

# Local Market Updates

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



## May 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 – May 2023

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



**- 17.6%**

**+ 28.6%**

**- 32.4%**

Change in  
New Listings

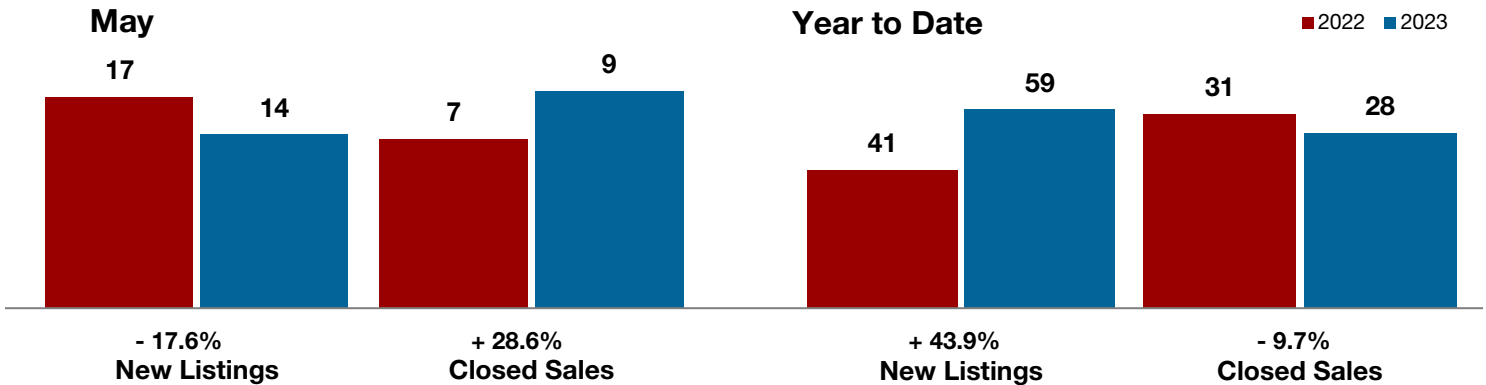
Change in  
Closed Sales

Change in  
Median Sales Price

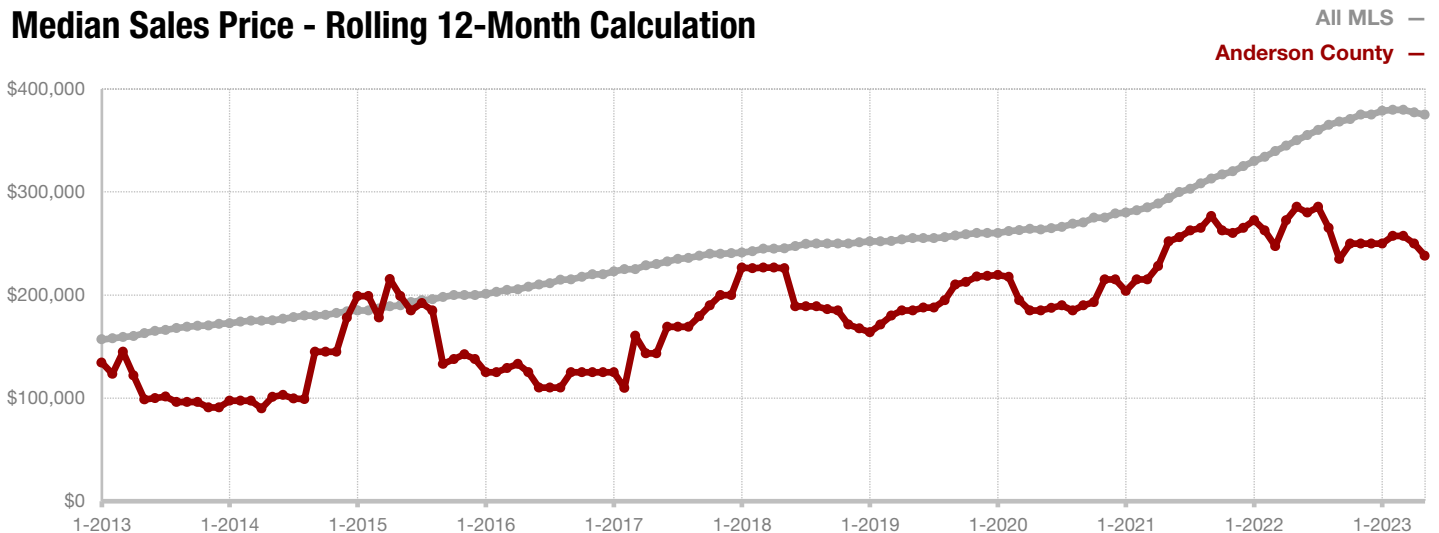
## Anderson County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	17	14	- 17.6%	41	59	+ 43.9%
Pending Sales	8	8	0.0%	29	34	+ 17.2%
Closed Sales	7	9	+ 28.6%	31	28	- 9.7%
Average Sales Price*	\$616,821	<b>\$258,578</b>	- 58.1%	\$393,644	<b>\$369,039</b>	- 6.3%
Median Sales Price*	\$340,000	<b>\$230,000</b>	- 32.4%	\$269,000	<b>\$260,000</b>	- 3.3%
Percent of Original List Price Received*	99.9%	<b>94.8%</b>	- 5.1%	98.4%	<b>91.8%</b>	- 6.7%
Days on Market Until Sale	29	46	+ 58.6%	45	58	+ 28.9%
Inventory of Homes for Sale	25	40	+ 60.0%	--	--	--
Months Supply of Inventory	4.8	6.7	+ 40.0%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2023

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**- 33.3%**

**+ 33.3%**

**- 18.5%**

Change in  
New Listings

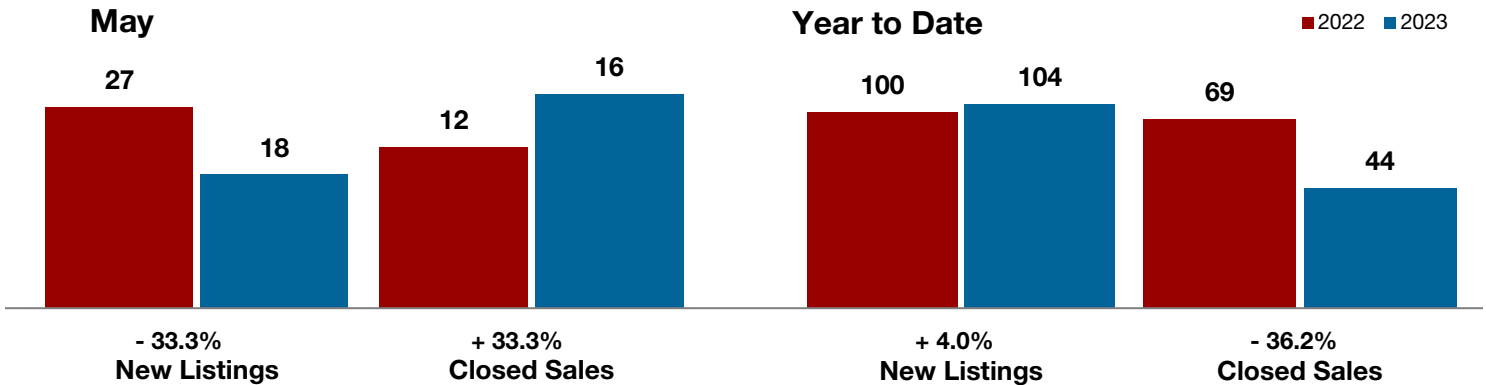
Change in  
Closed Sales

Change in  
Median Sales Price

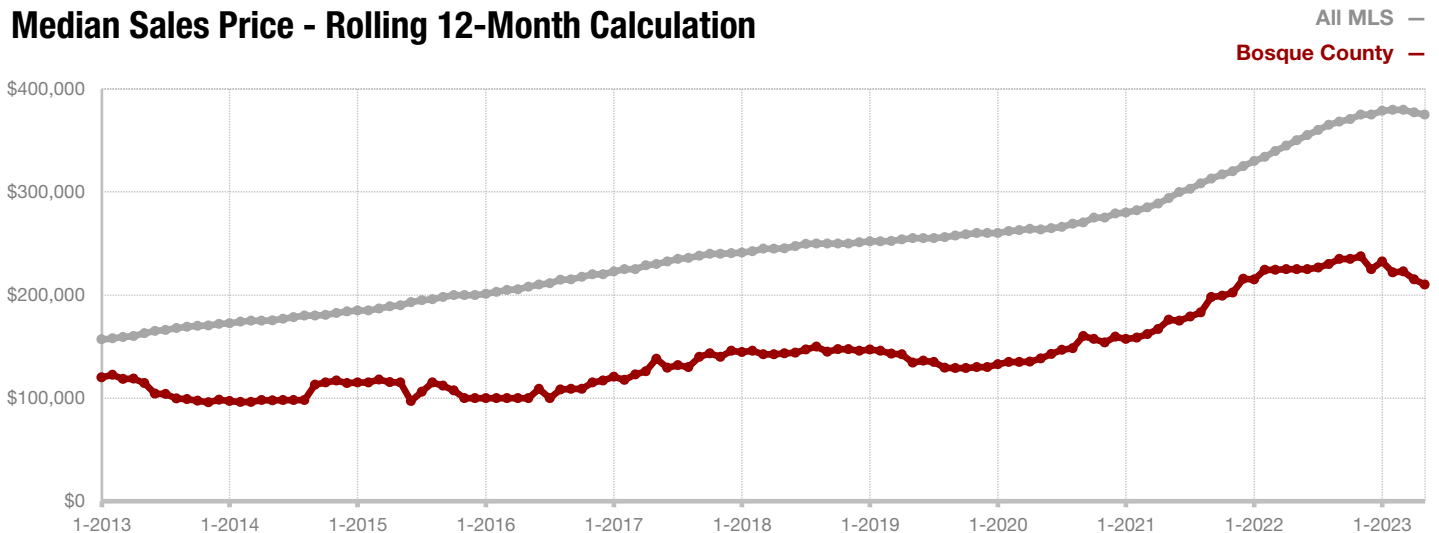
## Bosque County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	27	18	- 33.3%	100	104	+ 4.0%
Pending Sales	17	18	+ 5.9%	78	63	- 19.2%
Closed Sales	12	16	+ 33.3%	69	44	- 36.2%
Average Sales Price*	\$471,417	\$337,974	- 28.3%	\$351,163	\$267,073	- 23.9%
Median Sales Price*	\$235,000	\$191,500	- 18.5%	\$249,000	\$196,500	- 21.1%
Percent of Original List Price Received*	96.5%	93.1%	- 3.5%	92.6%	90.6%	- 2.2%
Days on Market Until Sale	34	65	+ 91.2%	52	75	+ 44.2%
Inventory of Homes for Sale	52	62	+ 19.2%	--	--	--
Months Supply of Inventory	3.2	4.9	+ 66.7%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2023

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**- 12.3%**

**+ 2.6%**

**+ 37.1%**

Change in  
New Listings

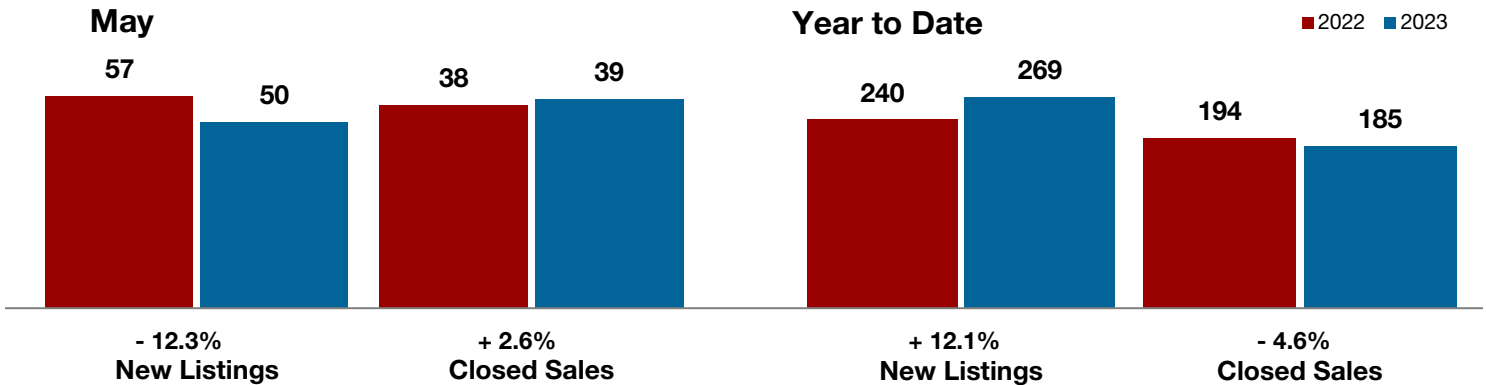
Change in  
Closed Sales

Change in  
Median Sales Price

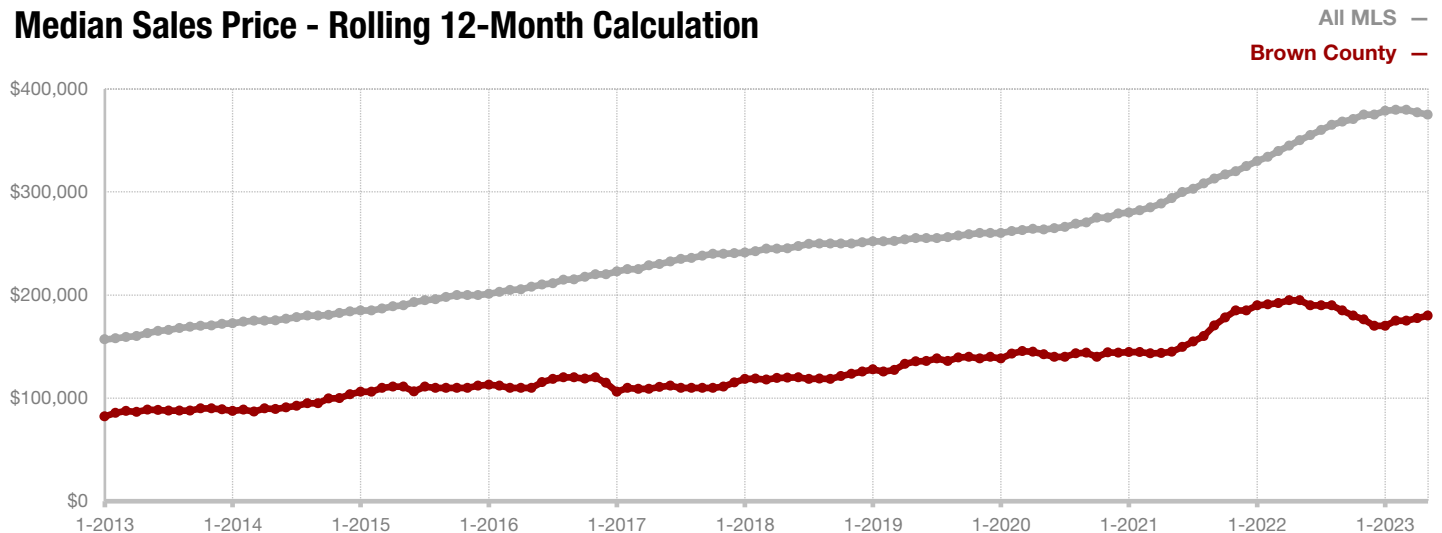
## Brown County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	57	50	- 12.3%	240	269	+ 12.1%
Pending Sales	49	31	- 36.7%	220	190	- 13.6%
Closed Sales	38	39	+ 2.6%	194	185	- 4.6%
Average Sales Price*	\$216,306	<b>\$264,622</b>	+ 22.3%	\$267,366	<b>\$259,062</b>	- 3.1%
Median Sales Price*	\$175,000	<b>\$239,900</b>	+ 37.1%	\$179,500	<b>\$207,500</b>	+ 15.6%
Percent of Original List Price Received*	96.2%	<b>92.8%</b>	- 3.5%	95.6%	<b>92.7%</b>	- 3.0%
Days on Market Until Sale	21	<b>66</b>	+ 214.3%	45	<b>65</b>	+ 44.4%
Inventory of Homes for Sale	92	<b>166</b>	+ 80.4%	--	--	--
Months Supply of Inventory	2.1	<b>4.3</b>	+ 100.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2023

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



**+ 13.0%**

**+ 17.6%**

**- 12.6%**

Change in  
New Listings

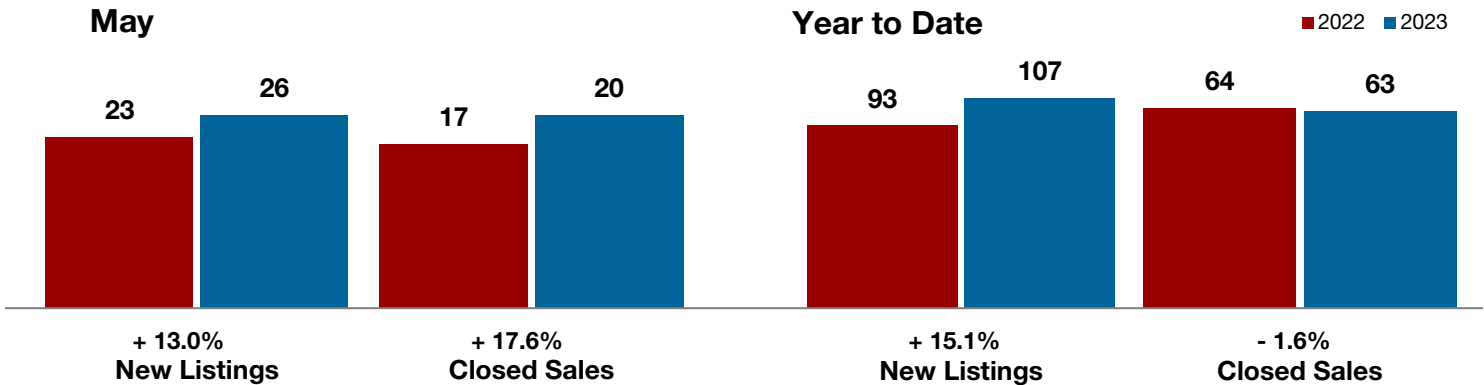
Change in  
Closed Sales

Change in  
Median Sales Price

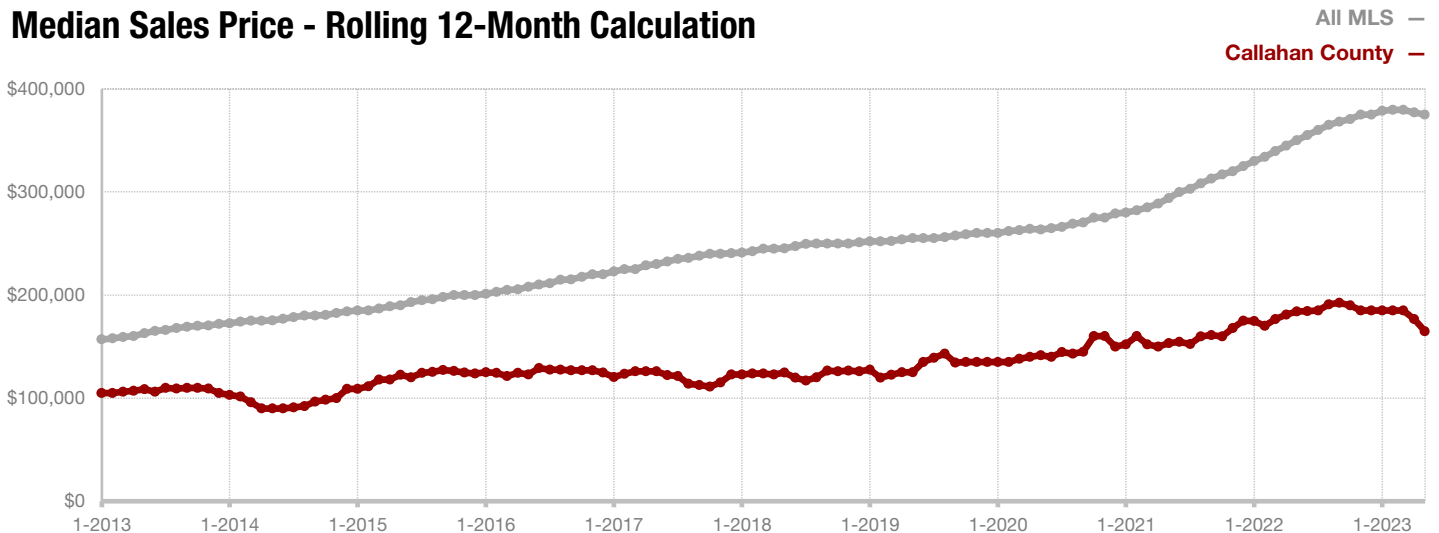
## Callahan County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	23	26	+ 13.0%	93	107	+ 15.1%
Pending Sales	18	13	- 27.8%	76	72	- 5.3%
Closed Sales	17	20	+ 17.6%	64	63	- 1.6%
Average Sales Price*	\$214,589	\$188,865	- 12.0%	\$214,627	\$182,096	- 15.2%
Median Sales Price*	\$210,000	\$183,500	- 12.6%	\$192,500	\$150,000	- 22.1%
Percent of Original List Price Received*	96.1%	89.8%	- 6.6%	96.1%	89.4%	- 7.0%
Days on Market Until Sale	25	40	+ 60.0%	41	48	+ 17.1%
Inventory of Homes for Sale	32	54	+ 68.8%	--	--	--
Months Supply of Inventory	2.1	4.0	+ 100.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2023

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**+ 350.0%**

**0.0%**

**- 27.0%**

Change in  
New Listings

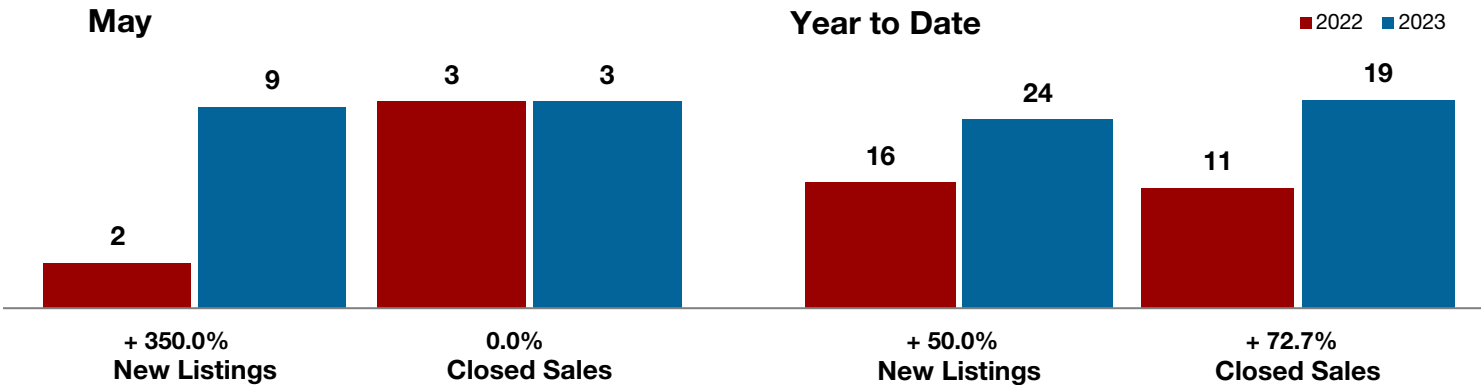
Change in  
Closed Sales

Change in  
Median Sales Price

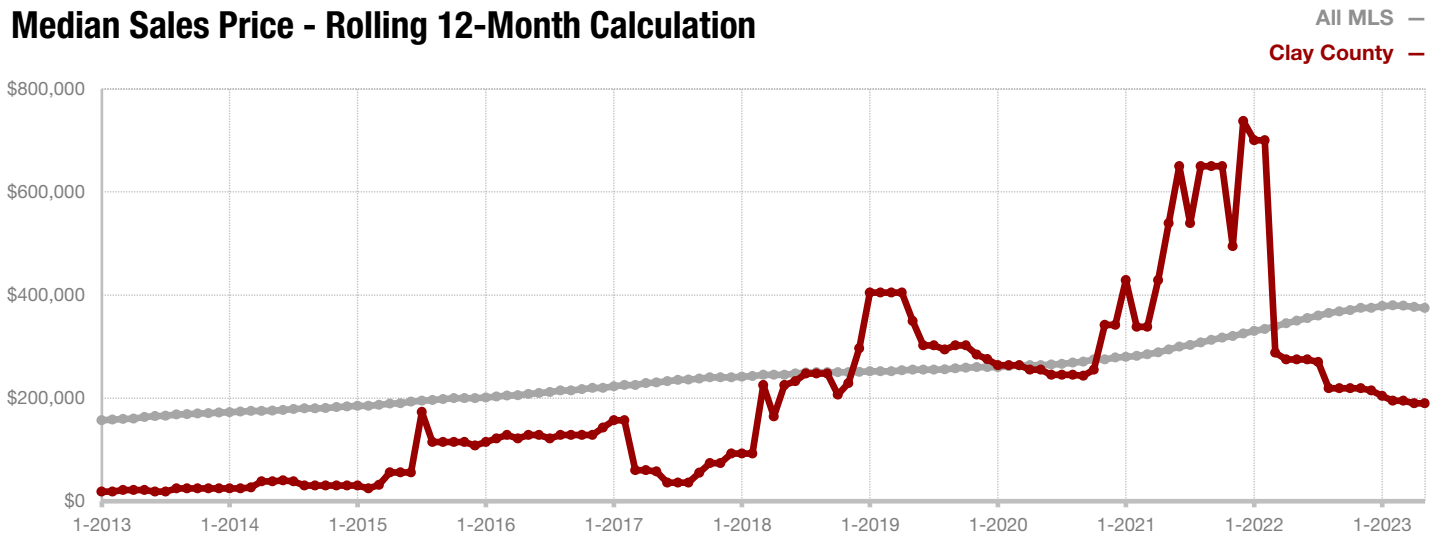
## Clay County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2	9	+ 350.0%	16	24	+ 50.0%
Pending Sales	2	1	- 50.0%	12	16	+ 33.3%
Closed Sales	3	3	0.0%	11	19	+ 72.7%
Average Sales Price*	\$241,500	<b>\$233,000</b>	- 3.5%	\$207,226	<b>\$201,126</b>	- 2.9%
Median Sales Price*	\$287,500	<b>\$210,000</b>	- 27.0%	\$234,000	<b>\$173,500</b>	- 25.9%
Percent of Original List Price Received*	102.0%	<b>95.0%</b>	- 6.9%	98.4%	<b>90.6%</b>	- 7.9%
Days on Market Until Sale	25	<b>69</b>	+ 176.0%	22	<b>72</b>	+ 227.3%
Inventory of Homes for Sale	5	<b>18</b>	+ 260.0%	--	--	--
Months Supply of Inventory	2.2	<b>5.6</b>	+ 200.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2023

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**+ 71.4%**

**+ 40.0%**

**- 7.7%**

Change in  
New Listings

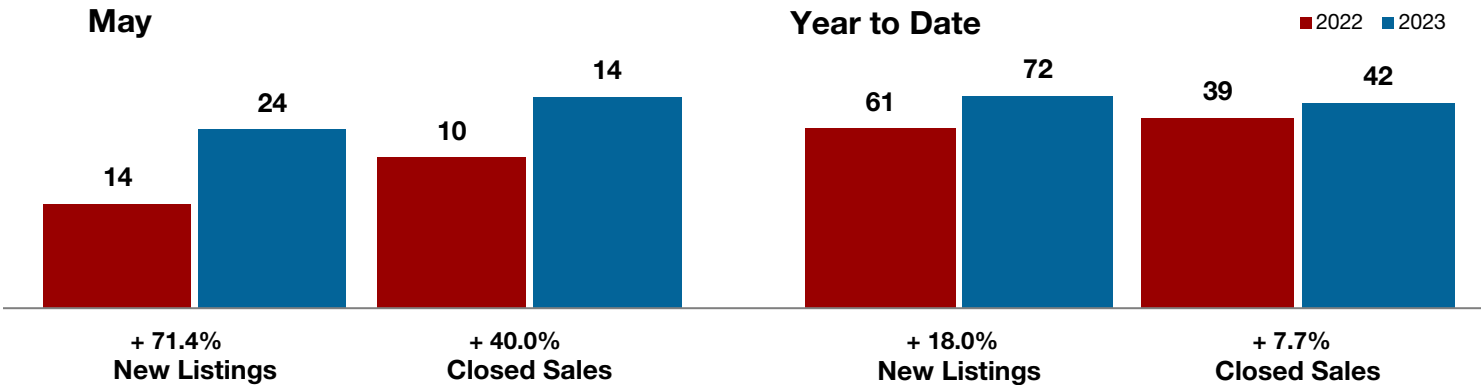
Change in  
Closed Sales

Change in  
Median Sales Price

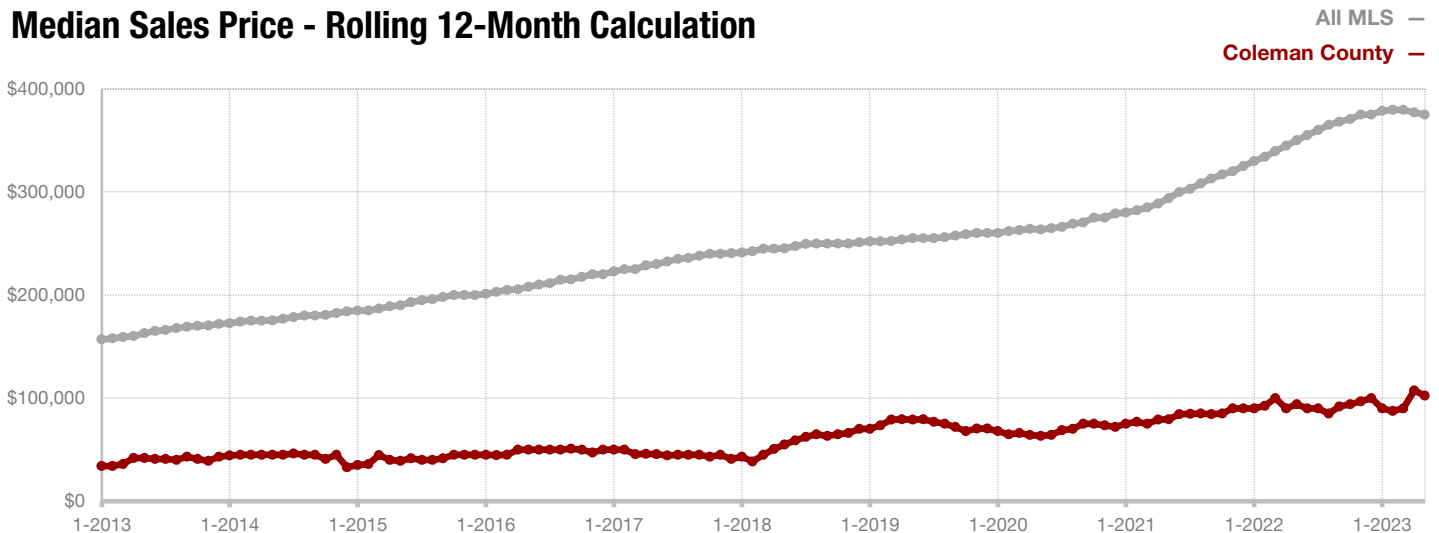
## Coleman County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	14	<b>24</b>	+ 71.4%	61	<b>72</b>	+ 18.0%
Pending Sales	8	<b>6</b>	- 25.0%	40	<b>43</b>	+ 7.5%
Closed Sales	10	<b>14</b>	+ 40.0%	39	<b>42</b>	+ 7.7%
Average Sales Price*	\$160,470	<b>\$129,393</b>	- 19.4%	\$216,858	<b>\$145,151</b>	- 33.1%
Median Sales Price*	\$97,500	<b>\$90,000</b>	- 7.7%	\$79,900	<b>\$90,000</b>	+ 12.6%
Percent of Original List Price Received*	97.5%	<b>86.1%</b>	- 11.7%	89.8%	<b>82.6%</b>	- 8.0%
Days on Market Until Sale	31	<b>108</b>	+ 248.4%	45	<b>90</b>	+ 100.0%
Inventory of Homes for Sale	37	<b>48</b>	+ 29.7%	--	--	--
Months Supply of Inventory	5.0	<b>6.5</b>	+ 40.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2023

