

Local Market Updates

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



March 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 – March 2023

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



+ 175.0% **+ 133.3%** **- 11.1%**

Change in
New Listings

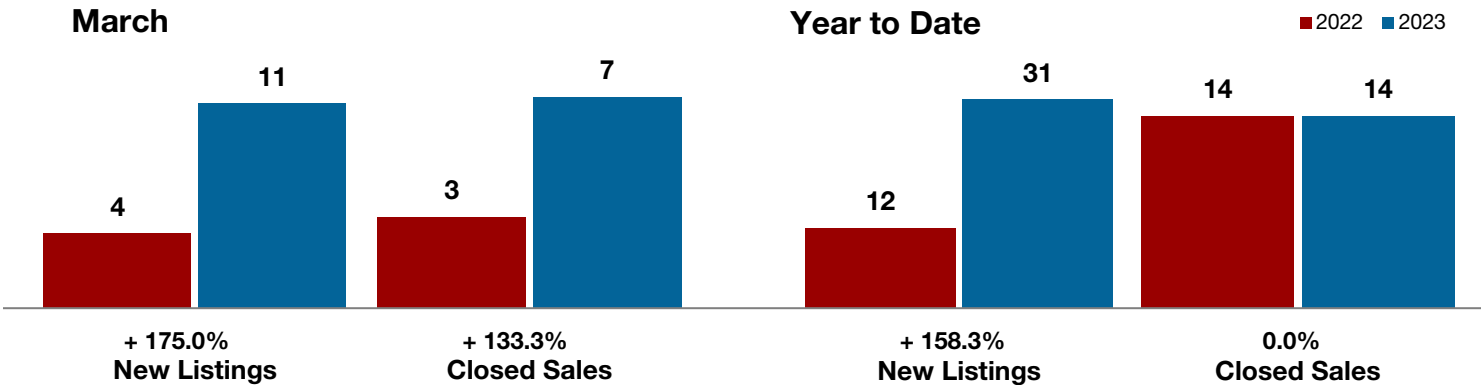
Change in
Closed Sales

Change in
Median Sales Price

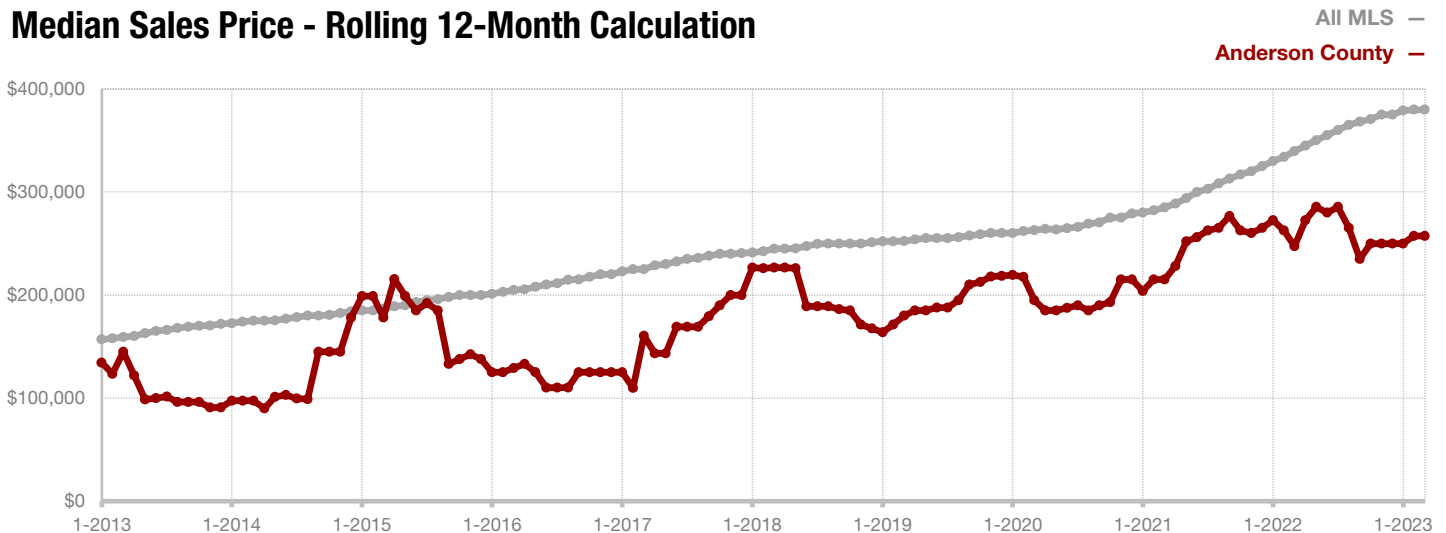
Anderson County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	4	11	+ 175.0%	12	31	+ 158.3%
Pending Sales	7	7	0.0%	17	16	- 5.9%
Closed Sales	3	7	+ 133.3%	14	14	0.0%
Average Sales Price*	\$366,667	\$285,700	- 22.1%	\$292,021	\$333,779	+ 14.3%
Median Sales Price*	\$235,000	\$209,000	- 11.1%	\$235,000	\$247,500	+ 5.3%
Percent of Original List Price Received*	119.4%	93.5%	- 21.7%	99.2%	90.4%	- 8.9%
Days on Market Until Sale	37	45	+ 21.6%	43	52	+ 20.9%
Inventory of Homes for Sale	11	36	+ 227.3%	--	--	--
Months Supply of Inventory	2.2	6.5	+ 250.0%	--	--	--

* 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 – March 2023

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+ 38.9%

- 57.1%

- 7.1%

Change in
New Listings

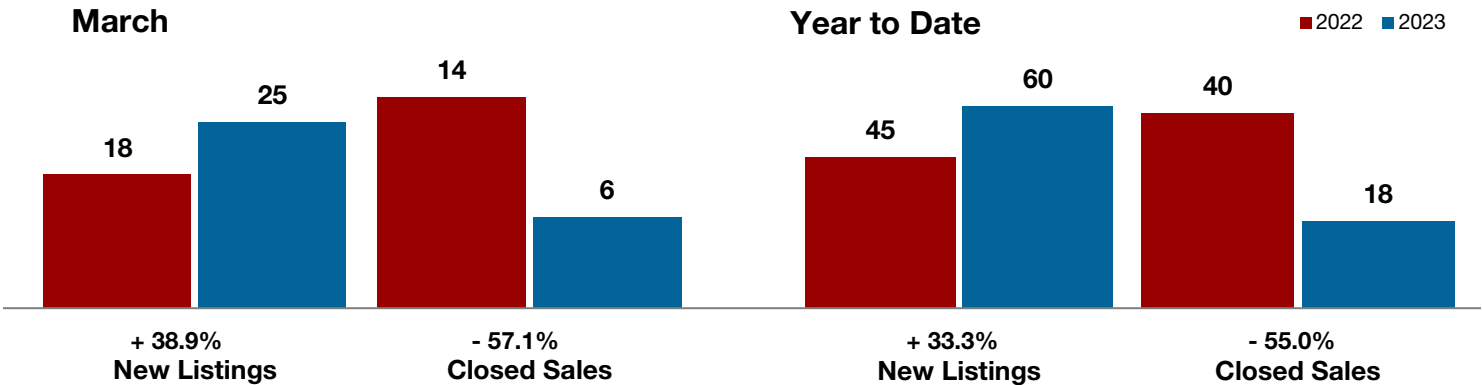
Change in
Closed Sales

Change in
Median Sales Price

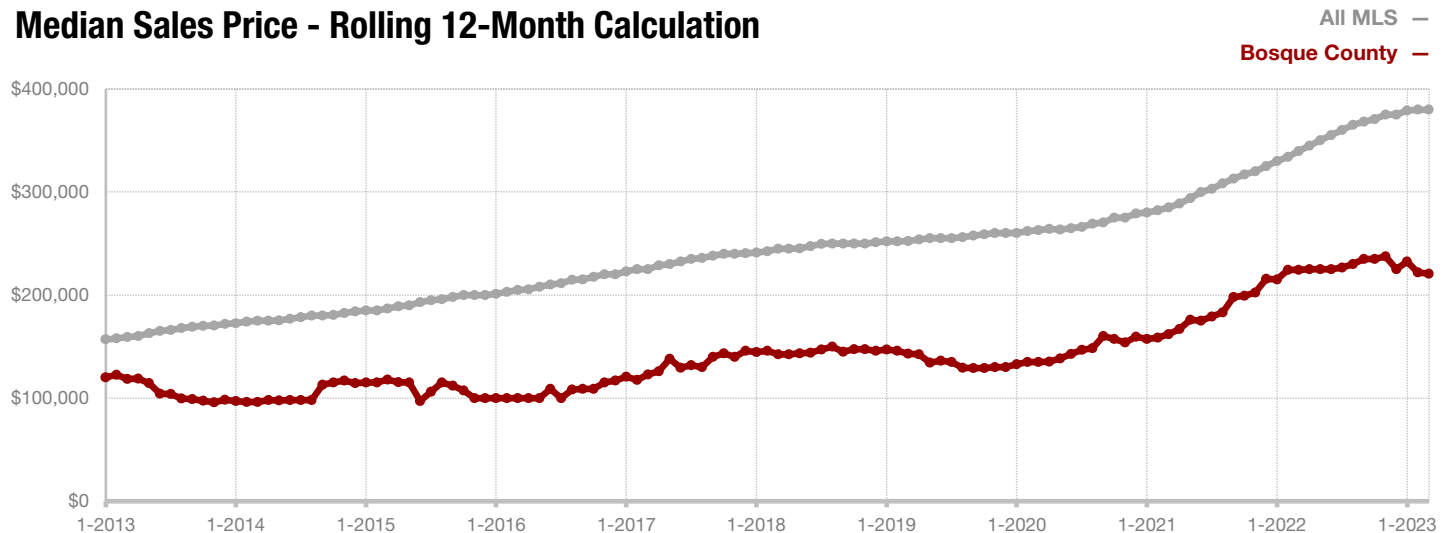
Bosque County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	18	25	+ 38.9%	45	60	+ 33.3%
Pending Sales	16	9	- 43.8%	42	24	- 42.9%
Closed Sales	14	6	- 57.1%	40	18	- 55.0%
Average Sales Price*	\$349,386	\$263,083	- 24.7%	\$327,469	\$225,931	- 31.0%
Median Sales Price*	\$236,000	\$219,250	- 7.1%	\$231,000	\$197,250	- 14.6%
Percent of Original List Price Received*	89.4%	92.0%	+ 2.9%	89.7%	88.4%	- 1.4%
Days on Market Until Sale	99	35	- 64.6%	69	75	+ 8.7%
Inventory of Homes for Sale	39	72	+ 84.6%	--	--	--
Months Supply of Inventory	2.5	5.8	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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+ 25.0%

- 13.7%

+ 20.2%

Change in
New Listings

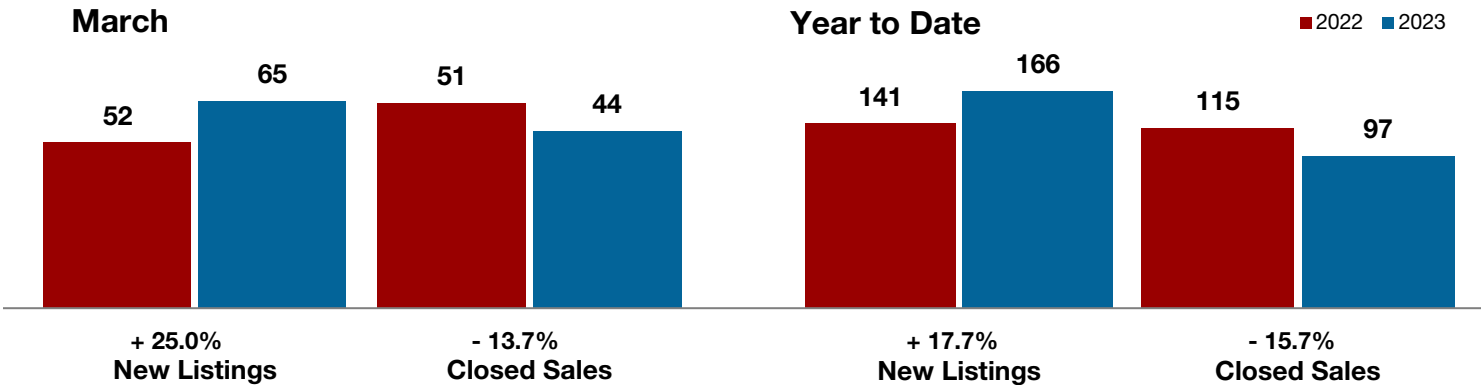
Change in
Closed Sales

Change in
Median Sales Price

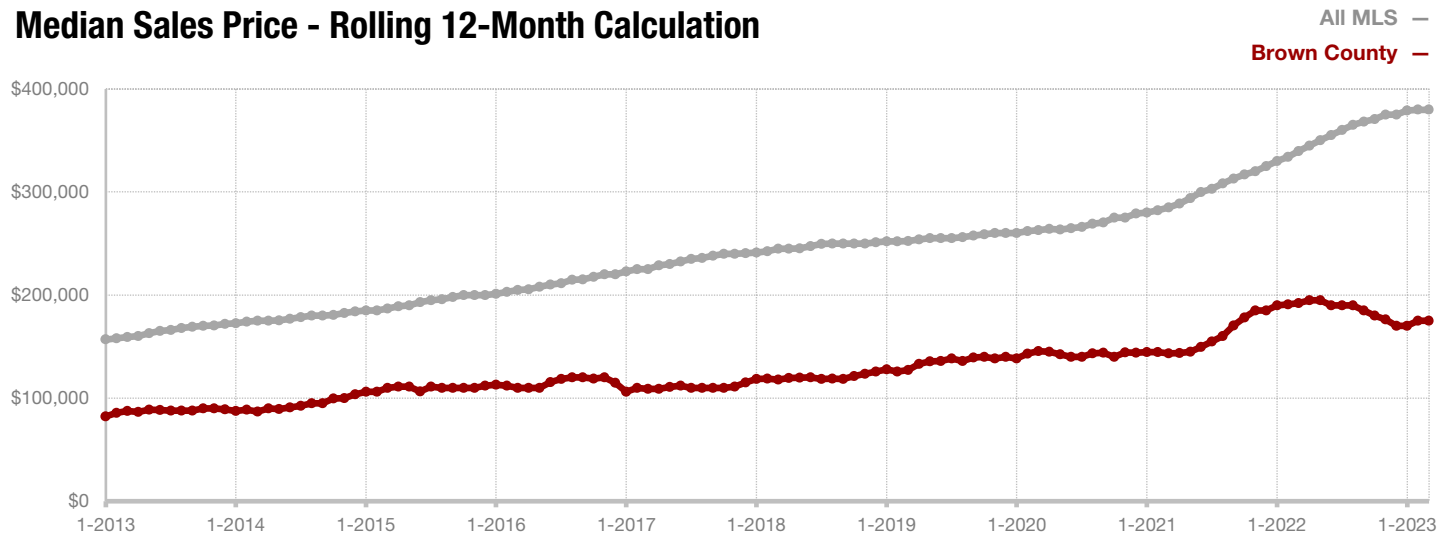
Brown County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	52	65	+ 25.0%	141	166	+ 17.7%
Pending Sales	54	39	- 27.8%	132	113	- 14.4%
Closed Sales	51	44	- 13.7%	115	97	- 15.7%
Average Sales Price*	\$287,005	\$254,597	- 11.3%	\$260,629	\$249,884	- 4.1%
Median Sales Price*	\$188,000	\$226,000	+ 20.2%	\$182,000	\$203,000	+ 11.5%
Percent of Original List Price Received*	95.2%	95.1%	- 0.1%	95.4%	92.7%	- 2.8%
Days on Market Until Sale	52	61	+ 17.3%	52	59	+ 13.5%
Inventory of Homes for Sale	95	162	+ 70.5%	--	--	--
Months Supply of Inventory	2.1	4.1	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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+ 21.7%

+ 5.9%

- 9.0%

Change in
New Listings

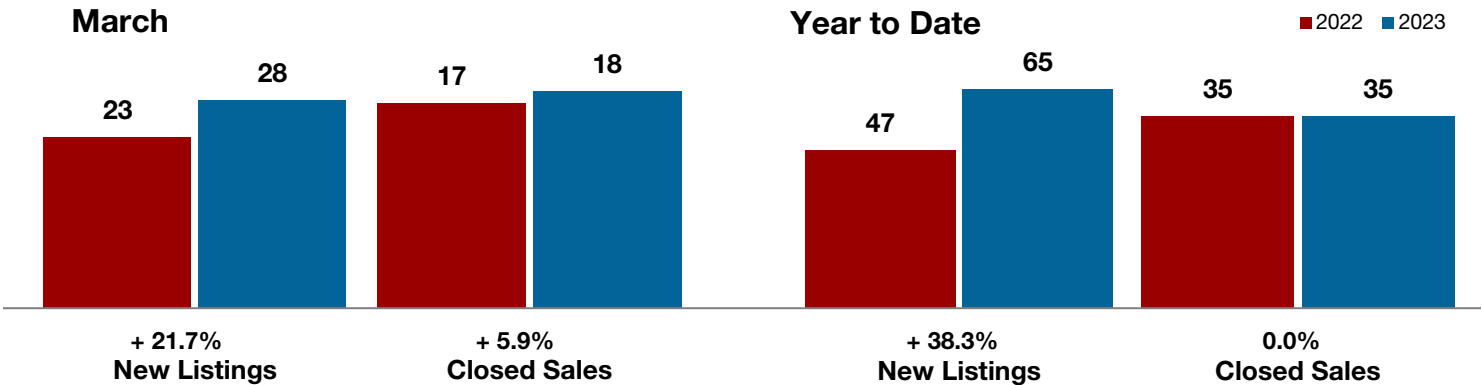
Change in
Closed Sales

Change in
Median Sales Price

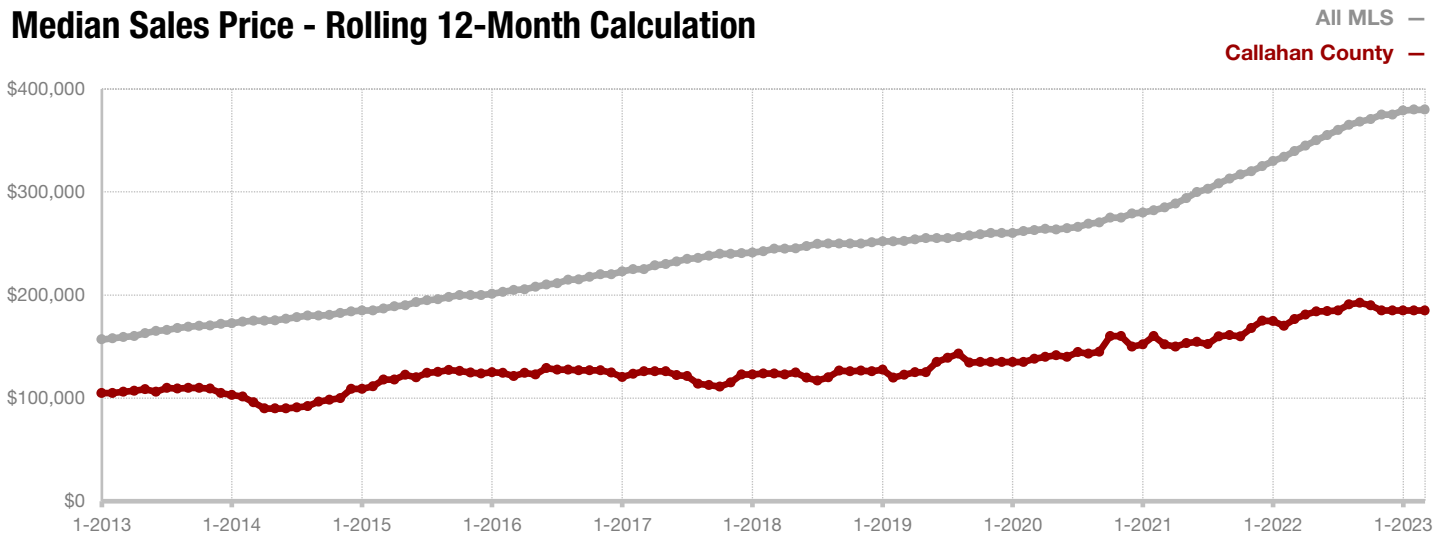
Callahan County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	23	28	+ 21.7%	47	65	+ 38.3%
Pending Sales	12	13	+ 8.3%	39	41	+ 5.1%
Closed Sales	17	18	+ 5.9%	35	35	0.0%
Average Sales Price*	\$294,153	\$227,217	- 22.8%	\$220,453	\$182,907	- 17.0%
Median Sales Price*	\$195,000	\$177,450	- 9.0%	\$165,000	\$140,000	- 15.2%
Percent of Original List Price Received*	97.3%	91.7%	- 5.8%	95.0%	90.6%	- 4.6%
Days on Market Until Sale	59	52	- 11.9%	51	52	+ 2.0%
Inventory of Homes for Sale	28	50	+ 78.6%	--	--	--
Months Supply of Inventory	1.9	3.6	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



+ 150.0%

0.0%

+ 26.6%

Change in
New Listings

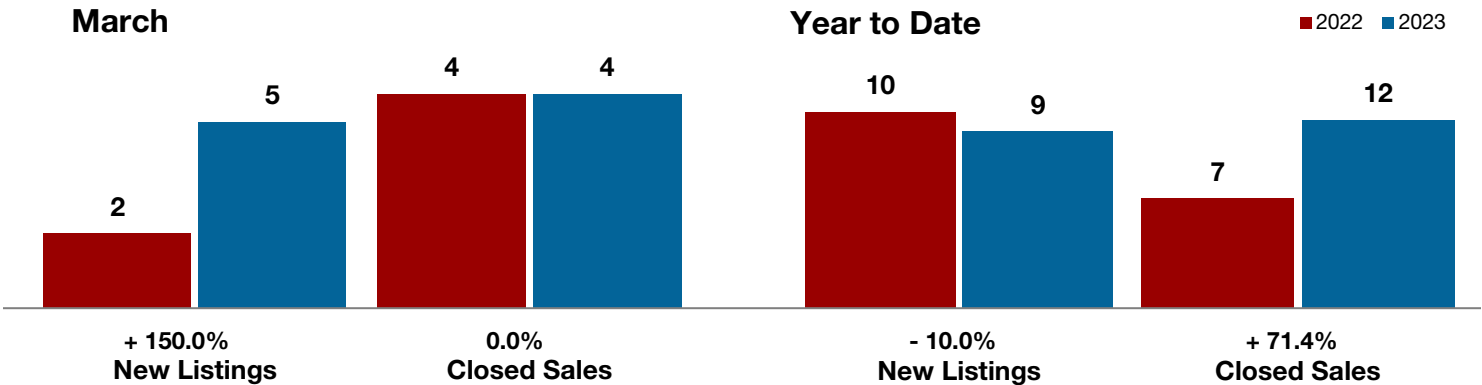
Change in
Closed Sales

Change in
Median Sales Price

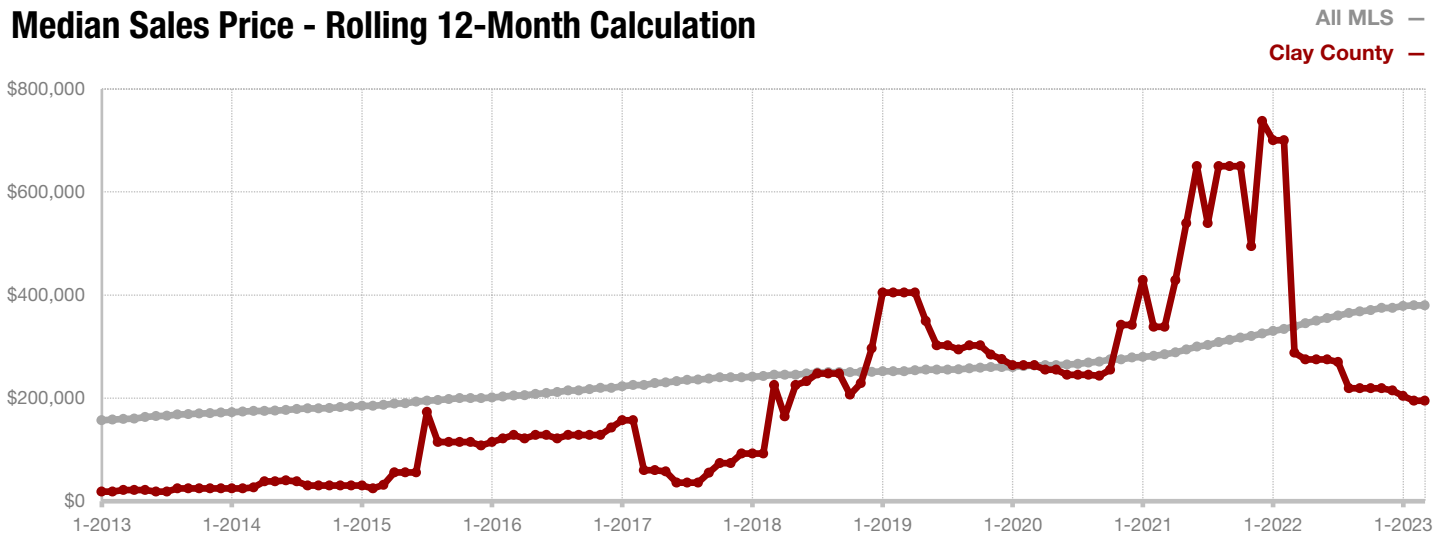
Clay County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2	5	+ 150.0%	10	9	- 10.0%
Pending Sales	1	2	+ 100.0%	6	11	+ 83.3%
Closed Sales	4	4	0.0%	7	12	+ 71.4%
Average Sales Price*	\$237,000	\$315,850	+ 33.3%	\$191,626	\$202,908	+ 5.9%
Median Sales Price*	\$272,500	\$345,000	+ 26.6%	\$222,500	\$155,250	- 30.2%
Percent of Original List Price Received*	99.8%	94.9%	- 4.9%	98.3%	87.0%	- 11.5%
Days on Market Until Sale	13	180	+ 1284.6%	16	89	+ 456.3%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	3.8	2.7	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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+ 8.3%

+ 60.0%

- 36.2%

Change in
New Listings

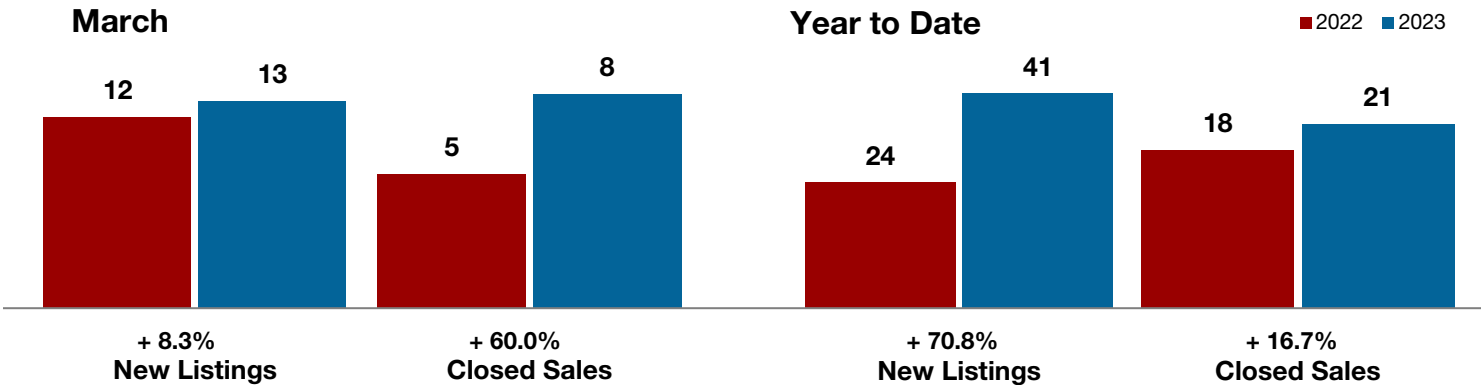
Change in
Closed Sales

Change in
Median Sales Price

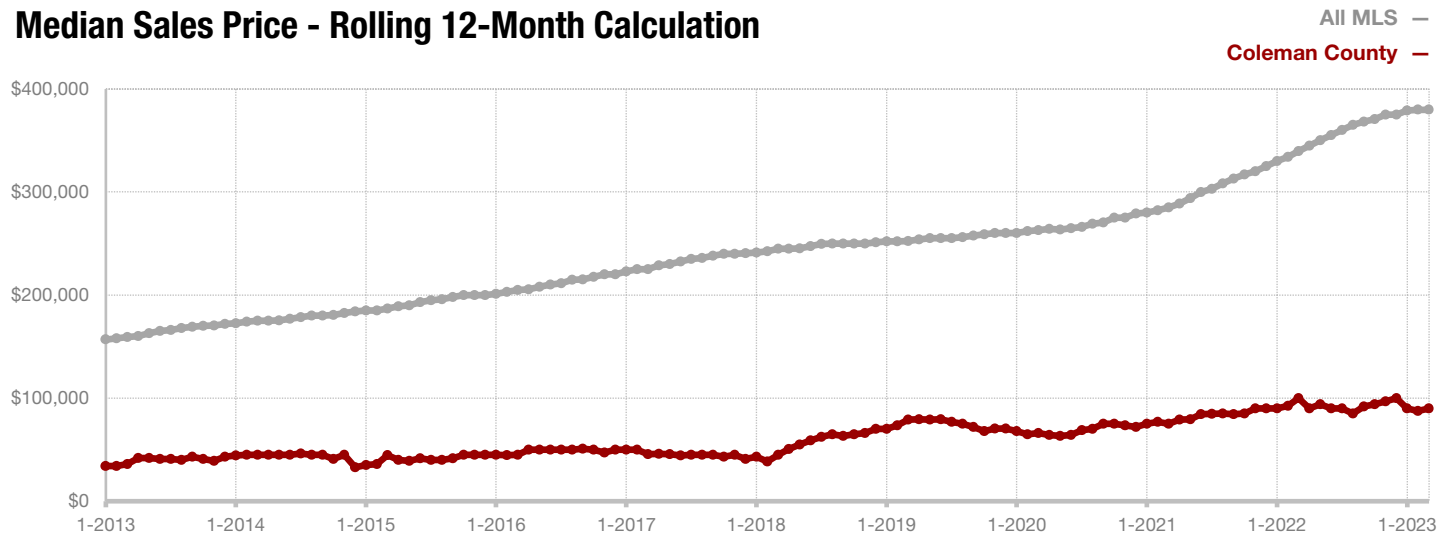
Coleman County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	12	13	+ 8.3%	24	41	+ 70.8%
Pending Sales	11	9	- 18.2%	23	25	+ 8.7%
Closed Sales	5	8	+ 60.0%	18	21	+ 16.7%
Average Sales Price*	\$318,285	\$120,713	- 62.1%	\$332,478	\$156,850	- 52.8%
Median Sales Price*	\$184,070	\$117,500	- 36.2%	\$131,570	\$59,900	- 54.5%
Percent of Original List Price Received*	91.6%	84.2%	- 8.1%	88.2%	78.3%	- 11.2%
Days on Market Until Sale	90	42	- 53.3%	70	69	- 1.4%
Inventory of Homes for Sale	24	47	+ 95.8%	--	--	--
Months Supply of Inventory	3.3	6.5	+ 133.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 1.2%

