

Local Market Updates

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



July 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 – July 2023

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



+ 66.7%

- 50.0%

+ 11.1%

Change in
New Listings

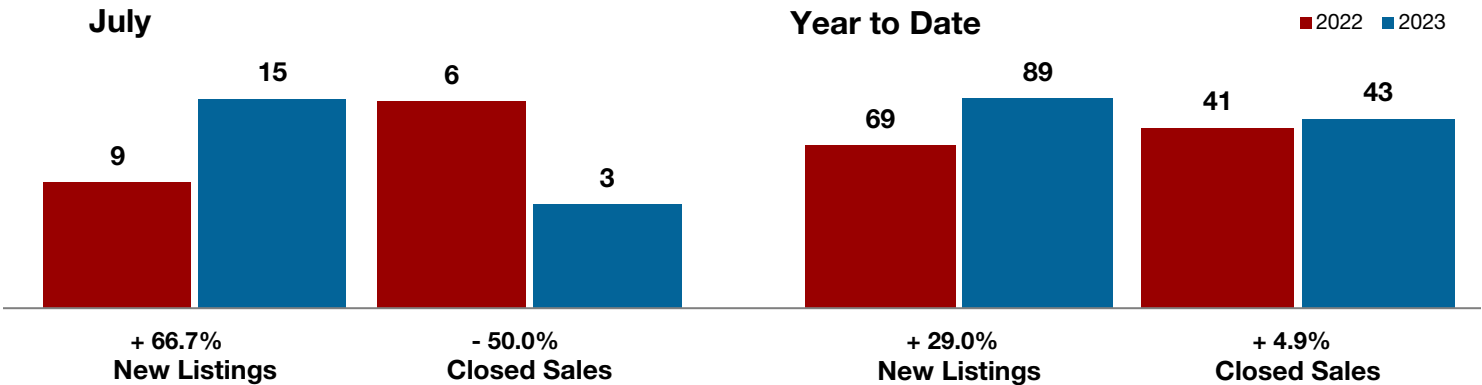
Change in
Closed Sales

Change in
Median Sales Price

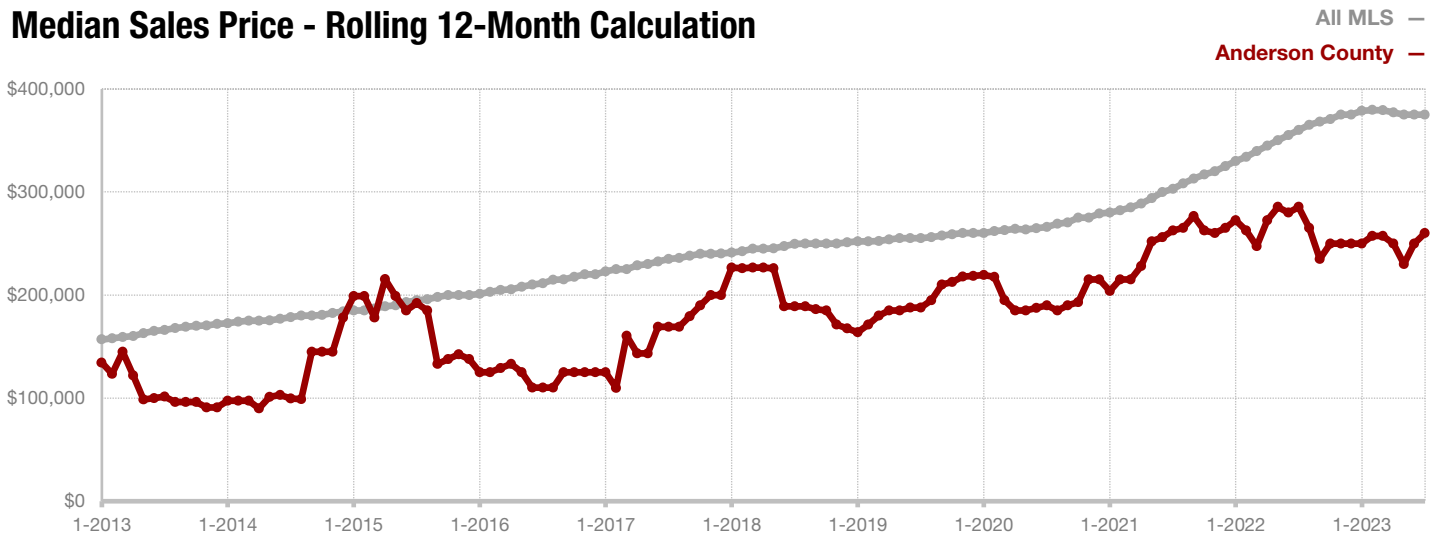
Anderson County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	9	15	+ 66.7%	69	89	+ 29.0%
Pending Sales	5	6	+ 20.0%	41	46	+ 12.2%
Closed Sales	6	3	- 50.0%	41	43	+ 4.9%
Average Sales Price*	\$297,500	\$395,951	+ 33.1%	\$368,606	\$362,022	- 1.8%
Median Sales Price*	\$270,000	\$299,999	+ 11.1%	\$269,000	\$275,000	+ 2.2%
Percent of Original List Price Received*	98.4%	98.8%	+ 0.4%	98.7%	93.3%	- 5.5%
Days on Market Until Sale	27	29	+ 7.4%	41	56	+ 36.6%
Inventory of Homes for Sale	33	37	+ 12.1%	--	--	--
Months Supply of Inventory	6.0	6.2	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



+ 53.3%

- 41.2%

- 29.5%

Change in
New Listings

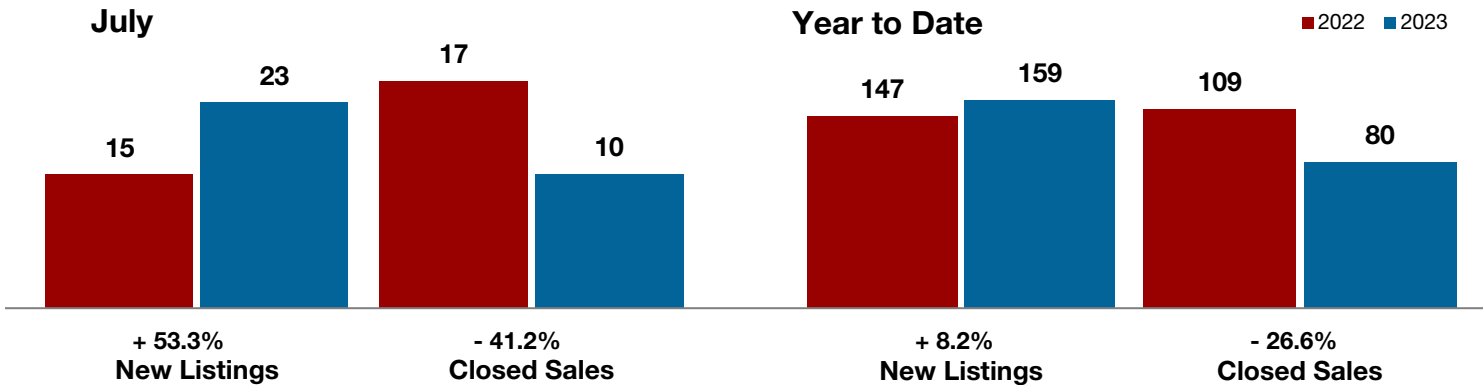
Change in
Closed Sales

Change in
Median Sales Price

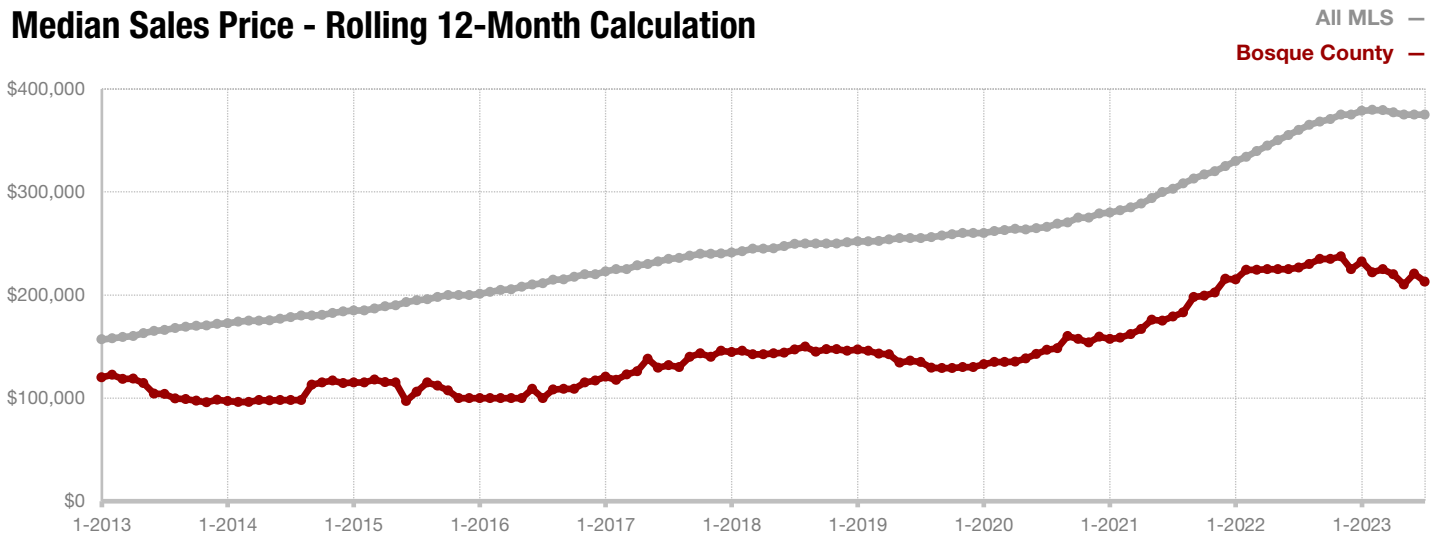
Bosque County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	15	23	+ 53.3%	147	159	+ 8.2%
Pending Sales	14	11	- 21.4%	111	91	- 18.0%
Closed Sales	17	10	- 41.2%	109	80	- 26.6%
Average Sales Price*	\$331,399	\$229,450	- 30.8%	\$323,986	\$269,269	- 16.9%
Median Sales Price*	\$275,000	\$194,000	- 29.5%	\$230,000	\$213,000	- 7.4%
Percent of Original List Price Received*	93.8%	96.8%	+ 3.2%	93.3%	90.1%	- 3.4%
Days on Market Until Sale	30	65	+ 116.7%	45	74	+ 64.4%
Inventory of Homes for Sale	55	75	+ 36.4%	--	--	--
Months Supply of Inventory	3.3	6.1	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



+ 6.7%

- 42.2%

+ 12.3%

Change in
New Listings

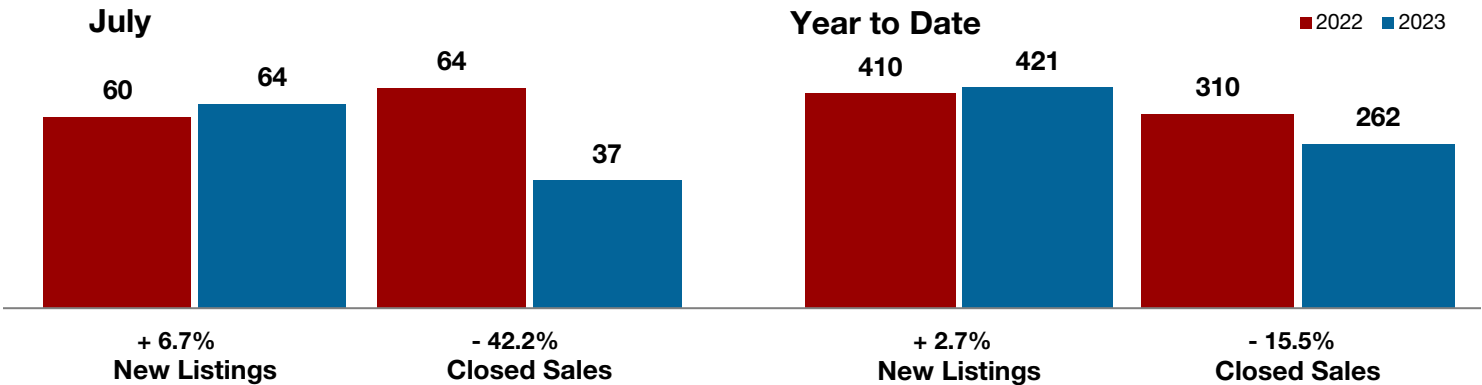
Change in
Closed Sales

Change in
Median Sales Price

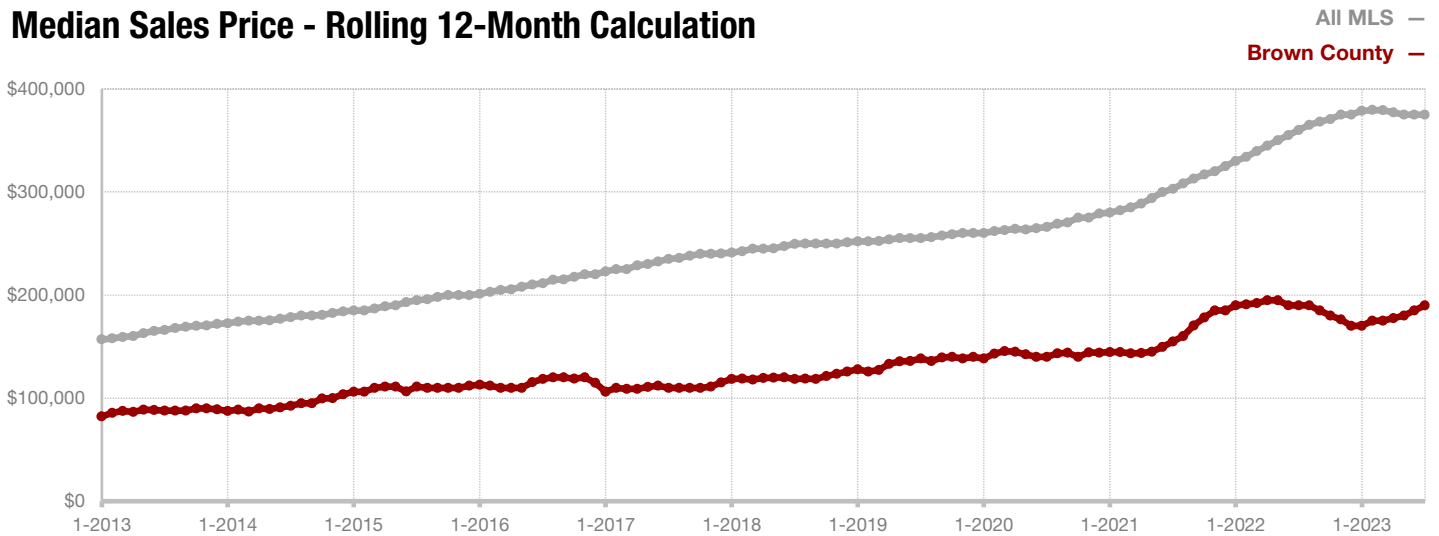
Brown County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	60	64	+ 6.7%	410	421	+ 2.7%
Pending Sales	43	42	- 2.3%	316	280	- 11.4%
Closed Sales	64	37	- 42.2%	310	262	- 15.5%
Average Sales Price*	\$200,320	\$209,328	+ 4.5%	\$245,949	\$256,455	+ 4.3%
Median Sales Price*	\$166,450	\$187,000	+ 12.3%	\$171,500	\$202,500	+ 18.1%
Percent of Original List Price Received*	94.9%	92.1%	- 3.0%	95.4%	92.0%	- 3.6%
Days on Market Until Sale	26	60	+ 130.8%	43	68	+ 58.1%
Inventory of Homes for Sale	150	201	+ 34.0%	--	--	--
Months Supply of Inventory	3.4	5.3	+ 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



+ 38.9%

+ 50.0%

- 19.4%

Change in
New Listings

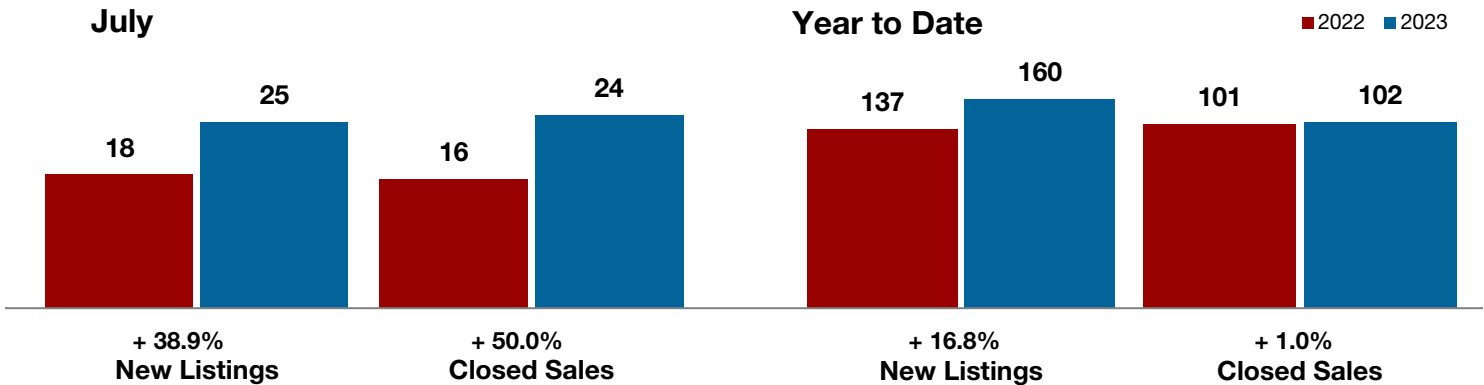
Change in
Closed Sales

Change in
Median Sales Price

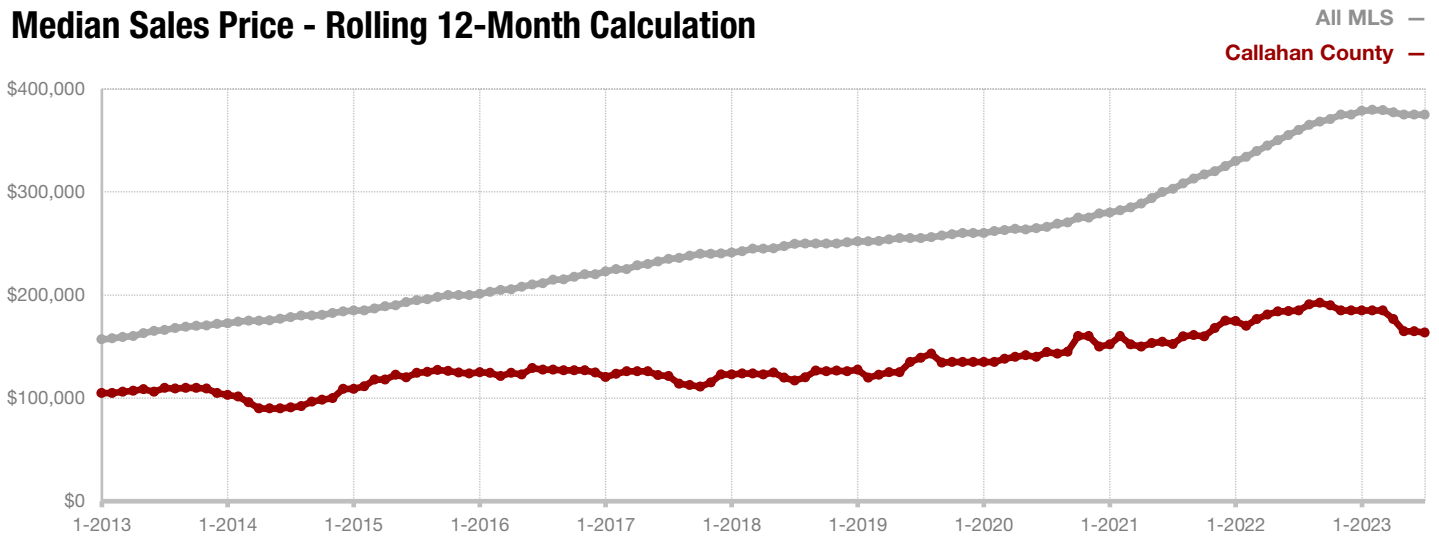
Callahan County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	18	25	+ 38.9%	137	160	+ 16.8%
Pending Sales	11	13	+ 18.2%	103	110	+ 6.8%
Closed Sales	16	24	+ 50.0%	101	102	+ 1.0%
Average Sales Price*	\$313,506	\$258,496	- 17.5%	\$235,984	\$208,362	- 11.7%
Median Sales Price*	\$247,550	\$199,450	- 19.4%	\$202,000	\$163,953	- 18.8%
Percent of Original List Price Received*	93.3%	94.2%	+ 1.0%	95.7%	90.6%	- 5.3%
Days on Market Until Sale	42	50	+ 19.0%	39	48	+ 23.1%
Inventory of Homes for Sale	43	53	+ 23.3%	--	--	--
Months Supply of Inventory	2.9	3.7	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



+ 133.3% **- 100.0%** **--**

Change in
New Listings

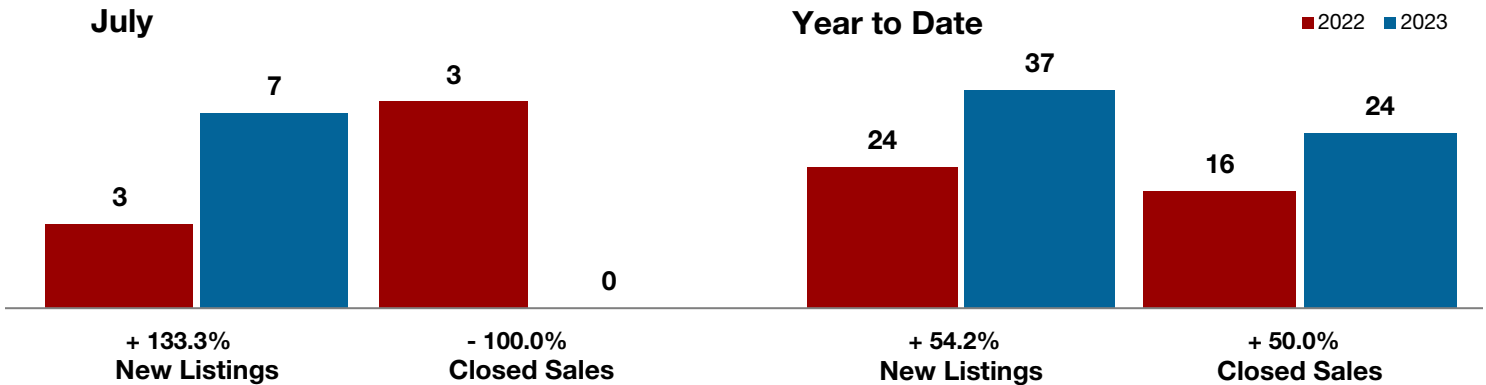
Change in
Closed Sales

Change in
Median Sales Price

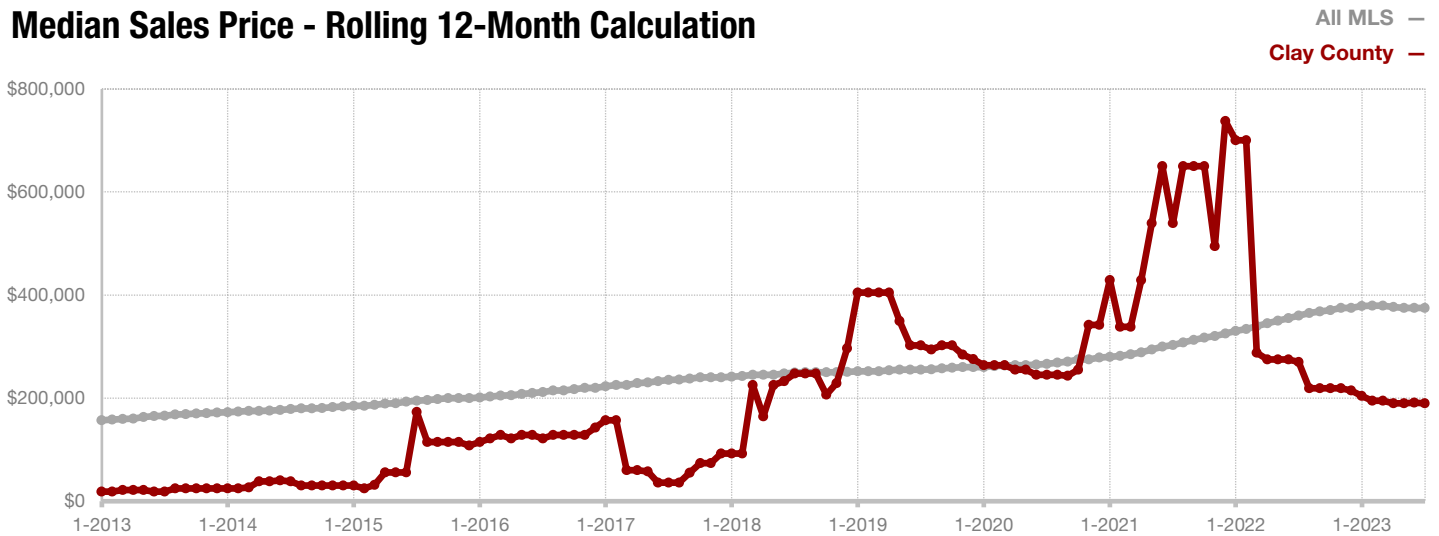
Clay County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	3	7	+ 133.3%	24	37	+ 54.2%
Pending Sales	0	2	--	16	23	+ 43.8%
Closed Sales	3	0	- 100.0%	16	24	+ 50.0%
Average Sales Price*	\$205,333	--	--	\$211,750	\$245,508	+ 15.9%
Median Sales Price*	\$219,000	--	--	\$219,000	\$181,500	- 17.1%
Percent of Original List Price Received*	87.0%	--	--	93.9%	92.5%	- 1.5%
Days on Market Until Sale	82	--	--	34	62	+ 82.4%
Inventory of Homes for Sale	8	24	+ 200.0%	--	--	--
Months Supply of Inventory	3.1	7.5	+ 166.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 31.3%

0.0%

+ 29.1%

Change in
New Listings

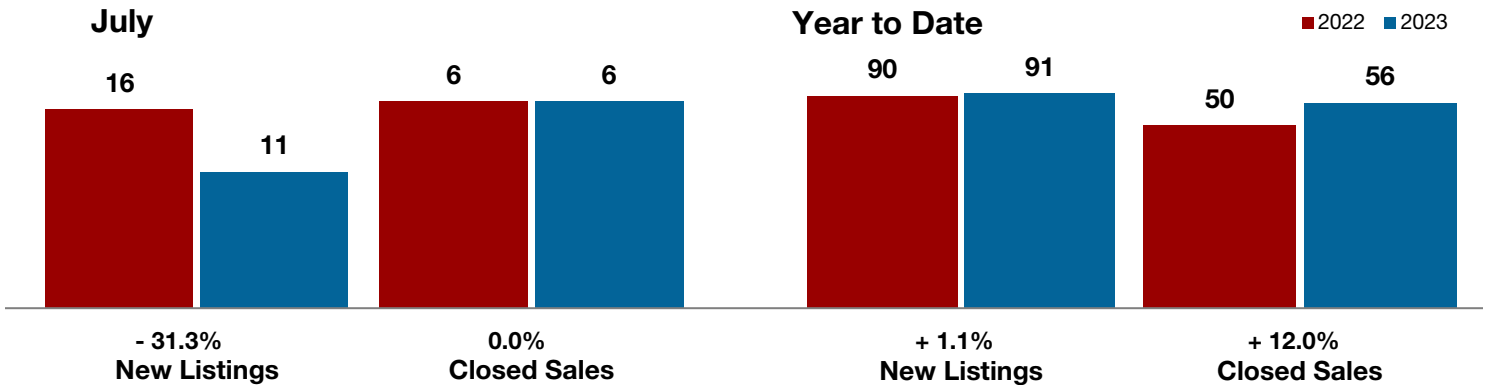
Change in
Closed Sales

Change in
Median Sales Price

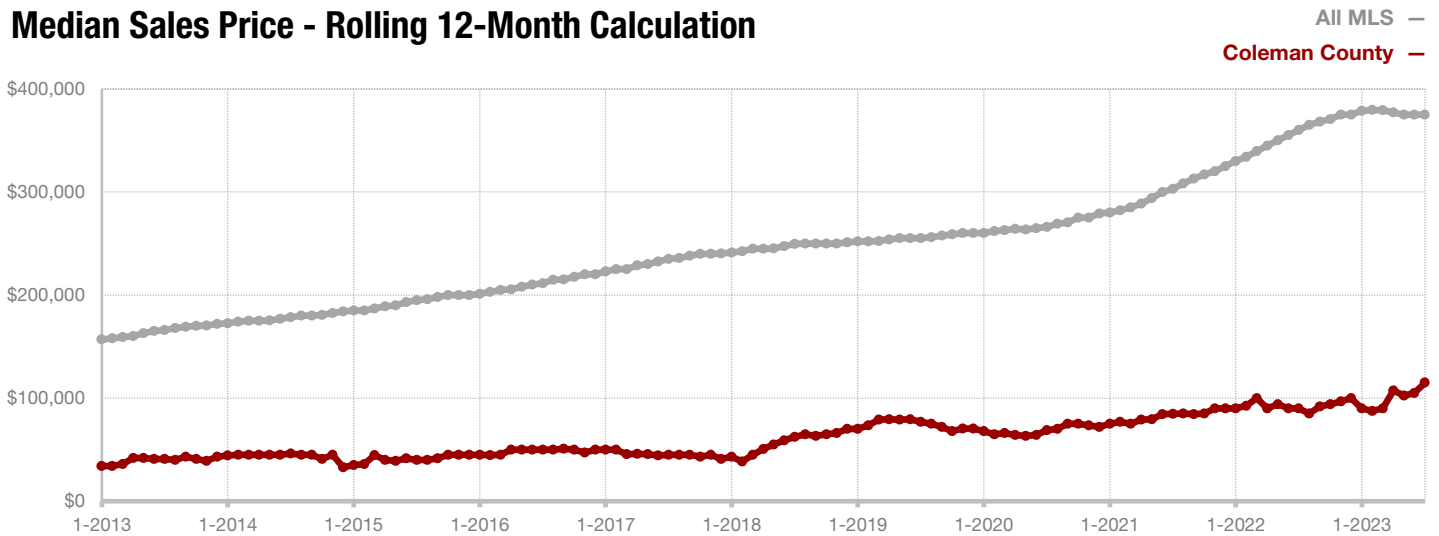
Coleman County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	16	11	- 31.3%	90	91	+ 1.1%
Pending Sales	8	7	- 12.5%	51	56	+ 9.8%
Closed Sales	6	6	0.0%	50	56	+ 12.0%
Average Sales Price*	\$201,783	\$140,250	- 30.5%	\$213,884	\$141,346	- 33.9%
Median Sales Price*	\$111,350	\$143,750	+ 29.1%	\$76,520	\$107,500	+ 40.5%
Percent of Original List Price Received*	85.3%	91.9%	+ 7.7%	88.7%	84.2%	- 5.1%
Days on Market Until Sale	49	82	+ 67.3%	46	83	+ 80.4%
Inventory of Homes for Sale	51	43	- 15.7%	--	--	--
Months Supply of Inventory	7.0	5.7	- 14.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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- 18.7%

