

Local Market Updates

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



February 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 – February 2023

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



+ 233.3%

0.0%

+ 22.3%

Change in
New Listings

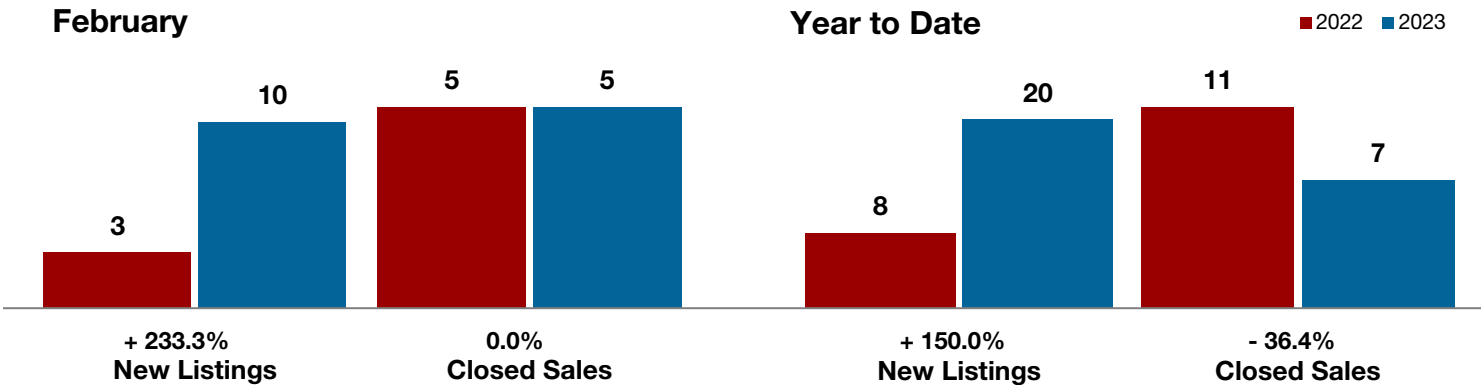
Change in
Closed Sales

Change in
Median Sales Price

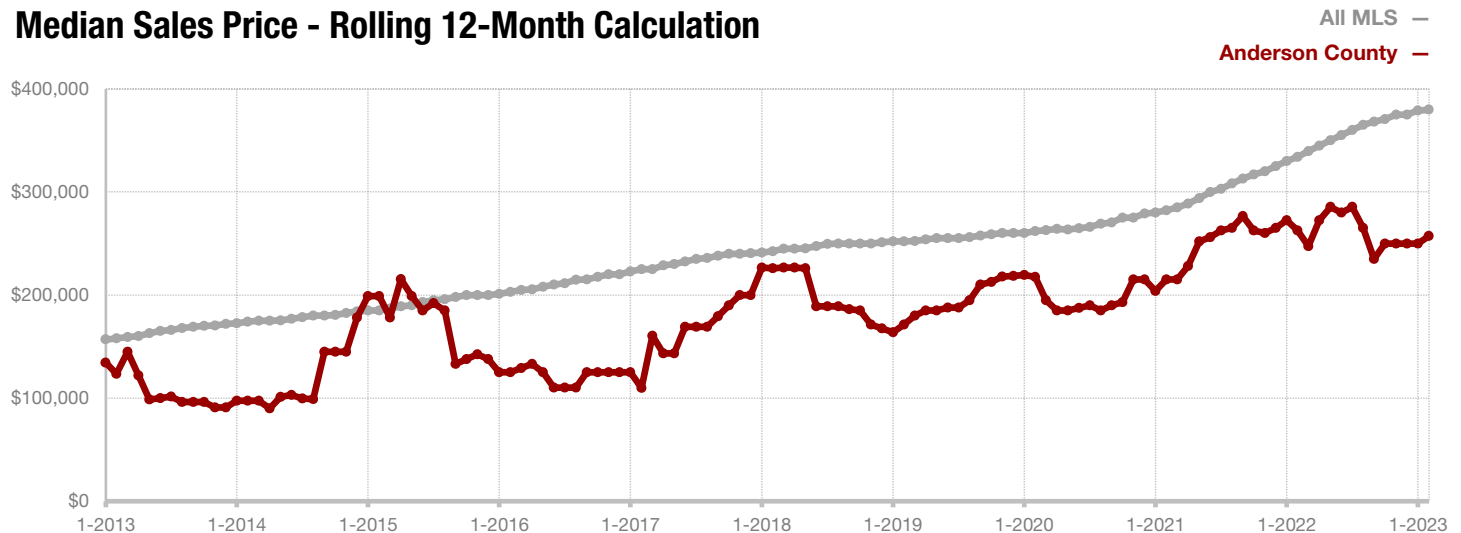
Anderson County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	3	10	+ 233.3%	8	20	+ 150.0%
Pending Sales	4	3	- 25.0%	10	9	- 10.0%
Closed Sales	5	5	0.0%	11	7	- 36.4%
Average Sales Price*	\$235,280	\$420,100	+ 78.6%	\$271,664	\$381,857	+ 40.6%
Median Sales Price*	\$235,000	\$287,500	+ 22.3%	\$235,000	\$287,500	+ 22.3%
Percent of Original List Price Received*	99.1%	88.6%	- 10.6%	93.7%	87.3%	- 6.8%
Days on Market Until Sale	42	57	+ 35.7%	45	59	+ 31.1%
Inventory of Homes for Sale	16	37	+ 131.3%	--	--	--
Months Supply of Inventory	3.3	6.7	+ 133.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 60.0%

- 25.0%

- 39.9%

Change in
New Listings

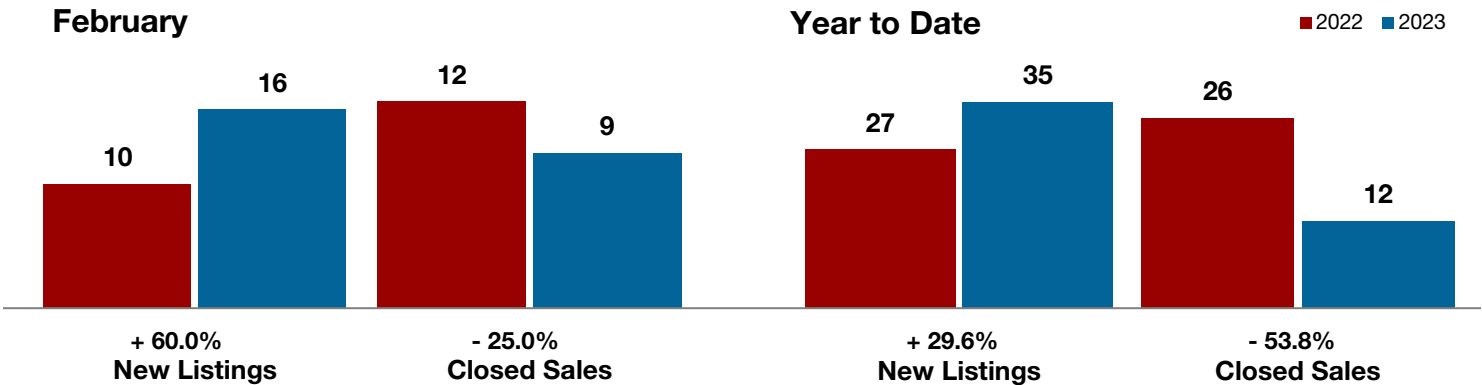
Change in
Closed Sales

Change in
Median Sales Price

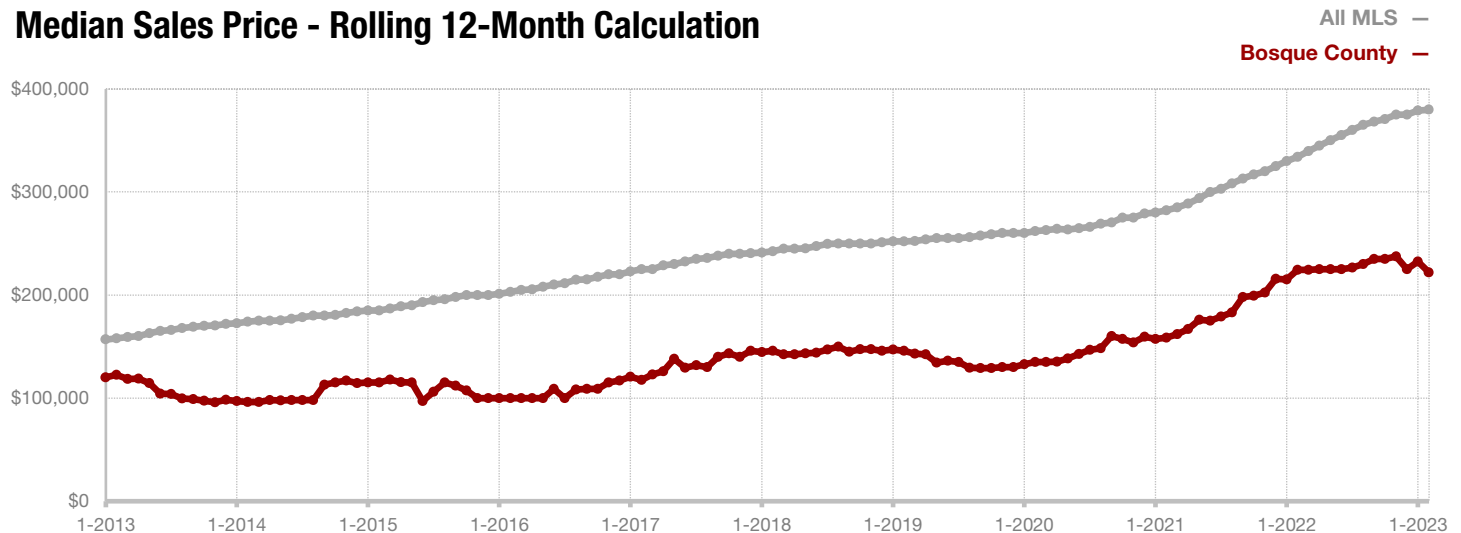
Bosque County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	10	16	+ 60.0%	27	35	+ 29.6%
Pending Sales	11	9	- 18.2%	26	14	- 46.2%
Closed Sales	12	9	- 25.0%	26	12	- 53.8%
Average Sales Price*	\$364,513	\$184,417	- 49.4%	\$315,668	\$207,354	- 34.3%
Median Sales Price*	\$274,500	\$165,000	- 39.9%	\$230,000	\$188,000	- 18.3%
Percent of Original List Price Received*	92.9%	84.5%	- 9.0%	89.9%	86.6%	- 3.7%
Days on Market Until Sale	70	107	+ 52.9%	53	94	+ 77.4%
Inventory of Homes for Sale	38	65	+ 71.1%	--	--	--
Months Supply of Inventory	2.5	5.0	+ 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 2.1%

- 23.7%

+ 5.9%

Change in
New Listings

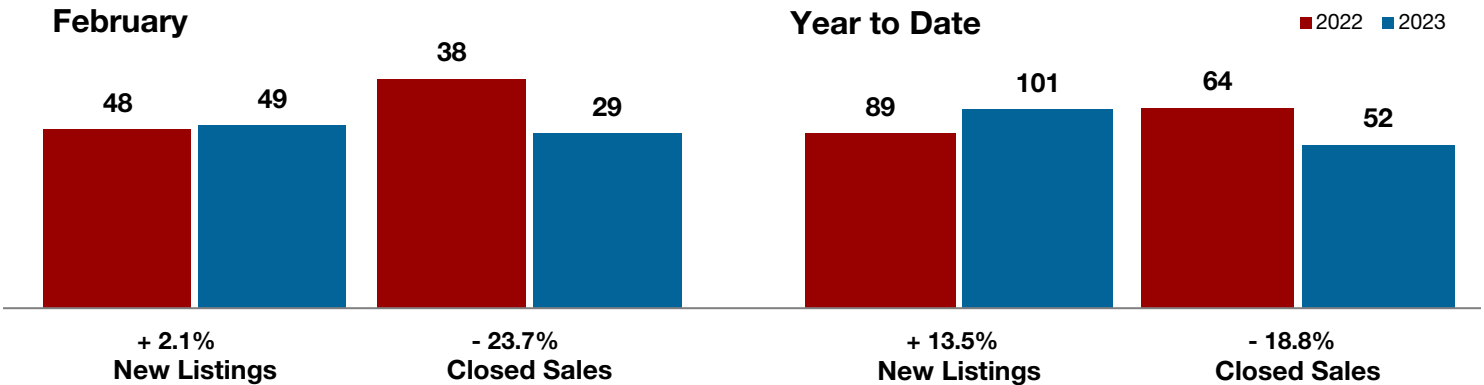
Change in
Closed Sales

Change in
Median Sales Price

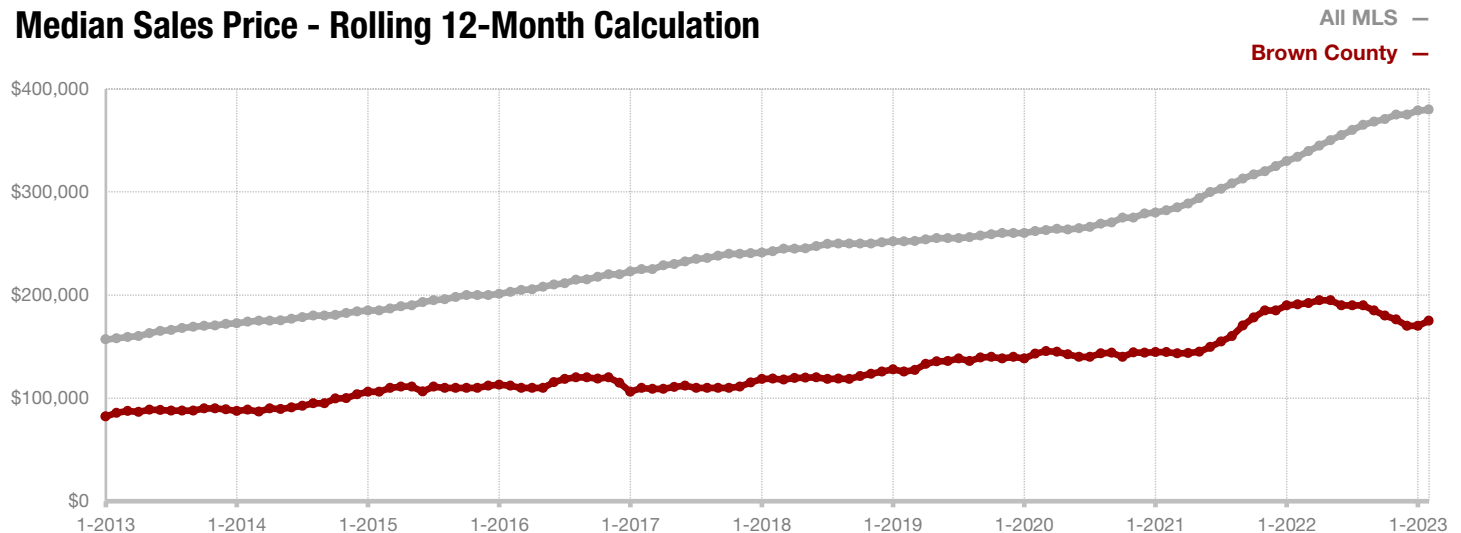
Brown County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	48	49	+ 2.1%	89	101	+ 13.5%
Pending Sales	33	35	+ 6.1%	78	70	- 10.3%
Closed Sales	38	29	- 23.7%	64	52	- 18.8%
Average Sales Price*	\$223,101	\$222,183	- 0.4%	\$239,610	\$243,971	+ 1.8%
Median Sales Price*	\$165,250	\$175,000	+ 5.9%	\$170,850	\$180,250	+ 5.5%
Percent of Original List Price Received*	96.2%	93.2%	- 3.1%	95.5%	91.2%	- 4.5%
Days on Market Until Sale	43	56	+ 30.2%	51	54	+ 5.9%
Inventory of Homes for Sale	105	158	+ 50.5%	--	--	--
Months Supply of Inventory	2.4	3.9	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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+ 77.8%

- 10.0%

+ 4.0%

Change in
New Listings

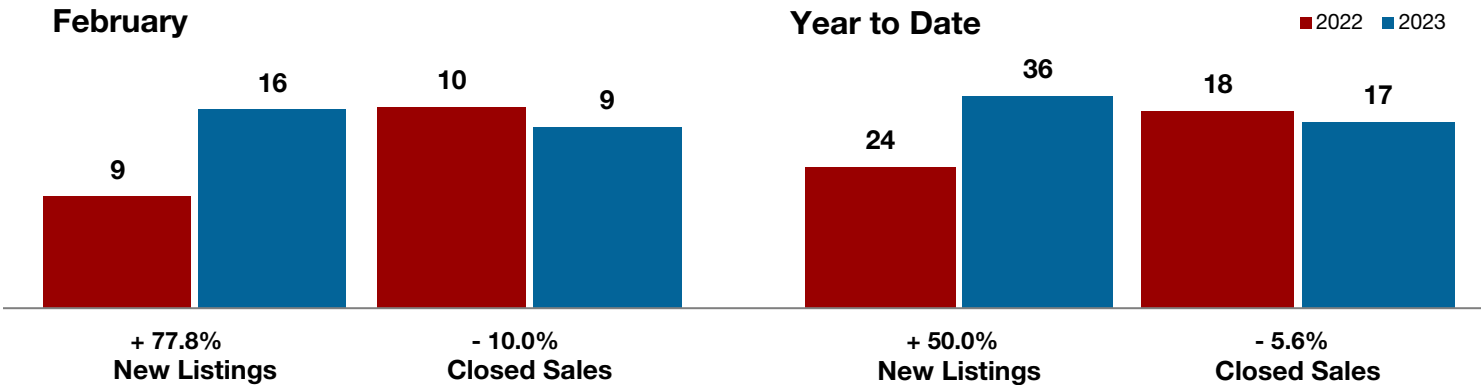
Change in
Closed Sales

Change in
Median Sales Price

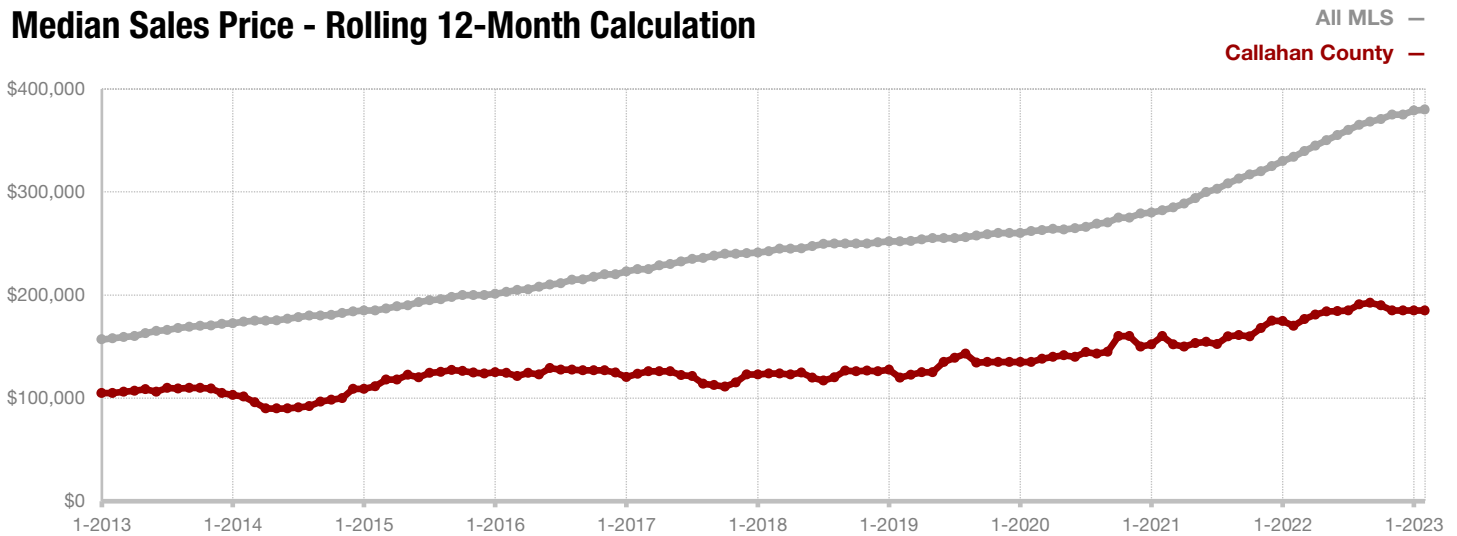
Callahan County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	9	16	+ 77.8%	24	36	+ 50.0%
Pending Sales	14	14	0.0%	27	25	- 7.4%
Closed Sales	10	9	- 10.0%	18	17	- 5.6%
Average Sales Price*	\$156,290	\$140,101	- 10.4%	\$150,848	\$135,991	- 9.8%
Median Sales Price*	\$124,950	\$130,000	+ 4.0%	\$127,500	\$120,000	- 5.9%
Percent of Original List Price Received*	94.6%	90.5%	- 4.3%	92.8%	89.4%	- 3.7%
Days on Market Until Sale	35	49	+ 40.0%	44	51	+ 15.9%
Inventory of Homes for Sale	18	45	+ 150.0%	--	--	--
Months Supply of Inventory	1.2	3.3	+ 200.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



- 75.0% **+ 50.0%** **+ 376.5%**

Change in
New Listings

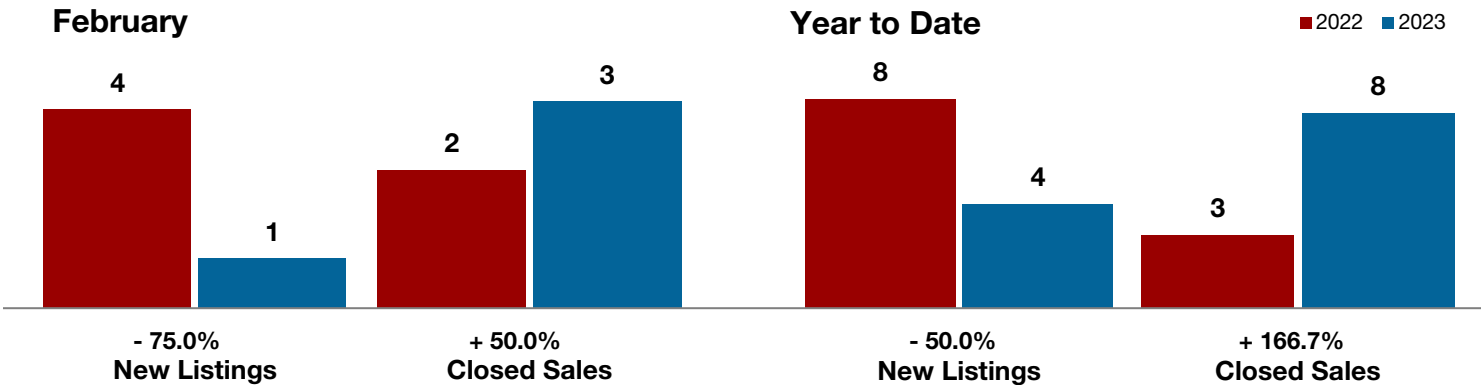
Change in
Closed Sales

Change in
Median Sales Price

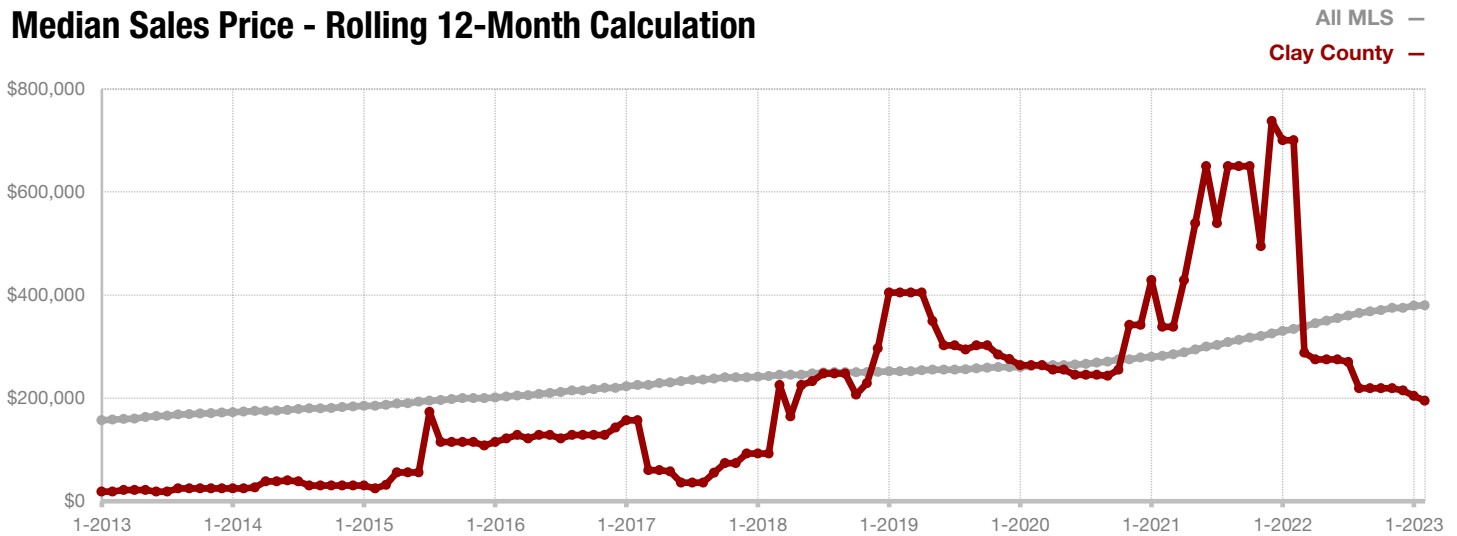
Clay County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	4	1	- 75.0%	8	4	- 50.0%
Pending Sales	4	3	- 25.0%	5	8	+ 60.0%
Closed Sales	2	3	+ 50.0%	3	8	+ 166.7%
Average Sales Price*	\$26,756	\$128,500	+ 380.3%	\$100,878	\$146,438	+ 45.2%
Median Sales Price*	\$26,756	\$127,500	+ 376.5%	\$100,878	\$128,250	+ 27.1%
Percent of Original List Price Received*	100.8%	87.1%	- 13.6%	95.3%	84.1%	- 11.8%
Days on Market Until Sale	16	48	+ 200.0%	20	44	+ 120.0%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	3.5	2.6	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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+ 75.0%

+ 66.7%

- 10.3%

Change in
New Listings

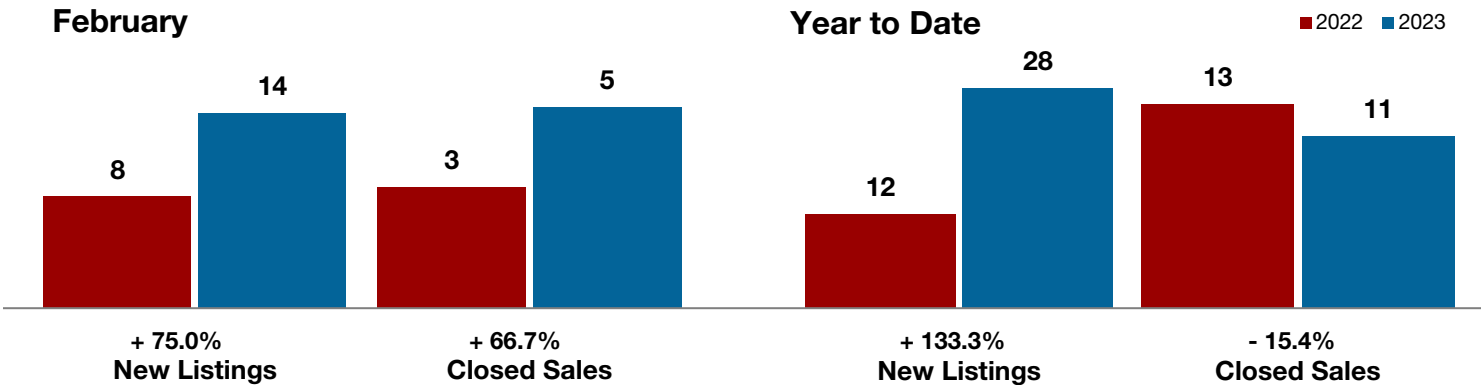
Change in
Closed Sales

Change in
Median Sales Price

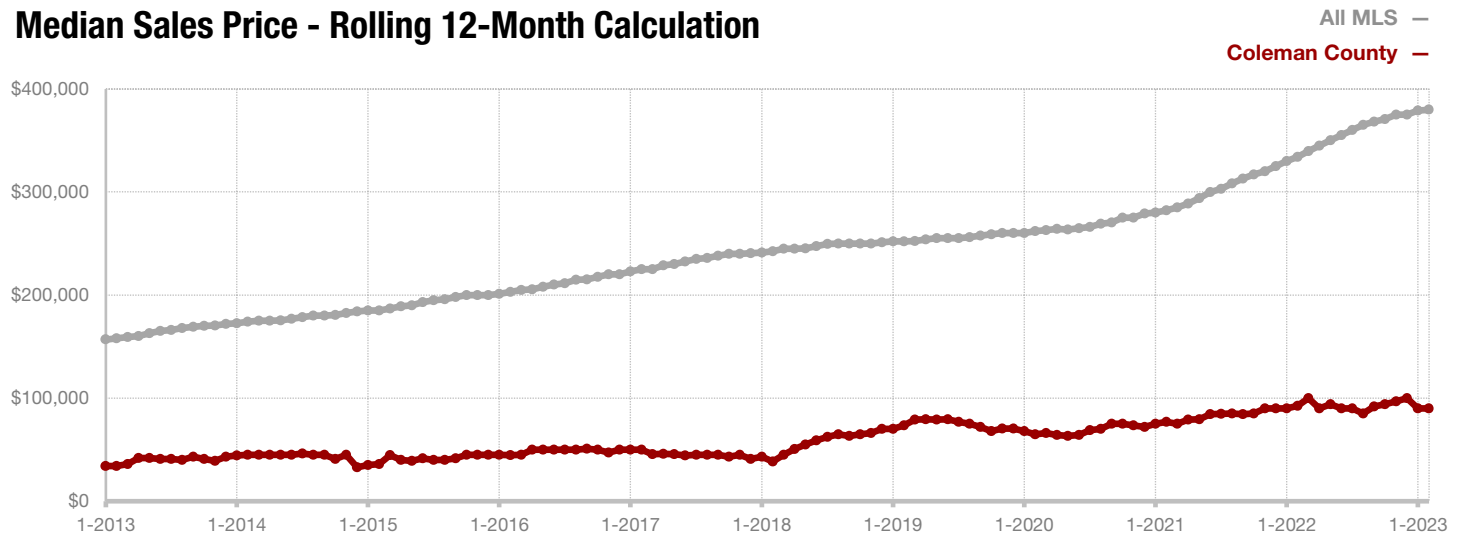
Coleman County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	8	14	+ 75.0%	12	28	+ 133.3%
Pending Sales	6	4	- 33.3%	12	17	+ 41.7%
Closed Sales	3	5	+ 66.7%	13	11	- 15.4%
Average Sales Price*	\$504,333	\$363,450	- 27.9%	\$337,208	\$203,923	- 39.5%
Median Sales Price*	\$68,000	\$61,000	- 10.3%	\$129,000	\$55,000	- 57.4%
Percent of Original List Price Received*	79.0%	76.0%	- 3.8%	87.0%	76.6%	- 12.0%
Days on Market Until Sale	74	78	+ 5.4%	62	87	+ 40.3%
Inventory of Homes for Sale	27	46	+ 70.4%	--	--	--
Months Supply of Inventory	3.8	6.1	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 1.1%

