

Local Market Updates

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



May 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 – May 2022

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



+ 88.9%

+ 40.0%

+ 30.8%

Change in
New Listings

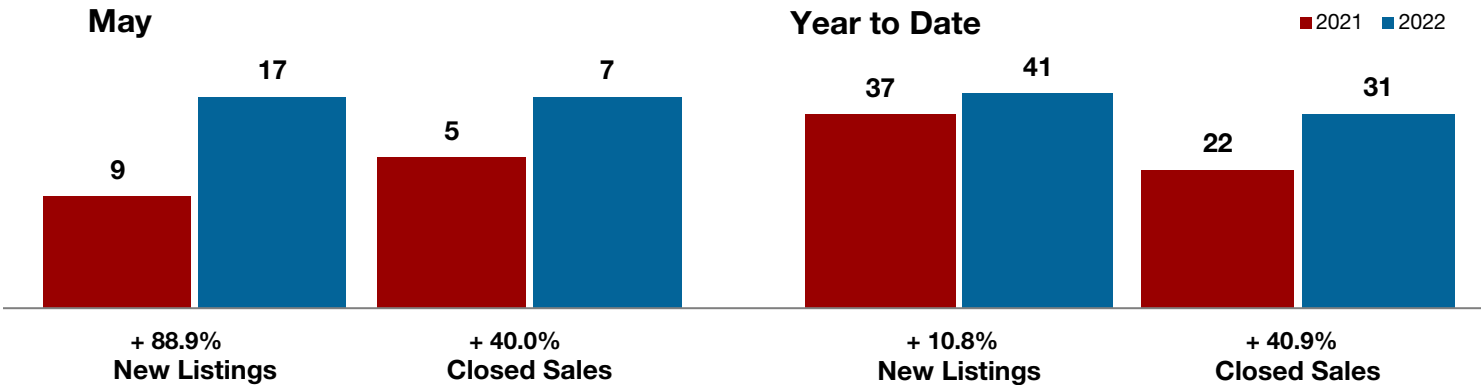
Change in
Closed Sales

Change in
Median Sales Price

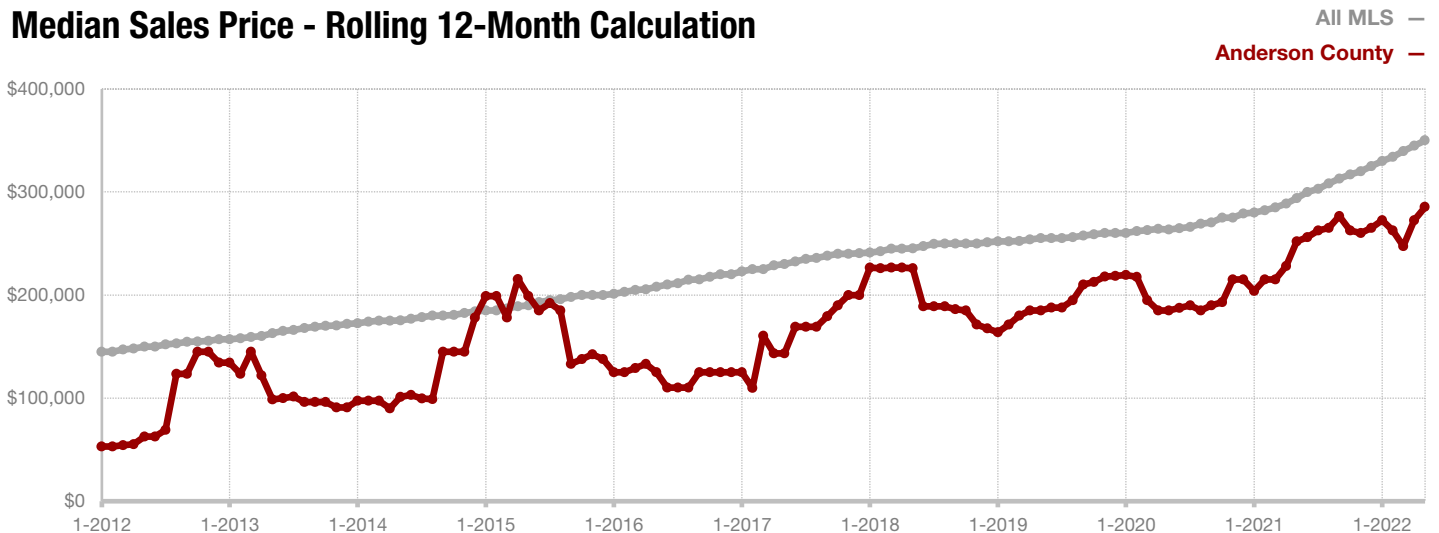
Anderson County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	9	17	+ 88.9%	37	41	+ 10.8%
Pending Sales	7	7	0.0%	26	29	+ 11.5%
Closed Sales	5	7	+ 40.0%	22	31	+ 40.9%
Average Sales Price*	\$245,000	\$616,821	+ 151.8%	\$287,614	\$393,644	+ 36.9%
Median Sales Price*	\$260,000	\$340,000	+ 30.8%	\$232,500	\$269,000	+ 15.7%
Percent of Original List Price Received*	96.2%	99.9%	+ 3.8%	95.0%	98.4%	+ 3.6%
Days on Market Until Sale	34	29	- 14.7%	55	45	- 18.2%
Inventory of Homes for Sale	16	23	+ 43.8%	--	--	--
Months Supply of Inventory	3.4	4.5	+ 66.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



+ 58.8%

- 20.0%

+ 13.6%

Change in
New Listings

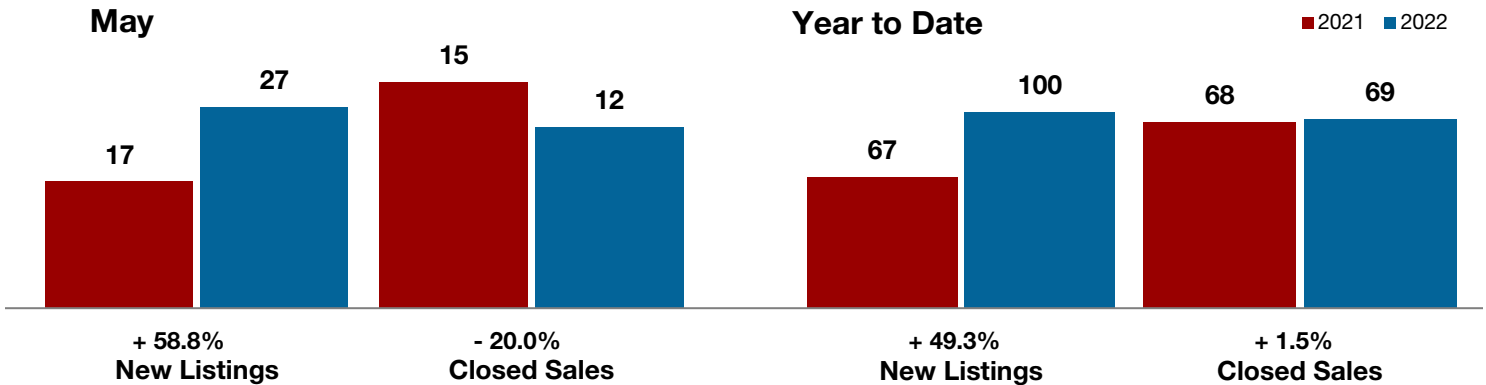
Change in
Closed Sales

Change in
Median Sales Price

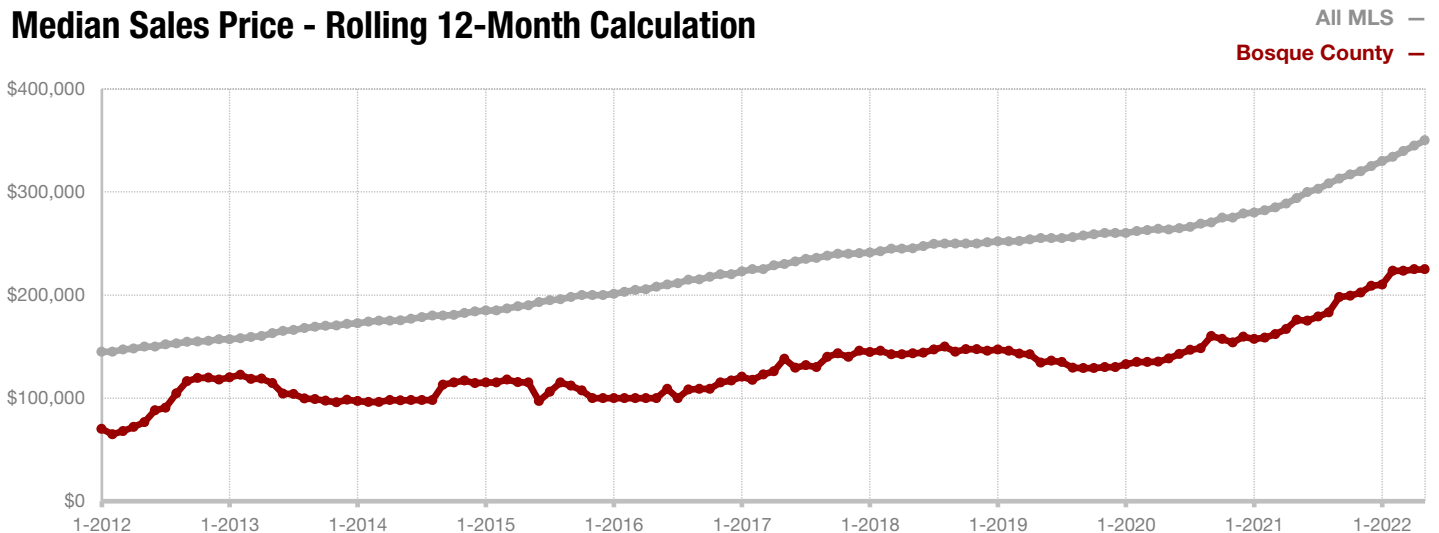
Bosque County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	17	27	+ 58.8%	67	100	+ 49.3%
Pending Sales	11	16	+ 45.5%	71	77	+ 8.5%
Closed Sales	15	12	- 20.0%	68	69	+ 1.5%
Average Sales Price*	\$451,611	\$471,417	+ 4.4%	\$713,382	\$351,163	- 50.8%
Median Sales Price*	\$206,850	\$235,000	+ 13.6%	\$201,750	\$249,000	+ 23.4%
Percent of Original List Price Received*	88.2%	96.5%	+ 9.4%	91.0%	92.6%	+ 1.8%
Days on Market Until Sale	76	34	- 55.3%	83	52	- 37.3%
Inventory of Homes for Sale	38	47	+ 23.7%	--	--	--
Months Supply of Inventory	2.5	2.9	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



- 9.5%

0.0%

- 7.9%

Change in
New Listings

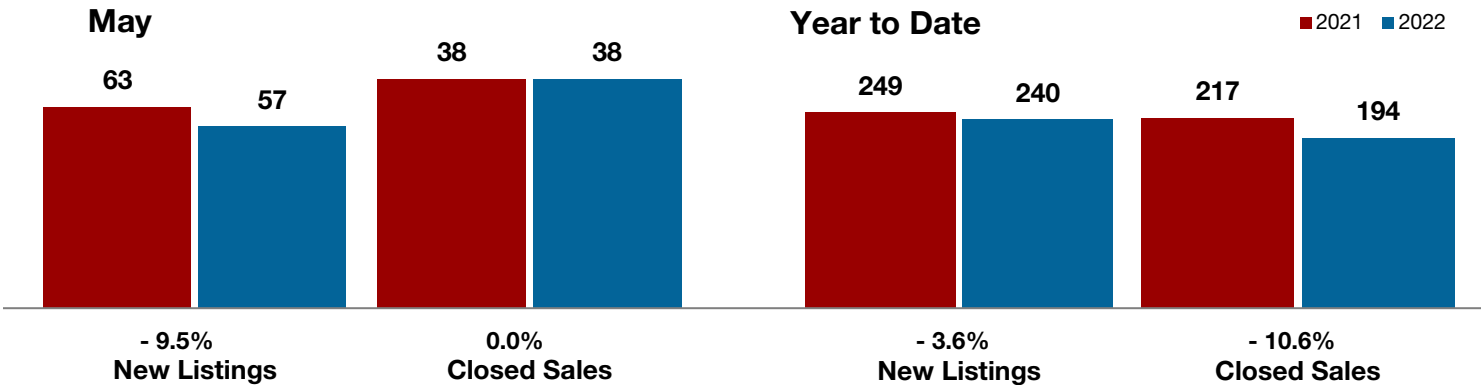
Change in
Closed Sales

Change in
Median Sales Price

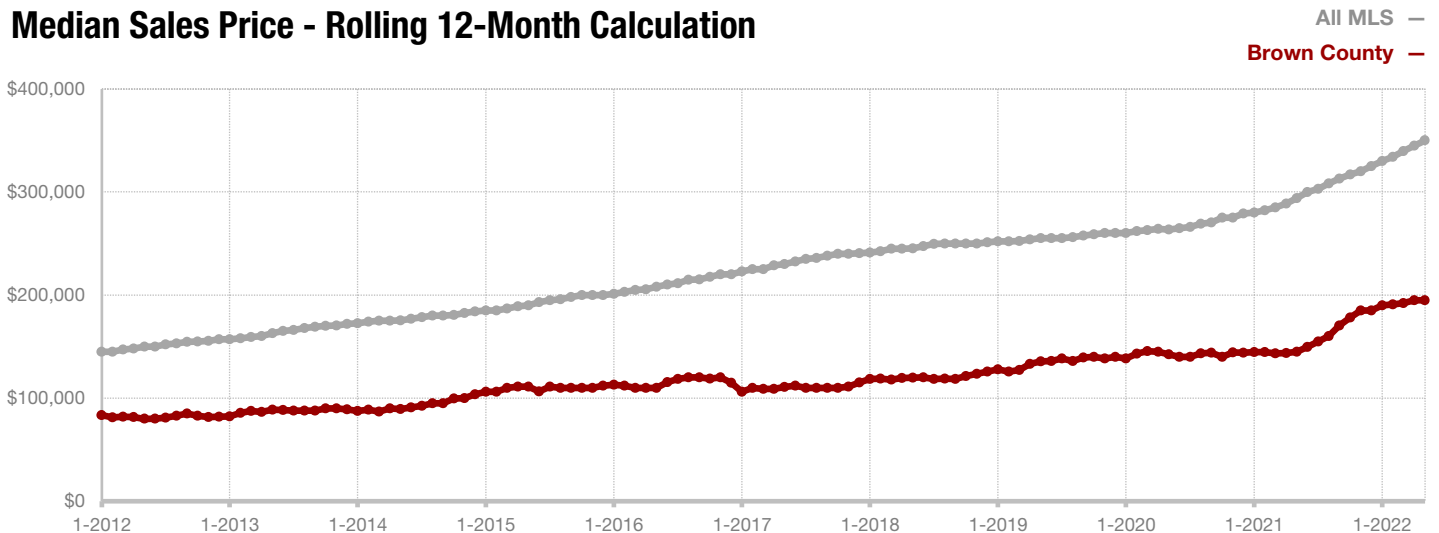
Brown County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	63	57	- 9.5%	249	240	- 3.6%
Pending Sales	45	41	- 8.9%	225	209	- 7.1%
Closed Sales	38	38	0.0%	217	194	- 10.6%
Average Sales Price*	\$228,476	\$216,306	- 5.3%	\$218,417	\$267,366	+ 22.4%
Median Sales Price*	\$190,000	\$175,000	- 7.9%	\$149,500	\$179,500	+ 20.1%
Percent of Original List Price Received*	99.4%	96.2%	- 3.2%	94.3%	95.6%	+ 1.4%
Days on Market Until Sale	20	21	+ 5.0%	62	45	- 27.4%
Inventory of Homes for Sale	105	89	- 15.2%	--	--	--
Months Supply of Inventory	2.3	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 – May 2022

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



+ 9.5%

Change in
New Listings

+ 6.3%

Change in
Closed Sales

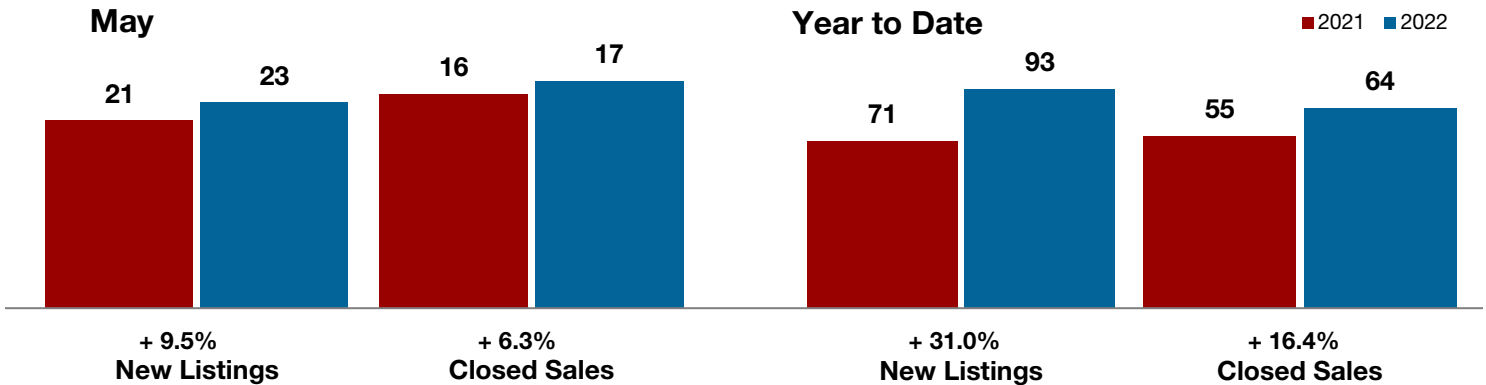
+ 16.8%

Change in
Median Sales Price

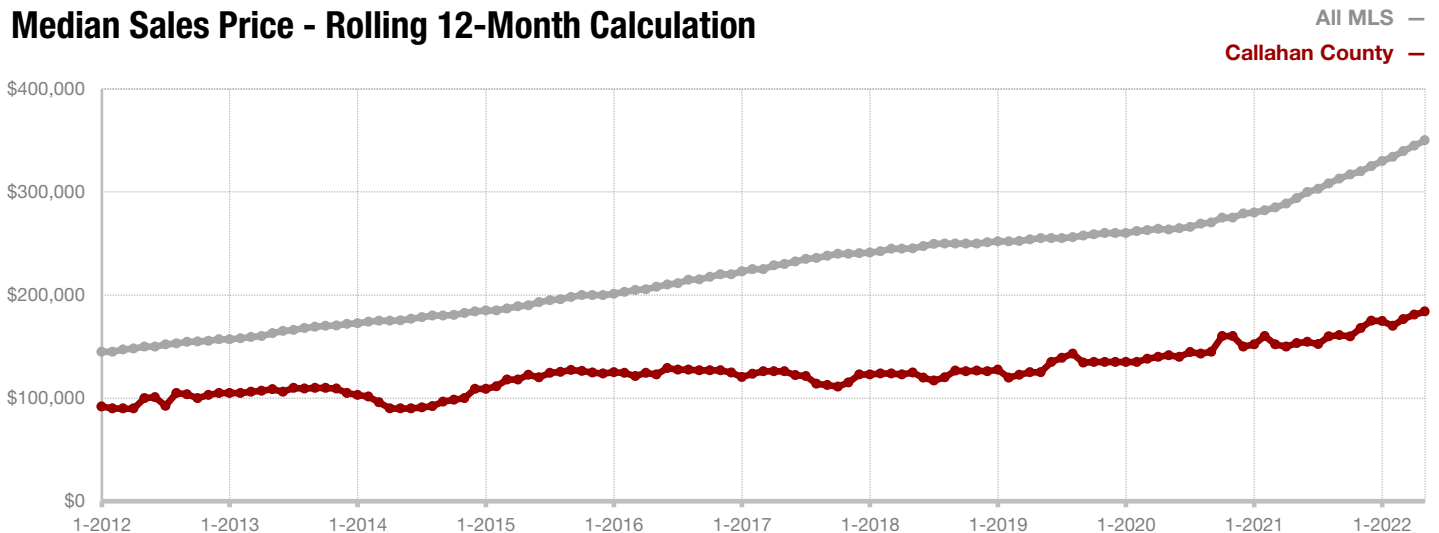
Callahan County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	21	23	+ 9.5%	71	93	+ 31.0%
Pending Sales	14	15	+ 7.1%	62	72	+ 16.1%
Closed Sales	16	17	+ 6.3%	55	64	+ 16.4%
Average Sales Price*	\$228,613	\$214,589	- 6.1%	\$191,886	\$214,627	+ 11.9%
Median Sales Price*	\$179,750	\$210,000	+ 16.8%	\$145,000	\$192,500	+ 32.8%
Percent of Original List Price Received*	100.8%	96.1%	- 4.7%	97.9%	96.1%	- 1.8%
Days on Market Until Sale	36	25	- 30.6%	56	41	- 26.8%
Inventory of Homes for Sale	27	33	+ 22.2%	--	--	--
Months Supply of Inventory	2.0	2.2	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 – May 2022

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



0.0%

+ 200.0%

- 76.0%

Change in
New Listings

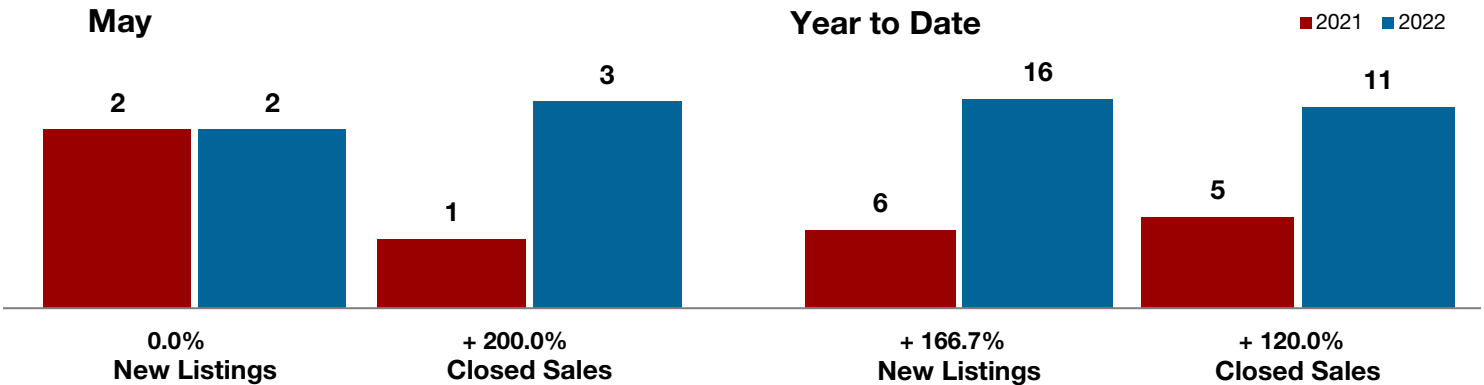
Change in
Closed Sales

Change in
Median Sales Price

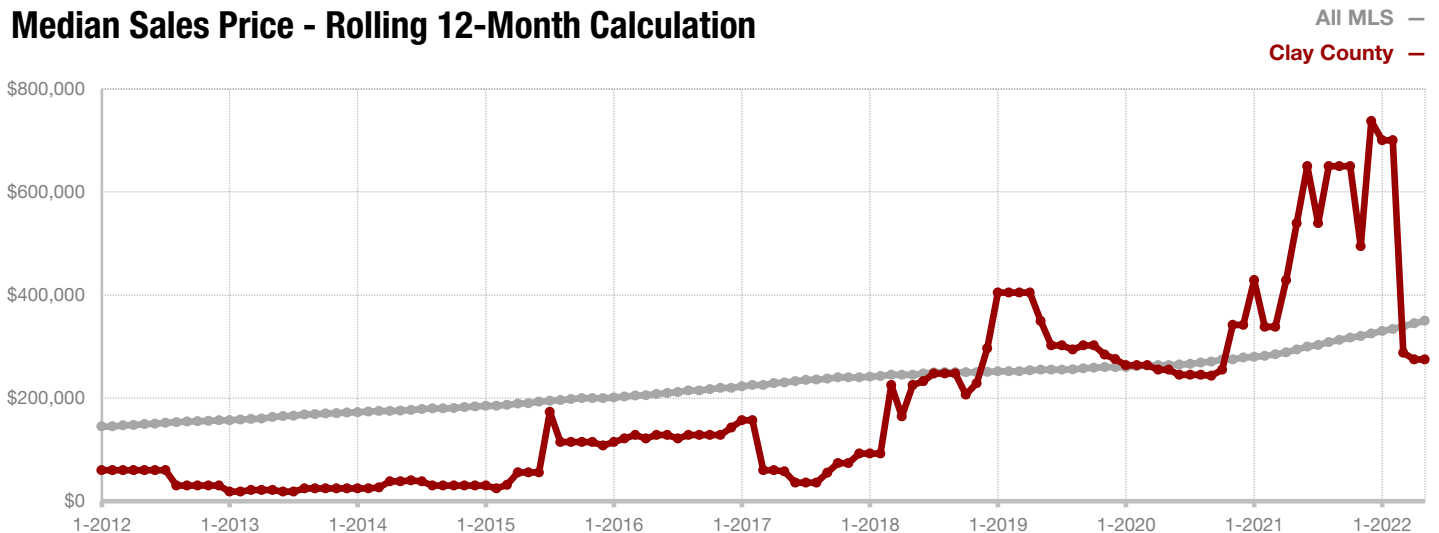
Clay County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	2	2	0.0%	6	16	+ 166.7%
Pending Sales	0	3	--	5	13	+ 160.0%
Closed Sales	1	3	+ 200.0%	5	11	+ 120.0%
Average Sales Price*	\$1,200,000	\$241,500	- 79.9%	\$559,400	\$207,226	- 63.0%
Median Sales Price*	\$1,200,000	\$287,500	- 76.0%	\$700,000	\$234,000	- 66.6%
Percent of Original List Price Received*	85.7%	102.0%	+ 19.0%	89.1%	98.4%	+ 10.4%
Days on Market Until Sale	182	25	- 86.3%	96	22	- 77.1%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	3.6	1.6	- 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



+ 100.0%

0.0%

+ 26.6%

Change in
New Listings

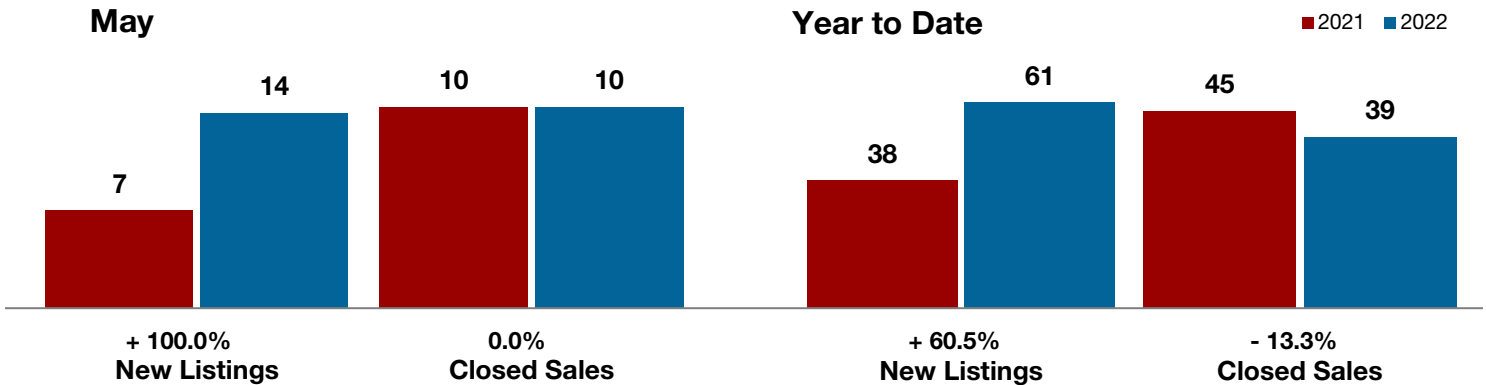
Change in
Closed Sales

Change in
Median Sales Price

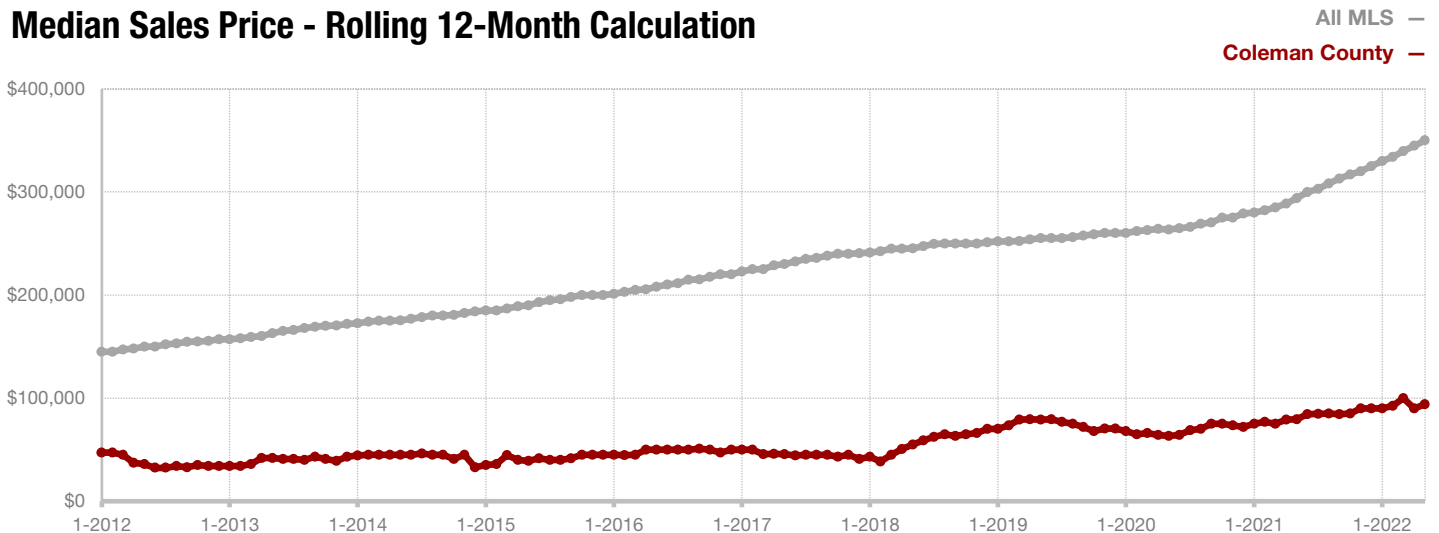
Coleman County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	7	14	+ 100.0%	38	61	+ 60.5%
Pending Sales	6	7	+ 16.7%	46	39	- 15.2%
Closed Sales	10	10	0.0%	45	39	- 13.3%
Average Sales Price*	\$101,056	\$160,470	+ 58.8%	\$130,437	\$216,858	+ 66.3%
Median Sales Price*	\$77,000	\$97,500	+ 26.6%	\$79,000	\$79,900	+ 1.1%
Percent of Original List Price Received*	90.5%	97.5%	+ 7.7%	89.7%	89.8%	+ 0.1%
Days on Market Until Sale	52	31	- 40.4%	99	45	- 54.5%
Inventory of Homes for Sale	20	35	+ 75.0%	--	--	--
Months Supply of Inventory	2.3	4.8	+ 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 – May 2022

