

Local Market Updates

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



August 2023

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

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

Local Market Update – August 2023

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



0.0%

- 37.5%

+ 102.2%

Change in
New Listings

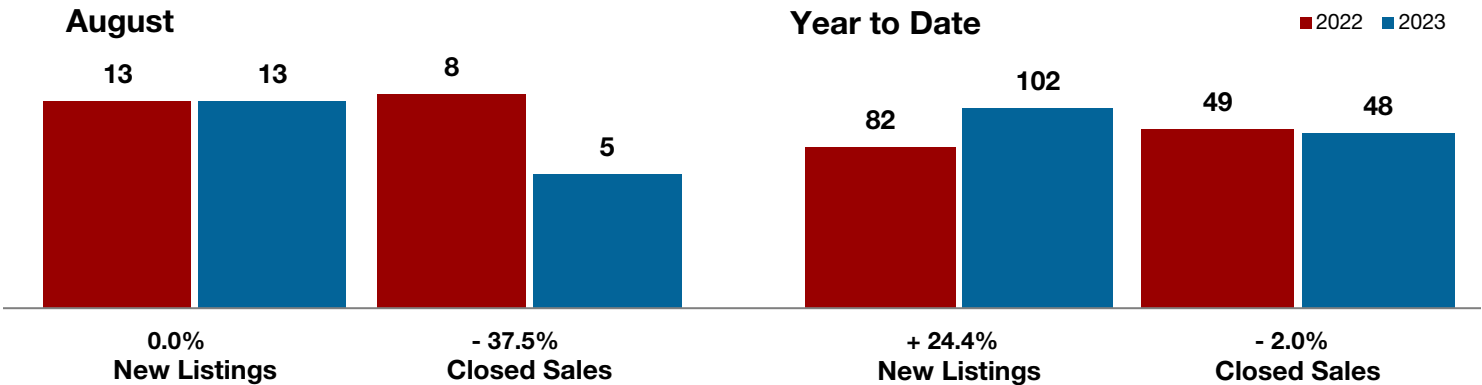
Change in
Closed Sales

Change in
Median Sales Price

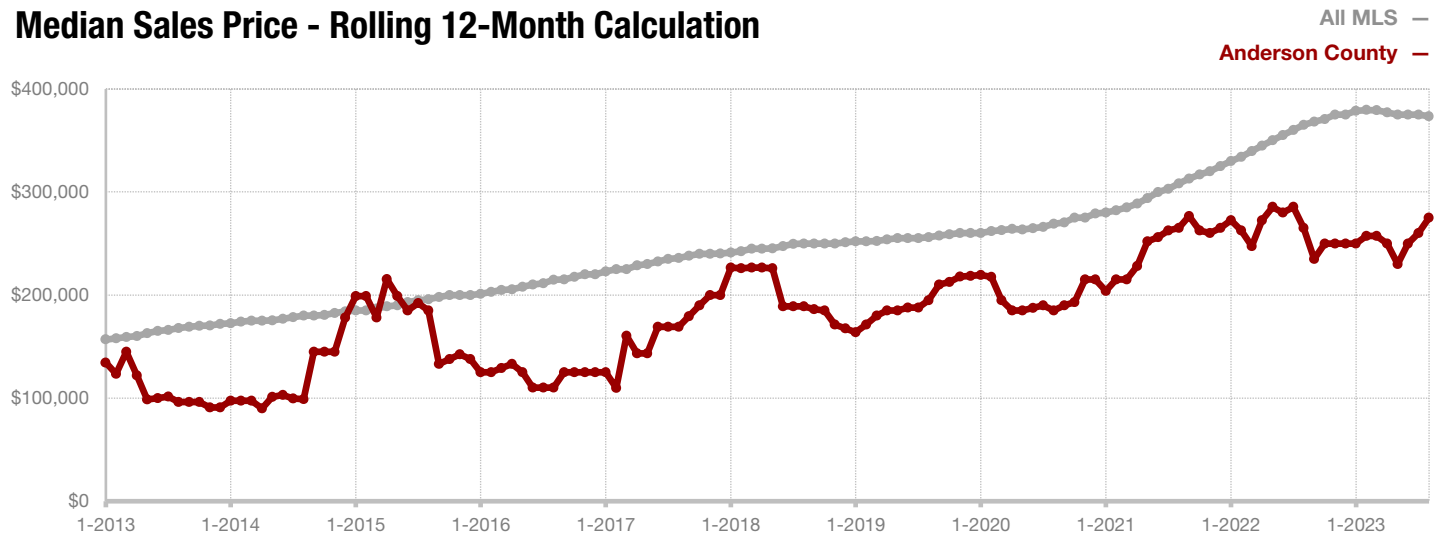
Anderson County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	13	13	0.0%	82	102	+ 24.4%
Pending Sales	7	8	+ 14.3%	48	53	+ 10.4%
Closed Sales	8	5	- 37.5%	49	48	- 2.0%
Average Sales Price*	\$166,938	\$378,600	+ 126.8%	\$335,681	\$363,749	+ 8.4%
Median Sales Price*	\$162,250	\$328,000	+ 102.2%	\$250,000	\$276,500	+ 10.6%
Percent of Original List Price Received*	93.8%	95.5%	+ 1.8%	97.9%	93.5%	- 4.5%
Days on Market Until Sale	17	44	+ 158.8%	37	55	+ 48.6%
Inventory of Homes for Sale	36	40	+ 11.1%	--	--	--
Months Supply of Inventory	6.4	6.7	+ 16.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 8.0%

+ 13.3%

- 35.4%

Change in
New Listings

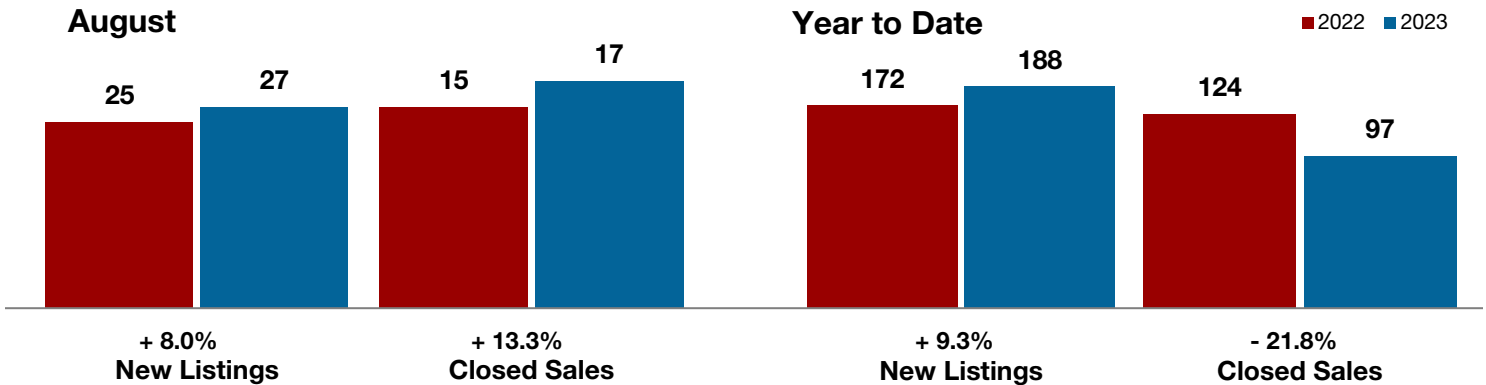
Change in
Closed Sales

Change in
Median Sales Price

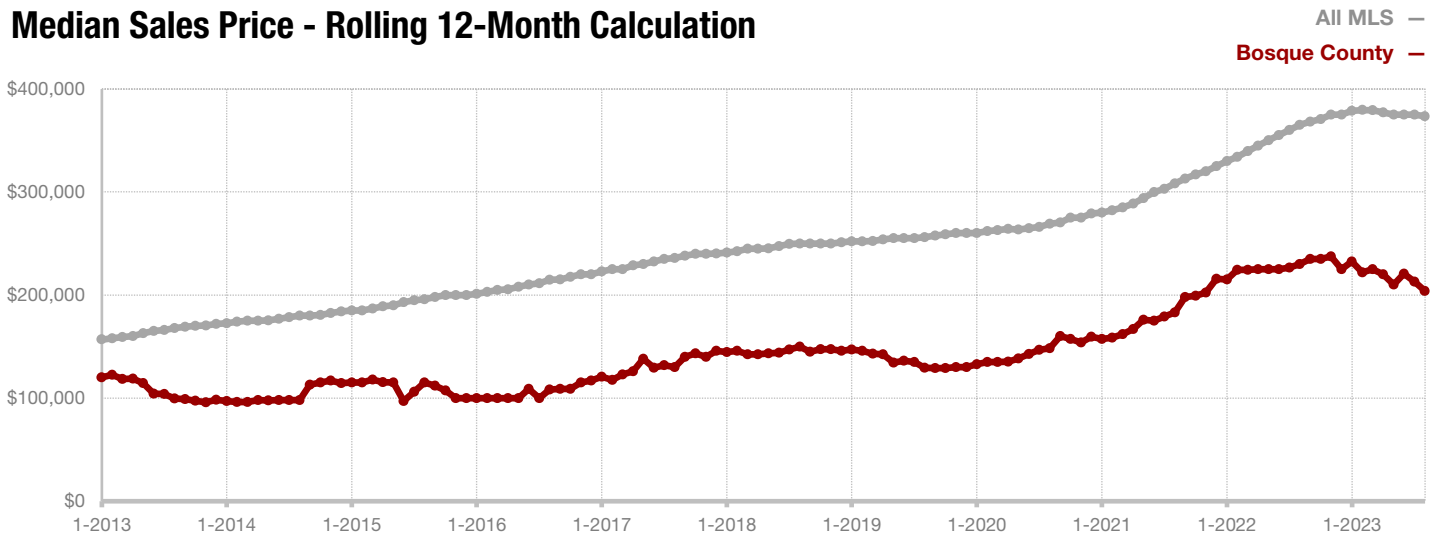
Bosque County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	25	27	+ 8.0%	172	188	+ 9.3%
Pending Sales	20	17	- 15.0%	131	112	- 14.5%
Closed Sales	15	17	+ 13.3%	124	97	- 21.8%
Average Sales Price*	\$262,867	\$256,324	- 2.5%	\$316,592	\$267,000	- 15.7%
Median Sales Price*	\$240,000	\$155,000	- 35.4%	\$235,000	\$198,000	- 15.7%
Percent of Original List Price Received*	93.5%	88.2%	- 5.7%	93.4%	89.8%	- 3.9%
Days on Market Until Sale	38	57	+ 50.0%	45	71	+ 57.8%
Inventory of Homes for Sale	52	74	+ 42.3%	--	--	--
Months Supply of Inventory	3.1	6.0	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 3.1%

+ 24.4%

- 4.2%

Change in
New Listings

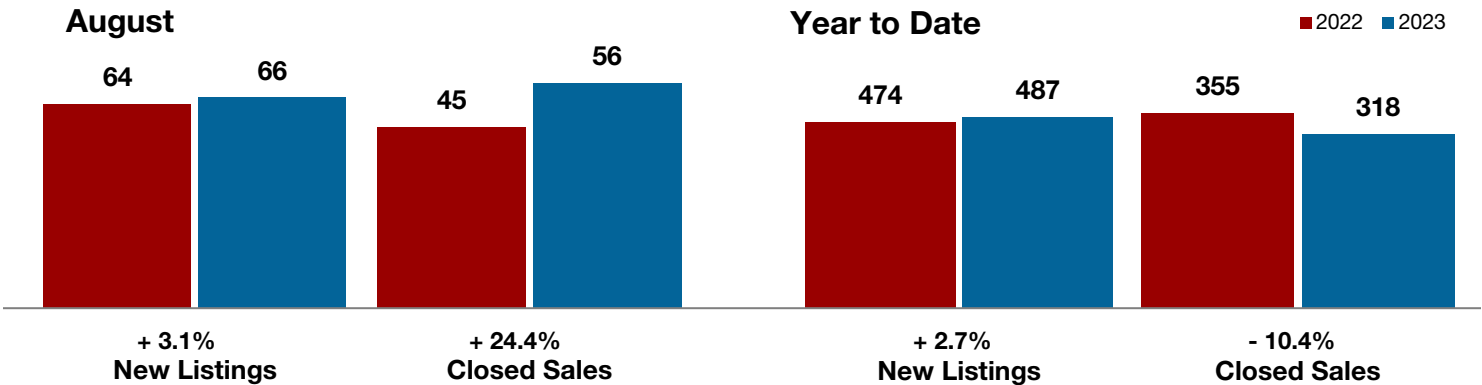
Change in
Closed Sales

Change in
Median Sales Price

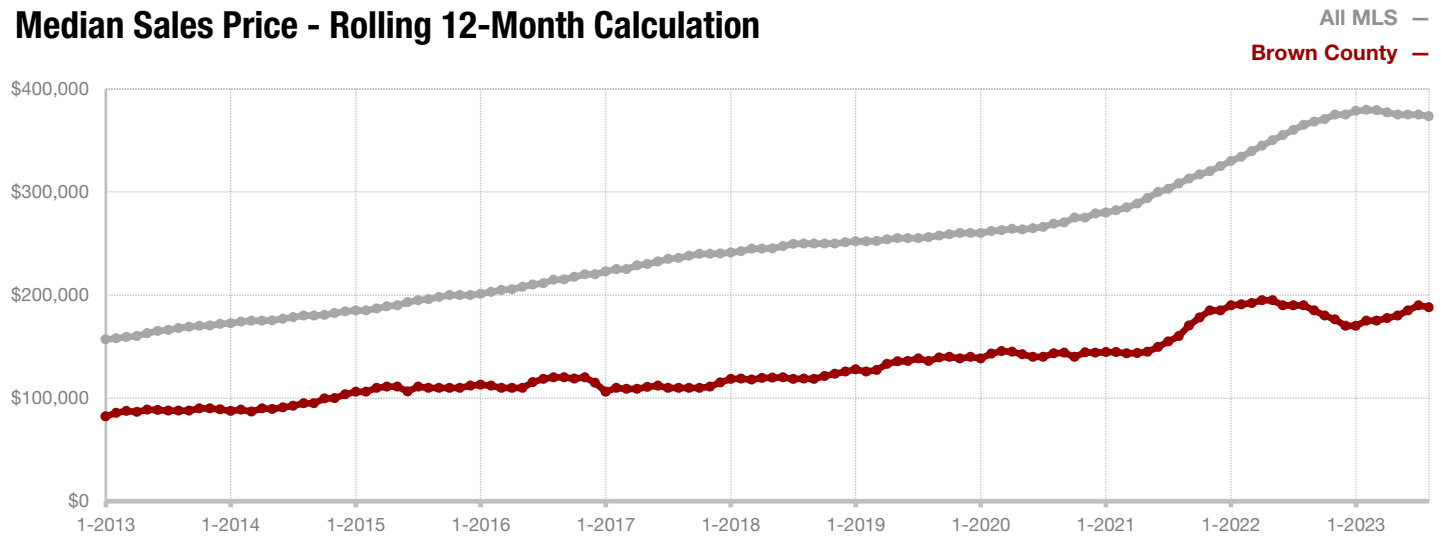
Brown County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	64	66	+ 3.1%	474	487	+ 2.7%
Pending Sales	45	45	0.0%	361	339	- 6.1%
Closed Sales	45	56	+ 24.4%	355	318	- 10.4%
Average Sales Price*	\$253,450	\$239,096	- 5.7%	\$246,900	\$253,398	+ 2.6%
Median Sales Price*	\$201,400	\$193,000	- 4.2%	\$177,500	\$199,650	+ 12.5%
Percent of Original List Price Received*	94.8%	92.5%	- 2.4%	95.3%	92.1%	- 3.4%
Days on Market Until Sale	28	50	+ 78.6%	41	65	+ 58.5%
Inventory of Homes for Sale	158	189	+ 19.6%	--	--	--
Months Supply of Inventory	3.6	4.8	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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- 26.7%

+ 55.6%

- 21.6%

Change in
New Listings

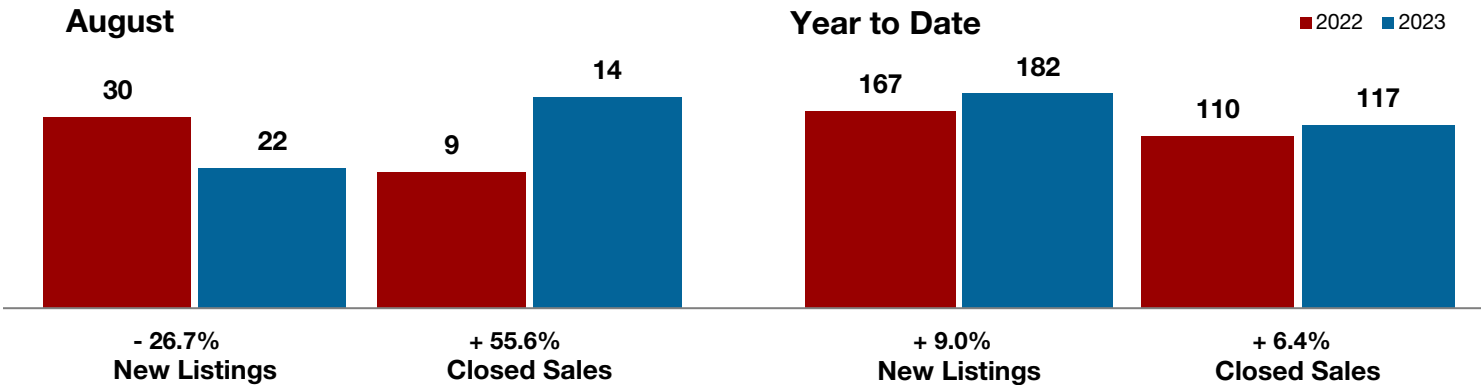
Change in
Closed Sales

Change in
Median Sales Price

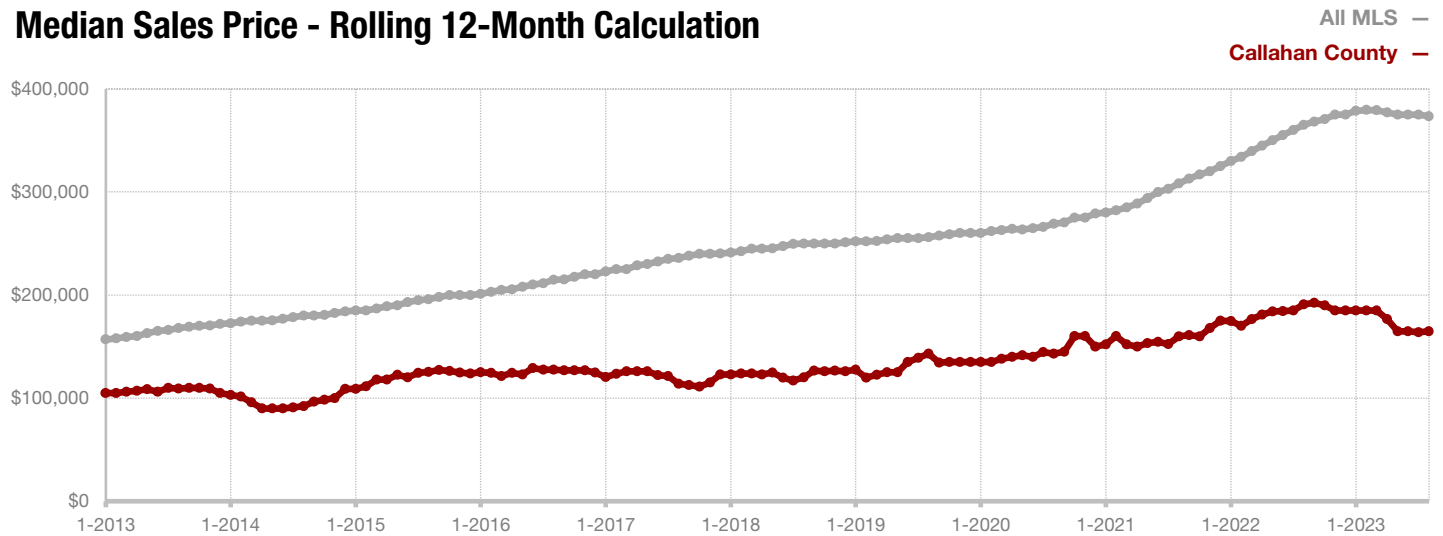
Callahan County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	30	22	- 26.7%	167	182	+ 9.0%
Pending Sales	16	15	- 6.3%	119	123	+ 3.4%
Closed Sales	9	14	+ 55.6%	110	117	+ 6.4%
Average Sales Price*	\$528,111	\$208,814	- 60.5%	\$259,886	\$208,986	- 19.6%
Median Sales Price*	\$270,500	\$211,950	- 21.6%	\$206,500	\$179,000	- 13.3%
Percent of Original List Price Received*	93.1%	98.2%	+ 5.5%	95.5%	91.6%	- 4.1%
Days on Market Until Sale	42	39	- 7.1%	39	47	+ 20.5%
Inventory of Homes for Sale	53	56	+ 5.7%	--	--	--
Months Supply of Inventory	3.7	4.0	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 150.0% **- 33.3%** **+ 1077.9%**

Change in
New Listings

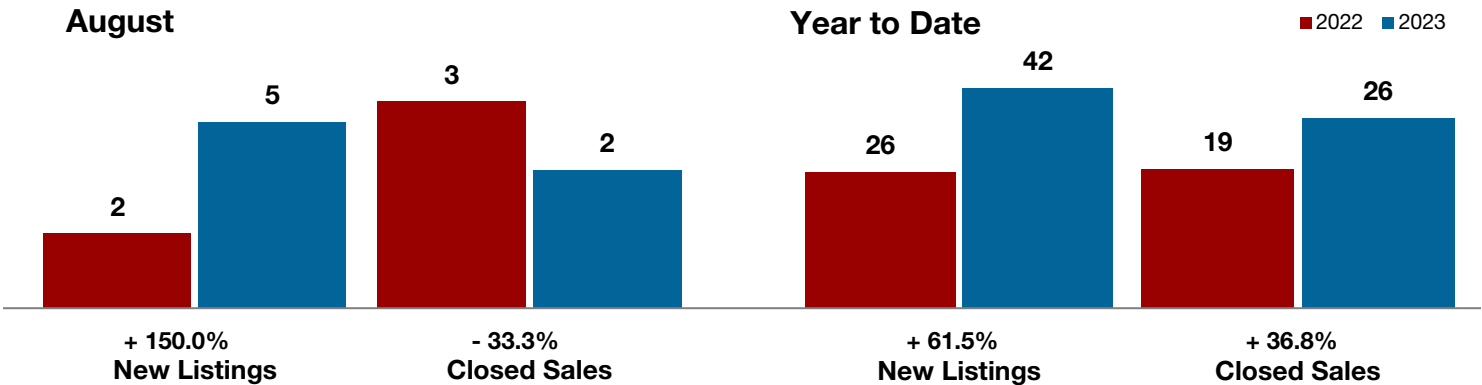
Change in
Closed Sales

Change in
Median Sales Price

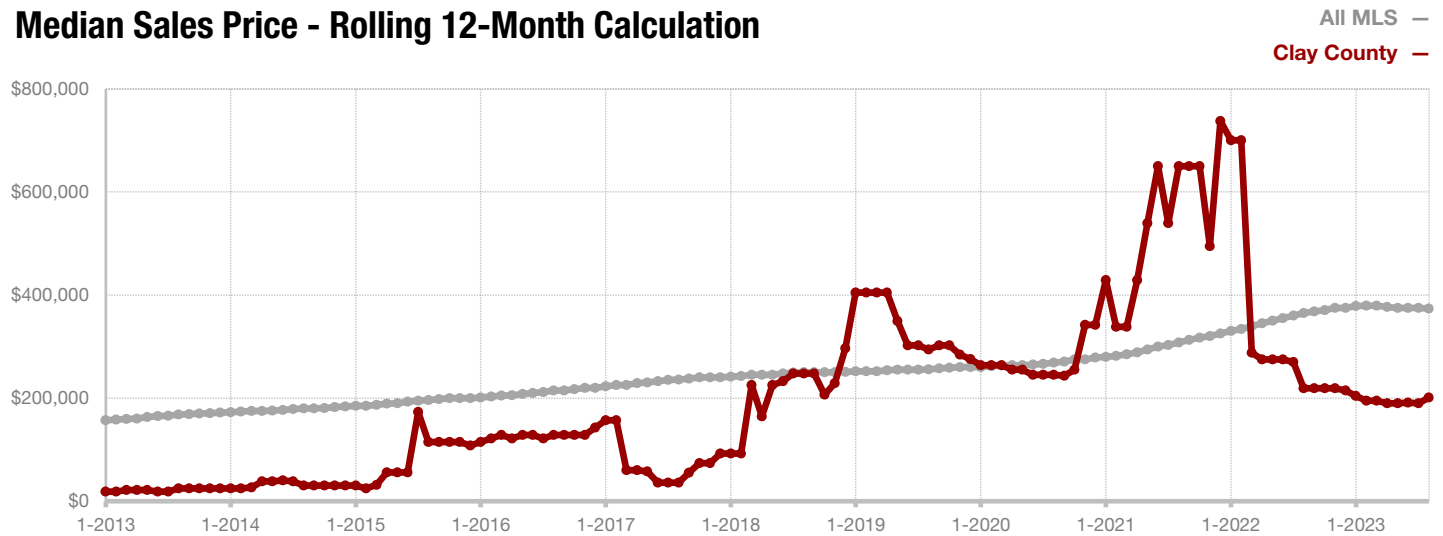
Clay County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2	5	+ 150.0%	26	42	+ 61.5%
Pending Sales	3	2	- 33.3%	19	24	+ 26.3%
Closed Sales	3	2	- 33.3%	19	26	+ 36.8%
Average Sales Price*	\$202,417	\$427,000	+ 111.0%	\$210,195	\$259,469	+ 23.4%
Median Sales Price*	\$36,250	\$427,000	+ 1077.9%	\$208,500	\$189,750	- 9.0%
Percent of Original List Price Received*	83.4%	95.0%	+ 13.9%	92.1%	92.7%	+ 0.7%
Days on Market Until Sale	30	61	+ 103.3%	33	62	+ 87.9%
Inventory of Homes for Sale	7	26	+ 271.4%	--	--	--
Months Supply of Inventory	2.7	8.7	+ 200.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 14.3%

- 14.3%

+ 5.5%

Change in
New Listings

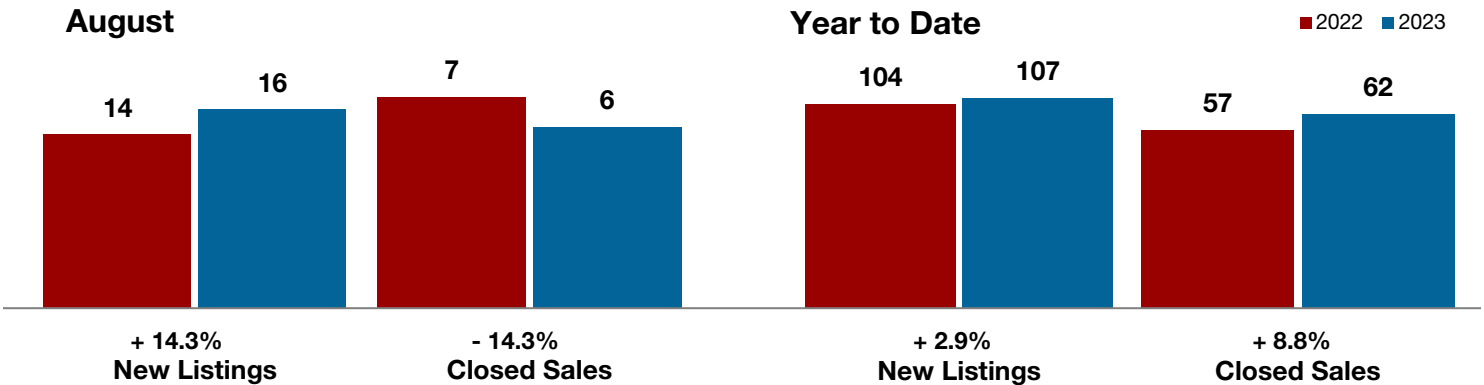
Change in
Closed Sales

Change in
Median Sales Price

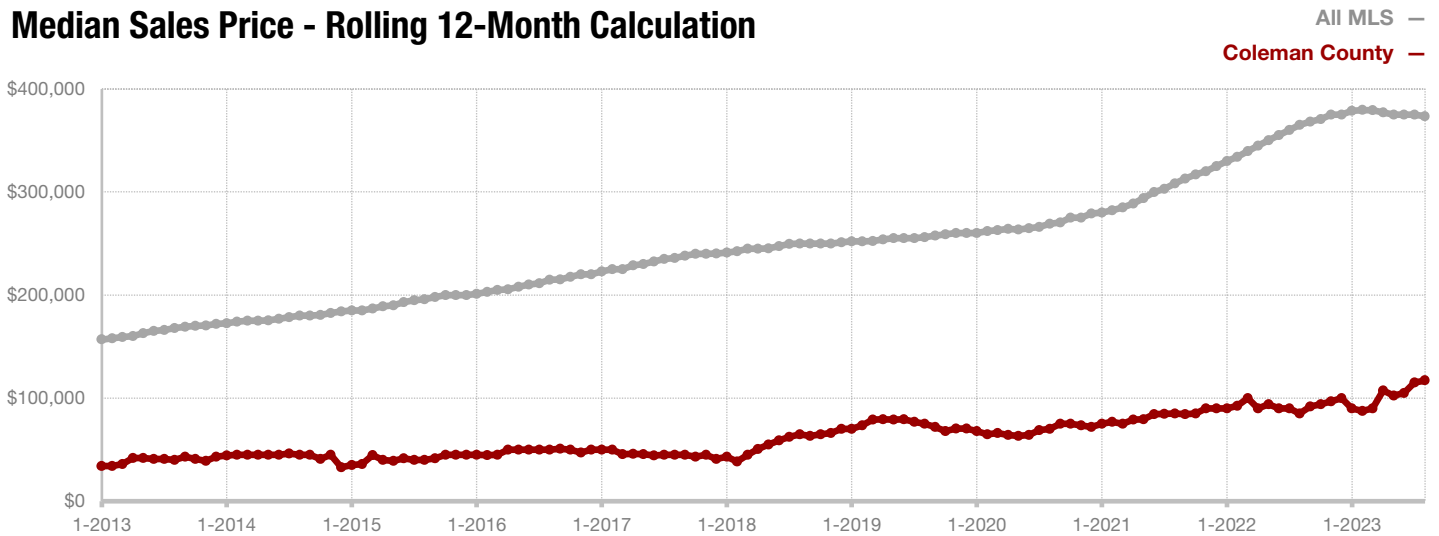
Coleman County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	14	16	+ 14.3%	104	107	+ 2.9%
Pending Sales	7	4	- 42.9%	58	60	+ 3.4%
Closed Sales	7	6	- 14.3%	57	62	+ 8.8%
Average Sales Price*	\$98,100	\$133,250	+ 35.8%	\$199,148	\$140,562	- 29.4%
Median Sales Price*	\$82,700	\$87,250	+ 5.5%	\$79,900	\$107,500	+ 34.5%
Percent of Original List Price Received*	92.5%	81.7%	- 11.7%	89.2%	84.0%	- 5.8%
Days on Market Until Sale	63	61	- 3.2%	48	81	+ 68.8%
Inventory of Homes for Sale	55	49	- 10.9%	--	--	--
Months Supply of Inventory	7.8	6.8	- 12.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 7.0%

