

# Local Market Updates

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



## August 2022

Anderson County  
Bosque County  
Brown County  
Callahan County  
Clay County  
Coleman County  
Collin County  
Comanche County  
Cooke County  
Dallas County  
Delta County  
Denton County  
Eastland County  
Ellis County  
Erath County  
Fannin County  
Franklin County  
Freestone County  
Grayson County  
Hamilton County  
Harrison County  
Henderson County  
Hill County  
Hood County  
Hopkins County  
Hunt County

Jack County  
Johnson County  
Jones County  
Kaufman County  
Lamar County  
Limestone County  
Montague County  
Navarro County  
Nolan County  
Palo Pinto County  
Parker County  
Rains County  
Rockwall County  
Shackelford County  
Smith County  
Somervell County  
Stephens County  
Stonewall County  
Tarrant County  
Taylor County  
Upshur County  
Van Zandt County  
Wise County  
Wood County  
Young County

# Local Market Update – August 2022

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



**+ 85.7%**

**- 11.1%**

**+ 9.3%**

Change in  
New Listings

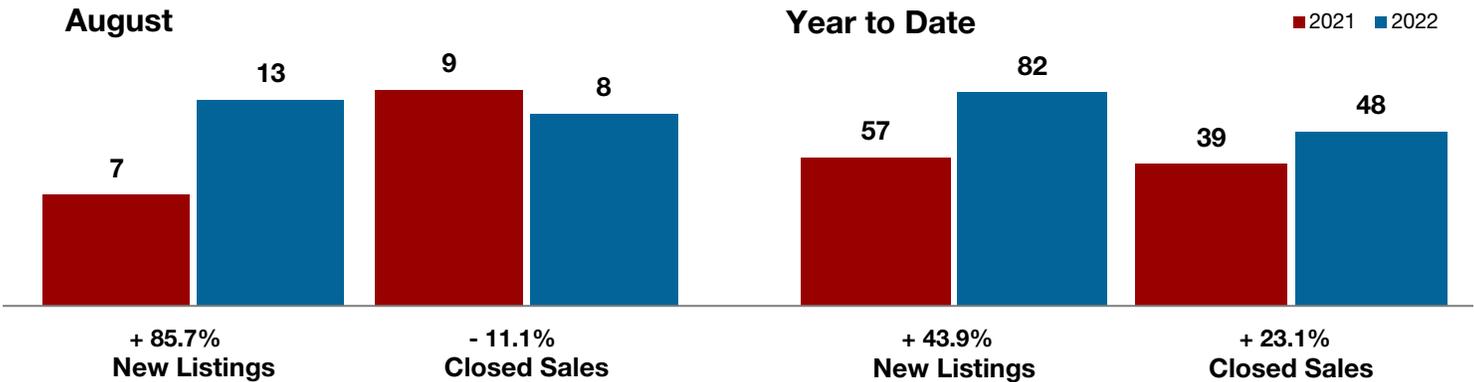
Change in  
Closed Sales

Change in  
Median Sales Price

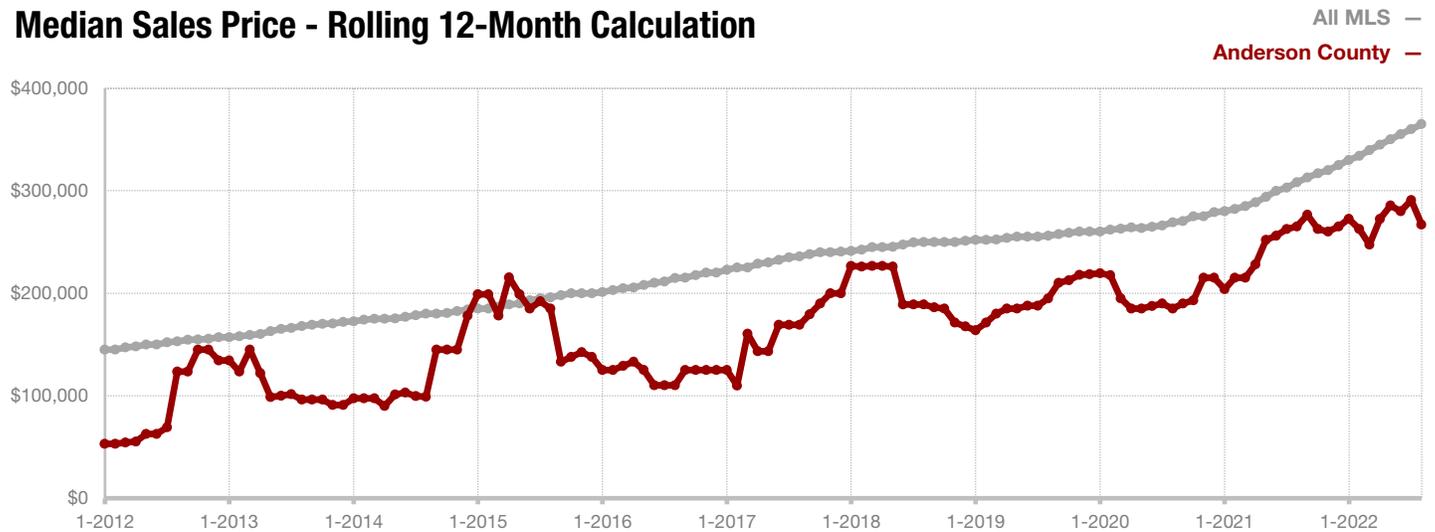
## Anderson County

|  | August    |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2021      | 2022      | + / -   | 2021         | 2022      | + / -   |
| New Listings                             | 7         | 13        | + 85.7% | 57           | 82        | + 43.9% |
| Pending Sales                            | 6         | 7         | + 16.7% | 40           | 49        | + 22.5% |
| Closed Sales                             | 9         | 8         | - 11.1% | 39           | 48        | + 23.1% |
| Average Sales Price*                     | \$279,497 | \$166,938 | - 40.3% | \$280,948    | \$341,945 | + 21.7% |
| Median Sales Price*                      | \$148,500 | \$162,250 | + 9.3%  | \$220,000    | \$257,450 | + 17.0% |
| Percent of Original List Price Received* | 92.3%     | 93.8%     | + 1.6%  | 95.1%        | 97.8%     | + 2.8%  |
| Days on Market Until Sale                | 48        | 17        | - 64.6% | 52           | 38        | - 26.9% |
| Inventory of Homes for Sale              | 18        | 30        | + 66.7% | --           | --        | --      |
| Months Supply of Inventory               | 4.0       | 5.3       | + 25.0% | --           | --        | --      |

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



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



# Local Market Update – August 2022

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



**- 21.9%**

**- 16.7%**

**+ 13.1%**

Change in  
New Listings

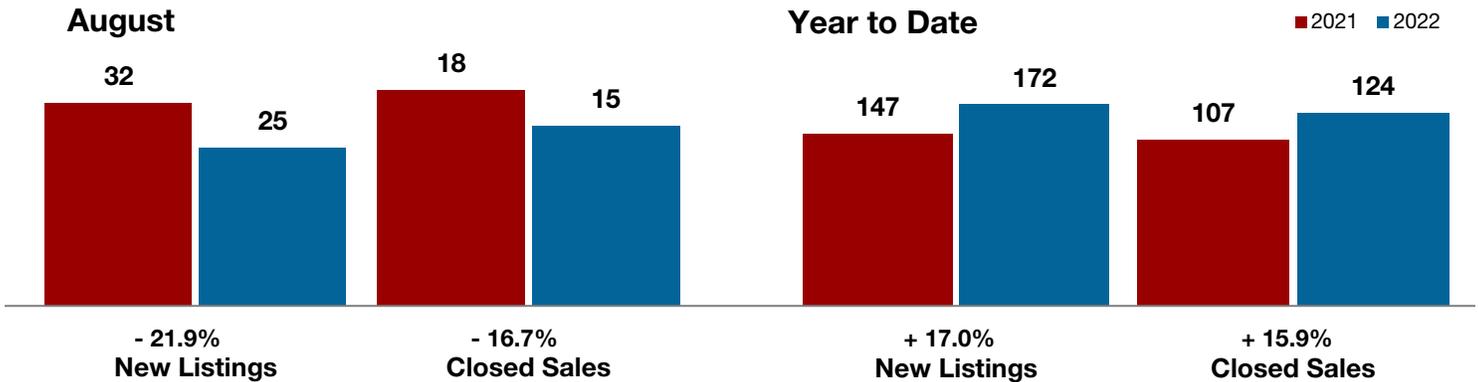
Change in  
Closed Sales

Change in  
Median Sales Price

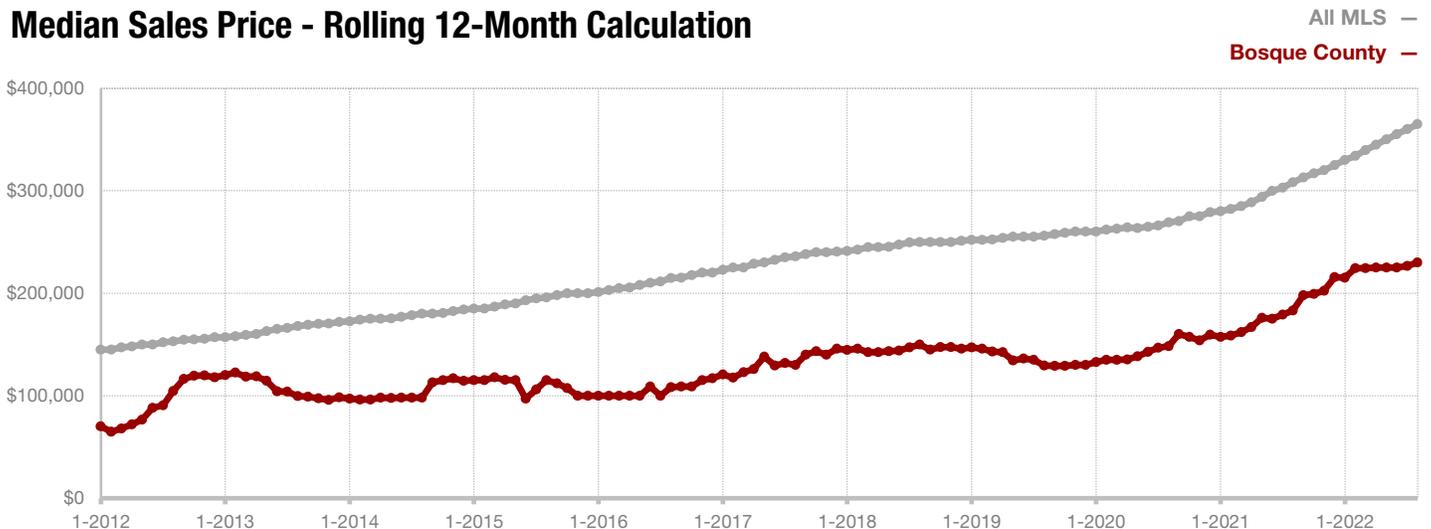
## Bosque County

|  | August    |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2021      | 2022      | + / -   | 2021         | 2022      | + / -   |
| New Listings                             | 32        | 25        | - 21.9% | 147          | 172       | + 17.0% |
| Pending Sales                            | 19        | 21        | + 10.5% | 118          | 131       | + 11.0% |
| Closed Sales                             | 18        | 15        | - 16.7% | 107          | 124       | + 15.9% |
| Average Sales Price*                     | \$305,050 | \$262,867 | - 13.8% | \$608,693    | \$316,592 | - 48.0% |
| Median Sales Price*                      | \$212,250 | \$240,000 | + 13.1% | \$200,000    | \$235,000 | + 17.5% |
| Percent of Original List Price Received* | 92.9%     | 93.5%     | + 0.6%  | 92.0%        | 93.4%     | + 1.5%  |
| Days on Market Until Sale                | 86        | 38        | - 55.8% | 78           | 45        | - 42.3% |
| Inventory of Homes for Sale              | 61        | 49        | - 19.7% | --           | --        | --      |
| Months Supply of Inventory               | 4.3       | 3.0       | - 25.0% | --           | --        | --      |

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



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



# Local Market Update – August 2022

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



**+ 53.7%**

**- 8.2%**

**+ 5.4%**

Change in  
New Listings

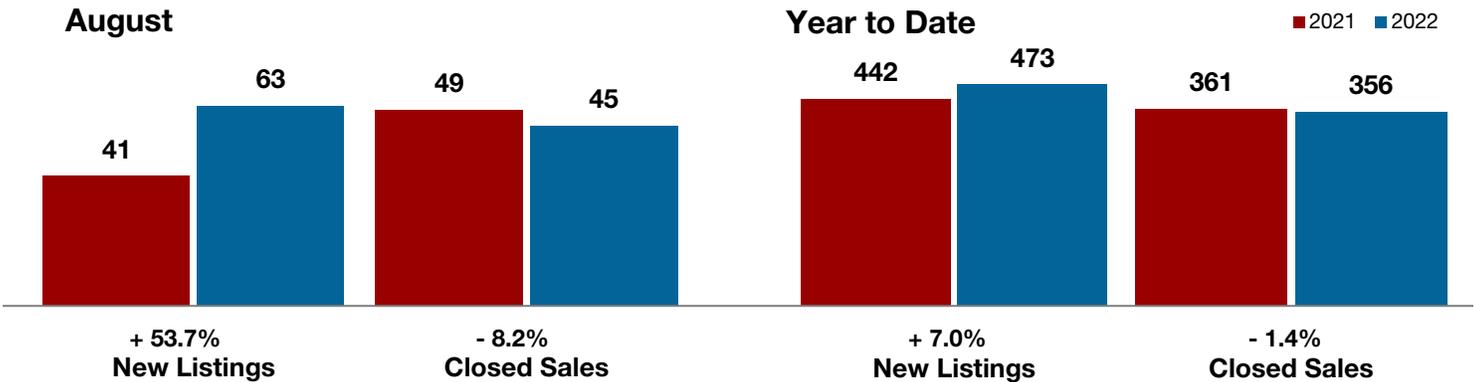
Change in  
Closed Sales

Change in  
Median Sales Price

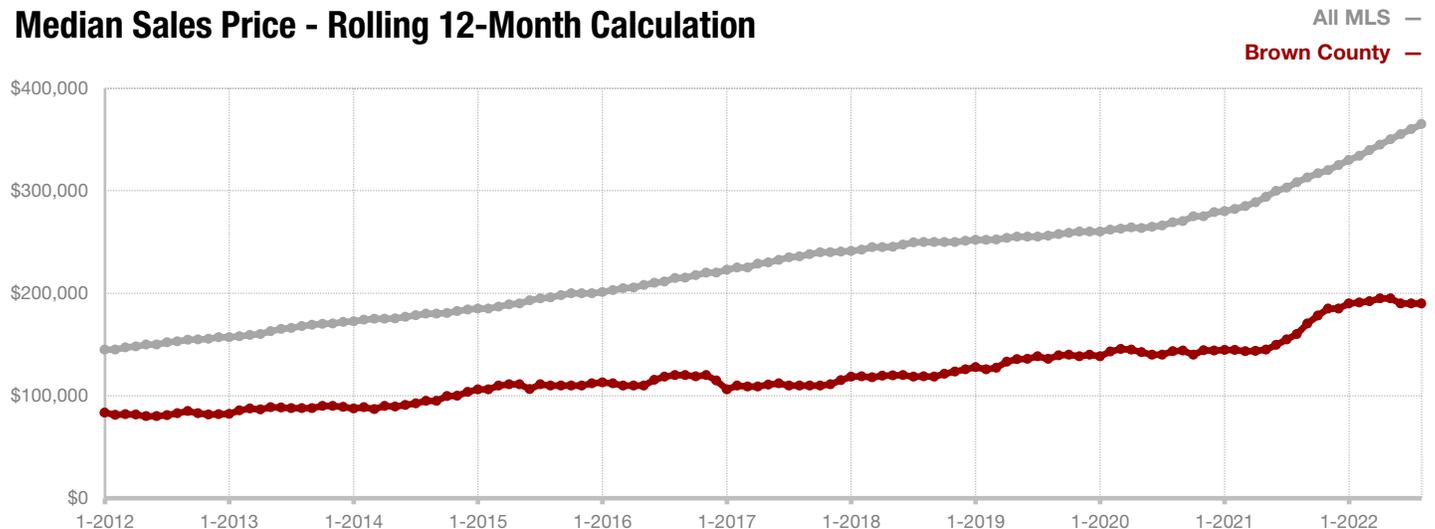
## Brown County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 41        | <b>63</b>        | + 53.7% | 442          | <b>473</b>       | + 7.0%  |
| Pending Sales                            | 60        | <b>40</b>        | - 33.3% | 381          | <b>356</b>       | - 6.6%  |
| Closed Sales                             | 49        | <b>45</b>        | - 8.2%  | 361          | <b>356</b>       | - 1.4%  |
| Average Sales Price*                     | \$280,666 | <b>\$253,450</b> | - 9.7%  | \$231,725    | <b>\$246,900</b> | + 6.5%  |
| Median Sales Price*                      | \$191,000 | <b>\$201,400</b> | + 5.4%  | \$168,500    | <b>\$177,500</b> | + 5.3%  |
| Percent of Original List Price Received* | 97.3%     | <b>94.8%</b>     | - 2.6%  | 95.9%        | <b>95.3%</b>     | - 0.6%  |
| Days on Market Until Sale                | 46        | <b>28</b>        | - 39.1% | 53           | <b>41</b>        | - 22.6% |
| Inventory of Homes for Sale              | 116       | <b>149</b>       | + 28.4% | --           | --               | --      |
| Months Supply of Inventory               | 2.5       | <b>3.5</b>       | + 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 – August 2022

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



**+ 20.0%**

**- 57.1%**

**+ 63.9%**

Change in  
New Listings

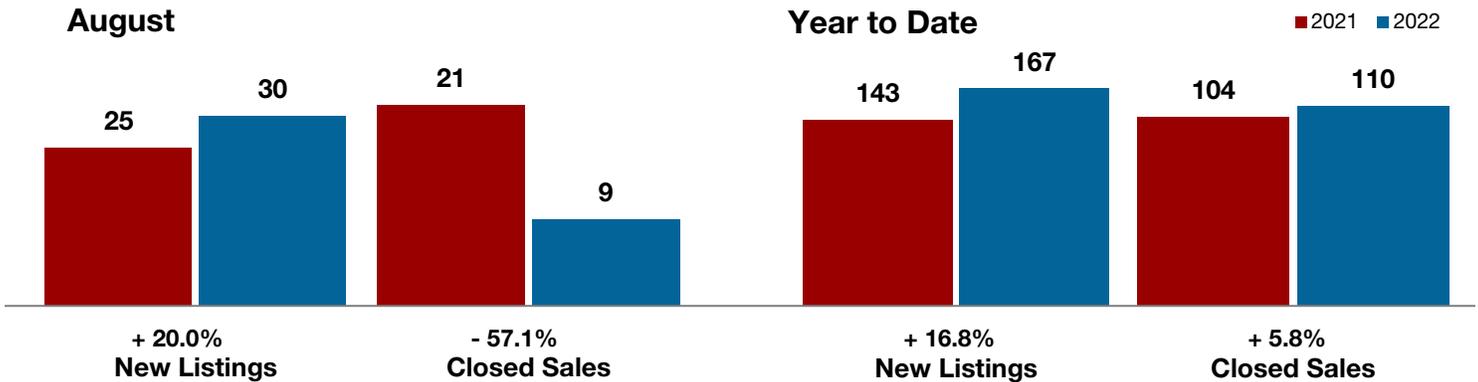
Change in  
Closed Sales

Change in  
Median Sales Price

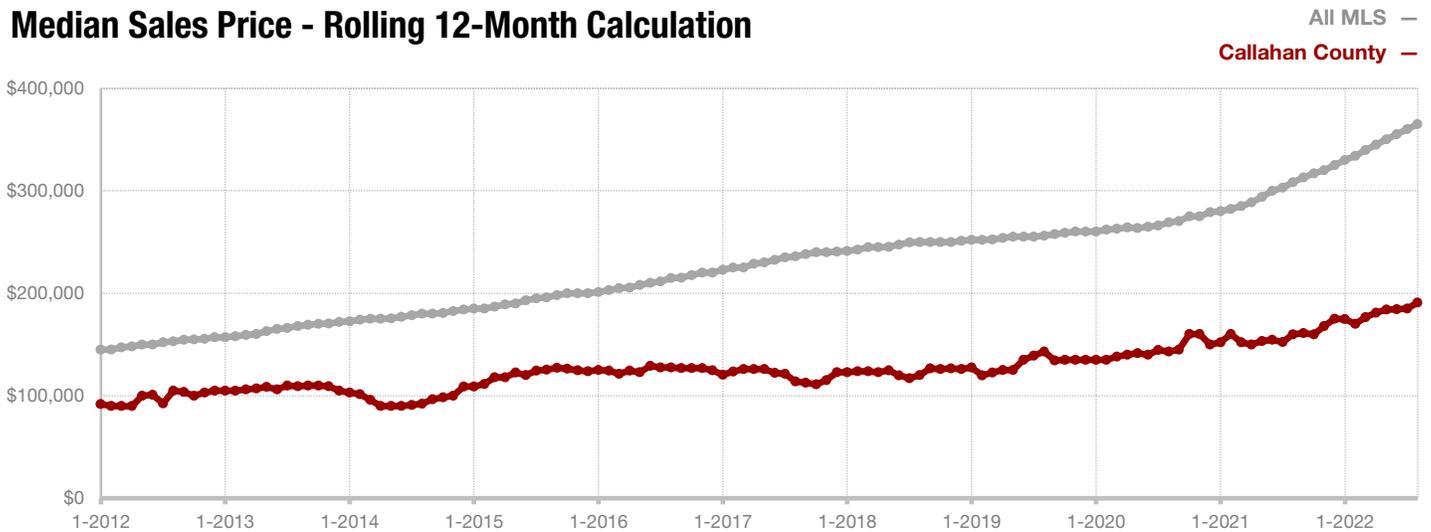
## Callahan County

|  | August    |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2021      | 2022      | + / -   | 2021         | 2022      | + / -   |
| New Listings                             | 25        | 30        | + 20.0% | 143          | 167       | + 16.8% |
| Pending Sales                            | 22        | 16        | - 27.3% | 117          | 118       | + 0.9%  |
| Closed Sales                             | 21        | 9         | - 57.1% | 104          | 110       | + 5.8%  |
| Average Sales Price*                     | \$281,988 | \$528,111 | + 87.3% | \$213,092    | \$259,886 | + 22.0% |
| Median Sales Price*                      | \$165,000 | \$270,500 | + 63.9% | \$159,900    | \$206,500 | + 29.1% |
| Percent of Original List Price Received* | 97.3%     | 93.1%     | - 4.3%  | 97.0%        | 95.5%     | - 1.5%  |
| Days on Market Until Sale                | 28        | 42        | + 50.0% | 48           | 39        | - 18.8% |
| Inventory of Homes for Sale              | 36        | 49        | + 36.1% | --           | --        | --      |
| Months Supply of Inventory               | 2.6       | 3.5       | + 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 – August 2022

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



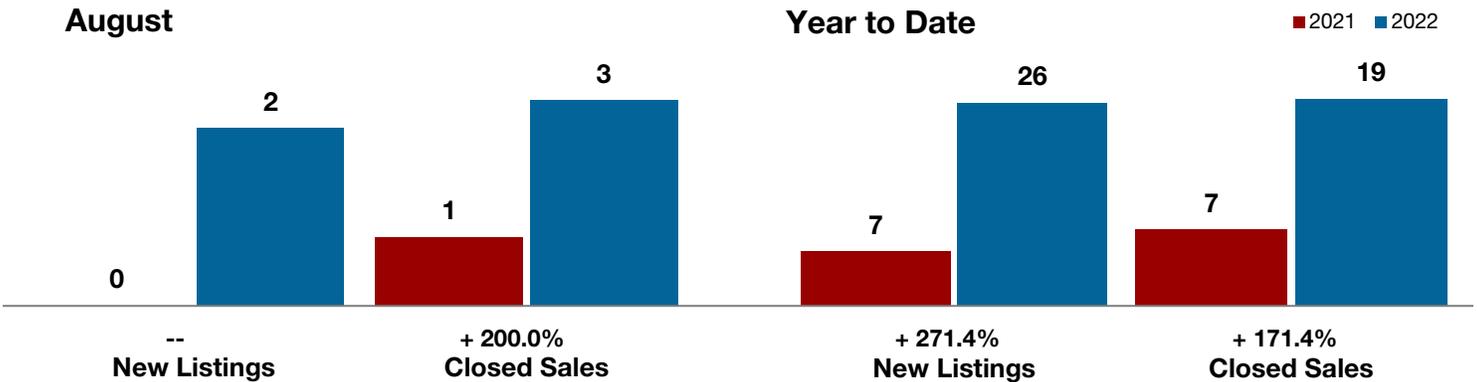
**--**      **+ 200.0%**      **- 96.7%**

Change in New Listings      Change in Closed Sales      Change in Median Sales Price

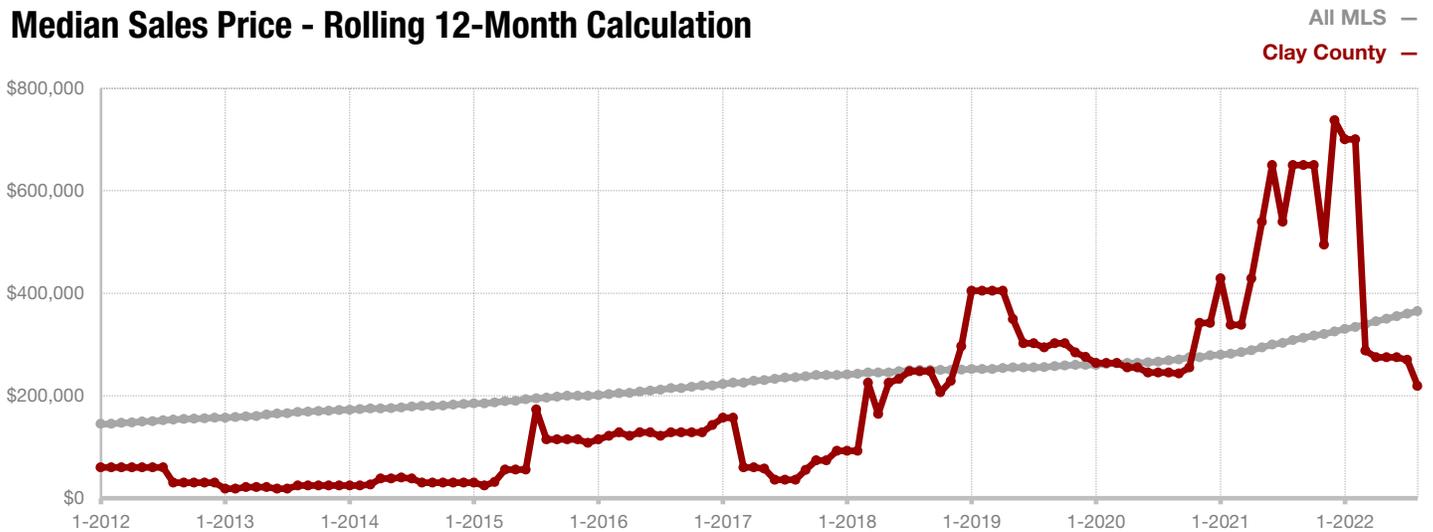
## Clay County

|  | August      |                  |          | Year to Date |                  |          |
|--|-------------|------------------|----------|--------------|------------------|----------|
|  | 2021        | 2022             | + / -    | 2021         | 2022             | + / -    |
| New Listings                             | 0           | 2                | --       | 7            | 26               | + 271.4% |
| Pending Sales                            | 0           | 2                | --       | 7            | 18               | + 157.1% |
| Closed Sales                             | 1           | 3                | + 200.0% | 7            | 19               | + 171.4% |
| Average Sales Price*                     | \$1,100,000 | <b>\$202,417</b> | - 81.6%  | \$598,143    | <b>\$210,195</b> | - 64.9%  |
| Median Sales Price*                      | \$1,100,000 | <b>\$36,250</b>  | - 96.7%  | \$700,000    | <b>\$208,500</b> | - 70.2%  |
| Percent of Original List Price Received* | 93.6%       | <b>83.4%</b>     | - 10.9%  | 90.4%        | <b>92.1%</b>     | + 1.9%   |
| Days on Market Until Sale                | 56          | <b>30</b>        | - 46.4%  | 84           | <b>33</b>        | - 60.7%  |
| Inventory of Homes for Sale              | 3           | <b>7</b>         | + 133.3% | --           | --               | --       |
| Months Supply of Inventory               | 2.0         | <b>2.8</b>       | + 50.0%  | --           | --               | --       |

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – August 2022

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



**+ 75.0%**

**- 22.2%**

**- 24.8%**

Change in  
New Listings

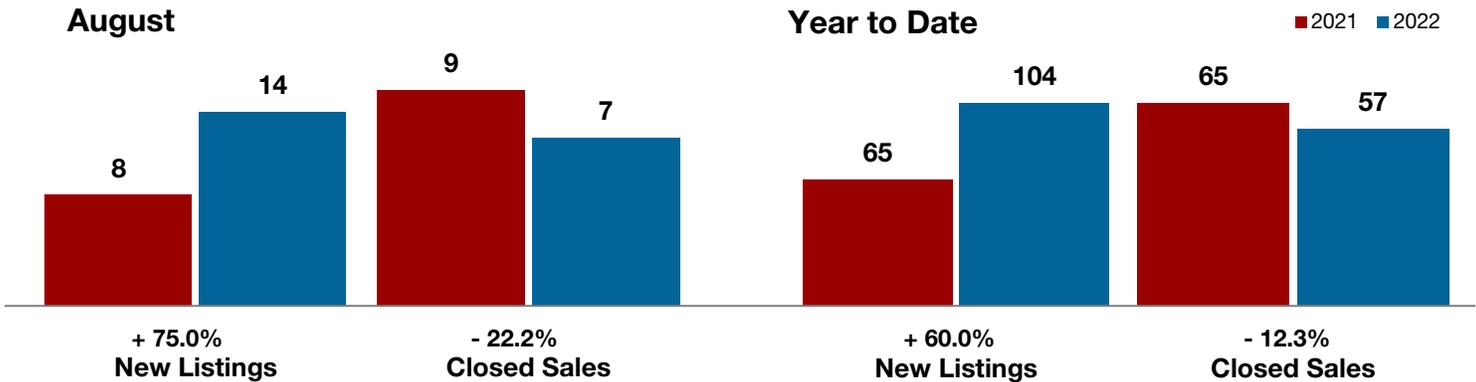
Change in  
Closed Sales

Change in  
Median Sales Price

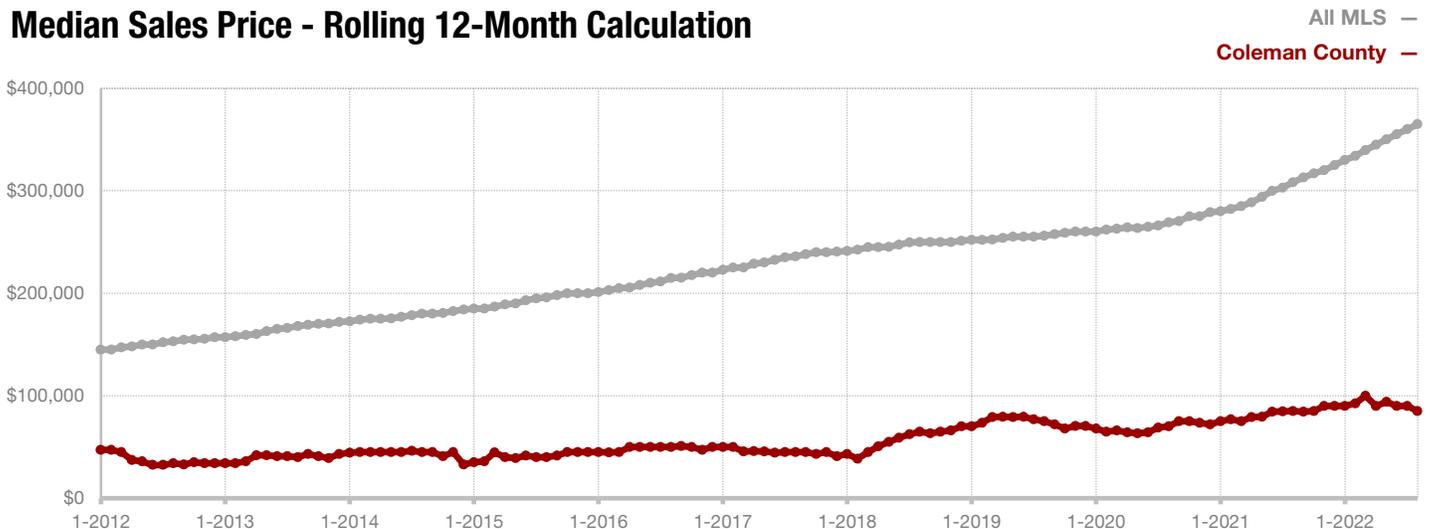
## Coleman County

|  | August    |          |          | Year to Date |           |         |
|--|-----------|----------|----------|--------------|-----------|---------|
|  | 2021      | 2022     | + / -    | 2021         | 2022      | + / -   |
| New Listings                             | 8         | 14       | + 75.0%  | 65           | 104       | + 60.0% |
| Pending Sales                            | 9         | 6        | - 33.3%  | 67           | 60        | - 10.4% |
| Closed Sales                             | 9         | 7        | - 22.2%  | 65           | 57        | - 12.3% |
| Average Sales Price*                     | \$213,889 | \$98,100 | - 54.1%  | \$220,364    | \$199,148 | - 9.6%  |
| Median Sales Price*                      | \$110,000 | \$82,700 | - 24.8%  | \$89,900     | \$79,900  | - 11.1% |
| Percent of Original List Price Received* | 91.2%     | 92.5%    | + 1.4%   | 89.4%        | 89.2%     | - 0.2%  |
| Days on Market Until Sale                | 25        | 63       | + 152.0% | 98           | 48        | - 51.0% |
| Inventory of Homes for Sale              | 24        | 46       | + 91.7%  | --           | --        | --      |
| Months Supply of Inventory               | 3.1       | 6.3      | + 100.0% | --           | --        | --      |

