

Local Market Updates

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



October 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 – October 2023

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



- 30.0%

+ 50.0%

- 11.3%

Change in
New Listings

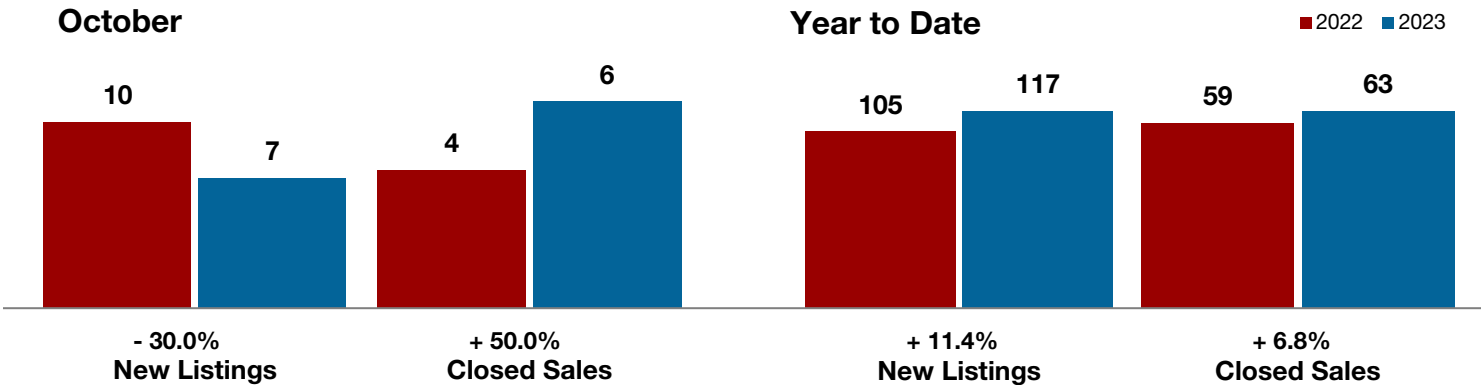
Change in
Closed Sales

Change in
Median Sales Price

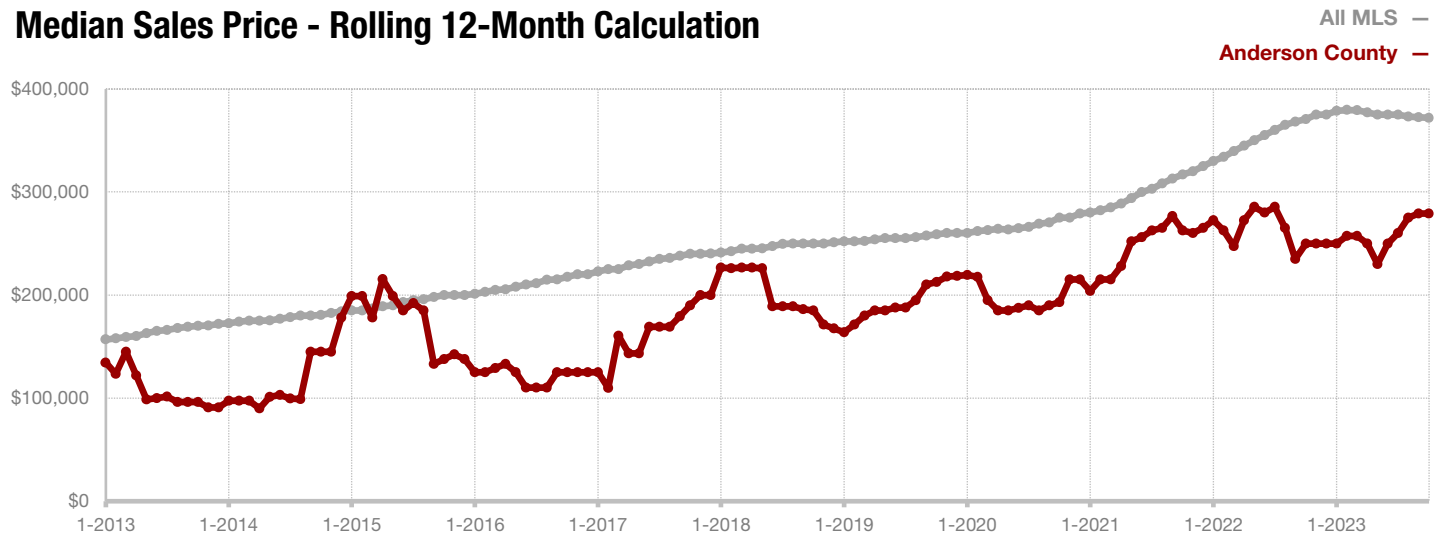
Anderson County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	10	7	- 30.0%	105	117	+ 11.4%
Pending Sales	4	2	- 50.0%	57	62	+ 8.8%
Closed Sales	4	6	+ 50.0%	59	63	+ 6.8%
Average Sales Price*	\$480,500	\$296,750	- 38.2%	\$333,835	\$345,760	+ 3.6%
Median Sales Price*	\$348,500	\$309,000	- 11.3%	\$250,000	\$278,000	+ 11.2%
Percent of Original List Price Received*	96.8%	86.0%	- 11.2%	97.4%	93.4%	- 4.1%
Days on Market Until Sale	70	77	+ 10.0%	40	55	+ 37.5%
Inventory of Homes for Sale	41	41	0.0%	--	--	--
Months Supply of Inventory	7.5	6.8	- 12.5%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



+ 62.5%

- 7.7%

+ 136.1%

Change in
New Listings

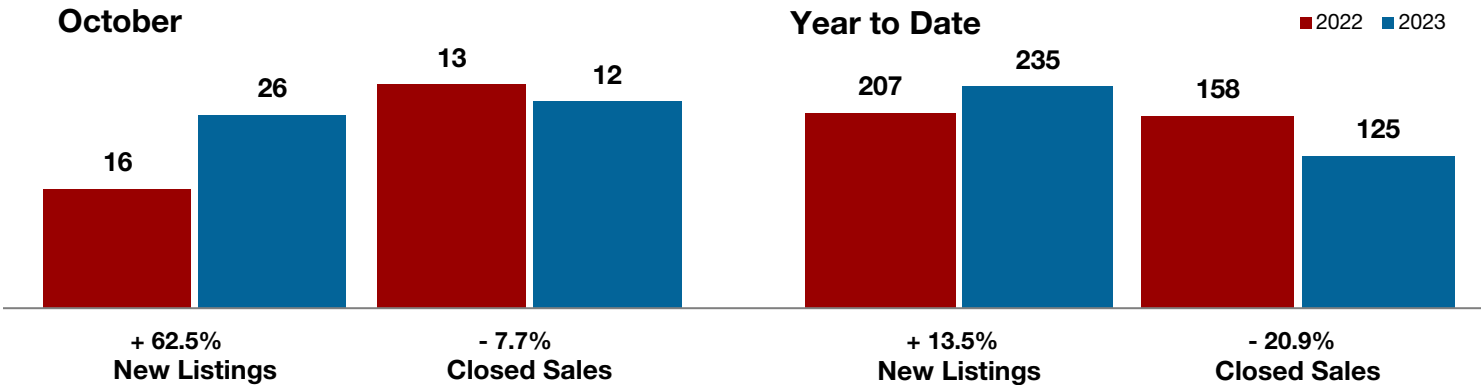
Change in
Closed Sales

Change in
Median Sales Price

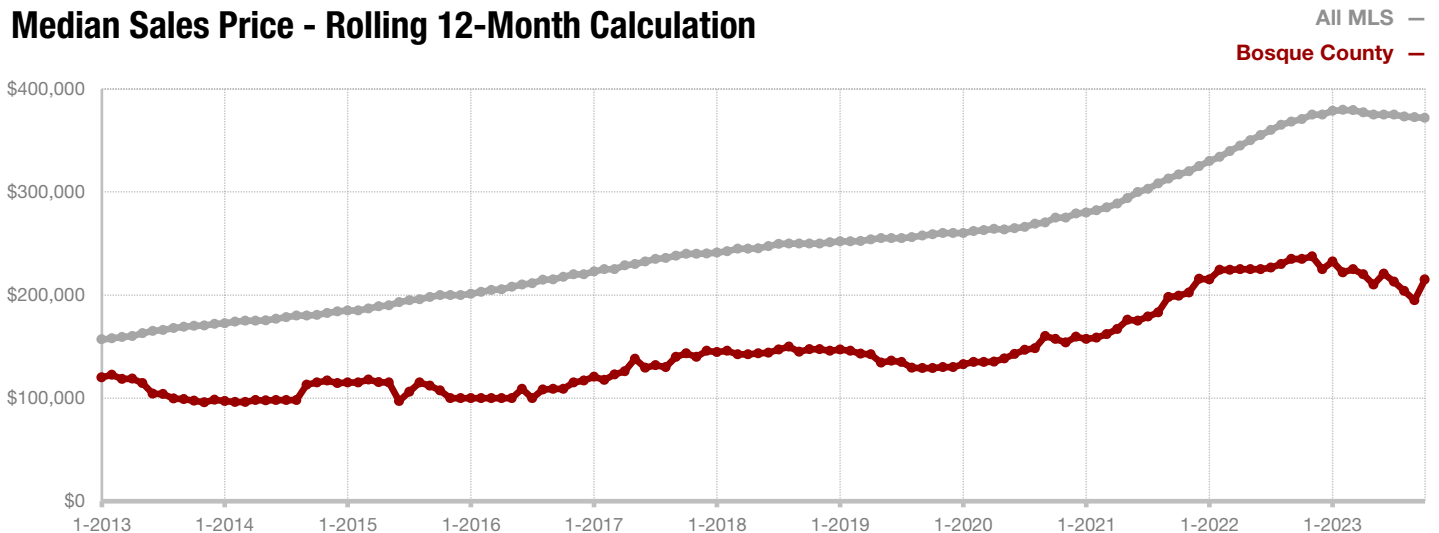
Bosque County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	16	26	+ 62.5%	207	235	+ 13.5%
Pending Sales	8	10	+ 25.0%	151	130	- 13.9%
Closed Sales	13	12	- 7.7%	158	125	- 20.9%
Average Sales Price*	\$210,271	\$442,333	+ 110.4%	\$303,931	\$297,696	- 2.1%
Median Sales Price*	\$160,000	\$377,750	+ 136.1%	\$235,000	\$220,000	- 6.4%
Percent of Original List Price Received*	93.4%	94.2%	+ 0.9%	93.2%	90.7%	- 2.7%
Days on Market Until Sale	53	66	+ 24.5%	45	67	+ 48.9%
Inventory of Homes for Sale	60	84	+ 40.0%	--	--	--
Months Supply of Inventory	4.0	6.9	+ 75.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



- 35.5%

- 7.9%

+ 3.2%

Change in
New Listings

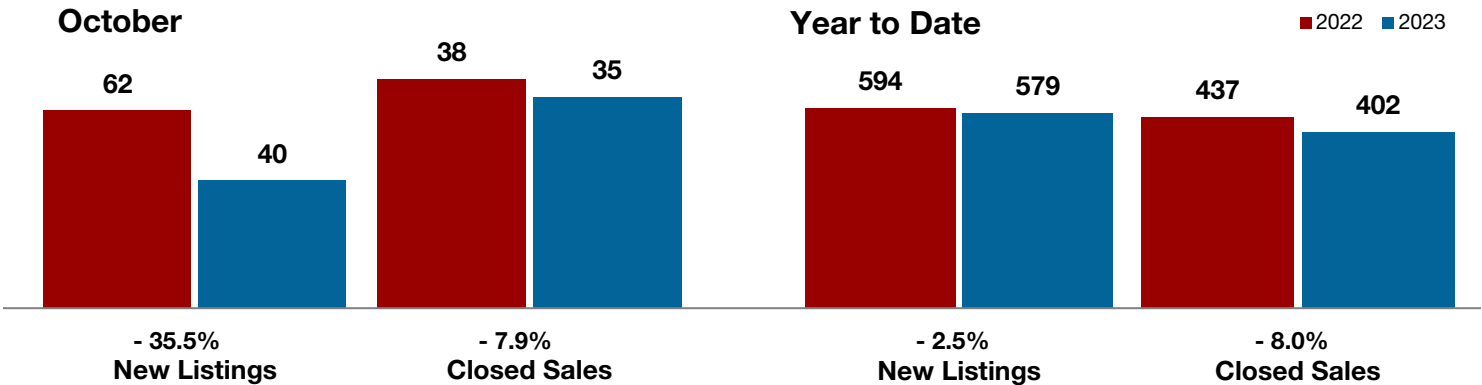
Change in
Closed Sales

Change in
Median Sales Price

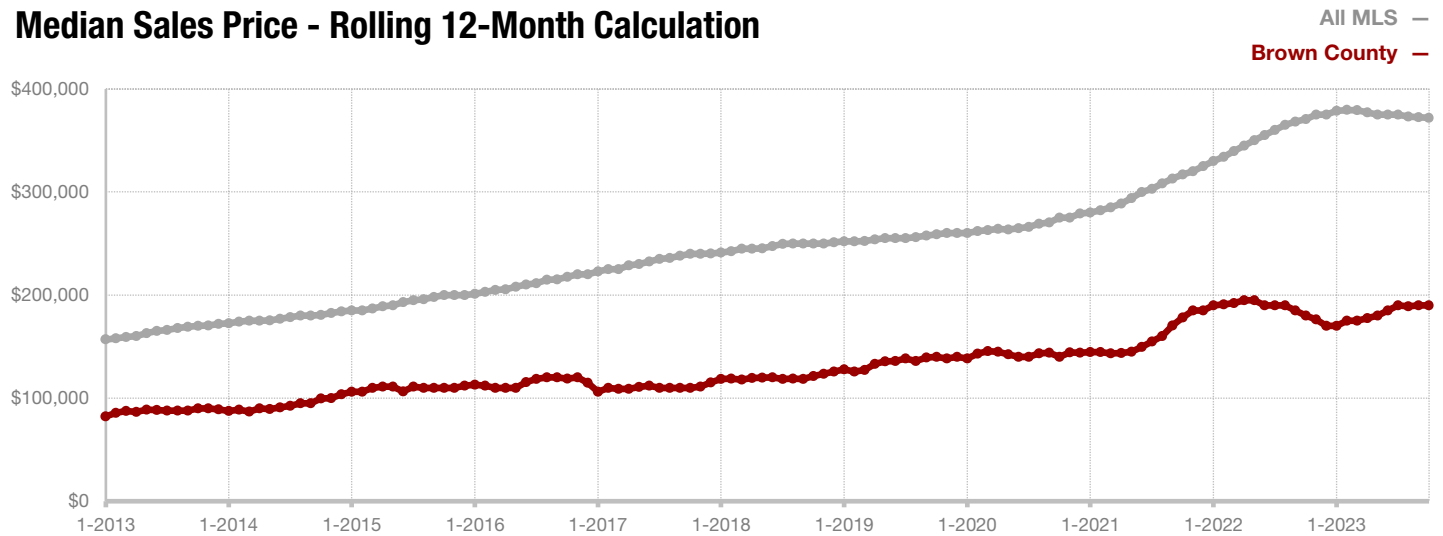
Brown County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	62	40	- 35.5%	594	579	- 2.5%
Pending Sales	37	24	- 35.1%	437	406	- 7.1%
Closed Sales	38	35	- 7.9%	437	402	- 8.0%
Average Sales Price*	\$226,288	\$179,728	- 20.6%	\$239,756	\$246,939	+ 3.0%
Median Sales Price*	\$155,000	\$160,000	+ 3.2%	\$175,000	\$192,000	+ 9.7%
Percent of Original List Price Received*	92.7%	92.3%	- 0.4%	94.7%	92.1%	- 2.7%
Days on Market Until Sale	51	59	+ 15.7%	43	65	+ 51.2%
Inventory of Homes for Sale	184	181	- 1.6%	--	--	--
Months Supply of Inventory	4.3	4.7	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



0.0%

- 41.2%

+ 42.9%

Change in
New Listings

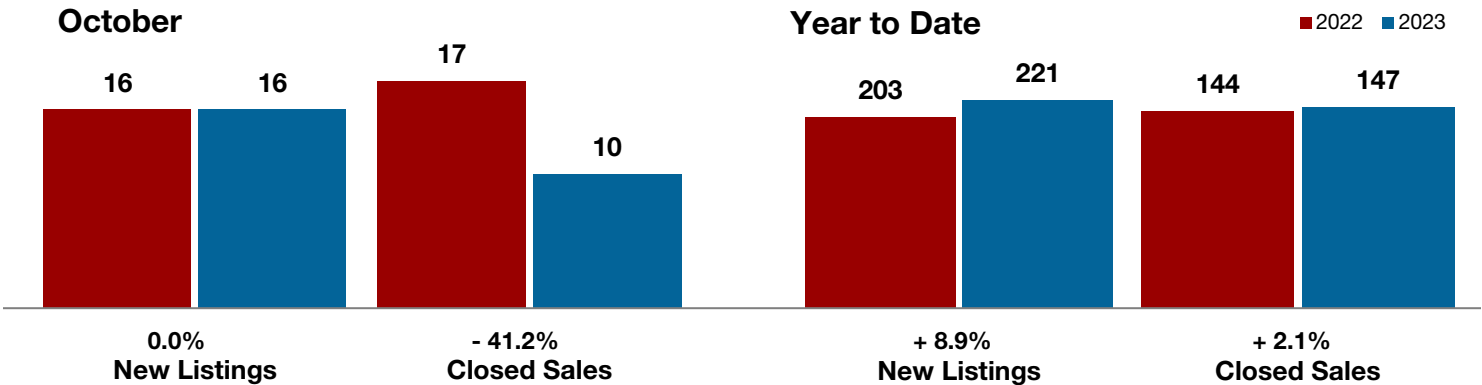
Change in
Closed Sales

Change in
Median Sales Price

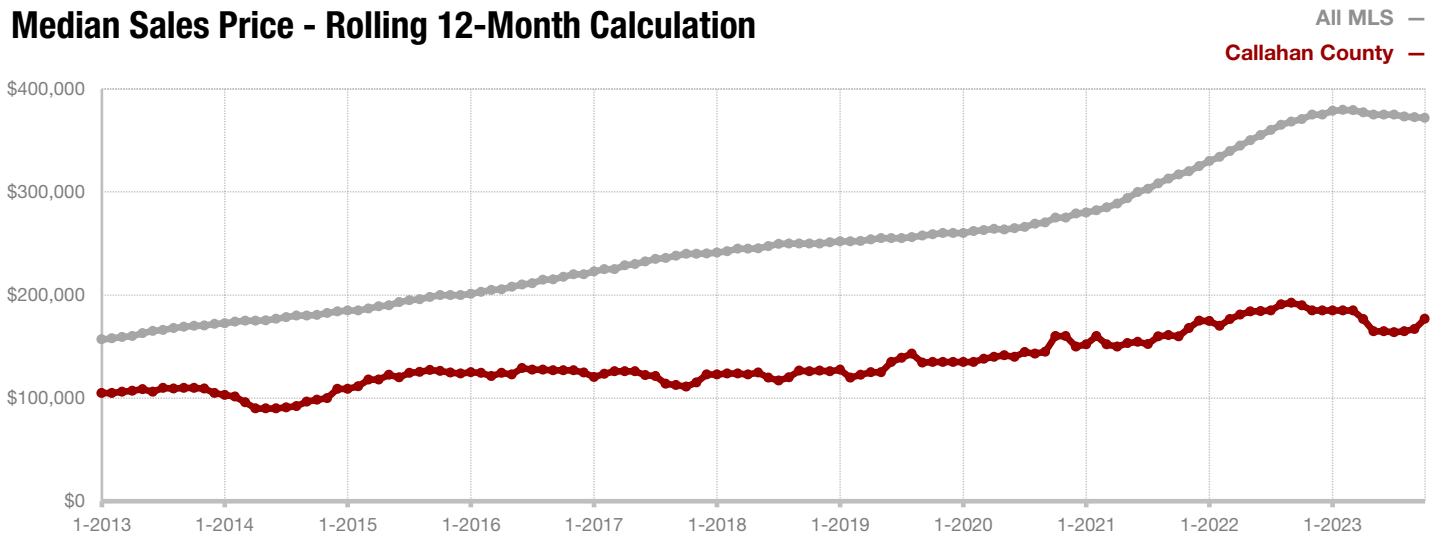
Callahan County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	16	16	0.0%	203	221	+ 8.9%
Pending Sales	13	12	- 7.7%	148	150	+ 1.4%
Closed Sales	17	10	- 41.2%	144	147	+ 2.1%
Average Sales Price*	\$284,012	\$223,390	- 21.3%	\$260,596	\$209,021	- 19.8%
Median Sales Price*	\$140,000	\$200,000	+ 42.9%	\$192,500	\$182,000	- 5.5%
Percent of Original List Price Received*	94.1%	99.5%	+ 5.7%	95.0%	92.3%	- 2.8%
Days on Market Until Sale	29	60	+ 106.9%	36	46	+ 27.8%
Inventory of Homes for Sale	55	56	+ 1.8%	--	--	--
Months Supply of Inventory	3.9	4.0	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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+ 33.3%

+ 50.0%

- 9.4%

Change in
New Listings

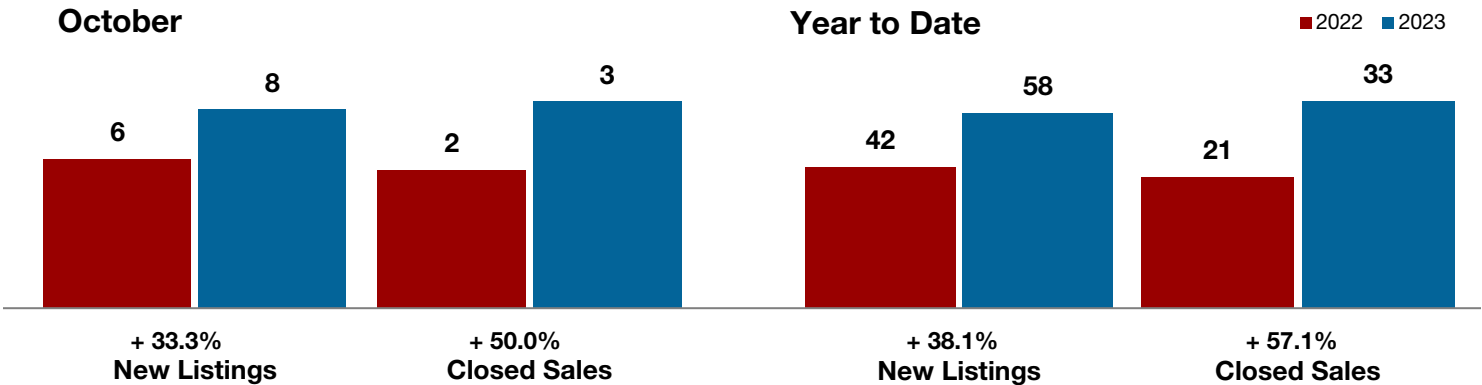
Change in
Closed Sales

Change in
Median Sales Price

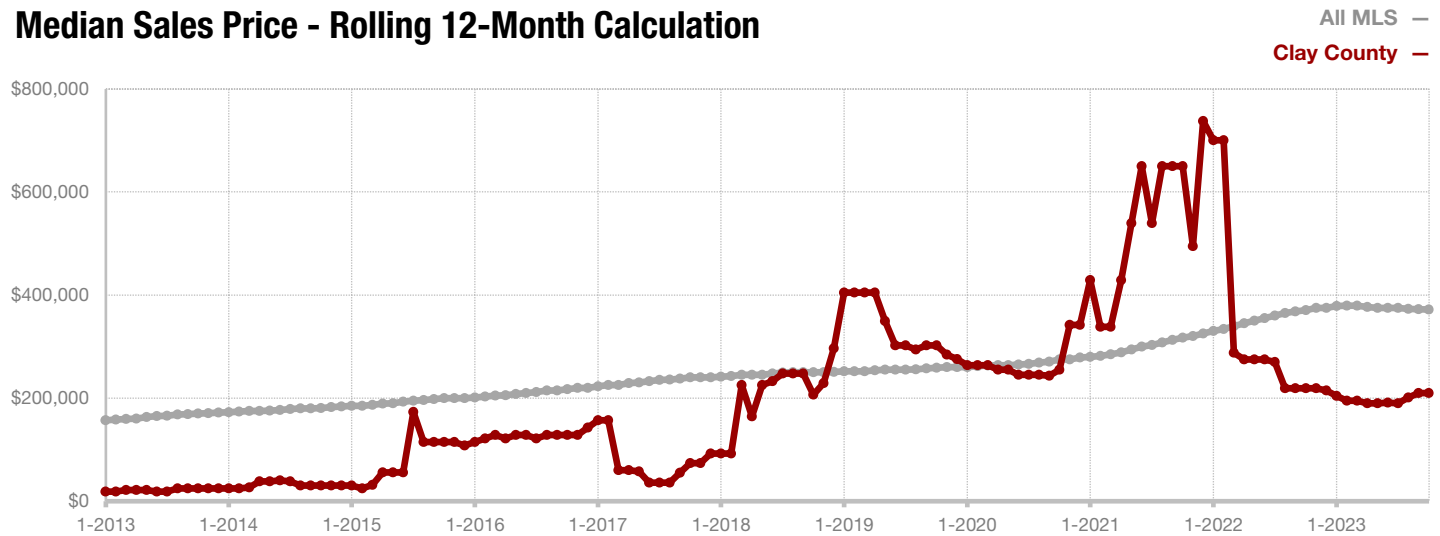
Clay County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	6	8	+ 33.3%	42	58	+ 38.1%
Pending Sales	1	3	+ 200.0%	20	33	+ 65.0%
Closed Sales	2	3	+ 50.0%	21	33	+ 57.1%
Average Sales Price*	\$184,975	\$139,833	- 24.4%	\$207,673	\$251,688	+ 21.2%
Median Sales Price*	\$184,975	\$167,500	- 9.4%	\$208,500	\$190,000	- 8.9%
Percent of Original List Price Received*	96.2%	84.9%	- 11.7%	92.5%	92.5%	0.0%
Days on Market Until Sale	46	61	+ 32.6%	35	58	+ 65.7%
Inventory of Homes for Sale	21	30	+ 42.9%	--	--	--
Months Supply of Inventory	8.6	8.8	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



+ 125.0%

- 50.0%

+ 33.7%

Change in
New Listings

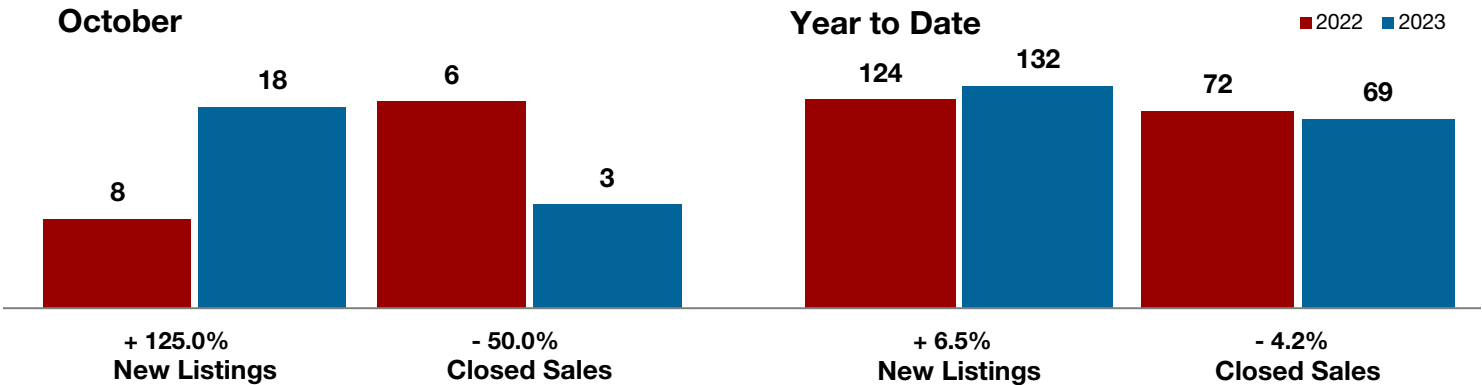
Change in
Closed Sales

Change in
Median Sales Price

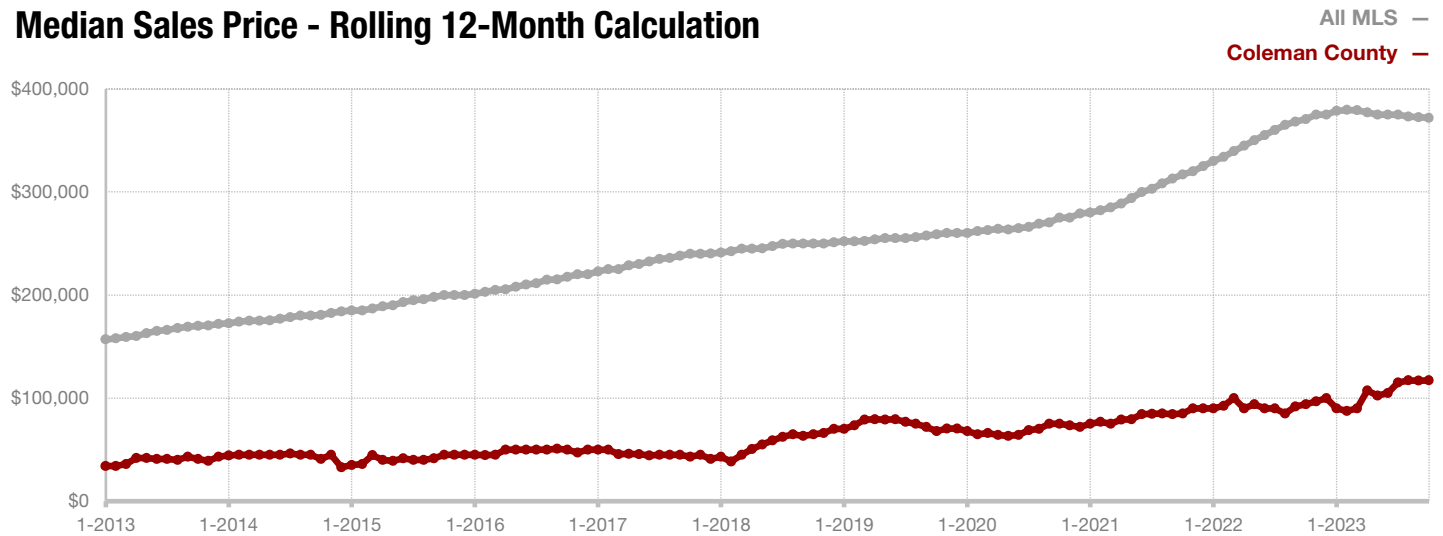
Coleman County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	8	18	+ 125.0%	124	132	+ 6.5%
Pending Sales	3	6	+ 100.0%	69	70	+ 1.4%
Closed Sales	6	3	- 50.0%	72	69	- 4.2%
Average Sales Price*	\$160,183	\$122,333	- 23.6%	\$190,611	\$137,230	- 28.0%
Median Sales Price*	\$124,900	\$167,000	+ 33.7%	\$87,500	\$110,000	+ 25.7%
Percent of Original List Price Received*	94.3%	100.0%	+ 6.0%	89.5%	85.3%	- 4.7%
Days on Market Until Sale	61	10	- 83.6%	51	79	+ 54.9%
Inventory of Homes for Sale	58	56	- 3.4%	--	--	--
Months Supply of Inventory	8.9	7.8	- 11.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