- 2.5%

- 1.9%

Change in
New Listings

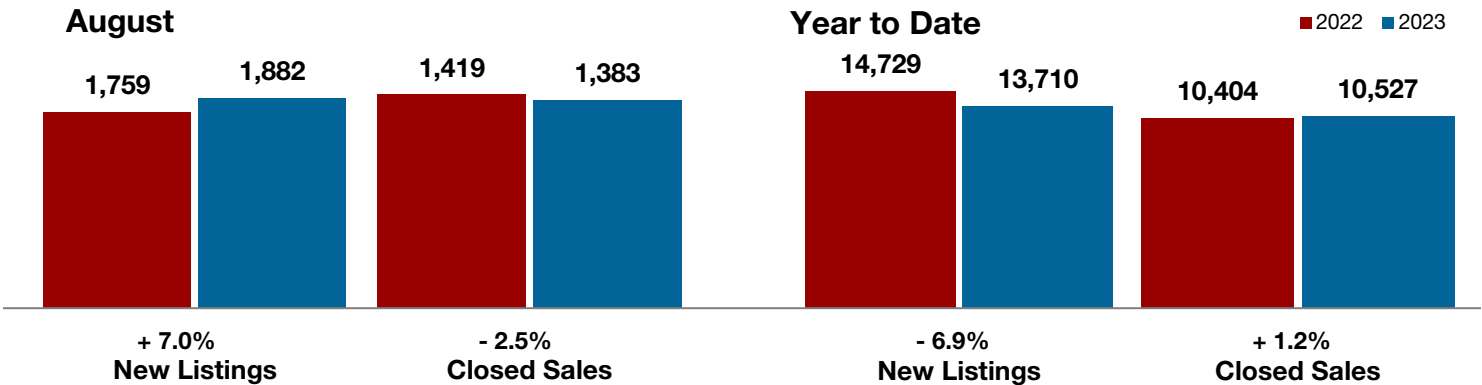
Change in
Closed Sales

Change in
Median Sales Price

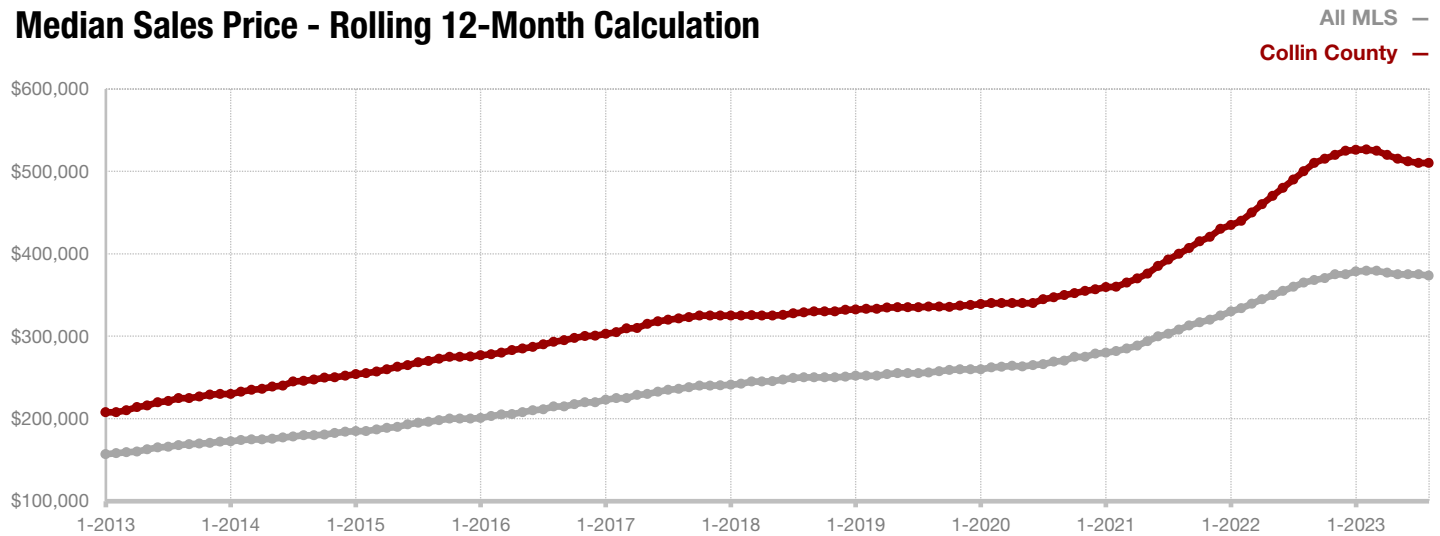
Collin County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,759	1,882	+ 7.0%	14,729	13,710	- 6.9%
Pending Sales	1,369	1,182	- 13.7%	10,416	10,944	+ 5.1%
Closed Sales	1,419	1,383	- 2.5%	10,404	10,527	+ 1.2%
Average Sales Price*	\$608,234	\$594,537	- 2.3%	\$606,800	\$583,819	- 3.8%
Median Sales Price*	\$525,000	\$515,000	- 1.9%	\$535,000	\$514,000	- 3.9%
Percent of Original List Price Received*	97.9%	97.1%	- 0.8%	104.9%	96.9%	- 7.6%
Days on Market Until Sale	23	34	+ 47.8%	18	43	+ 138.9%
Inventory of Homes for Sale	3,435	3,097	- 9.8%	--	--	--
Months Supply of Inventory	2.6	2.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 56.5%

- 58.3%

+ 29.6%

Change in
New Listings

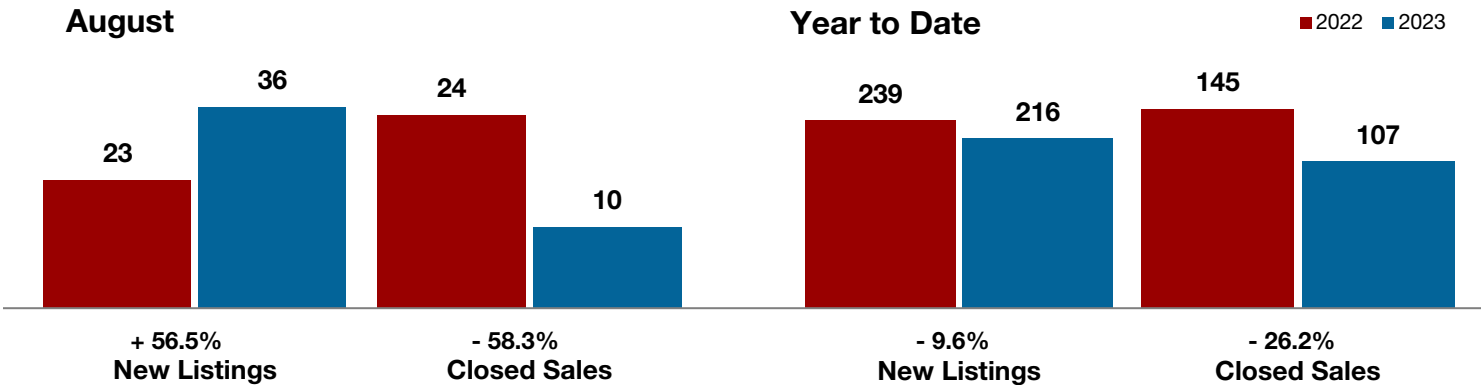
Change in
Closed Sales

Change in
Median Sales Price

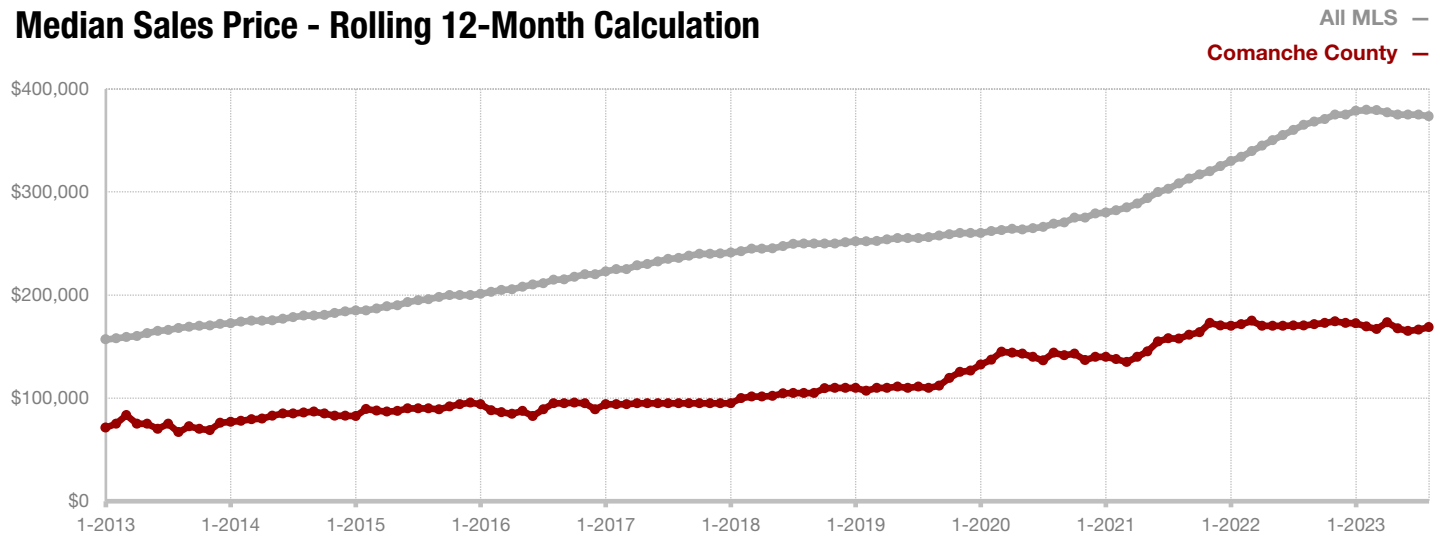
Comanche County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	23	36	+ 56.5%	239	216	- 9.6%
Pending Sales	11	9	- 18.2%	140	111	- 20.7%
Closed Sales	24	10	- 58.3%	145	107	- 26.2%
Average Sales Price*	\$197,173	\$218,100	+ 10.6%	\$237,962	\$214,199	- 10.0%
Median Sales Price*	\$164,000	\$212,500	+ 29.6%	\$172,500	\$167,500	- 2.9%
Percent of Original List Price Received*	93.5%	87.3%	- 6.6%	92.0%	89.8%	- 2.4%
Days on Market Until Sale	41	73	+ 78.0%	49	83	+ 69.4%
Inventory of Homes for Sale	106	113	+ 6.6%	--	--	--
Months Supply of Inventory	7.0	9.0	+ 28.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 4.2%

+ 27.5%

+ 11.5%

Change in
New Listings

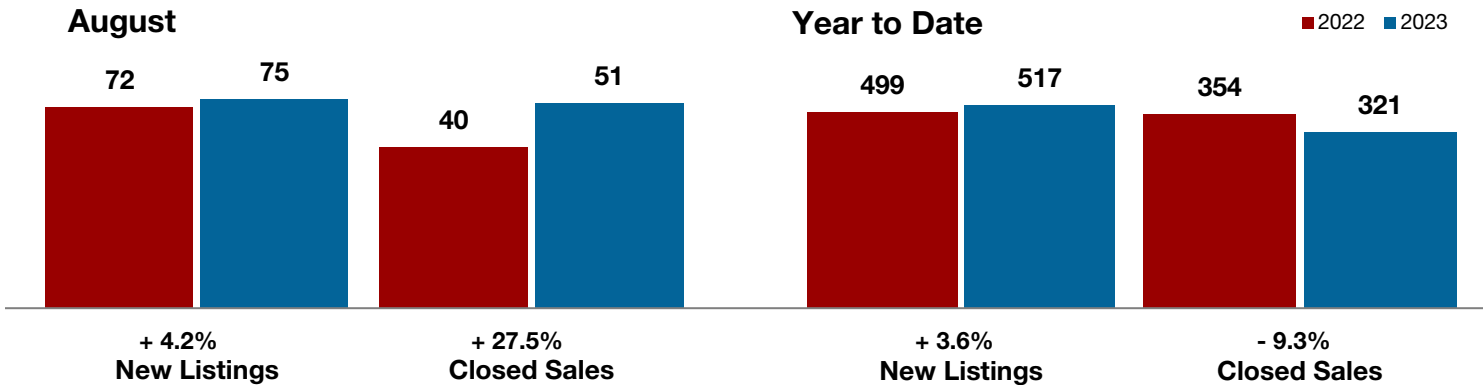
Change in
Closed Sales

Change in
Median Sales Price

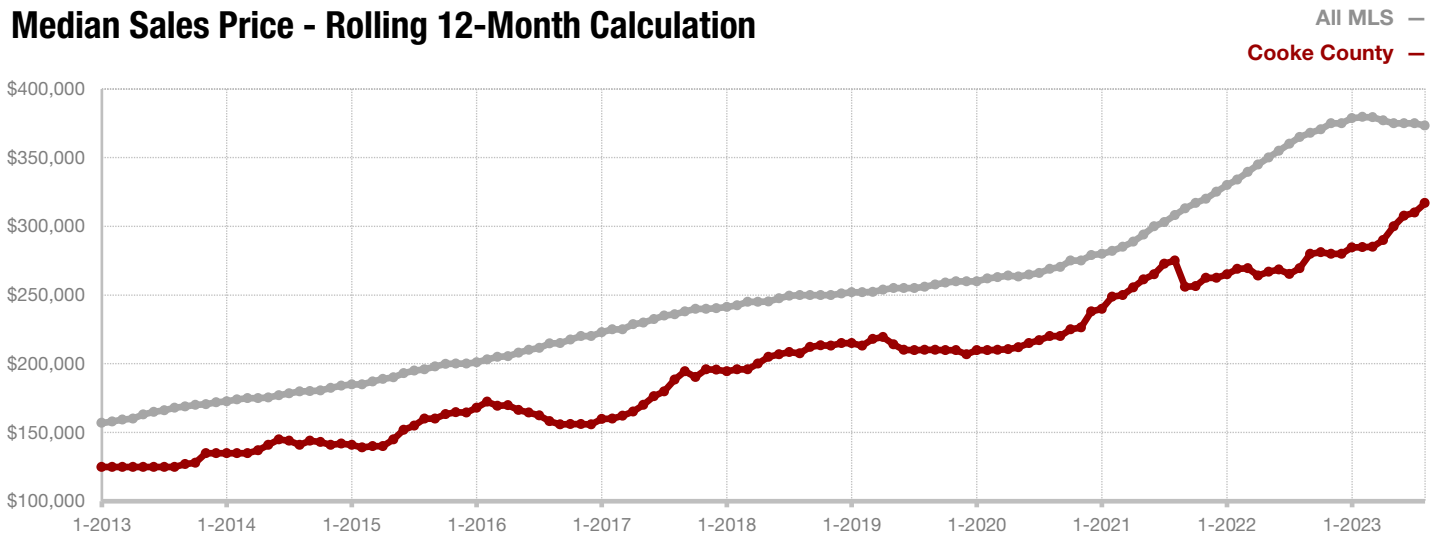
Cooke County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	72	75	+ 4.2%	499	517	+ 3.6%
Pending Sales	34	47	+ 38.2%	338	341	+ 0.9%
Closed Sales	40	51	+ 27.5%	354	321	- 9.3%
Average Sales Price*	\$393,133	\$407,848	+ 3.7%	\$428,465	\$401,588	- 6.3%
Median Sales Price*	\$310,000	\$345,750	+ 11.5%	\$280,000	\$325,000	+ 16.1%
Percent of Original List Price Received*	97.2%	93.7%	- 3.6%	97.9%	94.3%	- 3.7%
Days on Market Until Sale	28	64	+ 128.6%	30	58	+ 93.3%
Inventory of Homes for Sale	161	195	+ 21.1%	--	--	--
Months Supply of Inventory	3.8	5.2	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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- 0.8%

- 19.1%

+ 5.7%

Change in
New Listings

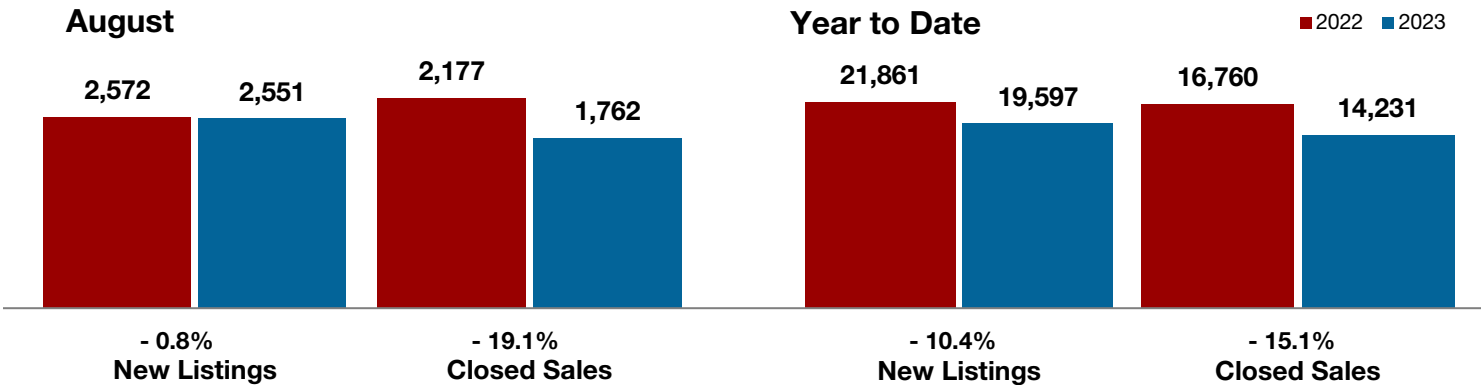
Change in
Closed Sales

Change in
Median Sales Price

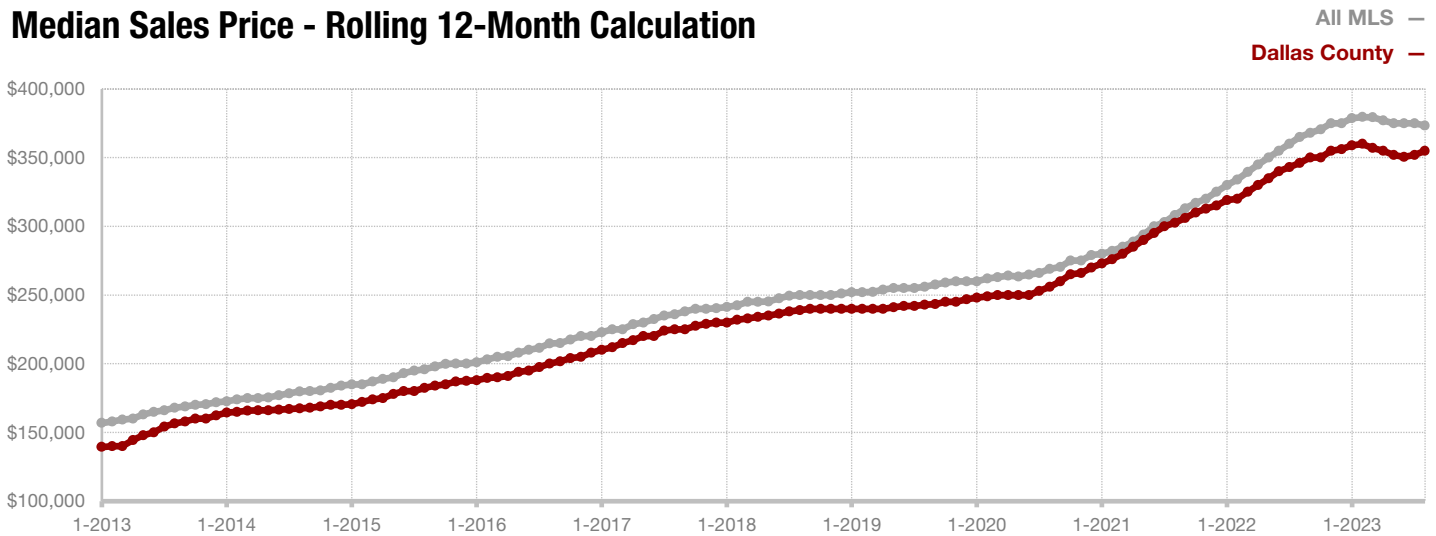
Dallas County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2,572	2,551	- 0.8%	21,861	19,597	- 10.4%
Pending Sales	2,042	1,612	- 21.1%	16,908	14,846	- 12.2%
Closed Sales	2,177	1,762	- 19.1%	16,760	14,231	- 15.1%
Average Sales Price*	\$474,478	\$550,540	+ 16.0%	\$501,810	\$514,140	+ 2.5%
Median Sales Price*	\$350,000	\$370,000	+ 5.7%	\$360,000	\$360,000	0.0%
Percent of Original List Price Received*	98.6%	96.9%	- 1.7%	102.4%	97.0%	- 5.3%
Days on Market Until Sale	21	28	+ 33.3%	20	35	+ 75.0%
Inventory of Homes for Sale	4,299	4,222	- 1.8%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 16.7%

- 100.0%

--

Change in
New Listings

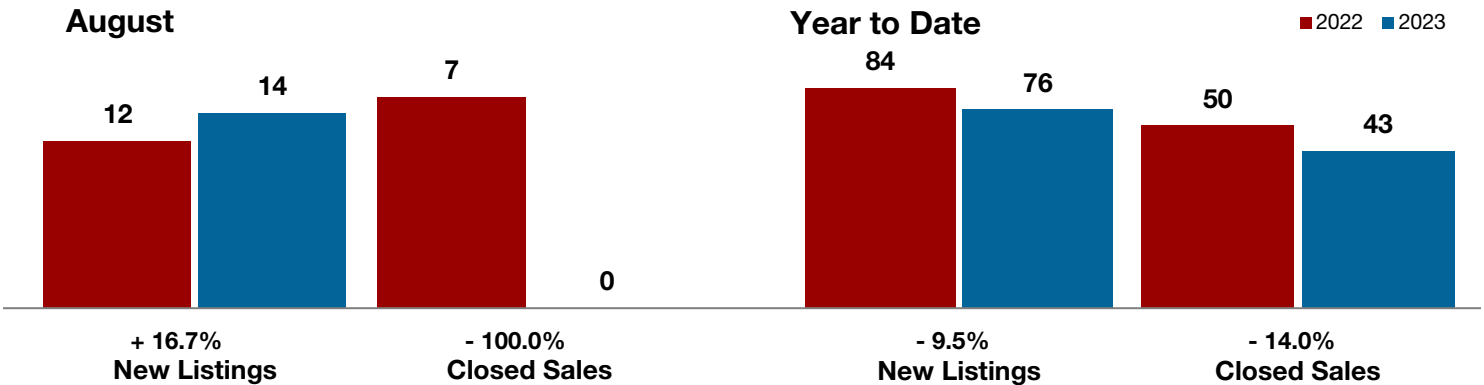
Change in
Closed Sales

Change in
Median Sales Price

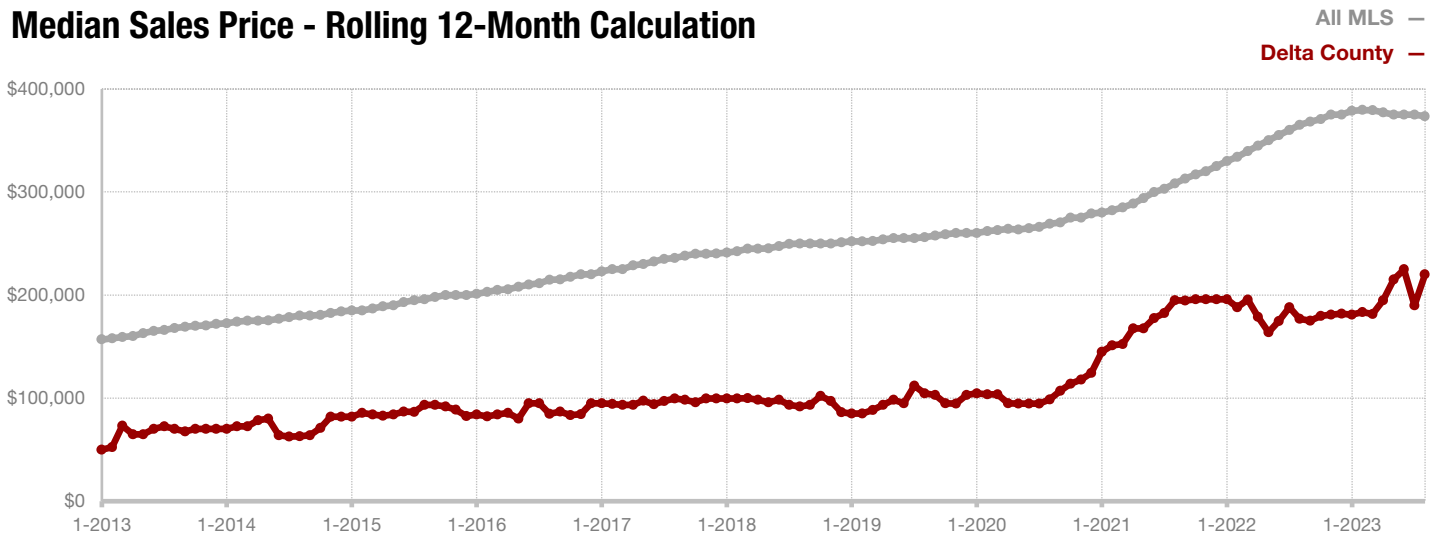
Delta County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	12	14	+ 16.7%	84	76	- 9.5%
Pending Sales	6	5	- 16.7%	48	45	- 6.3%
Closed Sales	7	0	- 100.0%	50	43	- 14.0%
Average Sales Price*	\$152,429	--	--	\$249,266	\$261,807	+ 5.0%
Median Sales Price*	\$150,000	--	--	\$173,000	\$215,000	+ 24.3%
Percent of Original List Price Received*	101.2%	--	--	95.2%	93.9%	- 1.4%
Days on Market Until Sale	35	--	--	34	45	+ 32.4%
Inventory of Homes for Sale	35	31	- 11.4%	--	--	--
Months Supply of Inventory	5.8	5.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 4.8%

- 11.3%

+ 0.1%

Change in
New Listings

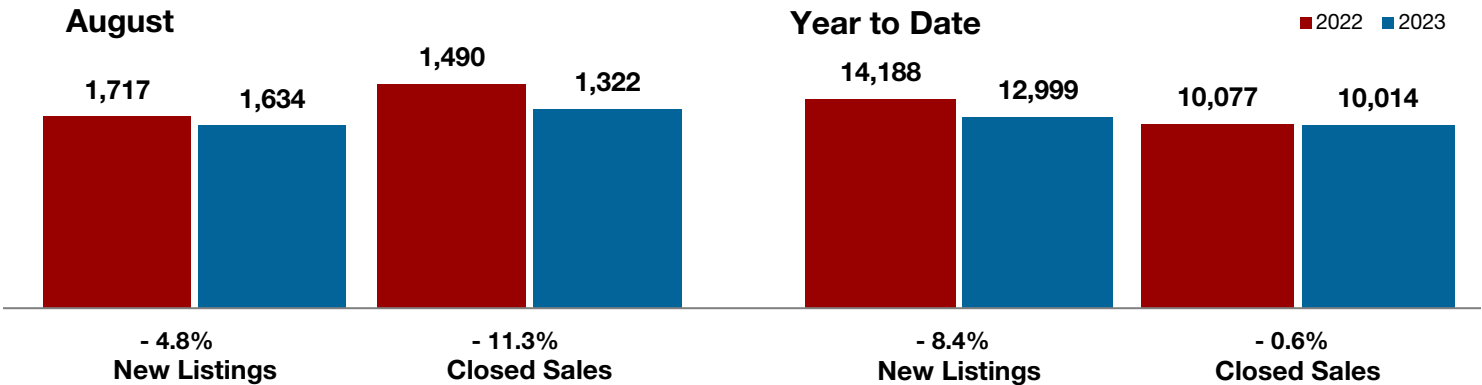
Change in
Closed Sales

Change in
Median Sales Price

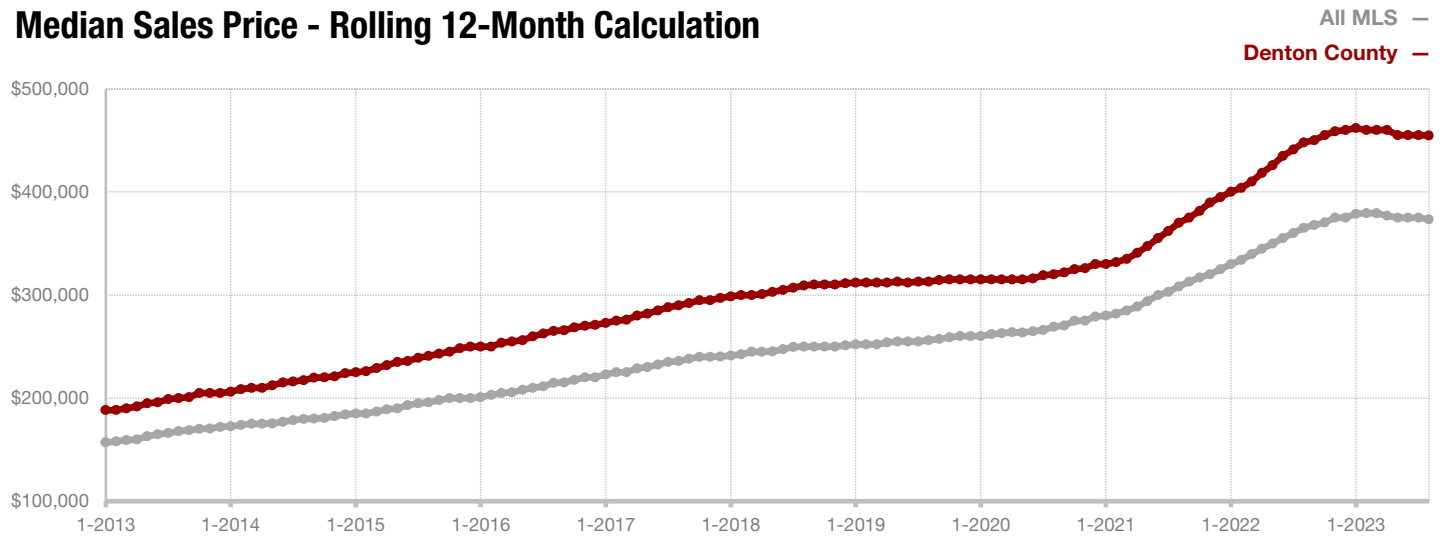
Denton County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,717	1,634	- 4.8%	14,188	12,999	- 8.4%
Pending Sales	1,316	1,203	- 8.6%	10,206	10,486	+ 2.7%
Closed Sales	1,490	1,322	- 11.3%	10,077	10,014	- 0.6%
Average Sales Price*	\$544,206	\$554,173	+ 1.8%	\$556,782	\$545,812	- 2.0%
Median Sales Price*	\$459,500	\$460,000	+ 0.1%	\$468,578	\$458,500	- 2.2%
Percent of Original List Price Received*	98.5%	96.8%	- 1.7%	103.9%	96.5%	- 7.1%
Days on Market Until Sale	21	38	+ 81.0%	18	46	+ 155.6%
Inventory of Homes for Sale	3,309	2,965	- 10.4%	--	--	--
Months Supply of Inventory	2.6	2.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 4.2%

- 20.0%

- 16.8%

Change in
New Listings

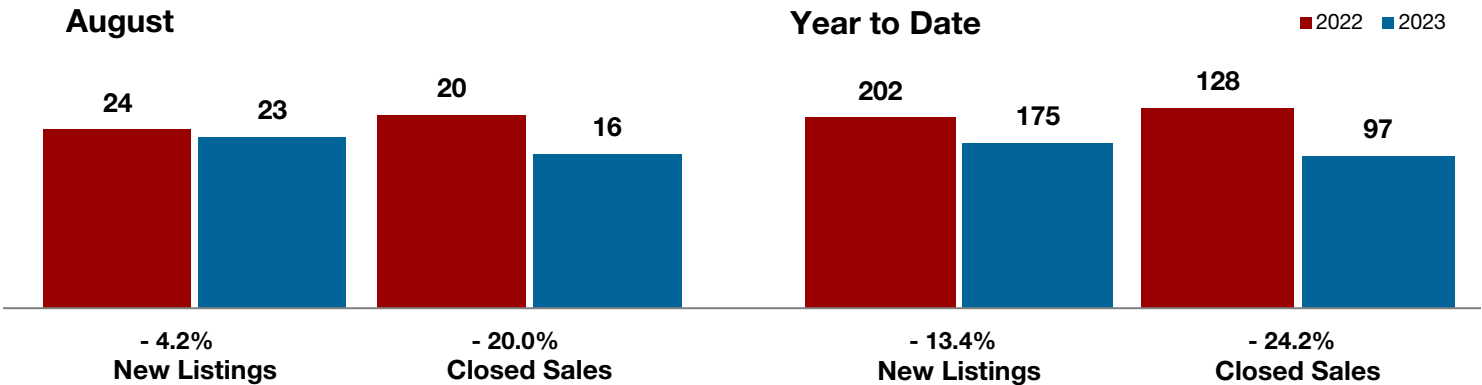
Change in
Closed Sales

Change in
Median Sales Price

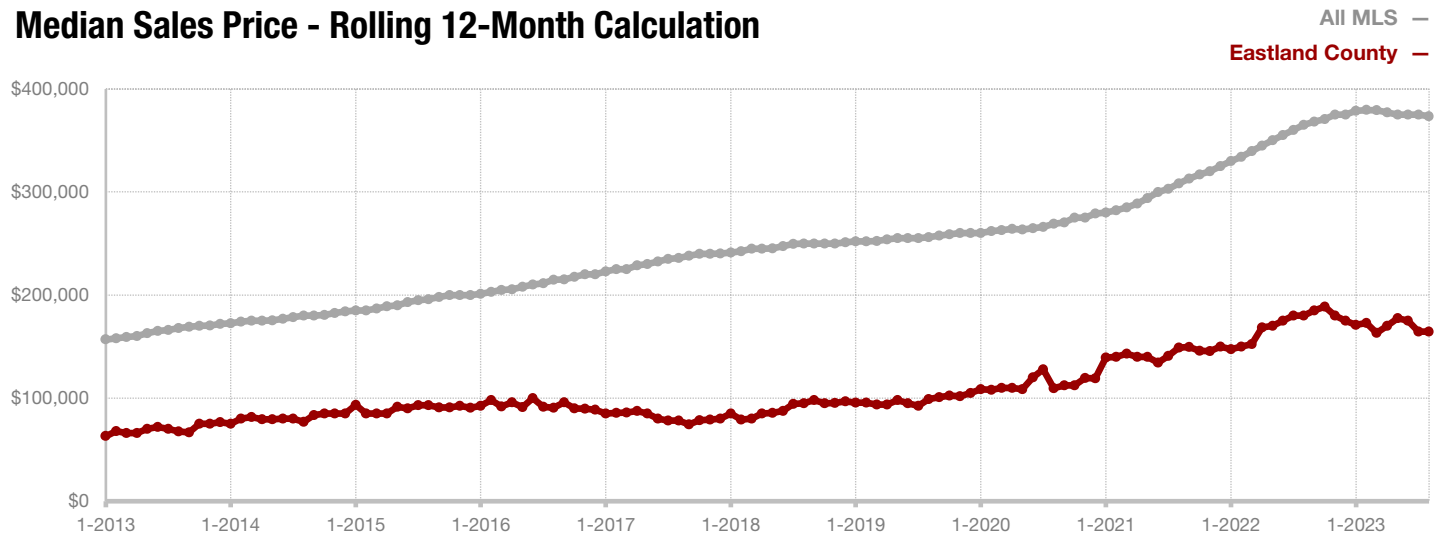
Eastland County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	24	23	- 4.2%	202	175	- 13.4%
Pending Sales	11	6	- 45.5%	129	101	- 21.7%
Closed Sales	20	16	- 20.0%	128	97	- 24.2%
Average Sales Price*	\$329,993	\$213,188	- 35.4%	\$278,977	\$248,276	- 11.0%
Median Sales Price*	\$205,000	\$170,500	- 16.8%	\$190,250	\$195,000	+ 2.5%
Percent of Original List Price Received*	87.6%	89.2%	+ 1.8%	93.5%	90.1%	- 3.6%
Days on Market Until Sale	79	56	- 29.1%	74	75	+ 1.4%
Inventory of Homes for Sale	85	86	+ 1.2%	--	--	--
Months Supply of Inventory	5.5	7.2	+ 16.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 0.7%

