

Local Market Updates

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



December 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 – December 2022

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



+ 28.6%

- 20.0%

- 25.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Anderson County

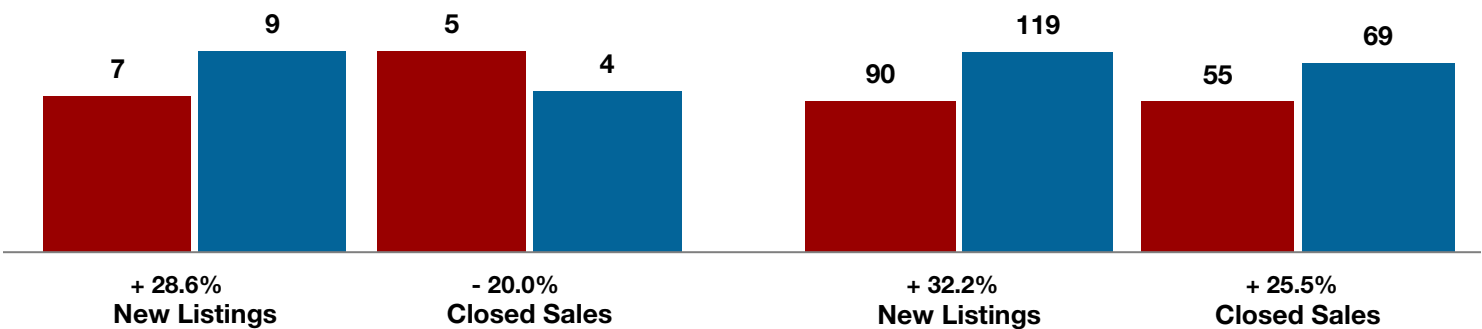
	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	7	9	+ 28.6%	90	119	+ 32.2%
Pending Sales	4	4	0.0%	59	67	+ 13.6%
Closed Sales	5	4	- 20.0%	55	69	+ 25.5%
Average Sales Price*	\$298,452	\$228,728	- 23.4%	\$286,810	\$315,975	+ 10.2%
Median Sales Price*	\$280,000	\$210,000	- 25.0%	\$265,000	\$250,000	- 5.7%
Percent of Original List Price Received*	93.1%	94.7%	+ 1.7%	95.2%	96.5%	+ 1.4%
Days on Market Until Sale	43	83	+ 93.0%	52	43	- 17.3%
Inventory of Homes for Sale	20	33	+ 65.0%	--	--	--
Months Supply of Inventory	4.1	5.9	+ 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.

December

Year to Date

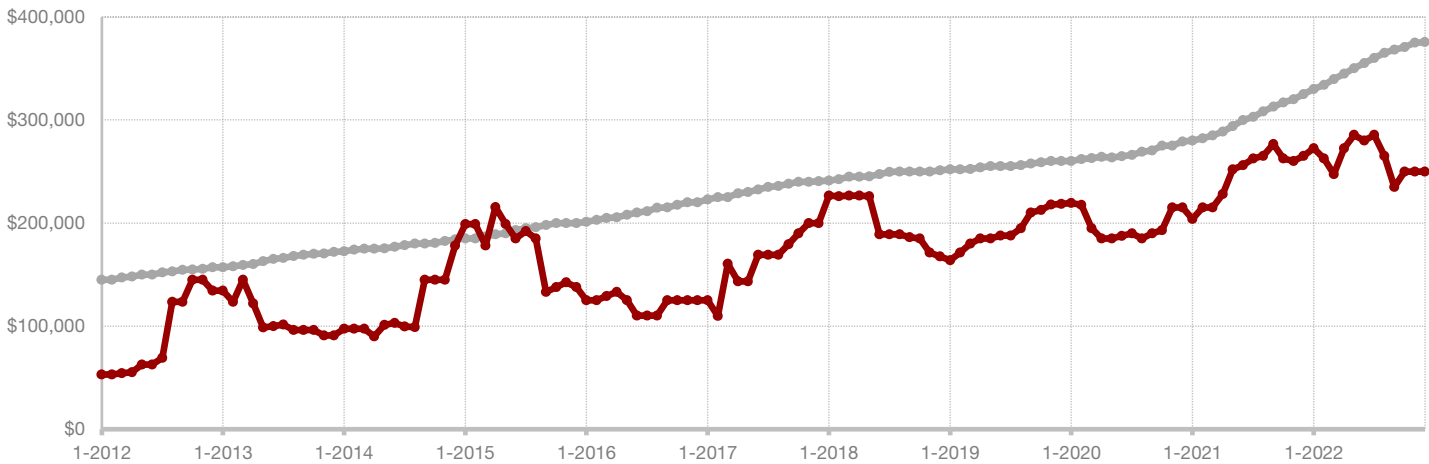
■ 2021 ■ 2022



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Anderson County —



Local Market Update – December 2022

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



+ 18.2%

- 54.2%

- 37.0%

Change in
New Listings

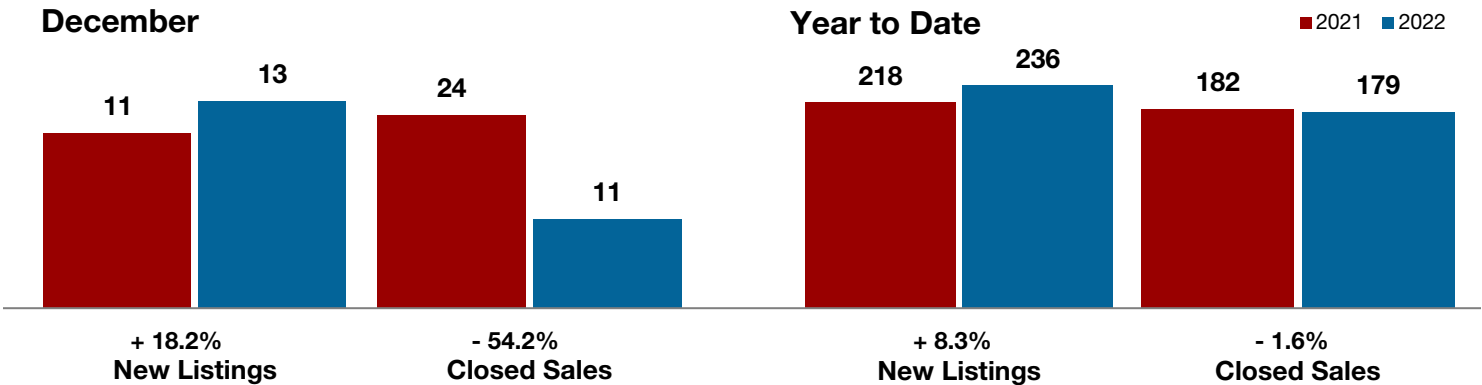
Change in
Closed Sales

Change in
Median Sales Price

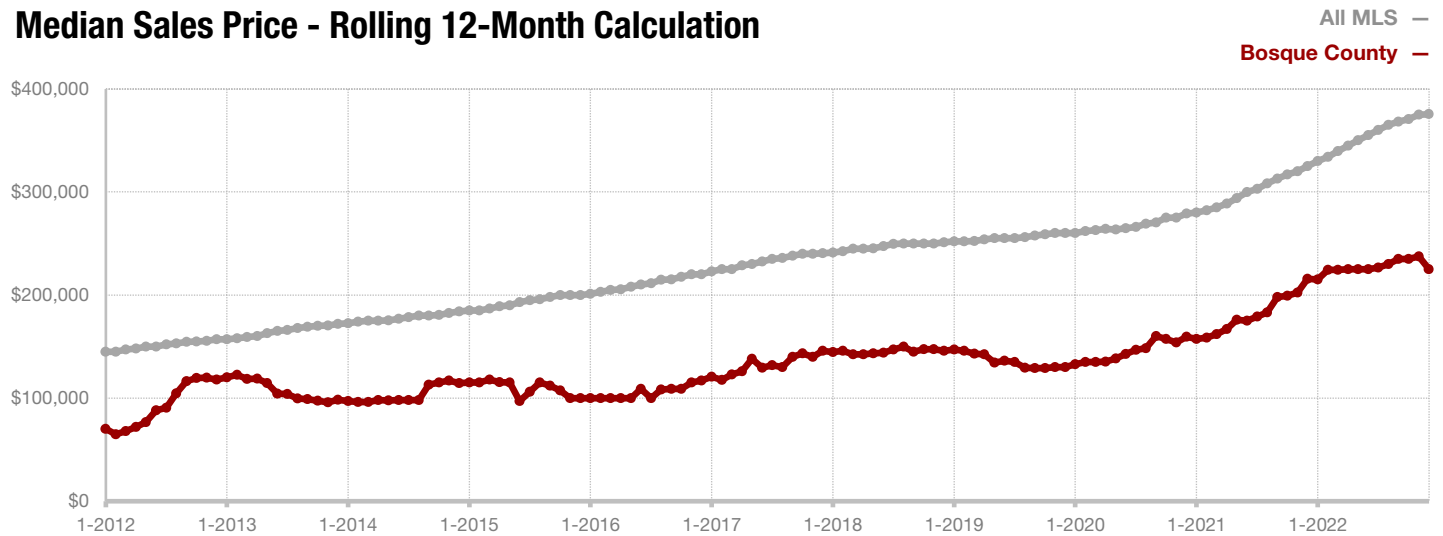
Bosque County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	11	13	+ 18.2%	218	236	+ 8.3%
Pending Sales	11	7	- 36.4%	186	167	- 10.2%
Closed Sales	24	11	- 54.2%	182	179	- 1.6%
Average Sales Price*	\$340,629	\$168,791	- 50.4%	\$547,422	\$293,970	- 46.3%
Median Sales Price*	\$238,200	\$150,000	- 37.0%	\$215,708	\$225,000	+ 4.3%
Percent of Original List Price Received*	92.9%	88.2%	- 5.1%	92.1%	93.1%	+ 1.1%
Days on Market Until Sale	39	54	+ 38.5%	66	49	- 25.8%
Inventory of Homes for Sale	47	57	+ 21.3%	--	--	--
Months Supply of Inventory	3.0	4.1	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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



- 27.0%

- 50.0%

- 24.7%

Change in
New Listings

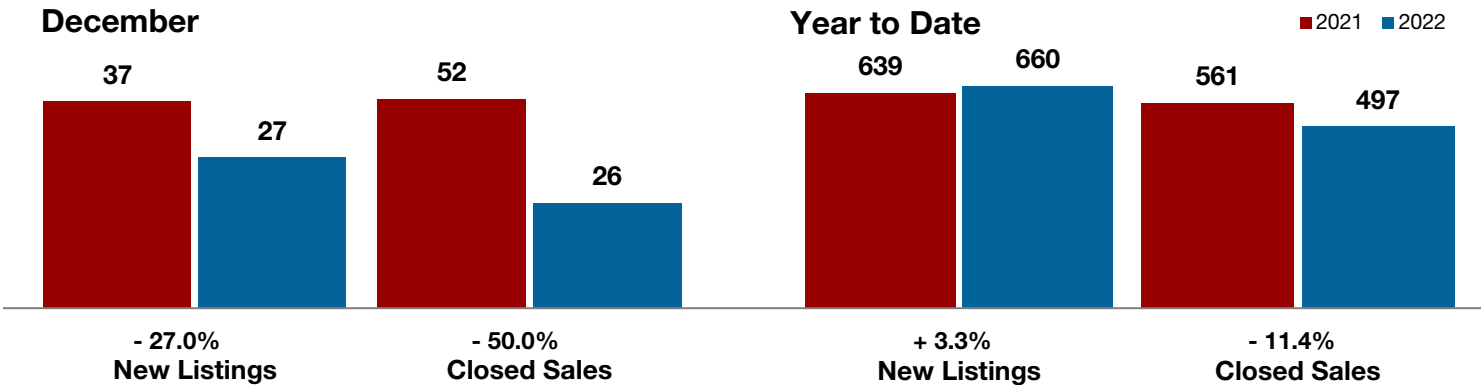
Change in
Closed Sales

Change in
Median Sales Price

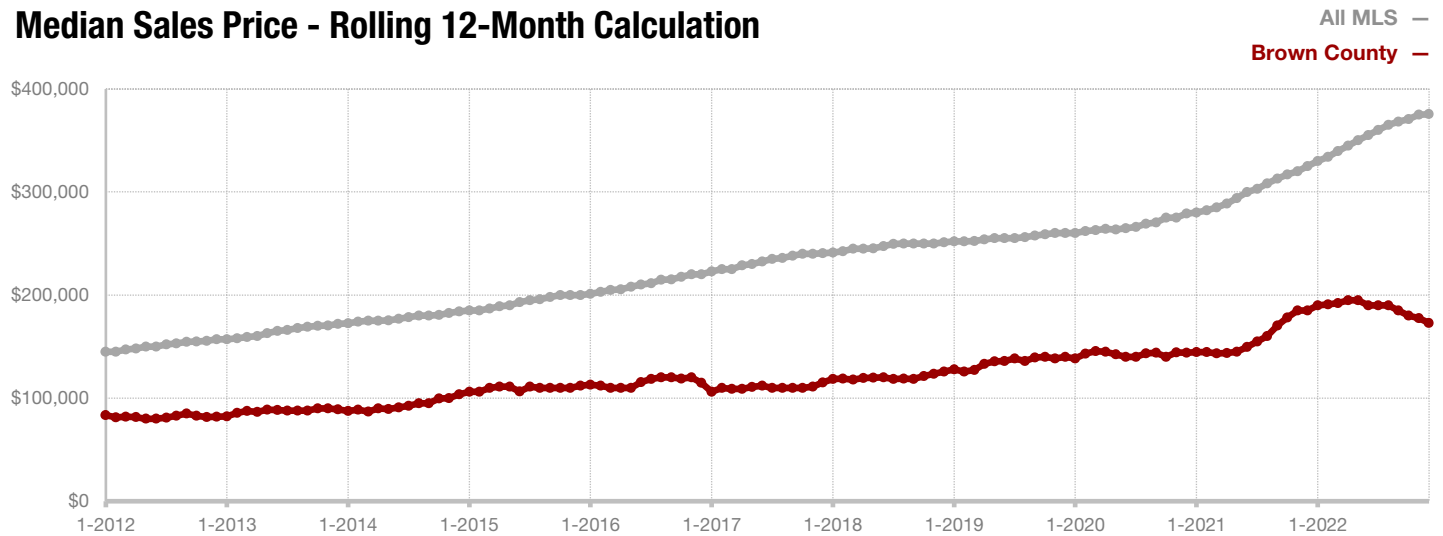
Brown County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	37	27	- 27.0%	639	660	+ 3.3%
Pending Sales	28	24	- 14.3%	540	488	- 9.6%
Closed Sales	52	26	- 50.0%	561	497	- 11.4%
Average Sales Price*	\$270,054	\$290,975	+ 7.7%	\$249,223	\$241,105	- 3.3%
Median Sales Price*	\$197,750	\$149,000	- 24.7%	\$185,000	\$173,000	- 6.5%
Percent of Original List Price Received*	95.0%	88.2%	- 7.2%	95.5%	94.0%	- 1.6%
Days on Market Until Sale	46	53	+ 15.2%	50	44	- 12.0%
Inventory of Homes for Sale	110	151	+ 37.3%	--	--	--
Months Supply of Inventory	2.4	3.7	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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



+ 62.5%

- 47.4%

- 13.7%

Change in
New Listings

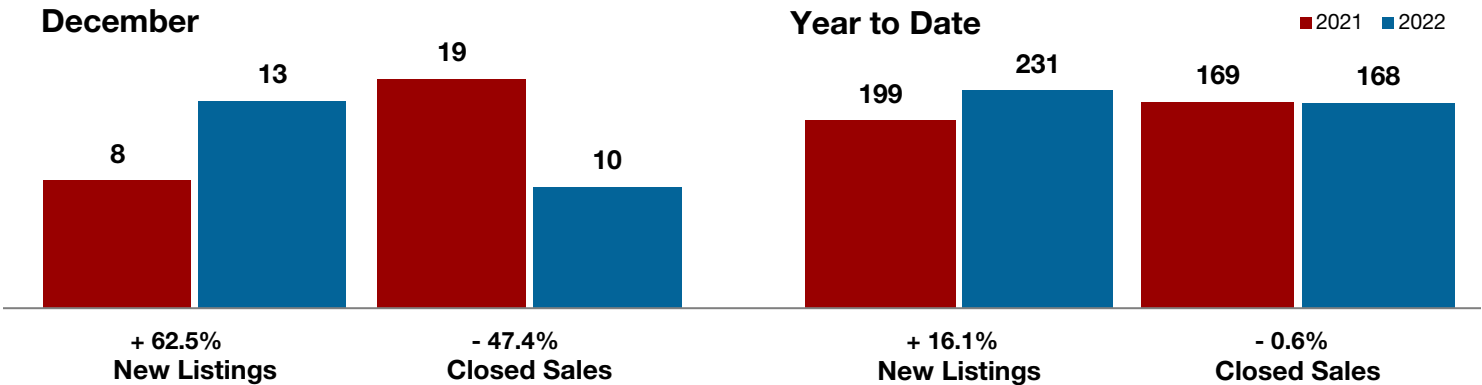
Change in
Closed Sales

Change in
Median Sales Price

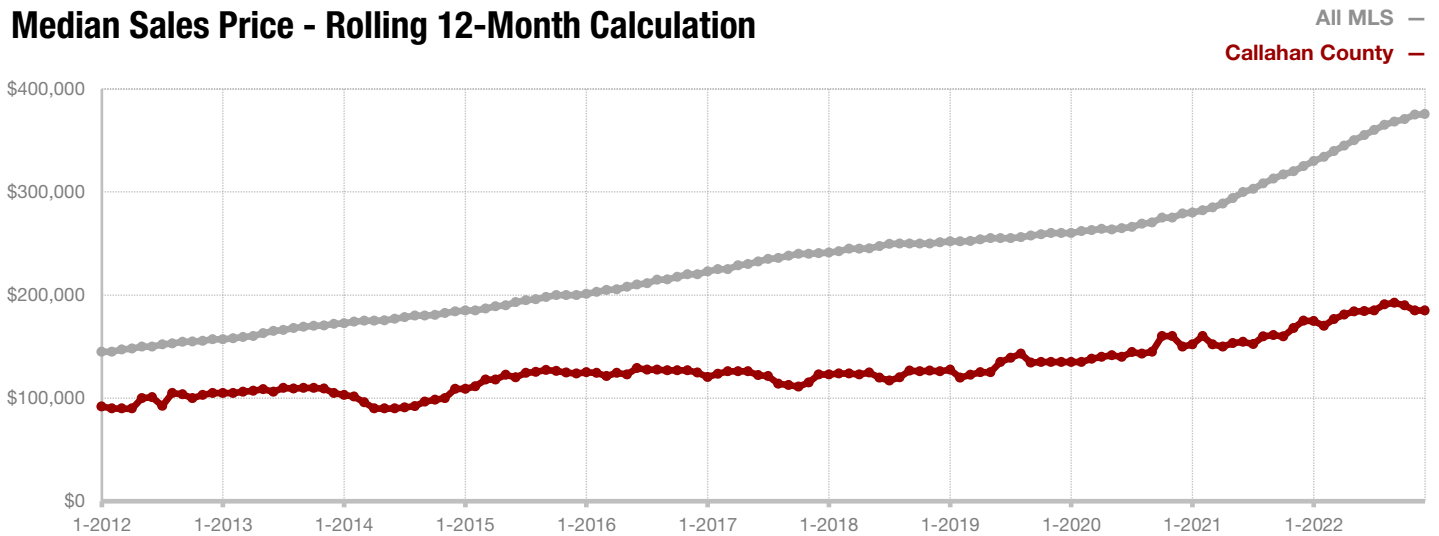
Callahan County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	8	13	+ 62.5%	199	231	+ 16.1%
Pending Sales	7	3	- 57.1%	168	165	- 1.8%
Closed Sales	19	10	- 47.4%	169	168	- 0.6%
Average Sales Price*	\$277,089	\$211,352	- 23.7%	\$230,712	\$250,743	+ 8.7%
Median Sales Price*	\$182,000	\$157,000	- 13.7%	\$175,000	\$185,000	+ 5.7%
Percent of Original List Price Received*	93.5%	95.3%	+ 1.9%	96.2%	95.0%	- 1.2%
Days on Market Until Sale	51	35	- 31.4%	42	36	- 14.3%
Inventory of Homes for Sale	30	44	+ 46.7%	--	--	--
Months Supply of Inventory	2.1	3.2	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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



+ 400.0% **+ 300.0%** **- 84.5%**

Change in
New Listings

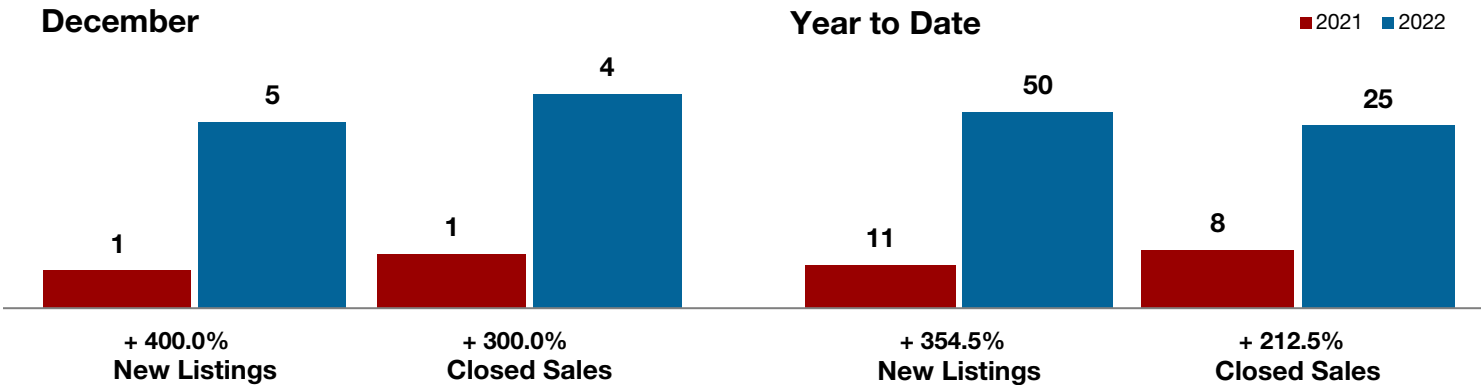
Change in
Closed Sales

Change in
Median Sales Price

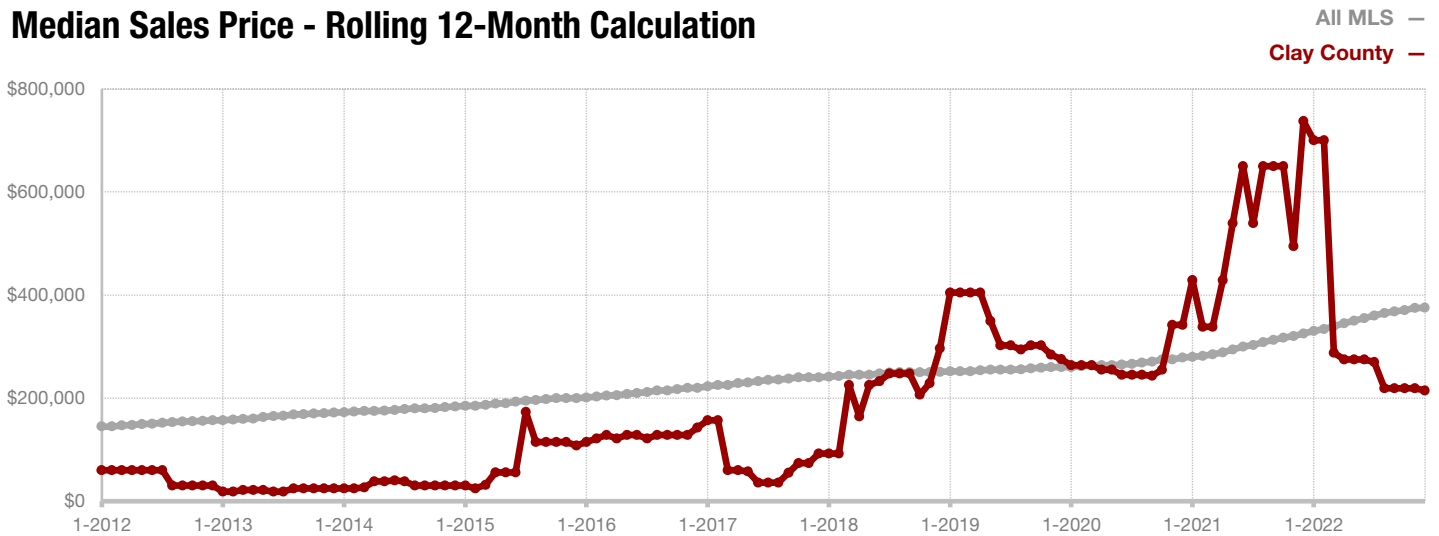
Clay County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	1	5	+ 400.0%	11	50	+ 354.5%
Pending Sales	2	4	+ 100.0%	9	28	+ 211.1%
Closed Sales	1	4	+ 300.0%	8	25	+ 212.5%
Average Sales Price*	\$1,500,000	\$251,750	- 83.2%	\$710,875	\$215,019	- 69.8%
Median Sales Price*	\$1,500,000	\$232,500	- 84.5%	\$737,500	\$214,500	- 70.9%
Percent of Original List Price Received*	85.7%	91.2%	+ 6.4%	89.8%	92.3%	+ 2.8%
Days on Market Until Sale	197	50	- 74.6%	98	37	- 62.2%
Inventory of Homes for Sale	4	16	+ 300.0%	--	--	--
Months Supply of Inventory	2.7	5.7	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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+ 14.3%

+ 75.0%

+ 37.4%

Change in
New Listings

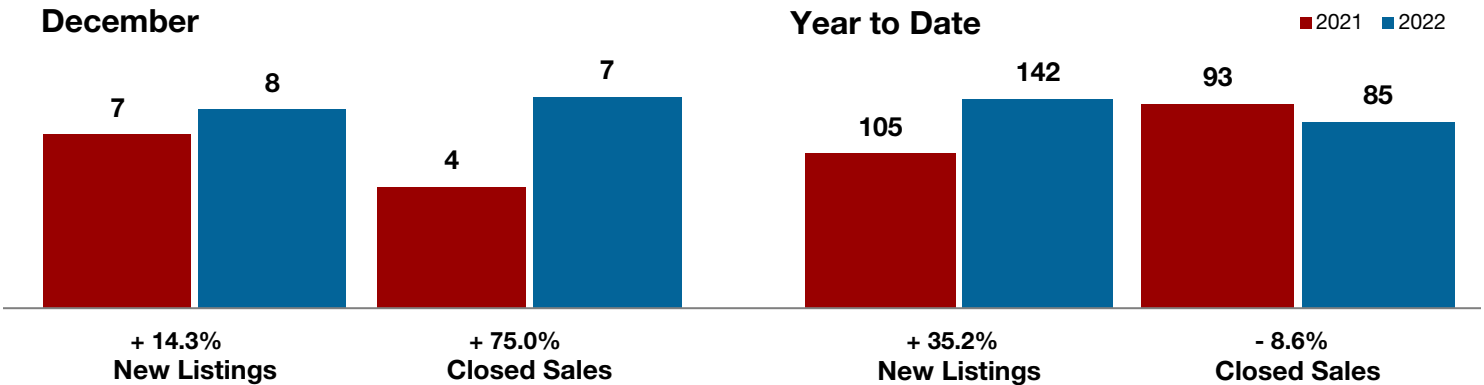
Change in
Closed Sales

Change in
Median Sales Price

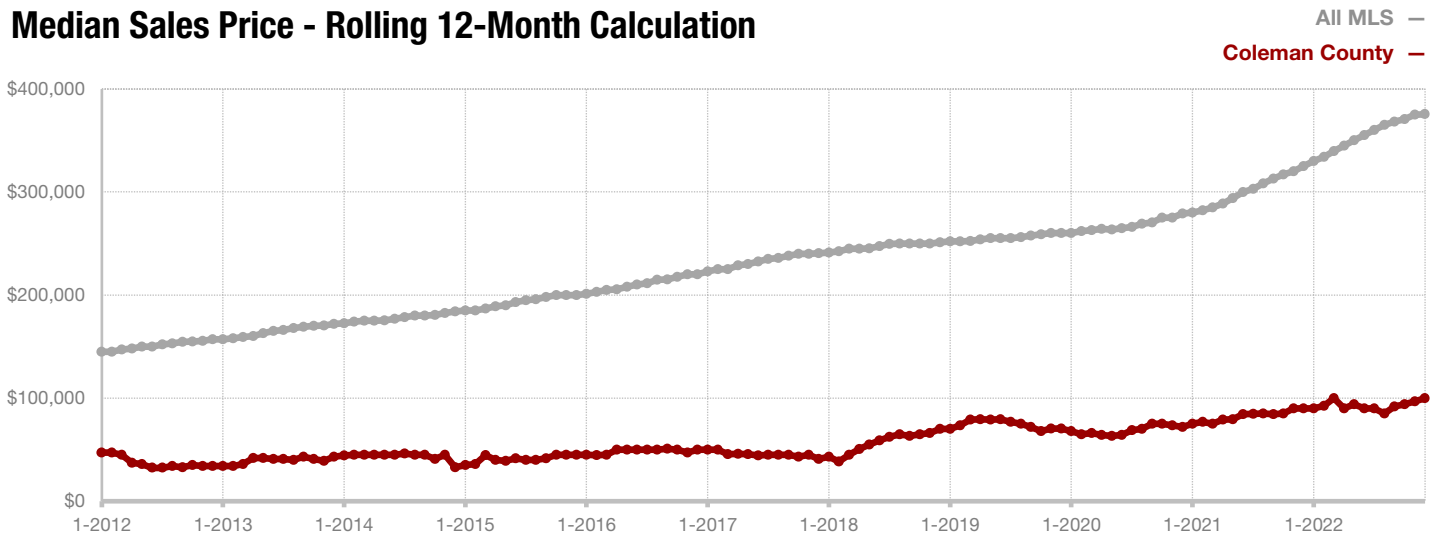
Coleman County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	7	8	+ 14.3%	105	142	+ 35.2%
Pending Sales	6	9	+ 50.0%	94	85	- 9.6%
Closed Sales	4	7	+ 75.0%	93	85	- 8.6%
Average Sales Price*	\$187,000	\$110,714	- 40.8%	\$226,025	\$188,115	- 16.8%
Median Sales Price*	\$105,500	\$145,000	+ 37.4%	\$90,000	\$99,900	+ 11.0%
Percent of Original List Price Received*	77.1%	77.5%	+ 0.5%	90.0%	88.3%	- 1.9%
Days on Market Until Sale	52	87	+ 67.3%	84	58	- 31.0%
Inventory of Homes for Sale	30	45	+ 50.0%	--	--	--
Months Supply of Inventory	3.8	6.4	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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- 7.7%

