

# Local Market Updates

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



## February 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 – February 2022

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



**0.0%**

**+ 66.7%**

**- 11.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Anderson County

February

Year to Date

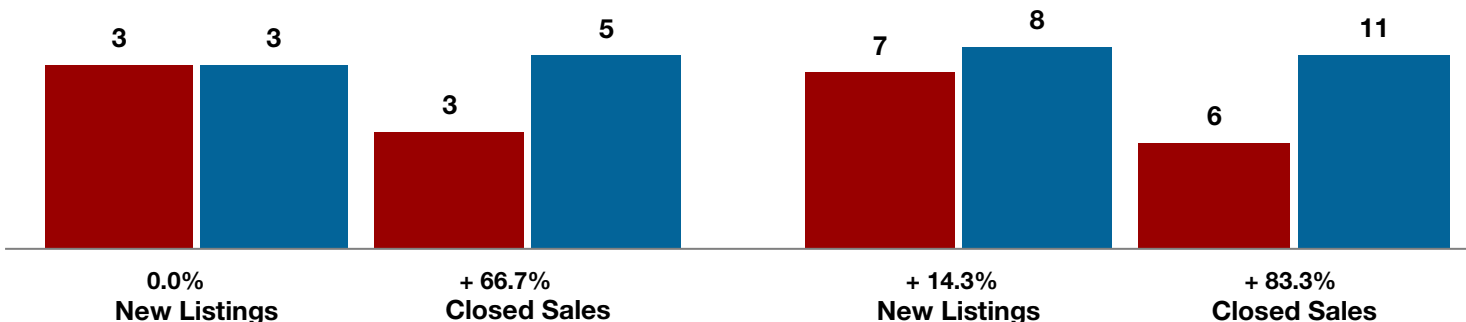
	2021	2022	+ / -	2021	2022	+ / -
New Listings	3	3	0.0%	7	8	+ 14.3%
Pending Sales	2	2	0.0%	10	8	- 20.0%
Closed Sales	3	5	+ 66.7%	6	11	+ 83.3%
Average Sales Price*	\$228,667	<b>\$235,280</b>	+ 2.9%	\$209,583	<b>\$271,664</b>	+ 29.6%
Median Sales Price*	\$265,000	<b>\$235,000</b>	- 11.3%	\$217,500	<b>\$235,000</b>	+ 8.0%
Percent of Original List Price Received*	100.1%	<b>99.1%</b>	- 1.0%	96.3%	<b>93.7%</b>	- 2.7%
Days on Market Until Sale	22	42	+ 90.9%	26	45	+ 73.1%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	2.7	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.

February

Year to Date

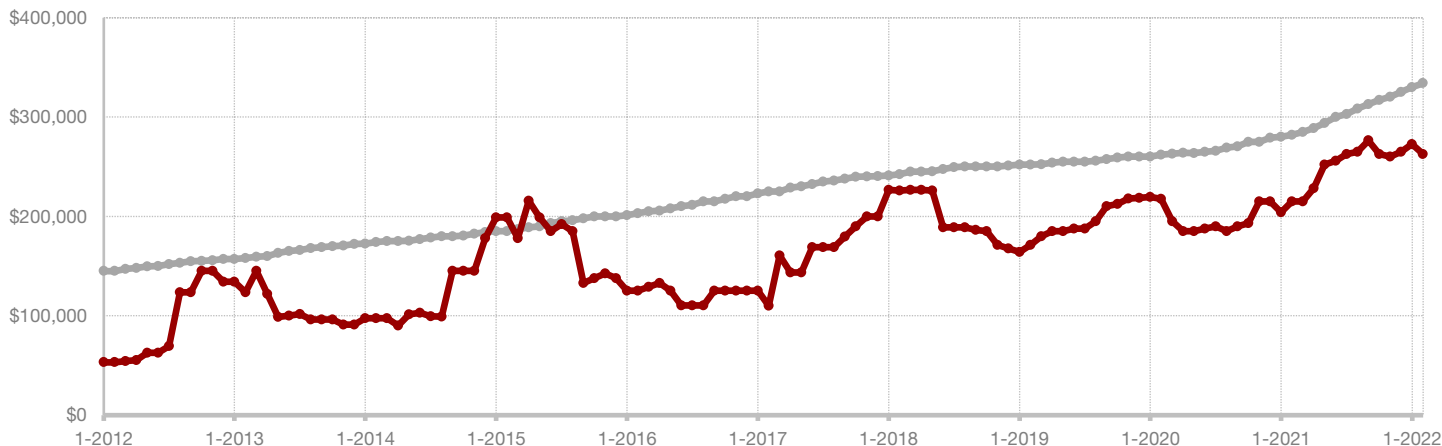
■ 2021 ■ 2022



## Median Sales Price - Rolling 12-Month Calculation

All MLS —

Anderson County —



# Local Market Update – February 2022

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



**- 28.6%**

**+ 9.1%**

**+ 86.1%**

Change in  
New Listings

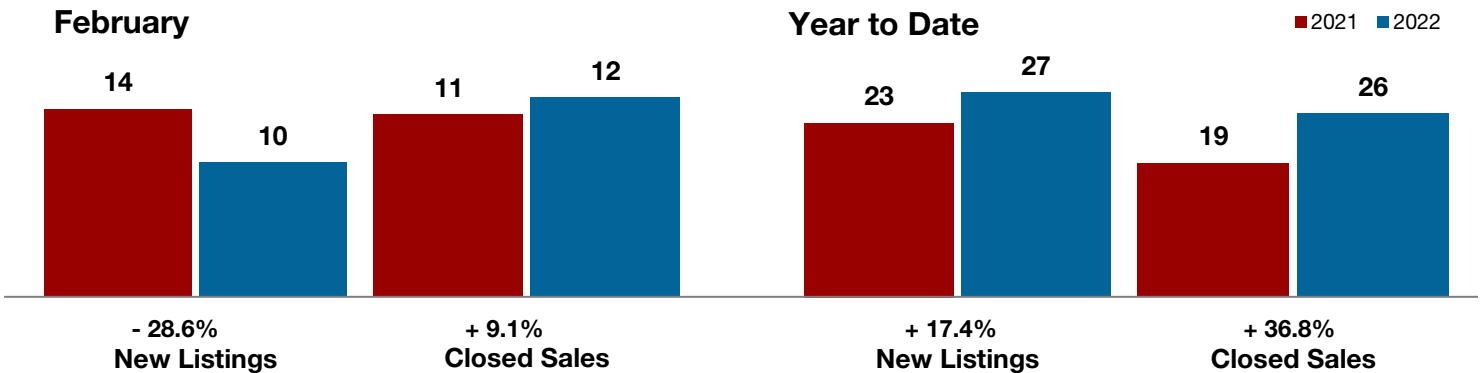
Change in  
Closed Sales

Change in  
Median Sales Price

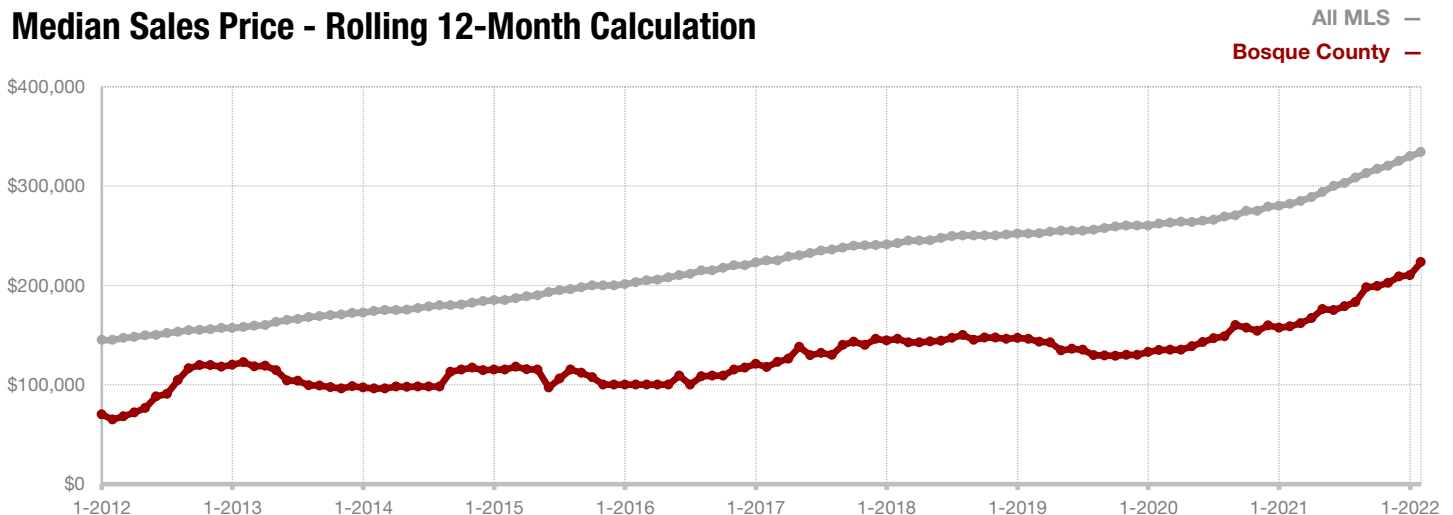
## Bosque County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	14	10	- 28.6%	23	27	+ 17.4%
Pending Sales	14	11	- 21.4%	31	27	- 12.9%
Closed Sales	11	12	+ 9.1%	19	26	+ 36.8%
Average Sales Price*	\$2,296,849	<b>\$364,513</b>	- 84.1%	\$1,430,786	<b>\$315,668</b>	- 77.9%
Median Sales Price*	\$147,500	<b>\$274,500</b>	+ 86.1%	\$156,600	<b>\$230,000</b>	+ 46.9%
Percent of Original List Price Received*	90.5%	<b>92.9%</b>	+ 2.7%	91.6%	<b>89.9%</b>	- 1.9%
Days on Market Until Sale	131	<b>70</b>	- 46.6%	119	<b>53</b>	- 55.5%
Inventory of Homes for Sale	43	<b>31</b>	- 27.9%	--	--	--
Months Supply of Inventory	2.8	<b>2.0</b>	- 33.3%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2022

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



**+ 45.5%**

**- 5.1%**

**+ 23.5%**

Change in  
New Listings

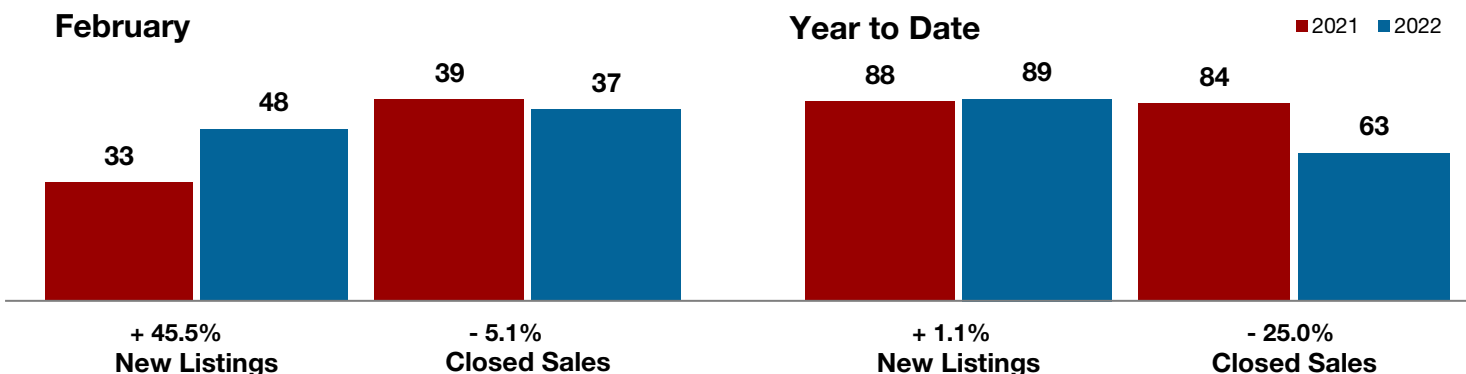
Change in  
Closed Sales

Change in  
Median Sales Price

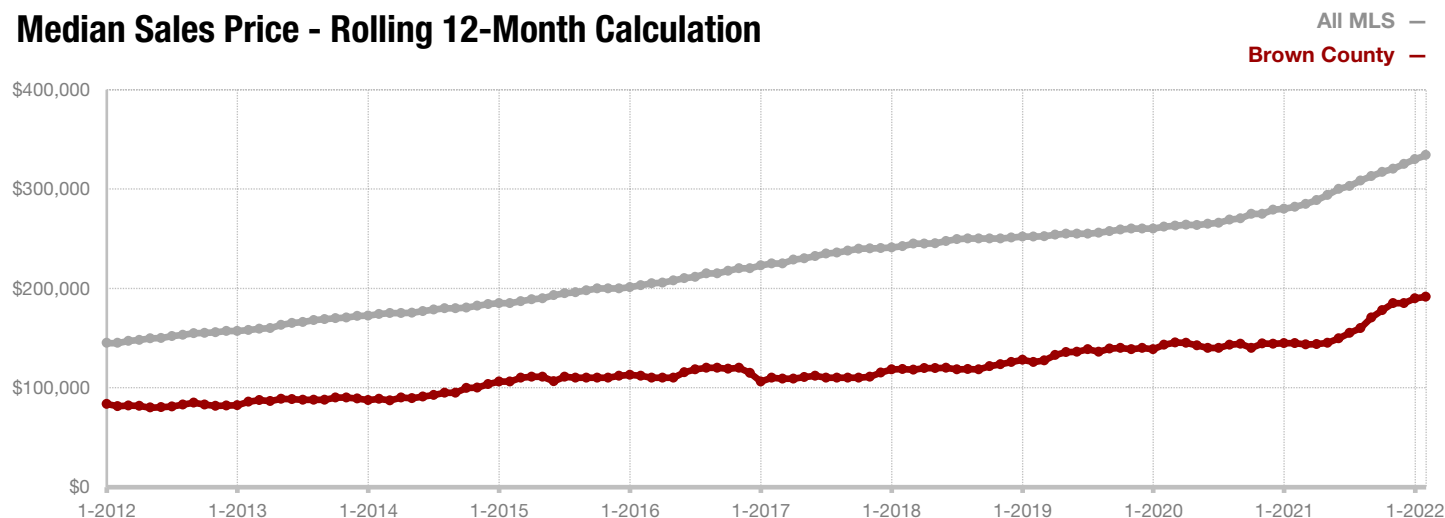
## Brown County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	33	48	+ 45.5%	88	89	+ 1.1%
Pending Sales	38	34	- 10.5%	90	80	- 11.1%
Closed Sales	39	37	- 5.1%	84	63	- 25.0%
Average Sales Price*	\$199,506	<b>\$225,888</b>	+ 13.2%	\$201,767	<b>\$241,508</b>	+ 19.7%
Median Sales Price*	\$134,000	<b>\$165,500</b>	+ 23.5%	\$134,950	<b>\$175,000</b>	+ 29.7%
Percent of Original List Price Received*	93.9%	<b>96.7%</b>	+ 3.0%	92.9%	<b>95.7%</b>	+ 3.0%
Days on Market Until Sale	54	43	- 20.4%	77	52	- 32.5%
Inventory of Homes for Sale	98	88	- 10.2%	--	--	--
Months Supply of Inventory	2.2	2.0	0.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2022

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



**- 18.2%**      **+ 11.1%**      **- 34.2%**

Change in  
New Listings

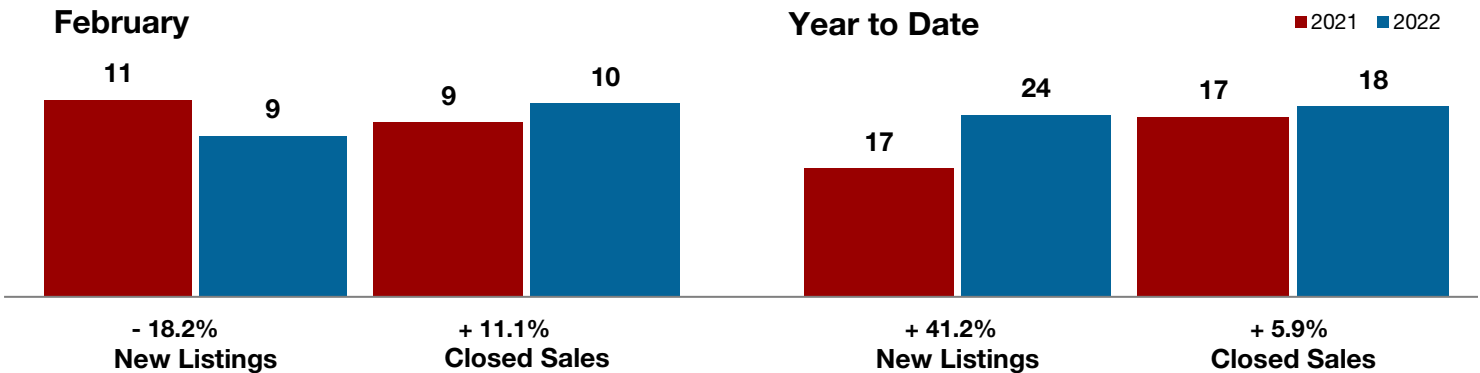
Change in  
Closed Sales

Change in  
Median Sales Price

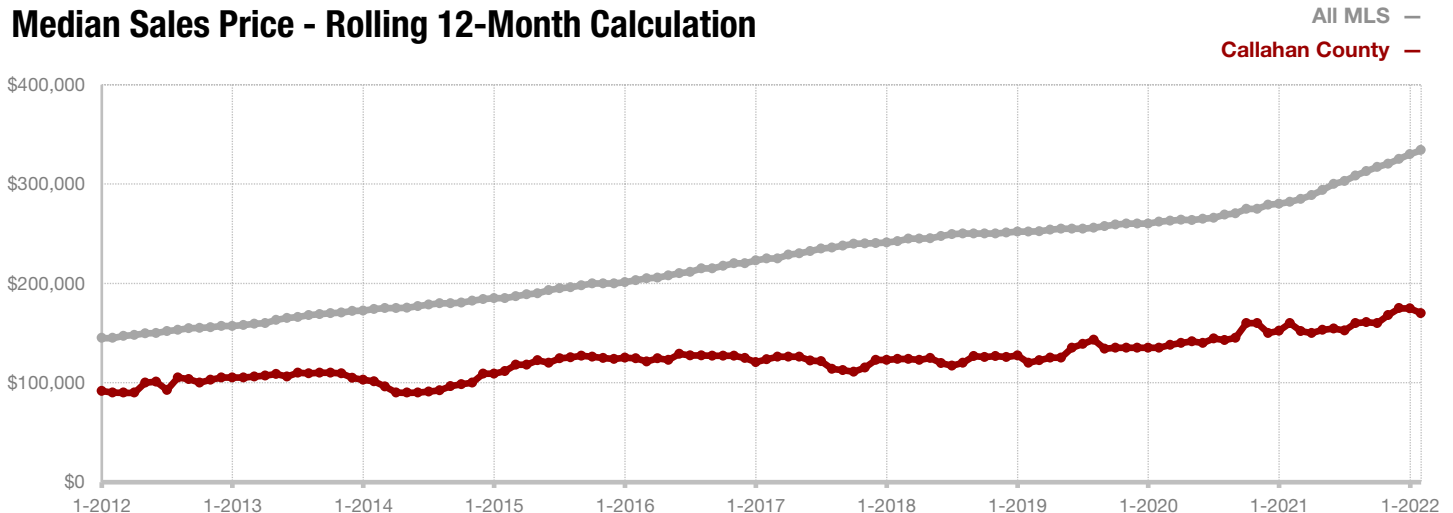
## Callahan County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	11	9	- 18.2%	17	24	+ 41.2%
Pending Sales	2	14	+ 600.0%	14	27	+ 92.9%
Closed Sales	9	10	+ 11.1%	17	18	+ 5.9%
Average Sales Price*	\$217,489	\$156,290	- 28.1%	\$187,724	\$150,848	- 19.6%
Median Sales Price*	\$190,000	\$124,950	- 34.2%	\$186,500	\$127,500	- 31.6%
Percent of Original List Price Received*	97.9%	94.6%	- 3.4%	96.5%	92.8%	- 3.8%
Days on Market Until Sale	43	35	- 18.6%	64	44	- 31.3%
Inventory of Homes for Sale	27	15	- 44.4%	--	--	--
Months Supply of Inventory	2.1	1.0	- 50.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2022

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



**+ 300.0%**    **+ 100.0%**    **- 60.1%**

Change in  
New Listings

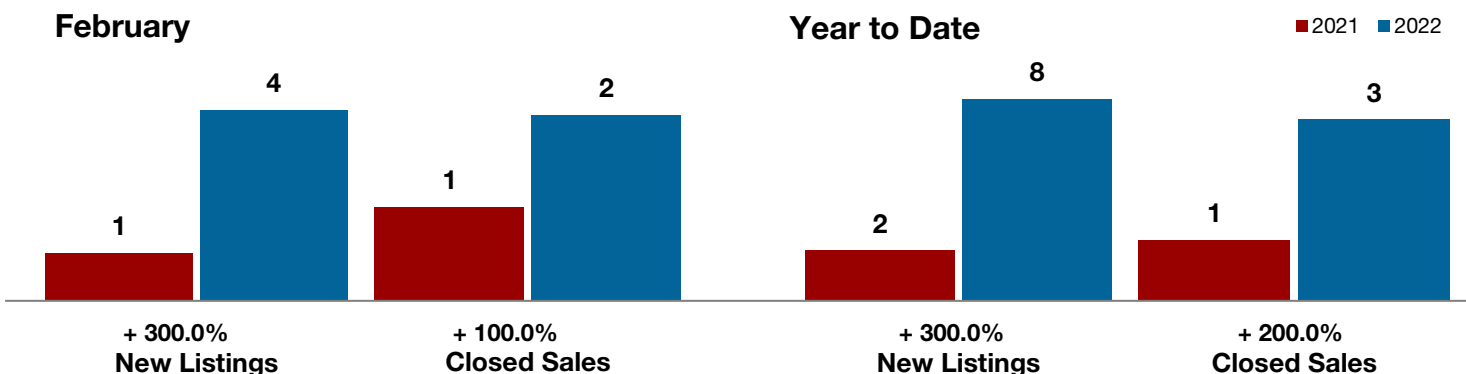
Change in  
Closed Sales

Change in  
Median Sales Price

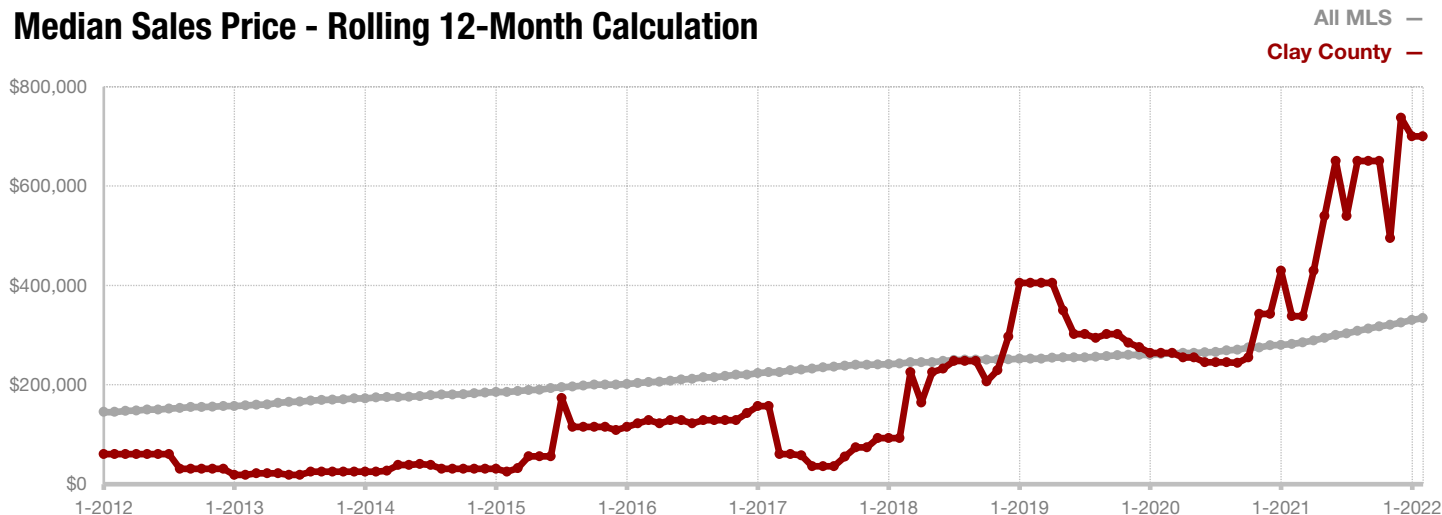
## Clay County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	1	4	+ 300.0%	2	8	+ 300.0%
Pending Sales	1	4	+ 300.0%	2	5	+ 150.0%
Closed Sales	1	2	+ 100.0%	1	3	+ 200.0%
Average Sales Price*	\$67,000	<b>\$26,756</b>	- 60.1%	\$67,000	<b>\$100,878</b>	+ 50.6%
Median Sales Price*	\$67,000	<b>\$26,756</b>	- 60.1%	\$67,000	<b>\$100,878</b>	+ 50.6%
Percent of Original List Price Received*	78.8%	<b>100.8%</b>	+ 27.9%	78.8%	<b>95.3%</b>	+ 20.9%
Days on Market Until Sale	96	<b>16</b>	- 83.3%	96	<b>20</b>	- 79.2%
Inventory of Homes for Sale	6	<b>7</b>	+ 16.7%	--	--	--
Months Supply of Inventory	4.7	<b>3.5</b>	- 20.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2022

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**- 11.1%**

**- 25.0%**

**+ 9.2%**

Change in  
New Listings

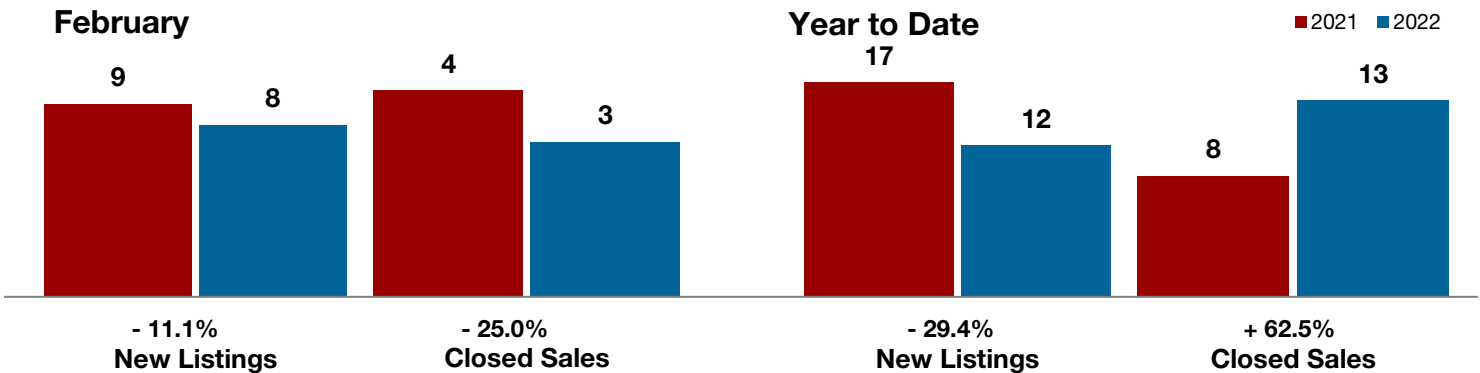
Change in  
Closed Sales

Change in  
Median Sales Price

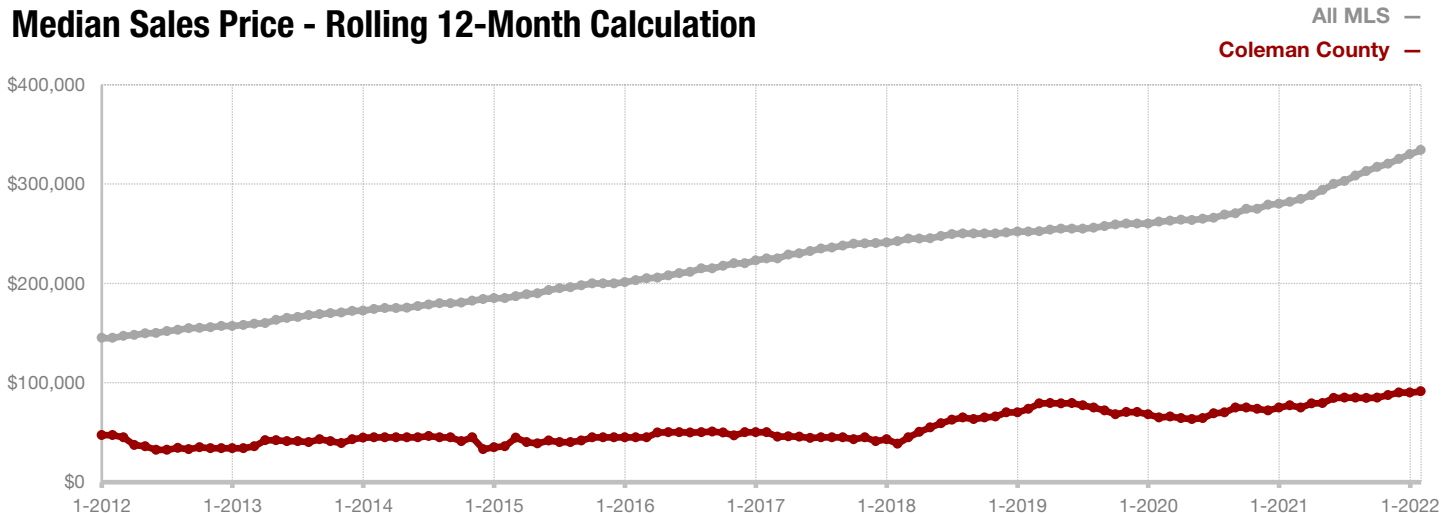
## Coleman County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	9	8	- 11.1%	17	12	- 29.4%
Pending Sales	13	4	- 69.2%	21	10	- 52.4%
Closed Sales	4	3	- 25.0%	8	13	+ 62.5%
Average Sales Price*	\$61,550	<b>\$504,333</b>	+ 719.4%	\$111,400	<b>\$337,208</b>	+ 202.7%
Median Sales Price*	\$62,250	<b>\$68,000</b>	+ 9.2%	\$72,250	<b>\$129,000</b>	+ 78.5%
Percent of Original List Price Received*	93.6%	<b>79.0%</b>	- 15.6%	94.4%	<b>87.0%</b>	- 7.8%
Days on Market Until Sale	164	<b>74</b>	- 54.9%	144	<b>62</b>	- 56.9%
Inventory of Homes for Sale	30	<b>25</b>	- 16.7%	--	--	--
Months Supply of Inventory	3.5	<b>3.6</b>	0.0%	--	--	--