- 10.6%

+ 0.4%

Change in
New Listings

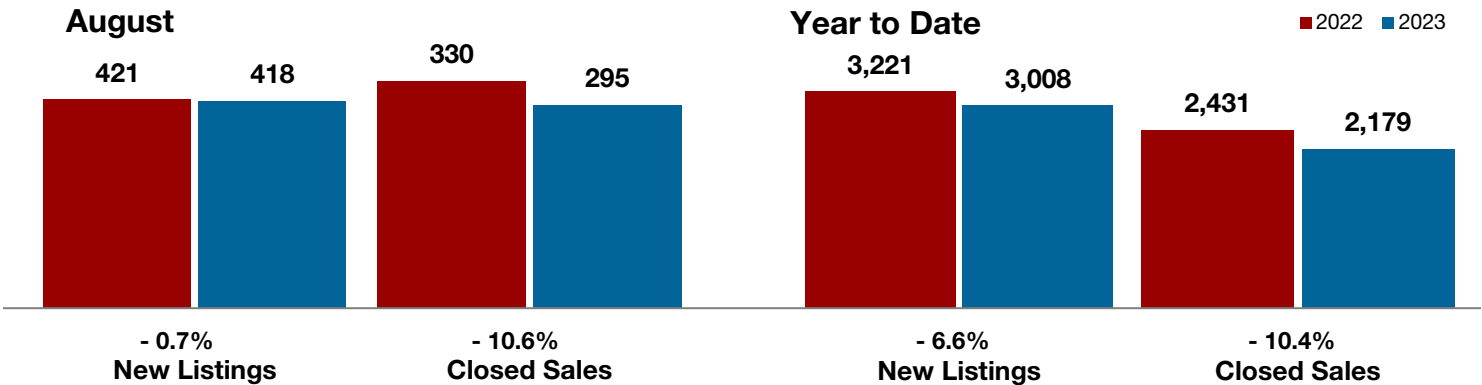
Change in
Closed Sales

Change in
Median Sales Price

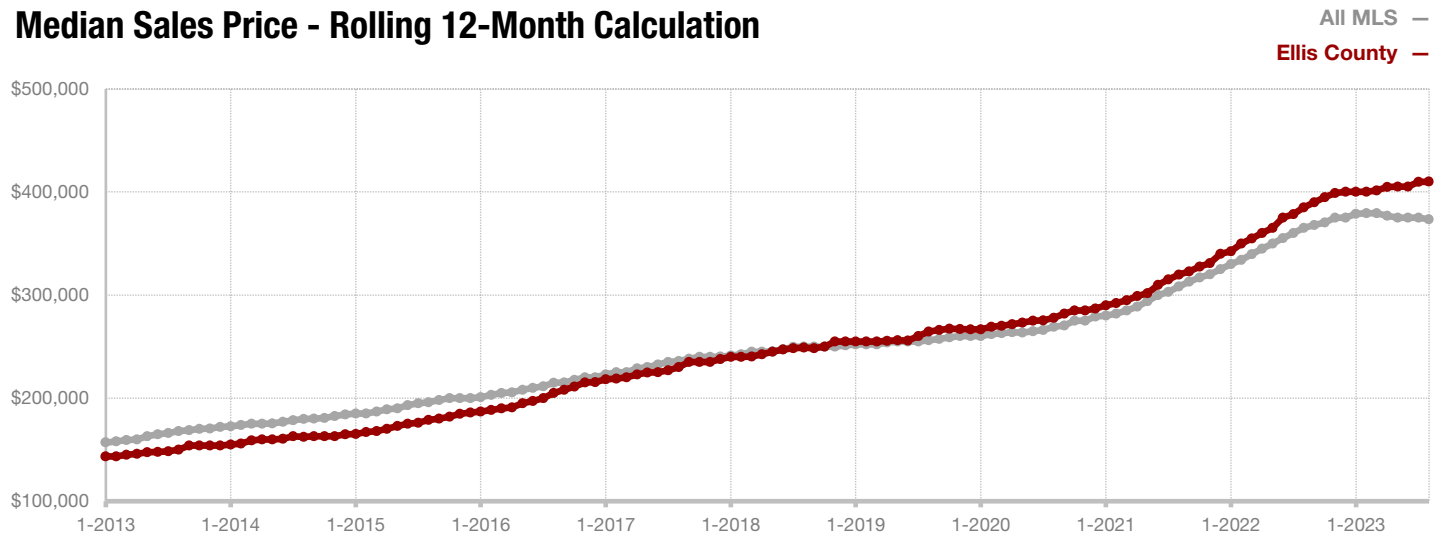
Ellis County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	421	418	- 0.7%	3,221	3,008	- 6.6%
Pending Sales	314	252	- 19.7%	2,404	2,318	- 3.6%
Closed Sales	330	295	- 10.6%	2,431	2,179	- 10.4%
Average Sales Price*	\$433,092	\$425,583	- 1.7%	\$430,572	\$426,135	- 1.0%
Median Sales Price*	\$404,358	\$406,000	+ 0.4%	\$397,458	\$407,000	+ 2.4%
Percent of Original List Price Received*	98.4%	96.4%	- 2.0%	101.0%	95.5%	- 5.4%
Days on Market Until Sale	29	53	+ 82.8%	28	66	+ 135.7%
Inventory of Homes for Sale	944	996	+ 5.5%	--	--	--
Months Supply of Inventory	3.2	3.8	+ 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 9.4%

Change in
New Listings

- 35.6%

Change in
Closed Sales

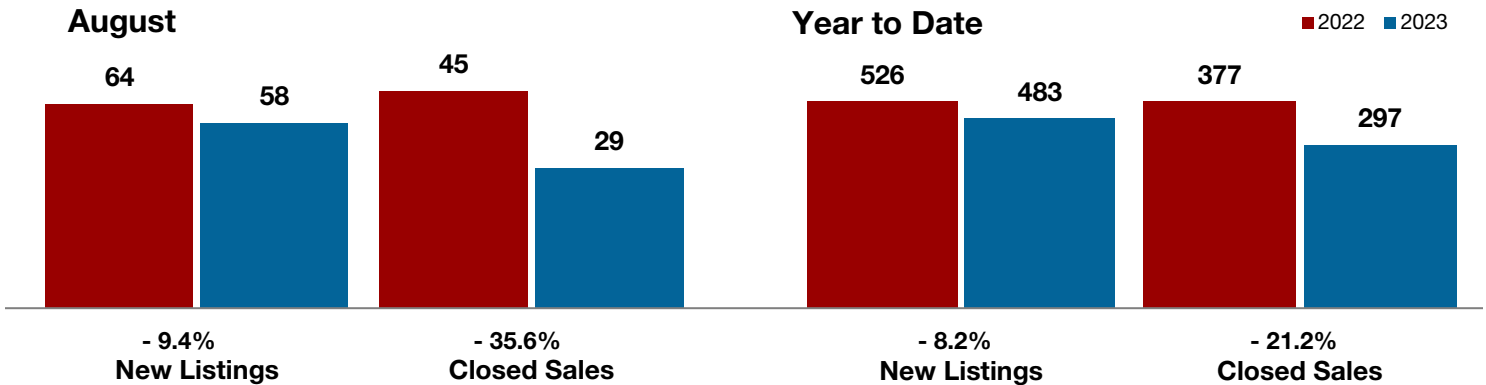
+ 6.6%

Change in
Median Sales Price

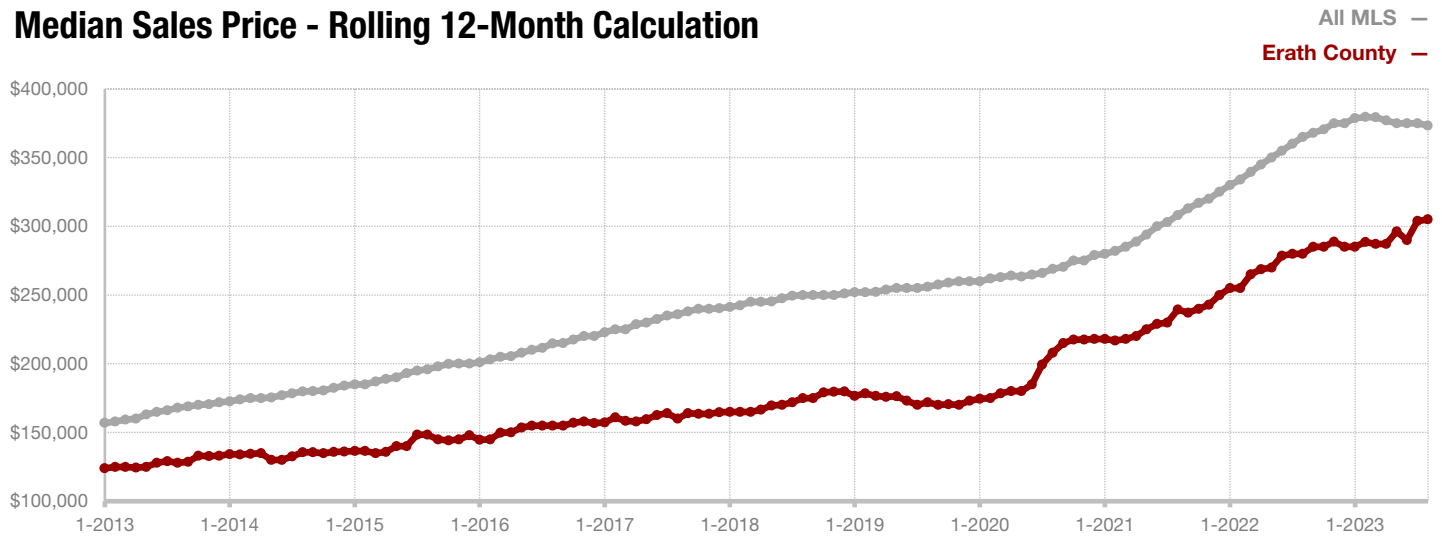
Erath County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	64	58	- 9.4%	526	483	- 8.2%
Pending Sales	43	26	- 39.5%	371	312	- 15.9%
Closed Sales	45	29	- 35.6%	377	297	- 21.2%
Average Sales Price*	\$434,922	\$424,936	- 2.3%	\$388,089	\$416,858	+ 7.4%
Median Sales Price*	\$305,000	\$325,000	+ 6.6%	\$285,000	\$309,000	+ 8.4%
Percent of Original List Price Received*	94.3%	97.3%	+ 3.2%	96.1%	94.6%	- 1.6%
Days on Market Until Sale	44	39	- 11.4%	47	54	+ 14.9%
Inventory of Homes for Sale	174	174	0.0%	--	--	--
Months Supply of Inventory	3.8	4.9	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 1.3%

- 17.0%

- 11.5%

Change in
New Listings

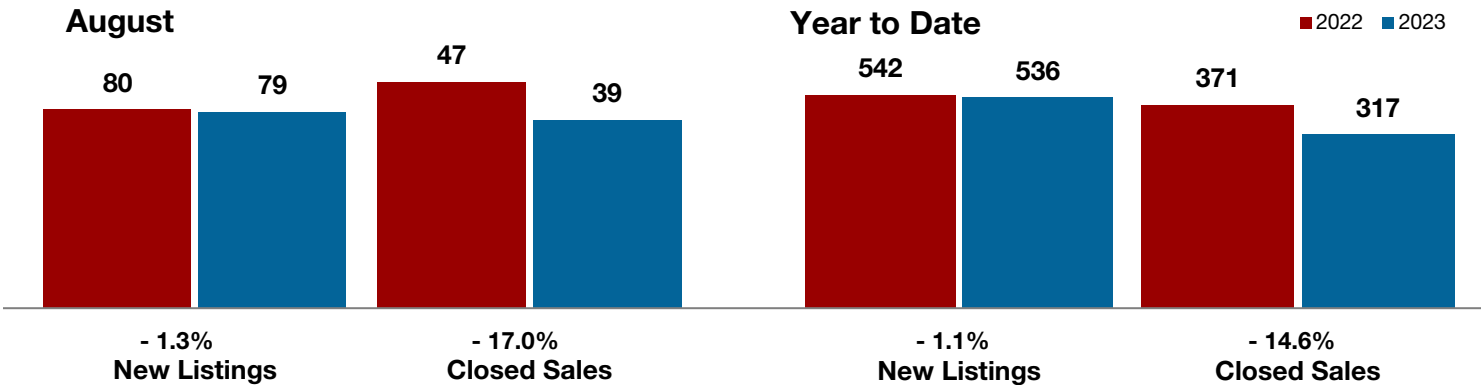
Change in
Closed Sales

Change in
Median Sales Price

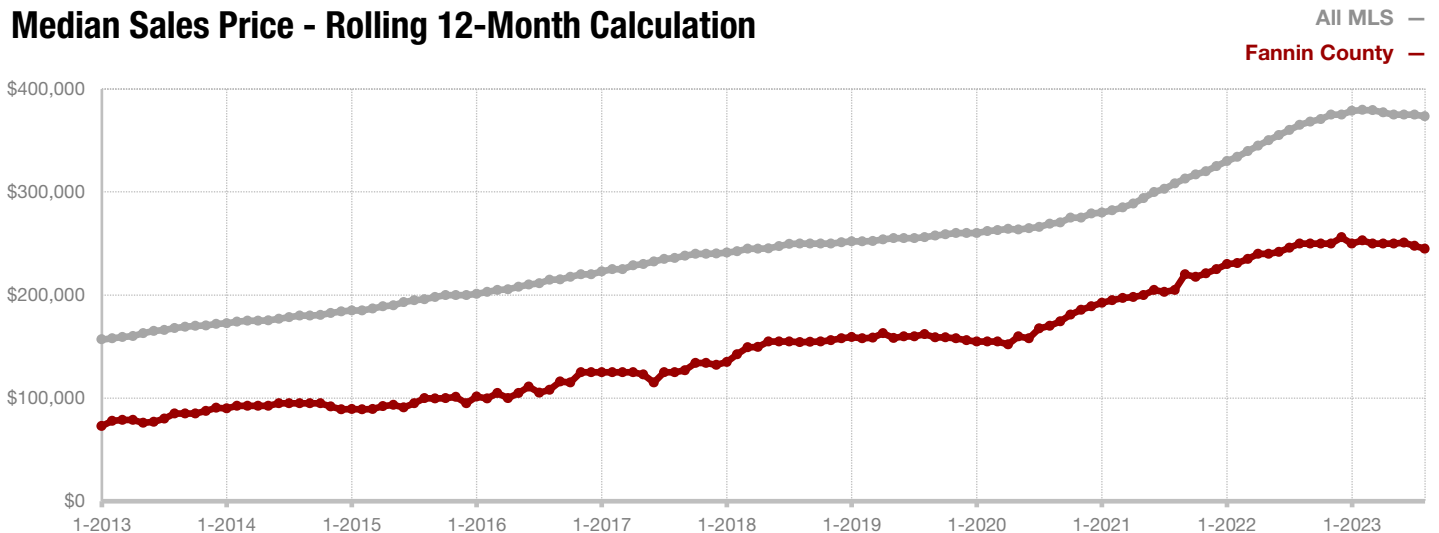
Fannin County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	80	79	- 1.3%	542	536	- 1.1%
Pending Sales	44	29	- 34.1%	352	316	- 10.2%
Closed Sales	47	39	- 17.0%	371	317	- 14.6%
Average Sales Price*	\$297,954	\$276,892	- 7.1%	\$328,602	\$298,040	- 9.3%
Median Sales Price*	\$259,900	\$230,000	- 11.5%	\$274,100	\$245,000	- 10.6%
Percent of Original List Price Received*	92.3%	93.9%	+ 1.7%	96.7%	92.3%	- 4.6%
Days on Market Until Sale	37	58	+ 56.8%	36	70	+ 94.4%
Inventory of Homes for Sale	254	233	- 8.3%	--	--	--
Months Supply of Inventory	5.7	6.3	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 31.3%

- 40.0%

+ 25.7%

Change in
New Listings

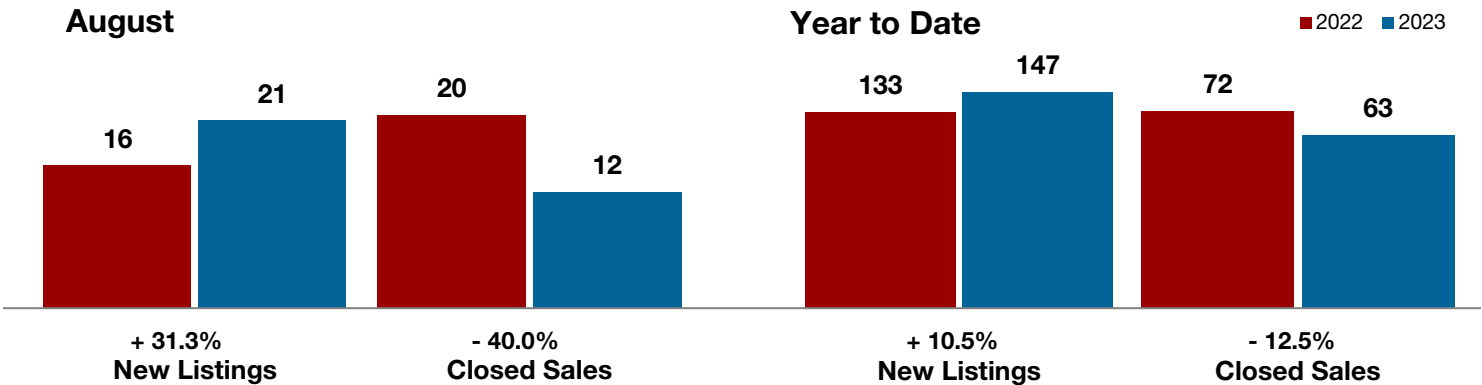
Change in
Closed Sales

Change in
Median Sales Price

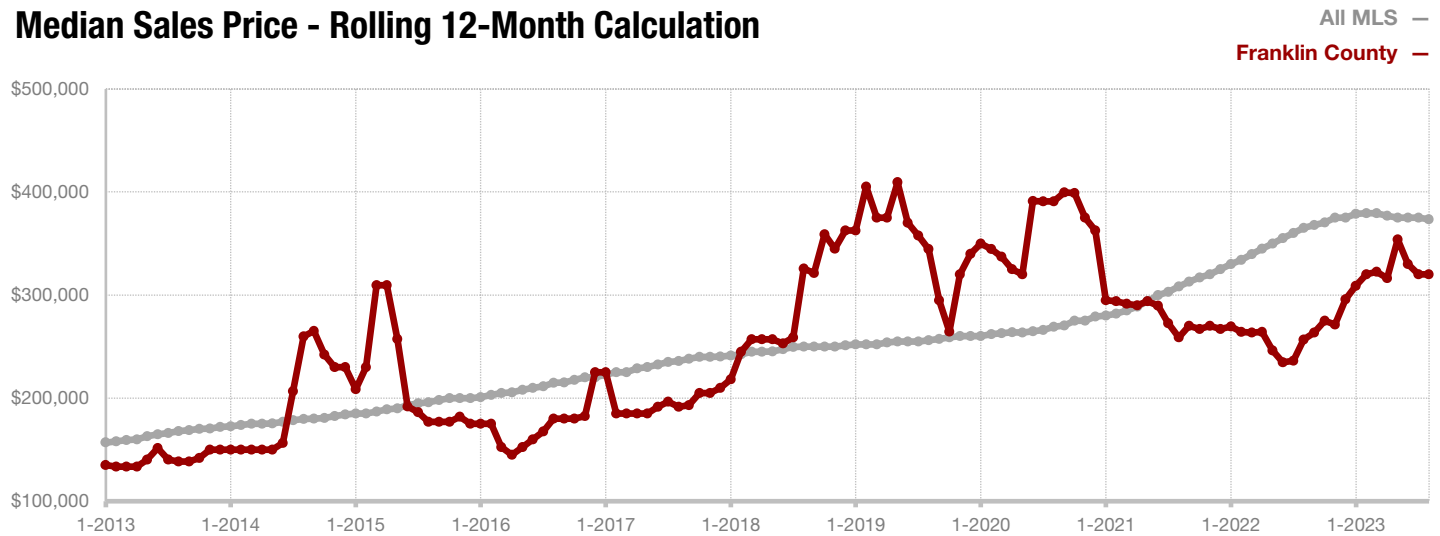
Franklin County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	16	21	+ 31.3%	133	147	+ 10.5%
Pending Sales	8	9	+ 12.5%	77	66	- 14.3%
Closed Sales	20	12	- 40.0%	72	63	- 12.5%
Average Sales Price*	\$495,425	\$977,231	+ 97.3%	\$367,059	\$577,323	+ 57.3%
Median Sales Price*	\$422,000	\$530,250	+ 25.7%	\$223,750	\$287,000	+ 28.3%
Percent of Original List Price Received*	92.7%	93.2%	+ 0.5%	93.6%	93.8%	+ 0.2%
Days on Market Until Sale	39	58	+ 48.7%	42	56	+ 33.3%
Inventory of Homes for Sale	53	60	+ 13.2%	--	--	--
Months Supply of Inventory	5.5	7.7	+ 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 33.3%

+ 11.8%

- 20.0%

Change in
New Listings

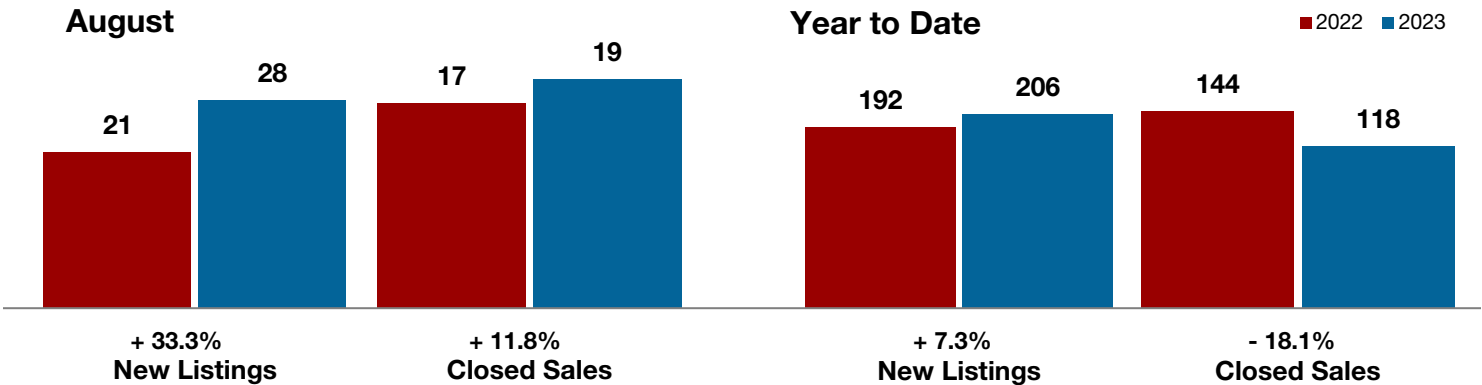
Change in
Closed Sales

Change in
Median Sales Price

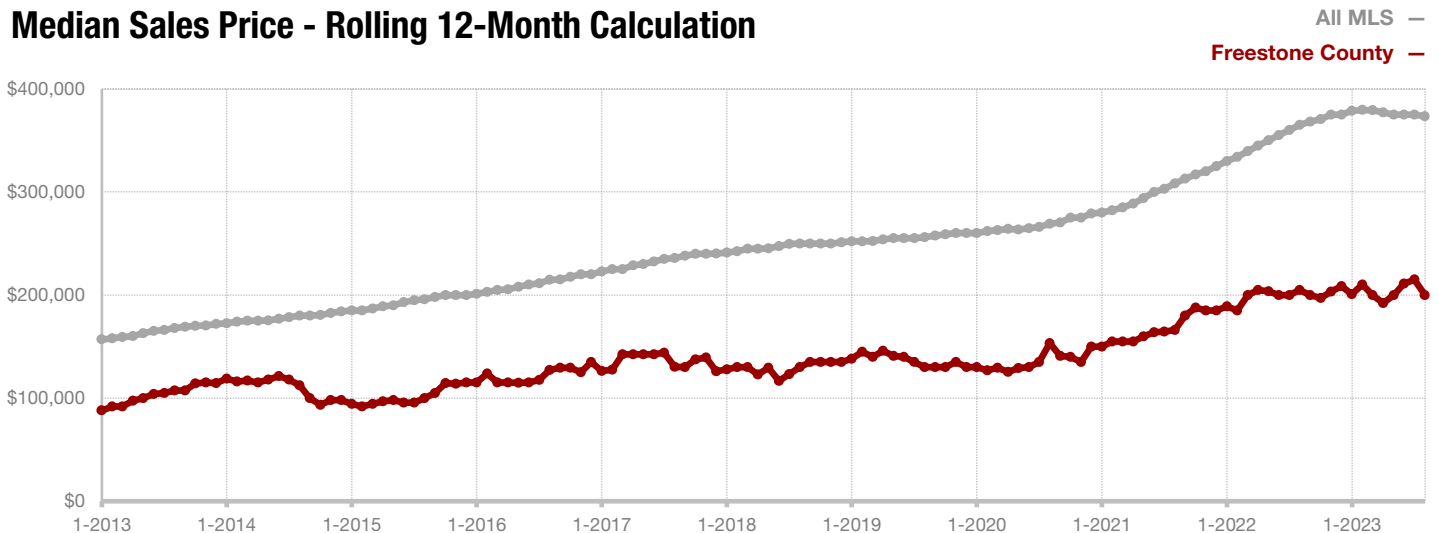
Freestone County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	21	28	+ 33.3%	192	206	+ 7.3%
Pending Sales	14	9	- 35.7%	138	118	- 14.5%
Closed Sales	17	19	+ 11.8%	144	118	- 18.1%
Average Sales Price*	\$296,724	\$204,047	- 31.2%	\$313,992	\$265,756	- 15.4%
Median Sales Price*	\$225,000	\$180,000	- 20.0%	\$212,250	\$217,250	+ 2.4%
Percent of Original List Price Received*	93.0%	93.1%	+ 0.1%	94.1%	94.0%	- 0.1%
Days on Market Until Sale	50	72	+ 44.0%	54	61	+ 13.0%
Inventory of Homes for Sale	61	89	+ 45.9%	--	--	--
Months Supply of Inventory	3.6	6.8	+ 75.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 10.3%

Change in
New Listings

- 6.7%

Change in
Closed Sales

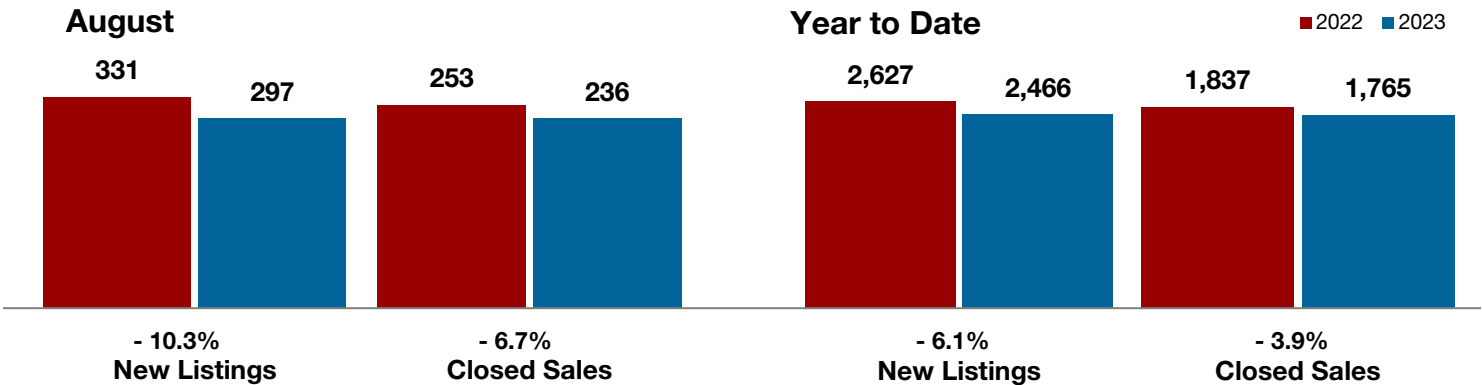
+ 0.4%

Change in
Median Sales Price

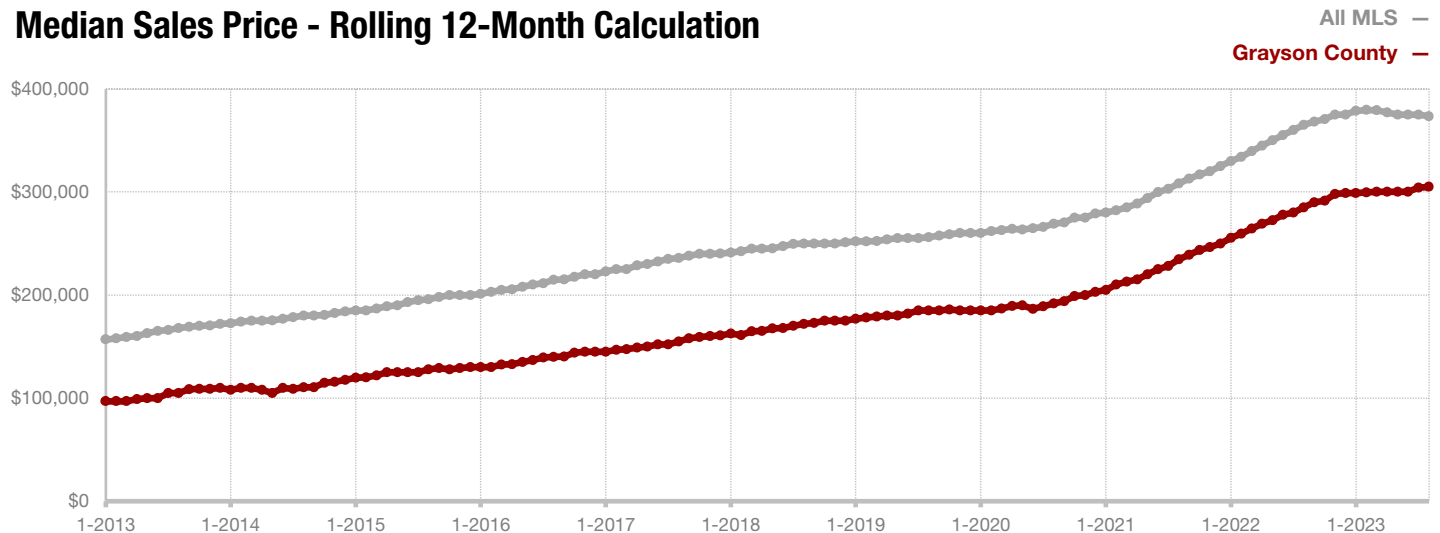
Grayson County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	331	297	- 10.3%	2,627	2,466	- 6.1%
Pending Sales	238	176	- 26.1%	1,866	1,792	- 4.0%
Closed Sales	253	236	- 6.7%	1,837	1,765	- 3.9%
Average Sales Price*	\$351,481	\$385,248	+ 9.6%	\$361,358	\$365,412	+ 1.1%
Median Sales Price*	\$312,000	\$313,210	+ 0.4%	\$295,000	\$309,000	+ 4.7%
Percent of Original List Price Received*	96.4%	94.7%	- 1.8%	99.2%	94.1%	- 5.1%
Days on Market Until Sale	33	53	+ 60.6%	28	64	+ 128.6%
Inventory of Homes for Sale	803	818	+ 1.9%	--	--	--
Months Supply of Inventory	3.6	4.0	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 17.6%