+ 10.3%

+ 4.7%

- 1.0%

Change in
New Listings

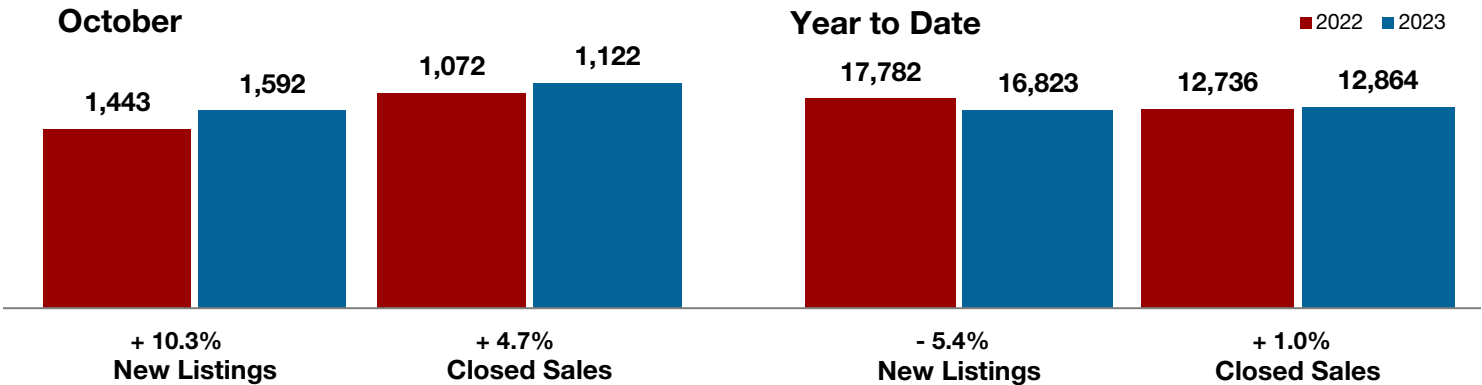
Change in
Closed Sales

Change in
Median Sales Price

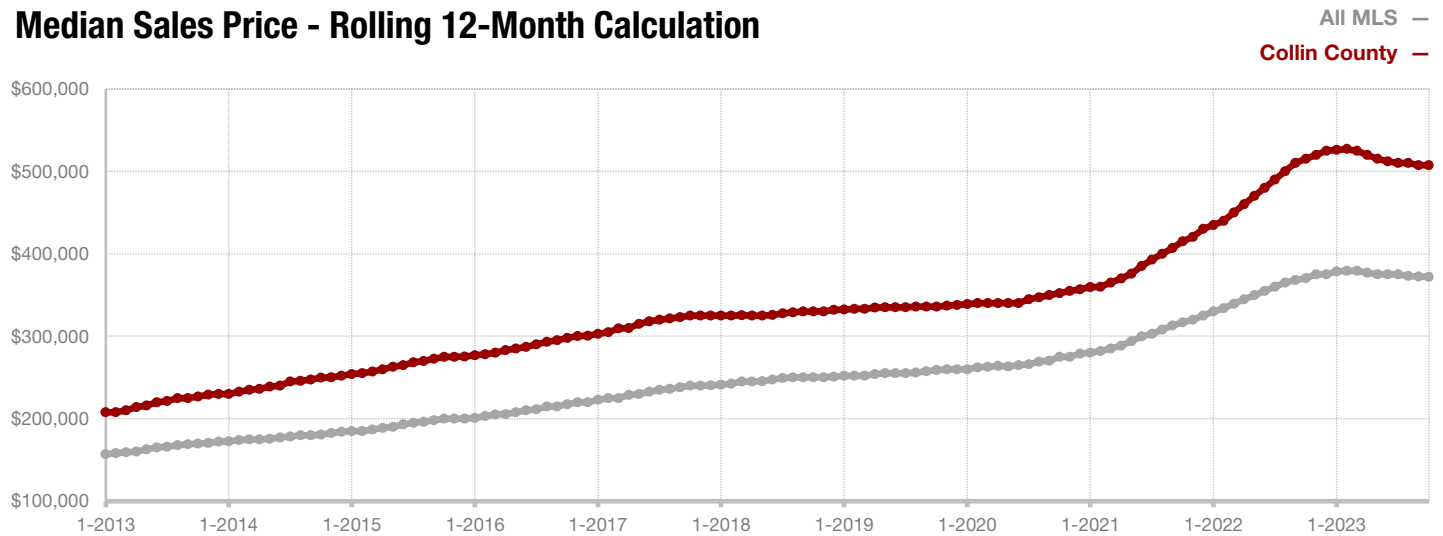
Collin County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,443	1,592	+ 10.3%	17,782	16,823	- 5.4%
Pending Sales	1,004	958	- 4.6%	12,544	13,076	+ 4.2%
Closed Sales	1,072	1,122	+ 4.7%	12,736	12,864	+ 1.0%
Average Sales Price*	\$558,562	\$564,737	+ 1.1%	\$600,313	\$580,889	- 3.2%
Median Sales Price*	\$499,950	\$495,000	- 1.0%	\$528,524	\$510,000	- 3.5%
Percent of Original List Price Received*	95.7%	96.0%	+ 0.3%	103.3%	96.8%	- 6.3%
Days on Market Until Sale	35	40	+ 14.3%	21	42	+ 100.0%
Inventory of Homes for Sale	3,487	3,186	- 8.6%	--	--	--
Months Supply of Inventory	2.8	2.6	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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+ 71.4%

+ 36.4%

+ 3.9%

Change in
New Listings

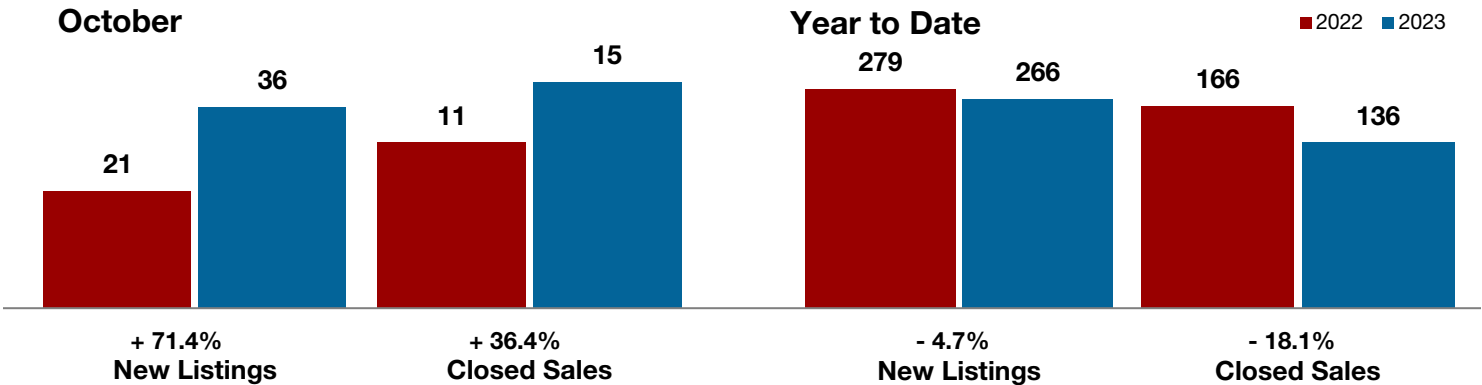
Change in
Closed Sales

Change in
Median Sales Price

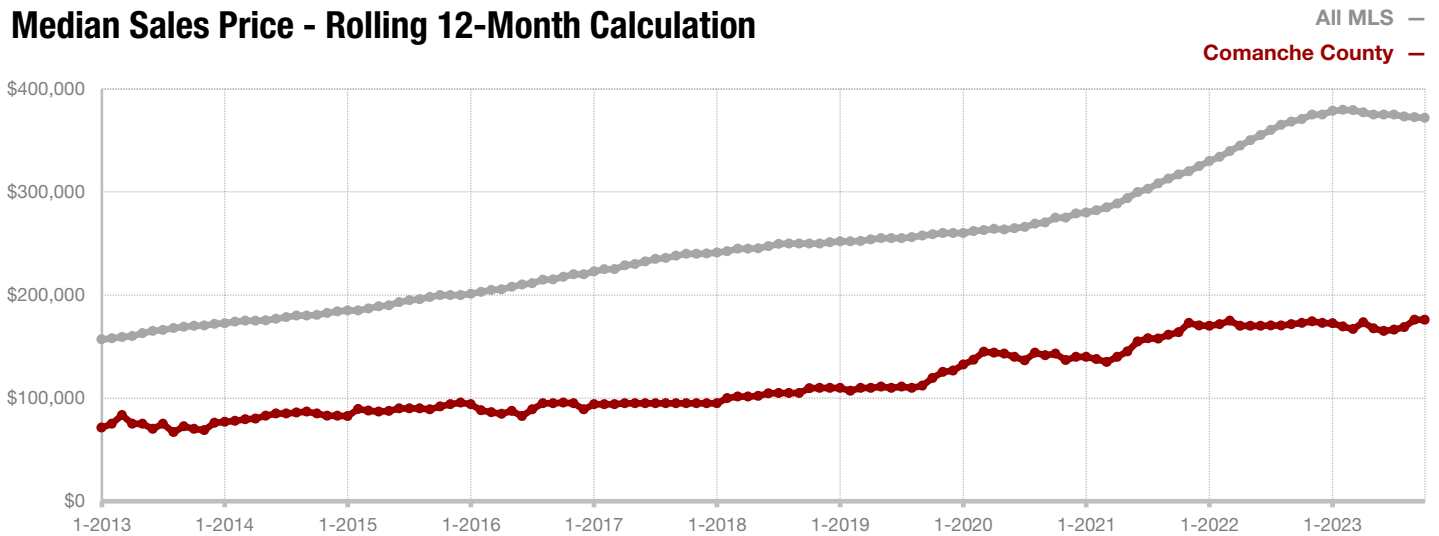
Comanche County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	21	36	+ 71.4%	279	266	- 4.7%
Pending Sales	8	14	+ 75.0%	163	144	- 11.7%
Closed Sales	11	15	+ 36.4%	166	136	- 18.1%
Average Sales Price*	\$206,500	\$218,300	+ 5.7%	\$237,126	\$223,196	- 5.9%
Median Sales Price*	\$192,500	\$200,000	+ 3.9%	\$173,650	\$180,000	+ 3.7%
Percent of Original List Price Received*	87.5%	89.3%	+ 2.1%	91.3%	90.5%	- 0.9%
Days on Market Until Sale	62	42	- 32.3%	52	79	+ 51.9%
Inventory of Homes for Sale	112	118	+ 5.4%	--	--	--
Months Supply of Inventory	7.2	8.9	+ 28.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



+ 20.0%

- 16.3%

+ 0.7%

Change in
New Listings

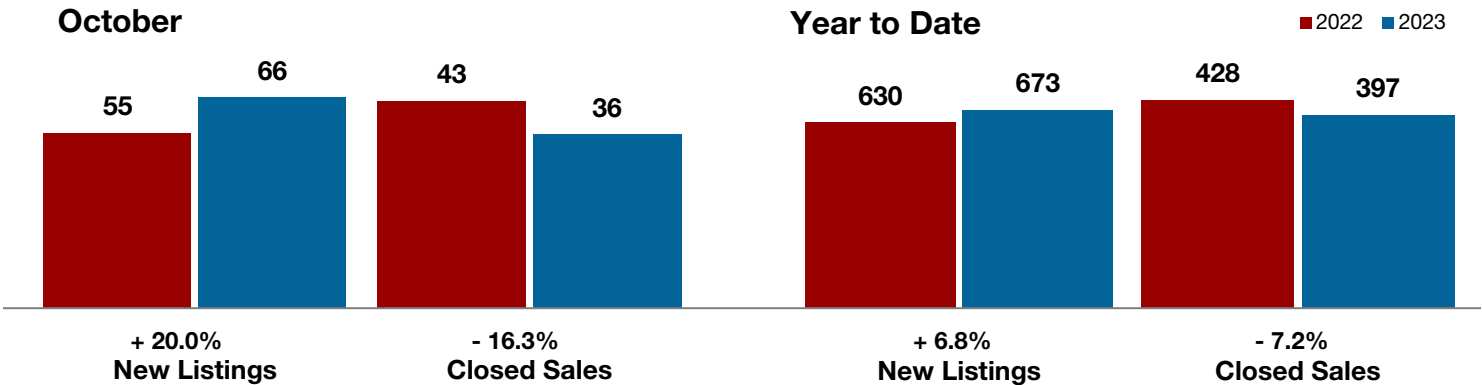
Change in
Closed Sales

Change in
Median Sales Price

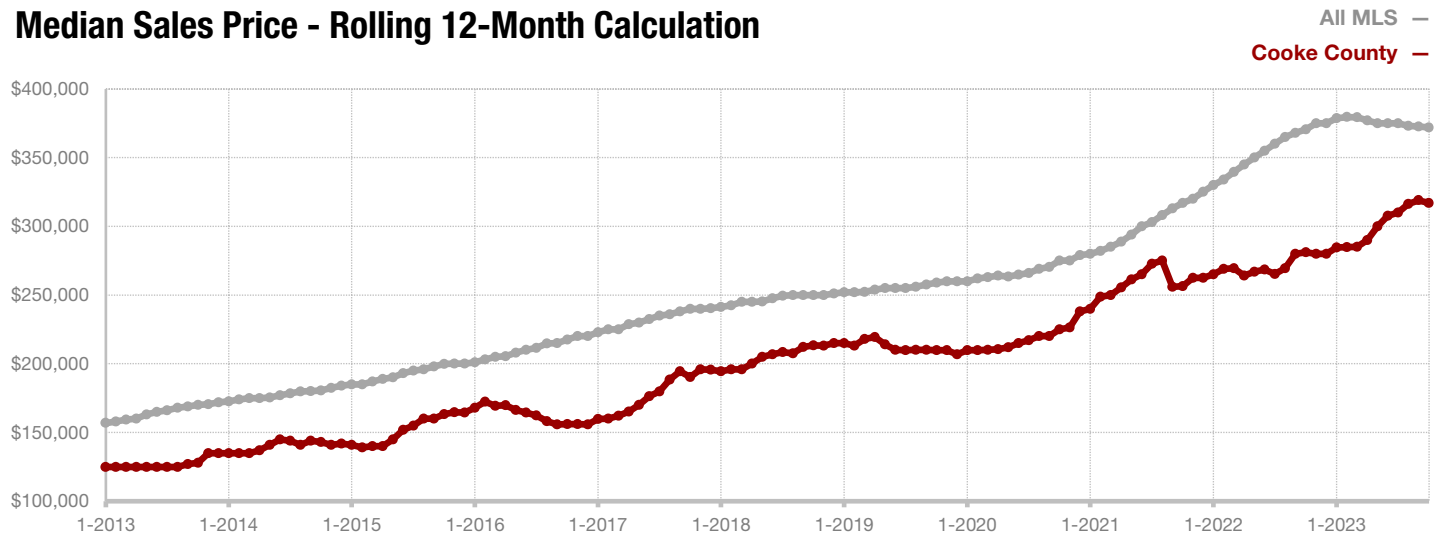
Cooke County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	55	66	+ 20.0%	630	673	+ 6.8%
Pending Sales	29	37	+ 27.6%	404	418	+ 3.5%
Closed Sales	43	36	- 16.3%	428	397	- 7.2%
Average Sales Price*	\$532,708	\$303,789	- 43.0%	\$435,743	\$393,708	- 9.6%
Median Sales Price*	\$295,000	\$297,000	+ 0.7%	\$280,000	\$320,000	+ 14.3%
Percent of Original List Price Received*	91.8%	92.7%	+ 1.0%	97.0%	94.1%	- 3.0%
Days on Market Until Sale	41	50	+ 22.0%	32	57	+ 78.1%
Inventory of Homes for Sale	190	232	+ 22.1%	--	--	--
Months Supply of Inventory	4.7	6.0	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



+ 6.2%

- 7.2%

+ 1.4%

Change in
New Listings

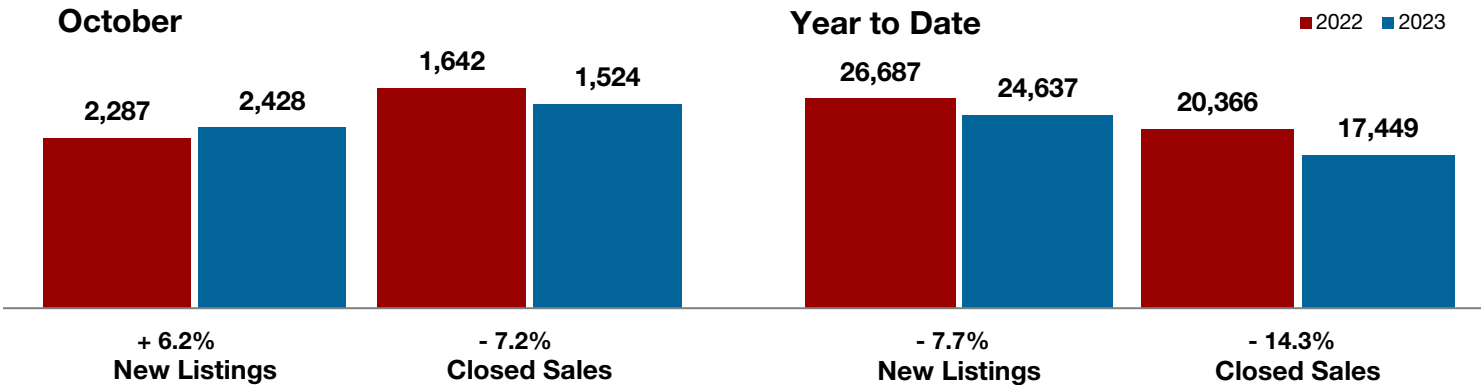
Change in
Closed Sales

Change in
Median Sales Price

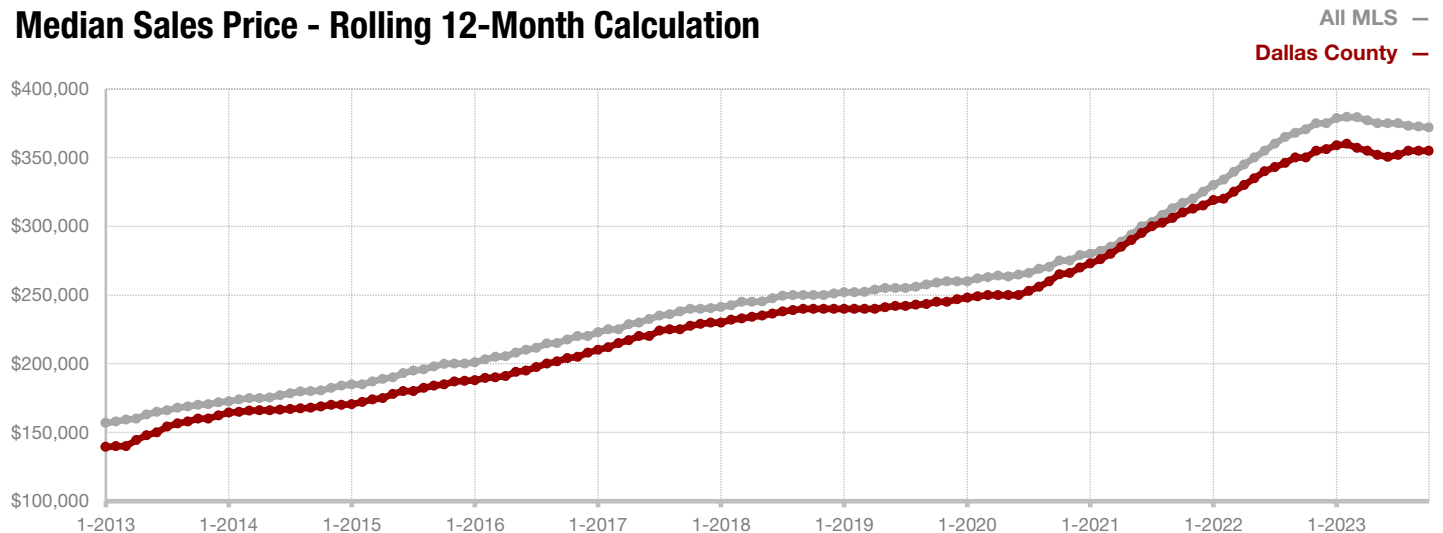
Dallas County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2,287	2,428	+ 6.2%	26,687	24,637	- 7.7%
Pending Sales	1,525	1,413	- 7.3%	20,171	17,874	- 11.4%
Closed Sales	1,642	1,524	- 7.2%	20,366	17,449	- 14.3%
Average Sales Price*	\$498,176	\$532,566	+ 6.9%	\$498,215	\$515,864	+ 3.5%
Median Sales Price*	\$350,000	\$355,000	+ 1.4%	\$360,000	\$359,900	- 0.0%
Percent of Original List Price Received*	96.5%	96.1%	- 0.4%	101.4%	96.9%	- 4.4%
Days on Market Until Sale	29	33	+ 13.8%	21	34	+ 61.9%
Inventory of Homes for Sale	4,646	4,813	+ 3.6%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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- 22.2%

- 28.6%

- 21.6%

Change in
New Listings

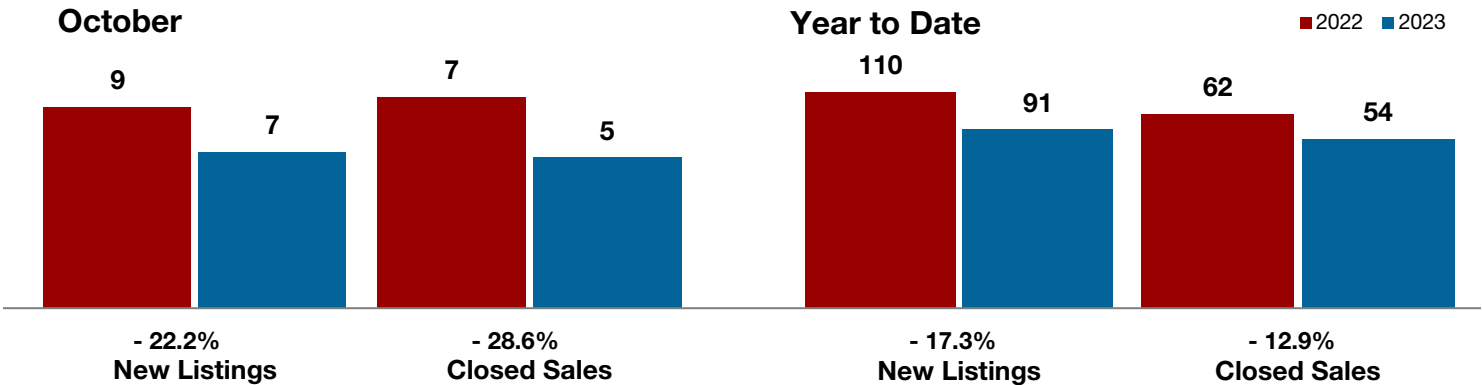
Change in
Closed Sales

Change in
Median Sales Price

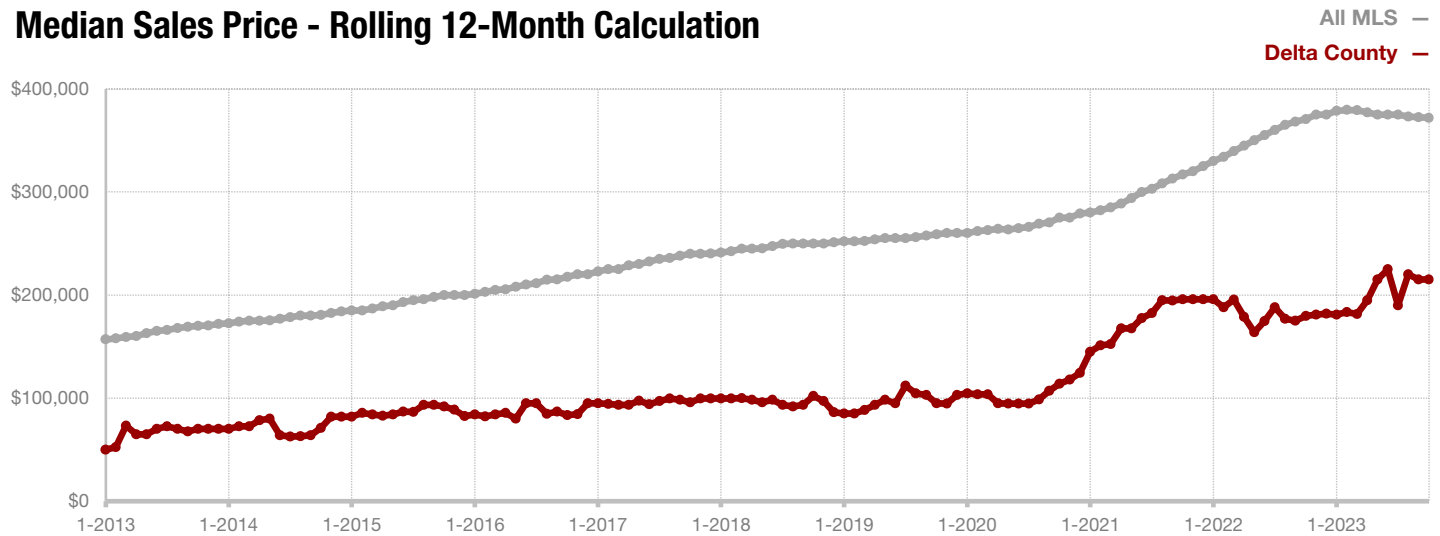
Delta County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	9	7	- 22.2%	110	91	- 17.3%
Pending Sales	5	3	- 40.0%	59	54	- 8.5%
Closed Sales	7	5	- 28.6%	62	54	- 12.9%
Average Sales Price*	\$334,857	\$209,623	- 37.4%	\$260,495	\$267,626	+ 2.7%
Median Sales Price*	\$185,000	\$145,000	- 21.6%	\$179,850	\$210,000	+ 16.8%
Percent of Original List Price Received*	85.8%	82.0%	- 4.4%	93.7%	92.2%	- 1.6%
Days on Market Until Sale	48	33	- 31.3%	37	44	+ 18.9%
Inventory of Homes for Sale	40	28	- 30.0%	--	--	--
Months Supply of Inventory	6.7	5.1	- 28.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 1.3%

Change in
New Listings

- 9.8%

Change in
Closed Sales

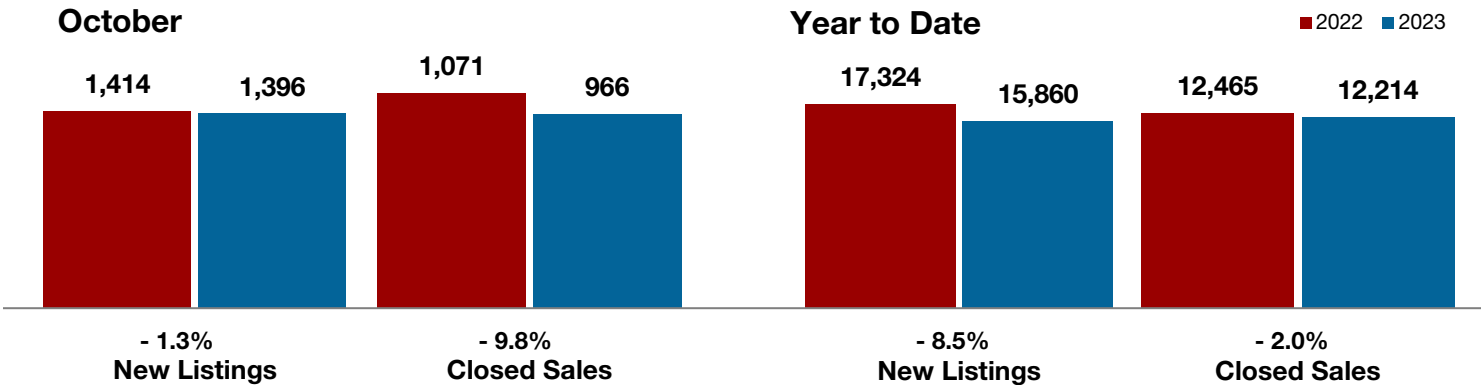
- 1.3%

Change in
Median Sales Price

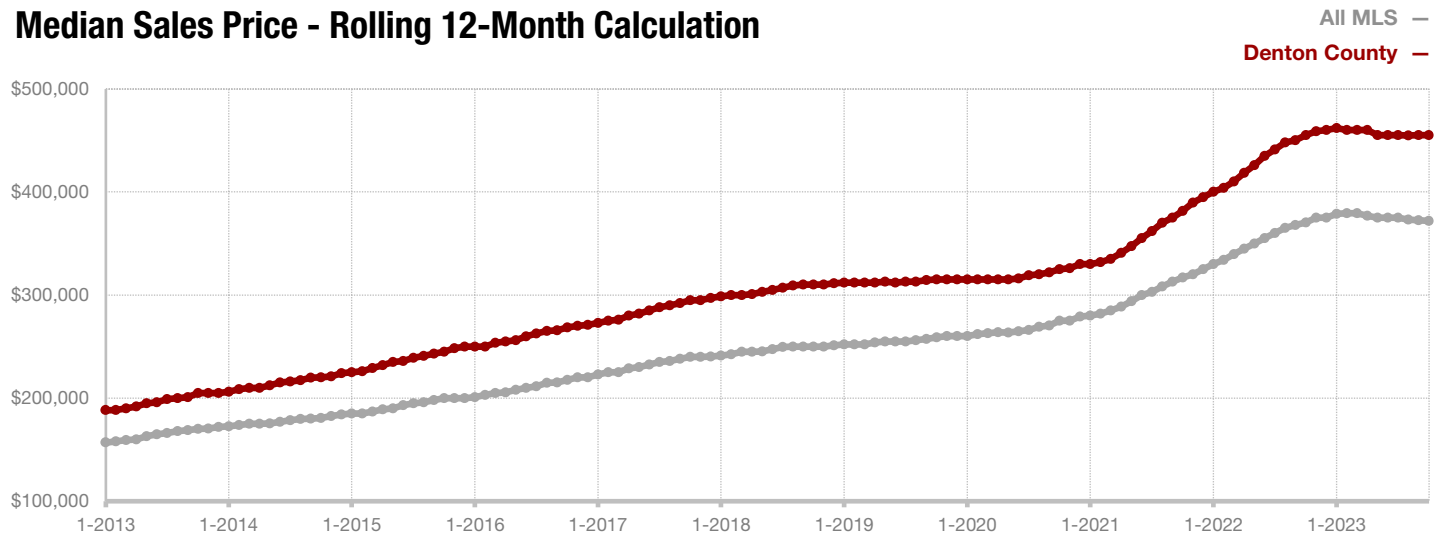
Denton County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1,414	1,396	- 1.3%	17,324	15,860	- 8.5%
Pending Sales	974	933	- 4.2%	12,314	12,511	+ 1.6%
Closed Sales	1,071	966	- 9.8%	12,465	12,214	- 2.0%
Average Sales Price*	\$535,109	\$538,143	+ 0.6%	\$550,301	\$545,568	- 0.9%
Median Sales Price*	\$456,000	\$450,000	- 1.3%	\$463,198	\$457,611	- 1.2%
Percent of Original List Price Received*	96.0%	96.2%	+ 0.2%	102.5%	96.5%	- 5.9%
Days on Market Until Sale	34	43	+ 26.5%	21	46	+ 119.0%
Inventory of Homes for Sale	3,520	2,972	- 15.6%	--	--	--
Months Supply of Inventory	2.9	2.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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0.0%

- 50.0%

- 26.7%

Change in
New Listings

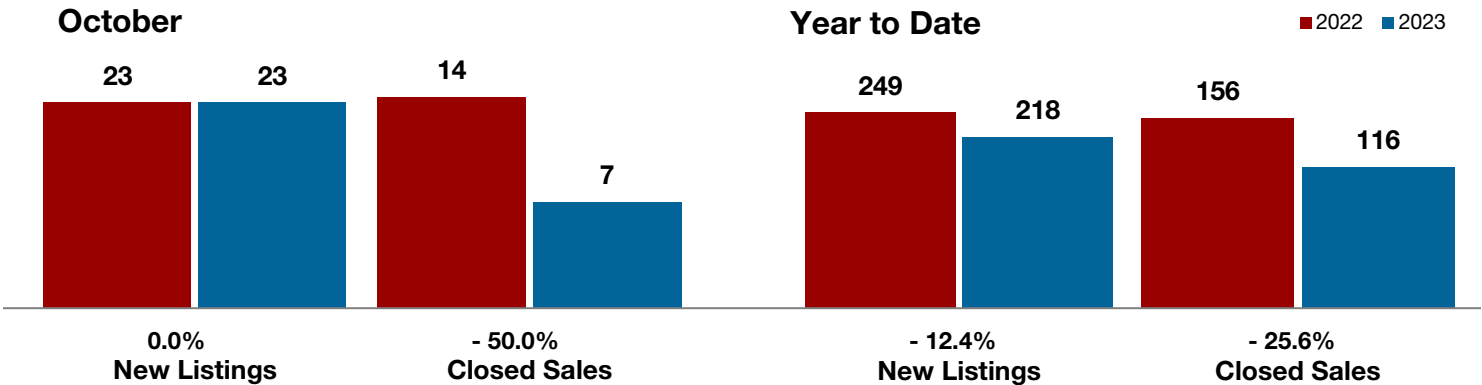
Change in
Closed Sales

Change in
Median Sales Price

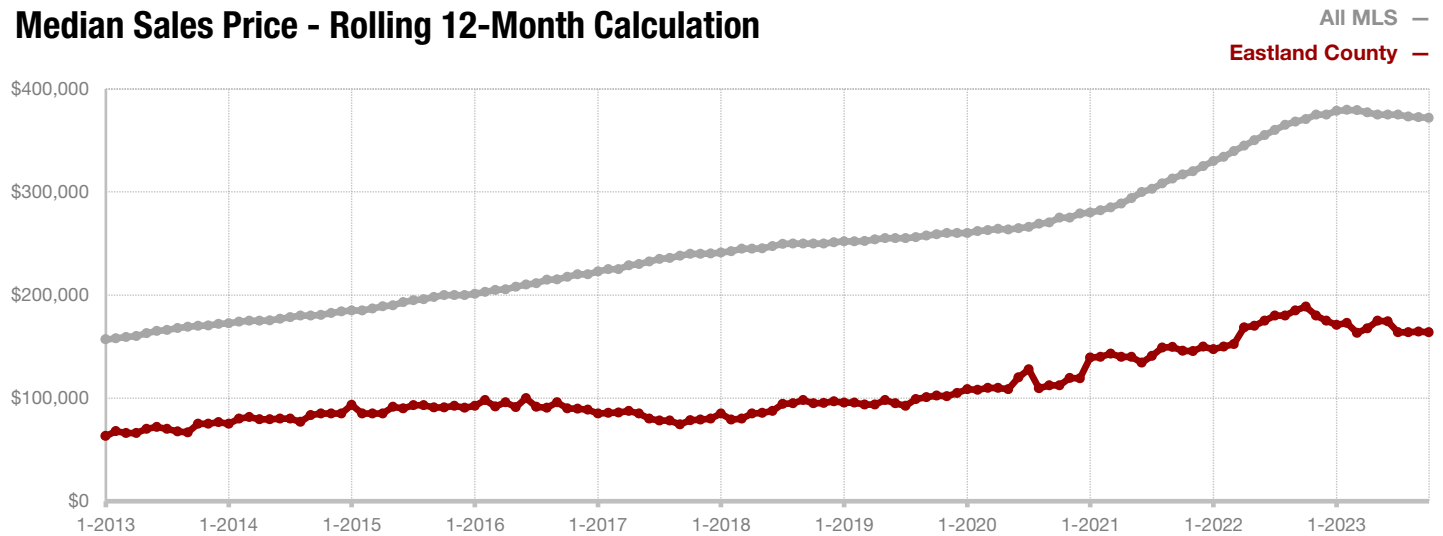
Eastland County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	23	23	0.0%	249	218	- 12.4%
Pending Sales	14	7	- 50.0%	159	123	- 22.6%
Closed Sales	14	7	- 50.0%	156	116	- 25.6%
Average Sales Price*	\$279,211	\$171,343	- 38.6%	\$274,698	\$239,968	- 12.6%
Median Sales Price*	\$225,000	\$164,900	- 26.7%	\$188,750	\$178,500	- 5.4%
Percent of Original List Price Received*	86.7%	93.3%	+ 7.6%	92.8%	90.1%	- 2.9%
Days on Market Until Sale	66	141	+ 113.6%	72	81	+ 12.5%
Inventory of Homes for Sale	89	92	+ 3.4%	--	--	--
Months Supply of Inventory	5.8	8.1	+ 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 – October 2023