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



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



# Local Market Update – August 2022

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



**- 0.9%**

**- 21.3%**

**+ 19.3%**

Change in  
New Listings

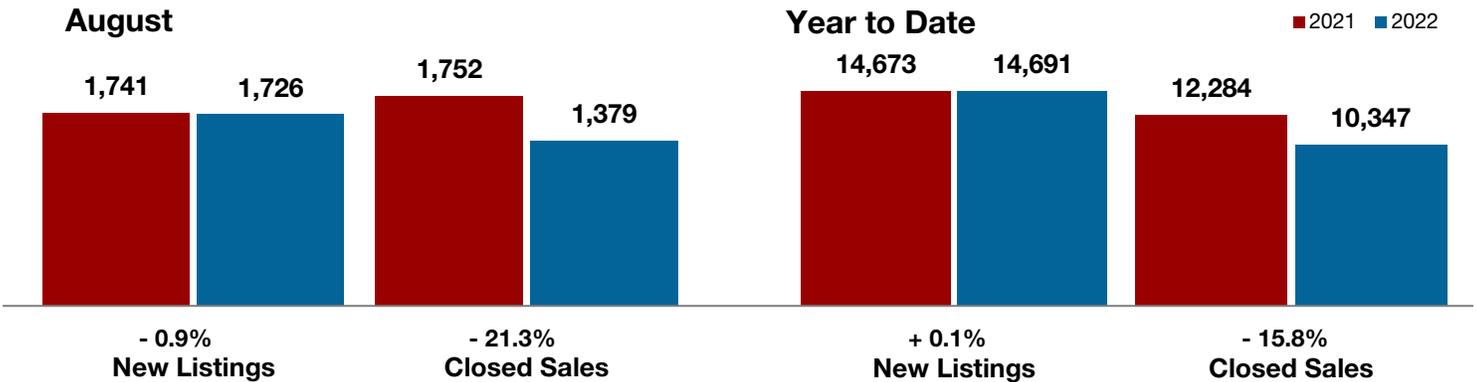
Change in  
Closed Sales

Change in  
Median Sales Price

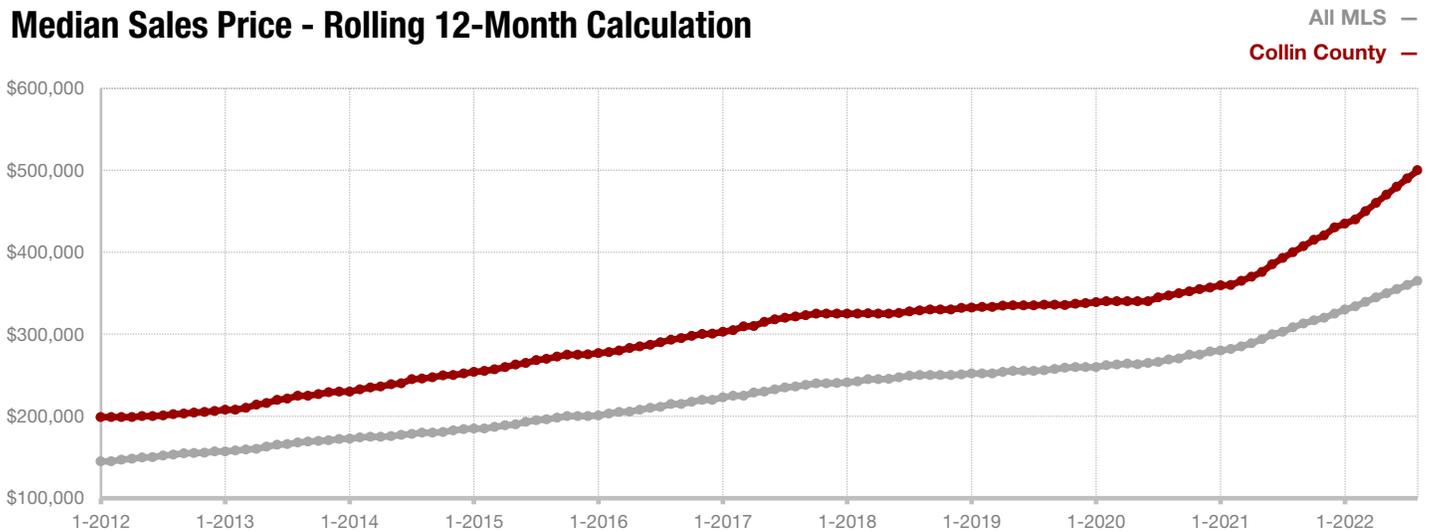
## Collin County

|  | August    |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -    | 2021         | 2022             | + / -   |
| New Listings                             | 1,741     | <b>1,726</b>     | - 0.9%   | 14,673       | <b>14,691</b>    | + 0.1%  |
| Pending Sales                            | 1,727     | <b>1,329</b>     | - 23.0%  | 13,015       | <b>10,448</b>    | - 19.7% |
| Closed Sales                             | 1,752     | <b>1,379</b>     | - 21.3%  | 12,284       | <b>10,347</b>    | - 15.8% |
| Average Sales Price*                     | \$511,518 | <b>\$609,430</b> | + 19.1%  | \$488,522    | <b>\$607,309</b> | + 24.3% |
| Median Sales Price*                      | \$440,000 | <b>\$525,000</b> | + 19.3%  | \$420,000    | <b>\$535,000</b> | + 27.4% |
| Percent of Original List Price Received* | 103.8%    | <b>97.9%</b>     | - 5.7%   | 103.9%       | <b>104.9%</b>    | + 1.0%  |
| Days on Market Until Sale                | 14        | <b>23</b>        | + 64.3%  | 20           | <b>18</b>        | - 10.0% |
| Inventory of Homes for Sale              | 1,759     | <b>3,094</b>     | + 75.9%  | --           | --               | --      |
| Months Supply of Inventory               | 1.1       | <b>2.4</b>       | + 100.0% | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**- 8.3%**

**+ 71.4%**

**- 3.0%**

Change in  
New Listings

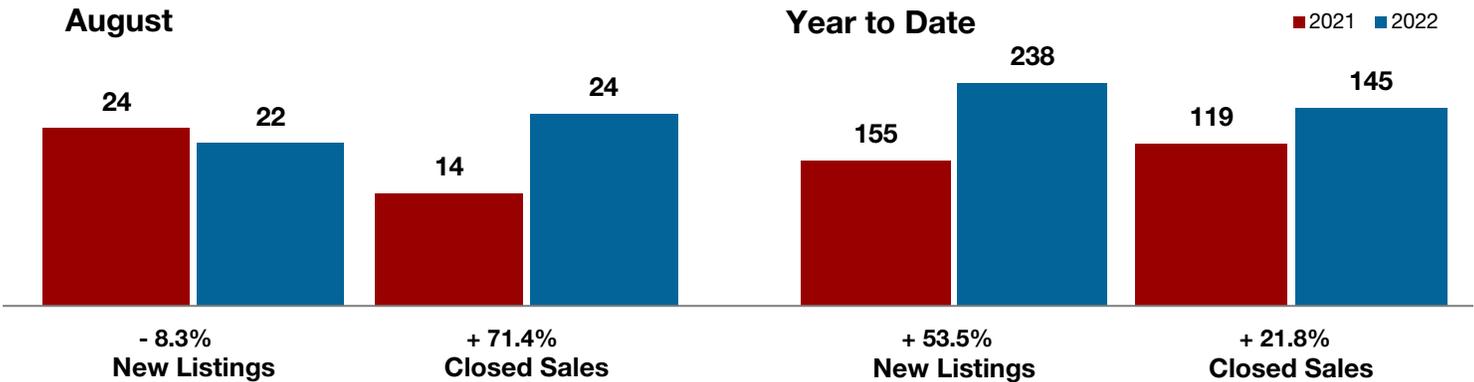
Change in  
Closed Sales

Change in  
Median Sales Price

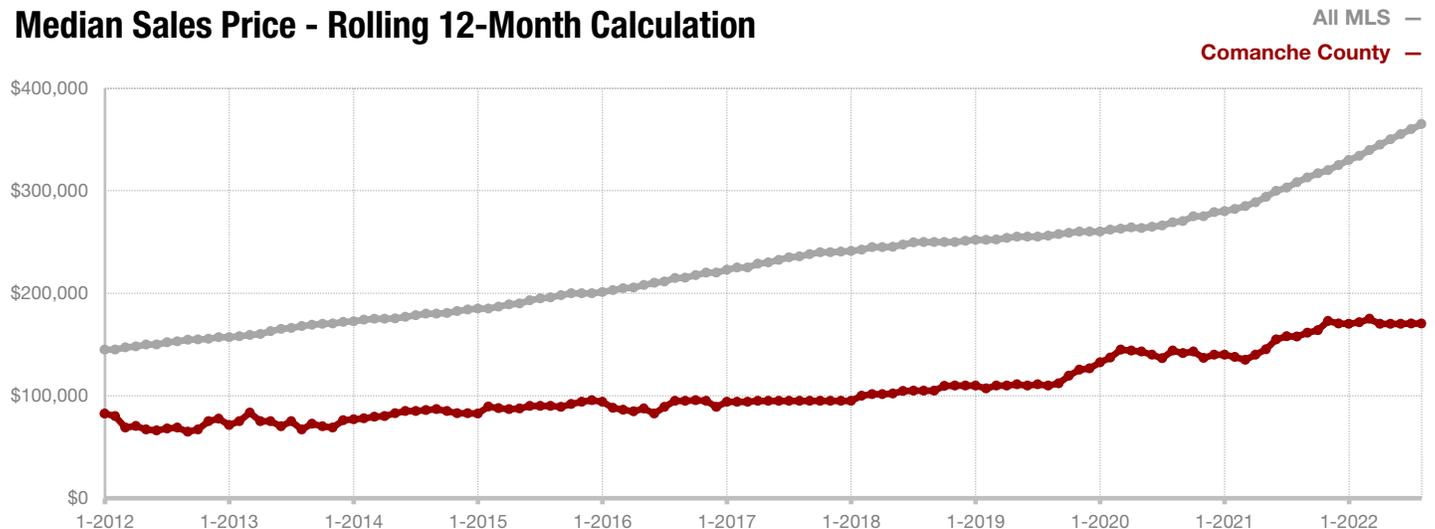
## Comanche County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 24        | <b>22</b>        | - 8.3%  | 155          | <b>238</b>       | + 53.5% |
| Pending Sales                            | 17        | <b>13</b>        | - 23.5% | 116          | <b>141</b>       | + 21.6% |
| Closed Sales                             | 14        | <b>24</b>        | + 71.4% | 119          | <b>145</b>       | + 21.8% |
| Average Sales Price*                     | \$231,179 | <b>\$197,173</b> | - 14.7% | \$281,394    | <b>\$237,962</b> | - 15.4% |
| Median Sales Price*                      | \$169,000 | <b>\$164,000</b> | - 3.0%  | \$175,000    | <b>\$172,500</b> | - 1.4%  |
| Percent of Original List Price Received* | 92.7%     | <b>93.5%</b>     | + 0.9%  | 92.4%        | <b>92.0%</b>     | - 0.4%  |
| Days on Market Until Sale                | 38        | <b>41</b>        | + 7.9%  | 68           | <b>49</b>        | - 27.9% |
| Inventory of Homes for Sale              | 62        | <b>90</b>        | + 45.2% | --           | --               | --      |
| Months Supply of Inventory               | 4.1       | <b>5.9</b>       | + 50.0% | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**+ 35.3%**

Change in  
New Listings

**+ 2.6%**

Change in  
Closed Sales

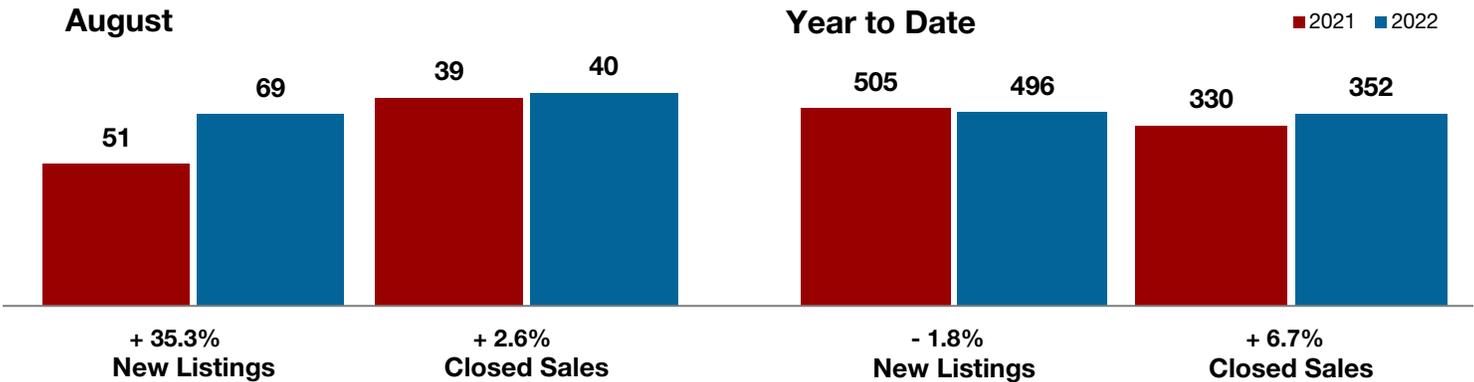
**+ 14.8%**

Change in  
Median Sales Price

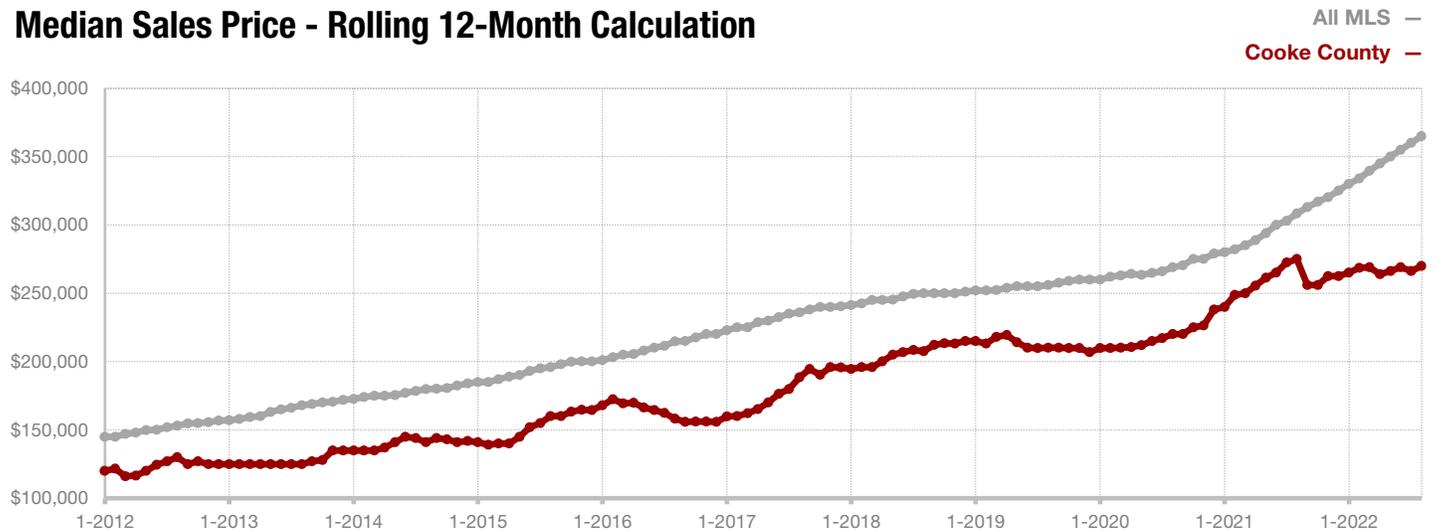
## Cooke County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 51        | 69               | + 35.3% | 505          | 496              | - 1.8%  |
| Pending Sales                            | 56        | 30               | - 46.4% | 383          | 334              | - 12.8% |
| Closed Sales                             | 39        | 40               | + 2.6%  | 330          | 352              | + 6.7%  |
| Average Sales Price*                     | \$468,954 | <b>\$393,133</b> | - 16.2% | \$405,642    | <b>\$429,671</b> | + 5.9%  |
| Median Sales Price*                      | \$270,000 | <b>\$310,000</b> | + 14.8% | \$282,560    | <b>\$280,000</b> | - 0.9%  |
| Percent of Original List Price Received* | 99.7%     | 97.2%            | - 2.5%  | 98.8%        | 97.9%            | - 0.9%  |
| Days on Market Until Sale                | 30        | 28               | - 6.7%  | 40           | 30               | - 25.0% |
| Inventory of Homes for Sale              | 141       | 144              | + 2.1%  | --           | --               | --      |
| Months Supply of Inventory               | 3.2       | 3.4              | 0.0%    | --           | --               | --      |

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – August 2022

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



**- 14.0%**

**- 15.6%**

**+ 11.5%**

Change in  
New Listings

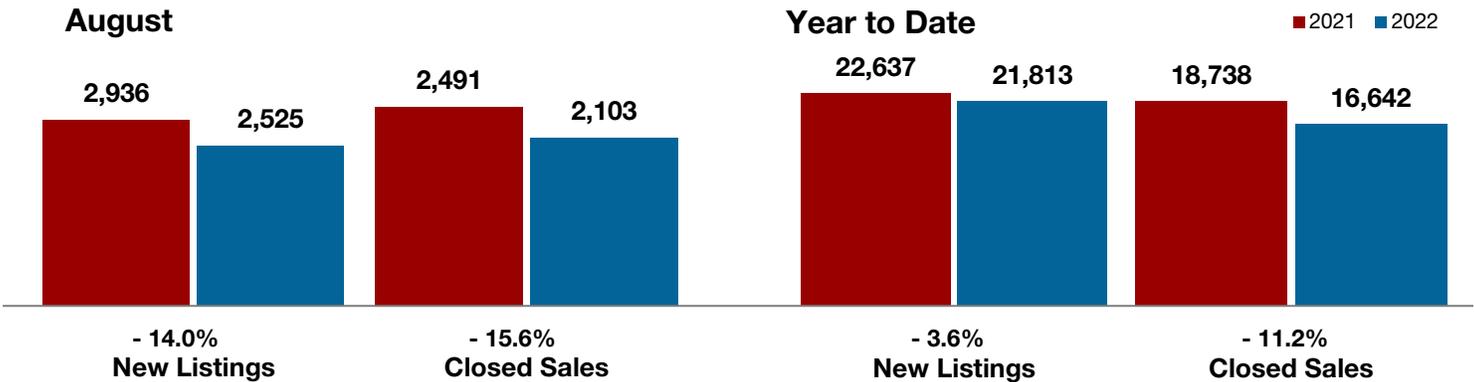
Change in  
Closed Sales

Change in  
Median Sales Price

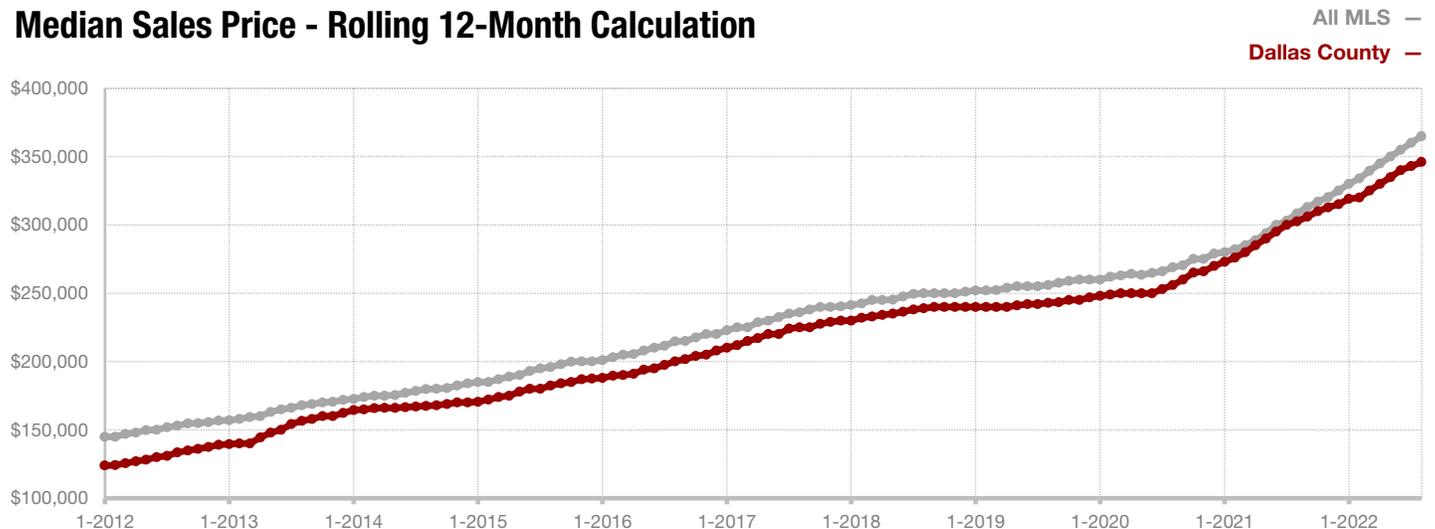
## Dallas County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 2,936     | <b>2,525</b>     | - 14.0% | 22,637       | <b>21,813</b>    | - 3.6%  |
| Pending Sales                            | 2,500     | <b>2,031</b>     | - 18.8% | 19,501       | <b>16,999</b>    | - 12.8% |
| Closed Sales                             | 2,491     | <b>2,103</b>     | - 15.6% | 18,738       | <b>16,642</b>    | - 11.2% |
| Average Sales Price*                     | \$430,051 | <b>\$476,299</b> | + 10.8% | \$457,168    | <b>\$502,236</b> | + 9.9%  |
| Median Sales Price*                      | \$315,000 | <b>\$351,375</b> | + 11.5% | \$315,000    | <b>\$360,000</b> | + 14.3% |
| Percent of Original List Price Received* | 100.5%    | <b>98.5%</b>     | - 2.0%  | 100.0%       | <b>102.5%</b>    | + 2.5%  |
| Days on Market Until Sale                | 20        | <b>21</b>        | + 5.0%  | 29           | <b>20</b>        | - 31.0% |
| Inventory of Homes for Sale              | 3,635     | <b>3,696</b>     | + 1.7%  | --           | --               | --      |
| Months Supply of Inventory               | 1.6       | <b>1.7</b>       | 0.0%    | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**0.0%**

**+ 16.7%**

**- 20.8%**

Change in  
New Listings

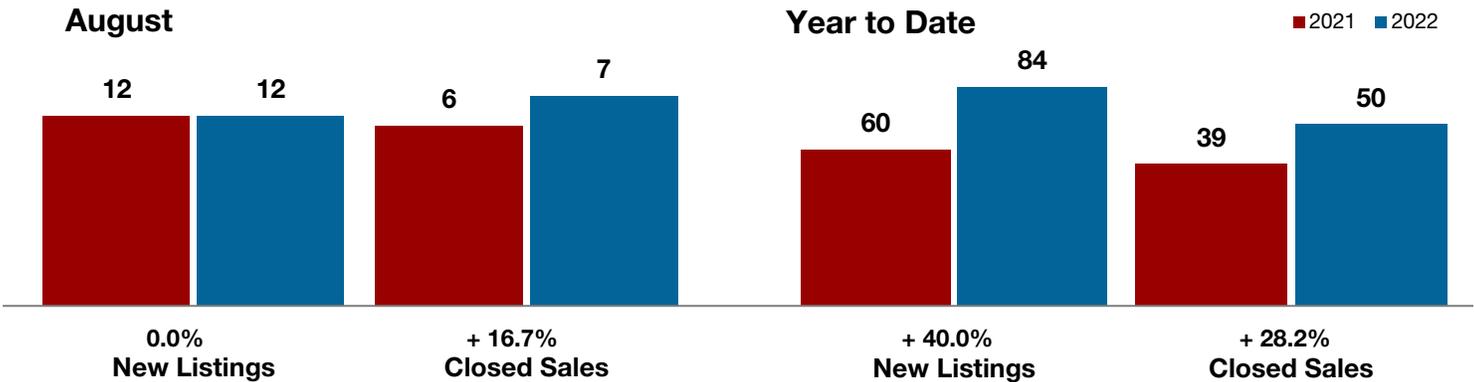
Change in  
Closed Sales

Change in  
Median Sales Price

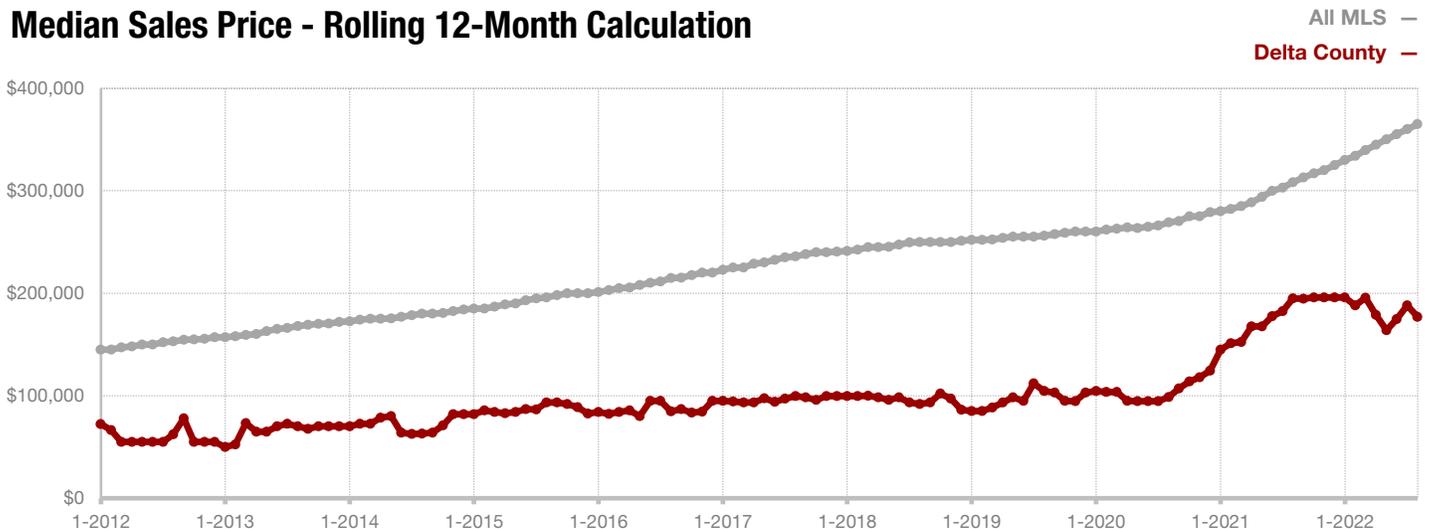
## Delta County

|  | August    |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -    | 2021         | 2022             | + / -   |
| New Listings                             | 12        | 12               | 0.0%     | 60           | 84               | + 40.0% |
| Pending Sales                            | 7         | 6                | - 14.3%  | 44           | 49               | + 11.4% |
| Closed Sales                             | 6         | 7                | + 16.7%  | 39           | 50               | + 28.2% |
| Average Sales Price*                     | \$510,635 | <b>\$152,429</b> | - 70.1%  | \$288,243    | <b>\$249,266</b> | - 13.5% |
| Median Sales Price*                      | \$189,495 | <b>\$150,000</b> | - 20.8%  | \$200,000    | <b>\$173,000</b> | - 13.5% |
| Percent of Original List Price Received* | 90.3%     | <b>101.2%</b>    | + 12.1%  | 96.3%        | <b>95.2%</b>     | - 1.1%  |
| Days on Market Until Sale                | 35        | 35               | 0.0%     | 39           | 34               | - 12.8% |
| Inventory of Homes for Sale              | 15        | 30               | + 100.0% | --           | --               | --      |
| Months Supply of Inventory               | 3.1       | 4.9              | + 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 – August 2022

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



**- 0.9%**

Change in  
New Listings

**- 8.3%**

Change in  
Closed Sales

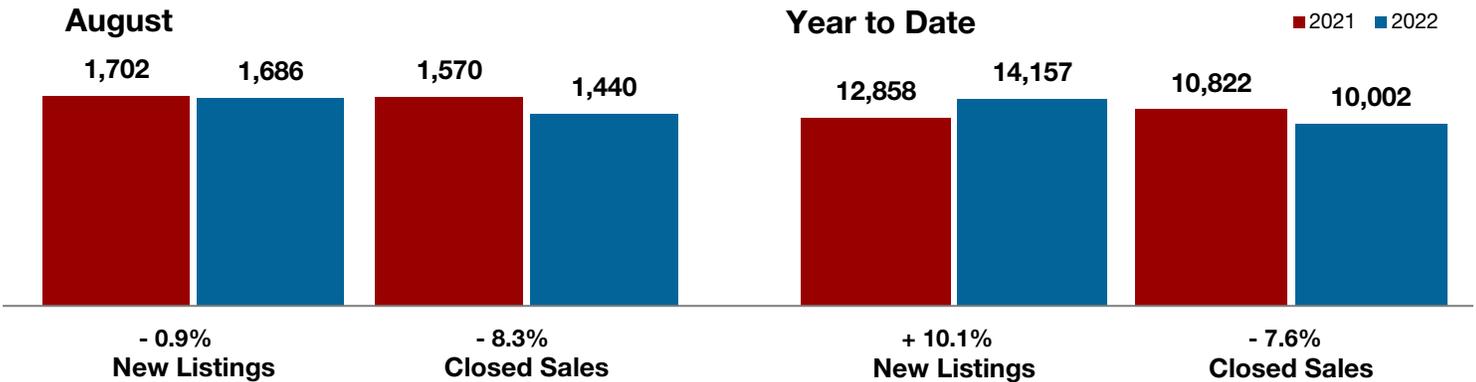
**+ 12.7%**

Change in  
Median Sales Price

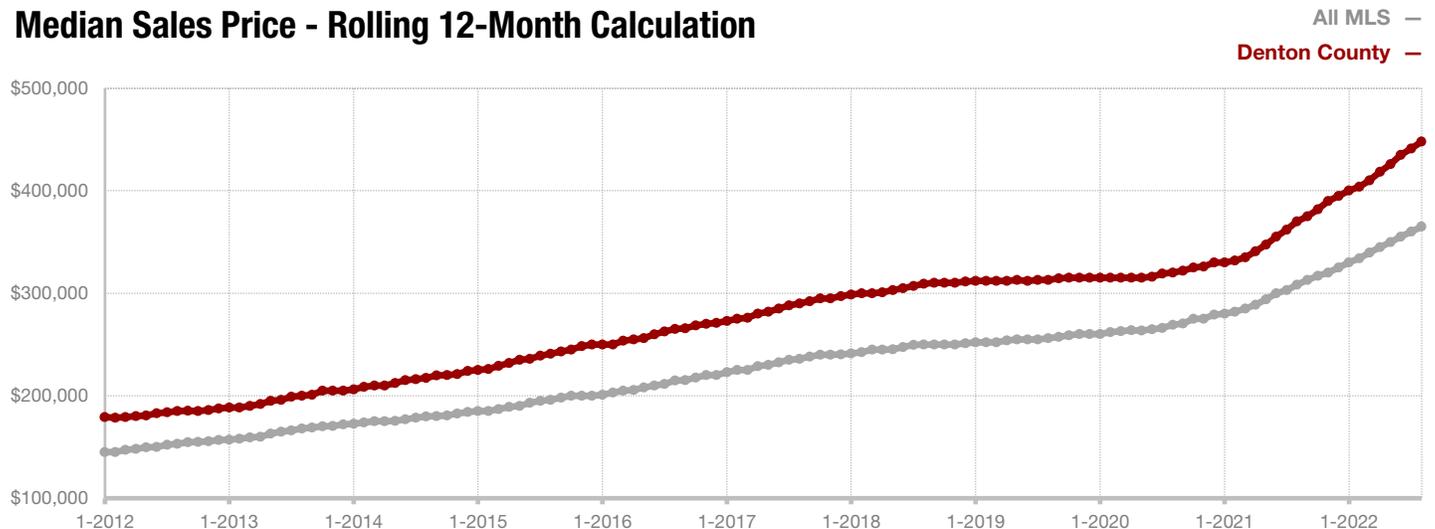
## Denton County

|  | August    |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -    | 2021         | 2022             | + / -   |
| New Listings                             | 1,702     | <b>1,686</b>     | - 0.9%   | 12,858       | <b>14,157</b>    | + 10.1% |
| Pending Sales                            | 1,601     | <b>1,320</b>     | - 17.6%  | 11,456       | <b>10,293</b>    | - 10.2% |
| Closed Sales                             | 1,570     | <b>1,440</b>     | - 8.3%   | 10,822       | <b>10,002</b>    | - 7.6%  |
| Average Sales Price*                     | \$506,135 | <b>\$545,874</b> | + 7.9%   | \$462,438    | <b>\$557,224</b> | + 20.5% |
| Median Sales Price*                      | \$408,000 | <b>\$460,000</b> | + 12.7%  | \$386,908    | <b>\$469,000</b> | + 21.2% |
| Percent of Original List Price Received* | 103.3%    | <b>98.6%</b>     | - 4.5%   | 103.2%       | <b>104.0%</b>    | + 0.8%  |
| Days on Market Until Sale                | 16        | <b>21</b>        | + 31.3%  | 20           | <b>18</b>        | - 10.0% |
| Inventory of Homes for Sale              | 1,686     | <b>3,004</b>     | + 78.2%  | --           | --               | --      |
| Months Supply of Inventory               | 1.2       | <b>2.3</b>       | + 100.0% | --           | --               | --      |