- 25.2%

+ 6.5%

Change in
New Listings

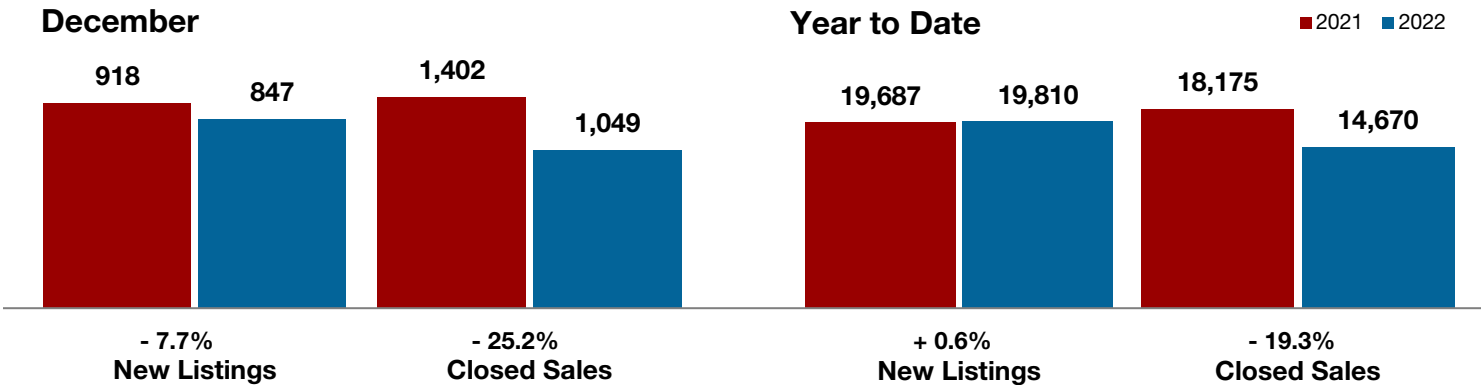
Change in
Closed Sales

Change in
Median Sales Price

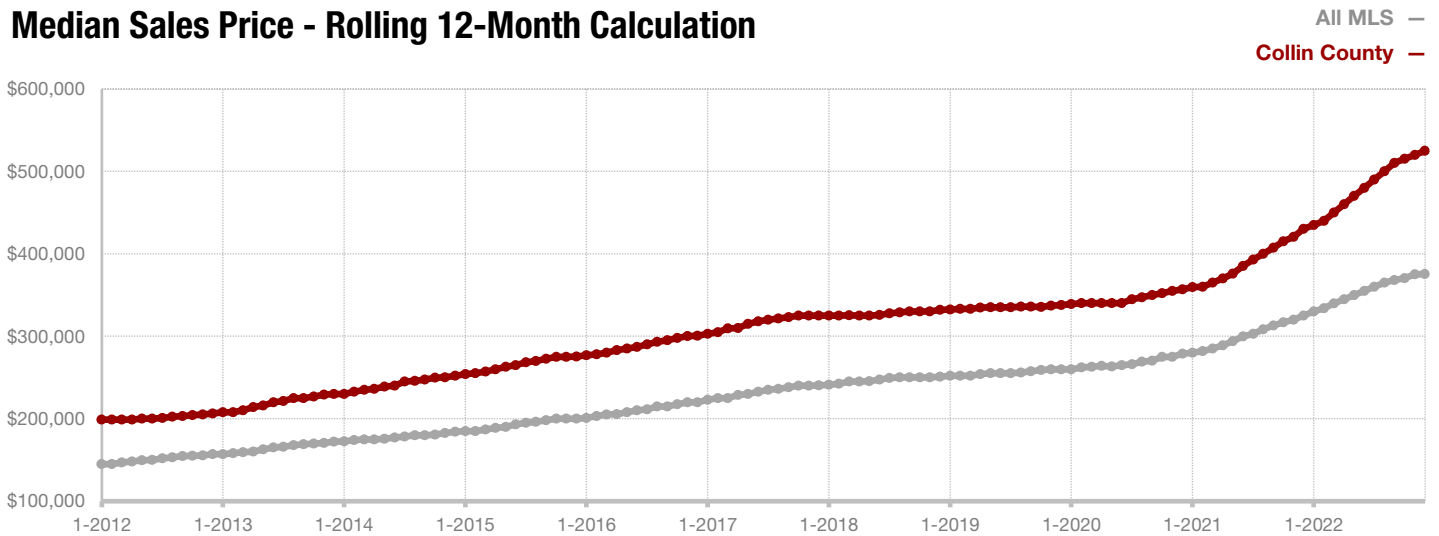
Collin County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	918	847	- 7.7%	19,687	19,810	+ 0.6%
Pending Sales	1,146	826	- 27.9%	18,296	14,304	- 21.8%
Closed Sales	1,402	1,049	- 25.2%	18,175	14,670	- 19.3%
Average Sales Price*	\$517,266	\$551,791	+ 6.7%	\$494,570	\$595,238	+ 20.4%
Median Sales Price*	\$460,000	\$490,000	+ 6.5%	\$430,000	\$525,000	+ 22.1%
Percent of Original List Price Received*	102.6%	94.0%	- 8.4%	103.4%	102.1%	- 1.3%
Days on Market Until Sale	24	48	+ 100.0%	20	24	+ 20.0%
Inventory of Homes for Sale	899	2,605	+ 189.8%	--	--	--
Months Supply of Inventory	0.6	2.2	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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+ 50.0%

- 21.4%

- 20.5%

Change in
New Listings

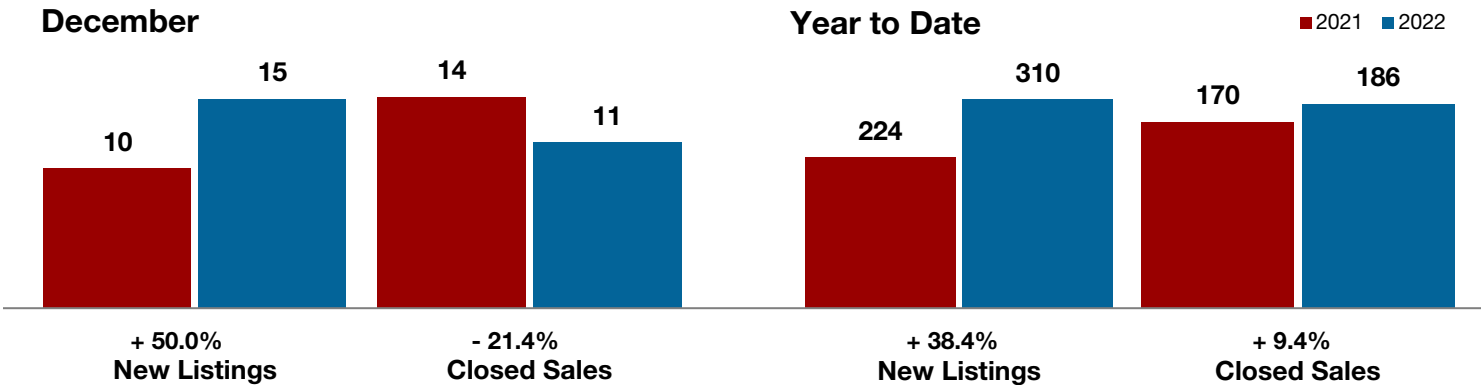
Change in
Closed Sales

Change in
Median Sales Price

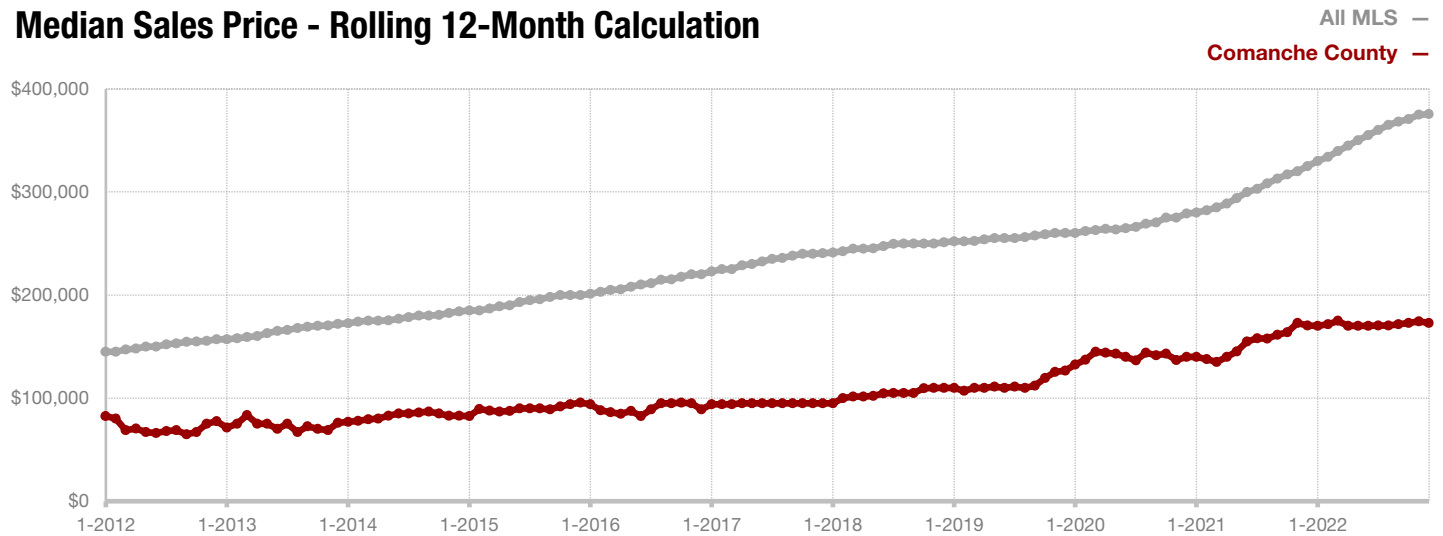
Comanche County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	10	15	+ 50.0%	224	310	+ 38.4%
Pending Sales	13	3	- 76.9%	159	178	+ 11.9%
Closed Sales	14	11	- 21.4%	170	186	+ 9.4%
Average Sales Price*	\$261,107	\$147,273	- 43.6%	\$270,164	\$232,469	- 14.0%
Median Sales Price*	\$195,000	\$155,000	- 20.5%	\$170,500	\$172,750	+ 1.3%
Percent of Original List Price Received*	84.9%	86.3%	+ 1.6%	92.1%	91.0%	- 1.2%
Days on Market Until Sale	57	45	- 21.1%	62	53	- 14.5%
Inventory of Homes for Sale	61	94	+ 54.1%	--	--	--
Months Supply of Inventory	4.6	6.3	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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- 8.3%

- 47.7%

+ 3.4%

Change in
New Listings

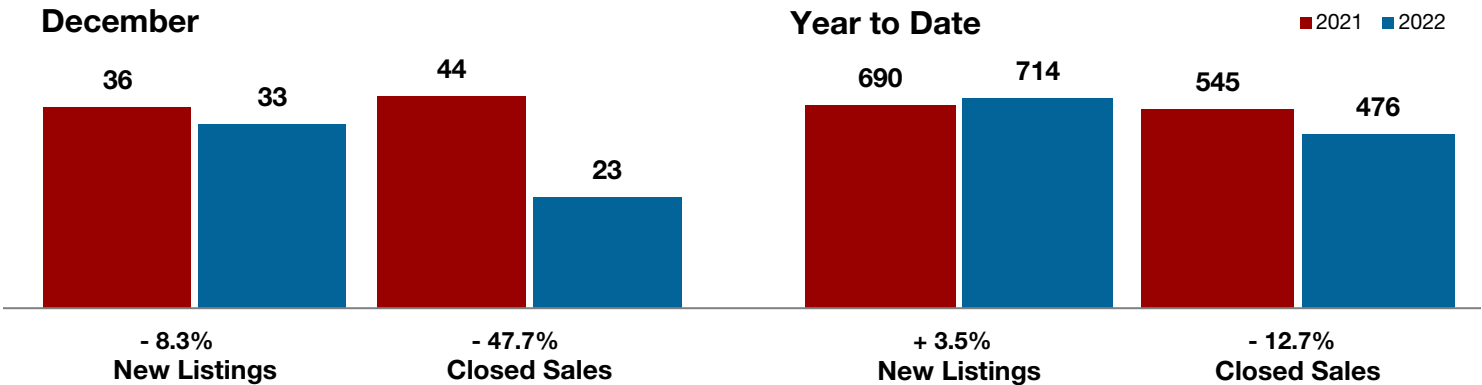
Change in
Closed Sales

Change in
Median Sales Price

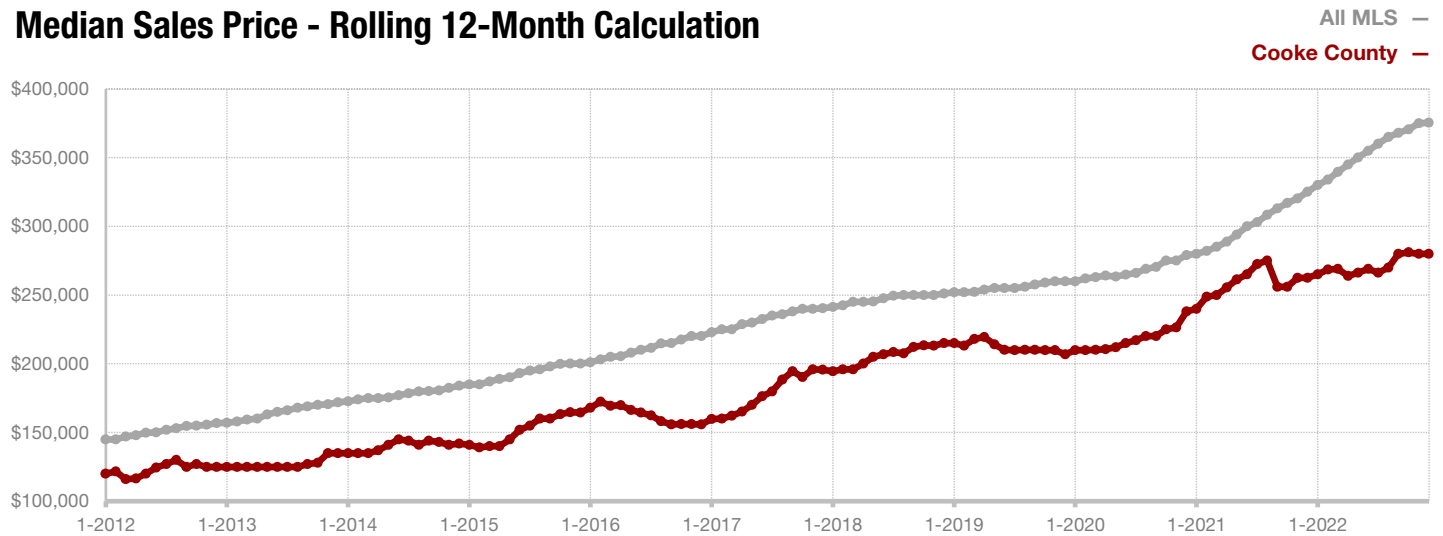
Cooke County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	36	33	- 8.3%	690	714	+ 3.5%
Pending Sales	42	17	- 59.5%	561	448	- 20.1%
Closed Sales	44	23	- 47.7%	545	476	- 12.7%
Average Sales Price*	\$504,105	\$403,739	- 19.9%	\$392,157	\$432,247	+ 10.2%
Median Sales Price*	\$290,000	\$300,000	+ 3.4%	\$262,450	\$279,900	+ 6.6%
Percent of Original List Price Received*	98.9%	91.4%	- 7.6%	98.0%	96.4%	- 1.6%
Days on Market Until Sale	39	51	+ 30.8%	41	33	- 19.5%
Inventory of Homes for Sale	93	163	+ 75.3%	--	--	--
Months Supply of Inventory	2.0	4.4	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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



- 22.6%

- 40.0%

+ 2.1%

Change in
New Listings

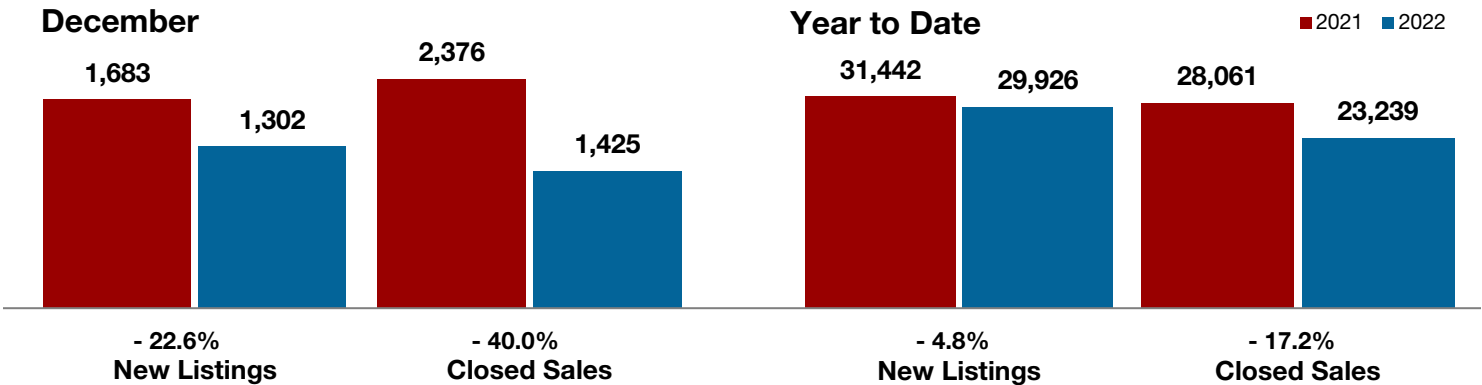
Change in
Closed Sales

Change in
Median Sales Price

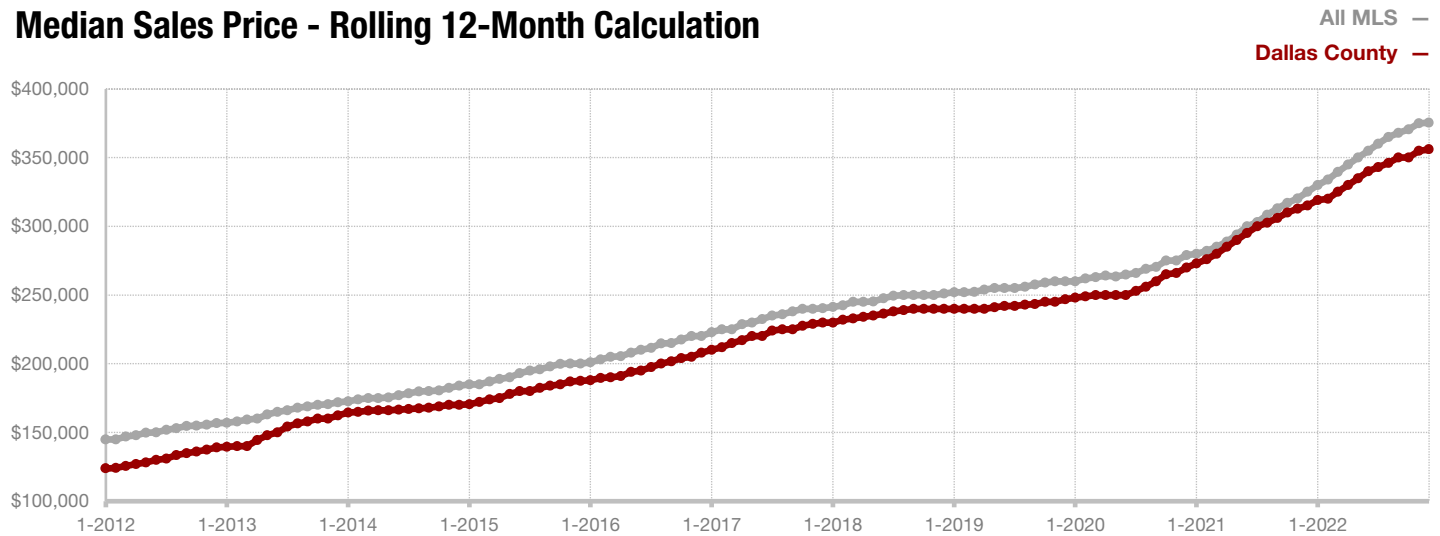
Dallas County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	1,683	1,302	- 22.6%	31,442	29,926	- 4.8%
Pending Sales	1,703	1,095	- 35.7%	27,960	22,700	- 18.8%
Closed Sales	2,376	1,425	- 40.0%	28,061	23,239	- 17.2%
Average Sales Price*	\$454,960	\$448,483	- 1.4%	\$450,557	\$495,657	+ 10.0%
Median Sales Price*	\$322,100	\$328,750	+ 2.1%	\$315,000	\$356,000	+ 13.0%
Percent of Original List Price Received*	99.5%	94.9%	- 4.6%	99.9%	100.7%	+ 0.8%
Days on Market Until Sale	26	37	+ 42.3%	27	23	- 14.8%
Inventory of Homes for Sale	2,231	3,413	+ 53.0%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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Delta County

0.0%

- 40.0%

+ 14.2%

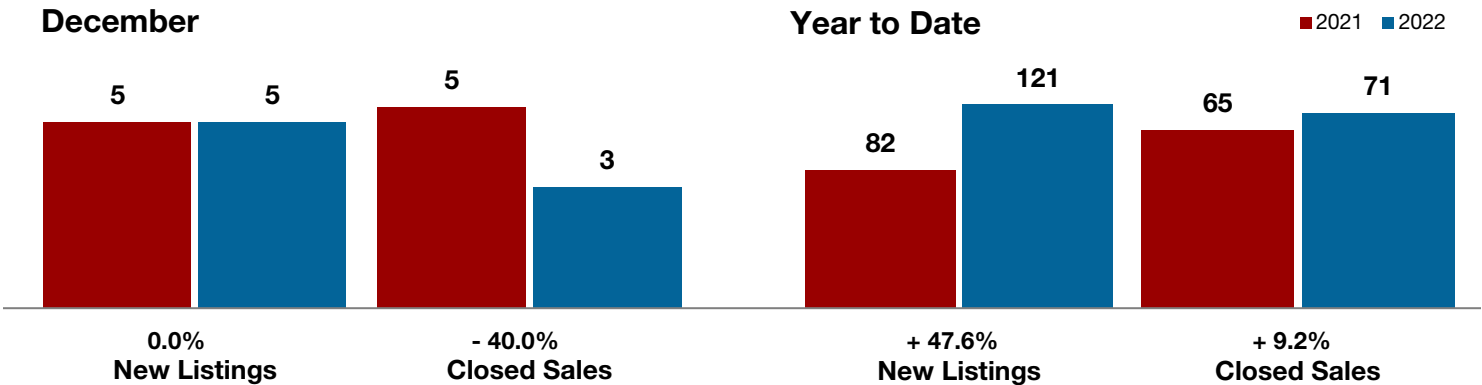
Change in
New Listings

Change in
Closed Sales

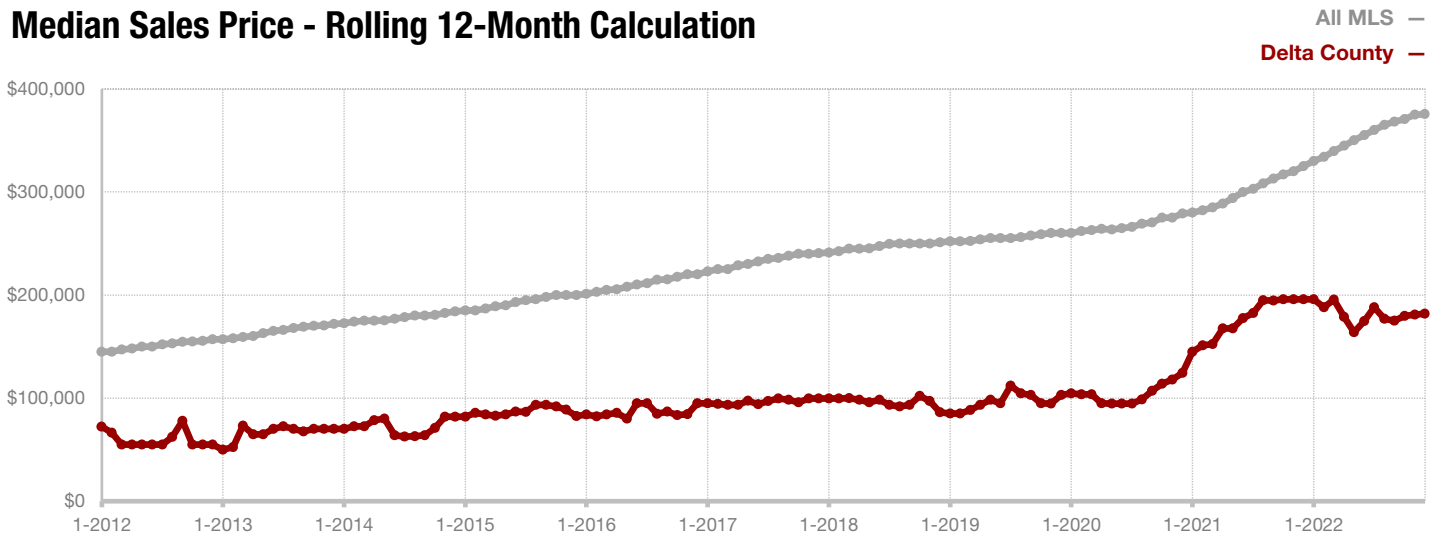
Change in
Median Sales Price

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	5	5	0.0%	82	121	+ 47.6%
Pending Sales	8	5	- 37.5%	69	66	- 4.3%
Closed Sales	5	3	- 40.0%	65	71	+ 9.2%
Average Sales Price*	\$295,400	\$184,967	- 37.4%	\$286,303	\$256,522	- 10.4%
Median Sales Price*	\$162,000	\$185,000	+ 14.2%	\$196,000	\$182,000	- 7.1%
Percent of Original List Price Received*	89.4%	95.2%	+ 6.5%	94.5%	93.5%	- 1.1%
Days on Market Until Sale	56	60	+ 7.1%	39	38	- 2.6%
Inventory of Homes for Sale	7	27	+ 285.7%	--	--	--
Months Supply of Inventory	1.2	4.9	+ 400.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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- 7.3%

- 25.3%

+ 8.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Denton County

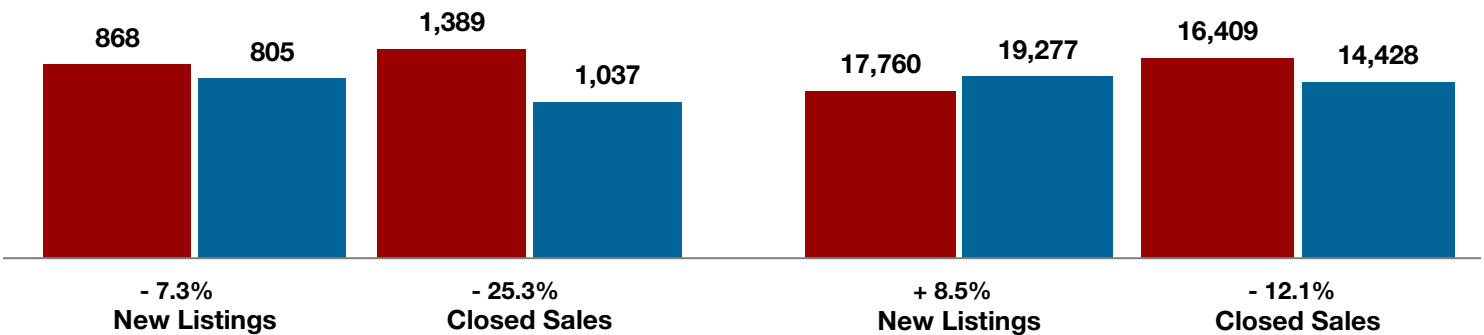
	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	868	805	- 7.3%	17,760	19,277	+ 8.5%
Pending Sales	1,078	827	- 23.3%	16,539	14,080	- 14.9%
Closed Sales	1,389	1,037	- 25.3%	16,409	14,428	- 12.1%
Average Sales Price*	\$499,461	\$526,602	+ 5.4%	\$469,893	\$547,105	+ 16.4%
Median Sales Price*	\$410,000	\$445,000	+ 8.5%	\$395,000	\$460,000	+ 16.5%
Percent of Original List Price Received*	102.0%	93.3%	- 8.5%	102.7%	101.3%	- 1.4%
Days on Market Until Sale	21	52	+ 147.6%	20	24	+ 20.0%
Inventory of Homes for Sale	924	2,627	+ 184.3%	--	--	--
Months Supply of Inventory	0.7	2.2	+ 100.0%	--	--	--

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December

Year to Date

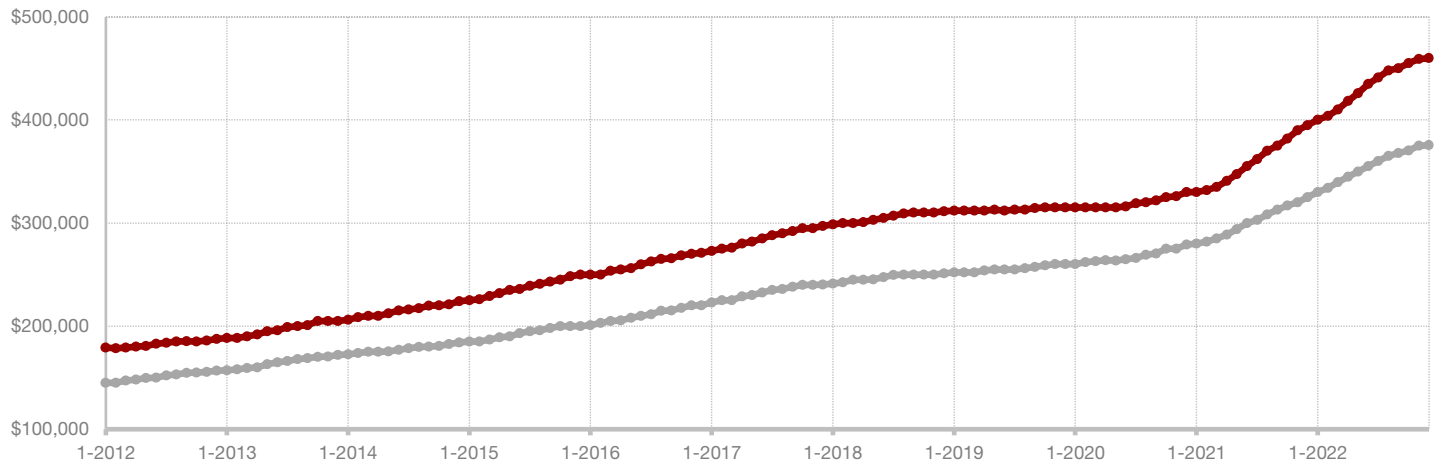
■ 2021 ■ 2022



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Denton County —



Local Market Update – December 2022

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- 23.1%

- 35.3%

- 16.7%

Change in
New Listings

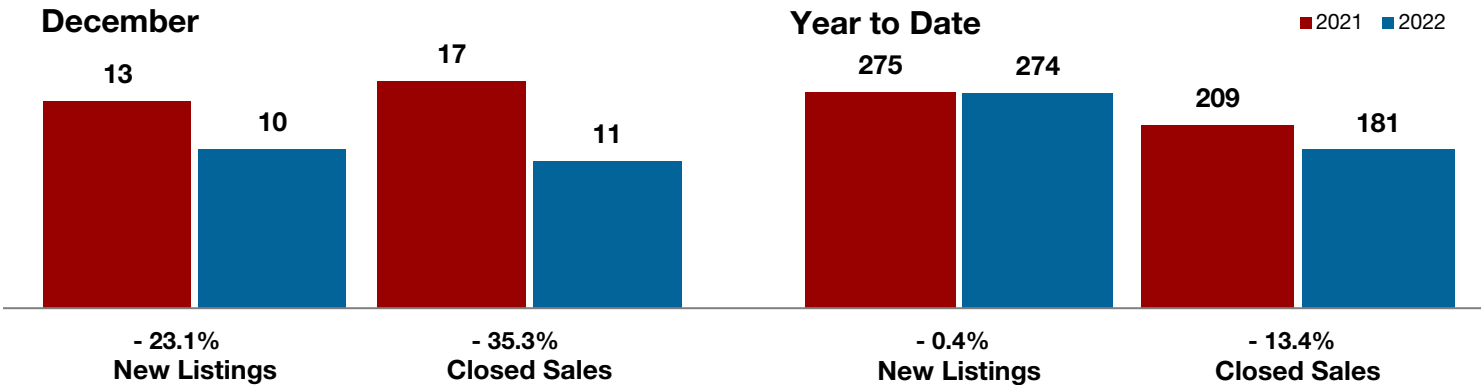
Change in
Closed Sales

Change in
Median Sales Price

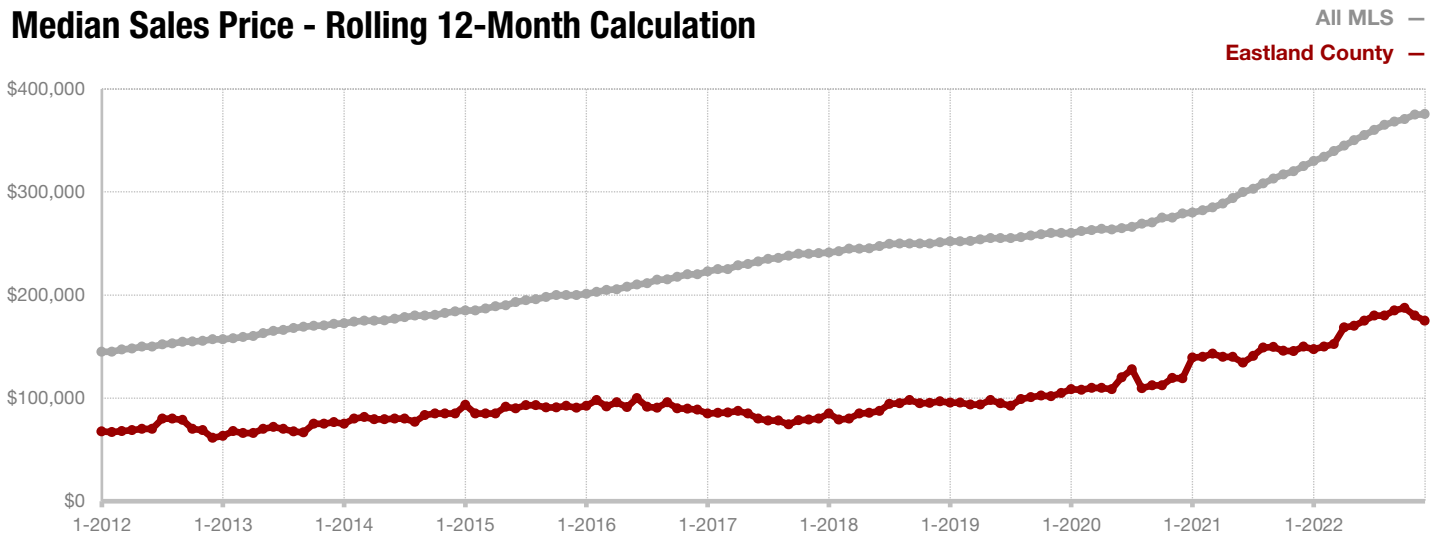
Eastland County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	13	10	- 23.1%	275	274	- 0.4%
Pending Sales	10	4	- 60.0%	213	169	- 20.7%
Closed Sales	17	11	- 35.3%	209	181	- 13.4%
Average Sales Price*	\$227,612	\$144,818	- 36.4%	\$219,644	\$263,963	+ 20.2%
Median Sales Price*	\$180,000	\$150,000	- 16.7%	\$150,000	\$175,000	+ 16.7%
Percent of Original List Price Received*	92.9%	88.4%	- 4.8%	93.7%	92.4%	- 1.4%
Days on Market Until Sale	44	87	+ 97.7%	71	72	+ 1.4%
Inventory of Homes for Sale	67	75	+ 11.9%	--	--	--
Months Supply of Inventory	3.8	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 – December 2022