0.0%

+ 98.8%

Change in
New Listings

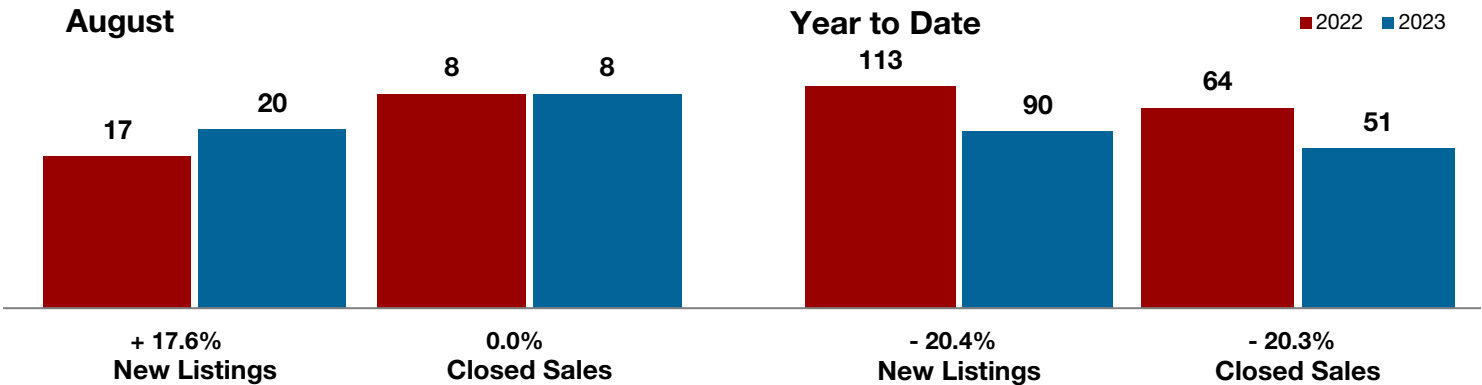
Change in
Closed Sales

Change in
Median Sales Price

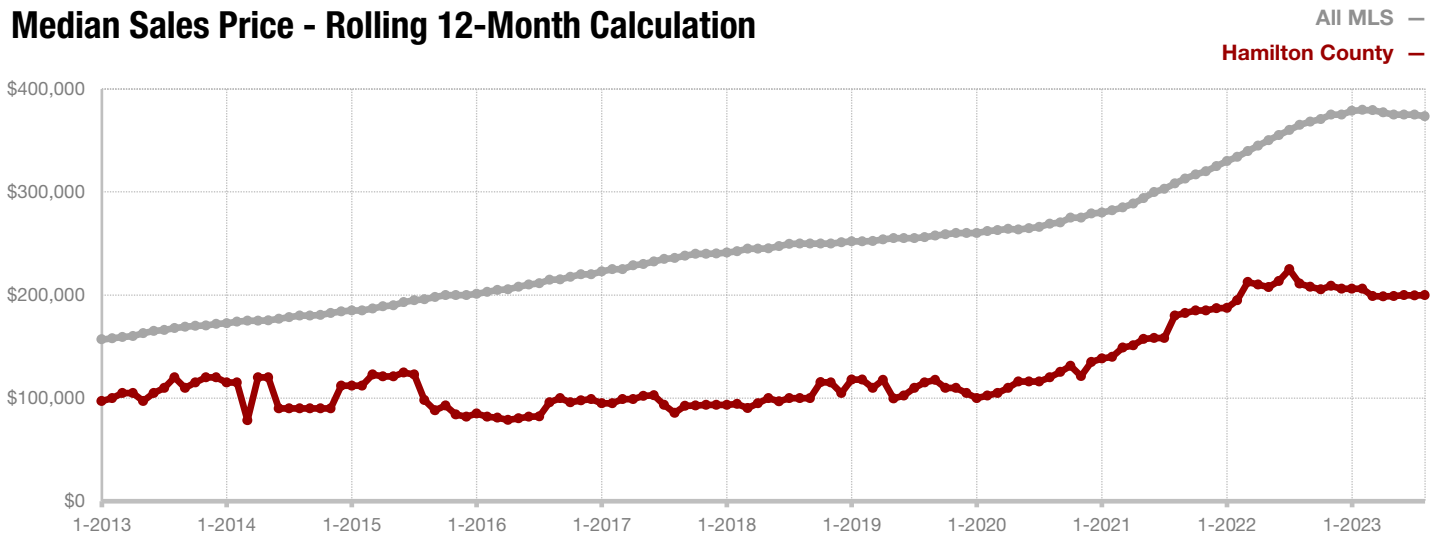
Hamilton County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	17	20	+ 17.6%	113	90	- 20.4%
Pending Sales	8	5	- 37.5%	63	49	- 22.2%
Closed Sales	8	8	0.0%	64	51	- 20.3%
Average Sales Price*	\$411,039	\$249,188	- 39.4%	\$319,856	\$426,205	+ 33.2%
Median Sales Price*	\$126,000	\$250,500	+ 98.8%	\$212,000	\$200,000	- 5.7%
Percent of Original List Price Received*	92.1%	92.2%	+ 0.1%	93.1%	89.9%	- 3.4%
Days on Market Until Sale	31	44	+ 41.9%	48	75	+ 56.3%
Inventory of Homes for Sale	54	55	+ 1.9%	--	--	--
Months Supply of Inventory	7.5	9.4	+ 12.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 44.4%

- 33.3%

- 1.6%

Change in
New Listings

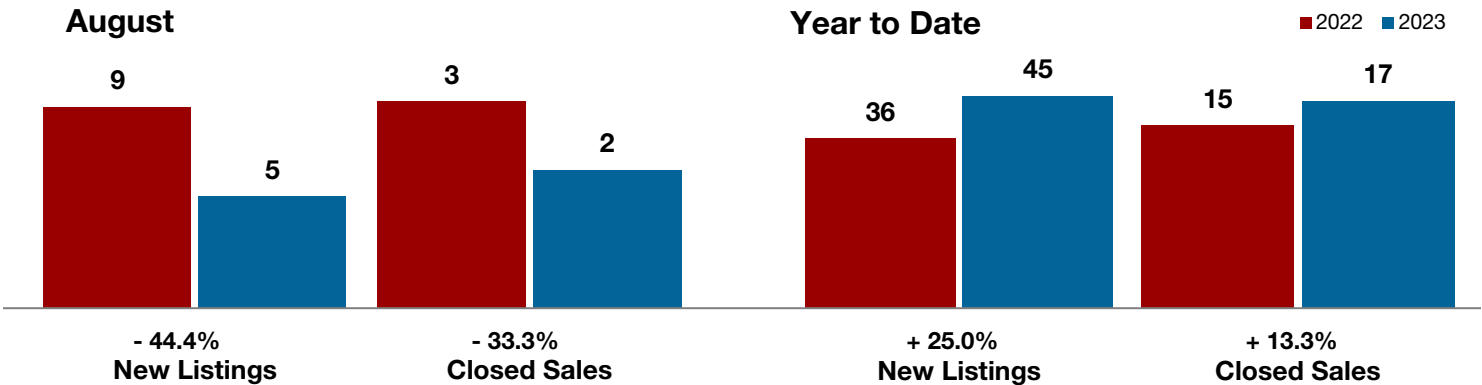
Change in
Closed Sales

Change in
Median Sales Price

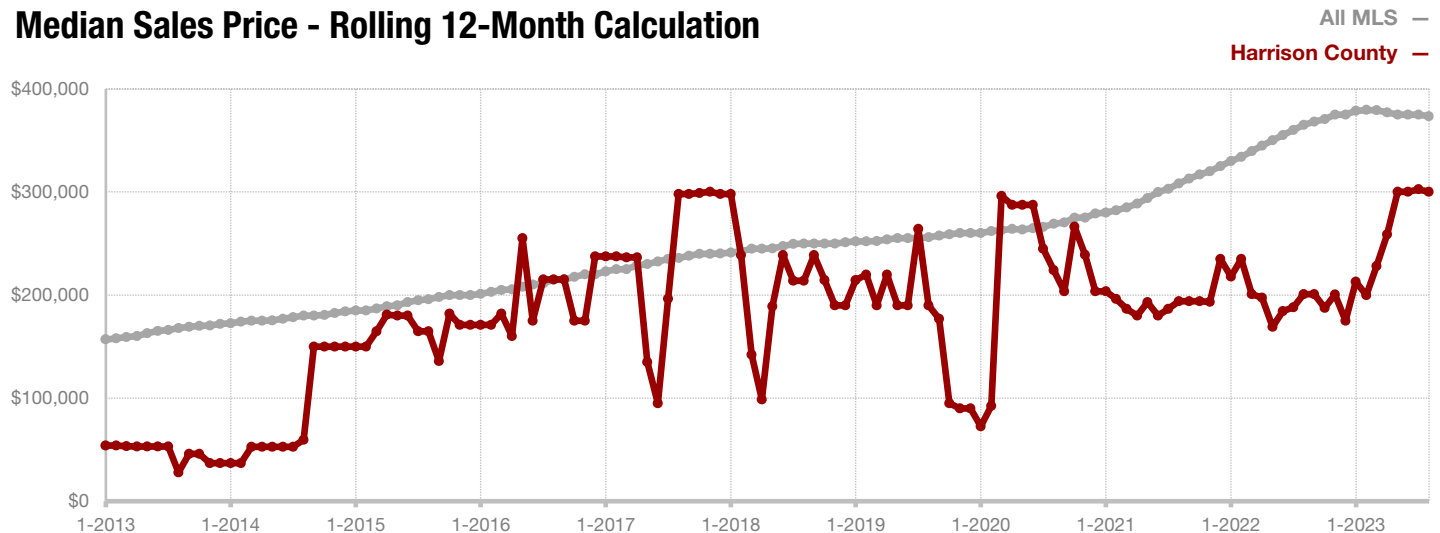
Harrison County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	9	5	- 44.4%	36	45	+ 25.0%
Pending Sales	4	1	- 75.0%	18	15	- 16.7%
Closed Sales	3	2	- 33.3%	15	17	+ 13.3%
Average Sales Price*	\$474,567	\$467,000	- 1.6%	\$307,080	\$325,562	+ 6.0%
Median Sales Price*	\$474,500	\$467,000	- 1.6%	\$175,000	\$319,900	+ 82.8%
Percent of Original List Price Received*	97.0%	100.0%	+ 3.1%	89.3%	97.4%	+ 9.1%
Days on Market Until Sale	17	22	+ 29.4%	102	64	- 37.3%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	8.3	7.3	- 12.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 7.3%

+ 16.2%

+ 0.7%

Change in
New Listings

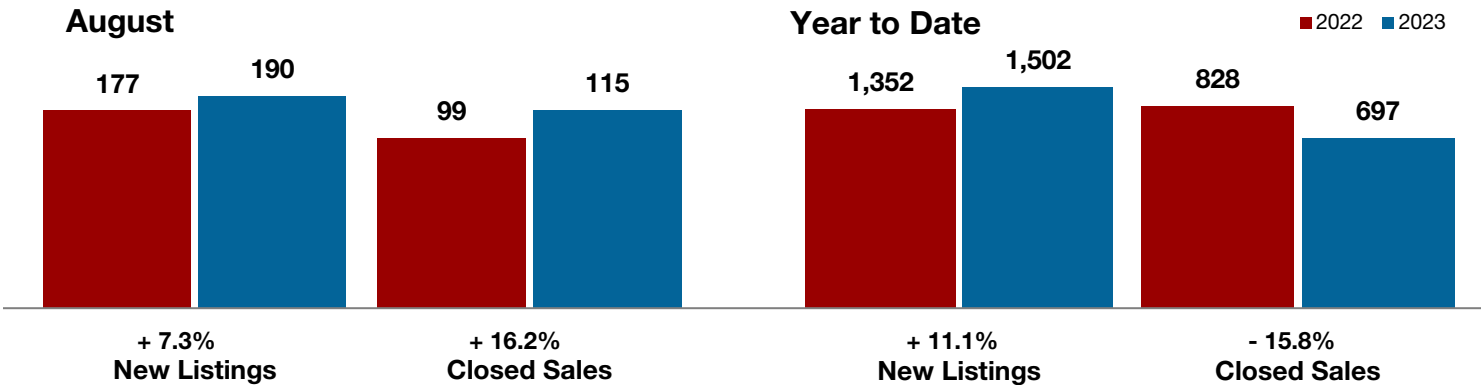
Change in
Closed Sales

Change in
Median Sales Price

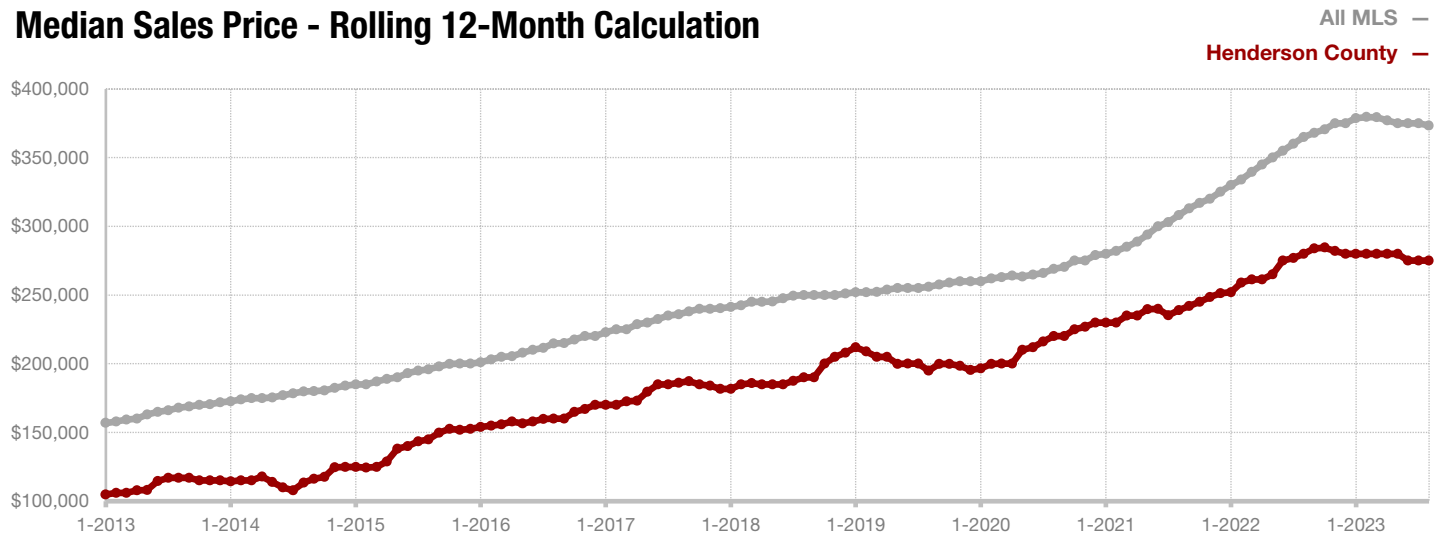
Henderson County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	177	190	+ 7.3%	1,352	1,502	+ 11.1%
Pending Sales	96	110	+ 14.6%	841	748	- 11.1%
Closed Sales	99	115	+ 16.2%	828	697	- 15.8%
Average Sales Price*	\$452,064	\$440,779	- 2.5%	\$434,814	\$421,095	- 3.2%
Median Sales Price*	\$286,500	\$288,500	+ 0.7%	\$283,000	\$275,000	- 2.8%
Percent of Original List Price Received*	93.3%	90.6%	- 2.9%	96.1%	92.3%	- 4.0%
Days on Market Until Sale	37	71	+ 91.9%	39	63	+ 61.5%
Inventory of Homes for Sale	522	657	+ 25.9%	--	--	--
Months Supply of Inventory	5.2	7.6	+ 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 14.7%

- 20.4%

+ 4.9%

Change in
New Listings

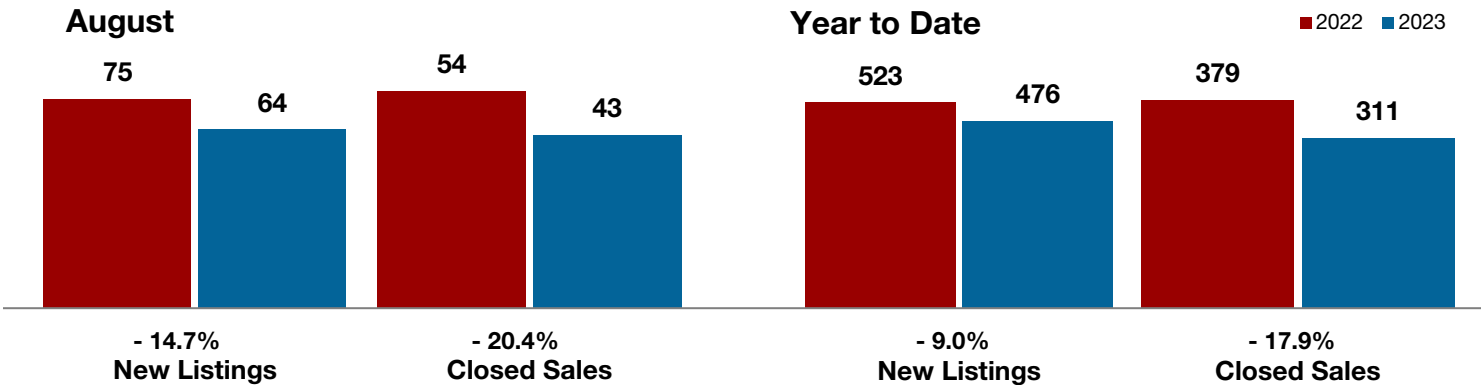
Change in
Closed Sales

Change in
Median Sales Price

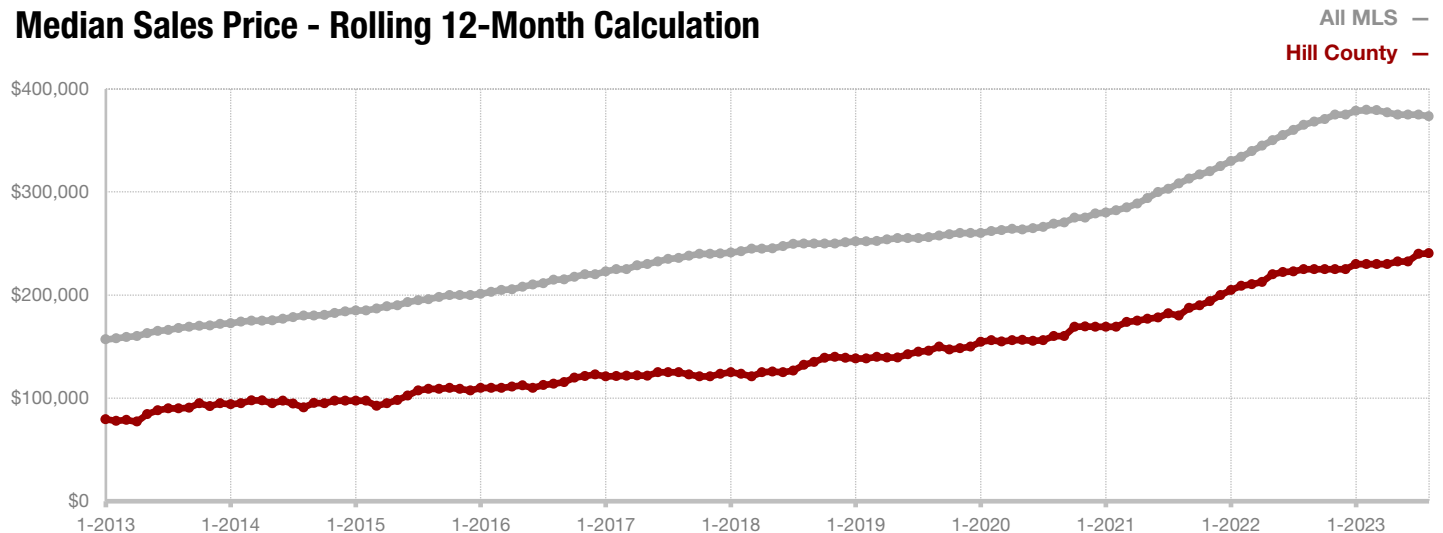
Hill County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	75	64	- 14.7%	523	476	- 9.0%
Pending Sales	32	39	+ 21.9%	369	335	- 9.2%
Closed Sales	54	43	- 20.4%	379	311	- 17.9%
Average Sales Price*	\$243,975	\$269,233	+ 10.4%	\$273,197	\$280,819	+ 2.8%
Median Sales Price*	\$222,500	\$233,500	+ 4.9%	\$225,000	\$241,250	+ 7.2%
Percent of Original List Price Received*	95.7%	91.6%	- 4.3%	96.8%	92.7%	- 4.2%
Days on Market Until Sale	31	74	+ 138.7%	39	61	+ 56.4%
Inventory of Homes for Sale	177	176	- 0.6%	--	--	--
Months Supply of Inventory	4.1	4.8	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 5.5%

+ 14.6%

+ 1.7%

Change in
New Listings

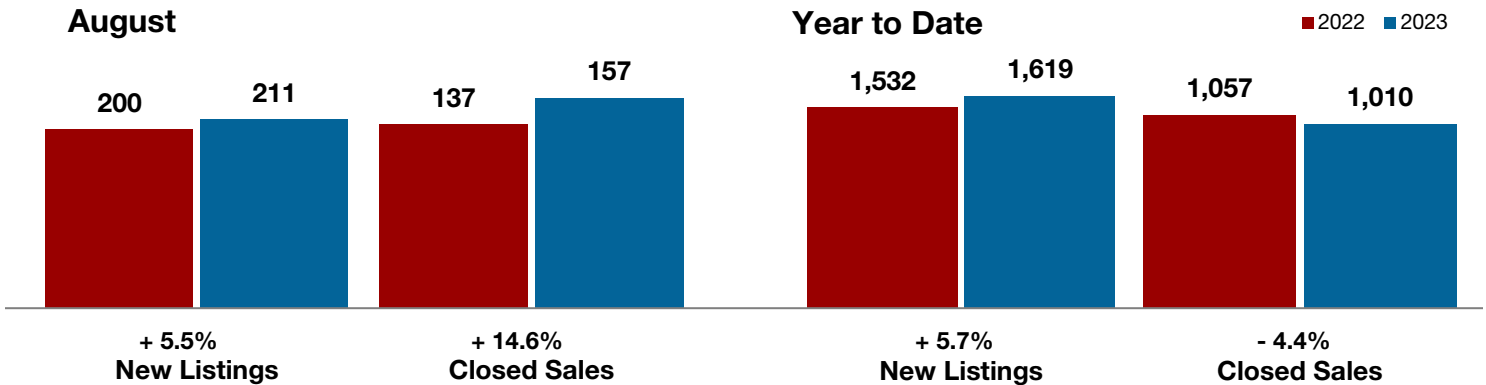
Change in
Closed Sales

Change in
Median Sales Price

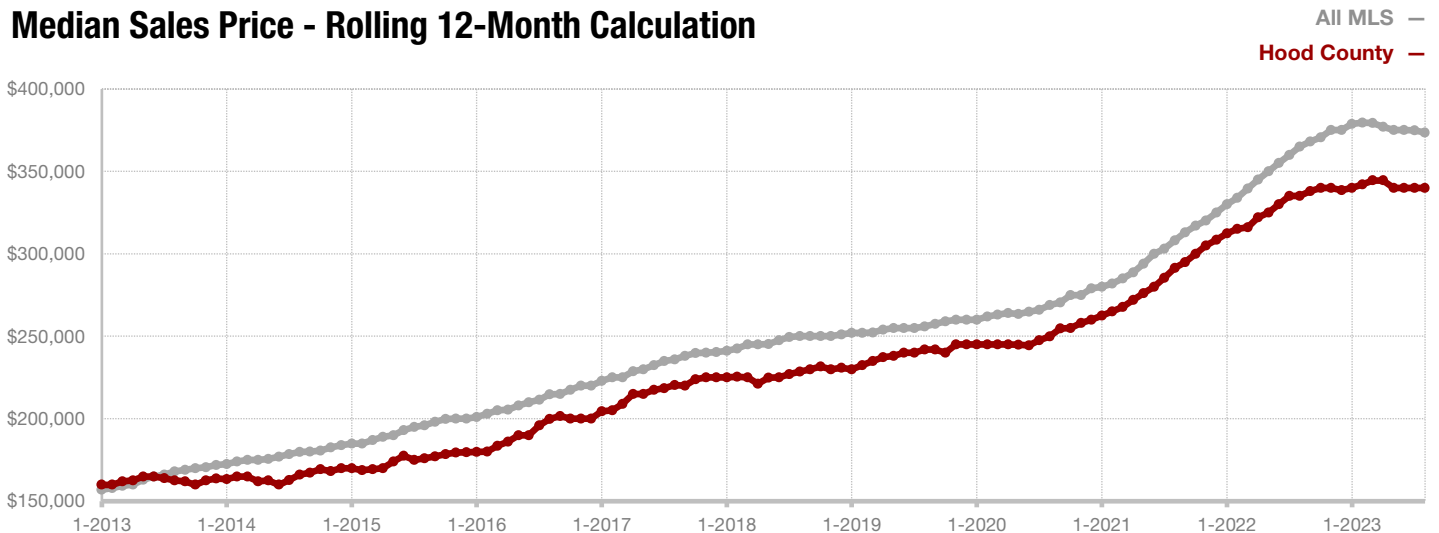
Hood County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	200	211	+ 5.5%	1,532	1,619	+ 5.7%
Pending Sales	133	91	- 31.6%	1,048	1,026	- 2.1%
Closed Sales	137	157	+ 14.6%	1,057	1,010	- 4.4%
Average Sales Price*	\$447,038	\$410,530	- 8.2%	\$419,473	\$424,103	+ 1.1%
Median Sales Price*	\$344,000	\$350,000	+ 1.7%	\$345,000	\$345,000	0.0%
Percent of Original List Price Received*	95.7%	94.6%	- 1.1%	97.8%	94.1%	- 3.8%
Days on Market Until Sale	33	53	+ 60.6%	30	59	+ 96.7%
Inventory of Homes for Sale	423	550	+ 30.0%	--	--	--
Months Supply of Inventory	3.2	4.6	+ 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 4.9%

- 28.9%

+ 0.9%

Change in
New Listings

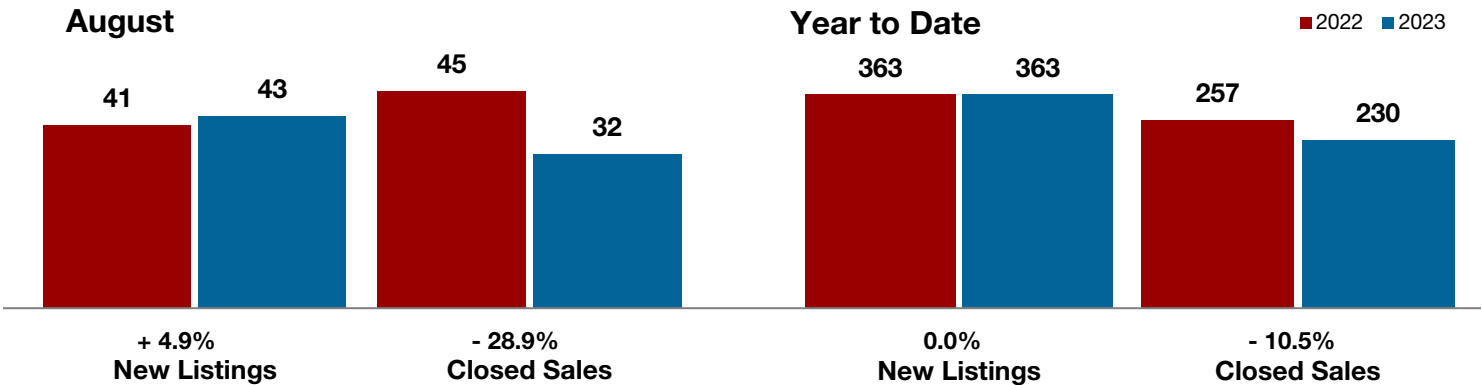
Change in
Closed Sales

Change in
Median Sales Price

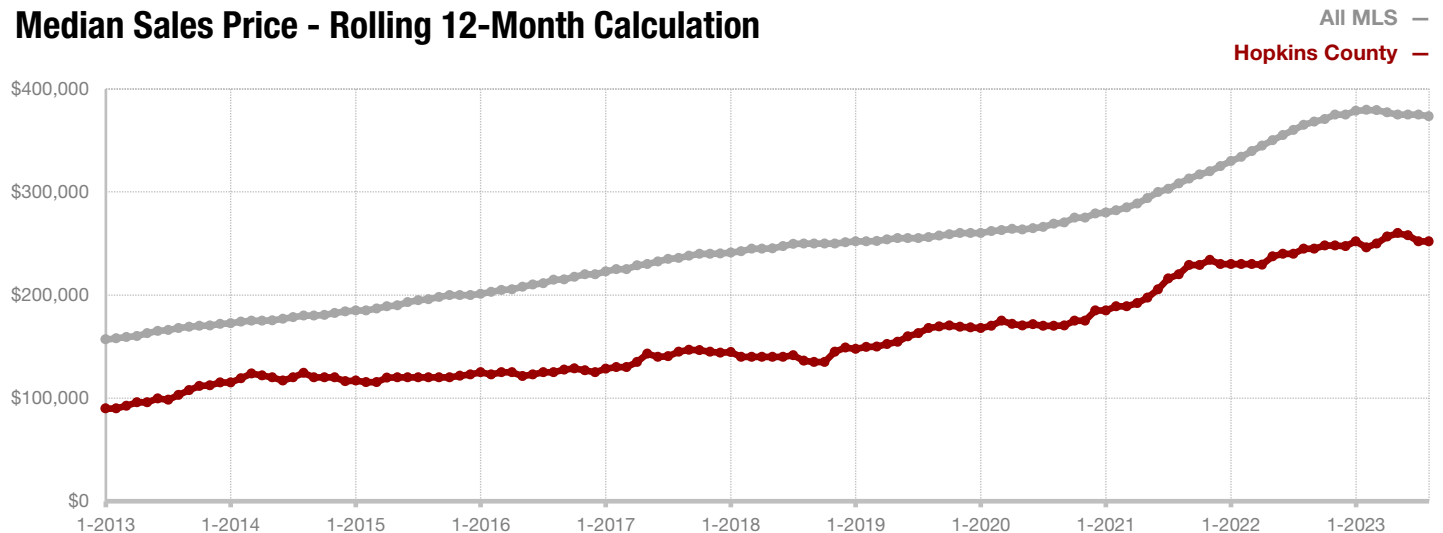
Hopkins County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	41	43	+ 4.9%	363	363	0.0%
Pending Sales	22	29	+ 31.8%	247	241	- 2.4%
Closed Sales	45	32	- 28.9%	257	230	- 10.5%
Average Sales Price*	\$295,681	\$315,609	+ 6.7%	\$302,541	\$305,183	+ 0.9%
Median Sales Price*	\$257,750	\$260,000	+ 0.9%	\$246,250	\$251,000	+ 1.9%
Percent of Original List Price Received*	96.3%	92.2%	- 4.3%	98.2%	93.1%	- 5.2%
Days on Market Until Sale	24	38	+ 58.3%	27	59	+ 118.5%
Inventory of Homes for Sale	114	138	+ 21.1%	--	--	--
Months Supply of Inventory	3.7	5.1	+ 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 – August 2023

