

Local Market Updates

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



December 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 – December 2023

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



+ 22.2%

- 40.0%

+ 2.5%

Change in
New Listings

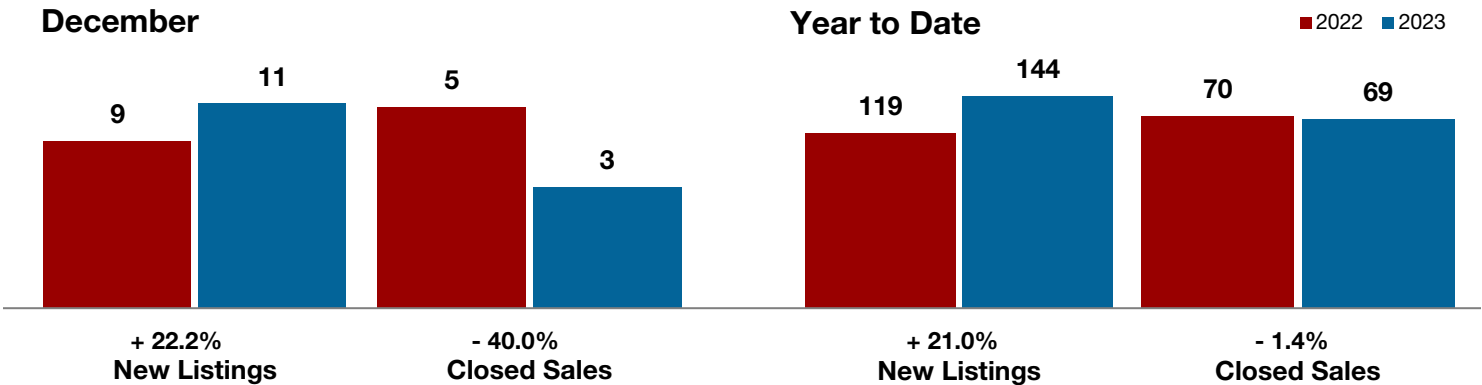
Change in
Closed Sales

Change in
Median Sales Price

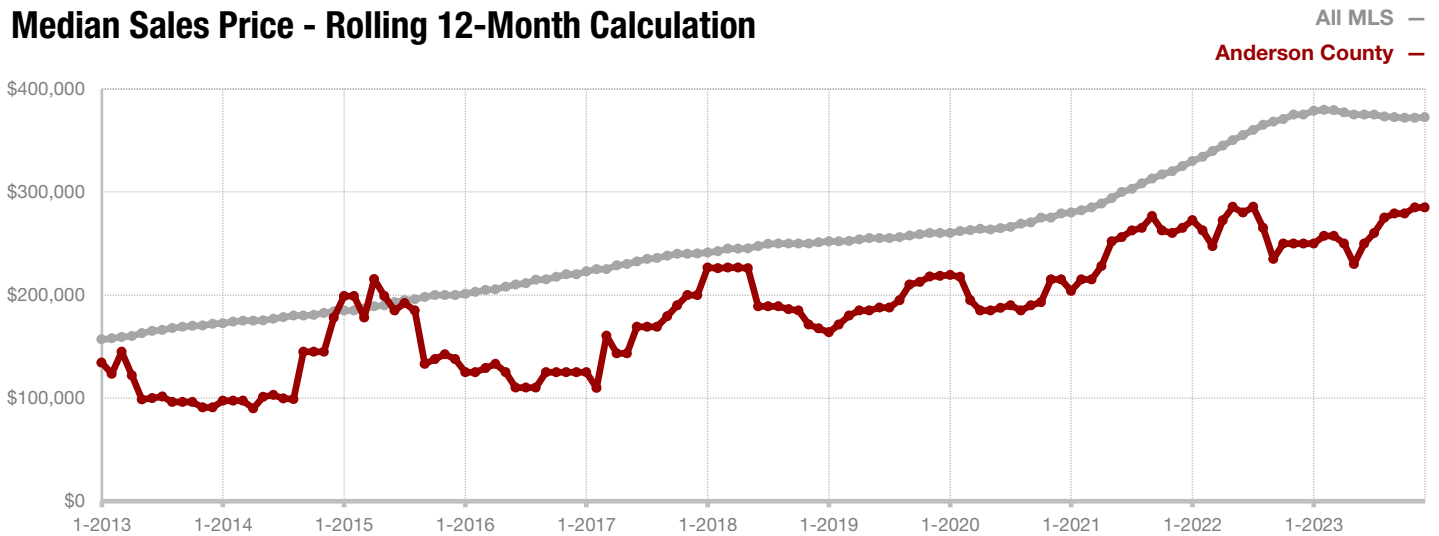
Anderson County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	9	11	+ 22.2%	119	144	+ 21.0%
Pending Sales	4	6	+ 50.0%	67	71	+ 6.0%
Closed Sales	5	3	- 40.0%	70	69	- 1.4%
Average Sales Price*	\$319,982	\$453,000	+ 41.6%	\$321,247	\$347,940	+ 8.3%
Median Sales Price*	\$285,000	\$292,000	+ 2.5%	\$250,000	\$285,000	+ 14.0%
Percent of Original List Price Received*	94.1%	97.2%	+ 3.3%	96.4%	93.8%	- 2.7%
Days on Market Until Sale	84	31	- 63.1%	44	52	+ 18.2%
Inventory of Homes for Sale	36	52	+ 44.4%	--	--	--
Months Supply of Inventory	6.4	8.8	+ 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 – December 2023

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- 15.4%

+ 18.2%

+ 28.0%

Change in
New Listings

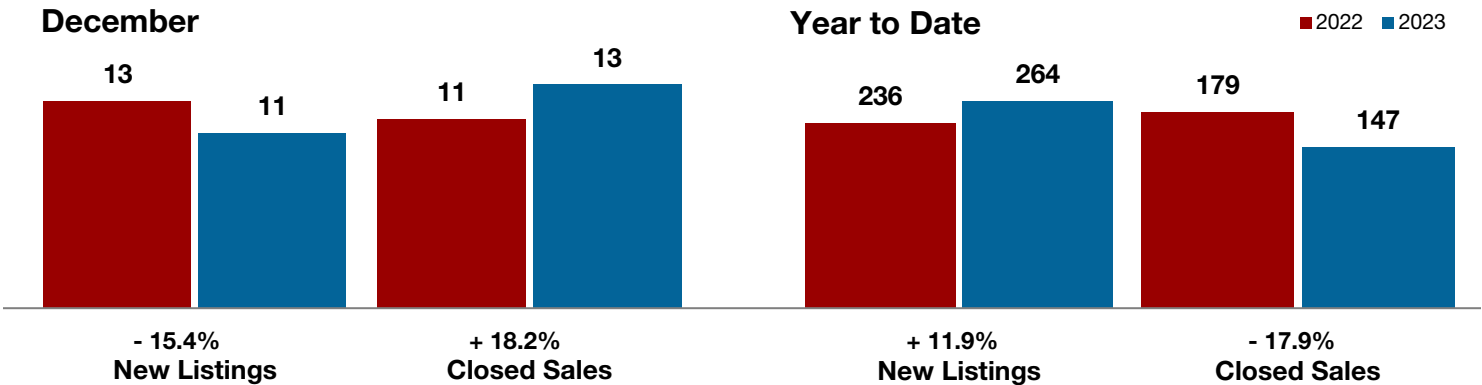
Change in
Closed Sales

Change in
Median Sales Price

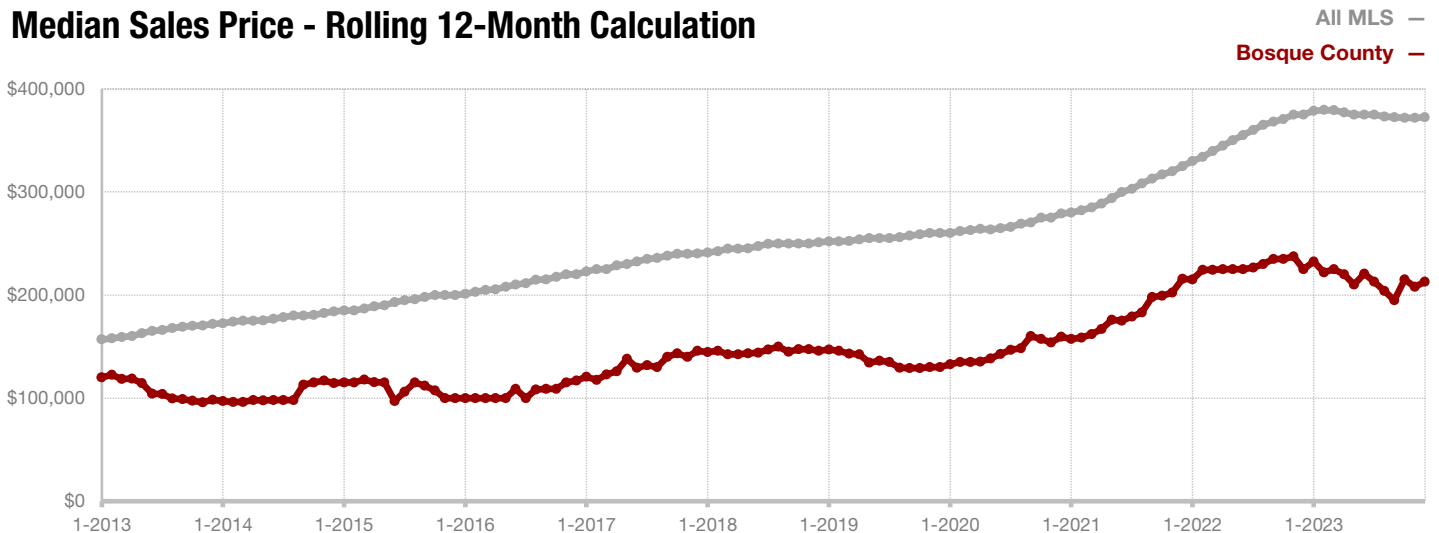
Bosque County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	13	11	- 15.4%	236	264	+ 11.9%
Pending Sales	8	4	- 50.0%	168	149	- 11.3%
Closed Sales	11	13	+ 18.2%	179	147	- 17.9%
Average Sales Price*	\$168,791	\$322,154	+ 90.9%	\$293,970	\$296,055	+ 0.7%
Median Sales Price*	\$150,000	\$192,000	+ 28.0%	\$225,000	\$213,000	- 5.3%
Percent of Original List Price Received*	88.2%	91.3%	+ 3.5%	93.1%	90.8%	- 2.5%
Days on Market Until Sale	54	51	- 5.6%	49	67	+ 36.7%
Inventory of Homes for Sale	59	69	+ 16.9%	--	--	--
Months Supply of Inventory	4.2	5.6	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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+ 40.7%

+ 14.8%

+ 20.8%

Change in
New Listings

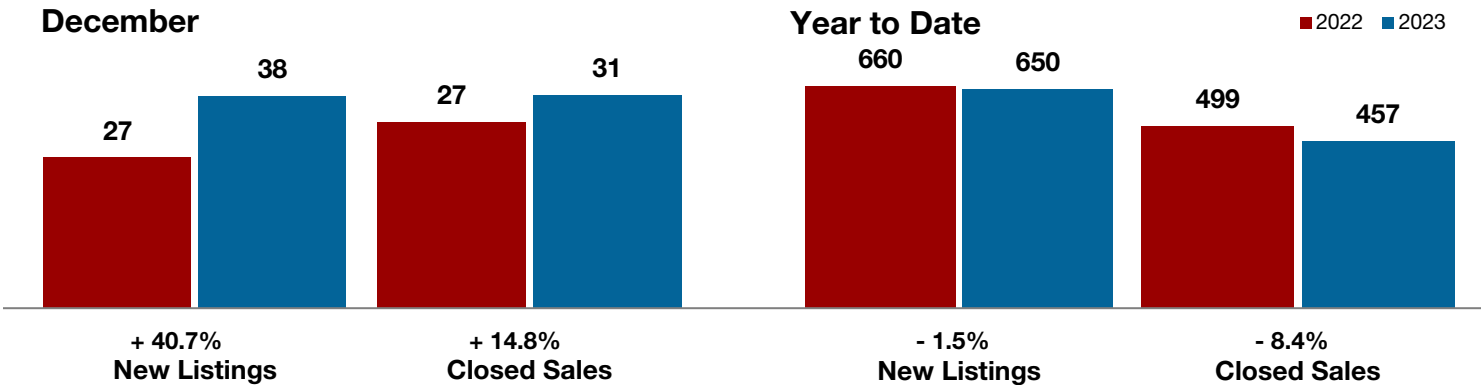
Change in
Closed Sales

Change in
Median Sales Price

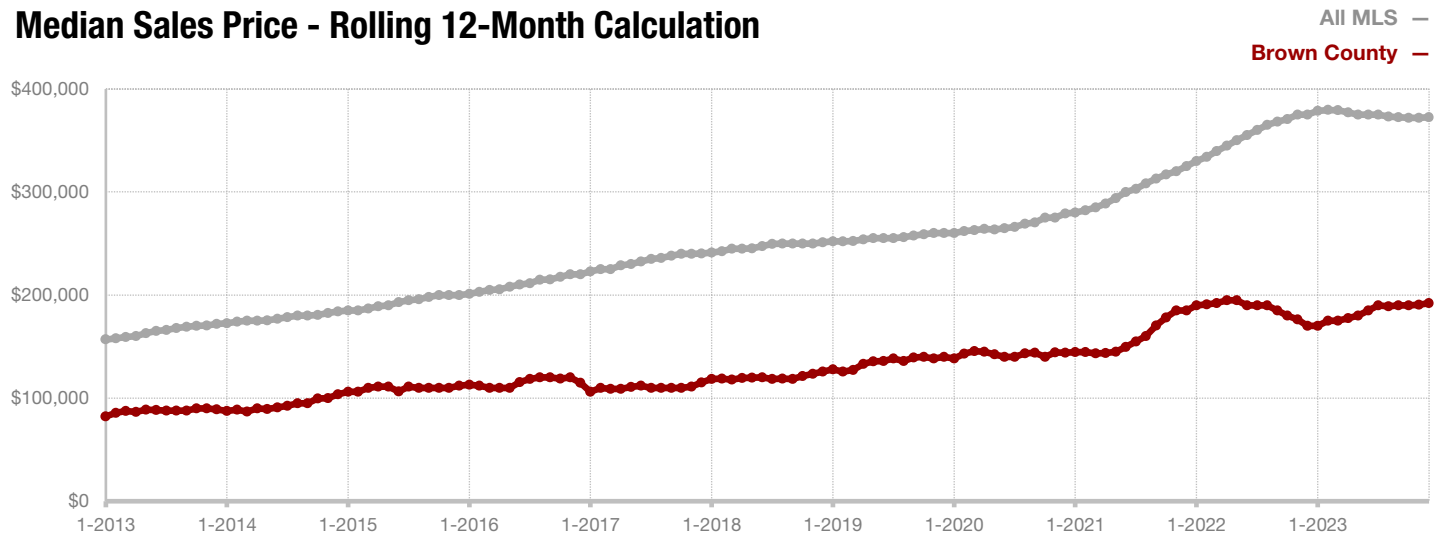
Brown County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	27	38	+ 40.7%	660	650	- 1.5%
Pending Sales	27	32	+ 18.5%	491	467	- 4.9%
Closed Sales	27	31	+ 14.8%	499	457	- 8.4%
Average Sales Price*	\$283,898	\$343,322	+ 20.9%	\$240,519	\$254,481	+ 5.8%
Median Sales Price*	\$149,000	\$180,000	+ 20.8%	\$170,000	\$192,000	+ 12.9%
Percent of Original List Price Received*	88.3%	90.9%	+ 2.9%	94.0%	91.9%	- 2.2%
Days on Market Until Sale	53	68	+ 28.3%	44	64	+ 45.5%
Inventory of Homes for Sale	171	160	- 6.4%	--	--	--
Months Supply of Inventory	4.2	4.1	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



- 15.4%

- 50.0%

+ 27.4%

Change in
New Listings

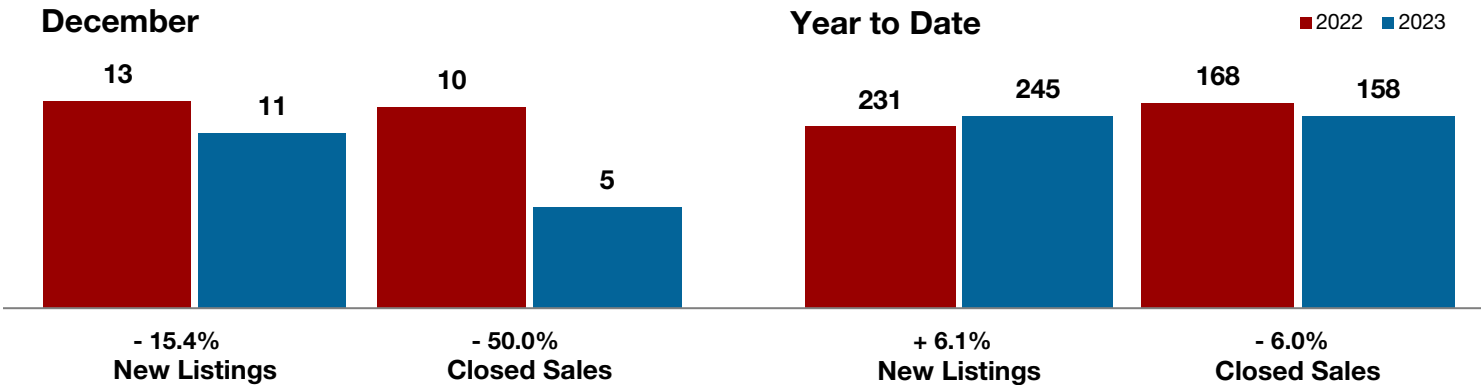
Change in
Closed Sales

Change in
Median Sales Price

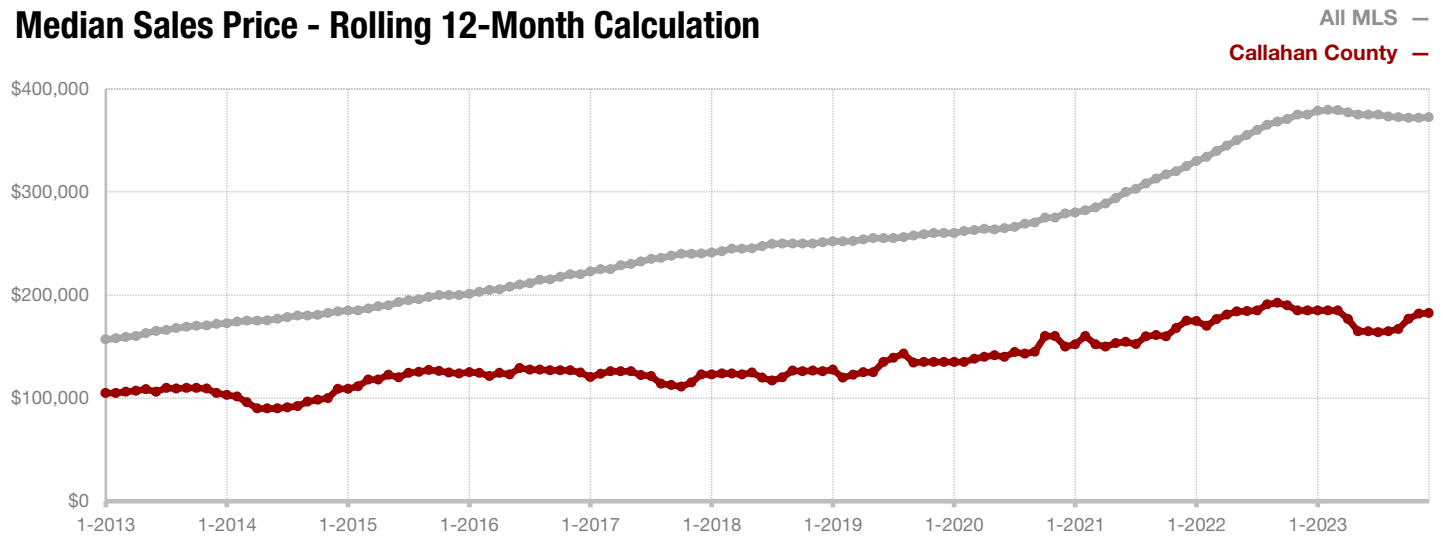
Callahan County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	13	11	- 15.4%	231	245	+ 6.1%
Pending Sales	4	8	+ 100.0%	166	158	- 4.8%
Closed Sales	10	5	- 50.0%	168	158	- 6.0%
Average Sales Price*	\$211,352	\$363,490	+ 72.0%	\$250,743	\$216,494	- 13.7%
Median Sales Price*	\$157,000	\$200,000	+ 27.4%	\$185,000	\$182,500	- 1.4%
Percent of Original List Price Received*	95.3%	87.0%	- 8.7%	95.0%	92.1%	- 3.1%
Days on Market Until Sale	35	130	+ 271.4%	36	49	+ 36.1%
Inventory of Homes for Sale	50	57	+ 14.0%	--	--	--
Months Supply of Inventory	3.6	4.3	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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- 20.0%

+ 50.0%

- 20.5%

Change in
New Listings

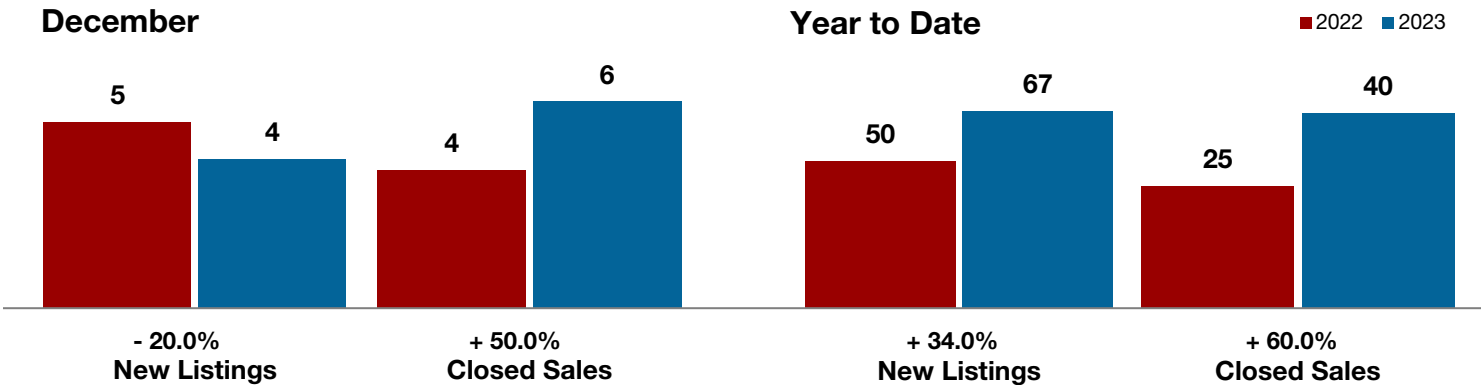
Change in
Closed Sales

Change in
Median Sales Price

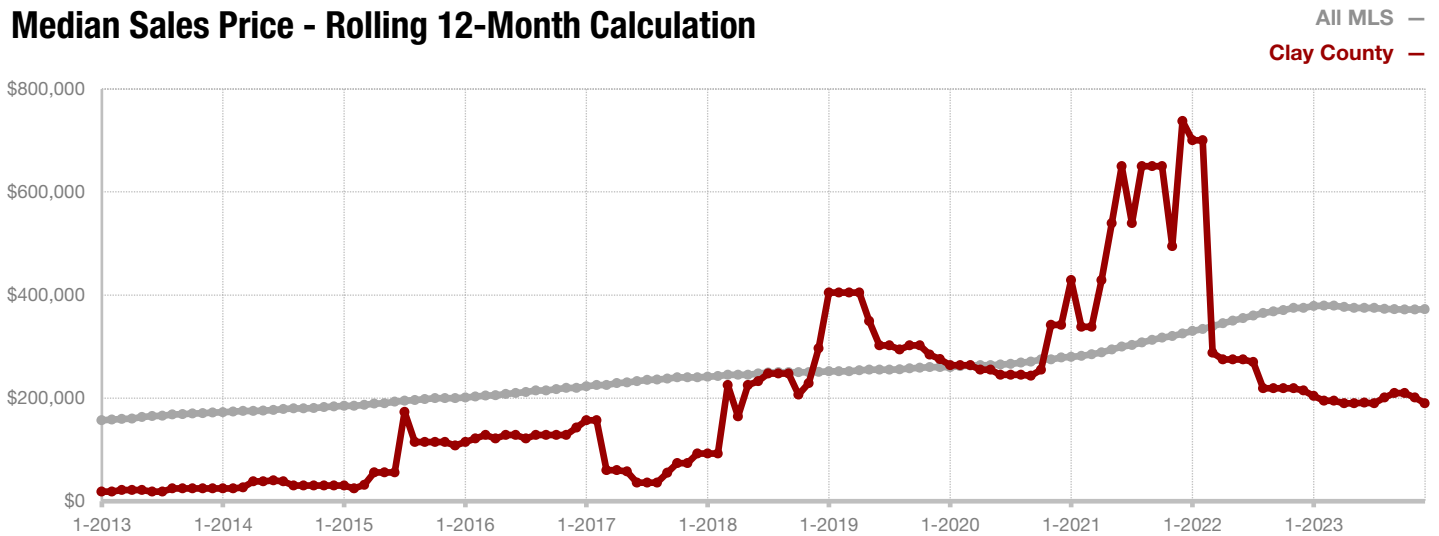
Clay County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	5	4	- 20.0%	50	67	+ 34.0%
Pending Sales	4	4	0.0%	28	38	+ 35.7%
Closed Sales	4	6	+ 50.0%	25	40	+ 60.0%
Average Sales Price*	\$251,750	\$241,583	- 4.0%	\$215,019	\$246,378	+ 14.6%
Median Sales Price*	\$232,500	\$184,750	- 20.5%	\$214,500	\$189,750	- 11.5%
Percent of Original List Price Received*	91.2%	88.8%	- 2.6%	92.3%	92.1%	- 0.2%
Days on Market Until Sale	50	127	+ 154.0%	37	67	+ 81.1%
Inventory of Homes for Sale	17	30	+ 76.5%	--	--	--
Months Supply of Inventory	6.1	9.5	+ 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 50.0%

- 57.1%

- 58.6%

Change in
New Listings

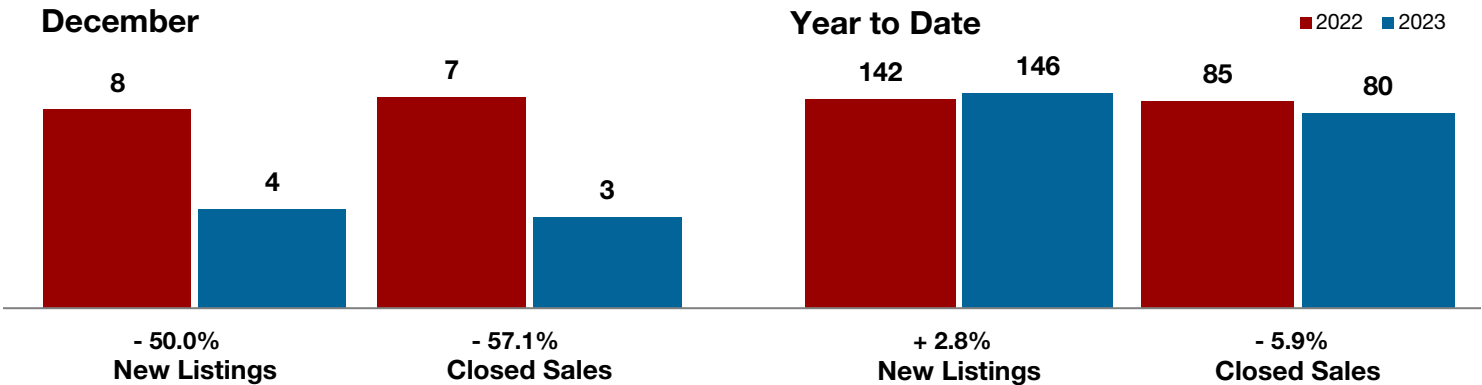
Change in
Closed Sales

Change in
Median Sales Price

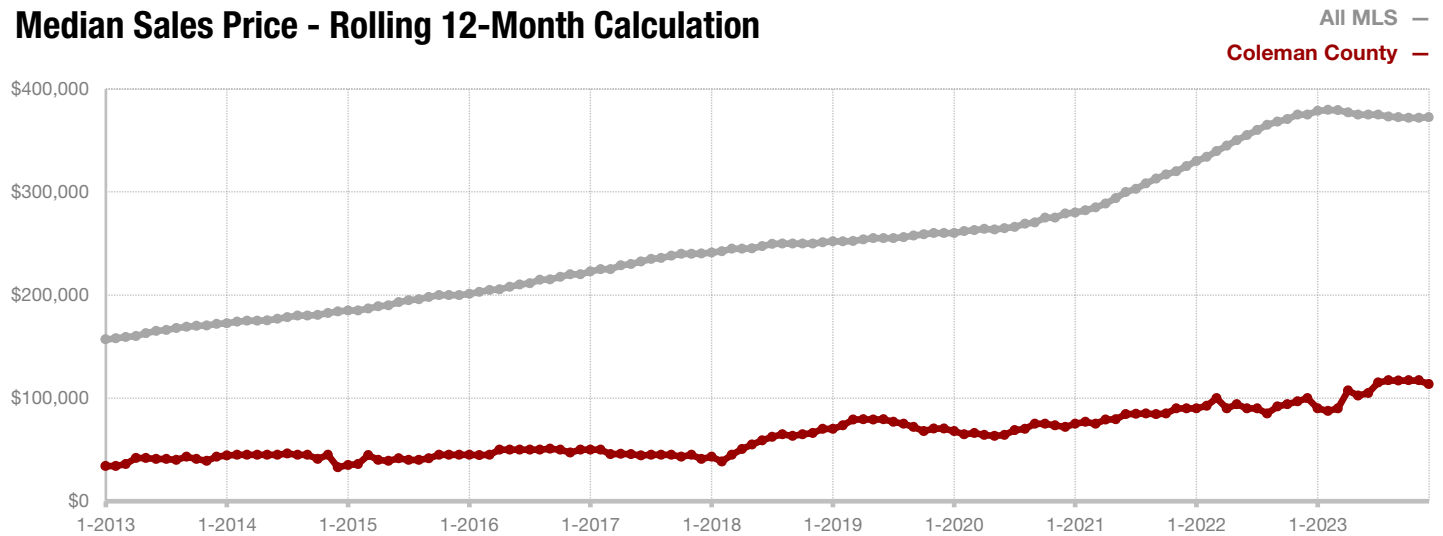
Coleman County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	8	4	- 50.0%	142	146	+ 2.8%
Pending Sales	9	2	- 77.8%	85	77	- 9.4%
Closed Sales	7	3	- 57.1%	85	80	- 5.9%
Average Sales Price*	\$110,714	\$137,333	+ 24.0%	\$188,115	\$157,796	- 16.1%
Median Sales Price*	\$145,000	\$60,000	- 58.6%	\$99,900	\$113,500	+ 13.6%
Percent of Original List Price Received*	77.5%	83.2%	+ 7.4%	88.3%	85.9%	- 2.7%
Days on Market Until Sale	87	112	+ 28.7%	58	83	+ 43.1%
Inventory of Homes for Sale	48	51	+ 6.3%	--	--	--
Months Supply of Inventory	6.8	7.9	+ 14.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 15.0%