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**- 16.2%**

**+ 2.5%**

**- 8.8%**

Change in  
New Listings

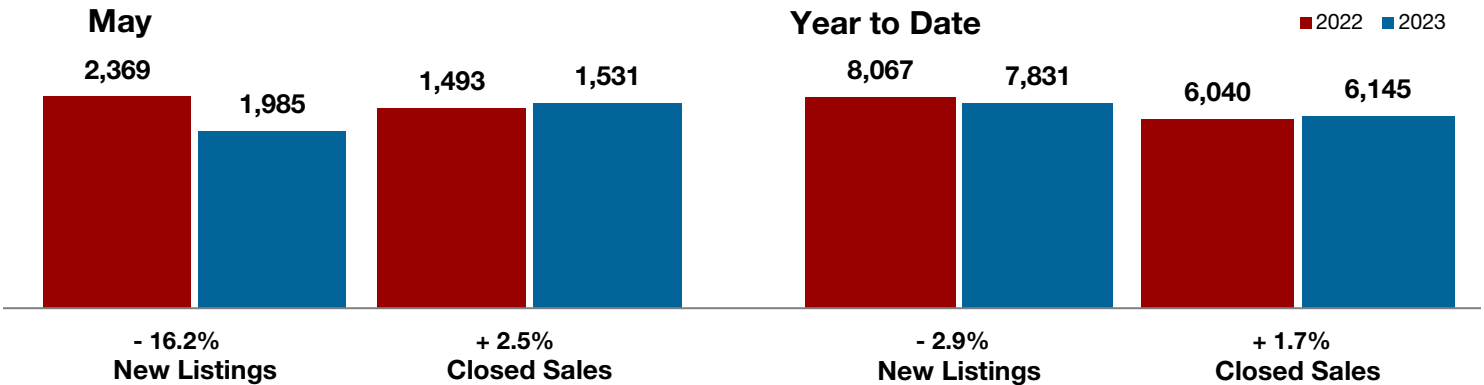
Change in  
Closed Sales

Change in  
Median Sales Price

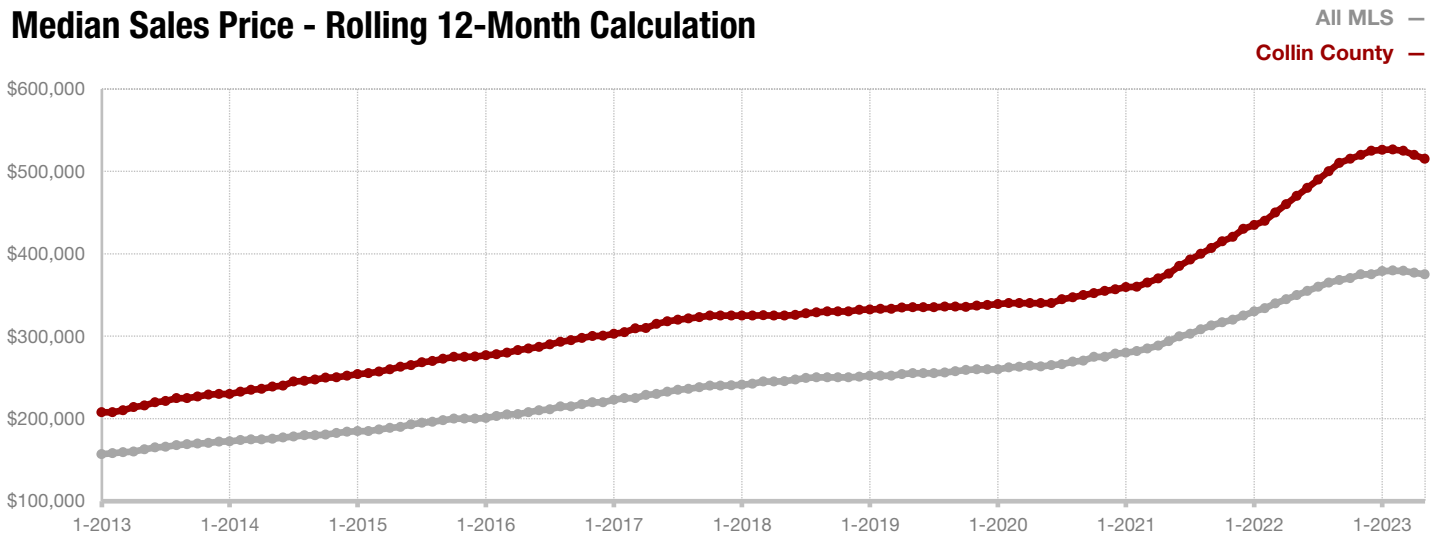
## Collin County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2,369	<b>1,985</b>	- 16.2%	8,067	<b>7,831</b>	- 2.9%
Pending Sales	1,528	<b>1,447</b>	- 5.3%	6,312	<b>6,906</b>	+ 9.4%
Closed Sales	1,493	<b>1,531</b>	+ 2.5%	6,040	<b>6,145</b>	+ 1.7%
Average Sales Price*	\$646,983	<b>\$590,118</b>	- 8.8%	\$598,278	<b>\$574,455</b>	- 4.0%
Median Sales Price*	\$575,535	<b>\$524,990</b>	- 8.8%	\$530,000	<b>\$507,750</b>	- 4.2%
Percent of Original List Price Received*	107.9%	<b>97.9%</b>	- 9.3%	107.4%	<b>96.2%</b>	- 10.4%
Days on Market Until Sale	14	<b>41</b>	+ 192.9%	17	<b>49</b>	+ 188.2%
Inventory of Homes for Sale	2,052	<b>2,350</b>	+ 14.5%	--	--	--
Months Supply of Inventory	1.5	<b>1.9</b>	0.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – May 2023

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**- 21.1%**

**- 72.0%**

**- 17.3%**

Change in  
New Listings

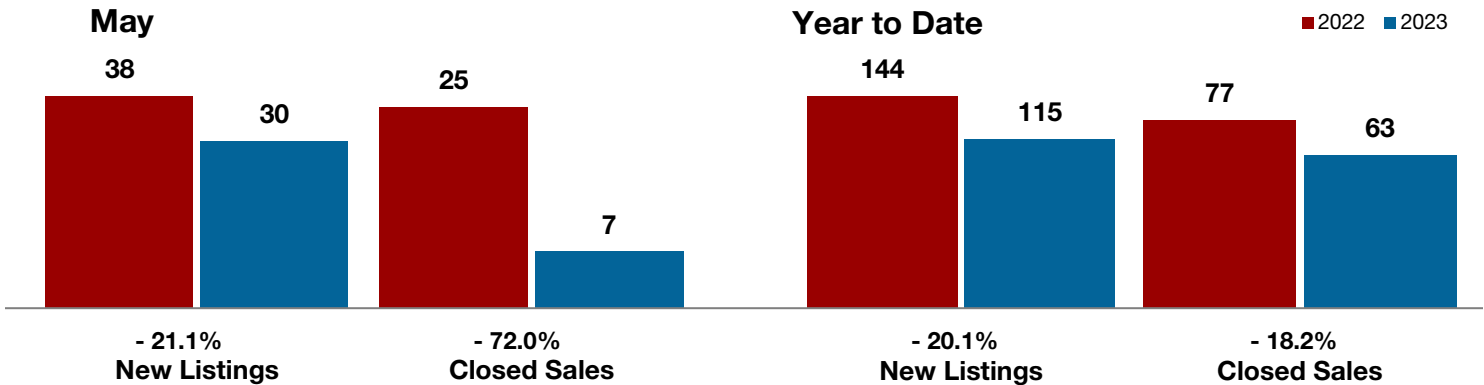
Change in  
Closed Sales

Change in  
Median Sales Price

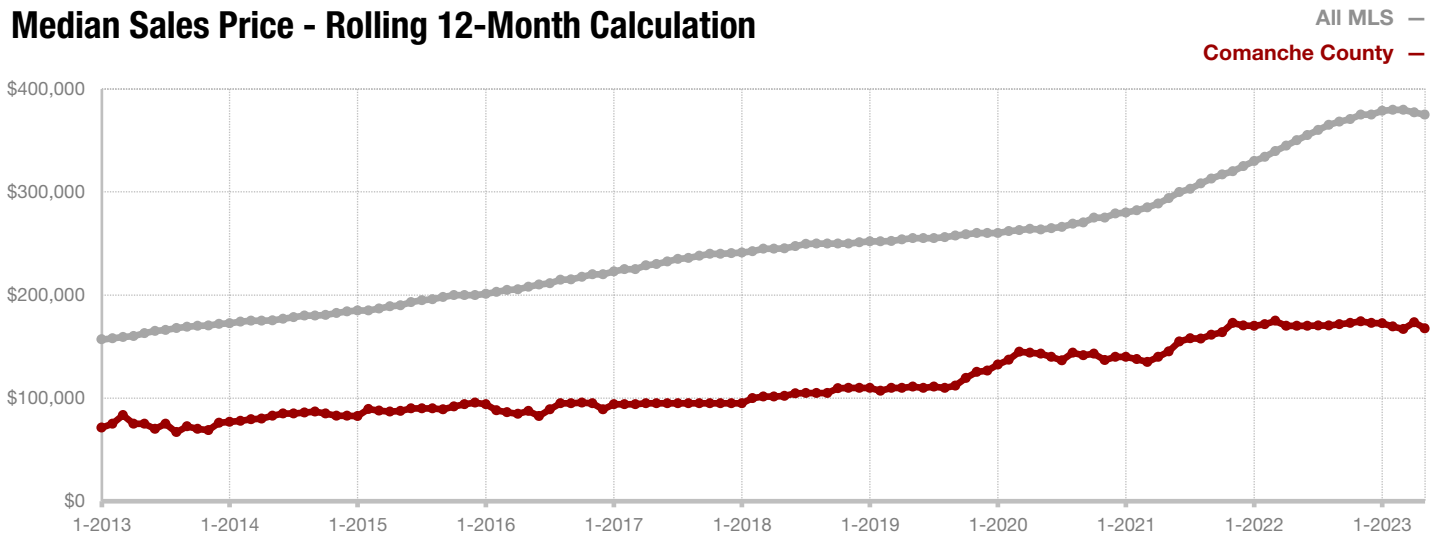
## Comanche County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	38	30	- 21.1%	144	115	- 20.1%
Pending Sales	21	13	- 38.1%	82	70	- 14.6%
Closed Sales	25	7	- 72.0%	77	63	- 18.2%
Average Sales Price*	\$217,060	\$155,000	- 28.6%	\$246,191	\$197,818	- 19.6%
Median Sales Price*	\$187,500	\$155,000	- 17.3%	\$165,000	\$157,500	- 4.5%
Percent of Original List Price Received*	91.2%	95.1%	+ 4.3%	90.6%	89.2%	- 1.5%
Days on Market Until Sale	36	109	+ 202.8%	49	88	+ 79.6%
Inventory of Homes for Sale	94	99	+ 5.3%	--	--	--
Months Supply of Inventory	6.5	7.1	0.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2023

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**- 11.4%**

**+ 3.6%**

**+ 8.3%**

Change in  
New Listings

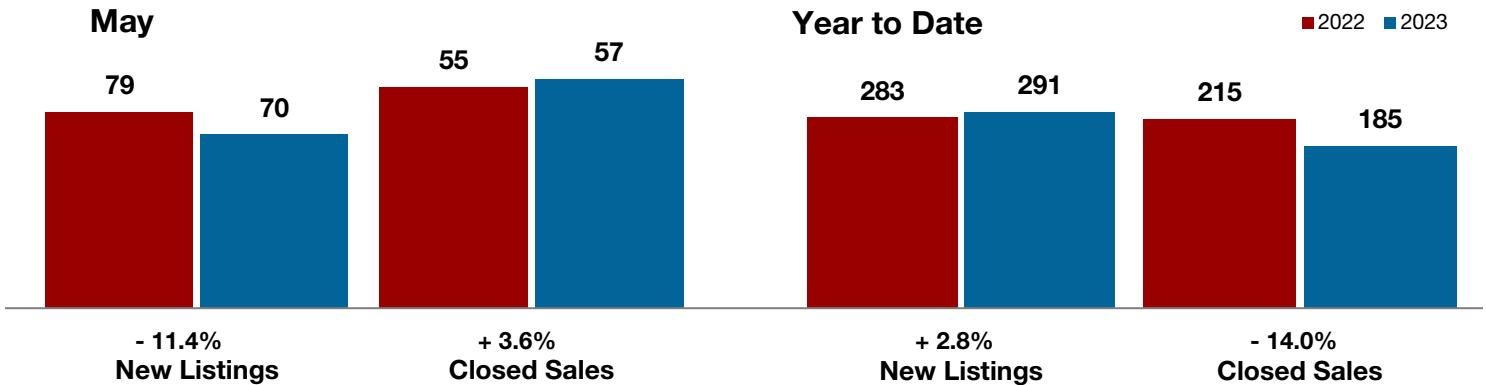
Change in  
Closed Sales

Change in  
Median Sales Price

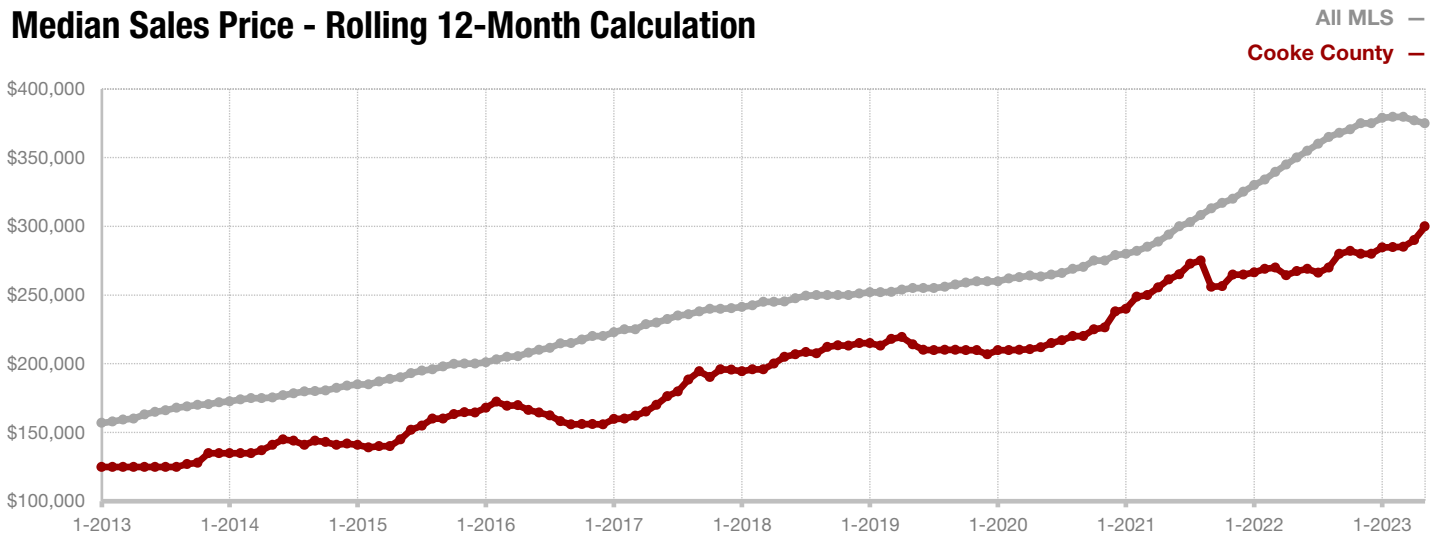
## Cooke County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	79	70	- 11.4%	283	291	+ 2.8%
Pending Sales	53	48	- 9.4%	218	210	- 3.7%
Closed Sales	55	57	+ 3.6%	215	185	- 14.0%
Average Sales Price*	\$360,188	\$389,359	+ 8.1%	\$445,595	\$400,434	- 10.1%
Median Sales Price*	\$300,000	\$325,000	+ 8.3%	\$280,000	\$317,900	+ 13.5%
Percent of Original List Price Received*	99.9%	96.0%	- 3.9%	97.8%	94.6%	- 3.3%
Days on Market Until Sale	22	48	+ 118.2%	33	54	+ 63.6%
Inventory of Homes for Sale	99	150	+ 51.5%	--	--	--
Months Supply of Inventory	2.0	4.1	+ 100.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2023

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**- 15.5%**

**- 9.3%**

**- 6.3%**

Change in  
New Listings

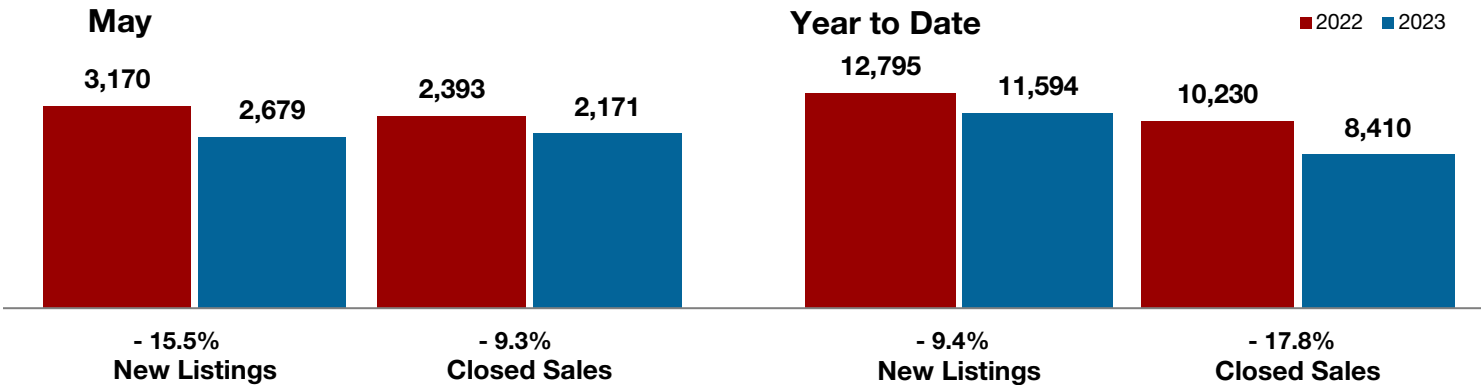
Change in  
Closed Sales

Change in  
Median Sales Price

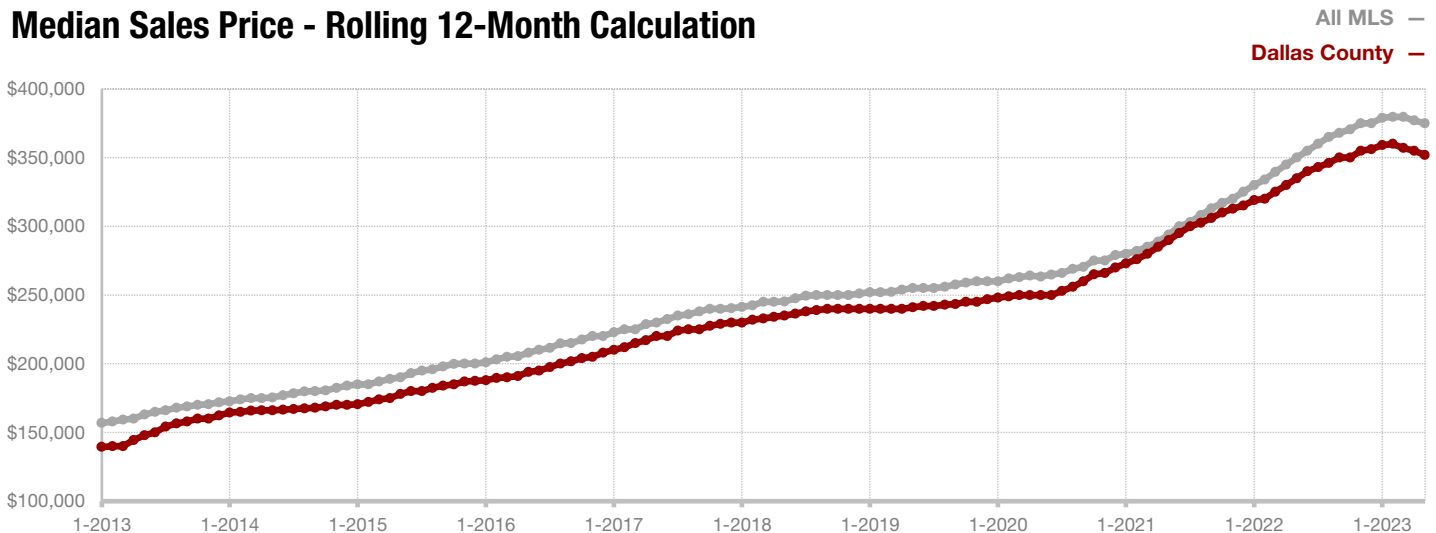
## Dallas County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	3,170	<b>2,679</b>	- 15.5%	12,795	<b>11,594</b>	- 9.4%
Pending Sales	2,363	<b>2,067</b>	- 12.5%	10,713	<b>9,419</b>	- 12.1%
Closed Sales	2,393	<b>2,171</b>	- 9.3%	10,230	<b>8,410</b>	- 17.8%
Average Sales Price*	\$560,288	<b>\$532,870</b>	- 4.9%	\$497,159	<b>\$496,447</b>	- 0.1%
Median Sales Price*	\$395,000	<b>\$370,000</b>	- 6.3%	\$360,000	<b>\$350,000</b>	- 2.8%
Percent of Original List Price Received*	105.1%	<b>97.9%</b>	- 6.9%	103.4%	<b>96.7%</b>	- 6.5%
Days on Market Until Sale	15	<b>32</b>	+ 113.3%	21	<b>38</b>	+ 81.0%
Inventory of Homes for Sale	3,011	<b>3,350</b>	+ 11.3%	--	--	--
Months Supply of Inventory	1.4	<b>1.9</b>	+ 100.0%	--	--	--

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# Local Market Update – May 2023

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**- 61.5%**

**+ 80.0%**

**+ 136.3%**

Change in  
New Listings

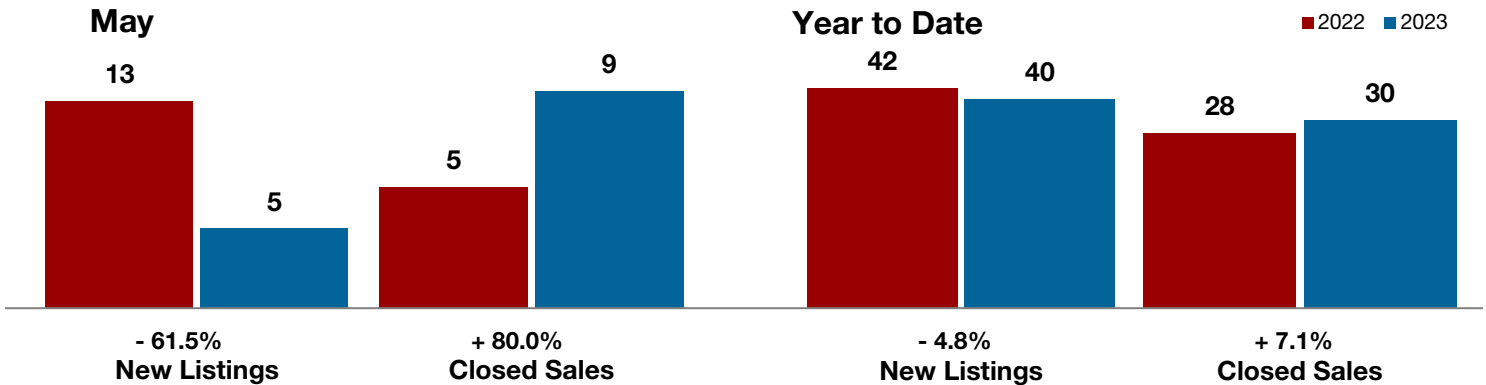
Change in  
Closed Sales

Change in  
Median Sales Price

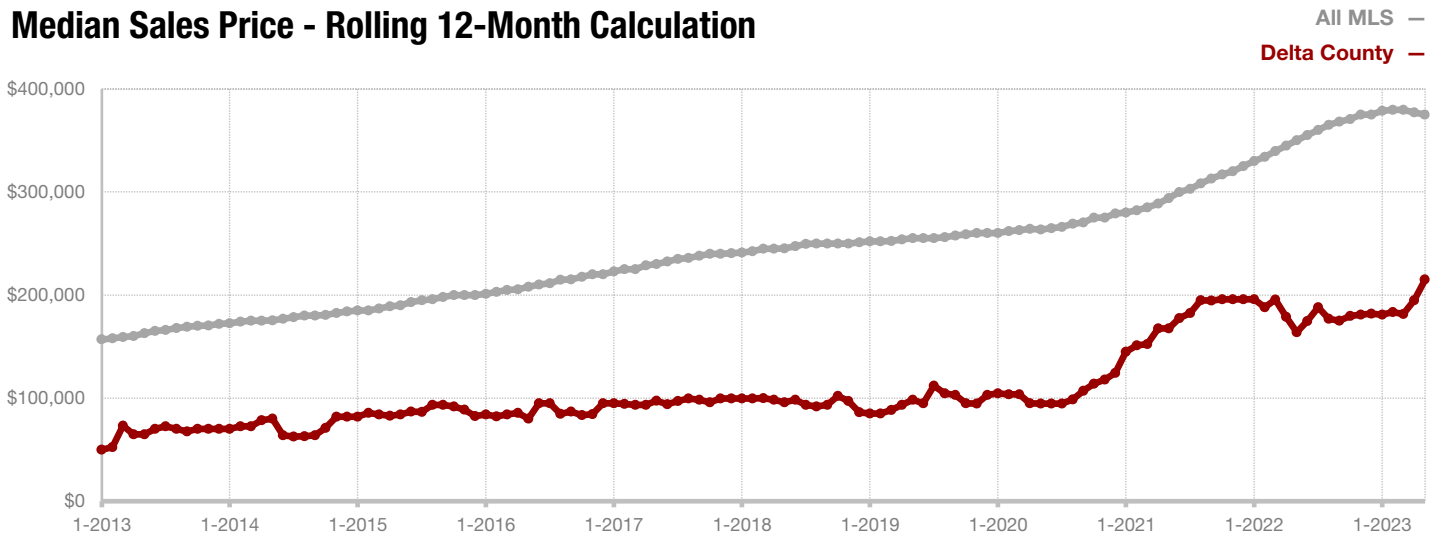
## Delta County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	13	5	- 61.5%	42	40	- 4.8%
Pending Sales	4	10	+ 150.0%	26	34	+ 30.8%
Closed Sales	5	9	+ 80.0%	28	30	+ 7.1%
Average Sales Price*	\$105,620	<b>\$255,556</b>	+ 142.0%	\$219,370	<b>\$251,967</b>	+ 14.9%
Median Sales Price*	\$91,000	<b>\$215,000</b>	+ 136.3%	\$157,000	<b>\$197,500</b>	+ 25.8%
Percent of Original List Price Received*	96.1%	<b>95.3%</b>	- 0.8%	95.3%	<b>93.8%</b>	- 1.6%
Days on Market Until Sale	15	47	+ 213.3%	33	49	+ 48.5%
Inventory of Homes for Sale	20	15	- 25.0%	--	--	--
Months Supply of Inventory	3.5	2.5	- 25.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2023

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**- 14.8%**

**- 4.3%**

**- 7.0%**

Change in  
New Listings

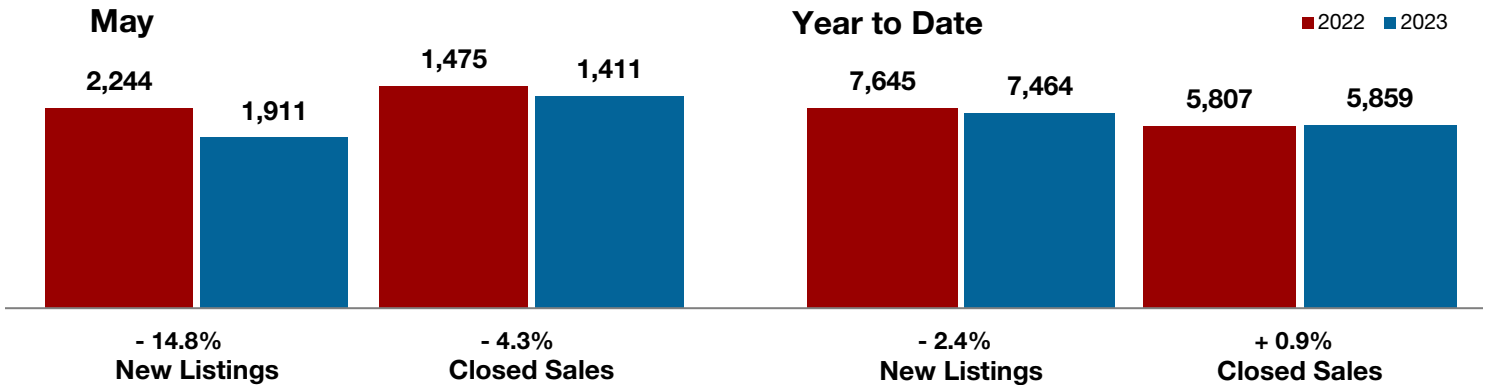
Change in  
Closed Sales

Change in  
Median Sales Price

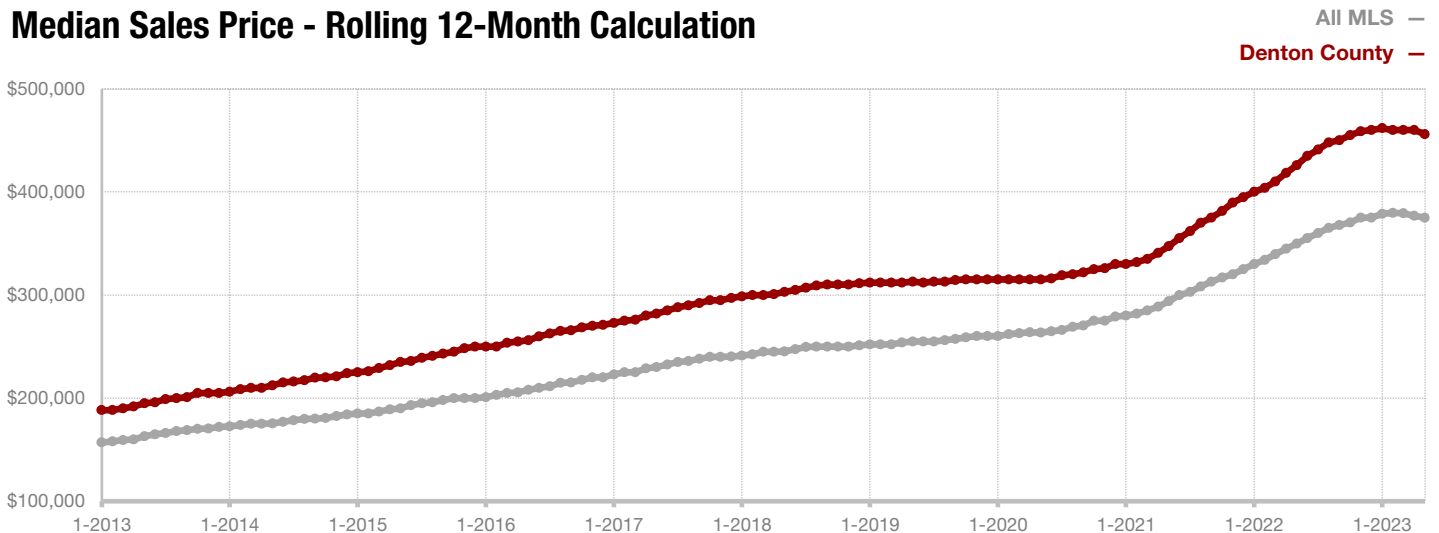
## Denton County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2,244	<b>1,911</b>	- 14.8%	7,645	<b>7,464</b>	- 2.4%
Pending Sales	1,508	<b>1,379</b>	- 8.6%	6,168	<b>6,516</b>	+ 5.6%
Closed Sales	1,475	<b>1,411</b>	- 4.3%	5,807	<b>5,859</b>	+ 0.9%
Average Sales Price*	\$588,686	<b>\$546,776</b>	- 7.1%	\$554,657	<b>\$533,249</b>	- 3.9%
Median Sales Price*	\$500,000	<b>\$465,000</b>	- 7.0%	\$461,366	<b>\$450,000</b>	- 2.5%
Percent of Original List Price Received*	106.7%	<b>97.7%</b>	- 8.4%	105.9%	<b>95.9%</b>	- 9.4%
Days on Market Until Sale	15	<b>41</b>	+ 173.3%	18	<b>54</b>	+ 200.0%
Inventory of Homes for Sale	1,872	<b>2,484</b>	+ 32.7%	--	--	--
Months Supply of Inventory	1.4	<b>2.1</b>	+ 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 – May 2023