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



# Local Market Update – February 2022

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**- 7.7%**

**- 10.6%**

**+ 26.7%**

Change in  
New Listings

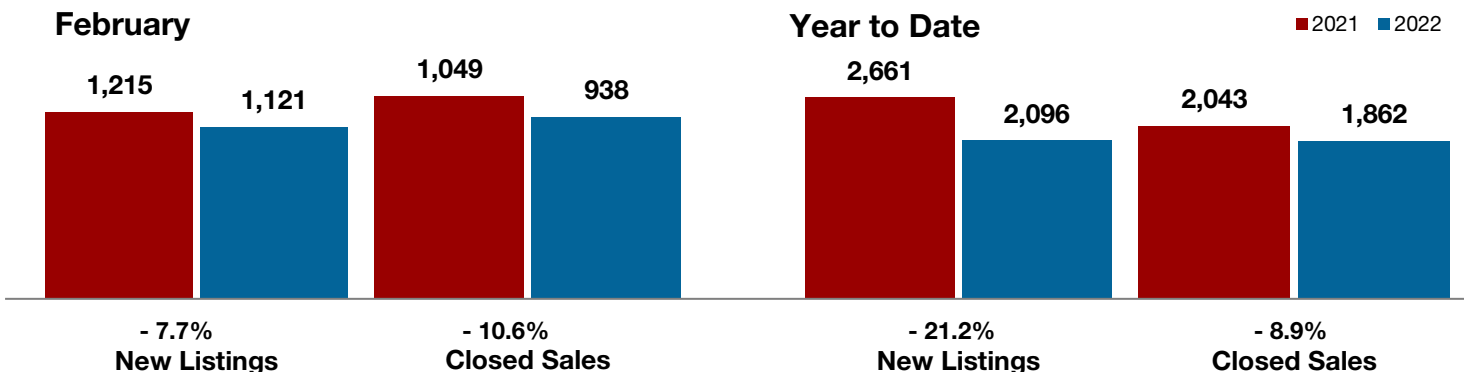
Change in  
Closed Sales

Change in  
Median Sales Price

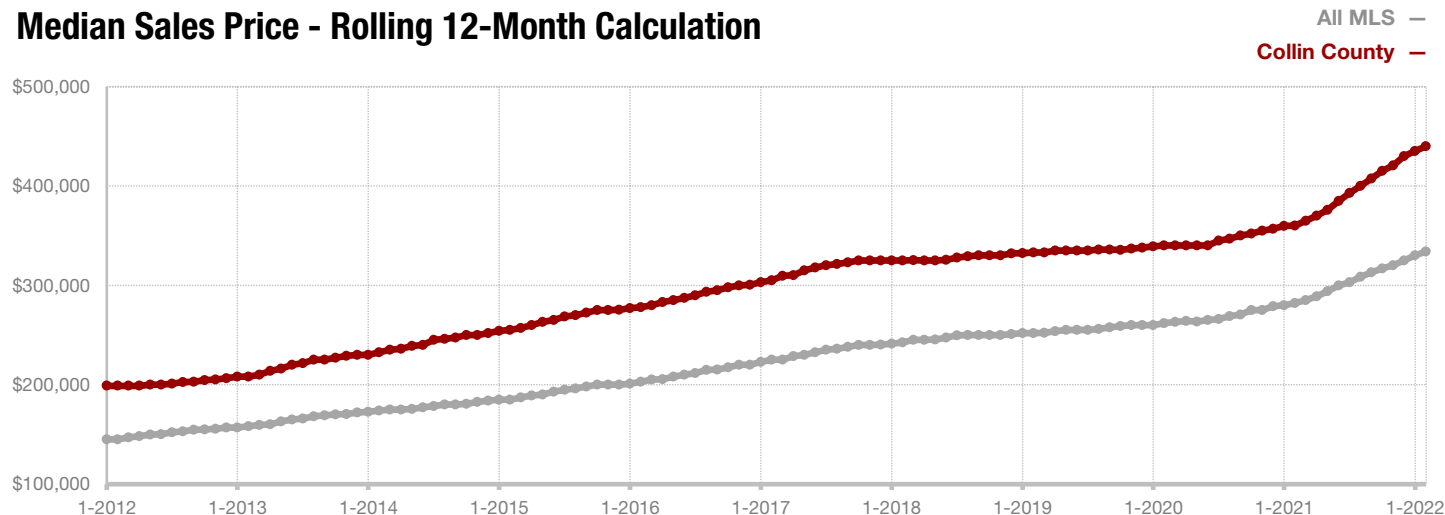
## Collin County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	1,215	<b>1,121</b>	- 7.7%	2,661	<b>2,096</b>	- 21.2%
Pending Sales	1,113	<b>992</b>	- 10.9%	2,614	<b>2,021</b>	- 22.7%
Closed Sales	1,049	<b>938</b>	- 10.6%	2,043	<b>1,862</b>	- 8.9%
Average Sales Price*	\$449,476	<b>\$547,828</b>	+ 21.9%	\$434,303	<b>\$543,299</b>	+ 25.1%
Median Sales Price*	\$375,000	<b>\$475,000</b>	+ 26.7%	\$375,000	<b>\$469,900</b>	+ 25.3%
Percent of Original List Price Received*	100.7%	<b>106.0%</b>	+ 5.3%	99.8%	<b>104.8%</b>	+ 5.0%
Days on Market Until Sale	32	<b>17</b>	- 46.9%	35	<b>20</b>	- 42.9%
Inventory of Homes for Sale	1,114	<b>664</b>	- 40.4%	--	--	--
Months Supply of Inventory	0.7	<b>0.5</b>	0.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – February 2022

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



**+ 36.4%**      **- 8.3%**      **+ 31.3%**

Change in  
New Listings

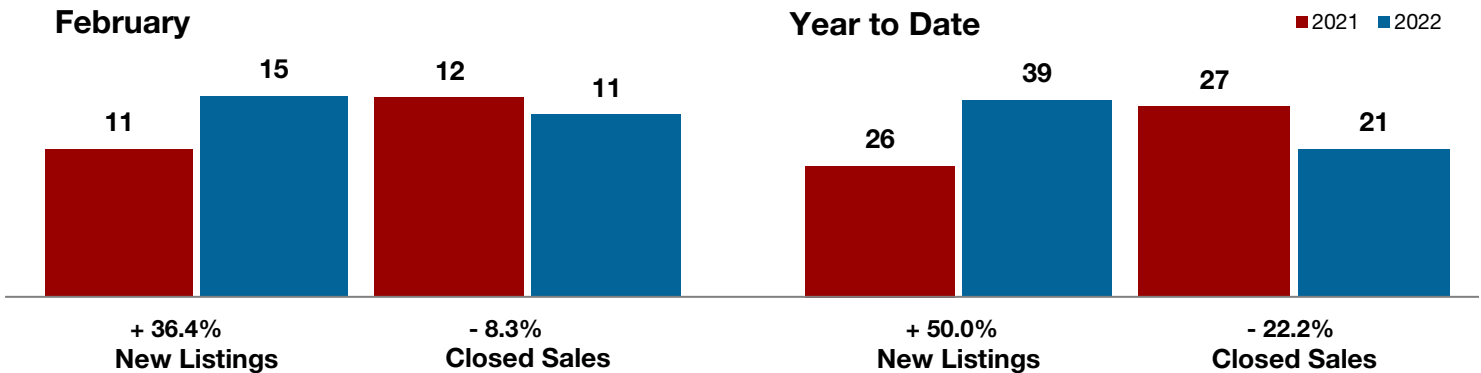
Change in  
Closed Sales

Change in  
Median Sales Price

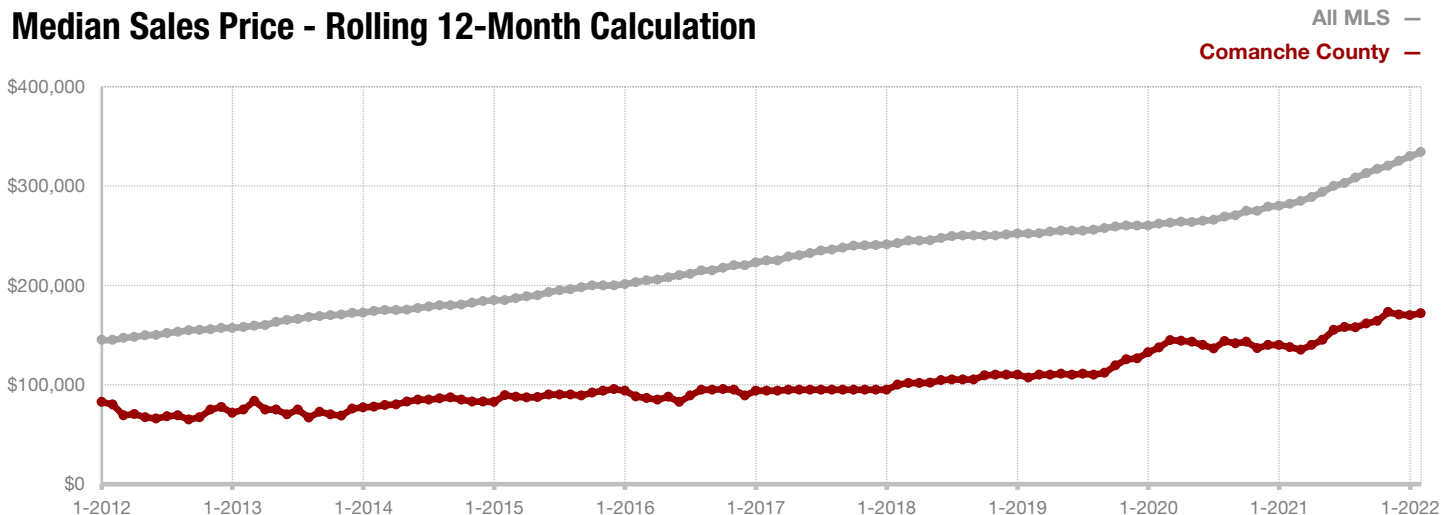
## Comanche County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	11	15	+ 36.4%	26	39	+ 50.0%
Pending Sales	10	9	- 10.0%	24	23	- 4.2%
Closed Sales	12	11	- 8.3%	27	21	- 22.2%
Average Sales Price*	\$145,402	\$198,136	+ 36.3%	\$214,271	\$301,686	+ 40.8%
Median Sales Price*	\$121,500	\$159,500	+ 31.3%	\$140,000	\$159,500	+ 13.9%
Percent of Original List Price Received*	89.7%	90.4%	+ 0.8%	92.5%	86.9%	- 6.1%
Days on Market Until Sale	107	38	- 64.5%	84	43	- 48.8%
Inventory of Homes for Sale	48	46	- 4.2%	--	--	--
Months Supply of Inventory	3.2	3.5	+ 33.3%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2022

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



**+ 76.2%**      **+ 10.7%**      **+ 16.6%**

Change in  
New Listings

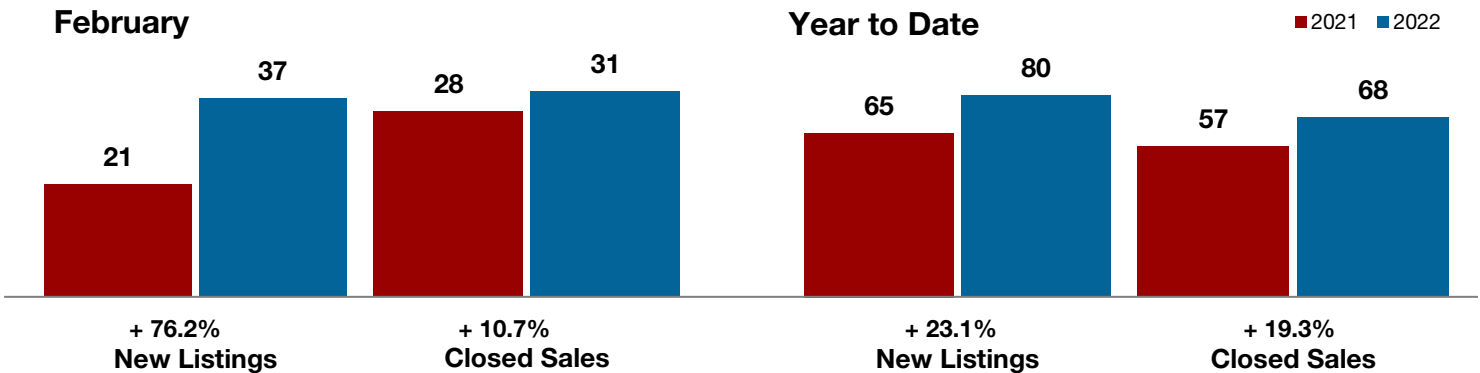
Change in  
Closed Sales

Change in  
Median Sales Price

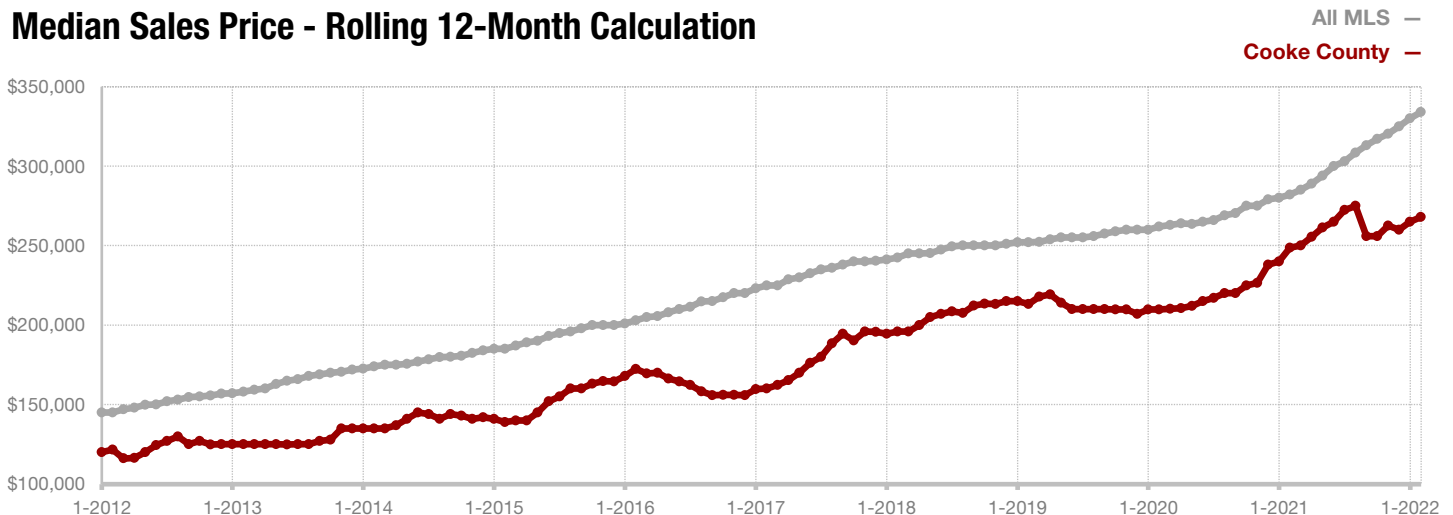
## Cooke County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	21	37	+ 76.2%	65	80	+ 23.1%
Pending Sales	27	37	+ 37.0%	65	75	+ 15.4%
Closed Sales	28	31	+ 10.7%	57	68	+ 19.3%
Average Sales Price*	\$343,989	<b>\$444,674</b>	+ 29.3%	\$328,487	<b>\$485,383</b>	+ 47.8%
Median Sales Price*	\$259,950	<b>\$303,000</b>	+ 16.6%	\$255,000	<b>\$274,000</b>	+ 7.5%
Percent of Original List Price Received*	94.8%	<b>96.0%</b>	+ 1.3%	95.9%	<b>96.5%</b>	+ 0.6%
Days on Market Until Sale	72	34	- 52.8%	54	36	- 33.3%
Inventory of Homes for Sale	63	42	- 33.3%	--	--	--
Months Supply of Inventory	1.5	0.9	- 50.0%	--	--	--

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



# Local Market Update – February 2022

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



**+ 4.2%**

**- 0.5%**

**+ 9.5%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Dallas County

**February**

**Year to Date**

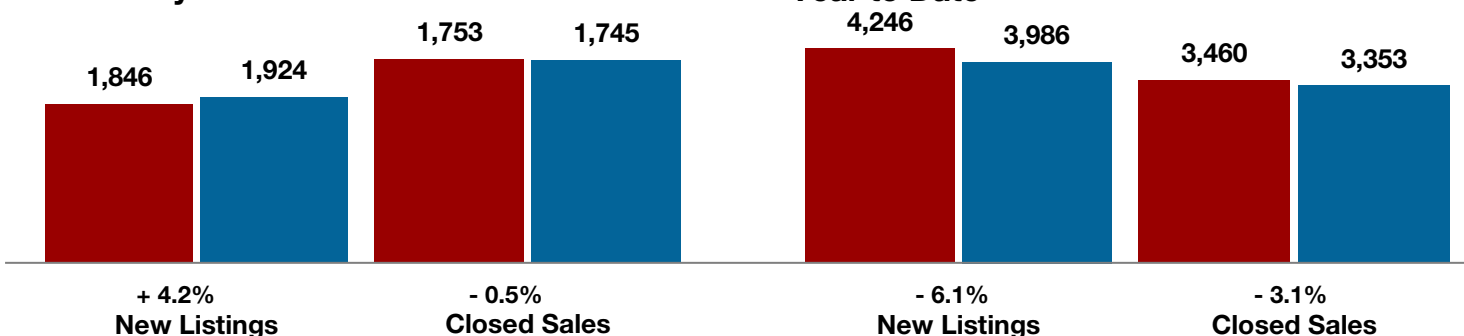
	2021	2022	+ / -	2021	2022	+ / -
New Listings	1,846	<b>1,924</b>	+ 4.2%	4,246	<b>3,986</b>	- 6.1%
Pending Sales	1,903	<b>1,822</b>	- 4.3%	4,188	<b>3,827</b>	- 8.6%
Closed Sales	1,753	<b>1,745</b>	- 0.5%	3,460	<b>3,353</b>	- 3.1%
Average Sales Price*	\$457,240	<b>\$462,005</b>	+ 1.0%	\$428,332	<b>\$441,842</b>	+ 3.2%
Median Sales Price*	\$315,000	<b>\$345,000</b>	+ 9.5%	\$290,000	<b>\$330,000</b>	+ 13.8%
Percent of Original List Price Received*	97.9%	<b>101.6%</b>	+ 3.8%	97.6%	<b>100.9%</b>	+ 3.4%
Days on Market Until Sale	42	<b>26</b>	- 38.1%	42	<b>27</b>	- 35.7%
Inventory of Homes for Sale	3,069	<b>1,568</b>	- 48.9%	--	--	--
Months Supply of Inventory	1.4	<b>0.7</b>	0.0%	--	--	--

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**February**

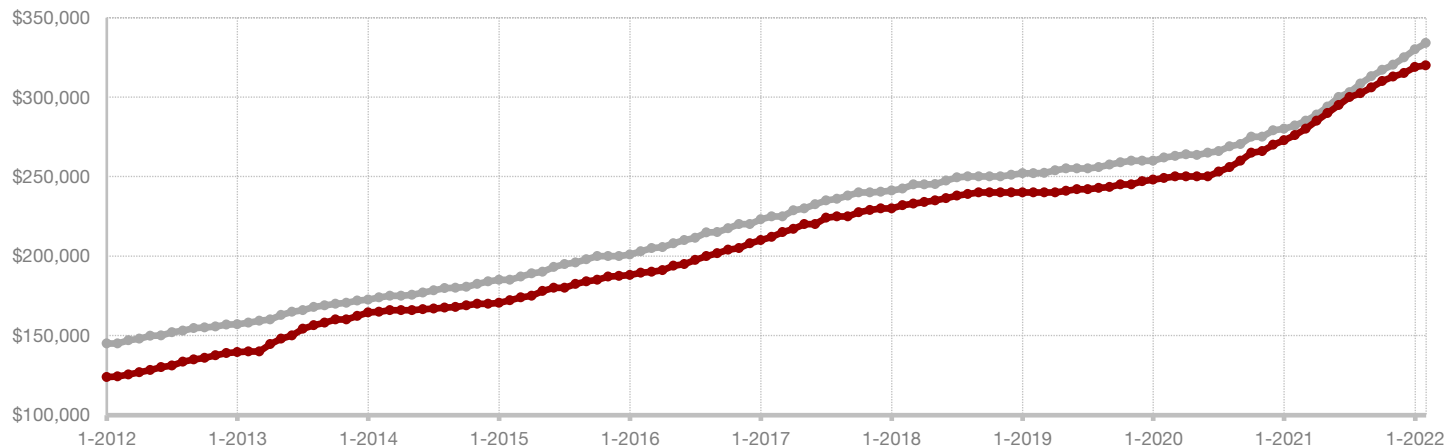
**Year to Date**

■ 2021 ■ 2022



## Median Sales Price - Rolling 12-Month Calculation

All MLS —  
Dallas County —



# Local Market Update – February 2022

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



**- 25.0%**

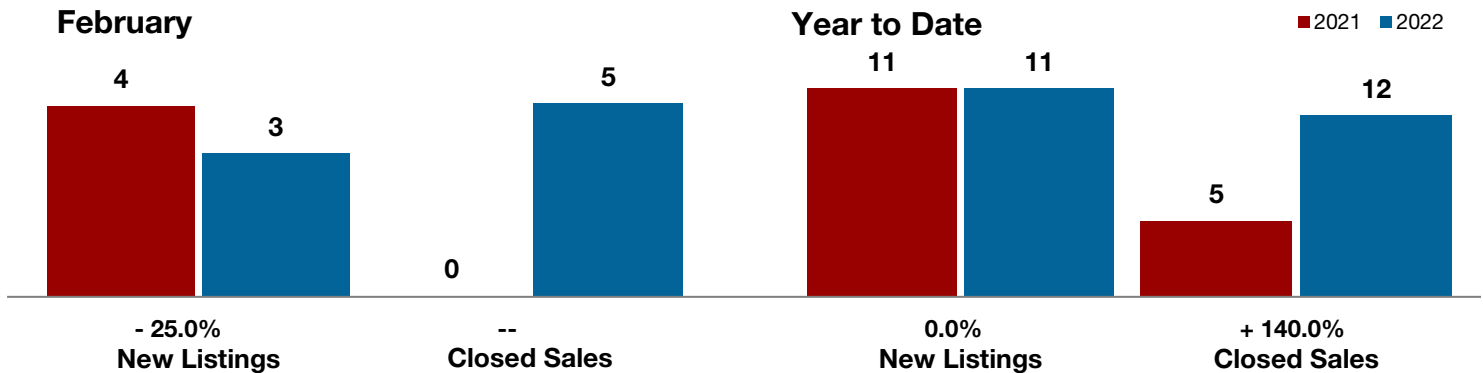
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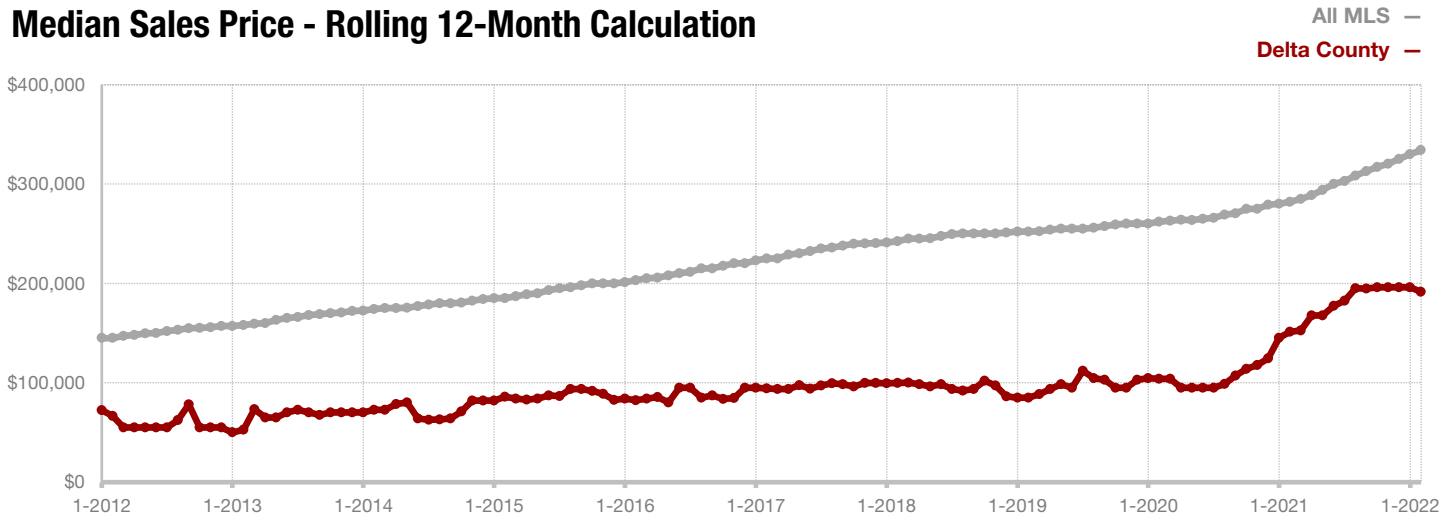
## Delta County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	4	3	- 25.0%	11	11	0.0%
Pending Sales	5	3	- 40.0%	10	10	0.0%
Closed Sales	0	5	--	5	12	+ 140.0%
Average Sales Price*	--	\$128,870	--	\$267,300	\$230,754	- 13.7%
Median Sales Price*	--	\$140,000	--	\$250,000	\$160,000	- 36.0%
Percent of Original List Price Received*	--	101.4%	--	88.2%	96.9%	+ 9.9%
Days on Market Until Sale	--	24	--	102	48	- 52.9%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.1	1.2	0.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2022

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



**+ 5.8%**

**- 0.8%**

**+ 26.9%**

Change in  
New Listings

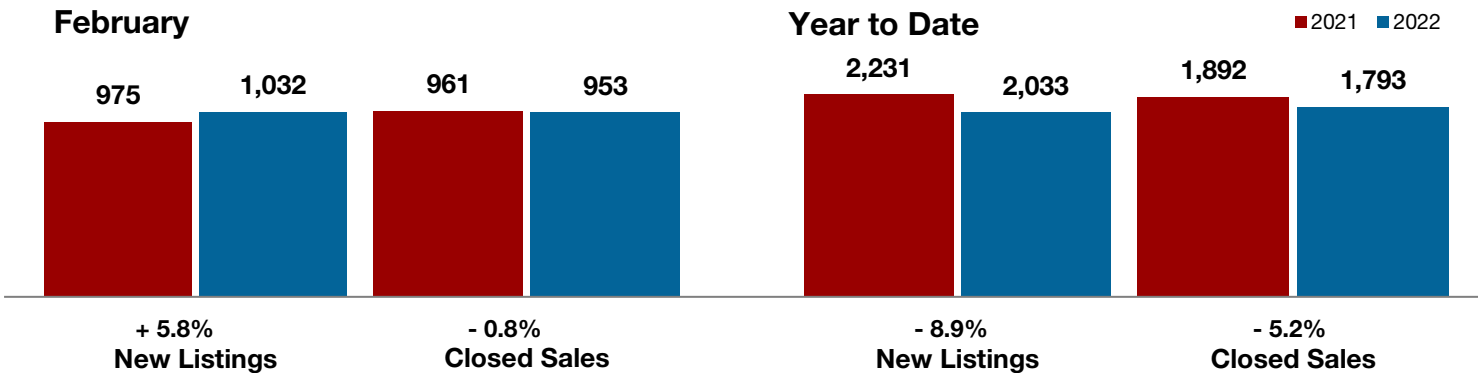
Change in  
Closed Sales

Change in  
Median Sales Price

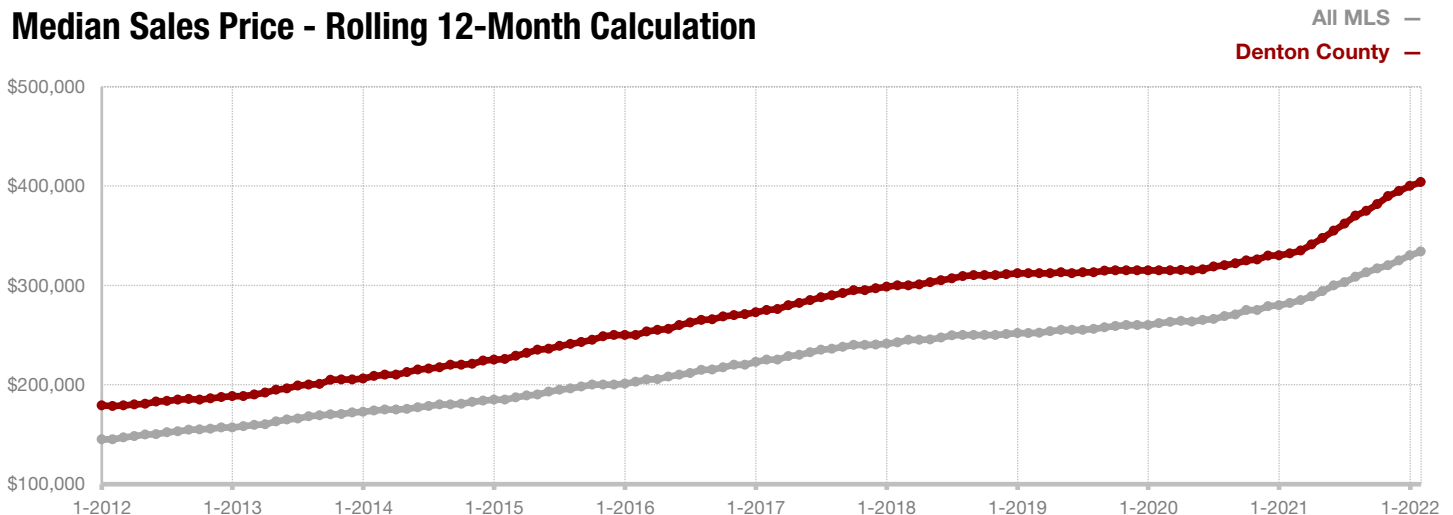
## Denton County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	975	<b>1,032</b>	+ 5.8%	2,231	<b>2,033</b>	- 8.9%
Pending Sales	1,017	<b>990</b>	- 2.7%	2,257	<b>2,053</b>	- 9.0%
Closed Sales	961	<b>953</b>	- 0.8%	1,892	<b>1,793</b>	- 5.2%
Average Sales Price*	\$410,006	<b>\$514,674</b>	+ 25.5%	\$407,426	<b>\$512,239</b>	+ 25.7%
Median Sales Price*	\$348,000	<b>\$441,750</b>	+ 26.9%	\$342,090	<b>\$430,000</b>	+ 25.7%
Percent of Original List Price Received*	100.0%	<b>104.5%</b>	+ 4.5%	99.5%	<b>103.7%</b>	+ 4.2%
Days on Market Until Sale	30	<b>19</b>	- 36.7%	33	<b>20</b>	- 39.4%
Inventory of Homes for Sale	1,063	<b>637</b>	- 40.1%	--	--	--
Months Supply of Inventory	0.7	<b>0.5</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 – February 2022

