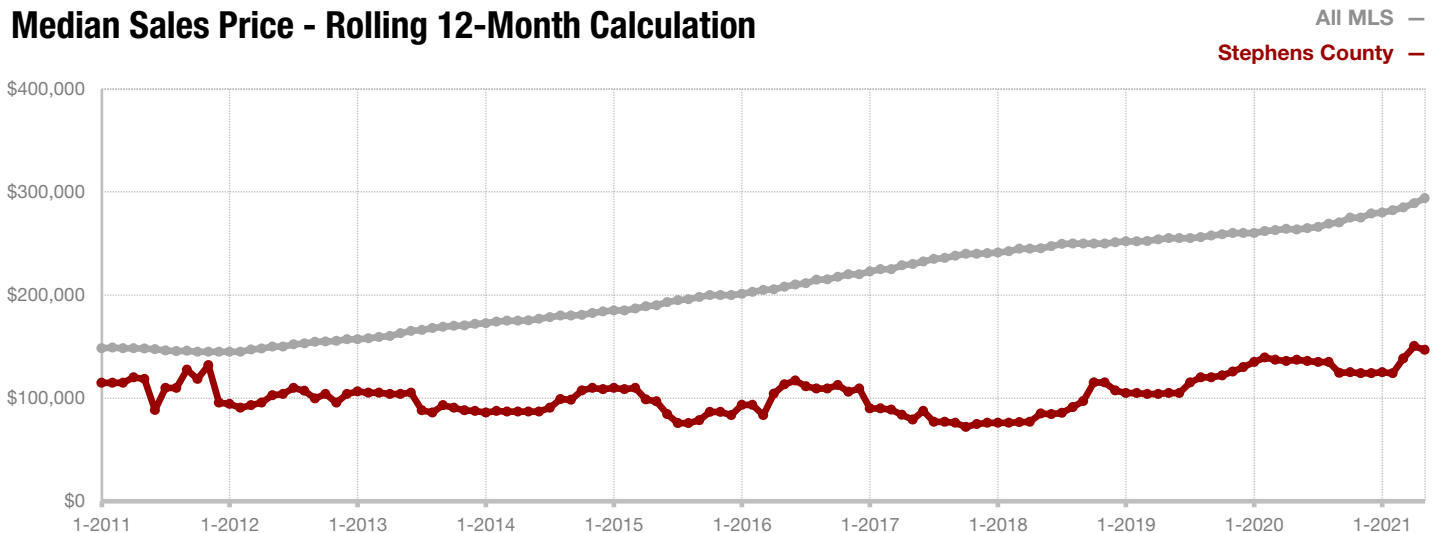
Stephens County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	5	8	+ 60.0%	46	44	- 4.3%
Pending Sales	8	9	+ 12.5%	48	43	- 10.4%
Closed Sales	6	12	+ 100.0%	40	35	- 12.5%
Average Sales Price*	\$108,417	\$118,767	+ 9.5%	\$162,012	\$228,701	+ 41.2%
Median Sales Price*	\$87,250	\$126,025	+ 44.4%	\$103,500	\$148,000	+ 43.0%
Percent of Original List Price Received*	88.2%	89.2%	+ 1.1%	88.5%	90.4%	+ 2.1%
Days on Market Until Sale	118	67	- 43.2%	99	76	- 23.2%
Inventory of Homes for Sale	42	22	- 47.6%	--	--	--
Months Supply of Inventory	5.0	2.7	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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Stonewall County

- 100.0%

0.0%

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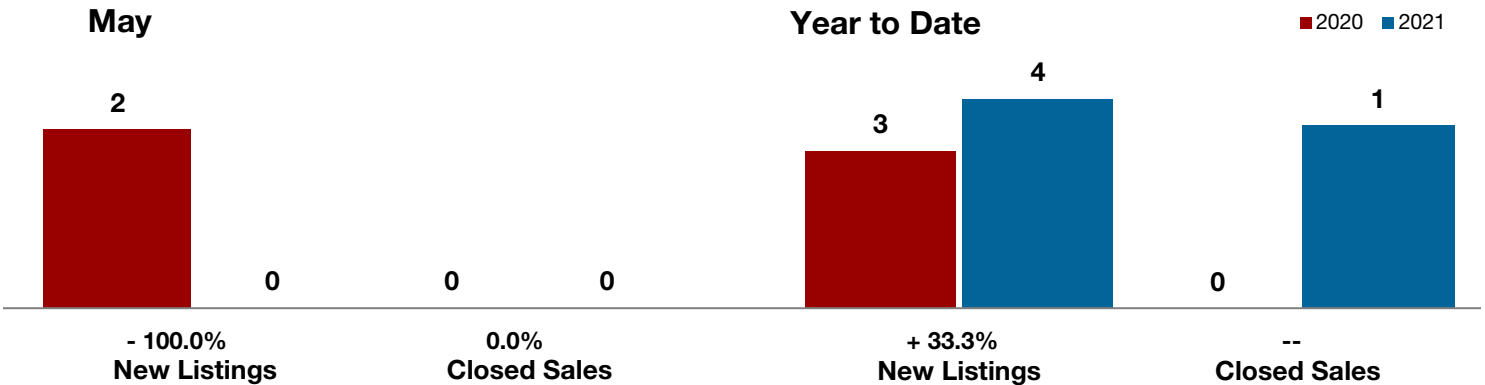
Change in
New Listings