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



**- 34.4%**

**- 11.1%**

**+ 40.4%**

Change in  
New Listings

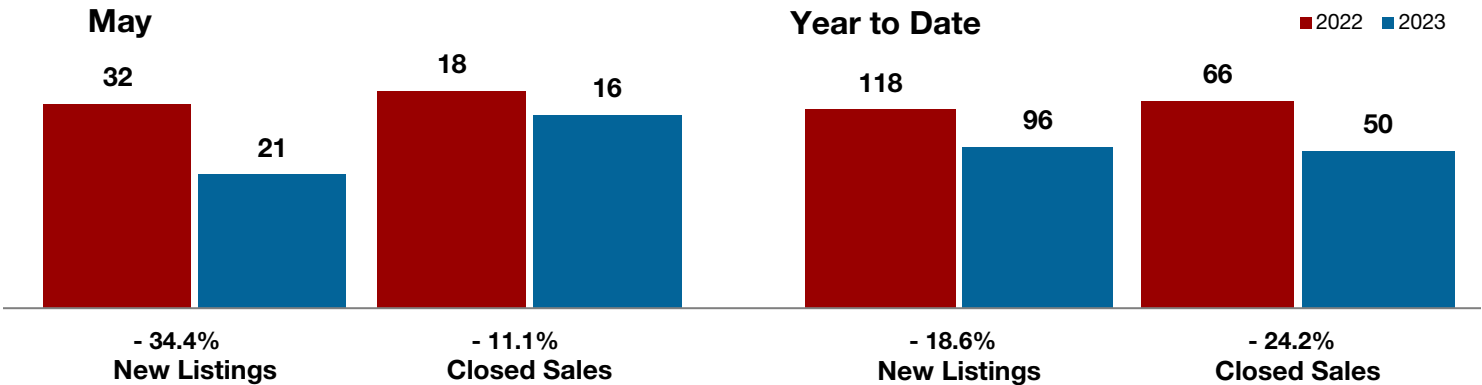
Change in  
Closed Sales

Change in  
Median Sales Price

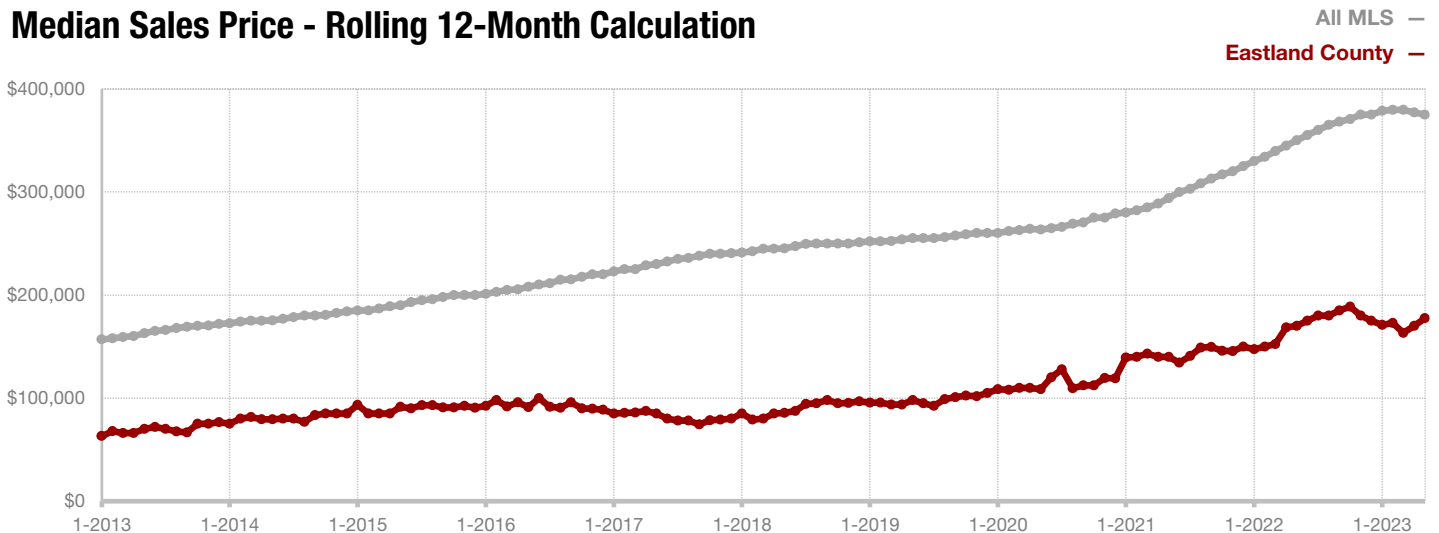
## Eastland County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	32	21	- 34.4%	118	96	- 18.6%
Pending Sales	21	14	- 33.3%	78	60	- 23.1%
Closed Sales	18	16	- 11.1%	66	50	- 24.2%
Average Sales Price*	\$185,018	<b>\$342,159</b>	+ 84.9%	\$279,081	<b>\$272,196</b>	- 2.5%
Median Sales Price*	\$159,900	<b>\$224,500</b>	+ 40.4%	\$175,000	<b>\$202,000</b>	+ 15.4%
Percent of Original List Price Received*	94.6%	<b>91.0%</b>	- 3.8%	94.8%	<b>88.1%</b>	- 7.1%
Days on Market Until Sale	68	<b>83</b>	+ 22.1%	71	<b>95</b>	+ 33.8%
Inventory of Homes for Sale	74	<b>67</b>	- 9.5%	--	--	--
Months Supply of Inventory	4.5	<b>5.2</b>	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 – May 2023

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



**- 1.8%**

**- 13.2%**

**+ 0.7%**

Change in  
New Listings

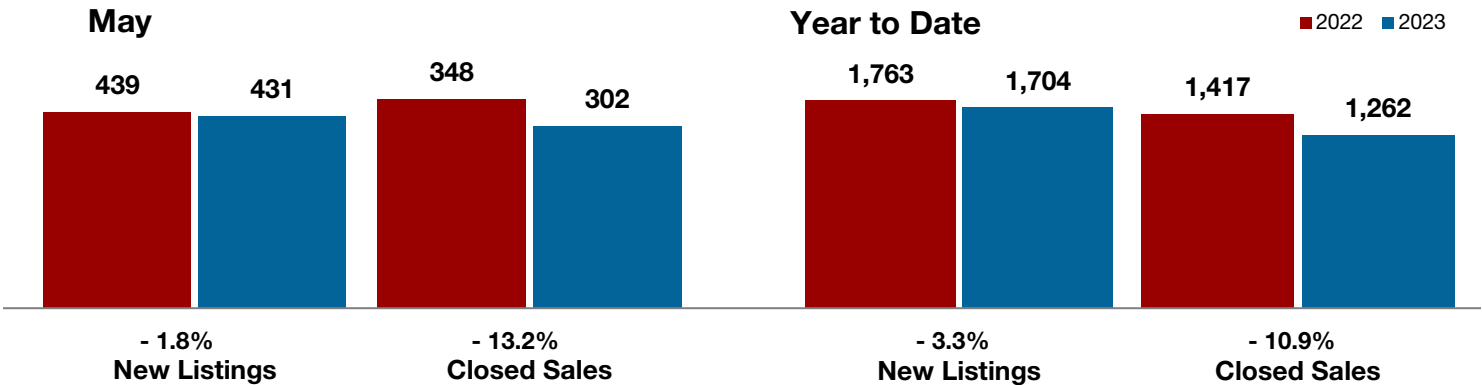
Change in  
Closed Sales

Change in  
Median Sales Price

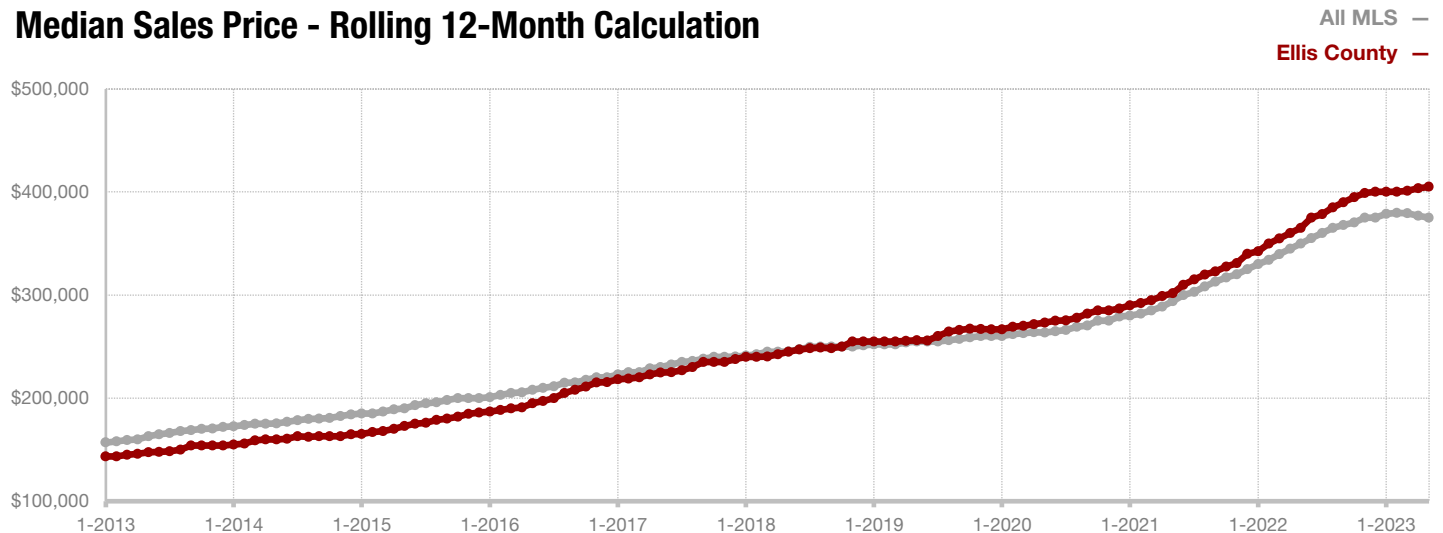
## Ellis County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	439	431	- 1.8%	1,763	1,704	- 3.3%
Pending Sales	302	295	- 2.3%	1,455	1,444	- 0.8%
Closed Sales	348	302	- 13.2%	1,417	1,262	- 10.9%
Average Sales Price*	\$442,158	\$438,508	- 0.8%	\$427,898	\$420,424	- 1.7%
Median Sales Price*	\$417,034	\$419,945	+ 0.7%	\$392,000	\$400,000	+ 2.0%
Percent of Original List Price Received*	102.6%	95.8%	- 6.6%	101.8%	94.9%	- 6.8%
Days on Market Until Sale	26	62	+ 138.5%	28	69	+ 146.4%
Inventory of Homes for Sale	589	814	+ 38.2%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 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 – May 2023

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



**- 29.5%**

**- 12.1%**

**+ 19.5%**

Change in  
New Listings

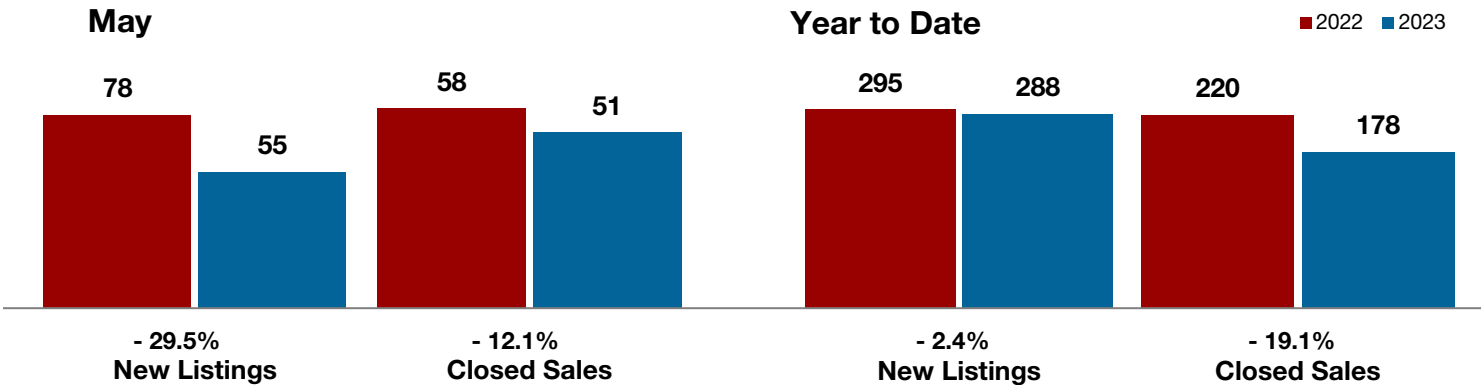
Change in  
Closed Sales

Change in  
Median Sales Price

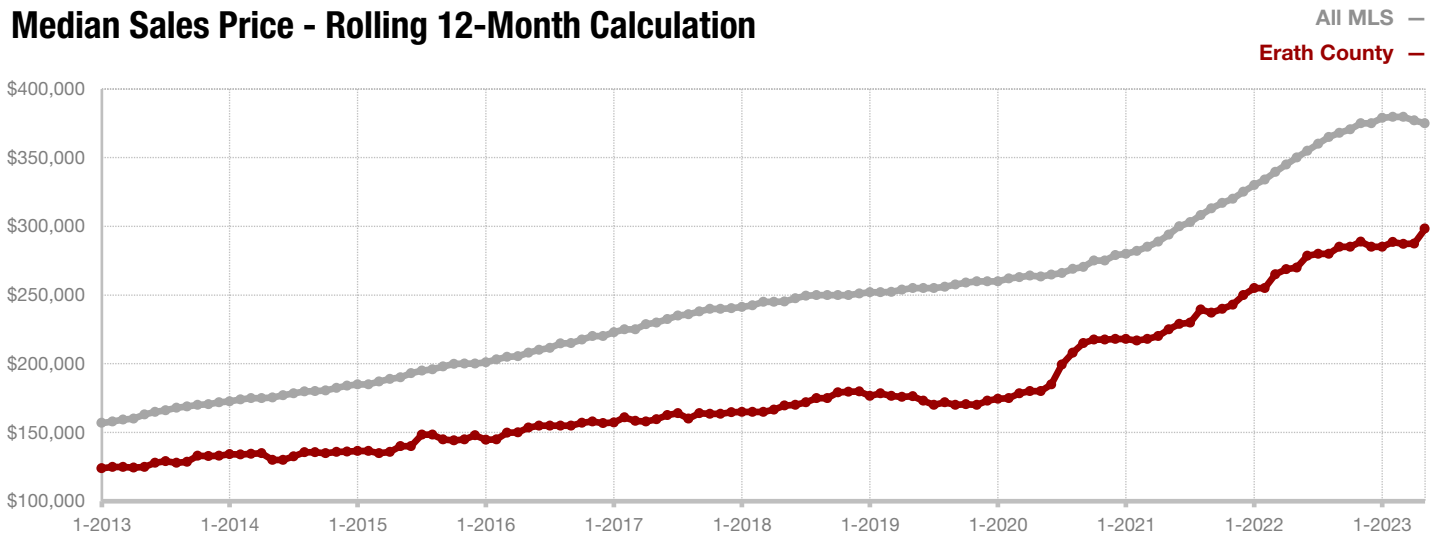
## Erath County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	78	55	- 29.5%	295	288	- 2.4%
Pending Sales	53	34	- 35.8%	222	192	- 13.5%
Closed Sales	58	51	- 12.1%	220	178	- 19.1%
Average Sales Price*	\$375,416	<b>\$390,238</b>	+ 3.9%	\$384,220	<b>\$412,789</b>	+ 7.4%
Median Sales Price*	\$292,000	<b>\$349,000</b>	+ 19.5%	\$285,000	<b>\$310,000</b>	+ 8.8%
Percent of Original List Price Received*	98.4%	93.4%	- 5.1%	96.6%	93.2%	- 3.5%
Days on Market Until Sale	45	65	+ 44.4%	53	60	+ 13.2%
Inventory of Homes for Sale	124	149	+ 20.2%	--	--	--
Months Supply of Inventory	2.6	3.9	+ 33.3%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – May 2023

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



**- 6.8%**

**+ 26.8%**

**+ 0.9%**

Change in  
New Listings

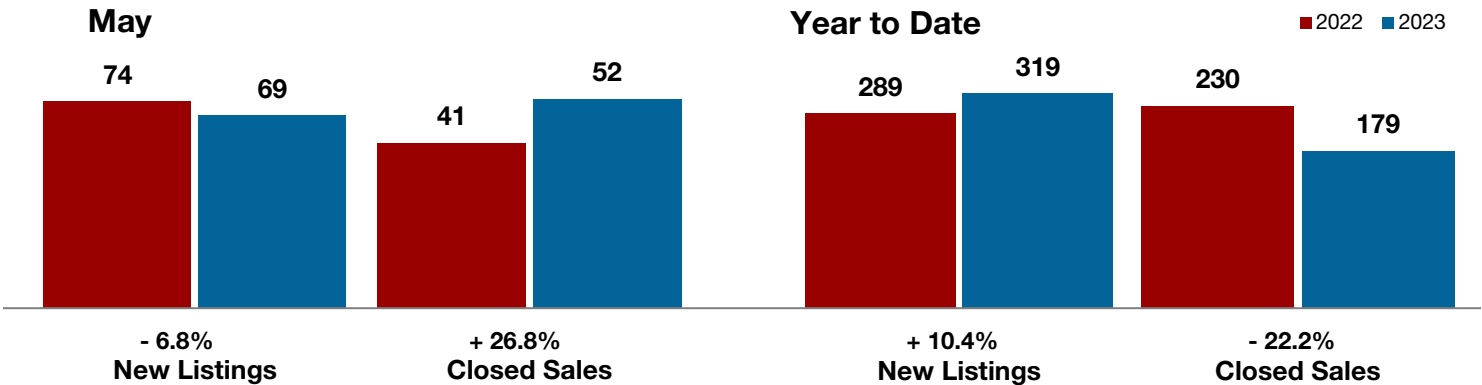
Change in  
Closed Sales

Change in  
Median Sales Price

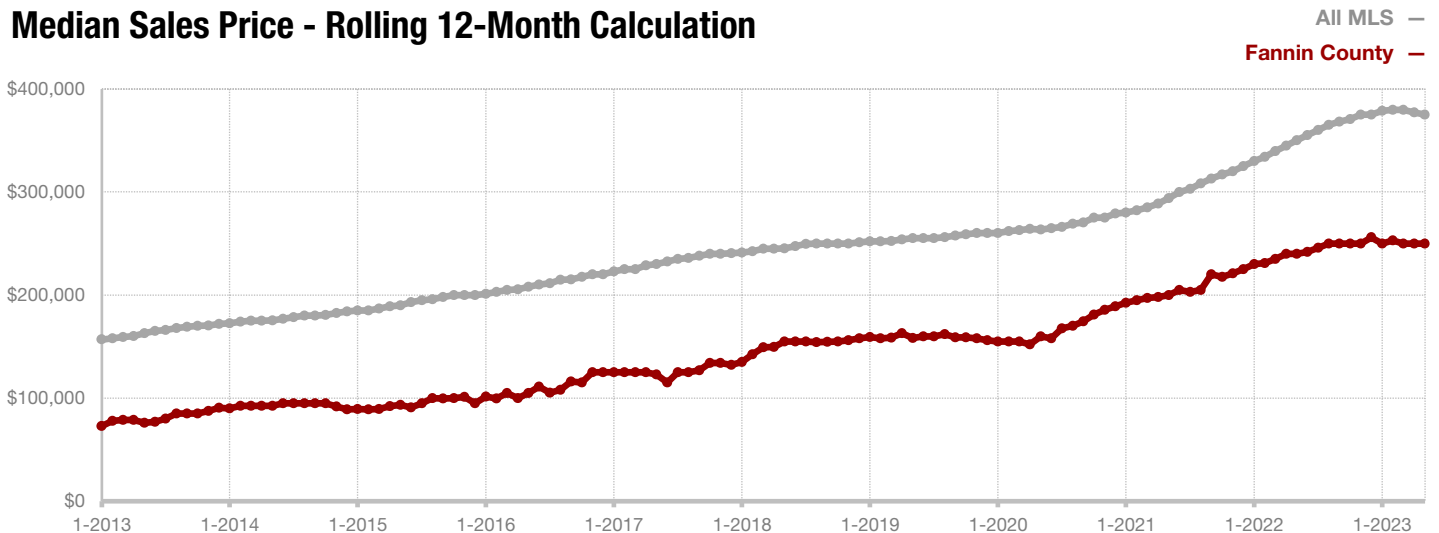
## Fannin County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	74	69	- 6.8%	289	319	+ 10.4%
Pending Sales	46	35	- 23.9%	225	191	- 15.1%
Closed Sales	41	52	+ 26.8%	230	179	- 22.2%
Average Sales Price*	\$343,820	<b>\$283,117</b>	- 17.7%	\$336,650	<b>\$288,890</b>	- 14.2%
Median Sales Price*	\$245,000	<b>\$247,250</b>	+ 0.9%	\$275,000	<b>\$245,500</b>	- 10.7%
Percent of Original List Price Received*	97.3%	<b>93.3%</b>	- 4.1%	96.4%	<b>92.3%</b>	- 4.3%
Days on Market Until Sale	32	<b>73</b>	+ 128.1%	41	<b>71</b>	+ 73.2%
Inventory of Homes for Sale	173	<b>214</b>	+ 23.7%	--	--	--
Months Supply of Inventory	3.9	<b>5.8</b>	+ 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 – May 2023

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



**0.0%**

**+ 37.5%**

**+ 255.5%**

Change in  
New Listings

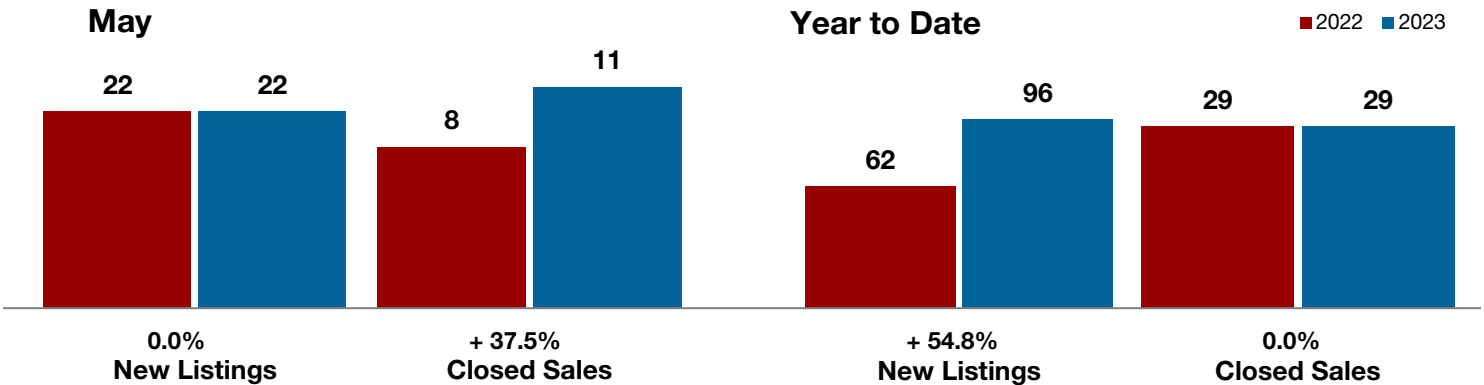
Change in  
Closed Sales

Change in  
Median Sales Price

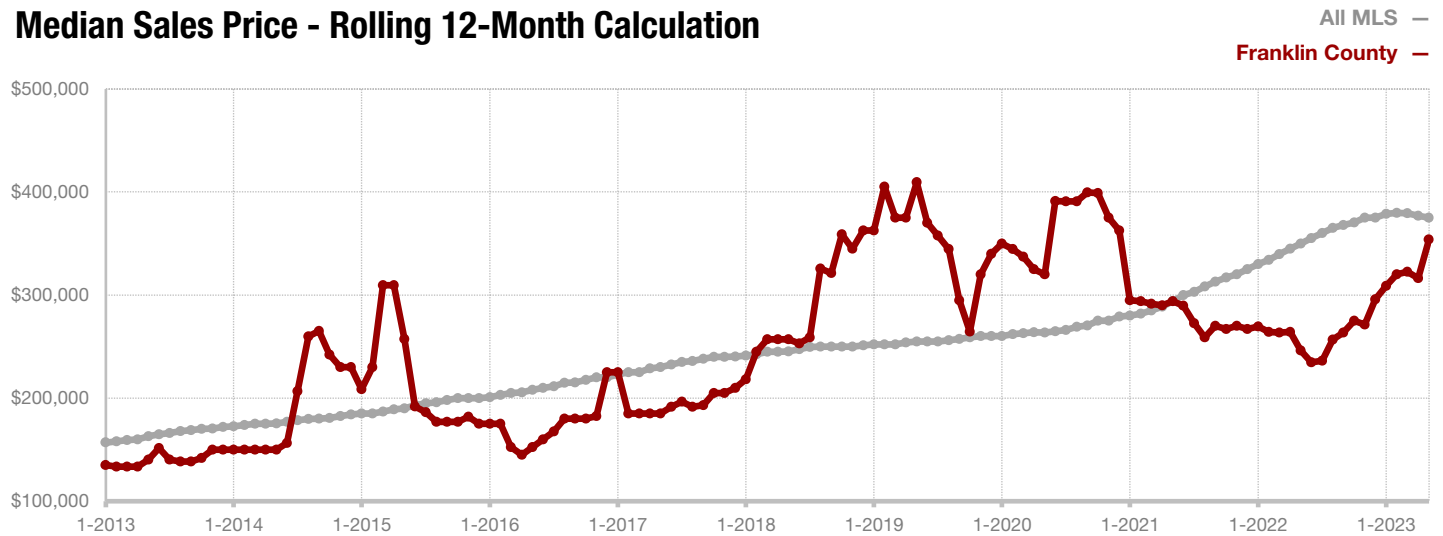
## Franklin County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	22	22	0.0%	62	96	+ 54.8%
Pending Sales	10	7	- 30.0%	37	33	- 10.8%
Closed Sales	8	11	+ 37.5%	29	29	0.0%
Average Sales Price*	\$254,831	<b>\$712,300</b>	+ 179.5%	\$268,946	<b>\$521,069</b>	+ 93.7%
Median Sales Price*	\$189,875	<b>\$675,000</b>	+ 255.5%	\$157,900	<b>\$355,000</b>	+ 124.8%
Percent of Original List Price Received*	93.3%	<b>99.3%</b>	+ 6.4%	94.1%	<b>96.6%</b>	+ 2.7%
Days on Market Until Sale	63	35	- 44.4%	43	42	- 2.3%
Inventory of Homes for Sale	40	59	+ 47.5%	--	--	--
Months Supply of Inventory	4.9	7.0	+ 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 – May 2023

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



**+ 52.0%**

**- 17.6%**

**+ 3.0%**

Change in  
New Listings

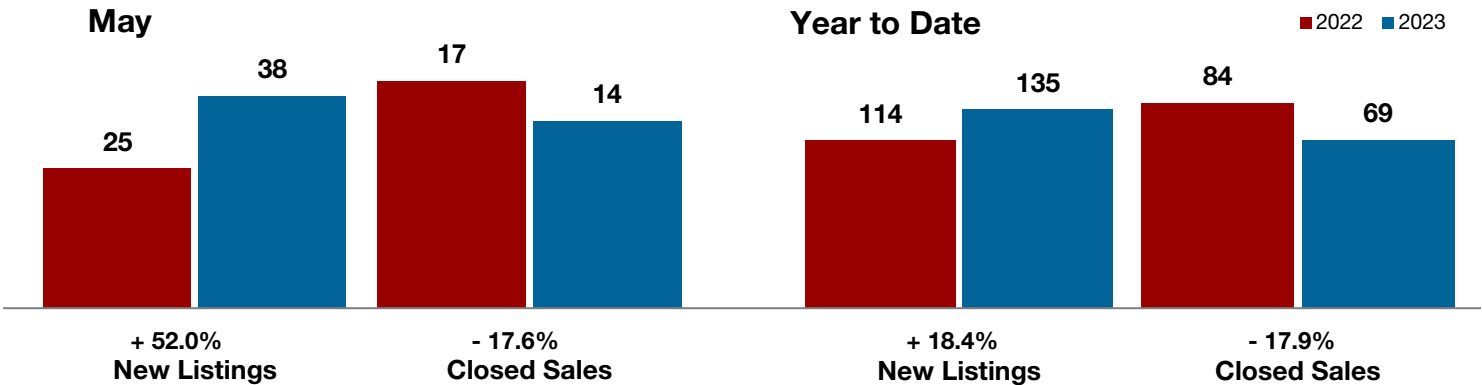
Change in  
Closed Sales

Change in  
Median Sales Price

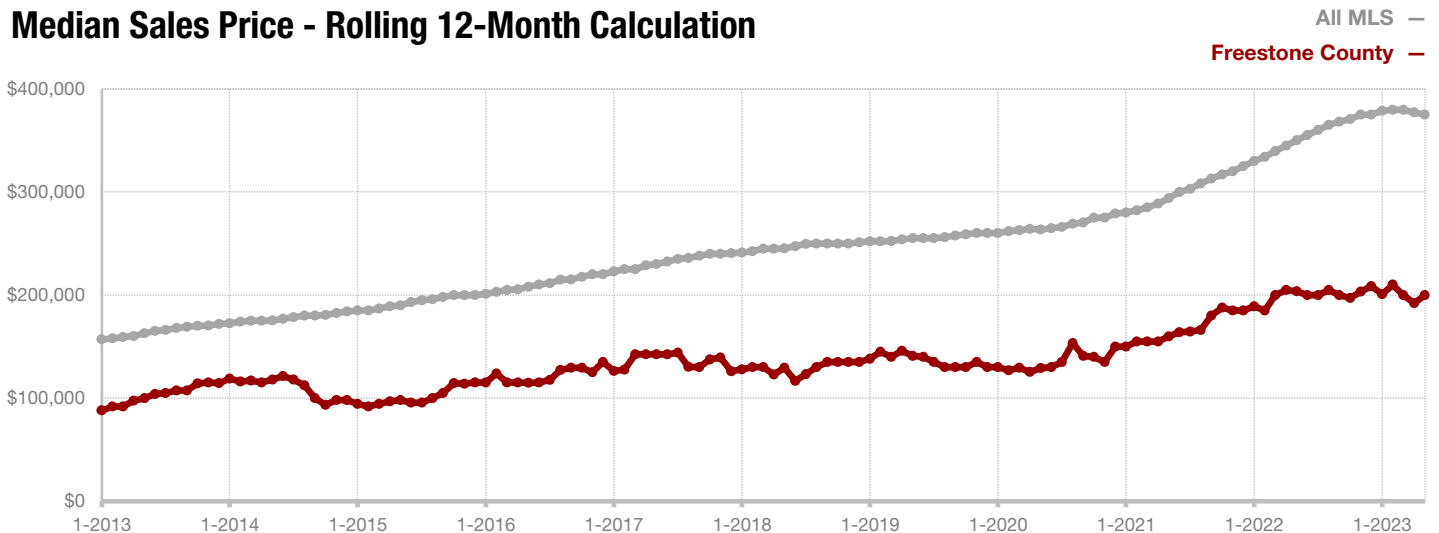
## Freestone County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	25	<b>38</b>	+ 52.0%	114	<b>135</b>	+ 18.4%
Pending Sales	19	<b>14</b>	- 26.3%	87	<b>74</b>	- 14.9%
Closed Sales	17	<b>14</b>	- 17.6%	84	<b>69</b>	- 17.9%
Average Sales Price*	\$257,959	<b>\$266,100</b>	+ 3.2%	\$319,748	<b>\$273,875</b>	- 14.3%
Median Sales Price*	\$235,000	<b>\$242,000</b>	+ 3.0%	\$214,750	<b>\$190,000</b>	- 11.5%
Percent of Original List Price Received*	96.6%	<b>100.5%</b>	+ 4.0%	93.9%	<b>93.4%</b>	- 0.5%
Days on Market Until Sale	54	<b>29</b>	- 46.3%	64	<b>68</b>	+ 6.3%
Inventory of Homes for Sale	54	<b>77</b>	+ 42.6%	--	--	--
Months Supply of Inventory	3.1	<b>5.6</b>	+ 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 – May 2023

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



**- 19.1%**

**+ 6.9%**

**+ 1.0%**

Change in  
New Listings

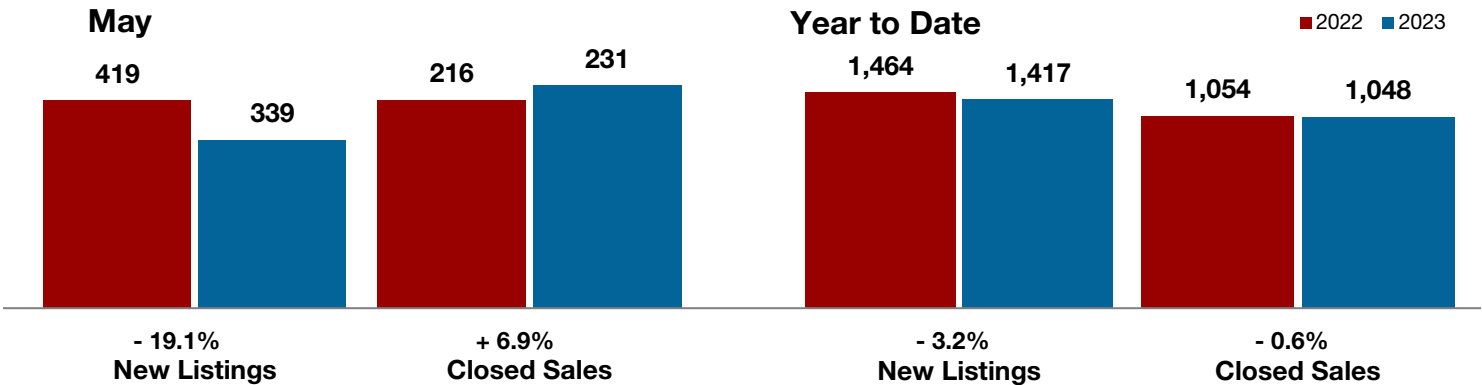
Change in  
Closed Sales

Change in  
Median Sales Price

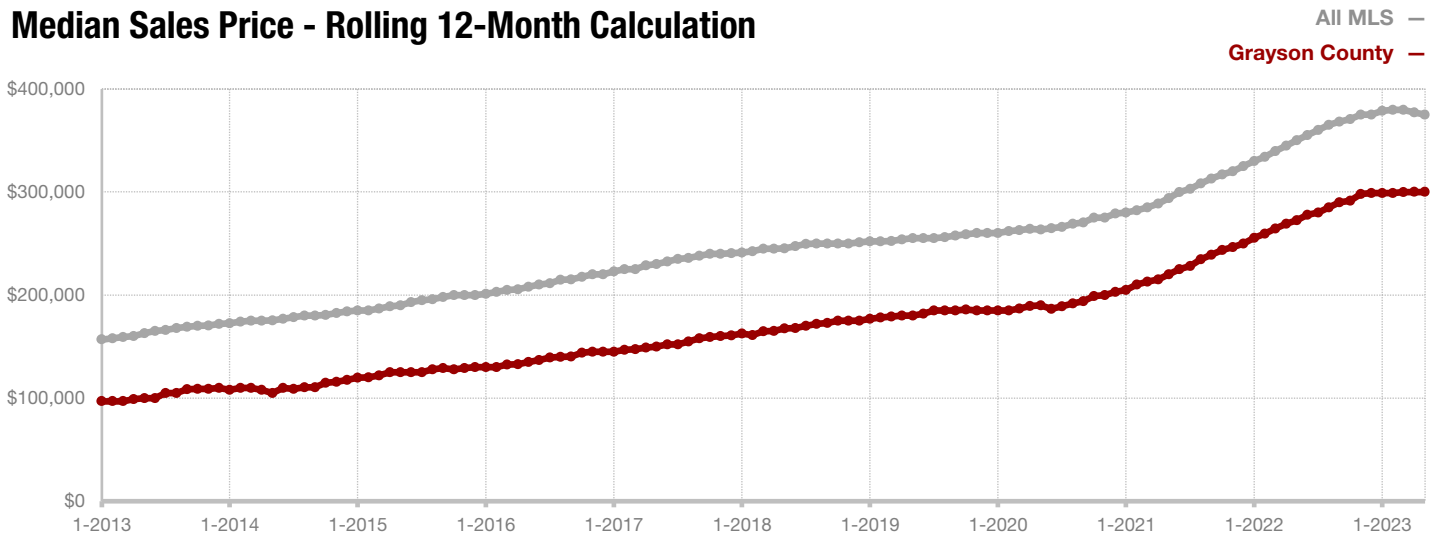
## Grayson County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	419	339	- 19.1%	1,464	1,417	- 3.2%
Pending Sales	271	214	- 21.0%	1,157	1,130	- 2.3%
Closed Sales	216	231	+ 6.9%	1,054	1,048	- 0.6%
Average Sales Price*	\$378,260	\$365,218	- 3.4%	\$365,396	\$347,486	- 4.9%
Median Sales Price*	\$310,000	\$313,250	+ 1.0%	\$290,000	\$300,000	+ 3.4%
Percent of Original List Price Received*	100.1%	94.9%	- 5.2%	100.0%	93.4%	- 6.6%
Days on Market Until Sale	28	60	+ 114.3%	28	69	+ 146.4%
Inventory of Homes for Sale	534	697	+ 30.5%	--	--	--
Months Supply of Inventory	2.4	3.3	+ 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 – May 2023