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



- 0.4%

- 24.1%

+ 13.2%

Change in
New Listings

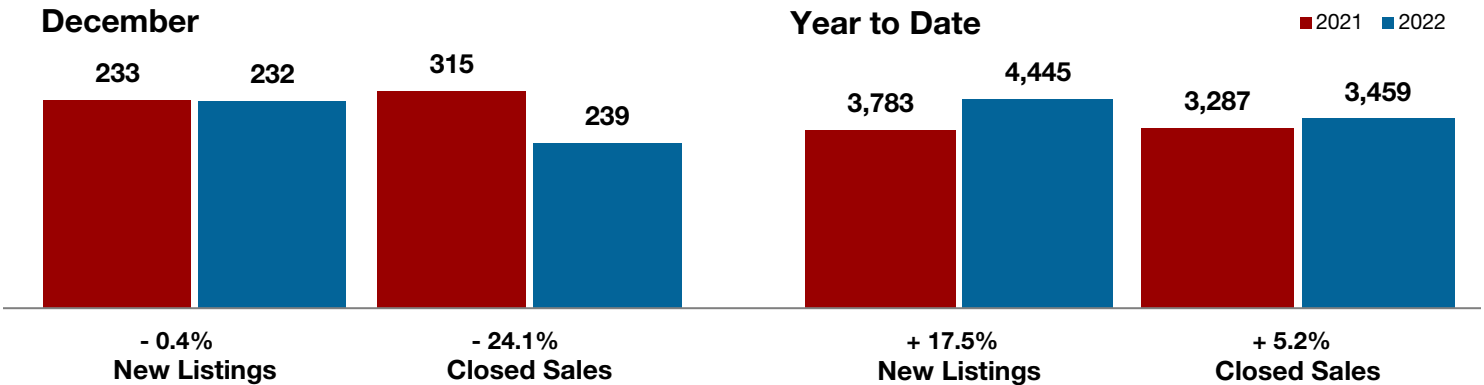
Change in
Closed Sales

Change in
Median Sales Price

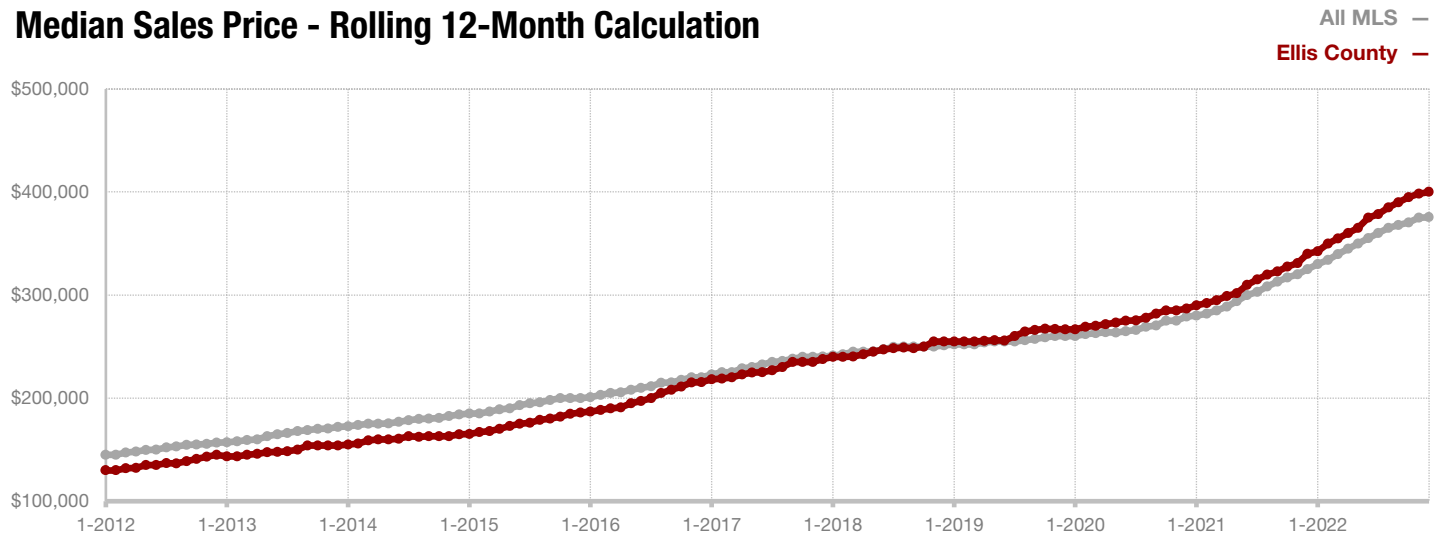
Ellis County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	233	232	- 0.4%	3,783	4,445	+ 17.5%
Pending Sales	257	172	- 33.1%	3,387	3,265	- 3.6%
Closed Sales	315	239	- 24.1%	3,287	3,459	+ 5.2%
Average Sales Price*	\$394,624	\$414,656	+ 5.1%	\$364,063	\$430,902	+ 18.4%
Median Sales Price*	\$362,900	\$410,978	+ 13.2%	\$339,900	\$400,000	+ 17.7%
Percent of Original List Price Received*	99.9%	93.1%	- 6.8%	100.7%	99.2%	- 1.5%
Days on Market Until Sale	25	65	+ 160.0%	24	34	+ 41.7%
Inventory of Homes for Sale	411	886	+ 115.6%	--	--	--
Months Supply of Inventory	1.5	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 – December 2022

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



- 19.4%

- 36.4%

- 15.1%

Change in
New Listings

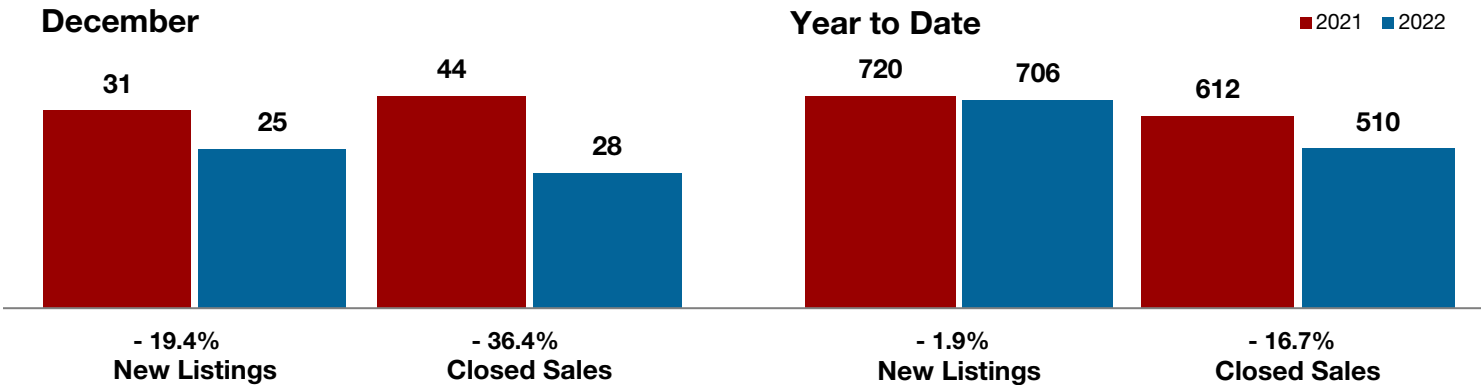
Change in
Closed Sales

Change in
Median Sales Price

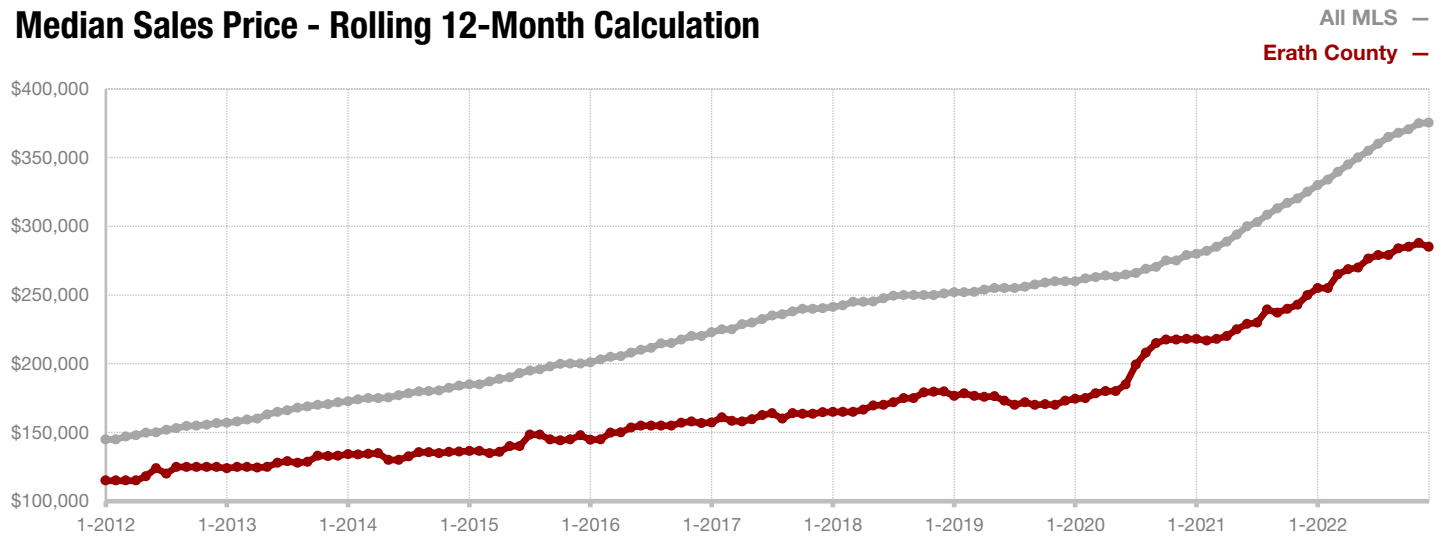
Erath County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	31	25	- 19.4%	720	706	- 1.9%
Pending Sales	42	19	- 54.8%	608	480	- 21.1%
Closed Sales	44	28	- 36.4%	612	510	- 16.7%
Average Sales Price*	\$388,981	\$355,225	- 8.7%	\$368,183	\$382,136	+ 3.8%
Median Sales Price*	\$322,000	\$273,500	- 15.1%	\$250,000	\$285,000	+ 14.0%
Percent of Original List Price Received*	93.5%	94.3%	+ 0.9%	96.3%	95.4%	- 0.9%
Days on Market Until Sale	45	72	+ 60.0%	45	49	+ 8.9%
Inventory of Homes for Sale	100	138	+ 38.0%	--	--	--
Months Supply of Inventory	2.0	3.5	+ 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 – December 2022

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



- 29.4%

- 25.0%

- 15.9%

Change in
New Listings

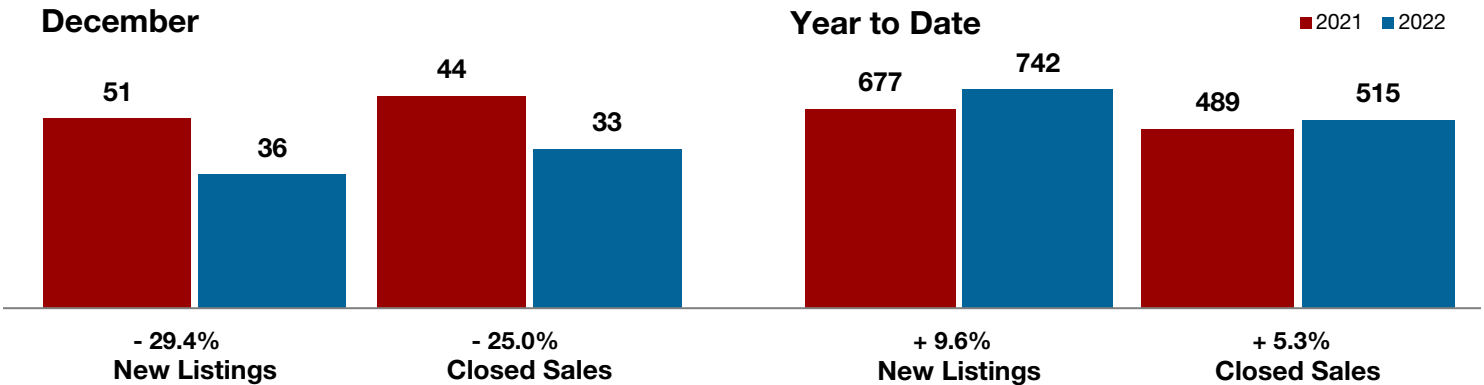
Change in
Closed Sales

Change in
Median Sales Price

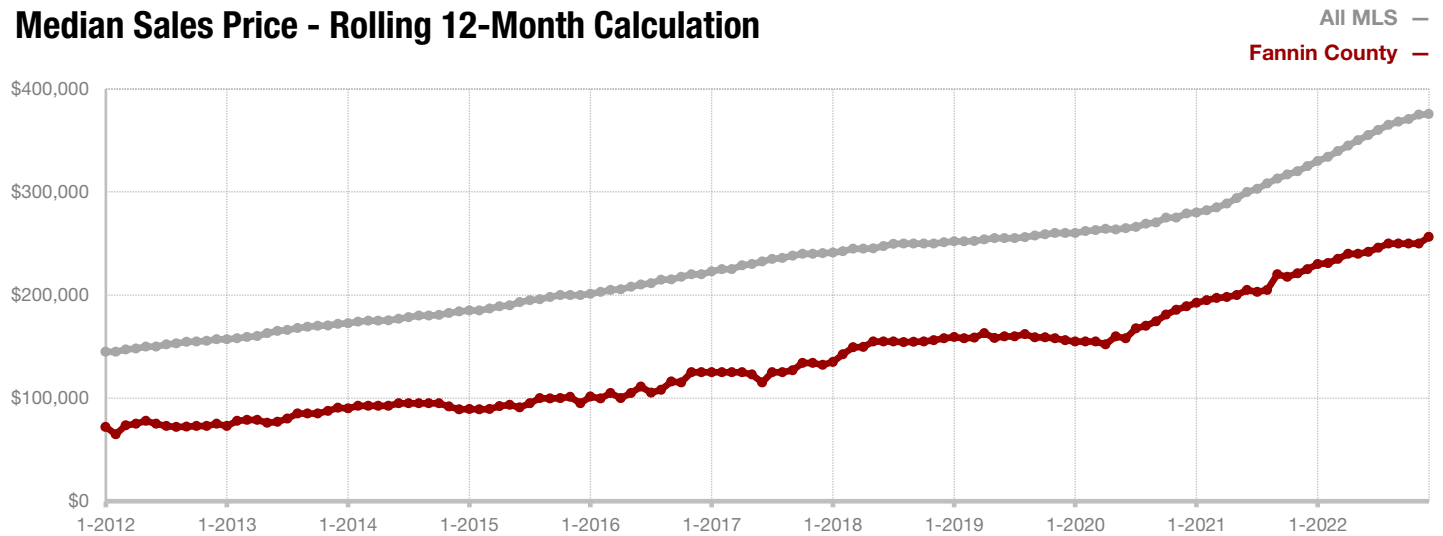
Fannin County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	51	36	- 29.4%	677	742	+ 9.6%
Pending Sales	54	26	- 51.9%	510	477	- 6.5%
Closed Sales	44	33	- 25.0%	489	515	+ 5.3%
Average Sales Price*	\$281,419	\$235,437	- 16.3%	\$282,135	\$313,418	+ 11.1%
Median Sales Price*	\$220,000	\$185,000	- 15.9%	\$225,000	\$256,400	+ 14.0%
Percent of Original List Price Received*	92.7%	84.9%	- 8.4%	95.4%	95.0%	- 0.4%
Days on Market Until Sale	37	66	+ 78.4%	44	41	- 6.8%
Inventory of Homes for Sale	161	167	+ 3.7%	--	--	--
Months Supply of Inventory	3.8	4.2	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 – December 2022

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



+ 50.0%

- 10.0%

+ 47.1%

Change in
New Listings

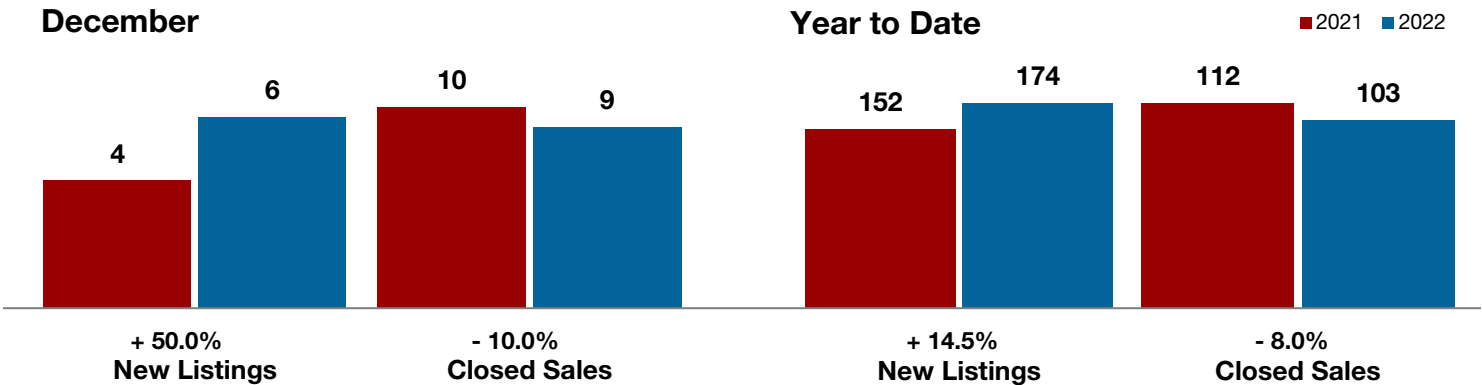
Change in
Closed Sales

Change in
Median Sales Price

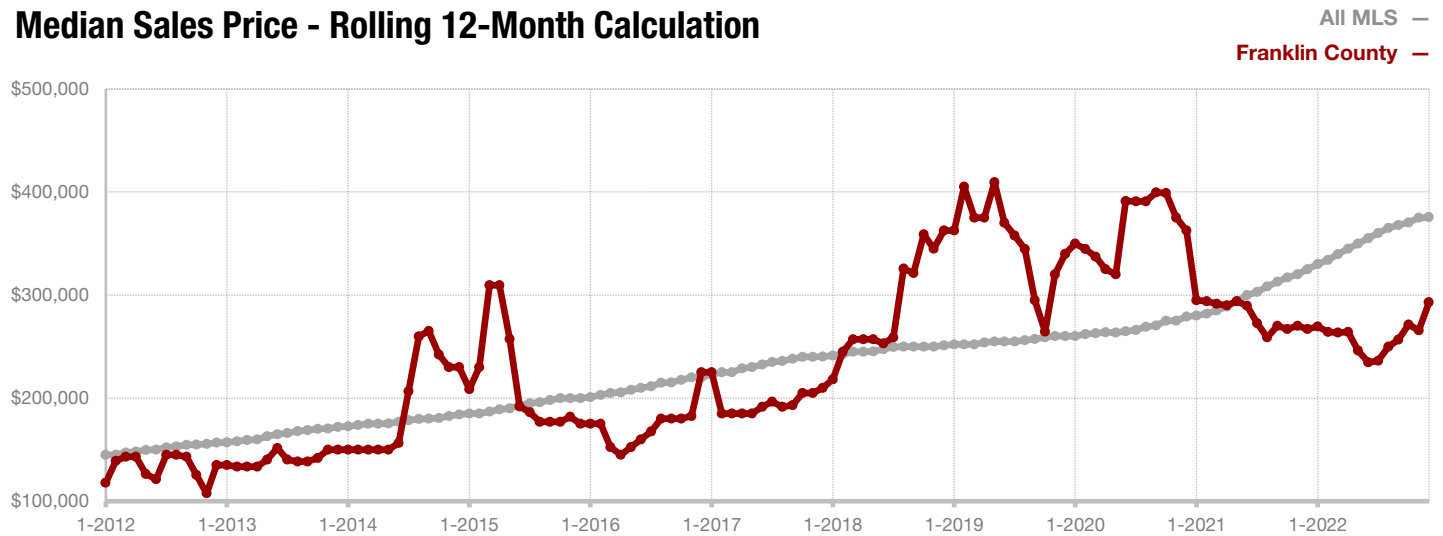
Franklin County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	4	6	+ 50.0%	152	174	+ 14.5%
Pending Sales	3	2	- 33.3%	107	105	- 1.9%
Closed Sales	10	9	- 10.0%	112	103	- 8.0%
Average Sales Price*	\$620,690	\$355,447	- 42.7%	\$496,957	\$399,375	- 19.6%
Median Sales Price*	\$217,500	\$320,000	+ 47.1%	\$267,000	\$293,000	+ 9.7%
Percent of Original List Price Received*	94.4%	92.9%	- 1.6%	95.8%	93.0%	- 2.9%
Days on Market Until Sale	64	47	- 26.6%	41	43	+ 4.9%
Inventory of Homes for Sale	29	28	- 3.4%	--	--	--
Months Supply of Inventory	3.3	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 – December 2022

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



0.0%

- 54.5%

+ 39.4%

Change in
New Listings

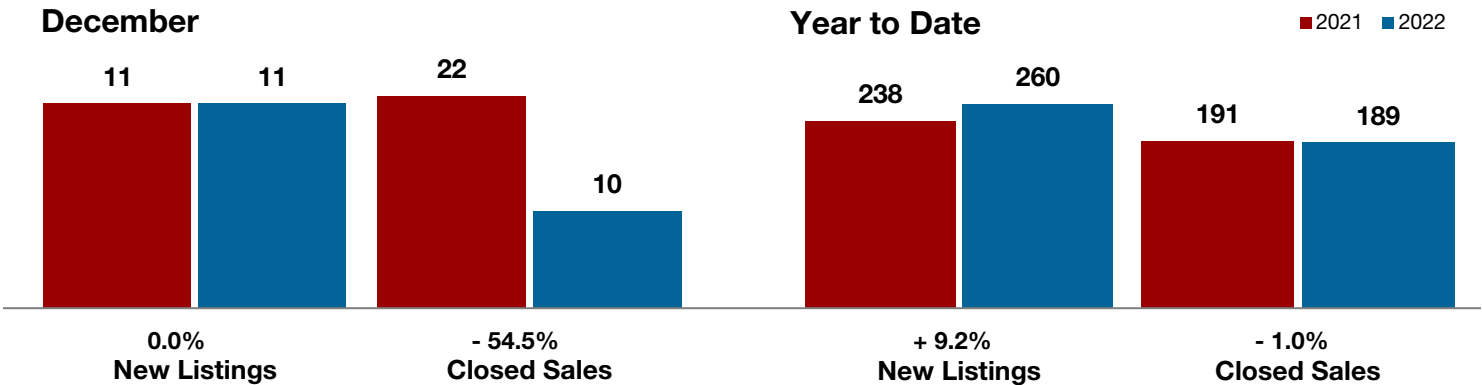
Change in
Closed Sales

Change in
Median Sales Price

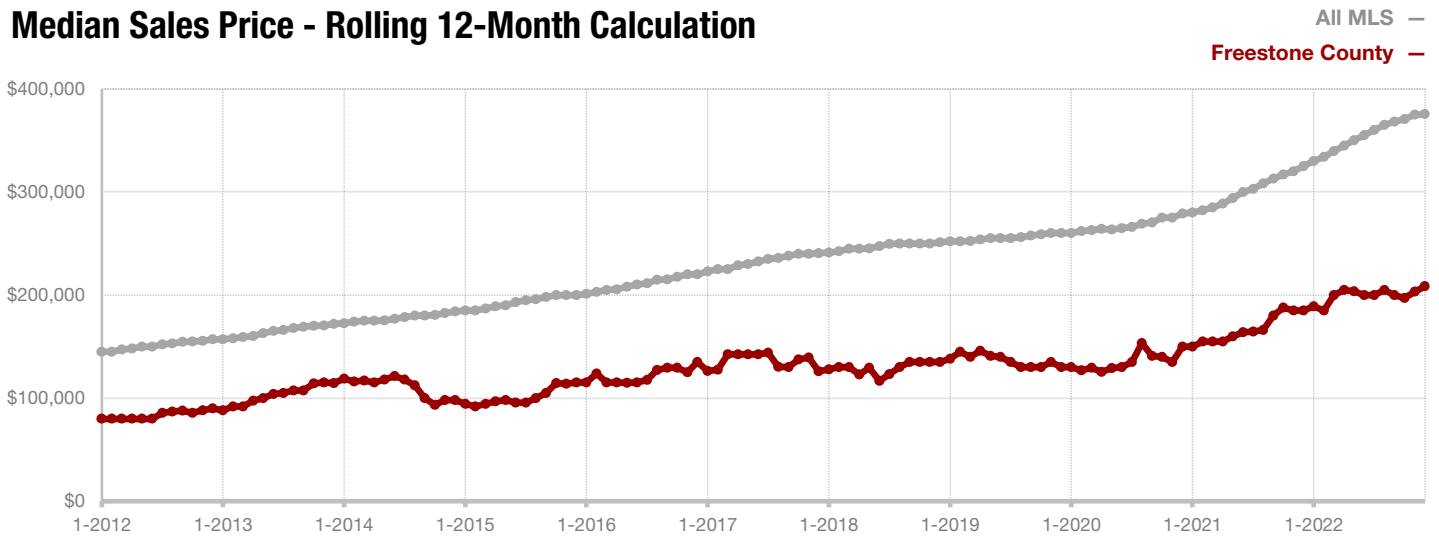
Freestone County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	11	11	0.0%	238	260	+ 9.2%
Pending Sales	13	9	- 30.8%	190	180	- 5.3%
Closed Sales	22	10	- 54.5%	191	189	- 1.0%
Average Sales Price*	\$238,947	\$403,100	+ 68.7%	\$240,297	\$305,877	+ 27.3%
Median Sales Price*	\$194,400	\$271,000	+ 39.4%	\$185,000	\$208,500	+ 12.7%
Percent of Original List Price Received*	88.4%	91.4%	+ 3.4%	94.3%	93.9%	- 0.4%
Days on Market Until Sale	67	85	+ 26.9%	52	55	+ 5.8%
Inventory of Homes for Sale	46	59	+ 28.3%	--	--	--
Months Supply of Inventory	2.9	3.9	+ 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 – December 2022

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



- 10.1%

Change in
New Listings

- 4.7%

Change in
Closed Sales

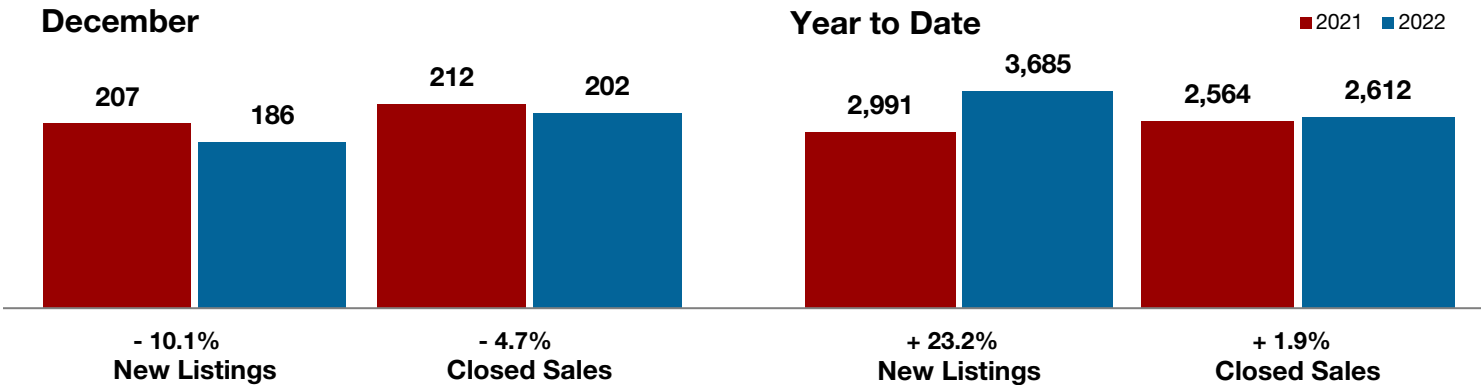
+ 1.2%

Change in
Median Sales Price

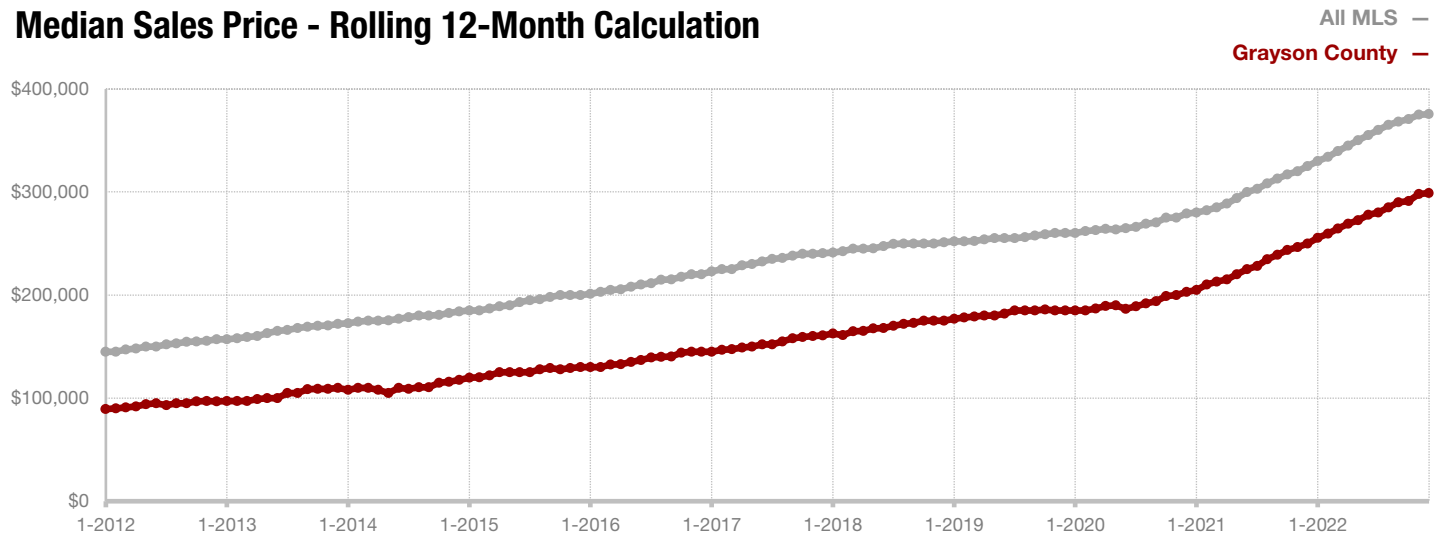
Grayson County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	207	186	- 10.1%	2,991	3,685	+ 23.2%
Pending Sales	188	136	- 27.7%	2,593	2,550	- 1.7%
Closed Sales	212	202	- 4.7%	2,564	2,612	+ 1.9%
Average Sales Price*	\$333,431	\$341,181	+ 2.3%	\$308,551	\$364,806	+ 18.2%
Median Sales Price*	\$290,000	\$293,500	+ 1.2%	\$250,000	\$298,925	+ 19.6%
Percent of Original List Price Received*	98.1%	92.0%	- 6.2%	98.3%	97.6%	- 0.7%
Days on Market Until Sale	34	52	+ 52.9%	35	33	- 5.7%
Inventory of Homes for Sale	367	763	+ 107.9%	--	--	--
Months Supply of Inventory	1.7	3.6	+ 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 – December 2022

