

Local Market Updates

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



January 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 – January 2023

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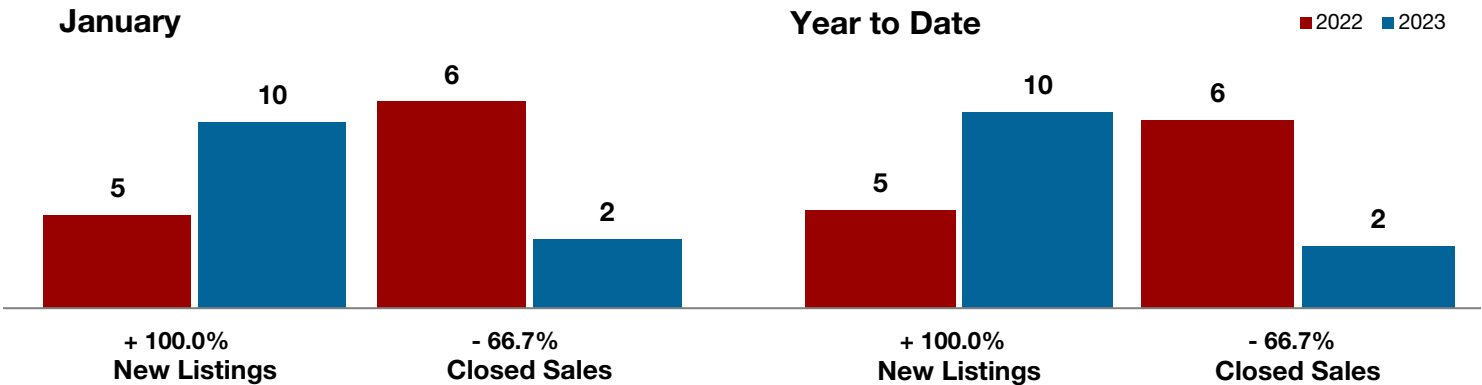


+ 100.0%	- 66.7%	- 1.3%
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

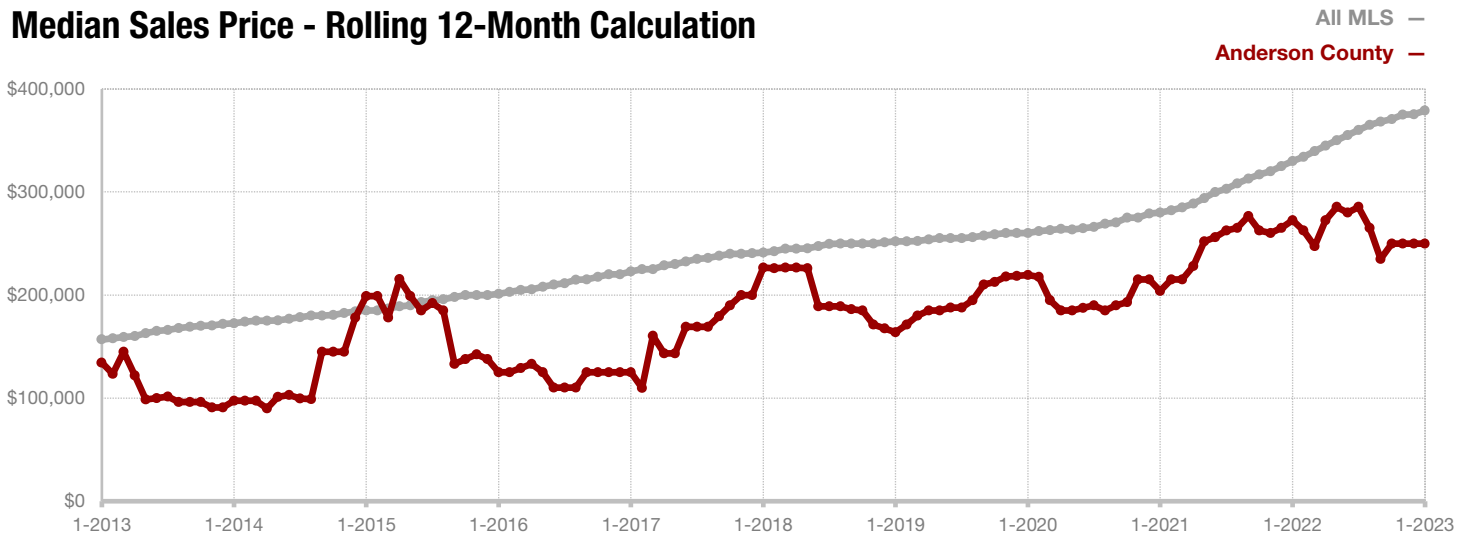
Anderson County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	5	10	+ 100.0%	5	10	+ 100.0%
Pending Sales	6	5	- 16.7%	6	5	- 16.7%
Closed Sales	6	2	- 66.7%	6	2	- 66.7%
Average Sales Price*	\$301,983	\$286,250	- 5.2%	\$301,983	\$286,250	- 5.2%
Median Sales Price*	\$289,950	\$286,250	- 1.3%	\$289,950	\$286,250	- 1.3%
Percent of Original List Price Received*	89.2%	84.2%	- 5.6%	89.2%	84.2%	- 5.6%
Days on Market Until Sale	48	63	+ 31.3%	48	63	+ 31.3%
Inventory of Homes for Sale	18	34	+ 88.9%	--	--	--
Months Supply of Inventory	3.8	6.2	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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+ 11.8%

- 78.6%

+ 22.0%

Change in
New Listings

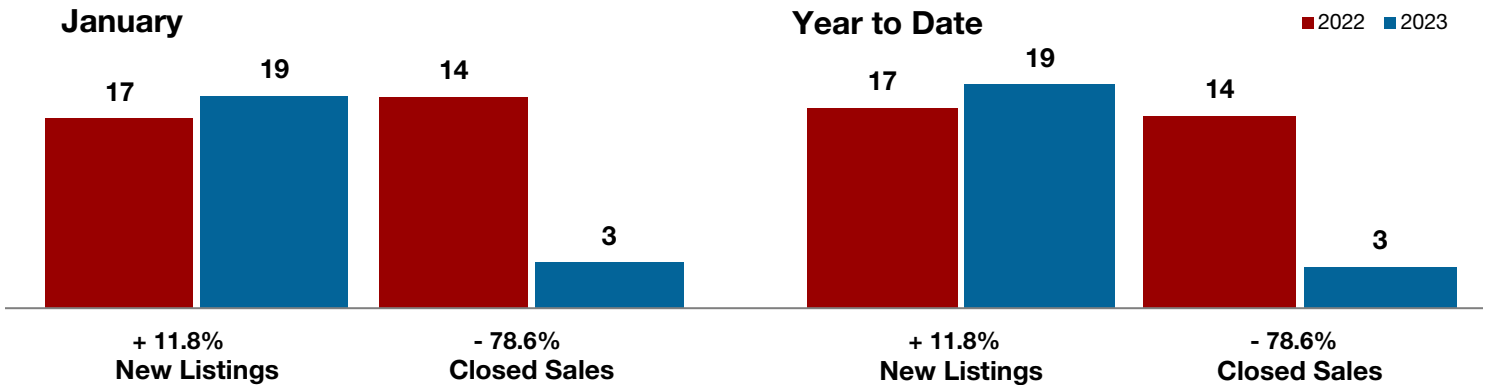
Change in
Closed Sales

Change in
Median Sales Price

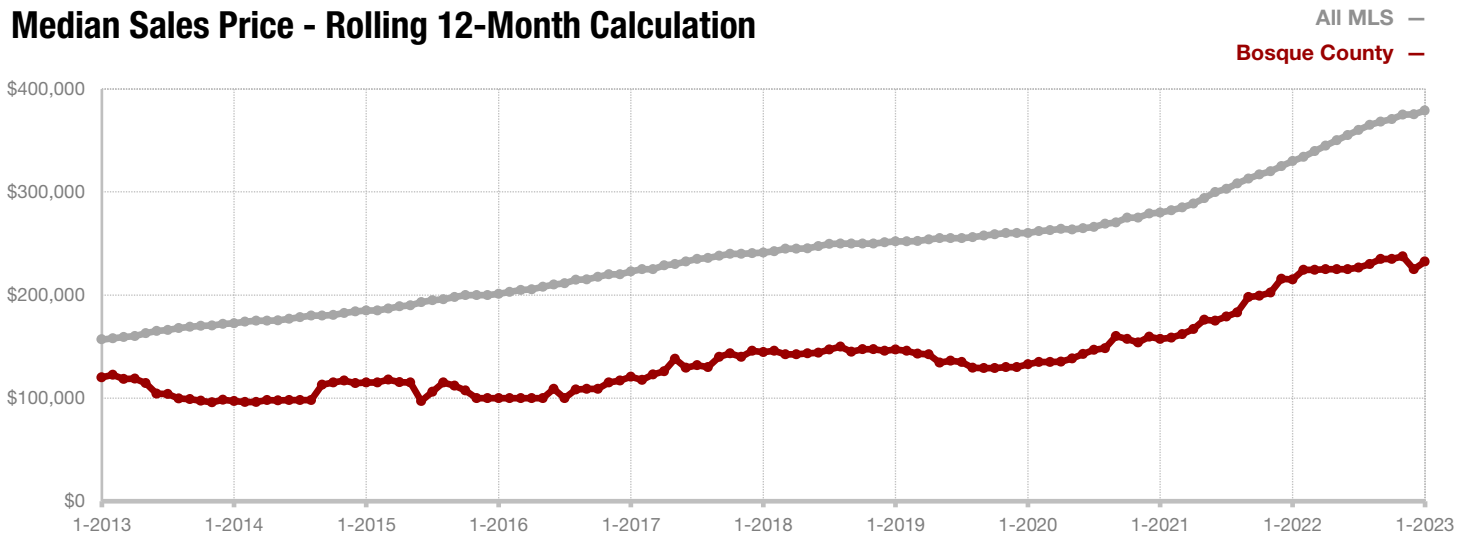
Bosque County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	17	19	+ 11.8%	17	19	+ 11.8%
Pending Sales	15	4	- 73.3%	15	4	- 73.3%
Closed Sales	14	3	- 78.6%	14	3	- 78.6%
Average Sales Price*	\$273,801	\$276,167	+ 0.9%	\$273,801	\$276,167	+ 0.9%
Median Sales Price*	\$184,500	\$225,000	+ 22.0%	\$184,500	\$225,000	+ 22.0%
Percent of Original List Price Received*	87.4%	92.7%	+ 6.1%	87.4%	92.7%	+ 6.1%
Days on Market Until Sale	39	57	+ 46.2%	39	57	+ 46.2%
Inventory of Homes for Sale	45	64	+ 42.2%	--	--	--
Months Supply of Inventory	2.9	4.9	+ 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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+ 26.8%

- 15.4%

- 20.3%

Change in
New Listings

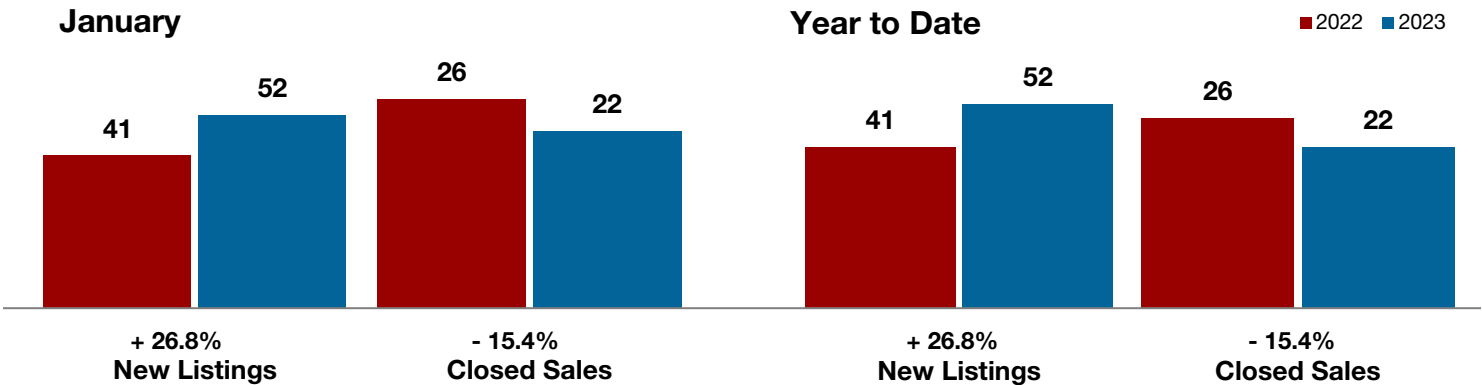
Change in
Closed Sales

Change in
Median Sales Price

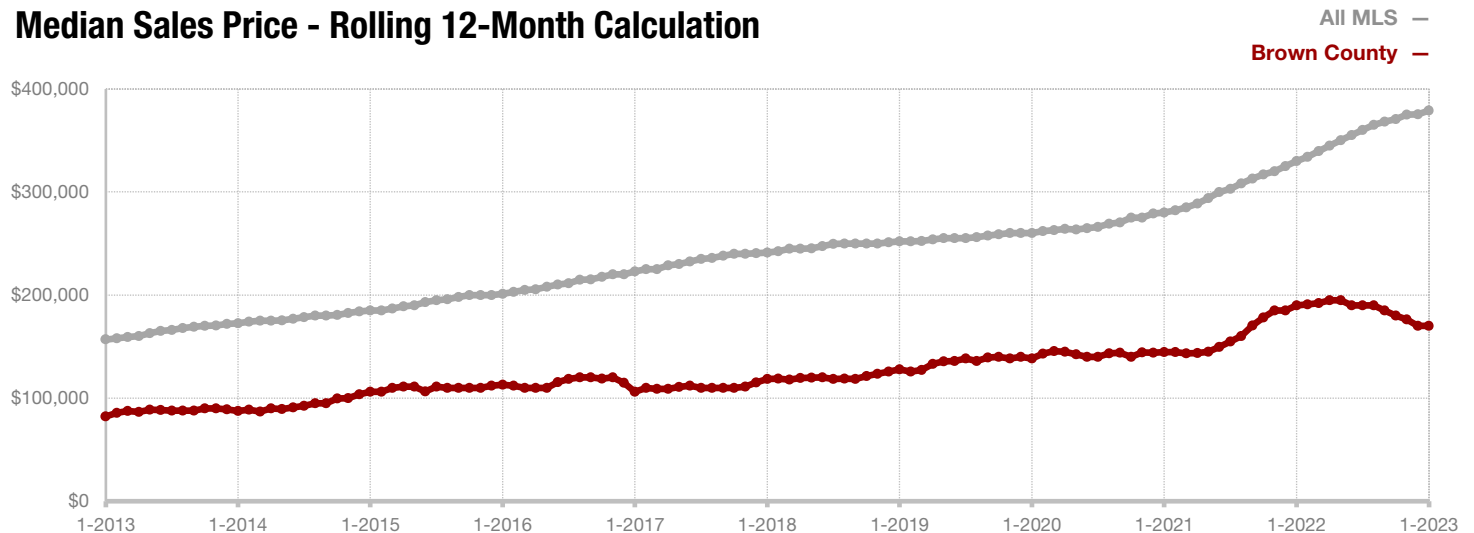
Brown County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	41	52	+ 26.8%	41	52	+ 26.8%
Pending Sales	45	29	- 35.6%	45	29	- 35.6%
Closed Sales	26	22	- 15.4%	26	22	- 15.4%
Average Sales Price*	\$263,738	\$252,418	- 4.3%	\$263,738	\$252,418	- 4.3%
Median Sales Price*	\$226,250	\$180,250	- 20.3%	\$226,250	\$180,250	- 20.3%
Percent of Original List Price Received*	94.4%	88.6%	- 6.1%	94.4%	88.6%	- 6.1%
Days on Market Until Sale	64	50	- 21.9%	64	50	- 21.9%
Inventory of Homes for Sale	100	162	+ 62.0%	--	--	--
Months Supply of Inventory	2.3	4.1	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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+ 33.3%

- 12.5%

- 14.1%

Change in
New Listings

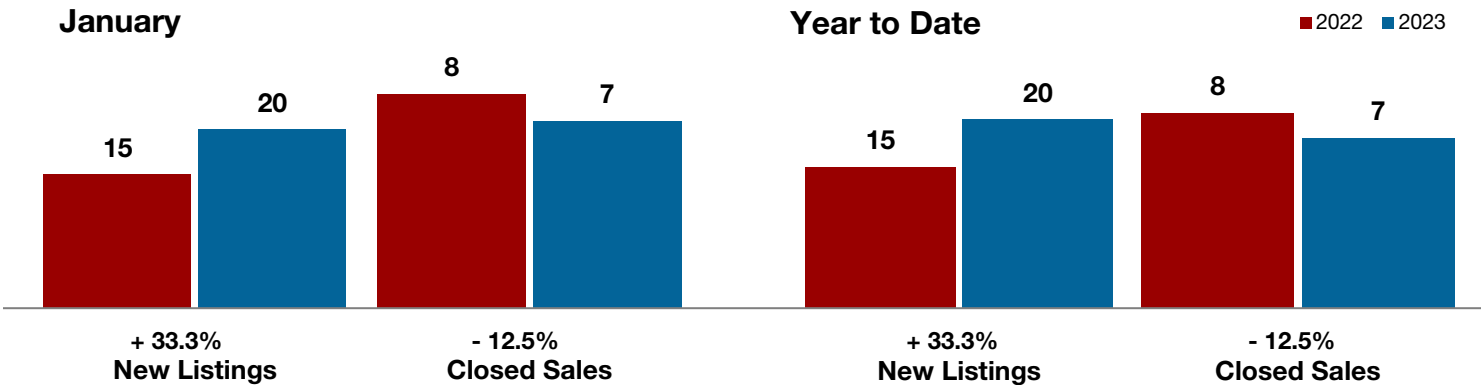
Change in
Closed Sales

Change in
Median Sales Price

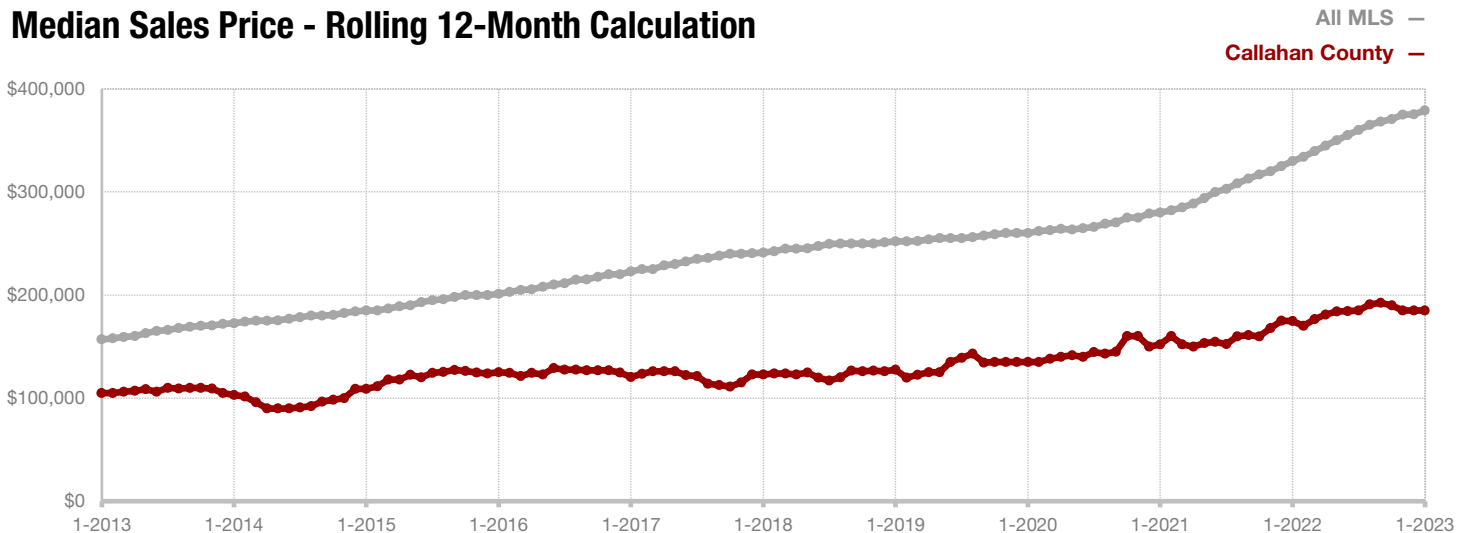
Callahan County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	15	20	+ 33.3%	15	20	+ 33.3%
Pending Sales	13	12	- 7.7%	13	12	- 7.7%
Closed Sales	8	7	- 12.5%	8	7	- 12.5%
Average Sales Price*	\$144,045	\$114,136	- 20.8%	\$144,045	\$114,136	- 20.8%
Median Sales Price*	\$136,950	\$117,600	- 14.1%	\$136,950	\$117,600	- 14.1%
Percent of Original List Price Received*	90.6%	87.7%	- 3.2%	90.6%	87.7%	- 3.2%
Days on Market Until Sale	54	58	+ 7.4%	54	58	+ 7.4%
Inventory of Homes for Sale	29	46	+ 58.6%	--	--	--
Months Supply of Inventory	2.1	3.3	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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- 25.0%

+ 400.0%

- 26.3%

Change in
New Listings

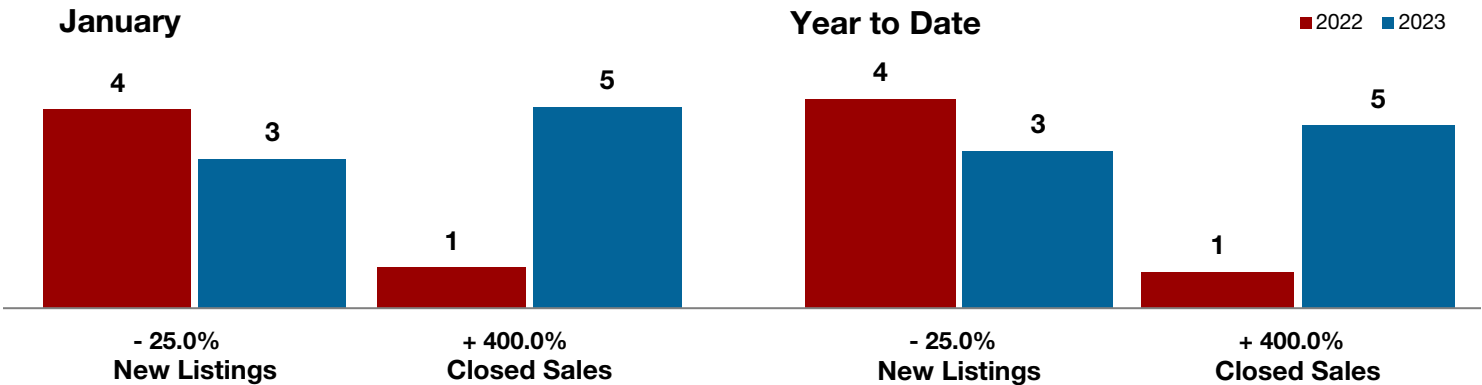
Change in
Closed Sales

Change in
Median Sales Price

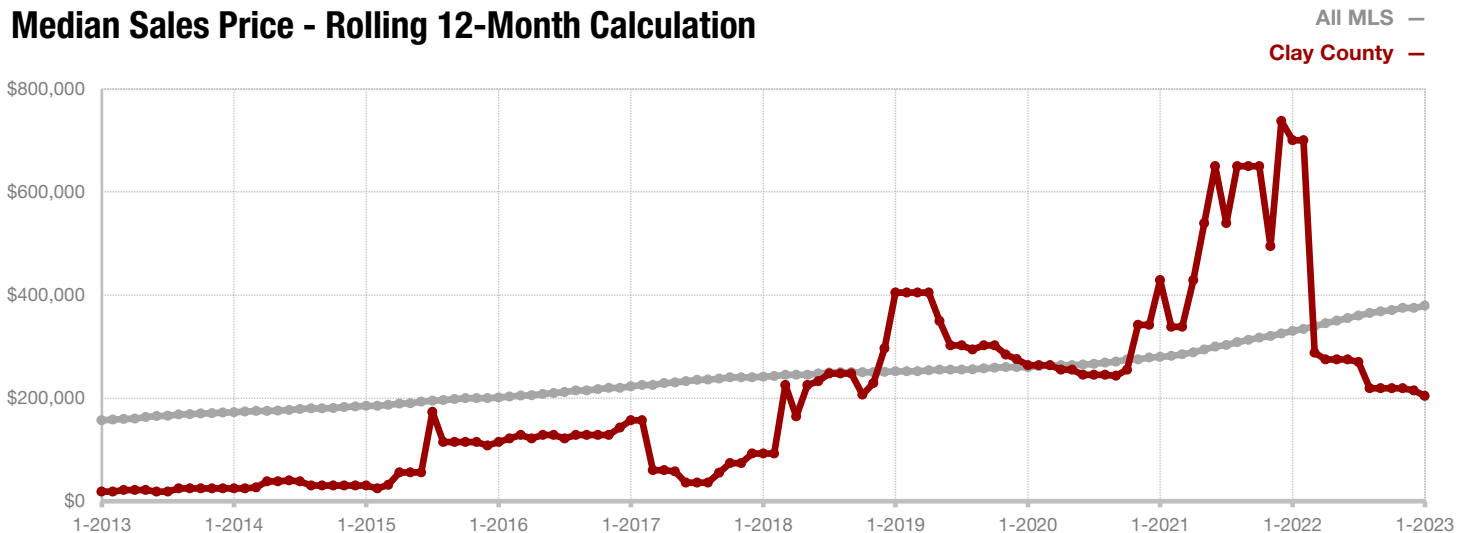
Clay County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	4	3	- 25.0%	4	3	- 25.0%
Pending Sales	1	5	+ 400.0%	1	5	+ 400.0%
Closed Sales	1	5	+ 400.0%	1	5	+ 400.0%
Average Sales Price*	\$175,000	\$157,200	- 10.2%	\$175,000	\$157,200	- 10.2%
Median Sales Price*	\$175,000	\$129,000	- 26.3%	\$175,000	\$129,000	- 26.3%
Percent of Original List Price Received*	89.7%	82.2%	- 8.4%	89.7%	82.2%	- 8.4%
Days on Market Until Sale	28	42	+ 50.0%	28	42	+ 50.0%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	4.7	3.8	- 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 250.0% **- 40.0%** **- 72.4%**

Change in
New Listings

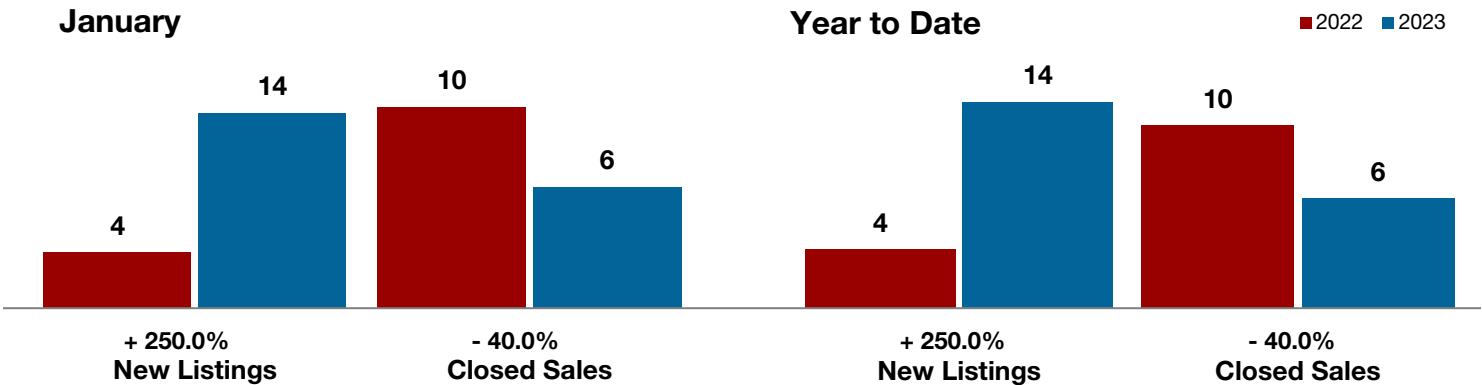
Change in
Closed Sales

Change in
Median Sales Price

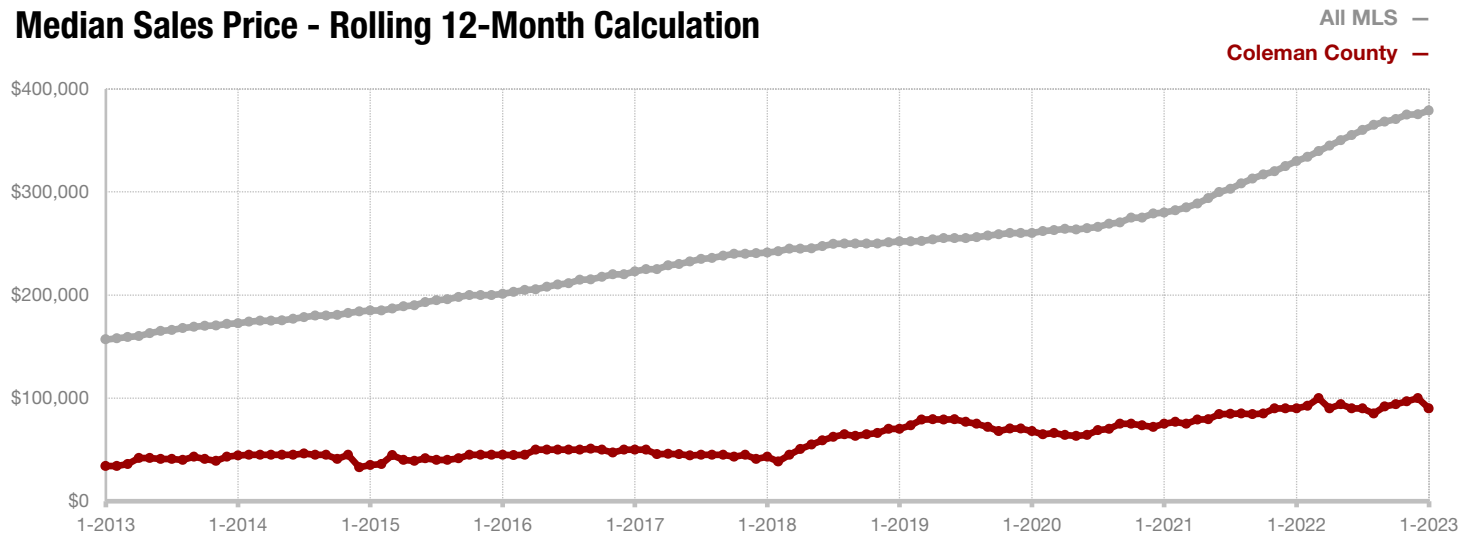
Coleman County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	4	14	+ 250.0%	4	14	+ 250.0%
Pending Sales	6	14	+ 133.3%	6	14	+ 133.3%
Closed Sales	10	6	- 40.0%	10	6	- 40.0%
Average Sales Price*	\$281,500	\$70,983	- 74.8%	\$281,500	\$70,983	- 74.8%
Median Sales Price*	\$190,000	\$52,500	- 72.4%	\$190,000	\$52,500	- 72.4%
Percent of Original List Price Received*	89.7%	77.1%	- 14.0%	89.7%	77.1%	- 14.0%
Days on Market Until Sale	59	95	+ 61.0%	59	95	+ 61.0%
Inventory of Homes for Sale	25	38	+ 52.0%	--	--	--
Months Supply of Inventory	3.3	4.9	+ 66.7%	--	--	--