- 1.8%

- 3.2%

Change in
New Listings

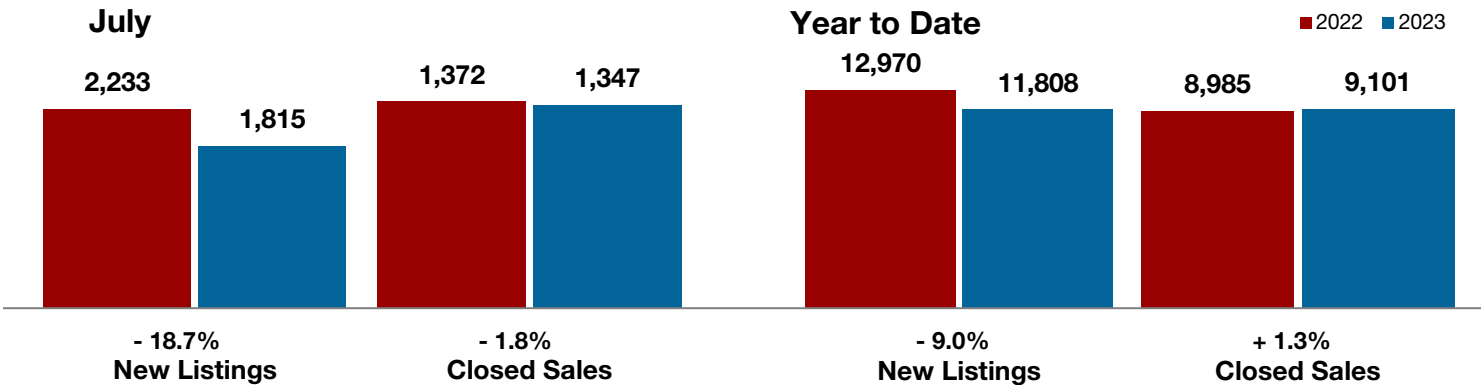
Change in
Closed Sales

Change in
Median Sales Price

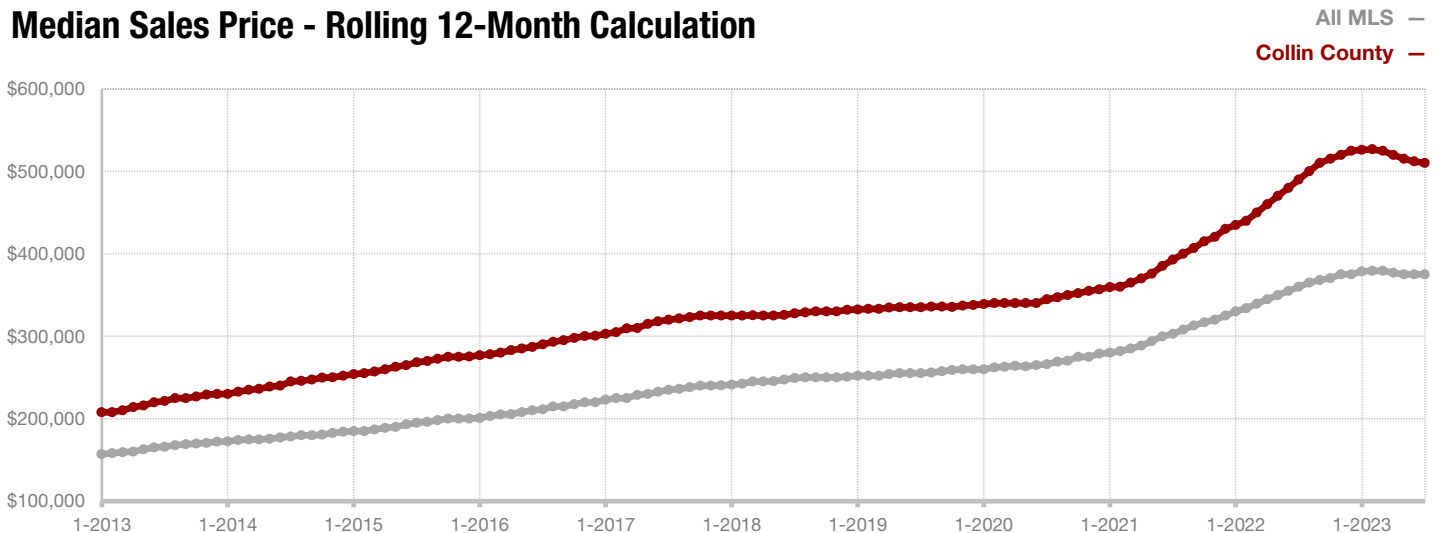
Collin County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2,233	1,815	- 18.7%	12,970	11,808	- 9.0%
Pending Sales	1,306	1,274	- 2.5%	9,048	9,662	+ 6.8%
Closed Sales	1,372	1,347	- 1.8%	8,985	9,101	+ 1.3%
Average Sales Price*	\$599,339	\$590,938	- 1.4%	\$606,573	\$582,568	- 4.0%
Median Sales Price*	\$530,000	\$512,990	- 3.2%	\$535,000	\$513,990	- 3.9%
Percent of Original List Price Received*	101.0%	98.1%	- 2.9%	106.0%	96.8%	- 8.7%
Days on Market Until Sale	19	31	+ 63.2%	17	44	+ 158.8%
Inventory of Homes for Sale	3,495	2,921	- 16.4%	--	--	--
Months Supply of Inventory	2.6	2.4	- 33.3%	--	--	--

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Local Market Update – July 2023

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+ 12.1%

- 12.5%

+ 9.1%

Change in
New Listings

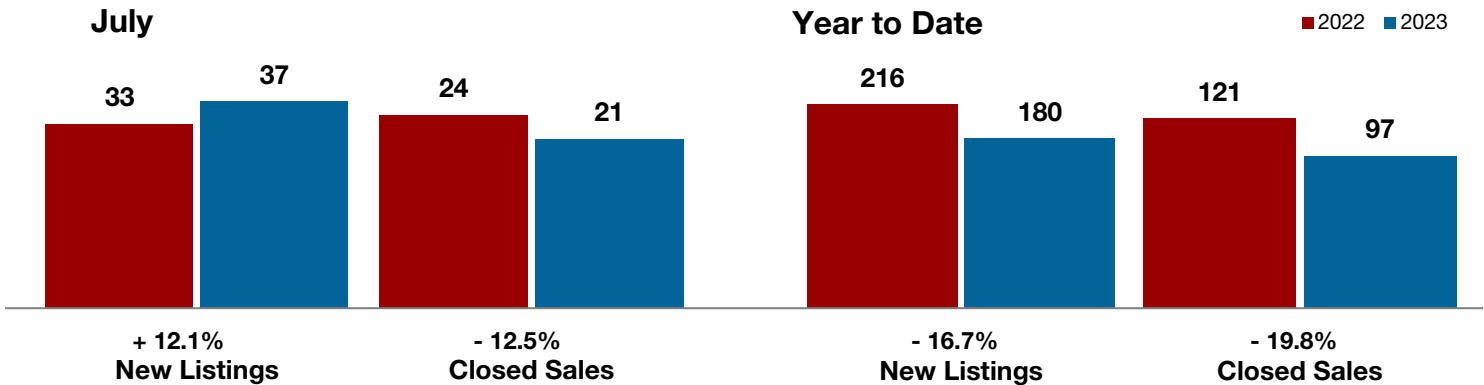
Change in
Closed Sales

Change in
Median Sales Price

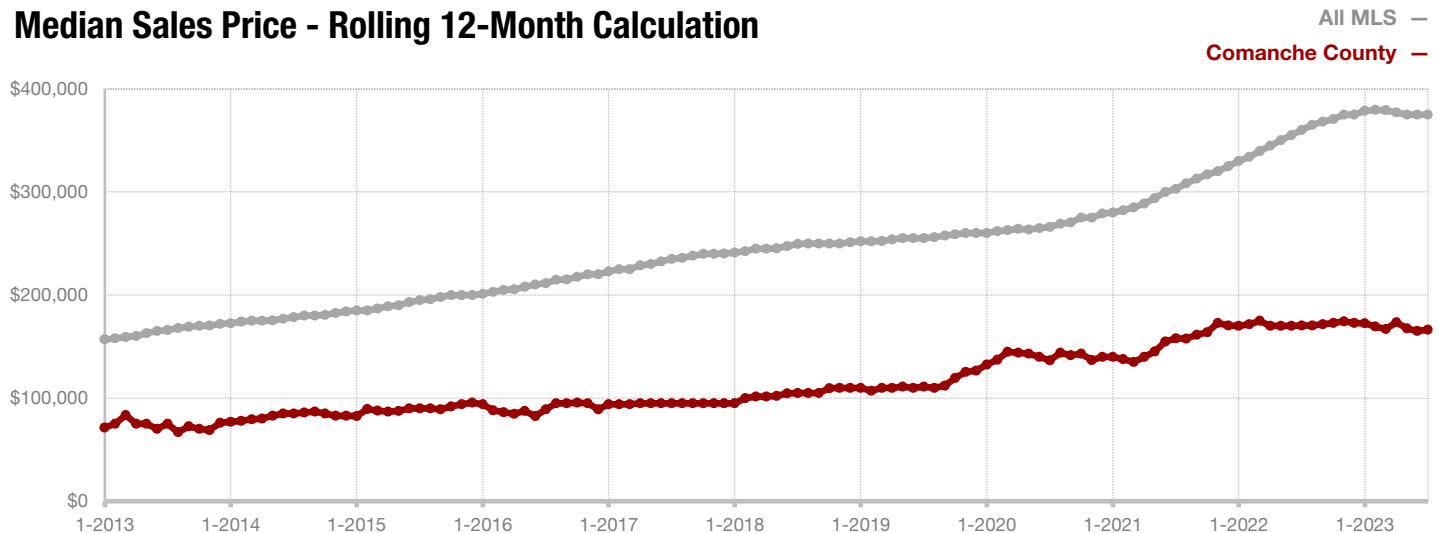
Comanche County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	33	37	+ 12.1%	216	180	- 16.7%
Pending Sales	19	7	- 63.2%	129	98	- 24.0%
Closed Sales	24	21	- 12.5%	121	97	- 19.8%
Average Sales Price*	\$194,642	\$275,247	+ 41.4%	\$246,052	\$213,797	- 13.1%
Median Sales Price*	\$176,450	\$192,500	+ 9.1%	\$172,500	\$165,000	- 4.3%
Percent of Original List Price Received*	97.1%	91.6%	- 5.7%	91.7%	90.1%	- 1.7%
Days on Market Until Sale	50	78	+ 56.0%	50	84	+ 68.0%
Inventory of Homes for Sale	106	100	- 5.7%	--	--	--
Months Supply of Inventory	6.7	8.1	+ 14.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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+ 3.1%

- 24.4%

+ 20.5%

Change in
New Listings

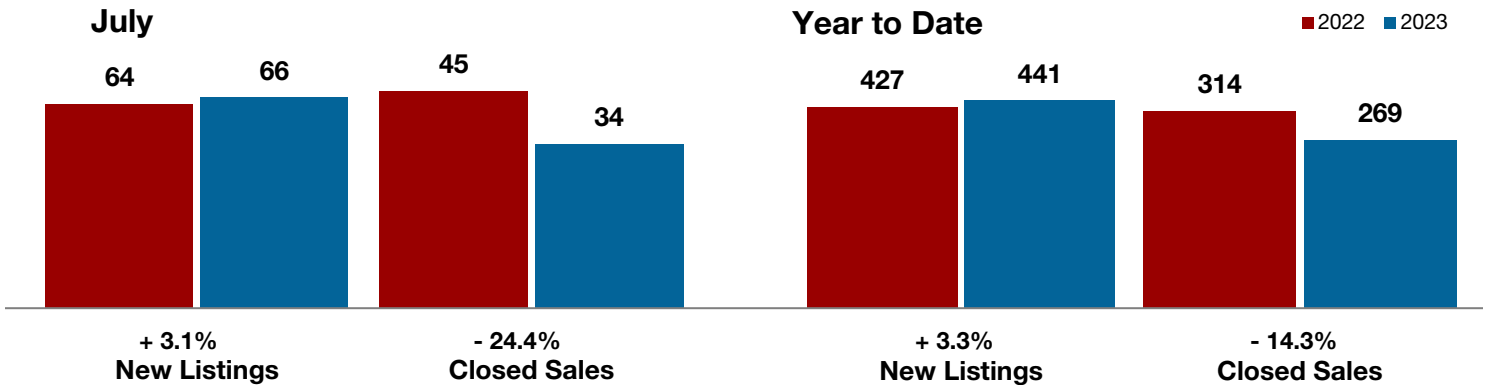
Change in
Closed Sales

Change in
Median Sales Price

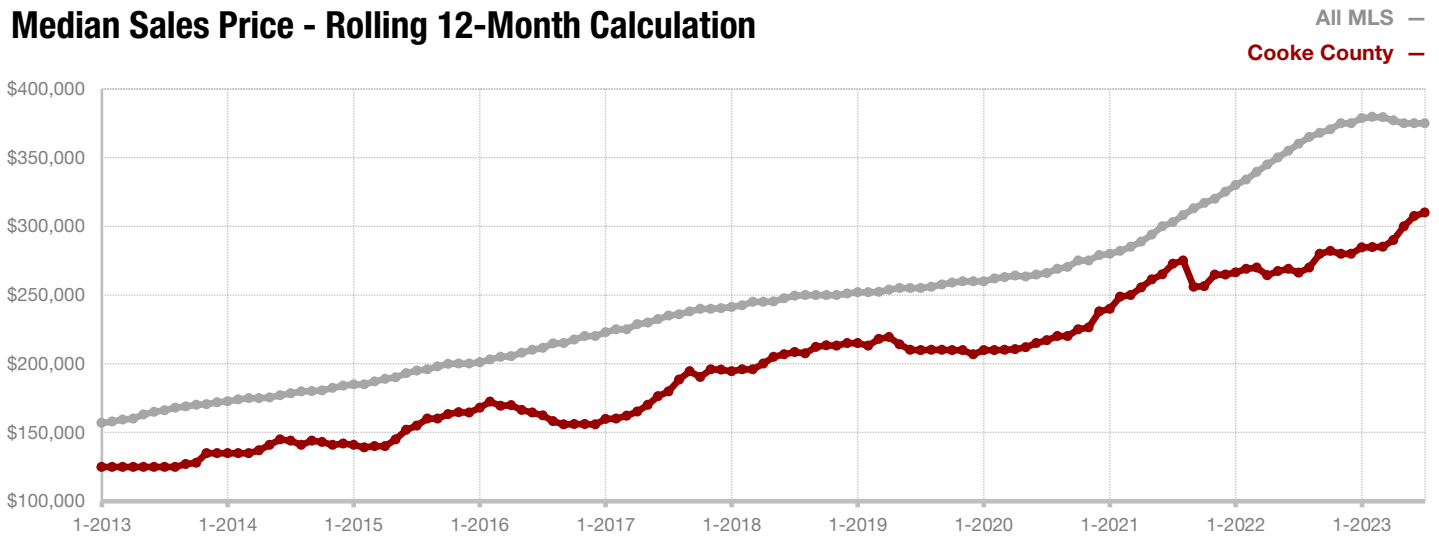
Cooke County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	64	66	+ 3.1%	427	441	+ 3.3%
Pending Sales	42	41	- 2.4%	304	289	- 4.9%
Closed Sales	45	34	- 24.4%	314	269	- 14.3%
Average Sales Price*	\$537,863	\$389,115	- 27.7%	\$432,995	\$400,728	- 7.5%
Median Sales Price*	\$285,000	\$343,450	+ 20.5%	\$278,500	\$319,505	+ 14.7%
Percent of Original List Price Received*	97.3%	95.4%	- 2.0%	98.0%	94.4%	- 3.7%
Days on Market Until Sale	28	50	+ 78.6%	31	57	+ 83.9%
Inventory of Homes for Sale	137	191	+ 39.4%	--	--	--
Months Supply of Inventory	3.1	5.3	+ 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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- 17.9%

- 11.2%

+ 1.4%

Change in
New Listings

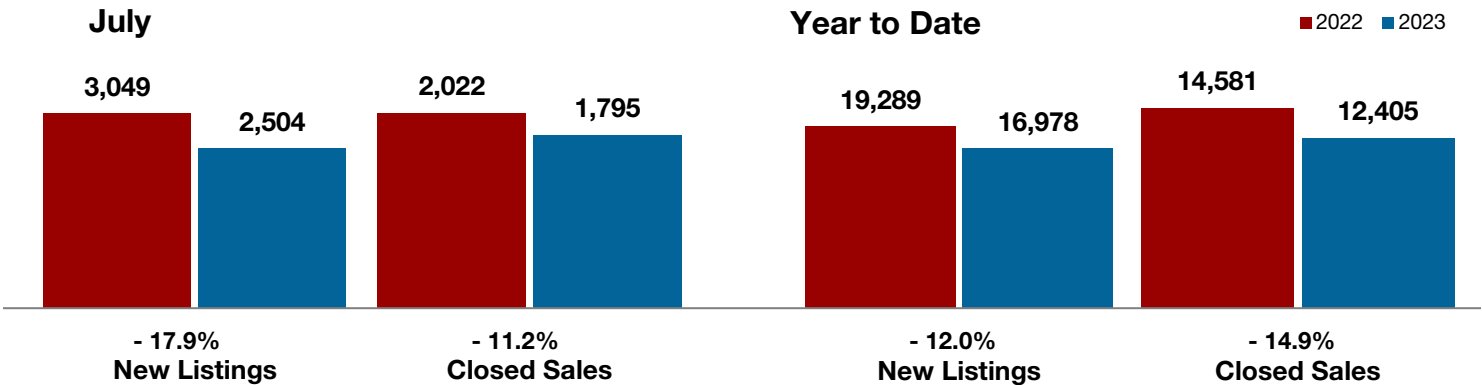
Change in
Closed Sales

Change in
Median Sales Price

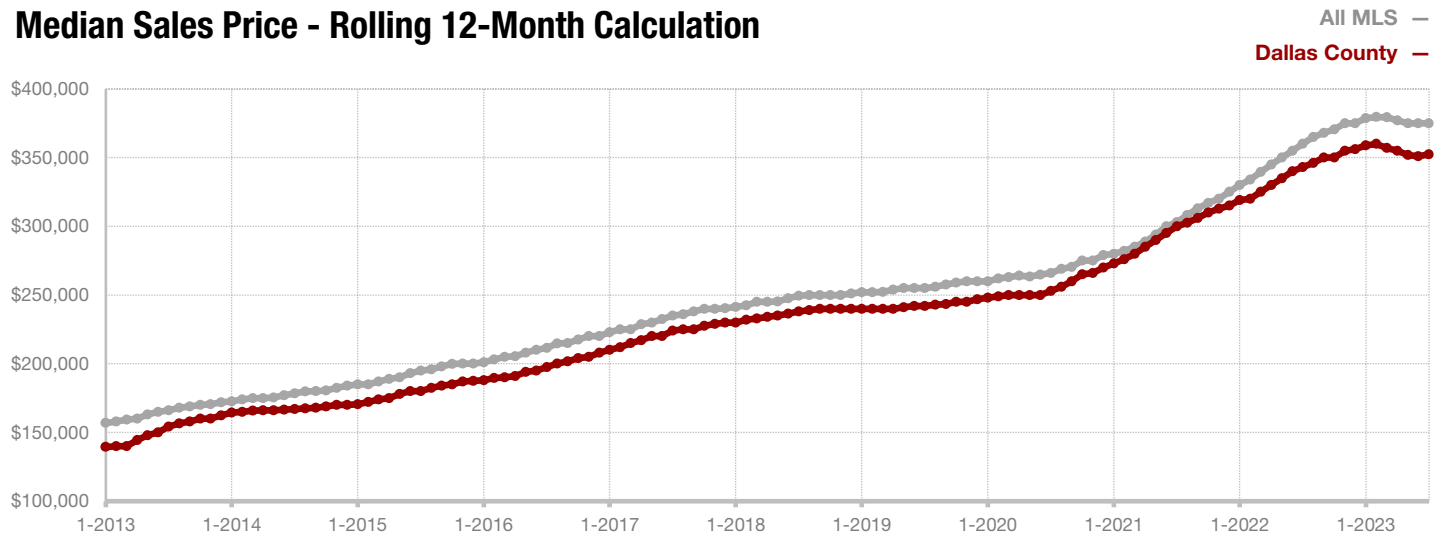
Dallas County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	3,049	2,504	- 17.9%	19,289	16,978	- 12.0%
Pending Sales	2,047	1,693	- 17.3%	14,868	13,140	- 11.6%
Closed Sales	2,022	1,795	- 11.2%	14,581	12,405	- 14.9%
Average Sales Price*	\$491,956	\$531,363	+ 8.0%	\$505,909	\$509,172	+ 0.6%
Median Sales Price*	\$360,000	\$365,000	+ 1.4%	\$361,000	\$359,000	- 0.6%
Percent of Original List Price Received*	100.9%	97.9%	- 3.0%	103.0%	97.0%	- 5.8%
Days on Market Until Sale	17	28	+ 64.7%	19	35	+ 84.2%
Inventory of Homes for Sale	4,406	3,917	- 11.1%	--	--	--
Months Supply of Inventory	2.0	2.2	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



+ 30.0%

- 25.0%

- 37.5%

Change in
New Listings

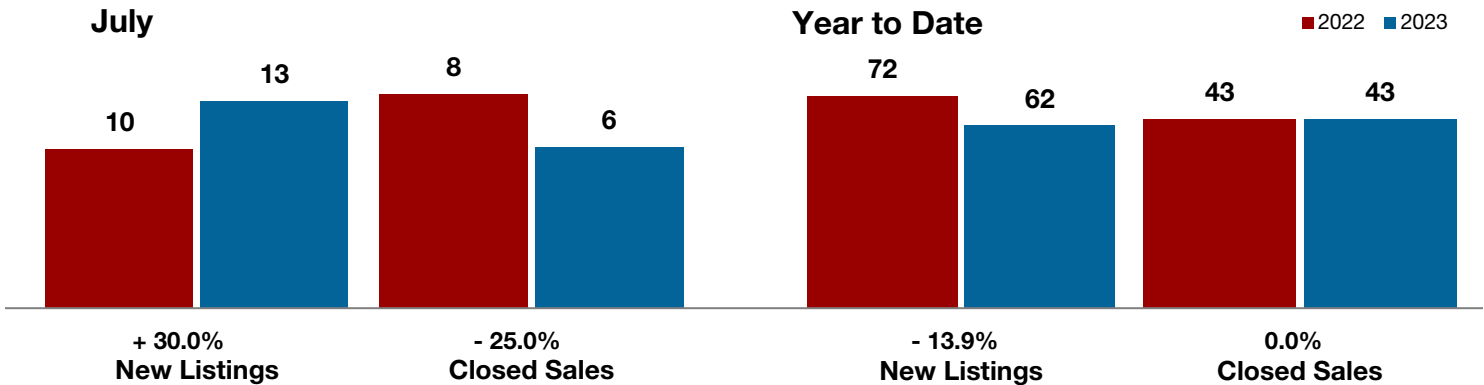
Change in
Closed Sales

Change in
Median Sales Price

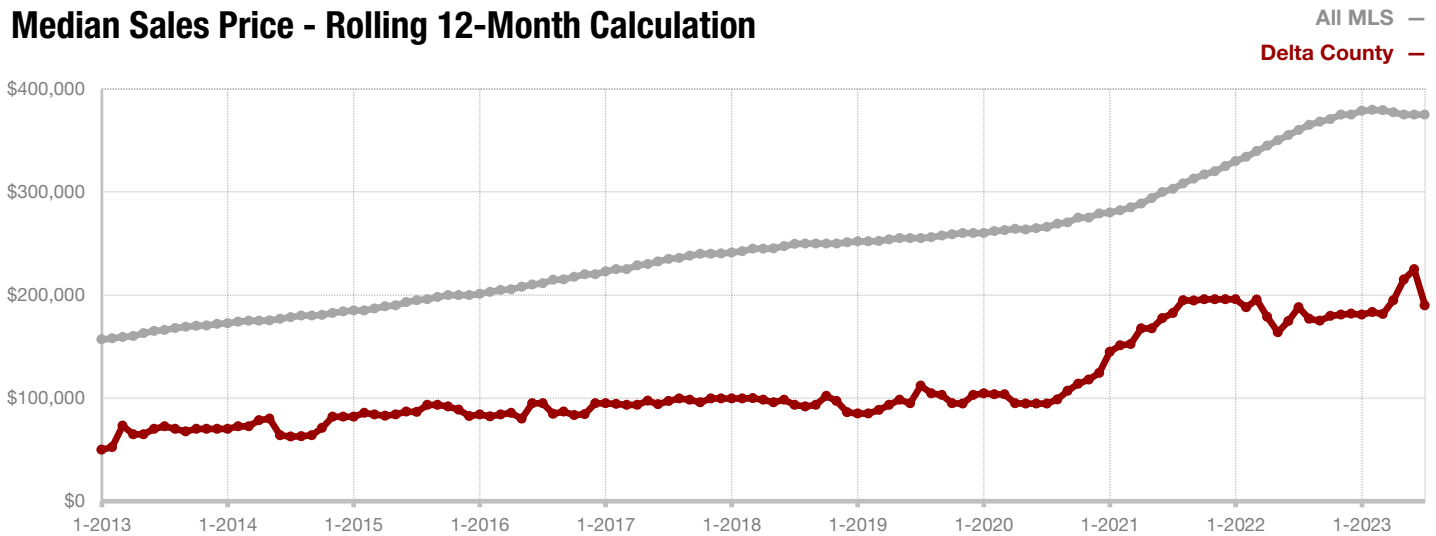
Delta County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	10	13	+ 30.0%	72	62	- 13.9%
Pending Sales	7	0	- 100.0%	42	40	- 4.8%
Closed Sales	8	6	- 25.0%	43	43	0.0%
Average Sales Price*	\$339,529	\$202,450	- 40.4%	\$265,030	\$261,807	- 1.2%
Median Sales Price*	\$280,000	\$175,000	- 37.5%	\$182,000	\$215,000	+ 18.1%
Percent of Original List Price Received*	90.5%	94.0%	+ 3.9%	94.2%	93.9%	- 0.3%
Days on Market Until Sale	33	37	+ 12.1%	34	45	+ 32.4%
Inventory of Homes for Sale	30	24	- 20.0%	--	--	--
Months Supply of Inventory	4.9	4.2	- 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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- 24.0%

Change in
New Listings

- 7.2%

Change in
Closed Sales

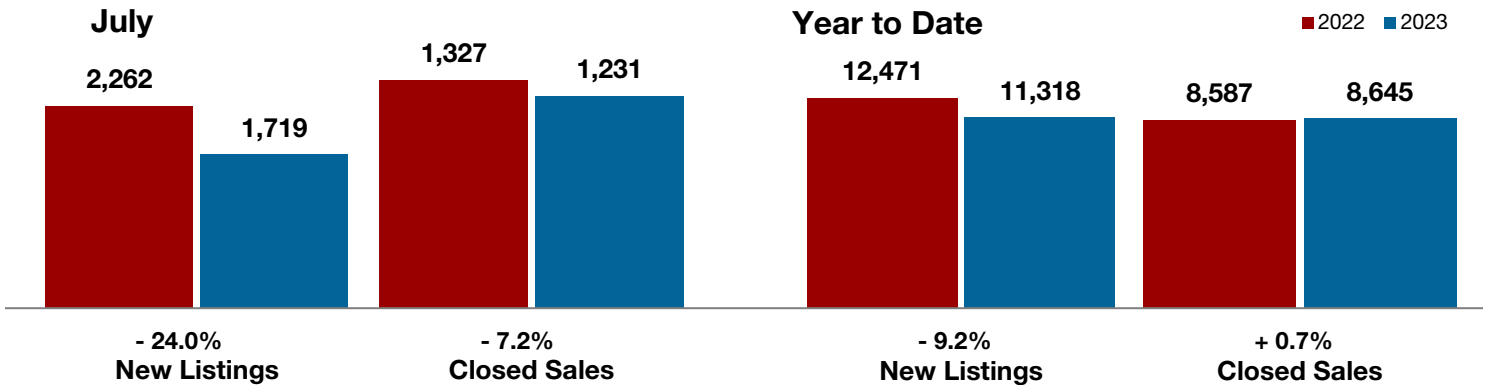
+ 0.2%

Change in
Median Sales Price

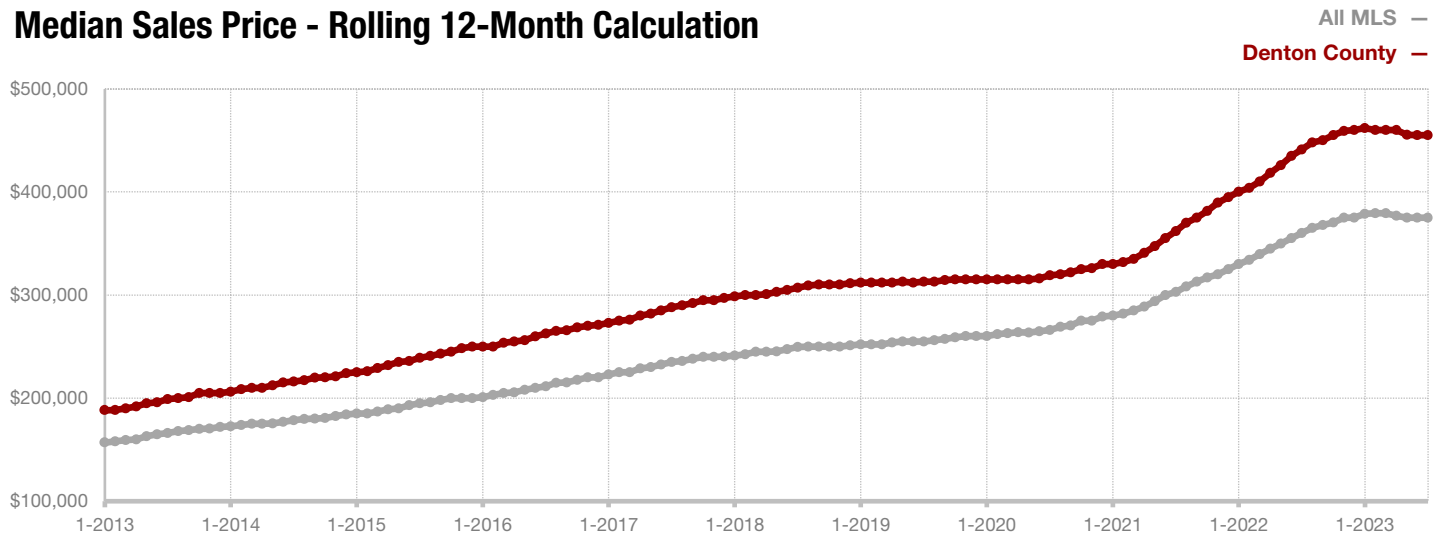
Denton County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2,262	1,719	- 24.0%	12,471	11,318	- 9.2%
Pending Sales	1,337	1,208	- 9.6%	8,892	9,176	+ 3.2%
Closed Sales	1,327	1,231	- 7.2%	8,587	8,645	+ 0.7%
Average Sales Price*	\$560,295	\$571,951	+ 2.1%	\$558,965	\$544,773	- 2.5%
Median Sales Price*	\$475,990	\$477,000	+ 0.2%	\$470,000	\$459,000	- 2.3%
Percent of Original List Price Received*	101.0%	97.5%	- 3.5%	104.9%	96.5%	- 8.0%
Days on Market Until Sale	16	35	+ 118.8%	18	48	+ 166.7%
Inventory of Homes for Sale	3,365	3,011	- 10.5%	--	--	--
Months Supply of Inventory	2.6	2.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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+ 3.3%

- 32.0%

+ 19.7%

Change in
New Listings

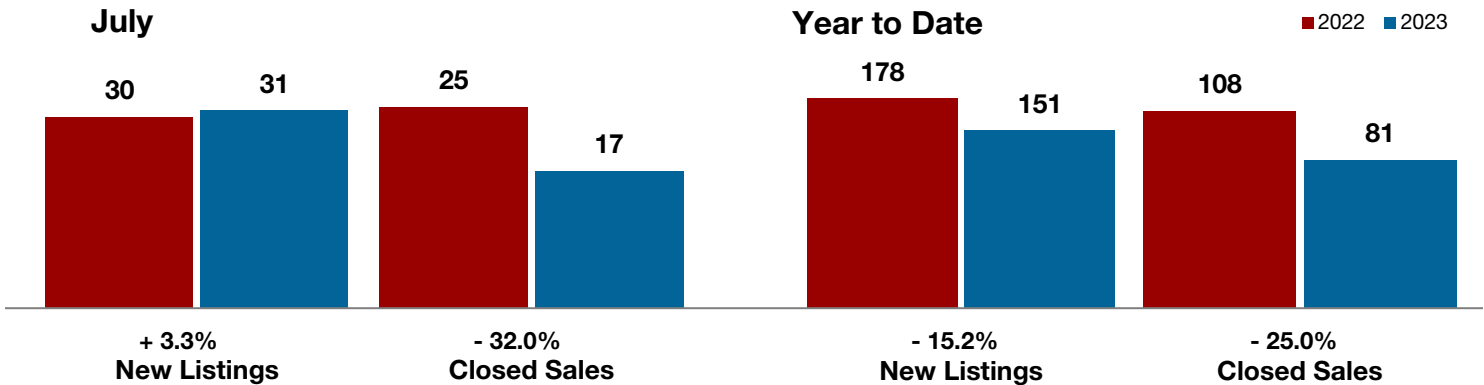
Change in
Closed Sales

Change in
Median Sales Price

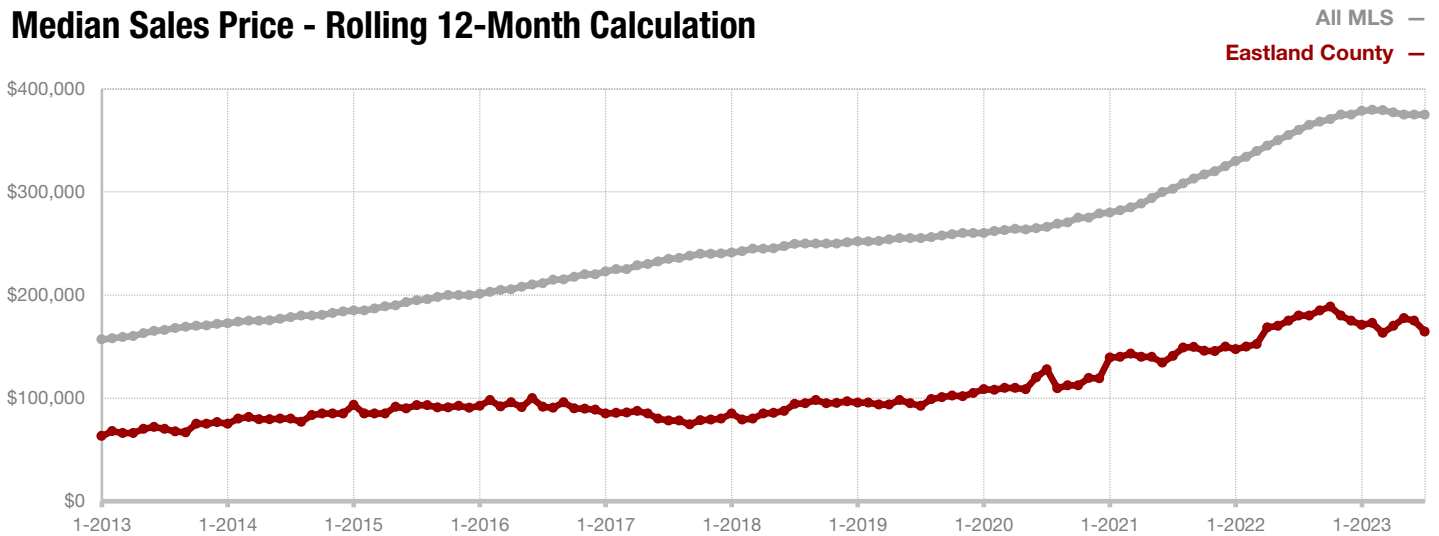
Eastland County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	30	31	+ 3.3%	178	151	- 15.2%
Pending Sales	23	10	- 56.5%	118	95	- 19.5%
Closed Sales	25	17	- 32.0%	108	81	- 25.0%
Average Sales Price*	\$261,573	\$237,240	- 9.3%	\$269,351	\$255,207	- 5.3%
Median Sales Price*	\$196,250	\$235,000	+ 19.7%	\$190,250	\$209,000	+ 9.9%
Percent of Original List Price Received*	91.8%	94.4%	+ 2.8%	94.6%	90.3%	- 4.5%
Days on Market Until Sale	60	39	- 35.0%	73	79	+ 8.2%
Inventory of Homes for Sale	79	74	- 6.3%	--	--	--
Months Supply of Inventory	4.8	6.0	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 10.0%