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – August 2022

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



**- 17.9%**

**- 28.6%**

**+ 26.2%**

Change in  
New Listings

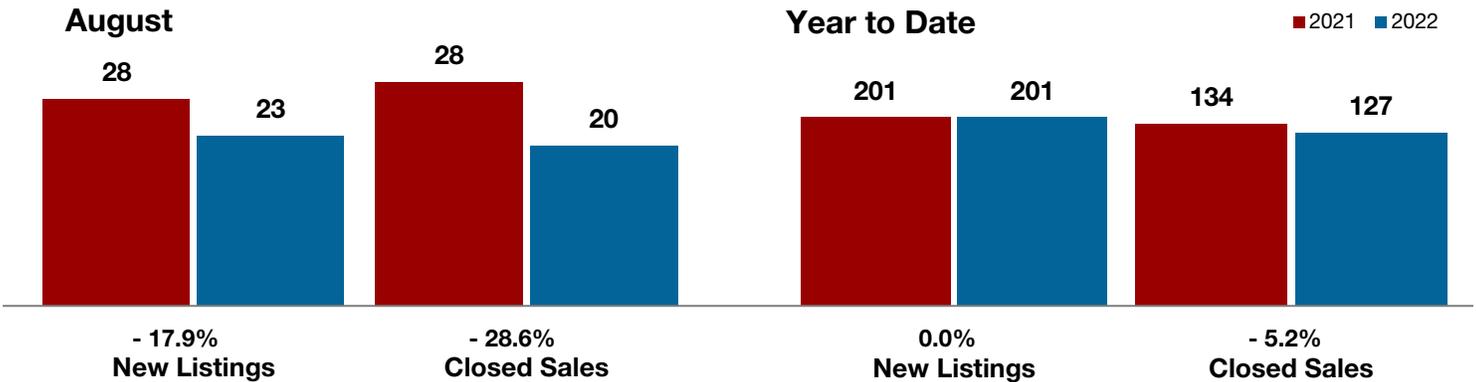
Change in  
Closed Sales

Change in  
Median Sales Price

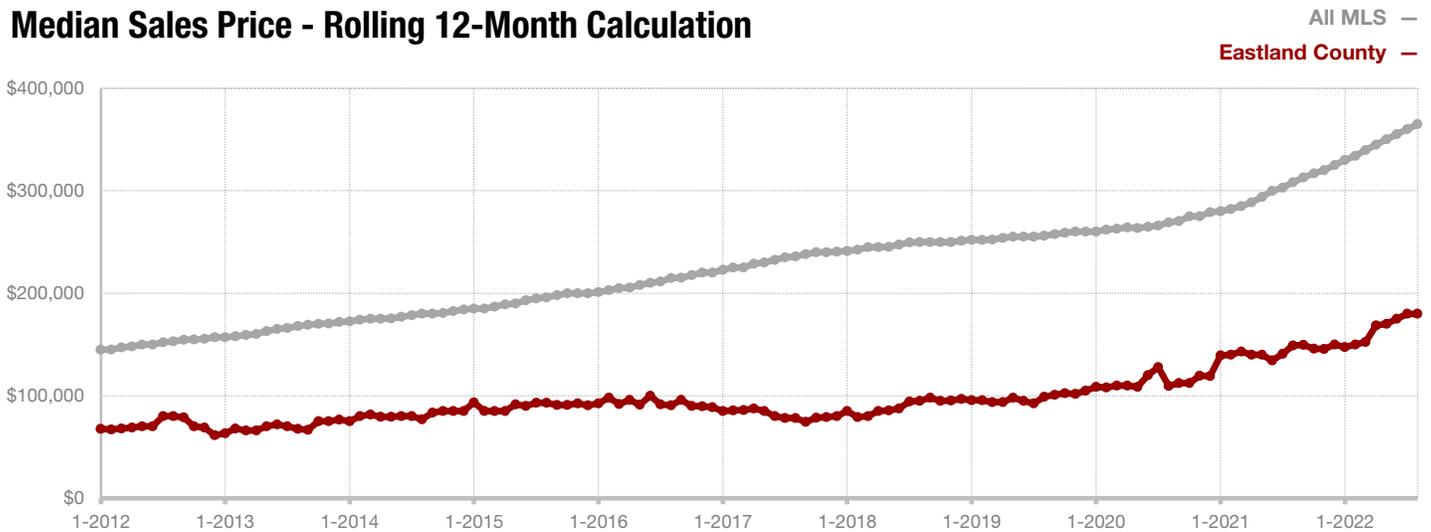
## Eastland County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 28        | <b>23</b>        | - 17.9% | 201          | <b>201</b>       | 0.0%    |
| Pending Sales                            | 22        | <b>9</b>         | - 59.1% | 157          | <b>126</b>       | - 19.7% |
| Closed Sales                             | 28        | <b>20</b>        | - 28.6% | 134          | <b>127</b>       | - 5.2%  |
| Average Sales Price*                     | \$202,915 | <b>\$329,993</b> | + 62.6% | \$230,404    | <b>\$278,329</b> | + 20.8% |
| Median Sales Price*                      | \$162,500 | <b>\$205,000</b> | + 26.2% | \$150,000    | <b>\$190,000</b> | + 26.7% |
| Percent of Original List Price Received* | 93.3%     | <b>87.6%</b>     | - 6.1%  | 92.9%        | <b>93.5%</b>     | + 0.6%  |
| Days on Market Until Sale                | 50        | <b>79</b>        | + 58.0% | 86           | <b>73</b>        | - 15.1% |
| Inventory of Homes for Sale              | 71        | <b>76</b>        | + 7.0%  | --           | --               | --      |
| Months Supply of Inventory               | 4.3       | <b>5.0</b>       | + 25.0% | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**+ 24.0%**

Change in  
New Listings

**+ 3.9%**

Change in  
Closed Sales

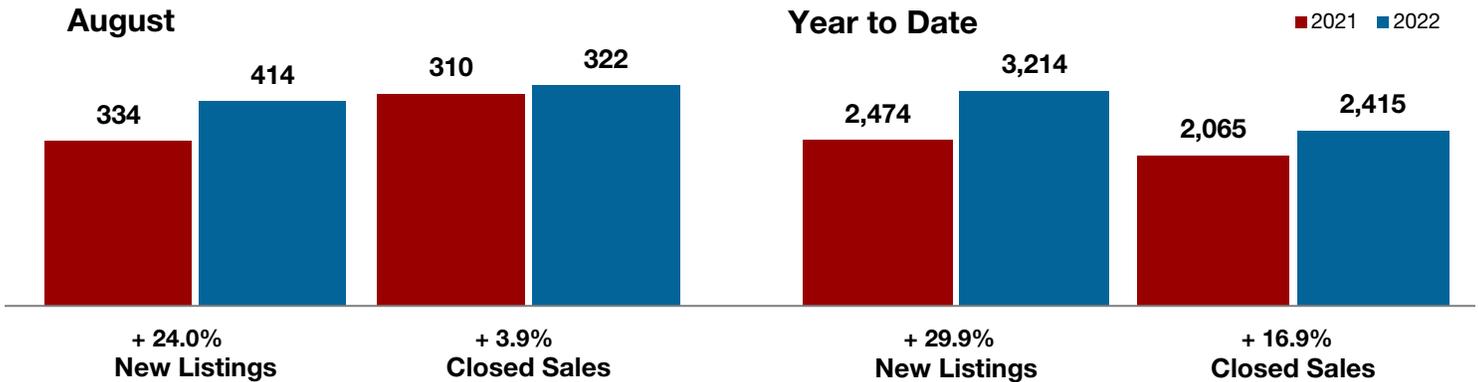
**+ 16.7%**

Change in  
Median Sales Price

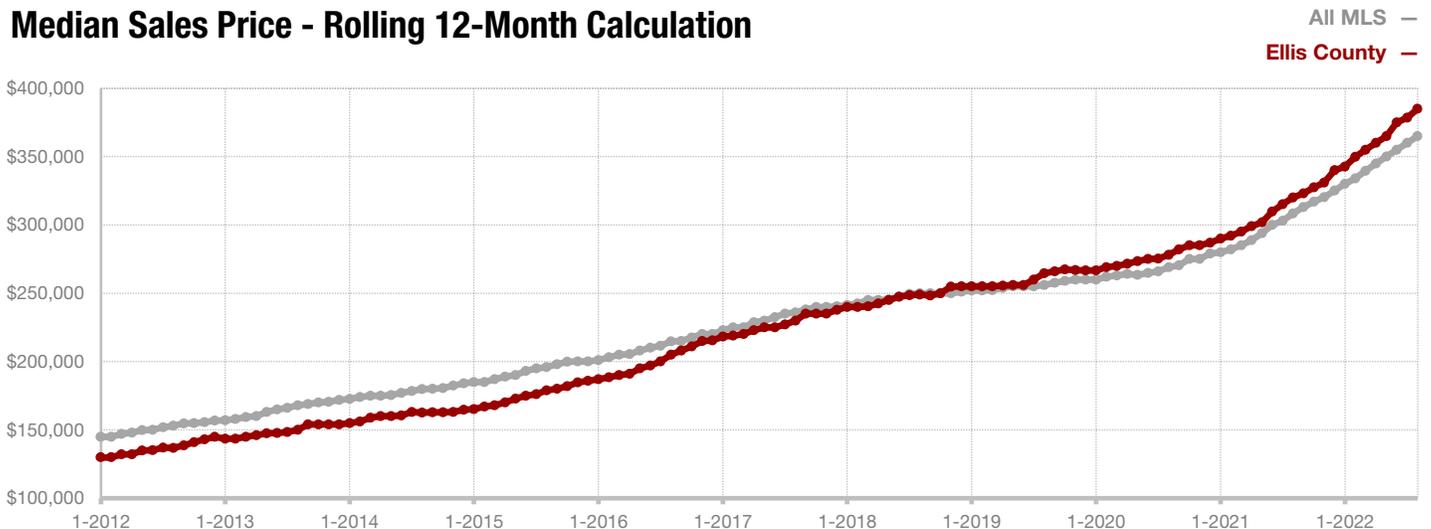
## Ellis County

|  | August    |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2021      | 2022      | + / -    | 2021         | 2022      | + / -   |
| New Listings                             | 334       | 414       | + 24.0%  | 2,474        | 3,214     | + 29.9% |
| Pending Sales                            | 328       | 312       | - 4.9%   | 2,201        | 2,437     | + 10.7% |
| Closed Sales                             | 310       | 322       | + 3.9%   | 2,065        | 2,415     | + 16.9% |
| Average Sales Price*                     | \$371,345 | \$433,592 | + 16.8%  | \$350,253    | \$430,564 | + 22.9% |
| Median Sales Price*                      | \$345,000 | \$402,608 | + 16.7%  | \$327,000    | \$396,250 | + 21.2% |
| Percent of Original List Price Received* | 102.0%    | 98.5%     | - 3.4%   | 101.2%       | 101.0%    | - 0.2%  |
| Days on Market Until Sale                | 16        | 29        | + 81.3%  | 25           | 28        | + 12.0% |
| Inventory of Homes for Sale              | 404       | 851       | + 110.6% | --           | --        | --      |
| Months Supply of Inventory               | 1.5       | 2.8       | + 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 – August 2022

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



**- 8.8%**

**- 21.1%**

**+ 7.0%**

Change in  
New Listings

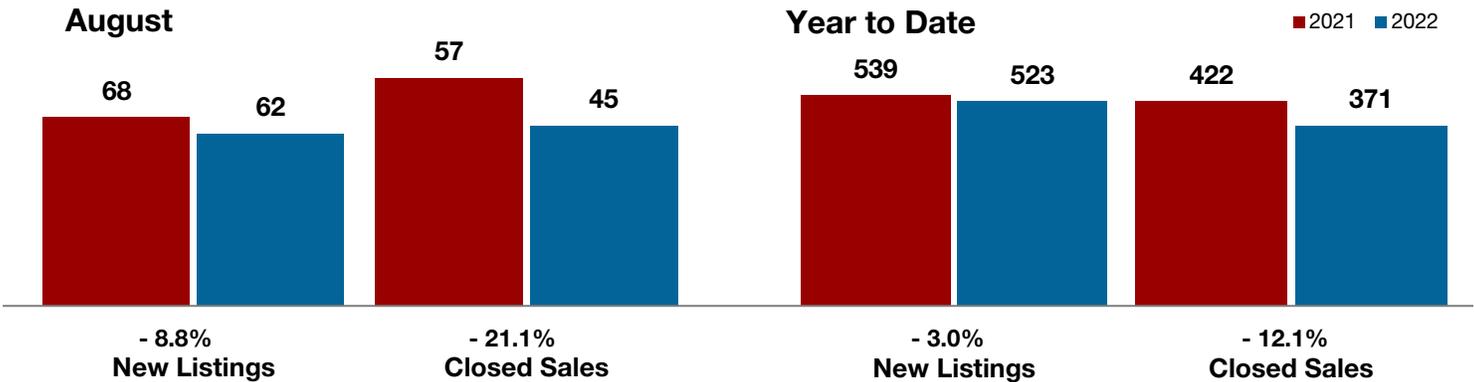
Change in  
Closed Sales

Change in  
Median Sales Price

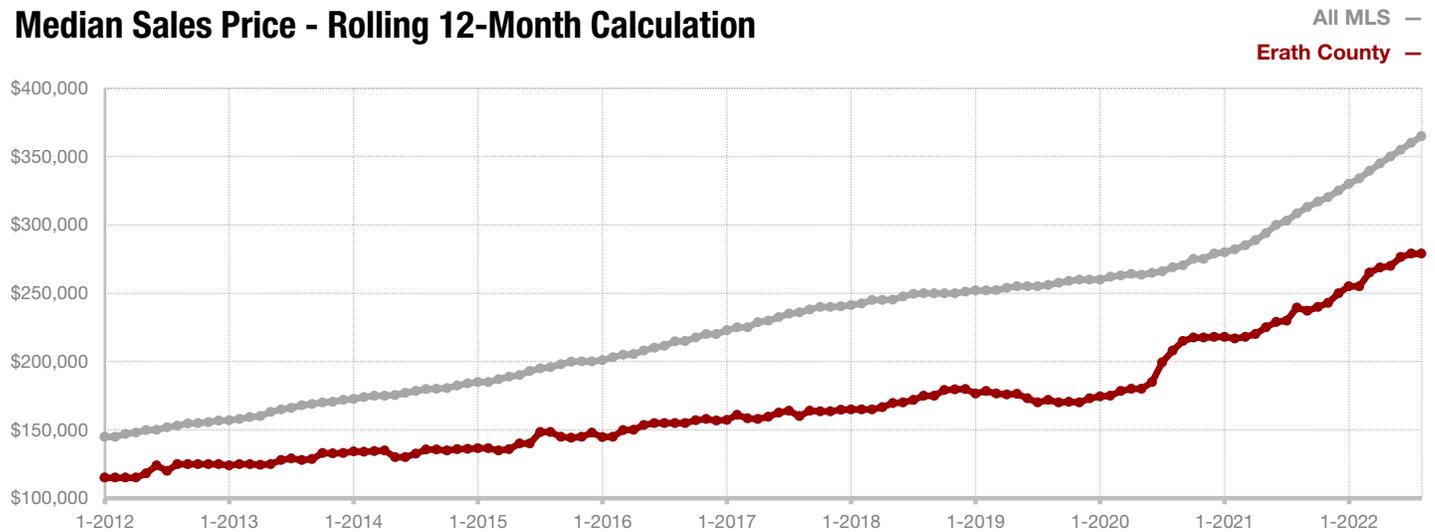
## Erath County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 68        | 62               | - 8.8%  | 539          | 523              | - 3.0%  |
| Pending Sales                            | 48        | 33               | - 31.3% | 430          | 357              | - 17.0% |
| Closed Sales                             | 57        | 45               | - 21.1% | 422          | 371              | - 12.1% |
| Average Sales Price*                     | \$383,632 | <b>\$434,922</b> | + 13.4% | \$359,675    | <b>\$387,403</b> | + 7.7%  |
| Median Sales Price*                      | \$285,000 | <b>\$305,000</b> | + 7.0%  | \$243,000    | <b>\$285,000</b> | + 17.3% |
| Percent of Original List Price Received* | 96.1%     | <b>94.3%</b>     | - 1.9%  | 96.9%        | <b>96.1%</b>     | - 0.8%  |
| Days on Market Until Sale                | 36        | 44               | + 22.2% | 45           | 47               | + 4.4%  |
| Inventory of Homes for Sale              | 146       | 165              | + 13.0% | --           | --               | --      |
| Months Supply of Inventory               | 2.8       | 3.7              | + 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 – August 2022

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



**+ 5.3%**

**+ 28.6%**

**+ 14.6%**

Change in  
New Listings

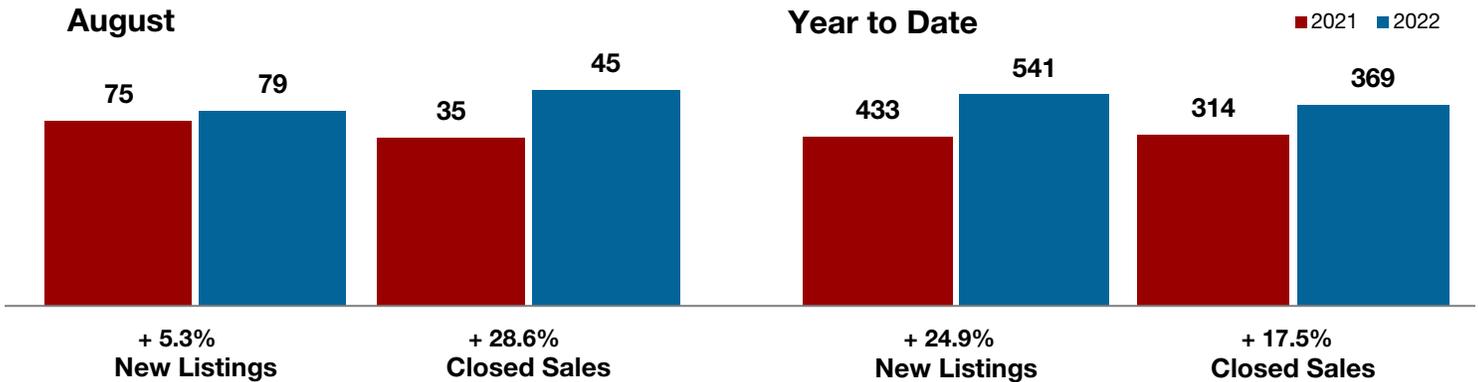
Change in  
Closed Sales

Change in  
Median Sales Price

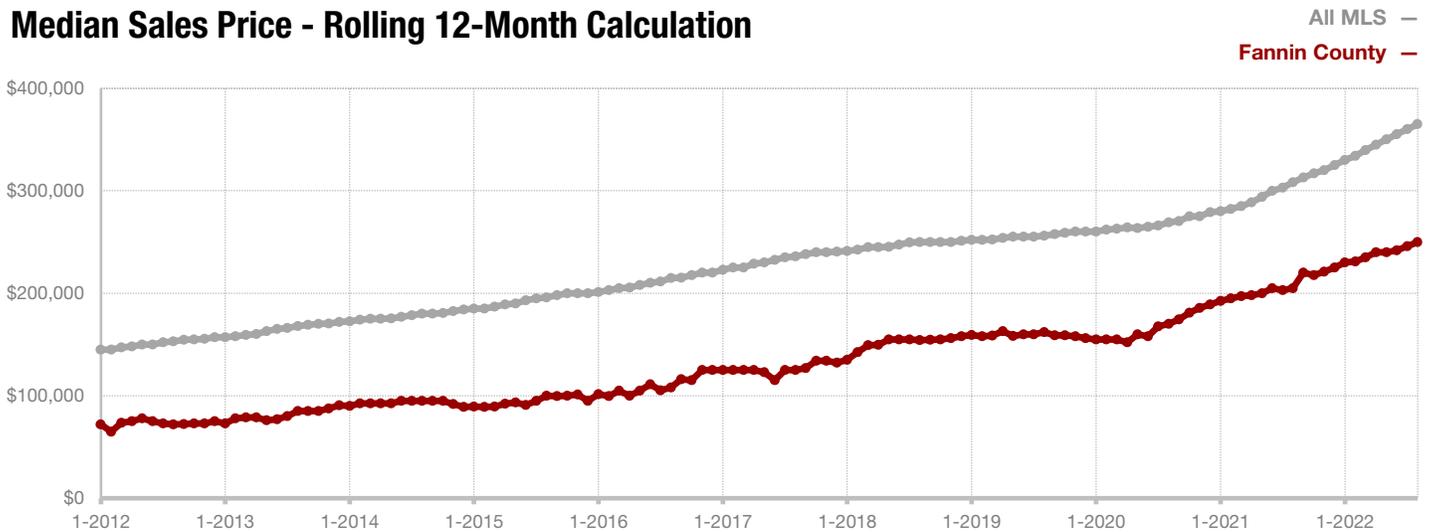
## Fannin County

|  | August    |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2021      | 2022      | + / -   | 2021         | 2022      | + / -   |
| New Listings                             | 75        | 79        | + 5.3%  | 433          | 541       | + 24.9% |
| Pending Sales                            | 53        | 35        | - 34.0% | 331          | 346       | + 4.5%  |
| Closed Sales                             | 35        | 45        | + 28.6% | 314          | 369       | + 17.5% |
| Average Sales Price*                     | \$288,240 | \$297,641 | + 3.3%  | \$278,448    | \$328,731 | + 18.1% |
| Median Sales Price*                      | \$226,800 | \$259,900 | + 14.6% | \$217,500    | \$274,100 | + 26.0% |
| Percent of Original List Price Received* | 95.5%     | 92.6%     | - 3.0%  | 95.4%        | 96.8%     | + 1.5%  |
| Days on Market Until Sale                | 23        | 36        | + 56.5% | 47           | 36        | - 23.4% |
| Inventory of Homes for Sale              | 137       | 244       | + 78.1% | --           | --        | --      |
| Months Supply of Inventory               | 3.6       | 5.6       | + 50.0% | --           | --        | --      |

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



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



# Local Market Update – August 2022

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



**- 34.8%**

**+ 112.5%**

**+ 41.3%**

Change in  
New Listings

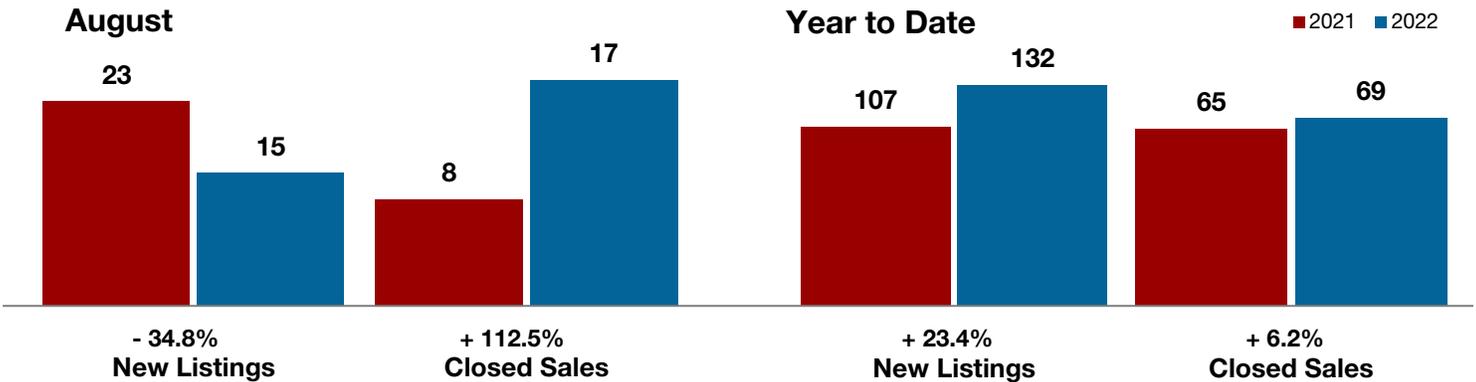
Change in  
Closed Sales

Change in  
Median Sales Price

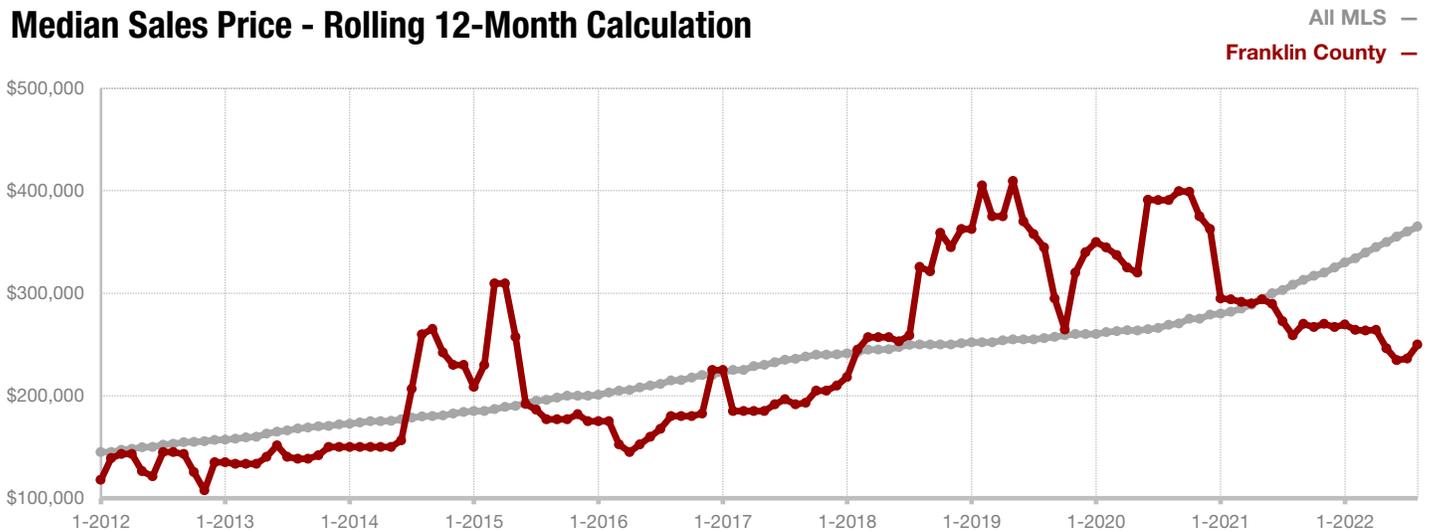
## Franklin County

|  | August    |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2021      | 2022      | + / -    | 2021         | 2022      | + / -   |
| New Listings                             | 23        | 15        | - 34.8%  | 107          | 132       | + 23.4% |
| Pending Sales                            | 14        | 9         | - 35.7%  | 69           | 79        | + 14.5% |
| Closed Sales                             | 8         | 17        | + 112.5% | 65           | 69        | + 6.2%  |
| Average Sales Price*                     | \$415,688 | \$535,647 | + 28.9%  | \$465,141    | \$371,387 | - 20.2% |
| Median Sales Price*                      | \$329,000 | \$465,000 | + 41.3%  | \$254,500    | \$217,500 | - 14.5% |
| Percent of Original List Price Received* | 95.2%     | 91.9%     | - 3.5%   | 95.4%        | 93.5%     | - 2.0%  |
| Days on Market Until Sale                | 45        | 42        | - 6.7%   | 46           | 43        | - 6.5%  |
| Inventory of Homes for Sale              | 45        | 44        | - 2.2%   | --           | --        | --      |
| Months Supply of Inventory               | 5.2       | 4.5       | 0.0%     | --           | --        | --      |

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



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



# Local Market Update – August 2022

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



**- 8.7%**

**0.0%**

**+ 27.8%**

Change in  
New Listings

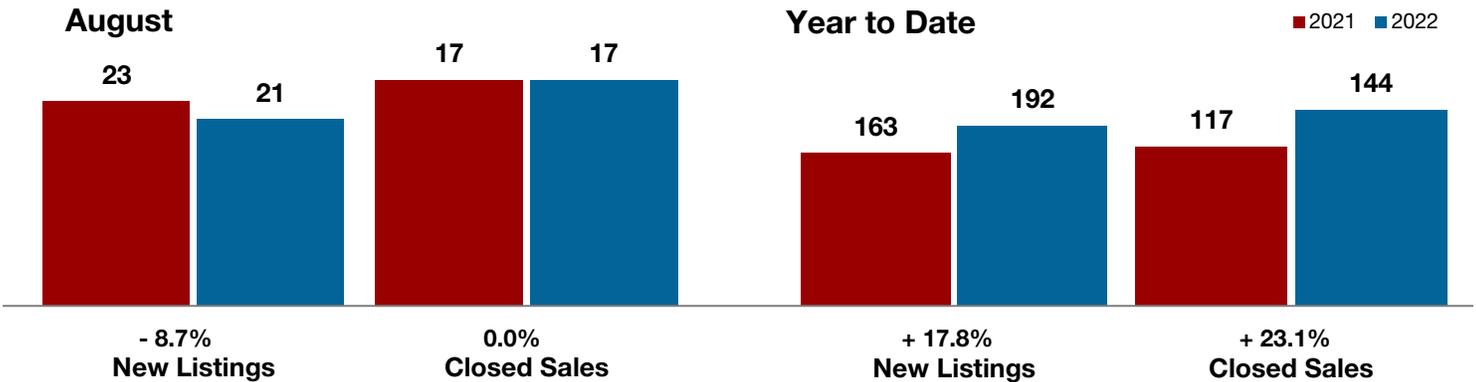
Change in  
Closed Sales

Change in  
Median Sales Price

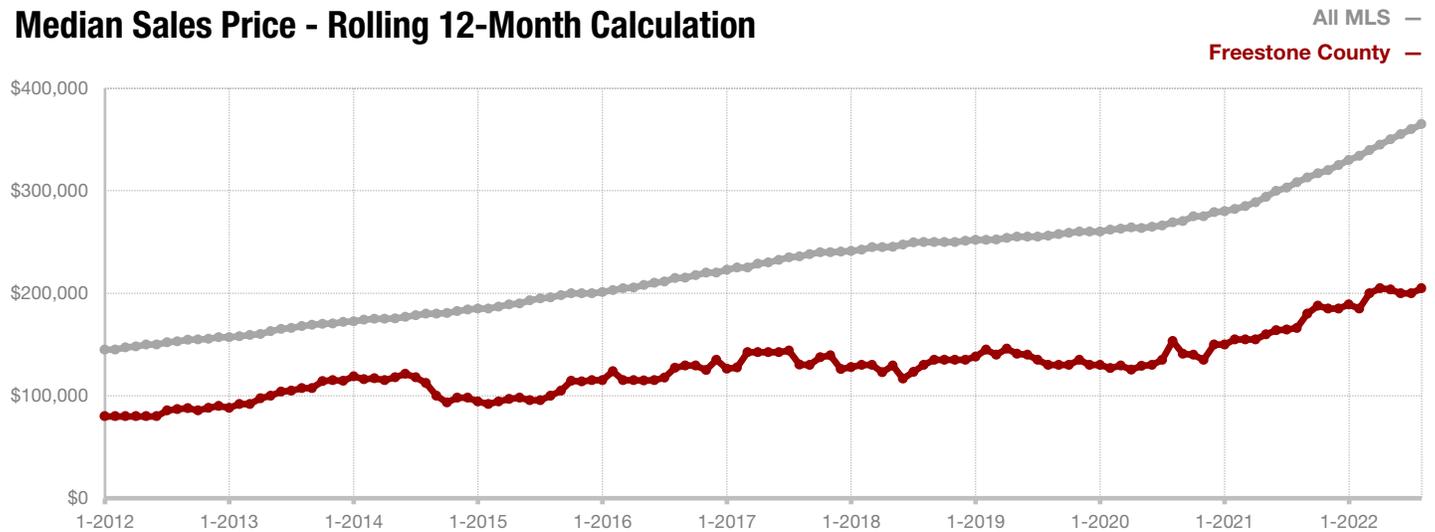
## Freestone County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 23        | 21               | - 8.7%  | 163          | 192              | + 17.8% |
| Pending Sales                            | 25        | 11               | - 56.0% | 123          | 134              | + 8.9%  |
| Closed Sales                             | 17        | 17               | 0.0%    | 117          | 144              | + 23.1% |
| Average Sales Price*                     | \$343,988 | <b>\$296,724</b> | - 13.7% | \$240,135    | <b>\$313,992</b> | + 30.8% |
| Median Sales Price*                      | \$176,000 | <b>\$225,000</b> | + 27.8% | \$180,000    | <b>\$212,250</b> | + 17.9% |
| Percent of Original List Price Received* | 95.0%     | <b>93.0%</b>     | - 2.1%  | 94.5%        | <b>94.1%</b>     | - 0.4%  |
| Days on Market Until Sale                | 80        | 50               | - 37.5% | 55           | 54               | - 1.8%  |
| Inventory of Homes for Sale              | 55        | 63               | + 14.5% | --           | --               | --      |
| Months Supply of Inventory               | 3.7       | 3.8              | 0.0%    | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**+ 9.8%**

Change in  
New Listings

**- 6.2%**

Change in  
Closed Sales

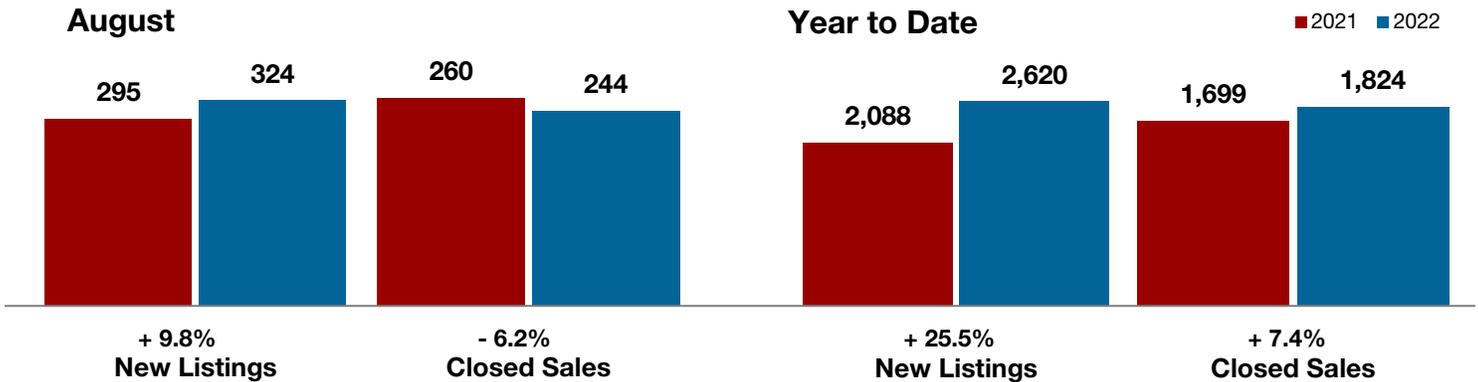
**+ 18.1%**

Change in  
Median Sales Price

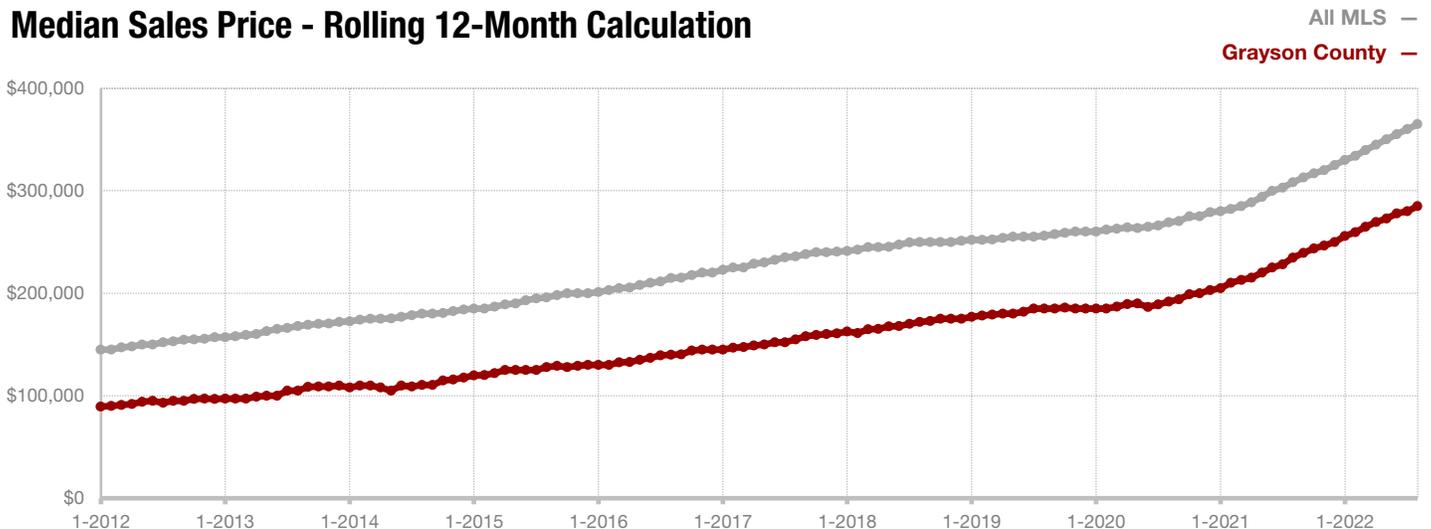
## Grayson County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 295       | <b>324</b>       | + 9.8%  | 2,088        | <b>2,620</b>     | + 25.5% |
| Pending Sales                            | 239       | <b>237</b>       | - 0.8%  | 1,772        | <b>1,876</b>     | + 5.9%  |
| Closed Sales                             | 260       | <b>244</b>       | - 6.2%  | 1,699        | <b>1,824</b>     | + 7.4%  |
| Average Sales Price*                     | \$323,694 | <b>\$350,411</b> | + 8.3%  | \$294,671    | <b>\$361,395</b> | + 22.6% |
| Median Sales Price*                      | \$259,500 | <b>\$306,500</b> | + 18.1% | \$245,000    | <b>\$295,000</b> | + 20.4% |
| Percent of Original List Price Received* | 99.2%     | <b>96.2%</b>     | - 3.0%  | 98.7%        | <b>99.3%</b>     | + 0.6%  |
| Days on Market Until Sale                | 22        | <b>30</b>        | + 36.4% | 37           | <b>28</b>        | - 24.3% |
| Inventory of Homes for Sale              | 430       | <b>732</b>       | + 70.2% | --           | --               | --      |
| Months Supply of Inventory               | 2.0       | <b>3.3</b>       | + 50.0% | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**+ 13.3%**