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



**+ 35.7%**      **- 23.1%**      **+ 20.8%**

Change in  
New Listings

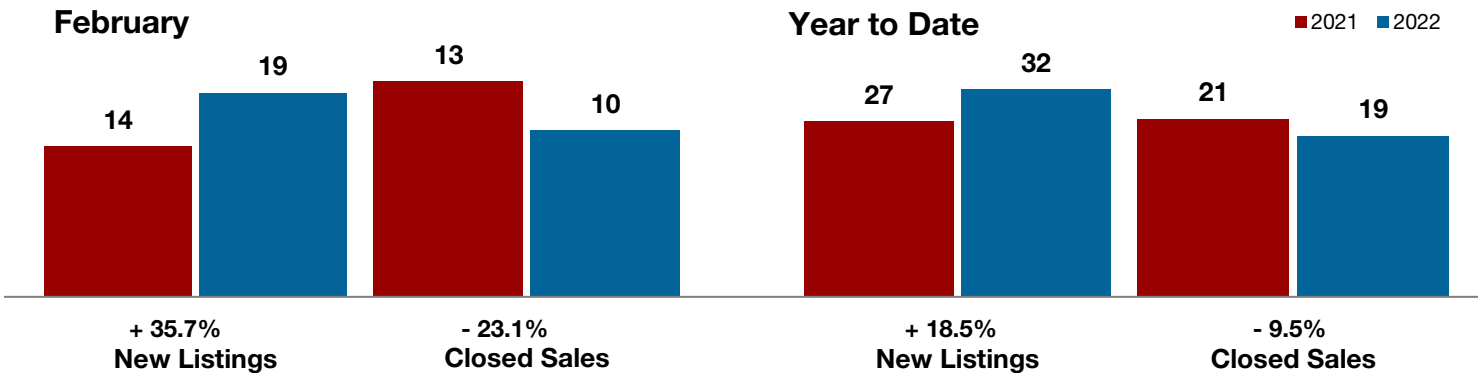
Change in  
Closed Sales

Change in  
Median Sales Price

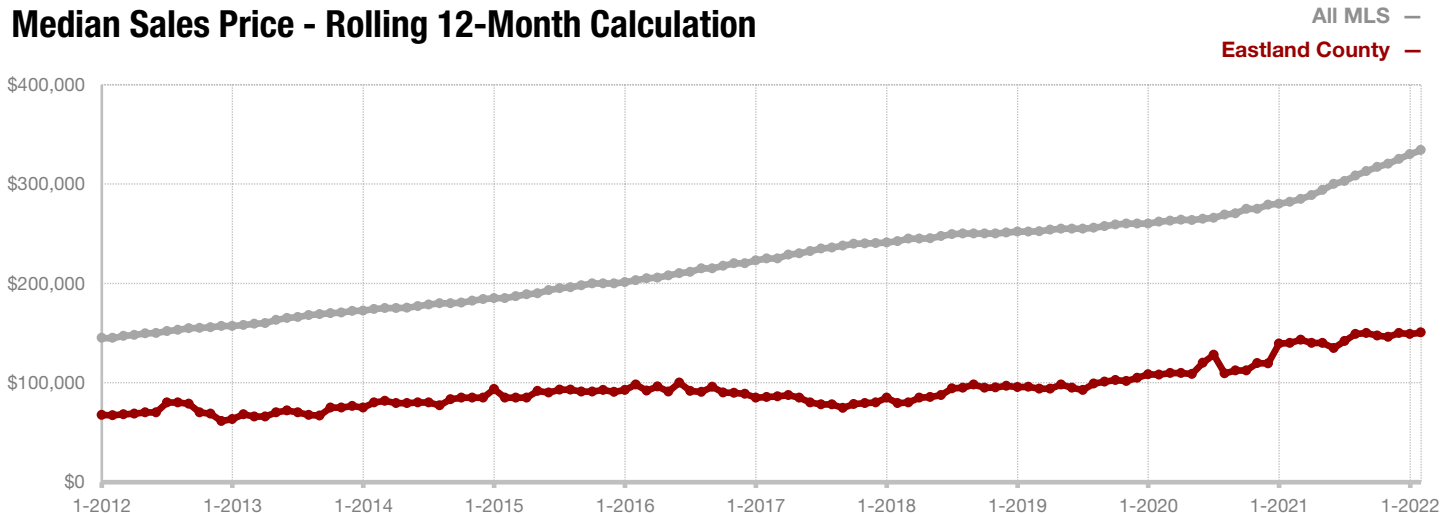
## Eastland County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	14	19	+ 35.7%	27	32	+ 18.5%
Pending Sales	19	10	- 47.4%	35	21	- 40.0%
Closed Sales	13	10	- 23.1%	21	19	- 9.5%
Average Sales Price*	\$223,846	\$162,750	- 27.3%	\$256,810	\$312,500	+ 21.7%
Median Sales Price*	\$132,500	\$160,000	+ 20.8%	\$153,000	\$192,500	+ 25.8%
Percent of Original List Price Received*	90.7%	93.5%	+ 3.1%	91.7%	91.5%	- 0.2%
Days on Market Until Sale	90	58	- 35.6%	63	60	- 4.8%
Inventory of Homes for Sale	48	52	+ 8.3%	--	--	--
Months Supply of Inventory	3.6	3.1	- 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 – February 2022

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



**+ 55.4%**      **+ 12.4%**      **+ 31.6%**

Change in  
New Listings

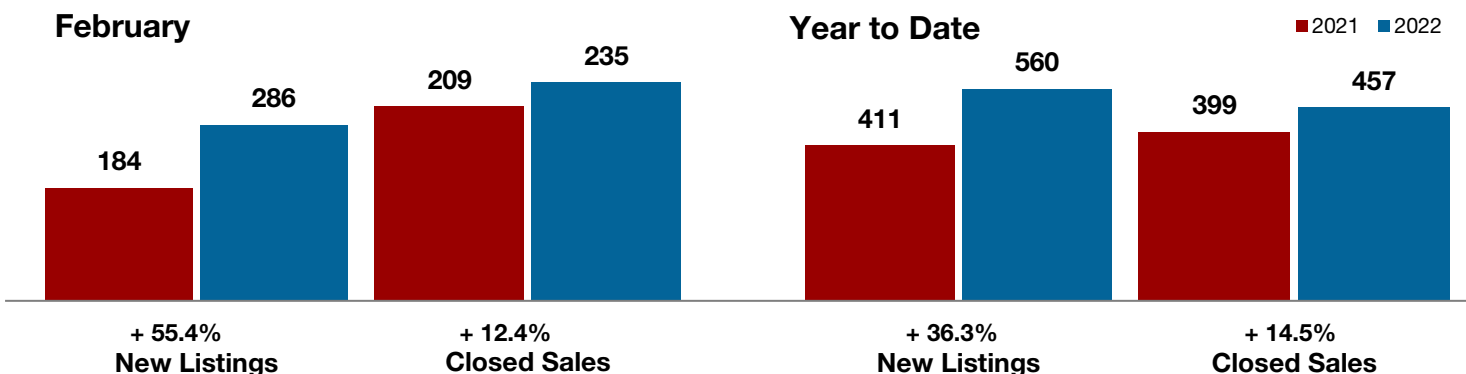
Change in  
Closed Sales

Change in  
Median Sales Price

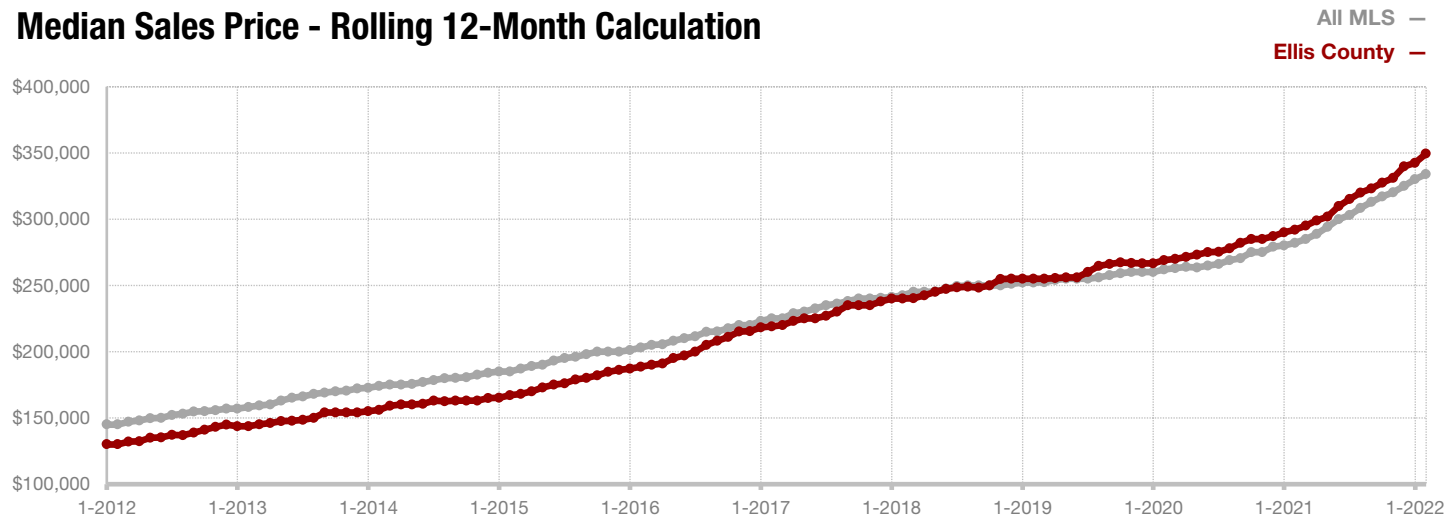
## Ellis County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	184	286	+ 55.4%	411	560	+ 36.3%
Pending Sales	186	266	+ 43.0%	416	551	+ 32.5%
Closed Sales	209	235	+ 12.4%	399	457	+ 14.5%
Average Sales Price*	\$315,716	<b>\$417,415</b>	+ 32.2%	\$315,912	<b>\$408,604</b>	+ 29.3%
Median Sales Price*	\$298,250	<b>\$392,515</b>	+ 31.6%	\$299,566	<b>\$387,000</b>	+ 29.2%
Percent of Original List Price Received*	99.6%	<b>100.9%</b>	+ 1.3%	98.9%	<b>100.3%</b>	+ 1.4%
Days on Market Until Sale	34	<b>33</b>	- 2.9%	37	<b>32</b>	- 13.5%
Inventory of Homes for Sale	287	<b>326</b>	+ 13.6%	--	--	--
Months Supply of Inventory	1.0	<b>1.1</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 – February 2022

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



**+ 15.9%**

**- 6.7%**

**- 8.6%**

Change in  
New Listings

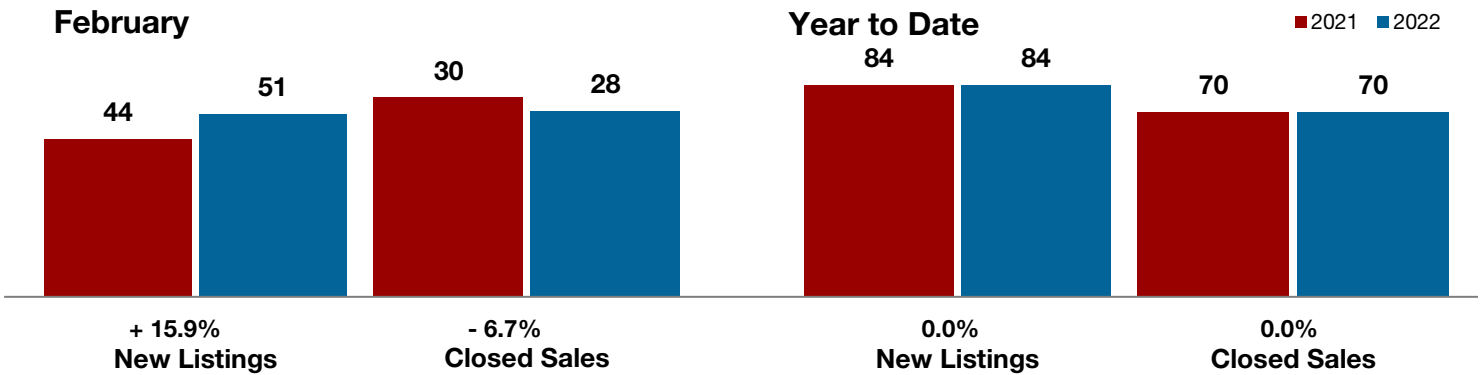
Change in  
Closed Sales

Change in  
Median Sales Price

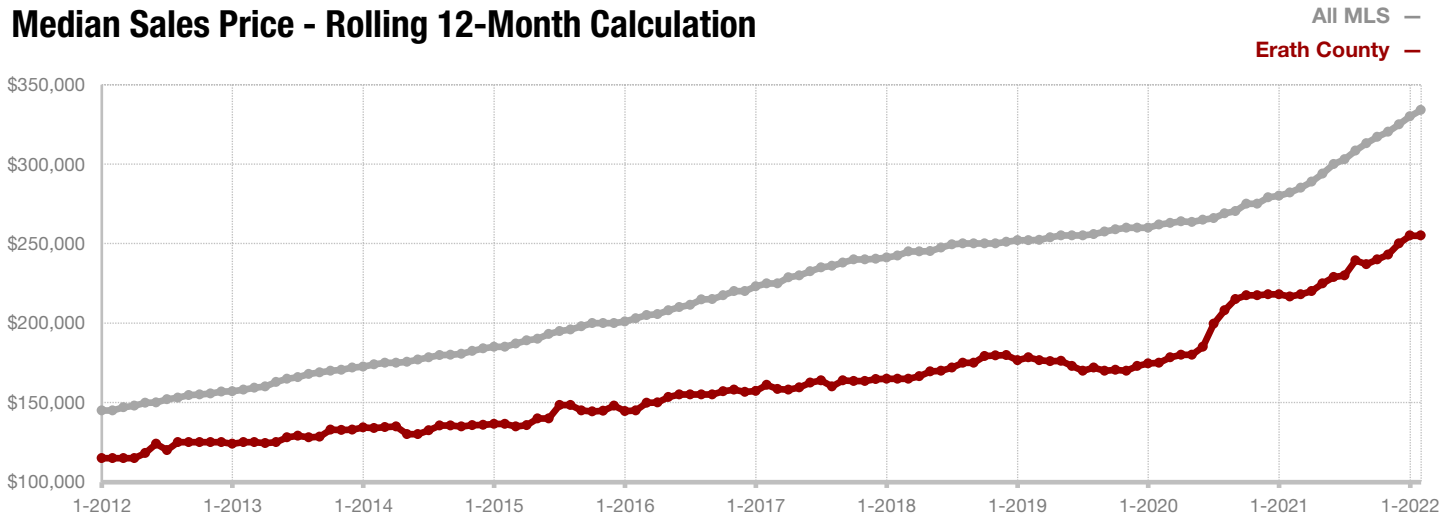
## Erath County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	44	51	+ 15.9%	84	84	0.0%
Pending Sales	38	38	0.0%	79	65	- 17.7%
Closed Sales	30	28	- 6.7%	70	70	0.0%
Average Sales Price*	\$448,871	\$290,981	- 35.2%	\$332,320	\$326,425	- 1.8%
Median Sales Price*	\$245,000	\$224,000	- 8.6%	\$208,250	\$245,500	+ 17.9%
Percent of Original List Price Received*	94.6%	97.0%	+ 2.5%	94.5%	95.9%	+ 1.5%
Days on Market Until Sale	77	55	- 28.6%	75	60	- 20.0%
Inventory of Homes for Sale	103	91	- 11.7%	--	--	--
Months Supply of Inventory	2.4	1.8	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 – February 2022

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



**+ 104.2%**      **+ 27.3%**      **+ 7.2%**

Change in  
New Listings

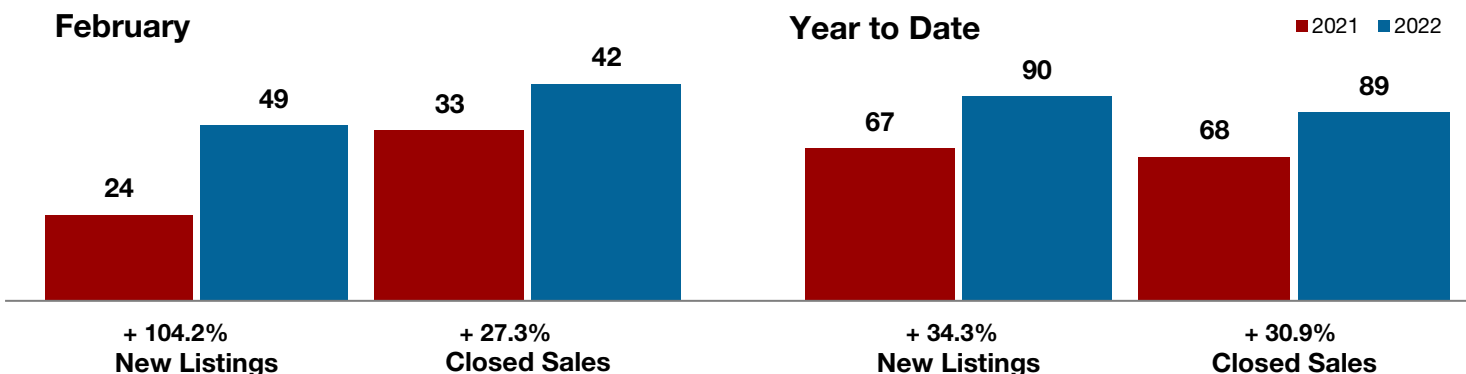
Change in  
Closed Sales

Change in  
Median Sales Price

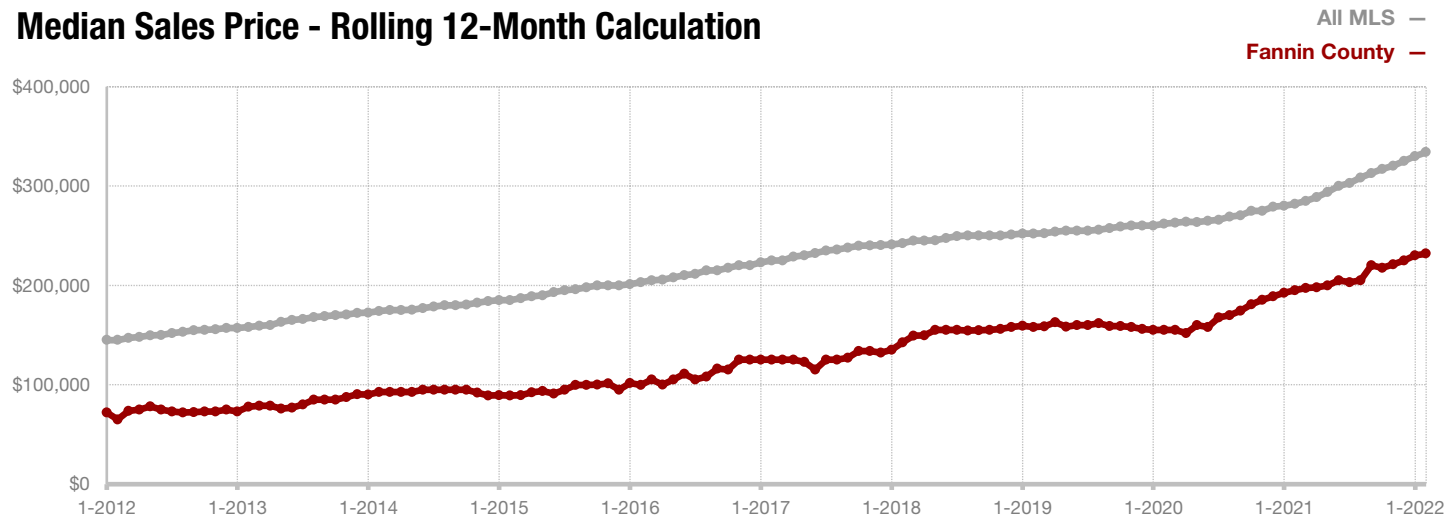
## Fannin County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	24	49	+ 104.2%	67	90	+ 34.3%
Pending Sales	30	45	+ 50.0%	70	81	+ 15.7%
Closed Sales	33	42	+ 27.3%	68	89	+ 30.9%
Average Sales Price*	\$318,422	\$297,743	- 6.5%	\$275,095	\$297,971	+ 8.3%
Median Sales Price*	\$216,900	\$232,500	+ 7.2%	\$235,750	\$280,000	+ 18.8%
Percent of Original List Price Received*	94.2%	95.8%	+ 1.7%	93.8%	95.2%	+ 1.5%
Days on Market Until Sale	63	46	- 27.0%	65	45	- 30.8%
Inventory of Homes for Sale	73	136	+ 86.3%	--	--	--
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 – February 2022

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



**+ 75.0%**

**+ 66.7%**

**+ 62.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Franklin County

February

Year to Date

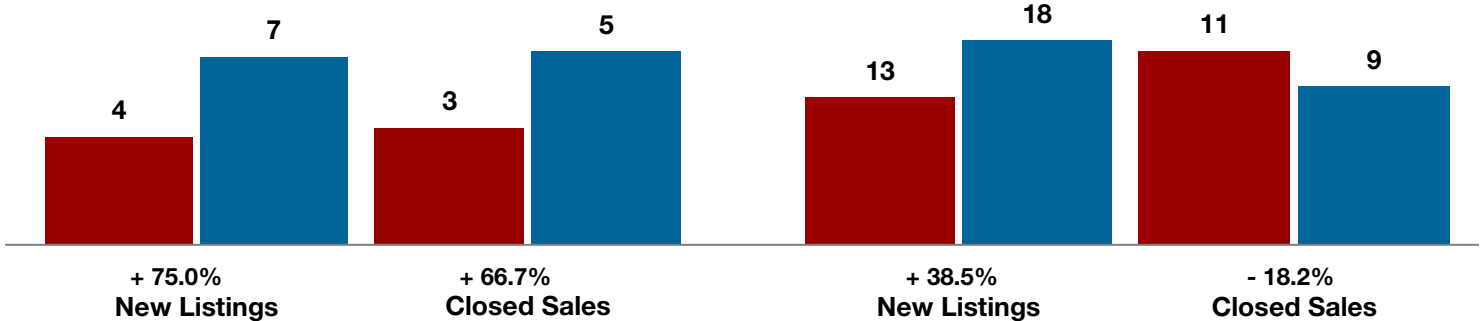
	2021	2022	+ / -	2021	2022	+ / -
New Listings	4	7	+ 75.0%	13	18	+ 38.5%
Pending Sales	2	6	+ 200.0%	15	14	- 6.7%
Closed Sales	3	5	+ 66.7%	11	9	- 18.2%
Average Sales Price*	\$97,475	\$148,580	+ 52.4%	\$137,960	\$127,609	- 7.5%
Median Sales Price*	\$97,475	\$157,900	+ 62.0%	\$116,000	\$88,084	- 24.1%
Percent of Original List Price Received*	77.8%	88.2%	+ 13.4%	88.9%	88.2%	- 0.8%
Days on Market Until Sale	88	12	- 86.4%	52	35	- 32.7%
Inventory of Homes for Sale	21	20	- 4.8%	--	--	--
Months Supply of Inventory	2.1	2.3	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.

February

Year to Date

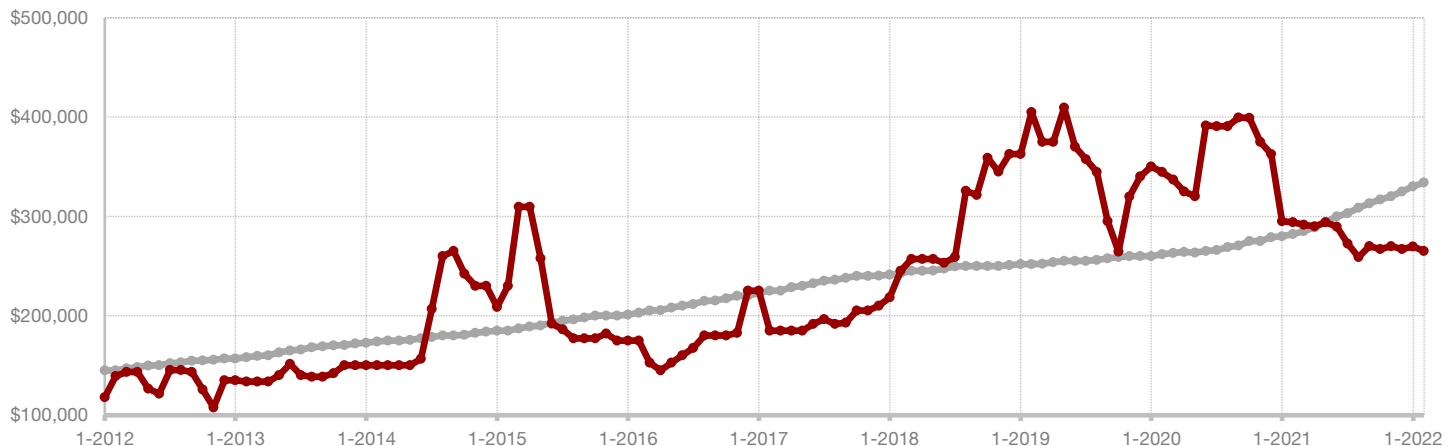
■ 2021 ■ 2022



## Median Sales Price - Rolling 12-Month Calculation

All MLS —

Franklin County —



# Local Market Update – February 2022

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



**+ 109.1%**      **+ 18.2%**      **- 25.7%**

Change in  
New Listings

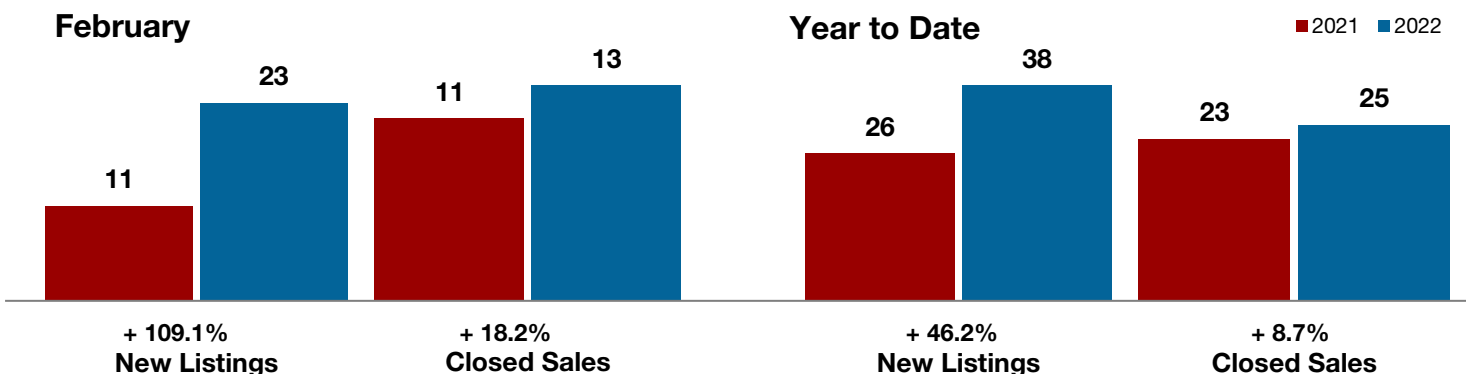
Change in  
Closed Sales

Change in  
Median Sales Price

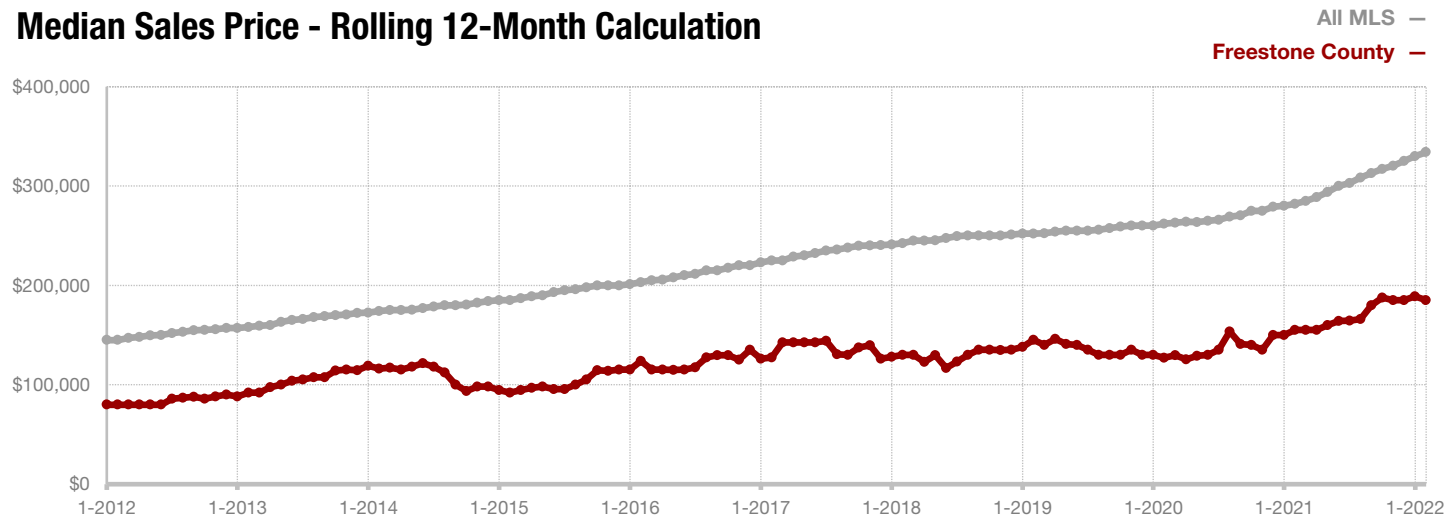
## Freestone County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	11	23	+ 109.1%	26	38	+ 46.2%
Pending Sales	11	17	+ 54.5%	25	24	- 4.0%
Closed Sales	11	13	+ 18.2%	23	25	+ 8.7%
Average Sales Price*	\$214,682	<b>\$235,000</b>	+ 9.5%	\$169,752	<b>\$221,060</b>	+ 30.2%
Median Sales Price*	\$235,000	<b>\$174,500</b>	- 25.7%	\$150,000	<b>\$180,000</b>	+ 20.0%
Percent of Original List Price Received*	90.8%	<b>91.9%</b>	+ 1.2%	89.6%	<b>91.5%</b>	+ 2.1%
Days on Market Until Sale	79	84	+ 6.3%	84	70	- 16.7%
Inventory of Homes for Sale	38	47	+ 23.7%	--	--	--
Months Supply of Inventory	2.6	3.0	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 – February 2022