+ 17.5%

+ 2.3%

Change in
New Listings

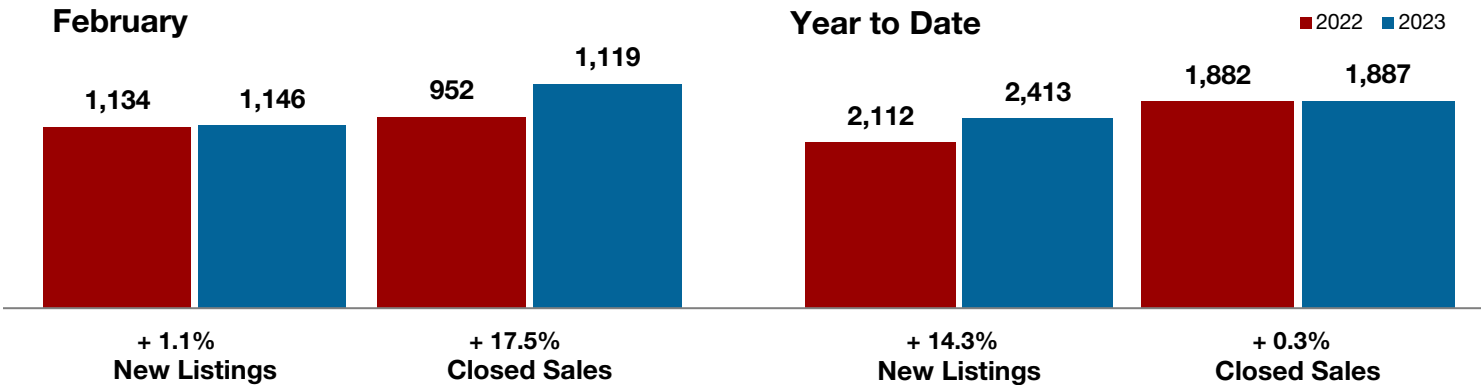
Change in
Closed Sales

Change in
Median Sales Price

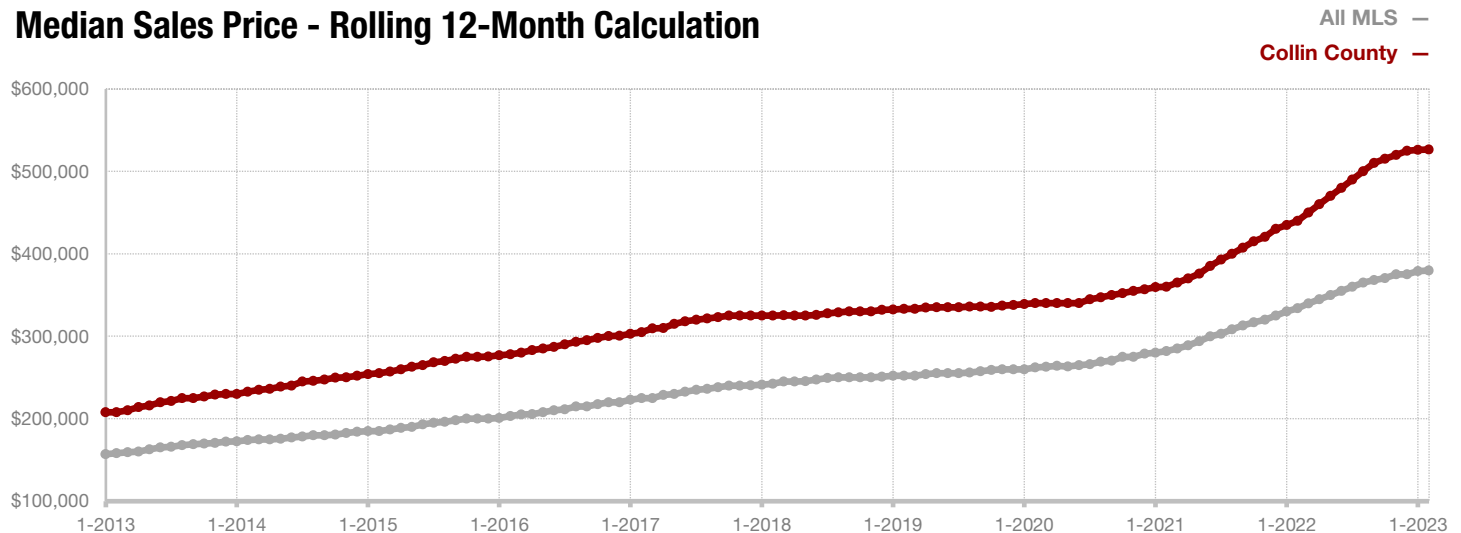
Collin County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,134	1,146	+ 1.1%	2,112	2,413	+ 14.3%
Pending Sales	986	1,185	+ 20.2%	2,012	2,518	+ 25.1%
Closed Sales	952	1,119	+ 17.5%	1,882	1,887	+ 0.3%
Average Sales Price*	\$548,475	\$551,950	+ 0.6%	\$543,285	\$561,213	+ 3.3%
Median Sales Price*	\$474,206	\$485,000	+ 2.3%	\$468,739	\$492,000	+ 5.0%
Percent of Original List Price Received*	105.9%	94.4%	- 10.9%	104.8%	94.1%	- 10.2%
Days on Market Until Sale	18	60	+ 233.3%	20	58	+ 190.0%
Inventory of Homes for Sale	830	2,000	+ 141.0%	--	--	--
Months Supply of Inventory	0.6	1.6	+ 100.0%	--	--	--

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- 6.7%

+ 90.9%

- 4.7%

Change in
New Listings

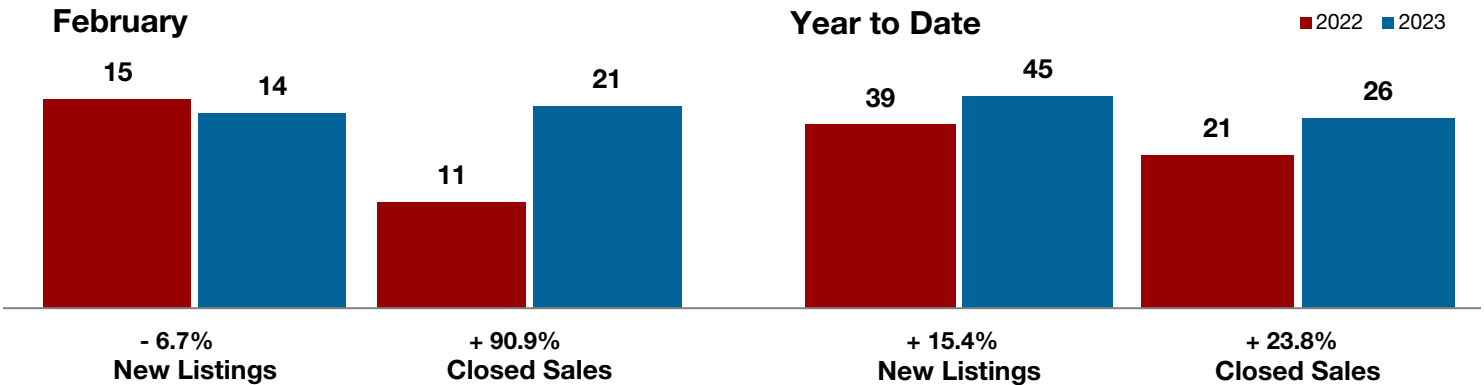
Change in
Closed Sales

Change in
Median Sales Price

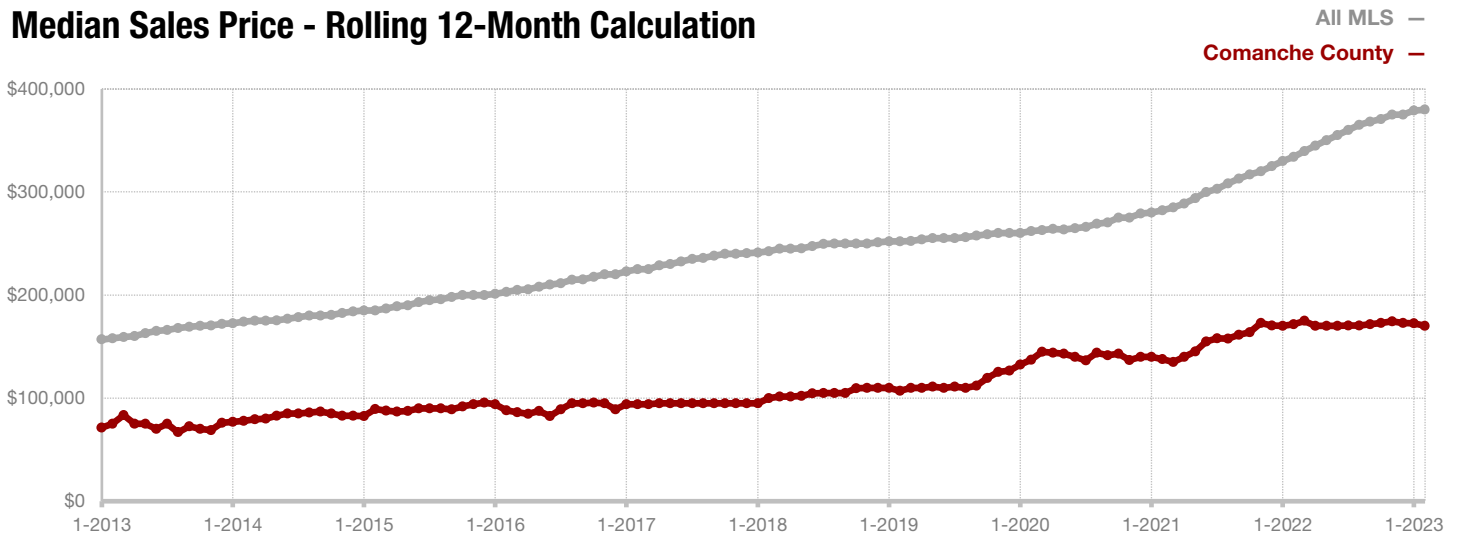
Comanche County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	15	14	- 6.7%	39	45	+ 15.4%
Pending Sales	12	11	- 8.3%	27	33	+ 22.2%
Closed Sales	11	21	+ 90.9%	21	26	+ 23.8%
Average Sales Price*	\$198,136	\$165,223	- 16.6%	\$301,686	\$164,141	- 45.6%
Median Sales Price*	\$159,500	\$152,000	- 4.7%	\$159,500	\$161,250	+ 1.1%
Percent of Original List Price Received*	90.4%	90.7%	+ 0.3%	86.9%	90.4%	+ 4.0%
Days on Market Until Sale	38	60	+ 57.9%	43	77	+ 79.1%
Inventory of Homes for Sale	66	92	+ 39.4%	--	--	--
Months Supply of Inventory	4.9	6.0	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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+ 23.7%

- 15.6%

+ 10.0%

Change in
New Listings

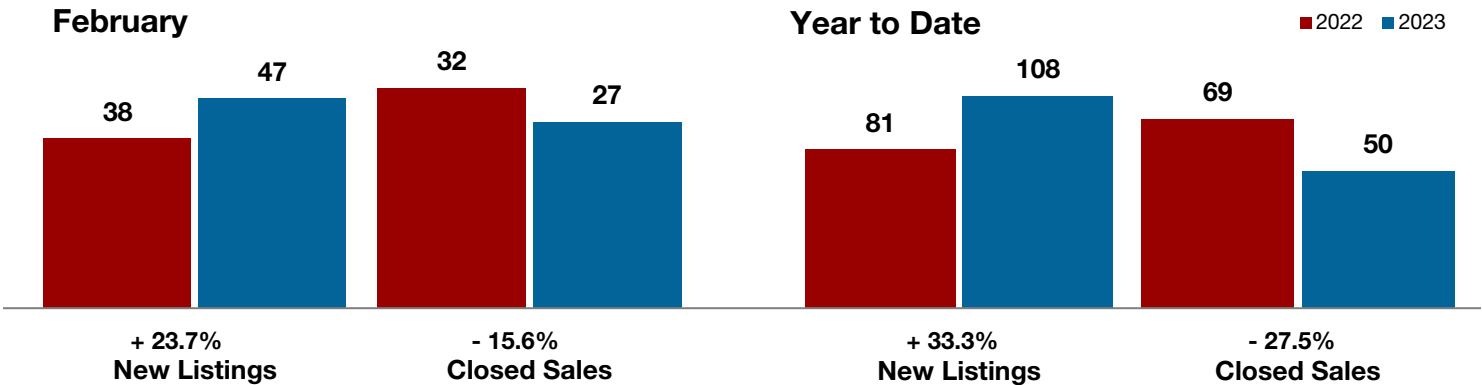
Change in
Closed Sales

Change in
Median Sales Price

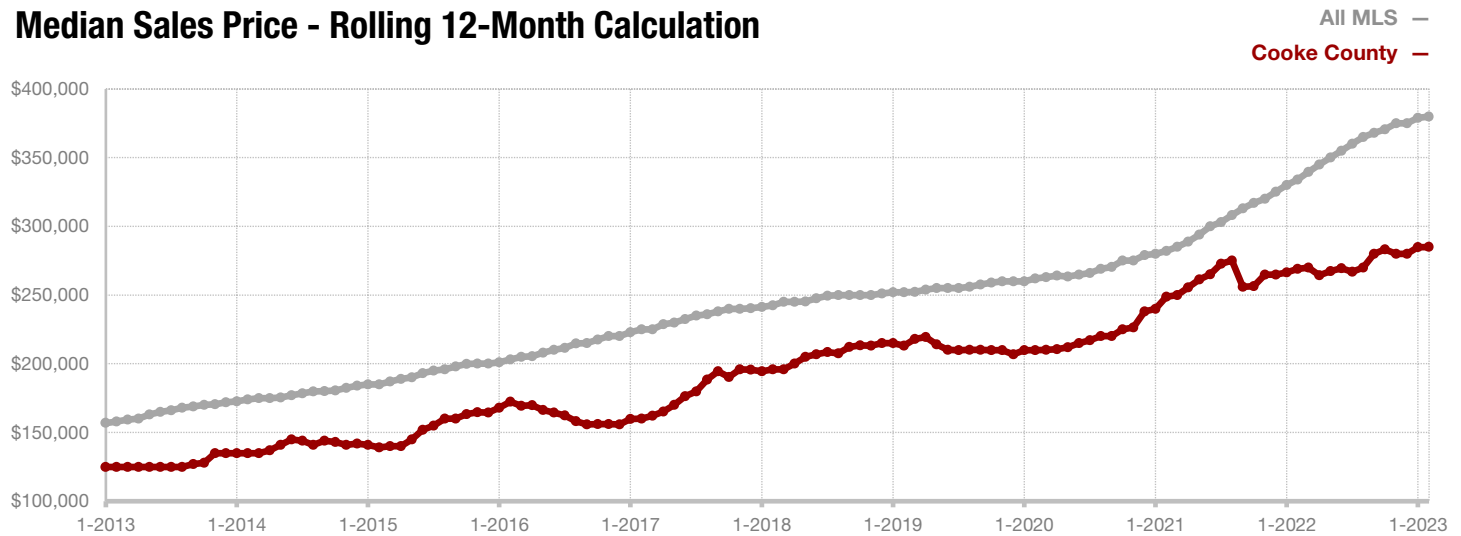
Cooke County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	38	47	+ 23.7%	81	108	+ 33.3%
Pending Sales	34	31	- 8.8%	72	66	- 8.3%
Closed Sales	32	27	- 15.6%	69	50	- 27.5%
Average Sales Price*	\$439,684	\$404,657	- 8.0%	\$482,436	\$384,120	- 20.4%
Median Sales Price*	\$295,500	\$325,000	+ 10.0%	\$274,500	\$307,500	+ 12.0%
Percent of Original List Price Received*	96.1%	93.3%	- 2.9%	96.5%	93.3%	- 3.3%
Days on Market Until Sale	36	59	+ 63.9%	37	58	+ 56.8%
Inventory of Homes for Sale	65	159	+ 144.6%	--	--	--
Months Supply of Inventory	1.4	4.3	+ 300.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



- 7.4%

- 20.1%

+ 0.9%

Change in
New Listings

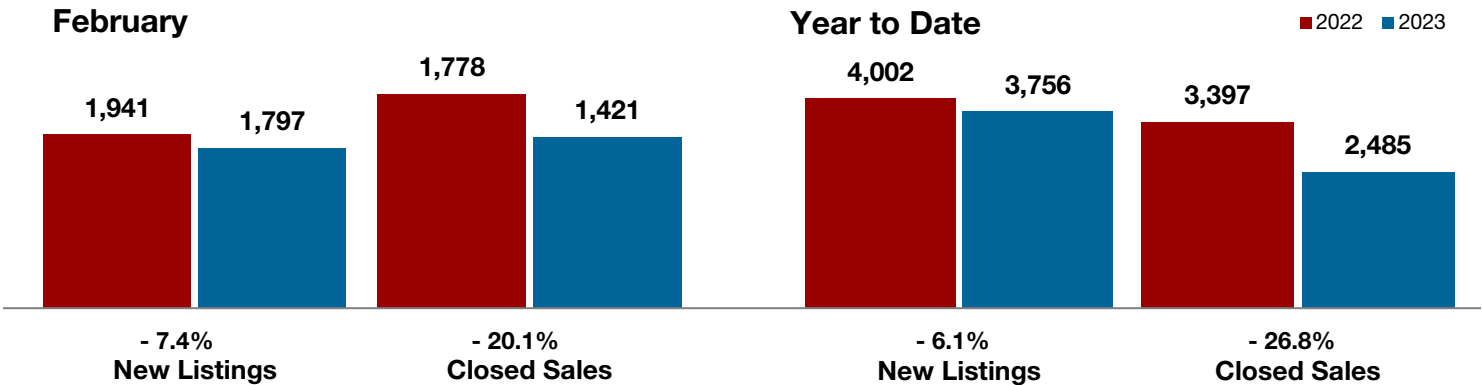
Change in
Closed Sales

Change in
Median Sales Price

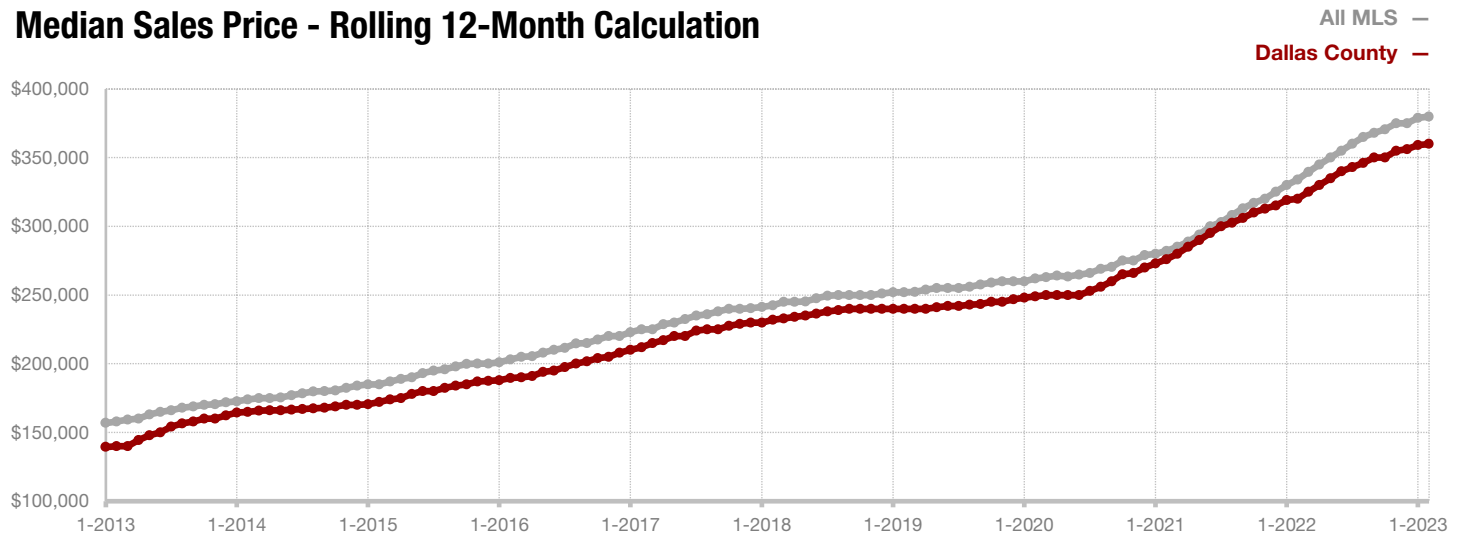
Dallas County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,941	1,797	- 7.4%	4,002	3,756	- 6.1%
Pending Sales	1,802	1,572	- 12.8%	3,788	3,193	- 15.7%
Closed Sales	1,778	1,421	- 20.1%	3,397	2,485	- 26.8%
Average Sales Price*	\$461,729	\$486,944	+ 5.5%	\$441,982	\$469,632	+ 6.3%
Median Sales Price*	\$342,035	\$345,000	+ 0.9%	\$330,000	\$339,000	+ 2.7%
Percent of Original List Price Received*	101.6%	95.4%	- 6.1%	100.9%	95.1%	- 5.7%
Days on Market Until Sale	27	45	+ 66.7%	27	44	+ 63.0%
Inventory of Homes for Sale	1,955	3,099	+ 58.5%	--	--	--
Months Supply of Inventory	0.9	1.7	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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+ 166.7%

- 16.7%

+ 21.5%

Change in
New Listings

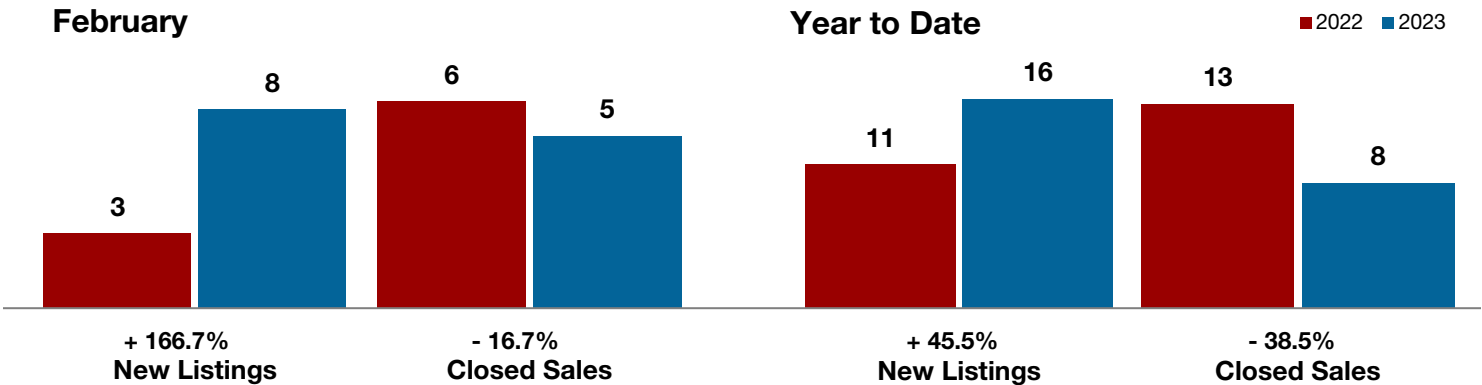
Change in
Closed Sales

Change in
Median Sales Price

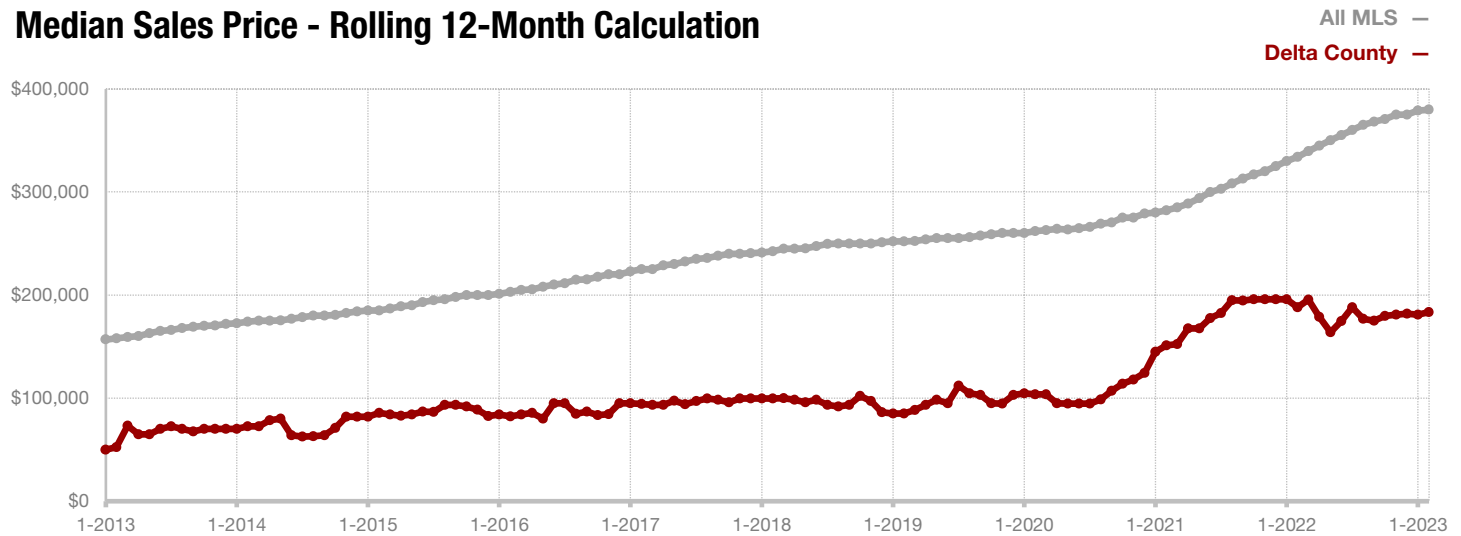
Delta County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	3	8	+ 166.7%	11	16	+ 45.5%
Pending Sales	3	3	0.0%	10	9	- 10.0%
Closed Sales	6	5	- 16.7%	13	8	- 38.5%
Average Sales Price*	\$122,392	\$232,200	+ 89.7%	\$219,927	\$165,813	- 24.6%
Median Sales Price*	\$123,500	\$150,000	+ 21.5%	\$159,000	\$117,000	- 26.4%
Percent of Original List Price Received*	97.1%	96.1%	- 1.0%	95.2%	93.4%	- 1.9%
Days on Market Until Sale	21	36	+ 71.4%	44	41	- 6.8%
Inventory of Homes for Sale	7	23	+ 228.6%	--	--	--
Months Supply of Inventory	1.2	4.3	+ 300.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 4.6%

+ 13.4%

- 3.7%

Change in
New Listings

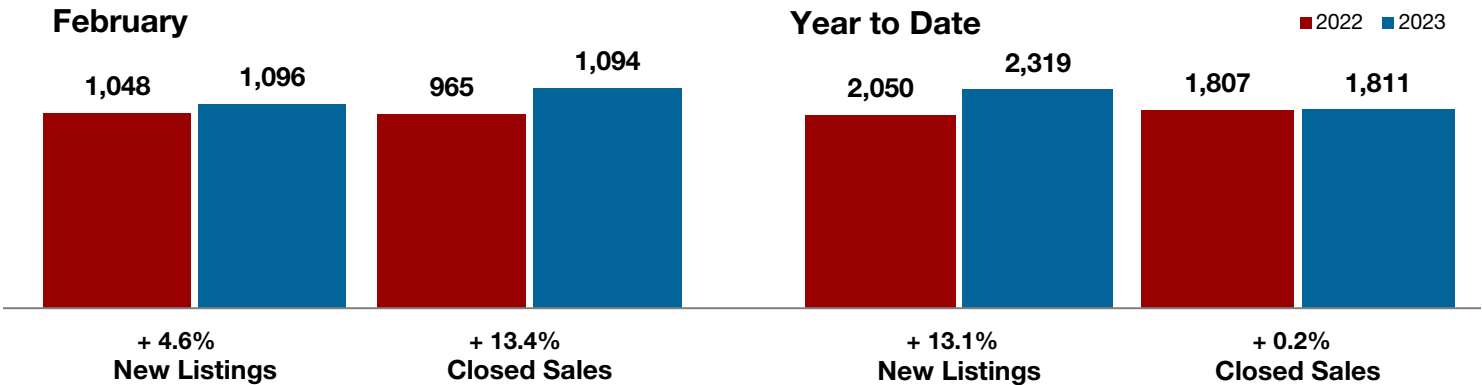
Change in
Closed Sales

Change in
Median Sales Price

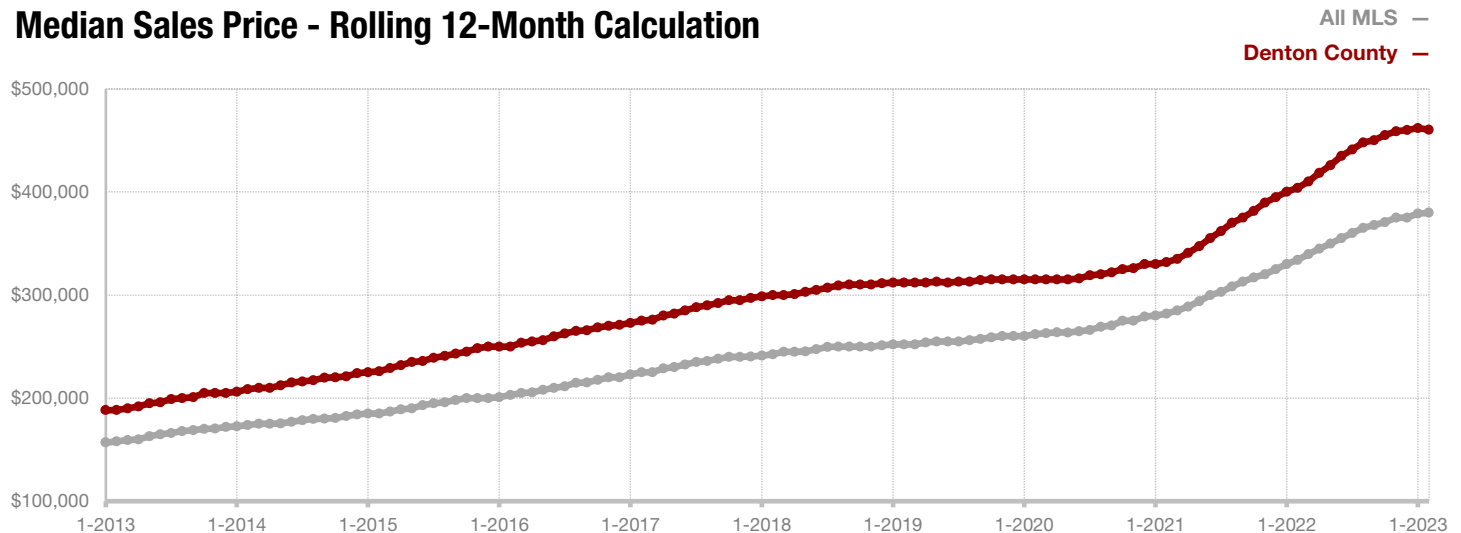
Denton County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,048	1,096	+ 4.6%	2,050	2,319	+ 13.1%
Pending Sales	978	1,155	+ 18.1%	2,044	2,381	+ 16.5%
Closed Sales	965	1,094	+ 13.4%	1,807	1,811	+ 0.2%
Average Sales Price*	\$515,532	\$513,338	- 0.4%	\$512,455	\$508,894	- 0.7%
Median Sales Price*	\$443,500	\$427,000	- 3.7%	\$430,000	\$425,000	- 1.2%
Percent of Original List Price Received*	104.6%	94.2%	- 9.9%	103.7%	94.1%	- 9.3%
Days on Market Until Sale	19	63	+ 231.6%	21	61	+ 190.5%
Inventory of Homes for Sale	766	2,098	+ 173.9%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 26.3%

- 60.0%

+ 20.3%

Change in
New Listings

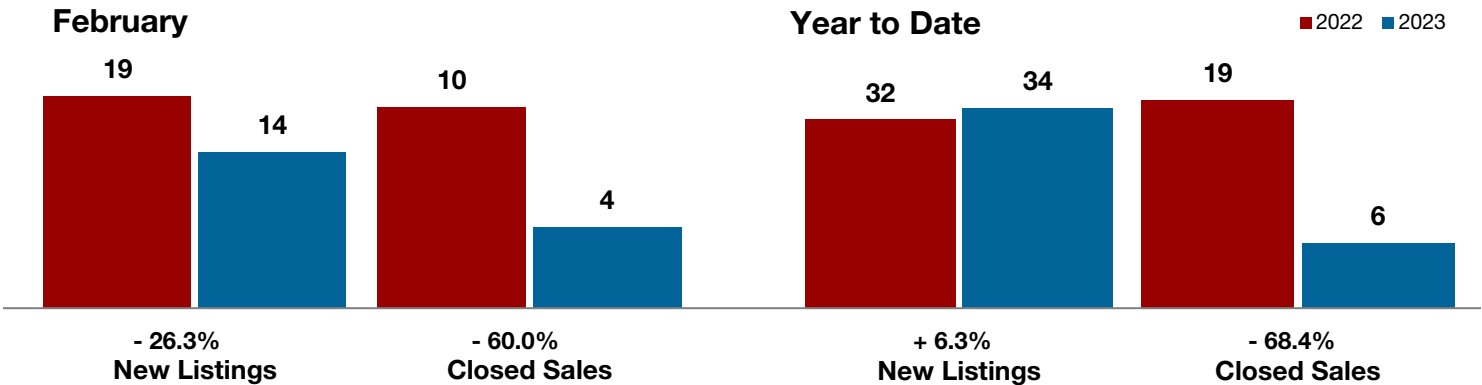
Change in
Closed Sales

Change in
Median Sales Price

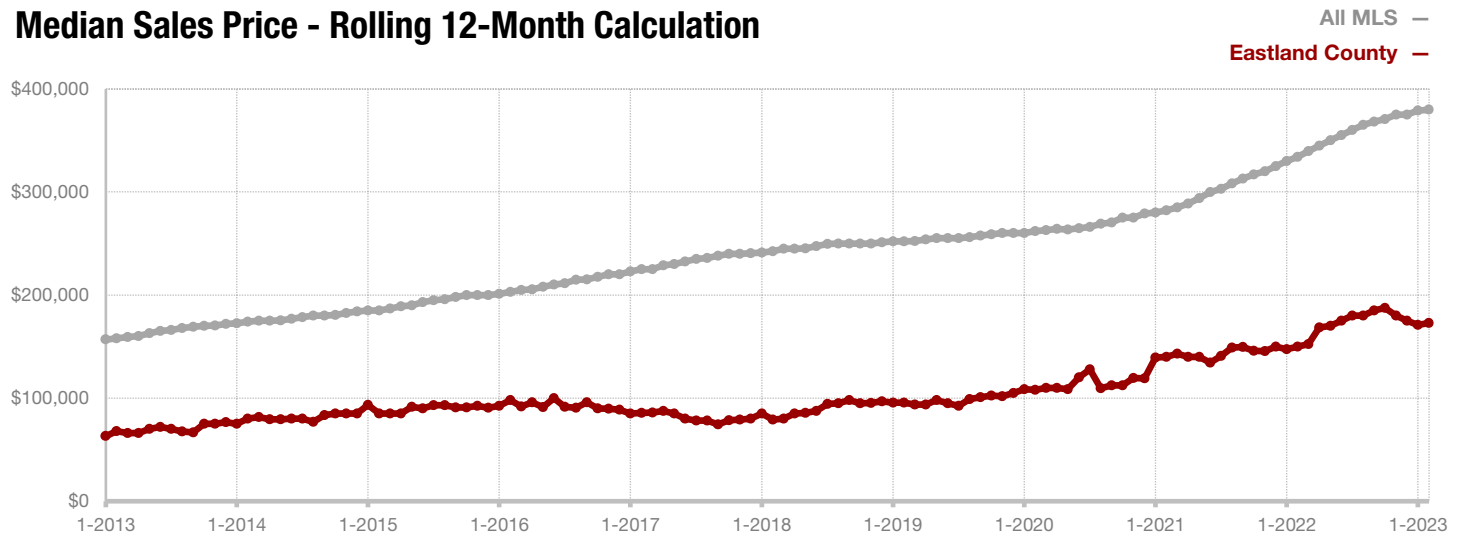
Eastland County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	19	14	- 26.3%	32	34	+ 6.3%
Pending Sales	14	7	- 50.0%	25	9	- 64.0%
Closed Sales	10	4	- 60.0%	19	6	- 68.4%
Average Sales Price*	\$162,750	\$274,350	+ 68.6%	\$312,500	\$218,969	- 29.9%
Median Sales Price*	\$160,000	\$192,450	+ 20.3%	\$192,500	\$144,408	- 25.0%
Percent of Original List Price Received*	93.5%	91.8%	- 1.8%	91.5%	87.4%	- 4.5%
Days on Market Until Sale	58	99	+ 70.7%	60	83	+ 38.3%
Inventory of Homes for Sale	60	79	+ 31.7%	--	--	--
Months Supply of Inventory	3.5	6.1	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