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



**- 47.4%**

**+ 14.3%**

**+ 7.2%**

Change in  
New Listings

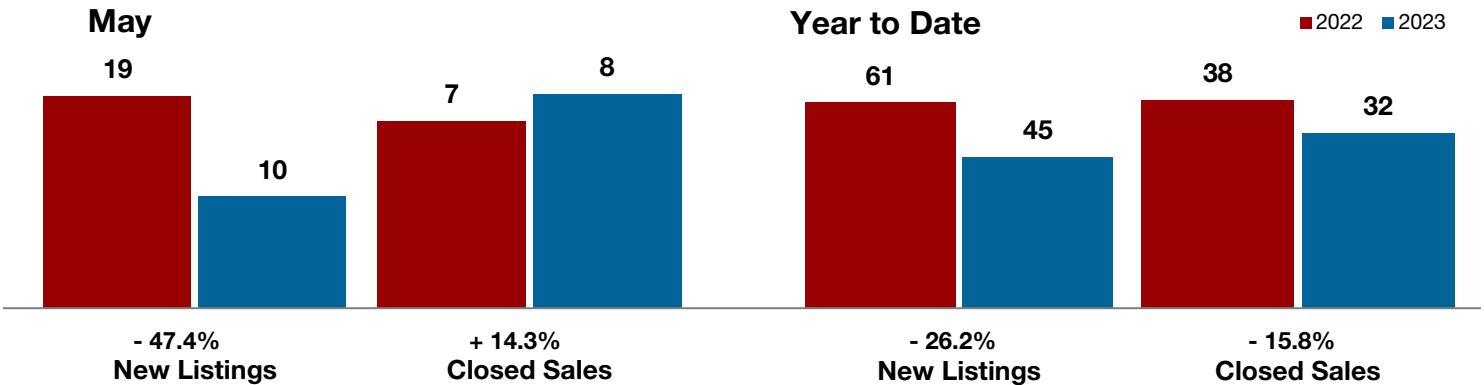
Change in  
Closed Sales

Change in  
Median Sales Price

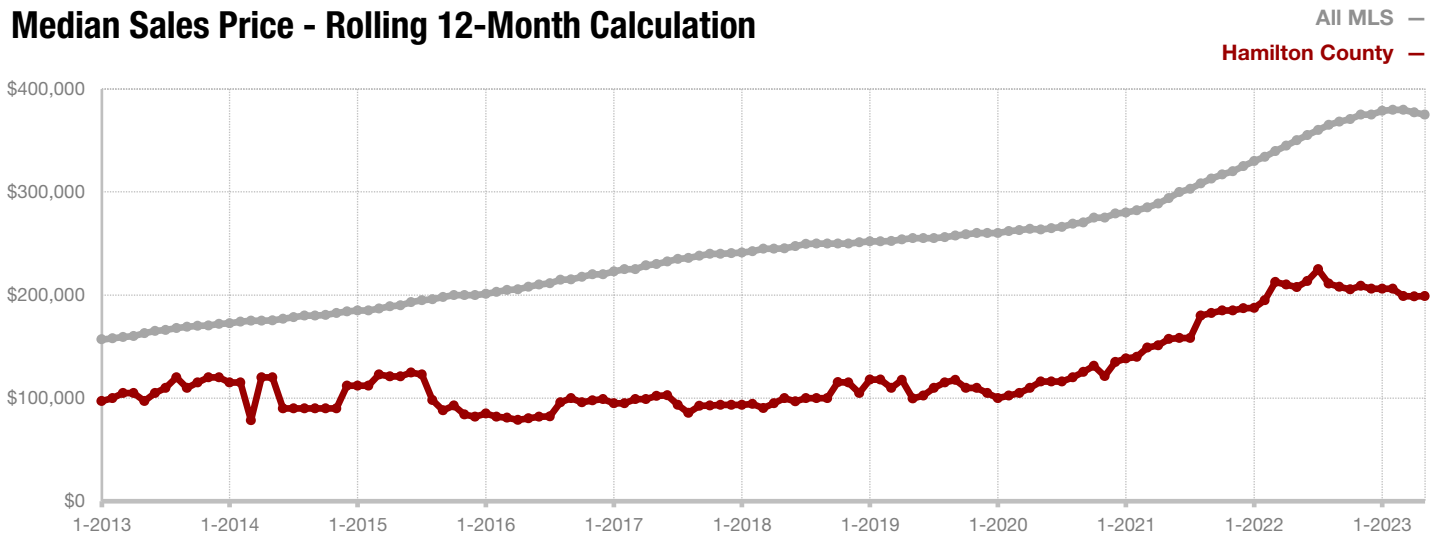
## Hamilton County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	19	10	- 47.4%	61	45	- 26.2%
Pending Sales	18	4	- 77.8%	45	30	- 33.3%
Closed Sales	7	8	+ 14.3%	38	32	- 15.8%
Average Sales Price*	\$289,857	<b>\$715,813</b>	+ 147.0%	\$321,046	<b>\$416,732</b>	+ 29.8%
Median Sales Price*	\$199,000	<b>\$213,250</b>	+ 7.2%	\$202,500	<b>\$195,000</b>	- 3.7%
Percent of Original List Price Received*	86.5%	<b>100.6%</b>	+ 16.3%	92.8%	<b>90.5%</b>	- 2.5%
Days on Market Until Sale	79	43	- 45.6%	61	62	+ 1.6%
Inventory of Homes for Sale	28	40	+ 42.9%	--	--	--
Months Supply of Inventory	3.1	7.0	+ 133.3%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2023

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



**+ 20.0%**      **+ 200.0%**      **+ 1540.5%**

Change in  
New Listings

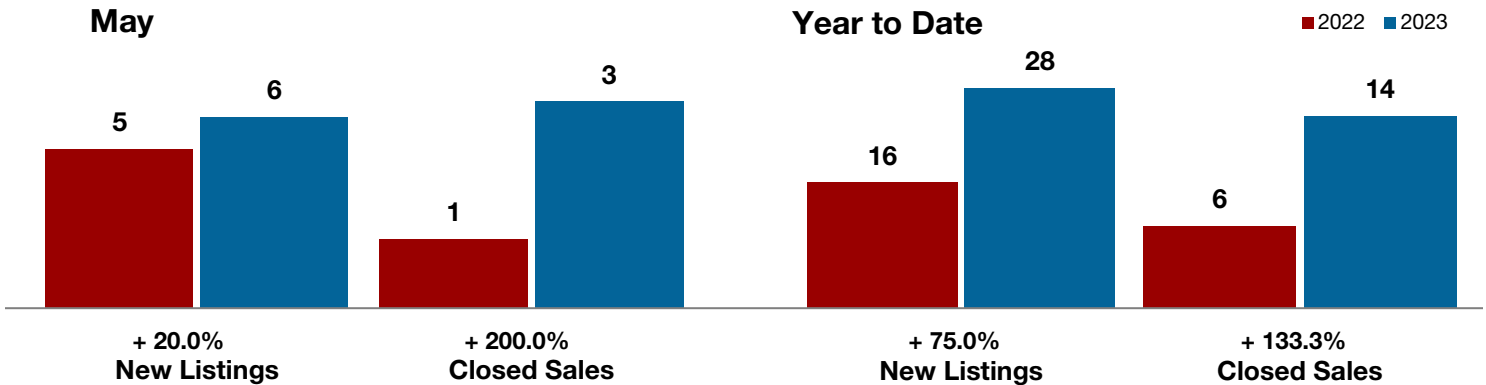
Change in  
Closed Sales

Change in  
Median Sales Price

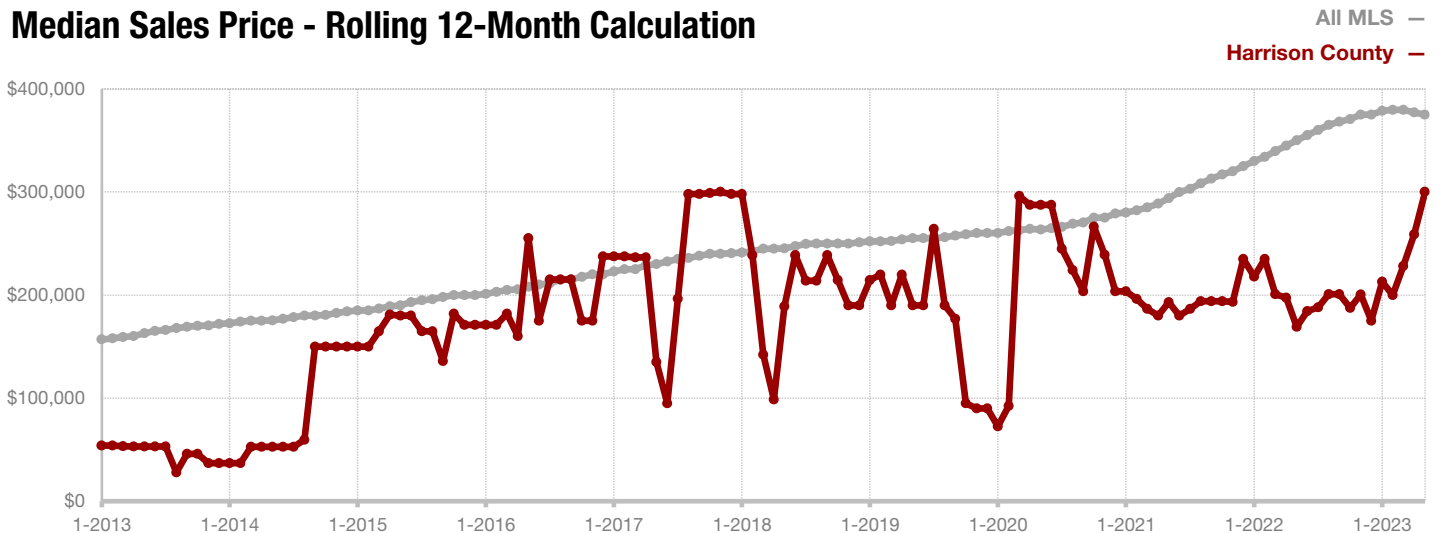
## Harrison County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	5	6	+ 20.0%	16	28	+ 75.0%
Pending Sales	4	0	- 100.0%	11	11	0.0%
Closed Sales	1	3	+ 200.0%	6	14	+ 133.3%
Average Sales Price*	\$19,500	<b>\$343,883</b>	+ 1663.5%	\$127,417	<b>\$298,611</b>	+ 134.4%
Median Sales Price*	\$19,500	<b>\$319,900</b>	+ 1540.5%	\$95,000	<b>\$317,450</b>	+ 234.2%
Percent of Original List Price Received*	98.7%	97.3%	- 1.4%	88.2%	97.3%	+ 10.3%
Days on Market Until Sale	29	46	+ 58.6%	98	71	- 27.6%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	3.7	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 – May 2023

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



**+ 6.4%**

Change in  
New Listings

**- 8.9%**

Change in  
Closed Sales

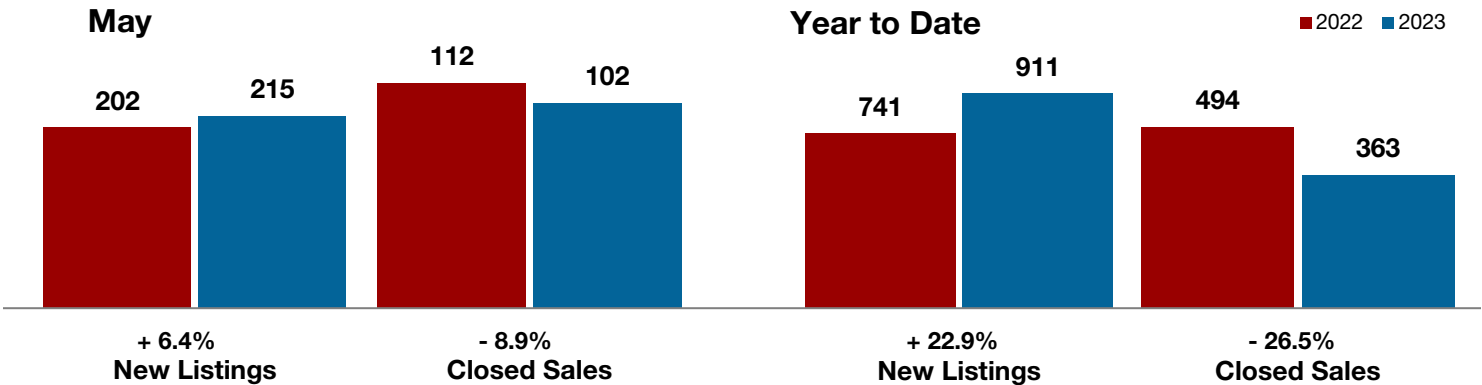
**- 9.4%**

Change in  
Median Sales Price

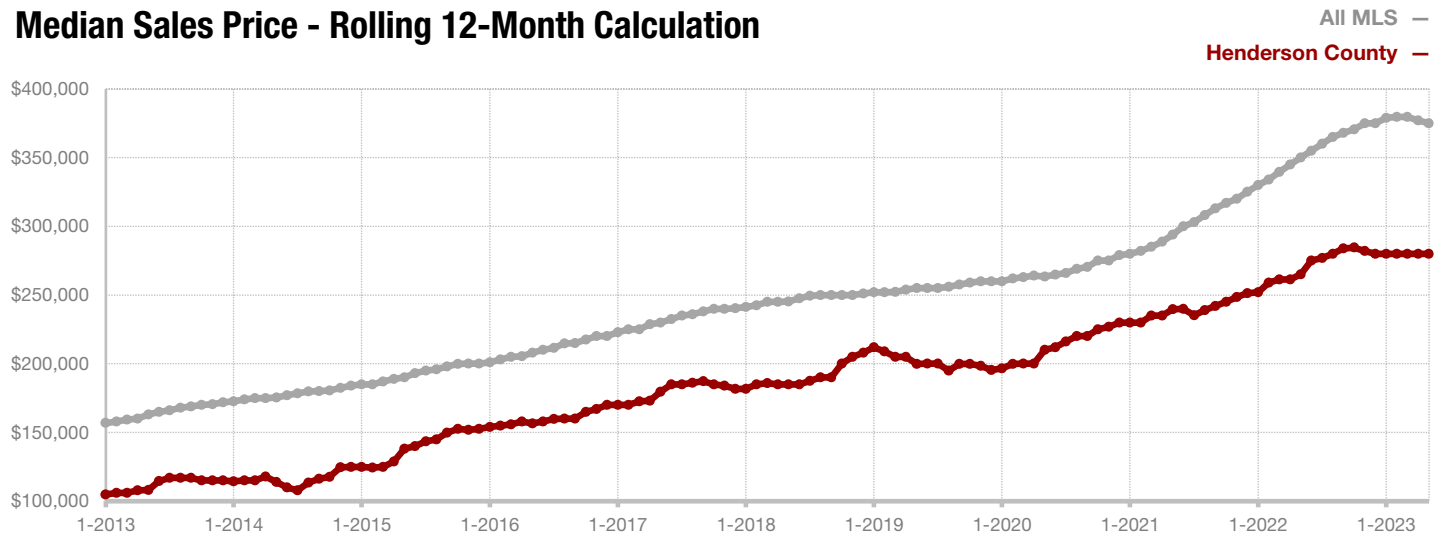
## Henderson County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	202	215	+ 6.4%	741	911	+ 22.9%
Pending Sales	107	111	+ 3.7%	536	426	- 20.5%
Closed Sales	112	102	- 8.9%	494	363	- 26.5%
Average Sales Price*	\$448,918	\$409,632	- 8.8%	\$415,042	\$401,432	- 3.3%
Median Sales Price*	\$320,750	\$290,500	- 9.4%	\$273,250	\$270,000	- 1.2%
Percent of Original List Price Received*	96.8%	94.5%	- 2.4%	96.5%	92.3%	- 4.4%
Days on Market Until Sale	33	58	+ 75.8%	42	65	+ 54.8%
Inventory of Homes for Sale	345	610	+ 76.8%	--	--	--
Months Supply of Inventory	3.3	7.2	+ 133.3%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2023

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



**- 39.3%**

**+ 14.3%**

**+ 6.1%**

Change in  
New Listings

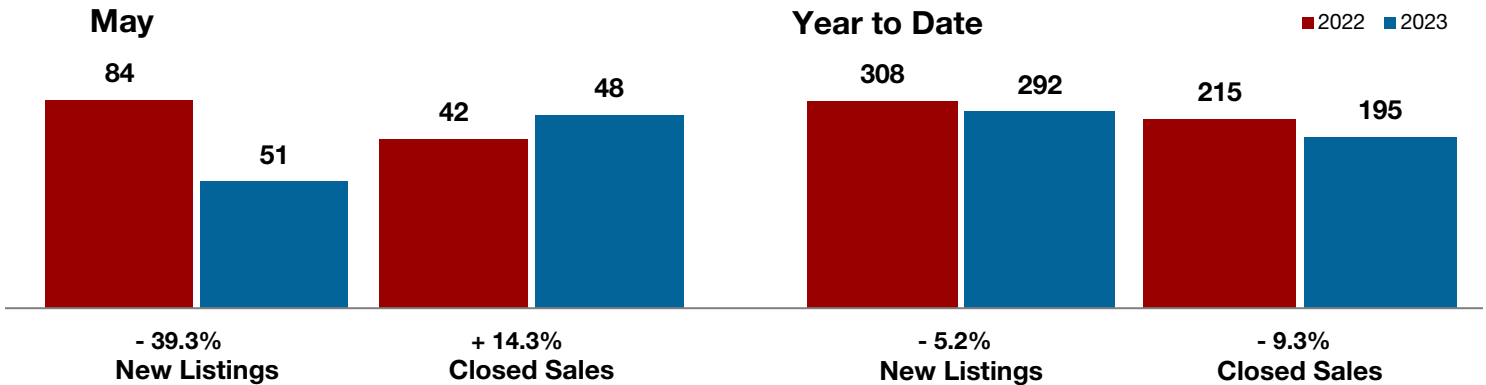
Change in  
Closed Sales

Change in  
Median Sales Price

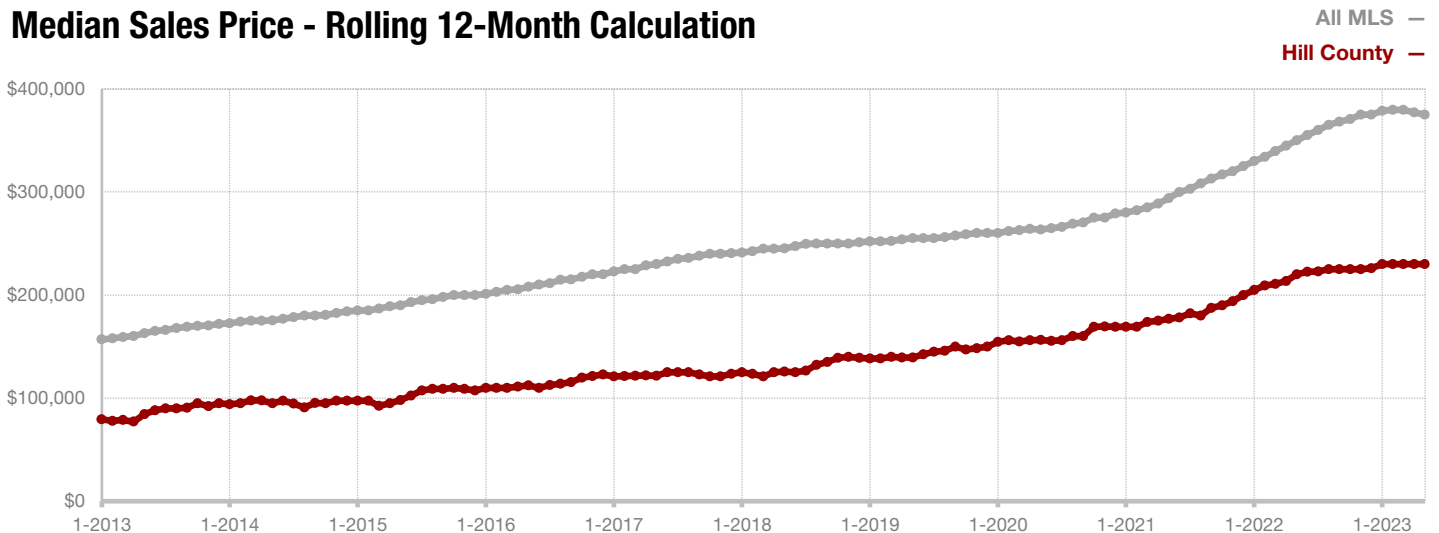
## Hill County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	84	51	- 39.3%	308	292	- 5.2%
Pending Sales	41	32	- 22.0%	231	215	- 6.9%
Closed Sales	42	48	+ 14.3%	215	195	- 9.3%
Average Sales Price*	\$264,314	\$295,611	+ 11.8%	\$276,847	\$275,589	- 0.5%
Median Sales Price*	\$231,000	\$245,000	+ 6.1%	\$224,000	\$227,000	+ 1.3%
Percent of Original List Price Received*	96.2%	96.8%	+ 0.6%	96.9%	92.7%	- 4.3%
Days on Market Until Sale	35	55	+ 57.1%	47	59	+ 25.5%
Inventory of Homes for Sale	133	163	+ 22.6%	--	--	--
Months Supply of Inventory	2.9	4.3	+ 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 – May 2023

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



**+ 27.1%**

**- 6.8%**

**- 9.3%**

Change in  
New Listings

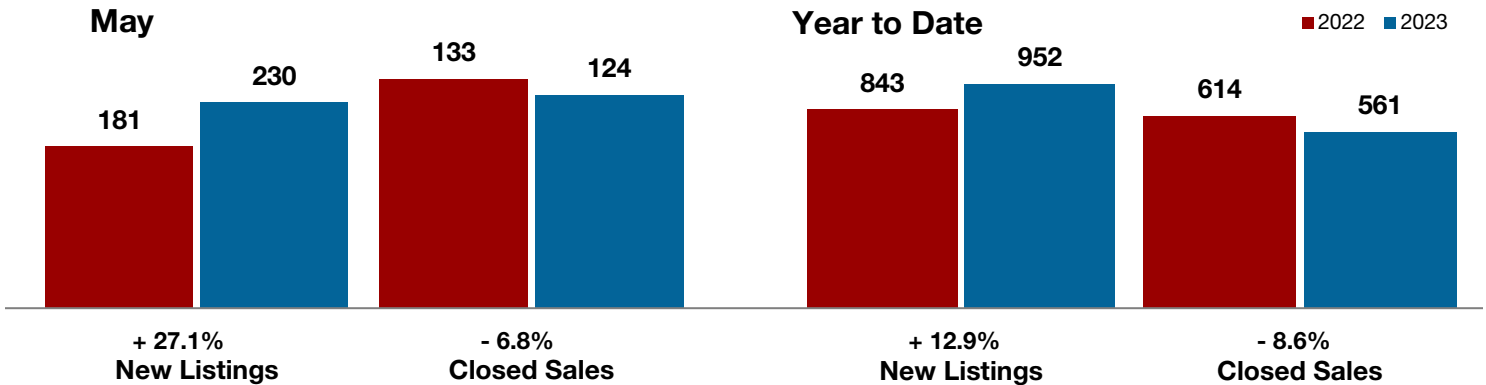
Change in  
Closed Sales

Change in  
Median Sales Price

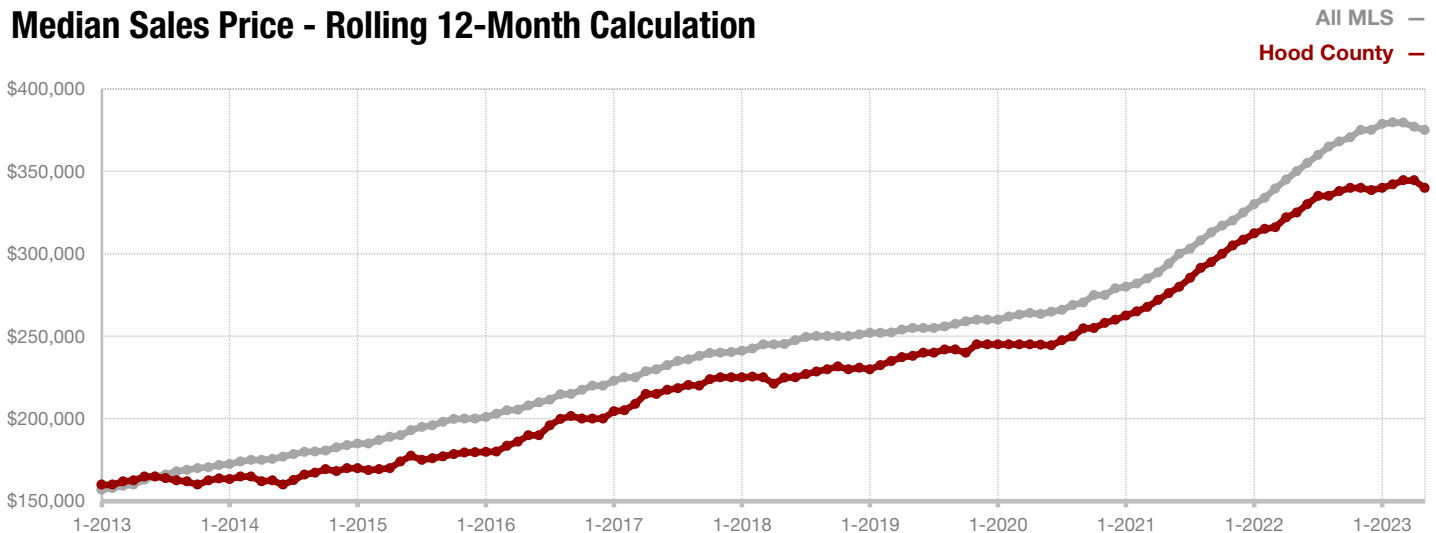
## Hood County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	181	<b>230</b>	+ 27.1%	843	<b>952</b>	+ 12.9%
Pending Sales	143	<b>112</b>	- 21.7%	635	<b>609</b>	- 4.1%
Closed Sales	133	<b>124</b>	- 6.8%	614	<b>561</b>	- 8.6%
Average Sales Price*	\$423,352	<b>\$407,013</b>	- 3.9%	\$406,345	<b>\$430,105</b>	+ 5.8%
Median Sales Price*	\$375,000	<b>\$340,000</b>	- 9.3%	\$339,450	<b>\$342,000</b>	+ 0.8%
Percent of Original List Price Received*	98.3%	<b>94.8%</b>	- 3.6%	98.3%	<b>93.4%</b>	- 5.0%
Days on Market Until Sale	26	<b>62</b>	+ 138.5%	32	<b>64</b>	+ 100.0%
Inventory of Homes for Sale	273	<b>509</b>	+ 86.4%	--	--	--
Months Supply of Inventory	2.0	<b>4.3</b>	+ 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 – May 2023

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



**- 27.6%**

**+ 30.3%**

**+ 3.2%**

Change in  
New Listings

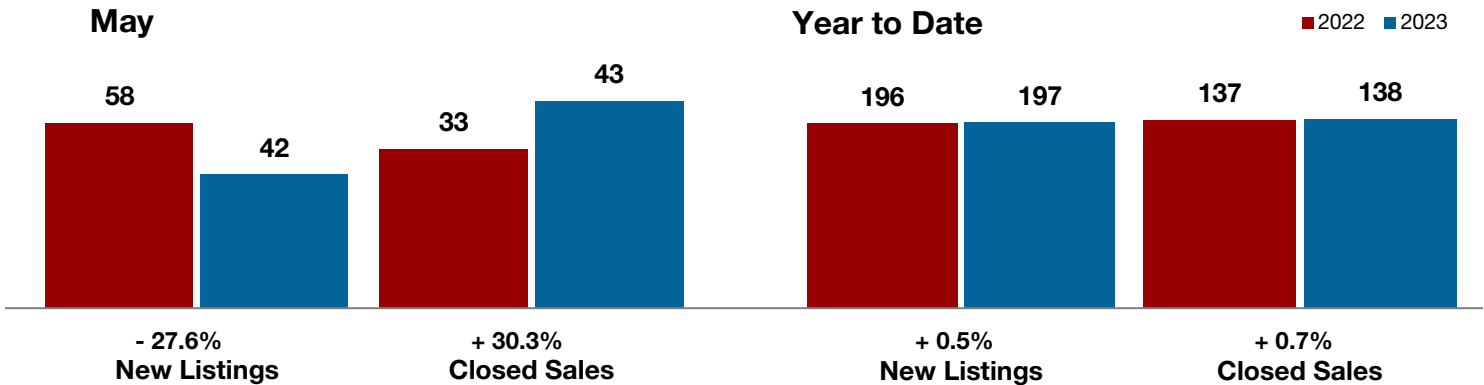
Change in  
Closed Sales

Change in  
Median Sales Price

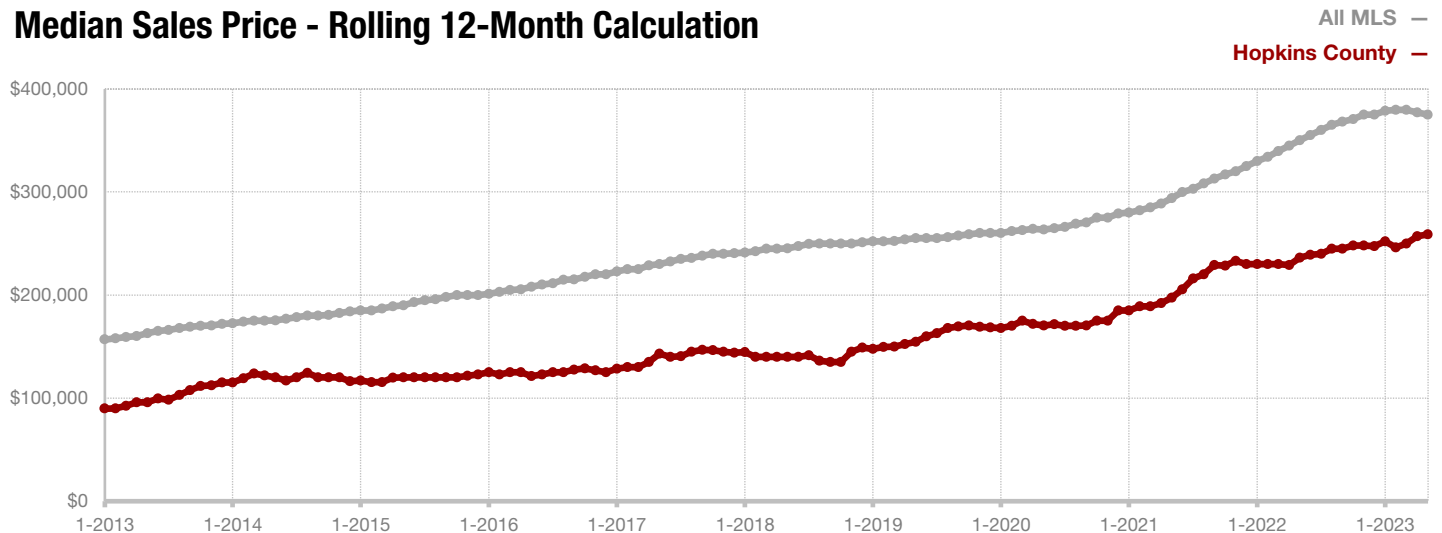
## Hopkins County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	58	42	- 27.6%	196	197	+ 0.5%
Pending Sales	38	40	+ 5.3%	148	152	+ 2.7%
Closed Sales	33	43	+ 30.3%	137	138	+ 0.7%
Average Sales Price*	\$361,136	<b>\$271,803</b>	- 24.7%	\$300,176	<b>\$302,910</b>	+ 0.9%
Median Sales Price*	\$252,000	<b>\$260,000</b>	+ 3.2%	\$233,000	<b>\$257,300</b>	+ 10.4%
Percent of Original List Price Received*	99.4%	97.1%	- 2.3%	97.5%	93.4%	- 4.2%
Days on Market Until Sale	18	50	+ 177.8%	32	64	+ 100.0%
Inventory of Homes for Sale	74	101	+ 36.5%	--	--	--
Months Supply of Inventory	2.5	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 – May 2023