**- 53.3%**

**- 11.6%**

Change in  
New Listings

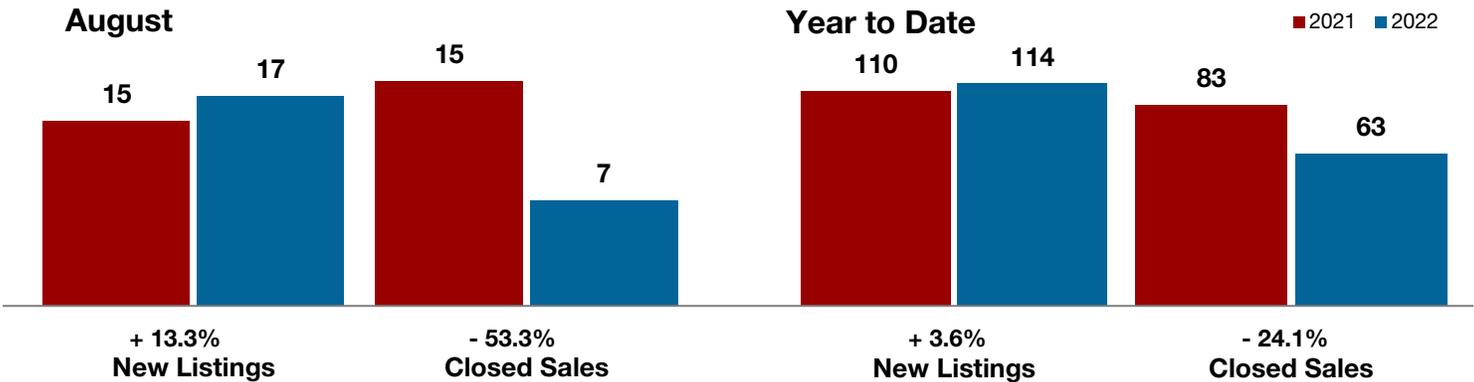
Change in  
Closed Sales

Change in  
Median Sales Price

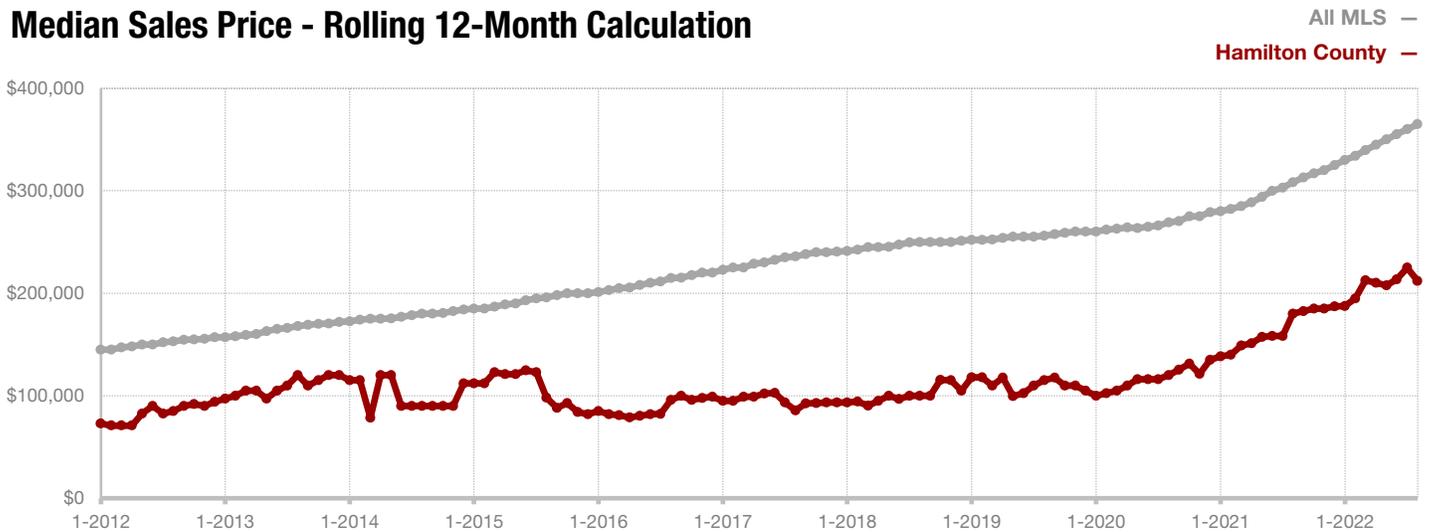
## Hamilton County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 15        | 17               | + 13.3% | 110          | 114              | + 3.6%  |
| Pending Sales                            | 9         | 8                | - 11.1% | 90           | 64               | - 28.9% |
| Closed Sales                             | 15        | 7                | - 53.3% | 83           | 63               | - 24.1% |
| Average Sales Price*                     | \$470,633 | <b>\$473,212</b> | + 0.5%  | \$373,589    | <b>\$324,402</b> | - 13.2% |
| Median Sales Price*                      | \$289,000 | <b>\$255,500</b> | - 11.6% | \$185,000    | <b>\$221,000</b> | + 19.5% |
| Percent of Original List Price Received* | 94.0%     | <b>82.0%</b>     | - 12.8% | 91.6%        | <b>92.1%</b>     | + 0.5%  |
| Days on Market Until Sale                | 27        | 35               | + 29.6% | 82           | 49               | - 40.2% |
| Inventory of Homes for Sale              | 42        | 42               | 0.0%    | --           | --               | --      |
| Months Supply of Inventory               | 4.2       | 5.8              | + 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 – August 2022

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



**+ 100.0%**

**- 50.0%**

**+ 89.5%**

Change in  
New Listings

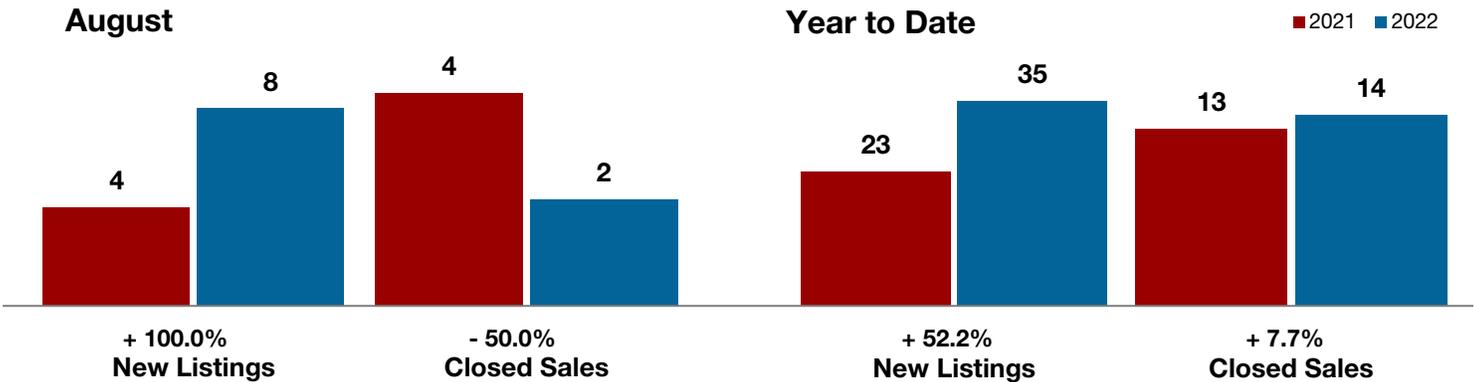
Change in  
Closed Sales

Change in  
Median Sales Price

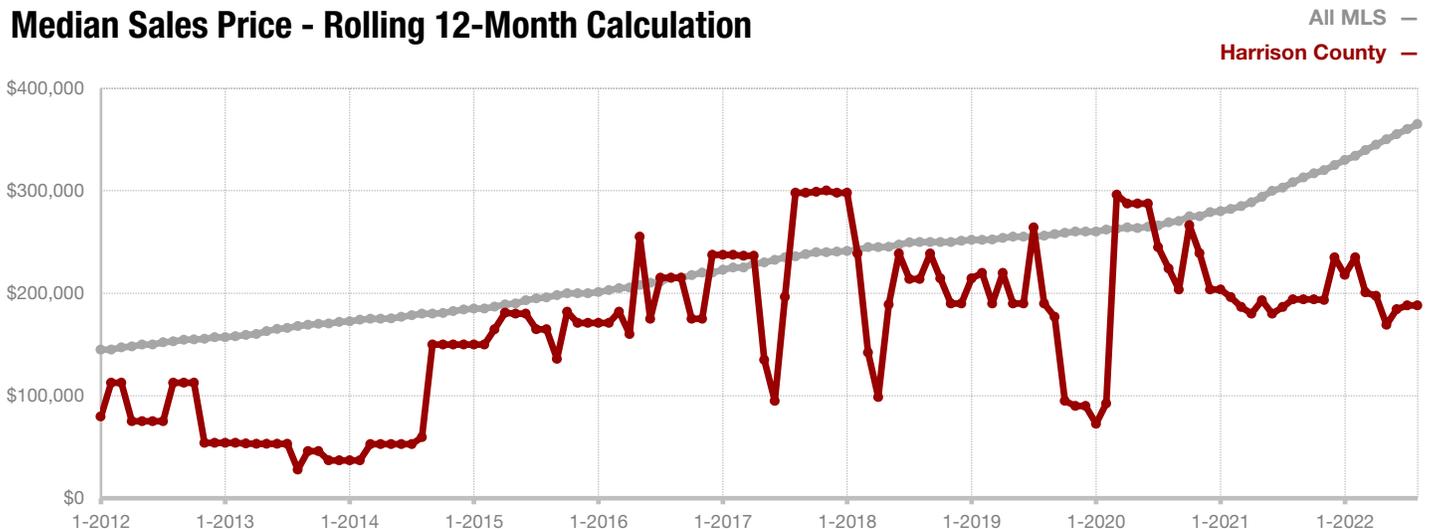
## Harrison County

|  | August    |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2021      | 2022             | + / -    | 2021         | 2022             | + / -    |
| New Listings                             | 4         | 8                | + 100.0% | 23           | 35               | + 52.2%  |
| Pending Sales                            | 4         | 4                | 0.0%     | 15           | 18               | + 20.0%  |
| Closed Sales                             | 4         | 2                | - 50.0%  | 13           | 14               | + 7.7%   |
| Average Sales Price*                     | \$258,700 | <b>\$474,600</b> | + 83.5%  | \$335,315    | <b>\$295,121</b> | - 12.0%  |
| Median Sales Price*                      | \$250,450 | <b>\$474,600</b> | + 89.5%  | \$235,000    | <b>\$167,500</b> | - 28.7%  |
| Percent of Original List Price Received* | 98.9%     | <b>95.6%</b>     | - 3.3%   | 97.9%        | <b>88.6%</b>     | - 9.5%   |
| Days on Market Until Sale                | 12        | 26               | + 116.7% | 44           | 109              | + 147.7% |
| Inventory of Homes for Sale              | 9         | 15               | + 66.7%  | --           | --               | --       |
| Months Supply of Inventory               | 3.8       | 6.9              | + 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 – August 2022

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



**+ 6.7%**

**- 10.1%**

**+ 10.5%**

Change in  
New Listings

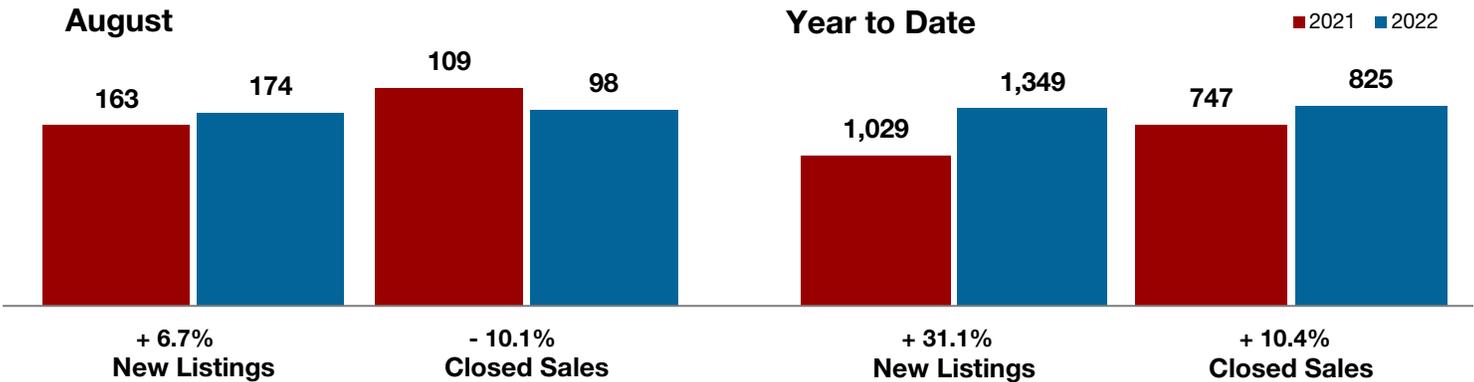
Change in  
Closed Sales

Change in  
Median Sales Price

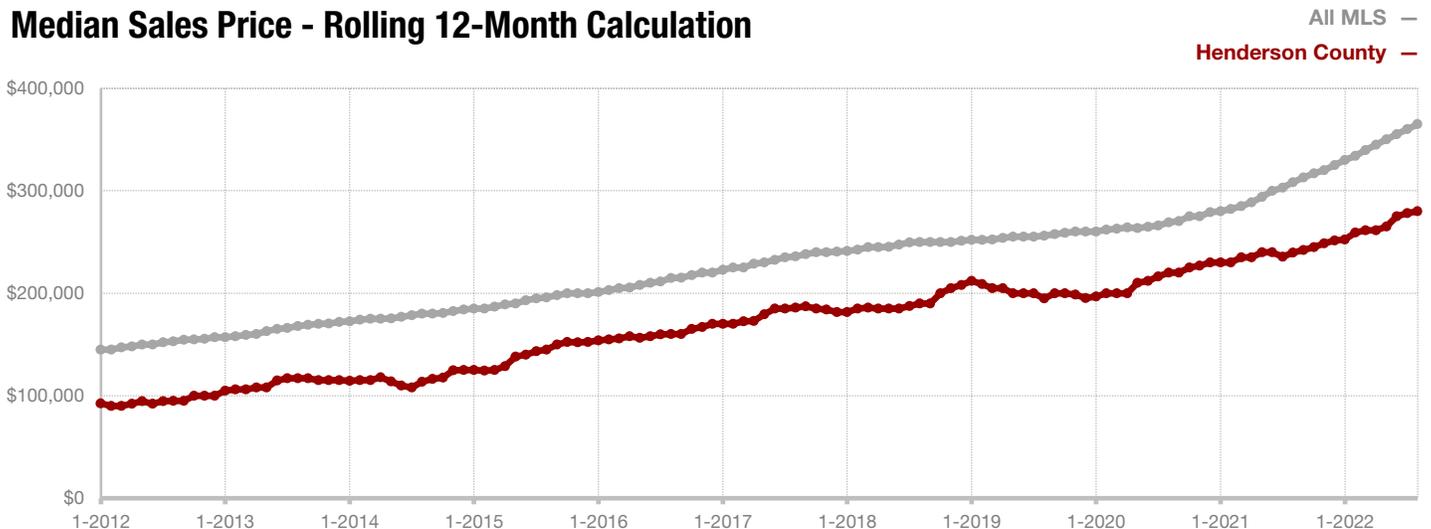
## Henderson County

|  | August    |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2021      | 2022      | + / -   | 2021         | 2022      | + / -   |
| New Listings                             | 163       | 174       | + 6.7%  | 1,029        | 1,349     | + 31.1% |
| Pending Sales                            | 126       | 92        | - 27.0% | 821          | 842       | + 2.6%  |
| Closed Sales                             | 109       | 98        | - 10.1% | 747          | 825       | + 10.4% |
| Average Sales Price*                     | \$333,640 | \$454,269 | + 36.2% | \$377,452    | \$435,562 | + 15.4% |
| Median Sales Price*                      | \$265,500 | \$293,250 | + 10.5% | \$244,000    | \$284,000 | + 16.4% |
| Percent of Original List Price Received* | 95.5%     | 93.2%     | - 2.4%  | 96.4%        | 96.1%     | - 0.3%  |
| Days on Market Until Sale                | 32        | 38        | + 18.8% | 42           | 39        | - 7.1%  |
| Inventory of Homes for Sale              | 286       | 471       | + 64.7% | --           | --        | --      |
| Months Supply of Inventory               | 2.9       | 4.7       | + 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 – August 2022

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



**+ 32.1%**

**+ 25.6%**

**+ 22.2%**

Change in  
New Listings

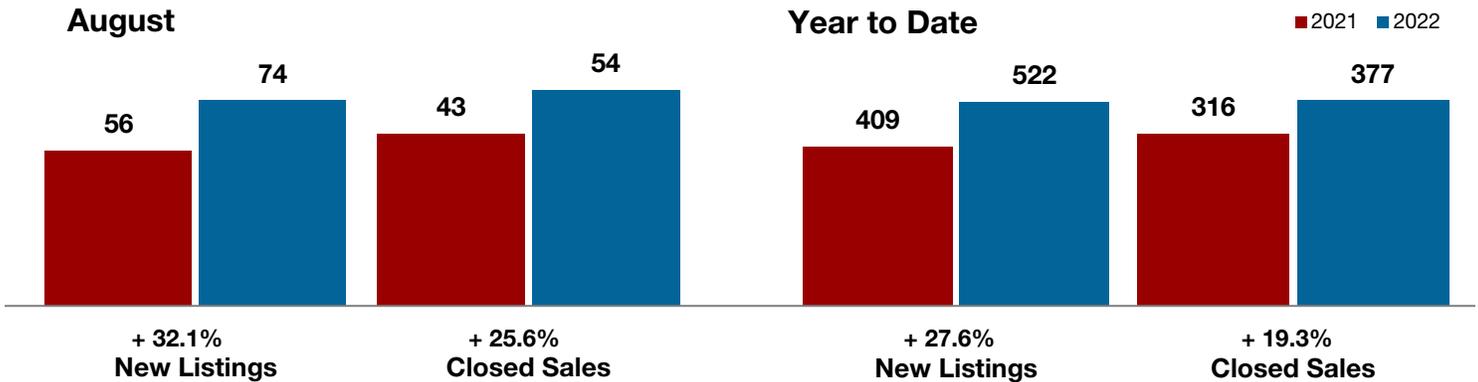
Change in  
Closed Sales

Change in  
Median Sales Price

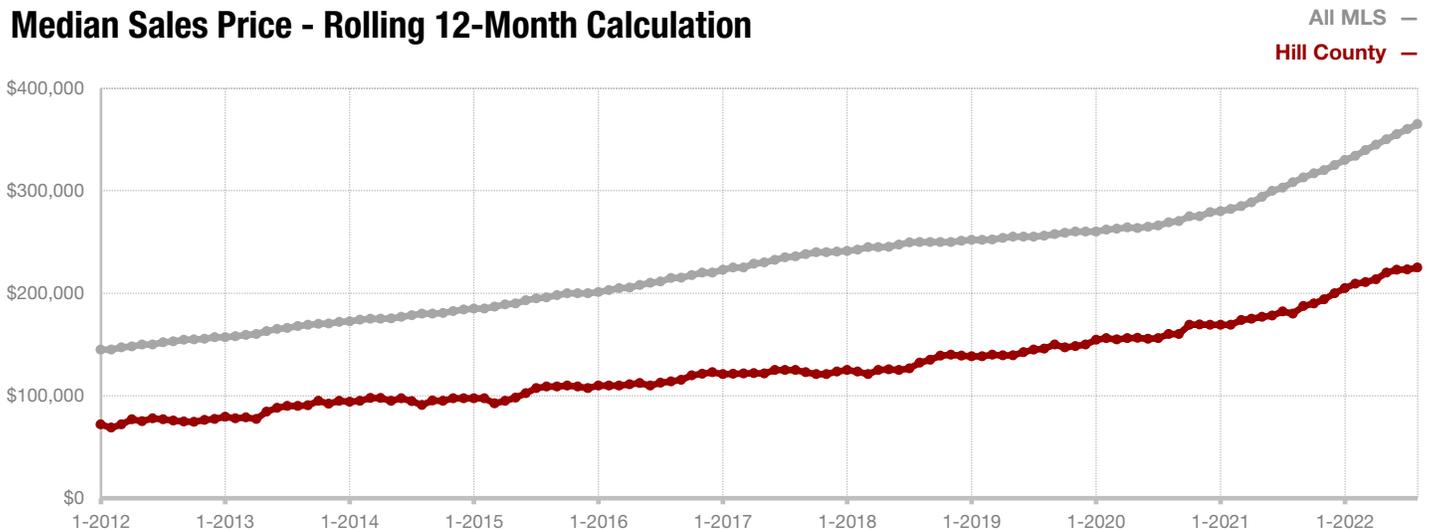
## Hill County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 56        | <b>74</b>        | + 32.1% | 409          | <b>522</b>       | + 27.6% |
| Pending Sales                            | 52        | <b>37</b>        | - 28.8% | 348          | <b>376</b>       | + 8.0%  |
| Closed Sales                             | 43        | <b>54</b>        | + 25.6% | 316          | <b>377</b>       | + 19.3% |
| Average Sales Price*                     | \$225,063 | <b>\$242,635</b> | + 7.8%  | \$219,822    | <b>\$273,610</b> | + 24.5% |
| Median Sales Price*                      | \$180,000 | <b>\$220,000</b> | + 22.2% | \$185,000    | <b>\$225,000</b> | + 21.6% |
| Percent of Original List Price Received* | 94.4%     | <b>95.6%</b>     | + 1.3%  | 94.0%        | <b>96.8%</b>     | + 3.0%  |
| Days on Market Until Sale                | 41        | <b>31</b>        | - 24.4% | 47           | <b>38</b>        | - 19.1% |
| Inventory of Homes for Sale              | 101       | <b>149</b>       | + 47.5% | --           | --               | --      |
| Months Supply of Inventory               | 2.6       | <b>3.4</b>       | 0.0%    | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**+ 4.3%**

**- 16.8%**

**+ 2.3%**

Change in  
New Listings

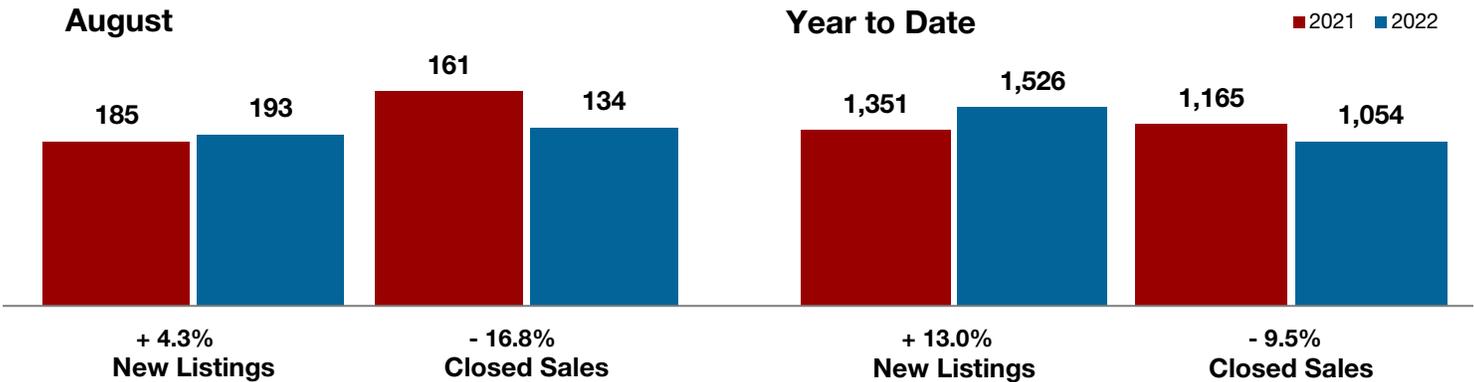
Change in  
Closed Sales

Change in  
Median Sales Price

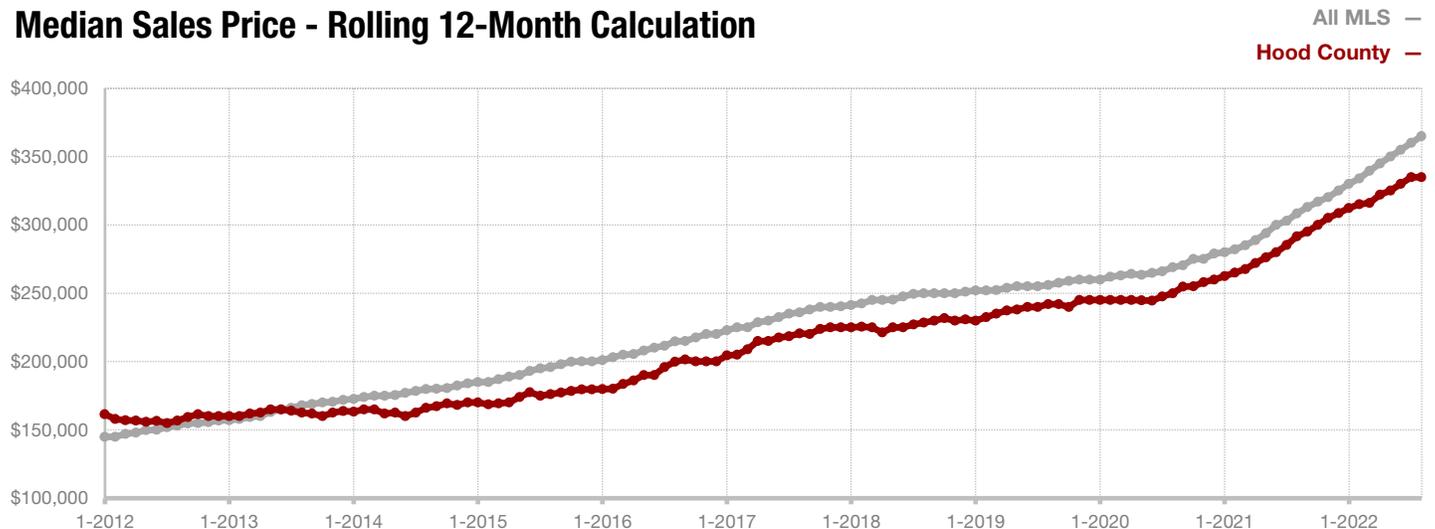
## Hood County

|  | August    |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2021      | 2022      | + / -    | 2021         | 2022      | + / -   |
| New Listings                             | 185       | 193       | + 4.3%   | 1,351        | 1,526     | + 13.0% |
| Pending Sales                            | 167       | 104       | - 37.7%  | 1,225        | 1,020     | - 16.7% |
| Closed Sales                             | 161       | 134       | - 16.8%  | 1,165        | 1,054     | - 9.5%  |
| Average Sales Price*                     | \$395,604 | \$448,483 | + 13.4%  | \$356,886    | \$419,665 | + 17.6% |
| Median Sales Price*                      | \$336,800 | \$344,500 | + 2.3%   | \$300,000    | \$345,000 | + 15.0% |
| Percent of Original List Price Received* | 98.7%     | 95.6%     | - 3.1%   | 99.1%        | 97.8%     | - 1.3%  |
| Days on Market Until Sale                | 23        | 33        | + 43.5%  | 33           | 30        | - 9.1%  |
| Inventory of Homes for Sale              | 211       | 419       | + 98.6%  | --           | --        | --      |
| Months Supply of Inventory               | 1.4       | 3.2       | + 200.0% | --           | --        | --      |

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



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



# Local Market Update – August 2022

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



**+ 33.3%**

**+ 46.7%**

**+ 5.1%**

Change in  
New Listings

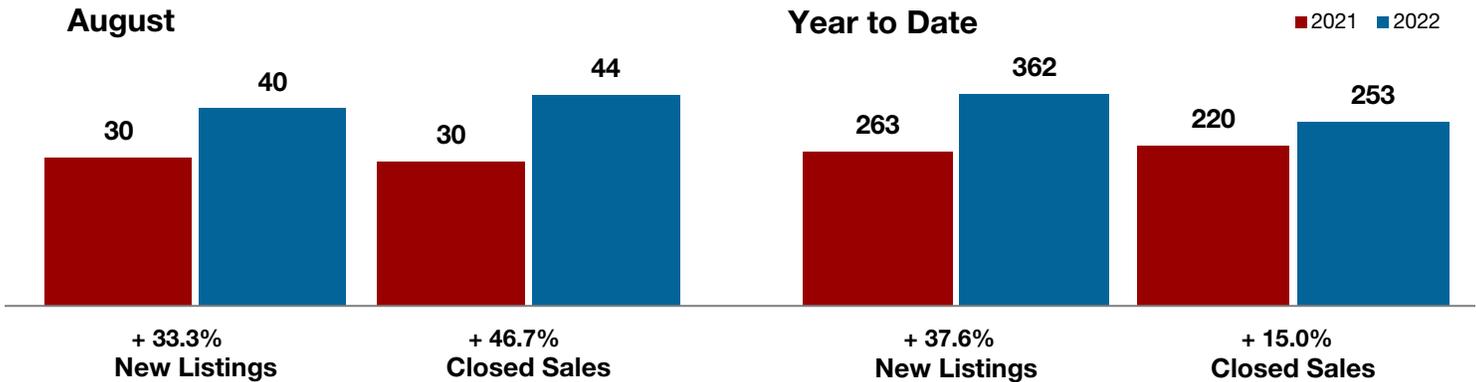
Change in  
Closed Sales

Change in  
Median Sales Price

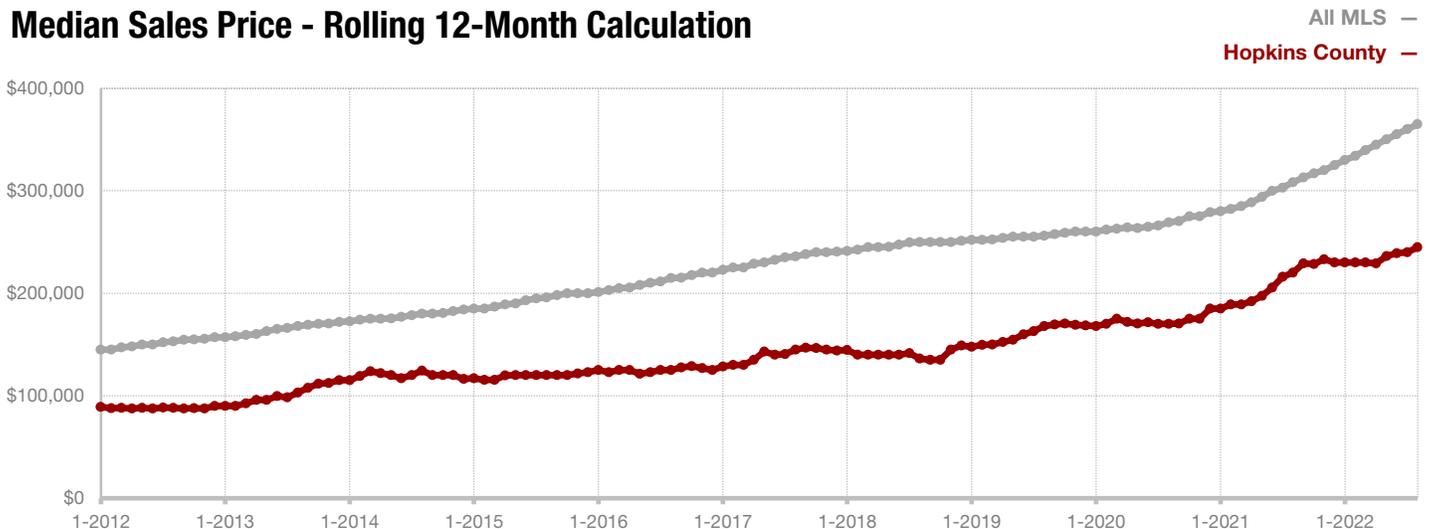
## Hopkins County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 30        | 40               | + 33.3% | 263          | 362              | + 37.6% |
| Pending Sales                            | 28        | 22               | - 21.4% | 218          | 249              | + 14.2% |
| Closed Sales                             | 30        | 44               | + 46.7% | 220          | 253              | + 15.0% |
| Average Sales Price*                     | \$291,757 | <b>\$297,022</b> | + 1.8%  | \$285,835    | <b>\$303,490</b> | + 6.2%  |
| Median Sales Price*                      | \$245,500 | <b>\$258,000</b> | + 5.1%  | \$226,500    | <b>\$248,000</b> | + 9.5%  |
| Percent of Original List Price Received* | 96.8%     | <b>96.3%</b>     | - 0.5%  | 95.7%        | <b>98.3%</b>     | + 2.7%  |
| Days on Market Until Sale                | 21        | 24               | + 14.3% | 46           | 27               | - 41.3% |
| Inventory of Homes for Sale              | 66        | 101              | + 53.0% | --           | --               | --      |
| Months Supply of Inventory               | 2.4       | 3.2              | + 50.0% | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**+ 12.4%**