- 19.2%

Change in
New Listings

- 9.2%

Change in
Closed Sales

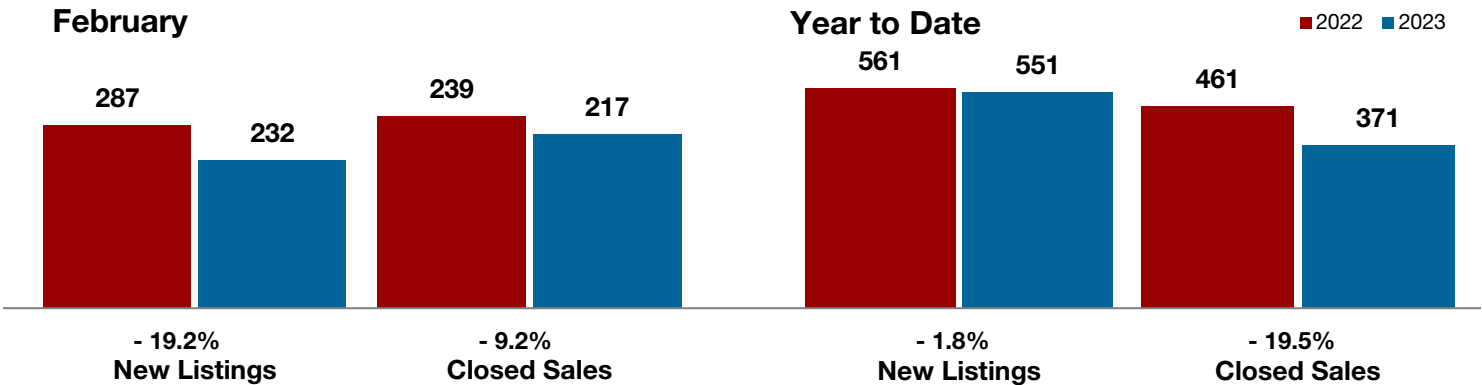
- 5.1%

Change in
Median Sales Price

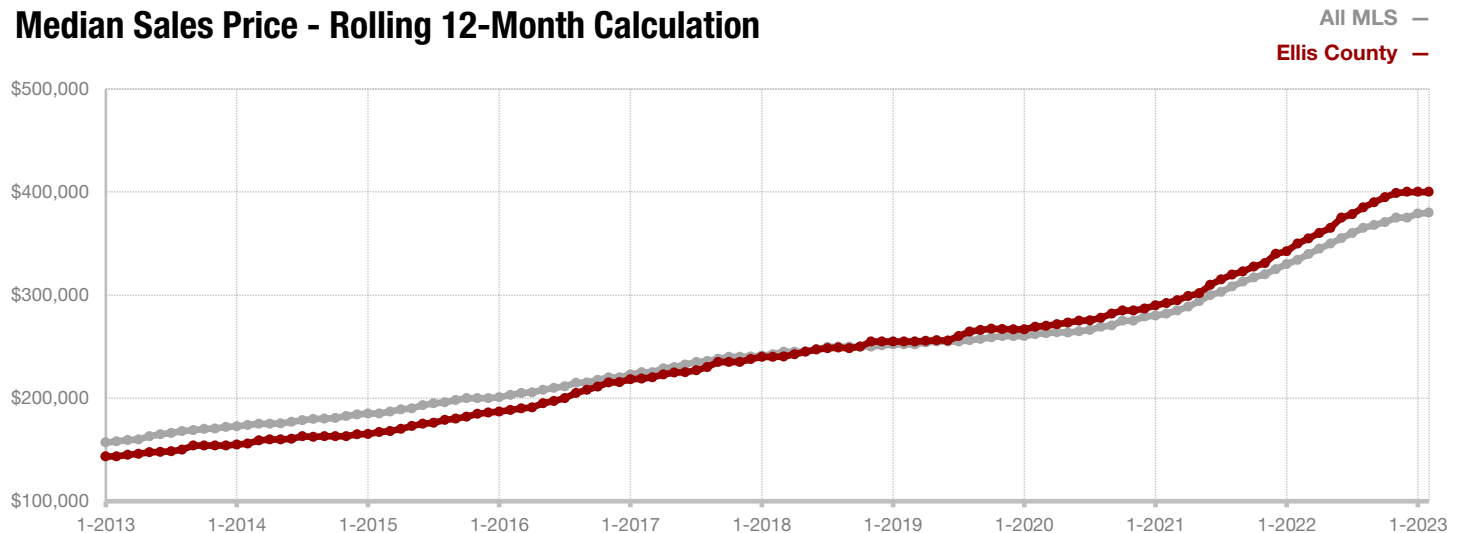
Ellis County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	287	232	- 19.2%	561	551	- 1.8%
Pending Sales	250	254	+ 1.6%	518	510	- 1.5%
Closed Sales	239	217	- 9.2%	461	371	- 19.5%
Average Sales Price*	\$419,324	\$388,860	- 7.3%	\$409,671	\$398,934	- 2.6%
Median Sales Price*	\$394,990	\$374,900	- 5.1%	\$389,000	\$375,000	- 3.6%
Percent of Original List Price Received*	100.9%	95.3%	- 5.6%	100.3%	94.3%	- 6.0%
Days on Market Until Sale	34	59	+ 73.5%	33	65	+ 97.0%
Inventory of Homes for Sale	408	787	+ 92.9%	--	--	--
Months Supply of Inventory	1.4	2.9	+ 200.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



Erath County

+ 21.6%

Change in
New Listings

+ 6.9%

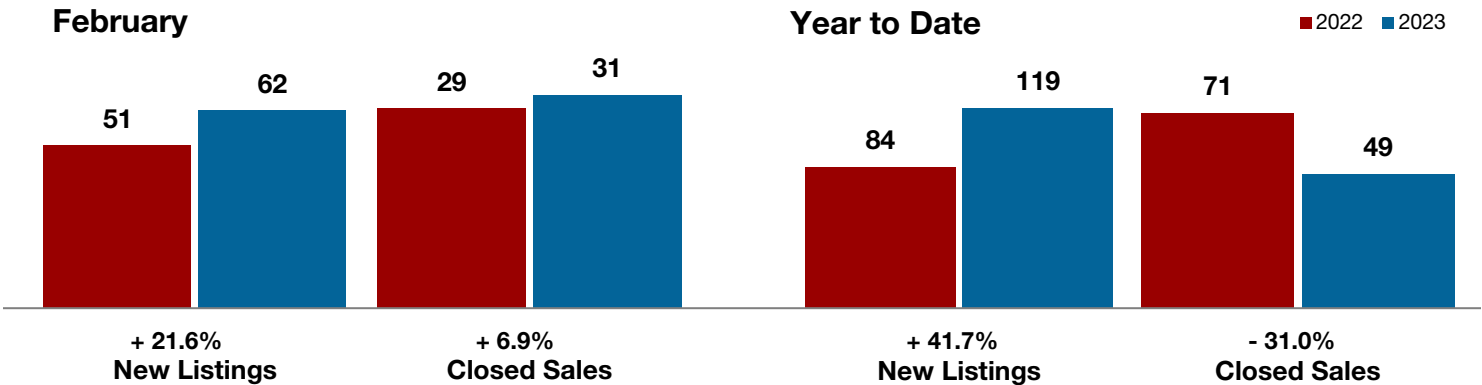
Change in
Closed Sales

+ 6.4%

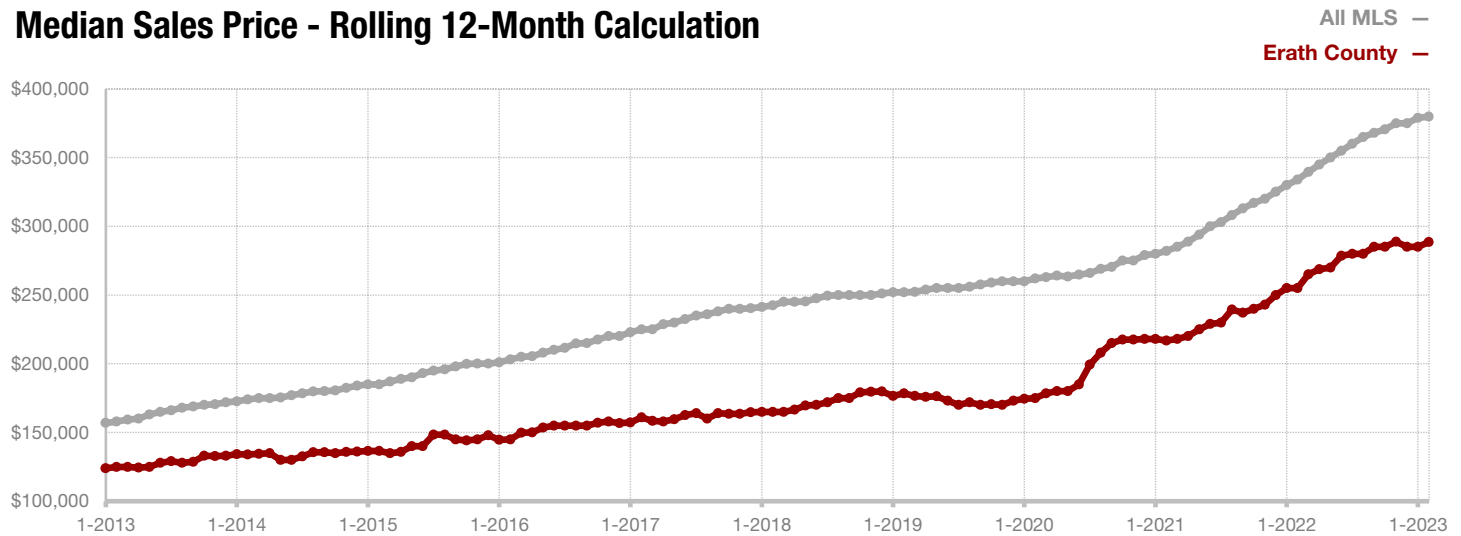
Change in
Median Sales Price

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	51	62	+ 21.6%	84	119	+ 41.7%
Pending Sales	43	28	- 34.9%	70	58	- 17.1%
Closed Sales	29	31	+ 6.9%	71	49	- 31.0%
Average Sales Price*	\$293,016	\$423,372	+ 44.5%	\$326,757	\$374,050	+ 14.5%
Median Sales Price*	\$225,000	\$239,500	+ 6.4%	\$246,000	\$240,000	- 2.4%
Percent of Original List Price Received*	96.9%	93.4%	- 3.6%	95.9%	93.3%	- 2.7%
Days on Market Until Sale	53	54	+ 1.9%	59	50	- 15.3%
Inventory of Homes for Sale	100	159	+ 59.0%	--	--	--
Months Supply of Inventory	2.0	4.1	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



- 4.0%

- 26.2%

+ 38.9%

Change in
New Listings

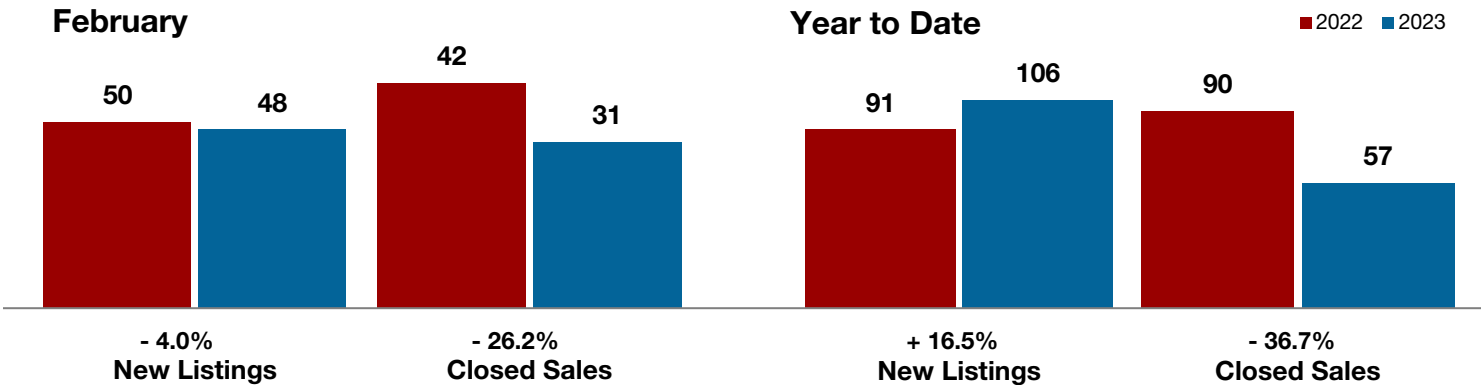
Change in
Closed Sales

Change in
Median Sales Price

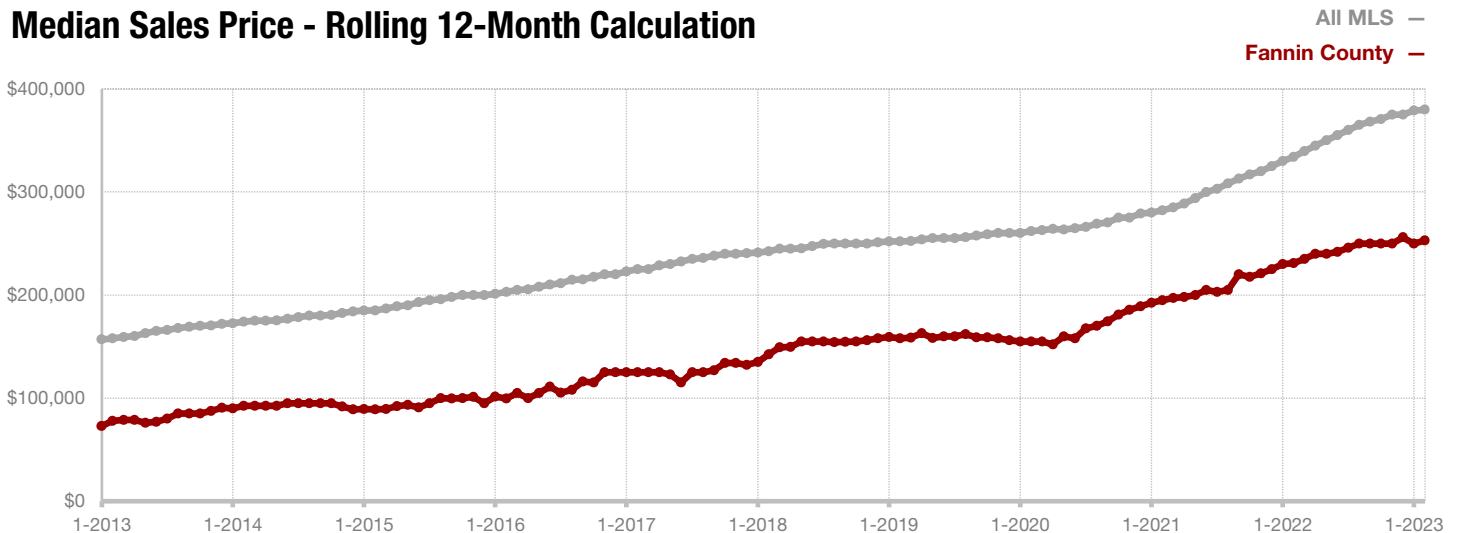
Fannin County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	50	48	- 4.0%	91	106	+ 16.5%
Pending Sales	48	32	- 33.3%	84	64	- 23.8%
Closed Sales	42	31	- 26.2%	90	57	- 36.7%
Average Sales Price*	\$297,743	\$339,360	+ 14.0%	\$295,882	\$322,909	+ 9.1%
Median Sales Price*	\$232,500	\$323,000	+ 38.9%	\$278,000	\$281,000	+ 1.1%
Percent of Original List Price Received*	95.8%	90.7%	- 5.3%	95.2%	89.8%	- 5.7%
Days on Market Until Sale	46	73	+ 58.7%	46	78	+ 69.6%
Inventory of Homes for Sale	144	169	+ 17.4%	--	--	--
Months Supply of Inventory	3.3	4.4	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 114.3%

- 33.3%

+ 82.5%

Change in
New Listings

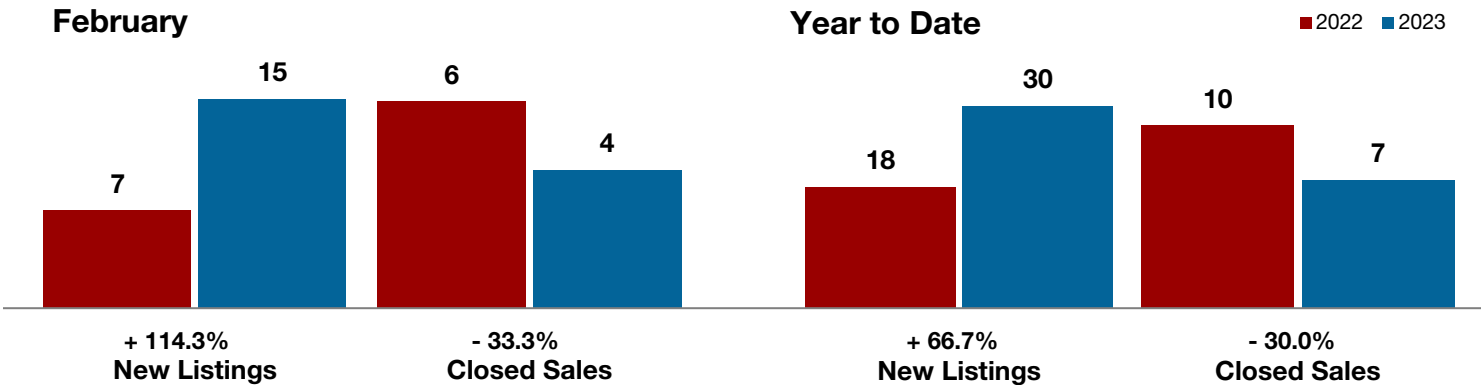
Change in
Closed Sales

Change in
Median Sales Price

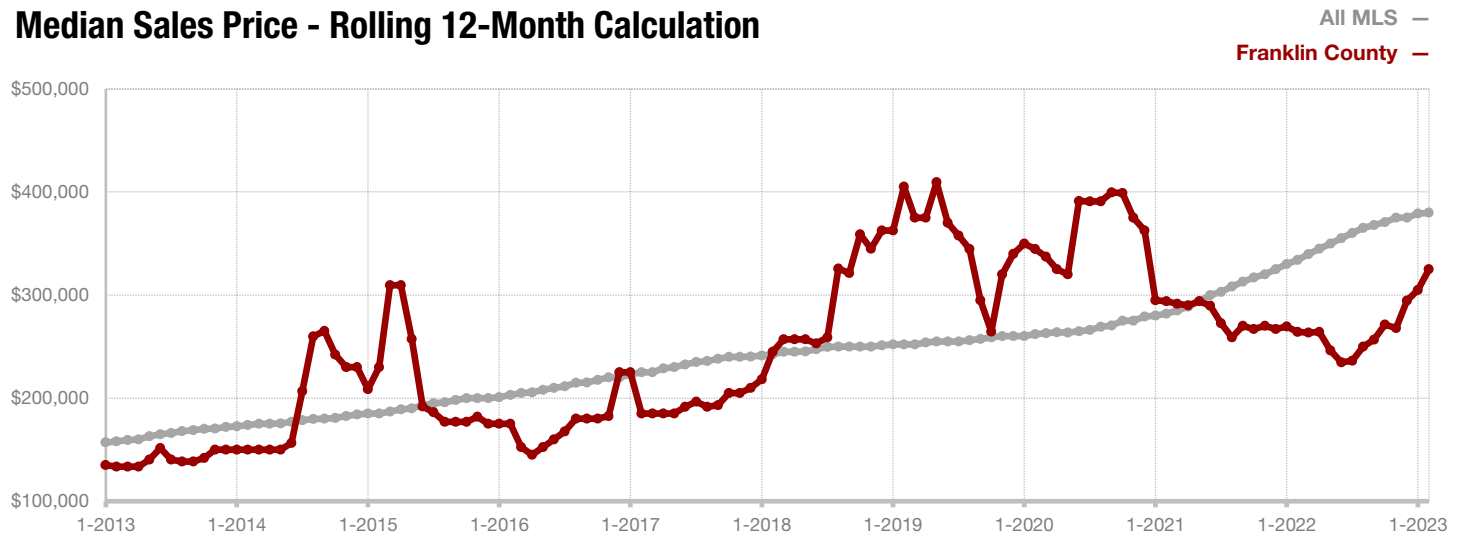
Franklin County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	7	15	+ 114.3%	18	30	+ 66.7%
Pending Sales	4	4	0.0%	12	10	- 16.7%
Closed Sales	6	4	- 33.3%	10	7	- 30.0%
Average Sales Price*	\$158,317	\$268,750	+ 69.8%	\$135,548	\$467,857	+ 245.2%
Median Sales Price*	\$173,950	\$317,500	+ 82.5%	\$122,792	\$355,000	+ 189.1%
Percent of Original List Price Received*	90.8%	105.7%	+ 16.4%	89.7%	98.5%	+ 9.8%
Days on Market Until Sale	22	45	+ 104.5%	38	54	+ 42.1%
Inventory of Homes for Sale	30	35	+ 16.7%	--	--	--
Months Supply of Inventory	3.5	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 – February 2023

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



- 4.3%

Change in
New Listings

- 42.9%

Change in
Closed Sales

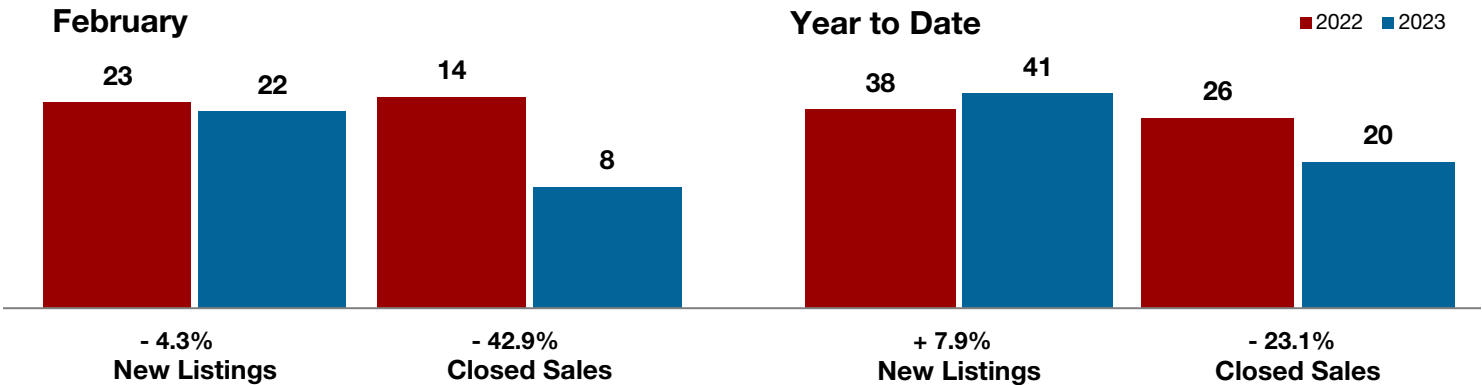
+ 89.4%

Change in
Median Sales Price

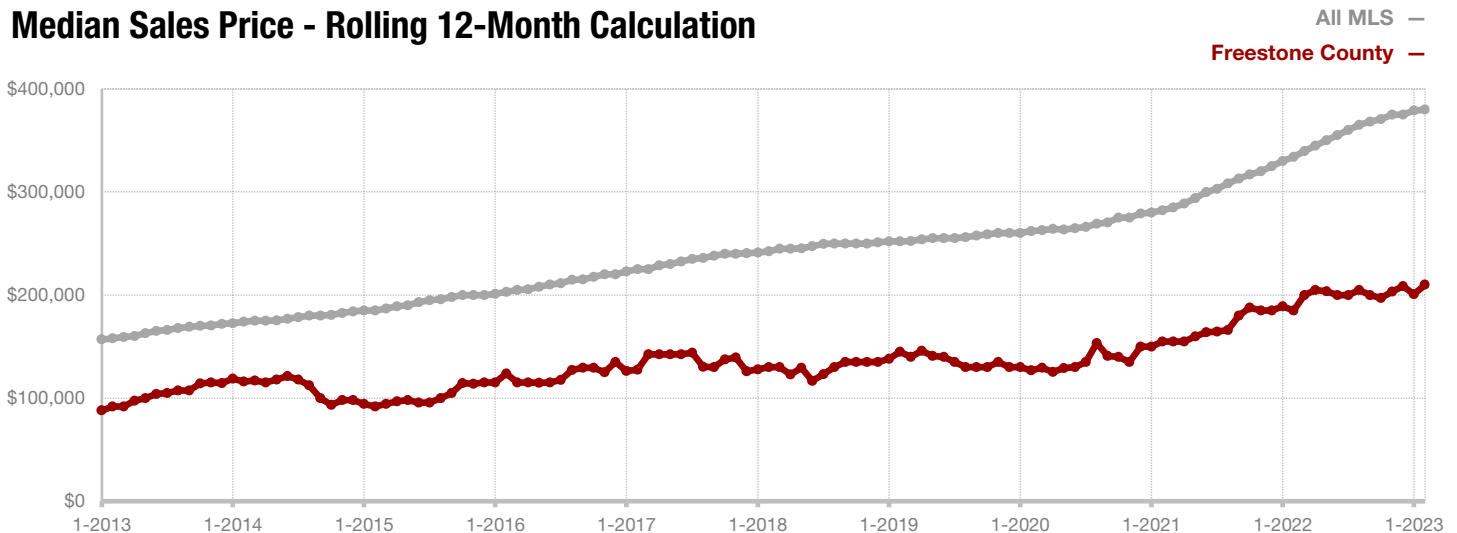
Freestone County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	23	22	- 4.3%	38	41	+ 7.9%
Pending Sales	22	15	- 31.8%	32	29	- 9.4%
Closed Sales	14	8	- 42.9%	26	20	- 23.1%
Average Sales Price*	\$230,071	\$534,063	+ 132.1%	\$218,942	\$329,025	+ 50.3%
Median Sales Price*	\$170,250	\$322,500	+ 89.4%	\$177,250	\$186,000	+ 4.9%
Percent of Original List Price Received*	91.6%	94.3%	+ 2.9%	91.3%	90.5%	- 0.9%
Days on Market Until Sale	91	51	- 44.0%	75	66	- 12.0%
Inventory of Homes for Sale	43	57	+ 32.6%	--	--	--
Months Supply of Inventory	2.6	3.9	+ 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



- 5.7%

+ 6.1%

+ 4.8%

Change in
New Listings

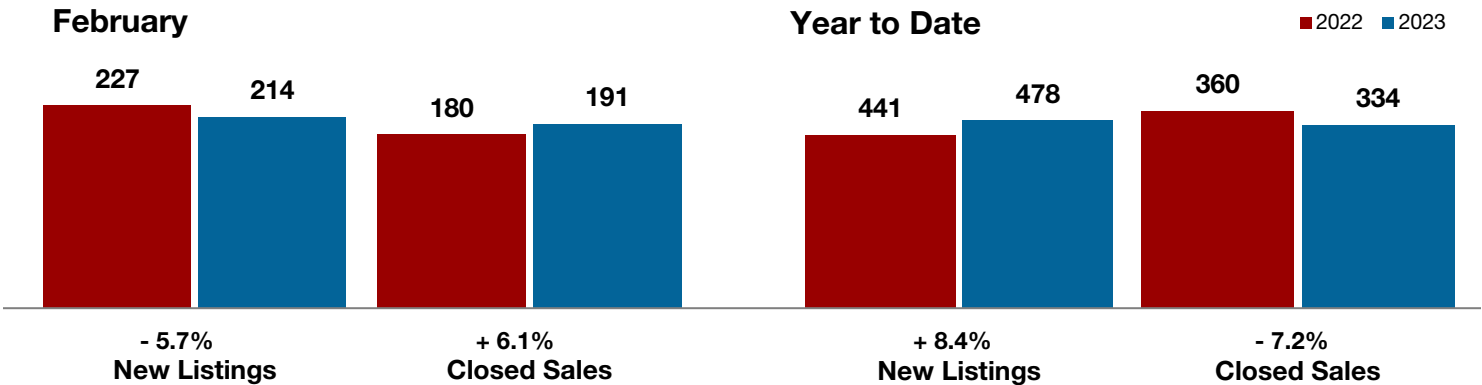
Change in
Closed Sales

Change in
Median Sales Price

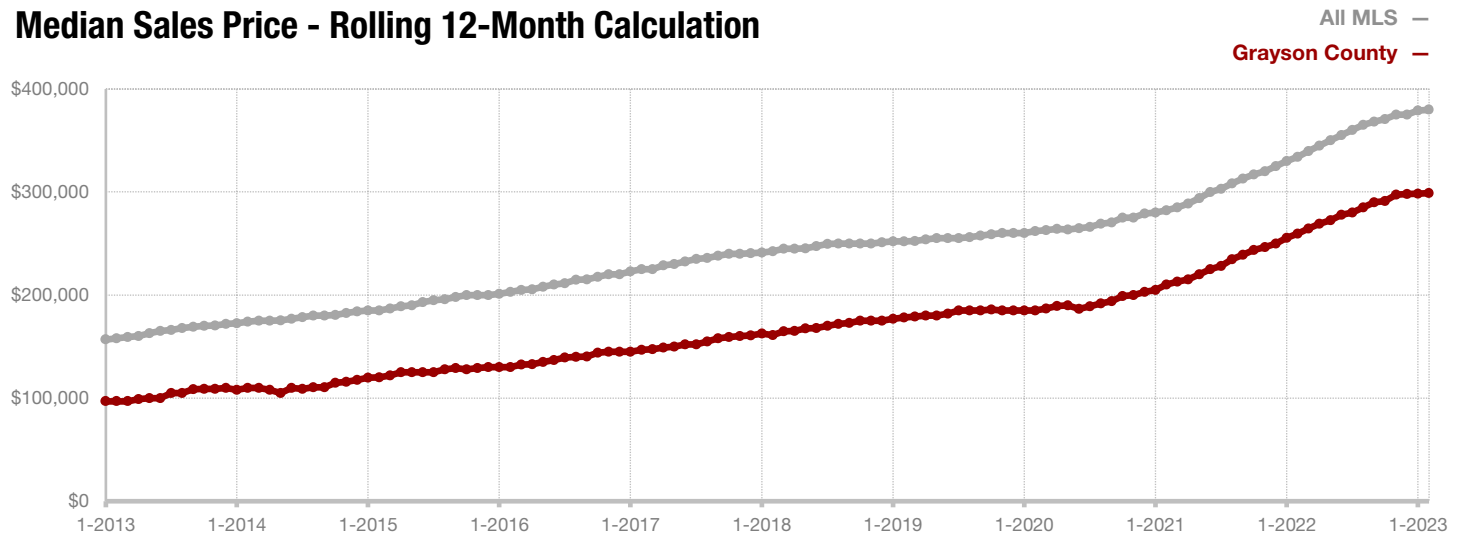
Grayson County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	227	214	- 5.7%	441	478	+ 8.4%
Pending Sales	223	201	- 9.9%	458	408	- 10.9%
Closed Sales	180	191	+ 6.1%	360	334	- 7.2%
Average Sales Price*	\$352,153	\$341,742	- 3.0%	\$343,747	\$336,168	- 2.2%
Median Sales Price*	\$280,000	\$293,455	+ 4.8%	\$276,170	\$280,245	+ 1.5%
Percent of Original List Price Received*	99.8%	92.9%	- 6.9%	99.1%	92.1%	- 7.1%
Days on Market Until Sale	33	65	+ 97.0%	32	66	+ 106.3%
Inventory of Homes for Sale	304	677	+ 122.7%	--	--	--
Months Supply of Inventory	1.4	3.3	+ 200.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