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



**- 19.4%**

**- 2.8%**

**- 2.3%**

Change in  
New Listings

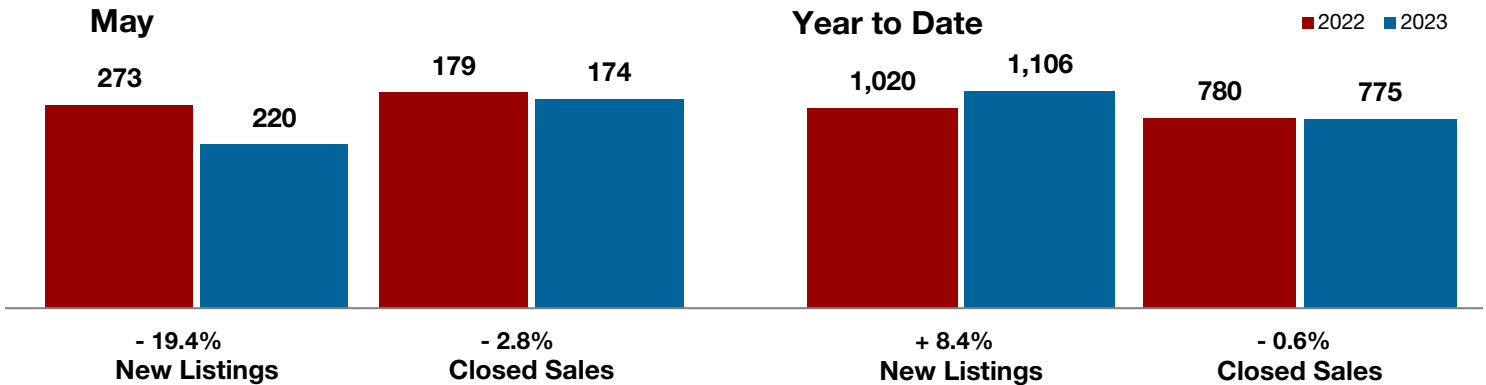
Change in  
Closed Sales

Change in  
Median Sales Price

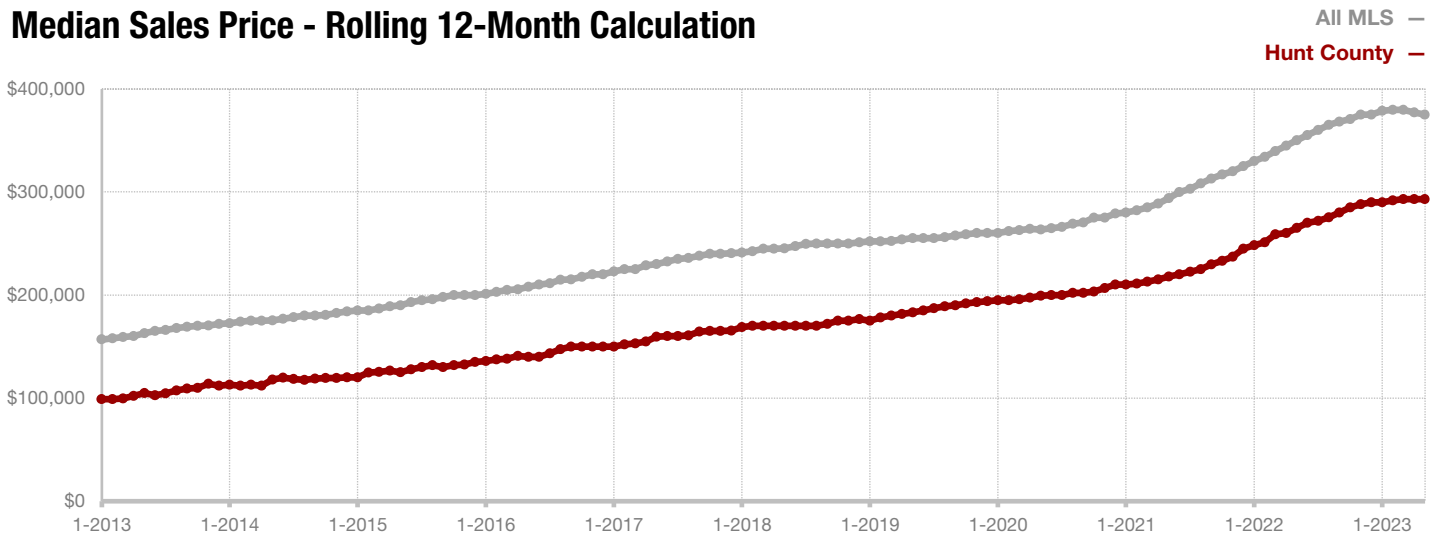
## Hunt County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	273	220	- 19.4%	1,020	1,106	+ 8.4%
Pending Sales	181	166	- 8.3%	820	851	+ 3.8%
Closed Sales	179	174	- 2.8%	780	775	- 0.6%
Average Sales Price*	\$331,906	<b>\$340,324</b>	+ 2.5%	\$319,300	<b>\$320,526</b>	+ 0.4%
Median Sales Price*	\$304,000	<b>\$297,125</b>	- 2.3%	\$277,725	<b>\$288,895</b>	+ 4.0%
Percent of Original List Price Received*	102.0%	<b>94.9%</b>	- 7.0%	99.9%	<b>94.4%</b>	- 5.5%
Days on Market Until Sale	24	<b>64</b>	+ 166.7%	32	<b>60</b>	+ 87.5%
Inventory of Homes for Sale	349	<b>539</b>	+ 54.4%	--	--	--
Months Supply of Inventory	2.1	<b>3.4</b>	+ 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 – May 2023

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



**- 33.3%**

**- 70.0%**

**- 87.3%**

Change in  
New Listings

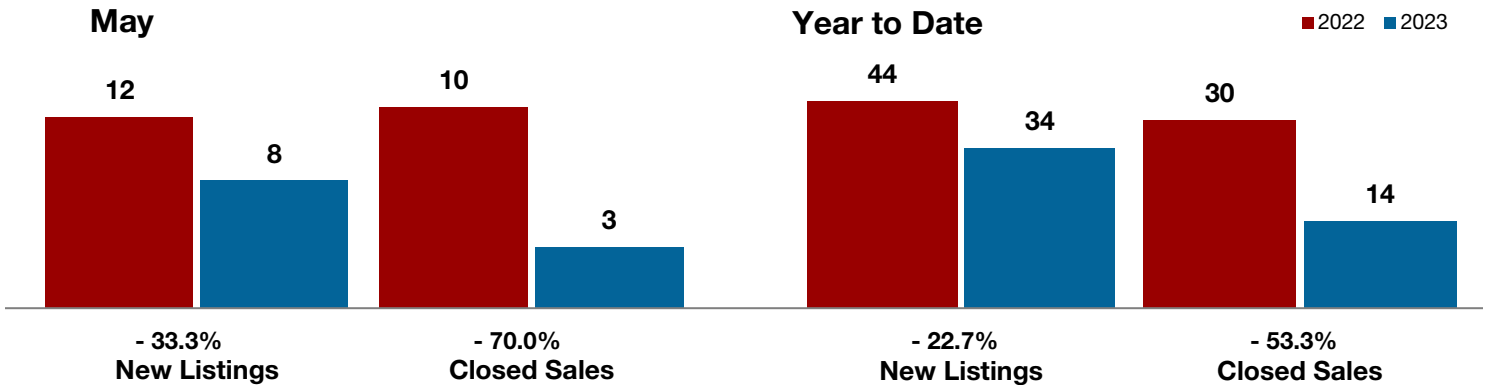
Change in  
Closed Sales

Change in  
Median Sales Price

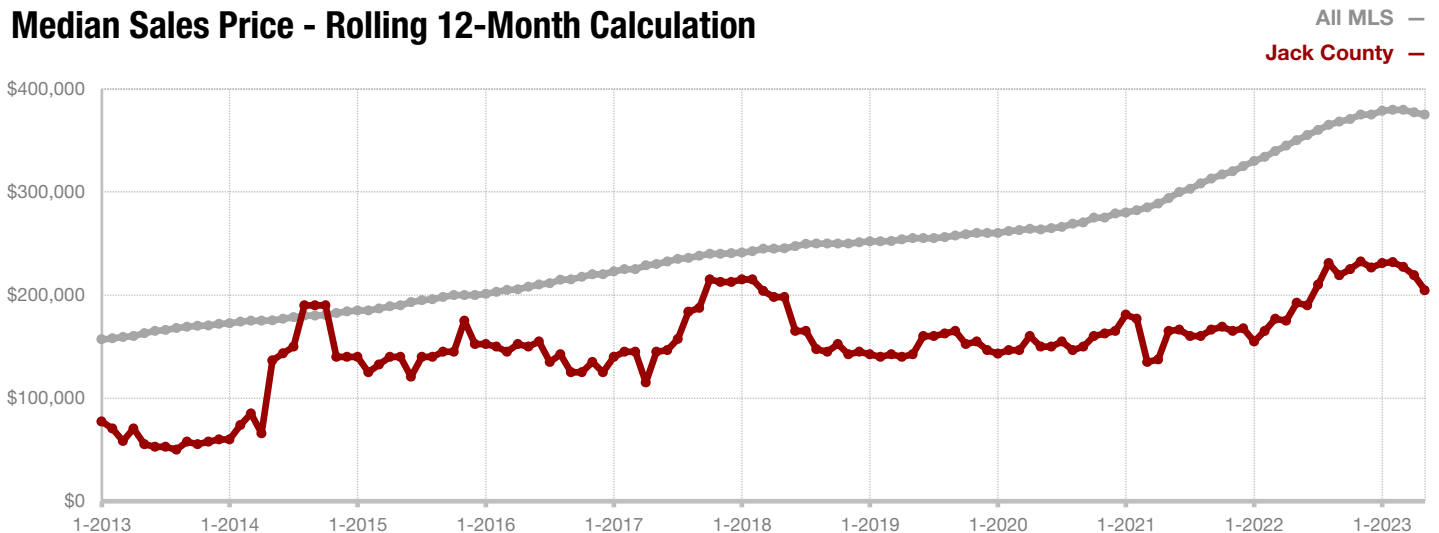
## Jack County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	12	8	- 33.3%	44	34	- 22.7%
Pending Sales	7	5	- 28.6%	36	15	- 58.3%
Closed Sales	10	3	- 70.0%	30	14	- 53.3%
Average Sales Price*	\$345,750	<b>\$138,333</b>	- 60.0%	\$295,400	<b>\$280,429</b>	- 5.1%
Median Sales Price*	\$392,500	<b>\$50,000</b>	- 87.3%	\$237,500	<b>\$172,000</b>	- 27.6%
Percent of Original List Price Received*	98.3%	<b>76.6%</b>	- 22.1%	93.2%	<b>83.0%</b>	- 10.9%
Days on Market Until Sale	53	<b>135</b>	+ 154.7%	68	<b>99</b>	+ 45.6%
Inventory of Homes for Sale	22	<b>32</b>	+ 45.5%	--	--	--
Months Supply of Inventory	3.8	<b>8.7</b>	+ 125.0%	--	--	--

\* 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 – May 2023

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



**- 19.7%**

**+ 1.3%**

**- 2.7%**

Change in  
New Listings

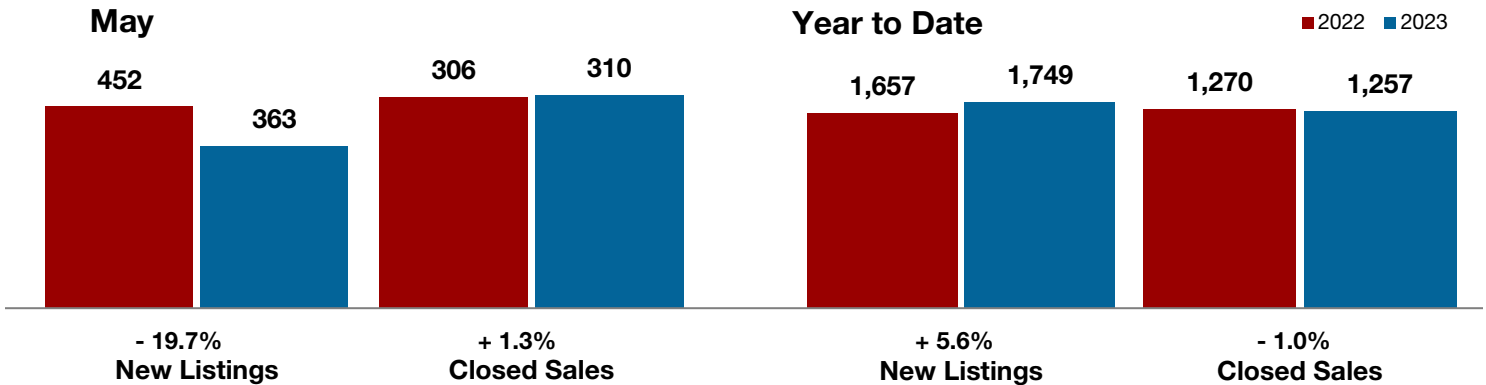
Change in  
Closed Sales

Change in  
Median Sales Price

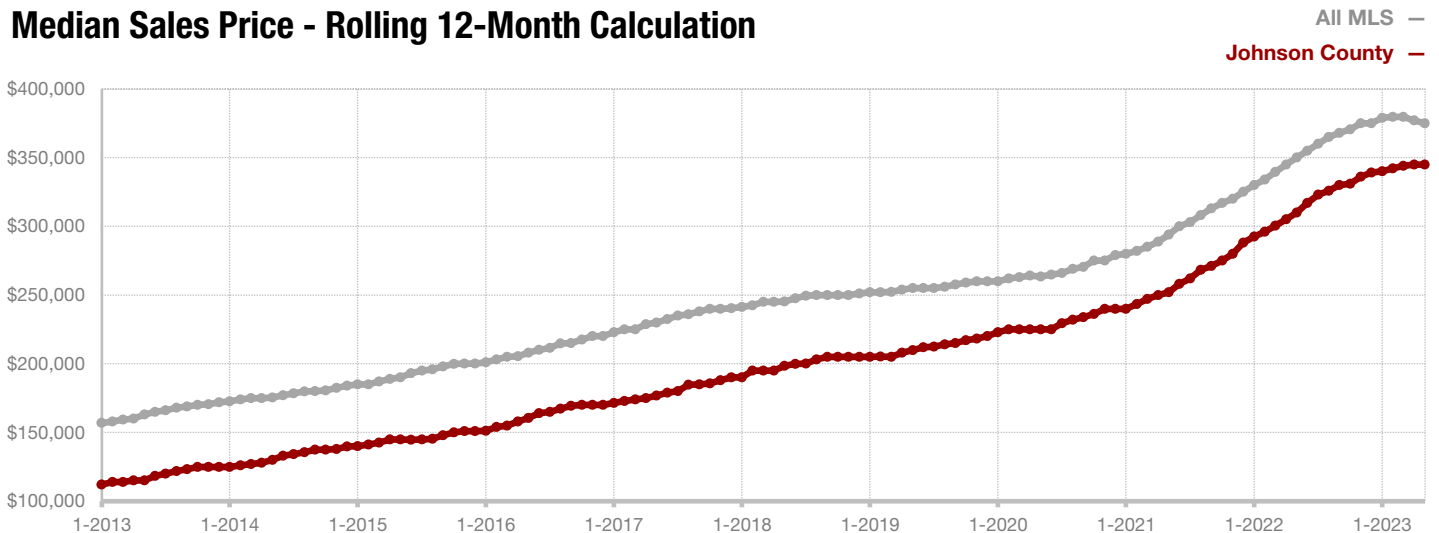
## Johnson County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	452	363	- 19.7%	1,657	1,749	+ 5.6%
Pending Sales	290	303	+ 4.5%	1,287	1,391	+ 8.1%
Closed Sales	306	310	+ 1.3%	1,270	1,257	- 1.0%
Average Sales Price*	\$395,002	\$394,081	- 0.2%	\$368,853	\$382,281	+ 3.6%
Median Sales Price*	\$359,750	\$350,000	- 2.7%	\$333,669	\$349,995	+ 4.9%
Percent of Original List Price Received*	101.8%	96.2%	- 5.5%	100.9%	94.5%	- 6.3%
Days on Market Until Sale	23	57	+ 147.8%	26	65	+ 150.0%
Inventory of Homes for Sale	555	739	+ 33.2%	--	--	--
Months Supply of Inventory	2.0	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 – May 2023

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



**+ 53.8%**

**+ 6.7%**

**- 27.3%**

Change in  
New Listings

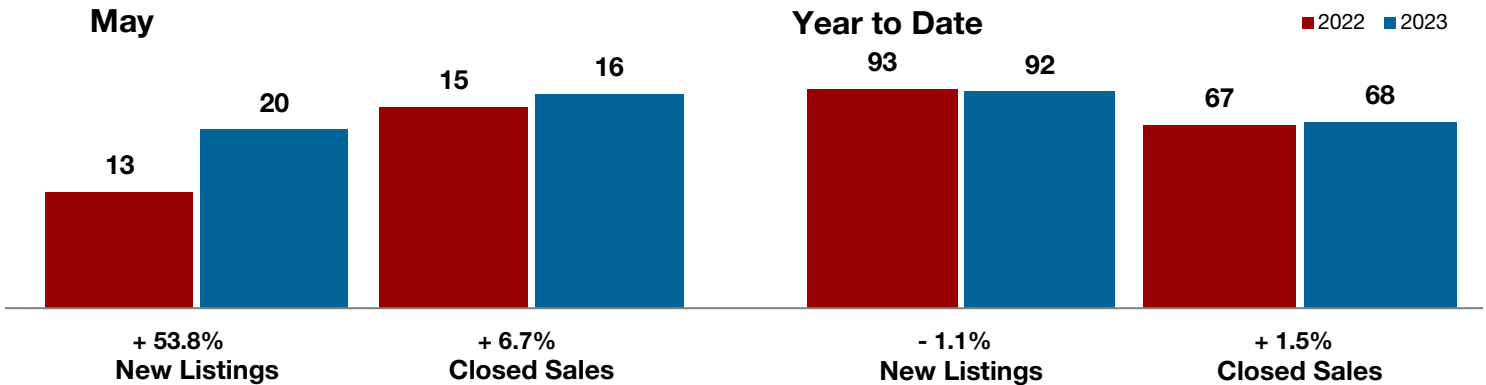
Change in  
Closed Sales

Change in  
Median Sales Price

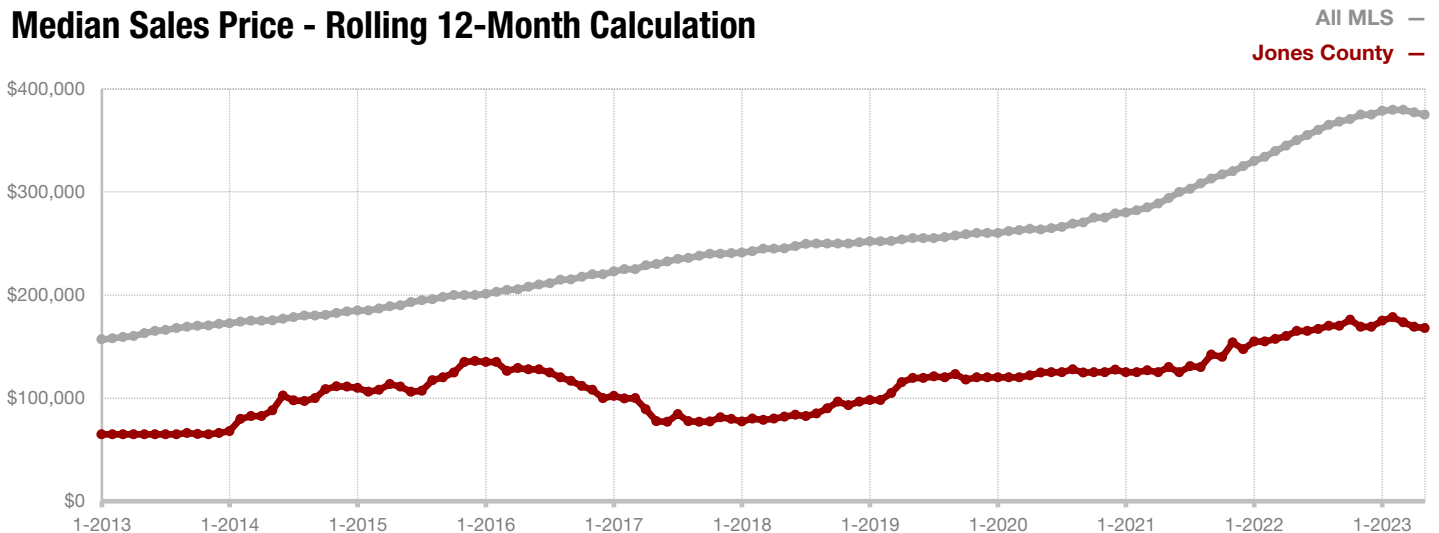
## Jones County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	13	20	+ 53.8%	93	92	- 1.1%
Pending Sales	9	15	+ 66.7%	73	74	+ 1.4%
Closed Sales	15	16	+ 6.7%	67	68	+ 1.5%
Average Sales Price*	\$218,186	\$131,367	- 39.8%	\$197,397	\$178,979	- 9.3%
Median Sales Price*	\$165,000	\$120,000	- 27.3%	\$165,000	\$153,500	- 7.0%
Percent of Original List Price Received*	94.4%	91.1%	- 3.5%	93.6%	92.3%	- 1.4%
Days on Market Until Sale	28	50	+ 78.6%	43	73	+ 69.8%
Inventory of Homes for Sale	37	54	+ 45.9%	--	--	--
Months Supply of Inventory	2.6	4.0	+ 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 – May 2023

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



**- 15.5%**

**- 17.3%**

**- 6.1%**

Change in  
New Listings

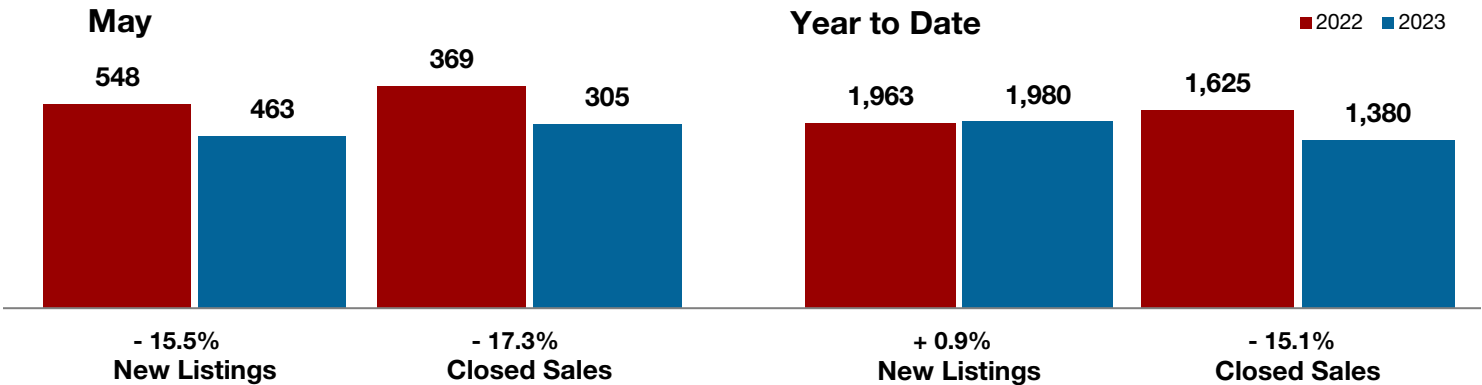
Change in  
Closed Sales

Change in  
Median Sales Price

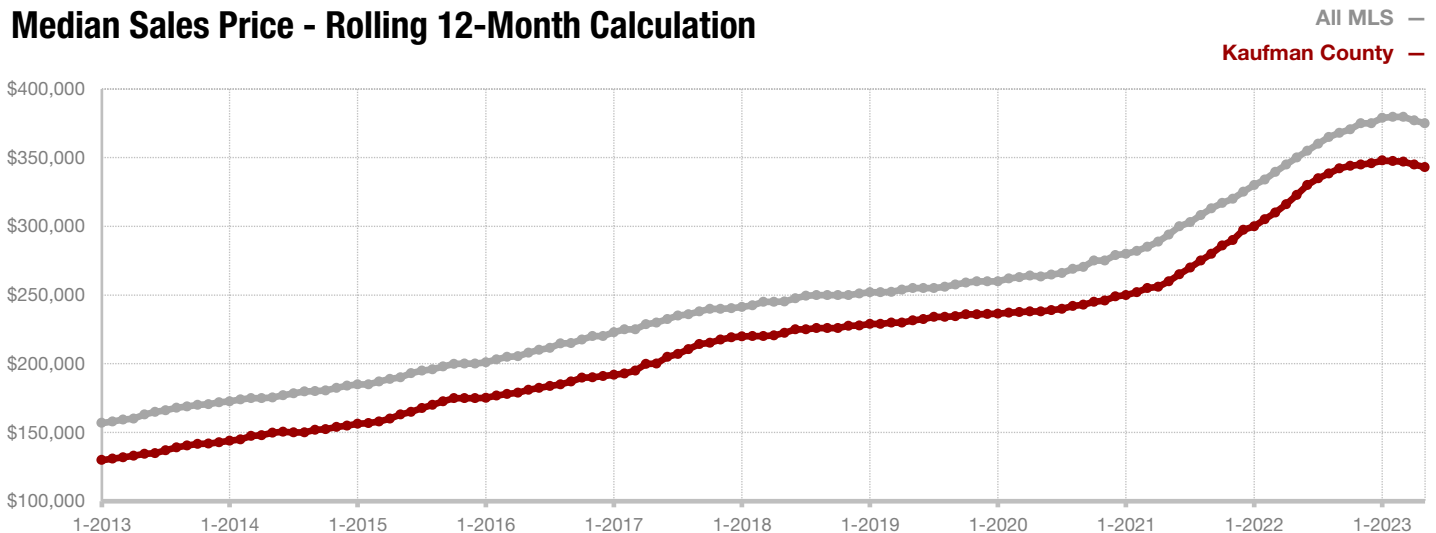
## Kaufman County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	548	463	- 15.5%	1,963	1,980	+ 0.9%
Pending Sales	326	338	+ 3.7%	1,577	1,570	- 0.4%
Closed Sales	369	305	- 17.3%	1,625	1,380	- 15.1%
Average Sales Price*	\$380,438	\$385,644	+ 1.4%	\$357,635	\$356,856	- 0.2%
Median Sales Price*	\$360,101	\$338,000	- 6.1%	\$340,000	\$329,900	- 3.0%
Percent of Original List Price Received*	102.9%	95.4%	- 7.3%	101.8%	94.1%	- 7.6%
Days on Market Until Sale	30	59	+ 96.7%	33	72	+ 118.2%
Inventory of Homes for Sale	701	958	+ 36.7%	--	--	--
Months Supply of Inventory	2.2	3.3	+ 50.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2023

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



**+ 32.5%**

**- 24.1%**

**- 33.7%**

Change in  
New Listings

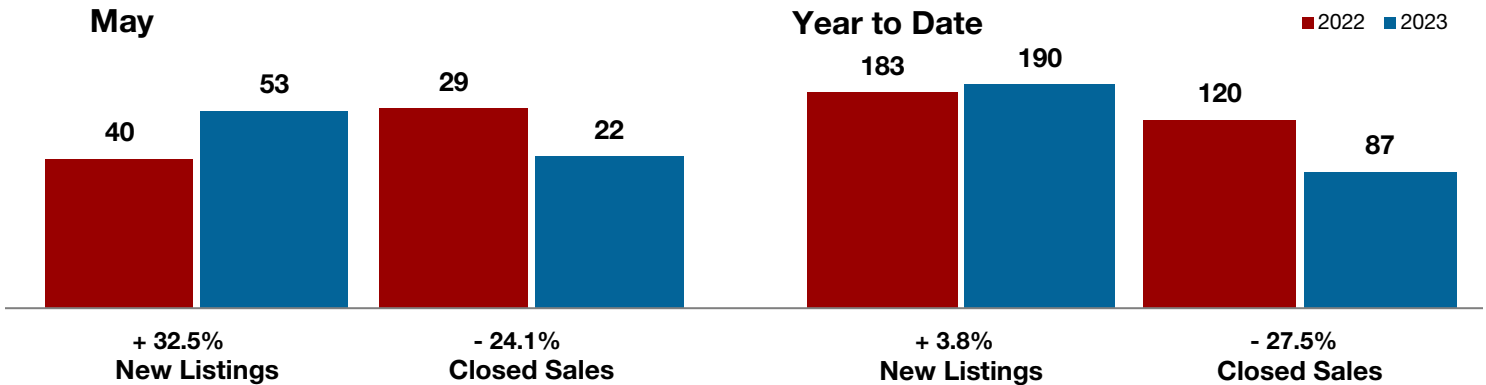
Change in  
Closed Sales

Change in  
Median Sales Price

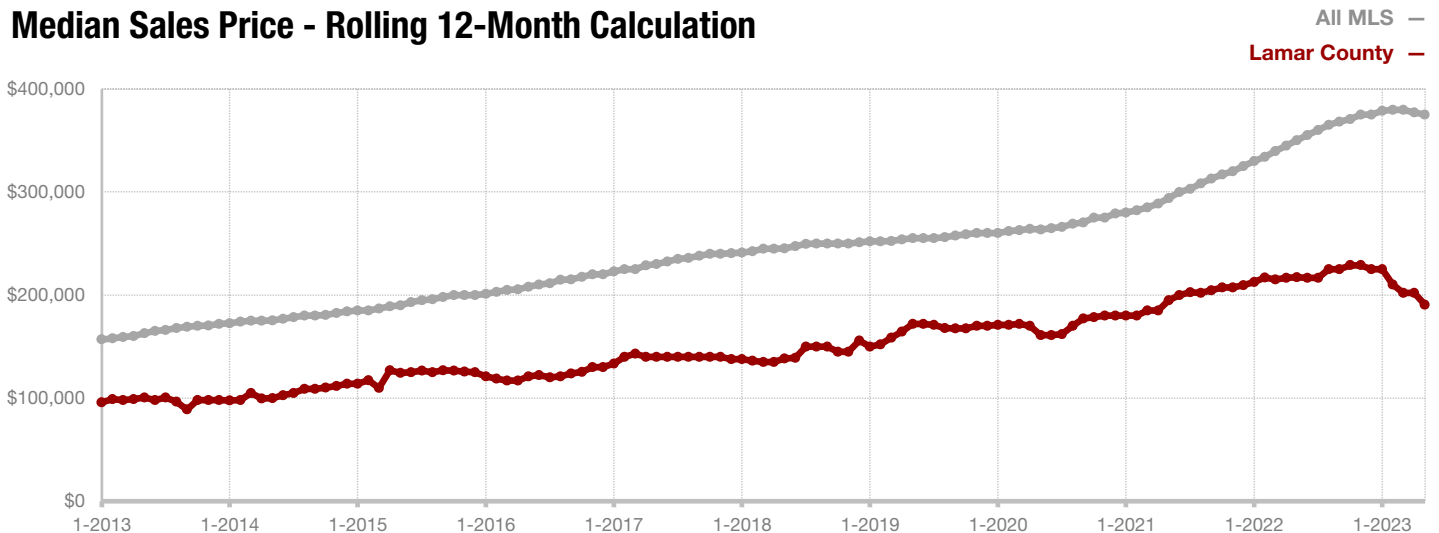
## Lamar County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	40	<b>53</b>	+ 32.5%	183	<b>190</b>	+ 3.8%
Pending Sales	22	<b>40</b>	+ 81.8%	130	<b>119</b>	- 8.5%
Closed Sales	29	<b>22</b>	- 24.1%	120	<b>87</b>	- 27.5%
Average Sales Price*	\$299,976	<b>\$208,908</b>	- 30.4%	\$267,022	<b>\$215,176</b>	- 19.4%
Median Sales Price*	\$230,000	<b>\$152,500</b>	- 33.7%	\$230,000	<b>\$170,000</b>	- 26.1%
Percent of Original List Price Received*	96.3%	<b>95.1%</b>	- 1.2%	96.3%	<b>90.8%</b>	- 5.7%
Days on Market Until Sale	38	<b>69</b>	+ 81.6%	41	<b>73</b>	+ 78.0%
Inventory of Homes for Sale	86	<b>117</b>	+ 36.0%	--	--	--
Months Supply of Inventory	3.1	<b>5.0</b>	+ 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 – May 2023

