

Local Market Updates

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



August 2024

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 – August 2024

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



- 23.1%

- 16.7%

- 29.4%

Change in
New Listings

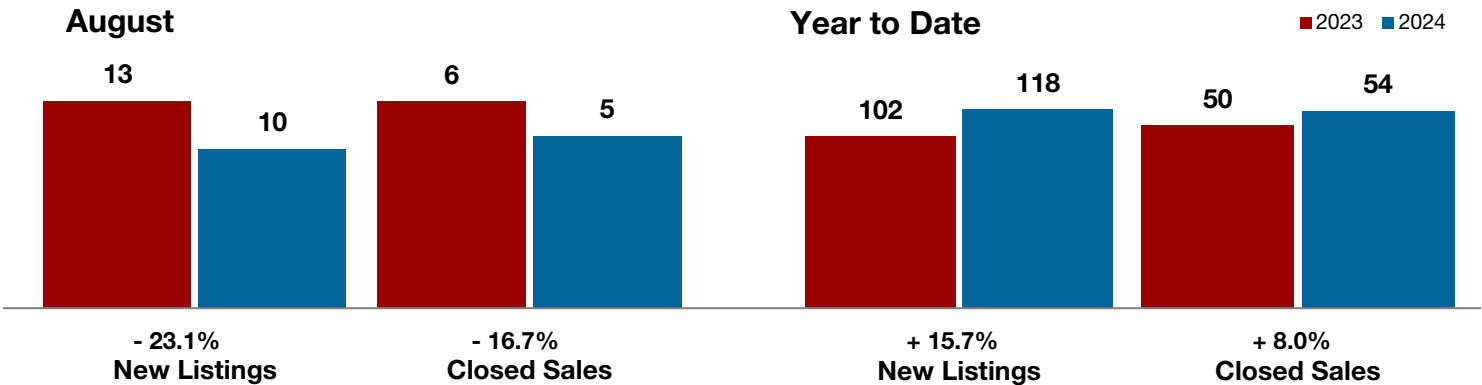
Change in
Closed Sales

Change in
Median Sales Price

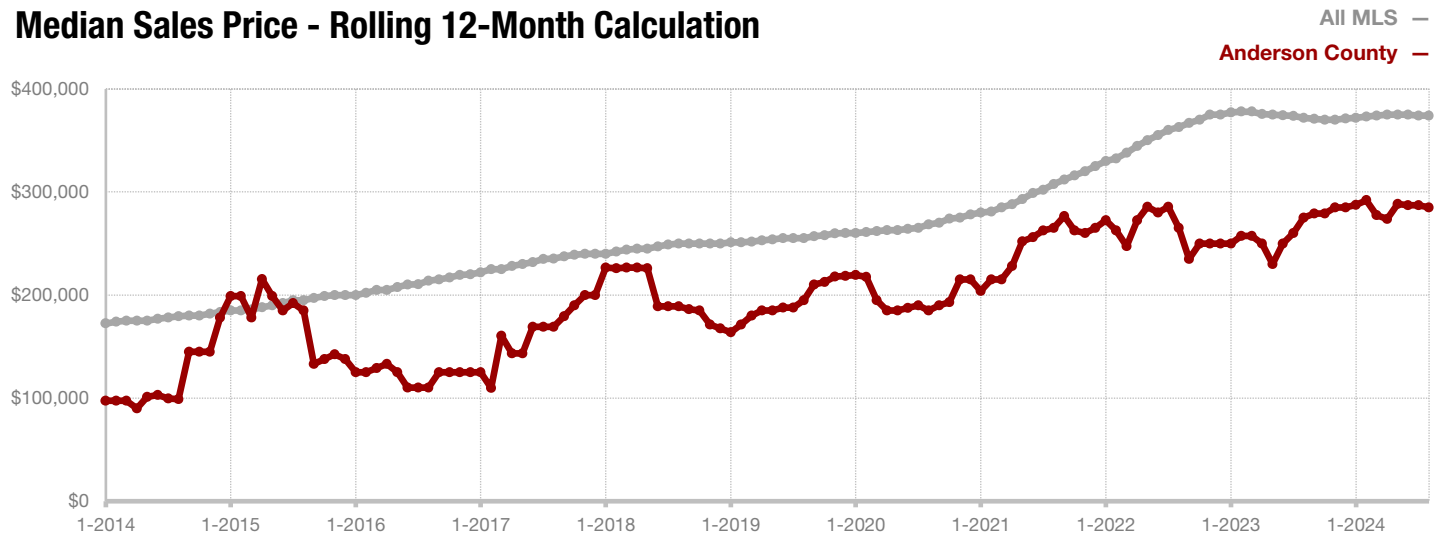
Anderson County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	13	10	- 23.1%	102	118	+ 15.7%
Pending Sales	10	5	- 50.0%	55	58	+ 5.5%
Closed Sales	6	5	- 16.7%	50	54	+ 8.0%
Average Sales Price*	\$364,667	\$435,680	+ 19.5%	\$358,427	\$341,715	- 4.7%
Median Sales Price*	\$311,500	\$220,000	- 29.4%	\$276,500	\$273,750	- 1.0%
Percent of Original List Price Received*	97.2%	87.4%	- 10.1%	93.9%	90.0%	- 4.2%
Days on Market Until Sale	40	151	+ 277.5%	53	97	+ 83.0%
Inventory of Homes for Sale	42	62	+ 47.6%	--	--	--
Months Supply of Inventory	6.8	10.2	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



- 42.9%

- 47.1%

+ 25.8%

Change in
New Listings

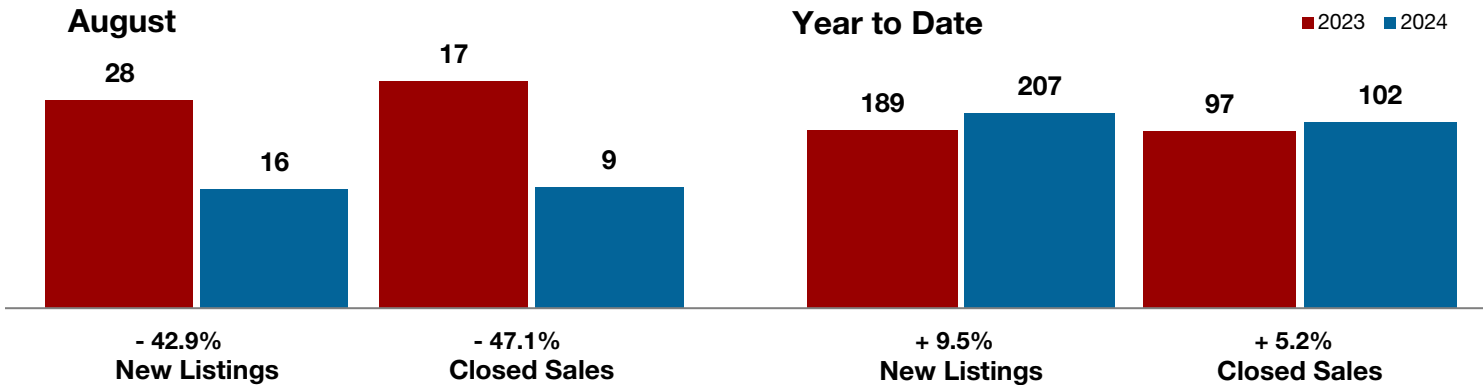
Change in
Closed Sales

Change in
Median Sales Price

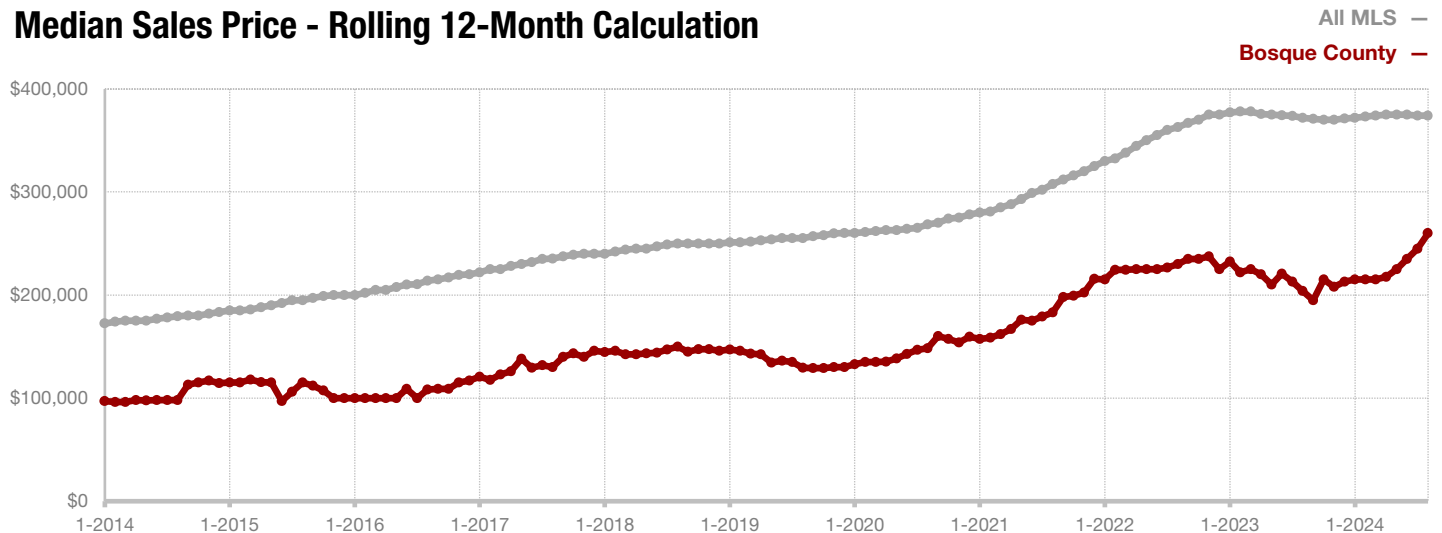
Bosque County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	28	16	- 42.9%	189	207	+ 9.5%
Pending Sales	20	8	- 60.0%	115	102	- 11.3%
Closed Sales	17	9	- 47.1%	97	102	+ 5.2%
Average Sales Price*	\$256,324	\$257,931	+ 0.6%	\$267,000	\$429,709	+ 60.9%
Median Sales Price*	\$155,000	\$195,000	+ 25.8%	\$198,000	\$260,000	+ 31.3%
Percent of Original List Price Received*	88.2%	92.7%	+ 5.1%	89.8%	90.1%	+ 0.3%
Days on Market Until Sale	57	35	- 38.6%	71	81	+ 14.1%
Inventory of Homes for Sale	83	117	+ 41.0%	--	--	--
Months Supply of Inventory	6.6	10.2	+ 54.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



- 28.8%

- 26.3%

+ 0.5%

Change in
New Listings

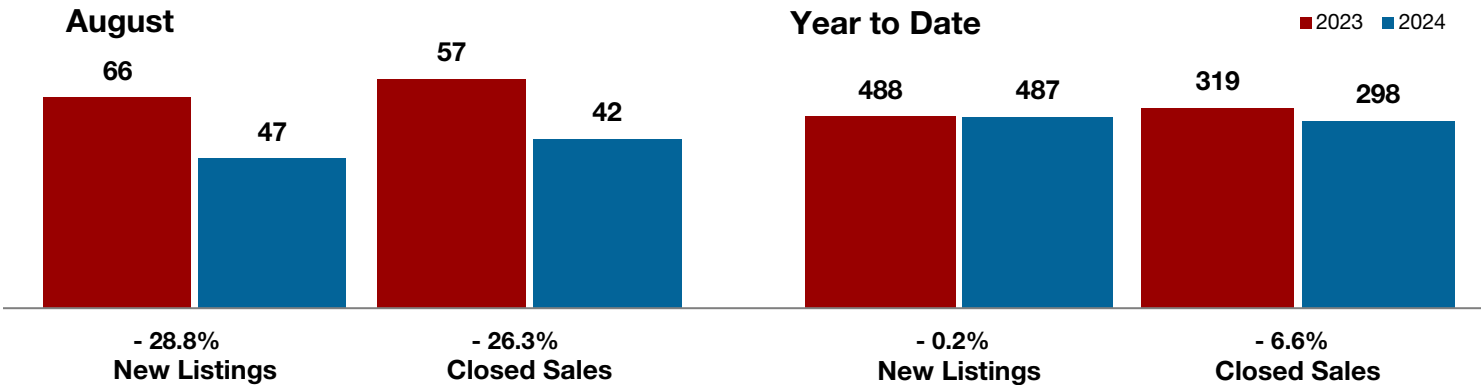
Change in
Closed Sales

Change in
Median Sales Price

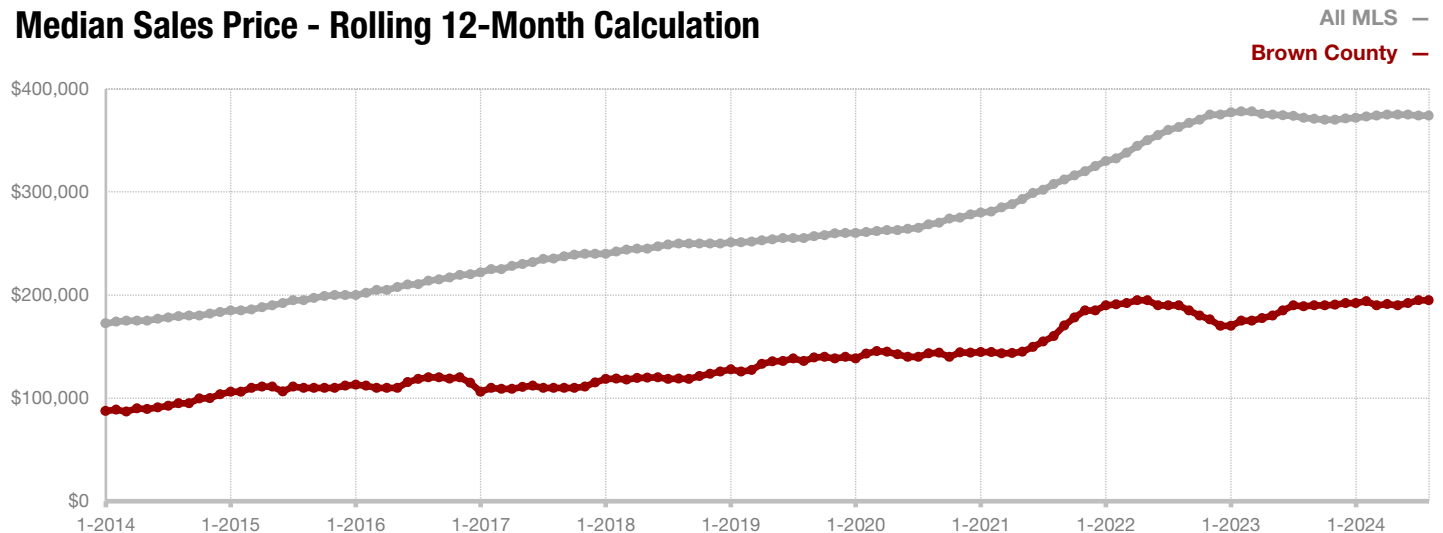
Brown County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	66	47	- 28.8%	488	487	- 0.2%
Pending Sales	52	33	- 36.5%	350	291	- 16.9%
Closed Sales	57	42	- 26.3%	319	298	- 6.6%
Average Sales Price*	\$241,305	\$235,846	- 2.3%	\$253,748	\$275,241	+ 8.5%
Median Sales Price*	\$194,000	\$195,000	+ 0.5%	\$199,800	\$205,000	+ 2.6%
Percent of Original List Price Received*	92.3%	91.6%	- 0.8%	92.0%	91.9%	- 0.1%
Days on Market Until Sale	53	55	+ 3.8%	65	69	+ 6.2%
Inventory of Homes for Sale	205	205	0.0%	--	--	--
Months Supply of Inventory	5.1	6.0	+ 17.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



+ 27.3%

0.0%

- 30.0%

Change in
New Listings

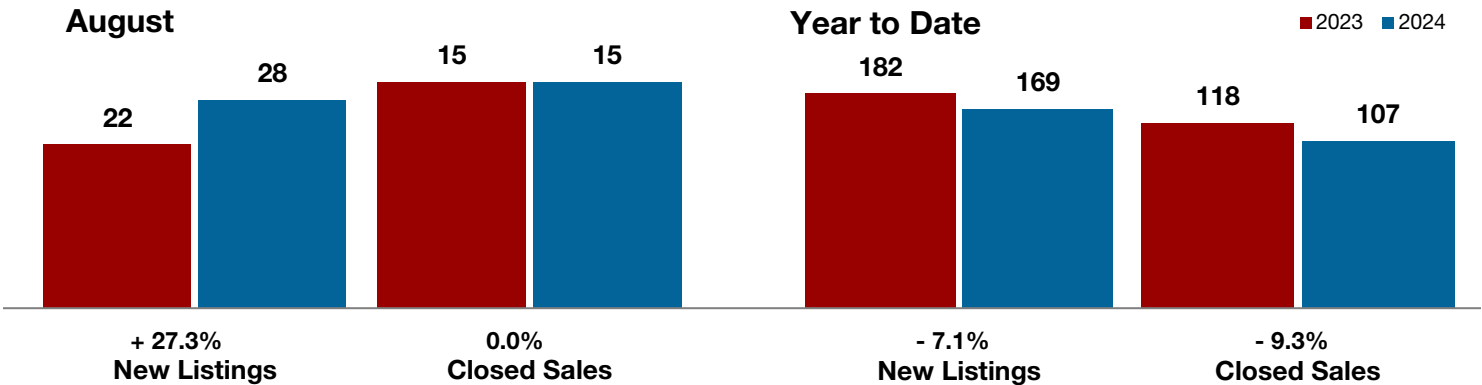
Change in
Closed Sales

Change in
Median Sales Price

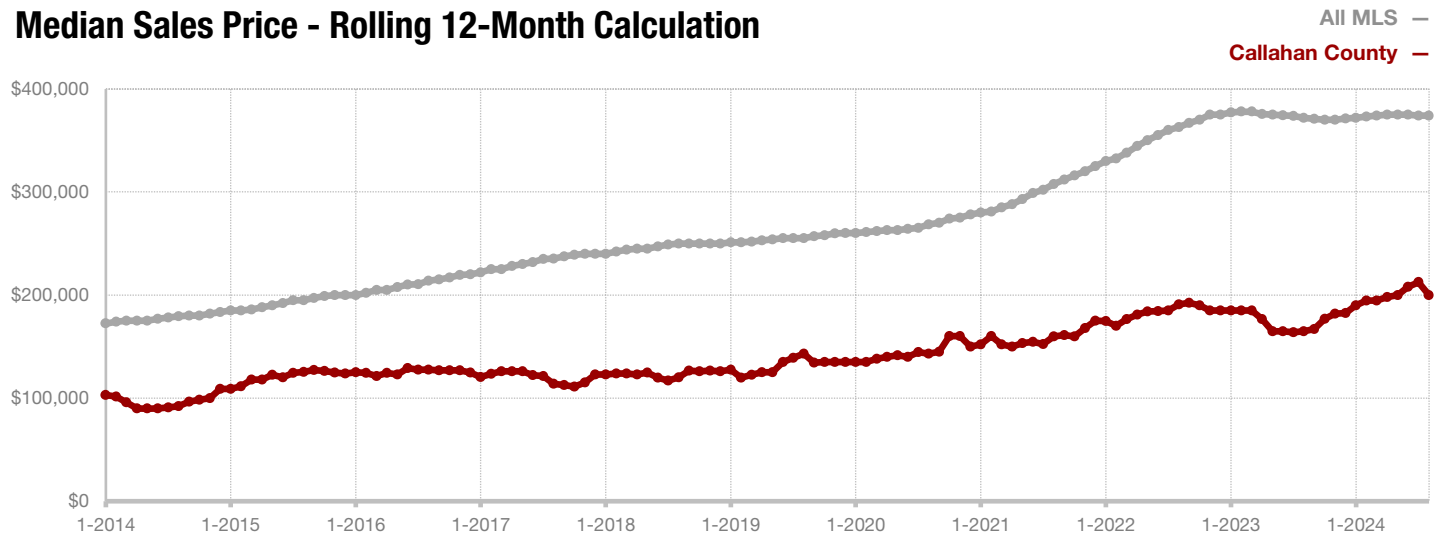
Callahan County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	22	28	+ 27.3%	182	169	- 7.1%
Pending Sales	21	15	- 28.6%	130	109	- 16.2%
Closed Sales	15	15	0.0%	118	107	- 9.3%
Average Sales Price*	\$197,393	\$181,327	- 8.1%	\$207,533	\$284,854	+ 37.3%
Median Sales Price*	\$199,900	\$140,000	- 30.0%	\$177,000	\$199,900	+ 12.9%
Percent of Original List Price Received*	98.2%	94.9%	- 3.4%	91.6%	92.5%	+ 1.0%
Days on Market Until Sale	40	55	+ 37.5%	47	67	+ 42.6%
Inventory of Homes for Sale	55	74	+ 34.5%	--	--	--
Months Supply of Inventory	3.7	6.1	+ 64.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



0.0%

+ 200.0%

- 33.8%

Change in
New Listings

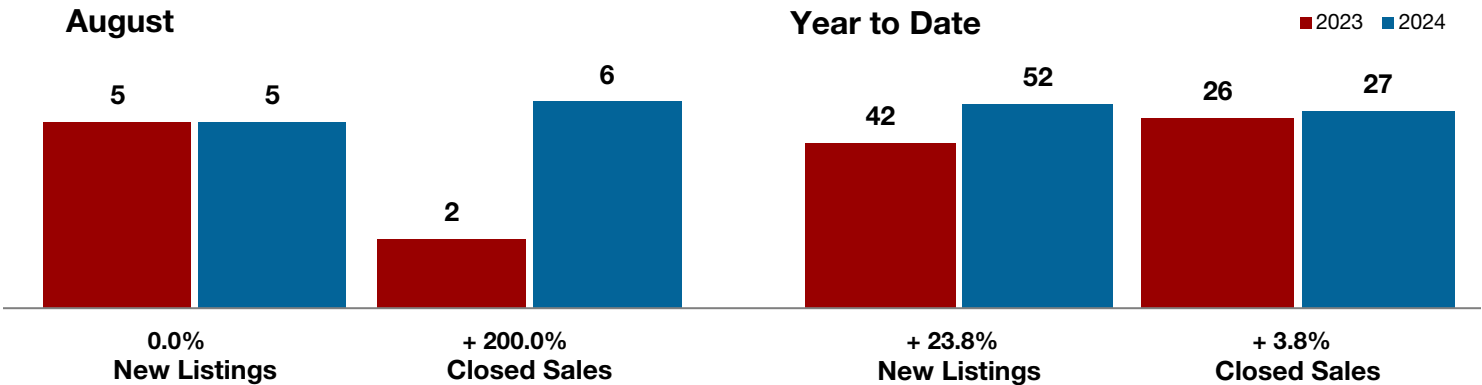
Change in
Closed Sales

Change in
Median Sales Price

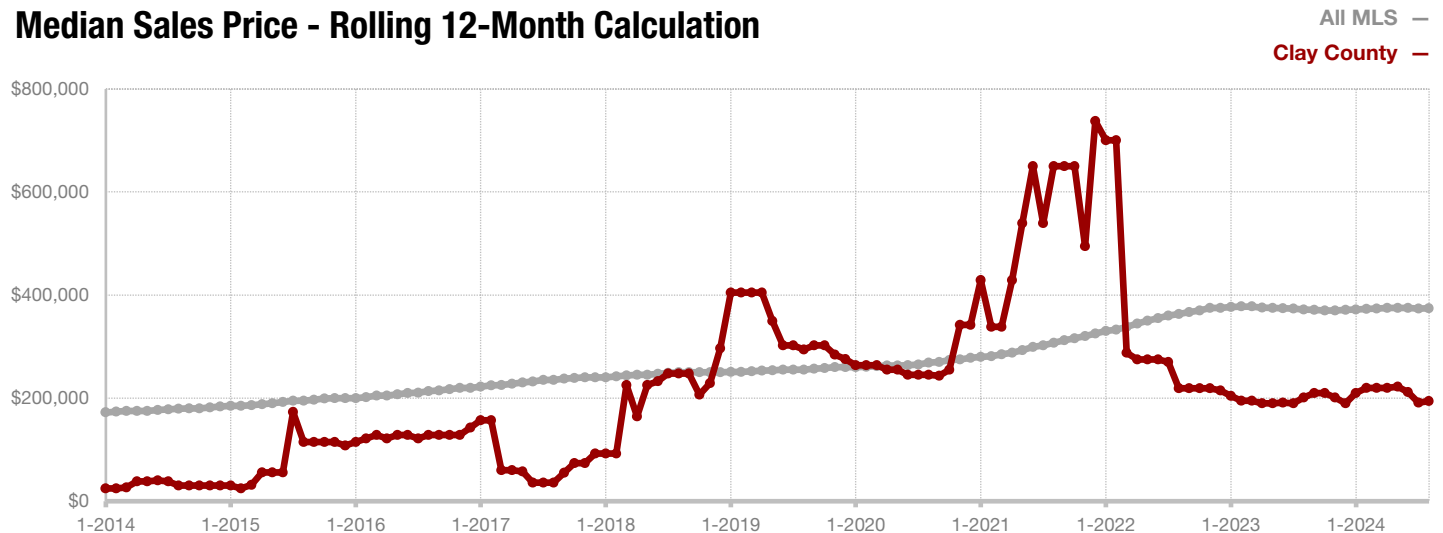
Clay County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	5	0.0%	42	52	+ 23.8%
Pending Sales	2	3	+ 50.0%	24	27	+ 12.5%
Closed Sales	2	6	+ 200.0%	26	27	+ 3.8%
Average Sales Price*	\$427,000	\$436,583	+ 2.2%	\$259,469	\$296,851	+ 14.4%
Median Sales Price*	\$427,000	\$282,500	- 33.8%	\$189,750	\$194,500	+ 2.5%
Percent of Original List Price Received*	95.0%	95.0%	0.0%	92.7%	89.6%	- 3.3%
Days on Market Until Sale	61	65	+ 6.6%	62	98	+ 58.1%
Inventory of Homes for Sale	26	28	+ 7.7%	--	--	--
Months Supply of Inventory	8.7	7.8	- 10.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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- 18.8%

+ 28.6%

+ 93.5%

Change in
New Listings

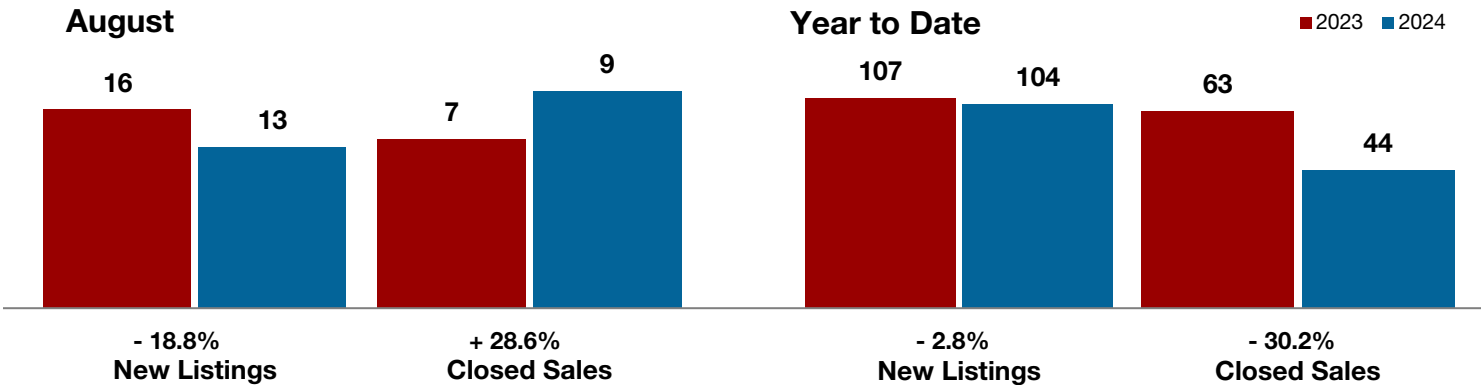
Change in
Closed Sales

Change in
Median Sales Price

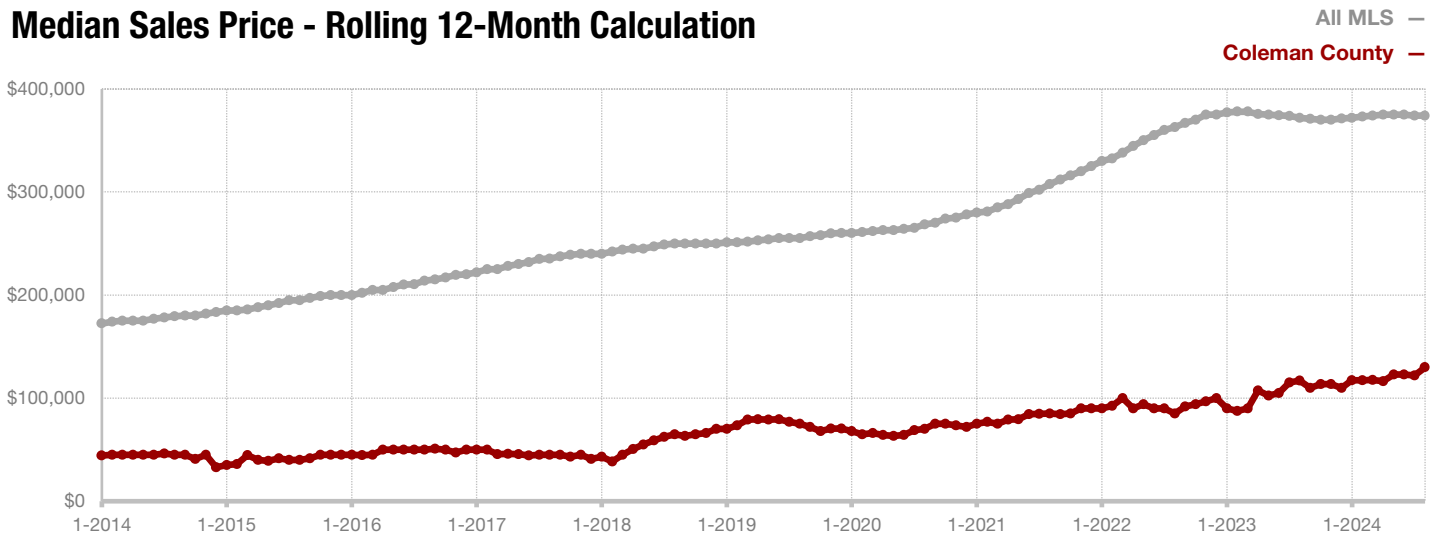
Coleman County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	16	13	- 18.8%	107	104	- 2.8%
Pending Sales	5	12	+ 140.0%	60	58	- 3.3%
Closed Sales	7	9	+ 28.6%	63	44	- 30.2%
Average Sales Price*	\$125,286	\$210,256	+ 67.8%	\$139,561	\$176,580	+ 26.5%
Median Sales Price*	\$77,500	\$150,000	+ 93.5%	\$105,000	\$129,450	+ 23.3%
Percent of Original List Price Received*	81.7%	89.8%	+ 9.9%	84.0%	87.1%	+ 3.7%
Days on Market Until Sale	59	64	+ 8.5%	80	79	- 1.3%
Inventory of Homes for Sale	56	53	- 5.4%	--	--	--
Months Supply of Inventory	7.7	8.7	+ 13.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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+ 11.7%