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



**+ 37.8%**      **+ 17.2%**      **+ 14.3%**

Change in  
New Listings

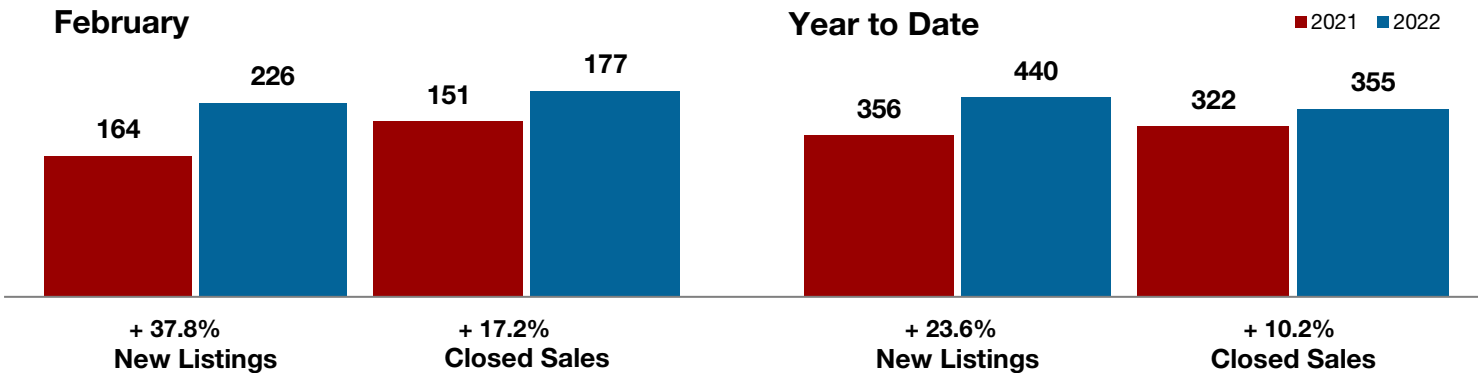
Change in  
Closed Sales

Change in  
Median Sales Price

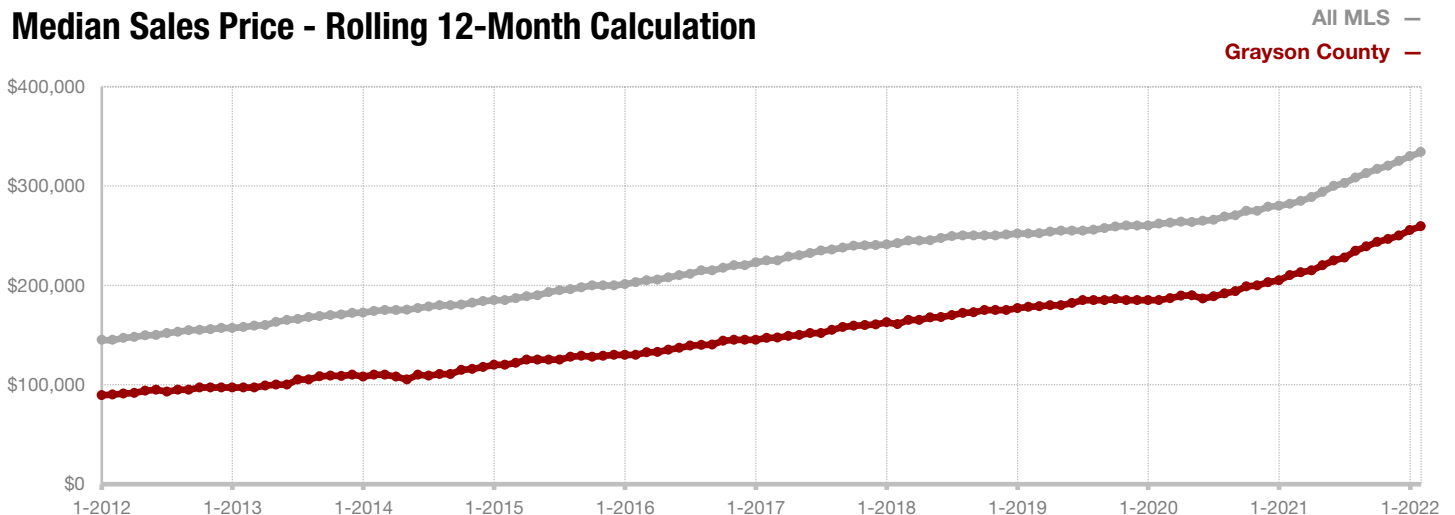
## Grayson County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	164	<b>226</b>	+ 37.8%	356	<b>440</b>	+ 23.6%
Pending Sales	181	<b>227</b>	+ 25.4%	373	<b>465</b>	+ 24.7%
Closed Sales	151	<b>177</b>	+ 17.2%	322	<b>355</b>	+ 10.2%
Average Sales Price*	\$293,909	<b>\$352,562</b>	+ 20.0%	\$279,434	<b>\$341,718</b>	+ 22.3%
Median Sales Price*	\$245,000	<b>\$280,000</b>	+ 14.3%	\$230,000	<b>\$275,000</b>	+ 19.6%
Percent of Original List Price Received*	96.8%	<b>99.9%</b>	+ 3.2%	96.0%	<b>99.1%</b>	+ 3.2%
Days on Market Until Sale	61	<b>33</b>	- 45.9%	59	<b>32</b>	- 45.8%
Inventory of Homes for Sale	299	<b>249</b>	- 16.7%	--	--	--
Months Supply of Inventory	1.4	<b>1.1</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 – February 2022

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



**+ 175.0%**

**0.0%**

**+ 58.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Hamilton County

**February**

**Year to Date**

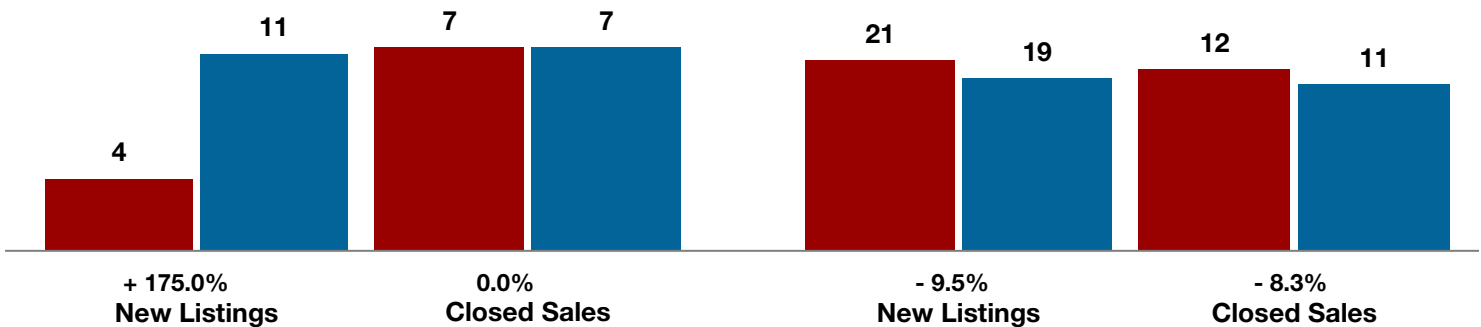
	2021	2022	+ / -	2021	2022	+ / -
New Listings	4	11	+ 175.0%	21	19	- 9.5%
Pending Sales	10	7	- 30.0%	17	14	- 17.6%
Closed Sales	7	7	0.0%	12	11	- 8.3%
Average Sales Price*	\$254,395	<b>\$377,071</b>	+ 48.2%	\$243,549	<b>\$340,855</b>	+ 40.0%
Median Sales Price*	\$162,000	<b>\$256,500</b>	+ 58.3%	\$163,000	<b>\$150,000</b>	- 8.0%
Percent of Original List Price Received*	91.6%	<b>87.3%</b>	- 4.7%	88.2%	<b>89.0%</b>	+ 0.9%
Days on Market Until Sale	86	48	- 44.2%	103	62	- 39.8%
Inventory of Homes for Sale	32	17	- 46.9%	--	--	--
Months Supply of Inventory	3.7	1.9	- 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.

**February**

**Year to Date**

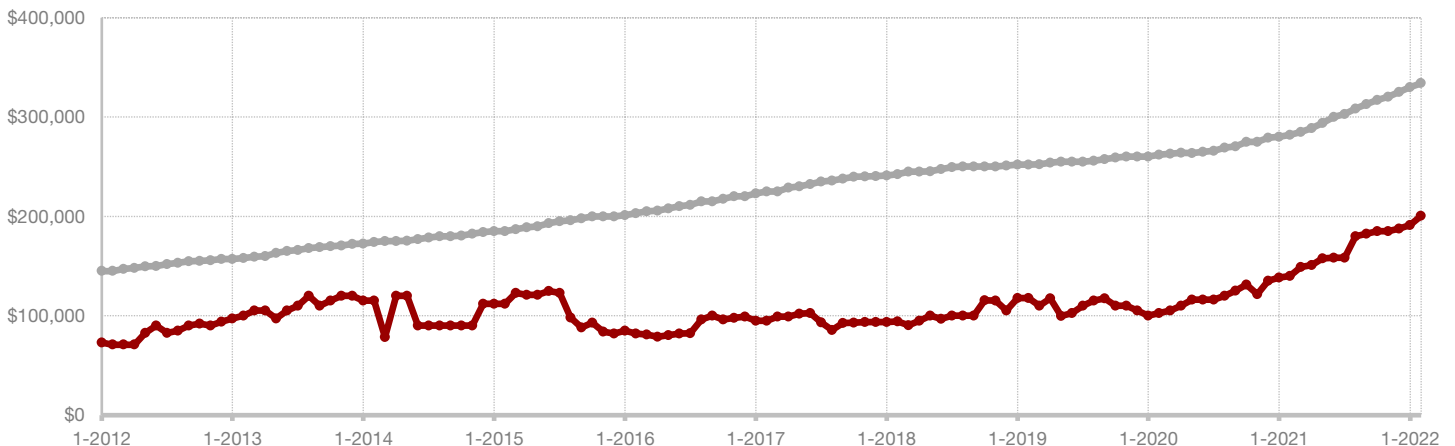
■ 2021 ■ 2022



## Median Sales Price - Rolling 12-Month Calculation

All MLS —

Hamilton County —



# Local Market Update – February 2022

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



**+ 66.7%**

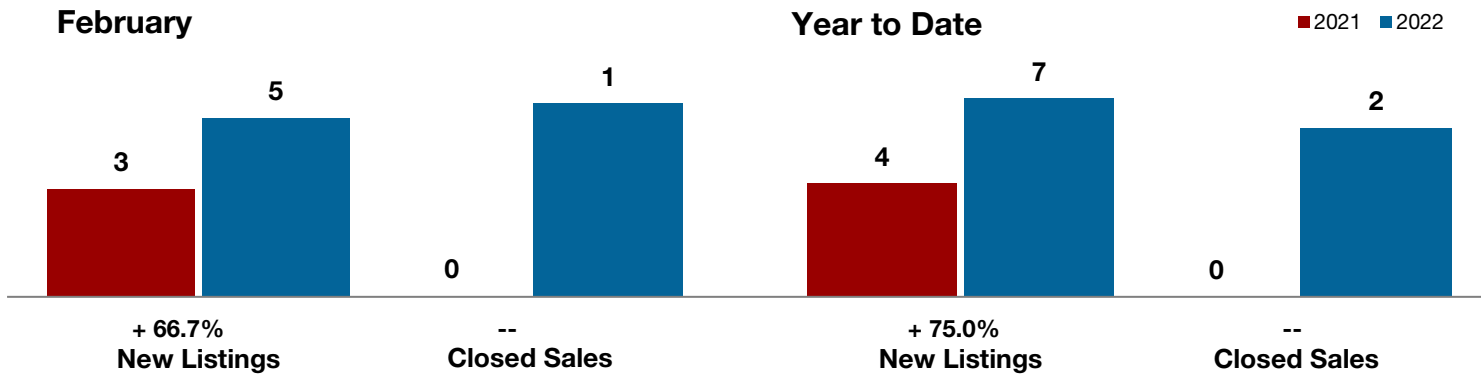
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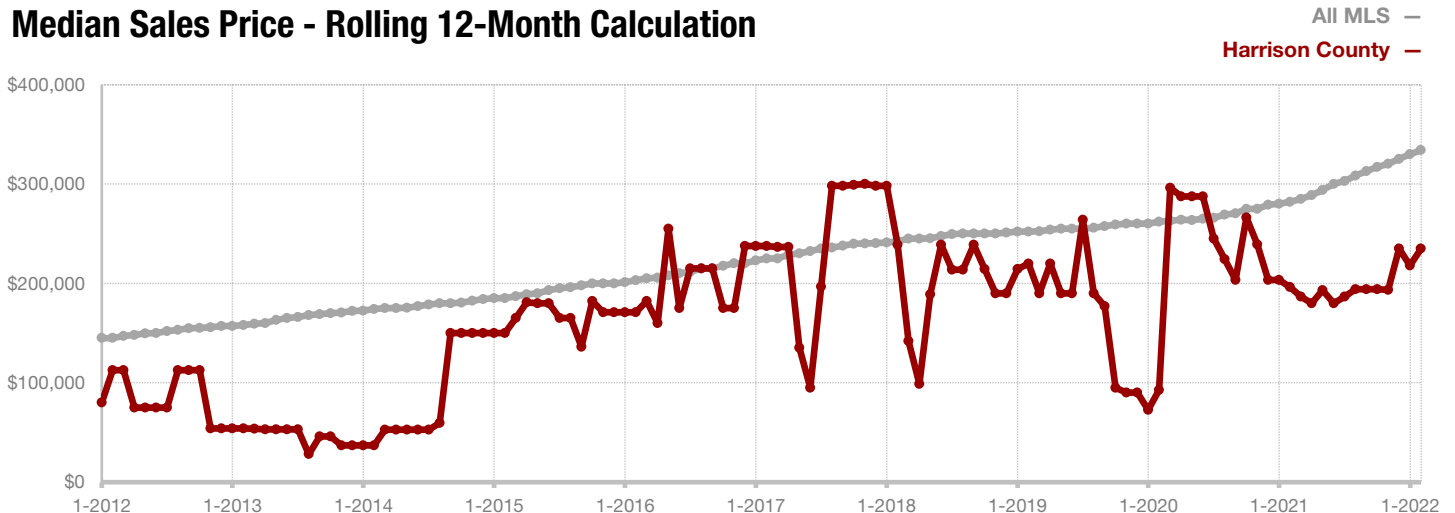
## Harrison County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	3	5	+ 66.7%	4	7	+ 75.0%
Pending Sales	1	1	0.0%	1	4	+ 300.0%
Closed Sales	0	1	--	0	2	--
Average Sales Price*	--	\$350,000	--	--	\$197,500	--
Median Sales Price*	--	\$350,000	--	--	\$197,500	--
Percent of Original List Price Received*	--	70.0%	--	--	85.0%	--
Days on Market Until Sale	--	125	--	--	74	--
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	5.4	4.1	- 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 – February 2022

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



**+ 47.4%**      **+ 25.0%**      **+ 36.3%**

Change in  
New Listings

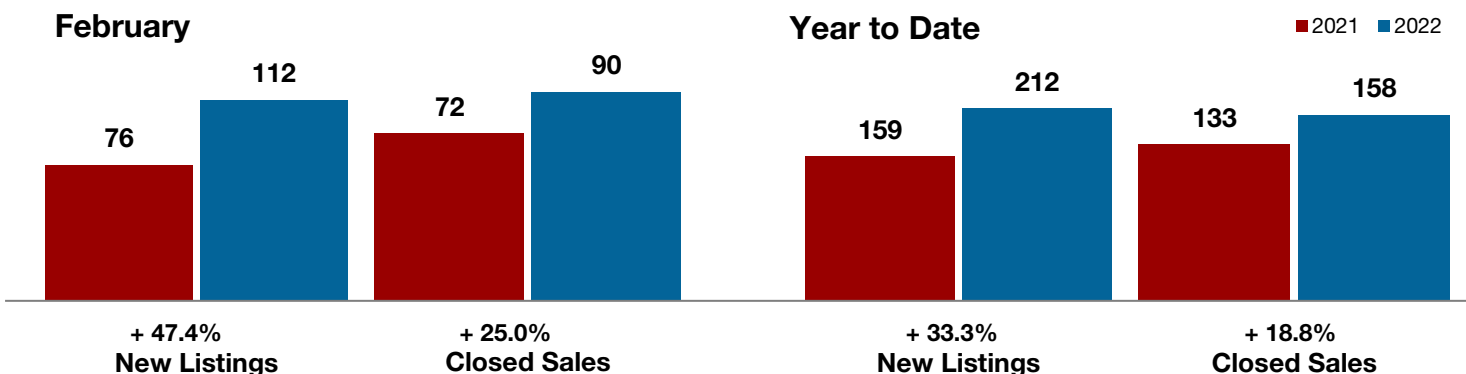
Change in  
Closed Sales

Change in  
Median Sales Price

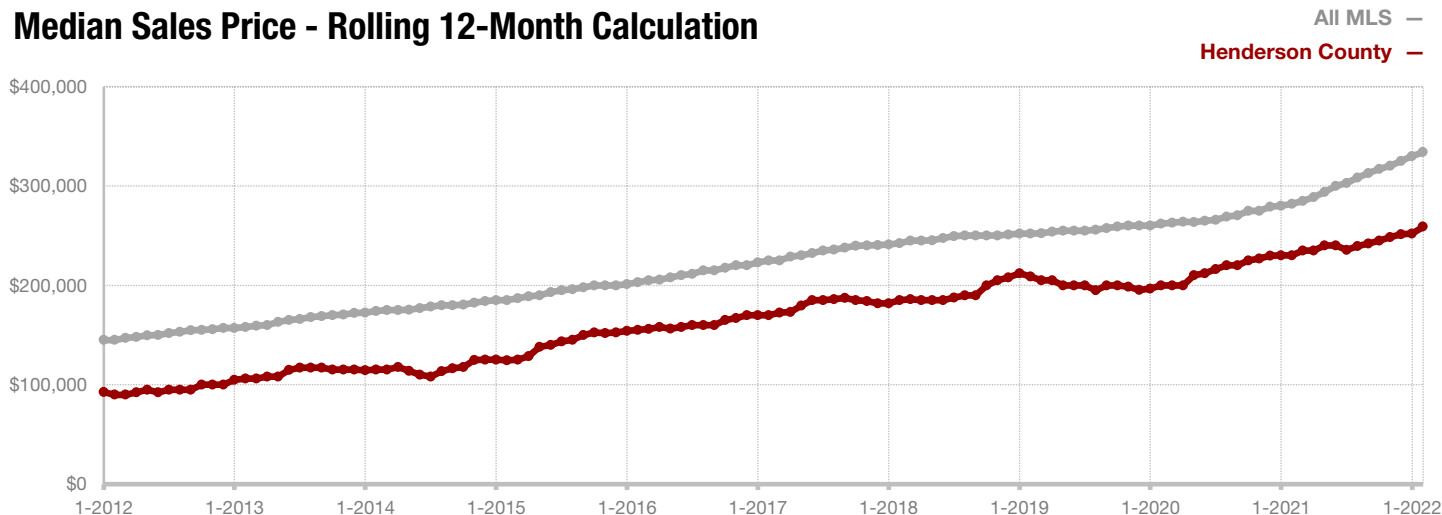
## Henderson County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	76	112	+ 47.4%	159	212	+ 33.3%
Pending Sales	80	98	+ 22.5%	183	202	+ 10.4%
Closed Sales	72	90	+ 25.0%	133	158	+ 18.8%
Average Sales Price*	\$383,980	<b>\$394,540</b>	+ 2.8%	\$373,677	<b>\$376,796</b>	+ 0.8%
Median Sales Price*	\$201,000	<b>\$274,000</b>	+ 36.3%	\$225,000	<b>\$268,750</b>	+ 19.4%
Percent of Original List Price Received*	93.9%	95.5%	+ 1.7%	93.7%	95.5%	+ 1.9%
Days on Market Until Sale	56	45	- 19.6%	60	42	- 30.0%
Inventory of Homes for Sale	207	207	0.0%	--	--	--
Months Supply of Inventory	2.0	2.0	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 – February 2022

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



## Hill County

**+ 25.9%**      **- 21.9%**      **+ 41.9%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### February

### Year to Date

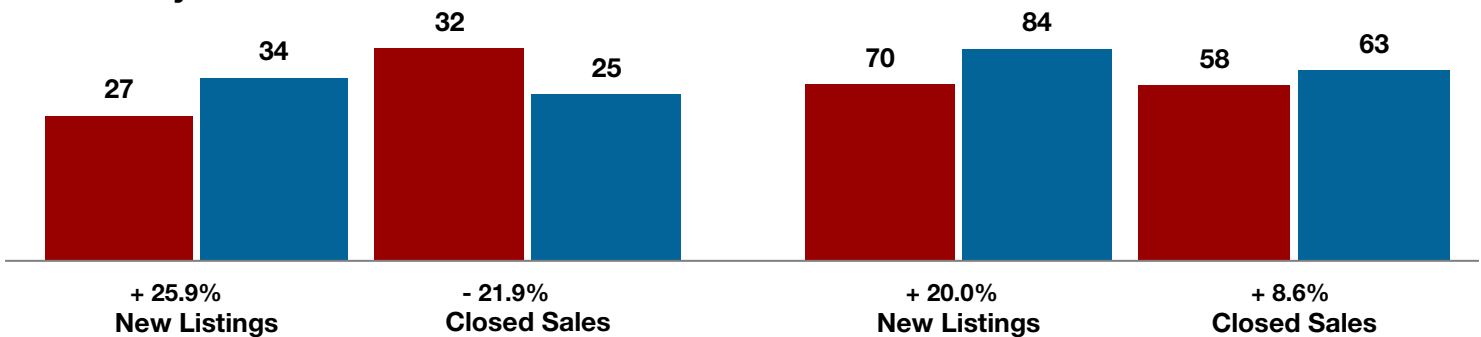
	2021	2022	+ / -	2021	2022	+ / -
New Listings	27	34	+ 25.9%	70	84	+ 20.0%
Pending Sales	36	40	+ 11.1%	75	87	+ 16.0%
Closed Sales	32	25	- 21.9%	58	63	+ 8.6%
Average Sales Price*	\$183,866	<b>\$287,192</b>	+ 56.2%	\$185,806	<b>\$313,102</b>	+ 68.5%
Median Sales Price*	\$144,500	<b>\$205,000</b>	+ 41.9%	\$150,000	<b>\$214,450</b>	+ 43.0%
Percent of Original List Price Received*	92.5%	<b>96.0%</b>	+ 3.8%	93.0%	<b>96.4%</b>	+ 3.7%
Days on Market Until Sale	58	69	+ 19.0%	60	53	- 11.7%
Inventory of Homes for Sale	76	68	- 10.5%	--	--	--
Months Supply of Inventory	2.1	1.6	0.0%	--	--	--

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

### February

### Year to Date

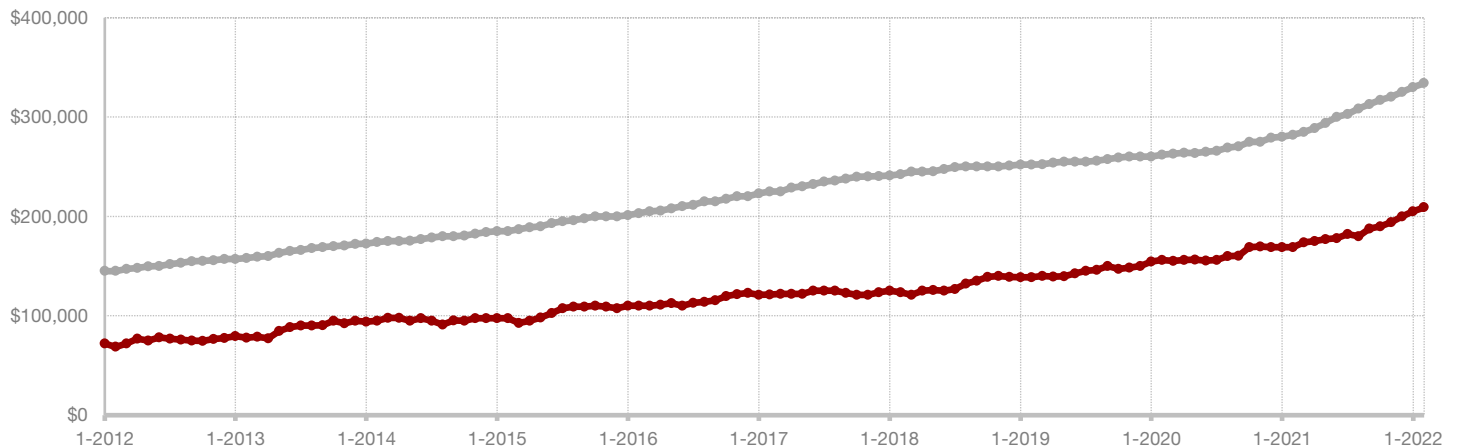
■ 2021 ■ 2022



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

All MLS —

Hill County —





# Local Market Update – February 2022

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



## Hood County

**- 4.8%**

**- 9.7%**

**+ 15.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### February

### Year to Date

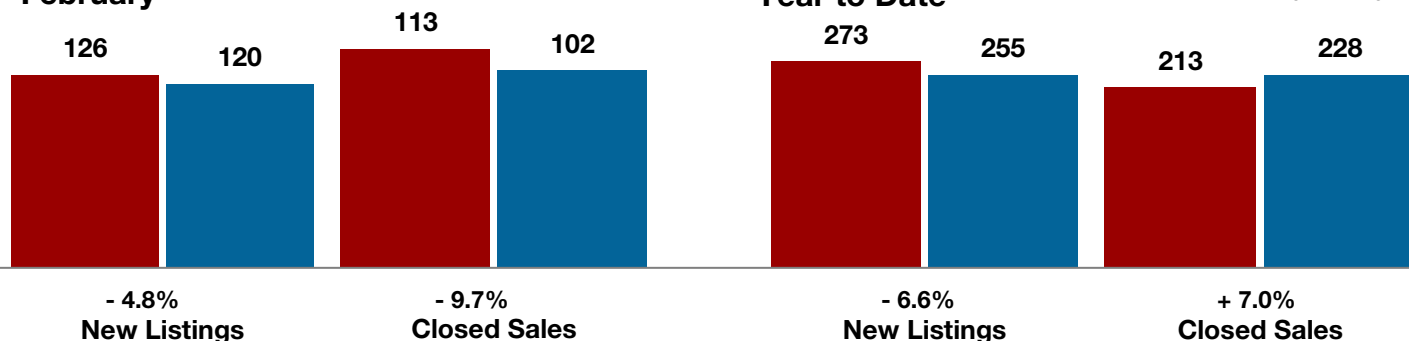
	2021	2022	+ / -	2021	2022	+ / -
New Listings	126	120	- 4.8%	273	255	- 6.6%
Pending Sales	129	83	- 35.7%	270	196	- 27.4%
Closed Sales	113	102	- 9.7%	213	228	+ 7.0%
Average Sales Price*	\$336,865	\$365,553	+ 8.5%	\$321,950	\$366,011	+ 13.7%
Median Sales Price*	\$290,000	\$334,390	+ 15.3%	\$274,385	\$331,502	+ 20.8%
Percent of Original List Price Received*	98.9%	98.5%	- 0.4%	98.2%	97.4%	- 0.8%
Days on Market Until Sale	39	36	- 7.7%	42	34	- 19.0%
Inventory of Homes for Sale	173	166	- 4.0%	--	--	--
Months Supply of Inventory	1.2	1.2	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.

### February

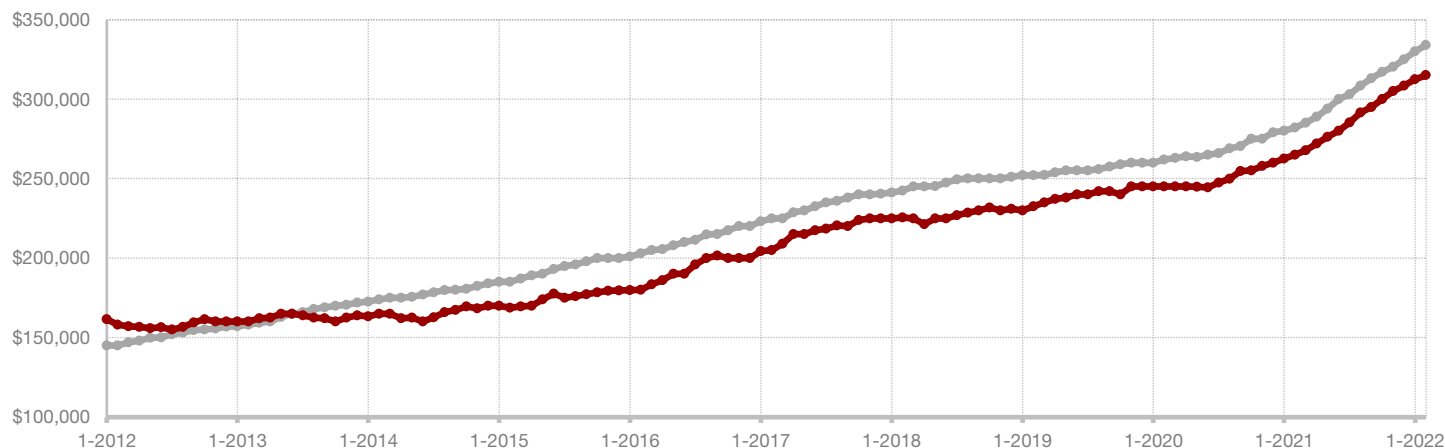
### Year to Date

■ 2021 ■ 2022



## Median Sales Price - Rolling 12-Month Calculation

All MLS —  
Hood County —



# Local Market Update – February 2022

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



**+ 52.4%**

**+ 6.7%**

**+ 14.8%**

Change in  
New Listings

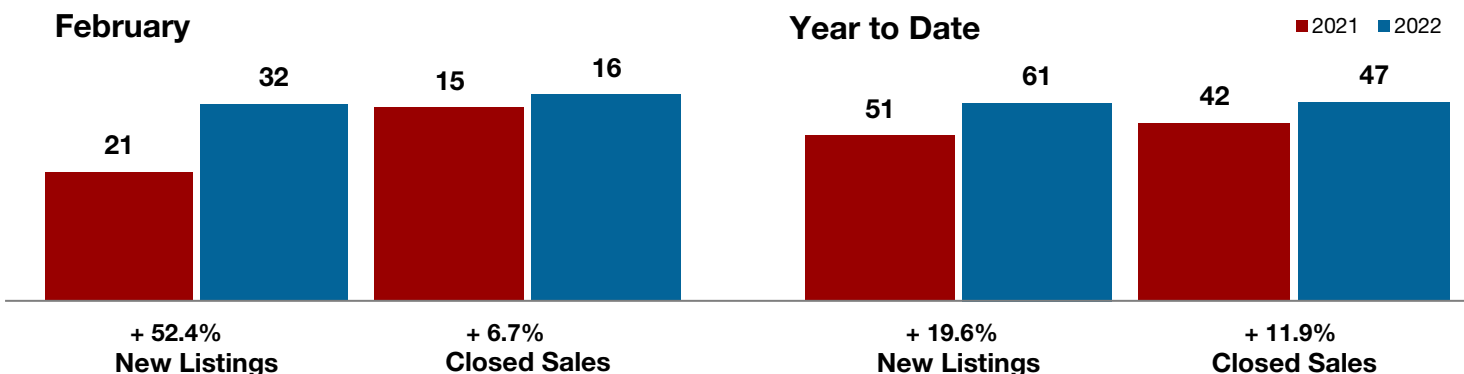
Change in  
Closed Sales

Change in  
Median Sales Price

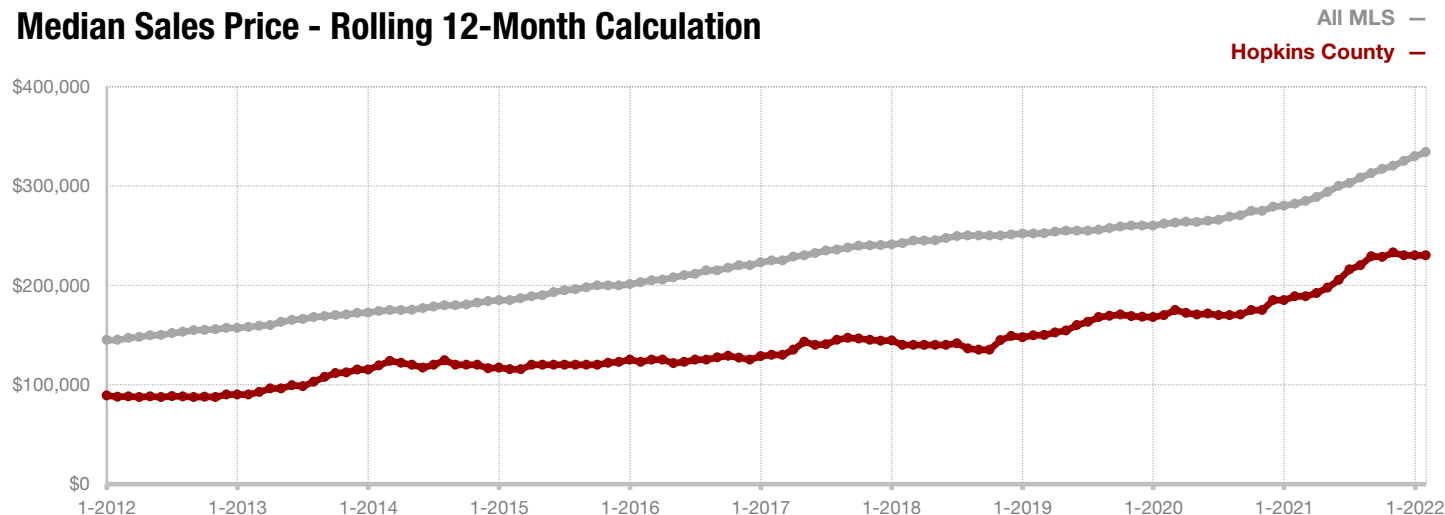
## Hopkins County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	21	32	+ 52.4%	51	61	+ 19.6%
Pending Sales	23	24	+ 4.3%	49	52	+ 6.1%
Closed Sales	15	16	+ 6.7%	42	47	+ 11.9%
Average Sales Price*	\$443,353	<b>\$243,773</b>	- 45.0%	\$299,155	<b>\$293,273</b>	- 2.0%
Median Sales Price*	\$232,000	<b>\$266,450</b>	+ 14.8%	\$202,500	<b>\$226,000</b>	+ 11.6%
Percent of Original List Price Received*	93.6%	<b>100.4%</b>	+ 7.3%	92.0%	<b>98.2%</b>	+ 6.7%
Days on Market Until Sale	69	52	- 24.6%	61	45	- 26.2%
Inventory of Homes for Sale	50	44	- 12.0%	--	--	--
Months Supply of Inventory	1.8	1.5	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 – February 2022