Change in
New Listings

+ 5.9%

Change in
Closed Sales

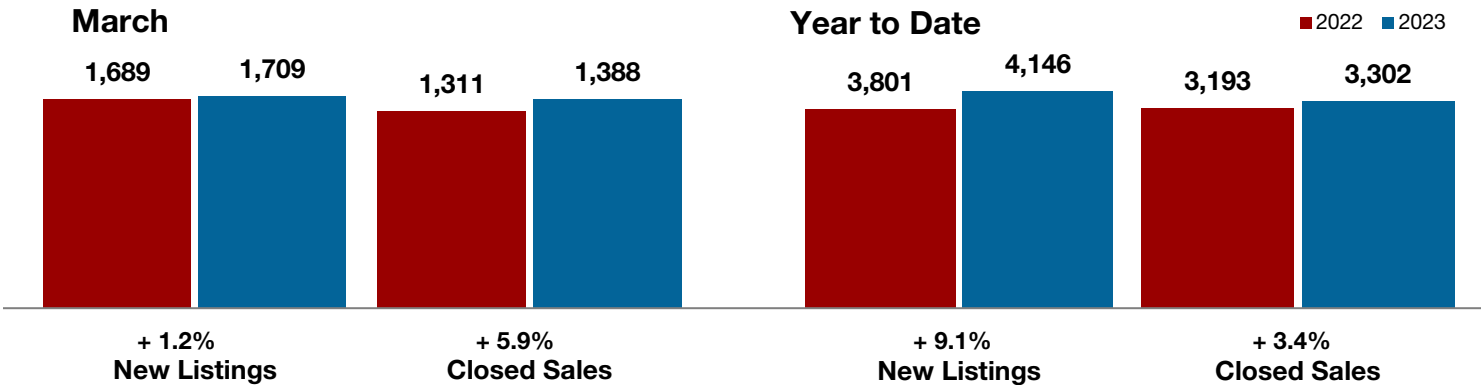
- 7.4%

Change in
Median Sales Price

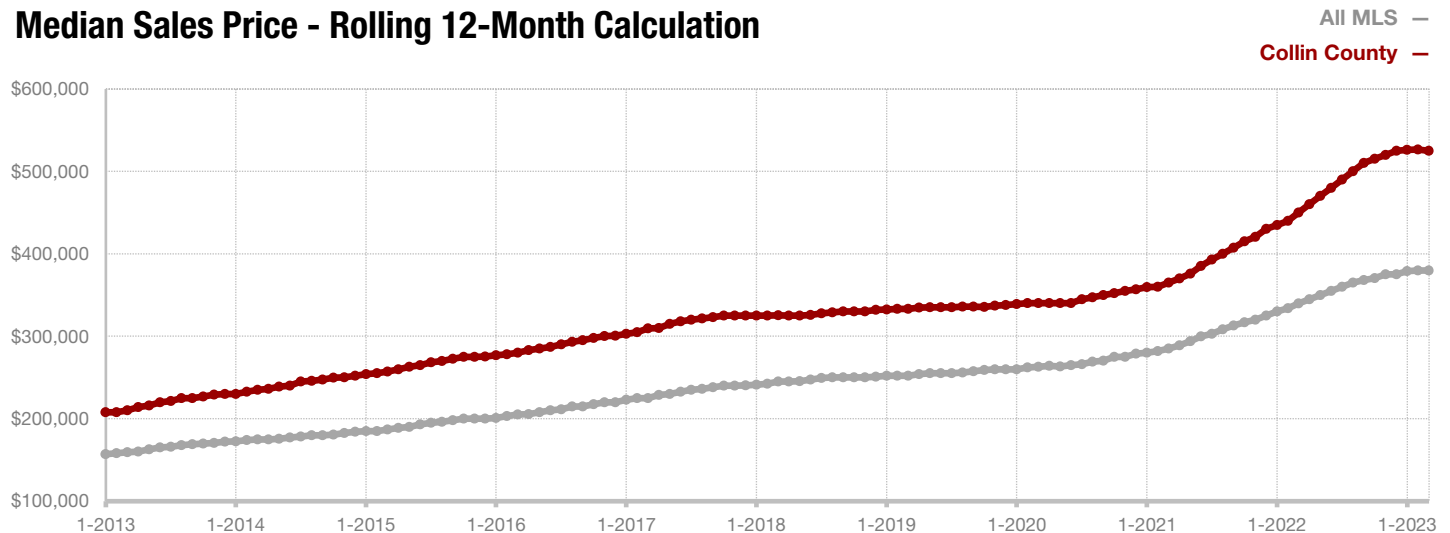
Collin County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,689	1,709	+ 1.2%	3,801	4,146	+ 9.1%
Pending Sales	1,348	1,334	- 1.0%	3,360	3,910	+ 16.4%
Closed Sales	1,311	1,388	+ 5.9%	3,193	3,302	+ 3.4%
Average Sales Price*	\$604,777	\$570,172	- 5.7%	\$568,533	\$564,860	- 0.6%
Median Sales Price*	\$540,000	\$500,000	- 7.4%	\$496,900	\$499,000	+ 0.4%
Percent of Original List Price Received*	108.5%	96.0%	- 11.5%	106.3%	94.9%	- 10.7%
Days on Market Until Sale	19	53	+ 178.9%	19	56	+ 194.7%
Inventory of Homes for Sale	1,068	2,142	+ 100.6%	--	--	--
Months Supply of Inventory	0.7	1.7	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 8.3%

Change in
New Listings

+ 7.7%

Change in
Closed Sales

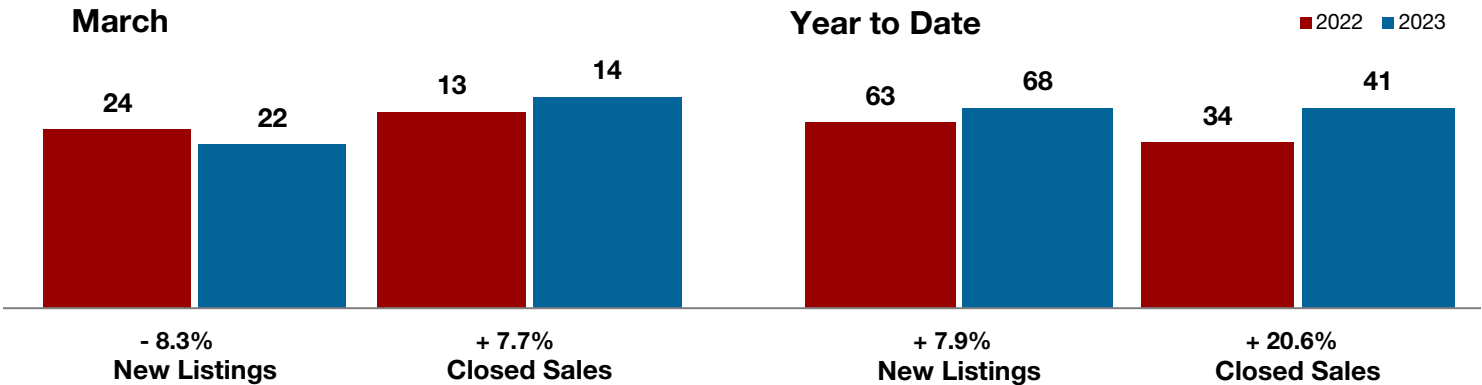
- 33.0%

Change in
Median Sales Price

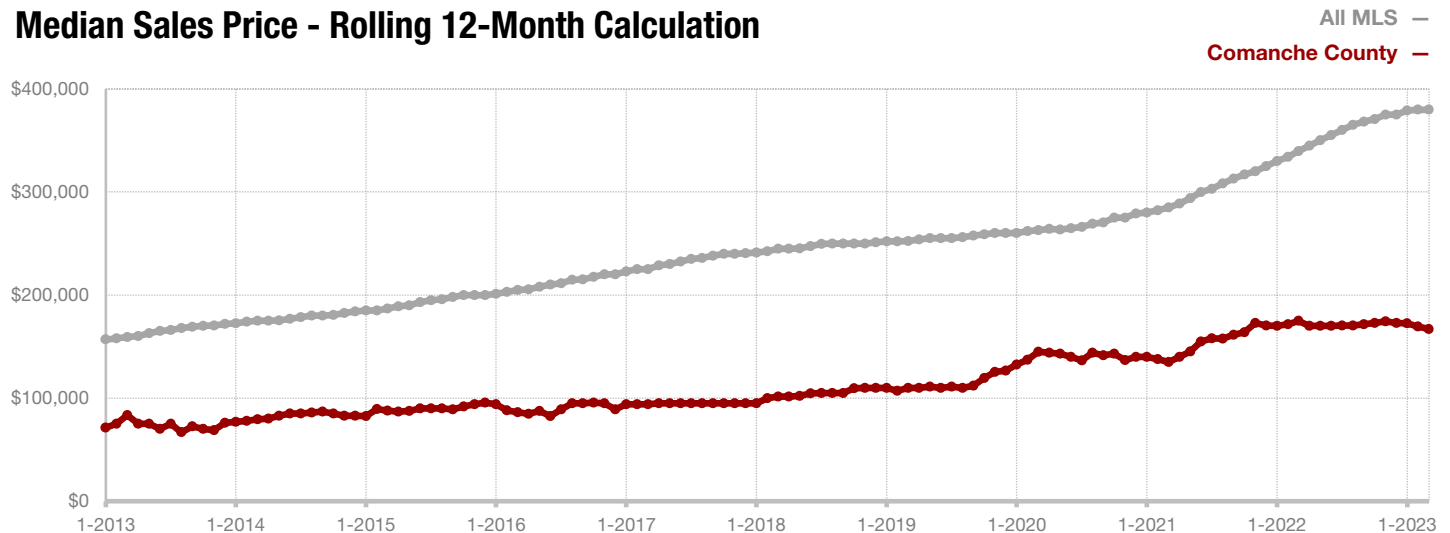
Comanche County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	24	22	- 8.3%	63	68	+ 7.9%
Pending Sales	13	8	- 38.5%	40	44	+ 10.0%
Closed Sales	13	14	+ 7.7%	34	41	+ 20.6%
Average Sales Price*	\$285,654	\$239,857	- 16.0%	\$295,556	\$188,724	- 36.1%
Median Sales Price*	\$185,000	\$124,000	- 33.0%	\$166,250	\$152,000	- 8.6%
Percent of Original List Price Received*	94.3%	88.7%	- 5.9%	89.7%	89.2%	- 0.6%
Days on Market Until Sale	56	86	+ 53.6%	48	82	+ 70.8%
Inventory of Homes for Sale	71	94	+ 32.4%	--	--	--
Months Supply of Inventory	5.3	6.2	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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+ 17.6%

- 12.2%

+ 16.1%

Change in
New Listings

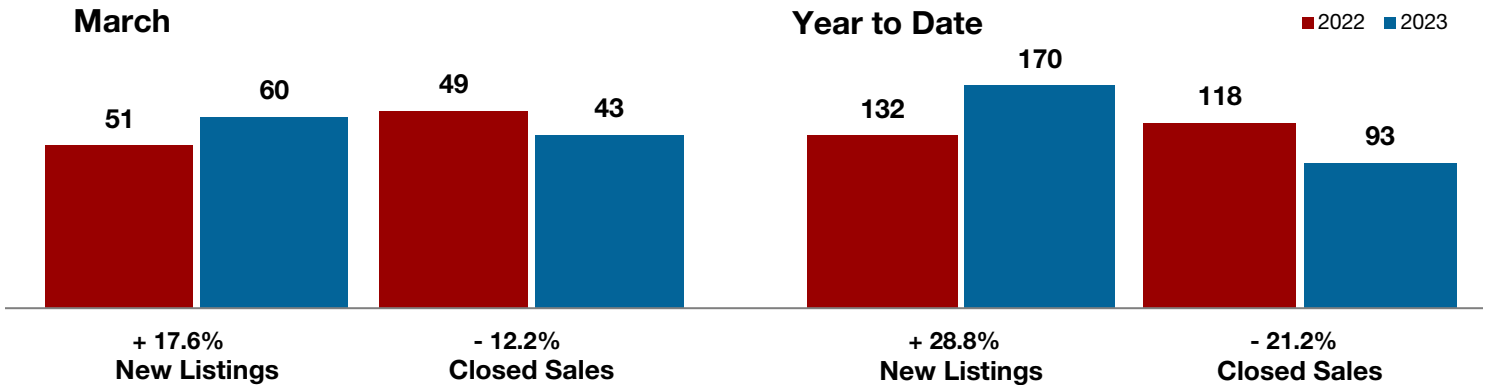
Change in
Closed Sales

Change in
Median Sales Price

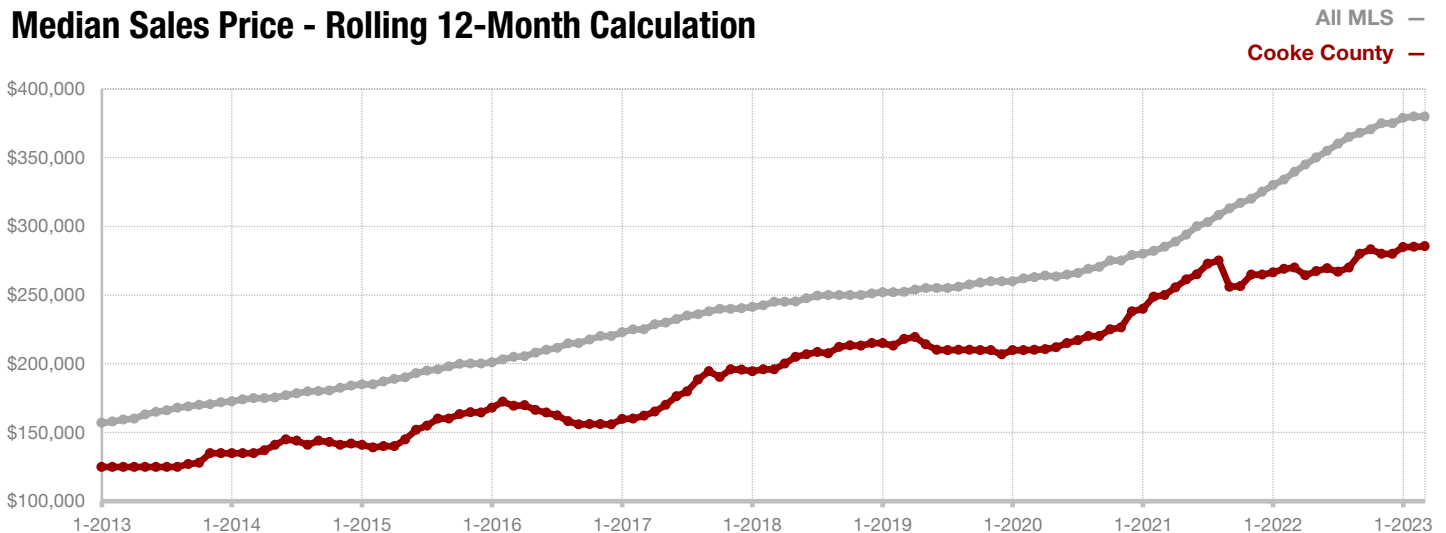
Cooke County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	51	60	+ 17.6%	132	170	+ 28.8%
Pending Sales	43	43	0.0%	115	116	+ 0.9%
Closed Sales	49	43	- 12.2%	118	93	- 21.2%
Average Sales Price*	\$499,880	\$390,372	- 21.9%	\$489,742	\$386,974	- 21.0%
Median Sales Price*	\$280,000	\$325,000	+ 16.1%	\$277,000	\$310,000	+ 11.9%
Percent of Original List Price Received*	97.6%	94.1%	- 3.6%	97.0%	93.7%	- 3.4%
Days on Market Until Sale	40	50	+ 25.0%	38	54	+ 42.1%
Inventory of Homes for Sale	66	148	+ 124.2%	--	--	--
Months Supply of Inventory	1.4	3.9	+ 300.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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- 5.0%

- 18.9%

- 4.0%

Change in
New Listings

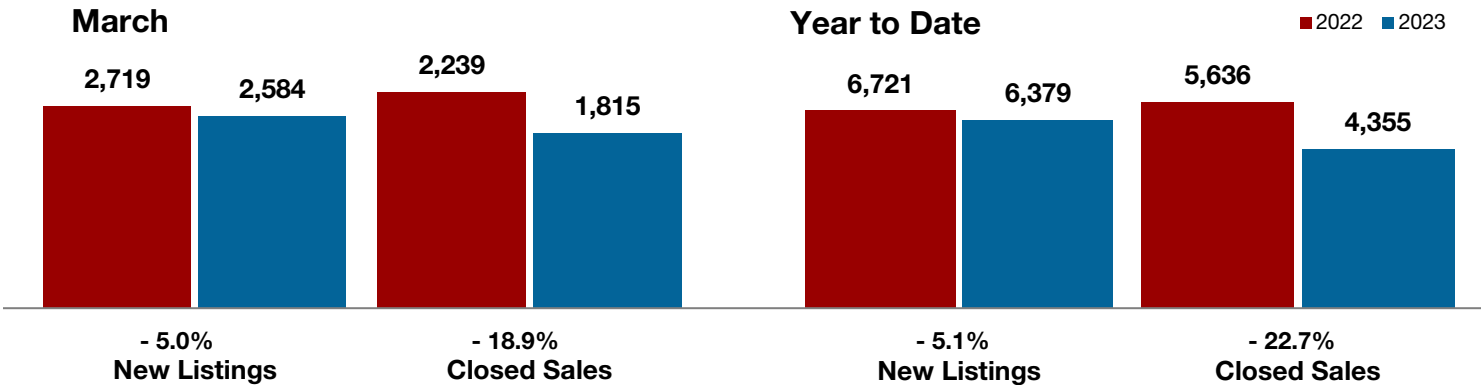
Change in
Closed Sales

Change in
Median Sales Price

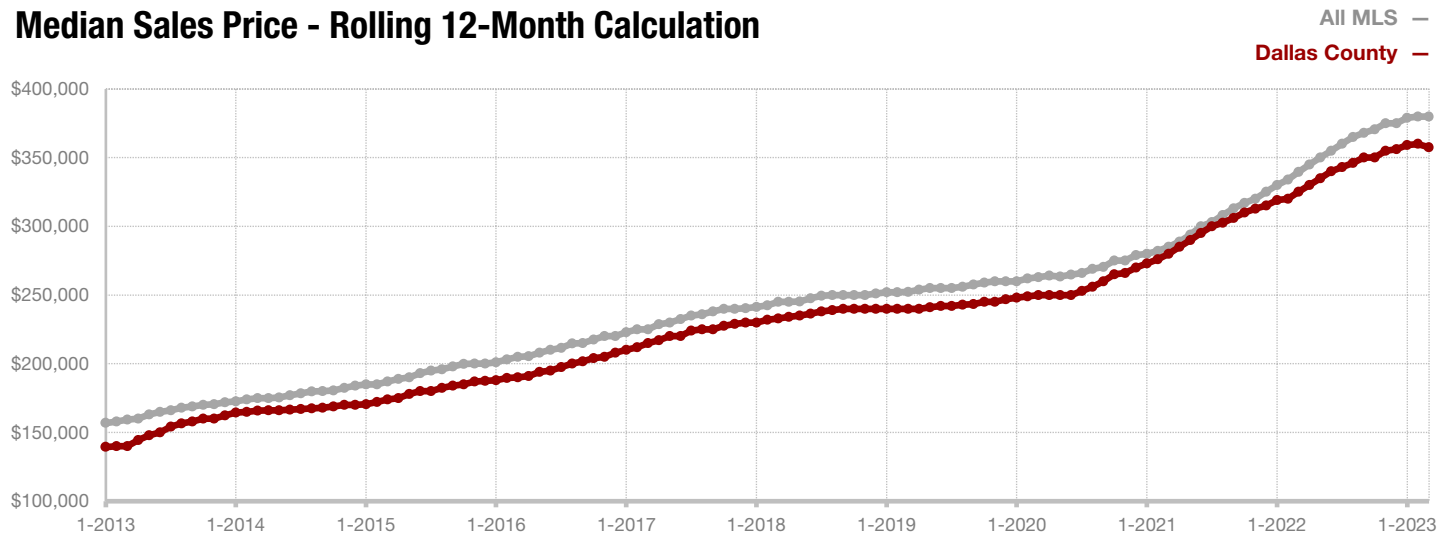
Dallas County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2,719	2,584	- 5.0%	6,721	6,379	- 5.1%
Pending Sales	2,292	1,950	- 14.9%	6,080	5,197	- 14.5%
Closed Sales	2,239	1,815	- 18.9%	5,636	4,355	- 22.7%
Average Sales Price*	\$479,774	\$474,773	- 1.0%	\$457,001	\$471,164	+ 3.1%
Median Sales Price*	\$359,000	\$344,650	- 4.0%	\$341,000	\$340,000	- 0.3%
Percent of Original List Price Received*	103.7%	96.5%	- 6.9%	102.0%	95.7%	- 6.2%
Days on Market Until Sale	21	40	+ 90.5%	25	43	+ 72.0%
Inventory of Homes for Sale	2,136	3,291	+ 54.1%	--	--	--
Months Supply of Inventory	0.9	1.8	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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+ 33.3%

+ 20.0%

- 12.3%

Change in
New Listings

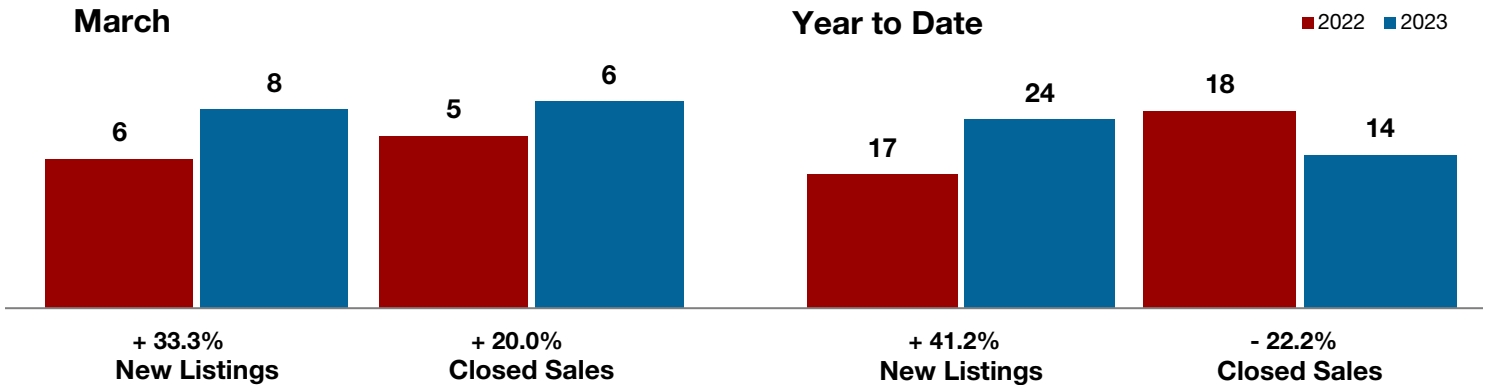
Change in
Closed Sales

Change in
Median Sales Price

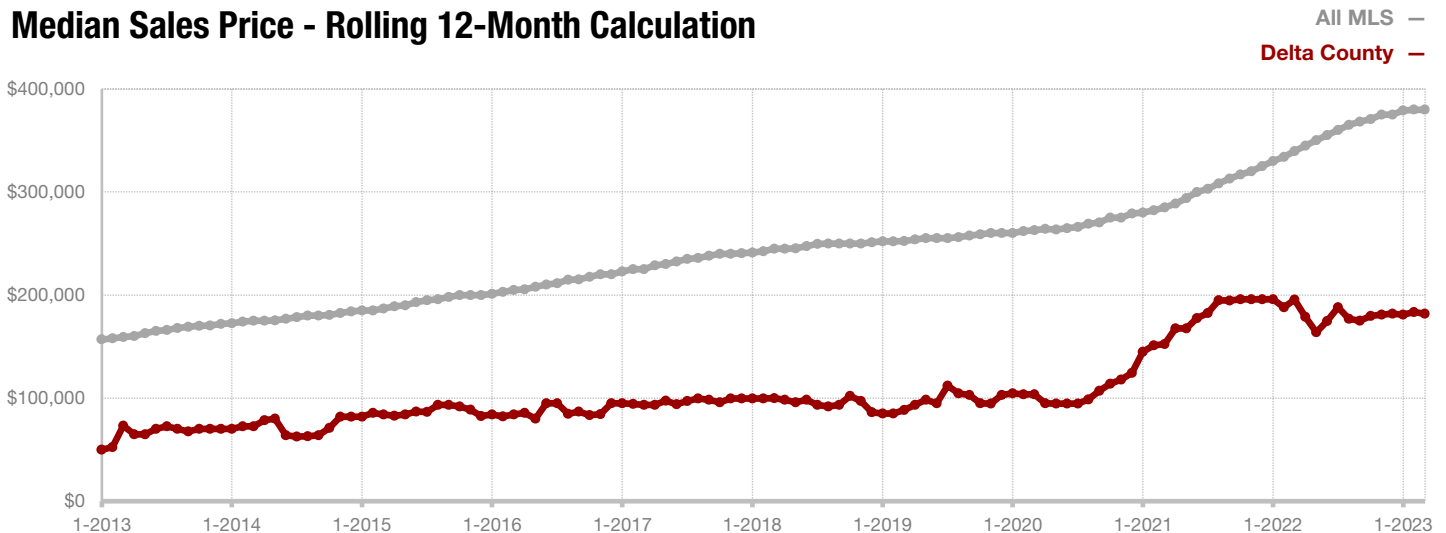
Delta County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	6	8	+ 33.3%	17	24	+ 41.2%
Pending Sales	7	6	- 14.3%	17	17	0.0%
Closed Sales	5	6	+ 20.0%	18	14	- 22.2%
Average Sales Price*	\$426,200	\$306,667	- 28.0%	\$277,225	\$226,179	- 18.4%
Median Sales Price*	\$305,000	\$267,500	- 12.3%	\$171,350	\$144,500	- 15.7%
Percent of Original List Price Received*	91.4%	93.8%	+ 2.6%	94.2%	93.6%	- 0.6%
Days on Market Until Sale	37	80	+ 116.2%	42	57	+ 35.7%
Inventory of Homes for Sale	5	21	+ 320.0%	--	--	--
Months Supply of Inventory	0.8	3.9	+ 300.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 4.4%

+ 11.2%

- 4.4%

Change in
New Listings

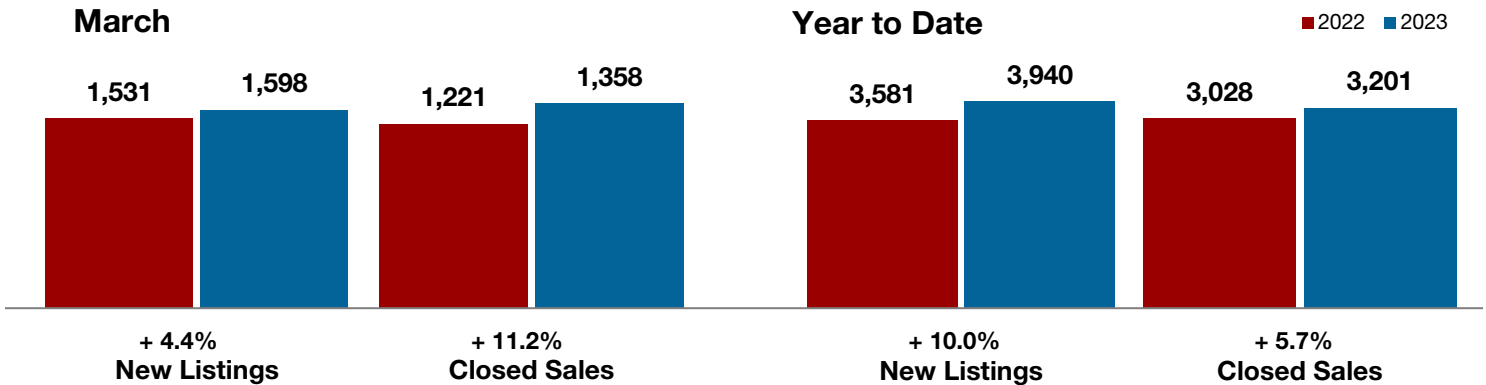
Change in
Closed Sales

Change in
Median Sales Price

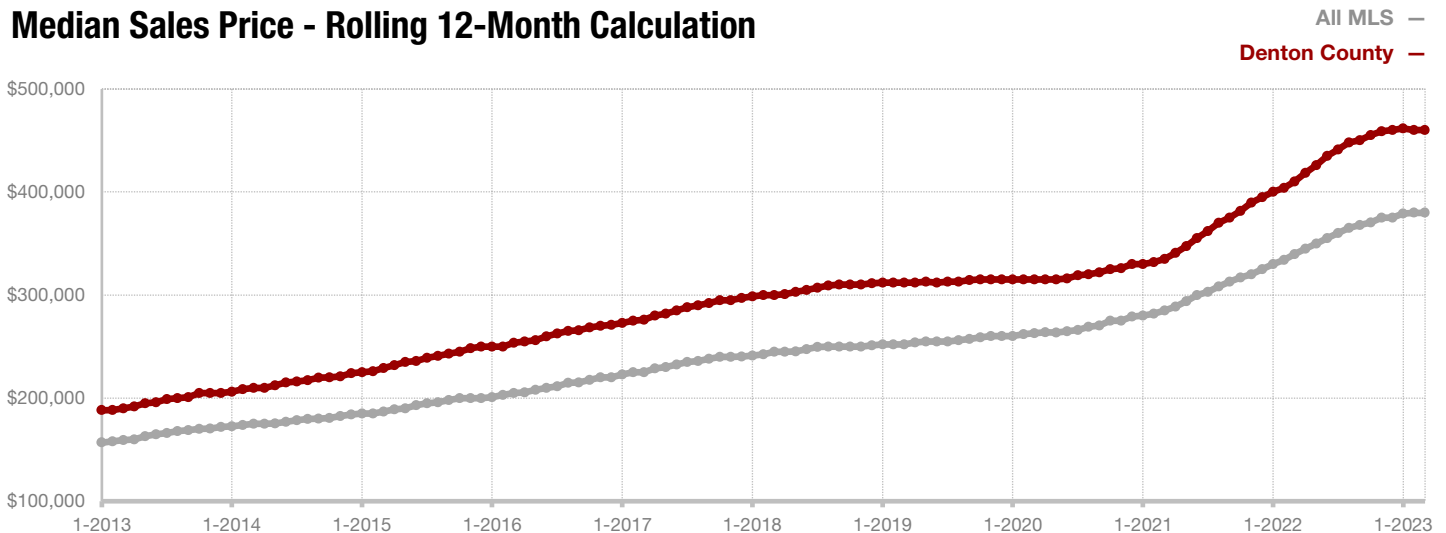
Denton County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,531	1,598	+ 4.4%	3,581	3,940	+ 10.0%
Pending Sales	1,188	1,281	+ 7.8%	3,230	3,730	+ 15.5%
Closed Sales	1,221	1,358	+ 11.2%	3,028	3,201	+ 5.7%
Average Sales Price*	\$552,457	\$528,649	- 4.3%	\$528,596	\$517,090	- 2.2%
Median Sales Price*	\$461,718	\$441,389	- 4.4%	\$445,000	\$431,773	- 3.0%
Percent of Original List Price Received*	106.6%	95.9%	- 10.0%	104.9%	94.8%	- 9.6%
Days on Market Until Sale	19	59	+ 210.5%	20	60	+ 200.0%
Inventory of Homes for Sale	1,012	2,172	+ 114.6%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 7.7%

- 30.8%

- 59.5%

Change in
New Listings

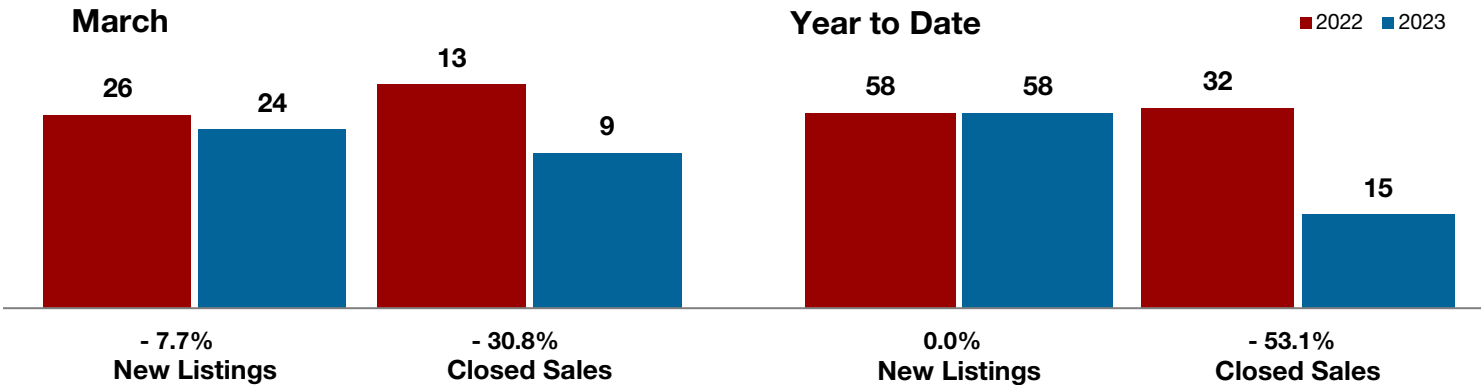
Change in
Closed Sales

Change in
Median Sales Price

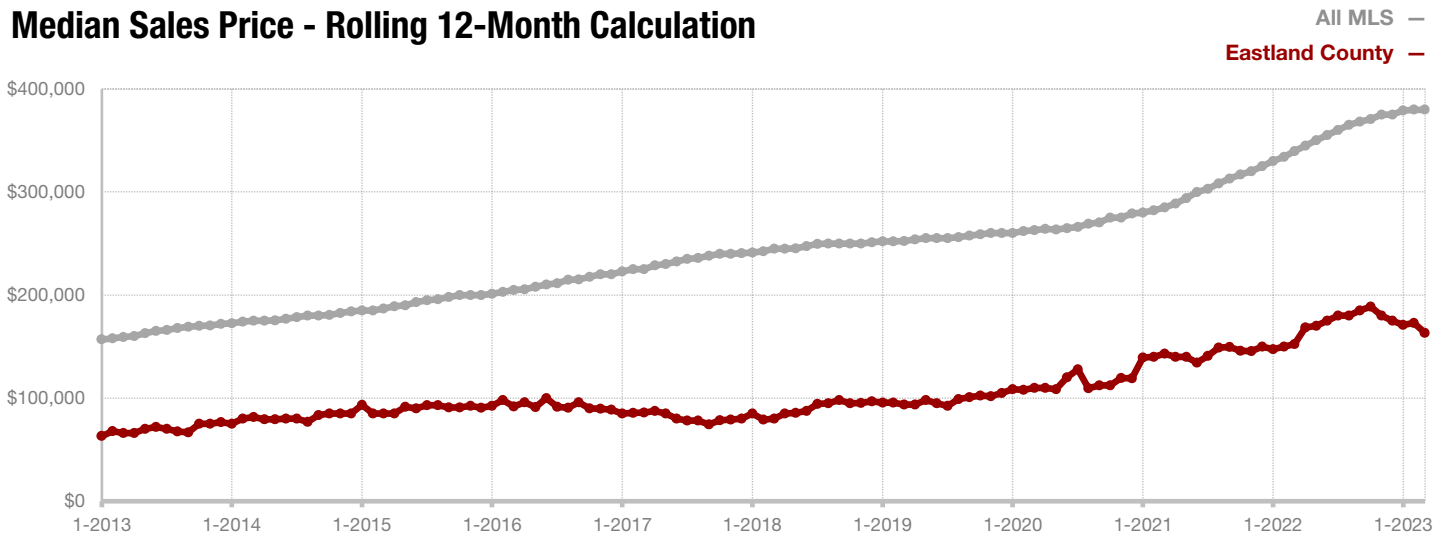
Eastland County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	26	24	- 7.7%	58	58	0.0%
Pending Sales	14	15	+ 7.1%	39	27	- 30.8%
Closed Sales	13	9	- 30.8%	32	15	- 53.1%
Average Sales Price*	\$419,498	\$120,669	- 71.2%	\$355,968	\$159,989	- 55.1%
Median Sales Price*	\$225,000	\$91,125	- 59.5%	\$218,250	\$118,000	- 45.9%
Percent of Original List Price Received*	93.1%	85.9%	- 7.7%	92.1%	86.5%	- 6.1%
Days on Market Until Sale	107	86	- 19.6%	79	85	+ 7.6%
Inventory of Homes for Sale	66	78	+ 18.2%	--	--	--
Months Supply of Inventory	4.0	5.9	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