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



+ 100.0% **- 37.5%** **- 27.8%**

Change in
New Listings

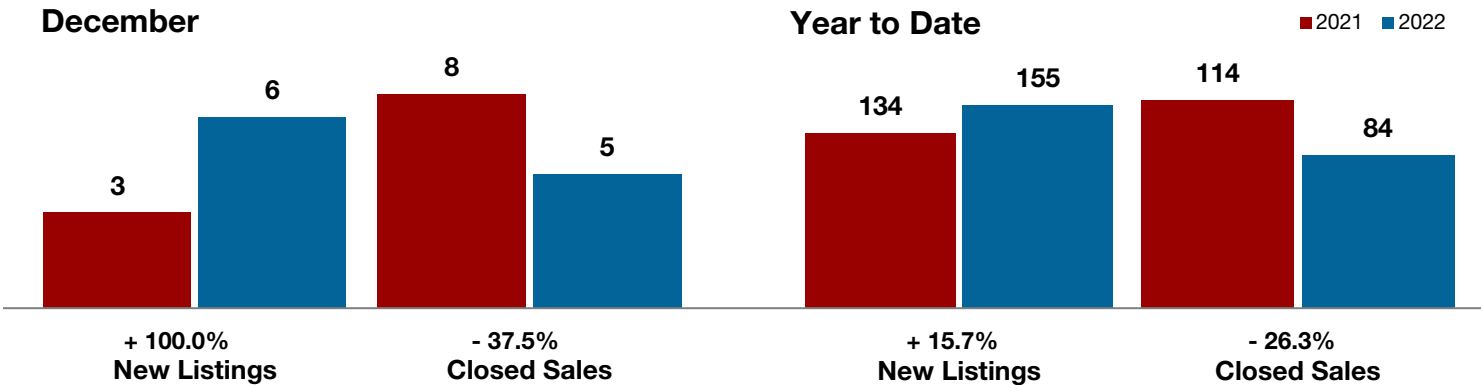
Change in
Closed Sales

Change in
Median Sales Price

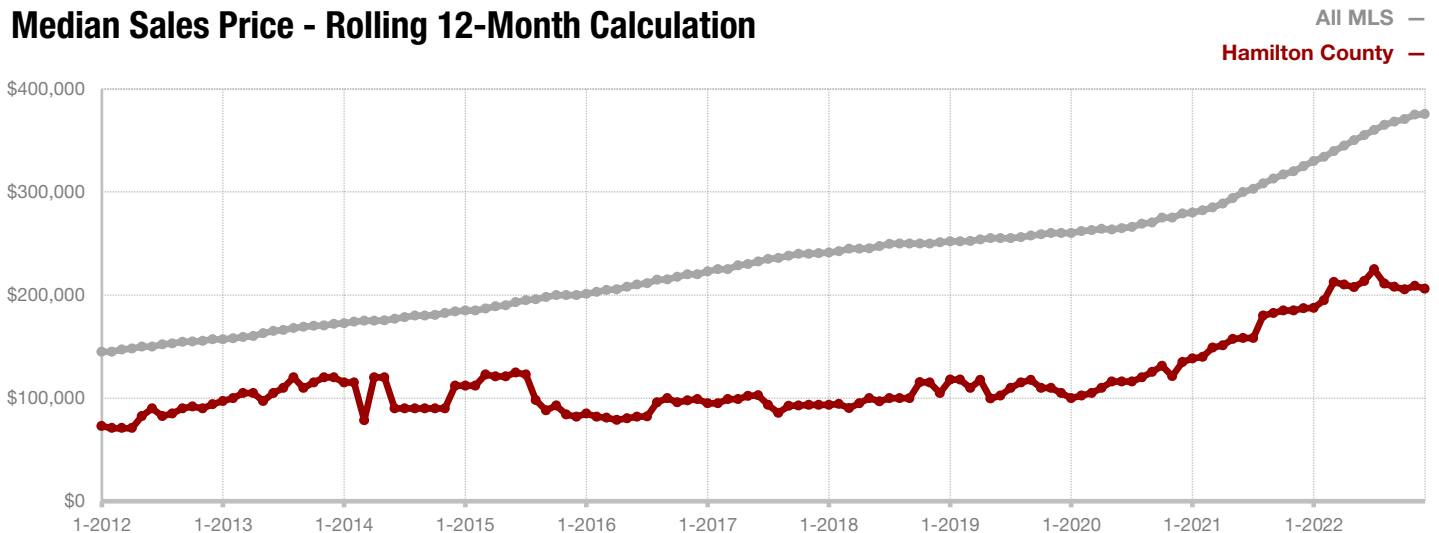
Hamilton County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	3	6	+ 100.0%	134	155	+ 15.7%
Pending Sales	8	7	- 12.5%	113	84	- 25.7%
Closed Sales	8	5	- 37.5%	114	84	- 26.3%
Average Sales Price*	\$368,869	\$217,800	- 41.0%	\$345,533	\$340,433	- 1.5%
Median Sales Price*	\$231,250	\$167,000	- 27.8%	\$187,250	\$206,000	+ 10.0%
Percent of Original List Price Received*	89.0%	85.6%	- 3.8%	91.9%	92.2%	+ 0.3%
Days on Market Until Sale	163	96	- 41.1%	82	49	- 40.2%
Inventory of Homes for Sale	30	42	+ 40.0%	--	--	--
Months Supply of Inventory	3.2	6.0	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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



0.0%

- 66.7%

--

Change in
New Listings

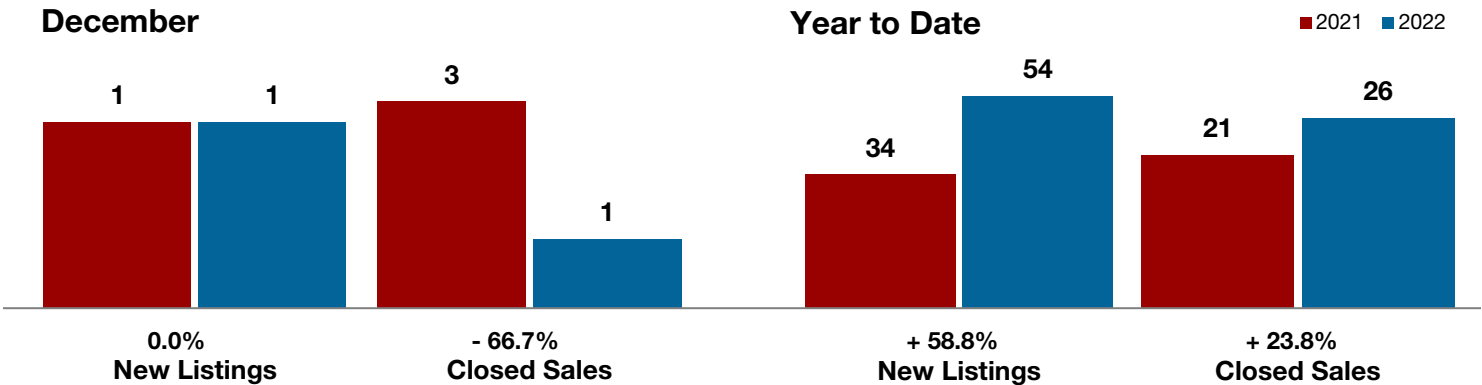
Change in
Closed Sales

Change in
Median Sales Price

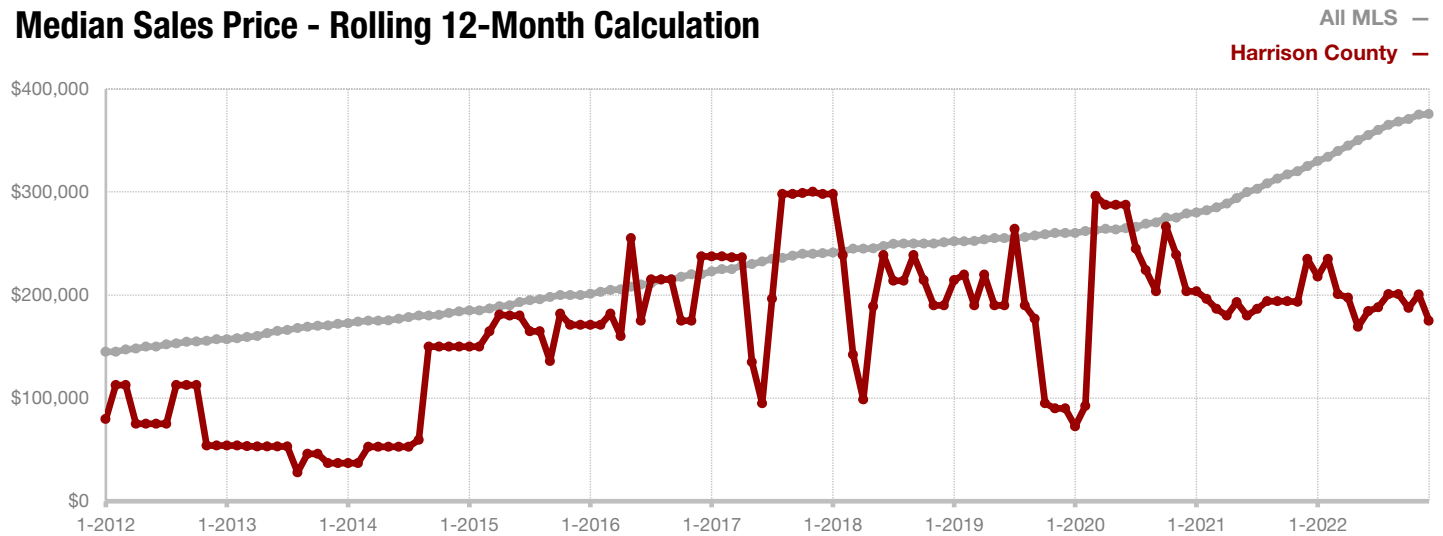
Harrison County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	1	1	0.0%	34	54	+ 58.8%
Pending Sales	1	2	+ 100.0%	21	28	+ 33.3%
Closed Sales	3	1	- 66.7%	21	26	+ 23.8%
Average Sales Price*	\$317,514	--	--	\$291,252	\$255,496	- 12.3%
Median Sales Price*	\$347,643	--	--	\$235,000	\$175,000	- 25.5%
Percent of Original List Price Received*	86.1%	--	--	97.4%	91.4%	- 6.2%
Days on Market Until Sale	78	21	- 73.1%	44	77	+ 75.0%
Inventory of Homes for Sale	10	18	+ 80.0%	--	--	--
Months Supply of Inventory	4.8	7.1	+ 40.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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



- 22.3%

- 38.0%

- 10.9%

Change in
New Listings

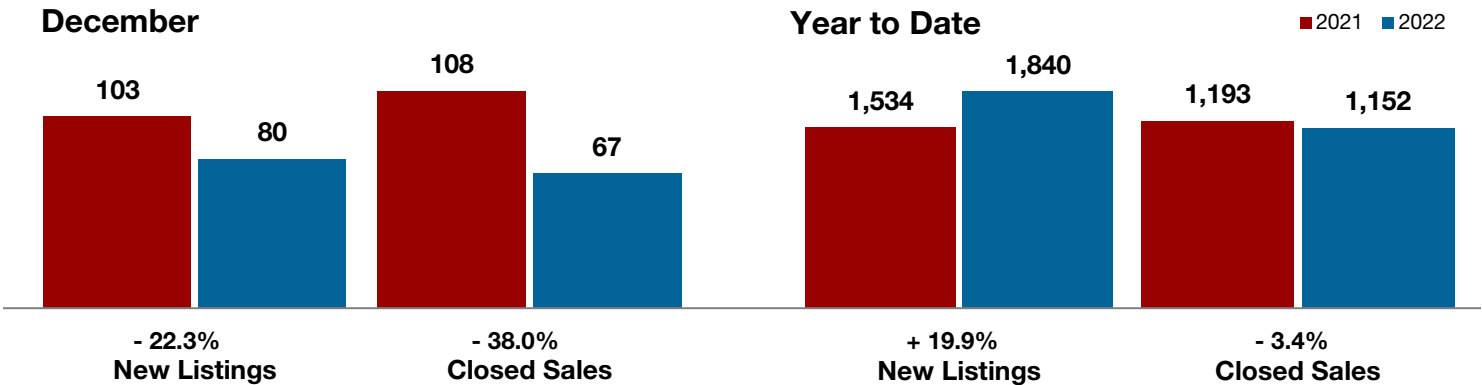
Change in
Closed Sales

Change in
Median Sales Price

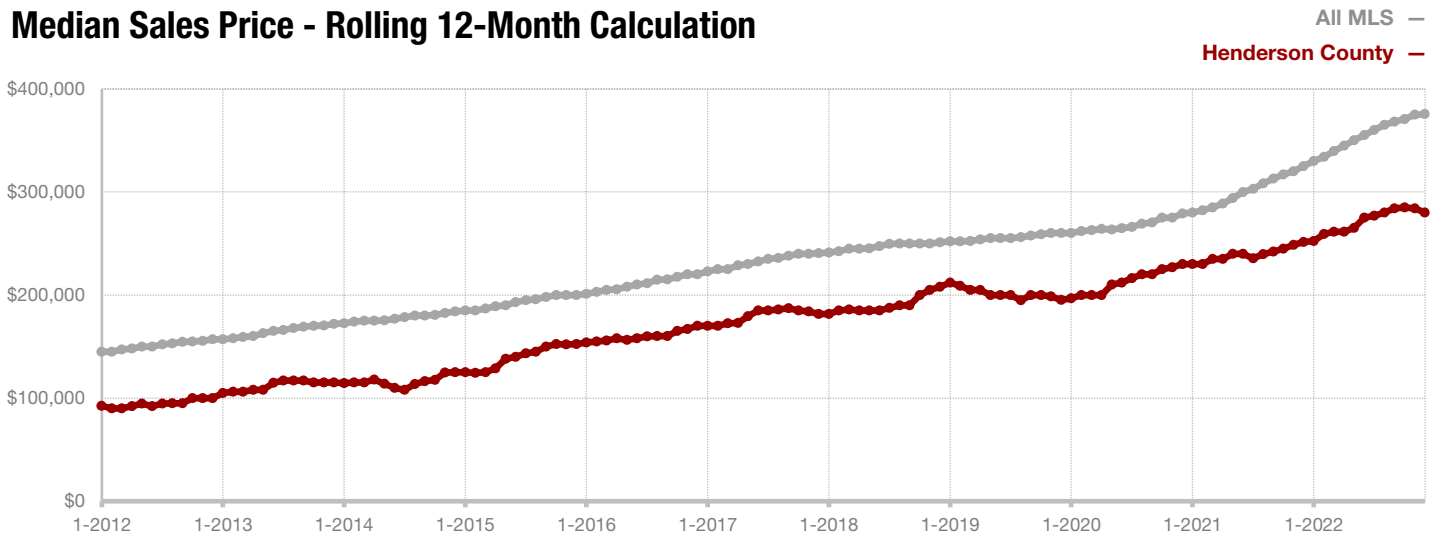
Henderson County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	103	80	- 22.3%	1,534	1,840	+ 19.9%
Pending Sales	58	63	+ 8.6%	1,189	1,135	- 4.5%
Closed Sales	108	67	- 38.0%	1,193	1,152	- 3.4%
Average Sales Price*	\$388,635	\$320,008	- 17.7%	\$388,925	\$425,384	+ 9.4%
Median Sales Price*	\$257,500	\$229,500	- 10.9%	\$251,500	\$280,000	+ 11.3%
Percent of Original List Price Received*	95.7%	88.0%	- 8.0%	95.9%	94.9%	- 1.0%
Days on Market Until Sale	39	74	+ 89.7%	41	43	+ 4.9%
Inventory of Homes for Sale	295	405	+ 37.3%	--	--	--
Months Supply of Inventory	3.0	4.3	+ 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 – December 2022

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



+ 30.0%

- 13.9%

+ 14.6%

Change in
New Listings

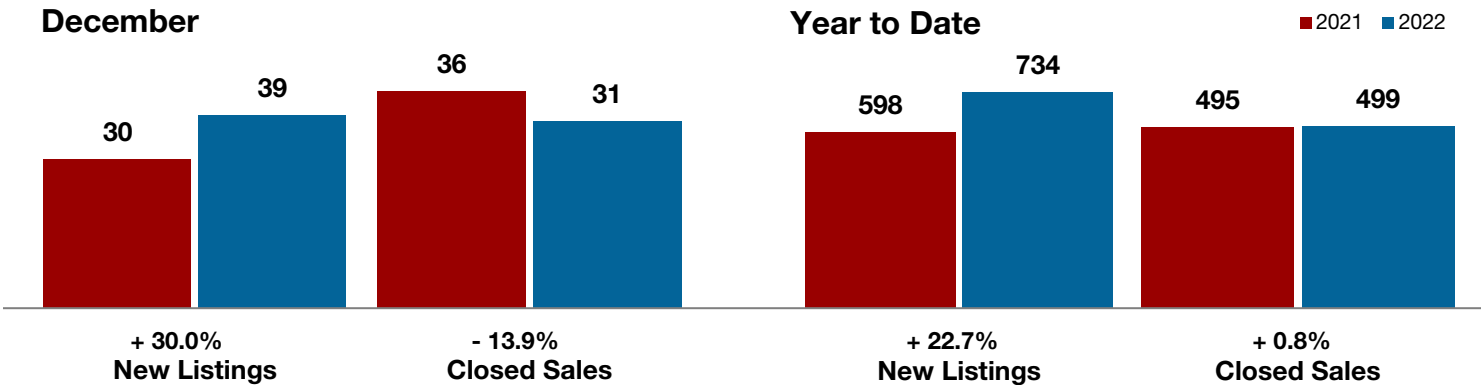
Change in
Closed Sales

Change in
Median Sales Price

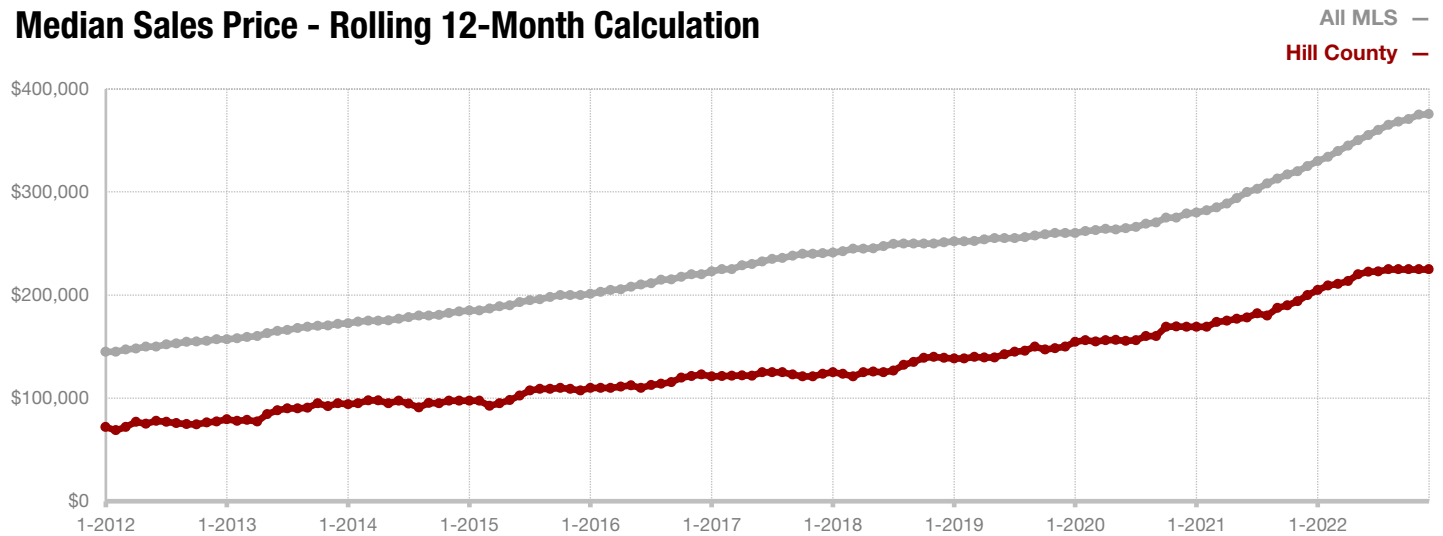
Hill County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	30	39	+ 30.0%	598	734	+ 22.7%
Pending Sales	35	16	- 54.3%	501	469	- 6.4%
Closed Sales	36	31	- 13.9%	495	499	+ 0.8%
Average Sales Price*	\$308,508	\$391,135	+ 26.8%	\$245,273	\$276,052	+ 12.5%
Median Sales Price*	\$240,000	\$275,000	+ 14.6%	\$200,000	\$225,000	+ 12.5%
Percent of Original List Price Received*	98.5%	87.8%	- 10.9%	94.8%	95.4%	+ 0.6%
Days on Market Until Sale	35	63	+ 80.0%	42	40	- 4.8%
Inventory of Homes for Sale	98	184	+ 87.8%	--	--	--
Months Supply of Inventory	2.3	4.7	+ 150.0%	--	--	--

* 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 – December 2022

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



+ 26.8%

- 32.0%

- 3.4%

Change in
New Listings

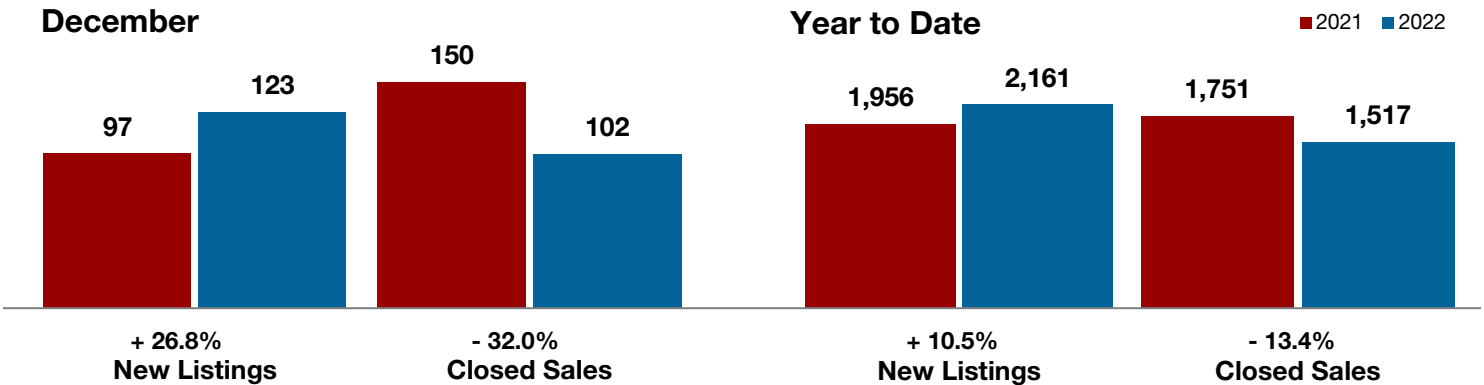
Change in
Closed Sales

Change in
Median Sales Price

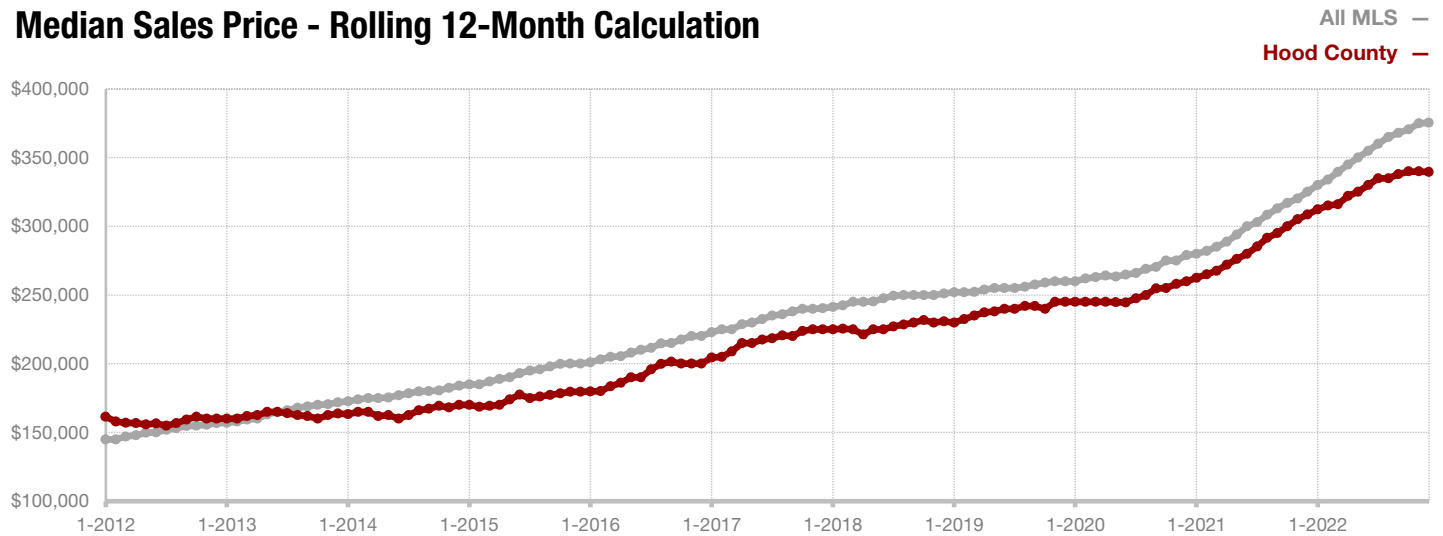
Hood County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	97	123	+ 26.8%	1,956	2,161	+ 10.5%
Pending Sales	120	66	- 45.0%	1,781	1,444	- 18.9%
Closed Sales	150	102	- 32.0%	1,751	1,517	- 13.4%
Average Sales Price*	\$365,832	\$362,005	- 1.0%	\$363,647	\$411,347	+ 13.1%
Median Sales Price*	\$310,450	\$300,000	- 3.4%	\$308,500	\$339,450	+ 10.0%
Percent of Original List Price Received*	98.1%	92.1%	- 6.1%	98.8%	96.5%	- 2.3%
Days on Market Until Sale	27	61	+ 125.9%	31	35	+ 12.9%
Inventory of Homes for Sale	159	418	+ 162.9%	--	--	--
Months Supply of Inventory	1.1	3.5	+ 300.0%	--	--	--

* 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 – December 2022

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



+ 21.1%

- 61.4%

+ 4.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Hopkins County

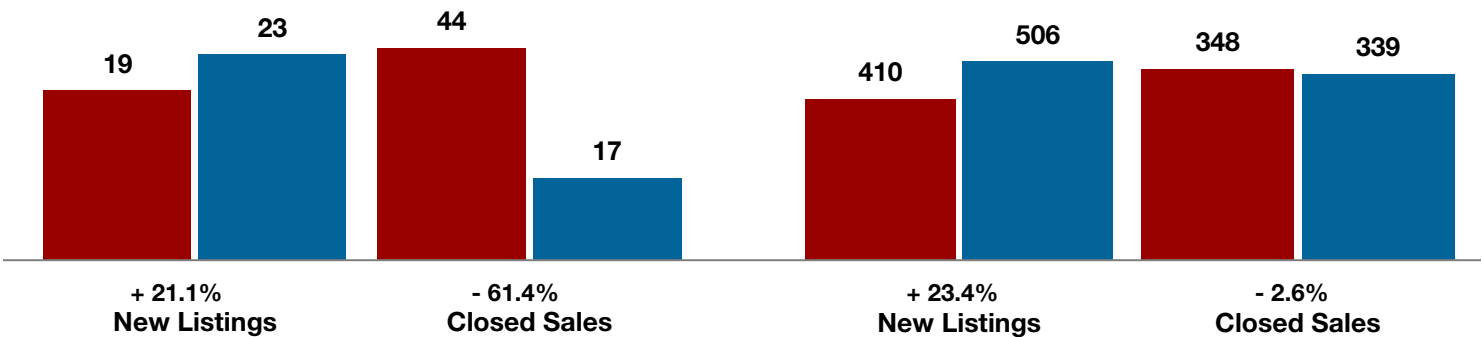
	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	19	23	+ 21.1%	410	506	+ 23.4%
Pending Sales	22	19	- 13.6%	345	324	- 6.1%
Closed Sales	44	17	- 61.4%	348	339	- 2.6%
Average Sales Price*	\$341,457	\$225,284	- 34.0%	\$290,719	\$297,436	+ 2.3%
Median Sales Price*	\$222,500	\$232,500	+ 4.5%	\$230,000	\$248,500	+ 8.0%
Percent of Original List Price Received*	96.2%	97.2%	+ 1.0%	96.2%	96.8%	+ 0.6%
Days on Market Until Sale	32	55	+ 71.9%	40	33	- 17.5%
Inventory of Homes for Sale	50	105	+ 110.0%	--	--	--
Months Supply of Inventory	1.7	3.9	+ 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.