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



**+ 45.3%**      **+ 20.4%**      **+ 22.4%**

Change in  
New Listings

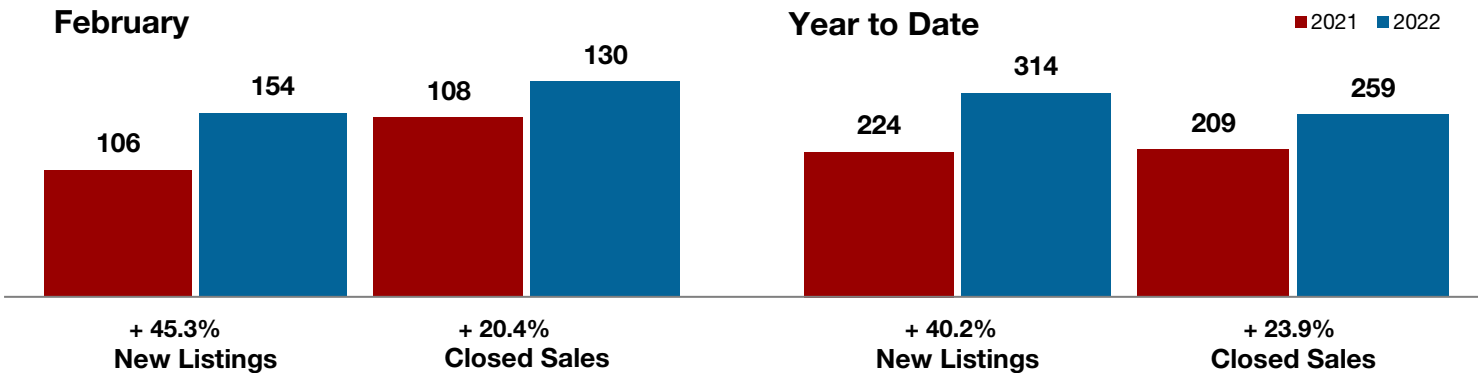
Change in  
Closed Sales

Change in  
Median Sales Price

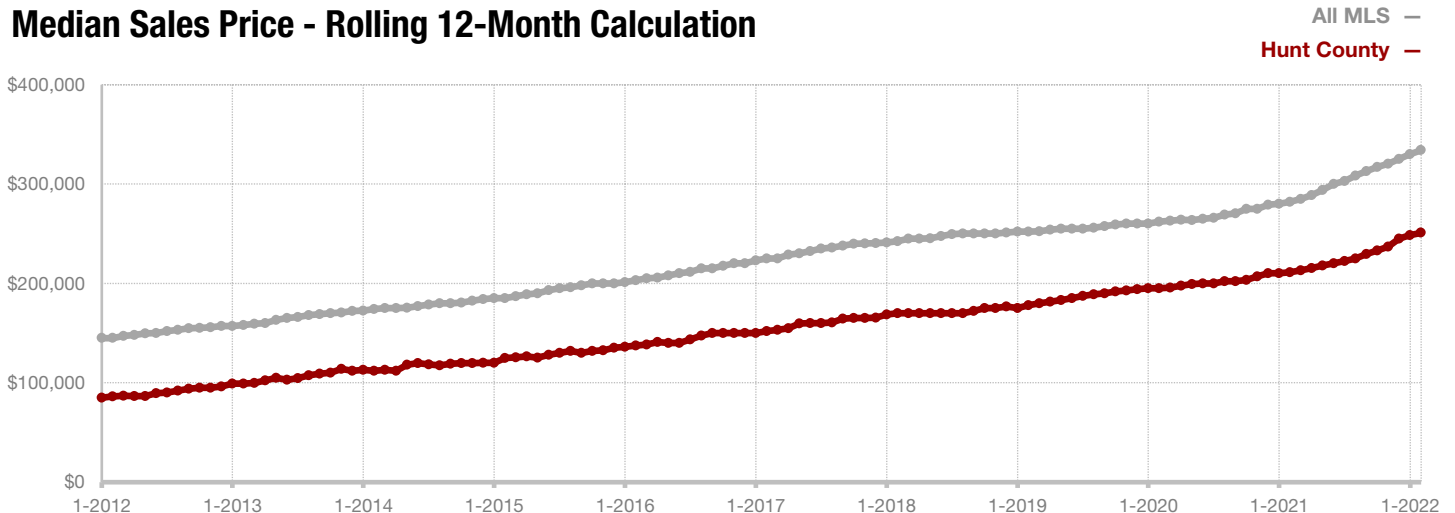
## Hunt County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	106	154	+ 45.3%	224	314	+ 40.2%
Pending Sales	123	147	+ 19.5%	257	300	+ 16.7%
Closed Sales	108	130	+ 20.4%	209	259	+ 23.9%
Average Sales Price*	\$236,956	<b>\$285,789</b>	+ 20.6%	\$251,508	<b>\$290,583</b>	+ 15.5%
Median Sales Price*	\$216,954	<b>\$265,495</b>	+ 22.4%	\$218,000	<b>\$271,500</b>	+ 24.5%
Percent of Original List Price Received*	96.4%	<b>99.2%</b>	+ 2.9%	96.8%	<b>99.3%</b>	+ 2.6%
Days on Market Until Sale	45	<b>34</b>	- 24.4%	41	<b>32</b>	- 22.0%
Inventory of Homes for Sale	175	213	+ 21.7%	--	--	--
Months Supply of Inventory	1.3	1.3	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 – February 2022

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



## Jack County

**+ 100.0%**

**+ 66.7%**

**+ 8.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### February

### Year to Date

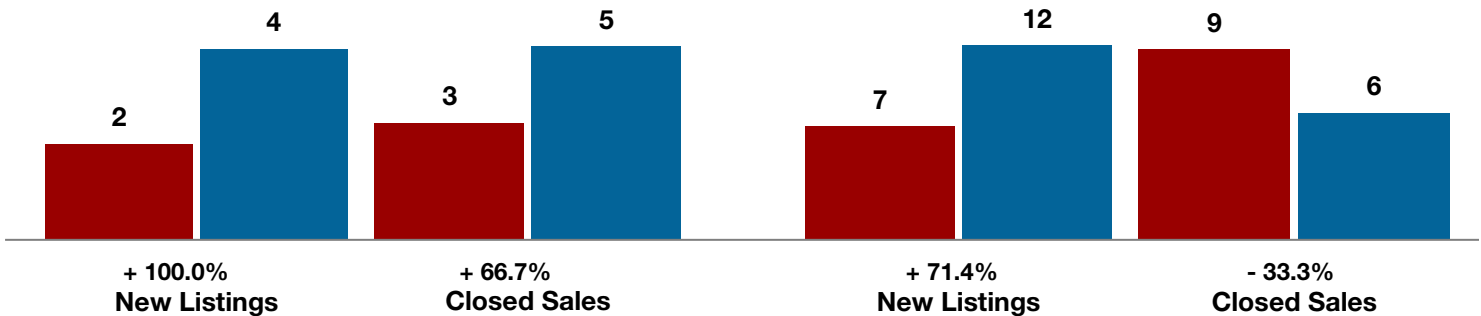
	2021	2022	+ / -	2021	2022	+ / -
New Listings	2	4	+ 100.0%	7	12	+ 71.4%
Pending Sales	3	5	+ 66.7%	23	13	- 43.5%
Closed Sales	3	5	+ 66.7%	9	6	- 33.3%
Average Sales Price*	\$141,172	<b>\$206,900</b>	+ 46.6%	\$322,613	<b>\$203,167</b>	- 37.0%
Median Sales Price*	\$155,000	<b>\$167,500</b>	+ 8.1%	\$325,000	<b>\$169,750</b>	- 47.8%
Percent of Original List Price Received*	82.0%	<b>83.9%</b>	+ 2.3%	90.5%	<b>86.8%</b>	- 4.1%
Days on Market Until Sale	62	<b>86</b>	+ 38.7%	41	<b>72</b>	+ 75.6%
Inventory of Homes for Sale	12	<b>17</b>	+ 41.7%	--	--	--
Months Supply of Inventory	1.8	<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.

### February

### Year to Date

■ 2021 ■ 2022



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

All MLS —

Jack County —



# Local Market Update – February 2022

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



**+ 17.9%**

**- 3.0%**

**+ 18.2%**

Change in  
New Listings

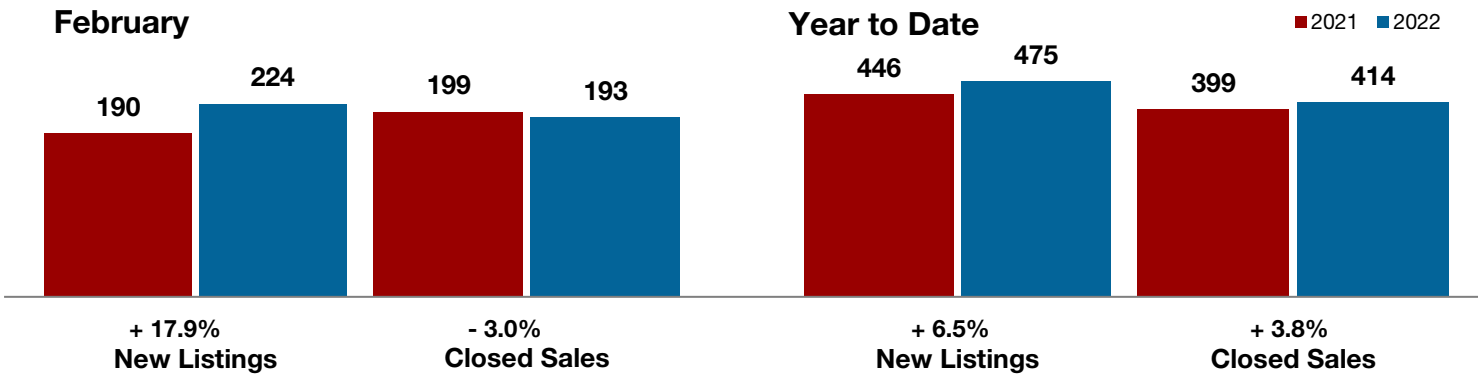
Change in  
Closed Sales

Change in  
Median Sales Price

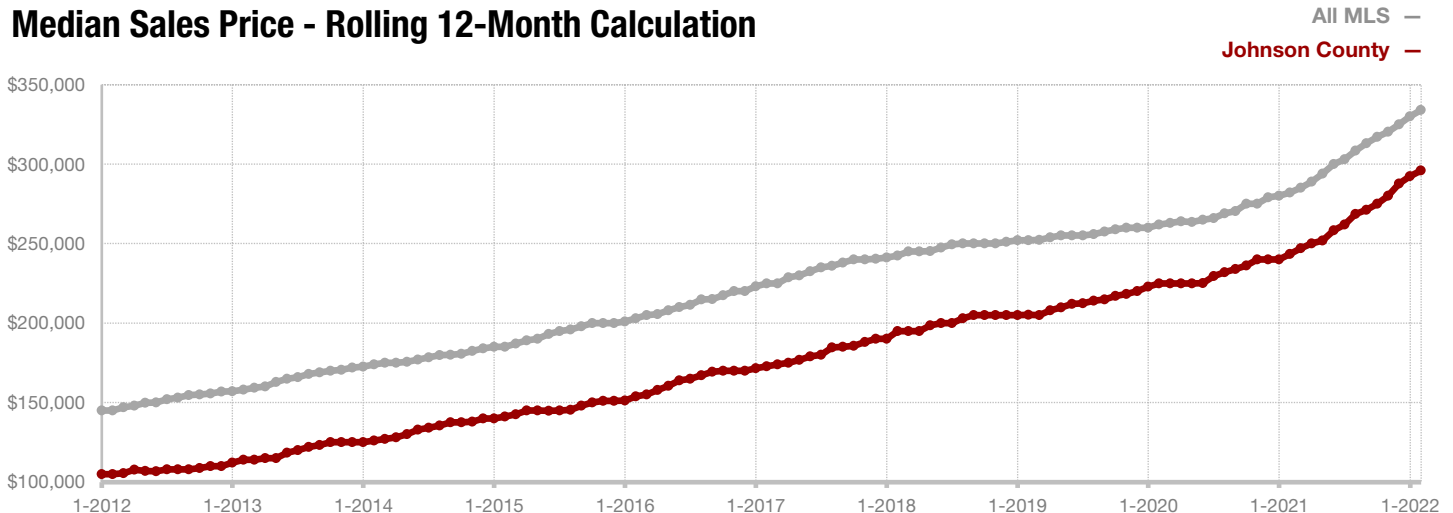
## Johnson County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	190	224	+ 17.9%	446	475	+ 6.5%
Pending Sales	223	225	+ 0.9%	481	455	- 5.4%
Closed Sales	199	193	- 3.0%	399	414	+ 3.8%
Average Sales Price*	\$284,658	<b>\$364,759</b>	+ 28.1%	\$280,568	<b>\$355,603</b>	+ 26.7%
Median Sales Price*	\$266,500	<b>\$315,000</b>	+ 18.2%	\$256,000	<b>\$313,363</b>	+ 22.4%
Percent of Original List Price Received*	98.0%	<b>99.9%</b>	+ 1.9%	97.7%	<b>99.8%</b>	+ 2.1%
Days on Market Until Sale	42	<b>29</b>	- 31.0%	42	<b>27</b>	- 35.7%
Inventory of Homes for Sale	310	<b>257</b>	- 17.1%	--	--	--
Months Supply of Inventory	1.1	<b>0.9</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 – February 2022

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



**+ 66.7%**

**0.0%**

**- 27.7%**

Change in  
New Listings

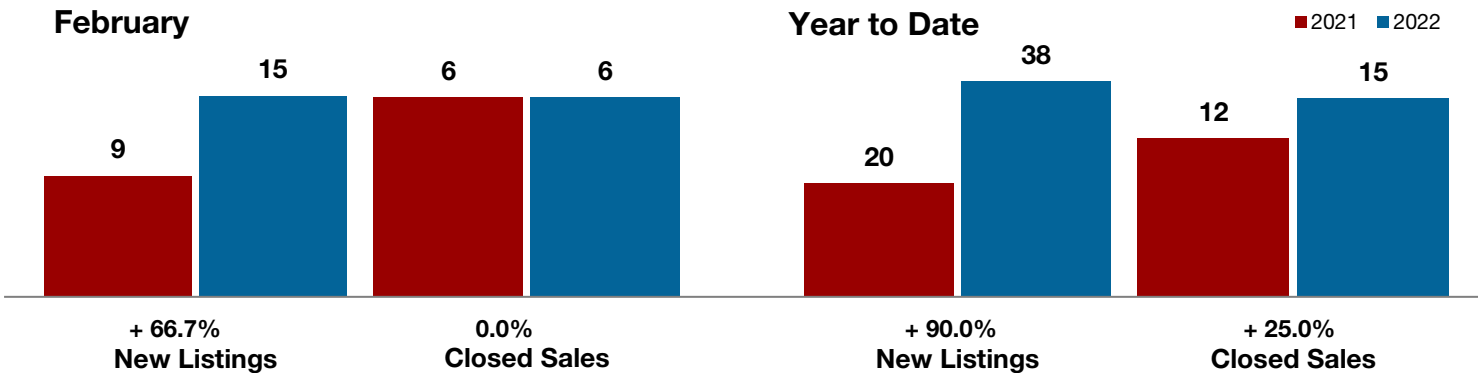
Change in  
Closed Sales

Change in  
Median Sales Price

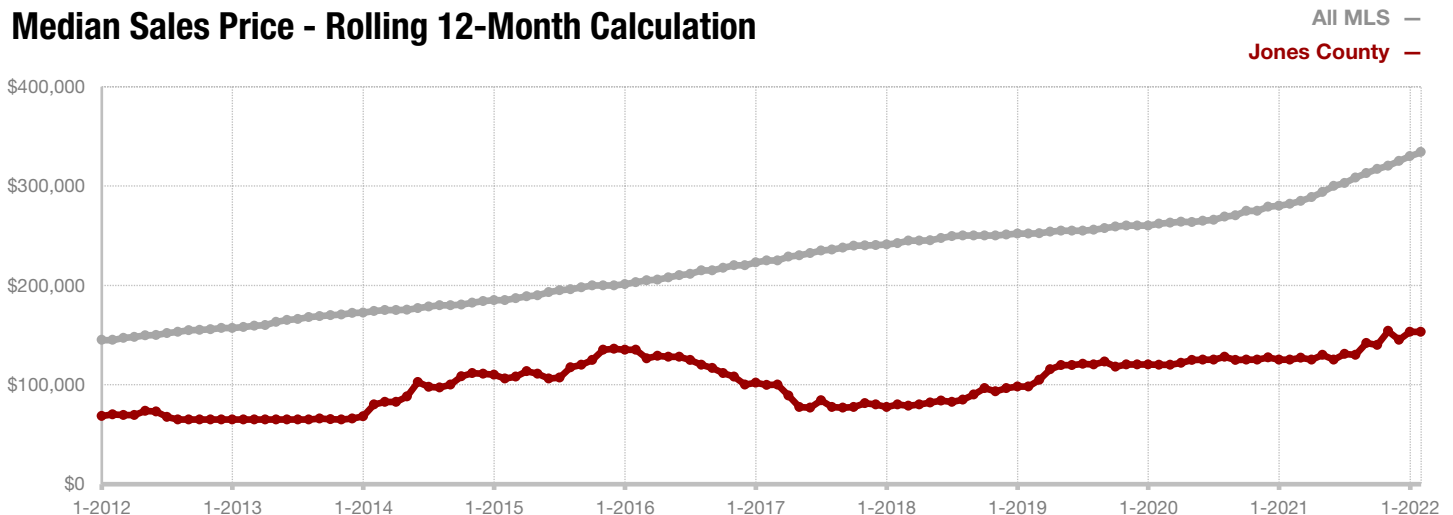
## Jones County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	9	15	+ 66.7%	20	38	+ 90.0%
Pending Sales	10	15	+ 50.0%	14	30	+ 114.3%
Closed Sales	6	6	0.0%	12	15	+ 25.0%
Average Sales Price*	\$153,323	\$115,500	- 24.7%	\$119,495	\$143,096	+ 19.8%
Median Sales Price*	\$127,950	\$92,500	- 27.7%	\$88,500	\$151,536	+ 71.2%
Percent of Original List Price Received*	85.6%	93.3%	+ 9.0%	89.6%	92.9%	+ 3.7%
Days on Market Until Sale	67	67	0.0%	61	64	+ 4.9%
Inventory of Homes for Sale	32	32	0.0%	--	--	--
Months Supply of Inventory	2.7	2.2	- 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 – February 2022

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



## Kaufman County

**+ 3.1%**

Change in  
New Listings

**+ 8.7%**

Change in  
Closed Sales

**+ 26.5%**

Change in  
Median Sales Price

### February

### Year to Date

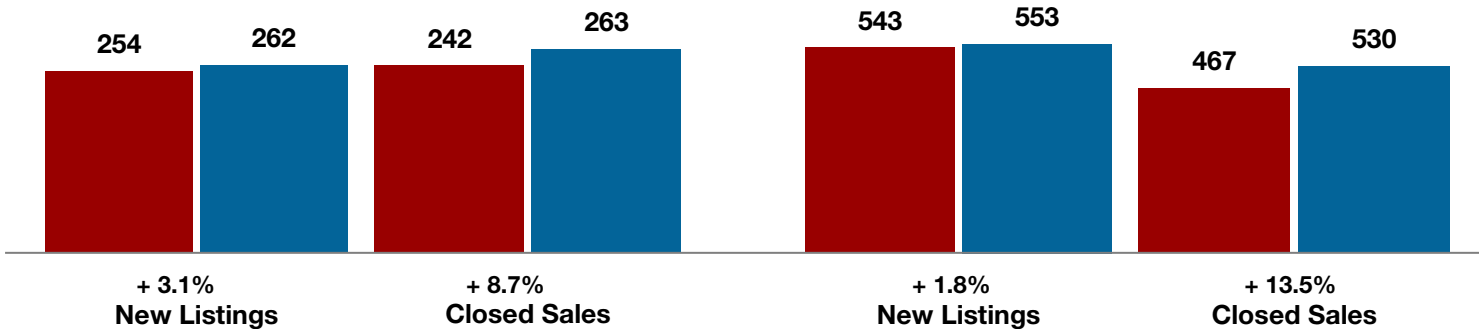
	2021	2022	+ / -	2021	2022	+ / -
New Listings	254	262	+ 3.1%	543	553	+ 1.8%
Pending Sales	263	293	+ 11.4%	565	610	+ 8.0%
Closed Sales	242	263	+ 8.7%	467	530	+ 13.5%
Average Sales Price*	\$273,660	<b>\$343,862</b>	+ 25.7%	\$275,949	<b>\$337,548</b>	+ 22.3%
Median Sales Price*	\$259,768	<b>\$328,500</b>	+ 26.5%	\$258,500	<b>\$320,000</b>	+ 23.8%
Percent of Original List Price Received*	99.4%	<b>101.3%</b>	+ 1.9%	99.2%	<b>100.9%</b>	+ 1.7%
Days on Market Until Sale	29	35	+ 20.7%	33	32	- 3.0%
Inventory of Homes for Sale	364	296	- 18.7%	--	--	--
Months Supply of Inventory	1.2	0.9	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.

### February

### Year to Date

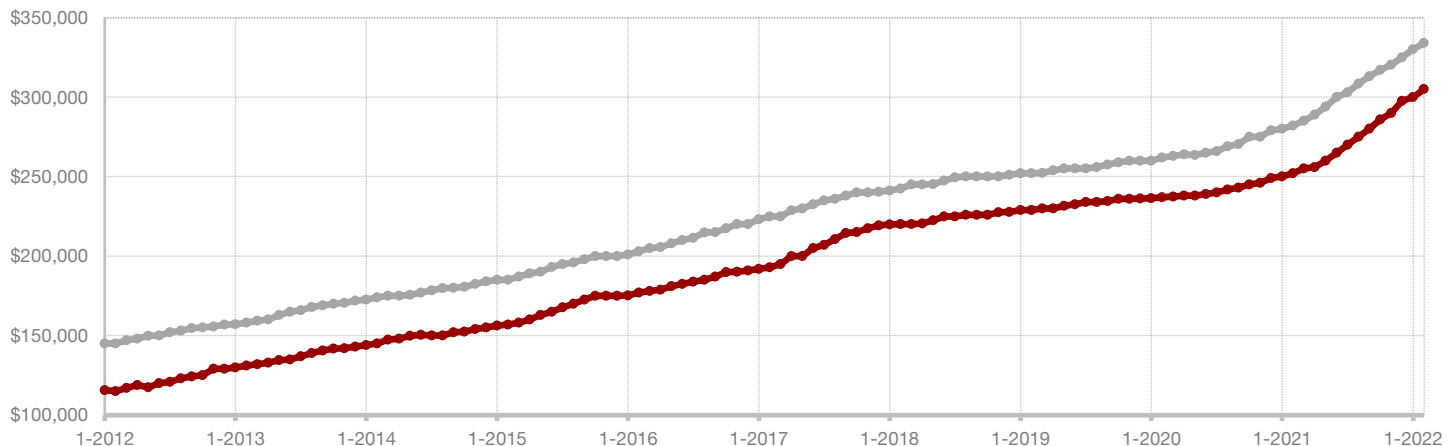
■ 2021 ■ 2022



## Median Sales Price - Rolling 12-Month Calculation

All MLS —

Kaufman County —



# Local Market Update – February 2022

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



**+ 50.0%**

**0.0%**

**+ 57.0%**

Change in  
New Listings

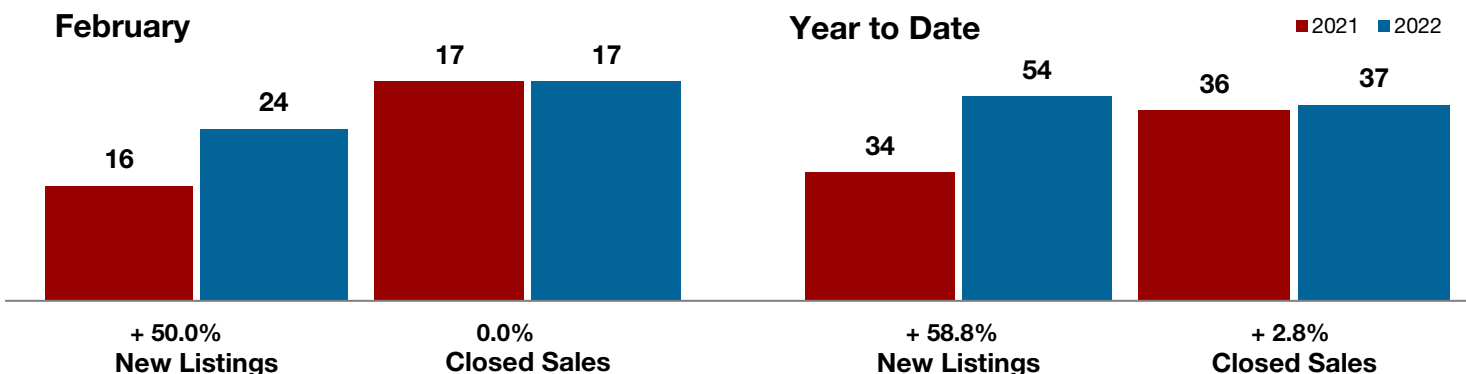
Change in  
Closed Sales

Change in  
Median Sales Price

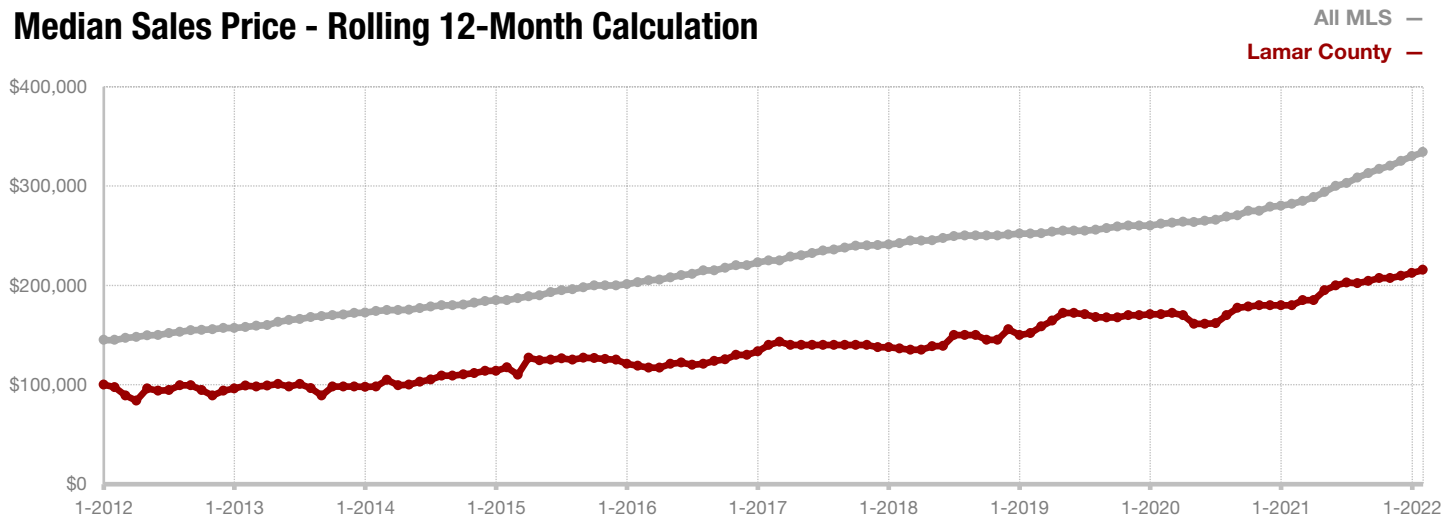
## Lamar County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	16	24	+ 50.0%	34	54	+ 58.8%
Pending Sales	19	32	+ 68.4%	42	51	+ 21.4%
Closed Sales	17	17	0.0%	36	37	+ 2.8%
Average Sales Price*	\$172,288	<b>\$258,735</b>	+ 50.2%	\$198,646	<b>\$251,780</b>	+ 26.7%
Median Sales Price*	\$151,550	<b>\$238,000</b>	+ 57.0%	\$175,000	<b>\$226,000</b>	+ 29.1%
Percent of Original List Price Received*	93.7%	<b>99.3%</b>	+ 6.0%	93.6%	<b>98.8%</b>	+ 5.6%
Days on Market Until Sale	85	39	- 54.1%	73	34	- 53.4%
Inventory of Homes for Sale	49	45	- 8.2%	--	--	--
Months Supply of Inventory	2.1	1.7	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 – February 2022