**- 8.1%**

**+ 22.4%**

Change in  
New Listings

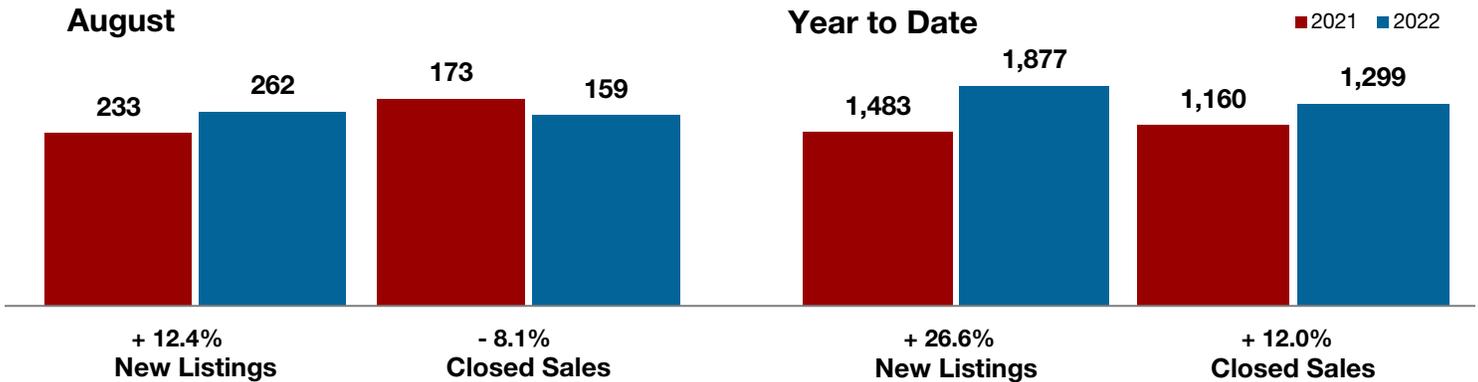
Change in  
Closed Sales

Change in  
Median Sales Price

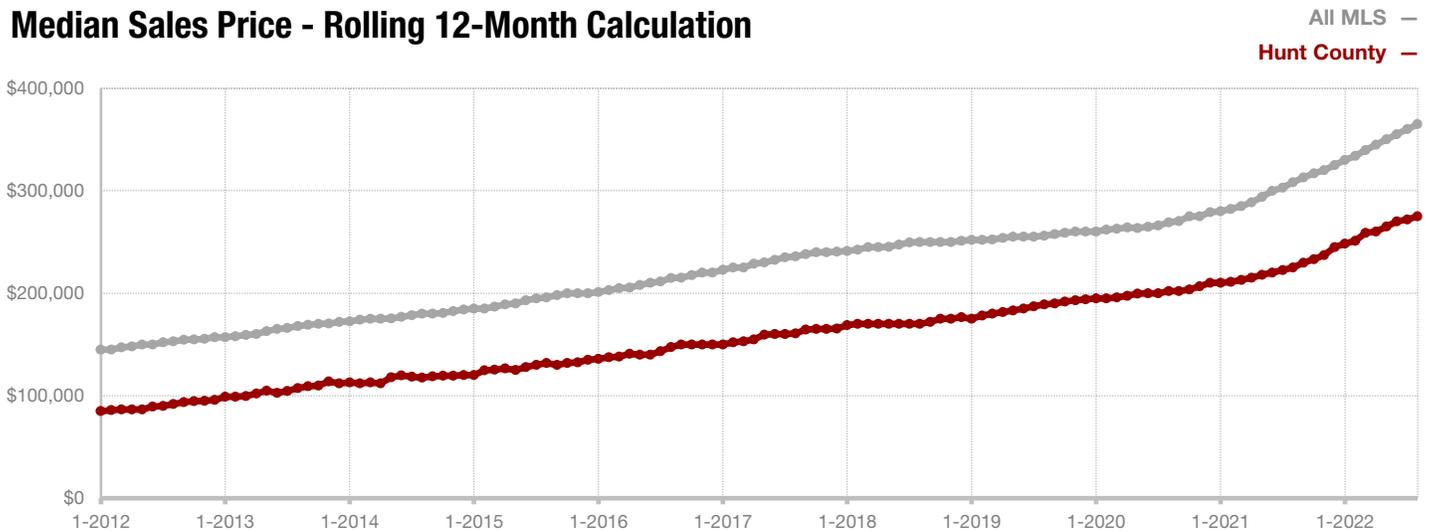
## Hunt County

|  | August    |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2021      | 2022      | + / -   | 2021         | 2022      | + / -   |
| New Listings                             | 233       | 262       | + 12.4% | 1,483        | 1,877     | + 26.6% |
| Pending Sales                            | 196       | 169       | - 13.8% | 1,248        | 1,317     | + 5.5%  |
| Closed Sales                             | 173       | 159       | - 8.1%  | 1,160        | 1,299     | + 12.0% |
| Average Sales Price*                     | \$279,258 | \$349,044 | + 25.0% | \$268,027    | \$324,990 | + 21.3% |
| Median Sales Price*                      | \$245,000 | \$300,000 | + 22.4% | \$229,950    | \$281,000 | + 22.2% |
| Percent of Original List Price Received* | 99.0%     | 96.0%     | - 3.0%  | 98.8%        | 99.1%     | + 0.3%  |
| Days on Market Until Sale                | 21        | 33        | + 57.1% | 29           | 29        | 0.0%    |
| Inventory of Homes for Sale              | 308       | 534       | + 73.4% | --           | --        | --      |
| Months Supply of Inventory               | 2.1       | 3.3       | + 50.0% | --           | --        | --      |

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



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



# Local Market Update – August 2022

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



**+ 62.5%**

**+ 150.0%**

**+ 89.9%**

Change in  
New Listings

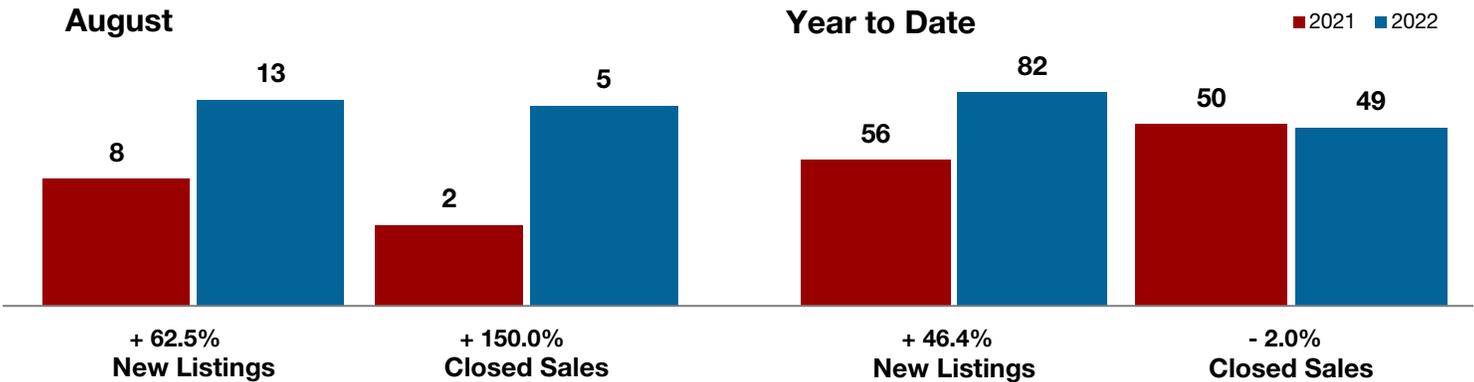
Change in  
Closed Sales

Change in  
Median Sales Price

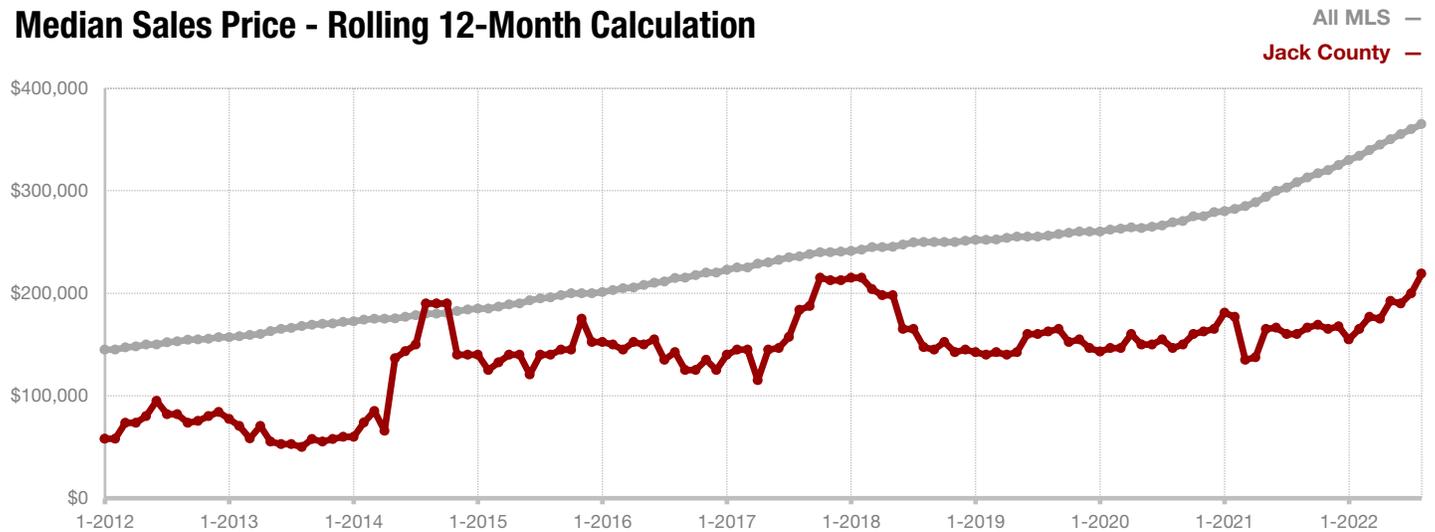
## Jack County

|  | August    |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -    | 2021         | 2022             | + / -   |
| New Listings                             | 8         | 13               | + 62.5%  | 56           | 82               | + 46.4% |
| Pending Sales                            | 4         | 4                | 0.0%     | 49           | 51               | + 4.1%  |
| Closed Sales                             | 2         | 5                | + 150.0% | 50           | 49               | - 2.0%  |
| Average Sales Price*                     | \$122,500 | <b>\$233,520</b> | + 90.6%  | \$281,150    | <b>\$292,650</b> | + 4.1%  |
| Median Sales Price*                      | \$122,500 | <b>\$232,600</b> | + 89.9%  | \$160,000    | <b>\$231,000</b> | + 44.4% |
| Percent of Original List Price Received* | 95.6%     | <b>82.6%</b>     | - 13.6%  | 87.8%        | <b>93.0%</b>     | + 5.9%  |
| Days on Market Until Sale                | 35        | 47               | + 34.3%  | 172          | 62               | - 64.0% |
| Inventory of Homes for Sale              | 23        | 37               | + 60.9%  | --           | --               | --      |
| Months Supply of Inventory               | 3.8       | 6.3              | + 50.0%  | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**+ 38.9%**

**- 8.2%**

**+ 12.9%**

Change in  
New Listings

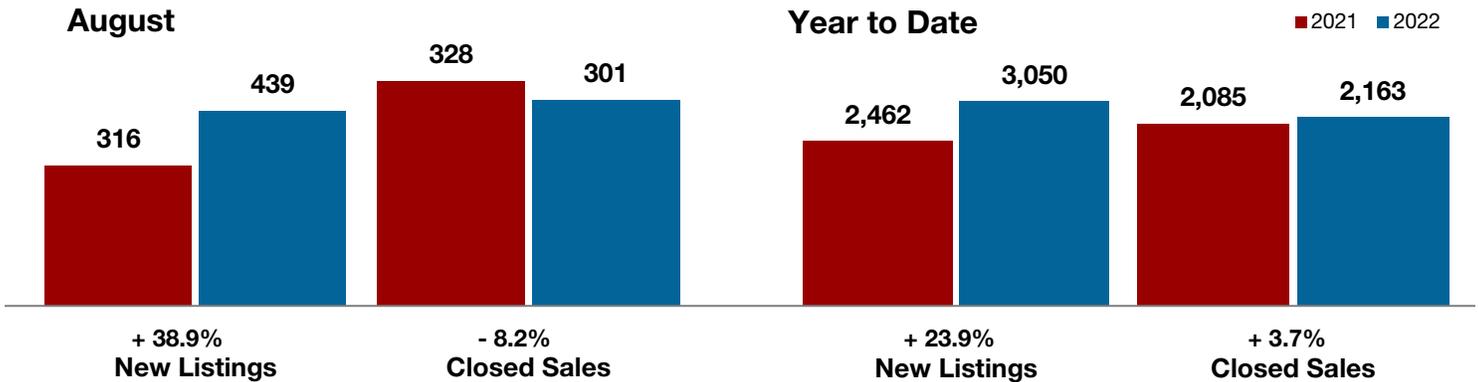
Change in  
Closed Sales

Change in  
Median Sales Price

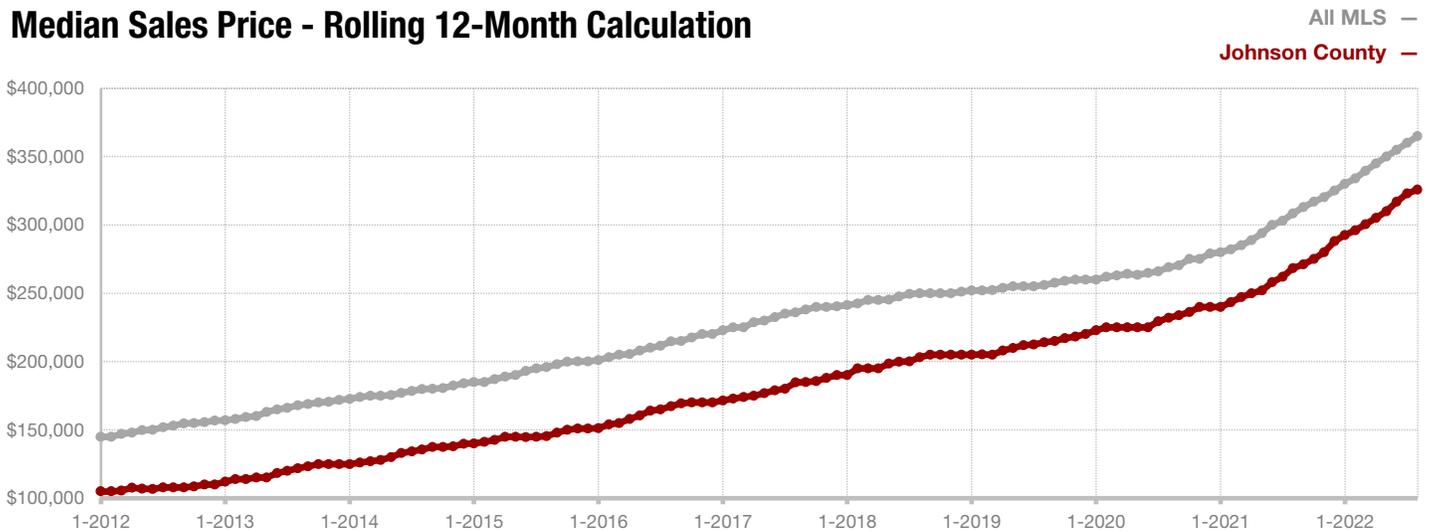
## Johnson County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 316       | 439              | + 38.9% | 2,462        | 3,050            | + 23.9% |
| Pending Sales                            | 324       | 300              | - 7.4%  | 2,233        | 2,212            | - 0.9%  |
| Closed Sales                             | 328       | 301              | - 8.2%  | 2,085        | 2,163            | + 3.7%  |
| Average Sales Price*                     | \$323,852 | <b>\$382,390</b> | + 18.1% | \$306,617    | <b>\$384,393</b> | + 25.4% |
| Median Sales Price*                      | \$295,500 | <b>\$333,485</b> | + 12.9% | \$280,000    | <b>\$341,400</b> | + 21.9% |
| Percent of Original List Price Received* | 101.0%    | 97.7%            | - 3.3%  | 100.3%       | 100.3%           | 0.0%    |
| Days on Market Until Sale                | 20        | 27               | + 35.0% | 29           | 25               | - 13.8% |
| Inventory of Homes for Sale              | 407       | 780              | + 91.6% | --           | --               | --      |
| Months Supply of Inventory               | 1.5       | 2.9              | + 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 – August 2022

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



**- 14.8%**

**+ 13.3%**

**+ 41.9%**

Change in  
New Listings

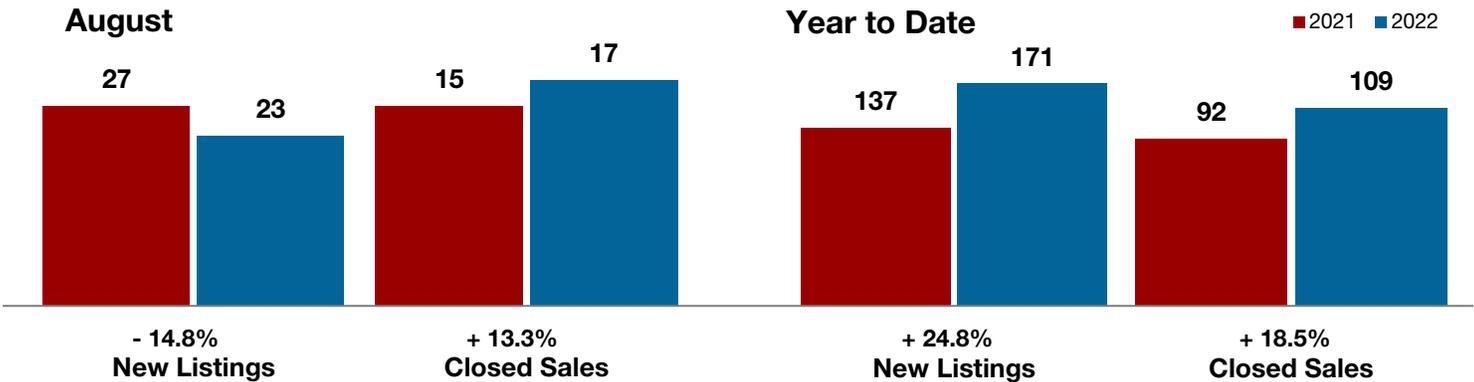
Change in  
Closed Sales

Change in  
Median Sales Price

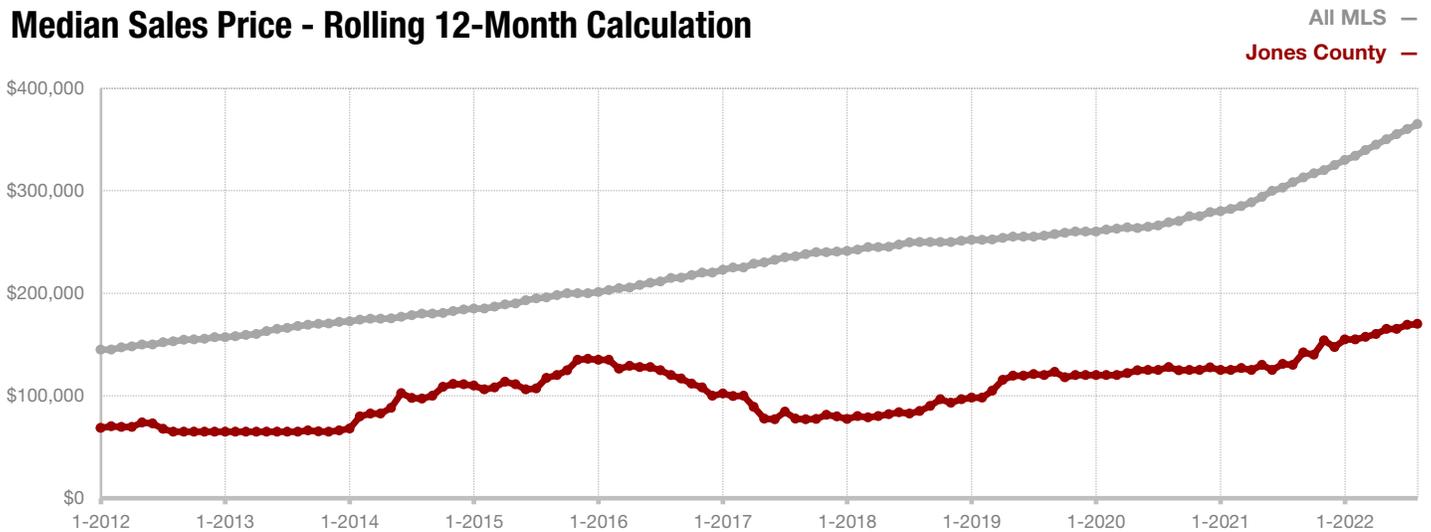
## Jones County

|  | August    |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2021      | 2022      | + / -   | 2021         | 2022      | + / -   |
| New Listings                             | 27        | 23        | - 14.8% | 137          | 171       | + 24.8% |
| Pending Sales                            | 18        | 15        | - 16.7% | 104          | 124       | + 19.2% |
| Closed Sales                             | 15        | 17        | + 13.3% | 92           | 109       | + 18.5% |
| Average Sales Price*                     | \$195,327 | \$229,209 | + 17.3% | \$163,572    | \$200,099 | + 22.3% |
| Median Sales Price*                      | \$155,000 | \$220,000 | + 41.9% | \$132,450    | \$175,000 | + 32.1% |
| Percent of Original List Price Received* | 92.9%     | 95.5%     | + 2.8%  | 92.5%        | 94.3%     | + 1.9%  |
| Days on Market Until Sale                | 51        | 21        | - 58.8% | 55           | 45        | - 18.2% |
| Inventory of Homes for Sale              | 46        | 48        | + 4.3%  | --           | --        | --      |
| Months Supply of Inventory               | 3.7       | 3.3       | - 25.0% | --           | --        | --      |

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



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



# Local Market Update – August 2022

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



**+ 9.2%**

Change in  
New Listings

**- 6.0%**

Change in  
Closed Sales

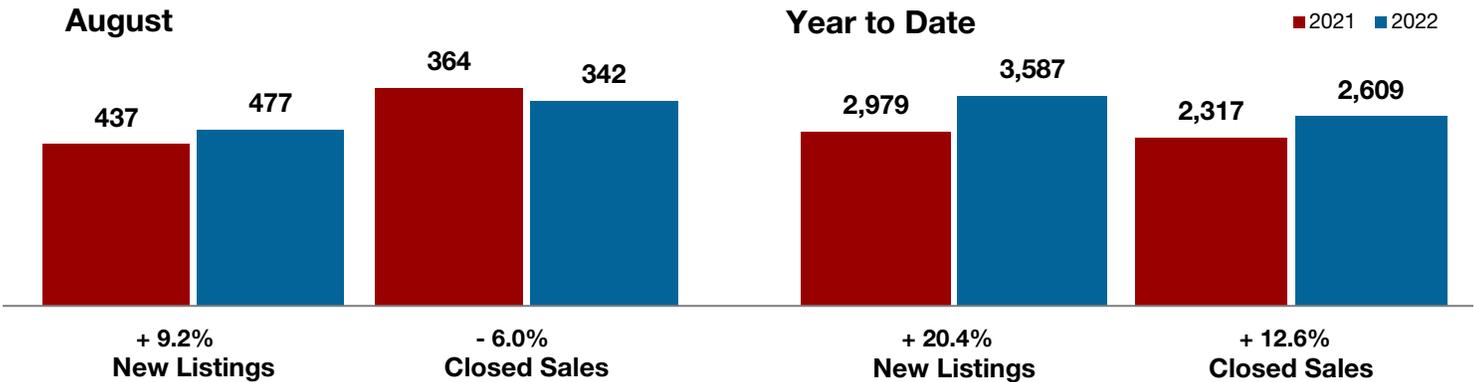
**+ 14.0%**

Change in  
Median Sales Price

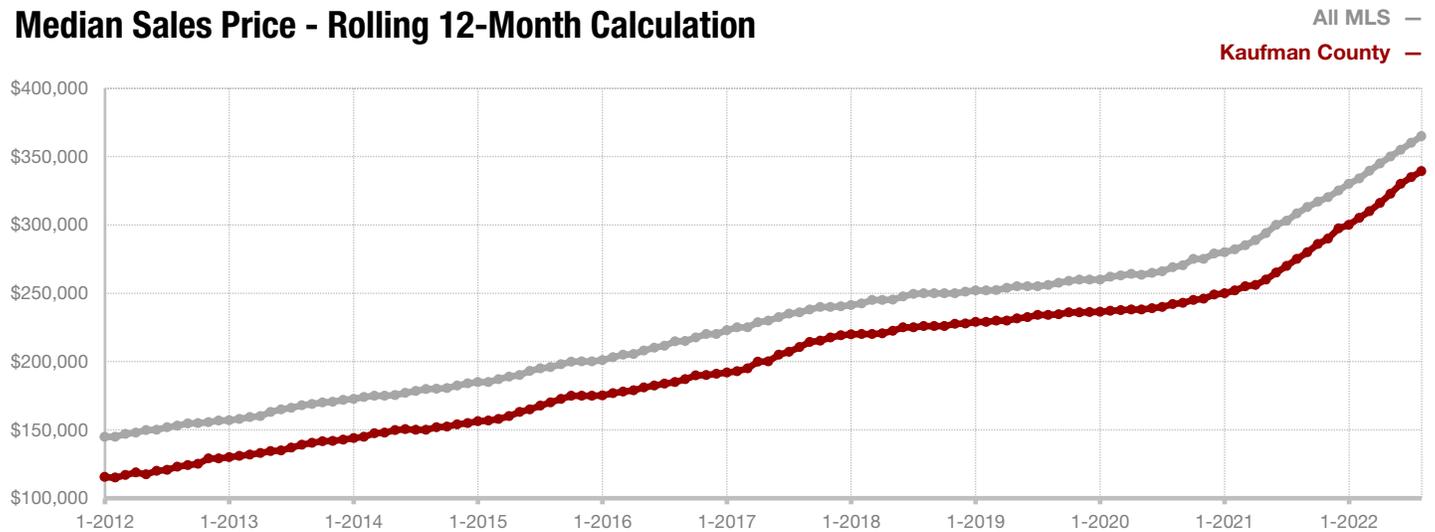
## Kaufman County

|  | August    |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2021      | 2022      | + / -   | 2021         | 2022      | + / -   |
| New Listings                             | 437       | 477       | + 9.2%  | 2,979        | 3,587     | + 20.4% |
| Pending Sales                            | 365       | 316       | - 13.4% | 2,577        | 2,583     | + 0.2%  |
| Closed Sales                             | 364       | 342       | - 6.0%  | 2,317        | 2,609     | + 12.6% |
| Average Sales Price*                     | \$329,172 | \$380,348 | + 15.5% | \$306,382    | \$370,327 | + 20.9% |
| Median Sales Price*                      | \$307,024 | \$349,995 | + 14.0% | \$285,000    | \$348,728 | + 22.4% |
| Percent of Original List Price Received* | 102.4%    | 97.5%     | - 4.8%  | 101.6%       | 101.0%    | - 0.6%  |
| Days on Market Until Sale                | 23        | 32        | + 39.1% | 27           | 31        | + 14.8% |
| Inventory of Homes for Sale              | 614       | 1,004     | + 63.5% | --           | --        | --      |
| Months Supply of Inventory               | 2.0       | 3.1       | + 50.0% | --           | --        | --      |

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



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



# Local Market Update – August 2022

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



**+ 28.3%**

**- 31.3%**

**+ 19.8%**

Change in  
New Listings

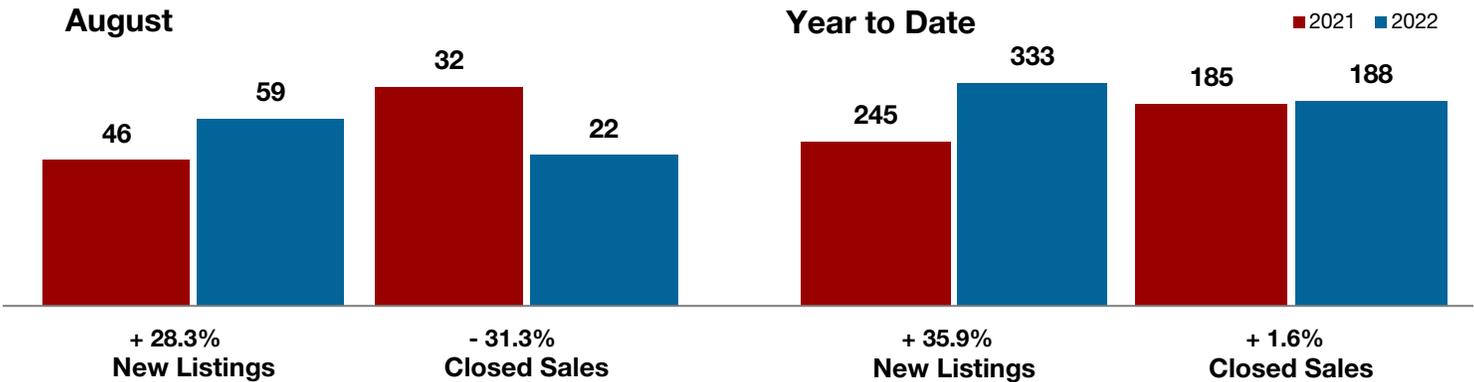
Change in  
Closed Sales

Change in  
Median Sales Price

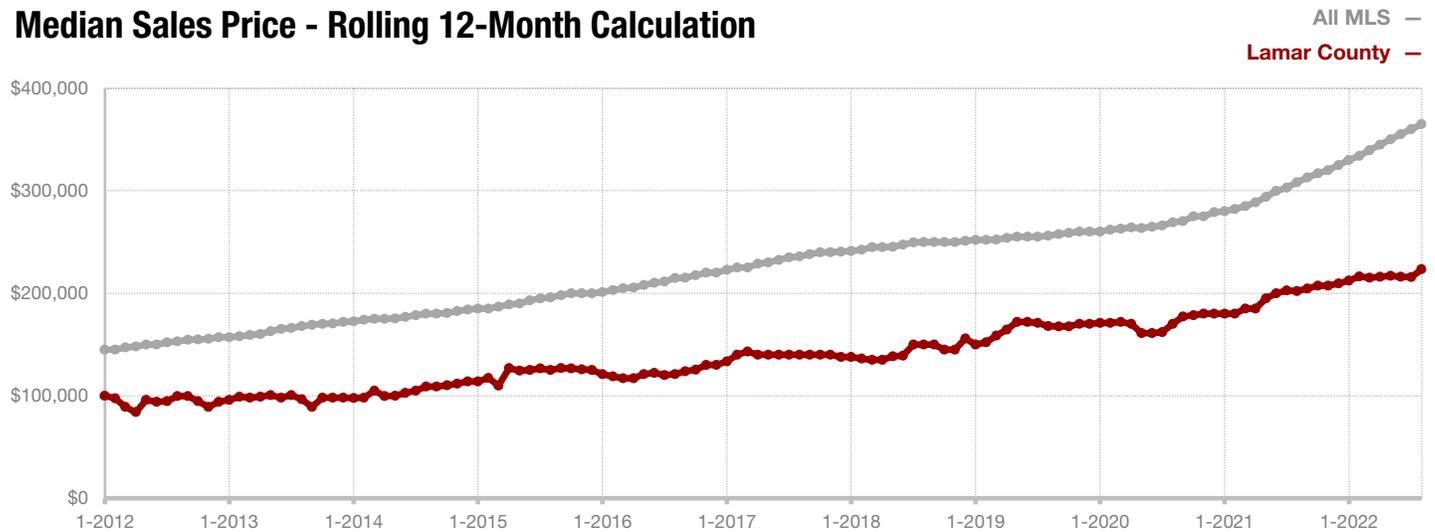
## Lamar County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 46        | <b>59</b>        | + 28.3% | 245          | <b>333</b>       | + 35.9% |
| Pending Sales                            | 36        | <b>28</b>        | - 22.2% | 200          | <b>210</b>       | + 5.0%  |
| Closed Sales                             | 32        | <b>22</b>        | - 31.3% | 185          | <b>188</b>       | + 1.6%  |
| Average Sales Price*                     | \$214,670 | <b>\$255,800</b> | + 19.2% | \$235,430    | <b>\$256,710</b> | + 9.0%  |
| Median Sales Price*                      | \$204,500 | <b>\$245,000</b> | + 19.8% | \$207,700    | <b>\$225,000</b> | + 8.3%  |
| Percent of Original List Price Received* | 97.1%     | <b>88.1%</b>     | - 9.3%  | 96.6%        | <b>94.5%</b>     | - 2.2%  |
| Days on Market Until Sale                | 26        | <b>40</b>        | + 53.8% | 45           | <b>39</b>        | - 13.3% |
| Inventory of Homes for Sale              | 69        | <b>107</b>       | + 55.1% | --           | --               | --      |
| Months Supply of Inventory               | 3.0       | <b>4.0</b>       | + 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 – August 2022

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



**+ 33.3%**

**- 40.0%**

**+ 226.5%**

Change in  
New Listings

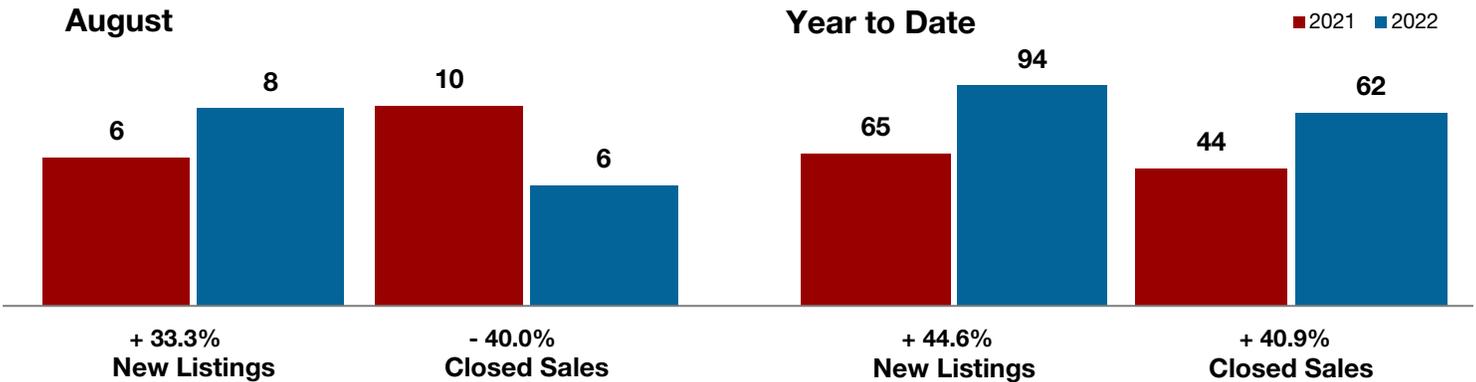
Change in  
Closed Sales

Change in  
Median Sales Price

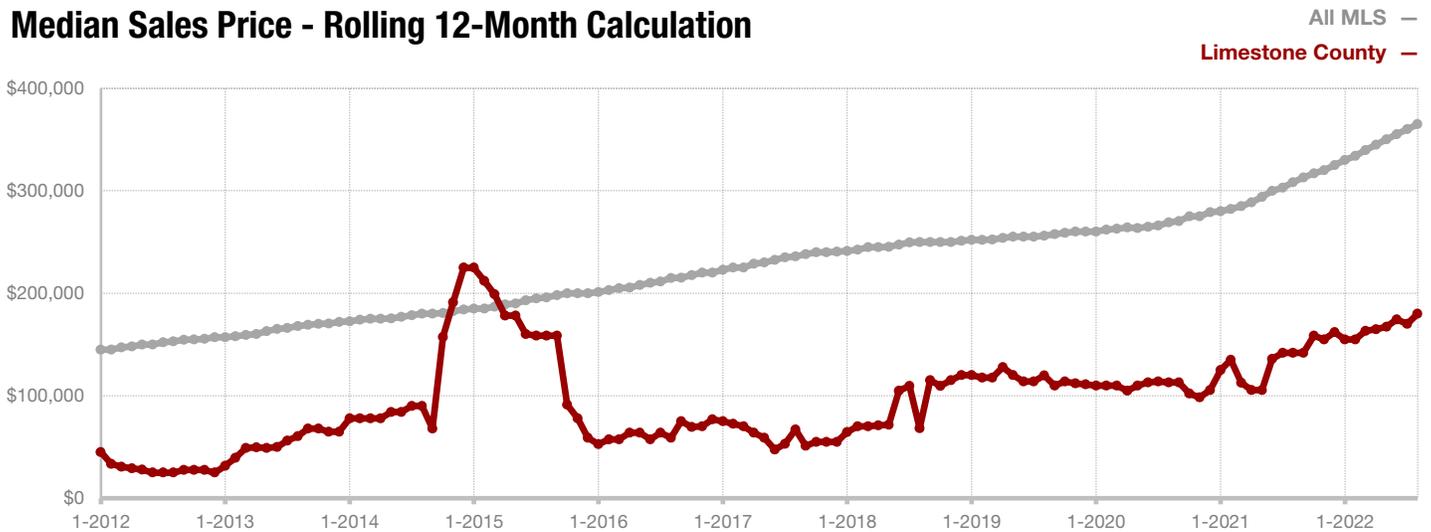
## Limestone County

|  | August    |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -    | 2021         | 2022             | + / -   |
| New Listings                             | 6         | 8                | + 33.3%  | 65           | 94               | + 44.6% |
| Pending Sales                            | 5         | 5                | 0.0%     | 41           | 58               | + 41.5% |
| Closed Sales                             | 10        | 6                | - 40.0%  | 44           | 62               | + 40.9% |
| Average Sales Price*                     | \$216,720 | <b>\$304,850</b> | + 40.7%  | \$180,909    | <b>\$267,011</b> | + 47.6% |
| Median Sales Price*                      | \$79,500  | <b>\$259,550</b> | + 226.5% | \$148,500    | <b>\$179,500</b> | + 20.9% |
| Percent of Original List Price Received* | 98.3%     | <b>89.4%</b>     | - 9.1%   | 97.5%        | <b>95.7%</b>     | - 1.8%  |
| Days on Market Until Sale                | 47        | 30               | - 36.2%  | 64           | 69               | + 7.8%  |
| Inventory of Homes for Sale              | 24        | 40               | + 66.7%  | --           | --               | --      |
| Months Supply of Inventory               | 5.5       | 5.9              | 0.0%     | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**- 4.5%**