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



**+ 26.7%**

**- 20.0%**

**+ 131.3%**

Change in  
New Listings

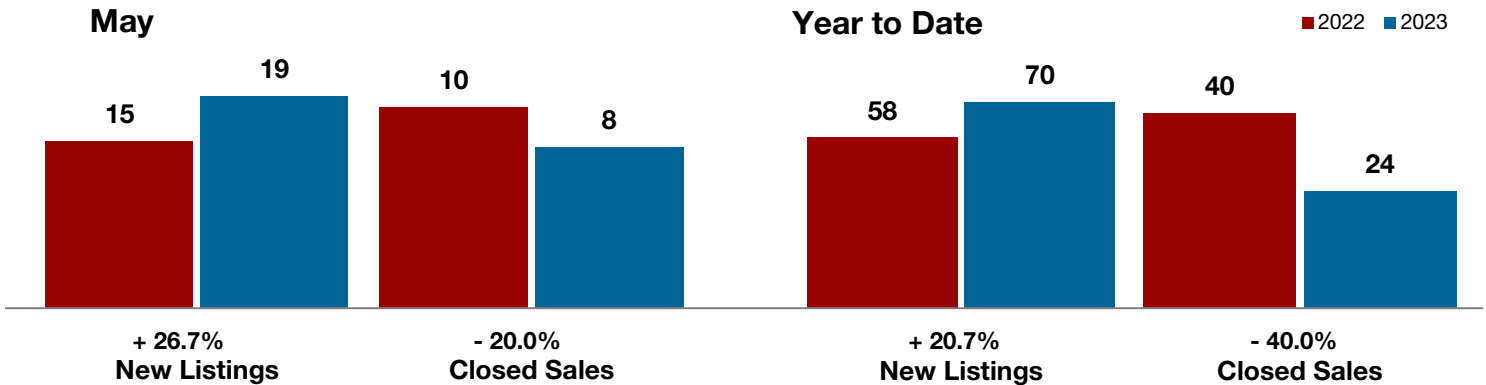
Change in  
Closed Sales

Change in  
Median Sales Price

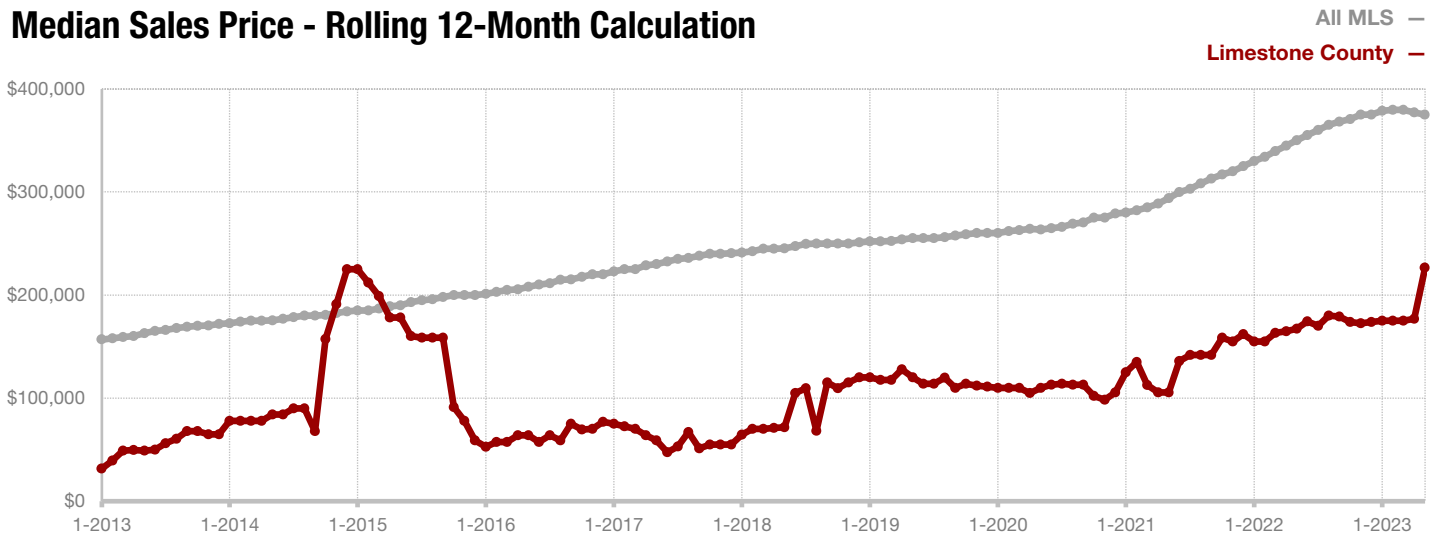
## Limestone County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	15	19	+ 26.7%	58	70	+ 20.7%
Pending Sales	6	11	+ 83.3%	34	32	- 5.9%
Closed Sales	10	8	- 20.0%	40	24	- 40.0%
Average Sales Price*	\$286,278	\$347,963	+ 21.5%	\$234,014	\$256,742	+ 9.7%
Median Sales Price*	\$152,500	\$352,750	+ 131.3%	\$157,000	\$272,598	+ 73.6%
Percent of Original List Price Received*	97.6%	89.7%	- 8.1%	94.6%	87.8%	- 7.2%
Days on Market Until Sale	46	120	+ 160.9%	67	130	+ 94.0%
Inventory of Homes for Sale	40	50	+ 25.0%	--	--	--
Months Supply of Inventory	6.5	8.0	+ 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 – May 2023

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



**+ 16.2%**

**- 22.2%**

**+ 41.5%**

Change in  
New Listings

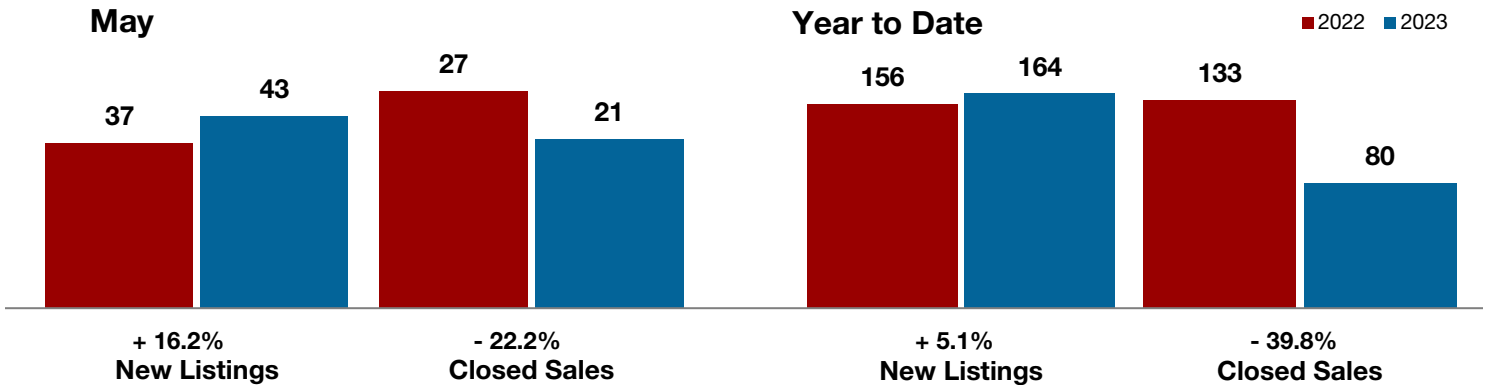
Change in  
Closed Sales

Change in  
Median Sales Price

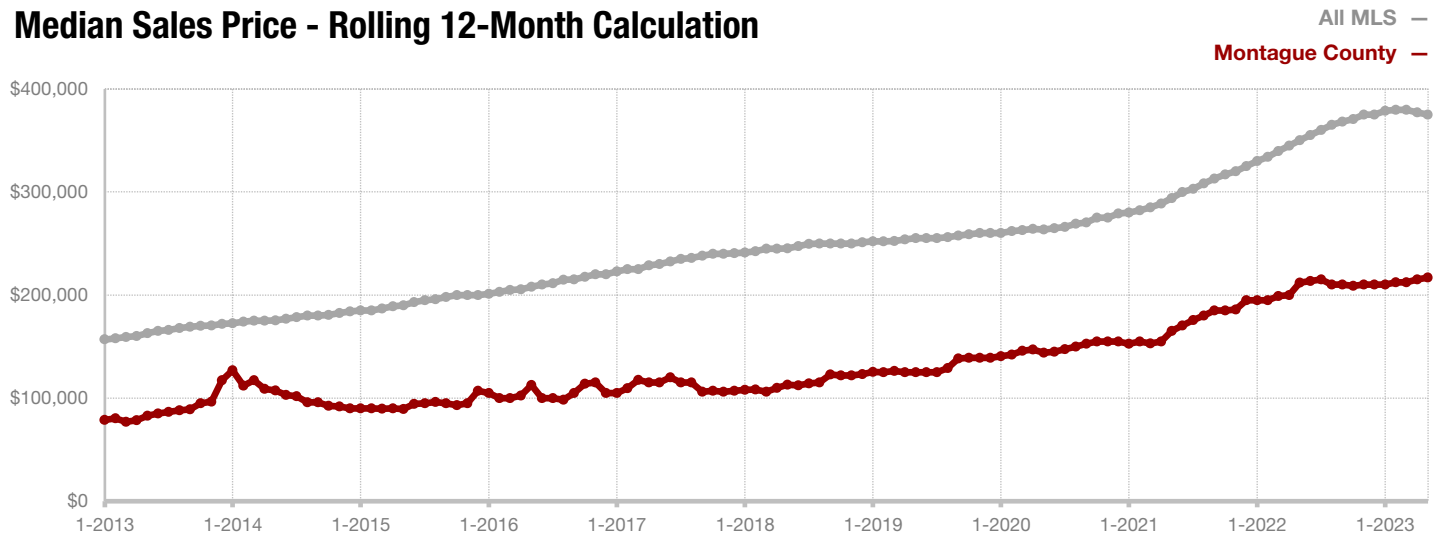
## Montague County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	37	43	+ 16.2%	156	164	+ 5.1%
Pending Sales	31	22	- 29.0%	138	96	- 30.4%
Closed Sales	27	21	- 22.2%	133	80	- 39.8%
Average Sales Price*	\$233,856	<b>\$318,500</b>	+ 36.2%	\$277,931	<b>\$313,484</b>	+ 12.8%
Median Sales Price*	\$212,000	<b>\$300,000</b>	+ 41.5%	\$210,000	<b>\$250,000</b>	+ 19.0%
Percent of Original List Price Received*	95.1%	<b>92.7%</b>	- 2.5%	94.6%	<b>90.7%</b>	- 4.1%
Days on Market Until Sale	45	<b>63</b>	+ 40.0%	50	<b>61</b>	+ 22.0%
Inventory of Homes for Sale	65	<b>101</b>	+ 55.4%	--	--	--
Months Supply of Inventory	2.5	<b>5.2</b>	+ 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 – May 2023

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



**- 34.4%**

**+ 1.8%**

**+ 29.5%**

Change in  
New Listings

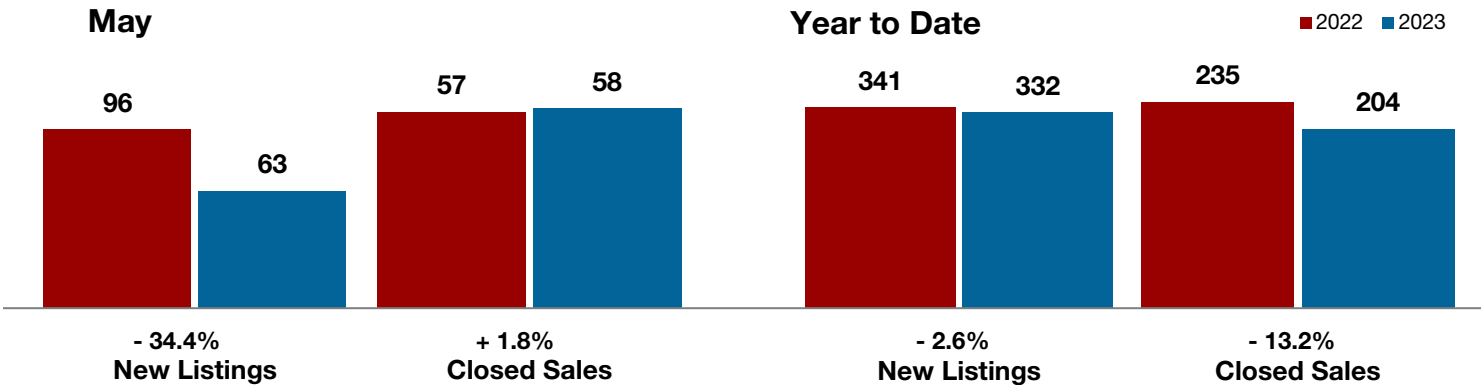
Change in  
Closed Sales

Change in  
Median Sales Price

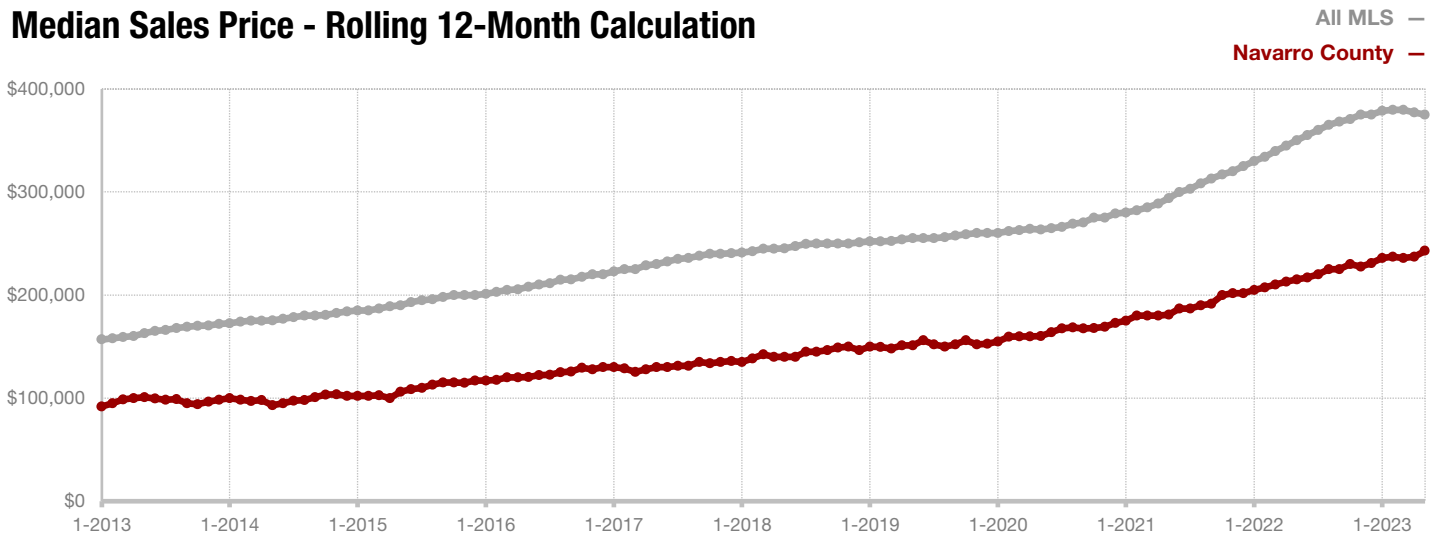
## Navarro County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	96	63	- 34.4%	341	332	- 2.6%
Pending Sales	60	31	- 48.3%	258	207	- 19.8%
Closed Sales	57	58	+ 1.8%	235	204	- 13.2%
Average Sales Price*	\$315,875	<b>\$404,932</b>	+ 28.2%	\$334,849	<b>\$327,040</b>	- 2.3%
Median Sales Price*	\$225,500	<b>\$292,105</b>	+ 29.5%	\$223,700	<b>\$240,000</b>	+ 7.3%
Percent of Original List Price Received*	99.9%	95.1%	- 4.8%	97.7%	92.3%	- 5.5%
Days on Market Until Sale	36	55	+ 52.8%	39	68	+ 74.4%
Inventory of Homes for Sale	124	196	+ 58.1%	--	--	--
Months Supply of Inventory	2.6	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 – May 2023

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



**- 33.3%**

**0.0%**

**+ 233.2%**

Change in  
New Listings

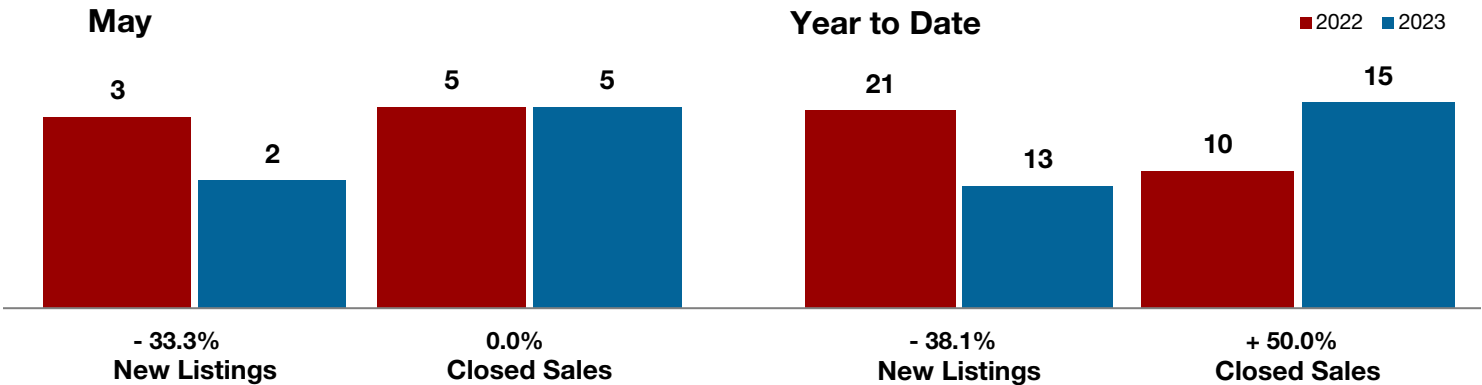
Change in  
Closed Sales

Change in  
Median Sales Price

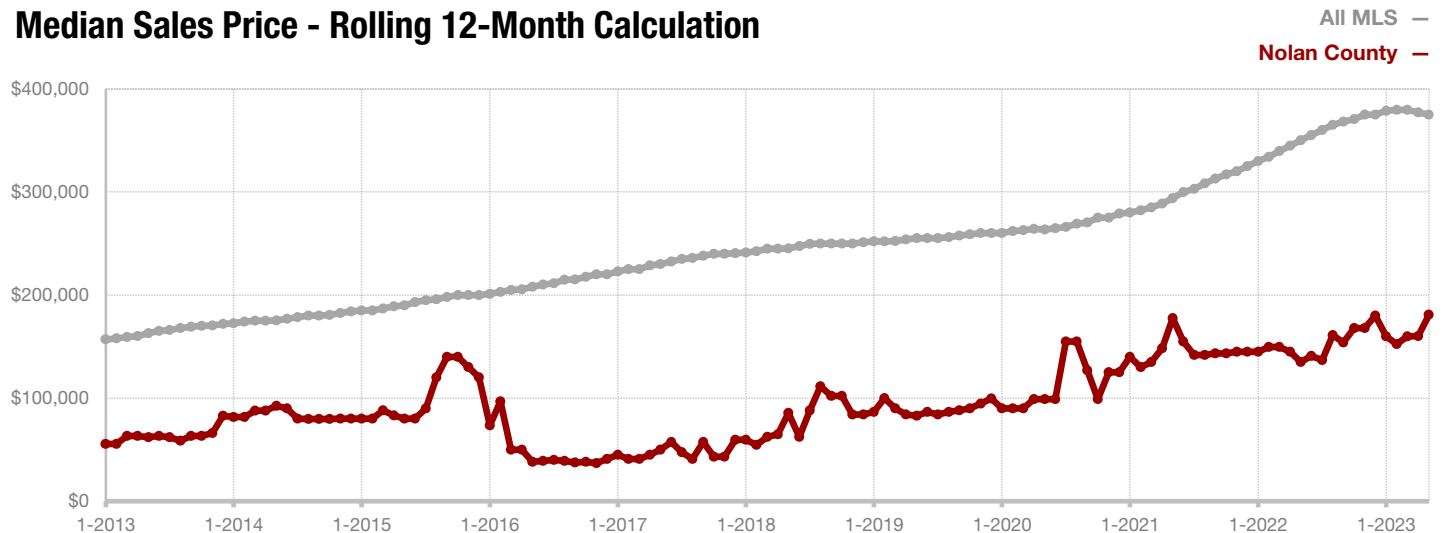
## Nolan County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	3	2	- 33.3%	21	13	- 38.1%
Pending Sales	2	0	- 100.0%	12	10	- 16.7%
Closed Sales	5	5	0.0%	10	15	+ 50.0%
Average Sales Price*	\$361,200	<b>\$188,680</b>	- 47.8%	\$263,750	<b>\$164,586</b>	- 37.6%
Median Sales Price*	\$60,000	<b>\$199,900</b>	+ 233.2%	\$107,500	<b>\$159,950</b>	+ 48.8%
Percent of Original List Price Received*	78.2%	<b>95.8%</b>	+ 22.5%	86.6%	<b>94.6%</b>	+ 9.2%
Days on Market Until Sale	68	<b>49</b>	- 27.9%	68	<b>71</b>	+ 4.4%
Inventory of Homes for Sale	15	<b>9</b>	- 40.0%	--	--	--
Months Supply of Inventory	6.3	<b>4.0</b>	- 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 – May 2023

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



**- 17.8%**

Change in  
New Listings

**- 9.6%**

Change in  
Closed Sales

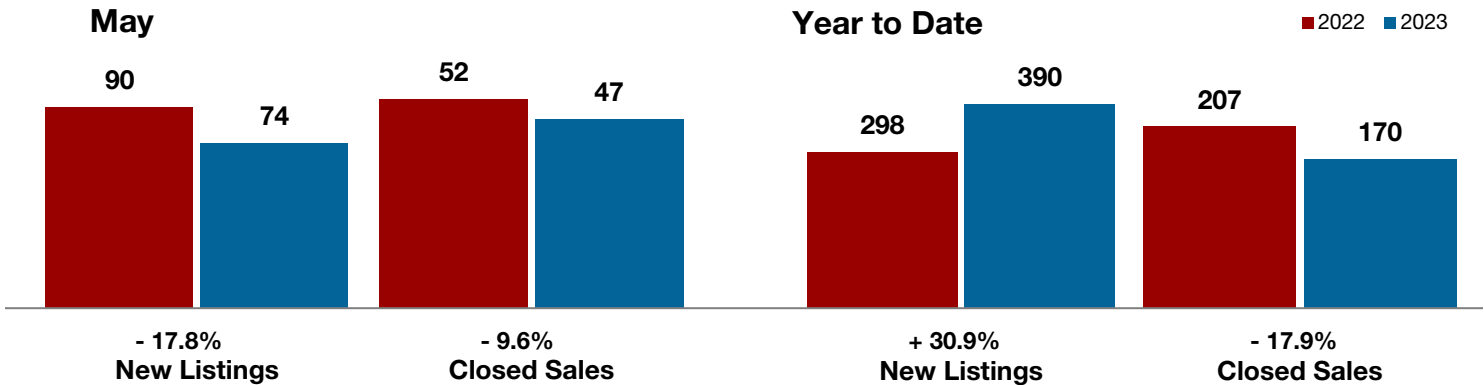
**+ 13.6%**

Change in  
Median Sales Price

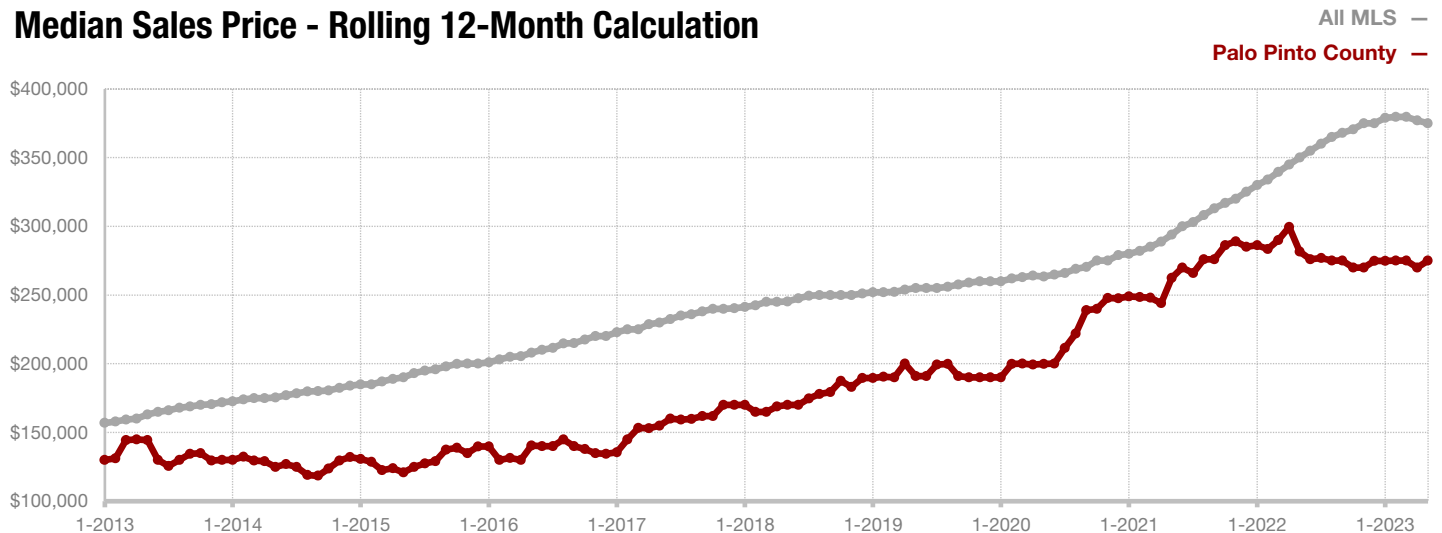
## Palo Pinto County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	90	74	- 17.8%	298	390	+ 30.9%
Pending Sales	51	44	- 13.7%	222	196	- 11.7%
Closed Sales	52	47	- 9.6%	207	170	- 17.9%
Average Sales Price*	\$618,993	\$526,681	- 14.9%	\$485,605	\$492,595	+ 1.4%
Median Sales Price*	\$254,375	\$289,000	+ 13.6%	\$270,000	\$263,555	- 2.4%
Percent of Original List Price Received*	94.9%	90.3%	- 4.8%	94.9%	90.5%	- 4.6%
Days on Market Until Sale	35	75	+ 114.3%	56	75	+ 33.9%
Inventory of Homes for Sale	135	258	+ 91.1%	--	--	--
Months Supply of Inventory	3.1	7.2	+ 133.3%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2023

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



**- 2.0%**

Change in  
New Listings

**- 18.6%**

Change in  
Closed Sales

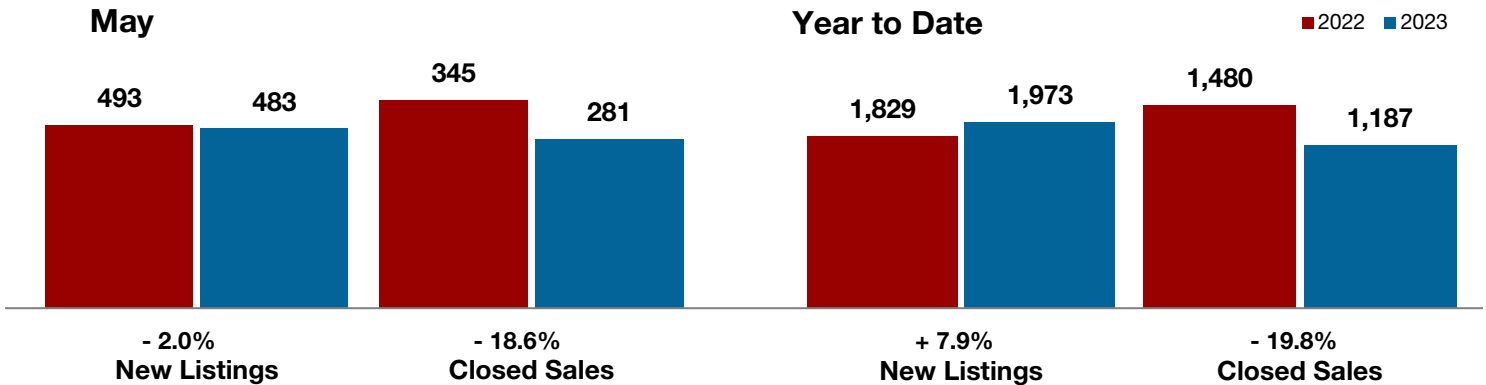
**- 3.2%**

Change in  
Median Sales Price

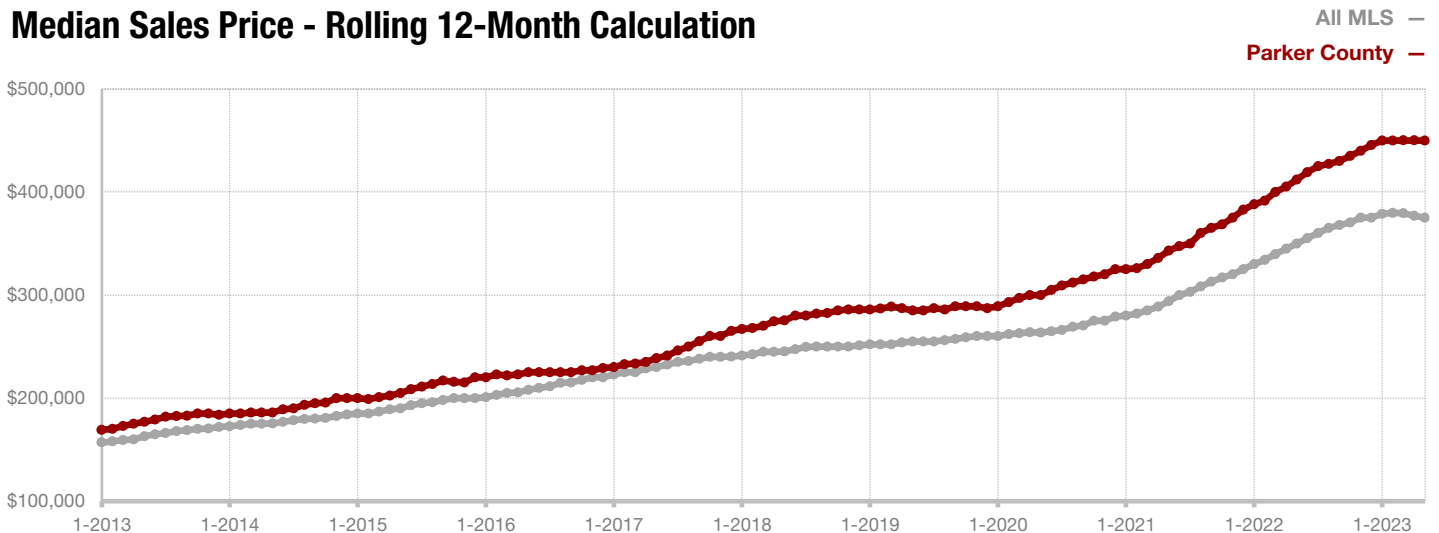
## Parker County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	493	<b>483</b>	- 2.0%	1,829	<b>1,973</b>	+ 7.9%
Pending Sales	326	<b>266</b>	- 18.4%	1,557	<b>1,275</b>	- 18.1%
Closed Sales	345	<b>281</b>	- 18.6%	1,480	<b>1,187</b>	- 19.8%
Average Sales Price*	\$500,691	<b>\$488,156</b>	- 2.5%	\$479,294	<b>\$481,149</b>	+ 0.4%
Median Sales Price*	\$470,000	<b>\$455,000</b>	- 3.2%	\$445,000	<b>\$451,500</b>	+ 1.5%
Percent of Original List Price Received*	100.9%	<b>96.3%</b>	- 4.6%	100.0%	<b>95.3%</b>	- 4.7%
Days on Market Until Sale	35	<b>72</b>	+ 105.7%	38	<b>78</b>	+ 105.3%
Inventory of Homes for Sale	600	<b>1,156</b>	+ 92.7%	--	--	--
Months Supply of Inventory	1.9	<b>4.7</b>	+ 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 – May 2023

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



**- 31.0%**

**+ 14.3%**

**- 5.0%**

Change in  
New Listings

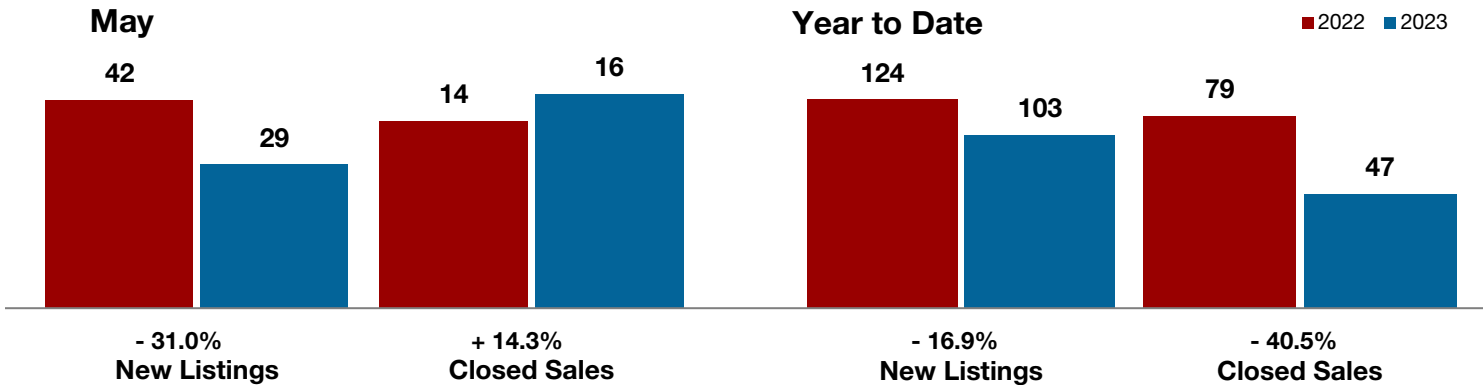
Change in  
Closed Sales

Change in  
Median Sales Price

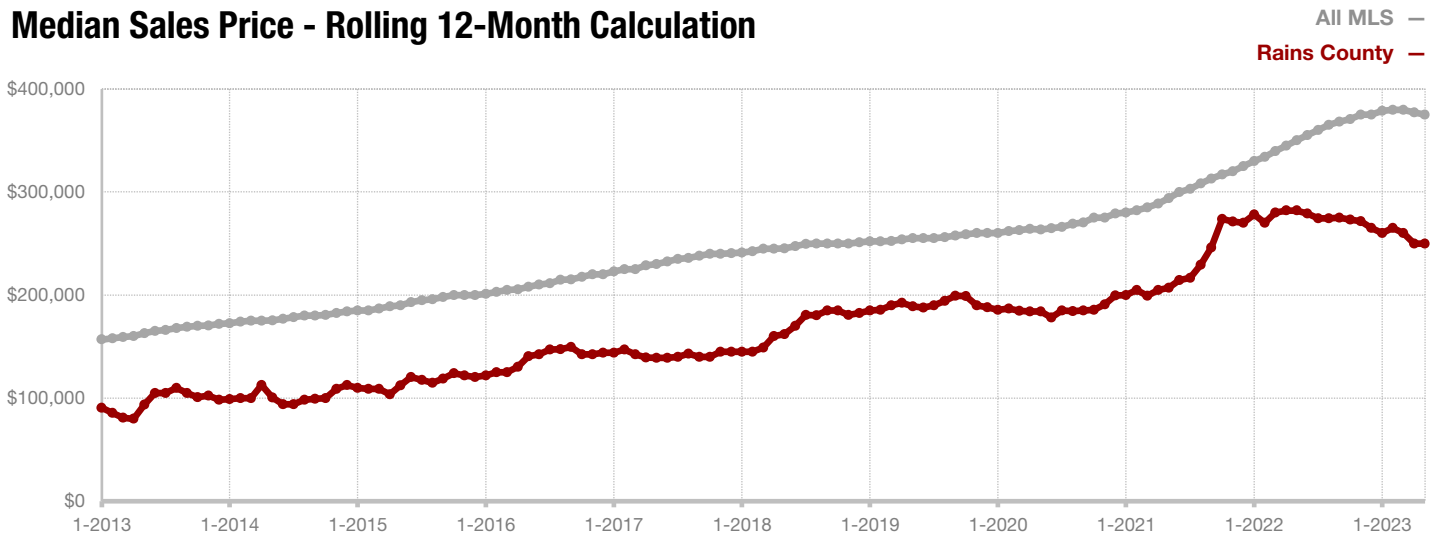
## Rains County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	42	29	- 31.0%	124	103	- 16.9%
Pending Sales	20	17	- 15.0%	78	60	- 23.1%
Closed Sales	14	16	+ 14.3%	79	47	- 40.5%
Average Sales Price*	\$327,362	\$449,650	+ 37.4%	\$352,669	\$351,323	- 0.4%
Median Sales Price*	\$281,532	\$267,500	- 5.0%	\$295,000	\$270,000	- 8.5%
Percent of Original List Price Received*	99.8%	97.5%	- 2.3%	96.6%	96.6%	0.0%
Days on Market Until Sale	39	61	+ 56.4%	46	69	+ 50.0%
Inventory of Homes for Sale	63	64	+ 1.6%	--	--	--
Months Supply of Inventory	3.8	5.4	+ 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 – May 2023