- 1.3%

- 2.9%

Change in
New Listings

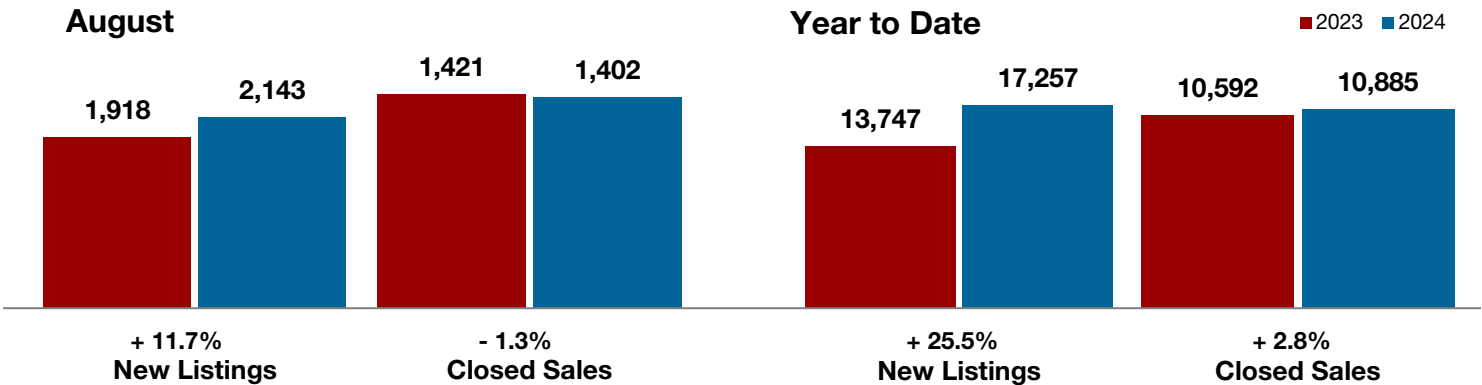
Change in
Closed Sales

Change in
Median Sales Price

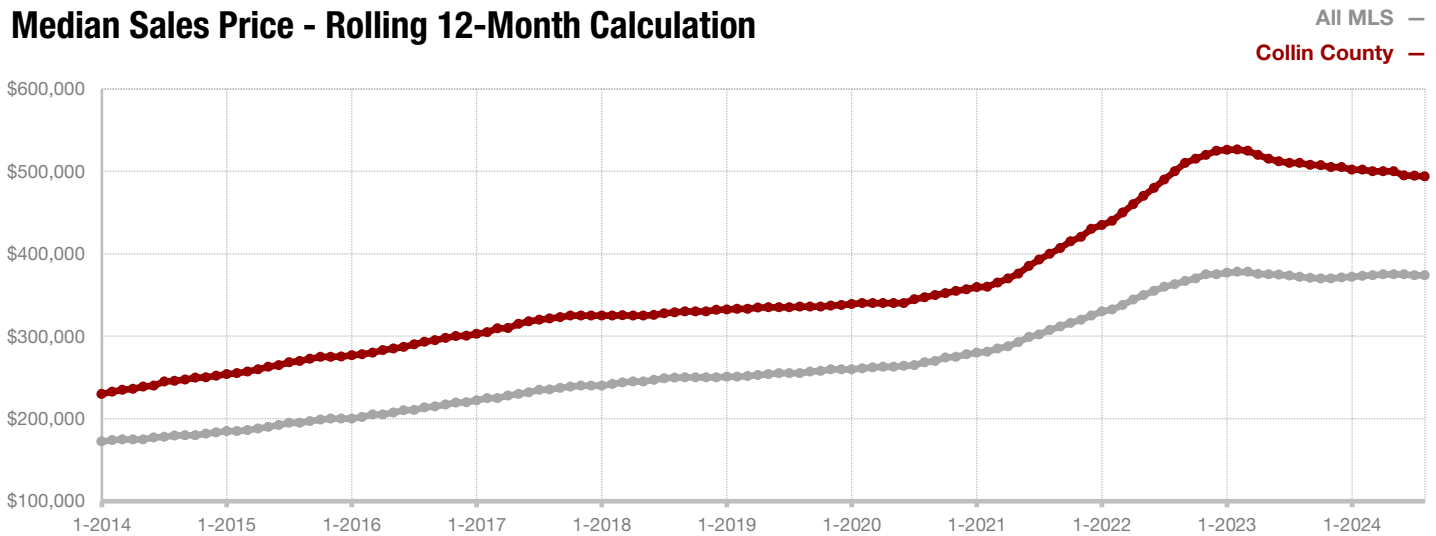
Collin County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,918	2,143	+ 11.7%	13,747	17,257	+ 25.5%
Pending Sales	1,284	1,227	- 4.4%	11,023	11,213	+ 1.7%
Closed Sales	1,421	1,402	- 1.3%	10,592	10,885	+ 2.8%
Average Sales Price*	\$592,933	\$579,810	- 2.2%	\$583,791	\$570,298	- 2.3%
Median Sales Price*	\$515,000	\$500,000	- 2.9%	\$514,900	\$495,000	- 3.9%
Percent of Original List Price Received*	97.1%	95.3%	- 1.9%	96.9%	96.6%	- 0.3%
Days on Market Until Sale	34	49	+ 44.1%	43	43	0.0%
Inventory of Homes for Sale	3,281	5,021	+ 53.0%	--	--	--
Months Supply of Inventory	2.6	3.9	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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- 18.9%

+ 50.0%

+ 29.4%

Change in
New Listings

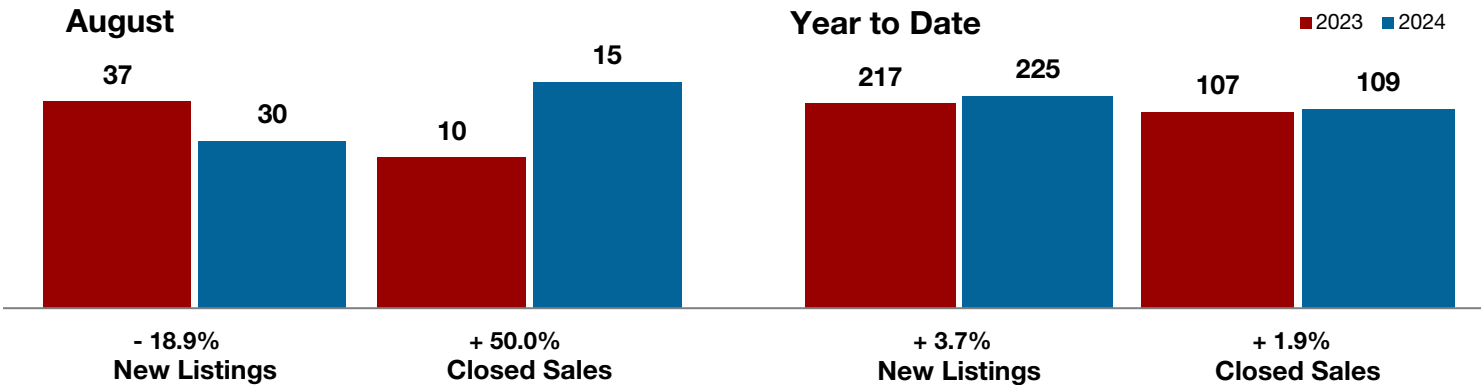
Change in
Closed Sales

Change in
Median Sales Price

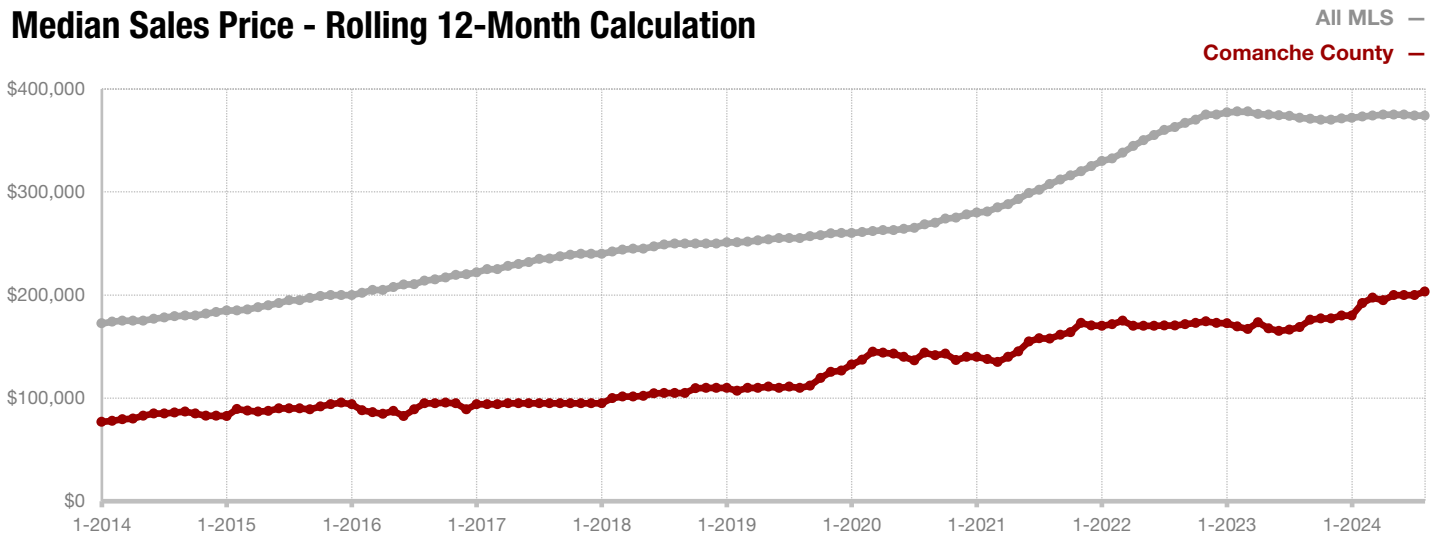
Comanche County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	37	30	- 18.9%	217	225	+ 3.7%
Pending Sales	15	11	- 26.7%	116	117	+ 0.9%
Closed Sales	10	15	+ 50.0%	107	109	+ 1.9%
Average Sales Price*	\$218,100	\$362,599	+ 66.3%	\$214,199	\$303,669	+ 41.8%
Median Sales Price*	\$212,500	\$275,000	+ 29.4%	\$167,500	\$200,500	+ 19.7%
Percent of Original List Price Received*	87.3%	86.7%	- 0.7%	89.8%	88.8%	- 1.1%
Days on Market Until Sale	73	113	+ 54.8%	83	99	+ 19.3%
Inventory of Homes for Sale	121	122	+ 0.8%	--	--	--
Months Supply of Inventory	9.4	9.2	- 2.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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- 23.7%

- 32.7%

+ 6.1%

Change in
New Listings

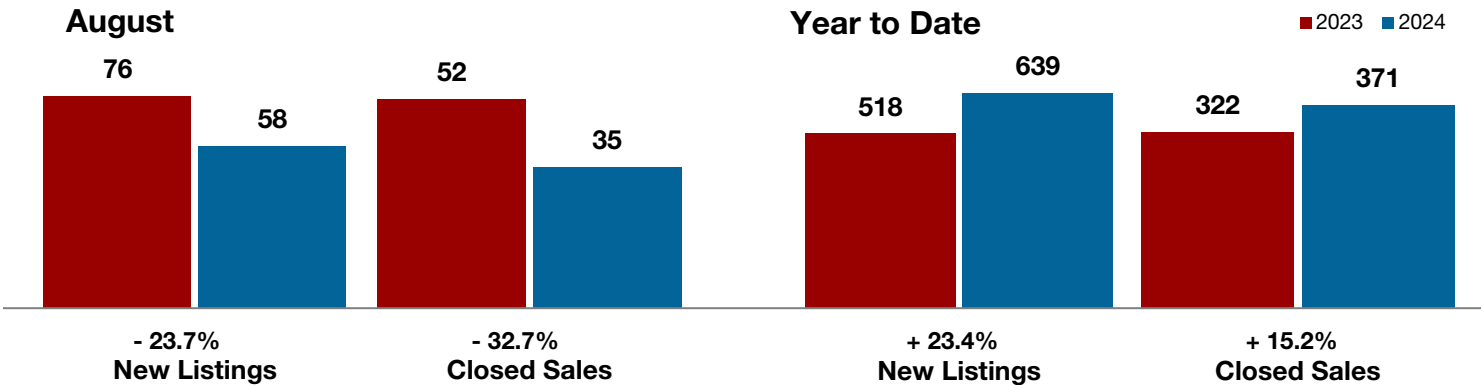
Change in
Closed Sales

Change in
Median Sales Price

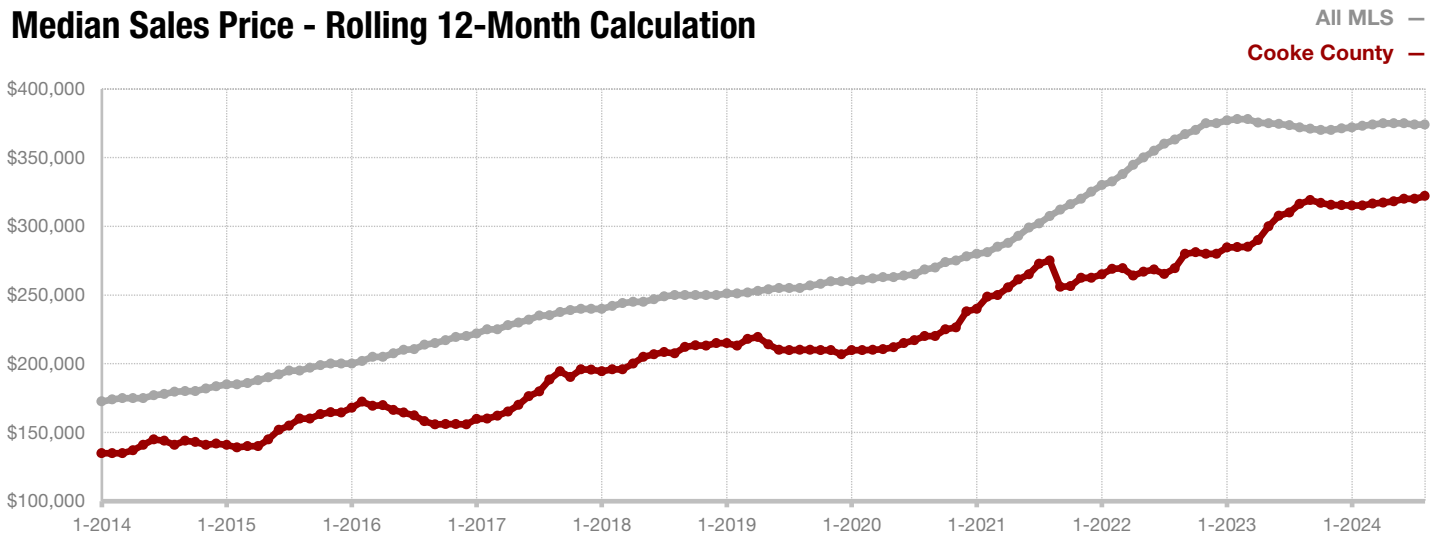
Cooke County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	76	58	- 23.7%	518	639	+ 23.4%
Pending Sales	52	40	- 23.1%	346	383	+ 10.7%
Closed Sales	52	35	- 32.7%	322	371	+ 15.2%
Average Sales Price*	\$403,714	\$549,779	+ 36.2%	\$400,949	\$443,850	+ 10.7%
Median Sales Price*	\$345,000	\$365,990	+ 6.1%	\$325,000	\$337,990	+ 4.0%
Percent of Original List Price Received*	93.9%	91.3%	- 2.8%	94.3%	93.7%	- 0.6%
Days on Market Until Sale	64	68	+ 6.3%	58	70	+ 20.7%
Inventory of Homes for Sale	202	271	+ 34.2%	--	--	--
Months Supply of Inventory	5.3	6.2	+ 17.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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+ 11.8%

- 4.2%

- 1.4%

Change in
New Listings

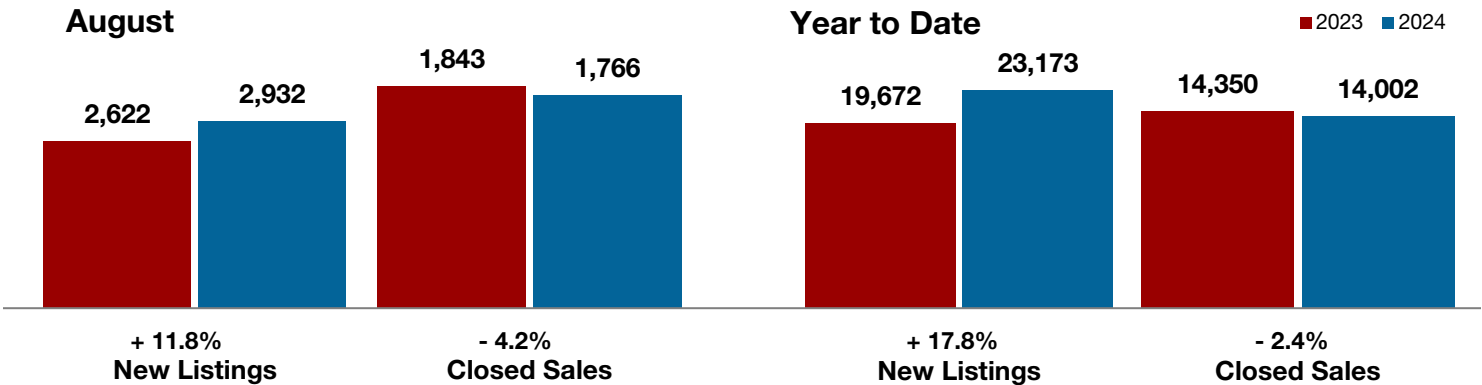
Change in
Closed Sales

Change in
Median Sales Price

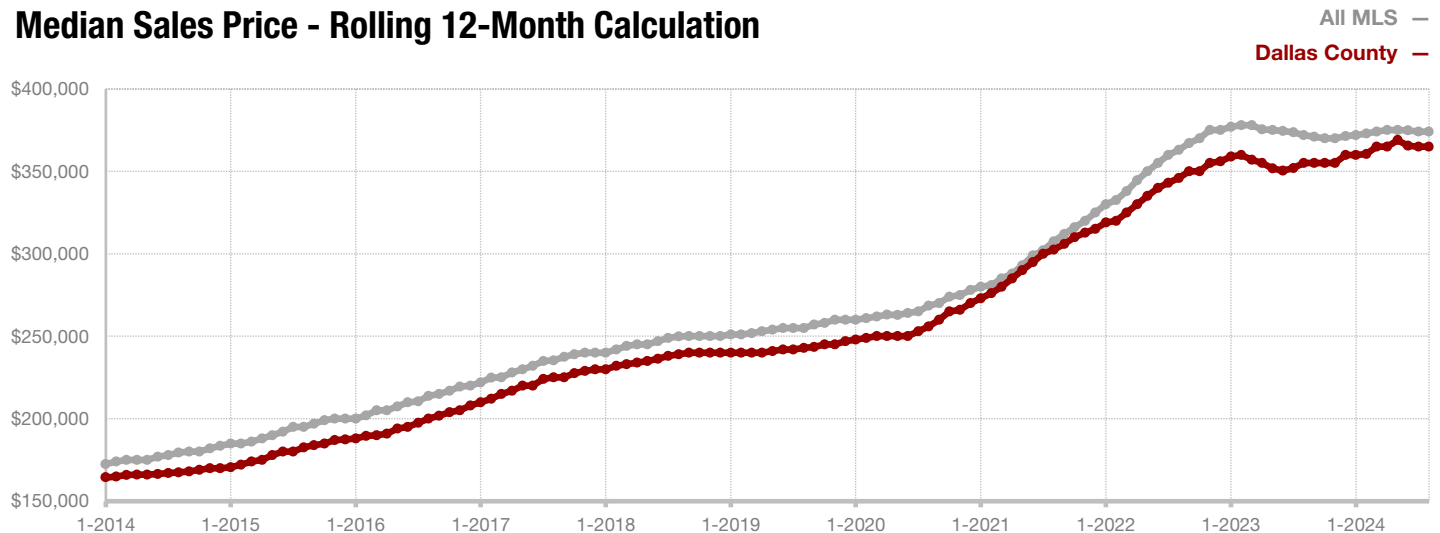
Dallas County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,622	2,932	+ 11.8%	19,672	23,173	+ 17.8%
Pending Sales	1,667	1,645	- 1.3%	14,845	14,403	- 3.0%
Closed Sales	1,843	1,766	- 4.2%	14,350	14,002	- 2.4%
Average Sales Price*	\$548,452	\$513,721	- 6.3%	\$513,836	\$545,778	+ 6.2%
Median Sales Price*	\$365,000	\$360,000	- 1.4%	\$360,000	\$370,000	+ 2.8%
Percent of Original List Price Received*	96.9%	95.2%	- 1.8%	97.0%	96.0%	- 1.0%
Days on Market Until Sale	28	41	+ 46.4%	35	40	+ 14.3%
Inventory of Homes for Sale	4,710	6,603	+ 40.2%	--	--	--
Months Supply of Inventory	2.7	4.0	+ 48.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



- 42.9%

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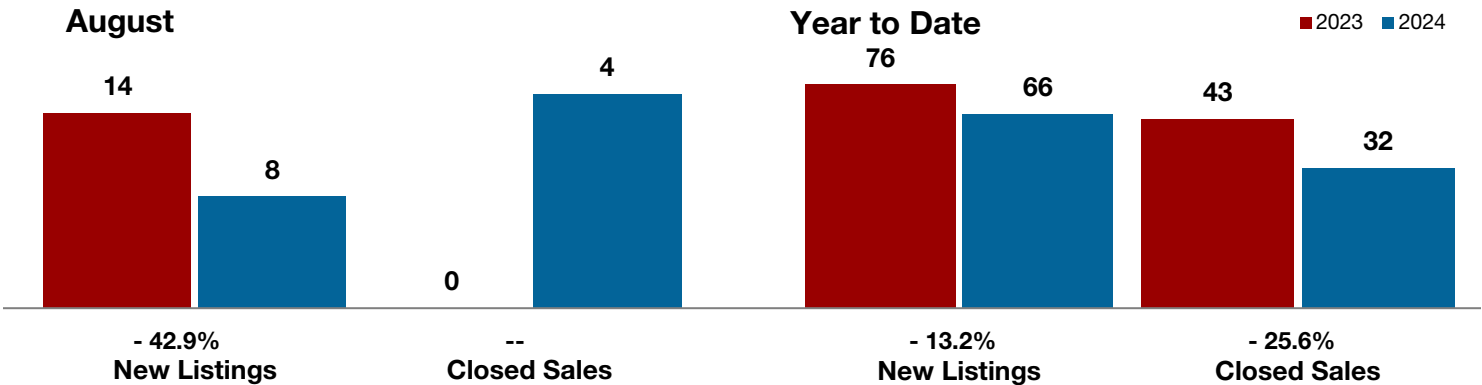
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Delta County

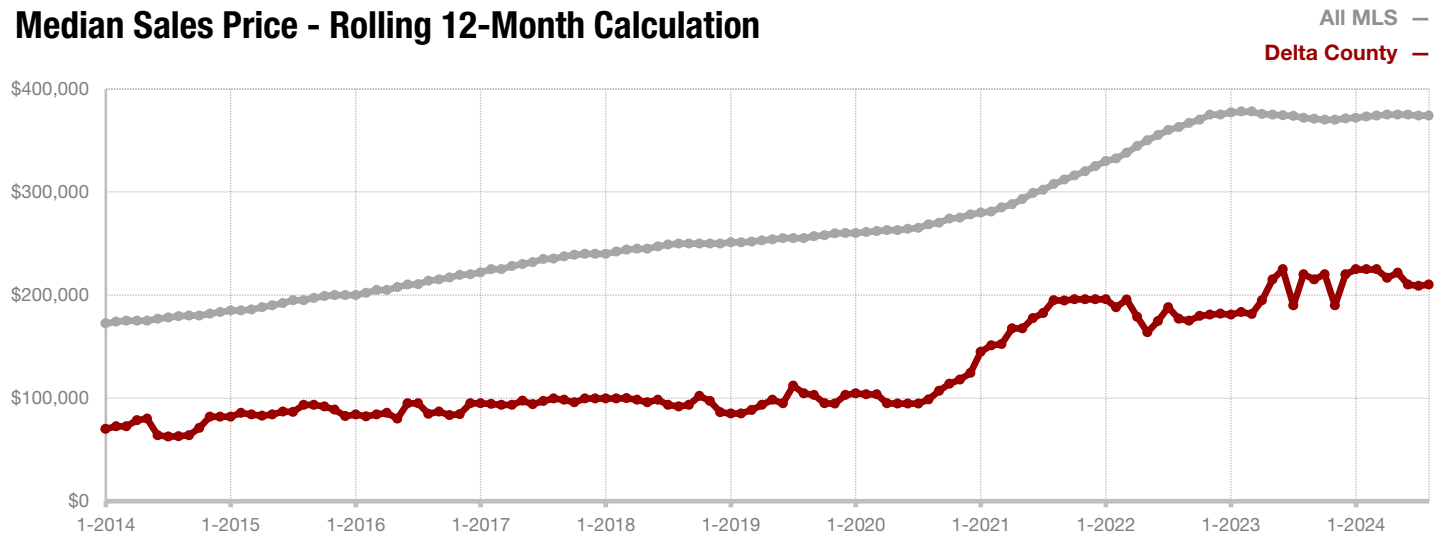
Change in New Listings	Change in Closed Sales	Change in Median Sales Price
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	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	8	- 42.9%	76	66	- 13.2%
Pending Sales	5	1	- 80.0%	45	33	- 26.7%
Closed Sales	0	4	--	43	32	- 25.6%
Average Sales Price*	--	\$346,750	--	\$261,807	\$250,847	- 4.2%
Median Sales Price*	--	\$262,000	--	\$215,000	\$209,500	- 2.6%
Percent of Original List Price Received*	--	97.1%	--	93.9%	91.2%	- 2.9%
Days on Market Until Sale	--	27	--	45	69	+ 53.3%
Inventory of Homes for Sale	36	33	- 8.3%	--	--	--
Months Supply of Inventory	6.4	7.8	+ 21.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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+ 7.8%

- 9.7%

+ 5.3%

Change in
New Listings

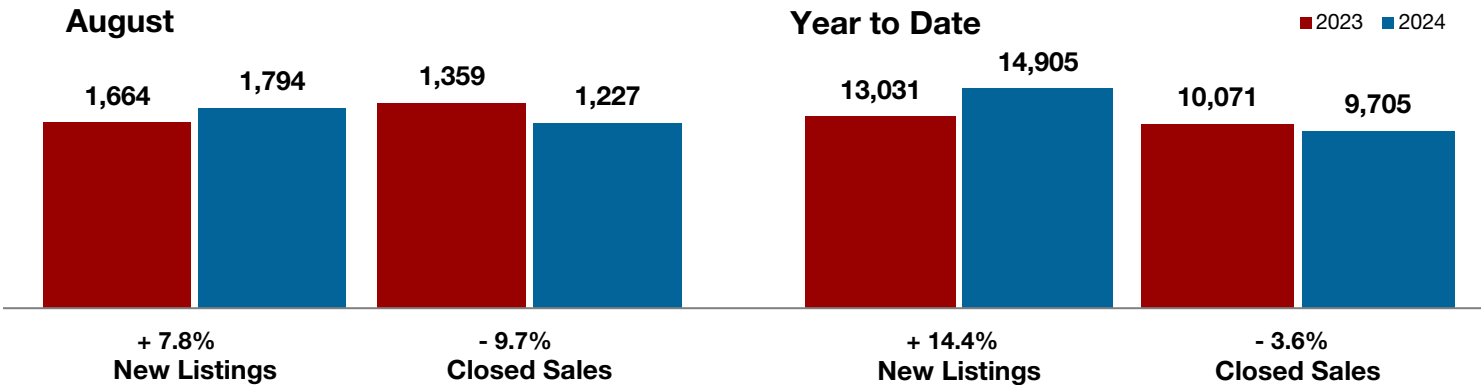
Change in
Closed Sales

Change in
Median Sales Price

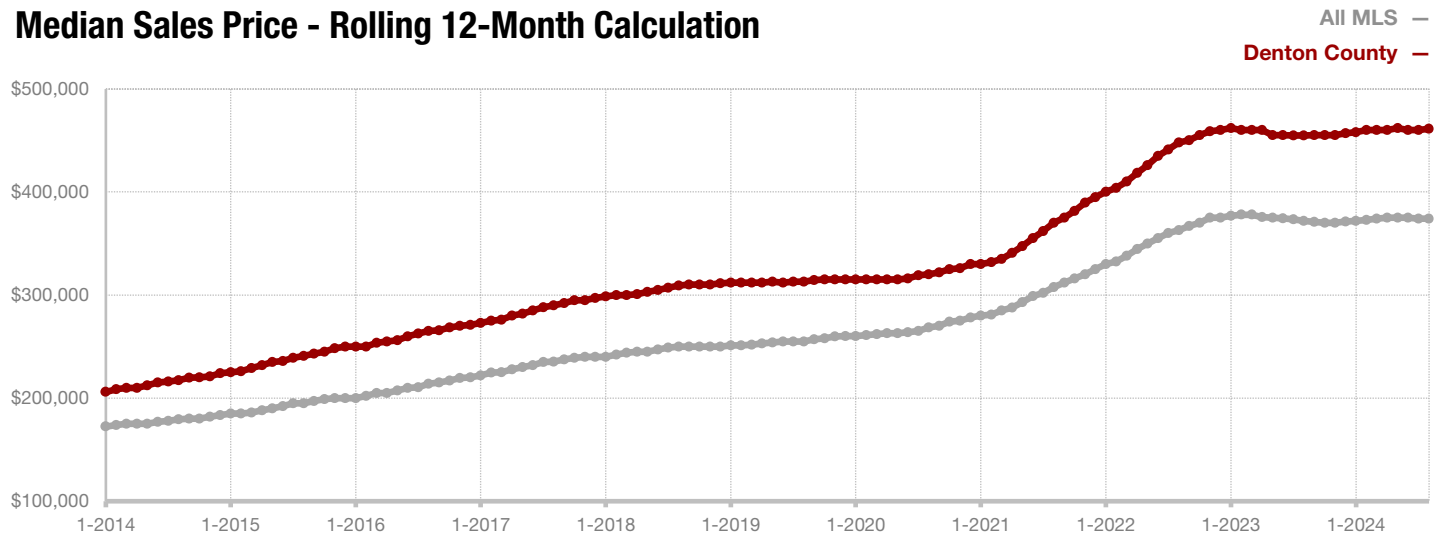
Denton County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,664	1,794	+ 7.8%	13,031	14,905	+ 14.4%
Pending Sales	1,248	1,009	- 19.2%	10,518	10,036	- 4.6%
Closed Sales	1,359	1,227	- 9.7%	10,071	9,705	- 3.6%
Average Sales Price*	\$554,287	\$585,930	+ 5.7%	\$545,597	\$564,396	+ 3.4%
Median Sales Price*	\$460,000	\$484,183	+ 5.3%	\$458,000	\$465,000	+ 1.5%
Percent of Original List Price Received*	96.8%	95.8%	- 1.0%	96.5%	96.7%	+ 0.2%
Days on Market Until Sale	39	44	+ 12.8%	47	44	- 6.4%
Inventory of Homes for Sale	3,163	4,287	+ 35.5%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 42.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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+ 52.2%

- 27.8%

- 21.5%

Change in
New Listings

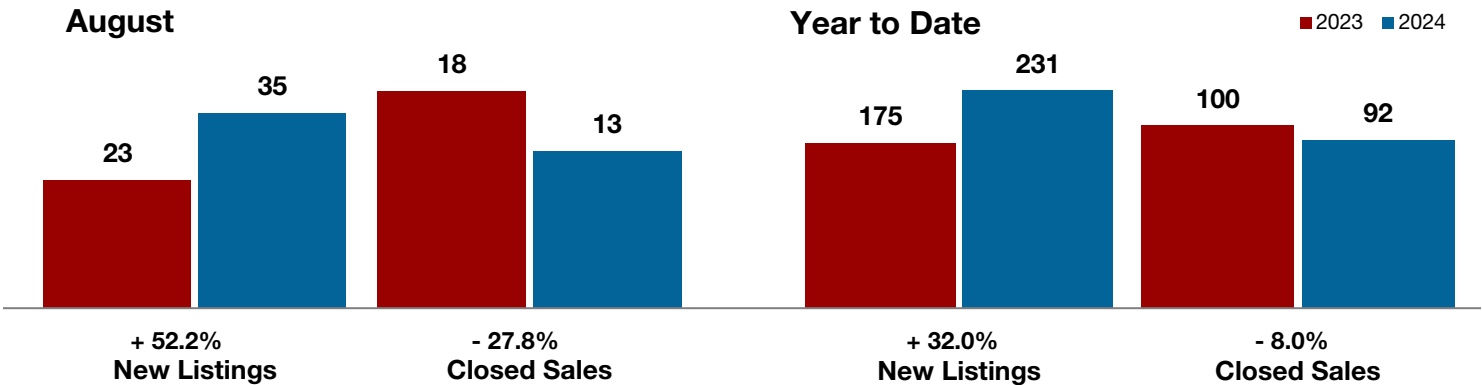
Change in
Closed Sales

Change in
Median Sales Price

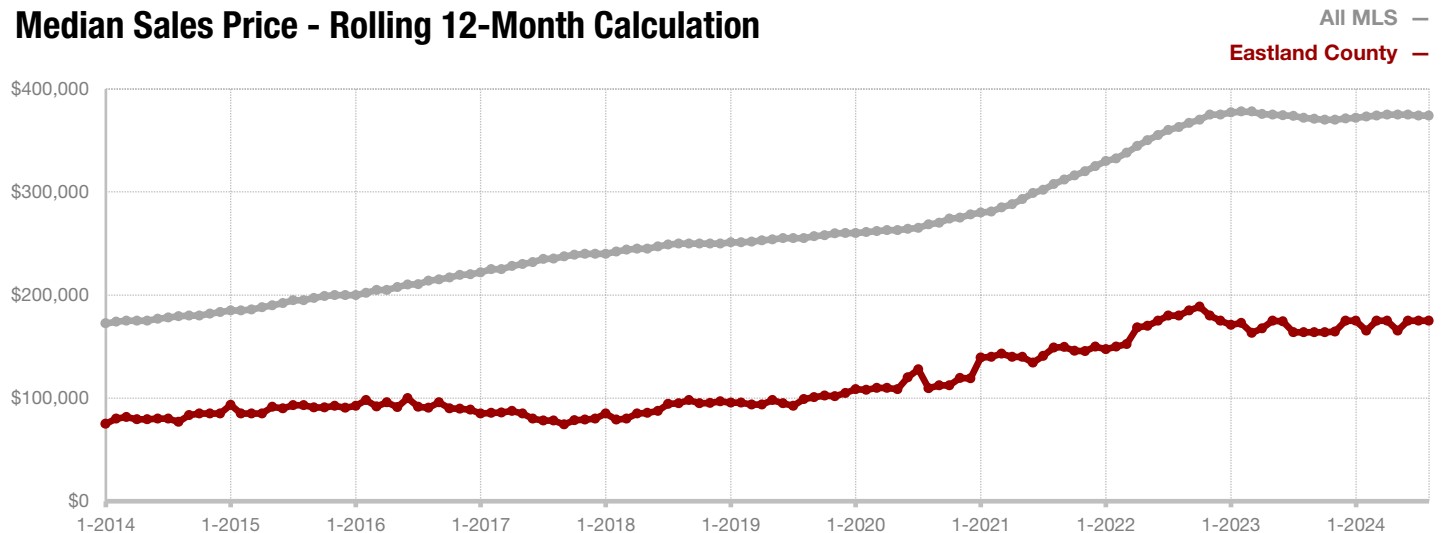
Eastland County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	23	35	+ 52.2%	175	231	+ 32.0%
Pending Sales	8	14	+ 75.0%	104	109	+ 4.8%
Closed Sales	18	13	- 27.8%	100	92	- 8.0%
Average Sales Price*	\$206,319	\$290,979	+ 41.0%	\$245,005	\$329,155	+ 34.3%
Median Sales Price*	\$160,500	\$126,000	- 21.5%	\$184,000	\$180,000	- 2.2%
Percent of Original List Price Received*	89.4%	82.1%	- 8.2%	90.1%	89.4%	- 0.8%
Days on Market Until Sale	59	88	+ 49.2%	76	91	+ 19.7%
Inventory of Homes for Sale	91	137	+ 50.5%	--	--	--
Months Supply of Inventory	7.4	11.4	+ 54.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