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



+ 0.4%

- 16.0%

- 3.3%

Change in
New Listings

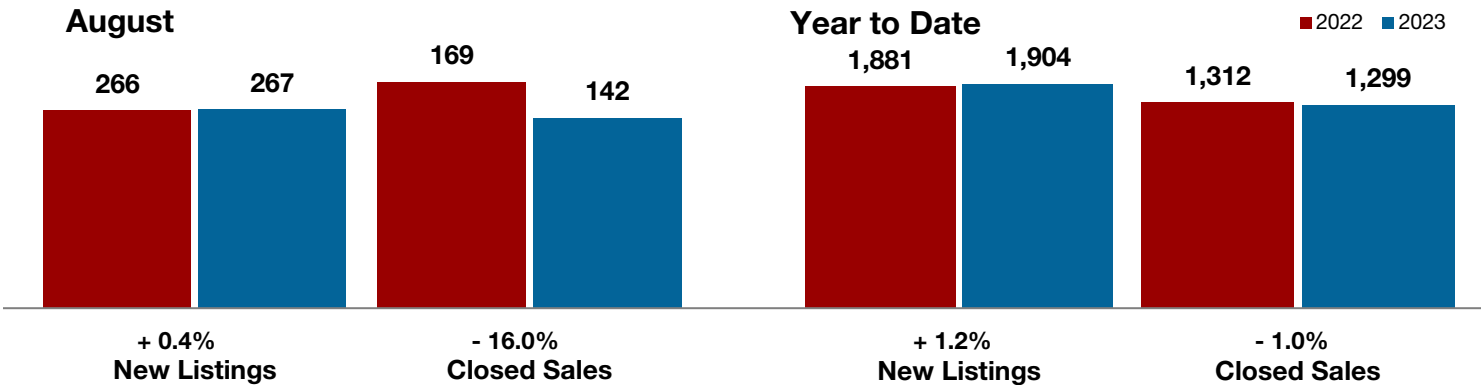
Change in
Closed Sales

Change in
Median Sales Price

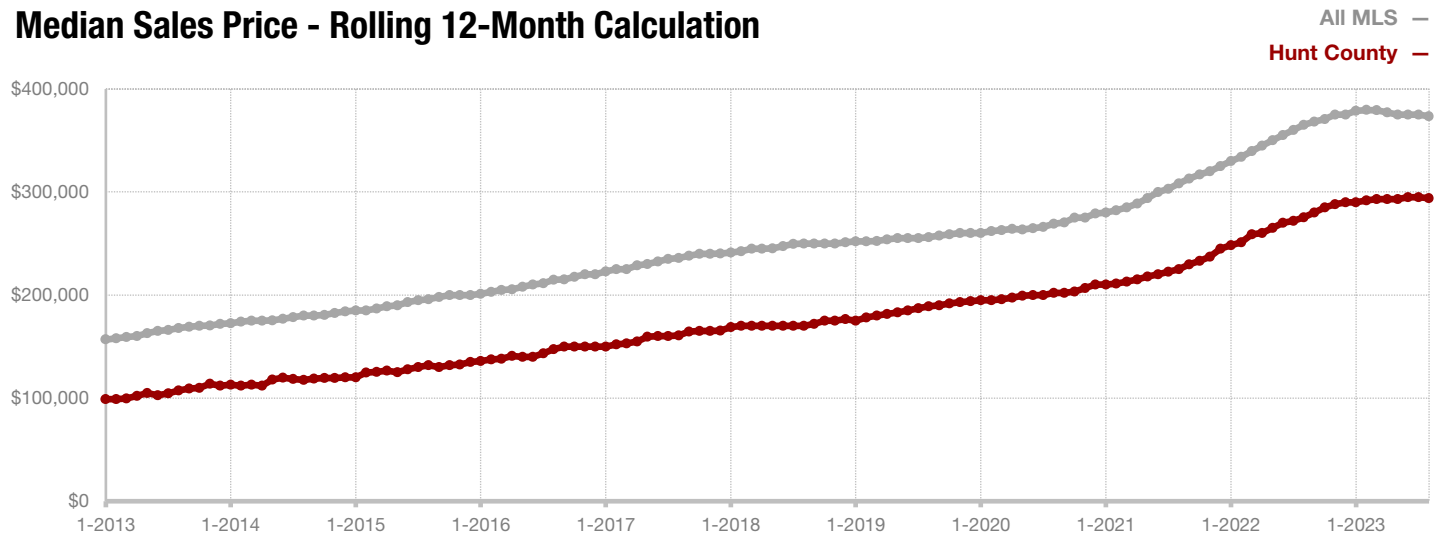
Hunt County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	266	267	+ 0.4%	1,881	1,904	+ 1.2%
Pending Sales	173	144	- 16.8%	1,312	1,354	+ 3.2%
Closed Sales	169	142	- 16.0%	1,312	1,299	- 1.0%
Average Sales Price*	\$354,219	\$326,893	- 7.7%	\$325,637	\$328,961	+ 1.0%
Median Sales Price*	\$300,000	\$290,000	- 3.3%	\$281,477	\$290,285	+ 3.1%
Percent of Original List Price Received*	96.2%	94.0%	- 2.3%	99.1%	94.5%	- 4.6%
Days on Market Until Sale	32	51	+ 59.4%	29	58	+ 100.0%
Inventory of Homes for Sale	593	663	+ 11.8%	--	--	--
Months Supply of Inventory	3.6	4.2	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 15.4%

- 33.3%

- 26.8%

Change in
New Listings

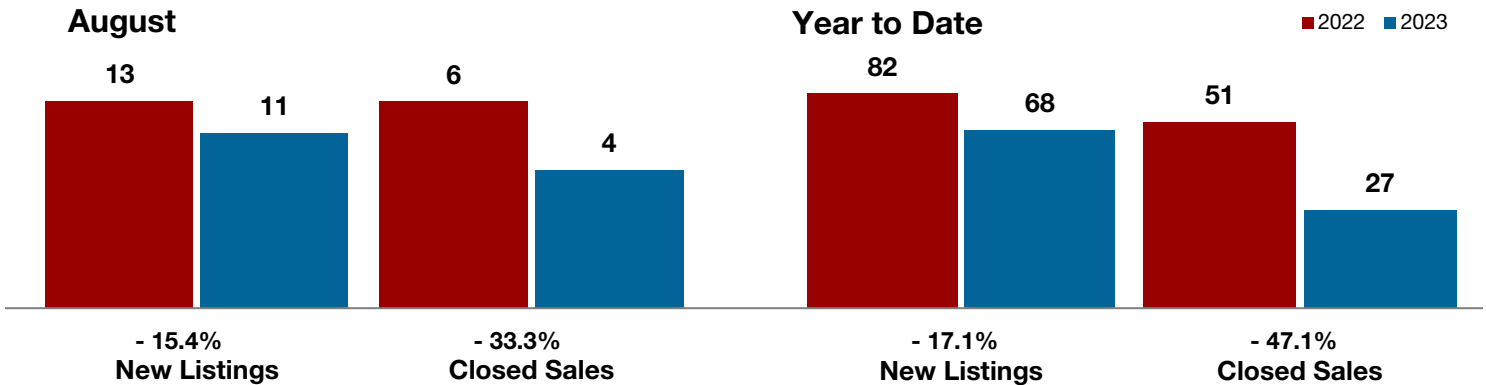
Change in
Closed Sales

Change in
Median Sales Price

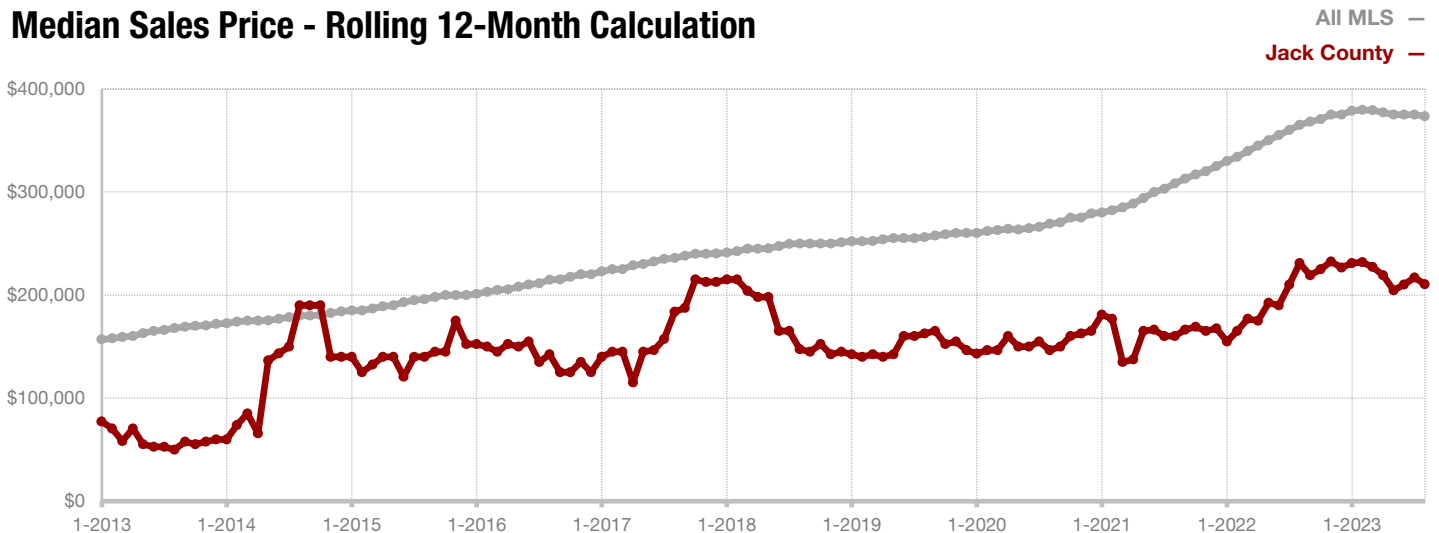
Jack County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	13	11	- 15.4%	82	68	- 17.1%
Pending Sales	4	1	- 75.0%	52	27	- 48.1%
Closed Sales	6	4	- 33.3%	51	27	- 47.1%
Average Sales Price*	\$239,767	\$184,625	- 23.0%	\$292,272	\$399,765	+ 36.8%
Median Sales Price*	\$251,800	\$184,250	- 26.8%	\$232,600	\$212,500	- 8.6%
Percent of Original List Price Received*	85.6%	92.6%	+ 8.2%	92.9%	87.4%	- 5.9%
Days on Market Until Sale	43	43	0.0%	61	89	+ 45.9%
Inventory of Homes for Sale	38	43	+ 13.2%	--	--	--
Months Supply of Inventory	6.3	12.9	+ 116.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 19.9%

Change in
New Listings

- 3.2%

Change in
Closed Sales

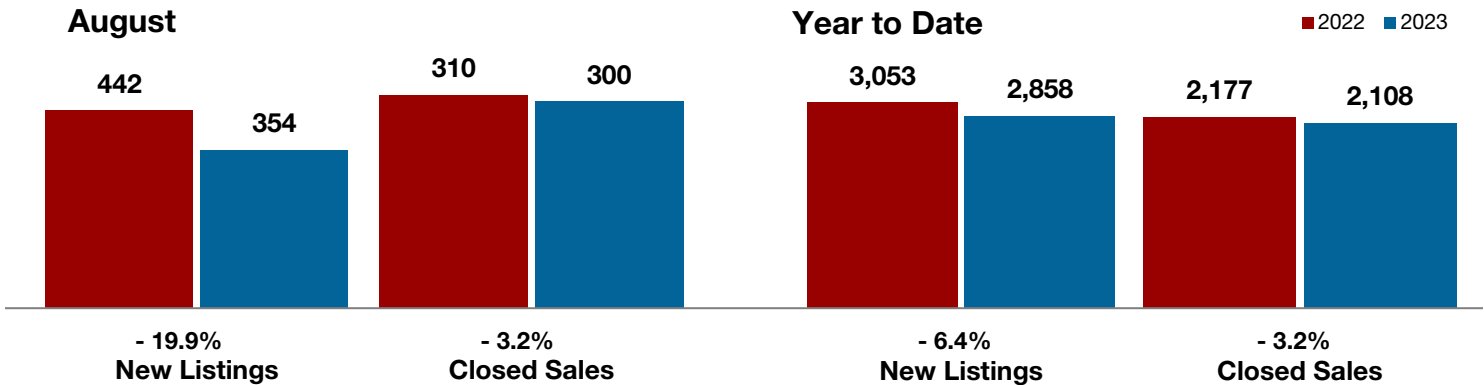
+ 6.5%

Change in
Median Sales Price

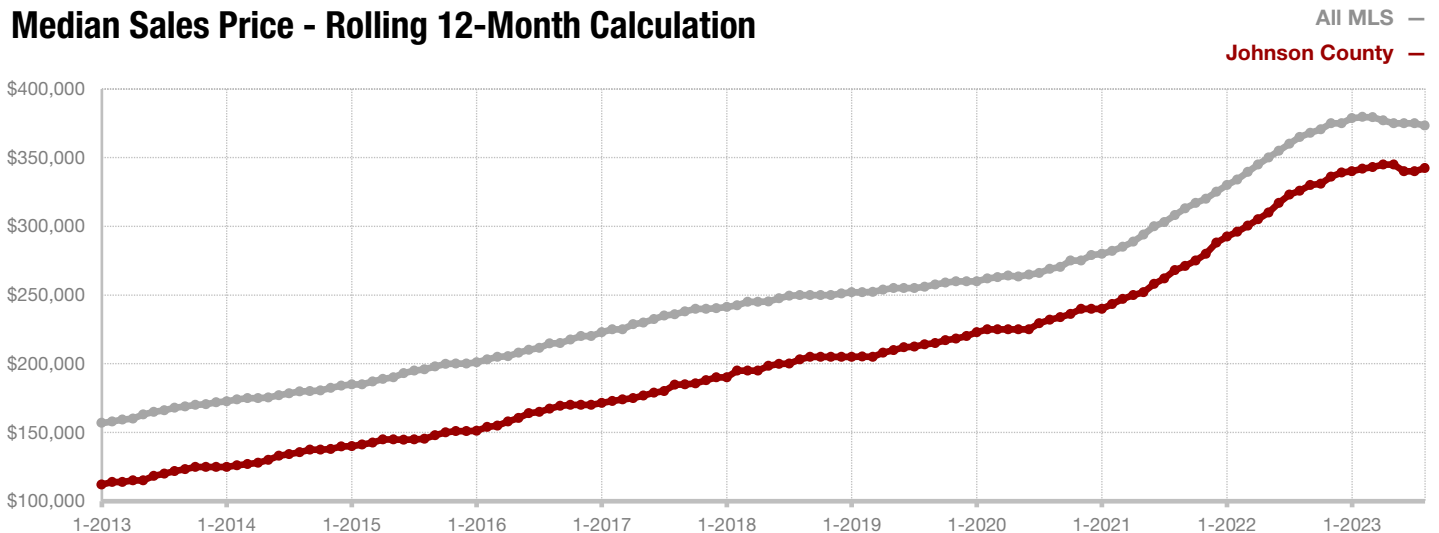
Johnson County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	442	354	- 19.9%	3,053	2,858	- 6.4%
Pending Sales	311	240	- 22.8%	2,207	2,176	- 1.4%
Closed Sales	310	300	- 3.2%	2,177	2,108	- 3.2%
Average Sales Price*	\$379,789	\$385,237	+ 1.4%	\$384,079	\$382,280	- 0.5%
Median Sales Price*	\$331,500	\$353,000	+ 6.5%	\$341,400	\$350,000	+ 2.5%
Percent of Original List Price Received*	97.7%	95.7%	- 2.0%	100.3%	95.0%	- 5.3%
Days on Market Until Sale	27	48	+ 77.8%	25	60	+ 140.0%
Inventory of Homes for Sale	865	810	- 6.4%	--	--	--
Months Supply of Inventory	3.2	3.2	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 8.7%

- 11.8%

- 27.3%

Change in
New Listings

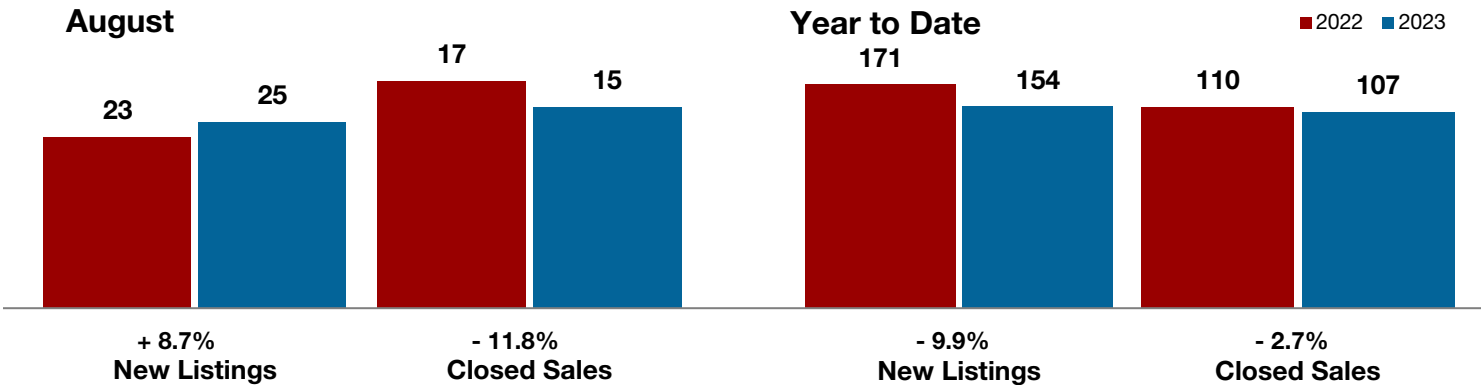
Change in
Closed Sales

Change in
Median Sales Price

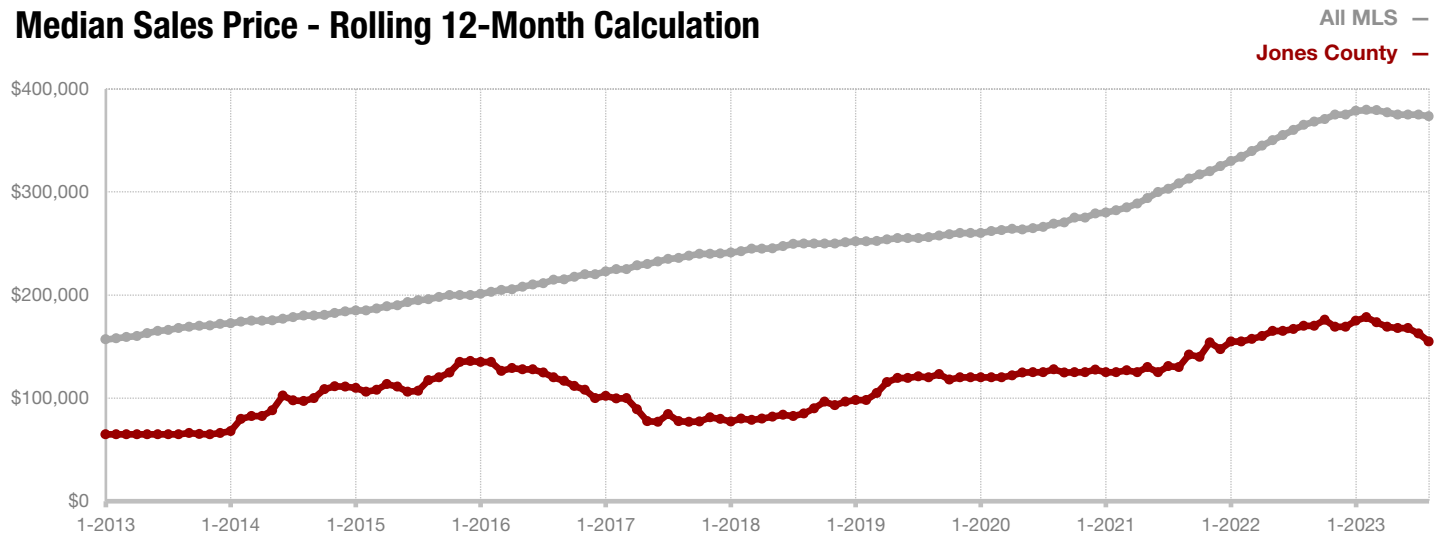
Jones County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	23	25	+ 8.7%	171	154	- 9.9%
Pending Sales	15	13	- 13.3%	123	115	- 6.5%
Closed Sales	17	15	- 11.8%	110	107	- 2.7%
Average Sales Price*	\$229,209	\$181,860	- 20.7%	\$199,371	\$180,994	- 9.2%
Median Sales Price*	\$220,000	\$160,000	- 27.3%	\$172,500	\$153,500	- 11.0%
Percent of Original List Price Received*	95.5%	91.3%	- 4.4%	94.1%	92.1%	- 2.1%
Days on Market Until Sale	21	87	+ 314.3%	46	68	+ 47.8%
Inventory of Homes for Sale	52	60	+ 15.4%	--	--	--
Months Supply of Inventory	3.5	4.7	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 6.7%

- 10.1%

- 2.9%

Change in
New Listings

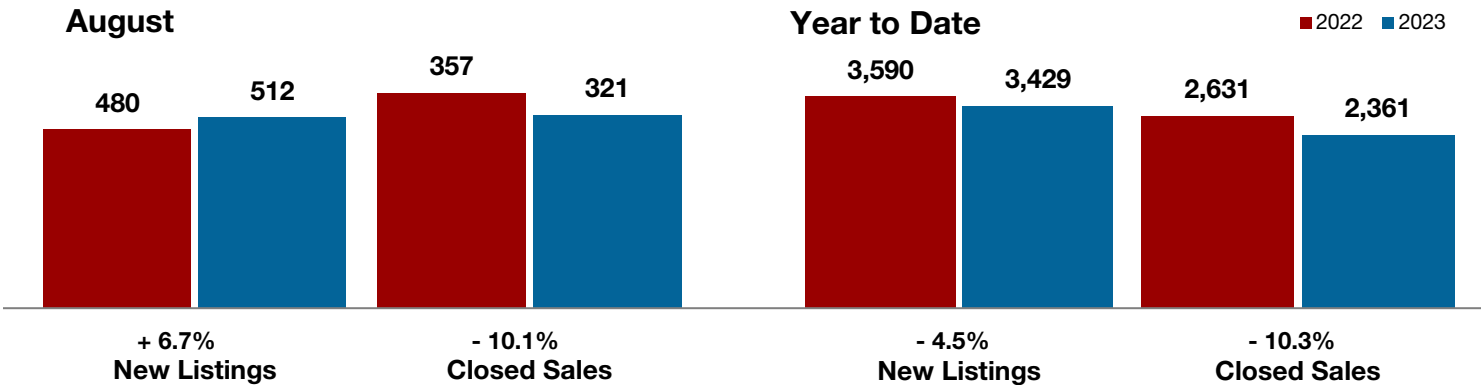
Change in
Closed Sales

Change in
Median Sales Price

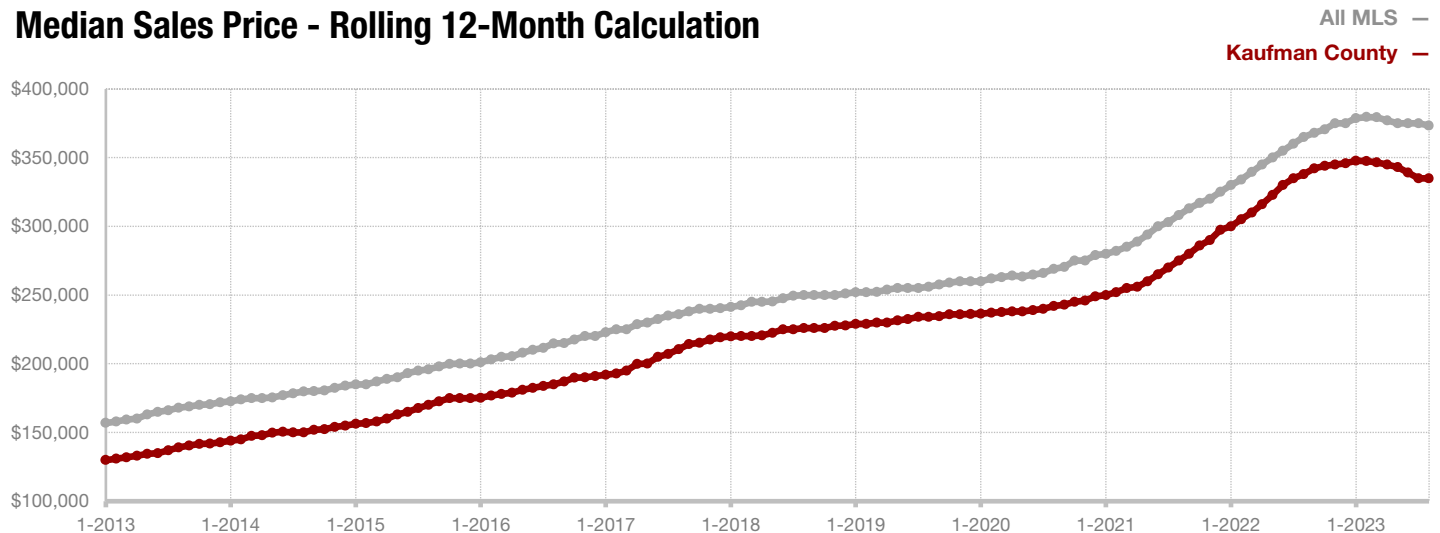
Kaufman County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	480	512	+ 6.7%	3,590	3,429	- 4.5%
Pending Sales	319	274	- 14.1%	2,536	2,483	- 2.1%
Closed Sales	357	321	- 10.1%	2,631	2,361	- 10.3%
Average Sales Price*	\$376,534	\$363,537	- 3.5%	\$369,926	\$359,092	- 2.9%
Median Sales Price*	\$345,000	\$335,000	- 2.9%	\$348,000	\$333,000	- 4.3%
Percent of Original List Price Received*	97.5%	95.3%	- 2.3%	100.9%	94.7%	- 6.1%
Days on Market Until Sale	32	56	+ 75.0%	31	67	+ 116.1%
Inventory of Homes for Sale	1,138	1,166	+ 2.5%	--	--	--
Months Supply of Inventory	3.6	4.1	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 24.6%

+ 13.0%

- 15.6%

Change in
New Listings

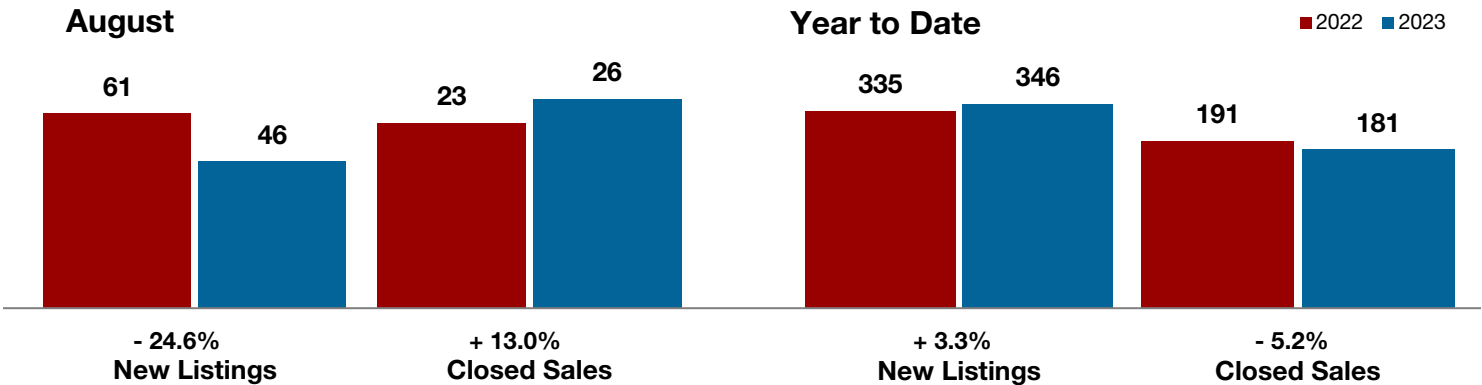
Change in
Closed Sales

Change in
Median Sales Price

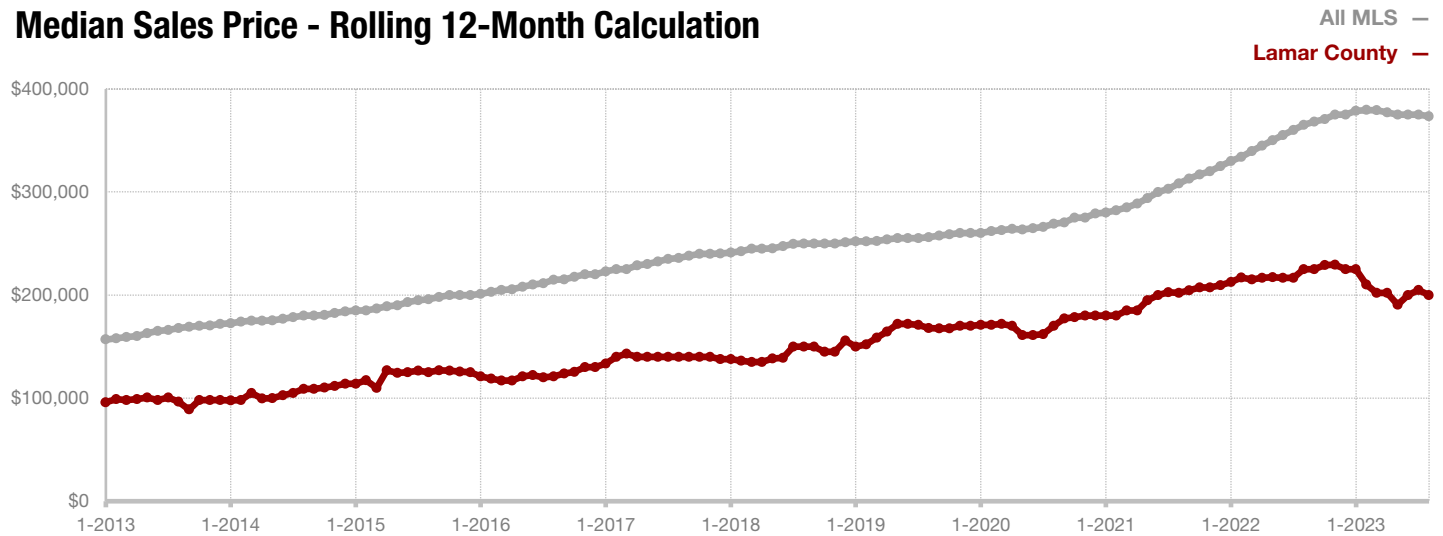
Lamar County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	61	46	- 24.6%	335	346	+ 3.3%
Pending Sales	31	18	- 41.9%	207	192	- 7.2%
Closed Sales	23	26	+ 13.0%	191	181	- 5.2%
Average Sales Price*	\$254,635	\$244,808	- 3.9%	\$259,320	\$227,450	- 12.3%
Median Sales Price*	\$240,000	\$202,450	- 15.6%	\$225,500	\$199,000	- 11.8%
Percent of Original List Price Received*	88.6%	90.8%	+ 2.5%	94.6%	91.8%	- 3.0%
Days on Market Until Sale	38	55	+ 44.7%	39	67	+ 71.8%
Inventory of Homes for Sale	128	148	+ 15.6%	--	--	--
Months Supply of Inventory	4.9	6.4	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 125.0%