+ 2.5%

Change in
New Listings

- 5.5%

Change in
Closed Sales

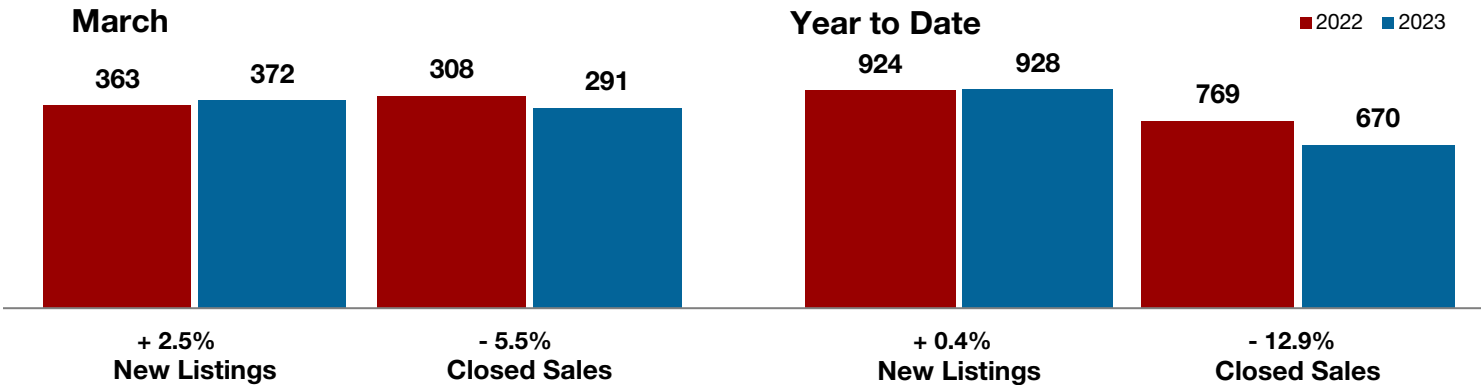
+ 12.0%

Change in
Median Sales Price

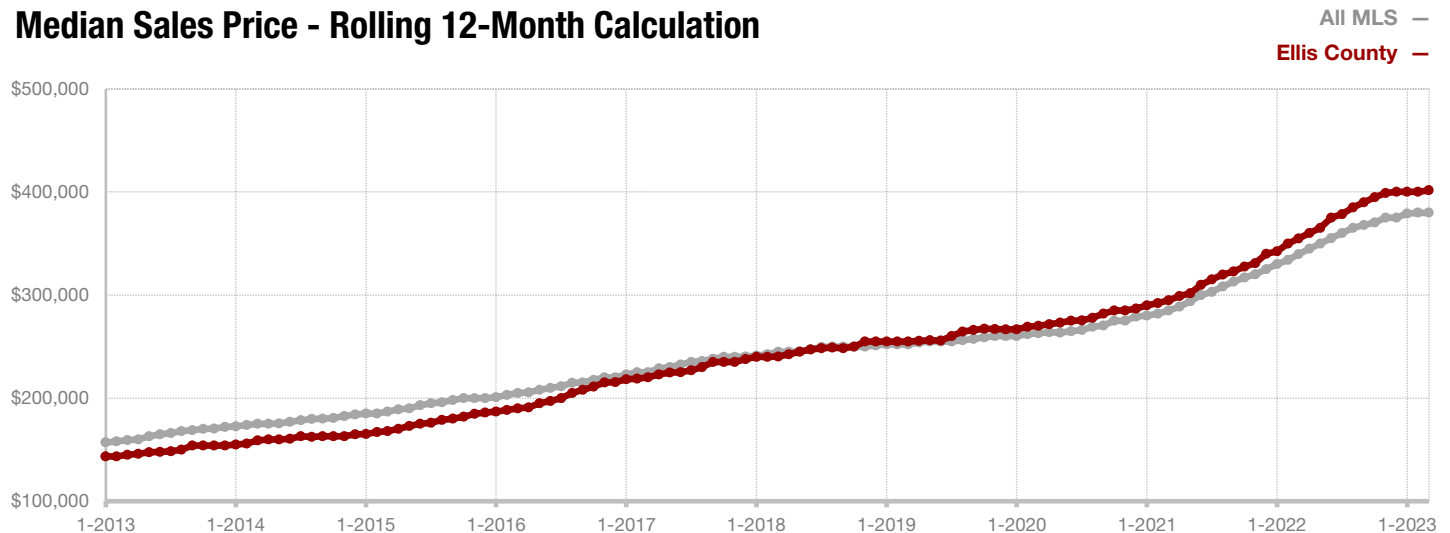
Ellis County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	363	372	+ 2.5%	924	928	+ 0.4%
Pending Sales	308	309	+ 0.3%	826	835	+ 1.1%
Closed Sales	308	291	- 5.5%	769	670	- 12.9%
Average Sales Price*	\$401,614	\$432,676	+ 7.7%	\$406,444	\$413,401	+ 1.7%
Median Sales Price*	\$375,000	\$419,900	+ 12.0%	\$381,400	\$389,950	+ 2.2%
Percent of Original List Price Received*	102.6%	94.9%	- 7.5%	101.2%	94.5%	- 6.6%
Days on Market Until Sale	28	75	+ 167.9%	31	69	+ 122.6%
Inventory of Homes for Sale	436	770	+ 76.6%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



- 1.9%

Change in
New Listings

- 24.4%

Change in
Closed Sales

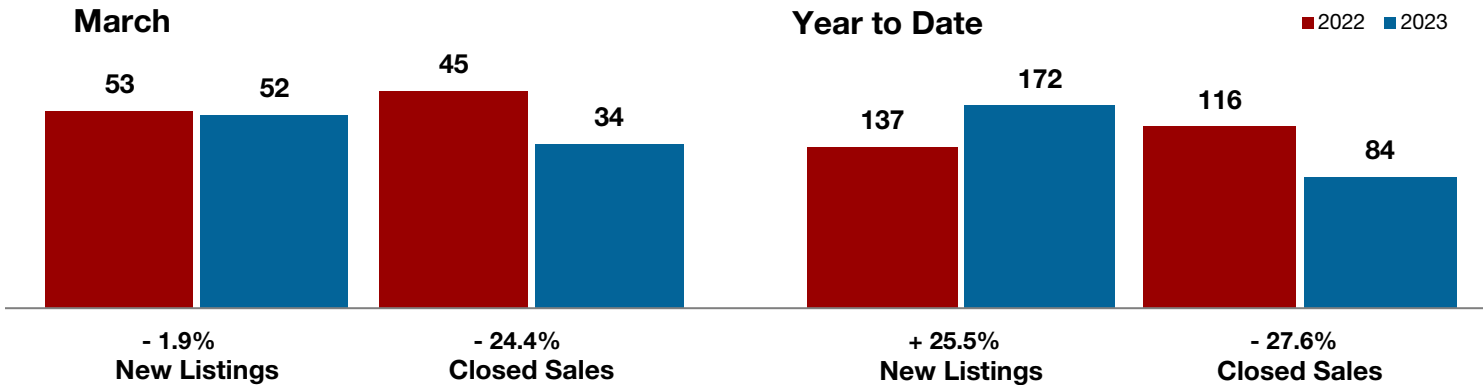
- 12.6%

Change in
Median Sales Price

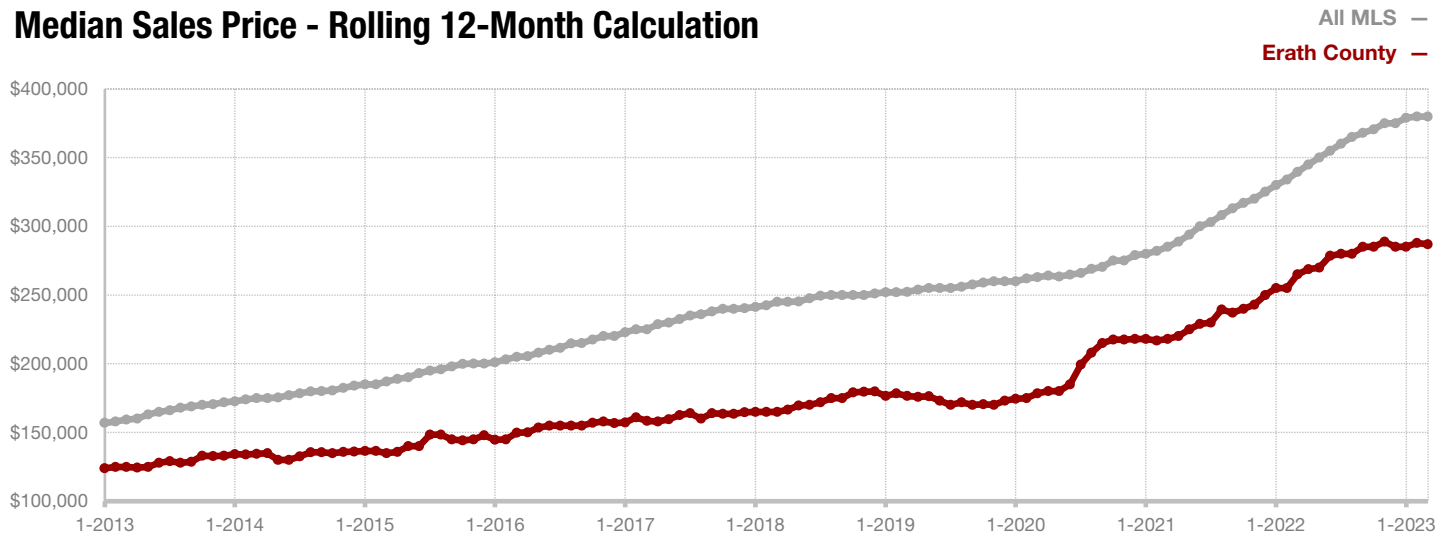
Erath County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	53	52	- 1.9%	137	172	+ 25.5%
Pending Sales	42	41	- 2.4%	112	104	- 7.1%
Closed Sales	45	34	- 24.4%	116	84	- 27.6%
Average Sales Price*	\$474,352	\$452,026	- 4.7%	\$384,014	\$404,199	+ 5.3%
Median Sales Price*	\$360,000	\$314,500	- 12.6%	\$272,000	\$266,700	- 1.9%
Percent of Original List Price Received*	96.4%	92.4%	- 4.1%	96.1%	93.0%	- 3.2%
Days on Market Until Sale	52	83	+ 59.6%	56	64	+ 14.3%
Inventory of Homes for Sale	97	155	+ 59.8%	--	--	--
Months Supply of Inventory	2.0	3.9	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



+ 13.6%

- 15.2%

- 9.6%

Change in
New Listings

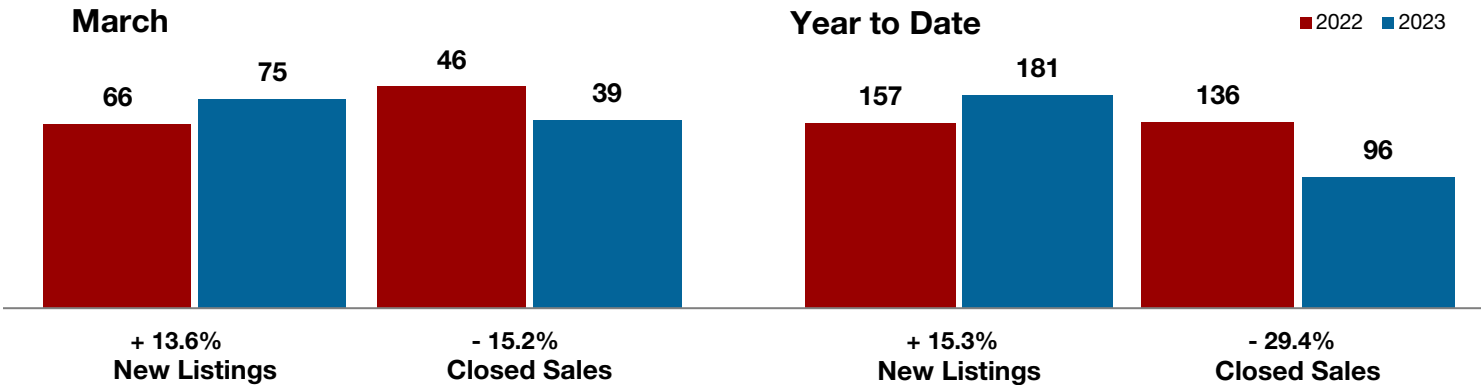
Change in
Closed Sales

Change in
Median Sales Price

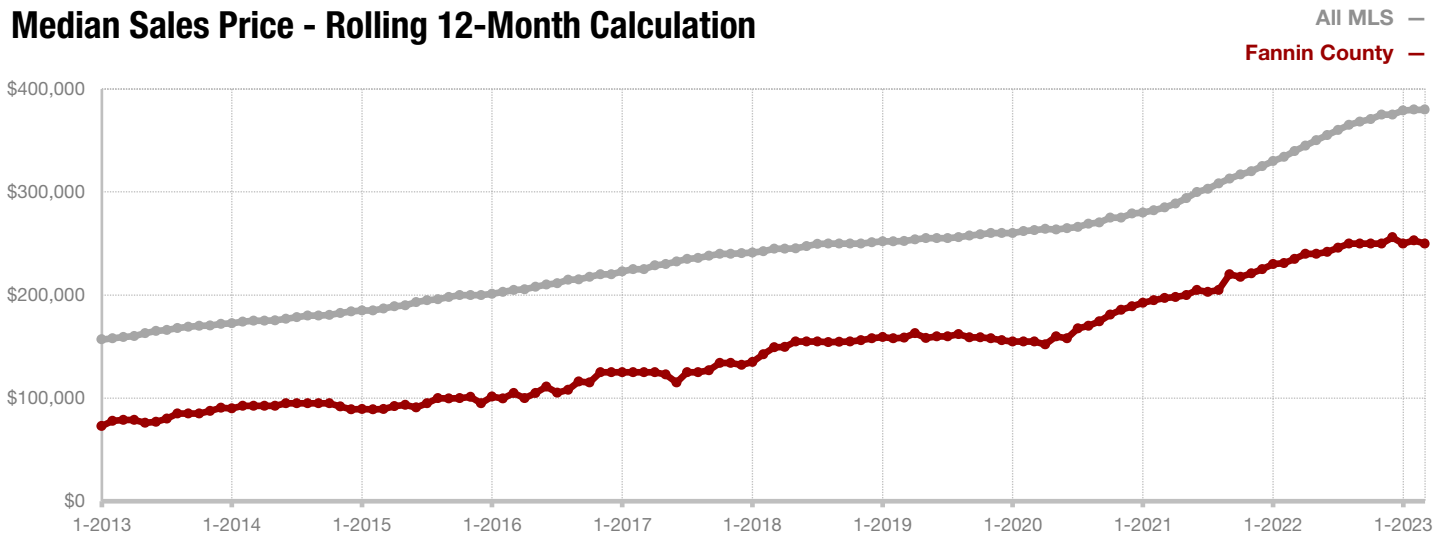
Fannin County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	66	75	+ 13.6%	157	181	+ 15.3%
Pending Sales	54	32	- 40.7%	138	97	- 29.7%
Closed Sales	46	39	- 15.2%	136	96	- 29.4%
Average Sales Price*	\$366,826	\$249,270	- 32.0%	\$319,878	\$292,993	- 8.4%
Median Sales Price*	\$242,155	\$219,000	- 9.6%	\$275,500	\$235,075	- 14.7%
Percent of Original List Price Received*	98.5%	93.4%	- 5.2%	96.3%	91.3%	- 5.2%
Days on Market Until Sale	29	67	+ 131.0%	40	74	+ 85.0%
Inventory of Homes for Sale	145	192	+ 32.4%	--	--	--
Months Supply of Inventory	3.3	5.2	+ 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



+ 75.0%

- 20.0%

+ 153.8%

Change in
New Listings

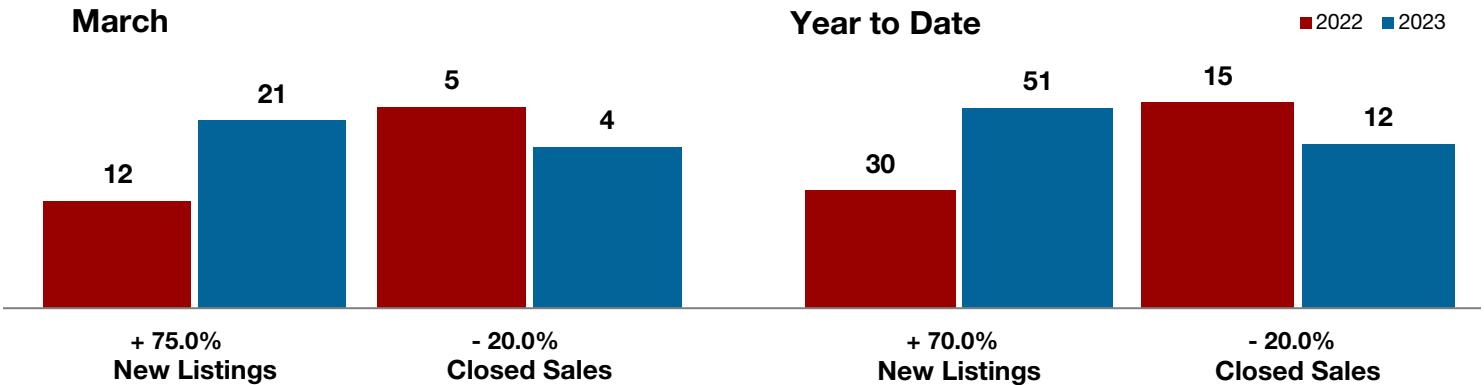
Change in
Closed Sales

Change in
Median Sales Price

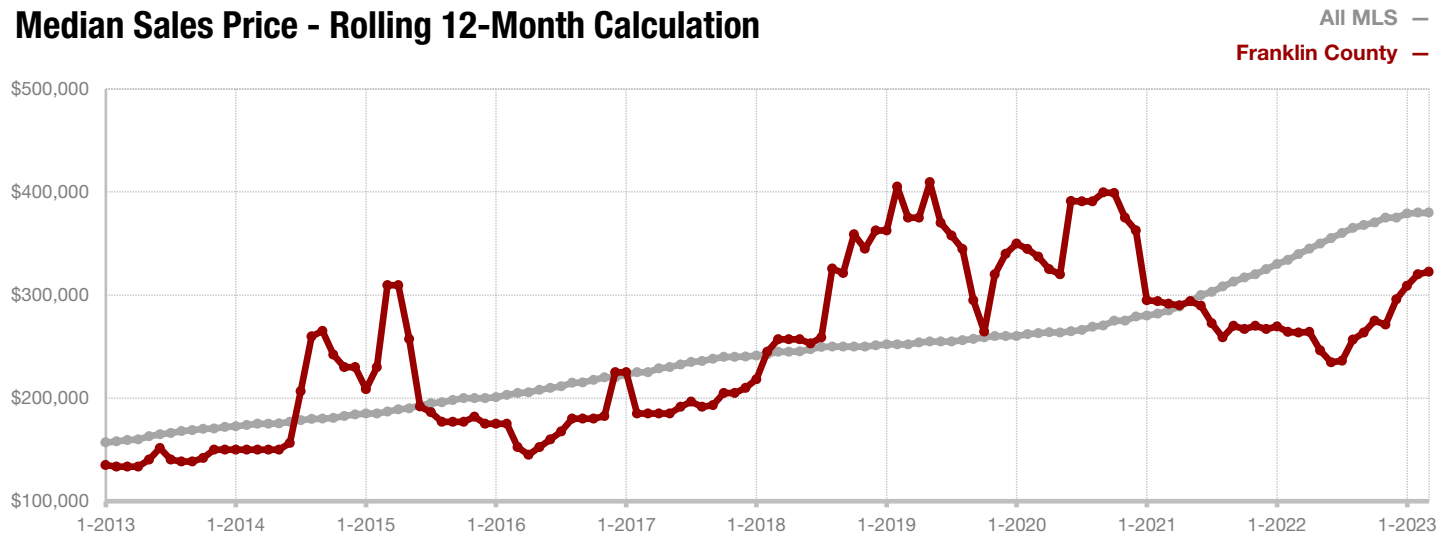
Franklin County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	12	21	+ 75.0%	30	51	+ 70.0%
Pending Sales	9	8	- 11.1%	21	19	- 9.5%
Closed Sales	5	4	- 20.0%	15	12	- 20.0%
Average Sales Price*	\$283,460	\$431,750	+ 52.3%	\$184,852	\$436,167	+ 136.0%
Median Sales Price*	\$139,900	\$355,000	+ 153.8%	\$139,900	\$317,500	+ 126.9%
Percent of Original List Price Received*	101.3%	95.2%	- 6.0%	93.6%	97.5%	+ 4.2%
Days on Market Until Sale	6	33	+ 450.0%	28	43	+ 53.6%
Inventory of Homes for Sale	31	38	+ 22.6%	--	--	--
Months Supply of Inventory	3.6	4.4	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 – March 2023

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



+ 64.7%

- 14.3%

- 23.3%

Change in
New Listings

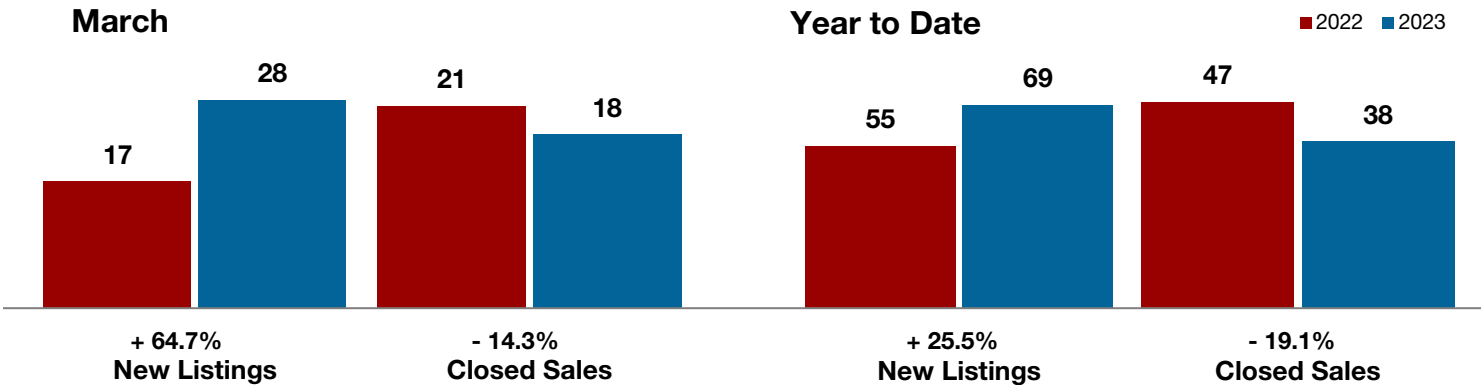
Change in
Closed Sales

Change in
Median Sales Price

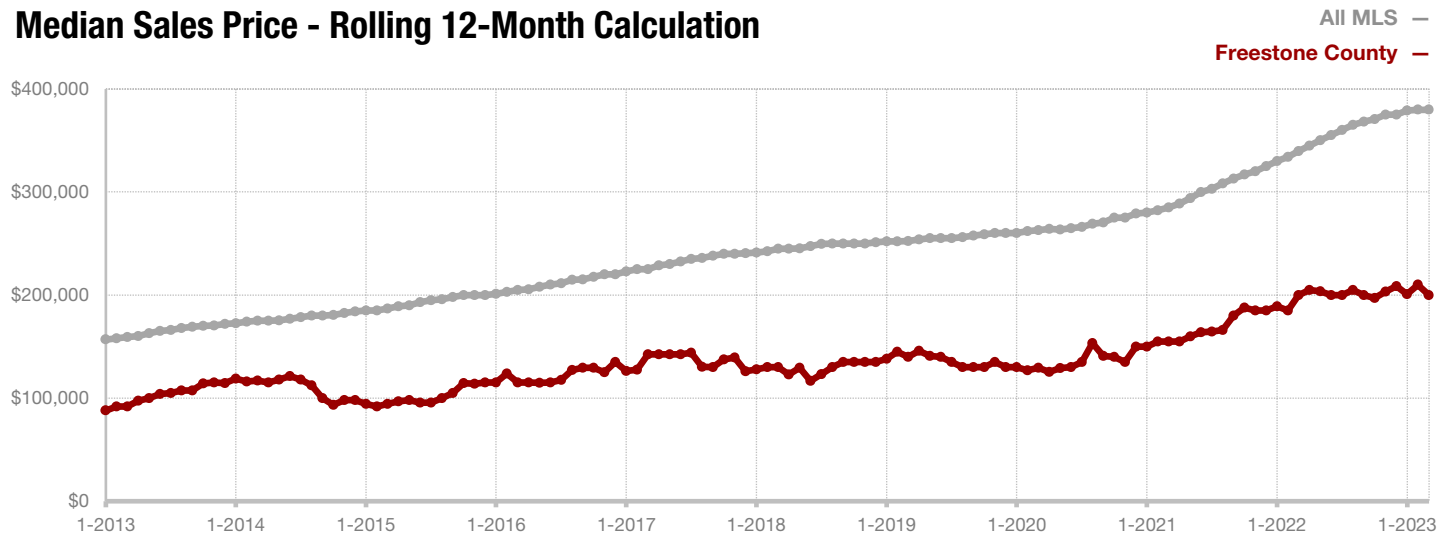
Freestone County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	17	28	+ 64.7%	55	69	+ 25.5%
Pending Sales	23	14	- 39.1%	55	41	- 25.5%
Closed Sales	21	18	- 14.3%	47	38	- 19.1%
Average Sales Price*	\$397,988	\$250,606	- 37.0%	\$298,941	\$291,879	- 2.4%
Median Sales Price*	\$214,500	\$164,500	- 23.3%	\$201,500	\$175,500	- 12.9%
Percent of Original List Price Received*	92.6%	91.2%	- 1.5%	91.9%	90.9%	- 1.1%
Days on Market Until Sale	57	82	+ 43.9%	67	74	+ 10.4%
Inventory of Homes for Sale	35	66	+ 88.6%	--	--	--
Months Supply of Inventory	2.0	4.9	+ 150.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



- 1.8%

Change in
New Listings

- 2.7%

Change in
Closed Sales

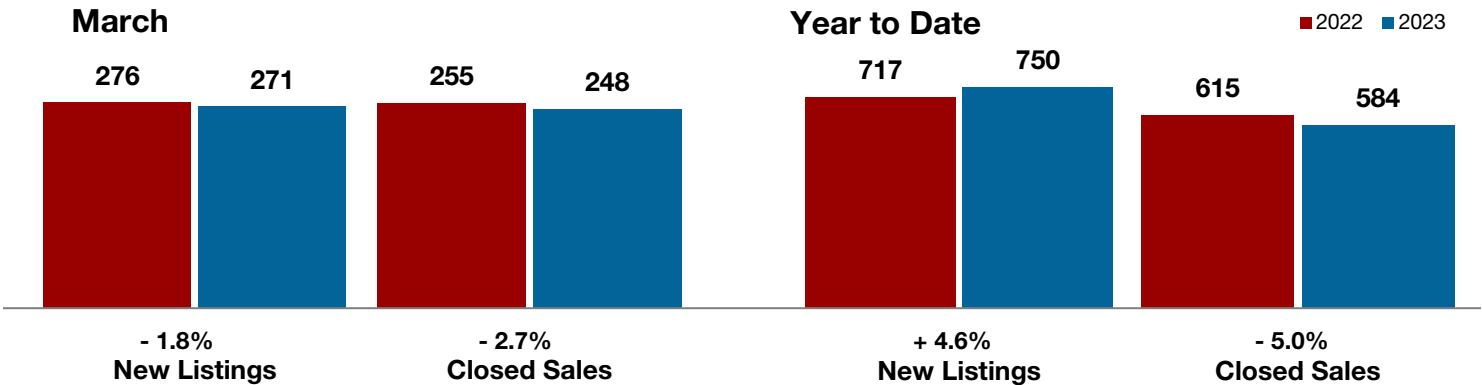
0.0%

Change in
Median Sales Price

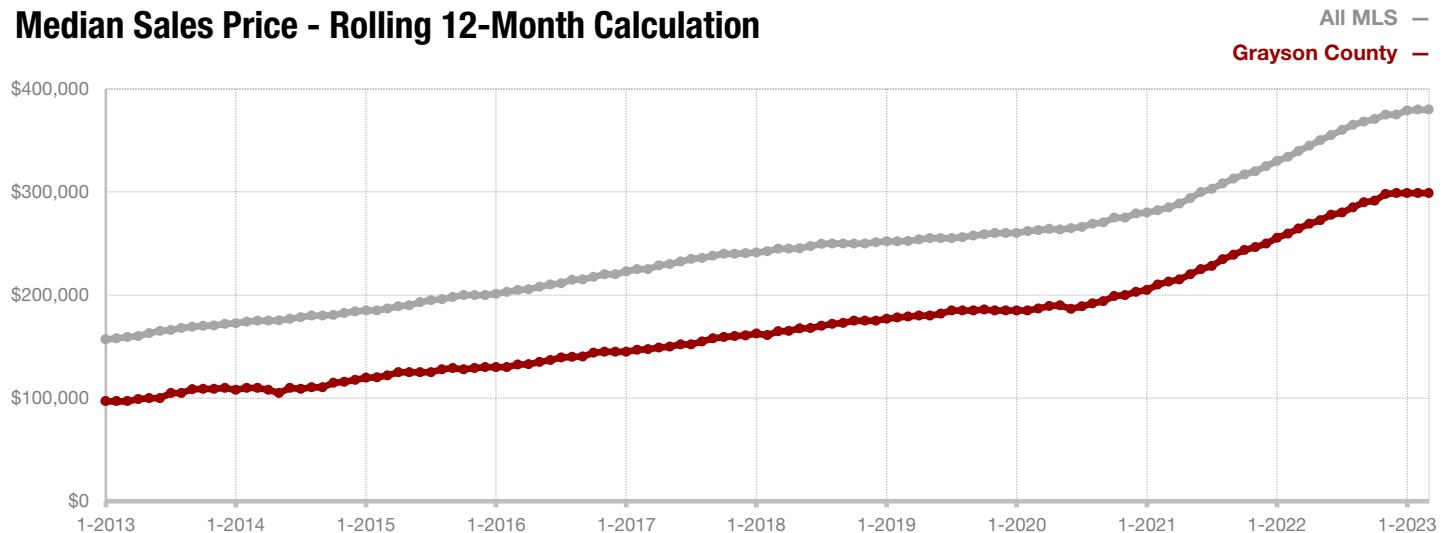
Grayson County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	276	271	- 1.8%	717	750	+ 4.6%
Pending Sales	222	238	+ 7.2%	679	652	- 4.0%
Closed Sales	255	248	- 2.7%	615	584	- 5.0%
Average Sales Price*	\$371,934	\$346,996	- 6.7%	\$355,434	\$341,417	- 3.9%
Median Sales Price*	\$300,000	\$300,000	0.0%	\$285,000	\$289,495	+ 1.6%
Percent of Original List Price Received*	100.2%	93.4%	- 6.8%	99.6%	92.6%	- 7.0%
Days on Market Until Sale	29	76	+ 162.1%	31	71	+ 129.0%
Inventory of Homes for Sale	336	655	+ 94.9%	--	--	--
Months Supply of Inventory	1.5	3.1	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