+ 11.6%

+ 2.3%

+ 6.6%

Change in
New Listings

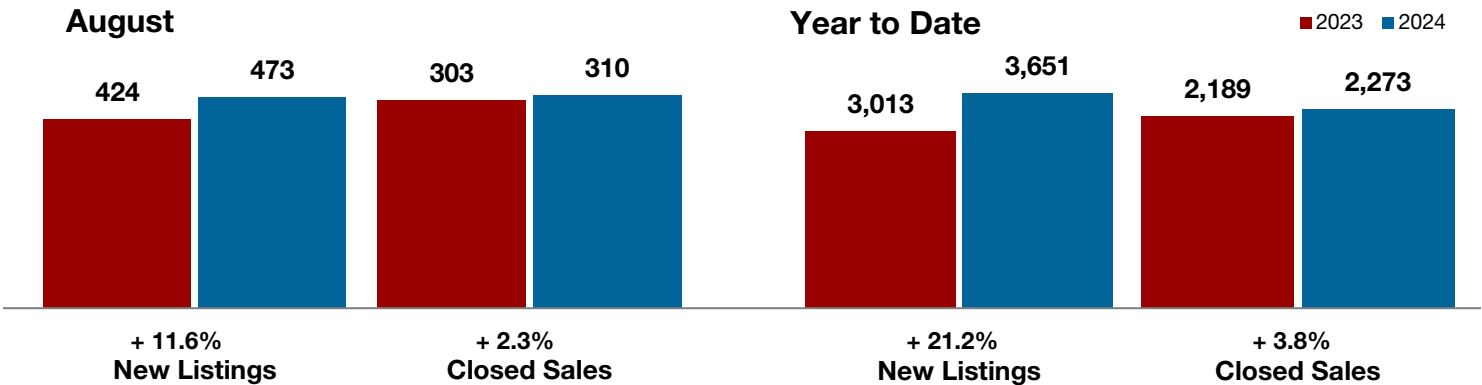
Change in
Closed Sales

Change in
Median Sales Price

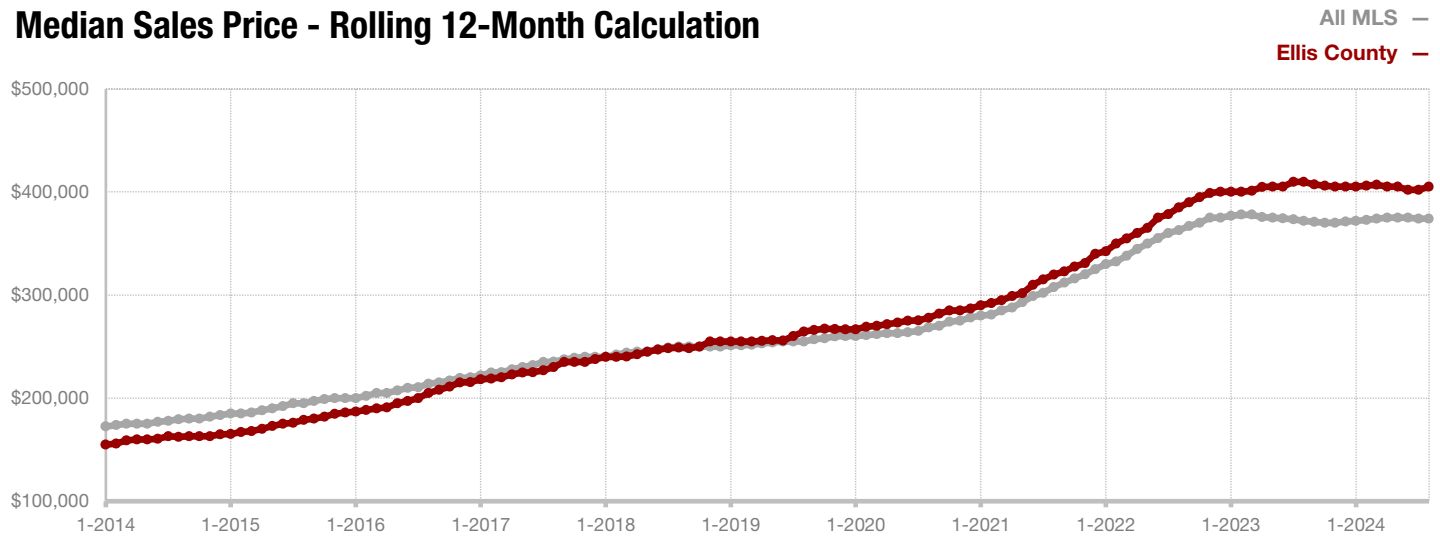
Ellis County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	424	473	+ 11.6%	3,013	3,651	+ 21.2%
Pending Sales	258	310	+ 20.2%	2,316	2,398	+ 3.5%
Closed Sales	303	310	+ 2.3%	2,189	2,273	+ 3.8%
Average Sales Price*	\$424,471	\$500,841	+ 18.0%	\$425,821	\$440,520	+ 3.5%
Median Sales Price*	\$403,450	\$429,900	+ 6.6%	\$406,485	\$409,000	+ 0.6%
Percent of Original List Price Received*	96.3%	95.6%	- 0.7%	95.5%	95.4%	- 0.1%
Days on Market Until Sale	53	75	+ 41.5%	66	71	+ 7.6%
Inventory of Homes for Sale	1,066	1,423	+ 33.5%	--	--	--
Months Supply of Inventory	4.0	5.2	+ 30.0%	--	--	--

* 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 – August 2024

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



+ 15.3%

+ 31.0%

- 8.5%

Change in
New Listings

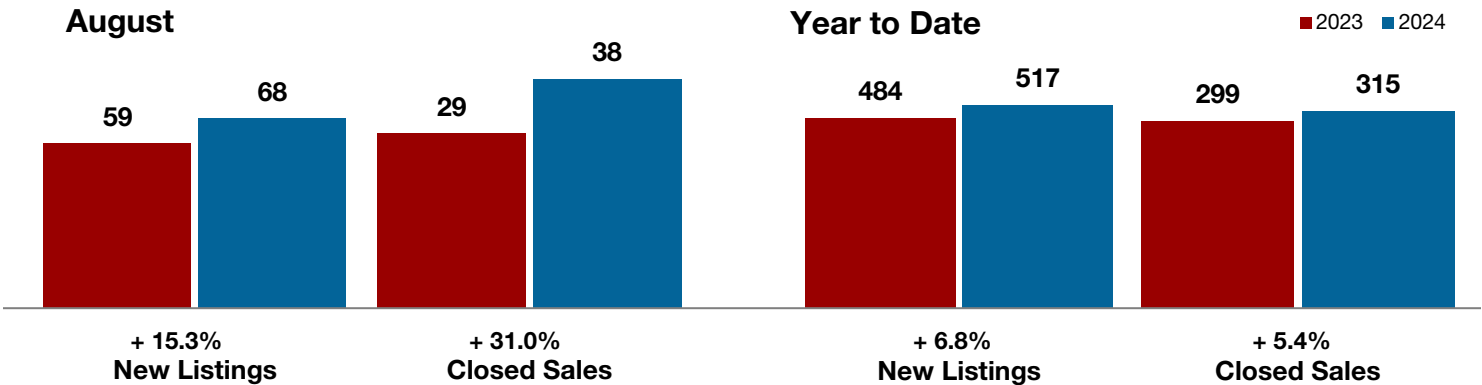
Change in
Closed Sales

Change in
Median Sales Price

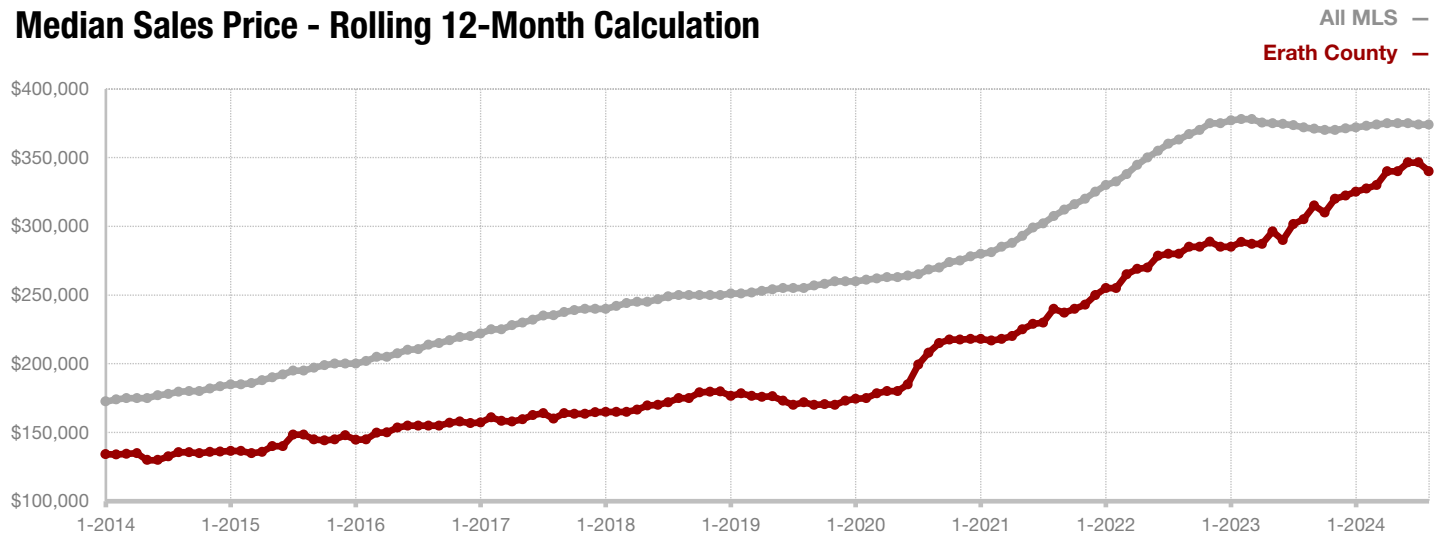
Erath County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	59	68	+ 15.3%	484	517	+ 6.8%
Pending Sales	33	30	- 9.1%	322	319	- 0.9%
Closed Sales	29	38	+ 31.0%	299	315	+ 5.4%
Average Sales Price*	\$424,936	\$377,194	- 11.2%	\$415,759	\$419,181	+ 0.8%
Median Sales Price*	\$325,000	\$297,500	- 8.5%	\$309,000	\$336,000	+ 8.7%
Percent of Original List Price Received*	97.3%	92.1%	- 5.3%	94.7%	93.7%	- 1.1%
Days on Market Until Sale	39	55	+ 41.0%	54	69	+ 27.8%
Inventory of Homes for Sale	184	225	+ 22.3%	--	--	--
Months Supply of Inventory	5.1	6.1	+ 19.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



- 16.5%

+ 29.3%

+ 8.7%

Change in
New Listings

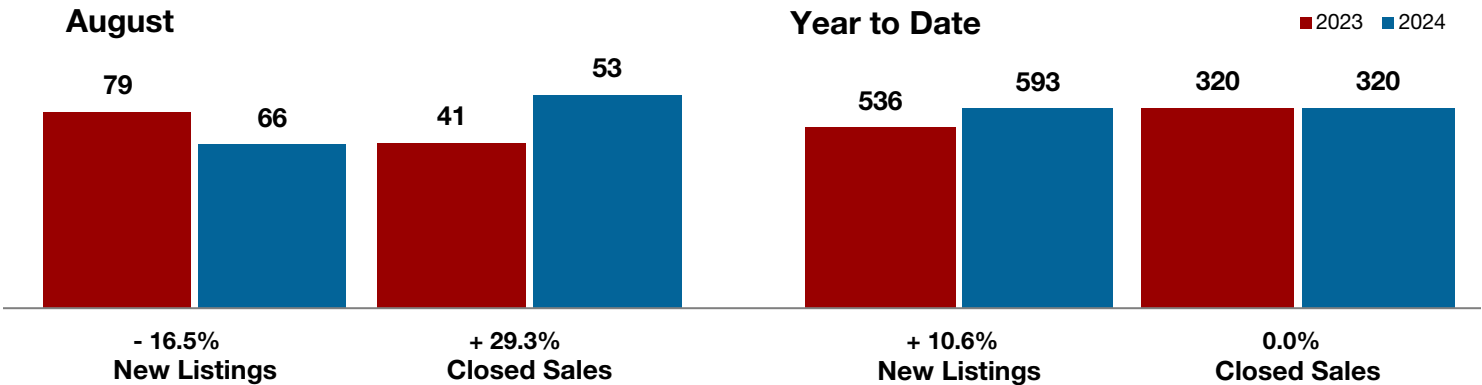
Change in
Closed Sales

Change in
Median Sales Price

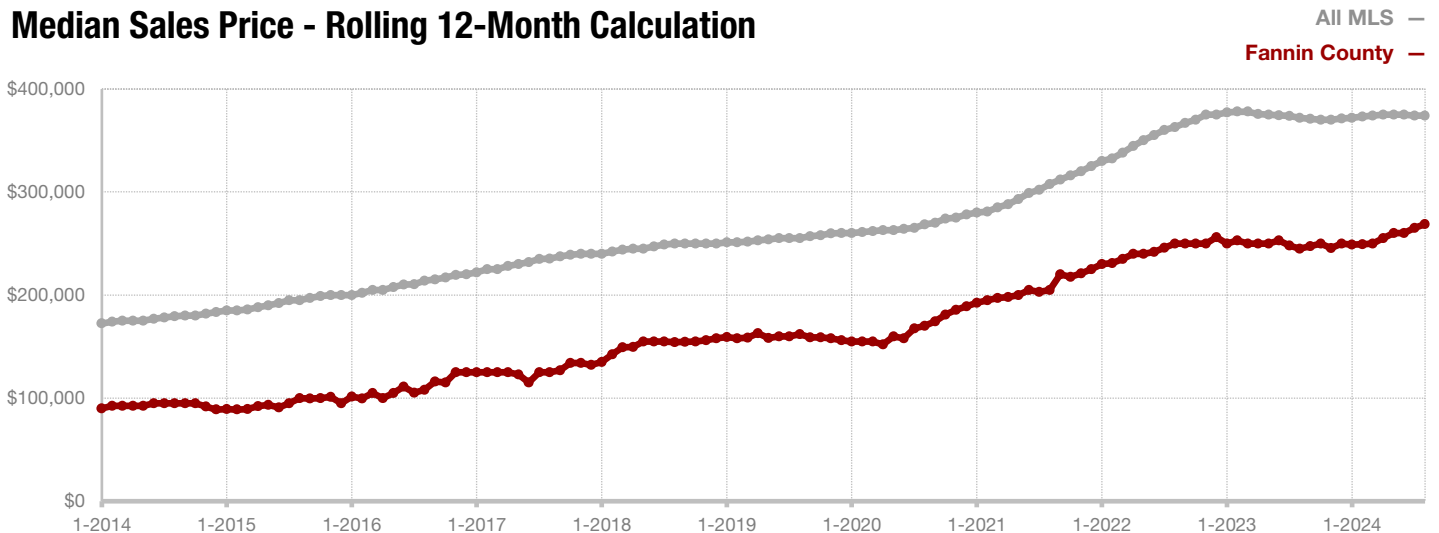
Fannin County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	79	66	- 16.5%	536	593	+ 10.6%
Pending Sales	28	31	+ 10.7%	314	332	+ 5.7%
Closed Sales	41	53	+ 29.3%	320	320	0.0%
Average Sales Price*	\$276,239	\$271,434	- 1.7%	\$297,784	\$315,453	+ 5.9%
Median Sales Price*	\$230,000	\$250,000	+ 8.7%	\$245,250	\$277,000	+ 12.9%
Percent of Original List Price Received*	93.6%	93.5%	- 0.1%	92.3%	92.6%	+ 0.3%
Days on Market Until Sale	57	69	+ 21.1%	70	78	+ 11.4%
Inventory of Homes for Sale	252	275	+ 9.1%	--	--	--
Months Supply of Inventory	6.8	7.2	+ 5.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



- 38.1%

Change in
New Listings

- 33.3%

Change in
Closed Sales

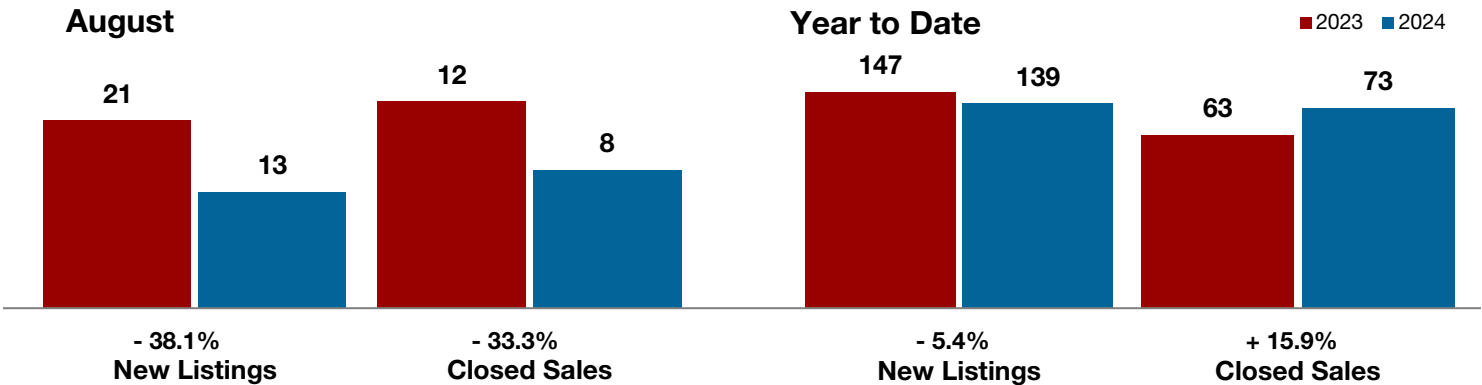
+ 0.4%

Change in
Median Sales Price

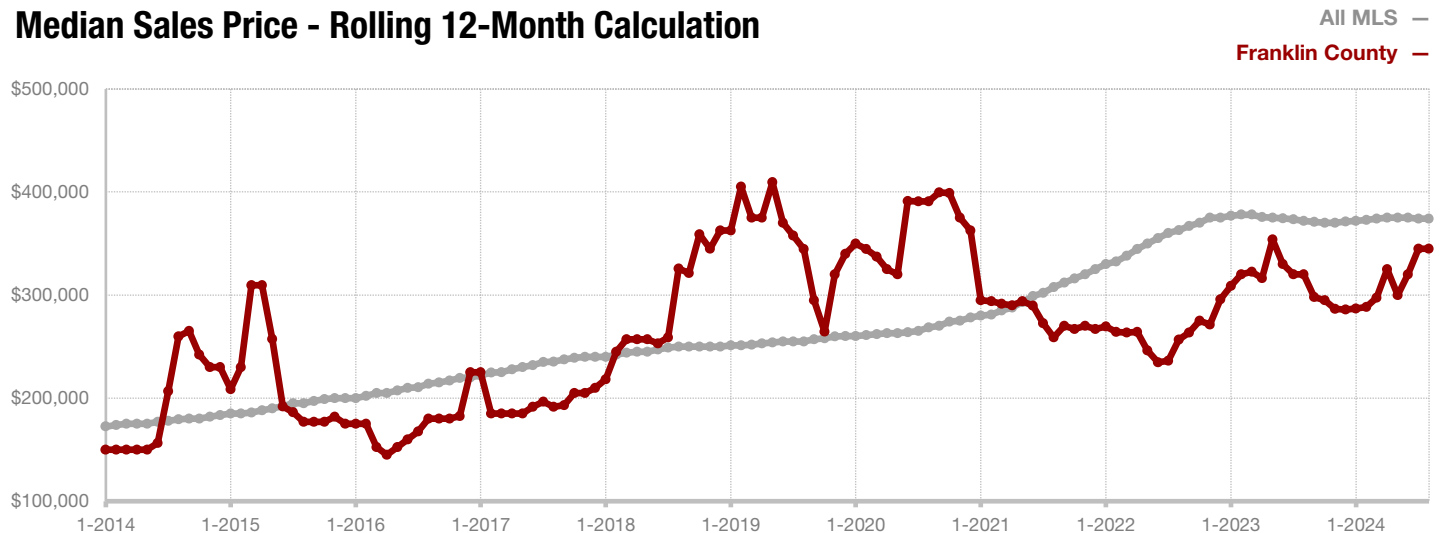
Franklin County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	21	13	- 38.1%	147	139	- 5.4%
Pending Sales	10	4	- 60.0%	68	71	+ 4.4%
Closed Sales	12	8	- 33.3%	63	73	+ 15.9%
Average Sales Price*	\$977,231	\$657,875	- 32.7%	\$577,323	\$708,698	+ 22.8%
Median Sales Price*	\$530,250	\$532,500	+ 0.4%	\$287,000	\$460,000	+ 60.3%
Percent of Original List Price Received*	93.2%	88.5%	- 5.0%	93.8%	92.7%	- 1.2%
Days on Market Until Sale	58	62	+ 6.9%	56	68	+ 21.4%
Inventory of Homes for Sale	60	63	+ 5.0%	--	--	--
Months Supply of Inventory	7.5	7.8	+ 4.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



- 32.1%

+ 21.1%

+ 39.8%

Change in
New Listings

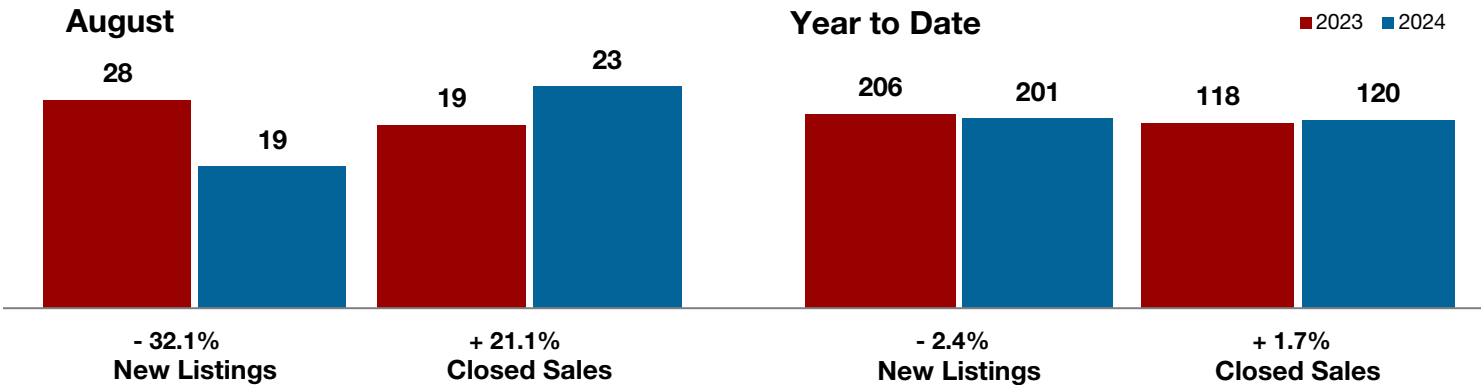
Change in
Closed Sales

Change in
Median Sales Price

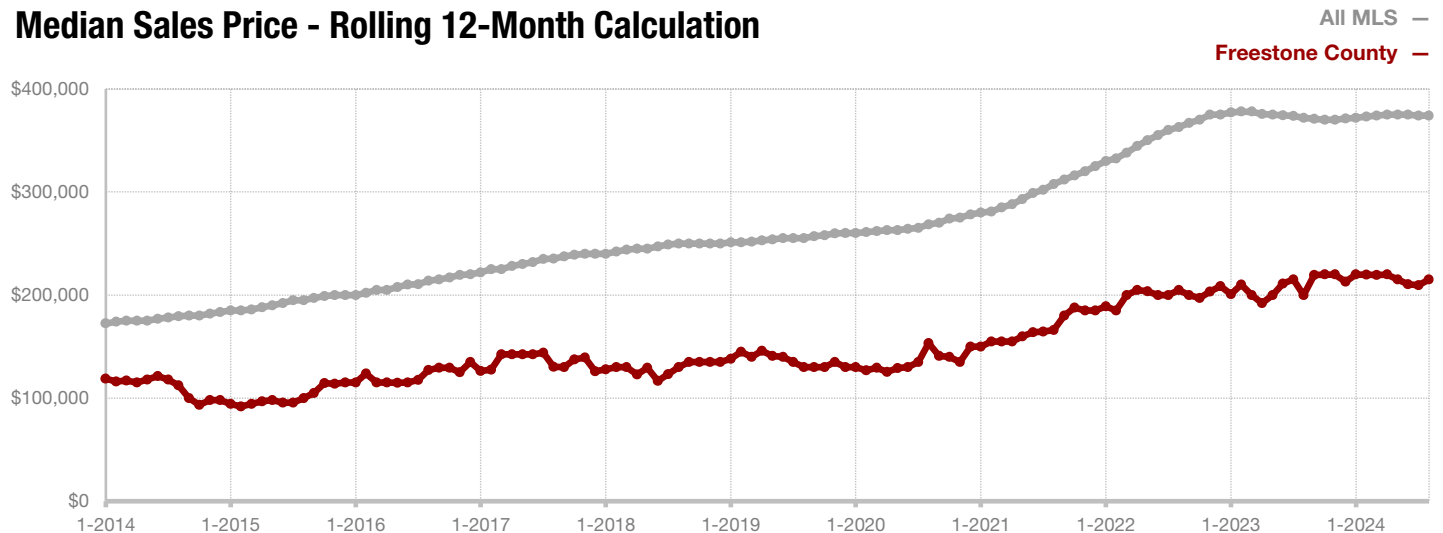
Freestone County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	28	19	- 32.1%	206	201	- 2.4%
Pending Sales	13	12	- 7.7%	123	124	+ 0.8%
Closed Sales	19	23	+ 21.1%	118	120	+ 1.7%
Average Sales Price*	\$204,047	\$461,958	+ 126.4%	\$265,756	\$320,425	+ 20.6%
Median Sales Price*	\$180,000	\$251,700	+ 39.8%	\$217,250	\$217,500	+ 0.1%
Percent of Original List Price Received*	93.1%	91.9%	- 1.3%	94.0%	91.7%	- 2.4%
Days on Market Until Sale	72	85	+ 18.1%	61	87	+ 42.6%
Inventory of Homes for Sale	91	101	+ 11.0%	--	--	--
Months Supply of Inventory	6.7	7.4	+ 10.4%	--	--	--

* 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 – August 2024

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



+ 25.4%

- 11.0%

+ 9.7%

Change in
New Listings

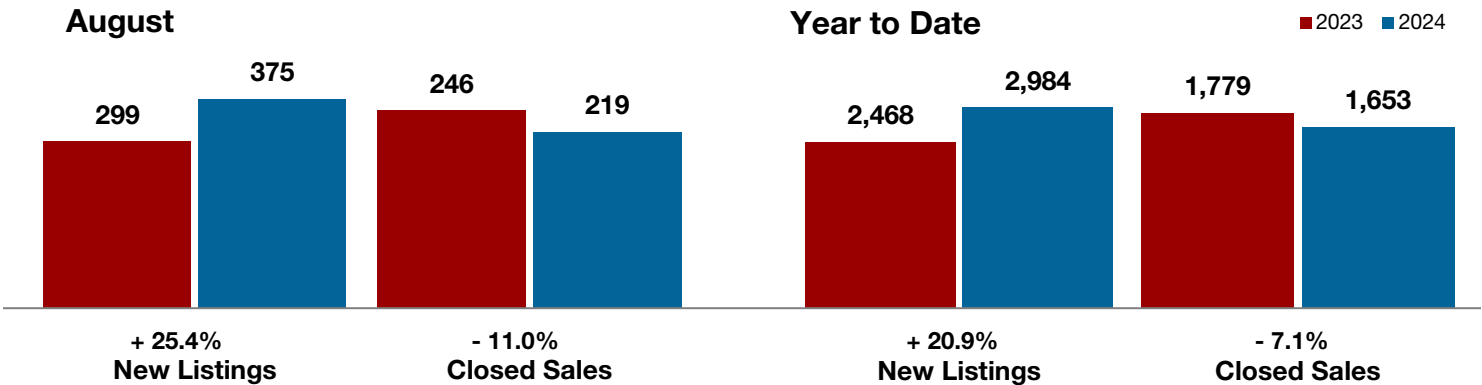
Change in
Closed Sales

Change in
Median Sales Price

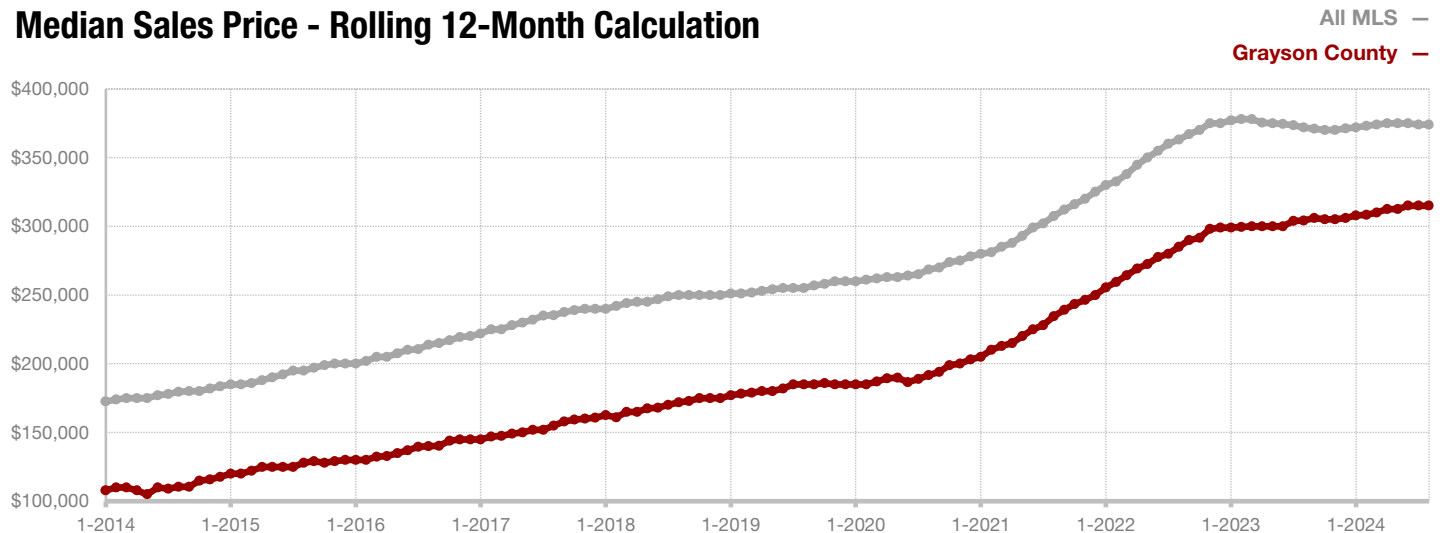
Grayson County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	299	375	+ 25.4%	2,468	2,984	+ 20.9%
Pending Sales	189	184	- 2.6%	1,809	1,708	- 5.6%
Closed Sales	246	219	- 11.0%	1,779	1,653	- 7.1%
Average Sales Price*	\$380,233	\$413,752	+ 8.8%	\$364,485	\$388,896	+ 6.7%
Median Sales Price*	\$310,000	\$340,000	+ 9.7%	\$307,790	\$320,000	+ 4.0%
Percent of Original List Price Received*	94.8%	93.2%	- 1.7%	94.1%	94.2%	+ 0.1%
Days on Market Until Sale	52	71	+ 36.5%	64	70	+ 9.4%
Inventory of Homes for Sale	873	1,278	+ 46.4%	--	--	--
Months Supply of Inventory	4.2	6.7	+ 59.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