- 0.1%

- 2.9%

Change in
New Listings

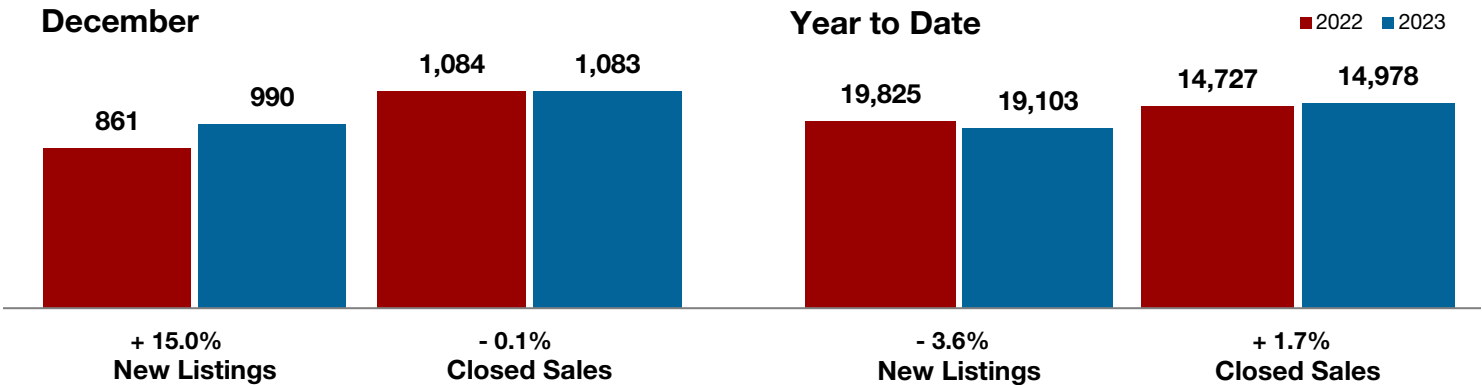
Change in
Closed Sales

Change in
Median Sales Price

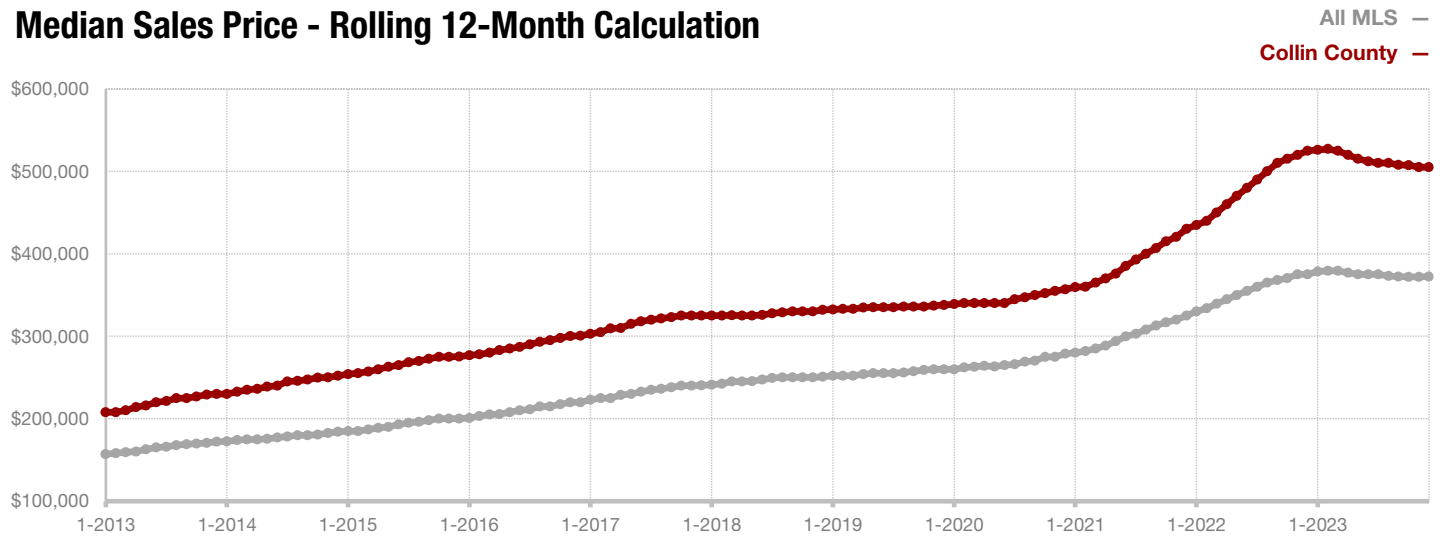
Collin County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	861	990	+ 15.0%	19,825	19,103	- 3.6%
Pending Sales	842	953	+ 13.2%	14,274	15,040	+ 5.4%
Closed Sales	1,084	1,083	- 0.1%	14,727	14,978	+ 1.7%
Average Sales Price*	\$550,313	\$569,839	+ 3.5%	\$594,907	\$577,804	- 2.9%
Median Sales Price*	\$490,000	\$476,000	- 2.9%	\$525,000	\$505,000	- 3.8%
Percent of Original List Price Received*	93.8%	95.1%	+ 1.4%	102.0%	96.6%	- 5.3%
Days on Market Until Sale	48	49	+ 2.1%	24	43	+ 79.2%
Inventory of Homes for Sale	2,886	2,557	- 11.4%	--	--	--
Months Supply of Inventory	2.4	2.0	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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+ 43.8%

- 36.4%

+ 16.1%

Change in
New Listings

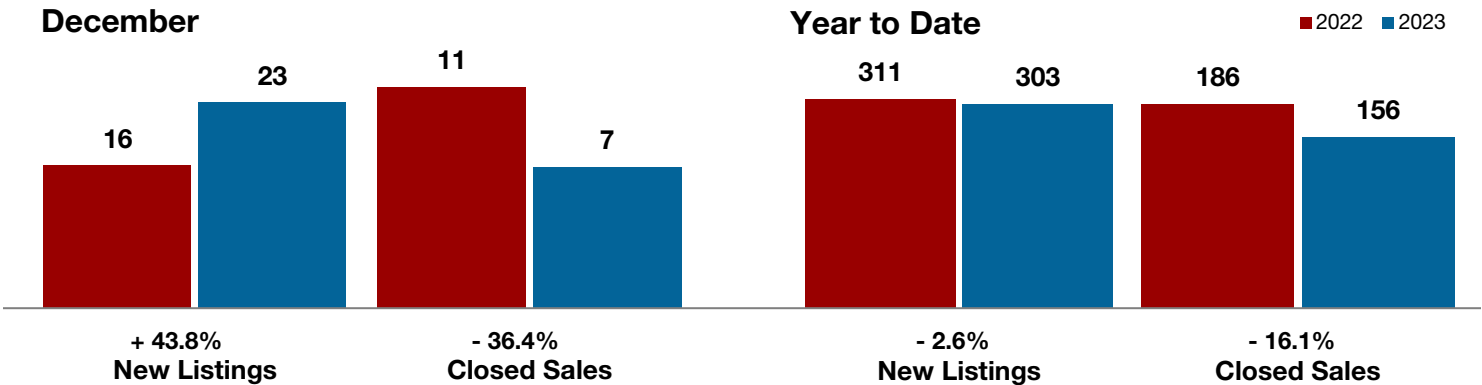
Change in
Closed Sales

Change in
Median Sales Price

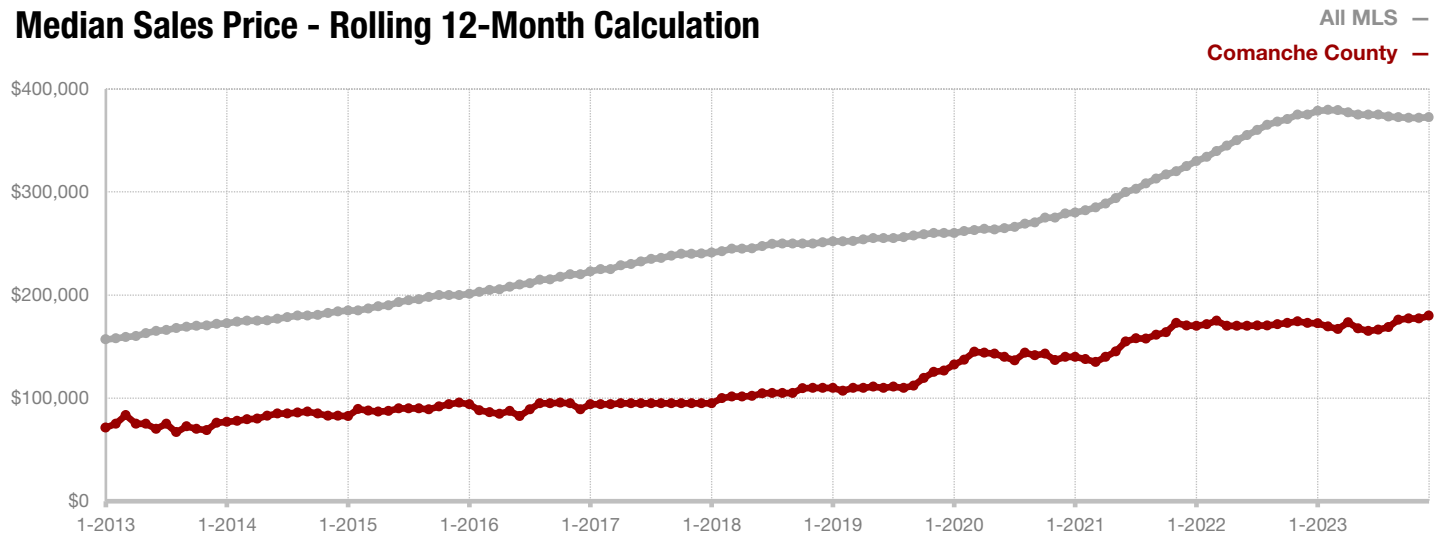
Comanche County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	16	23	+ 43.8%	311	303	- 2.6%
Pending Sales	4	6	+ 50.0%	179	158	- 11.7%
Closed Sales	11	7	- 36.4%	186	156	- 16.1%
Average Sales Price*	\$147,273	\$254,333	+ 72.7%	\$231,931	\$230,972	- 0.4%
Median Sales Price*	\$155,000	\$180,000	+ 16.1%	\$172,750	\$180,000	+ 4.2%
Percent of Original List Price Received*	86.3%	90.3%	+ 4.6%	90.9%	90.7%	- 0.2%
Days on Market Until Sale	45	65	+ 44.4%	53	80	+ 50.9%
Inventory of Homes for Sale	109	116	+ 6.4%	--	--	--
Months Supply of Inventory	7.3	8.8	+ 28.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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+ 40.0%

+ 43.5%

+ 2.0%

Change in
New Listings

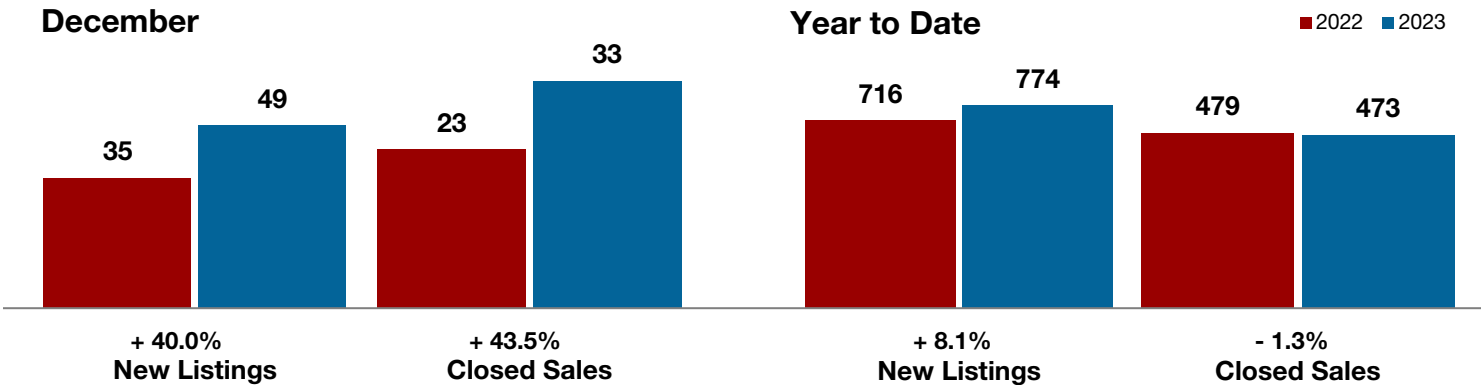
Change in
Closed Sales

Change in
Median Sales Price

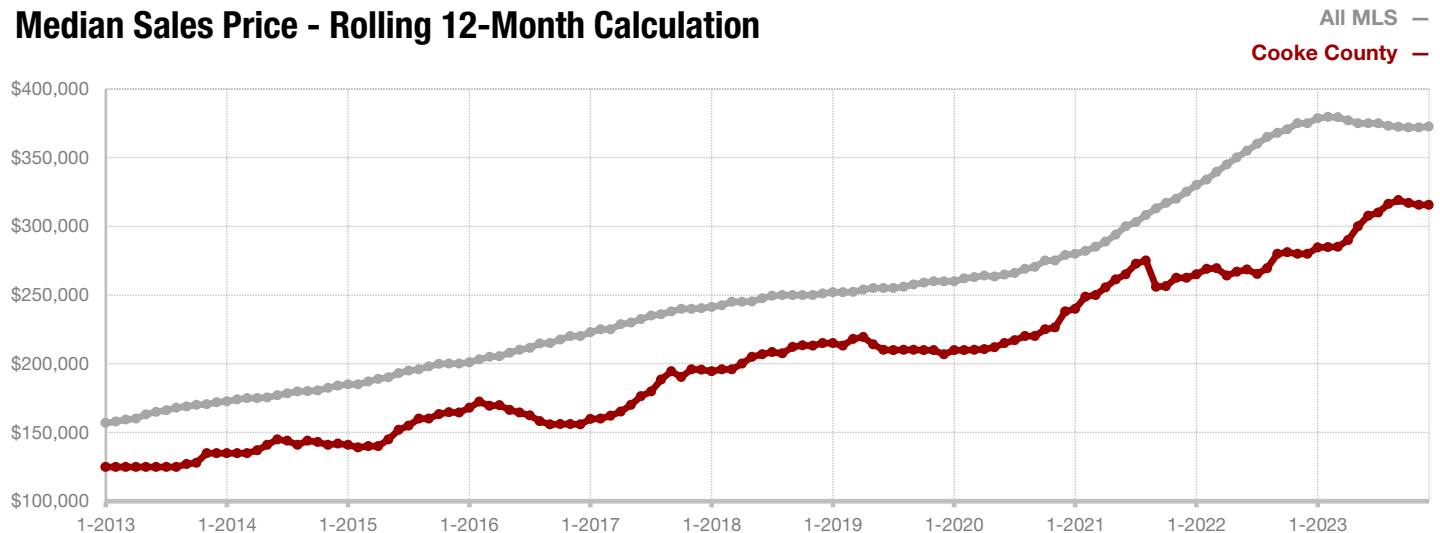
Cooke County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	35	49	+ 40.0%	716	774	+ 8.1%
Pending Sales	18	22	+ 22.2%	448	474	+ 5.8%
Closed Sales	23	33	+ 43.5%	479	473	- 1.3%
Average Sales Price*	\$403,739	\$373,104	- 7.6%	\$431,212	\$387,151	- 10.2%
Median Sales Price*	\$300,000	\$305,995	+ 2.0%	\$279,950	\$315,572	+ 12.7%
Percent of Original List Price Received*	91.4%	93.6%	+ 2.4%	96.4%	94.1%	- 2.4%
Days on Market Until Sale	51	70	+ 37.3%	34	58	+ 70.6%
Inventory of Homes for Sale	183	223	+ 21.9%	--	--	--
Months Supply of Inventory	4.9	5.6	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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+ 14.6%

- 8.9%

+ 10.1%

Change in
New Listings

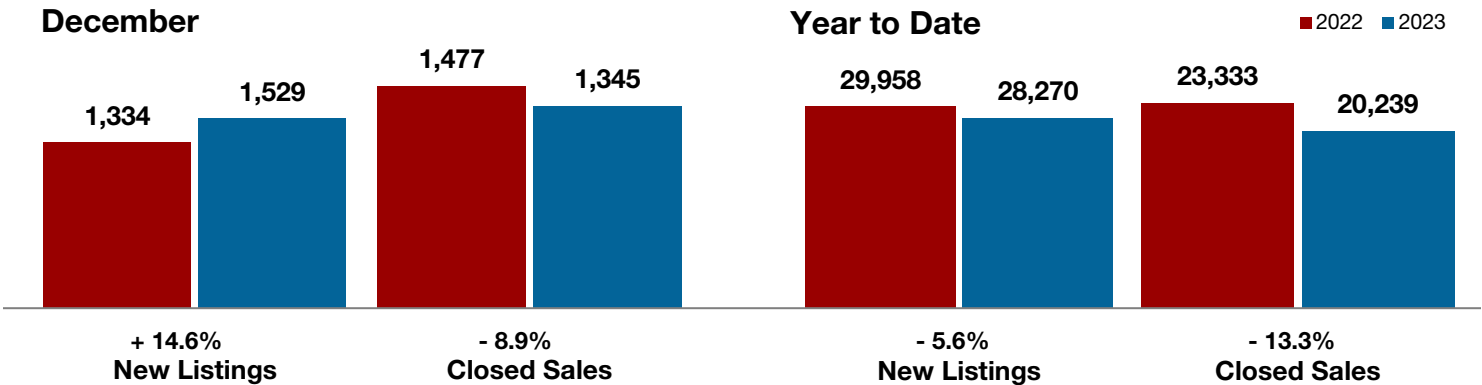
Change in
Closed Sales

Change in
Median Sales Price

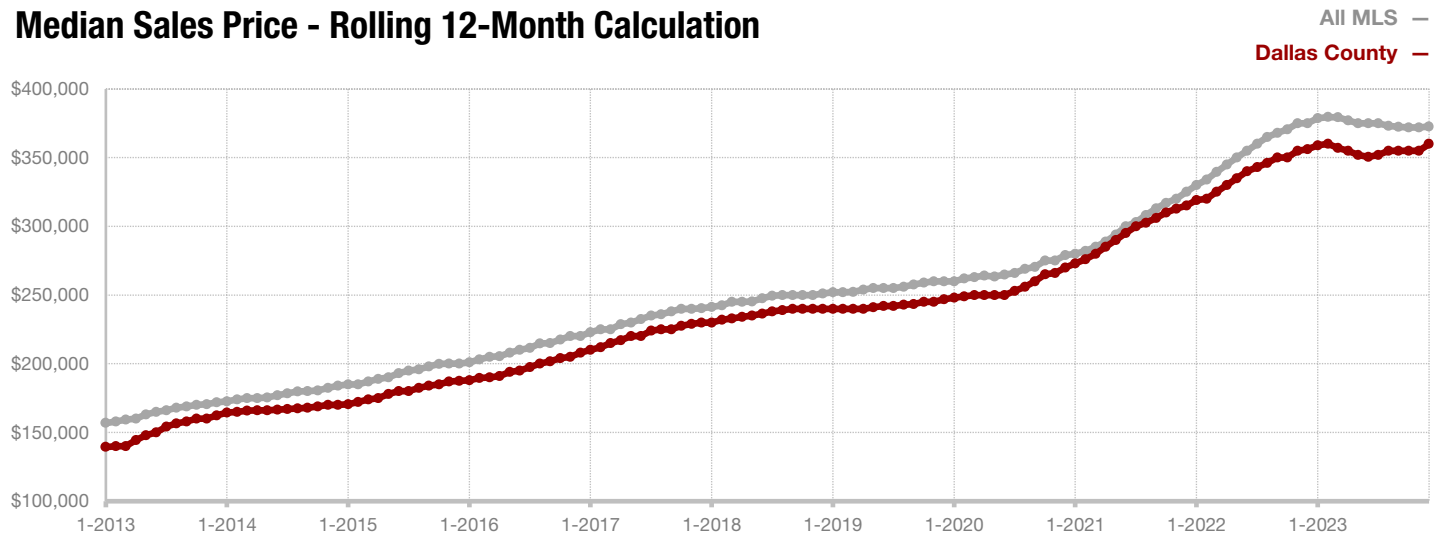
Dallas County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,334	1,529	+ 14.6%	29,958	28,270	- 5.6%
Pending Sales	1,120	1,245	+ 11.2%	22,645	20,478	- 9.6%
Closed Sales	1,477	1,345	- 8.9%	23,333	20,239	- 13.3%
Average Sales Price*	\$447,613	\$518,225	+ 15.8%	\$495,225	\$517,190	+ 4.4%
Median Sales Price*	\$327,000	\$360,000	+ 10.1%	\$356,000	\$360,000	+ 1.1%
Percent of Original List Price Received*	94.9%	95.4%	+ 0.5%	100.6%	96.7%	- 3.9%
Days on Market Until Sale	37	41	+ 10.8%	23	35	+ 52.2%
Inventory of Homes for Sale	3,927	4,054	+ 3.2%	--	--	--
Months Supply of Inventory	2.1	2.4	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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+ 60.0%

+ 33.3%

+ 36.2%

Change in
New Listings

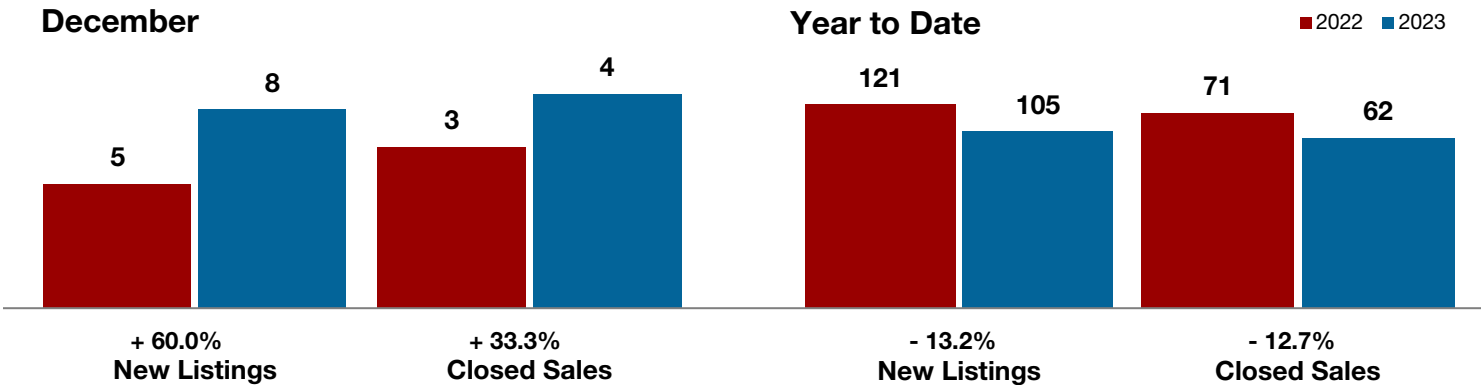
Change in
Closed Sales

Change in
Median Sales Price

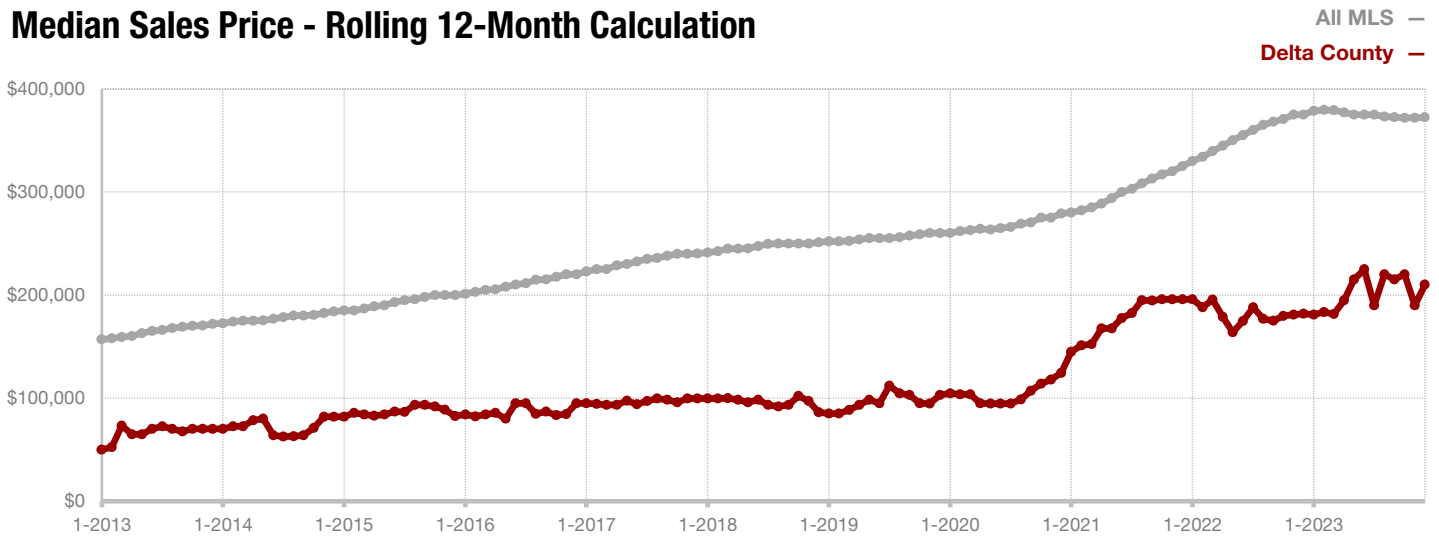
Delta County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	5	8	+ 60.0%	121	105	- 13.2%
Pending Sales	4	6	+ 50.0%	65	65	0.0%
Closed Sales	3	4	+ 33.3%	71	62	- 12.7%
Average Sales Price*	\$184,967	\$245,994	+ 33.0%	\$256,522	\$261,860	+ 2.1%
Median Sales Price*	\$185,000	\$251,988	+ 36.2%	\$182,000	\$210,000	+ 15.4%
Percent of Original List Price Received*	95.2%	89.9%	- 5.6%	93.5%	91.9%	- 1.7%
Days on Market Until Sale	60	56	- 6.7%	38	51	+ 34.2%
Inventory of Homes for Sale	36	27	- 25.0%	--	--	--
Months Supply of Inventory	6.6	4.6	- 28.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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+ 2.9%

- 16.2%

+ 2.7%

Change in
New Listings

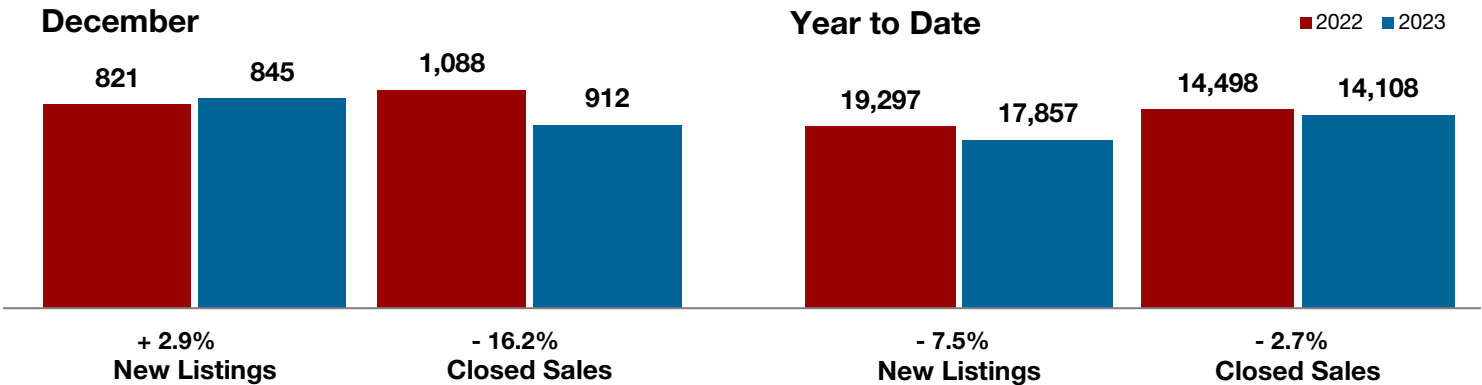
Change in
Closed Sales

Change in
Median Sales Price

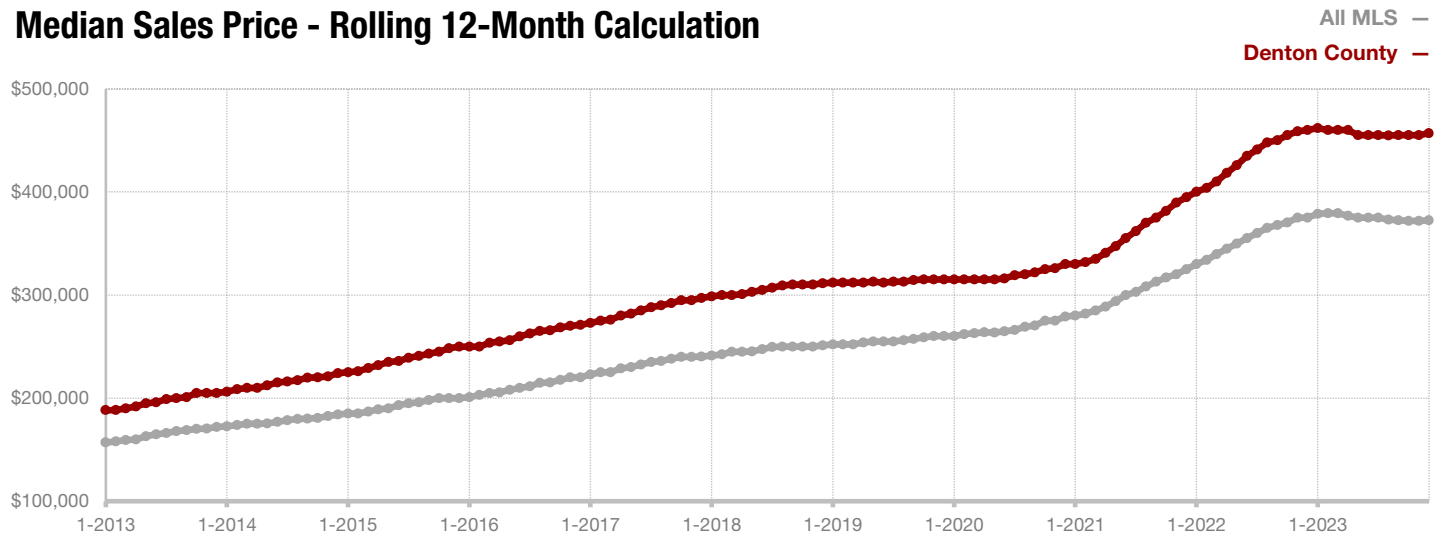
Denton County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	821	845	+ 2.9%	19,297	17,857	- 7.5%
Pending Sales	806	817	+ 1.4%	14,022	14,184	+ 1.2%
Closed Sales	1,088	912	- 16.2%	14,498	14,108	- 2.7%
Average Sales Price*	\$524,869	\$549,571	+ 4.7%	\$546,838	\$543,992	- 0.5%
Median Sales Price*	\$448,000	\$460,000	+ 2.7%	\$460,000	\$456,990	- 0.7%
Percent of Original List Price Received*	93.3%	94.5%	+ 1.3%	101.3%	96.3%	- 4.9%
Days on Market Until Sale	53	54	+ 1.9%	24	46	+ 91.7%
Inventory of Homes for Sale	2,938	2,439	- 17.0%	--	--	--
Months Supply of Inventory	2.5	2.1	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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+ 30.0%

- 25.0%

+ 39.9%

Change in
New Listings

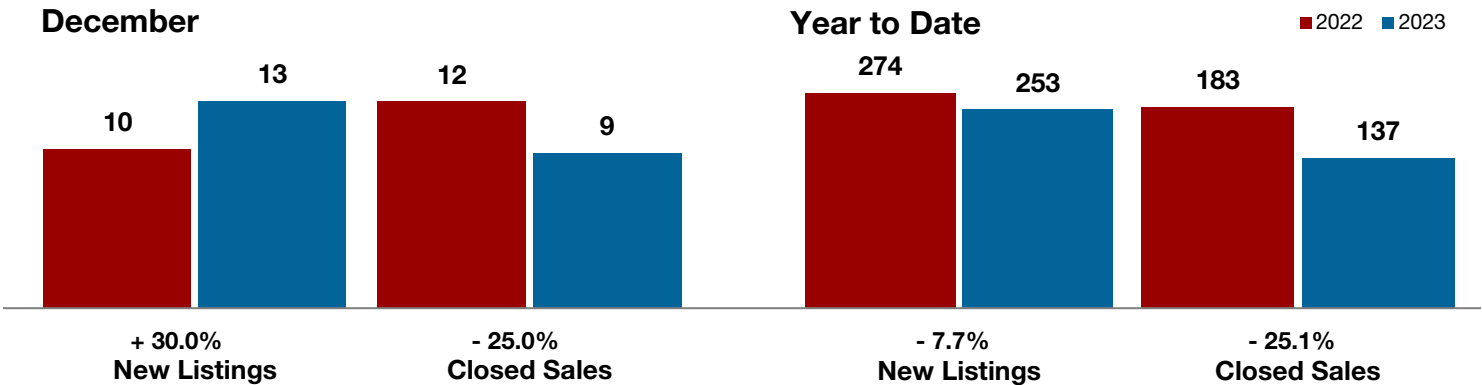
Change in
Closed Sales

Change in
Median Sales Price

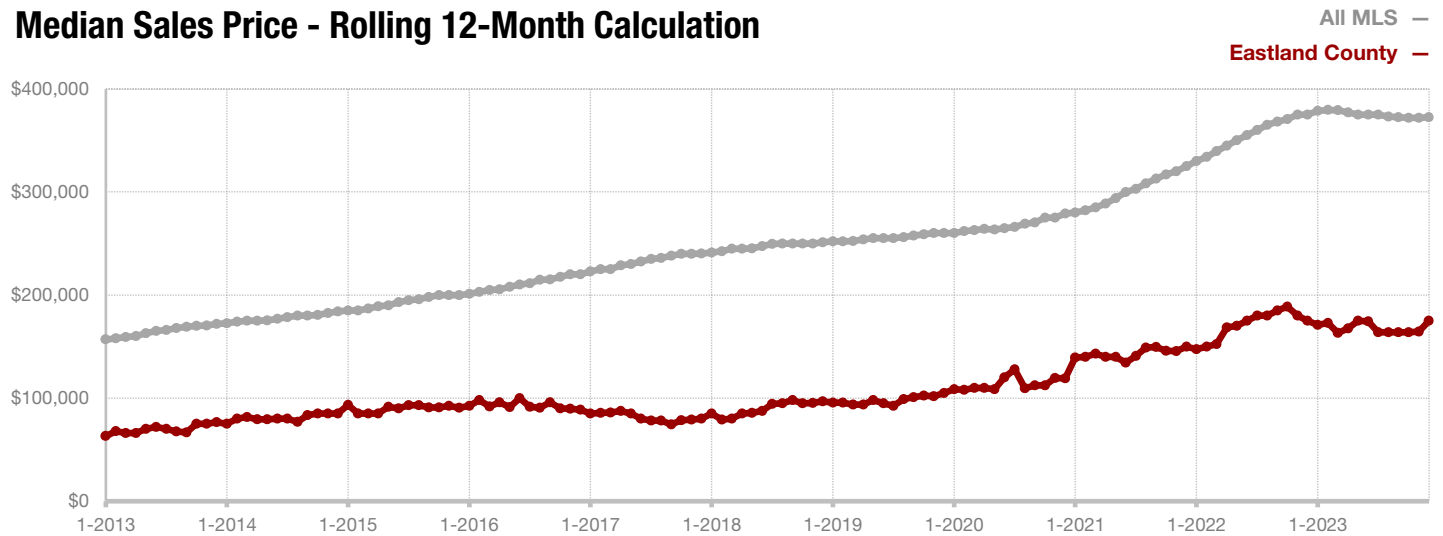
Eastland County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	10	13	+ 30.0%	274	253	- 7.7%
Pending Sales	6	4	- 33.3%	172	140	- 18.6%
Closed Sales	12	9	- 25.0%	183	137	- 25.1%
Average Sales Price*	\$135,750	\$191,309	+ 40.9%	\$262,806	\$230,360	- 12.3%
Median Sales Price*	\$144,750	\$202,500	+ 39.9%	\$175,000	\$175,000	0.0%
Percent of Original List Price Received*	88.2%	88.8%	+ 0.7%	92.3%	89.5%	- 3.0%
Days on Market Until Sale	80	45	- 43.8%	72	82	+ 13.9%
Inventory of Homes for Sale	83	94	+ 13.3%	--	--	--
Months Supply of Inventory	5.8	8.1	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 19.9%