Change in  
New Listings

**- 3.6%**

Change in  
Closed Sales

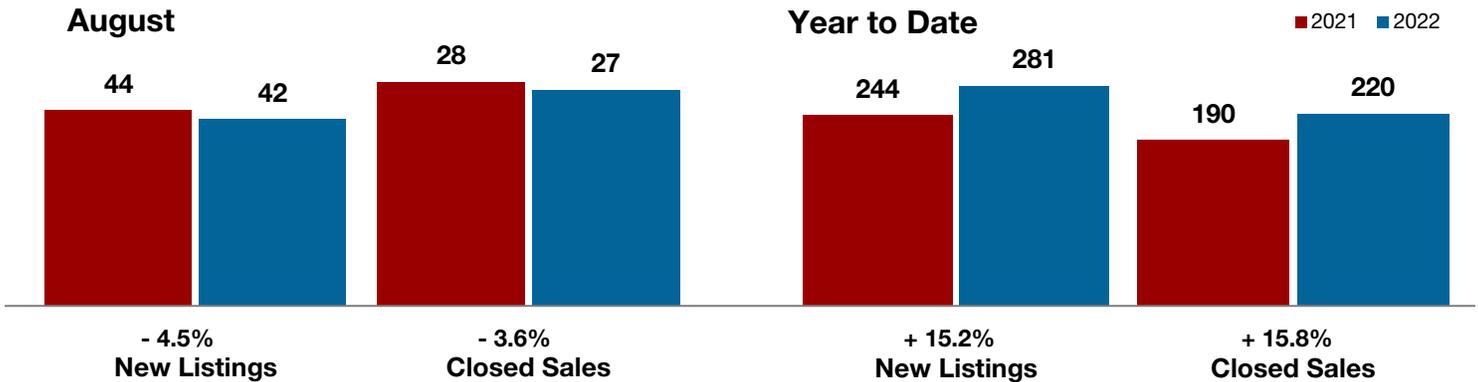
**- 9.5%**

Change in  
Median Sales Price

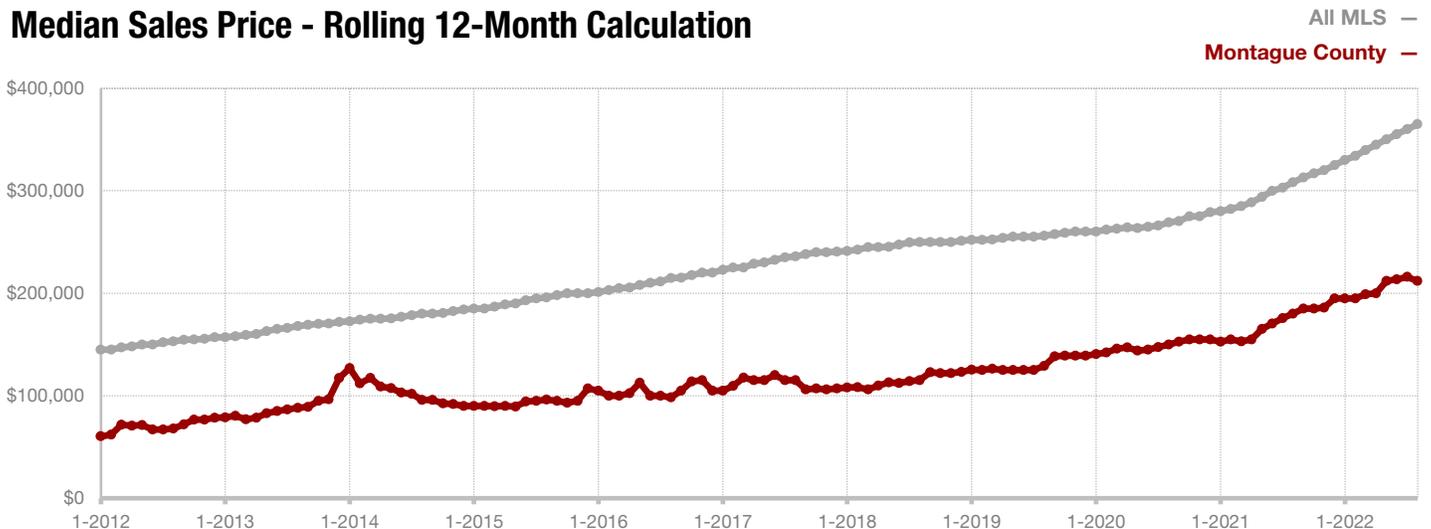
## Montague County

|  | August    |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2021      | 2022      | + / -   | 2021         | 2022      | + / -   |
| New Listings                             | 44        | 42        | - 4.5%  | 244          | 281       | + 15.2% |
| Pending Sales                            | 32        | 29        | - 9.4%  | 199          | 214       | + 7.5%  |
| Closed Sales                             | 28        | 27        | - 3.6%  | 190          | 220       | + 15.8% |
| Average Sales Price*                     | \$303,979 | \$299,256 | - 1.6%  | \$251,895    | \$268,918 | + 6.8%  |
| Median Sales Price*                      | \$243,200 | \$220,000 | - 9.5%  | \$188,500    | \$210,000 | + 11.4% |
| Percent of Original List Price Received* | 94.3%     | 96.4%     | + 2.2%  | 94.3%        | 95.3%     | + 1.1%  |
| Days on Market Until Sale                | 35        | 32        | - 8.6%  | 53           | 43        | - 18.9% |
| Inventory of Homes for Sale              | 76        | 84        | + 10.5% | --           | --        | --      |
| Months Supply of Inventory               | 3.2       | 3.2       | 0.0%    | --           | --        | --      |

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



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



# Local Market Update – August 2022

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



**+ 32.2%**

Change in  
New Listings

**+ 25.5%**

Change in  
Closed Sales

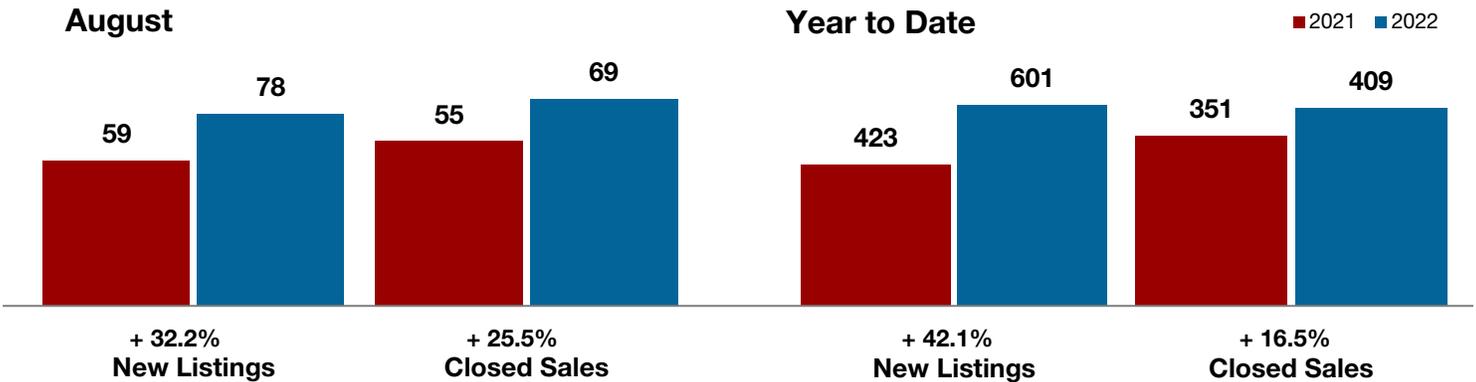
**+ 34.6%**

Change in  
Median Sales Price

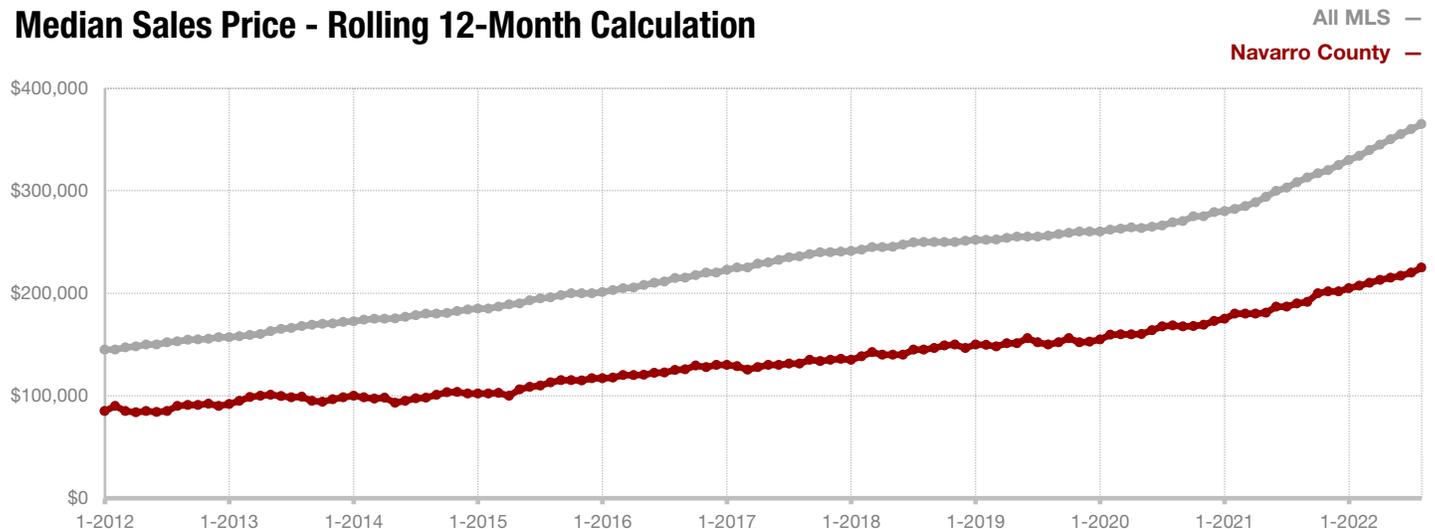
## Navarro County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 59        | <b>78</b>        | + 32.2% | 423          | <b>601</b>       | + 42.1% |
| Pending Sales                            | 51        | <b>49</b>        | - 3.9%  | 365          | <b>416</b>       | + 14.0% |
| Closed Sales                             | 55        | <b>69</b>        | + 25.5% | 351          | <b>409</b>       | + 16.5% |
| Average Sales Price*                     | \$239,631 | <b>\$290,306</b> | + 21.1% | \$281,408    | <b>\$332,502</b> | + 18.2% |
| Median Sales Price*                      | \$185,000 | <b>\$249,000</b> | + 34.6% | \$200,000    | <b>\$232,500</b> | + 16.3% |
| Percent of Original List Price Received* | 99.8%     | <b>96.2%</b>     | - 3.6%  | 98.4%        | <b>97.1%</b>     | - 1.3%  |
| Days on Market Until Sale                | 29        | <b>29</b>        | 0.0%    | 39           | <b>35</b>        | - 10.3% |
| Inventory of Homes for Sale              | 92        | <b>164</b>       | + 78.3% | --           | --               | --      |
| Months Supply of Inventory               | 2.0       | <b>3.3</b>       | + 50.0% | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**+ 40.0%**

**- 33.3%**

**+ 436.7%**

Change in  
New Listings

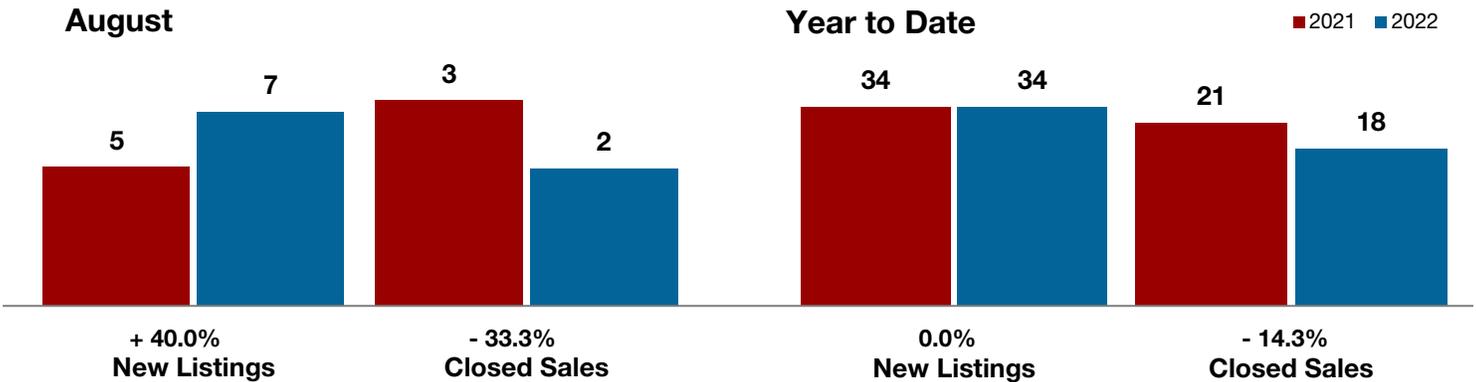
Change in  
Closed Sales

Change in  
Median Sales Price

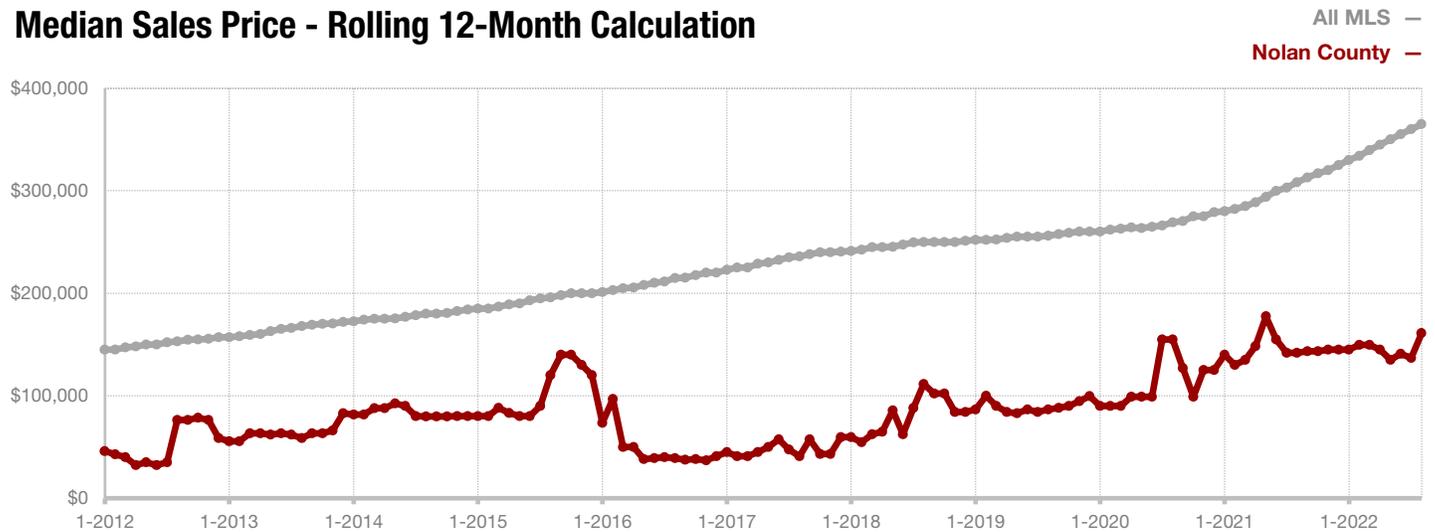
## Nolan County

|  | August   |                  |          | Year to Date |                  |         |
|--|----------|------------------|----------|--------------|------------------|---------|
|  | 2021     | 2022             | + / -    | 2021         | 2022             | + / -   |
| New Listings                             | 5        | 7                | + 40.0%  | 34           | 34               | 0.0%    |
| Pending Sales                            | 2        | 2                | 0.0%     | 23           | 17               | - 26.1% |
| Closed Sales                             | 3        | 2                | - 33.3%  | 21           | 18               | - 14.3% |
| Average Sales Price*                     | \$91,633 | <b>\$482,500</b> | + 426.6% | \$164,858    | <b>\$266,861</b> | + 61.9% |
| Median Sales Price*                      | \$89,900 | <b>\$482,500</b> | + 436.7% | \$141,800    | <b>\$142,000</b> | + 0.1%  |
| Percent of Original List Price Received* | 102.0%   | <b>90.5%</b>     | - 11.3%  | 93.9%        | <b>90.5%</b>     | - 3.6%  |
| Days on Market Until Sale                | 52       | <b>59</b>        | + 13.5%  | 42           | <b>55</b>        | + 31.0% |
| Inventory of Homes for Sale              | 11       | <b>17</b>        | + 54.5%  | --           | --               | --      |
| Months Supply of Inventory               | 3.8      | <b>8.1</b>       | + 100.0% | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**+ 47.5%**

**+ 15.2%**

**- 29.4%**

Change in  
New Listings

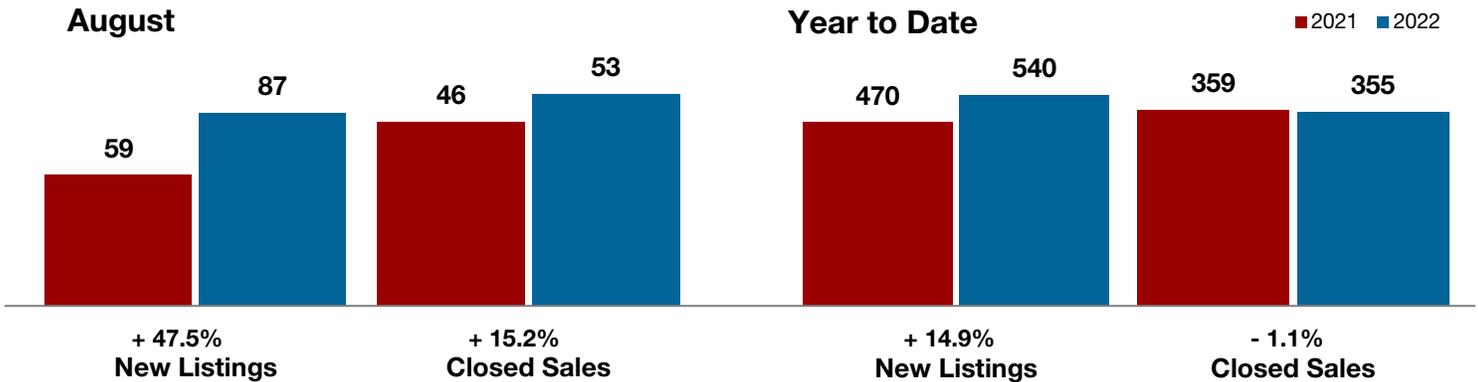
Change in  
Closed Sales

Change in  
Median Sales Price

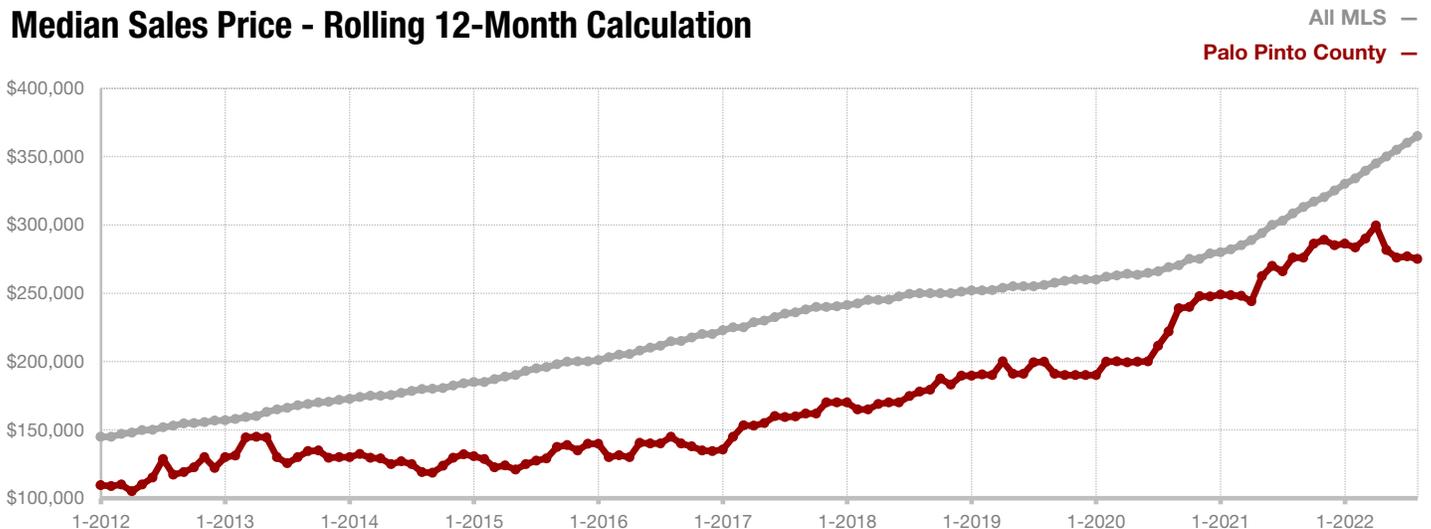
## Palo Pinto County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 59        | 87               | + 47.5% | 470          | 540              | + 14.9% |
| Pending Sales                            | 48        | 41               | - 14.6% | 375          | 354              | - 5.6%  |
| Closed Sales                             | 46        | 53               | + 15.2% | 359          | 355              | - 1.1%  |
| Average Sales Price*                     | \$739,013 | <b>\$413,092</b> | - 44.1% | \$527,599    | <b>\$478,075</b> | - 9.4%  |
| Median Sales Price*                      | \$385,350 | <b>\$272,000</b> | - 29.4% | \$285,000    | <b>\$270,000</b> | - 5.3%  |
| Percent of Original List Price Received* | 94.5%     | 92.1%            | - 2.5%  | 94.8%        | 94.1%            | - 0.7%  |
| Days on Market Until Sale                | 72        | 39               | - 45.8% | 70           | 48               | - 31.4% |
| Inventory of Homes for Sale              | 136       | 194              | + 42.6% | --           | --               | --      |
| Months Supply of Inventory               | 3.1       | 4.4              | + 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 – August 2022

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



**+ 11.2%**

**+ 4.0%**

**+ 14.6%**

Change in  
New Listings

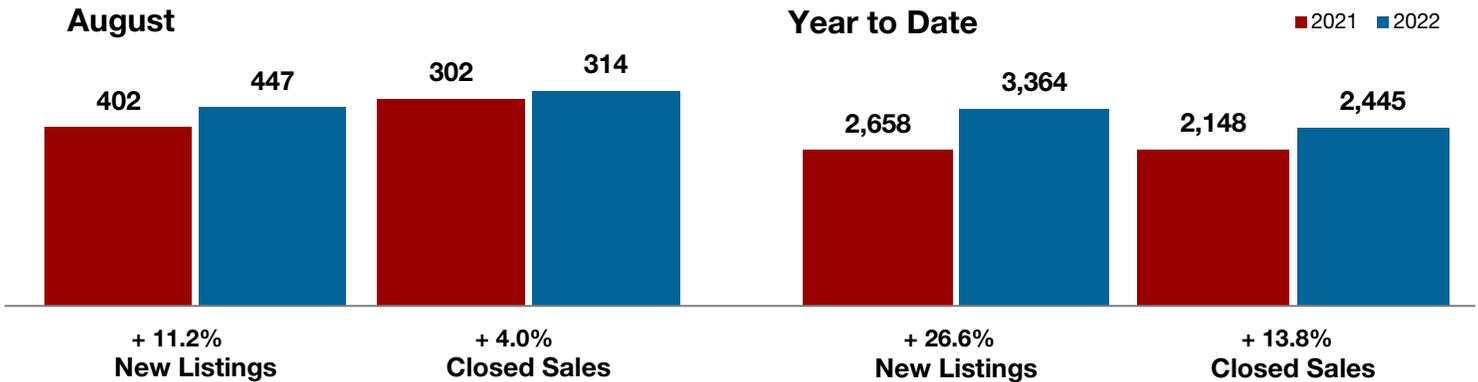
Change in  
Closed Sales

Change in  
Median Sales Price

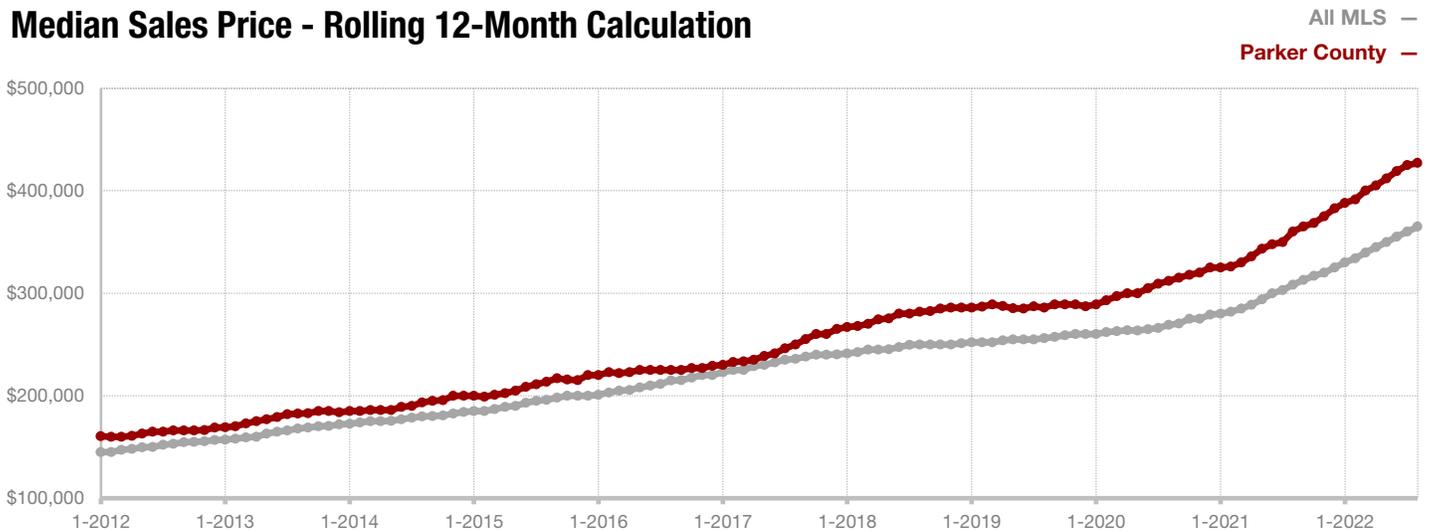
## Parker County

|  | August    |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -    | 2021         | 2022             | + / -   |
| New Listings                             | 402       | <b>447</b>       | + 11.2%  | 2,658        | <b>3,364</b>     | + 26.6% |
| Pending Sales                            | 326       | <b>257</b>       | - 21.2%  | 2,299        | <b>2,360</b>     | + 2.7%  |
| Closed Sales                             | 302       | <b>314</b>       | + 4.0%   | 2,148        | <b>2,445</b>     | + 13.8% |
| Average Sales Price*                     | \$424,633 | <b>\$507,601</b> | + 19.5%  | \$425,130    | <b>\$489,009</b> | + 15.0% |
| Median Sales Price*                      | \$392,523 | <b>\$450,000</b> | + 14.6%  | \$375,000    | <b>\$450,000</b> | + 20.0% |
| Percent of Original List Price Received* | 100.4%    | <b>97.3%</b>     | - 3.1%   | 99.8%        | <b>99.9%</b>     | + 0.1%  |
| Days on Market Until Sale                | 28        | <b>34</b>        | + 21.4%  | 38           | <b>35</b>        | - 7.9%  |
| Inventory of Homes for Sale              | 578       | <b>1,059</b>     | + 83.2%  | --           | --               | --      |
| Months Supply of Inventory               | 2.0       | <b>3.5</b>       | + 100.0% | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**- 33.3%**

Change in  
New Listings

**- 33.3%**

Change in  
Closed Sales

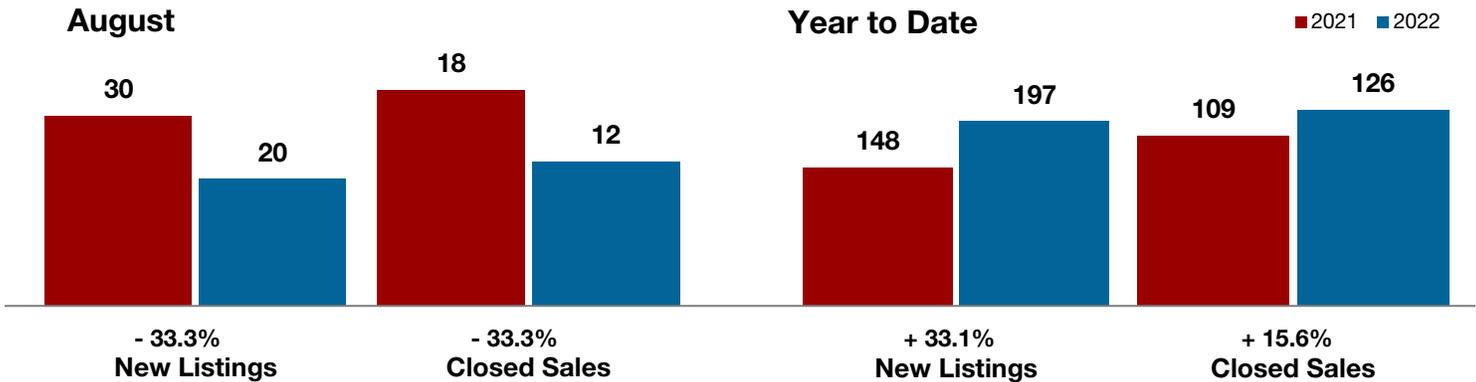
**+ 4.8%**

Change in  
Median Sales Price

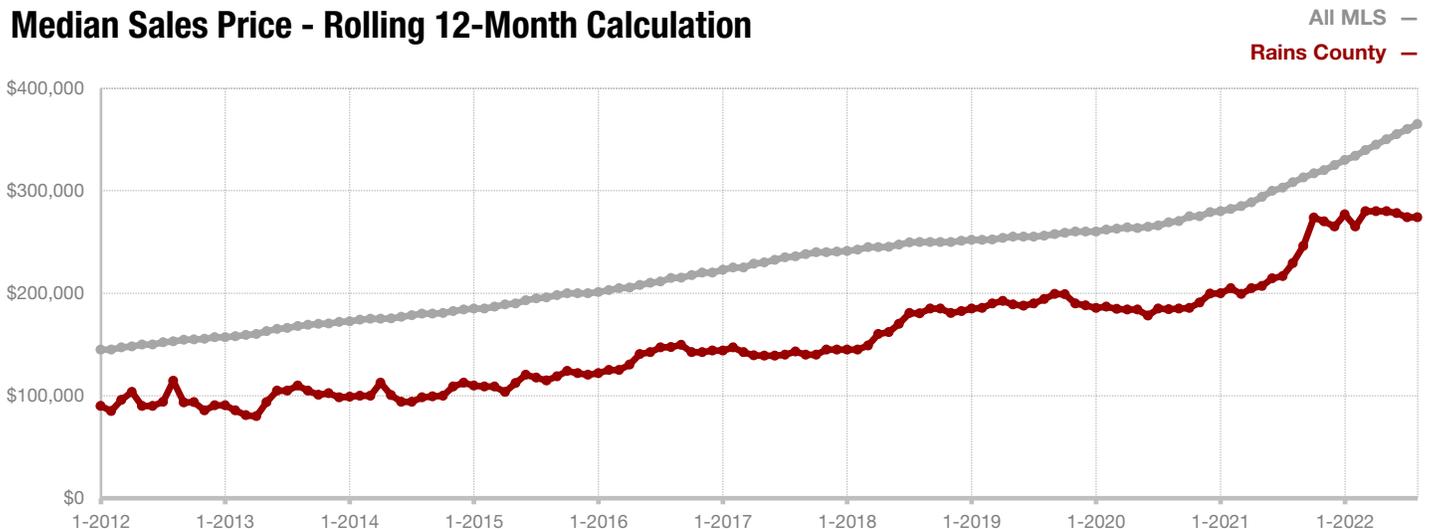
## Rains County

|  | August    |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2021      | 2022      | + / -   | 2021         | 2022      | + / -   |
| New Listings                             | 30        | 20        | - 33.3% | 148          | 197       | + 33.1% |
| Pending Sales                            | 19        | 12        | - 36.8% | 114          | 120       | + 5.3%  |
| Closed Sales                             | 18        | 12        | - 33.3% | 109          | 126       | + 15.6% |
| Average Sales Price*                     | \$272,953 | \$288,567 | + 5.7%  | \$309,024    | \$331,694 | + 7.3%  |
| Median Sales Price*                      | \$219,500 | \$230,000 | + 4.8%  | \$253,000    | \$274,500 | + 8.5%  |
| Percent of Original List Price Received* | 94.6%     | 95.9%     | + 1.4%  | 94.8%        | 97.1%     | + 2.4%  |
| Days on Market Until Sale                | 18        | 26        | + 44.4% | 43           | 37        | - 14.0% |
| Inventory of Homes for Sale              | 49        | 72        | + 46.9% | --           | --        | --      |
| Months Supply of Inventory               | 3.5       | 4.3       | 0.0%    | --           | --        | --      |