- 35.0%

Change in
New Listings

- 22.2%

Change in
Closed Sales

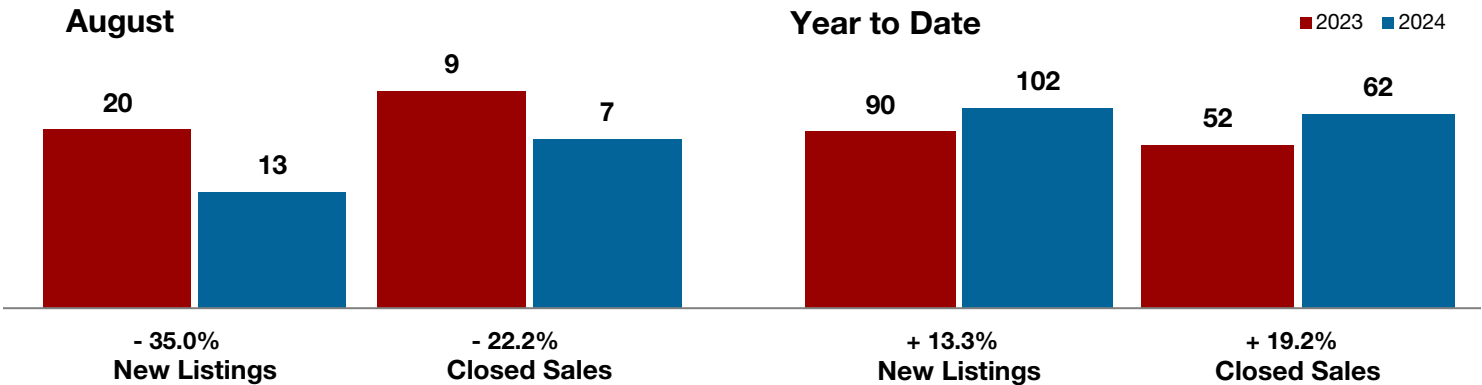
- 23.9%

Change in
Median Sales Price

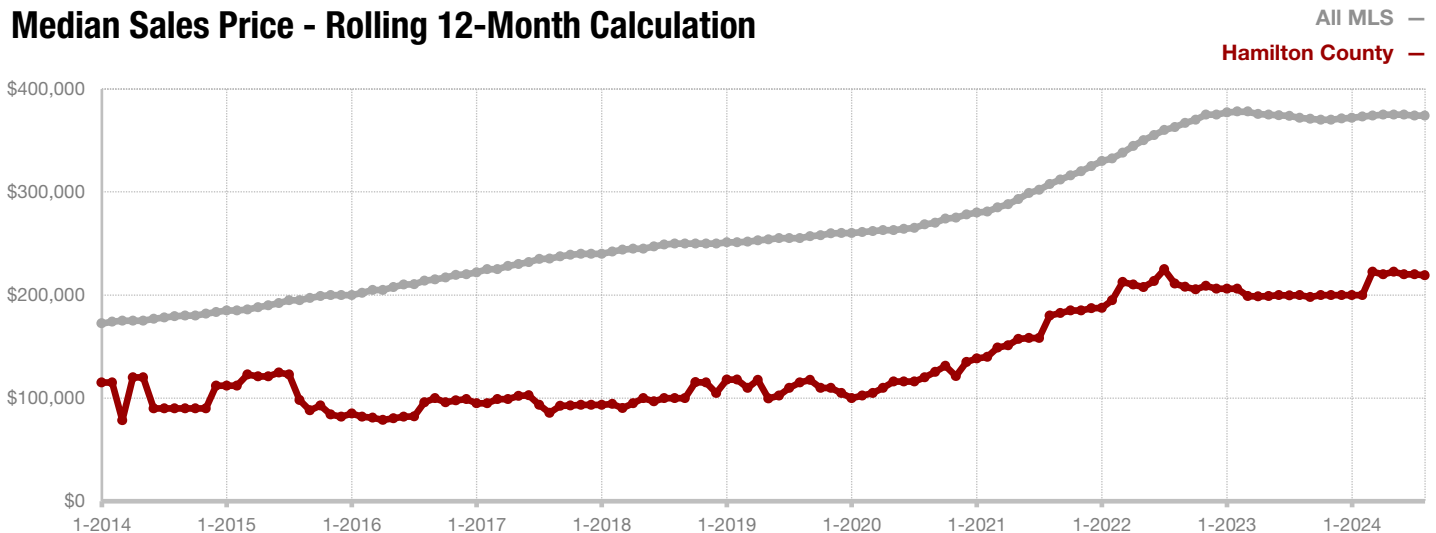
Hamilton County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	20	13	- 35.0%	90	102	+ 13.3%
Pending Sales	5	5	0.0%	49	63	+ 28.6%
Closed Sales	9	7	- 22.2%	52	62	+ 19.2%
Average Sales Price*	\$232,611	\$285,143	+ 22.6%	\$419,931	\$368,377	- 12.3%
Median Sales Price*	\$226,000	\$172,000	- 23.9%	\$199,500	\$209,000	+ 4.8%
Percent of Original List Price Received*	89.4%	86.3%	- 3.5%	89.5%	86.8%	- 3.0%
Days on Market Until Sale	73	68	- 6.8%	80	98	+ 22.5%
Inventory of Homes for Sale	60	57	- 5.0%	--	--	--
Months Supply of Inventory	10.3	8.0	- 22.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

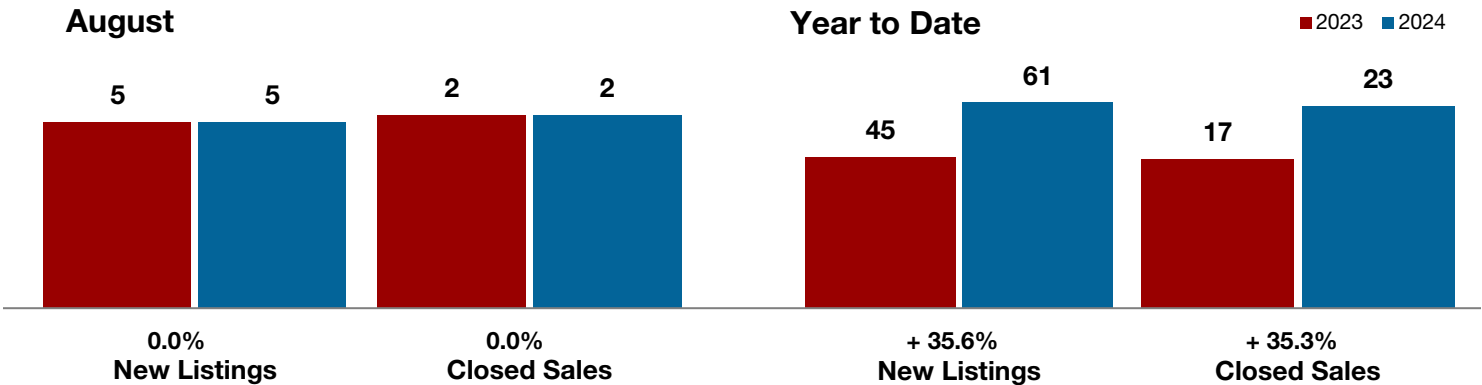
- 2.6%

Change in
Median Sales Price

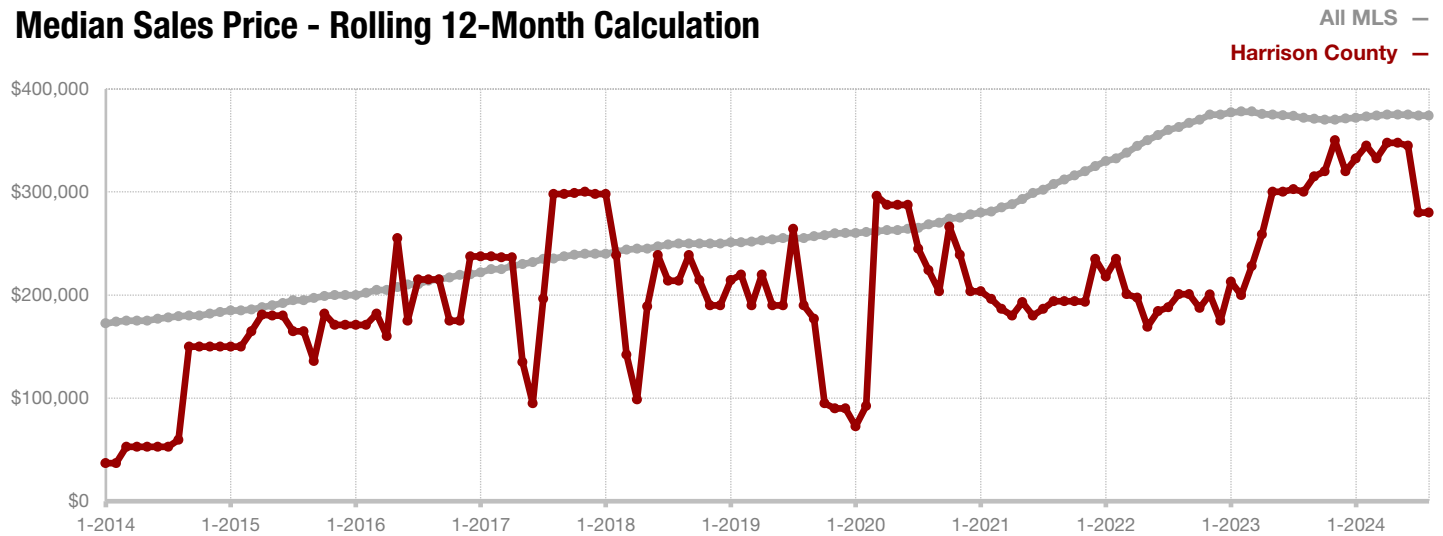
Harrison County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	5	0.0%	45	61	+ 35.6%
Pending Sales	1	9	+ 800.0%	15	30	+ 100.0%
Closed Sales	2	2	0.0%	17	23	+ 35.3%
Average Sales Price*	\$467,000	\$455,000	- 2.6%	\$325,562	\$338,856	+ 4.1%
Median Sales Price*	\$467,000	\$455,000	- 2.6%	\$319,900	\$280,000	- 12.5%
Percent of Original List Price Received*	100.0%	90.7%	- 9.3%	97.4%	91.2%	- 6.4%
Days on Market Until Sale	22	154	+ 600.0%	64	101	+ 57.8%
Inventory of Homes for Sale	21	24	+ 14.3%	--	--	--
Months Supply of Inventory	8.1	7.3	- 9.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



+ 2.1%

Change in
New Listings

- 2.5%

Change in
Closed Sales

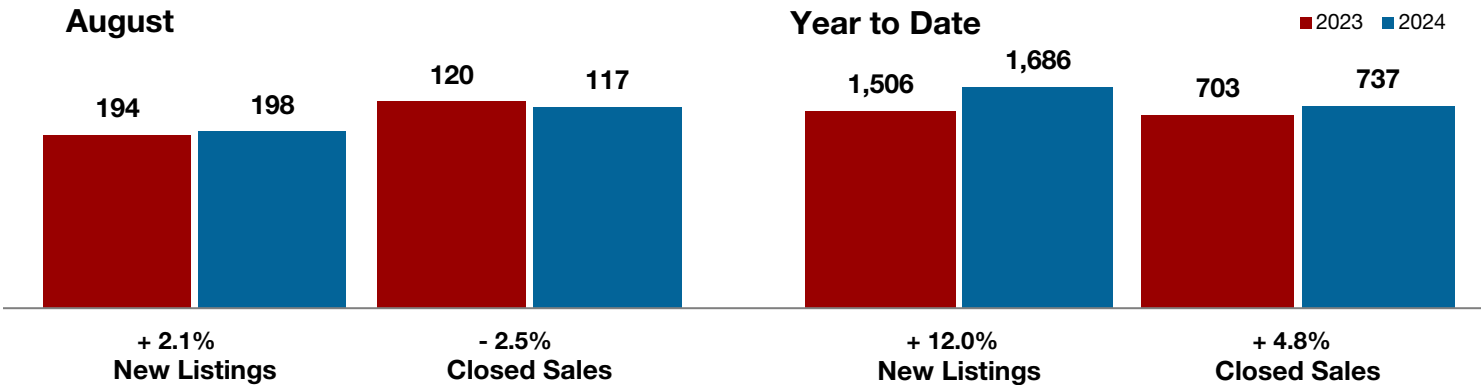
- 4.8%

Change in
Median Sales Price

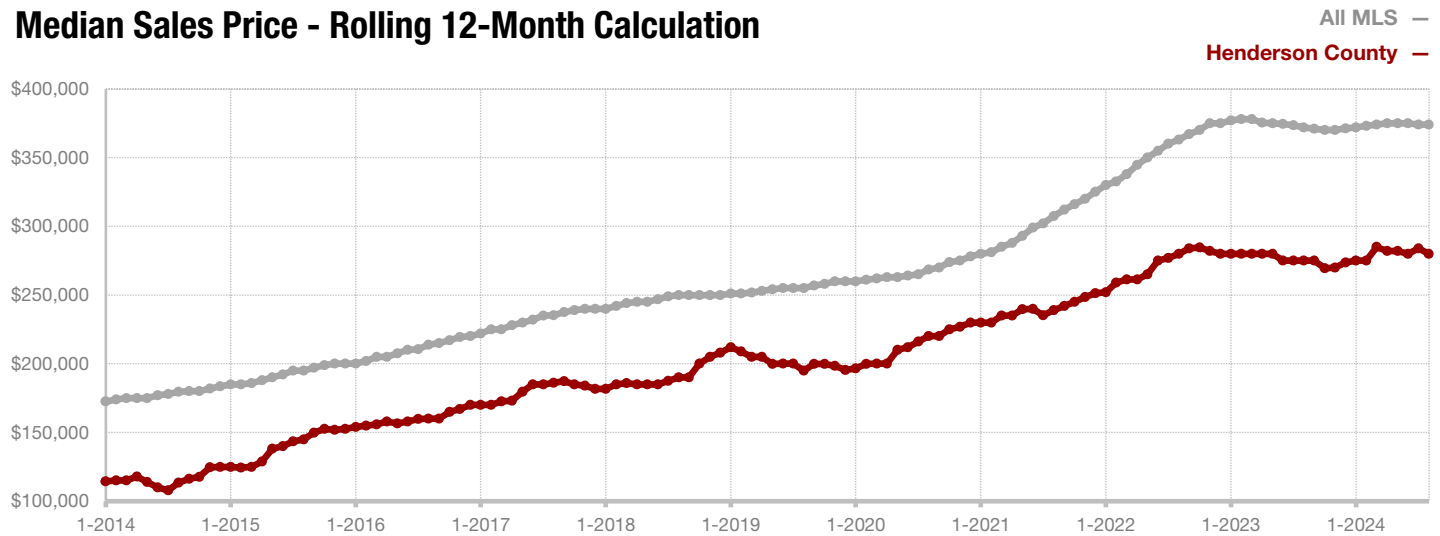
Henderson County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	194	198	+ 2.1%	1,506	1,686	+ 12.0%
Pending Sales	121	88	- 27.3%	753	777	+ 3.2%
Closed Sales	120	117	- 2.5%	703	737	+ 4.8%
Average Sales Price*	\$469,784	\$436,918	- 7.0%	\$427,357	\$474,403	+ 11.0%
Median Sales Price*	\$289,000	\$275,000	- 4.8%	\$276,900	\$284,500	+ 2.7%
Percent of Original List Price Received*	90.6%	91.2%	+ 0.7%	92.3%	91.5%	- 0.9%
Days on Market Until Sale	71	86	+ 21.1%	64	82	+ 28.1%
Inventory of Homes for Sale	704	797	+ 13.2%	--	--	--
Months Supply of Inventory	8.1	9.3	+ 14.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



+ 4.7%

- 16.3%

- 11.1%

Change in
New Listings

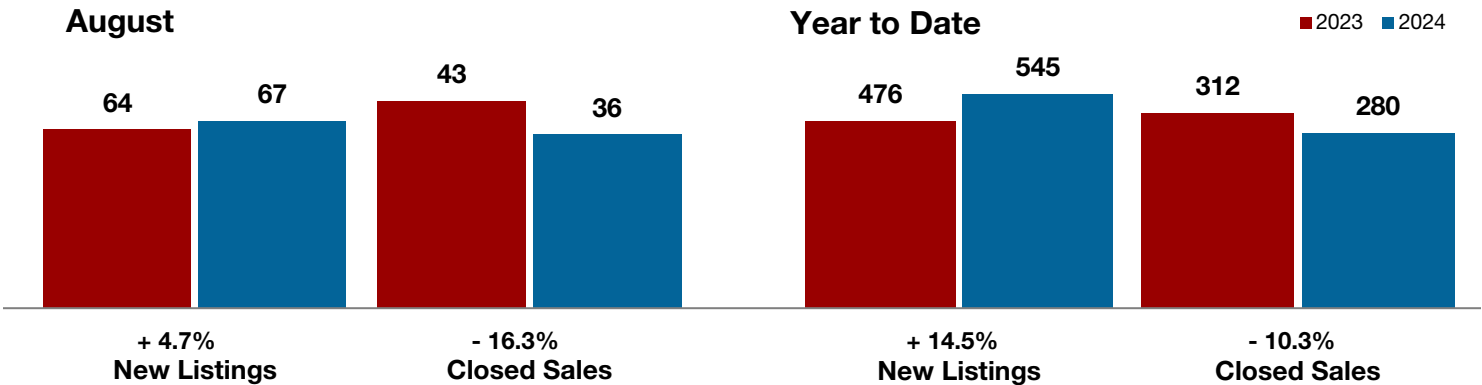
Change in
Closed Sales

Change in
Median Sales Price

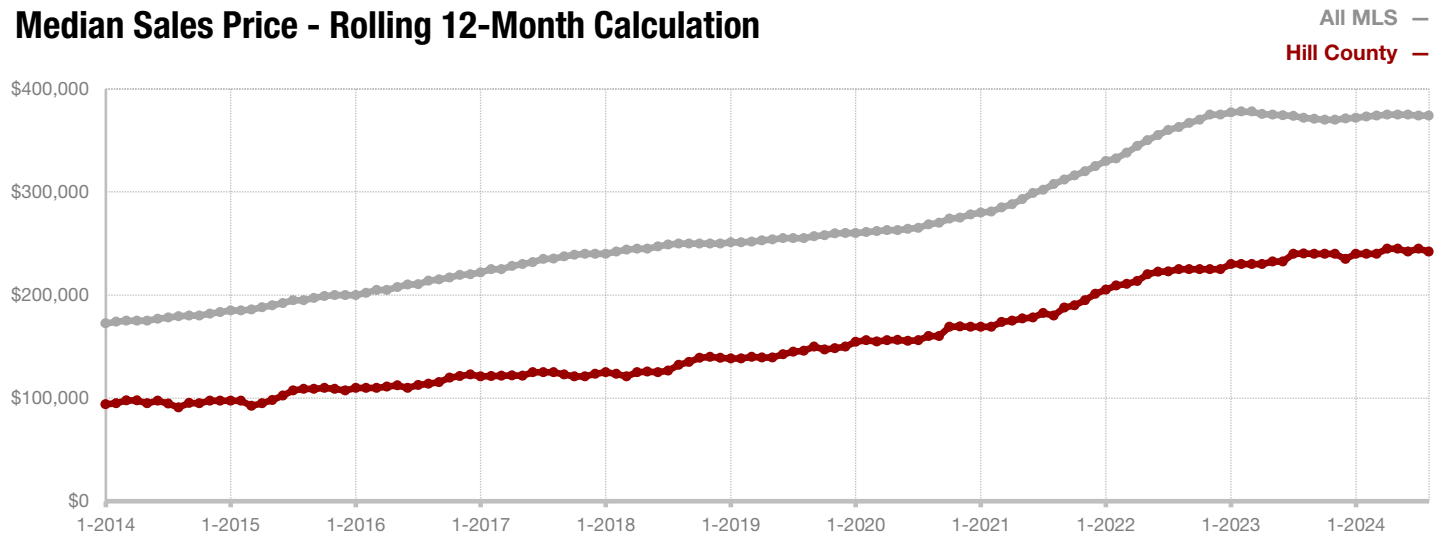
Hill County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	64	67	+ 4.7%	476	545	+ 14.5%
Pending Sales	43	27	- 37.2%	339	295	- 13.0%
Closed Sales	43	36	- 16.3%	312	280	- 10.3%
Average Sales Price*	\$269,233	\$248,051	- 7.9%	\$280,460	\$278,368	- 0.7%
Median Sales Price*	\$233,500	\$207,500	- 11.1%	\$240,500	\$259,000	+ 7.7%
Percent of Original List Price Received*	91.6%	90.0%	- 1.7%	92.8%	93.3%	+ 0.5%
Days on Market Until Sale	74	73	- 1.4%	62	73	+ 17.7%
Inventory of Homes for Sale	194	232	+ 19.6%	--	--	--
Months Supply of Inventory	5.2	7.2	+ 38.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



+ 7.1%

- 11.3%

- 4.8%

Change in
New Listings

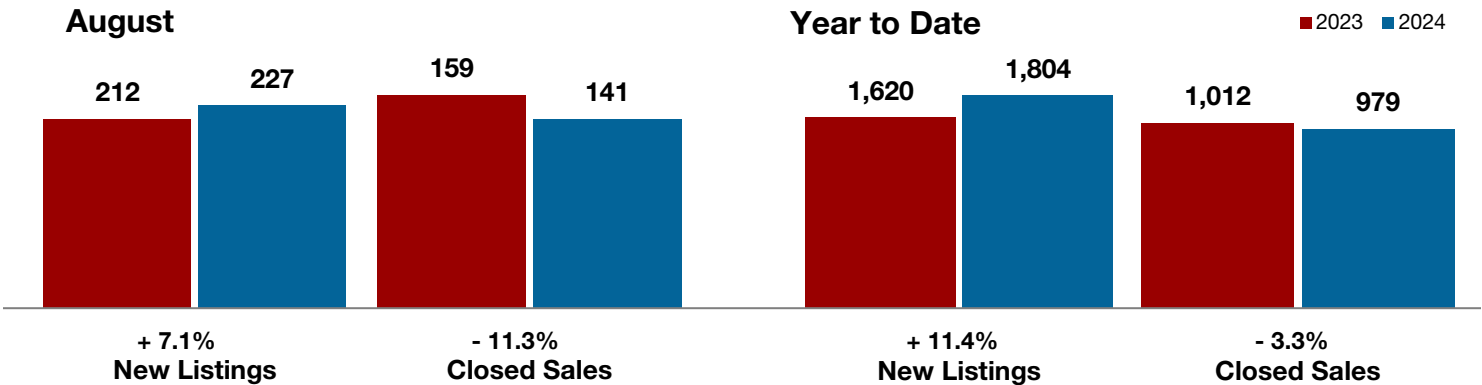
Change in
Closed Sales

Change in
Median Sales Price

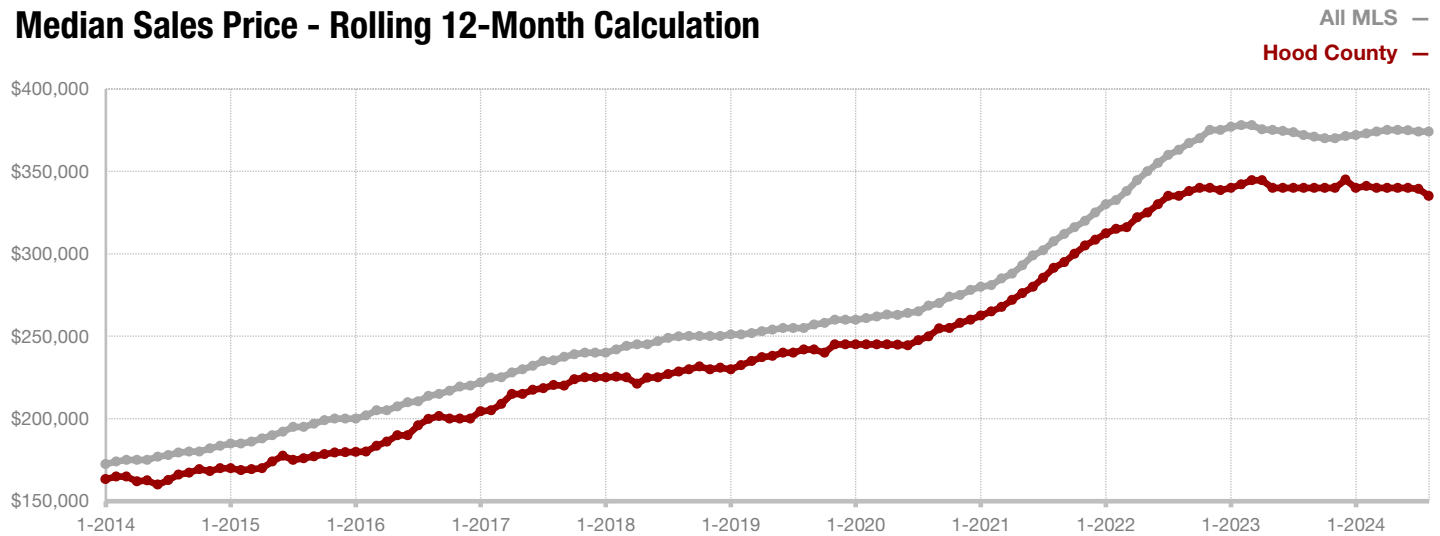
Hood County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	212	227	+ 7.1%	1,620	1,804	+ 11.4%
Pending Sales	108	87	- 19.4%	1,043	1,001	- 4.0%
Closed Sales	159	141	- 11.3%	1,012	979	- 3.3%
Average Sales Price*	\$408,878	\$385,319	- 5.8%	\$424,014	\$417,822	- 1.5%
Median Sales Price*	\$349,900	\$333,000	- 4.8%	\$345,000	\$333,500	- 3.3%
Percent of Original List Price Received*	94.5%	94.4%	- 0.1%	94.2%	94.4%	+ 0.2%
Days on Market Until Sale	54	75	+ 38.9%	59	72	+ 22.0%
Inventory of Homes for Sale	574	761	+ 32.6%	--	--	--
Months Supply of Inventory	4.8	6.8	+ 41.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



+ 38.6%

- 21.9%

+ 3.8%

Change in
New Listings

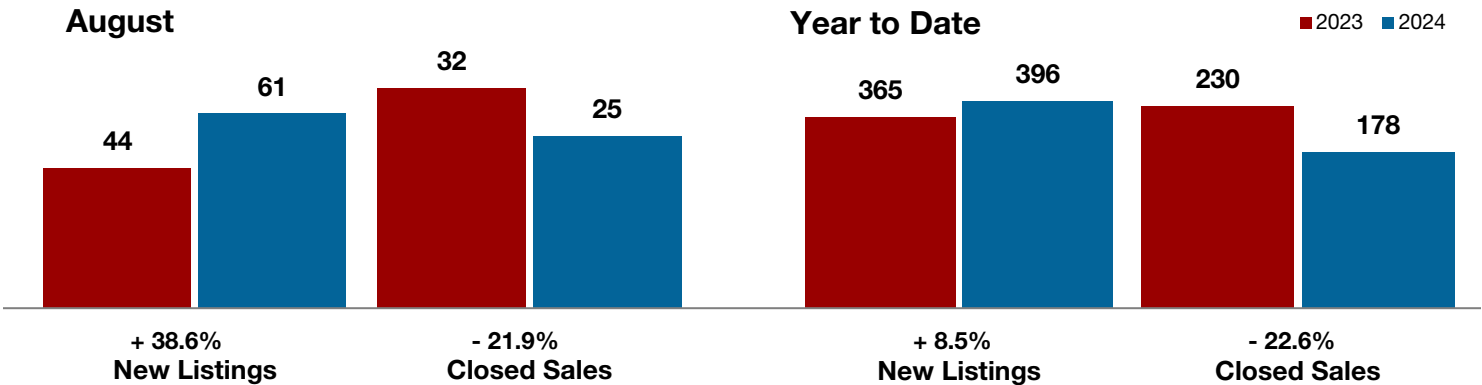
Change in
Closed Sales

Change in
Median Sales Price

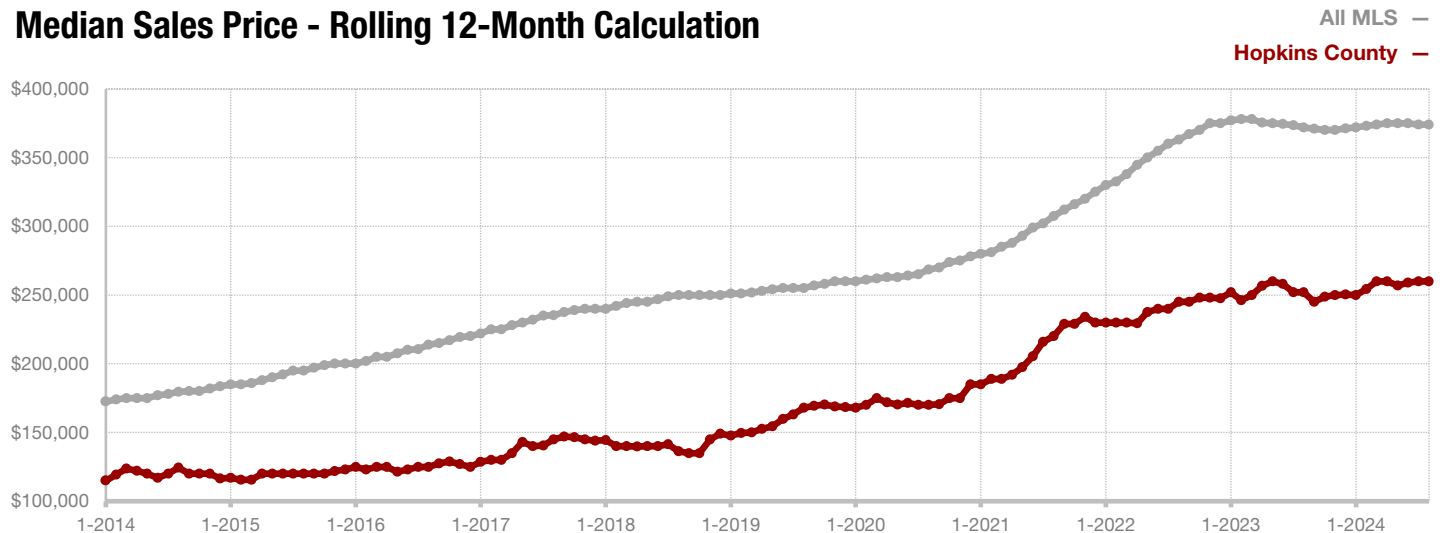
Hopkins County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	44	61	+ 38.6%	365	396	+ 8.5%
Pending Sales	39	22	- 43.6%	250	183	- 26.8%
Closed Sales	32	25	- 21.9%	230	178	- 22.6%
Average Sales Price*	\$315,609	\$298,092	- 5.6%	\$305,183	\$309,084	+ 1.3%
Median Sales Price*	\$260,000	\$269,900	+ 3.8%	\$251,000	\$277,000	+ 10.4%
Percent of Original List Price Received*	92.2%	91.6%	- 0.7%	93.1%	93.9%	+ 0.9%
Days on Market Until Sale	38	52	+ 36.8%	59	64	+ 8.5%
Inventory of Homes for Sale	146	187	+ 28.1%	--	--	--
Months Supply of Inventory	5.3	8.7	+ 64.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