+ 83.3%

+ 4.0%

Change in
New Listings

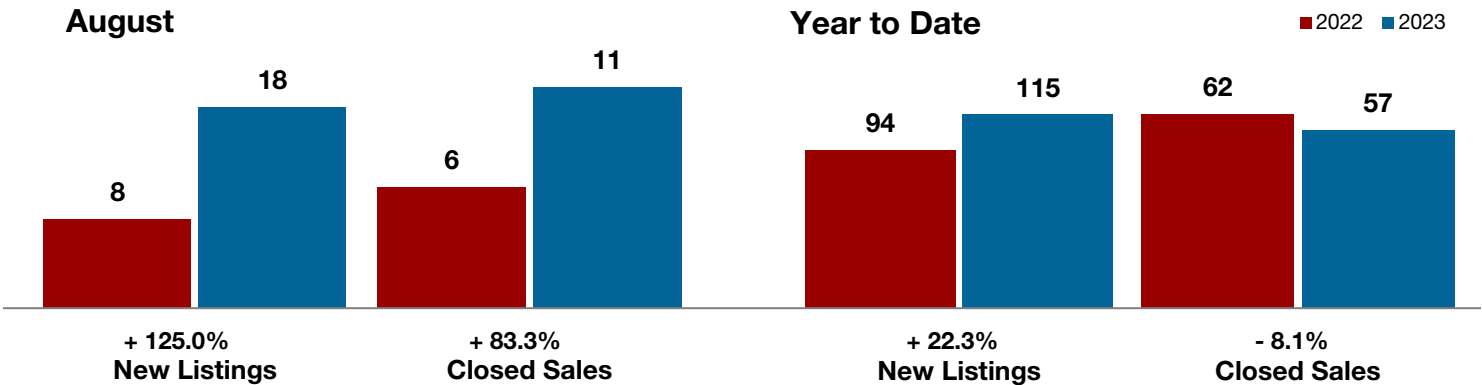
Change in
Closed Sales

Change in
Median Sales Price

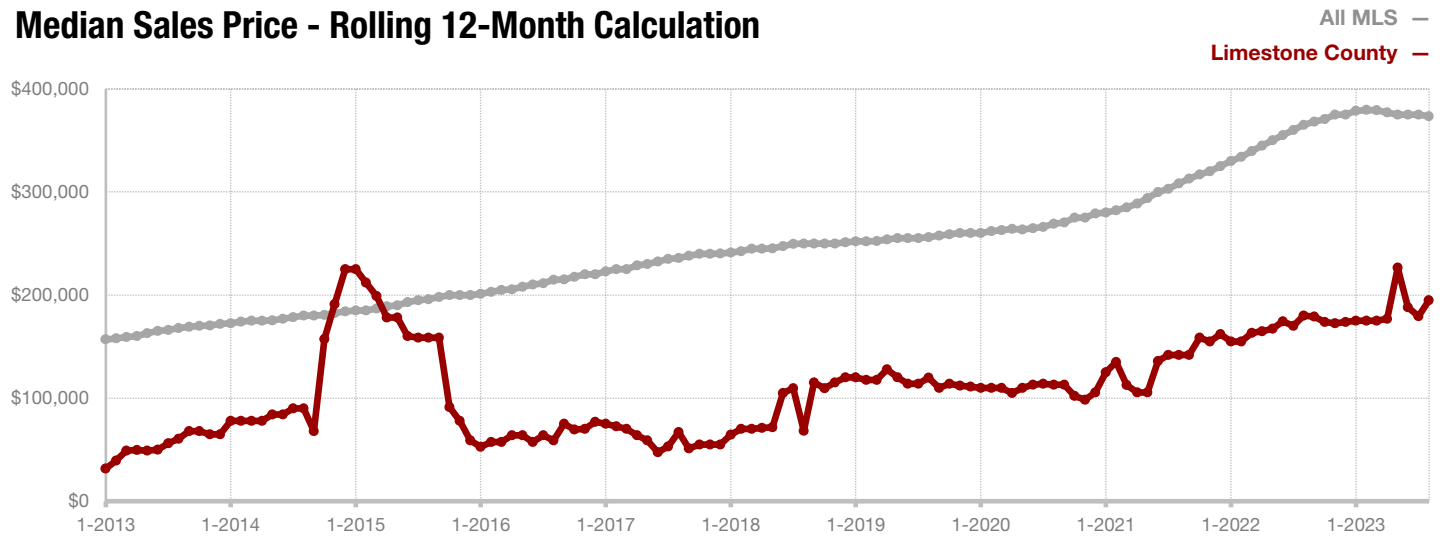
Limestone County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	8	18	+ 125.0%	94	115	+ 22.3%
Pending Sales	6	5	- 16.7%	58	56	- 3.4%
Closed Sales	6	11	+ 83.3%	62	57	- 8.1%
Average Sales Price*	\$304,850	\$263,818	- 13.5%	\$267,011	\$247,276	- 7.4%
Median Sales Price*	\$259,550	\$270,000	+ 4.0%	\$179,500	\$214,500	+ 19.5%
Percent of Original List Price Received*	89.4%	83.3%	- 6.8%	95.7%	85.9%	- 10.2%
Days on Market Until Sale	30	119	+ 296.7%	69	101	+ 46.4%
Inventory of Homes for Sale	44	61	+ 38.6%	--	--	--
Months Supply of Inventory	6.4	9.8	+ 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



0.0%

- 17.9%

+ 3.5%

Change in
New Listings

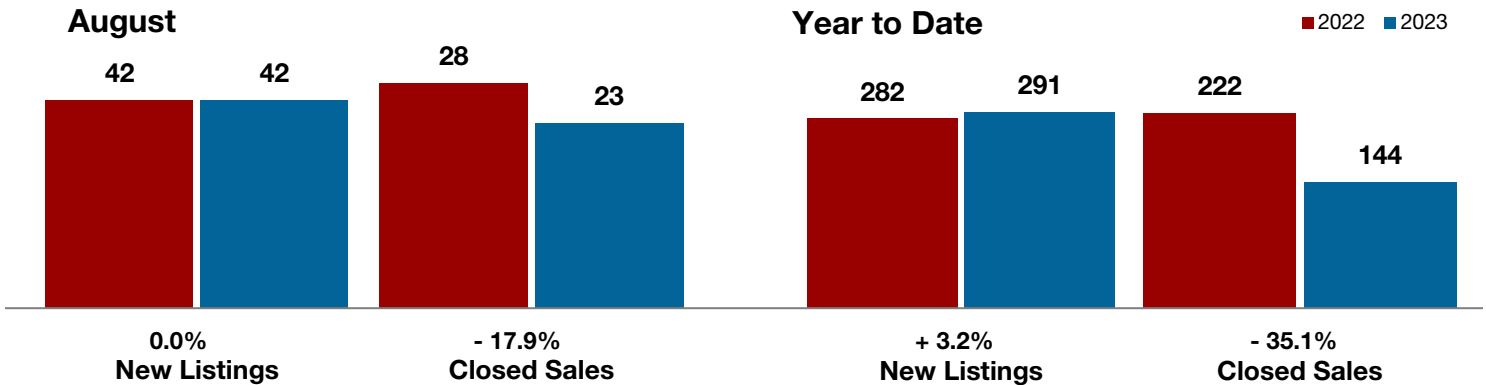
Change in
Closed Sales

Change in
Median Sales Price

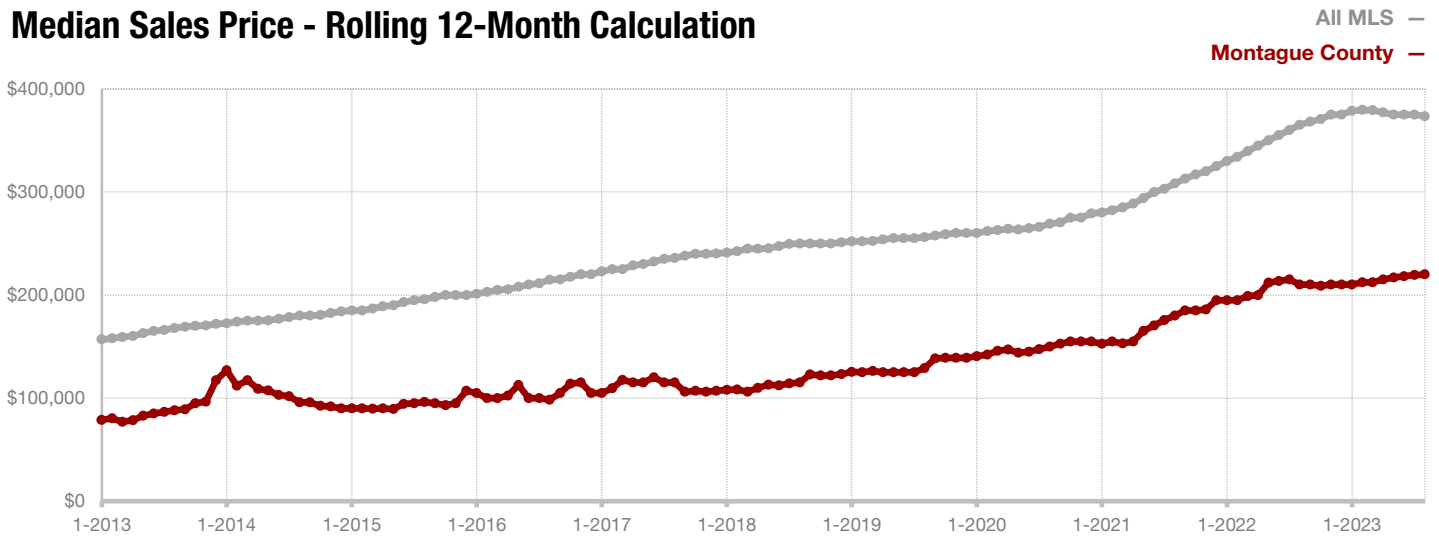
Montague County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	42	42	0.0%	282	291	+ 3.2%
Pending Sales	27	16	- 40.7%	212	156	- 26.4%
Closed Sales	28	23	- 17.9%	222	144	- 35.1%
Average Sales Price*	\$293,746	\$294,280	+ 0.2%	\$267,531	\$297,550	+ 11.2%
Median Sales Price*	\$212,500	\$220,000	+ 3.5%	\$210,000	\$232,500	+ 10.7%
Percent of Original List Price Received*	96.6%	93.8%	- 2.9%	95.4%	91.8%	- 3.8%
Days on Market Until Sale	35	57	+ 62.9%	43	63	+ 46.5%
Inventory of Homes for Sale	95	129	+ 35.8%	--	--	--
Months Supply of Inventory	3.7	7.1	+ 75.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 18.8%

- 38.6%

+ 13.0%

Change in
New Listings

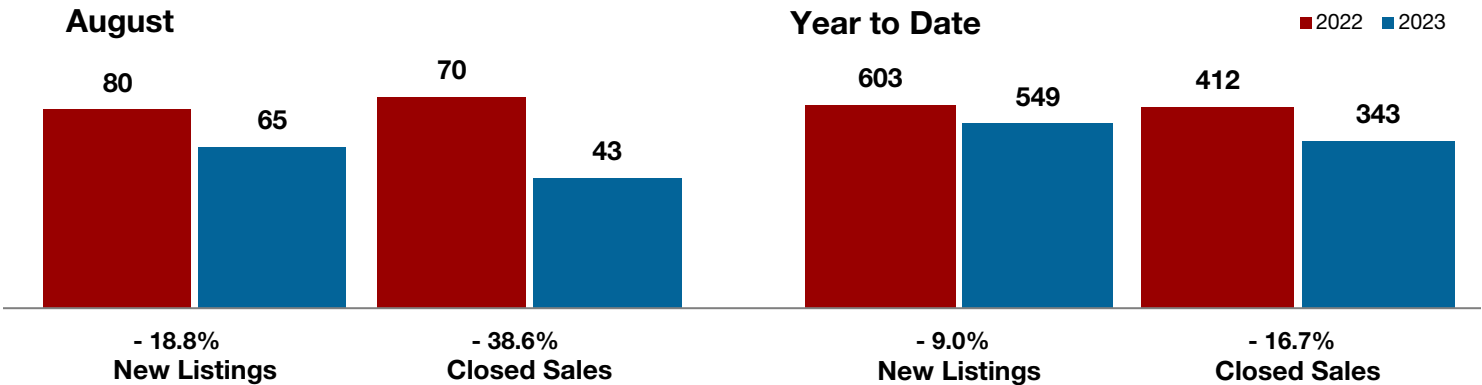
Change in
Closed Sales

Change in
Median Sales Price

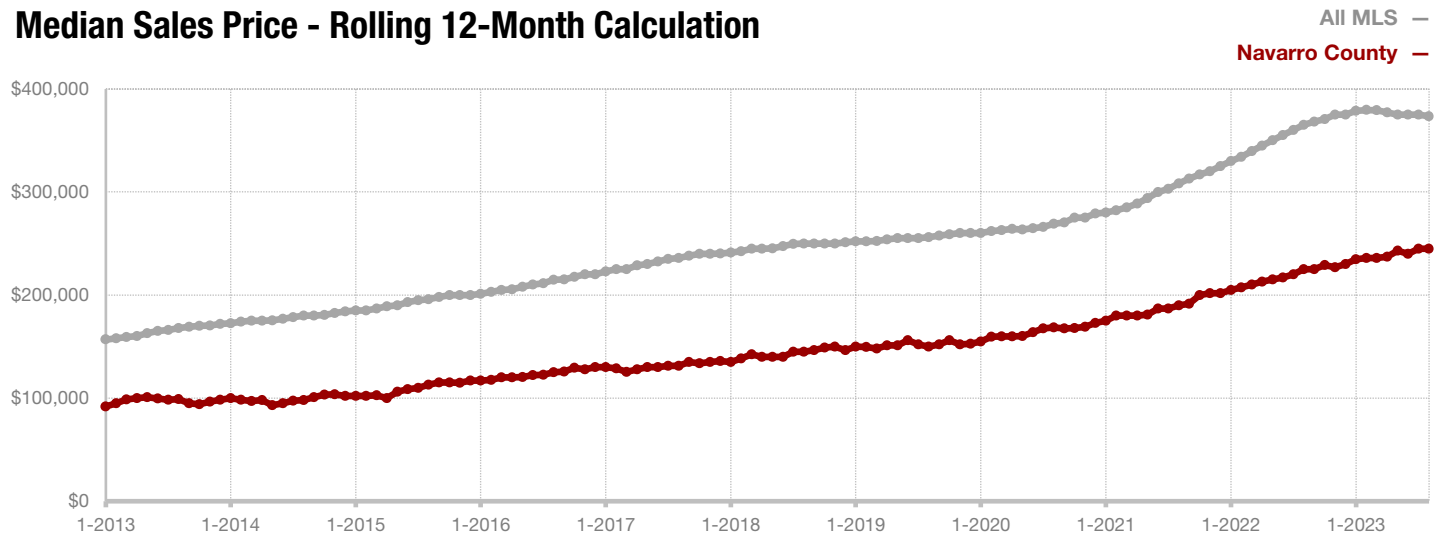
Navarro County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	80	65	- 18.8%	603	549	- 9.0%
Pending Sales	55	32	- 41.8%	424	355	- 16.3%
Closed Sales	70	43	- 38.6%	412	343	- 16.7%
Average Sales Price*	\$289,330	\$483,801	+ 67.2%	\$331,638	\$349,935	+ 5.5%
Median Sales Price*	\$246,000	\$277,900	+ 13.0%	\$229,950	\$255,000	+ 10.9%
Percent of Original List Price Received*	96.2%	94.5%	- 1.8%	97.1%	92.5%	- 4.7%
Days on Market Until Sale	29	57	+ 96.6%	35	67	+ 91.4%
Inventory of Homes for Sale	170	199	+ 17.1%	--	--	--
Months Supply of Inventory	3.4	4.9	+ 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 42.9%

- 50.0%

- 69.5%

Change in
New Listings

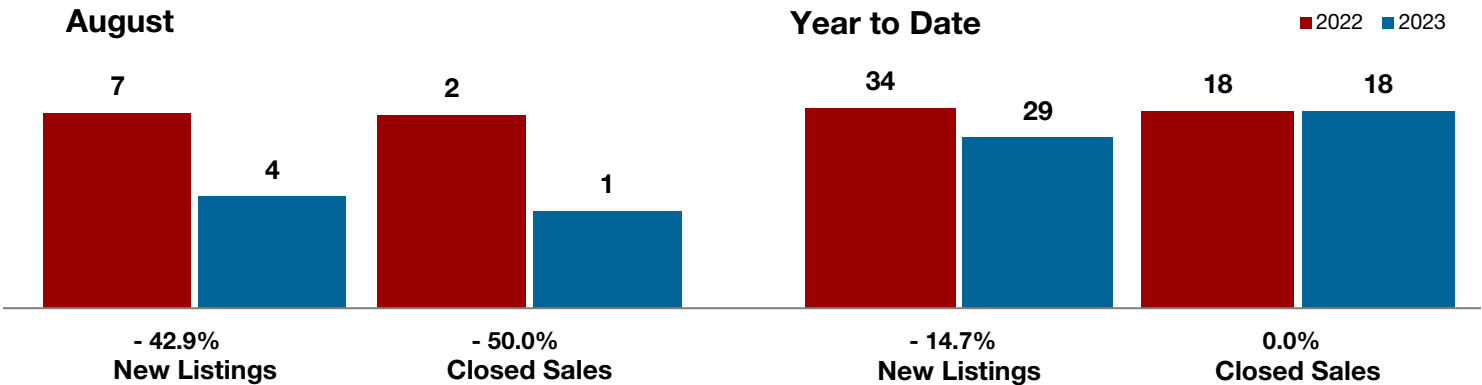
Change in
Closed Sales

Change in
Median Sales Price

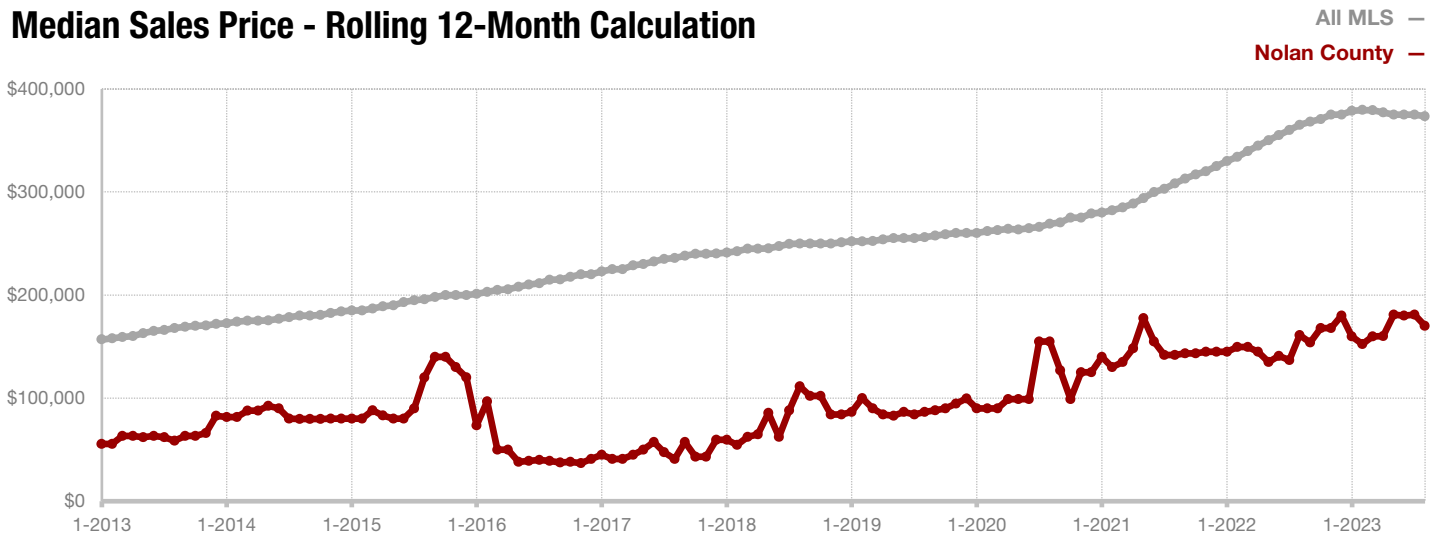
Nolan County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	7	4	- 42.9%	34	29	- 14.7%
Pending Sales	2	3	+ 50.0%	17	16	- 5.9%
Closed Sales	2	1	- 50.0%	18	18	0.0%
Average Sales Price*	\$482,500	\$147,400	- 69.5%	\$266,861	\$179,535	- 32.7%
Median Sales Price*	\$482,500	\$147,400	- 69.5%	\$142,000	\$159,900	+ 12.6%
Percent of Original List Price Received*	90.5%	98.3%	+ 8.6%	90.5%	94.3%	+ 4.2%
Days on Market Until Sale	59	12	- 79.7%	55	62	+ 12.7%
Inventory of Homes for Sale	20	17	- 15.0%	--	--	--
Months Supply of Inventory	9.6	7.2	- 30.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 5.6%

- 25.9%

- 3.5%

Change in
New Listings

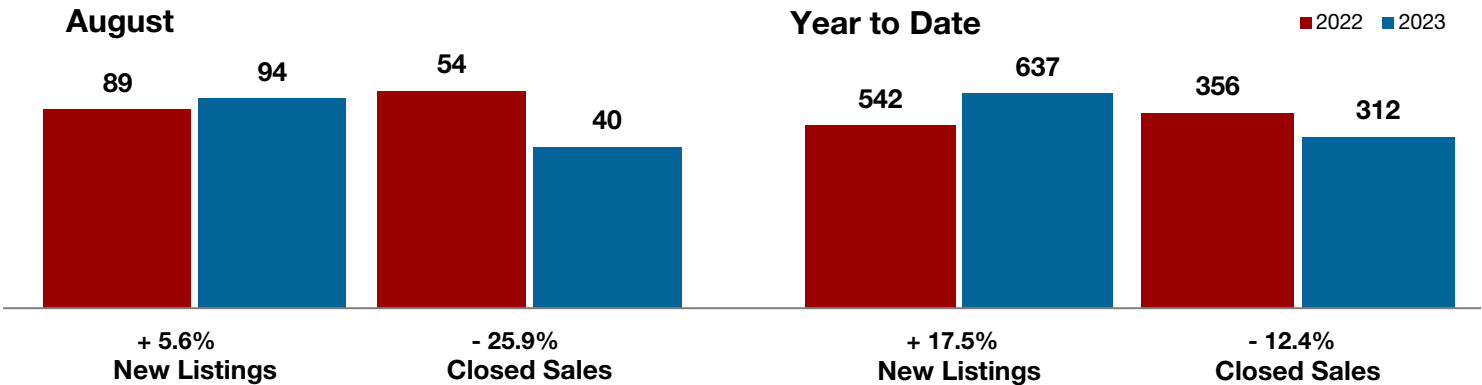
Change in
Closed Sales

Change in
Median Sales Price

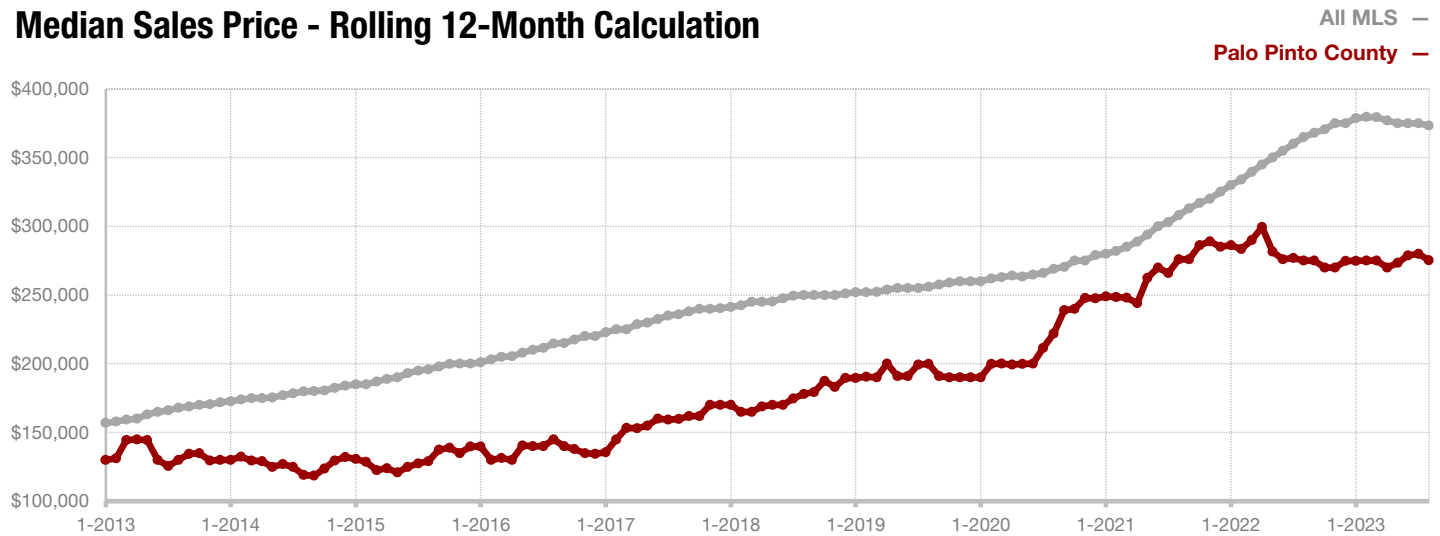
Palo Pinto County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	89	94	+ 5.6%	542	637	+ 17.5%
Pending Sales	48	32	- 33.3%	364	328	- 9.9%
Closed Sales	54	40	- 25.9%	356	312	- 12.4%
Average Sales Price*	\$413,092	\$600,868	+ 45.5%	\$478,075	\$544,216	+ 13.8%
Median Sales Price*	\$272,000	\$262,450	- 3.5%	\$270,000	\$275,300	+ 2.0%
Percent of Original List Price Received*	92.1%	93.1%	+ 1.1%	94.1%	91.7%	- 2.6%
Days on Market Until Sale	41	85	+ 107.3%	48	74	+ 54.2%
Inventory of Homes for Sale	197	287	+ 45.7%	--	--	--
Months Supply of Inventory	4.4	8.1	+ 100.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 9.2%

Change in
New Listings

- 8.2%

Change in
Closed Sales

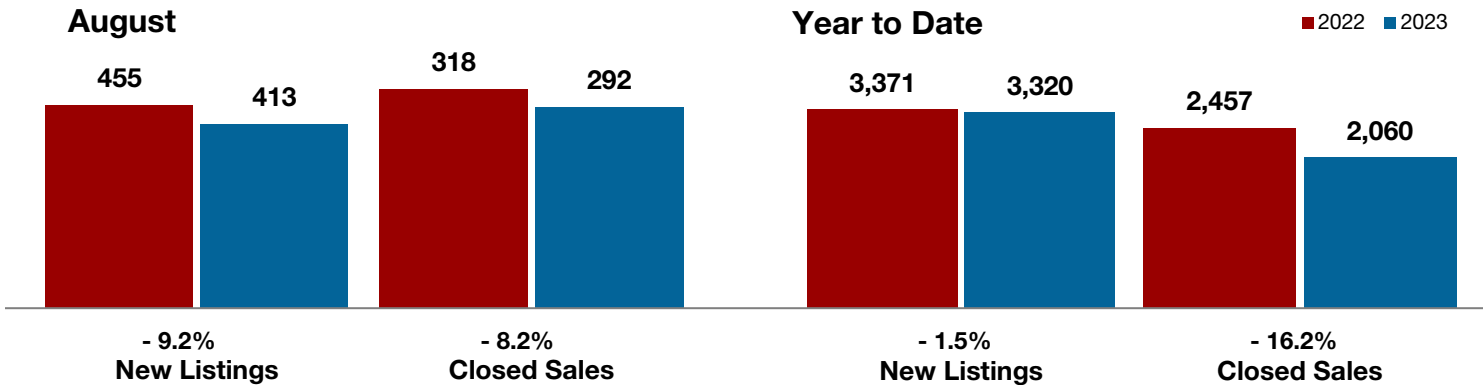
+ 5.6%

Change in
Median Sales Price

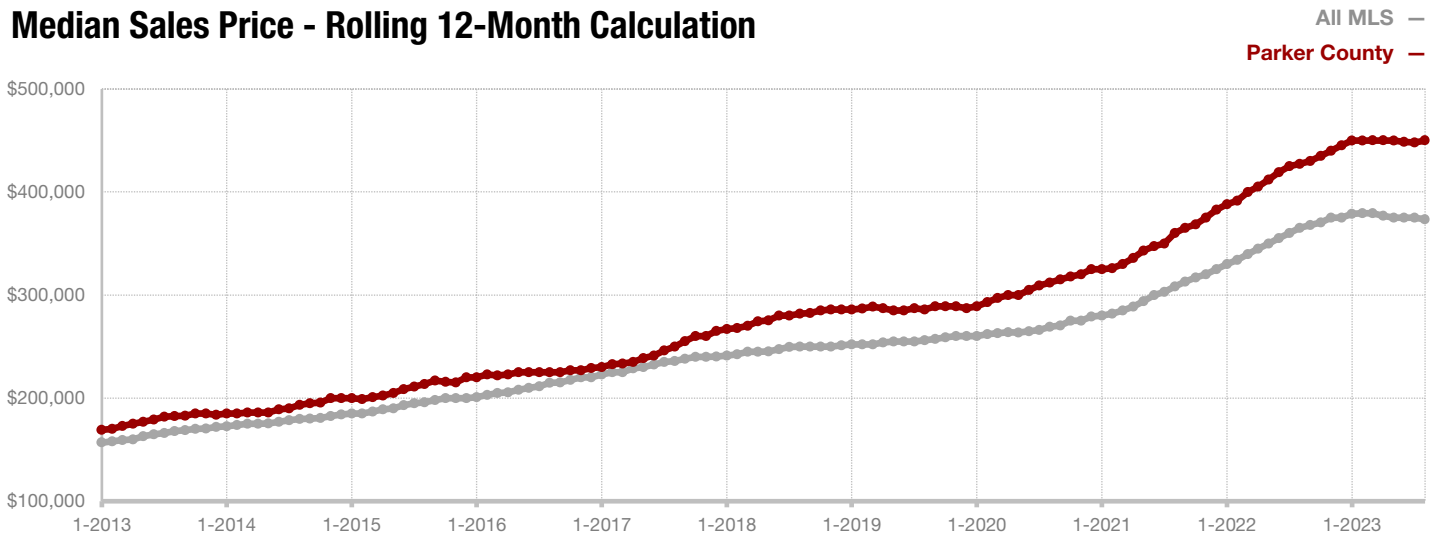
Parker County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	455	413	- 9.2%	3,371	3,320	- 1.5%
Pending Sales	298	198	- 33.6%	2,399	2,091	- 12.8%
Closed Sales	318	292	- 8.2%	2,457	2,060	- 16.2%
Average Sales Price*	\$506,830	\$491,650	- 3.0%	\$489,626	\$485,984	- 0.7%
Median Sales Price*	\$450,000	\$475,000	+ 5.6%	\$450,000	\$459,900	+ 2.2%
Percent of Original List Price Received*	97.3%	95.7%	- 1.6%	99.8%	95.6%	- 4.2%
Days on Market Until Sale	35	72	+ 105.7%	35	73	+ 108.6%
Inventory of Homes for Sale	1,083	1,228	+ 13.4%	--	--	--
Months Supply of Inventory	3.6	5.0	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 40.0%

+ 21.4%

- 12.4%

Change in
New Listings

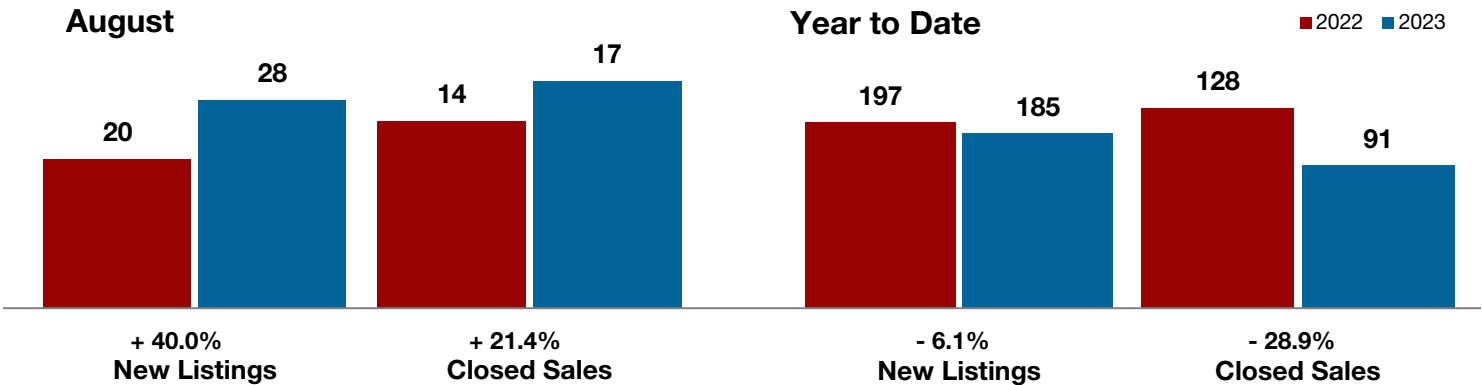
Change in
Closed Sales

Change in
Median Sales Price

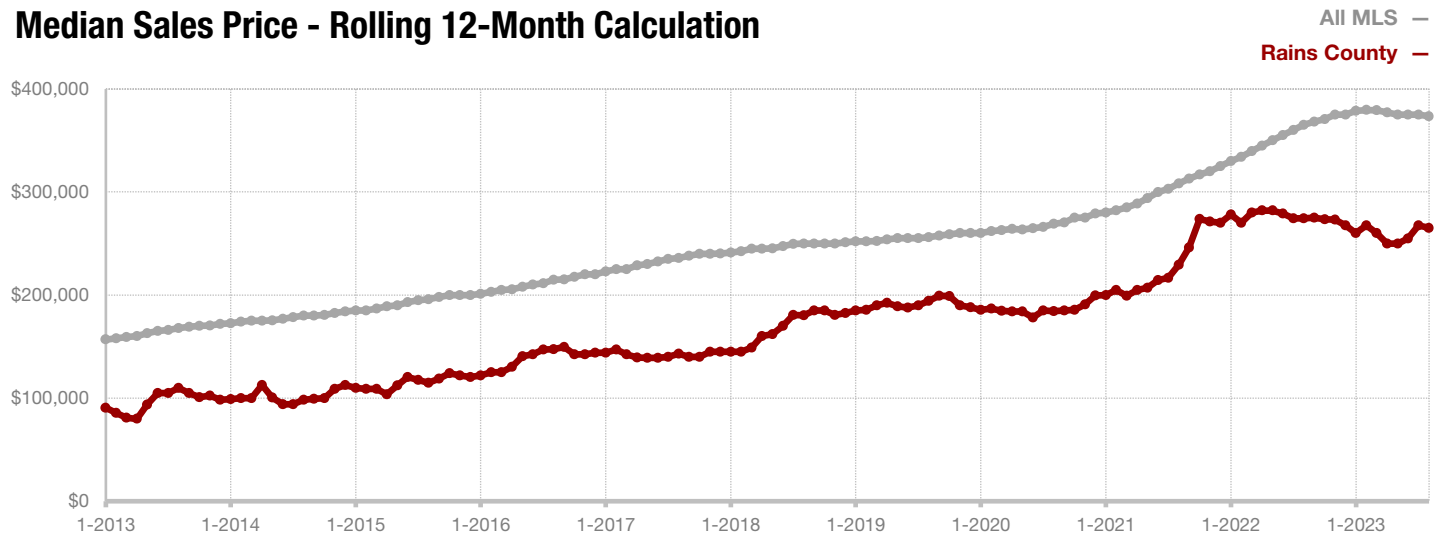
Rains County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	20	28	+ 40.0%	197	185	- 6.1%
Pending Sales	16	12	- 25.0%	122	92	- 24.6%
Closed Sales	14	17	+ 21.4%	128	91	- 28.9%
Average Sales Price*	\$296,271	\$253,229	- 14.5%	\$331,863	\$350,764	+ 5.7%
Median Sales Price*	\$230,000	\$201,500	- 12.4%	\$274,500	\$285,000	+ 3.8%
Percent of Original List Price Received*	96.5%	87.7%	- 9.1%	97.1%	94.3%	- 2.9%
Days on Market Until Sale	22	99	+ 350.0%	37	69	+ 86.5%
Inventory of Homes for Sale	86	98	+ 14.0%	--	--	--
Months Supply of Inventory	5.1	9.0	+ 80.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 13.5%