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



+ 11.8%

- 14.4%

+ 32.0%

Change in
New Listings

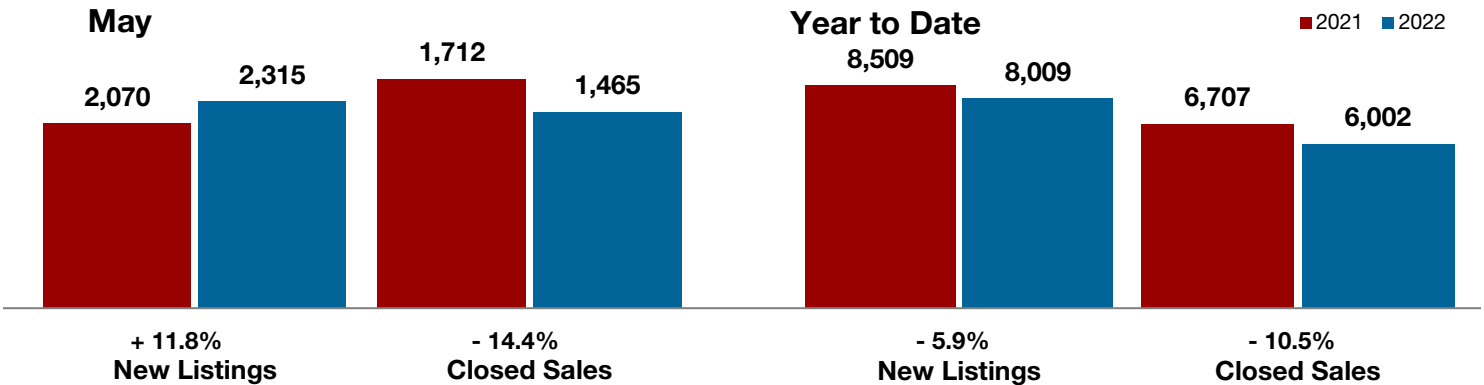
Change in
Closed Sales

Change in
Median Sales Price

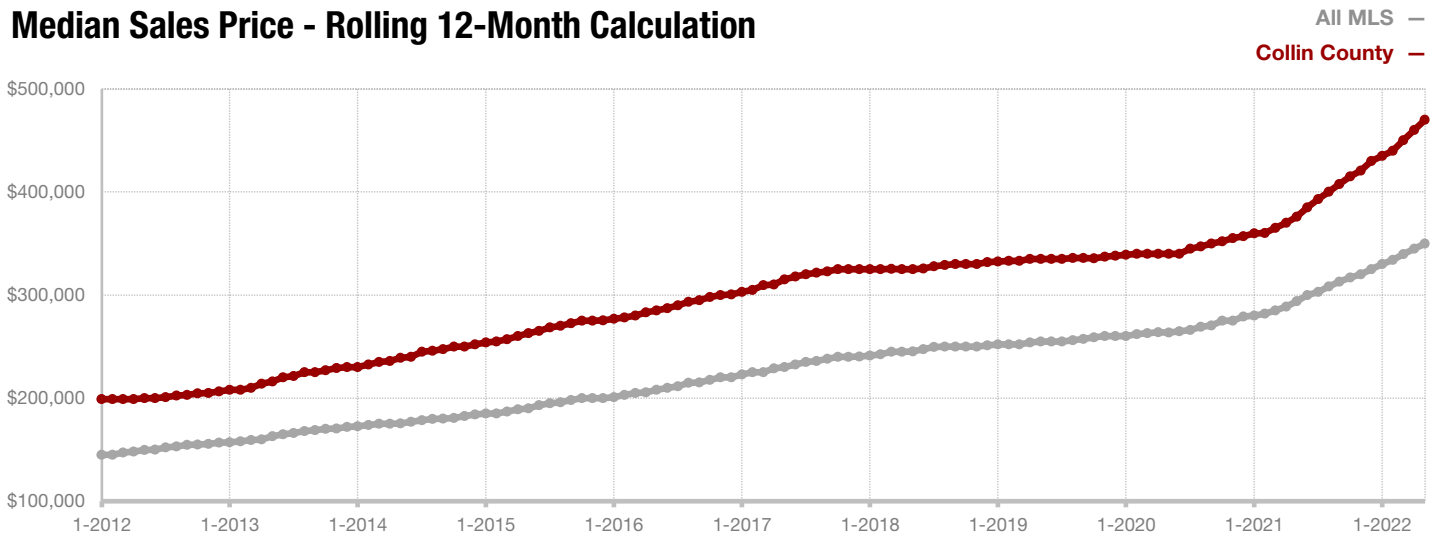
Collin County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	2,070	2,315	+ 11.8%	8,509	8,009	- 5.9%
Pending Sales	1,889	1,523	- 19.4%	7,731	6,363	- 17.7%
Closed Sales	1,712	1,465	- 14.4%	6,707	6,002	- 10.5%
Average Sales Price*	\$510,198	\$647,986	+ 27.0%	\$472,580	\$598,538	+ 26.7%
Median Sales Price*	\$436,000	\$575,535	+ 32.0%	\$403,560	\$530,000	+ 31.3%
Percent of Original List Price Received*	105.6%	108.0%	+ 2.3%	102.9%	107.4%	+ 4.4%
Days on Market Until Sale	16	14	- 12.5%	24	17	- 29.2%
Inventory of Homes for Sale	1,430	1,798	+ 25.7%	--	--	--
Months Supply of Inventory	0.9	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 – May 2022

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



+ 32.1%

Change in
New Listings

+ 38.9%

Change in
Closed Sales

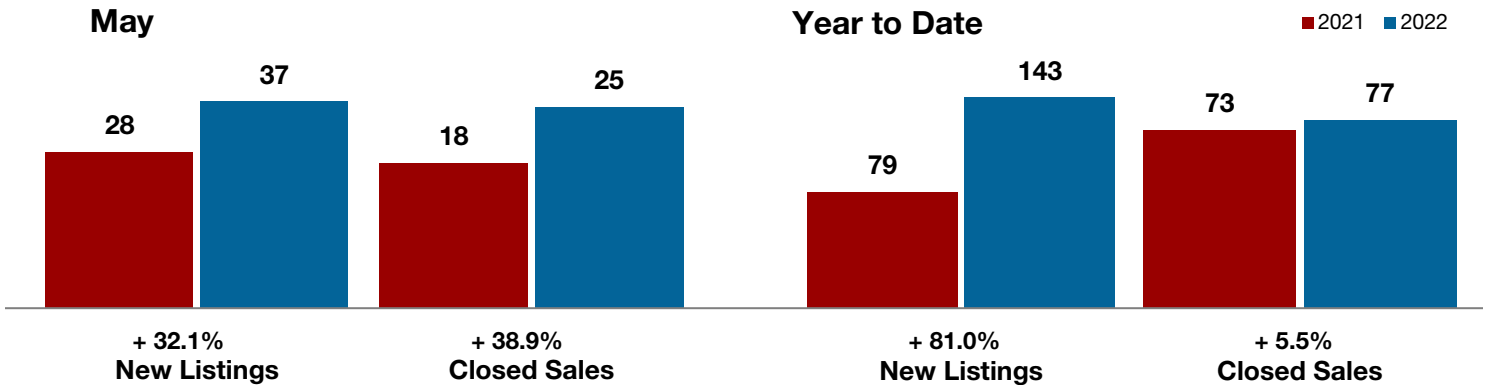
+ 8.7%

Change in
Median Sales Price

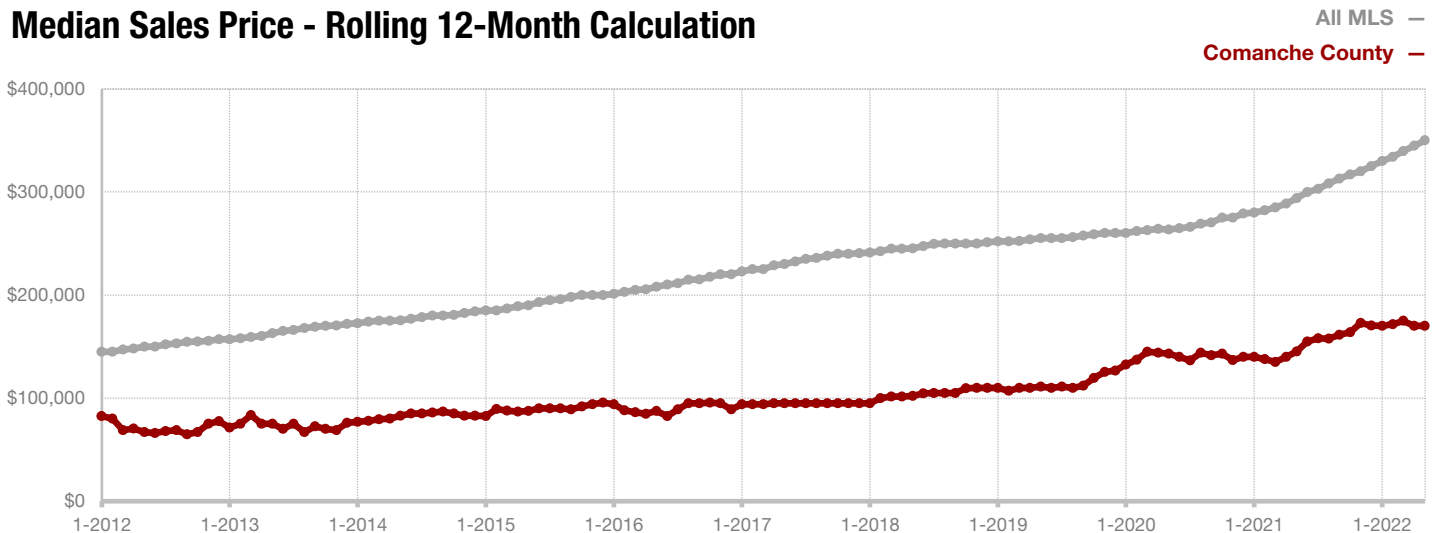
Comanche County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	28	37	+ 32.1%	79	143	+ 81.0%
Pending Sales	15	22	+ 46.7%	67	83	+ 23.9%
Closed Sales	18	25	+ 38.9%	73	77	+ 5.5%
Average Sales Price*	\$428,428	\$217,060	- 49.3%	\$289,612	\$246,191	- 15.0%
Median Sales Price*	\$172,500	\$187,500	+ 8.7%	\$164,000	\$165,000	+ 0.6%
Percent of Original List Price Received*	96.1%	91.2%	- 5.1%	92.1%	90.6%	- 1.6%
Days on Market Until Sale	90	36	- 60.0%	84	49	- 41.7%
Inventory of Homes for Sale	46	79	+ 71.7%	--	--	--
Months Supply of Inventory	3.2	5.4	+ 66.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



+ 3.9%

+ 52.8%

+ 6.2%

Change in
New Listings

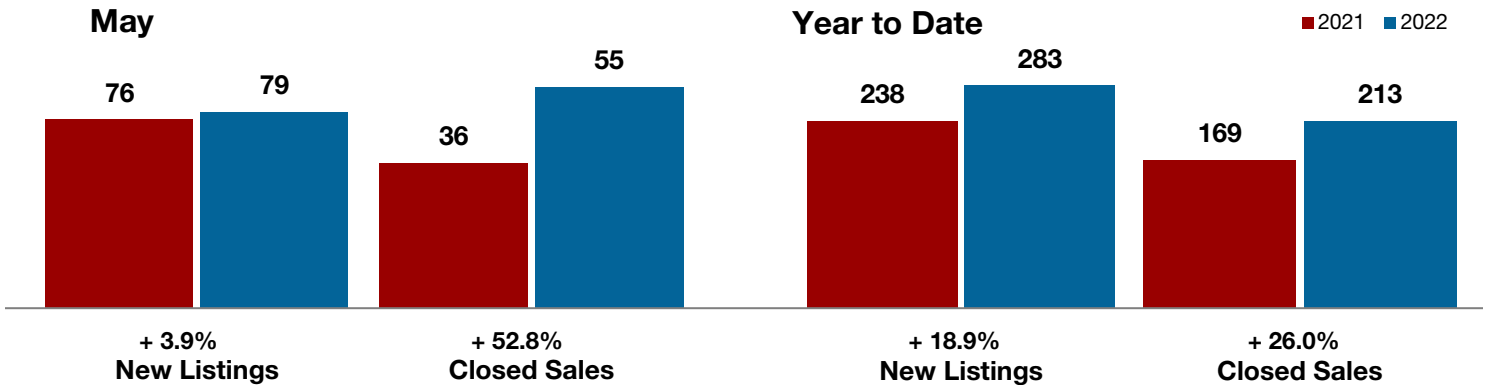
Change in
Closed Sales

Change in
Median Sales Price

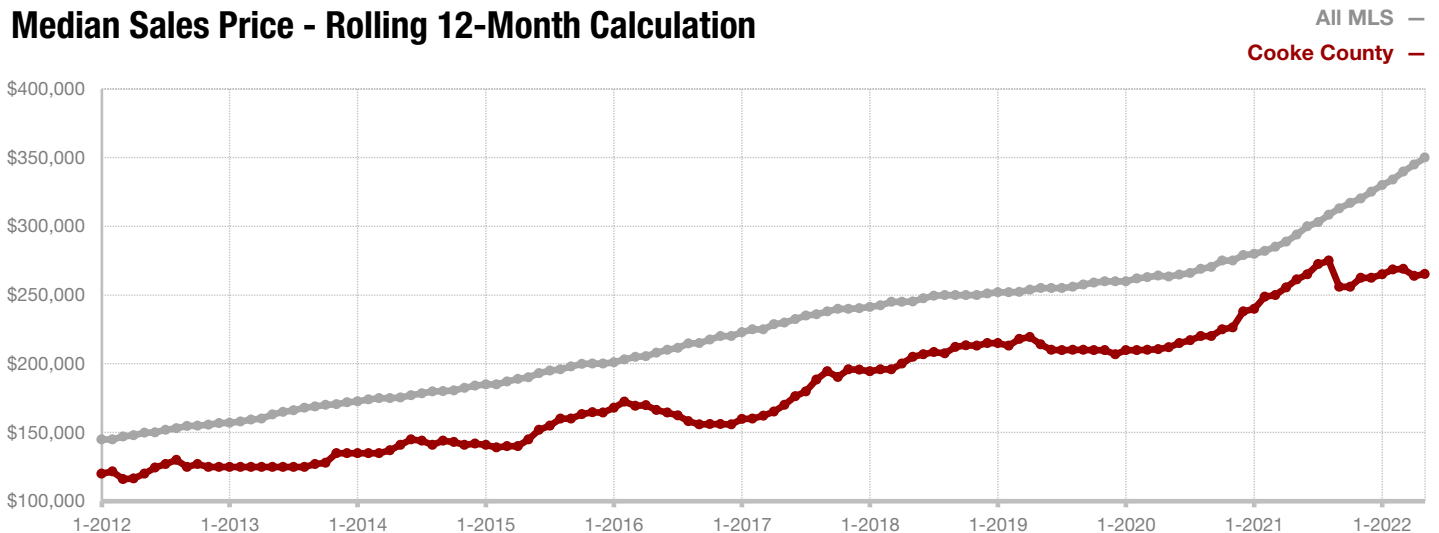
Cooke County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	76	79	+ 3.9%	238	283	+ 18.9%
Pending Sales	47	46	- 2.1%	194	211	+ 8.8%
Closed Sales	36	55	+ 52.8%	169	213	+ 26.0%
Average Sales Price*	\$467,127	\$360,188	- 22.9%	\$394,438	\$446,833	+ 13.3%
Median Sales Price*	\$282,560	\$300,000	+ 6.2%	\$296,060	\$280,000	- 5.4%
Percent of Original List Price Received*	99.0%	99.9%	+ 0.9%	97.8%	97.8%	0.0%
Days on Market Until Sale	49	22	- 55.1%	54	32	- 40.7%
Inventory of Homes for Sale	82	94	+ 14.6%	--	--	--
Months Supply of Inventory	1.9	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 – May 2022

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



+ 4.0%

- 8.8%

+ 22.3%

Change in
New Listings

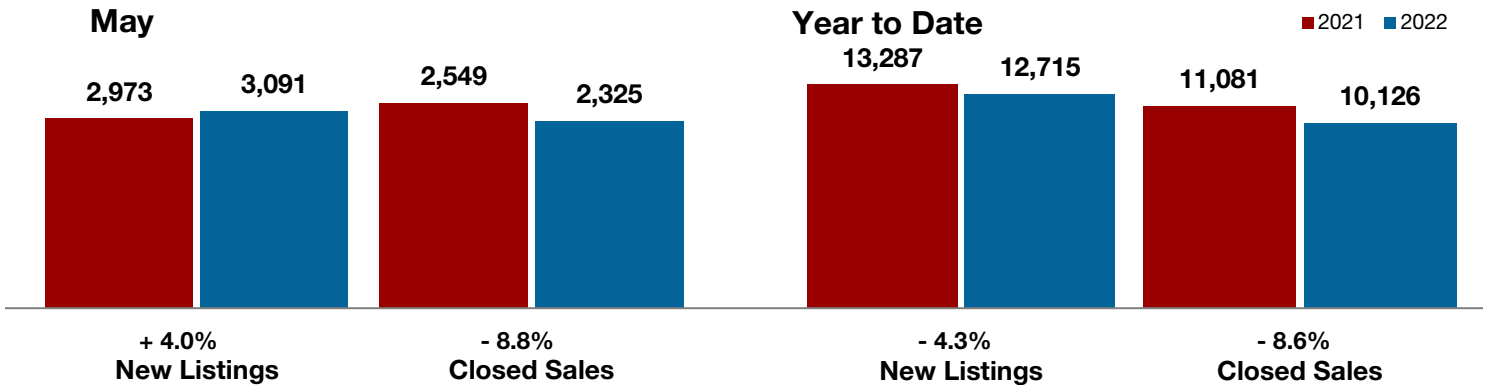
Change in
Closed Sales

Change in
Median Sales Price

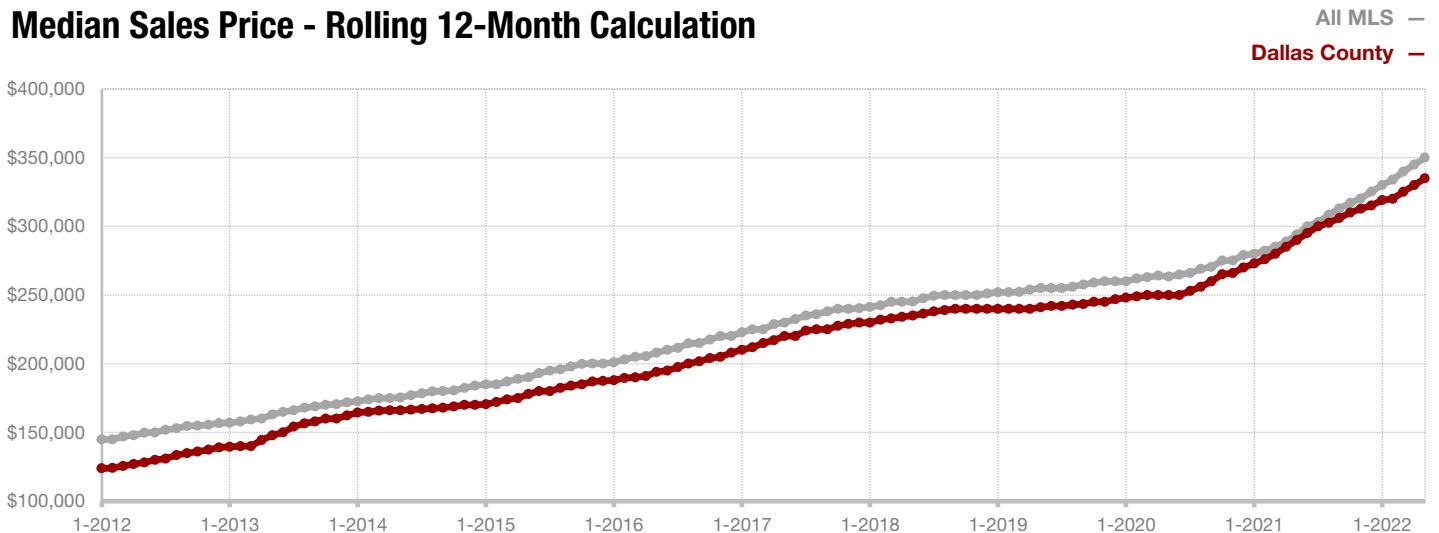
Dallas County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	2,973	3,091	+ 4.0%	13,287	12,715	- 4.3%
Pending Sales	2,590	2,381	- 8.1%	12,080	10,826	- 10.4%
Closed Sales	2,549	2,325	- 8.8%	11,081	10,126	- 8.6%
Average Sales Price*	\$492,342	\$563,040	+ 14.4%	\$455,422	\$497,489	+ 9.2%
Median Sales Price*	\$326,990	\$400,000	+ 22.3%	\$308,500	\$360,000	+ 16.7%
Percent of Original List Price Received*	101.1%	105.2%	+ 4.1%	99.3%	103.4%	+ 4.1%
Days on Market Until Sale	26	15	- 42.3%	34	21	- 38.2%
Inventory of Homes for Sale	3,065	2,499	- 18.5%	--	--	--
Months Supply of Inventory	1.3	1.1	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 – May 2022

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



+ 44.4% **+ 150.0%** **- 71.5%**

Change in
New Listings

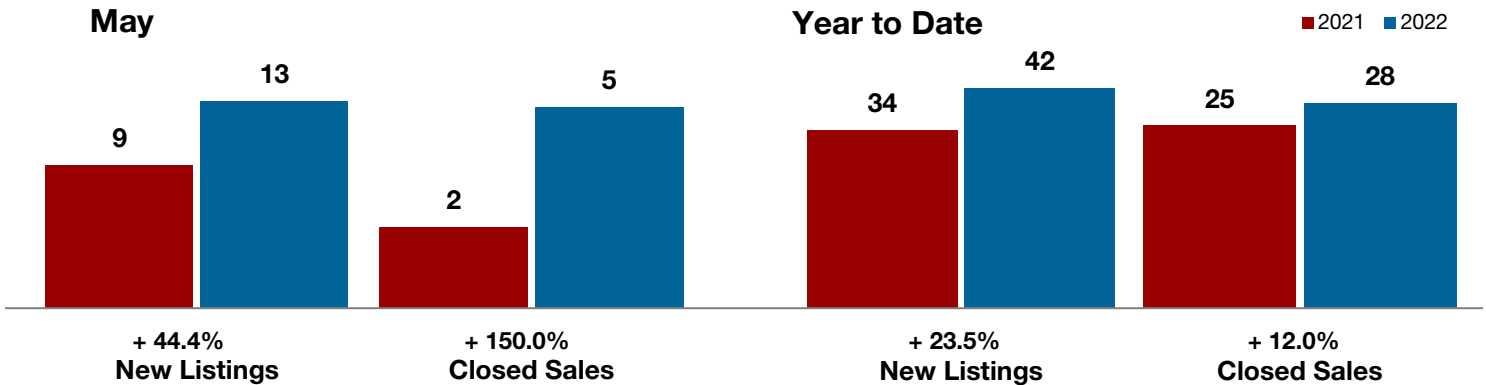
Change in
Closed Sales

Change in
Median Sales Price

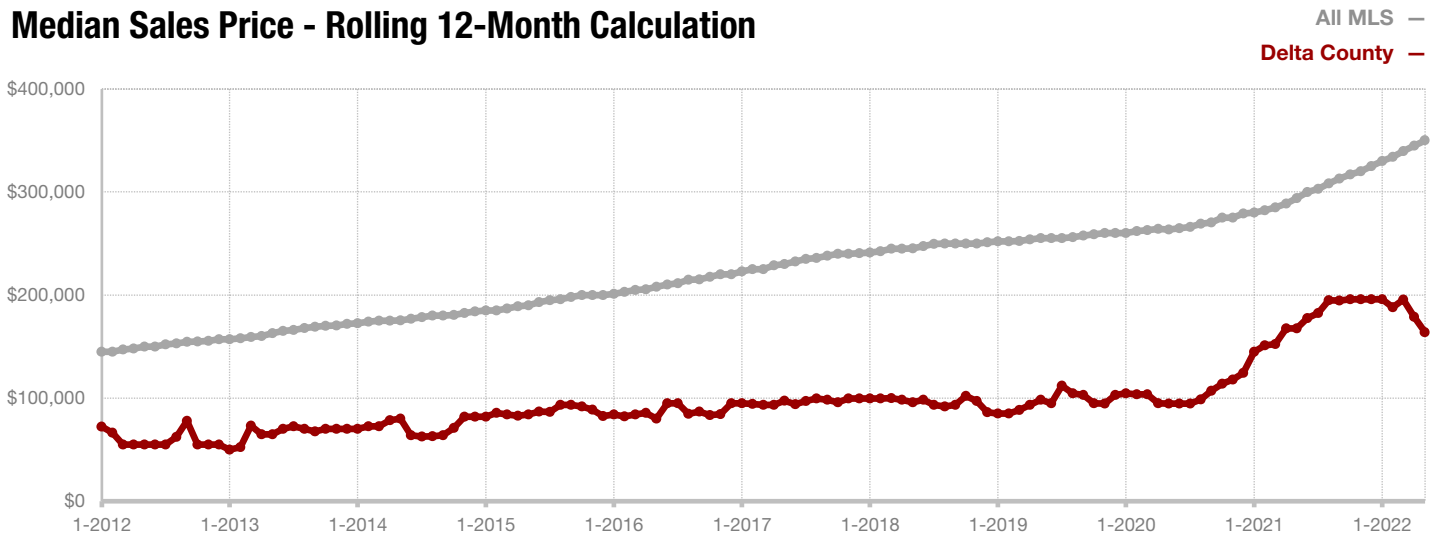
Delta County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	9	13	+ 44.4%	34	42	+ 23.5%
Pending Sales	4	5	+ 25.0%	26	26	0.0%
Closed Sales	2	5	+ 150.0%	25	28	+ 12.0%
Average Sales Price*	\$319,500	\$105,620	- 66.9%	\$234,571	\$219,370	- 6.5%
Median Sales Price*	\$319,500	\$91,000	- 71.5%	\$195,000	\$157,000	- 19.5%
Percent of Original List Price Received*	92.4%	96.1%	+ 4.0%	97.2%	95.3%	- 2.0%
Days on Market Until Sale	22	15	- 31.8%	37	33	- 10.8%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



+ 31.6%

- 4.6%

+ 26.7%

Change in
New Listings

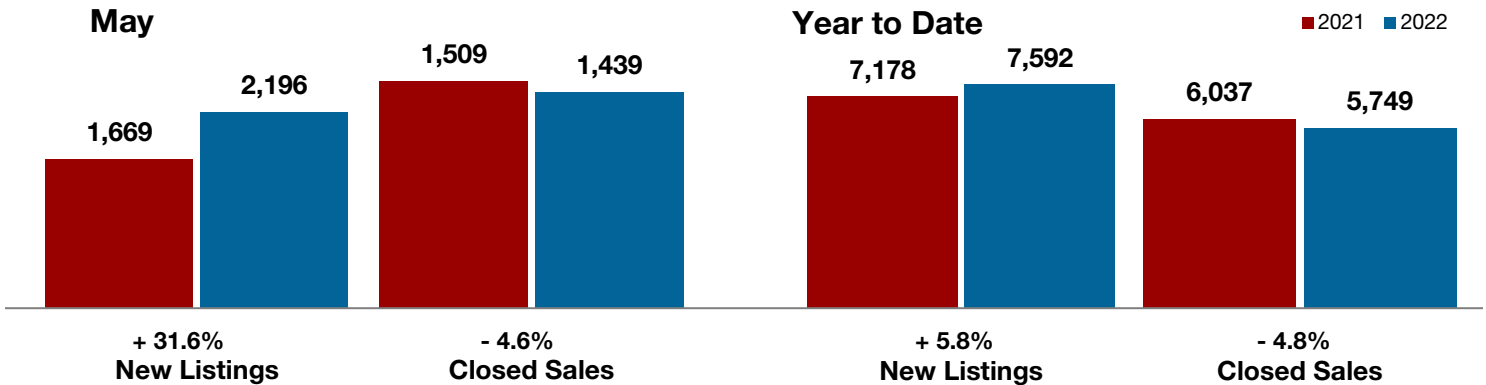
Change in
Closed Sales

Change in
Median Sales Price

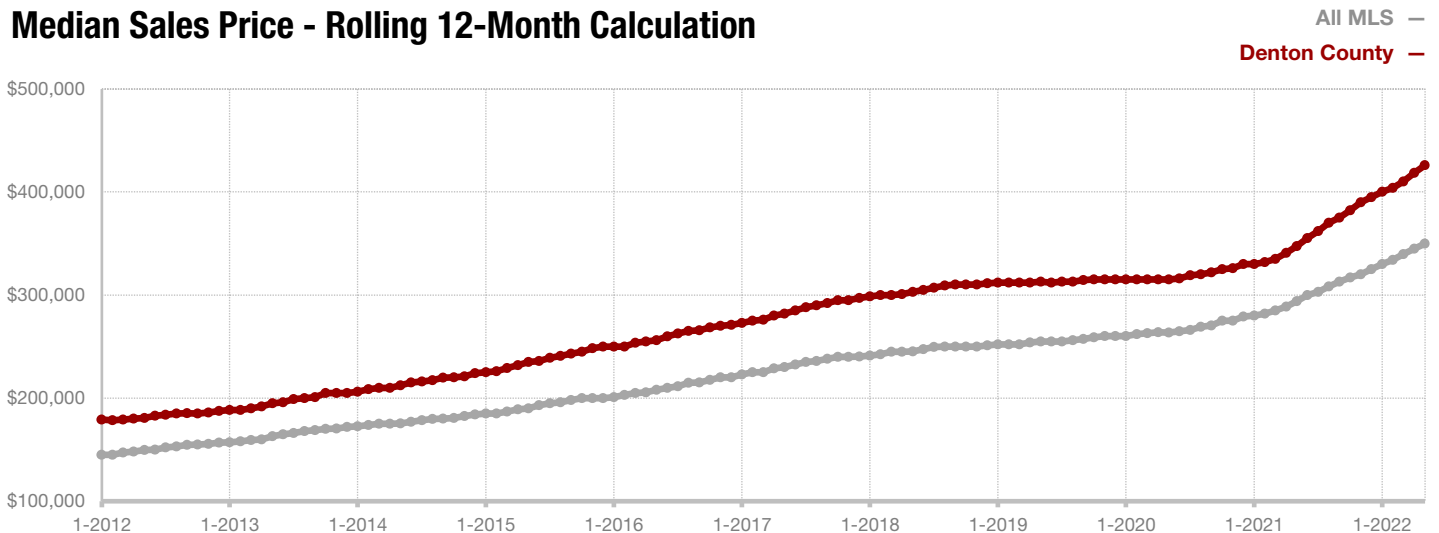
Denton County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	1,669	2,196	+ 31.6%	7,178	7,592	+ 5.8%
Pending Sales	1,528	1,534	+ 0.4%	6,749	6,233	- 7.6%
Closed Sales	1,509	1,439	- 4.6%	6,037	5,749	- 4.8%
Average Sales Price*	\$459,997	\$589,529	+ 28.2%	\$441,504	\$555,041	+ 25.7%
Median Sales Price*	\$394,500	\$500,000	+ 26.7%	\$372,000	\$461,500	+ 24.1%
Percent of Original List Price Received*	104.8%	106.7%	+ 1.8%	102.2%	105.9%	+ 3.6%
Days on Market Until Sale	16	15	- 6.3%	24	18	- 25.0%
Inventory of Homes for Sale	1,190	1,652	+ 38.8%	--	--	--
Months Supply of Inventory	0.8	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.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



- 13.9%

Change in
New Listings

- 5.9%

Change in
Closed Sales

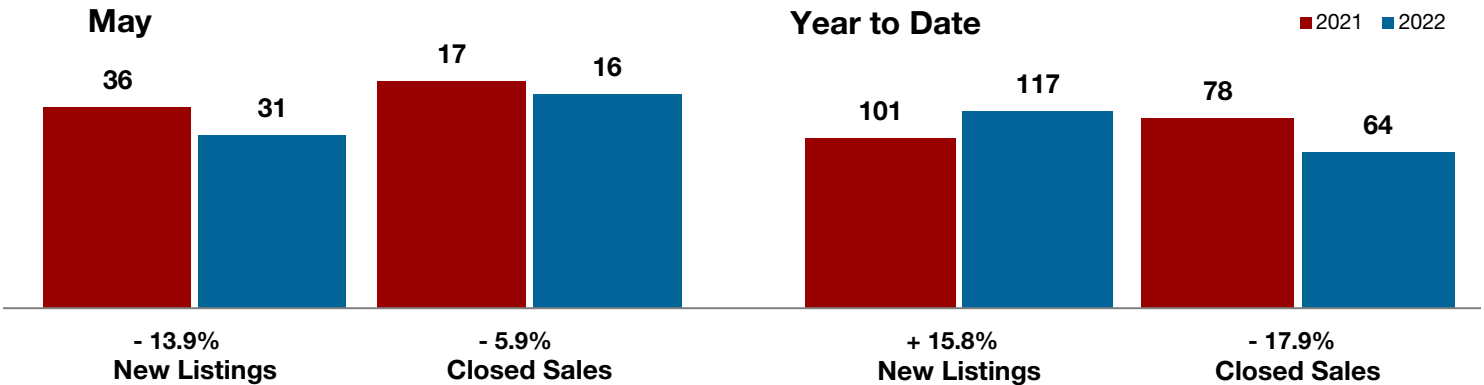
+ 22.3%

Change in
Median Sales Price

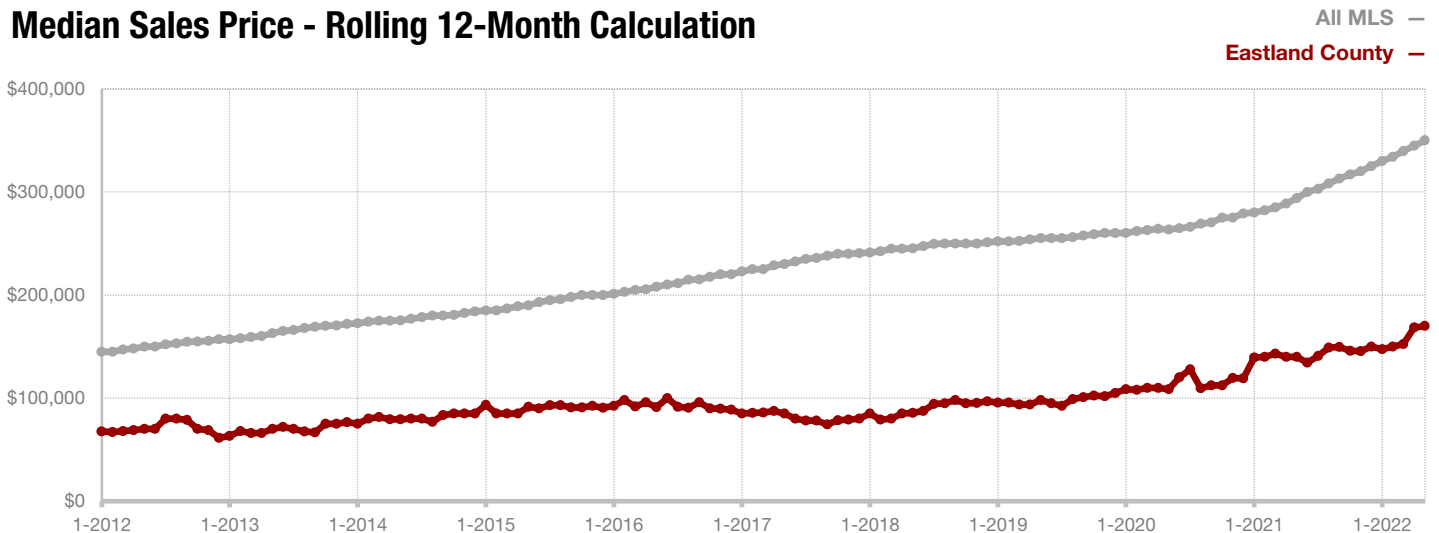
Eastland County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	36	31	- 13.9%	101	117	+ 15.8%
Pending Sales	22	12	- 45.5%	93	72	- 22.6%
Closed Sales	17	16	- 5.9%	78	64	- 17.9%
Average Sales Price*	\$228,406	\$188,769	- 17.4%	\$243,649	\$281,489	+ 15.5%
Median Sales Price*	\$134,900	\$164,950	+ 22.3%	\$143,000	\$183,750	+ 28.5%
Percent of Original List Price Received*	96.2%	94.5%	- 1.8%	92.1%	94.7%	+ 2.8%
Days on Market Until Sale	103	63	- 38.8%	106	70	- 34.0%
Inventory of Homes for Sale	46	64	+ 39.1%	--	--	--
Months Supply of Inventory	3.1	4.0	+ 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 – May 2022