Change in
New Listings

- 19.6%

Change in
Closed Sales

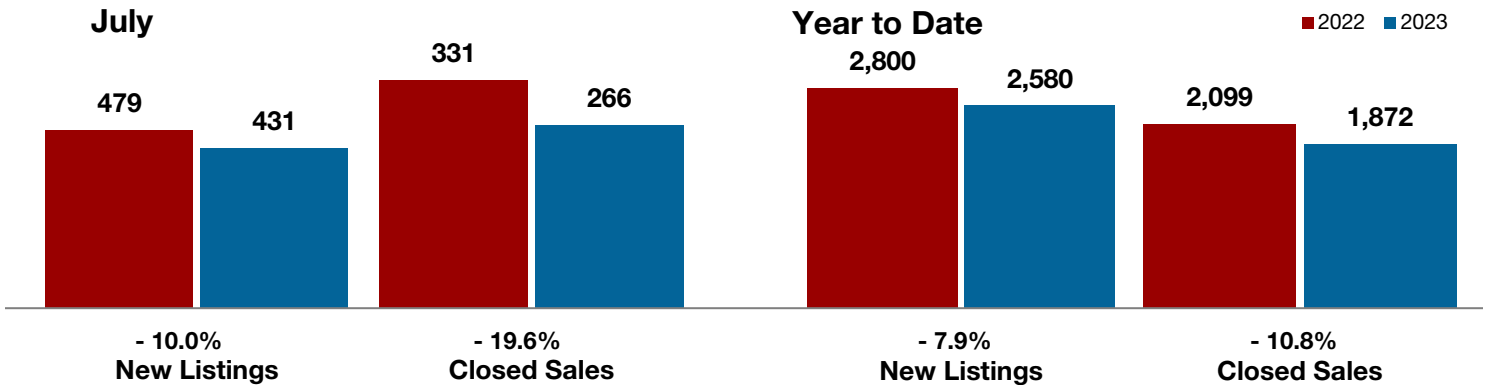
+ 5.0%

Change in
Median Sales Price

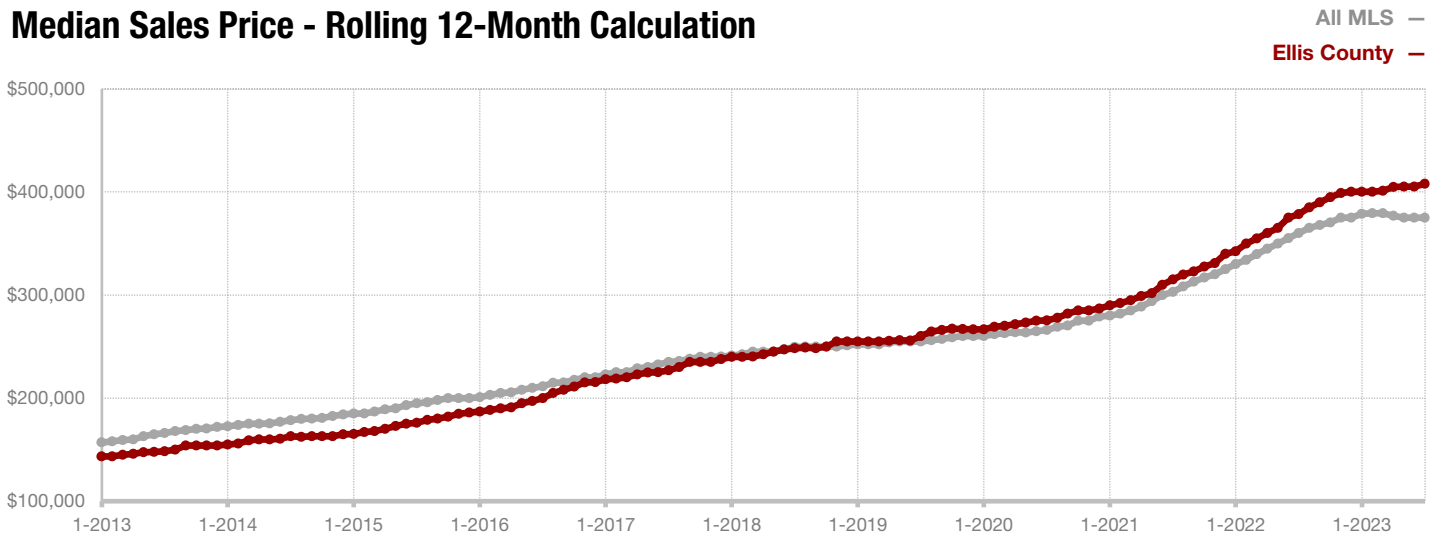
Ellis County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	479	431	- 10.0%	2,800	2,580	- 7.9%
Pending Sales	301	305	+ 1.3%	2,090	2,049	- 2.0%
Closed Sales	331	266	- 19.6%	2,099	1,872	- 10.8%
Average Sales Price*	\$434,102	\$434,431	+ 0.1%	\$430,169	\$426,000	- 1.0%
Median Sales Price*	\$400,000	\$420,000	+ 5.0%	\$395,000	\$405,250	+ 2.6%
Percent of Original List Price Received*	99.6%	96.4%	- 3.2%	101.4%	95.4%	- 5.9%
Days on Market Until Sale	24	65	+ 170.8%	28	67	+ 139.3%
Inventory of Homes for Sale	889	936	+ 5.3%	--	--	--
Months Supply of Inventory	3.0	3.5	+ 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 24.4%

- 28.1%

+ 39.6%

Change in
New Listings

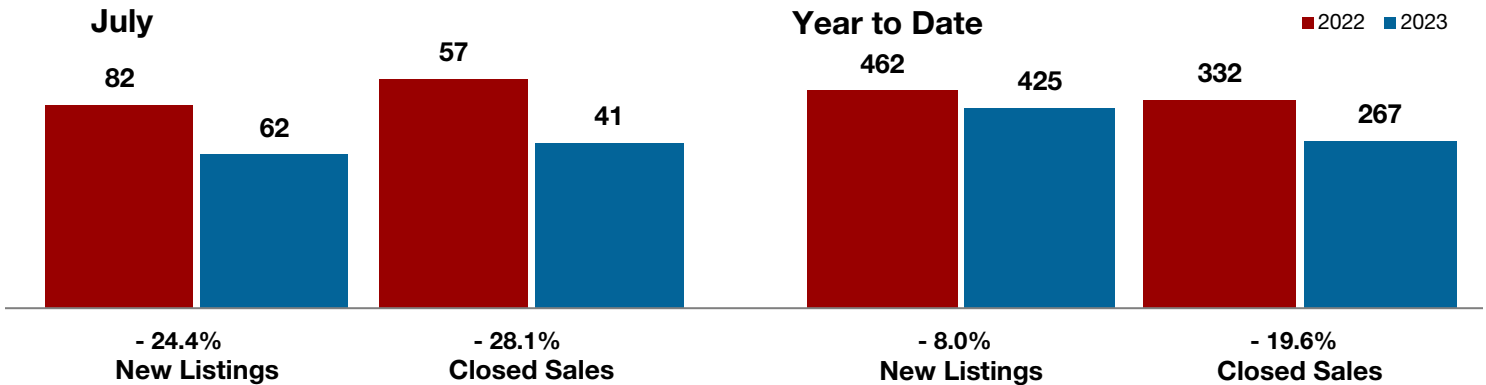
Change in
Closed Sales

Change in
Median Sales Price

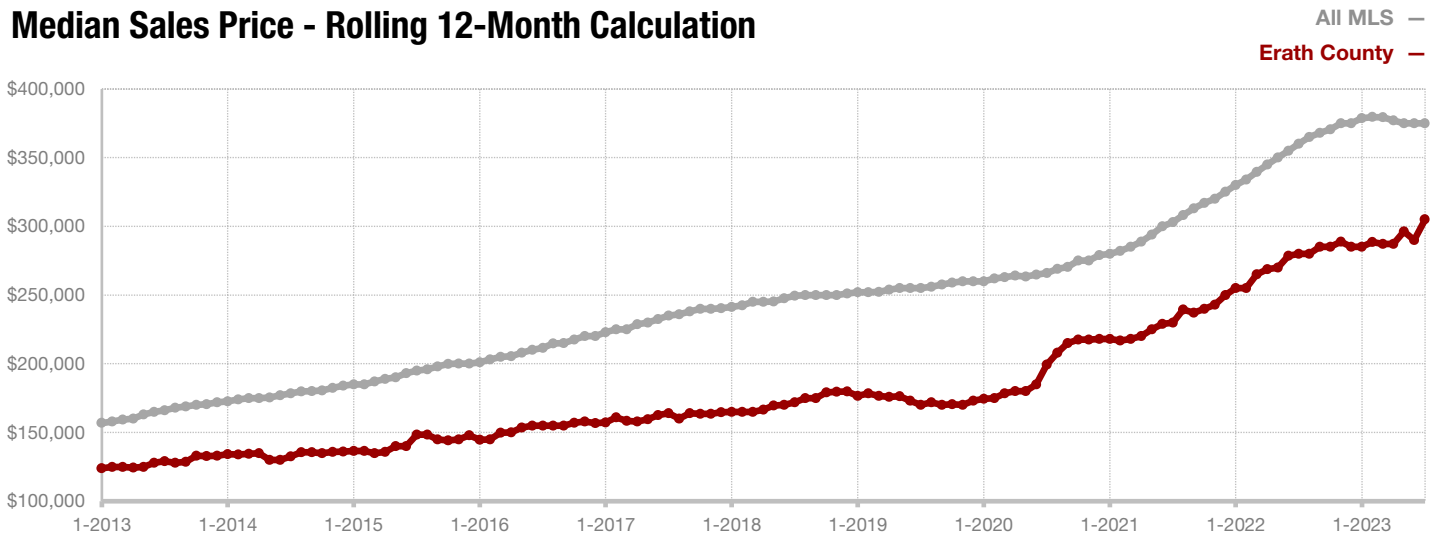
Erath County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	82	62	- 24.4%	462	425	- 8.0%
Pending Sales	51	25	- 51.0%	328	278	- 15.2%
Closed Sales	57	41	- 28.1%	332	267	- 19.6%
Average Sales Price*	\$331,439	\$428,512	+ 29.3%	\$381,742	\$416,475	+ 9.1%
Median Sales Price*	\$265,000	\$370,000	+ 39.6%	\$285,000	\$309,000	+ 8.4%
Percent of Original List Price Received*	96.1%	96.8%	+ 0.7%	96.3%	94.3%	- 2.1%
Days on Market Until Sale	34	42	+ 23.5%	47	56	+ 19.1%
Inventory of Homes for Sale	168	178	+ 6.0%	--	--	--
Months Supply of Inventory	3.6	4.9	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 18.7%

+ 17.5%

- 32.2%

Change in
New Listings

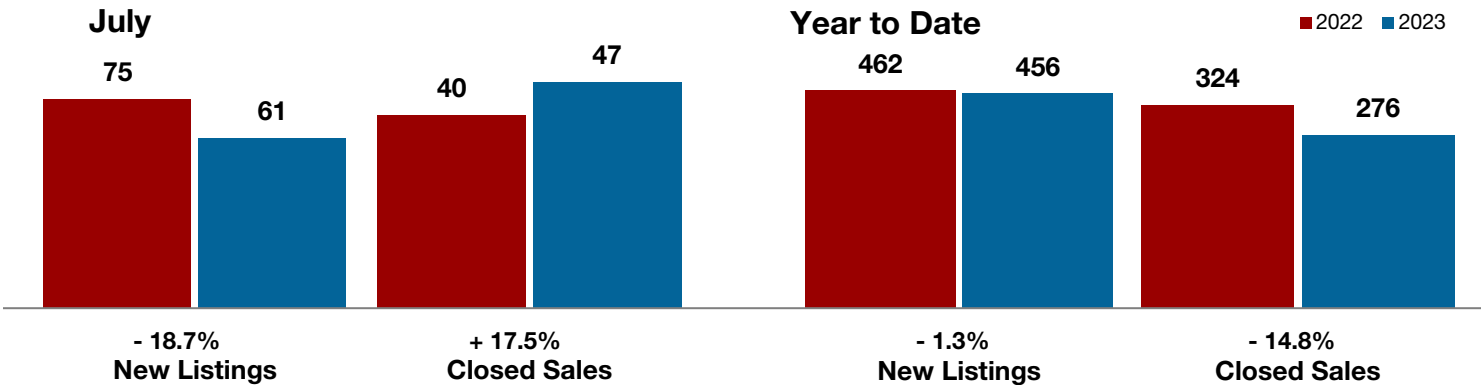
Change in
Closed Sales

Change in
Median Sales Price

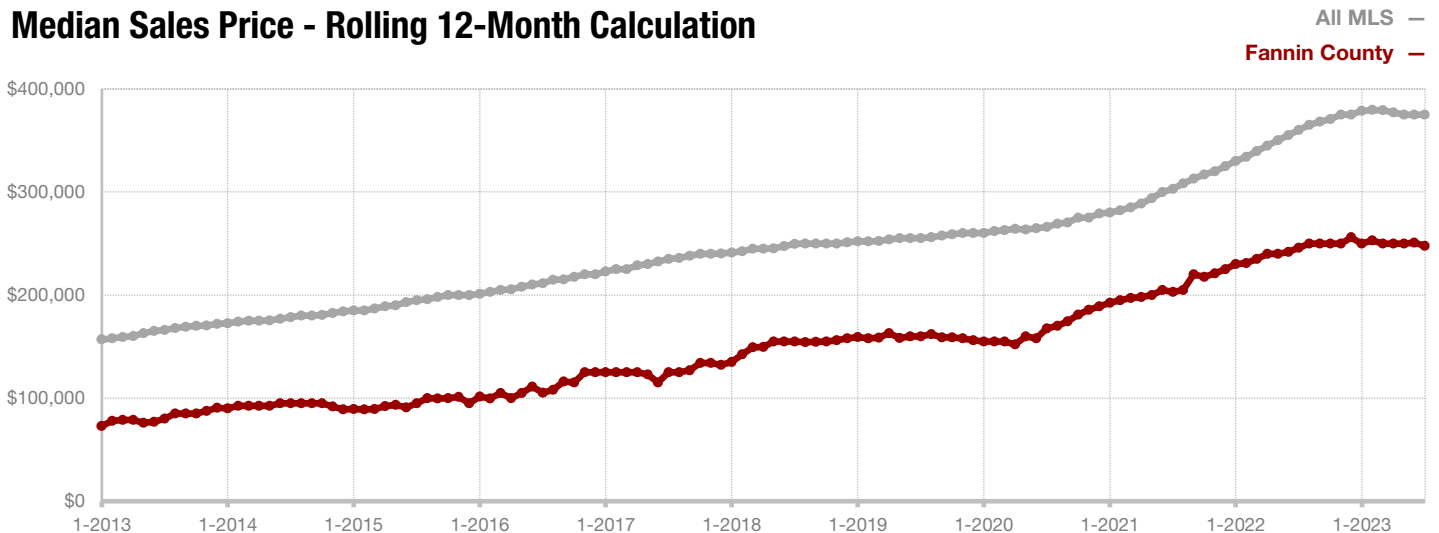
Fannin County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	75	61	- 18.7%	462	456	- 1.3%
Pending Sales	46	32	- 30.4%	308	282	- 8.4%
Closed Sales	40	47	+ 17.5%	324	276	- 14.8%
Average Sales Price*	\$395,860	\$318,480	- 19.5%	\$333,062	\$301,667	- 9.4%
Median Sales Price*	\$342,000	\$232,000	- 32.2%	\$275,000	\$247,250	- 10.1%
Percent of Original List Price Received*	98.3%	91.8%	- 6.6%	97.4%	92.0%	- 5.5%
Days on Market Until Sale	20	72	+ 260.0%	36	72	+ 100.0%
Inventory of Homes for Sale	232	222	- 4.3%	--	--	--
Months Supply of Inventory	5.2	5.9	+ 20.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 35.0%

Change in
New Listings

- 7.7%

Change in
Closed Sales

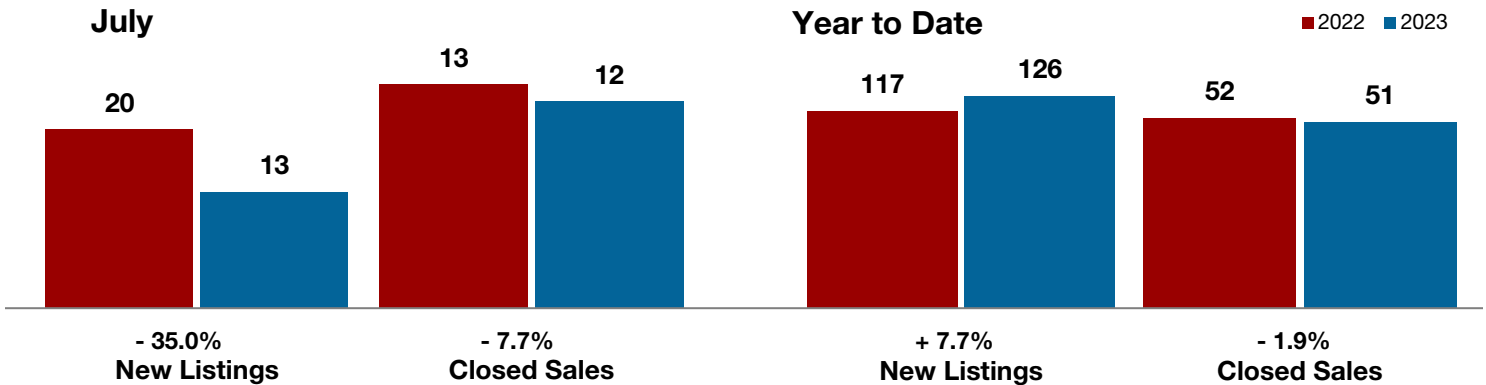
+ 19.5%

Change in
Median Sales Price

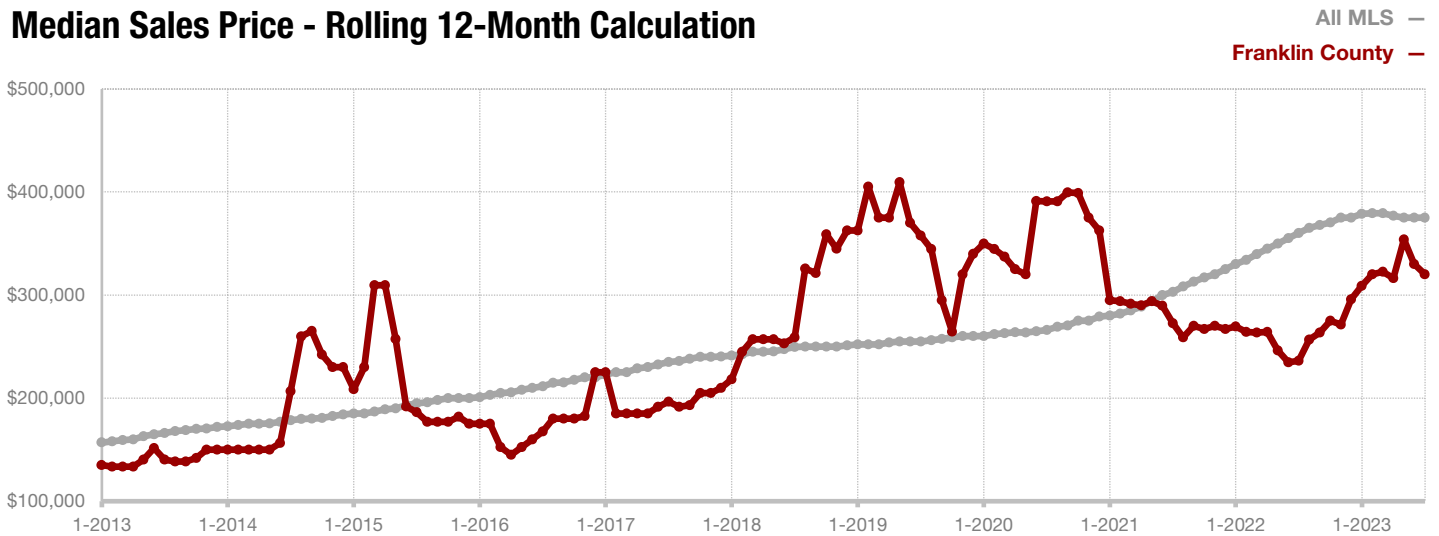
Franklin County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	20	13	- 35.0%	117	126	+ 7.7%
Pending Sales	15	12	- 20.0%	69	56	- 18.8%
Closed Sales	13	12	- 7.7%	52	51	- 1.9%
Average Sales Price*	\$328,423	\$321,333	- 2.2%	\$317,687	\$483,226	+ 52.1%
Median Sales Price*	\$217,500	\$260,000	+ 19.5%	\$190,000	\$286,000	+ 50.5%
Percent of Original List Price Received*	91.7%	88.2%	- 3.8%	94.0%	94.0%	0.0%
Days on Market Until Sale	42	98	+ 133.3%	43	56	+ 30.2%
Inventory of Homes for Sale	51	56	+ 9.8%	--	--	--
Months Supply of Inventory	5.1	7.3	+ 40.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 25.0%

- 45.5%

+ 24.2%

Change in
New Listings

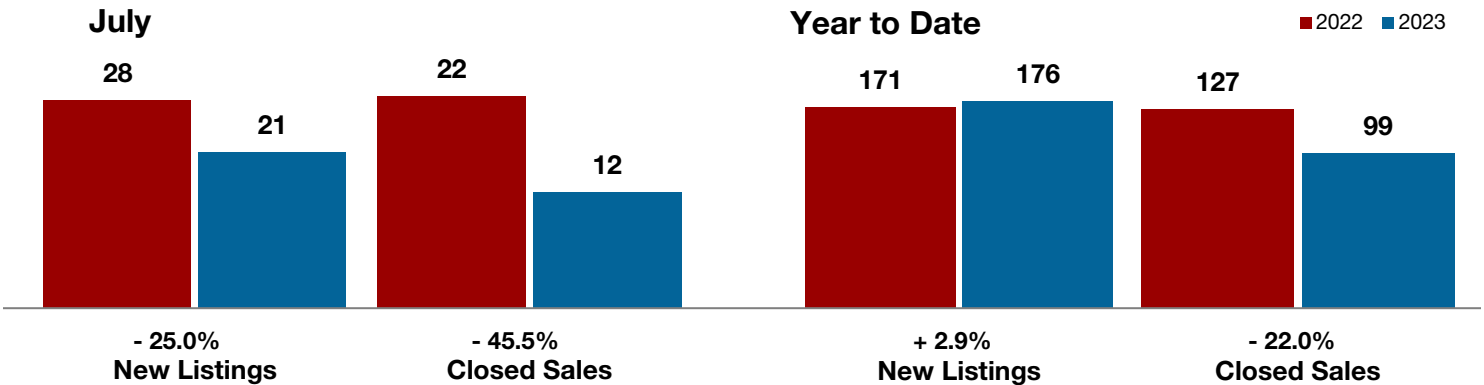
Change in
Closed Sales

Change in
Median Sales Price

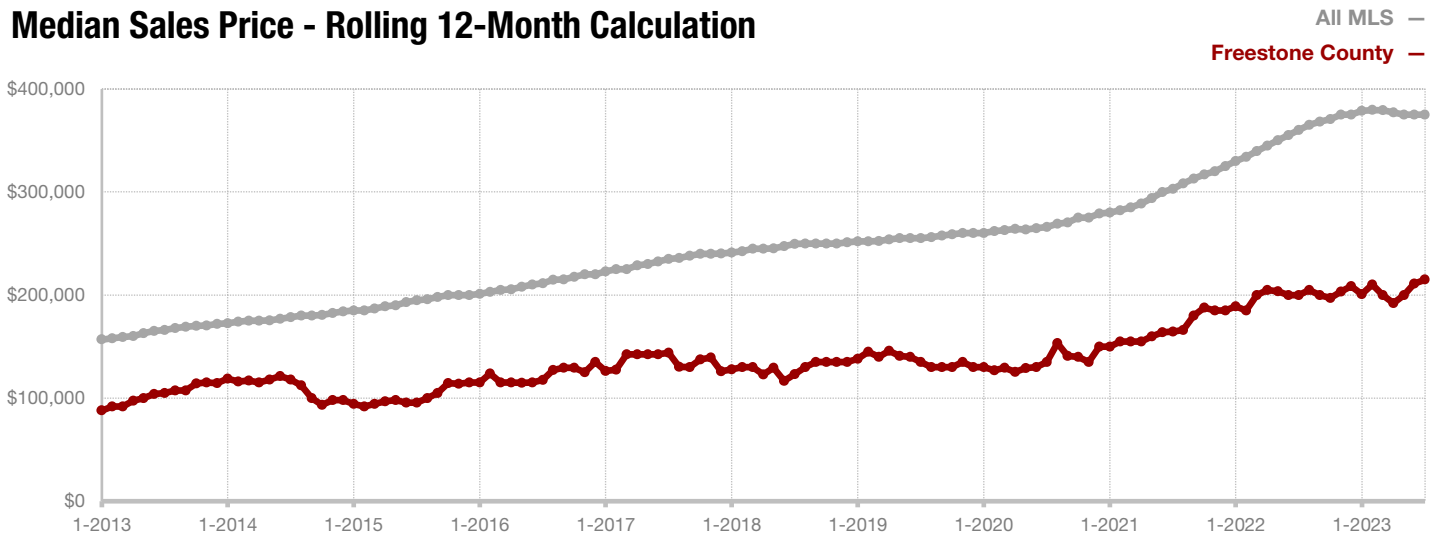
Freestone County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	28	21	- 25.0%	171	176	+ 2.9%
Pending Sales	18	10	- 44.4%	124	104	- 16.1%
Closed Sales	22	12	- 45.5%	127	99	- 22.0%
Average Sales Price*	\$279,636	\$271,700	- 2.8%	\$316,304	\$277,599	- 12.2%
Median Sales Price*	\$185,500	\$230,450	+ 24.2%	\$210,000	\$220,000	+ 4.8%
Percent of Original List Price Received*	93.5%	92.8%	- 0.7%	94.3%	94.1%	- 0.2%
Days on Market Until Sale	32	63	+ 96.9%	54	59	+ 9.3%
Inventory of Homes for Sale	62	82	+ 32.3%	--	--	--
Months Supply of Inventory	3.4	6.3	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 13.7%

Change in
New Listings

- 3.8%

Change in
Closed Sales

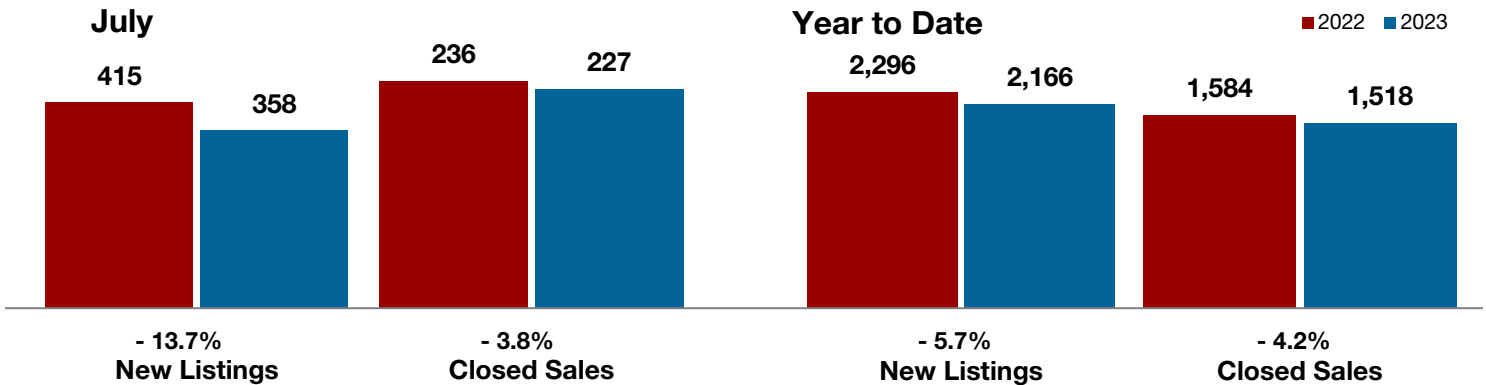
+ 14.1%

Change in
Median Sales Price

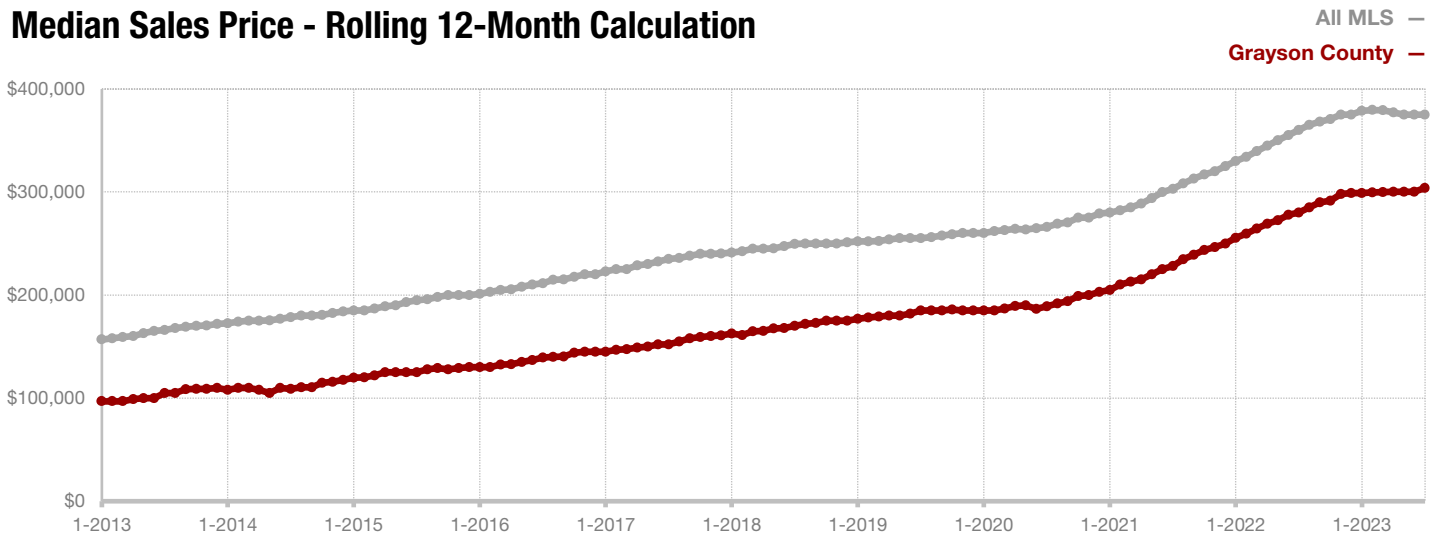
Grayson County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	415	358	- 13.7%	2,296	2,166	- 5.7%
Pending Sales	231	206	- 10.8%	1,629	1,581	- 2.9%
Closed Sales	236	227	- 3.8%	1,584	1,518	- 4.2%
Average Sales Price*	\$339,237	\$385,905	+ 13.8%	\$362,936	\$362,448	- 0.1%
Median Sales Price*	\$276,000	\$315,000	+ 14.1%	\$291,500	\$306,490	+ 5.1%
Percent of Original List Price Received*	97.7%	95.3%	- 2.5%	99.7%	93.9%	- 5.8%
Days on Market Until Sale	24	61	+ 154.2%	28	66	+ 135.7%
Inventory of Homes for Sale	779	830	+ 6.5%	--	--	--
Months Supply of Inventory	3.5	4.0	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 36.8%