Change in
Closed Sales

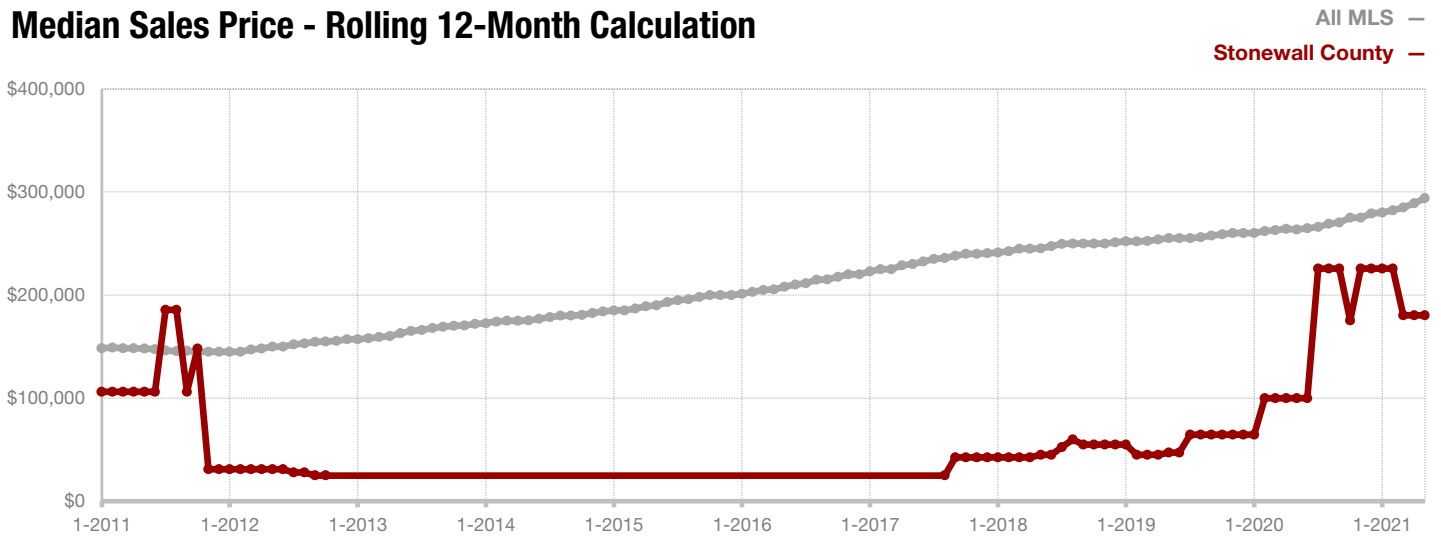
Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2	0	- 100.0%	3	4	+ 33.3%
Pending Sales	0	0	0.0%	0	2	--
Closed Sales	0	0	0.0%	0	1	--
Average Sales Price*	--	--	--	--	\$135,000	--
Median Sales Price*	--	--	--	--	\$135,000	--
Percent of Original List Price Received*	--	--	--	--	100.0%	--
Days on Market Until Sale	--	--	--	--	0	--
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	3.0	1.7	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