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+ 27.3%

- 19.0%

+ 8.6%

Change in
New Listings

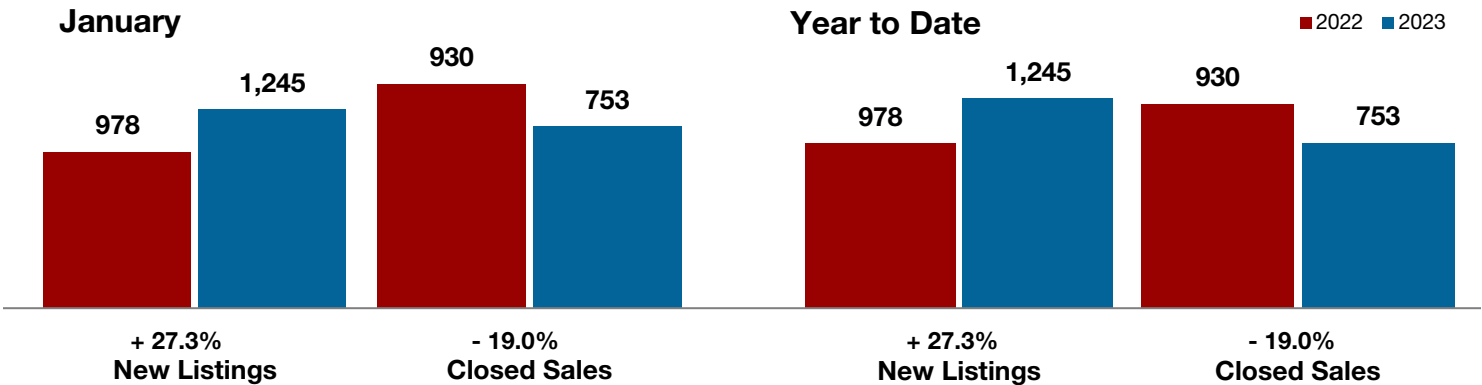
Change in
Closed Sales

Change in
Median Sales Price

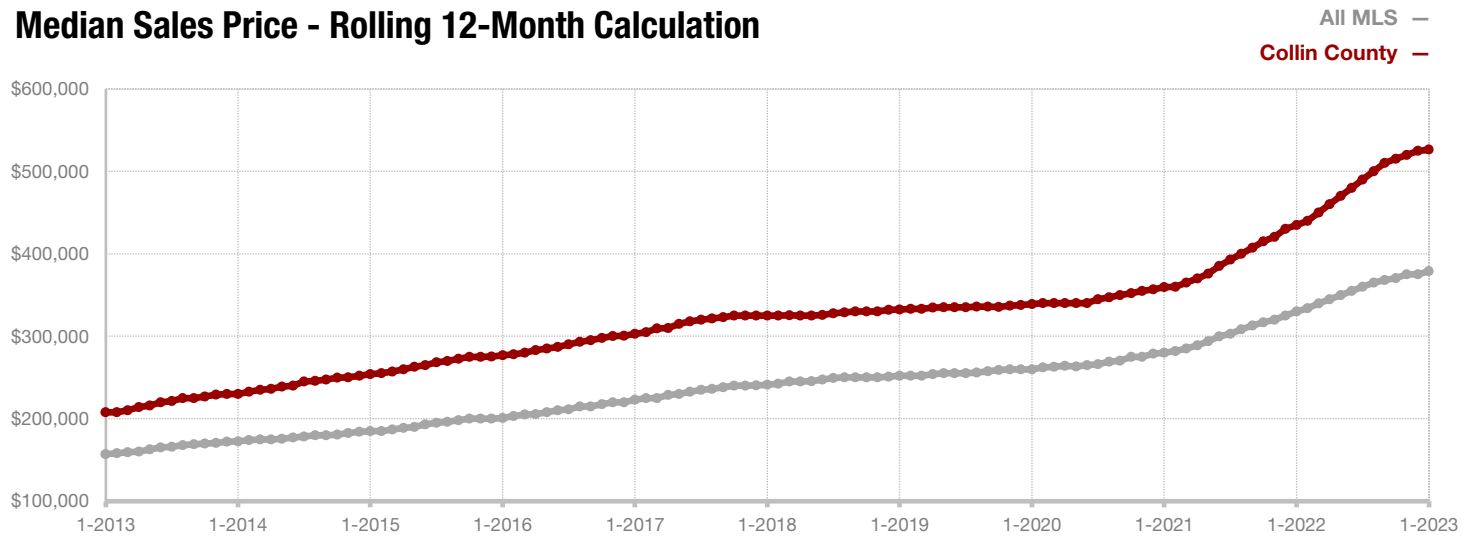
Collin County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	978	1,245	+ 27.3%	978	1,245	+ 27.3%
Pending Sales	1,026	1,254	+ 22.2%	1,026	1,254	+ 22.2%
Closed Sales	930	753	- 19.0%	930	753	- 19.0%
Average Sales Price*	\$537,971	\$573,225	+ 6.6%	\$537,971	\$573,225	+ 6.6%
Median Sales Price*	\$465,000	\$505,000	+ 8.6%	\$465,000	\$505,000	+ 8.6%
Percent of Original List Price Received*	103.7%	93.5%	- 9.8%	103.7%	93.5%	- 9.8%
Days on Market Until Sale	22	56	+ 154.5%	22	56	+ 154.5%
Inventory of Homes for Sale	757	2,305	+ 204.5%	--	--	--
Months Supply of Inventory	0.5	1.9	+ 100.0%	--	--	--

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+ 25.0%

- 50.0%

+ 13.7%

Change in
New Listings

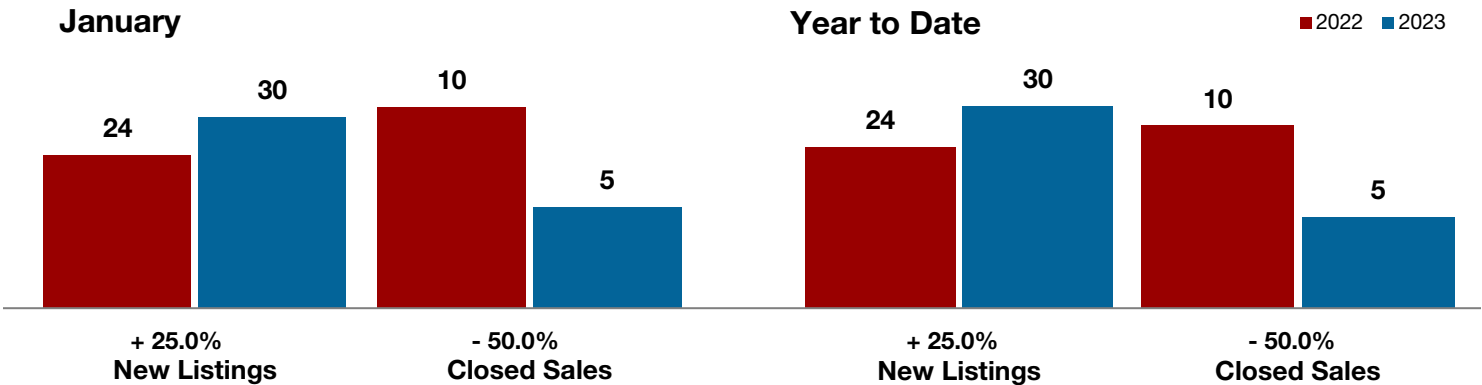
Change in
Closed Sales

Change in
Median Sales Price

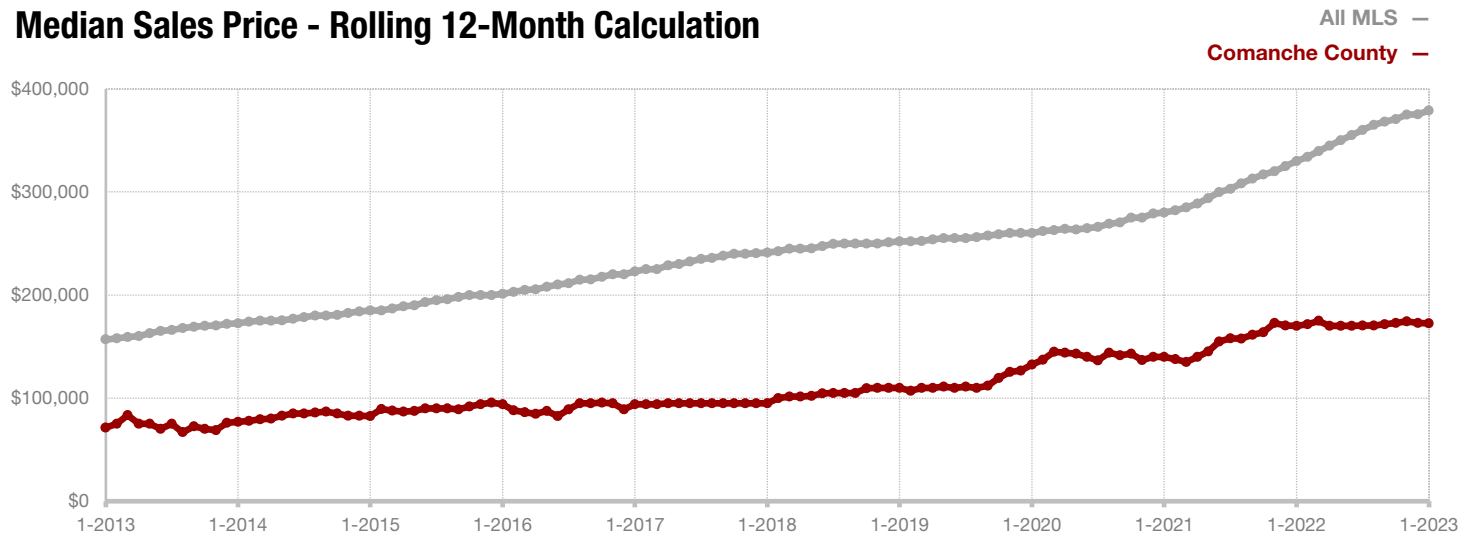
Comanche County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	24	30	+ 25.0%	24	30	+ 25.0%
Pending Sales	15	19	+ 26.7%	15	19	+ 26.7%
Closed Sales	10	5	- 50.0%	10	5	- 50.0%
Average Sales Price*	\$415,590	\$159,600	- 61.6%	\$415,590	\$159,600	- 61.6%
Median Sales Price*	\$149,500	\$170,000	+ 13.7%	\$149,500	\$170,000	+ 13.7%
Percent of Original List Price Received*	83.1%	89.1%	+ 7.2%	83.1%	89.1%	+ 7.2%
Days on Market Until Sale	49	146	+ 198.0%	49	146	+ 198.0%
Inventory of Homes for Sale	69	97	+ 40.6%	--	--	--
Months Supply of Inventory	5.2	6.4	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 39.5%

- 40.5%

+ 8.8%

Change in
New Listings

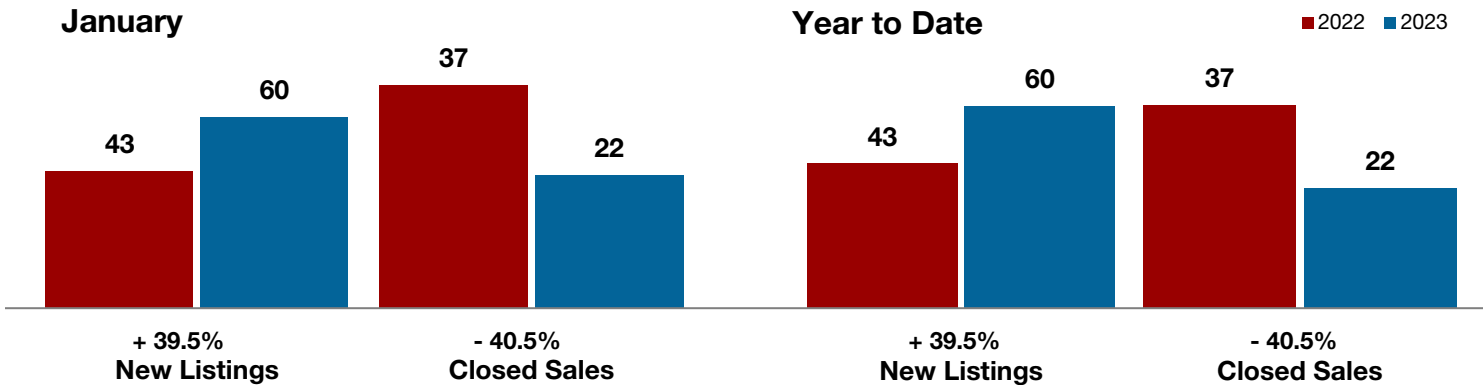
Change in
Closed Sales

Change in
Median Sales Price

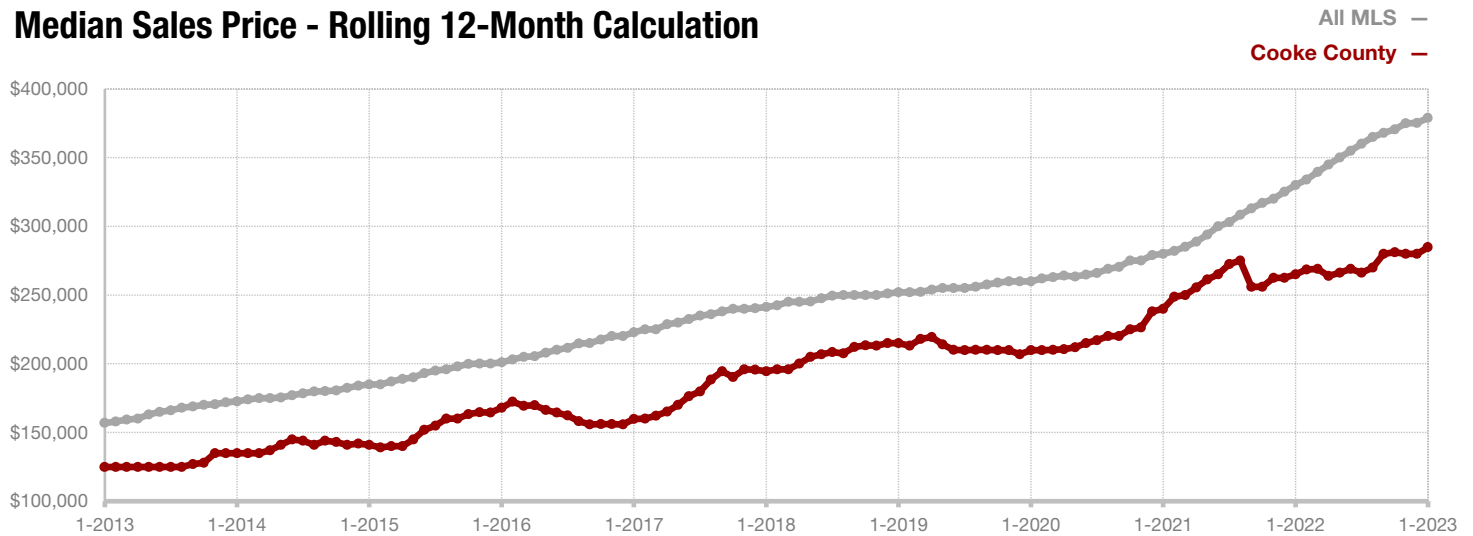
Cooke County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	43	60	+ 39.5%	43	60	+ 39.5%
Pending Sales	38	33	- 13.2%	38	33	- 13.2%
Closed Sales	37	22	- 40.5%	37	22	- 40.5%
Average Sales Price*	\$520,437	\$372,548	- 28.4%	\$520,437	\$372,548	- 28.4%
Median Sales Price*	\$266,500	\$290,000	+ 8.8%	\$266,500	\$290,000	+ 8.8%
Percent of Original List Price Received*	96.9%	93.4%	- 3.6%	96.9%	93.4%	- 3.6%
Days on Market Until Sale	38	57	+ 50.0%	38	57	+ 50.0%
Inventory of Homes for Sale	74	166	+ 124.3%	--	--	--
Months Supply of Inventory	1.6	4.5	+ 150.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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- 7.2%

- 36.3%

+ 3.2%

Change in
New Listings

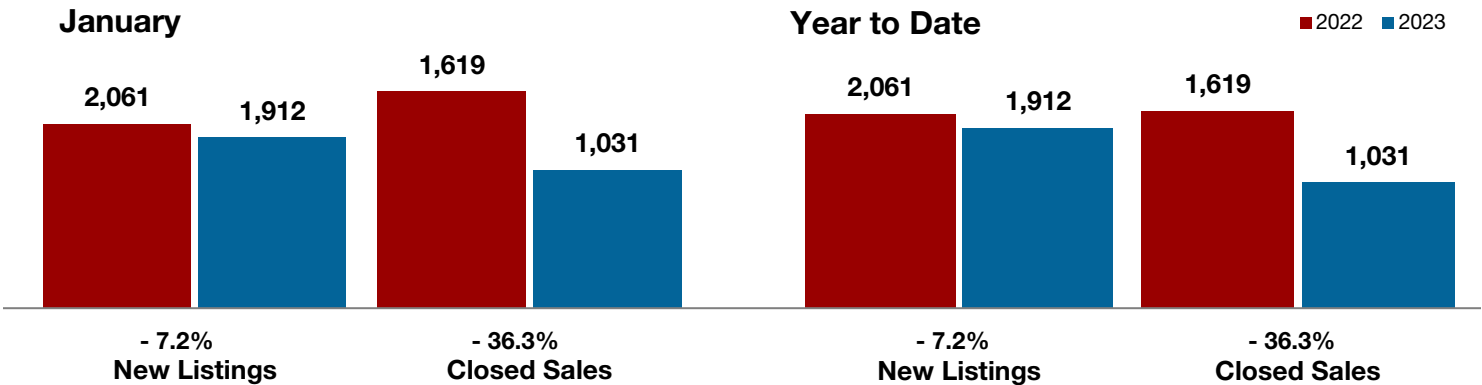
Change in
Closed Sales

Change in
Median Sales Price

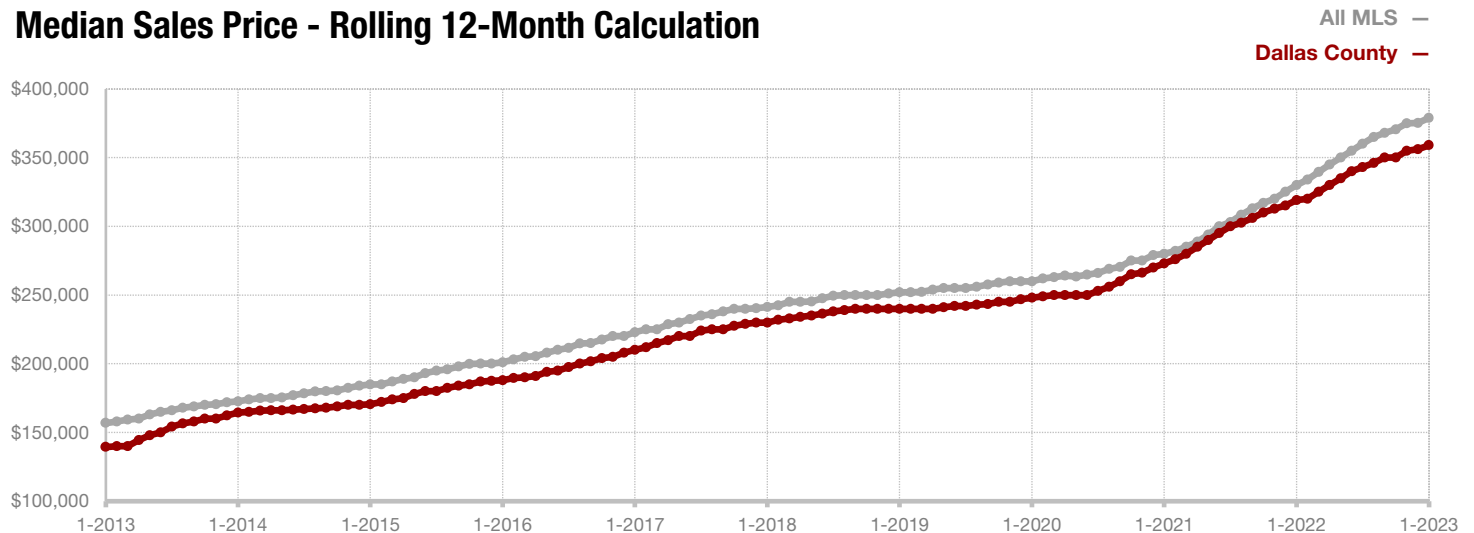
Dallas County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2,061	1,912	- 7.2%	2,061	1,912	- 7.2%
Pending Sales	1,986	1,530	- 23.0%	1,986	1,530	- 23.0%
Closed Sales	1,619	1,031	- 36.3%	1,619	1,031	- 36.3%
Average Sales Price*	\$420,295	\$446,481	+ 6.2%	\$420,295	\$446,481	+ 6.2%
Median Sales Price*	\$315,000	\$325,000	+ 3.2%	\$315,000	\$325,000	+ 3.2%
Percent of Original List Price Received*	100.2%	94.7%	- 5.5%	100.2%	94.7%	- 5.5%
Days on Market Until Sale	27	44	+ 63.0%	27	44	+ 63.0%
Inventory of Homes for Sale	2,014	3,311	+ 64.4%	--	--	--
Months Supply of Inventory	0.9	1.8	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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0.0%

- 57.1%

- 77.6%

Change in
New Listings

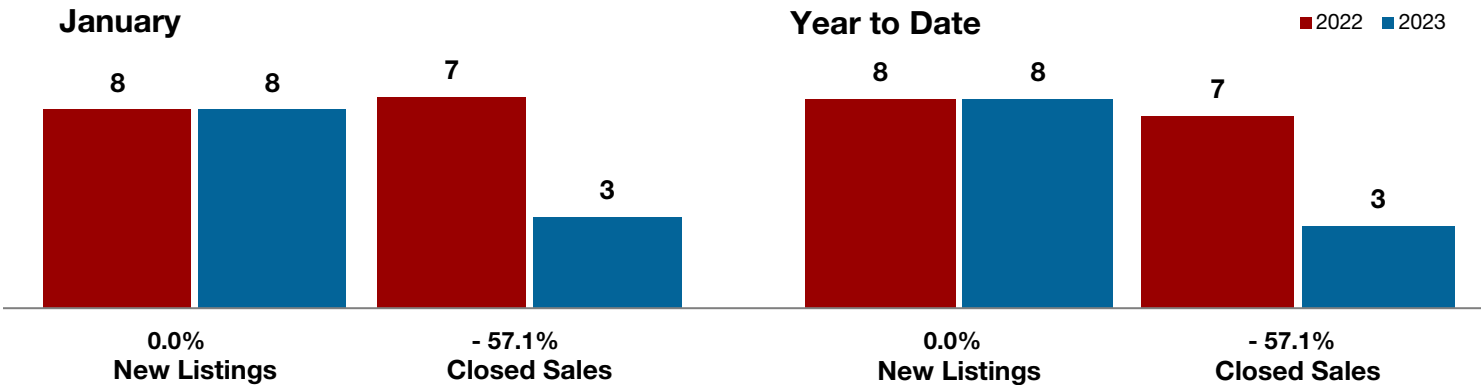
Change in
Closed Sales

Change in
Median Sales Price

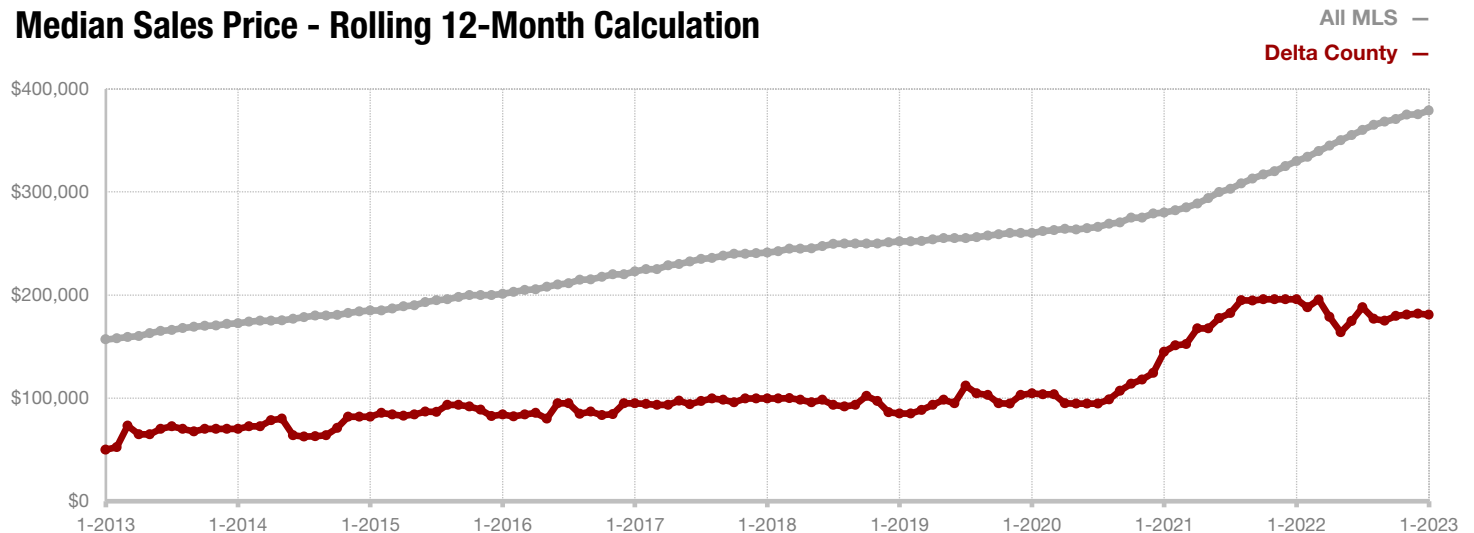
Delta County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	8	8	0.0%	8	8	0.0%
Pending Sales	7	6	- 14.3%	7	6	- 14.3%
Closed Sales	7	3	- 57.1%	7	3	- 57.1%
Average Sales Price*	\$303,529	\$55,167	- 81.8%	\$303,529	\$55,167	- 81.8%
Median Sales Price*	\$178,700	\$40,000	- 77.6%	\$178,700	\$40,000	- 77.6%
Percent of Original List Price Received*	93.6%	89.0%	- 4.9%	93.6%	89.0%	- 4.9%
Days on Market Until Sale	65	48	- 26.2%	65	48	- 26.2%
Inventory of Homes for Sale	8	24	+ 200.0%	--	--	--
Months Supply of Inventory	1.4	4.5	+ 400.0%	--	--	--

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+ 20.0%

- 16.3%

+ 1.1%

Change in
New Listings

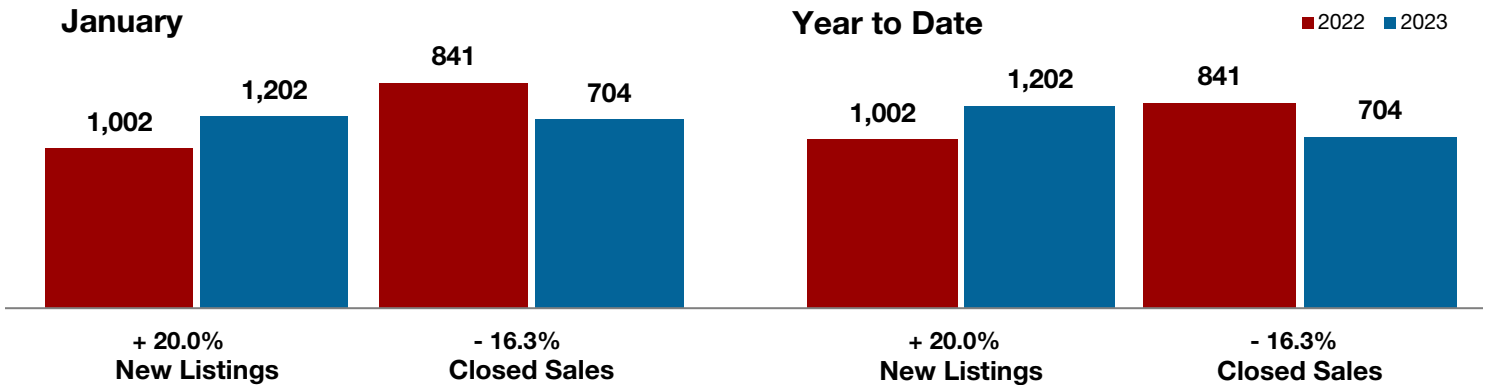
Change in
Closed Sales

Change in
Median Sales Price

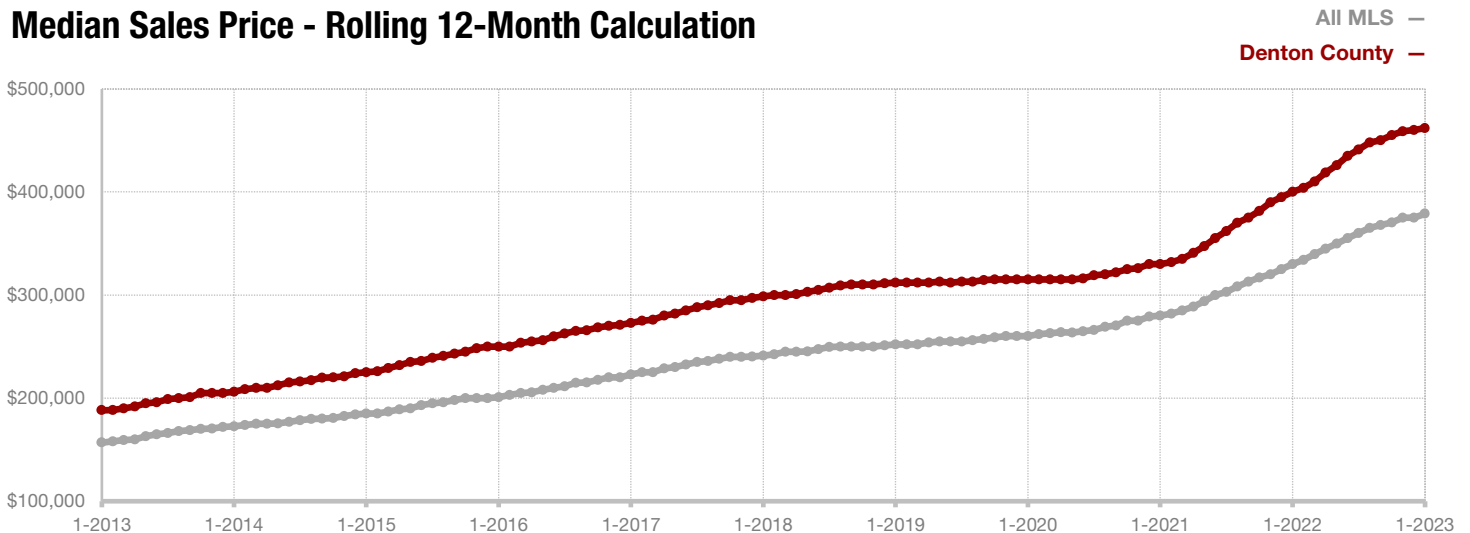
Denton County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,002	1,202	+ 20.0%	1,002	1,202	+ 20.0%
Pending Sales	1,065	1,149	+ 7.9%	1,065	1,149	+ 7.9%
Closed Sales	841	704	- 16.3%	841	704	- 16.3%
Average Sales Price*	\$509,355	\$500,859	- 1.7%	\$509,355	\$500,859	- 1.7%
Median Sales Price*	\$420,000	\$424,515	+ 1.1%	\$420,000	\$424,515	+ 1.1%
Percent of Original List Price Received*	102.8%	93.7%	- 8.9%	102.8%	93.7%	- 8.9%
Days on Market Until Sale	22	59	+ 168.2%	22	59	+ 168.2%
Inventory of Homes for Sale	756	2,438	+ 222.5%	--	--	--
Months Supply of Inventory	0.6	2.1	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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+ 53.8%