- 41.7%

- 17.5%

Change in
New Listings

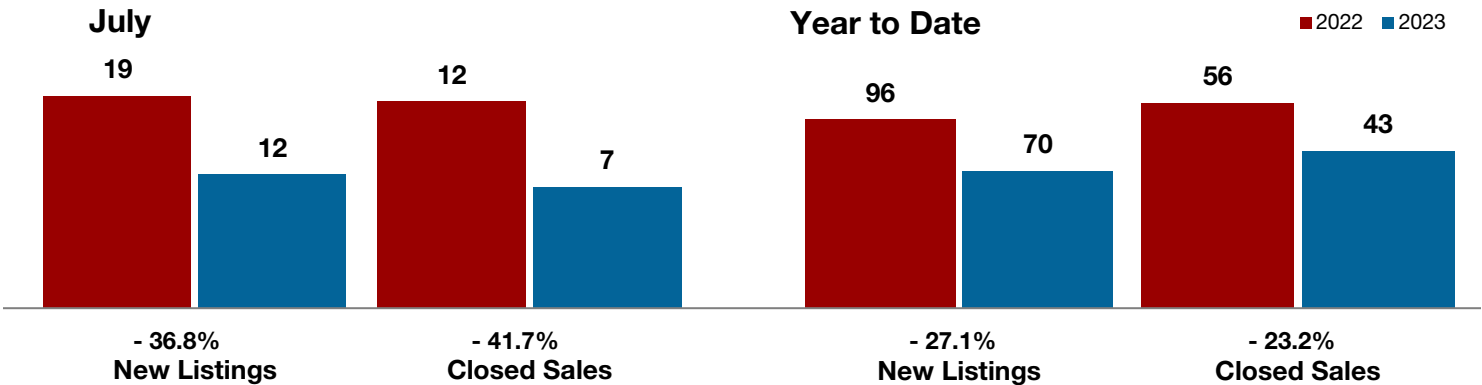
Change in
Closed Sales

Change in
Median Sales Price

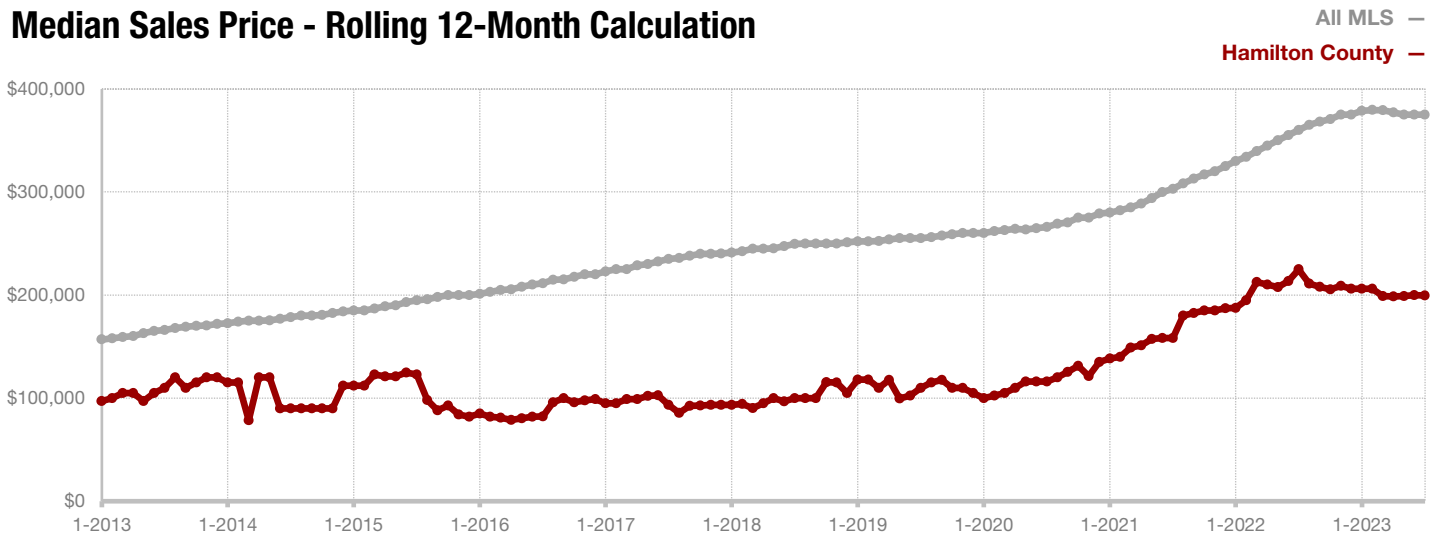
Hamilton County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	19	12	- 36.8%	96	70	- 27.1%
Pending Sales	7	6	- 14.3%	55	43	- 21.8%
Closed Sales	12	7	- 41.7%	56	43	- 23.2%
Average Sales Price*	\$279,075	\$781,643	+ 180.1%	\$308,458	\$459,138	+ 48.8%
Median Sales Price*	\$288,000	\$237,500	- 17.5%	\$221,000	\$199,000	- 10.0%
Percent of Original List Price Received*	94.1%	87.4%	- 7.1%	93.2%	89.5%	- 4.0%
Days on Market Until Sale	34	110	+ 223.5%	51	81	+ 58.8%
Inventory of Homes for Sale	48	46	- 4.2%	--	--	--
Months Supply of Inventory	6.6	7.7	+ 14.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



+ 33.3%

--

--

Change in
New Listings

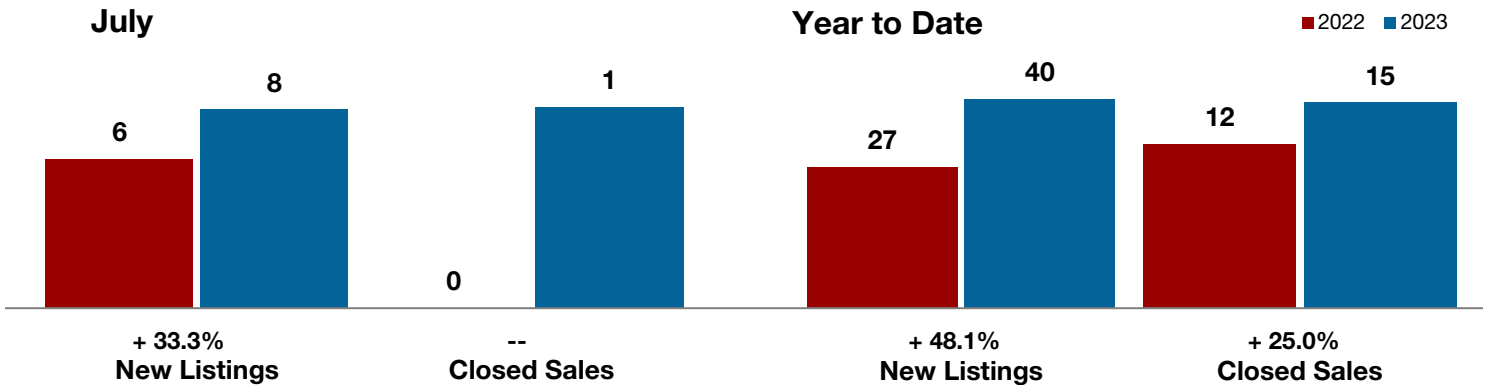
Change in
Closed Sales

Change in
Median Sales Price

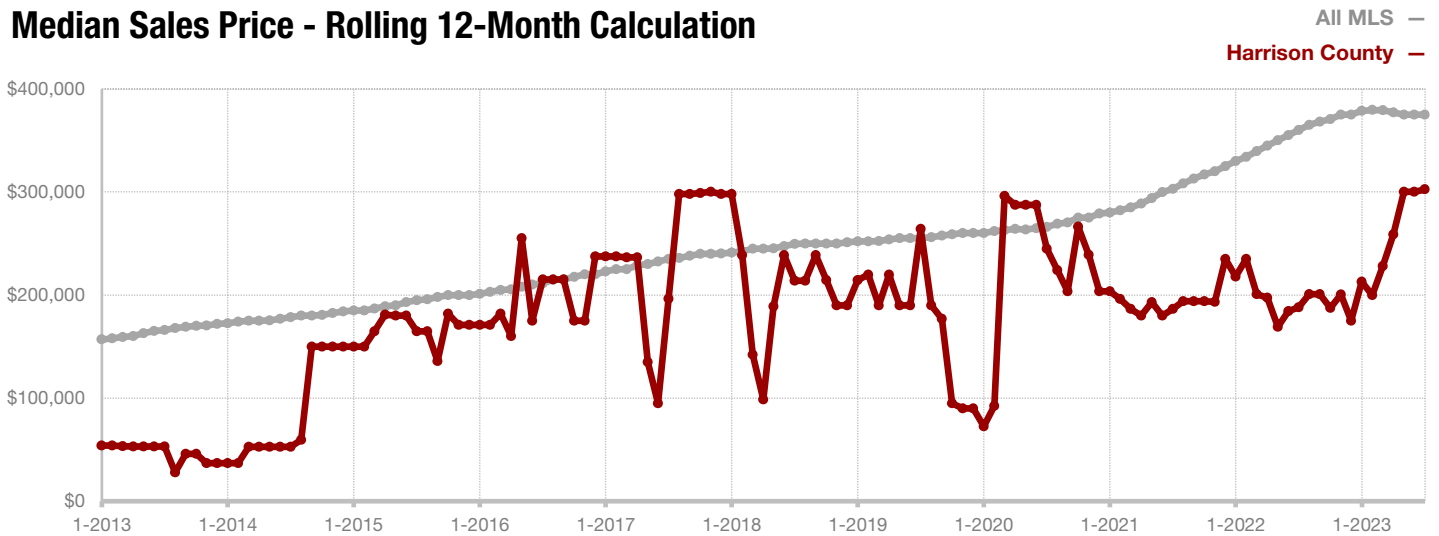
Harrison County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	6	8	+ 33.3%	27	40	+ 48.1%
Pending Sales	0	0	0.0%	14	12	- 14.3%
Closed Sales	0	1	--	12	15	+ 25.0%
Average Sales Price*	--	\$420,000	--	\$265,208	\$306,703	+ 15.6%
Median Sales Price*	--	\$420,000	--	\$157,500	\$319,900	+ 103.1%
Percent of Original List Price Received*	--	93.3%	--	87.4%	97.1%	+ 11.1%
Days on Market Until Sale	--	50	--	123	70	- 43.1%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	6.0	6.0	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 6.6%

Change in
New Listings

- 1.0%

Change in
Closed Sales

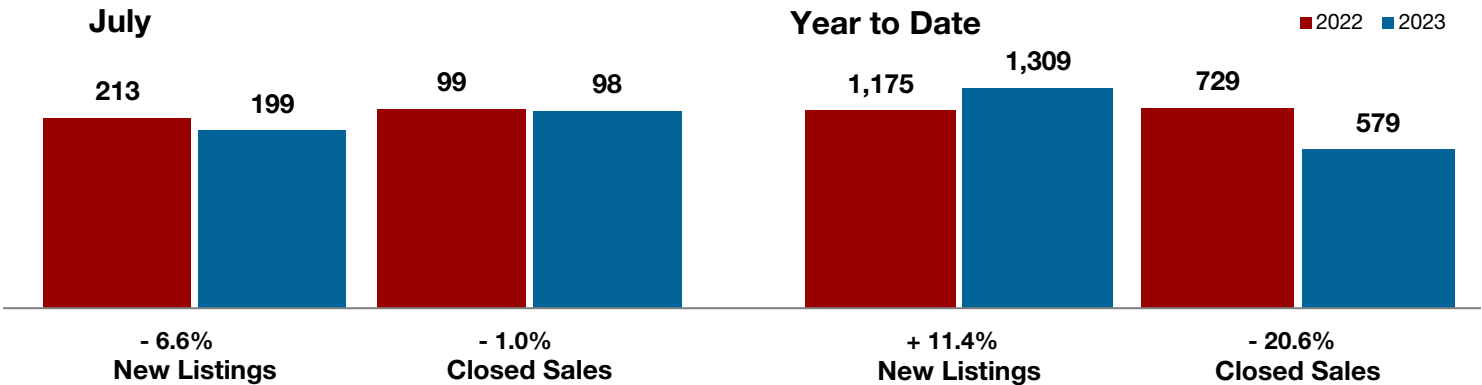
- 1.1%

Change in
Median Sales Price

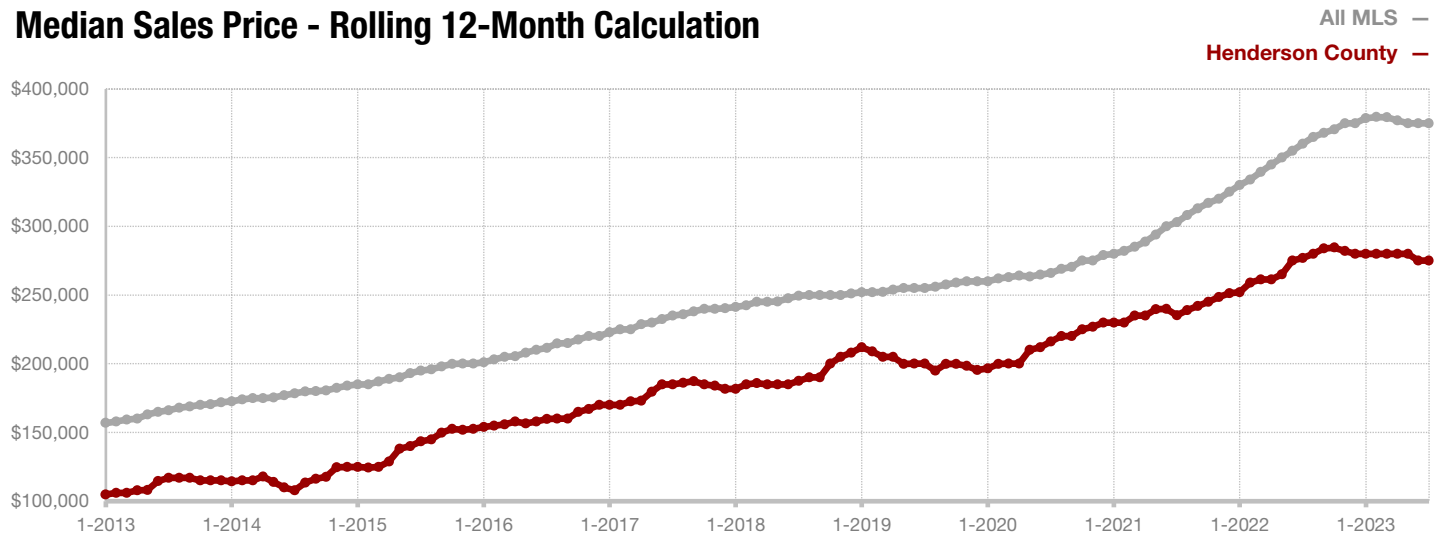
Henderson County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	213	199	- 6.6%	1,175	1,309	+ 11.4%
Pending Sales	96	104	+ 8.3%	745	633	- 15.0%
Closed Sales	99	98	- 1.0%	729	579	- 20.6%
Average Sales Price*	\$405,750	\$472,901	+ 16.5%	\$432,458	\$417,790	- 3.4%
Median Sales Price*	\$282,000	\$279,000	- 1.1%	\$280,000	\$271,500	- 3.0%
Percent of Original List Price Received*	94.9%	93.6%	- 1.4%	96.5%	92.6%	- 4.0%
Days on Market Until Sale	30	54	+ 80.0%	40	61	+ 52.5%
Inventory of Homes for Sale	489	650	+ 32.9%	--	--	--
Months Supply of Inventory	4.7	7.7	+ 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 5.4%

- 39.3%

+ 19.6%

Change in
New Listings

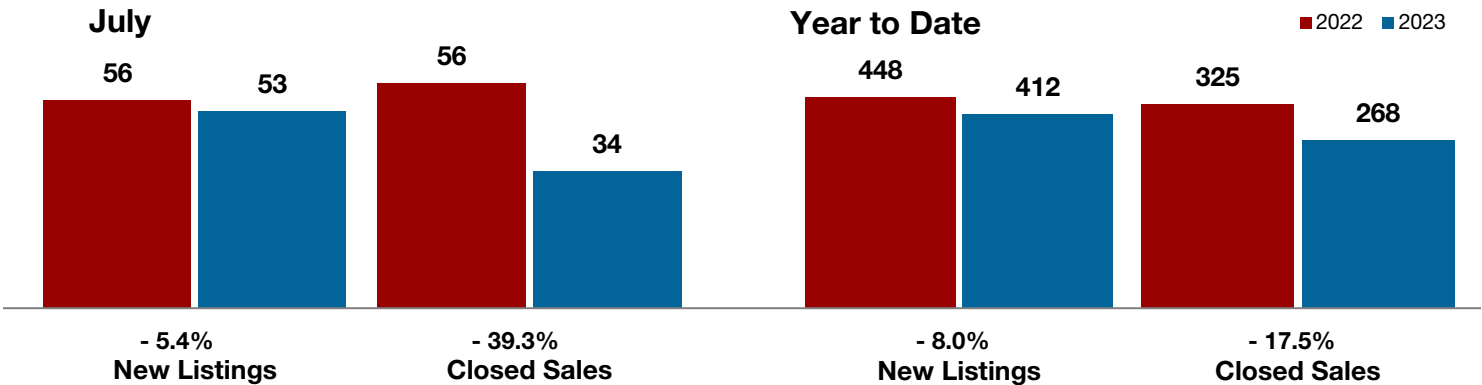
Change in
Closed Sales

Change in
Median Sales Price

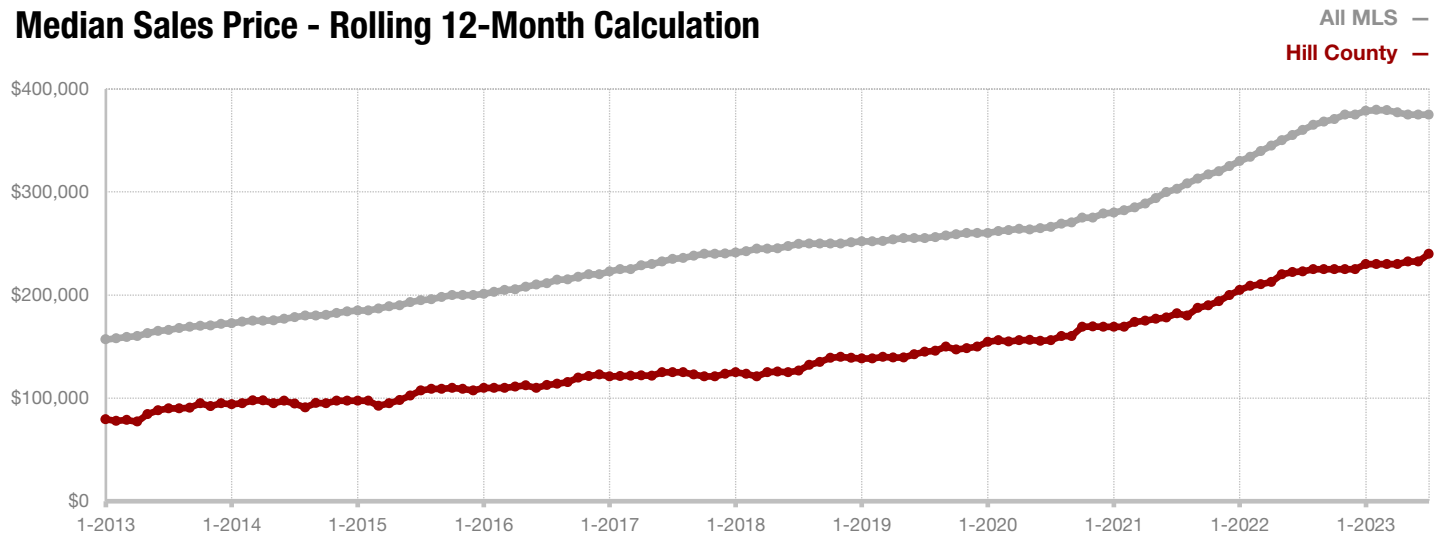
Hill County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	56	53	- 5.4%	448	412	- 8.0%
Pending Sales	55	41	- 25.5%	337	291	- 13.6%
Closed Sales	56	34	- 39.3%	325	268	- 17.5%
Average Sales Price*	\$239,171	\$294,531	+ 23.1%	\$278,067	\$282,635	+ 1.6%
Median Sales Price*	\$219,900	\$263,050	+ 19.6%	\$225,000	\$242,750	+ 7.9%
Percent of Original List Price Received*	96.9%	92.9%	- 4.1%	97.0%	92.9%	- 4.2%
Days on Market Until Sale	24	65	+ 170.8%	40	59	+ 47.5%
Inventory of Homes for Sale	140	170	+ 21.4%	--	--	--
Months Supply of Inventory	3.1	4.7	+ 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 – July 2023

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



- 15.8%

- 7.5%

+ 1.8%

Change in
New Listings

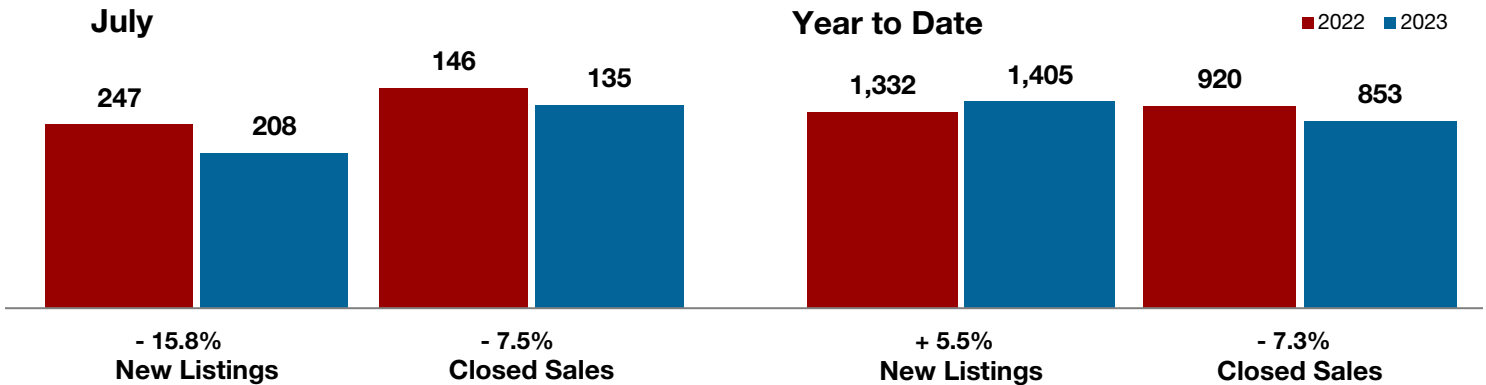
Change in
Closed Sales

Change in
Median Sales Price

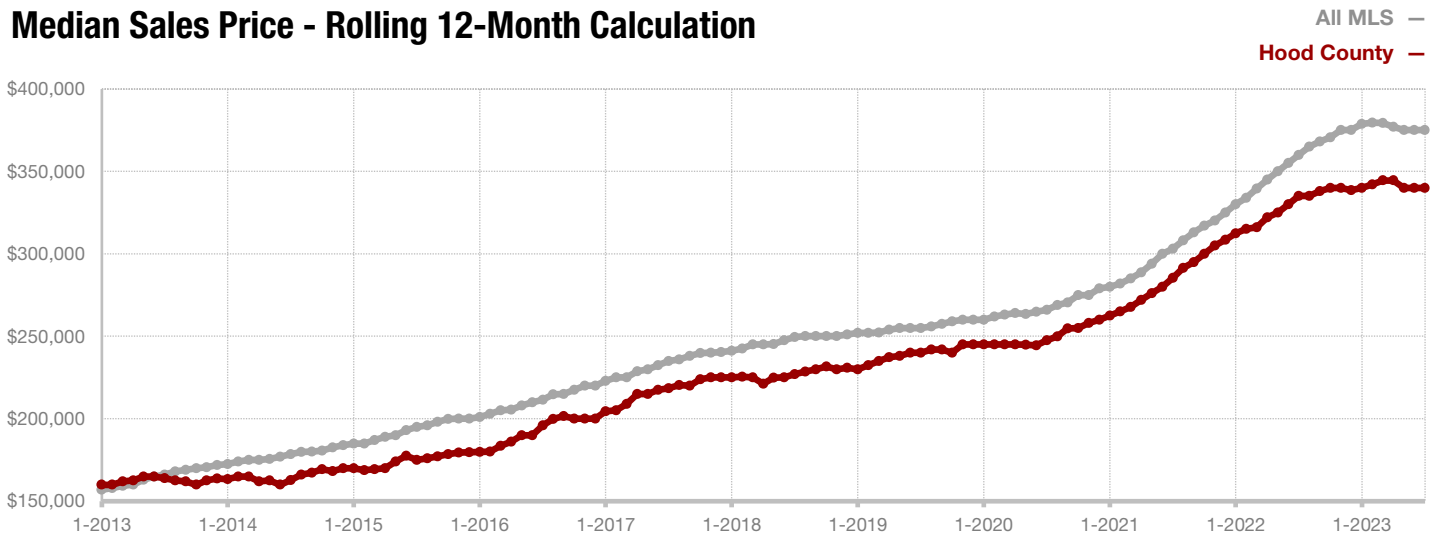
Hood County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	247	208	- 15.8%	1,332	1,405	+ 5.5%
Pending Sales	145	117	- 19.3%	915	904	- 1.2%
Closed Sales	146	135	- 7.5%	920	853	- 7.3%
Average Sales Price*	\$417,735	\$395,041	- 5.4%	\$415,368	\$426,594	+ 2.7%
Median Sales Price*	\$338,700	\$344,900	+ 1.8%	\$348,000	\$345,000	- 0.9%
Percent of Original List Price Received*	96.7%	94.5%	- 2.3%	98.1%	94.0%	- 4.2%
Days on Market Until Sale	22	55	+ 150.0%	29	60	+ 106.9%
Inventory of Homes for Sale	404	536	+ 32.7%	--	--	--
Months Supply of Inventory	3.0	4.5	+ 66.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



0.0%

- 16.2%

- 13.3%

Change in
New Listings

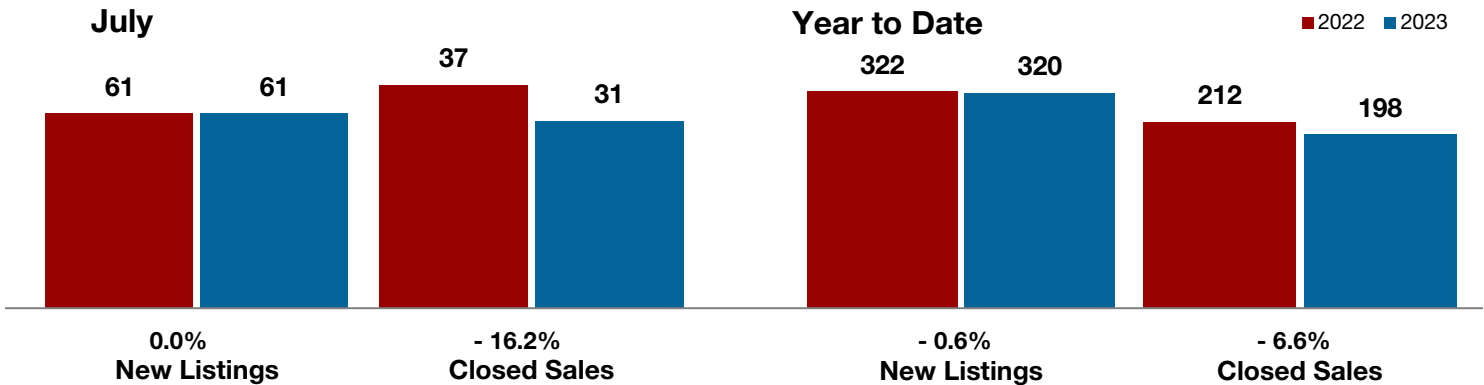
Change in
Closed Sales

Change in
Median Sales Price

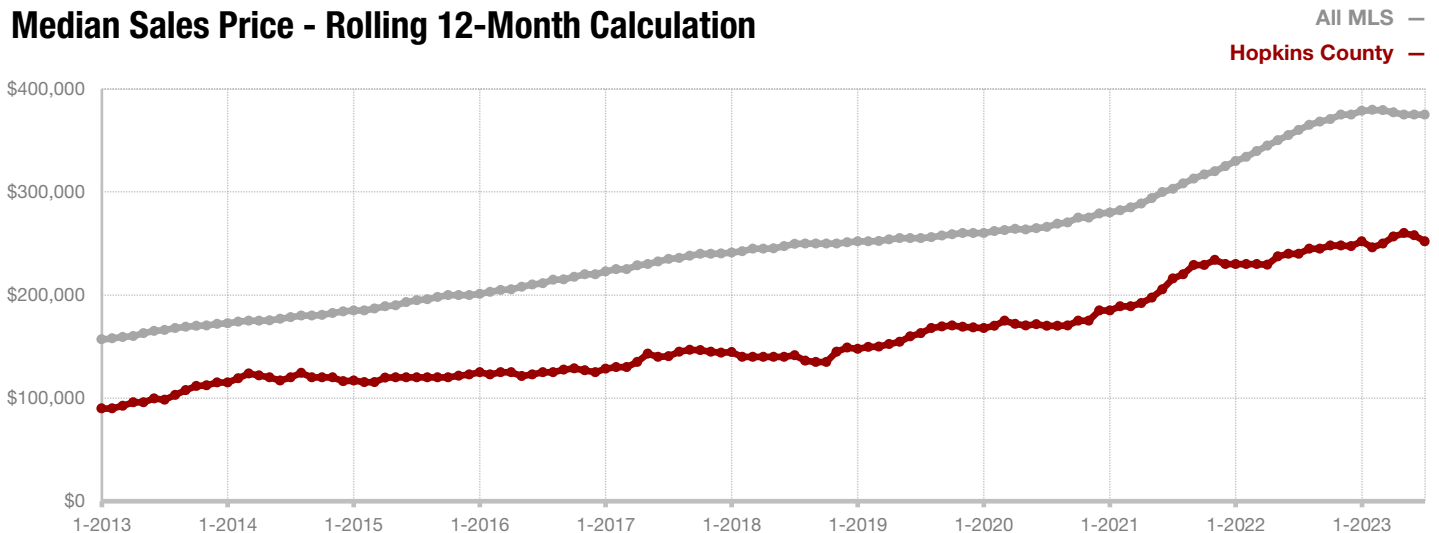
Hopkins County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	61	61	0.0%	322	320	- 0.6%
Pending Sales	35	32	- 8.6%	225	212	- 5.8%
Closed Sales	37	31	- 16.2%	212	198	- 6.6%
Average Sales Price*	\$296,634	\$273,071	- 7.9%	\$303,965	\$303,498	- 0.2%
Median Sales Price*	\$264,000	\$229,000	- 13.3%	\$240,000	\$250,000	+ 4.2%
Percent of Original List Price Received*	97.6%	94.1%	- 3.6%	98.6%	93.2%	- 5.5%
Days on Market Until Sale	18	46	+ 155.6%	28	63	+ 125.0%
Inventory of Homes for Sale	114	134	+ 17.5%	--	--	--
Months Supply of Inventory	3.6	5.1	+ 25.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 14.1%