0.0%

+ 50.0%

- 48.4%

Change in
New Listings

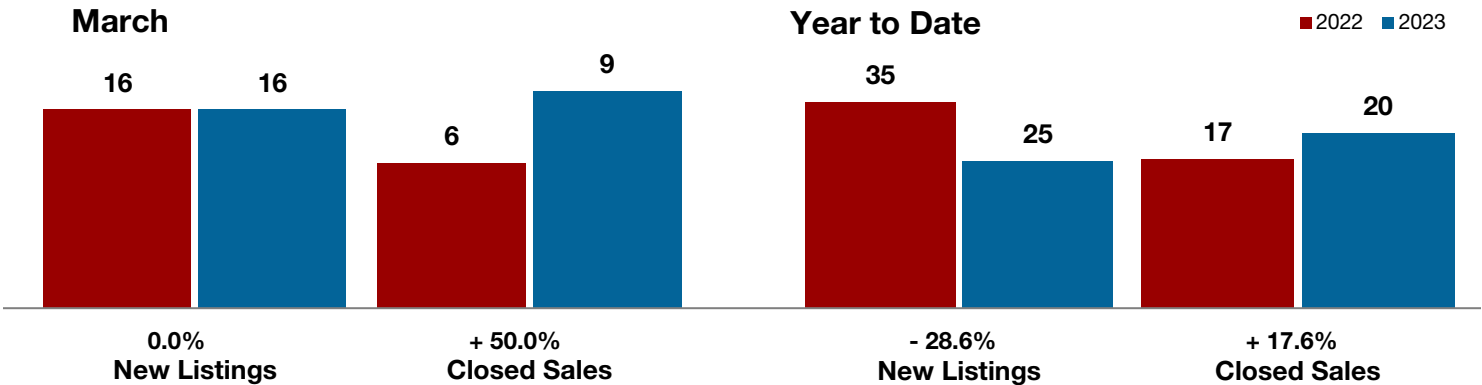
Change in
Closed Sales

Change in
Median Sales Price

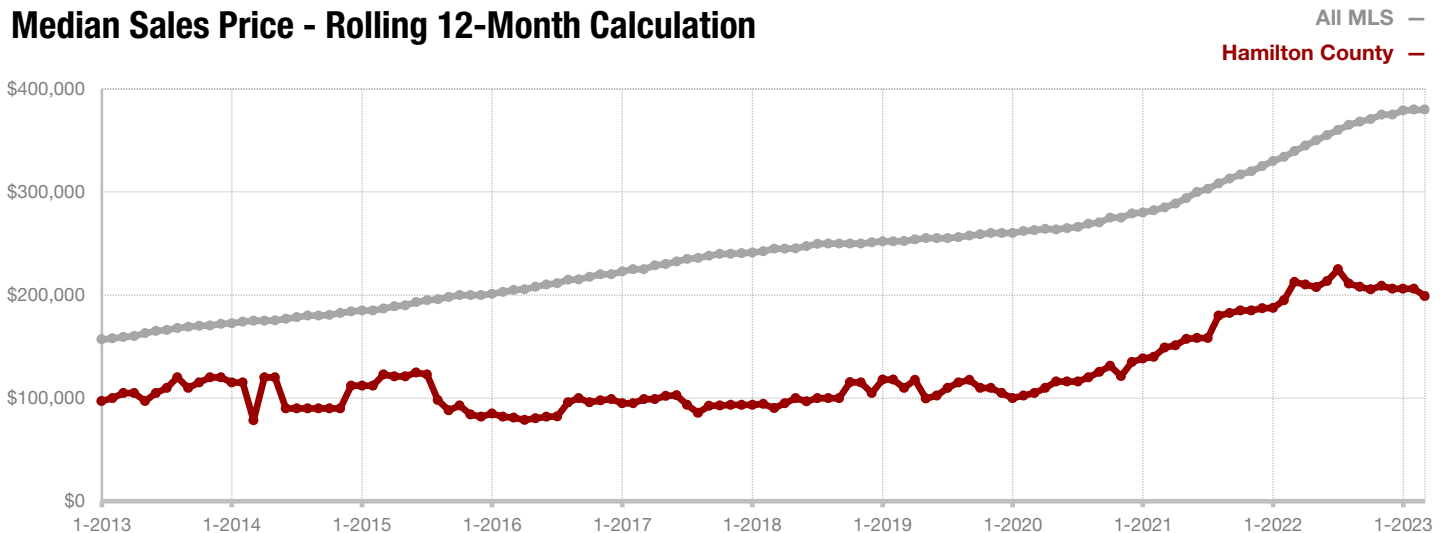
Hamilton County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	16	16	0.0%	35	25	- 28.6%
Pending Sales	8	10	+ 25.0%	20	20	0.0%
Closed Sales	6	9	+ 50.0%	17	20	+ 17.6%
Average Sales Price*	\$377,000	\$167,794	- 55.5%	\$353,612	\$342,797	- 3.1%
Median Sales Price*	\$363,500	\$187,500	- 48.4%	\$256,500	\$189,000	- 26.3%
Percent of Original List Price Received*	96.7%	89.2%	- 7.8%	91.7%	87.7%	- 4.4%
Days on Market Until Sale	44	68	+ 54.5%	55	72	+ 30.9%
Inventory of Homes for Sale	35	37	+ 5.7%	--	--	--
Months Supply of Inventory	4.2	5.3	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



+ 300.0%

+ 50.0%

+ 221.1%

Change in
New Listings

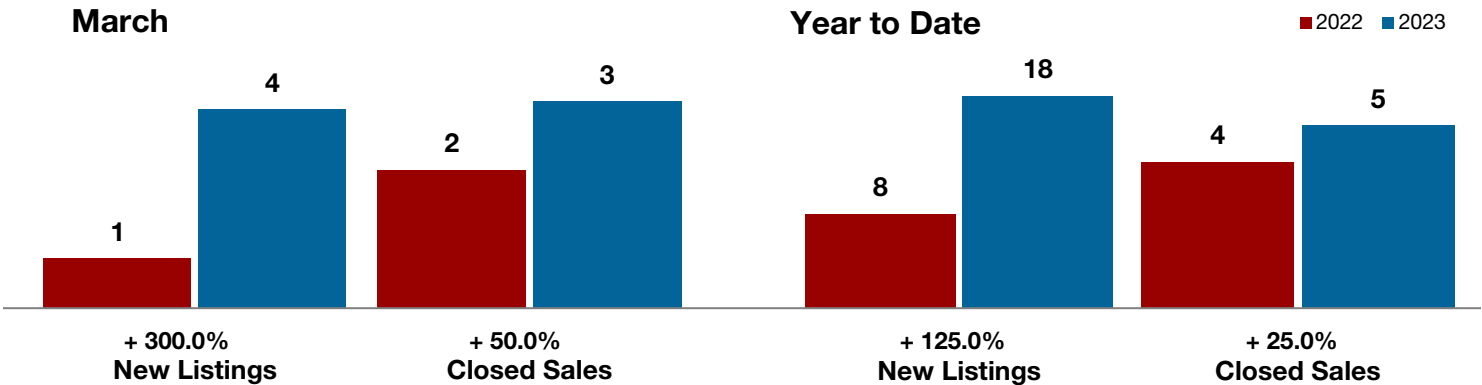
Change in
Closed Sales

Change in
Median Sales Price

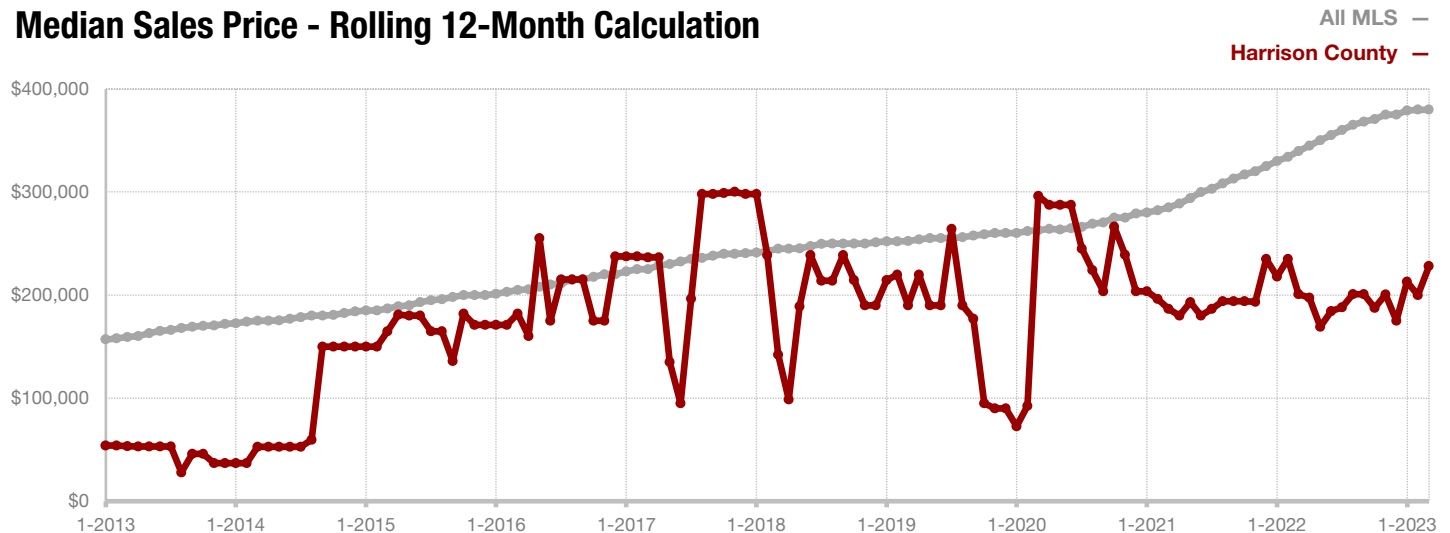
Harrison County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1	4	+ 300.0%	8	18	+ 125.0%
Pending Sales	2	4	+ 100.0%	6	7	+ 16.7%
Closed Sales	2	3	+ 50.0%	4	5	+ 25.0%
Average Sales Price*	\$95,000	\$271,667	+ 186.0%	\$146,250	\$286,200	+ 95.7%
Median Sales Price*	\$95,000	\$305,000	+ 221.1%	\$95,000	\$305,000	+ 221.1%
Percent of Original List Price Received*	76.9%	96.0%	+ 24.8%	81.0%	96.8%	+ 19.5%
Days on Market Until Sale	103	59	- 42.7%	88	80	- 9.1%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	4.0	5.0	+ 25.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



+ 16.5%

- 12.1%

+ 2.5%

Change in
New Listings

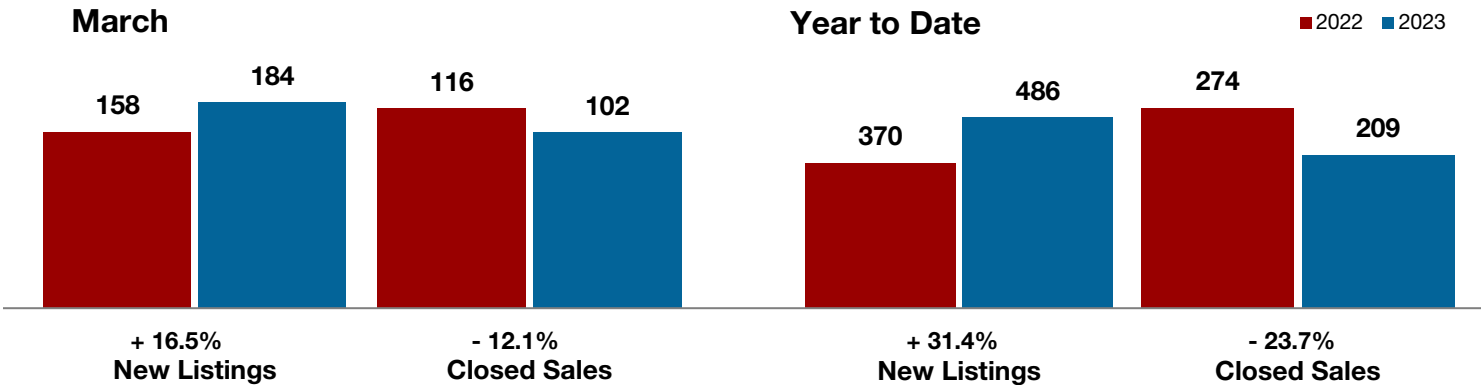
Change in
Closed Sales

Change in
Median Sales Price

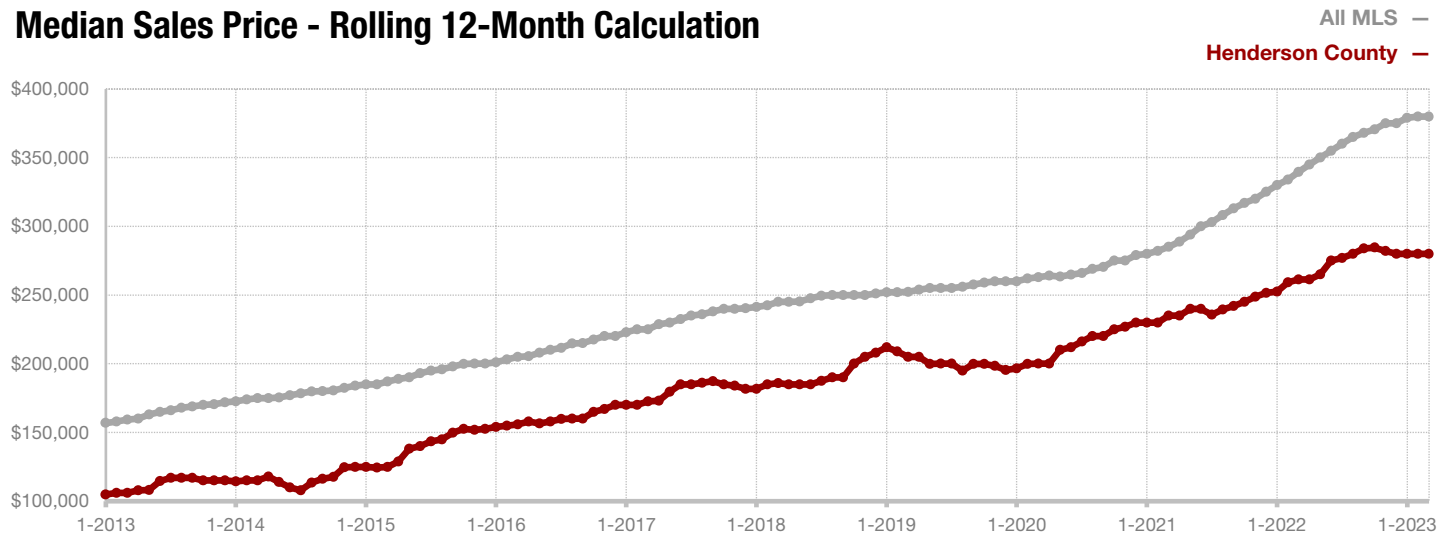
Henderson County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	158	184	+ 16.5%	370	486	+ 31.4%
Pending Sales	104	76	- 26.9%	305	217	- 28.9%
Closed Sales	116	102	- 12.1%	274	209	- 23.7%
Average Sales Price*	\$429,119	\$433,624	+ 1.0%	\$399,110	\$394,205	- 1.2%
Median Sales Price*	\$262,500	\$269,050	+ 2.5%	\$266,250	\$260,000	- 2.3%
Percent of Original List Price Received*	96.5%	91.7%	- 5.0%	96.0%	91.2%	- 5.0%
Days on Market Until Sale	45	68	+ 51.1%	43	67	+ 55.8%
Inventory of Homes for Sale	260	503	+ 93.5%	--	--	--
Months Supply of Inventory	2.6	5.8	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



- 26.5%

- 20.7%

+ 4.0%

Change in
New Listings

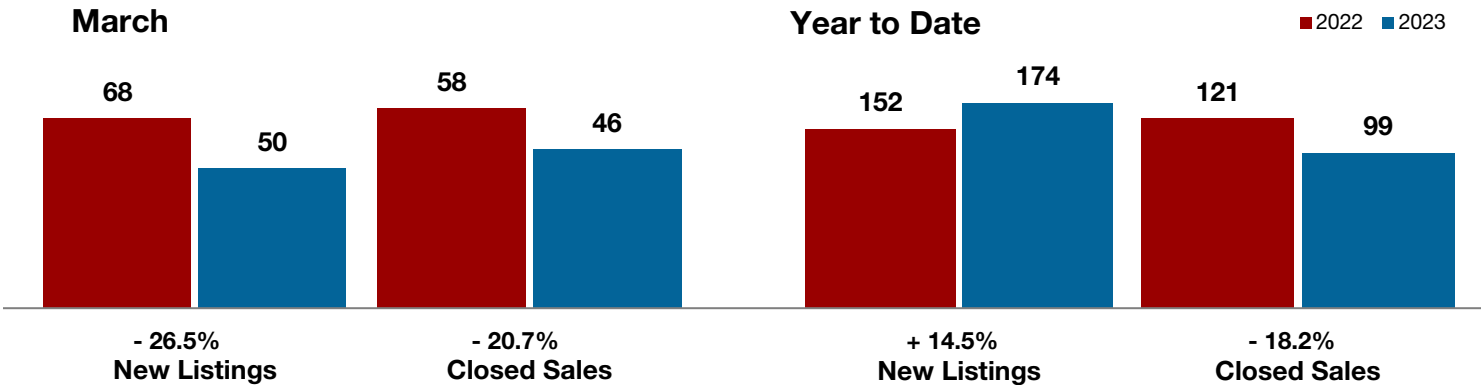
Change in
Closed Sales

Change in
Median Sales Price

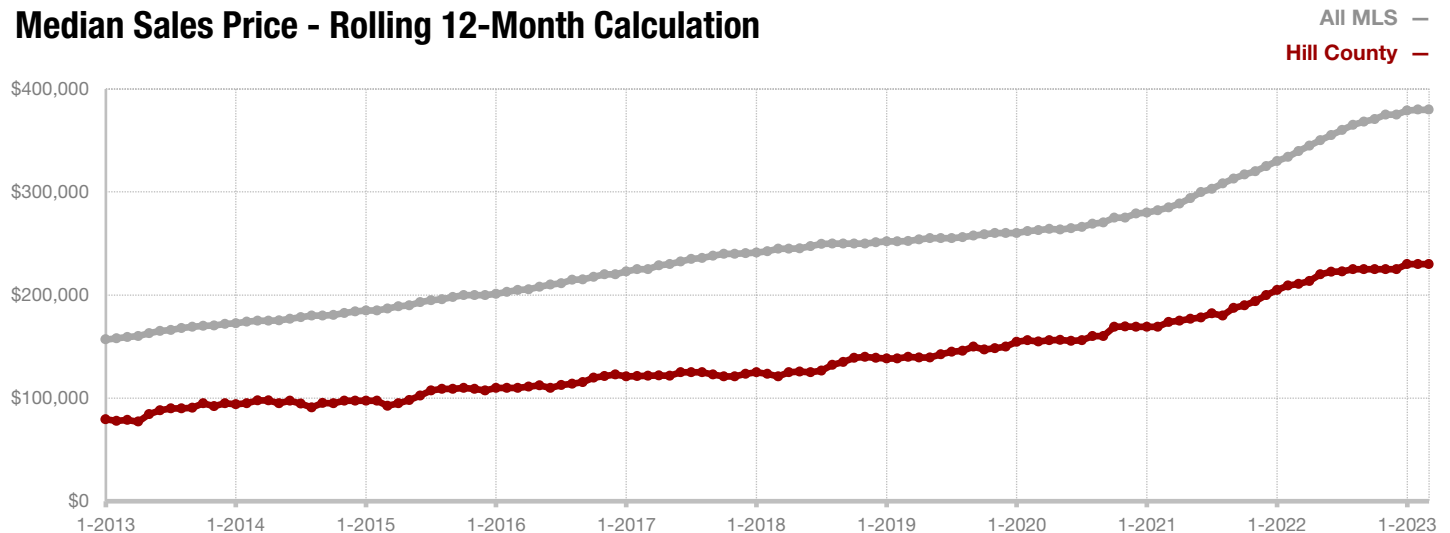
Hill County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	68	50	- 26.5%	152	174	+ 14.5%
Pending Sales	49	53	+ 8.2%	139	130	- 6.5%
Closed Sales	58	46	- 20.7%	121	99	- 18.2%
Average Sales Price*	\$276,018	\$243,842	- 11.7%	\$295,178	\$275,658	- 6.6%
Median Sales Price*	\$238,050	\$247,500	+ 4.0%	\$221,250	\$239,900	+ 8.4%
Percent of Original List Price Received*	96.6%	91.3%	- 5.5%	96.5%	92.2%	- 4.5%
Days on Market Until Sale	48	79	+ 64.6%	51	65	+ 27.5%
Inventory of Homes for Sale	86	170	+ 97.7%	--	--	--
Months Supply of Inventory	1.9	4.4	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



Hood County

+ 8.6%

Change in
New Listings

+ 7.2%

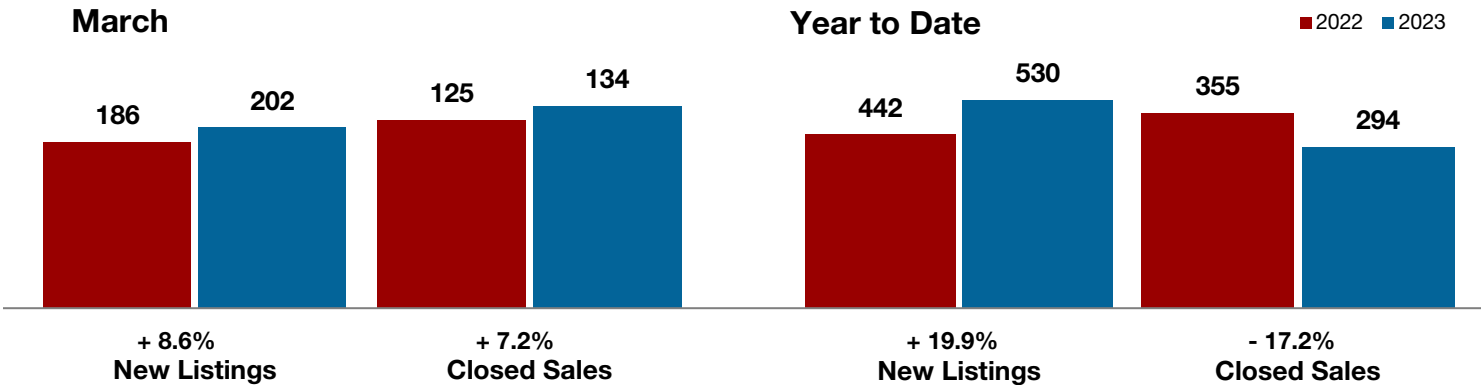
Change in
Closed Sales

+ 5.5%

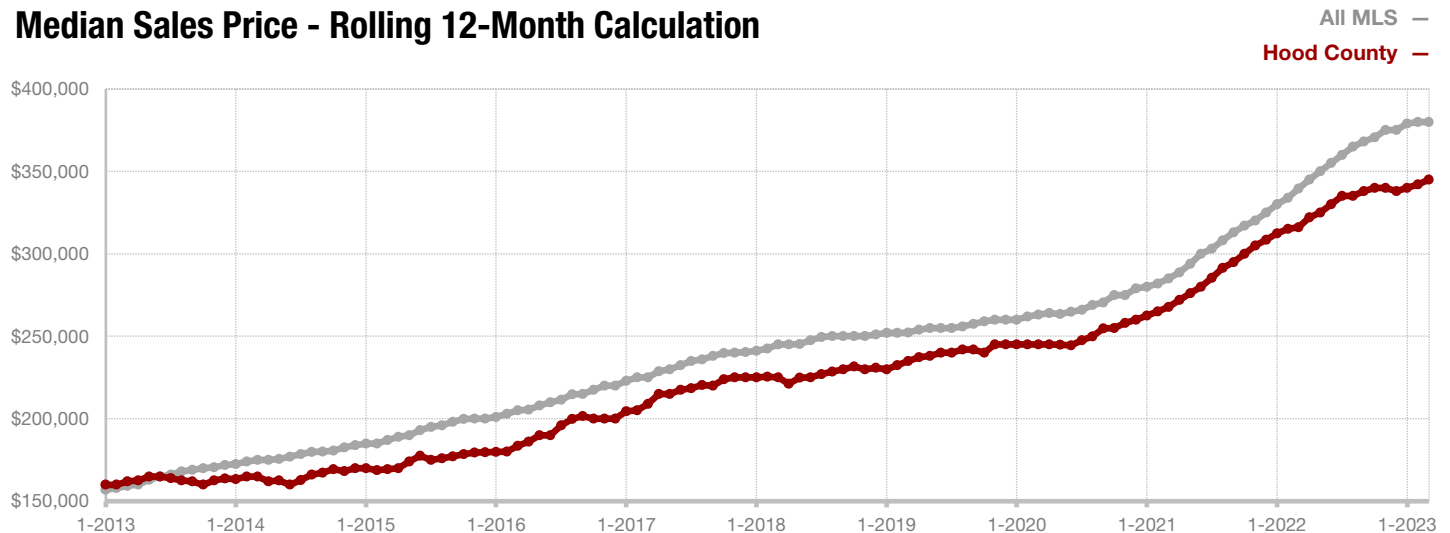
Change in
Median Sales Price

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	186	202	+ 8.6%	442	530	+ 19.9%
Pending Sales	140	116	- 17.1%	348	328	- 5.7%
Closed Sales	125	134	+ 7.2%	355	294	- 17.2%
Average Sales Price*	\$406,905	\$427,497	+ 5.1%	\$379,813	\$436,972	+ 15.0%
Median Sales Price*	\$321,200	\$339,000	+ 5.5%	\$330,000	\$345,000	+ 4.5%
Percent of Original List Price Received*	98.7%	92.5%	- 6.3%	97.8%	92.3%	- 5.6%
Days on Market Until Sale	38	65	+ 71.1%	35	66	+ 88.6%
Inventory of Homes for Sale	191	464	+ 142.9%	--	--	--
Months Supply of Inventory	1.3	3.9	+ 300.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



+ 19.4%

- 31.0%

+ 38.1%

Change in
New Listings

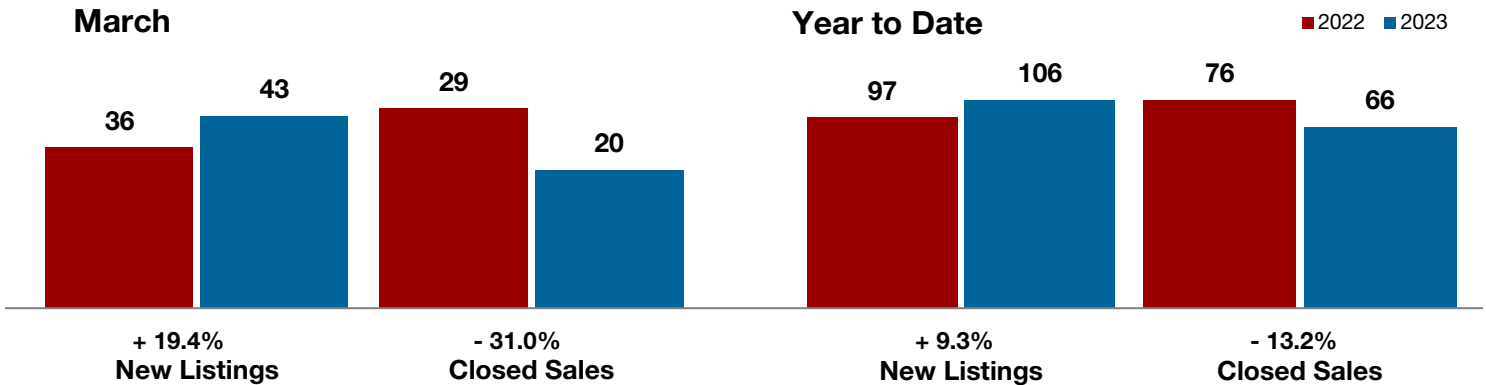
Change in
Closed Sales

Change in
Median Sales Price

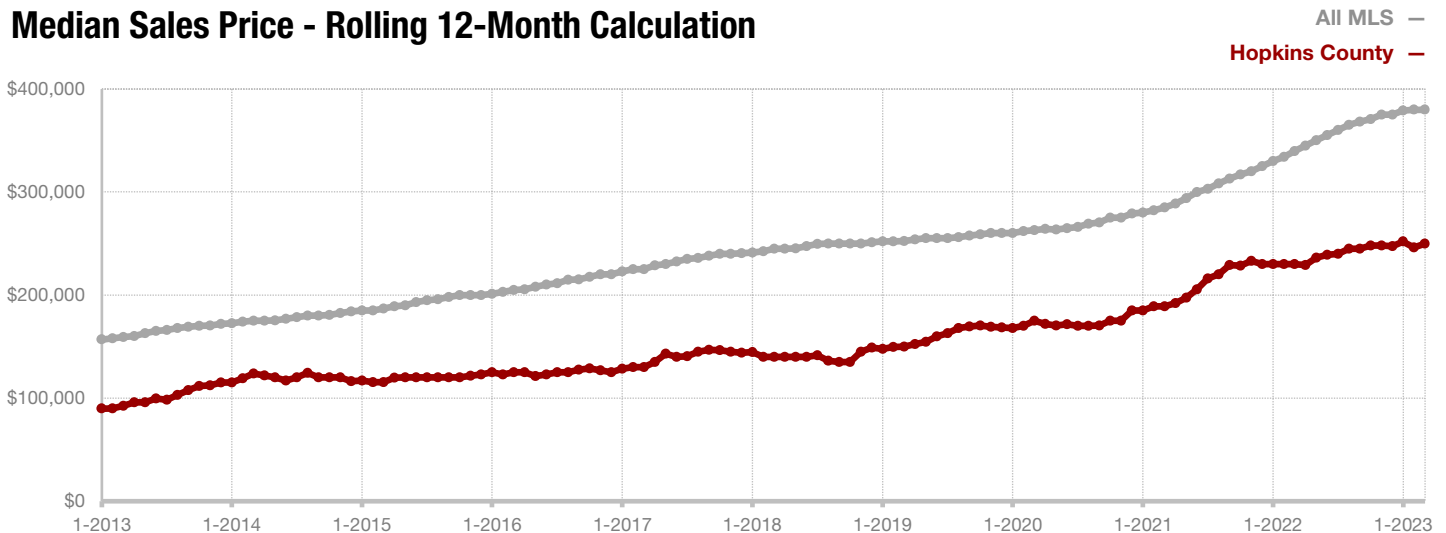
Hopkins County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	36	43	+ 19.4%	97	106	+ 9.3%
Pending Sales	30	22	- 26.7%	81	68	- 16.0%
Closed Sales	29	20	- 31.0%	76	66	- 13.2%
Average Sales Price*	\$262,833	\$341,090	+ 29.8%	\$281,658	\$313,742	+ 11.4%
Median Sales Price*	\$174,900	\$241,450	+ 38.1%	\$208,500	\$237,500	+ 13.9%
Percent of Original List Price Received*	93.8%	94.9%	+ 1.2%	96.5%	91.0%	- 5.7%
Days on Market Until Sale	30	58	+ 93.3%	39	70	+ 79.5%
Inventory of Homes for Sale	53	111	+ 109.4%	--	--	--
Months Supply of Inventory	1.8	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 – March 2023