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



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



# Local Market Update – August 2022

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



**+ 17.8%**

**- 4.4%**

**+ 20.8%**

Change in  
New Listings

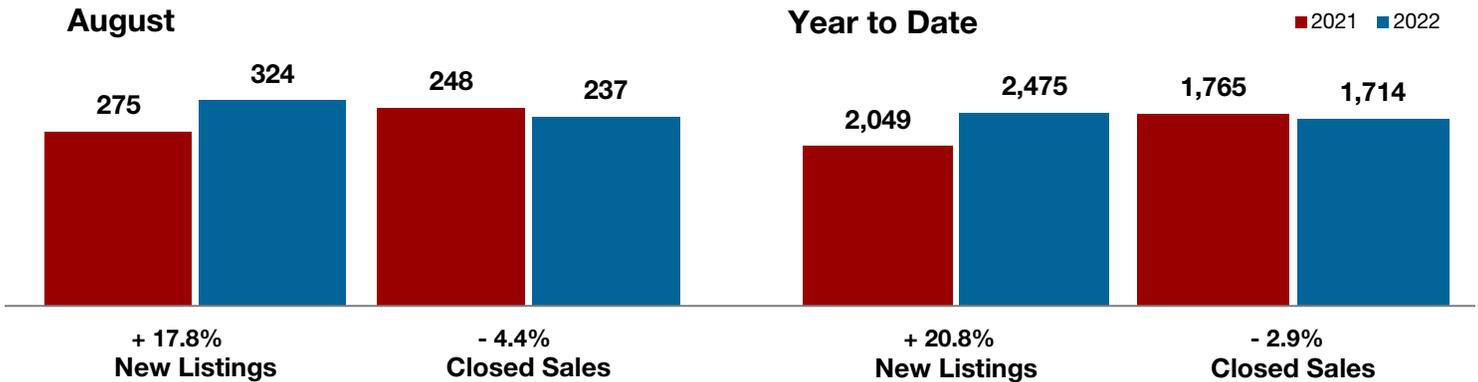
Change in  
Closed Sales

Change in  
Median Sales Price

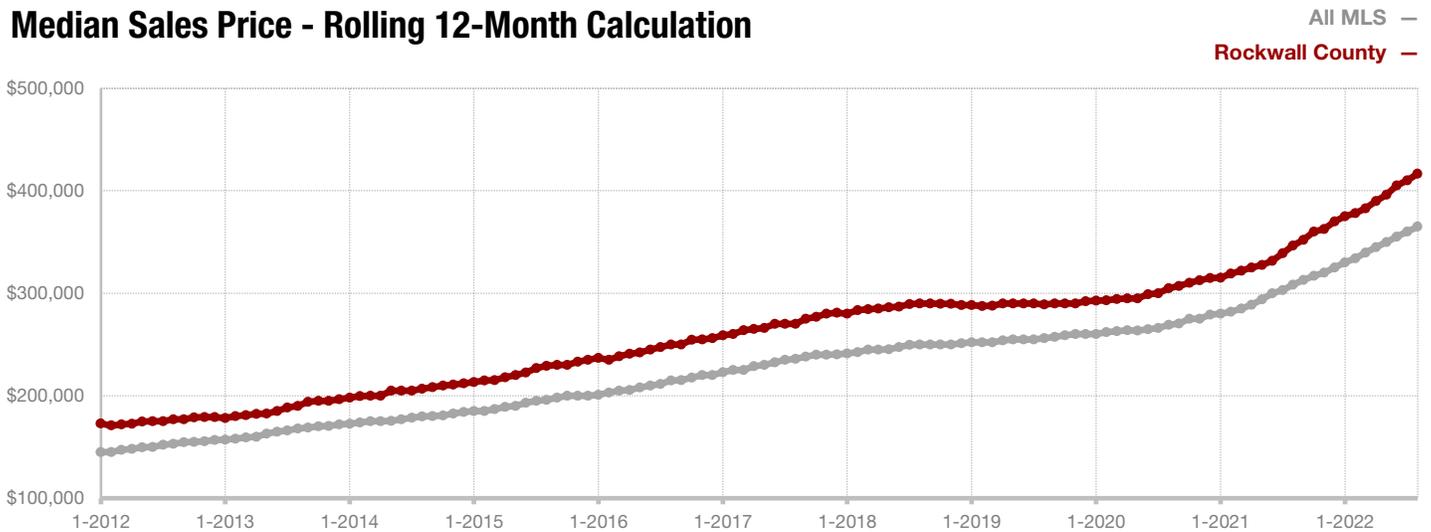
## Rockwall County

|  | August    |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -    | 2021         | 2022             | + / -   |
| New Listings                             | 275       | <b>324</b>       | + 17.8%  | 2,049        | <b>2,475</b>     | + 20.8% |
| Pending Sales                            | 242       | <b>229</b>       | - 5.4%   | 1,824        | <b>1,754</b>     | - 3.8%  |
| Closed Sales                             | 248       | <b>237</b>       | - 4.4%   | 1,765        | <b>1,714</b>     | - 2.9%  |
| Average Sales Price*                     | \$461,557 | <b>\$546,336</b> | + 18.4%  | \$424,039    | <b>\$521,234</b> | + 22.9% |
| Median Sales Price*                      | \$385,000 | <b>\$465,000</b> | + 20.8%  | \$360,000    | <b>\$435,000</b> | + 20.8% |
| Percent of Original List Price Received* | 102.3%    | <b>97.6%</b>     | - 4.6%   | 102.2%       | <b>101.7%</b>    | - 0.5%  |
| Days on Market Until Sale                | 15        | <b>32</b>        | + 113.3% | 24           | <b>26</b>        | + 8.3%  |
| Inventory of Homes for Sale              | 329       | <b>659</b>       | + 100.3% | --           | --               | --      |
| Months Supply of Inventory               | 1.5       | <b>3.0</b>       | + 50.0%  | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



## Shackelford County

--      + 300.0%      + 33.8%

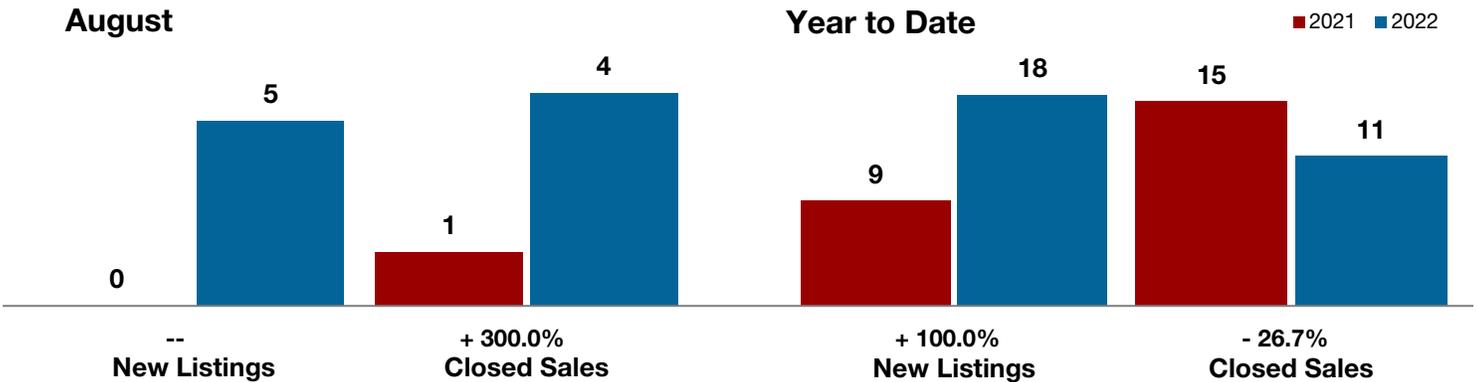
Change in  
New Listings

Change in  
Closed Sales

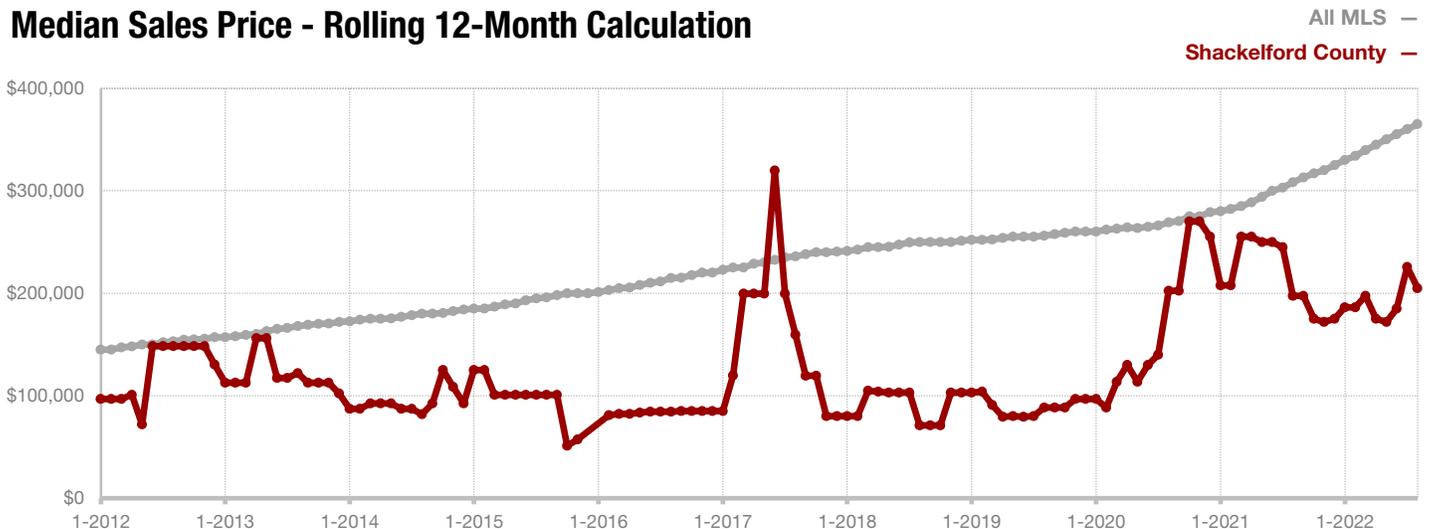
Change in  
Median Sales Price

|  | August    |           |          | Year to Date |           |          |
|--|-----------|-----------|----------|--------------|-----------|----------|
|  | 2021      | 2022      | + / -    | 2021         | 2022      | + / -    |
| New Listings                             | 0         | 5         | --       | 9            | 18        | + 100.0% |
| Pending Sales                            | 1         | 0         | - 100.0% | 12           | 10        | - 16.7%  |
| Closed Sales                             | 1         | 4         | + 300.0% | 15           | 11        | - 26.7%  |
| Average Sales Price*                     | \$105,000 | \$150,000 | + 42.9%  | \$216,500    | \$252,173 | + 16.5%  |
| Median Sales Price*                      | \$105,000 | \$140,500 | + 33.8%  | \$175,000    | \$205,000 | + 17.1%  |
| Percent of Original List Price Received* | 58.7%     | 88.4%     | + 50.6%  | 89.8%        | 90.0%     | + 0.2%   |
| Days on Market Until Sale                | 38        | 20        | - 47.4%  | 100          | 42        | - 58.0%  |
| Inventory of Homes for Sale              | 1         | 9         | + 800.0% | --           | --        | --       |
| Months Supply of Inventory               | 0.5       | 4.9       | + 400.0% | --           | --        | --       |

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



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



# Local Market Update – August 2022

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



**- 19.5%**

**+ 8.7%**

**+ 26.0%**

Change in  
New Listings

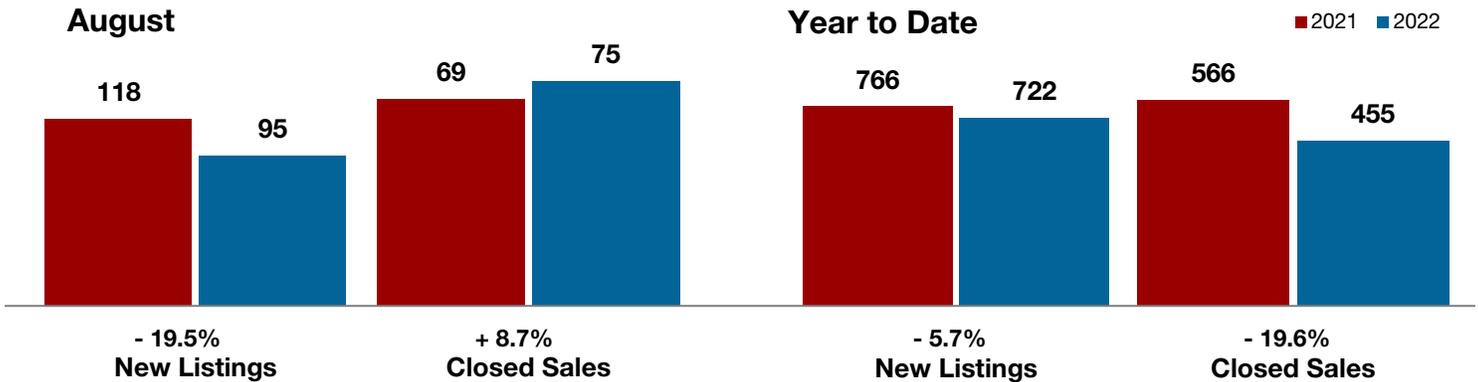
Change in  
Closed Sales

Change in  
Median Sales Price

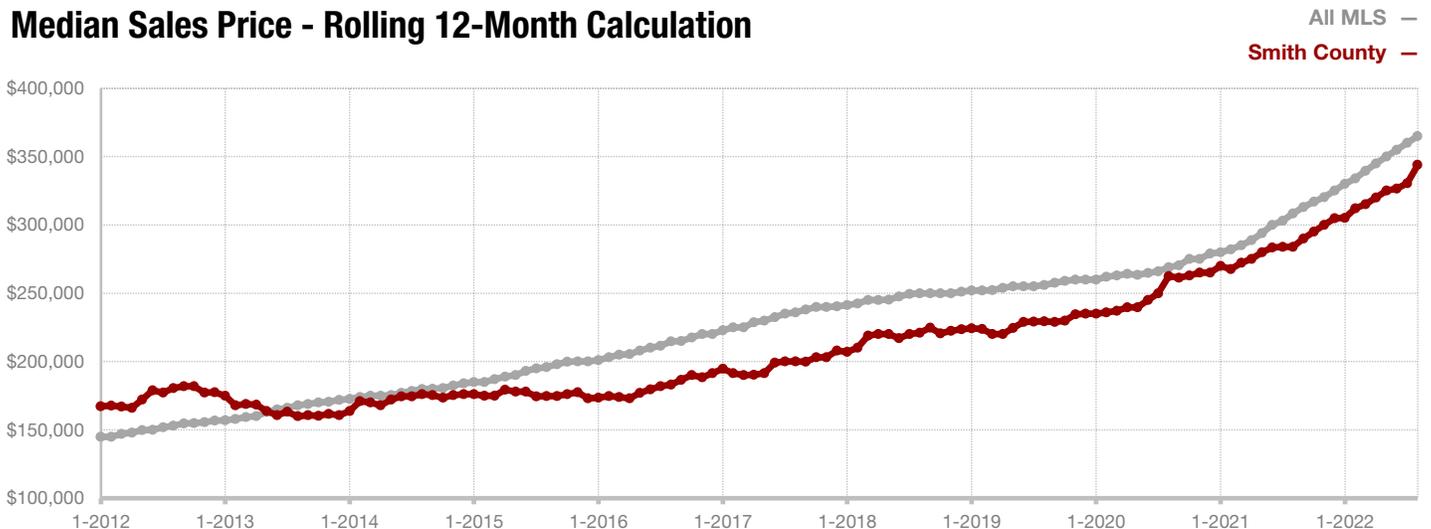
## Smith County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 118       | 95               | - 19.5% | 766          | 722              | - 5.7%  |
| Pending Sales                            | 73        | 58               | - 20.5% | 599          | 478              | - 20.2% |
| Closed Sales                             | 69        | 75               | + 8.7%  | 566          | 455              | - 19.6% |
| Average Sales Price*                     | \$351,244 | <b>\$638,080</b> | + 81.7% | \$346,630    | <b>\$476,043</b> | + 37.3% |
| Median Sales Price*                      | \$299,000 | <b>\$376,838</b> | + 26.0% | \$294,250    | <b>\$342,450</b> | + 16.4% |
| Percent of Original List Price Received* | 96.5%     | <b>95.2%</b>     | - 1.3%  | 97.7%        | <b>97.8%</b>     | + 0.1%  |
| Days on Market Until Sale                | 35        | 36               | + 2.9%  | 45           | 36               | - 20.0% |
| Inventory of Homes for Sale              | 195       | 195              | 0.0%    | --           | --               | --      |
| Months Supply of Inventory               | 2.6       | 3.2              | 0.0%    | --           | --               | --      |

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – August 2022

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



**0.0%**

Change in  
New Listings

**+ 9.1%**

Change in  
Closed Sales

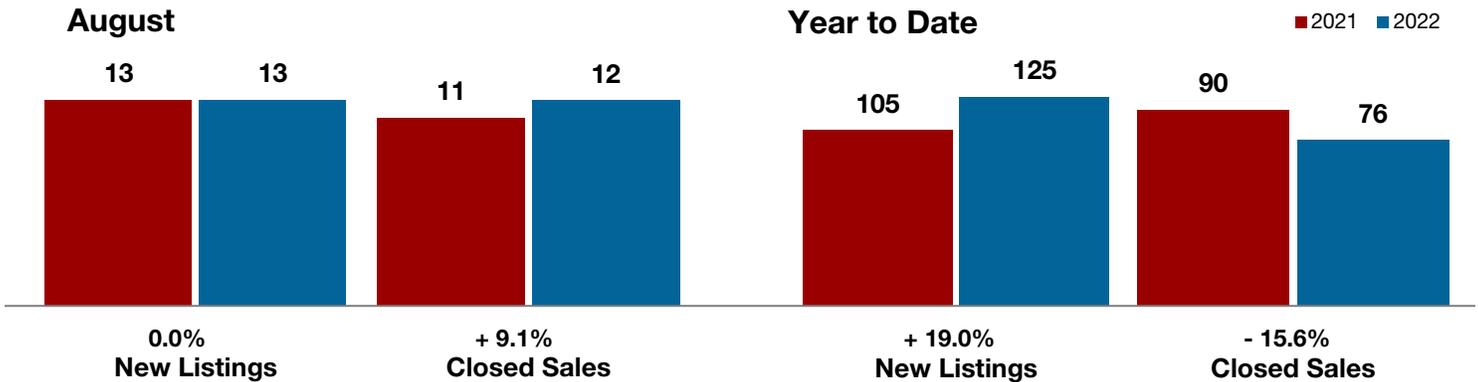
**+ 29.6%**

Change in  
Median Sales Price

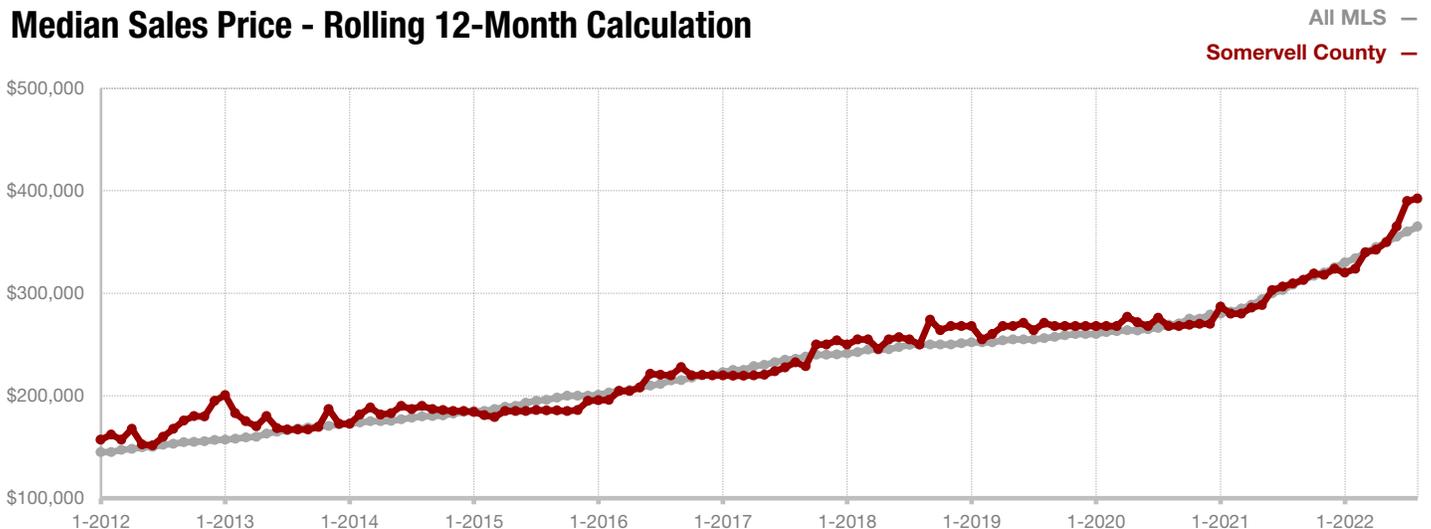
## Somervell County

|  | August    |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -    | 2021         | 2022             | + / -   |
| New Listings                             | 13        | 13               | 0.0%     | 105          | 125              | + 19.0% |
| Pending Sales                            | 16        | 7                | - 56.3%  | 95           | 73               | - 23.2% |
| Closed Sales                             | 11        | 12               | + 9.1%   | 90           | 76               | - 15.6% |
| Average Sales Price*                     | \$404,582 | <b>\$704,958</b> | + 74.2%  | \$362,272    | <b>\$513,894</b> | + 41.9% |
| Median Sales Price*                      | \$318,000 | <b>\$412,000</b> | + 29.6%  | \$314,950    | <b>\$420,000</b> | + 33.4% |
| Percent of Original List Price Received* | 97.6%     | 97.5%            | - 0.1%   | 97.6%        | 98.1%            | + 0.5%  |
| Days on Market Until Sale                | 53        | 17               | - 67.9%  | 63           | 36               | - 42.9% |
| Inventory of Homes for Sale              | 14        | 40               | + 185.7% | --           | --               | --      |
| Months Supply of Inventory               | 1.3       | 4.5              | + 400.0% | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**- 11.1%**

**+ 25.0%**

**- 26.4%**

Change in  
New Listings

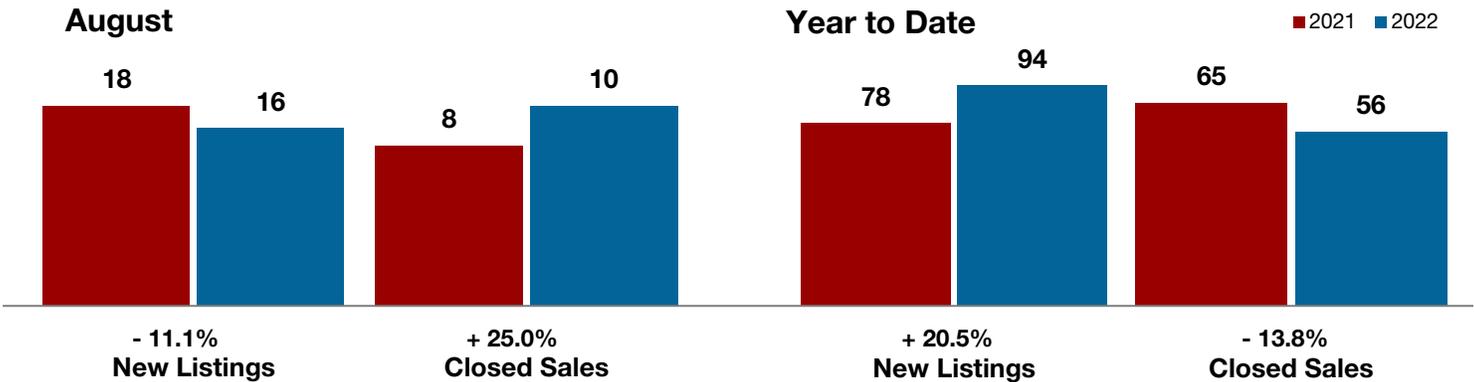
Change in  
Closed Sales

Change in  
Median Sales Price

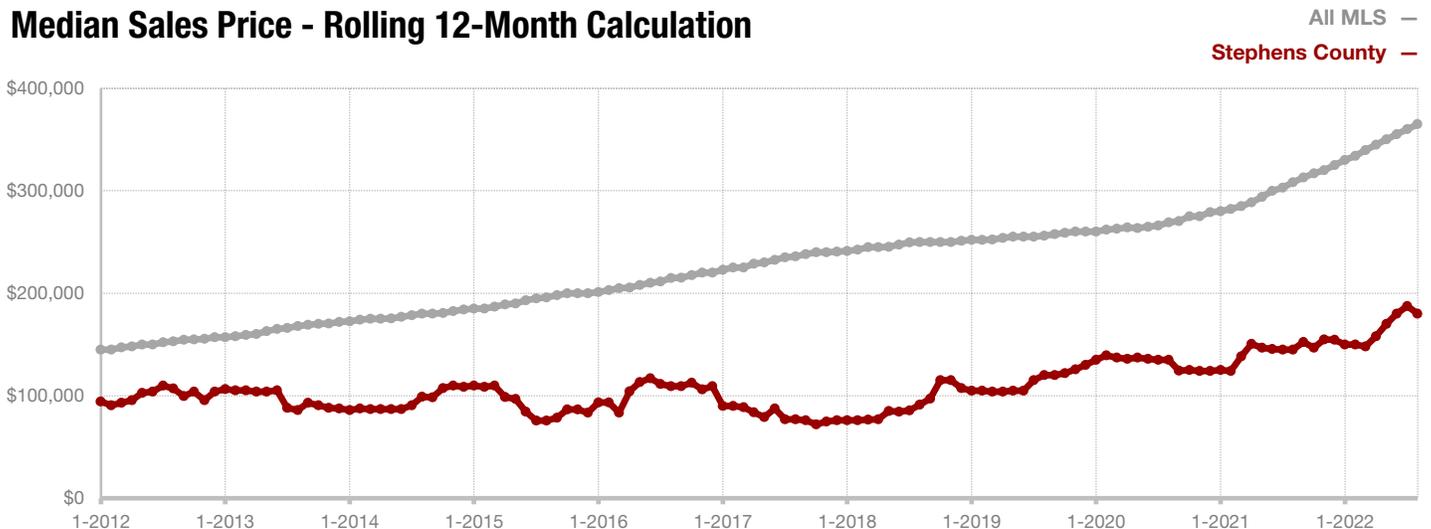
## Stephens County

|  | August    |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -    | 2021         | 2022             | + / -   |
| New Listings                             | 18        | 16               | - 11.1%  | 78           | 94               | + 20.5% |
| Pending Sales                            | 7         | 7                | 0.0%     | 66           | 57               | - 13.6% |
| Closed Sales                             | 8         | 10               | + 25.0%  | 65           | 56               | - 13.8% |
| Average Sales Price*                     | \$217,500 | <b>\$149,333</b> | - 31.3%  | \$226,947    | <b>\$245,702</b> | + 8.3%  |
| Median Sales Price*                      | \$202,500 | <b>\$149,000</b> | - 26.4%  | \$148,000    | <b>\$190,000</b> | + 28.4% |
| Percent of Original List Price Received* | 90.5%     | <b>87.0%</b>     | - 3.9%   | 93.2%        | <b>93.1%</b>     | - 0.1%  |
| Days on Market Until Sale                | 51        | 110              | + 115.7% | 60           | 76               | + 26.7% |
| Inventory of Homes for Sale              | 31        | 51               | + 64.5%  | --           | --               | --      |
| Months Supply of Inventory               | 4.1       | 6.7              | + 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 – August 2022

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

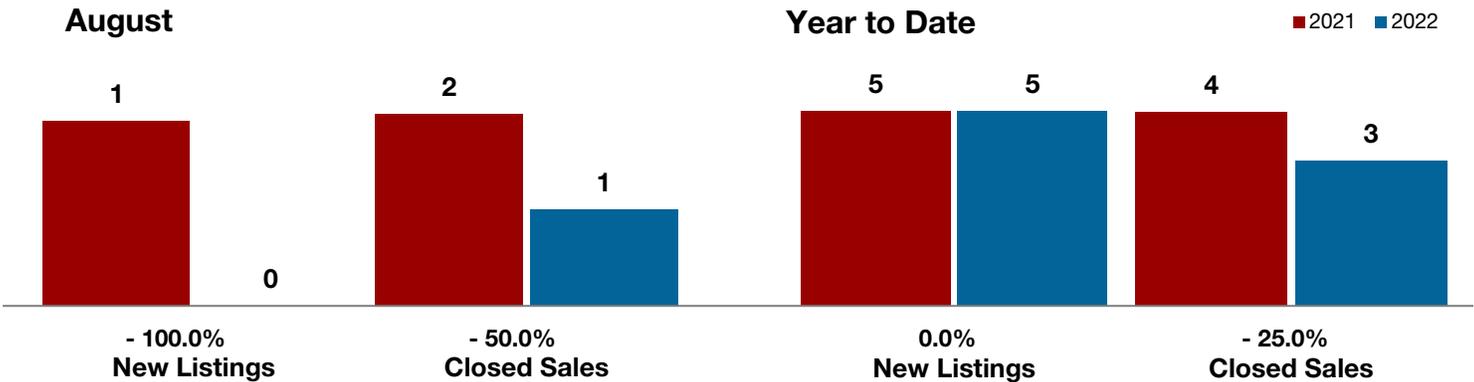


|                           |                           |                                 |
|---------------------------|---------------------------|---------------------------------|
| <b>- 100.0%</b>           | <b>- 50.0%</b>            | <b>- 58.3%</b>                  |
| Change in<br>New Listings | Change in<br>Closed Sales | Change in<br>Median Sales Price |

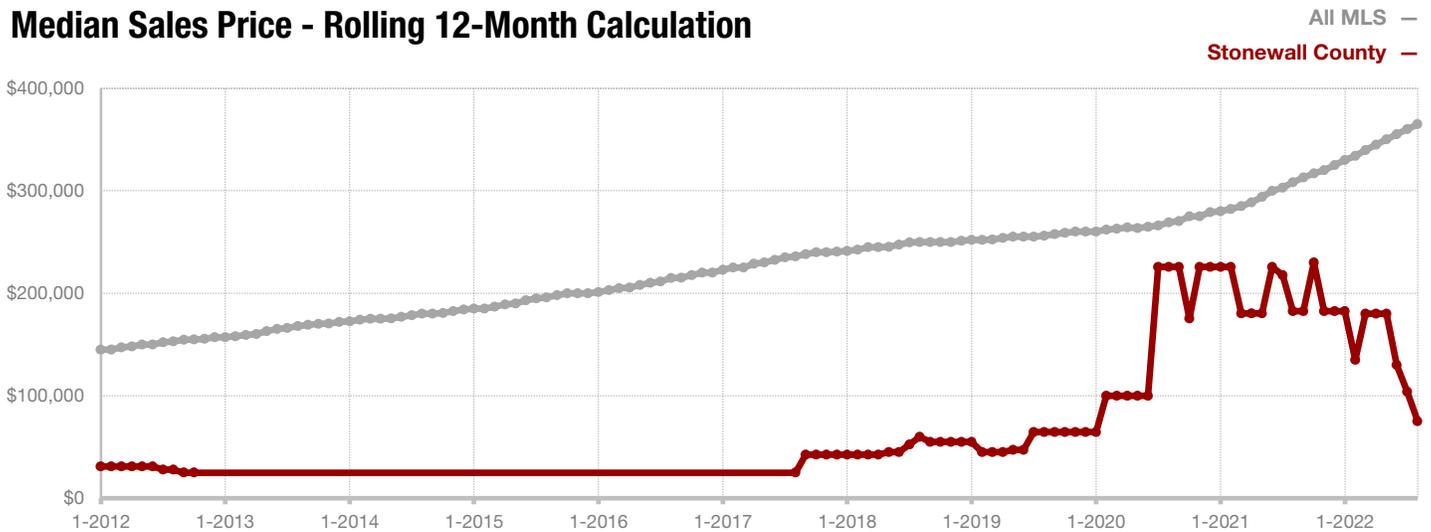
## Stonewall County

|  | August    |                 |          | Year to Date |                 |         |
|--|-----------|-----------------|----------|--------------|-----------------|---------|
|  | 2021      | 2022            | + / -    | 2021         | 2022            | + / -   |
| New Listings                             | 1         | 0               | - 100.0% | 5            | 5               | 0.0%    |
| Pending Sales                            | 0         | 1               | --       | 4            | 3               | - 25.0% |
| Closed Sales                             | 2         | 1               | - 50.0%  | 4            | 3               | - 25.0% |
| Average Sales Price*                     | \$180,000 | <b>\$75,000</b> | - 58.3%  | \$201,375    | <b>\$65,700</b> | - 67.4% |
| Median Sales Price*                      | \$180,000 | <b>\$75,000</b> | - 58.3%  | \$182,500    | <b>\$75,000</b> | - 58.9% |
| Percent of Original List Price Received* | 84.6%     | <b>68.8%</b>    | - 18.7%  | 90.8%        | <b>72.9%</b>    | - 19.7% |
| Days on Market Until Sale                | 154       | <b>155</b>      | + 0.6%   | 85           | <b>97</b>       | + 14.1% |
| Inventory of Homes for Sale              | 1         | <b>1</b>        | 0.0%     | --           | --              | --      |
| Months Supply of Inventory               | 0.7       | <b>1.0</b>      | 0.0%     | --           | --              | --      |