- 14.3%

+ 18.8%

+ 24.0%

Change in
New Listings

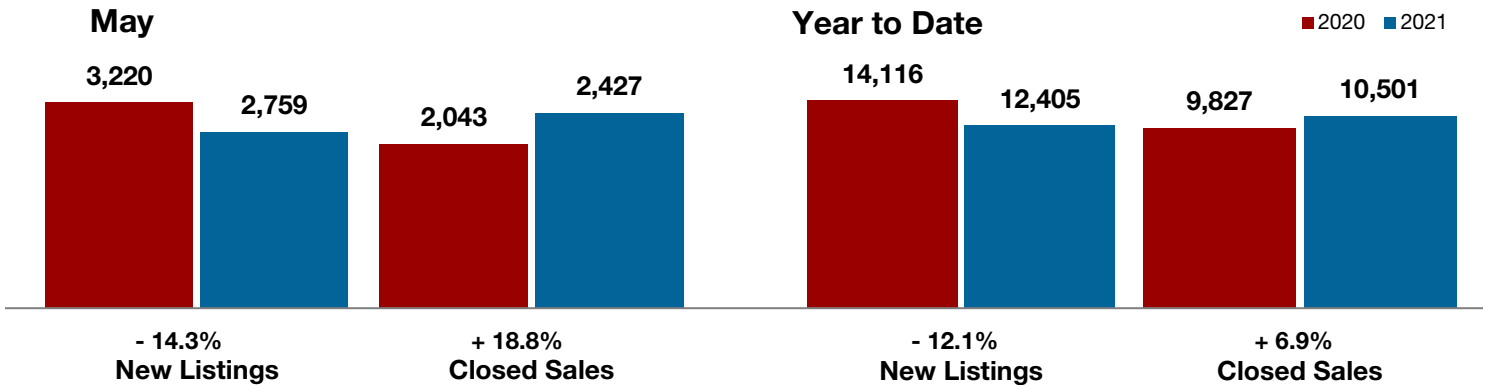
Change in
Closed Sales

Change in
Median Sales Price

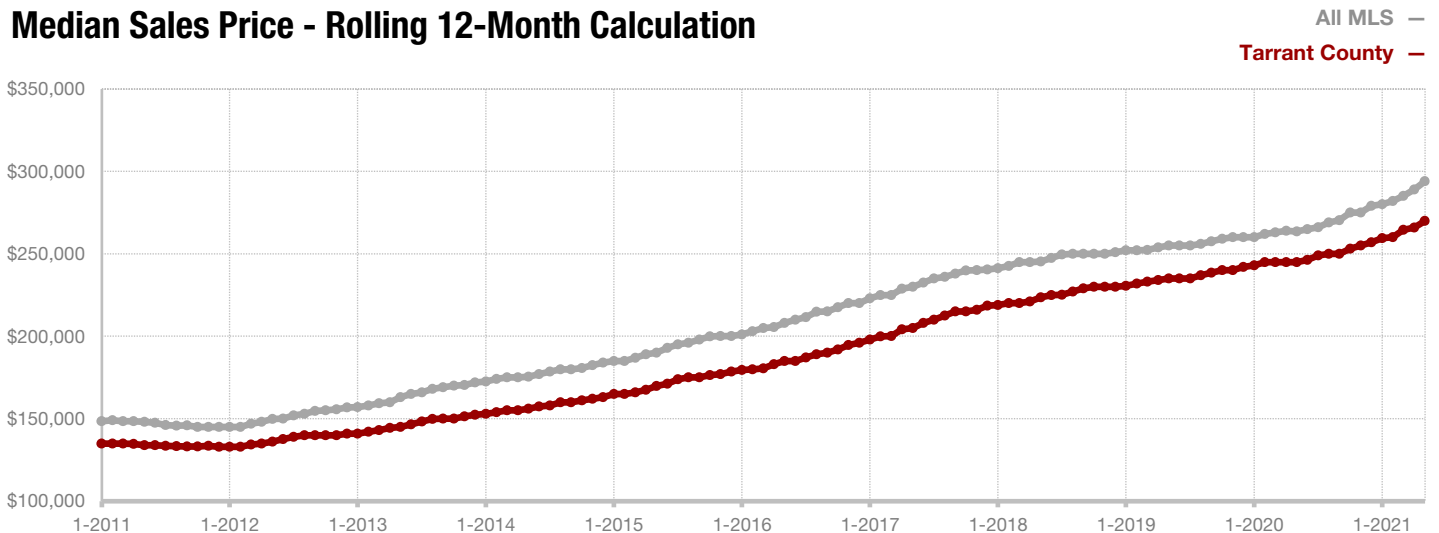
Tarrant County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3,220	2,759	- 14.3%	14,116	12,405	- 12.1%
Pending Sales	2,948	2,457	- 16.7%	11,573	11,584	+ 0.1%
Closed Sales	2,043	2,427	+ 18.8%	9,827	10,501	+ 6.9%
Average Sales Price*	\$294,944	\$381,217	+ 29.3%	\$291,964	\$355,430	+ 21.7%
Median Sales Price*	\$246,000	\$305,000	+ 24.0%	\$246,001	\$287,000	+ 16.7%
Percent of Original List Price Received*	97.6%	103.0%	+ 5.5%	97.2%	101.1%	+ 4.0%
Days on Market Until Sale	37	18	- 51.4%	42	24	- 42.9%
Inventory of Homes for Sale	4,800	1,983	- 58.7%	--	--	--
Months Supply of Inventory	2.1	0.8	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