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



**+ 150.0%**    **+ 700.0%**    **- 14.1%**

Change in  
New Listings

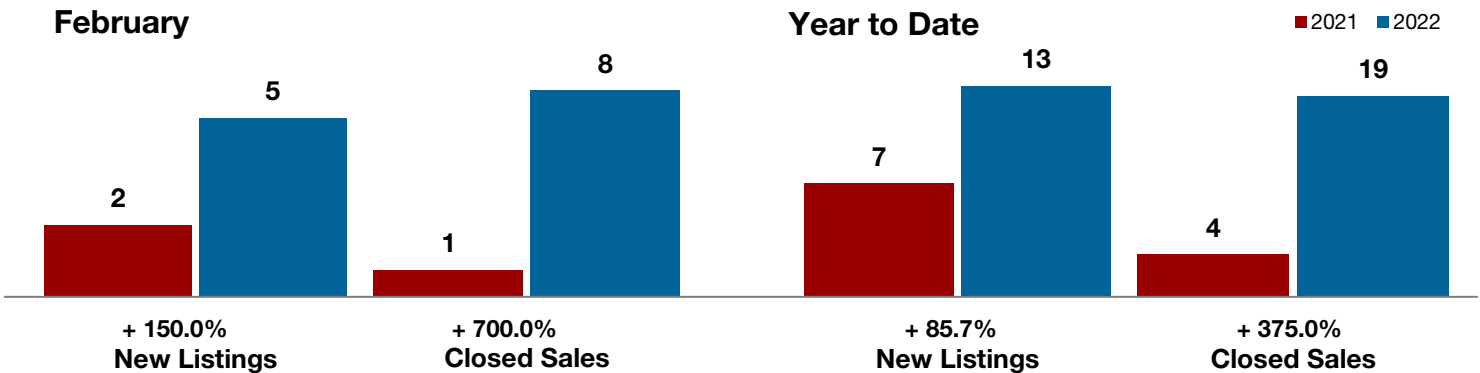
Change in  
Closed Sales

Change in  
Median Sales Price

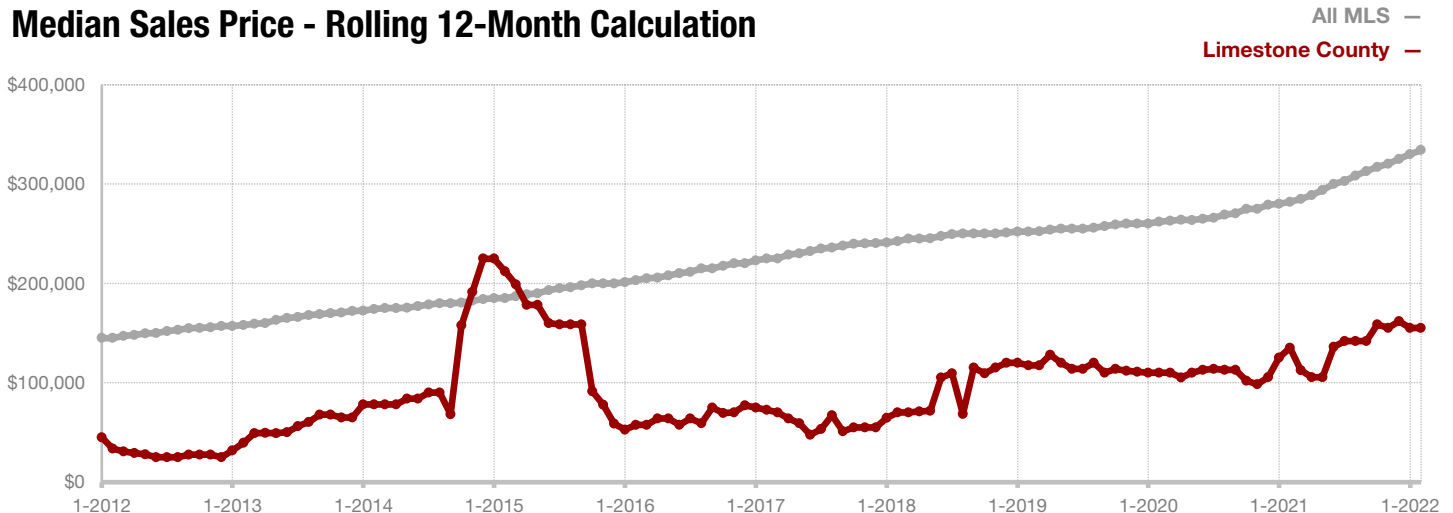
## Limestone County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	2	5	+ 150.0%	7	13	+ 85.7%
Pending Sales	3	7	+ 133.3%	4	14	+ 250.0%
Closed Sales	1	8	+ 700.0%	4	19	+ 375.0%
Average Sales Price*	\$195,000	\$166,750	- 14.5%	\$220,625	\$188,816	- 14.4%
Median Sales Price*	\$195,000	\$167,500	- 14.1%	\$205,000	\$155,000	- 24.4%
Percent of Original List Price Received*	86.7%	88.6%	+ 2.2%	90.9%	91.8%	+ 1.0%
Days on Market Until Sale	404	83	- 79.5%	151	77	- 49.0%
Inventory of Homes for Sale	13	19	+ 46.2%	--	--	--
Months Supply of Inventory	5.4	3.0	- 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 – February 2022

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



**+ 83.3%**      **+ 83.3%**      **- 9.3%**

Change in  
New Listings

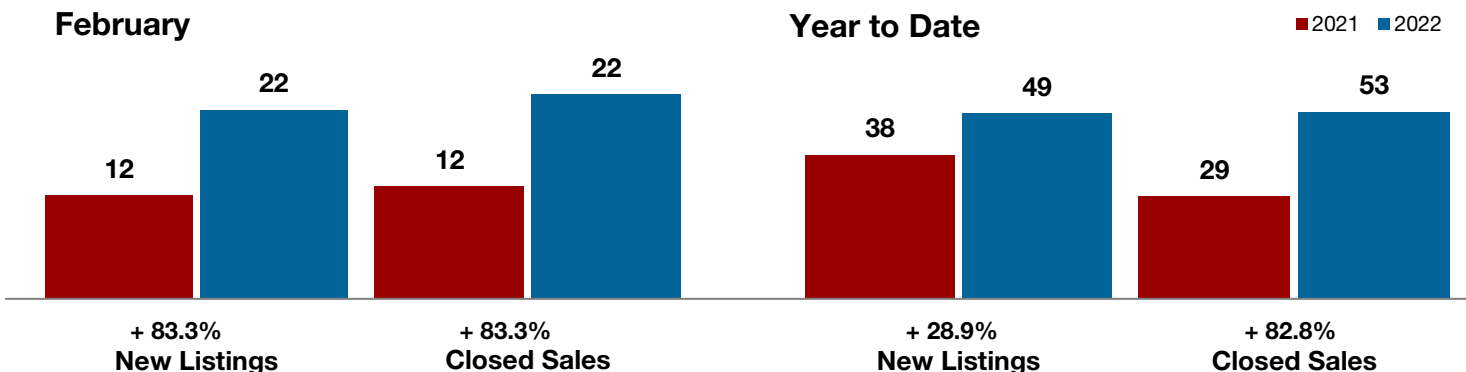
Change in  
Closed Sales

Change in  
Median Sales Price

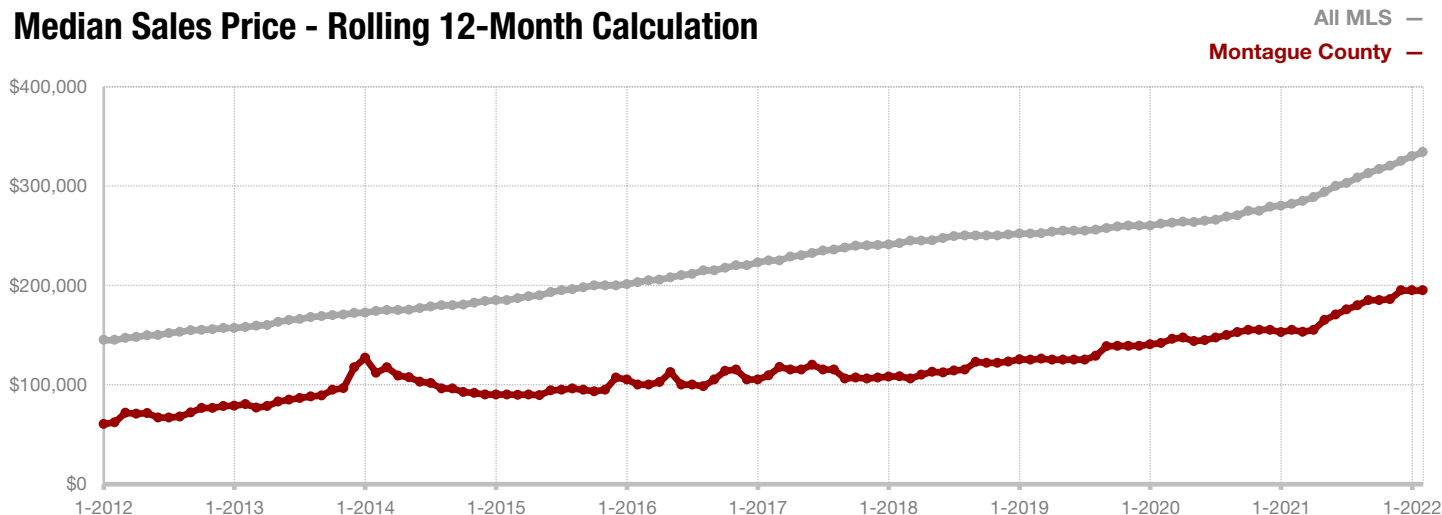
## Montague County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	12	22	+ 83.3%	38	49	+ 28.9%
Pending Sales	14	22	+ 57.1%	41	54	+ 31.7%
Closed Sales	12	22	+ 83.3%	29	53	+ 82.8%
Average Sales Price*	\$260,708	<b>\$334,488</b>	+ 28.3%	\$282,638	<b>\$290,944</b>	+ 2.9%
Median Sales Price*	\$231,500	<b>\$210,000</b>	- 9.3%	\$206,000	<b>\$199,000</b>	- 3.4%
Percent of Original List Price Received*	88.3%	<b>96.8%</b>	+ 9.6%	90.0%	<b>95.0%</b>	+ 5.6%
Days on Market Until Sale	82	53	- 35.4%	80	48	- 40.0%
Inventory of Homes for Sale	50	41	- 18.0%	--	--	--
Months Supply of Inventory	2.2	1.6	0.0%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2022

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



**+ 71.8%**      **+ 46.2%**      **+ 7.1%**

Change in  
New Listings

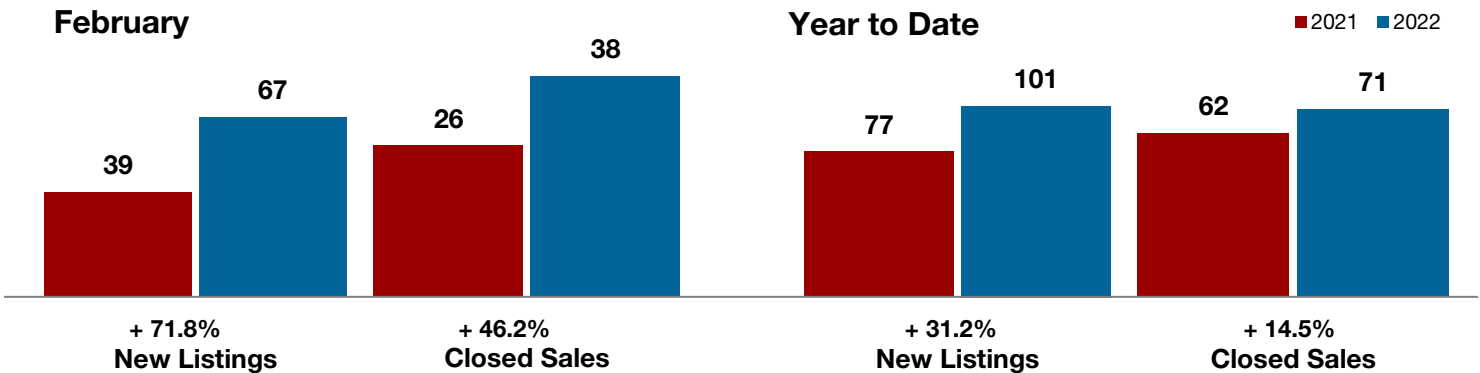
Change in  
Closed Sales

Change in  
Median Sales Price

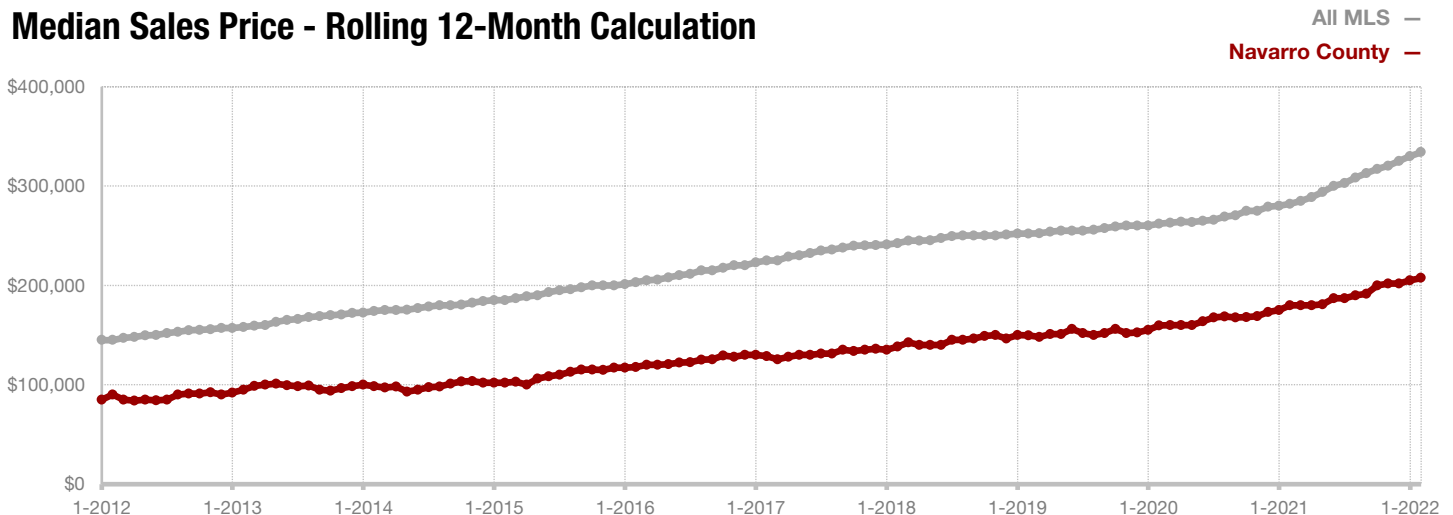
## Navarro County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	39	<b>67</b>	+ 71.8%	77	<b>101</b>	+ 31.2%
Pending Sales	42	<b>38</b>	- 9.5%	87	<b>77</b>	- 11.5%
Closed Sales	26	<b>38</b>	+ 46.2%	62	<b>71</b>	+ 14.5%
Average Sales Price*	\$341,056	<b>\$305,781</b>	- 10.3%	\$299,552	<b>\$308,038</b>	+ 2.8%
Median Sales Price*	\$210,000	<b>\$225,000</b>	+ 7.1%	\$215,000	<b>\$232,000</b>	+ 7.9%
Percent of Original List Price Received*	95.4%	<b>96.4%</b>	+ 1.0%	97.1%	<b>96.5%</b>	- 0.6%
Days on Market Until Sale	87	<b>46</b>	- 47.1%	62	<b>45</b>	- 27.4%
Inventory of Homes for Sale	58	<b>89</b>	+ 53.4%	--	--	--
Months Supply of Inventory	1.3	<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 – February 2022

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



## Nolan County

**0.0%**

**+ 300.0%**

**- 11.5%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### February

### Year to Date

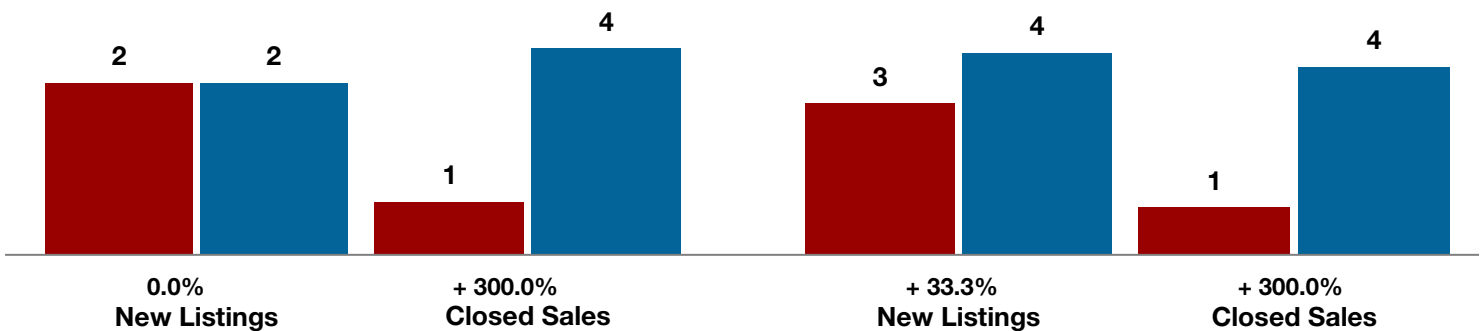
	2021	2022	+ / -	2021	2022	+ / -
New Listings	2	2	0.0%	3	4	+ 33.3%
Pending Sales	0	2	--	1	4	+ 300.0%
Closed Sales	1	4	+ 300.0%	1	4	+ 300.0%
Average Sales Price*	\$135,000	<b>\$175,375</b>	+ 29.9%	\$135,000	<b>\$175,375</b>	+ 29.9%
Median Sales Price*	\$135,000	<b>\$119,500</b>	- 11.5%	\$135,000	<b>\$119,500</b>	- 11.5%
Percent of Original List Price Received*	101.5%	<b>96.4%</b>	- 5.0%	101.5%	<b>96.4%</b>	- 5.0%
Days on Market Until Sale	16	<b>55</b>	+ 243.8%	16	<b>55</b>	+ 243.8%
Inventory of Homes for Sale	6	<b>7</b>	+ 16.7%	--	--	--
Months Supply of Inventory	2.8	<b>2.4</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.

### February

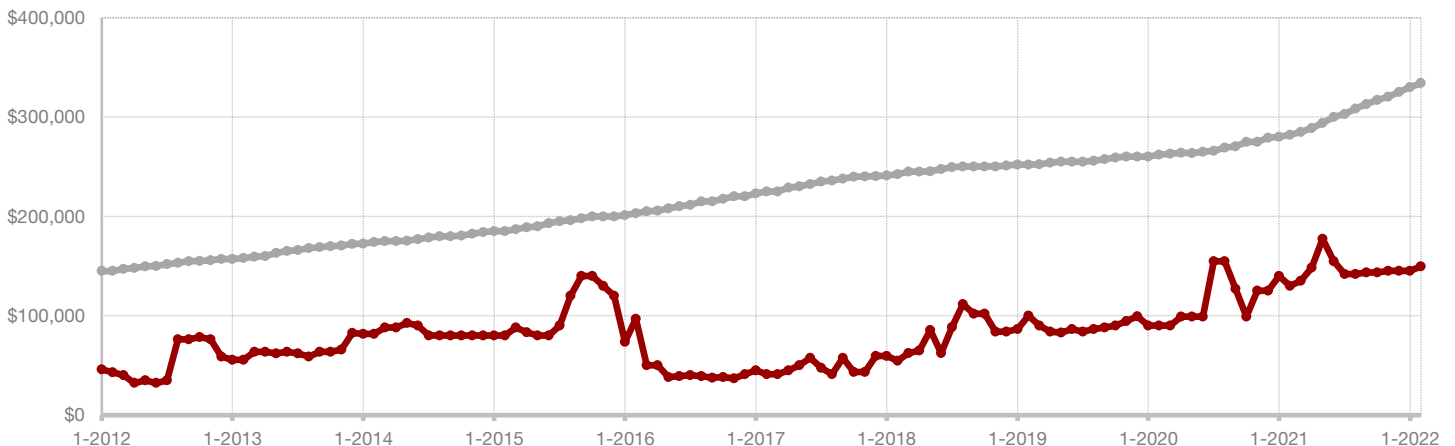
### Year to Date

■ 2021 ■ 2022



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

All MLS —  
Nolan County —



# Local Market Update – February 2022

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



**+ 22.5%**

**+ 3.3%**

**+ 7.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Palo Pinto County

**February**

**Year to Date**

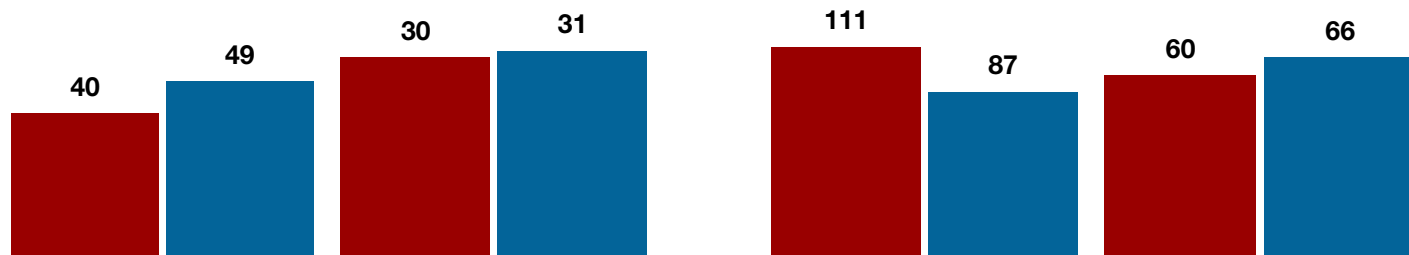
	2021	2022	+ / -	2021	2022	+ / -
New Listings	40	49	+ 22.5%	111	87	- 21.6%
Pending Sales	43	28	- 34.9%	86	60	- 30.2%
Closed Sales	30	31	+ 3.3%	60	66	+ 10.0%
Average Sales Price*	\$344,087	\$411,510	+ 19.6%	\$334,623	\$406,036	+ 21.3%
Median Sales Price*	\$218,500	\$235,000	+ 7.6%	\$222,500	\$249,950	+ 12.3%
Percent of Original List Price Received*	94.8%	94.0%	- 0.8%	94.4%	95.5%	+ 1.2%
Days on Market Until Sale	87	51	- 41.4%	82	61	- 25.6%
Inventory of Homes for Sale	135	102	- 24.4%	--	--	--
Months Supply of Inventory	3.0	2.3	- 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.

**February**

**Year to Date**

■ 2021 ■ 2022



**+ 22.5%**  
New Listings

**+ 3.3%**  
Closed Sales

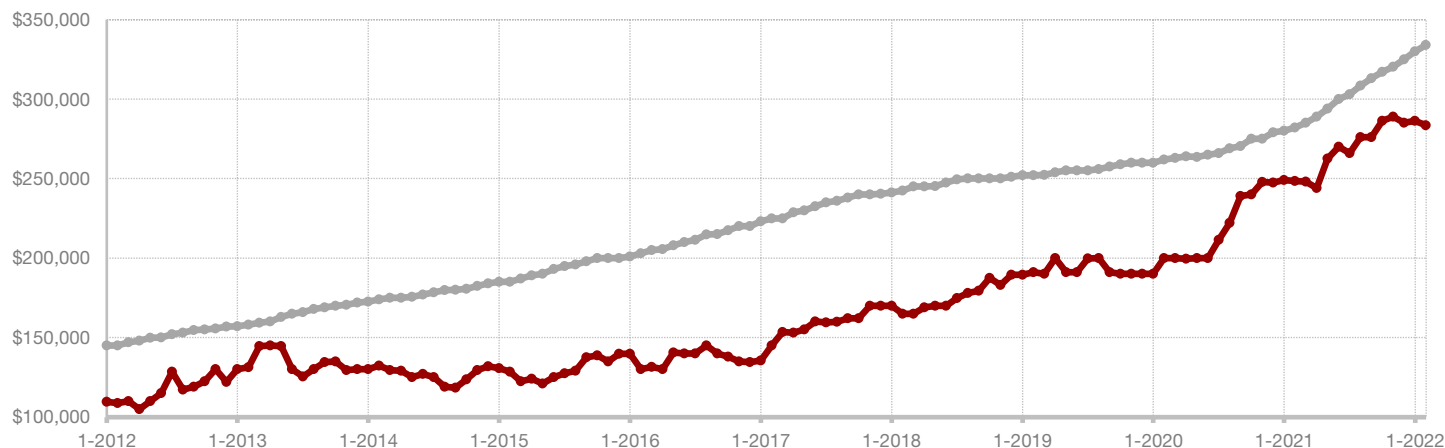
**- 21.6%**  
New Listings

**+ 10.0%**  
Closed Sales

## Median Sales Price - Rolling 12-Month Calculation

All MLS —

Palo Pinto County —



# Local Market Update – February 2022

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



**+ 42.0%**

**+ 23.8%**

**+ 16.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Parker County

**February**

**Year to Date**

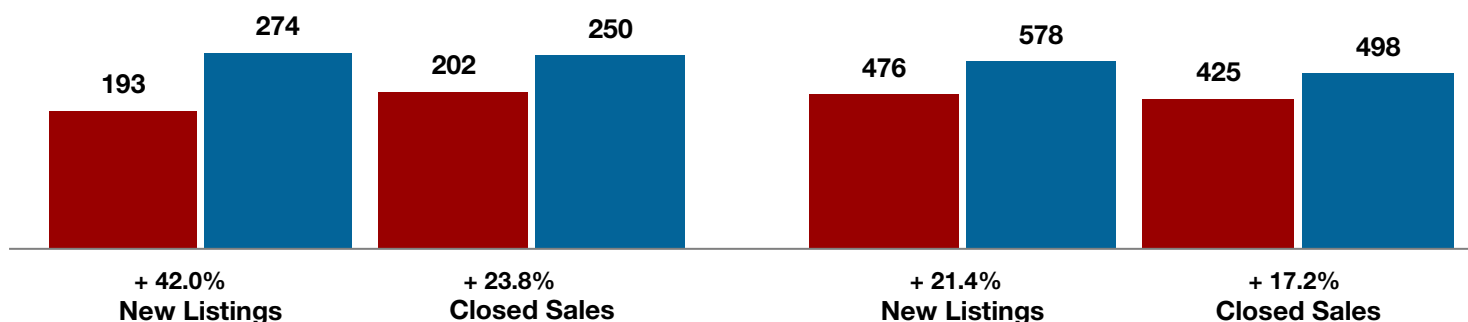
	2021	2022	+ / -	2021	2022	+ / -
New Listings	193	274	+ 42.0%	476	578	+ 21.4%
Pending Sales	230	272	+ 18.3%	498	589	+ 18.3%
Closed Sales	202	250	+ 23.8%	425	498	+ 17.2%
Average Sales Price*	\$380,715	\$443,342	+ 16.4%	\$372,014	\$455,027	+ 22.3%
Median Sales Price*	\$360,874	\$420,000	+ 16.4%	\$334,000	\$411,372	+ 23.2%
Percent of Original List Price Received*	97.6%	99.4%	+ 1.8%	97.5%	98.5%	+ 1.0%
Days on Market Until Sale	57	39	- 31.6%	53	42	- 20.8%
Inventory of Homes for Sale	406	357	- 12.1%	--	--	--
Months Supply of Inventory	1.4	1.2	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.

**February**

**Year to Date**

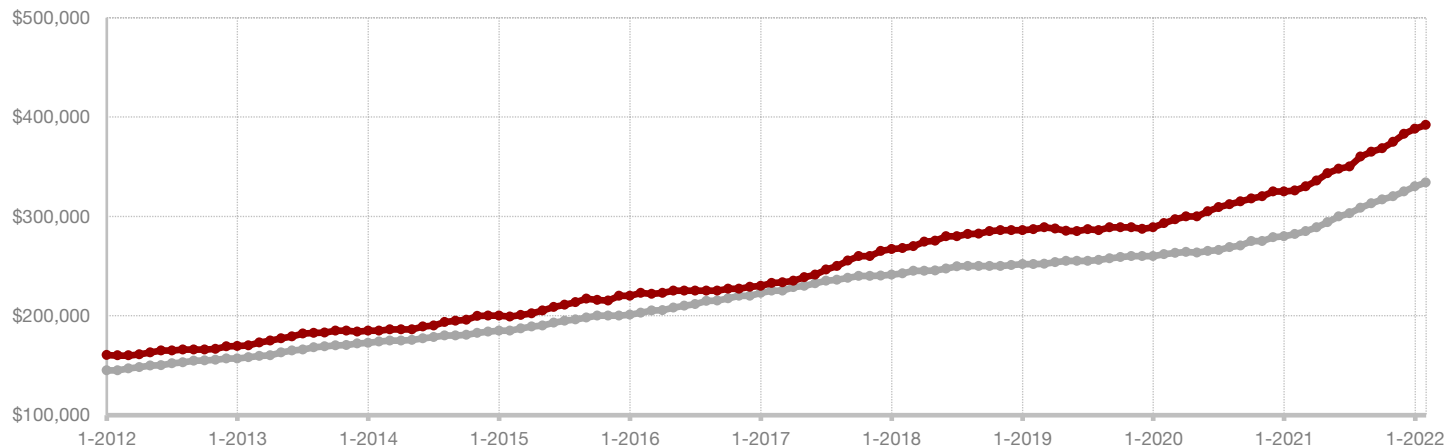
■ 2021 ■ 2022



## Median Sales Price - Rolling 12-Month Calculation

All MLS —

Parker County —



# Local Market Update – February 2022

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



**+ 27.3%**      **+ 18.2%**      **- 17.3%**

Change in  
New Listings

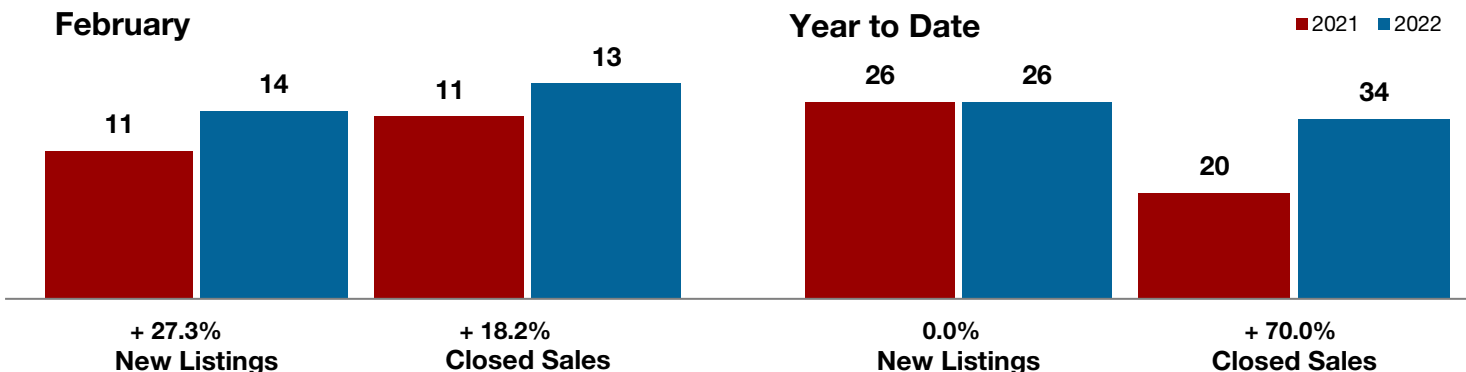
Change in  
Closed Sales

Change in  
Median Sales Price

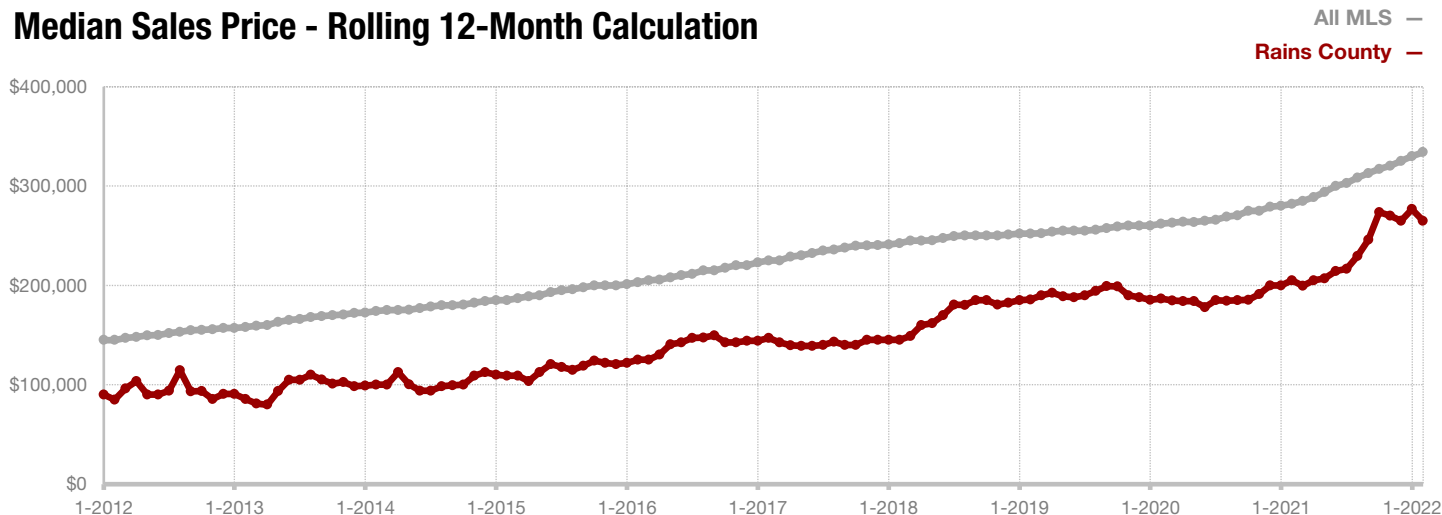
## Rains County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	11	14	+ 27.3%	26	26	0.0%
Pending Sales	9	15	+ 66.7%	28	31	+ 10.7%
Closed Sales	11	13	+ 18.2%	20	34	+ 70.0%
Average Sales Price*	\$277,605	\$261,492	- 5.8%	\$317,358	\$363,304	+ 14.5%
Median Sales Price*	\$278,000	\$230,000	- 17.3%	\$253,500	\$261,250	+ 3.1%
Percent of Original List Price Received*	97.3%	89.8%	- 7.7%	96.2%	95.7%	- 0.5%
Days on Market Until Sale	89	49	- 44.9%	61	57	- 6.6%
Inventory of Homes for Sale	30	18	- 40.0%	--	--	--
Months Supply of Inventory	2.0	1.1	- 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 – February 2022