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



+ 20.7%

- 17.5%

- 2.0%

Change in
New Listings

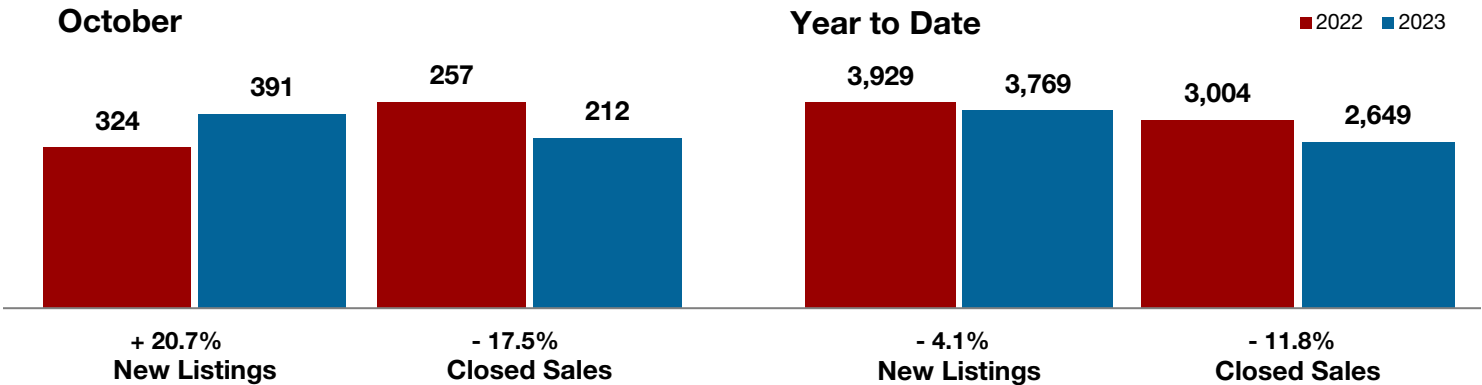
Change in
Closed Sales

Change in
Median Sales Price

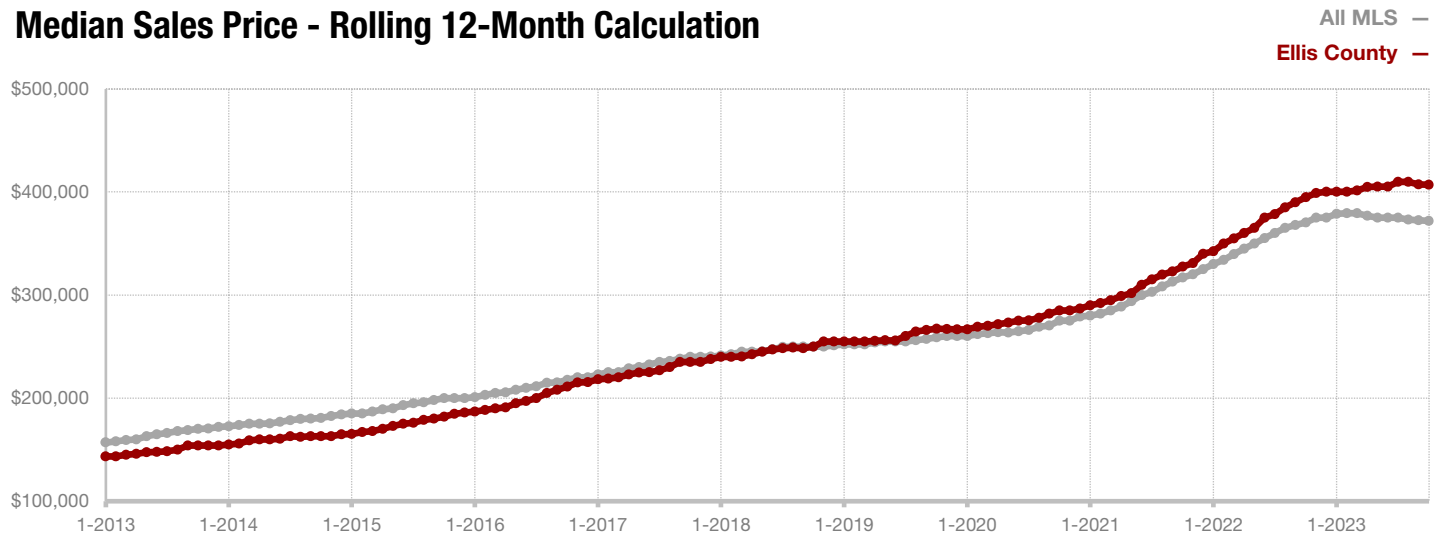
Ellis County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	324	391	+ 20.7%	3,929	3,769	- 4.1%
Pending Sales	233	218	- 6.4%	2,883	2,774	- 3.8%
Closed Sales	257	212	- 17.5%	3,004	2,649	- 11.8%
Average Sales Price*	\$420,132	\$423,218	+ 0.7%	\$431,147	\$427,884	- 0.8%
Median Sales Price*	\$400,000	\$392,195	- 2.0%	\$399,990	\$405,000	+ 1.3%
Percent of Original List Price Received*	95.9%	94.6%	- 1.4%	100.1%	95.4%	- 4.7%
Days on Market Until Sale	43	58	+ 34.9%	30	64	+ 113.3%
Inventory of Homes for Sale	1,006	1,093	+ 8.6%	--	--	--
Months Supply of Inventory	3.5	4.2	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



+ 17.7%

- 22.2%

- 3.4%

Change in
New Listings

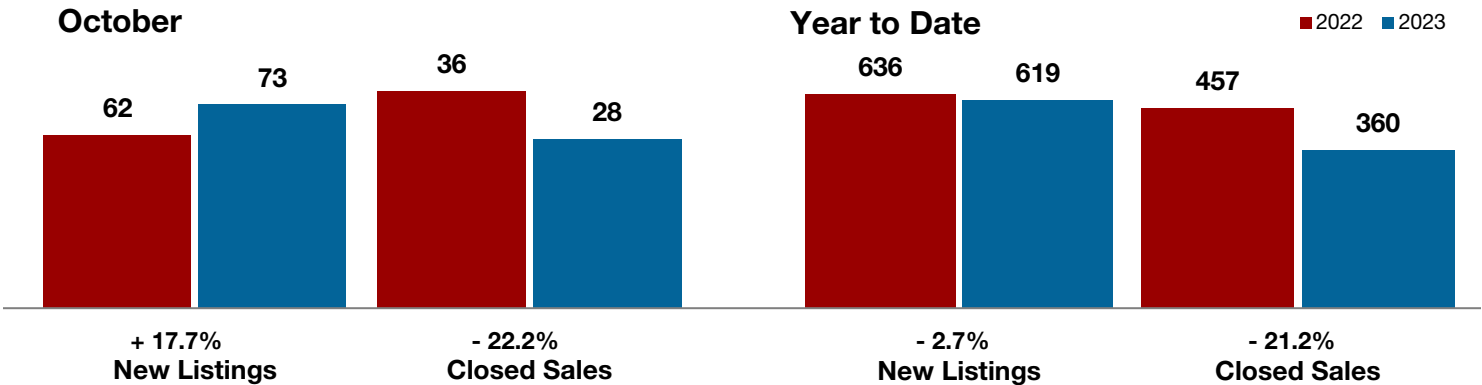
Change in
Closed Sales

Change in
Median Sales Price

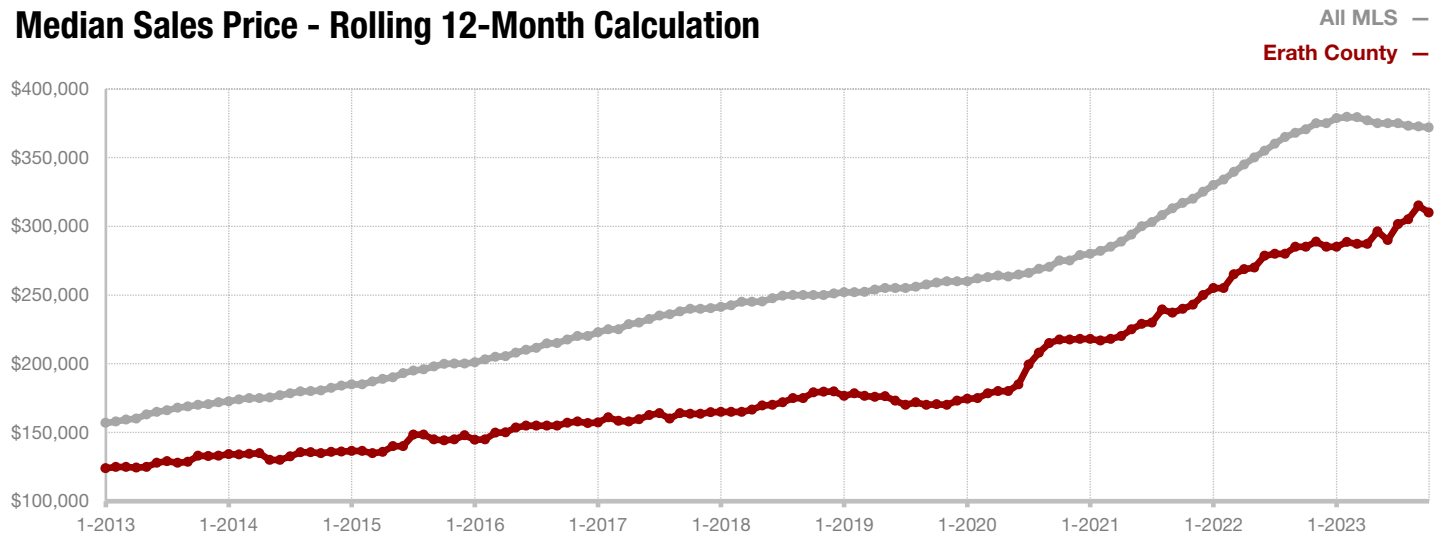
Erath County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	62	73	+ 17.7%	636	619	- 2.7%
Pending Sales	27	25	- 7.4%	438	370	- 15.5%
Closed Sales	36	28	- 22.2%	457	360	- 21.2%
Average Sales Price*	\$454,653	\$444,684	- 2.2%	\$386,217	\$425,155	+ 10.1%
Median Sales Price*	\$380,000	\$367,000	- 3.4%	\$285,000	\$320,000	+ 12.3%
Percent of Original List Price Received*	91.5%	93.1%	+ 1.7%	95.6%	94.2%	- 1.5%
Days on Market Until Sale	52	56	+ 7.7%	47	54	+ 14.9%
Inventory of Homes for Sale	183	211	+ 15.3%	--	--	--
Months Supply of Inventory	4.3	6.1	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



0.0%

- 20.0%

+ 20.0%

Change in
New Listings

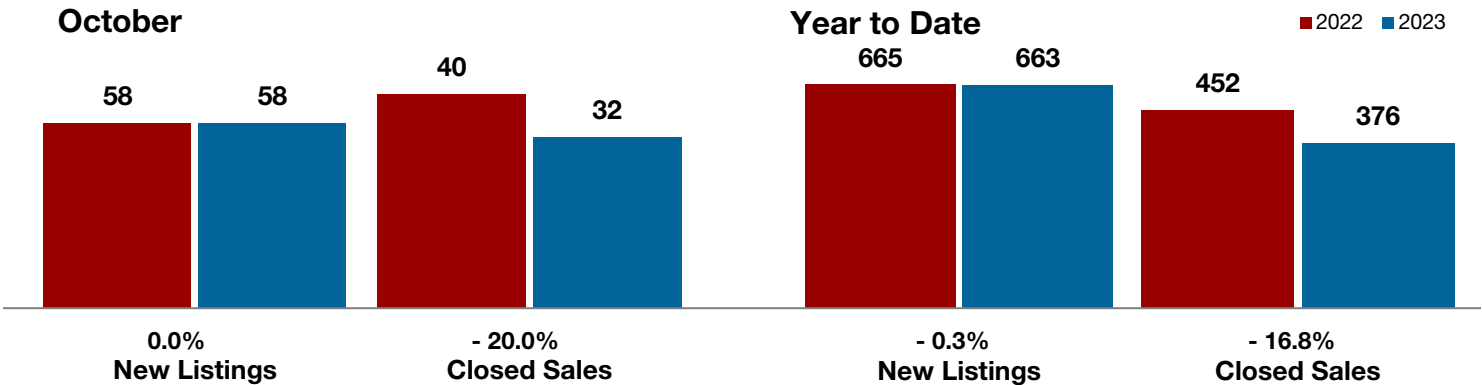
Change in
Closed Sales

Change in
Median Sales Price

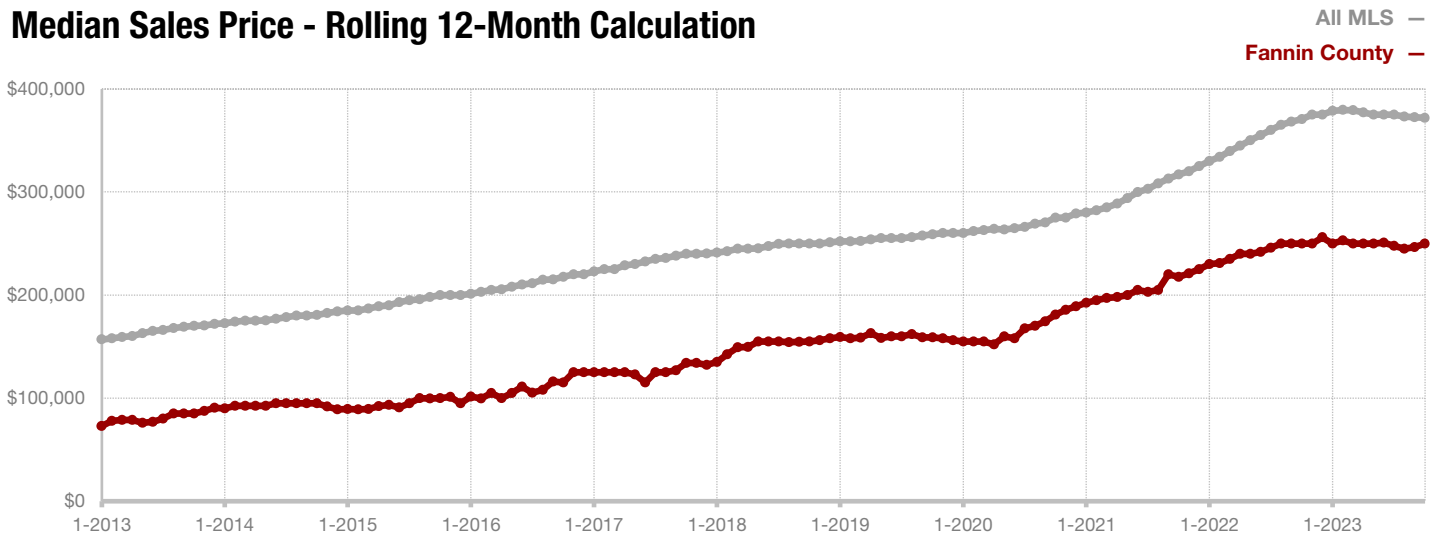
Fannin County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	58	58	0.0%	665	663	- 0.3%
Pending Sales	33	29	- 12.1%	423	378	- 10.6%
Closed Sales	40	32	- 20.0%	452	376	- 16.8%
Average Sales Price*	\$265,045	\$353,439	+ 33.4%	\$318,201	\$300,591	- 5.5%
Median Sales Price*	\$245,750	\$295,000	+ 20.0%	\$259,999	\$249,375	- 4.1%
Percent of Original List Price Received*	91.4%	89.3%	- 2.3%	96.0%	92.0%	- 4.2%
Days on Market Until Sale	48	73	+ 52.1%	38	69	+ 81.6%
Inventory of Homes for Sale	212	240	+ 13.2%	--	--	--
Months Supply of Inventory	4.9	6.6	+ 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 – October 2023

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



- 12.5%

0.0%

- 18.6%

Change in
New Listings

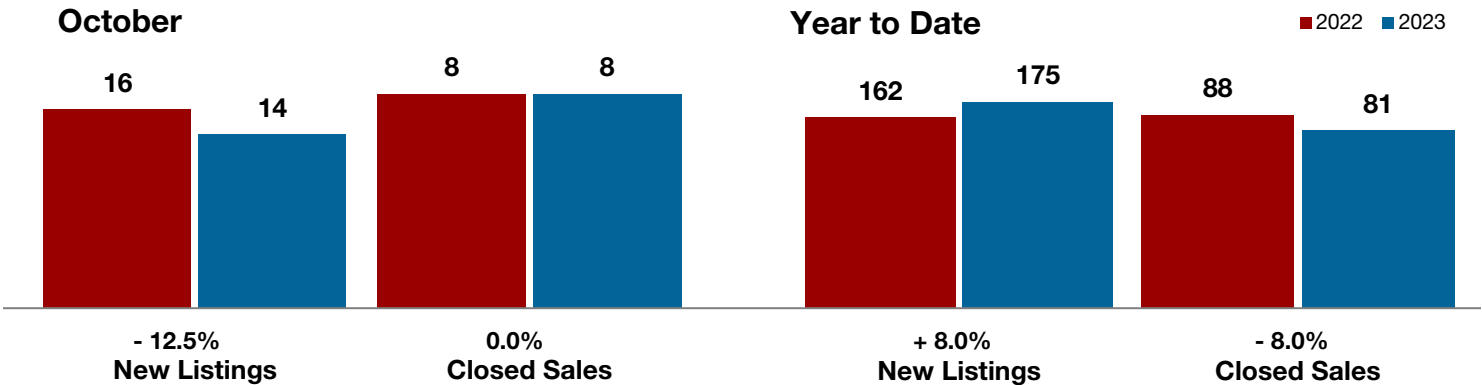
Change in
Closed Sales

Change in
Median Sales Price

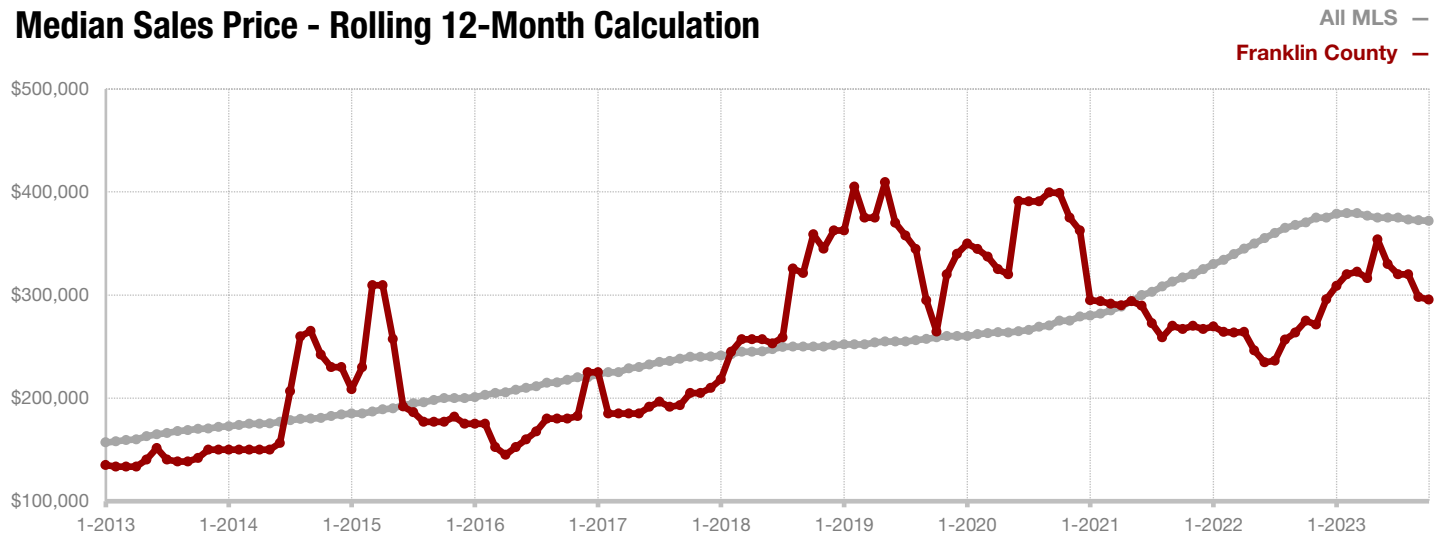
Franklin County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	16	14	- 12.5%	162	175	+ 8.0%
Pending Sales	6	5	- 16.7%	92	84	- 8.7%
Closed Sales	8	8	0.0%	88	81	- 8.0%
Average Sales Price*	\$480,113	\$398,500	- 17.0%	\$390,047	\$560,206	+ 43.6%
Median Sales Price*	\$384,000	\$312,500	- 18.6%	\$273,400	\$286,000	+ 4.6%
Percent of Original List Price Received*	91.3%	79.5%	- 12.9%	93.1%	91.7%	- 1.5%
Days on Market Until Sale	31	146	+ 371.0%	41	70	+ 70.7%
Inventory of Homes for Sale	55	57	+ 3.6%	--	--	--
Months Supply of Inventory	6.3	7.1	+ 16.7%	--	--	--

* 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 – October 2023

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



- 29.2%

+ 16.7%

+ 10.4%

Change in
New Listings

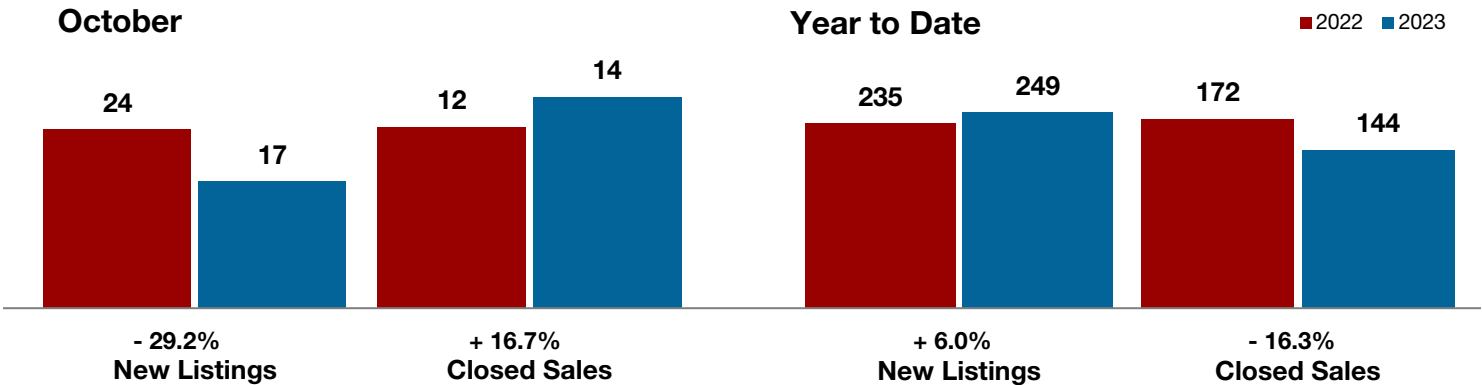
Change in
Closed Sales

Change in
Median Sales Price

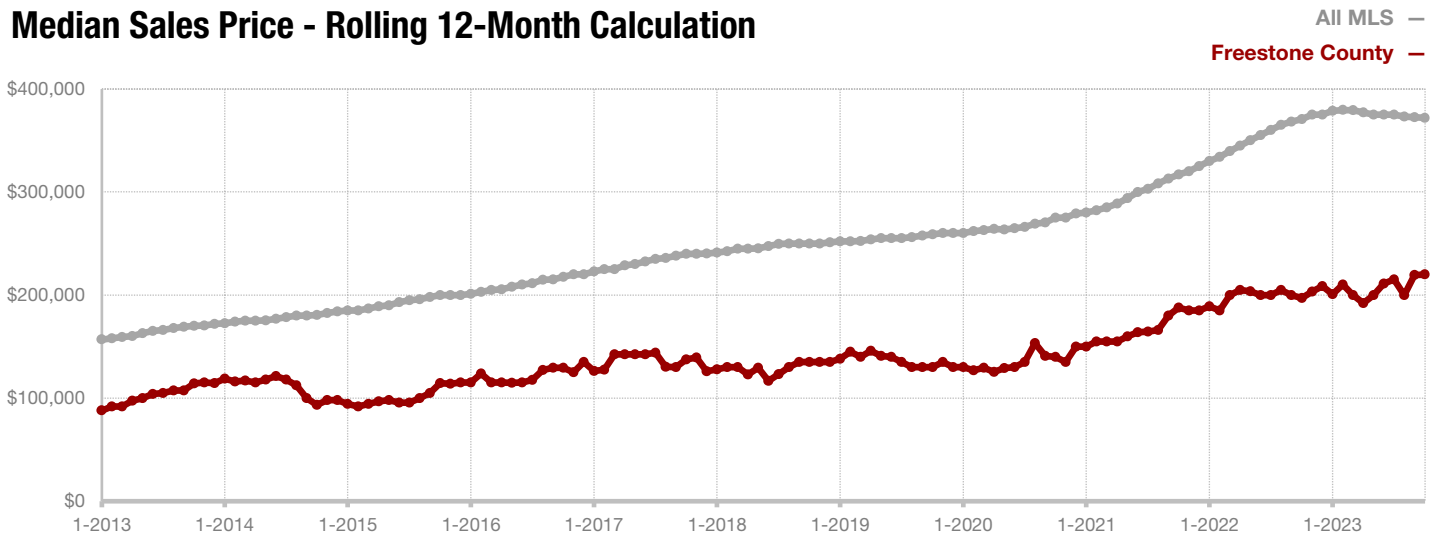
Freestone County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	24	17	- 29.2%	235	249	+ 6.0%
Pending Sales	13	8	- 38.5%	159	145	- 8.8%
Closed Sales	12	14	+ 16.7%	172	144	- 16.3%
Average Sales Price*	\$191,742	\$314,364	+ 64.0%	\$300,853	\$282,005	- 6.3%
Median Sales Price*	\$169,950	\$187,550	+ 10.4%	\$205,000	\$219,750	+ 7.2%
Percent of Original List Price Received*	92.7%	88.5%	- 4.5%	94.0%	93.4%	- 0.6%
Days on Market Until Sale	53	81	+ 52.8%	53	63	+ 18.9%
Inventory of Homes for Sale	73	86	+ 17.8%	--	--	--
Months Supply of Inventory	4.6	6.3	+ 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 – October 2023

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



- 9.7%

- 13.4%

- 3.5%

Change in
New Listings

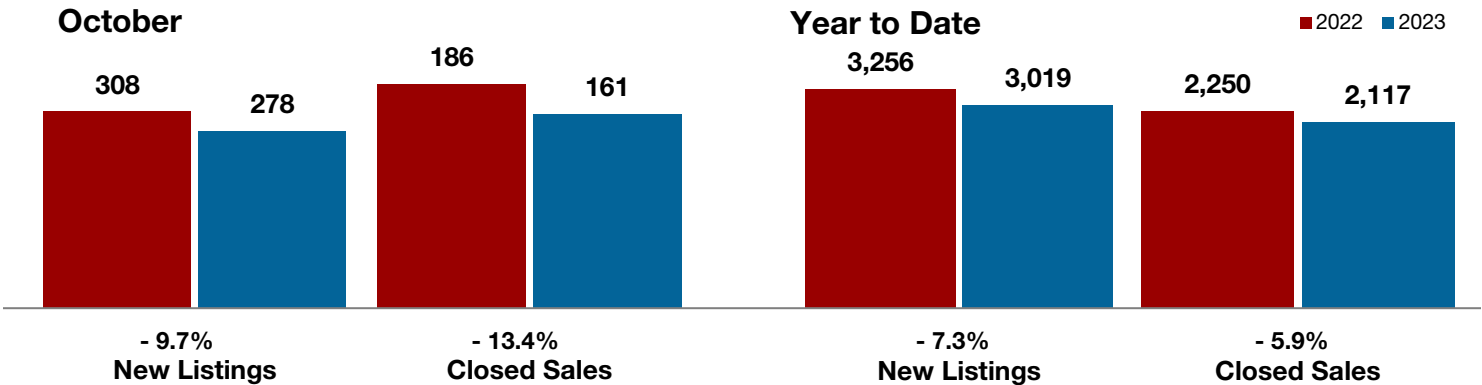
Change in
Closed Sales

Change in
Median Sales Price

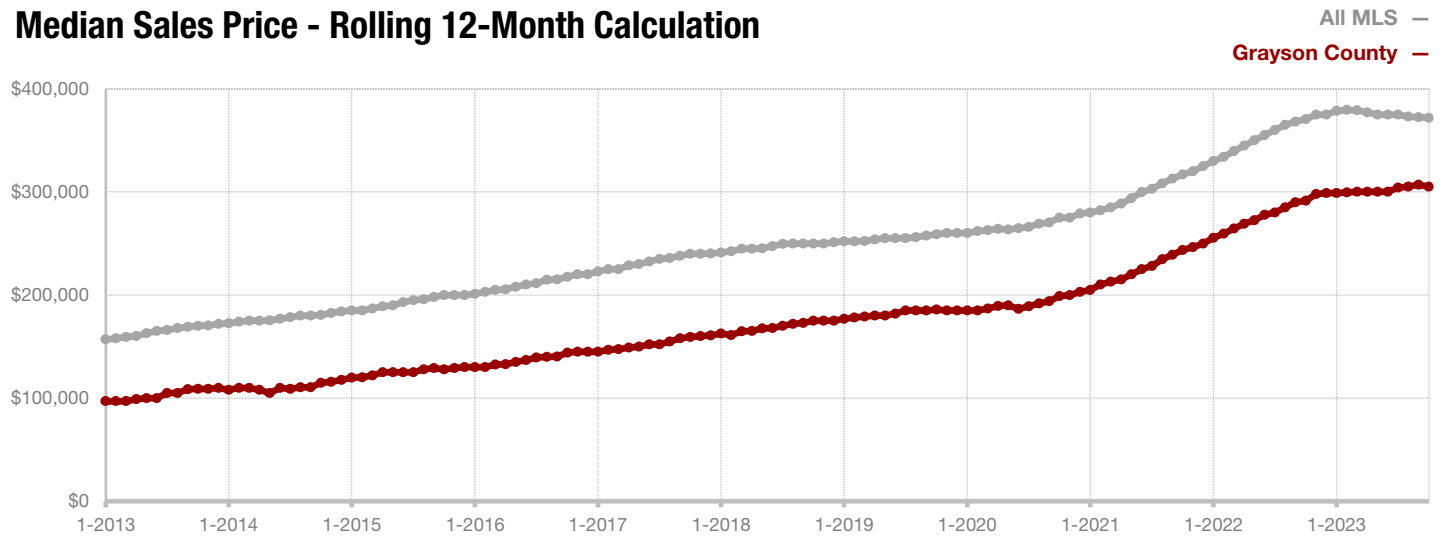
Grayson County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	308	278	- 9.7%	3,256	3,019	- 7.3%
Pending Sales	172	122	- 29.1%	2,243	2,094	- 6.6%
Closed Sales	186	161	- 13.4%	2,250	2,117	- 5.9%
Average Sales Price*	\$358,253	\$355,853	- 0.7%	\$365,417	\$364,745	- 0.2%
Median Sales Price*	\$310,000	\$299,250	- 3.5%	\$298,000	\$307,995	+ 3.4%
Percent of Original List Price Received*	93.5%	93.8%	+ 0.3%	98.5%	94.0%	- 4.6%
Days on Market Until Sale	42	67	+ 59.5%	30	64	+ 113.3%
Inventory of Homes for Sale	929	868	- 6.6%	--	--	--
Months Supply of Inventory	4.3	4.3	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 – October 2023