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



+ 24.8%

- 5.2%

+ 5.3%

Change in
New Listings

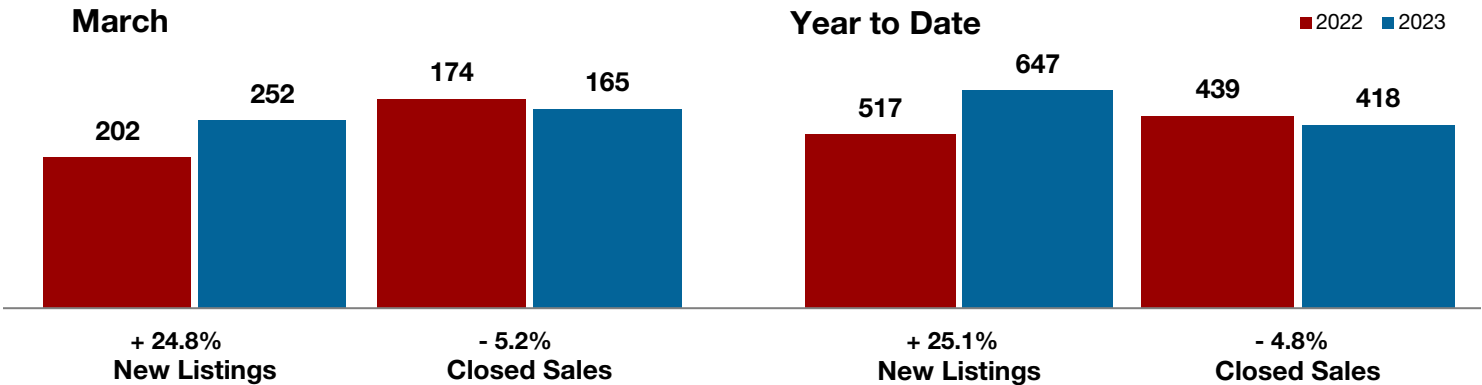
Change in
Closed Sales

Change in
Median Sales Price

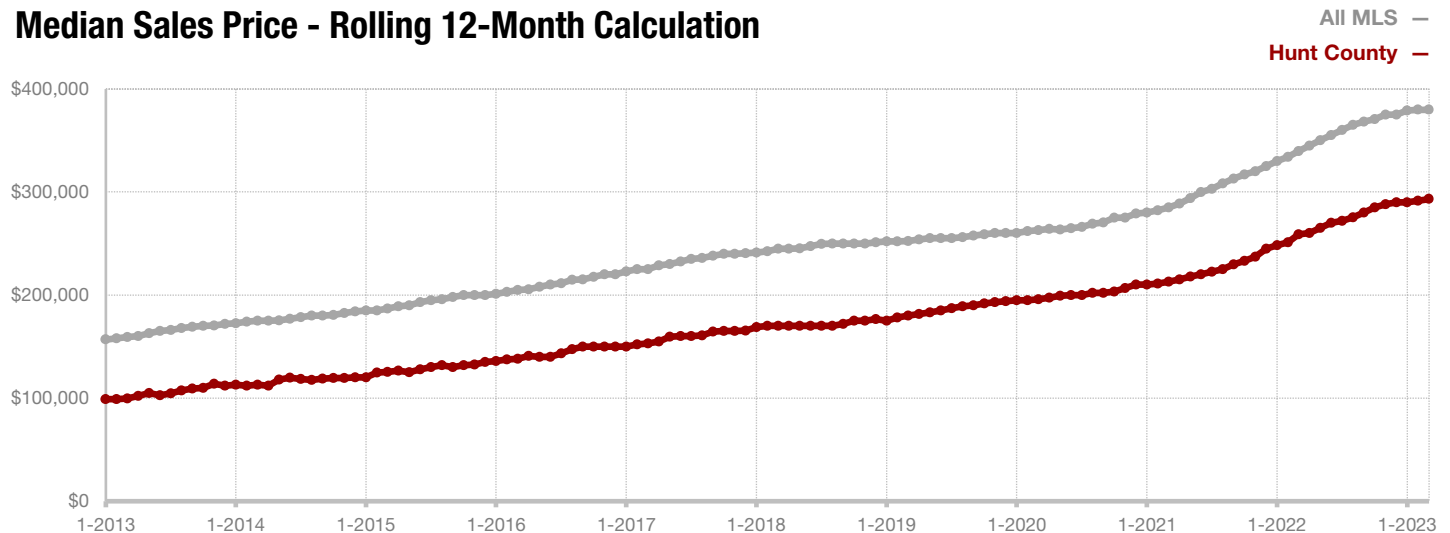
Hunt County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	202	252	+ 24.8%	517	647	+ 25.1%
Pending Sales	160	192	+ 20.0%	449	492	+ 9.6%
Closed Sales	174	165	- 5.2%	439	418	- 4.8%
Average Sales Price*	\$325,268	\$327,696	+ 0.7%	\$303,996	\$313,664	+ 3.2%
Median Sales Price*	\$275,470	\$290,162	+ 5.3%	\$272,000	\$287,425	+ 5.7%
Percent of Original List Price Received*	99.4%	93.9%	- 5.5%	99.4%	93.6%	- 5.8%
Days on Market Until Sale	39	56	+ 43.6%	35	59	+ 68.6%
Inventory of Homes for Sale	276	536	+ 94.2%	--	--	--
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 – March 2023

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



- 70.0%

- 44.4%

+ 21.4%

Change in
New Listings

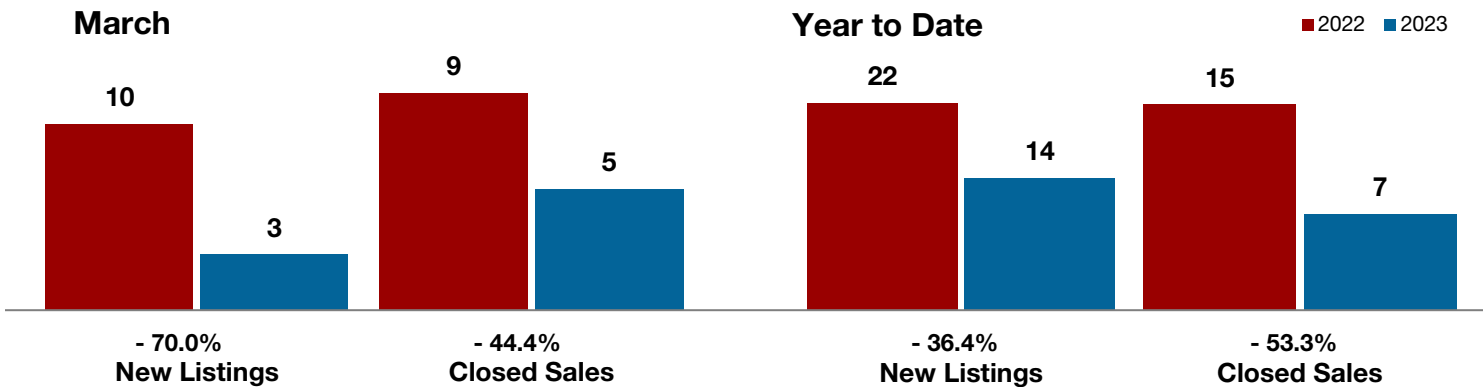
Change in
Closed Sales

Change in
Median Sales Price

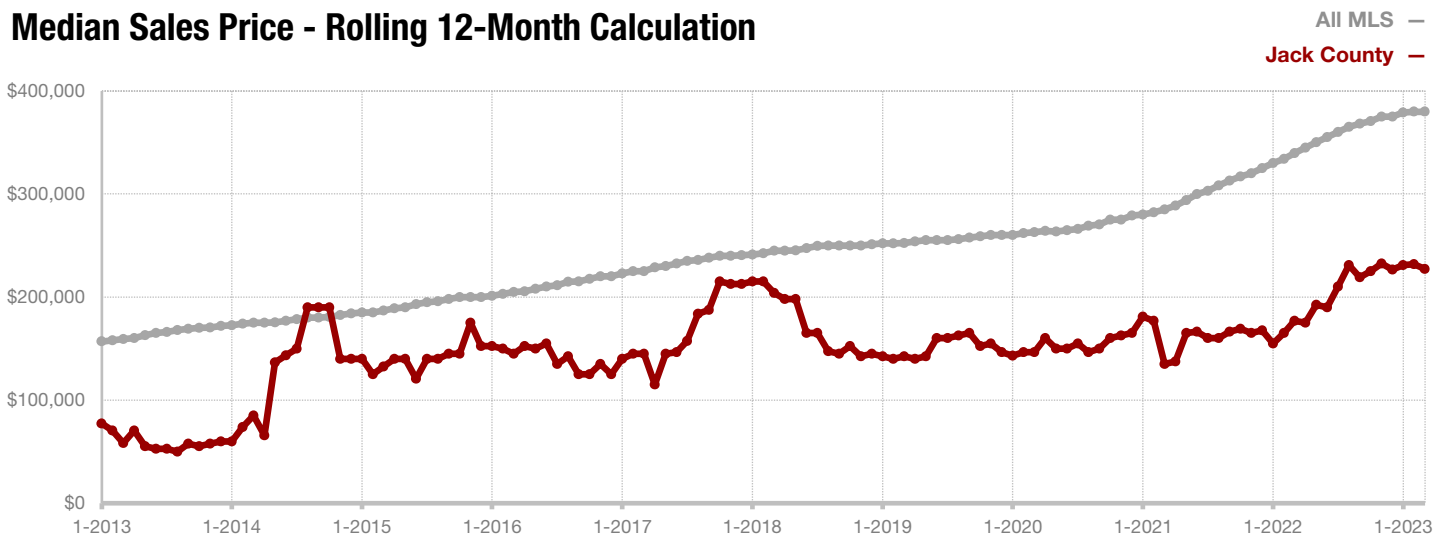
Jack County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	10	3	- 70.0%	22	14	- 36.4%
Pending Sales	5	2	- 60.0%	18	7	- 61.1%
Closed Sales	9	5	- 44.4%	15	7	- 53.3%
Average Sales Price*	\$323,667	\$300,300	- 7.2%	\$275,467	\$239,571	- 13.0%
Median Sales Price*	\$175,000	\$212,500	+ 21.4%	\$172,000	\$199,000	+ 15.7%
Percent of Original List Price Received*	94.5%	84.4%	- 10.7%	91.4%	81.5%	- 10.8%
Days on Market Until Sale	42	143	+ 240.5%	54	127	+ 135.2%
Inventory of Homes for Sale	21	24	+ 14.3%	--	--	--
Months Supply of Inventory	4.2	5.3	+ 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 – March 2023

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



+ 33.6%

- 8.0%

+ 4.3%

Change in
New Listings

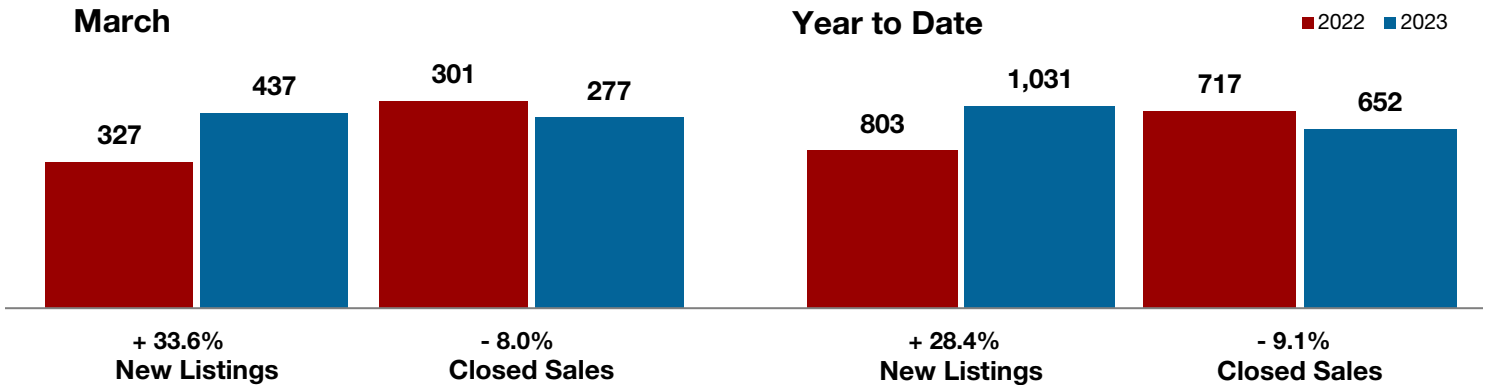
Change in
Closed Sales

Change in
Median Sales Price

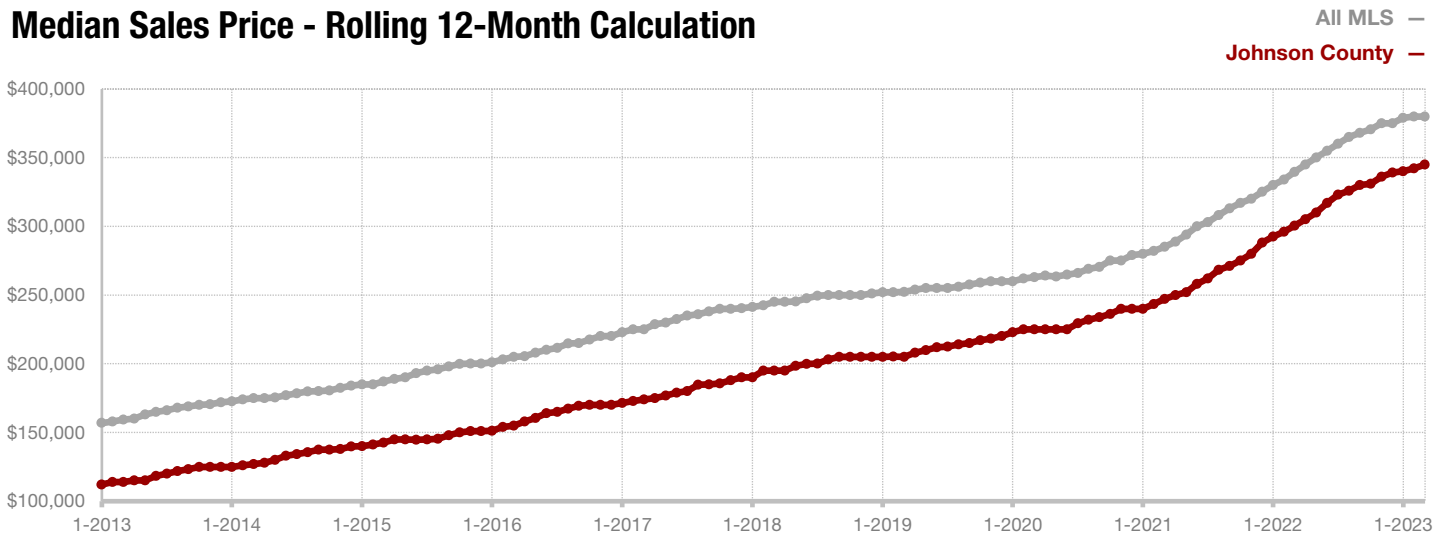
Johnson County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	327	437	+ 33.6%	803	1,031	+ 28.4%
Pending Sales	265	300	+ 13.2%	709	782	+ 10.3%
Closed Sales	301	277	- 8.0%	717	652	- 9.1%
Average Sales Price*	\$369,738	\$370,680	+ 0.3%	\$361,446	\$379,593	+ 5.0%
Median Sales Price*	\$325,000	\$338,990	+ 4.3%	\$318,000	\$345,000	+ 8.5%
Percent of Original List Price Received*	101.3%	93.8%	- 7.4%	100.4%	93.1%	- 7.3%
Days on Market Until Sale	31	67	+ 116.1%	29	69	+ 137.9%
Inventory of Homes for Sale	344	781	+ 127.0%	--	--	--
Months Supply of Inventory	1.3	3.0	+ 200.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



- 15.0%

- 28.6%

- 18.1%

Change in
New Listings

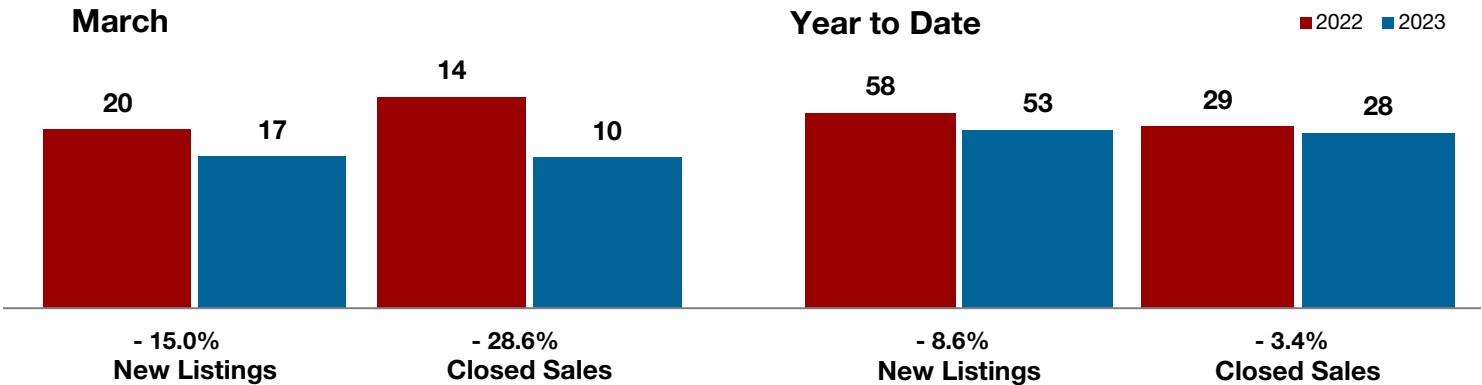
Change in
Closed Sales

Change in
Median Sales Price

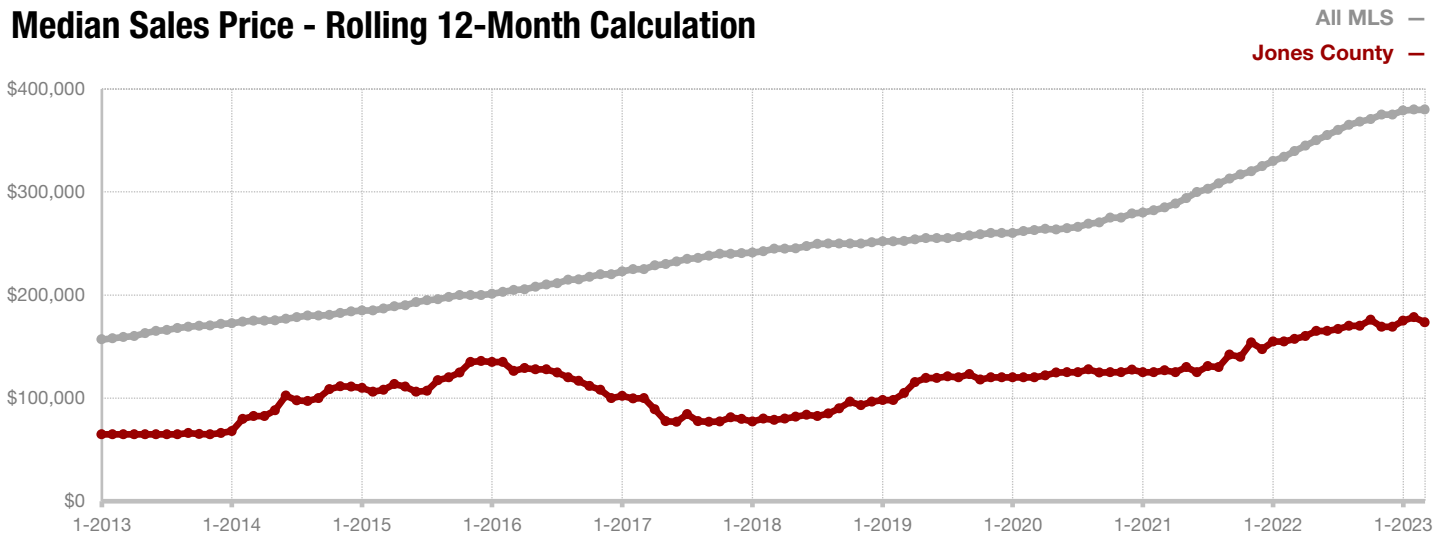
Jones County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	20	17	- 15.0%	58	53	- 8.6%
Pending Sales	19	22	+ 15.8%	50	45	- 10.0%
Closed Sales	14	10	- 28.6%	29	28	- 3.4%
Average Sales Price*	\$191,929	\$185,400	- 3.4%	\$166,670	\$203,970	+ 22.4%
Median Sales Price*	\$210,000	\$172,000	- 18.1%	\$165,000	\$195,750	+ 18.6%
Percent of Original List Price Received*	90.1%	93.5%	+ 3.8%	91.5%	91.9%	+ 0.4%
Days on Market Until Sale	46	102	+ 121.7%	55	85	+ 54.5%
Inventory of Homes for Sale	33	46	+ 39.4%	--	--	--
Months Supply of Inventory	2.2	3.6	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



+ 11.5%

- 16.1%

- 3.7%

Change in
New Listings

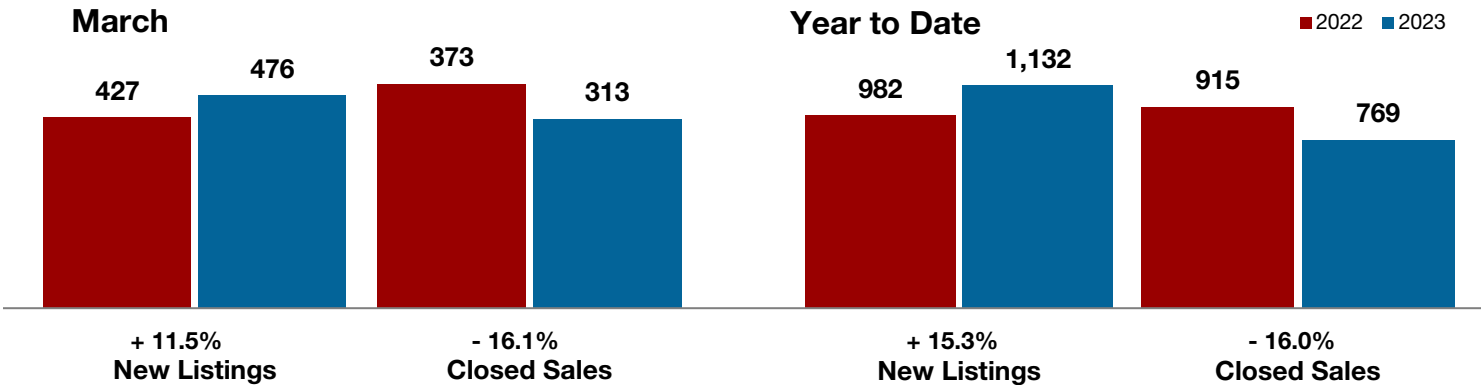
Change in
Closed Sales

Change in
Median Sales Price

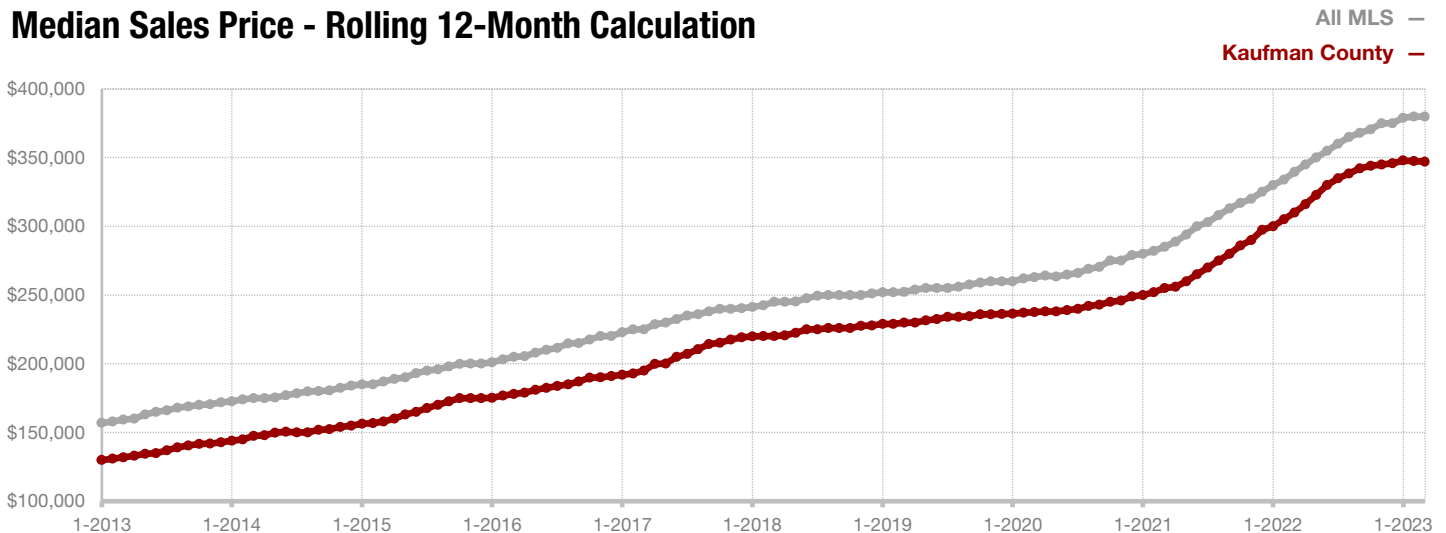
Kaufman County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	427	476	+ 11.5%	982	1,132	+ 15.3%
Pending Sales	357	330	- 7.6%	941	929	- 1.3%
Closed Sales	373	313	- 16.1%	915	769	- 16.0%
Average Sales Price*	\$352,452	\$349,014	- 1.0%	\$343,443	\$349,756	+ 1.8%
Median Sales Price*	\$337,500	\$325,000	- 3.7%	\$326,916	\$325,495	- 0.4%
Percent of Original List Price Received*	101.7%	93.4%	- 8.2%	101.2%	93.2%	- 7.9%
Days on Market Until Sale	36	81	+ 125.0%	33	75	+ 127.3%
Inventory of Homes for Sale	431	897	+ 108.1%	--	--	--
Months Supply of Inventory	1.3	3.1	+ 200.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



- 15.8%

- 24.0%

- 24.5%

Change in
New Listings

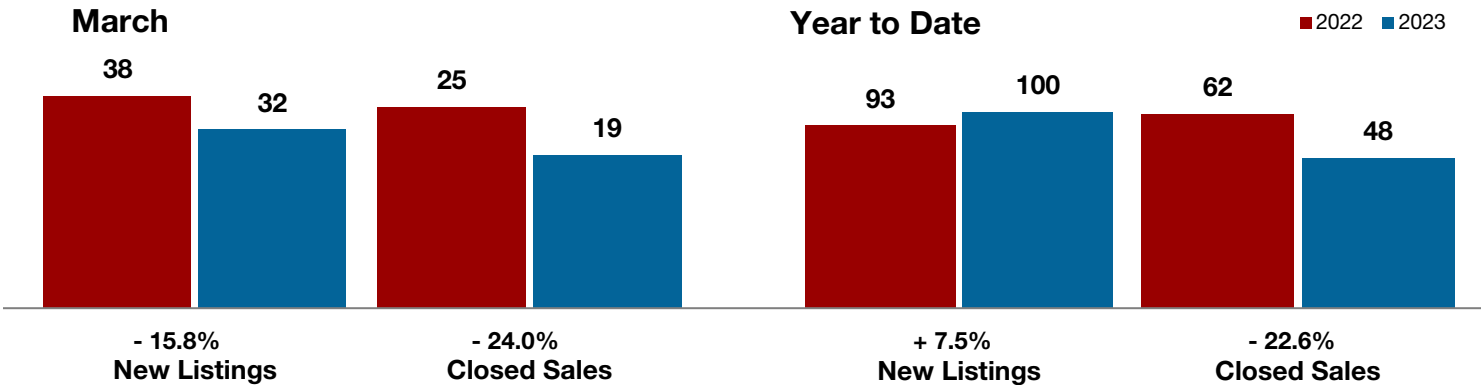
Change in
Closed Sales

Change in
Median Sales Price

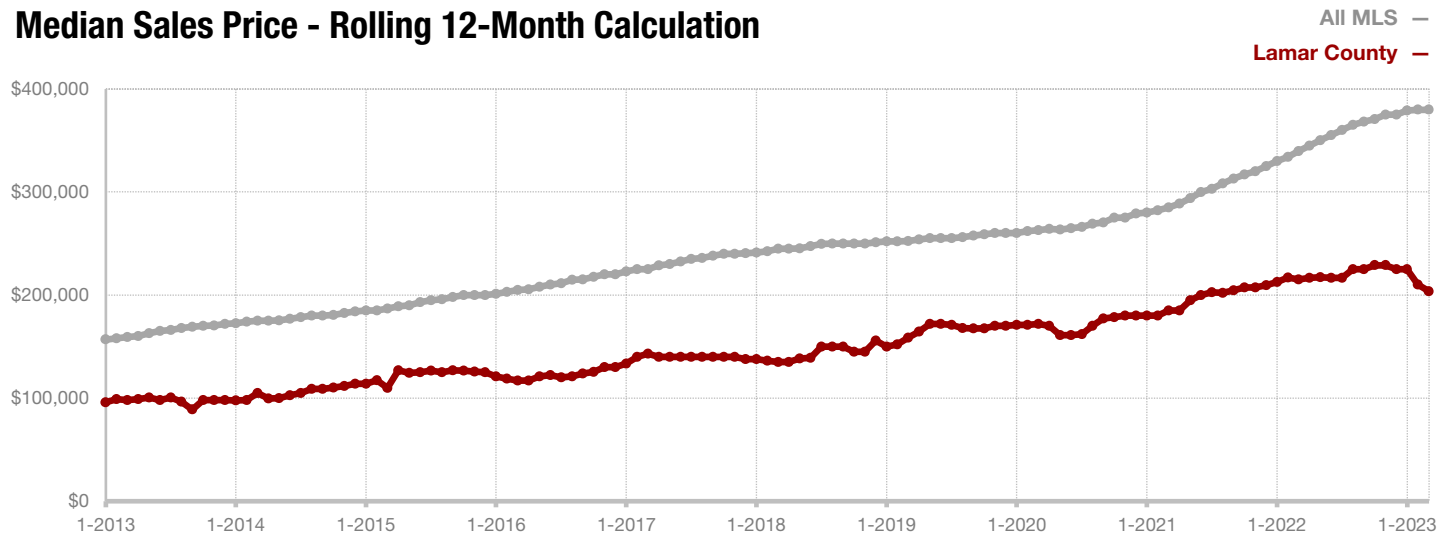
Lamar County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	38	32	- 15.8%	93	100	+ 7.5%
Pending Sales	25	19	- 24.0%	73	53	- 27.4%
Closed Sales	25	19	- 24.0%	62	48	- 22.6%
Average Sales Price*	\$275,854	\$173,658	- 37.0%	\$267,245	\$187,001	- 30.0%
Median Sales Price*	\$245,000	\$185,000	- 24.5%	\$236,500	\$170,000	- 28.1%
Percent of Original List Price Received*	94.6%	91.2%	- 3.6%	96.1%	89.7%	- 6.7%
Days on Market Until Sale	56	74	+ 32.1%	43	69	+ 60.5%
Inventory of Homes for Sale	65	128	+ 96.9%	--	--	--
Months Supply of Inventory	2.5	5.6	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 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

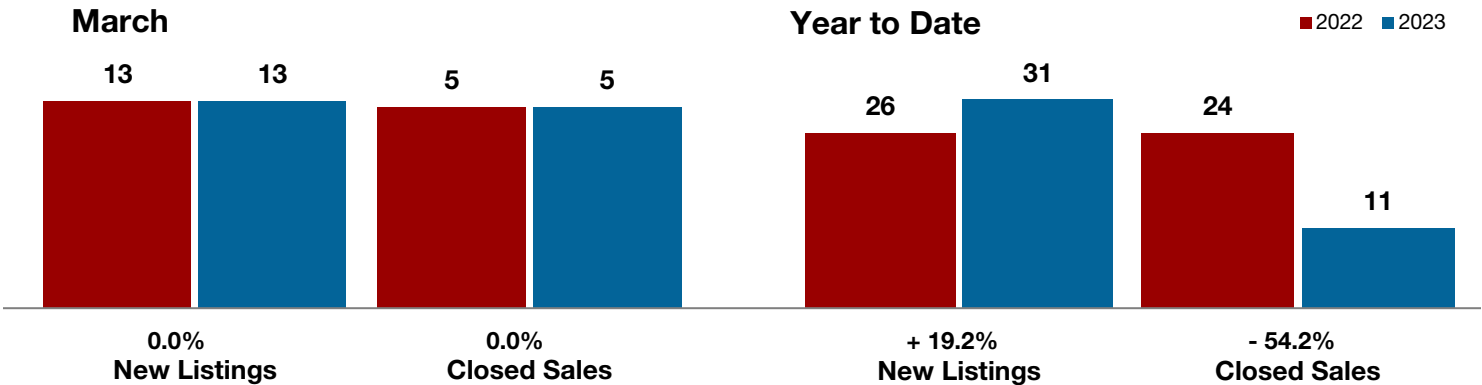
+ 0.6%

Change in
Median Sales Price

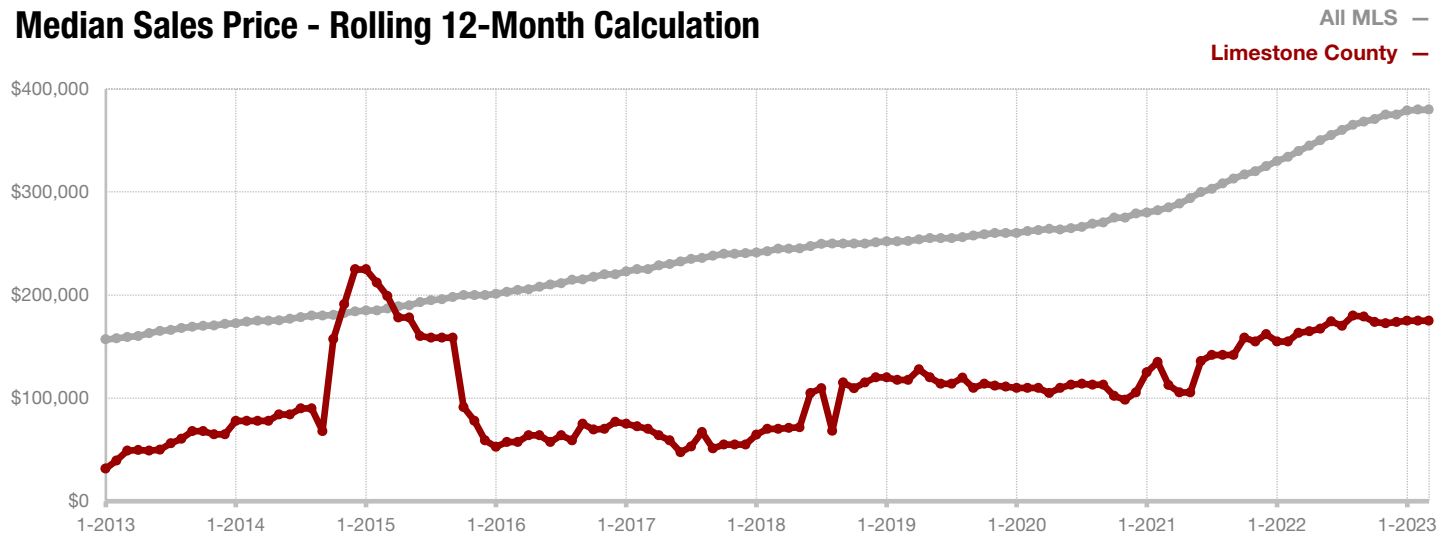
Limestone County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	13	13	0.0%	26	31	+ 19.2%
Pending Sales	5	3	- 40.0%	20	10	- 50.0%
Closed Sales	5	5	0.0%	24	11	- 54.2%
Average Sales Price*	\$332,080	\$167,239	- 49.6%	\$218,663	\$218,018	- 0.3%
Median Sales Price*	\$159,000	\$160,000	+ 0.6%	\$157,000	\$232,000	+ 47.8%
Percent of Original List Price Received*	91.7%	82.2%	- 10.4%	91.8%	82.2%	- 10.5%
Days on Market Until Sale	90	136	+ 51.1%	80	154	+ 92.5%
Inventory of Homes for Sale	28	42	+ 50.0%	--	--	--
Months Supply of Inventory	4.4	7.4	+ 75.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