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



+ 38.4%

+ 18.0%

+ 26.6%

Change in
New Listings

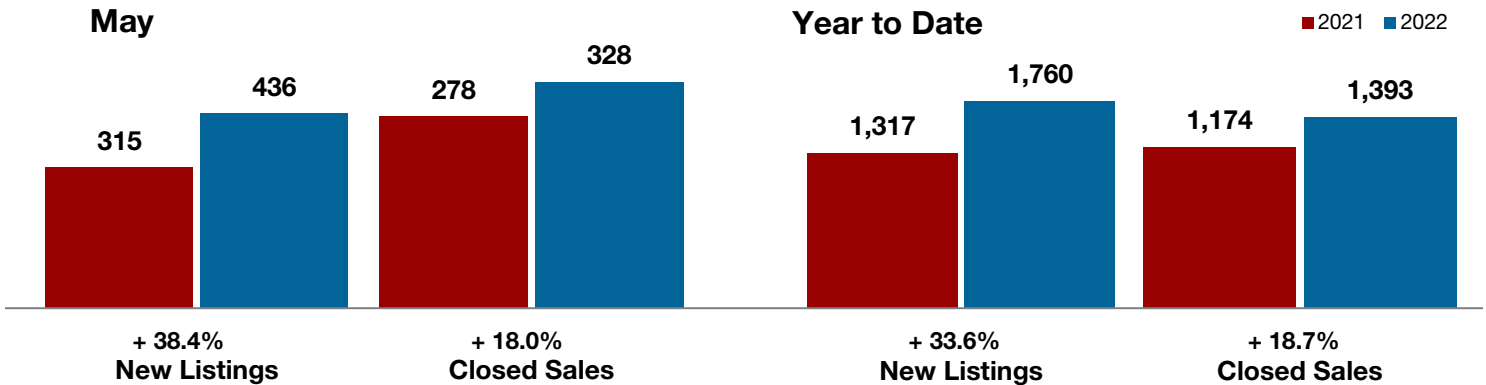
Change in
Closed Sales

Change in
Median Sales Price

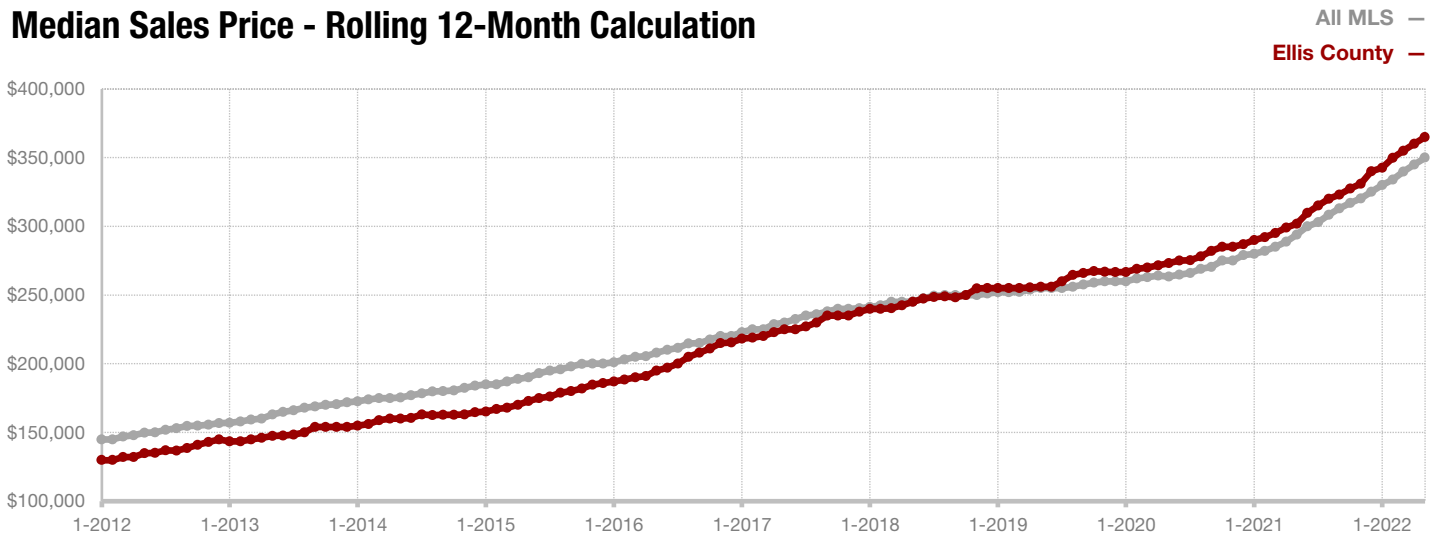
Ellis County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	315	436	+ 38.4%	1,317	1,760	+ 33.6%
Pending Sales	296	311	+ 5.1%	1,267	1,509	+ 19.1%
Closed Sales	278	328	+ 18.0%	1,174	1,393	+ 18.7%
Average Sales Price*	\$365,345	\$442,670	+ 21.2%	\$334,762	\$428,158	+ 27.9%
Median Sales Price*	\$330,200	\$417,950	+ 26.6%	\$317,393	\$392,000	+ 23.5%
Percent of Original List Price Received*	102.1%	102.5%	+ 0.4%	100.5%	101.7%	+ 1.2%
Days on Market Until Sale	26	27	+ 3.8%	32	29	- 9.4%
Inventory of Homes for Sale	293	493	+ 68.3%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 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 – May 2022

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



+ 14.9%

0.0%

+ 2.8%

Change in
New Listings

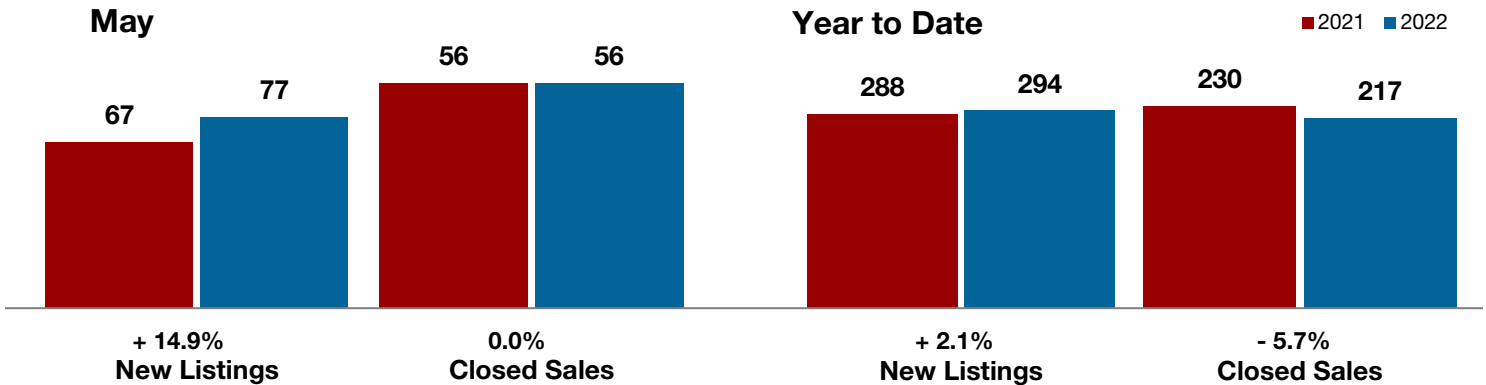
Change in
Closed Sales

Change in
Median Sales Price

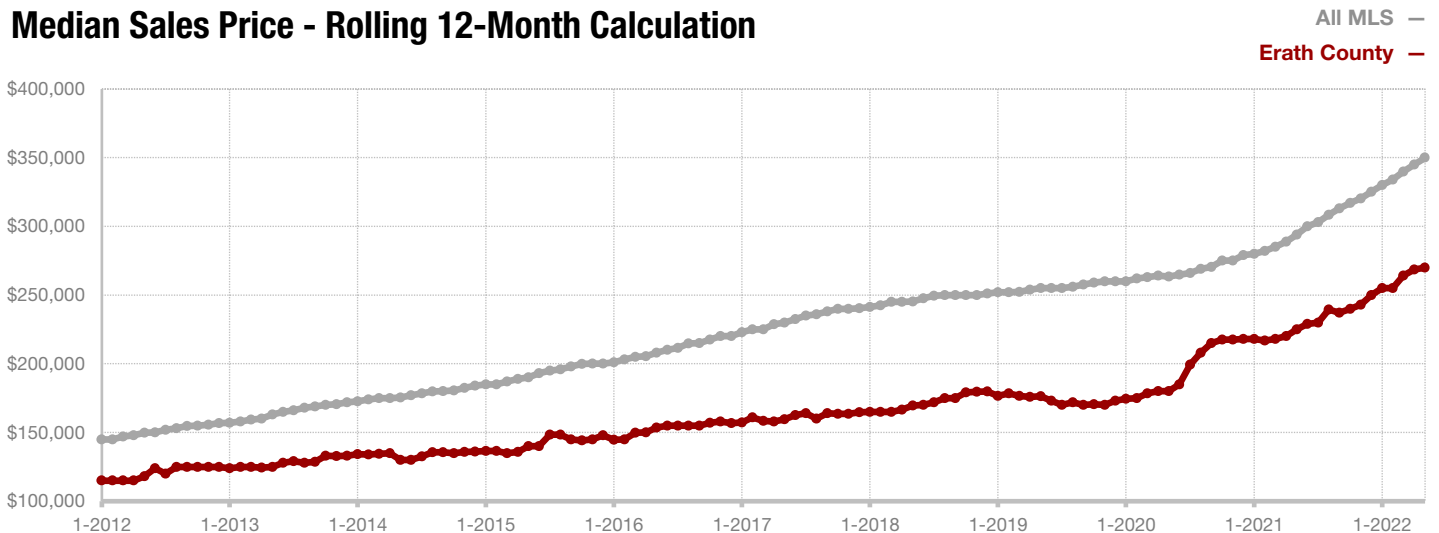
Erath County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	67	77	+ 14.9%	288	294	+ 2.1%
Pending Sales	58	43	- 25.9%	265	210	- 20.8%
Closed Sales	56	56	0.0%	230	217	- 5.7%
Average Sales Price*	\$478,705	\$377,119	- 21.2%	\$360,777	\$384,898	+ 6.7%
Median Sales Price*	\$284,000	\$292,000	+ 2.8%	\$239,000	\$285,000	+ 19.2%
Percent of Original List Price Received*	98.9%	98.3%	- 0.6%	96.5%	96.5%	0.0%
Days on Market Until Sale	38	46	+ 21.1%	55	53	- 3.6%
Inventory of Homes for Sale	92	121	+ 31.5%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



+ 56.5%

0.0%

- 6.5%

Change in
New Listings

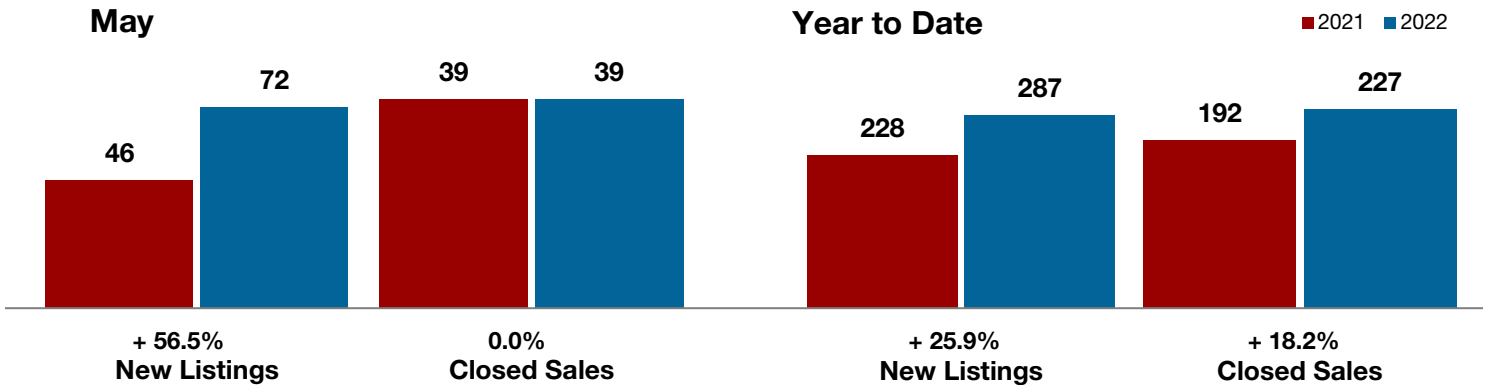
Change in
Closed Sales

Change in
Median Sales Price

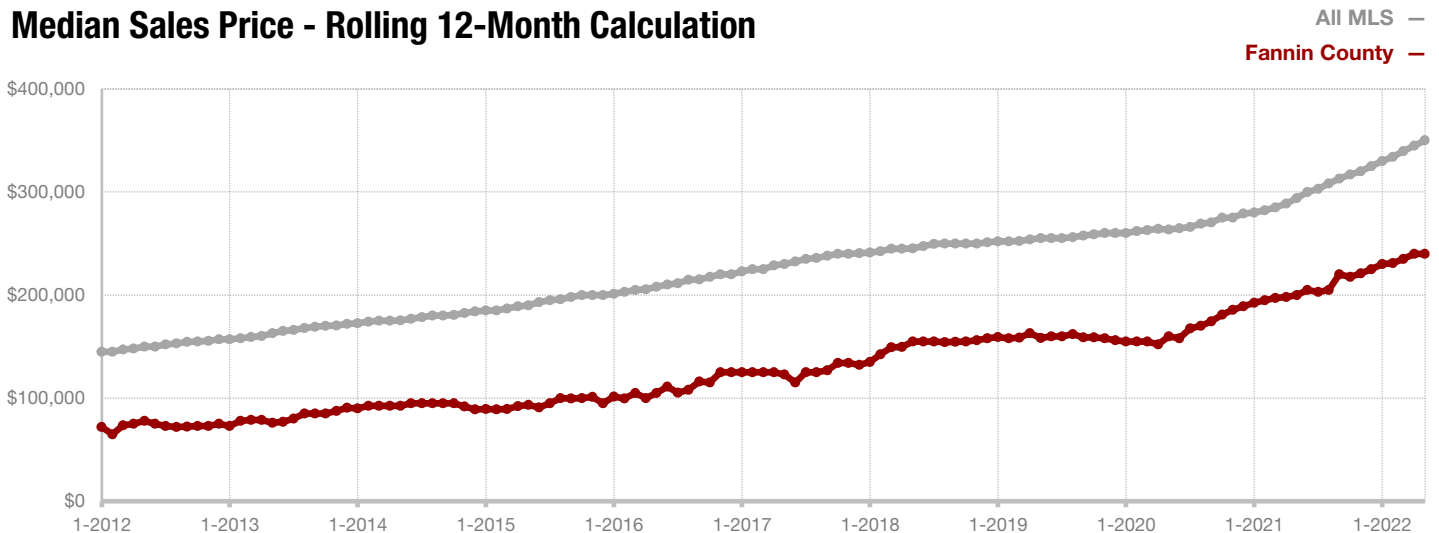
Fannin County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	46	72	+ 56.5%	228	287	+ 25.9%
Pending Sales	36	43	+ 19.4%	204	225	+ 10.3%
Closed Sales	39	39	0.0%	192	227	+ 18.2%
Average Sales Price*	\$281,742	\$352,582	+ 25.1%	\$267,537	\$337,956	+ 26.3%
Median Sales Price*	\$267,500	\$250,000	- 6.5%	\$217,500	\$275,000	+ 26.4%
Percent of Original List Price Received*	95.5%	97.4%	+ 2.0%	94.9%	96.4%	+ 1.6%
Days on Market Until Sale	65	32	- 50.8%	58	42	- 27.6%
Inventory of Homes for Sale	82	160	+ 95.1%	--	--	--
Months Supply of Inventory	2.1	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 – May 2022

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



+ 57.1%

+ 33.3%

- 71.8%

Change in
New Listings

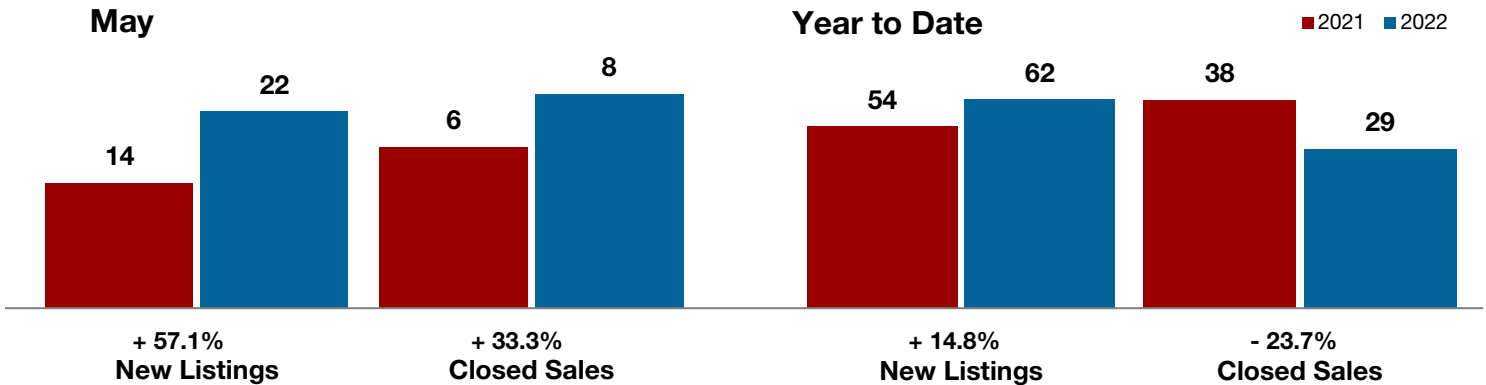
Change in
Closed Sales

Change in
Median Sales Price

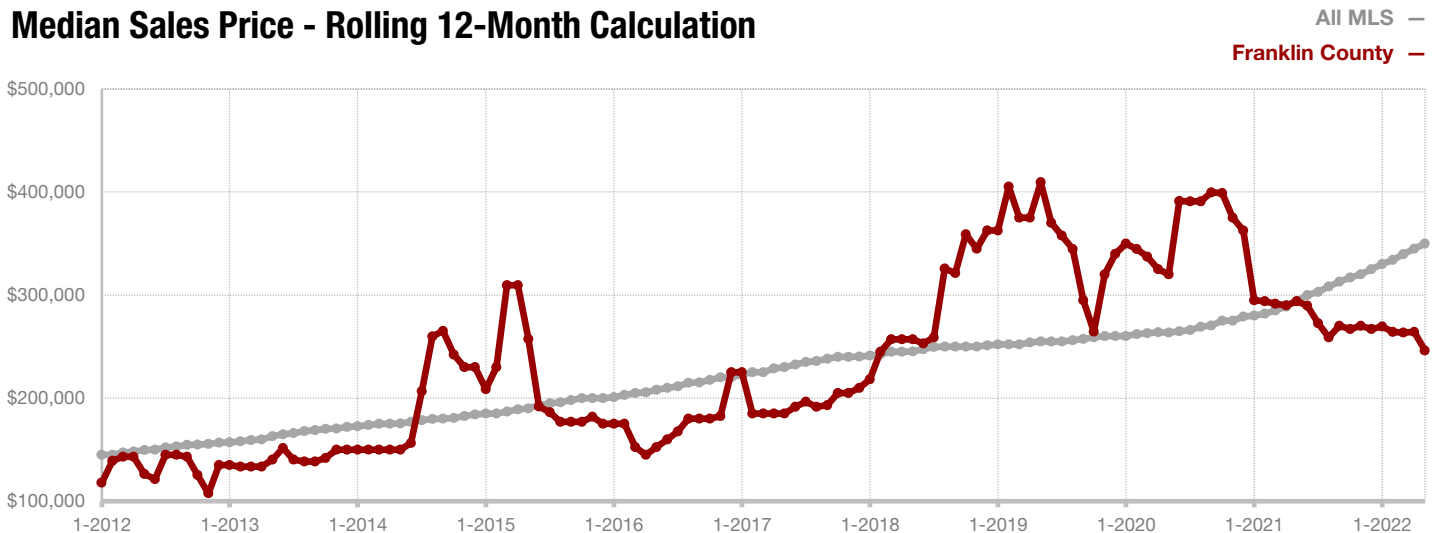
Franklin County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	14	22	+ 57.1%	54	62	+ 14.8%
Pending Sales	13	10	- 23.1%	46	37	- 19.6%
Closed Sales	6	8	+ 33.3%	38	29	- 23.7%
Average Sales Price*	\$615,833	\$254,831	- 58.6%	\$499,084	\$268,946	- 46.1%
Median Sales Price*	\$672,500	\$189,875	- 71.8%	\$220,000	\$157,900	- 28.2%
Percent of Original List Price Received*	100.5%	93.3%	- 7.2%	95.8%	94.1%	- 1.8%
Days on Market Until Sale	52	63	+ 21.2%	57	43	- 24.6%
Inventory of Homes for Sale	26	32	+ 23.1%	--	--	--
Months Supply of Inventory	2.5	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 – May 2022

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



+ 8.7%

+ 23.1%

- 10.7%

Change in
New Listings

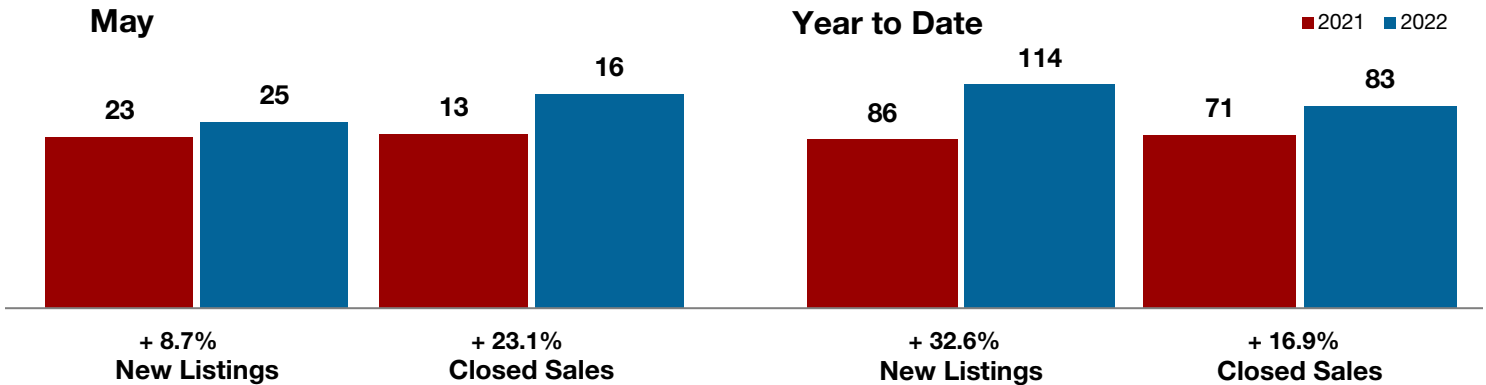
Change in
Closed Sales

Change in
Median Sales Price

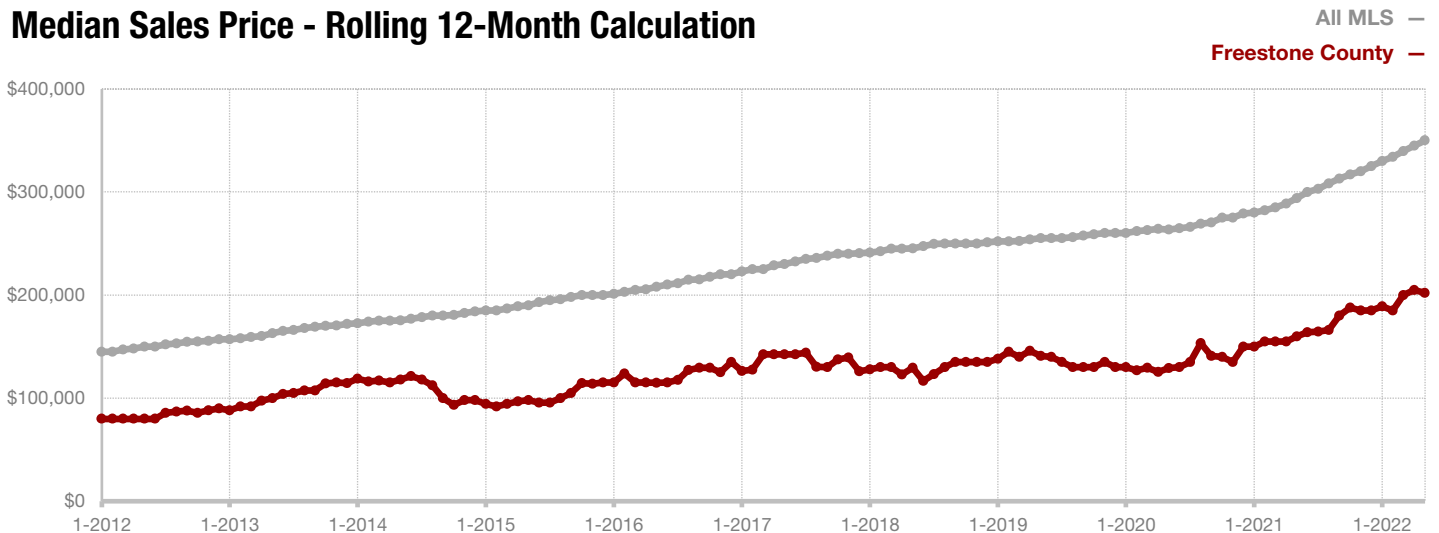
Freestone County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	23	25	+ 8.7%	86	114	+ 32.6%
Pending Sales	13	16	+ 23.1%	69	83	+ 20.3%
Closed Sales	13	16	+ 23.1%	71	83	+ 16.9%
Average Sales Price*	\$280,745	\$254,394	- 9.4%	\$193,232	\$319,805	+ 65.5%
Median Sales Price*	\$237,500	\$212,000	- 10.7%	\$159,000	\$214,500	+ 34.9%
Percent of Original List Price Received*	95.6%	97.0%	+ 1.5%	92.8%	93.9%	+ 1.2%
Days on Market Until Sale	43	54	+ 25.6%	58	64	+ 10.3%
Inventory of Homes for Sale	43	54	+ 25.6%	--	--	--
Months Supply of Inventory	2.9	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 – May 2022

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



+ 40.3%

- 6.6%

+ 24.6%

Change in
New Listings

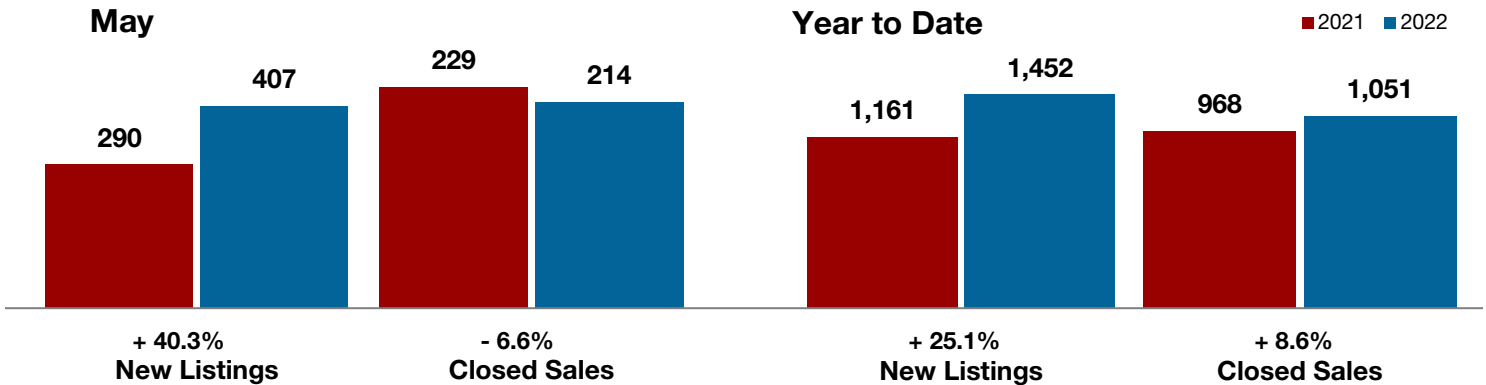
Change in
Closed Sales

Change in
Median Sales Price

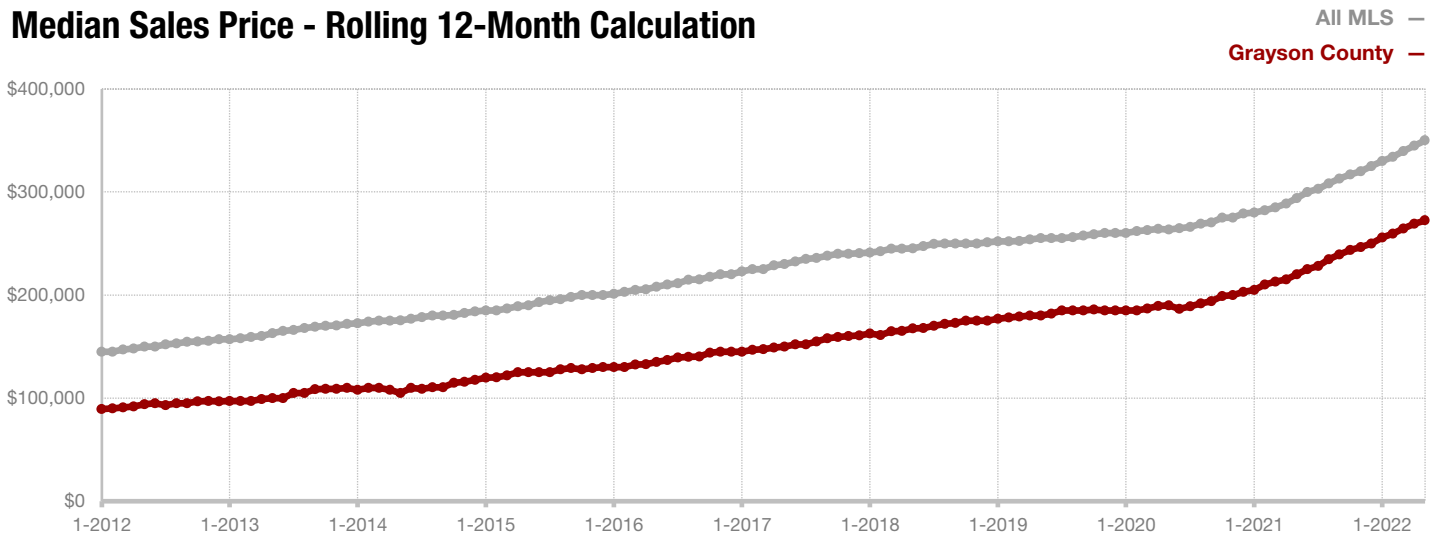
Grayson County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	290	407	+ 40.3%	1,161	1,452	+ 25.1%
Pending Sales	221	267	+ 20.8%	1,043	1,173	+ 12.5%
Closed Sales	229	214	- 6.6%	968	1,051	+ 8.6%
Average Sales Price*	\$284,194	\$379,505	+ 33.5%	\$284,248	\$365,628	+ 28.6%
Median Sales Price*	\$250,000	\$311,500	+ 24.6%	\$241,000	\$290,000	+ 20.3%
Percent of Original List Price Received*	99.9%	100.3%	+ 0.4%	97.8%	100.1%	+ 2.4%
Days on Market Until Sale	33	28	- 15.2%	47	28	- 40.4%
Inventory of Homes for Sale	348	458	+ 31.6%	--	--	--
Months Supply of Inventory	1.6	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 – May 2022