- 1.2%

- 3.2%

Change in
New Listings

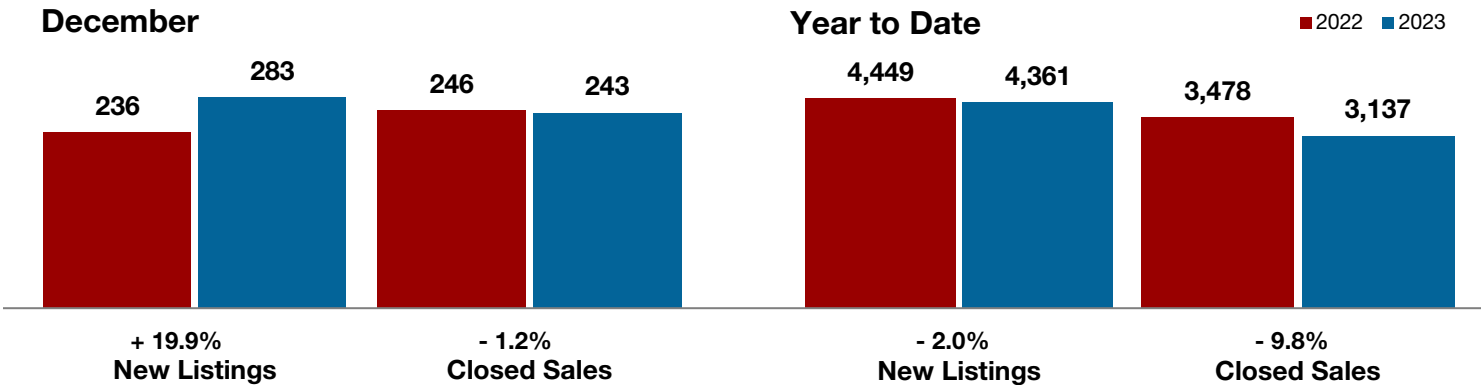
Change in
Closed Sales

Change in
Median Sales Price

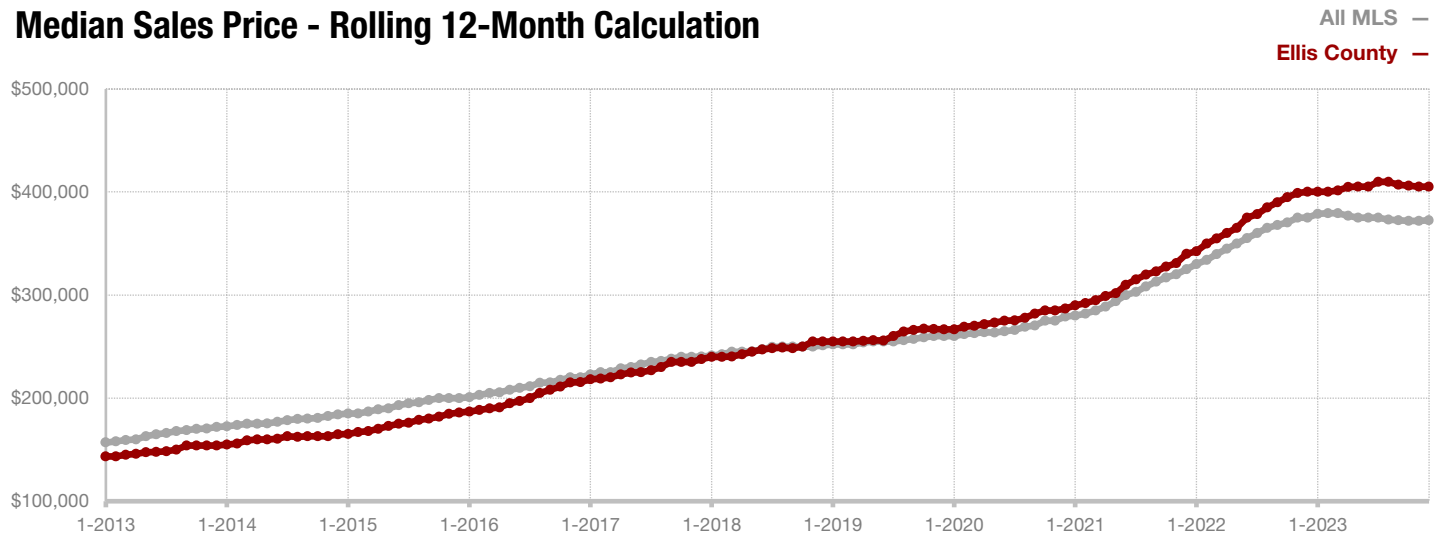
Ellis County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	236	283	+ 19.9%	4,449	4,361	- 2.0%
Pending Sales	180	207	+ 15.0%	3,260	3,207	- 1.6%
Closed Sales	246	243	- 1.2%	3,478	3,137	- 9.8%
Average Sales Price*	\$413,886	\$419,141	+ 1.3%	\$430,997	\$426,063	- 1.1%
Median Sales Price*	\$412,955	\$399,683	- 3.2%	\$400,000	\$405,000	+ 1.3%
Percent of Original List Price Received*	92.9%	94.6%	+ 1.8%	99.2%	95.3%	- 3.9%
Days on Market Until Sale	65	71	+ 9.2%	34	64	+ 88.2%
Inventory of Homes for Sale	964	1,006	+ 4.4%	--	--	--
Months Supply of Inventory	3.5	3.8	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 32.0%

+ 82.1%

+ 37.1%

Change in
New Listings

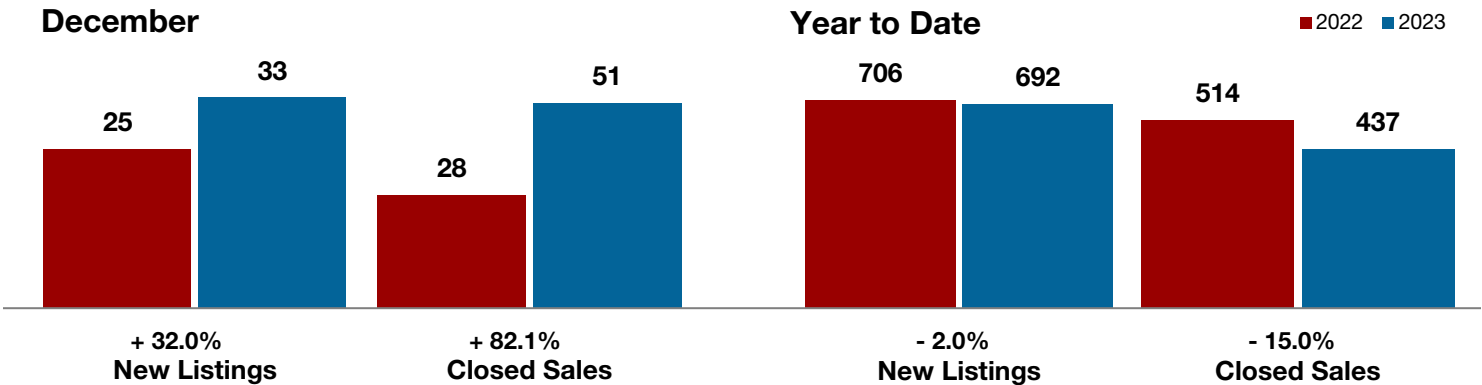
Change in
Closed Sales

Change in
Median Sales Price

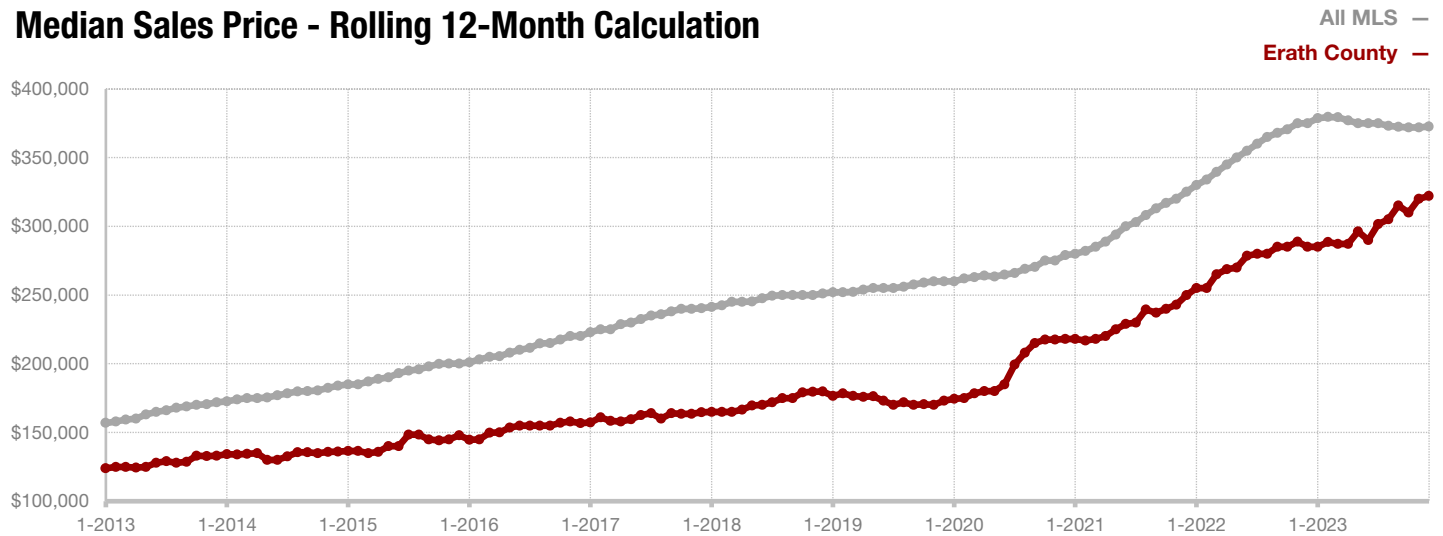
Erath County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	25	33	+ 32.0%	706	692	- 2.0%
Pending Sales	20	27	+ 35.0%	484	438	- 9.5%
Closed Sales	28	51	+ 82.1%	514	437	- 15.0%
Average Sales Price*	\$353,889	\$411,153	+ 16.2%	\$383,820	\$421,328	+ 9.8%
Median Sales Price*	\$273,500	\$375,000	+ 37.1%	\$285,000	\$322,169	+ 13.0%
Percent of Original List Price Received*	94.0%	91.5%	- 2.7%	95.4%	94.1%	- 1.4%
Days on Market Until Sale	72	71	- 1.4%	49	55	+ 12.2%
Inventory of Homes for Sale	155	169	+ 9.0%	--	--	--
Months Supply of Inventory	3.8	4.6	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 24.3%

- 11.8%

+ 42.7%

Change in
New Listings

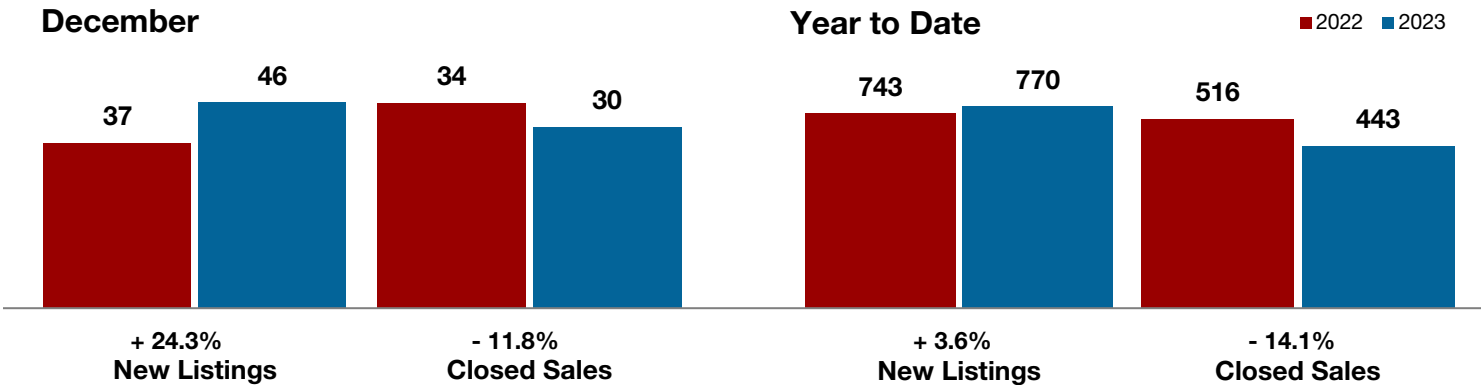
Change in
Closed Sales

Change in
Median Sales Price

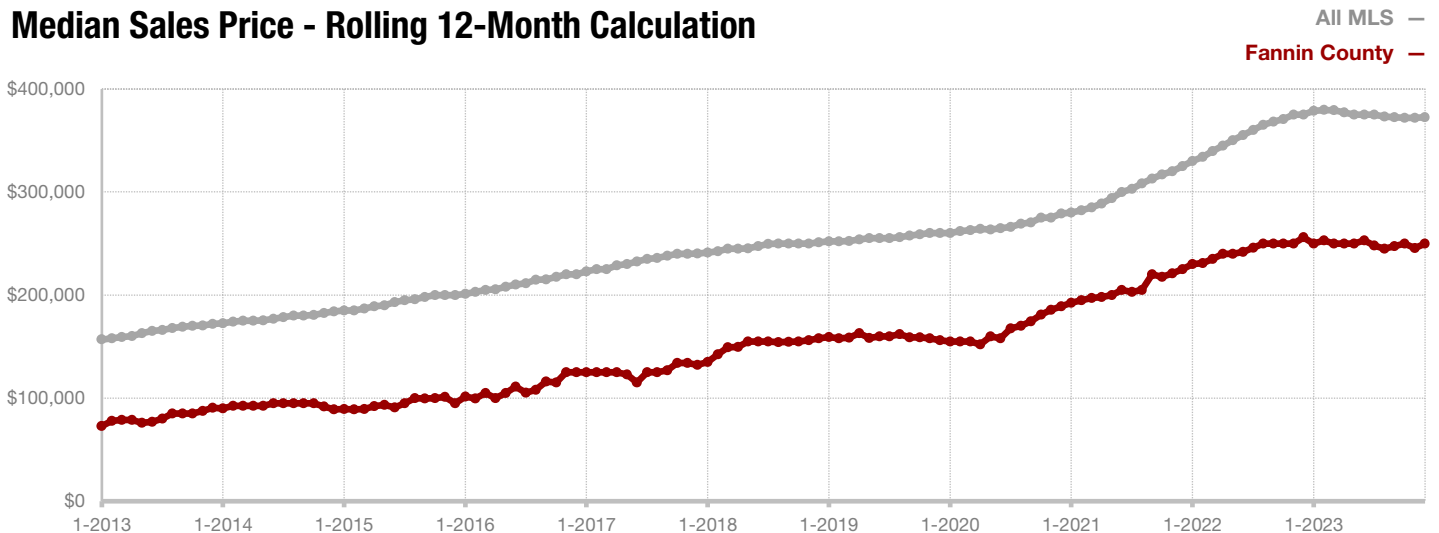
Fannin County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	37	46	+ 24.3%	743	770	+ 3.6%
Pending Sales	30	24	- 20.0%	480	432	- 10.0%
Closed Sales	34	30	- 11.8%	516	443	- 14.1%
Average Sales Price*	\$235,892	\$313,063	+ 32.7%	\$313,297	\$302,462	- 3.5%
Median Sales Price*	\$187,450	\$267,550	+ 42.7%	\$256,000	\$249,750	- 2.4%
Percent of Original List Price Received*	85.3%	90.2%	+ 5.7%	95.0%	91.5%	- 3.7%
Days on Market Until Sale	64	61	- 4.7%	41	70	+ 70.7%
Inventory of Homes for Sale	182	219	+ 20.3%	--	--	--
Months Supply of Inventory	4.6	6.1	+ 20.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 83.3%

- 55.6%

+ 43.0%

Change in
New Listings

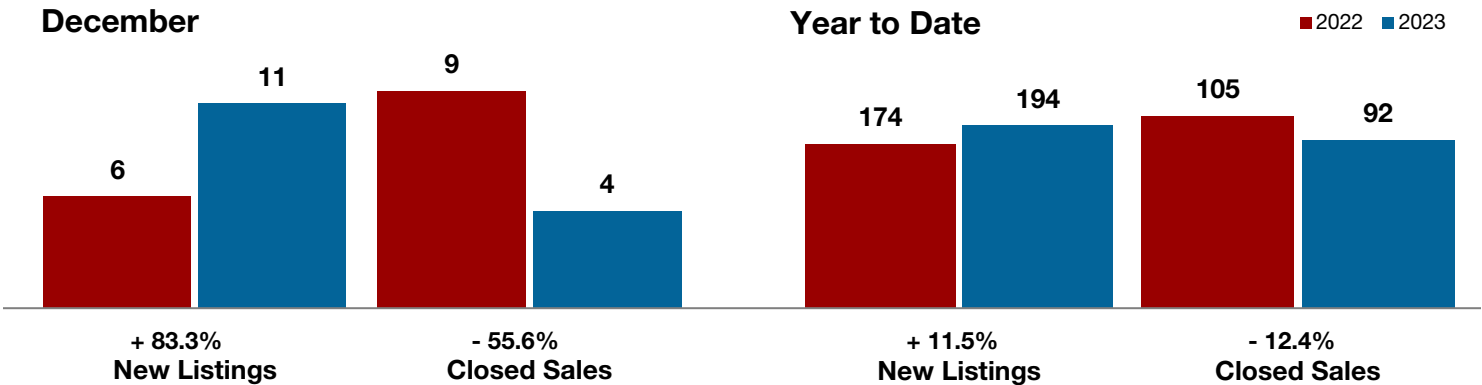
Change in
Closed Sales

Change in
Median Sales Price

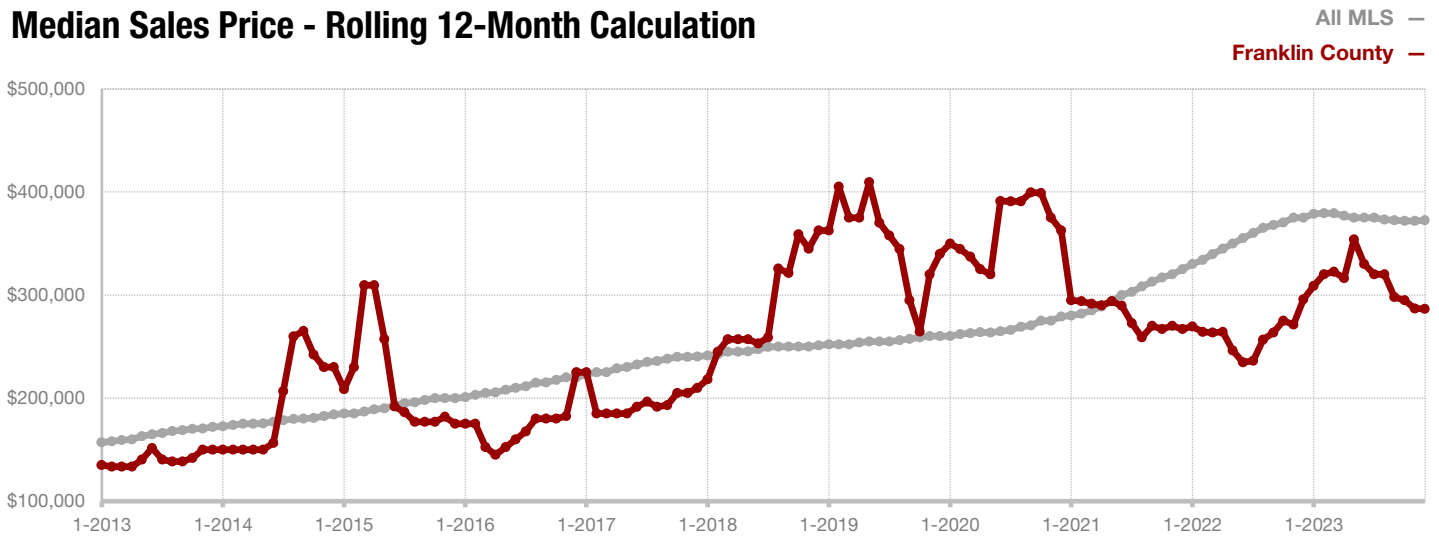
Franklin County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	6	11	+ 83.3%	174	194	+ 11.5%
Pending Sales	2	3	+ 50.0%	105	93	- 11.4%
Closed Sales	9	4	- 55.6%	105	92	- 12.4%
Average Sales Price*	\$355,447	\$462,500	+ 30.1%	\$401,078	\$538,193	+ 34.2%
Median Sales Price*	\$320,000	\$457,500	+ 43.0%	\$296,000	\$286,500	- 3.2%
Percent of Original List Price Received*	92.9%	76.9%	- 17.2%	93.0%	90.9%	- 2.3%
Days on Market Until Sale	47	138	+ 193.6%	43	74	+ 72.1%
Inventory of Homes for Sale	33	48	+ 45.5%	--	--	--
Months Supply of Inventory	3.8	6.2	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 54.5%

- 30.0%

- 26.2%

Change in
New Listings

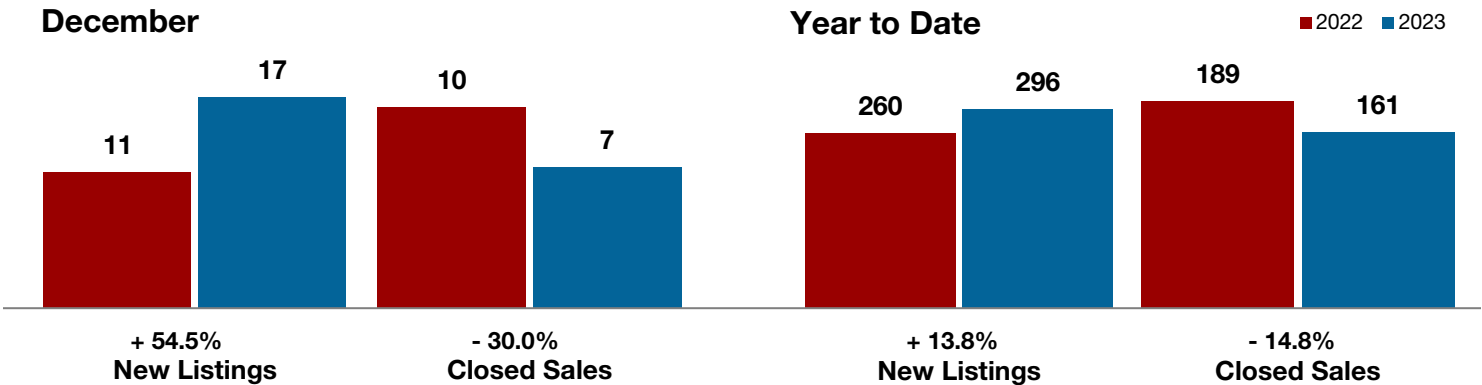
Change in
Closed Sales

Change in
Median Sales Price

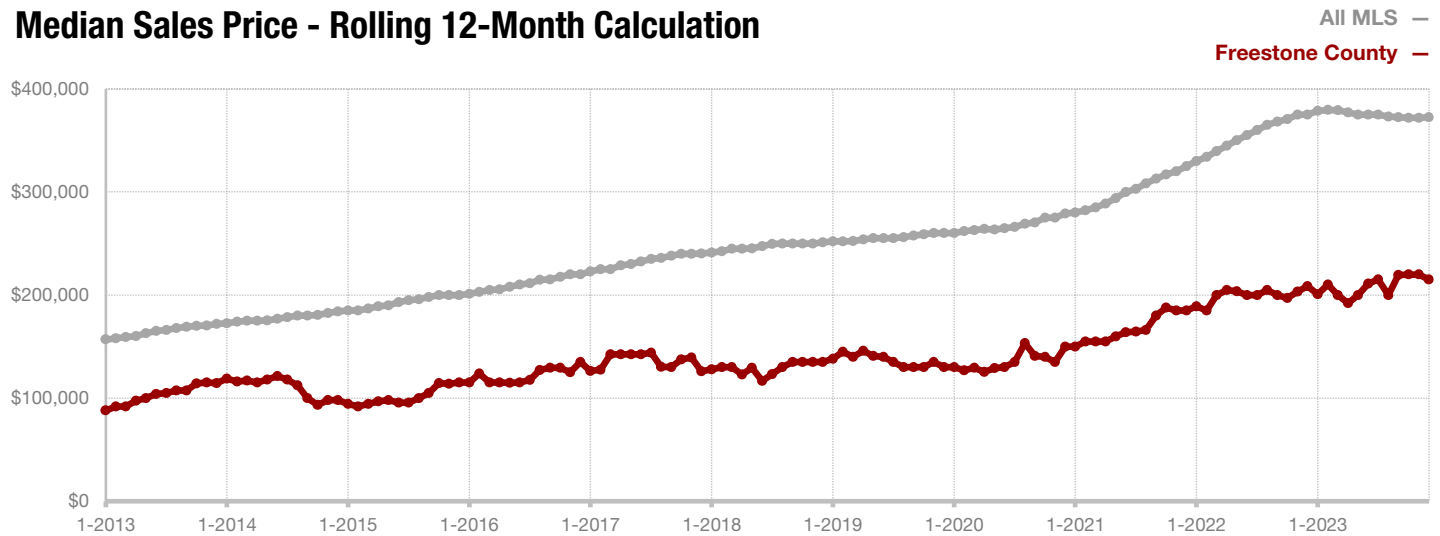
Freestone County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	11	17	+ 54.5%	260	296	+ 13.8%
Pending Sales	8	5	- 37.5%	177	159	- 10.2%
Closed Sales	10	7	- 30.0%	189	161	- 14.8%
Average Sales Price*	\$403,100	\$205,857	- 48.9%	\$305,877	\$275,666	- 9.9%
Median Sales Price*	\$271,000	\$200,000	- 26.2%	\$208,500	\$215,000	+ 3.1%
Percent of Original List Price Received*	91.4%	94.1%	+ 3.0%	93.9%	93.2%	- 0.7%
Days on Market Until Sale	85	94	+ 10.6%	55	65	+ 18.2%
Inventory of Homes for Sale	66	98	+ 48.5%	--	--	--
Months Supply of Inventory	4.5	7.4	+ 40.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 5.9%

- 26.7%

+ 1.2%

Change in
New Listings

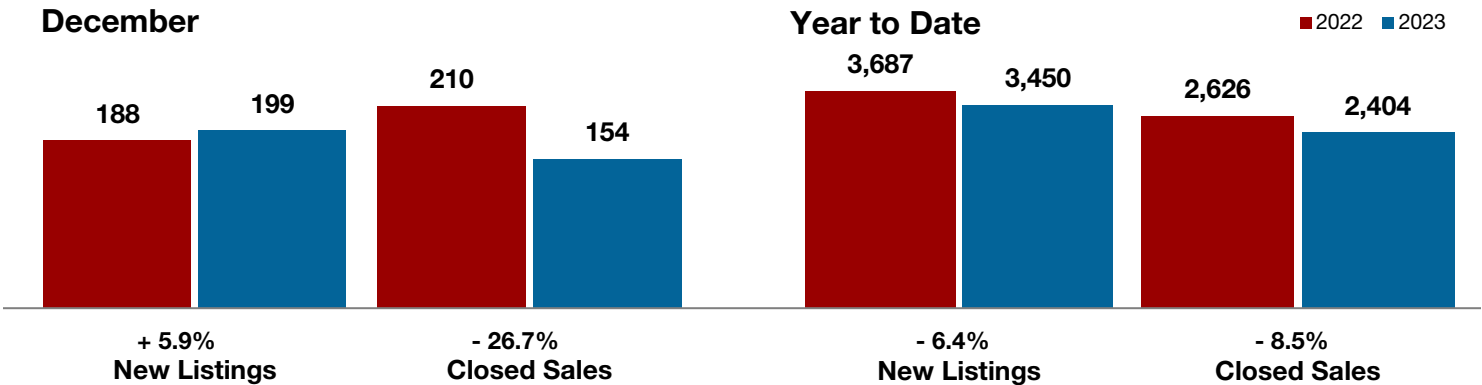
Change in
Closed Sales

Change in
Median Sales Price

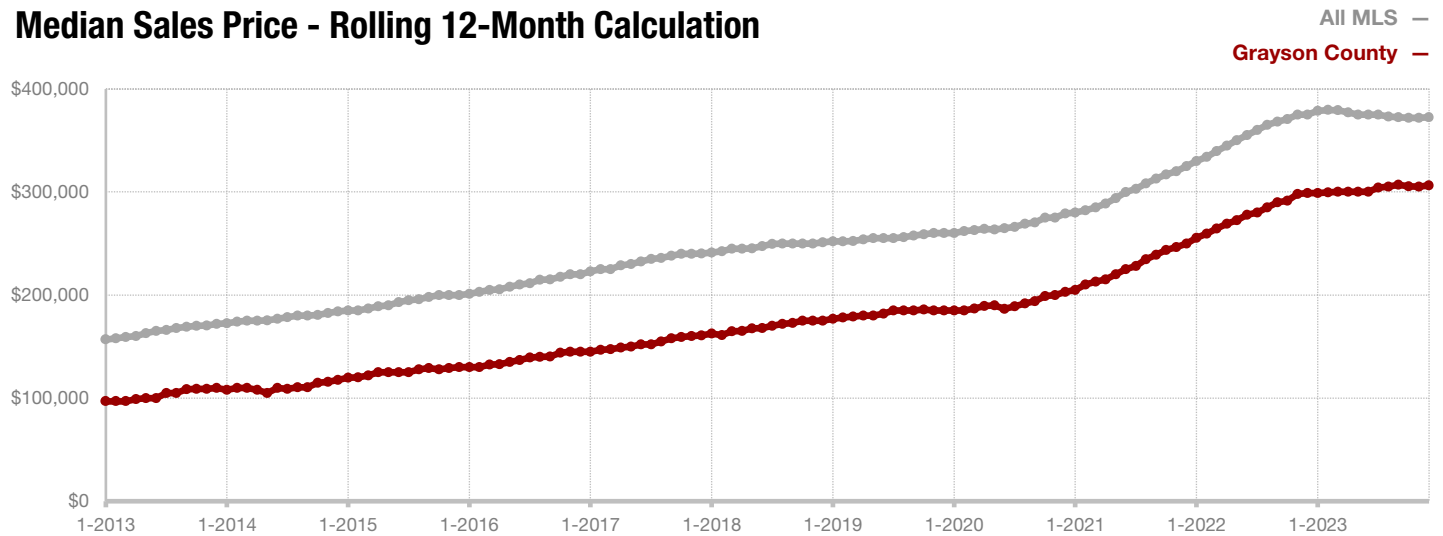
Grayson County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	188	199	+ 5.9%	3,687	3,450	- 6.4%
Pending Sales	137	124	- 9.5%	2,552	2,383	- 6.6%
Closed Sales	210	154	- 26.7%	2,626	2,404	- 8.5%
Average Sales Price*	\$339,243	\$385,977	+ 13.8%	\$364,463	\$365,231	+ 0.2%
Median Sales Price*	\$296,483	\$300,000	+ 1.2%	\$298,925	\$306,245	+ 2.4%
Percent of Original List Price Received*	92.1%	91.9%	- 0.2%	97.6%	93.8%	- 3.9%
Days on Market Until Sale	53	71	+ 34.0%	33	65	+ 97.0%
Inventory of Homes for Sale	816	804	- 1.5%	--	--	--
Months Supply of Inventory	3.8	4.0	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