0.0%

- 44.0%

- 2.0%

Change in
New Listings

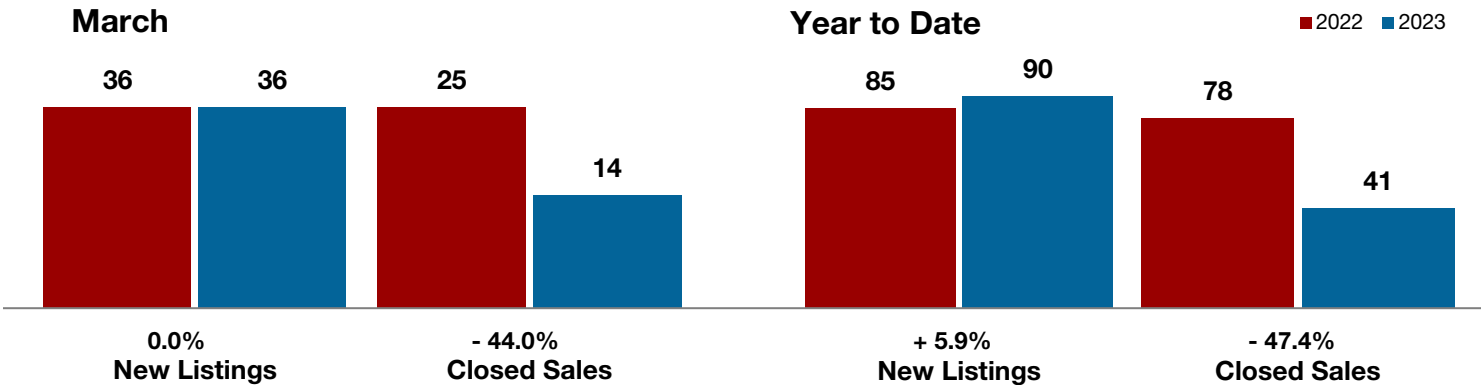
Change in
Closed Sales

Change in
Median Sales Price

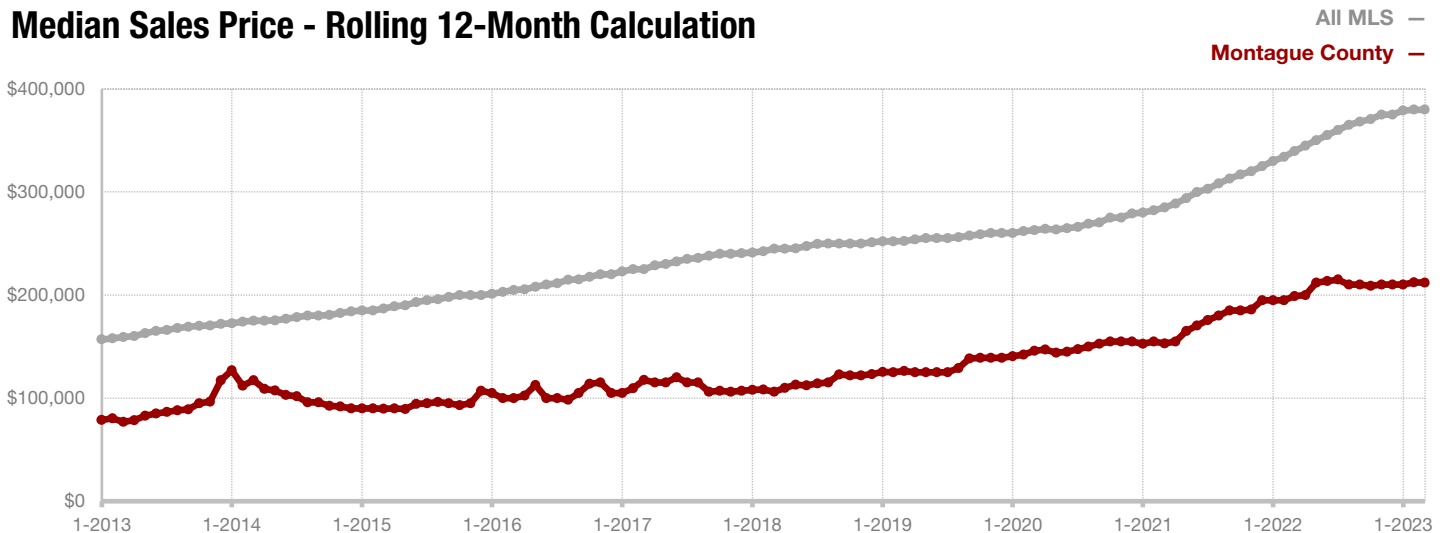
Montague County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	36	36	0.0%	85	90	+ 5.9%
Pending Sales	25	19	- 24.0%	80	52	- 35.0%
Closed Sales	25	14	- 44.0%	78	41	- 47.4%
Average Sales Price*	\$256,440	\$220,564	- 14.0%	\$279,885	\$312,998	+ 11.8%
Median Sales Price*	\$210,000	\$205,750	- 2.0%	\$204,500	\$239,000	+ 16.9%
Percent of Original List Price Received*	94.5%	91.8%	- 2.9%	94.9%	89.8%	- 5.4%
Days on Market Until Sale	54	40	- 25.9%	50	63	+ 26.0%
Inventory of Homes for Sale	60	94	+ 56.7%	--	--	--
Months Supply of Inventory	2.3	4.6	+ 150.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



- 13.5%

+ 14.6%

- 1.4%

Change in
New Listings

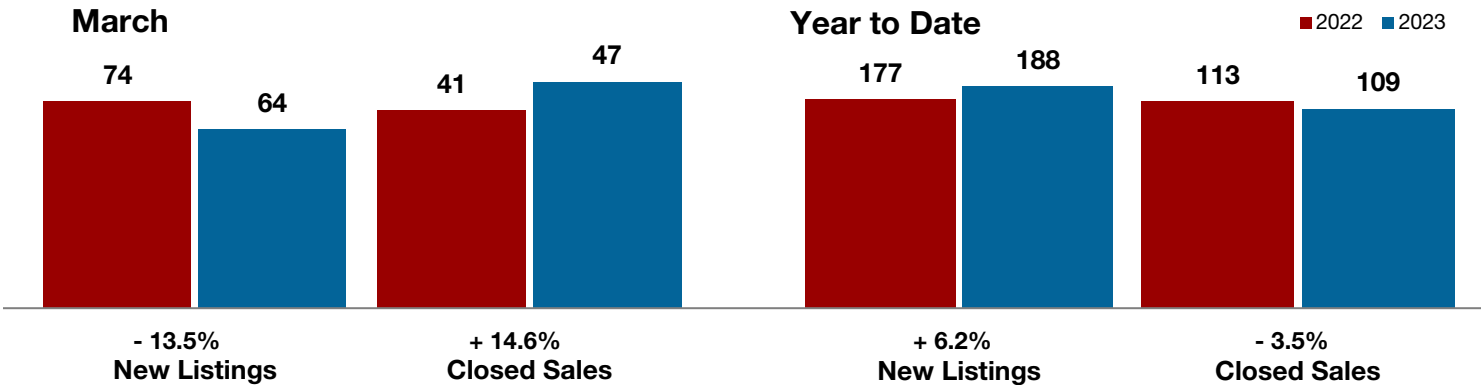
Change in
Closed Sales

Change in
Median Sales Price

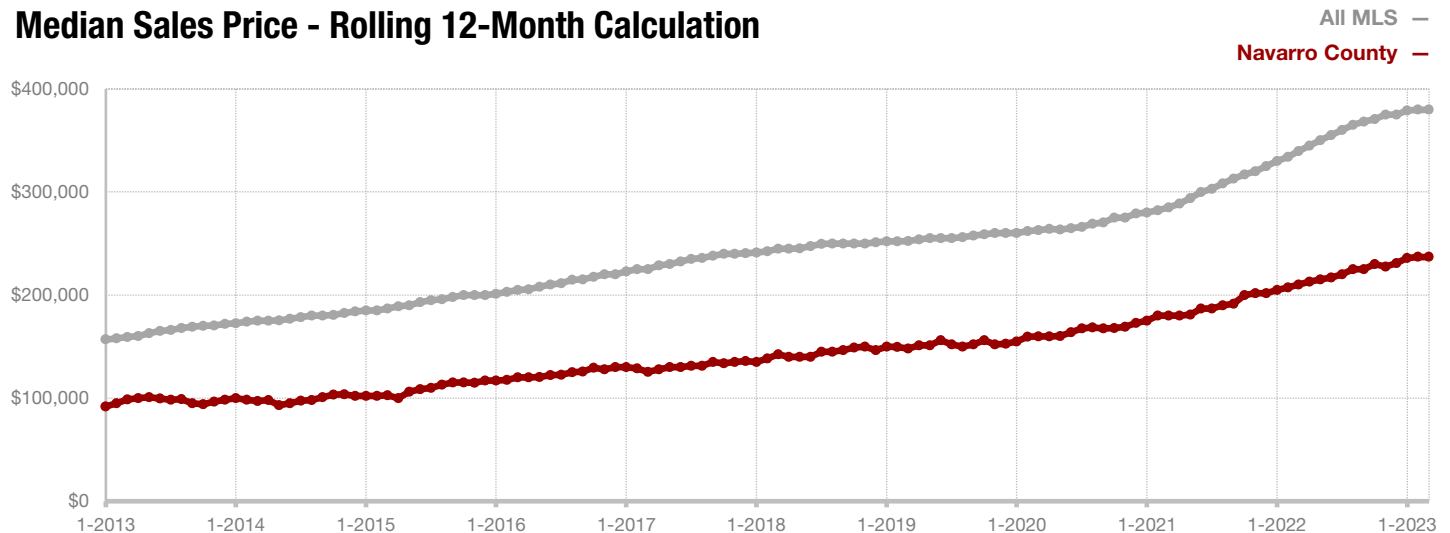
Navarro County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	74	64	- 13.5%	177	188	+ 6.2%
Pending Sales	52	43	- 17.3%	139	125	- 10.1%
Closed Sales	41	47	+ 14.6%	113	109	- 3.5%
Average Sales Price*	\$353,431	\$251,296	- 28.9%	\$322,446	\$303,230	- 6.0%
Median Sales Price*	\$213,000	\$210,000	- 1.4%	\$220,000	\$226,000	+ 2.7%
Percent of Original List Price Received*	97.0%	92.4%	- 4.7%	96.3%	91.0%	- 5.5%
Days on Market Until Sale	39	68	+ 74.4%	44	75	+ 70.5%
Inventory of Homes for Sale	107	167	+ 56.1%	--	--	--
Months Supply of Inventory	2.3	3.7	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



- 100.0% **+ 200.0%** **+ 23.1%**

Change in
New Listings

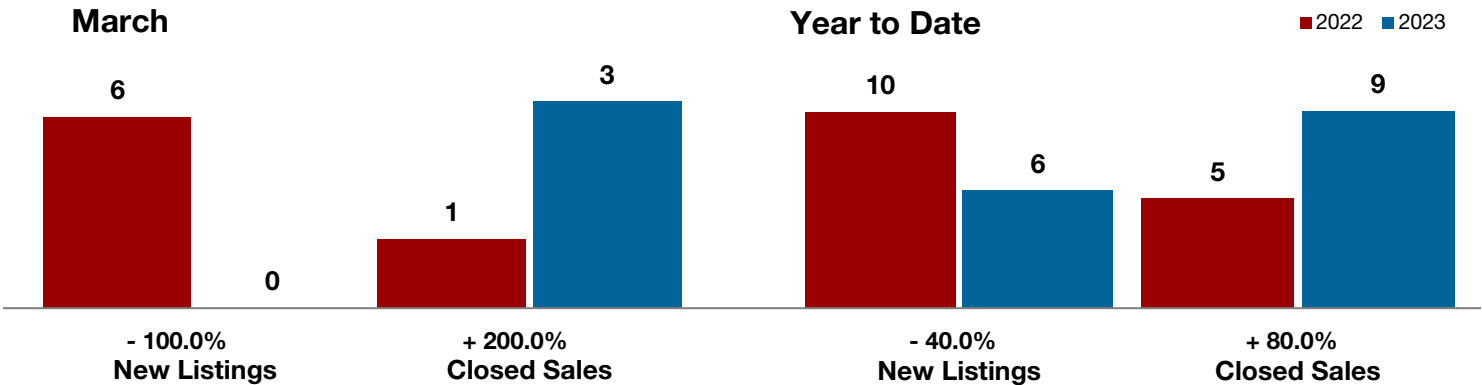
Change in
Closed Sales

Change in
Median Sales Price

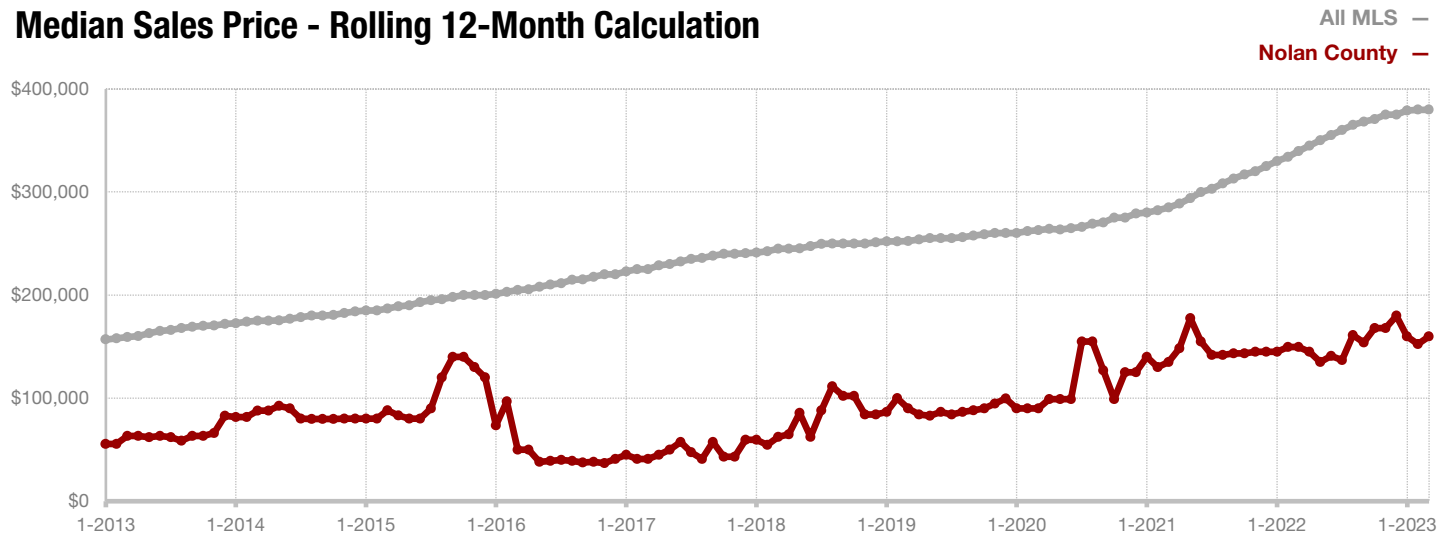
Nolan County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	6	0	- 100.0%	10	6	- 40.0%
Pending Sales	1	2	+ 100.0%	5	6	+ 20.0%
Closed Sales	1	3	+ 200.0%	5	9	+ 80.0%
Average Sales Price*	\$130,000	\$173,667	+ 33.6%	\$166,300	\$143,100	- 14.0%
Median Sales Price*	\$130,000	\$160,000	+ 23.1%	\$130,000	\$132,500	+ 1.9%
Percent of Original List Price Received*	89.7%	90.9%	+ 1.3%	95.0%	93.4%	- 1.7%
Days on Market Until Sale	118	120	+ 1.7%	67	85	+ 26.9%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	5.1	3.0	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



+ 37.5%

- 20.0%

+ 9.7%

Change in
New Listings

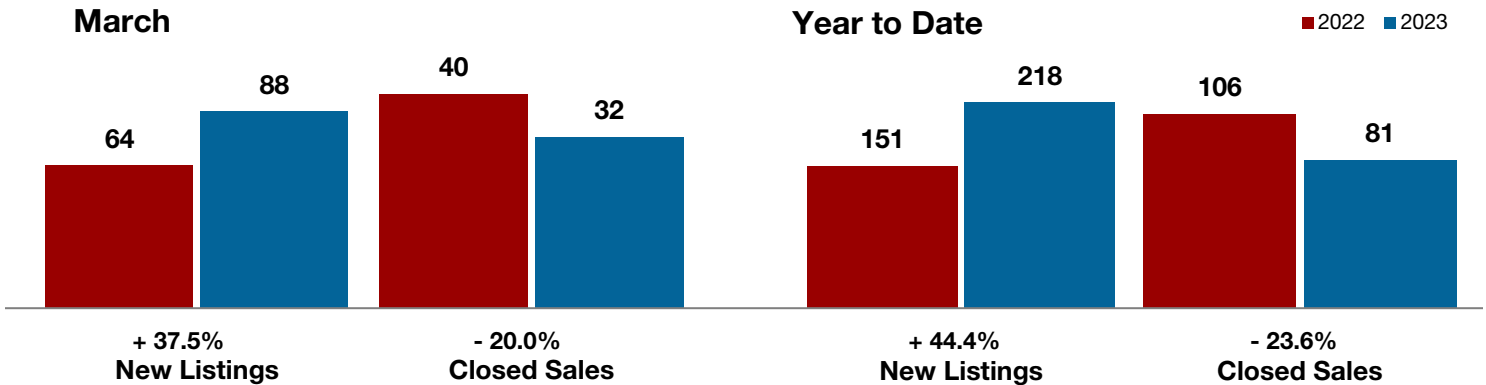
Change in
Closed Sales

Change in
Median Sales Price

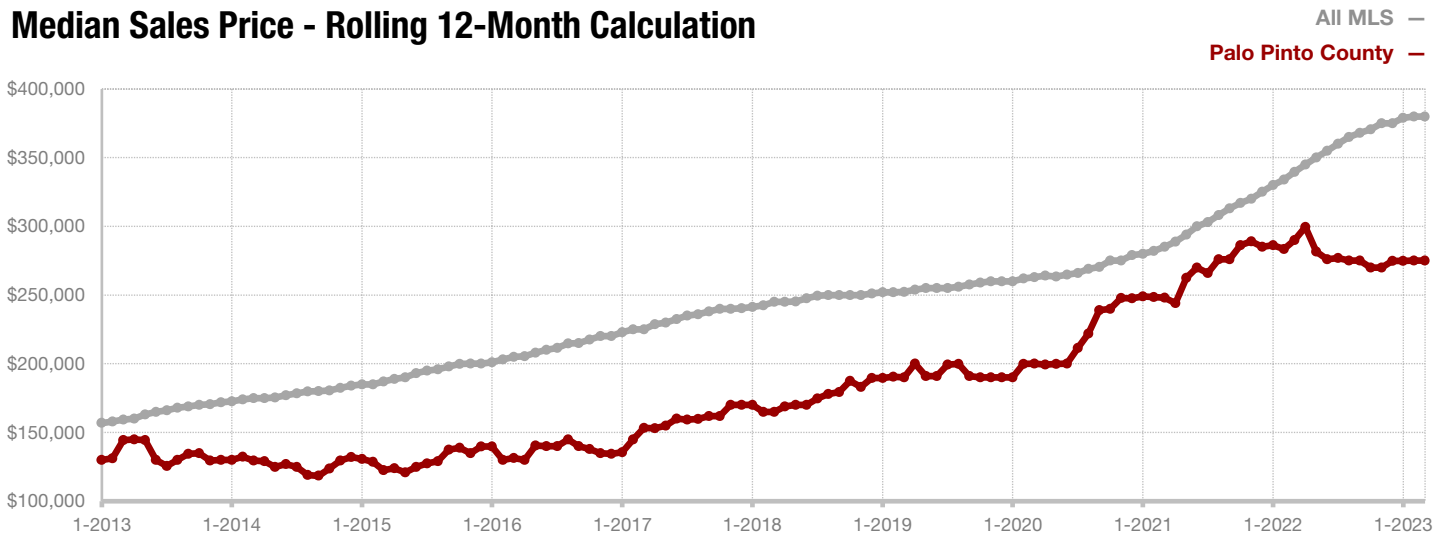
Palo Pinto County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	64	88	+ 37.5%	151	218	+ 44.4%
Pending Sales	50	42	- 16.0%	117	97	- 17.1%
Closed Sales	40	32	- 20.0%	106	81	- 23.6%
Average Sales Price*	\$473,080	\$435,135	- 8.0%	\$432,328	\$526,057	+ 21.7%
Median Sales Price*	\$268,500	\$294,475	+ 9.7%	\$253,000	\$278,000	+ 9.9%
Percent of Original List Price Received*	91.4%	92.2%	+ 0.9%	93.9%	89.1%	- 5.1%
Days on Market Until Sale	87	78	- 10.3%	71	82	+ 15.5%
Inventory of Homes for Sale	105	235	+ 123.8%	--	--	--
Months Supply of Inventory	2.4	6.4	+ 200.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



+ 20.8%

- 19.4%

+ 6.8%

Change in
New Listings

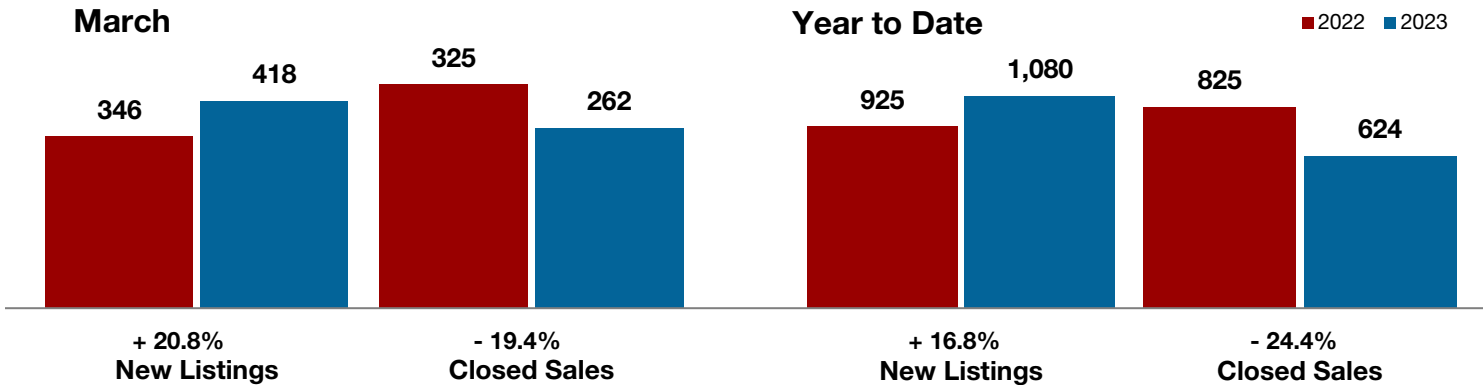
Change in
Closed Sales

Change in
Median Sales Price

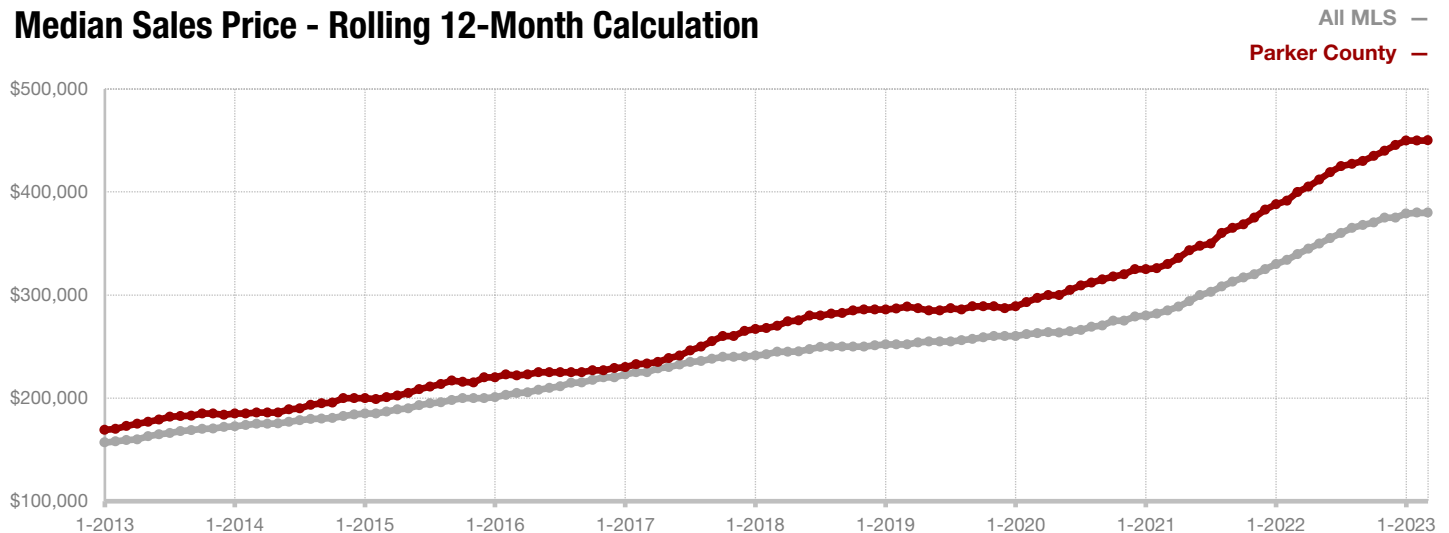
Parker County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	346	418	+ 20.8%	925	1,080	+ 16.8%
Pending Sales	308	259	- 15.9%	930	713	- 23.3%
Closed Sales	325	262	- 19.4%	825	624	- 24.4%
Average Sales Price*	\$457,083	\$473,021	+ 3.5%	\$455,756	\$463,709	+ 1.7%
Median Sales Price*	\$438,000	\$468,000	+ 6.8%	\$420,000	\$435,000	+ 3.6%
Percent of Original List Price Received*	100.3%	95.6%	- 4.7%	99.2%	94.7%	- 4.5%
Days on Market Until Sale	41	80	+ 95.1%	42	79	+ 88.1%
Inventory of Homes for Sale	385	1,021	+ 165.2%	--	--	--
Months Supply of Inventory	1.3	4.0	+ 300.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



- 20.7%

- 40.0%

- 22.0%

Change in
New Listings

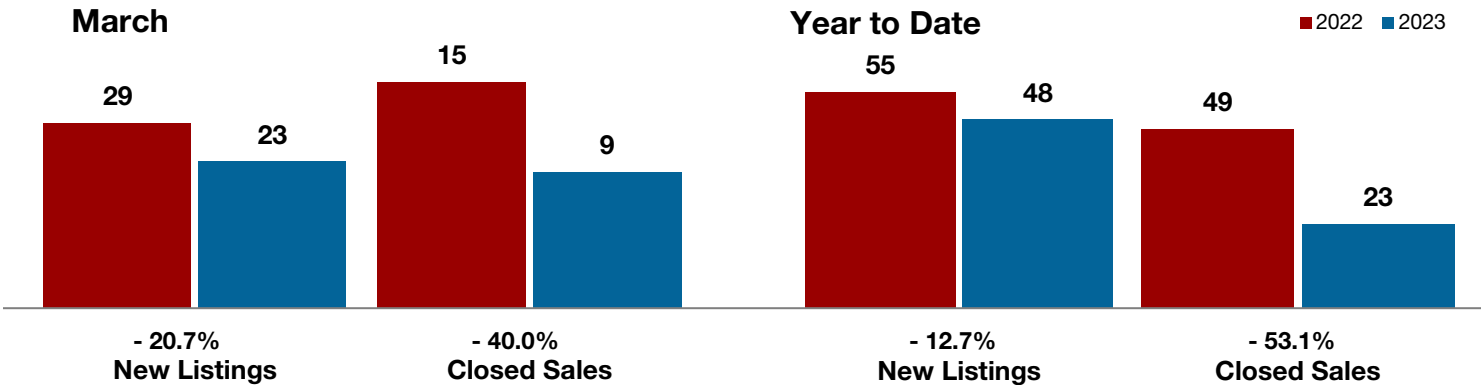
Change in
Closed Sales

Change in
Median Sales Price

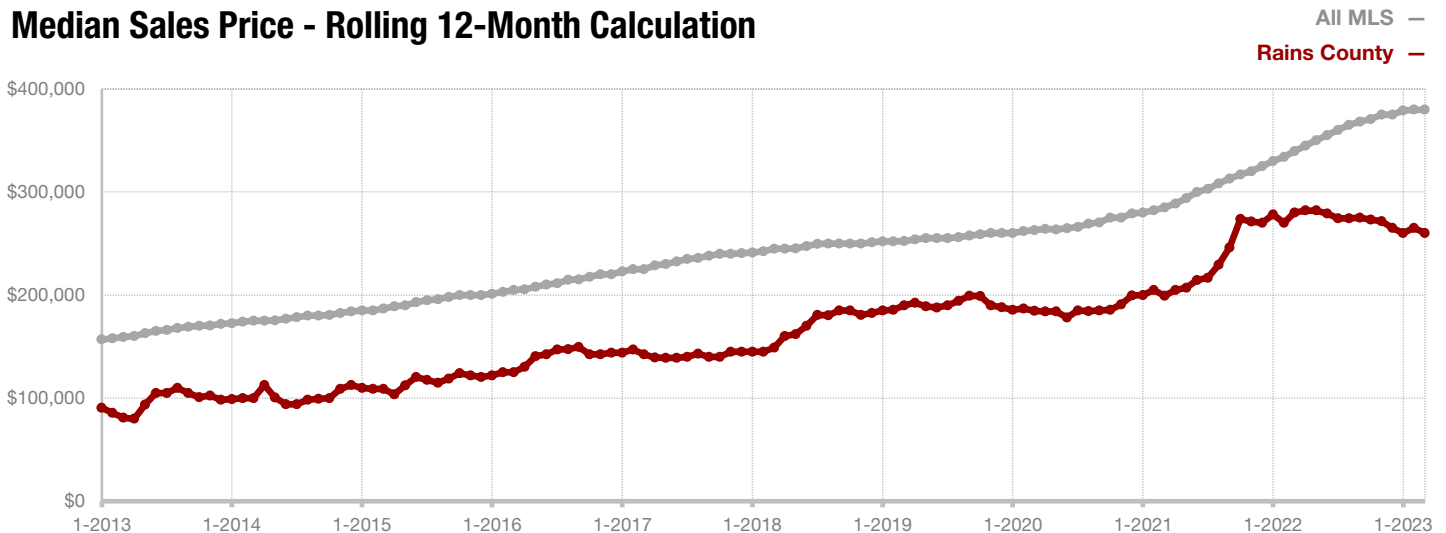
Rains County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	29	23	- 20.7%	55	48	- 12.7%
Pending Sales	12	12	0.0%	42	26	- 38.1%
Closed Sales	15	9	- 40.0%	49	23	- 53.1%
Average Sales Price*	\$316,593	\$258,667	- 18.3%	\$349,005	\$306,114	- 12.3%
Median Sales Price*	\$295,000	\$230,000	- 22.0%	\$284,000	\$250,000	- 12.0%
Percent of Original List Price Received*	100.1%	94.5%	- 5.6%	97.0%	96.1%	- 0.9%
Days on Market Until Sale	26	128	+ 392.3%	47	81	+ 72.3%
Inventory of Homes for Sale	34	55	+ 61.8%	--	--	--
Months Supply of Inventory	2.1	4.6	+ 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 – March 2023