- 12.3%

+ 40.0%

+ 19.7%

Change in
New Listings

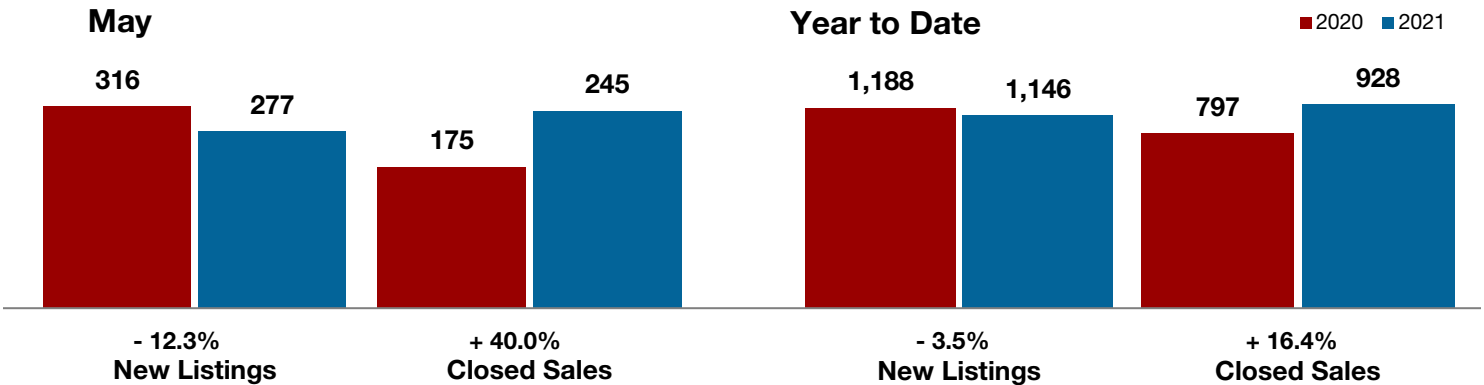
Change in
Closed Sales

Change in
Median Sales Price

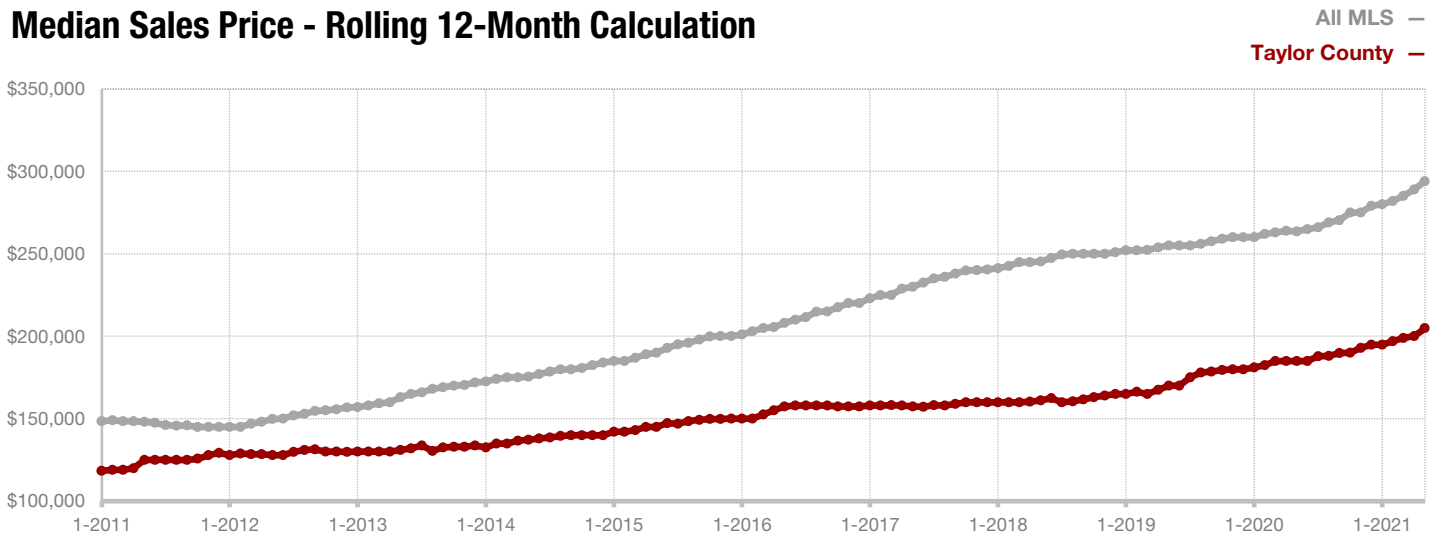
Taylor County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	316	277	- 12.3%	1,188	1,146	- 3.5%
Pending Sales	283	219	- 22.6%	1,008	1,076	+ 6.7%
Closed Sales	175	245	+ 40.0%	797	928	+ 16.4%
Average Sales Price*	\$189,354	\$231,639	+ 22.3%	\$196,567	\$231,608	+ 17.8%
Median Sales Price*	\$180,000	\$215,500	+ 19.7%	\$180,000	\$211,250	+ 17.4%
Percent of Original List Price Received*	96.6%	99.3%	+ 2.8%	96.4%	97.9%	+ 1.6%
Days on Market Until Sale	52	19	- 63.5%	62	37	- 40.3%
Inventory of Homes for Sale	518	227	- 56.2%	--	--	--
Months Supply of Inventory	2.9	1.1	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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- 22.2%