- 16.7%

Change in
New Listings

- 20.0%

Change in
Closed Sales

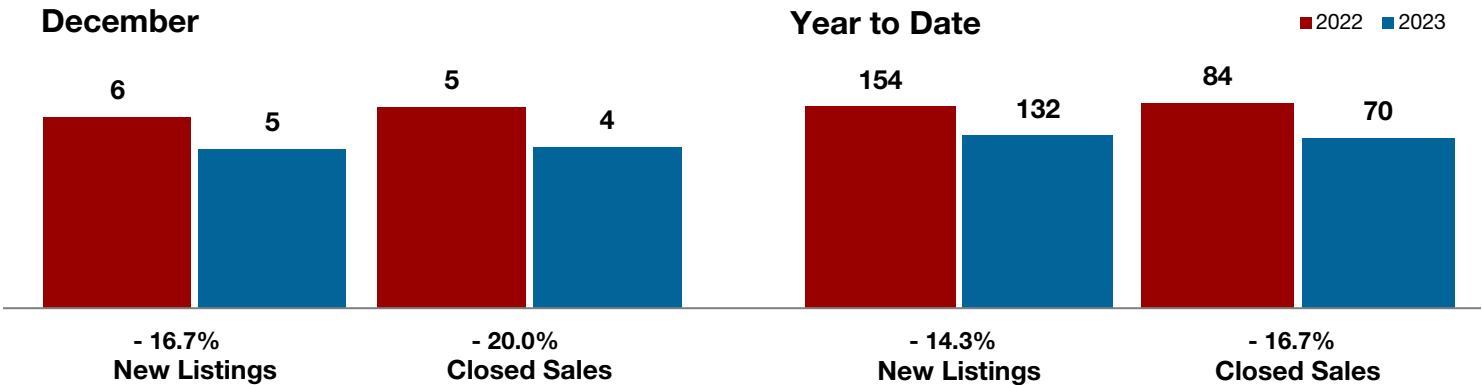
- 31.5%

Change in
Median Sales Price

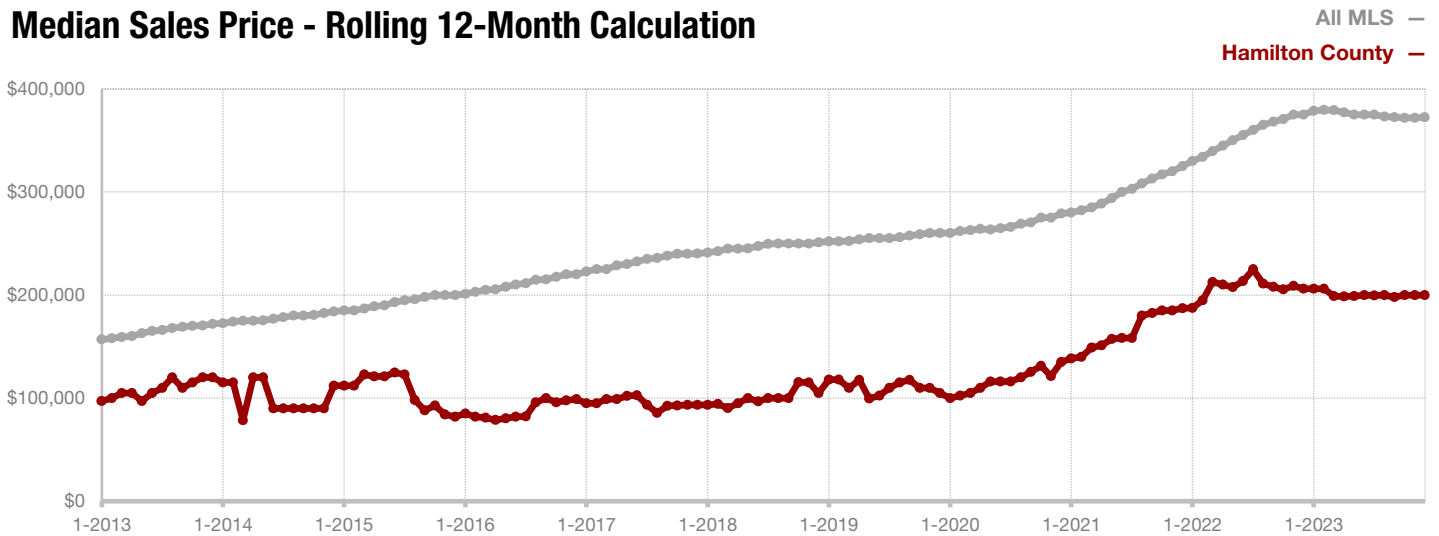
Hamilton County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	6	5	- 16.7%	154	132	- 14.3%
Pending Sales	7	3	- 57.1%	84	69	- 17.9%
Closed Sales	5	4	- 20.0%	84	70	- 16.7%
Average Sales Price*	\$217,800	\$128,238	- 41.1%	\$340,433	\$396,482	+ 16.5%
Median Sales Price*	\$167,000	\$114,475	- 31.5%	\$206,000	\$200,000	- 2.9%
Percent of Original List Price Received*	85.6%	71.5%	- 16.5%	92.2%	87.7%	- 4.9%
Days on Market Until Sale	96	74	- 22.9%	49	79	+ 61.2%
Inventory of Homes for Sale	52	48	- 7.7%	--	--	--
Months Supply of Inventory	7.4	8.3	+ 14.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 1000.0% **+ 100.0%** **--**

Change in
New Listings

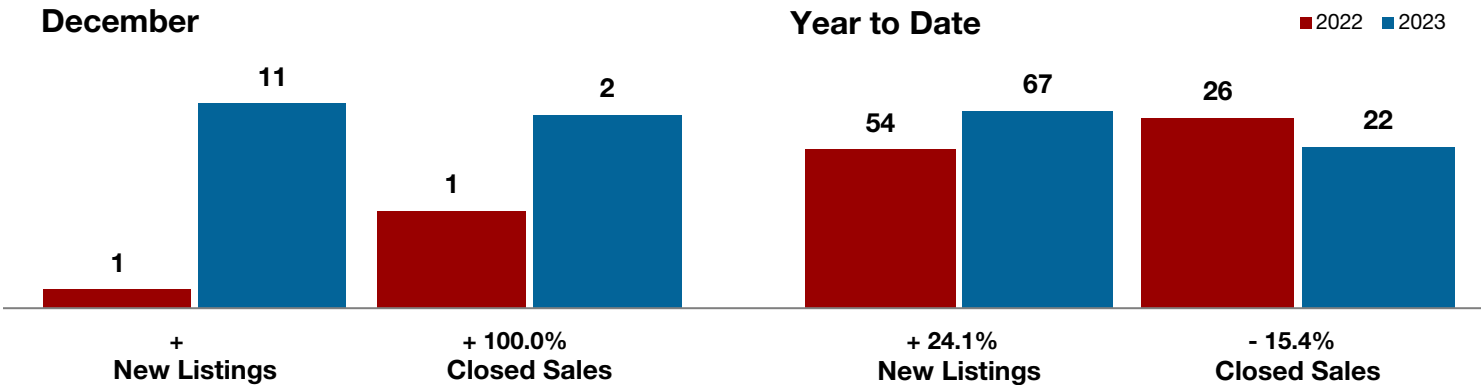
Change in
Closed Sales

Change in
Median Sales Price

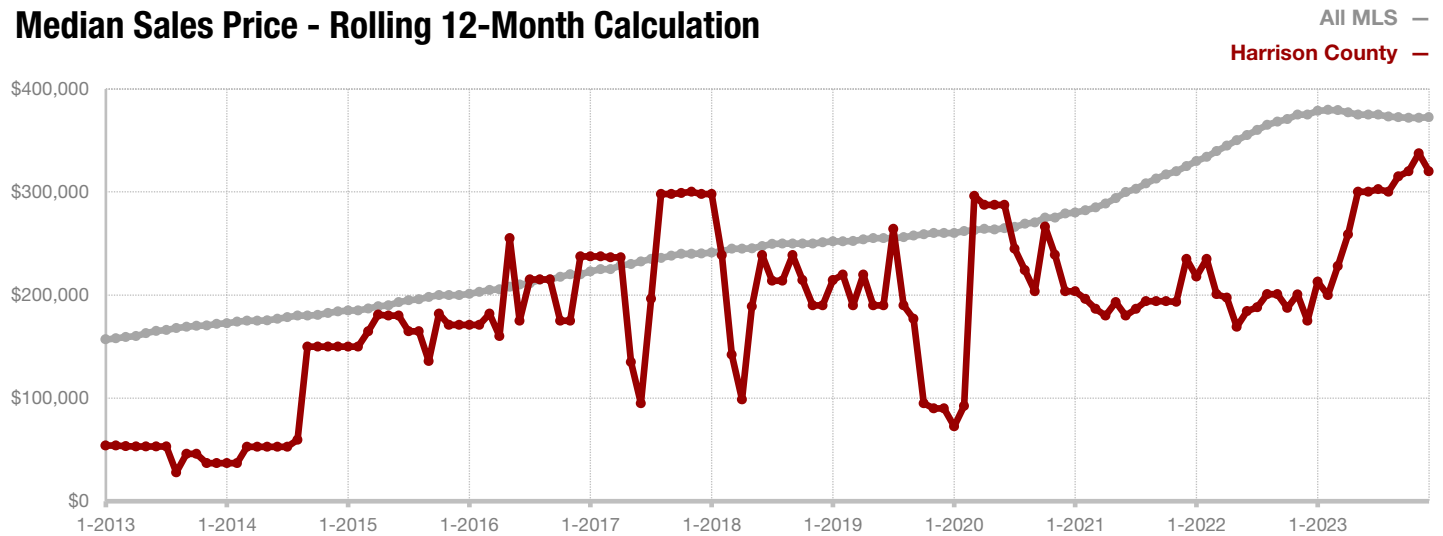
Harrison County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1	11	+ 1000.0%	54	67	+ 24.1%
Pending Sales	2	2	0.0%	29	21	- 27.6%
Closed Sales	1	2	+ 100.0%	26	22	- 15.4%
Average Sales Price*	--	\$220,000	--	\$255,496	\$328,843	+ 28.7%
Median Sales Price*	--	\$220,000	--	\$175,000	\$319,900	+ 82.8%
Percent of Original List Price Received*	--	101.1%	--	91.4%	95.5%	+ 4.5%
Days on Market Until Sale	21	5	- 76.2%	77	68	- 11.7%
Inventory of Homes for Sale	21	23	+ 9.5%	--	--	--
Months Supply of Inventory	8.0	9.9	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 44.4%

- 20.0%

+ 14.1%

Change in
New Listings

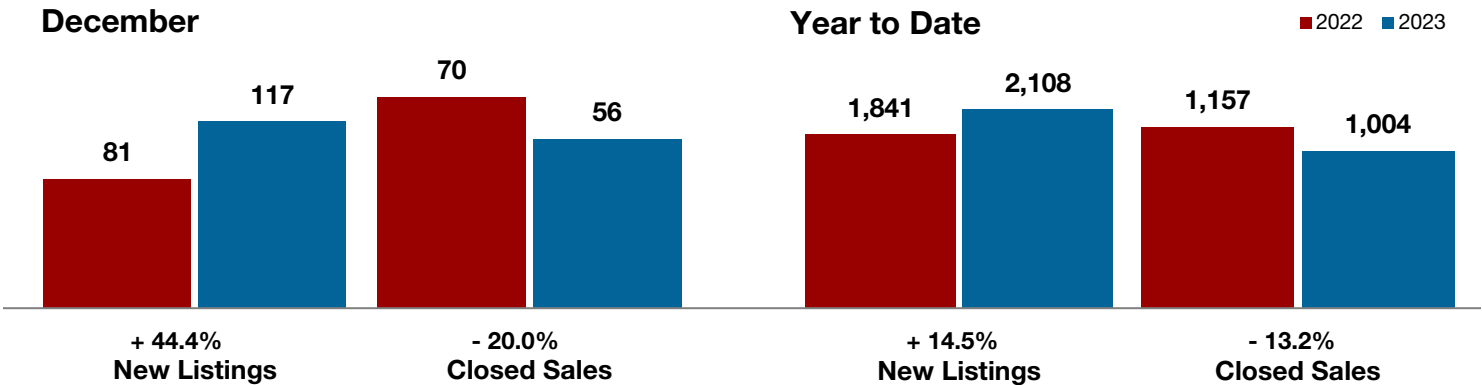
Change in
Closed Sales

Change in
Median Sales Price

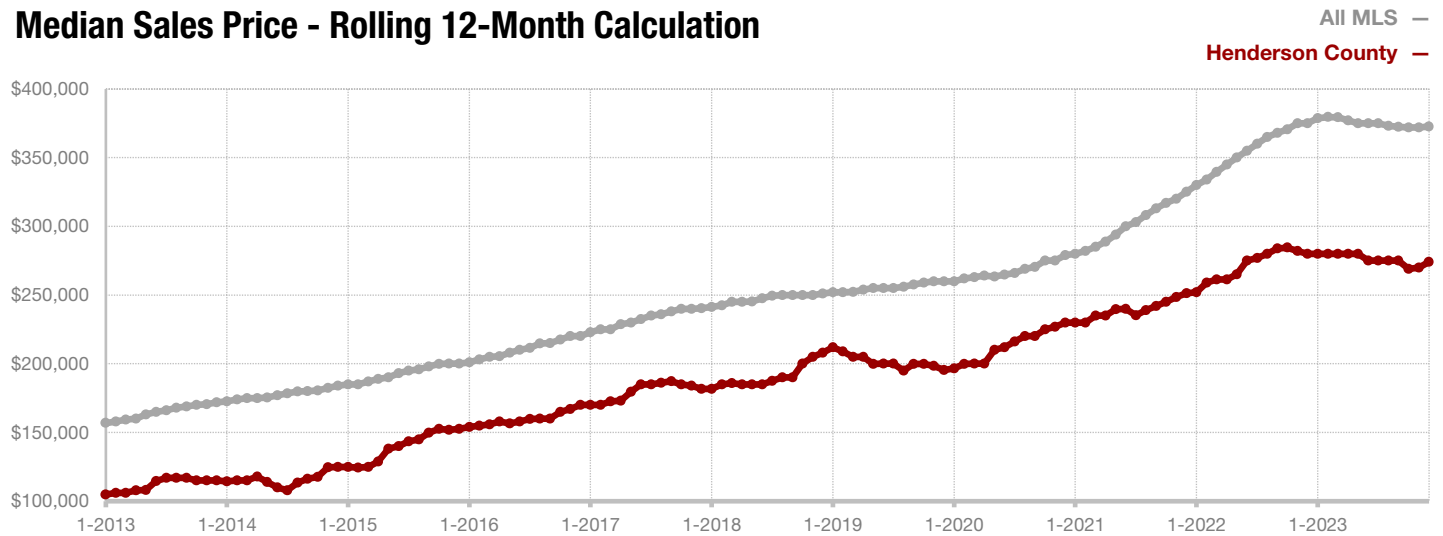
Henderson County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	81	117	+ 44.4%	1,841	2,108	+ 14.5%
Pending Sales	54	49	- 9.3%	1,125	1,005	- 10.7%
Closed Sales	70	56	- 20.0%	1,157	1,004	- 13.2%
Average Sales Price*	\$321,384	\$342,327	+ 6.5%	\$424,836	\$413,241	- 2.7%
Median Sales Price*	\$230,000	\$262,500	+ 14.1%	\$280,000	\$274,200	- 2.1%
Percent of Original List Price Received*	88.5%	94.2%	+ 6.4%	94.9%	92.2%	- 2.8%
Days on Market Until Sale	75	62	- 17.3%	43	63	+ 46.5%
Inventory of Homes for Sale	466	624	+ 33.9%	--	--	--
Months Supply of Inventory	5.0	7.5	+ 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



- 2.5%

Change in
New Listings

- 15.6%

Change in
Closed Sales

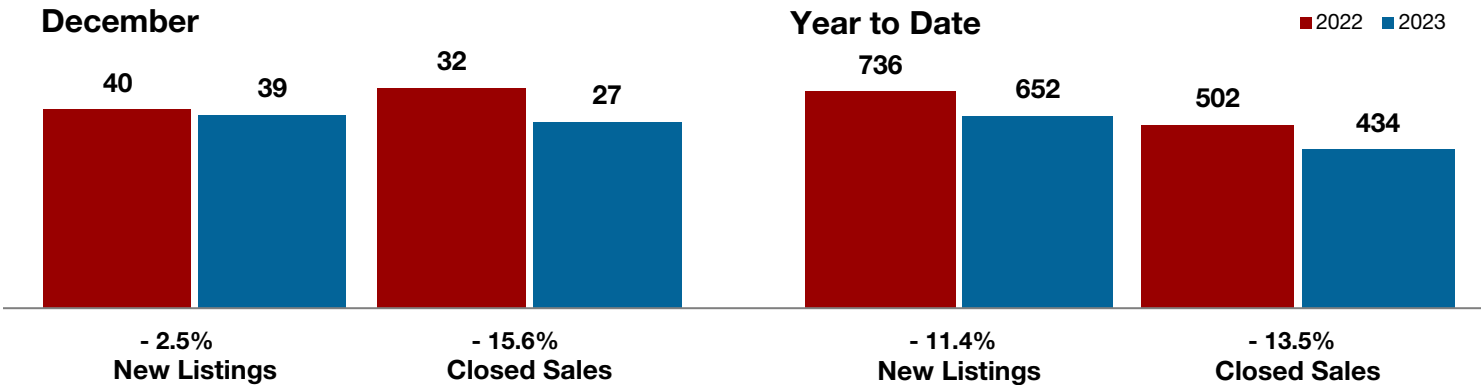
- 19.7%

Change in
Median Sales Price

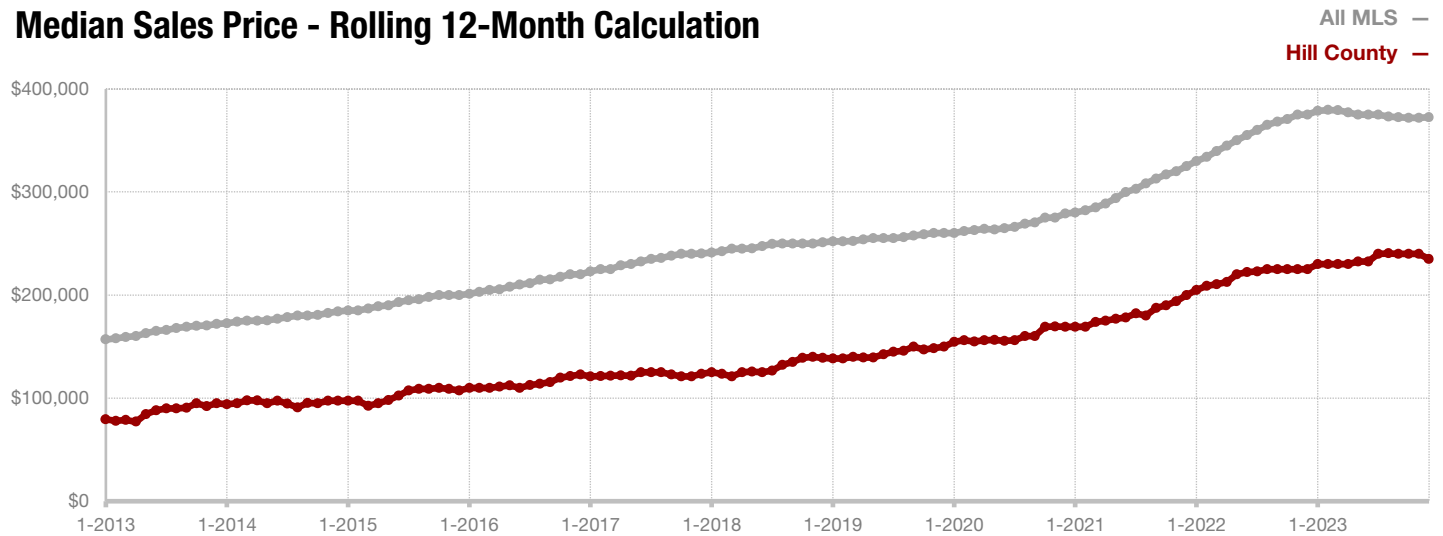
Hill County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	40	39	- 2.5%	736	652	- 11.4%
Pending Sales	19	16	- 15.8%	475	429	- 9.7%
Closed Sales	32	27	- 15.6%	502	434	- 13.5%
Average Sales Price*	\$390,553	\$242,549	- 37.9%	\$276,051	\$274,191	- 0.7%
Median Sales Price*	\$277,000	\$222,500	- 19.7%	\$225,000	\$235,000	+ 4.4%
Percent of Original List Price Received*	87.9%	92.9%	+ 5.7%	95.4%	92.0%	- 3.6%
Days on Market Until Sale	62	78	+ 25.8%	40	65	+ 62.5%
Inventory of Homes for Sale	196	167	- 14.8%	--	--	--
Months Supply of Inventory	5.0	4.7	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 0.8%

- 22.6%

+ 12.1%

Change in
New Listings

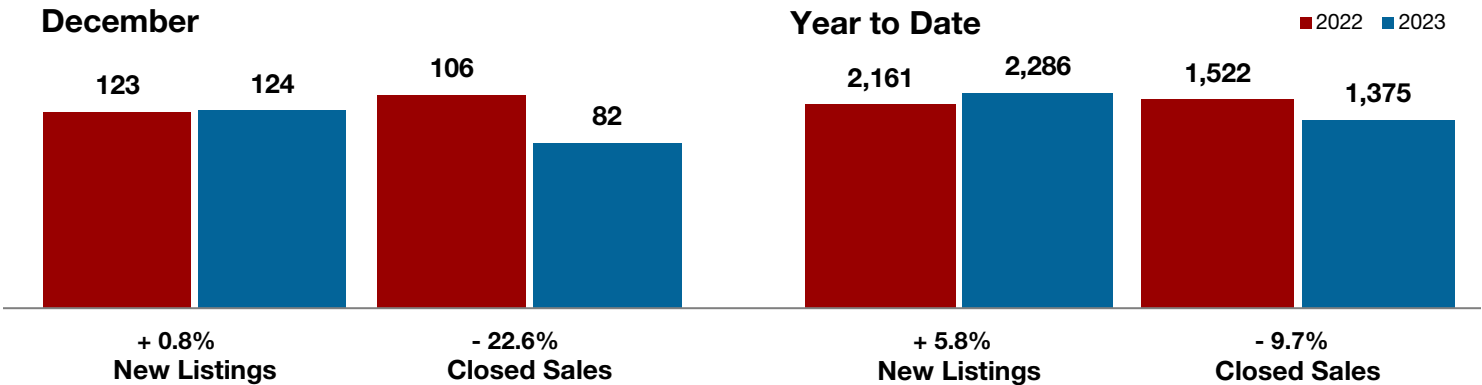
Change in
Closed Sales

Change in
Median Sales Price

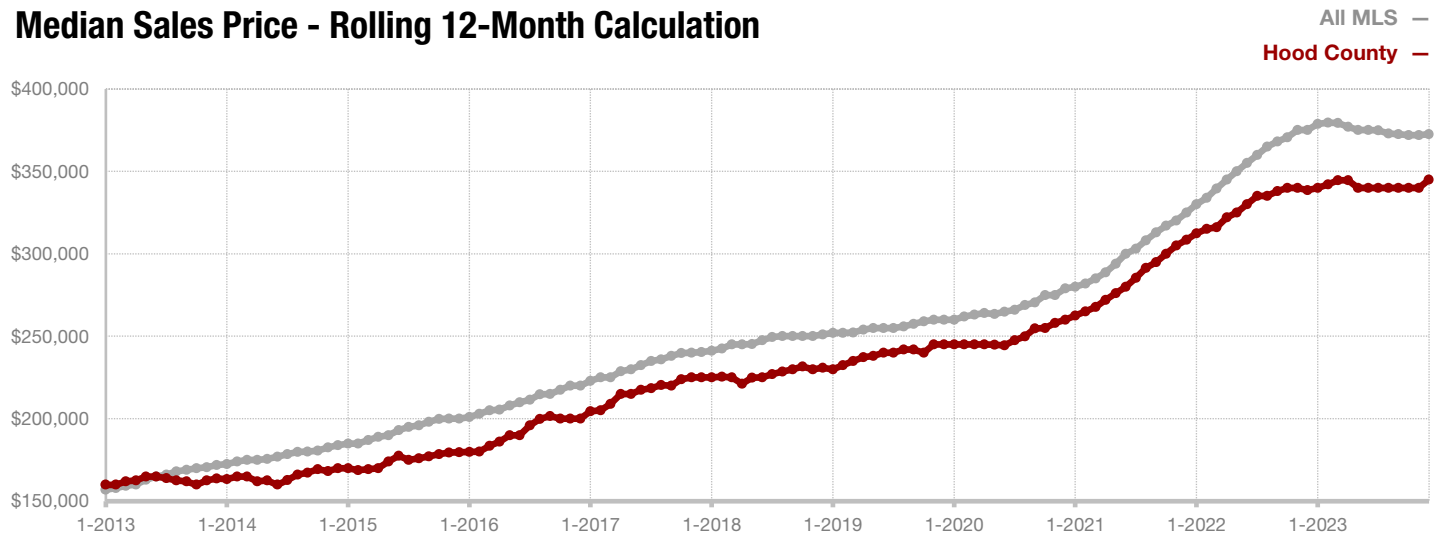
Hood County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	123	124	+ 0.8%	2,161	2,286	+ 5.8%
Pending Sales	70	56	- 20.0%	1,451	1,357	- 6.5%
Closed Sales	106	82	- 22.6%	1,522	1,375	- 9.7%
Average Sales Price*	\$360,495	\$389,092	+ 7.9%	\$411,009	\$430,036	+ 4.6%
Median Sales Price*	\$297,500	\$333,500	+ 12.1%	\$338,500	\$345,000	+ 1.9%
Percent of Original List Price Received*	92.0%	92.4%	+ 0.4%	96.4%	94.0%	- 2.5%
Days on Market Until Sale	62	69	+ 11.3%	36	59	+ 63.9%
Inventory of Homes for Sale	439	551	+ 25.5%	--	--	--
Months Supply of Inventory	3.6	4.9	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 41.7%

- 21.1%

+ 7.5%

Change in
New Listings

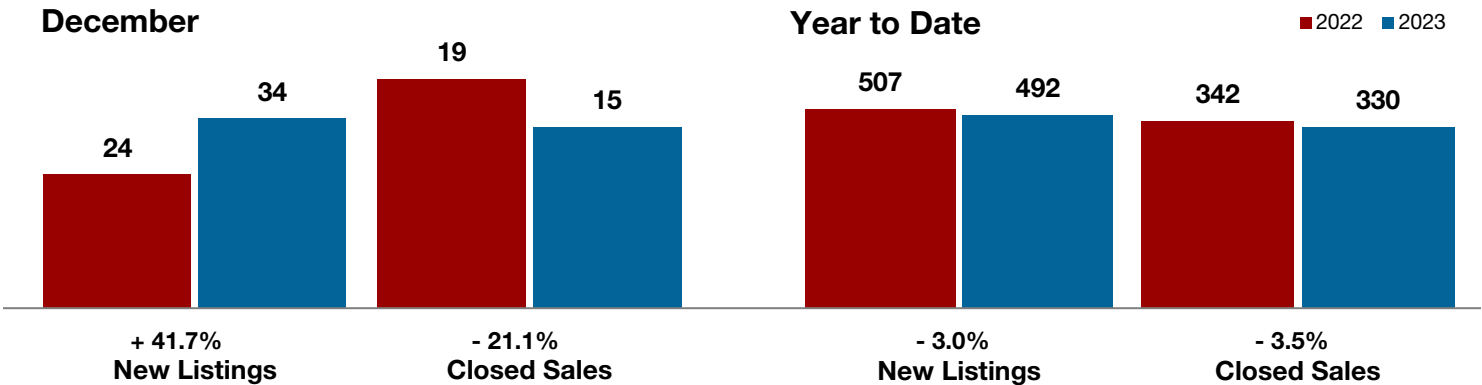
Change in
Closed Sales

Change in
Median Sales Price

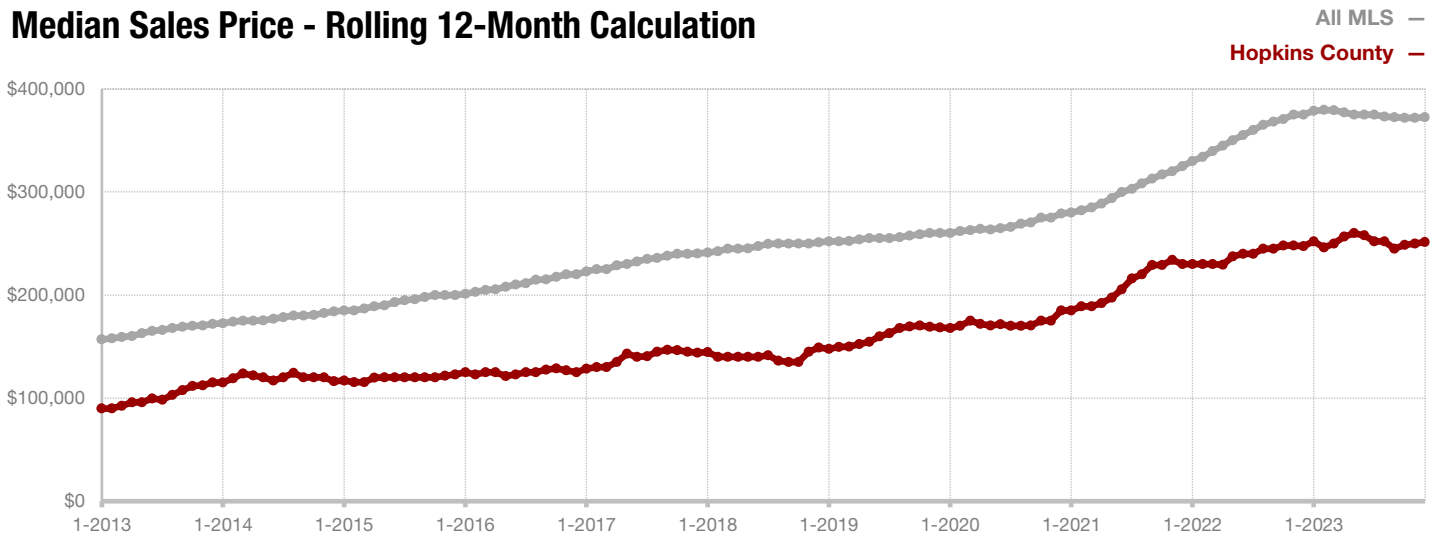
Hopkins County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	24	34	+ 41.7%	507	492	- 3.0%
Pending Sales	23	10	- 56.5%	329	323	- 1.8%
Closed Sales	19	15	- 21.1%	342	330	- 3.5%
Average Sales Price*	\$229,080	\$378,839	+ 65.4%	\$296,424	\$304,827	+ 2.8%
Median Sales Price*	\$232,500	\$250,000	+ 7.5%	\$247,500	\$251,285	+ 1.5%
Percent of Original List Price Received*	97.5%	91.2%	- 6.5%	96.8%	92.7%	- 4.2%
Days on Market Until Sale	54	91	+ 68.5%	33	60	+ 81.8%
Inventory of Homes for Sale	116	128	+ 10.3%	--	--	--
Months Supply of Inventory	4.2	4.8	+ 25.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 4.5%