- 1.9%

Change in
New Listings

- 9.8%

Change in
Closed Sales

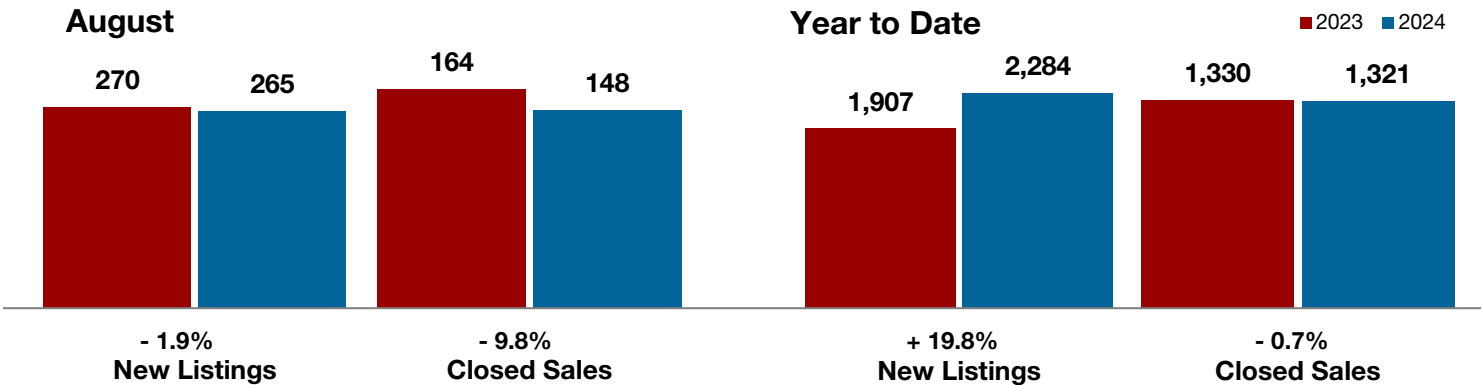
- 0.9%

Change in
Median Sales Price

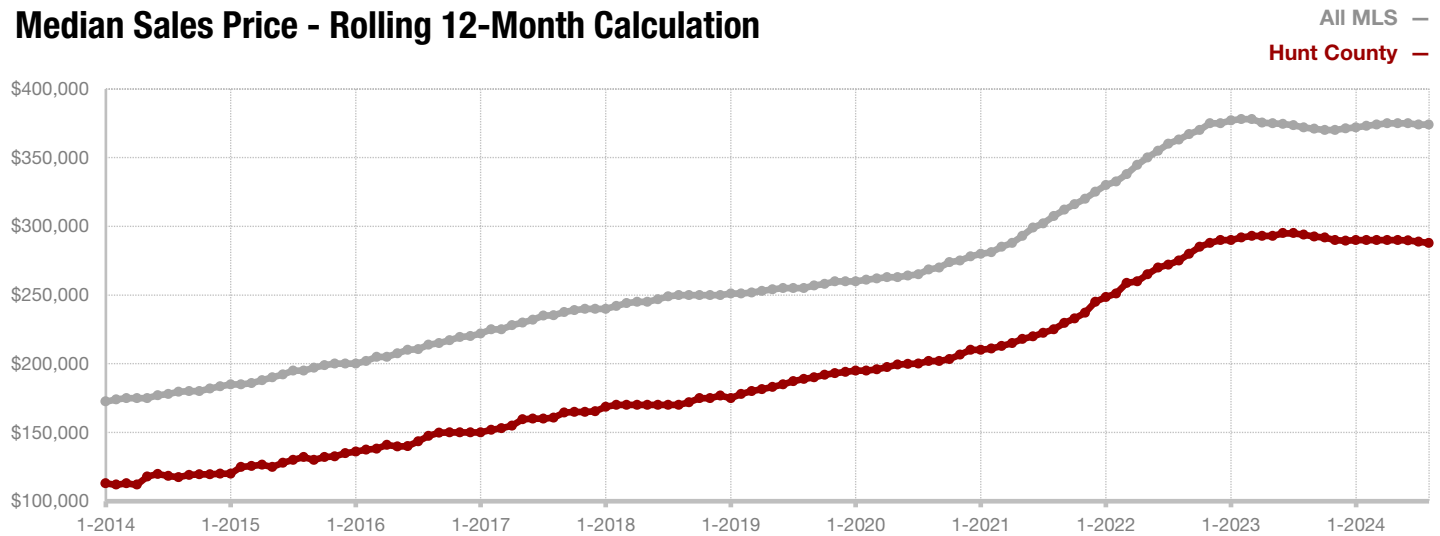
Hunt County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	270	265	- 1.9%	1,907	2,284	+ 19.8%
Pending Sales	151	149	- 1.3%	1,361	1,355	- 0.4%
Closed Sales	164	148	- 9.8%	1,330	1,321	- 0.7%
Average Sales Price*	\$325,726	\$331,058	+ 1.6%	\$329,024	\$334,558	+ 1.7%
Median Sales Price*	\$290,000	\$287,245	- 0.9%	\$290,490	\$291,070	+ 0.2%
Percent of Original List Price Received*	94.2%	93.7%	- 0.5%	94.6%	93.7%	- 1.0%
Days on Market Until Sale	49	67	+ 36.7%	57	66	+ 15.8%
Inventory of Homes for Sale	709	939	+ 32.4%	--	--	--
Months Supply of Inventory	4.5	5.8	+ 28.9%	--	--	--

* 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 – August 2024

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



+ 45.5%

+ 100.0%

+ 20.8%

Change in
New Listings

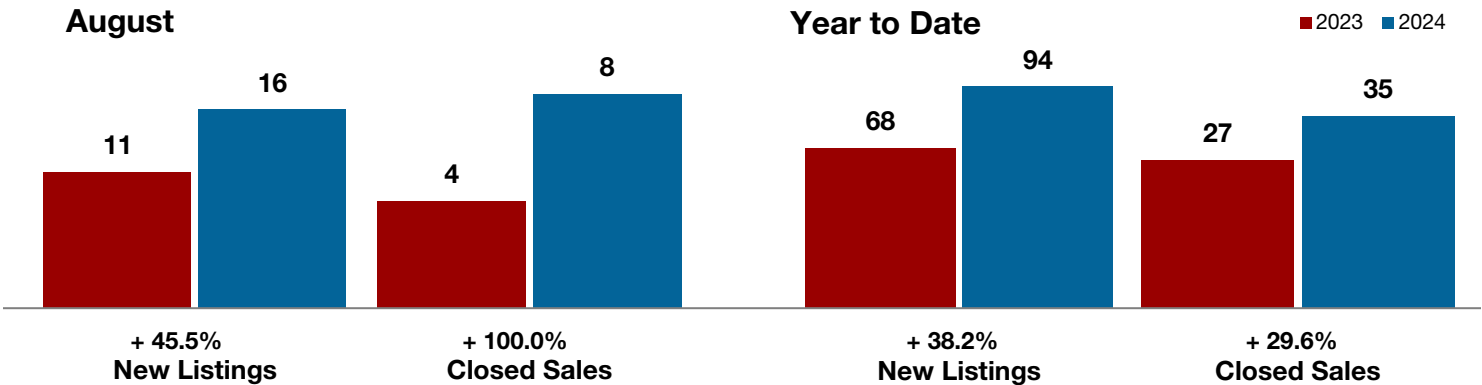
Change in
Closed Sales

Change in
Median Sales Price

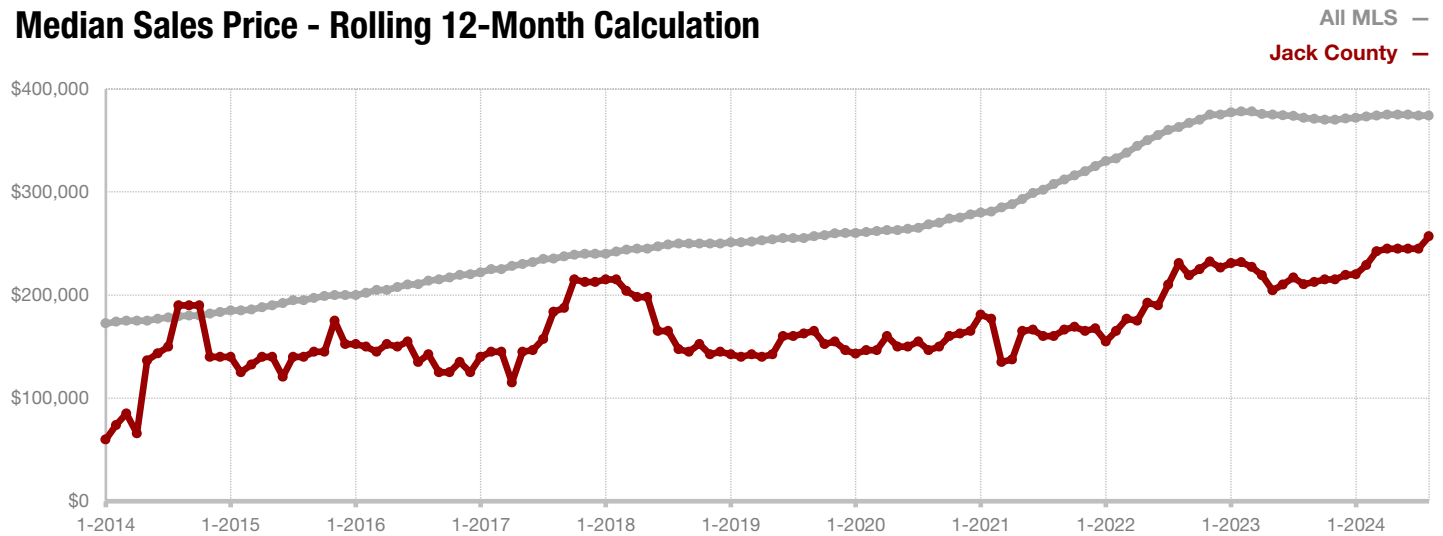
Jack County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	16	+ 45.5%	68	94	+ 38.2%
Pending Sales	1	1	0.0%	26	32	+ 23.1%
Closed Sales	4	8	+ 100.0%	27	35	+ 29.6%
Average Sales Price*	\$184,625	\$644,313	+ 249.0%	\$399,765	\$648,620	+ 62.3%
Median Sales Price*	\$184,250	\$222,500	+ 20.8%	\$212,500	\$275,000	+ 29.4%
Percent of Original List Price Received*	92.6%	95.9%	+ 3.6%	87.4%	93.3%	+ 6.8%
Days on Market Until Sale	43	40	- 7.0%	89	83	- 6.7%
Inventory of Homes for Sale	44	54	+ 22.7%	--	--	--
Months Supply of Inventory	13.5	11.6	- 14.1%	--	--	--

* 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 – August 2024

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



+ 35.3%

- 13.0%

- 2.3%

Change in
New Listings

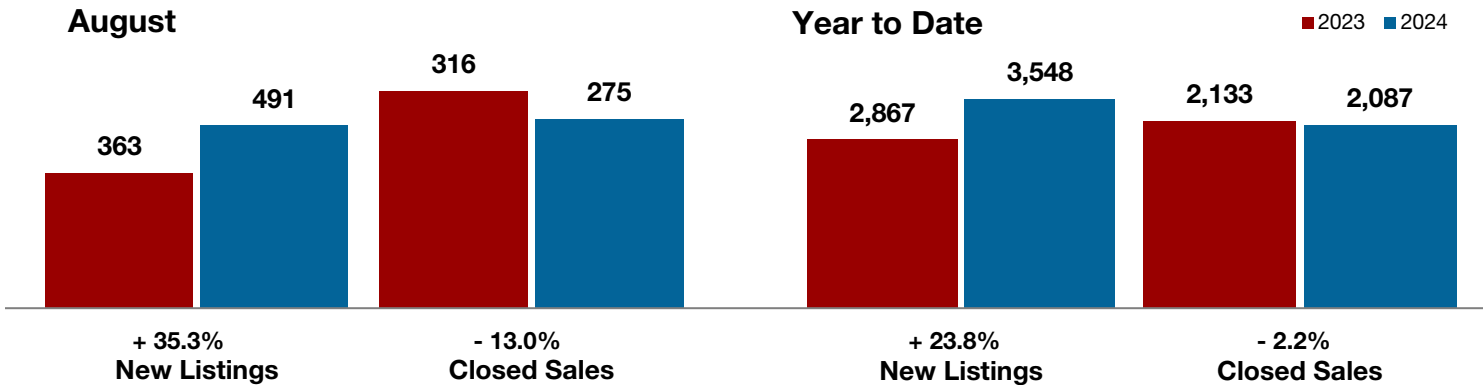
Change in
Closed Sales

Change in
Median Sales Price

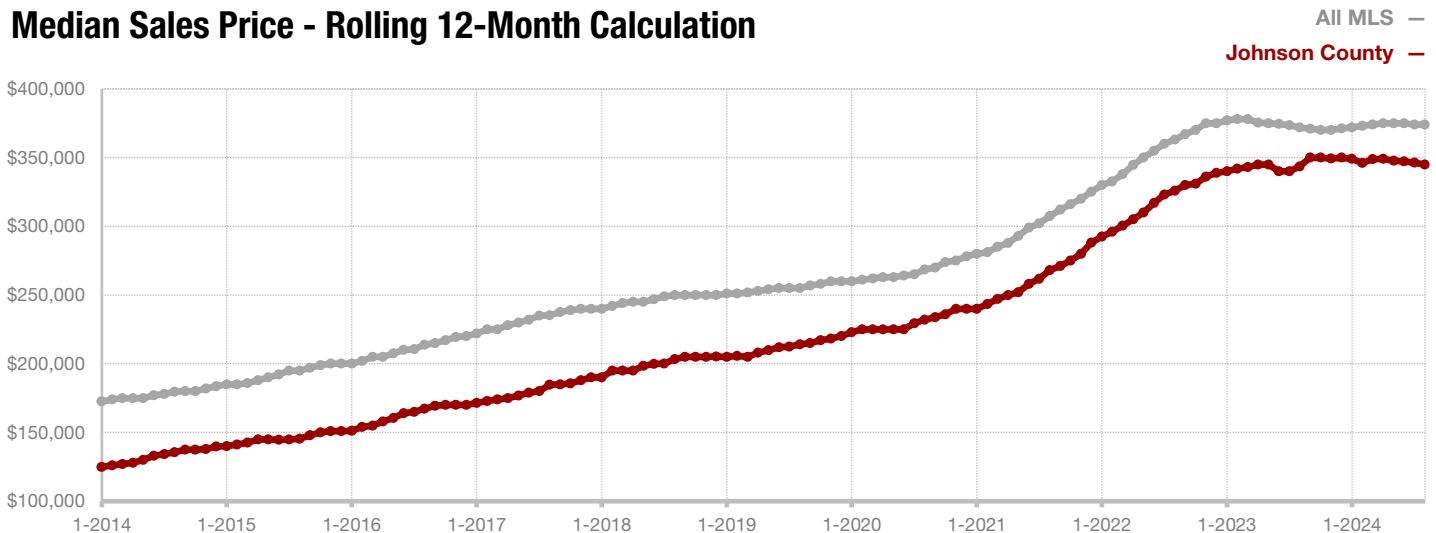
Johnson County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	363	491	+ 35.3%	2,867	3,548	+ 23.8%
Pending Sales	254	236	- 7.1%	2,192	2,183	- 0.4%
Closed Sales	316	275	- 13.0%	2,133	2,087	- 2.2%
Average Sales Price*	\$385,538	\$370,883	- 3.8%	\$382,955	\$379,215	- 1.0%
Median Sales Price*	\$353,000	\$345,000	- 2.3%	\$350,000	\$345,395	- 1.3%
Percent of Original List Price Received*	95.6%	95.1%	- 0.5%	95.0%	95.6%	+ 0.6%
Days on Market Until Sale	49	71	+ 44.9%	60	69	+ 15.0%
Inventory of Homes for Sale	876	1,407	+ 60.6%	--	--	--
Months Supply of Inventory	3.5	5.7	+ 62.9%	--	--	--

* 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 – August 2024

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



- 44.0%

- 13.3%

+ 50.0%

Change in
New Listings

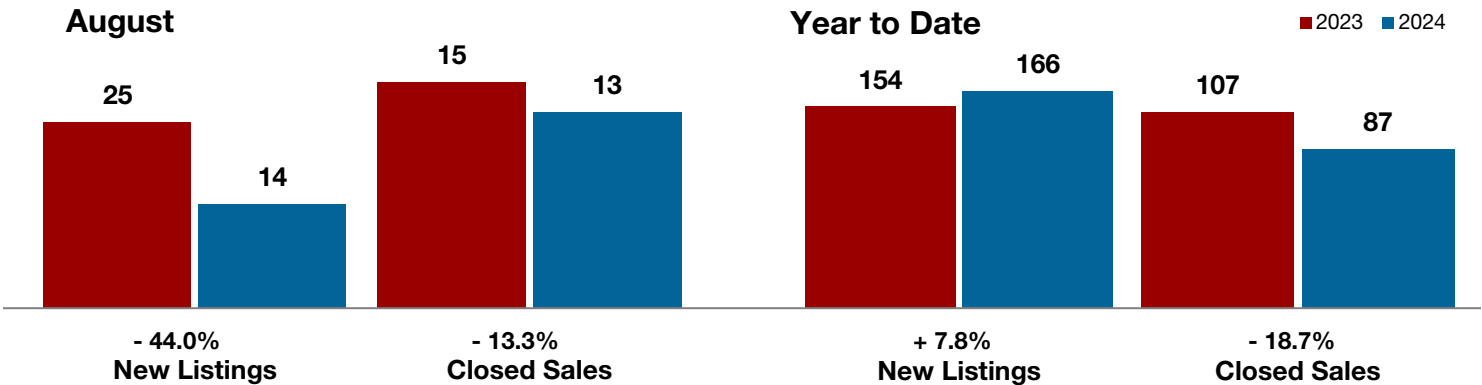
Change in
Closed Sales

Change in
Median Sales Price

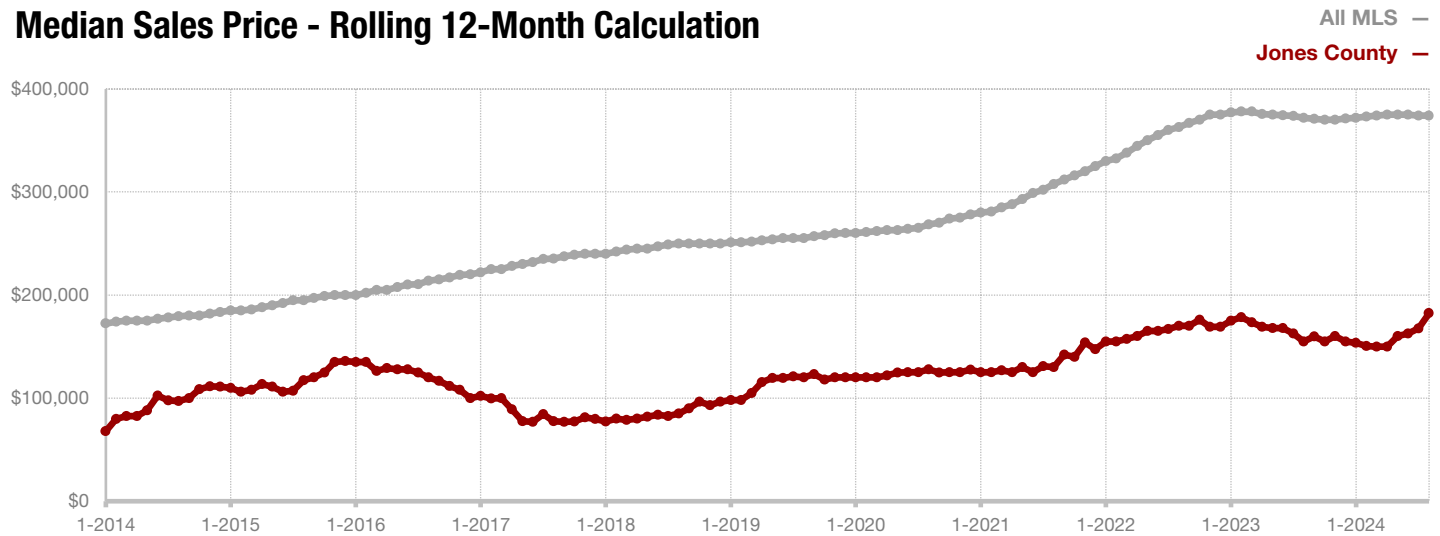
Jones County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	25	14	- 44.0%	154	166	+ 7.8%
Pending Sales	17	5	- 70.6%	119	91	- 23.5%
Closed Sales	15	13	- 13.3%	107	87	- 18.7%
Average Sales Price*	\$181,860	\$226,877	+ 24.8%	\$180,994	\$215,131	+ 18.9%
Median Sales Price*	\$160,000	\$240,000	+ 50.0%	\$153,500	\$185,000	+ 20.5%
Percent of Original List Price Received*	91.3%	96.8%	+ 6.0%	92.1%	89.9%	- 2.4%
Days on Market Until Sale	87	62	- 28.7%	68	82	+ 20.6%
Inventory of Homes for Sale	61	77	+ 26.2%	--	--	--
Months Supply of Inventory	4.7	7.9	+ 68.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



+ 5.4%

- 4.1%

- 6.8%

Change in
New Listings

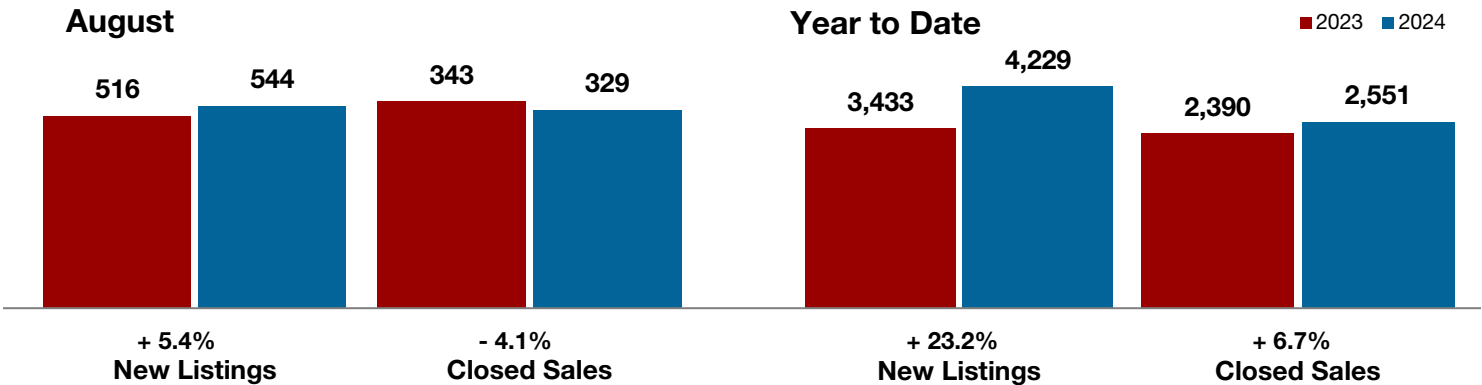
Change in
Closed Sales

Change in
Median Sales Price

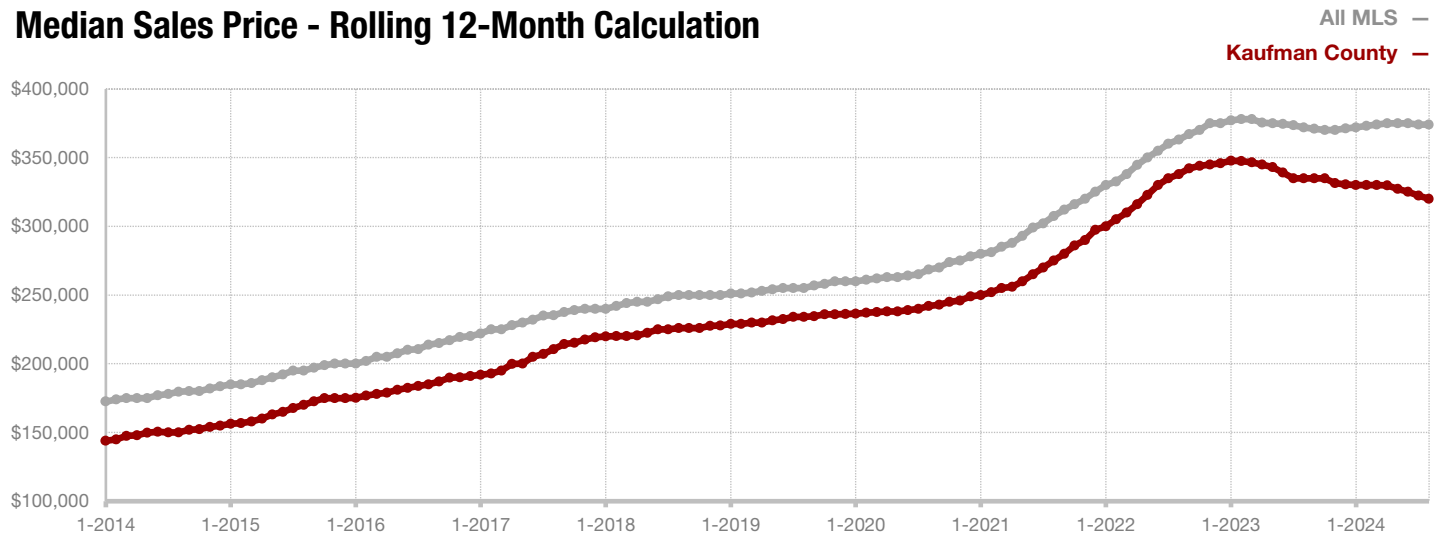
Kaufman County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	516	544	+ 5.4%	3,433	4,229	+ 23.2%
Pending Sales	262	349	+ 33.2%	2,456	2,760	+ 12.4%
Closed Sales	343	329	- 4.1%	2,390	2,551	+ 6.7%
Average Sales Price*	\$362,087	\$341,774	- 5.6%	\$356,665	\$344,377	- 3.4%
Median Sales Price*	\$334,900	\$311,990	- 6.8%	\$333,000	\$315,995	- 5.1%
Percent of Original List Price Received*	95.1%	93.8%	- 1.4%	94.7%	94.0%	- 0.7%
Days on Market Until Sale	56	65	+ 16.1%	67	67	0.0%
Inventory of Homes for Sale	1,259	1,548	+ 23.0%	--	--	--
Months Supply of Inventory	4.4	5.0	+ 13.6%	--	--	--

* 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 – August 2024

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



+ 29.2%

+ 42.3%

+ 16.1%

Change in
New Listings

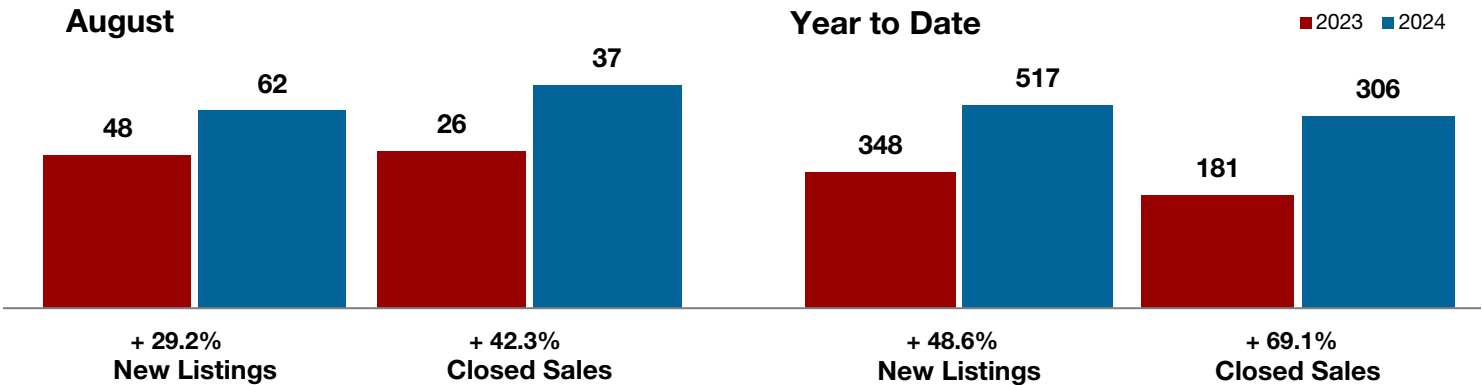
Change in
Closed Sales

Change in
Median Sales Price

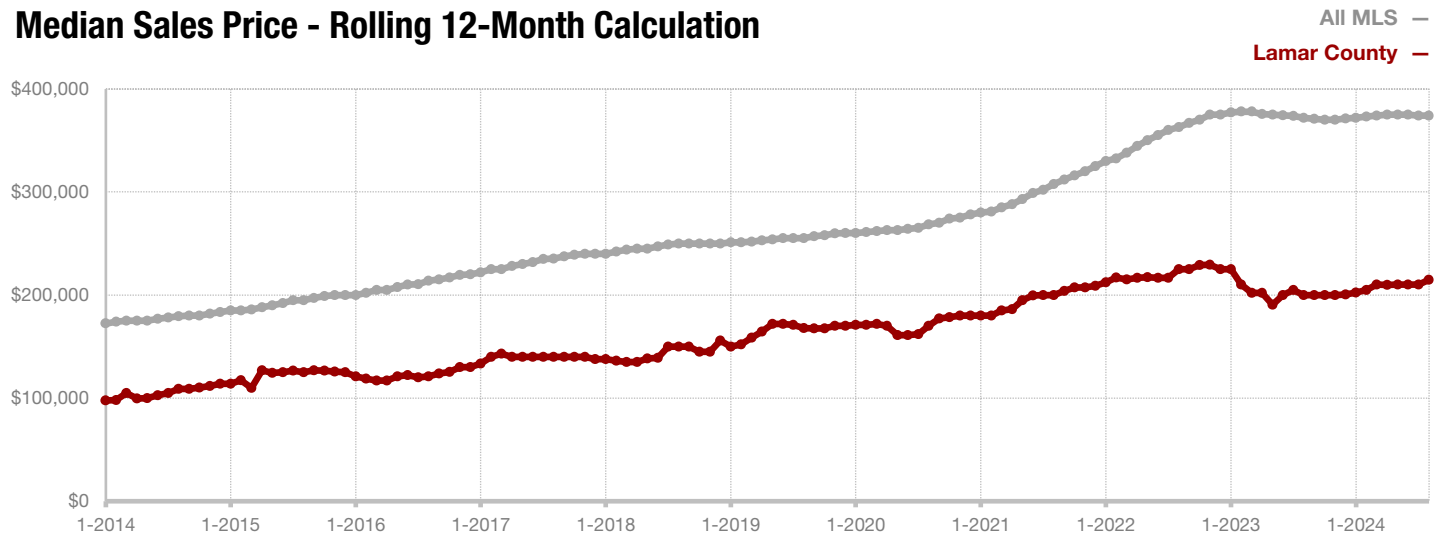
Lamar County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	48	62	+ 29.2%	348	517	+ 48.6%
Pending Sales	22	35	+ 59.1%	196	313	+ 59.7%
Closed Sales	26	37	+ 42.3%	181	306	+ 69.1%
Average Sales Price*	\$244,808	\$234,990	- 4.0%	\$227,450	\$248,839	+ 9.4%
Median Sales Price*	\$202,450	\$234,950	+ 16.1%	\$199,000	\$216,945	+ 9.0%
Percent of Original List Price Received*	90.8%	92.0%	+ 1.3%	91.8%	91.7%	- 0.1%
Days on Market Until Sale	55	46	- 16.4%	67	60	- 10.4%
Inventory of Homes for Sale	163	230	+ 41.1%	--	--	--
Months Supply of Inventory	6.9	6.4	- 7.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



- 50.0%

Change in
New Listings

- 45.5%

Change in
Closed Sales

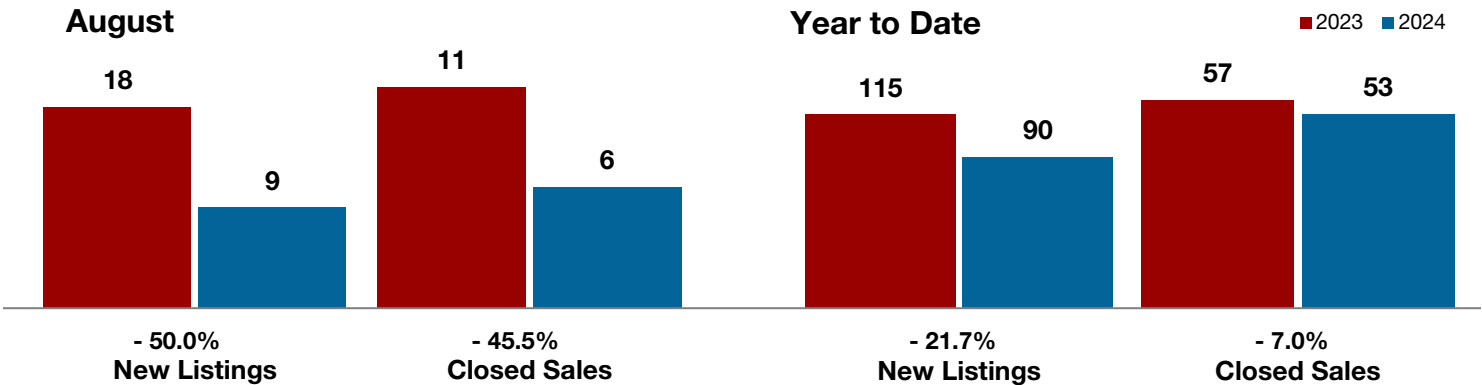
- 15.7%

Change in
Median Sales Price

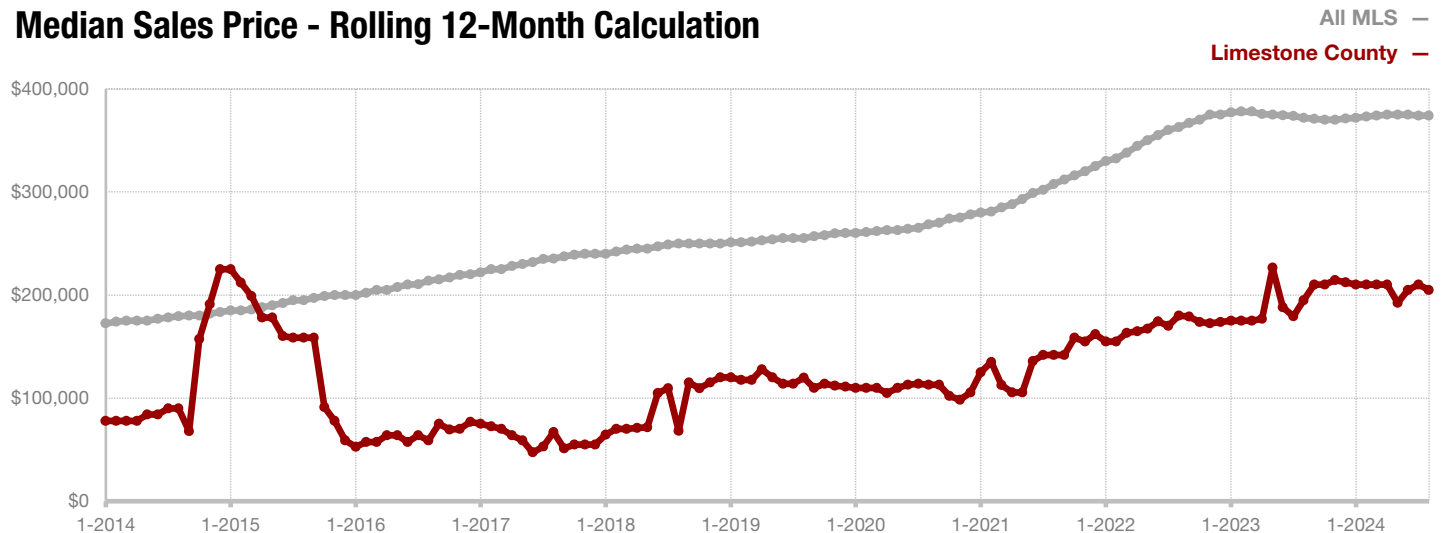
Limestone County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	18	9	- 50.0%	115	90	- 21.7%
Pending Sales	5	4	- 20.0%	56	46	- 17.9%
Closed Sales	11	6	- 45.5%	57	53	- 7.0%
Average Sales Price*	\$263,818	\$213,167	- 19.2%	\$247,276	\$248,090	+ 0.3%
Median Sales Price*	\$270,000	\$227,500	- 15.7%	\$214,500	\$205,000	- 4.4%
Percent of Original List Price Received*	83.3%	85.3%	+ 2.4%	85.9%	85.5%	- 0.5%
Days on Market Until Sale	119	102	- 14.3%	101	103	+ 2.0%
Inventory of Homes for Sale	64	55	- 14.1%	--	--	--
Months Supply of Inventory	10.2	8.7	- 14.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