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



+ 66.7%

- 30.0%

- 8.1%

Change in
New Listings

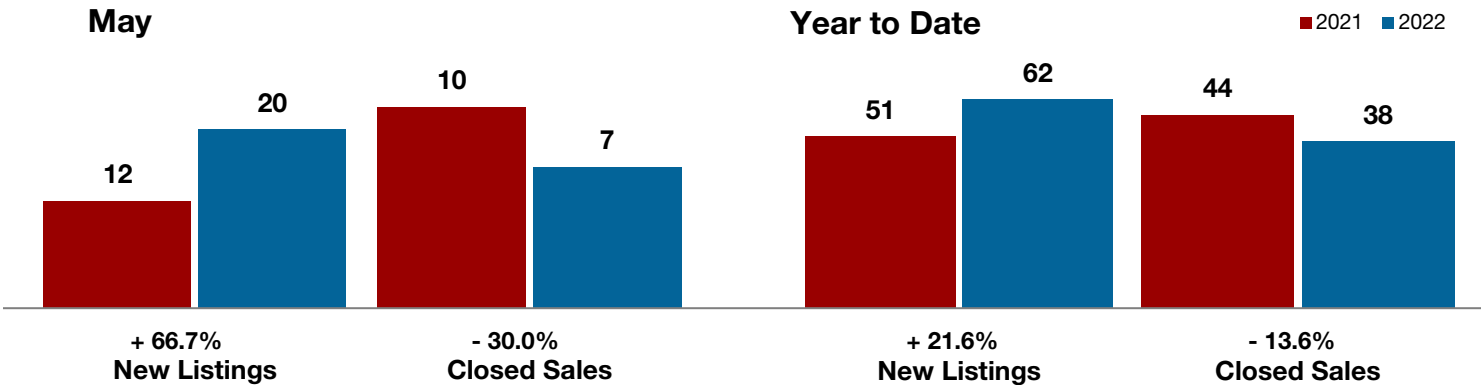
Change in
Closed Sales

Change in
Median Sales Price

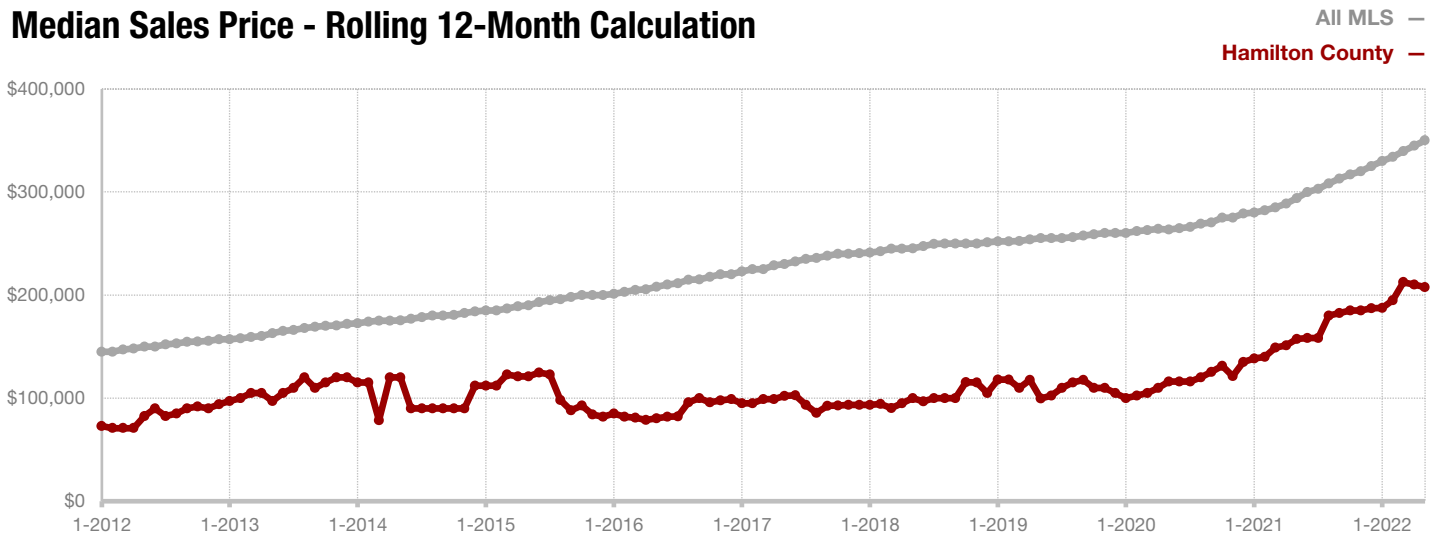
Hamilton County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	12	20	+ 66.7%	51	62	+ 21.6%
Pending Sales	9	17	+ 88.9%	49	44	- 10.2%
Closed Sales	10	7	- 30.0%	44	38	- 13.6%
Average Sales Price*	\$305,650	\$289,857	- 5.2%	\$387,143	\$321,046	- 17.1%
Median Sales Price*	\$216,500	\$199,000	- 8.1%	\$178,100	\$202,500	+ 13.7%
Percent of Original List Price Received*	93.0%	86.5%	- 7.0%	91.5%	92.8%	+ 1.4%
Days on Market Until Sale	137	79	- 42.3%	120	61	- 49.2%
Inventory of Homes for Sale	29	23	- 20.7%	--	--	--
Months Supply of Inventory	3.3	2.6	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 – May 2022

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



- 16.7%

- 100.0%

--

Change in
New Listings

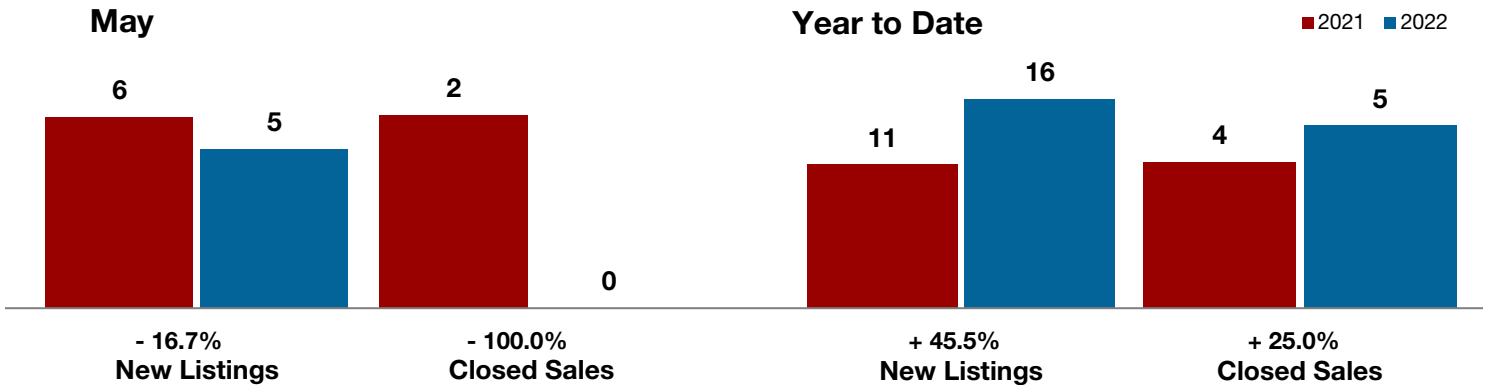
Change in
Closed Sales

Change in
Median Sales Price

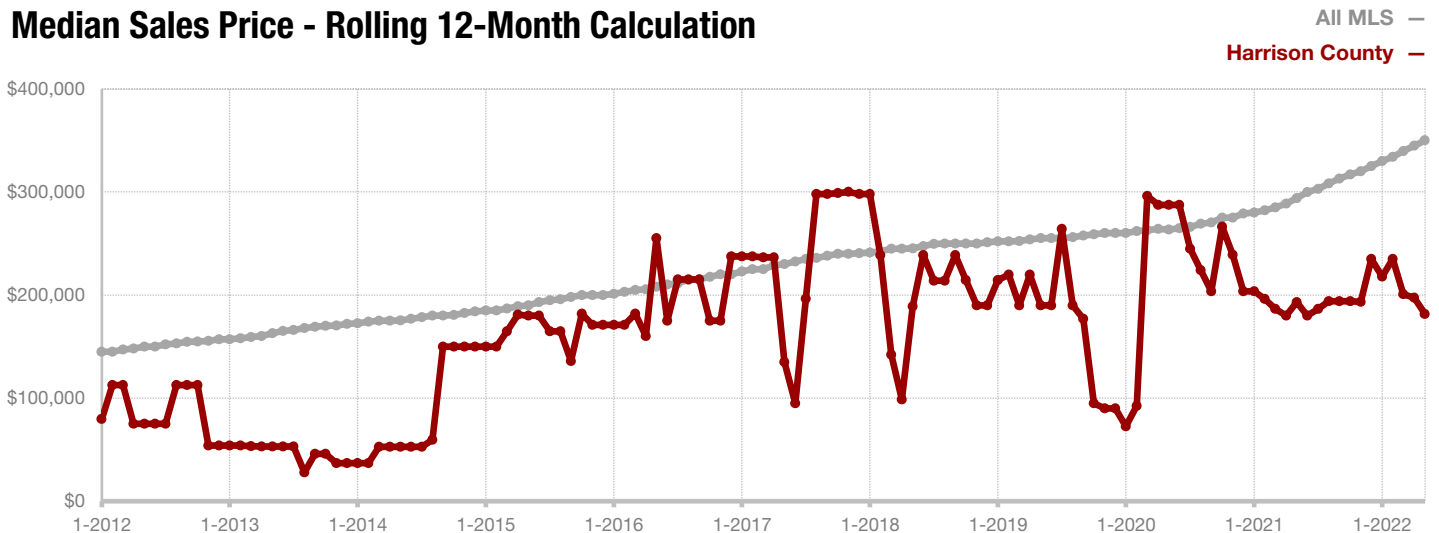
Harrison County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	6	5	- 16.7%	11	16	+ 45.5%
Pending Sales	4	3	- 25.0%	8	10	+ 25.0%
Closed Sales	2	0	- 100.0%	4	5	+ 25.0%
Average Sales Price*	\$604,200	--	--	\$442,575	\$149,000	- 66.3%
Median Sales Price*	\$604,200	--	--	\$419,700	\$130,000	- 69.0%
Percent of Original List Price Received*	93.2%	--	--	96.8%	86.1%	- 11.1%
Days on Market Until Sale	138	--	--	77	111	+ 44.2%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	3.1	3.8	+ 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



+ 32.9%

Change in
New Listings

+ 14.7%

Change in
Closed Sales

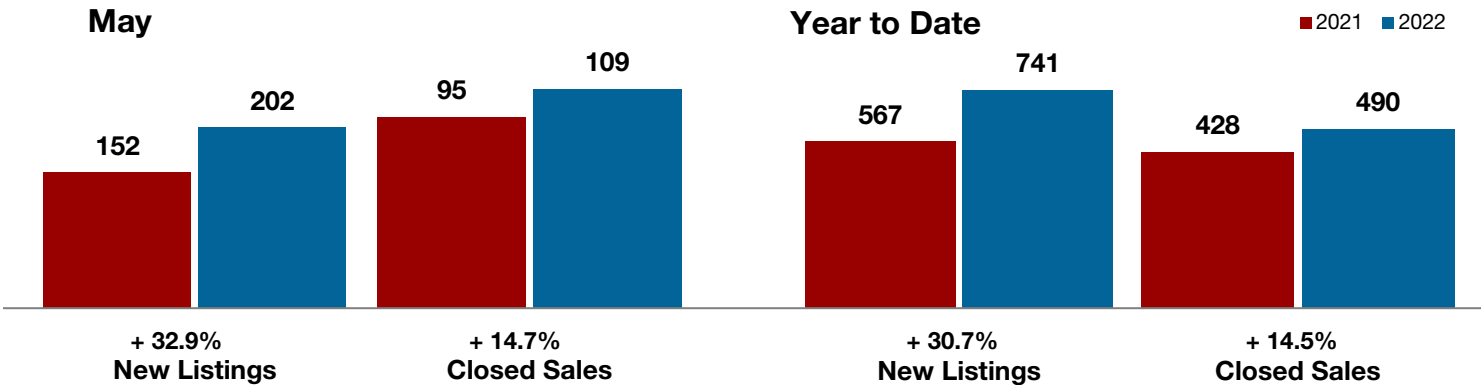
+ 13.9%

Change in
Median Sales Price

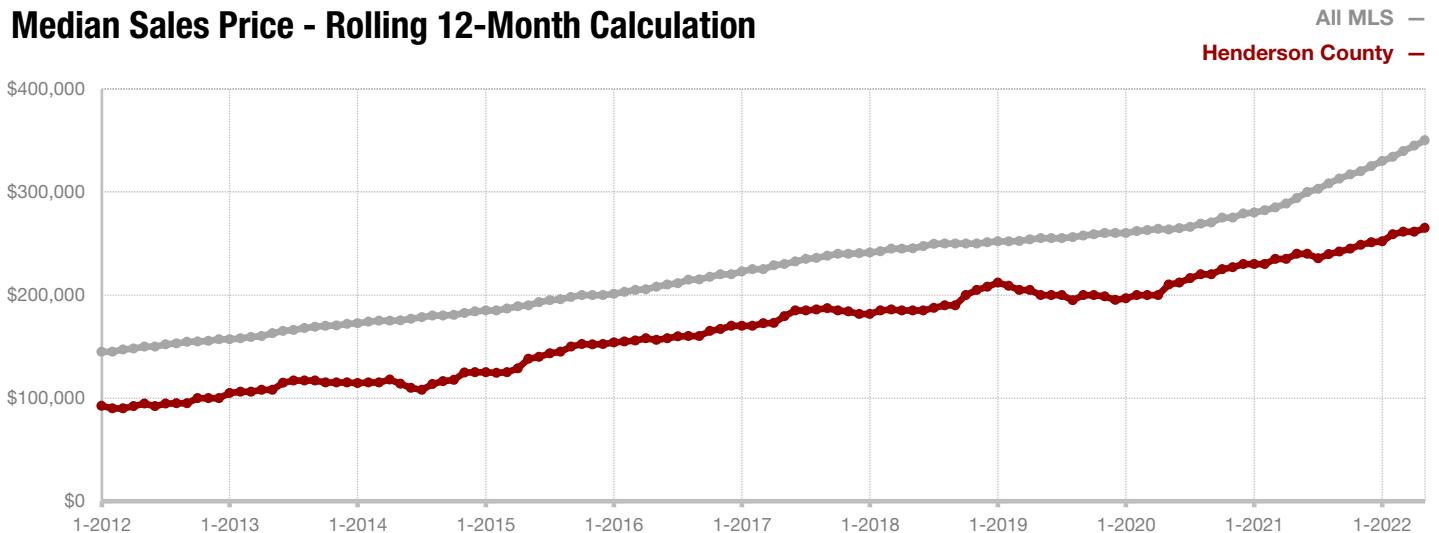
Henderson County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	152	202	+ 32.9%	567	741	+ 30.7%
Pending Sales	108	106	- 1.9%	478	535	+ 11.9%
Closed Sales	95	109	+ 14.7%	428	490	+ 14.5%
Average Sales Price*	\$381,430	\$455,822	+ 19.5%	\$384,779	\$416,931	+ 8.4%
Median Sales Price*	\$285,000	\$324,500	+ 13.9%	\$243,500	\$275,000	+ 12.9%
Percent of Original List Price Received*	98.2%	96.3%	- 1.9%	95.7%	96.4%	+ 0.7%
Days on Market Until Sale	33	33	0.0%	50	42	- 16.0%
Inventory of Homes for Sale	246	312	+ 26.8%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



+ 118.4%

+ 24.2%

+ 22.1%

Change in
New Listings

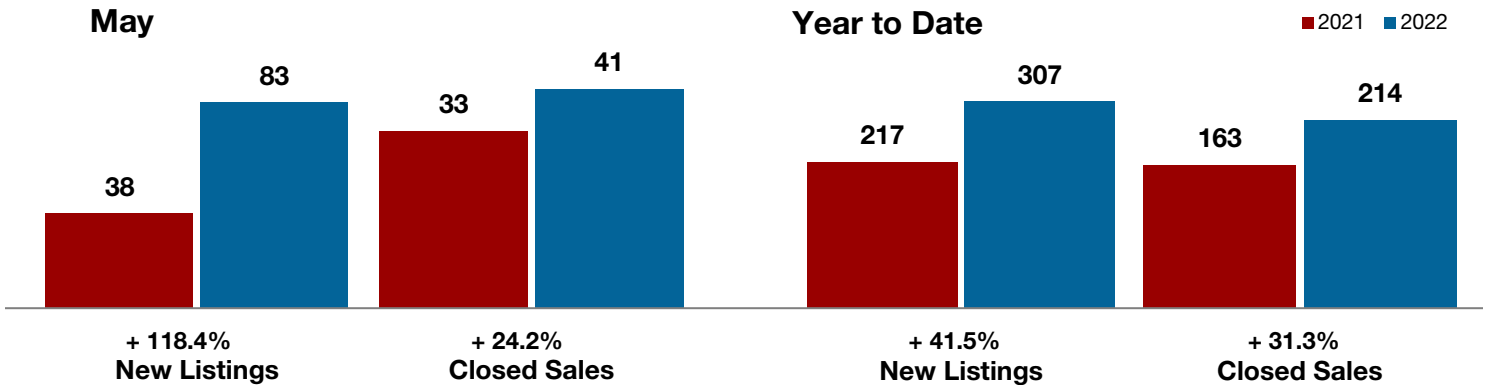
Change in
Closed Sales

Change in
Median Sales Price

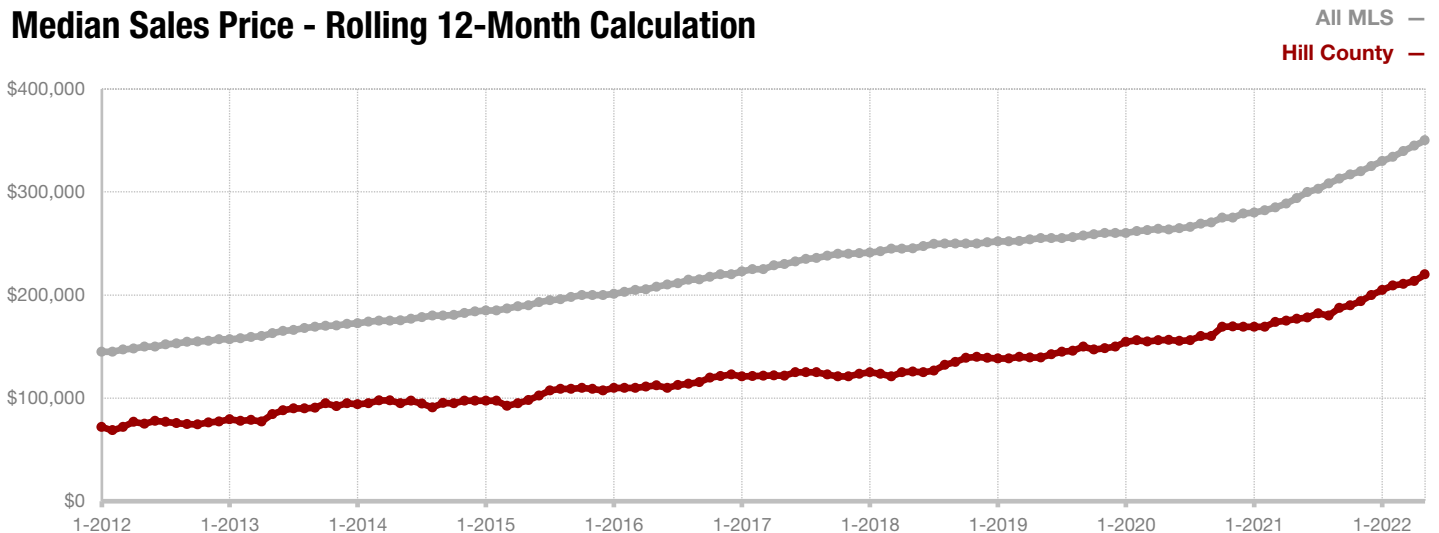
Hill County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	38	83	+ 118.4%	217	307	+ 41.5%
Pending Sales	41	38	- 7.3%	189	228	+ 20.6%
Closed Sales	33	41	+ 24.2%	163	214	+ 31.3%
Average Sales Price*	\$240,958	\$267,102	+ 10.9%	\$223,203	\$277,443	+ 24.3%
Median Sales Price*	\$190,000	\$232,000	+ 22.1%	\$175,000	\$225,000	+ 28.6%
Percent of Original List Price Received*	93.6%	96.6%	+ 3.2%	94.0%	96.9%	+ 3.1%
Days on Market Until Sale	36	34	- 5.6%	53	47	- 11.3%
Inventory of Homes for Sale	85	115	+ 35.3%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



+ 4.7%

- 7.1%

+ 21.8%

Change in
New Listings

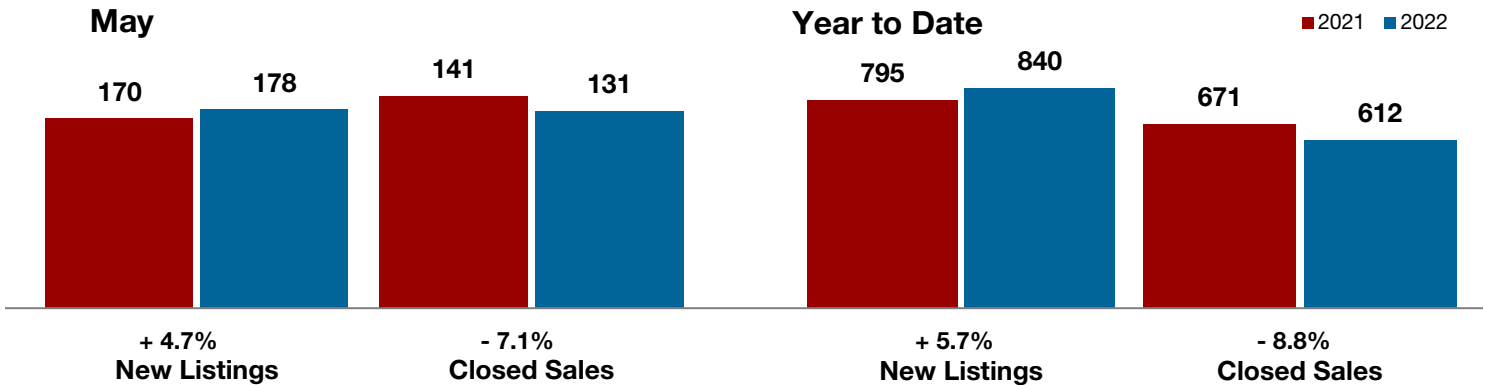
Change in
Closed Sales

Change in
Median Sales Price

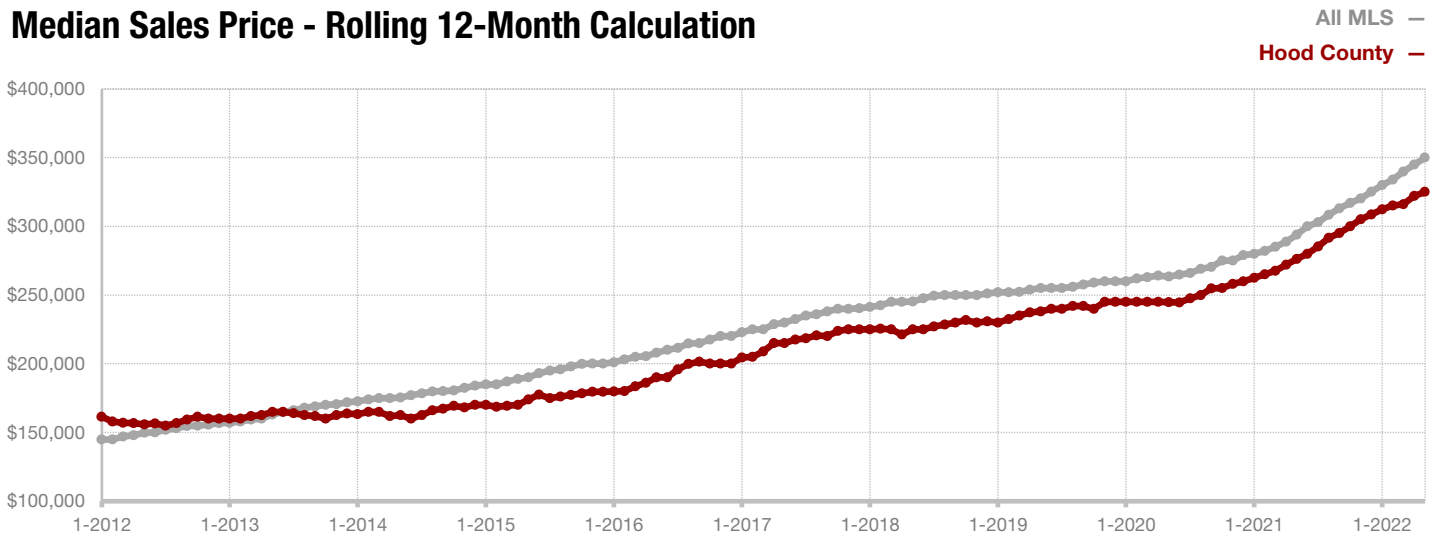
Hood County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	170	178	+ 4.7%	795	840	+ 5.7%
Pending Sales	165	118	- 28.5%	747	617	- 17.4%
Closed Sales	141	131	- 7.1%	671	612	- 8.8%
Average Sales Price*	\$364,967	\$423,747	+ 16.1%	\$345,692	\$406,524	+ 17.6%
Median Sales Price*	\$307,777	\$375,000	+ 21.8%	\$290,000	\$339,450	+ 17.1%
Percent of Original List Price Received*	100.6%	98.3%	- 2.3%	98.9%	98.3%	- 0.6%
Days on Market Until Sale	31	26	- 16.1%	38	32	- 15.8%
Inventory of Homes for Sale	177	268	+ 51.4%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 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 – May 2022

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



+ 80.6%

+ 7.1%

+ 15.6%

Change in
New Listings

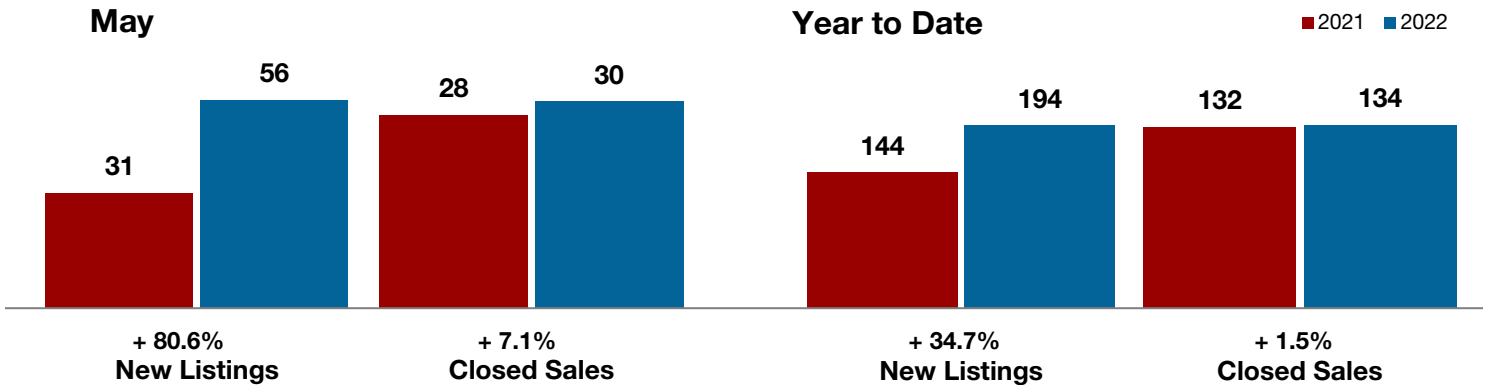
Change in
Closed Sales

Change in
Median Sales Price

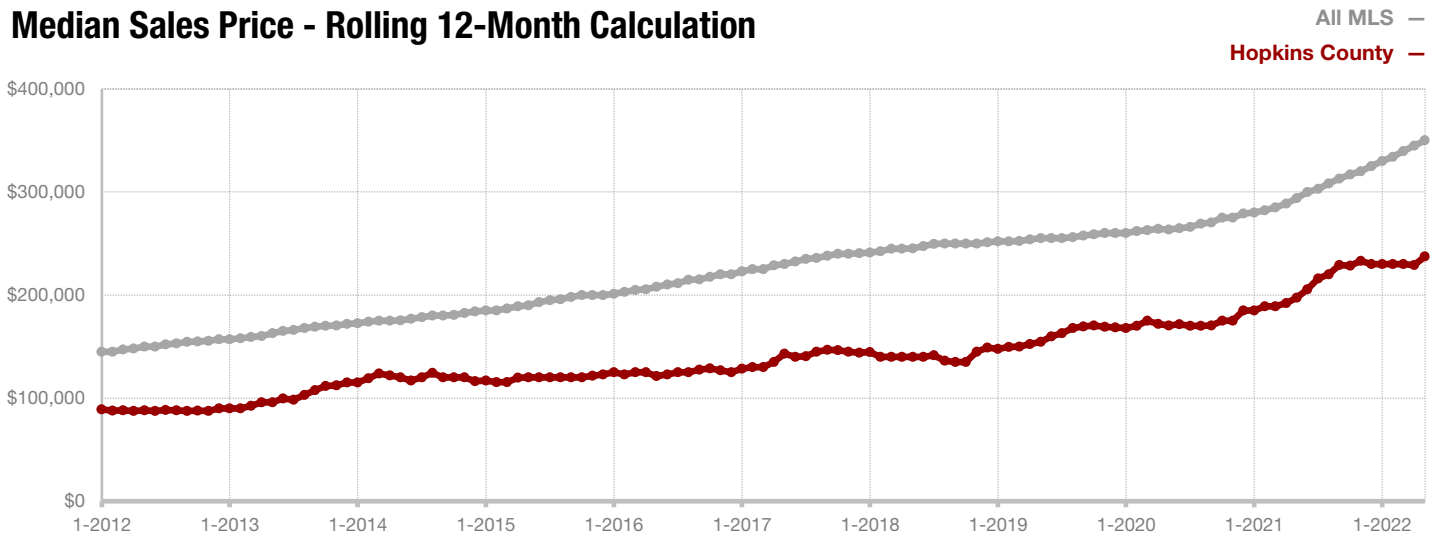
Hopkins County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	31	56	+ 80.6%	144	194	+ 34.7%
Pending Sales	30	35	+ 16.7%	134	147	+ 9.7%
Closed Sales	28	30	+ 7.1%	132	134	+ 1.5%
Average Sales Price*	\$264,152	\$374,767	+ 41.9%	\$292,678	\$301,863	+ 3.1%
Median Sales Price*	\$217,950	\$252,000	+ 15.6%	\$219,000	\$233,950	+ 6.8%
Percent of Original List Price Received*	98.4%	99.3%	+ 0.9%	94.6%	97.4%	+ 3.0%
Days on Market Until Sale	32	19	- 40.6%	51	33	- 35.3%
Inventory of Homes for Sale	46	67	+ 45.7%	--	--	--
Months Supply of Inventory	1.7	2.2	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 – May 2022