- 24.4%

- 5.6%

Change in
New Listings

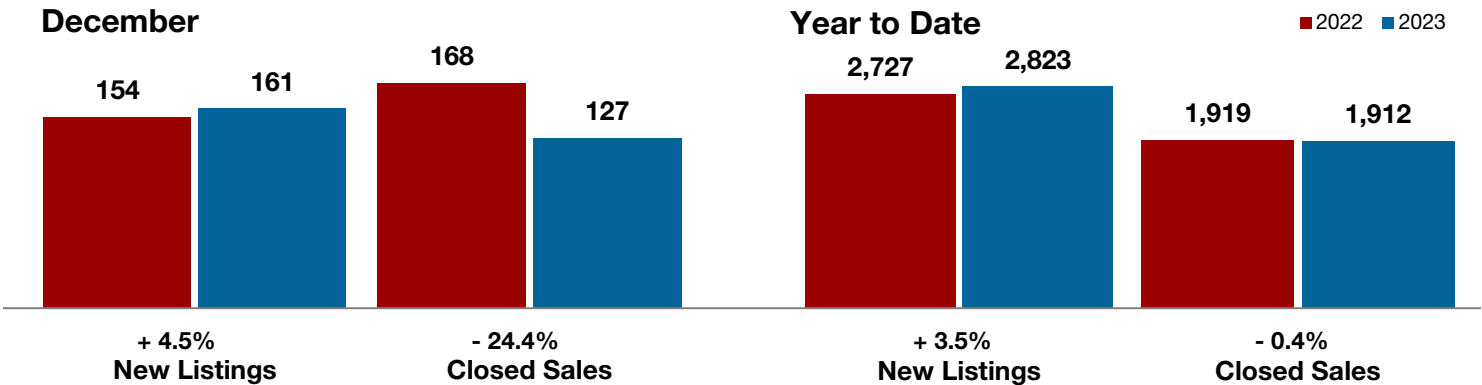
Change in
Closed Sales

Change in
Median Sales Price

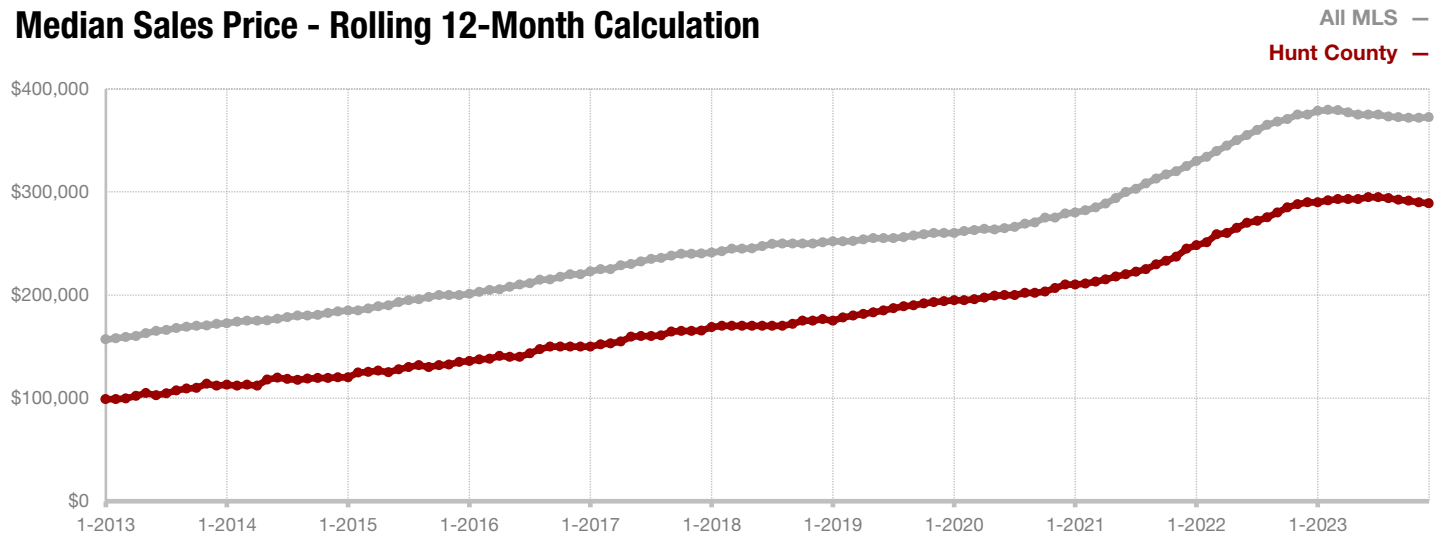
Hunt County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	154	161	+ 4.5%	2,727	2,823	+ 3.5%
Pending Sales	131	124	- 5.3%	1,855	1,925	+ 3.8%
Closed Sales	168	127	- 24.4%	1,919	1,912	- 0.4%
Average Sales Price*	\$318,696	\$285,998	- 10.3%	\$325,363	\$322,248	- 1.0%
Median Sales Price*	\$292,245	\$275,885	- 5.6%	\$290,000	\$289,000	- 0.3%
Percent of Original List Price Received*	92.2%	93.7%	+ 1.6%	97.6%	94.2%	- 3.5%
Days on Market Until Sale	56	50	- 10.7%	33	58	+ 75.8%
Inventory of Homes for Sale	602	653	+ 8.5%	--	--	--
Months Supply of Inventory	3.9	4.1	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 – December 2023

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



+ 66.7%

+ 133.3%

+ 43.1%

Change in
New Listings

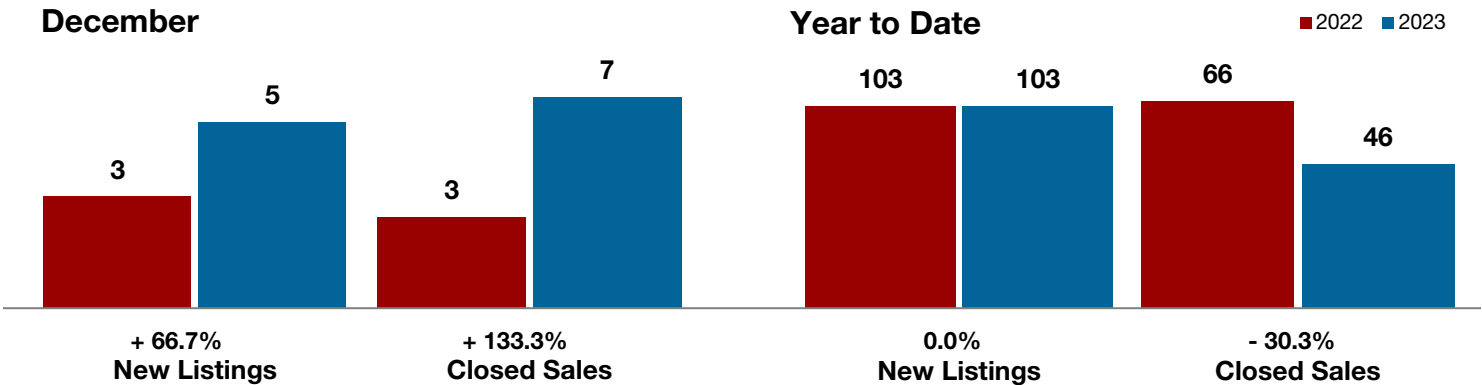
Change in
Closed Sales

Change in
Median Sales Price

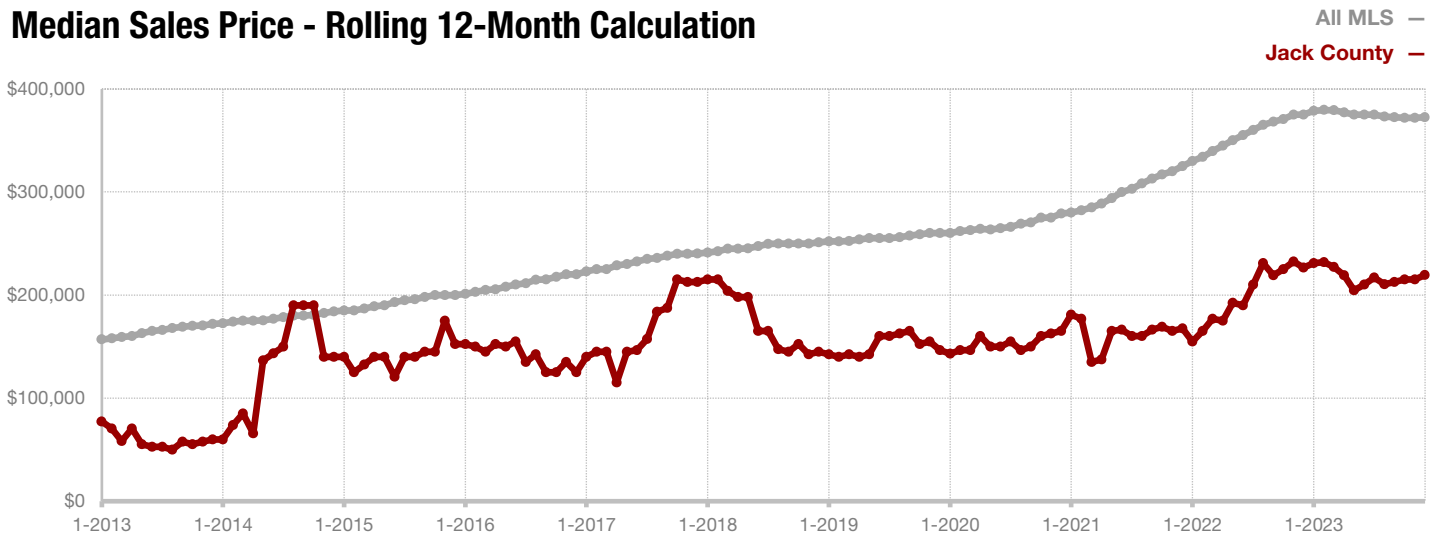
Jack County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	3	5	+ 66.7%	103	103	0.0%
Pending Sales	2	4	+ 100.0%	65	48	- 26.2%
Closed Sales	3	7	+ 133.3%	66	46	- 30.3%
Average Sales Price*	\$142,333	\$384,500	+ 170.1%	\$316,745	\$425,510	+ 34.3%
Median Sales Price*	\$160,000	\$229,000	+ 43.1%	\$226,500	\$219,500	- 3.1%
Percent of Original List Price Received*	87.9%	91.5%	+ 4.1%	91.1%	89.2%	- 2.1%
Days on Market Until Sale	62	88	+ 41.9%	67	82	+ 22.4%
Inventory of Homes for Sale	33	38	+ 15.2%	--	--	--
Months Supply of Inventory	6.1	9.5	+ 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 – December 2023

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



+ 27.5%

Change in
New Listings

+ 5.9%

Change in
Closed Sales

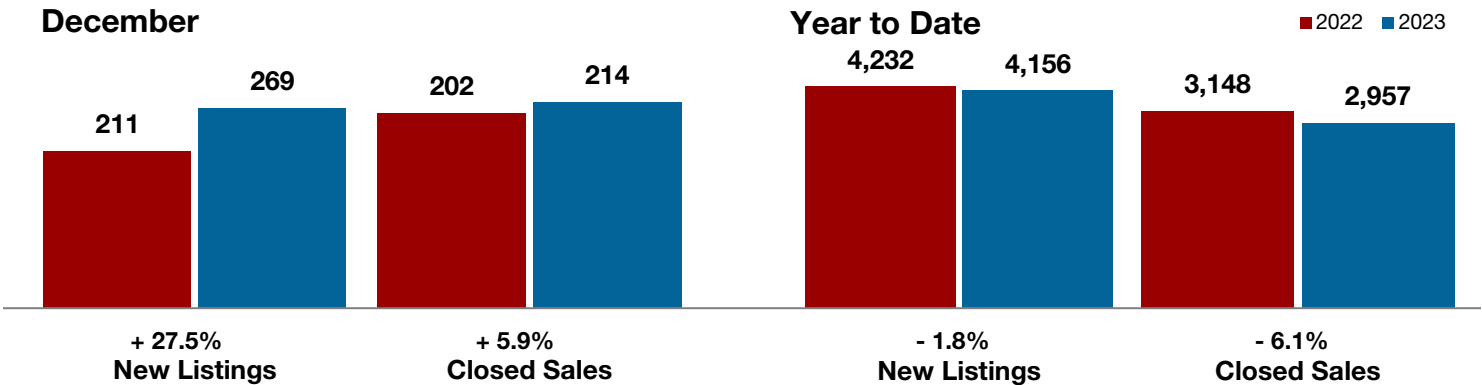
+ 6.7%

Change in
Median Sales Price

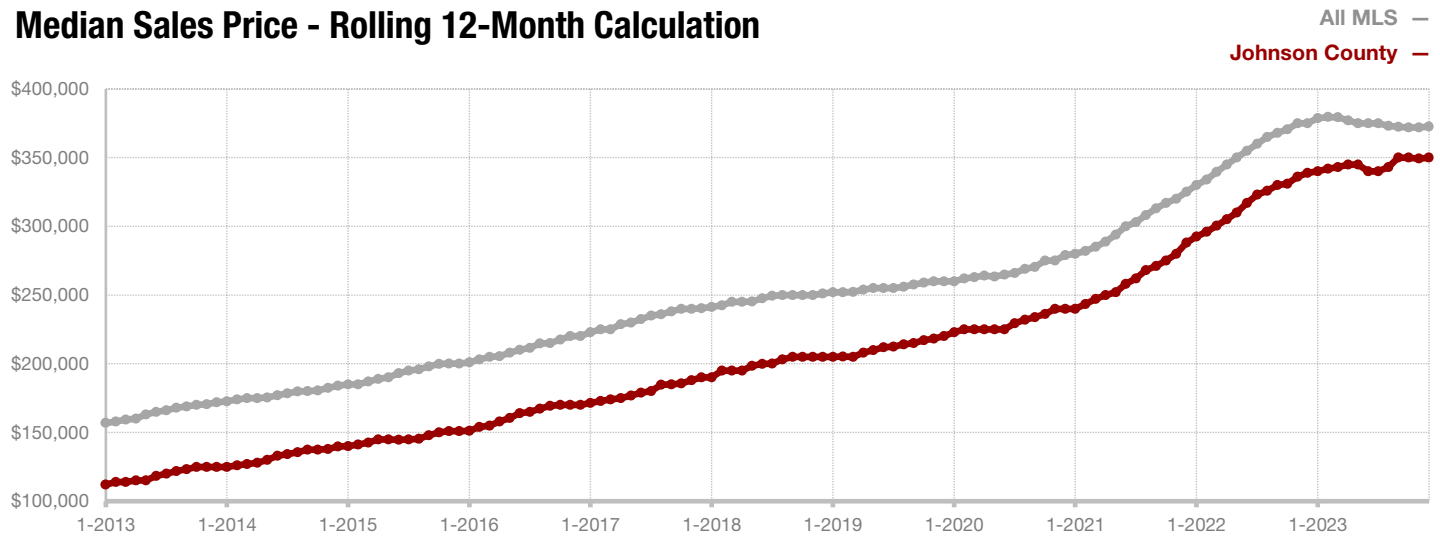
Johnson County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	211	269	+ 27.5%	4,232	4,156	- 1.8%
Pending Sales	150	179	+ 19.3%	3,022	2,955	- 2.2%
Closed Sales	202	214	+ 5.9%	3,148	2,957	- 6.1%
Average Sales Price*	\$375,439	\$388,924	+ 3.6%	\$377,302	\$383,115	+ 1.5%
Median Sales Price*	\$330,000	\$351,958	+ 6.7%	\$338,849	\$350,000	+ 3.3%
Percent of Original List Price Received*	93.5%	94.0%	+ 0.5%	98.7%	95.0%	- 3.7%
Days on Market Until Sale	58	74	+ 27.6%	31	61	+ 96.8%
Inventory of Homes for Sale	877	958	+ 9.2%	--	--	--
Months Supply of Inventory	3.5	3.9	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 – December 2023

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



+ 21.4%

- 45.5%

- 54.2%

Change in
New Listings

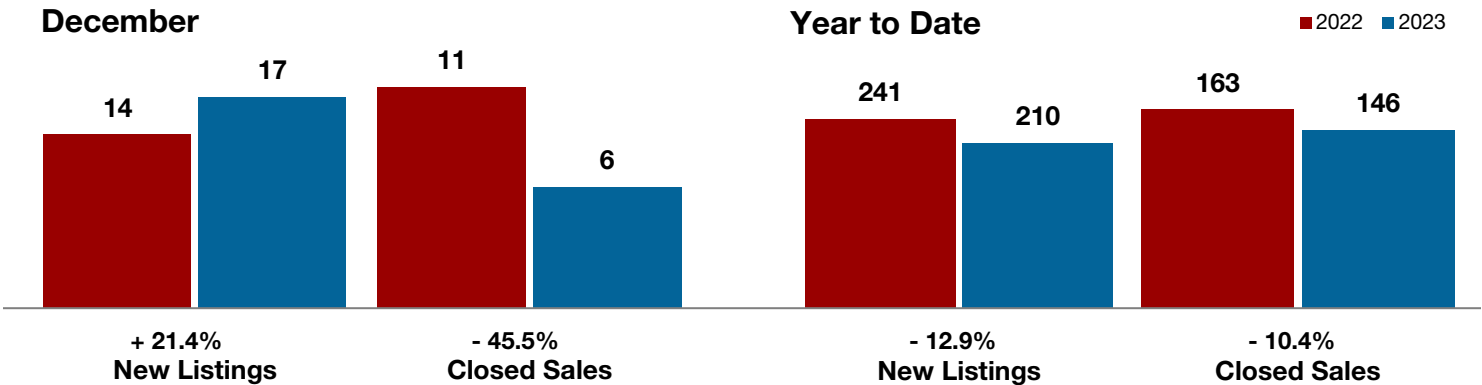
Change in
Closed Sales

Change in
Median Sales Price

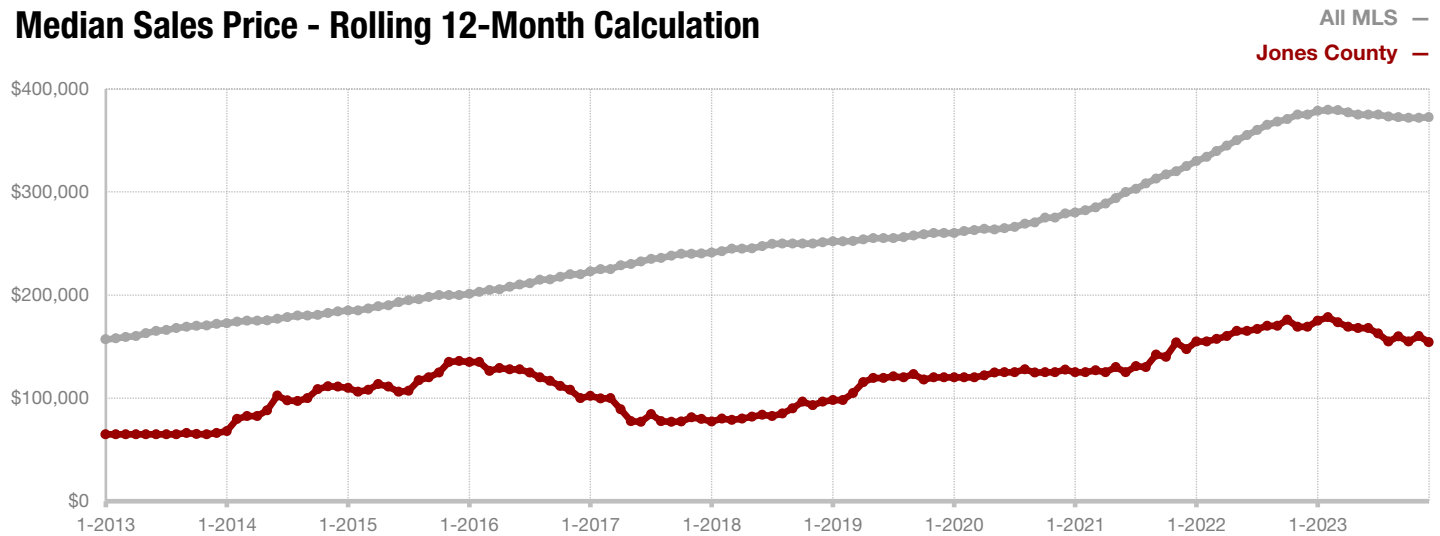
Jones County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	14	17	+ 21.4%	241	210	- 12.9%
Pending Sales	10	3	- 70.0%	160	144	- 10.0%
Closed Sales	11	6	- 45.5%	163	146	- 10.4%
Average Sales Price*	\$365,809	\$76,650	- 79.0%	\$204,407	\$188,660	- 7.7%
Median Sales Price*	\$155,000	\$71,000	- 54.2%	\$169,000	\$154,250	- 8.7%
Percent of Original List Price Received*	94.0%	84.7%	- 9.9%	93.4%	92.1%	- 1.4%
Days on Market Until Sale	30	65	+ 116.7%	42	67	+ 59.5%
Inventory of Homes for Sale	61	59	- 3.3%	--	--	--
Months Supply of Inventory	4.6	4.9	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 – December 2023

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



+ 41.6%

- 18.3%

- 4.0%

Change in
New Listings

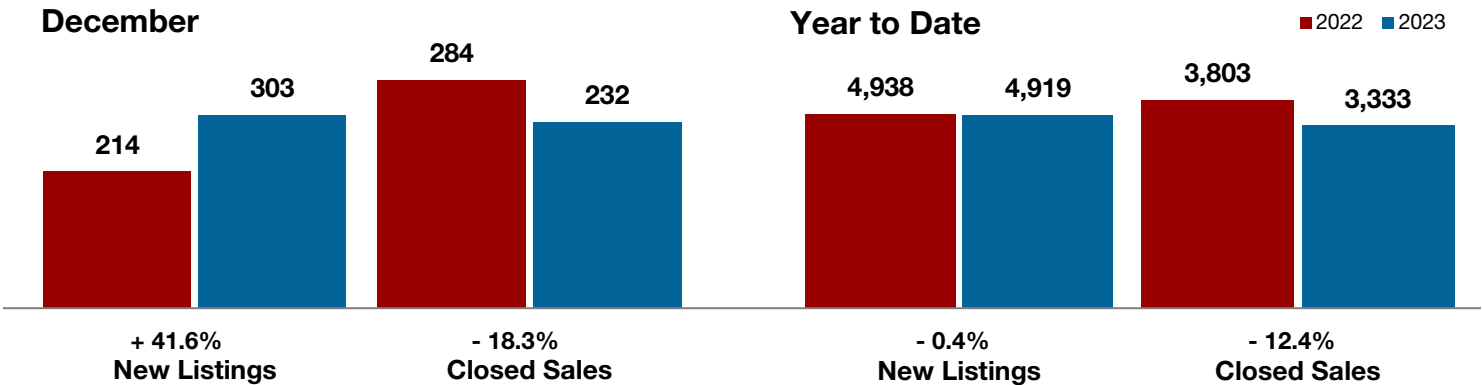
Change in
Closed Sales

Change in
Median Sales Price

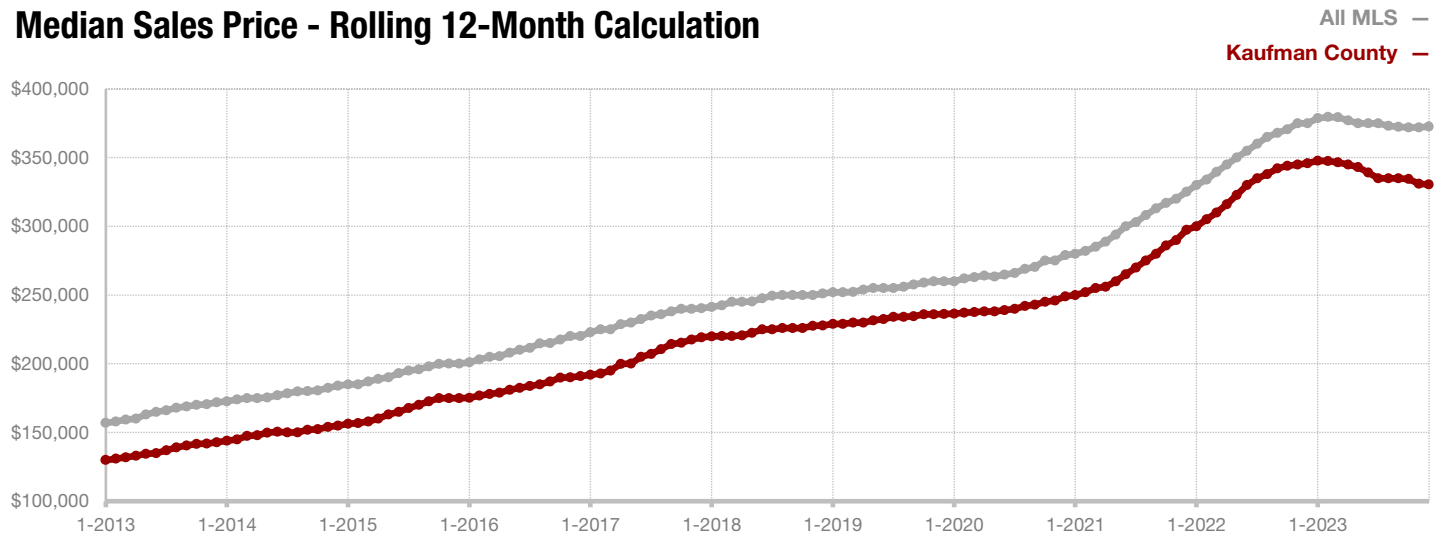
Kaufman County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	214	303	+ 41.6%	4,938	4,919	- 0.4%
Pending Sales	189	293	+ 55.0%	3,504	3,447	- 1.6%
Closed Sales	284	232	- 18.3%	3,803	3,333	- 12.4%
Average Sales Price*	\$370,628	\$376,611	+ 1.6%	\$369,792	\$357,648	- 3.3%
Median Sales Price*	\$339,990	\$326,470	- 4.0%	\$345,725	\$330,401	- 4.4%
Percent of Original List Price Received*	92.2%	92.6%	+ 0.4%	98.8%	94.4%	- 4.5%
Days on Market Until Sale	65	72	+ 10.8%	37	65	+ 75.7%
Inventory of Homes for Sale	1,083	1,129	+ 4.2%	--	--	--
Months Supply of Inventory	3.7	3.9	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 – December 2023

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



+ 76.2%

- 22.6%

+ 28.0%

Change in
New Listings

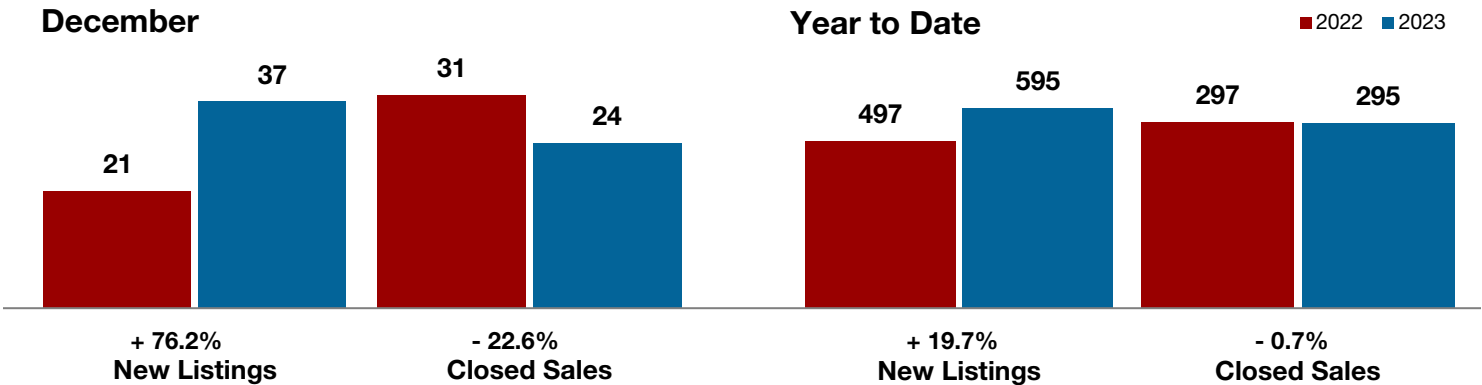
Change in
Closed Sales

Change in
Median Sales Price

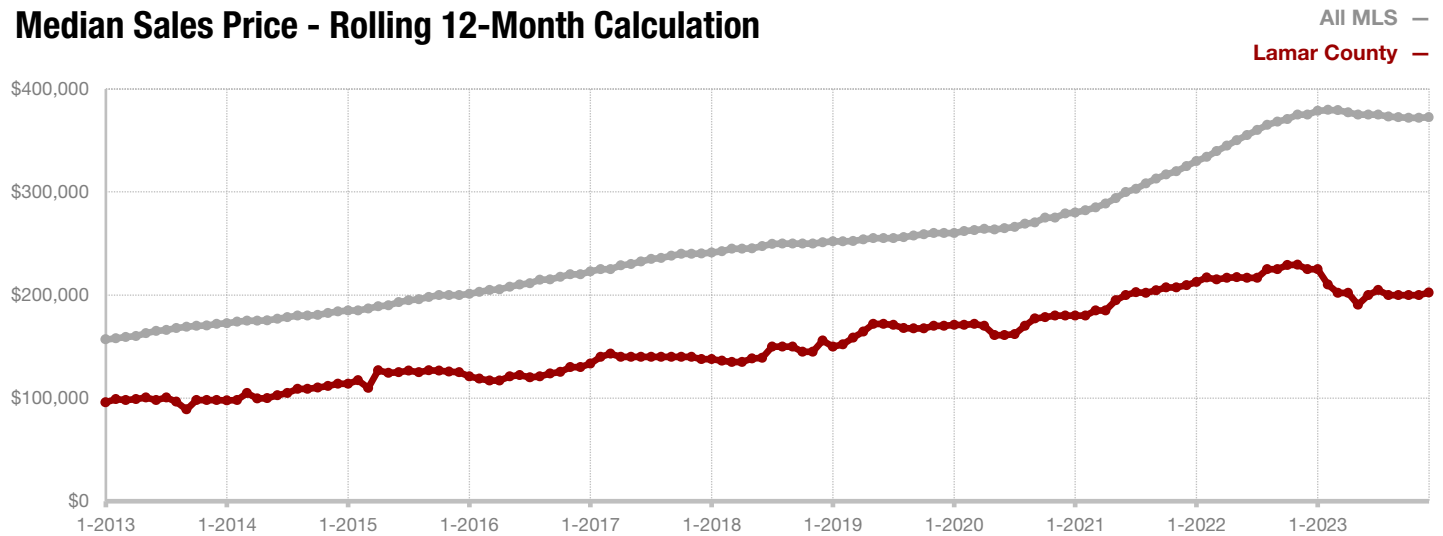
Lamar County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	21	37	+ 76.2%	497	595	+ 19.7%
Pending Sales	22	26	+ 18.2%	294	312	+ 6.1%
Closed Sales	31	24	- 22.6%	297	295	- 0.7%
Average Sales Price*	\$262,545	\$214,808	- 18.2%	\$273,405	\$242,201	- 11.4%
Median Sales Price*	\$150,000	\$192,000	+ 28.0%	\$225,000	\$202,450	- 10.0%
Percent of Original List Price Received*	88.9%	90.0%	+ 1.2%	93.4%	91.4%	- 2.1%
Days on Market Until Sale	74	70	- 5.4%	43	65	+ 51.2%
Inventory of Homes for Sale	140	204	+ 45.7%	--	--	--
Months Supply of Inventory	5.7	7.8	+ 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 – December 2023