- 77.8%

- 75.7%

Change in
New Listings

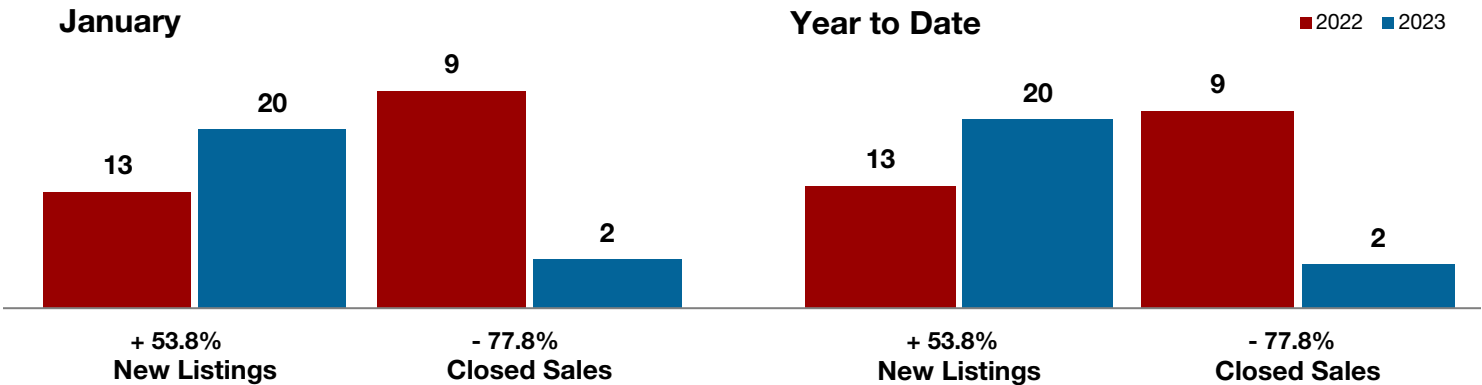
Change in
Closed Sales

Change in
Median Sales Price

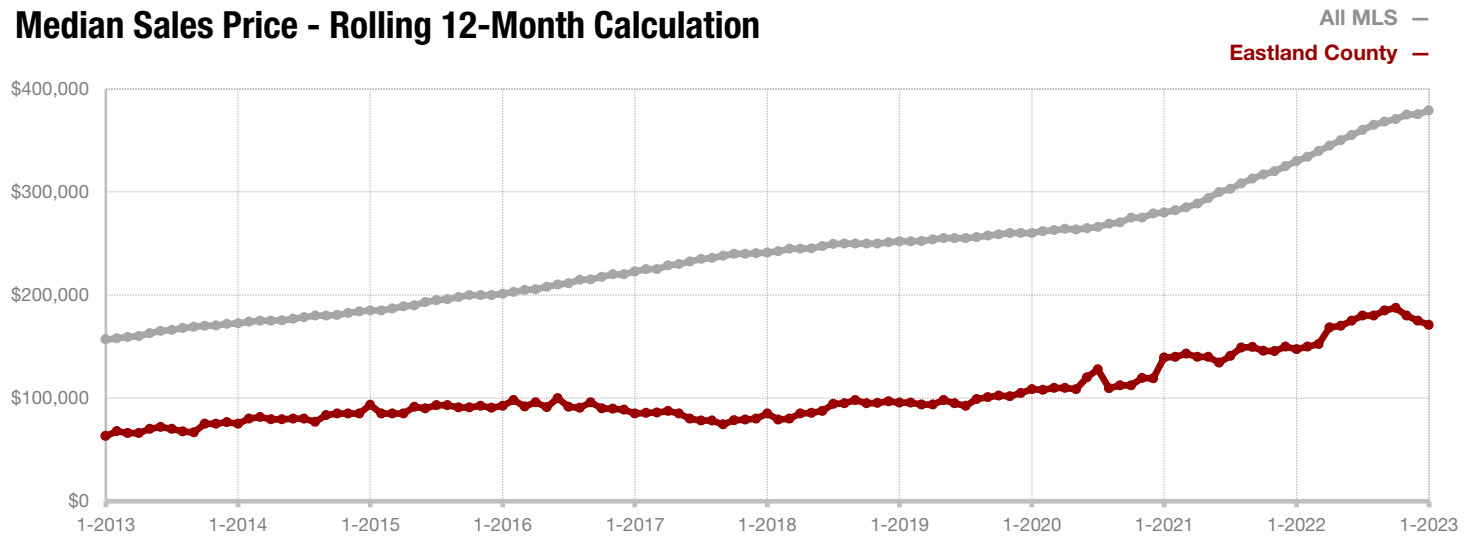
Eastland County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	13	20	+ 53.8%	13	20	+ 53.8%
Pending Sales	11	2	- 81.8%	11	2	- 81.8%
Closed Sales	9	2	- 77.8%	9	2	- 77.8%
Average Sales Price*	\$478,889	\$108,208	- 77.4%	\$478,889	\$108,208	- 77.4%
Median Sales Price*	\$445,000	\$108,208	- 75.7%	\$445,000	\$108,208	- 75.7%
Percent of Original List Price Received*	89.2%	78.5%	- 12.0%	89.2%	78.5%	- 12.0%
Days on Market Until Sale	62	52	- 16.1%	62	52	- 16.1%
Inventory of Homes for Sale	63	78	+ 23.8%	--	--	--
Months Supply of Inventory	3.6	5.8	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



+ 15.0%

- 31.1%

+ 0.5%

Change in
New Listings

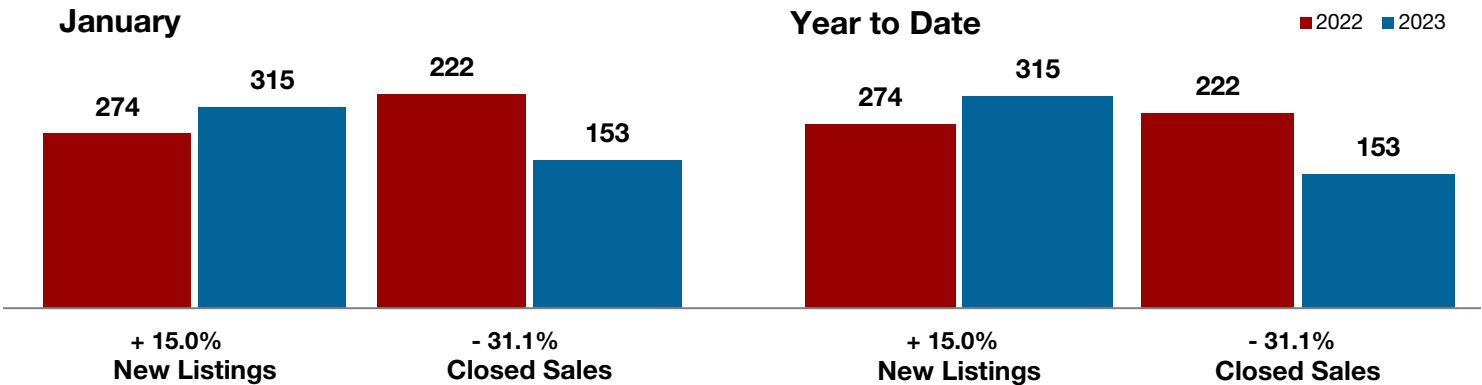
Change in
Closed Sales

Change in
Median Sales Price

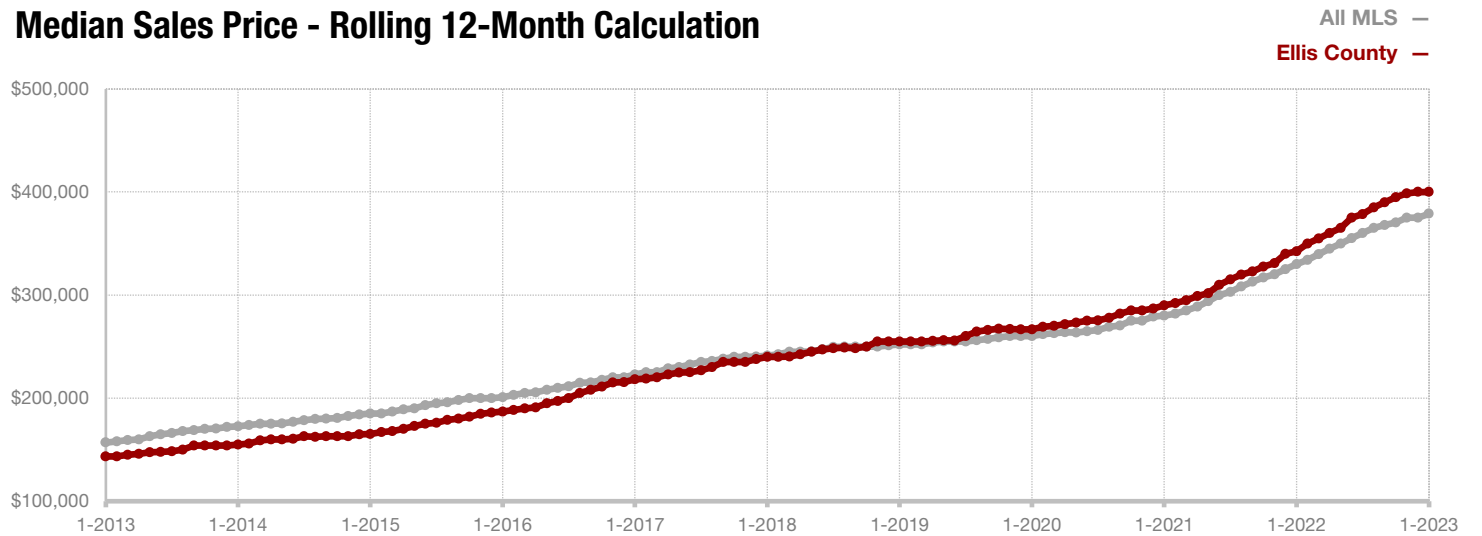
Ellis County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	274	315	+ 15.0%	274	315	+ 15.0%
Pending Sales	268	233	- 13.1%	268	233	- 13.1%
Closed Sales	222	153	- 31.1%	222	153	- 31.1%
Average Sales Price*	\$399,278	\$413,230	+ 3.5%	\$399,278	\$413,230	+ 3.5%
Median Sales Price*	\$377,923	\$380,000	+ 0.5%	\$377,923	\$380,000	+ 0.5%
Percent of Original List Price Received*	99.7%	92.9%	- 6.8%	99.7%	92.9%	- 6.8%
Days on Market Until Sale	31	75	+ 141.9%	31	75	+ 141.9%
Inventory of Homes for Sale	391	877	+ 124.3%	--	--	--
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 – January 2023

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



+ 72.7%

- 59.5%

+ 3.5%

Change in
New Listings

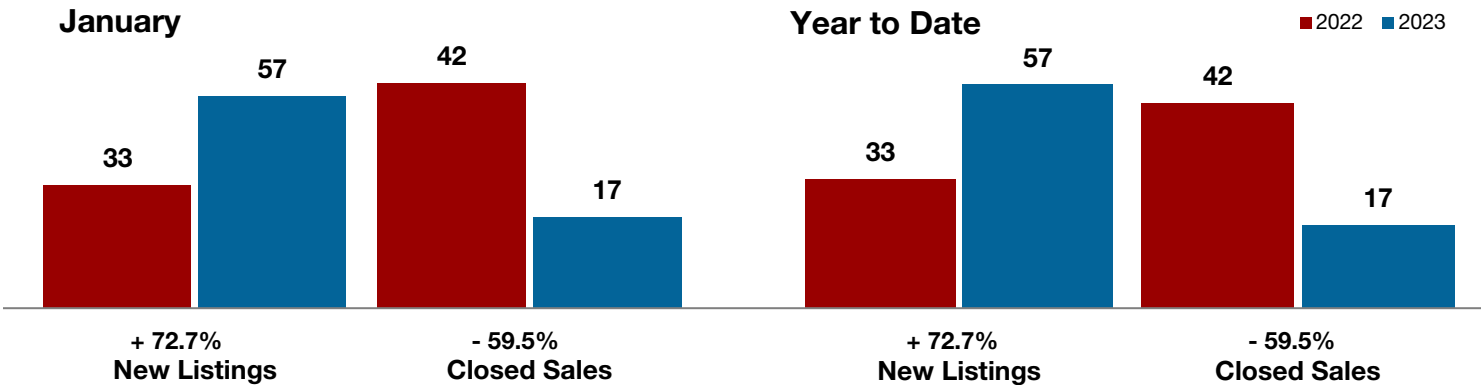
Change in
Closed Sales

Change in
Median Sales Price

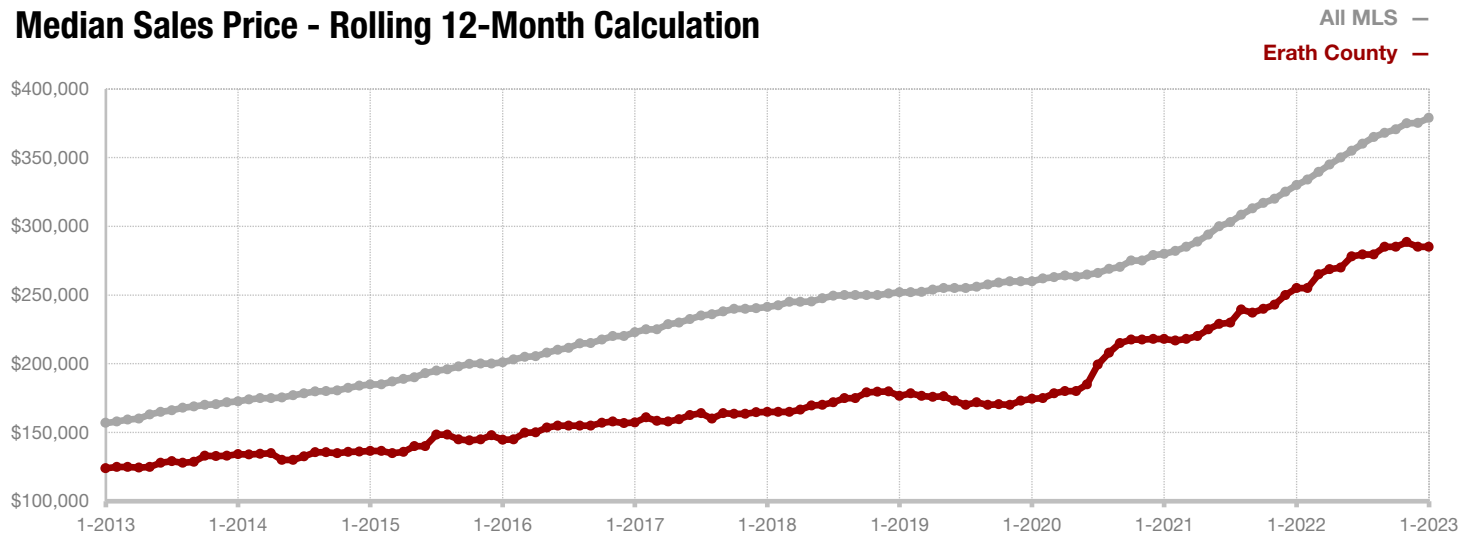
Erath County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	33	57	+ 72.7%	33	57	+ 72.7%
Pending Sales	27	21	- 22.2%	27	21	- 22.2%
Closed Sales	42	17	- 59.5%	42	17	- 59.5%
Average Sales Price*	\$350,054	\$303,612	- 13.3%	\$350,054	\$303,612	- 13.3%
Median Sales Price*	\$268,500	\$278,000	+ 3.5%	\$268,500	\$278,000	+ 3.5%
Percent of Original List Price Received*	95.1%	93.1%	- 2.1%	95.1%	93.1%	- 2.1%
Days on Market Until Sale	63	45	- 28.6%	63	45	- 28.6%
Inventory of Homes for Sale	98	153	+ 56.1%	--	--	--
Months Supply of Inventory	2.0	3.8	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



+ 41.5%

- 45.8%

- 10.3%

Change in
New Listings

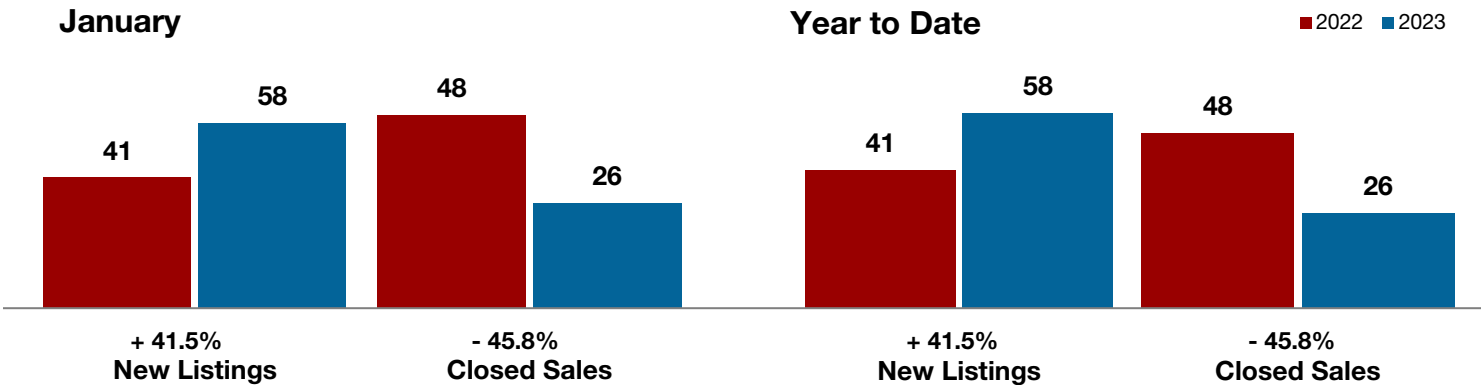
Change in
Closed Sales

Change in
Median Sales Price

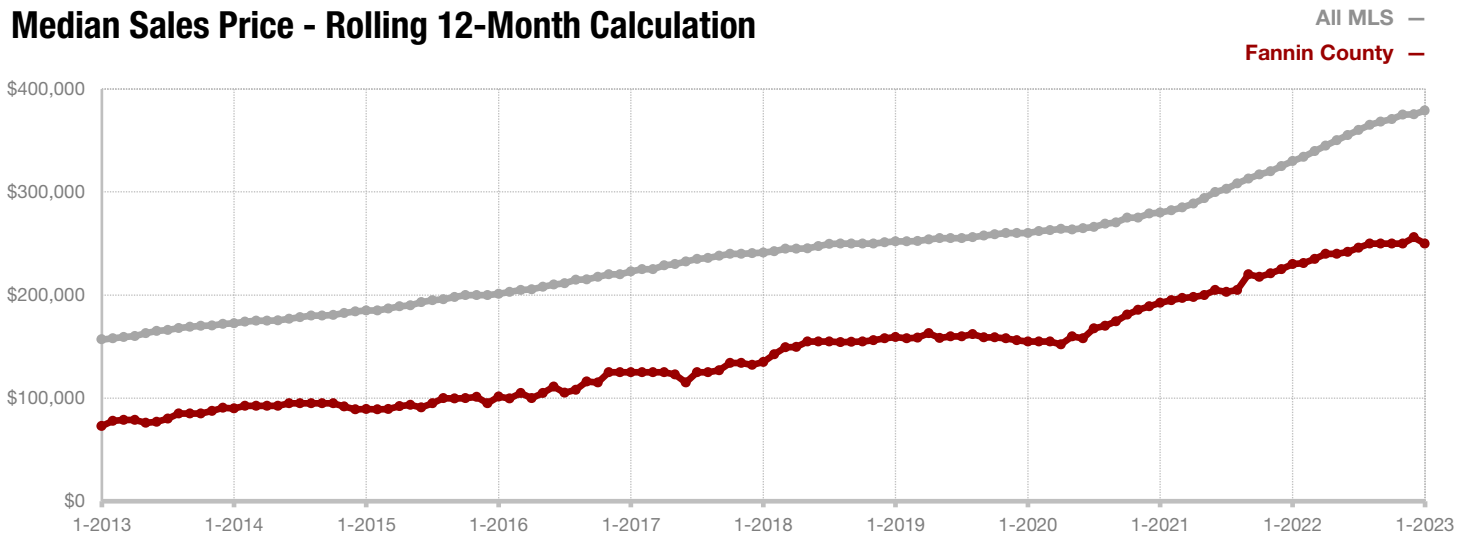
Fannin County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	41	58	+ 41.5%	41	58	+ 41.5%
Pending Sales	36	29	- 19.4%	36	29	- 19.4%
Closed Sales	48	26	- 45.8%	48	26	- 45.8%
Average Sales Price*	\$294,254	\$303,295	+ 3.1%	\$294,254	\$303,295	+ 3.1%
Median Sales Price*	\$287,000	\$257,450	- 10.3%	\$287,000	\$257,450	- 10.3%
Percent of Original List Price Received*	94.6%	88.7%	- 6.2%	94.6%	88.7%	- 6.2%
Days on Market Until Sale	45	85	+ 88.9%	45	85	+ 88.9%
Inventory of Homes for Sale	153	166	+ 8.5%	--	--	--
Months Supply of Inventory	3.6	4.2	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



+ 36.4%

- 25.0%

+ 333.3%

Change in
New Listings

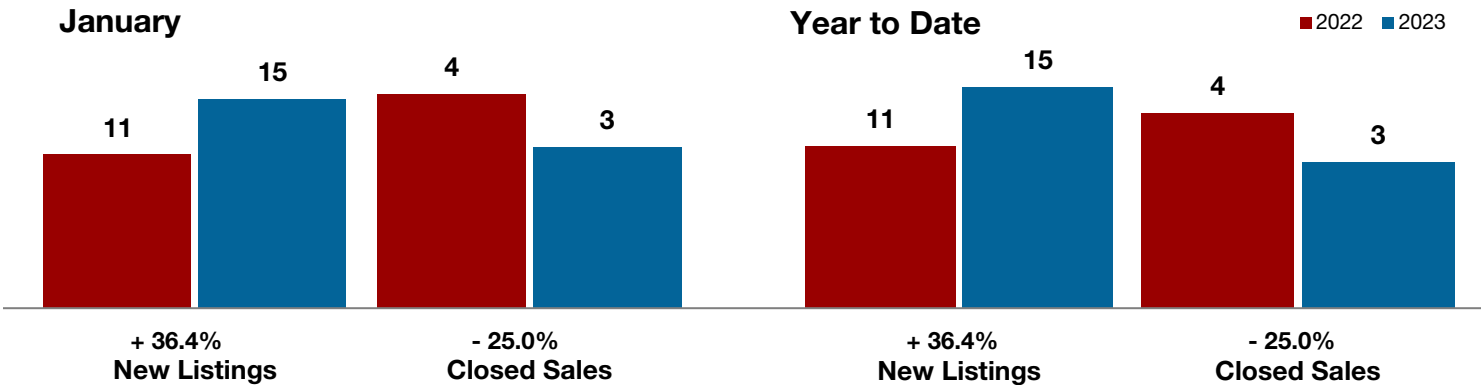
Change in
Closed Sales

Change in
Median Sales Price

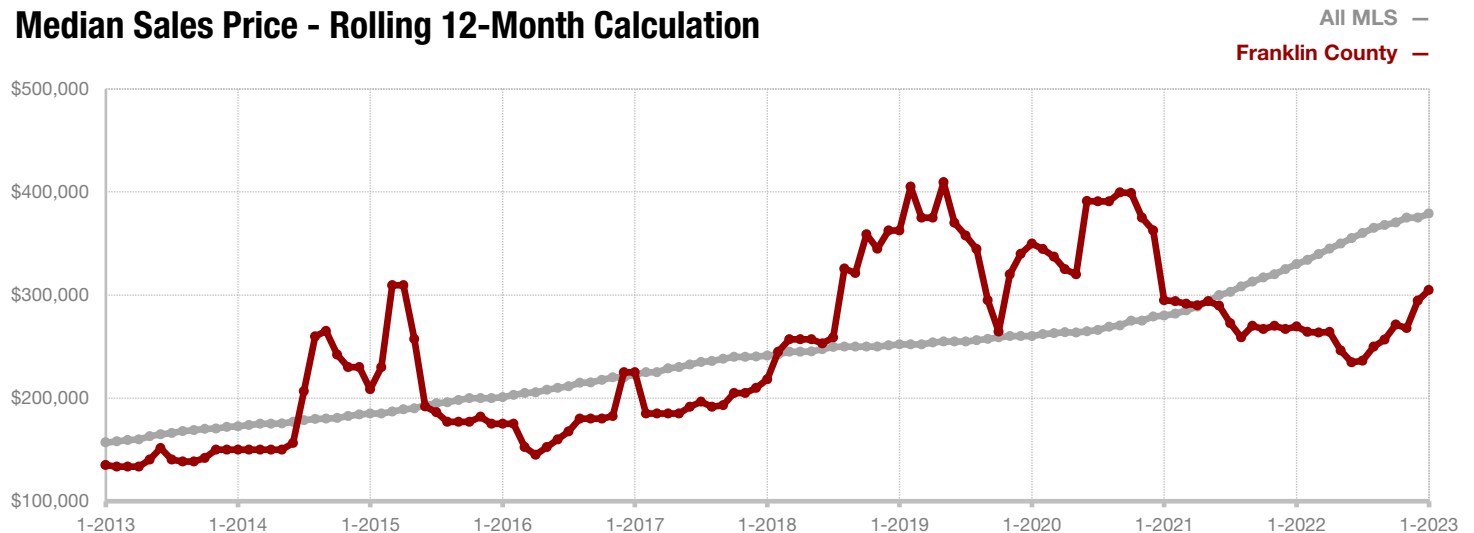
Franklin County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	11	15	+ 36.4%	11	15	+ 36.4%
Pending Sales	8	6	- 25.0%	8	6	- 25.0%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Average Sales Price*	\$101,396	\$733,333	+ 623.2%	\$101,396	\$733,333	+ 623.2%
Median Sales Price*	\$86,542	\$375,000	+ 333.3%	\$86,542	\$375,000	+ 333.3%
Percent of Original List Price Received*	88.0%	88.8%	+ 0.9%	88.0%	88.8%	+ 0.9%
Days on Market Until Sale	63	67	+ 6.3%	63	67	+ 6.3%
Inventory of Homes for Sale	30	32	+ 6.7%	--	--	--
Months Supply of Inventory	3.5	3.7	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



+ 26.7%

0.0%

- 39.6%

Change in
New Listings

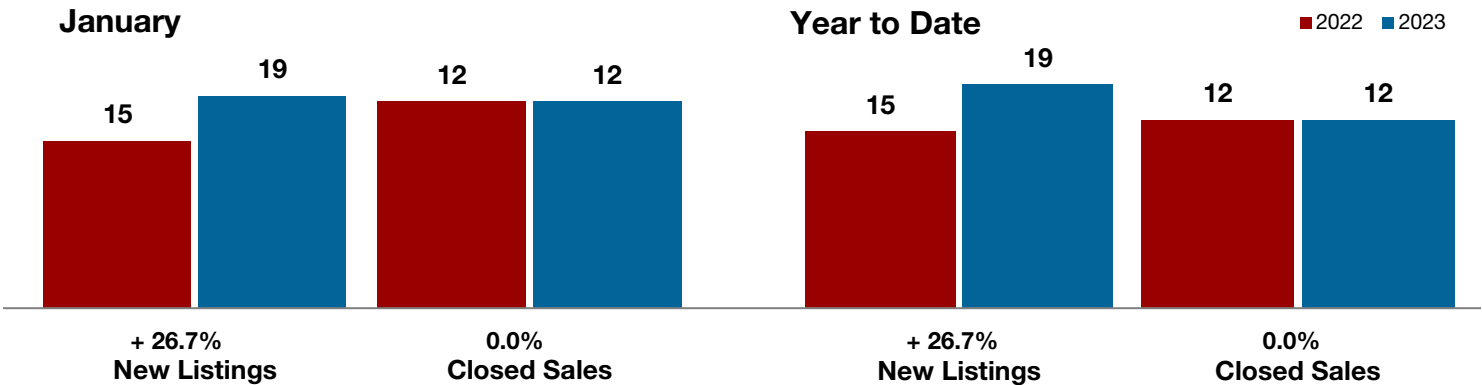
Change in
Closed Sales

Change in
Median Sales Price

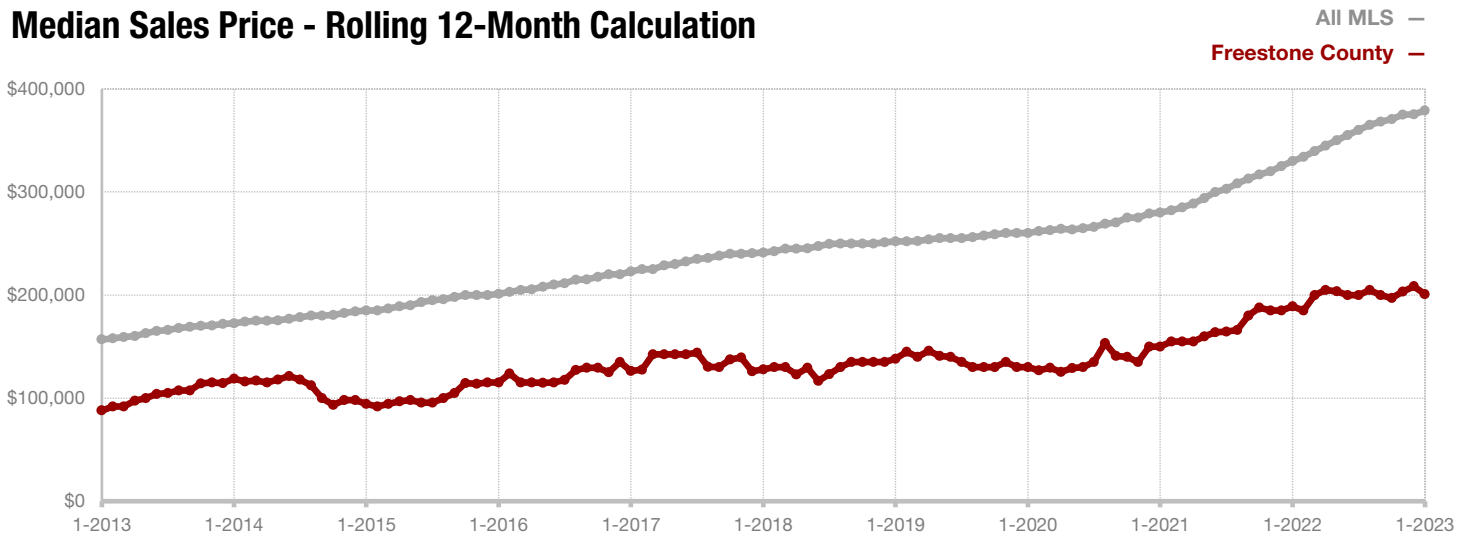
Freestone County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	15	19	+ 26.7%	15	19	+ 26.7%
Pending Sales	10	14	+ 40.0%	10	14	+ 40.0%
Closed Sales	12	12	0.0%	12	12	0.0%
Average Sales Price*	\$205,958	\$192,333	- 6.6%	\$205,958	\$192,333	- 6.6%
Median Sales Price*	\$227,000	\$137,000	- 39.6%	\$227,000	\$137,000	- 39.6%
Percent of Original List Price Received*	91.0%	88.0%	- 3.3%	91.0%	88.0%	- 3.3%
Days on Market Until Sale	55	76	+ 38.2%	55	76	+ 38.2%
Inventory of Homes for Sale	45	59	+ 31.1%	--	--	--
Months Supply of Inventory	2.9	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 – January 2023

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



+ 20.1%

- 21.1%

- 0.1%

Change in
New Listings

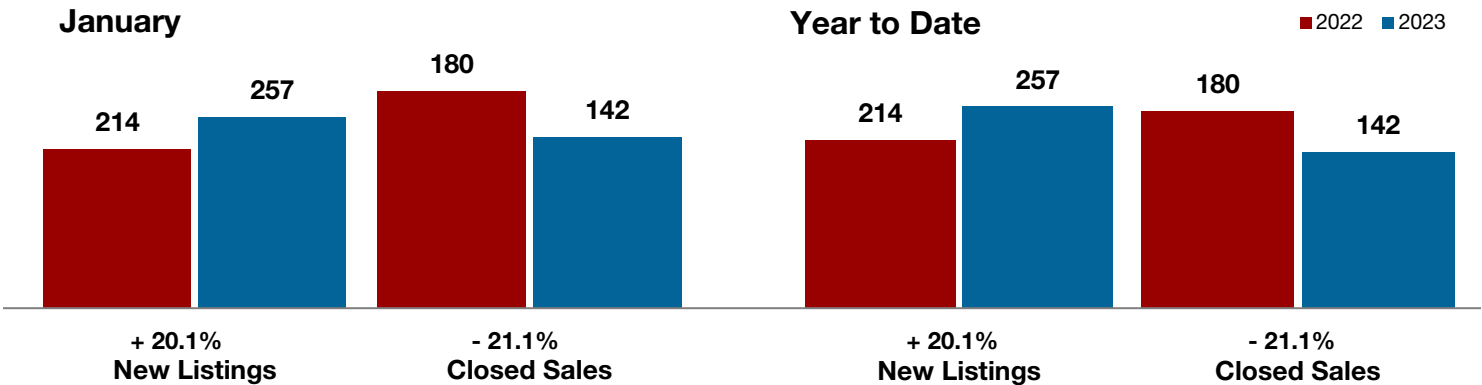
Change in
Closed Sales

Change in
Median Sales Price

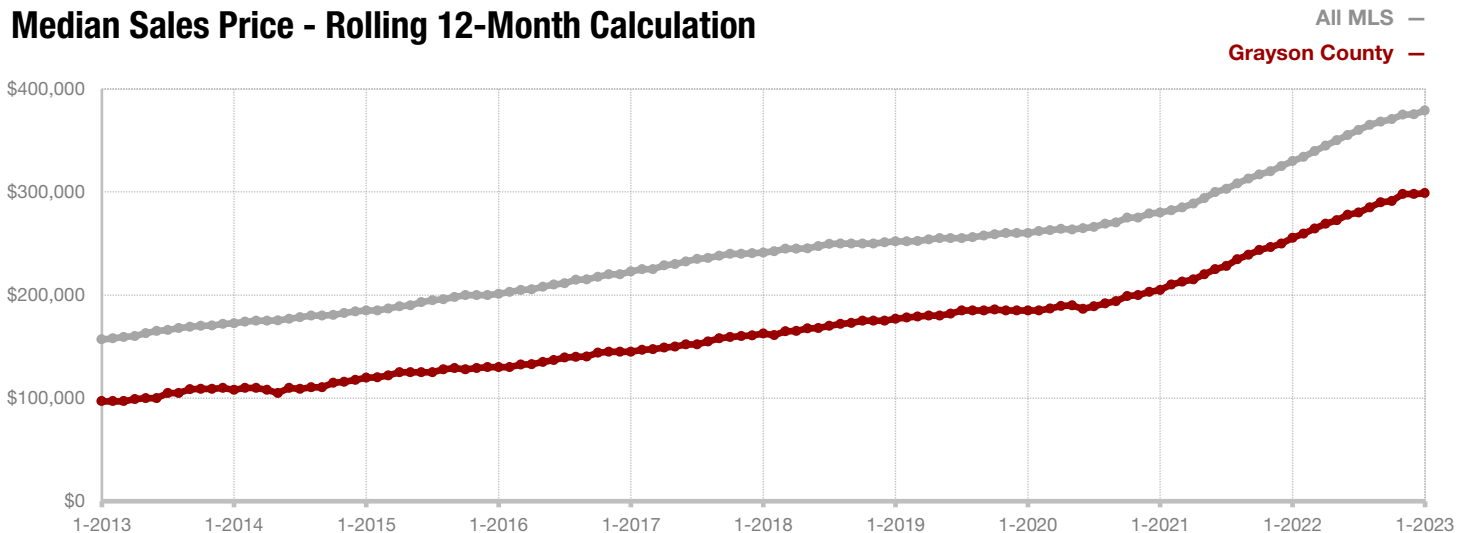
Grayson County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	214	257	+ 20.1%	214	257	+ 20.1%
Pending Sales	235	184	- 21.7%	235	184	- 21.7%
Closed Sales	180	142	- 21.1%	180	142	- 21.1%
Average Sales Price*	\$335,341	\$329,488	- 1.7%	\$335,341	\$329,488	- 1.7%
Median Sales Price*	\$272,750	\$272,500	- 0.1%	\$272,750	\$272,500	- 0.1%
Percent of Original List Price Received*	98.4%	91.0%	- 7.5%	98.4%	91.0%	- 7.5%
Days on Market Until Sale	31	68	+ 119.4%	31	68	+ 119.4%
Inventory of Homes for Sale	317	739	+ 133.1%	--	--	--
Months Supply of Inventory	1.4	3.6	+ 300.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