Change in
New Listings

- 7.1%

Change in
Closed Sales

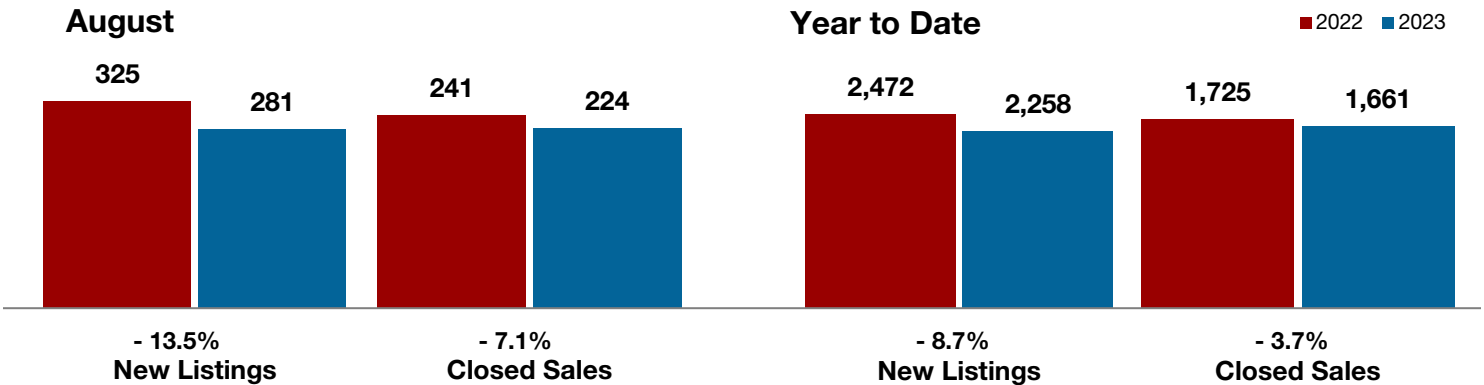
- 5.5%

Change in
Median Sales Price

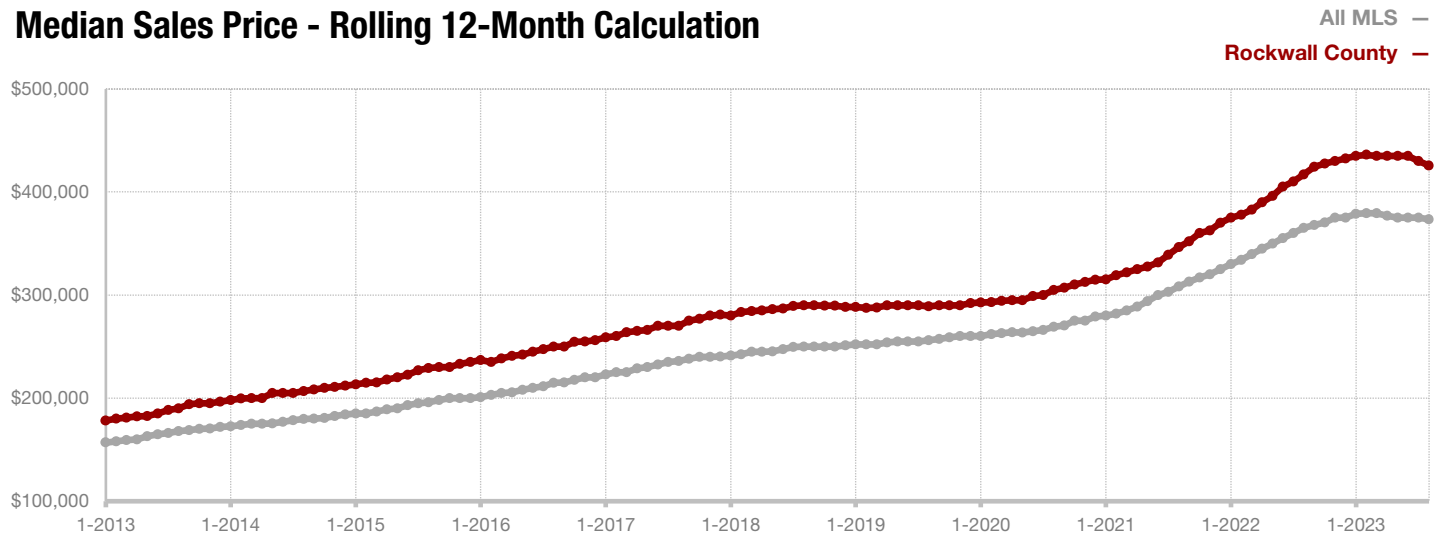
Rockwall County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	325	281	- 13.5%	2,472	2,258	- 8.7%
Pending Sales	226	185	- 18.1%	1,727	1,736	+ 0.5%
Closed Sales	241	224	- 7.1%	1,725	1,661	- 3.7%
Average Sales Price*	\$545,537	\$508,019	- 6.9%	\$521,206	\$499,656	- 4.1%
Median Sales Price*	\$465,000	\$439,505	- 5.5%	\$435,000	\$429,900	- 1.2%
Percent of Original List Price Received*	97.7%	95.2%	- 2.6%	101.7%	94.7%	- 6.9%
Days on Market Until Sale	33	69	+ 109.1%	26	65	+ 150.0%
Inventory of Homes for Sale	719	685	- 4.7%	--	--	--
Months Supply of Inventory	3.3	3.5	+ 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



Shackelford County

- 60.0%

Change in
New Listings

- 50.0%

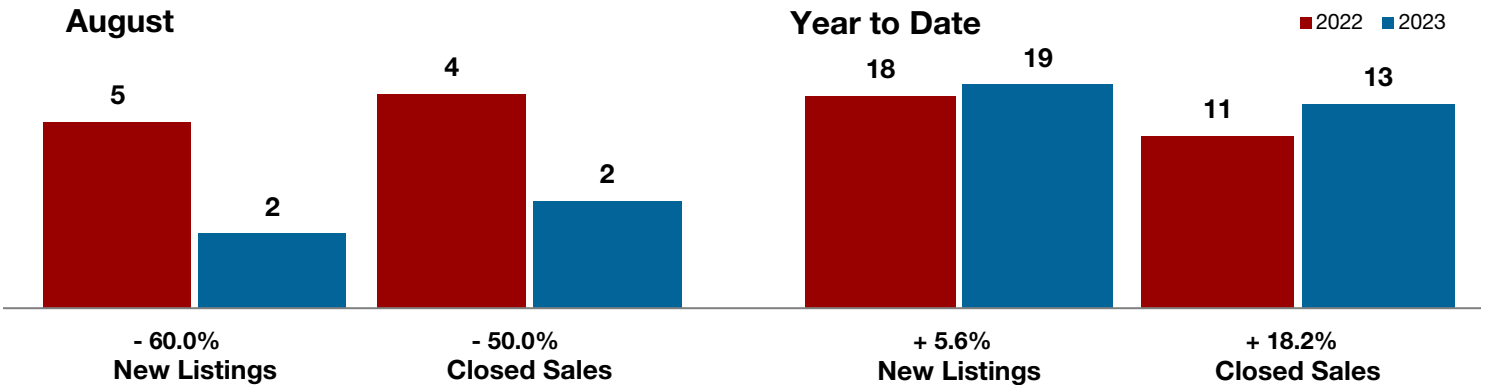
Change in
Closed Sales

- 28.8%

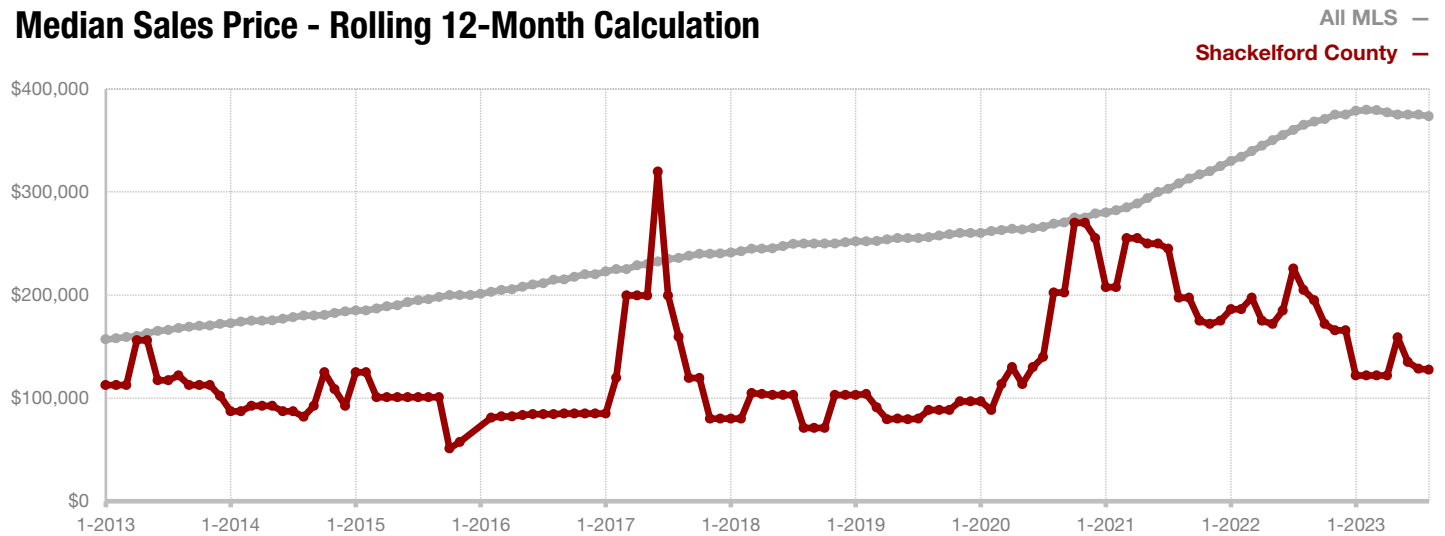
Change in
Median Sales Price

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	5	2	- 60.0%	18	19	+ 5.6%
Pending Sales	0	1	--	10	14	+ 40.0%
Closed Sales	4	2	- 50.0%	11	13	+ 18.2%
Average Sales Price*	\$150,000	\$100,000	- 33.3%	\$252,173	\$157,115	- 37.7%
Median Sales Price*	\$140,500	\$100,000	- 28.8%	\$205,000	\$148,000	- 27.8%
Percent of Original List Price Received*	88.4%	87.4%	- 1.1%	90.0%	81.0%	- 10.0%
Days on Market Until Sale	20	41	+ 105.0%	42	83	+ 97.6%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	4.9	3.3	- 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 – August 2023

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



+ 10.5%

- 20.9%

- 12.9%

Change in
New Listings

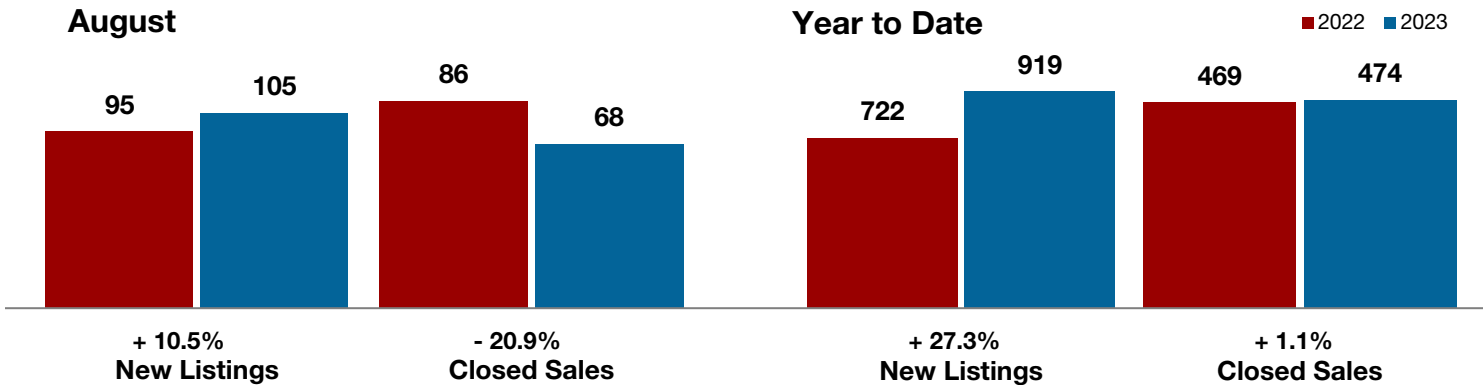
Change in
Closed Sales

Change in
Median Sales Price

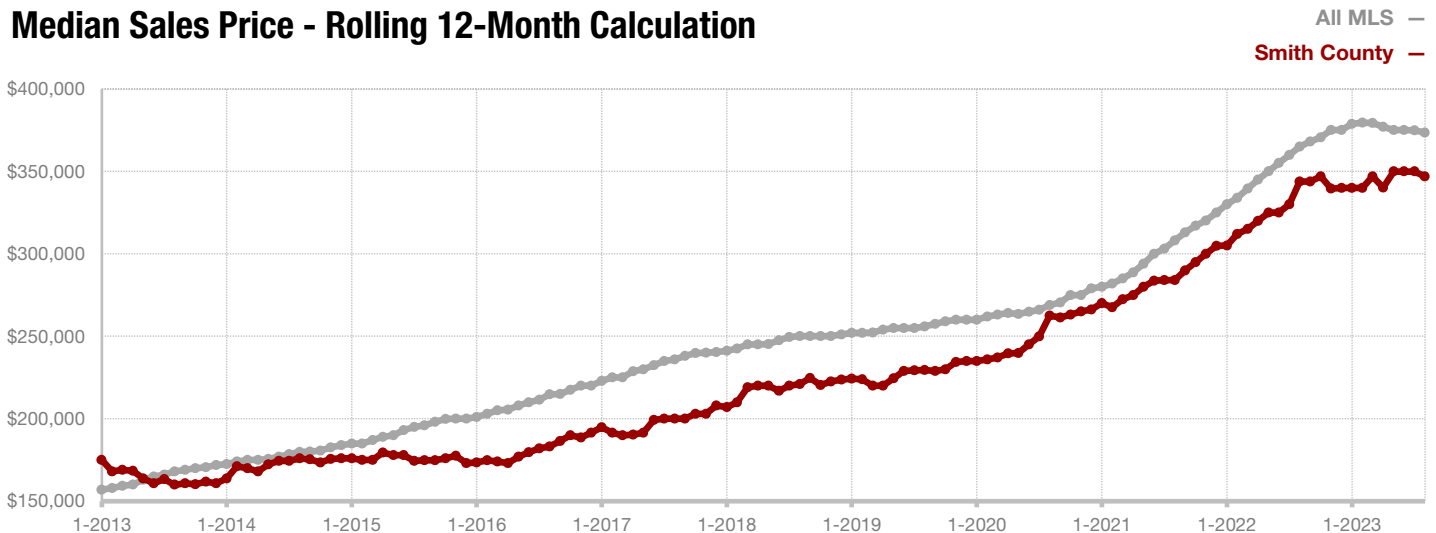
Smith County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	95	105	+ 10.5%	722	919	+ 27.3%
Pending Sales	65	47	- 27.7%	487	487	0.0%
Closed Sales	86	68	- 20.9%	469	474	+ 1.1%
Average Sales Price*	\$623,191	\$346,198	- 44.4%	\$477,807	\$420,443	- 12.0%
Median Sales Price*	\$384,675	\$335,000	- 12.9%	\$342,450	\$350,000	+ 2.2%
Percent of Original List Price Received*	95.4%	93.6%	- 1.9%	97.7%	94.9%	- 2.9%
Days on Market Until Sale	35	43	+ 22.9%	37	51	+ 37.8%
Inventory of Homes for Sale	212	327	+ 54.2%	--	--	--
Months Supply of Inventory	3.5	6.0	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 7.7%

Change in
New Listings

- 8.3%

Change in
Closed Sales

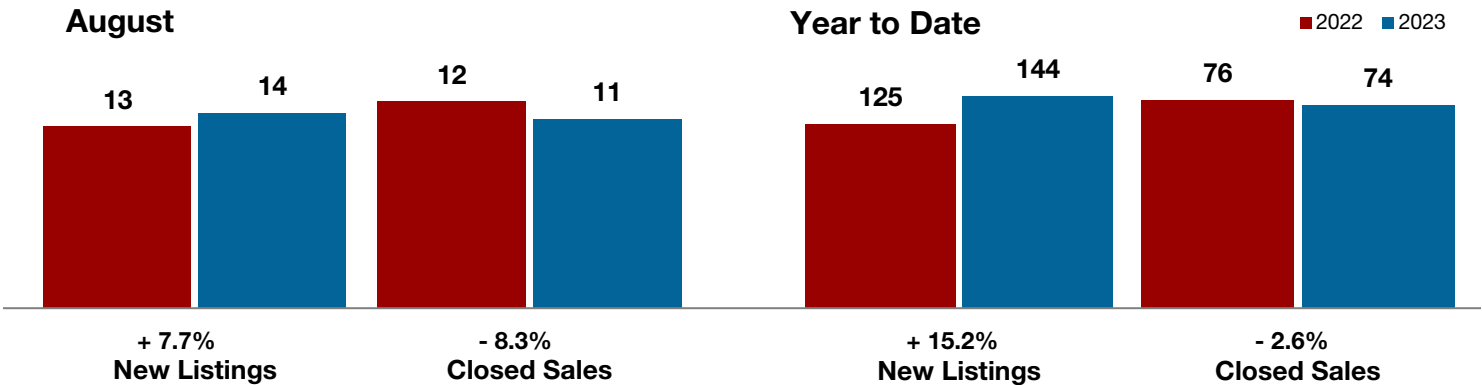
+ 9.2%

Change in
Median Sales Price

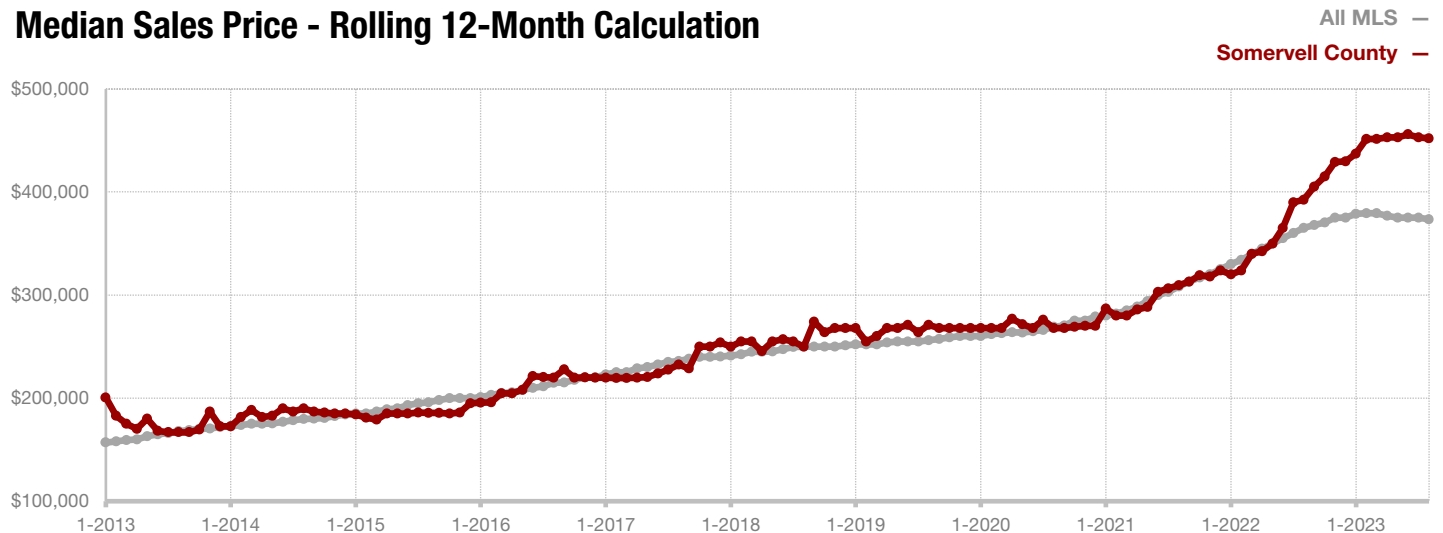
Somervell County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	13	14	+ 7.7%	125	144	+ 15.2%
Pending Sales	11	7	- 36.4%	77	76	- 1.3%
Closed Sales	12	11	- 8.3%	76	74	- 2.6%
Average Sales Price*	\$704,958	\$479,682	- 32.0%	\$513,894	\$463,908	- 9.7%
Median Sales Price*	\$412,000	\$450,000	+ 9.2%	\$420,000	\$455,000	+ 8.3%
Percent of Original List Price Received*	97.5%	90.4%	- 7.3%	98.1%	93.5%	- 4.7%
Days on Market Until Sale	17	91	+ 435.3%	36	71	+ 97.2%
Inventory of Homes for Sale	40	67	+ 67.5%	--	--	--
Months Supply of Inventory	4.4	7.9	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 35.3%

- 10.0%

+ 7.4%

Change in
New Listings

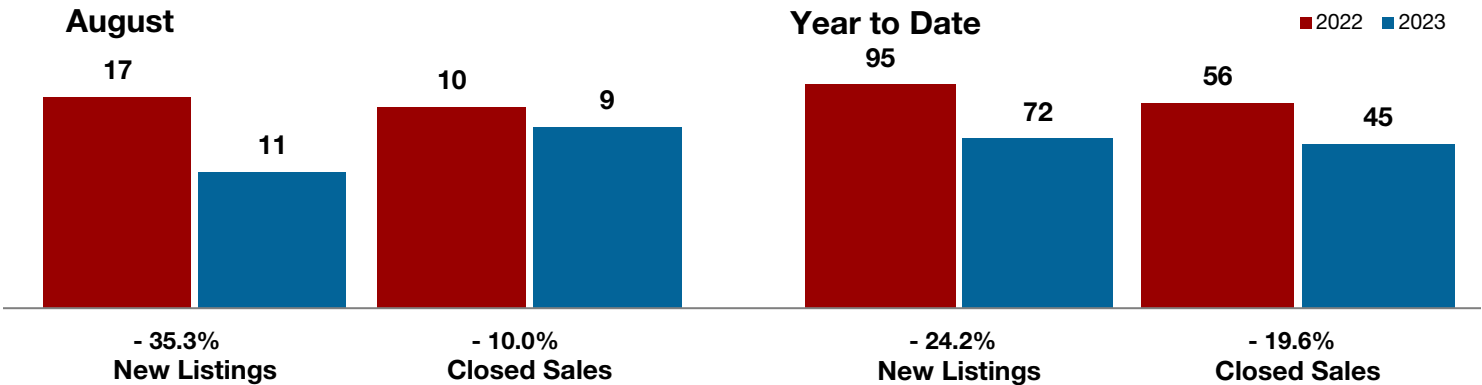
Change in
Closed Sales

Change in
Median Sales Price

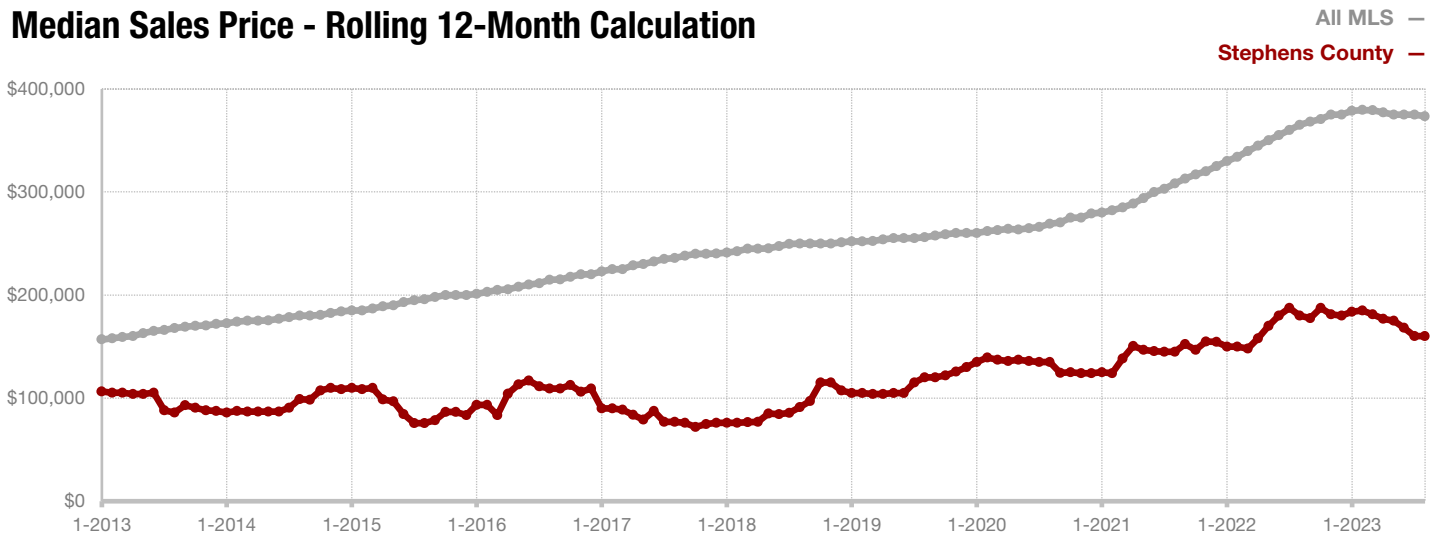
Stephens County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	17	11	- 35.3%	95	72	- 24.2%
Pending Sales	9	7	- 22.2%	56	49	- 12.5%
Closed Sales	10	9	- 10.0%	56	45	- 19.6%
Average Sales Price*	\$149,333	\$250,556	+ 67.8%	\$245,702	\$212,089	- 13.7%
Median Sales Price*	\$149,000	\$160,000	+ 7.4%	\$190,000	\$160,000	- 15.8%
Percent of Original List Price Received*	87.0%	81.7%	- 6.1%	93.1%	86.7%	- 6.9%
Days on Market Until Sale	110	130	+ 18.2%	76	102	+ 34.2%
Inventory of Homes for Sale	61	41	- 32.8%	--	--	--
Months Supply of Inventory	8.0	6.3	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



Stonewall County

0.0%

- 100.0%

--

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

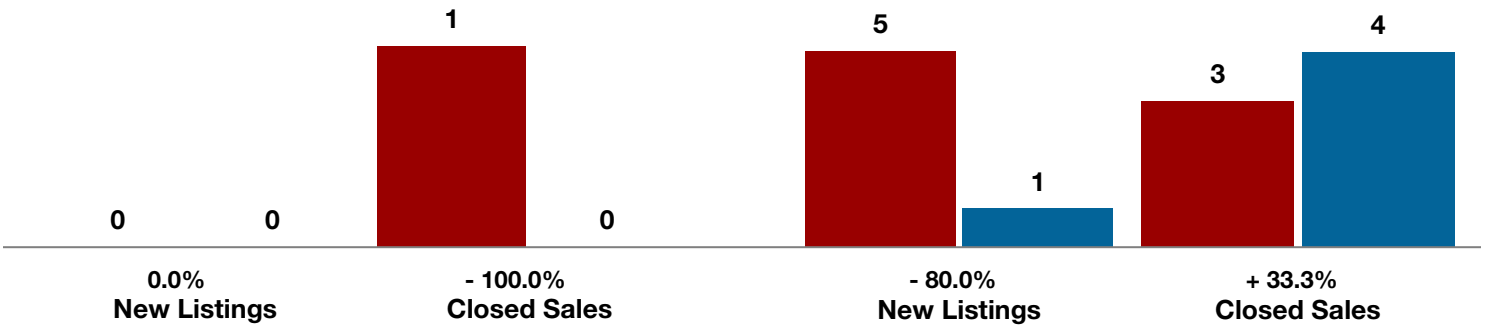
	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	0	0	0.0%	5	1	- 80.0%
Pending Sales	1	0	- 100.0%	3	4	+ 33.3%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Average Sales Price*	\$75,000	--	--	\$65,700	\$207,875	+ 216.4%
Median Sales Price*	\$75,000	--	--	\$75,000	\$235,000	+ 213.3%
Percent of Original List Price Received*	68.8%	--	--	72.9%	91.1%	+ 25.0%
Days on Market Until Sale	155	--	--	97	121	+ 24.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.9	- 50.0%	--	--	--