- 3.0%

- 0.0%

Change in
New Listings

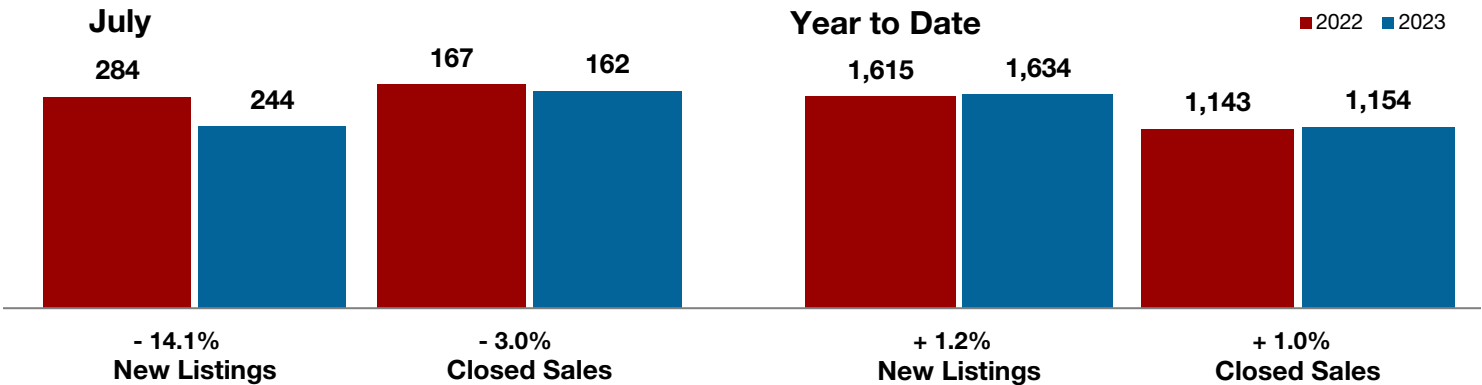
Change in
Closed Sales

Change in
Median Sales Price

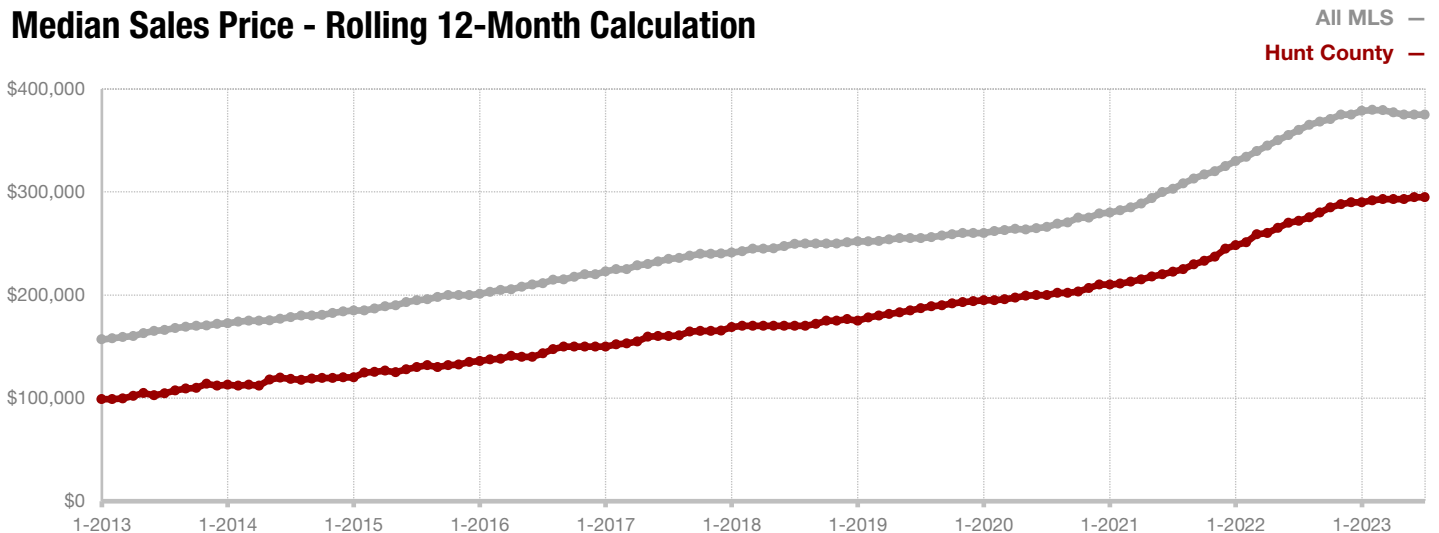
Hunt County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	284	244	- 14.1%	1,615	1,634	+ 1.2%
Pending Sales	160	154	- 3.8%	1,139	1,209	+ 6.1%
Closed Sales	167	162	- 3.0%	1,143	1,154	+ 1.0%
Average Sales Price*	\$313,228	\$337,250	+ 7.7%	\$321,410	\$329,312	+ 2.5%
Median Sales Price*	\$293,965	\$293,839	- 0.0%	\$279,500	\$290,407	+ 3.9%
Percent of Original List Price Received*	98.1%	94.4%	- 3.8%	99.5%	94.6%	- 4.9%
Days on Market Until Sale	20	58	+ 190.0%	29	59	+ 103.4%
Inventory of Homes for Sale	558	605	+ 8.4%	--	--	--
Months Supply of Inventory	3.4	3.8	+ 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



+ 11.1%

- 37.5%

+ 194.9%

Change in
New Listings

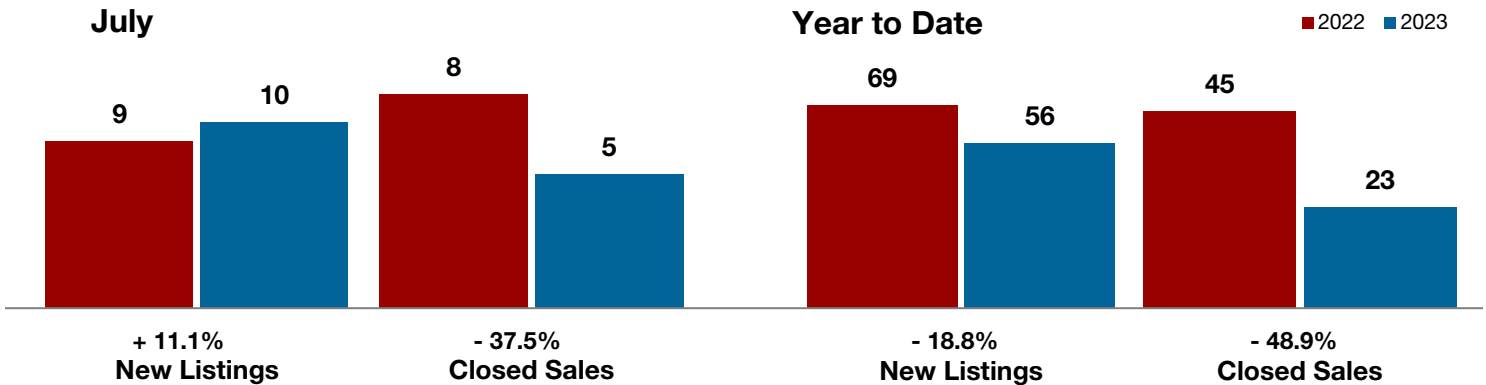
Change in
Closed Sales

Change in
Median Sales Price

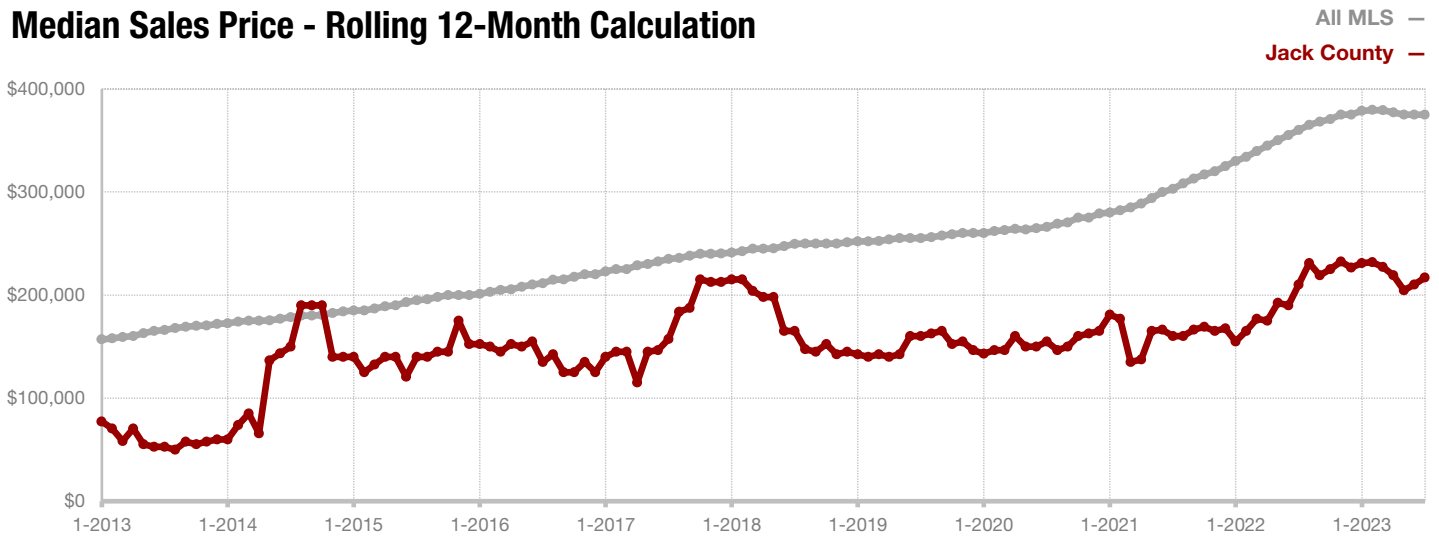
Jack County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	9	10	+ 11.1%	69	56	- 18.8%
Pending Sales	7	6	- 14.3%	48	26	- 45.8%
Closed Sales	8	5	- 37.5%	45	23	- 48.9%
Average Sales Price*	\$197,815	\$741,632	+ 274.9%	\$299,273	\$437,181	+ 46.1%
Median Sales Price*	\$195,000	\$575,000	+ 194.9%	\$231,000	\$215,000	- 6.9%
Percent of Original List Price Received*	101.2%	87.7%	- 13.3%	93.9%	86.5%	- 7.9%
Days on Market Until Sale	27	157	+ 481.5%	63	97	+ 54.0%
Inventory of Homes for Sale	31	37	+ 19.4%	--	--	--
Months Supply of Inventory	5.2	10.3	+ 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 – July 2023

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



- 23.8%

- 20.5%

+ 1.6%

Change in
New Listings

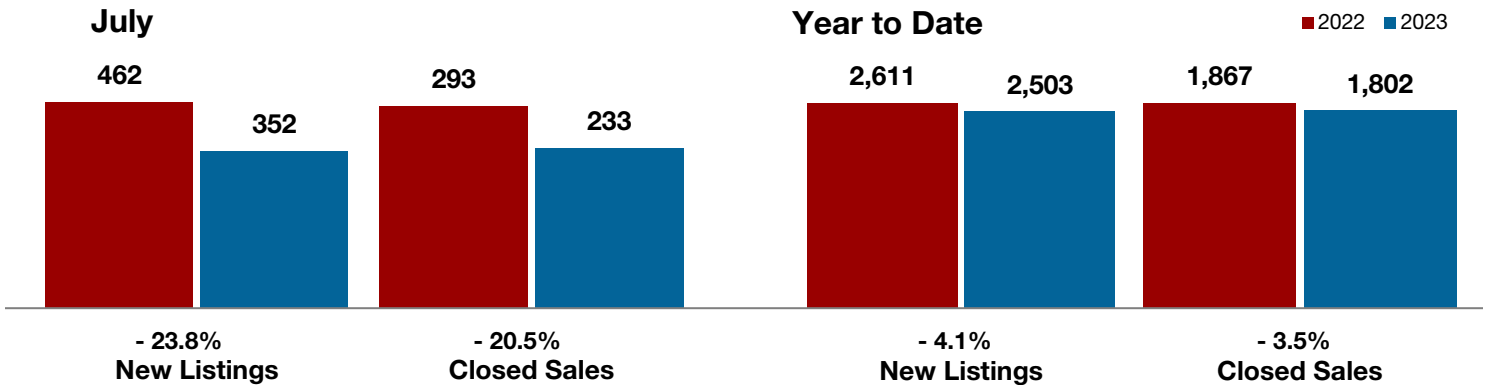
Change in
Closed Sales

Change in
Median Sales Price

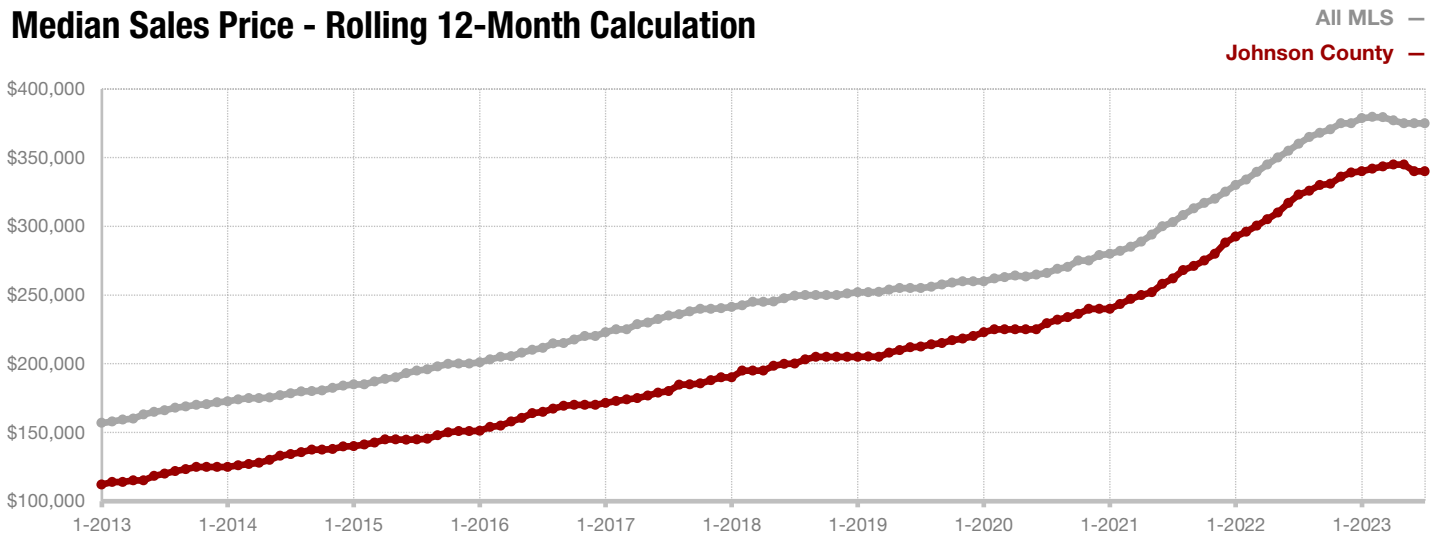
Johnson County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	462	352	- 23.8%	2,611	2,503	- 4.1%
Pending Sales	313	268	- 14.4%	1,897	1,918	+ 1.1%
Closed Sales	293	233	- 20.5%	1,867	1,802	- 3.5%
Average Sales Price*	\$409,574	\$390,662	- 4.6%	\$384,791	\$382,092	- 0.7%
Median Sales Price*	\$350,000	\$355,763	+ 1.6%	\$345,000	\$350,000	+ 1.4%
Percent of Original List Price Received*	99.8%	95.8%	- 4.0%	100.7%	94.9%	- 5.8%
Days on Market Until Sale	22	61	+ 177.3%	25	62	+ 148.0%
Inventory of Homes for Sale	803	798	- 0.6%	--	--	--
Months Supply of Inventory	2.9	3.1	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 – July 2023

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



- 25.0%

- 35.7%

- 51.7%

Change in
New Listings

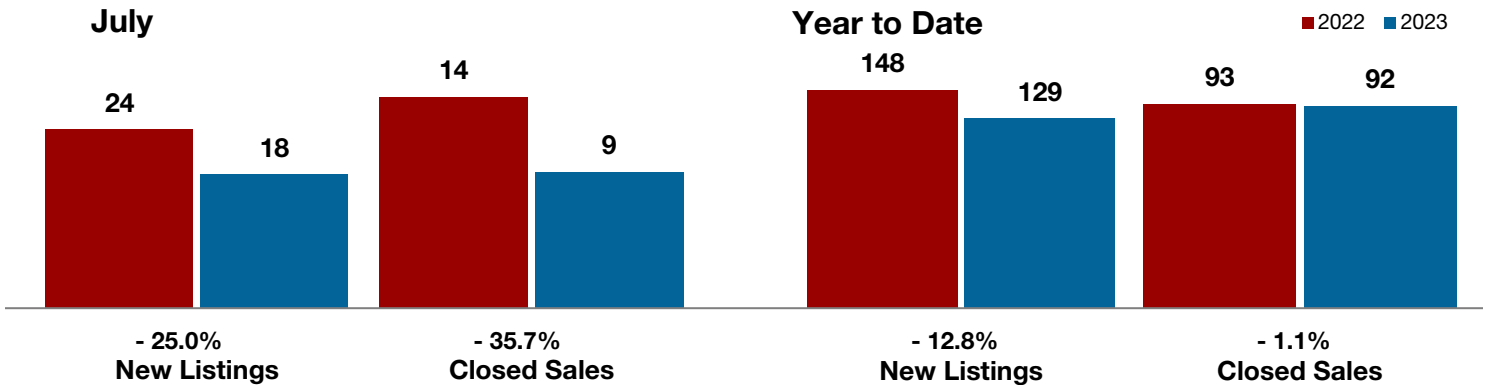
Change in
Closed Sales

Change in
Median Sales Price

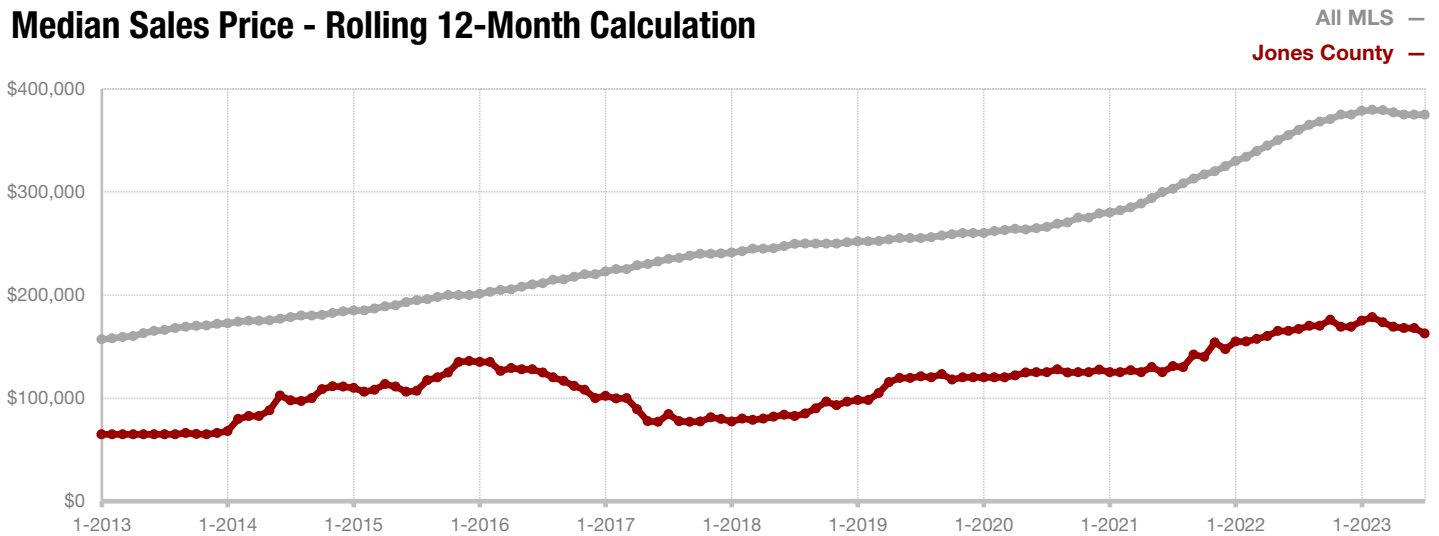
Jones County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	24	18	- 25.0%	148	129	- 12.8%
Pending Sales	20	16	- 20.0%	108	102	- 5.6%
Closed Sales	14	9	- 35.7%	93	92	- 1.1%
Average Sales Price*	\$190,368	\$121,071	- 36.4%	\$193,917	\$176,331	- 9.1%
Median Sales Price*	\$176,000	\$85,000	- 51.7%	\$169,000	\$152,250	- 9.9%
Percent of Original List Price Received*	91.3%	92.6%	+ 1.4%	93.8%	92.5%	- 1.4%
Days on Market Until Sale	91	45	- 50.5%	51	65	+ 27.5%
Inventory of Homes for Sale	51	56	+ 9.8%	--	--	--
Months Supply of Inventory	3.4	4.4	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 9.9%

- 17.4%

- 5.5%

Change in
New Listings

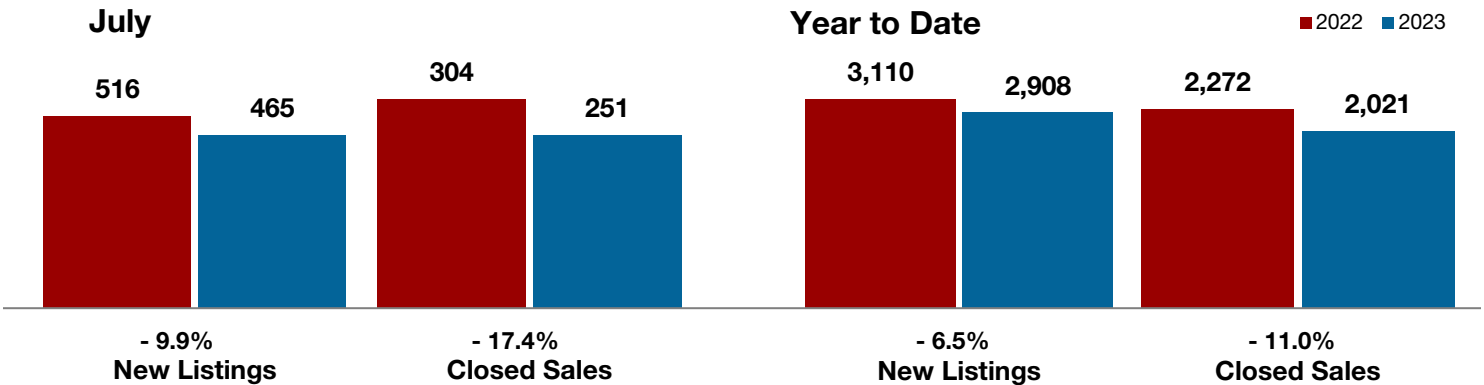
Change in
Closed Sales

Change in
Median Sales Price

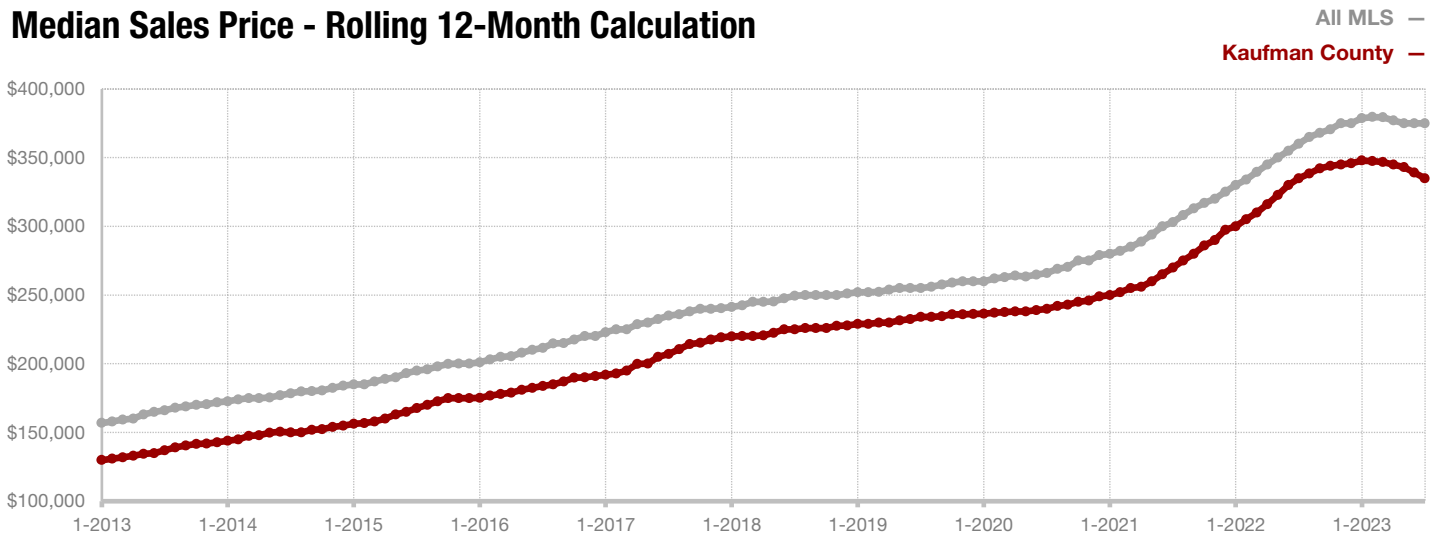
Kaufman County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	516	465	- 9.9%	3,110	2,908	- 6.5%
Pending Sales	324	320	- 1.2%	2,218	2,207	- 0.5%
Closed Sales	304	251	- 17.4%	2,272	2,021	- 11.0%
Average Sales Price*	\$397,656	\$351,325	- 11.7%	\$368,919	\$357,937	- 3.0%
Median Sales Price*	\$354,450	\$335,000	- 5.5%	\$348,500	\$331,963	- 4.7%
Percent of Original List Price Received*	99.5%	95.3%	- 4.2%	101.5%	94.6%	- 6.8%
Days on Market Until Sale	24	61	+ 154.2%	30	68	+ 126.7%
Inventory of Homes for Sale	1,064	1,061	- 0.3%	--	--	--
Months Supply of Inventory	3.3	3.6	+ 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 – July 2023

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



+ 57.9%

+ 3.4%

+ 20.2%

Change in
New Listings

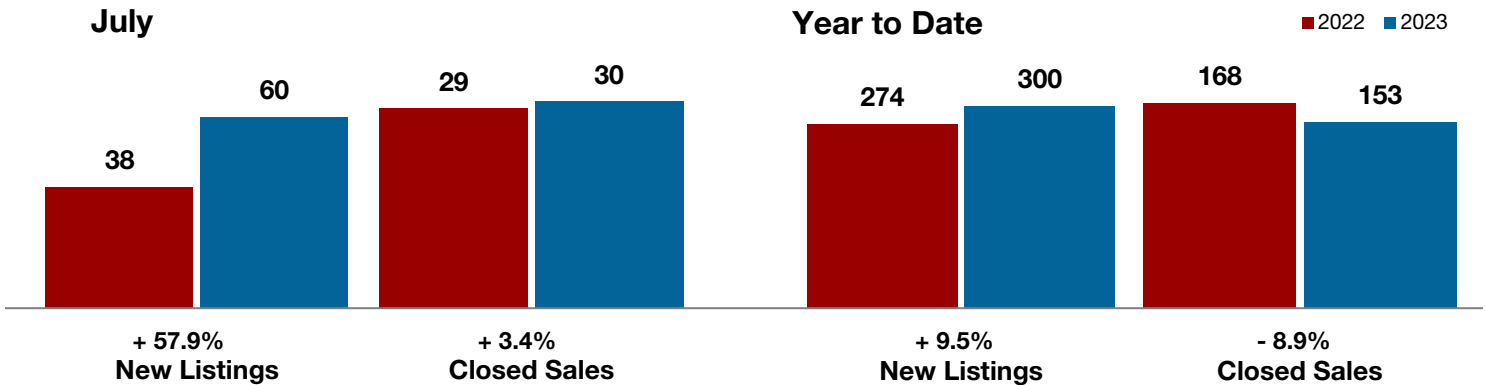
Change in
Closed Sales

Change in
Median Sales Price

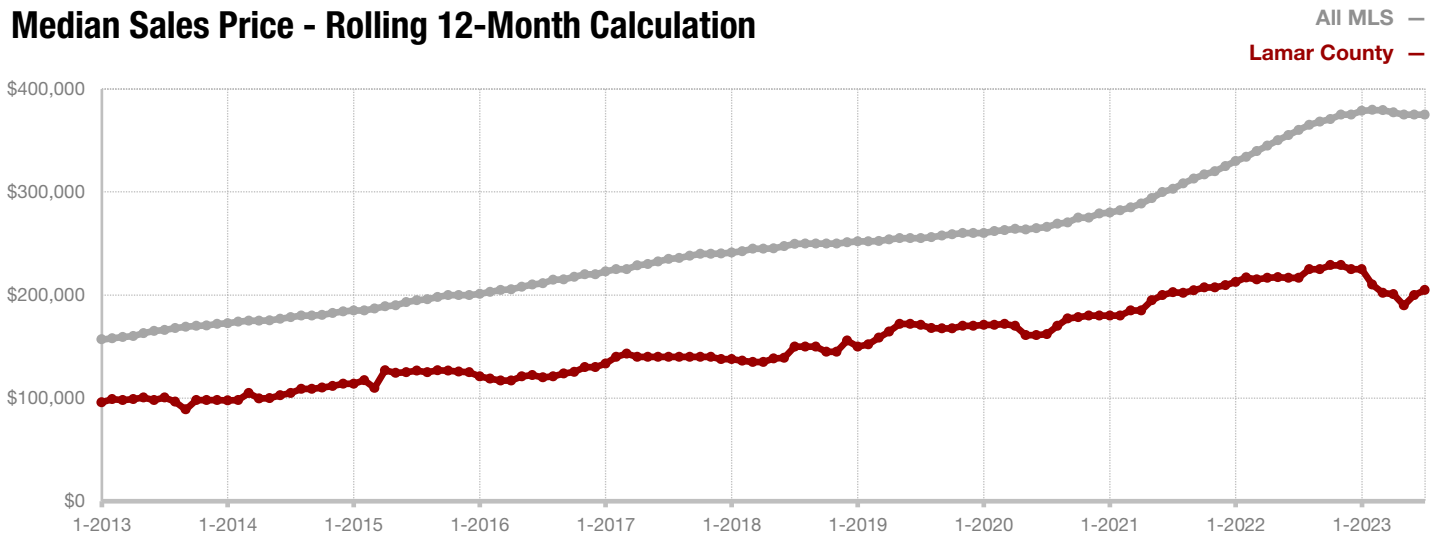
Lamar County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	38	60	+ 57.9%	274	300	+ 9.5%
Pending Sales	28	29	+ 3.6%	176	170	- 3.4%
Closed Sales	29	30	+ 3.4%	168	153	- 8.9%
Average Sales Price*	\$261,634	\$270,642	+ 3.4%	\$259,965	\$224,925	- 13.5%
Median Sales Price*	\$208,000	\$250,000	+ 20.2%	\$225,000	\$191,000	- 15.1%
Percent of Original List Price Received*	92.5%	93.4%	+ 1.0%	95.4%	92.0%	- 3.6%
Days on Market Until Sale	34	79	+ 132.4%	39	69	+ 76.9%
Inventory of Homes for Sale	114	139	+ 21.9%	--	--	--
Months Supply of Inventory	4.3	5.8	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



+ 7.7%

0.0%

- 36.8%

Change in
New Listings

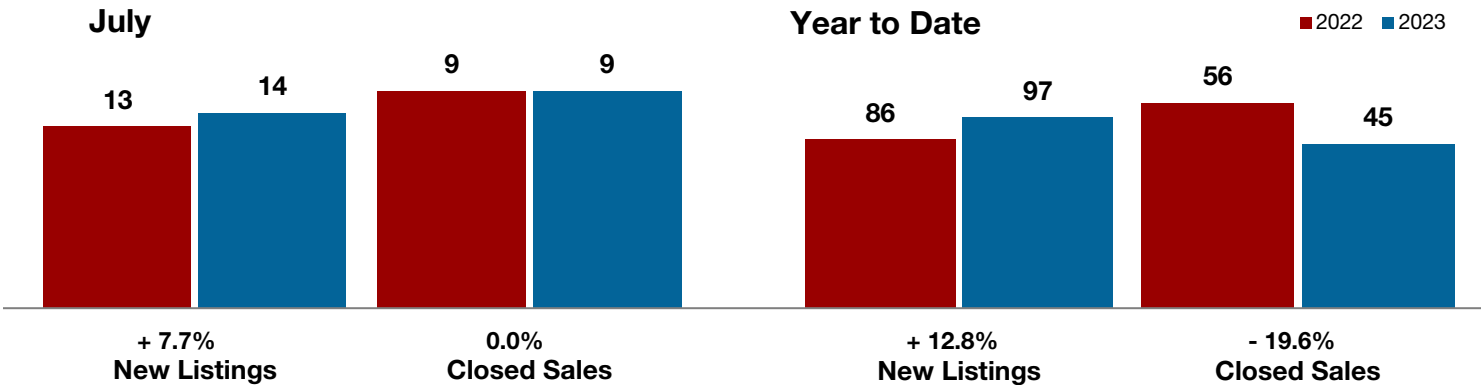
Change in
Closed Sales

Change in
Median Sales Price

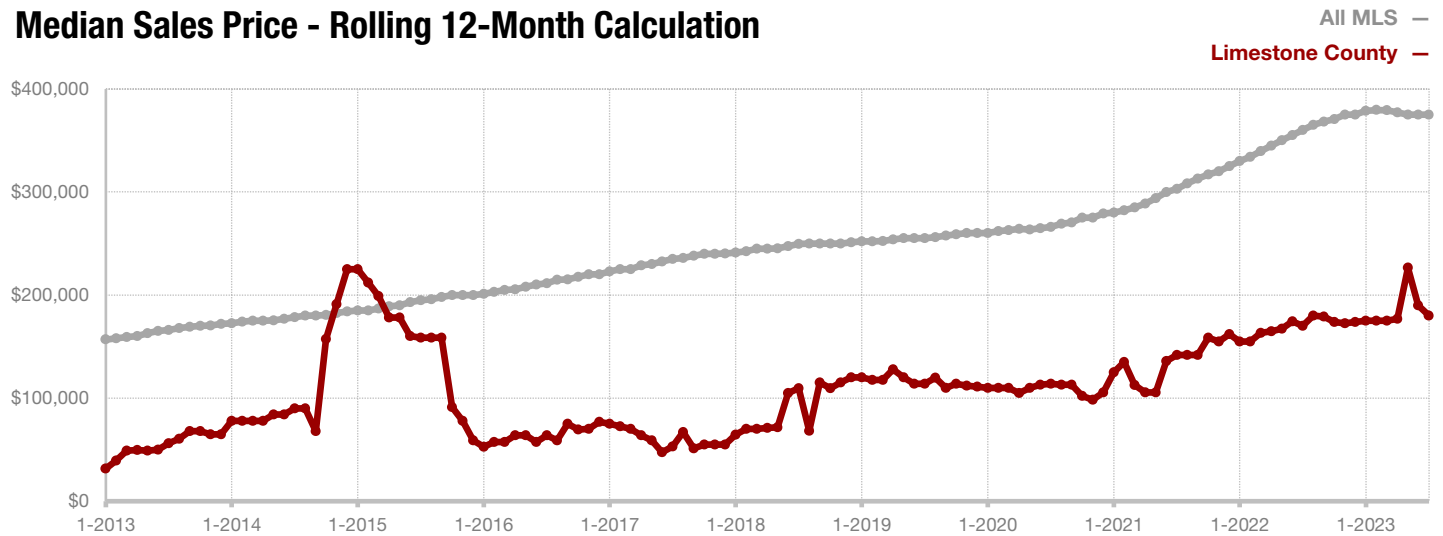
Limestone County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	13	14	+ 7.7%	86	97	+ 12.8%
Pending Sales	7	10	+ 42.9%	52	51	- 1.9%
Closed Sales	9	9	0.0%	56	45	- 19.6%
Average Sales Price*	\$285,000	\$122,989	- 56.8%	\$262,957	\$246,061	- 6.4%
Median Sales Price*	\$190,000	\$120,000	- 36.8%	\$177,500	\$210,000	+ 18.3%
Percent of Original List Price Received*	103.0%	82.4%	- 20.0%	96.4%	86.6%	- 10.2%
Days on Market Until Sale	115	53	- 53.9%	73	98	+ 34.2%
Inventory of Homes for Sale	45	52	+ 15.6%	--	--	--
Months Supply of Inventory	6.7	8.2	+ 14.3%	--	--	--