- 72.7%

- 28.6%

- 8.4%

Change in
New Listings

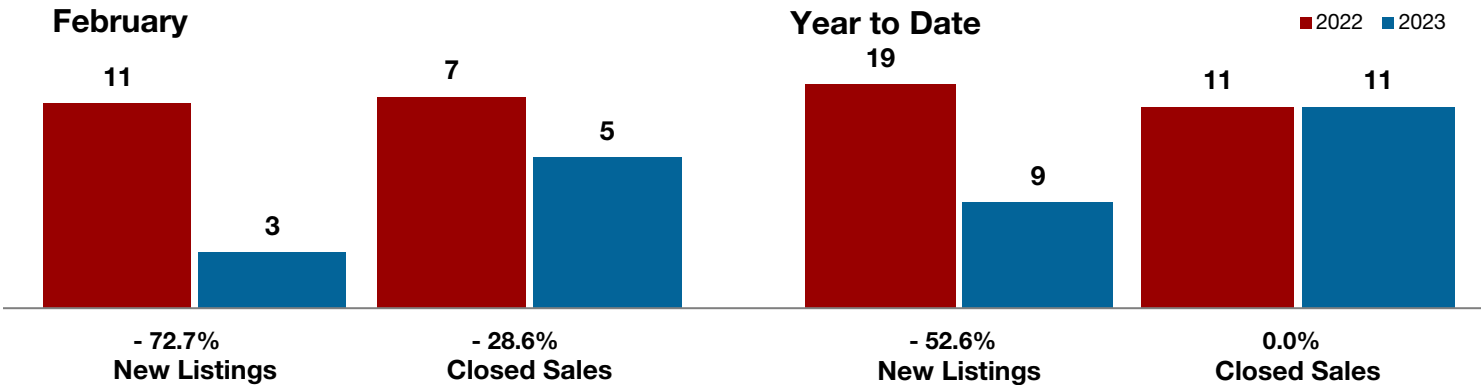
Change in
Closed Sales

Change in
Median Sales Price

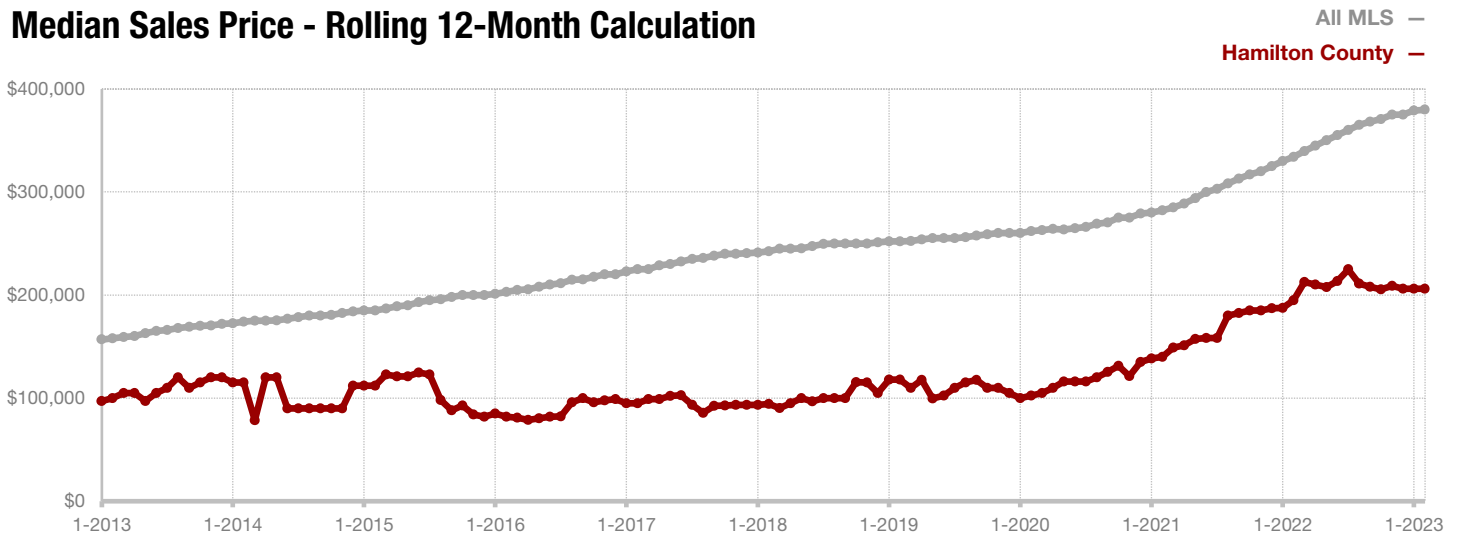
Hamilton County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	11	3	- 72.7%	19	9	- 52.6%
Pending Sales	6	4	- 33.3%	12	9	- 25.0%
Closed Sales	7	5	- 28.6%	11	11	0.0%
Average Sales Price*	\$377,071	\$802,200	+ 112.7%	\$340,855	\$485,980	+ 42.6%
Median Sales Price*	\$256,500	\$235,000	- 8.4%	\$150,000	\$190,000	+ 26.7%
Percent of Original List Price Received*	87.3%	85.4%	- 2.2%	89.0%	86.4%	- 2.9%
Days on Market Until Sale	48	102	+ 112.5%	62	75	+ 21.0%
Inventory of Homes for Sale	28	33	+ 17.9%	--	--	--
Months Supply of Inventory	3.1	4.9	+ 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 – February 2023

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



+ 20.0%

- 100.0%

--

Change in
New Listings

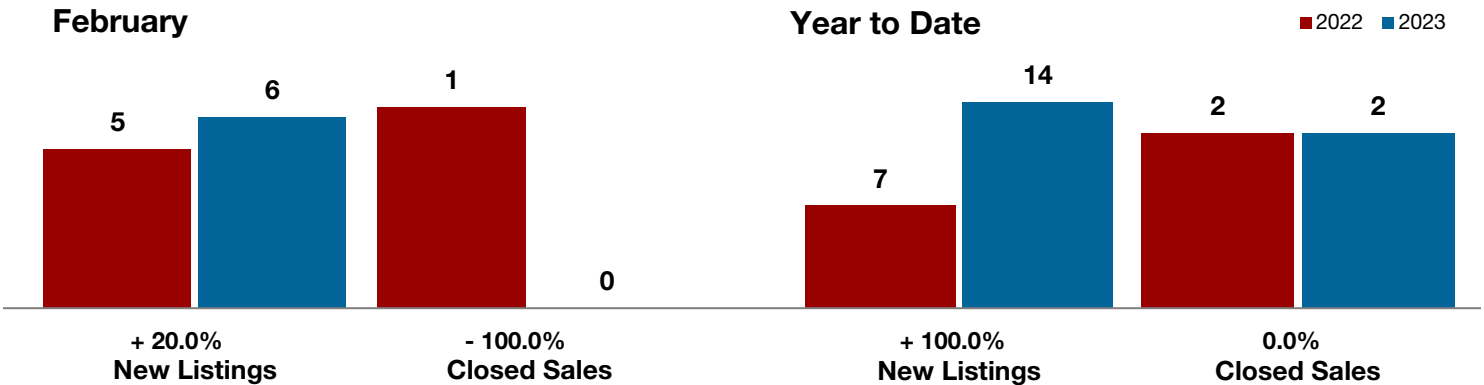
Change in
Closed Sales

Change in
Median Sales Price

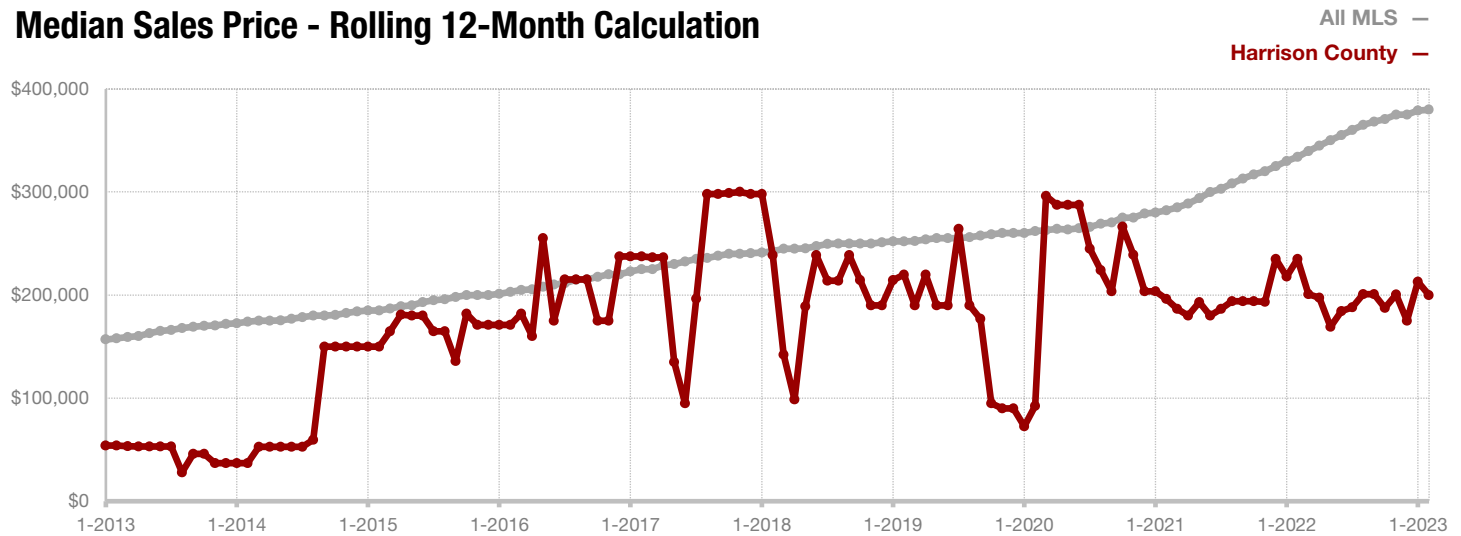
Harrison County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	5	6	+ 20.0%	7	14	+ 100.0%
Pending Sales	1	3	+ 200.0%	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Average Sales Price*	\$350,000	--	--	\$197,500	\$308,000	+ 55.9%
Median Sales Price*	\$350,000	--	--	\$197,500	\$308,000	+ 55.9%
Percent of Original List Price Received*	70.0%	--	--	85.0%	98.1%	+ 15.4%
Days on Market Until Sale	125	--	--	74	112	+ 51.4%
Inventory of Homes for Sale	11	18	+ 63.6%	--	--	--
Months Supply of Inventory	5.0	6.4	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 36.6%

- 37.8%

- 1.5%

Change in
New Listings

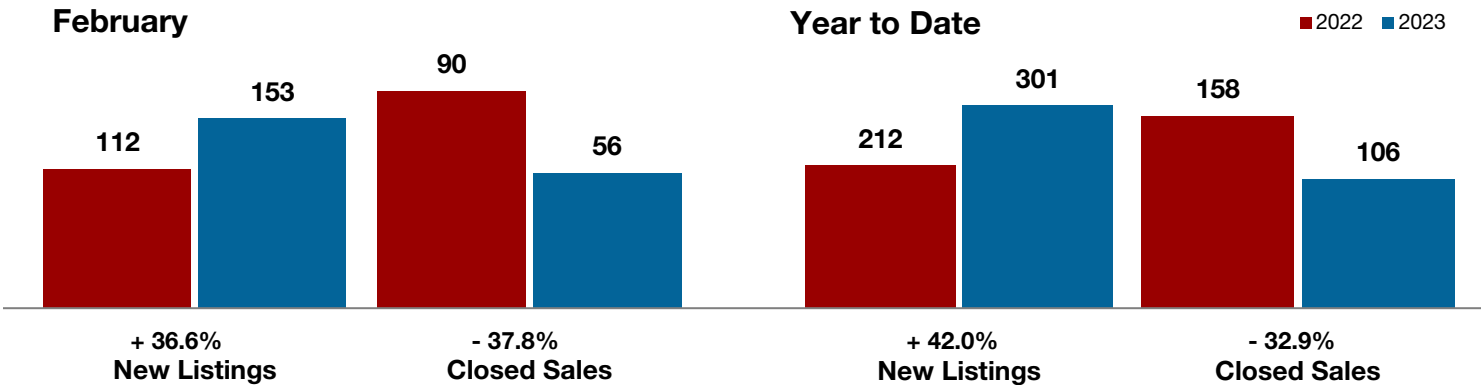
Change in
Closed Sales

Change in
Median Sales Price

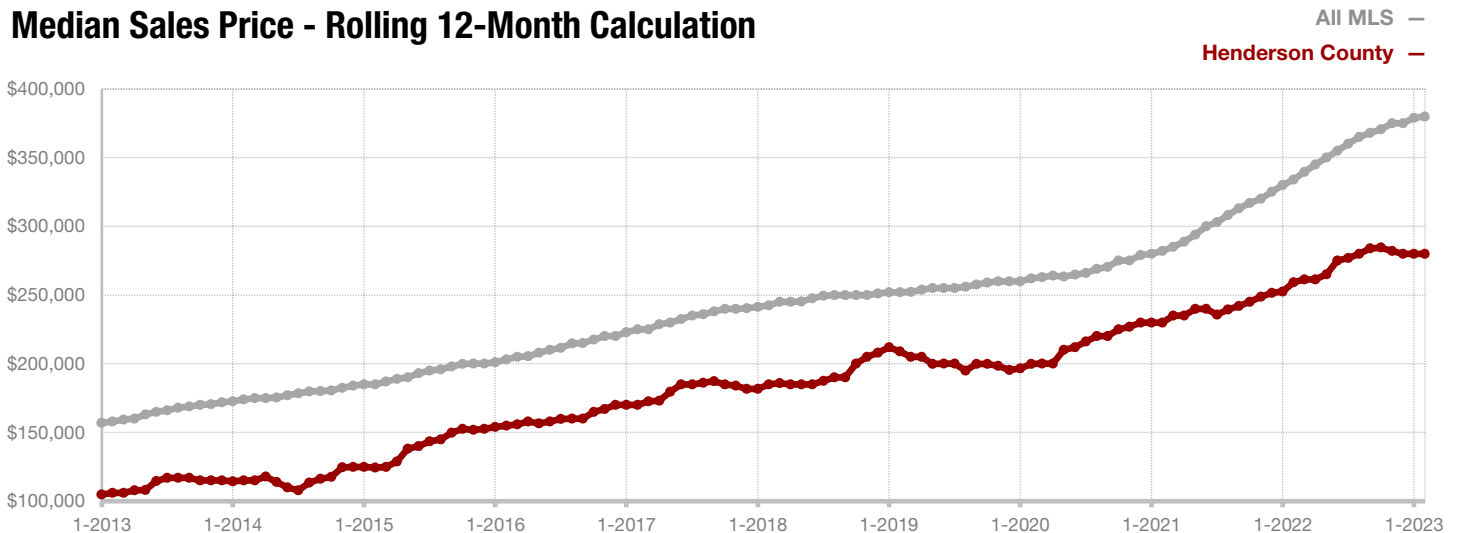
Henderson County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	112	153	+ 36.6%	212	301	+ 42.0%
Pending Sales	99	67	- 32.3%	201	137	- 31.8%
Closed Sales	90	56	- 37.8%	158	106	- 32.9%
Average Sales Price*	\$394,540	\$354,503	- 10.1%	\$376,796	\$357,710	- 5.1%
Median Sales Price*	\$274,000	\$270,000	- 1.5%	\$268,750	\$259,500	- 3.4%
Percent of Original List Price Received*	95.5%	90.6%	- 5.1%	95.5%	90.8%	- 4.9%
Days on Market Until Sale	45	73	+ 62.2%	42	67	+ 59.5%
Inventory of Homes for Sale	244	445	+ 82.4%	--	--	--
Months Supply of Inventory	2.4	5.0	+ 150.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 94.1%

+ 16.0%

+ 13.9%

Change in
New Listings

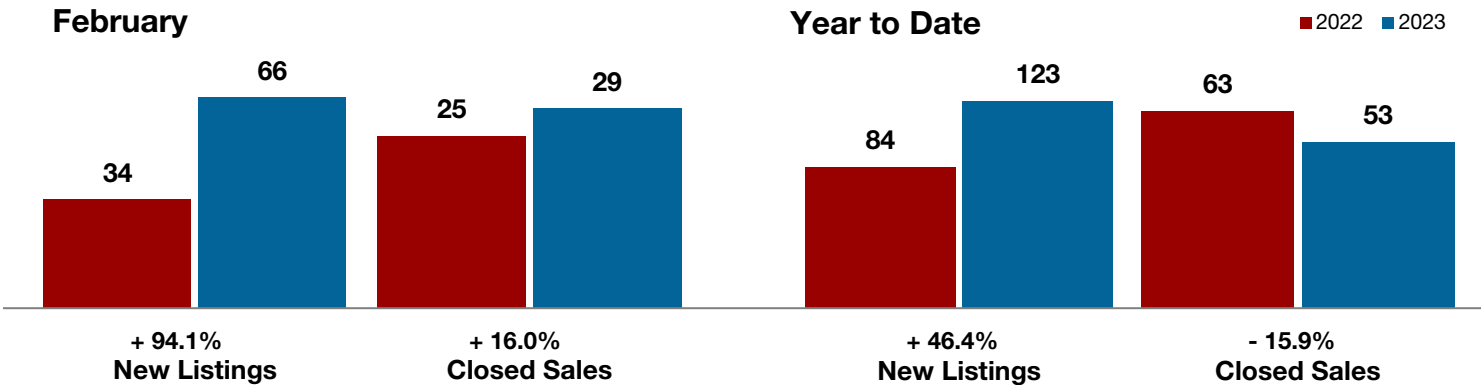
Change in
Closed Sales

Change in
Median Sales Price

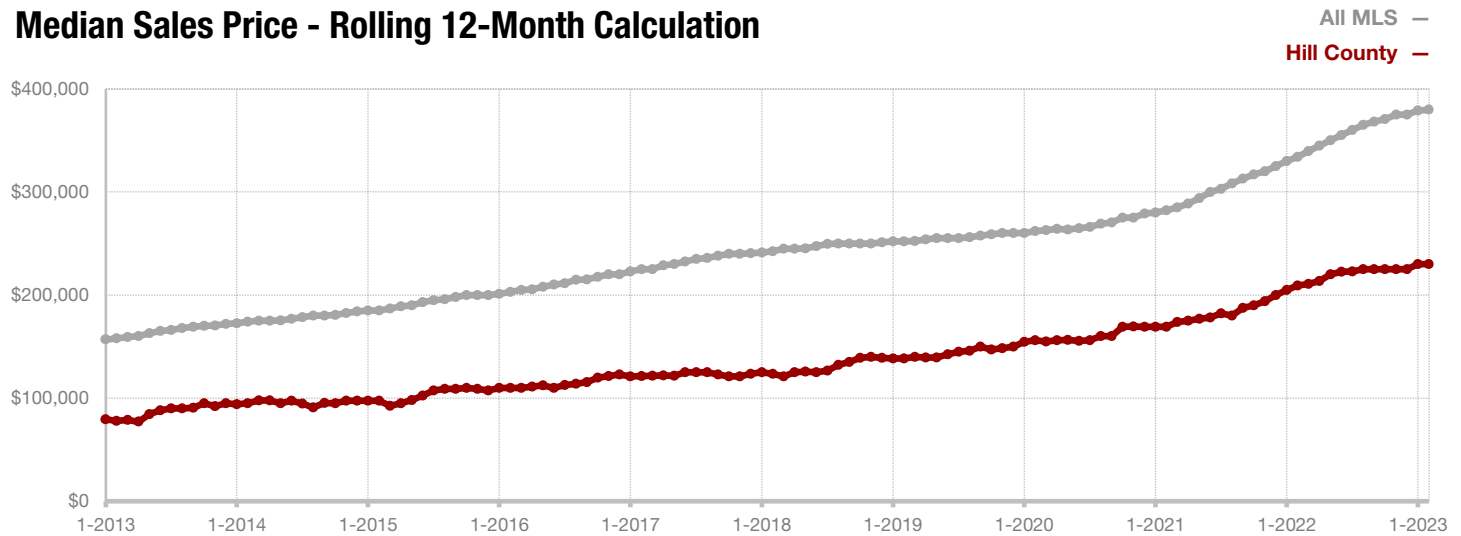
Hill County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	34	66	+ 94.1%	84	123	+ 46.4%
Pending Sales	42	37	- 11.9%	90	73	- 18.9%
Closed Sales	25	29	+ 16.0%	63	53	- 15.9%
Average Sales Price*	\$287,192	\$316,011	+ 10.0%	\$313,102	\$307,470	- 1.8%
Median Sales Price*	\$205,000	\$233,500	+ 13.9%	\$214,450	\$233,450	+ 8.9%
Percent of Original List Price Received*	96.0%	94.4%	- 1.7%	96.4%	93.0%	- 3.5%
Days on Market Until Sale	69	44	- 36.2%	53	53	0.0%
Inventory of Homes for Sale	78	195	+ 150.0%	--	--	--
Months Supply of Inventory	1.8	5.1	+ 150.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 34.7%

- 19.2%

+ 5.1%

Change in
New Listings

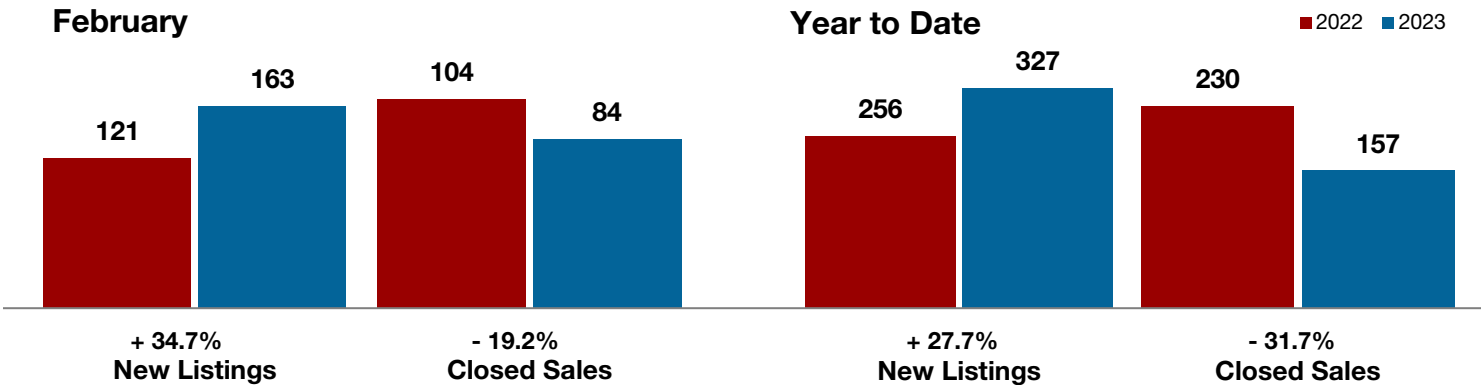
Change in
Closed Sales

Change in
Median Sales Price

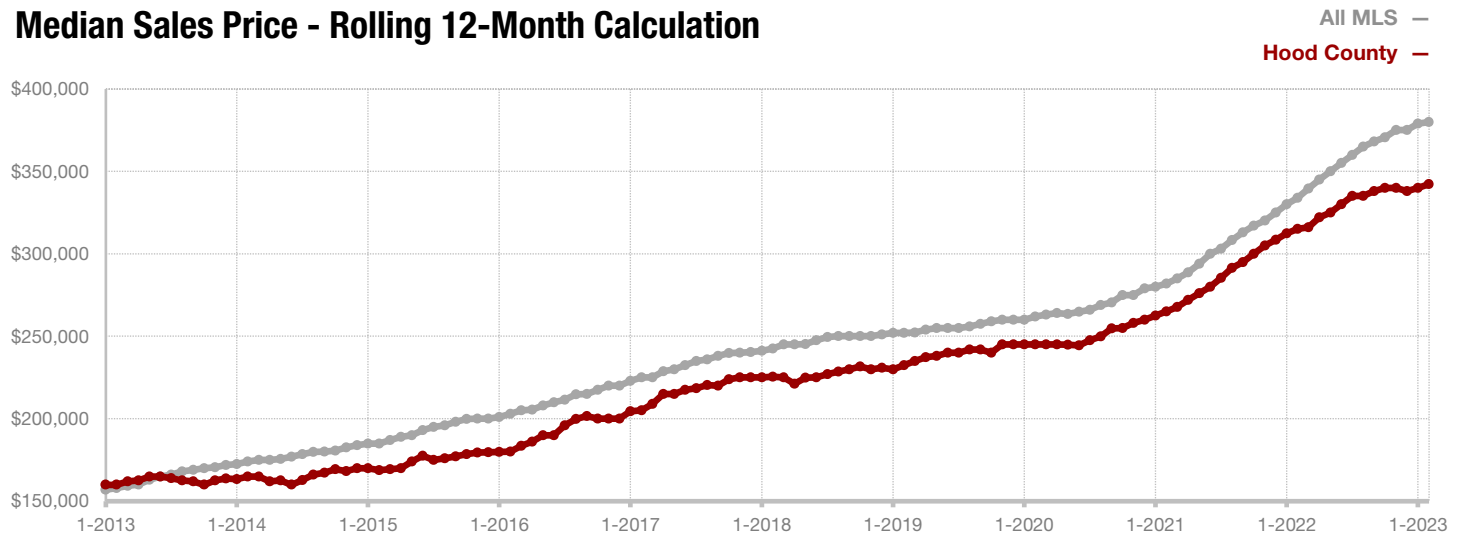
Hood County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	121	163	+ 34.7%	256	327	+ 27.7%
Pending Sales	93	81	- 12.9%	208	190	- 8.7%
Closed Sales	104	84	- 19.2%	230	157	- 31.7%
Average Sales Price*	\$363,523	\$419,664	+ 15.4%	\$365,089	\$447,204	+ 22.5%
Median Sales Price*	\$333,103	\$350,000	+ 5.1%	\$330,464	\$350,000	+ 5.9%
Percent of Original List Price Received*	98.4%	92.1%	- 6.4%	97.4%	92.1%	- 5.4%
Days on Market Until Sale	35	73	+ 108.6%	34	67	+ 97.1%
Inventory of Homes for Sale	170	462	+ 171.8%	--	--	--
Months Supply of Inventory	1.2	3.9	+ 300.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



- 3.1%

+ 50.0%

- 15.7%

Change in
New Listings

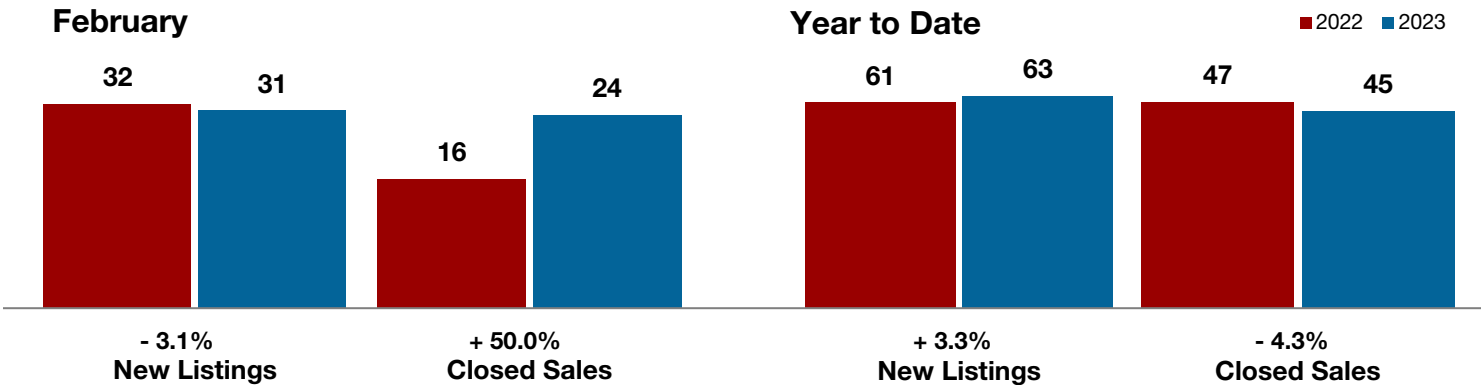
Change in
Closed Sales

Change in
Median Sales Price

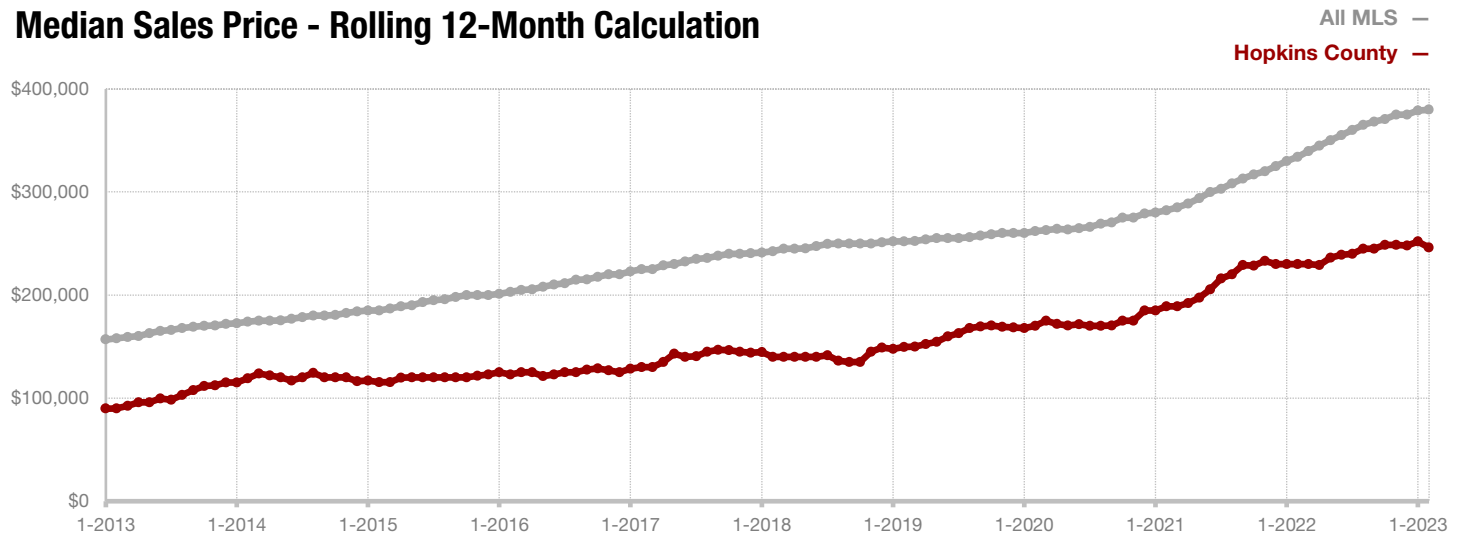
Hopkins County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	32	31	- 3.1%	61	63	+ 3.3%
Pending Sales	23	17	- 26.1%	51	46	- 9.8%
Closed Sales	16	24	+ 50.0%	47	45	- 4.3%
Average Sales Price*	\$243,773	\$203,466	- 16.5%	\$293,273	\$292,582	- 0.2%
Median Sales Price*	\$266,450	\$224,750	- 15.7%	\$226,000	\$235,000	+ 4.0%
Percent of Original List Price Received*	100.4%	87.2%	- 13.1%	98.2%	89.2%	- 9.2%
Days on Market Until Sale	52	76	+ 46.2%	45	73	+ 62.2%
Inventory of Homes for Sale	52	101	+ 94.2%	--	--	--
Months Supply of Inventory	1.8	3.7	+ 100.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 35.1%