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



+ 80.0%

- 50.0%

+ 119.6%

Change in
New Listings

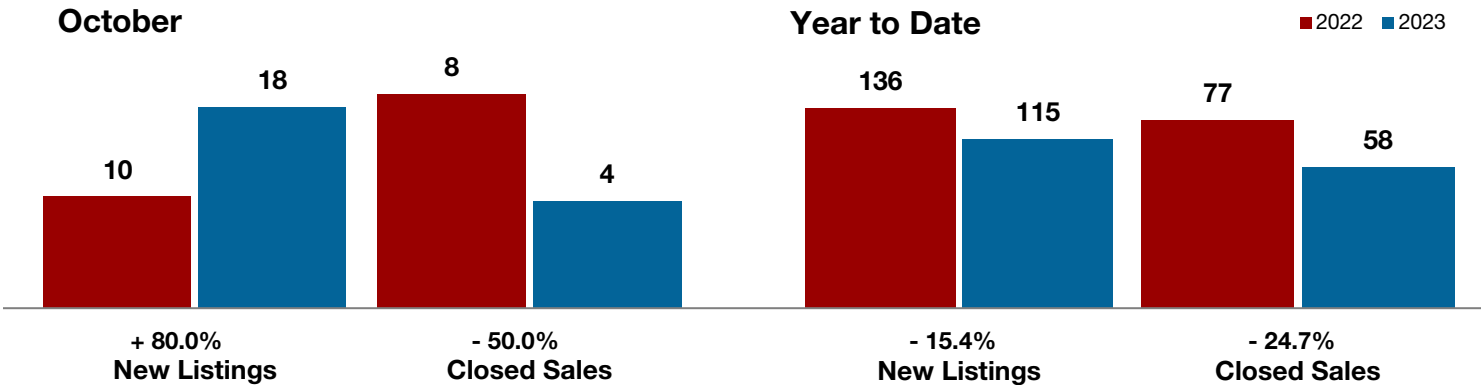
Change in
Closed Sales

Change in
Median Sales Price

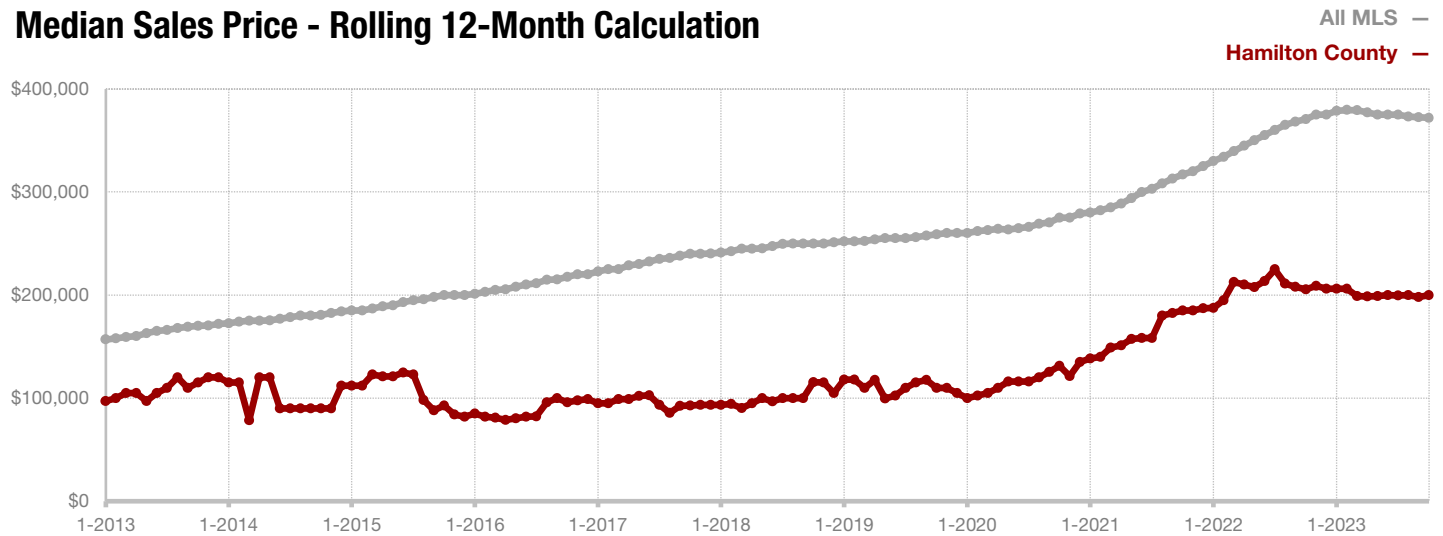
Hamilton County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	10	18	+ 80.0%	136	115	- 15.4%
Pending Sales	4	7	+ 75.0%	72	61	- 15.3%
Closed Sales	8	4	- 50.0%	77	58	- 24.7%
Average Sales Price*	\$189,690	\$316,500	+ 66.9%	\$353,151	\$406,164	+ 15.0%
Median Sales Price*	\$171,000	\$375,500	+ 119.6%	\$209,000	\$200,000	- 4.3%
Percent of Original List Price Received*	91.1%	88.8%	- 2.5%	92.8%	89.5%	- 3.6%
Days on Market Until Sale	28	75	+ 167.9%	45	78	+ 73.3%
Inventory of Homes for Sale	60	56	- 6.7%	--	--	--
Months Supply of Inventory	8.7	9.2	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



0.0%

- 100.0%

--

Change in
New Listings

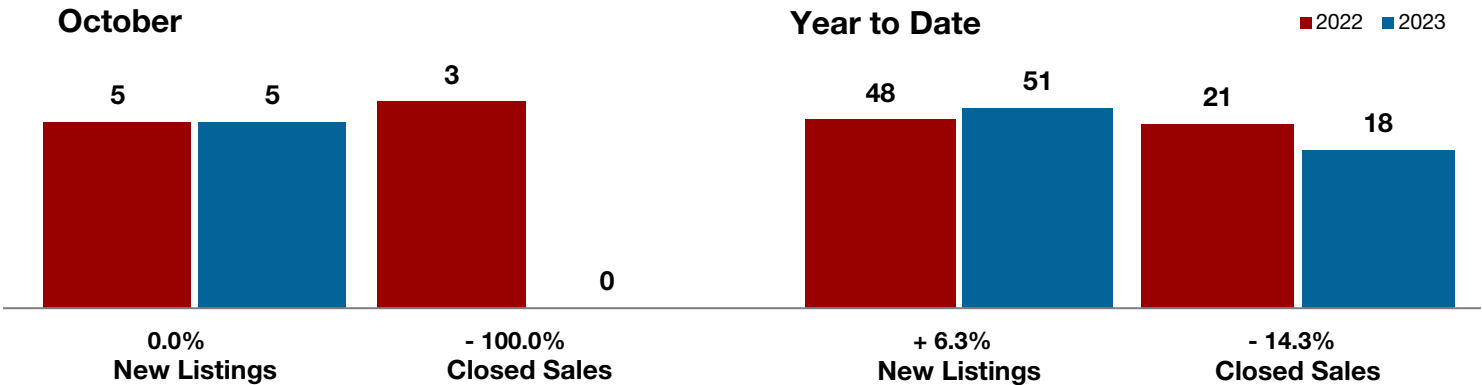
Change in
Closed Sales

Change in
Median Sales Price

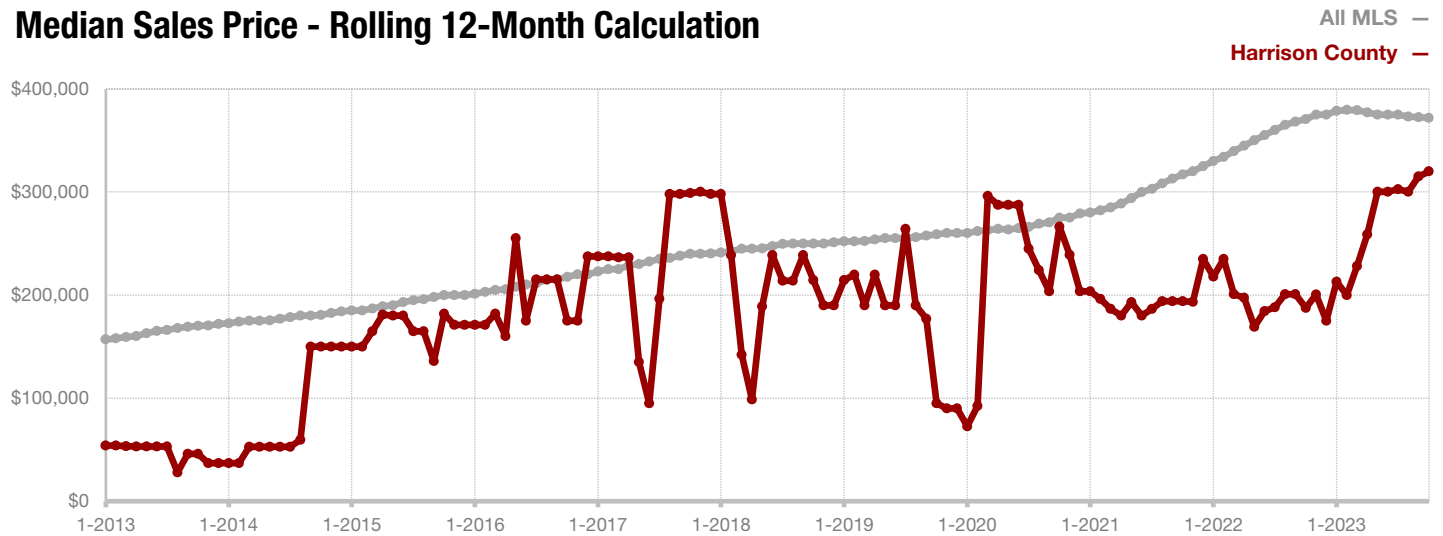
Harrison County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	5	5	0.0%	48	51	+ 6.3%
Pending Sales	2	0	- 100.0%	25	16	- 36.0%
Closed Sales	3	0	- 100.0%	21	18	- 14.3%
Average Sales Price*	\$91,267	--	--	\$252,376	\$332,475	+ 31.7%
Median Sales Price*	\$52,000	--	--	\$160,000	\$337,450	+ 110.9%
Percent of Original List Price Received*	87.7%	--	--	89.8%	95.4%	+ 6.2%
Days on Market Until Sale	54	--	--	86	72	- 16.3%
Inventory of Homes for Sale	21	20	- 4.8%	--	--	--
Months Supply of Inventory	8.3	9.0	+ 12.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



+ 6.4%

- 15.7%

- 22.4%

Change in
New Listings

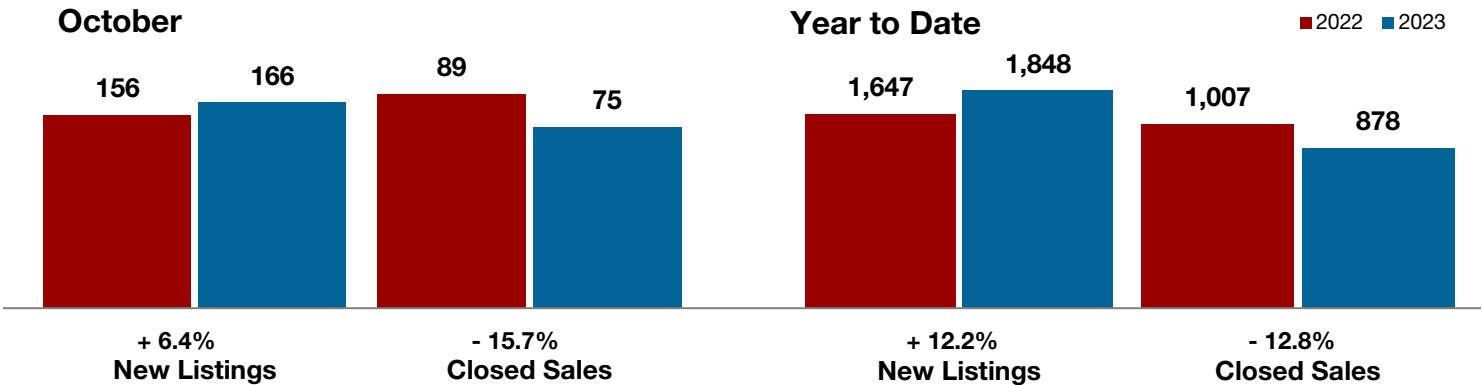
Change in
Closed Sales

Change in
Median Sales Price

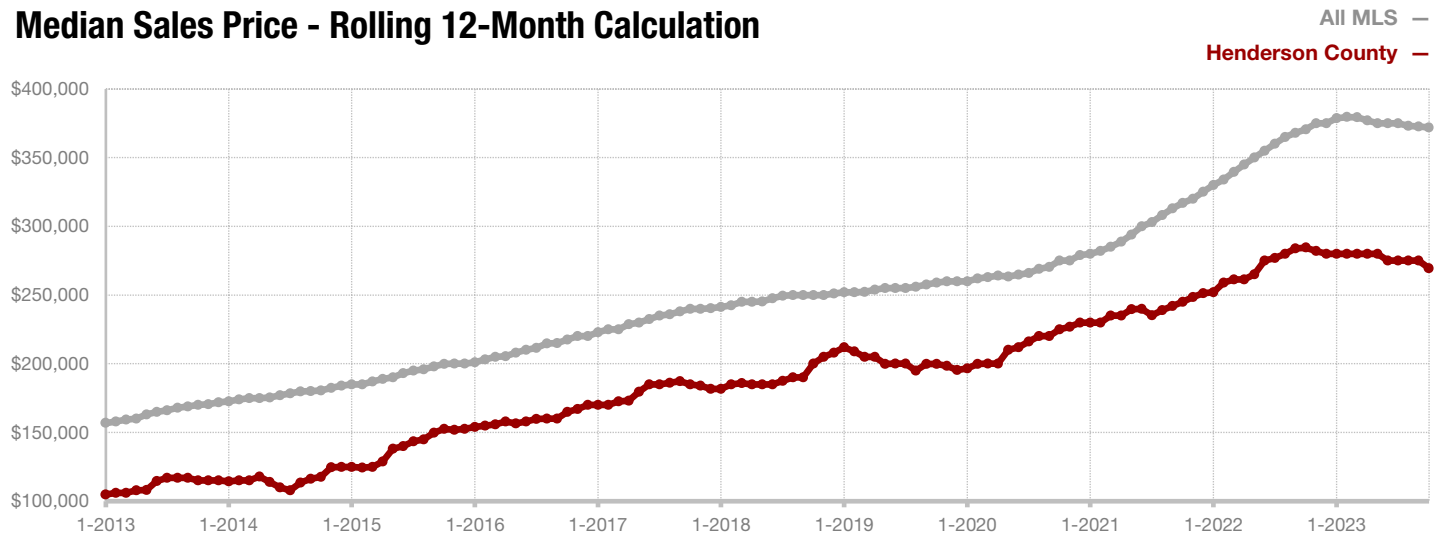
Henderson County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	156	166	+ 6.4%	1,647	1,848	+ 12.2%
Pending Sales	80	69	- 13.8%	1,001	906	- 9.5%
Closed Sales	89	75	- 15.7%	1,007	878	- 12.8%
Average Sales Price*	\$511,031	\$332,184	- 35.0%	\$441,591	\$420,159	- 4.9%
Median Sales Price*	\$335,000	\$260,000	- 22.4%	\$290,000	\$275,000	- 5.2%
Percent of Original List Price Received*	91.4%	91.5%	+ 0.1%	95.4%	92.1%	- 3.5%
Days on Market Until Sale	55	59	+ 7.3%	41	62	+ 51.2%
Inventory of Homes for Sale	558	645	+ 15.6%	--	--	--
Months Supply of Inventory	5.8	7.5	+ 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



- 30.0%

+ 3.2%

+ 3.0%

Change in
New Listings

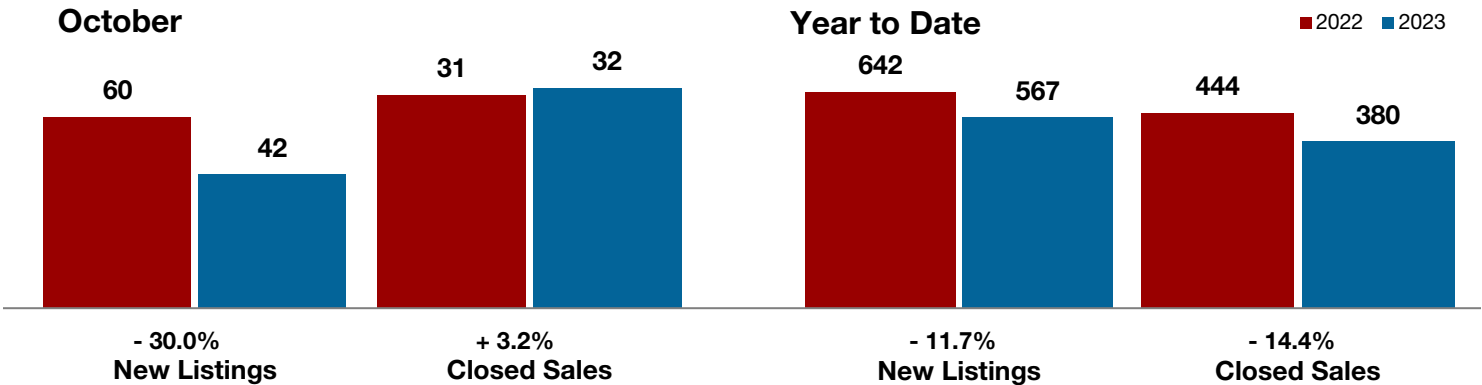
Change in
Closed Sales

Change in
Median Sales Price

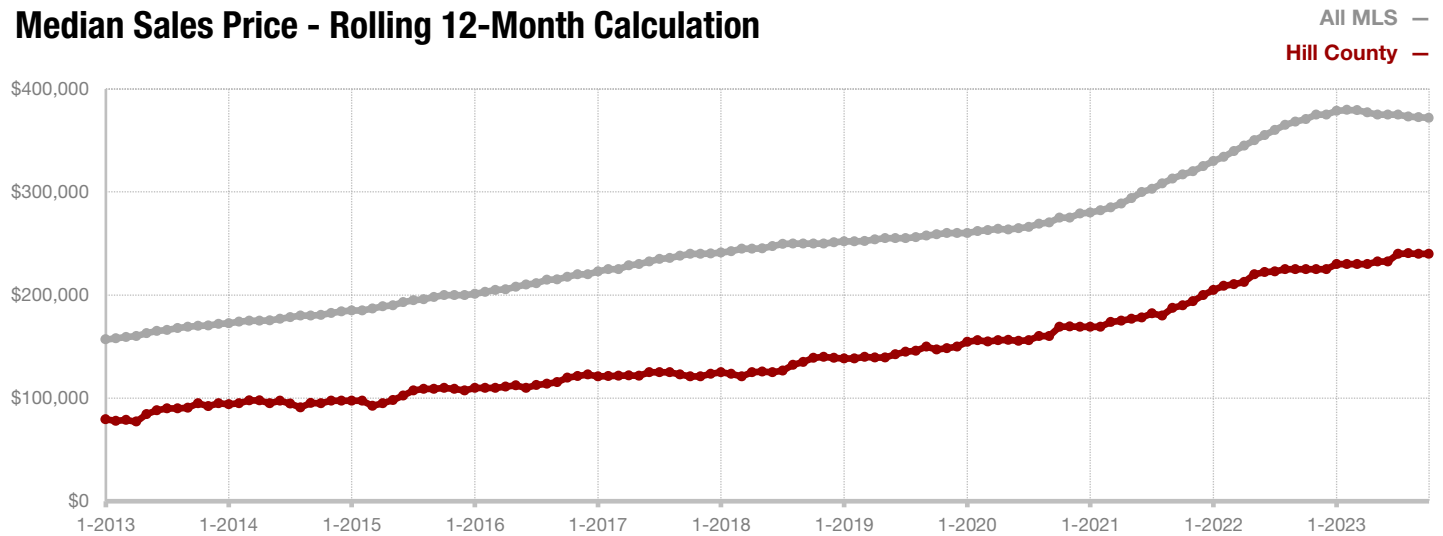
Hill County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	60	42	- 30.0%	642	567	- 11.7%
Pending Sales	30	26	- 13.3%	428	391	- 8.6%
Closed Sales	31	32	+ 3.2%	444	380	- 14.4%
Average Sales Price*	\$248,813	\$307,438	+ 23.6%	\$271,002	\$279,940	+ 3.3%
Median Sales Price*	\$225,000	\$231,750	+ 3.0%	\$225,000	\$239,900	+ 6.6%
Percent of Original List Price Received*	91.9%	90.3%	- 1.7%	96.1%	92.3%	- 4.0%
Days on Market Until Sale	37	72	+ 94.6%	38	64	+ 68.4%
Inventory of Homes for Sale	191	160	- 16.2%	--	--	--
Months Supply of Inventory	4.7	4.4	- 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 – October 2023

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



+ 20.1%

- 28.2%

+ 1.0%

Change in
New Listings

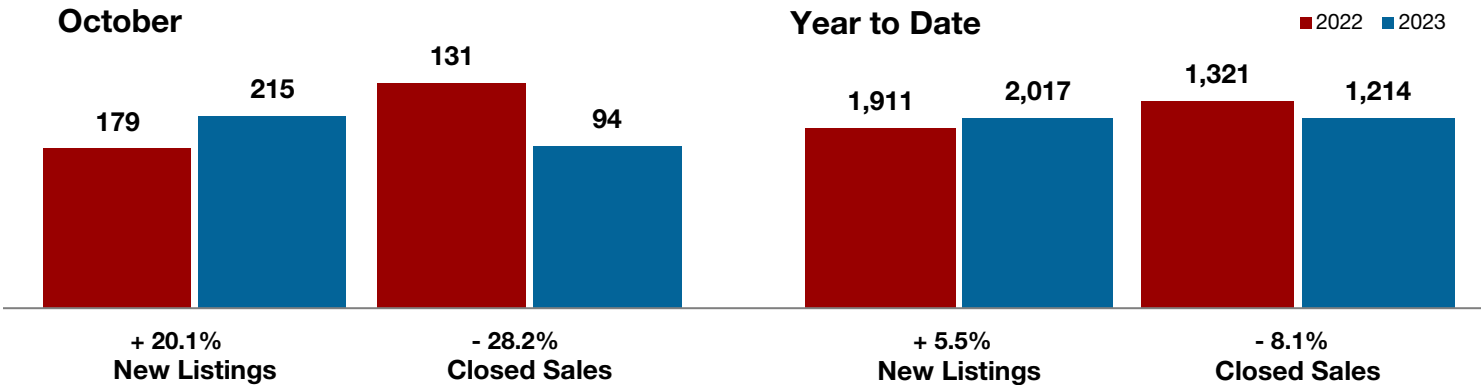
Change in
Closed Sales

Change in
Median Sales Price

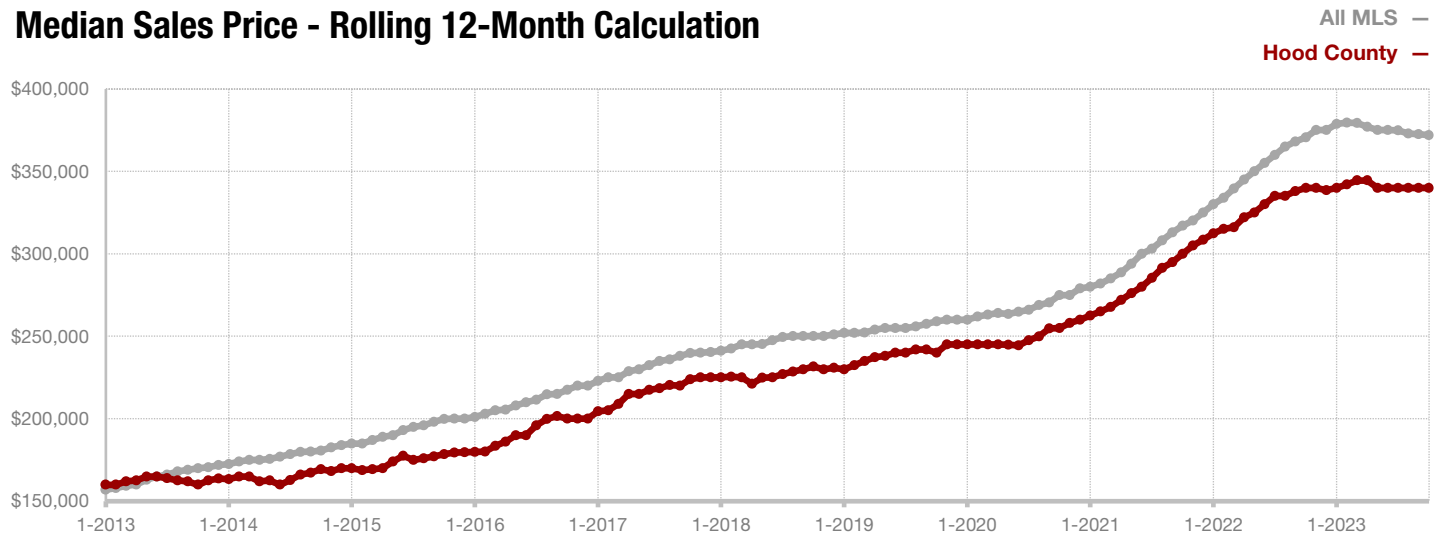
Hood County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	179	215	+ 20.1%	1,911	2,017	+ 5.5%
Pending Sales	103	70	- 32.0%	1,282	1,218	- 5.0%
Closed Sales	131	94	- 28.2%	1,321	1,214	- 8.1%
Average Sales Price*	\$421,217	\$550,249	+ 30.6%	\$416,978	\$435,755	+ 4.5%
Median Sales Price*	\$340,000	\$343,250	+ 1.0%	\$345,000	\$345,000	0.0%
Percent of Original List Price Received*	93.2%	94.1%	+ 1.0%	97.1%	94.1%	- 3.1%
Days on Market Until Sale	51	53	+ 3.9%	32	58	+ 81.3%
Inventory of Homes for Sale	470	580	+ 23.4%	--	--	--
Months Supply of Inventory	3.6	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 – October 2023

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



- 7.5%

+ 80.0%

+ 19.6%

Change in
New Listings

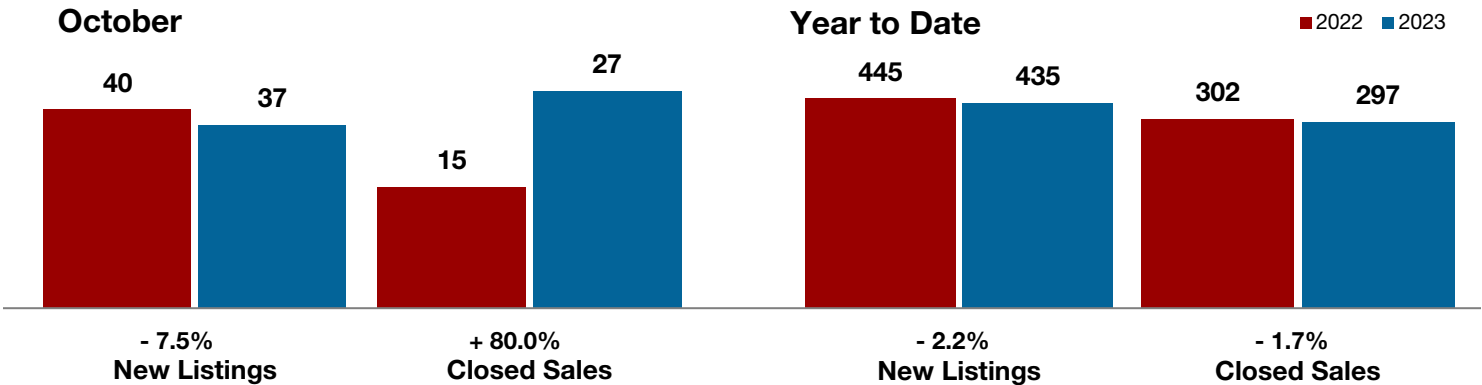
Change in
Closed Sales

Change in
Median Sales Price

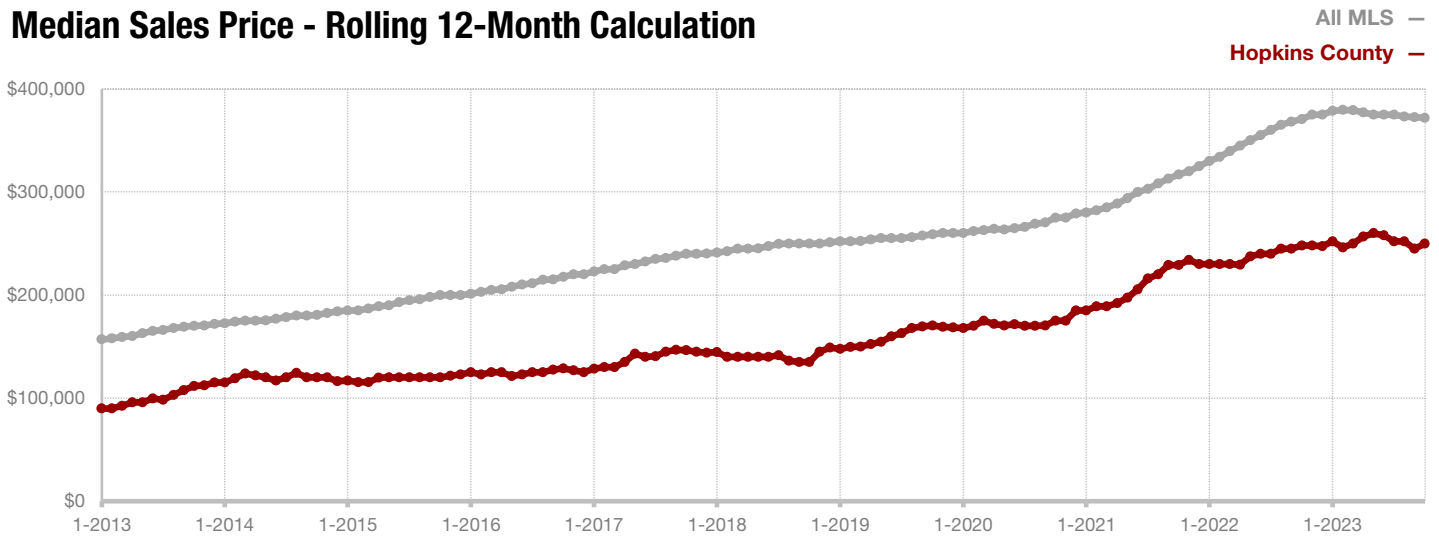
Hopkins County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	40	37	- 7.5%	445	435	- 2.2%
Pending Sales	19	18	- 5.3%	291	295	+ 1.4%
Closed Sales	15	27	+ 80.0%	302	297	- 1.7%
Average Sales Price*	\$281,733	\$370,073	+ 31.4%	\$301,760	\$297,882	- 1.3%
Median Sales Price*	\$230,000	\$275,000	+ 19.6%	\$250,000	\$250,000	0.0%
Percent of Original List Price Received*	96.7%	90.4%	- 6.5%	97.4%	92.7%	- 4.8%
Days on Market Until Sale	41	55	+ 34.1%	29	58	+ 100.0%
Inventory of Homes for Sale	129	130	+ 0.8%	--	--	--
Months Supply of Inventory	4.3	4.7	+ 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 – October 2023