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



**- 12.4%**

**+ 5.0%**

**- 2.2%**

Change in  
New Listings

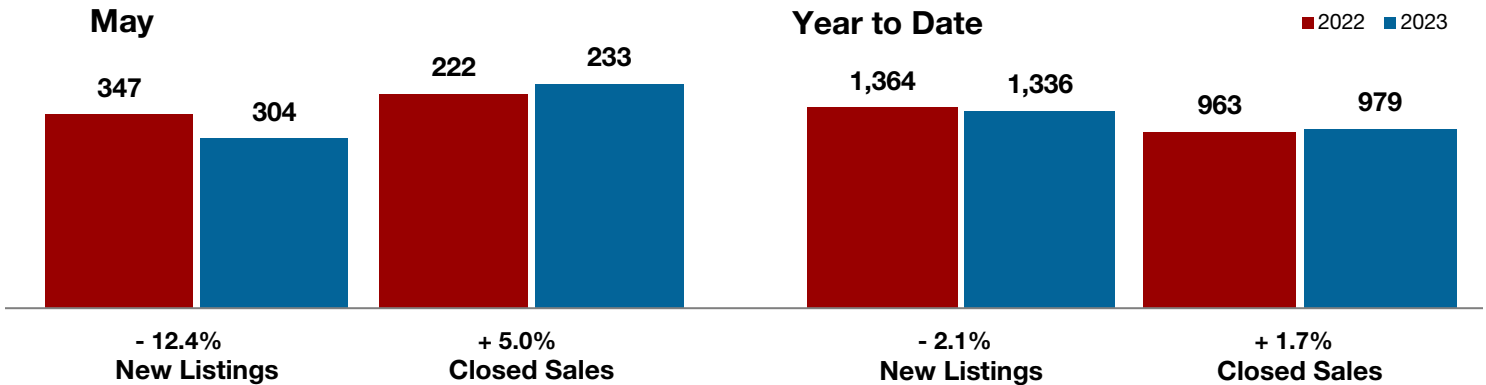
Change in  
Closed Sales

Change in  
Median Sales Price

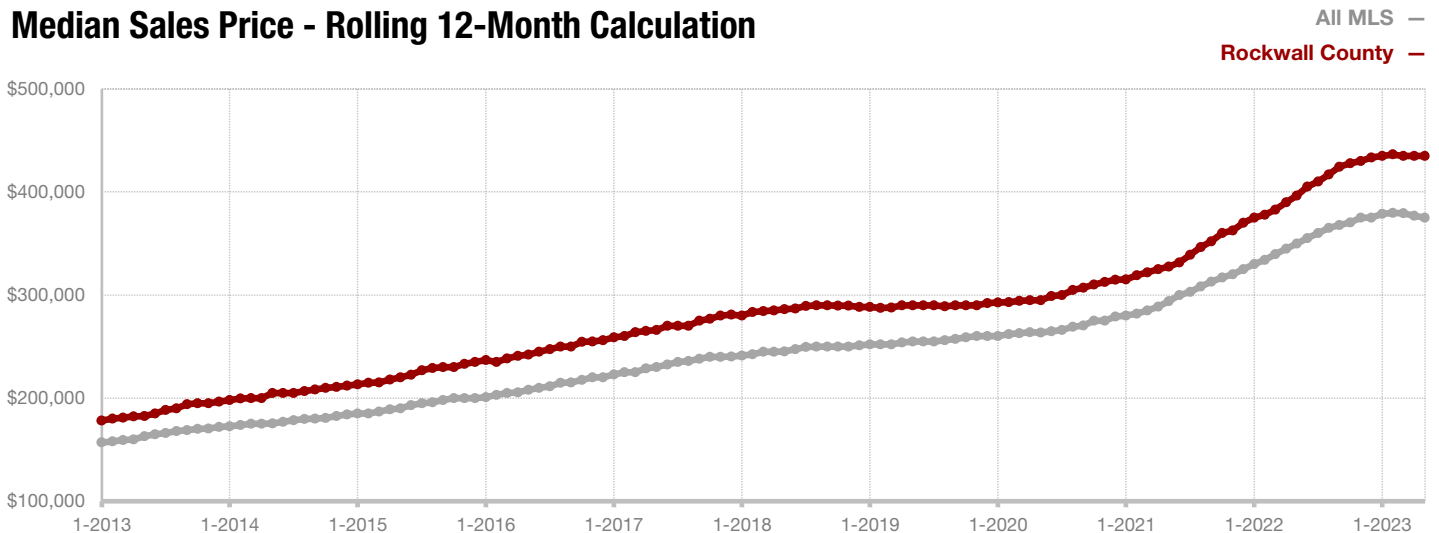
## Rockwall County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	347	304	- 12.4%	1,364	1,336	- 2.1%
Pending Sales	245	230	- 6.1%	1,049	1,108	+ 5.6%
Closed Sales	222	233	+ 5.0%	963	979	+ 1.7%
Average Sales Price*	\$548,394	\$528,019	- 3.7%	\$501,612	\$499,949	- 0.3%
Median Sales Price*	\$450,000	\$440,000	- 2.2%	\$420,000	\$429,000	+ 2.1%
Percent of Original List Price Received*	103.6%	95.3%	- 8.0%	102.9%	94.1%	- 8.6%
Days on Market Until Sale	19	62	+ 226.3%	27	72	+ 166.7%
Inventory of Homes for Sale	439	625	+ 42.4%	--	--	--
Months Supply of Inventory	1.9	3.1	+ 50.0%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – May 2023

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



## Shackelford County

**+ 100.0%**

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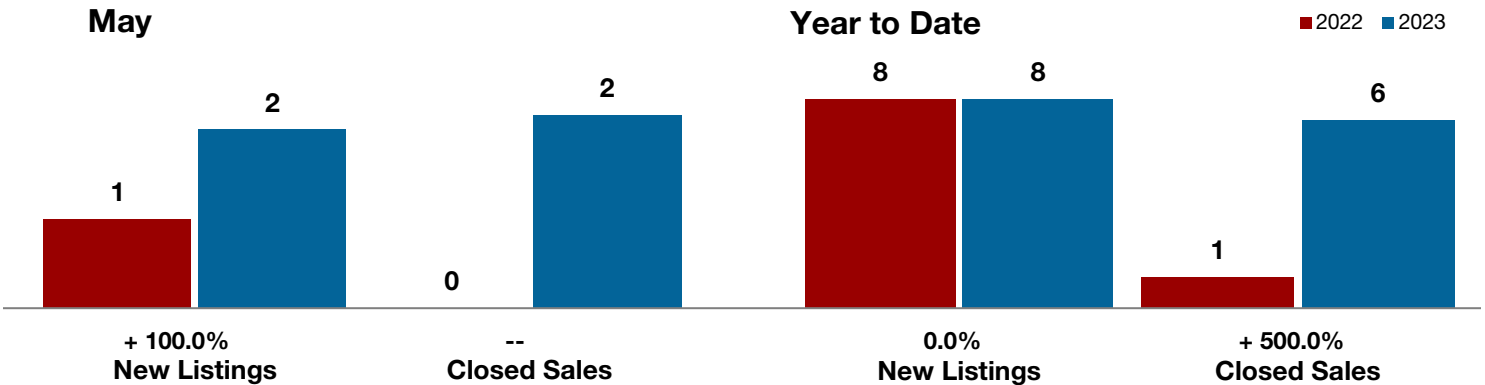
Change in  
New Listings

Change in  
Closed Sales

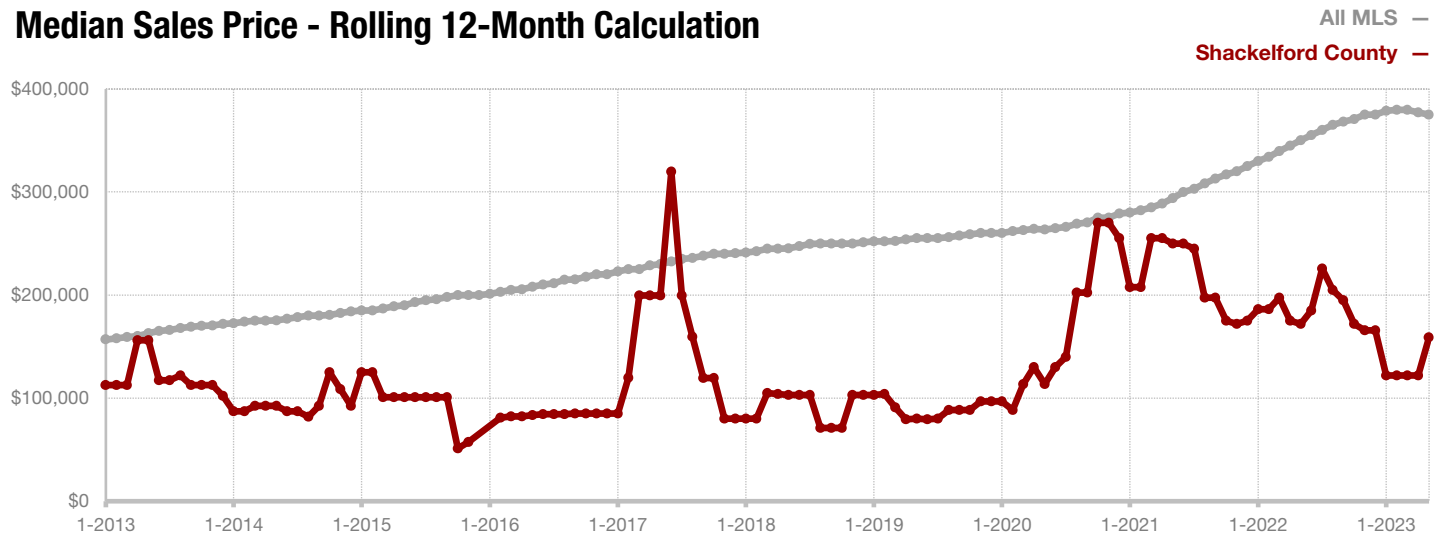
Change in  
Median Sales Price

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1	2	+ 100.0%	8	8	0.0%
Pending Sales	2	1	- 50.0%	6	5	- 16.7%
Closed Sales	0	2	--	1	6	+ 500.0%
Average Sales Price*	--	\$317,500	--	\$246,300	\$151,250	- 38.6%
Median Sales Price*	--	\$317,500	--	\$246,300	\$107,500	- 56.4%
Percent of Original List Price Received*	--	85.2%	--	99.5%	74.7%	- 24.9%
Days on Market Until Sale	--	109	--	12	116	+ 866.7%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	2.5	3.3	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 – May 2023

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



**+ 13.3%**

**+ 24.1%**

**+ 15.7%**

Change in  
New Listings

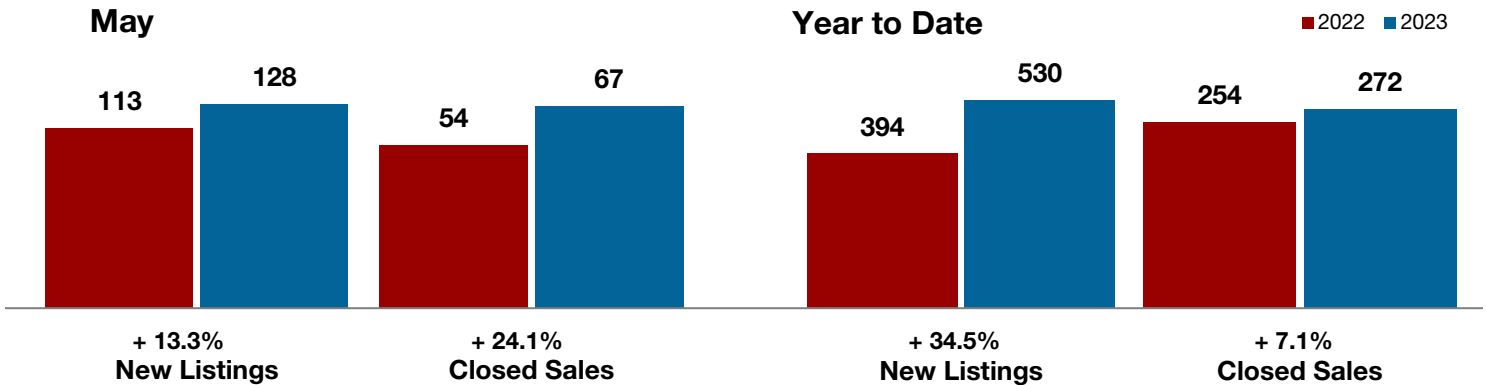
Change in  
Closed Sales

Change in  
Median Sales Price

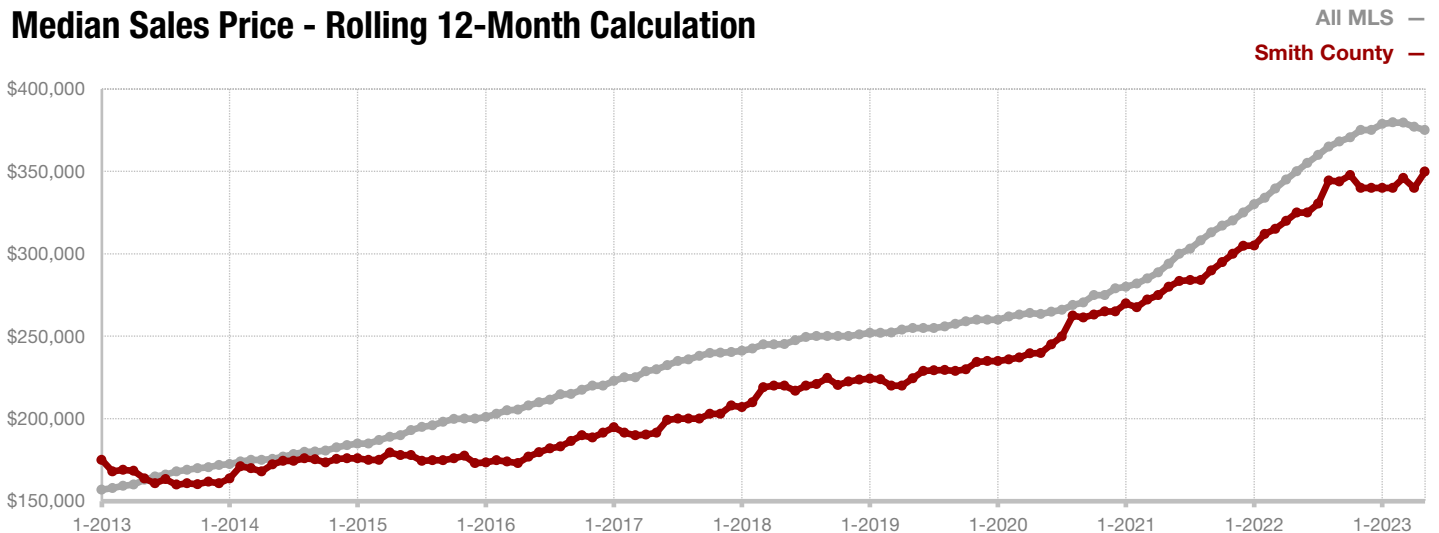
## Smith County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	113	128	+ 13.3%	394	530	+ 34.5%
Pending Sales	66	47	- 28.8%	272	301	+ 10.7%
Closed Sales	54	67	+ 24.1%	254	272	+ 7.1%
Average Sales Price*	\$422,786	\$419,332	- 0.8%	\$458,452	\$397,085	- 13.4%
Median Sales Price*	\$328,419	\$380,000	+ 15.7%	\$320,000	\$340,000	+ 6.3%
Percent of Original List Price Received*	99.4%	96.2%	- 3.2%	98.6%	94.7%	- 4.0%
Days on Market Until Sale	34	55	+ 61.8%	41	55	+ 34.1%
Inventory of Homes for Sale	164	266	+ 62.2%	--	--	--
Months Supply of Inventory	2.7	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 – May 2023

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



**+ 133.3%**

**+ 60.0%**

**+ 1.1%**

Change in  
New Listings

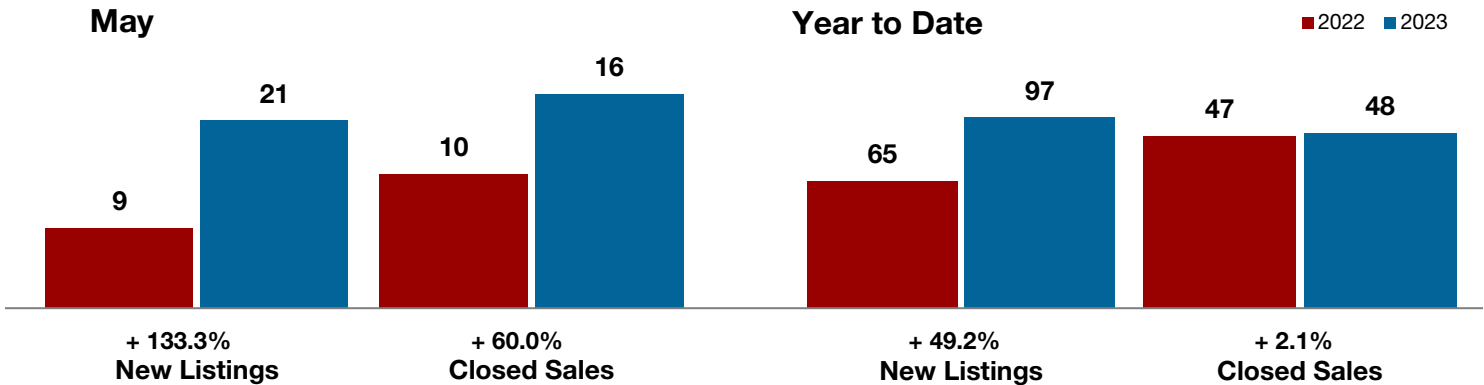
Change in  
Closed Sales

Change in  
Median Sales Price

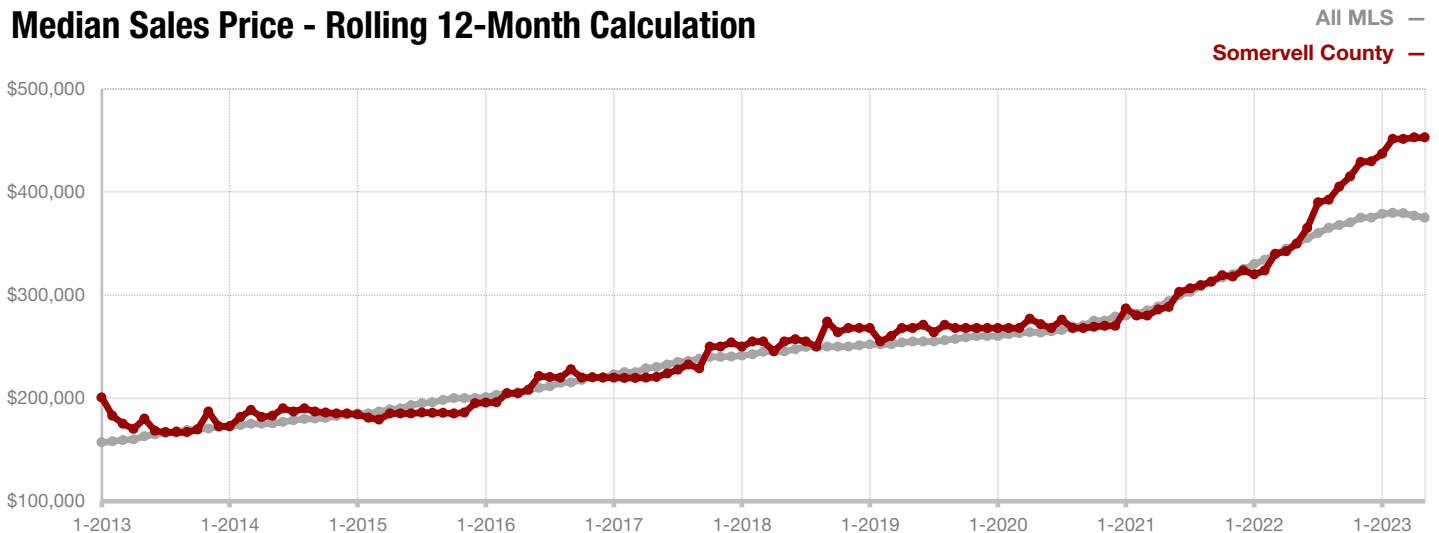
## Somervell County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	9	21	+ 133.3%	65	97	+ 49.2%
Pending Sales	8	10	+ 25.0%	48	53	+ 10.4%
Closed Sales	10	16	+ 60.0%	47	48	+ 2.1%
Average Sales Price*	\$446,440	\$509,025	+ 14.0%	\$400,743	\$462,588	+ 15.4%
Median Sales Price*	\$437,500	\$442,450	+ 1.1%	\$390,000	\$454,450	+ 16.5%
Percent of Original List Price Received*	99.7%	97.0%	- 2.7%	97.6%	93.8%	- 3.9%
Days on Market Until Sale	22	48	+ 118.2%	34	76	+ 123.5%
Inventory of Homes for Sale	24	57	+ 137.5%	--	--	--
Months Supply of Inventory	2.4	6.3	+ 200.0%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2023

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



**- 27.3%**

**- 16.7%**

**+ 1.2%**

Change in  
New Listings

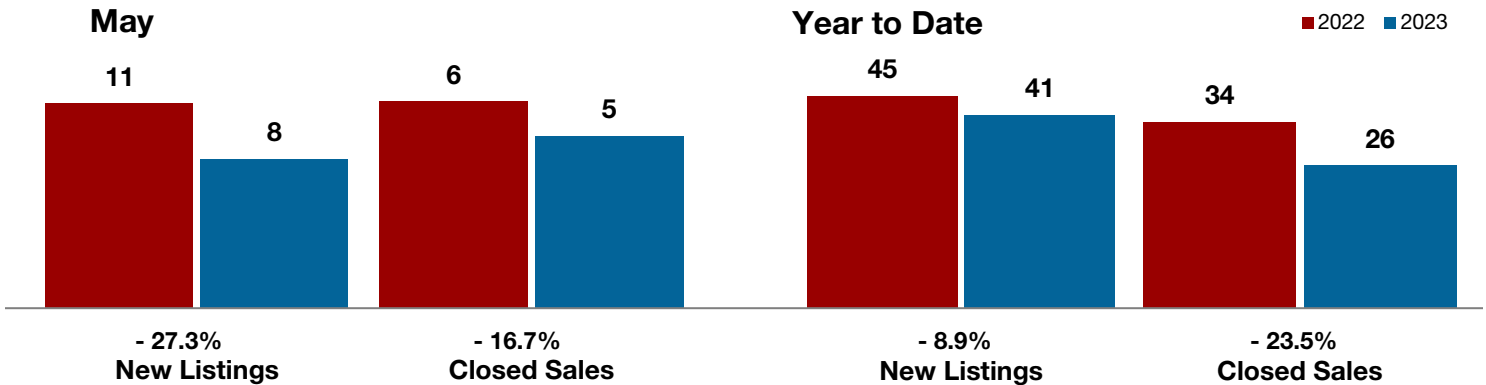
Change in  
Closed Sales

Change in  
Median Sales Price

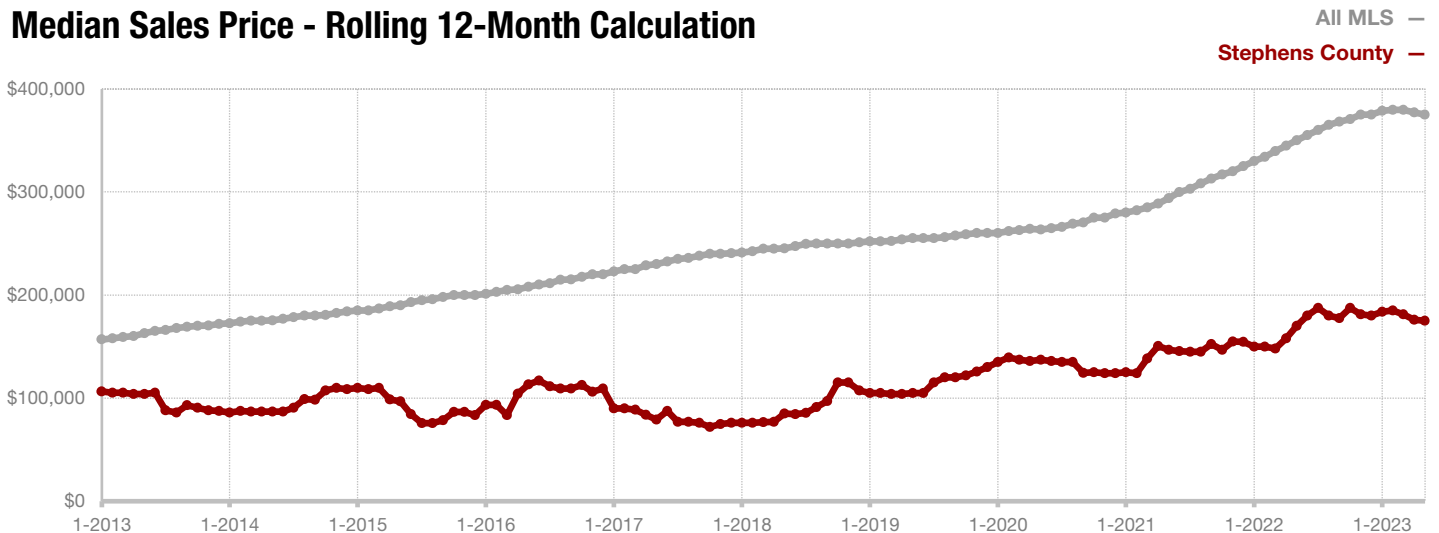
## Stephens County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	11	8	- 27.3%	45	41	- 8.9%
Pending Sales	6	2	- 66.7%	34	28	- 17.6%
Closed Sales	6	5	- 16.7%	34	26	- 23.5%
Average Sales Price*	\$141,000	<b>\$141,000</b>	0.0%	\$207,044	<b>\$175,442</b>	- 15.3%
Median Sales Price*	\$128,500	<b>\$130,000</b>	+ 1.2%	\$182,500	<b>\$162,500</b>	- 11.0%
Percent of Original List Price Received*	93.2%	<b>79.7%</b>	- 14.5%	94.6%	<b>87.2%</b>	- 7.8%
Days on Market Until Sale	33	<b>113</b>	+ 242.4%	76	<b>90</b>	+ 18.4%
Inventory of Homes for Sale	40	<b>37</b>	- 7.5%	--	--	--
Months Supply of Inventory	5.1	<b>5.6</b>	+ 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 – May 2023

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



## Stonewall County

0.0%

Change in  
New Listings

0.0%

Change in  
Closed Sales

--

Change in  
Median Sales Price

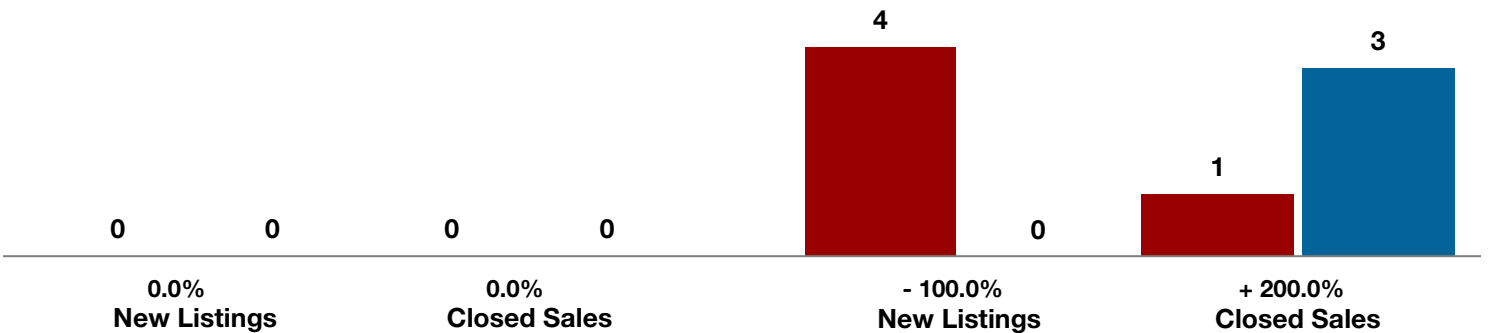
	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	0	0	0.0%	4	0	- 100.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	3	+ 200.0%
Average Sales Price*	--	--	--	\$44,000	<b>\$181,167</b>	+ 311.7%
Median Sales Price*	--	--	--	\$44,000	<b>\$182,000</b>	+ 313.6%
Percent of Original List Price Received*	--	--	--	67.7%	<b>91.4%</b>	+ 35.0%
Days on Market Until Sale	--	--	--	1	<b>103</b>	+ 10200.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.0	1.7	0.0%	--	--	--