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Upshur County

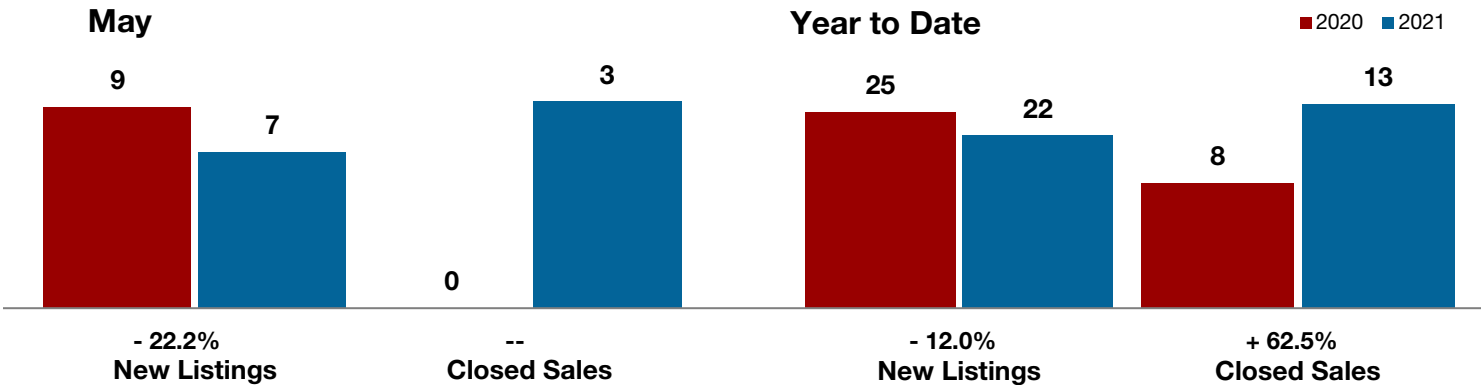
Change in
New Listings

Change in
Closed Sales

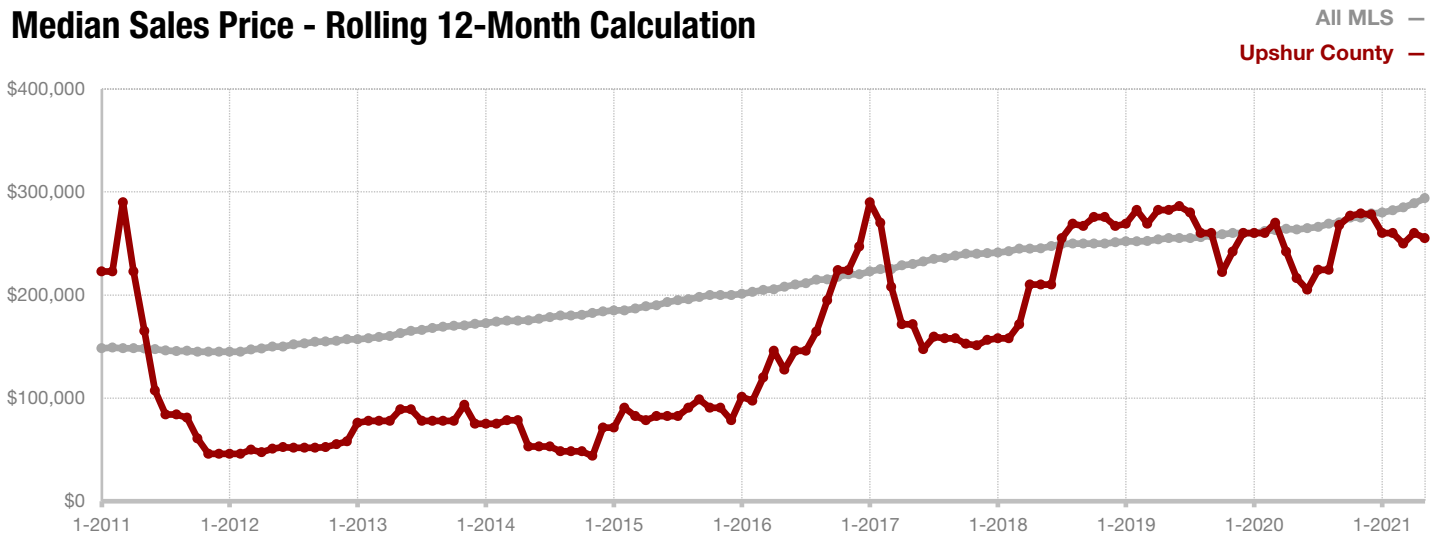
Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	9	7	- 22.2%	25	22	- 12.0%
Pending Sales	6	3	- 50.0%	13	14	+ 7.7%
Closed Sales	0	3	--	8	13	+ 62.5%
Average Sales Price*	--	\$306,467	--	\$225,163	\$260,450	+ 15.7%
Median Sales Price*	--	\$230,000	--	\$207,000	\$160,000	- 22.7%
Percent of Original List Price Received*	--	84.7%	--	90.3%	88.0%	- 2.5%
Days on Market Until Sale	--	50	--	93	85	- 8.6%
Inventory of Homes for Sale	23	11	- 52.2%	--	--	--
Months Supply of Inventory	7.9	3.2	- 62.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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