+ 21.4%

Change in
New Listings

+ 8.7%

Change in
Closed Sales

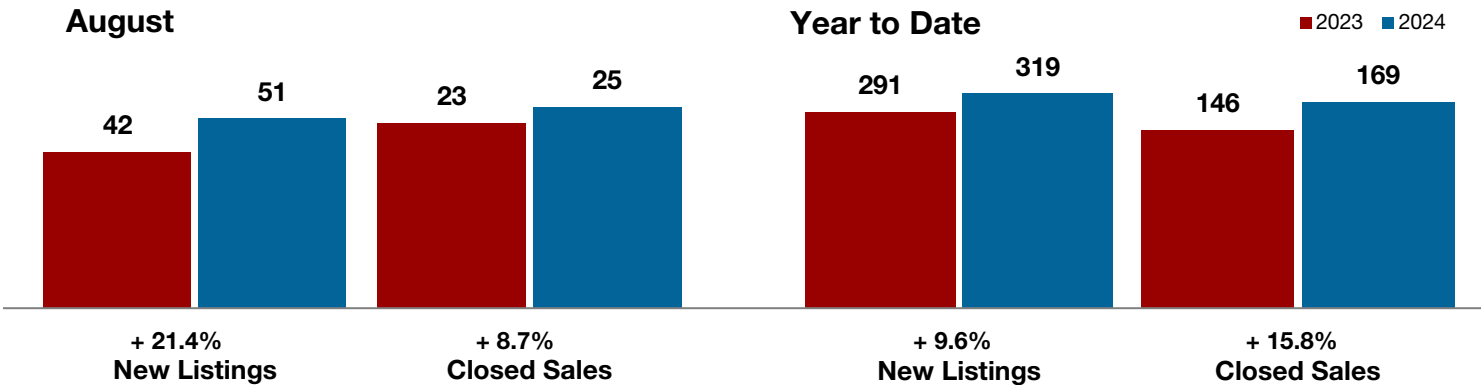
+ 34.1%

Change in
Median Sales Price

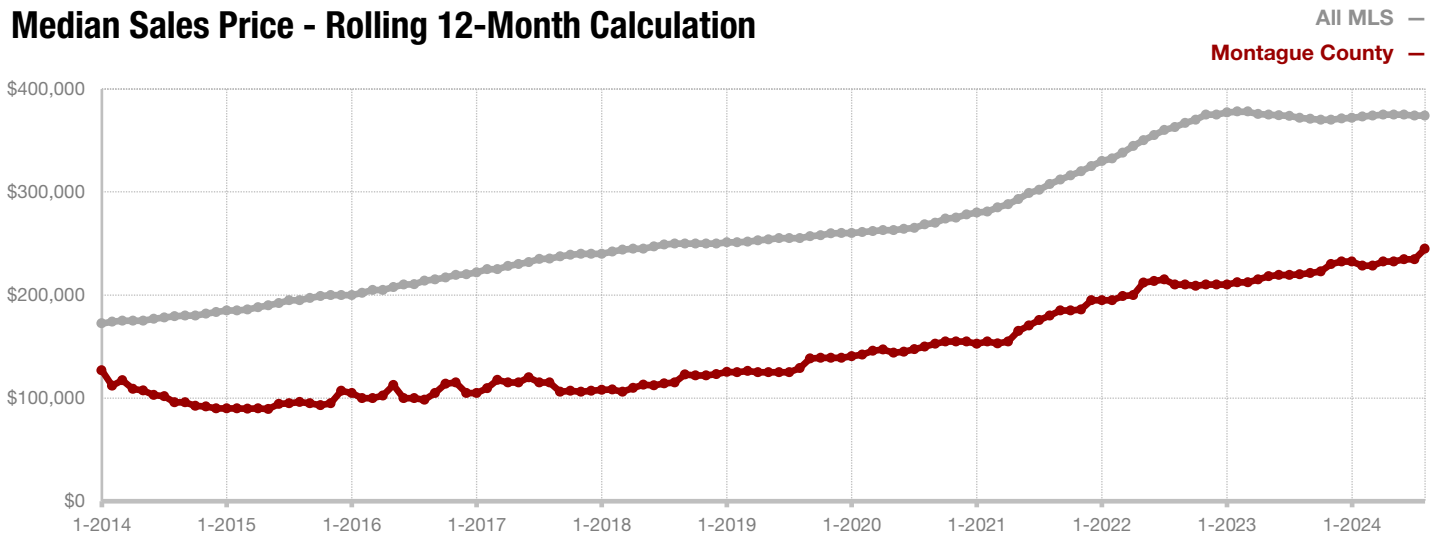
Montague County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	42	51	+ 21.4%	291	319	+ 9.6%
Pending Sales	20	16	- 20.0%	161	176	+ 9.3%
Closed Sales	23	25	+ 8.7%	146	169	+ 15.8%
Average Sales Price*	\$294,280	\$321,391	+ 9.2%	\$296,722	\$337,790	+ 13.8%
Median Sales Price*	\$220,000	\$295,000	+ 34.1%	\$232,500	\$249,000	+ 7.1%
Percent of Original List Price Received*	93.8%	91.7%	- 2.2%	91.9%	91.5%	- 0.4%
Days on Market Until Sale	57	94	+ 64.9%	64	81	+ 26.6%
Inventory of Homes for Sale	134	161	+ 20.1%	--	--	--
Months Supply of Inventory	7.2	7.6	+ 5.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



- 1.5%

+ 26.1%

- 5.4%

Change in
New Listings

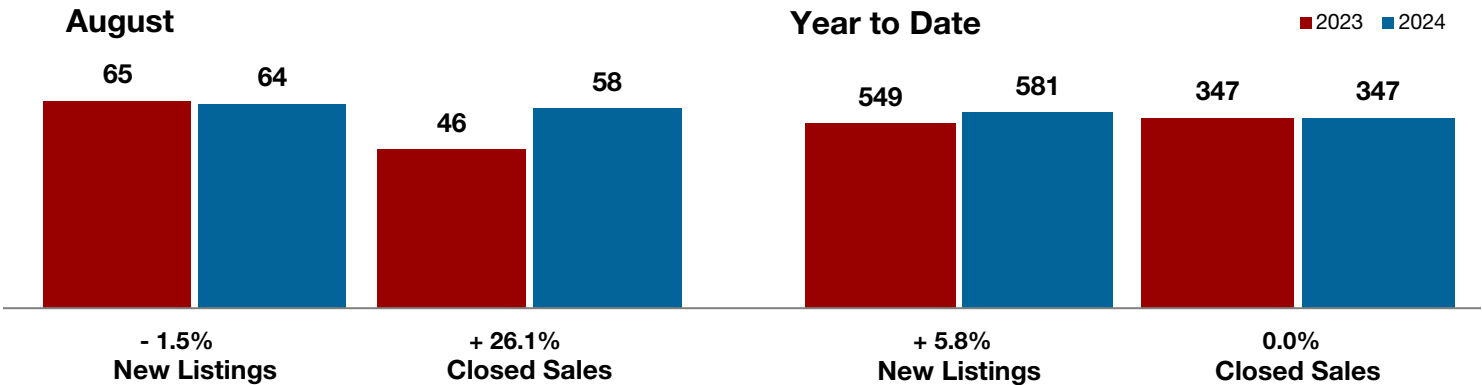
Change in
Closed Sales

Change in
Median Sales Price

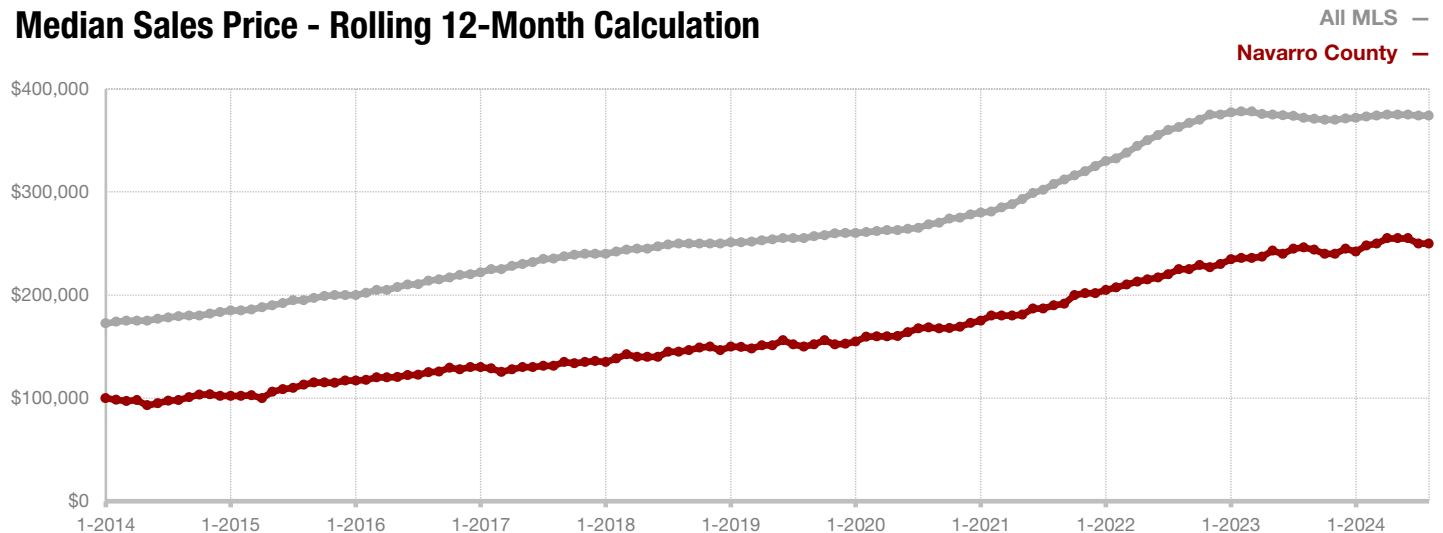
Navarro County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	65	64	- 1.5%	549	581	+ 5.8%
Pending Sales	43	32	- 25.6%	367	352	- 4.1%
Closed Sales	46	58	+ 26.1%	347	347	0.0%
Average Sales Price*	\$471,923	\$330,393	- 30.0%	\$349,432	\$353,653	+ 1.2%
Median Sales Price*	\$278,950	\$264,000	- 5.4%	\$259,999	\$260,000	+ 0.0%
Percent of Original List Price Received*	93.9%	92.1%	- 1.9%	92.5%	93.6%	+ 1.2%
Days on Market Until Sale	64	74	+ 15.6%	67	68	+ 1.5%
Inventory of Homes for Sale	210	259	+ 23.3%	--	--	--
Months Supply of Inventory	5.1	6.6	+ 29.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



+ 125.0% **+ 300.0%** **+ 13.6%**

Change in
New Listings

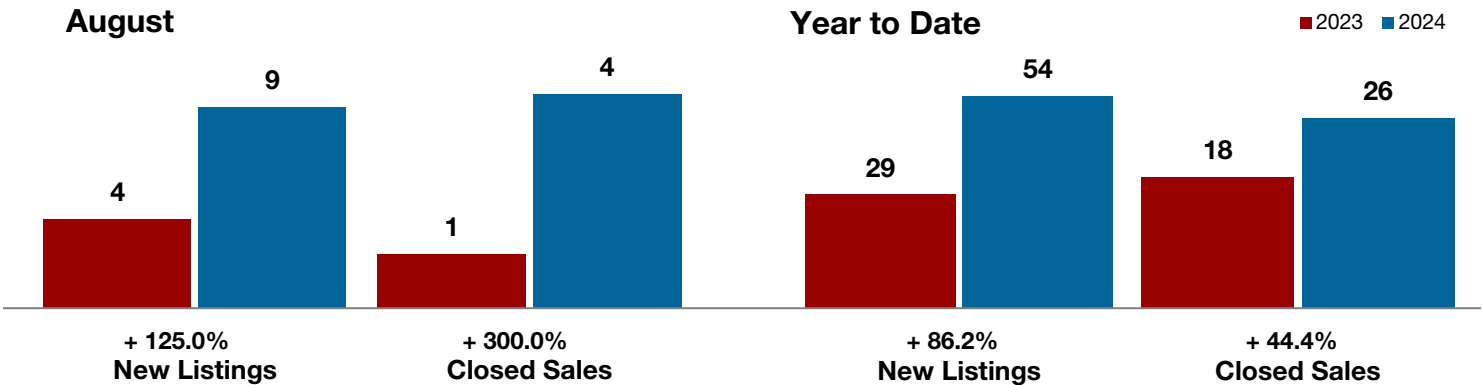
Change in
Closed Sales

Change in
Median Sales Price

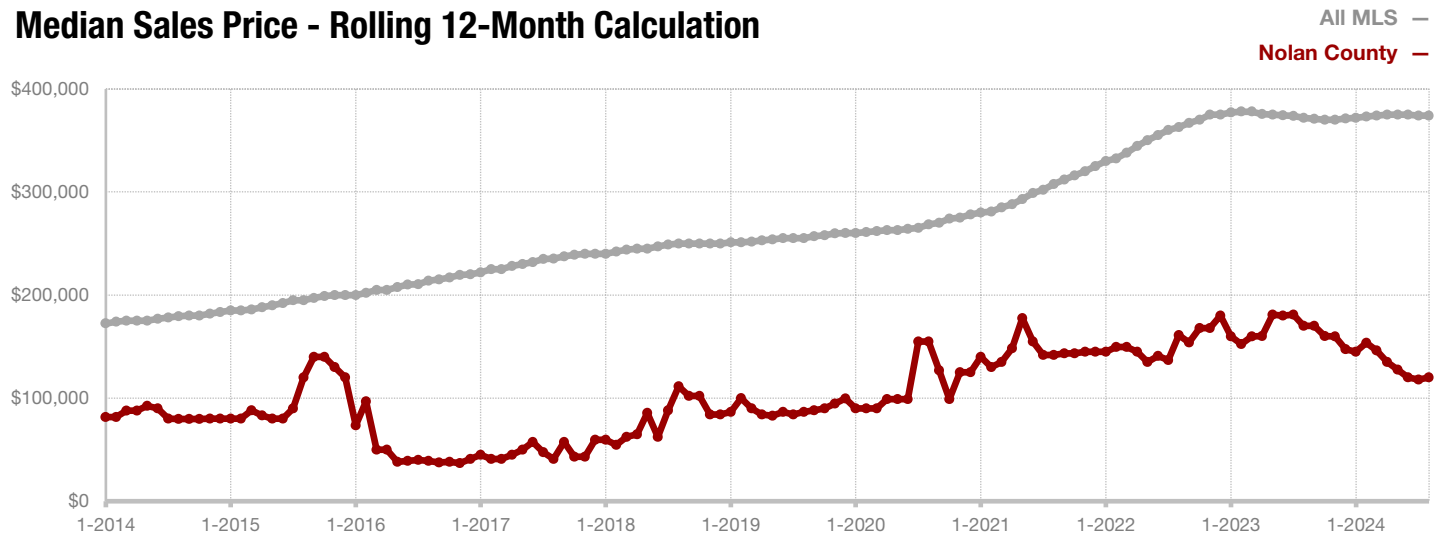
Nolan County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	4	9	+ 125.0%	29	54	+ 86.2%
Pending Sales	2	4	+ 100.0%	15	30	+ 100.0%
Closed Sales	1	4	+ 300.0%	18	26	+ 44.4%
Average Sales Price*	\$147,400	\$165,750	+ 12.4%	\$179,535	\$141,525	- 21.2%
Median Sales Price*	\$147,400	\$167,500	+ 13.6%	\$159,900	\$119,000	- 25.6%
Percent of Original List Price Received*	98.3%	92.6%	- 5.8%	94.3%	91.5%	- 3.0%
Days on Market Until Sale	12	168	+ 1300.0%	62	95	+ 53.2%
Inventory of Homes for Sale	18	26	+ 44.4%	--	--	--
Months Supply of Inventory	7.9	7.9	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



- 29.8%

+ 4.8%

+ 8.0%

Change in
New Listings

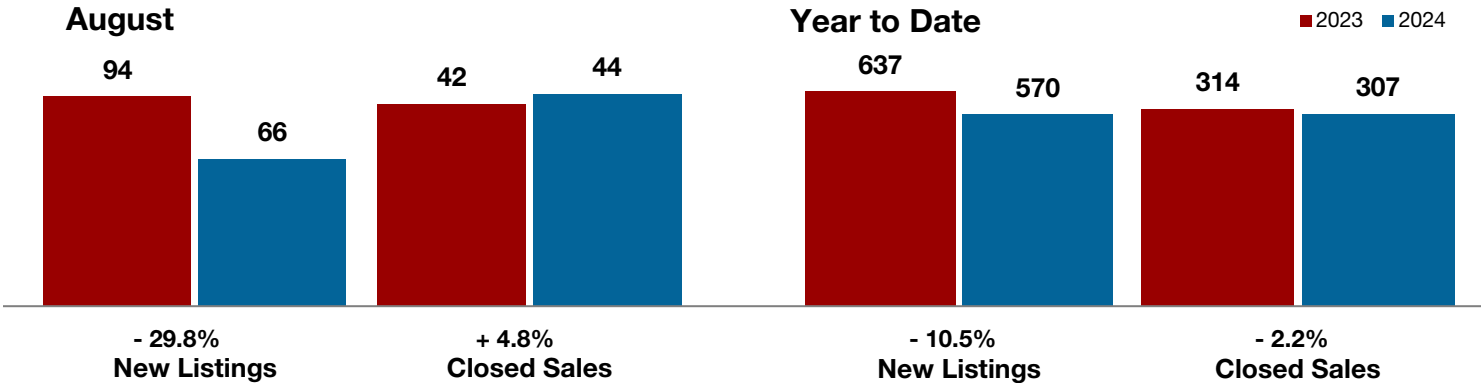
Change in
Closed Sales

Change in
Median Sales Price

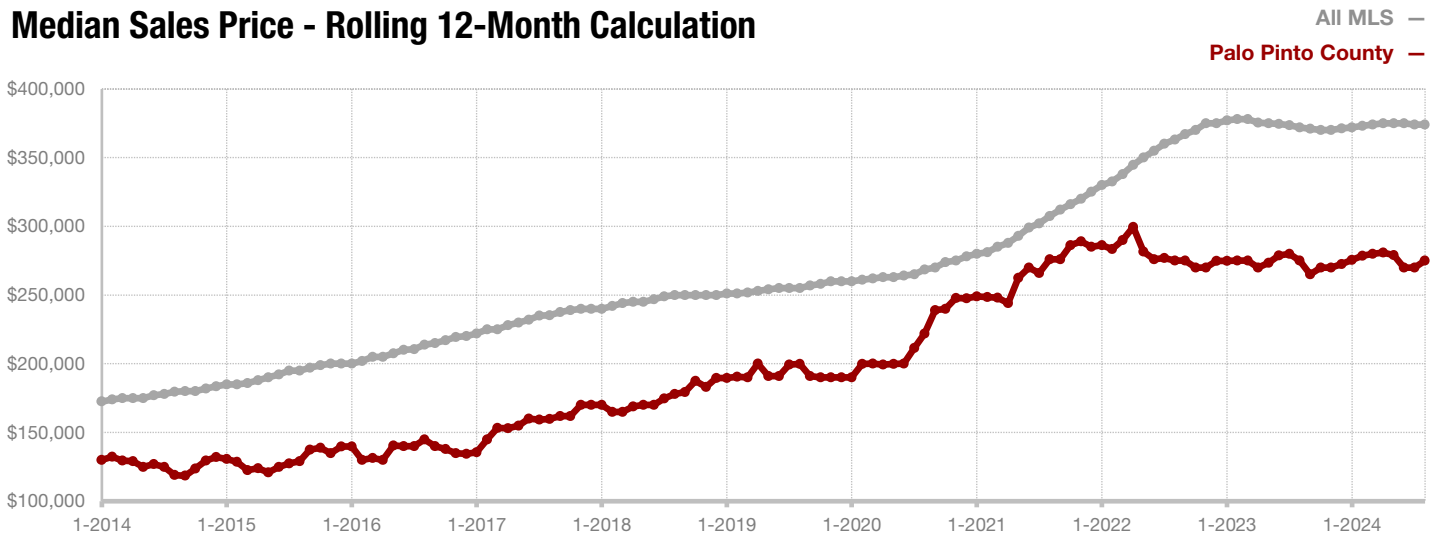
Palo Pinto County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	94	66	- 29.8%	637	570	- 10.5%
Pending Sales	41	21	- 48.8%	336	306	- 8.9%
Closed Sales	42	44	+ 4.8%	314	307	- 2.2%
Average Sales Price*	\$578,303	\$558,964	- 3.3%	\$541,559	\$506,085	- 6.6%
Median Sales Price*	\$250,000	\$269,950	+ 8.0%	\$272,500	\$275,000	+ 0.9%
Percent of Original List Price Received*	93.0%	87.0%	- 6.5%	91.7%	89.5%	- 2.4%
Days on Market Until Sale	85	87	+ 2.4%	74	91	+ 23.0%
Inventory of Homes for Sale	297	303	+ 2.0%	--	--	--
Months Supply of Inventory	8.3	8.9	+ 7.2%	--	--	--

* 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 – August 2024

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



+ 5.5%

- 15.8%

- 2.6%

Change in
New Listings

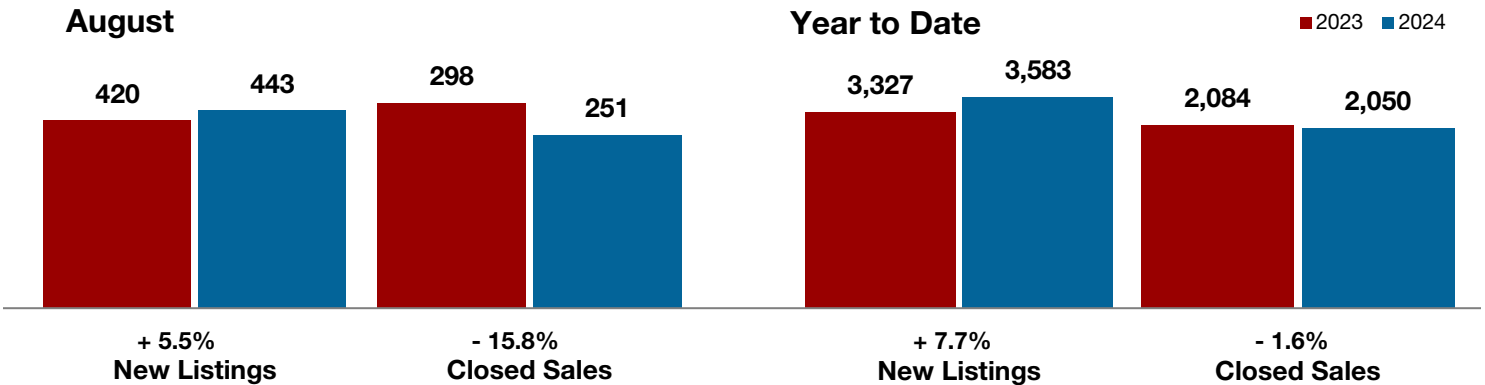
Change in
Closed Sales

Change in
Median Sales Price

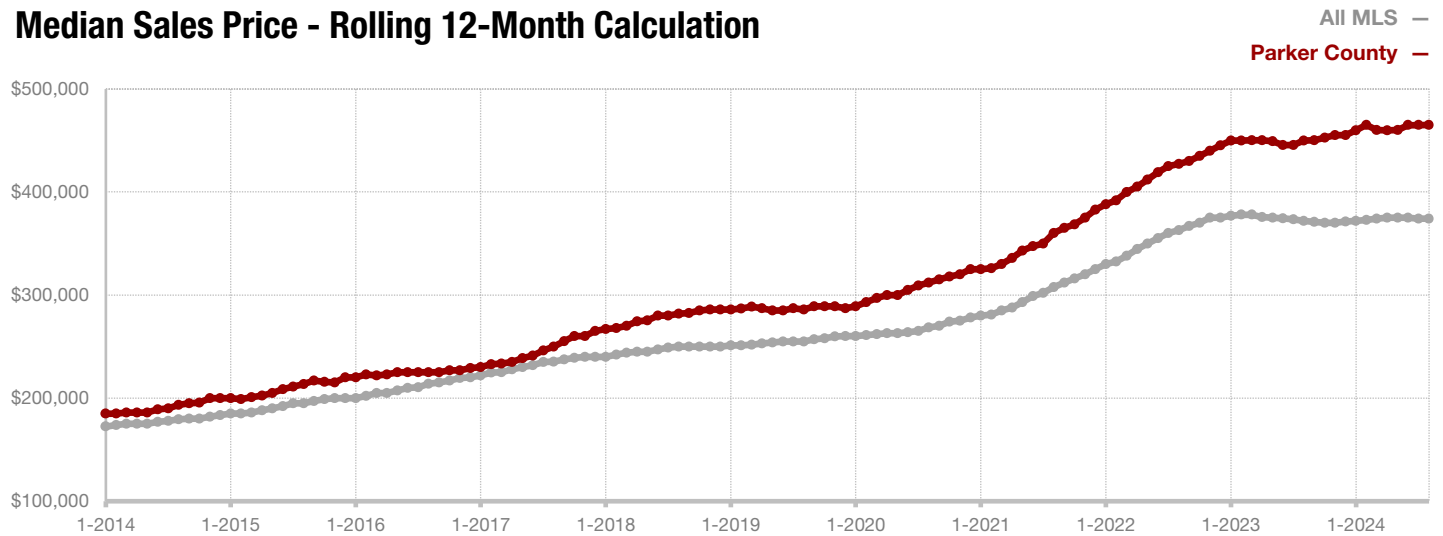
Parker County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	420	443	+ 5.5%	3,327	3,583	+ 7.7%
Pending Sales	234	209	- 10.7%	2,144	2,094	- 2.3%
Closed Sales	298	251	- 15.8%	2,084	2,050	- 1.6%
Average Sales Price*	\$490,645	\$518,413	+ 5.7%	\$485,762	\$509,249	+ 4.8%
Median Sales Price*	\$475,000	\$462,510	- 2.6%	\$457,000	\$465,530	+ 1.9%
Percent of Original List Price Received*	95.7%	94.7%	- 1.0%	95.6%	95.5%	- 0.1%
Days on Market Until Sale	72	65	- 9.7%	74	82	+ 10.8%
Inventory of Homes for Sale	1,275	1,441	+ 13.0%	--	--	--
Months Supply of Inventory	5.1	6.1	+ 19.6%	--	--	--

* 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 – August 2024

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



- 35.7%

- 11.8%

+ 29.0%

Change in
New Listings

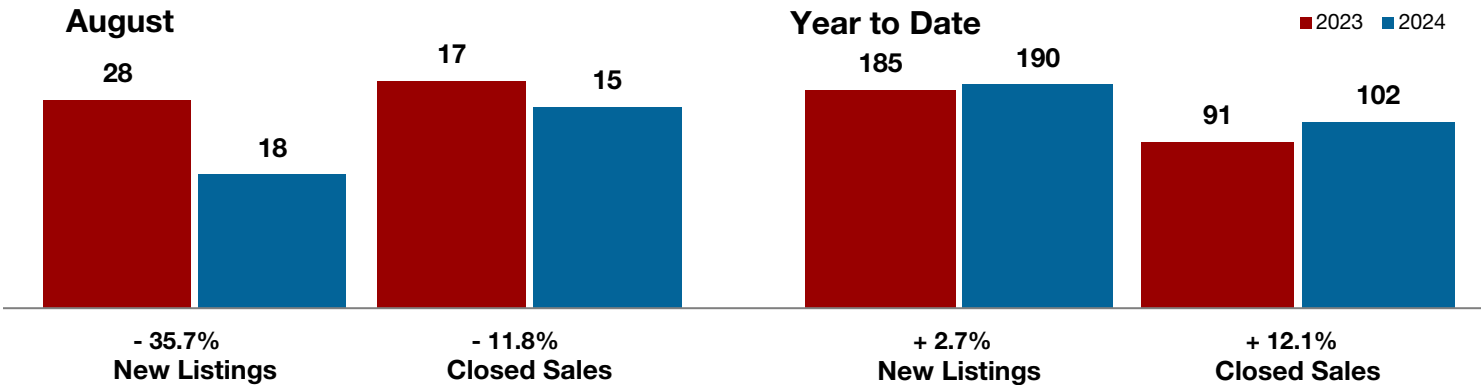
Change in
Closed Sales

Change in
Median Sales Price

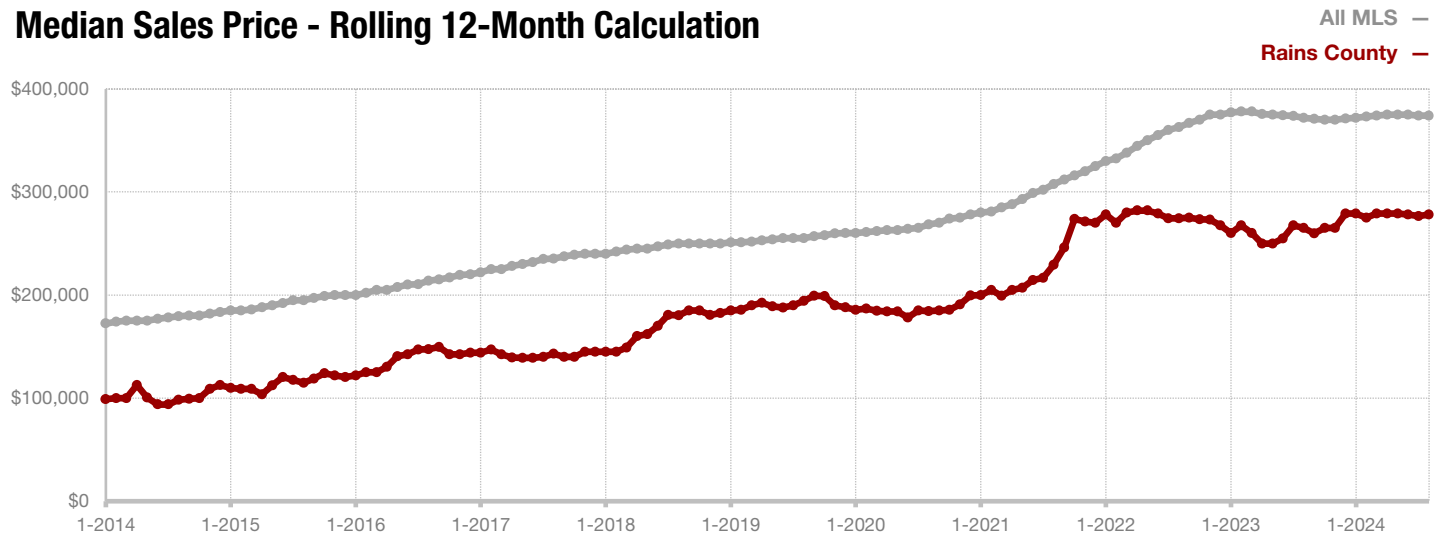
Rains County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	28	18	- 35.7%	185	190	+ 2.7%
Pending Sales	13	4	- 69.2%	93	101	+ 8.6%
Closed Sales	17	15	- 11.8%	91	102	+ 12.1%
Average Sales Price*	\$253,229	\$364,120	+ 43.8%	\$350,764	\$347,121	- 1.0%
Median Sales Price*	\$201,500	\$260,000	+ 29.0%	\$285,000	\$278,250	- 2.4%
Percent of Original List Price Received*	87.7%	92.4%	+ 5.4%	94.3%	91.0%	- 3.5%
Days on Market Until Sale	99	81	- 18.2%	69	102	+ 47.8%
Inventory of Homes for Sale	101	104	+ 3.0%	--	--	--
Months Supply of Inventory	9.3	9.5	+ 2.2%	--	--	--