* 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 – July 2023

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



+ 7.9%

- 35.7%

- 4.5%

Change in
New Listings

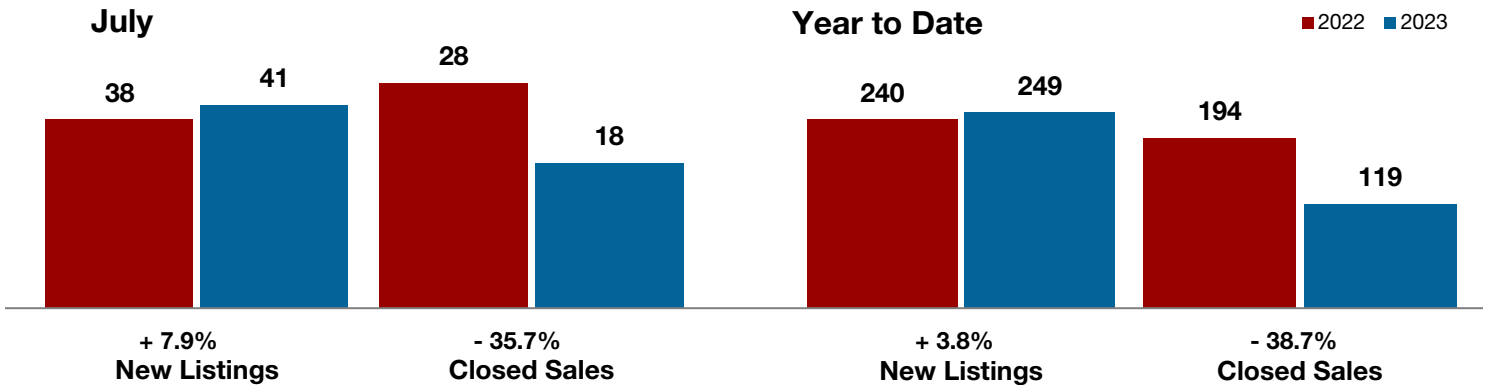
Change in
Closed Sales

Change in
Median Sales Price

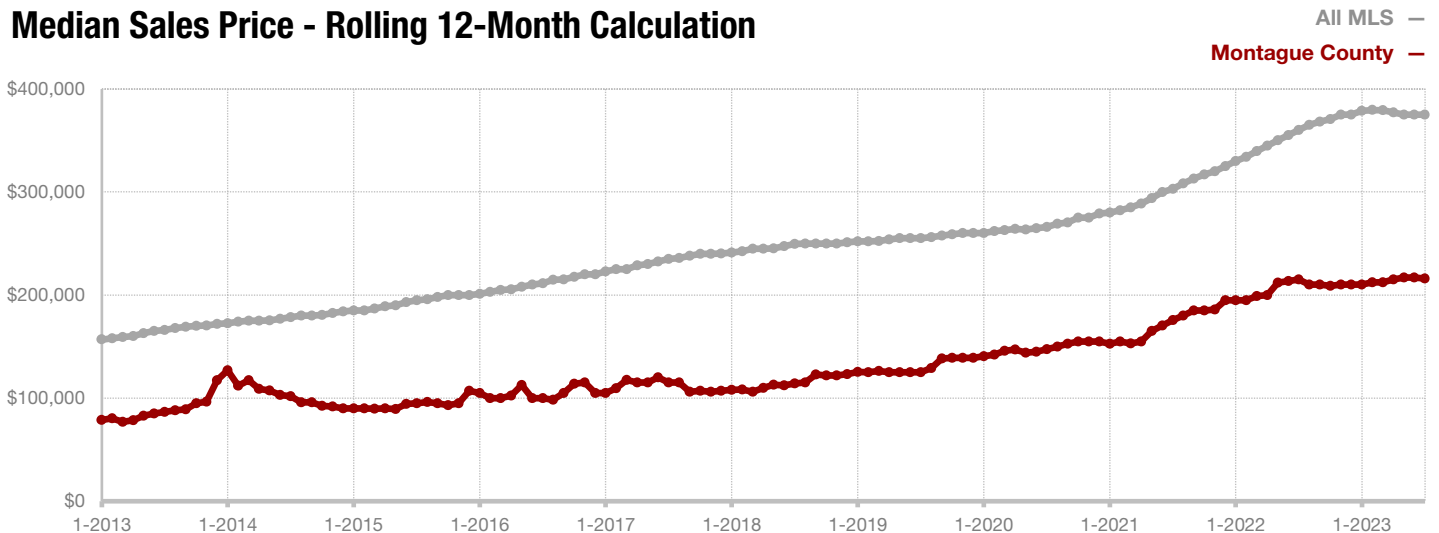
Montague County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	38	41	+ 7.9%	240	249	+ 3.8%
Pending Sales	22	19	- 13.6%	185	139	- 24.9%
Closed Sales	28	18	- 35.7%	194	119	- 38.7%
Average Sales Price*	\$254,938	\$344,500	+ 35.1%	\$263,747	\$298,988	+ 13.4%
Median Sales Price*	\$220,000	\$210,000	- 4.5%	\$210,000	\$233,750	+ 11.3%
Percent of Original List Price Received*	97.7%	93.2%	- 4.6%	95.2%	91.4%	- 4.0%
Days on Market Until Sale	38	57	+ 50.0%	44	63	+ 43.2%
Inventory of Homes for Sale	88	120	+ 36.4%	--	--	--
Months Supply of Inventory	3.4	6.3	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 15.7%

- 16.4%

+ 32.2%

Change in
New Listings

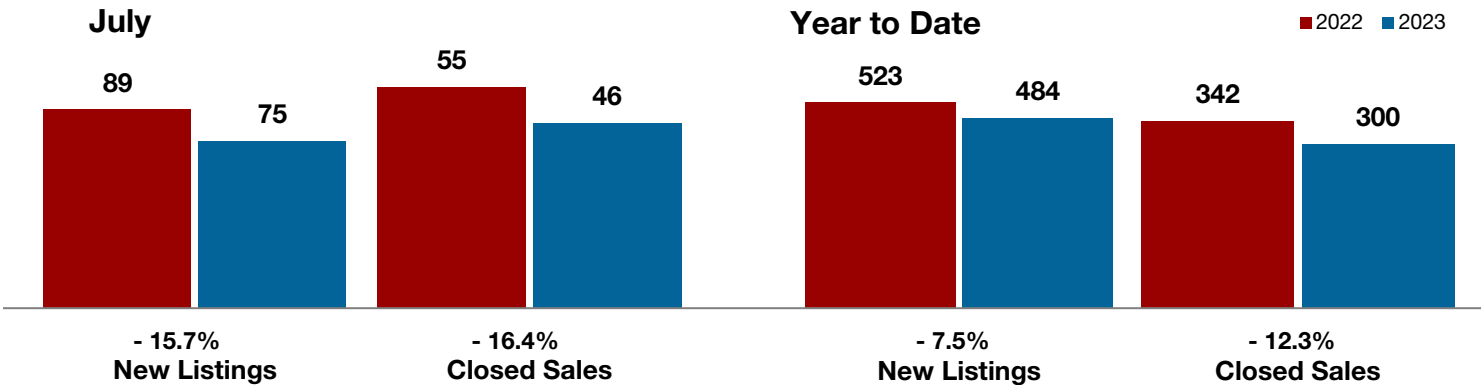
Change in
Closed Sales

Change in
Median Sales Price

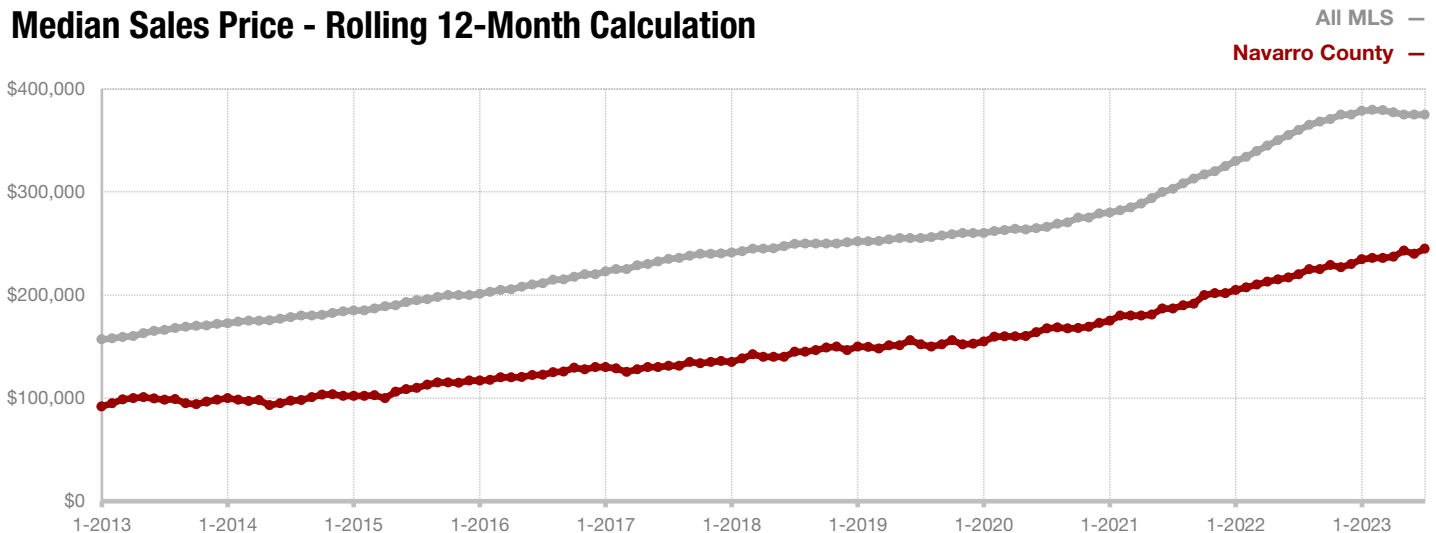
Navarro County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	89	75	- 15.7%	523	484	- 7.5%
Pending Sales	59	32	- 45.8%	369	312	- 15.4%
Closed Sales	55	46	- 16.4%	342	300	- 12.3%
Average Sales Price*	\$354,564	\$342,114	- 3.5%	\$340,297	\$330,748	- 2.8%
Median Sales Price*	\$227,000	\$300,000	+ 32.2%	\$227,450	\$252,000	+ 10.8%
Percent of Original List Price Received*	95.2%	92.2%	- 3.2%	97.3%	92.3%	- 5.1%
Days on Market Until Sale	31	64	+ 106.5%	36	68	+ 88.9%
Inventory of Homes for Sale	175	202	+ 15.4%	--	--	--
Months Supply of Inventory	3.5	4.9	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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

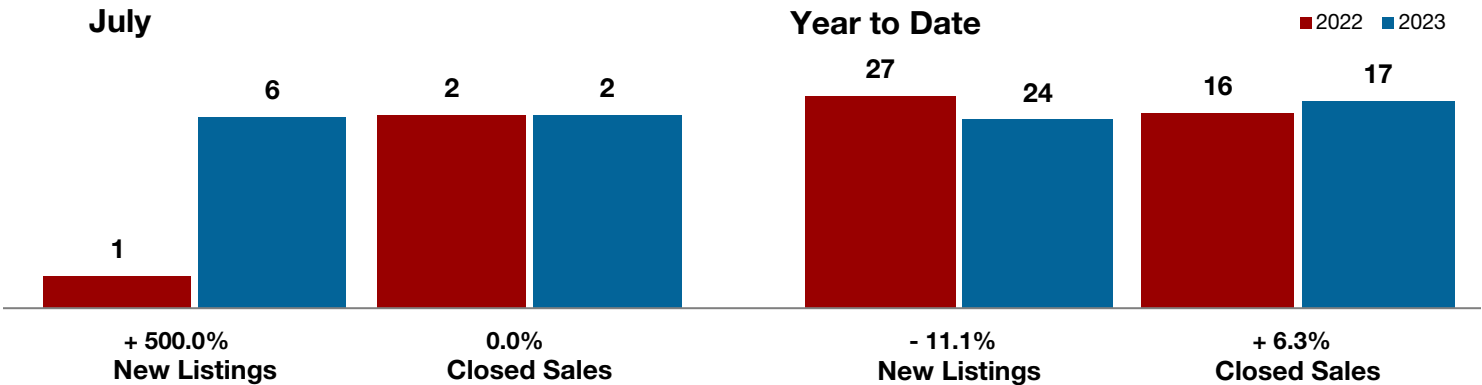


+ 500.0%	0.0%	+ 372.8%
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

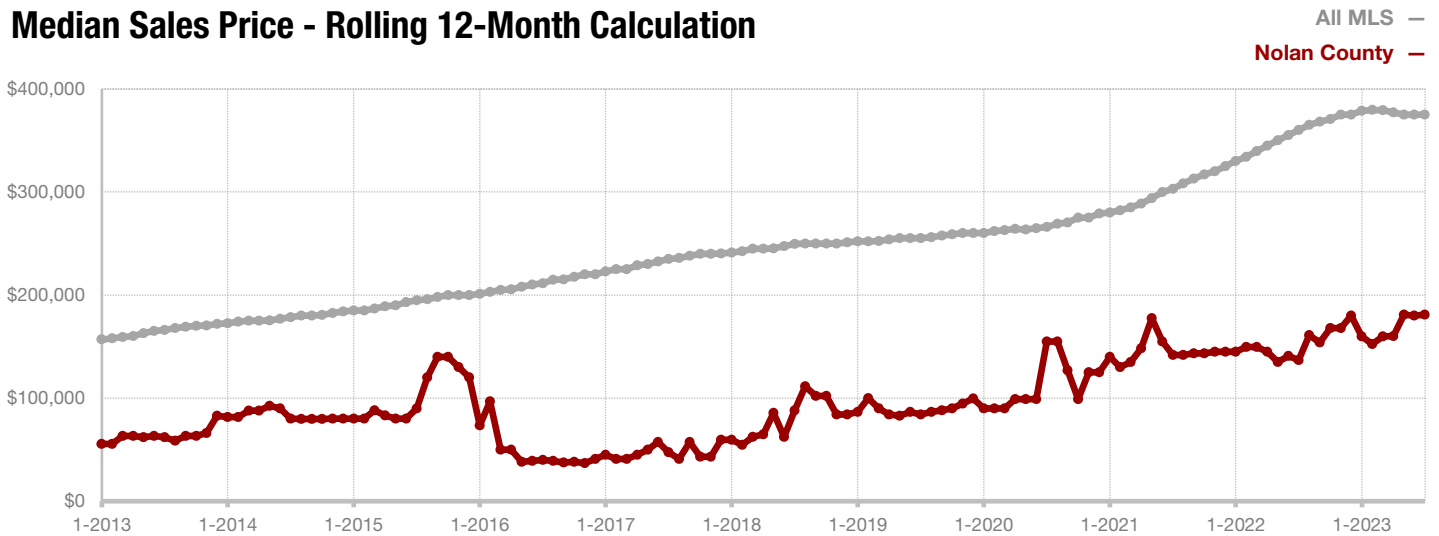
Nolan County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1	6	+ 500.0%	27	24	- 11.1%
Pending Sales	1	2	+ 100.0%	15	13	- 13.3%
Closed Sales	2	2	0.0%	16	17	+ 6.3%
Average Sales Price*	\$63,500	\$300,250	+ 372.8%	\$239,906	\$181,544	- 24.3%
Median Sales Price*	\$63,500	\$300,250	+ 372.8%	\$127,500	\$159,950	+ 25.5%
Percent of Original List Price Received*	100.0%	89.7%	- 10.3%	90.5%	94.0%	+ 3.9%
Days on Market Until Sale	27	20	- 25.9%	55	65	+ 18.2%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	8.1	7.0	- 12.5%	--	--	--

* 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 – July 2023

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



- 23.5%

- 11.4%

+ 10.5%

Change in
New Listings

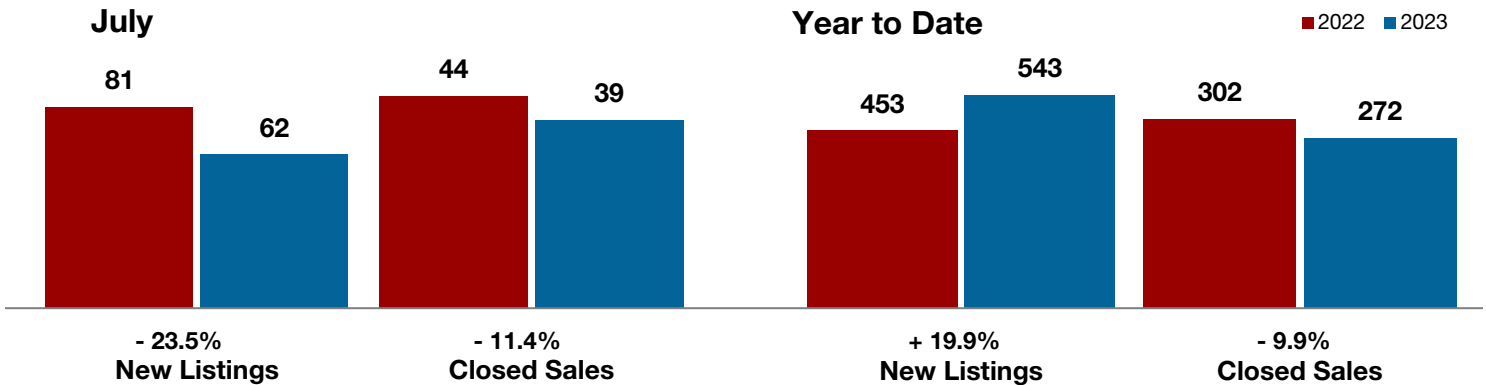
Change in
Closed Sales

Change in
Median Sales Price

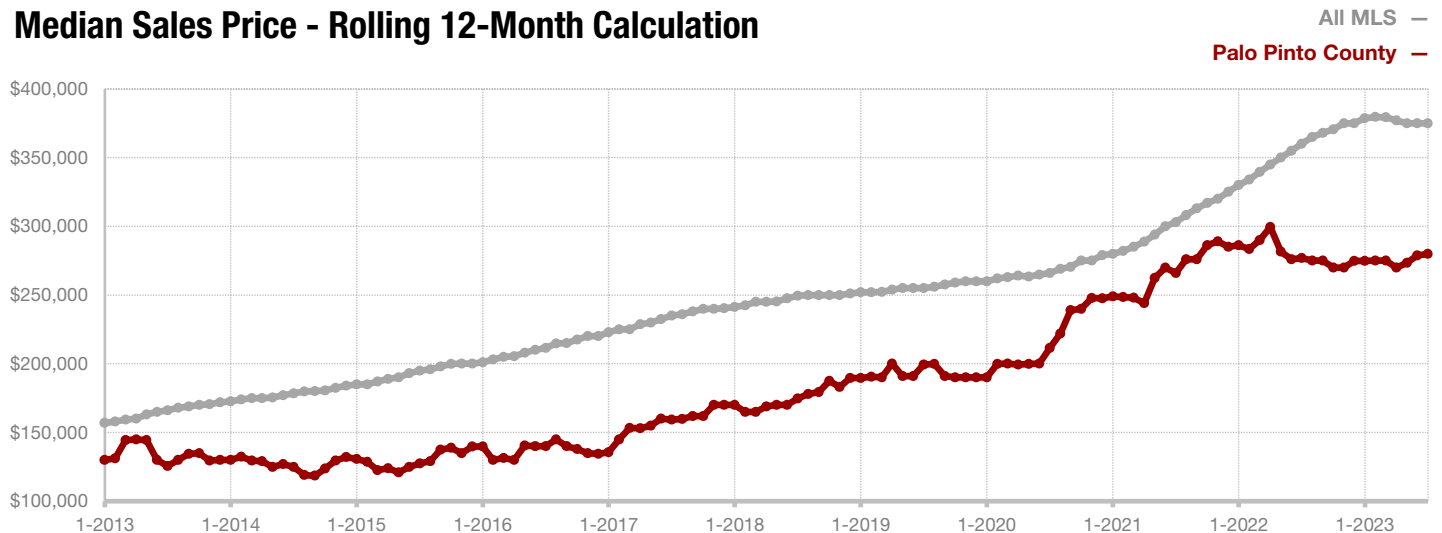
Palo Pinto County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	81	62	- 23.5%	453	543	+ 19.9%
Pending Sales	48	35	- 27.1%	316	285	- 9.8%
Closed Sales	44	39	- 11.4%	302	272	- 9.9%
Average Sales Price*	\$395,499	\$709,349	+ 79.4%	\$489,632	\$535,885	+ 9.4%
Median Sales Price*	\$252,450	\$279,000	+ 10.5%	\$270,000	\$282,500	+ 4.6%
Percent of Original List Price Received*	90.7%	91.3%	+ 0.7%	94.4%	91.5%	- 3.1%
Days on Market Until Sale	34	71	+ 108.8%	50	73	+ 46.0%
Inventory of Homes for Sale	175	255	+ 45.7%	--	--	--
Months Supply of Inventory	3.9	7.1	+ 75.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 20.2%

- 13.5%

+ 3.8%

Change in
New Listings

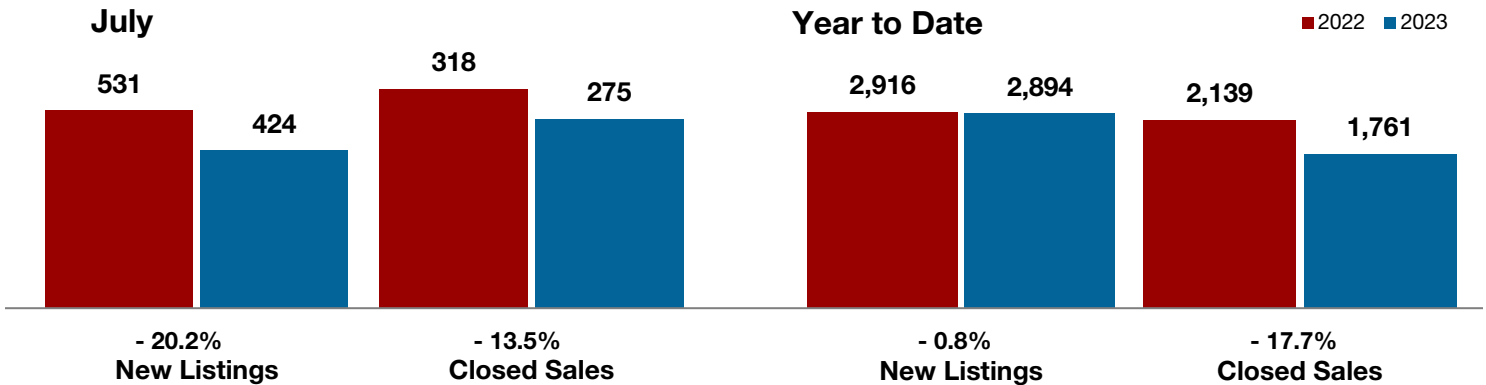
Change in
Closed Sales

Change in
Median Sales Price

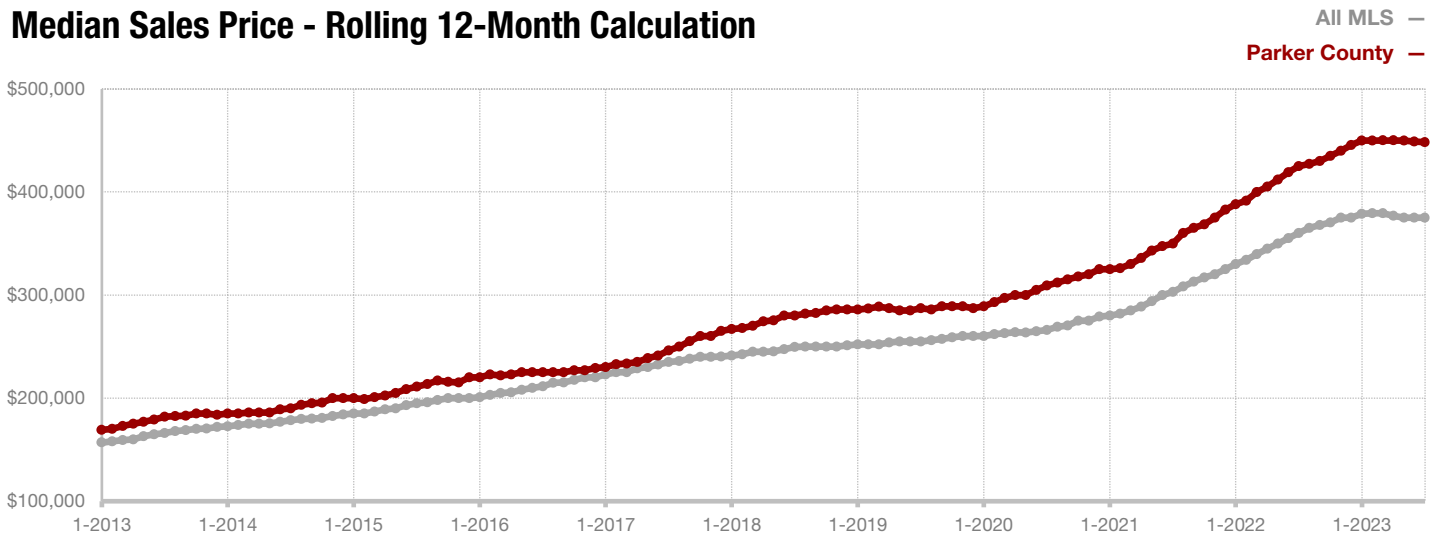
Parker County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	531	424	- 20.2%	2,916	2,894	- 0.8%
Pending Sales	272	221	- 18.8%	2,101	1,837	- 12.6%
Closed Sales	318	275	- 13.5%	2,139	1,761	- 17.7%
Average Sales Price*	\$498,401	\$505,552	+ 1.4%	\$487,068	\$485,438	- 0.3%
Median Sales Price*	\$470,000	\$488,000	+ 3.8%	\$450,000	\$453,500	+ 0.8%
Percent of Original List Price Received*	99.8%	95.9%	- 3.9%	100.2%	95.6%	- 4.6%
Days on Market Until Sale	26	69	+ 165.4%	35	74	+ 111.4%
Inventory of Homes for Sale	1,027	1,242	+ 20.9%	--	--	--
Months Supply of Inventory	3.4	5.0	+ 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 – July 2023

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



+ 7.7%

- 15.4%

+ 44.8%

Change in
New Listings

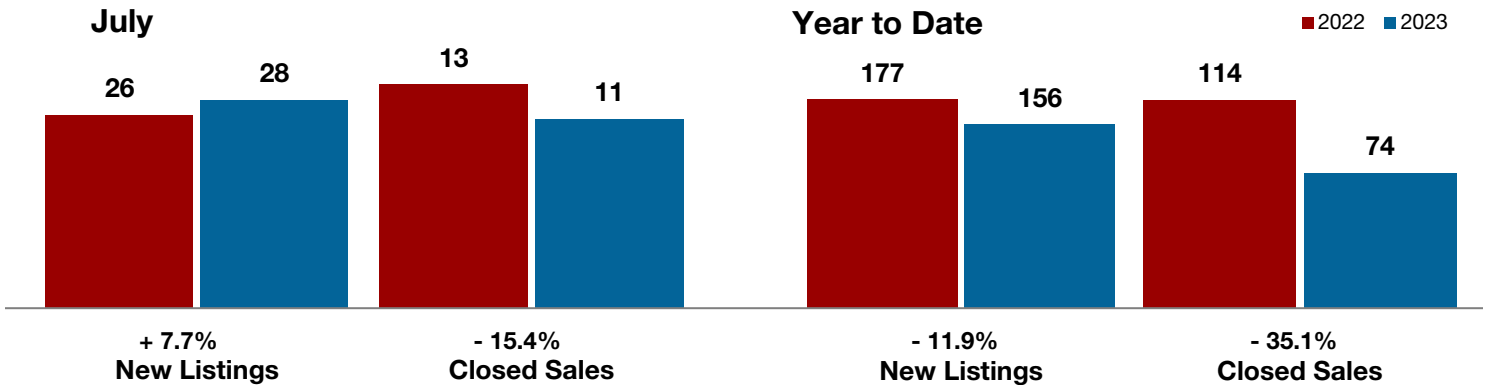
Change in
Closed Sales

Change in
Median Sales Price

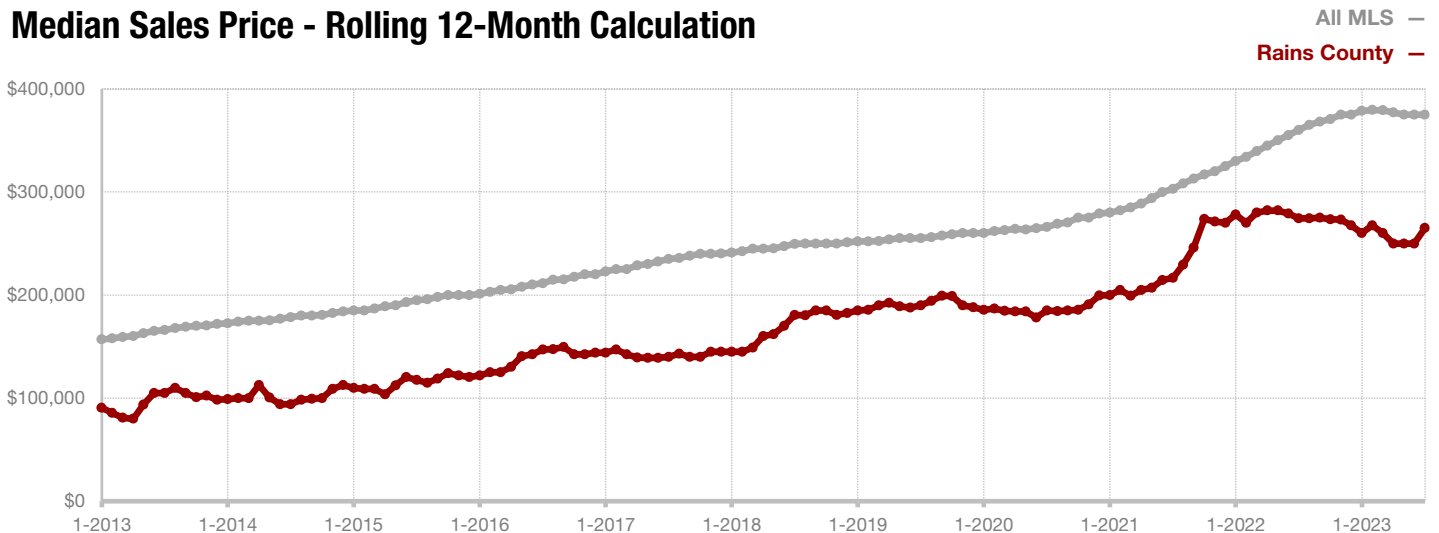
Rains County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	26	28	+ 7.7%	177	156	- 11.9%
Pending Sales	15	12	- 20.0%	106	79	- 25.5%
Closed Sales	13	11	- 15.4%	114	74	- 35.1%
Average Sales Price*	\$234,308	\$358,673	+ 53.1%	\$336,233	\$373,323	+ 11.0%
Median Sales Price*	\$240,000	\$347,500	+ 44.8%	\$275,000	\$292,599	+ 6.4%
Percent of Original List Price Received*	97.0%	94.4%	- 2.7%	97.2%	95.8%	- 1.4%
Days on Market Until Sale	23	50	+ 117.4%	38	62	+ 63.2%
Inventory of Homes for Sale	85	87	+ 2.4%	--	--	--
Months Supply of Inventory	4.9	7.8	+ 60.0%	--	--	--