December

Year to Date

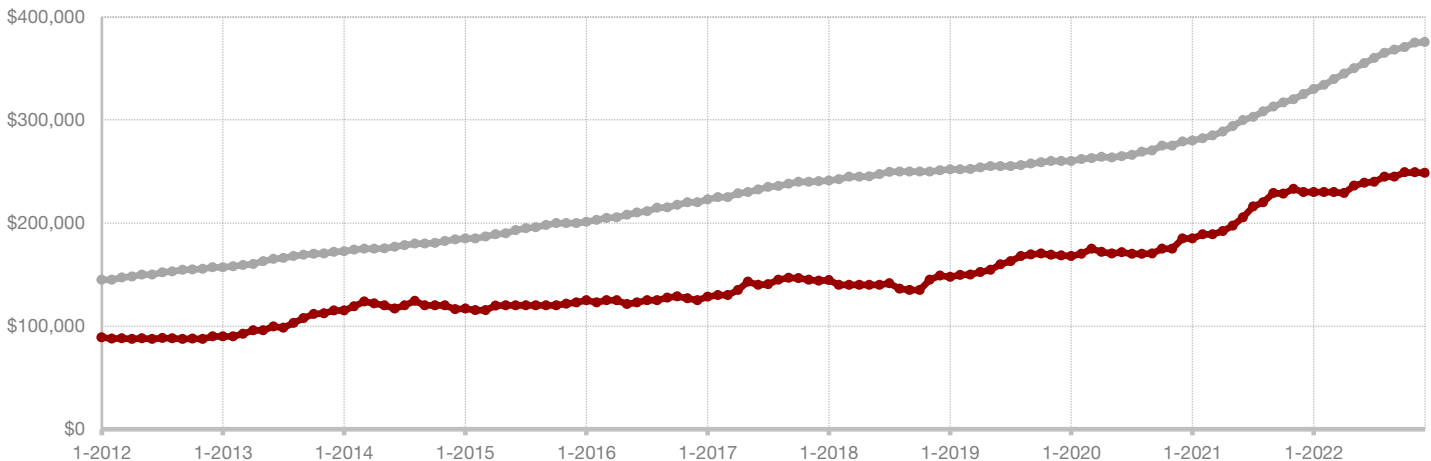
■ 2021 ■ 2022



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Hopkins County —



Local Market Update – December 2022

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



+ 13.4%

- 19.8%

+ 6.9%

Change in
New Listings

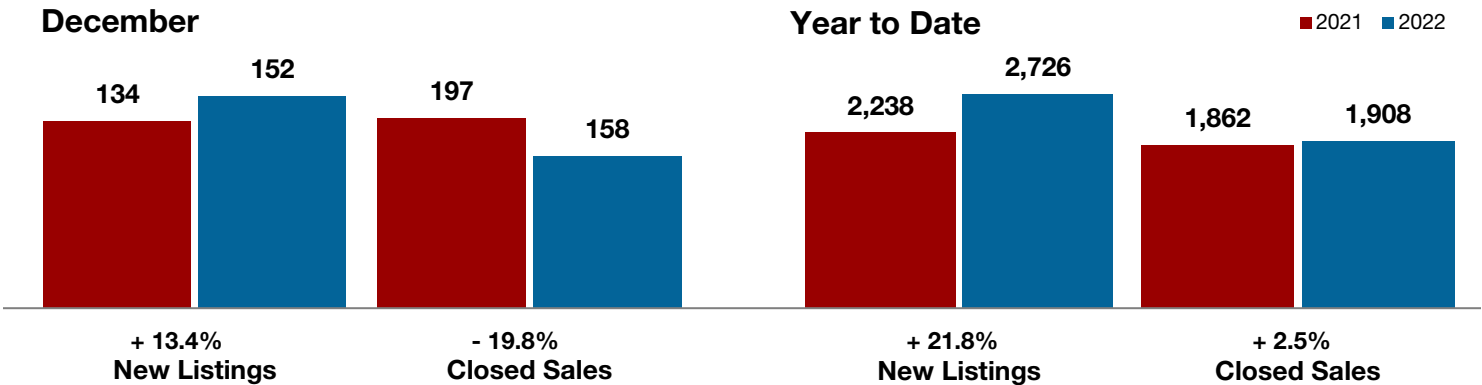
Change in
Closed Sales

Change in
Median Sales Price

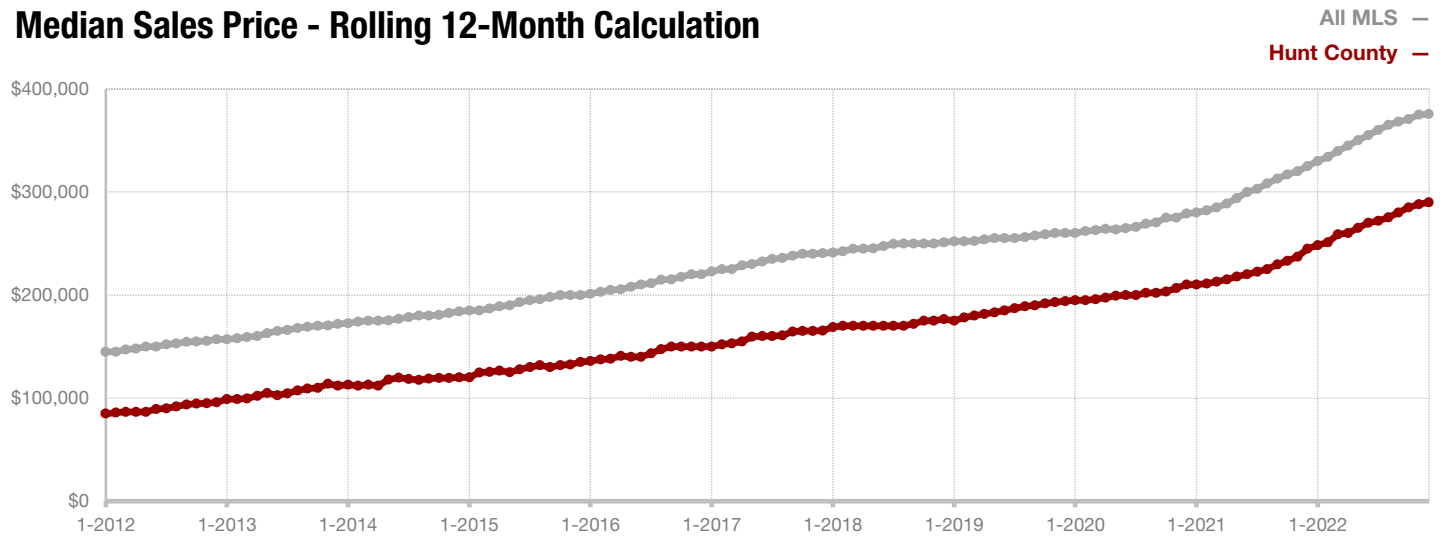
Hunt County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	134	152	+ 13.4%	2,238	2,726	+ 21.8%
Pending Sales	134	130	- 3.0%	1,896	1,857	- 2.1%
Closed Sales	197	158	- 19.8%	1,862	1,908	+ 2.5%
Average Sales Price*	\$314,052	\$321,995	+ 2.5%	\$282,996	\$325,627	+ 15.1%
Median Sales Price*	\$273,475	\$292,473	+ 6.9%	\$244,995	\$290,000	+ 18.4%
Percent of Original List Price Received*	98.6%	92.1%	- 6.6%	98.6%	97.6%	- 1.0%
Days on Market Until Sale	32	56	+ 75.0%	28	33	+ 17.9%
Inventory of Homes for Sale	279	562	+ 101.4%	--	--	--
Months Supply of Inventory	1.8	3.6	+ 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 – December 2022

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



Jack County

0.0%

Change in
New Listings

- 70.0%

Change in
Closed Sales

- 28.9%

Change in
Median Sales Price

December

Year to Date

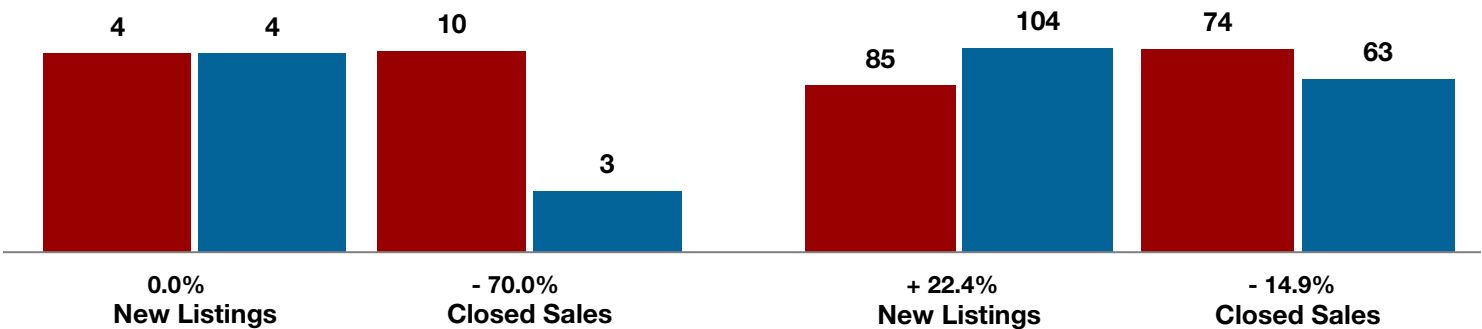
	2021	2022	+ / -	2021	2022	+ / -
New Listings	4	4	0.0%	85	104	+ 22.4%
Pending Sales	4	1	- 75.0%	69	65	- 5.8%
Closed Sales	10	3	- 70.0%	74	63	- 14.9%
Average Sales Price*	\$329,600	\$142,333	- 56.8%	\$278,899	\$322,098	+ 15.5%
Median Sales Price*	\$225,000	\$160,000	- 28.9%	\$167,500	\$222,000	+ 32.5%
Percent of Original List Price Received*	88.7%	87.9%	- 0.9%	88.8%	91.6%	+ 3.2%
Days on Market Until Sale	77	62	- 19.5%	135	67	- 50.4%
Inventory of Homes for Sale	23	31	+ 34.8%	--	--	--
Months Supply of Inventory	4.0	5.7	+ 50.0%	--	--	--

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

December

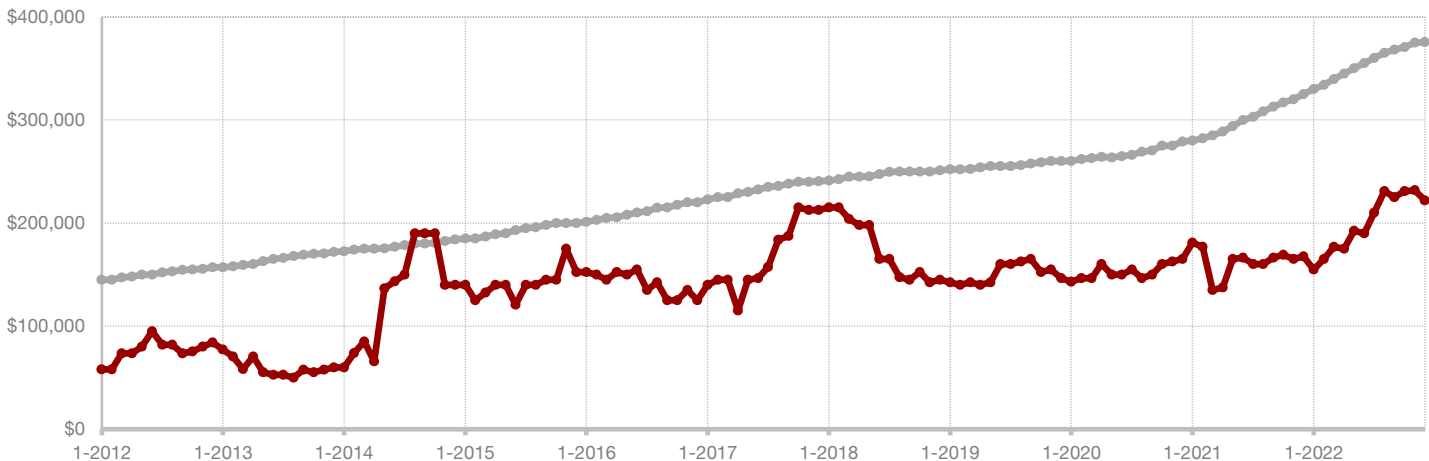
Year to Date

■ 2021 ■ 2022



Median Sales Price - Rolling 12-Month Calculation

All MLS —
Jack County —



Local Market Update – December 2022

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



- 5.8%

- 36.2%

+ 2.6%

Change in
New Listings

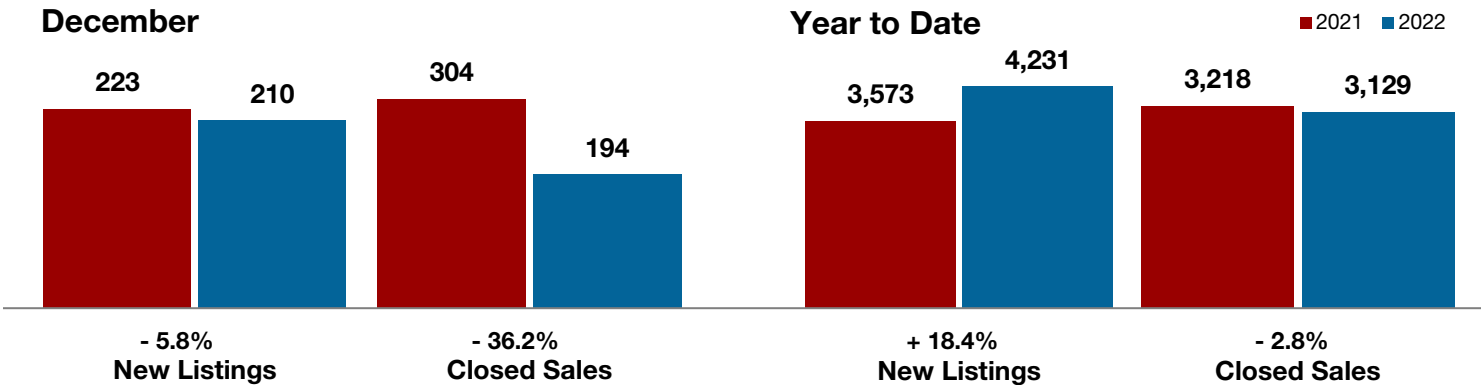
Change in
Closed Sales

Change in
Median Sales Price

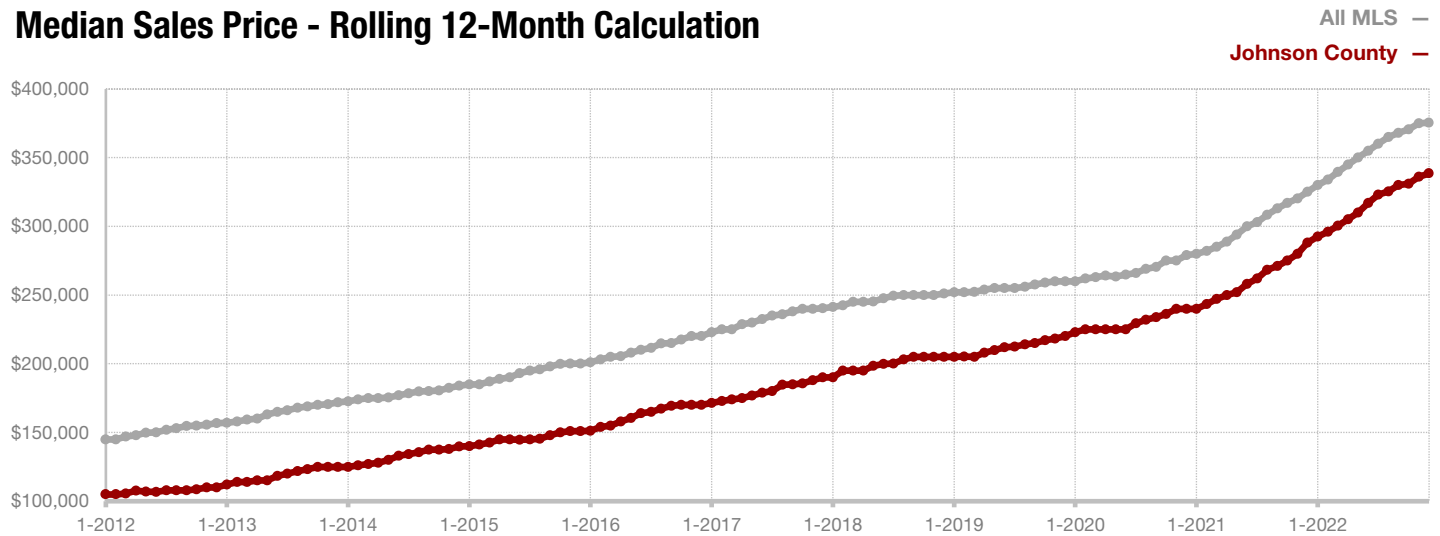
Johnson County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	223	210	- 5.8%	3,573	4,231	+ 18.4%
Pending Sales	247	146	- 40.9%	3,292	3,027	- 8.0%
Closed Sales	304	194	- 36.2%	3,218	3,129	- 2.8%
Average Sales Price*	\$339,921	\$375,764	+ 10.5%	\$313,135	\$377,432	+ 20.5%
Median Sales Price*	\$319,074	\$327,500	+ 2.6%	\$288,000	\$338,539	+ 17.5%
Percent of Original List Price Received*	99.7%	93.6%	- 6.1%	100.0%	98.8%	- 1.2%
Days on Market Until Sale	28	57	+ 103.6%	27	31	+ 14.8%
Inventory of Homes for Sale	310	795	+ 156.5%	--	--	--
Months Supply of Inventory	1.1	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 – December 2022

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



+ 40.0%

- 26.7%

- 2.7%

Change in
New Listings

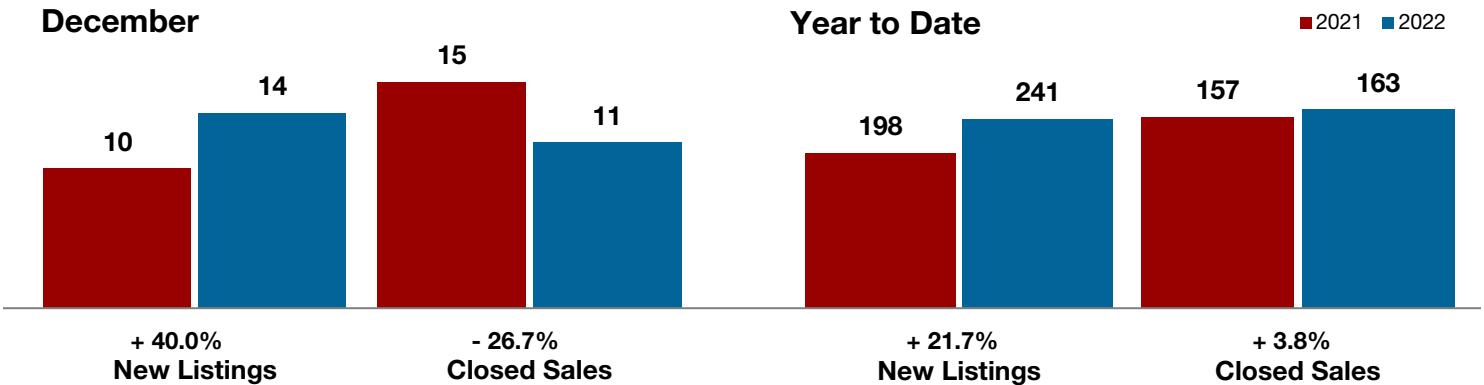
Change in
Closed Sales

Change in
Median Sales Price

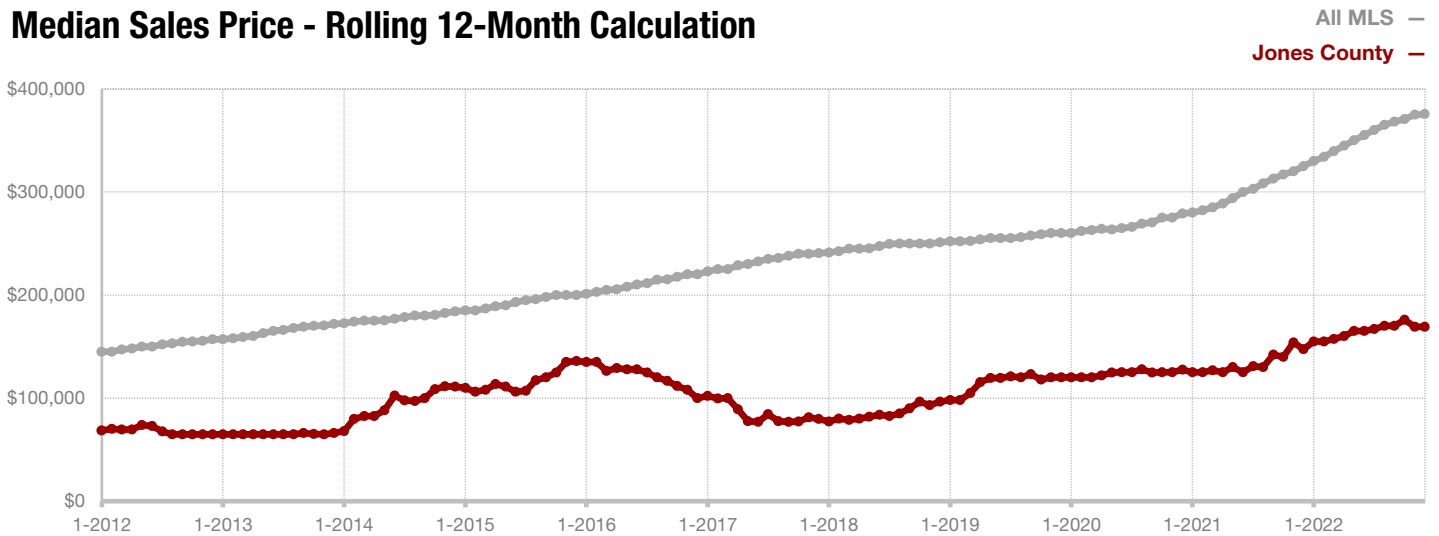
Jones County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	10	14	+ 40.0%	198	241	+ 21.7%
Pending Sales	7	9	+ 28.6%	157	160	+ 1.9%
Closed Sales	15	11	- 26.7%	157	163	+ 3.8%
Average Sales Price*	\$167,937	\$365,809	+ 117.8%	\$182,516	\$204,407	+ 12.0%
Median Sales Price*	\$159,300	\$155,000	- 2.7%	\$147,450	\$169,000	+ 14.6%
Percent of Original List Price Received*	90.4%	94.0%	+ 4.0%	92.7%	93.4%	+ 0.8%
Days on Market Until Sale	62	30	- 51.6%	50	42	- 16.0%
Inventory of Homes for Sale	38	56	+ 47.4%	--	--	--
Months Supply of Inventory	2.9	4.2	+ 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 – December 2022

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



- 16.5%

- 30.4%

+ 4.2%

Change in
New Listings

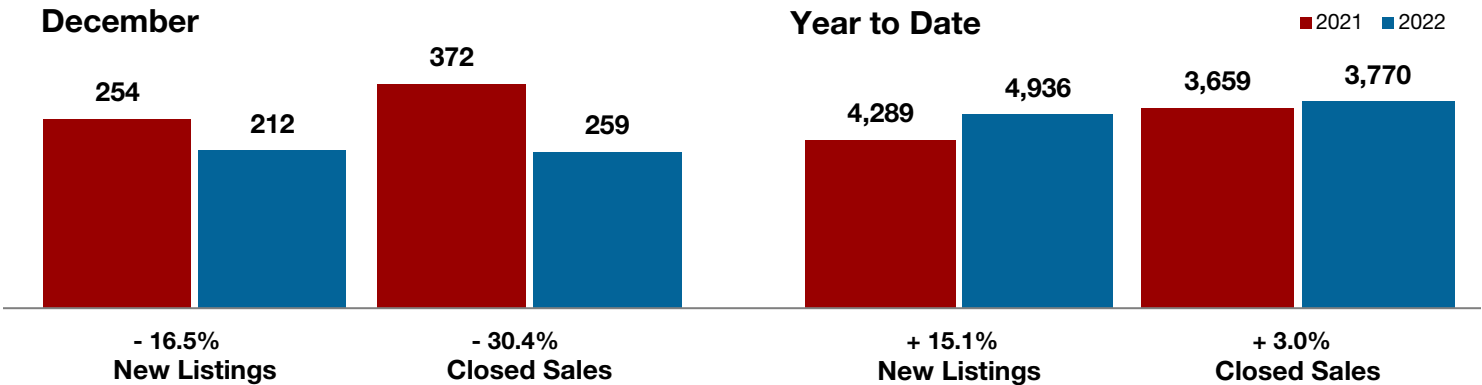
Change in
Closed Sales

Change in
Median Sales Price

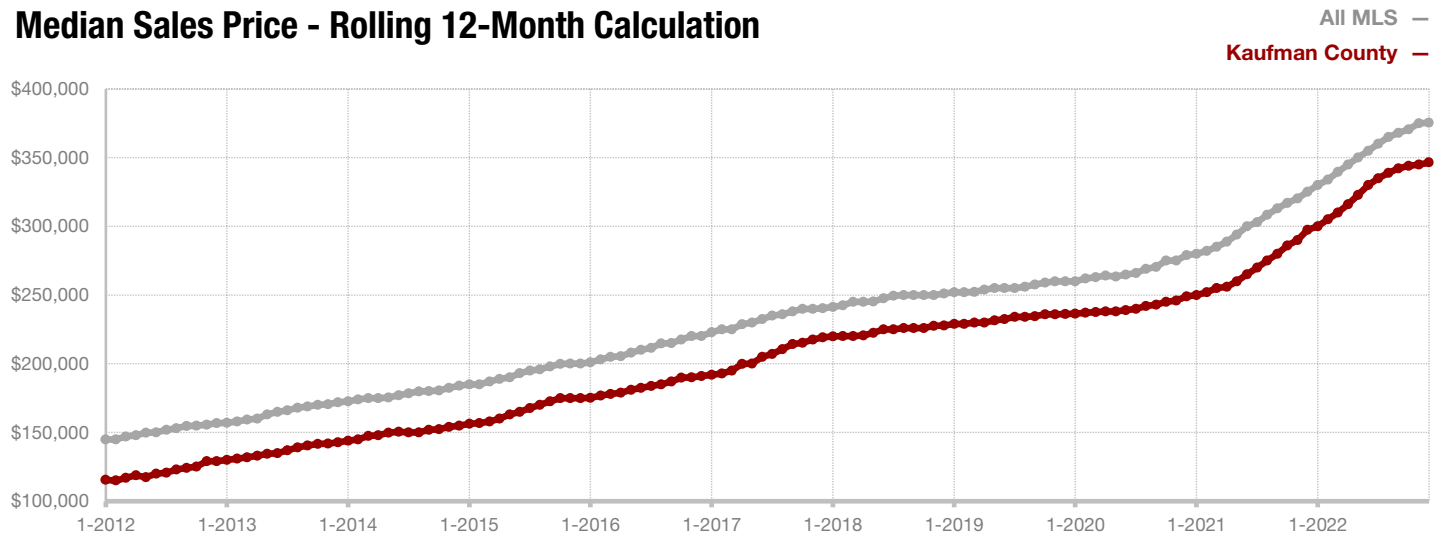
Kaufman County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	254	212	- 16.5%	4,289	4,936	+ 15.1%
Pending Sales	310	199	- 35.8%	3,875	3,533	- 8.8%
Closed Sales	372	259	- 30.4%	3,659	3,770	+ 3.0%
Average Sales Price*	\$356,731	\$373,014	+ 4.6%	\$318,883	\$370,058	+ 16.0%
Median Sales Price*	\$330,000	\$343,990	+ 4.2%	\$297,500	\$346,490	+ 16.5%
Percent of Original List Price Received*	99.8%	91.8%	- 8.0%	101.0%	98.8%	- 2.2%
Days on Market Until Sale	32	68	+ 112.5%	27	37	+ 37.0%
Inventory of Homes for Sale	471	968	+ 105.5%	--	--	--
Months Supply of Inventory	1.5	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 – December 2022

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



- 16.0%

+ 11.1%

- 37.8%

Change in
New Listings

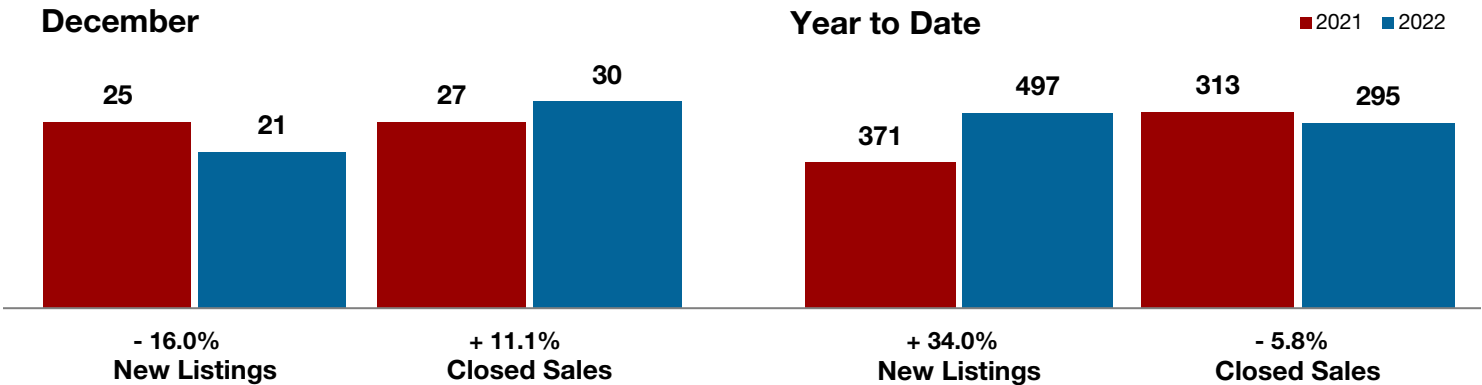
Change in
Closed Sales

Change in
Median Sales Price

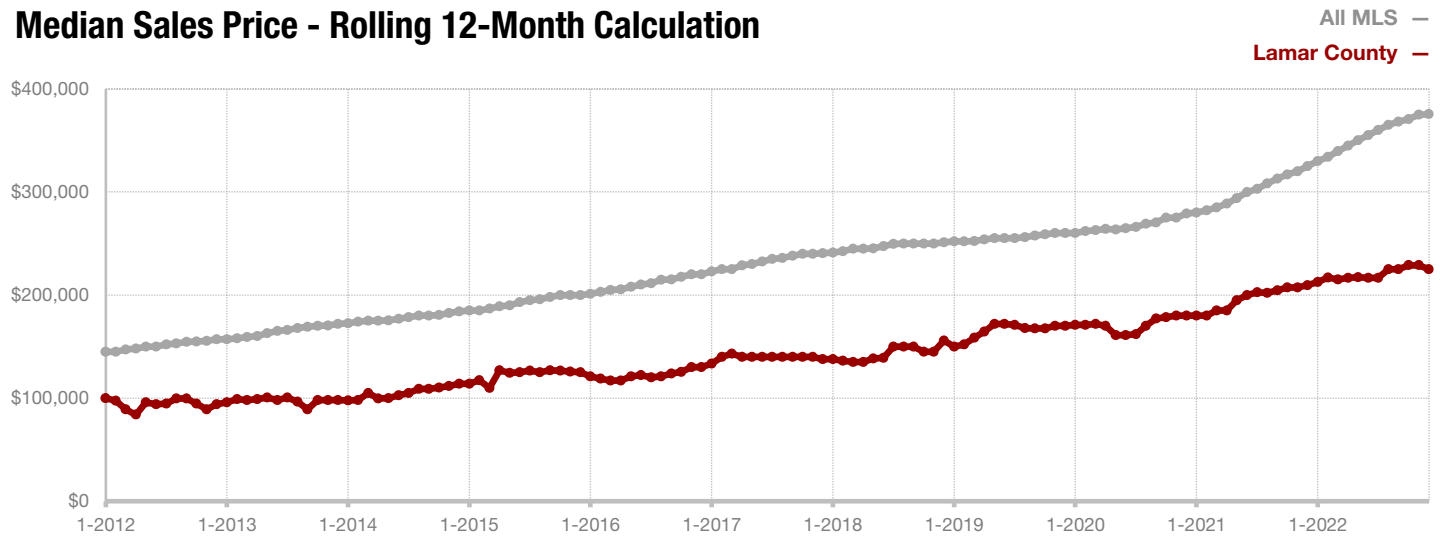
Lamar County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	25	21	- 16.0%	371	497	+ 34.0%
Pending Sales	14	22	+ 57.1%	308	299	- 2.9%
Closed Sales	27	30	+ 11.1%	313	295	- 5.8%
Average Sales Price*	\$266,898	\$265,564	- 0.5%	\$236,478	\$273,268	+ 15.6%
Median Sales Price*	\$225,000	\$140,000	- 37.8%	\$209,500	\$225,000	+ 7.4%
Percent of Original List Price Received*	95.4%	88.6%	- 7.1%	95.7%	93.4%	- 2.4%
Days on Market Until Sale	35	73	+ 108.6%	40	43	+ 7.5%
Inventory of Homes for Sale	64	126	+ 96.9%	--	--	--
Months Supply of Inventory	2.5	5.1	+ 66.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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



+ 60.0%

- 16.7%

- 0.6%

Change in
New Listings

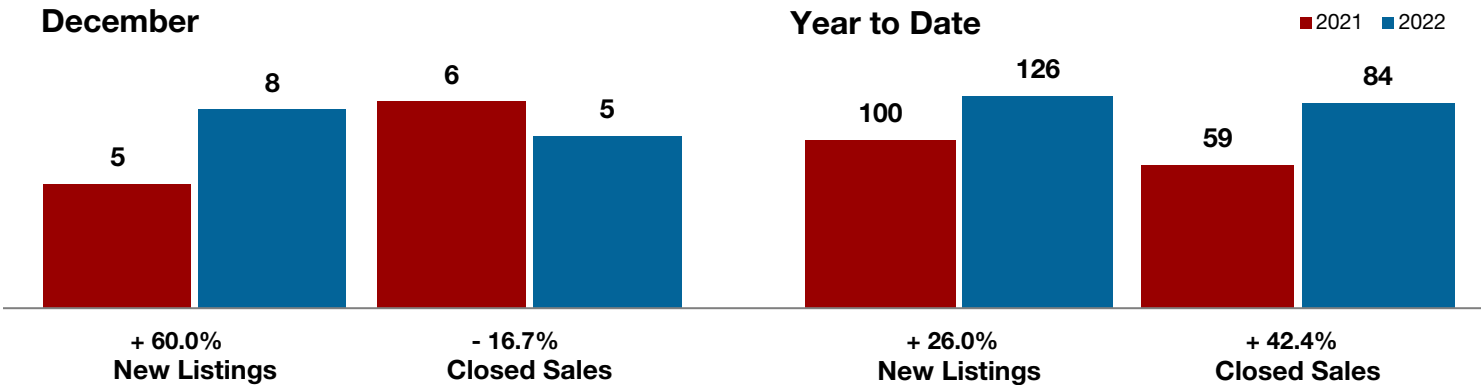
Change in
Closed Sales

Change in
Median Sales Price

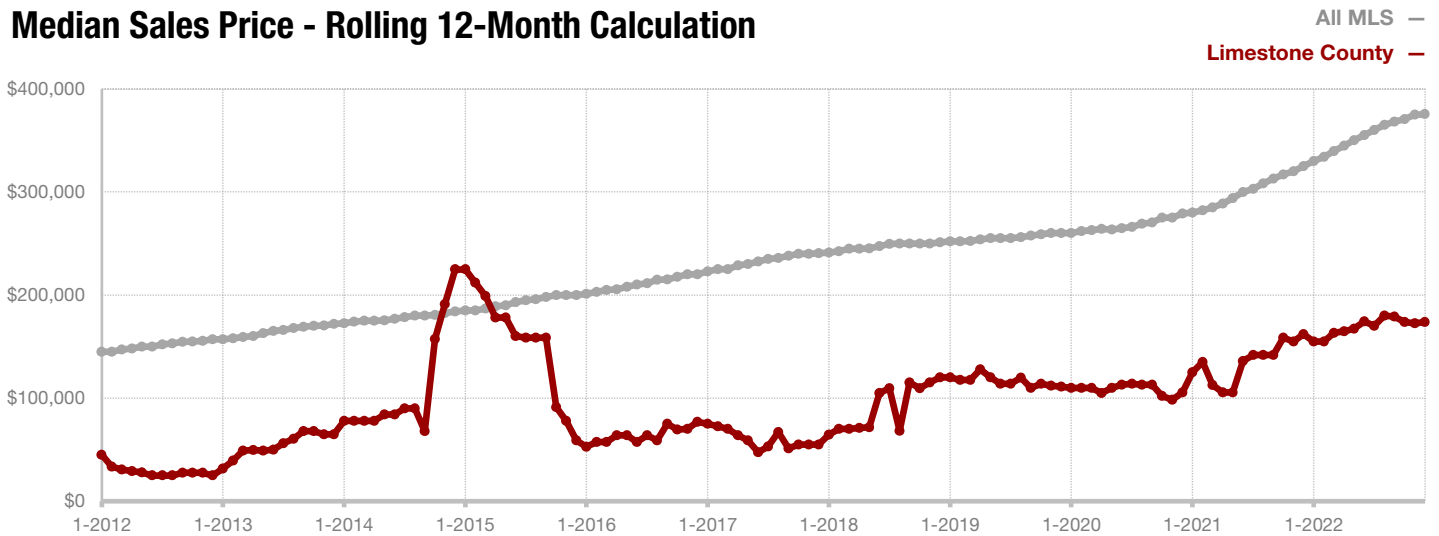
Limestone County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	5	8	+ 60.0%	100	126	+ 26.0%
Pending Sales	7	5	- 28.6%	65	77	+ 18.5%
Closed Sales	6	5	- 16.7%	59	84	+ 42.4%
Average Sales Price*	\$222,600	\$407,571	+ 83.1%	\$183,540	\$260,990	+ 42.2%
Median Sales Price*	\$176,000	\$175,000	- 0.6%	\$162,000	\$173,850	+ 7.3%
Percent of Original List Price Received*	96.3%	93.2%	- 3.2%	97.4%	93.8%	- 3.7%
Days on Market Until Sale	57	40	- 29.8%	61	65	+ 6.6%
Inventory of Homes for Sale	28	38	+ 35.7%	--	--	--
Months Supply of Inventory	5.2	5.9	+ 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 – December 2022