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

### May

### Year to Date

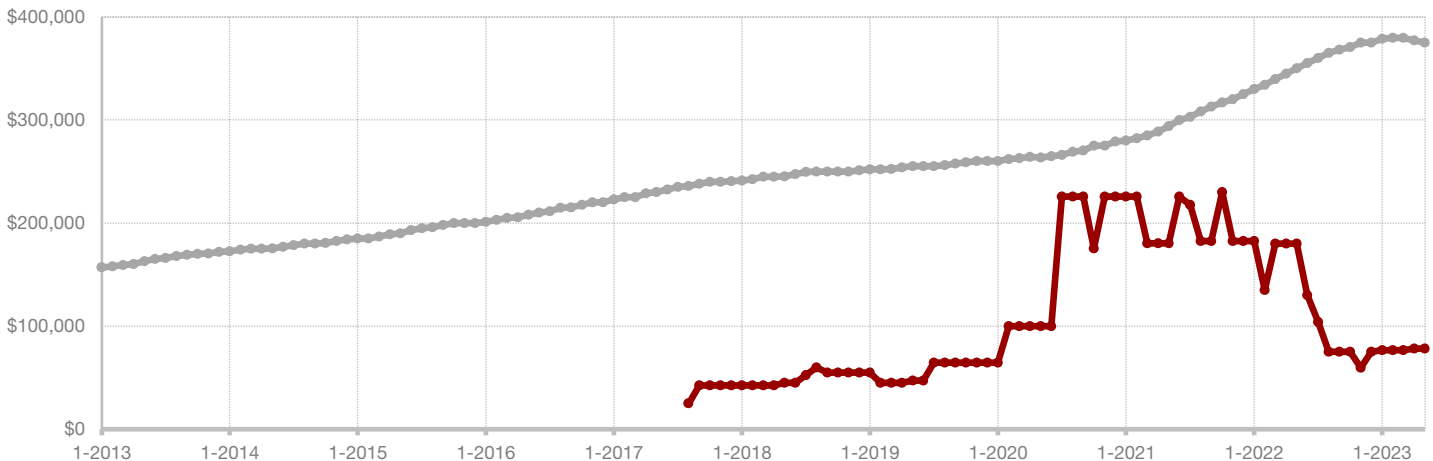
■ 2022 ■ 2023



### Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



# Local Market Update – May 2023

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



**- 9.8%**

Change in  
New Listings

**- 3.6%**

Change in  
Closed Sales

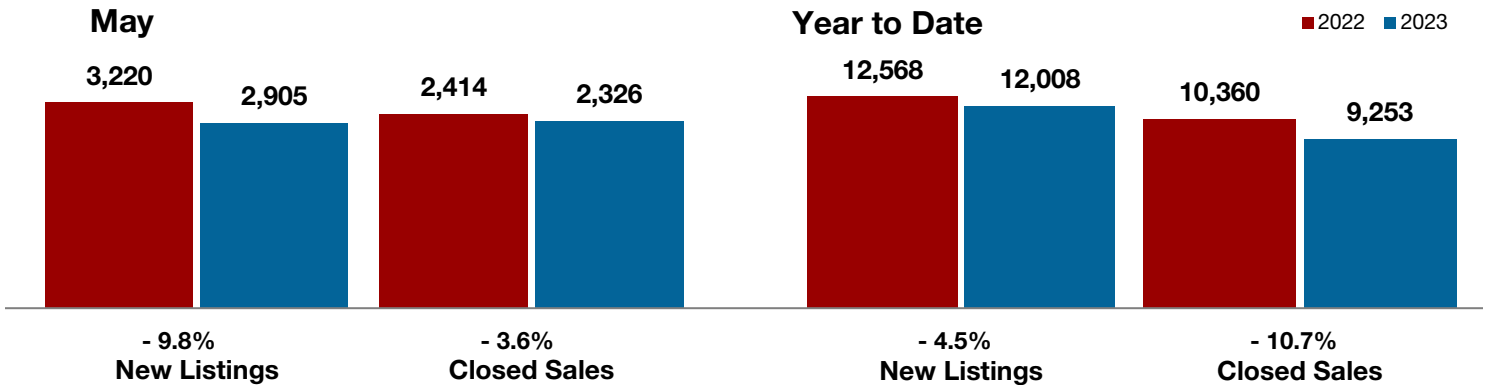
**- 4.8%**

Change in  
Median Sales Price

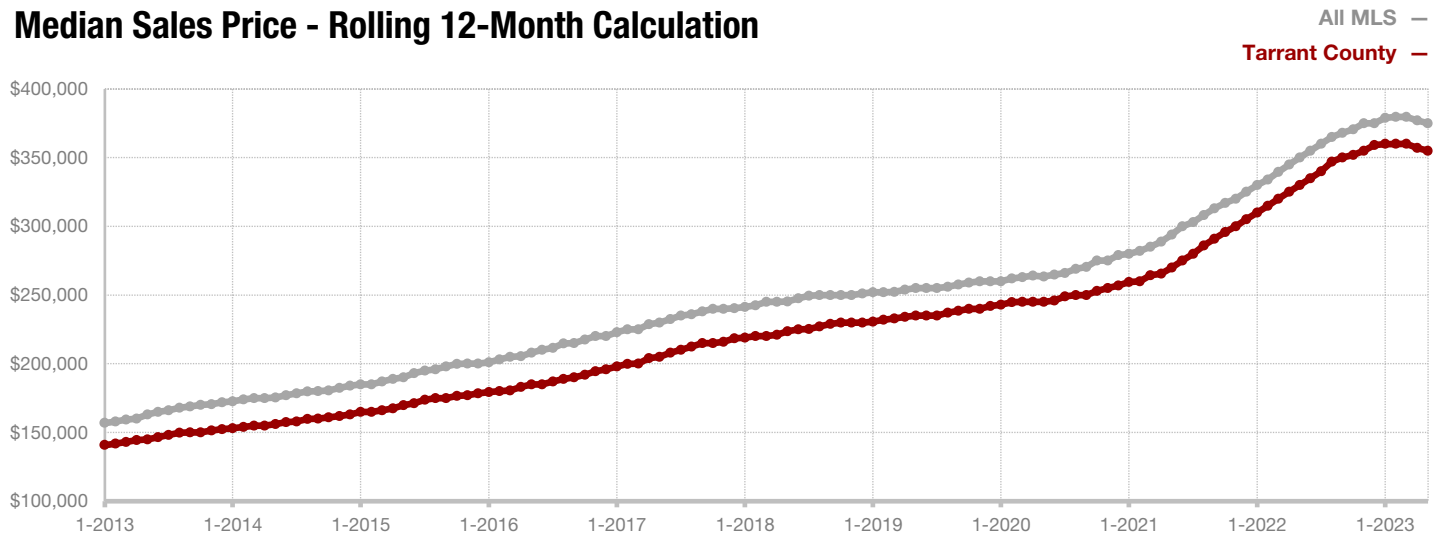
## Tarrant County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	3,220	<b>2,905</b>	- 9.8%	12,568	<b>12,008</b>	- 4.5%
Pending Sales	2,470	<b>2,191</b>	- 11.3%	10,858	<b>10,220</b>	- 5.9%
Closed Sales	2,414	<b>2,326</b>	- 3.6%	10,360	<b>9,253</b>	- 10.7%
Average Sales Price*	\$456,132	<b>\$446,295</b>	- 2.2%	\$419,996	<b>\$420,878</b>	+ 0.2%
Median Sales Price*	\$375,000	<b>\$357,000</b>	- 4.8%	\$353,000	<b>\$345,000</b>	- 2.3%
Percent of Original List Price Received*	104.4%	<b>97.7%</b>	- 6.4%	103.5%	<b>96.2%</b>	- 7.1%
Days on Market Until Sale	15	<b>38</b>	+ 153.3%	19	<b>47</b>	+ 147.4%
Inventory of Homes for Sale	2,766	<b>3,745</b>	+ 35.4%	--	--	--
Months Supply of Inventory	1.2	<b>1.9</b>	+ 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 – May 2023

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



**- 9.9%**

**- 13.0%**

**- 7.0%**

Change in  
New Listings

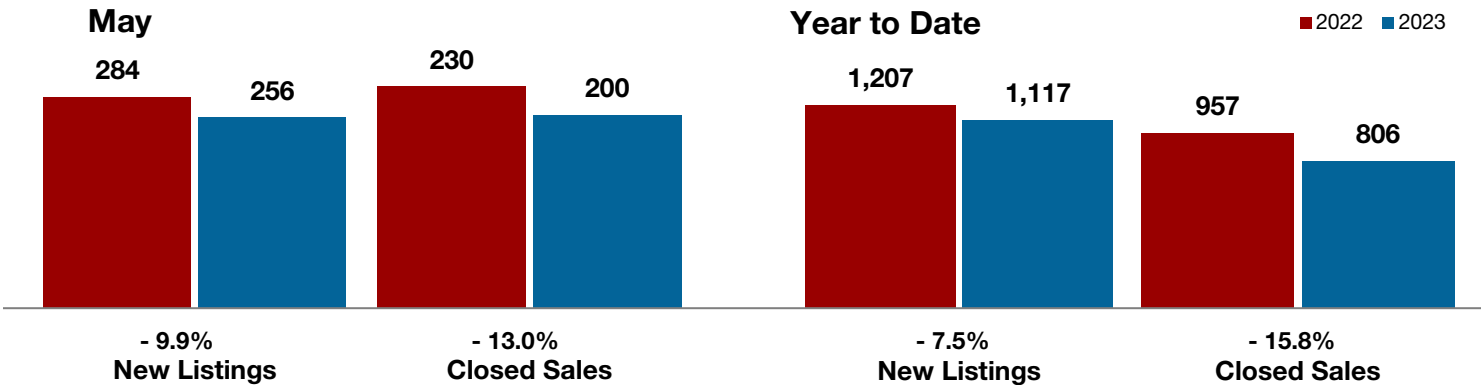
Change in  
Closed Sales

Change in  
Median Sales Price

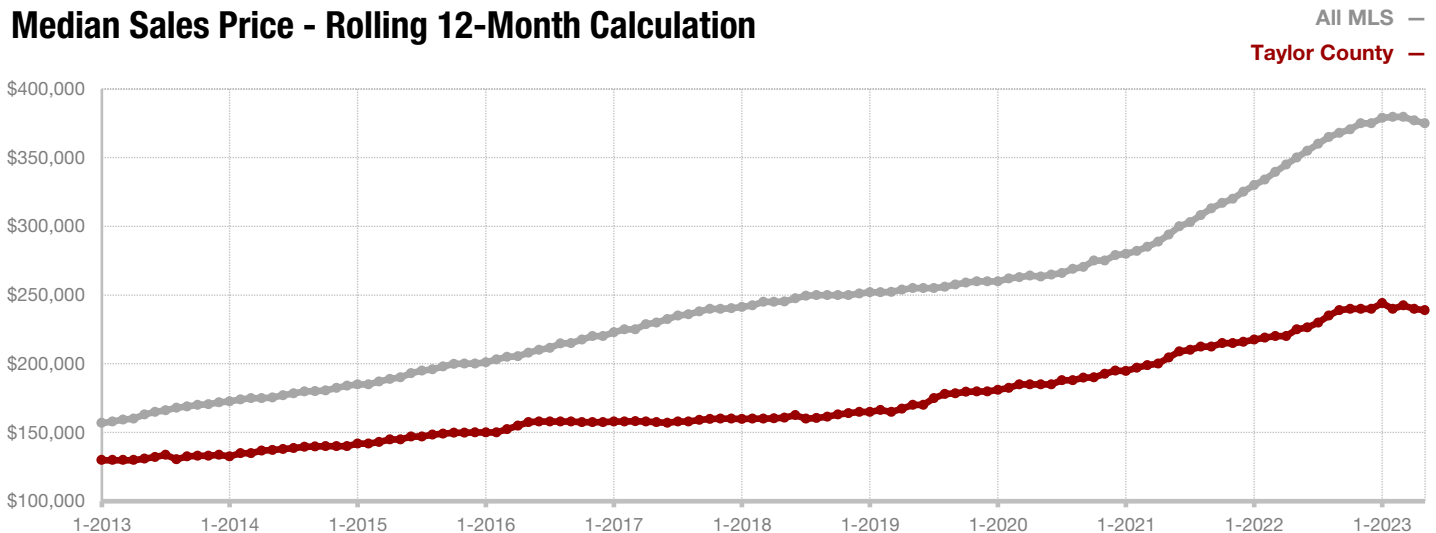
## Taylor County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	284	256	- 9.9%	1,207	1,117	- 7.5%
Pending Sales	227	172	- 24.2%	1,054	904	- 14.2%
Closed Sales	230	200	- 13.0%	957	806	- 15.8%
Average Sales Price*	\$269,913	\$263,898	- 2.2%	\$256,413	\$259,191	+ 1.1%
Median Sales Price*	\$250,000	\$232,500	- 7.0%	\$238,000	\$230,000	- 3.4%
Percent of Original List Price Received*	98.6%	97.1%	- 1.5%	98.1%	96.2%	- 1.9%
Days on Market Until Sale	22	45	+ 104.5%	29	55	+ 89.7%
Inventory of Homes for Sale	328	467	+ 42.4%	--	--	--
Months Supply of Inventory	1.6	2.7	+ 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 – May 2023

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



**- 63.2%**

**- 45.5%**

**- 22.4%**

Change in  
New Listings

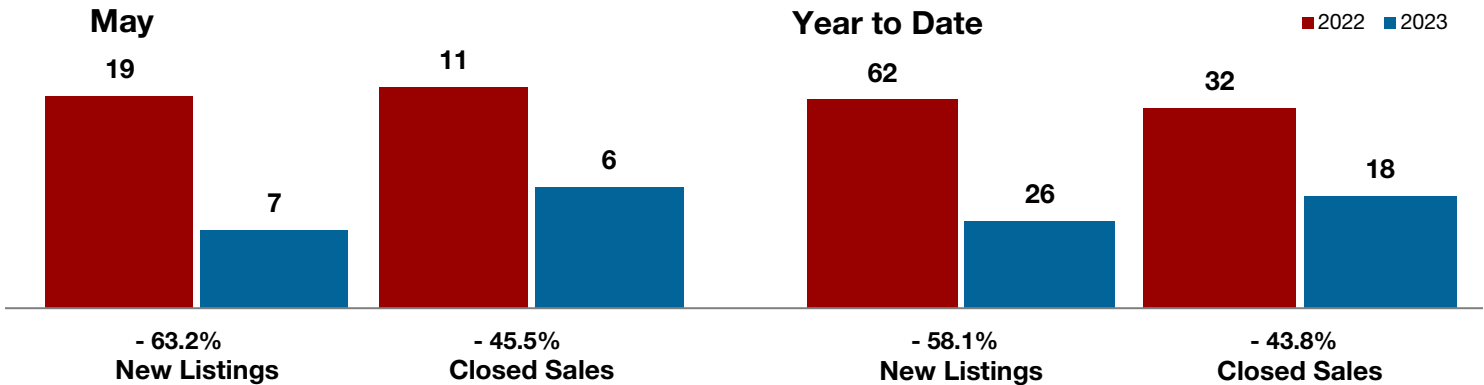
Change in  
Closed Sales

Change in  
Median Sales Price

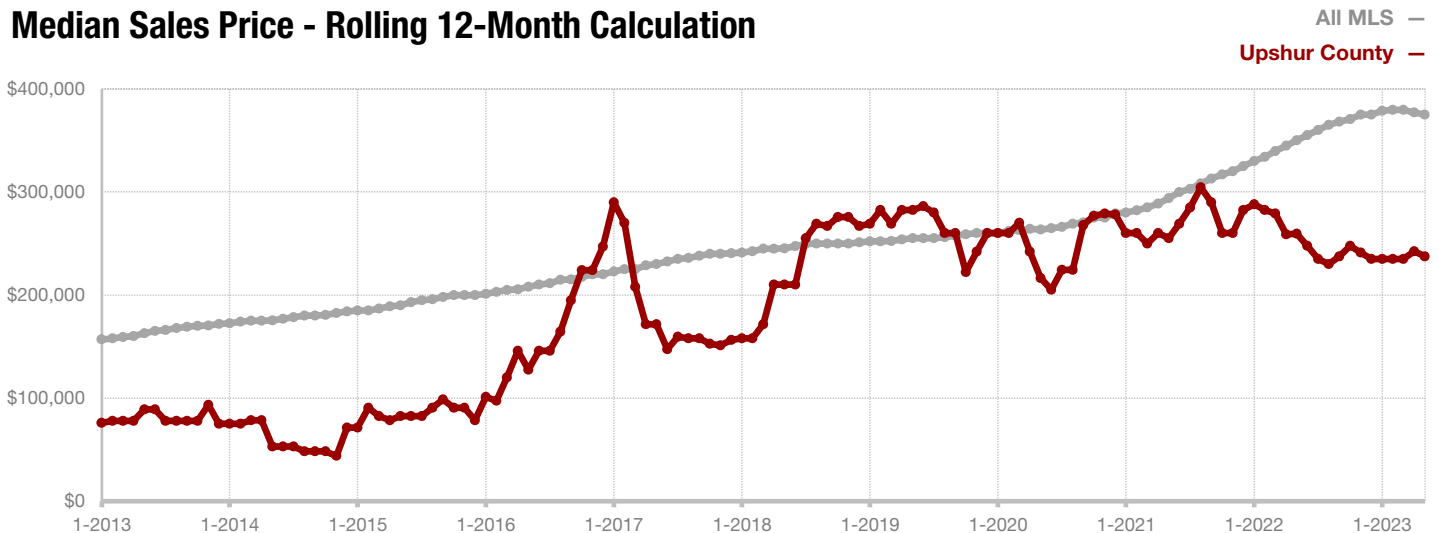
## Upshur County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	19	7	- 63.2%	62	26	- 58.1%
Pending Sales	8	3	- 62.5%	37	18	- 51.4%
Closed Sales	11	6	- 45.5%	32	18	- 43.8%
Average Sales Price*	\$519,800	<b>\$315,650</b>	- 39.3%	\$376,771	<b>\$316,106</b>	- 16.1%
Median Sales Price*	\$305,250	<b>\$237,000</b>	- 22.4%	\$235,000	<b>\$240,500</b>	+ 2.3%
Percent of Original List Price Received*	95.8%	<b>98.3%</b>	+ 2.6%	97.5%	<b>92.1%</b>	- 5.5%
Days on Market Until Sale	18	<b>64</b>	+ 255.6%	45	<b>83</b>	+ 84.4%
Inventory of Homes for Sale	33	<b>17</b>	- 48.5%	--	--	--
Months Supply of Inventory	5.7	<b>3.2</b>	- 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 – May 2023

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



**- 28.6%**

**- 17.4%**

**+ 9.4%**

Change in  
New Listings

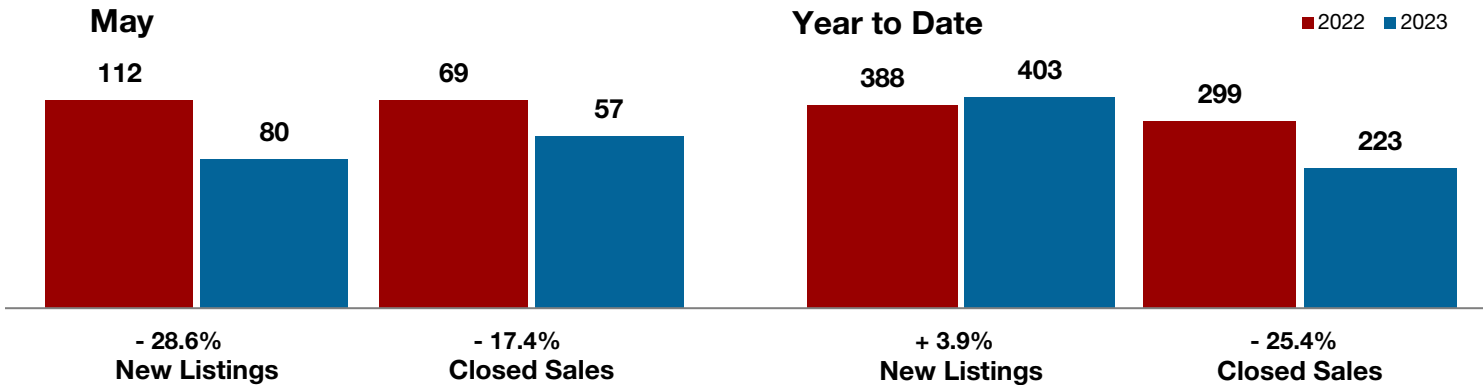
Change in  
Closed Sales

Change in  
Median Sales Price

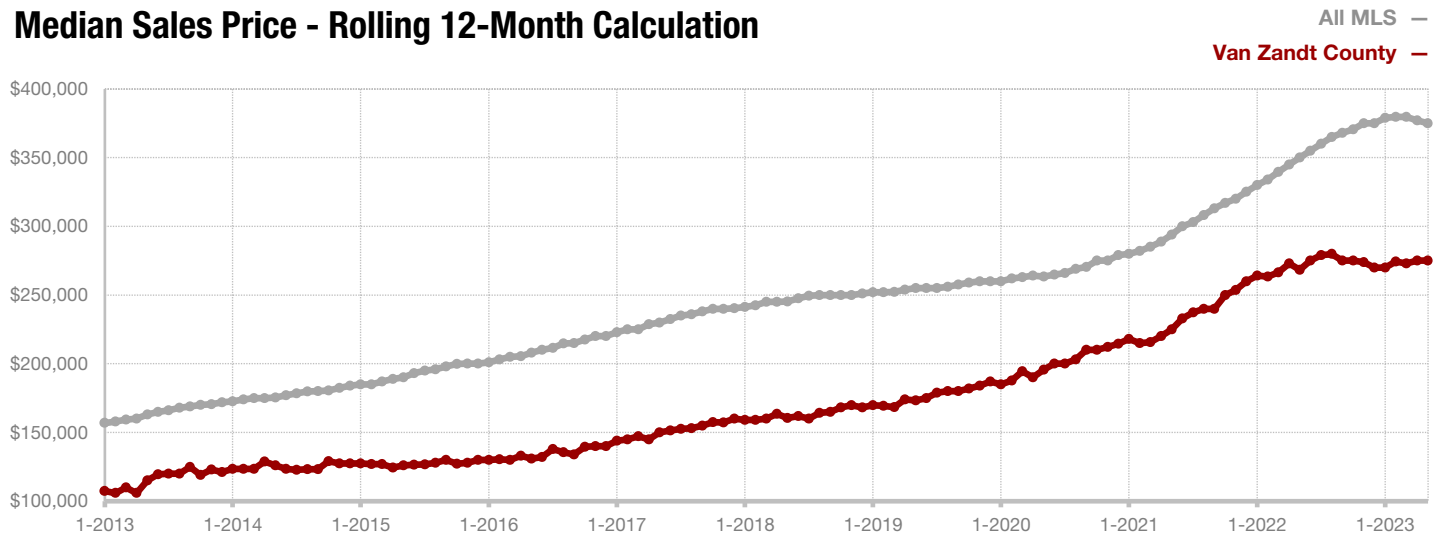
## Van Zandt County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	112	80	- 28.6%	388	403	+ 3.9%
Pending Sales	50	49	- 2.0%	287	246	- 14.3%
Closed Sales	69	57	- 17.4%	299	223	- 25.4%
Average Sales Price*	\$349,309	<b>\$335,972</b>	- 3.8%	\$329,409	<b>\$312,263</b>	- 5.2%
Median Sales Price*	\$265,000	<b>\$290,000</b>	+ 9.4%	\$270,000	<b>\$280,000</b>	+ 3.7%
Percent of Original List Price Received*	96.9%	<b>94.5%</b>	- 2.5%	95.8%	<b>93.4%</b>	- 2.5%
Days on Market Until Sale	30	74	+ 146.7%	47	72	+ 53.2%
Inventory of Homes for Sale	176	238	+ 35.2%	--	--	--
Months Supply of Inventory	3.0	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 – May 2023

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



**+ 20.3%**

Change in  
New Listings

**+ 8.8%**

Change in  
Closed Sales

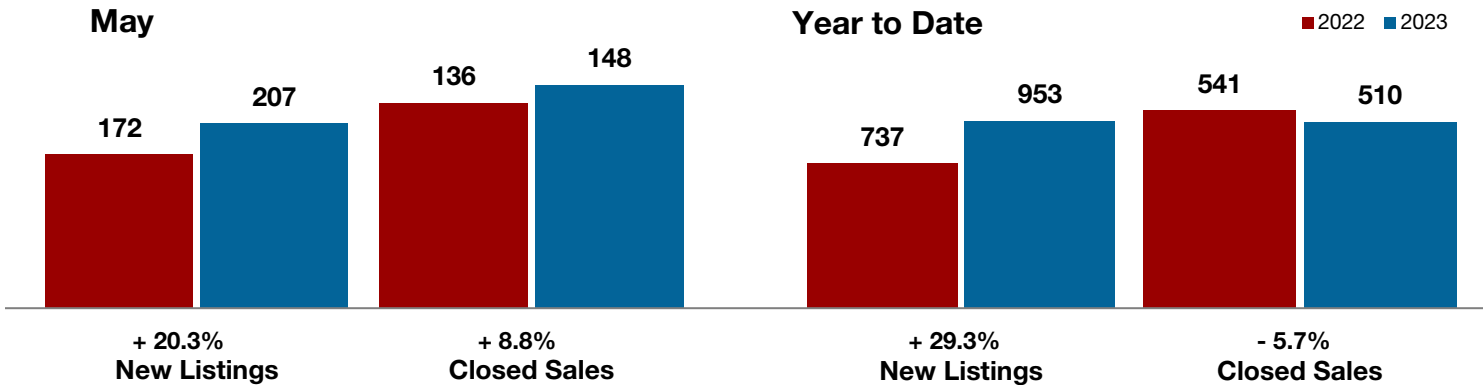
**- 15.9%**

Change in  
Median Sales Price

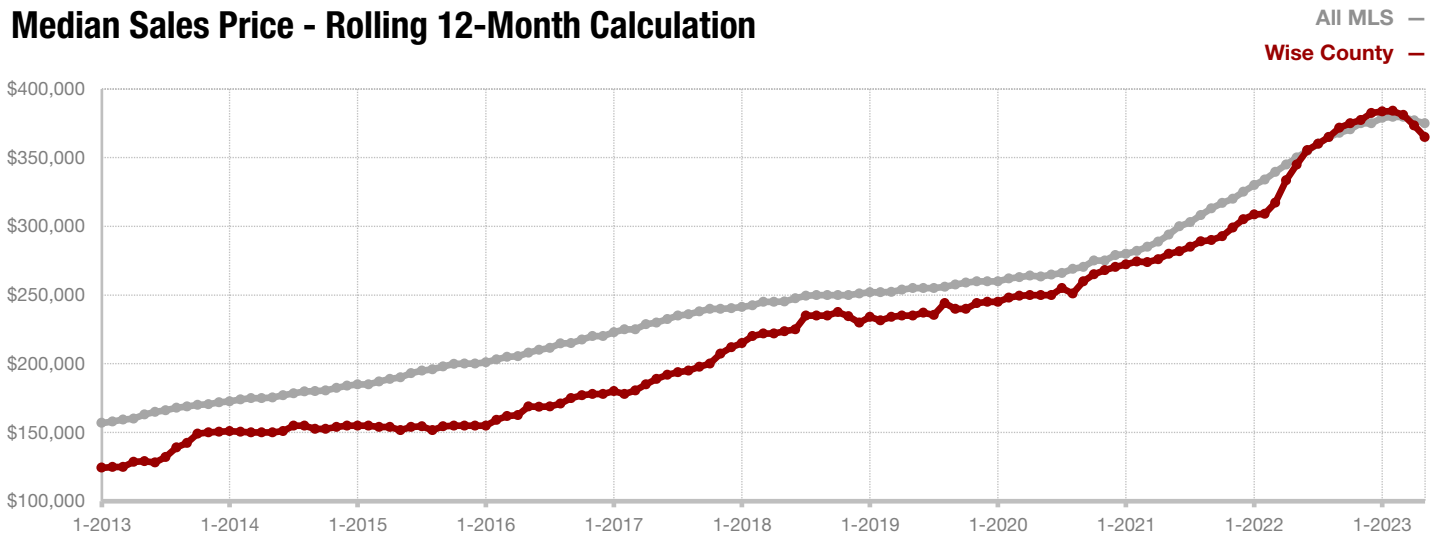
## Wise County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	172	207	+ 20.3%	737	953	+ 29.3%
Pending Sales	107	107	0.0%	580	585	+ 0.9%
Closed Sales	136	148	+ 8.8%	541	510	- 5.7%
Average Sales Price*	\$417,455	\$387,439	- 7.2%	\$413,104	\$388,165	- 6.0%
Median Sales Price*	\$386,450	\$325,000	- 15.9%	\$375,000	\$345,350	- 7.9%
Percent of Original List Price Received*	101.1%	95.8%	- 5.2%	99.3%	95.5%	- 3.8%
Days on Market Until Sale	21	68	+ 223.8%	31	63	+ 103.2%
Inventory of Homes for Sale	234	545	+ 132.9%	--	--	--
Months Supply of Inventory	2.2	5.5	+ 200.0%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2023

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



**- 8.2%**

**+ 4.8%**

**+ 1.4%**

Change in  
New Listings

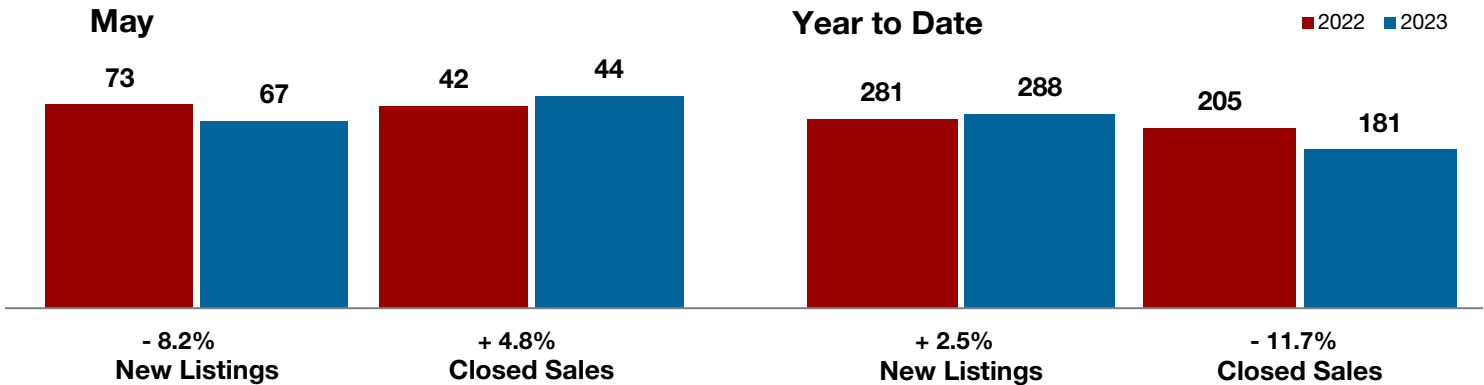
Change in  
Closed Sales

Change in  
Median Sales Price

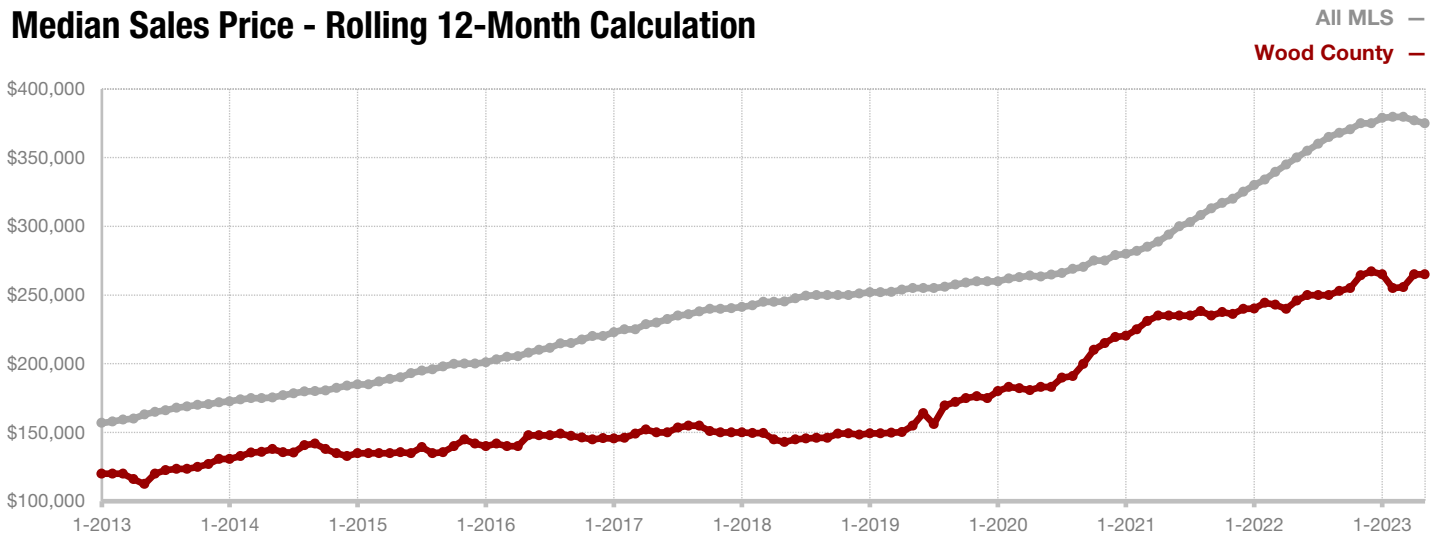
## Wood County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	73	67	- 8.2%	281	288	+ 2.5%
Pending Sales	34	39	+ 14.7%	196	190	- 3.1%
Closed Sales	42	44	+ 4.8%	205	181	- 11.7%
Average Sales Price*	\$424,036	<b>\$329,933</b>	- 22.2%	\$351,992	<b>\$317,850</b>	- 9.7%
Median Sales Price*	\$290,950	<b>\$295,000</b>	+ 1.4%	\$259,000	<b>\$245,000</b>	- 5.4%
Percent of Original List Price Received*	97.2%	<b>94.5%</b>	- 2.8%	96.9%	<b>93.4%</b>	- 3.6%
Days on Market Until Sale	44	58	+ 31.8%	42	59	+ 40.5%
Inventory of Homes for Sale	147	161	+ 9.5%	--	--	--
Months Supply of Inventory	3.4	4.8	+ 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 – May 2023

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



**- 36.0%**

**+ 110.0%**

**+ 66.0%**

Change in  
New Listings

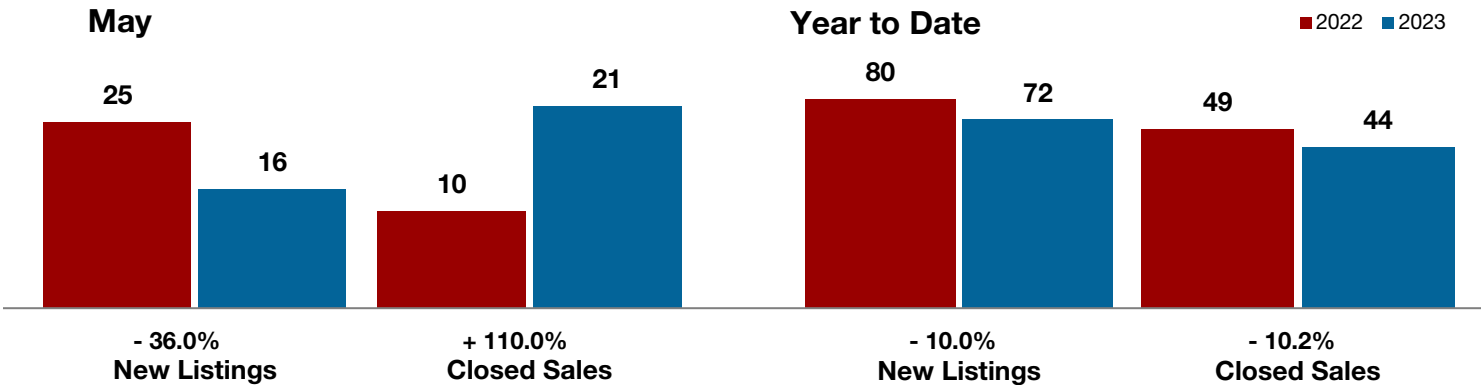
Change in  
Closed Sales

Change in  
Median Sales Price

## Young County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	25	16	- 36.0%	80	72	- 10.0%
Pending Sales	13	6	- 53.8%	60	43	- 28.3%
Closed Sales	10	21	+ 110.0%	49	44	- 10.2%
Average Sales Price*	\$331,650	<b>\$257,660</b>	- 22.3%	\$283,988	<b>\$614,366</b>	+ 116.3%
Median Sales Price*	\$129,500	<b>\$215,000</b>	+ 66.0%	\$199,000	<b>\$222,500</b>	+ 11.8%
Percent of Original List Price Received*	94.6%	<b>92.4%</b>	- 2.3%	93.6%	<b>92.7%</b>	- 1.0%
Days on Market Until Sale	54	<b>61</b>	+ 13.0%	67	<b>63</b>	- 6.0%
Inventory of Homes for Sale	46	<b>39</b>	- 15.2%	--	--	--
Months Supply of Inventory	3.6	<b>3.8</b>	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