- 2.2%

+ 7.3%

Change in
New Listings

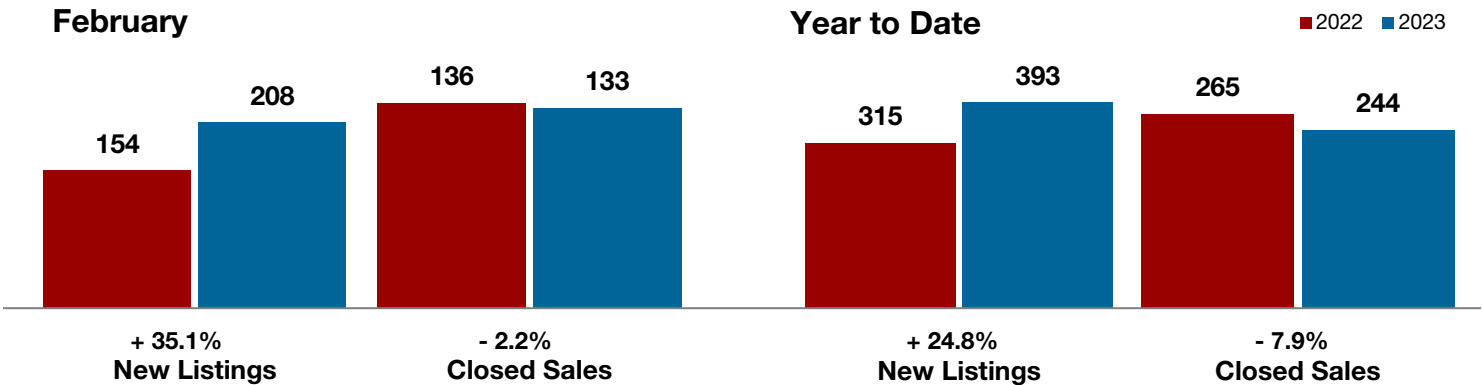
Change in
Closed Sales

Change in
Median Sales Price

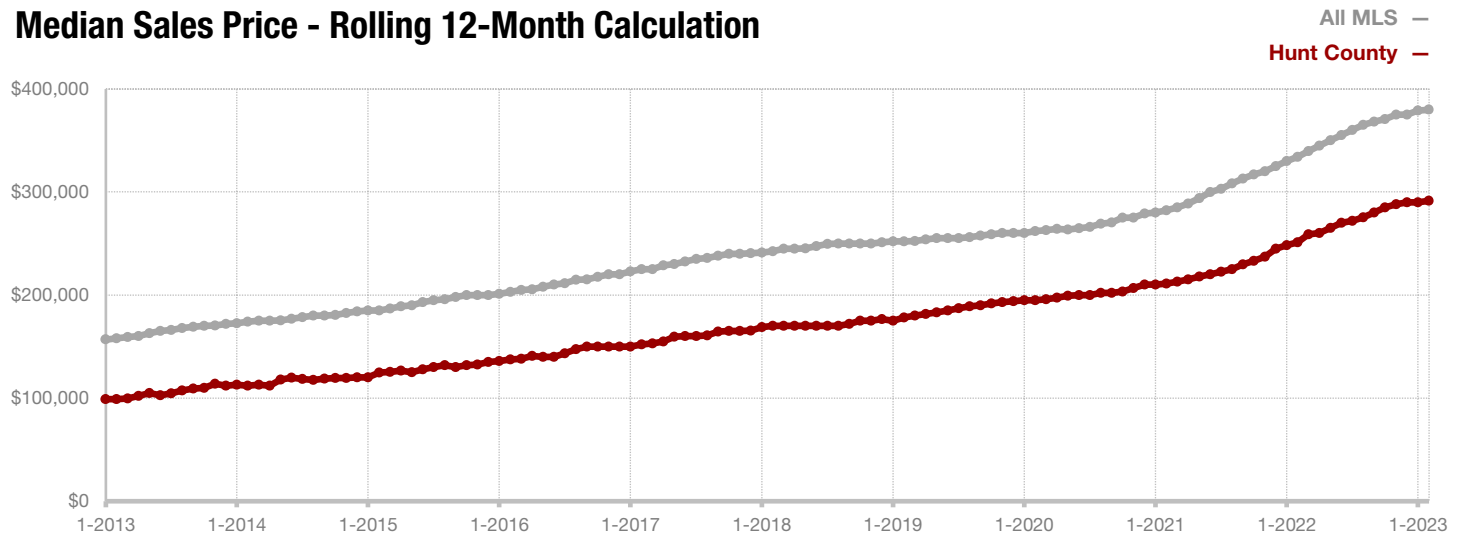
Hunt County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	154	208	+ 35.1%	315	393	+ 24.8%
Pending Sales	143	150	+ 4.9%	289	300	+ 3.8%
Closed Sales	136	133	- 2.2%	265	244	- 7.9%
Average Sales Price*	\$284,840	\$304,916	+ 7.0%	\$290,029	\$303,805	+ 4.7%
Median Sales Price*	\$264,960	\$284,290	+ 7.3%	\$269,020	\$284,490	+ 5.8%
Percent of Original List Price Received*	99.2%	93.4%	- 5.8%	99.4%	93.4%	- 6.0%
Days on Market Until Sale	35	65	+ 85.7%	32	61	+ 90.6%
Inventory of Homes for Sale	253	527	+ 108.3%	--	--	--
Months Supply of Inventory	1.6	3.4	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 25.0%

- 60.0%

- 47.6%

Change in
New Listings

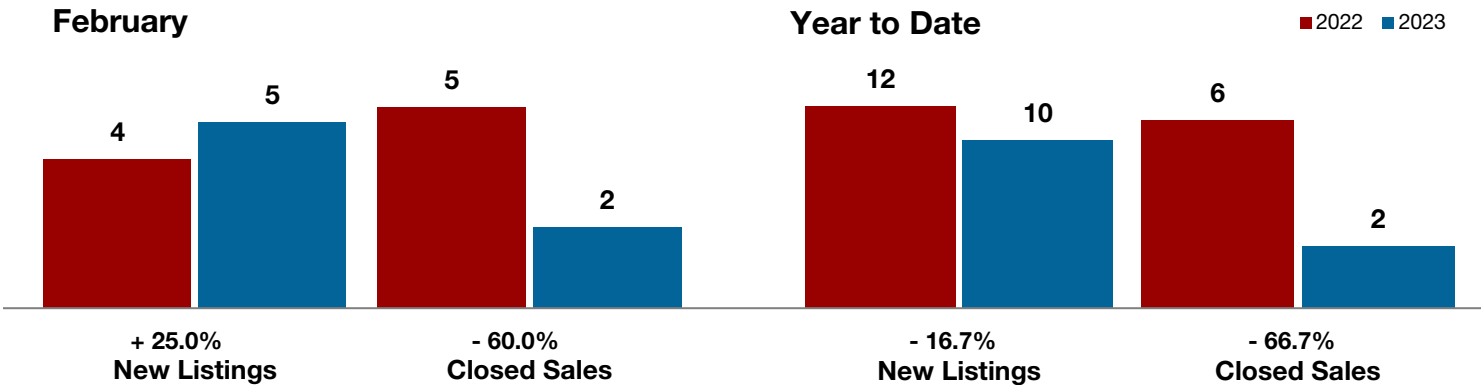
Change in
Closed Sales

Change in
Median Sales Price

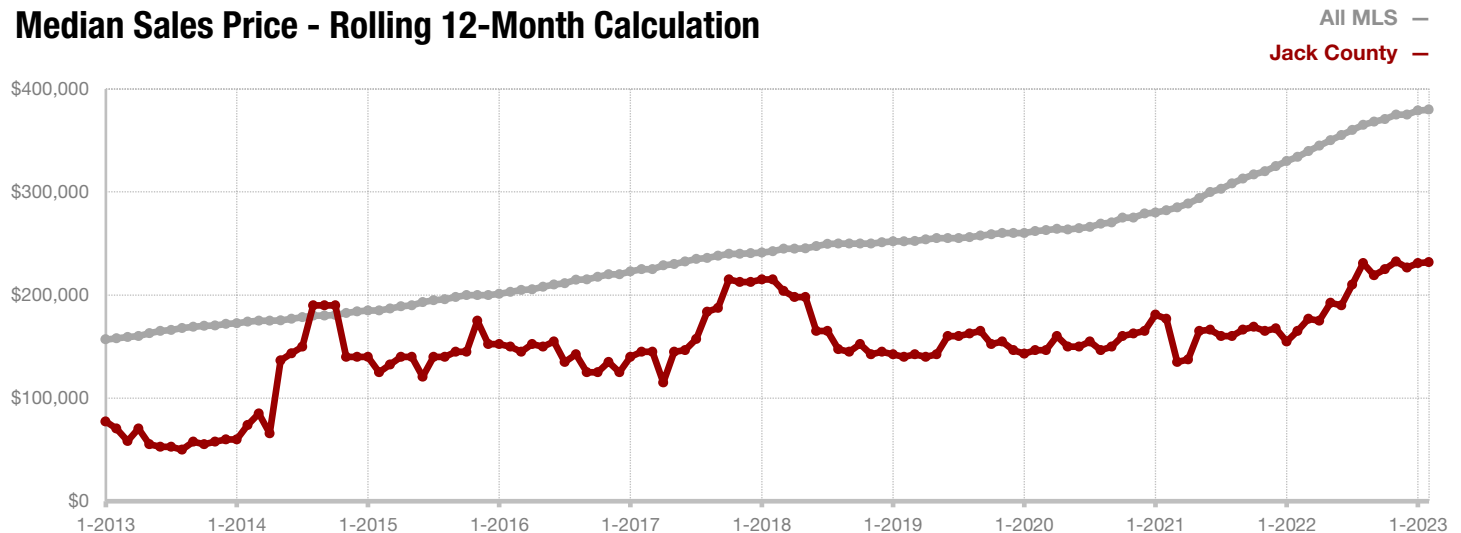
Jack County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	4	5	+ 25.0%	12	10	- 16.7%
Pending Sales	5	3	- 40.0%	13	5	- 61.5%
Closed Sales	5	2	- 60.0%	6	2	- 66.7%
Average Sales Price*	\$206,900	\$87,750	- 57.6%	\$203,167	\$87,750	- 56.8%
Median Sales Price*	\$167,500	\$87,750	- 47.6%	\$169,750	\$87,750	- 48.3%
Percent of Original List Price Received*	83.9%	74.4%	- 11.3%	86.8%	74.4%	- 14.3%
Days on Market Until Sale	86	90	+ 4.7%	72	90	+ 25.0%
Inventory of Homes for Sale	18	26	+ 44.4%	--	--	--
Months Supply of Inventory	3.7	5.5	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 27.1%

Change in
New Listings

+ 14.9%

Change in
Closed Sales

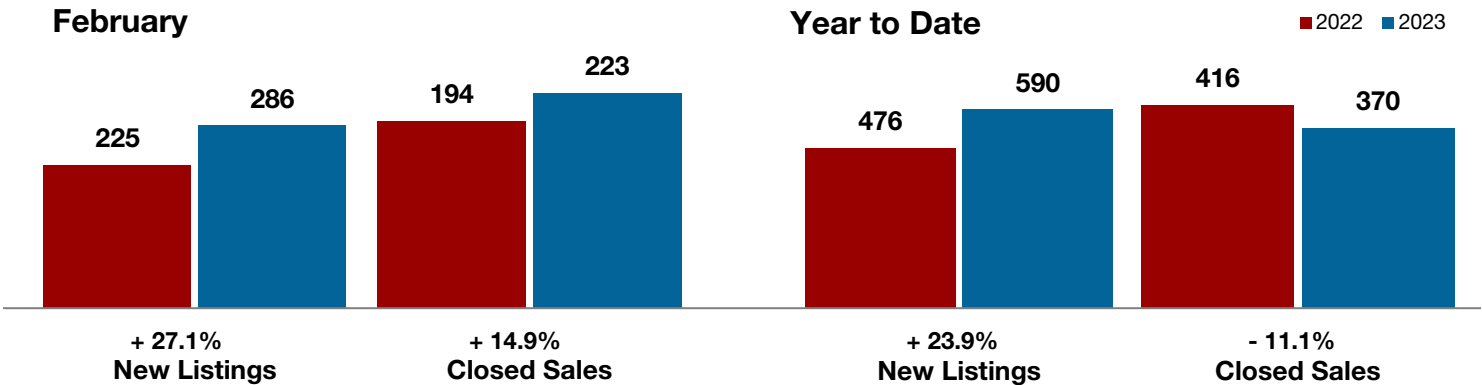
+ 17.0%

Change in
Median Sales Price

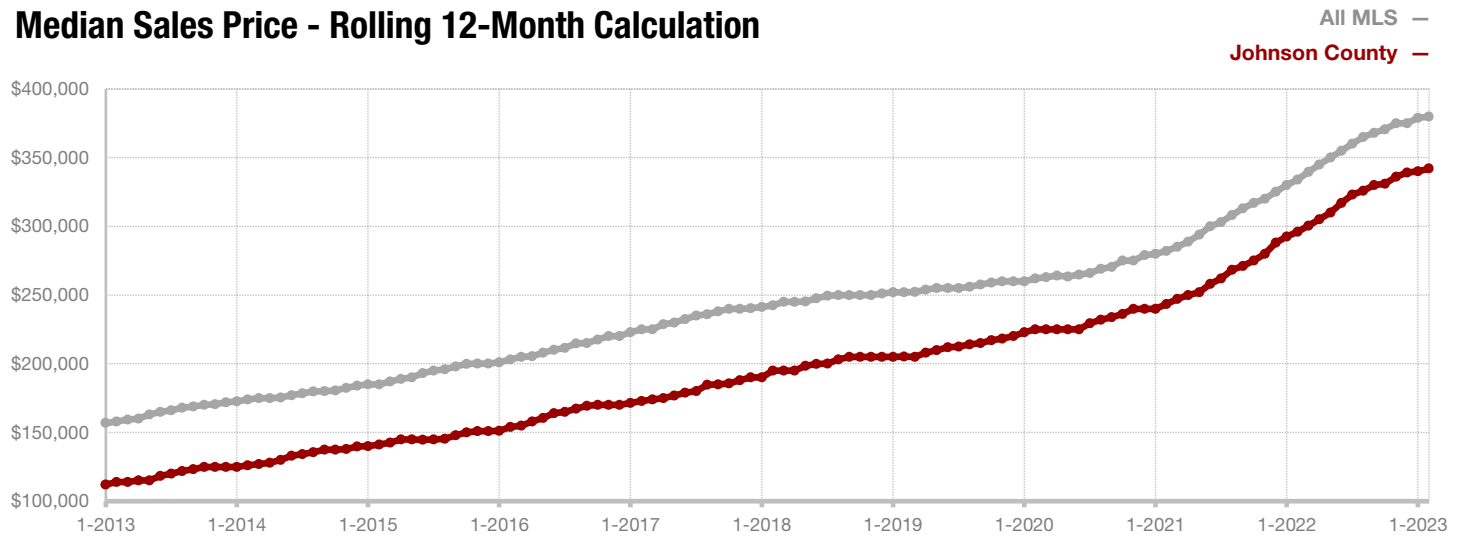
Johnson County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	225	286	+ 27.1%	476	590	+ 23.9%
Pending Sales	220	248	+ 12.7%	444	470	+ 5.9%
Closed Sales	194	223	+ 14.9%	416	370	- 11.1%
Average Sales Price*	\$365,527	\$393,735	+ 7.7%	\$355,446	\$386,567	+ 8.8%
Median Sales Price*	\$315,432	\$369,000	+ 17.0%	\$313,363	\$359,995	+ 14.9%
Percent of Original List Price Received*	99.9%	92.7%	- 7.2%	99.7%	92.6%	- 7.1%
Days on Market Until Sale	29	74	+ 155.2%	27	71	+ 163.0%
Inventory of Homes for Sale	308	738	+ 139.6%	--	--	--
Months Supply of Inventory	1.1	2.9	+ 200.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 46.7%

+ 83.3%

+ 110.8%

Change in
New Listings

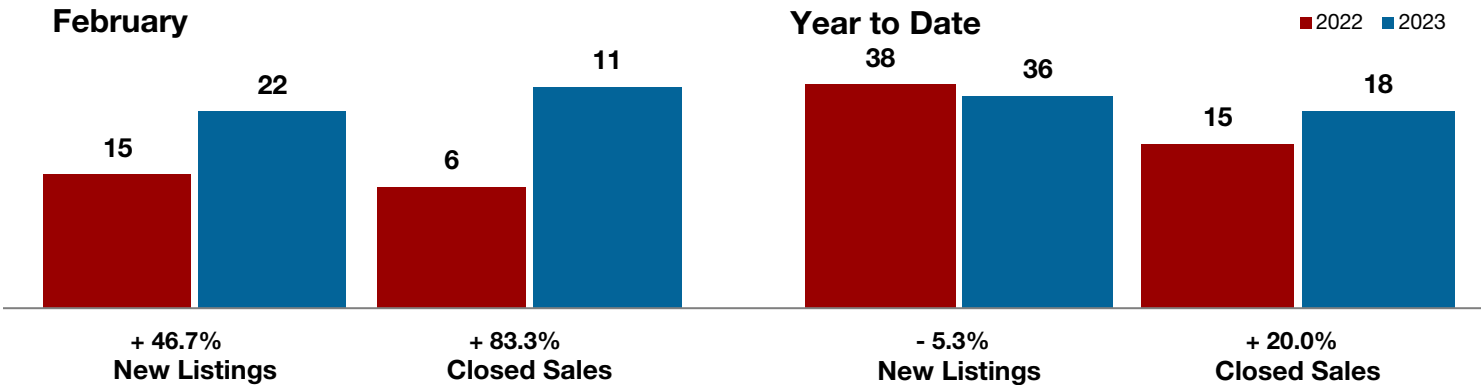
Change in
Closed Sales

Change in
Median Sales Price

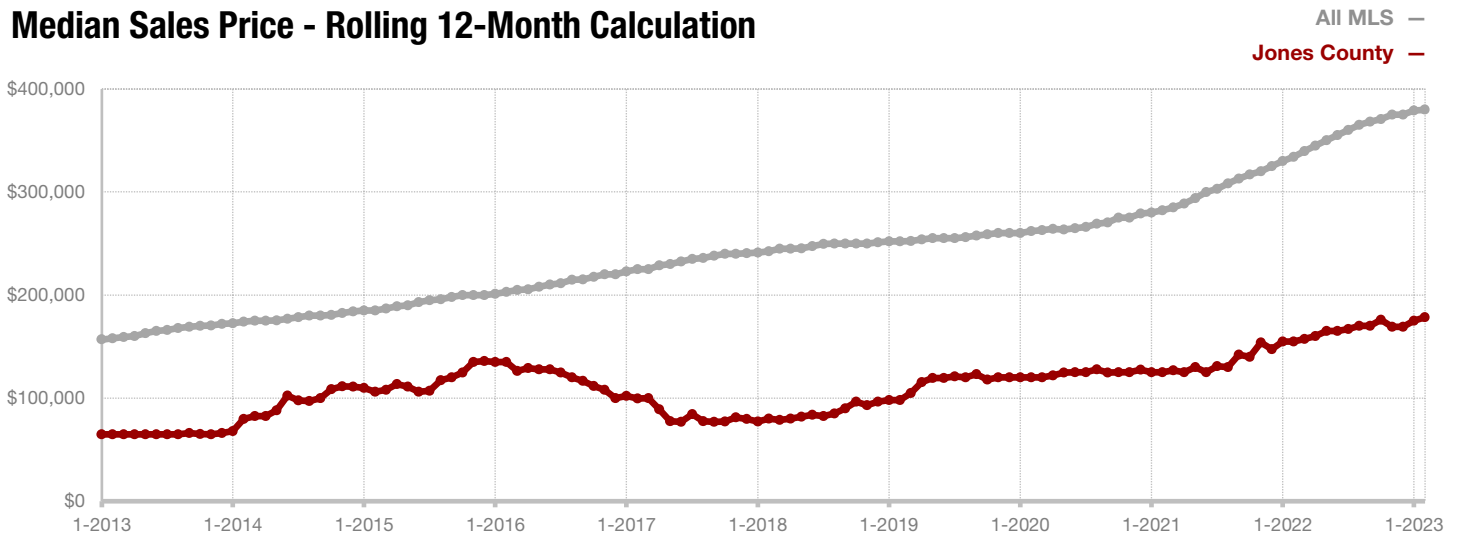
Jones County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	15	22	+ 46.7%	38	36	- 5.3%
Pending Sales	17	6	- 64.7%	31	20	- 35.5%
Closed Sales	6	11	+ 83.3%	15	18	+ 20.0%
Average Sales Price*	\$115,500	\$175,377	+ 51.8%	\$143,096	\$214,286	+ 49.7%
Median Sales Price*	\$92,500	\$195,000	+ 110.8%	\$151,536	\$203,250	+ 34.1%
Percent of Original List Price Received*	93.3%	93.6%	+ 0.3%	92.9%	91.1%	- 1.9%
Days on Market Until Sale	67	72	+ 7.5%	64	76	+ 18.8%
Inventory of Homes for Sale	37	55	+ 48.6%	--	--	--
Months Supply of Inventory	2.6	4.4	+ 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 17.8%

- 6.2%

- 0.6%

Change in
New Listings

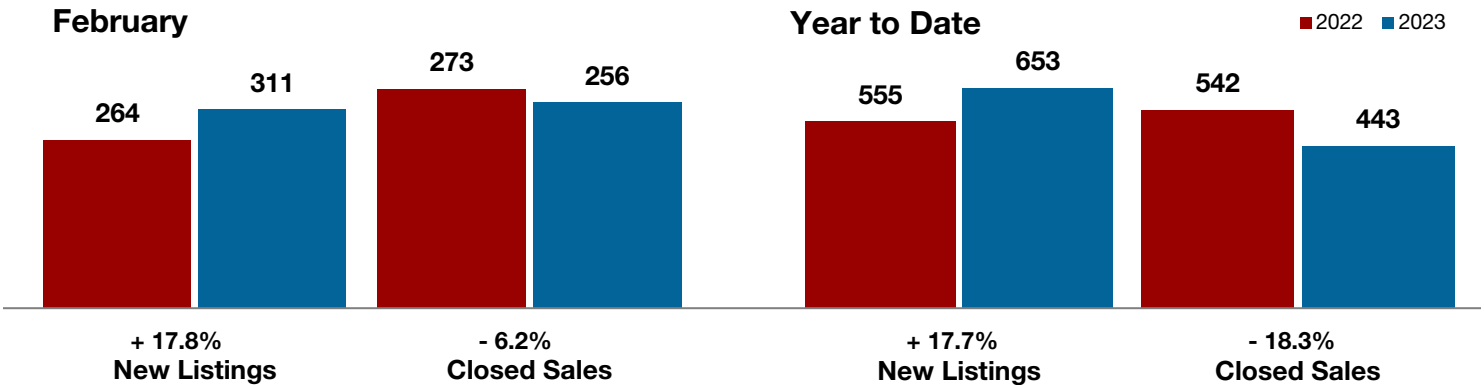
Change in
Closed Sales

Change in
Median Sales Price

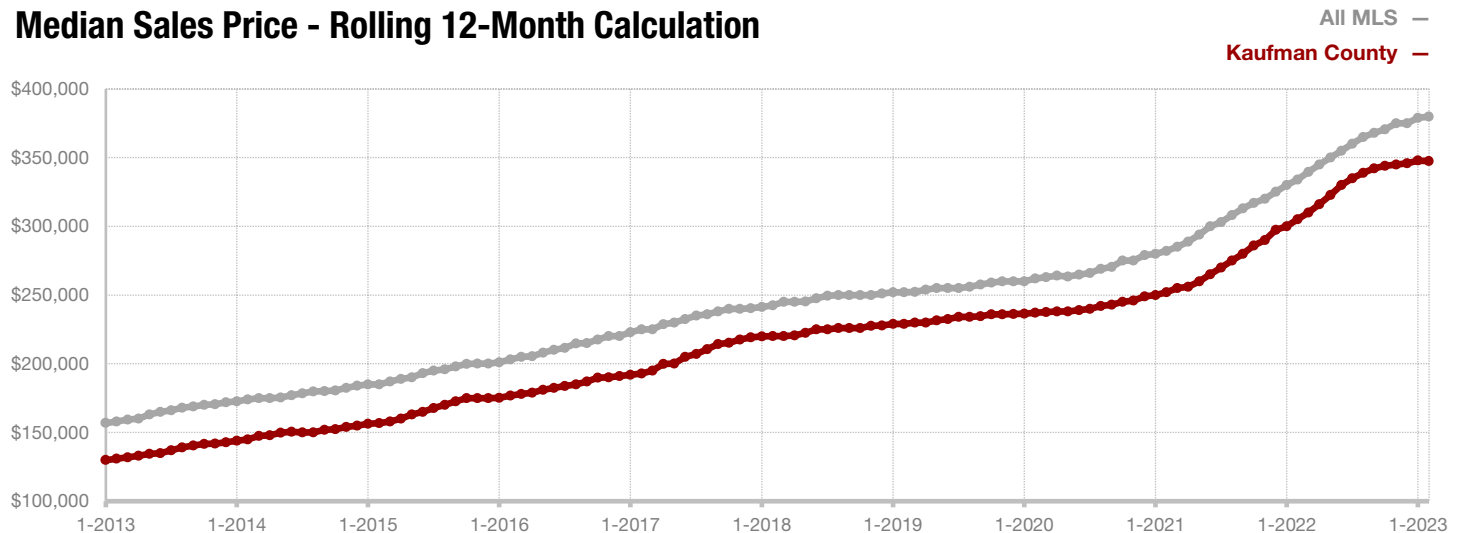
Kaufman County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	264	311	+ 17.8%	555	653	+ 17.7%
Pending Sales	270	285	+ 5.6%	584	601	+ 2.9%
Closed Sales	273	256	- 6.2%	542	443	- 18.3%
Average Sales Price*	\$342,996	\$352,386	+ 2.7%	\$337,243	\$350,054	+ 3.8%
Median Sales Price*	\$327,500	\$325,495	- 0.6%	\$320,000	\$328,995	+ 2.8%
Percent of Original List Price Received*	101.4%	92.6%	- 8.7%	100.9%	93.1%	- 7.7%
Days on Market Until Sale	35	69	+ 97.1%	32	70	+ 118.8%
Inventory of Homes for Sale	393	825	+ 109.9%	--	--	--
Months Supply of Inventory	1.2	2.8	+ 200.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 44.0%

- 18.8%

- 29.6%

Change in
New Listings

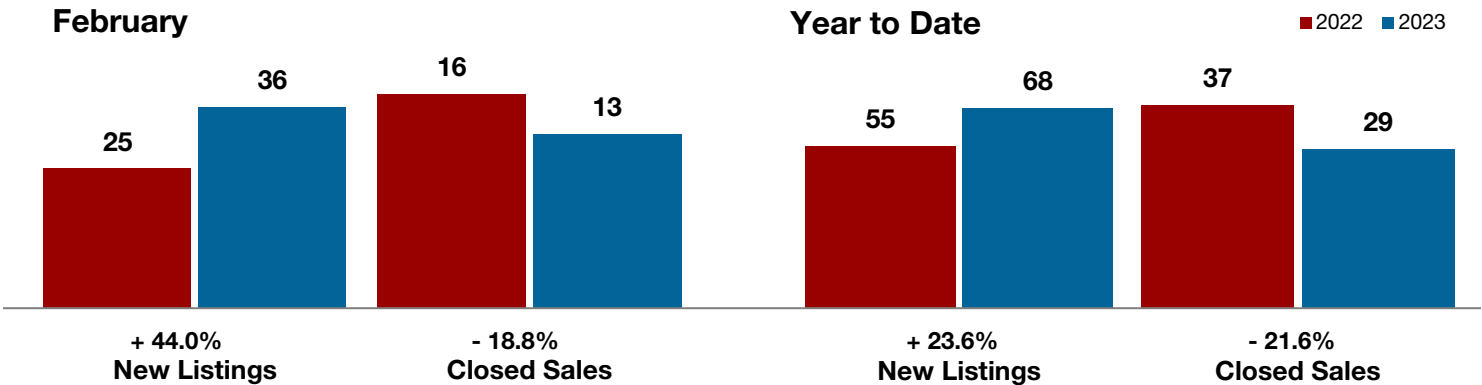
Change in
Closed Sales

Change in
Median Sales Price

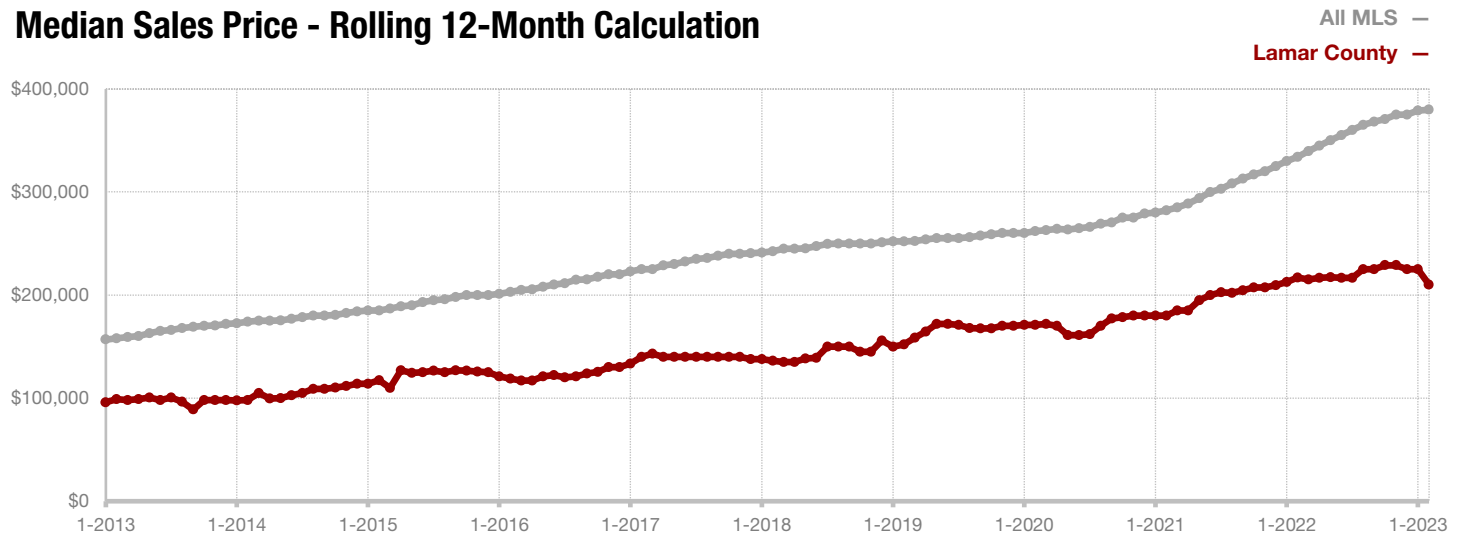
Lamar County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	25	36	+ 44.0%	55	68	+ 23.6%
Pending Sales	29	19	- 34.5%	48	32	- 33.3%
Closed Sales	16	13	- 18.8%	37	29	- 21.6%
Average Sales Price*	\$270,219	\$200,919	- 25.6%	\$261,428	\$195,743	- 25.1%
Median Sales Price*	\$241,500	\$170,000	- 29.6%	\$235,000	\$170,000	- 27.7%
Percent of Original List Price Received*	95.4%	91.0%	- 4.6%	97.2%	88.8%	- 8.6%
Days on Market Until Sale	41	76	+ 85.4%	35	65	+ 85.7%
Inventory of Homes for Sale	60	129	+ 115.0%	--	--	--
Months Supply of Inventory	2.3	5.5	+ 200.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 40.0%