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



+ 47.3%

+ 14.2%

+ 27.1%

Change in
New Listings

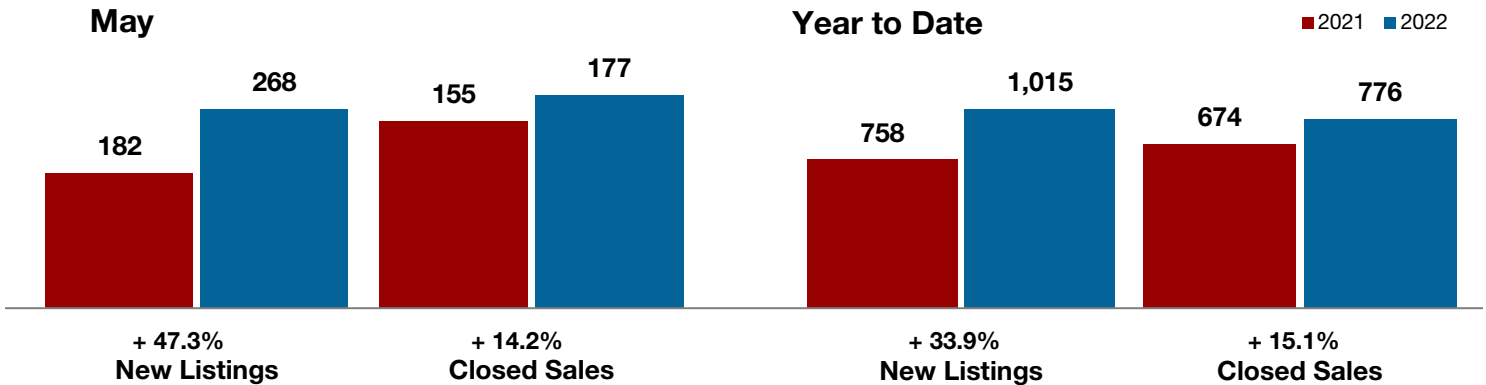
Change in
Closed Sales

Change in
Median Sales Price

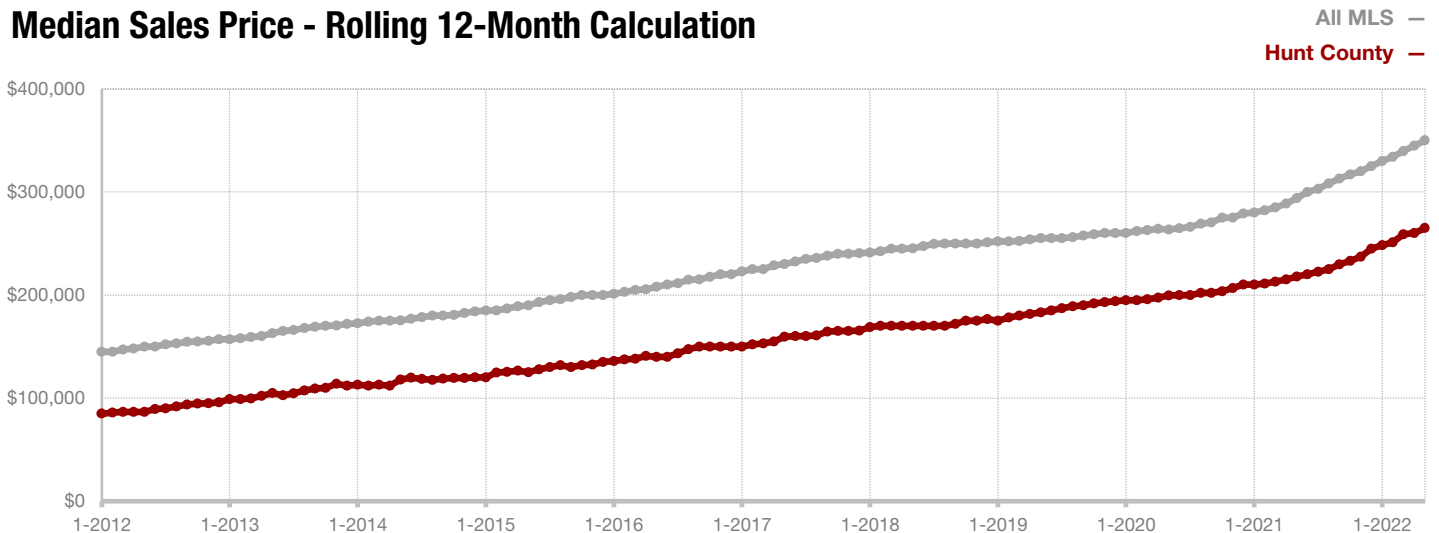
Hunt County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	182	268	+ 47.3%	758	1,015	+ 33.9%
Pending Sales	163	165	+ 1.2%	719	818	+ 13.8%
Closed Sales	155	177	+ 14.2%	674	776	+ 15.1%
Average Sales Price*	\$270,165	\$332,479	+ 23.1%	\$254,598	\$319,577	+ 25.5%
Median Sales Price*	\$238,911	\$303,645	+ 27.1%	\$223,000	\$277,450	+ 24.4%
Percent of Original List Price Received*	99.4%	102.1%	+ 2.7%	98.0%	99.9%	+ 1.9%
Days on Market Until Sale	23	24	+ 4.3%	35	31	- 11.4%
Inventory of Homes for Sale	198	314	+ 58.6%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 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 – May 2022

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



+ 300.0%

+ 11.1%

+ 101.3%

Change in
New Listings

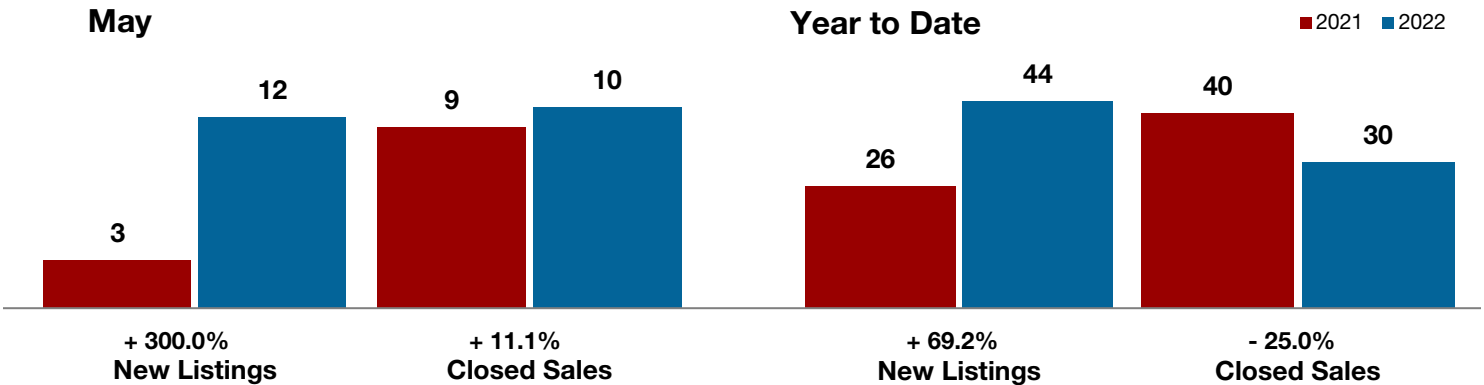
Change in
Closed Sales

Change in
Median Sales Price

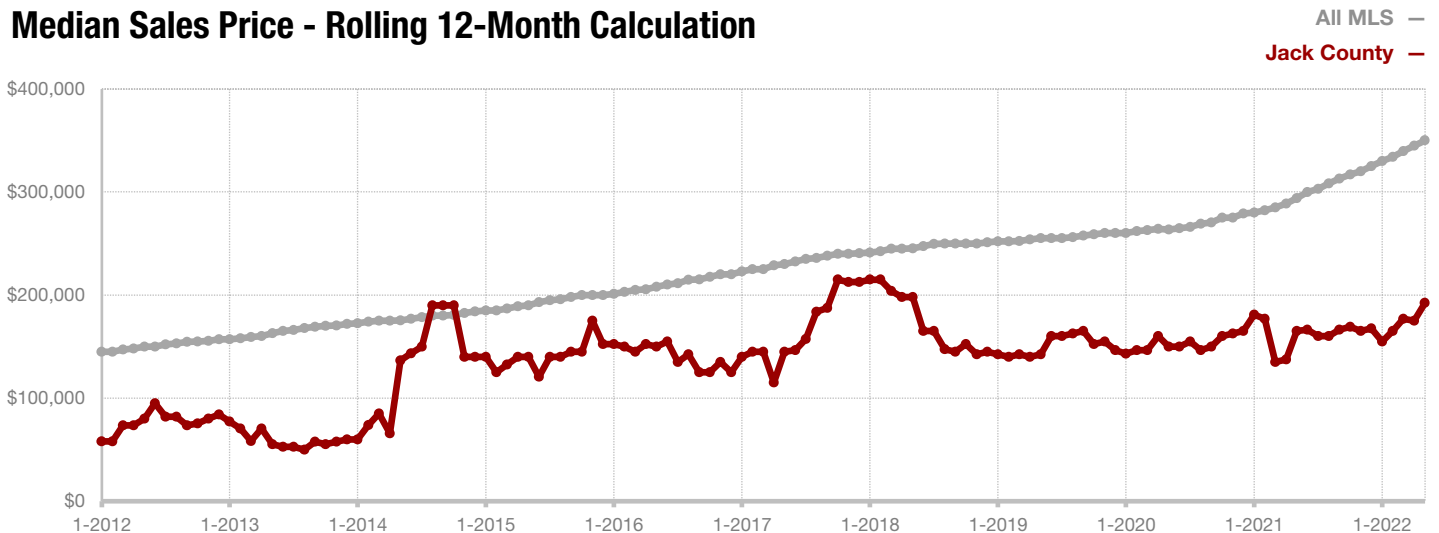
Jack County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	3	12	+ 300.0%	26	44	+ 69.2%
Pending Sales	5	5	0.0%	36	35	- 2.8%
Closed Sales	9	10	+ 11.1%	40	30	- 25.0%
Average Sales Price*	\$278,222	\$345,750	+ 24.3%	\$223,810	\$295,400	+ 32.0%
Median Sales Price*	\$195,000	\$392,500	+ 101.3%	\$160,000	\$237,500	+ 48.4%
Percent of Original List Price Received*	91.1%	98.3%	+ 7.9%	86.1%	93.2%	+ 8.2%
Days on Market Until Sale	104	53	- 49.0%	189	68	- 64.0%
Inventory of Homes for Sale	9	22	+ 144.4%	--	--	--
Months Supply of Inventory	1.3	3.9	+ 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 – May 2022

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



+ 47.7%

+ 18.8%

+ 26.3%

Change in
New Listings

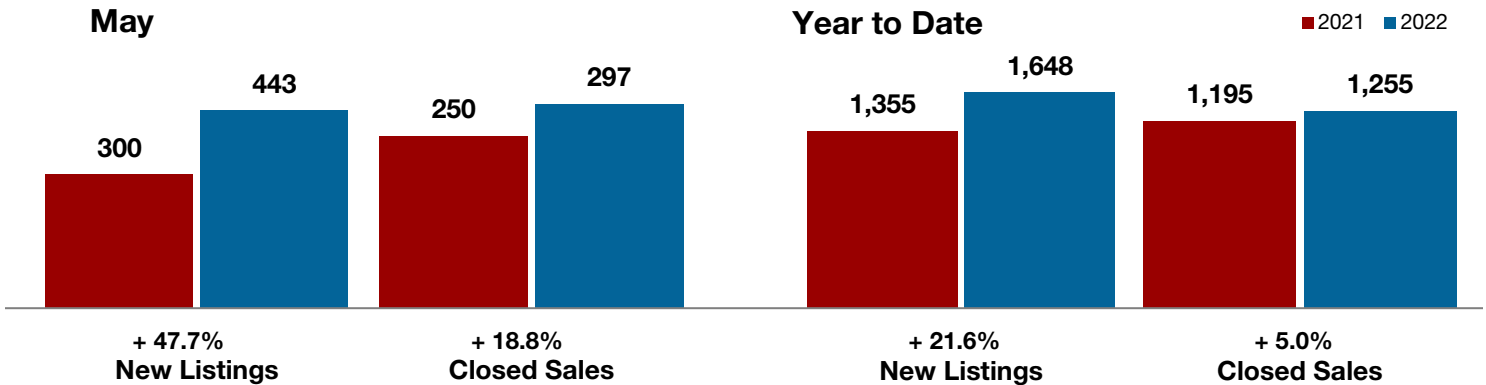
Change in
Closed Sales

Change in
Median Sales Price

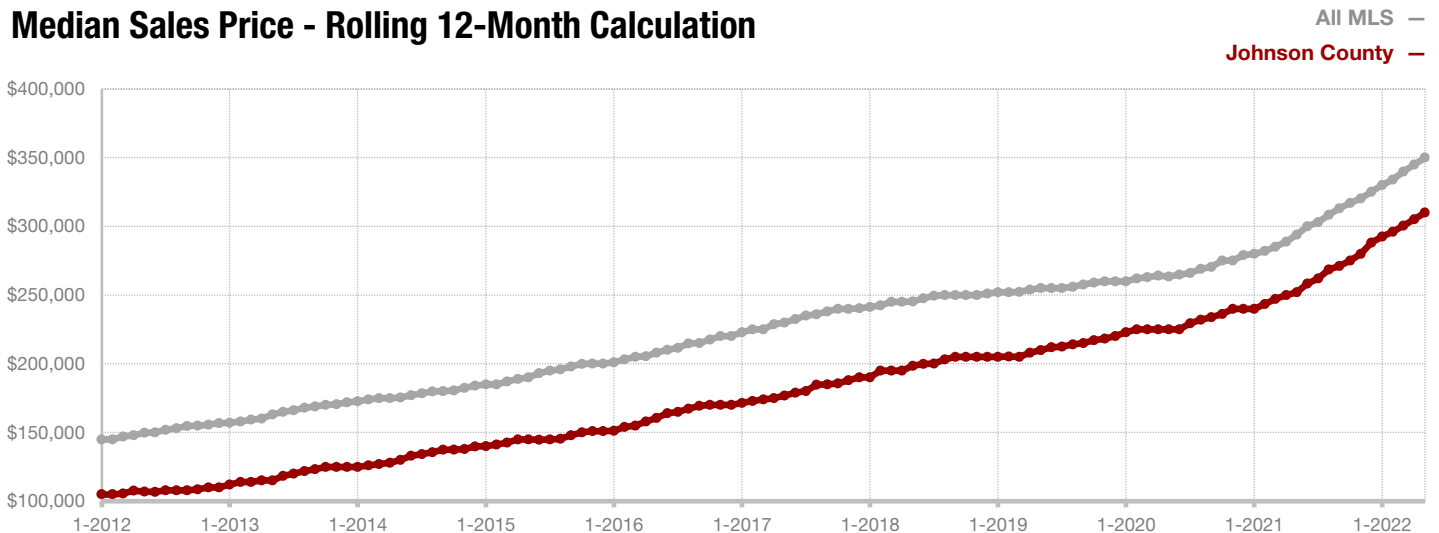
Johnson County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	300	443	+ 47.7%	1,355	1,648	+ 21.6%
Pending Sales	291	288	- 1.0%	1,327	1,302	- 1.9%
Closed Sales	250	297	+ 18.8%	1,195	1,255	+ 5.0%
Average Sales Price*	\$314,548	\$395,307	+ 25.7%	\$295,638	\$369,180	+ 24.9%
Median Sales Price*	\$285,000	\$360,000	+ 26.3%	\$266,885	\$335,000	+ 25.5%
Percent of Original List Price Received*	100.9%	101.9%	+ 1.0%	99.5%	100.9%	+ 1.4%
Days on Market Until Sale	27	24	- 11.1%	34	26	- 23.5%
Inventory of Homes for Sale	286	470	+ 64.3%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 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 – May 2022

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



- 13.3%

- 16.7%

+ 2.3%

Change in
New Listings

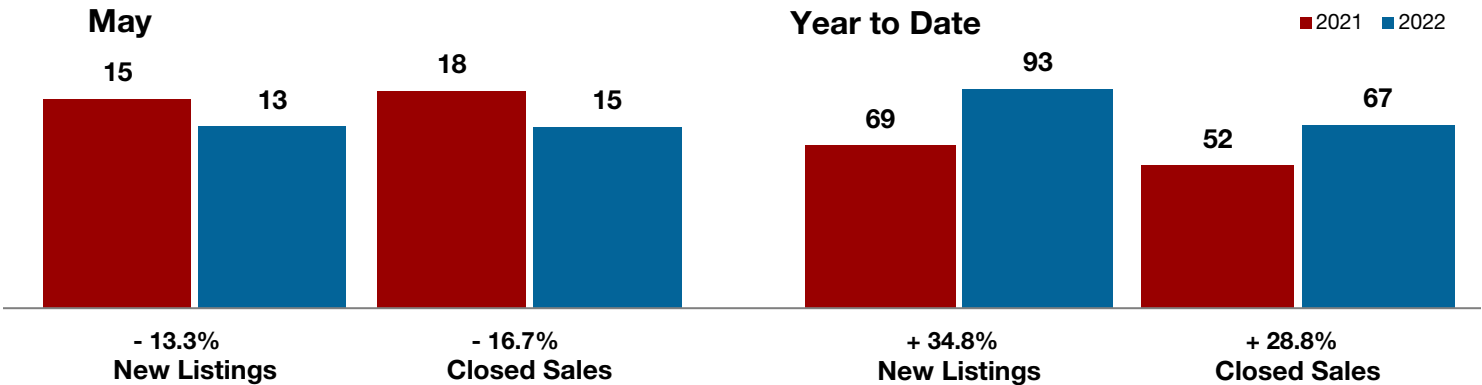
Change in
Closed Sales

Change in
Median Sales Price

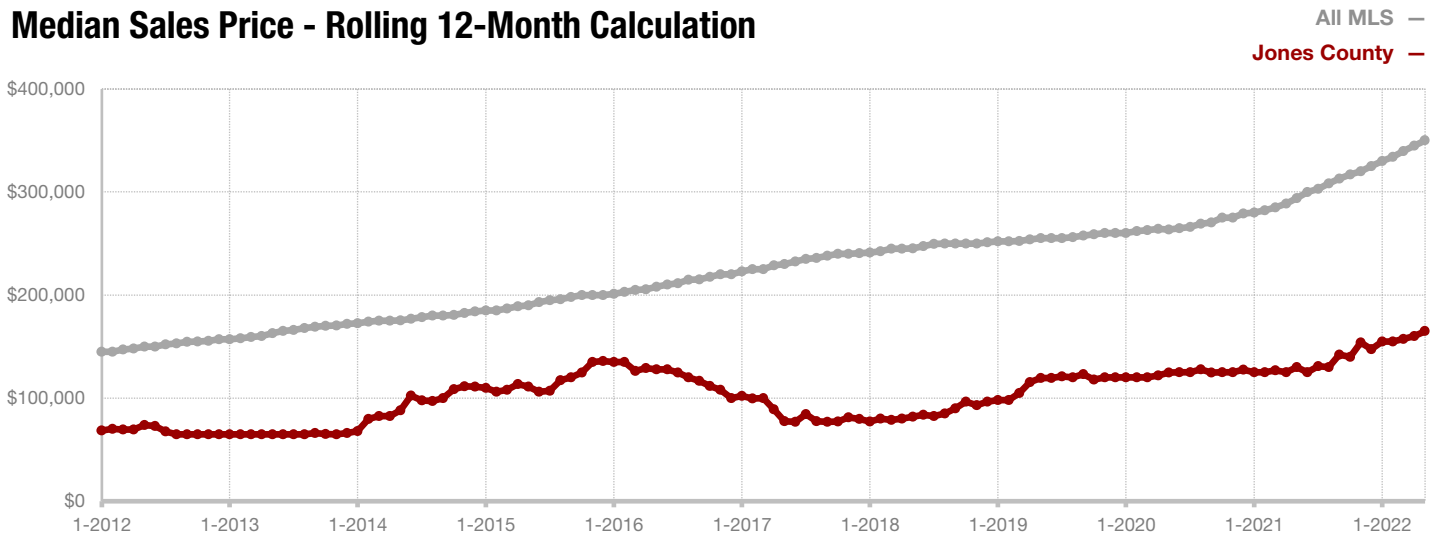
Jones County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	15	13	- 13.3%	69	93	+ 34.8%
Pending Sales	15	9	- 40.0%	56	73	+ 30.4%
Closed Sales	18	15	- 16.7%	52	67	+ 28.8%
Average Sales Price*	\$200,531	\$218,186	+ 8.8%	\$154,984	\$197,397	+ 27.4%
Median Sales Price*	\$161,250	\$165,000	+ 2.3%	\$128,000	\$165,000	+ 28.9%
Percent of Original List Price Received*	92.9%	94.4%	+ 1.6%	92.7%	93.6%	+ 1.0%
Days on Market Until Sale	66	28	- 57.6%	61	43	- 29.5%
Inventory of Homes for Sale	32	34	+ 6.3%	--	--	--
Months Supply of Inventory	2.6	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.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



+ 46.9%

+ 15.1%

+ 23.9%

Change in
New Listings

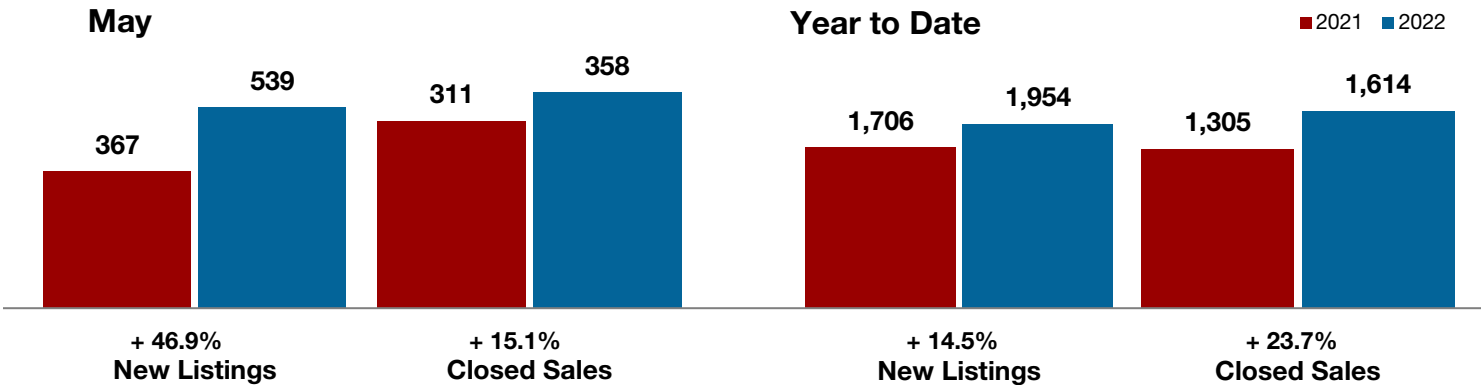
Change in
Closed Sales

Change in
Median Sales Price

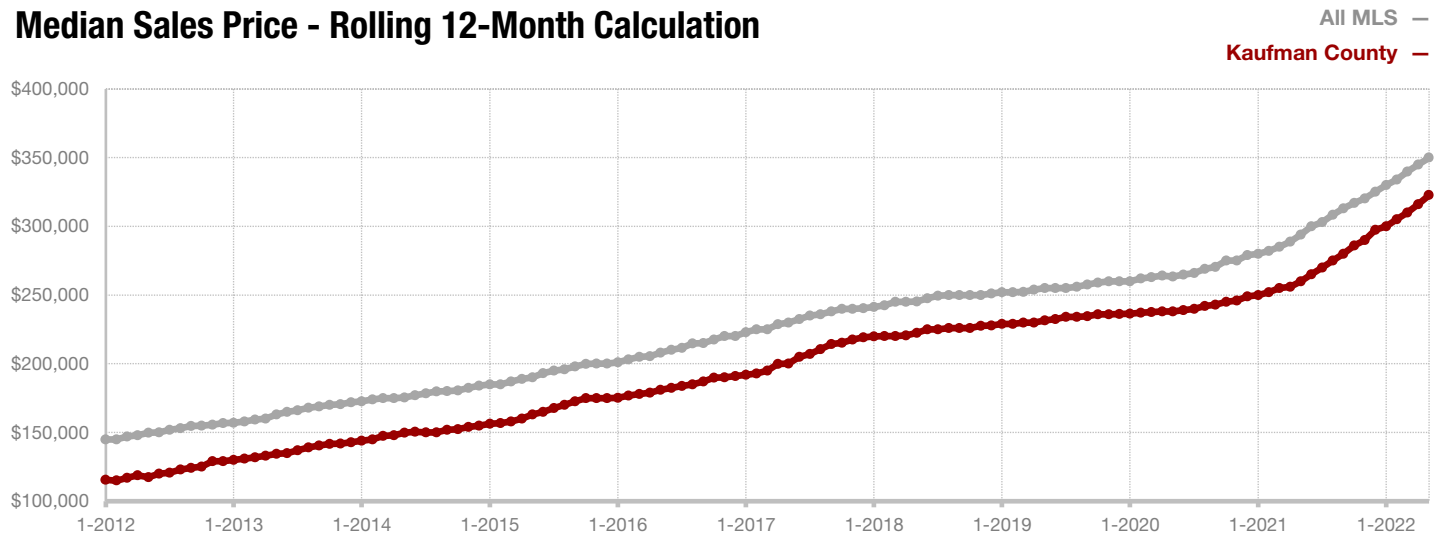
Kaufman County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	367	539	+ 46.9%	1,706	1,954	+ 14.5%
Pending Sales	306	346	+ 13.1%	1,601	1,625	+ 1.5%
Closed Sales	311	358	+ 15.1%	1,305	1,614	+ 23.7%
Average Sales Price*	\$307,854	\$381,025	+ 23.8%	\$294,192	\$357,515	+ 21.5%
Median Sales Price*	\$291,070	\$360,551	+ 23.9%	\$275,000	\$340,000	+ 23.6%
Percent of Original List Price Received*	102.9%	102.9%	0.0%	100.7%	101.8%	+ 1.1%
Days on Market Until Sale	25	30	+ 20.0%	31	33	+ 6.5%
Inventory of Homes for Sale	406	592	+ 45.8%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 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 – May 2022

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



+ 58.3%

0.0%

+ 4.0%

Change in
New Listings

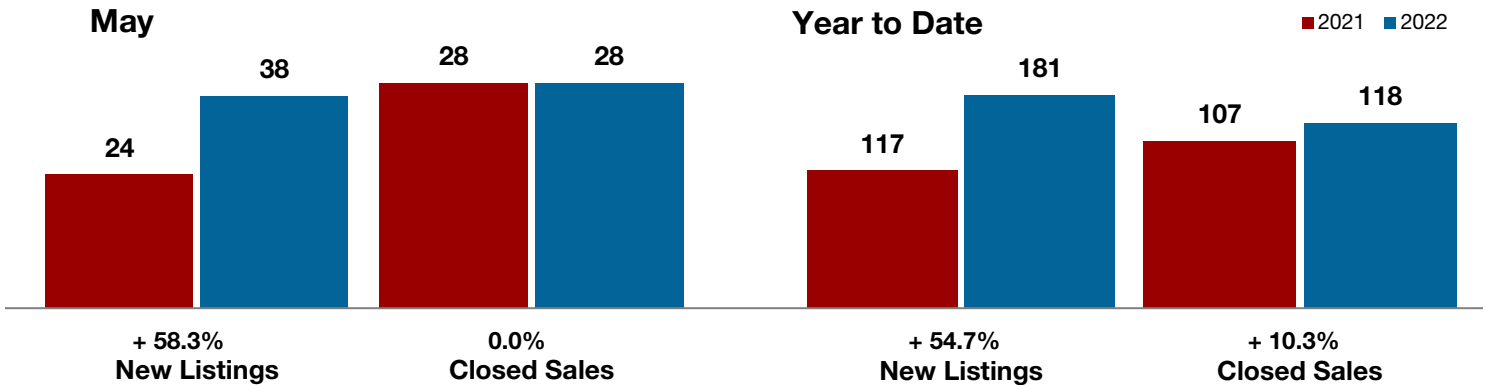
Change in
Closed Sales

Change in
Median Sales Price

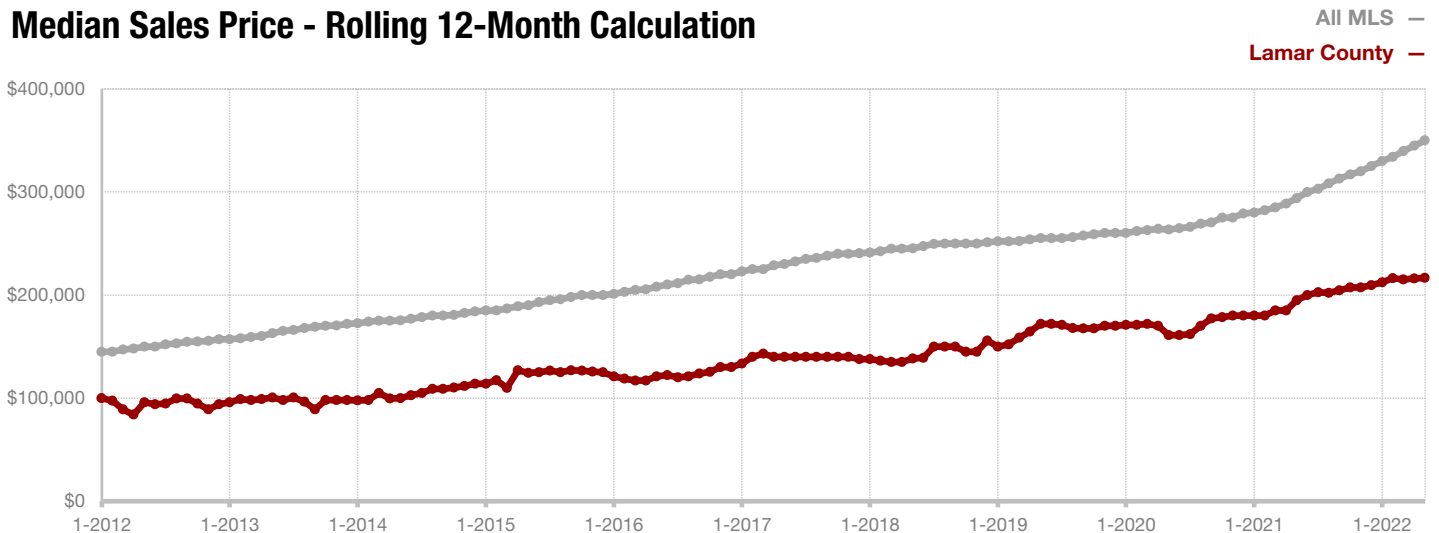
Lamar County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	24	38	+ 58.3%	117	181	+ 54.7%
Pending Sales	17	23	+ 35.3%	107	133	+ 24.3%
Closed Sales	28	28	0.0%	107	118	+ 10.3%
Average Sales Price*	\$232,987	\$302,082	+ 29.7%	\$238,612	\$265,835	+ 11.4%
Median Sales Price*	\$211,600	\$220,000	+ 4.0%	\$209,000	\$226,000	+ 8.1%
Percent of Original List Price Received*	95.0%	96.1%	+ 1.2%	94.8%	96.2%	+ 1.5%
Days on Market Until Sale	33	39	+ 18.2%	59	42	- 28.8%
Inventory of Homes for Sale	45	68	+ 51.1%	--	--	--
Months Supply of Inventory	2.0	2.4	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