- 25.0%

+ 25.0%

+ 35.7%

Change in
New Listings

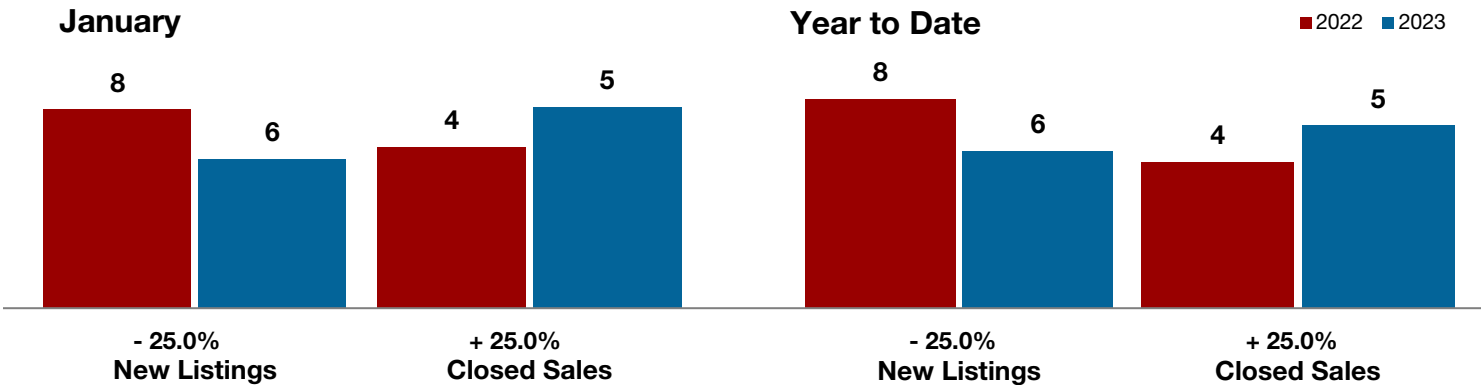
Change in
Closed Sales

Change in
Median Sales Price

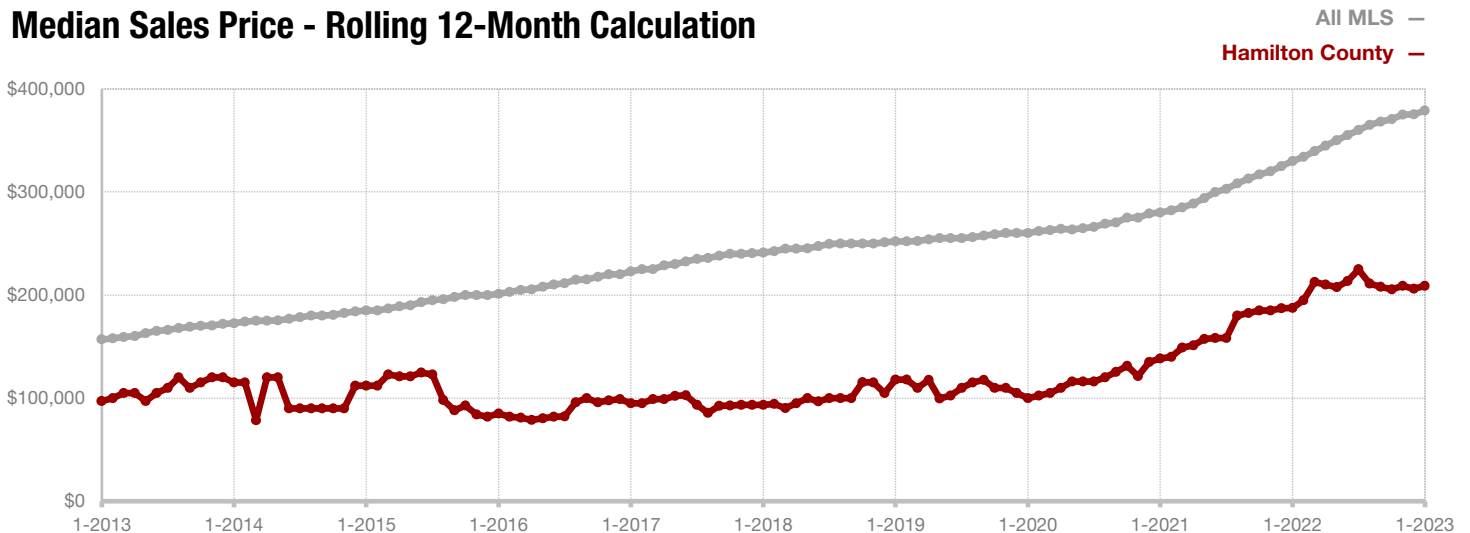
Hamilton County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	8	6	- 25.0%	8	6	- 25.0%
Pending Sales	6	5	- 16.7%	6	5	- 16.7%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Average Sales Price*	\$277,475	\$233,957	- 15.7%	\$277,475	\$233,957	- 15.7%
Median Sales Price*	\$140,000	\$190,000	+ 35.7%	\$140,000	\$190,000	+ 35.7%
Percent of Original List Price Received*	92.0%	84.7%	- 7.9%	92.0%	84.7%	- 7.9%
Days on Market Until Sale	86	56	- 34.9%	86	56	- 34.9%
Inventory of Homes for Sale	27	37	+ 37.0%	--	--	--
Months Supply of Inventory	2.9	5.3	+ 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



+ 300.0% **+ 100.0%** **+ 766.7%**

Change in
New Listings

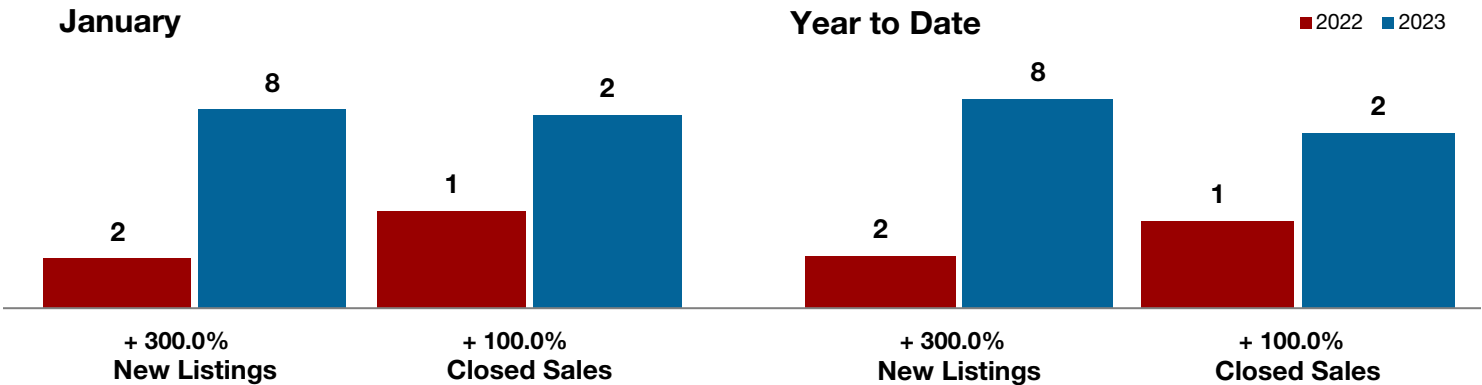
Change in
Closed Sales

Change in
Median Sales Price

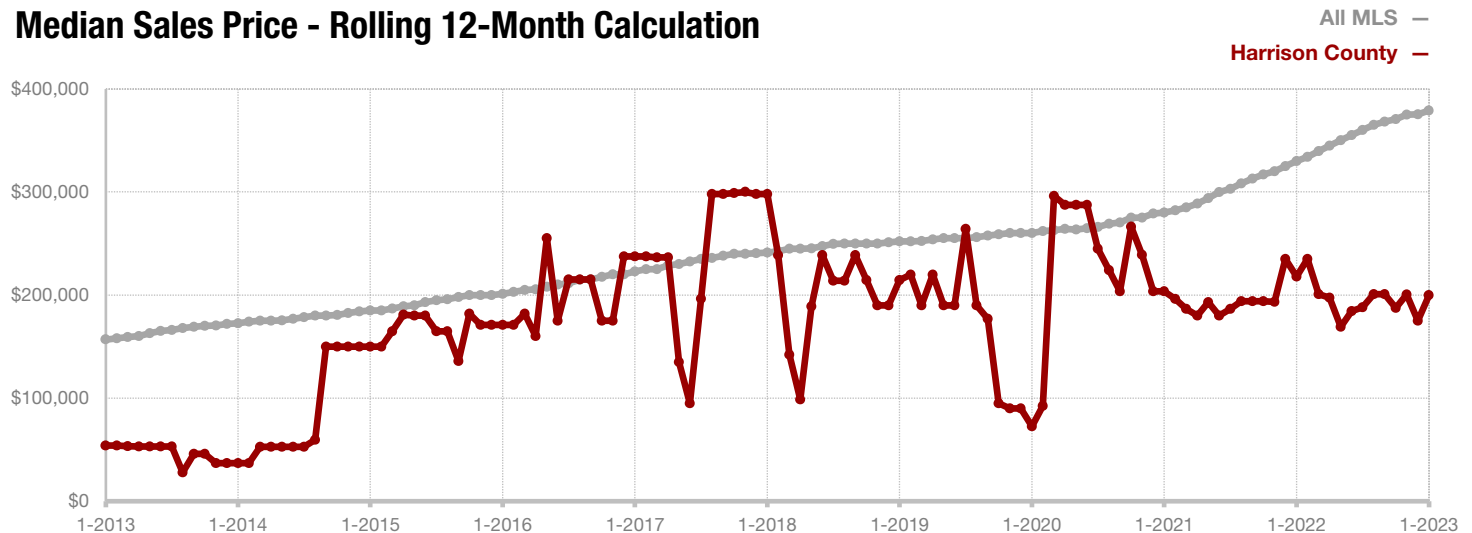
Harrison County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2	8	+ 300.0%	2	8	+ 300.0%
Pending Sales	3	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Average Sales Price*	\$45,000	\$390,000	+ 766.7%	\$45,000	\$390,000	+ 766.7%
Median Sales Price*	\$45,000	\$390,000	+ 766.7%	\$45,000	\$390,000	+ 766.7%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	100.0%	100.0%	0.0%
Days on Market Until Sale	22	132	+ 500.0%	22	132	+ 500.0%
Inventory of Homes for Sale	8	20	+ 150.0%	--	--	--
Months Supply of Inventory	3.7	7.7	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



+ 45.0%

- 27.9%

- 3.5%

Change in
New Listings

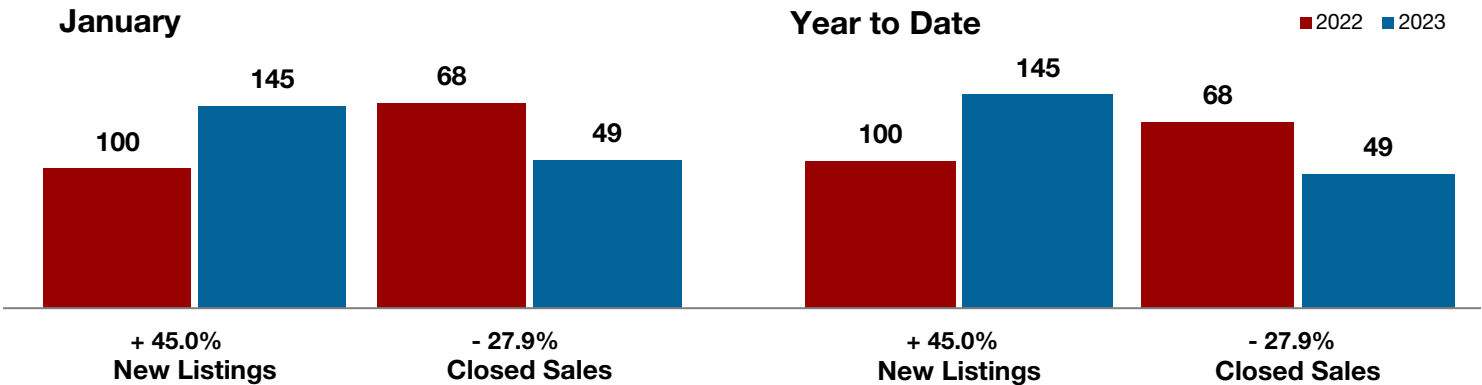
Change in
Closed Sales

Change in
Median Sales Price

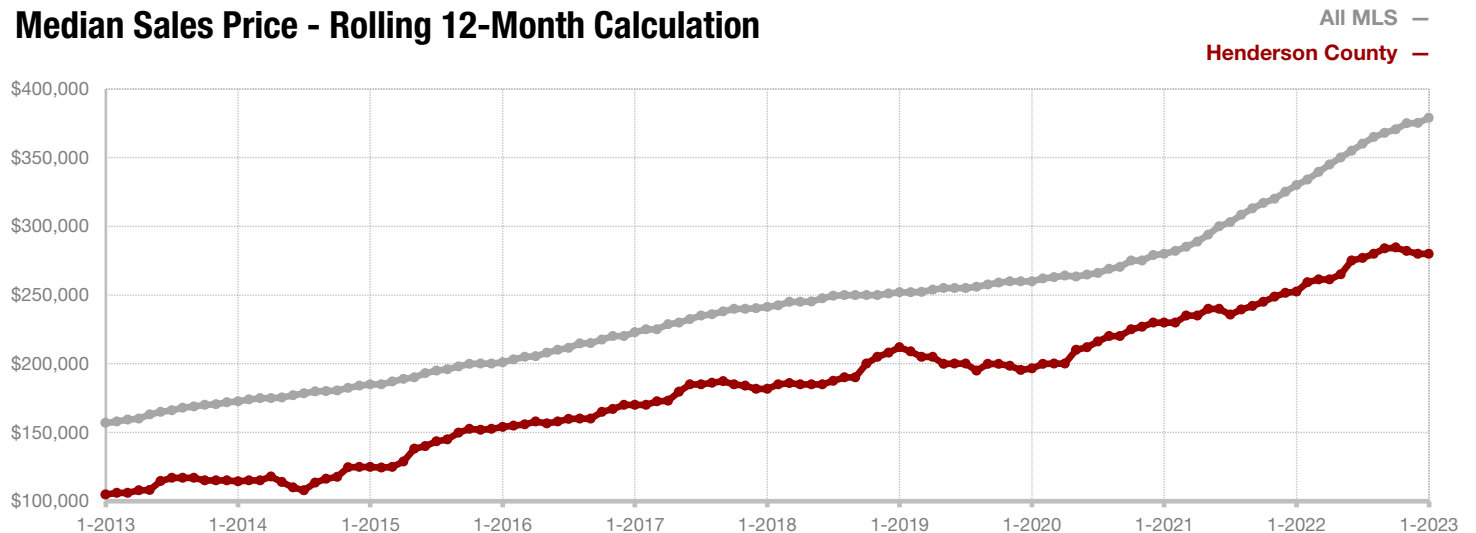
Henderson County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	100	145	+ 45.0%	100	145	+ 45.0%
Pending Sales	102	63	- 38.2%	102	63	- 38.2%
Closed Sales	68	49	- 27.9%	68	49	- 27.9%
Average Sales Price*	\$353,225	\$364,186	+ 3.1%	\$353,225	\$364,186	+ 3.1%
Median Sales Price*	\$259,000	\$250,000	- 3.5%	\$259,000	\$250,000	- 3.5%
Percent of Original List Price Received*	95.5%	90.9%	- 4.8%	95.5%	90.9%	- 4.8%
Days on Market Until Sale	37	59	+ 59.5%	37	59	+ 59.5%
Inventory of Homes for Sale	257	430	+ 67.3%	--	--	--
Months Supply of Inventory	2.6	4.7	+ 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



+ 12.0%

- 36.8%

- 2.3%

Change in
New Listings

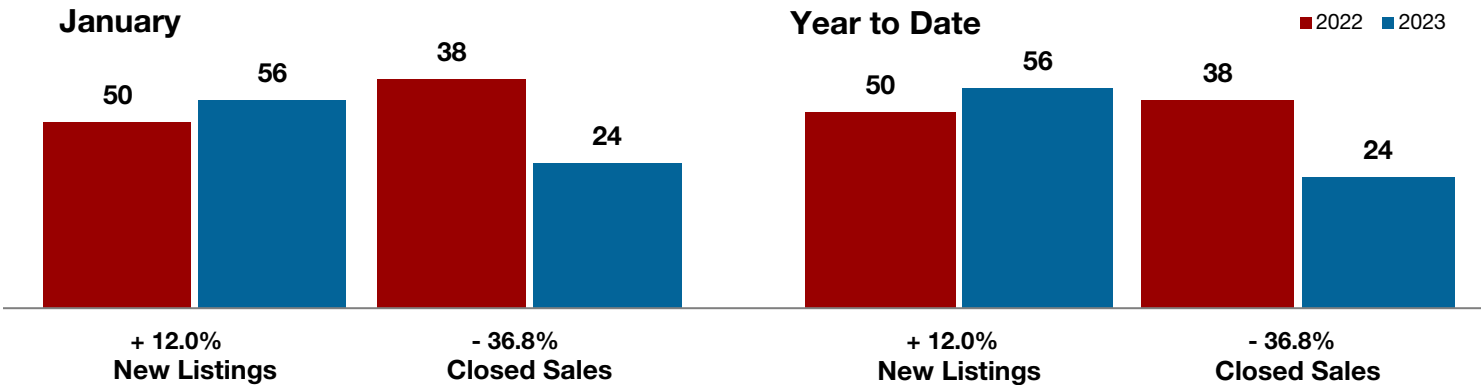
Change in
Closed Sales

Change in
Median Sales Price

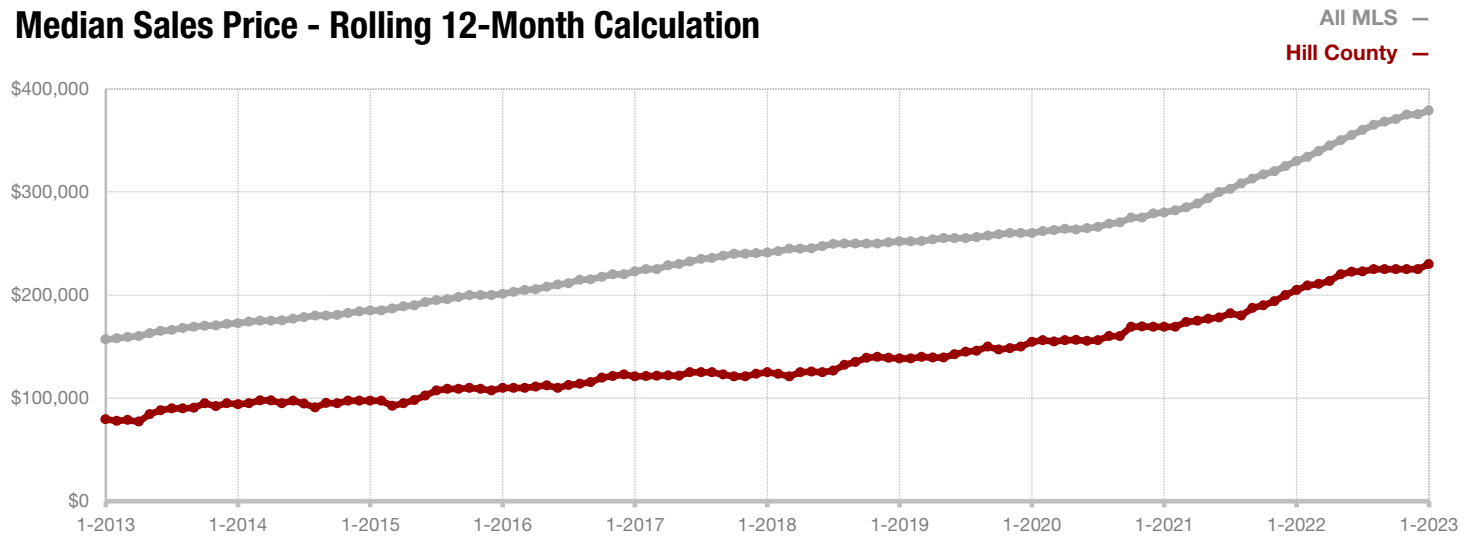
Hill County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	50	56	+ 12.0%	50	56	+ 12.0%
Pending Sales	48	28	- 41.7%	48	28	- 41.7%
Closed Sales	38	24	- 36.8%	38	24	- 36.8%
Average Sales Price*	\$330,608	\$297,506	- 10.0%	\$330,608	\$297,506	- 10.0%
Median Sales Price*	\$220,000	\$214,950	- 2.3%	\$220,000	\$214,950	- 2.3%
Percent of Original List Price Received*	96.8%	91.3%	- 5.7%	96.8%	91.3%	- 5.7%
Days on Market Until Sale	42	64	+ 52.4%	42	64	+ 52.4%
Inventory of Homes for Sale	94	189	+ 101.1%	--	--	--
Months Supply of Inventory	2.2	5.0	+ 150.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



+ 19.3%

- 43.7%

+ 4.5%

Change in
New Listings

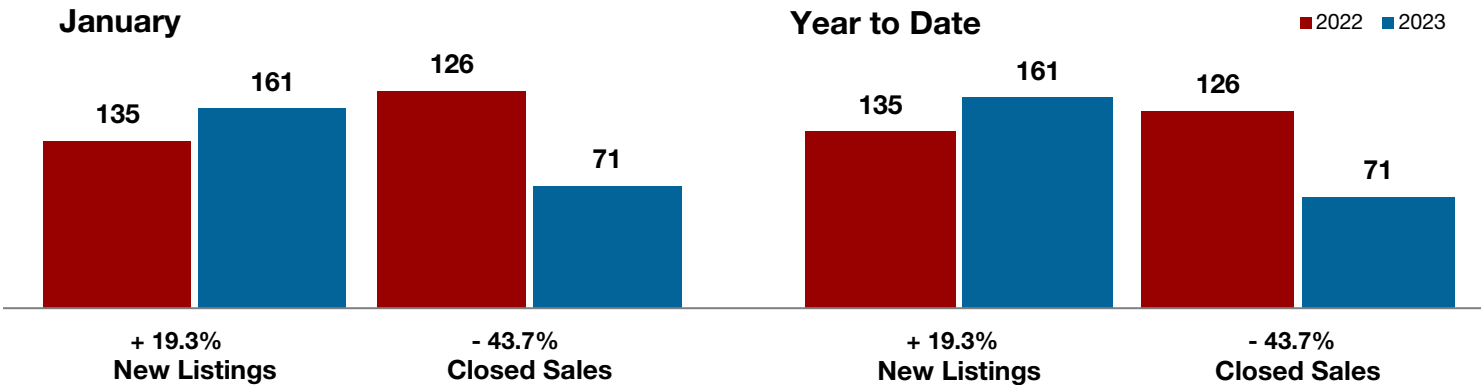
Change in
Closed Sales

Change in
Median Sales Price

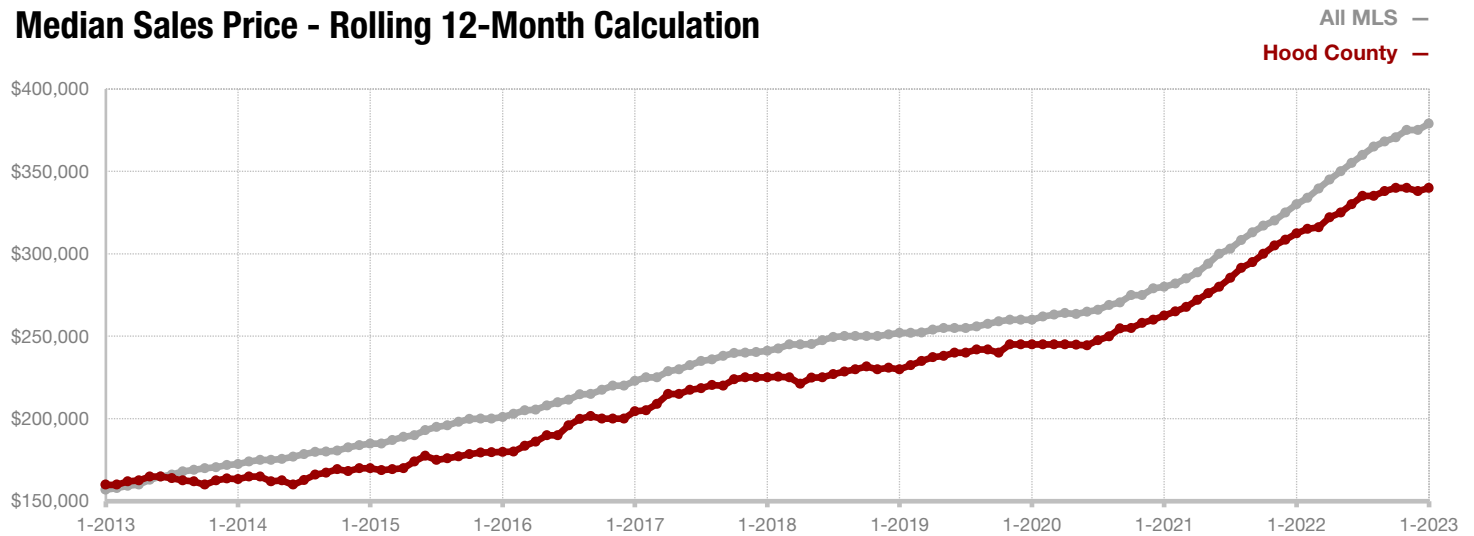
Hood County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	135	161	+ 19.3%	135	161	+ 19.3%
Pending Sales	115	86	- 25.2%	115	86	- 25.2%
Closed Sales	126	71	- 43.7%	126	71	- 43.7%
Average Sales Price*	\$366,381	\$475,940	+ 29.9%	\$366,381	\$475,940	+ 29.9%
Median Sales Price*	\$330,000	\$345,000	+ 4.5%	\$330,000	\$345,000	+ 4.5%
Percent of Original List Price Received*	96.5%	91.9%	- 4.8%	96.5%	91.9%	- 4.8%
Days on Market Until Sale	33	60	+ 81.8%	33	60	+ 81.8%
Inventory of Homes for Sale	162	439	+ 171.0%	--	--	--
Months Supply of Inventory	1.1	3.7	+ 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 – January 2023

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



+ 6.9%

- 32.3%

+ 42.9%

Change in
New Listings

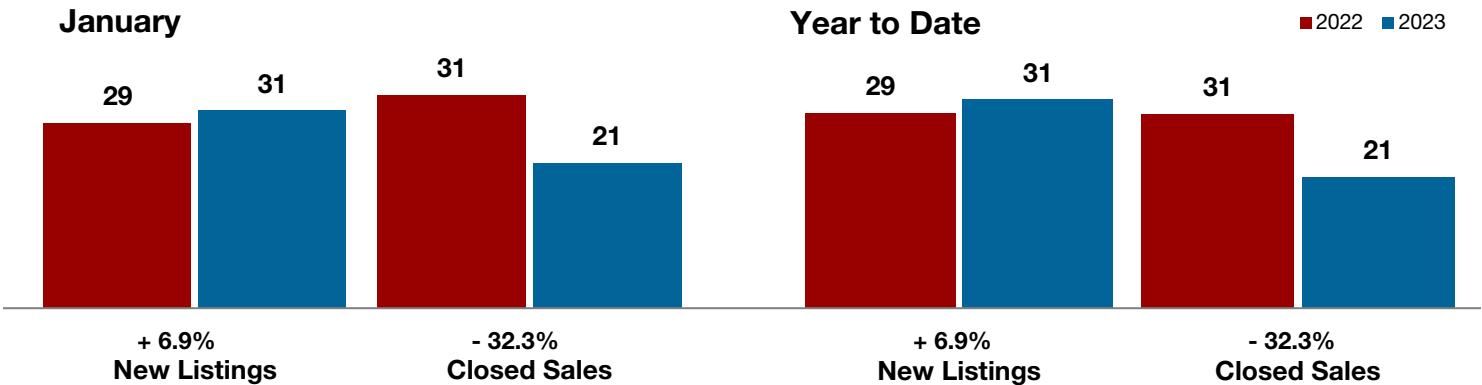
Change in
Closed Sales

Change in
Median Sales Price

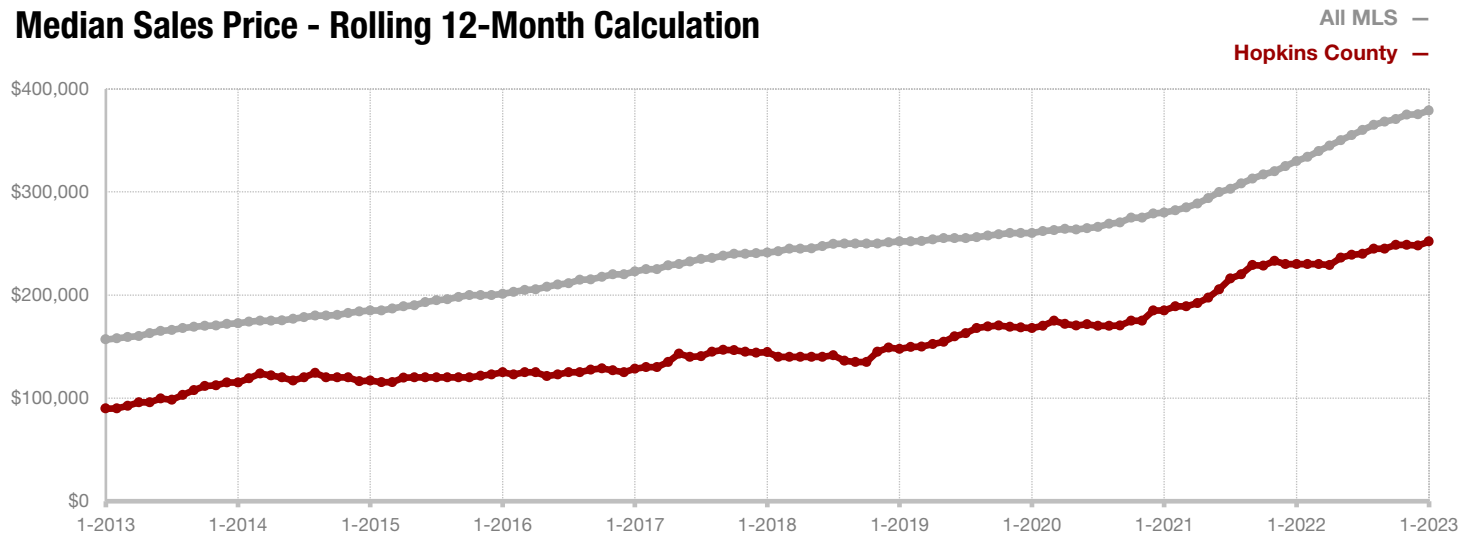
Hopkins County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	29	31	+ 6.9%	29	31	+ 6.9%
Pending Sales	28	28	0.0%	28	28	0.0%
Closed Sales	31	21	- 32.3%	31	21	- 32.3%
Average Sales Price*	\$318,821	\$394,429	+ 23.7%	\$318,821	\$394,429	+ 23.7%
Median Sales Price*	\$210,000	\$300,000	+ 42.9%	\$210,000	\$300,000	+ 42.9%
Percent of Original List Price Received*	97.0%	91.3%	- 5.9%	97.0%	91.3%	- 5.9%
Days on Market Until Sale	41	70	+ 70.7%	41	70	+ 70.7%
Inventory of Homes for Sale	46	96	+ 108.7%	--	--	--
Months Supply of Inventory	1.6	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.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