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



- 0.8%

+ 14.9%

- 2.3%

Change in
New Listings

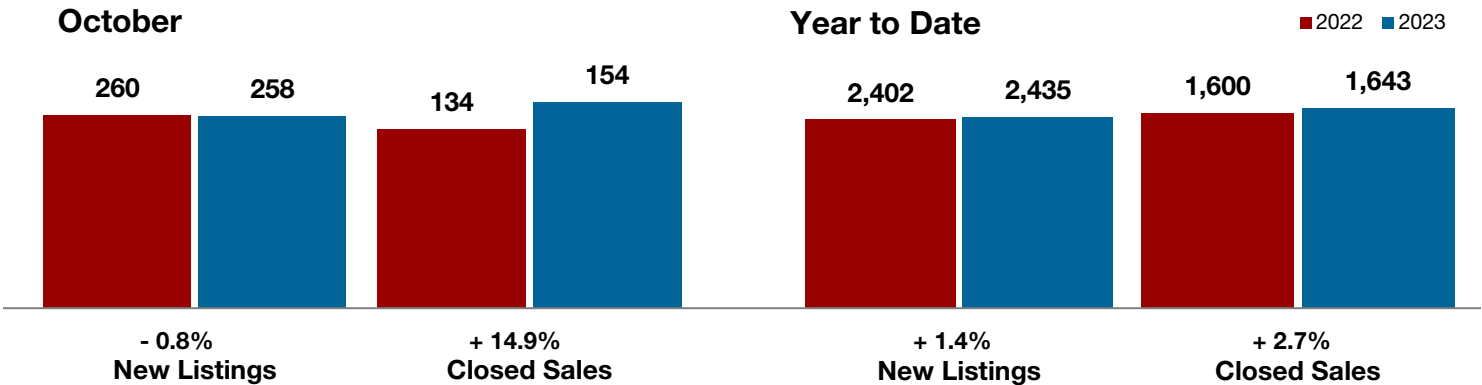
Change in
Closed Sales

Change in
Median Sales Price

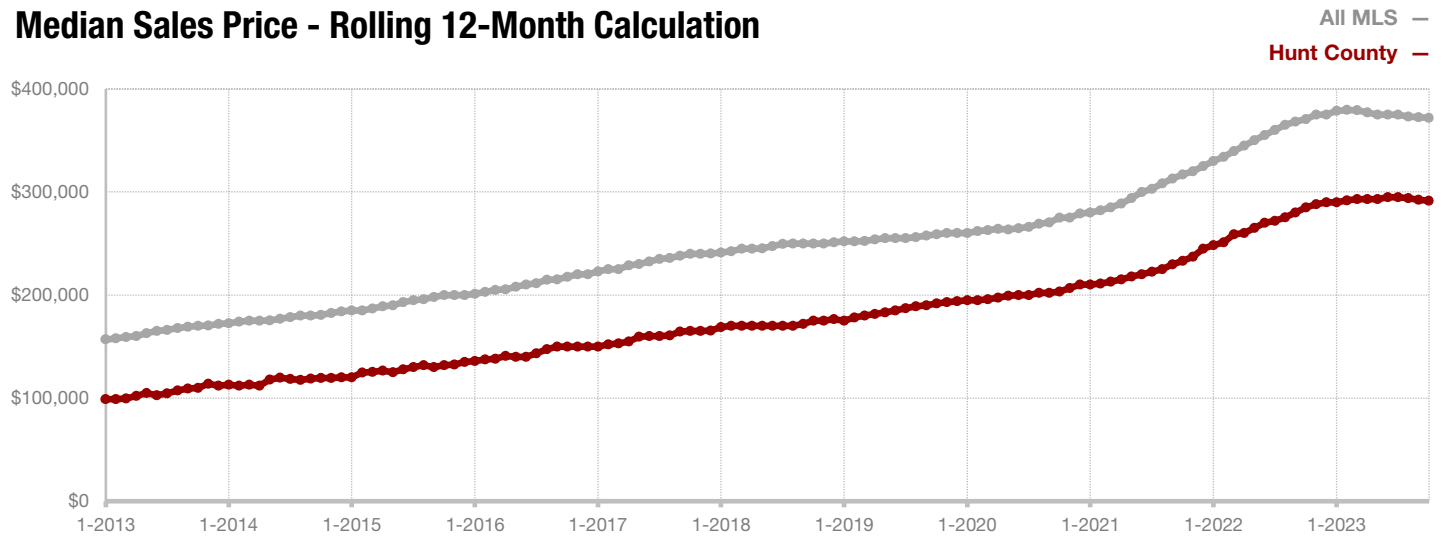
Hunt County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	260	258	- 0.8%	2,402	2,435	+ 1.4%
Pending Sales	152	152	0.0%	1,596	1,683	+ 5.5%
Closed Sales	134	154	+ 14.9%	1,600	1,643	+ 2.7%
Average Sales Price*	\$313,408	\$322,080	+ 2.8%	\$326,923	\$328,061	+ 0.3%
Median Sales Price*	\$294,283	\$287,543	- 2.3%	\$287,695	\$290,324	+ 0.9%
Percent of Original List Price Received*	95.6%	94.4%	- 1.3%	98.6%	94.4%	- 4.3%
Days on Market Until Sale	36	59	+ 63.9%	30	58	+ 93.3%
Inventory of Homes for Sale	709	710	+ 0.1%	--	--	--
Months Supply of Inventory	4.5	4.4	- 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 – October 2023

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



+ 83.3%

+ 66.7%

+ 26.3%

Change in
New Listings

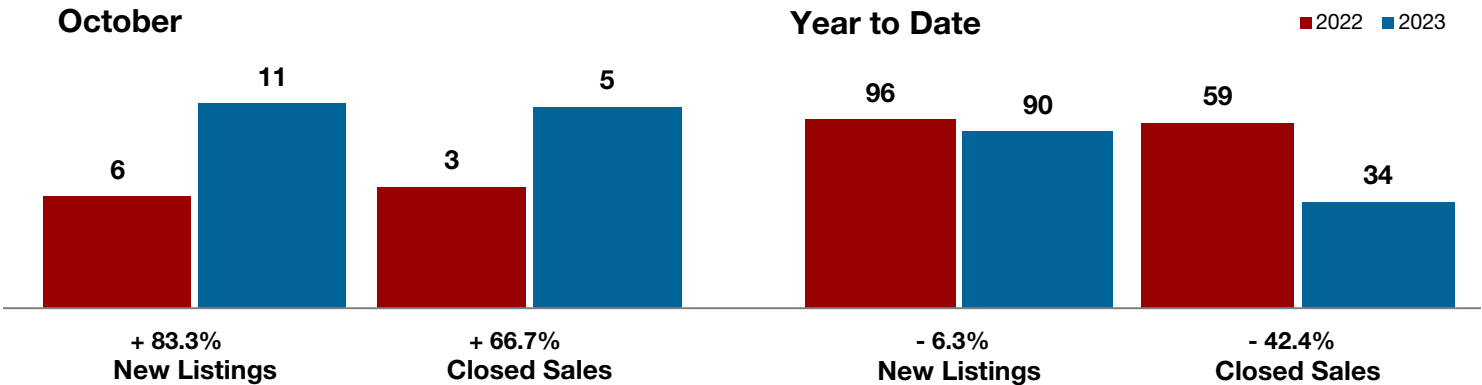
Change in
Closed Sales

Change in
Median Sales Price

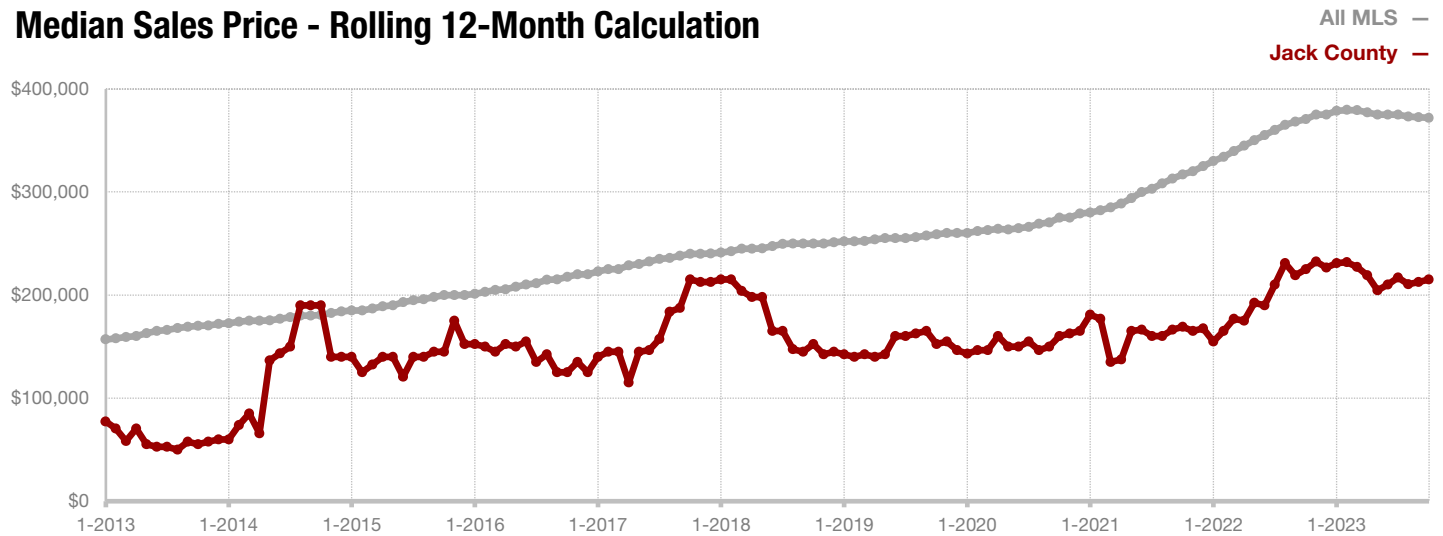
Jack County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	6	11	+ 83.3%	96	90	- 6.3%
Pending Sales	5	4	- 20.0%	61	40	- 34.4%
Closed Sales	3	5	+ 66.7%	59	34	- 42.4%
Average Sales Price*	\$276,667	\$263,000	- 4.9%	\$334,105	\$393,161	+ 17.7%
Median Sales Price*	\$190,000	\$240,000	+ 26.3%	\$232,600	\$217,000	- 6.7%
Percent of Original List Price Received*	82.4%	90.4%	+ 9.7%	91.8%	88.0%	- 4.1%
Days on Market Until Sale	48	76	+ 58.3%	65	86	+ 32.3%
Inventory of Homes for Sale	38	45	+ 18.4%	--	--	--
Months Supply of Inventory	6.4	12.3	+ 100.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



+ 18.3%

- 23.0%

+ 3.1%

Change in
New Listings

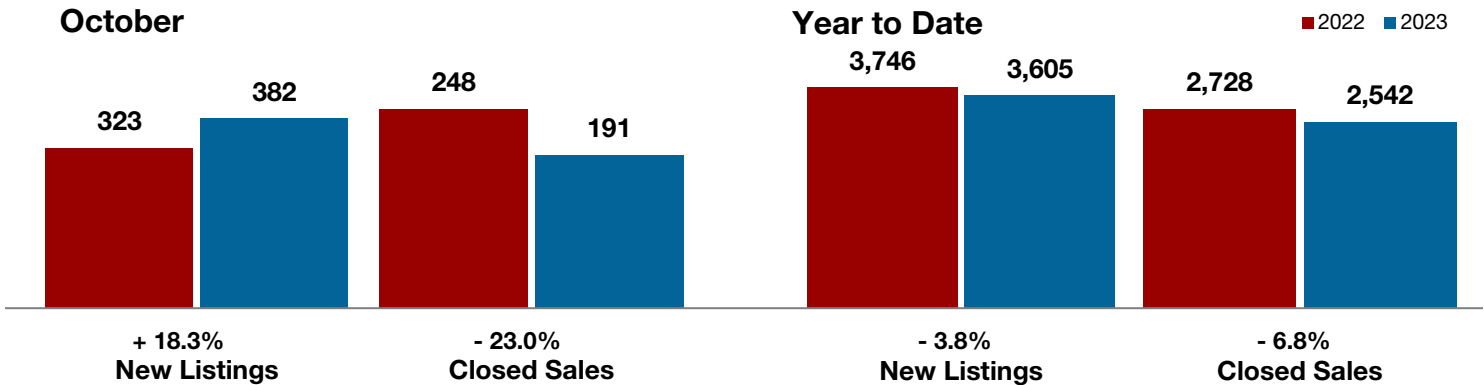
Change in
Closed Sales

Change in
Median Sales Price

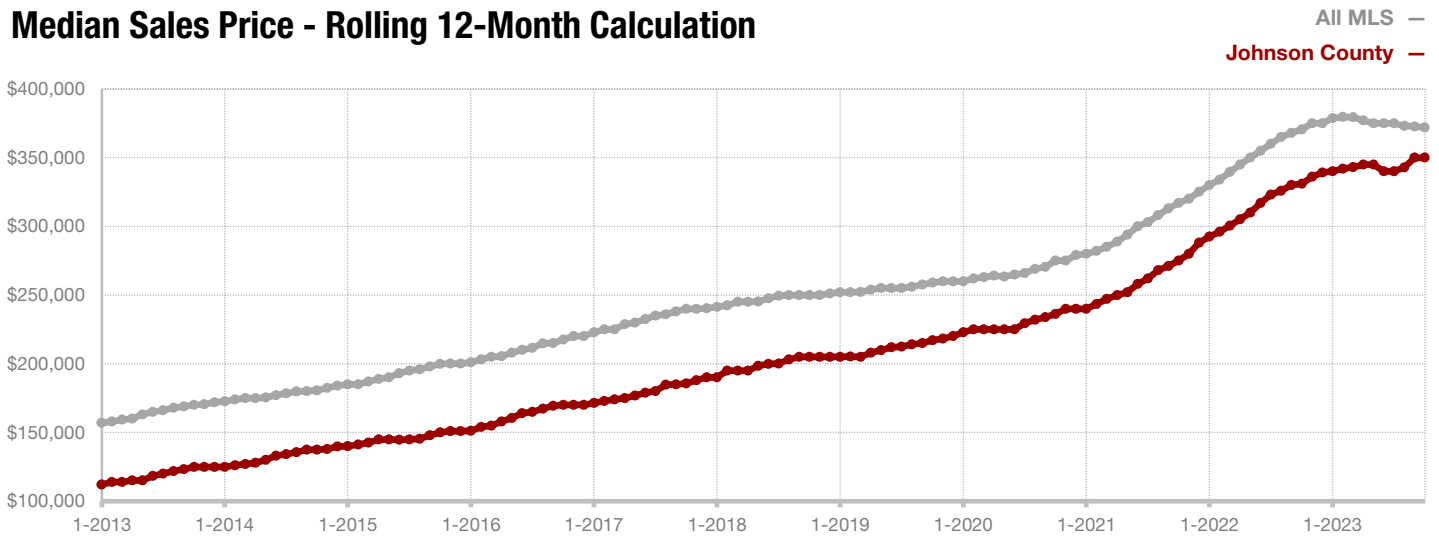
Johnson County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	323	382	+ 18.3%	3,746	3,605	- 3.8%
Pending Sales	215	180	- 16.3%	2,681	2,565	- 4.3%
Closed Sales	248	191	- 23.0%	2,728	2,542	- 6.8%
Average Sales Price*	\$359,131	\$399,434	+ 11.2%	\$378,695	\$384,248	+ 1.5%
Median Sales Price*	\$325,000	\$335,000	+ 3.1%	\$337,975	\$350,000	+ 3.6%
Percent of Original List Price Received*	95.6%	95.2%	- 0.4%	99.4%	95.1%	- 4.3%
Days on Market Until Sale	41	50	+ 22.0%	27	60	+ 122.2%
Inventory of Homes for Sale	913	987	+ 8.1%	--	--	--
Months Supply of Inventory	3.4	4.1	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



- 7.1%

- 30.0%

- 29.4%

Change in
New Listings

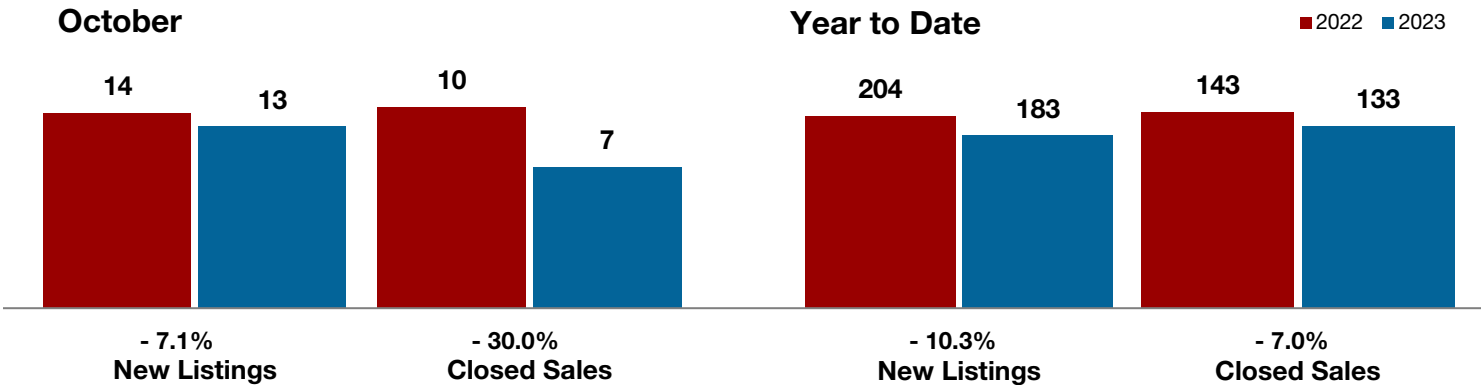
Change in
Closed Sales

Change in
Median Sales Price

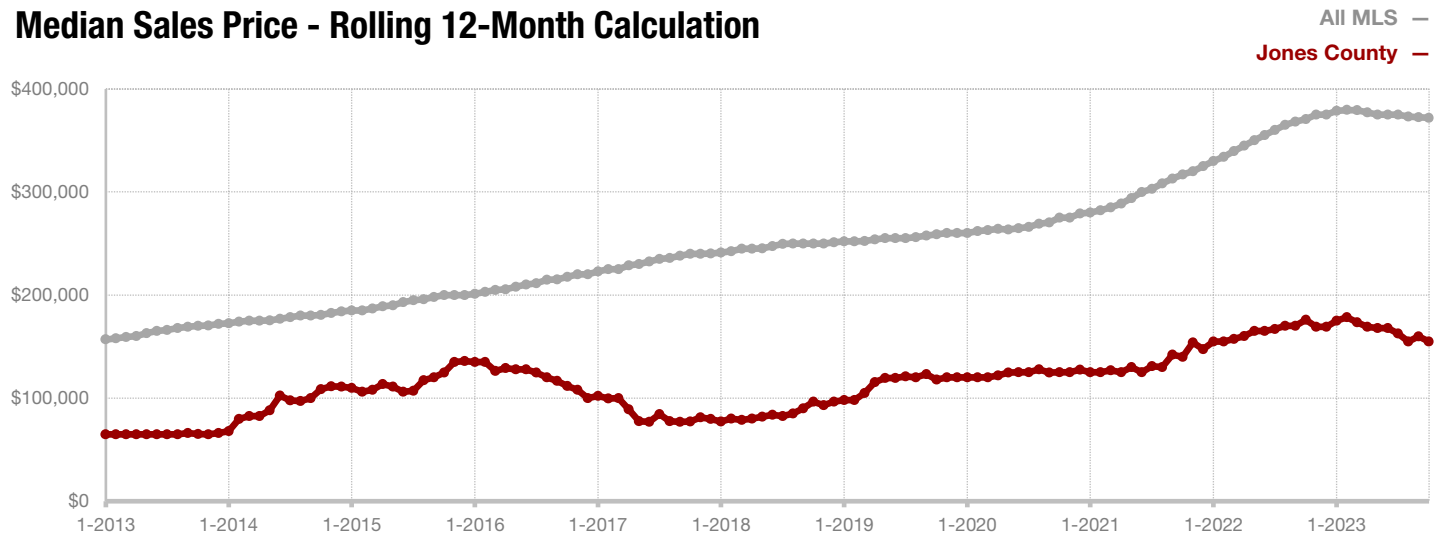
Jones County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	14	13	- 7.1%	204	183	- 10.3%
Pending Sales	9	2	- 77.8%	145	131	- 9.7%
Closed Sales	10	7	- 30.0%	143	133	- 7.0%
Average Sales Price*	\$207,990	\$146,829	- 29.4%	\$195,634	\$191,756	- 2.0%
Median Sales Price*	\$212,500	\$150,000	- 29.4%	\$172,000	\$159,000	- 7.6%
Percent of Original List Price Received*	92.1%	96.1%	+ 4.3%	93.7%	92.5%	- 1.3%
Days on Market Until Sale	23	41	+ 78.3%	43	68	+ 58.1%
Inventory of Homes for Sale	52	58	+ 11.5%	--	--	--
Months Supply of Inventory	3.9	4.8	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



+ 12.2%

- 27.1%

- 0.3%

Change in
New Listings

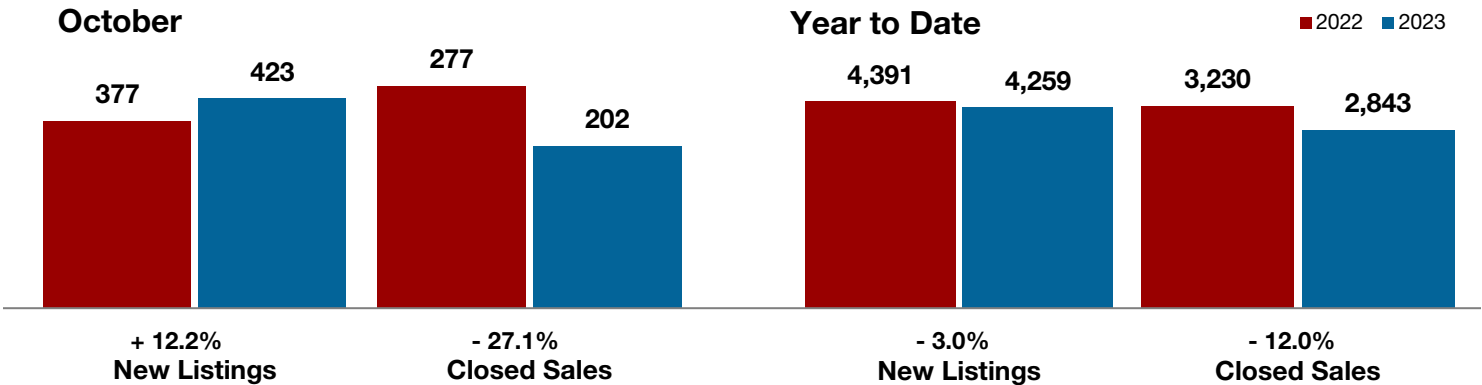
Change in
Closed Sales

Change in
Median Sales Price

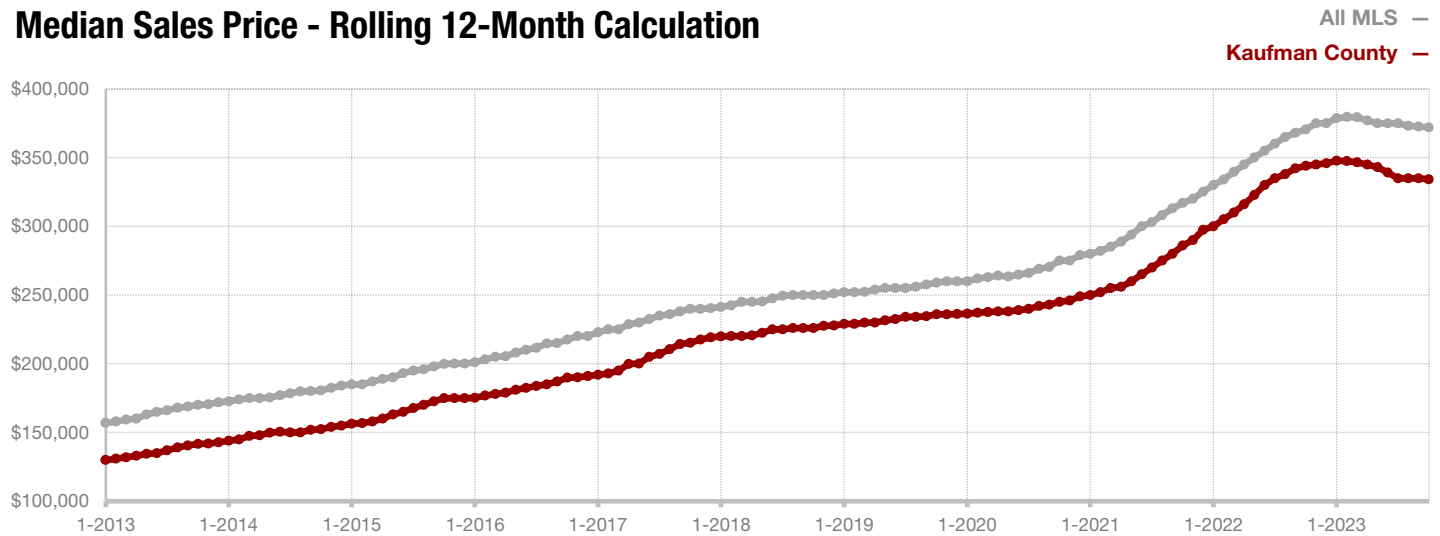
Kaufman County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	377	423	+ 12.2%	4,391	4,259	- 3.0%
Pending Sales	285	239	- 16.1%	3,084	2,927	- 5.1%
Closed Sales	277	202	- 27.1%	3,230	2,843	- 12.0%
Average Sales Price*	\$367,239	\$360,180	- 1.9%	\$369,273	\$356,443	- 3.5%
Median Sales Price*	\$340,000	\$339,000	- 0.3%	\$347,755	\$333,000	- 4.2%
Percent of Original List Price Received*	94.7%	94.0%	- 0.7%	99.9%	94.7%	- 5.2%
Days on Market Until Sale	45	63	+ 40.0%	33	65	+ 97.0%
Inventory of Homes for Sale	1,195	1,277	+ 6.9%	--	--	--
Months Supply of Inventory	3.9	4.6	+ 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 – October 2023

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



+ 76.6%

+ 29.2%

- 5.2%

Change in
New Listings

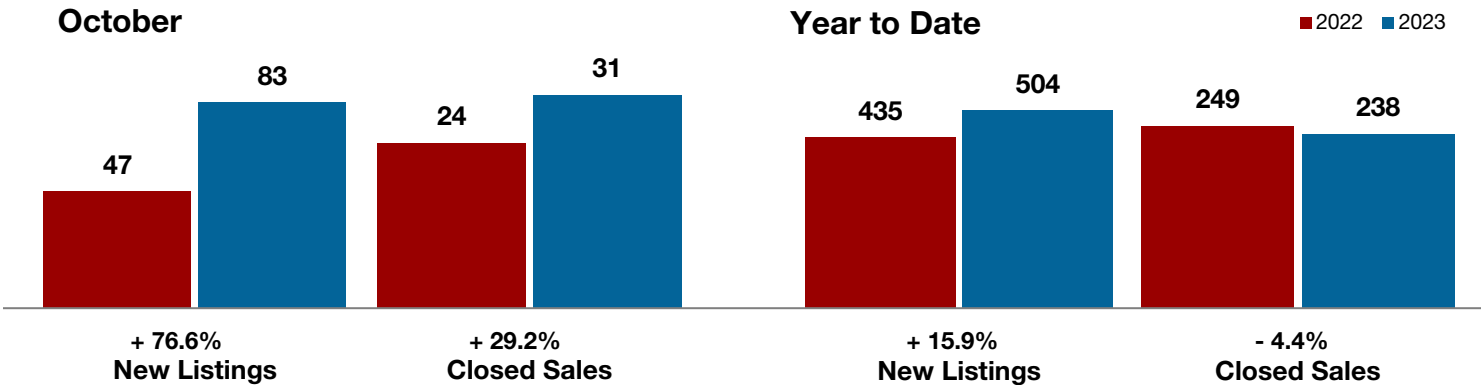
Change in
Closed Sales

Change in
Median Sales Price

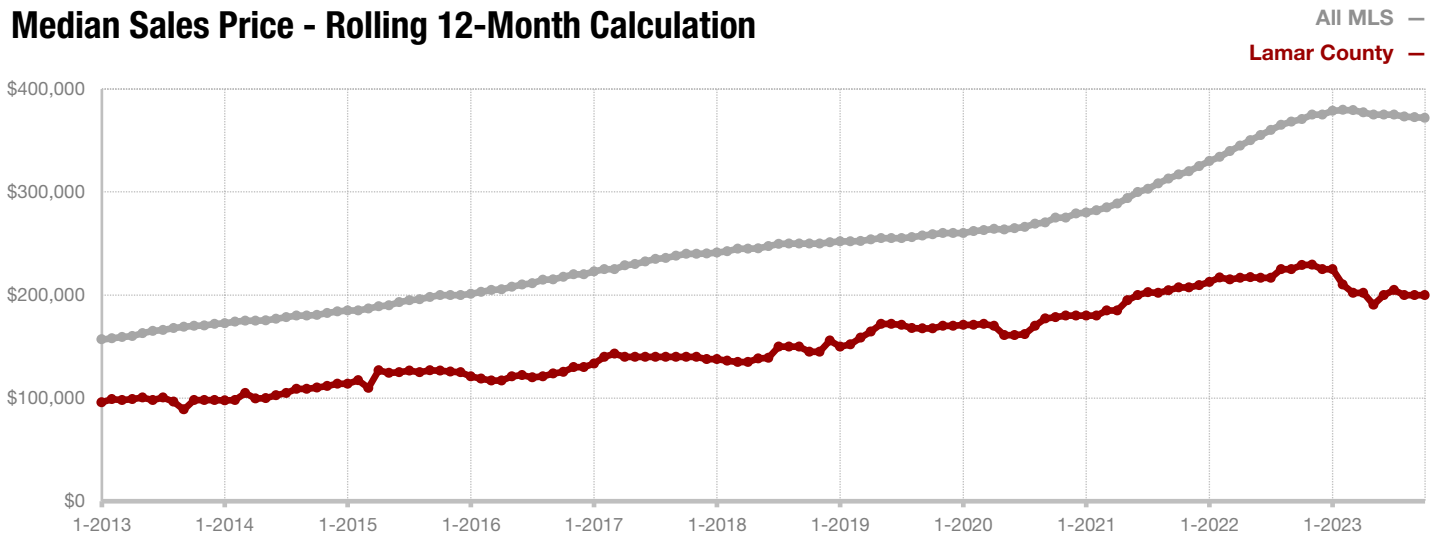
Lamar County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	47	83	+ 76.6%	435	504	+ 15.9%
Pending Sales	19	29	+ 52.6%	247	261	+ 5.7%
Closed Sales	24	31	+ 29.2%	249	238	- 4.4%
Average Sales Price*	\$416,750	\$345,479	- 17.1%	\$278,159	\$244,922	- 11.9%
Median Sales Price*	\$262,600	\$249,000	- 5.2%	\$229,500	\$207,250	- 9.7%
Percent of Original List Price Received*	95.7%	92.0%	- 3.9%	94.1%	91.5%	- 2.8%
Days on Market Until Sale	28	71	+ 153.6%	39	68	+ 74.4%
Inventory of Homes for Sale	160	197	+ 23.1%	--	--	--
Months Supply of Inventory	6.8	7.7	+ 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 – October 2023

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



0.0%

+ 50.0%

+ 51.1%

Change in
New Listings

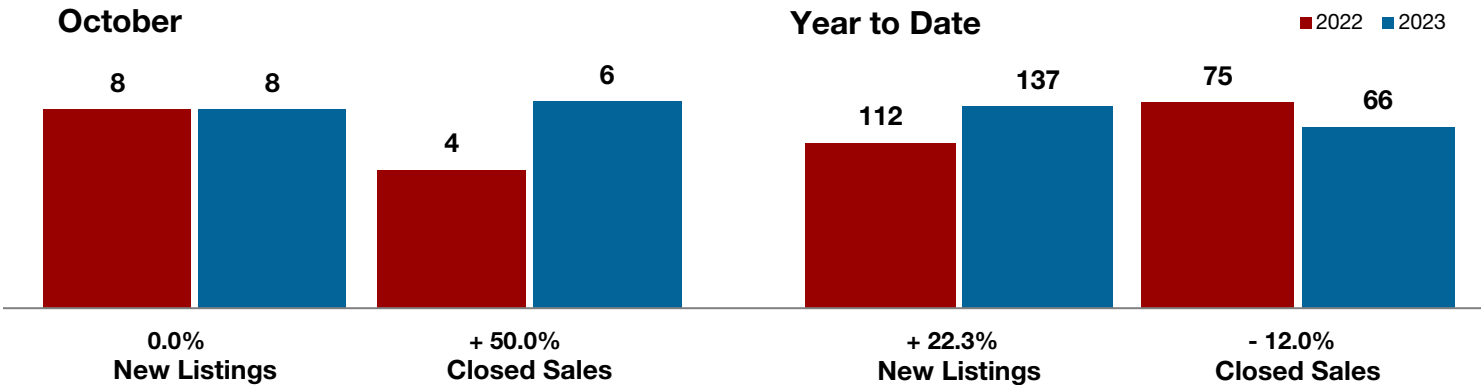
Change in
Closed Sales

Change in
Median Sales Price

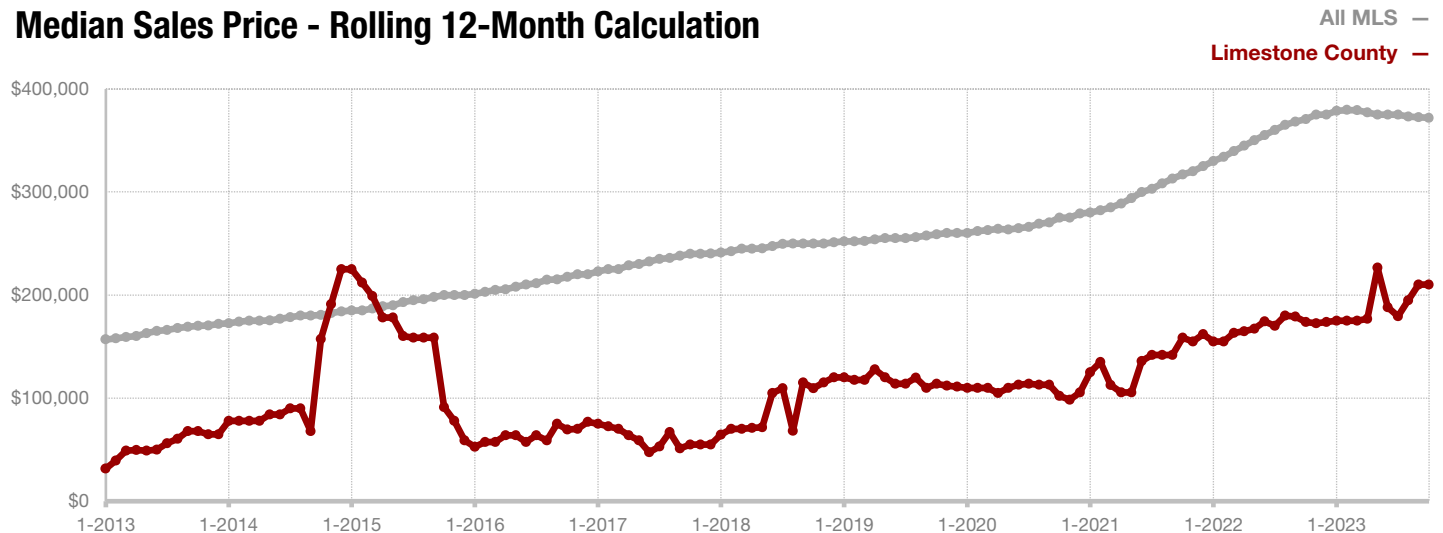
Limestone County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	8	8	0.0%	112	137	+ 22.3%
Pending Sales	5	4	- 20.0%	68	66	- 2.9%
Closed Sales	4	6	+ 50.0%	75	66	- 12.0%
Average Sales Price*	\$161,000	\$585,750	+ 263.8%	\$253,590	\$277,488	+ 9.4%
Median Sales Price*	\$155,500	\$235,000	+ 51.1%	\$175,000	\$222,250	+ 27.0%
Percent of Original List Price Received*	85.5%	95.2%	+ 11.3%	94.0%	86.7%	- 7.8%
Days on Market Until Sale	48	74	+ 54.2%	68	96	+ 41.2%
Inventory of Homes for Sale	47	60	+ 27.7%	--	--	--
Months Supply of Inventory	6.9	9.6	+ 42.9%	--	--	--