- 50.0%

+ 67.8%

Change in
New Listings

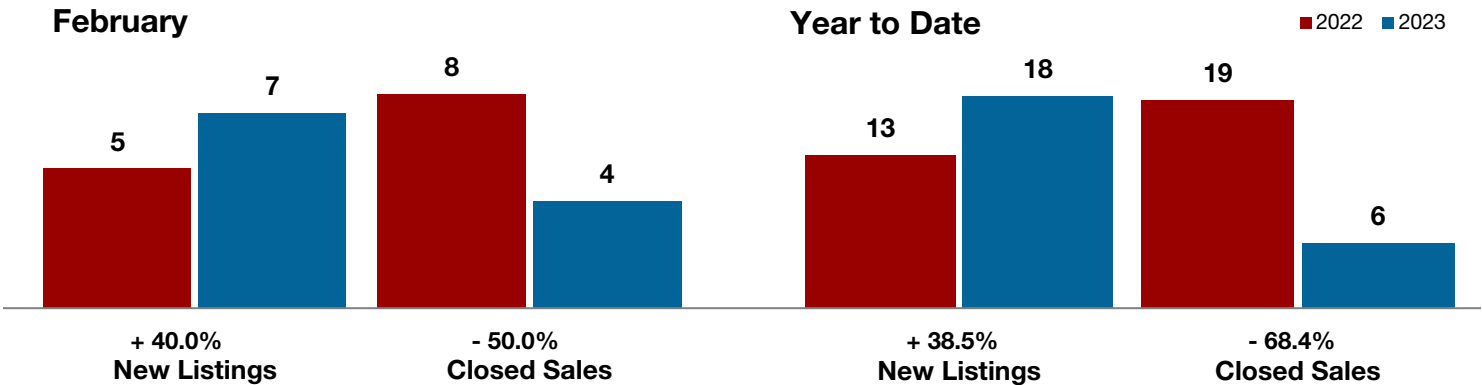
Change in
Closed Sales

Change in
Median Sales Price

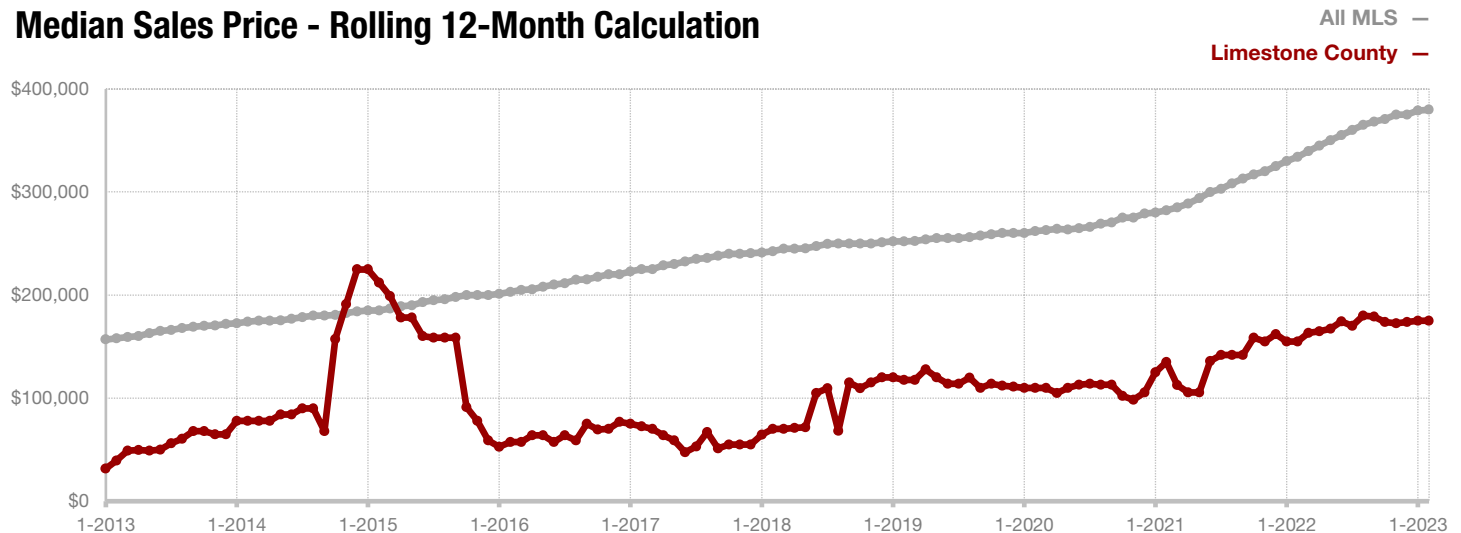
Limestone County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	5	7	+ 40.0%	13	18	+ 38.5%
Pending Sales	8	3	- 62.5%	15	5	- 66.7%
Closed Sales	8	4	- 50.0%	19	6	- 68.4%
Average Sales Price*	\$166,750	\$268,000	+ 60.7%	\$188,816	\$260,333	+ 37.9%
Median Sales Price*	\$167,500	\$281,000	+ 67.8%	\$155,000	\$281,000	+ 81.3%
Percent of Original List Price Received*	88.6%	88.2%	- 0.5%	91.8%	82.1%	- 10.6%
Days on Market Until Sale	83	158	+ 90.4%	77	170	+ 120.8%
Inventory of Homes for Sale	22	39	+ 77.3%	--	--	--
Months Supply of Inventory	3.5	6.9	+ 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 – February 2023

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



+ 31.8%

- 22.7%

+ 13.8%

Change in
New Listings

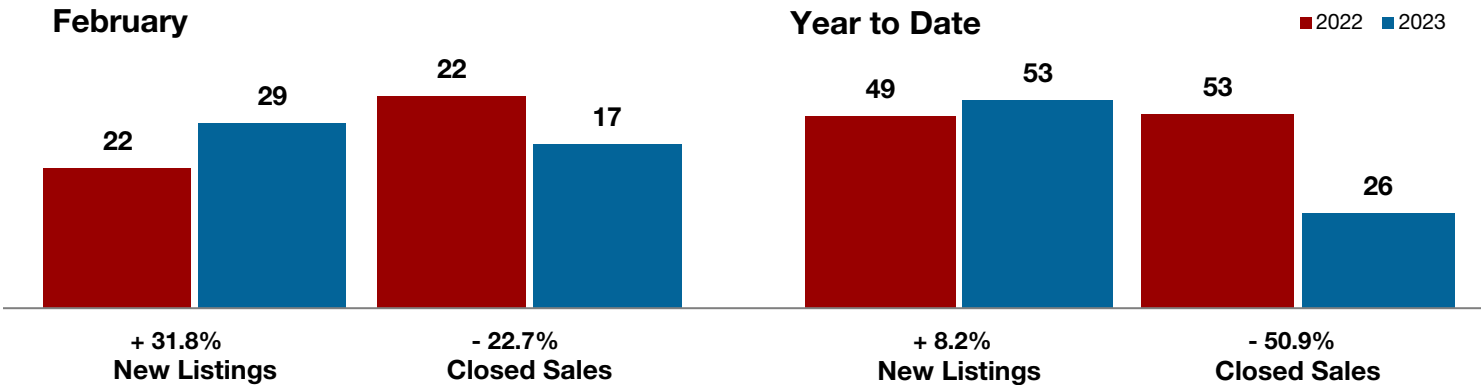
Change in
Closed Sales

Change in
Median Sales Price

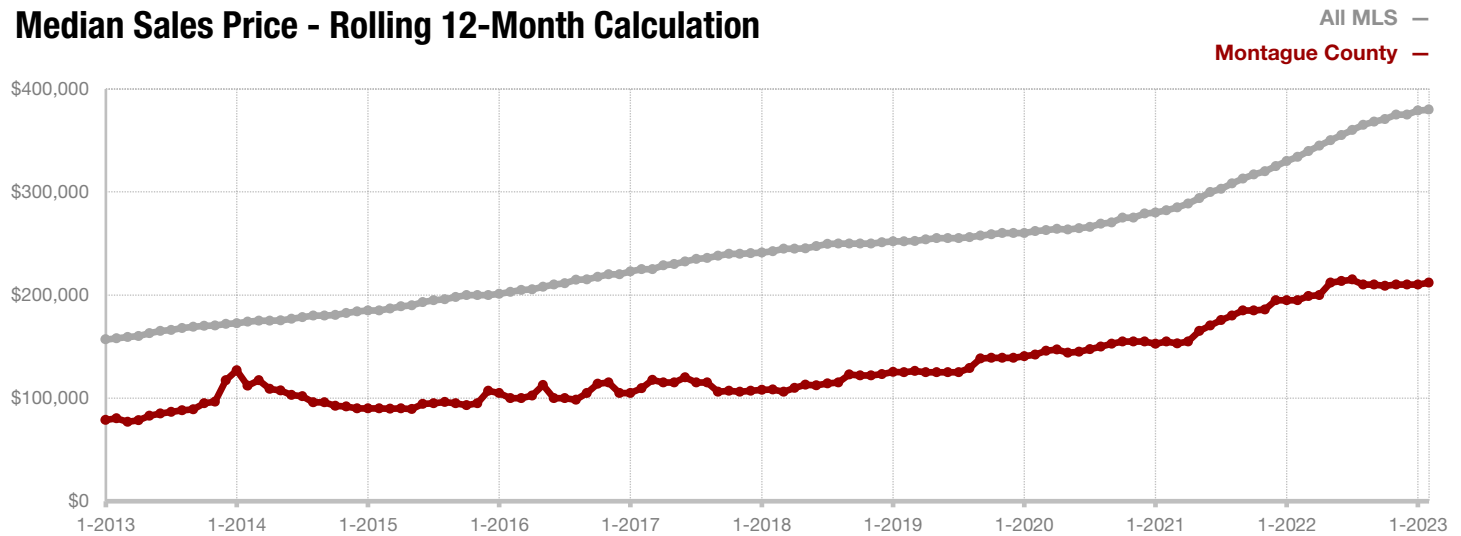
Montague County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	22	29	+ 31.8%	49	53	+ 8.2%
Pending Sales	24	16	- 33.3%	55	34	- 38.2%
Closed Sales	22	17	- 22.7%	53	26	- 50.9%
Average Sales Price*	\$334,488	\$281,059	- 16.0%	\$290,944	\$355,963	+ 22.3%
Median Sales Price*	\$210,000	\$239,000	+ 13.8%	\$199,000	\$244,500	+ 22.9%
Percent of Original List Price Received*	96.8%	87.2%	- 9.9%	95.0%	88.4%	- 6.9%
Days on Market Until Sale	53	91	+ 71.7%	48	77	+ 60.4%
Inventory of Homes for Sale	50	85	+ 70.0%	--	--	--
Months Supply of Inventory	1.9	4.0	+ 100.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



- 23.2%

- 12.8%

+ 0.3%

Change in
New Listings

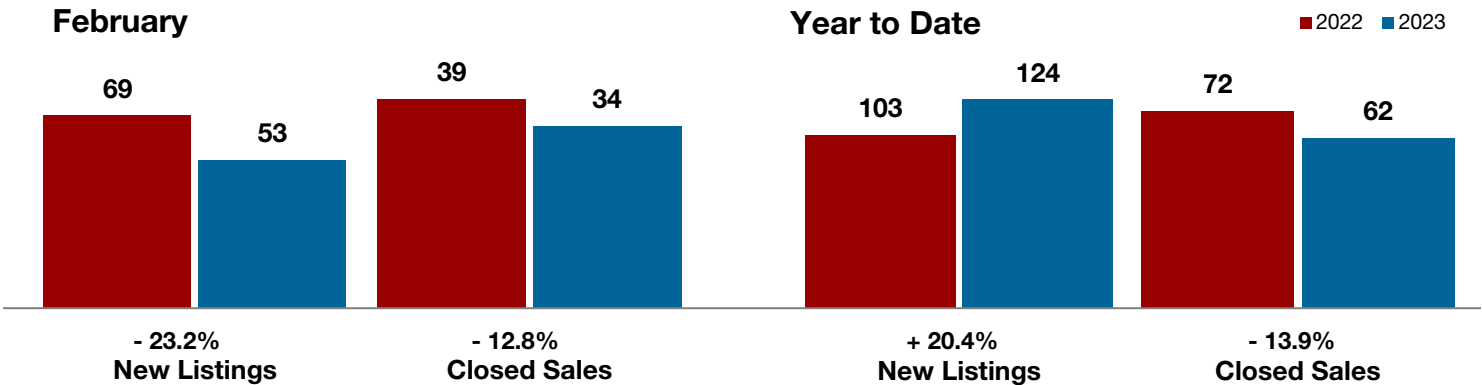
Change in
Closed Sales

Change in
Median Sales Price

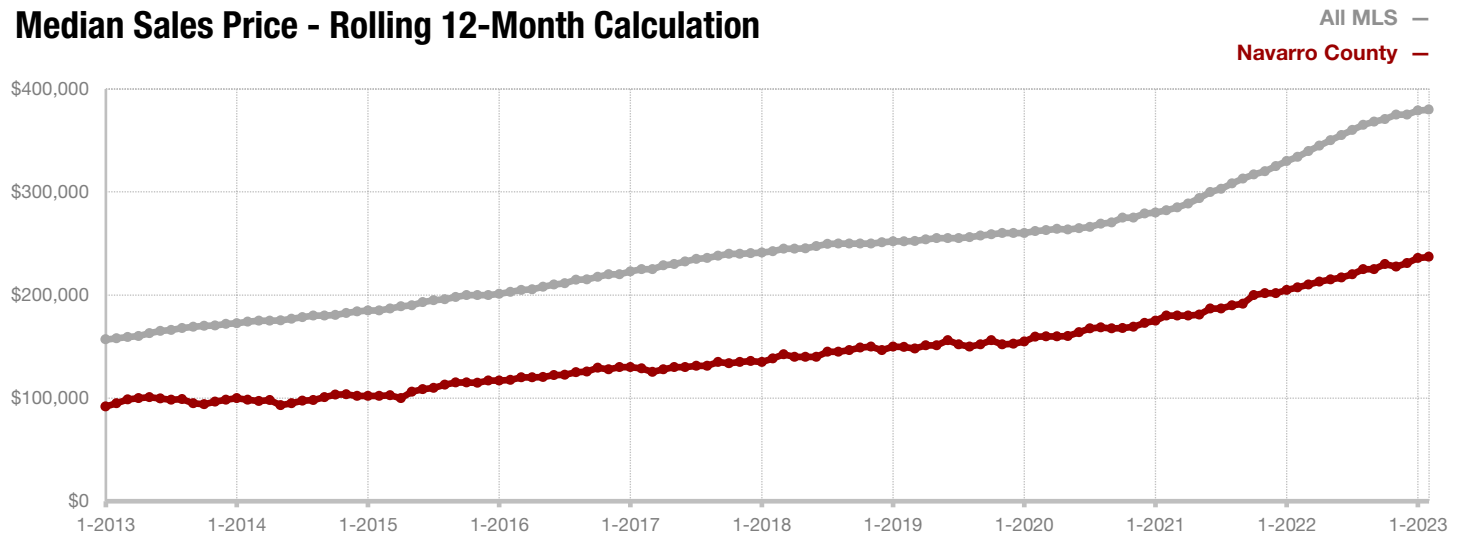
Navarro County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	69	53	- 23.2%	103	124	+ 20.4%
Pending Sales	48	31	- 35.4%	87	65	- 25.3%
Closed Sales	39	34	- 12.8%	72	62	- 13.9%
Average Sales Price*	\$299,863	\$282,250	- 5.9%	\$304,801	\$342,600	+ 12.4%
Median Sales Price*	\$225,000	\$225,750	+ 0.3%	\$228,500	\$246,000	+ 7.7%
Percent of Original List Price Received*	95.3%	89.2%	- 6.4%	95.9%	89.9%	- 6.3%
Days on Market Until Sale	48	81	+ 68.8%	46	80	+ 73.9%
Inventory of Homes for Sale	91	178	+ 95.6%	--	--	--
Months Supply of Inventory	2.0	4.0	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 50.0%

- 25.0%

- 16.4%

Change in
New Listings

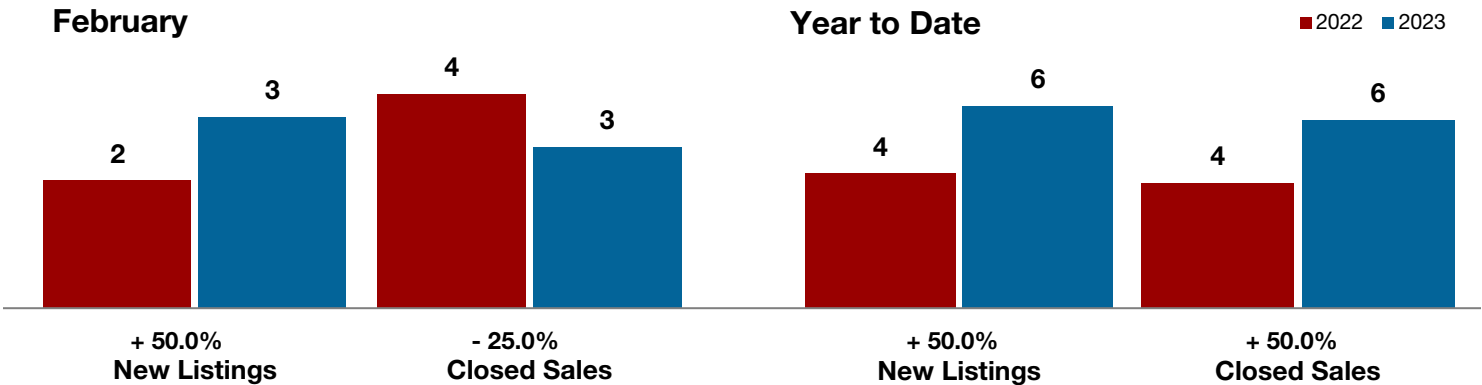
Change in
Closed Sales

Change in
Median Sales Price

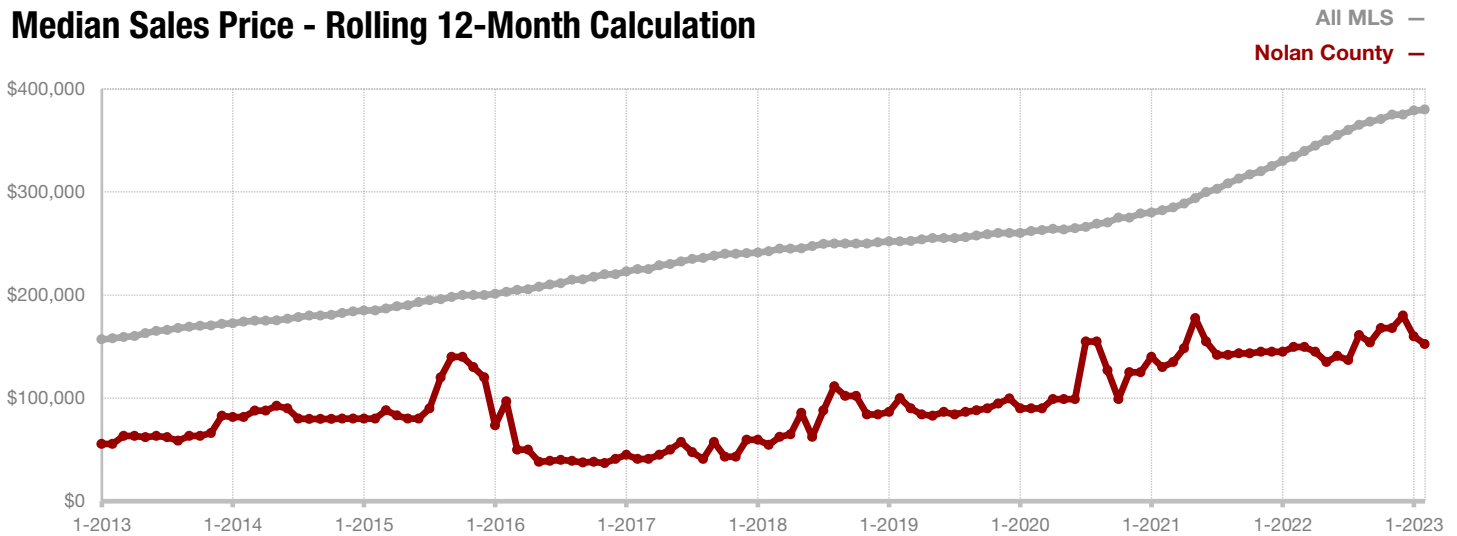
Nolan County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2	3	+ 50.0%	4	6	+ 50.0%
Pending Sales	2	1	- 50.0%	4	4	0.0%
Closed Sales	4	3	- 25.0%	4	6	+ 50.0%
Average Sales Price*	\$175,375	\$114,633	- 34.6%	\$175,375	\$124,760	- 28.9%
Median Sales Price*	\$119,500	\$99,900	- 16.4%	\$119,500	\$120,000	+ 0.4%
Percent of Original List Price Received*	96.4%	96.1%	- 0.3%	96.4%	95.0%	- 1.5%
Days on Market Until Sale	55	96	+ 74.5%	55	68	+ 23.6%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	2.4	4.9	+ 150.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 26.5%

0.0%

+ 12.8%

Change in
New Listings

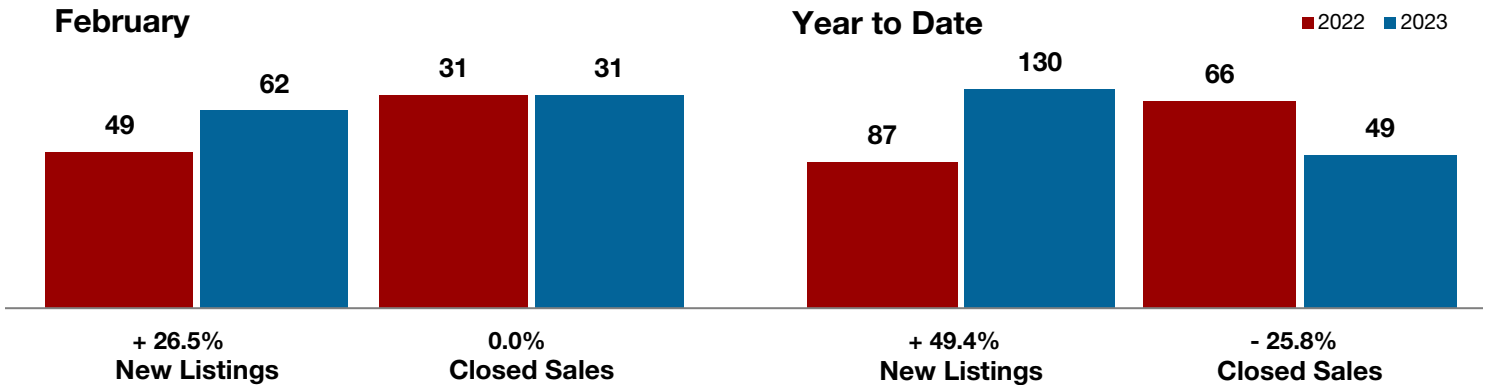
Change in
Closed Sales

Change in
Median Sales Price

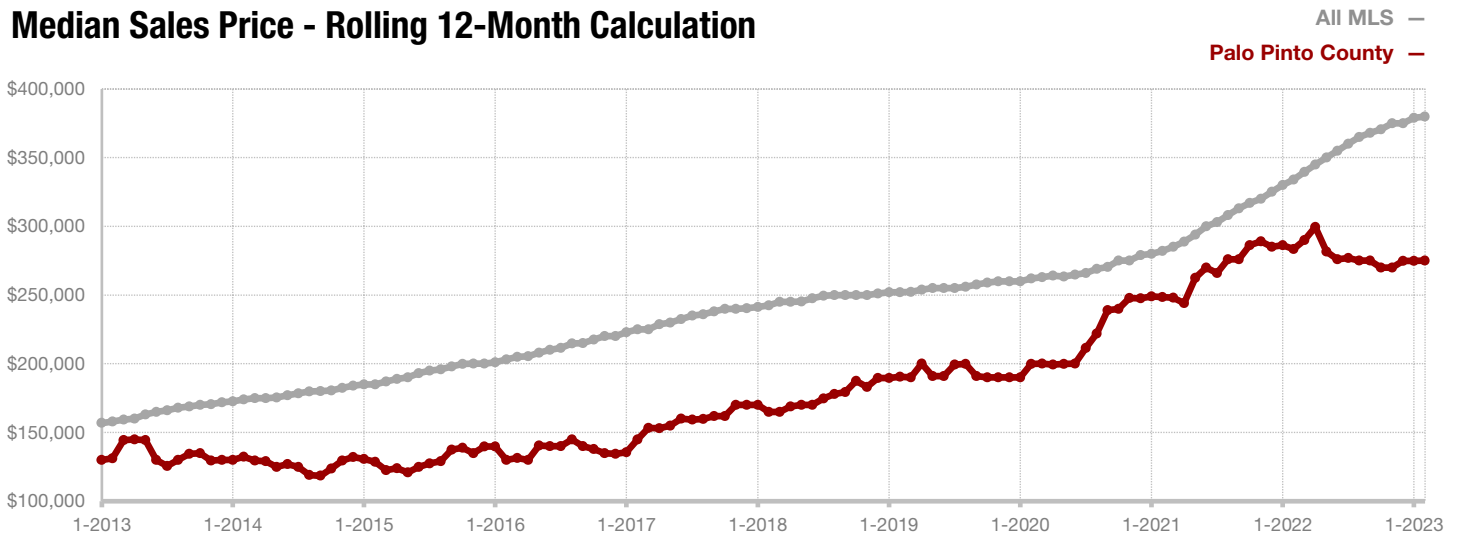
Palo Pinto County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	49	62	+ 26.5%	87	130	+ 49.4%
Pending Sales	35	23	- 34.3%	67	52	- 22.4%
Closed Sales	31	31	0.0%	66	49	- 25.8%
Average Sales Price*	\$411,510	\$503,613	+ 22.4%	\$406,036	\$585,434	+ 44.2%
Median Sales Price*	\$235,000	\$265,000	+ 12.8%	\$249,950	\$255,000	+ 2.0%
Percent of Original List Price Received*	94.0%	87.4%	- 7.0%	95.5%	87.1%	- 8.8%
Days on Market Until Sale	51	95	+ 86.3%	61	85	+ 39.3%
Inventory of Homes for Sale	105	214	+ 103.8%	--	--	--
Months Supply of Inventory	2.4	5.8	+ 200.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 3.6%

- 20.8%

- 4.5%

Change in
New Listings

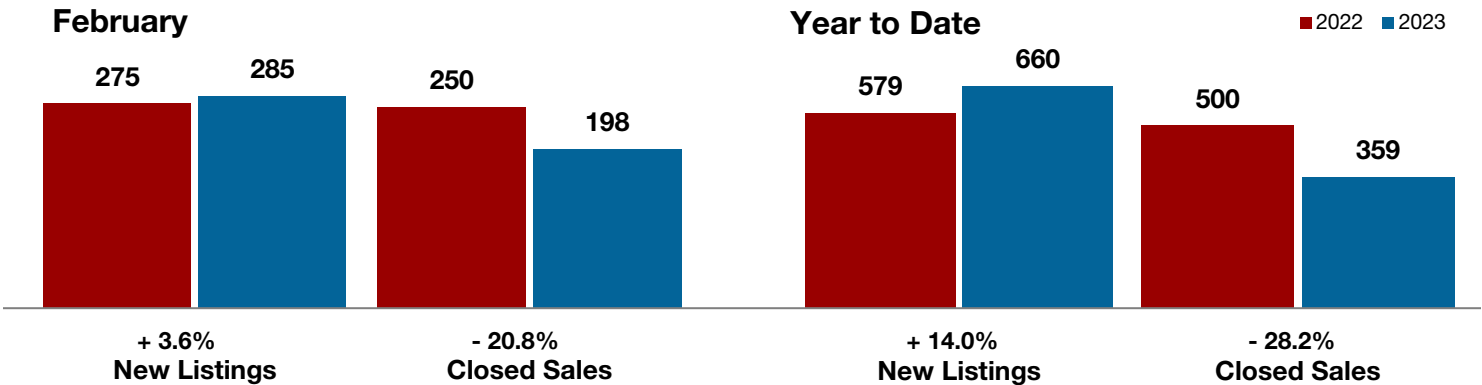
Change in
Closed Sales

Change in
Median Sales Price

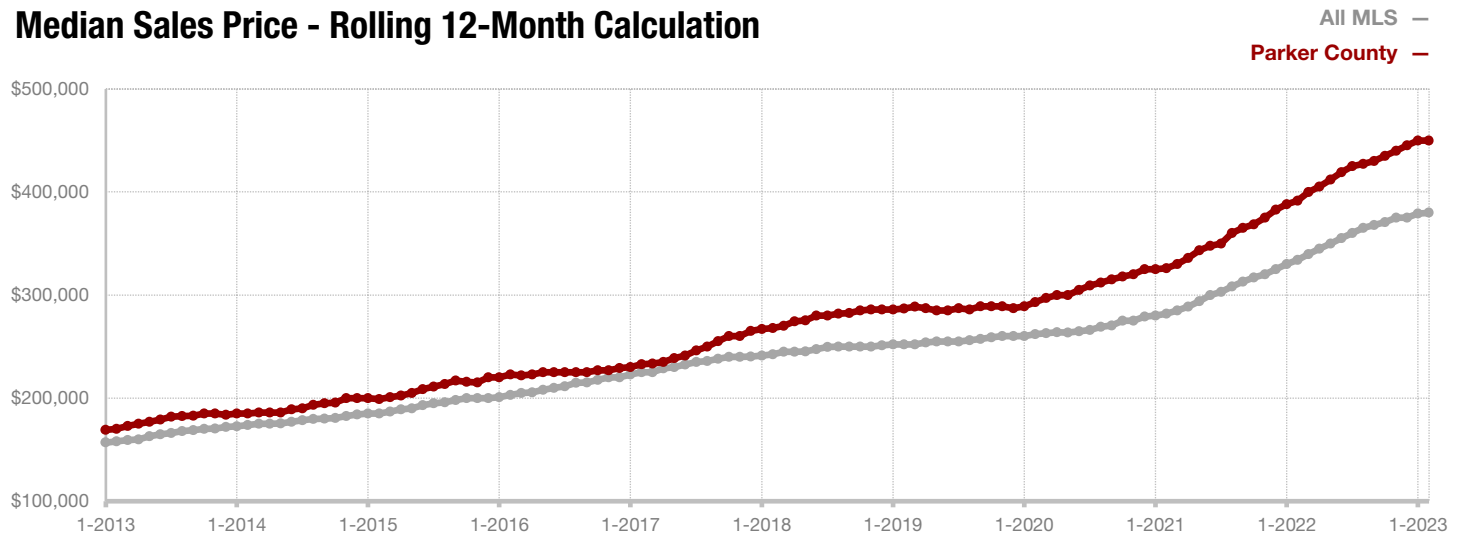
Parker County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	275	285	+ 3.6%	579	660	+ 14.0%
Pending Sales	295	174	- 41.0%	622	416	- 33.1%
Closed Sales	250	198	- 20.8%	500	359	- 28.2%
Average Sales Price*	\$442,897	\$443,793	+ 0.2%	\$454,893	\$456,689	+ 0.4%
Median Sales Price*	\$420,000	\$401,000	- 4.5%	\$410,686	\$410,000	- 0.2%
Percent of Original List Price Received*	99.4%	93.8%	- 5.6%	98.5%	94.1%	- 4.5%
Days on Market Until Sale	39	83	+ 112.8%	42	78	+ 85.7%
Inventory of Homes for Sale	377	1,001	+ 165.5%	--	--	--
Months Supply of Inventory	1.2	4.0	+ 300.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



- 14.3%

- 61.5%

+ 45.7%

Change in
New Listings

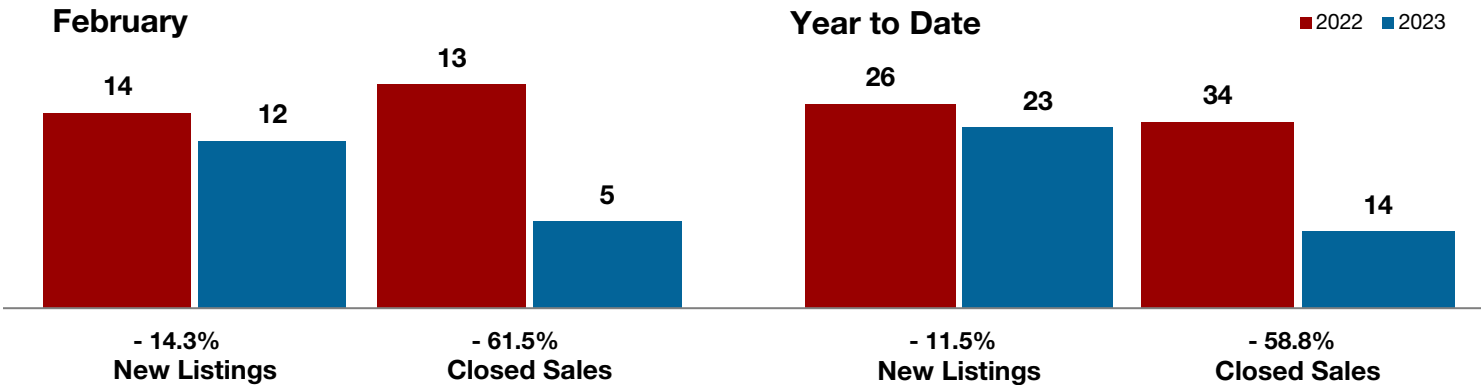
Change in
Closed Sales

Change in
Median Sales Price

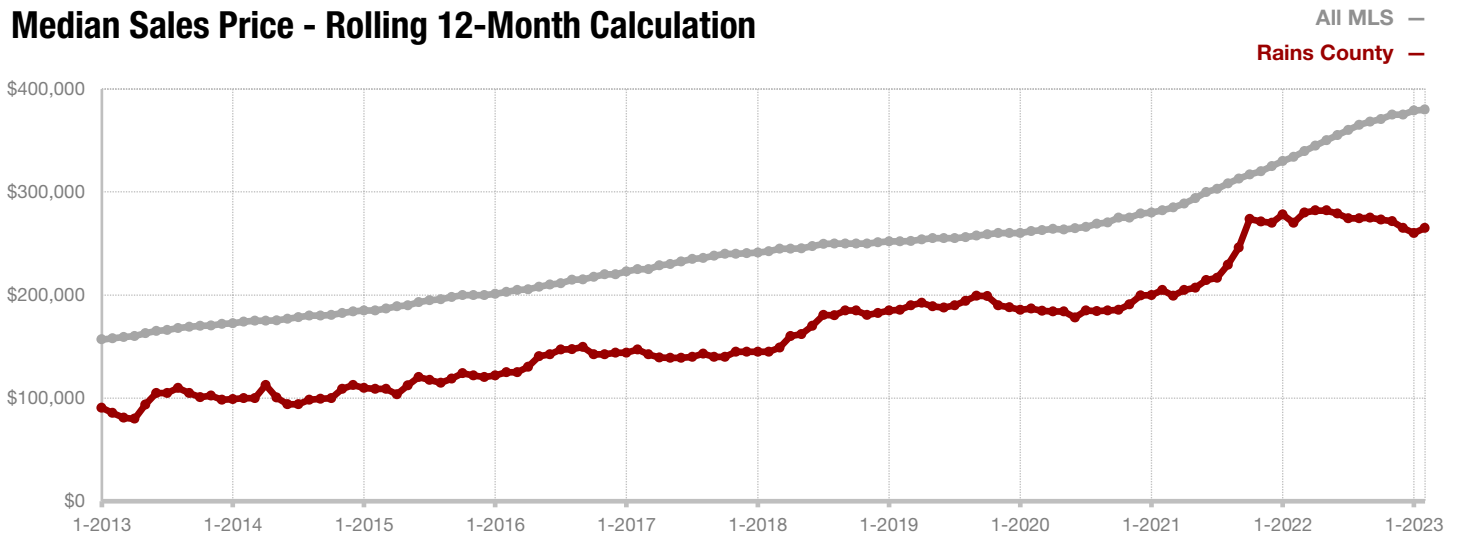
Rains County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	14	12	- 14.3%	26	23	- 11.5%
Pending Sales	15	8	- 46.7%	30	14	- 53.3%
Closed Sales	13	5	- 61.5%	34	14	- 58.8%
Average Sales Price*	\$261,492	\$321,955	+ 23.1%	\$363,304	\$336,616	- 7.3%
Median Sales Price*	\$230,000	\$335,000	+ 45.7%	\$261,250	\$262,500	+ 0.5%
Percent of Original List Price Received*	89.8%	96.9%	+ 7.9%	95.7%	97.0%	+ 1.4%
Days on Market Until Sale	49	68	+ 38.8%	57	51	- 10.5%
Inventory of Homes for Sale	20	52	+ 160.0%	--	--	--
Months Supply of Inventory	1.2	4.3	+ 300.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