- 2.7%

+ 19.6%

+ 51.2%

Change in
New Listings

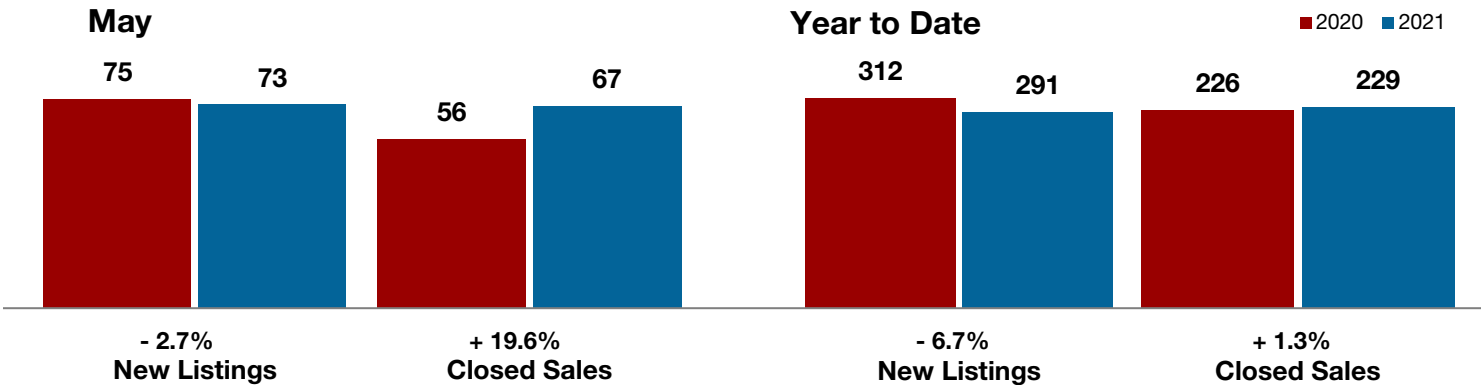
Change in
Closed Sales

Change in
Median Sales Price

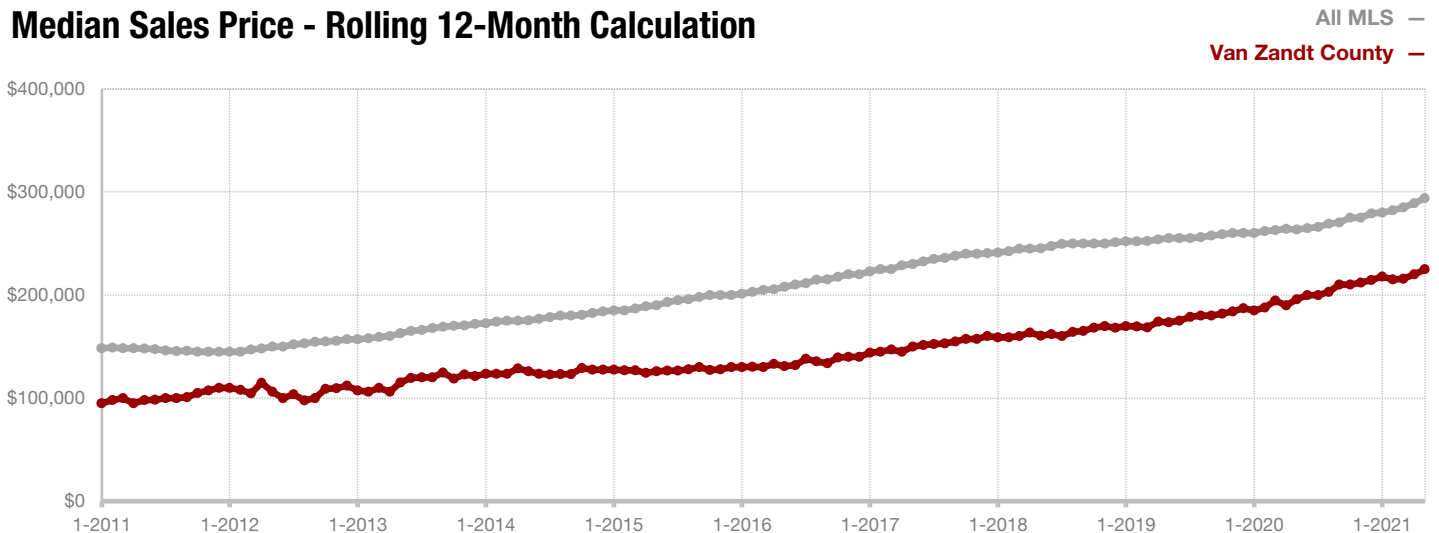
Van Zandt County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	75	73	- 2.7%	312	291	- 6.7%
Pending Sales	67	57	- 14.9%	272	252	- 7.4%
Closed Sales	56	67	+ 19.6%	226	229	+ 1.3%
Average Sales Price*	\$204,656	\$301,831	+ 47.5%	\$234,299	\$295,614	+ 26.2%
Median Sales Price*	\$188,500	\$285,000	+ 51.2%	\$196,955	\$239,000	+ 21.3%
Percent of Original List Price Received*	96.9%	97.9%	+ 1.0%	94.6%	96.1%	+ 1.6%
Days on Market Until Sale	77	57	- 26.0%	80	56	- 30.0%
Inventory of Homes for Sale	186	107	- 42.5%	--	--	--
Months Supply of Inventory	3.7	1.9	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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- 2.4%