* 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 – August 2024

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



+ 27.6%

- 5.6%

- 5.1%

Change in
New Listings

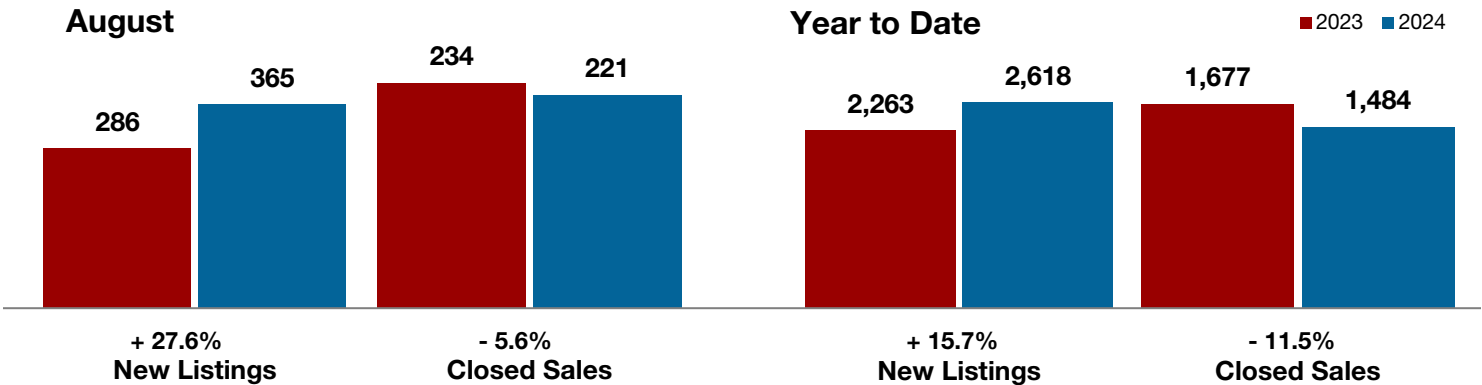
Change in
Closed Sales

Change in
Median Sales Price

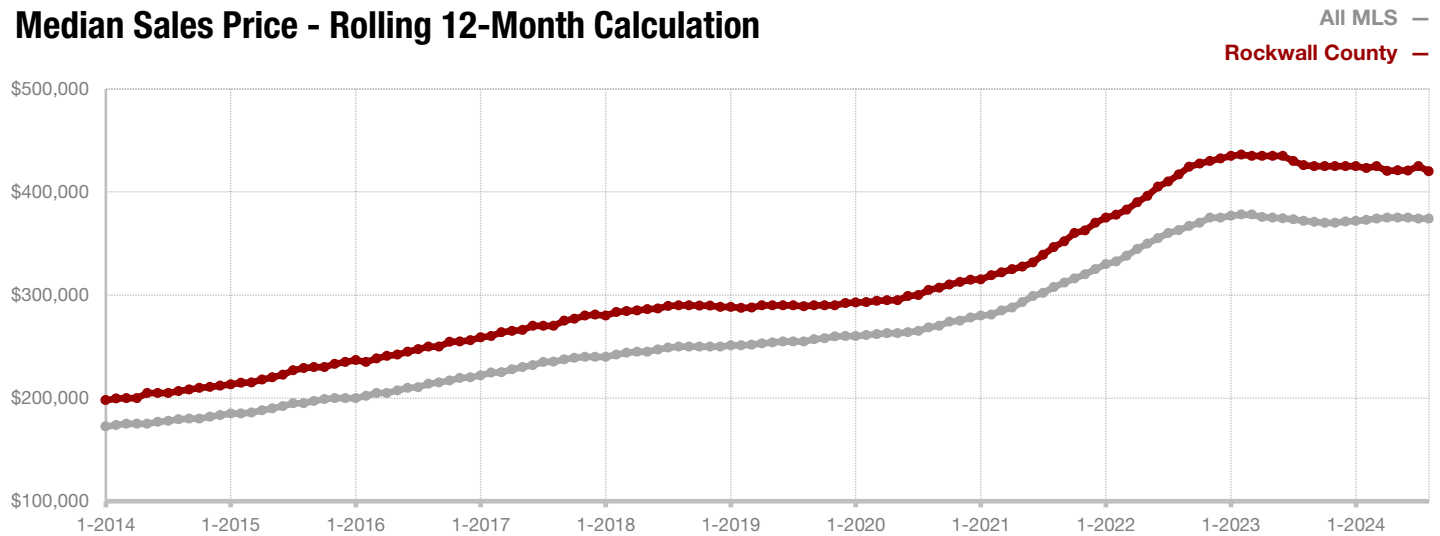
Rockwall County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	286	365	+ 27.6%	2,263	2,618	+ 15.7%
Pending Sales	188	203	+ 8.0%	1,739	1,576	- 9.4%
Closed Sales	234	221	- 5.6%	1,677	1,484	- 11.5%
Average Sales Price*	\$506,847	\$497,404	- 1.9%	\$500,634	\$507,263	+ 1.3%
Median Sales Price*	\$439,505	\$417,000	- 5.1%	\$430,000	\$425,000	- 1.2%
Percent of Original List Price Received*	95.2%	93.7%	- 1.6%	94.7%	94.8%	+ 0.1%
Days on Market Until Sale	69	58	- 15.9%	65	63	- 3.1%
Inventory of Homes for Sale	735	1,037	+ 41.1%	--	--	--
Months Supply of Inventory	3.8	5.7	+ 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 – August 2024

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



Shackelford County

0.0%

Change in
New Listings

0.0%

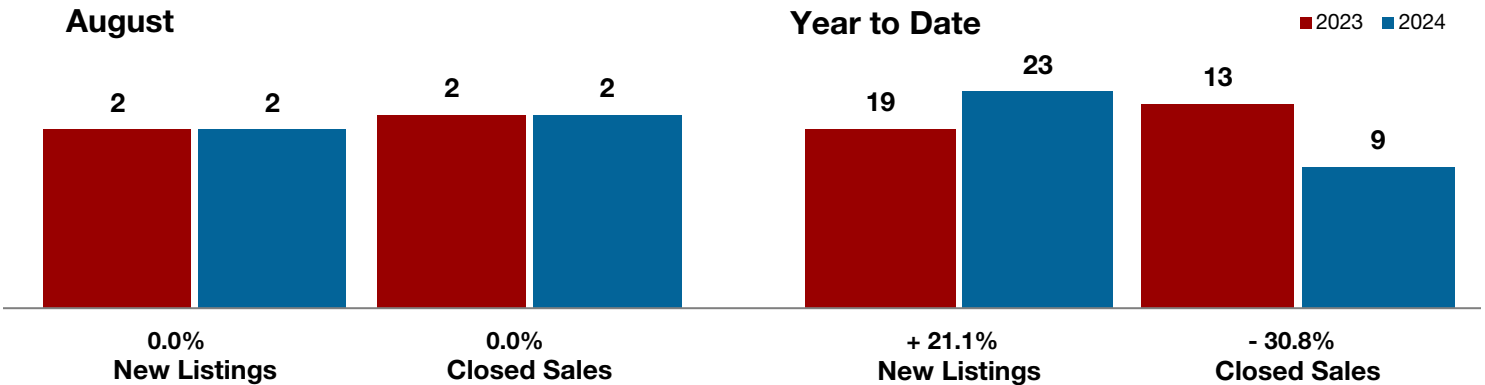
Change in
Closed Sales

+ 234.3%

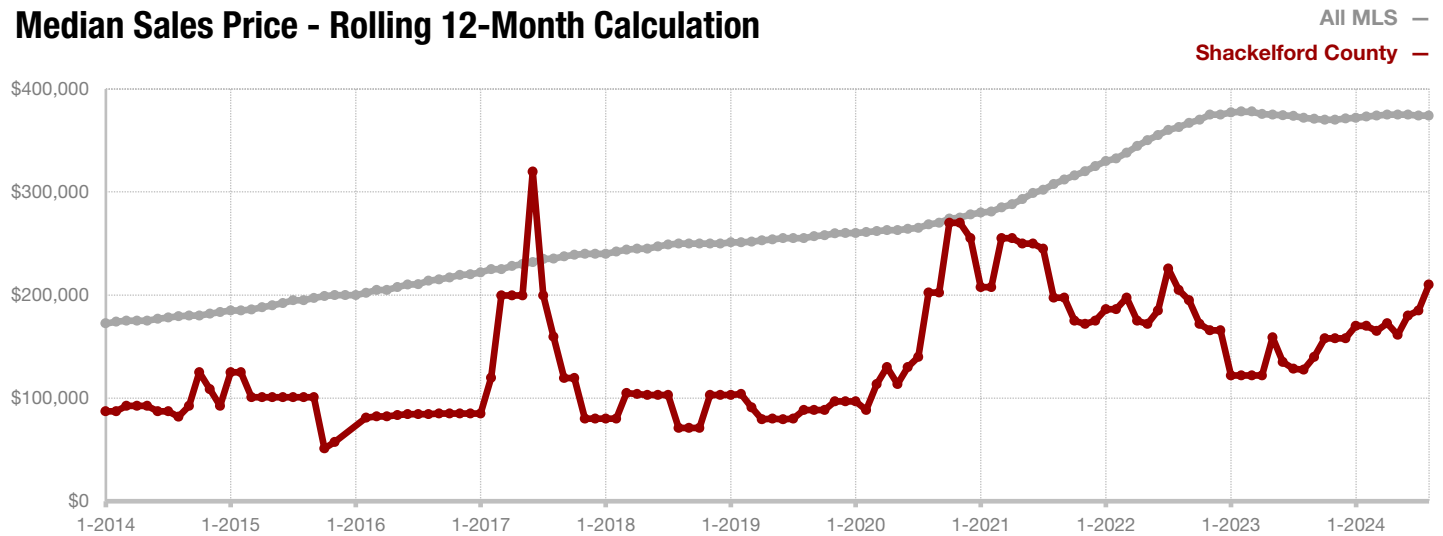
Change in
Median Sales Price

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2	2	0.0%	19	23	+ 21.1%
Pending Sales	1	1	0.0%	14	11	- 21.4%
Closed Sales	2	2	0.0%	13	9	- 30.8%
Average Sales Price*	\$100,000	\$334,250	+ 234.3%	\$157,115	\$258,204	+ 64.3%
Median Sales Price*	\$100,000	\$334,250	+ 234.3%	\$148,000	\$229,000	+ 54.7%
Percent of Original List Price Received*	87.4%	87.6%	+ 0.2%	81.0%	87.7%	+ 8.3%
Days on Market Until Sale	41	97	+ 136.6%	83	81	- 2.4%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	4.3	7.1	+ 65.1%	--	--	--

* 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 – August 2024

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



- 0.9%

Change in
New Listings

- 1.4%

Change in
Closed Sales

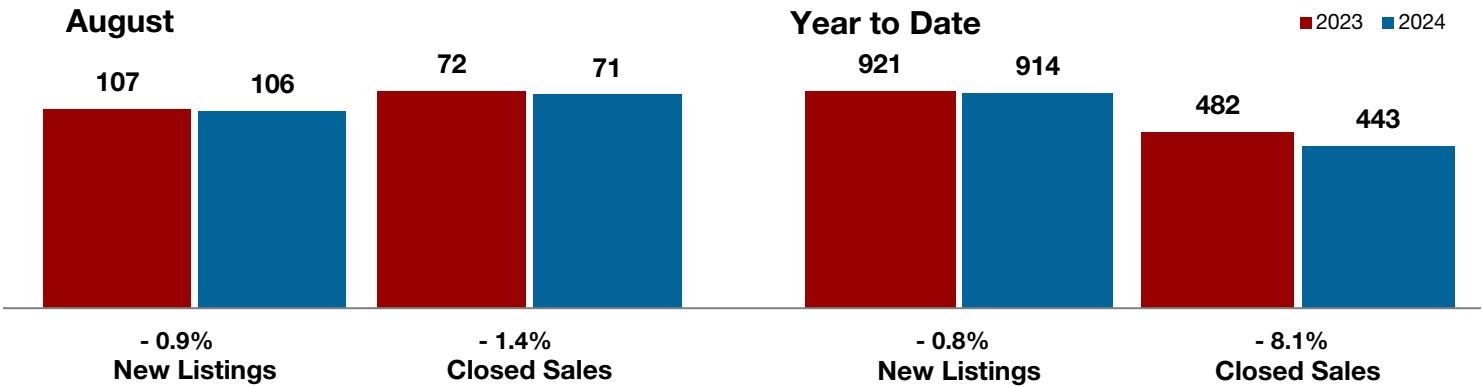
- 0.1%

Change in
Median Sales Price

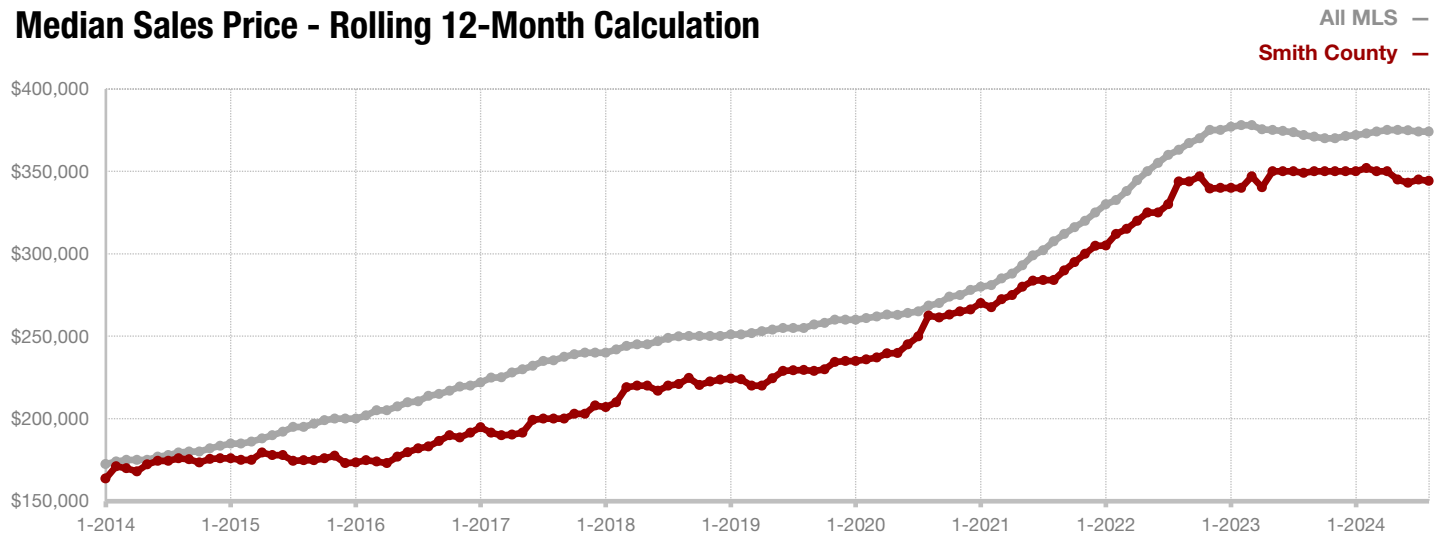
Smith County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	107	106	- 0.9%	921	914	- 0.8%
Pending Sales	54	67	+ 24.1%	502	462	- 8.0%
Closed Sales	72	71	- 1.4%	482	443	- 8.1%
Average Sales Price*	\$350,719	\$389,100	+ 10.9%	\$421,147	\$433,955	+ 3.0%
Median Sales Price*	\$337,000	\$336,590	- 0.1%	\$350,000	\$340,000	- 2.9%
Percent of Original List Price Received*	94.0%	93.3%	- 0.7%	94.9%	94.2%	- 0.7%
Days on Market Until Sale	43	68	+ 58.1%	51	70	+ 37.3%
Inventory of Homes for Sale	366	386	+ 5.5%	--	--	--
Months Supply of Inventory	6.6	7.1	+ 7.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



0.0%

+ 27.3%

- 8.3%

Change in
New Listings

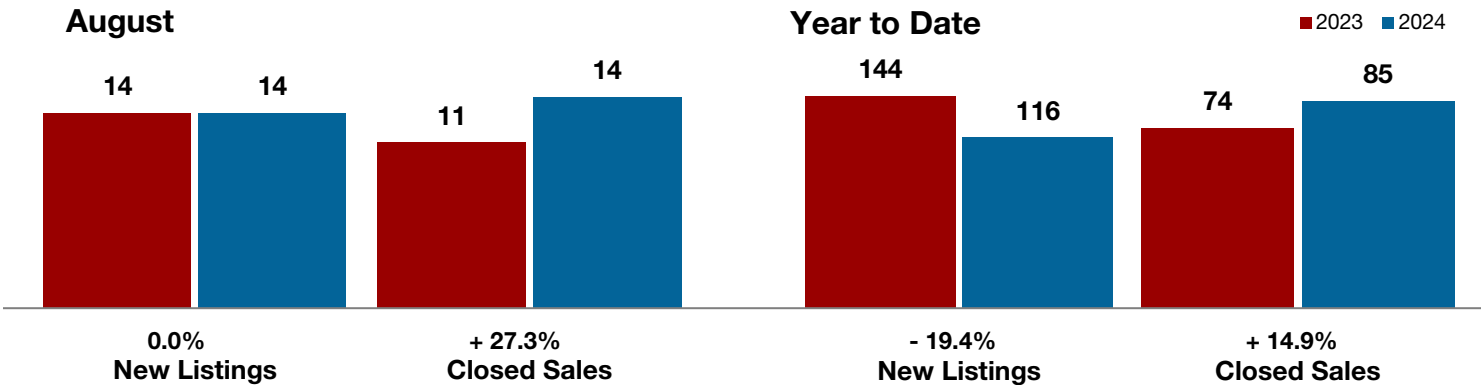
Change in
Closed Sales

Change in
Median Sales Price

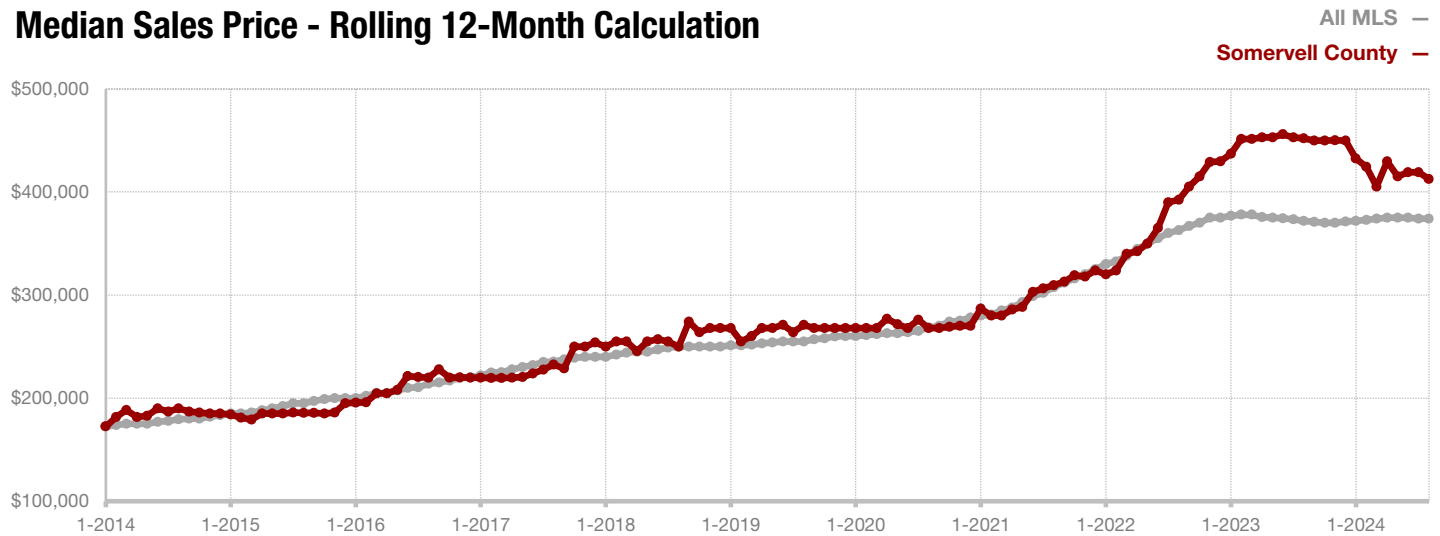
Somervell County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	14	0.0%	144	116	- 19.4%
Pending Sales	9	8	- 11.1%	78	82	+ 5.1%
Closed Sales	11	14	+ 27.3%	74	85	+ 14.9%
Average Sales Price*	\$479,682	\$452,169	- 5.7%	\$463,908	\$478,443	+ 3.1%
Median Sales Price*	\$450,000	\$412,500	- 8.3%	\$455,000	\$419,000	- 7.9%
Percent of Original List Price Received*	90.4%	93.2%	+ 3.1%	93.5%	93.0%	- 0.5%
Days on Market Until Sale	91	79	- 13.2%	71	120	+ 69.0%
Inventory of Homes for Sale	66	50	- 24.2%	--	--	--
Months Supply of Inventory	7.6	5.6	- 26.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



+ 27.3%

- 55.6%

+ 76.3%

Change in
New Listings

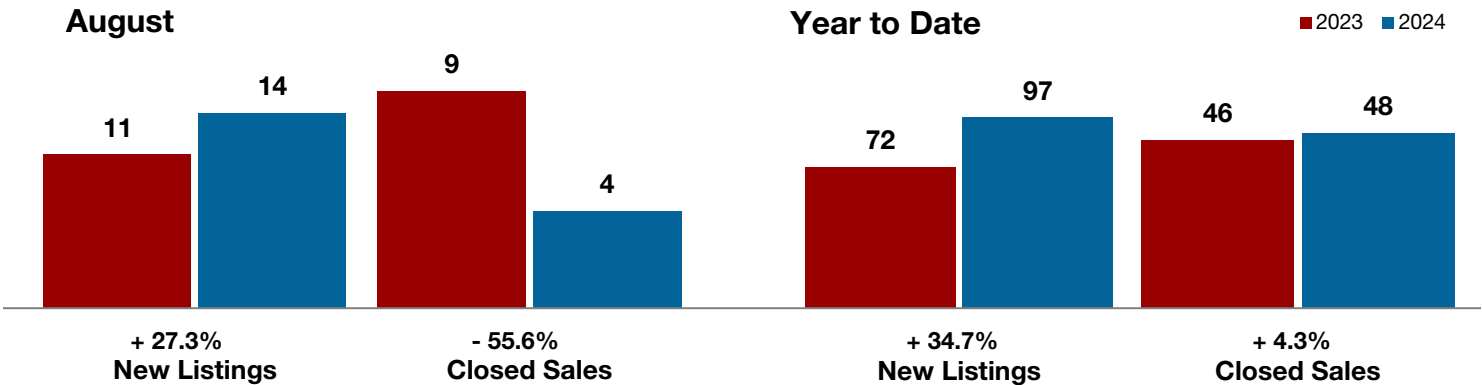
Change in
Closed Sales

Change in
Median Sales Price

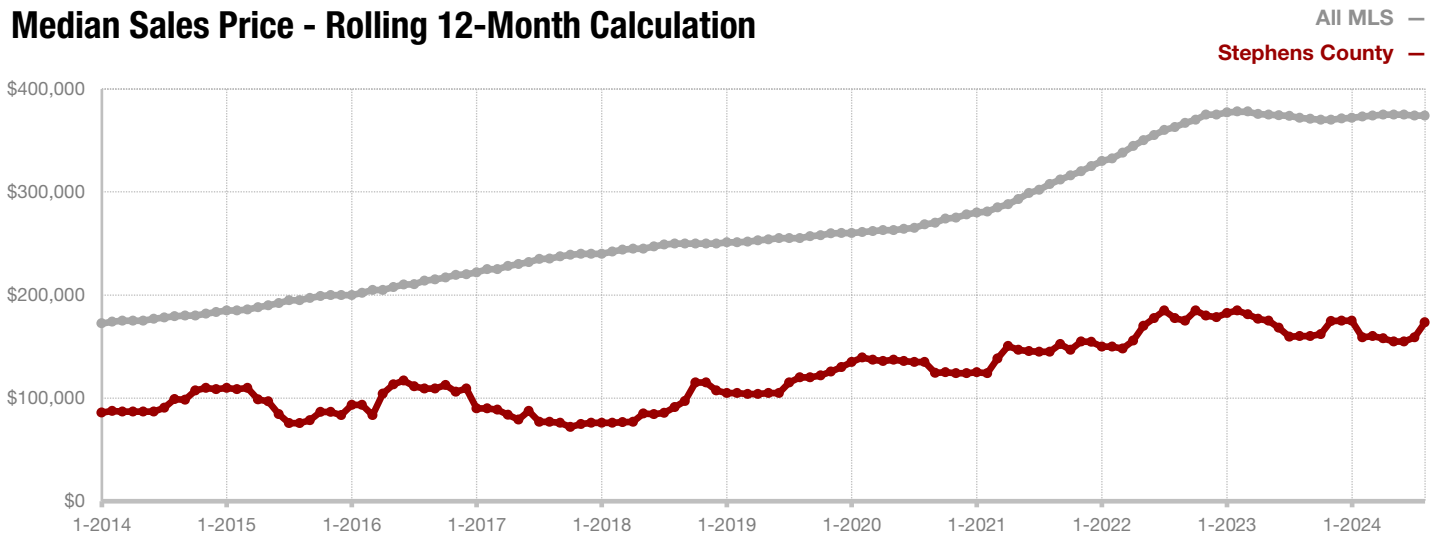
Stephens County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	14	+ 27.3%	72	97	+ 34.7%
Pending Sales	7	2	- 71.4%	50	44	- 12.0%
Closed Sales	9	4	- 55.6%	46	48	+ 4.3%
Average Sales Price*	\$250,556	\$423,500	+ 69.0%	\$210,935	\$221,885	+ 5.2%
Median Sales Price*	\$160,000	\$282,000	+ 76.3%	\$159,500	\$156,500	- 1.9%
Percent of Original List Price Received*	81.7%	86.3%	+ 5.6%	86.7%	87.8%	+ 1.3%
Days on Market Until Sale	130	131	+ 0.8%	102	114	+ 11.8%
Inventory of Homes for Sale	43	67	+ 55.8%	--	--	--
Months Supply of Inventory	6.5	12.2	+ 87.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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

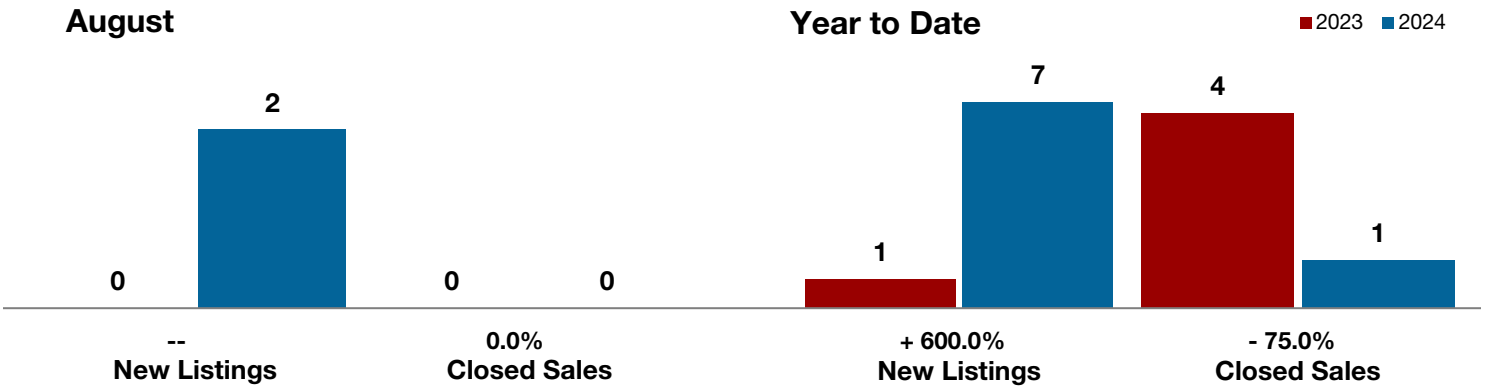


Stonewall County

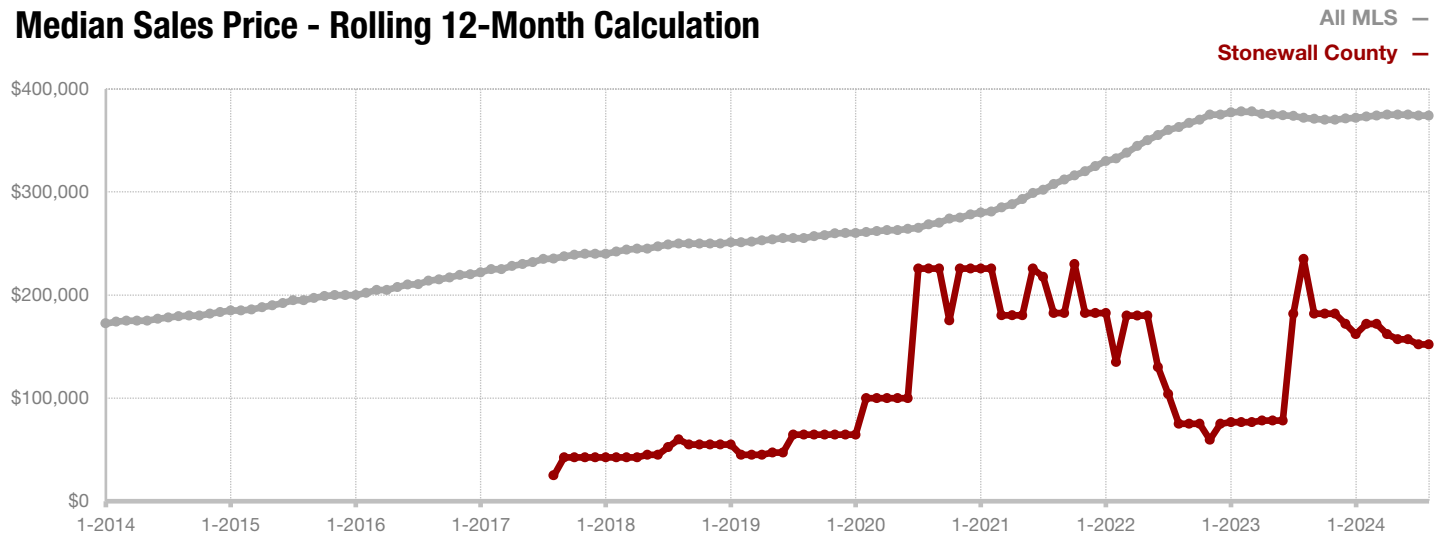
--	0.0%	--
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	0	2	--	1	7	+ 600.0%
Pending Sales	0	0	0.0%	4	1	- 75.0%
Closed Sales	0	0	0.0%	4	1	- 75.0%
Average Sales Price*	--	--	--	\$207,875	\$152,000	- 26.9%
Median Sales Price*	--	--	--	\$235,000	\$152,000	- 35.3%
Percent of Original List Price Received*	--	--	--	91.1%	82.2%	- 9.8%
Days on Market Until Sale	--	--	--	121	10	- 91.7%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.9	6.0	+ 566.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