* 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 – October 2023

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



+ 42.9%

- 15.4%

+ 4.9%

Change in
New Listings

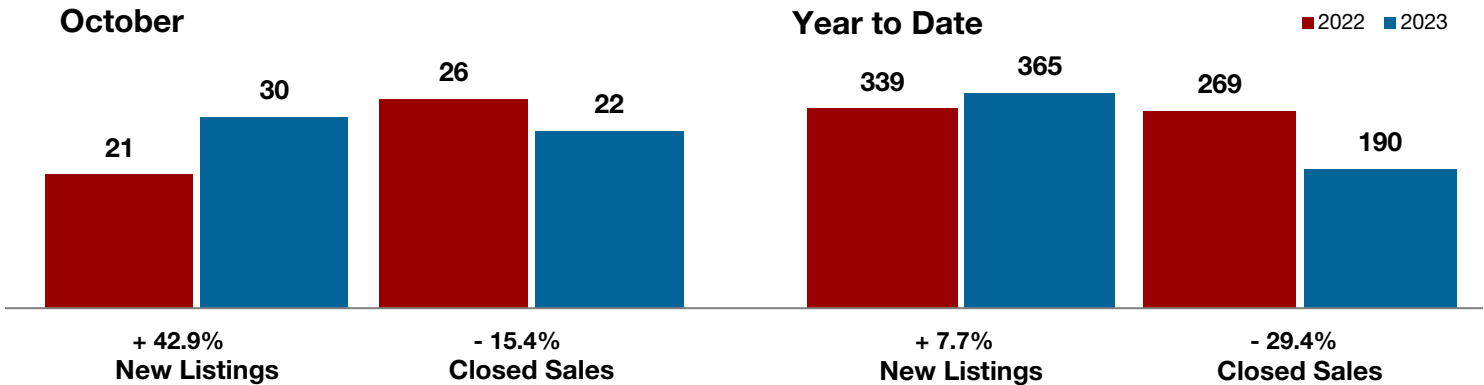
Change in
Closed Sales

Change in
Median Sales Price

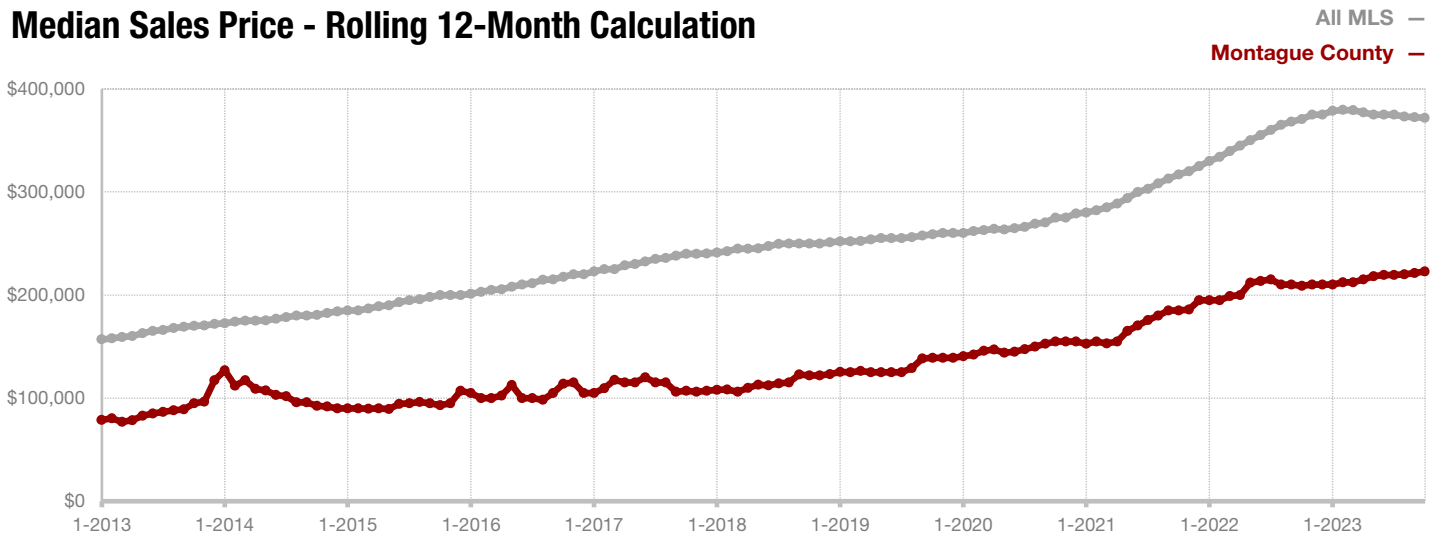
Montague County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	21	30	+ 42.9%	339	365	+ 7.7%
Pending Sales	18	18	0.0%	257	202	- 21.4%
Closed Sales	26	22	- 15.4%	269	190	- 29.4%
Average Sales Price*	\$506,612	\$419,012	- 17.3%	\$295,875	\$322,091	+ 8.9%
Median Sales Price*	\$183,000	\$192,000	+ 4.9%	\$209,000	\$226,500	+ 8.4%
Percent of Original List Price Received*	91.8%	91.4%	- 0.4%	94.8%	91.6%	- 3.4%
Days on Market Until Sale	42	37	- 11.9%	43	64	+ 48.8%
Inventory of Homes for Sale	90	135	+ 50.0%	--	--	--
Months Supply of Inventory	3.5	7.4	+ 75.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



- 6.2%

+ 12.5%

- 18.2%

Change in
New Listings

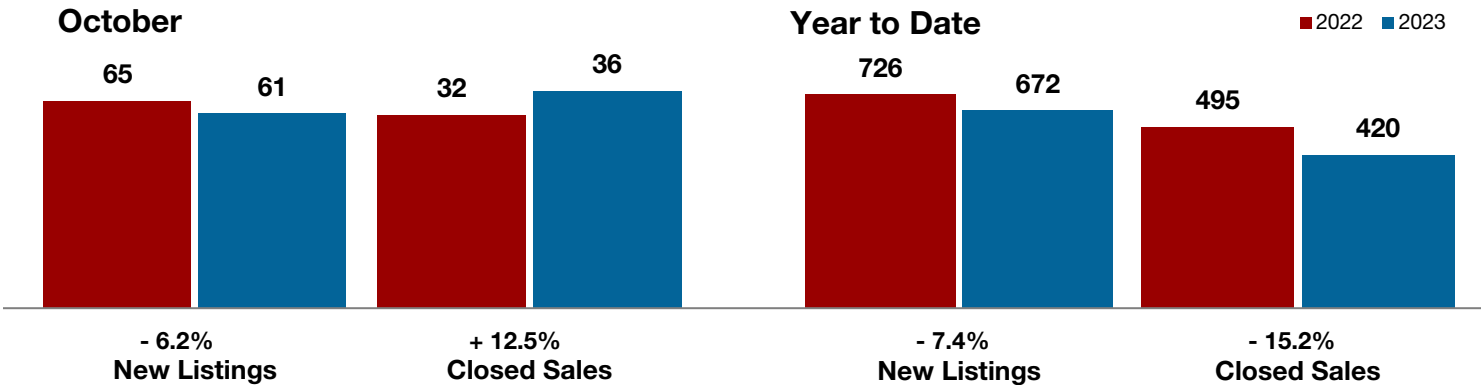
Change in
Closed Sales

Change in
Median Sales Price

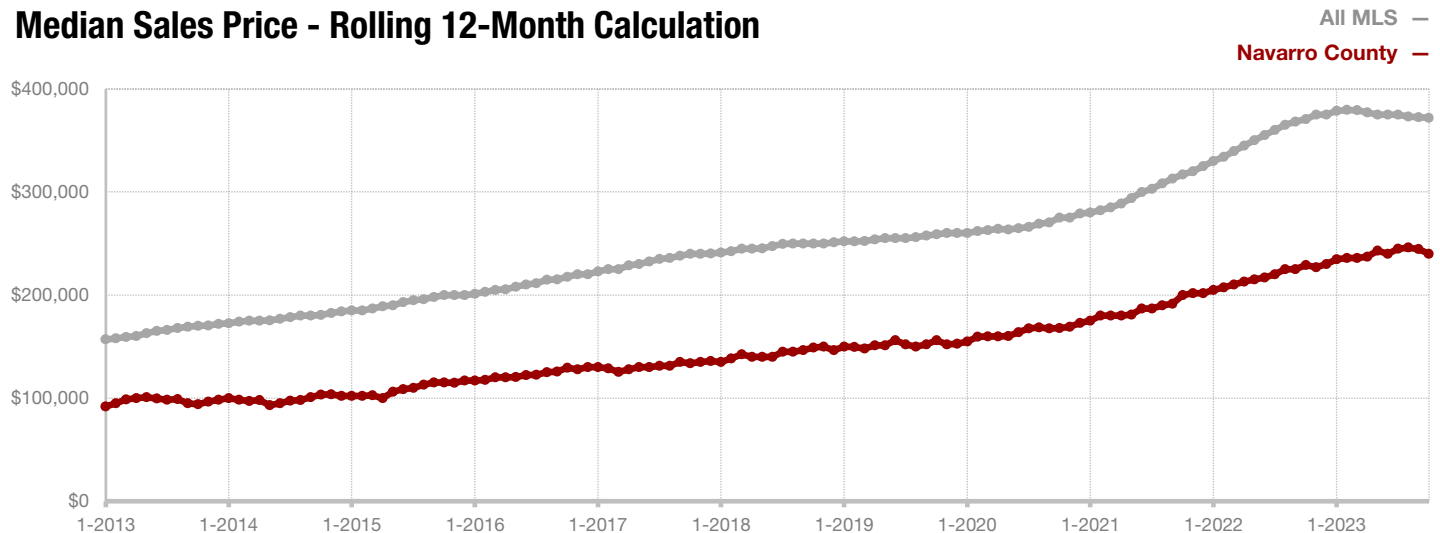
Navarro County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	65	61	- 6.2%	726	672	- 7.4%
Pending Sales	42	25	- 40.5%	497	419	- 15.7%
Closed Sales	32	36	+ 12.5%	495	420	- 15.2%
Average Sales Price*	\$311,605	\$248,090	- 20.4%	\$329,430	\$338,768	+ 2.8%
Median Sales Price*	\$252,250	\$206,250	- 18.2%	\$240,000	\$250,000	+ 4.2%
Percent of Original List Price Received*	95.5%	94.1%	- 1.5%	97.0%	92.7%	- 4.4%
Days on Market Until Sale	44	73	+ 65.9%	35	69	+ 97.1%
Inventory of Homes for Sale	196	215	+ 9.7%	--	--	--
Months Supply of Inventory	4.0	5.4	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



+ 100.0%

- 50.0%

+ 6.9%

Change in
New Listings

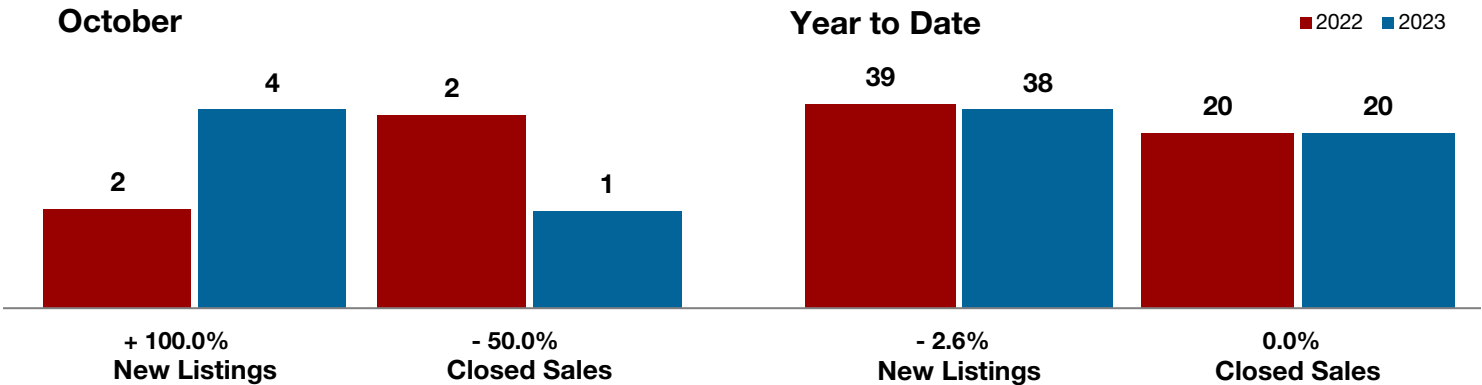
Change in
Closed Sales

Change in
Median Sales Price

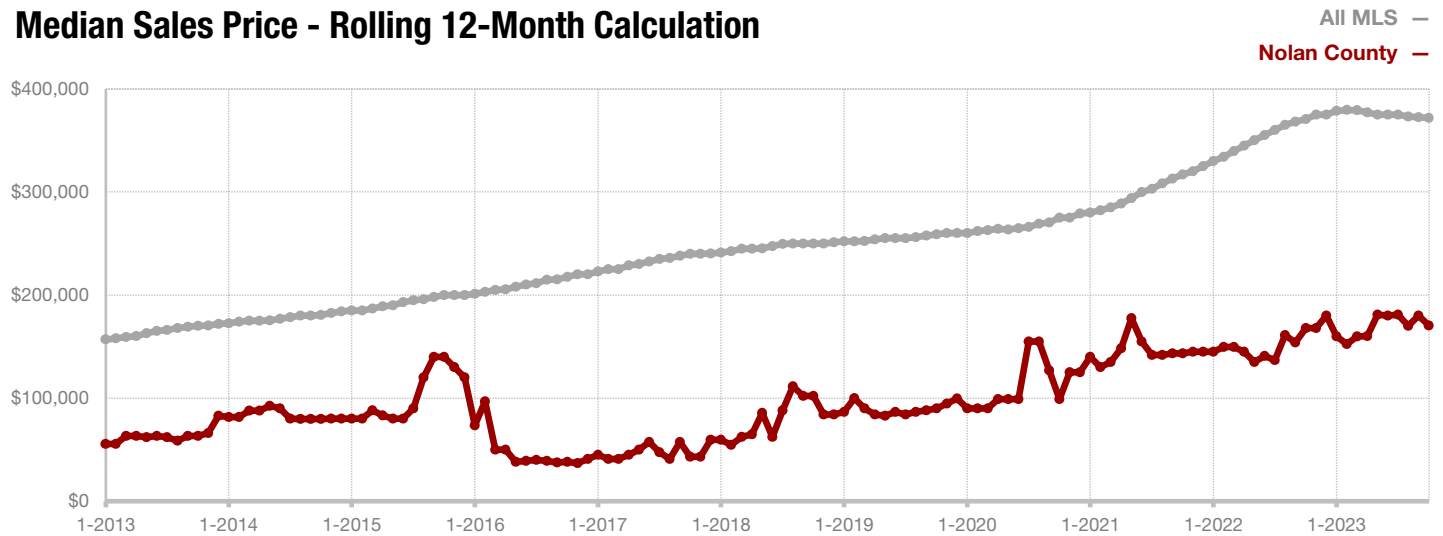
Nolan County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2	4	+ 100.0%	39	38	- 2.6%
Pending Sales	2	3	+ 50.0%	20	18	- 10.0%
Closed Sales	2	1	- 50.0%	20	20	0.0%
Average Sales Price*	\$271,200	\$290,000	+ 6.9%	\$267,295	\$187,216	- 30.0%
Median Sales Price*	\$271,200	\$290,000	+ 6.9%	\$166,950	\$160,000	- 4.2%
Percent of Original List Price Received*	95.7%	82.9%	- 13.4%	91.0%	93.5%	+ 2.7%
Days on Market Until Sale	68	69	+ 1.5%	57	72	+ 26.3%
Inventory of Homes for Sale	17	22	+ 29.4%	--	--	--
Months Supply of Inventory	8.2	8.8	+ 12.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



- 4.5%

+ 25.9%

+ 40.7%

Change in
New Listings

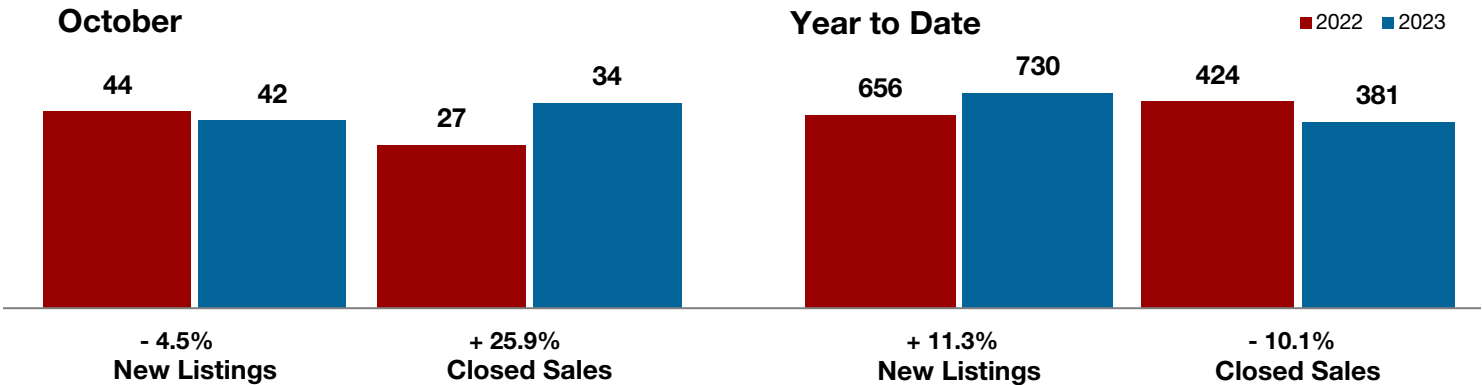
Change in
Closed Sales

Change in
Median Sales Price

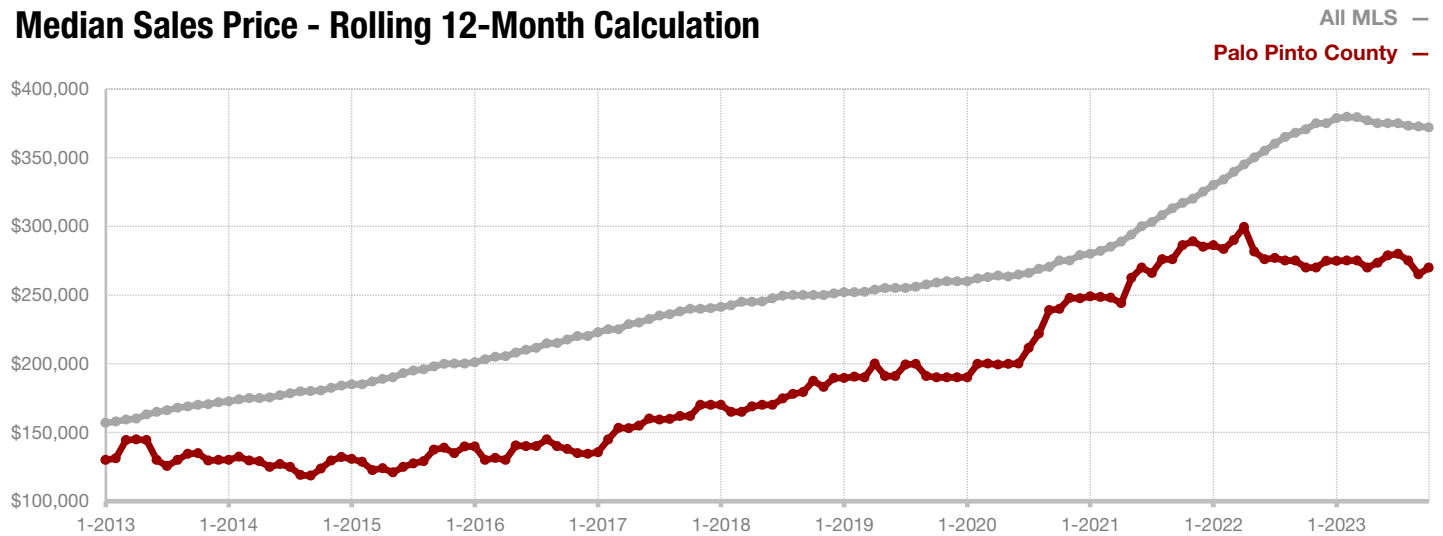
Palo Pinto County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	44	42	- 4.5%	656	730	+ 11.3%
Pending Sales	33	22	- 33.3%	420	388	- 7.6%
Closed Sales	27	34	+ 25.9%	424	381	- 10.1%
Average Sales Price*	\$384,104	\$529,045	+ 37.7%	\$468,591	\$530,070	+ 13.1%
Median Sales Price*	\$231,000	\$325,000	+ 40.7%	\$274,900	\$270,000	- 1.8%
Percent of Original List Price Received*	91.9%	89.6%	- 2.5%	93.9%	91.2%	- 2.9%
Days on Market Until Sale	50	67	+ 34.0%	48	74	+ 54.2%
Inventory of Homes for Sale	214	274	+ 28.0%	--	--	--
Months Supply of Inventory	5.2	7.7	+ 60.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



- 15.7%

- 21.1%

+ 8.5%

Change in
New Listings

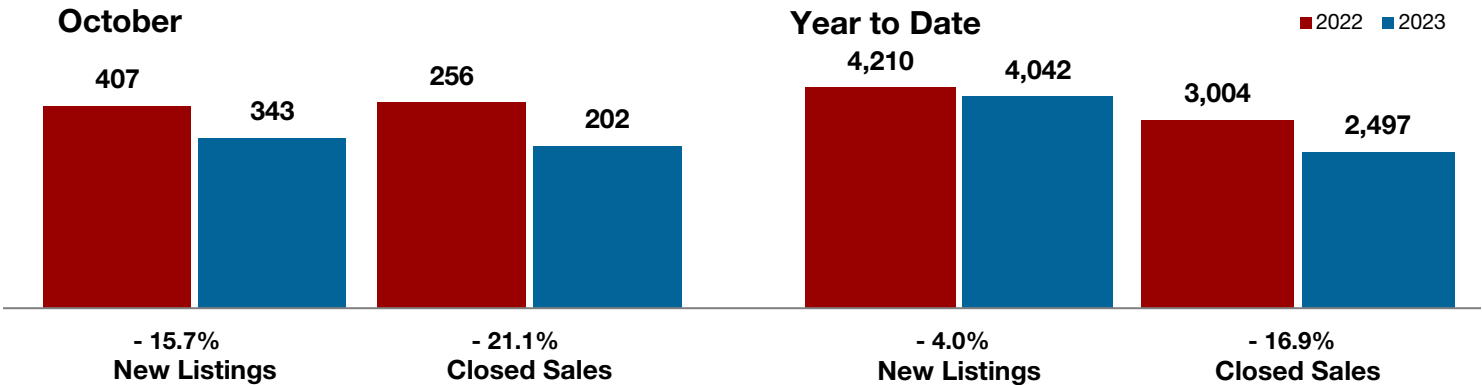
Change in
Closed Sales

Change in
Median Sales Price

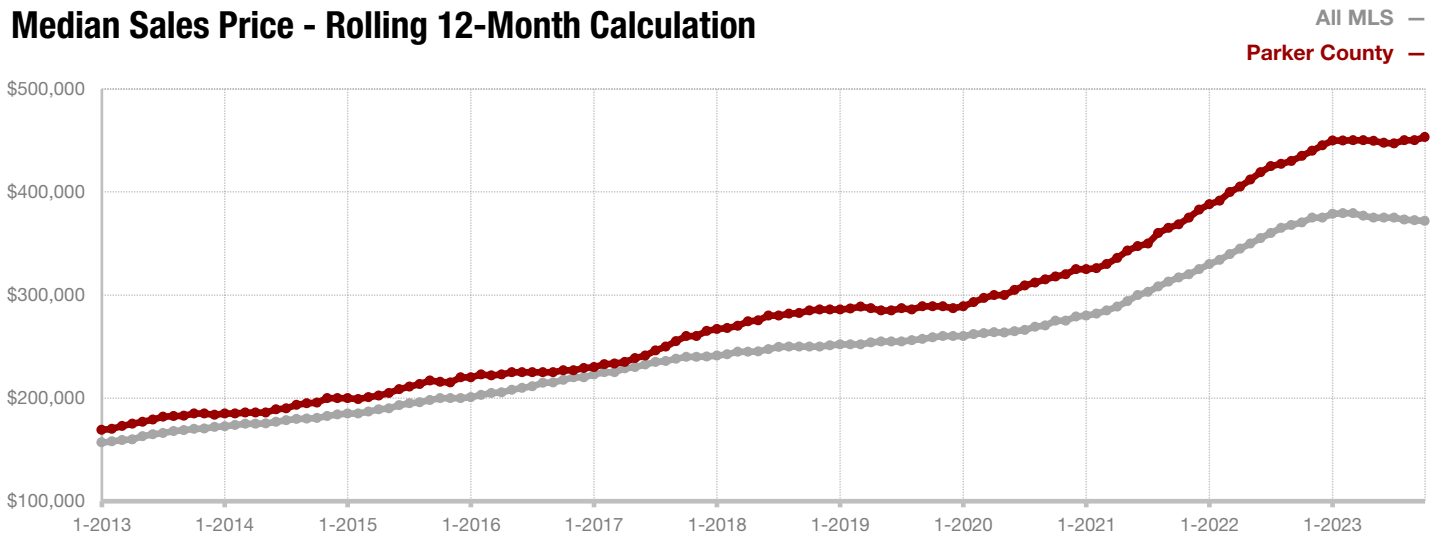
Parker County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	407	343	- 15.7%	4,210	4,042	- 4.0%
Pending Sales	224	171	- 23.7%	2,880	2,490	- 13.5%
Closed Sales	256	202	- 21.1%	3,004	2,497	- 16.9%
Average Sales Price*	\$513,982	\$496,343	- 3.4%	\$488,907	\$488,870	- 0.0%
Median Sales Price*	\$436,900	\$474,200	+ 8.5%	\$445,048	\$459,550	+ 3.3%
Percent of Original List Price Received*	95.8%	95.1%	- 0.7%	99.1%	95.5%	- 3.6%
Days on Market Until Sale	51	76	+ 49.0%	37	74	+ 100.0%
Inventory of Homes for Sale	1,204	1,289	+ 7.1%	--	--	--
Months Supply of Inventory	4.1	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 – October 2023

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



+ 28.6%

- 33.3%

+ 6.9%

Change in
New Listings

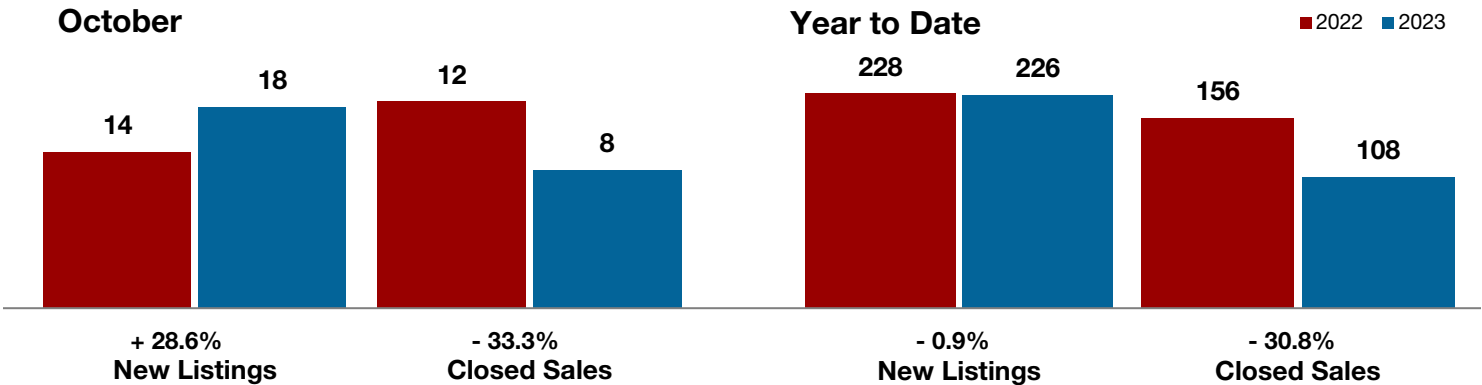
Change in
Closed Sales

Change in
Median Sales Price

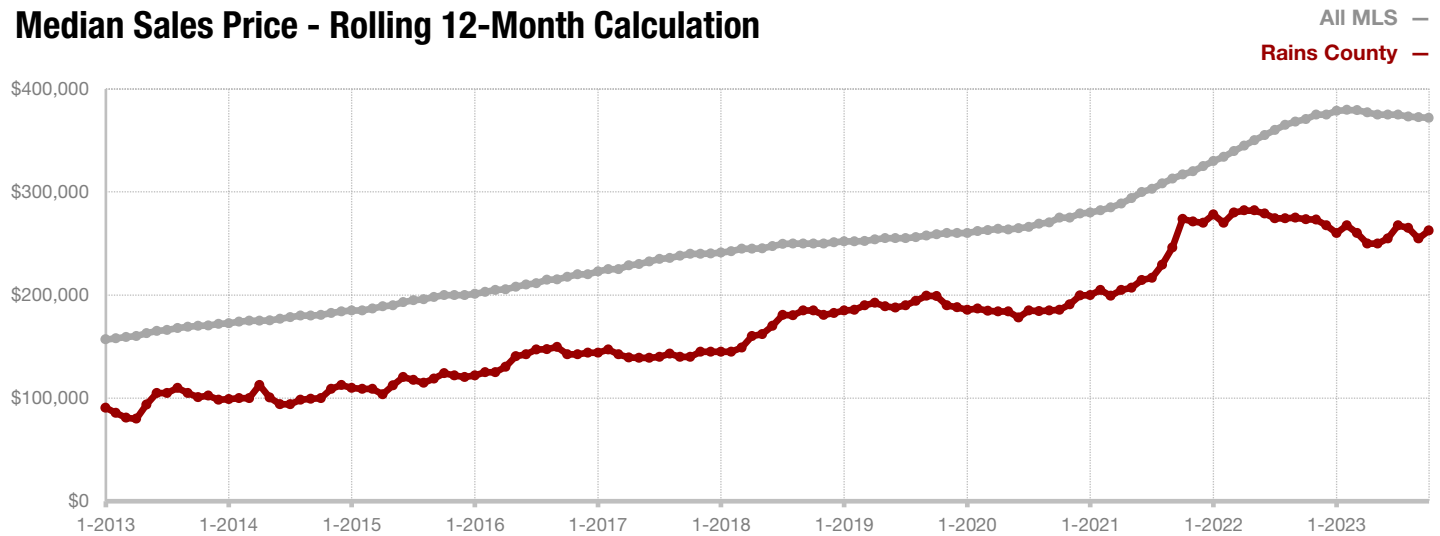
Rains County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	14	18	+ 28.6%	228	226	- 0.9%
Pending Sales	12	7	- 41.7%	143	109	- 23.8%
Closed Sales	12	8	- 33.3%	156	108	- 30.8%
Average Sales Price*	\$343,150	\$352,250	+ 2.7%	\$330,707	\$340,910	+ 3.1%
Median Sales Price*	\$312,450	\$334,000	+ 6.9%	\$276,532	\$277,000	+ 0.2%
Percent of Original List Price Received*	90.5%	93.2%	+ 3.0%	95.7%	94.1%	- 1.7%
Days on Market Until Sale	48	94	+ 95.8%	39	68	+ 74.4%
Inventory of Homes for Sale	82	101	+ 23.2%	--	--	--
Months Supply of Inventory	5.4	9.6	+ 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 – October 2023