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



+ 62.5%

+ 80.0%

- 2.9%

Change in
New Listings

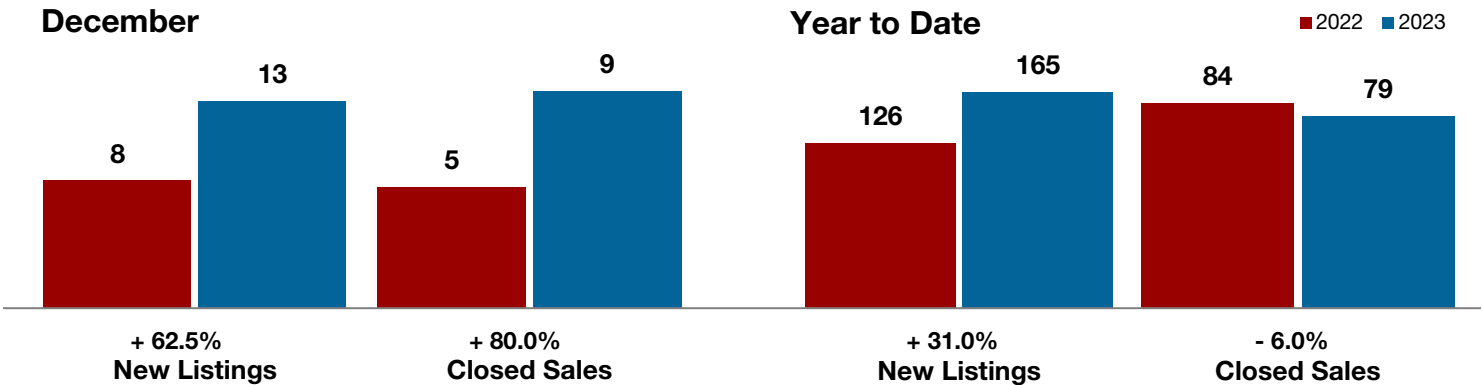
Change in
Closed Sales

Change in
Median Sales Price

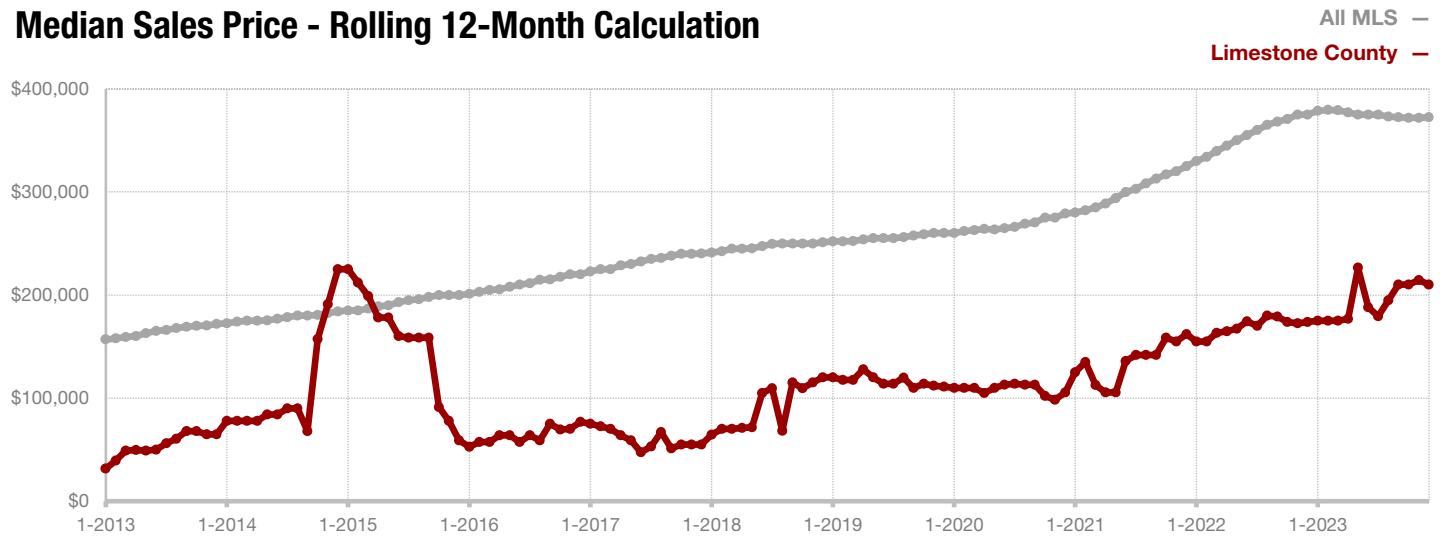
Limestone County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	8	13	+ 62.5%	126	165	+ 31.0%
Pending Sales	6	10	+ 66.7%	77	87	+ 13.0%
Closed Sales	5	9	+ 80.0%	84	79	- 6.0%
Average Sales Price*	\$407,571	\$292,333	- 28.3%	\$260,990	\$279,243	+ 7.0%
Median Sales Price*	\$175,000	\$170,000	- 2.9%	\$173,850	\$210,000	+ 20.8%
Percent of Original List Price Received*	93.2%	90.3%	- 3.1%	93.8%	87.0%	- 7.2%
Days on Market Until Sale	40	57	+ 42.5%	65	91	+ 40.0%
Inventory of Homes for Sale	44	47	+ 6.8%	--	--	--
Months Supply of Inventory	6.9	6.5	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 45.0%

+ 41.7%

+ 14.7%

Change in
New Listings

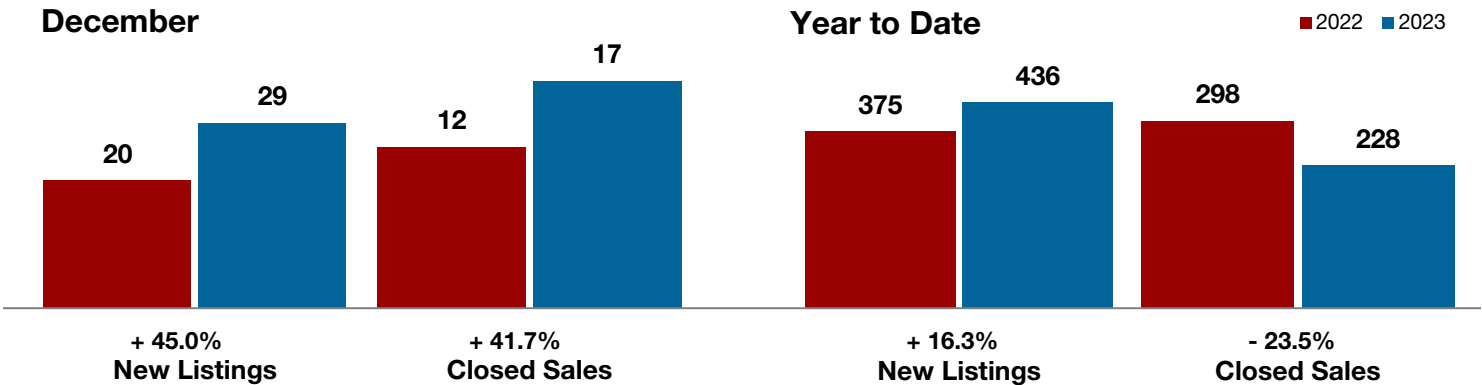
Change in
Closed Sales

Change in
Median Sales Price

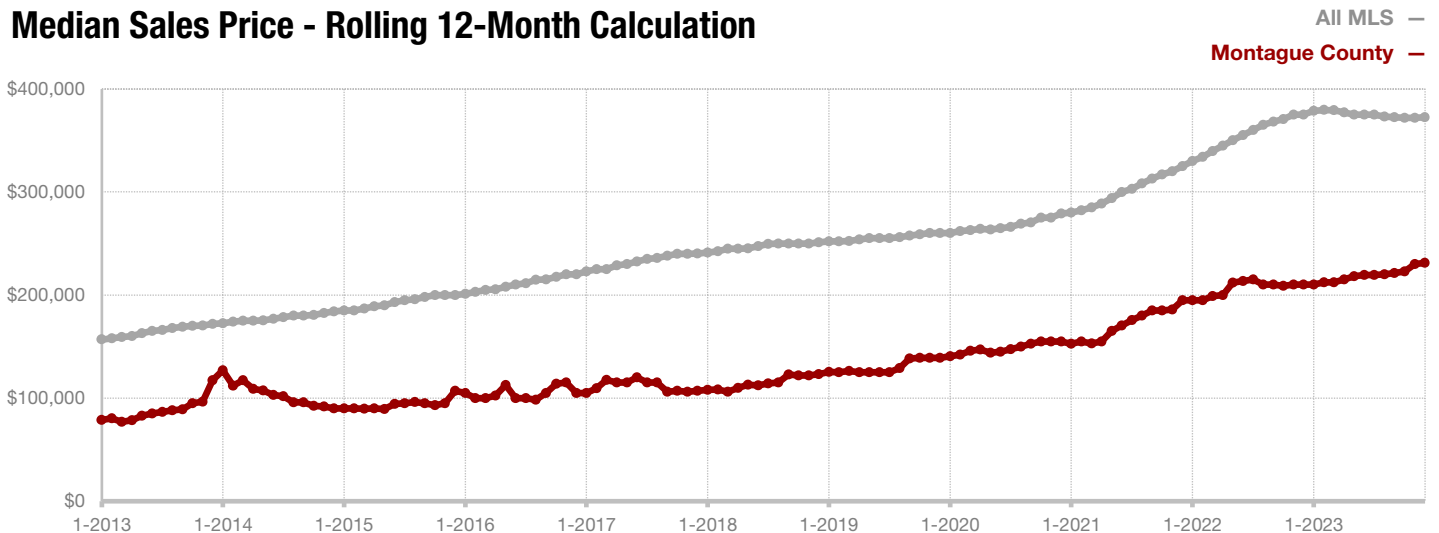
Montague County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	20	29	+ 45.0%	375	436	+ 16.3%
Pending Sales	8	9	+ 12.5%	273	235	- 13.9%
Closed Sales	12	17	+ 41.7%	298	228	- 23.5%
Average Sales Price*	\$556,896	\$247,782	- 55.5%	\$307,133	\$318,076	+ 3.6%
Median Sales Price*	\$187,500	\$215,000	+ 14.7%	\$210,000	\$231,250	+ 10.1%
Percent of Original List Price Received*	87.8%	89.9%	+ 2.4%	94.6%	91.6%	- 3.2%
Days on Market Until Sale	75	65	- 13.3%	45	66	+ 46.7%
Inventory of Homes for Sale	85	134	+ 57.6%	--	--	--
Months Supply of Inventory	3.7	6.8	+ 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 – December 2023

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



+ 25.6%

- 18.9%

+ 6.4%

Change in
New Listings

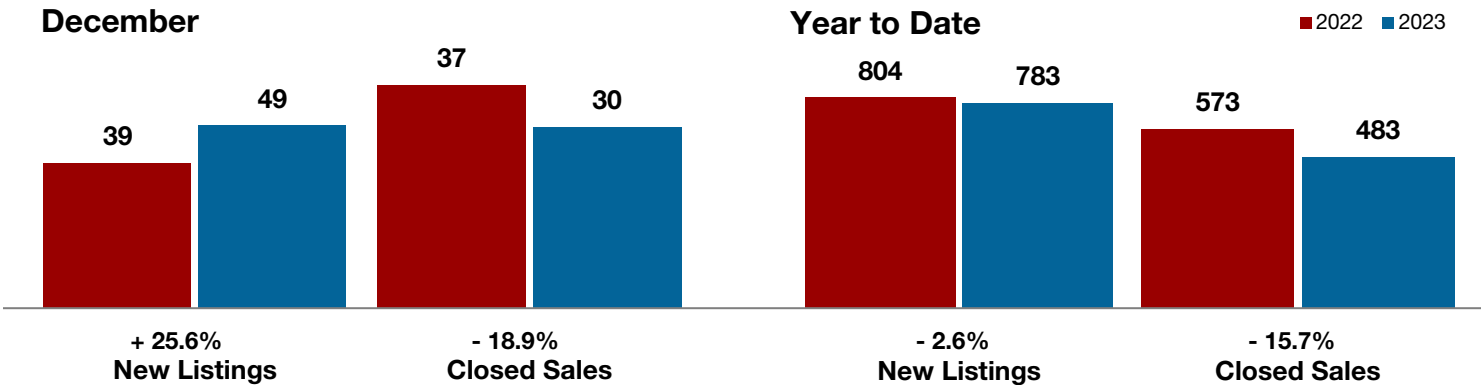
Change in
Closed Sales

Change in
Median Sales Price

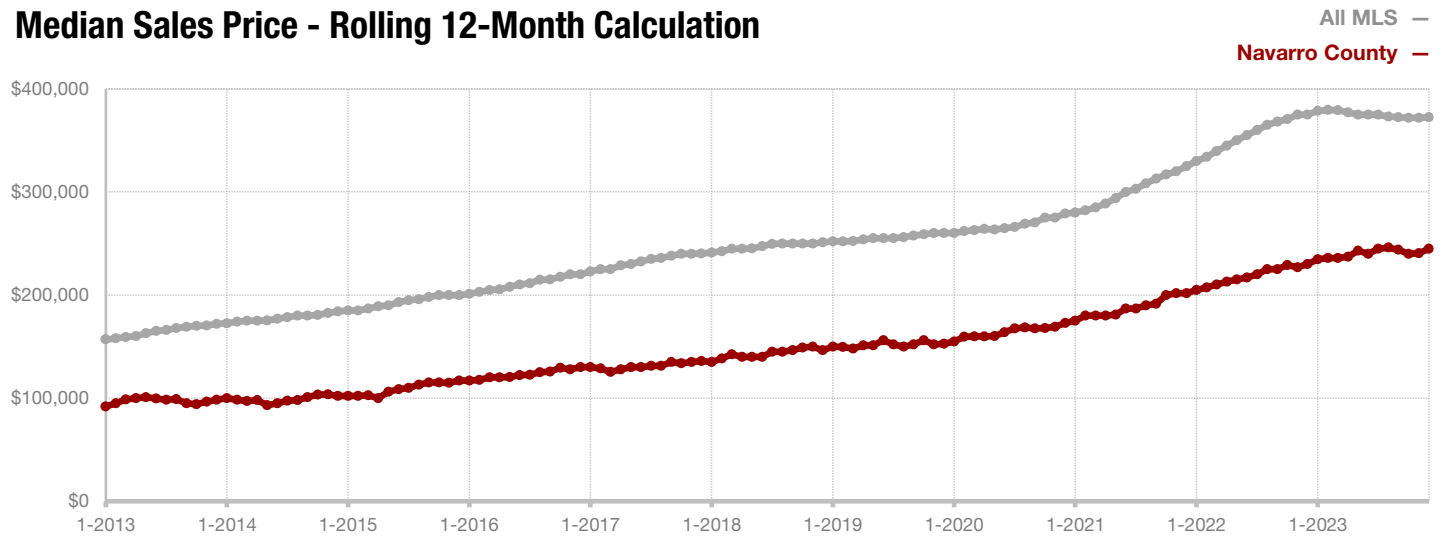
Navarro County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	39	49	+ 25.6%	804	783	- 2.6%
Pending Sales	29	19	- 34.5%	554	481	- 13.2%
Closed Sales	37	30	- 18.9%	573	483	- 15.7%
Average Sales Price*	\$221,673	\$235,930	+ 6.4%	\$316,201	\$331,075	+ 4.7%
Median Sales Price*	\$195,000	\$207,500	+ 6.4%	\$230,000	\$245,000	+ 6.5%
Percent of Original List Price Received*	89.2%	89.3%	+ 0.1%	96.1%	92.4%	- 3.9%
Days on Market Until Sale	63	63	0.0%	38	68	+ 78.9%
Inventory of Homes for Sale	172	190	+ 10.5%	--	--	--
Months Supply of Inventory	3.7	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 – December 2023

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



+ 100.0%

- 66.7%

- 37.0%

Change in
New Listings

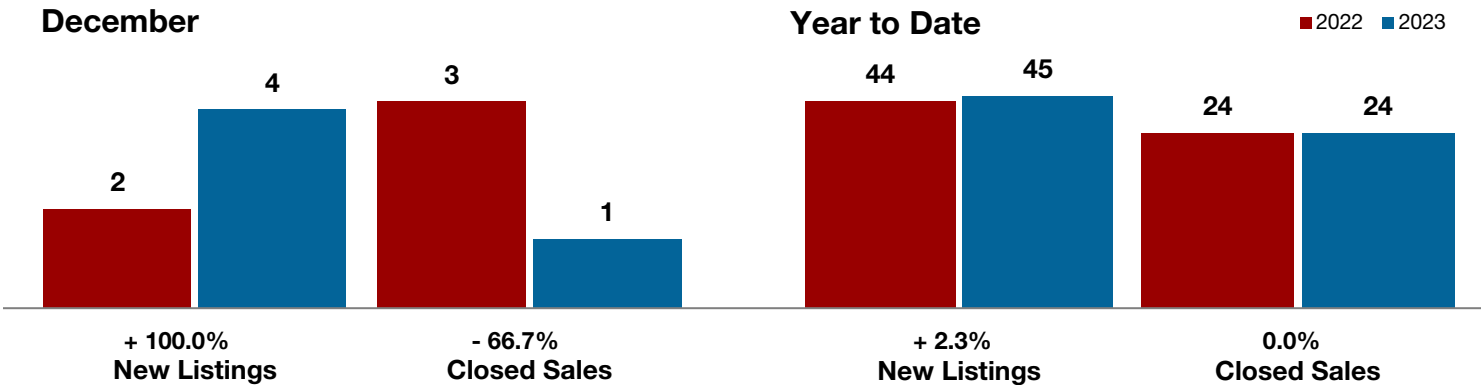
Change in
Closed Sales

Change in
Median Sales Price

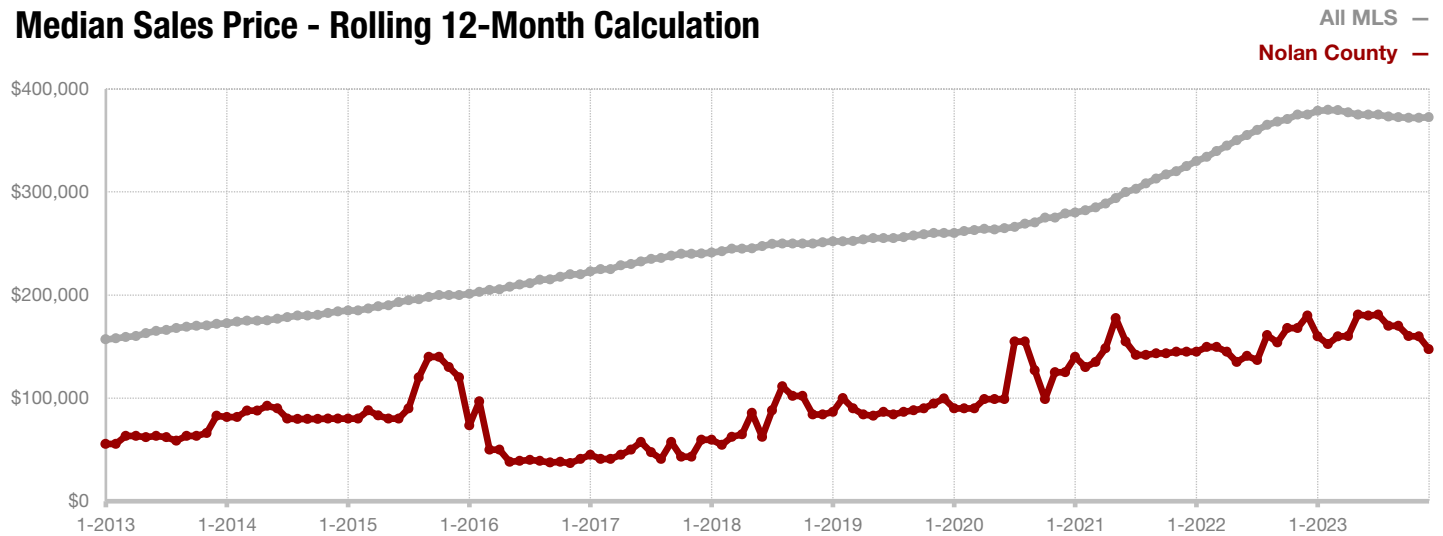
Nolan County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2	4	+ 100.0%	44	45	+ 2.3%
Pending Sales	4	2	- 50.0%	27	21	- 22.2%
Closed Sales	3	1	- 66.7%	24	24	0.0%
Average Sales Price*	\$204,667	\$145,000	- 29.2%	\$259,126	\$174,352	- 32.7%
Median Sales Price*	\$230,000	\$145,000	- 37.0%	\$179,900	\$147,400	- 18.1%
Percent of Original List Price Received*	92.4%	100.0%	+ 8.2%	91.2%	95.1%	+ 4.3%
Days on Market Until Sale	57	2	- 96.5%	58	63	+ 8.6%
Inventory of Homes for Sale	13	23	+ 76.9%	--	--	--
Months Supply of Inventory	5.8	11.0	+ 83.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 93.9%

+ 21.7%

+ 46.0%

Change in
New Listings

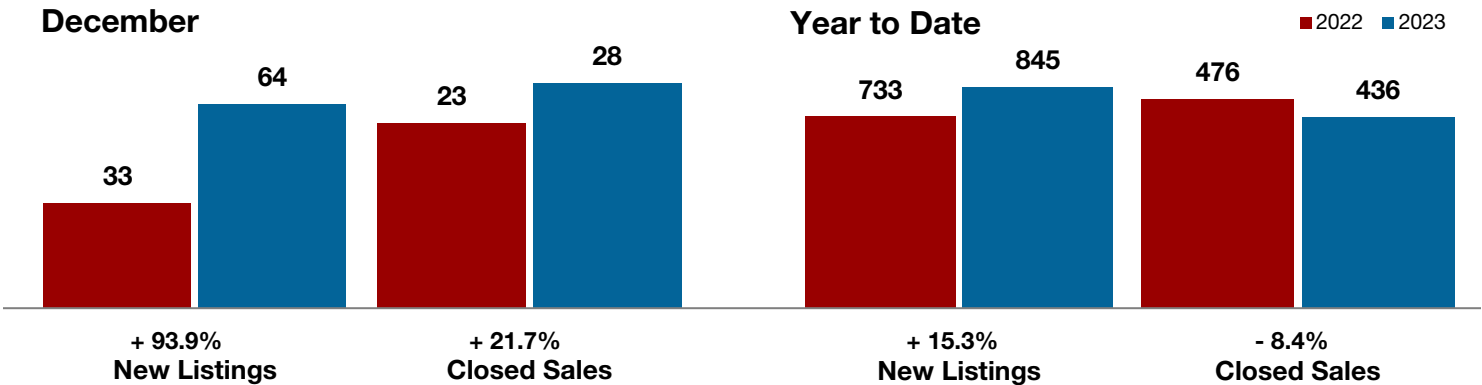
Change in
Closed Sales

Change in
Median Sales Price

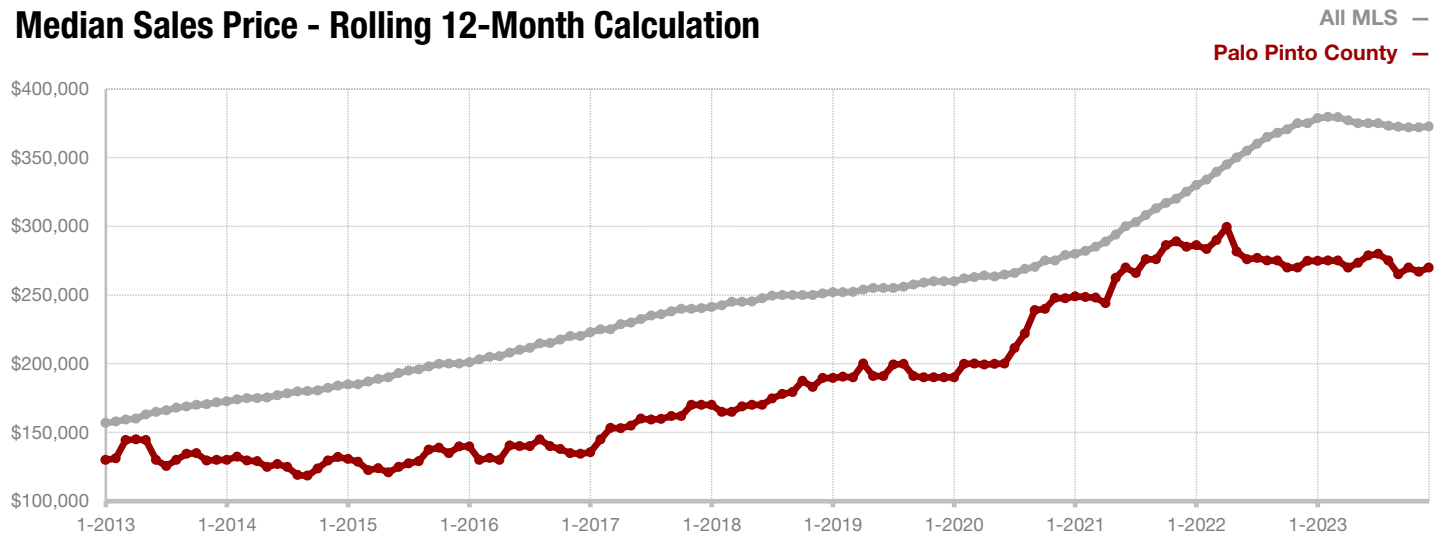
Palo Pinto County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	33	64	+ 93.9%	733	845	+ 15.3%
Pending Sales	17	16	- 5.9%	460	435	- 5.4%
Closed Sales	23	28	+ 21.7%	476	436	- 8.4%
Average Sales Price*	\$456,322	\$679,495	+ 48.9%	\$470,035	\$538,503	+ 14.6%
Median Sales Price*	\$225,000	\$328,500	+ 46.0%	\$274,900	\$270,000	- 1.8%
Percent of Original List Price Received*	88.7%	96.7%	+ 9.0%	93.4%	91.6%	- 1.9%
Days on Market Until Sale	81	61	- 24.7%	51	74	+ 45.1%
Inventory of Homes for Sale	194	265	+ 36.6%	--	--	--
Months Supply of Inventory	5.1	7.3	+ 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 – December 2023

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



+ 3.6%

- 16.6%

- 2.8%

Change in
New Listings

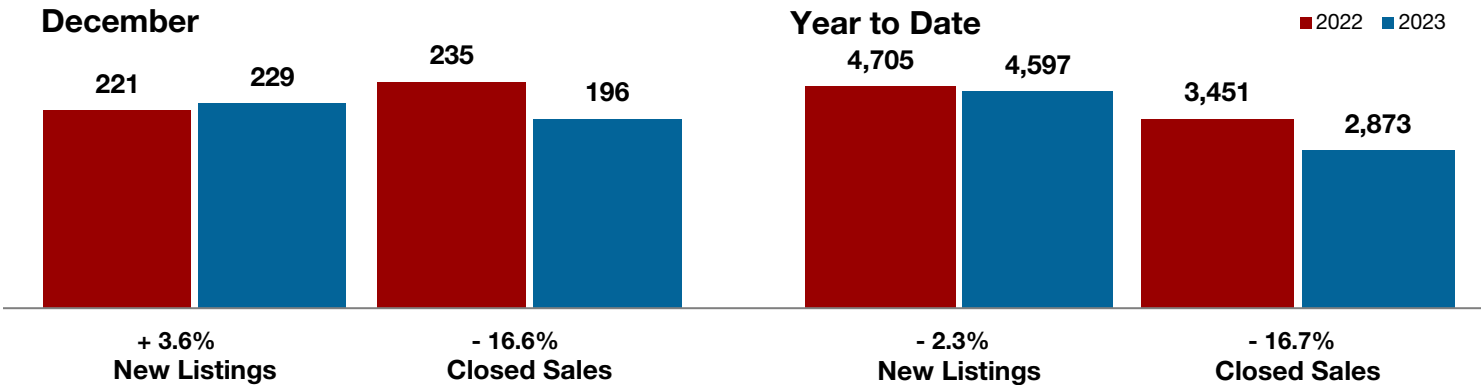
Change in
Closed Sales

Change in
Median Sales Price

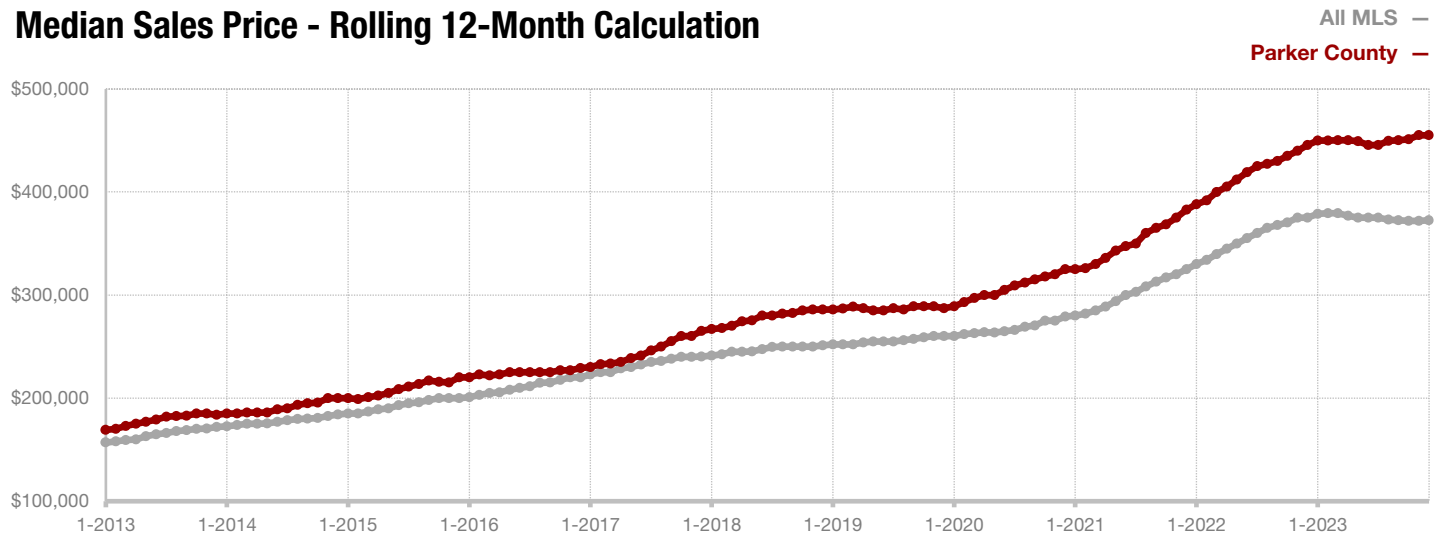
Parker County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	221	229	+ 3.6%	4,705	4,597	- 2.3%
Pending Sales	168	134	- 20.2%	3,246	2,834	- 12.7%
Closed Sales	235	196	- 16.6%	3,451	2,873	- 16.7%
Average Sales Price*	\$478,253	\$573,813	+ 20.0%	\$487,210	\$495,508	+ 1.7%
Median Sales Price*	\$445,000	\$432,500	- 2.8%	\$445,465	\$455,000	+ 2.1%
Percent of Original List Price Received*	93.4%	93.6%	+ 0.2%	98.4%	95.3%	- 3.2%
Days on Market Until Sale	67	93	+ 38.8%	40	75	+ 87.5%
Inventory of Homes for Sale	1,052	1,137	+ 8.1%	--	--	--
Months Supply of Inventory	3.9	4.8	+ 25.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 42.9%

- 20.0%

+ 42.6%

Change in
New Listings

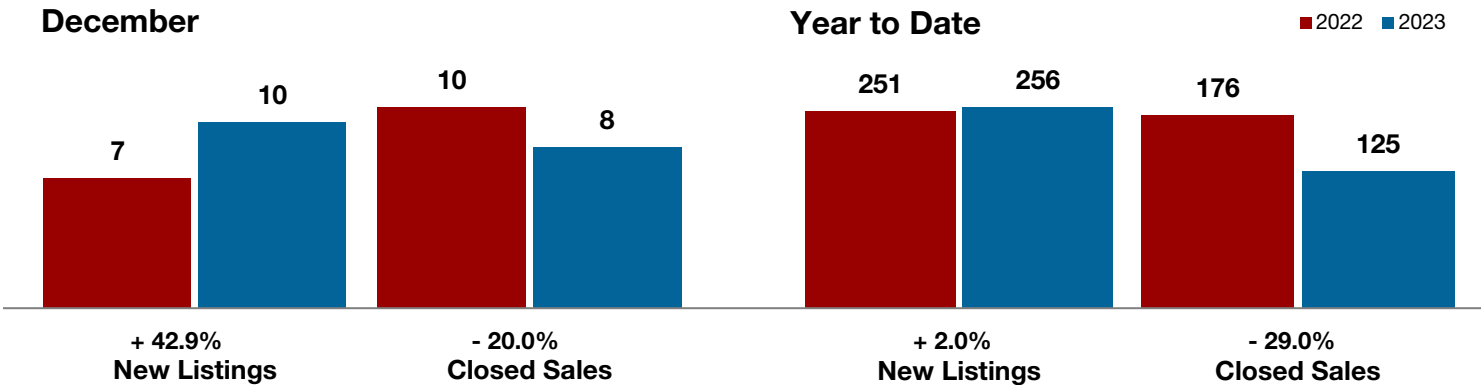
Change in
Closed Sales

Change in
Median Sales Price

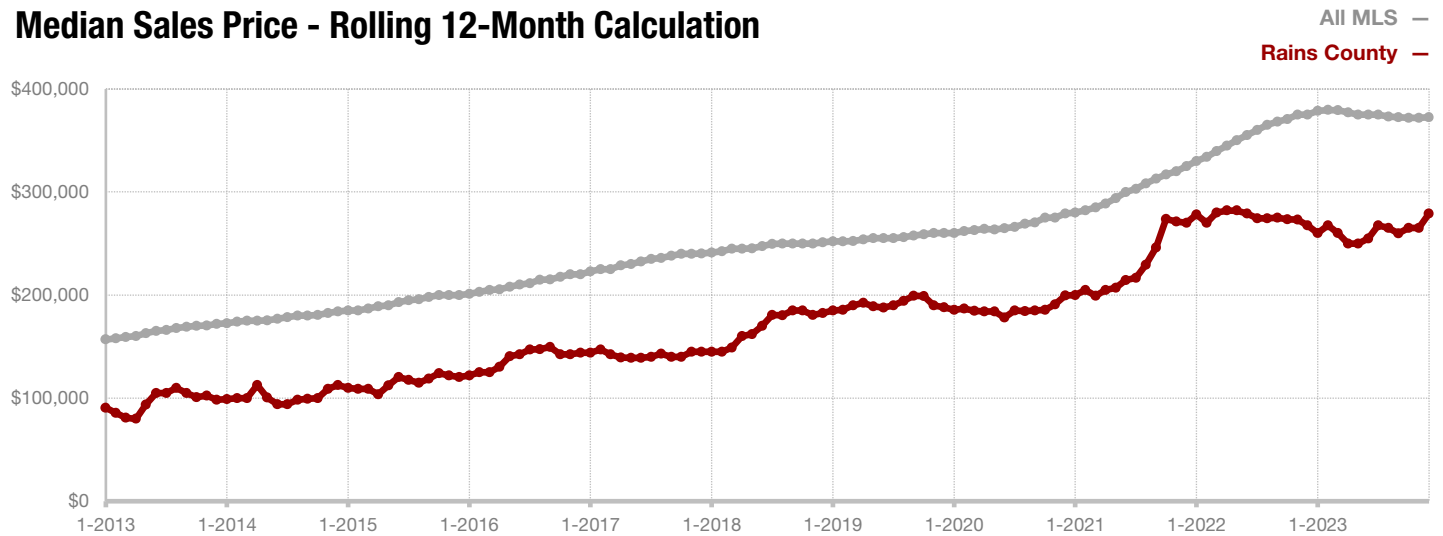
Rains County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	7	10	+ 42.9%	251	256	+ 2.0%
Pending Sales	8	6	- 25.0%	160	123	- 23.1%
Closed Sales	10	8	- 20.0%	176	125	- 29.0%
Average Sales Price*	\$212,530	\$299,238	+ 40.8%	\$318,222	\$343,313	+ 7.9%
Median Sales Price*	\$210,450	\$300,000	+ 42.6%	\$267,500	\$279,000	+ 4.3%
Percent of Original List Price Received*	91.2%	89.2%	- 2.2%	94.8%	93.7%	- 1.2%
Days on Market Until Sale	64	139	+ 117.2%	42	73	+ 73.8%
Inventory of Homes for Sale	61	98	+ 60.7%	--	--	--
Months Supply of Inventory	4.6	9.6	+ 100.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 7.7%