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



+ 8.9%

+ 23.8%

- 0.7%

Change in
New Listings

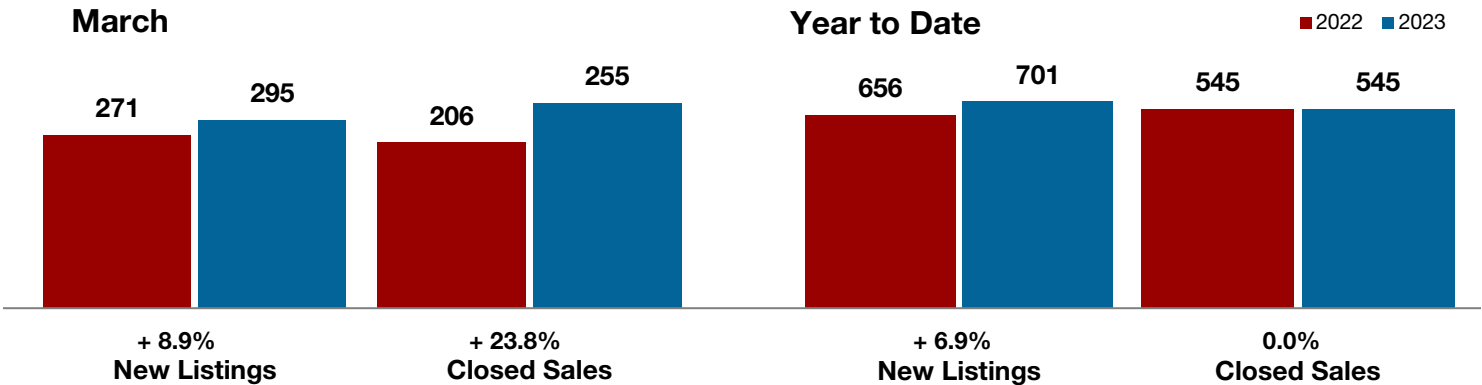
Change in
Closed Sales

Change in
Median Sales Price

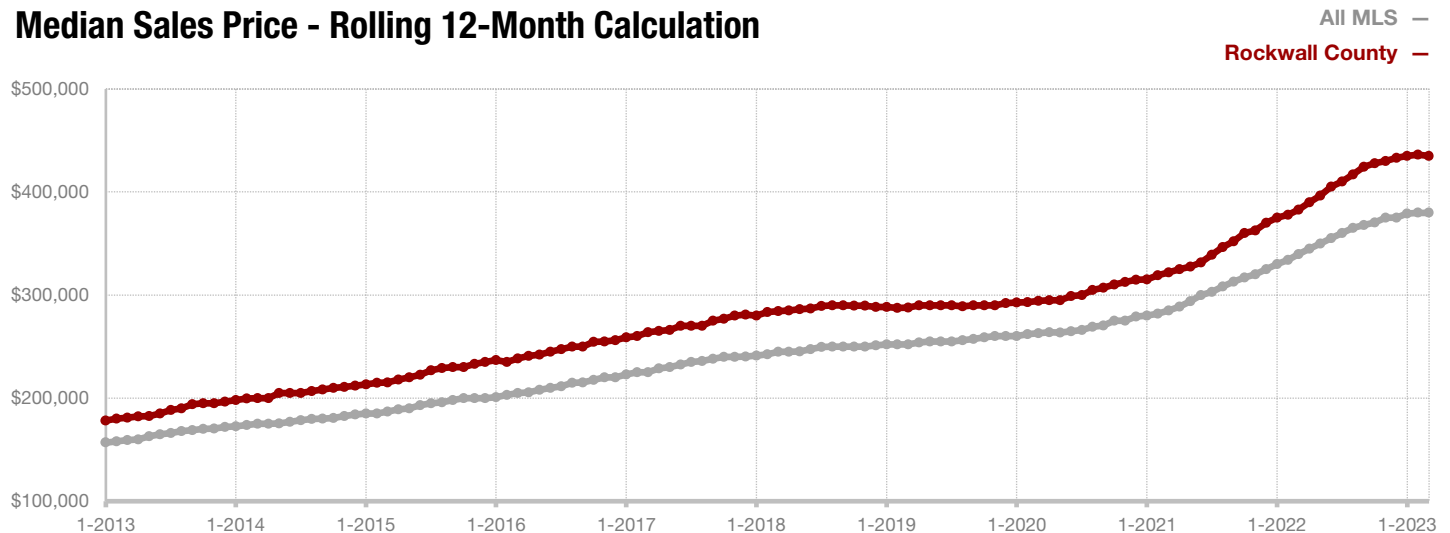
Rockwall County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	271	295	+ 8.9%	656	701	+ 6.9%
Pending Sales	226	213	- 5.8%	581	659	+ 13.4%
Closed Sales	206	255	+ 23.8%	545	545	0.0%
Average Sales Price*	\$480,078	\$482,921	+ 0.6%	\$466,158	\$482,363	+ 3.5%
Median Sales Price*	\$420,000	\$417,000	- 0.7%	\$400,000	\$416,000	+ 4.0%
Percent of Original List Price Received*	103.8%	93.5%	- 9.9%	102.3%	93.3%	- 8.8%
Days on Market Until Sale	31	79	+ 154.8%	31	74	+ 138.7%
Inventory of Homes for Sale	260	564	+ 116.9%	--	--	--
Months Supply of Inventory	1.1	2.8	+ 200.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



Shackelford County

0.0%

Change in
New Listings

0.0%

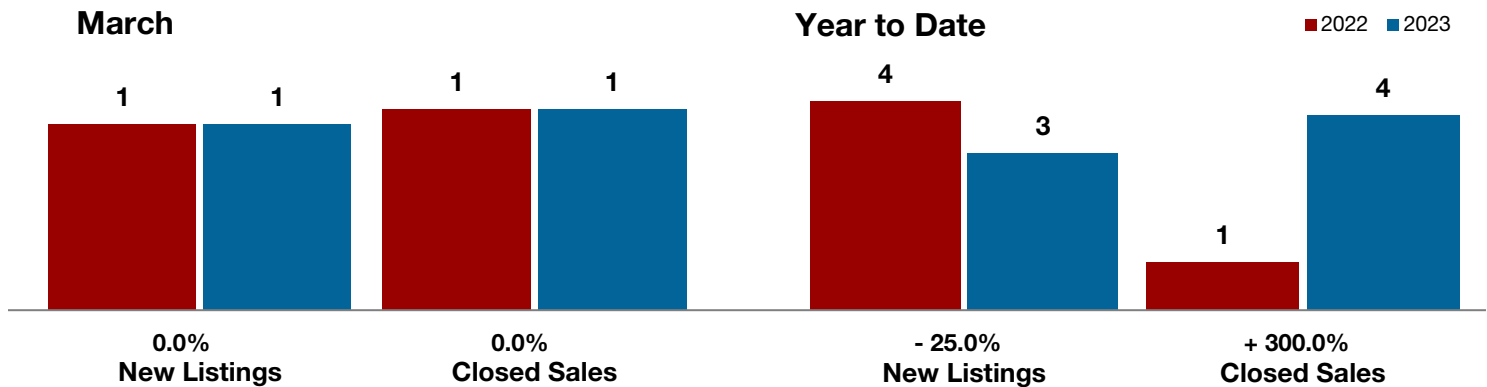
Change in
Closed Sales

- 28.9%

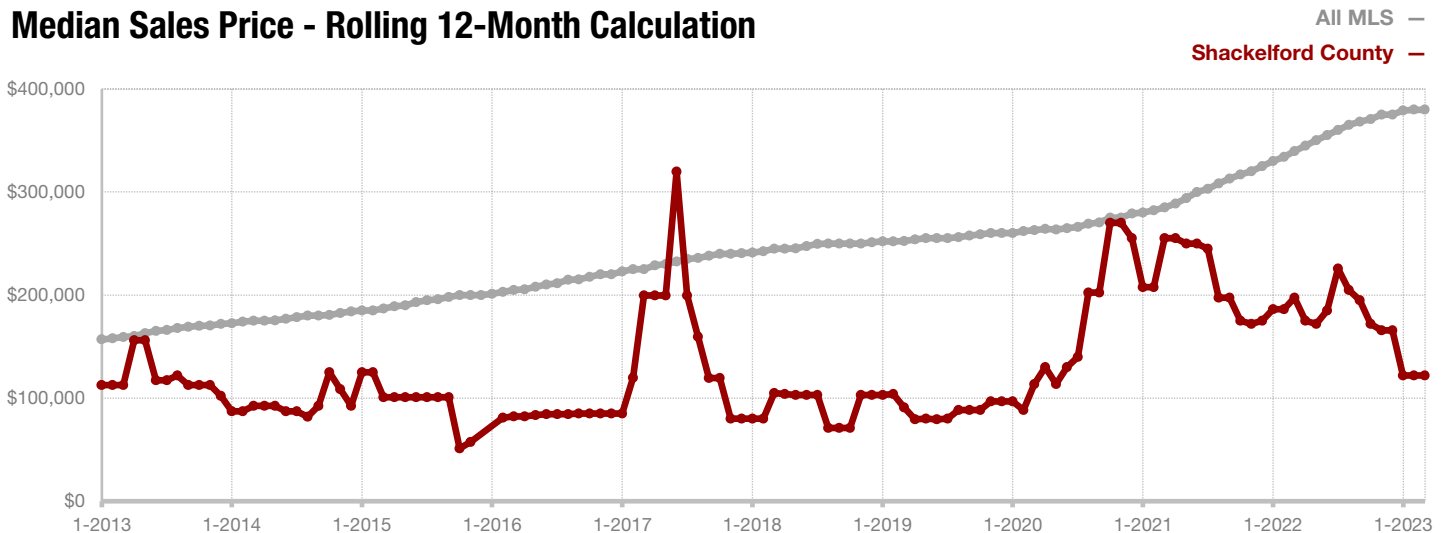
Change in
Median Sales Price

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1	1	0.0%	4	3	- 25.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	1	1	0.0%	1	4	+ 300.0%
Average Sales Price*	\$246,300	\$175,000	- 28.9%	\$246,300	\$68,125	- 72.3%
Median Sales Price*	\$246,300	\$175,000	- 28.9%	\$246,300	\$38,250	- 84.5%
Percent of Original List Price Received*	99.5%	97.3%	- 2.2%	99.5%	69.4%	- 30.3%
Days on Market Until Sale	12	145	+ 1108.3%	12	119	+ 891.7%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	2.5	3.0	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 – March 2023

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



+ 63.9%

Change in
New Listings

+ 4.8%

Change in
Closed Sales

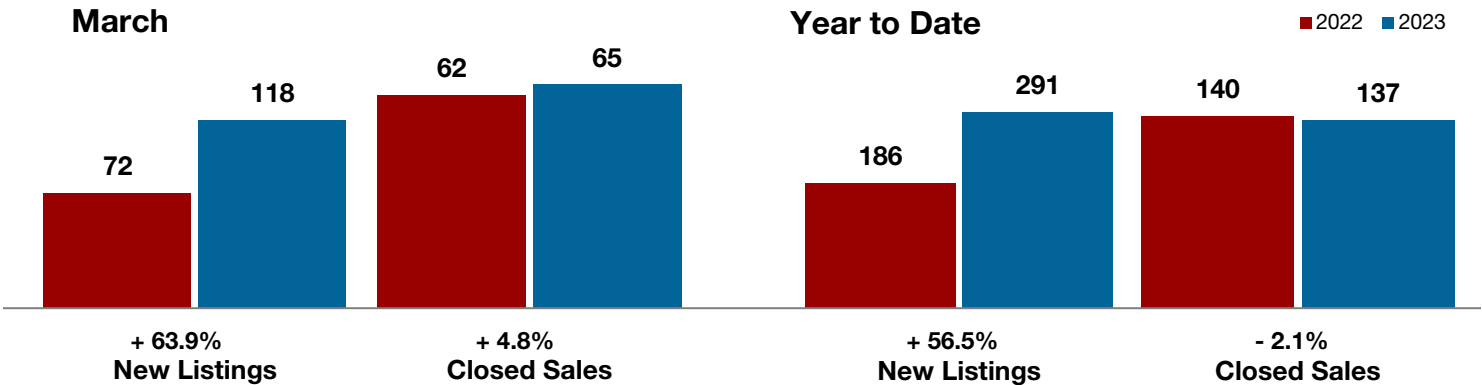
+ 16.0%

Change in
Median Sales Price

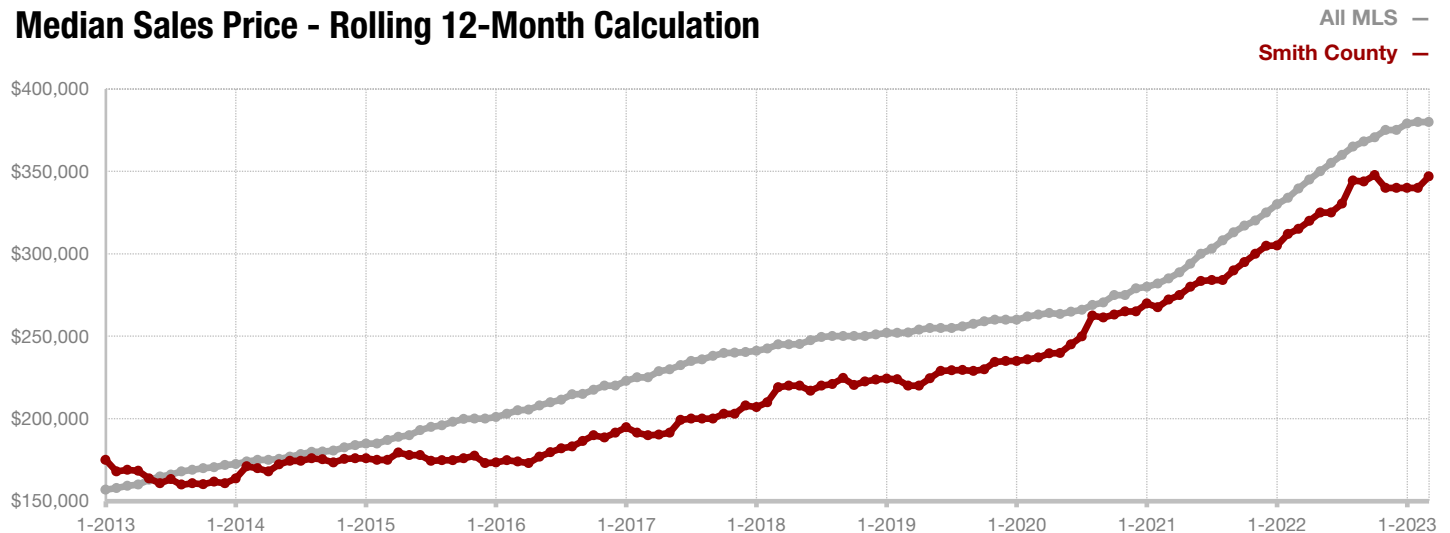
Smith County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	72	118	+ 63.9%	186	291	+ 56.5%
Pending Sales	59	65	+ 10.2%	156	171	+ 9.6%
Closed Sales	62	65	+ 4.8%	140	137	- 2.1%
Average Sales Price*	\$457,458	\$422,894	- 7.6%	\$396,864	\$386,477	- 2.6%
Median Sales Price*	\$314,750	\$365,000	+ 16.0%	\$314,560	\$315,000	+ 0.1%
Percent of Original List Price Received*	99.5%	94.5%	- 5.0%	97.6%	94.0%	- 3.7%
Days on Market Until Sale	46	55	+ 19.6%	42	55	+ 31.0%
Inventory of Homes for Sale	102	243	+ 138.2%	--	--	--
Months Supply of Inventory	1.6	4.4	+ 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 – March 2023

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



+ 5.9%

+ 22.2%

+ 2.5%

Change in
New Listings

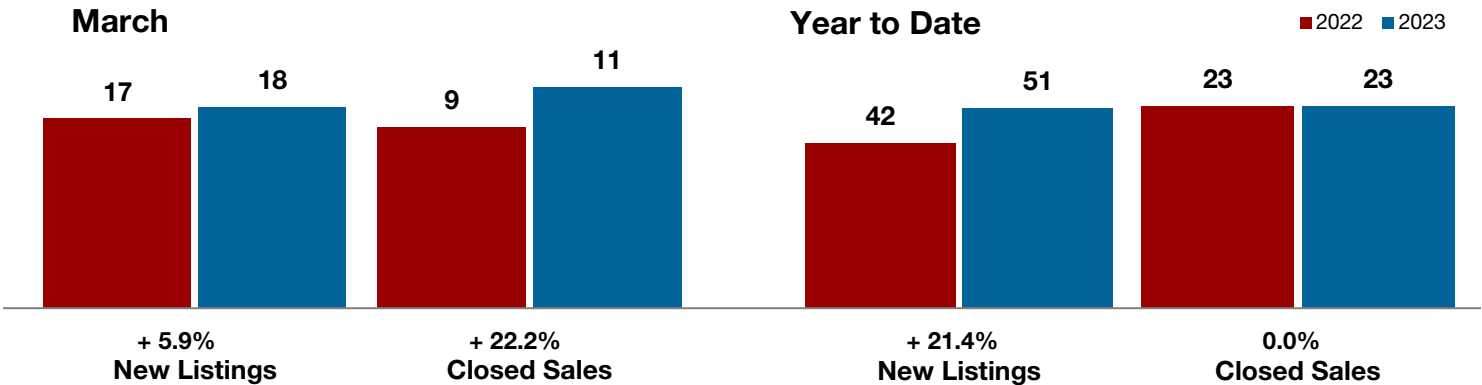
Change in
Closed Sales

Change in
Median Sales Price

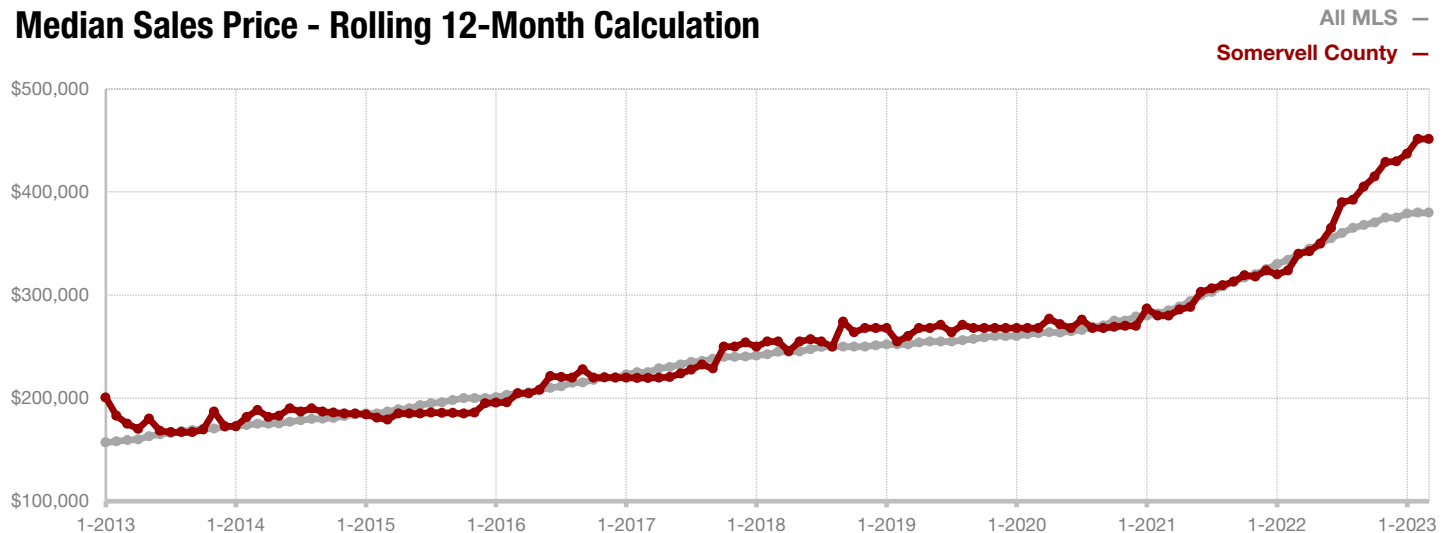
Somervell County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	17	18	+ 5.9%	42	51	+ 21.4%
Pending Sales	9	12	+ 33.3%	27	28	+ 3.7%
Closed Sales	9	11	+ 22.2%	23	23	0.0%
Average Sales Price*	\$501,367	\$425,991	- 15.0%	\$395,987	\$489,035	+ 23.5%
Median Sales Price*	\$473,000	\$484,900	+ 2.5%	\$390,000	\$490,000	+ 25.6%
Percent of Original List Price Received*	99.9%	91.3%	- 8.6%	95.4%	92.5%	- 3.0%
Days on Market Until Sale	37	111	+ 200.0%	45	87	+ 93.3%
Inventory of Homes for Sale	25	52	+ 108.0%	--	--	--
Months Supply of Inventory	2.3	6.0	+ 200.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



+ 66.7%

- 40.0%

- 28.2%

Change in
New Listings

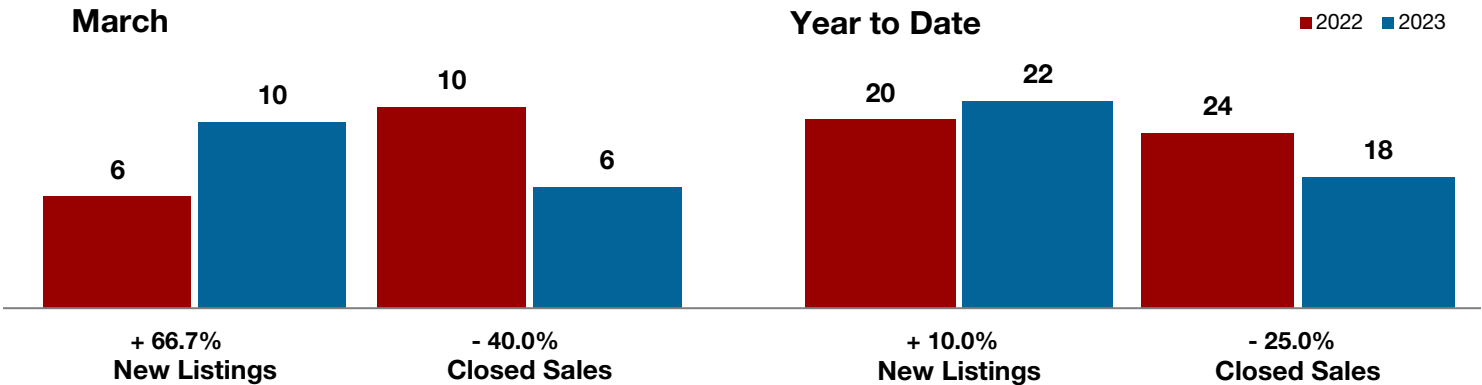
Change in
Closed Sales

Change in
Median Sales Price

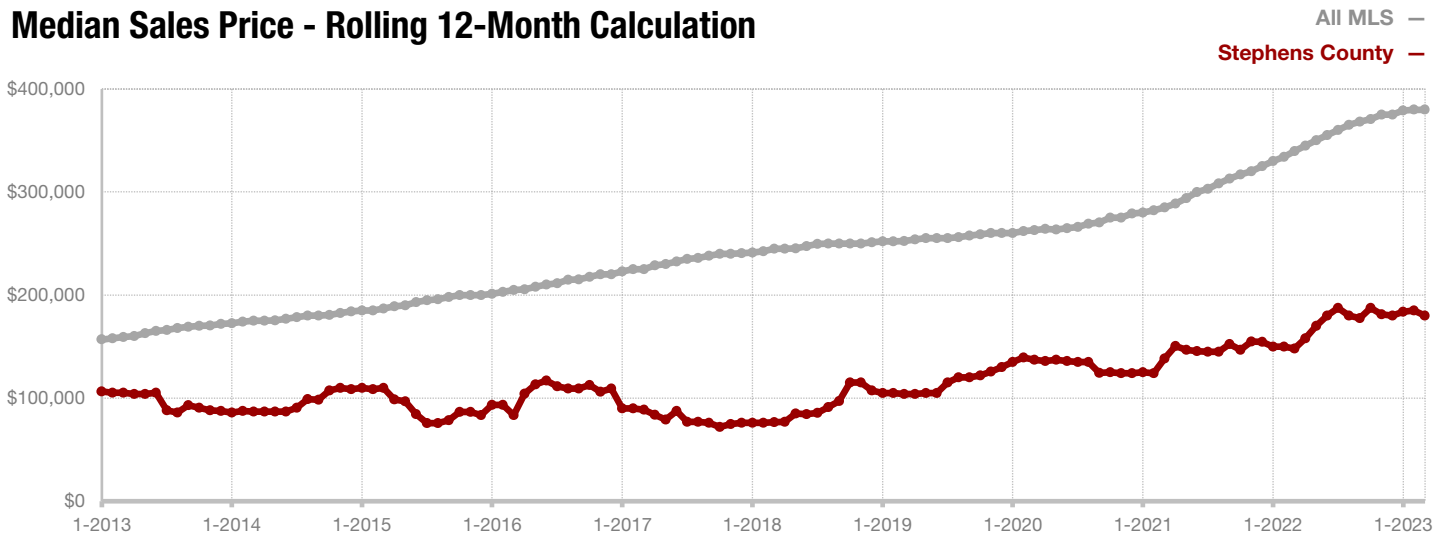
Stephens County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	6	10	+ 66.7%	20	22	+ 10.0%
Pending Sales	5	2	- 60.0%	20	18	- 10.0%
Closed Sales	10	6	- 40.0%	24	18	- 25.0%
Average Sales Price*	\$215,885	\$161,083	- 25.4%	\$179,604	\$187,083	+ 4.2%
Median Sales Price*	\$212,500	\$152,500	- 28.2%	\$177,500	\$185,000	+ 4.2%
Percent of Original List Price Received*	96.6%	91.7%	- 5.1%	94.3%	87.2%	- 7.5%
Days on Market Until Sale	110	63	- 42.7%	91	94	+ 3.3%
Inventory of Homes for Sale	31	35	+ 12.9%	--	--	--
Months Supply of Inventory	3.9	5.1	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



Stonewall County

- 100.0%

0.0%

--

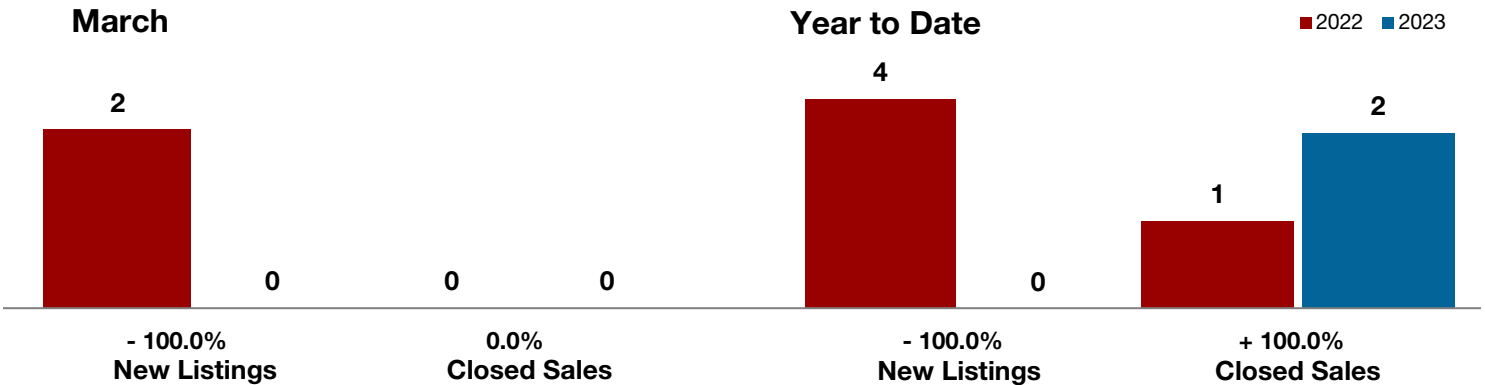
Change in
New Listings

Change in
Closed Sales

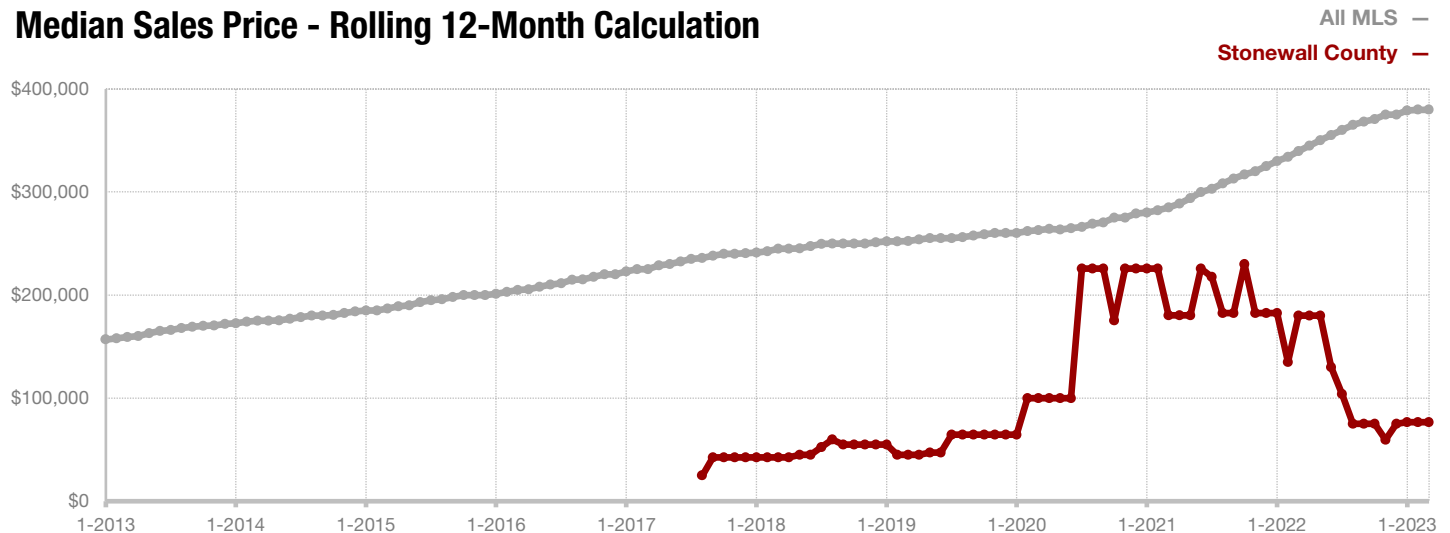
Change in
Median Sales Price

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2	0	- 100.0%	4	0	- 100.0%
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Average Sales Price*	--	--	--	\$44,000	\$180,750	+ 310.8%
Median Sales Price*	--	--	--	\$44,000	\$180,750	+ 310.8%
Percent of Original List Price Received*	--	--	--	67.7%	90.4%	+ 33.5%
Days on Market Until Sale	--	--	--	1	65	+ 6400.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.0	1.7	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