+ 50.0%

+ 233.3%

+ 10.5%

Change in
New Listings

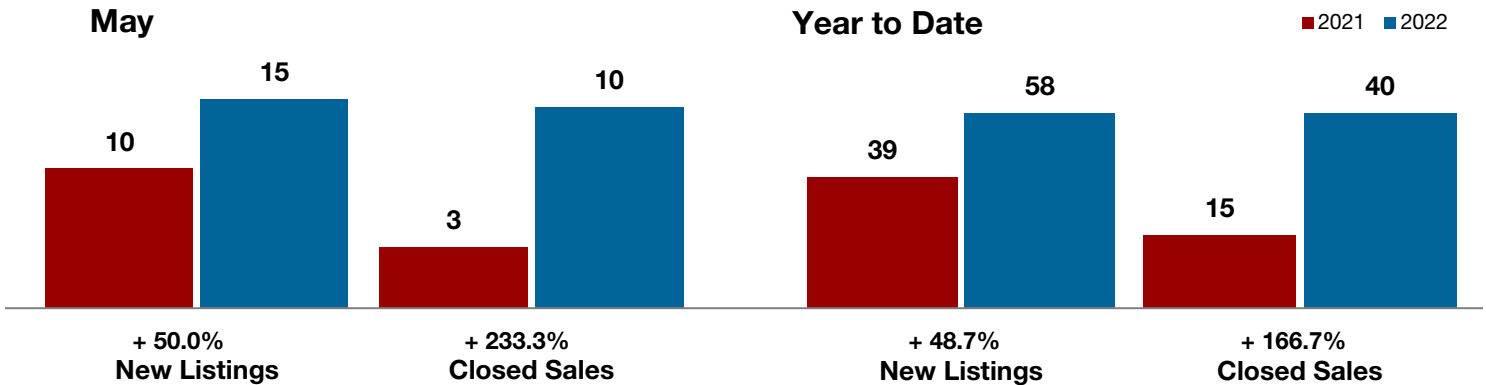
Change in
Closed Sales

Change in
Median Sales Price

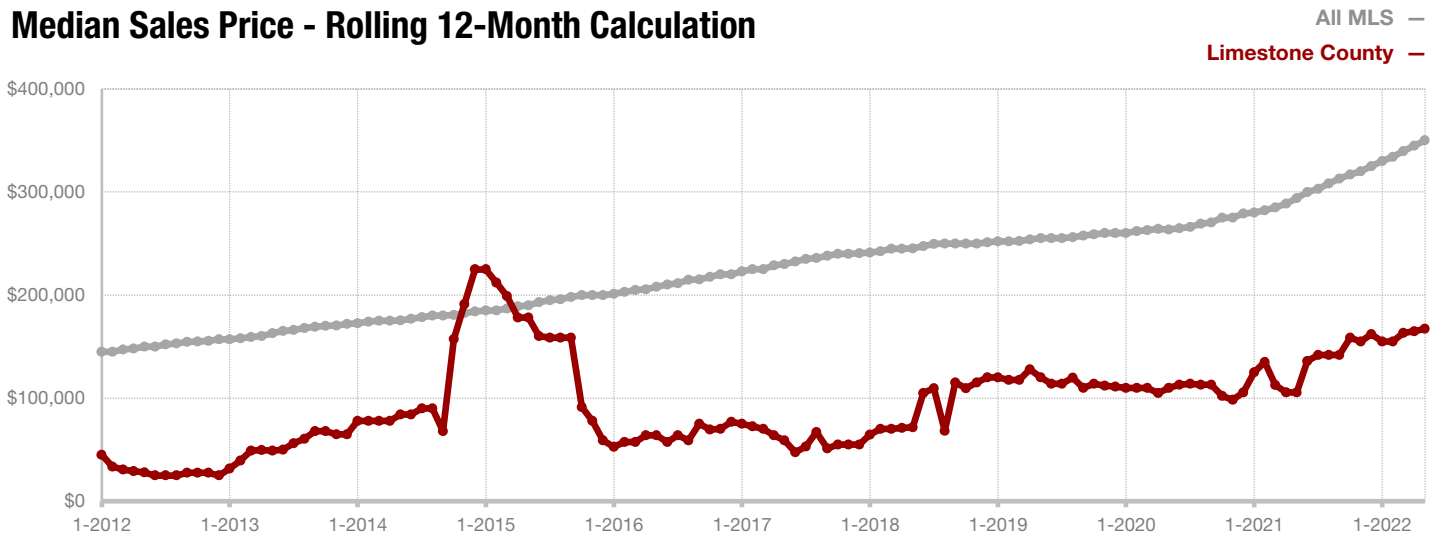
Limestone County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	10	15	+ 50.0%	39	58	+ 48.7%
Pending Sales	10	6	- 40.0%	25	34	+ 36.0%
Closed Sales	3	10	+ 233.3%	15	40	+ 166.7%
Average Sales Price*	\$129,500	\$286,278	+ 121.1%	\$133,899	\$234,014	+ 74.8%
Median Sales Price*	\$138,000	\$152,500	+ 10.5%	\$88,000	\$157,000	+ 78.4%
Percent of Original List Price Received*	94.1%	97.6%	+ 3.7%	91.0%	94.6%	+ 4.0%
Days on Market Until Sale	67	46	- 31.3%	118	67	- 43.2%
Inventory of Homes for Sale	22	36	+ 63.6%	--	--	--
Months Supply of Inventory	6.1	5.8	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 – May 2022

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



+ 33.3%

- 18.2%

+ 17.8%

Change in
New Listings

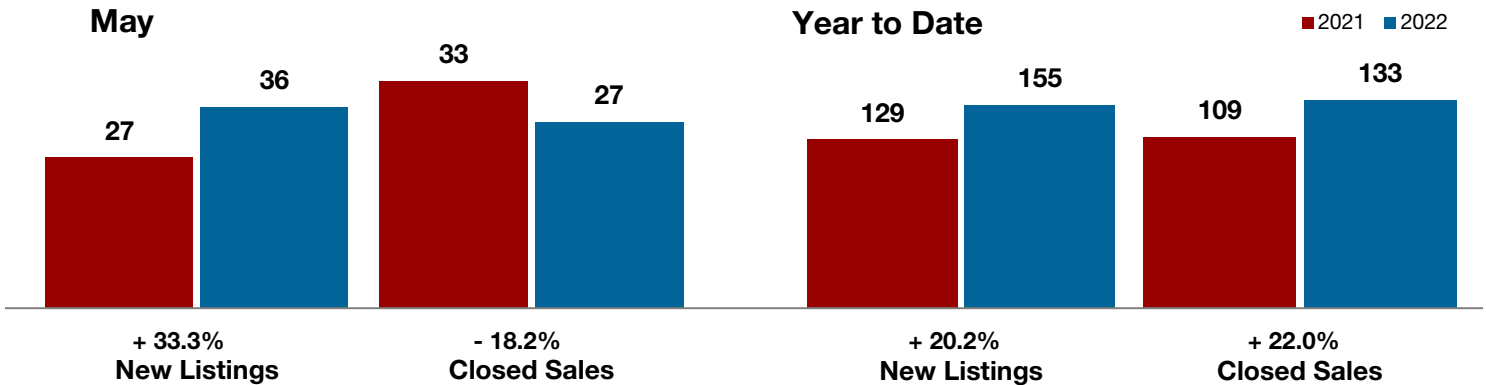
Change in
Closed Sales

Change in
Median Sales Price

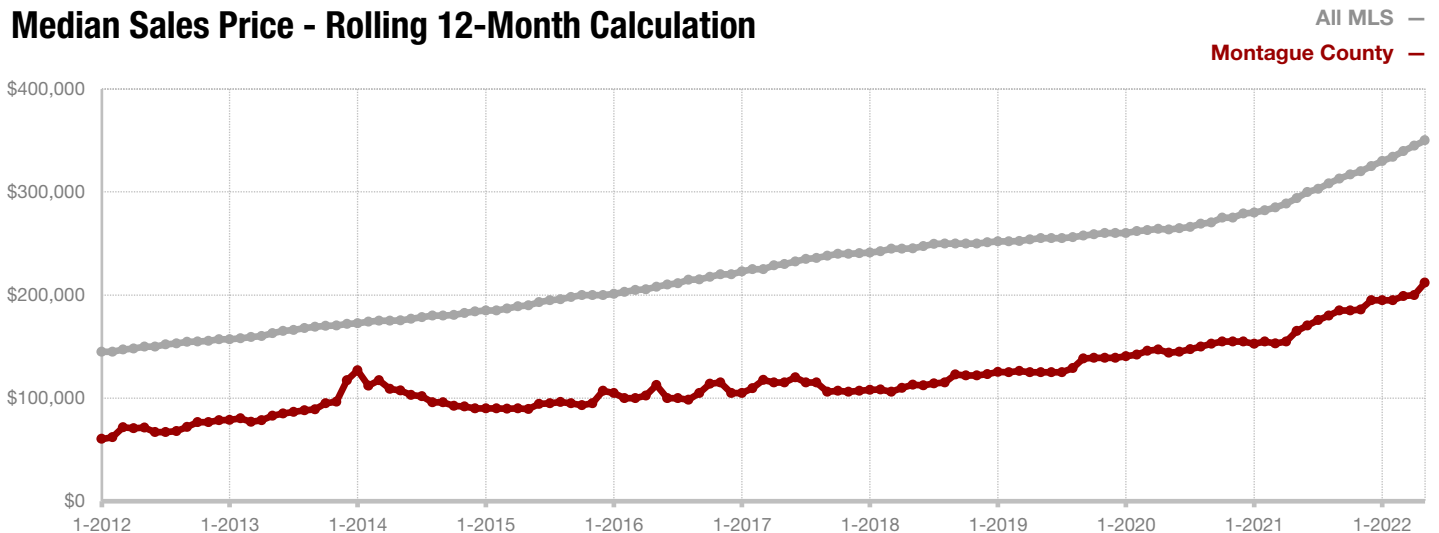
Montague County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	27	36	+ 33.3%	129	155	+ 20.2%
Pending Sales	23	31	+ 34.8%	124	138	+ 11.3%
Closed Sales	33	27	- 18.2%	109	133	+ 22.0%
Average Sales Price*	\$209,234	\$233,856	+ 11.8%	\$226,547	\$277,931	+ 22.7%
Median Sales Price*	\$180,000	\$212,000	+ 17.8%	\$175,000	\$210,000	+ 20.0%
Percent of Original List Price Received*	96.7%	95.1%	- 1.7%	93.4%	94.6%	+ 1.3%
Days on Market Until Sale	35	45	+ 28.6%	59	50	- 15.3%
Inventory of Homes for Sale	40	53	+ 32.5%	--	--	--
Months Supply of Inventory	1.6	2.1	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 – May 2022

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



+ 53.4%

+ 21.7%

+ 17.1%

Change in
New Listings

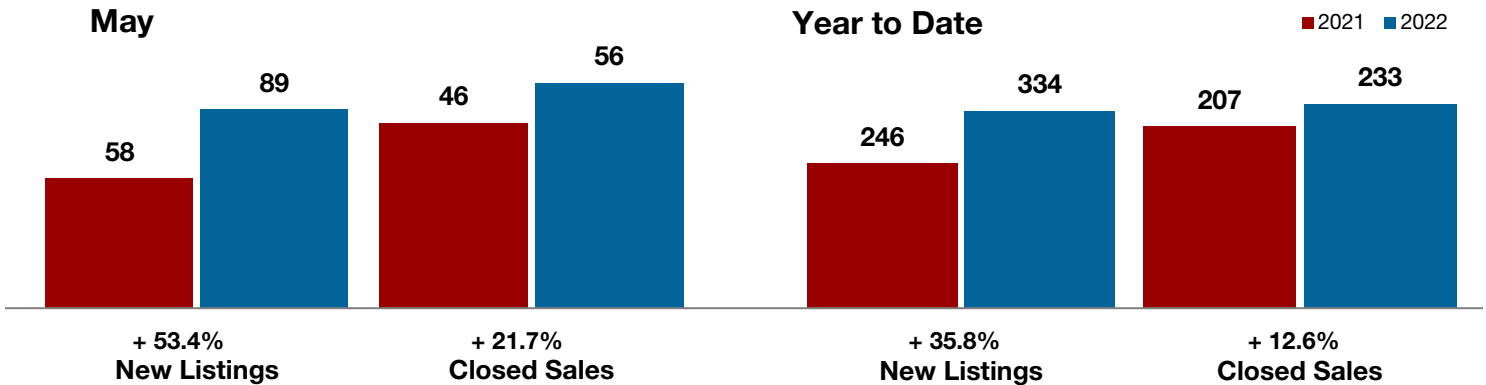
Change in
Closed Sales

Change in
Median Sales Price

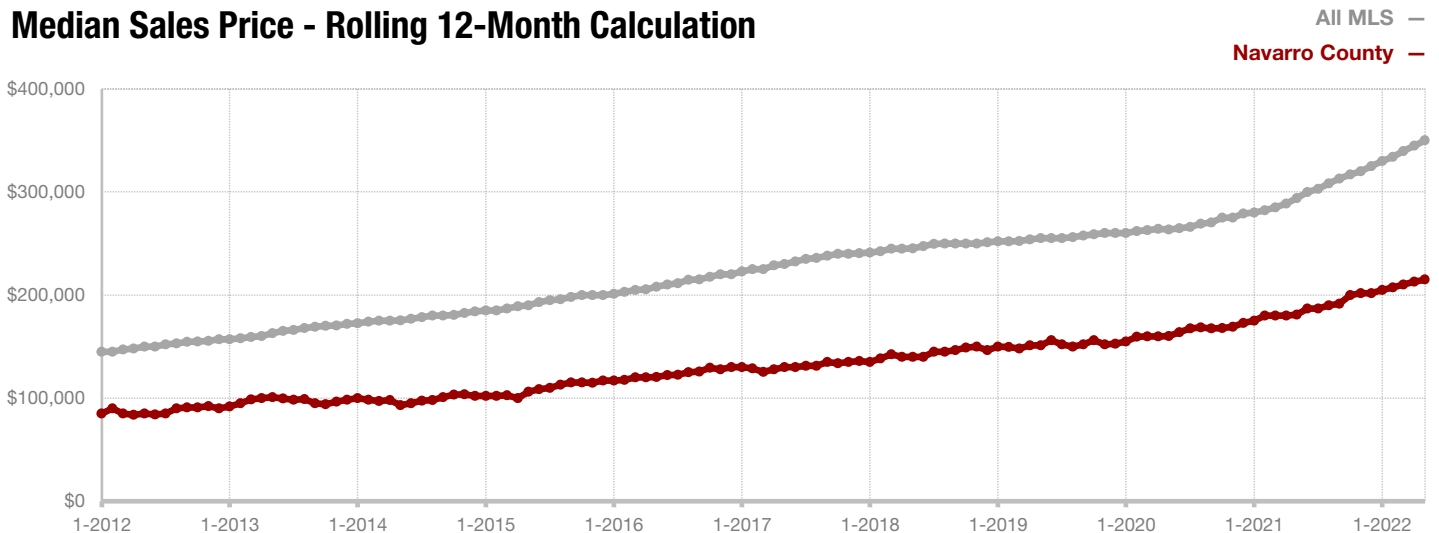
Navarro County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	58	89	+ 53.4%	246	334	+ 35.8%
Pending Sales	50	48	- 4.0%	221	246	+ 11.3%
Closed Sales	46	56	+ 21.7%	207	233	+ 12.6%
Average Sales Price*	\$301,860	\$319,029	+ 5.7%	\$279,178	\$335,473	+ 20.2%
Median Sales Price*	\$197,000	\$230,750	+ 17.1%	\$190,000	\$223,700	+ 17.7%
Percent of Original List Price Received*	100.3%	99.9%	- 0.4%	97.7%	97.7%	0.0%
Days on Market Until Sale	12	35	+ 191.7%	45	39	- 13.3%
Inventory of Homes for Sale	75	121	+ 61.3%	--	--	--
Months Supply of Inventory	1.6	2.6	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



+ 50.0%

0.0%

- 69.8%

Change in
New Listings

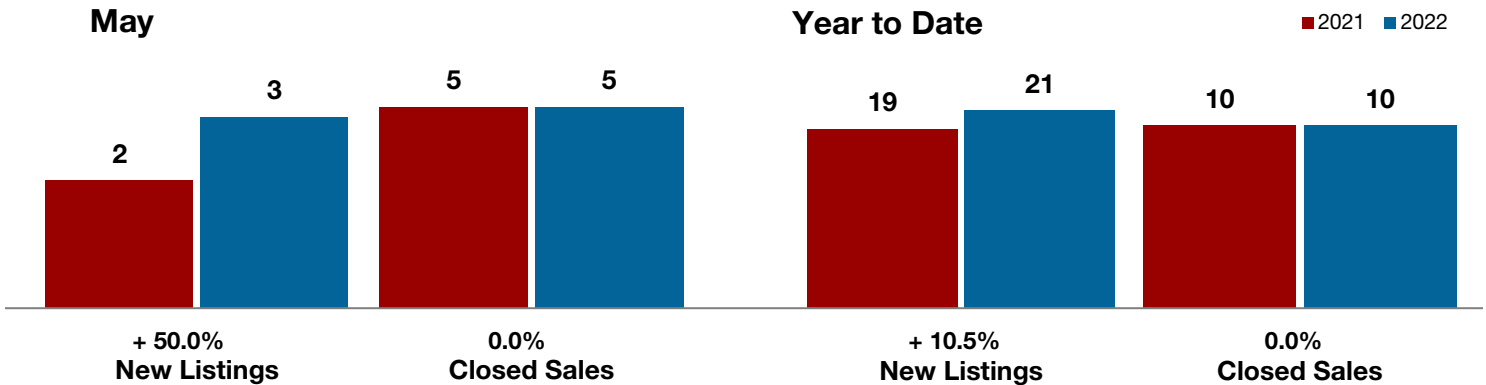
Change in
Closed Sales

Change in
Median Sales Price

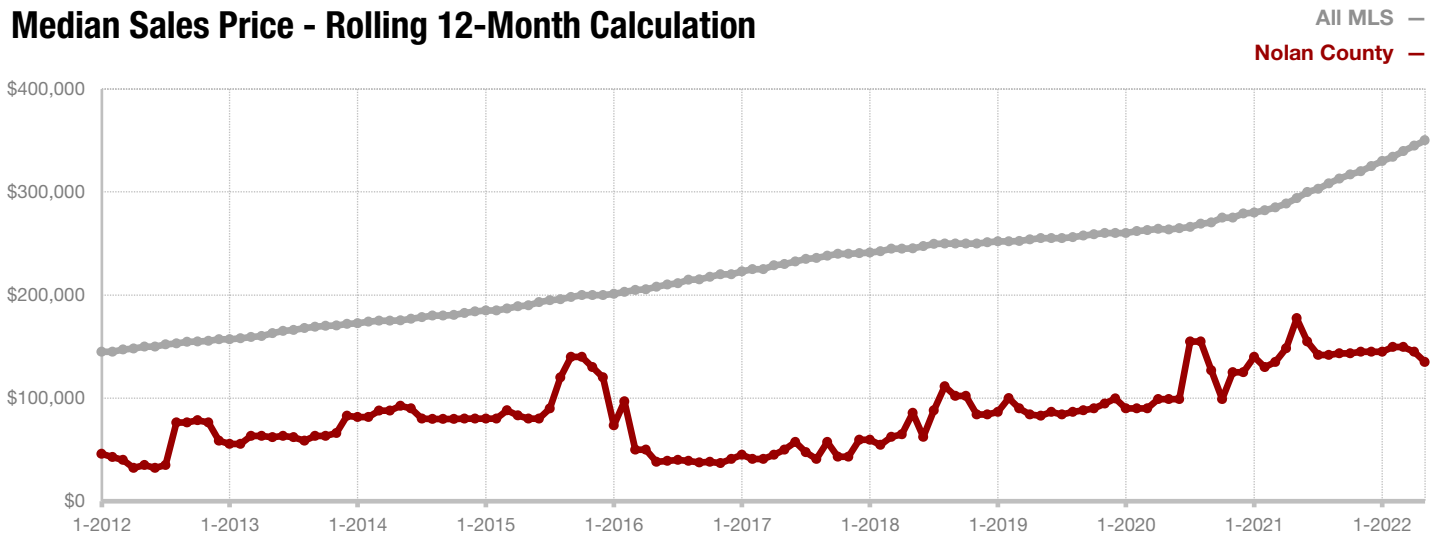
Nolan County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	2	3	+ 50.0%	19	21	+ 10.5%
Pending Sales	4	2	- 50.0%	15	12	- 20.0%
Closed Sales	5	5	0.0%	10	10	0.0%
Average Sales Price*	\$177,325	\$361,200	+ 103.7%	\$165,523	\$263,750	+ 59.3%
Median Sales Price*	\$199,000	\$60,000	- 69.8%	\$177,450	\$107,500	- 39.4%
Percent of Original List Price Received*	88.5%	78.2%	- 11.6%	93.3%	86.6%	- 7.2%
Days on Market Until Sale	19	68	+ 257.9%	26	68	+ 161.5%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	2.2	5.5	+ 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 – May 2022

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



+ 63.6%

- 1.9%

- 35.4%

Change in
New Listings

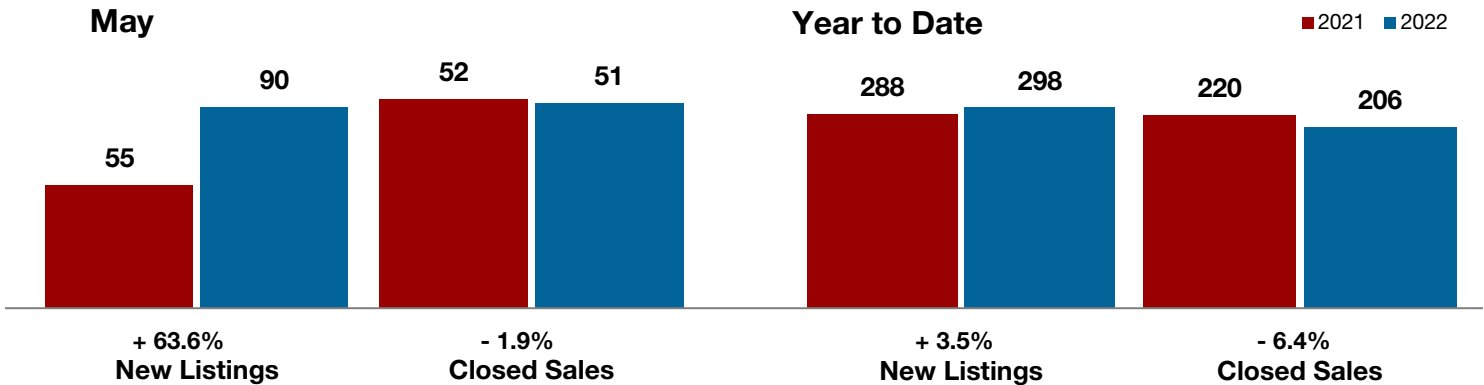
Change in
Closed Sales

Change in
Median Sales Price

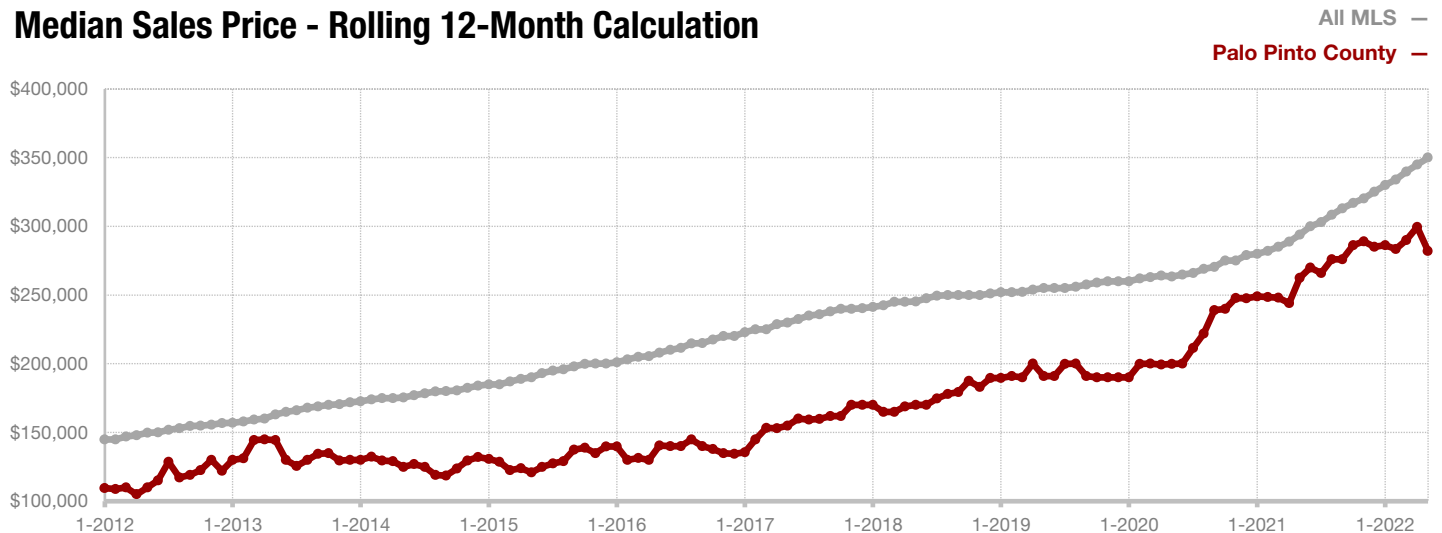
Palo Pinto County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	55	90	+ 63.6%	288	298	+ 3.5%
Pending Sales	45	43	- 4.4%	247	213	- 13.8%
Closed Sales	52	51	- 1.9%	220	206	- 6.4%
Average Sales Price*	\$668,350	\$628,405	- 6.0%	\$439,435	\$487,321	+ 10.9%
Median Sales Price*	\$394,875	\$255,000	- 35.4%	\$270,000	\$270,000	0.0%
Percent of Original List Price Received*	95.6%	95.1%	- 0.5%	94.3%	95.0%	+ 0.7%
Days on Market Until Sale	85	35	- 58.8%	79	56	- 29.1%
Inventory of Homes for Sale	115	131	+ 13.9%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



+ 45.6%

+ 17.3%

+ 22.1%

Change in
New Listings

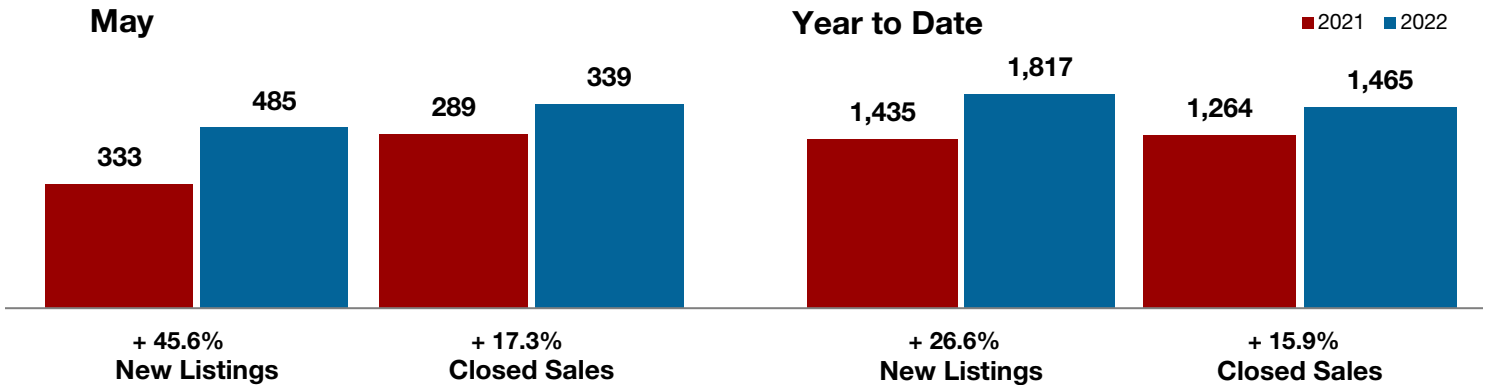
Change in
Closed Sales

Change in
Median Sales Price

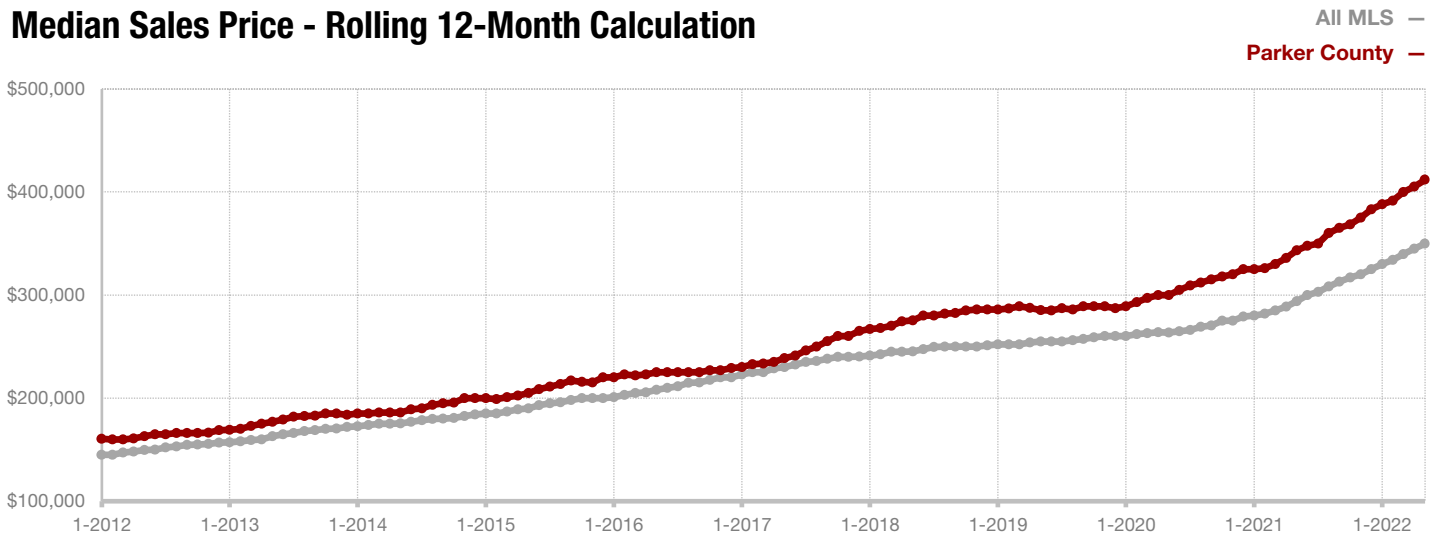
Parker County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	333	485	+ 45.6%	1,435	1,817	+ 26.6%
Pending Sales	275	288	+ 4.7%	1,385	1,524	+ 10.0%
Closed Sales	289	339	+ 17.3%	1,264	1,465	+ 15.9%
Average Sales Price*	\$419,868	\$497,399	+ 18.5%	\$408,094	\$477,731	+ 17.1%
Median Sales Price*	\$385,000	\$470,000	+ 22.1%	\$365,250	\$445,000	+ 21.8%
Percent of Original List Price Received*	100.9%	101.0%	+ 0.1%	98.9%	100.0%	+ 1.1%
Days on Market Until Sale	35	36	+ 2.9%	45	38	- 15.6%
Inventory of Homes for Sale	374	582	+ 55.6%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 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 – May 2022

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



+ 162.5%

0.0%

+ 7.0%

Change in
New Listings

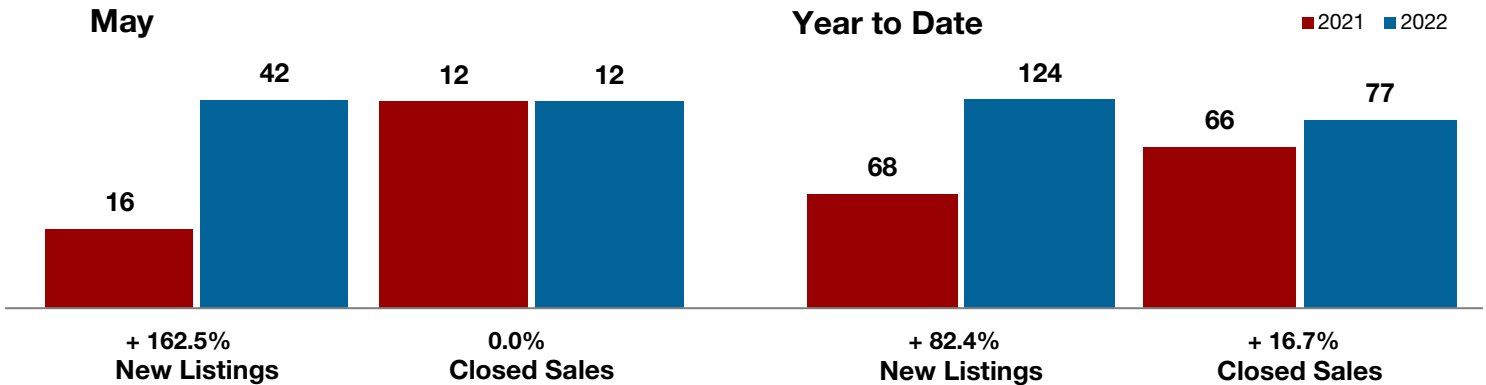
Change in
Closed Sales

Change in
Median Sales Price

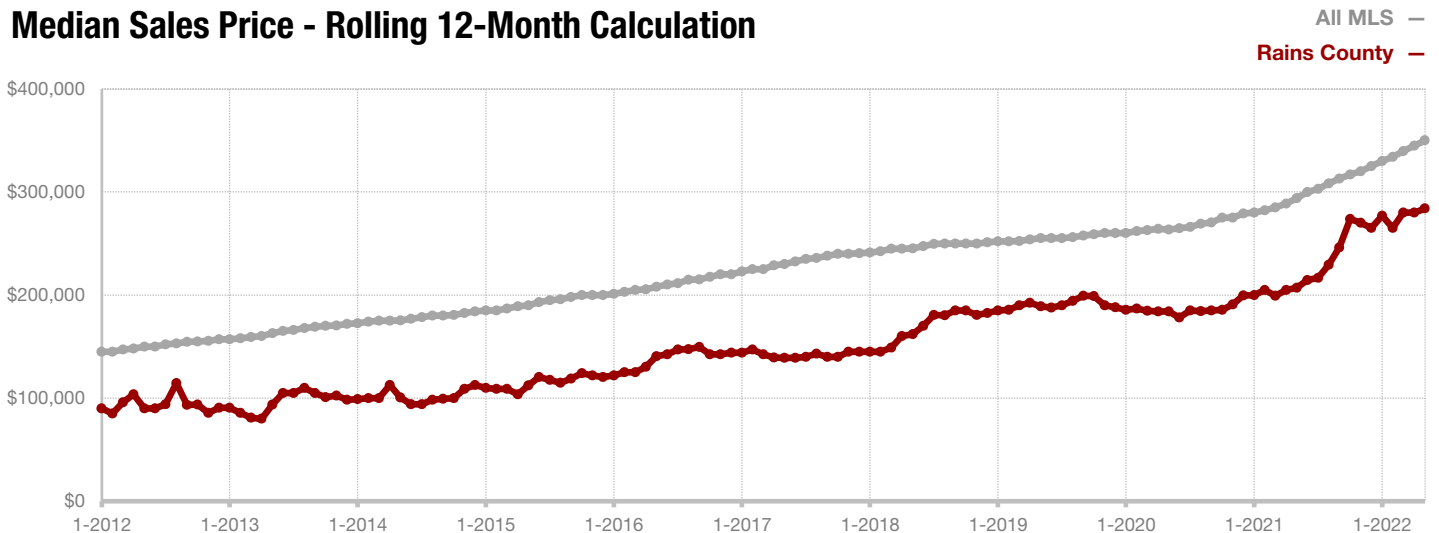
Rains County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	16	42	+ 162.5%	68	124	+ 82.4%
Pending Sales	13	22	+ 69.2%	73	82	+ 12.3%
Closed Sales	12	12	0.0%	66	77	+ 16.7%
Average Sales Price*	\$322,175	\$352,672	+ 9.5%	\$294,962	\$357,270	+ 21.1%
Median Sales Price*	\$273,350	\$292,500	+ 7.0%	\$229,500	\$300,000	+ 30.7%
Percent of Original List Price Received*	89.8%	98.5%	+ 9.7%	93.9%	96.3%	+ 2.6%
Days on Market Until Sale	49	45	- 8.2%	57	47	- 17.5%
Inventory of Homes for Sale	16	45	+ 181.3%	--	--	--
Months Supply of Inventory	1.0	2.6	+ 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 – May 2022