- 10.4%

+ 1.3%

Change in
New Listings

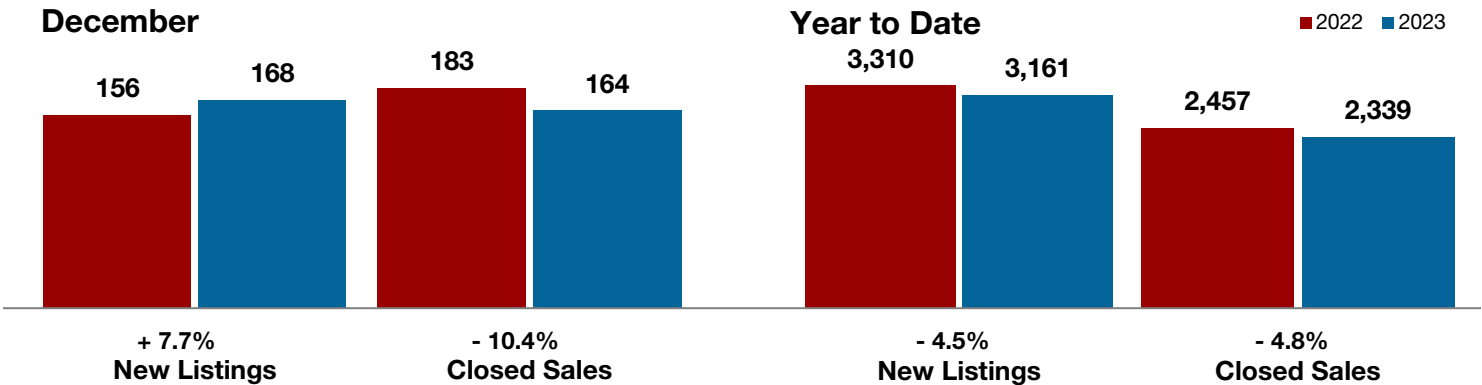
Change in
Closed Sales

Change in
Median Sales Price

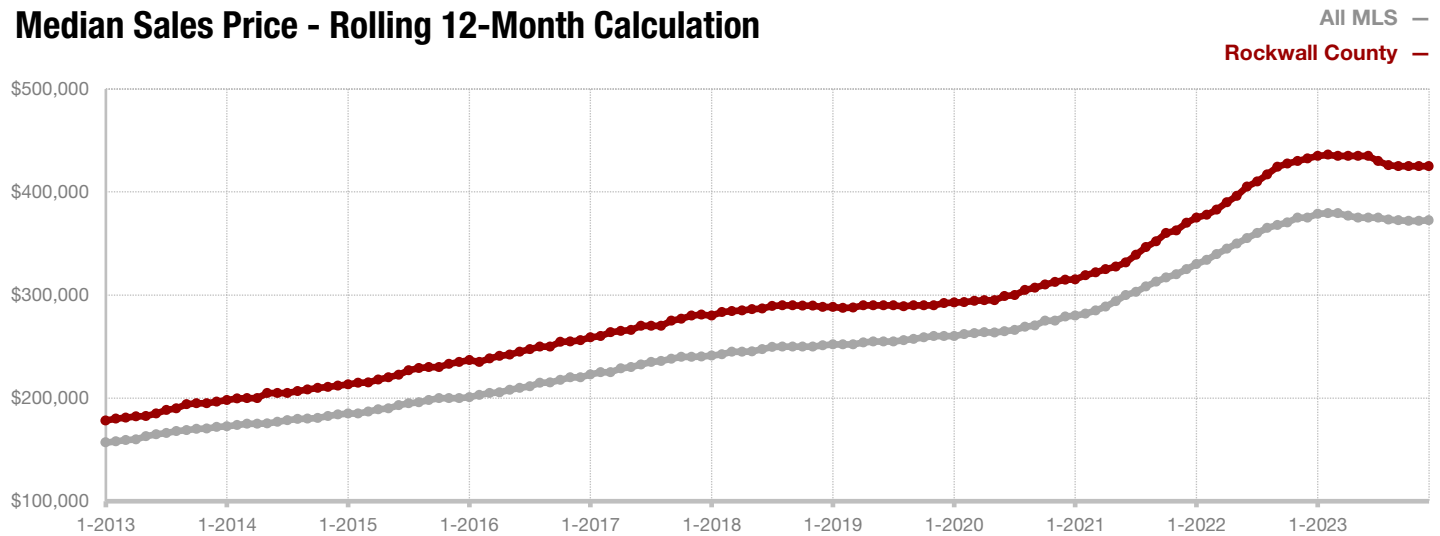
Rockwall County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	156	168	+ 7.7%	3,310	3,161	- 4.5%
Pending Sales	119	123	+ 3.4%	2,323	2,332	+ 0.4%
Closed Sales	183	164	- 10.4%	2,457	2,339	- 4.8%
Average Sales Price*	\$460,165	\$479,202	+ 4.1%	\$511,415	\$501,199	- 2.0%
Median Sales Price*	\$409,838	\$415,000	+ 1.3%	\$432,500	\$425,000	- 1.7%
Percent of Original List Price Received*	92.6%	92.9%	+ 0.3%	99.5%	94.4%	- 5.1%
Days on Market Until Sale	58	73	+ 25.9%	32	65	+ 103.1%
Inventory of Homes for Sale	689	628	- 8.9%	--	--	--
Months Supply of Inventory	3.6	3.2	- 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



Local Market Update – December 2023

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



Shackelford County

0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

--

Change in
Median Sales Price

December

Year to Date

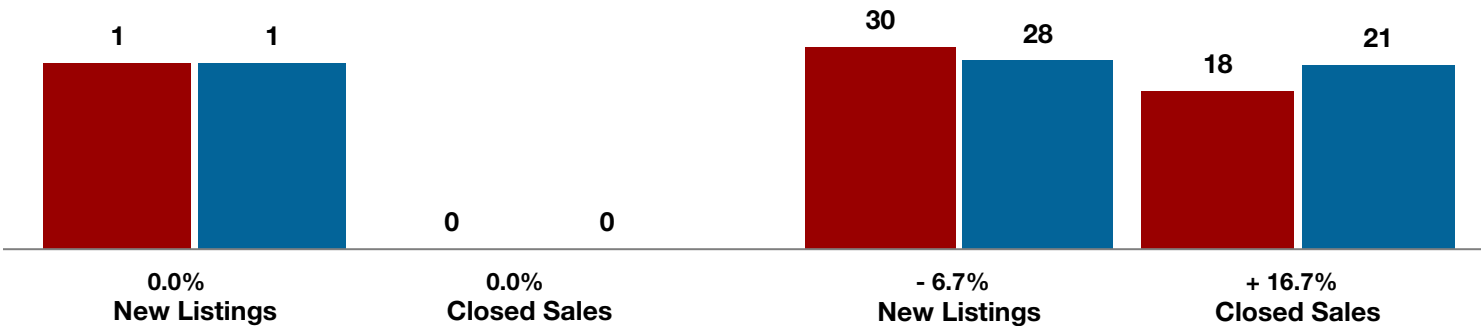
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1	1	0.0%	30	28	- 6.7%
Pending Sales	2	0	- 100.0%	19	20	+ 5.3%
Closed Sales	0	0	0.0%	18	21	+ 16.7%
Average Sales Price*	--	--	--	\$201,606	\$167,786	- 16.8%
Median Sales Price*	--	--	--	\$165,750	\$158,000	- 4.7%
Percent of Original List Price Received*	--	--	--	87.8%	85.3%	- 2.8%
Days on Market Until Sale	--	--	--	38	62	+ 63.2%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	4.7	2.7	- 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.

December

Year to Date

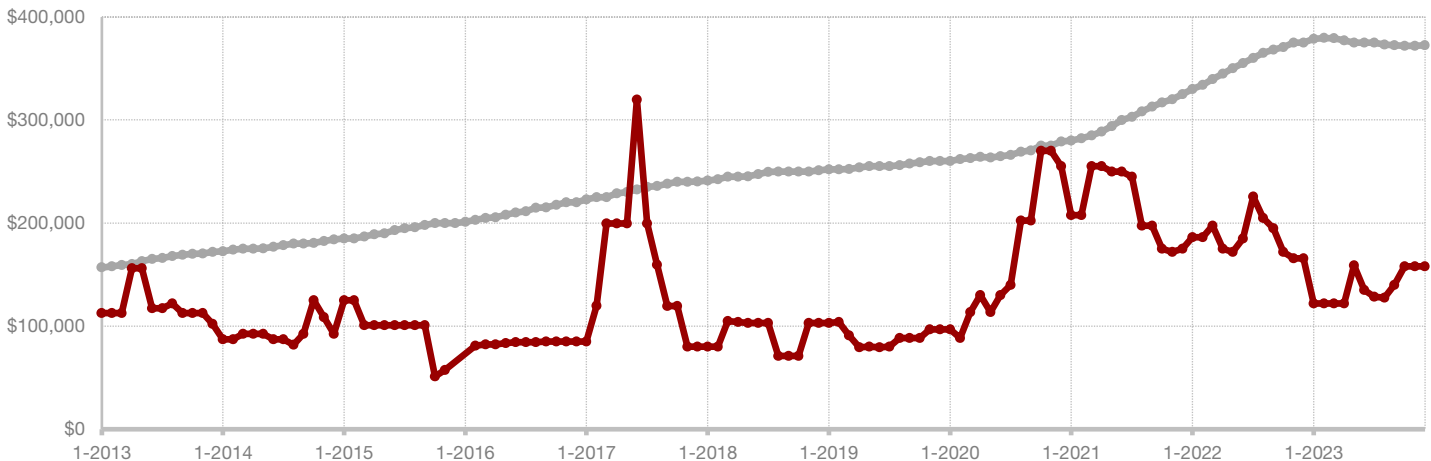
■ 2022 ■ 2023



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Shackelford County —



Local Market Update – December 2023

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



+ 3.4%

Change in
New Listings

- 2.2%

Change in
Closed Sales

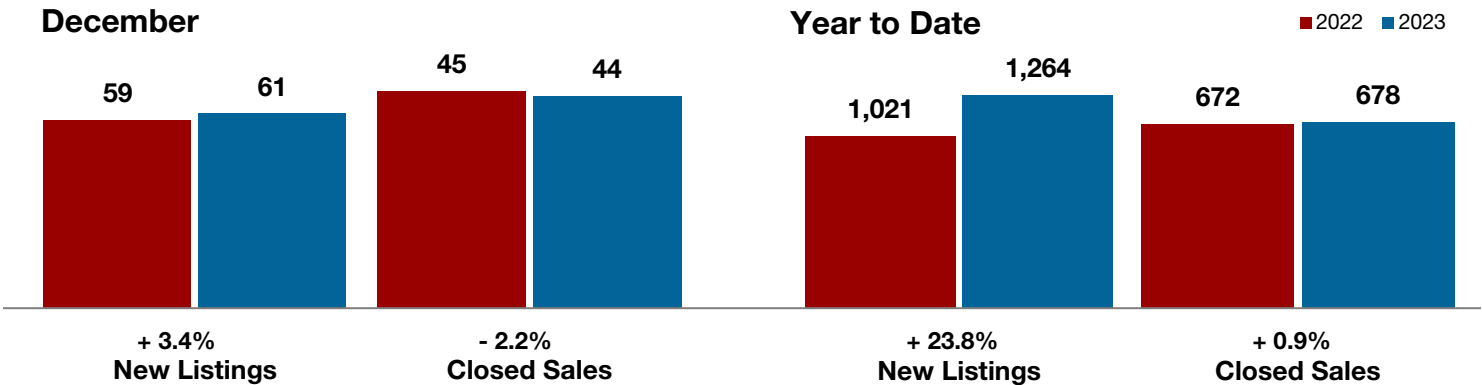
+ 8.7%

Change in
Median Sales Price

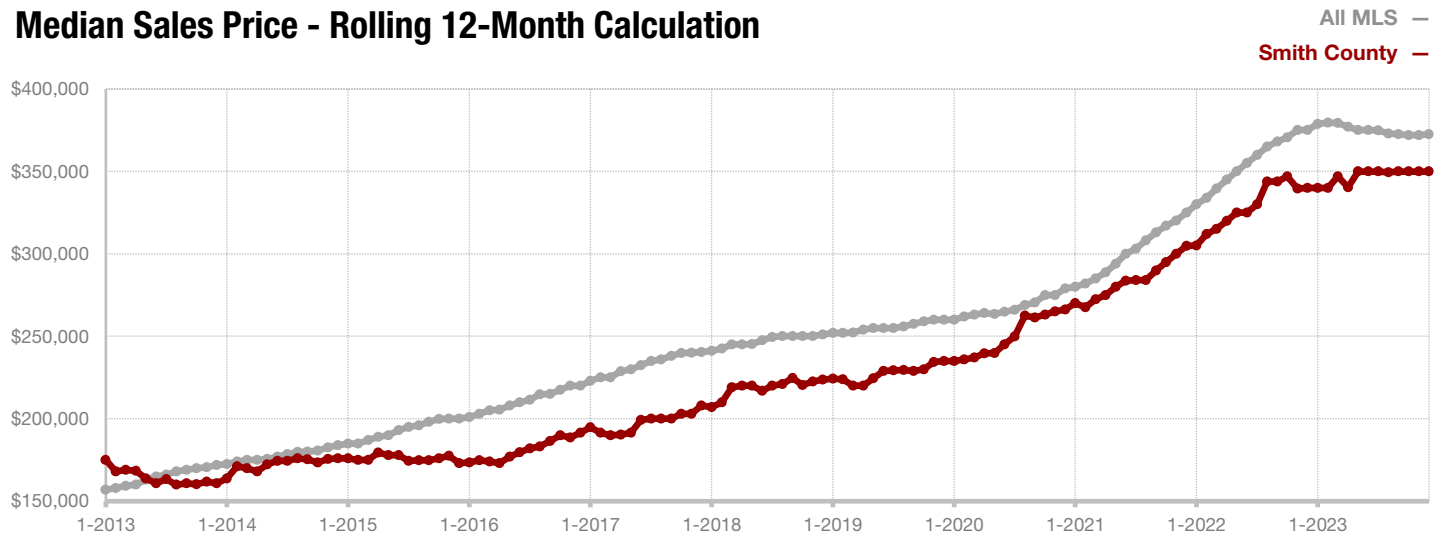
Smith County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	59	61	+ 3.4%	1,021	1,264	+ 23.8%
Pending Sales	38	36	- 5.3%	654	678	+ 3.7%
Closed Sales	45	44	- 2.2%	672	678	+ 0.9%
Average Sales Price*	\$426,498	\$374,932	- 12.1%	\$460,408	\$421,135	- 8.5%
Median Sales Price*	\$300,000	\$326,000	+ 8.7%	\$340,000	\$350,000	+ 2.9%
Percent of Original List Price Received*	93.0%	94.4%	+ 1.5%	97.0%	94.7%	- 2.4%
Days on Market Until Sale	48	64	+ 33.3%	37	54	+ 45.9%
Inventory of Homes for Sale	228	281	+ 23.2%	--	--	--
Months Supply of Inventory	4.2	5.0	+ 25.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



- 50.0%

- 57.1%

- 19.1%

Change in
New Listings

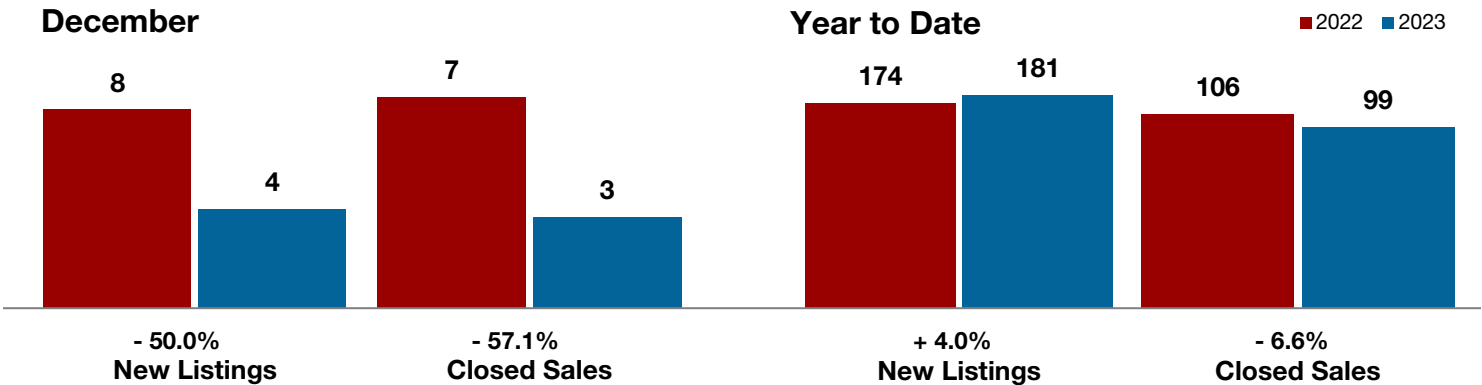
Change in
Closed Sales

Change in
Median Sales Price

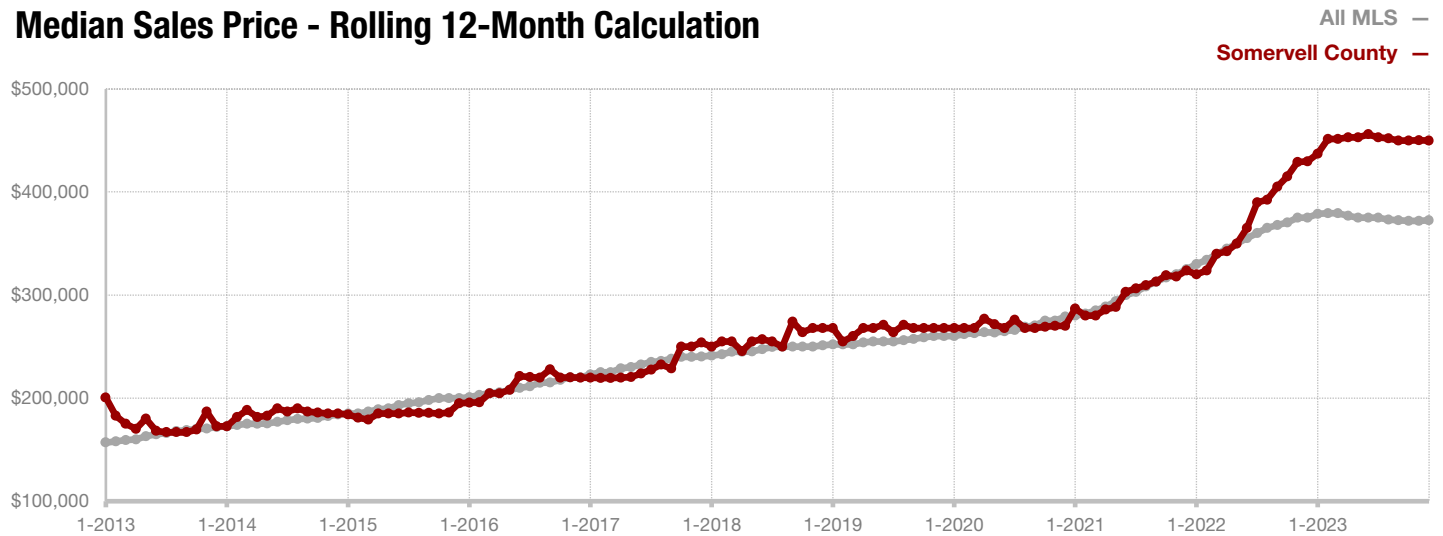
Somervell County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	8	4	- 50.0%	174	181	+ 4.0%
Pending Sales	6	7	+ 16.7%	103	101	- 1.9%
Closed Sales	7	3	- 57.1%	106	99	- 6.6%
Average Sales Price*	\$454,681	\$409,667	- 9.9%	\$501,129	\$499,378	- 0.3%
Median Sales Price*	\$450,000	\$364,000	- 19.1%	\$429,500	\$449,900	+ 4.7%
Percent of Original List Price Received*	97.7%	90.7%	- 7.2%	97.2%	93.7%	- 3.6%
Days on Market Until Sale	34	92	+ 170.6%	42	75	+ 78.6%
Inventory of Homes for Sale	44	53	+ 20.5%	--	--	--
Months Supply of Inventory	5.1	6.3	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 33.3%

- 42.9%

+ 0.9%

Change in
New Listings

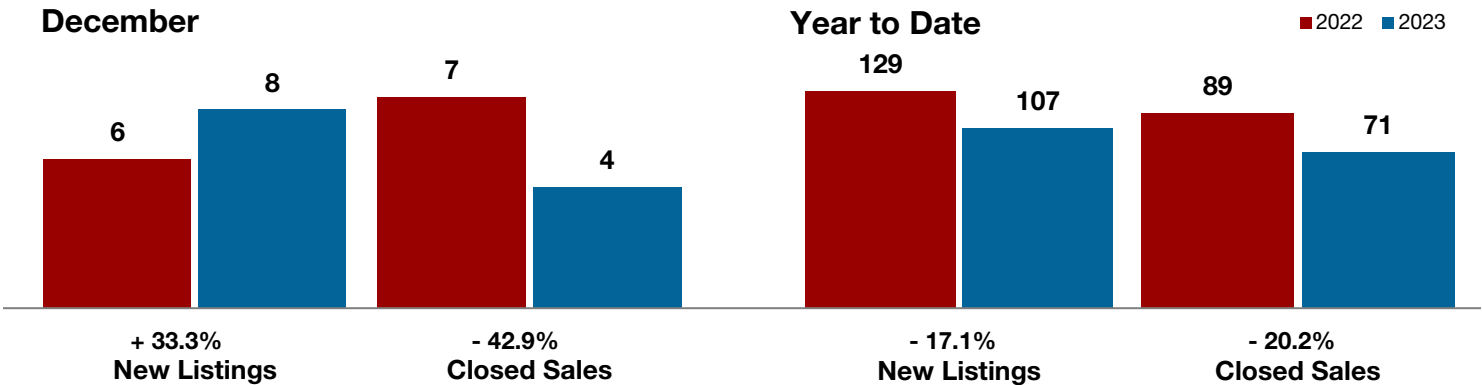
Change in
Closed Sales

Change in
Median Sales Price

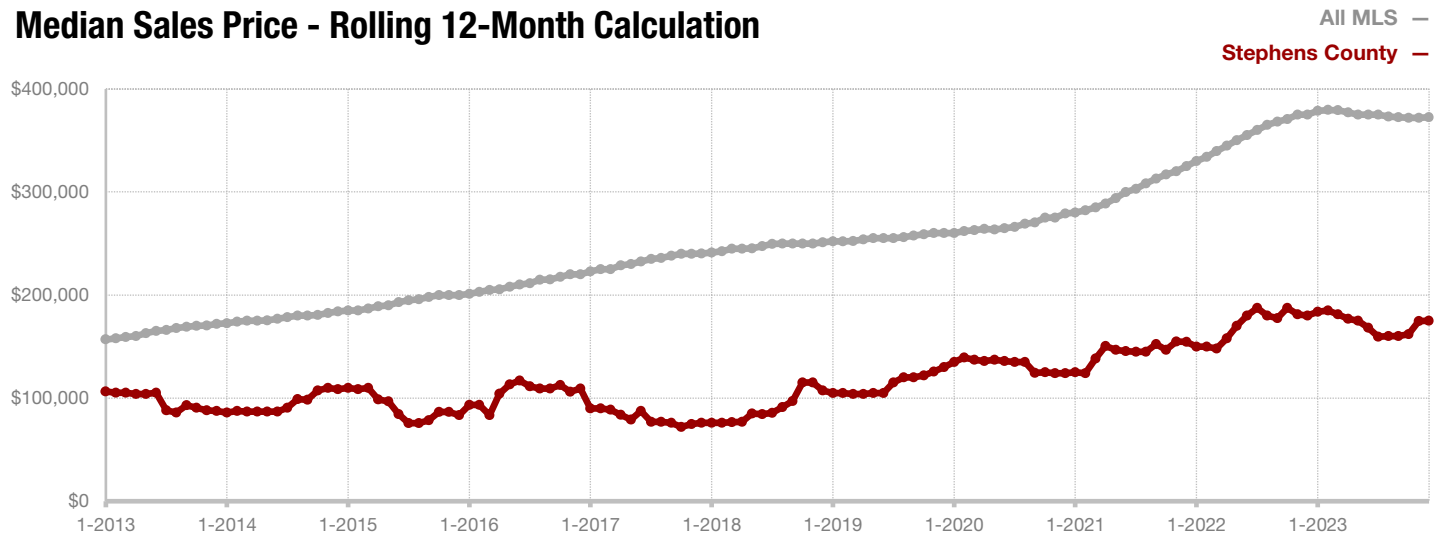
Stephens County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	6	8	+ 33.3%	129	107	- 17.1%
Pending Sales	6	3	- 50.0%	85	72	- 15.3%
Closed Sales	7	4	- 42.9%	89	71	- 20.2%
Average Sales Price*	\$128,143	\$175,423	+ 36.9%	\$232,869	\$211,154	- 9.3%
Median Sales Price*	\$160,000	\$161,400	+ 0.9%	\$180,000	\$175,000	- 2.8%
Percent of Original List Price Received*	92.9%	92.0%	- 1.0%	91.0%	86.3%	- 5.2%
Days on Market Until Sale	61	57	- 6.6%	73	104	+ 42.5%
Inventory of Homes for Sale	47	45	- 4.3%	--	--	--
Months Supply of Inventory	6.6	7.5	+ 14.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



- 100.0% **- 100.0%** **--**

Change in
New Listings

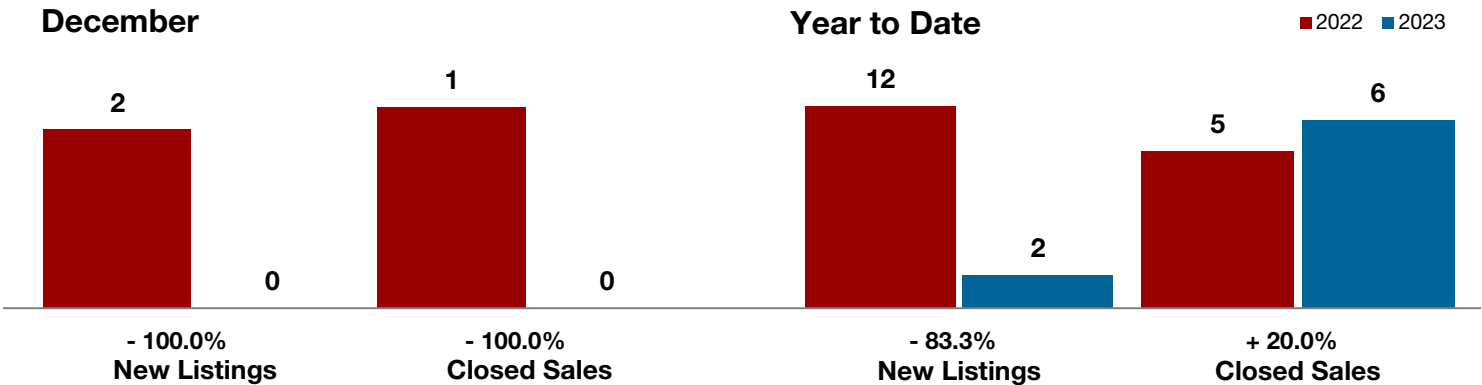
Change in
Closed Sales

Change in
Median Sales Price

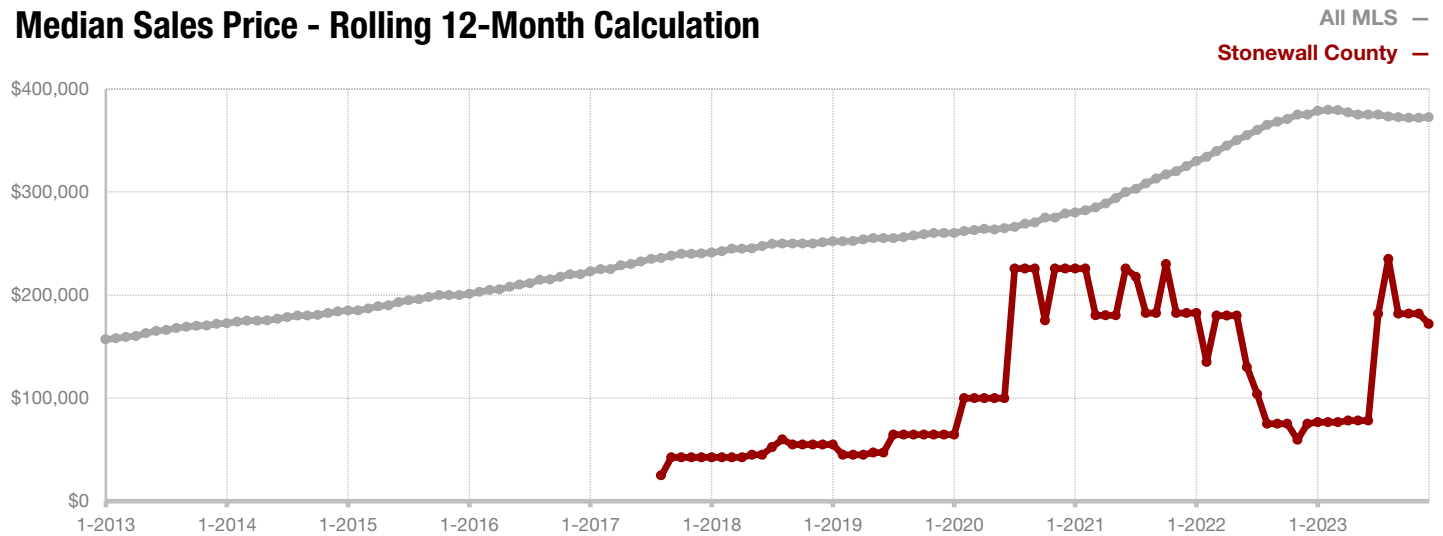
Stonewall County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2	0	- 100.0%	12	2	- 83.3%
Pending Sales	2	0	- 100.0%	6	5	- 16.7%
Closed Sales	1	0	- 100.0%	5	6	+ 20.0%
Average Sales Price*	\$390,000	--	--	\$125,420	\$172,883	+ 37.8%
Median Sales Price*	\$390,000	--	--	\$75,000	\$172,000	+ 129.3%
Percent of Original List Price Received*	85.7%	--	--	78.3%	88.2%	+ 12.6%
Days on Market Until Sale	104	--	--	105	126	+ 20.0%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	4.2	--	--	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