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



- 16.7%

- 55.6%

- 16.6%

Change in
New Listings

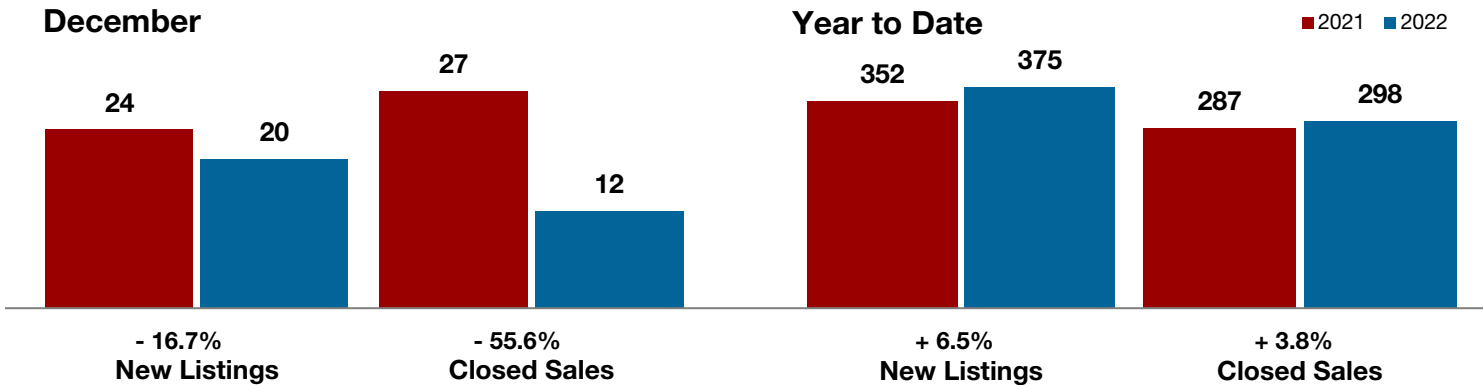
Change in
Closed Sales

Change in
Median Sales Price

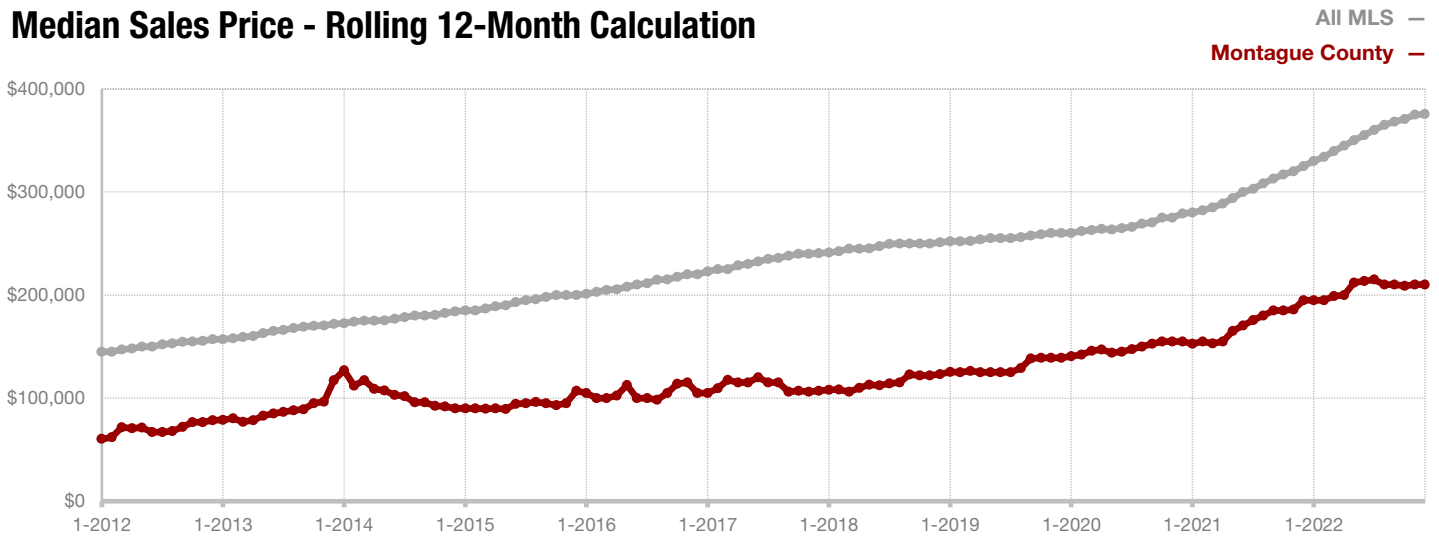
Montague County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	24	20	- 16.7%	352	375	+ 6.5%
Pending Sales	25	8	- 68.0%	296	273	- 7.8%
Closed Sales	27	12	- 55.6%	287	298	+ 3.8%
Average Sales Price*	\$237,619	\$556,896	+ 134.4%	\$266,678	\$307,133	+ 15.2%
Median Sales Price*	\$224,900	\$187,500	- 16.6%	\$195,000	\$210,000	+ 7.7%
Percent of Original List Price Received*	93.2%	87.8%	- 5.8%	93.6%	94.6%	+ 1.1%
Days on Market Until Sale	44	75	+ 70.5%	51	45	- 11.8%
Inventory of Homes for Sale	65	79	+ 21.5%	--	--	--
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 – December 2022

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



- 19.1%

- 37.3%

- 2.5%

Change in
New Listings

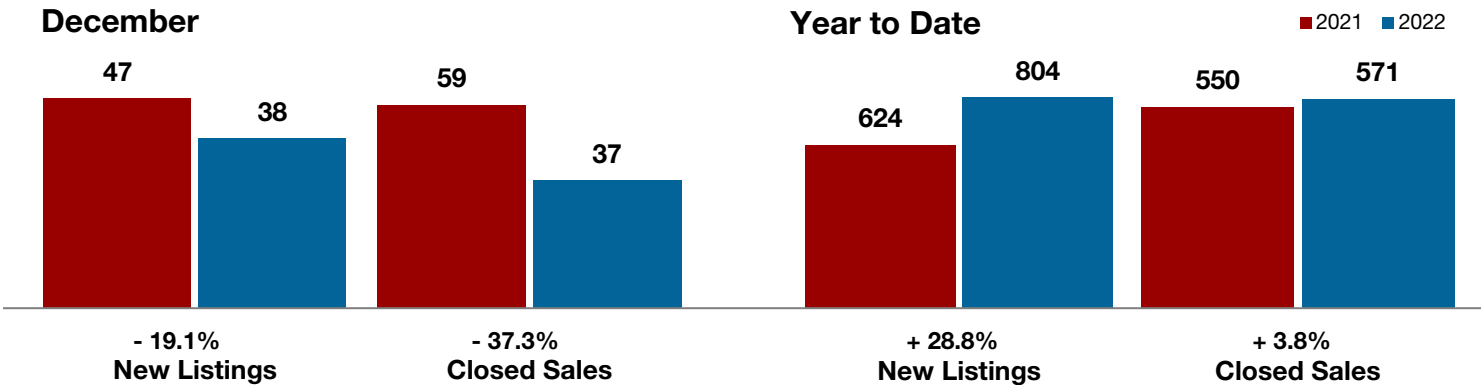
Change in
Closed Sales

Change in
Median Sales Price

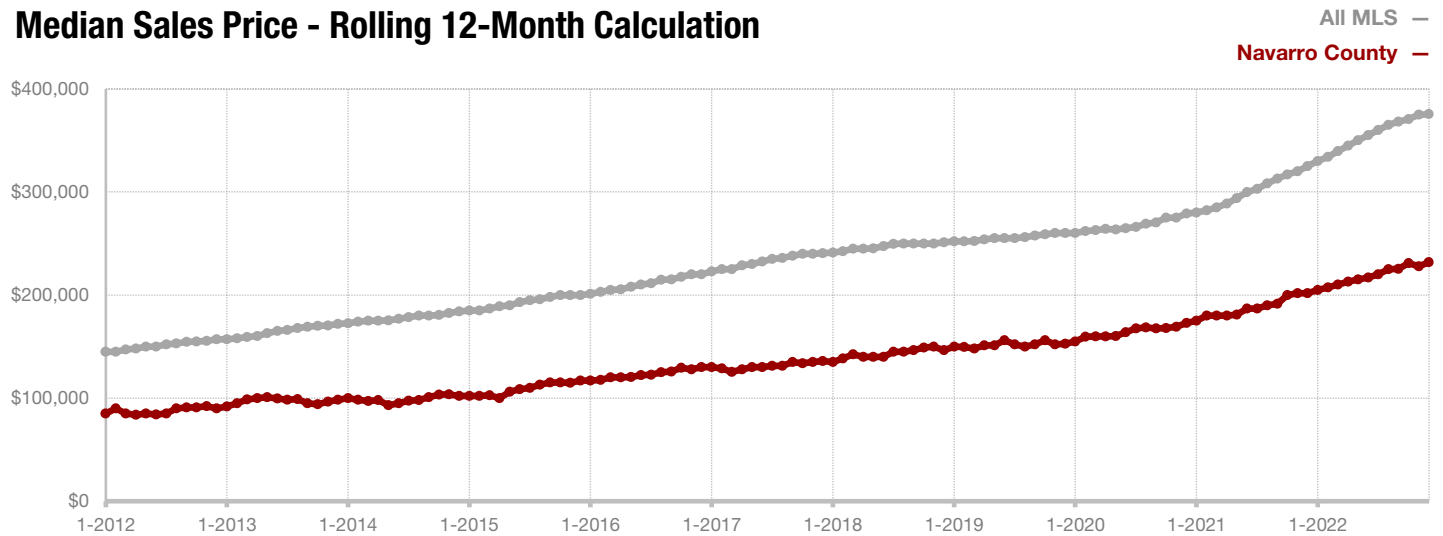
Navarro County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	47	38	- 19.1%	624	804	+ 28.8%
Pending Sales	39	23	- 41.0%	537	549	+ 2.2%
Closed Sales	59	37	- 37.3%	550	571	+ 3.8%
Average Sales Price*	\$276,974	\$221,673	- 20.0%	\$281,643	\$316,574	+ 12.4%
Median Sales Price*	\$200,000	\$195,000	- 2.5%	\$201,700	\$232,000	+ 15.0%
Percent of Original List Price Received*	97.1%	89.2%	- 8.1%	97.6%	96.1%	- 1.5%
Days on Market Until Sale	37	63	+ 70.3%	38	38	0.0%
Inventory of Homes for Sale	88	166	+ 88.6%	--	--	--
Months Supply of Inventory	2.0	3.6	+ 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 – December 2022

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



- 75.0%

0.0%

+ 36.9%

Change in
New Listings

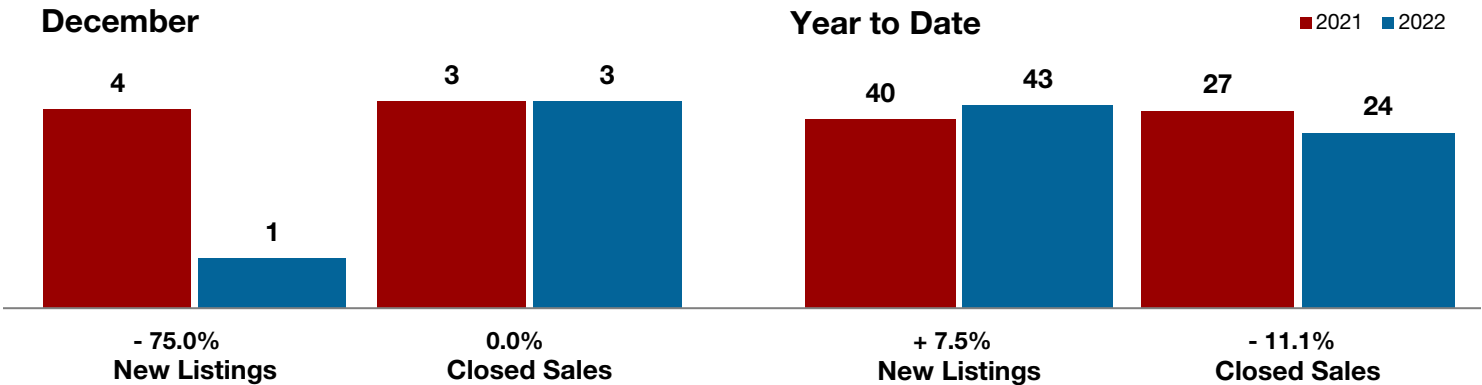
Change in
Closed Sales

Change in
Median Sales Price

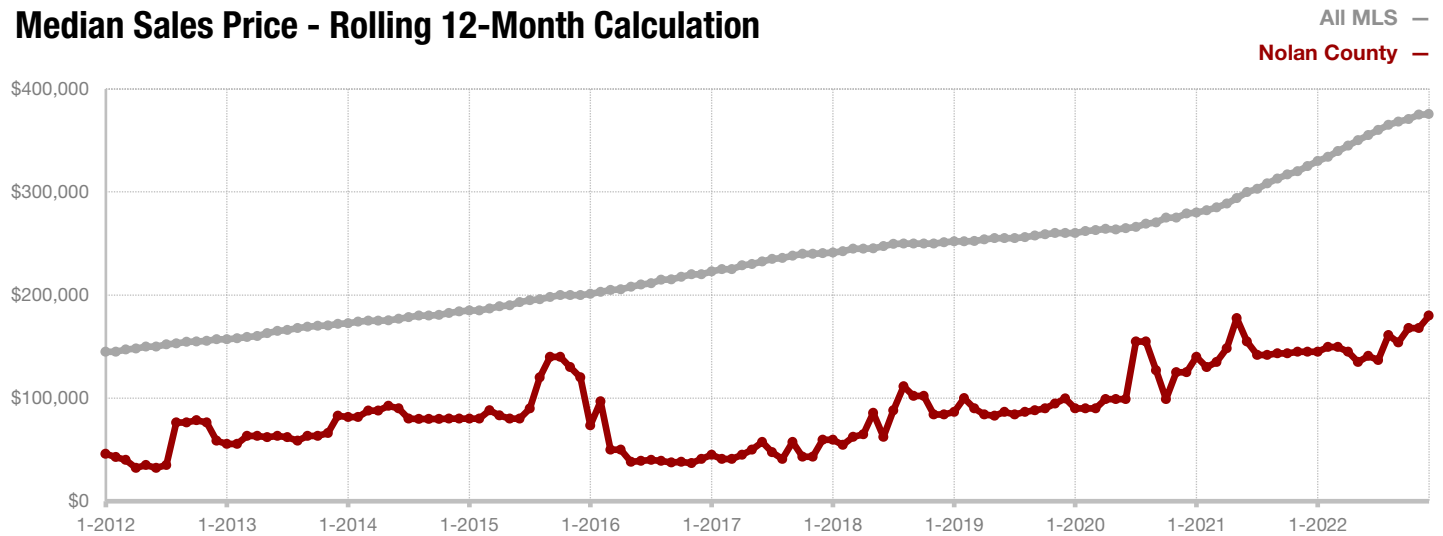
Nolan County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	4	1	- 75.0%	40	43	+ 7.5%
Pending Sales	2	3	+ 50.0%	29	27	- 6.9%
Closed Sales	3	3	0.0%	27	24	- 11.1%
Average Sales Price*	\$163,260	\$204,667	+ 25.4%	\$164,567	\$259,126	+ 57.5%
Median Sales Price*	\$168,000	\$230,000	+ 36.9%	\$145,000	\$179,900	+ 24.1%
Percent of Original List Price Received*	86.9%	92.4%	+ 6.3%	93.4%	91.2%	- 2.4%
Days on Market Until Sale	104	57	- 45.2%	49	58	+ 18.4%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	2.8	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 – December 2022

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



+ 3.1%

- 57.4%

- 3.2%

Change in
New Listings

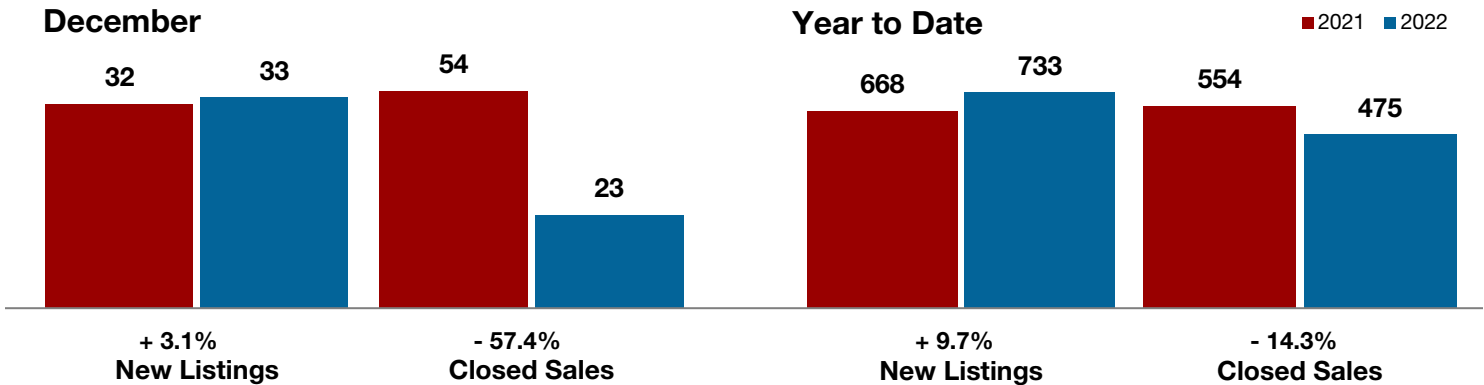
Change in
Closed Sales

Change in
Median Sales Price

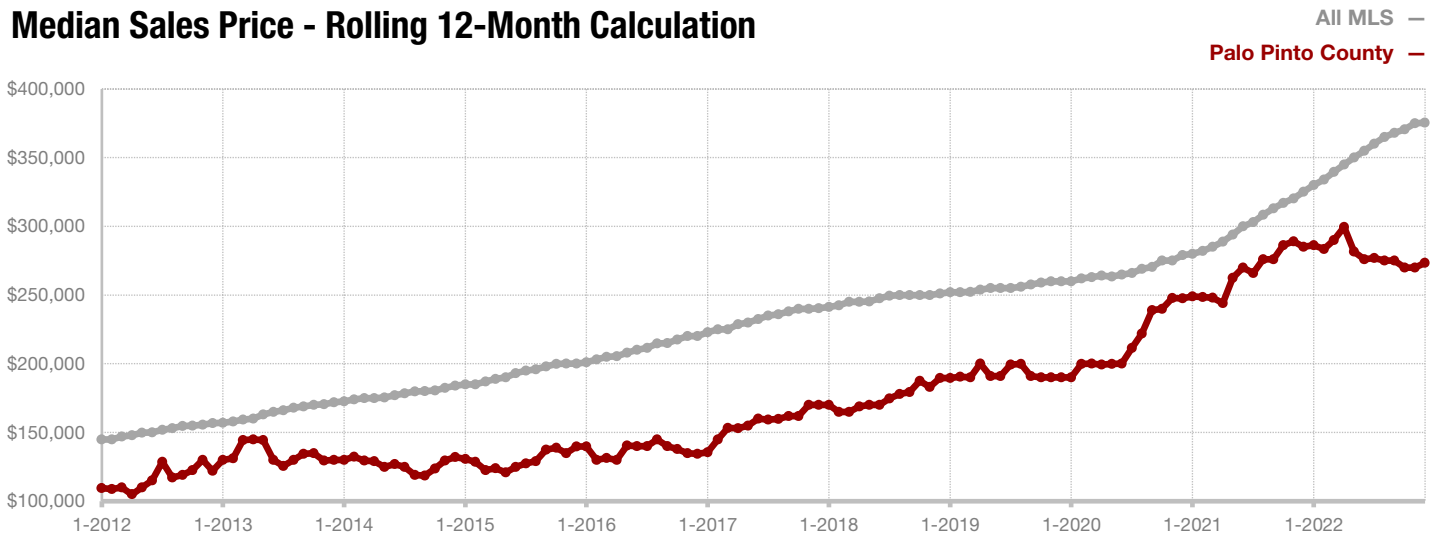
Palo Pinto County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	32	33	+ 3.1%	668	733	+ 9.7%
Pending Sales	43	17	- 60.5%	554	459	- 17.1%
Closed Sales	54	23	- 57.4%	554	475	- 14.3%
Average Sales Price*	\$347,759	\$456,322	+ 31.2%	\$504,339	\$470,379	- 6.7%
Median Sales Price*	\$232,500	\$225,000	- 3.2%	\$285,000	\$273,450	- 4.1%
Percent of Original List Price Received*	93.4%	88.7%	- 5.0%	94.3%	93.4%	- 1.0%
Days on Market Until Sale	54	81	+ 50.0%	63	51	- 19.0%
Inventory of Homes for Sale	106	179	+ 68.9%	--	--	--
Months Supply of Inventory	2.3	4.7	+ 150.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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



- 20.0%

- 30.3%

+ 7.9%

Change in
New Listings

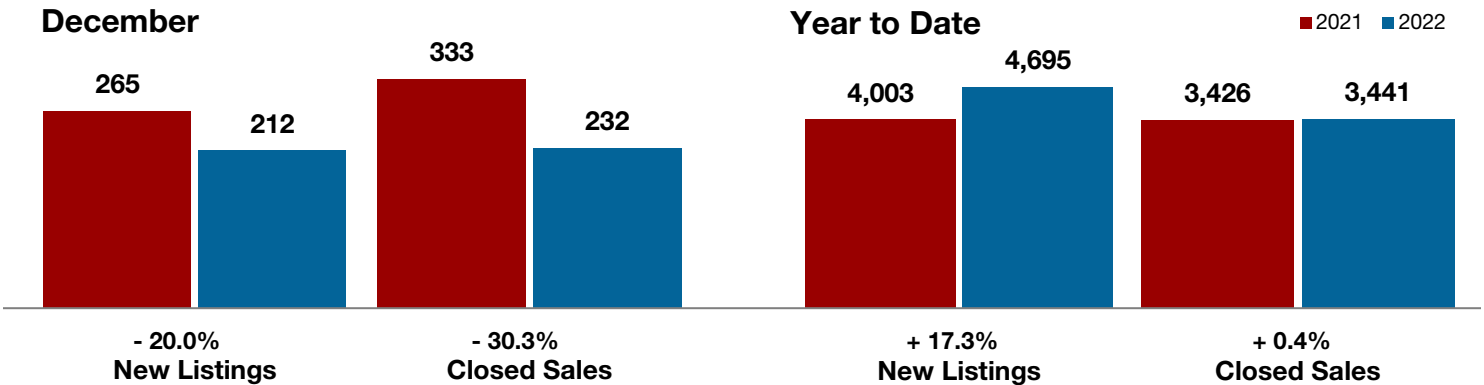
Change in
Closed Sales

Change in
Median Sales Price

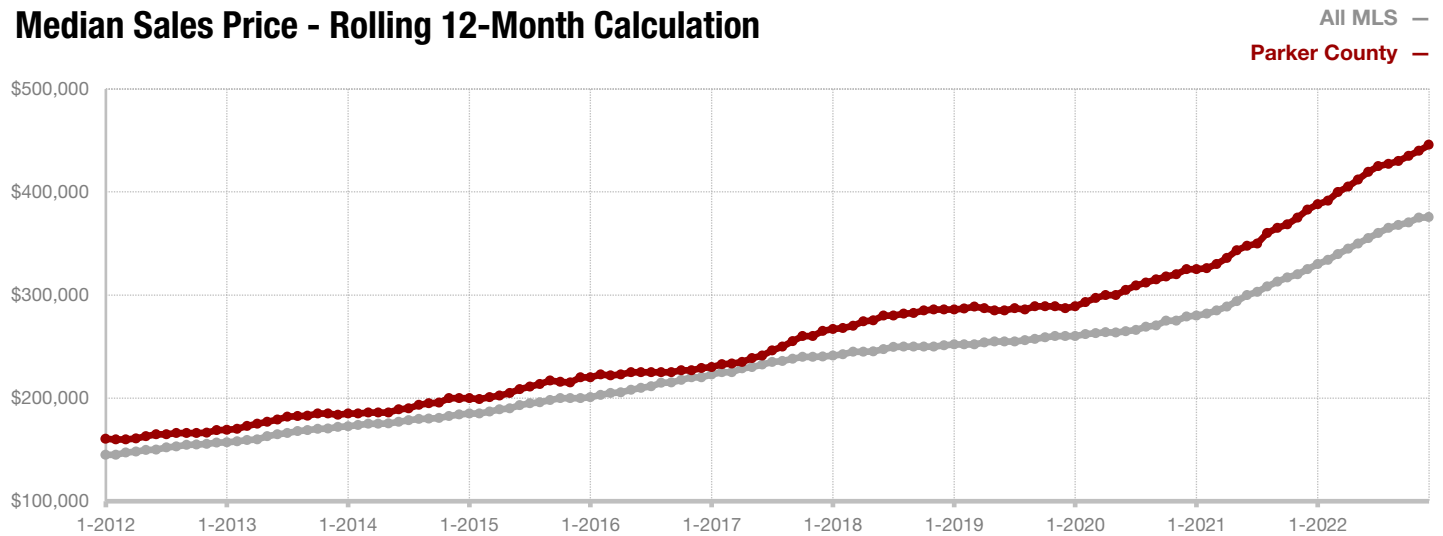
Parker County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	265	212	- 20.0%	4,003	4,695	+ 17.3%
Pending Sales	270	147	- 45.6%	3,542	3,229	- 8.8%
Closed Sales	333	232	- 30.3%	3,426	3,441	+ 0.4%
Average Sales Price*	\$481,970	\$477,424	- 0.9%	\$436,597	\$487,188	+ 11.6%
Median Sales Price*	\$412,561	\$445,000	+ 7.9%	\$382,916	\$445,733	+ 16.4%
Percent of Original List Price Received*	99.6%	93.3%	- 6.3%	99.5%	98.4%	- 1.1%
Days on Market Until Sale	36	67	+ 86.1%	36	40	+ 11.1%
Inventory of Homes for Sale	485	990	+ 104.1%	--	--	--
Months Supply of Inventory	1.6	3.7	+ 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 – December 2022

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



- 40.0%

- 57.1%

- 8.6%

Change in
New Listings

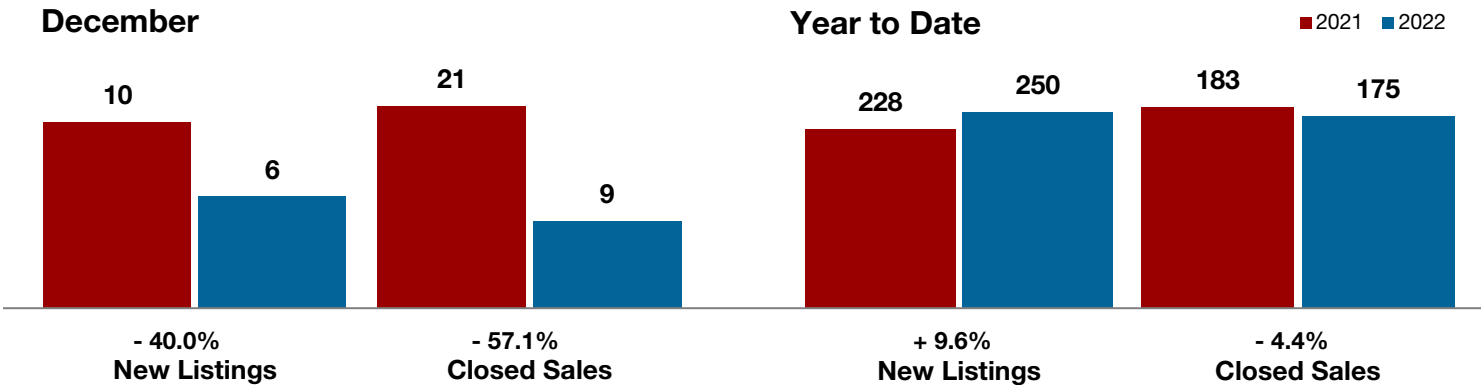
Change in
Closed Sales

Change in
Median Sales Price

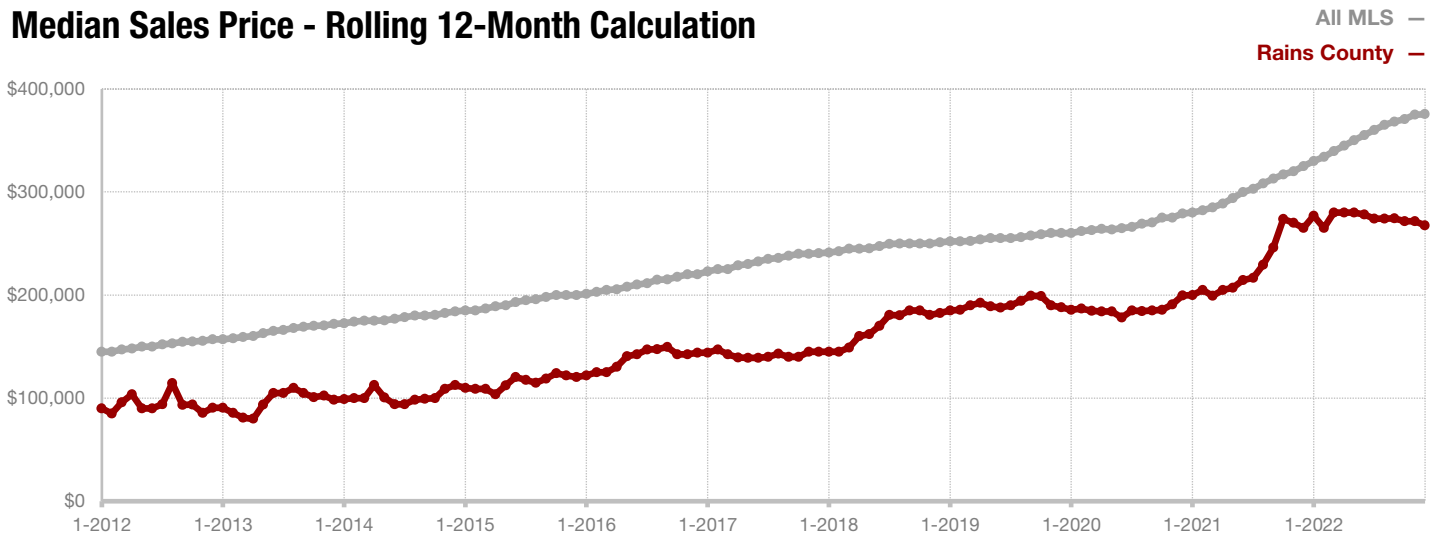
Rains County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	10	6	- 40.0%	228	250	+ 9.6%
Pending Sales	20	8	- 60.0%	196	160	- 18.4%
Closed Sales	21	9	- 57.1%	183	175	- 4.4%
Average Sales Price*	\$297,073	\$215,033	- 27.6%	\$309,551	\$318,920	+ 3.0%
Median Sales Price*	\$246,300	\$225,000	- 8.6%	\$264,950	\$267,500	+ 1.0%
Percent of Original List Price Received*	92.7%	90.7%	- 2.2%	93.9%	94.8%	+ 1.0%
Days on Market Until Sale	60	62	+ 3.3%	44	42	- 4.5%
Inventory of Homes for Sale	36	50	+ 38.9%	--	--	--
Months Supply of Inventory	2.2	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 – December 2022