Change in
New Listings

- 6.4%

Change in
Closed Sales

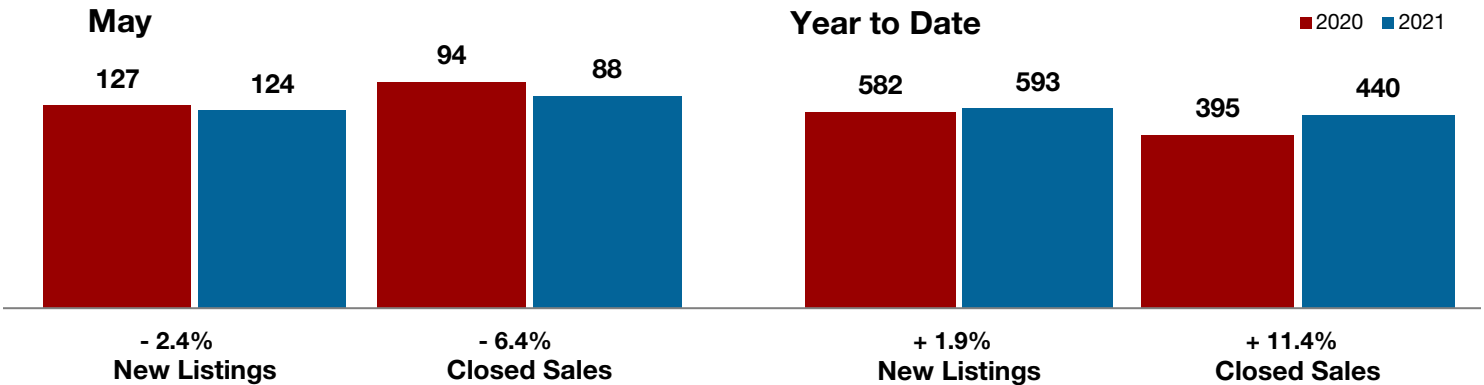
+ 15.3%

Change in
Median Sales Price

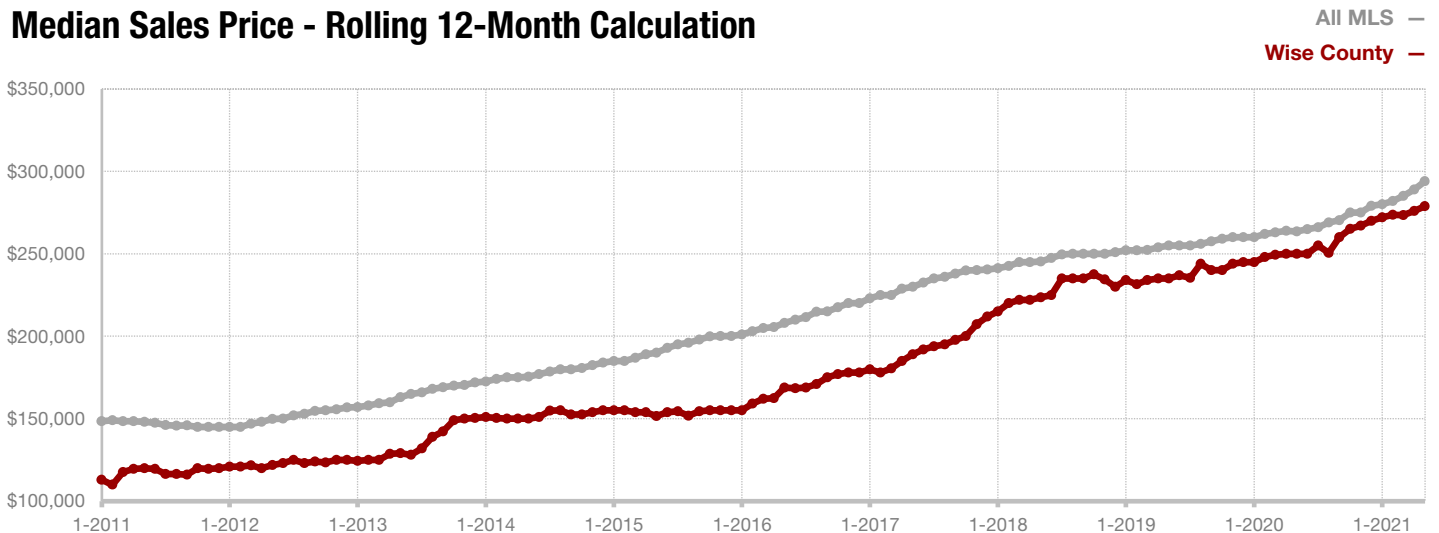
Wise County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	127	124	- 2.4%	582	593	+ 1.9%
Pending Sales	122	86	- 29.5%	477	537	+ 12.6%
Closed Sales	94	88	- 6.4%	395	440	+ 11.4%
Average Sales Price*	\$271,589	\$356,292	+ 31.2%	\$279,773	\$333,496	+ 19.2%
Median Sales Price*	\$247,500	\$285,450	+ 15.3%	\$250,000	\$280,000	+ 12.0%
Percent of Original List Price Received*	95.2%	99.9%	+ 4.9%	94.5%	98.5%	+ 4.2%
Days on Market Until Sale	72	30	- 58.3%	78	45	- 42.3%
Inventory of Homes for Sale	309	151	- 51.1%	--	--	--
Months Supply of Inventory	3.6	1.4	- 75.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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+ 9.1%