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



- 1.2%

- 16.0%

+ 3.7%

Change in
New Listings

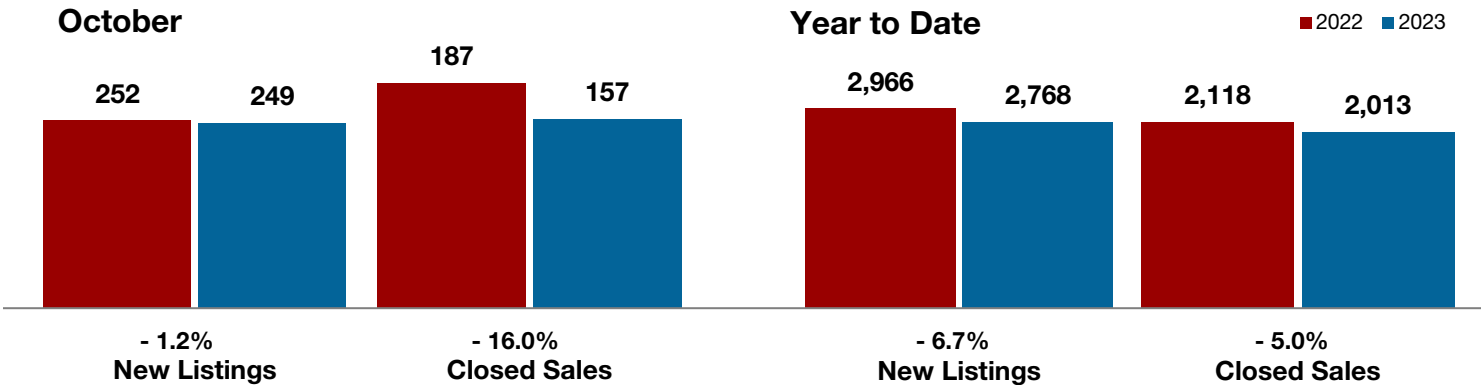
Change in
Closed Sales

Change in
Median Sales Price

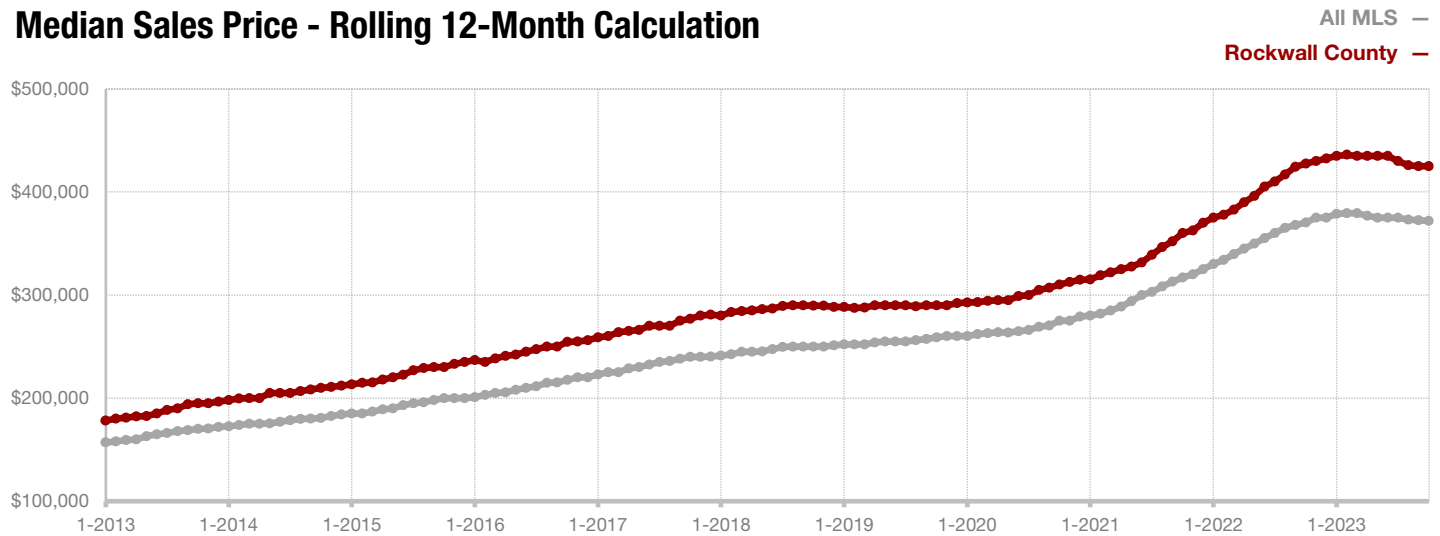
Rockwall County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	252	249	- 1.2%	2,966	2,768	- 6.7%
Pending Sales	169	143	- 15.4%	2,073	2,059	- 0.7%
Closed Sales	187	157	- 16.0%	2,118	2,013	- 5.0%
Average Sales Price*	\$480,663	\$501,413	+ 4.3%	\$517,659	\$502,542	- 2.9%
Median Sales Price*	\$419,190	\$434,500	+ 3.7%	\$435,000	\$429,000	- 1.4%
Percent of Original List Price Received*	95.2%	93.2%	- 2.1%	100.6%	94.6%	- 6.0%
Days on Market Until Sale	42	57	+ 35.7%	28	64	+ 128.6%
Inventory of Homes for Sale	747	695	- 7.0%	--	--	--
Months Supply of Inventory	3.6	3.6	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 – October 2023

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Shackelford County

-- + 100.0% + 123.0%

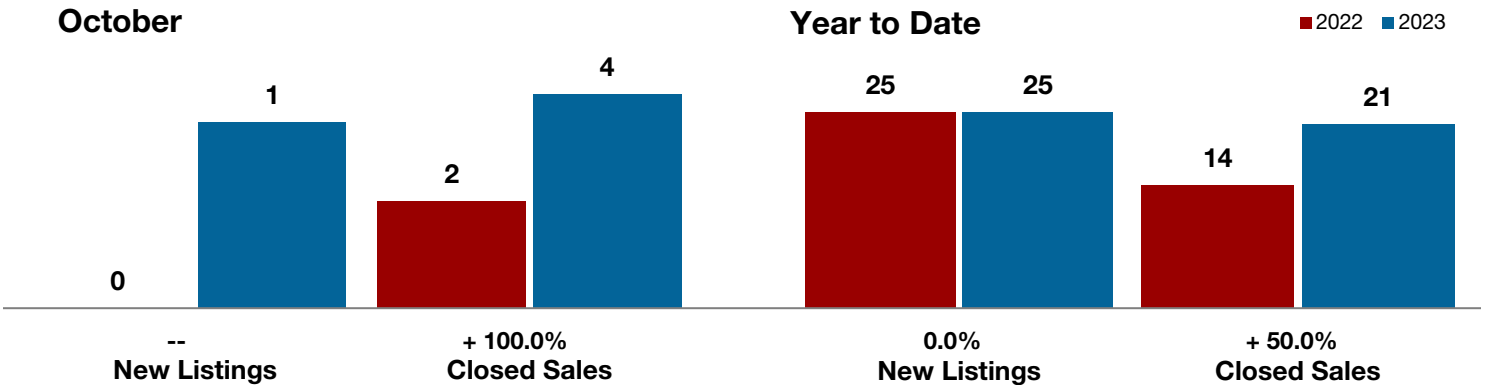
Change in
New Listings

Change in
Closed Sales

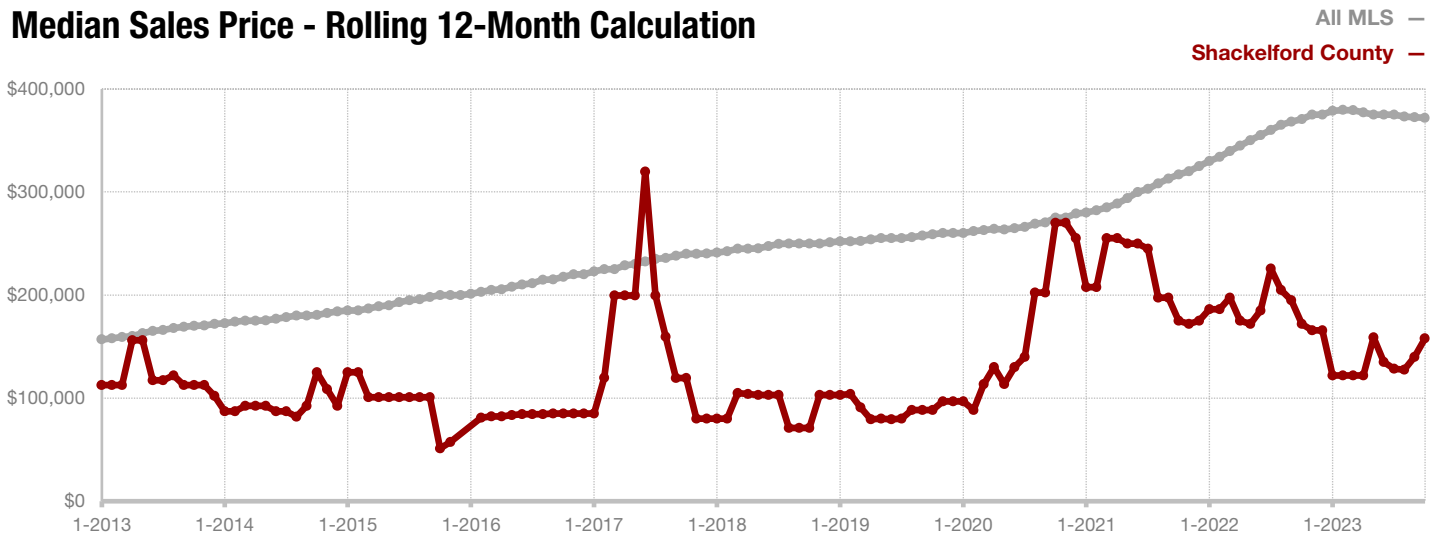
Change in
Median Sales Price

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	0	1	--	25	25	0.0%
Pending Sales	3	1	- 66.7%	15	20	+ 33.3%
Closed Sales	2	4	+ 100.0%	14	21	+ 50.0%
Average Sales Price*	\$82,500	\$180,125	+ 118.3%	\$211,707	\$167,786	- 20.7%
Median Sales Price*	\$82,500	\$184,000	+ 123.0%	\$172,000	\$158,000	- 8.1%
Percent of Original List Price Received*	71.9%	92.7%	+ 28.9%	86.9%	85.3%	- 1.8%
Days on Market Until Sale	19	25	+ 31.6%	37	62	+ 67.6%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	5.0	3.2	- 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 – October 2023

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



+ 47.1%

- 4.1%

+ 3.1%

Change in
New Listings

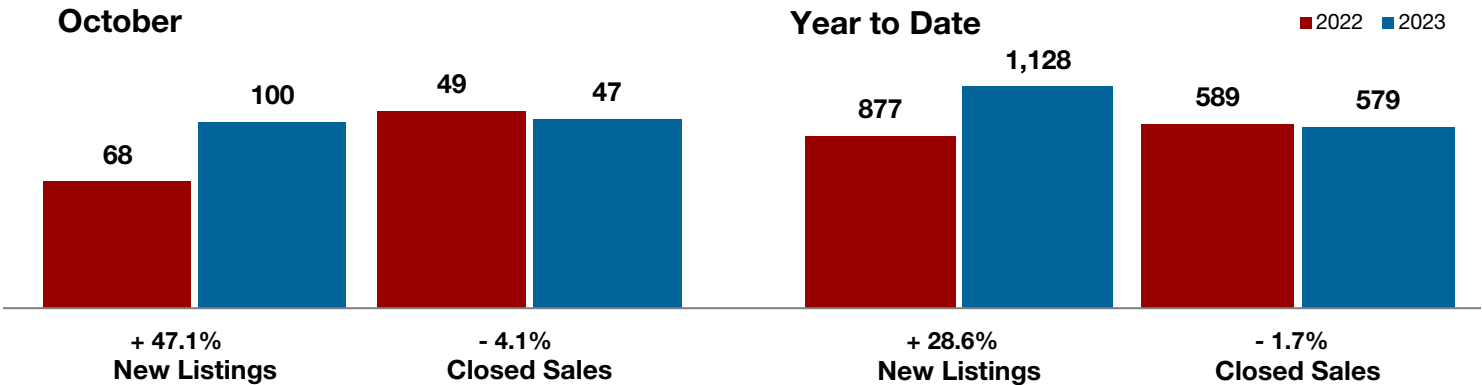
Change in
Closed Sales

Change in
Median Sales Price

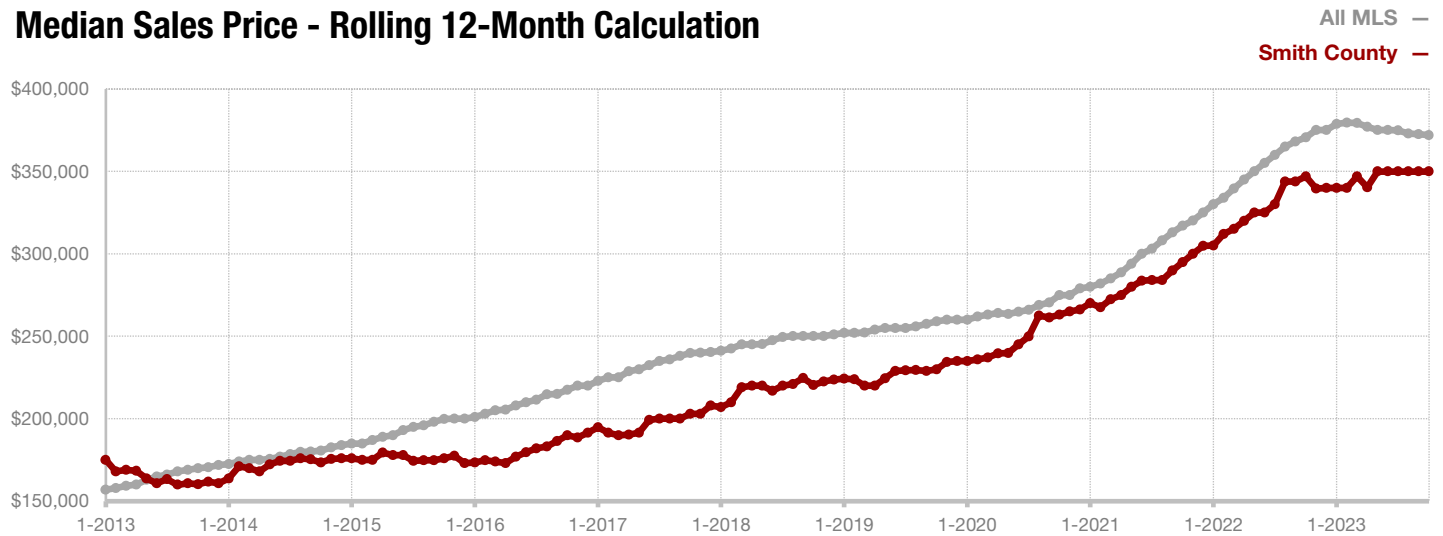
Smith County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	68	100	+ 47.1%	877	1,128	+ 28.6%
Pending Sales	35	32	- 8.6%	573	584	+ 1.9%
Closed Sales	49	47	- 4.1%	589	579	- 1.7%
Average Sales Price*	\$433,405	\$496,100	+ 14.5%	\$466,304	\$426,752	- 8.5%
Median Sales Price*	\$357,500	\$368,750	+ 3.1%	\$347,000	\$357,000	+ 2.9%
Percent of Original List Price Received*	96.5%	91.6%	- 5.1%	97.5%	94.6%	- 3.0%
Days on Market Until Sale	33	69	+ 109.1%	36	53	+ 47.2%
Inventory of Homes for Sale	236	337	+ 42.8%	--	--	--
Months Supply of Inventory	4.2	6.1	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



- 88.0%

- 40.0%

+ 66.9%

Change in
New Listings

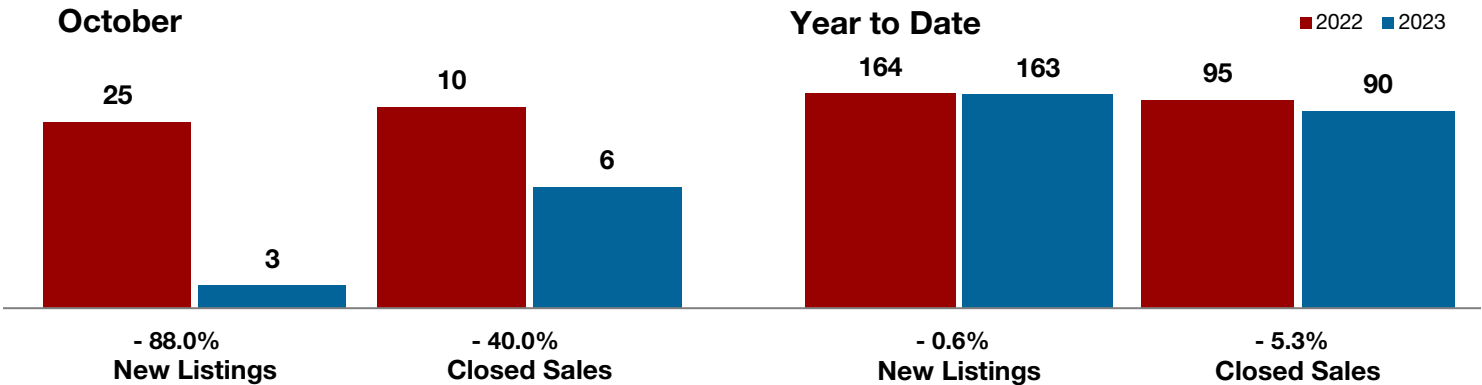
Change in
Closed Sales

Change in
Median Sales Price

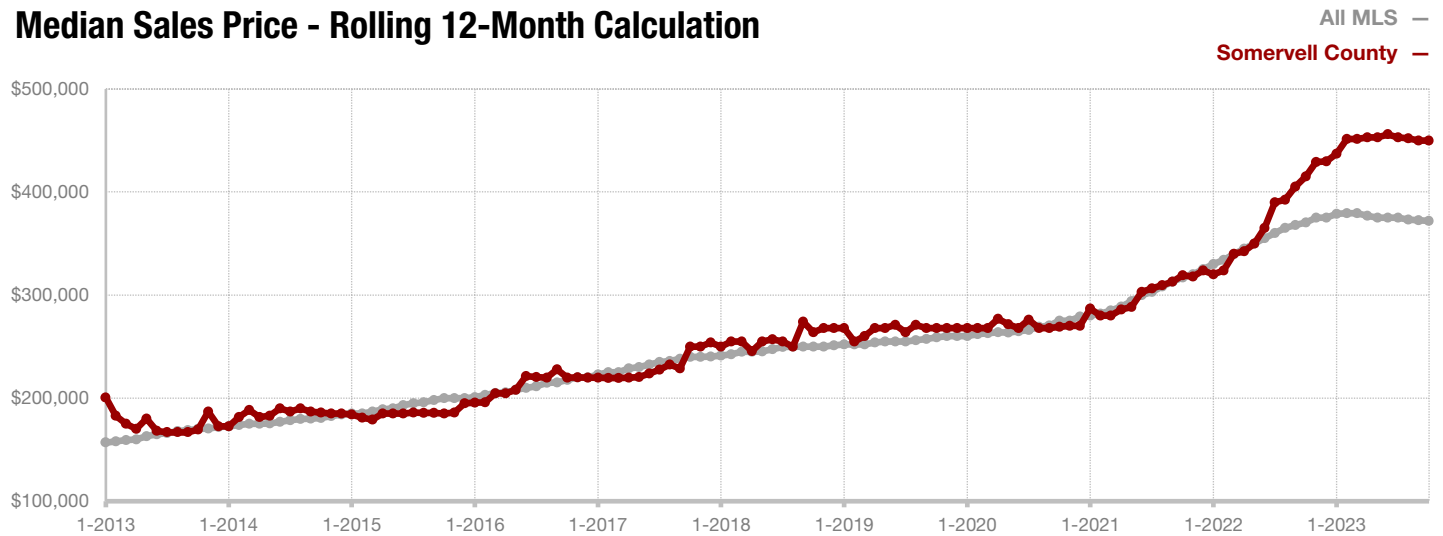
Somervell County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	25	3	- 88.0%	164	163	- 0.6%
Pending Sales	4	3	- 25.0%	91	91	0.0%
Closed Sales	10	6	- 40.0%	95	90	- 5.3%
Average Sales Price*	\$449,490	\$1,131,896	+ 151.8%	\$504,714	\$499,643	- 1.0%
Median Sales Price*	\$355,000	\$592,500	+ 66.9%	\$425,000	\$444,950	+ 4.7%
Percent of Original List Price Received*	95.0%	89.6%	- 5.7%	97.4%	93.2%	- 4.3%
Days on Market Until Sale	59	71	+ 20.3%	41	74	+ 80.5%
Inventory of Homes for Sale	58	59	+ 1.7%	--	--	--
Months Supply of Inventory	6.6	6.9	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



+ 100.0%

- 14.3%

+ 62.6%

Change in
New Listings

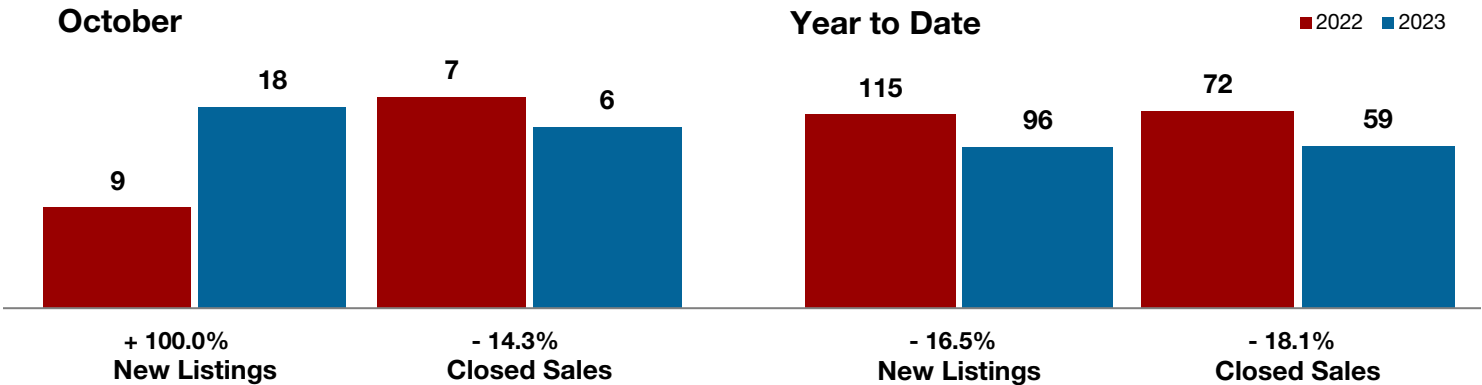
Change in
Closed Sales

Change in
Median Sales Price

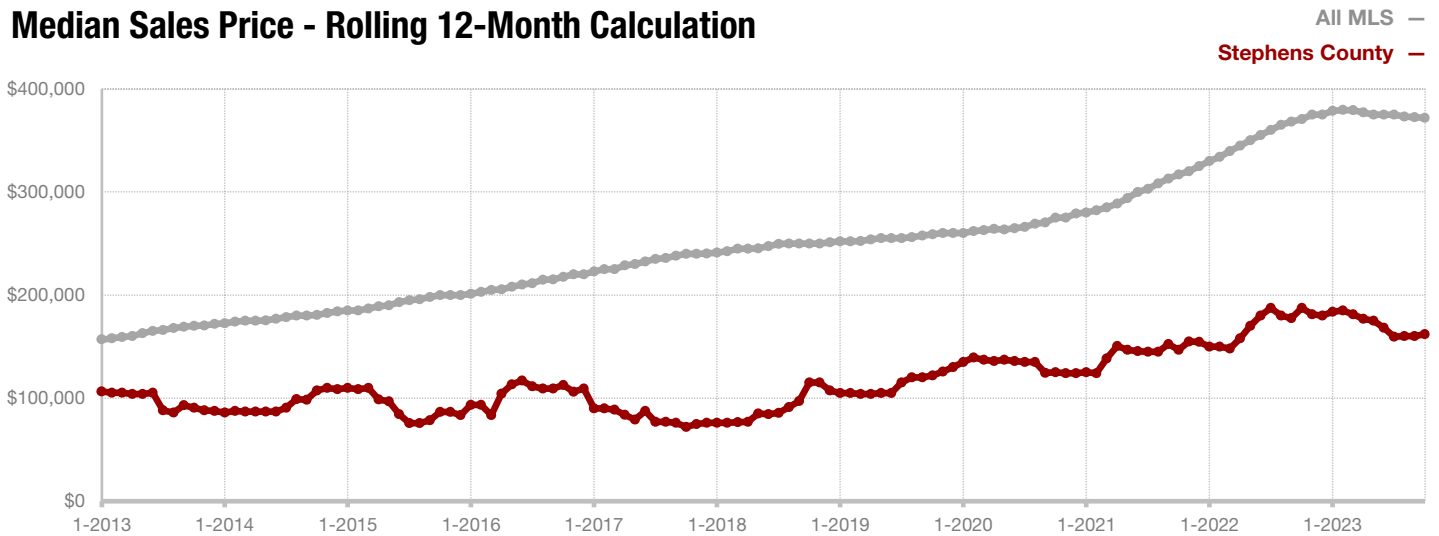
Stephens County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	9	18	+ 100.0%	115	96	- 16.5%
Pending Sales	7	3	- 57.1%	74	62	- 16.2%
Closed Sales	7	6	- 14.3%	72	59	- 18.1%
Average Sales Price*	\$177,143	\$252,750	+ 42.7%	\$246,938	\$210,314	- 14.8%
Median Sales Price*	\$125,000	\$203,250	+ 62.6%	\$190,000	\$175,000	- 7.9%
Percent of Original List Price Received*	83.1%	81.1%	- 2.4%	91.3%	85.7%	- 6.1%
Days on Market Until Sale	77	177	+ 129.9%	72	108	+ 50.0%
Inventory of Homes for Sale	56	49	- 12.5%	--	--	--
Months Supply of Inventory	7.5	8.1	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



Stonewall County

- 100.0%

0.0%

--

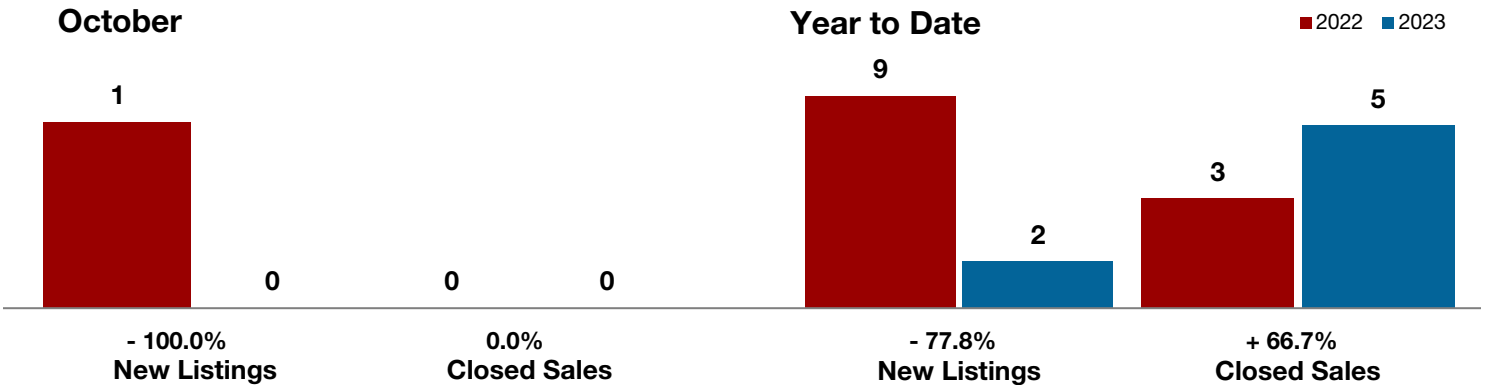
Change in
New Listings

Change in
Closed Sales

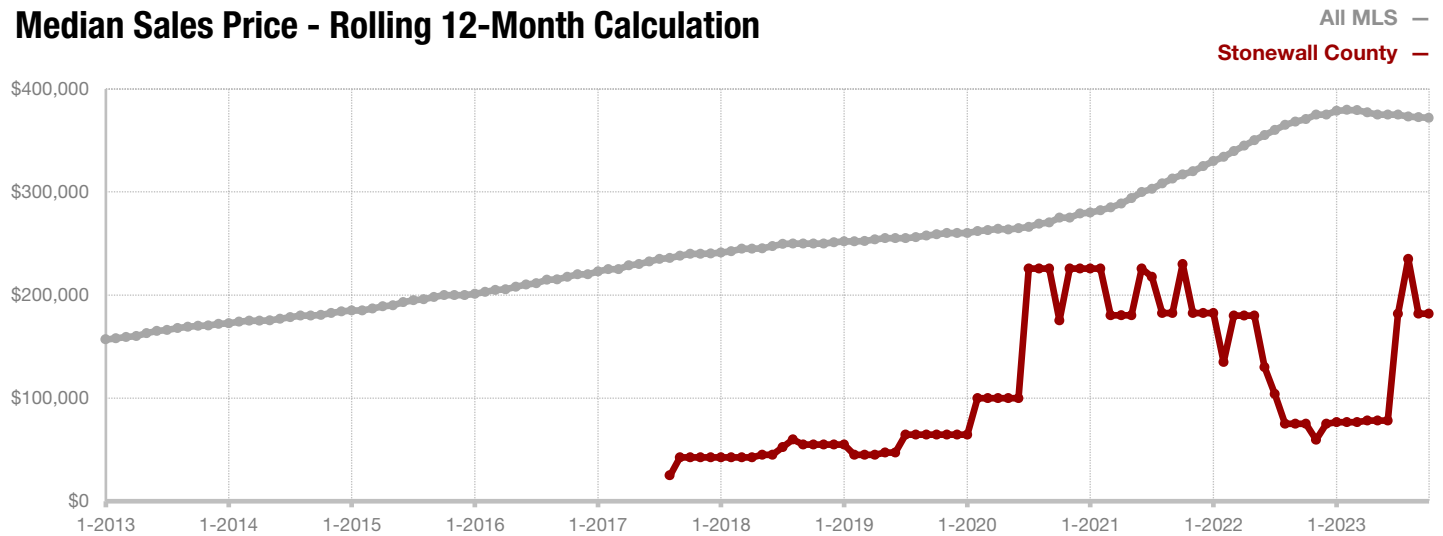
Change in
Median Sales Price

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	1	0	- 100.0%	9	2	- 77.8%
Pending Sales	0	0	0.0%	3	5	+ 66.7%
Closed Sales	0	0	0.0%	3	5	+ 66.7%
Average Sales Price*	--	--	--	\$65,700	\$175,060	+ 166.5%
Median Sales Price*	--	--	--	\$75,000	\$182,000	+ 142.7%
Percent of Original List Price Received*	--	--	--	72.9%	85.8%	+ 17.7%
Days on Market Until Sale	--	--	--	97	150	+ 54.6%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	5.0	0.9	- 80.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