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



- 12.5%

Change in
New Listings

- 30.5%

Change in
Closed Sales

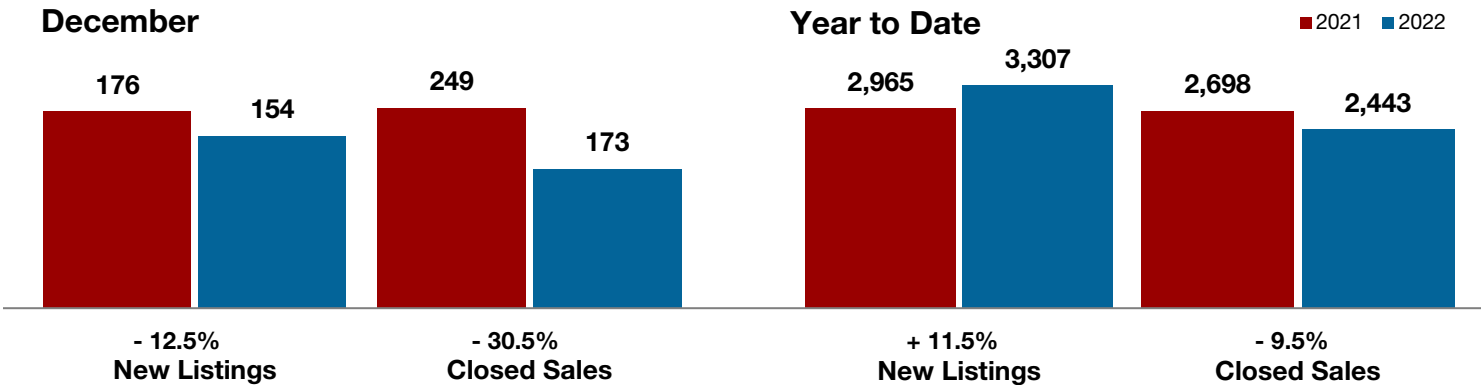
+ 3.2%

Change in
Median Sales Price

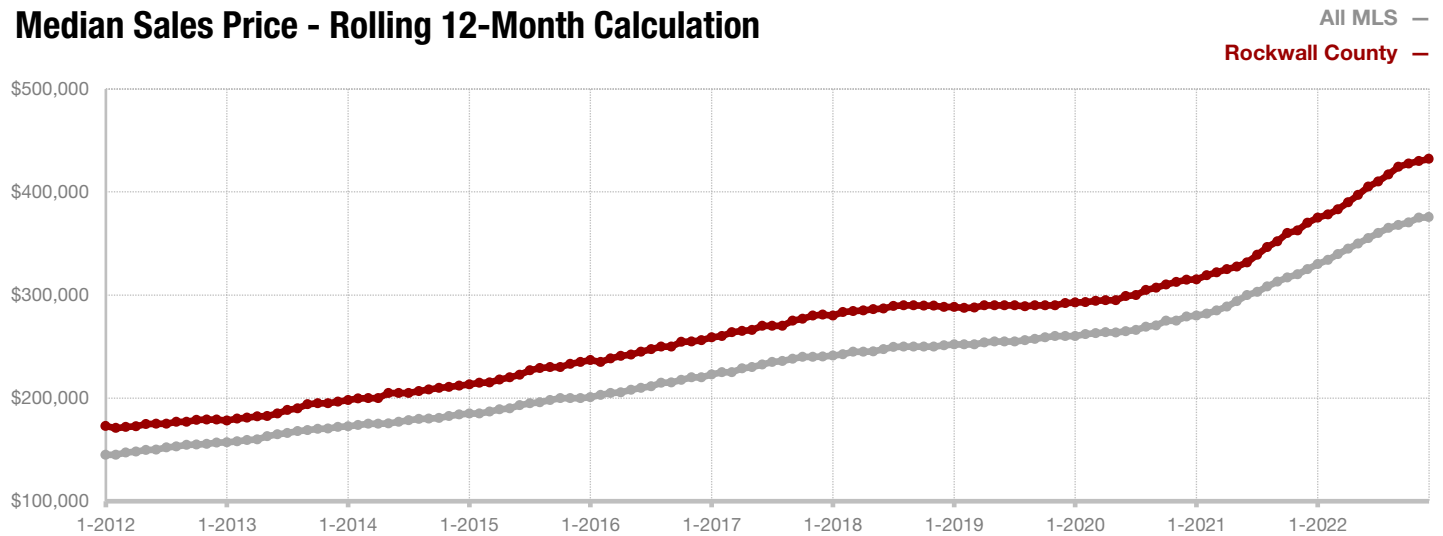
Rockwall County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	176	154	- 12.5%	2,965	3,307	+ 11.5%
Pending Sales	220	123	- 44.1%	2,740	2,335	- 14.8%
Closed Sales	249	173	- 30.5%	2,698	2,443	- 9.5%
Average Sales Price*	\$480,874	\$455,957	- 5.2%	\$435,368	\$511,192	+ 17.4%
Median Sales Price*	\$396,500	\$409,000	+ 3.2%	\$370,000	\$432,000	+ 16.8%
Percent of Original List Price Received*	100.9%	92.5%	- 8.3%	101.8%	99.5%	- 2.3%
Days on Market Until Sale	35	56	+ 60.0%	25	32	+ 28.0%
Inventory of Homes for Sale	252	637	+ 152.8%	--	--	--
Months Supply of Inventory	1.1	3.3	+ 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 – December 2022

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



Shackelford County

0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

--

Change in
Median Sales Price

December

Year to Date

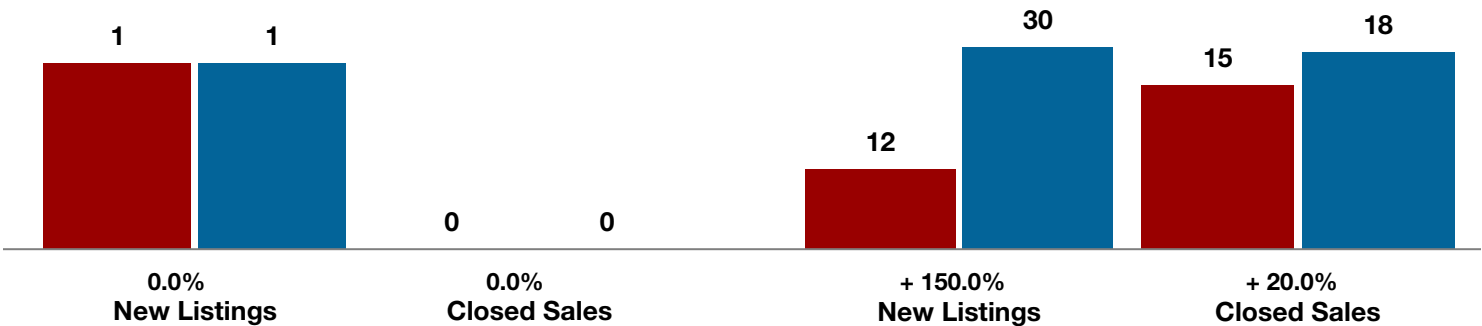
	2021	2022	+ / -	2021	2022	+ / -
New Listings	1	1	0.0%	12	30	+ 150.0%
Pending Sales	0	2	--	13	19	+ 46.2%
Closed Sales	0	0	0.0%	15	18	+ 20.0%
Average Sales Price*	--	--	--	\$216,500	\$201,606	- 6.9%
Median Sales Price*	--	--	--	\$175,000	\$165,750	- 5.3%
Percent of Original List Price Received*	--	--	--	89.8%	87.8%	- 2.2%
Days on Market Until Sale	--	--	--	100	38	- 62.0%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.9	3.3	+ 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.

December

Year to Date

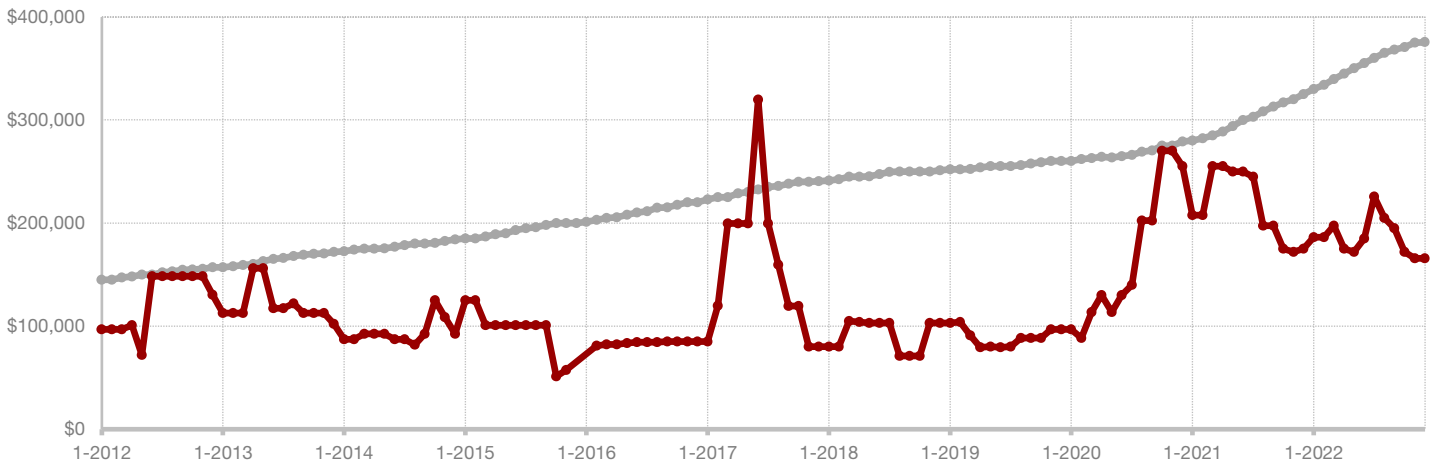
■ 2021 ■ 2022



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Shackelford County —



Local Market Update – December 2022

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



+ 23.4%

- 15.4%

- 6.2%

Change in
New Listings

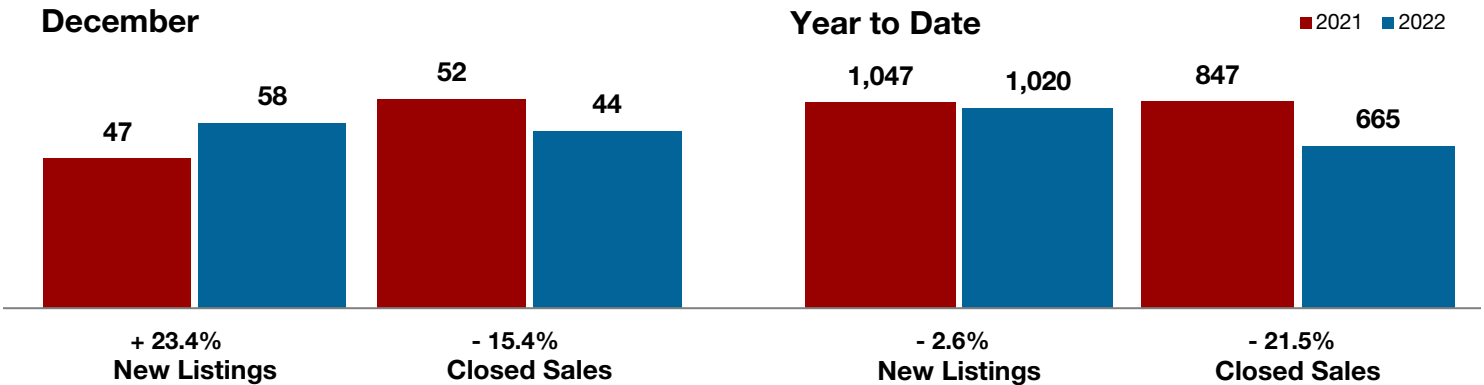
Change in
Closed Sales

Change in
Median Sales Price

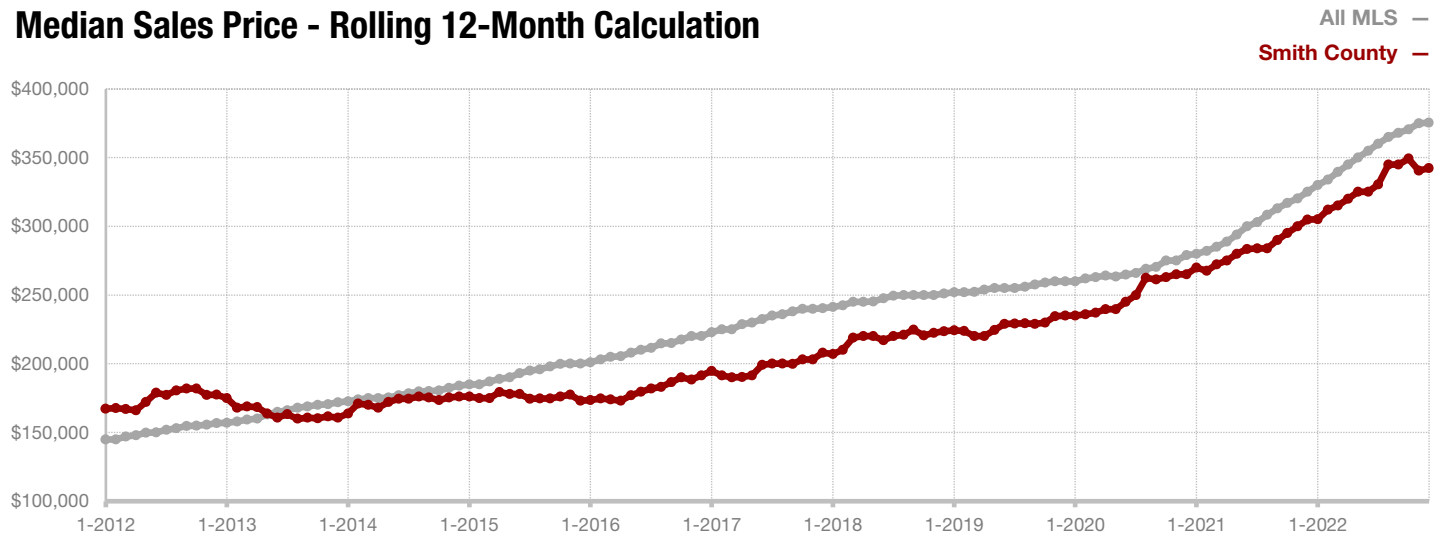
Smith County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	47	58	+ 23.4%	1,047	1,020	- 2.6%
Pending Sales	45	36	- 20.0%	843	649	- 23.0%
Closed Sales	52	44	- 15.4%	847	665	- 21.5%
Average Sales Price*	\$391,735	\$433,282	+ 10.6%	\$367,718	\$462,603	+ 25.8%
Median Sales Price*	\$327,950	\$307,500	- 6.2%	\$304,900	\$342,450	+ 12.3%
Percent of Original List Price Received*	95.3%	93.7%	- 1.7%	97.3%	97.1%	- 0.2%
Days on Market Until Sale	51	47	- 7.8%	43	37	- 14.0%
Inventory of Homes for Sale	132	210	+ 59.1%	--	--	--
Months Supply of Inventory	1.9	3.9	+ 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 – December 2022

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



+ 14.3%

- 30.0%

+ 9.1%

Change in
New Listings

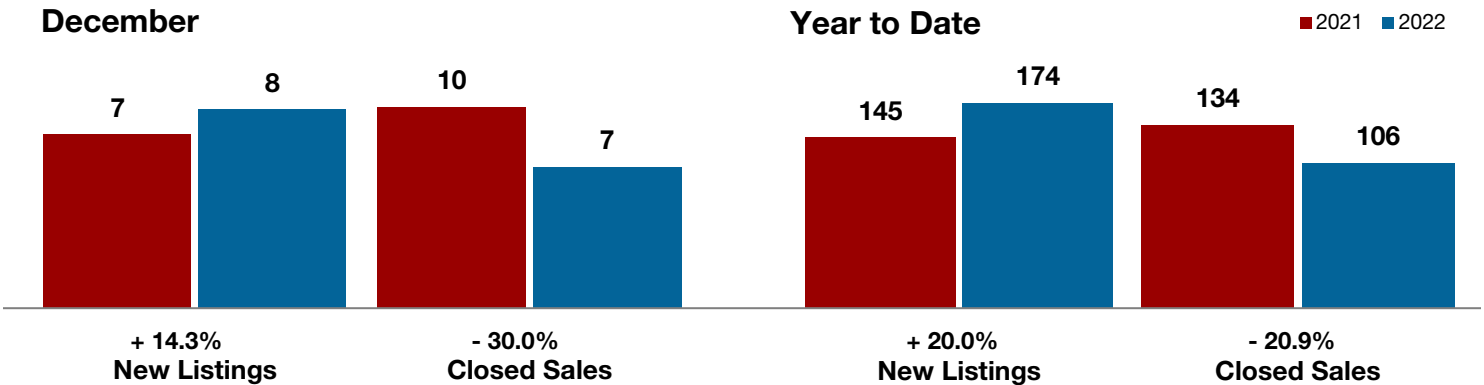
Change in
Closed Sales

Change in
Median Sales Price

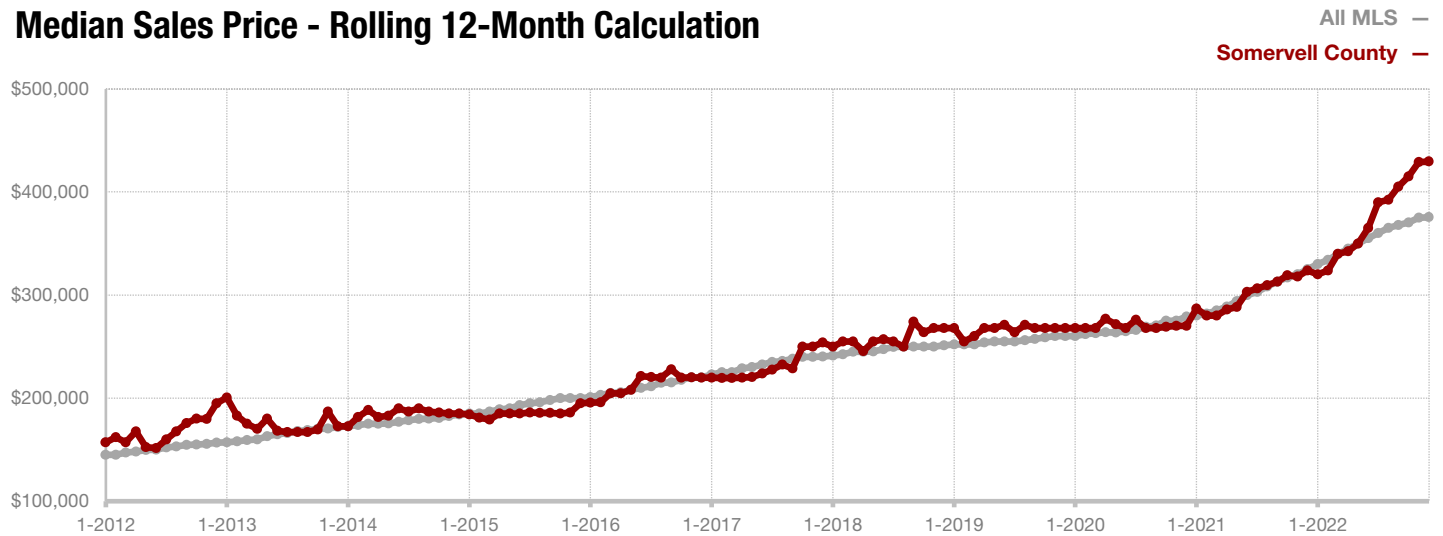
Somervell County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	7	8	+ 14.3%	145	174	+ 20.0%
Pending Sales	7	5	- 28.6%	128	102	- 20.3%
Closed Sales	10	7	- 30.0%	134	106	- 20.9%
Average Sales Price*	\$440,080	\$454,681	+ 3.3%	\$370,374	\$501,129	+ 35.3%
Median Sales Price*	\$412,500	\$450,000	+ 9.1%	\$323,750	\$429,500	+ 32.7%
Percent of Original List Price Received*	93.0%	97.7%	+ 5.1%	97.4%	97.2%	- 0.2%
Days on Market Until Sale	41	34	- 17.1%	54	42	- 22.2%
Inventory of Homes for Sale	16	43	+ 168.8%	--	--	--
Months Supply of Inventory	1.5	5.1	+ 150.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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



+ 200.0%

- 12.5%

+ 5.8%

Change in
New Listings

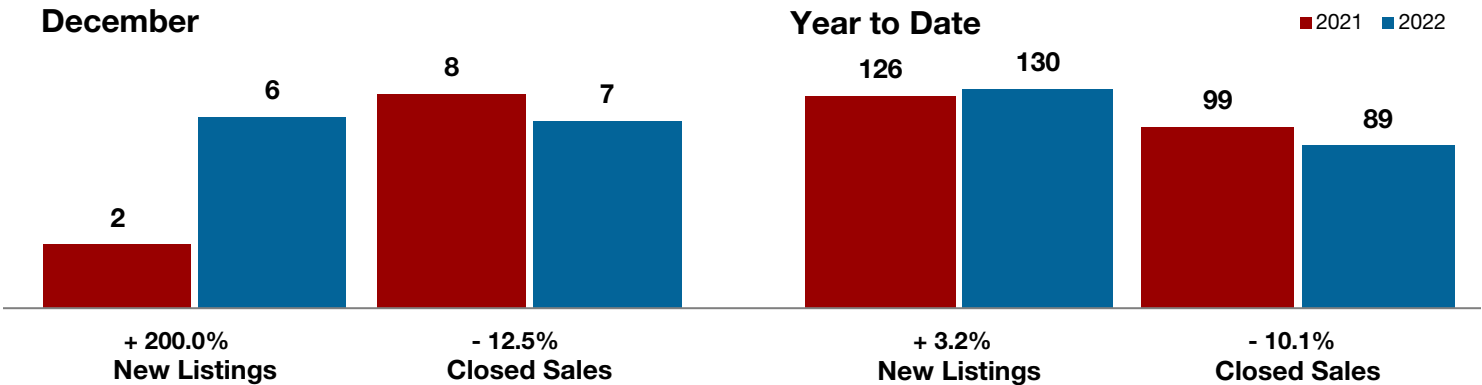
Change in
Closed Sales

Change in
Median Sales Price

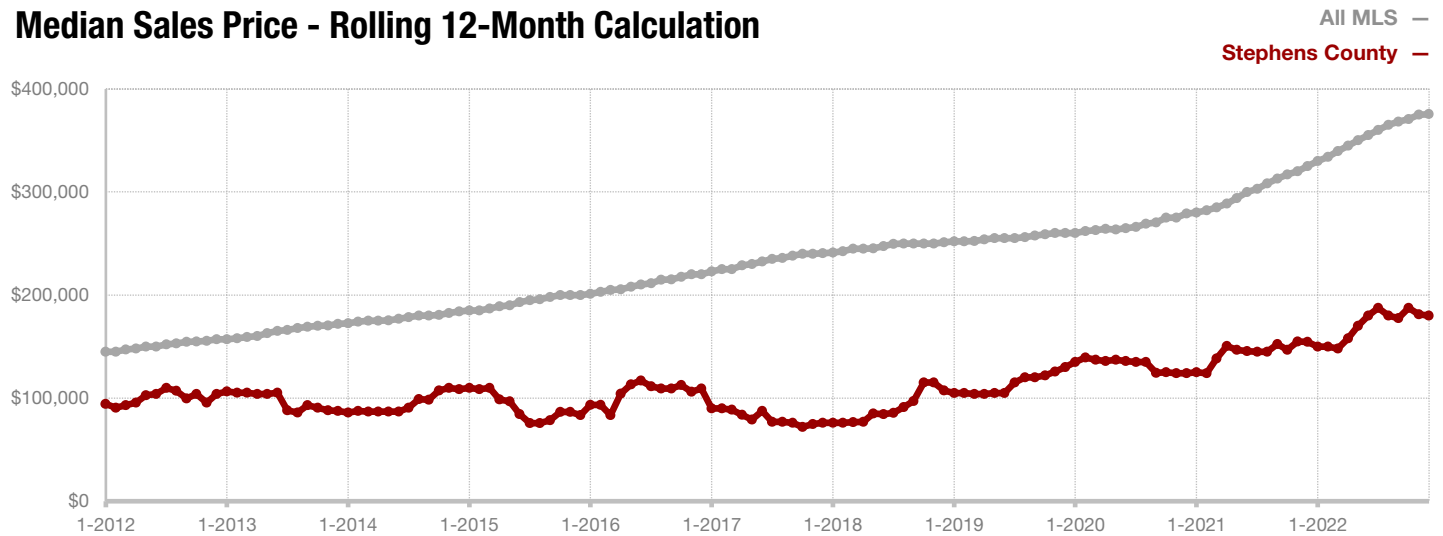
Stephens County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	2	6	+ 200.0%	126	130	+ 3.2%
Pending Sales	10	6	- 40.0%	101	86	- 14.9%
Closed Sales	8	7	- 12.5%	99	89	- 10.1%
Average Sales Price*	\$175,375	\$128,143	- 26.9%	\$217,509	\$232,869	+ 7.1%
Median Sales Price*	\$151,250	\$160,000	+ 5.8%	\$154,500	\$180,000	+ 16.5%
Percent of Original List Price Received*	87.1%	92.9%	+ 6.7%	93.4%	91.0%	- 2.6%
Days on Market Until Sale	61	61	0.0%	51	73	+ 43.1%
Inventory of Homes for Sale	36	41	+ 13.9%	--	--	--
Months Supply of Inventory	4.3	5.7	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

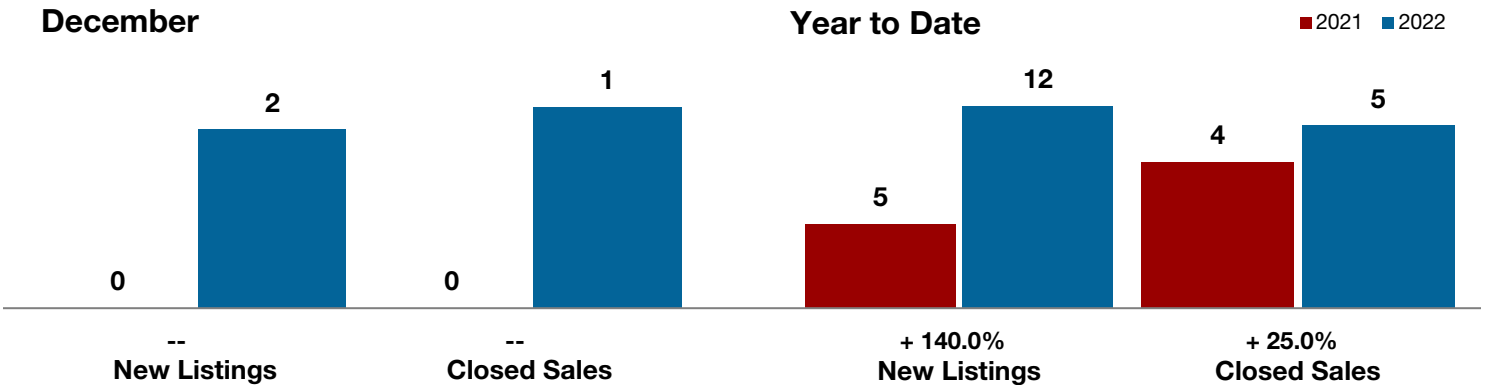
A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



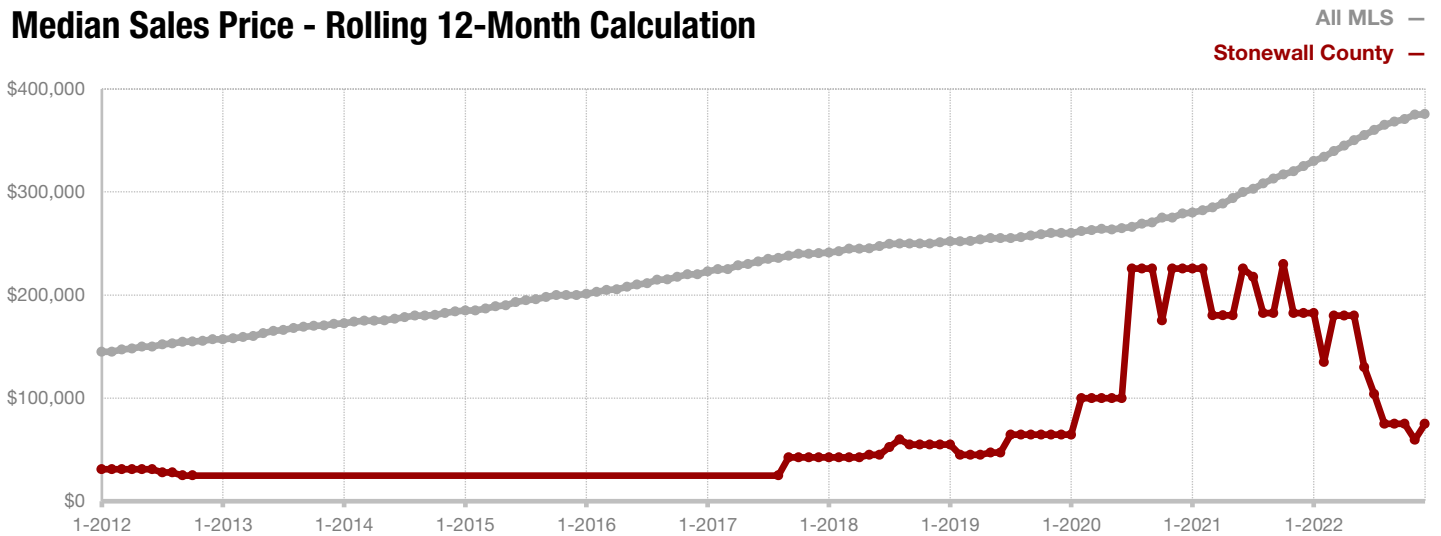
Stonewall County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	0	2	--	5	12	+ 140.0%
Pending Sales	0	1	--	4	5	+ 25.0%
Closed Sales	0	1	--	4	5	+ 25.0%
Average Sales Price*	--	\$390,000	--	\$201,375	\$125,420	- 37.7%
Median Sales Price*	--	\$390,000	--	\$182,500	\$75,000	- 58.9%
Percent of Original List Price Received*	--	85.7%	--	90.8%	78.3%	- 13.8%
Days on Market Until Sale	--	104	--	85	105	+ 23.5%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	--	6.0	--	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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