+ 14.3%

- 17.8%

+ 4.9%

Change in
New Listings

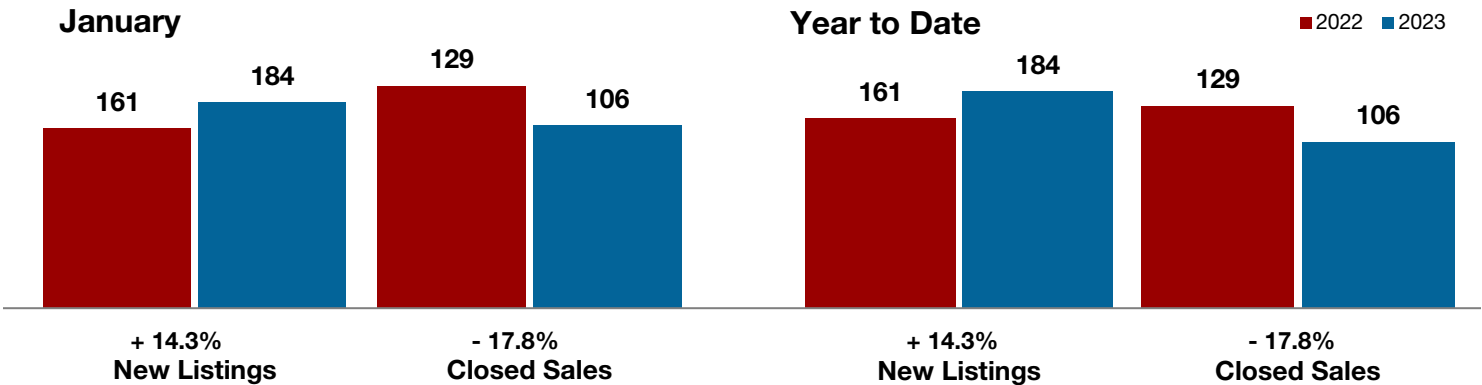
Change in
Closed Sales

Change in
Median Sales Price

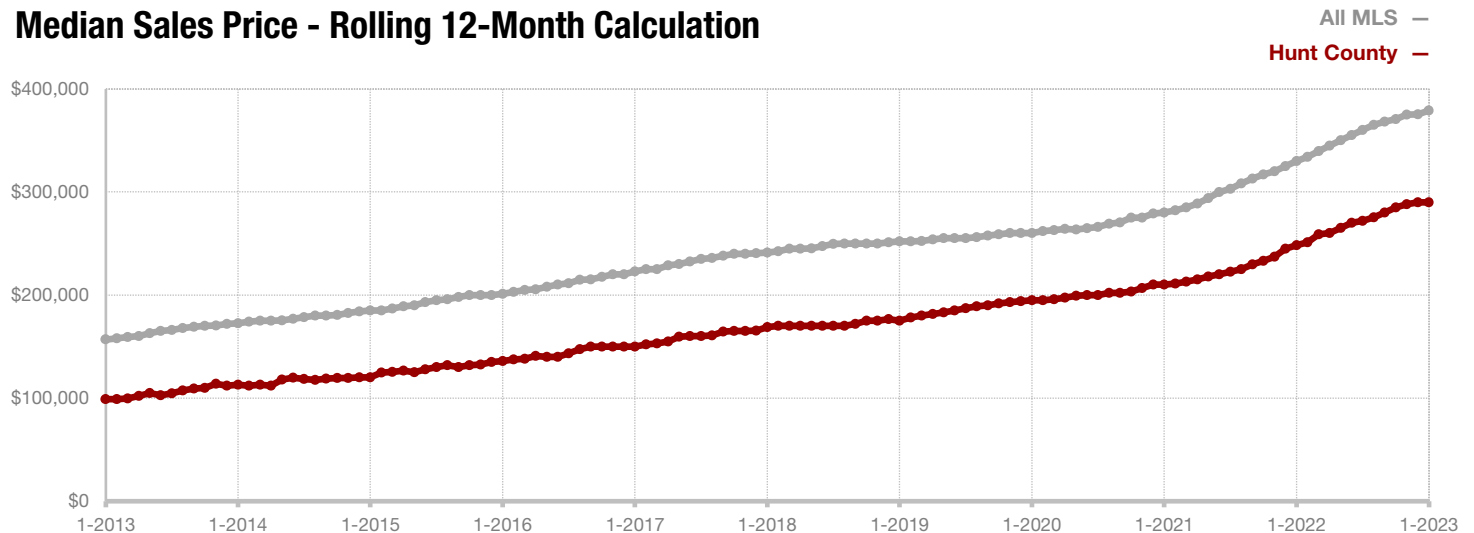
Hunt County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	161	184	+ 14.3%	161	184	+ 14.3%
Pending Sales	146	147	+ 0.7%	146	147	+ 0.7%
Closed Sales	129	106	- 17.8%	129	106	- 17.8%
Average Sales Price*	\$295,499	\$306,757	+ 3.8%	\$295,499	\$306,757	+ 3.8%
Median Sales Price*	\$275,000	\$288,535	+ 4.9%	\$275,000	\$288,535	+ 4.9%
Percent of Original List Price Received*	99.5%	93.5%	- 6.0%	99.5%	93.5%	- 6.0%
Days on Market Until Sale	30	55	+ 83.3%	30	55	+ 83.3%
Inventory of Homes for Sale	263	526	+ 100.0%	--	--	--
Months Supply of Inventory	1.7	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 – January 2023

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



- 37.5%

- 100.0%

--

Change in
New Listings

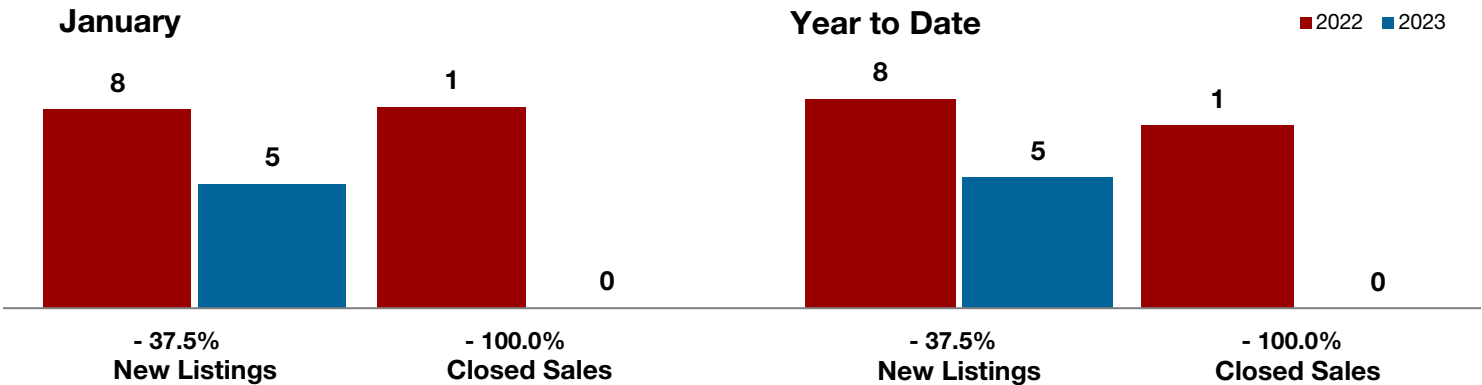
Change in
Closed Sales

Change in
Median Sales Price

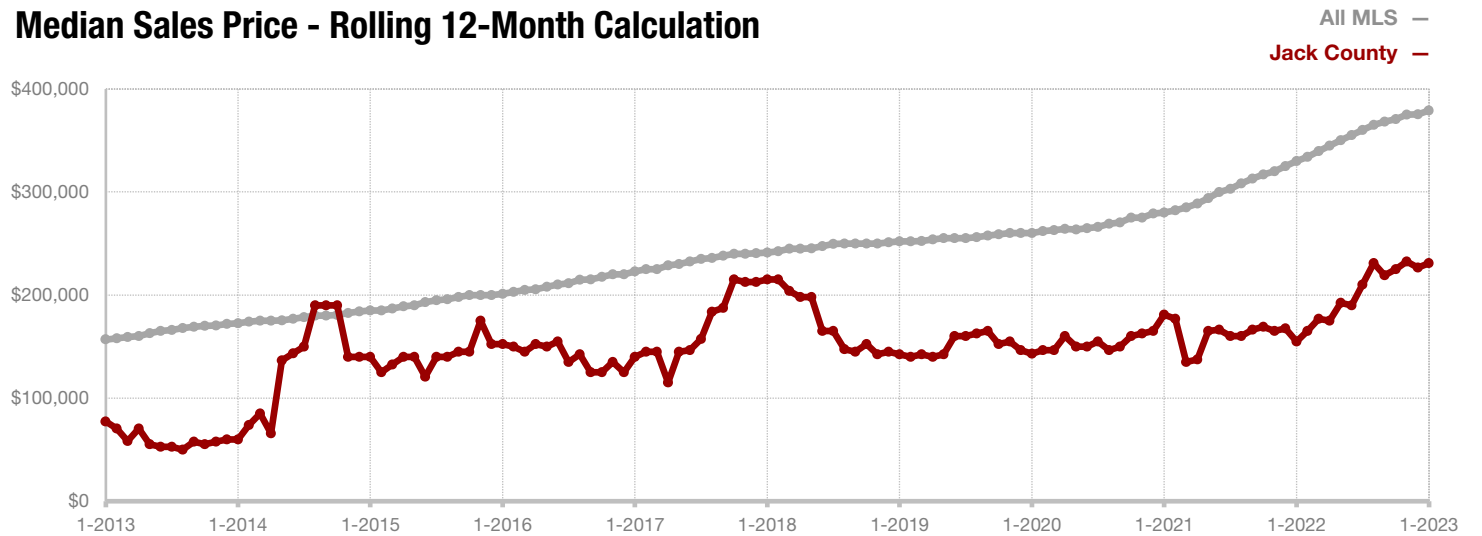
Jack County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	8	5	- 37.5%	8	5	- 37.5%
Pending Sales	8	2	- 75.0%	8	2	- 75.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Average Sales Price*	\$184,500	--	--	\$184,500	--	--
Median Sales Price*	\$184,500	--	--	\$184,500	--	--
Percent of Original List Price Received*	101.4%	--	--	101.4%	--	--
Days on Market Until Sale	4	--	--	4	--	--
Inventory of Homes for Sale	21	32	+ 52.4%	--	--	--
Months Supply of Inventory	4.4	6.5	+ 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 – January 2023

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



+ 18.7%

- 36.0%

+ 18.6%

Change in
New Listings

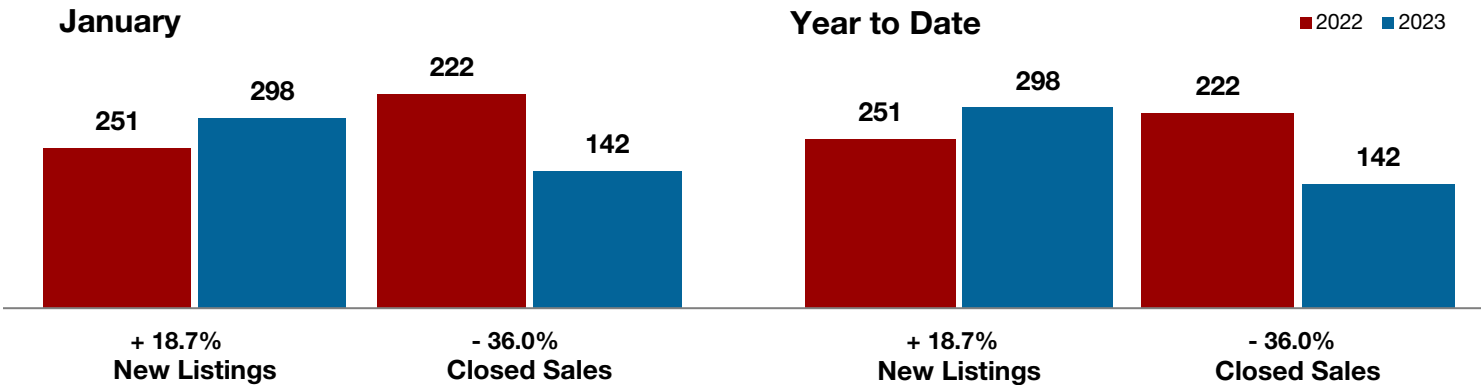
Change in
Closed Sales

Change in
Median Sales Price

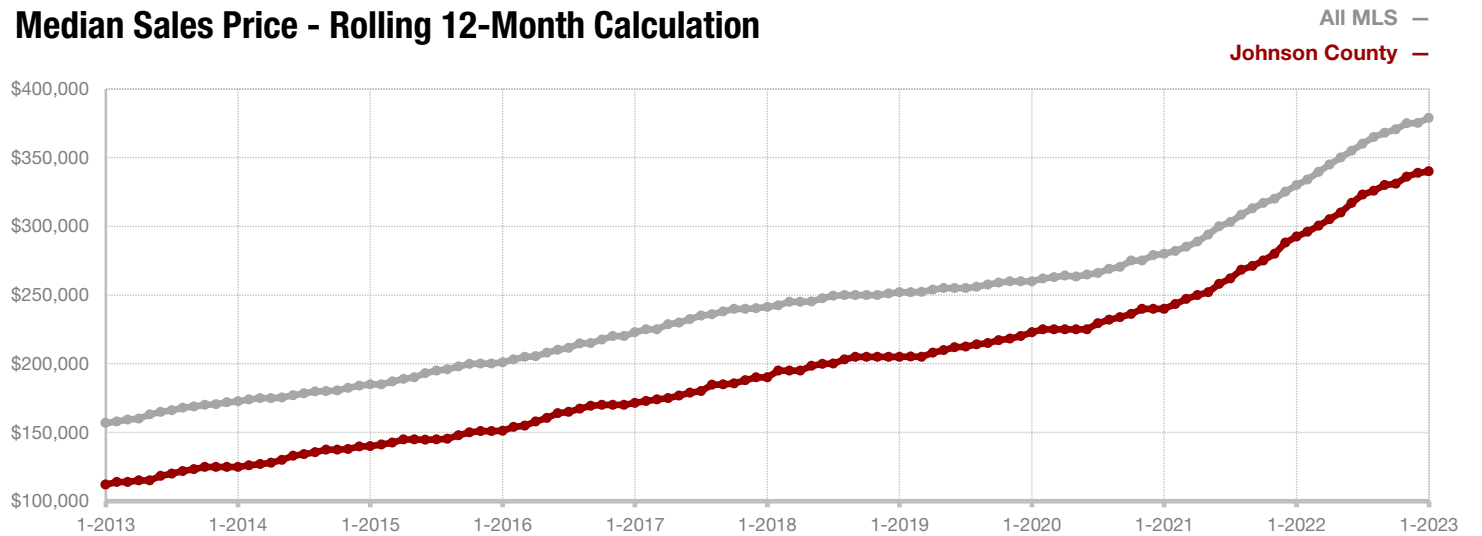
Johnson County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	251	298	+ 18.7%	251	298	+ 18.7%
Pending Sales	224	214	- 4.5%	224	214	- 4.5%
Closed Sales	222	142	- 36.0%	222	142	- 36.0%
Average Sales Price*	\$346,637	\$381,044	+ 9.9%	\$346,637	\$381,044	+ 9.9%
Median Sales Price*	\$309,750	\$367,287	+ 18.6%	\$309,750	\$367,287	+ 18.6%
Percent of Original List Price Received*	99.6%	92.3%	- 7.3%	99.6%	92.3%	- 7.3%
Days on Market Until Sale	26	67	+ 157.7%	26	67	+ 157.7%
Inventory of Homes for Sale	323	790	+ 144.6%	--	--	--
Months Supply of Inventory	1.2	3.1	+ 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 – January 2023

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



- 39.1%

- 22.2%

+ 56.3%

Change in
New Listings

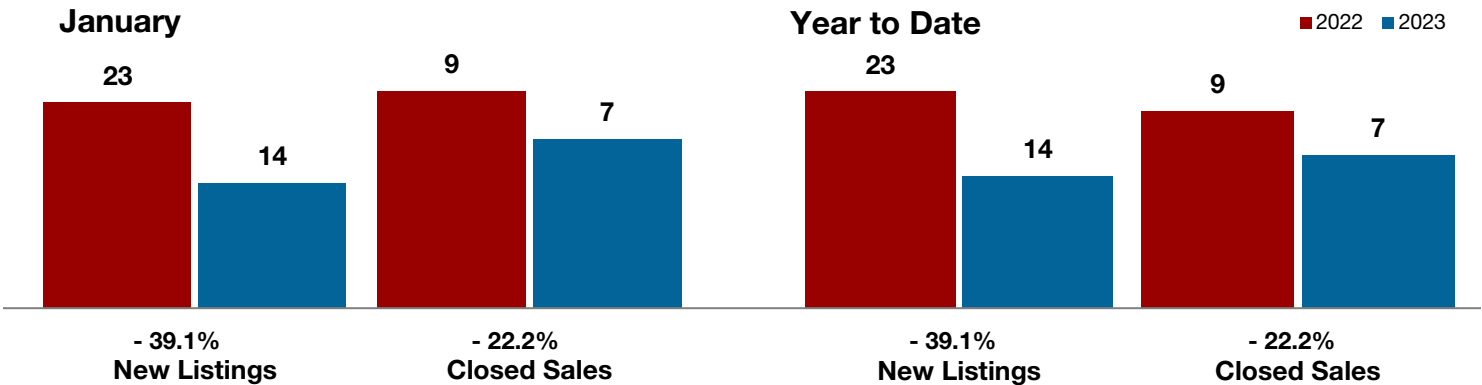
Change in
Closed Sales

Change in
Median Sales Price

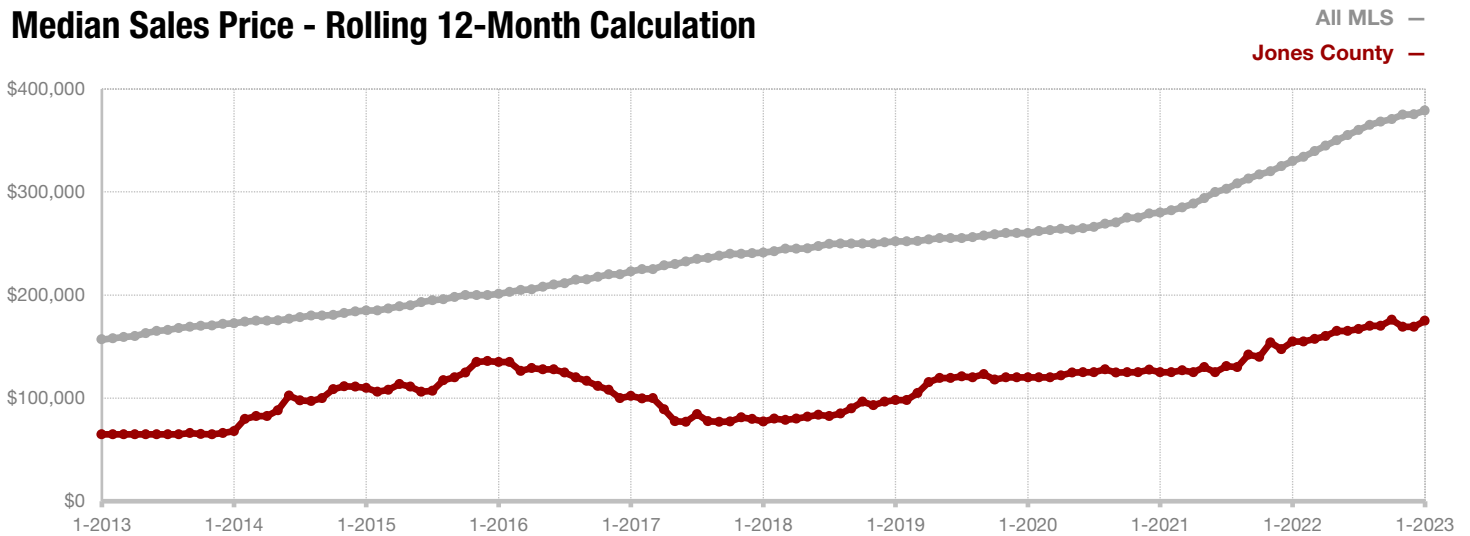
Jones County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	23	14	- 39.1%	23	14	- 39.1%
Pending Sales	14	10	- 28.6%	14	10	- 28.6%
Closed Sales	9	7	- 22.2%	9	7	- 22.2%
Average Sales Price*	\$161,493	\$275,429	+ 70.6%	\$161,493	\$275,429	+ 70.6%
Median Sales Price*	\$160,000	\$250,000	+ 56.3%	\$160,000	\$250,000	+ 56.3%
Percent of Original List Price Received*	92.6%	87.1%	- 5.9%	92.6%	87.1%	- 5.9%
Days on Market Until Sale	61	82	+ 34.4%	61	82	+ 34.4%
Inventory of Homes for Sale	44	55	+ 25.0%	--	--	--
Months Supply of Inventory	3.2	4.2	+ 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



+ 16.5%

- 31.6%

+ 5.8%

Change in
New Listings

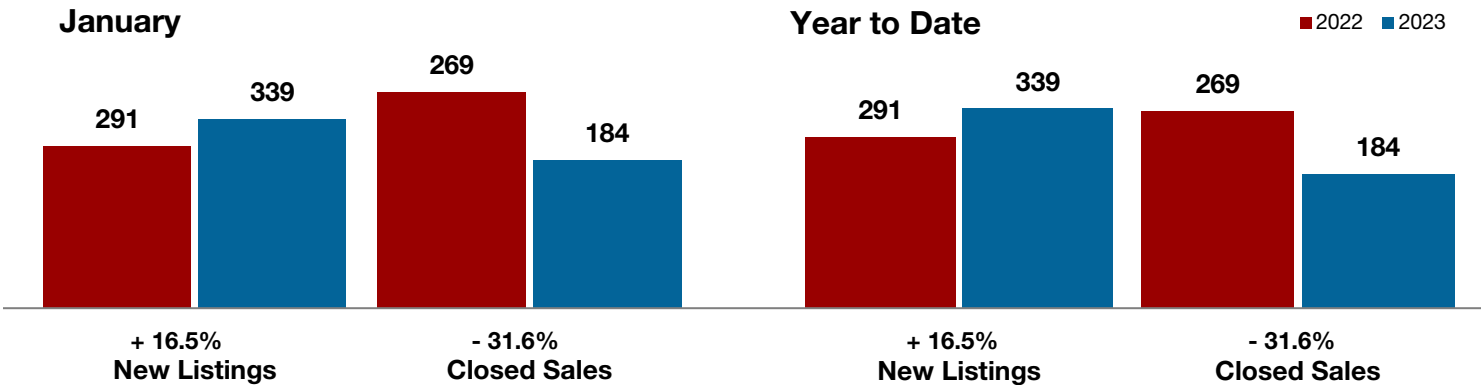
Change in
Closed Sales

Change in
Median Sales Price

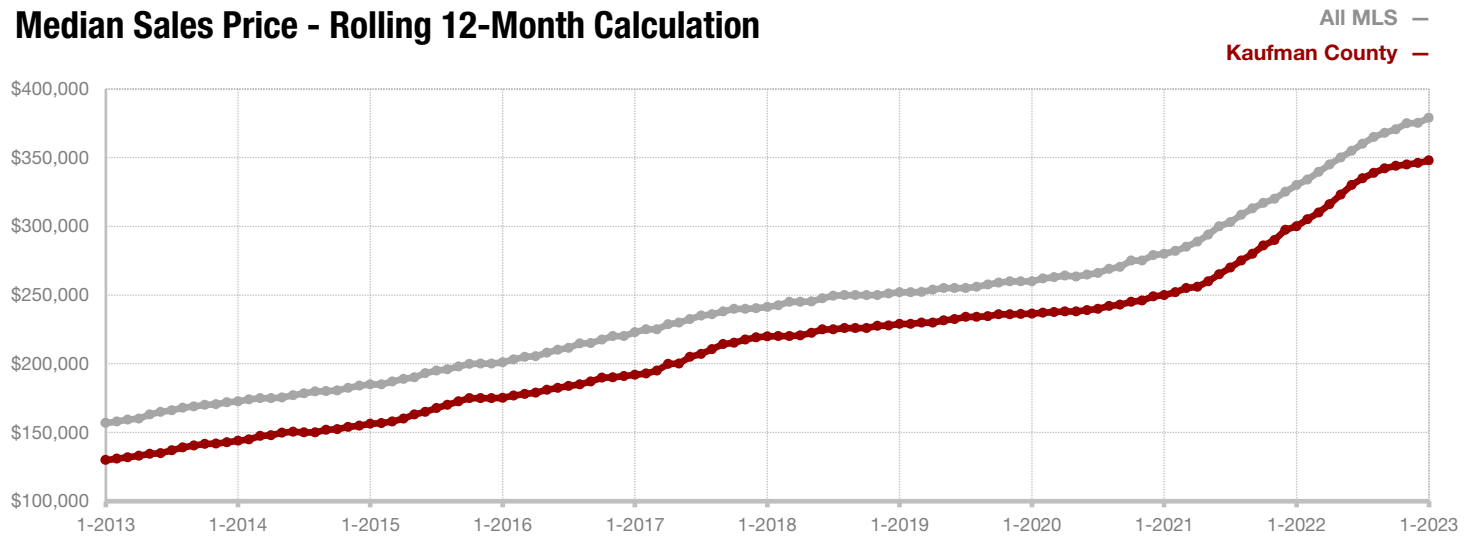
Kaufman County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	291	339	+ 16.5%	291	339	+ 16.5%
Pending Sales	314	307	- 2.2%	314	307	- 2.2%
Closed Sales	269	184	- 31.6%	269	184	- 31.6%
Average Sales Price*	\$331,405	\$344,739	+ 4.0%	\$331,405	\$344,739	+ 4.0%
Median Sales Price*	\$310,900	\$329,000	+ 5.8%	\$310,900	\$329,000	+ 5.8%
Percent of Original List Price Received*	100.5%	93.9%	- 6.6%	100.5%	93.9%	- 6.6%
Days on Market Until Sale	29	72	+ 148.3%	29	72	+ 148.3%
Inventory of Homes for Sale	426	908	+ 113.1%	--	--	--
Months Supply of Inventory	1.3	3.1	+ 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 – January 2023

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



0.0%

- 23.8%

- 31.9%

Change in
New Listings

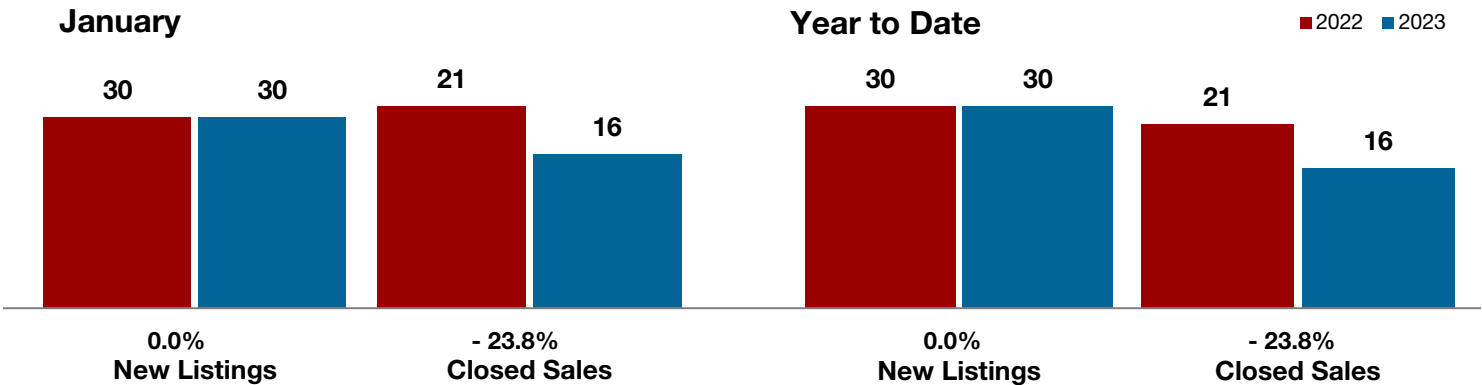
Change in
Closed Sales

Change in
Median Sales Price

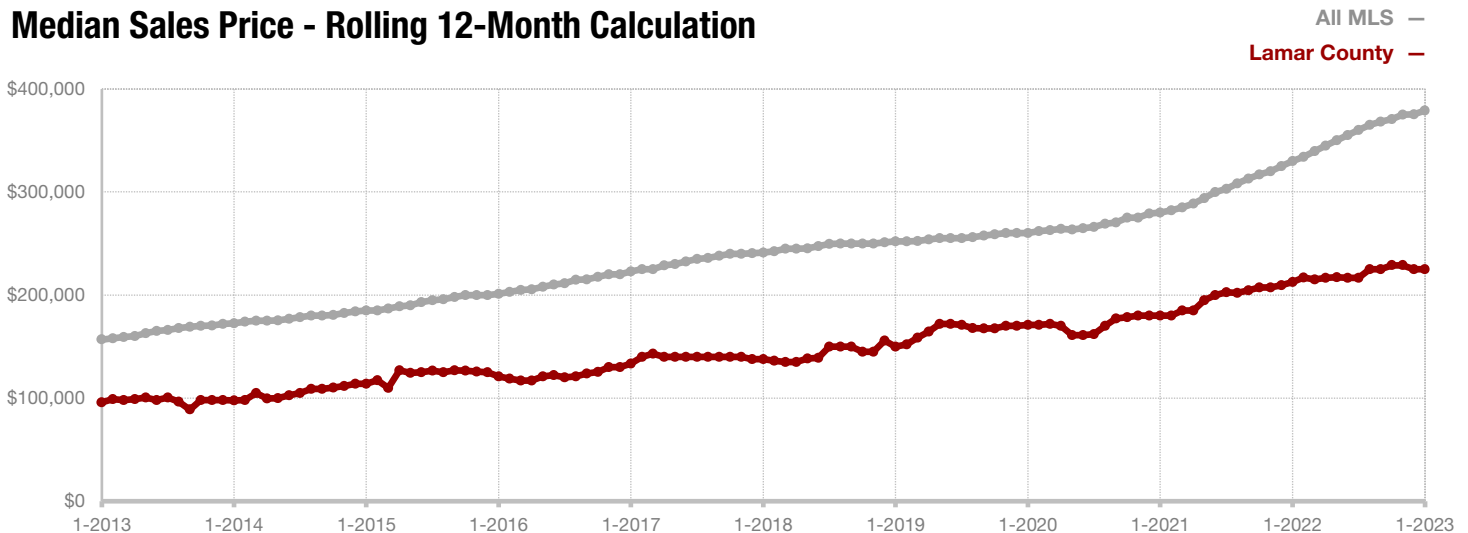
Lamar County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	30	30	0.0%	30	30	0.0%
Pending Sales	19	13	- 31.6%	19	13	- 31.6%
Closed Sales	21	16	- 23.8%	21	16	- 23.8%
Average Sales Price*	\$254,731	\$191,538	- 24.8%	\$254,731	\$191,538	- 24.8%
Median Sales Price*	\$221,850	\$151,000	- 31.9%	\$221,850	\$151,000	- 31.9%
Percent of Original List Price Received*	98.5%	86.9%	- 11.8%	98.5%	86.9%	- 11.8%
Days on Market Until Sale	30	57	+ 90.0%	30	57	+ 90.0%
Inventory of Homes for Sale	70	125	+ 78.6%	--	--	--
Months Supply of Inventory	2.8	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