+ 2.5%

- 11.4%

- 3.8%

Change in
New Listings

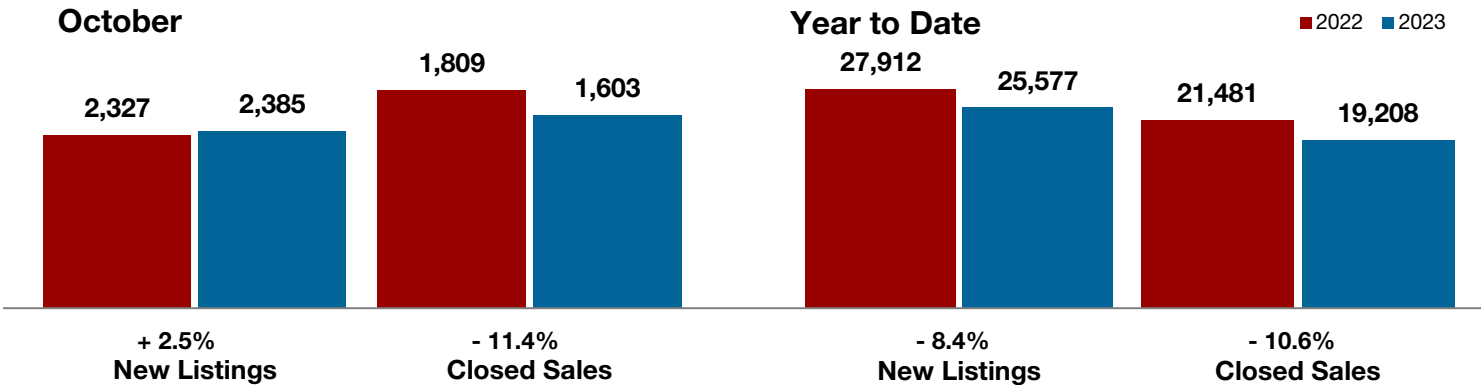
Change in
Closed Sales

Change in
Median Sales Price

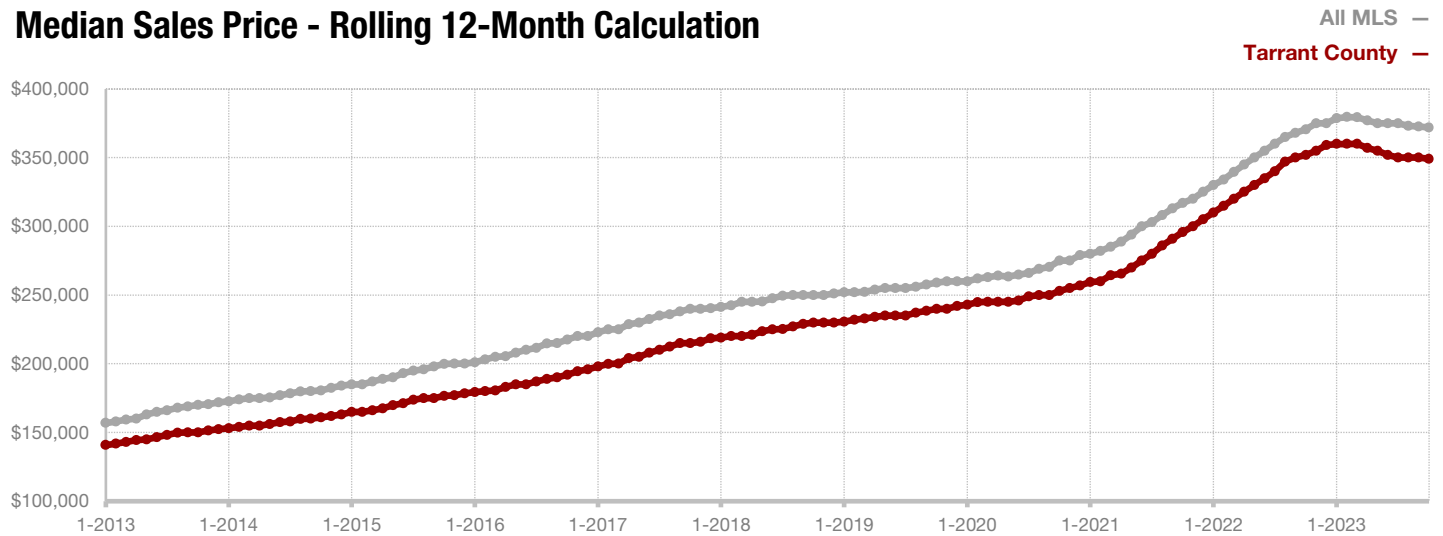
Tarrant County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	2,327	2,385	+ 2.5%	27,912	25,577	- 8.4%
Pending Sales	1,636	1,471	- 10.1%	21,296	19,571	- 8.1%
Closed Sales	1,809	1,603	- 11.4%	21,481	19,208	- 10.6%
Average Sales Price*	\$415,877	\$410,273	- 1.3%	\$430,887	\$427,790	- 0.7%
Median Sales Price*	\$355,000	\$341,495	- 3.8%	\$360,000	\$349,000	- 3.1%
Percent of Original List Price Received*	96.0%	96.1%	+ 0.1%	101.3%	96.7%	- 4.5%
Days on Market Until Sale	32	37	+ 15.6%	20	40	+ 100.0%
Inventory of Homes for Sale	5,254	5,003	- 4.8%	--	--	--
Months Supply of Inventory	2.5	2.7	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



+ 13.3%

+ 11.1%

+ 1.8%

Change in
New Listings

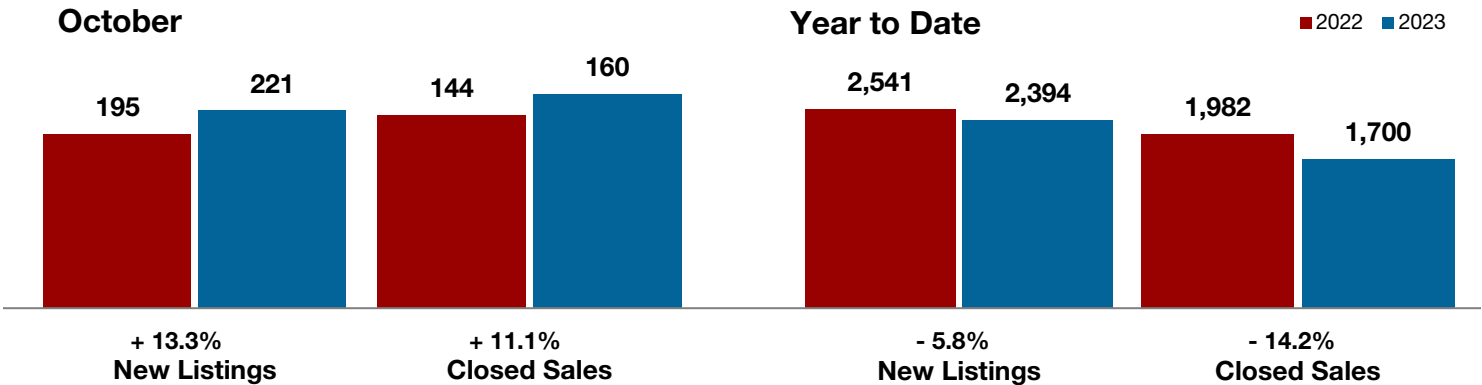
Change in
Closed Sales

Change in
Median Sales Price

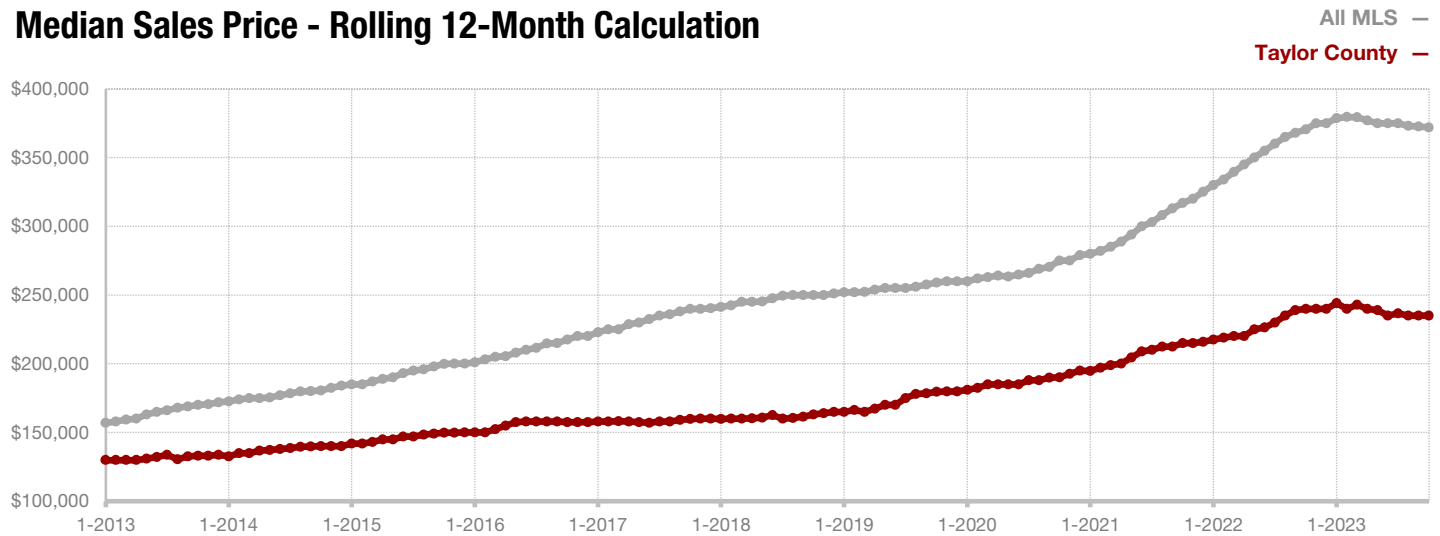
Taylor County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	195	221	+ 13.3%	2,541	2,394	- 5.8%
Pending Sales	130	120	- 7.7%	1,951	1,733	- 11.2%
Closed Sales	144	160	+ 11.1%	1,982	1,700	- 14.2%
Average Sales Price*	\$253,028	\$289,737	+ 14.5%	\$267,862	\$266,185	- 0.6%
Median Sales Price*	\$236,500	\$240,750	+ 1.8%	\$245,000	\$237,700	- 3.0%
Percent of Original List Price Received*	96.2%	95.5%	- 0.7%	97.9%	96.0%	- 1.9%
Days on Market Until Sale	43	51	+ 18.6%	28	50	+ 78.6%
Inventory of Homes for Sale	584	603	+ 3.3%	--	--	--
Months Supply of Inventory	3.0	3.7	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



+ 200.0%

- 22.2%

- 24.2%

Change in
New Listings

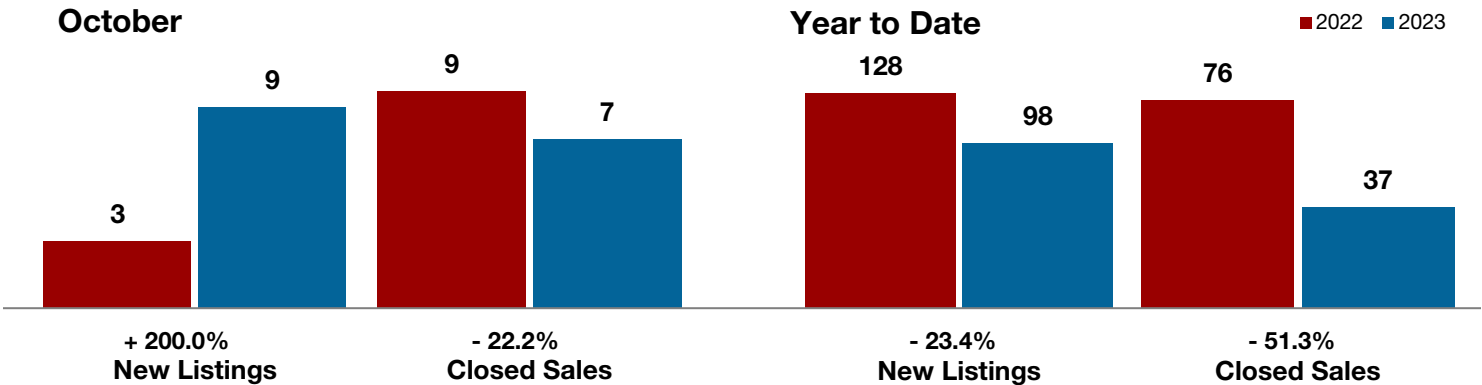
Change in
Closed Sales

Change in
Median Sales Price

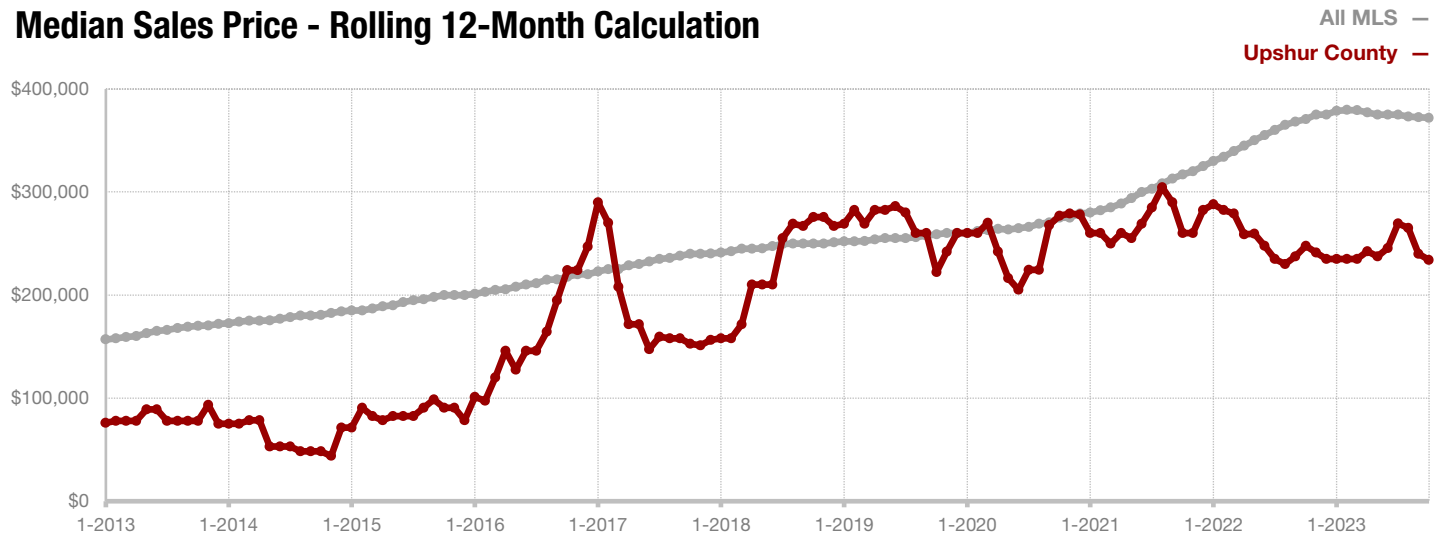
Upshur County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	3	9	+ 200.0%	128	98	- 23.4%
Pending Sales	7	6	- 14.3%	77	41	- 46.8%
Closed Sales	9	7	- 22.2%	76	37	- 51.3%
Average Sales Price*	\$410,484	\$348,543	- 15.1%	\$417,049	\$304,922	- 26.9%
Median Sales Price*	\$285,000	\$216,000	- 24.2%	\$235,000	\$234,000	- 0.4%
Percent of Original List Price Received*	89.1%	92.2%	+ 3.5%	94.4%	91.5%	- 3.1%
Days on Market Until Sale	79	37	- 53.2%	50	62	+ 24.0%
Inventory of Homes for Sale	42	50	+ 19.0%	--	--	--
Months Supply of Inventory	5.7	12.8	+ 116.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



- 1.3%

Change in
New Listings

- 26.4%

Change in
Closed Sales

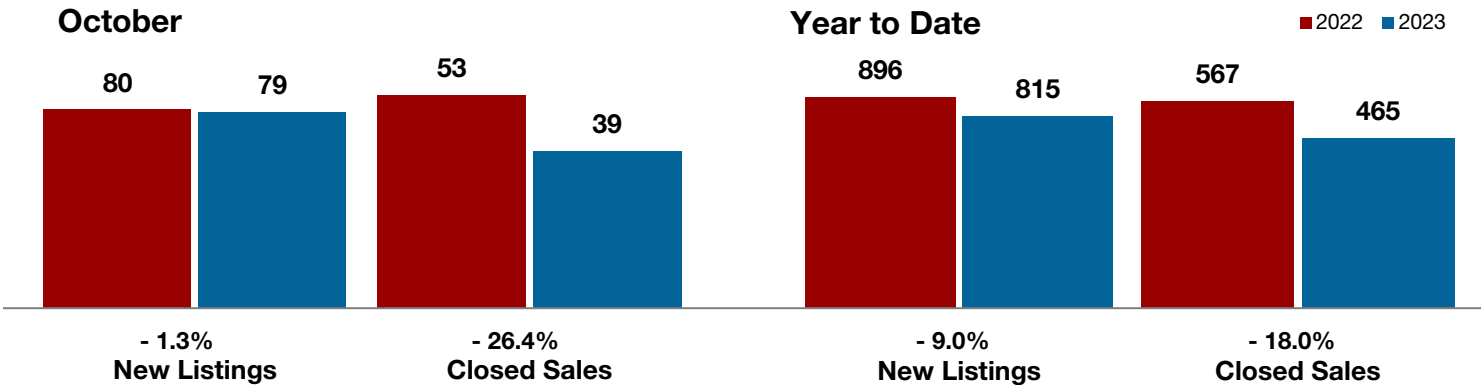
- 6.4%

Change in
Median Sales Price

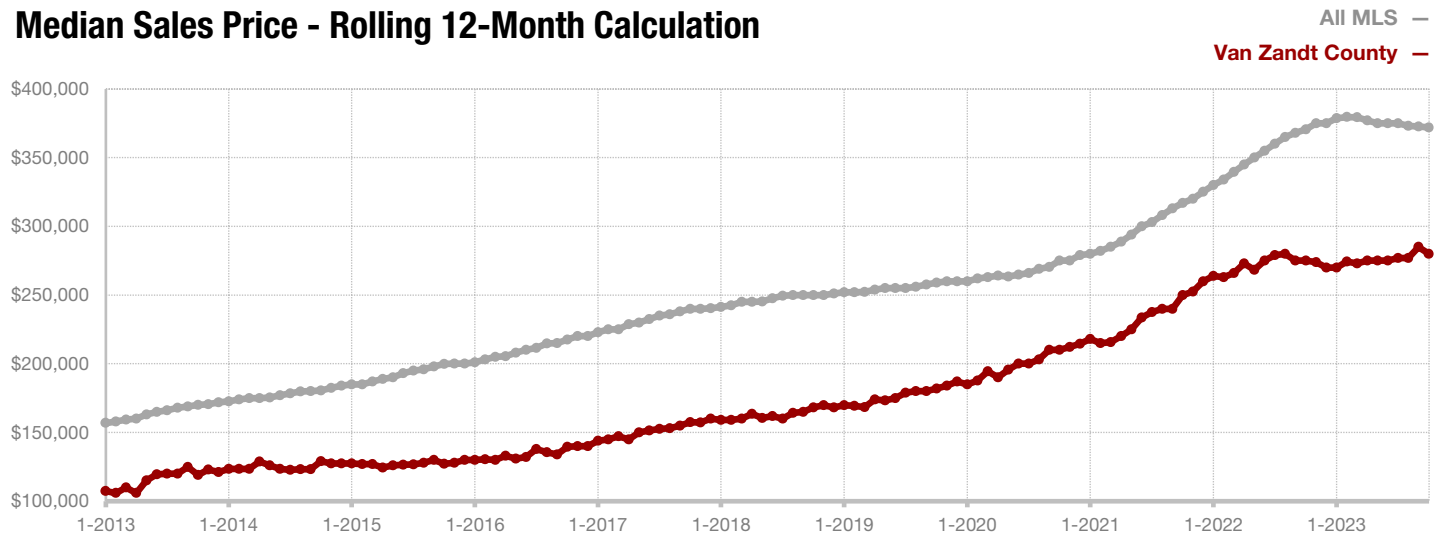
Van Zandt County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	80	79	- 1.3%	896	815	- 9.0%
Pending Sales	39	40	+ 2.6%	538	470	- 12.6%
Closed Sales	53	39	- 26.4%	567	465	- 18.0%
Average Sales Price*	\$340,957	\$291,945	- 14.4%	\$347,825	\$328,590	- 5.5%
Median Sales Price*	\$299,000	\$280,000	- 6.4%	\$275,000	\$290,000	+ 5.5%
Percent of Original List Price Received*	91.5%	92.4%	+ 1.0%	94.3%	92.9%	- 1.5%
Days on Market Until Sale	46	51	+ 10.9%	44	70	+ 59.1%
Inventory of Homes for Sale	298	283	- 5.0%	--	--	--
Months Supply of Inventory	5.5	6.3	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



- 32.3%

Change in
New Listings

- 3.4%

Change in
Closed Sales

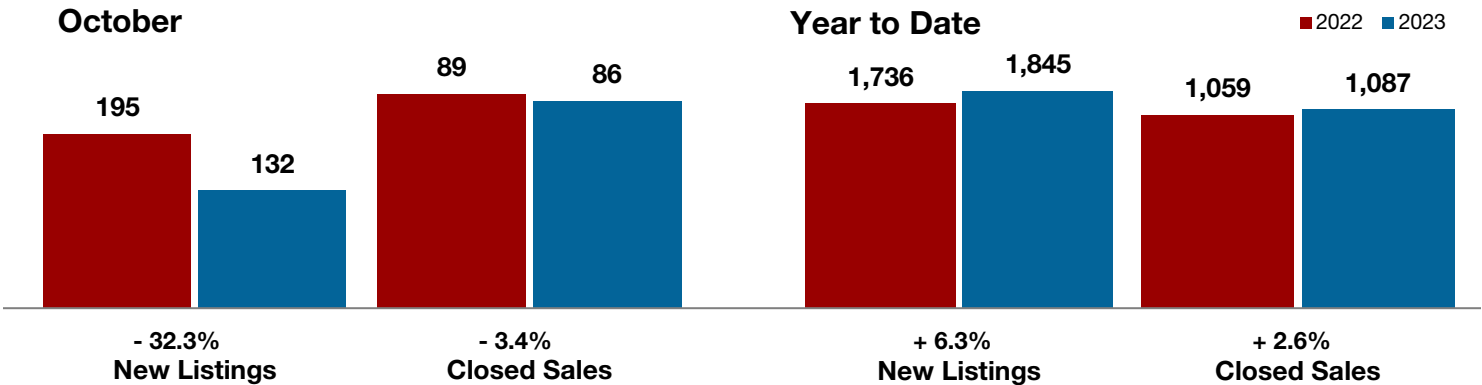
+ 0.3%

Change in
Median Sales Price

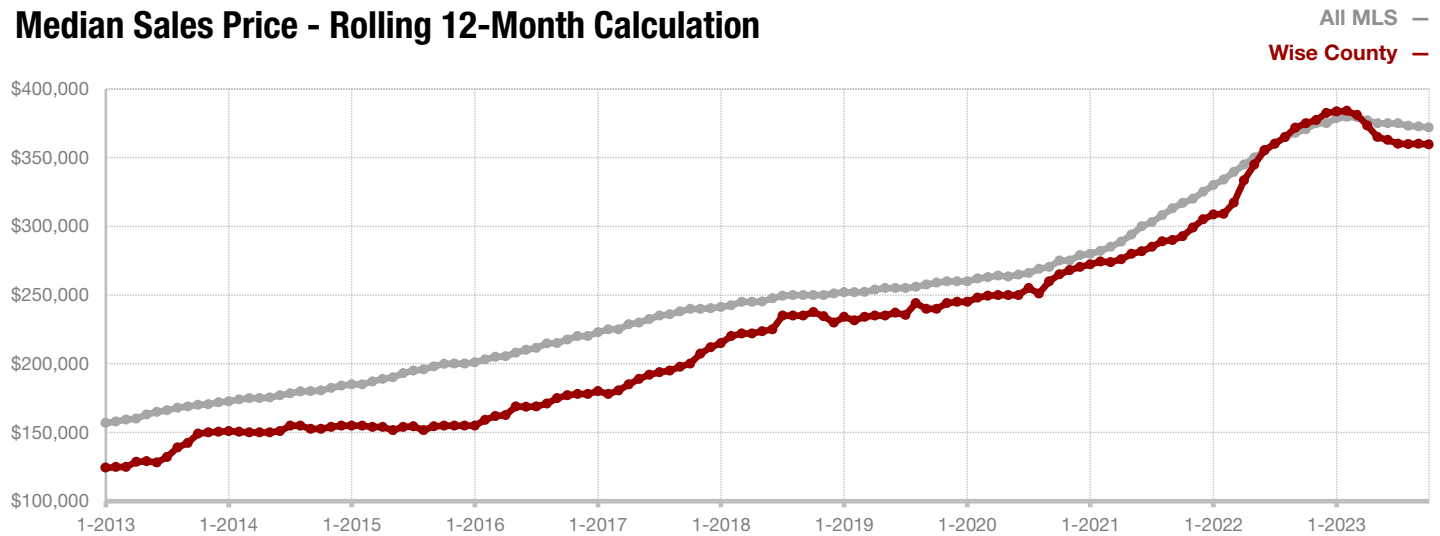
Wise County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	195	132	- 32.3%	1,736	1,845	+ 6.3%
Pending Sales	75	76	+ 1.3%	1,056	1,123	+ 6.3%
Closed Sales	89	86	- 3.4%	1,059	1,087	+ 2.6%
Average Sales Price*	\$442,509	\$419,255	- 5.3%	\$433,215	\$406,924	- 6.1%
Median Sales Price*	\$369,000	\$369,950	+ 0.3%	\$382,900	\$357,990	- 6.5%
Percent of Original List Price Received*	92.7%	93.6%	+ 1.0%	98.2%	95.6%	- 2.6%
Days on Market Until Sale	48	86	+ 79.2%	32	66	+ 106.3%
Inventory of Homes for Sale	494	606	+ 22.7%	--	--	--
Months Supply of Inventory	4.8	5.8	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



+ 4.9%

- 28.2%

- 8.4%

Change in
New Listings

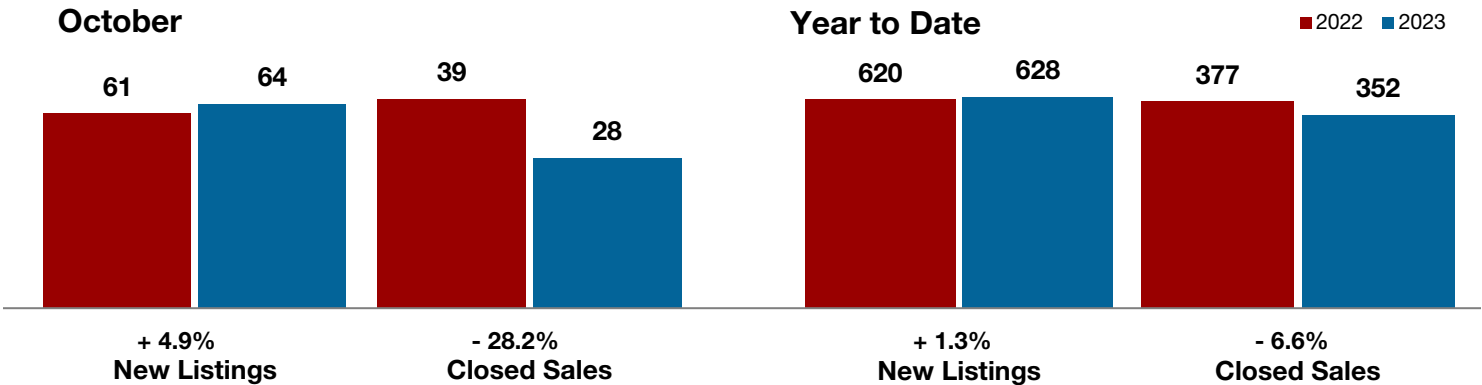
Change in
Closed Sales

Change in
Median Sales Price

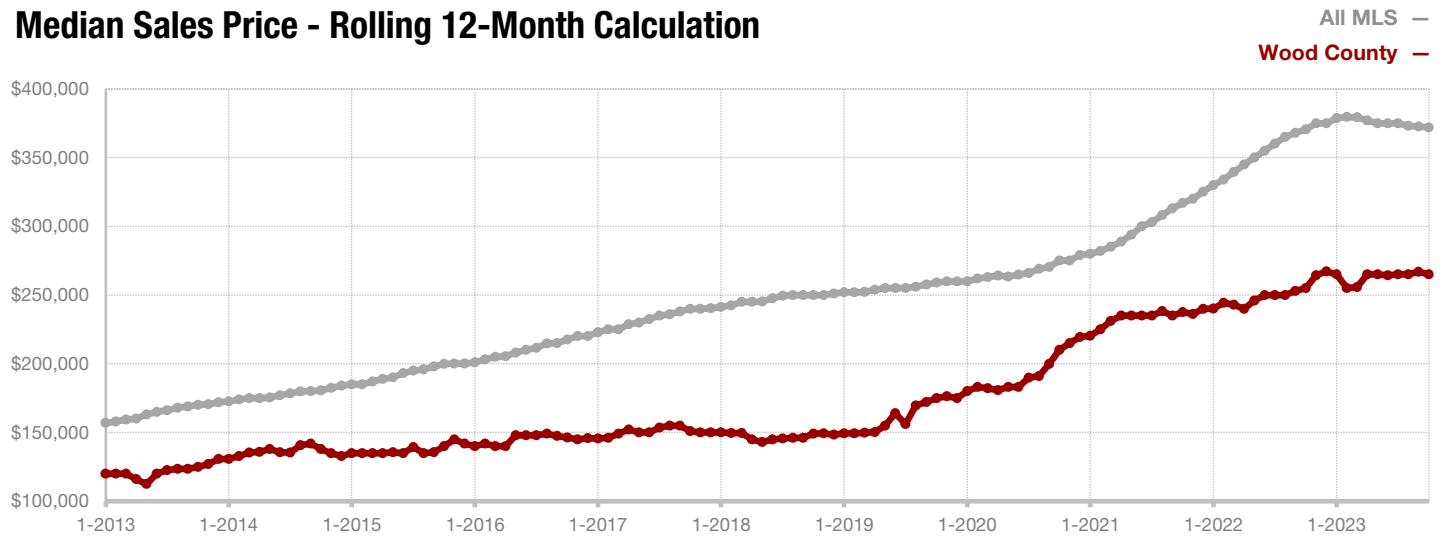
Wood County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	61	64	+ 4.9%	620	628	+ 1.3%
Pending Sales	26	34	+ 30.8%	360	366	+ 1.7%
Closed Sales	39	28	- 28.2%	377	352	- 6.6%
Average Sales Price*	\$376,013	\$335,960	- 10.7%	\$337,258	\$330,357	- 2.0%
Median Sales Price*	\$310,000	\$284,000	- 8.4%	\$265,000	\$265,000	0.0%
Percent of Original List Price Received*	92.2%	92.4%	+ 0.2%	95.7%	93.0%	- 2.8%
Days on Market Until Sale	54	60	+ 11.1%	41	62	+ 51.2%
Inventory of Homes for Sale	227	223	- 1.8%	--	--	--
Months Supply of Inventory	6.2	6.4	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2023

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



+ 20.0%

- 11.1%

- 22.5%

Change in
New Listings

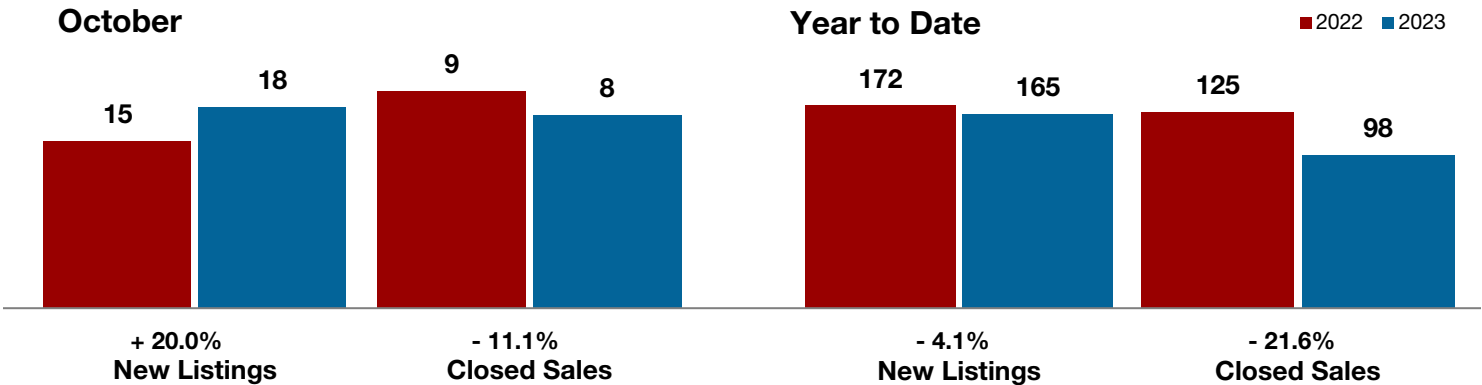
Change in
Closed Sales

Change in
Median Sales Price

Young County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	15	18	+ 20.0%	172	165	- 4.1%
Pending Sales	8	4	- 50.0%	125	100	- 20.0%
Closed Sales	9	8	- 11.1%	125	98	- 21.6%
Average Sales Price*	\$243,267	\$173,738	- 28.6%	\$260,995	\$401,005	+ 53.6%
Median Sales Price*	\$232,000	\$179,750	- 22.5%	\$202,910	\$212,250	+ 4.6%
Percent of Original List Price Received*	91.4%	86.8%	- 5.0%	92.6%	90.9%	- 1.8%
Days on Market Until Sale	69	54	- 21.7%	56	61	+ 8.9%
Inventory of Homes for Sale	55	59	+ 7.3%	--	--	--
Months Supply of Inventory	4.5	6.1	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