- 13.3%

- 32.7%

+ 6.1%

Change in
New Listings

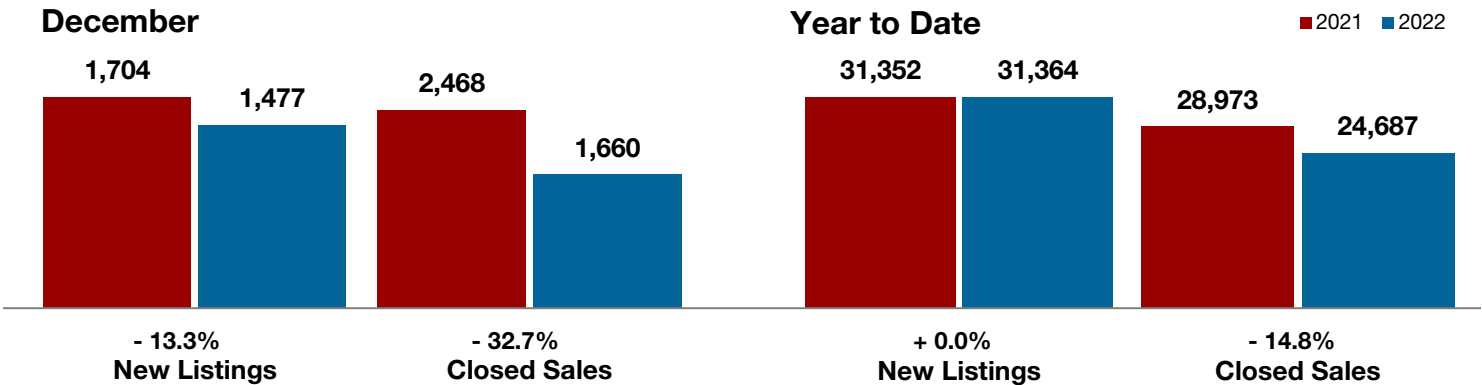
Change in
Closed Sales

Change in
Median Sales Price

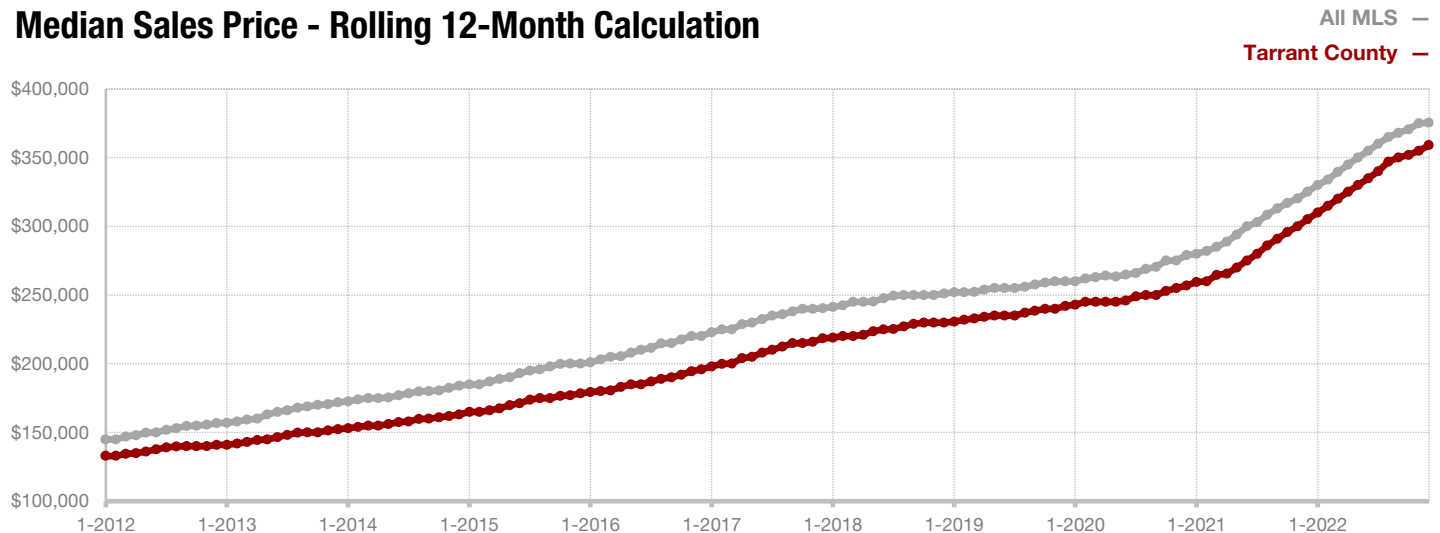
Tarrant County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	1,704	1,477	- 13.3%	31,352	31,364	+ 0.0%
Pending Sales	1,823	1,269	- 30.4%	29,030	24,057	- 17.1%
Closed Sales	2,468	1,660	- 32.7%	28,973	24,687	- 14.8%
Average Sales Price*	\$386,737	\$407,718	+ 5.4%	\$370,538	\$428,520	+ 15.6%
Median Sales Price*	\$330,000	\$350,000	+ 6.1%	\$305,000	\$359,000	+ 17.7%
Percent of Original List Price Received*	100.7%	94.2%	- 6.5%	101.5%	100.5%	- 1.0%
Days on Market Until Sale	25	47	+ 88.0%	21	23	+ 9.5%
Inventory of Homes for Sale	1,915	4,112	+ 114.7%	--	--	--
Months Supply of Inventory	0.8	2.1	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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



- 28.8%

- 36.9%

+ 1.5%

Change in
New Listings

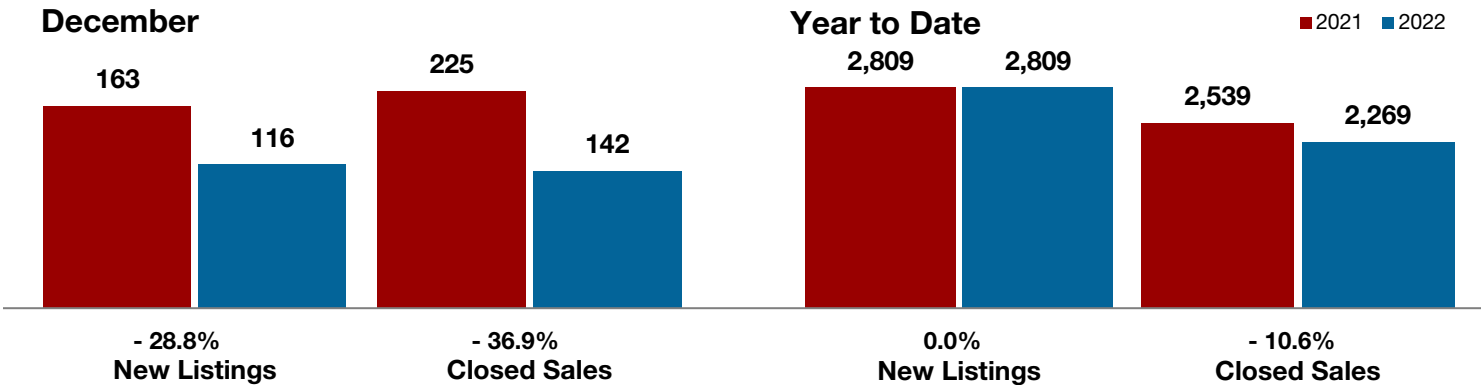
Change in
Closed Sales

Change in
Median Sales Price

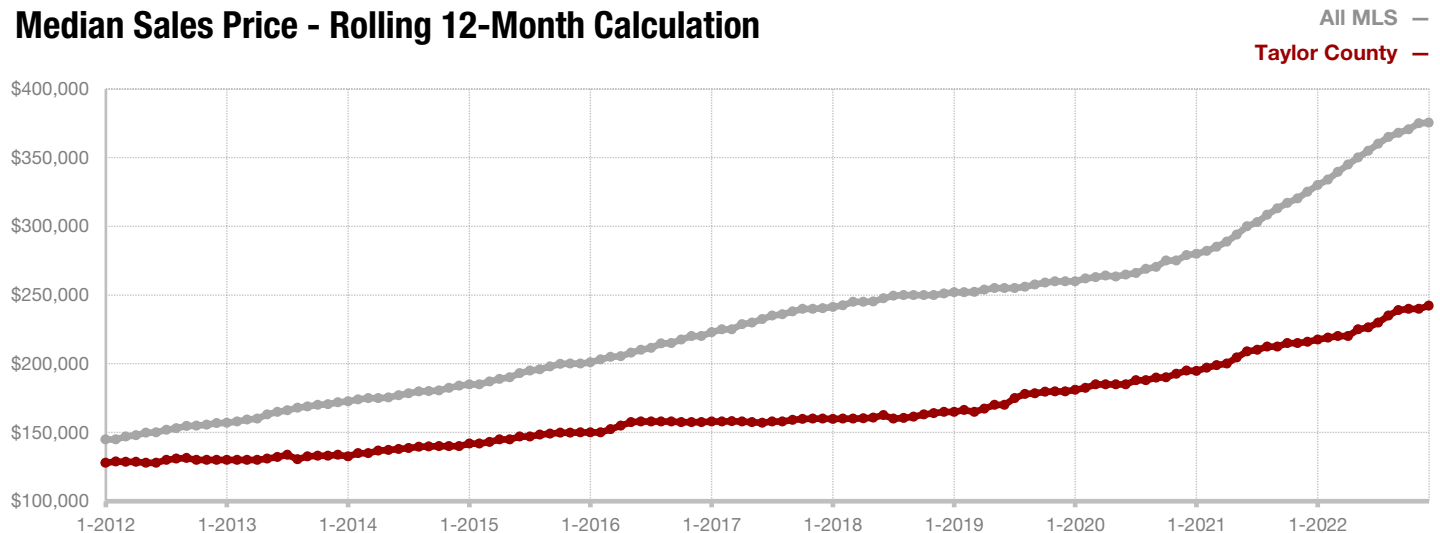
Taylor County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	163	116	- 28.8%	2,809	2,809	0.0%
Pending Sales	175	92	- 47.4%	2,547	2,175	- 14.6%
Closed Sales	225	142	- 36.9%	2,539	2,269	- 10.6%
Average Sales Price*	\$252,390	\$254,721	+ 0.9%	\$238,558	\$265,038	+ 11.1%
Median Sales Price*	\$224,000	\$227,450	+ 1.5%	\$216,000	\$242,250	+ 12.2%
Percent of Original List Price Received*	97.0%	94.7%	- 2.4%	98.1%	97.5%	- 0.6%
Days on Market Until Sale	31	49	+ 58.1%	28	30	+ 7.1%
Inventory of Homes for Sale	280	459	+ 63.9%	--	--	--
Months Supply of Inventory	1.3	2.5	+ 200.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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



- 50.0%

- 42.9%

- 37.0%

Change in
New Listings

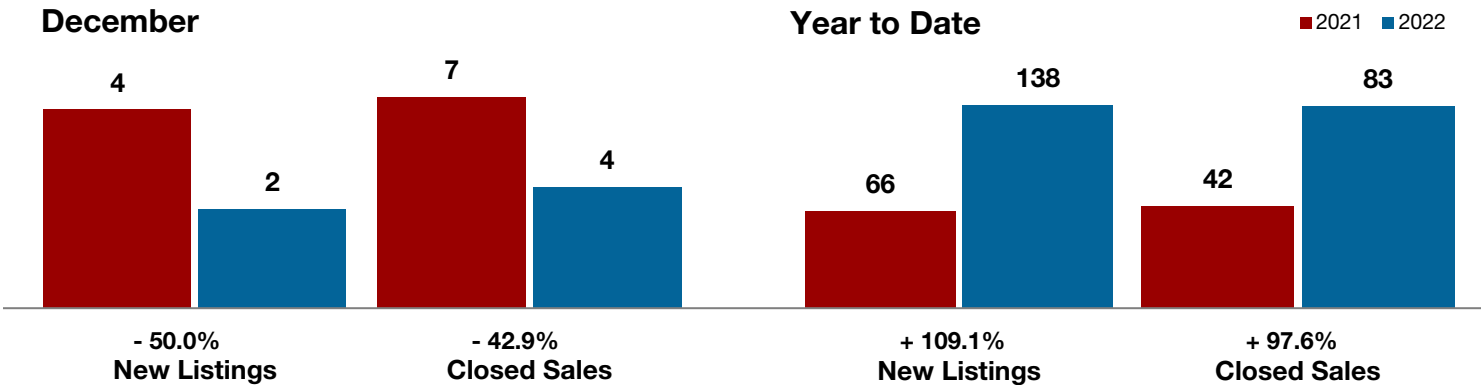
Change in
Closed Sales

Change in
Median Sales Price

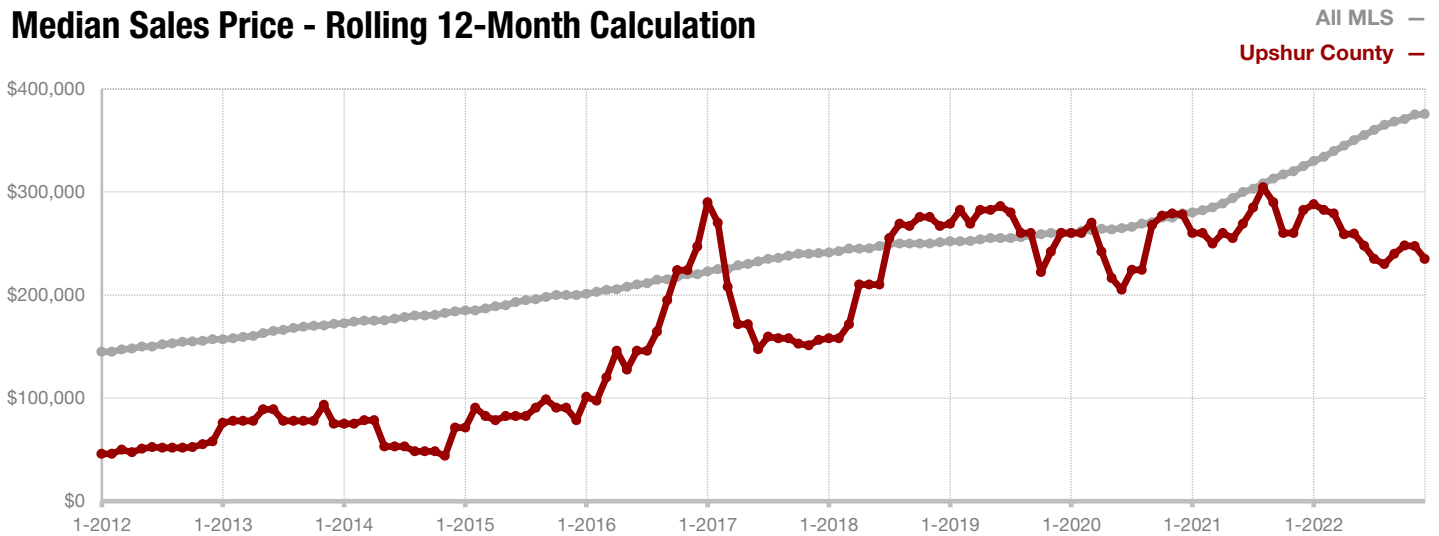
Upshur County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	4	2	- 50.0%	66	138	+ 109.1%
Pending Sales	7	4	- 42.9%	45	84	+ 86.7%
Closed Sales	7	4	- 42.9%	42	83	+ 97.6%
Average Sales Price*	\$570,168	\$279,875	- 50.9%	\$346,024	\$427,459	+ 23.5%
Median Sales Price*	\$440,000	\$277,000	- 37.0%	\$282,450	\$235,000	- 16.8%
Percent of Original List Price Received*	94.5%	82.2%	- 13.0%	93.2%	93.4%	+ 0.2%
Days on Market Until Sale	67	129	+ 92.5%	53	54	+ 1.9%
Inventory of Homes for Sale	17	29	+ 70.6%	--	--	--
Months Supply of Inventory	4.5	4.1	- 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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



- 35.8%

- 50.8%

- 6.9%

Change in
New Listings

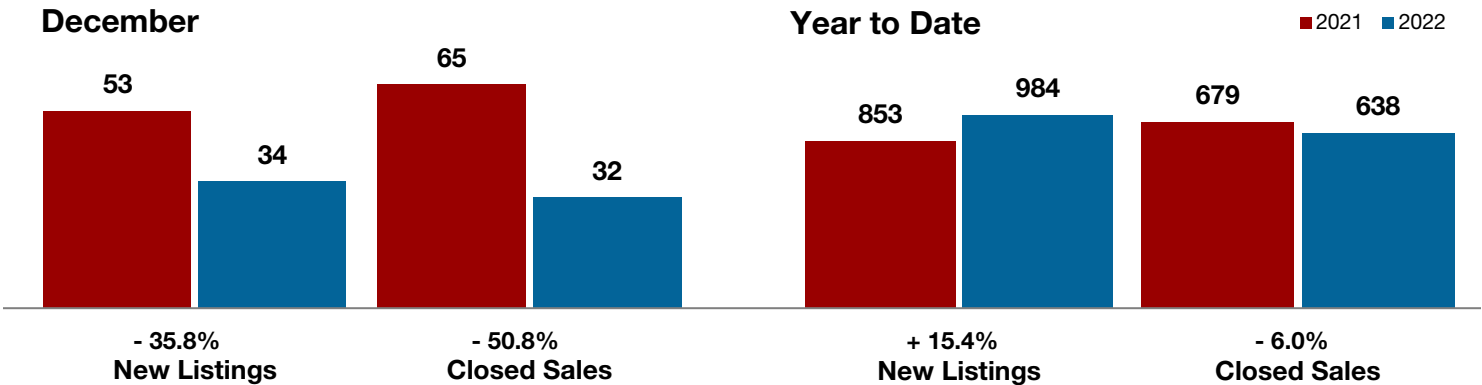
Change in
Closed Sales

Change in
Median Sales Price

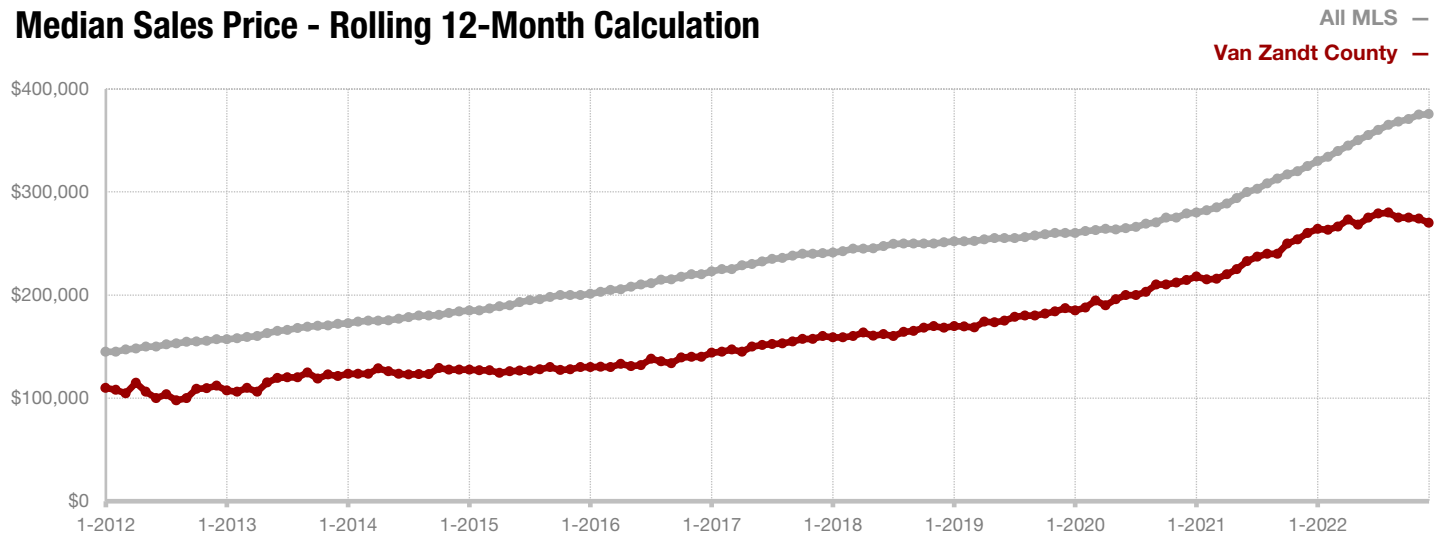
Van Zandt County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	53	34	- 35.8%	853	984	+ 15.4%
Pending Sales	58	35	- 39.7%	700	607	- 13.3%
Closed Sales	65	32	- 50.8%	679	638	- 6.0%
Average Sales Price*	\$324,503	\$273,689	- 15.7%	\$321,753	\$339,685	+ 5.6%
Median Sales Price*	\$258,000	\$240,116	- 6.9%	\$260,000	\$270,000	+ 3.8%
Percent of Original List Price Received*	94.9%	89.4%	- 5.8%	95.9%	93.9%	- 2.1%
Days on Market Until Sale	50	60	+ 20.0%	45	46	+ 2.2%
Inventory of Homes for Sale	137	212	+ 54.7%	--	--	--
Months Supply of Inventory	2.3	4.2	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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



+ 36.8%

- 34.7%

+ 14.7%

Change in
New Listings

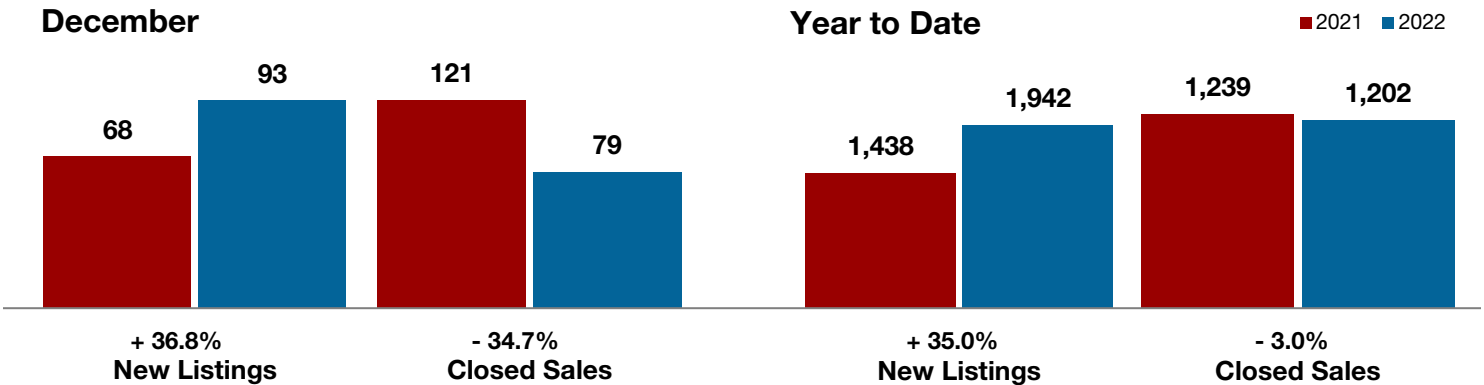
Change in
Closed Sales

Change in
Median Sales Price

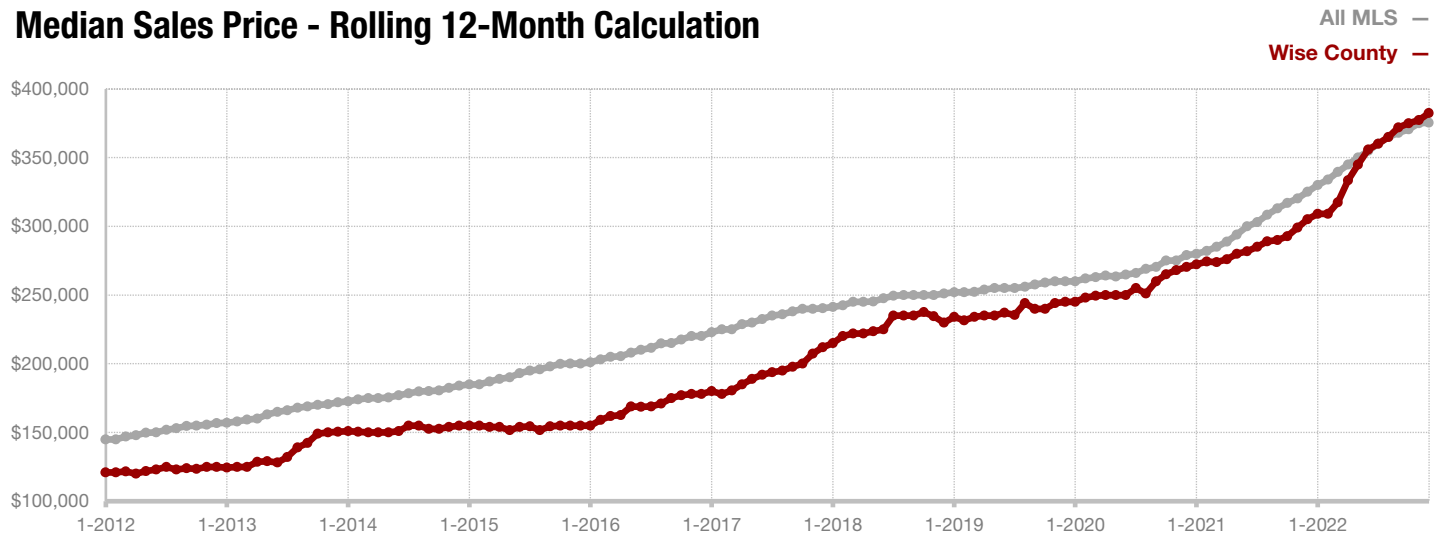
Wise County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	68	93	+ 36.8%	1,438	1,942	+ 35.0%
Pending Sales	68	67	- 1.5%	1,246	1,196	- 4.0%
Closed Sales	121	79	- 34.7%	1,239	1,202	- 3.0%
Average Sales Price*	\$415,968	\$395,203	- 5.0%	\$366,250	\$429,144	+ 17.2%
Median Sales Price*	\$346,900	\$398,000	+ 14.7%	\$305,000	\$382,500	+ 25.4%
Percent of Original List Price Received*	98.0%	94.9%	- 3.2%	98.5%	97.7%	- 0.8%
Days on Market Until Sale	41	52	+ 26.8%	38	34	- 10.5%
Inventory of Homes for Sale	170	428	+ 151.8%	--	--	--
Months Supply of Inventory	1.6	4.3	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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



+ 25.0%

- 40.4%

+ 21.4%

Change in
New Listings

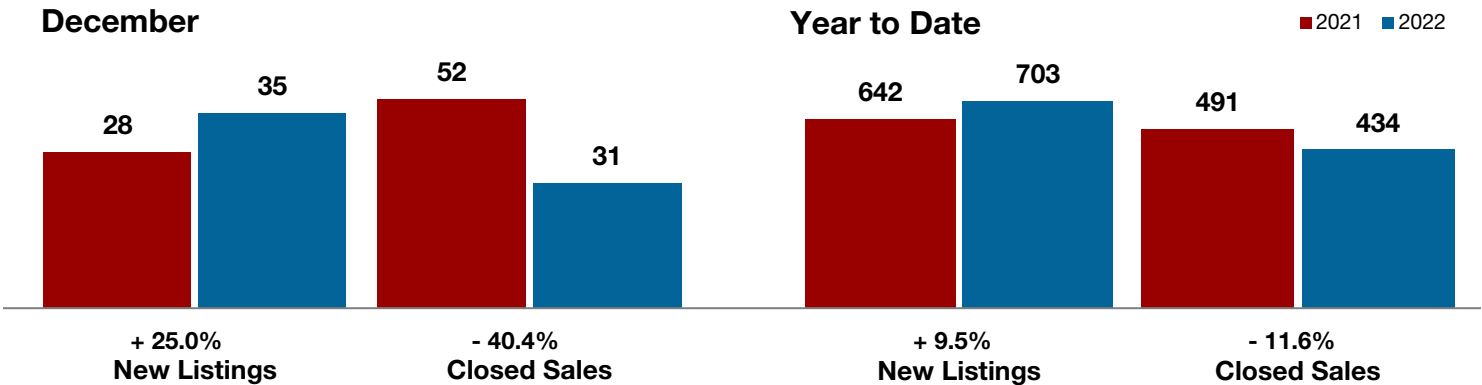
Change in
Closed Sales

Change in
Median Sales Price

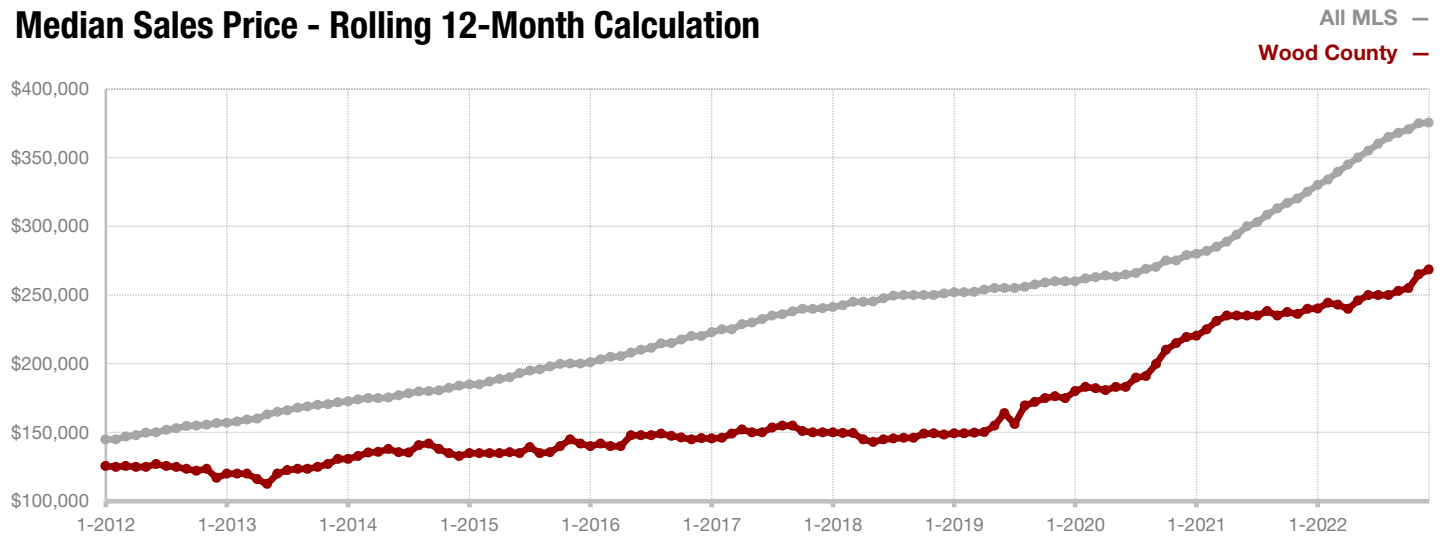
Wood County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	28	35	+ 25.0%	642	703	+ 9.5%
Pending Sales	36	24	- 33.3%	510	410	- 19.6%
Closed Sales	52	31	- 40.4%	491	434	- 11.6%
Average Sales Price*	\$417,755	\$328,327	- 21.4%	\$326,079	\$333,838	+ 2.4%
Median Sales Price*	\$243,950	\$296,250	+ 21.4%	\$240,000	\$268,500	+ 11.9%
Percent of Original List Price Received*	96.0%	92.1%	- 4.1%	96.5%	95.5%	- 1.0%
Days on Market Until Sale	60	66	+ 10.0%	44	43	- 2.3%
Inventory of Homes for Sale	118	154	+ 30.5%	--	--	--
Months Supply of Inventory	2.8	4.5	+ 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2022

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



- 63.6%

- 43.8%

- 7.5%

Change in
New Listings

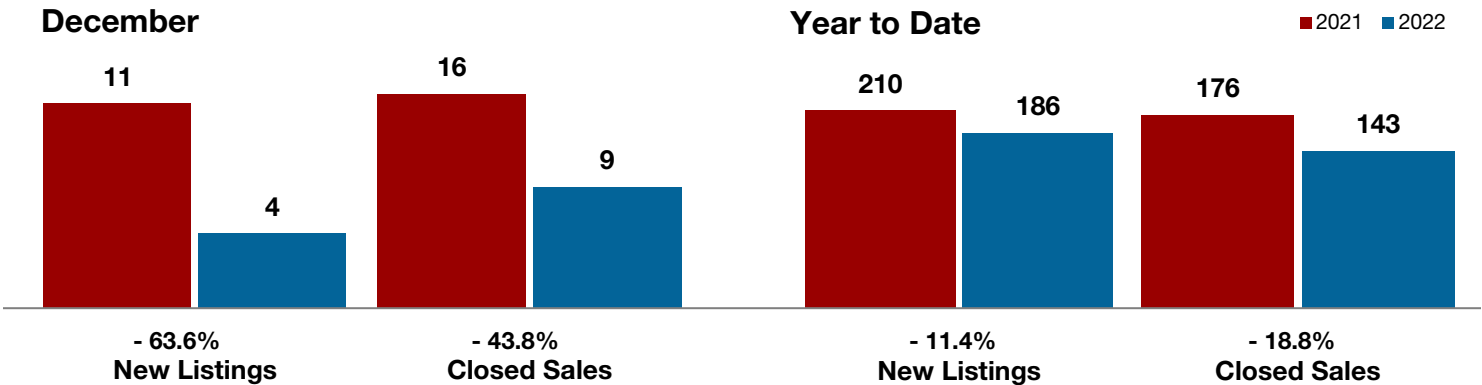
Change in
Closed Sales

Change in
Median Sales Price

Young County

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	11	4	- 63.6%	210	186	- 11.4%
Pending Sales	6	5	- 16.7%	176	141	- 19.9%
Closed Sales	16	9	- 43.8%	176	143	- 18.8%
Average Sales Price*	\$270,661	\$158,257	- 41.5%	\$238,350	\$246,973	+ 3.6%
Median Sales Price*	\$179,000	\$165,500	- 7.5%	\$175,000	\$198,000	+ 13.1%
Percent of Original List Price Received*	88.1%	83.9%	- 4.8%	93.8%	91.8%	- 2.1%
Days on Market Until Sale	44	82	+ 86.4%	63	58	- 7.9%
Inventory of Homes for Sale	41	32	- 22.0%	--	--	--
Months Supply of Inventory	2.8	2.7	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