Local Market Update – January 2023

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



+ 25.0%

- 81.8%

+ 66.7%

Change in
New Listings

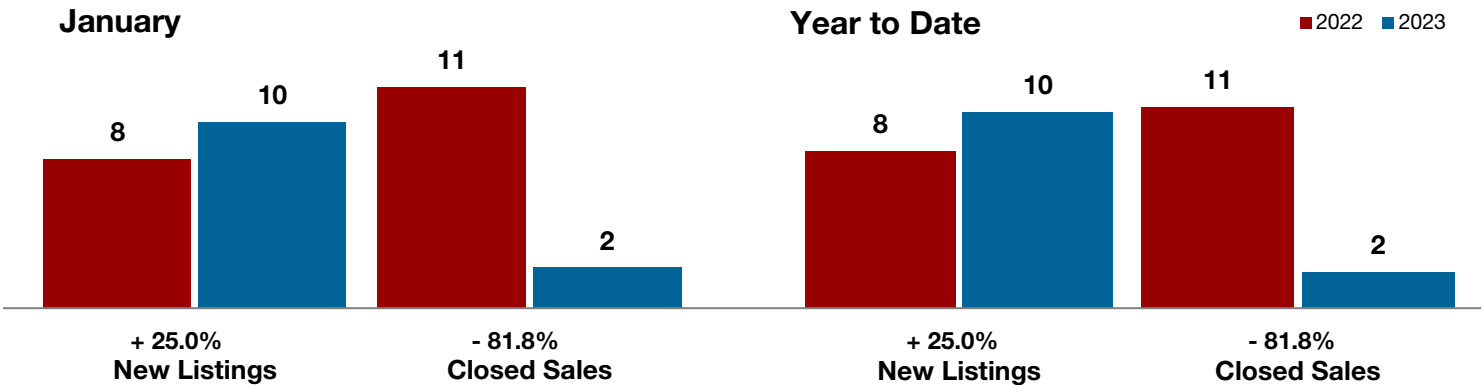
Change in
Closed Sales

Change in
Median Sales Price

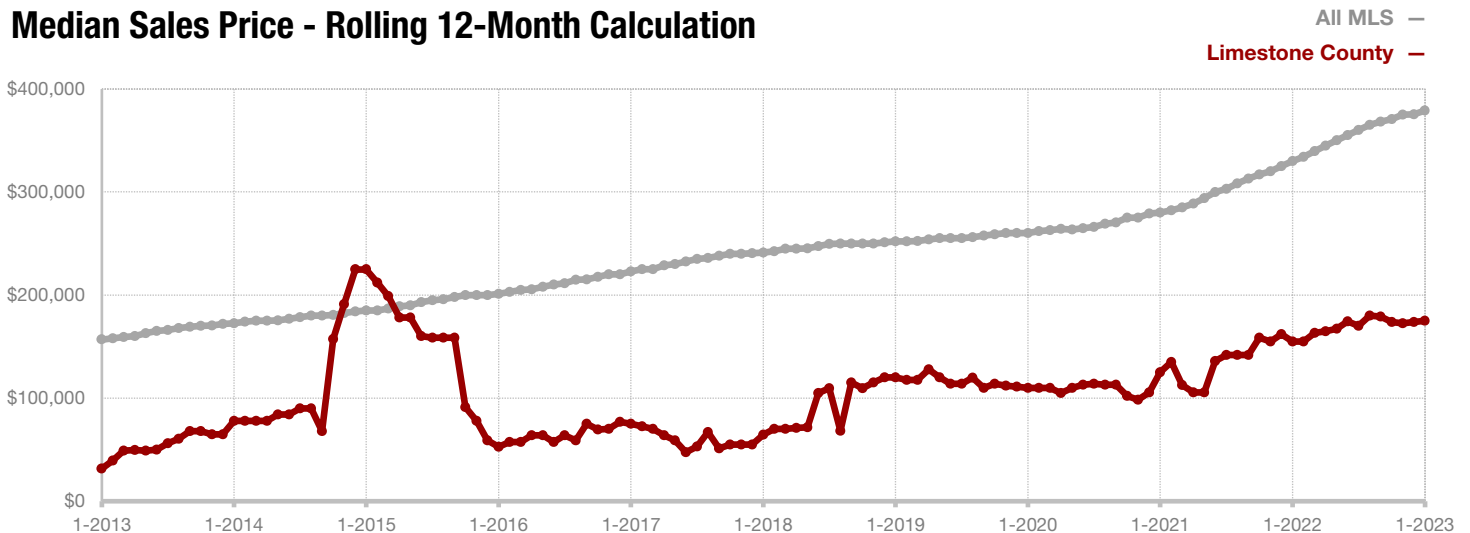
Limestone County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	8	10	+ 25.0%	8	10	+ 25.0%
Pending Sales	7	2	- 71.4%	7	2	- 71.4%
Closed Sales	11	2	- 81.8%	11	2	- 81.8%
Average Sales Price*	\$204,864	\$245,000	+ 19.6%	\$204,864	\$245,000	+ 19.6%
Median Sales Price*	\$147,000	\$245,000	+ 66.7%	\$147,000	\$245,000	+ 66.7%
Percent of Original List Price Received*	94.1%	69.9%	- 25.7%	94.1%	69.9%	- 25.7%
Days on Market Until Sale	73	193	+ 164.4%	73	193	+ 164.4%
Inventory of Homes for Sale	26	38	+ 46.2%	--	--	--
Months Supply of Inventory	4.4	6.2	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



- 11.1%

- 71.0%

+ 28.2%

Change in
New Listings

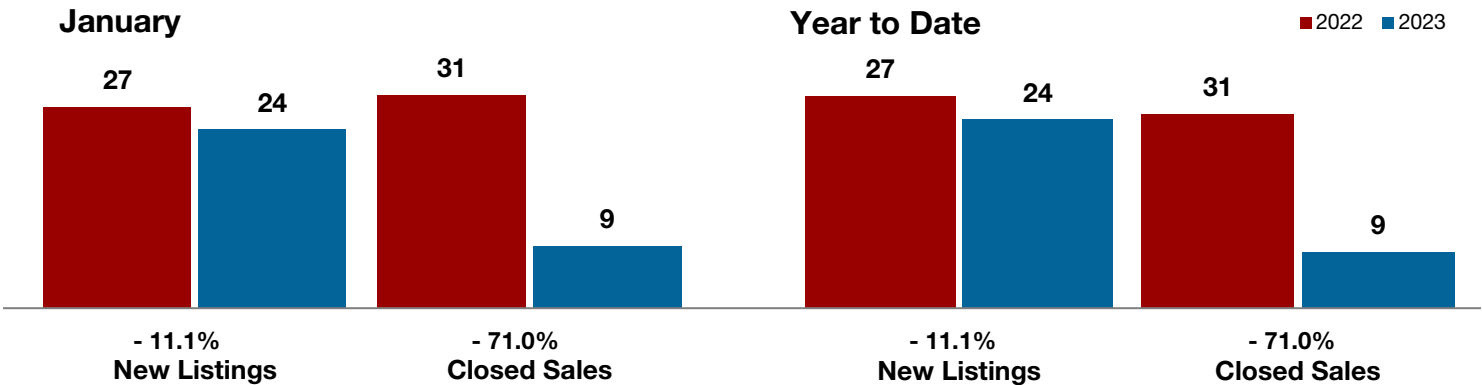
Change in
Closed Sales

Change in
Median Sales Price

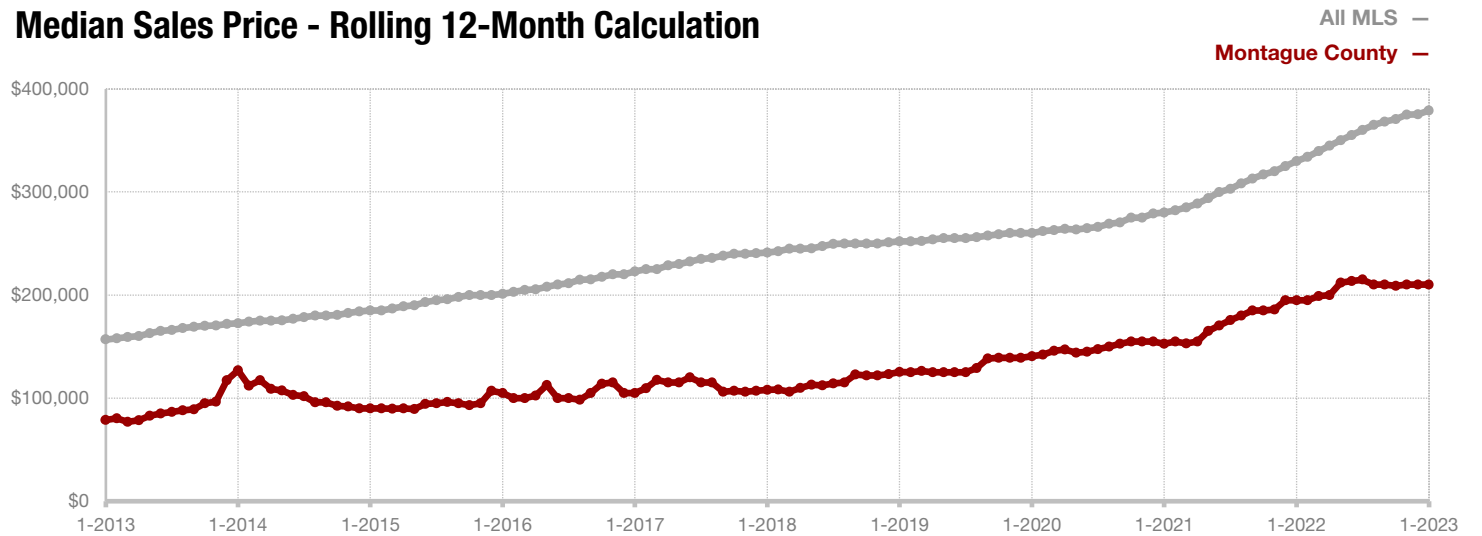
Montague County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	27	24	- 11.1%	27	24	- 11.1%
Pending Sales	31	16	- 48.4%	31	16	- 48.4%
Closed Sales	31	9	- 71.0%	31	9	- 71.0%
Average Sales Price*	\$260,042	\$497,448	+ 91.3%	\$260,042	\$497,448	+ 91.3%
Median Sales Price*	\$195,000	\$250,000	+ 28.2%	\$195,000	\$250,000	+ 28.2%
Percent of Original List Price Received*	93.8%	90.5%	- 3.5%	93.8%	90.5%	- 3.5%
Days on Market Until Sale	44	51	+ 15.9%	44	51	+ 15.9%
Inventory of Homes for Sale	55	80	+ 45.5%	--	--	--
Months Supply of Inventory	2.2	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 – January 2023

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



+ 100.0%

- 15.2%

+ 17.3%

Change in
New Listings

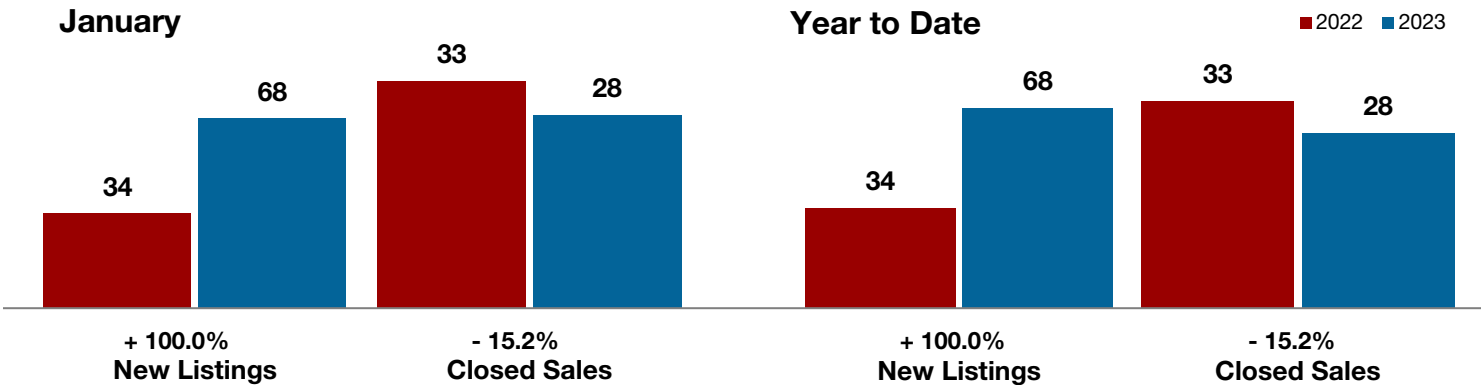
Change in
Closed Sales

Change in
Median Sales Price

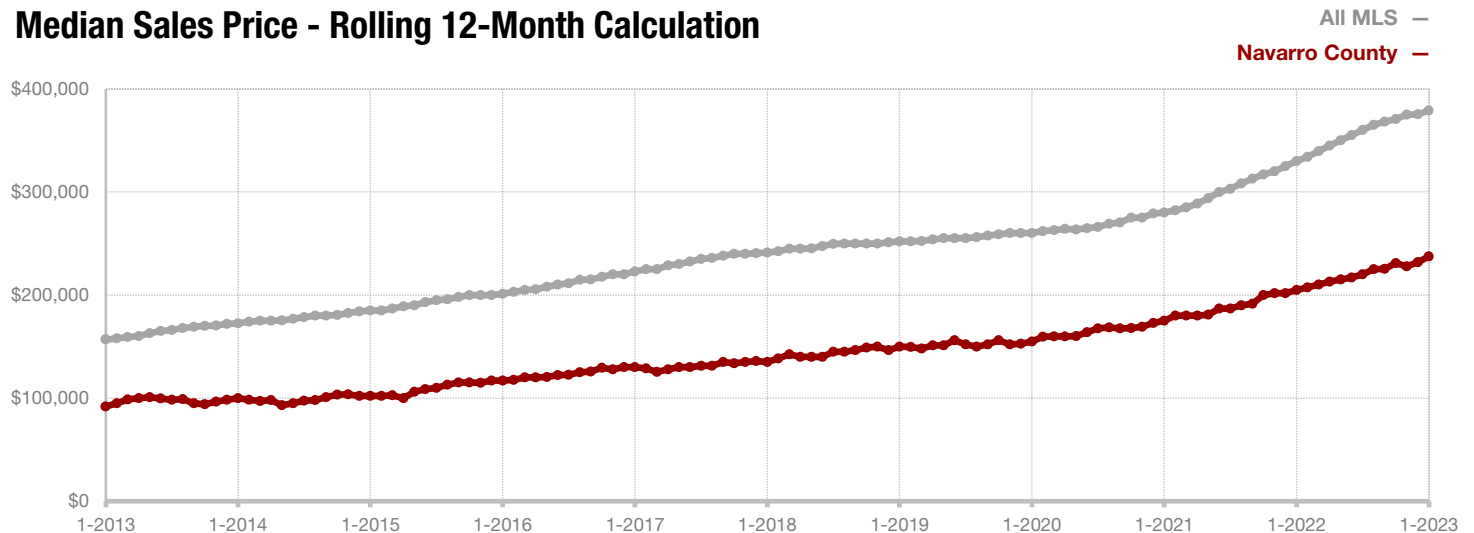
Navarro County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	34	68	+ 100.0%	34	68	+ 100.0%
Pending Sales	39	29	- 25.6%	39	29	- 25.6%
Closed Sales	33	28	- 15.2%	33	28	- 15.2%
Average Sales Price*	\$310,637	\$415,881	+ 33.9%	\$310,637	\$415,881	+ 33.9%
Median Sales Price*	\$234,500	\$275,000	+ 17.3%	\$234,500	\$275,000	+ 17.3%
Percent of Original List Price Received*	96.6%	90.9%	- 5.9%	96.6%	90.9%	- 5.9%
Days on Market Until Sale	45	78	+ 73.3%	45	78	+ 73.3%
Inventory of Homes for Sale	76	173	+ 127.6%	--	--	--
Months Supply of Inventory	1.7	3.8	+ 100.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



+ 50.0%

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Nolan County

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

January

Year to Date

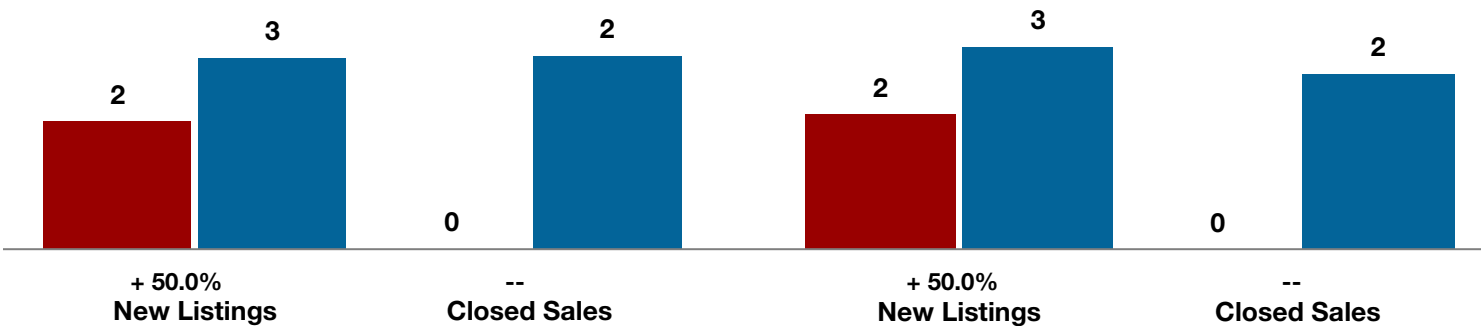
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2	3	+ 50.0%	2	3	+ 50.0%
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	0	2	--	0	2	--
Average Sales Price*	--	\$139,950	--	--	\$139,950	--
Median Sales Price*	--	\$139,950	--	--	\$139,950	--
Percent of Original List Price Received*	--	93.2%	--	--	93.2%	--
Days on Market Until Sale	--	37	--	--	37	--
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	2.7	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.

January

Year to Date

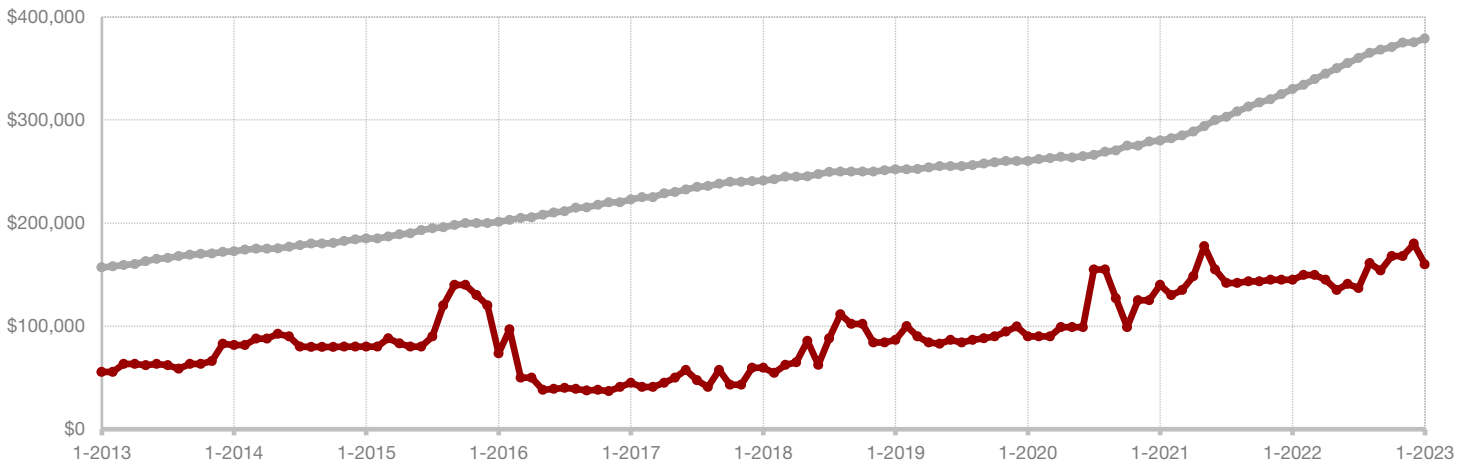
■ 2022 ■ 2023



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Nolan County —



Local Market Update – January 2023

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



+ 76.3%

- 48.6%

- 10.2%

Change in
New Listings

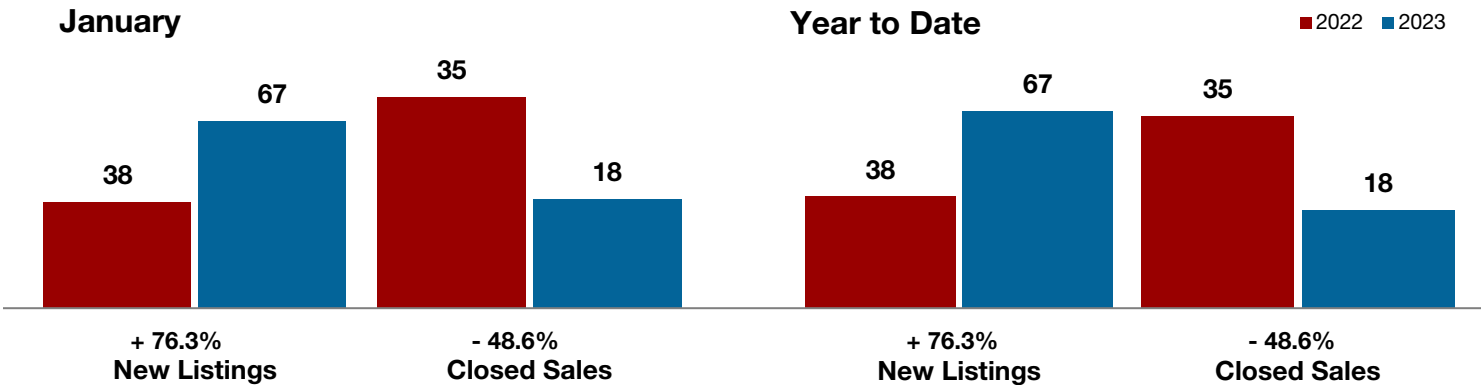
Change in
Closed Sales

Change in
Median Sales Price

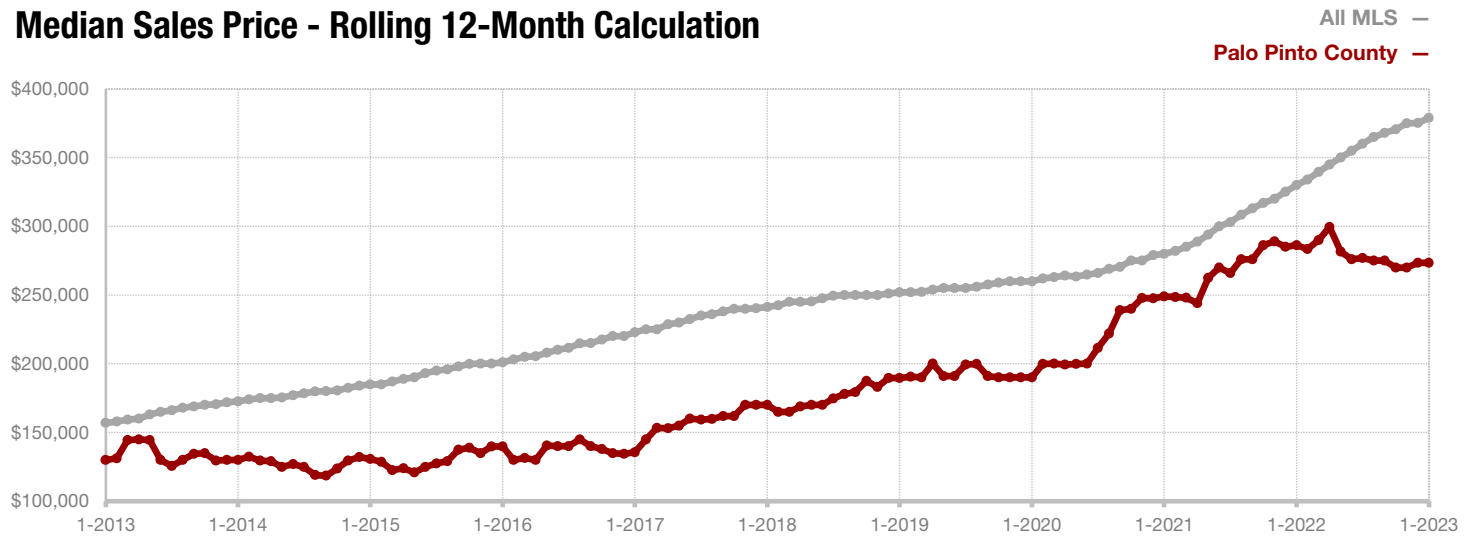
Palo Pinto County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	38	67	+ 76.3%	38	67	+ 76.3%
Pending Sales	32	22	- 31.3%	32	22	- 31.3%
Closed Sales	35	18	- 48.6%	35	18	- 48.6%
Average Sales Price*	\$400,563	\$751,428	+ 87.6%	\$400,563	\$751,428	+ 87.6%
Median Sales Price*	\$256,000	\$230,000	- 10.2%	\$256,000	\$230,000	- 10.2%
Percent of Original List Price Received*	97.1%	87.2%	- 10.2%	97.1%	87.2%	- 10.2%
Days on Market Until Sale	71	70	- 1.4%	71	70	- 1.4%
Inventory of Homes for Sale	102	200	+ 96.1%	--	--	--
Months Supply of Inventory	2.3	5.3	+ 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 – January 2023

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



+ 20.4%

- 38.4%

+ 3.0%

Change in
New Listings

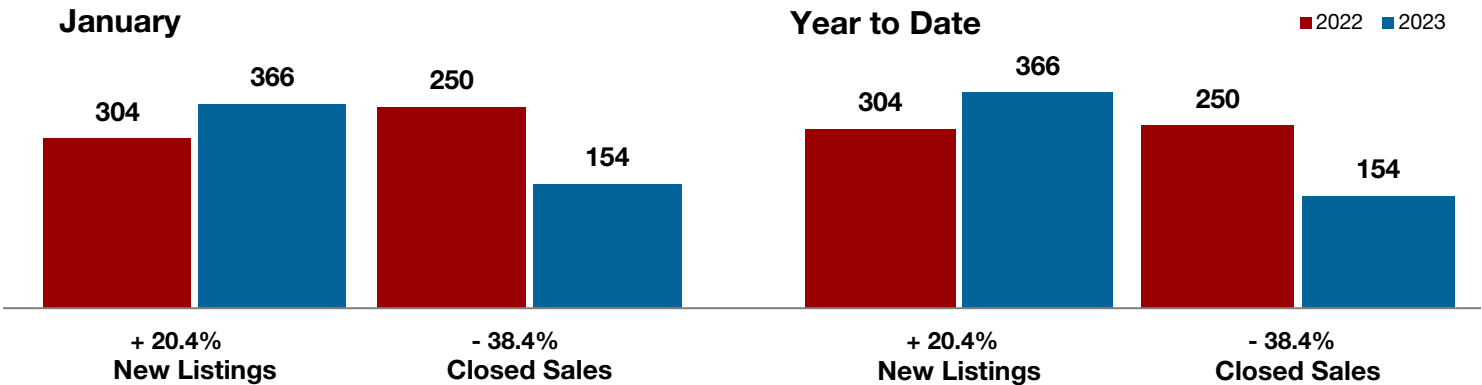
Change in
Closed Sales

Change in
Median Sales Price

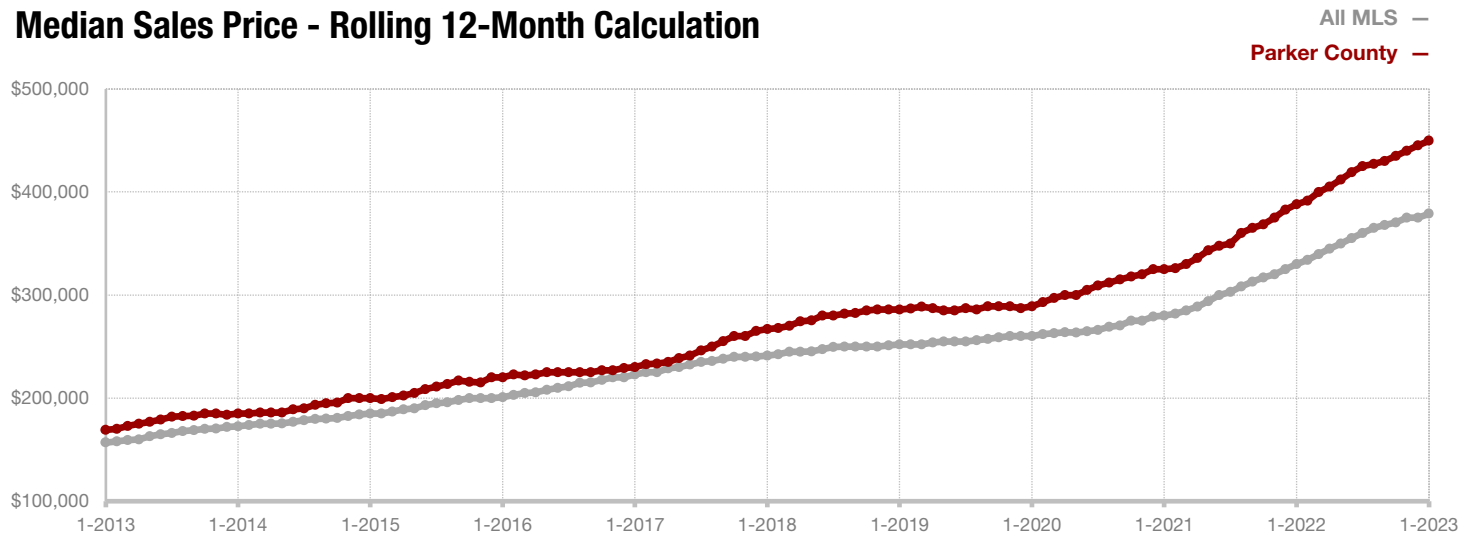
Parker County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	304	366	+ 20.4%	304	366	+ 20.4%
Pending Sales	327	205	- 37.3%	327	205	- 37.3%
Closed Sales	250	154	- 38.4%	250	154	- 38.4%
Average Sales Price*	\$466,888	\$466,018	- 0.2%	\$466,888	\$466,018	- 0.2%
Median Sales Price*	\$405,393	\$417,500	+ 3.0%	\$405,393	\$417,500	+ 3.0%
Percent of Original List Price Received*	97.5%	94.5%	- 3.1%	97.5%	94.5%	- 3.1%
Days on Market Until Sale	45	70	+ 55.6%	45	70	+ 55.6%
Inventory of Homes for Sale	429	1,041	+ 142.7%	--	--	--
Months Supply of Inventory	1.4	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 – January 2023

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



- 8.3%

- 57.1%

- 52.1%

Change in
New Listings

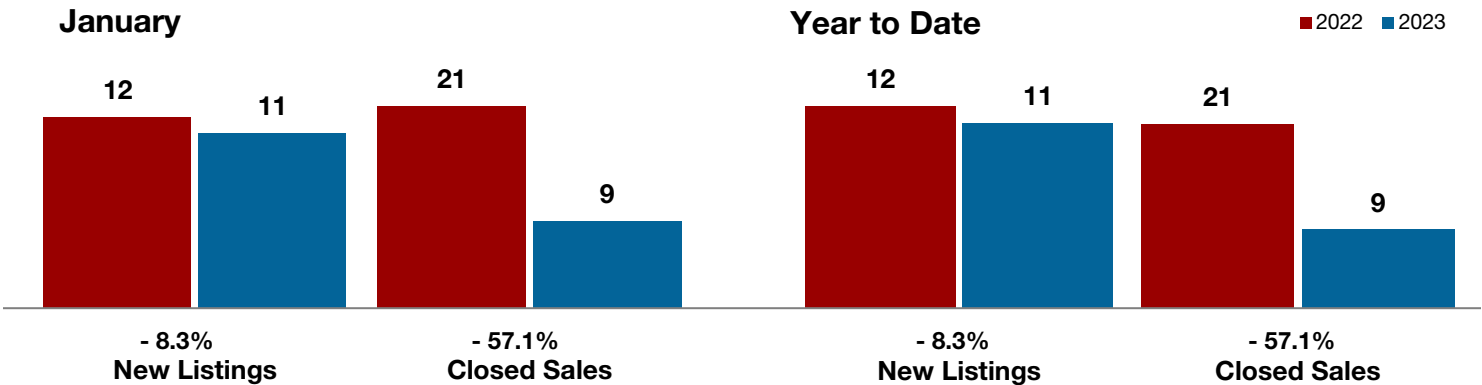
Change in
Closed Sales

Change in
Median Sales Price

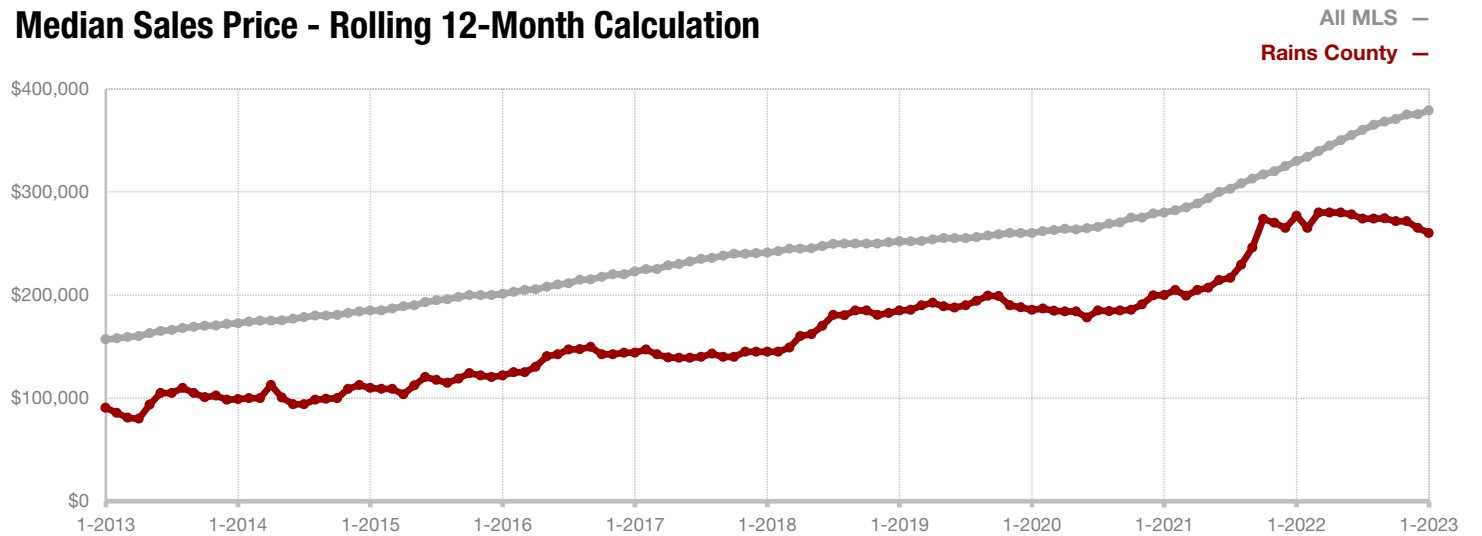
Rains County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	12	11	- 8.3%	12	11	- 8.3%
Pending Sales	15	6	- 60.0%	15	6	- 60.0%
Closed Sales	21	9	- 57.1%	21	9	- 57.1%
Average Sales Price*	\$426,331	\$344,761	- 19.1%	\$426,331	\$344,761	- 19.1%
Median Sales Price*	\$390,000	\$187,000	- 52.1%	\$390,000	\$187,000	- 52.1%
Percent of Original List Price Received*	99.3%	97.1%	- 2.2%	99.3%	97.1%	- 2.2%
Days on Market Until Sale	61	41	- 32.8%	61	41	- 32.8%
Inventory of Homes for Sale	25	53	+ 112.0%	--	--	--
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 – January 2023