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August

Year to Date

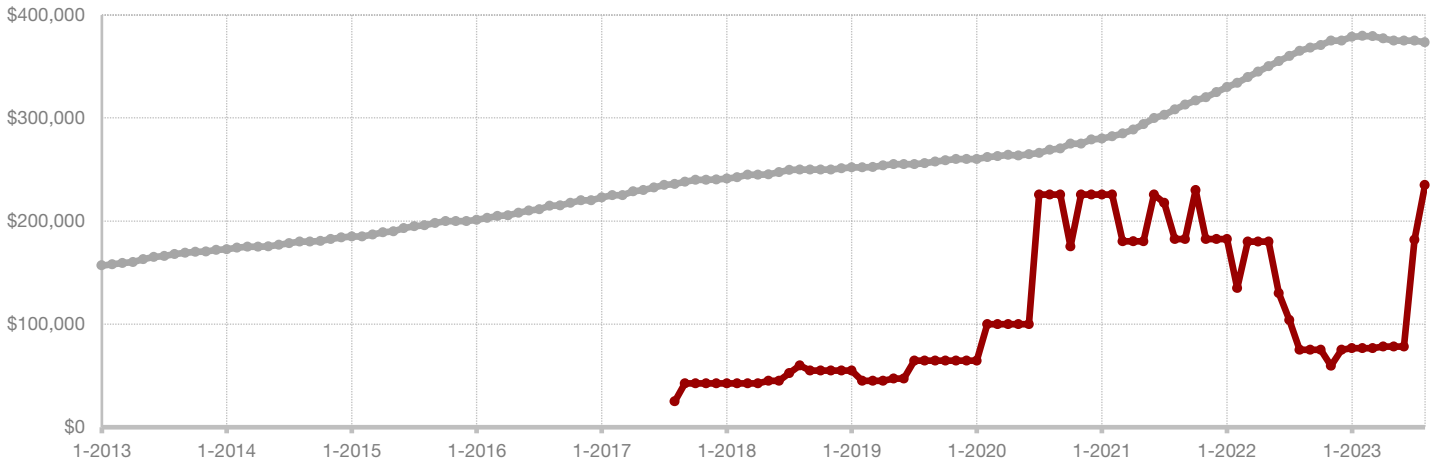
■ 2022 ■ 2023



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – August 2023

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



- 5.9%

- 12.0%

- 3.8%

Change in
New Listings

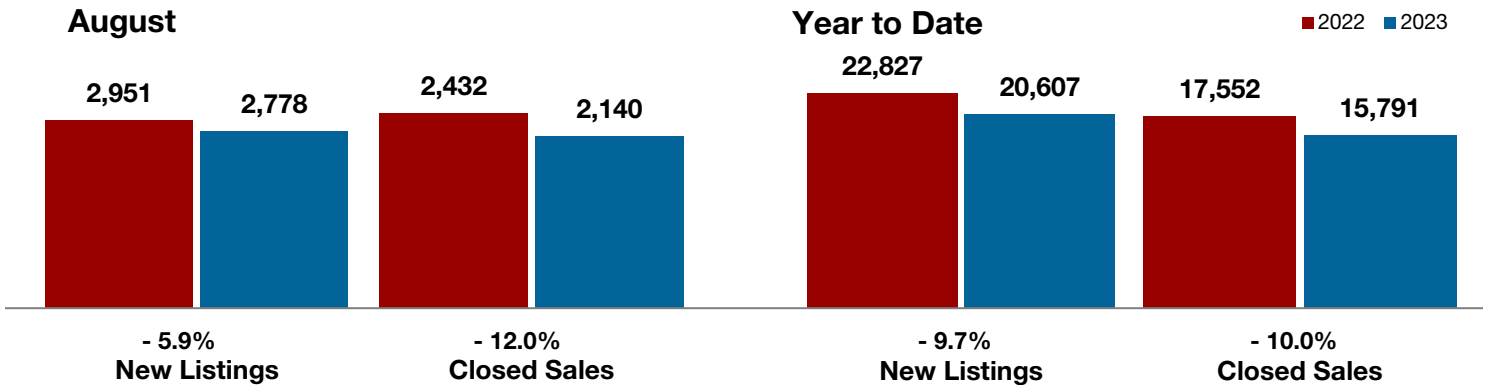
Change in
Closed Sales

Change in
Median Sales Price

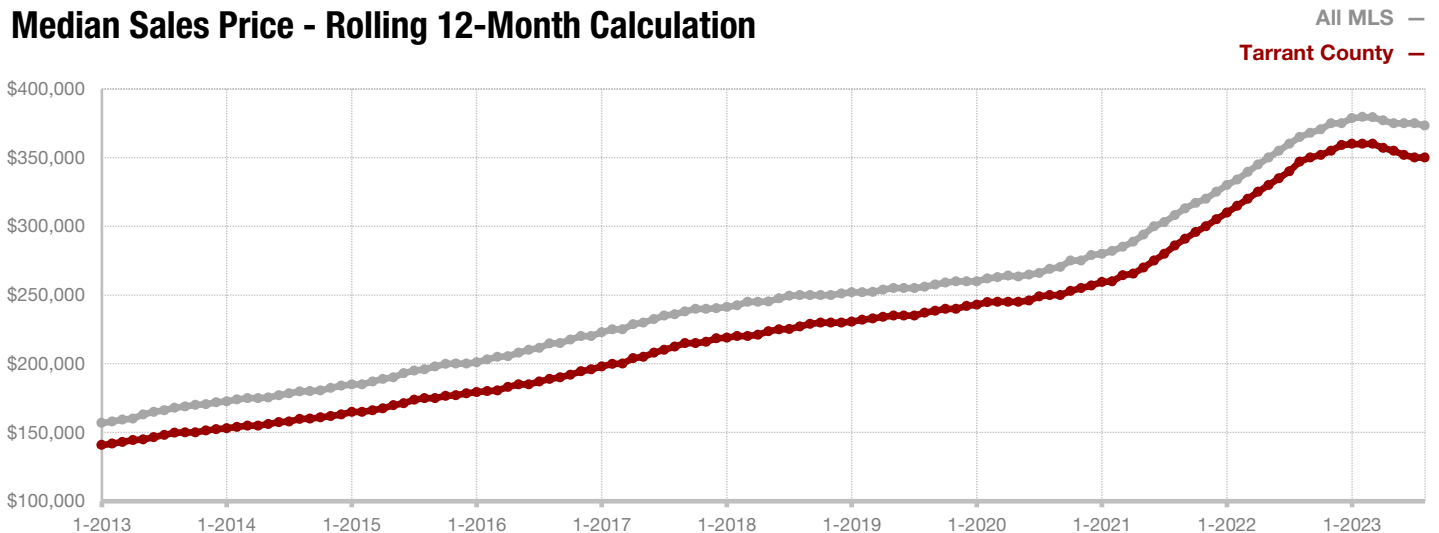
Tarrant County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2,951	2,778	- 5.9%	22,827	20,607	- 9.7%
Pending Sales	2,279	1,783	- 21.8%	17,733	16,362	- 7.7%
Closed Sales	2,432	2,140	- 12.0%	17,552	15,791	- 10.0%
Average Sales Price*	\$439,448	\$443,604	+ 0.9%	\$432,925	\$431,078	- 0.4%
Median Sales Price*	\$364,850	\$351,000	- 3.8%	\$360,000	\$349,900	- 2.8%
Percent of Original List Price Received*	98.5%	97.0%	- 1.5%	102.4%	96.7%	- 5.6%
Days on Market Until Sale	20	34	+ 70.0%	18	41	+ 127.8%
Inventory of Homes for Sale	4,918	4,570	- 7.1%	--	--	--
Months Supply of Inventory	2.2	2.4	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 7.6%

Change in
New Listings

- 6.3%

Change in
Closed Sales

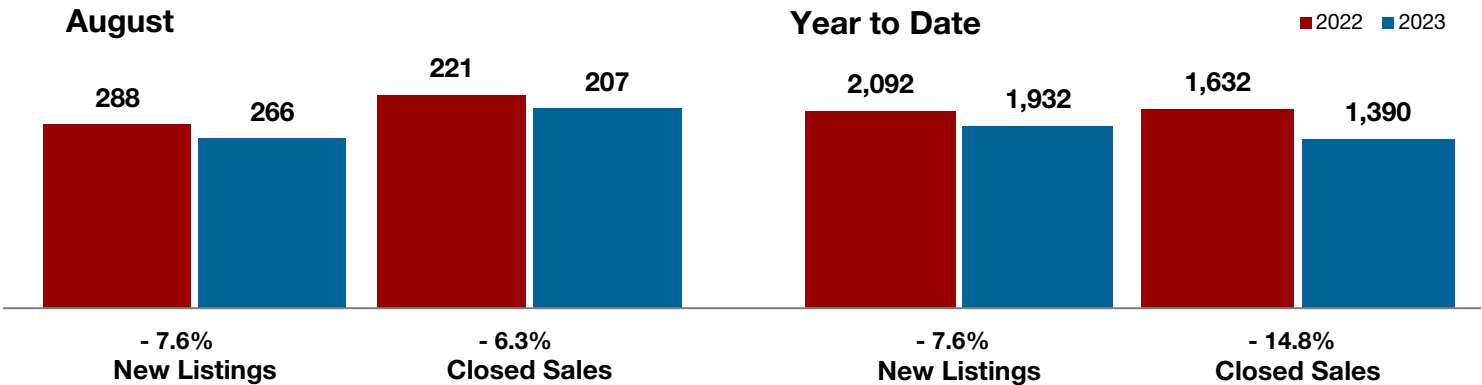
- 5.9%

Change in
Median Sales Price

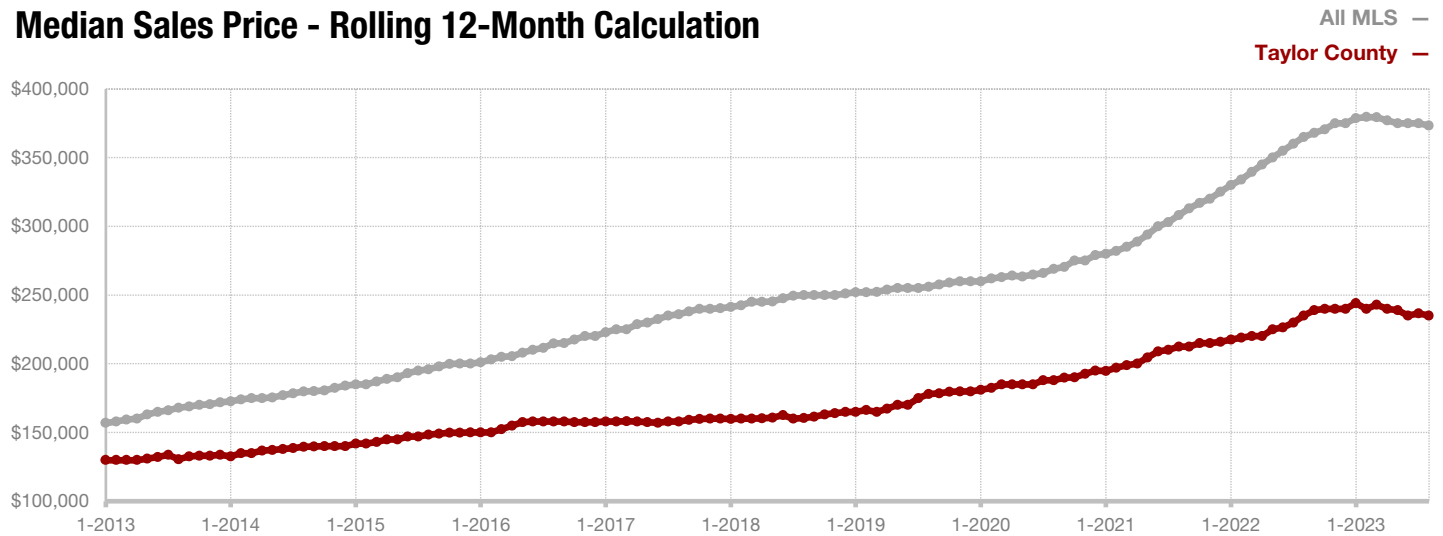
Taylor County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	288	266	- 7.6%	2,092	1,932	- 7.6%
Pending Sales	205	155	- 24.4%	1,670	1,443	- 13.6%
Closed Sales	221	207	- 6.3%	1,632	1,390	- 14.8%
Average Sales Price*	\$282,347	\$270,908	- 4.1%	\$266,945	\$263,873	- 1.2%
Median Sales Price*	\$255,000	\$239,950	- 5.9%	\$246,700	\$235,000	- 4.7%
Percent of Original List Price Received*	97.4%	96.0%	- 1.4%	98.1%	96.1%	- 2.0%
Days on Market Until Sale	25	39	+ 56.0%	26	50	+ 92.3%
Inventory of Homes for Sale	498	582	+ 16.9%	--	--	--
Months Supply of Inventory	2.5	3.6	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 15.0%

- 70.0%

- 9.3%

Change in
New Listings

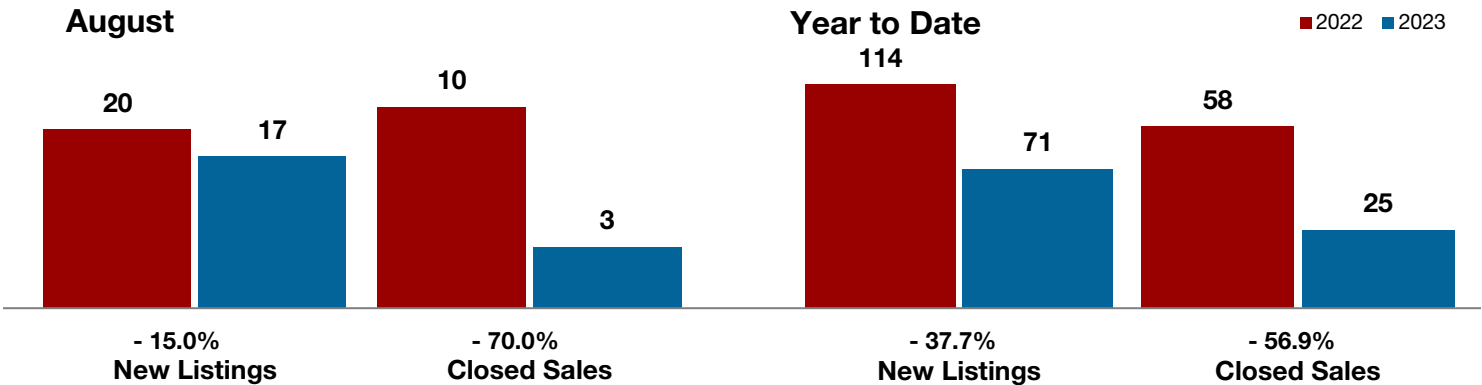
Change in
Closed Sales

Change in
Median Sales Price

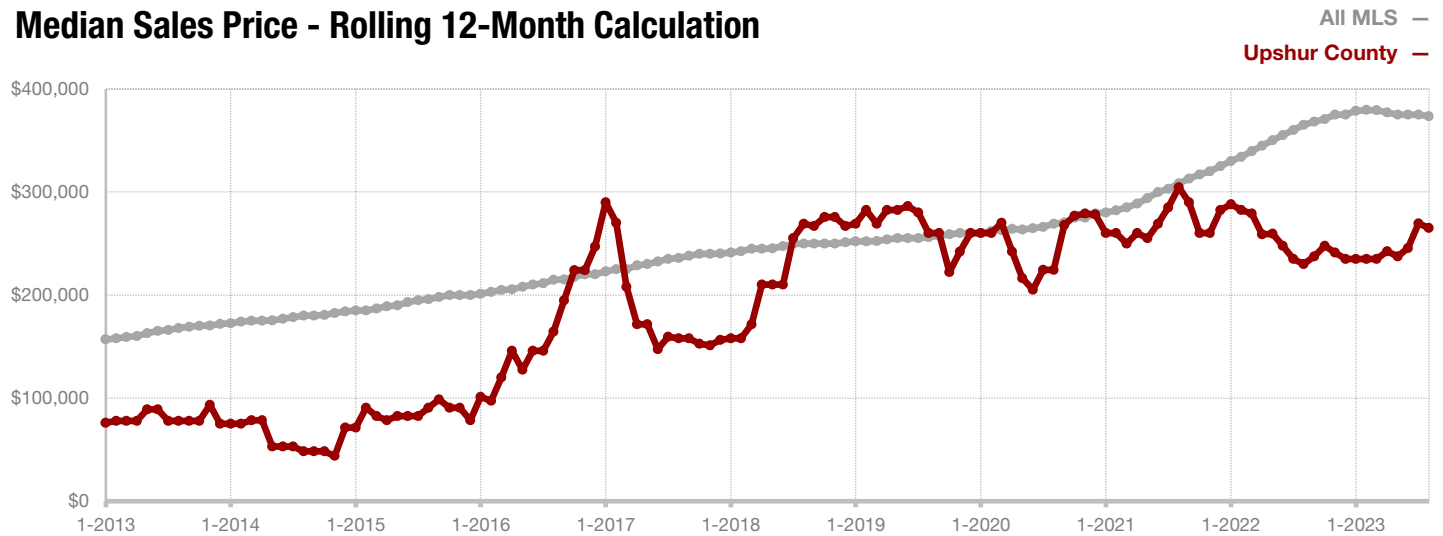
Upshur County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	20	17	- 15.0%	114	71	- 37.7%
Pending Sales	12	6	- 50.0%	67	29	- 56.7%
Closed Sales	10	3	- 70.0%	58	25	- 56.9%
Average Sales Price*	\$295,950	\$168,167	- 43.2%	\$323,995	\$321,172	- 0.9%
Median Sales Price*	\$220,000	\$199,500	- 9.3%	\$221,000	\$241,000	+ 9.0%
Percent of Original List Price Received*	91.7%	87.8%	- 4.3%	95.5%	92.0%	- 3.7%
Days on Market Until Sale	36	14	- 61.1%	43	80	+ 86.0%
Inventory of Homes for Sale	45	45	0.0%	--	--	--
Months Supply of Inventory	6.4	12.0	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 15.6%

- 19.0%

+ 4.0%

Change in
New Listings

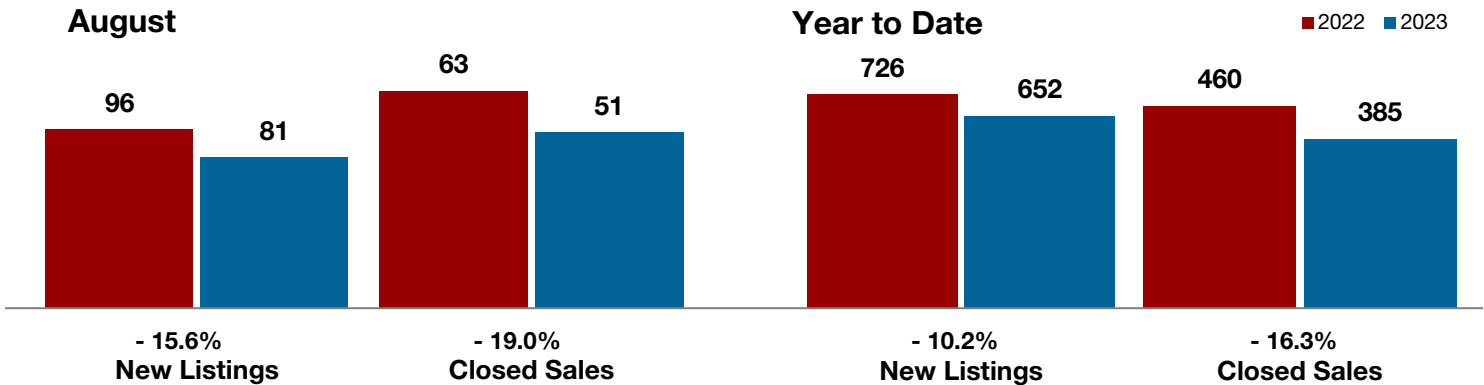
Change in
Closed Sales

Change in
Median Sales Price

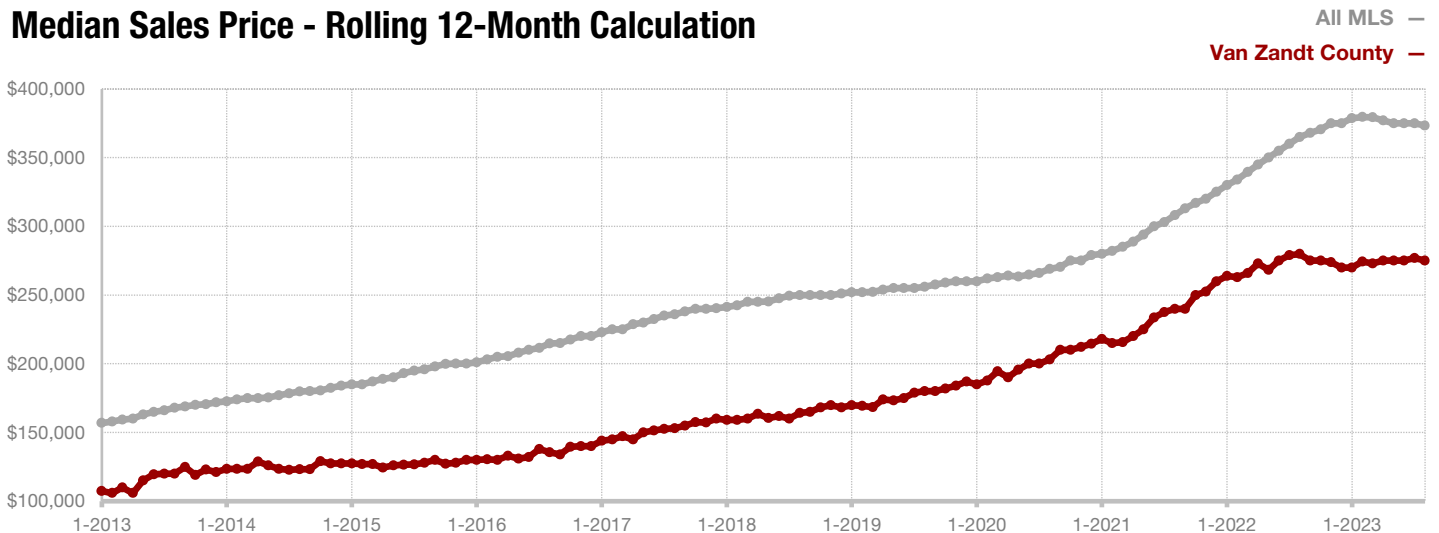
Van Zandt County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	96	81	- 15.6%	726	652	- 10.2%
Pending Sales	67	38	- 43.3%	450	385	- 14.4%
Closed Sales	63	51	- 19.0%	460	385	- 16.3%
Average Sales Price*	\$292,441	\$288,853	- 1.2%	\$350,711	\$324,869	- 7.4%
Median Sales Price*	\$249,900	\$260,000	+ 4.0%	\$279,450	\$290,000	+ 3.8%
Percent of Original List Price Received*	90.3%	93.0%	+ 3.0%	94.9%	93.0%	- 2.0%
Days on Market Until Sale	39	66	+ 69.2%	44	74	+ 68.2%
Inventory of Homes for Sale	280	275	- 1.8%	--	--	--
Months Supply of Inventory	4.9	6.1	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 15.7%

+ 16.2%

- 7.9%

Change in
New Listings

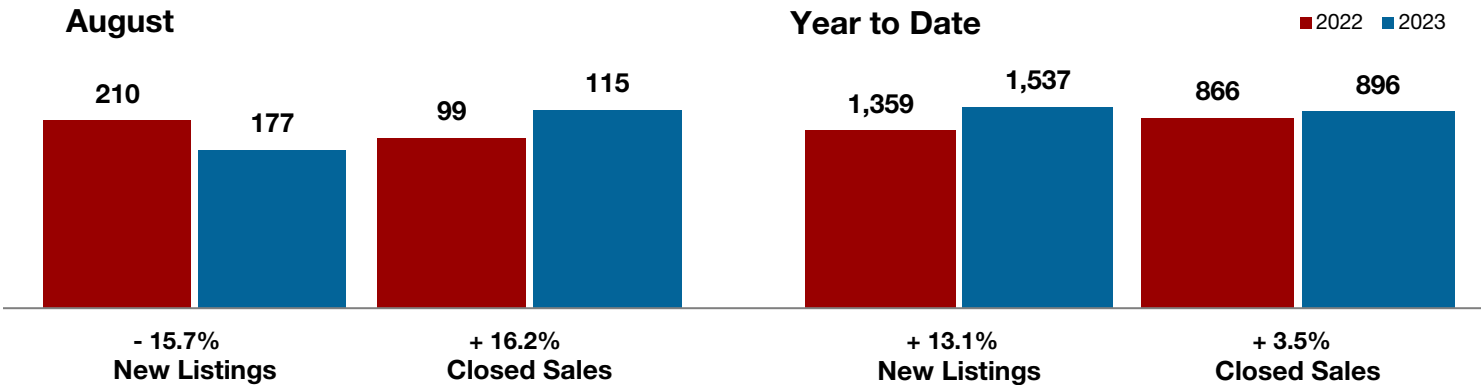
Change in
Closed Sales

Change in
Median Sales Price

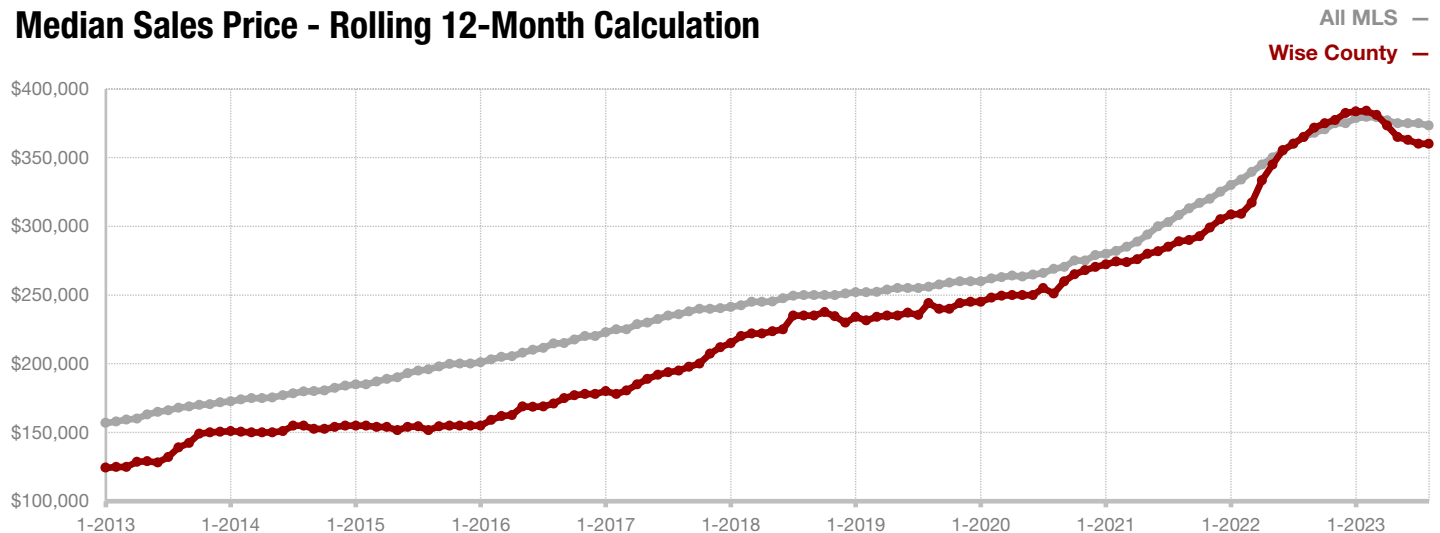
Wise County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	210	177	- 15.7%	1,359	1,537	+ 13.1%
Pending Sales	107	113	+ 5.6%	887	955	+ 7.7%
Closed Sales	99	115	+ 16.2%	866	896	+ 3.5%
Average Sales Price*	\$459,114	\$422,160	- 8.0%	\$427,457	\$402,621	- 5.8%
Median Sales Price*	\$390,900	\$359,999	- 7.9%	\$382,700	\$354,900	- 7.3%
Percent of Original List Price Received*	96.0%	94.1%	- 2.0%	99.0%	95.9%	- 3.1%
Days on Market Until Sale	37	65	+ 75.7%	30	63	+ 110.0%
Inventory of Homes for Sale	422	578	+ 37.0%	--	--	--
Months Supply of Inventory	3.9	5.5	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



+ 7.4%

+ 12.0%

- 2.9%

Change in
New Listings

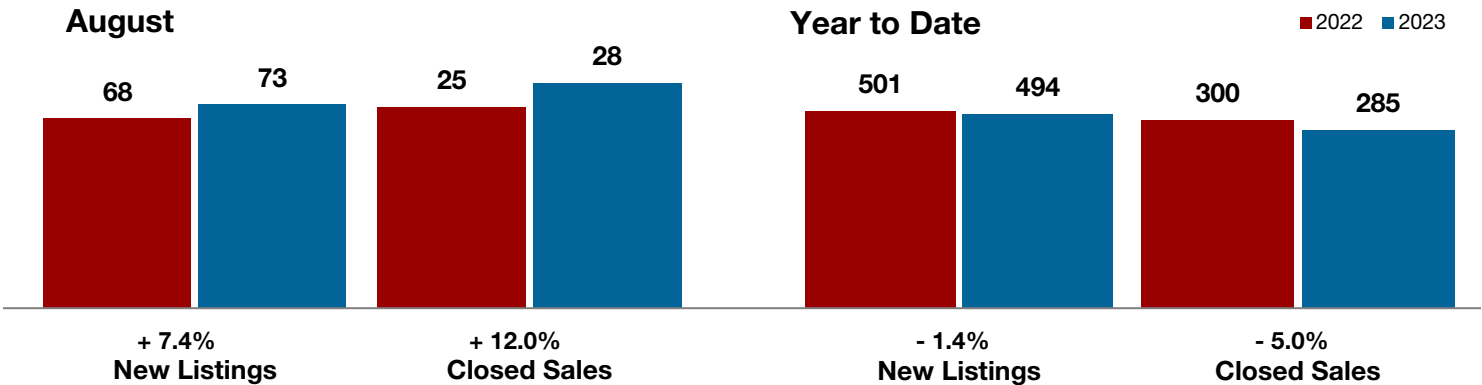
Change in
Closed Sales

Change in
Median Sales Price

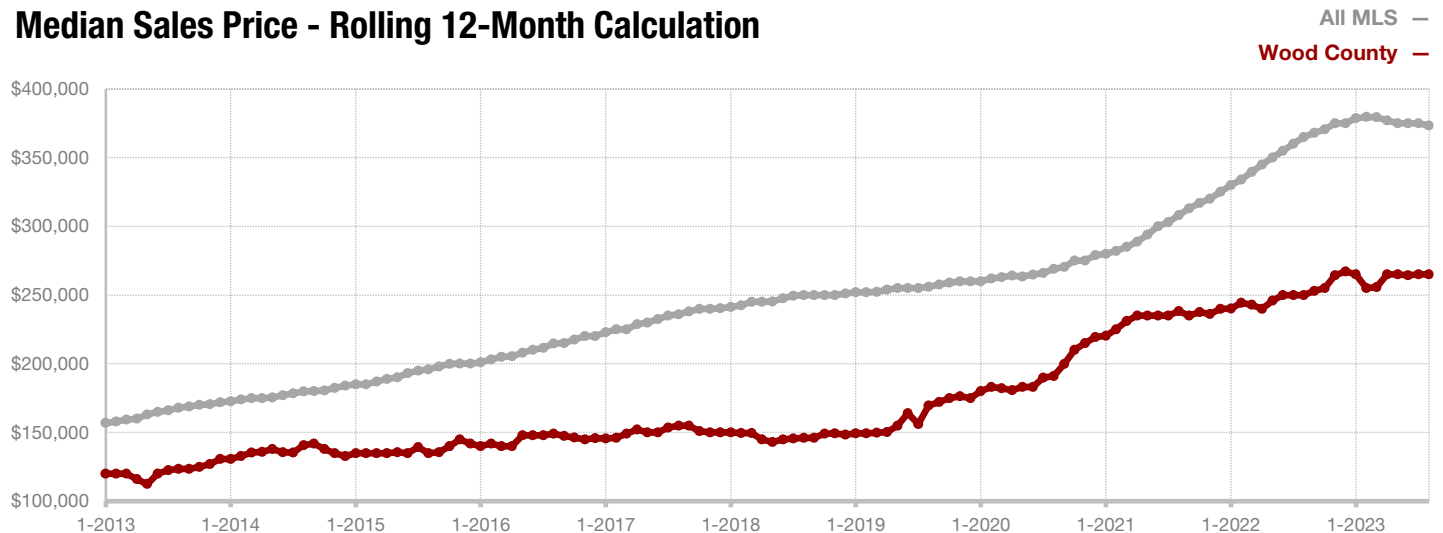
Wood County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	68	73	+ 7.4%	501	494	- 1.4%
Pending Sales	36	37	+ 2.8%	290	302	+ 4.1%
Closed Sales	25	28	+ 12.0%	300	285	- 5.0%
Average Sales Price*	\$318,734	\$301,550	- 5.4%	\$340,025	\$326,086	- 4.1%
Median Sales Price*	\$270,800	\$263,000	- 2.9%	\$265,000	\$259,000	- 2.3%
Percent of Original List Price Received*	94.5%	92.9%	- 1.7%	96.7%	93.2%	- 3.6%
Days on Market Until Sale	30	54	+ 80.0%	38	62	+ 63.2%
Inventory of Homes for Sale	223	199	- 10.8%	--	--	--
Months Supply of Inventory	5.8	5.6	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2023

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



- 44.0%

- 40.0%

0.0%

Change in
New Listings

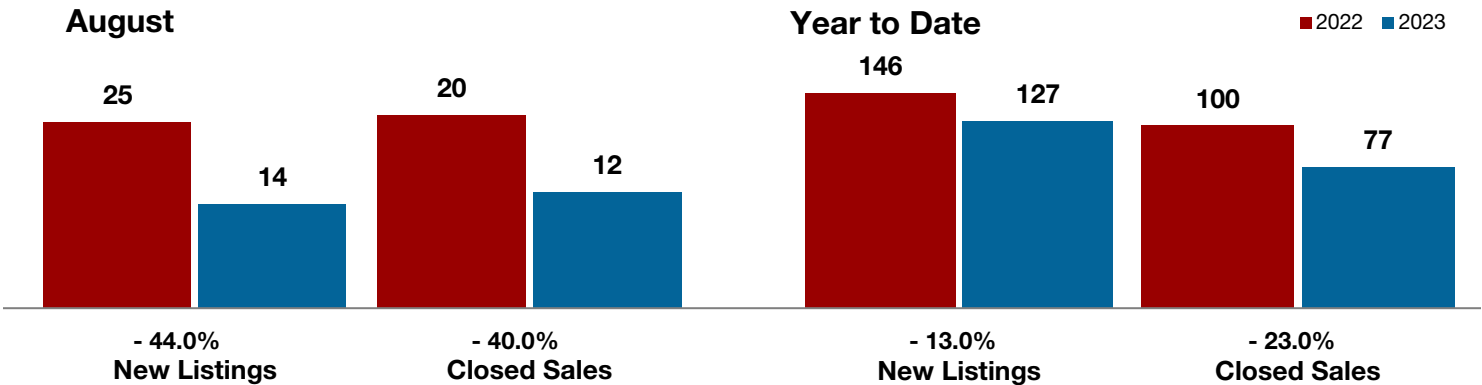
Change in
Closed Sales

Change in
Median Sales Price

Young County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	25	14	- 44.0%	146	127	- 13.0%
Pending Sales	18	8	- 55.6%	109	81	- 25.7%
Closed Sales	20	12	- 40.0%	100	77	- 23.0%
Average Sales Price*	\$270,750	\$195,229	- 27.9%	\$261,150	\$452,263	+ 73.2%
Median Sales Price*	\$195,500	\$195,500	0.0%	\$198,500	\$208,000	+ 4.8%
Percent of Original List Price Received*	91.9%	91.8%	- 0.1%	93.1%	90.7%	- 2.6%
Days on Market Until Sale	32	76	+ 137.5%	55	66	+ 20.0%
Inventory of Homes for Sale	54	49	- 9.3%	--	--	--
Months Supply of Inventory	4.3	5.2	+ 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