* 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 – July 2023

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



- 13.4%

- 14.0%

- 7.4%

Change in
New Listings

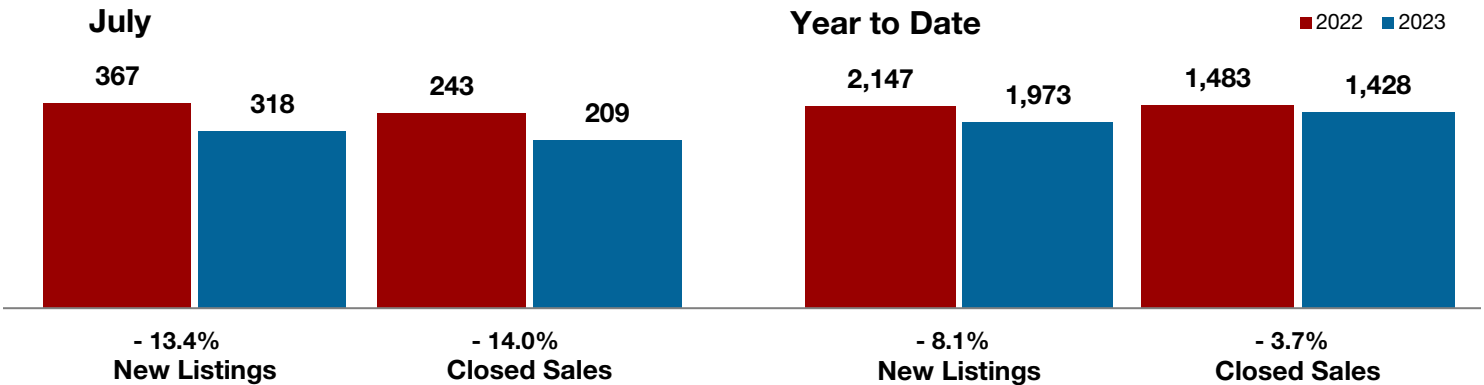
Change in
Closed Sales

Change in
Median Sales Price

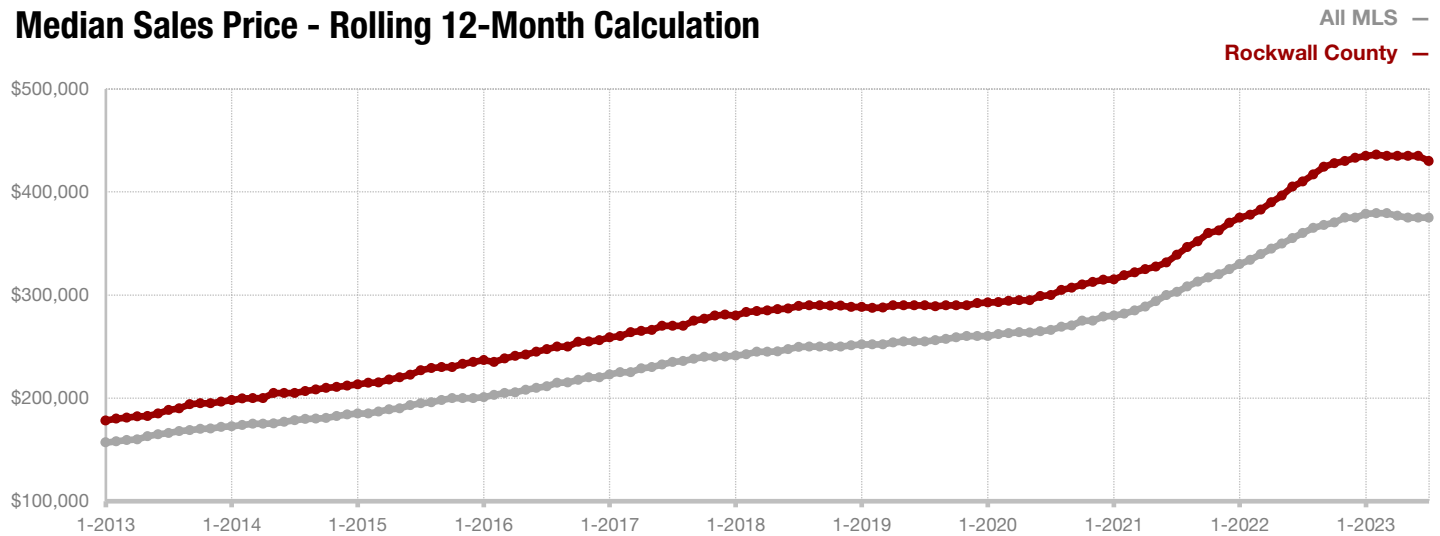
Rockwall County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	367	318	- 13.4%	2,147	1,973	- 8.1%
Pending Sales	214	244	+ 14.0%	1,501	1,547	+ 3.1%
Closed Sales	243	209	- 14.0%	1,483	1,428	- 3.7%
Average Sales Price*	\$540,972	\$478,773	- 11.5%	\$517,358	\$497,970	- 3.7%
Median Sales Price*	\$448,000	\$415,000	- 7.4%	\$431,265	\$425,000	- 1.5%
Percent of Original List Price Received*	100.2%	96.0%	- 4.2%	102.3%	94.6%	- 7.5%
Days on Market Until Sale	25	42	+ 68.0%	25	64	+ 156.0%
Inventory of Homes for Sale	682	669	- 1.9%	--	--	--
Months Supply of Inventory	3.1	3.4	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



Shackelford County

-- + 200.0% - 49.1%

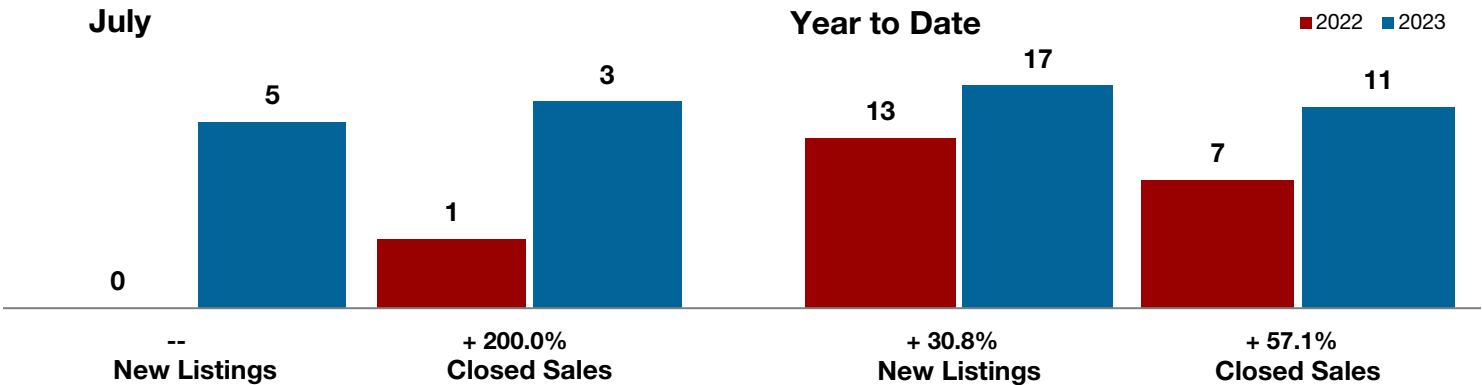
Change in
New Listings

Change in
Closed Sales

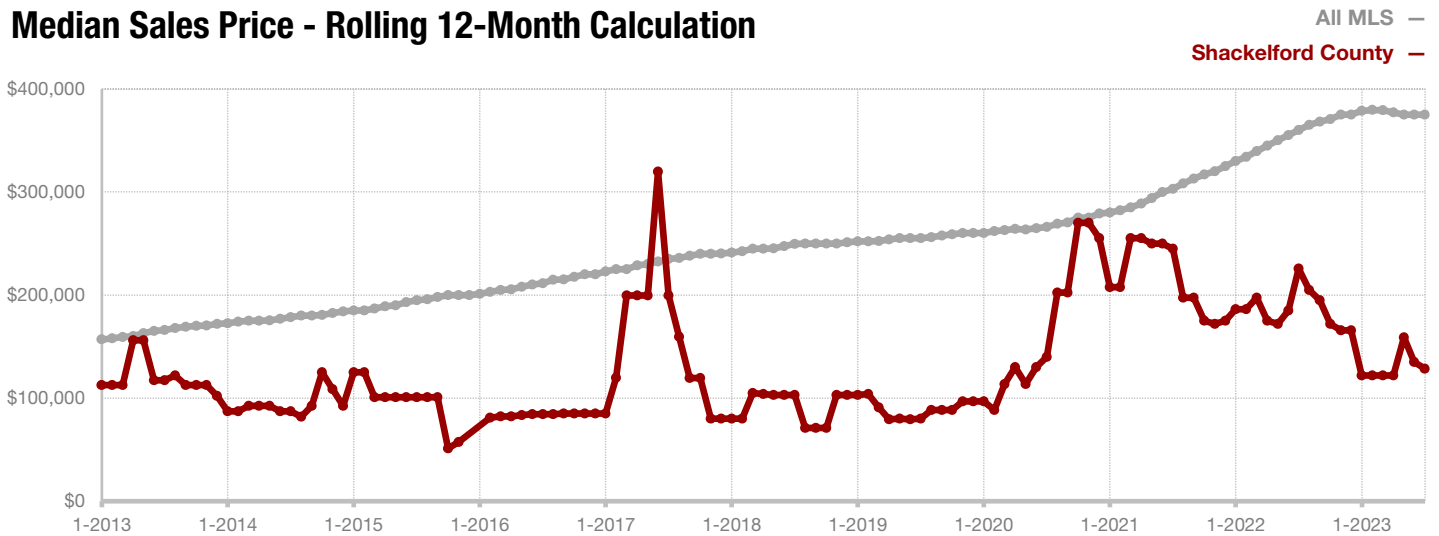
Change in
Median Sales Price

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	0	5	--	13	17	+ 30.8%
Pending Sales	2	4	+ 100.0%	10	11	+ 10.0%
Closed Sales	1	3	+ 200.0%	7	11	+ 57.1%
Average Sales Price*	\$265,000	\$207,333	- 21.8%	\$310,557	\$167,500	- 46.1%
Median Sales Price*	\$265,000	\$135,000	- 49.1%	\$246,300	\$148,000	- 39.9%
Percent of Original List Price Received*	100.0%	84.7%	- 15.3%	90.8%	79.9%	- 12.0%
Days on Market Until Sale	3	82	+ 2633.3%	55	90	+ 63.6%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	2.3	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 – July 2023

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



+ 27.5%

- 20.3%

- 7.0%

Change in
New Listings

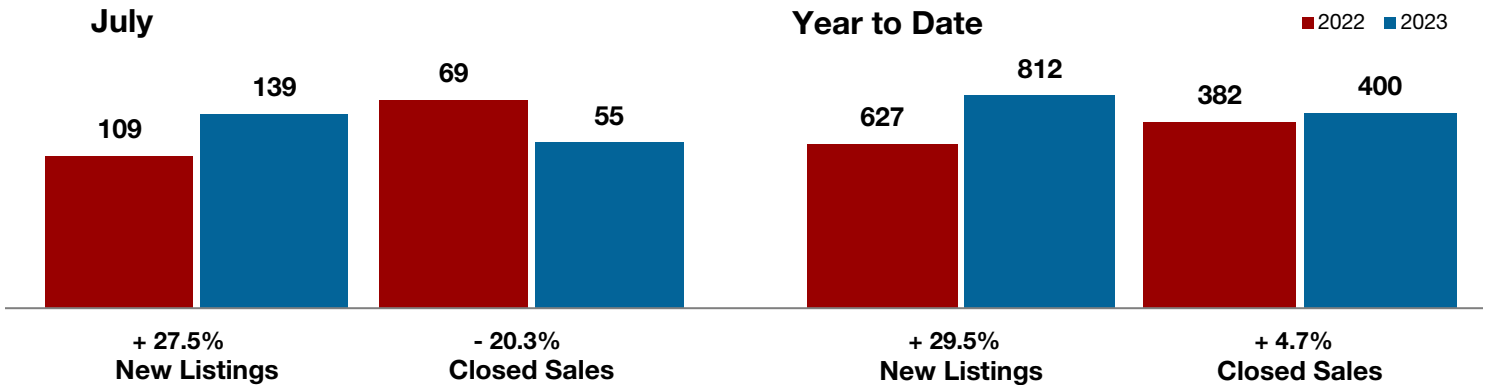
Change in
Closed Sales

Change in
Median Sales Price

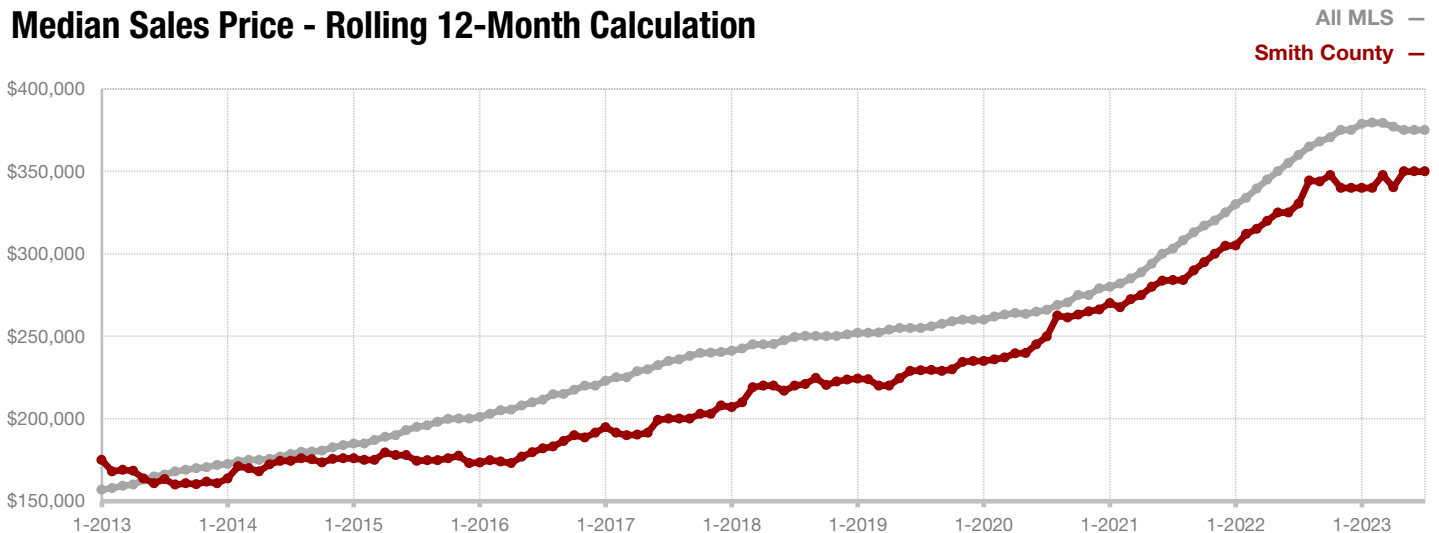
Smith County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	109	139	+ 27.5%	627	812	+ 29.5%
Pending Sales	80	61	- 23.8%	422	435	+ 3.1%
Closed Sales	69	55	- 20.3%	382	400	+ 4.7%
Average Sales Price*	\$403,548	\$481,239	+ 19.3%	\$446,276	\$432,949	- 3.0%
Median Sales Price*	\$349,500	\$325,000	- 7.0%	\$331,950	\$350,000	+ 5.4%
Percent of Original List Price Received*	97.0%	95.8%	- 1.2%	98.2%	95.0%	- 3.3%
Days on Market Until Sale	34	49	+ 44.1%	37	53	+ 43.2%
Inventory of Homes for Sale	206	331	+ 60.7%	--	--	--
Months Supply of Inventory	3.3	6.0	+ 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 – July 2023

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



- 20.0%

- 16.7%

- 1.6%

Change in
New Listings

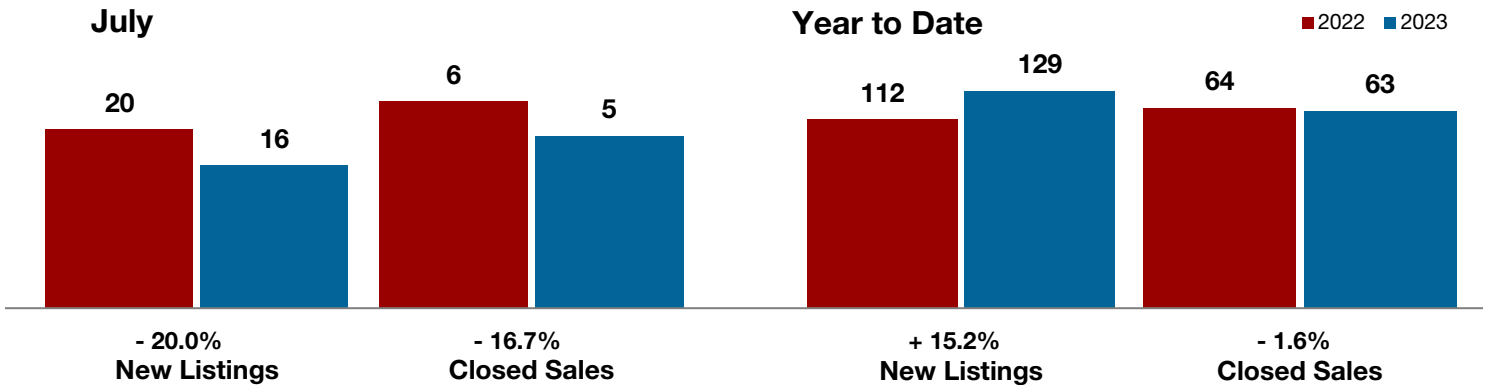
Change in
Closed Sales

Change in
Median Sales Price

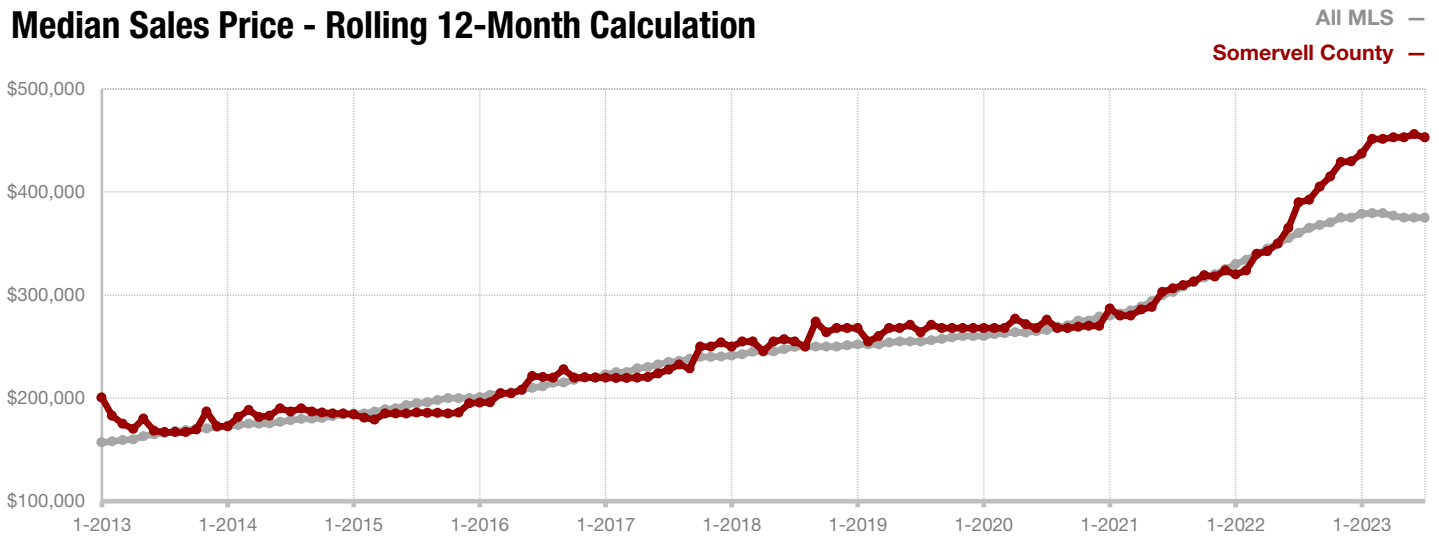
Somervell County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	20	16	- 20.0%	112	129	+ 15.2%
Pending Sales	8	6	- 25.0%	66	65	- 1.5%
Closed Sales	6	5	- 16.7%	64	63	- 1.6%
Average Sales Price*	\$999,167	\$496,600	- 50.3%	\$478,070	\$461,154	- 3.5%
Median Sales Price*	\$467,500	\$460,000	- 1.6%	\$420,000	\$460,000	+ 9.5%
Percent of Original List Price Received*	101.0%	97.7%	- 3.3%	98.2%	94.0%	- 4.3%
Days on Market Until Sale	65	37	- 43.1%	40	68	+ 70.0%
Inventory of Homes for Sale	44	71	+ 61.4%	--	--	--
Months Supply of Inventory	4.6	8.4	+ 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 26.7%

+ 25.0%

- 33.6%

Change in
New Listings

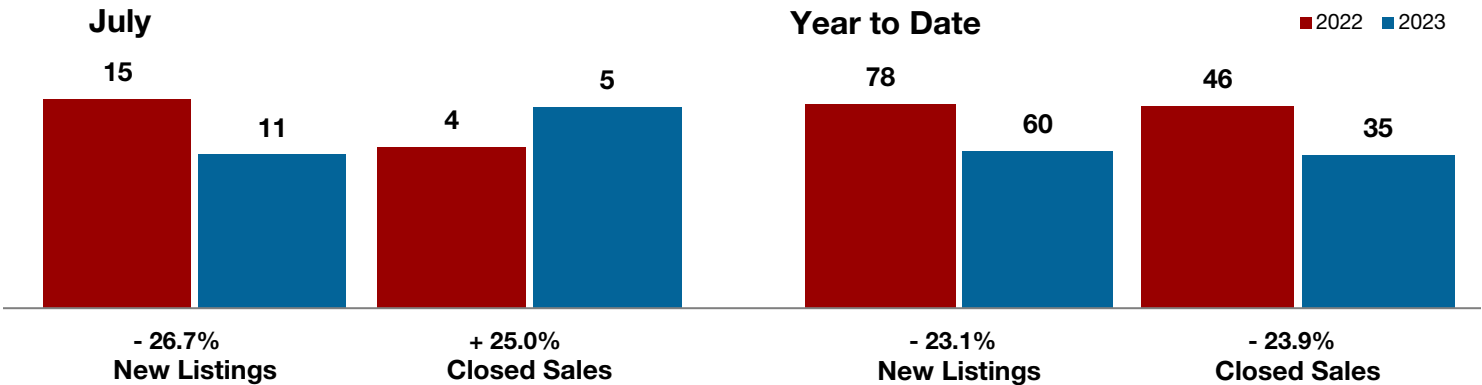
Change in
Closed Sales

Change in
Median Sales Price

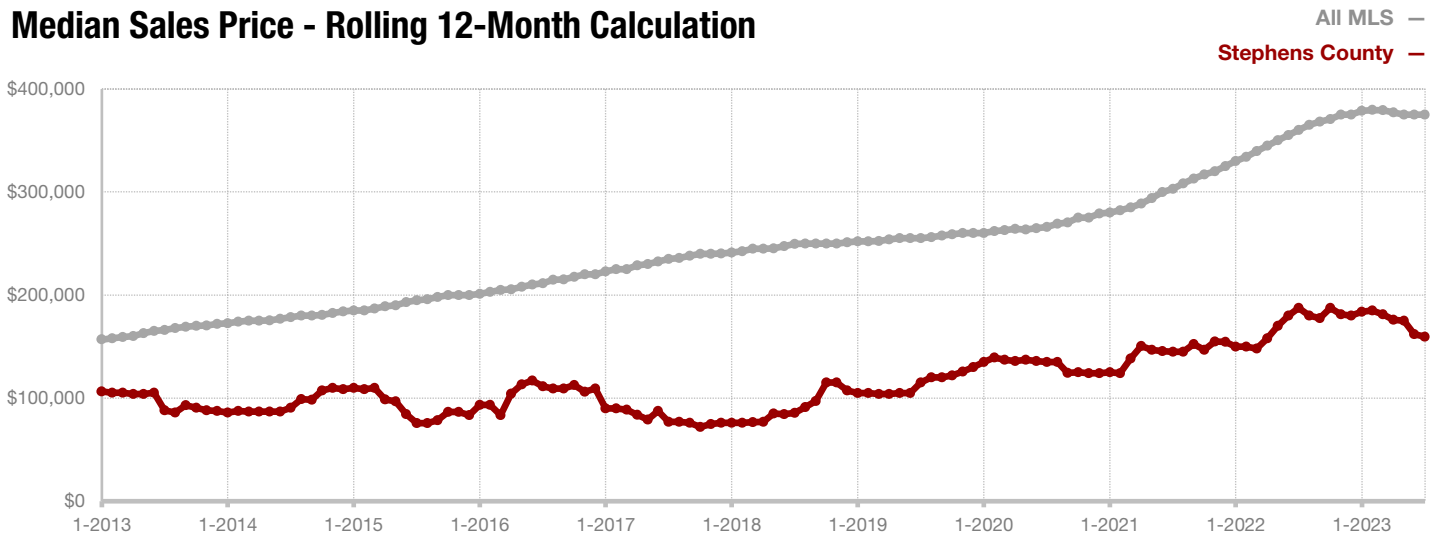
Stephens County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	15	11	- 26.7%	78	60	- 23.1%
Pending Sales	4	4	0.0%	47	41	- 12.8%
Closed Sales	4	5	+ 25.0%	46	35	- 23.9%
Average Sales Price*	\$212,153	\$149,000	- 29.8%	\$264,557	\$184,686	- 30.2%
Median Sales Price*	\$218,305	\$145,000	- 33.6%	\$209,555	\$150,000	- 28.4%
Percent of Original List Price Received*	89.6%	82.0%	- 8.5%	94.3%	87.8%	- 6.9%
Days on Market Until Sale	55	180	+ 227.3%	69	98	+ 42.0%
Inventory of Homes for Sale	57	41	- 28.1%	--	--	--
Months Supply of Inventory	7.7	6.2	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

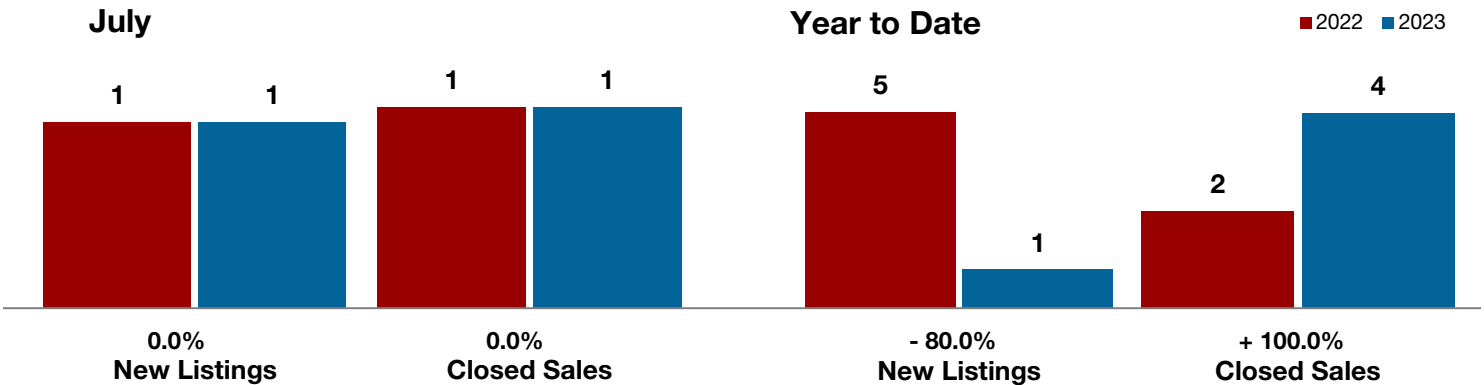
+ 268.8%

Change in
Median Sales Price

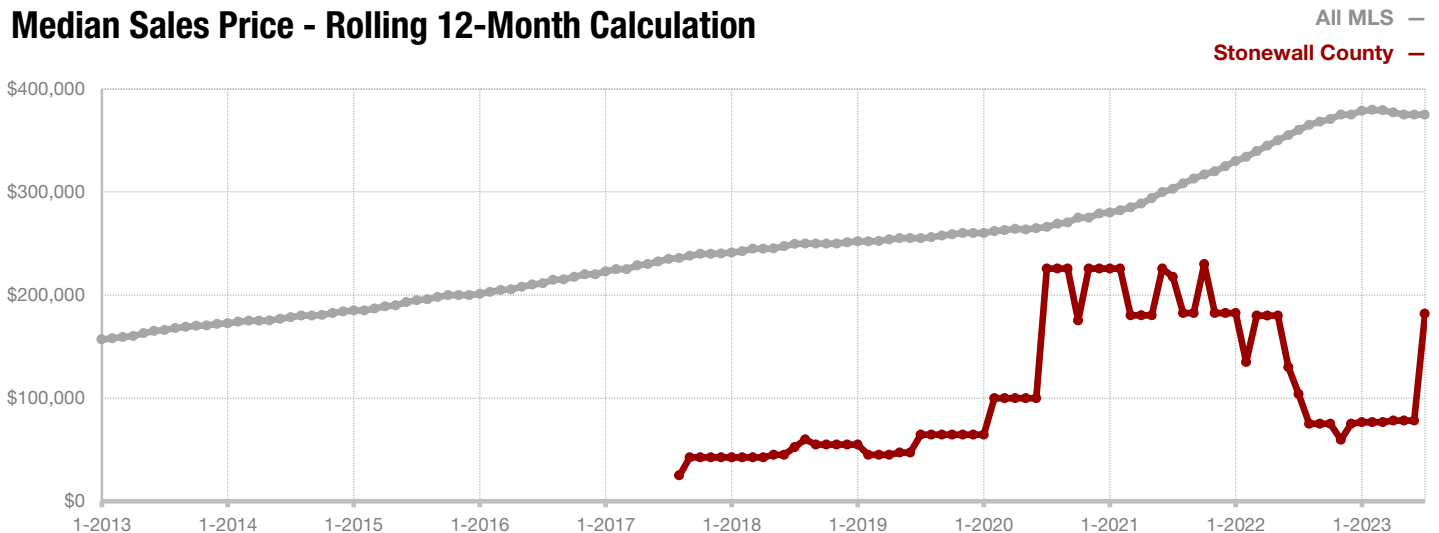
Stonewall County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1	1	0.0%	5	1	- 80.0%
Pending Sales	0	1	--	2	4	+ 100.0%
Closed Sales	1	1	0.0%	2	4	+ 100.0%
Average Sales Price*	\$78,100	\$288,000	+ 268.8%	\$61,050	\$207,875	+ 240.5%
Median Sales Price*	\$78,100	\$288,000	+ 268.8%	\$61,050	\$235,000	+ 284.9%
Percent of Original List Price Received*	82.2%	90.0%	+ 9.5%	75.0%	91.1%	+ 21.5%
Days on Market Until Sale	136	173	+ 27.2%	69	121	+ 75.4%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	3.0	0.9	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 22.7%