- 3.2%

Change in
New Listings

- 7.3%

Change in
Closed Sales

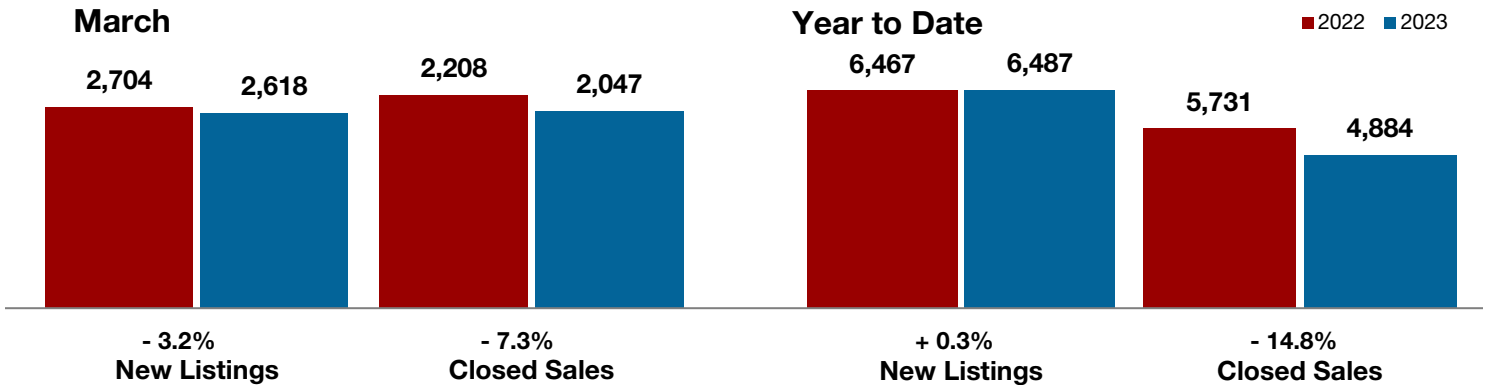
- 2.9%

Change in
Median Sales Price

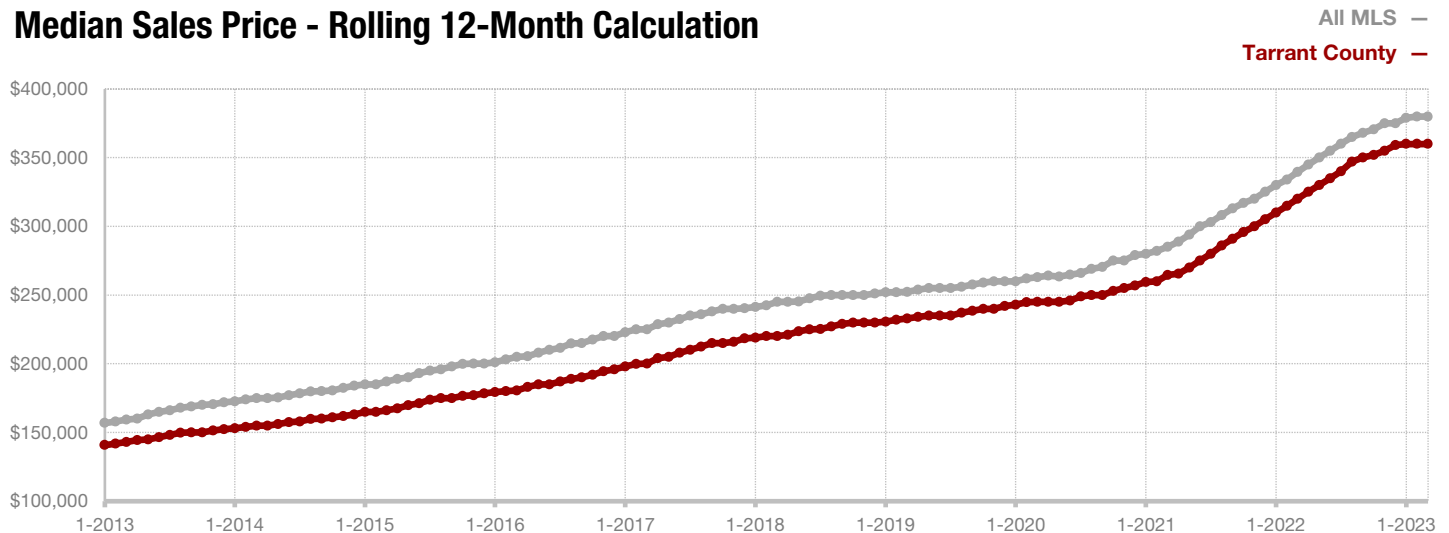
Tarrant County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2,704	2,618	- 3.2%	6,467	6,487	+ 0.3%
Pending Sales	2,226	2,095	- 5.9%	6,002	5,725	- 4.6%
Closed Sales	2,208	2,047	- 7.3%	5,731	4,884	- 14.8%
Average Sales Price*	\$409,818	\$404,267	- 1.4%	\$395,258	\$406,925	+ 3.0%
Median Sales Price*	\$350,000	\$340,000	- 2.9%	\$340,000	\$339,999	- 0.0%
Percent of Original List Price Received*	103.9%	96.0%	- 7.6%	102.5%	95.1%	- 7.2%
Days on Market Until Sale	20	51	+ 155.0%	23	52	+ 126.1%
Inventory of Homes for Sale	1,909	3,541	+ 85.5%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



- 0.8%

Change in
New Listings

- 6.4%

Change in
Closed Sales

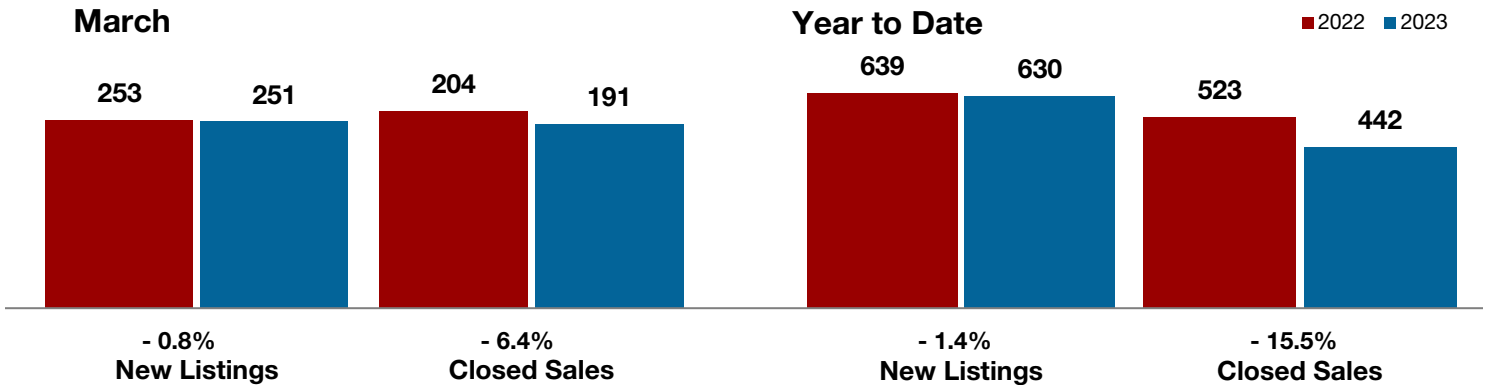
+ 10.2%

Change in
Median Sales Price

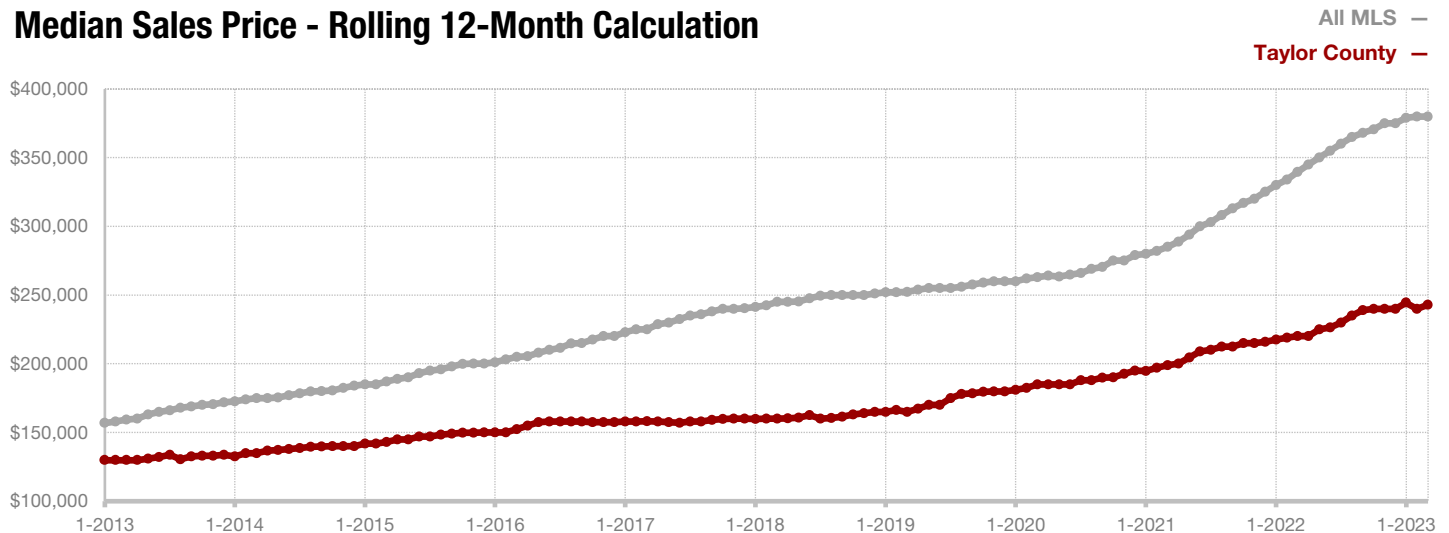
Taylor County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	253	251	- 0.8%	639	630	- 1.4%
Pending Sales	207	165	- 20.3%	581	517	- 11.0%
Closed Sales	204	191	- 6.4%	523	442	- 15.5%
Average Sales Price*	\$244,190	\$262,172	+ 7.4%	\$253,205	\$260,790	+ 3.0%
Median Sales Price*	\$220,000	\$242,400	+ 10.2%	\$229,125	\$235,000	+ 2.6%
Percent of Original List Price Received*	98.0%	96.4%	- 1.6%	97.7%	95.6%	- 2.1%
Days on Market Until Sale	34	65	+ 91.2%	34	61	+ 79.4%
Inventory of Homes for Sale	276	451	+ 63.4%	--	--	--
Months Supply of Inventory	1.3	2.5	+ 200.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



- 60.0%

- 62.5%

+ 20.9%

Change in
New Listings

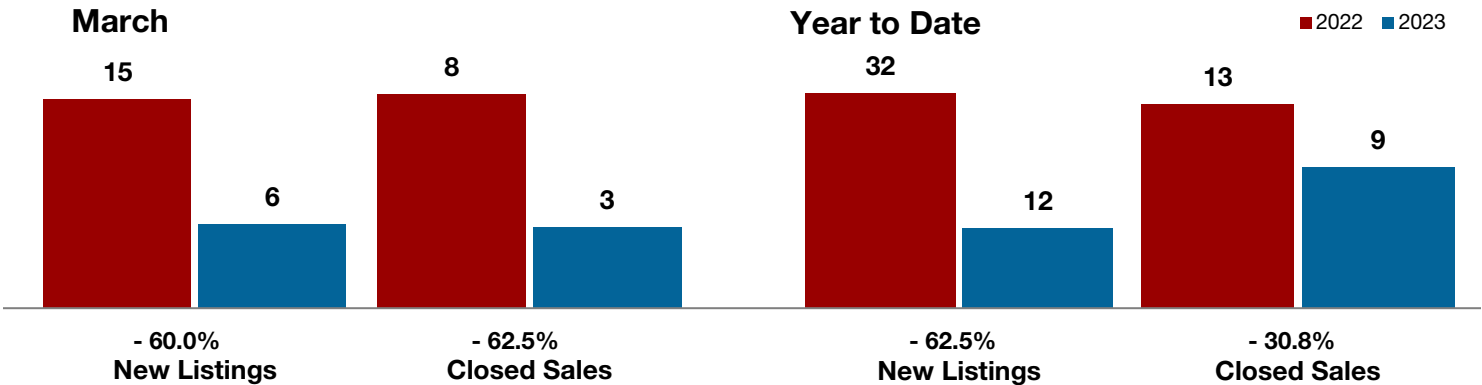
Change in
Closed Sales

Change in
Median Sales Price

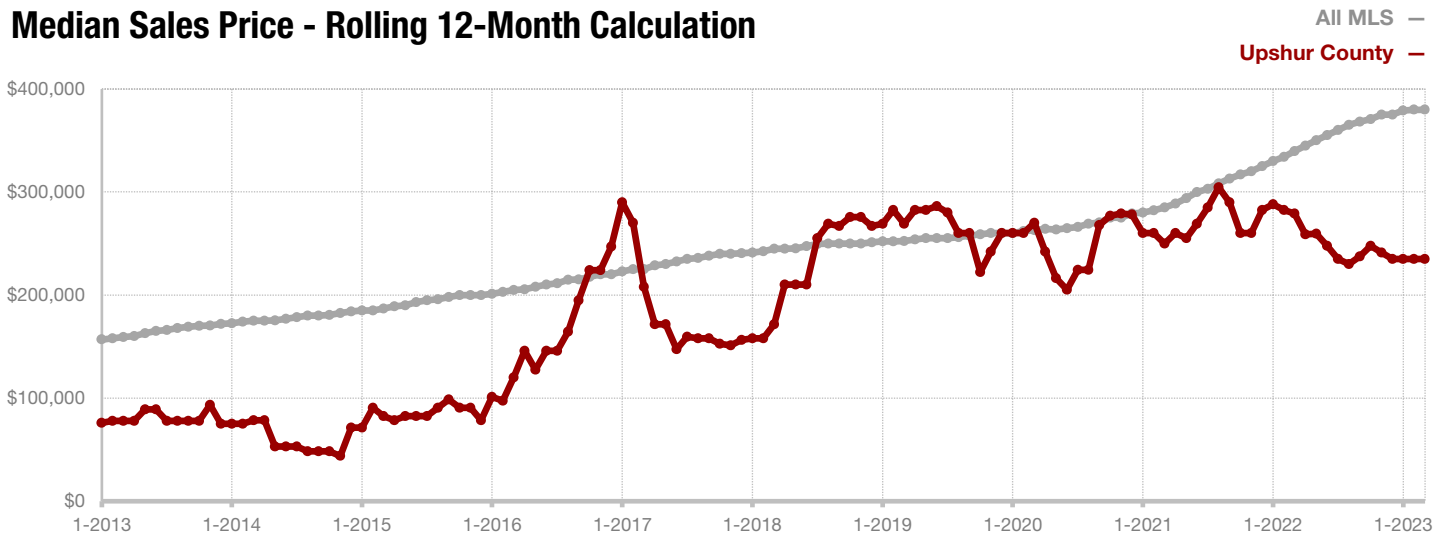
Upshur County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	15	6	- 60.0%	32	12	- 62.5%
Pending Sales	10	3	- 70.0%	18	10	- 44.4%
Closed Sales	8	3	- 62.5%	13	9	- 30.8%
Average Sales Price*	\$343,863	\$360,370	+ 4.8%	\$337,108	\$318,501	- 5.5%
Median Sales Price*	\$239,950	\$290,000	+ 20.9%	\$248,000	\$228,000	- 8.1%
Percent of Original List Price Received*	93.9%	94.4%	+ 0.5%	97.4%	89.2%	- 8.4%
Days on Market Until Sale	72	78	+ 8.3%	58	88	+ 51.7%
Inventory of Homes for Sale	27	17	- 37.0%	--	--	--
Months Supply of Inventory	5.9	2.7	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



+ 24.3%

- 29.0%

- 2.2%

Change in
New Listings

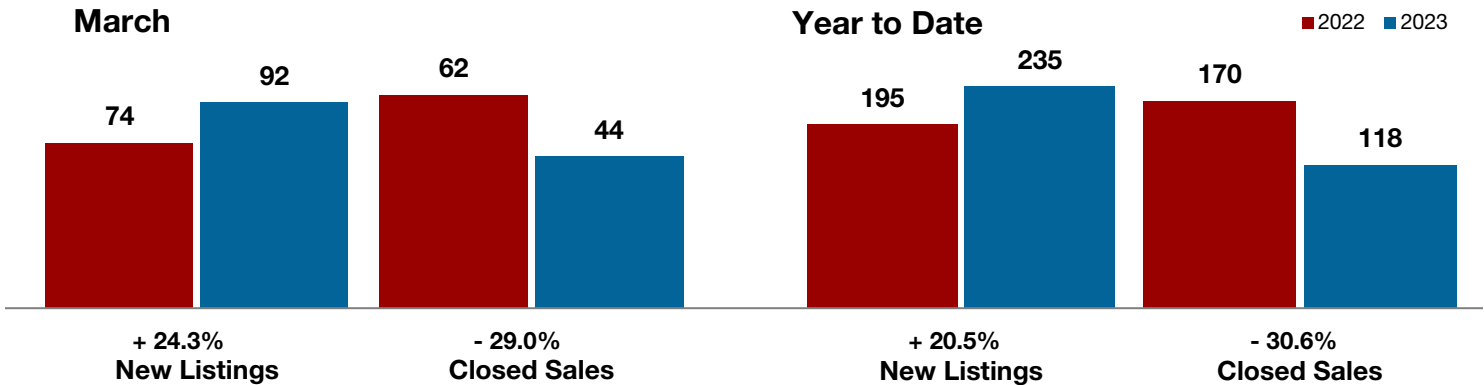
Change in
Closed Sales

Change in
Median Sales Price

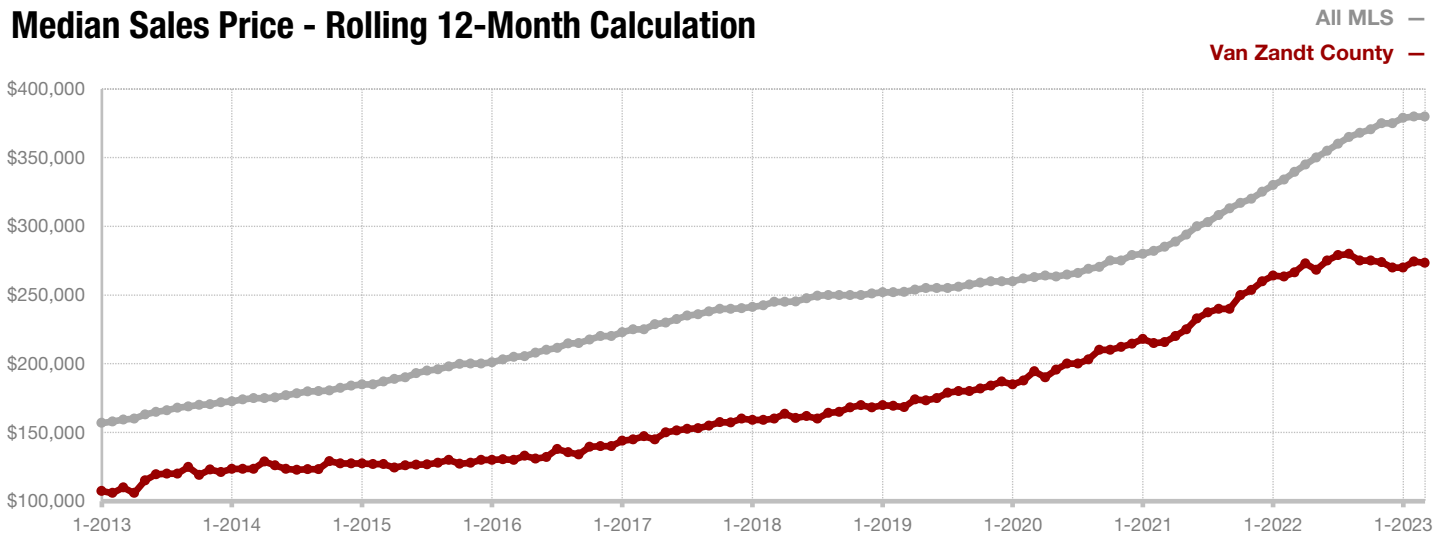
Van Zandt County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	74	92	+ 24.3%	195	235	+ 20.5%
Pending Sales	60	48	- 20.0%	162	128	- 21.0%
Closed Sales	62	44	- 29.0%	170	118	- 30.6%
Average Sales Price*	\$318,496	\$307,611	- 3.4%	\$316,803	\$307,509	- 2.9%
Median Sales Price*	\$274,750	\$268,825	- 2.2%	\$263,000	\$264,978	+ 0.8%
Percent of Original List Price Received*	95.3%	93.3%	- 2.1%	95.3%	92.5%	- 2.9%
Days on Market Until Sale	58	92	+ 58.6%	51	77	+ 51.0%
Inventory of Homes for Sale	136	231	+ 69.9%	--	--	--
Months Supply of Inventory	2.2	4.8	+ 150.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



- 3.8%

+ 0.9%

- 6.0%

Change in
New Listings

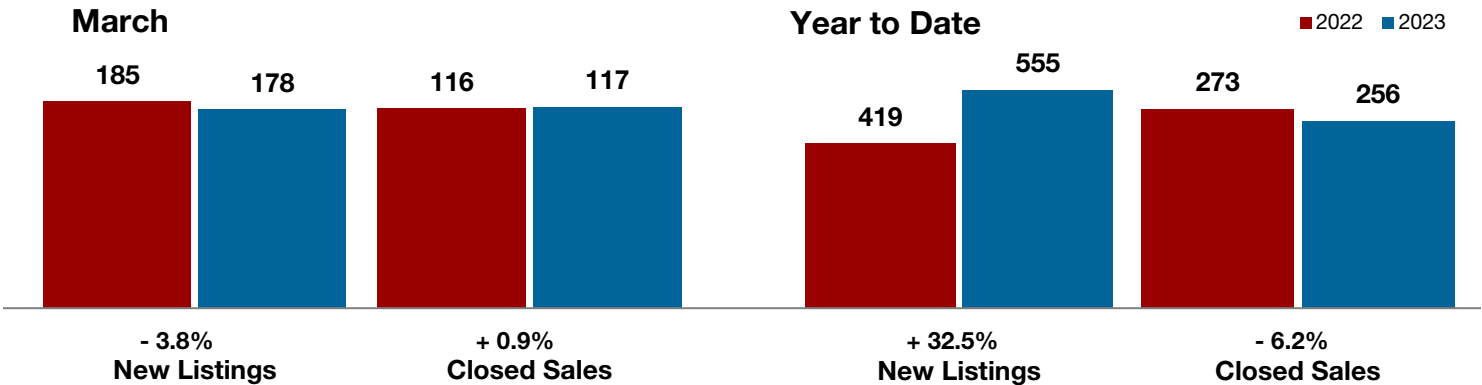
Change in
Closed Sales

Change in
Median Sales Price

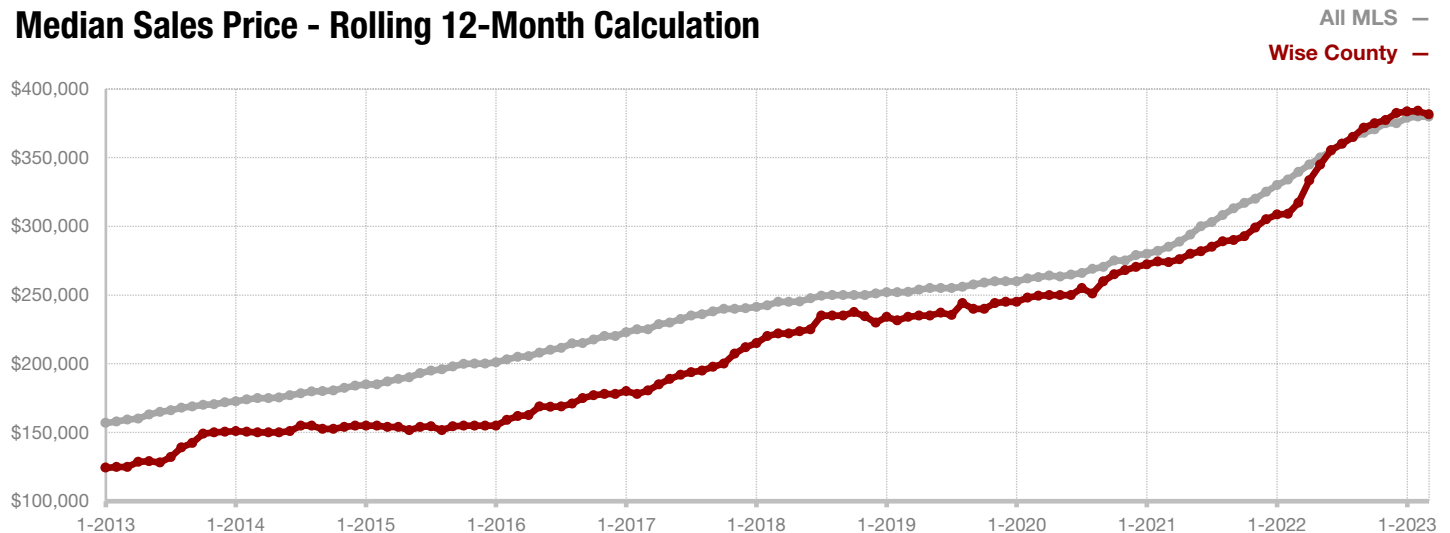
Wise County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	185	178	- 3.8%	419	555	+ 32.5%
Pending Sales	133	117	- 12.0%	352	314	- 10.8%
Closed Sales	116	117	+ 0.9%	273	256	- 6.2%
Average Sales Price*	\$424,941	\$389,606	- 8.3%	\$386,554	\$390,313	+ 1.0%
Median Sales Price*	\$360,000	\$338,500	- 6.0%	\$330,000	\$349,900	+ 6.0%
Percent of Original List Price Received*	99.2%	96.2%	- 3.0%	98.3%	95.3%	- 3.1%
Days on Market Until Sale	32	67	+ 109.4%	37	63	+ 70.3%
Inventory of Homes for Sale	180	499	+ 177.2%	--	--	--
Months Supply of Inventory	1.7	5.2	+ 150.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



- 17.6%

- 16.7%

+ 2.0%

Change in
New Listings

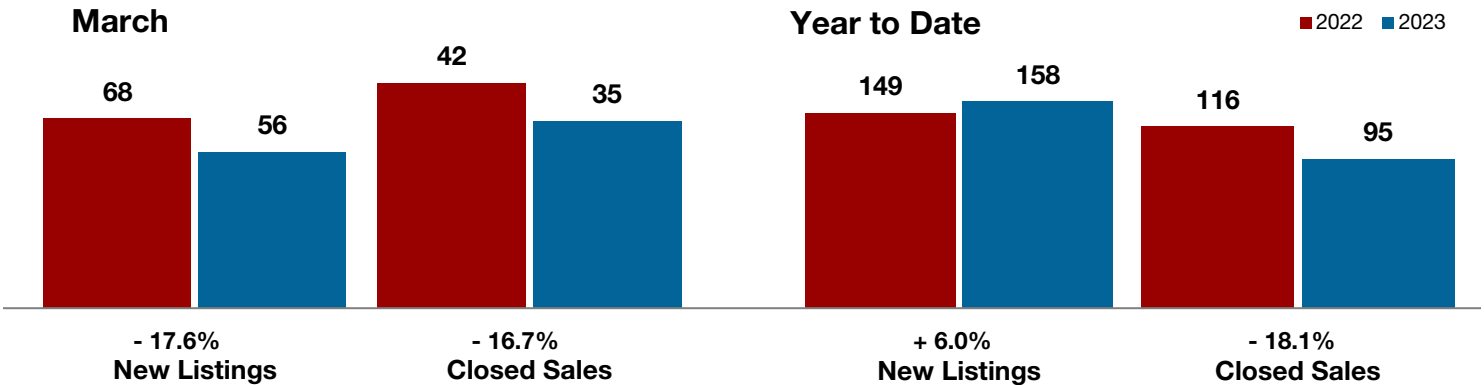
Change in
Closed Sales

Change in
Median Sales Price

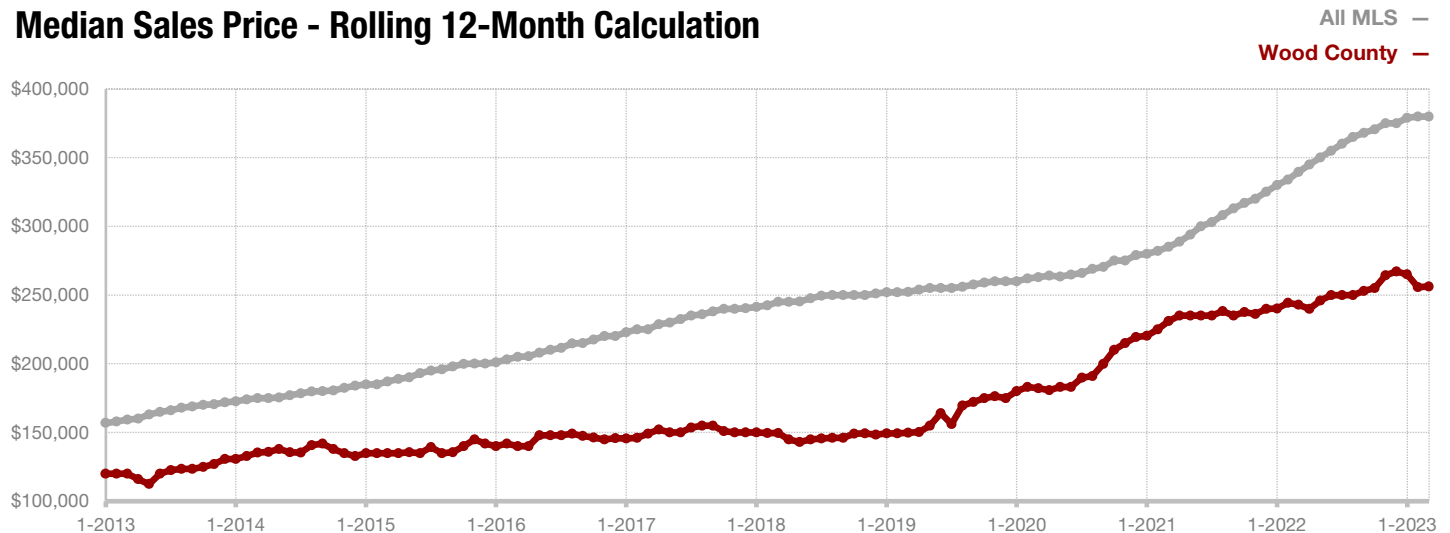
Wood County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	68	56	- 17.6%	149	158	+ 6.0%
Pending Sales	49	36	- 26.5%	119	109	- 8.4%
Closed Sales	42	35	- 16.7%	116	95	- 18.1%
Average Sales Price*	\$328,519	\$305,866	- 6.9%	\$341,583	\$280,300	- 17.9%
Median Sales Price*	\$250,000	\$255,000	+ 2.0%	\$265,000	\$235,000	- 11.3%
Percent of Original List Price Received*	95.8%	94.6%	- 1.3%	96.5%	93.2%	- 3.4%
Days on Market Until Sale	48	44	- 8.3%	44	53	+ 20.5%
Inventory of Homes for Sale	115	147	+ 27.8%	--	--	--
Months Supply of Inventory	2.6	4.4	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2023

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



+ 28.6%

- 81.3%

- 33.2%

Change in
New Listings

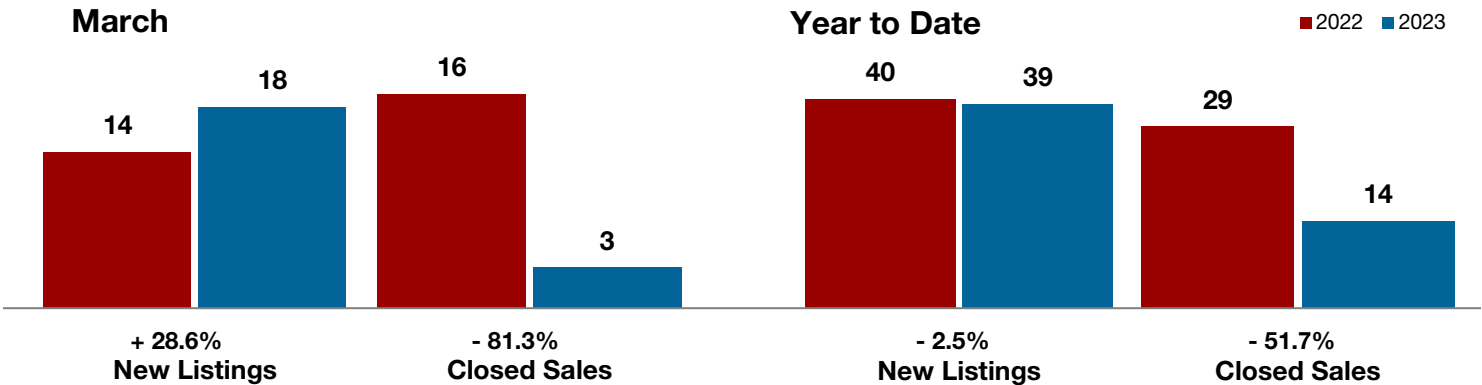
Change in
Closed Sales

Change in
Median Sales Price

Young County

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	14	18	+ 28.6%	40	39	- 2.5%
Pending Sales	12	7	- 41.7%	34	16	- 52.9%
Closed Sales	16	3	- 81.3%	29	14	- 51.7%
Average Sales Price*	\$333,213	\$187,633	- 43.7%	\$276,328	\$211,064	- 23.6%
Median Sales Price*	\$215,501	\$144,000	- 33.2%	\$180,000	\$215,000	+ 19.4%
Percent of Original List Price Received*	94.1%	89.2%	- 5.2%	93.2%	91.3%	- 2.0%
Days on Market Until Sale	59	51	- 13.6%	63	74	+ 17.5%
Inventory of Homes for Sale	34	44	+ 29.4%	--	--	--
Months Supply of Inventory	2.5	4.3	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