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



**+ 21.1%**

**+ 9.2%**

**+ 14.4%**

Change in  
New Listings

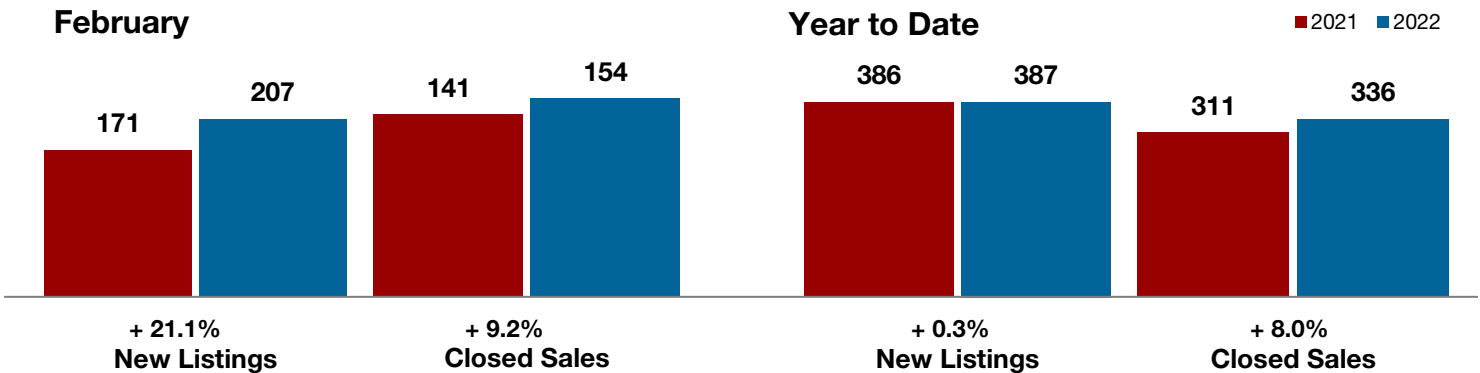
Change in  
Closed Sales

Change in  
Median Sales Price

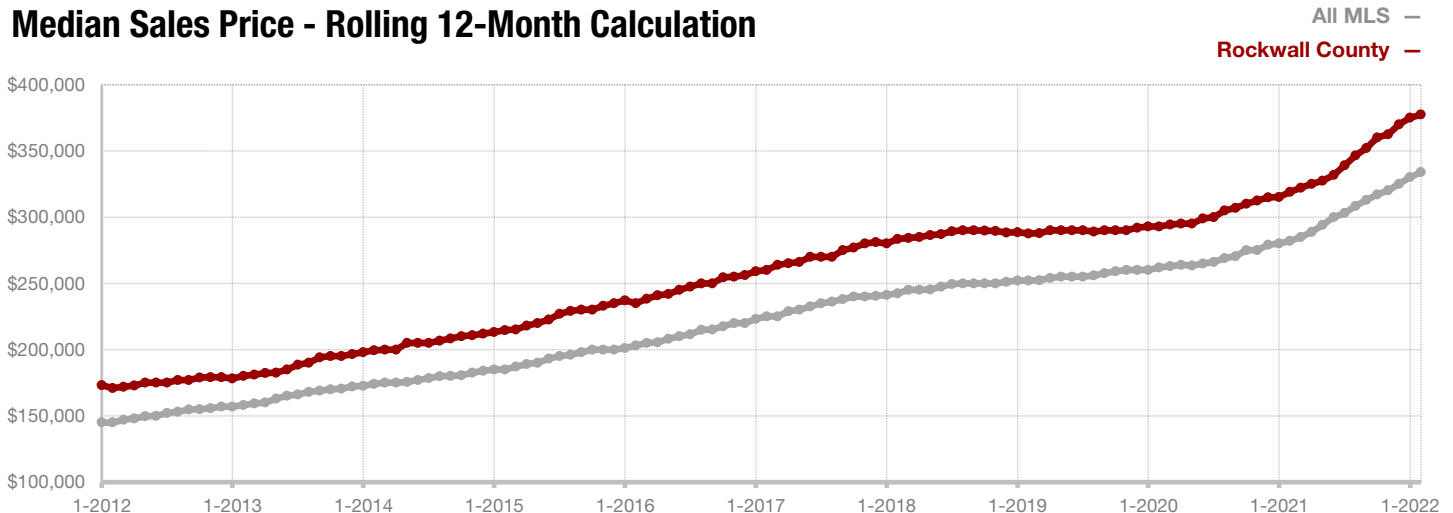
## Rockwall County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	171	207	+ 21.1%	386	387	+ 0.3%
Pending Sales	200	183	- 8.5%	382	366	- 4.2%
Closed Sales	141	154	+ 9.2%	311	336	+ 8.0%
Average Sales Price*	\$409,804	<b>\$467,672</b>	+ 14.1%	\$379,692	<b>\$457,091</b>	+ 20.4%
Median Sales Price*	\$344,900	<b>\$394,588</b>	+ 14.4%	\$316,600	<b>\$392,425</b>	+ 23.9%
Percent of Original List Price Received*	100.1%	<b>102.5%</b>	+ 2.4%	99.2%	<b>101.3%</b>	+ 2.1%
Days on Market Until Sale	36	<b>25</b>	- 30.6%	35	<b>31</b>	- 11.4%
Inventory of Homes for Sale	224	<b>181</b>	- 19.2%	--	--	--
Months Supply of Inventory	0.9	<b>0.8</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 – February 2022

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



## Shackelford County

**+ 100.0%**

**- 100.0%**

**--**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

**February**

**Year to Date**

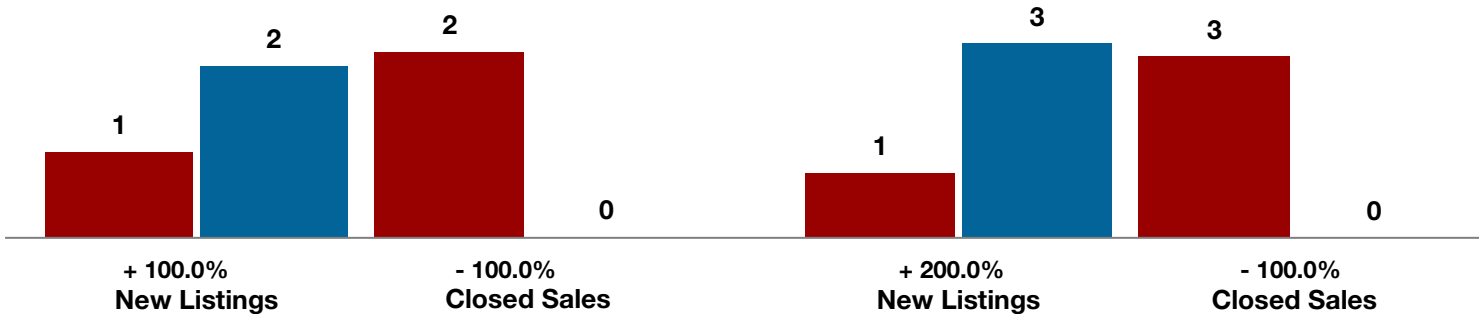
	2021	2022	+ / -	2021	2022	+ / -
New Listings	1	2	+ 100.0%	1	3	+ 200.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Average Sales Price*	\$398,000	--	--	\$318,667	--	--
Median Sales Price*	\$398,000	--	--	\$160,000	--	--
Percent of Original List Price Received*	95.0%	--	--	96.7%	--	--
Days on Market Until Sale	284	--	--	190	--	--
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	4.0	1.8	- 50.0%	--	--	--

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

**February**

**Year to Date**

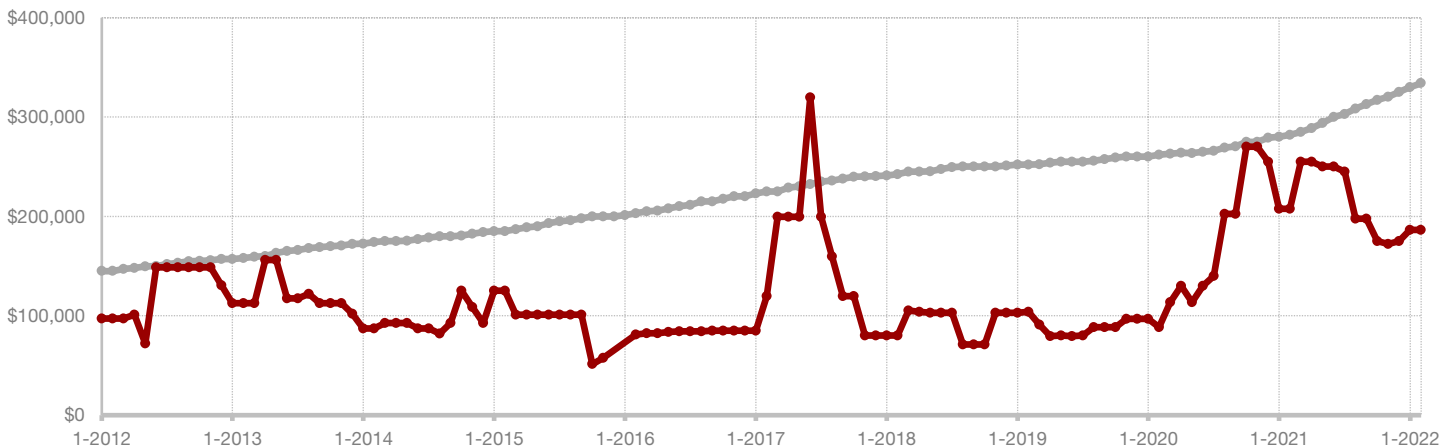
■ 2021 ■ 2022



## Median Sales Price - Rolling 12-Month Calculation

All MLS —

Shackelford County —



# Local Market Update – February 2022

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



**+ 19.6%**      **- 33.3%**      **+ 27.0%**

Change in  
New Listings

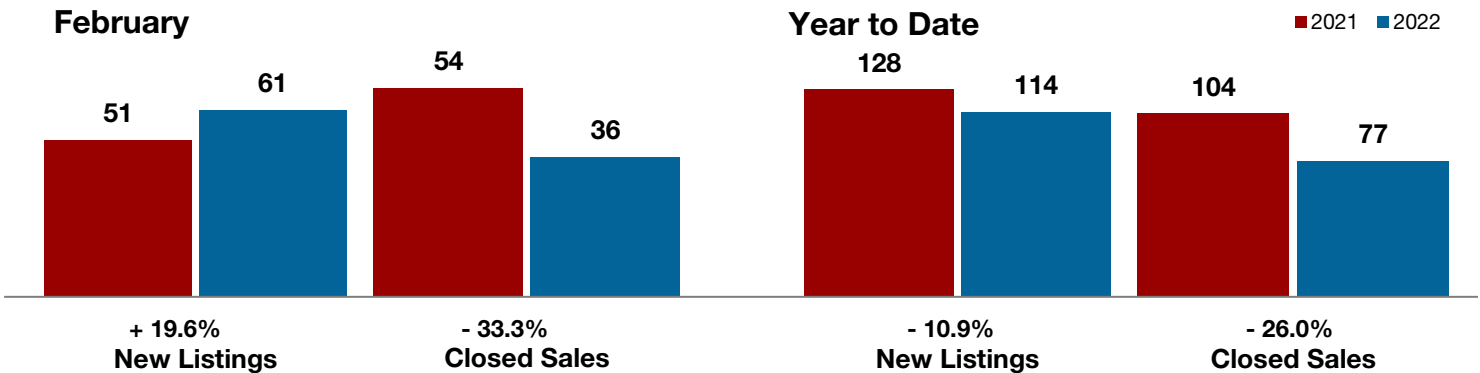
Change in  
Closed Sales

Change in  
Median Sales Price

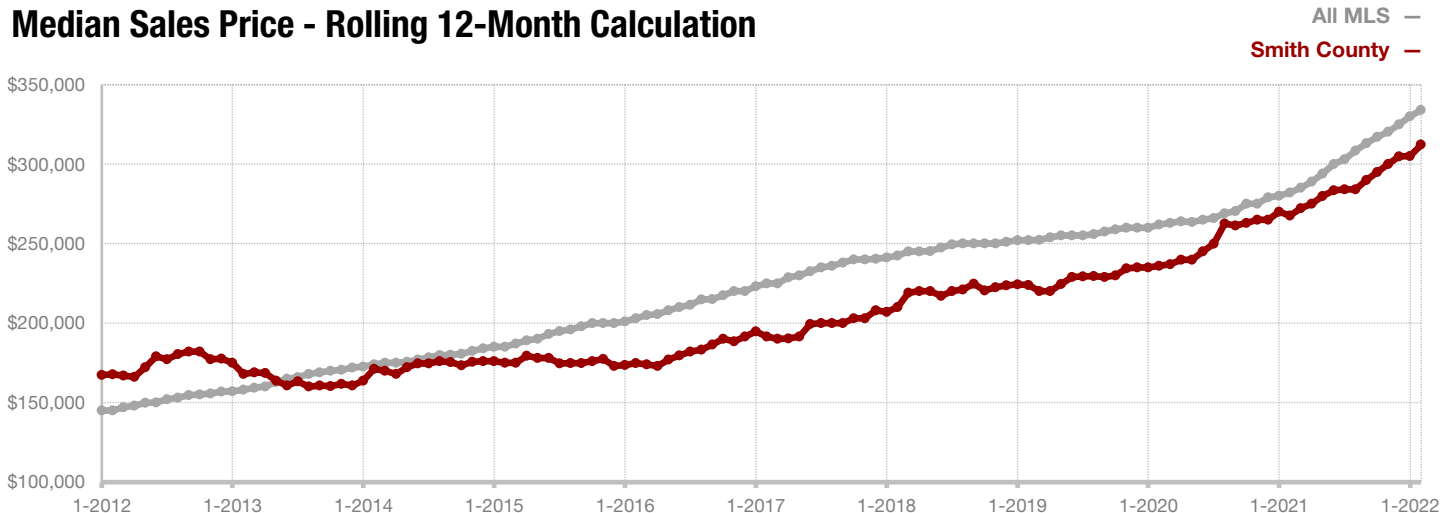
## Smith County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	51	61	+ 19.6%	128	114	- 10.9%
Pending Sales	52	55	+ 5.8%	137	97	- 29.2%
Closed Sales	54	36	- 33.3%	104	77	- 26.0%
Average Sales Price*	\$278,063	<b>\$354,786</b>	+ 27.6%	\$308,269	<b>\$350,150</b>	+ 13.6%
Median Sales Price*	\$253,950	<b>\$322,500</b>	+ 27.0%	\$262,250	<b>\$314,619</b>	+ 20.0%
Percent of Original List Price Received*	96.7%	95.6%	- 1.1%	96.4%	96.1%	- 0.3%
Days on Market Until Sale	55	45	- 18.2%	51	38	- 25.5%
Inventory of Homes for Sale	169	94	- 44.4%	--	--	--
Months Supply of Inventory	2.1	1.4	- 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 – February 2022

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



**+ 125.0%**      **- 33.3%**      **+ 8.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Somervell County

### February

### Year to Date

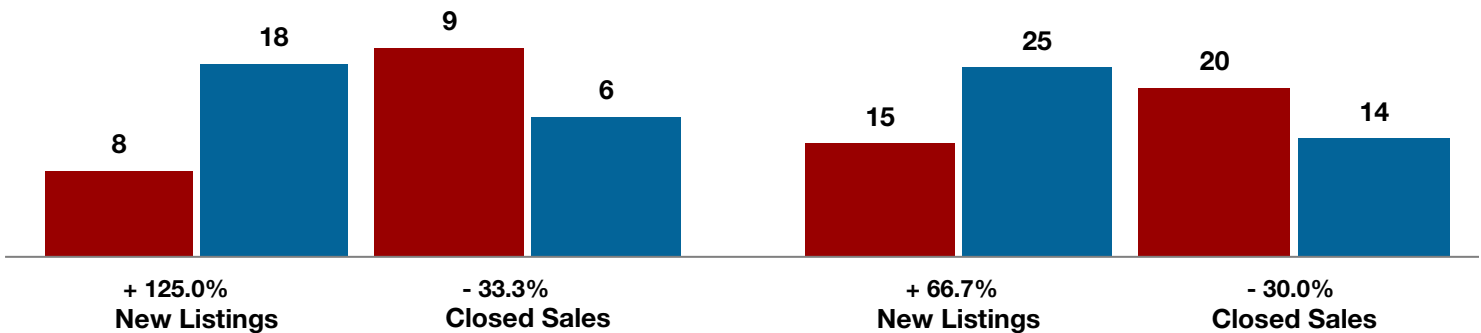
	2021	2022	+ / -	2021	2022	+ / -
New Listings	8	18	+ 125.0%	15	25	+ 66.7%
Pending Sales	7	8	+ 14.3%	16	16	0.0%
Closed Sales	9	6	- 33.3%	20	14	- 30.0%
Average Sales Price*	\$219,292	\$291,483	+ 32.9%	\$274,471	\$328,243	+ 19.6%
Median Sales Price*	\$226,000	\$245,000	+ 8.4%	\$280,000	\$257,500	- 8.0%
Percent of Original List Price Received*	86.7%	94.3%	+ 8.8%	93.3%	92.6%	- 0.8%
Days on Market Until Sale	202	52	- 74.3%	123	50	- 59.3%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	2.0	1.8	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.

### February

### Year to Date

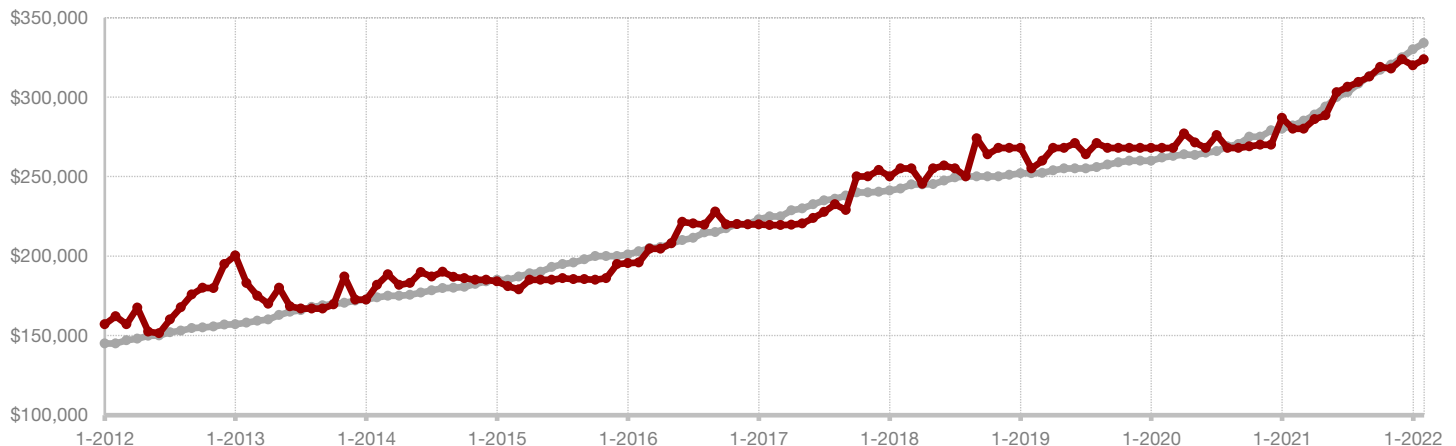
■ 2021 ■ 2022



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

All MLS —

Somervell County —



# Local Market Update – February 2022

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



**+ 75.0%**

**+ 40.0%**

**+ 7.7%**

Change in  
New Listings

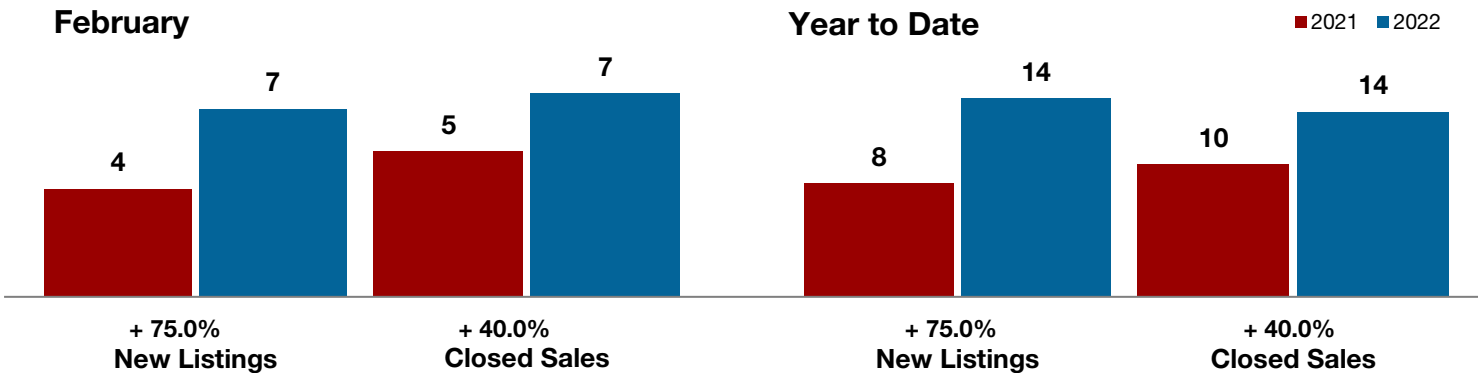
Change in  
Closed Sales

Change in  
Median Sales Price

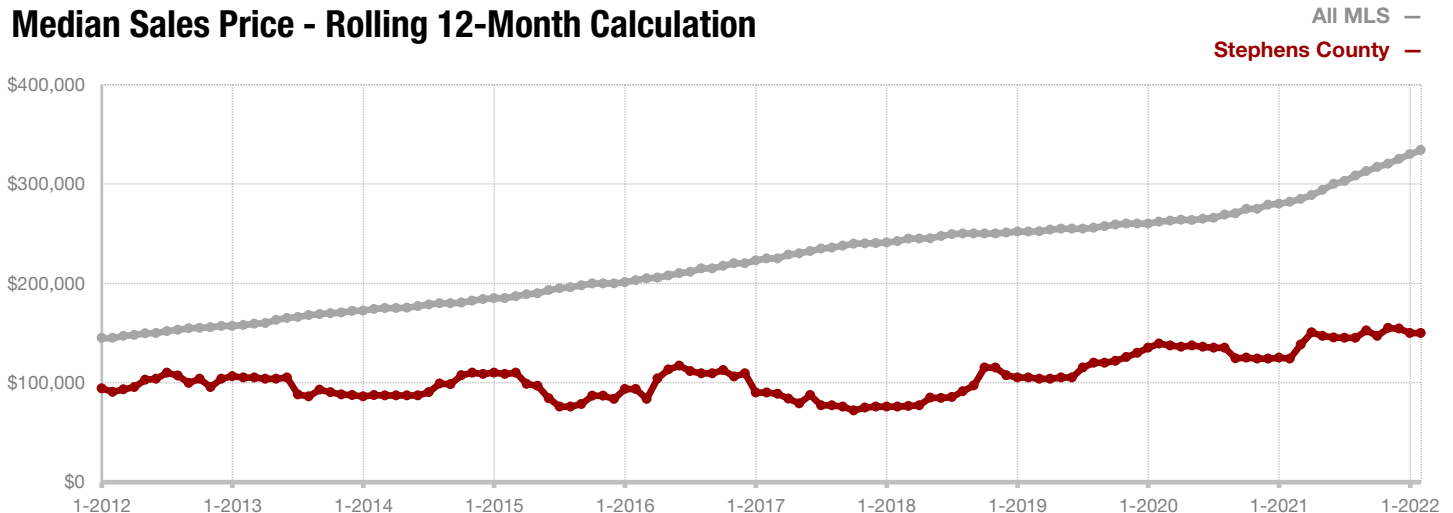
## Stephens County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	4	7	+ 75.0%	8	14	+ 75.0%
Pending Sales	3	6	+ 100.0%	10	14	+ 40.0%
Closed Sales	5	7	+ 40.0%	10	14	+ 40.0%
Average Sales Price*	\$161,180	<b>\$170,114</b>	+ 5.5%	\$183,935	<b>\$153,689</b>	- 16.4%
Median Sales Price*	\$130,000	<b>\$140,000</b>	+ 7.7%	\$146,725	<b>\$134,950</b>	- 8.0%
Percent of Original List Price Received*	91.3%	<b>89.6%</b>	- 1.9%	91.7%	<b>92.8%</b>	+ 1.2%
Days on Market Until Sale	65	<b>89</b>	+ 36.9%	73	<b>78</b>	+ 6.8%
Inventory of Homes for Sale	30	<b>28</b>	- 6.7%	--	--	--
Months Supply of Inventory	3.9	<b>3.2</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 – February 2022

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



## Stonewall County

**- 100.0%**

--

--

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### February

### Year to Date

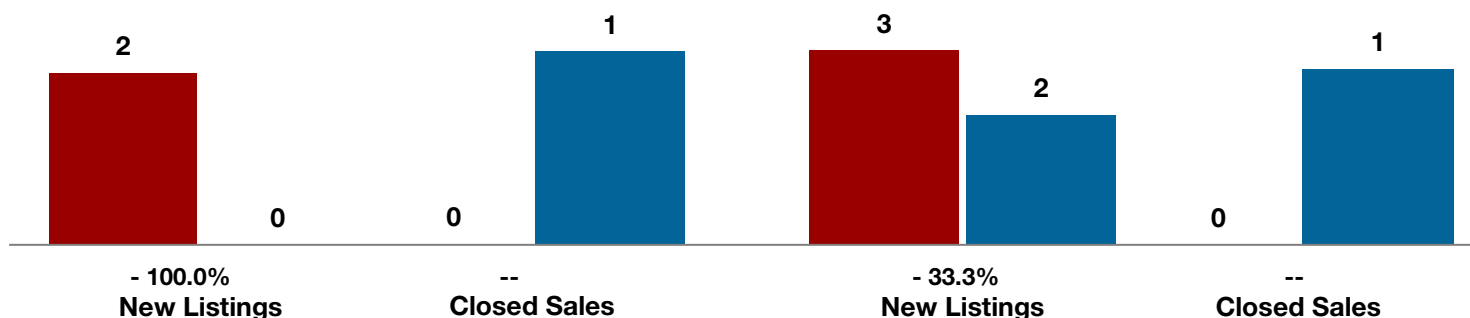
	2021	2022	+ / -	2021	2022	+ / -
New Listings	2	0	- 100.0%	3	2	- 33.3%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	1	--	0	1	--
Average Sales Price*	--	\$44,000	--	--	\$44,000	--
Median Sales Price*	--	\$44,000	--	--	\$44,000	--
Percent of Original List Price Received*	--	67.7%	--	--	67.7%	--
Days on Market Until Sale	--	1	--	--	1	--
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--

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

### February

### Year to Date

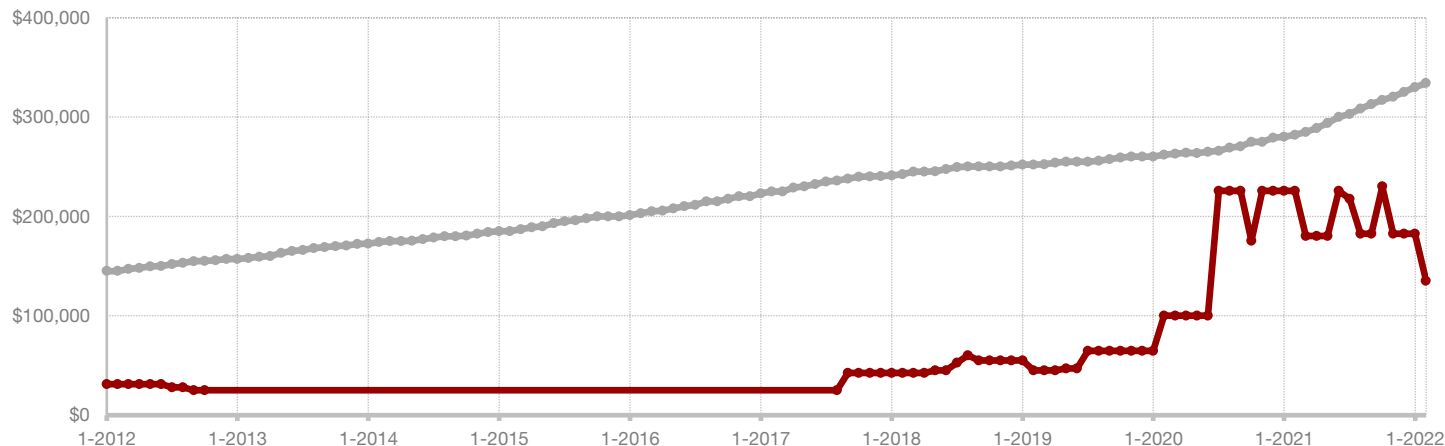
■ 2021 ■ 2022



## Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



# Local Market Update – February 2022

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



**+ 2.7%**

**+ 4.3%**

**+ 23.2%**

Change in  
New Listings

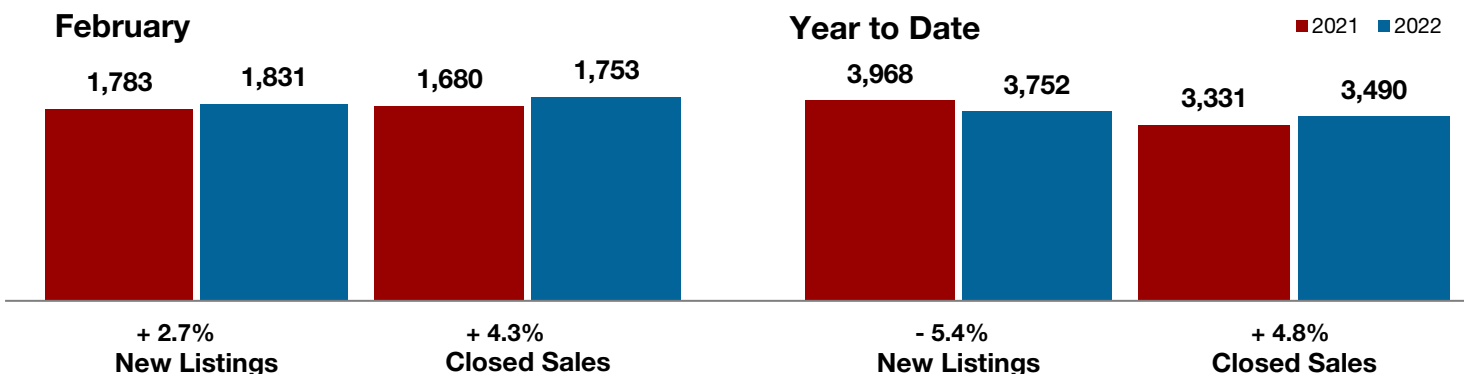
Change in  
Closed Sales

Change in  
Median Sales Price

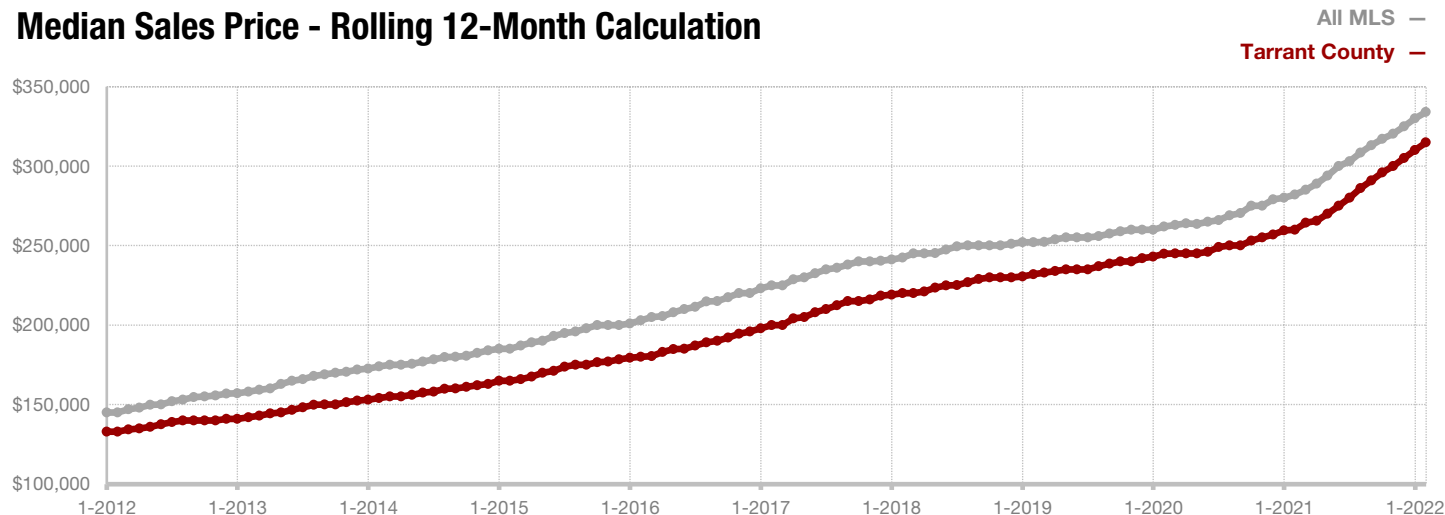
## Tarrant County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	1,783	<b>1,831</b>	+ 2.7%	3,968	<b>3,752</b>	- 5.4%
Pending Sales	1,765	<b>1,799</b>	+ 1.9%	3,904	<b>3,781</b>	- 3.2%
Closed Sales	1,680	<b>1,753</b>	+ 4.3%	3,331	<b>3,490</b>	+ 4.8%
Average Sales Price*	\$337,933	<b>\$388,428</b>	+ 14.9%	\$330,632	<b>\$386,563</b>	+ 16.9%
Median Sales Price*	\$280,000	<b>\$345,000</b>	+ 23.2%	\$273,671	<b>\$335,000</b>	+ 22.4%
Percent of Original List Price Received*	99.5%	<b>102.3%</b>	+ 2.8%	99.1%	<b>101.6%</b>	+ 2.5%
Days on Market Until Sale	29	<b>25</b>	- 13.8%	30	<b>24</b>	- 20.0%
Inventory of Homes for Sale	2,034	<b>1,321</b>	- 35.1%	--	--	--
Months Supply of Inventory	0.8	<b>0.5</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 – February 2022