+ 4.8%

- 14.5%

- 0.9%

Change in
New Listings

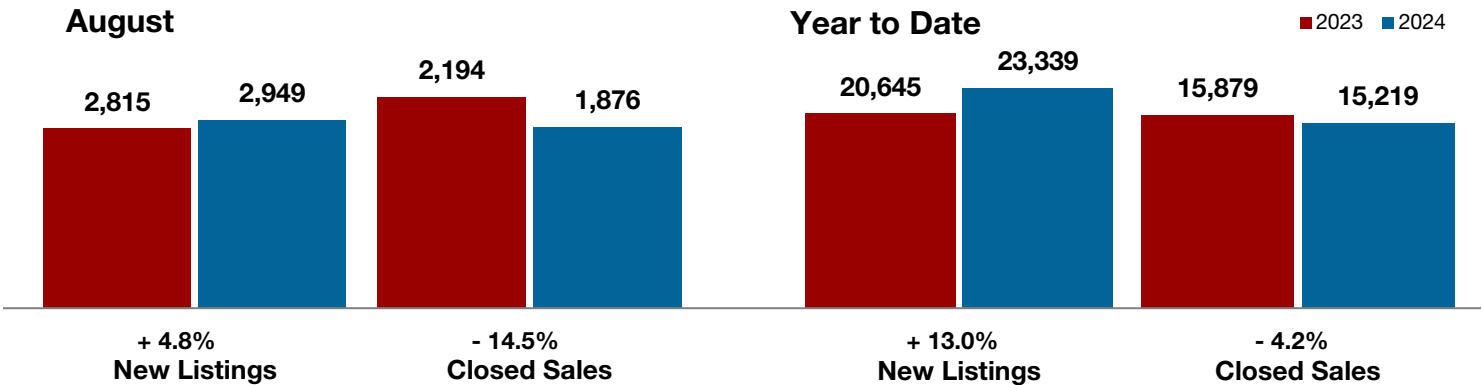
Change in
Closed Sales

Change in
Median Sales Price

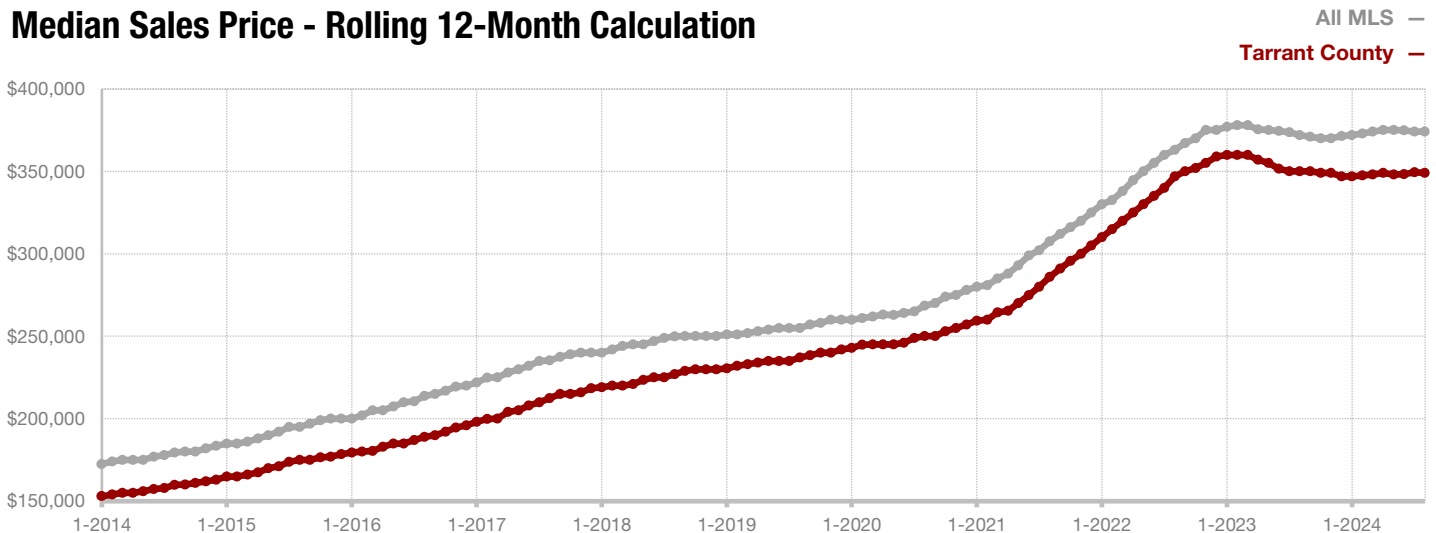
Tarrant County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,815	2,949	+ 4.8%	20,645	23,339	+ 13.0%
Pending Sales	1,868	1,638	- 12.3%	16,436	15,730	- 4.3%
Closed Sales	2,194	1,876	- 14.5%	15,879	15,219	- 4.2%
Average Sales Price*	\$441,655	\$435,260	- 1.4%	\$430,627	\$438,125	+ 1.7%
Median Sales Price*	\$350,000	\$347,000	- 0.9%	\$349,900	\$350,000	+ 0.0%
Percent of Original List Price Received*	96.9%	95.6%	- 1.3%	96.7%	96.6%	- 0.1%
Days on Market Until Sale	34	41	+ 20.6%	41	44	+ 7.3%
Inventory of Homes for Sale	4,899	6,580	+ 34.3%	--	--	--
Months Supply of Inventory	2.6	3.6	+ 38.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



- 12.6%

- 22.2%

+ 0.0%

Change in
New Listings

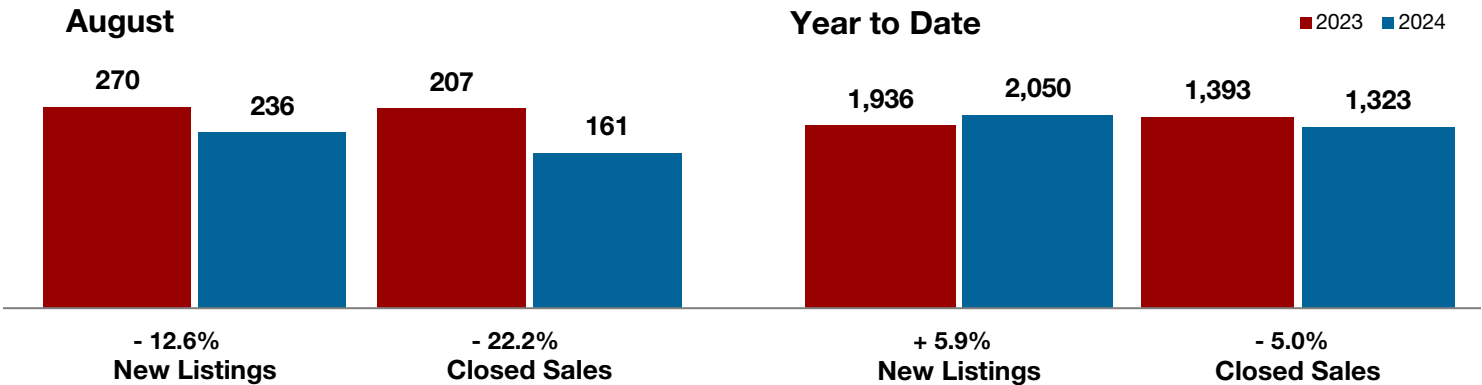
Change in
Closed Sales

Change in
Median Sales Price

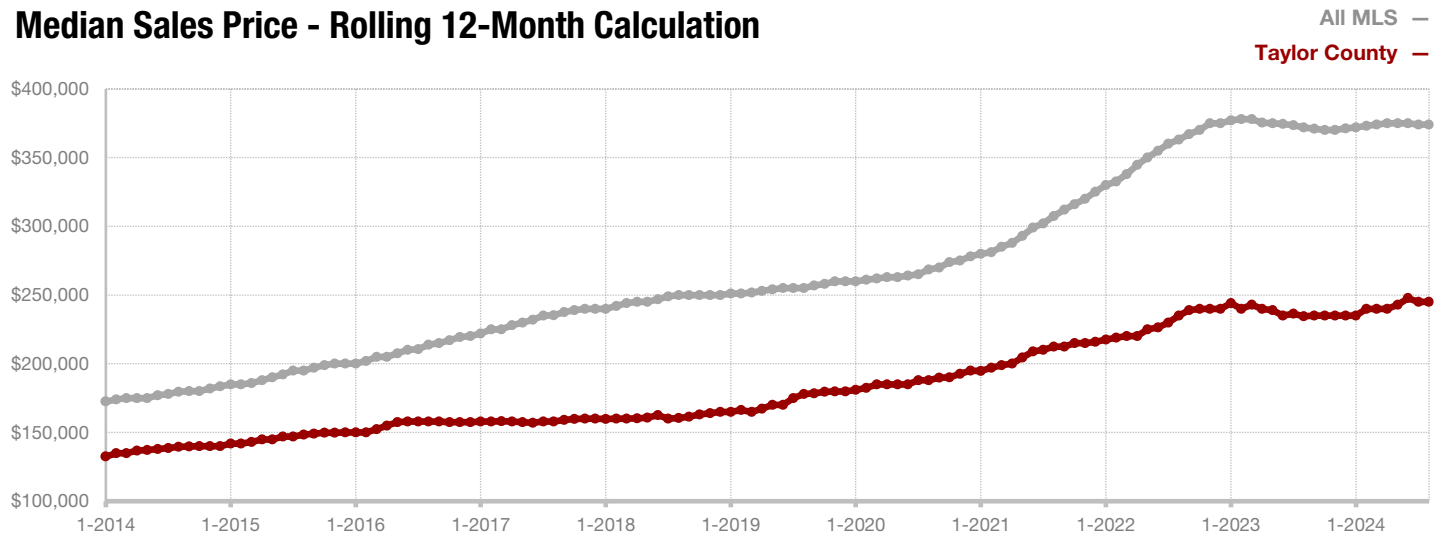
Taylor County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	270	236	- 12.6%	1,936	2,050	+ 5.9%
Pending Sales	173	140	- 19.1%	1,461	1,404	- 3.9%
Closed Sales	207	161	- 22.2%	1,393	1,323	- 5.0%
Average Sales Price*	\$270,908	\$275,350	+ 1.6%	\$263,669	\$278,064	+ 5.5%
Median Sales Price*	\$239,950	\$240,000	+ 0.0%	\$235,000	\$249,700	+ 6.3%
Percent of Original List Price Received*	96.0%	94.1%	- 2.0%	96.1%	95.3%	- 0.8%
Days on Market Until Sale	39	65	+ 66.7%	50	60	+ 20.0%
Inventory of Homes for Sale	617	727	+ 17.8%	--	--	--
Months Supply of Inventory	3.7	4.6	+ 24.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



- 35.3%

+ 100.0%

+ 23.8%

Change in
New Listings

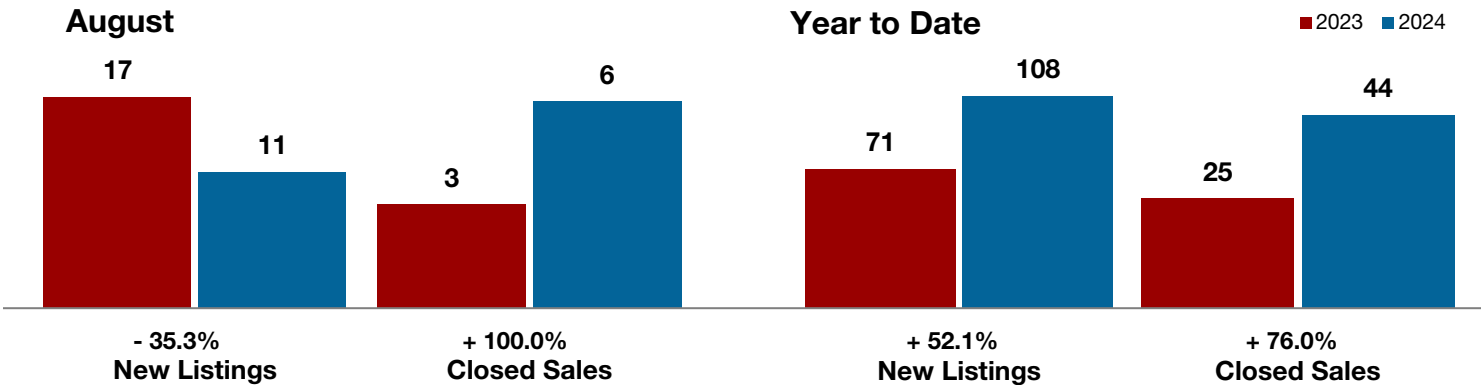
Change in
Closed Sales

Change in
Median Sales Price

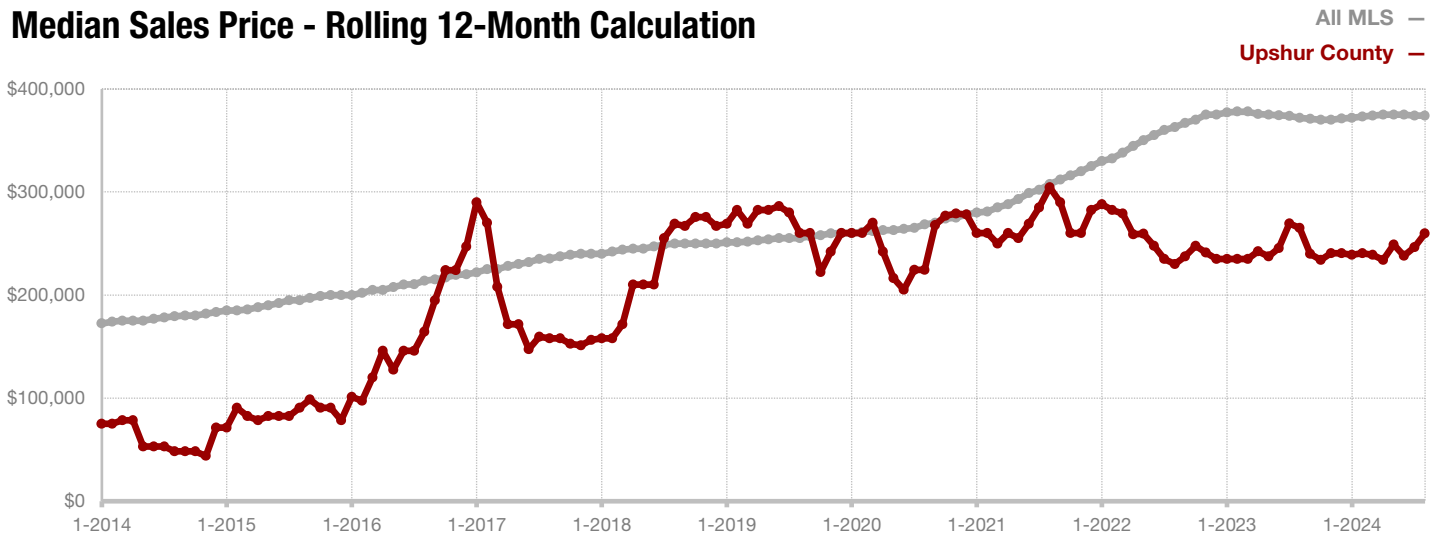
Upshur County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	17	11	- 35.3%	71	108	+ 52.1%
Pending Sales	5	4	- 20.0%	28	38	+ 35.7%
Closed Sales	3	6	+ 100.0%	25	44	+ 76.0%
Average Sales Price*	\$168,167	\$257,917	+ 53.4%	\$321,172	\$396,410	+ 23.4%
Median Sales Price*	\$199,500	\$247,000	+ 23.8%	\$241,000	\$272,500	+ 13.1%
Percent of Original List Price Received*	87.8%	94.1%	+ 7.2%	92.0%	90.2%	- 2.0%
Days on Market Until Sale	14	75	+ 435.7%	80	87	+ 8.7%
Inventory of Homes for Sale	49	64	+ 30.6%	--	--	--
Months Supply of Inventory	13.4	11.3	- 15.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



+ 15.7%

Change in
New Listings

+ 7.7%

Change in
Closed Sales

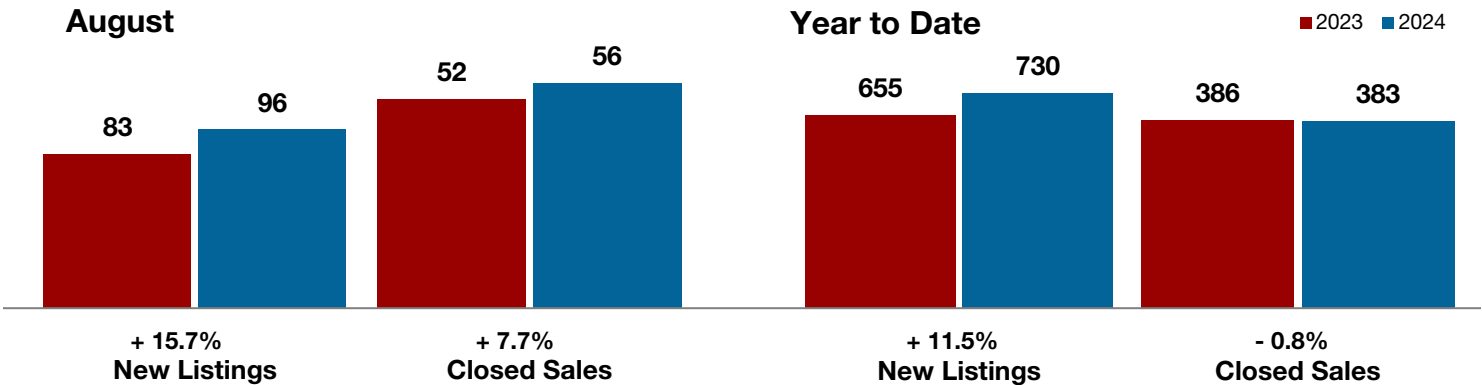
+ 4.9%

Change in
Median Sales Price

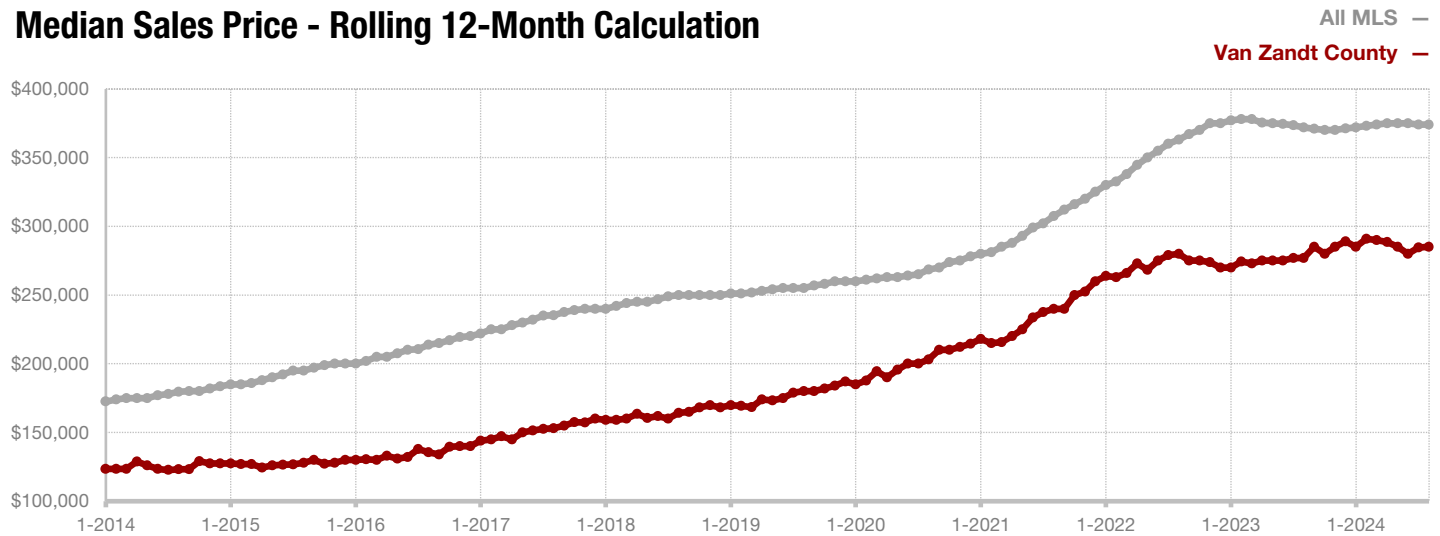
Van Zandt County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	83	96	+ 15.7%	655	730	+ 11.5%
Pending Sales	45	41	- 8.9%	392	396	+ 1.0%
Closed Sales	52	56	+ 7.7%	386	383	- 0.8%
Average Sales Price*	\$291,702	\$328,868	+ 12.7%	\$325,159	\$350,944	+ 7.9%
Median Sales Price*	\$267,000	\$279,995	+ 4.9%	\$290,000	\$285,750	- 1.5%
Percent of Original List Price Received*	93.0%	93.2%	+ 0.2%	93.0%	93.2%	+ 0.2%
Days on Market Until Sale	68	69	+ 1.5%	74	72	- 2.7%
Inventory of Homes for Sale	293	333	+ 13.7%	--	--	--
Months Supply of Inventory	6.4	7.3	+ 14.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



- 1.7%

Change in
New Listings

- 8.1%

Change in
Closed Sales

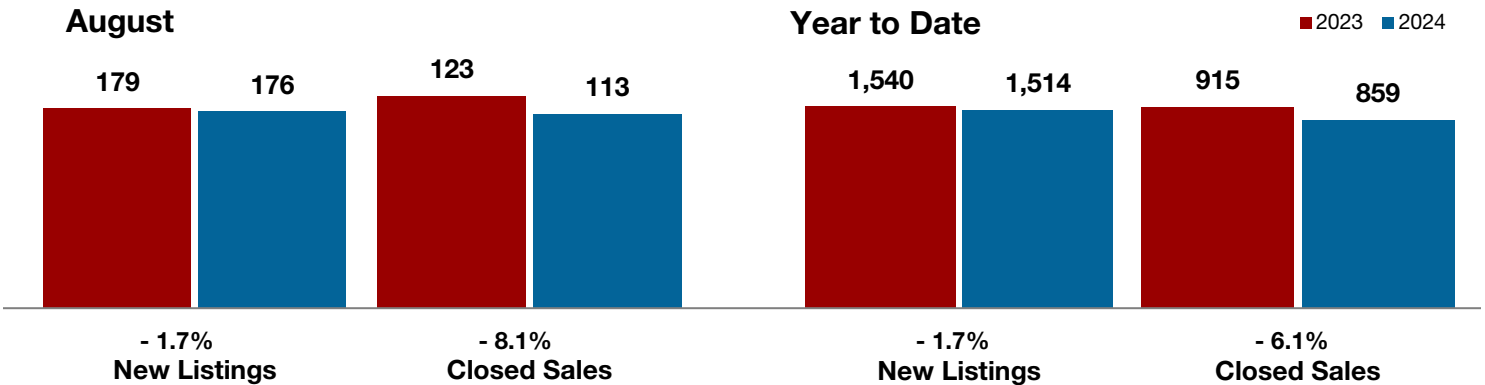
- 4.1%

Change in
Median Sales Price

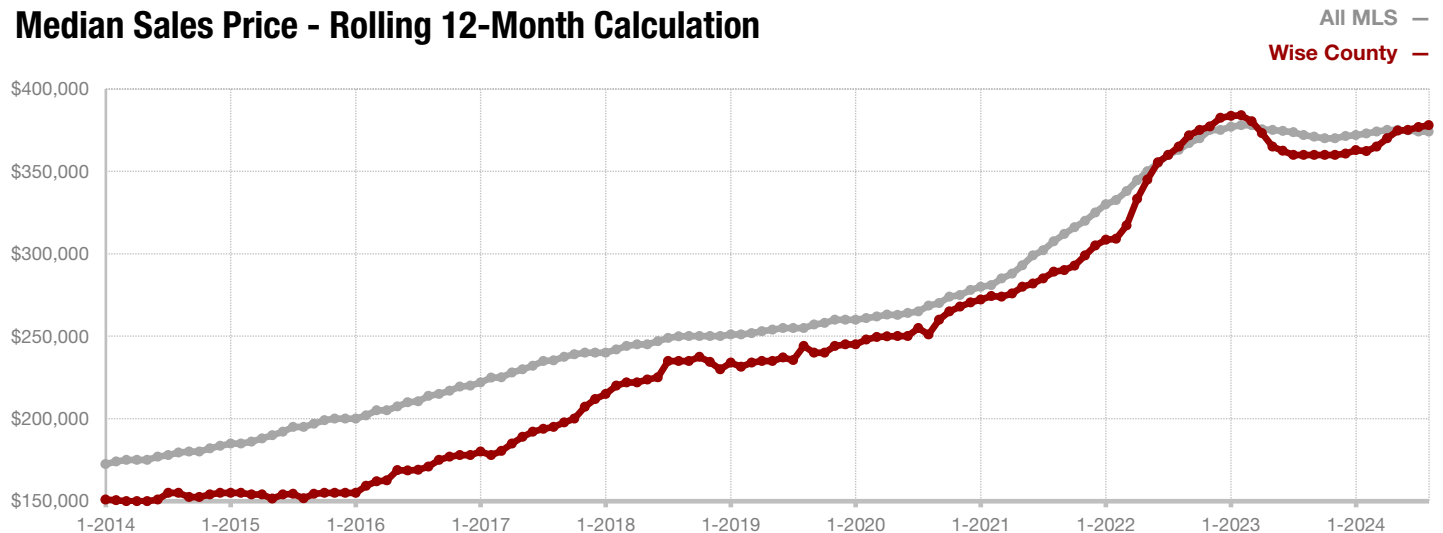
Wise County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	179	176	- 1.7%	1,540	1,514	- 1.7%
Pending Sales	112	108	- 3.6%	963	883	- 8.3%
Closed Sales	123	113	- 8.1%	915	859	- 6.1%
Average Sales Price*	\$419,970	\$405,160	- 3.5%	\$401,591	\$424,138	+ 5.6%
Median Sales Price*	\$364,999	\$350,000	- 4.1%	\$354,900	\$375,000	+ 5.7%
Percent of Original List Price Received*	94.2%	94.9%	+ 0.7%	96.0%	94.8%	- 1.3%
Days on Market Until Sale	67	81	+ 20.9%	63	86	+ 36.5%
Inventory of Homes for Sale	597	645	+ 8.0%	--	--	--
Months Supply of Inventory	5.7	6.3	+ 10.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



- 5.2%

Change in
New Listings

- 3.3%

Change in
Closed Sales

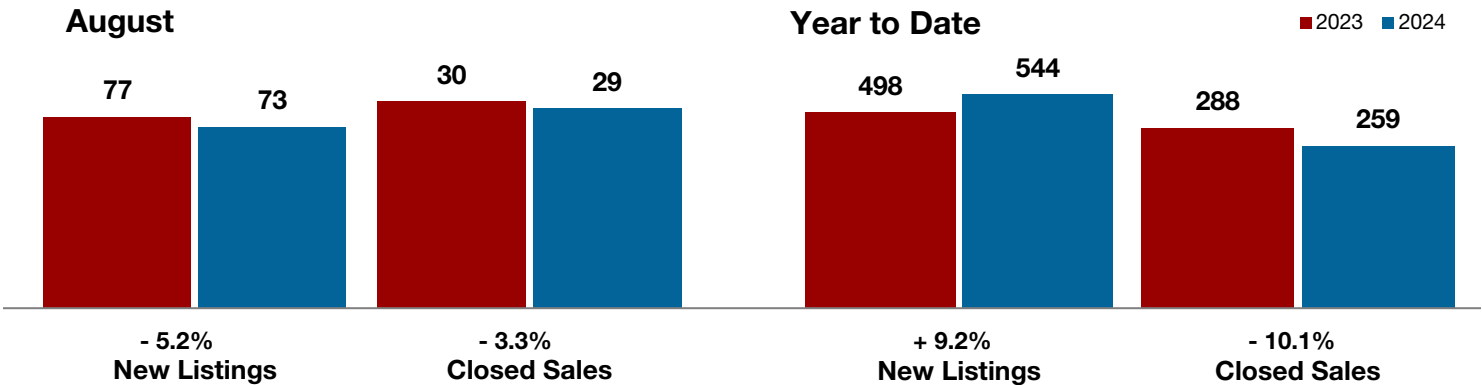
- 0.4%

Change in
Median Sales Price

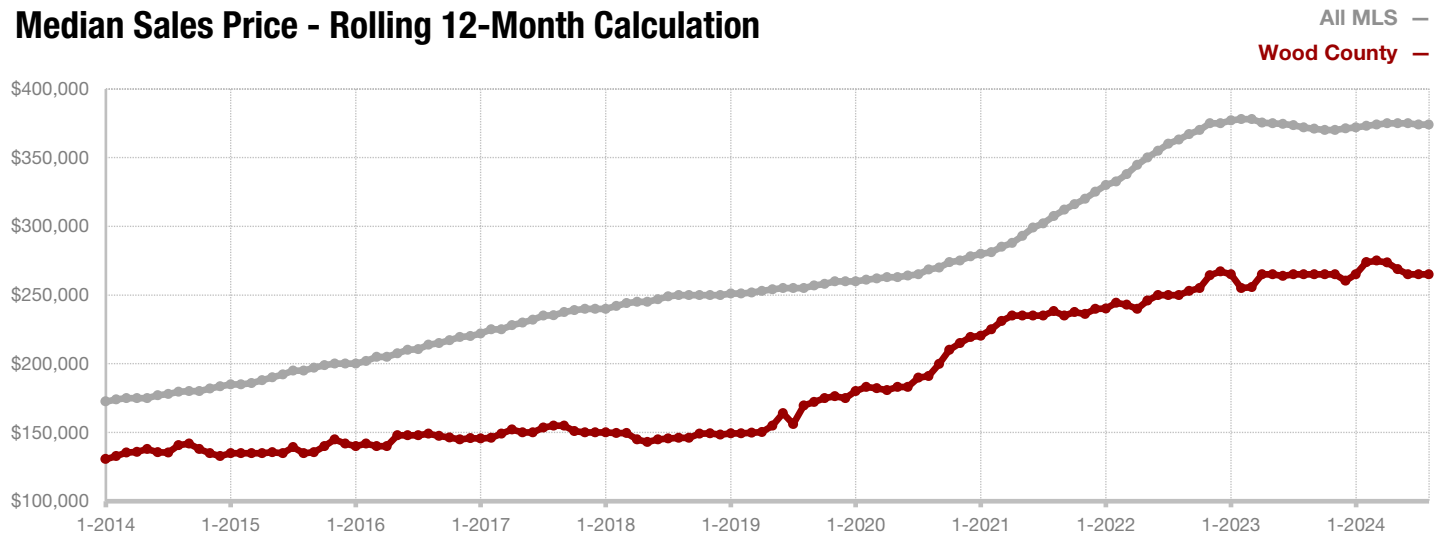
Wood County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	77	73	- 5.2%	498	544	+ 9.2%
Pending Sales	36	30	- 16.7%	302	268	- 11.3%
Closed Sales	30	29	- 3.3%	288	259	- 10.1%
Average Sales Price*	\$299,130	\$347,272	+ 16.1%	\$325,412	\$321,617	- 1.2%
Median Sales Price*	\$263,000	\$262,000	- 0.4%	\$257,650	\$265,000	+ 2.9%
Percent of Original List Price Received*	93.4%	94.2%	+ 0.9%	93.3%	91.6%	- 1.8%
Days on Market Until Sale	54	59	+ 9.3%	62	76	+ 22.6%
Inventory of Homes for Sale	224	291	+ 29.9%	--	--	--
Months Supply of Inventory	6.3	9.0	+ 42.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2024

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



+ 33.3%

Change in
New Listings

+ 7.7%

Change in
Closed Sales

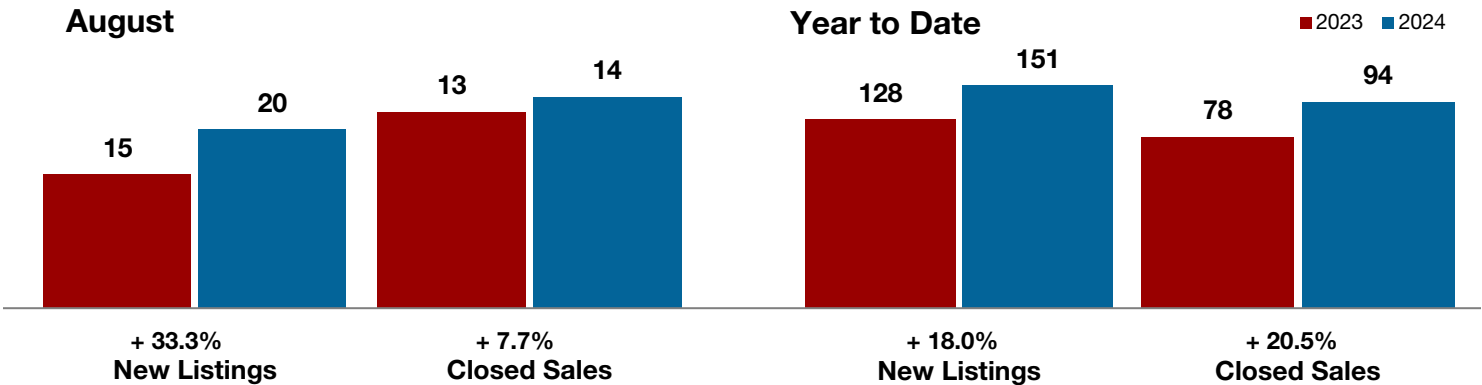
+ 54.3%

Change in
Median Sales Price

Young County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	15	20	+ 33.3%	128	151	+ 18.0%
Pending Sales	9	5	- 44.4%	82	94	+ 14.6%
Closed Sales	13	14	+ 7.7%	78	94	+ 20.5%
Average Sales Price*	\$195,904	\$488,430	+ 149.3%	\$449,080	\$291,953	- 35.0%
Median Sales Price*	\$204,000	\$314,800	+ 54.3%	\$206,500	\$225,000	+ 9.0%
Percent of Original List Price Received*	92.6%	90.0%	- 2.8%	90.9%	90.5%	- 0.4%
Days on Market Until Sale	71	103	+ 45.1%	66	76	+ 15.2%
Inventory of Homes for Sale	52	77	+ 48.1%	--	--	--
Months Supply of Inventory	5.5	7.1	+ 29.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