- 4.3%

+ 10.2%

+ 4.4%

Change in
New Listings

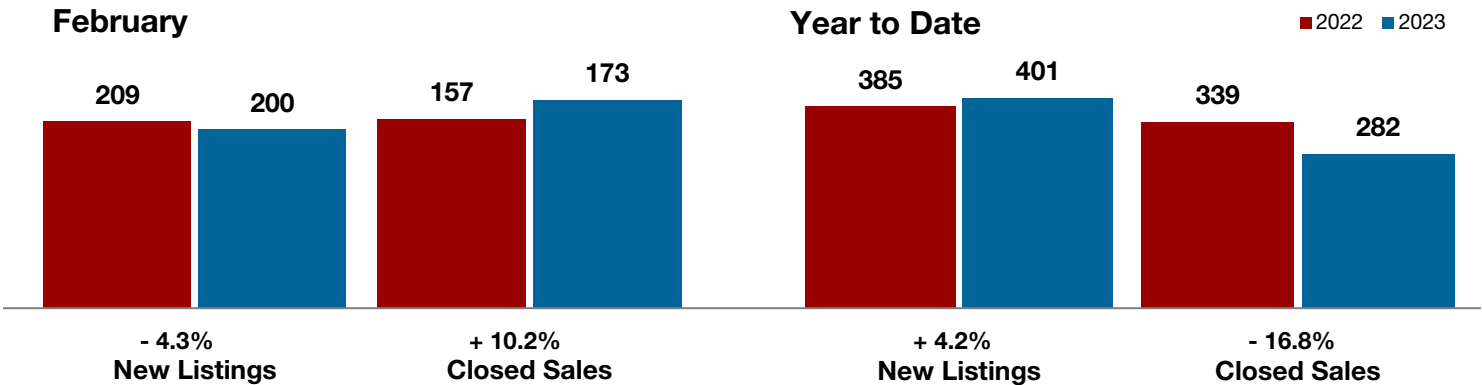
Change in
Closed Sales

Change in
Median Sales Price

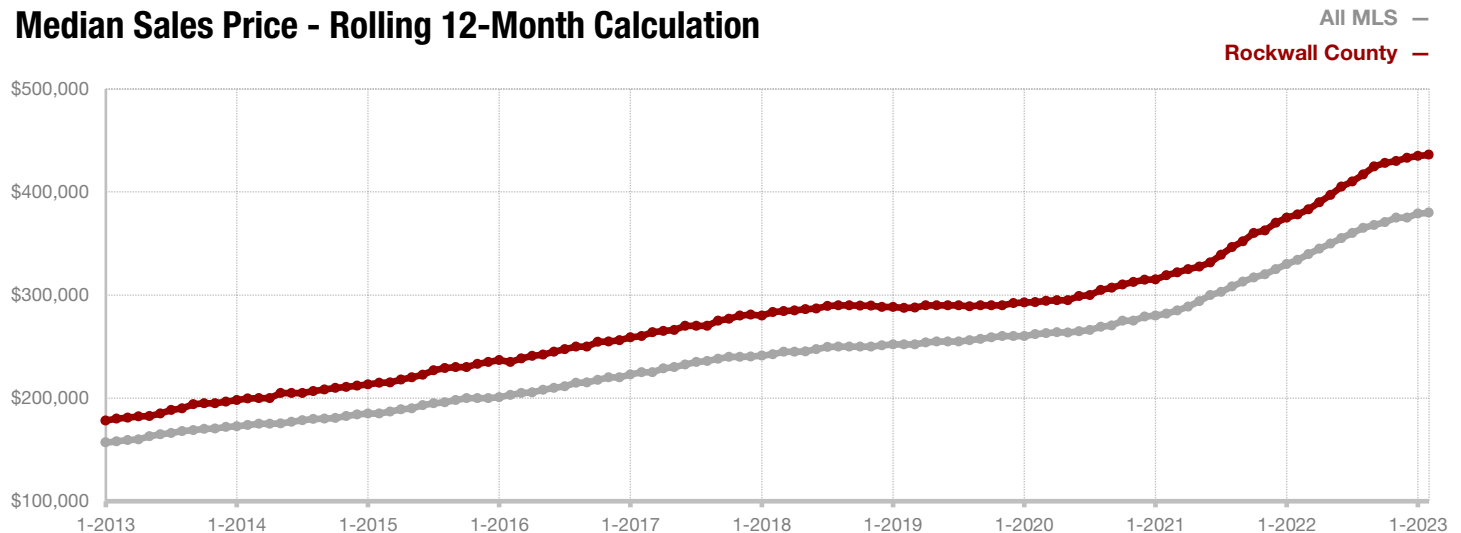
Rockwall County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	209	200	- 4.3%	385	401	+ 4.2%
Pending Sales	175	220	+ 25.7%	355	440	+ 23.9%
Closed Sales	157	173	+ 10.2%	339	282	- 16.8%
Average Sales Price*	\$468,781	\$483,972	+ 3.2%	\$457,699	\$477,526	+ 4.3%
Median Sales Price*	\$395,000	\$412,500	+ 4.4%	\$392,594	\$415,000	+ 5.7%
Percent of Original List Price Received*	102.6%	92.8%	- 9.6%	101.4%	93.1%	- 8.2%
Days on Market Until Sale	25	78	+ 212.0%	31	71	+ 129.0%
Inventory of Homes for Sale	240	529	+ 120.4%	--	--	--
Months Supply of Inventory	1.1	2.6	+ 200.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 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

February

Year to Date

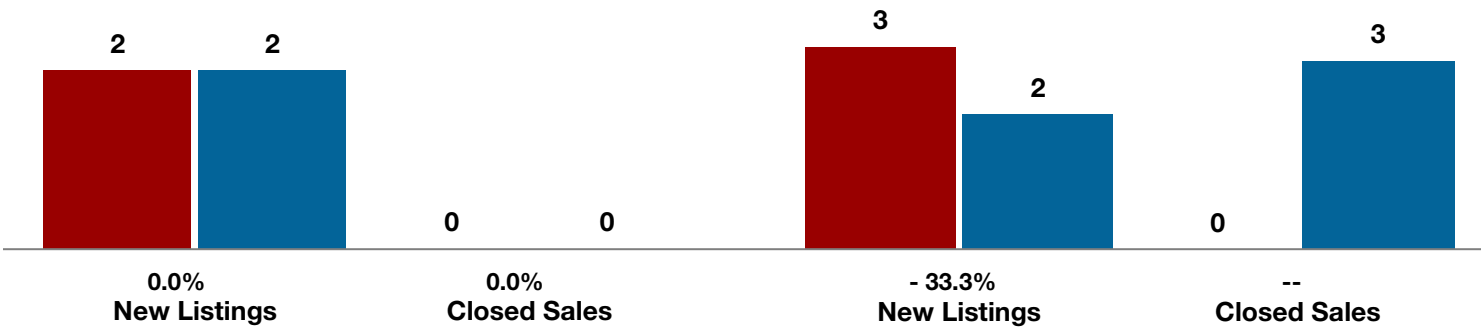
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2	2	0.0%	3	2	- 33.3%
Pending Sales	1	1	0.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	0	3	--
Average Sales Price*	--	--	--	--	\$32,500	--
Median Sales Price*	--	--	--	--	\$36,500	--
Percent of Original List Price Received*	--	--	--	--	60.1%	--
Days on Market Until Sale	--	--	--	--	110	--
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.8	3.5	+ 100.0%	--	--	--

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

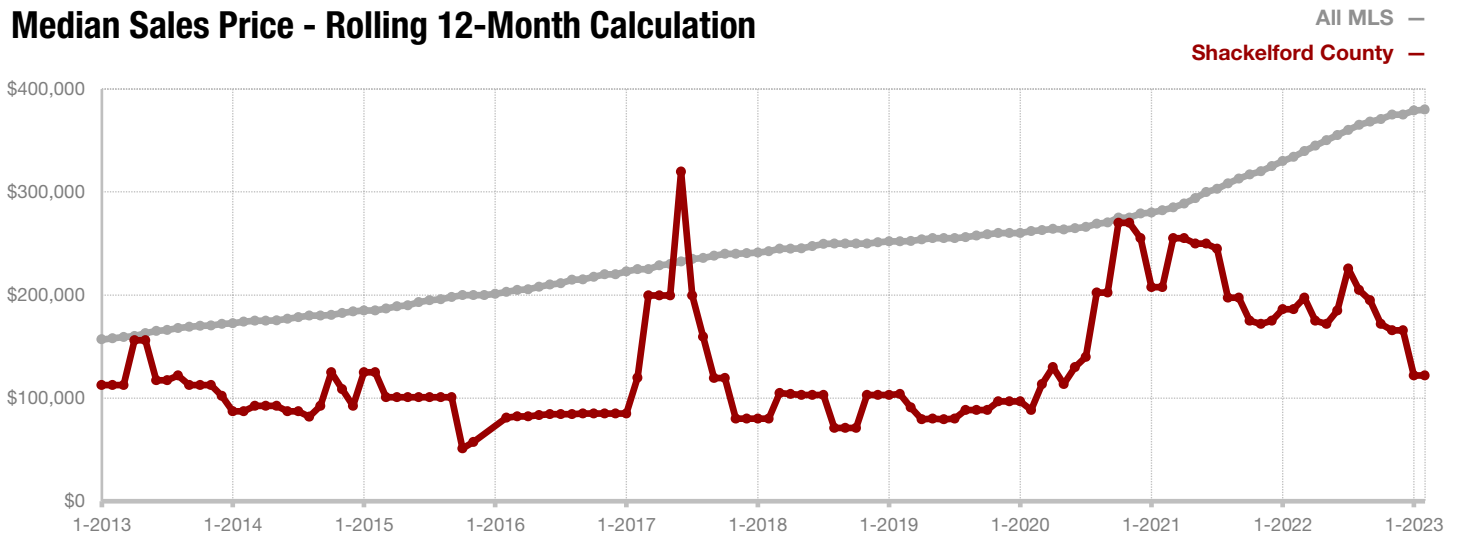
February

Year to Date

■ 2022 ■ 2023



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 13.1%

+ 8.1%

- 0.3%

Change in
New Listings

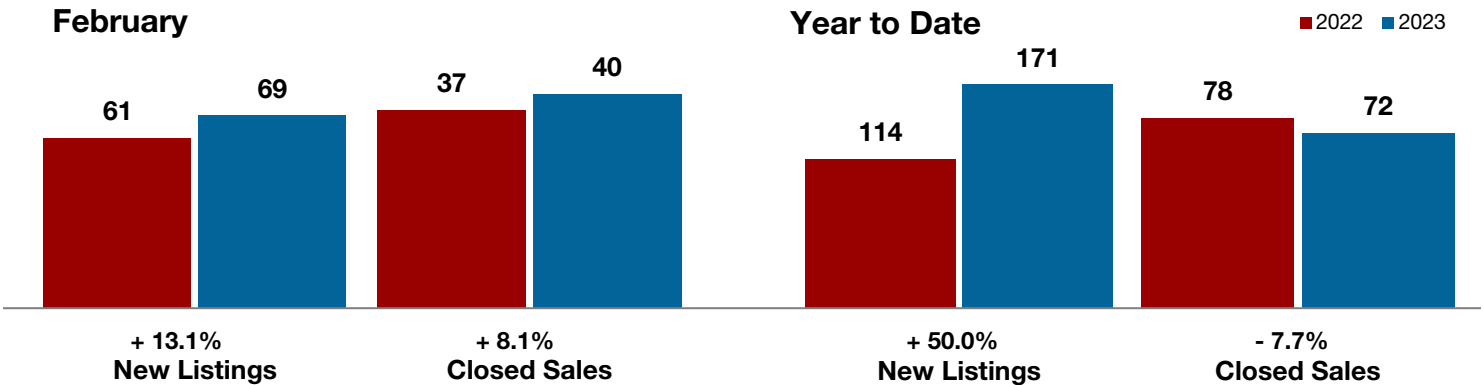
Change in
Closed Sales

Change in
Median Sales Price

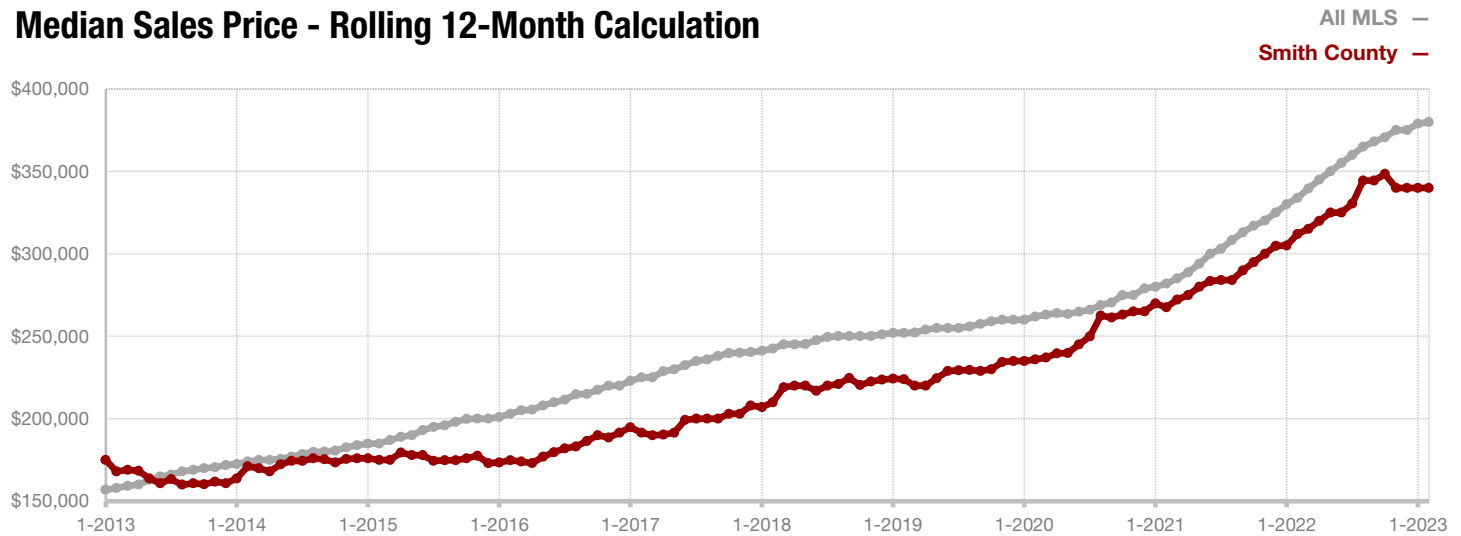
Smith County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	61	69	+ 13.1%	114	171	+ 50.0%
Pending Sales	54	47	- 13.0%	97	96	- 1.0%
Closed Sales	37	40	+ 8.1%	78	72	- 7.7%
Average Sales Price*	\$351,603	\$371,379	+ 5.6%	\$348,700	\$353,601	+ 1.4%
Median Sales Price*	\$320,000	\$319,000	- 0.3%	\$307,060	\$282,500	- 8.0%
Percent of Original List Price Received*	95.5%	94.2%	- 1.4%	96.0%	93.6%	- 2.5%
Days on Market Until Sale	46	55	+ 19.6%	38	55	+ 44.7%
Inventory of Homes for Sale	109	227	+ 108.3%	--	--	--
Months Supply of Inventory	1.6	4.2	+ 100.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



- 5.6%

0.0%

+ 133.7%

Change in
New Listings

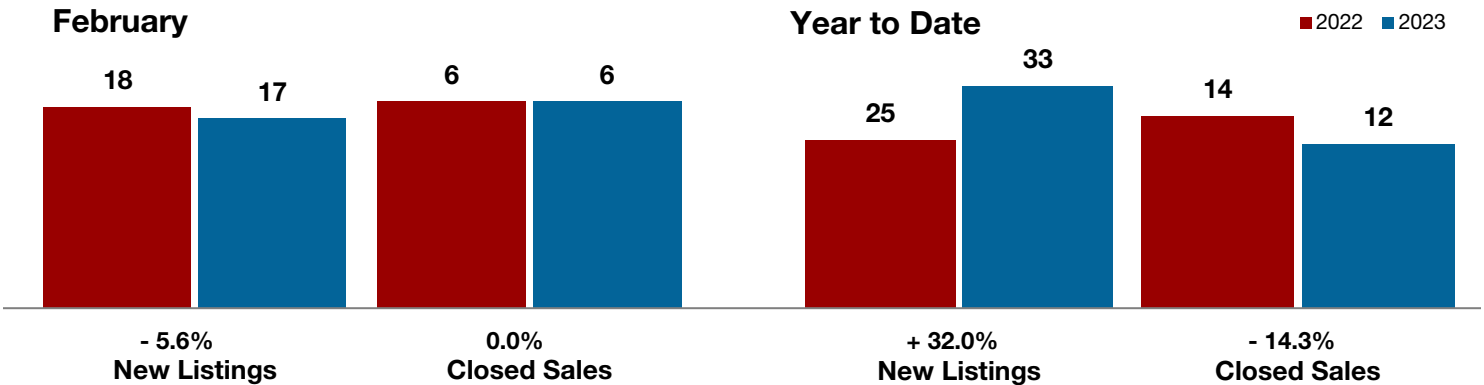
Change in
Closed Sales

Change in
Median Sales Price

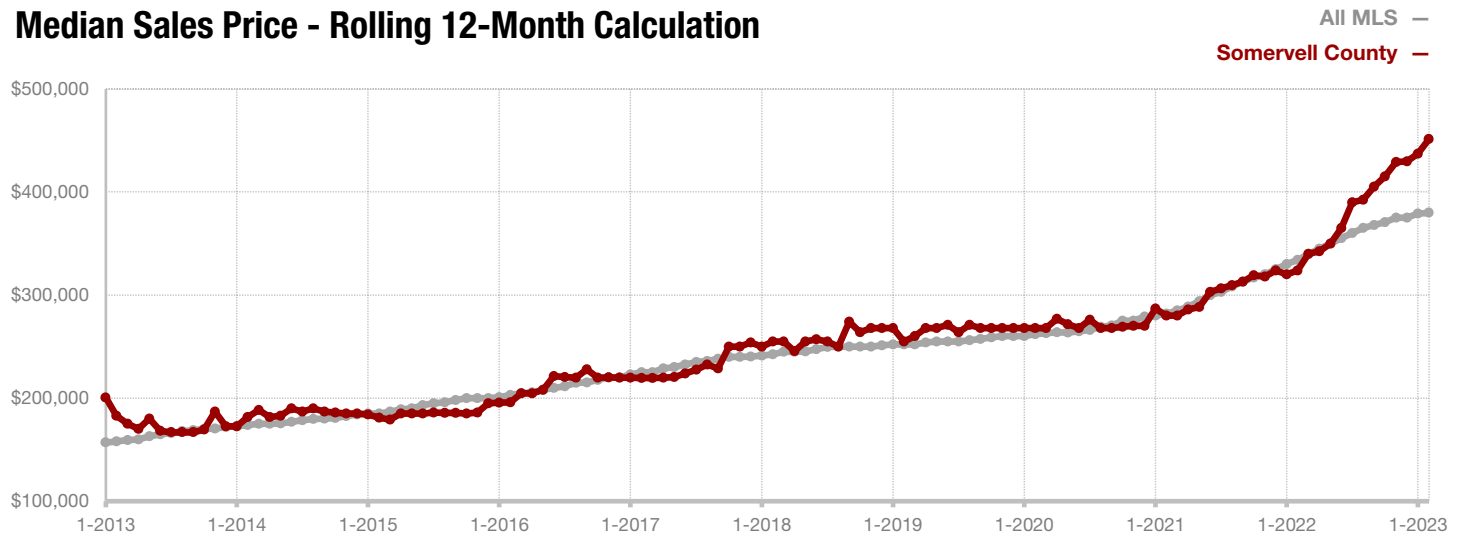
Somervell County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	18	17	- 5.6%	25	33	+ 32.0%
Pending Sales	10	7	- 30.0%	18	14	- 22.2%
Closed Sales	6	6	0.0%	14	12	- 14.3%
Average Sales Price*	\$291,483	\$542,483	+ 86.1%	\$328,243	\$546,825	+ 66.6%
Median Sales Price*	\$245,000	\$572,450	+ 133.7%	\$257,500	\$540,000	+ 109.7%
Percent of Original List Price Received*	94.3%	95.0%	+ 0.7%	92.6%	93.8%	+ 1.3%
Days on Market Until Sale	52	63	+ 21.2%	50	66	+ 32.0%
Inventory of Homes for Sale	19	53	+ 178.9%	--	--	--
Months Supply of Inventory	1.8	6.4	+ 200.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



- 42.9%

+ 14.3%

+ 42.9%

Change in
New Listings

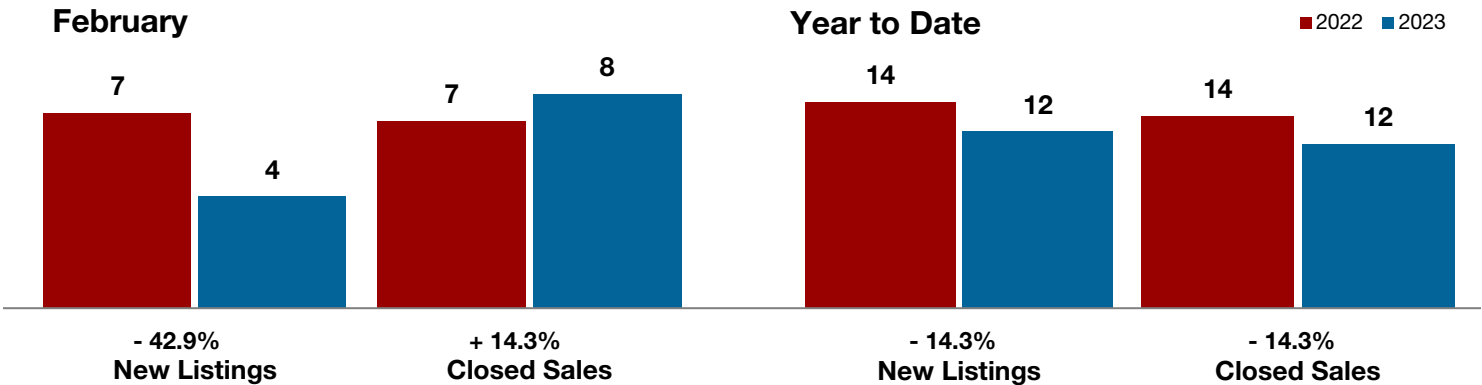
Change in
Closed Sales

Change in
Median Sales Price

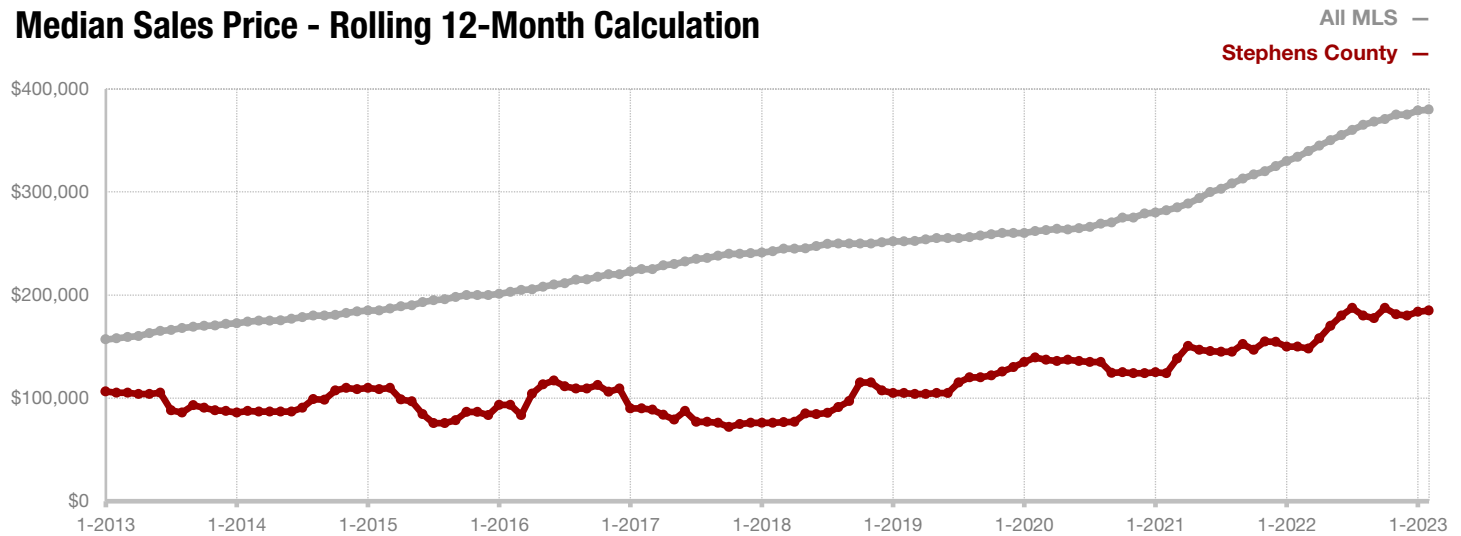
Stephens County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	7	4	- 42.9%	14	12	- 14.3%
Pending Sales	7	8	+ 14.3%	15	16	+ 6.7%
Closed Sales	7	8	+ 14.3%	14	12	- 14.3%
Average Sales Price*	\$170,114	\$177,750	+ 4.5%	\$153,689	\$200,083	+ 30.2%
Median Sales Price*	\$140,000	\$200,000	+ 42.9%	\$134,950	\$200,000	+ 48.2%
Percent of Original List Price Received*	89.6%	82.9%	- 7.5%	92.8%	84.9%	- 8.5%
Days on Market Until Sale	89	109	+ 22.5%	78	110	+ 41.0%
Inventory of Homes for Sale	31	31	0.0%	--	--	--
Months Supply of Inventory	3.5	4.3	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



Stonewall County

0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 5.7%

Change in
Median Sales Price

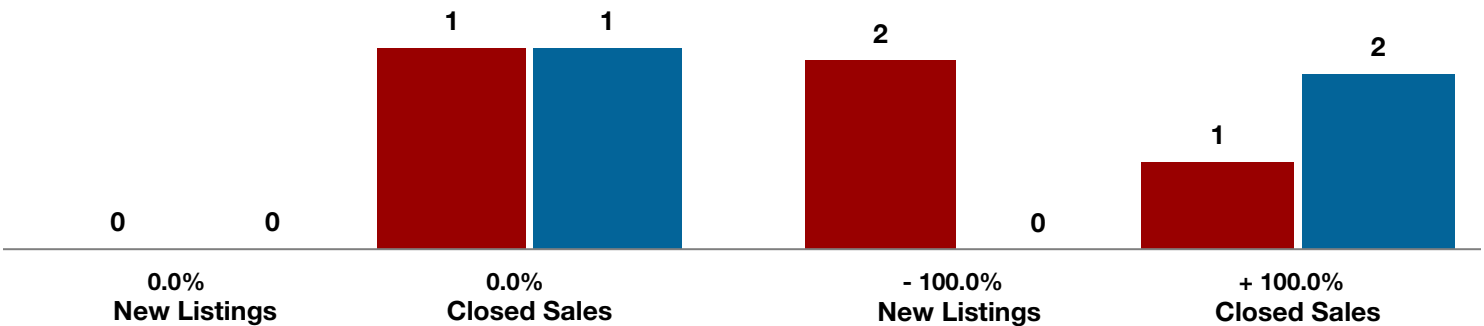
	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Average Sales Price*	\$44,000	\$46,500	+ 5.7%	\$44,000	\$180,750	+ 310.8%
Median Sales Price*	\$44,000	\$46,500	+ 5.7%	\$44,000	\$180,750	+ 310.8%
Percent of Original List Price Received*	67.7%	80.9%	+ 19.5%	67.7%	90.4%	+ 33.5%
Days on Market Until Sale	1	102	+ 10100.0%	1	65	+ 6400.0%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.8	3.3	+ 200.0%	--	--	--