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



**+ 23.4%**

**+ 3.5%**

**+ 17.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Taylor County

February

Year to Date

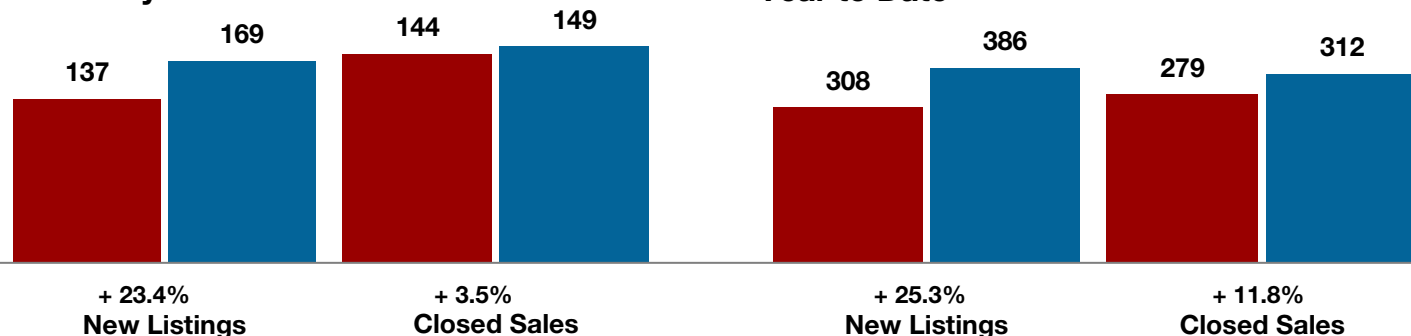
	2021	2022	+ / -	2021	2022	+ / -
New Listings	137	169	+ 23.4%	308	386	+ 25.3%
Pending Sales	163	168	+ 3.1%	360	371	+ 3.1%
Closed Sales	144	149	+ 3.5%	279	312	+ 11.8%
Average Sales Price*	\$241,363	\$273,747	+ 13.4%	\$227,817	\$258,634	+ 13.5%
Median Sales Price*	\$222,750	\$262,000	+ 17.6%	\$210,000	\$235,750	+ 12.3%
Percent of Original List Price Received*	96.8%	97.4%	+ 0.6%	96.8%	97.6%	+ 0.8%
Days on Market Until Sale	57	33	- 42.1%	51	33	- 35.3%
Inventory of Homes for Sale	211	214	+ 1.4%	--	--	--
Months Supply of Inventory	1.0	1.0	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.

February

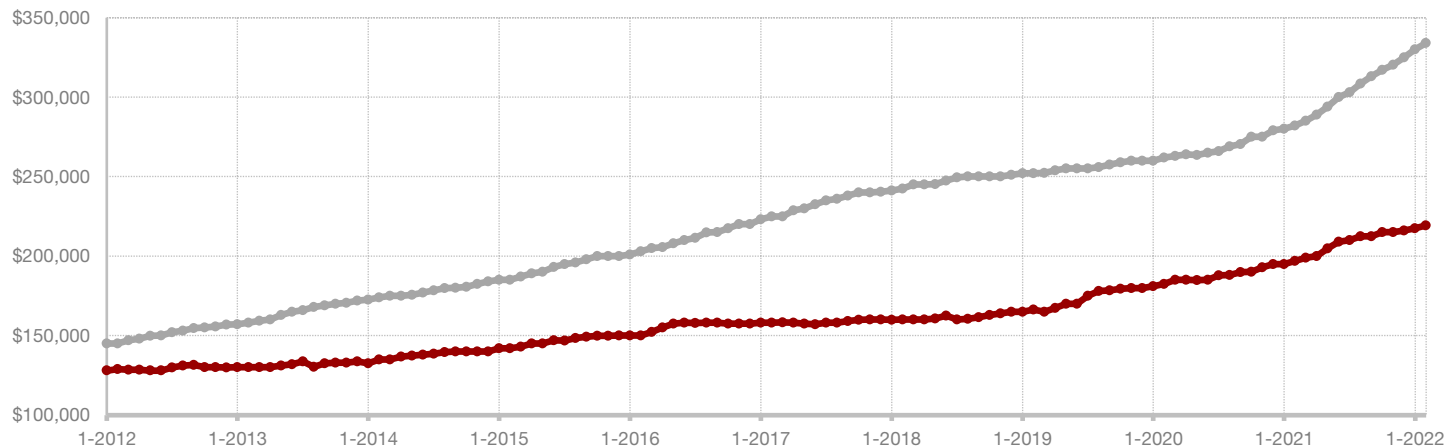
Year to Date

■ 2021 ■ 2022



## Median Sales Price - Rolling 12-Month Calculation

All MLS —  
Taylor County —



# Local Market Update – February 2022

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



**+ 900.0%**      **+ 66.7%**      **- 43.6%**

Change in  
New Listings

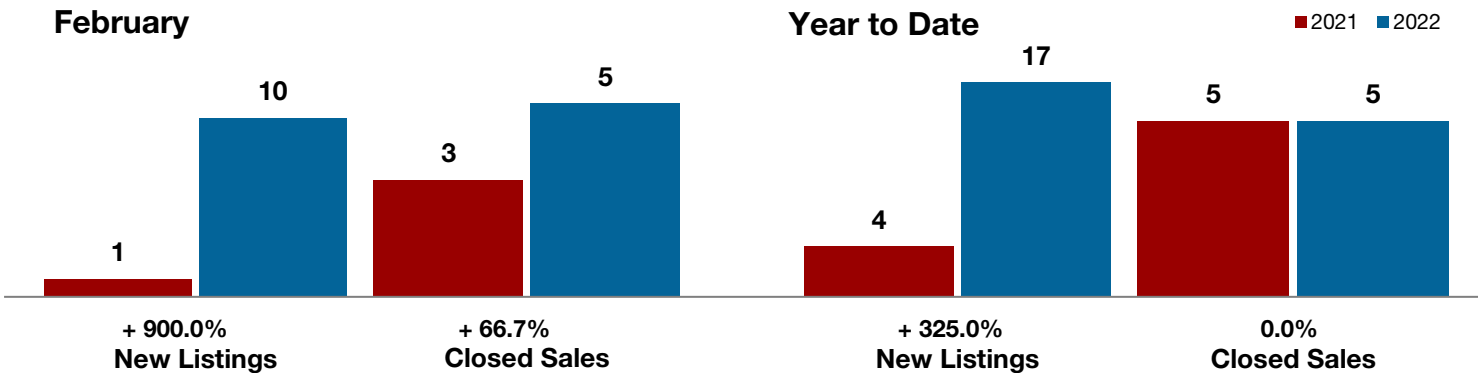
Change in  
Closed Sales

Change in  
Median Sales Price

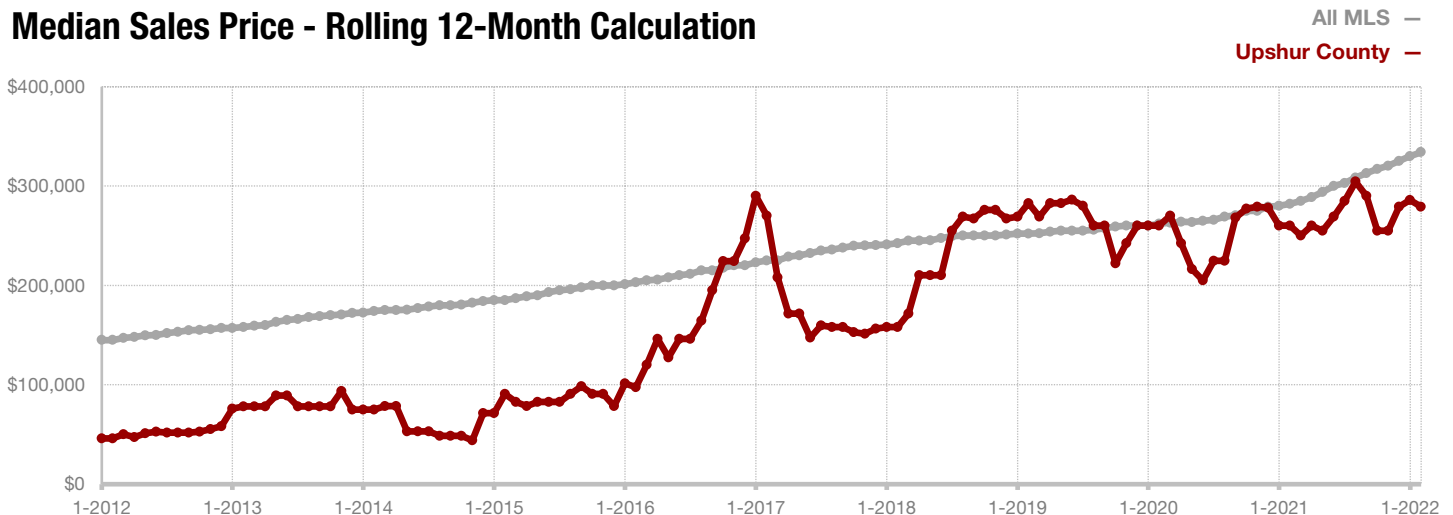
## Upshur County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	1	10	+ 900.0%	4	17	+ 325.0%
Pending Sales	3	3	0.0%	6	5	- 16.7%
Closed Sales	3	5	+ 66.7%	5	5	0.0%
Average Sales Price*	\$354,000	<b>\$326,300</b>	- 7.8%	\$267,410	<b>\$326,300</b>	+ 22.0%
Median Sales Price*	\$440,000	<b>\$248,000</b>	- 43.6%	\$160,000	<b>\$248,000</b>	+ 55.0%
Percent of Original List Price Received*	95.8%	<b>103.2%</b>	+ 7.7%	92.5%	<b>103.2%</b>	+ 11.6%
Days on Market Until Sale	118	<b>36</b>	- 69.5%	112	<b>36</b>	- 67.9%
Inventory of Homes for Sale	6	<b>21</b>	+ 250.0%	--	--	--
Months Supply of Inventory	1.7	<b>5.7</b>	+ 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 – February 2022

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



**+ 142.3%**    **+ 103.6%**    **+ 13.2%**

Change in  
New Listings

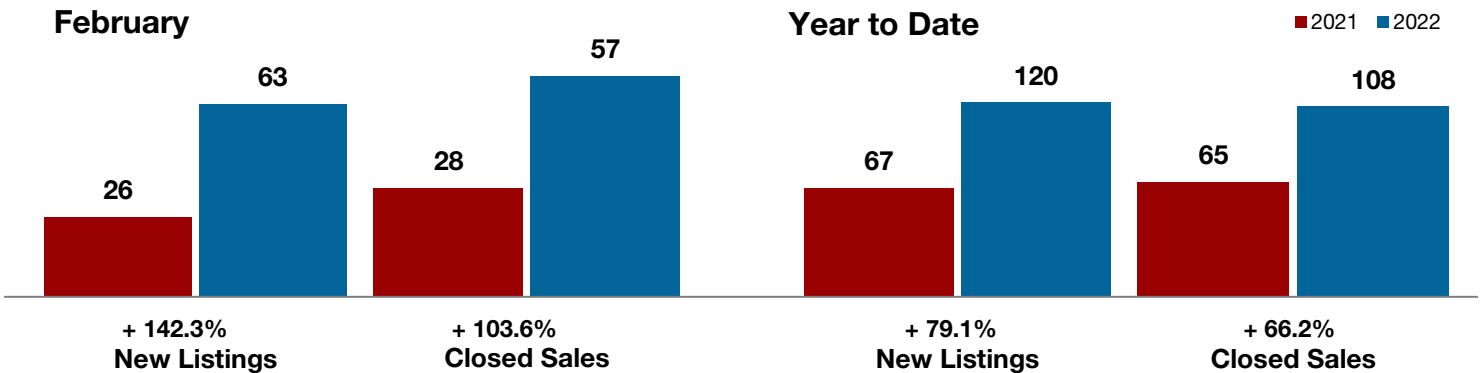
Change in  
Closed Sales

Change in  
Median Sales Price

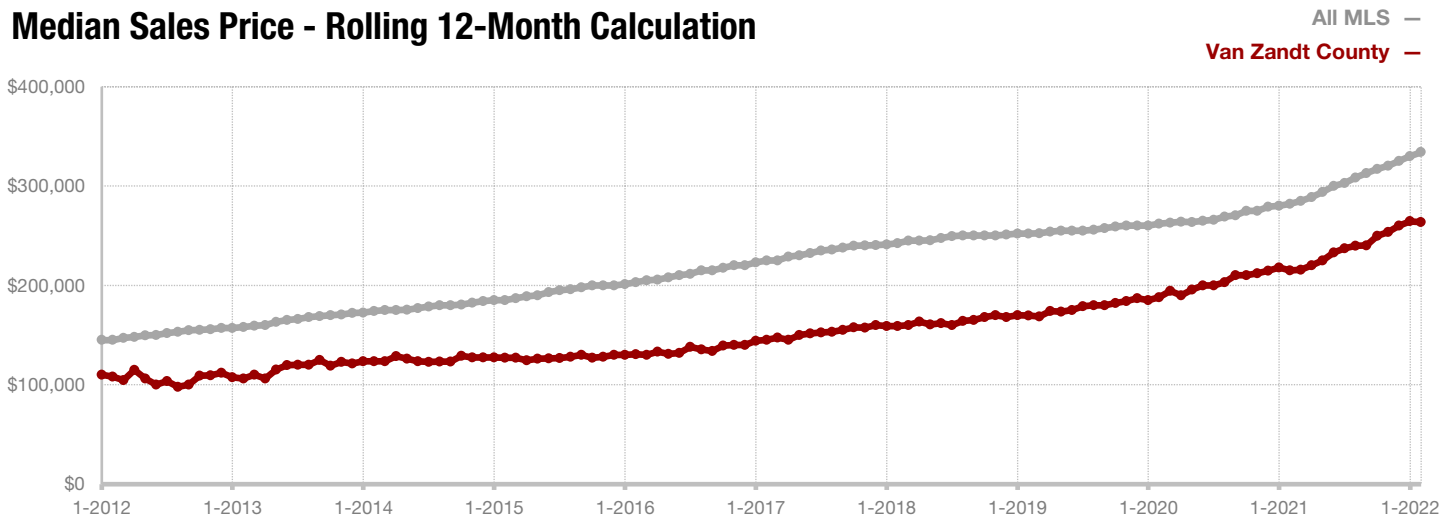
## Van Zandt County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	26	<b>63</b>	+ 142.3%	67	<b>120</b>	+ 79.1%
Pending Sales	32	<b>44</b>	+ 37.5%	77	<b>102</b>	+ 32.5%
Closed Sales	28	<b>57</b>	+ 103.6%	65	<b>108</b>	+ 66.2%
Average Sales Price*	\$268,371	<b>\$304,442</b>	+ 13.4%	\$270,352	<b>\$315,830</b>	+ 16.8%
Median Sales Price*	\$190,000	<b>\$215,000</b>	+ 13.2%	\$228,000	<b>\$249,500</b>	+ 9.4%
Percent of Original List Price Received*	93.4%	<b>95.7%</b>	+ 2.5%	94.5%	<b>95.4%</b>	+ 1.0%
Days on Market Until Sale	84	<b>53</b>	- 36.9%	66	<b>47</b>	- 28.8%
Inventory of Homes for Sale	101	<b>105</b>	+ 4.0%	--	--	--
Months Supply of Inventory	1.9	<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 – February 2022

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



**+ 1.8%**

**+ 19.7%**

**- 1.3%**

Change in  
New Listings

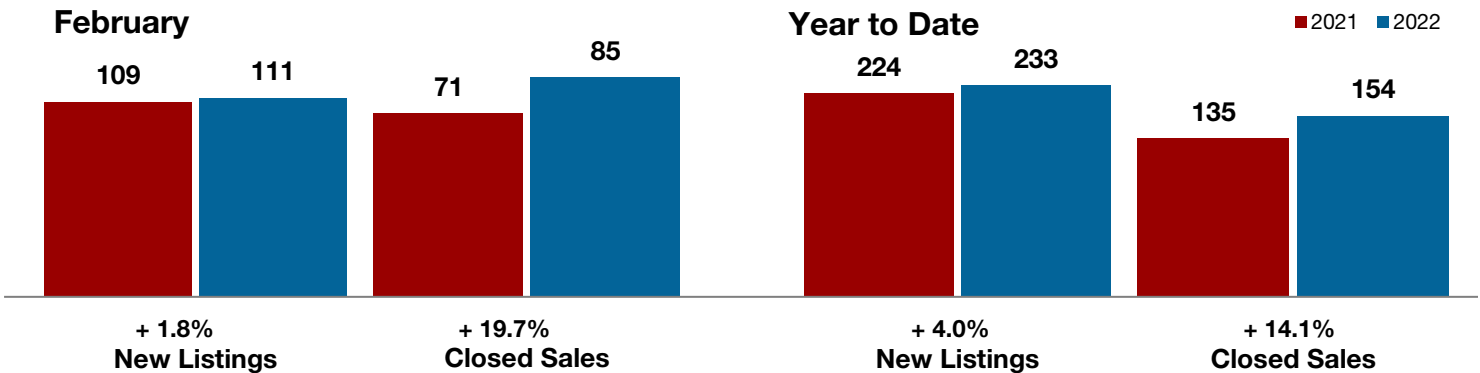
Change in  
Closed Sales

Change in  
Median Sales Price

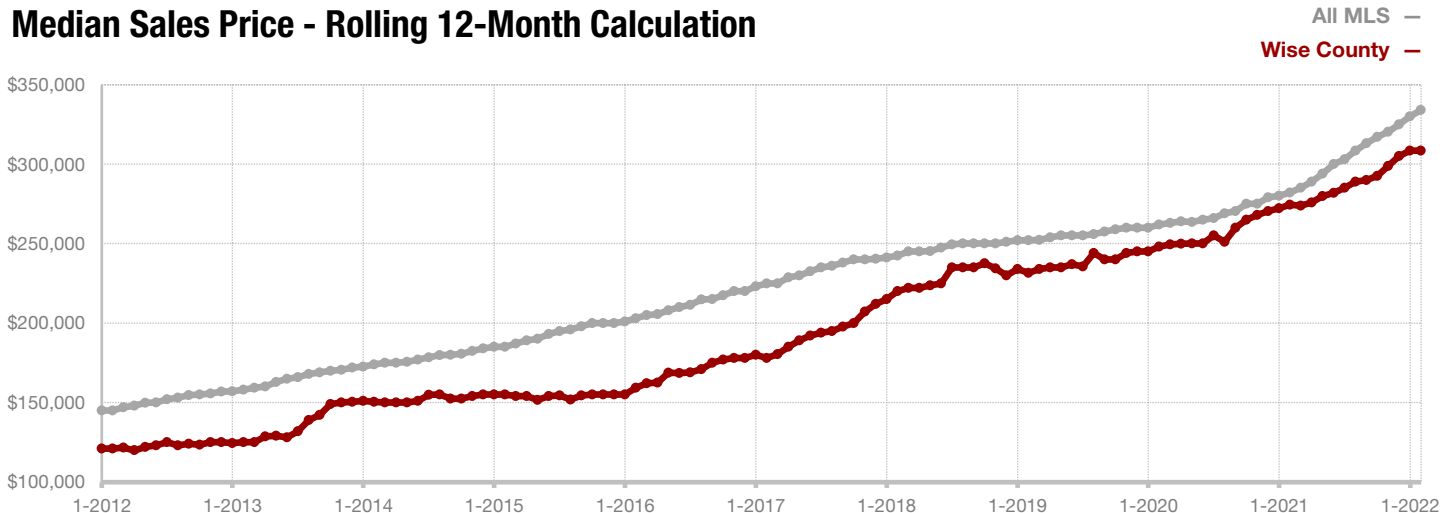
## Wise County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	109	111	+ 1.8%	224	233	+ 4.0%
Pending Sales	105	111	+ 5.7%	215	217	+ 0.9%
Closed Sales	71	85	+ 19.7%	135	154	+ 14.1%
Average Sales Price*	\$330,352	<b>\$352,758</b>	+ 6.8%	\$318,636	<b>\$357,749</b>	+ 12.3%
Median Sales Price*	\$288,700	<b>\$285,000</b>	- 1.3%	\$272,500	<b>\$300,000</b>	+ 10.1%
Percent of Original List Price Received*	97.6%	99.7%	+ 2.2%	97.9%	97.7%	- 0.2%
Days on Market Until Sale	52	32	- 38.5%	55	40	- 27.3%
Inventory of Homes for Sale	171	123	- 28.1%	--	--	--
Months Supply of Inventory	1.6	1.2	- 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 – February 2022

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



**+ 42.9%**      **+ 23.1%**      **+ 20.6%**

Change in  
New Listings

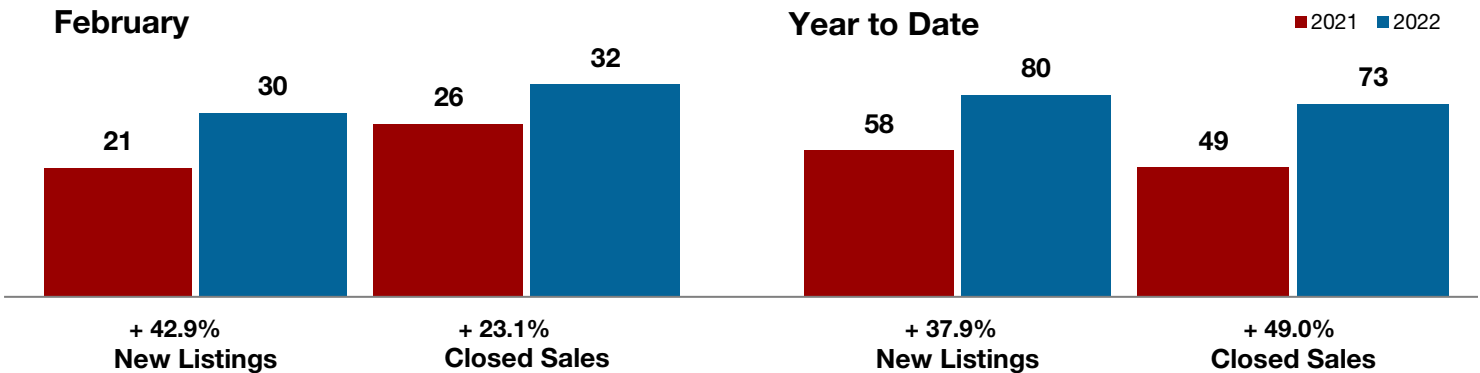
Change in  
Closed Sales

Change in  
Median Sales Price

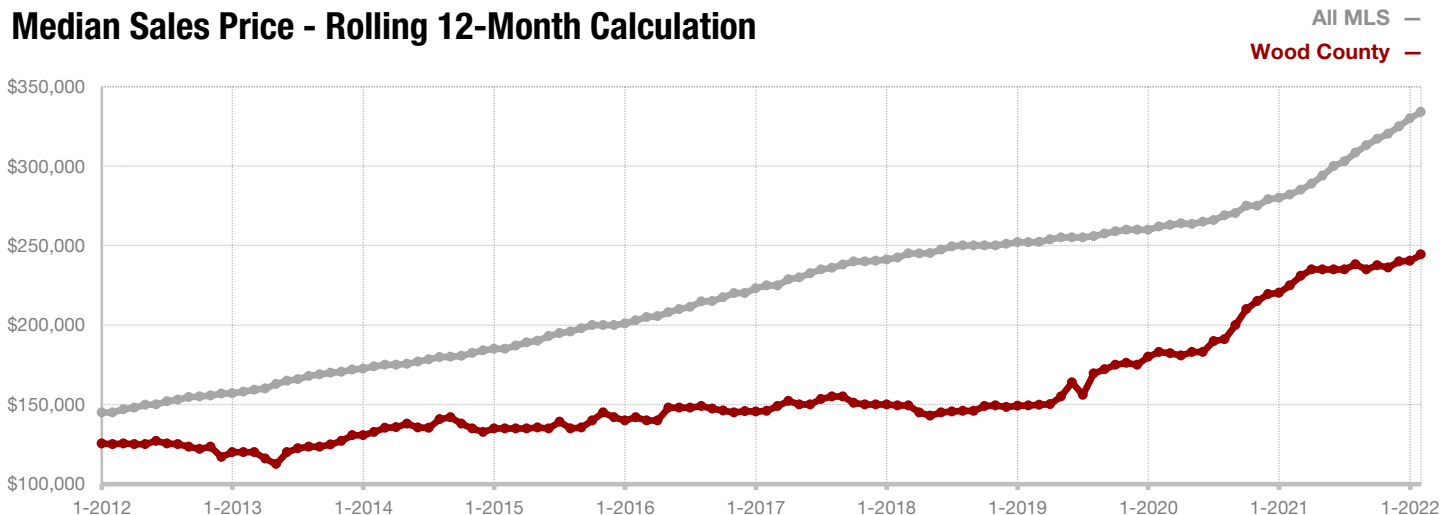
## Wood County

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	21	30	+ 42.9%	58	80	+ 37.9%
Pending Sales	31	32	+ 3.2%	64	75	+ 17.2%
Closed Sales	26	32	+ 23.1%	49	73	+ 49.0%
Average Sales Price*	\$282,298	<b>\$340,844</b>	+ 20.7%	\$261,010	<b>\$350,936</b>	+ 34.5%
Median Sales Price*	\$230,000	<b>\$277,450</b>	+ 20.6%	\$220,000	<b>\$269,900</b>	+ 22.7%
Percent of Original List Price Received*	94.7%	<b>99.5%</b>	+ 5.1%	95.8%	<b>97.0%</b>	+ 1.3%
Days on Market Until Sale	48	37	- 22.9%	49	41	- 16.3%
Inventory of Homes for Sale	71	80	+ 12.7%	--	--	--
Months Supply of Inventory	1.9	1.8	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 – February 2022

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



**+ 16.7%**      **- 66.7%**      **+ 19.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Young County

### February

### Year to Date

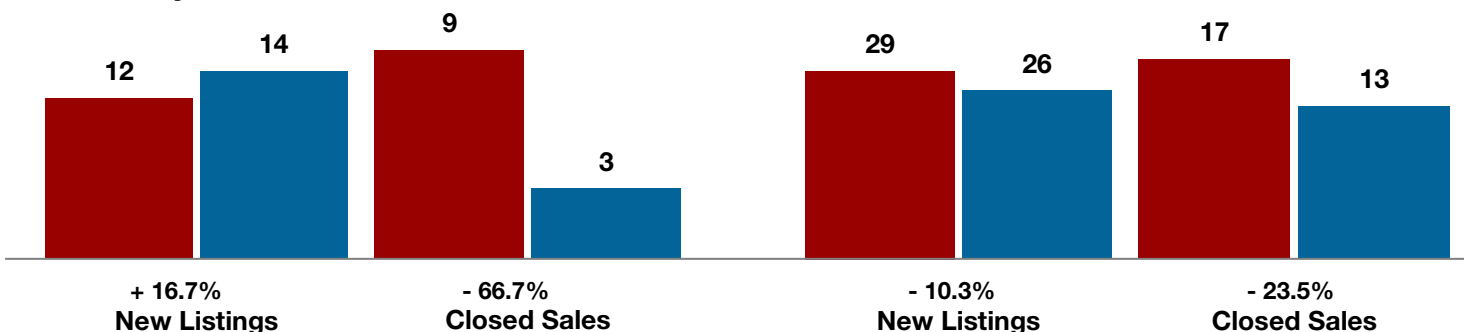
	2021	2022	+ / -	2021	2022	+ / -
New Listings	12	14	+ 16.7%	29	26	- 10.3%
Pending Sales	10	9	- 10.0%	26	21	- 19.2%
Closed Sales	9	3	- 66.7%	17	13	- 23.5%
Average Sales Price*	\$195,378	\$400,970	+ 105.2%	\$154,106	\$206,316	+ 33.9%
Median Sales Price*	\$170,000	\$202,910	+ 19.4%	\$144,000	\$155,000	+ 7.6%
Percent of Original List Price Received*	91.9%	97.8%	+ 6.4%	88.5%	92.0%	+ 4.0%
Days on Market Until Sale	38	28	- 26.3%	101	67	- 33.7%
Inventory of Homes for Sale	45	27	- 40.0%	--	--	--
Months Supply of Inventory	3.7	1.9	- 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.

### February

### Year to Date

■ 2021 ■ 2022



## Median Sales Price - Rolling 12-Month Calculation

All MLS —

Young County —