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



+ 15.2%

- 14.5%

+ 24.1%

Change in
New Listings

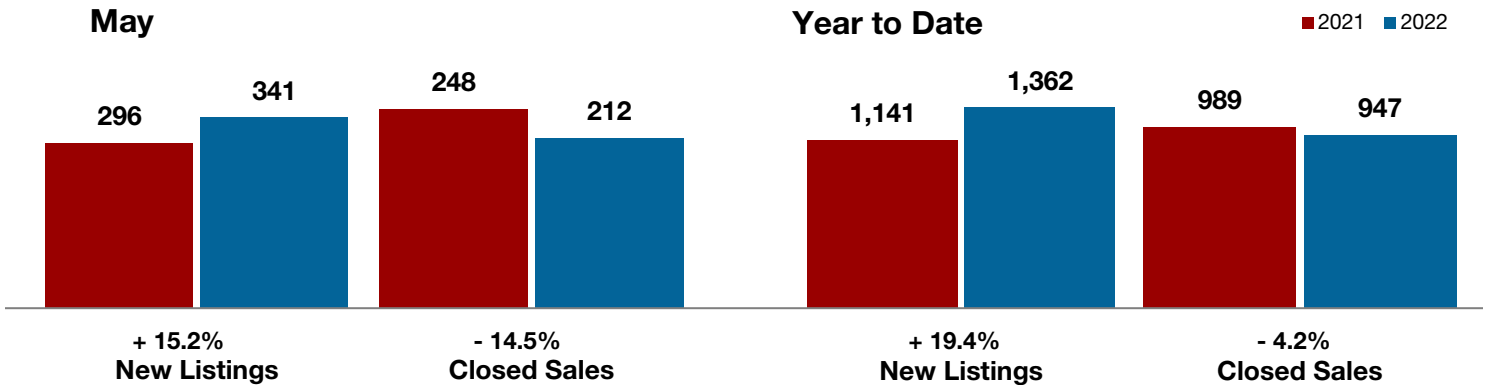
Change in
Closed Sales

Change in
Median Sales Price

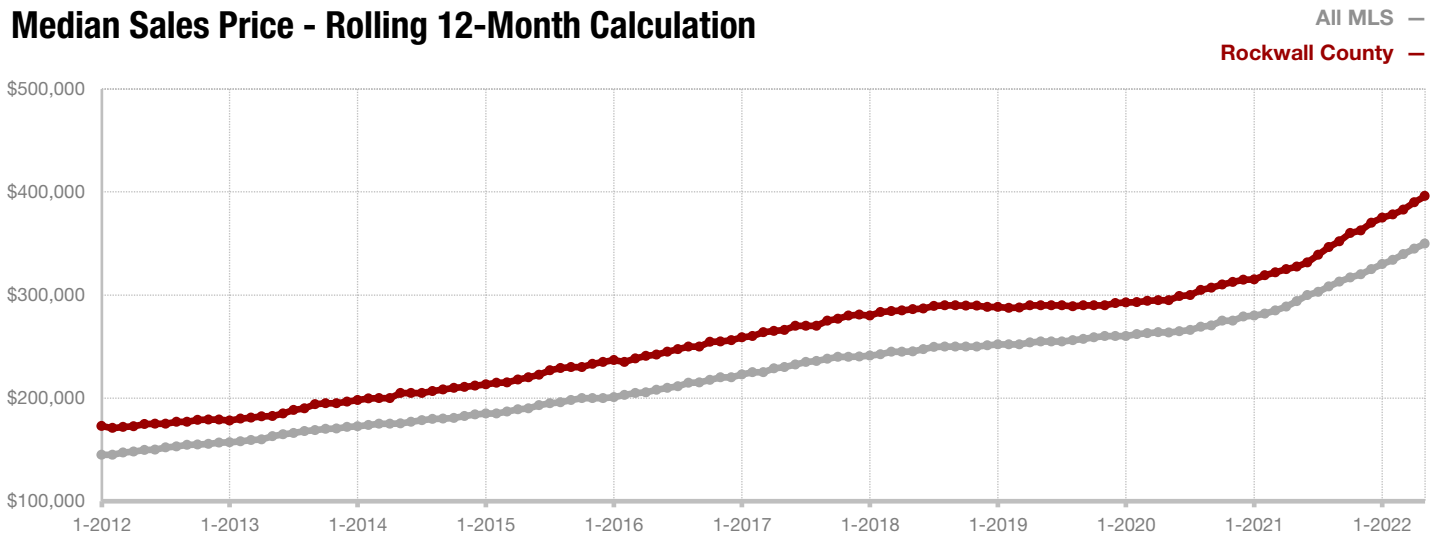
Rockwall County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	296	341	+ 15.2%	1,141	1,362	+ 19.4%
Pending Sales	252	252	0.0%	1,073	1,080	+ 0.7%
Closed Sales	248	212	- 14.5%	989	947	- 4.2%
Average Sales Price*	\$436,885	\$553,248	+ 26.6%	\$405,886	\$502,611	+ 23.8%
Median Sales Price*	\$365,000	\$453,000	+ 24.1%	\$344,900	\$420,000	+ 21.8%
Percent of Original List Price Received*	104.2%	103.6%	- 0.6%	101.4%	102.9%	+ 1.5%
Days on Market Until Sale	24	19	- 20.8%	30	26	- 13.3%
Inventory of Homes for Sale	236	381	+ 61.4%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 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 – May 2022

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



Shackelford County

0.0%

- 100.0%

--

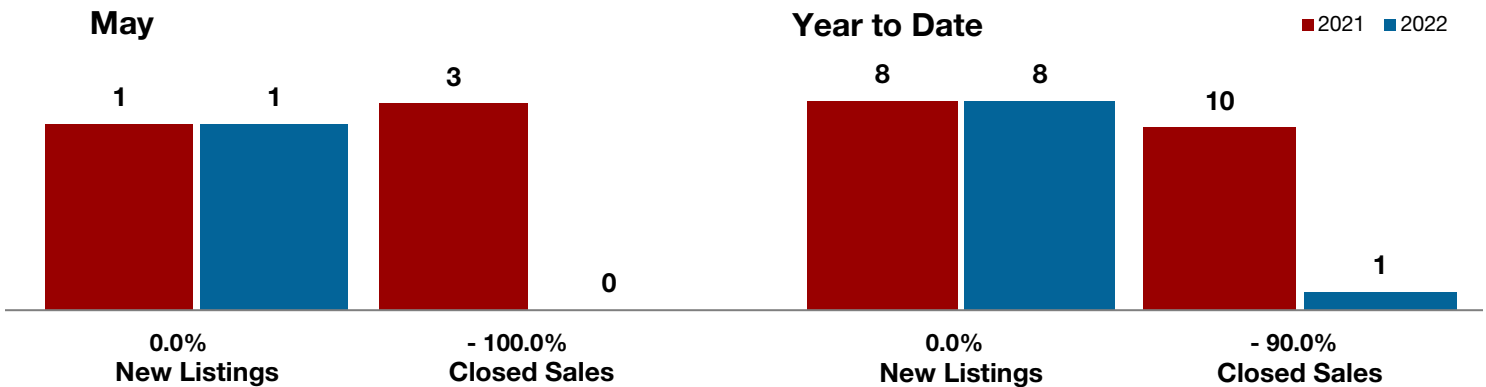
Change in
New Listings

Change in
Closed Sales

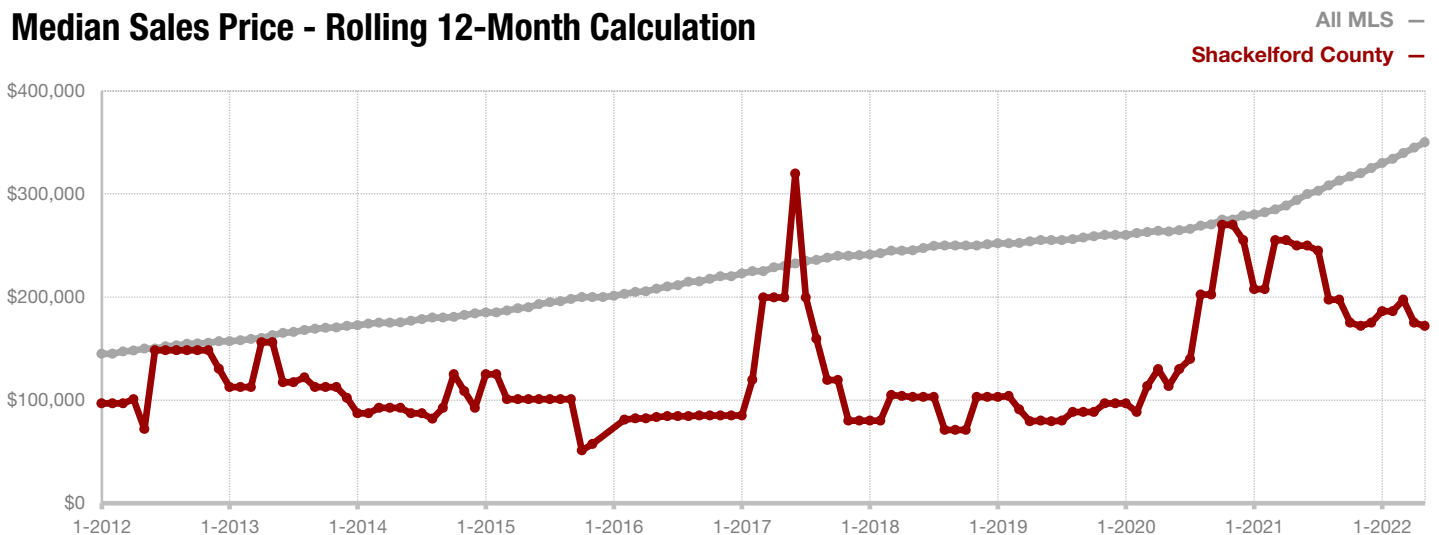
Change in
Median Sales Price

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	1	1	0.0%	8	8	0.0%
Pending Sales	2	1	- 50.0%	11	4	- 63.6%
Closed Sales	3	0	- 100.0%	10	1	- 90.0%
Average Sales Price*	\$182,667	--	--	\$235,350	\$246,300	+ 4.7%
Median Sales Price*	\$245,000	--	--	\$221,250	\$246,300	+ 11.3%
Percent of Original List Price Received*	93.6%	--	--	94.2%	99.5%	+ 5.6%
Days on Market Until Sale	114	--	--	101	12	- 88.1%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.5	5.0	+ 400.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



+ 16.5%

- 40.5%

+ 12.8%

Change in
New Listings

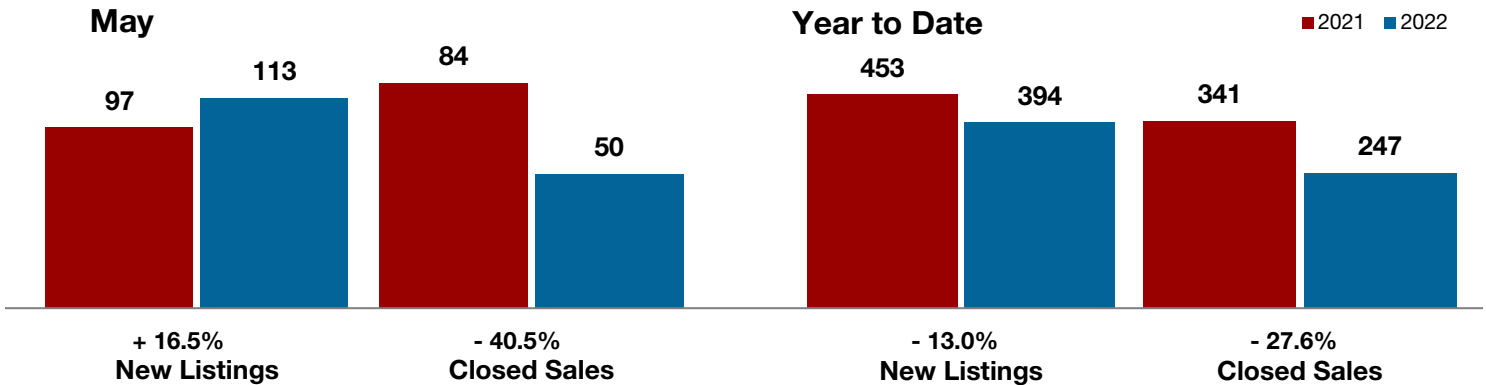
Change in
Closed Sales

Change in
Median Sales Price

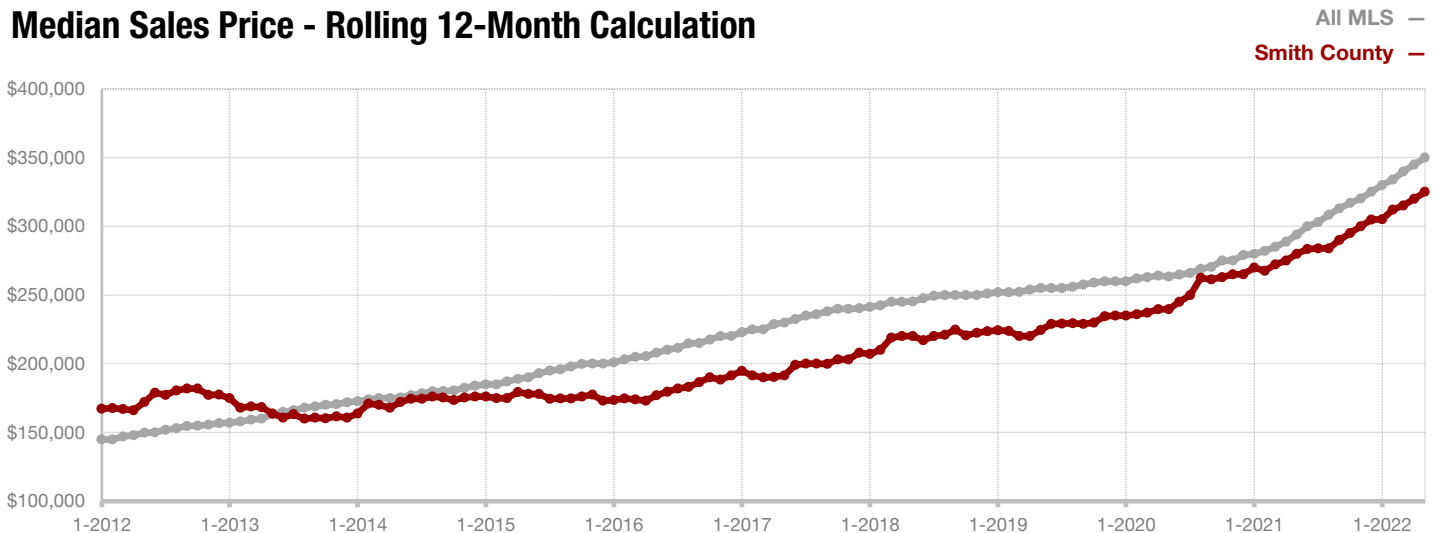
Smith County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	97	113	+ 16.5%	453	394	- 13.0%
Pending Sales	80	61	- 23.8%	385	265	- 31.2%
Closed Sales	84	50	- 40.5%	341	247	- 27.6%
Average Sales Price*	\$309,493	\$425,648	+ 37.5%	\$331,316	\$461,469	+ 39.3%
Median Sales Price*	\$291,250	\$328,419	+ 12.8%	\$284,450	\$320,000	+ 12.5%
Percent of Original List Price Received*	98.3%	99.0%	+ 0.7%	97.4%	98.5%	+ 1.1%
Days on Market Until Sale	32	35	+ 9.4%	49	41	- 16.3%
Inventory of Homes for Sale	181	148	- 18.2%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



- 46.7%

+ 25.0%

+ 46.1%

Change in
New Listings

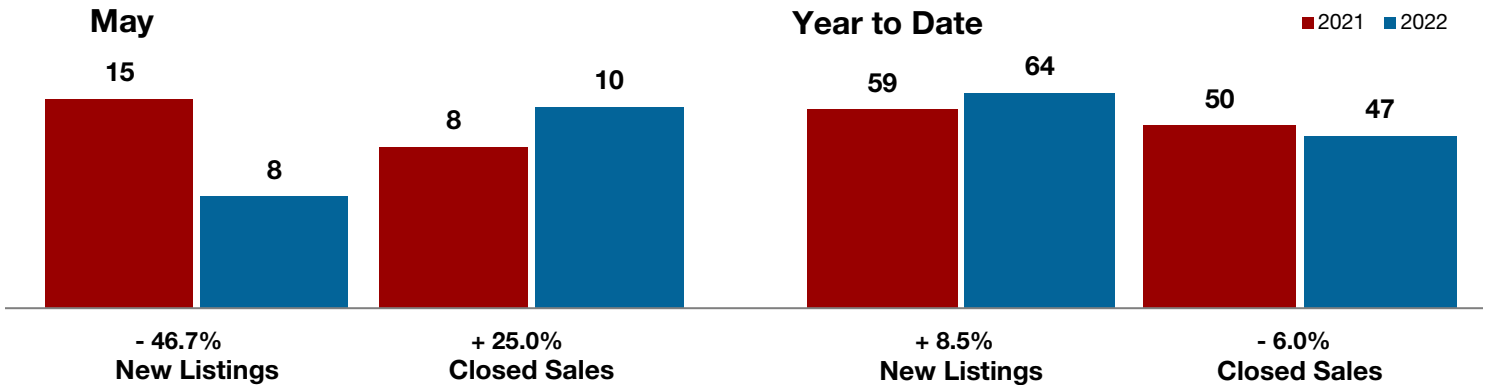
Change in
Closed Sales

Change in
Median Sales Price

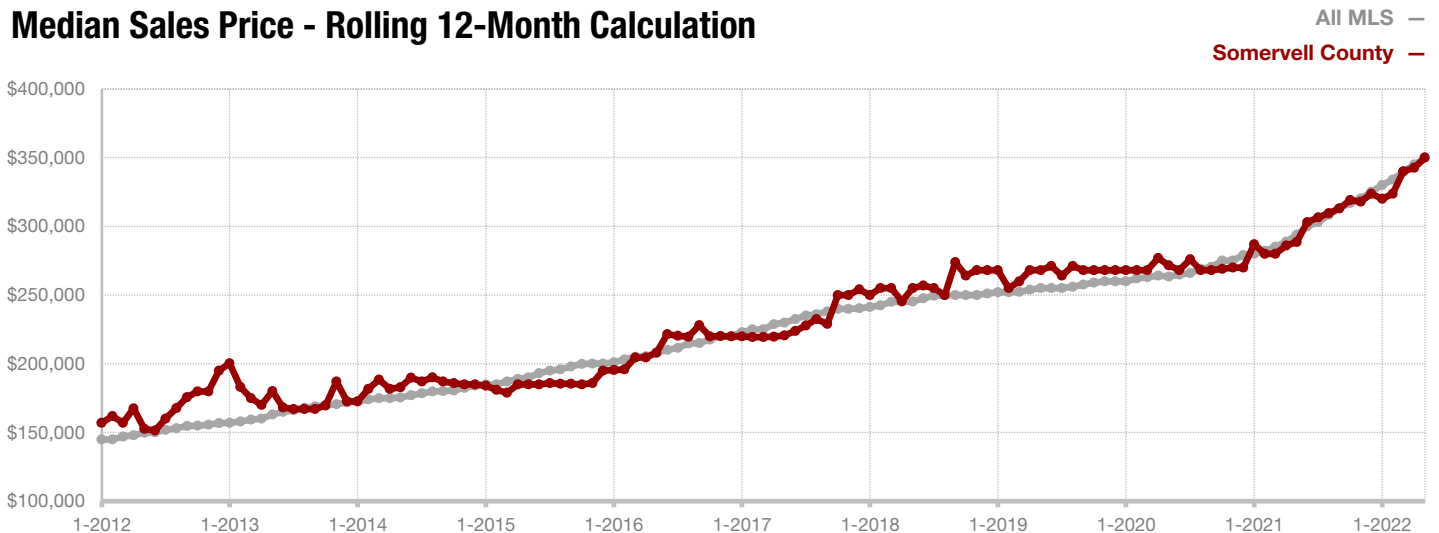
Somervell County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	15	8	- 46.7%	59	64	+ 8.5%
Pending Sales	17	5	- 70.6%	54	46	- 14.8%
Closed Sales	8	10	+ 25.0%	50	47	- 6.0%
Average Sales Price*	\$385,688	\$446,440	+ 15.8%	\$346,502	\$400,743	+ 15.7%
Median Sales Price*	\$299,500	\$437,500	+ 46.1%	\$290,450	\$390,000	+ 34.3%
Percent of Original List Price Received*	102.8%	99.7%	- 3.0%	96.0%	97.6%	+ 1.7%
Days on Market Until Sale	24	22	- 8.3%	84	34	- 59.5%
Inventory of Homes for Sale	14	24	+ 71.4%	--	--	--
Months Supply of Inventory	1.4	2.4	+ 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 – May 2022

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



+ 37.5%

- 66.7%

+ 33.7%

Change in
New Listings

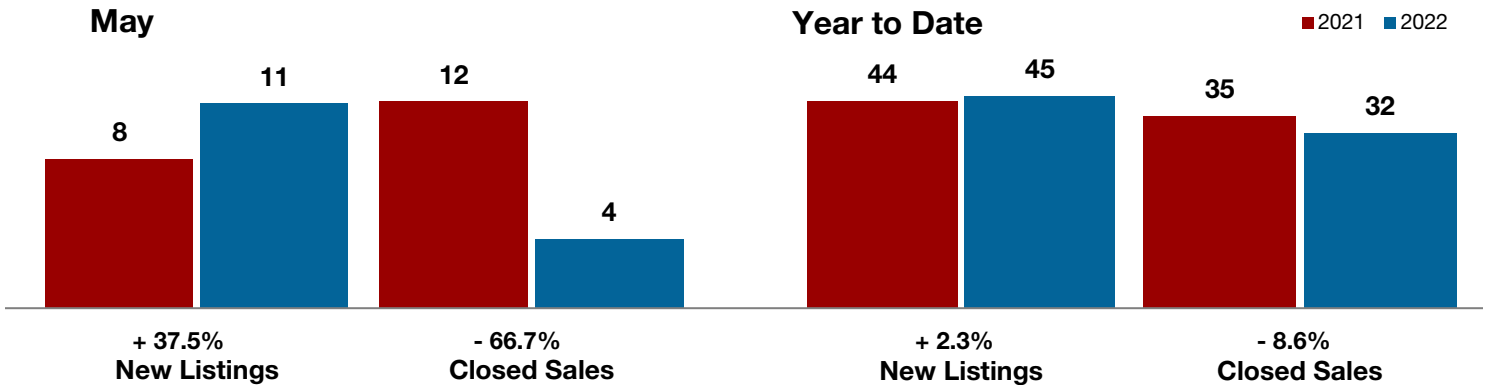
Change in
Closed Sales

Change in
Median Sales Price

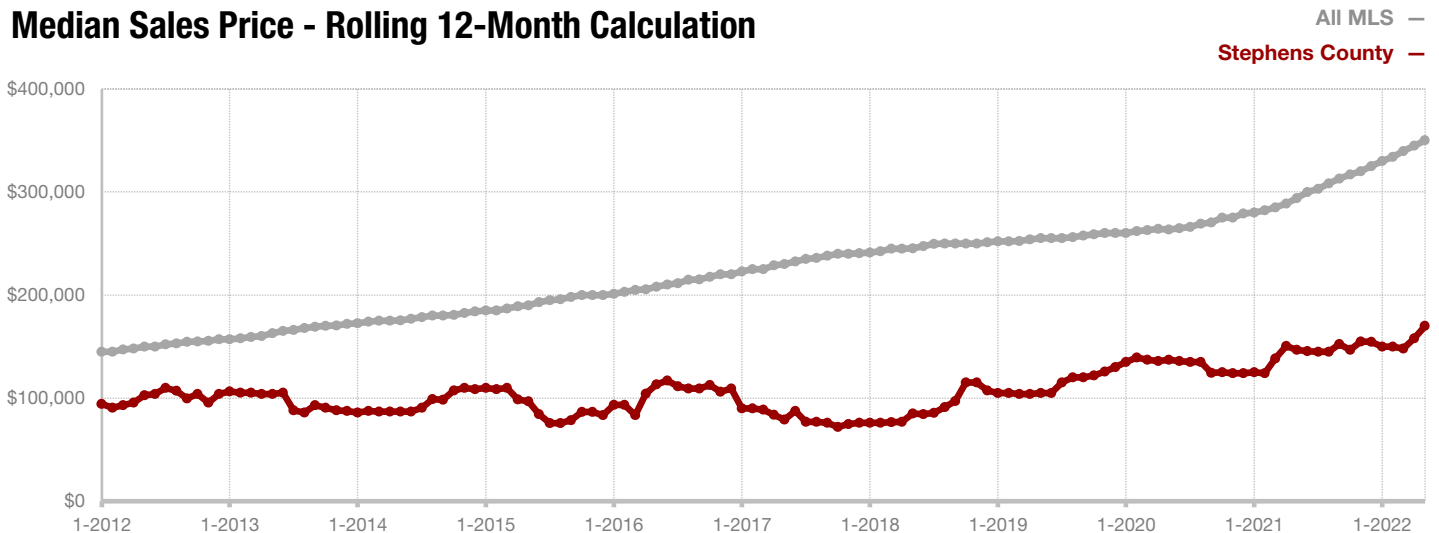
Stephens County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	8	11	+ 37.5%	44	45	+ 2.3%
Pending Sales	9	7	- 22.2%	41	36	- 12.2%
Closed Sales	12	4	- 66.7%	35	32	- 8.6%
Average Sales Price*	\$118,767	\$172,750	+ 45.5%	\$228,701	\$215,141	- 5.9%
Median Sales Price*	\$126,025	\$168,500	+ 33.7%	\$148,000	\$187,500	+ 26.7%
Percent of Original List Price Received*	89.2%	95.9%	+ 7.5%	90.4%	95.0%	+ 5.1%
Days on Market Until Sale	67	33	- 50.7%	76	78	+ 2.6%
Inventory of Homes for Sale	26	34	+ 30.8%	--	--	--
Months Supply of Inventory	3.3	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 – May 2022

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



Stonewall County

0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

--

Change in
Median Sales Price

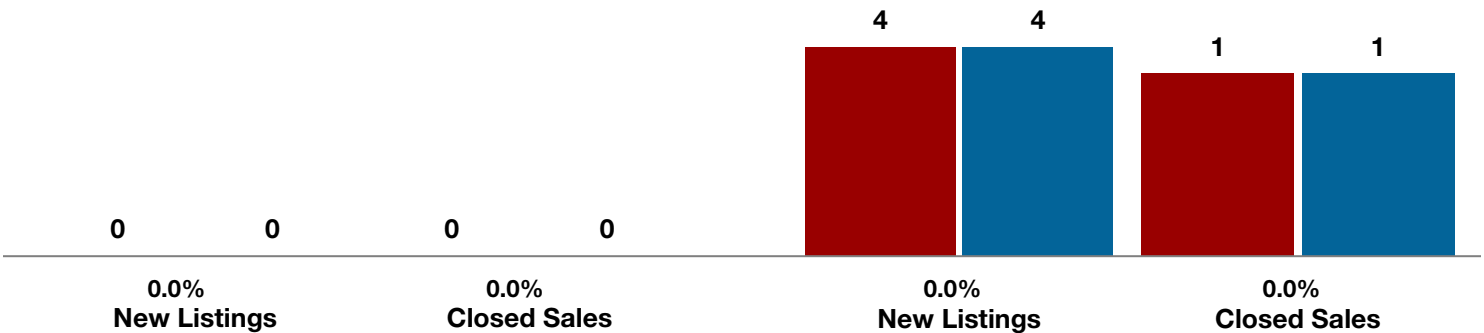
	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	0	0	0.0%	4	4	0.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Average Sales Price*	--	--	--	\$135,000	\$44,000	- 67.4%
Median Sales Price*	--	--	--	\$135,000	\$44,000	- 67.4%
Percent of Original List Price Received*	--	--	--	100.0%	67.7%	- 32.3%
Days on Market Until Sale	--	--	--	0	1	--
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.7	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.