- 12.7%

- 5.5%

Change in
New Listings

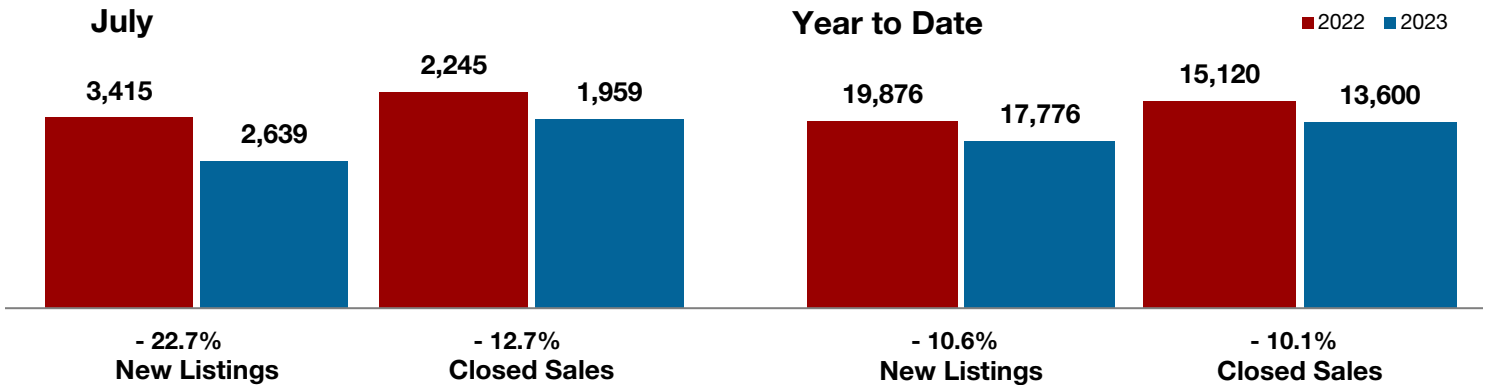
Change in
Closed Sales

Change in
Median Sales Price

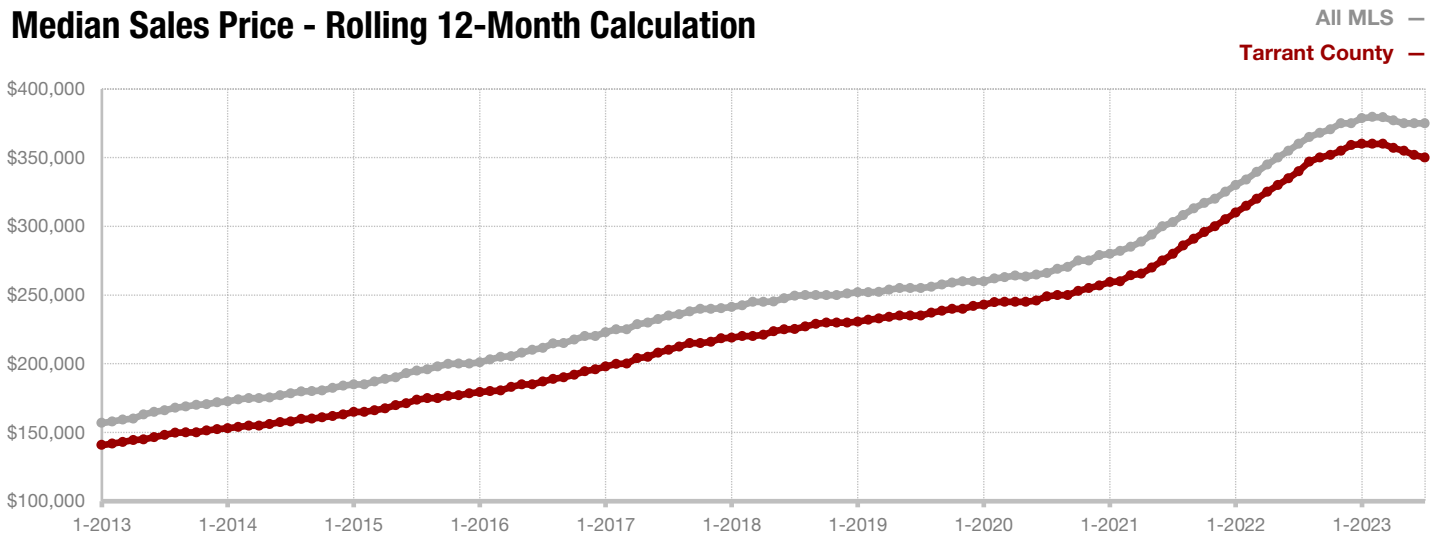
Tarrant County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	3,415	2,639	- 22.7%	19,876	17,776	- 10.6%
Pending Sales	2,237	1,968	- 12.0%	15,455	14,468	- 6.4%
Closed Sales	2,245	1,959	- 12.7%	15,120	13,600	- 10.1%
Average Sales Price*	\$459,792	\$453,943	- 1.3%	\$431,876	\$429,322	- 0.6%
Median Sales Price*	\$373,414	\$352,690	- 5.5%	\$360,000	\$349,230	- 3.0%
Percent of Original List Price Received*	101.0%	97.5%	- 3.5%	103.0%	96.7%	- 6.1%
Days on Market Until Sale	15	32	+ 113.3%	18	42	+ 133.3%
Inventory of Homes for Sale	4,751	4,302	- 9.5%	--	--	--
Months Supply of Inventory	2.1	2.2	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 16.1%

- 32.2%

+ 4.1%

Change in
New Listings

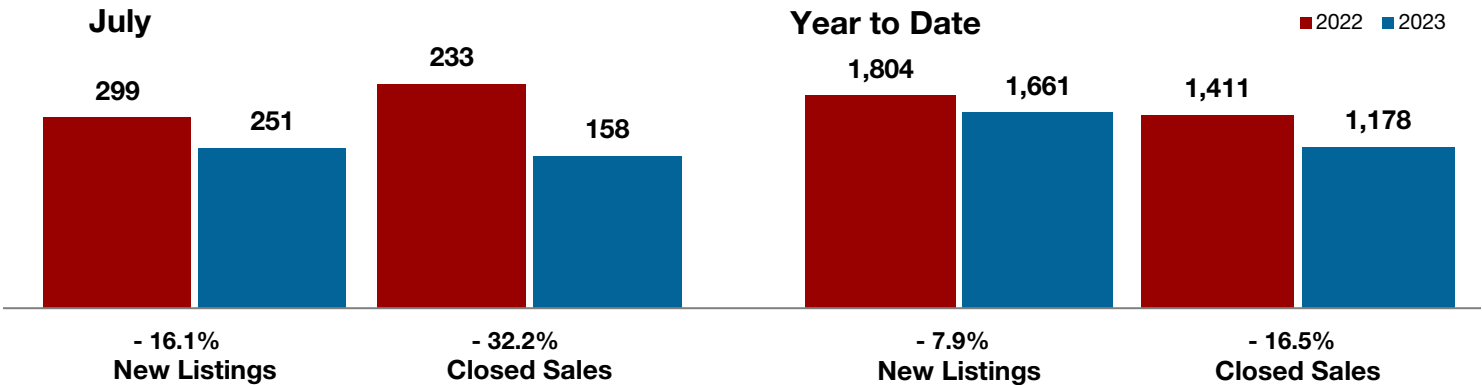
Change in
Closed Sales

Change in
Median Sales Price

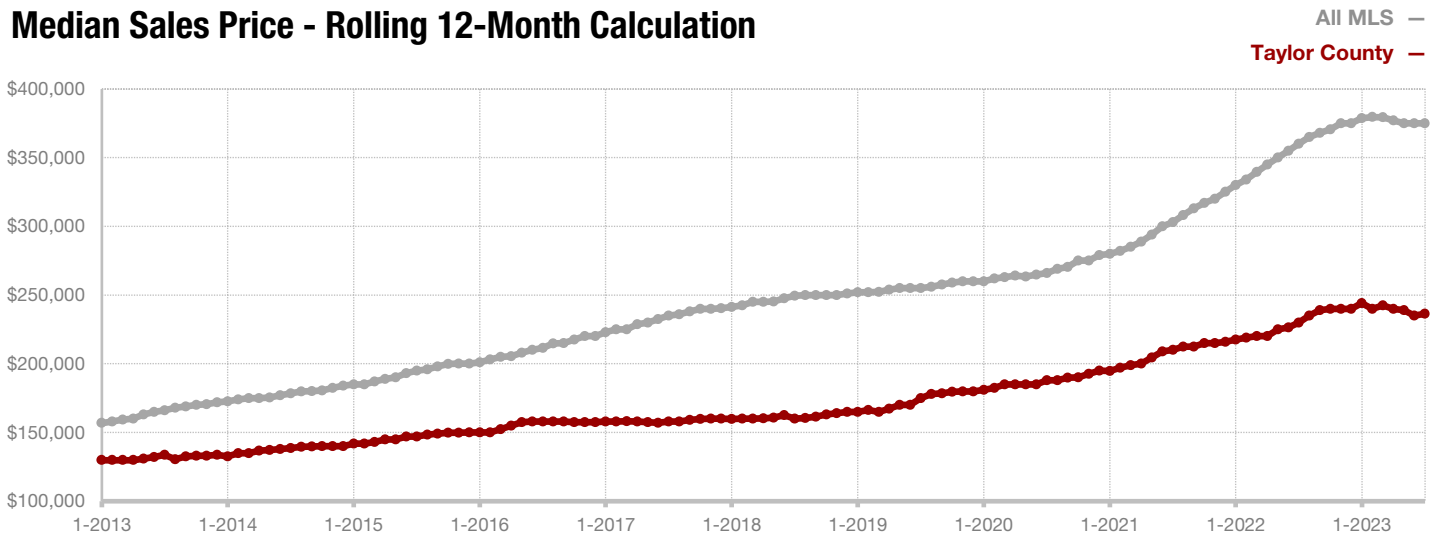
Taylor County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	299	251	- 16.1%	1,804	1,661	- 7.9%
Pending Sales	191	150	- 21.5%	1,465	1,258	- 14.1%
Closed Sales	233	158	- 32.2%	1,411	1,178	- 16.5%
Average Sales Price*	\$270,804	\$280,092	+ 3.4%	\$264,531	\$262,619	- 0.7%
Median Sales Price*	\$245,000	\$255,000	+ 4.1%	\$244,750	\$235,000	- 4.0%
Percent of Original List Price Received*	97.7%	95.3%	- 2.5%	98.2%	96.1%	- 2.1%
Days on Market Until Sale	23	48	+ 108.7%	27	52	+ 92.6%
Inventory of Homes for Sale	444	542	+ 22.1%	--	--	--
Months Supply of Inventory	2.2	3.3	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 11.1%

- 66.7%

+ 148.0%

Change in
New Listings

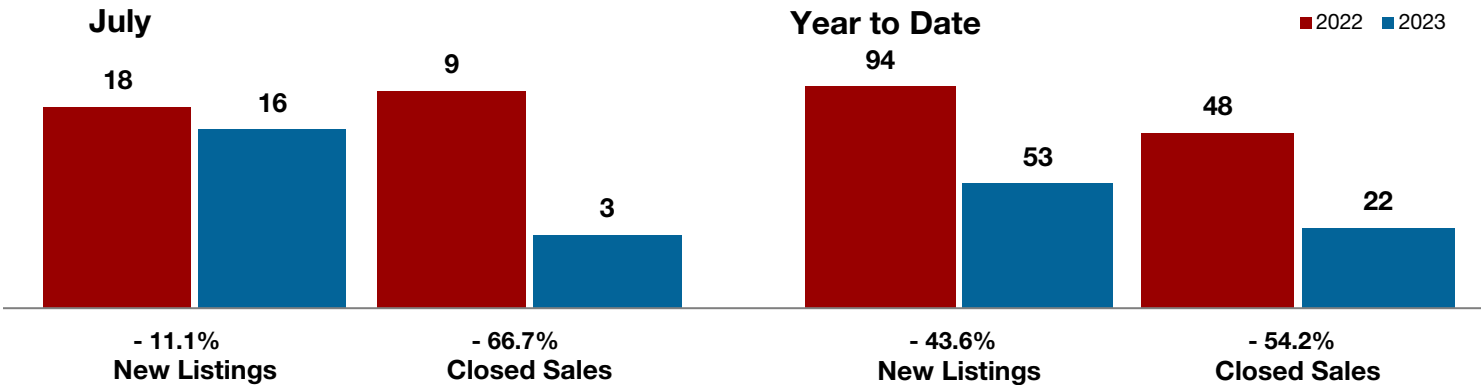
Change in
Closed Sales

Change in
Median Sales Price

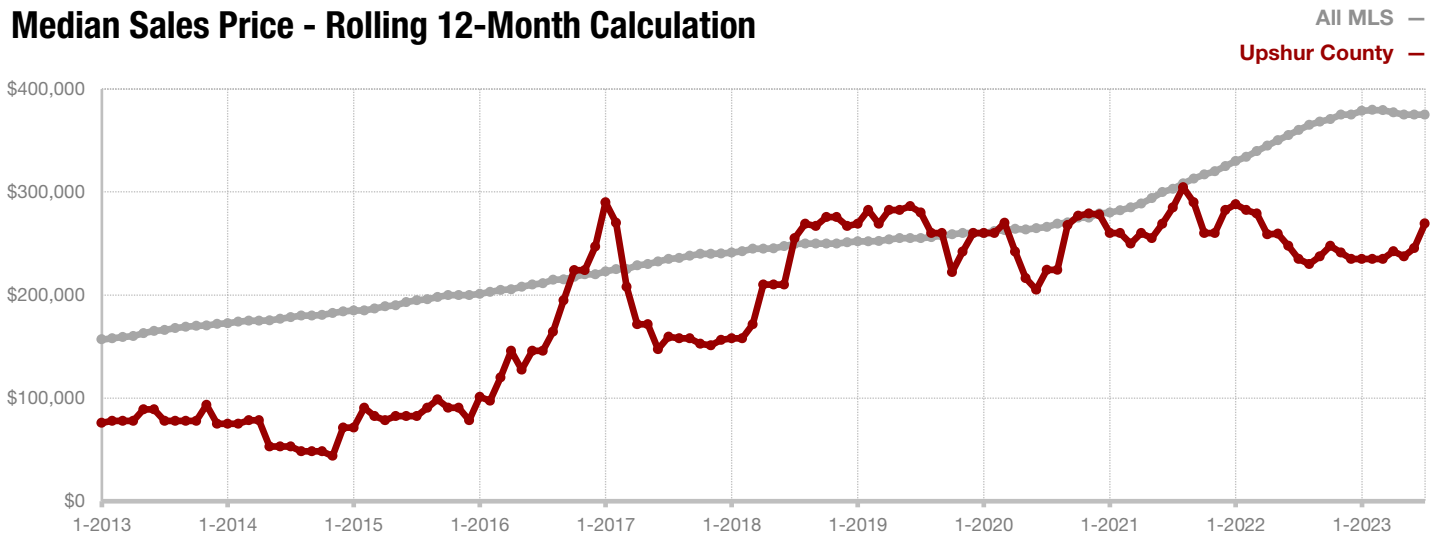
Upshur County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	18	16	- 11.1%	94	53	- 43.6%
Pending Sales	8	2	- 75.0%	55	23	- 58.2%
Closed Sales	9	3	- 66.7%	48	22	- 54.2%
Average Sales Price*	\$266,489	\$520,300	+ 95.2%	\$329,962	\$342,037	+ 3.7%
Median Sales Price*	\$209,999	\$520,900	+ 148.0%	\$221,000	\$262,000	+ 18.6%
Percent of Original List Price Received*	93.4%	98.1%	+ 5.0%	96.3%	92.6%	- 3.8%
Days on Market Until Sale	31	42	+ 35.5%	44	89	+ 102.3%
Inventory of Homes for Sale	40	36	- 10.0%	--	--	--
Months Supply of Inventory	6.4	8.5	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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- 37.1%

- 4.3%

- 2.2%

Change in
New Listings

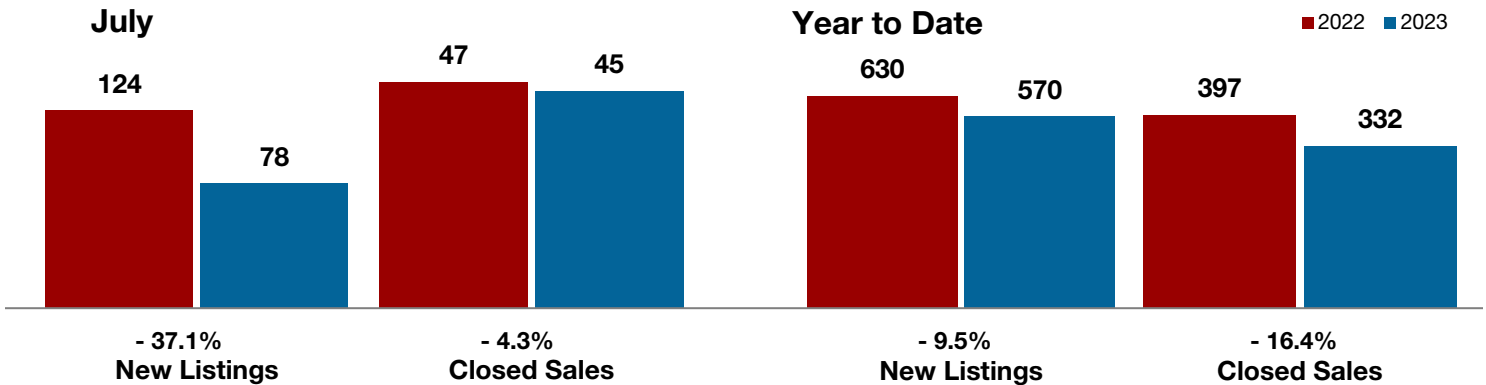
Change in
Closed Sales

Change in
Median Sales Price

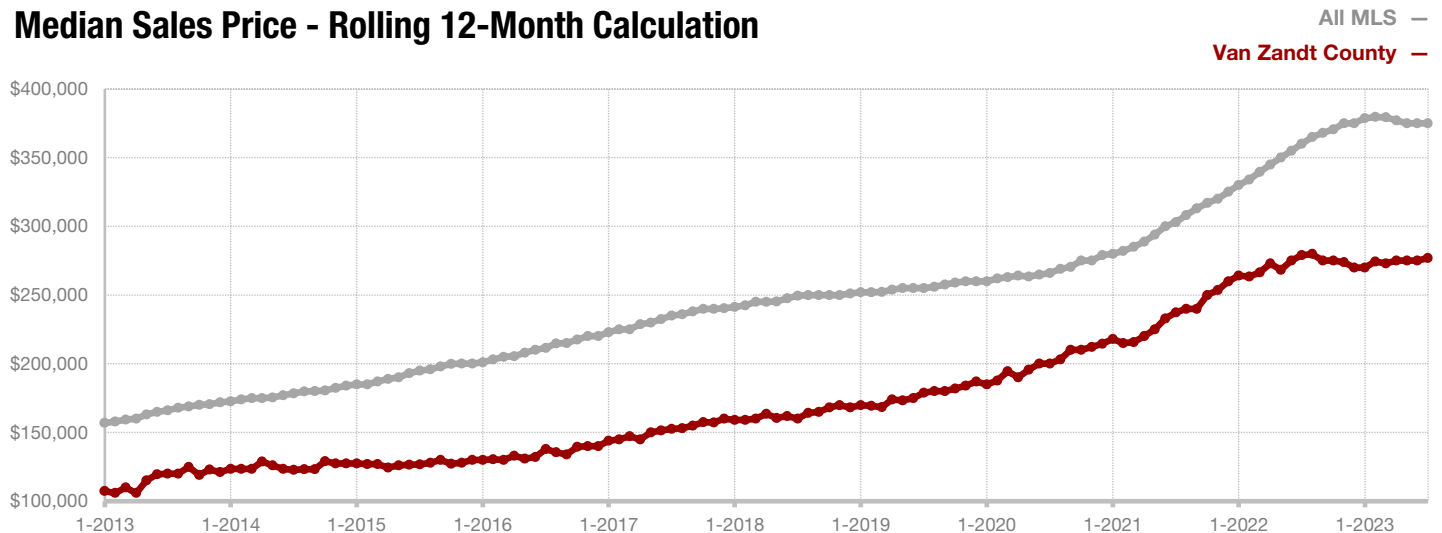
Van Zandt County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	124	78	- 37.1%	630	570	- 9.5%
Pending Sales	51	36	- 29.4%	383	337	- 12.0%
Closed Sales	47	45	- 4.3%	397	332	- 16.4%
Average Sales Price*	\$344,012	\$301,293	- 12.4%	\$359,958	\$330,235	- 8.3%
Median Sales Price*	\$270,000	\$264,000	- 2.2%	\$280,000	\$295,500	+ 5.5%
Percent of Original List Price Received*	93.1%	91.2%	- 2.0%	95.6%	93.0%	- 2.7%
Days on Market Until Sale	38	80	+ 110.5%	44	75	+ 70.5%
Inventory of Homes for Sale	279	268	- 3.9%	--	--	--
Months Supply of Inventory	4.8	5.7	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 16.1%

+ 10.0%

- 10.7%

Change in
New Listings

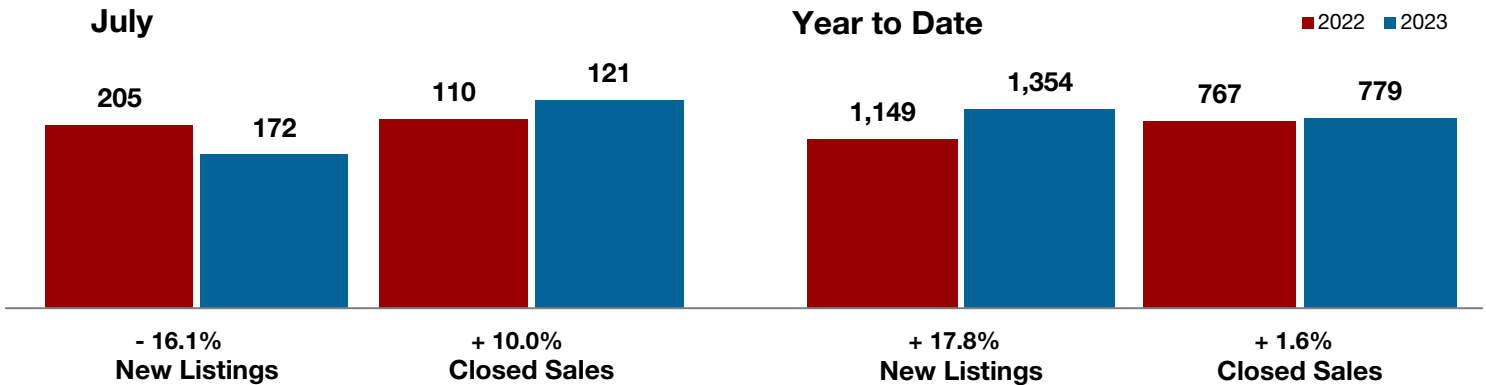
Change in
Closed Sales

Change in
Median Sales Price

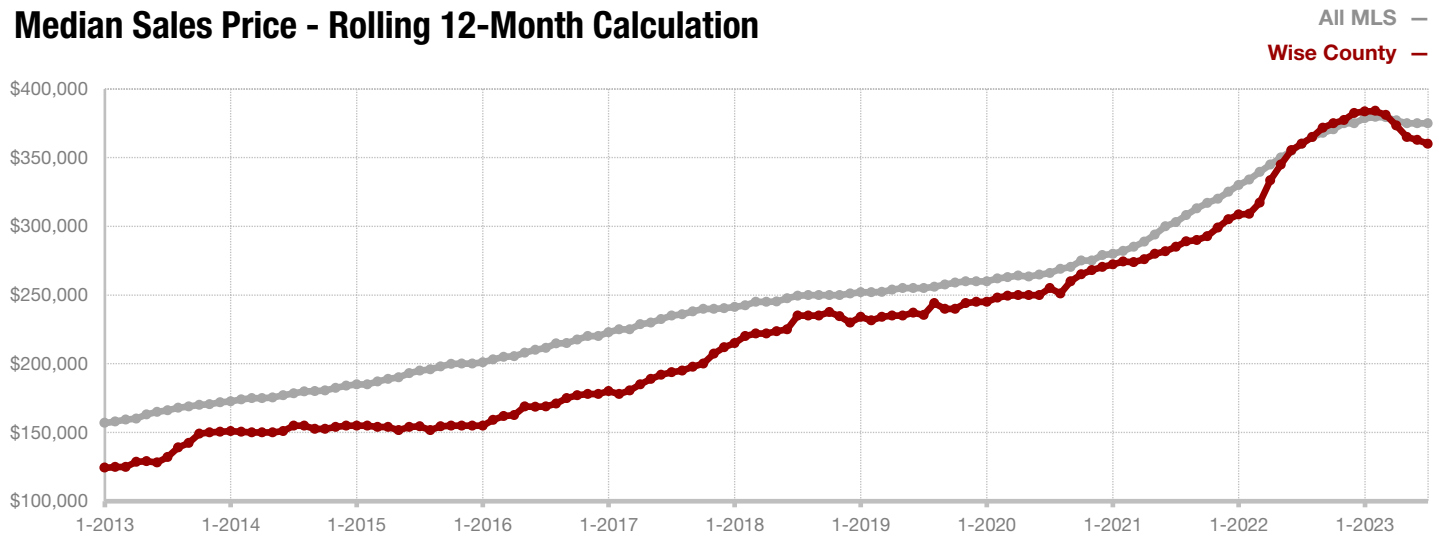
Wise County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	205	172	- 16.1%	1,149	1,354	+ 17.8%
Pending Sales	93	106	+ 14.0%	780	842	+ 7.9%
Closed Sales	110	121	+ 10.0%	767	779	+ 1.6%
Average Sales Price*	\$430,717	\$408,631	- 5.1%	\$423,371	\$399,853	- 5.6%
Median Sales Price*	\$397,450	\$355,000	- 10.7%	\$382,500	\$353,387	- 7.6%
Percent of Original List Price Received*	98.5%	97.9%	- 0.6%	99.4%	96.2%	- 3.2%
Days on Market Until Sale	23	50	+ 117.4%	29	62	+ 113.8%
Inventory of Homes for Sale	375	572	+ 52.5%	--	--	--
Months Supply of Inventory	3.5	5.5	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



- 22.9%

+ 29.0%

+ 13.0%

Change in
New Listings

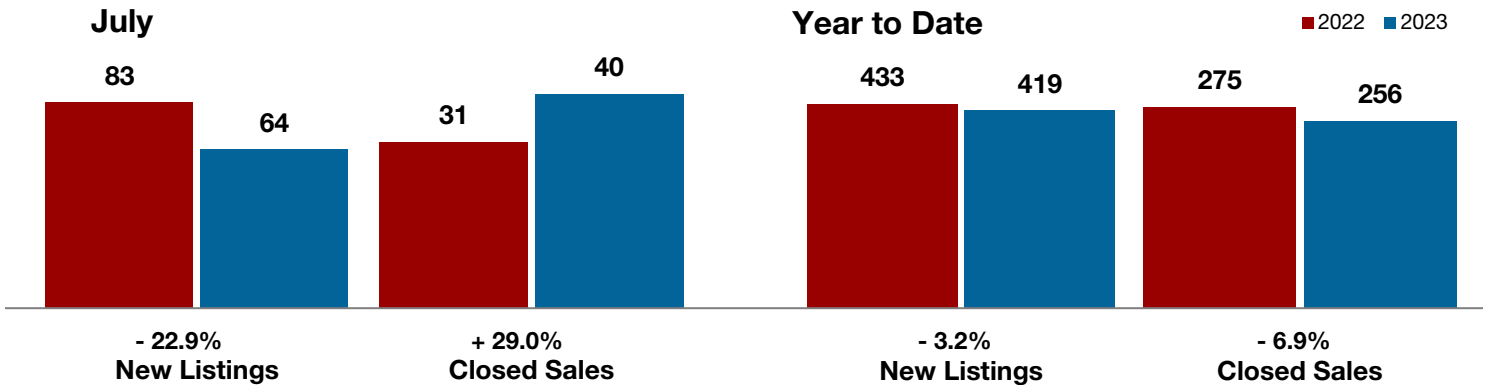
Change in
Closed Sales

Change in
Median Sales Price

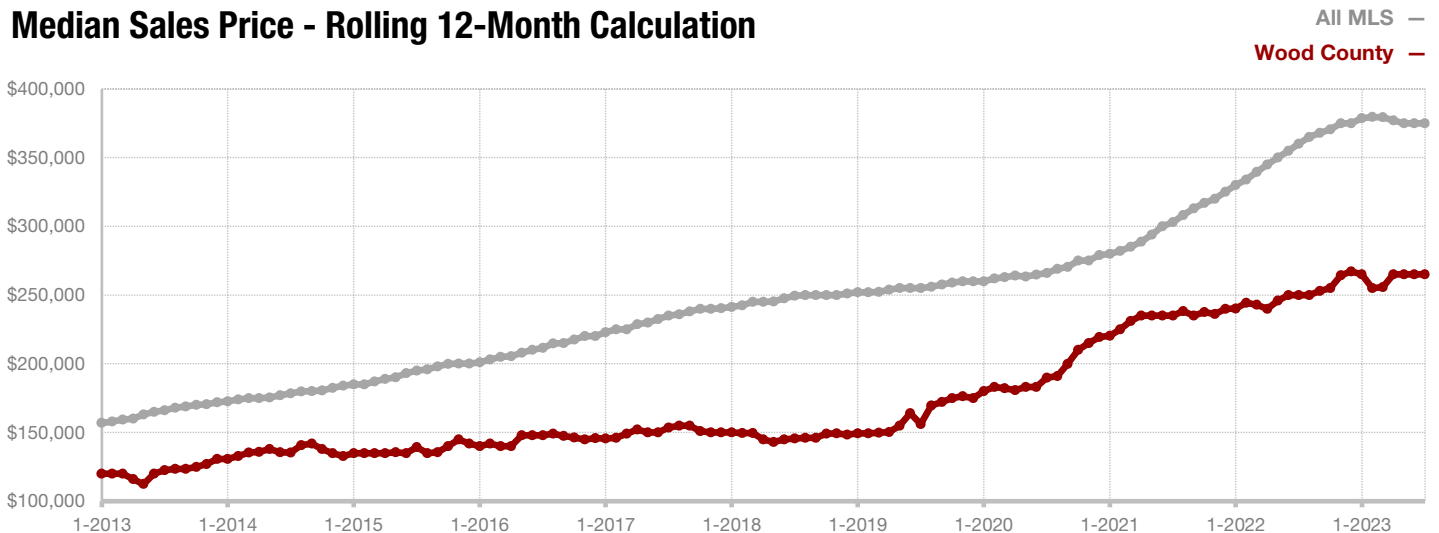
Wood County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	83	64	- 22.9%	433	419	- 3.2%
Pending Sales	25	33	+ 32.0%	254	258	+ 1.6%
Closed Sales	31	40	+ 29.0%	275	256	- 6.9%
Average Sales Price*	\$312,746	\$322,547	+ 3.1%	\$341,961	\$327,683	- 4.2%
Median Sales Price*	\$250,000	\$282,500	+ 13.0%	\$265,000	\$255,000	- 3.8%
Percent of Original List Price Received*	96.4%	92.5%	- 4.0%	96.9%	93.2%	- 3.8%
Days on Market Until Sale	30	69	+ 130.0%	39	63	+ 61.5%
Inventory of Homes for Sale	213	188	- 11.7%	--	--	--
Months Supply of Inventory	5.4	5.4	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2023

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



+ 36.8%

- 22.2%

- 20.1%

Change in
New Listings

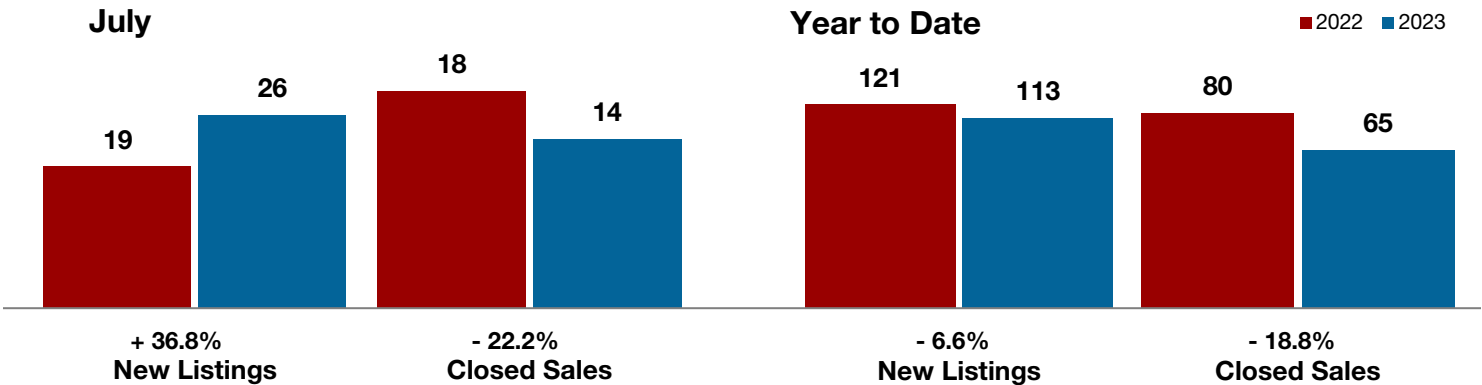
Change in
Closed Sales

Change in
Median Sales Price

Young County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	19	26	+ 36.8%	121	113	- 6.6%
Pending Sales	13	5	- 61.5%	91	66	- 27.5%
Closed Sales	18	14	- 22.2%	80	65	- 18.8%
Average Sales Price*	\$235,008	\$216,393	- 7.9%	\$258,750	\$499,715	+ 93.1%
Median Sales Price*	\$234,500	\$187,250	- 20.1%	\$198,500	\$208,000	+ 4.8%
Percent of Original List Price Received*	91.3%	88.0%	- 3.6%	93.4%	90.5%	- 3.1%
Days on Market Until Sale	56	78	+ 39.3%	61	65	+ 6.6%
Inventory of Homes for Sale	49	53	+ 8.2%	--	--	--
Months Supply of Inventory	4.0	5.5	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