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



+ 11.9%

- 41.8%

+ 10.2%

Change in
New Listings

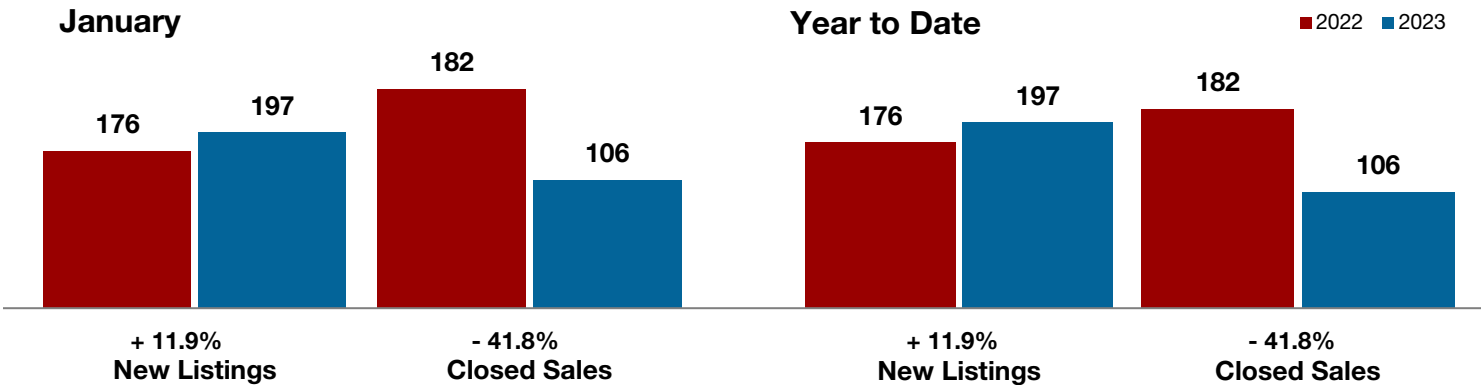
Change in
Closed Sales

Change in
Median Sales Price

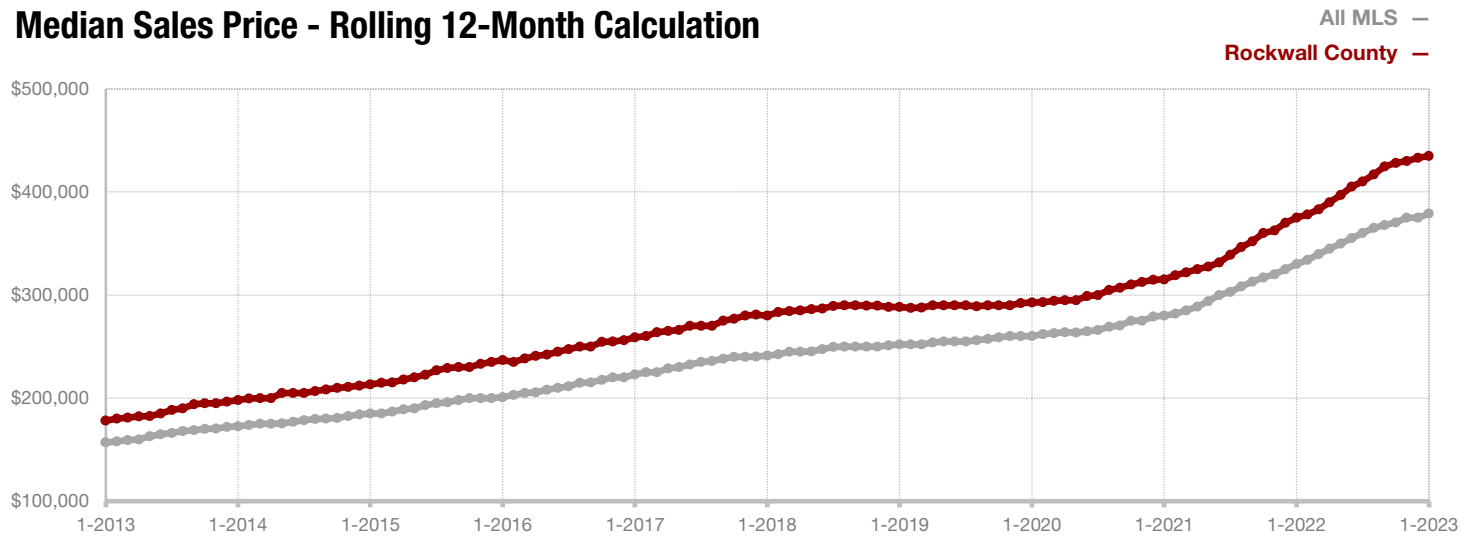
Rockwall County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	176	197	+ 11.9%	176	197	+ 11.9%
Pending Sales	180	211	+ 17.2%	180	211	+ 17.2%
Closed Sales	182	106	- 41.8%	182	106	- 41.8%
Average Sales Price*	\$448,138	\$467,667	+ 4.4%	\$448,138	\$467,667	+ 4.4%
Median Sales Price*	\$390,000	\$429,700	+ 10.2%	\$390,000	\$429,700	+ 10.2%
Percent of Original List Price Received*	100.3%	93.5%	- 6.8%	100.3%	93.5%	- 6.8%
Days on Market Until Sale	36	60	+ 66.7%	36	60	+ 66.7%
Inventory of Homes for Sale	225	590	+ 162.2%	--	--	--
Months Supply of Inventory	1.0	3.0	+ 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 – January 2023

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



Shackelford County

- 100.0%

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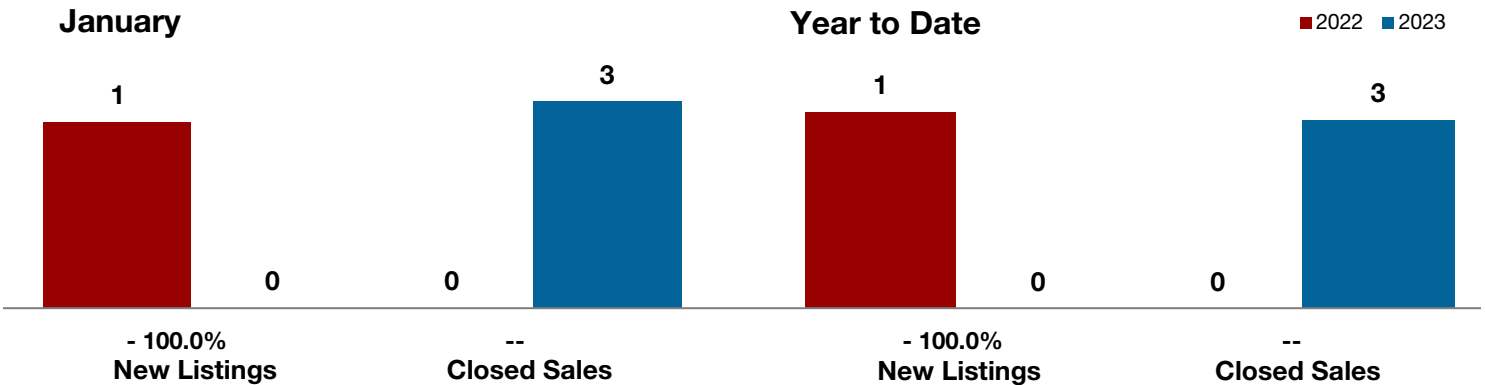
Change in
New Listings

Change in
Closed Sales

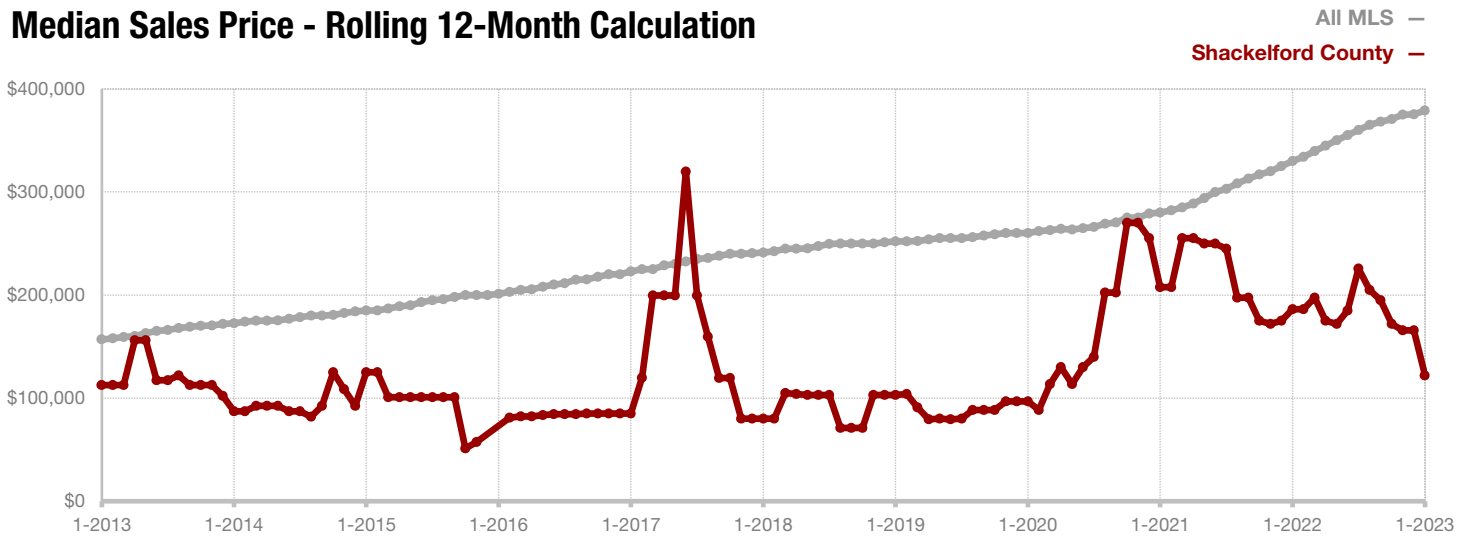
Change in
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	1	--	0	1	--
Closed Sales	0	3	--	0	3	--
Average Sales Price*	--	\$32,500	--	--	\$32,500	--
Median Sales Price*	--	\$36,500	--	--	\$36,500	--
Percent of Original List Price Received*	--	60.1%	--	--	60.1%	--
Days on Market Until Sale	--	110	--	--	110	--
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.4	3.0	+ 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 – January 2023

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



+ 88.7%

- 24.4%

- 5.5%

Change in
New Listings

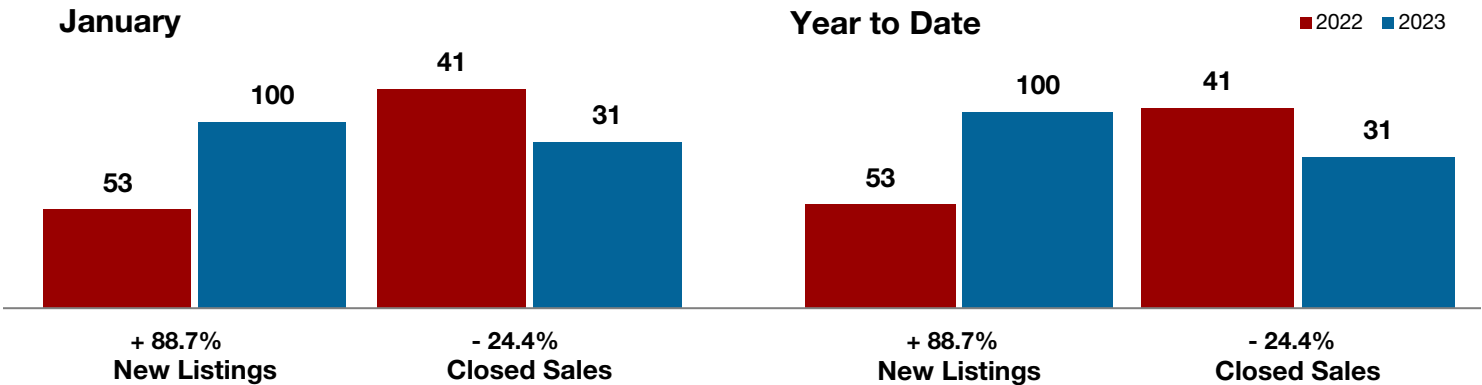
Change in
Closed Sales

Change in
Median Sales Price

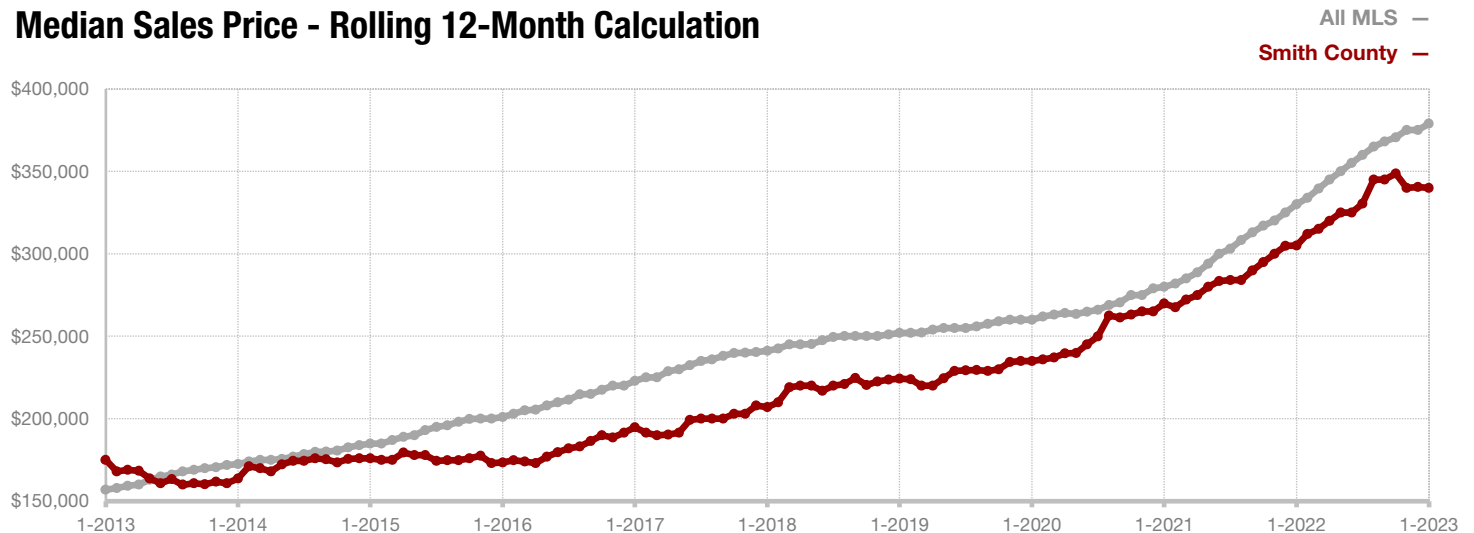
Smith County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	53	100	+ 88.7%	53	100	+ 88.7%
Pending Sales	43	43	0.0%	43	43	0.0%
Closed Sales	41	31	- 24.4%	41	31	- 24.4%
Average Sales Price*	\$346,080	\$326,261	- 5.7%	\$346,080	\$326,261	- 5.7%
Median Sales Price*	\$275,000	\$260,000	- 5.5%	\$275,000	\$260,000	- 5.5%
Percent of Original List Price Received*	96.5%	93.3%	- 3.3%	96.5%	93.3%	- 3.3%
Days on Market Until Sale	32	50	+ 56.3%	32	50	+ 56.3%
Inventory of Homes for Sale	115	231	+ 100.9%	--	--	--
Months Supply of Inventory	1.7	4.3	+ 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 – January 2023

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



+ 128.6%

- 25.0%

+ 56.7%

Change in
New Listings

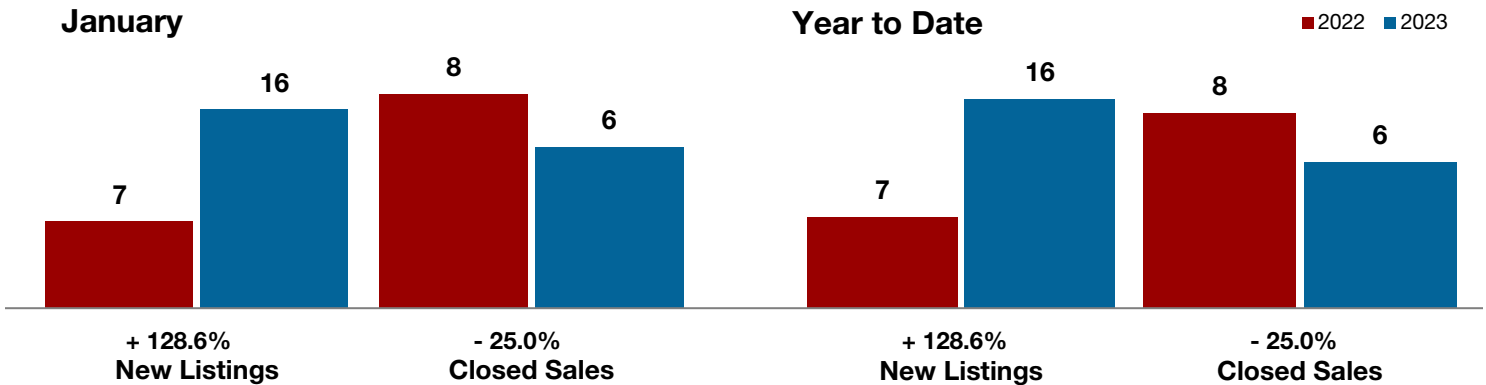
Change in
Closed Sales

Change in
Median Sales Price

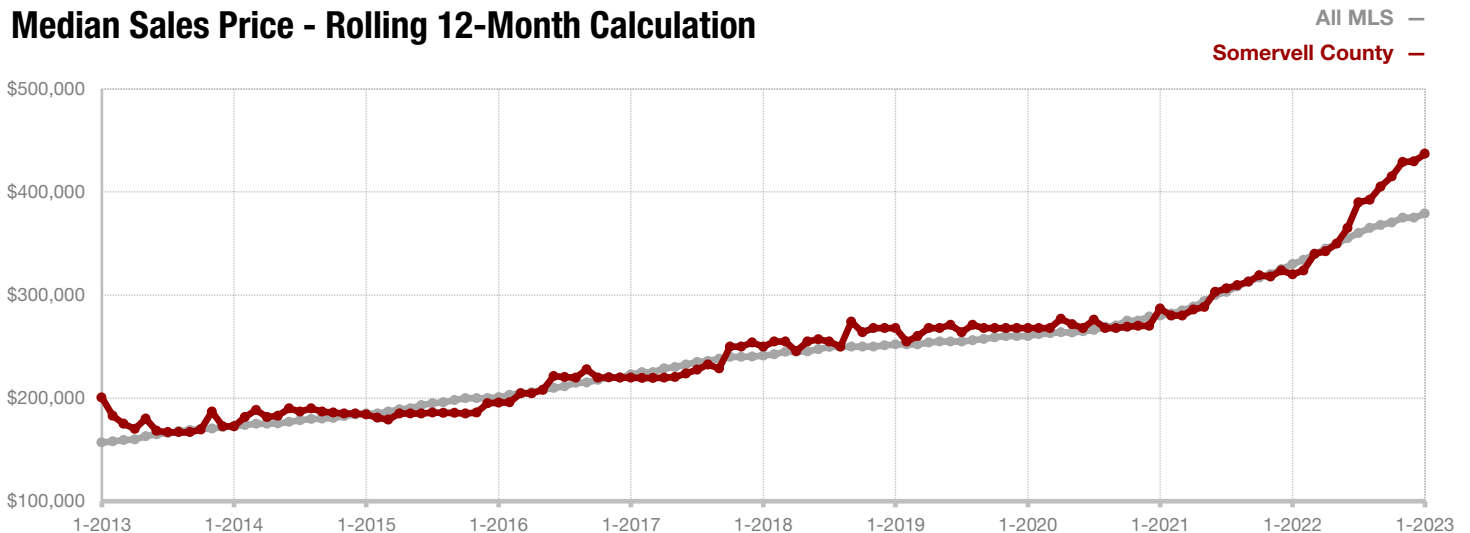
Somervell County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	7	16	+ 128.6%	7	16	+ 128.6%
Pending Sales	8	6	- 25.0%	8	6	- 25.0%
Closed Sales	8	6	- 25.0%	8	6	- 25.0%
Average Sales Price*	\$355,813	\$551,167	+ 54.9%	\$355,813	\$551,167	+ 54.9%
Median Sales Price*	\$344,500	\$540,000	+ 56.7%	\$344,500	\$540,000	+ 56.7%
Percent of Original List Price Received*	91.3%	92.7%	+ 1.5%	91.3%	92.7%	+ 1.5%
Days on Market Until Sale	47	69	+ 46.8%	47	69	+ 46.8%
Inventory of Homes for Sale	13	47	+ 261.5%	--	--	--
Months Supply of Inventory	1.2	5.6	+ 500.0%	--	--	--

* 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 – January 2023

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



+ 14.3%

- 71.4%

+ 200.2%

Change in
New Listings

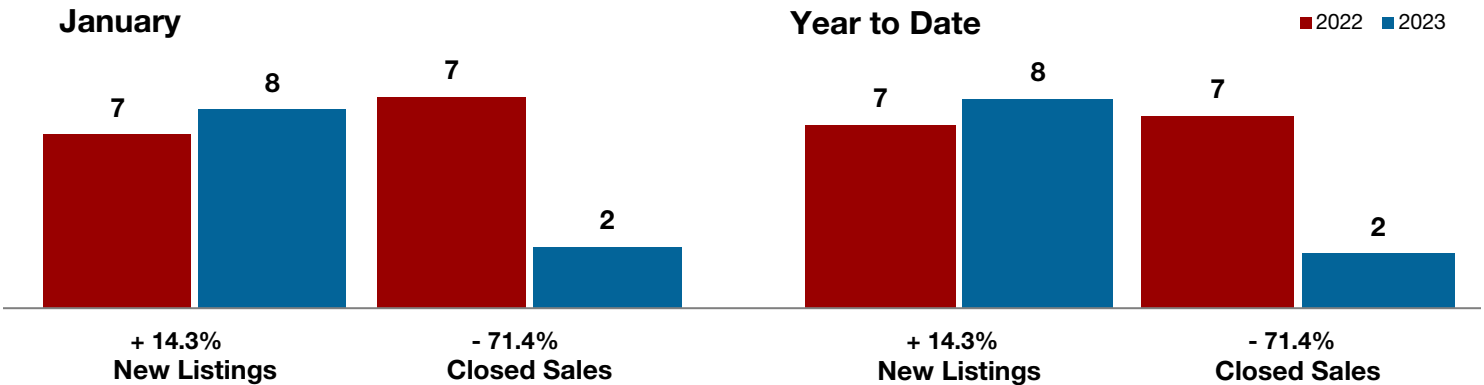
Change in
Closed Sales

Change in
Median Sales Price

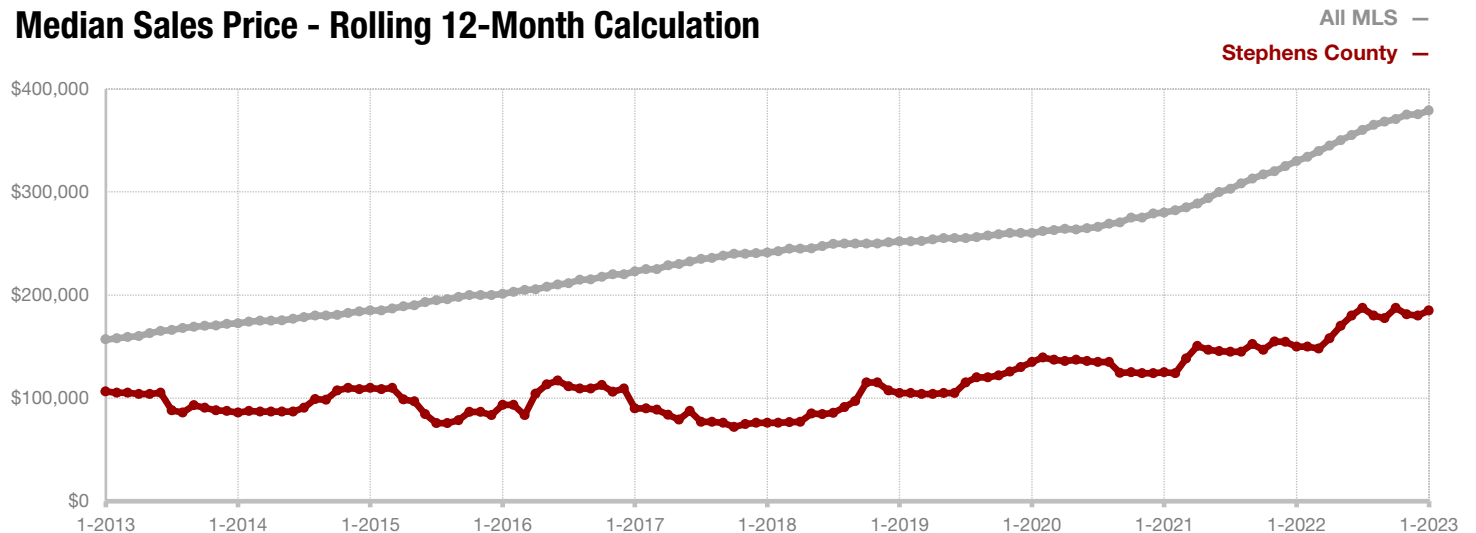
Stephens County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	7	8	+ 14.3%	7	8	+ 14.3%
Pending Sales	8	6	- 25.0%	8	6	- 25.0%
Closed Sales	7	2	- 71.4%	7	2	- 71.4%
Average Sales Price*	\$137,264	\$390,000	+ 184.1%	\$137,264	\$390,000	+ 184.1%
Median Sales Price*	\$129,900	\$390,000	+ 200.2%	\$129,900	\$390,000	+ 200.2%
Percent of Original List Price Received*	95.9%	83.5%	- 12.9%	95.9%	83.5%	- 12.9%
Days on Market Until Sale	66	124	+ 87.9%	66	124	+ 87.9%
Inventory of Homes for Sale	34	40	+ 17.6%	--	--	--
Months Supply of Inventory	4.0	5.7	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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Stonewall County

- 100.0%

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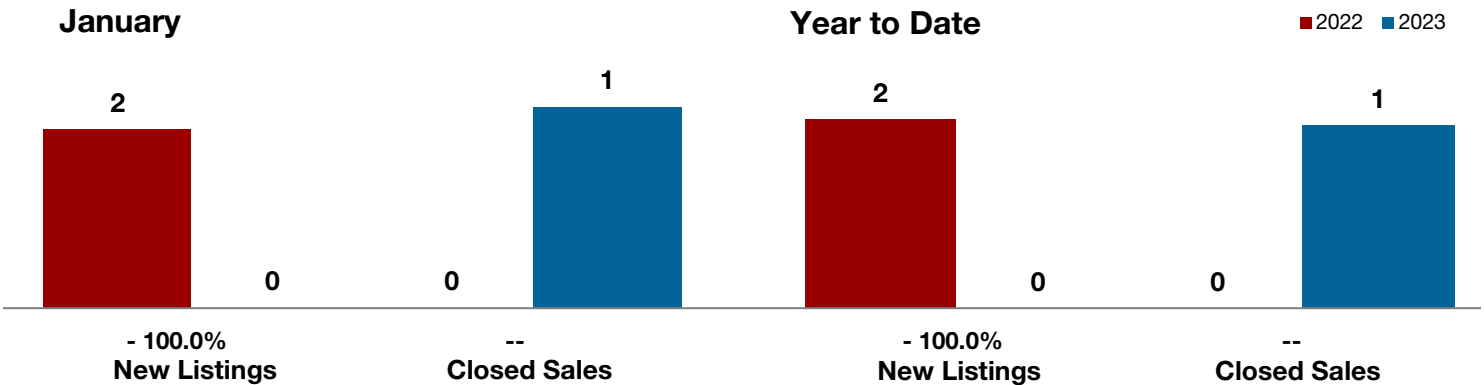
Change in
New Listings

Change in
Closed Sales

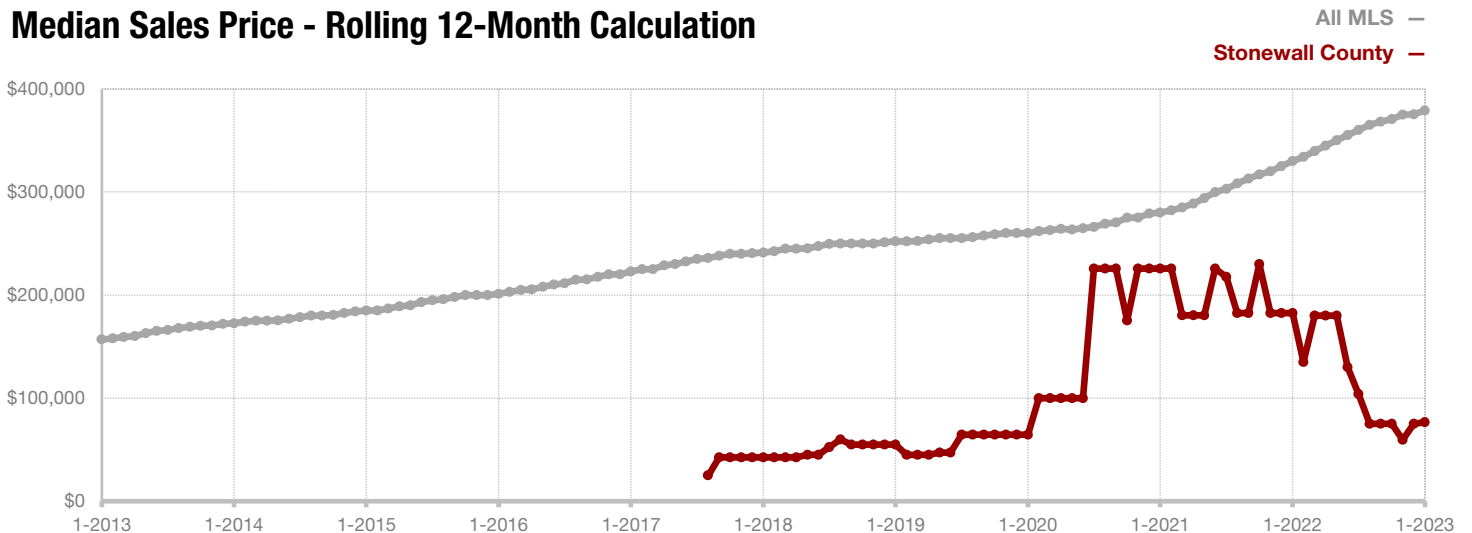
Change in
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	1	--	0	1	--
Average Sales Price*	--	\$315,000	--	--	\$315,000	--
Median Sales Price*	--	\$315,000	--	--	\$315,000	--
Percent of Original List Price Received*	--	100.0%	--	--	100.0%	--
Days on Market Until Sale	--	28	--	--	28	--
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.8	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 – January 2023