May

Year to Date

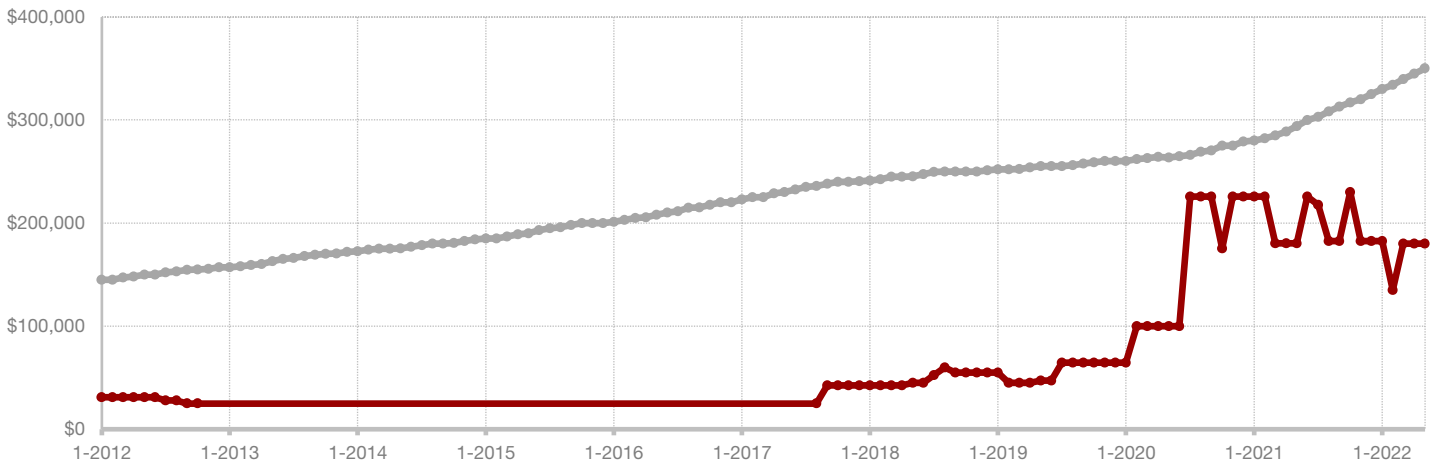
■ 2021 ■ 2022



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – May 2022

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



+ 12.3%

- 5.4%

+ 23.3%

Change in
New Listings

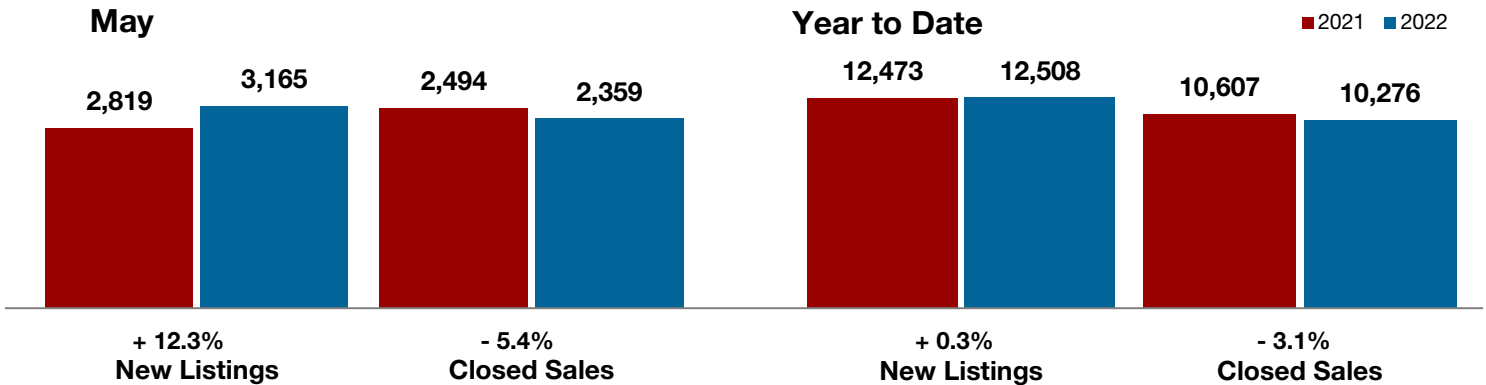
Change in
Closed Sales

Change in
Median Sales Price

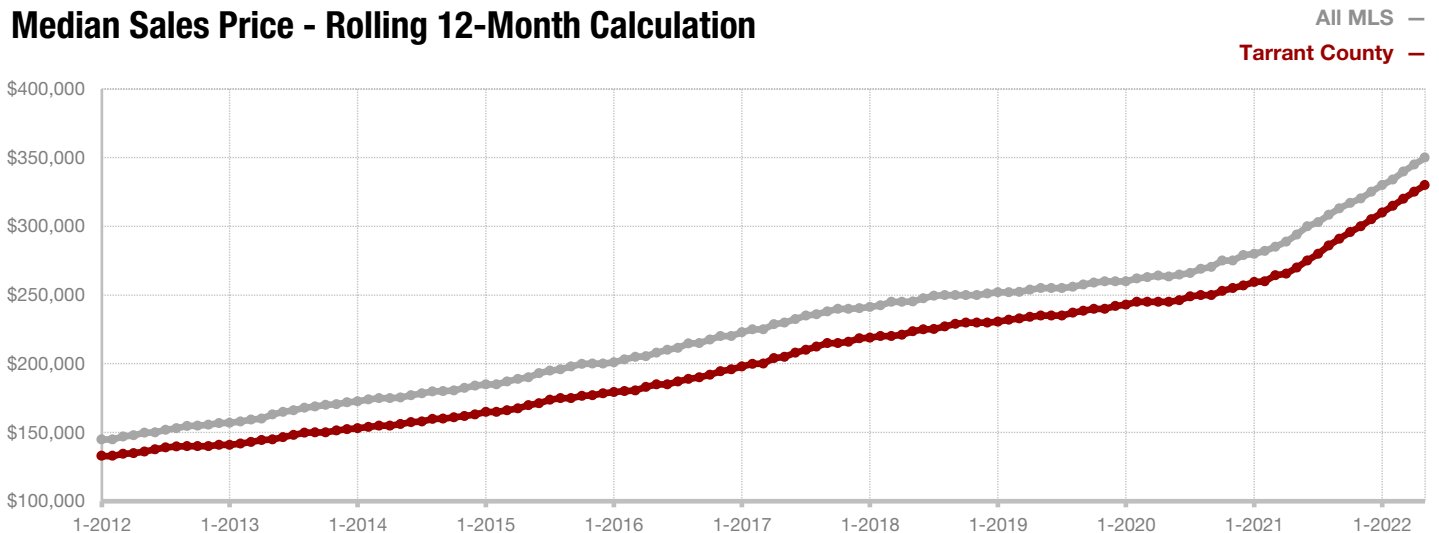
Tarrant County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	2,819	3,165	+ 12.3%	12,473	12,508	+ 0.3%
Pending Sales	2,619	2,468	- 5.8%	11,732	10,869	- 7.4%
Closed Sales	2,494	2,359	- 5.4%	10,607	10,276	- 3.1%
Average Sales Price*	\$380,509	\$458,813	+ 20.6%	\$355,268	\$420,604	+ 18.4%
Median Sales Price*	\$305,000	\$376,000	+ 23.3%	\$287,000	\$353,000	+ 23.0%
Percent of Original List Price Received*	103.0%	104.4%	+ 1.4%	101.1%	103.4%	+ 2.3%
Days on Market Until Sale	18	15	- 16.7%	24	19	- 20.8%
Inventory of Homes for Sale	2,171	2,454	+ 13.0%	--	--	--
Months Supply of Inventory	0.9	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.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



- 0.7%

Change in
New Listings

- 9.2%

Change in
Closed Sales

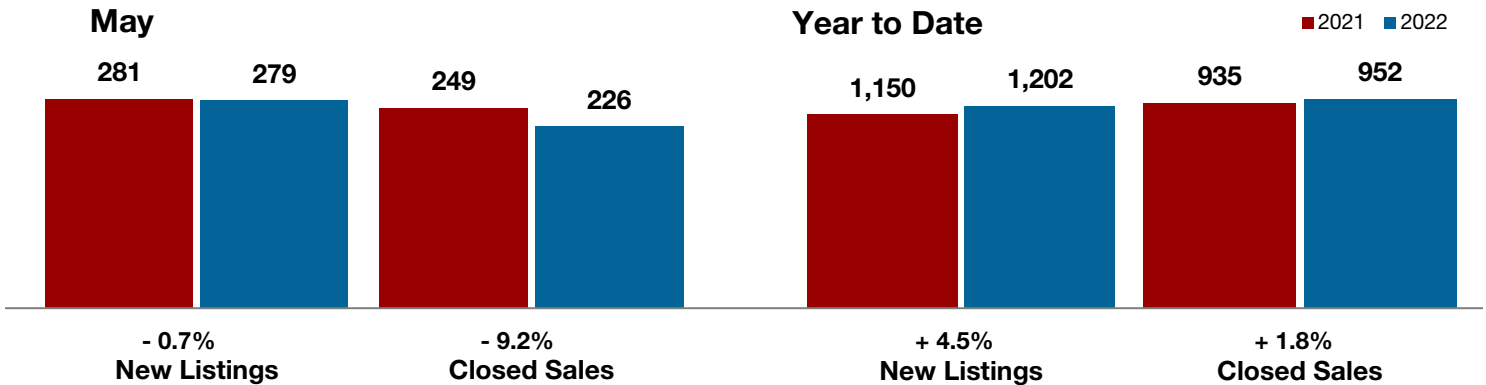
+ 16.2%

Change in
Median Sales Price

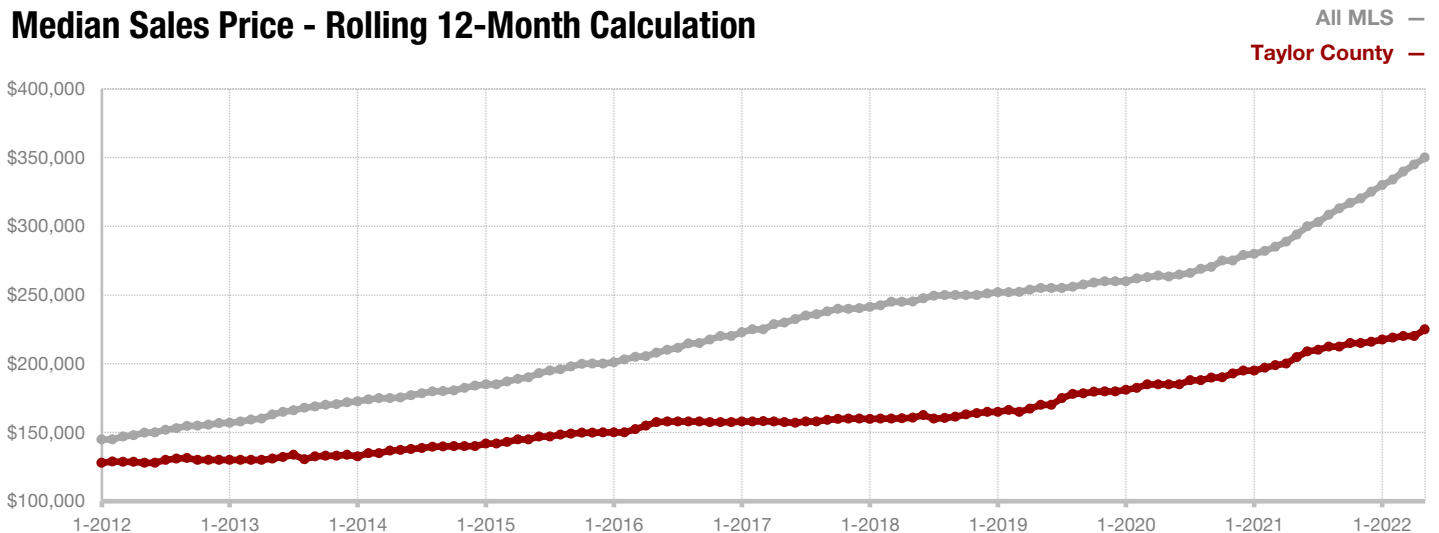
Taylor County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	281	279	- 0.7%	1,150	1,202	+ 4.5%
Pending Sales	241	211	- 12.4%	1,089	1,045	- 4.0%
Closed Sales	249	226	- 9.2%	935	952	+ 1.8%
Average Sales Price*	\$230,384	\$271,065	+ 17.7%	\$231,105	\$256,734	+ 11.1%
Median Sales Price*	\$215,100	\$250,000	+ 16.2%	\$210,600	\$238,750	+ 13.4%
Percent of Original List Price Received*	99.3%	98.6%	- 0.7%	97.9%	98.1%	+ 0.2%
Days on Market Until Sale	19	22	+ 15.8%	37	29	- 21.6%
Inventory of Homes for Sale	255	298	+ 16.9%	--	--	--
Months Supply of Inventory	1.2	1.4	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



+ 171.4% **+ 233.3%** **- 5.2%**

Change in
New Listings

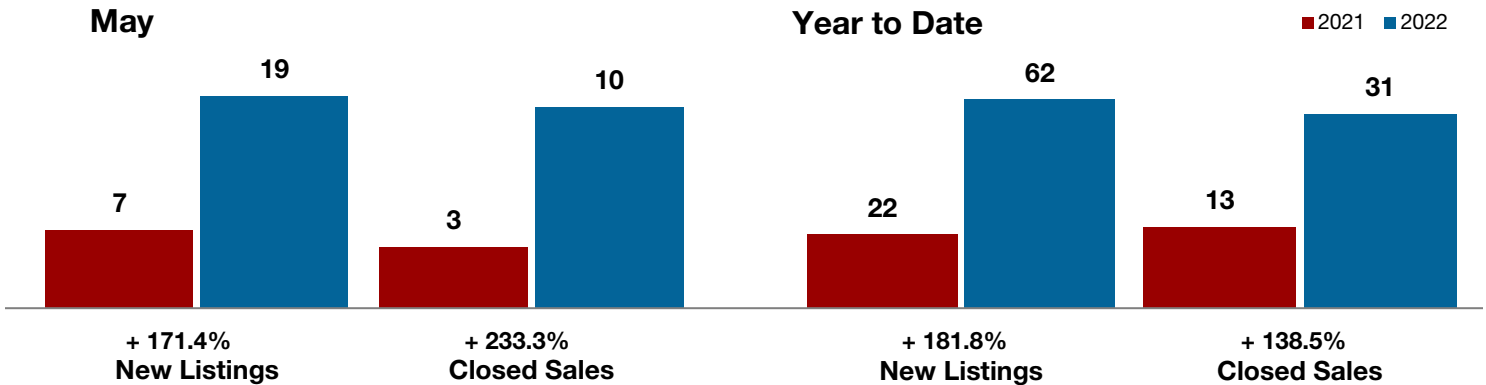
Change in
Closed Sales

Change in
Median Sales Price

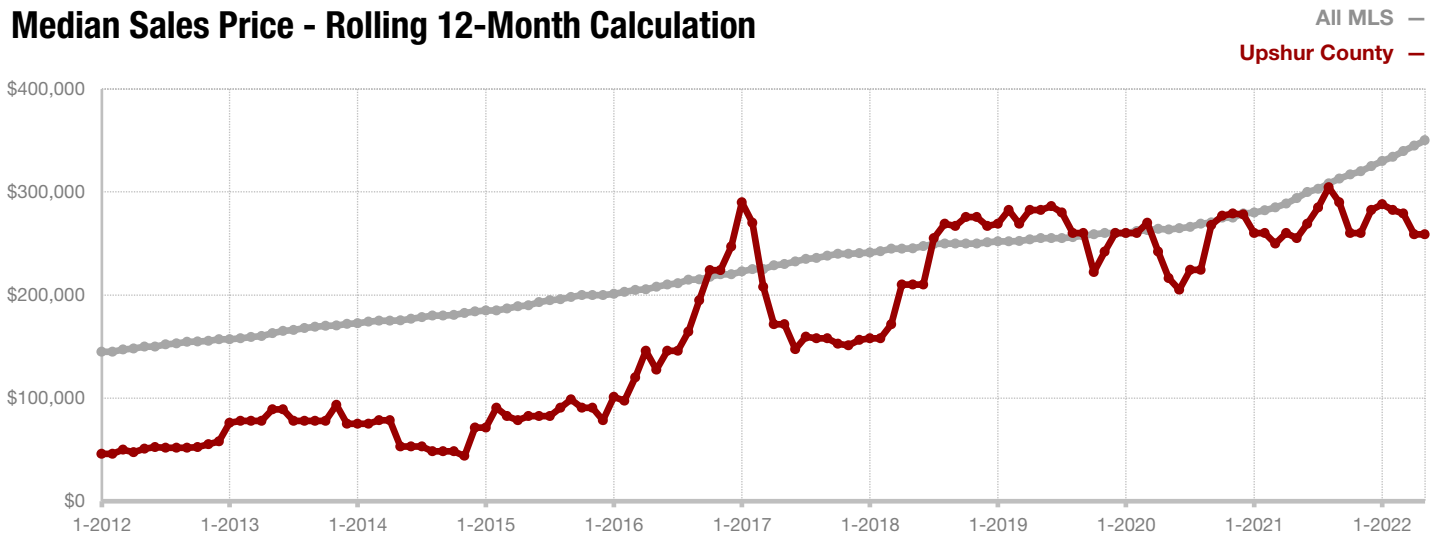
Upshur County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	7	19	+ 171.4%	22	62	+ 181.8%
Pending Sales	2	8	+ 300.0%	13	37	+ 184.6%
Closed Sales	3	10	+ 233.3%	13	31	+ 138.5%
Average Sales Price*	\$306,467	\$533,944	+ 74.2%	\$260,450	\$376,247	+ 44.5%
Median Sales Price*	\$230,000	\$218,000	- 5.2%	\$160,000	\$228,000	+ 42.5%
Percent of Original List Price Received*	84.7%	94.7%	+ 11.8%	88.0%	97.2%	+ 10.5%
Days on Market Until Sale	50	19	- 62.0%	85	47	- 44.7%
Inventory of Homes for Sale	13	27	+ 107.7%	--	--	--
Months Supply of Inventory	3.9	4.7	+ 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 – May 2022

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



+ 50.0%

+ 1.5%

- 6.7%

Change in
New Listings

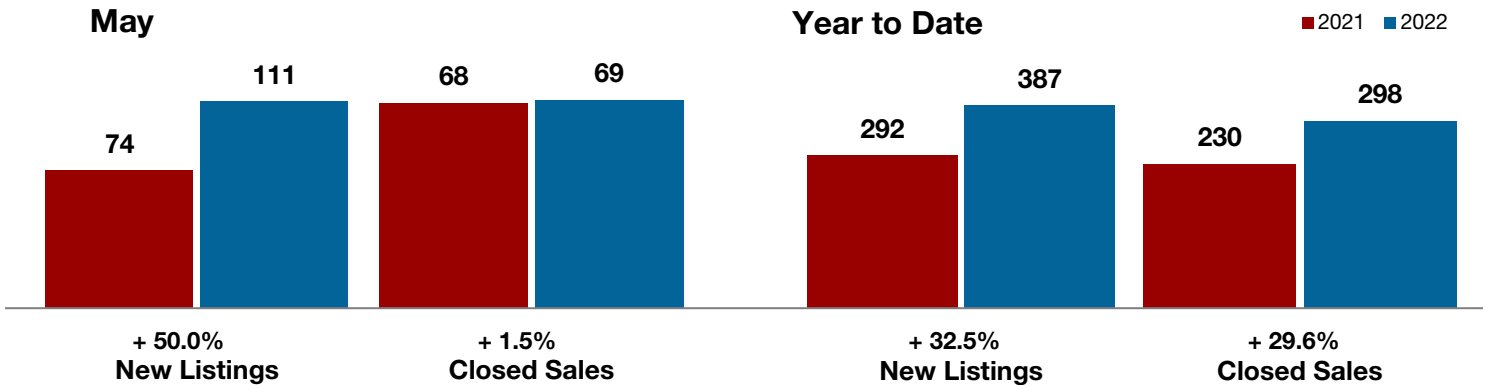
Change in
Closed Sales

Change in
Median Sales Price

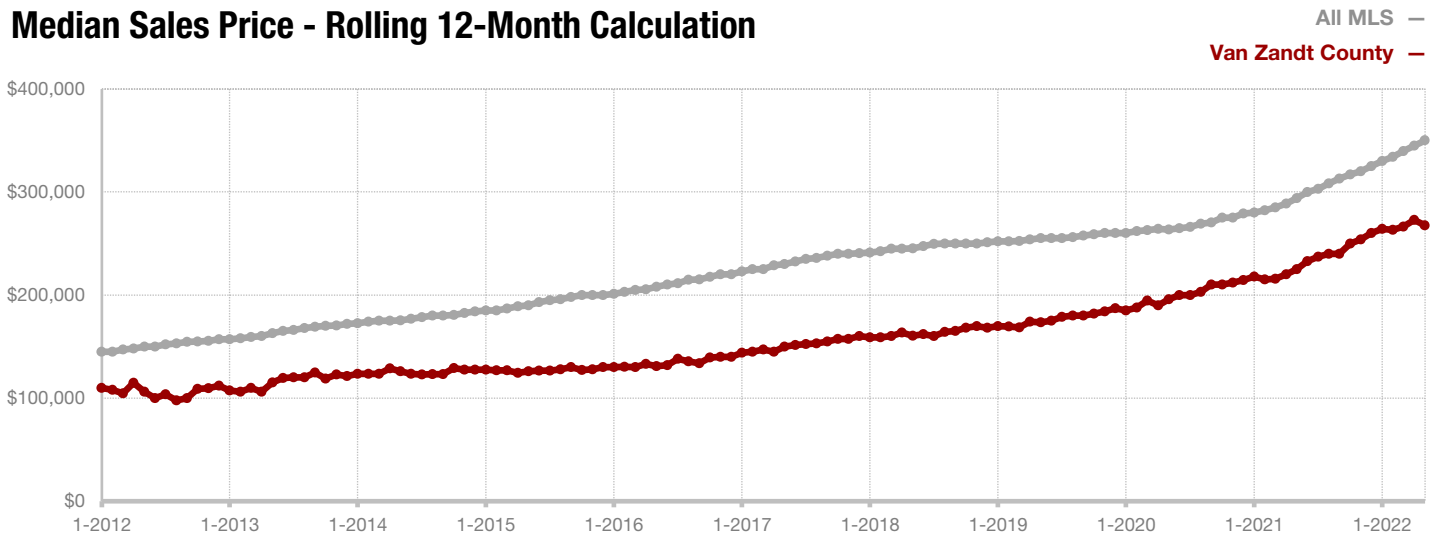
Van Zandt County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	74	111	+ 50.0%	292	387	+ 32.5%
Pending Sales	75	47	- 37.3%	273	282	+ 3.3%
Closed Sales	68	69	+ 1.5%	230	298	+ 29.6%
Average Sales Price*	\$298,716	\$349,309	+ 16.9%	\$295,155	\$328,920	+ 11.4%
Median Sales Price*	\$284,000	\$265,000	- 6.7%	\$238,250	\$270,000	+ 13.3%
Percent of Original List Price Received*	97.8%	96.9%	- 0.9%	96.2%	95.8%	- 0.4%
Days on Market Until Sale	57	30	- 47.4%	56	47	- 16.1%
Inventory of Homes for Sale	100	149	+ 49.0%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



+ 35.5%

Change in
New Listings

+ 45.2%

Change in
Closed Sales

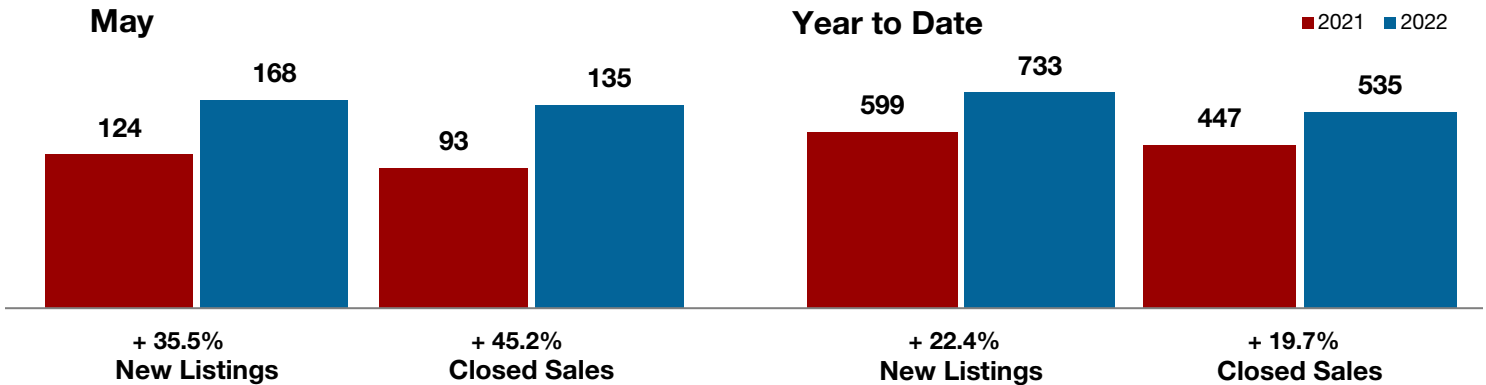
+ 33.8%

Change in
Median Sales Price

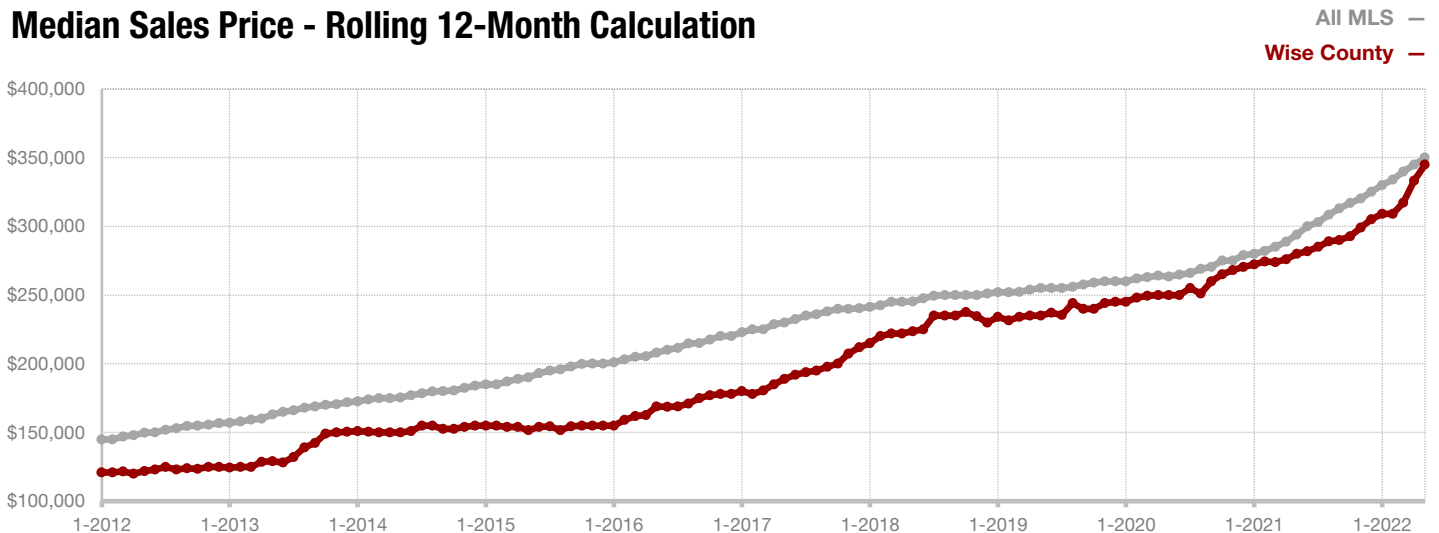
Wise County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	124	168	+ 35.5%	599	733	+ 22.4%
Pending Sales	100	100	0.0%	548	575	+ 4.9%
Closed Sales	93	135	+ 45.2%	447	535	+ 19.7%
Average Sales Price*	\$359,855	\$417,725	+ 16.1%	\$334,517	\$412,671	+ 23.4%
Median Sales Price*	\$290,000	\$387,900	+ 33.8%	\$280,000	\$375,000	+ 33.9%
Percent of Original List Price Received*	99.8%	101.1%	+ 1.3%	98.5%	99.4%	+ 0.9%
Days on Market Until Sale	30	21	- 30.0%	45	31	- 31.1%
Inventory of Homes for Sale	165	220	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	2.1	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 – May 2022

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



+ 12.9%

+ 24.2%

+ 38.7%

Change in
New Listings

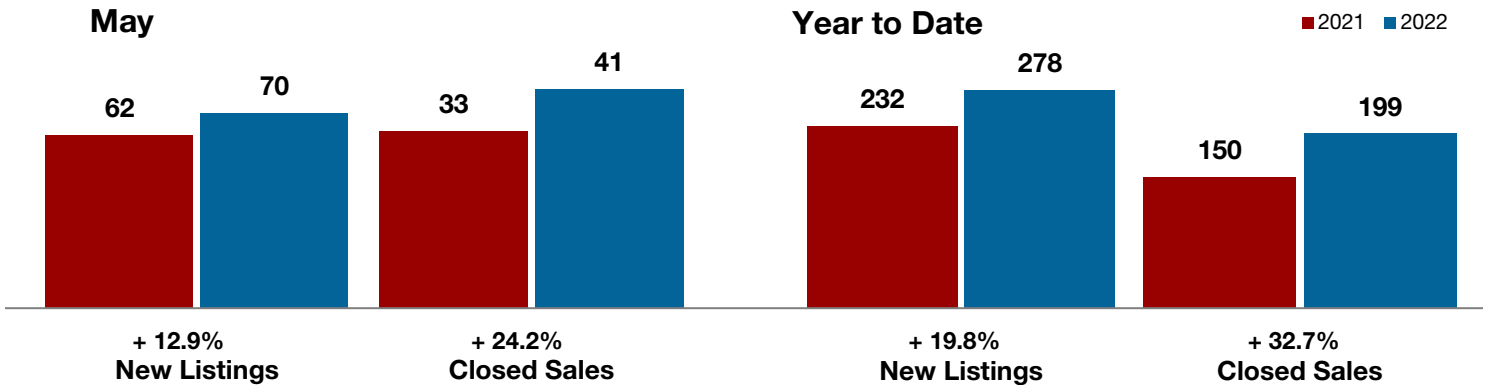
Change in
Closed Sales

Change in
Median Sales Price

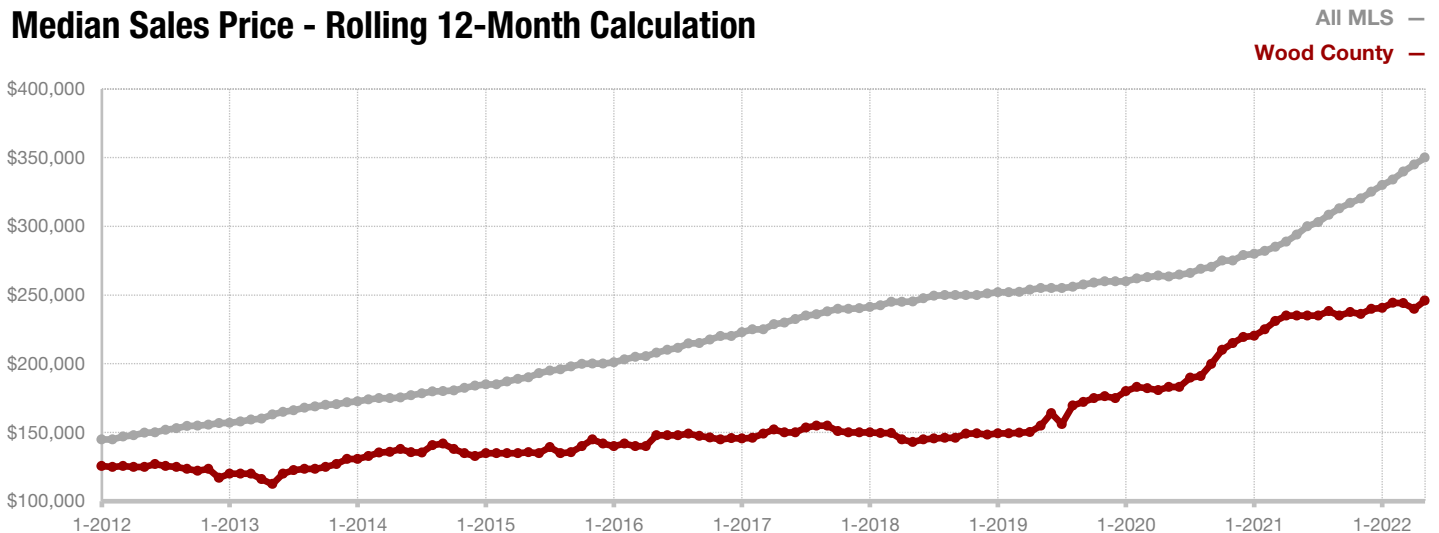
Wood County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	62	70	+ 12.9%	232	278	+ 19.8%
Pending Sales	50	33	- 34.0%	184	196	+ 6.5%
Closed Sales	33	41	+ 24.2%	150	199	+ 32.7%
Average Sales Price*	\$259,284	\$395,963	+ 52.7%	\$294,807	\$348,246	+ 18.1%
Median Sales Price*	\$209,000	\$289,900	+ 38.7%	\$240,000	\$259,000	+ 7.9%
Percent of Original List Price Received*	96.3%	97.1%	+ 0.8%	96.3%	97.0%	+ 0.7%
Days on Market Until Sale	30	41	+ 36.7%	56	42	- 25.0%
Inventory of Homes for Sale	100	128	+ 28.0%	--	--	--
Months Supply of Inventory	2.5	2.9	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – May 2022

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



+ 47.1%

- 9.1%

- 13.7%

Change in
New Listings

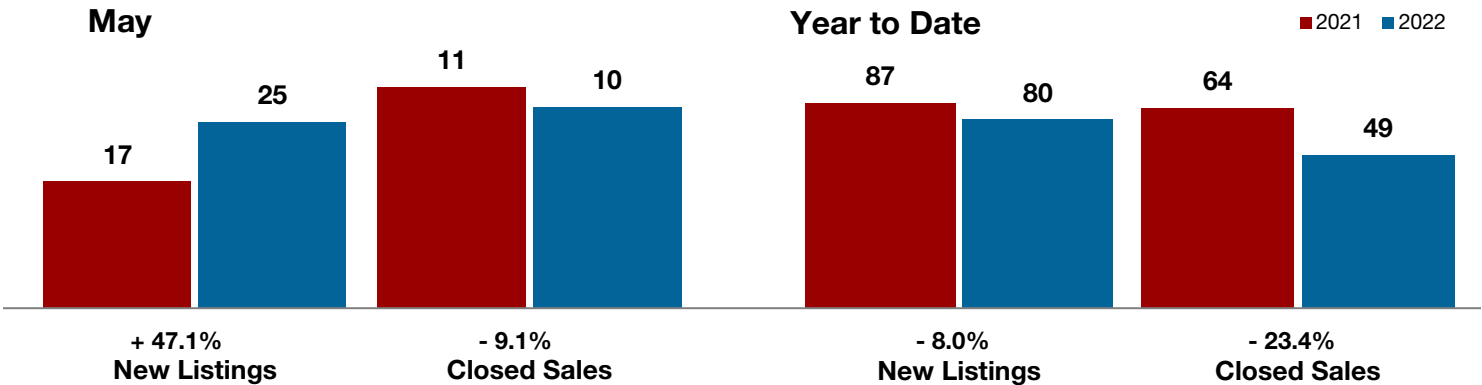
Change in
Closed Sales

Change in
Median Sales Price

Young County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	17	25	+ 47.1%	87	80	- 8.0%
Pending Sales	14	9	- 35.7%	83	55	- 33.7%
Closed Sales	11	10	- 9.1%	64	49	- 23.4%
Average Sales Price*	\$320,718	\$331,650	+ 3.4%	\$249,013	\$283,988	+ 14.0%
Median Sales Price*	\$150,000	\$129,500	- 13.7%	\$162,600	\$199,000	+ 22.4%
Percent of Original List Price Received*	90.0%	94.6%	+ 5.1%	92.0%	93.6%	+ 1.7%
Days on Market Until Sale	81	54	- 33.3%	94	67	- 28.7%
Inventory of Homes for Sale	36	43	+ 19.4%	--	--	--
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