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



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



# Local Market Update – August 2022

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



**- 0.2%**

**- 16.9%**

**+ 17.7%**

Change in  
New Listings

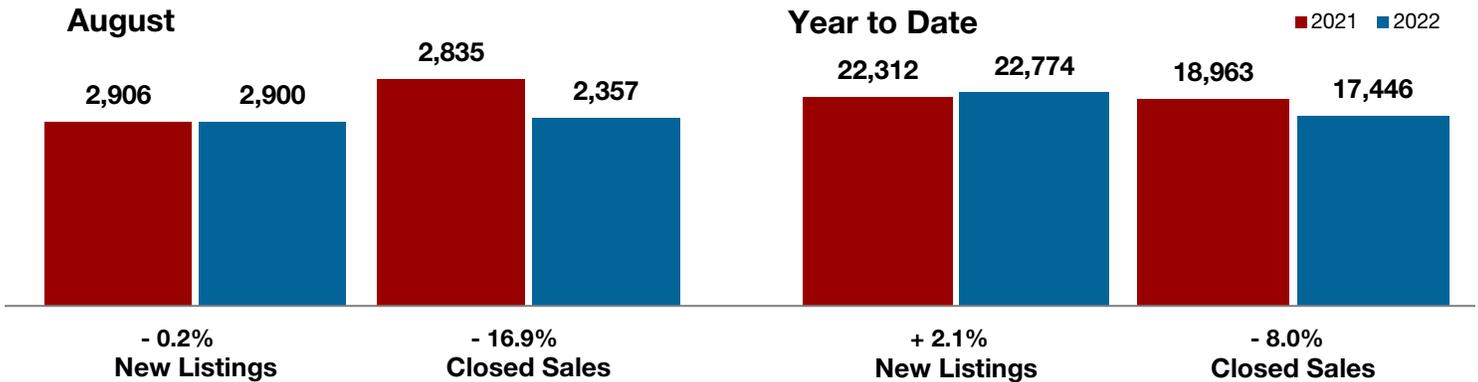
Change in  
Closed Sales

Change in  
Median Sales Price

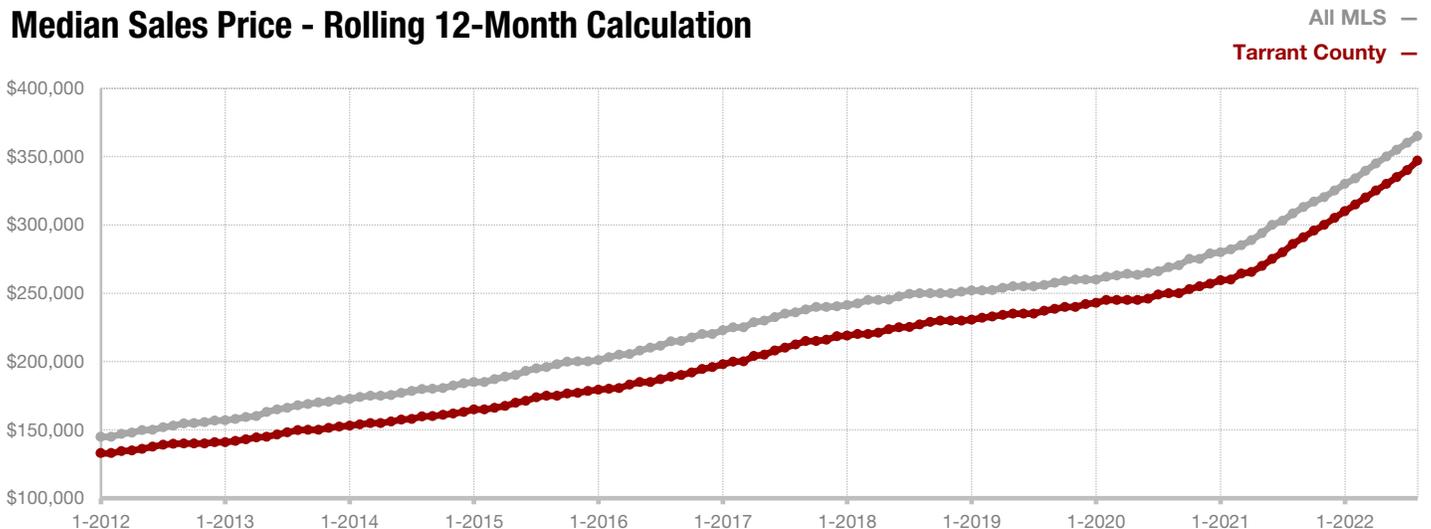
## Tarrant County

|  | August    |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -    | 2021         | 2022             | + / -   |
| New Listings                             | 2,906     | <b>2,900</b>     | - 0.2%   | 22,312       | <b>22,774</b>    | + 2.1%  |
| Pending Sales                            | 2,814     | <b>2,244</b>     | - 20.3%  | 19,995       | <b>17,771</b>    | - 11.1% |
| Closed Sales                             | 2,835     | <b>2,357</b>     | - 16.9%  | 18,963       | <b>17,446</b>    | - 8.0%  |
| Average Sales Price*                     | \$377,377 | <b>\$441,559</b> | + 17.0%  | \$366,615    | <b>\$433,301</b> | + 18.2% |
| Median Sales Price*                      | \$310,000 | <b>\$365,000</b> | + 17.7%  | \$299,000    | <b>\$360,000</b> | + 20.4% |
| Percent of Original List Price Received* | 102.0%    | <b>98.6%</b>     | - 3.3%   | 101.9%       | <b>102.4%</b>    | + 0.5%  |
| Days on Market Until Sale                | 16        | <b>20</b>        | + 25.0%  | 20           | <b>18</b>        | - 10.0% |
| Inventory of Homes for Sale              | 2,941     | <b>4,358</b>     | + 48.2%  | --           | --               | --      |
| Months Supply of Inventory               | 1.2       | <b>2.0</b>       | + 100.0% | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**+ 9.7%**

**- 10.7%**

**+ 17.0%**

Change in  
New Listings

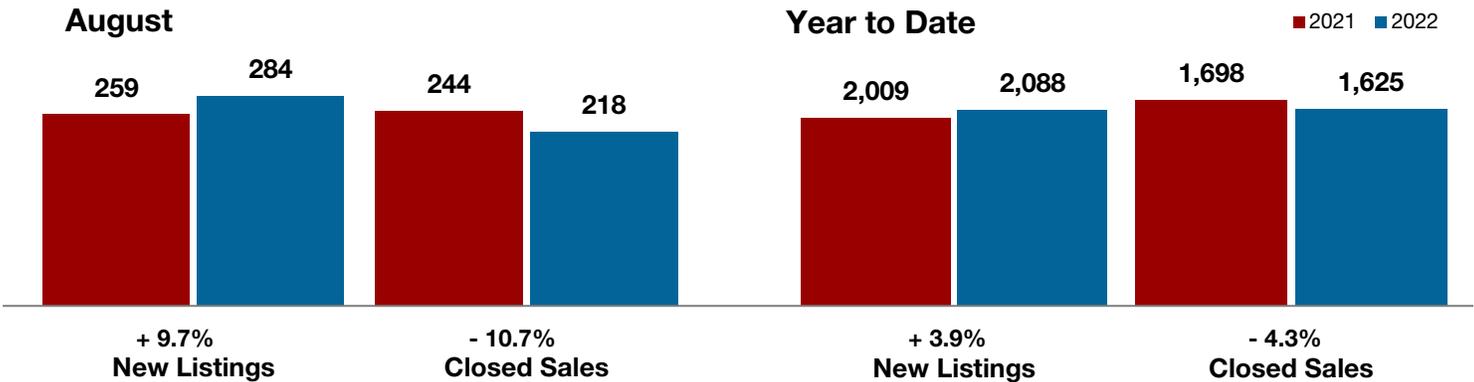
Change in  
Closed Sales

Change in  
Median Sales Price

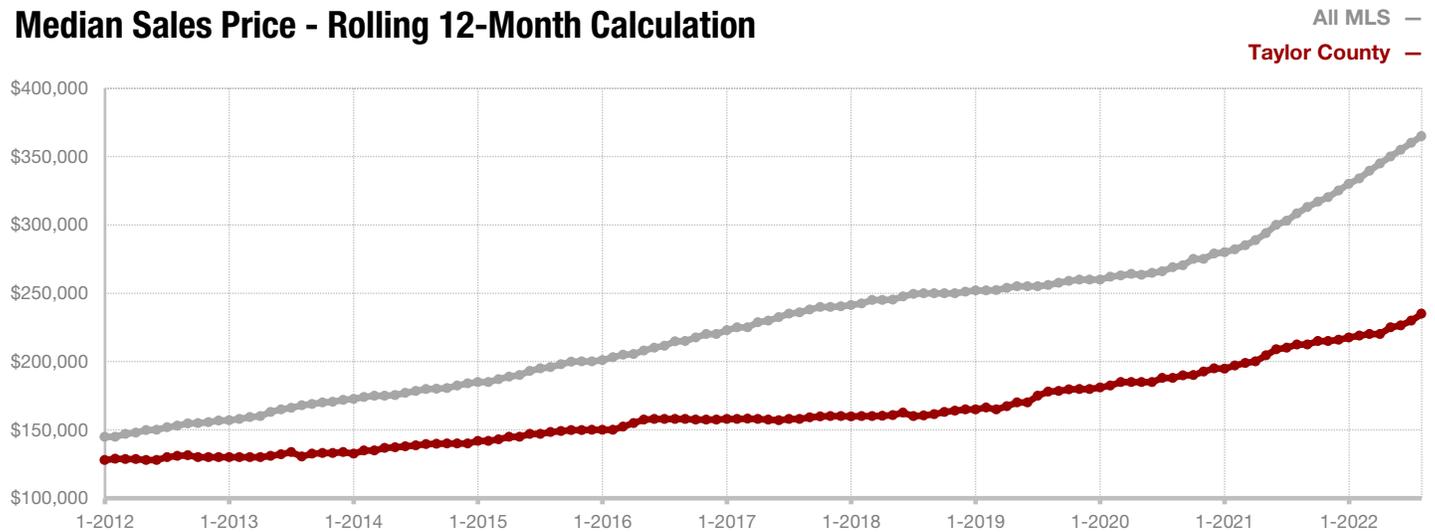
## Taylor County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 259       | <b>284</b>       | + 9.7%  | 2,009        | <b>2,088</b>     | + 3.9%  |
| Pending Sales                            | 219       | <b>185</b>       | - 15.5% | 1,779        | <b>1,650</b>     | - 7.3%  |
| Closed Sales                             | 244       | <b>218</b>       | - 10.7% | 1,698        | <b>1,625</b>     | - 4.3%  |
| Average Sales Price*                     | \$239,969 | <b>\$283,434</b> | + 18.1% | \$237,945    | <b>\$267,269</b> | + 12.3% |
| Median Sales Price*                      | \$220,000 | <b>\$257,400</b> | + 17.0% | \$215,500    | <b>\$247,000</b> | + 14.6% |
| Percent of Original List Price Received* | 98.0%     | <b>97.5%</b>     | - 0.5%  | 98.4%        | <b>98.1%</b>     | - 0.3%  |
| Days on Market Until Sale                | 19        | <b>25</b>        | + 31.6% | 28           | <b>26</b>        | - 7.1%  |
| Inventory of Homes for Sale              | 348       | <b>459</b>       | + 31.9% | --           | --               | --      |
| Months Supply of Inventory               | 1.6       | <b>2.3</b>       | 0.0%    | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**+ 400.0%**      **+ 125.0%**      **+ 13.0%**

Change in  
New Listings

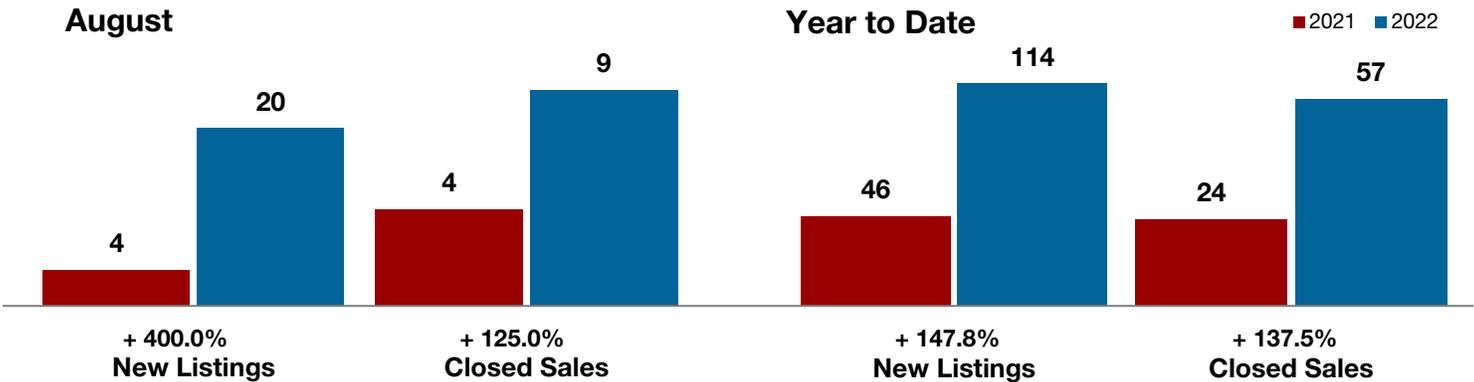
Change in  
Closed Sales

Change in  
Median Sales Price

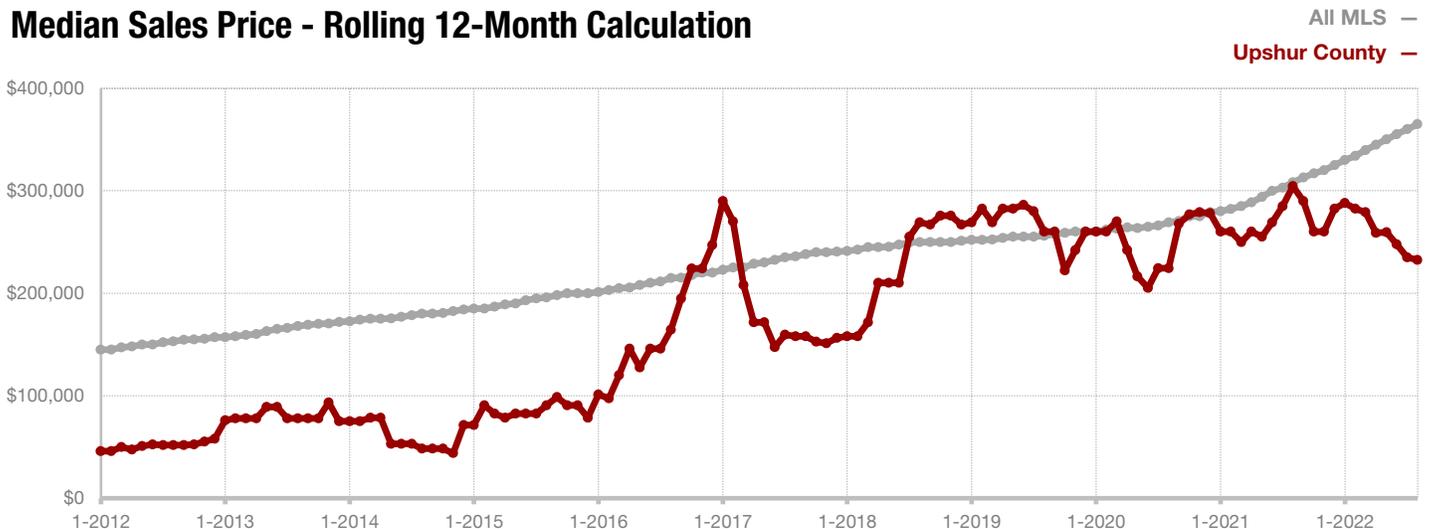
## Upshur County

|  | August    |           |          | Year to Date |           |          |
|--|-----------|-----------|----------|--------------|-----------|----------|
|  | 2021      | 2022      | + / -    | 2021         | 2022      | + / -    |
| New Listings                             | 4         | 20        | + 400.0% | 46           | 114       | + 147.8% |
| Pending Sales                            | 3         | 10        | + 233.3% | 28           | 65        | + 132.1% |
| Closed Sales                             | 4         | 9         | + 125.0% | 24           | 57        | + 137.5% |
| Average Sales Price*                     | \$245,600 | \$313,722 | + 27.7%  | \$310,177    | \$327,352 | + 5.5%   |
| Median Sales Price*                      | \$203,450 | \$230,000 | + 13.0%  | \$287,950    | \$224,250 | - 22.1%  |
| Percent of Original List Price Received* | 102.2%    | 91.8%     | - 10.2%  | 93.2%        | 95.5%     | + 2.5%   |
| Days on Market Until Sale                | 45        | 37        | - 17.8%  | 58           | 43        | - 25.9%  |
| Inventory of Homes for Sale              | 19        | 42        | + 121.1% | --           | --        | --       |
| Months Supply of Inventory               | 5.3       | 6.1       | + 20.0%  | --           | --        | --       |

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



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



# Local Market Update – August 2022

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



**+ 4.3%**

Change in  
New Listings

**- 1.6%**

Change in  
Closed Sales

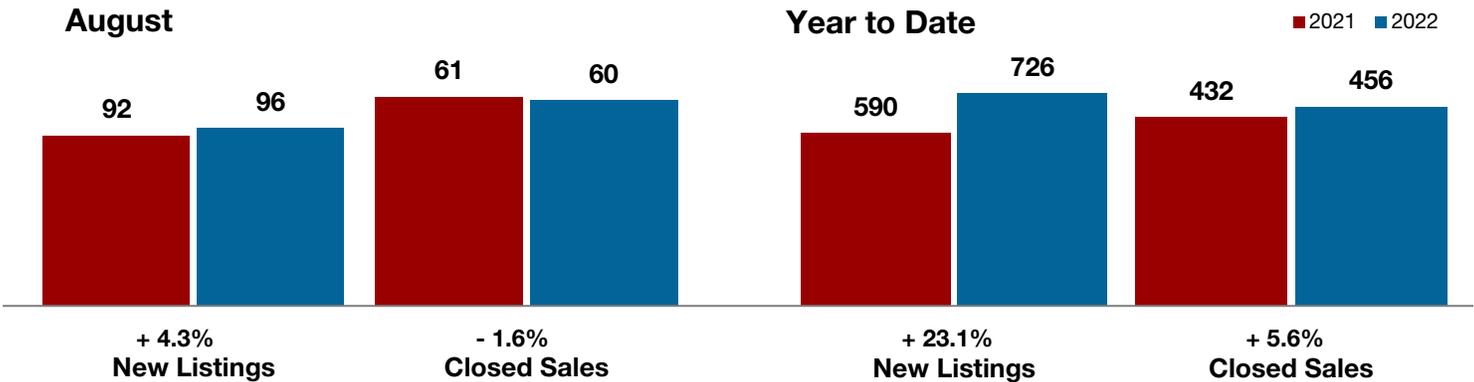
**+ 4.9%**

Change in  
Median Sales Price

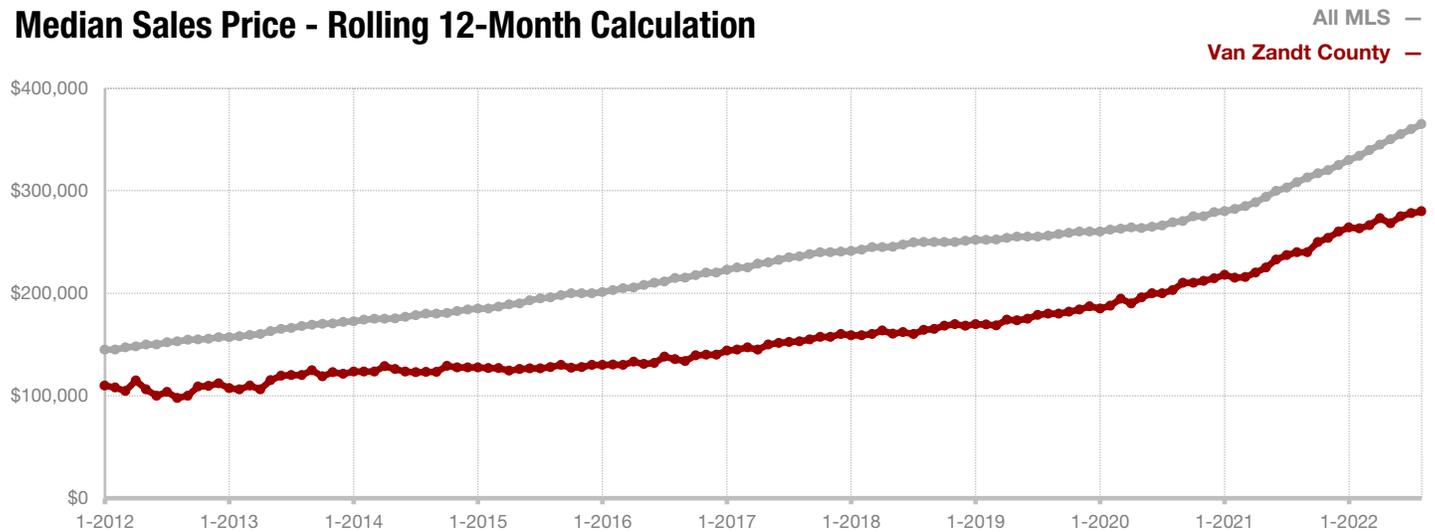
## Van Zandt County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 92        | <b>96</b>        | + 4.3%  | 590          | <b>726</b>       | + 23.1% |
| Pending Sales                            | 74        | <b>54</b>        | - 27.0% | 466          | <b>435</b>       | - 6.7%  |
| Closed Sales                             | 61        | <b>60</b>        | - 1.6%  | 432          | <b>456</b>       | + 5.6%  |
| Average Sales Price*                     | \$301,769 | <b>\$292,272</b> | - 3.1%  | \$307,407    | <b>\$337,697</b> | + 9.9%  |
| Median Sales Price*                      | \$245,500 | <b>\$257,450</b> | + 4.9%  | \$250,000    | <b>\$279,450</b> | + 11.8% |
| Percent of Original List Price Received* | 97.6%     | <b>90.6%</b>     | - 7.2%  | 96.6%        | <b>94.9%</b>     | - 1.8%  |
| Days on Market Until Sale                | 24        | <b>39</b>        | + 62.5% | 45           | <b>44</b>        | - 2.2%  |
| Inventory of Homes for Sale              | 174       | <b>259</b>       | + 48.9% | --           | --               | --      |
| Months Supply of Inventory               | 3.1       | <b>4.6</b>       | + 66.7% | --           | --               | --      |

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



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



# Local Market Update – August 2022

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



**+ 70.7%**

Change in  
New Listings

**- 3.0%**

Change in  
Closed Sales

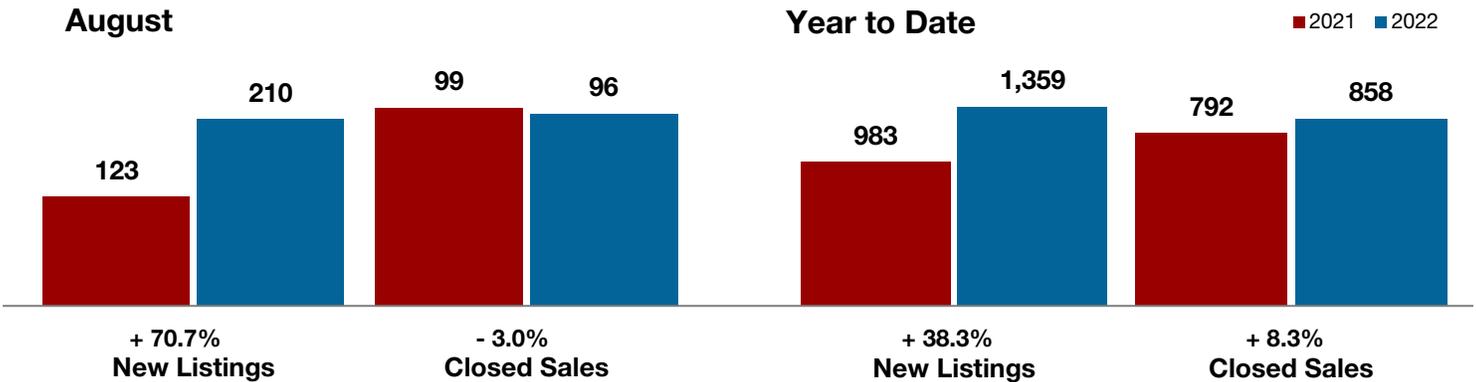
**+ 18.0%**

Change in  
Median Sales Price

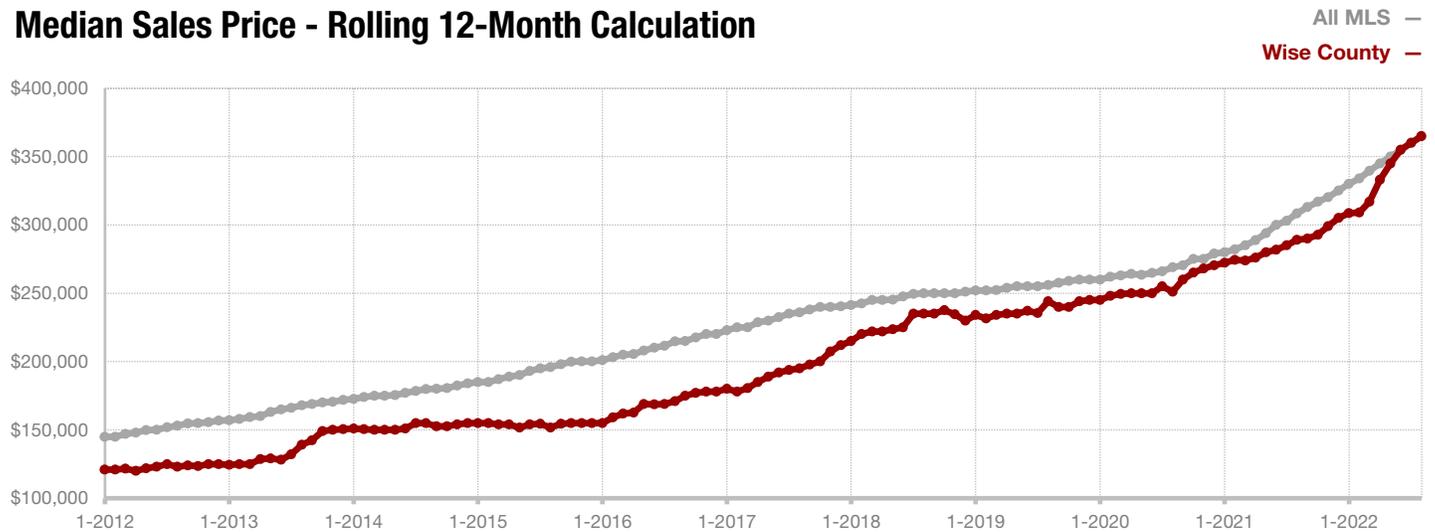
## Wise County

|  | August    |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2021      | 2022      | + / -    | 2021         | 2022      | + / -   |
| New Listings                             | 123       | 210       | + 70.7%  | 983          | 1,359     | + 38.3% |
| Pending Sales                            | 92        | 96        | + 4.3%   | 846          | 876       | + 3.5%  |
| Closed Sales                             | 99        | 96        | - 3.0%   | 792          | 858       | + 8.3%  |
| Average Sales Price*                     | \$386,280 | \$459,441 | + 18.9%  | \$352,294    | \$427,159 | + 21.3% |
| Median Sales Price*                      | \$335,000 | \$395,445 | + 18.0%  | \$297,400    | \$382,700 | + 28.7% |
| Percent of Original List Price Received* | 99.4%     | 96.1%     | - 3.3%   | 99.0%        | 99.0%     | 0.0%    |
| Days on Market Until Sale                | 28        | 35        | + 25.0%  | 37           | 29        | - 21.6% |
| Inventory of Homes for Sale              | 201       | 406       | + 102.0% | --           | --        | --      |
| Months Supply of Inventory               | 1.9       | 3.8       | + 100.0% | --           | --        | --      |

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – August 2022

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



**- 11.8%**

**- 50.0%**

**+ 9.5%**

Change in  
New Listings

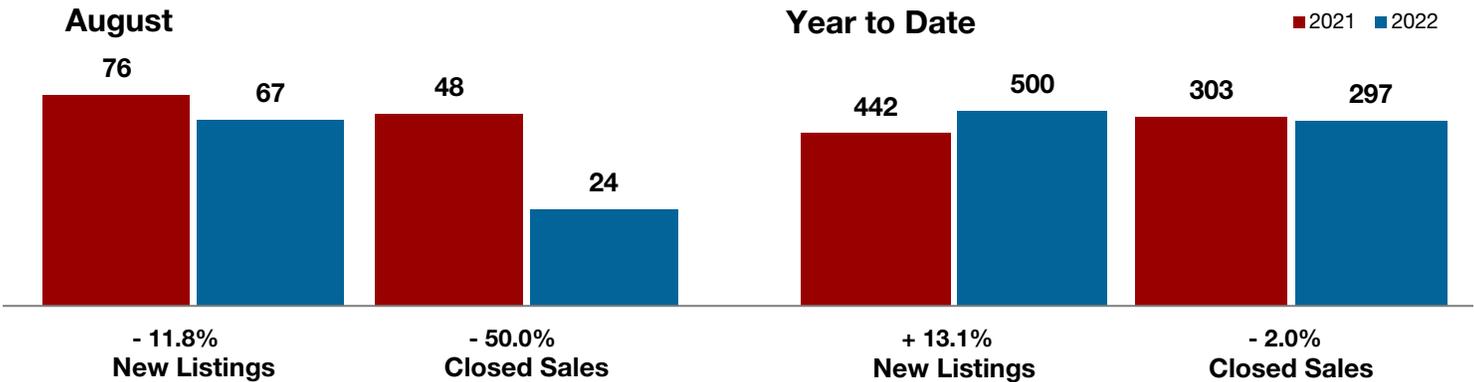
Change in  
Closed Sales

Change in  
Median Sales Price

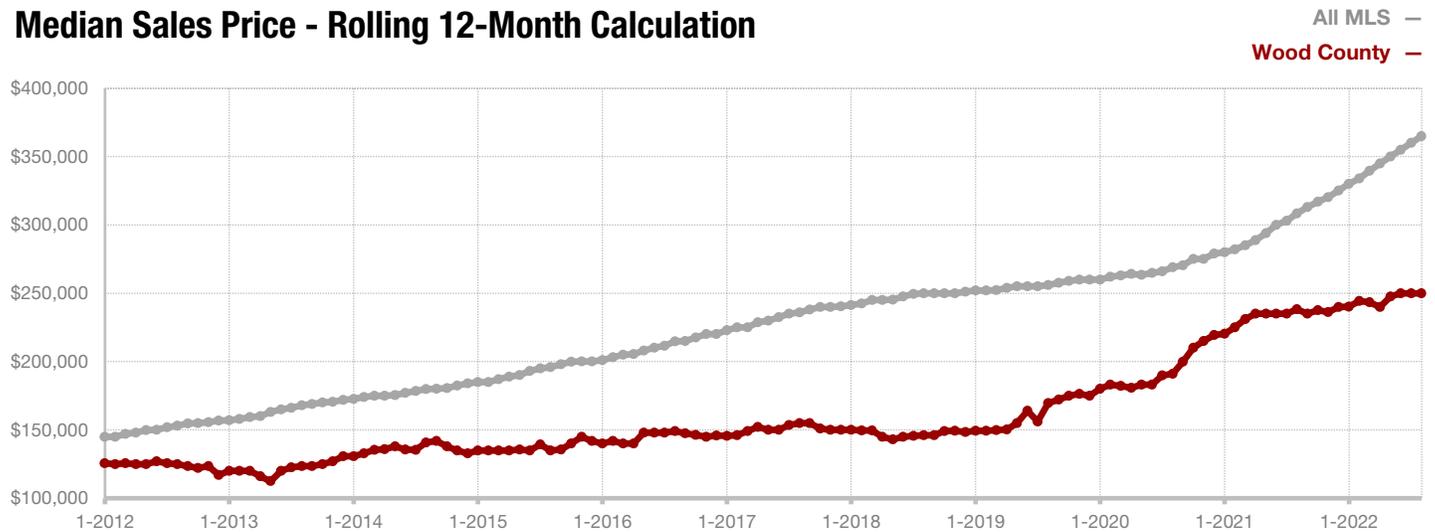
## Wood County

|  | August    |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| New Listings                             | 76        | 67               | - 11.8% | 442          | 500              | + 13.1% |
| Pending Sales                            | 51        | 34               | - 33.3% | 340          | 286              | - 15.9% |
| Closed Sales                             | 48        | 24               | - 50.0% | 303          | 297              | - 2.0%  |
| Average Sales Price*                     | \$300,939 | <b>\$327,119</b> | + 8.7%  | \$312,492    | <b>\$341,182</b> | + 9.2%  |
| Median Sales Price*                      | \$249,175 | <b>\$272,900</b> | + 9.5%  | \$240,000    | <b>\$265,000</b> | + 10.4% |
| Percent of Original List Price Received* | 99.1%     | <b>95.0%</b>     | - 4.1%  | 96.9%        | <b>96.8%</b>     | - 0.1%  |
| Days on Market Until Sale                | 39        | 28               | - 28.2% | 45           | 38               | - 15.6% |
| Inventory of Homes for Sale              | 133       | 204              | + 53.4% | --           | --               | --      |
| Months Supply of Inventory               | 3.3       | 5.4              | + 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 – August 2022

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



**- 3.8%**

**+ 46.2%**

**- 32.8%**

Change in  
New Listings

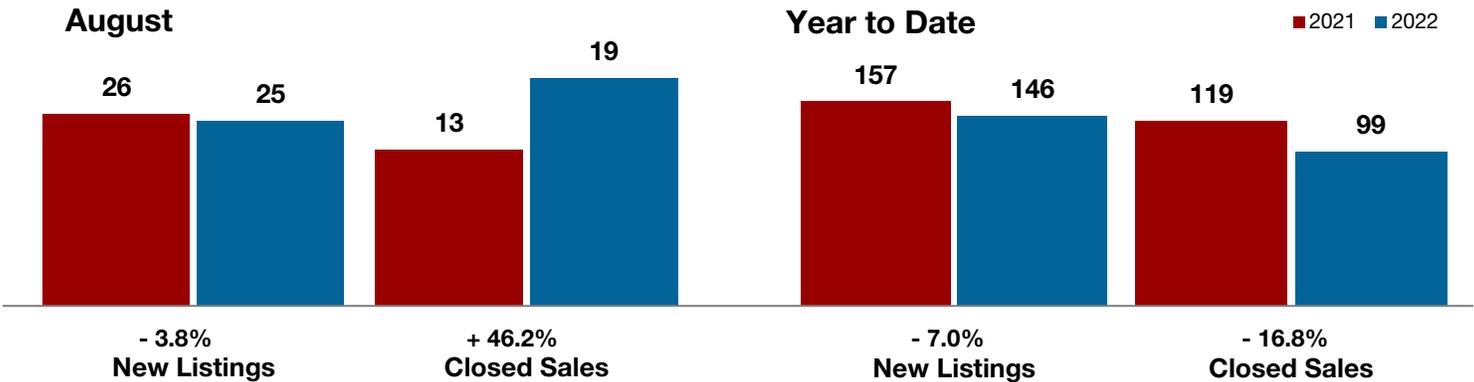
Change in  
Closed Sales

Change in  
Median Sales Price

## Young County

|  | August    |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2021      | 2022      | + / -   | 2021         | 2022      | + / -   |
| New Listings                             | 26        | 25        | - 3.8%  | 157          | 146       | - 7.0%  |
| Pending Sales                            | 15        | 17        | + 13.3% | 134          | 109       | - 18.7% |
| Closed Sales                             | 13        | 19        | + 46.2% | 119          | 99        | - 16.8% |
| Average Sales Price*                     | \$290,282 | \$275,263 | - 5.2%  | \$242,237    | \$261,919 | + 8.1%  |
| Median Sales Price*                      | \$305,000 | \$205,000 | - 32.8% | \$184,000    | \$199,000 | + 8.2%  |
| Percent of Original List Price Received* | 96.8%     | 91.0%     | - 6.0%  | 94.8%        | 93.0%     | - 1.9%  |
| Days on Market Until Sale                | 23        | 34        | + 47.8% | 69           | 56        | - 18.8% |
| Inventory of Homes for Sale              | 47        | 48        | + 2.1%  | --           | --        | --      |
| Months Supply of Inventory               | 3.2       | 3.8       | + 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