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



+ 0.5%

- 34.2%

+ 3.2%

Change in
New Listings

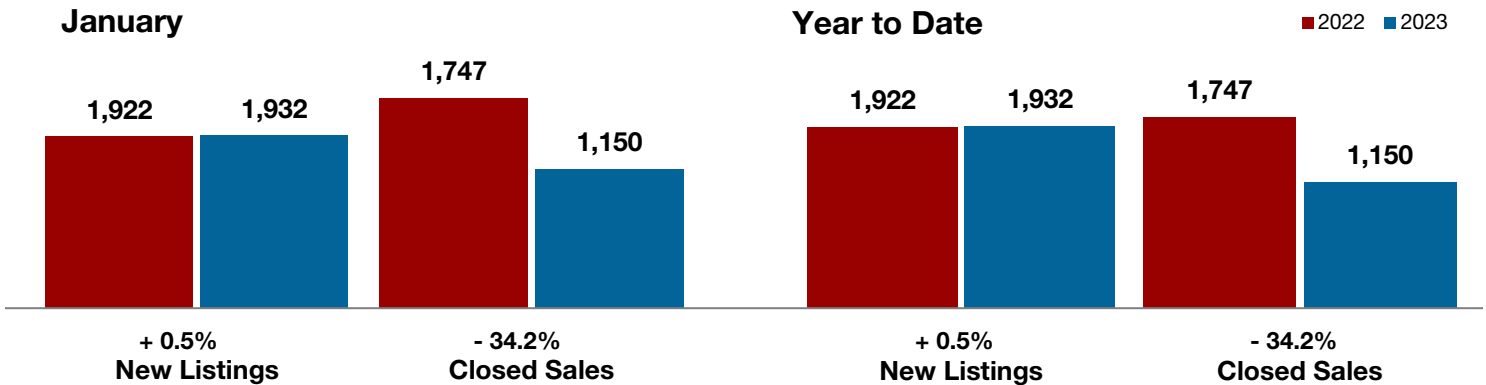
Change in
Closed Sales

Change in
Median Sales Price

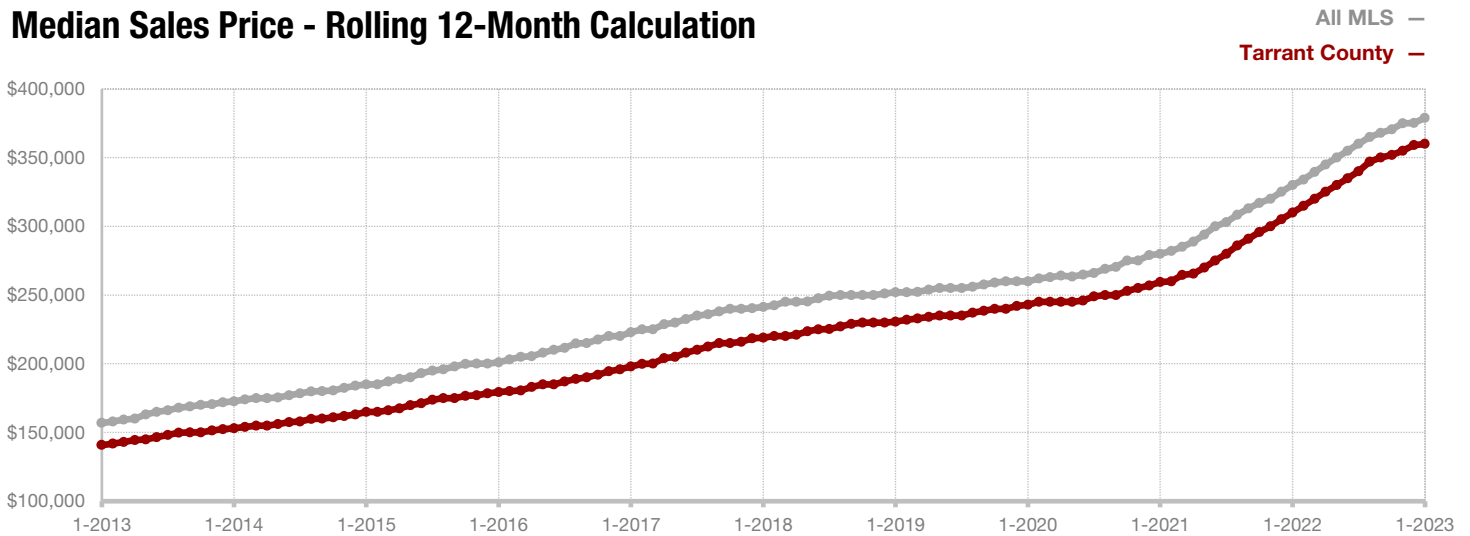
Tarrant County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,922	1,932	+ 0.5%	1,922	1,932	+ 0.5%
Pending Sales	1,993	1,680	- 15.7%	1,993	1,680	- 15.7%
Closed Sales	1,747	1,150	- 34.2%	1,747	1,150	- 34.2%
Average Sales Price*	\$384,784	\$416,431	+ 8.2%	\$384,784	\$416,431	+ 8.2%
Median Sales Price*	\$327,000	\$337,590	+ 3.2%	\$327,000	\$337,590	+ 3.2%
Percent of Original List Price Received*	100.9%	93.9%	- 6.9%	100.9%	93.9%	- 6.9%
Days on Market Until Sale	24	53	+ 120.8%	24	53	+ 120.8%
Inventory of Homes for Sale	1,676	3,816	+ 127.7%	--	--	--
Months Supply of Inventory	0.7	1.9	+ 100.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



- 12.0%

- 40.0%

+ 14.0%

Change in
New Listings

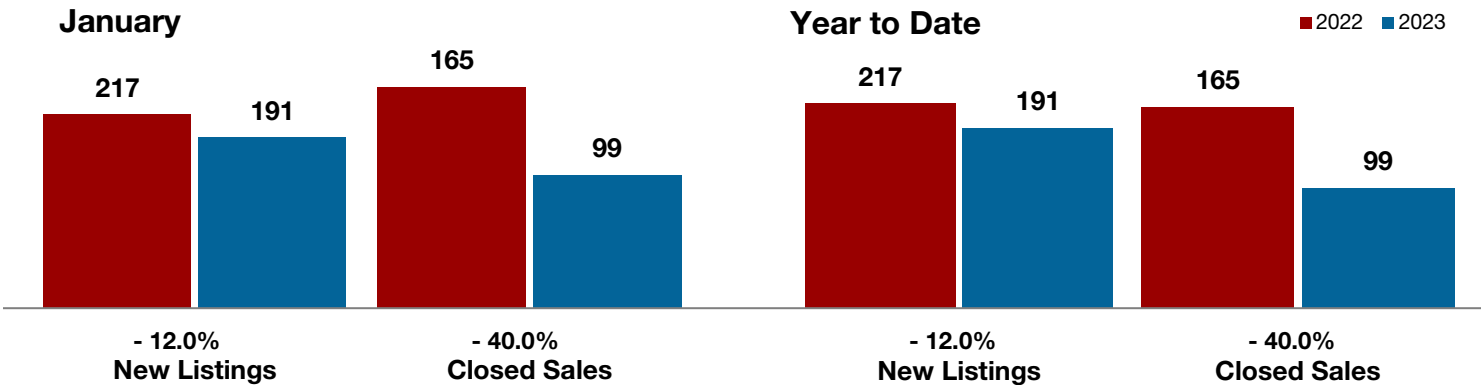
Change in
Closed Sales

Change in
Median Sales Price

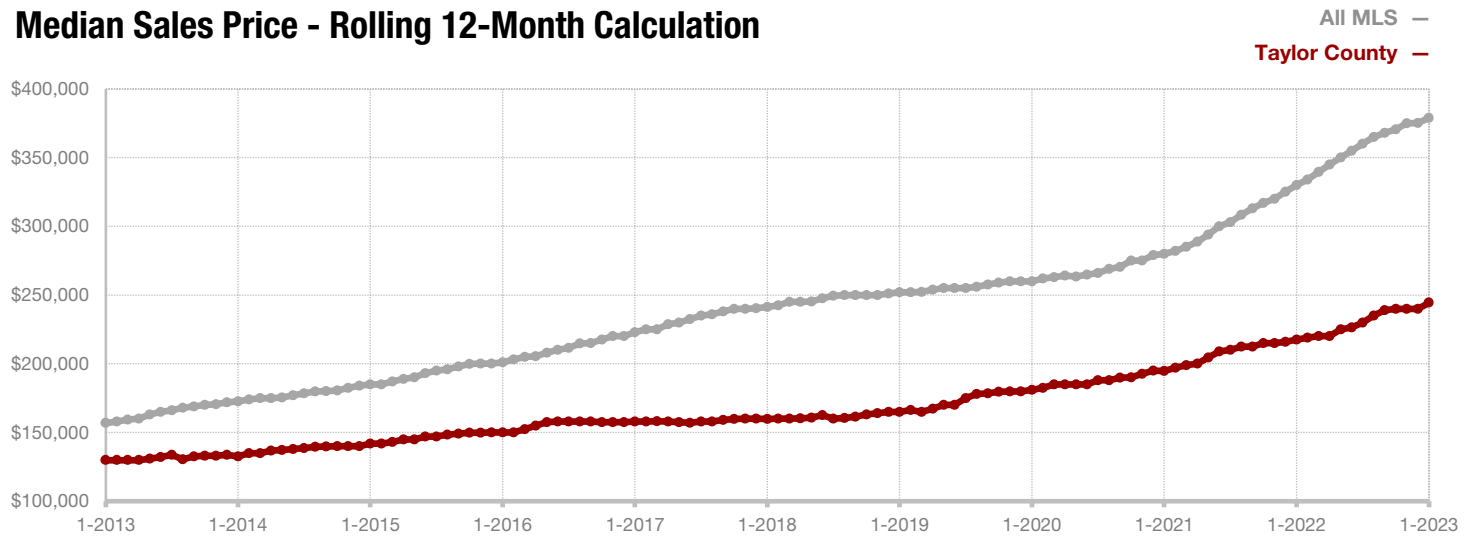
Taylor County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	217	191	- 12.0%	217	191	- 12.0%
Pending Sales	203	158	- 22.2%	203	158	- 22.2%
Closed Sales	165	99	- 40.0%	165	99	- 40.0%
Average Sales Price*	\$247,003	\$264,023	+ 6.9%	\$247,003	\$264,023	+ 6.9%
Median Sales Price*	\$221,990	\$253,000	+ 14.0%	\$221,990	\$253,000	+ 14.0%
Percent of Original List Price Received*	97.8%	94.3%	- 3.6%	97.8%	94.3%	- 3.6%
Days on Market Until Sale	34	51	+ 50.0%	34	51	+ 50.0%
Inventory of Homes for Sale	271	437	+ 61.3%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 100.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



- 85.7%

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Upshur County

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

January

Year to Date

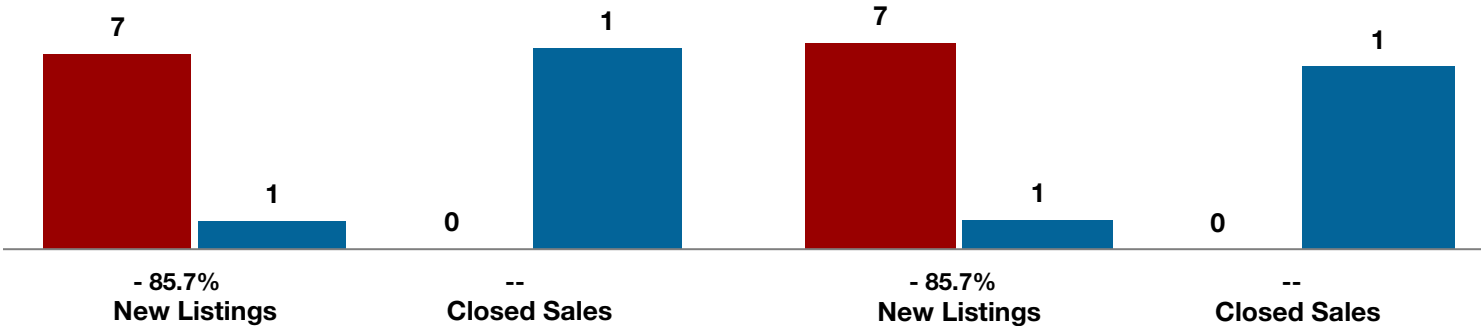
	2022	2023	+ / -	2022	2023	+ / -
New Listings	7	1	- 85.7%	7	1	- 85.7%
Pending Sales	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	0	1	--	0	1	--
Average Sales Price*	--	\$700,000	--	--	\$700,000	--
Median Sales Price*	--	\$700,000	--	--	\$700,000	--
Percent of Original List Price Received*	--	95.9%	--	--	95.9%	--
Days on Market Until Sale	--	156	--	--	156	--
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	5.2	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.

January

Year to Date

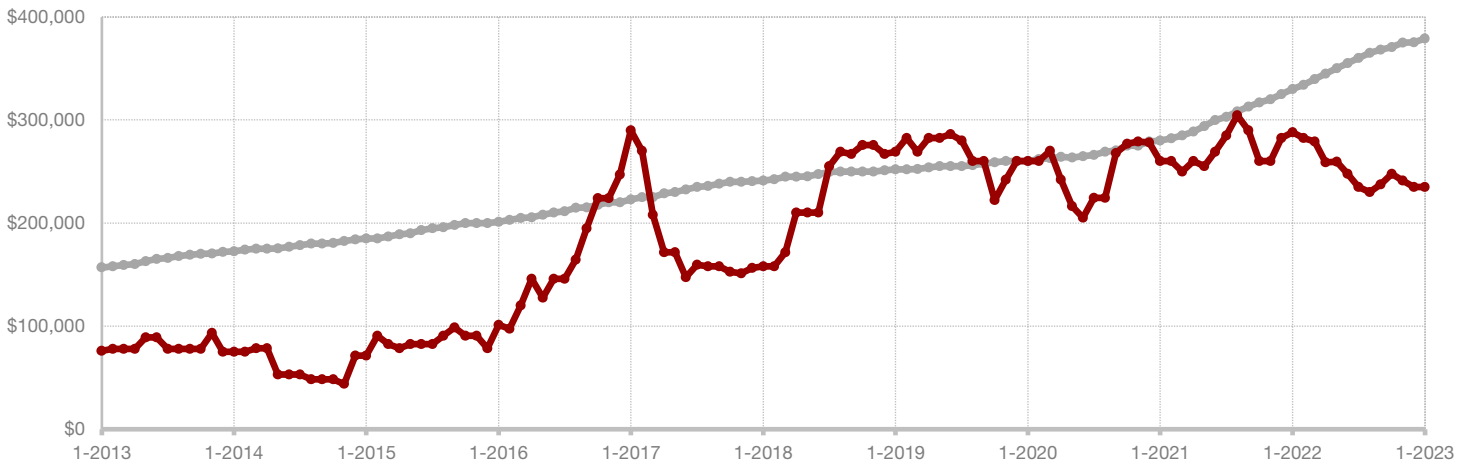
■ 2022 ■ 2023



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Upshur County —



Local Market Update – January 2023

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



+ 26.3%

- 25.5%

- 9.8%

Change in
New Listings

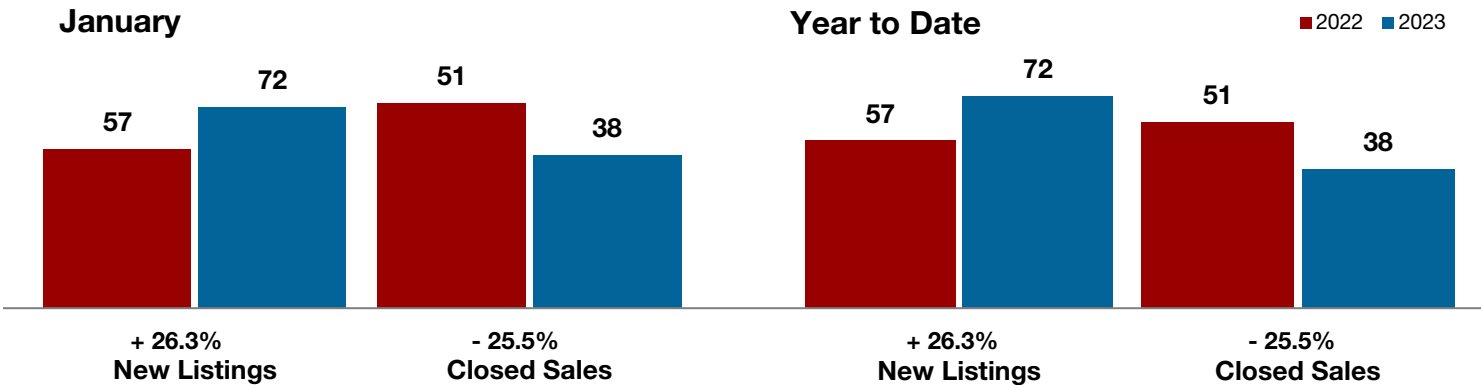
Change in
Closed Sales

Change in
Median Sales Price

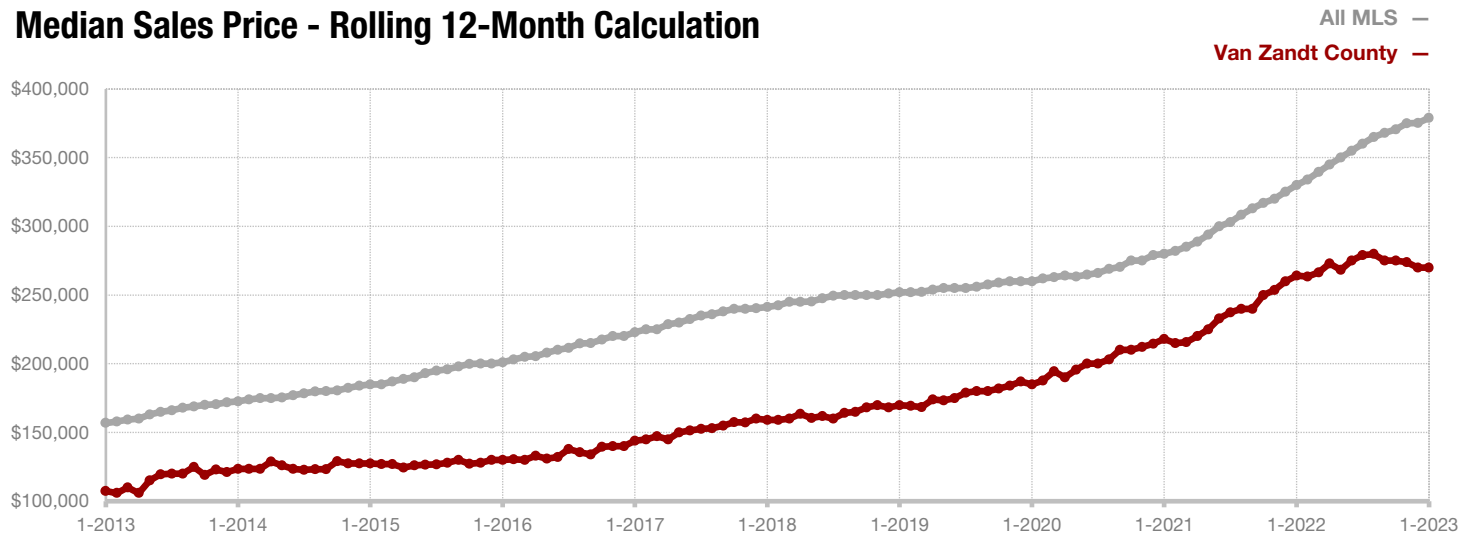
Van Zandt County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	57	72	+ 26.3%	57	72	+ 26.3%
Pending Sales	60	34	- 43.3%	60	34	- 43.3%
Closed Sales	51	38	- 25.5%	51	38	- 25.5%
Average Sales Price*	\$328,559	\$303,626	- 7.6%	\$328,559	\$303,626	- 7.6%
Median Sales Price*	\$291,000	\$262,500	- 9.8%	\$291,000	\$262,500	- 9.8%
Percent of Original List Price Received*	94.9%	90.5%	- 4.6%	94.9%	90.5%	- 4.6%
Days on Market Until Sale	41	75	+ 82.9%	41	75	+ 82.9%
Inventory of Homes for Sale	120	215	+ 79.2%	--	--	--
Months Supply of Inventory	2.0	4.4	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



+ 74.6%

- 29.6%

+ 7.0%

Change in
New Listings

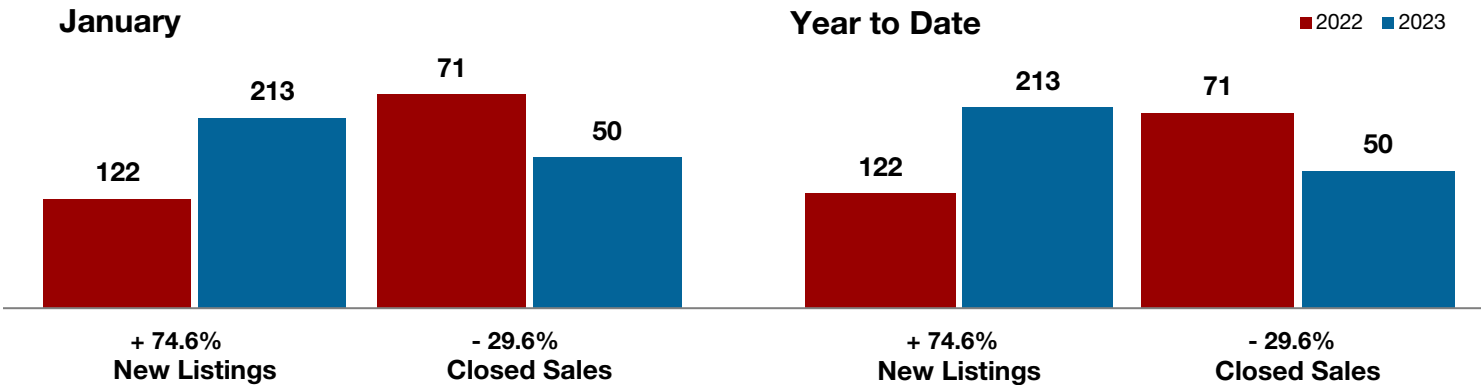
Change in
Closed Sales

Change in
Median Sales Price

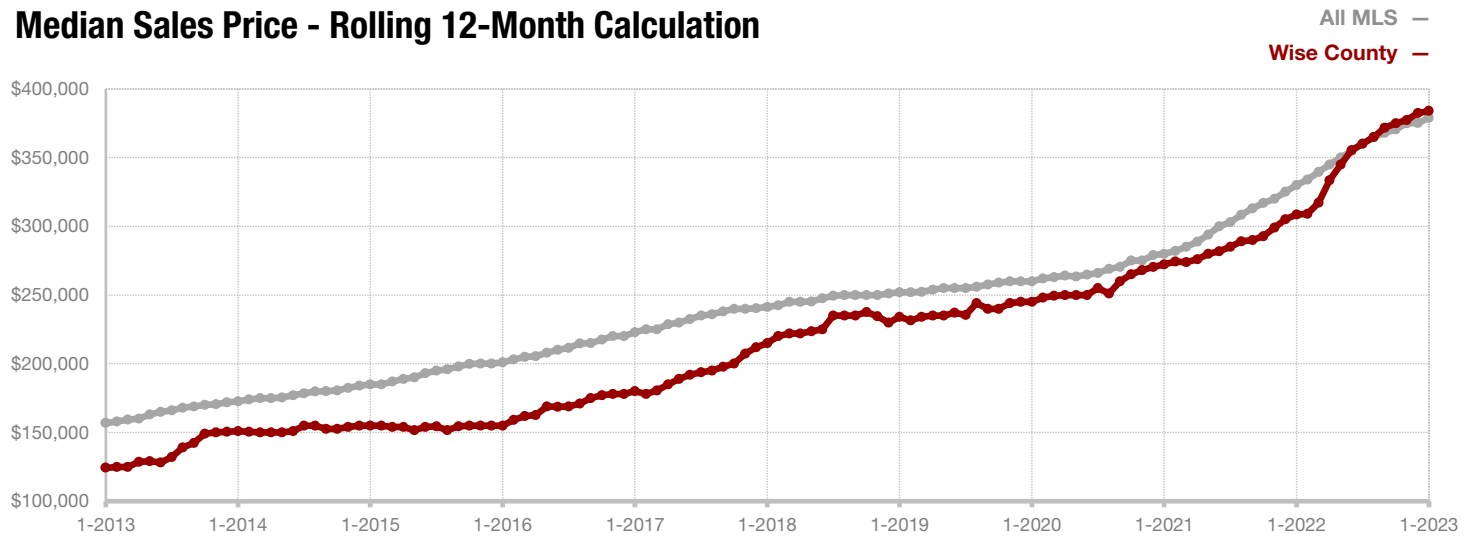
Wise County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	122	213	+ 74.6%	122	213	+ 74.6%
Pending Sales	104	95	- 8.7%	104	95	- 8.7%
Closed Sales	71	50	- 29.6%	71	50	- 29.6%
Average Sales Price*	\$364,953	\$371,970	+ 1.9%	\$364,953	\$371,970	+ 1.9%
Median Sales Price*	\$330,000	\$353,233	+ 7.0%	\$330,000	\$353,233	+ 7.0%
Percent of Original List Price Received*	95.1%	93.1%	- 2.1%	95.1%	93.1%	- 2.1%
Days on Market Until Sale	51	67	+ 31.4%	51	67	+ 31.4%
Inventory of Homes for Sale	169	488	+ 188.8%	--	--	--
Months Supply of Inventory	1.6	5.0	+ 150.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



+ 14.0%

- 47.6%

- 35.8%

Change in
New Listings

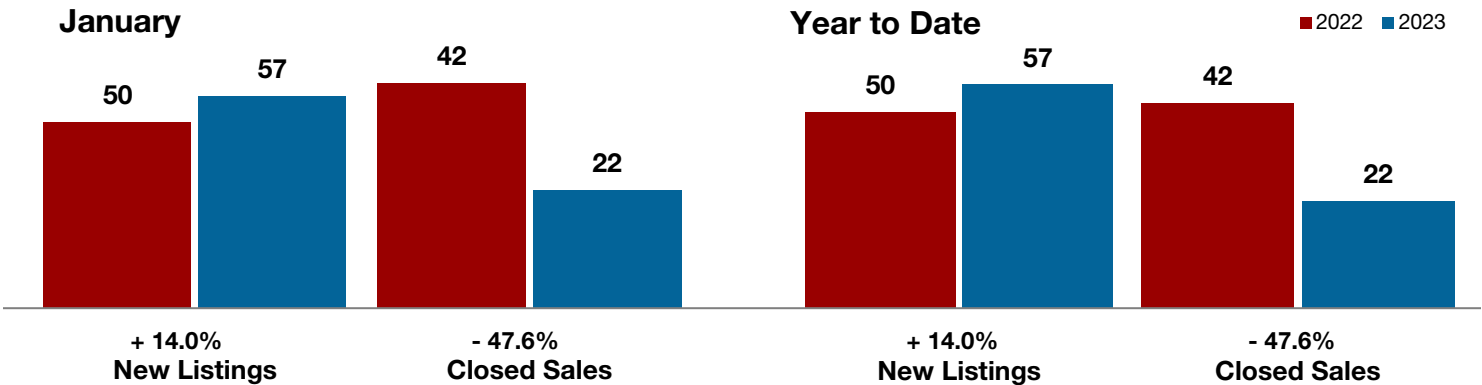
Change in
Closed Sales

Change in
Median Sales Price

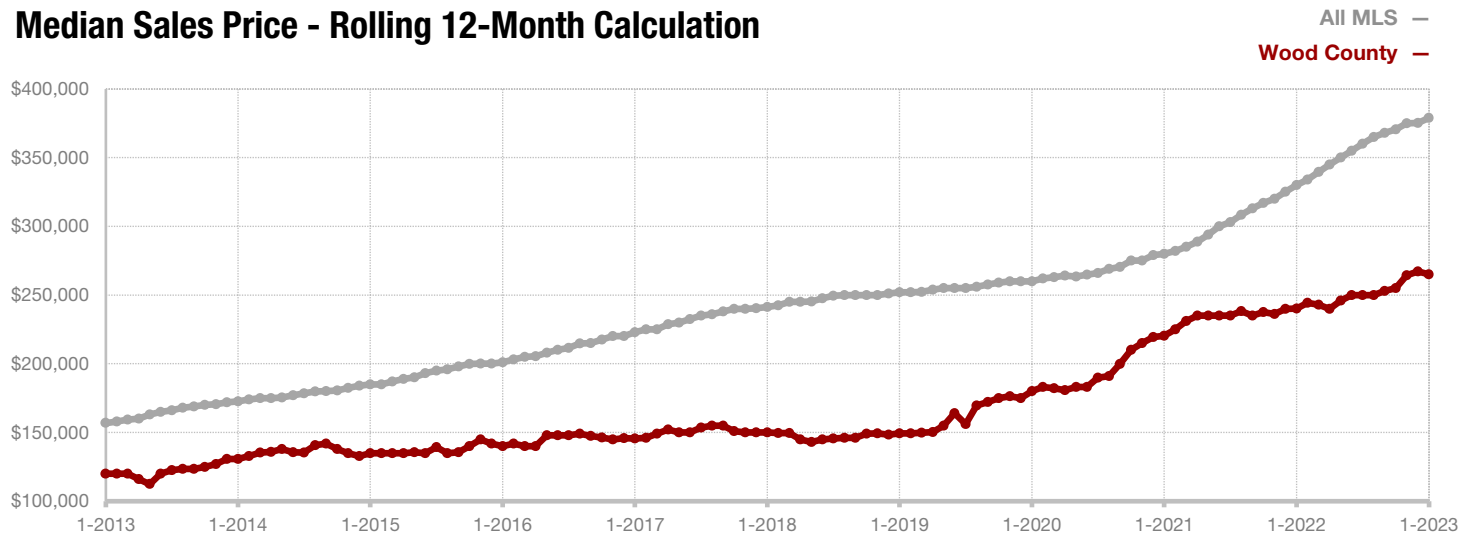
Wood County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	50	57	+ 14.0%	50	57	+ 14.0%
Pending Sales	43	35	- 18.6%	43	35	- 18.6%
Closed Sales	42	22	- 47.6%	42	22	- 47.6%
Average Sales Price*	\$355,210	\$216,254	- 39.1%	\$355,210	\$216,254	- 39.1%
Median Sales Price*	\$263,950	\$169,450	- 35.8%	\$263,950	\$169,450	- 35.8%
Percent of Original List Price Received*	94.8%	90.3%	- 4.7%	94.8%	90.3%	- 4.7%
Days on Market Until Sale	46	63	+ 37.0%	46	63	+ 37.0%
Inventory of Homes for Sale	111	155	+ 39.6%	--	--	--
Months Supply of Inventory	2.6	4.6	+ 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2023

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



- 41.7%

- 80.0%

+ 42.6%

Change in
New Listings

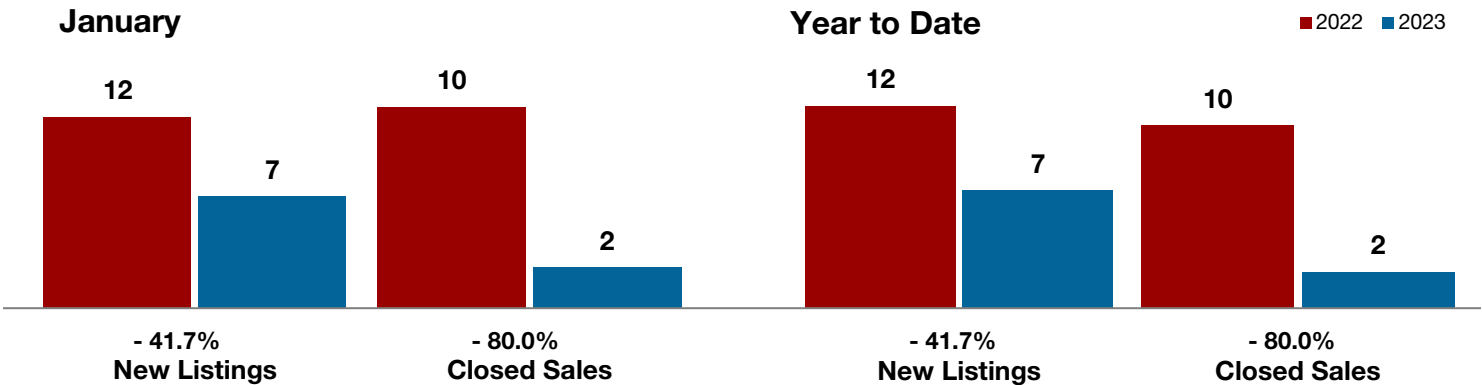
Change in
Closed Sales

Change in
Median Sales Price

Young County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	12	7	- 41.7%	12	7	- 41.7%
Pending Sales	12	6	- 50.0%	12	6	- 50.0%
Closed Sales	10	2	- 80.0%	10	2	- 80.0%
Average Sales Price*	\$147,920	\$203,250	+ 37.4%	\$147,920	\$203,250	+ 37.4%
Median Sales Price*	\$142,500	\$203,250	+ 42.6%	\$142,500	\$203,250	+ 42.6%
Percent of Original List Price Received*	90.2%	93.2%	+ 3.3%	90.2%	93.2%	+ 3.3%
Days on Market Until Sale	78	30	- 61.5%	78	30	- 61.5%
Inventory of Homes for Sale	37	26	- 29.7%	--	--	--
Months Supply of Inventory	2.6	2.3	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