- 9.4%

- 4.2%

Change in
New Listings

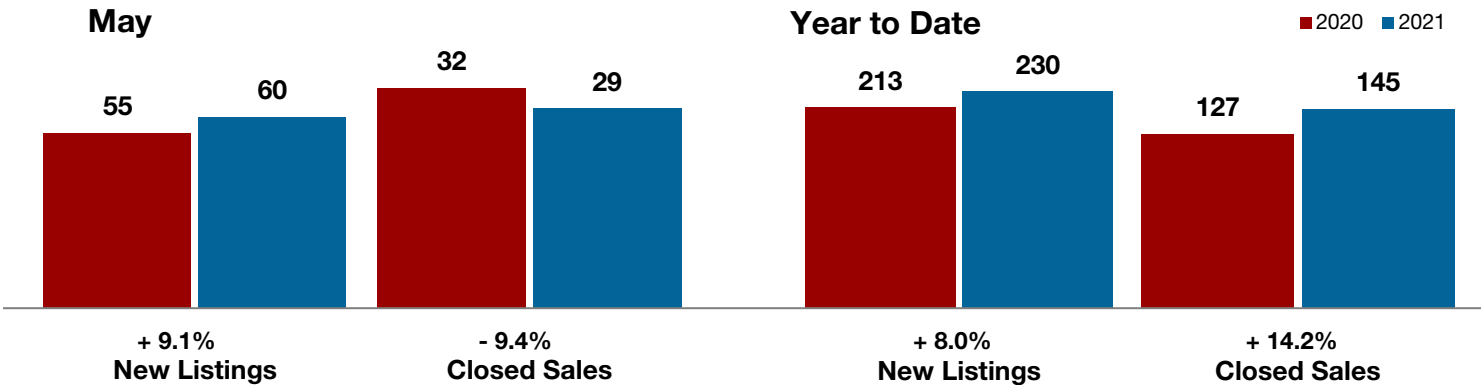
Change in
Closed Sales

Change in
Median Sales Price

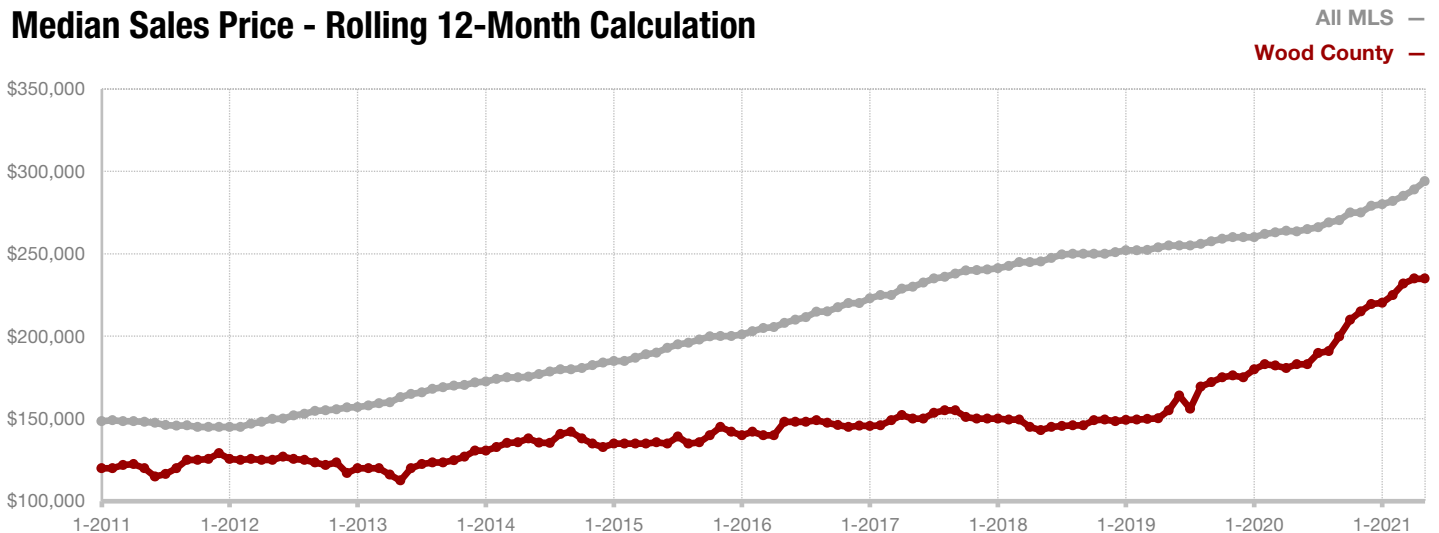
Wood County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	55	60	+ 9.1%	213	230	+ 8.0%
Pending Sales	37	50	+ 35.1%	152	184	+ 21.1%
Closed Sales	32	29	- 9.4%	127	145	+ 14.2%
Average Sales Price*	\$233,770	\$250,539	+ 7.2%	\$232,675	\$295,613	+ 27.0%
Median Sales Price*	\$202,500	\$193,950	- 4.2%	\$191,200	\$240,000	+ 25.5%
Percent of Original List Price Received*	92.9%	96.1%	+ 3.4%	91.9%	96.3%	+ 4.8%
Days on Market Until Sale	69	33	- 52.2%	88	58	- 34.1%
Inventory of Homes for Sale	171	87	- 49.1%	--	--	--
Months Supply of Inventory	5.9	2.2	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2021

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+ 41.7%

+ 22.2%

+ 61.3%

Change in
New Listings

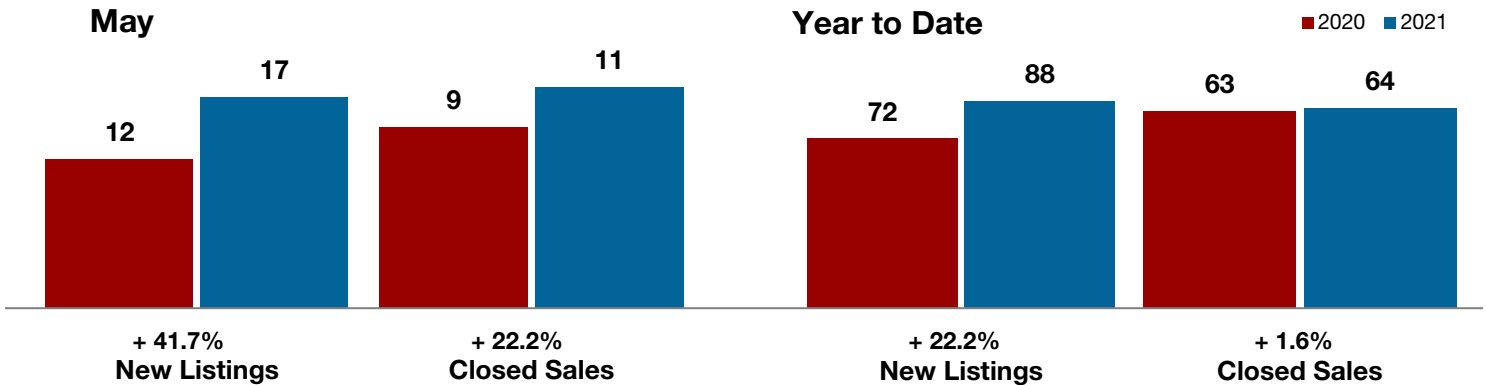
Change in
Closed Sales

Change in
Median Sales Price

Young County

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	12	17	+ 41.7%	72	88	+ 22.2%
Pending Sales	21	10	- 52.4%	78	75	- 3.8%
Closed Sales	9	11	+ 22.2%	63	64	+ 1.6%
Average Sales Price*	\$181,911	\$320,718	+ 76.3%	\$154,279	\$249,013	+ 61.4%
Median Sales Price*	\$93,000	\$150,000	+ 61.3%	\$121,500	\$162,600	+ 33.8%
Percent of Original List Price Received*	85.2%	90.0%	+ 5.6%	88.1%	92.0%	+ 4.4%
Days on Market Until Sale	109	81	- 25.7%	155	94	- 39.4%
Inventory of Homes for Sale	48	38	- 20.8%	--	--	--
Months Supply of Inventory	3.6	2.9	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