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February

Year to Date

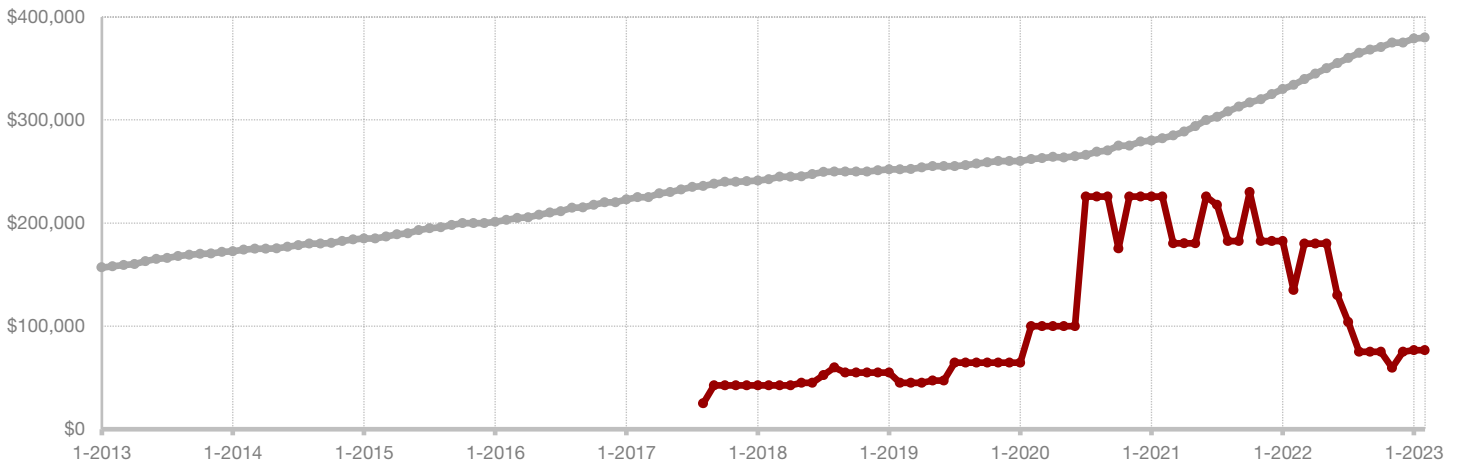
■ 2022 ■ 2023



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – February 2023

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



+ 0.4%

- 9.1%

- 1.2%

Change in
New Listings

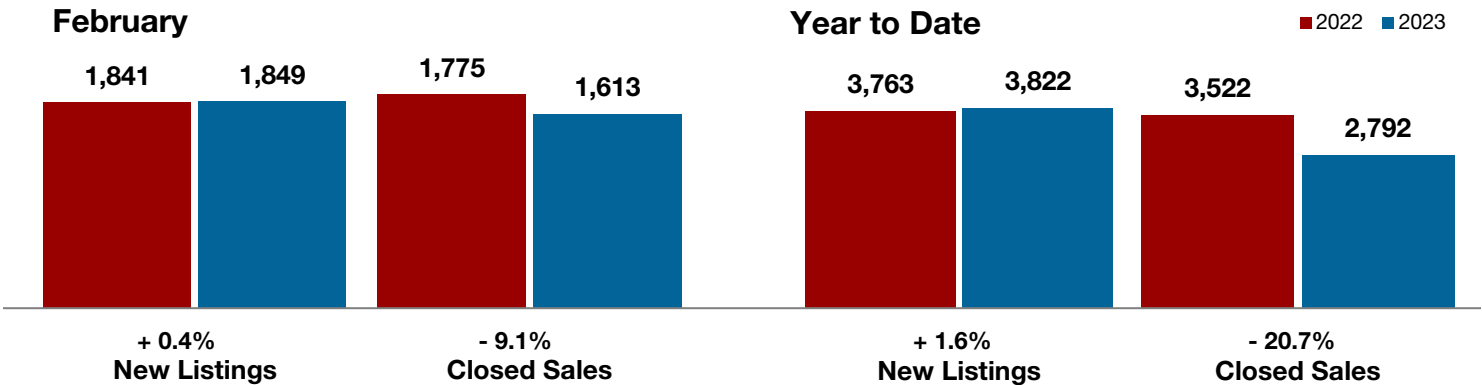
Change in
Closed Sales

Change in
Median Sales Price

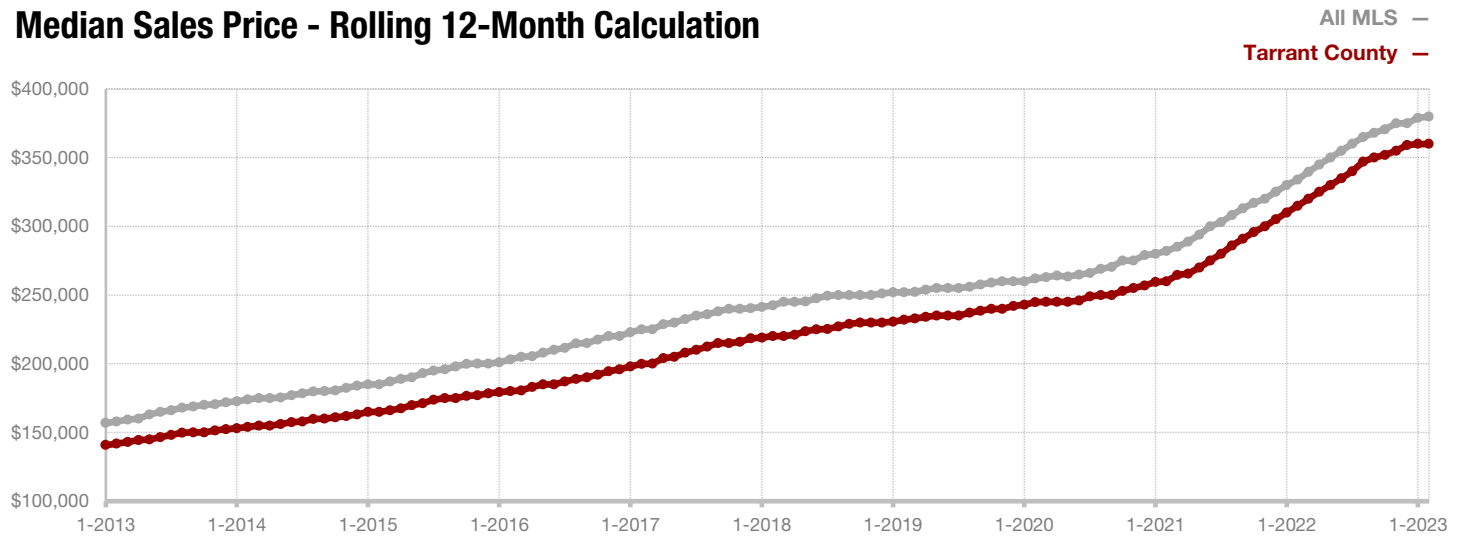
Tarrant County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,841	1,849	+ 0.4%	3,763	3,822	+ 1.6%
Pending Sales	1,783	1,761	- 1.2%	3,776	3,570	- 5.5%
Closed Sales	1,775	1,613	- 9.1%	3,522	2,792	- 20.7%
Average Sales Price*	\$387,475	\$404,631	+ 4.4%	\$386,141	\$408,949	+ 5.9%
Median Sales Price*	\$342,950	\$339,000	- 1.2%	\$335,000	\$338,000	+ 0.9%
Percent of Original List Price Received*	102.3%	94.9%	- 7.2%	101.6%	94.5%	- 7.0%
Days on Market Until Sale	24	54	+ 125.0%	24	53	+ 120.8%
Inventory of Homes for Sale	1,587	3,459	+ 118.0%	--	--	--
Months Supply of Inventory	0.7	1.7	+ 100.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 9.5%

- 4.5%

- 15.1%

Change in
New Listings

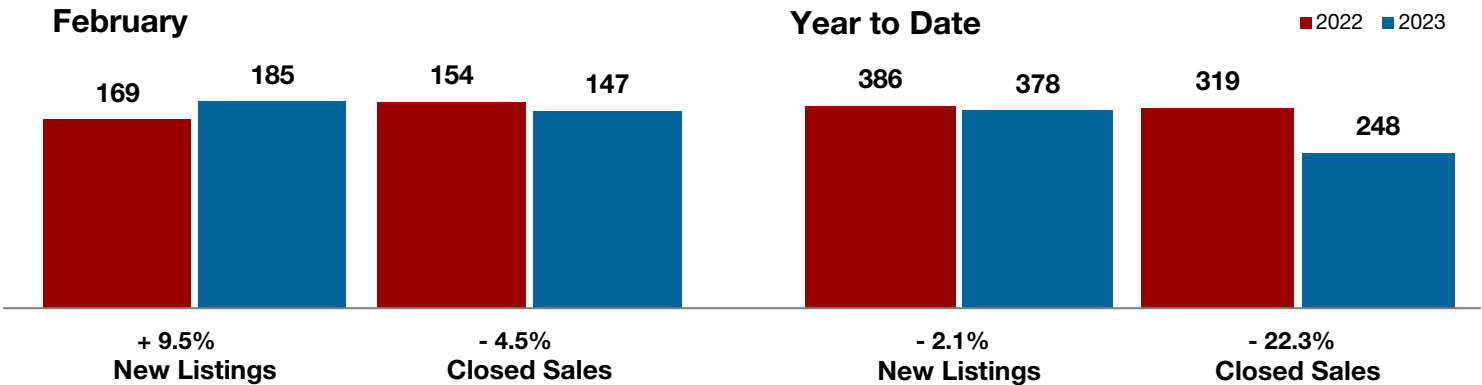
Change in
Closed Sales

Change in
Median Sales Price

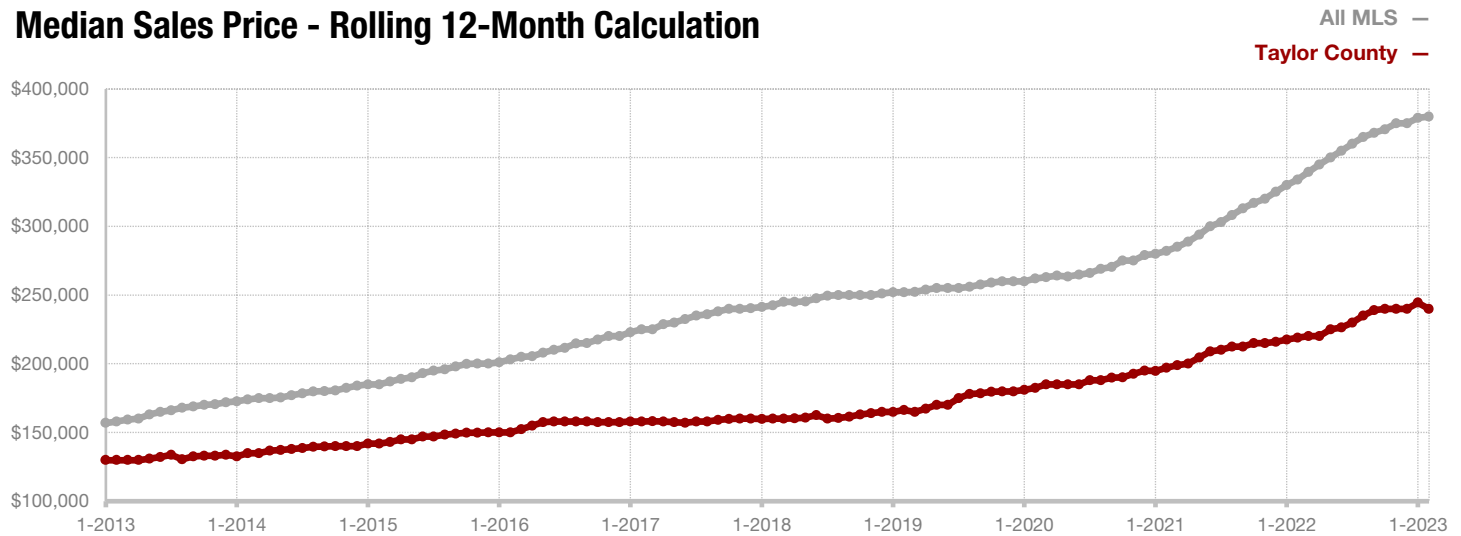
Taylor County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	169	185	+ 9.5%	386	378	- 2.1%
Pending Sales	171	145	- 15.2%	374	326	- 12.8%
Closed Sales	154	147	- 4.5%	319	248	- 22.3%
Average Sales Price*	\$271,791	\$254,628	- 6.3%	\$258,970	\$259,865	+ 0.3%
Median Sales Price*	\$254,303	\$216,000	- 15.1%	\$235,000	\$223,500	- 4.9%
Percent of Original List Price Received*	97.1%	95.6%	- 1.5%	97.5%	95.0%	- 2.6%
Days on Market Until Sale	33	61	+ 84.8%	34	57	+ 67.6%
Inventory of Homes for Sale	253	425	+ 68.0%	--	--	--
Months Supply of Inventory	1.2	2.4	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



- 60.0%

0.0%

- 9.3%

Change in
New Listings

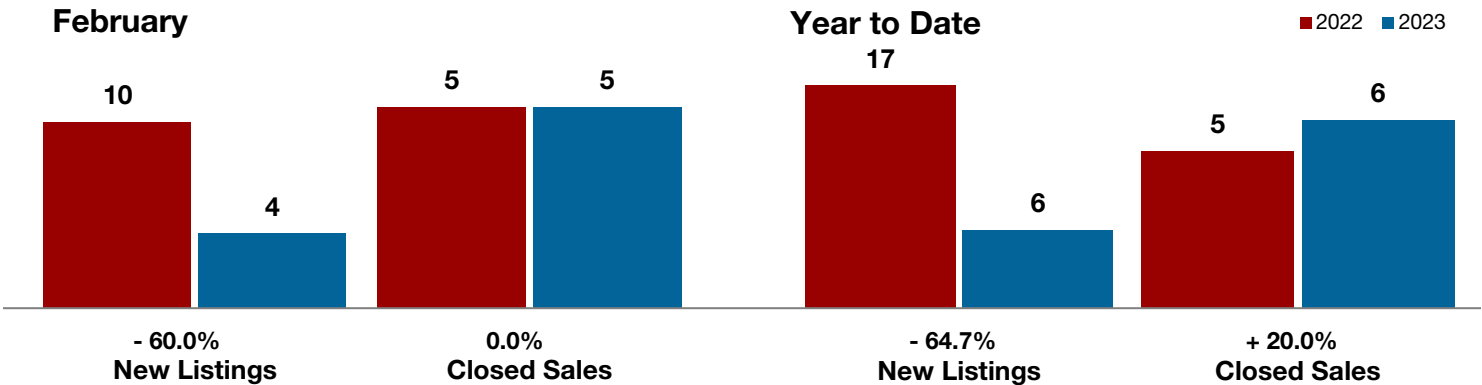
Change in
Closed Sales

Change in
Median Sales Price

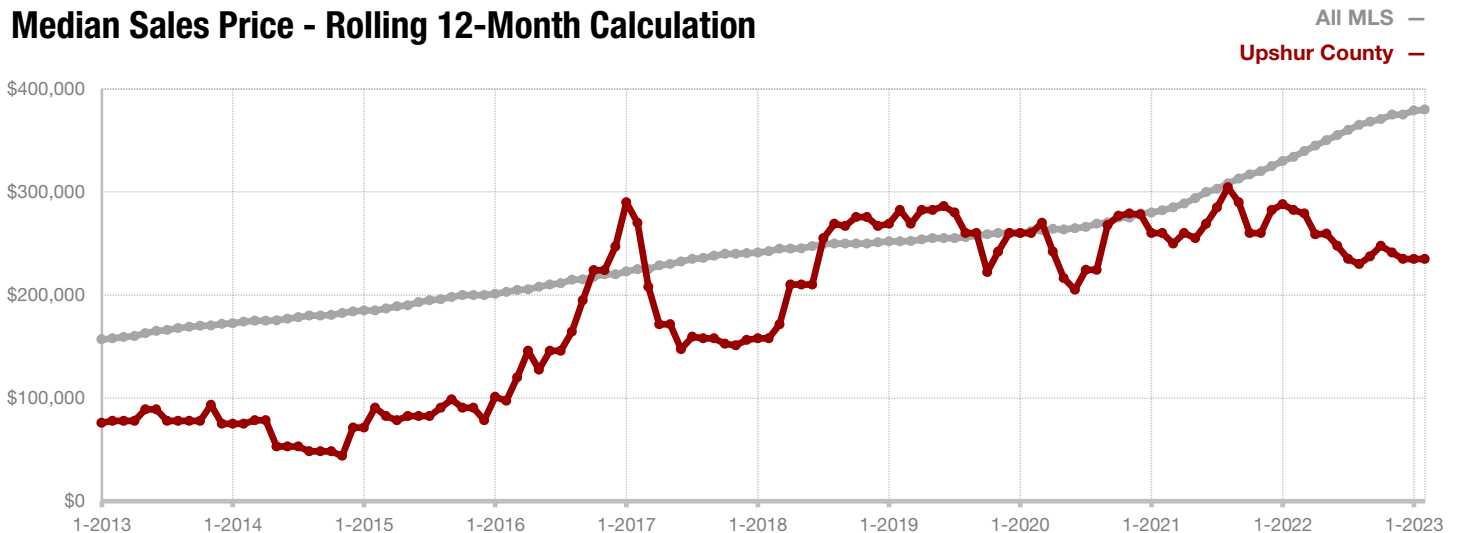
Upshur County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	10	4	- 60.0%	17	6	- 64.7%
Pending Sales	6	3	- 50.0%	8	7	- 12.5%
Closed Sales	5	5	0.0%	5	6	+ 20.0%
Average Sales Price*	\$326,300	\$217,080	- 33.5%	\$326,300	\$297,567	- 8.8%
Median Sales Price*	\$248,000	\$224,999	- 9.3%	\$248,000	\$226,500	- 8.7%
Percent of Original List Price Received*	103.2%	84.7%	- 17.9%	103.2%	86.6%	- 16.1%
Days on Market Until Sale	36	81	+ 125.0%	36	93	+ 158.3%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	5.6	2.6	- 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 3.1%

- 36.8%

+ 23.2%

Change in
New Listings

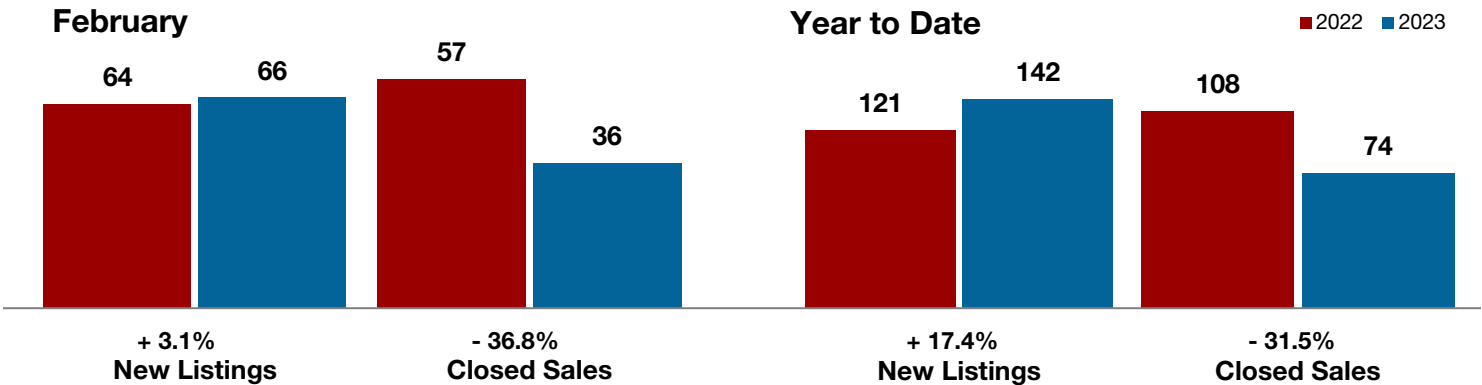
Change in
Closed Sales

Change in
Median Sales Price

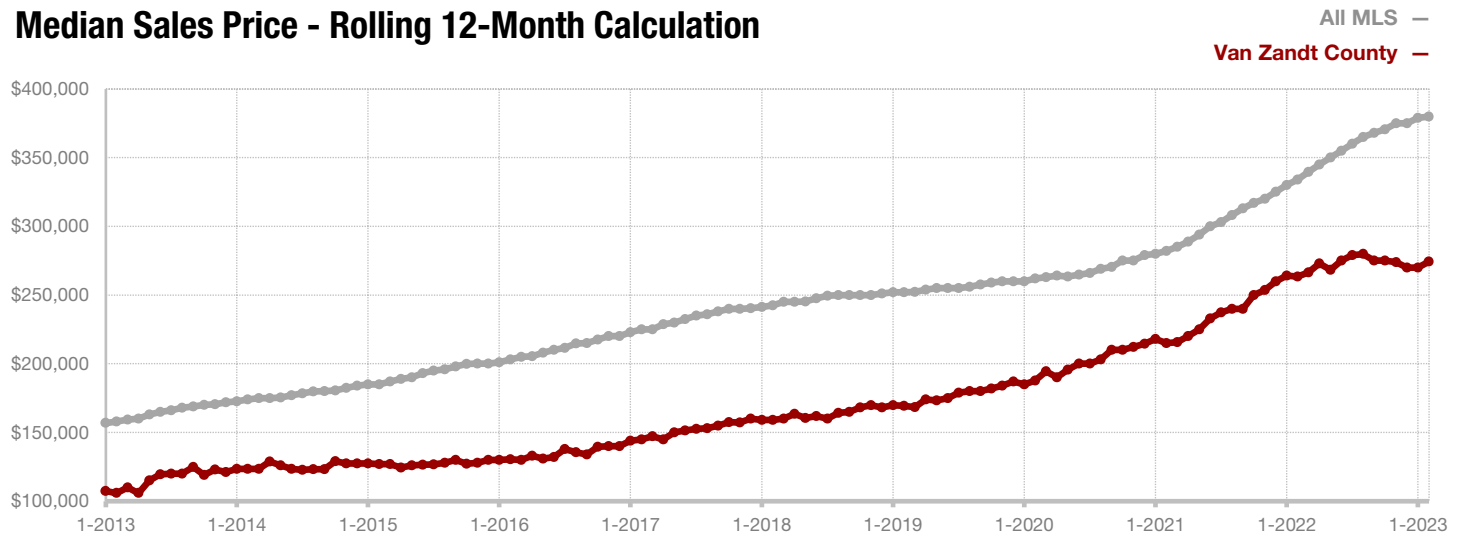
Van Zandt County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	64	66	+ 3.1%	121	142	+ 17.4%
Pending Sales	42	40	- 4.8%	102	80	- 21.6%
Closed Sales	57	36	- 36.8%	108	74	- 31.5%
Average Sales Price*	\$304,442	\$311,482	+ 2.3%	\$315,830	\$307,448	- 2.7%
Median Sales Price*	\$215,000	\$264,978	+ 23.2%	\$249,500	\$264,978	+ 6.2%
Percent of Original List Price Received*	95.7%	93.4%	- 2.4%	95.4%	91.9%	- 3.7%
Days on Market Until Sale	53	60	+ 13.2%	47	68	+ 44.7%
Inventory of Homes for Sale	129	221	+ 71.3%	--	--	--
Months Supply of Inventory	2.1	4.5	+ 150.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 39.3%

Change in
New Listings

+ 2.3%

Change in
Closed Sales

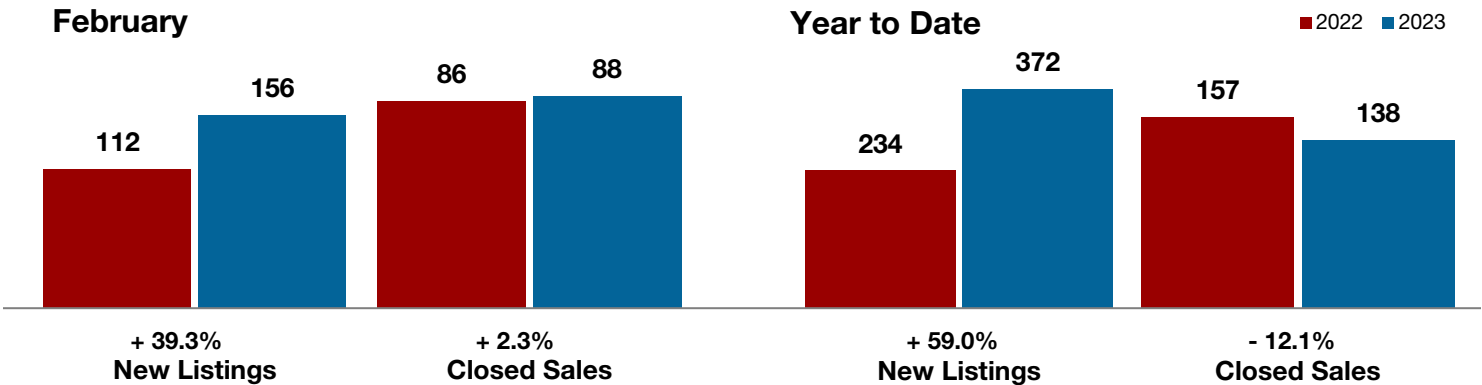
+ 24.1%

Change in
Median Sales Price

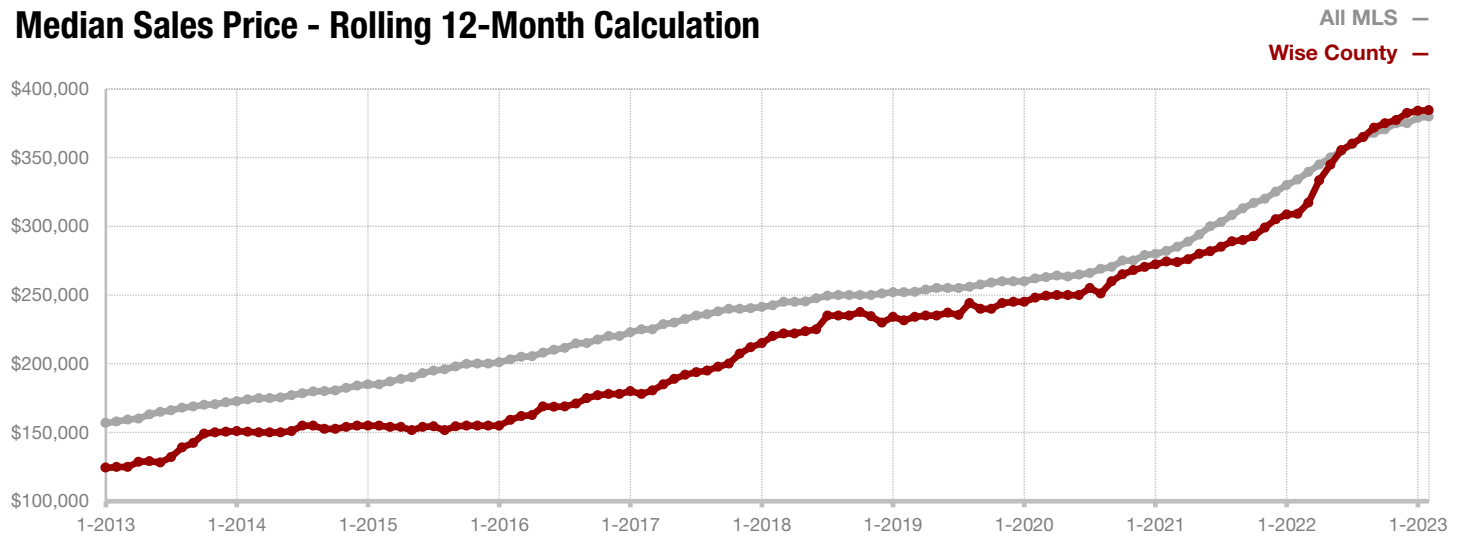
Wise County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	112	156	+ 39.3%	234	372	+ 59.0%
Pending Sales	115	102	- 11.3%	219	193	- 11.9%
Closed Sales	86	88	+ 2.3%	157	138	- 12.1%
Average Sales Price*	\$352,610	\$402,863	+ 14.3%	\$358,192	\$391,670	+ 9.3%
Median Sales Price*	\$286,250	\$355,165	+ 24.1%	\$300,000	\$353,850	+ 18.0%
Percent of Original List Price Received*	99.6%	95.2%	- 4.4%	97.6%	94.5%	- 3.2%
Days on Market Until Sale	33	55	+ 66.7%	41	59	+ 43.9%
Inventory of Homes for Sale	149	494	+ 231.5%	--	--	--
Months Supply of Inventory	1.4	5.1	+ 400.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



+ 38.7%

+ 9.4%

- 22.9%

Change in
New Listings

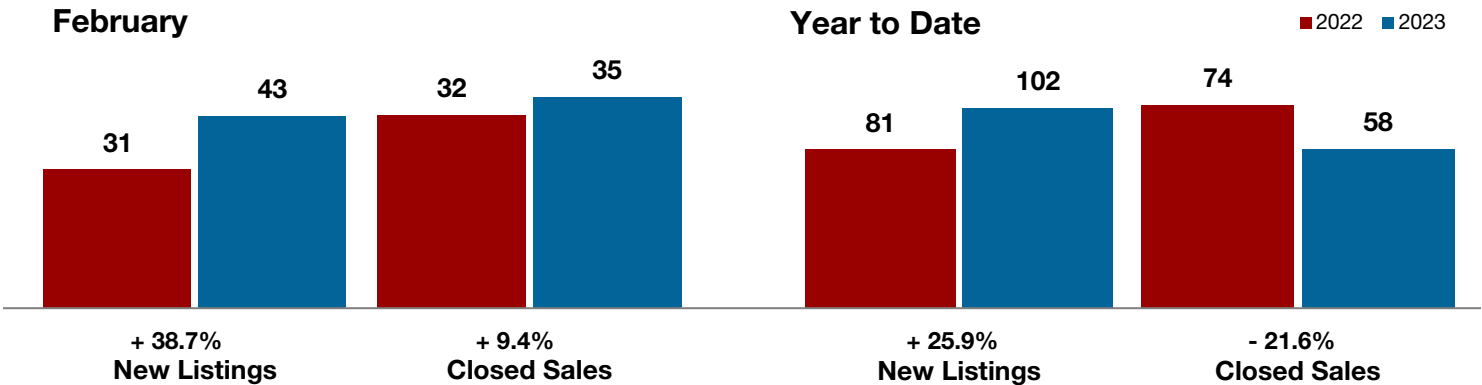
Change in
Closed Sales

Change in
Median Sales Price

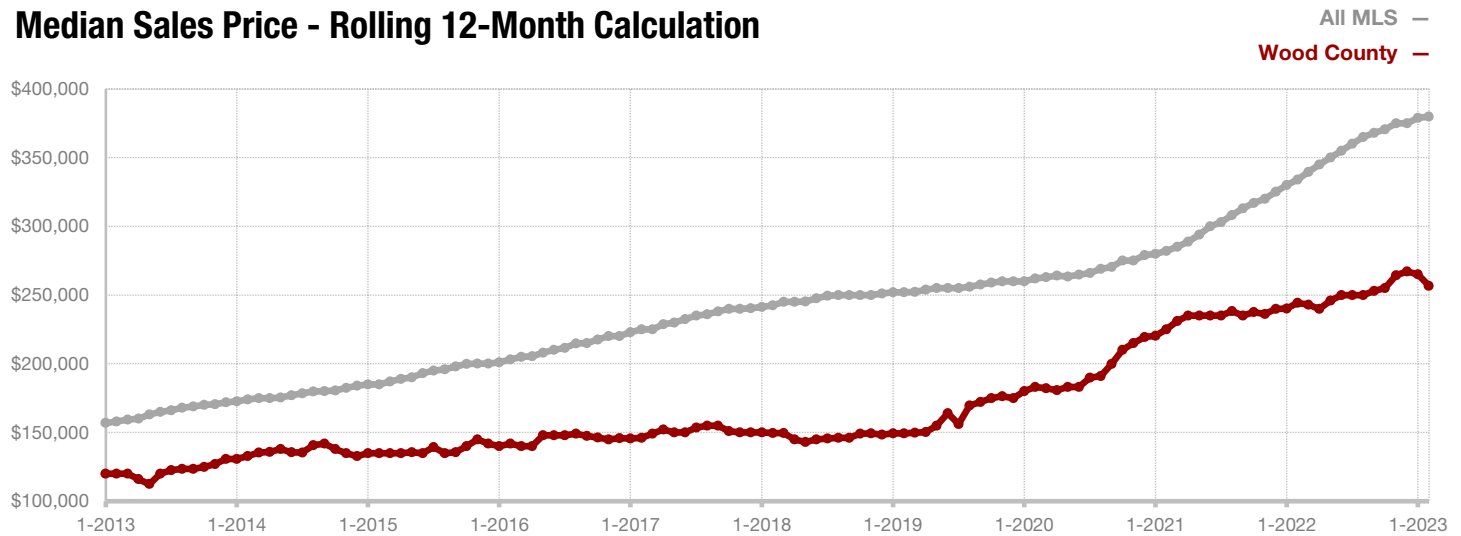
Wood County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	31	43	+ 38.7%	81	102	+ 25.9%
Pending Sales	27	32	+ 18.5%	70	69	- 1.4%
Closed Sales	32	35	+ 9.4%	74	58	- 21.6%
Average Sales Price*	\$340,844	\$302,149	- 11.4%	\$348,997	\$268,505	- 23.1%
Median Sales Price*	\$277,450	\$214,000	- 22.9%	\$267,950	\$212,000	- 20.9%
Percent of Original List Price Received*	99.5%	93.2%	- 6.3%	96.8%	92.1%	- 4.9%
Days on Market Until Sale	37	60	+ 62.2%	42	60	+ 42.9%
Inventory of Homes for Sale	106	142	+ 34.0%	--	--	--
Months Supply of Inventory	2.5	4.1	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2023

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



0.0%

+ 166.7%

+ 7.2%

Change in
New Listings

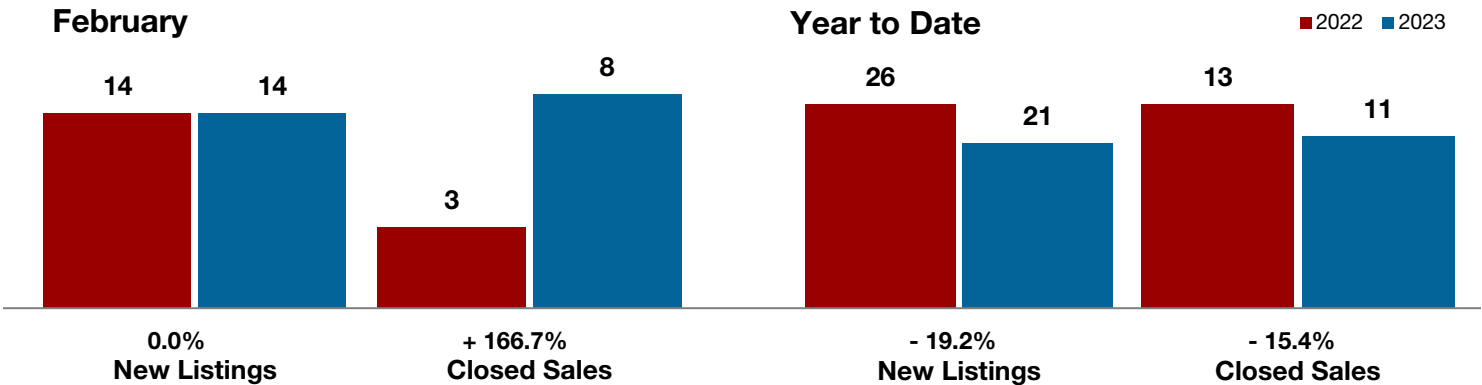
Change in
Closed Sales

Change in
Median Sales Price

Young County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	14	14	0.0%	26	21	- 19.2%
Pending Sales	10	3	- 70.0%	22	8	- 63.6%
Closed Sales	3	8	+ 166.7%	13	11	- 15.4%
Average Sales Price*	\$400,970	\$220,063	- 45.1%	\$206,316	\$217,455	+ 5.4%
Median Sales Price*	\$202,910	\$217,500	+ 7.2%	\$155,000	\$225,000	+ 45.2%
Percent of Original List Price Received*	97.8%	90.6%	- 7.4%	92.0%	91.9%	- 0.1%
Days on Market Until Sale	28	102	+ 264.3%	67	80	+ 19.4%
Inventory of Homes for Sale	35	36	+ 2.9%	--	--	--
Months Supply of Inventory	2.4	3.4	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