- 2.3%

- 10.2%

- 3.2%

Change in
New Listings

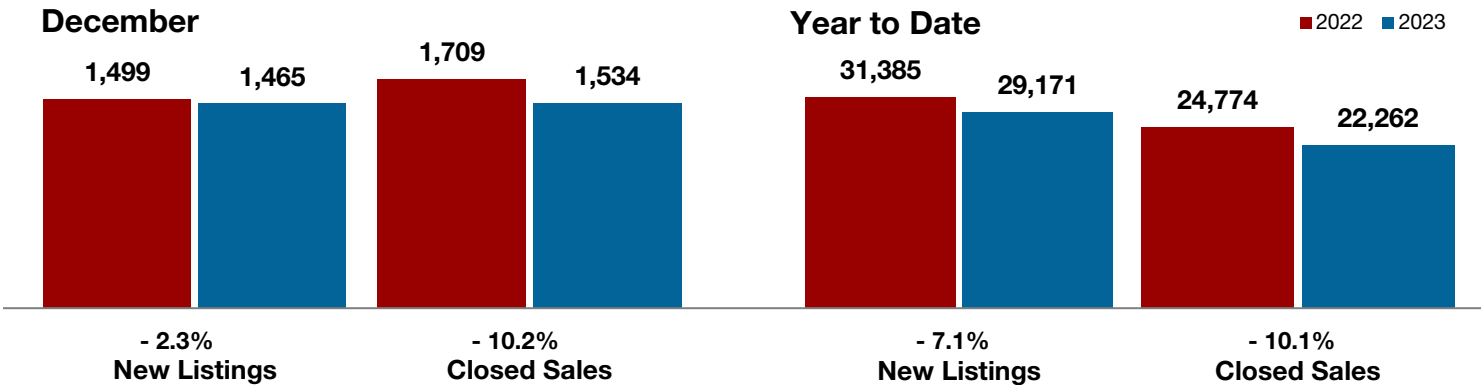
Change in
Closed Sales

Change in
Median Sales Price

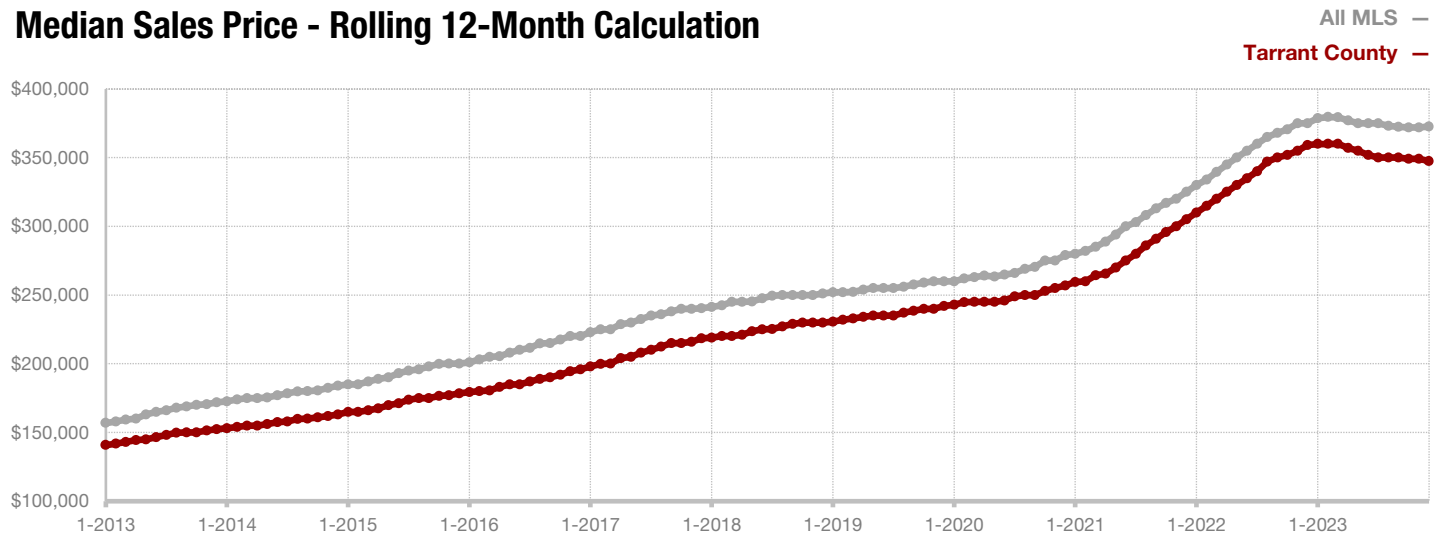
Tarrant County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,499	1,465	- 2.3%	31,385	29,171	- 7.1%
Pending Sales	1,310	1,266	- 3.4%	24,069	22,338	- 7.2%
Closed Sales	1,709	1,534	- 10.2%	24,774	22,262	- 10.1%
Average Sales Price*	\$405,677	\$426,107	+ 5.0%	\$428,283	\$427,263	- 0.2%
Median Sales Price*	\$350,000	\$338,750	- 3.2%	\$359,000	\$347,500	- 3.2%
Percent of Original List Price Received*	94.2%	95.1%	+ 1.0%	100.4%	96.5%	- 3.9%
Days on Market Until Sale	46	48	+ 4.3%	23	41	+ 78.3%
Inventory of Homes for Sale	4,557	4,327	- 5.0%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 19.7%

- 21.5%

- 1.0%

Change in
New Listings

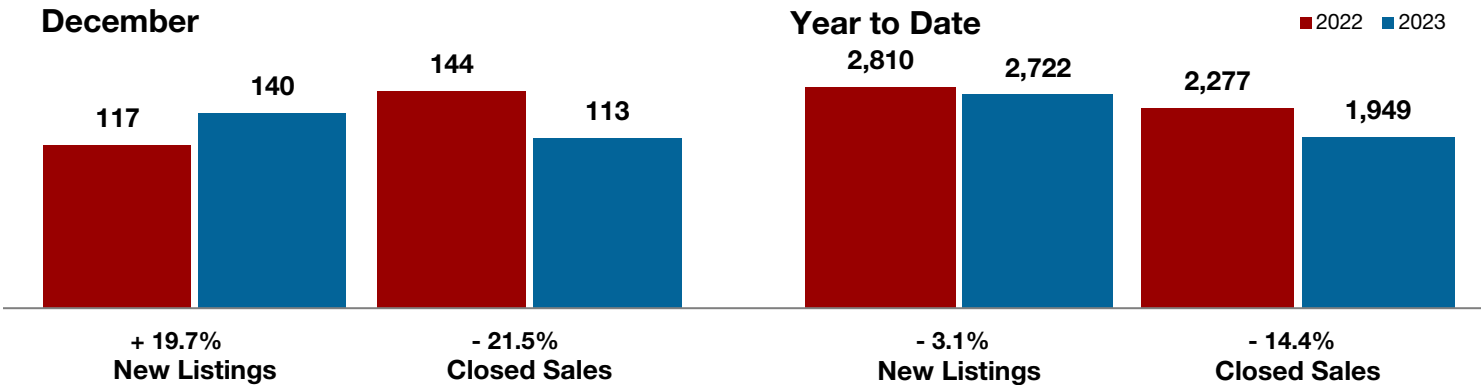
Change in
Closed Sales

Change in
Median Sales Price

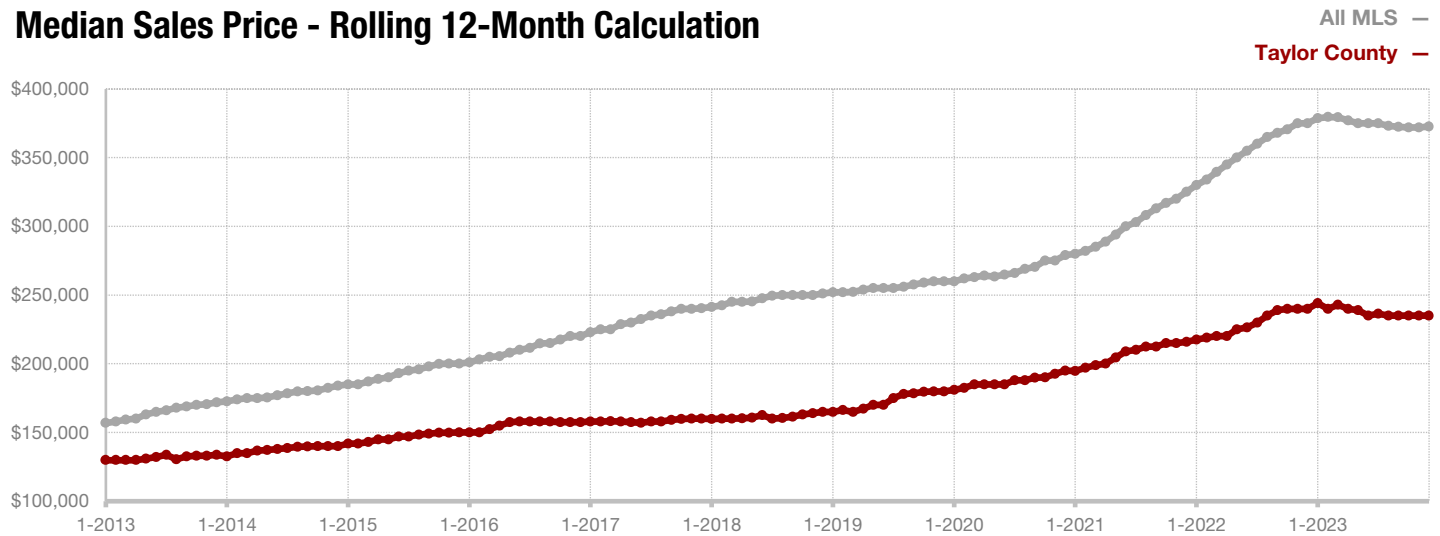
Taylor County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	117	140	+ 19.7%	2,810	2,722	- 3.1%
Pending Sales	110	99	- 10.0%	2,192	1,938	- 11.6%
Closed Sales	144	113	- 21.5%	2,277	1,949	- 14.4%
Average Sales Price*	\$250,823	\$262,954	+ 4.8%	\$264,594	\$264,403	- 0.1%
Median Sales Price*	\$227,200	\$225,000	- 1.0%	\$240,000	\$235,000	- 2.1%
Percent of Original List Price Received*	94.7%	94.5%	- 0.2%	97.5%	95.9%	- 1.6%
Days on Market Until Sale	49	53	+ 8.2%	30	49	+ 63.3%
Inventory of Homes for Sale	494	567	+ 14.8%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 50.0%

+ 100.0%

+ 0.7%

Change in
New Listings

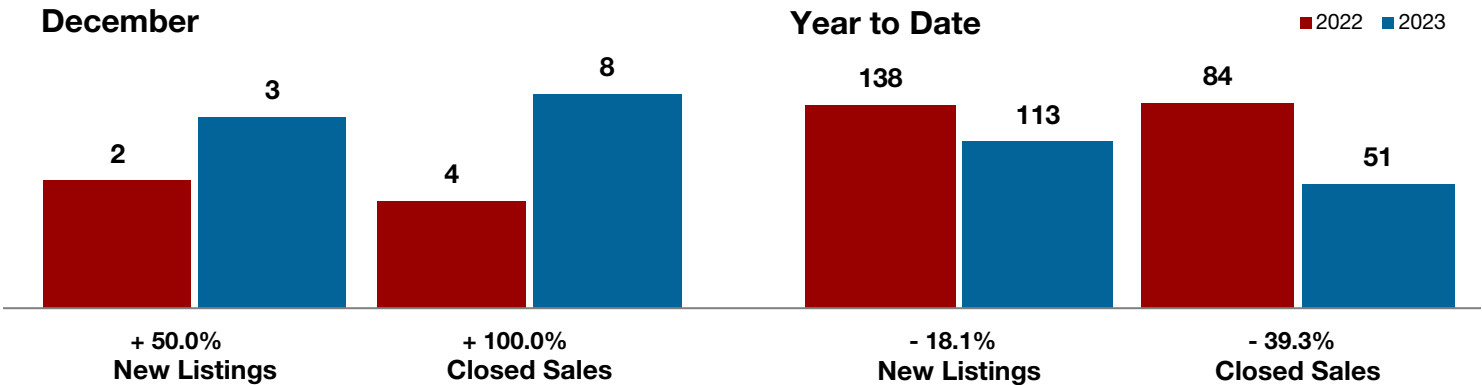
Change in
Closed Sales

Change in
Median Sales Price

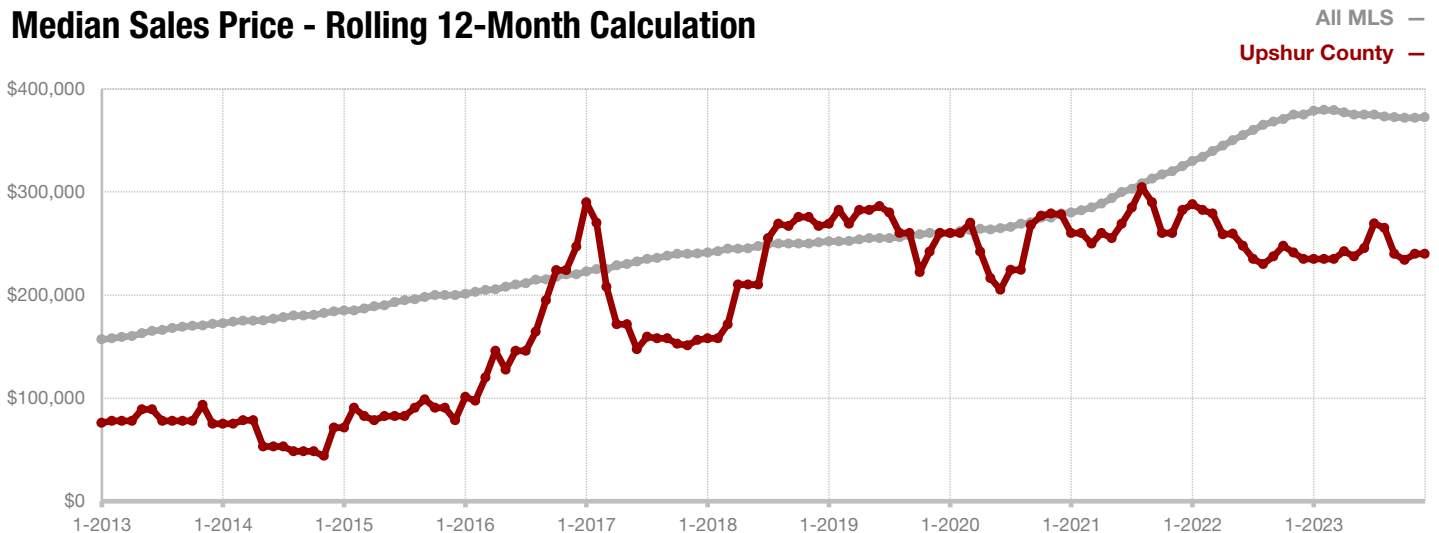
Upshur County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2	3	+ 50.0%	138	113	- 18.1%
Pending Sales	3	8	+ 166.7%	83	57	- 31.3%
Closed Sales	4	8	+ 100.0%	84	51	- 39.3%
Average Sales Price*	\$279,875	\$284,906	+ 1.8%	\$424,466	\$300,912	- 29.1%
Median Sales Price*	\$277,000	\$279,000	+ 0.7%	\$235,000	\$240,000	+ 2.1%
Percent of Original List Price Received*	82.2%	92.3%	+ 12.3%	93.5%	91.9%	- 1.7%
Days on Market Until Sale	129	62	- 51.9%	55	64	+ 16.4%
Inventory of Homes for Sale	31	32	+ 3.2%	--	--	--
Months Supply of Inventory	4.5	6.7	+ 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 60.6%

+ 14.7%

+ 6.2%

Change in
New Listings

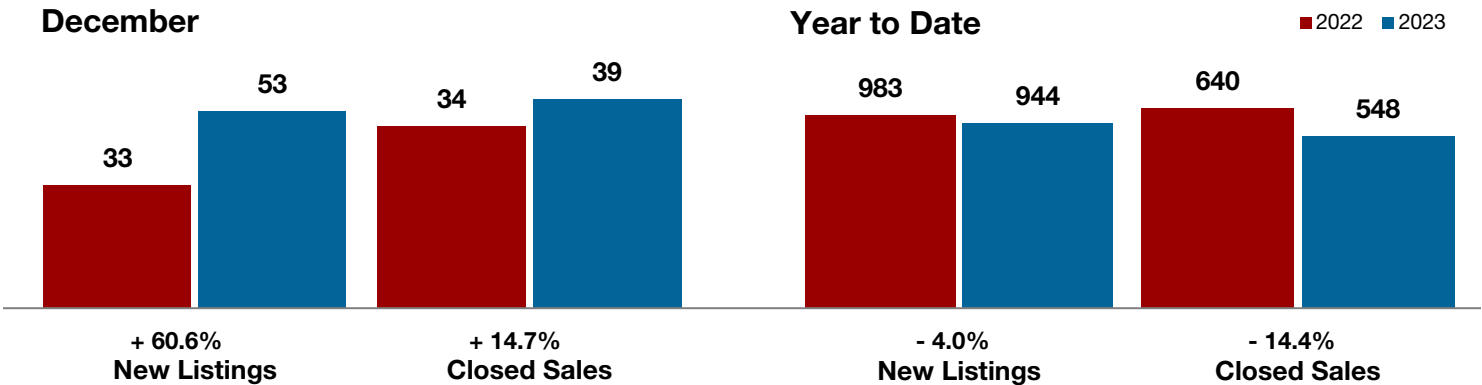
Change in
Closed Sales

Change in
Median Sales Price

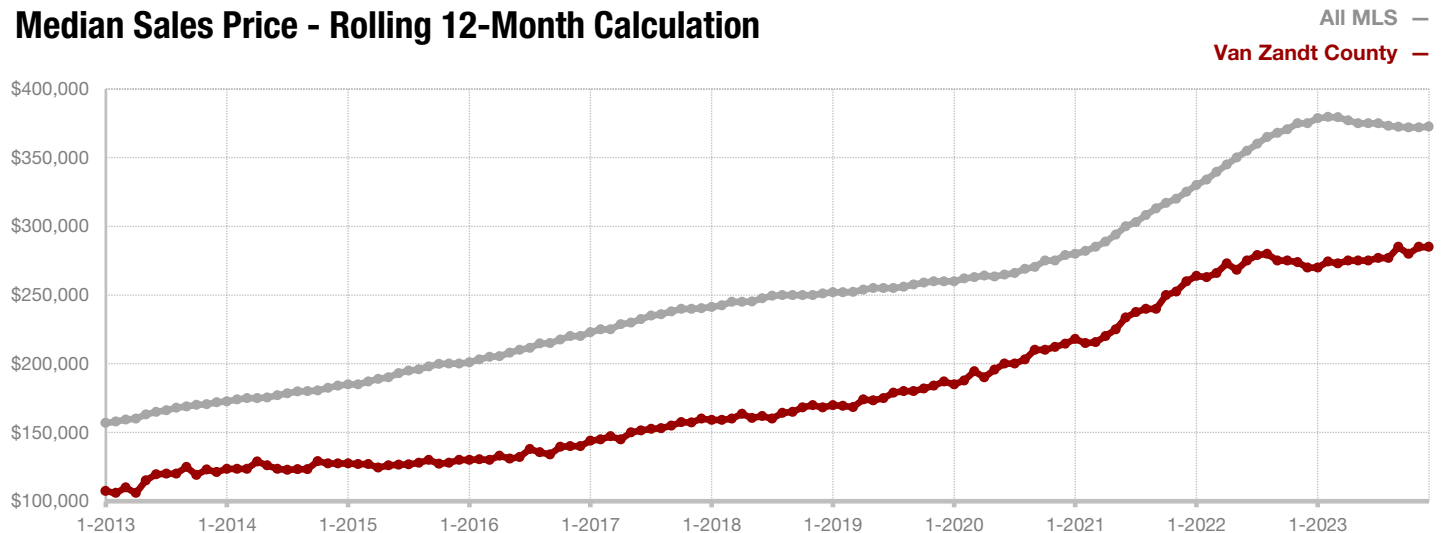
Van Zandt County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	33	53	+ 60.6%	983	944	- 4.0%
Pending Sales	37	32	- 13.5%	607	544	- 10.4%
Closed Sales	34	39	+ 14.7%	640	548	- 14.4%
Average Sales Price*	\$287,854	\$312,510	+ 8.6%	\$340,231	\$326,595	- 4.0%
Median Sales Price*	\$240,116	\$255,000	+ 6.2%	\$270,000	\$285,000	+ 5.6%
Percent of Original List Price Received*	89.7%	89.4%	- 0.3%	93.9%	92.6%	- 1.4%
Days on Market Until Sale	59	56	- 5.1%	46	69	+ 50.0%
Inventory of Homes for Sale	234	250	+ 6.8%	--	--	--
Months Supply of Inventory	4.6	5.5	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



Wise County

+ 5.1%

Change in
New Listings

+ 7.3%

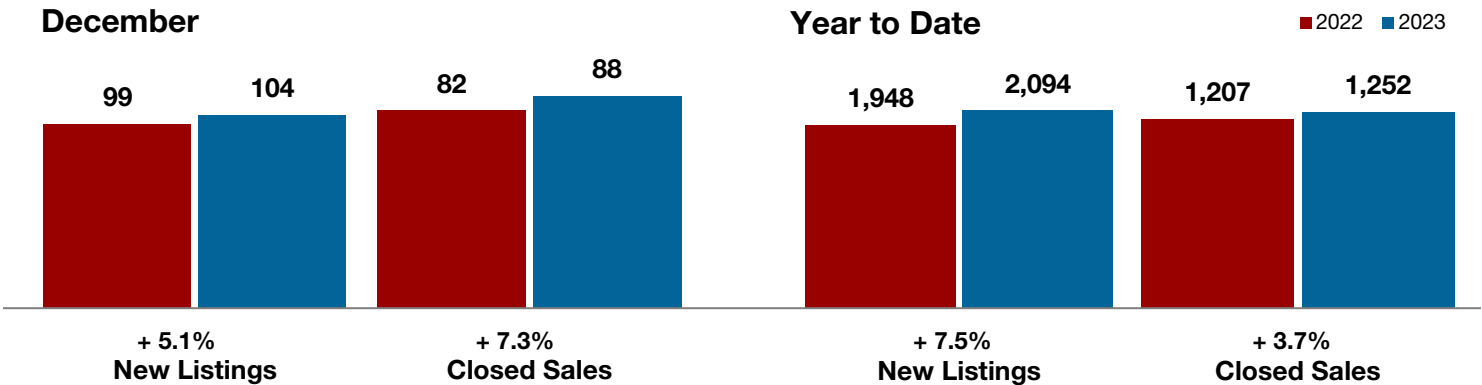
Change in
Closed Sales

+ 3.0%

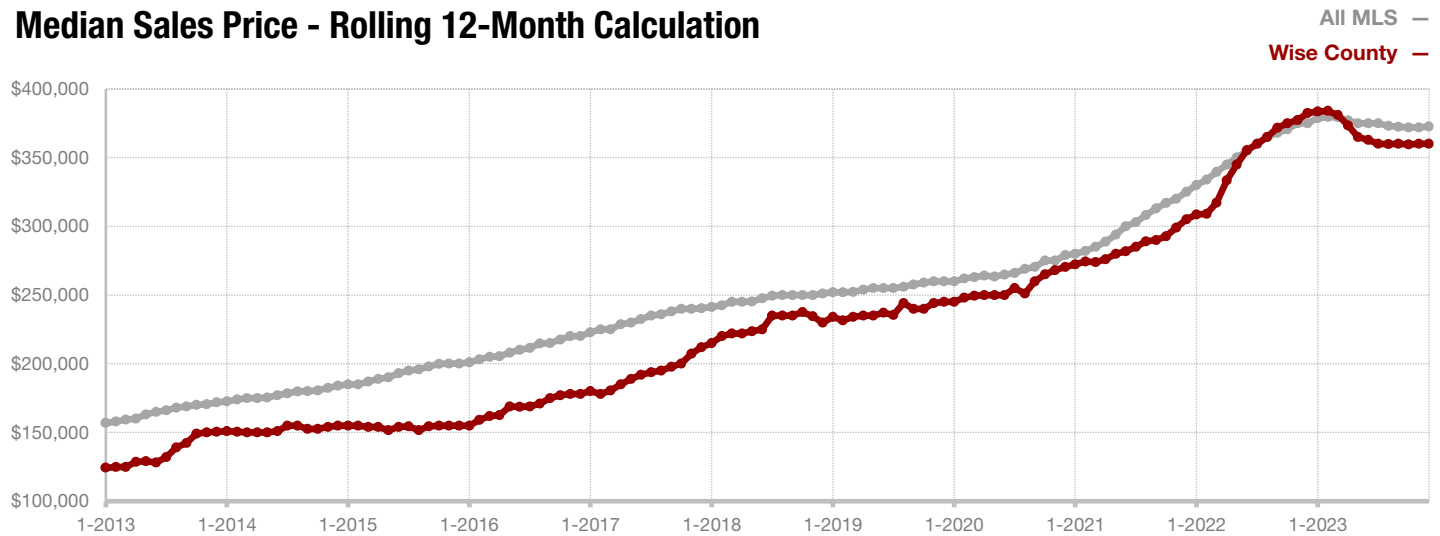
Change in
Median Sales Price

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	99	104	+ 5.1%	1,948	2,094	+ 7.5%
Pending Sales	66	85	+ 28.8%	1,189	1,294	+ 8.8%
Closed Sales	82	88	+ 7.3%	1,207	1,252	+ 3.7%
Average Sales Price*	\$395,186	\$465,002	+ 17.7%	\$429,006	\$410,647	- 4.3%
Median Sales Price*	\$396,000	\$407,715	+ 3.0%	\$382,500	\$360,000	- 5.9%
Percent of Original List Price Received*	94.8%	93.4%	- 1.5%	97.7%	95.3%	- 2.5%
Days on Market Until Sale	51	99	+ 94.1%	34	69	+ 102.9%
Inventory of Homes for Sale	466	518	+ 11.2%	--	--	--
Months Supply of Inventory	4.7	4.8	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 14.3%

Change in
New Listings

+ 6.5%

Change in
Closed Sales

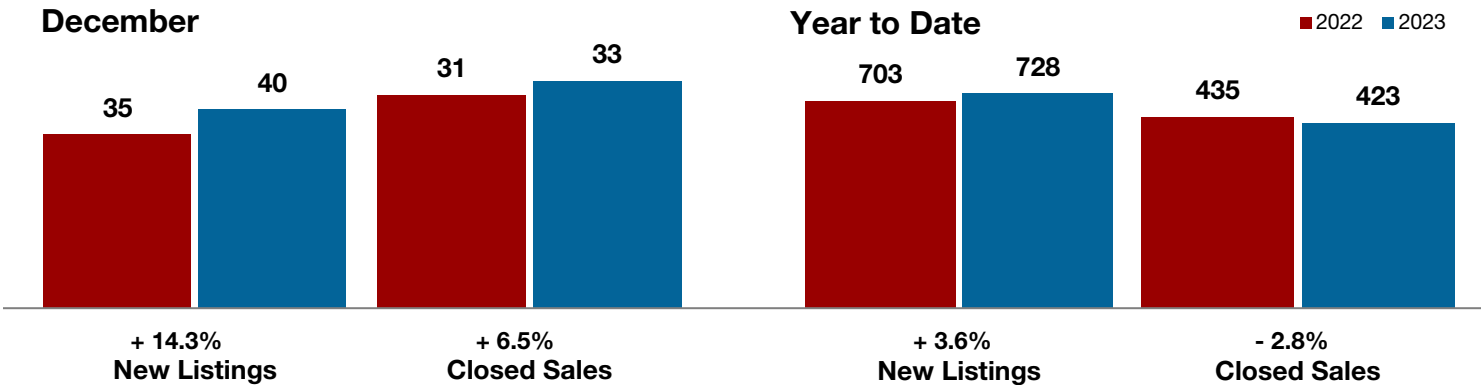
- 25.8%

Change in
Median Sales Price

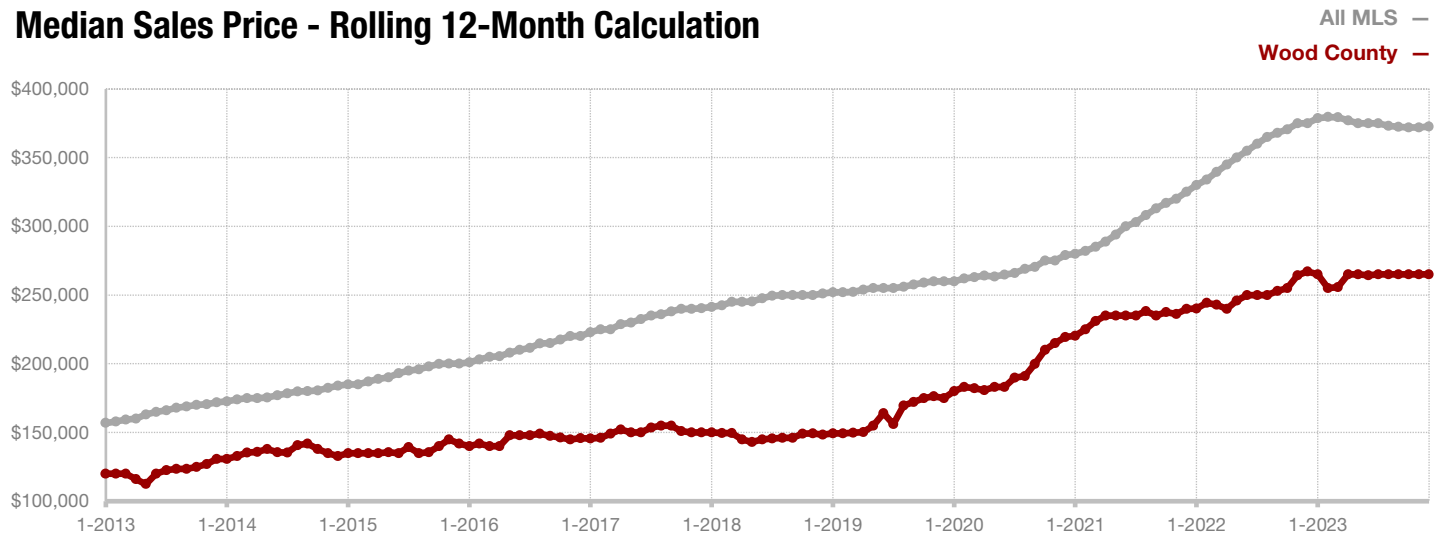
Wood County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	35	40	+ 14.3%	703	728	+ 3.6%
Pending Sales	22	21	- 4.5%	412	424	+ 2.9%
Closed Sales	31	33	+ 6.5%	435	423	- 2.8%
Average Sales Price*	\$328,327	\$270,093	- 17.7%	\$333,296	\$333,991	+ 0.2%
Median Sales Price*	\$296,250	\$219,950	- 25.8%	\$267,250	\$265,000	- 0.8%
Percent of Original List Price Received*	92.1%	89.9%	- 2.4%	95.4%	92.9%	- 2.6%
Days on Market Until Sale	66	61	- 7.6%	43	62	+ 44.2%
Inventory of Homes for Sale	187	209	+ 11.8%	--	--	--
Months Supply of Inventory	5.4	5.9	+ 20.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2023

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



+ 175.0%

0.0%

+ 42.0%

Change in
New Listings

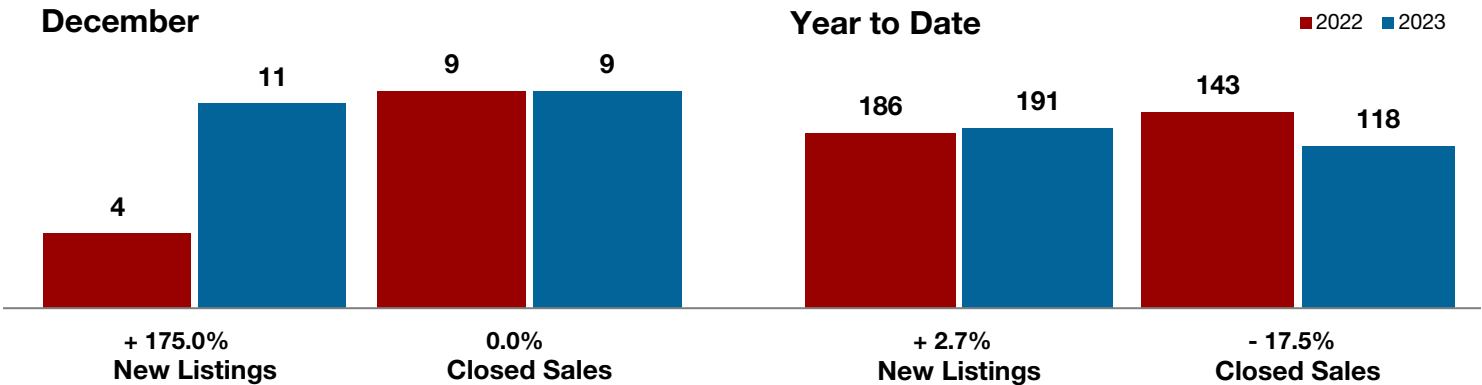
Change in
Closed Sales

Change in
Median Sales Price

Young County

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	4	11	+ 175.0%	186	191	+ 2.7%
Pending Sales	6	5	- 16.7%	141	118	- 16.3%
Closed Sales	9	9	0.0%	143	118	- 17.5%
Average Sales Price*	\$158,257	\$248,122	+ 56.8%	\$246,973	\$367,677	+ 48.9%
Median Sales Price*	\$165,500	\$235,000	+ 42.0%	\$198,000	\$206,500	+ 4.3%
Percent of Original List Price Received*	83.9%	85.1%	+ 1.4%	91.8%	90.5%	- 1.4%
Days on Market Until Sale	82	70	- 14.6%	58	60	+ 3.4%
Inventory of Homes for Sale	37	51	+ 37.8%	--	--	--
Months Supply of Inventory	3.1	5.2	+ 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

