

Local Market Updates

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



December 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 – December 2024

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



- 36.4% **+ 133.3%** **+ 46.9%**

Change in
New Listings

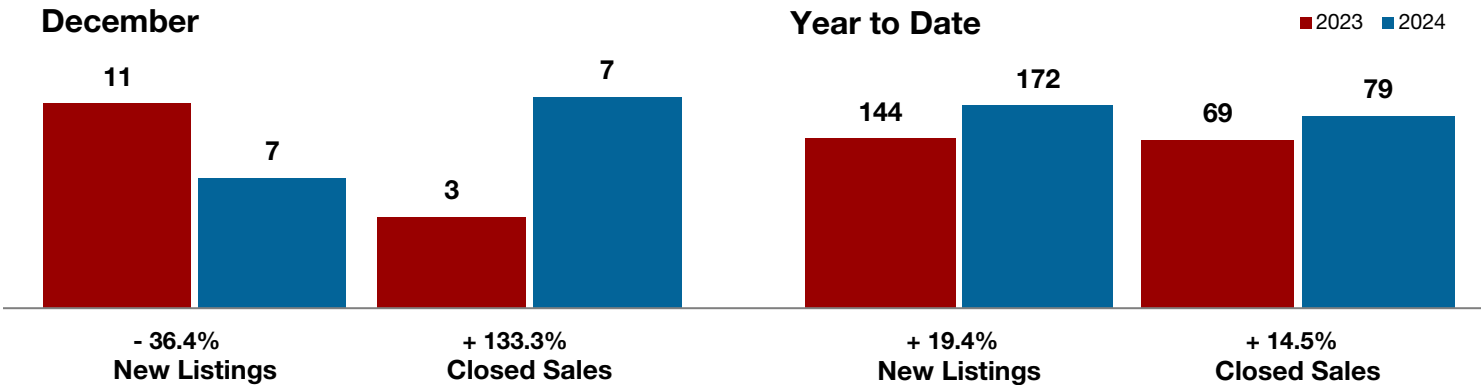
Change in
Closed Sales

Change in
Median Sales Price

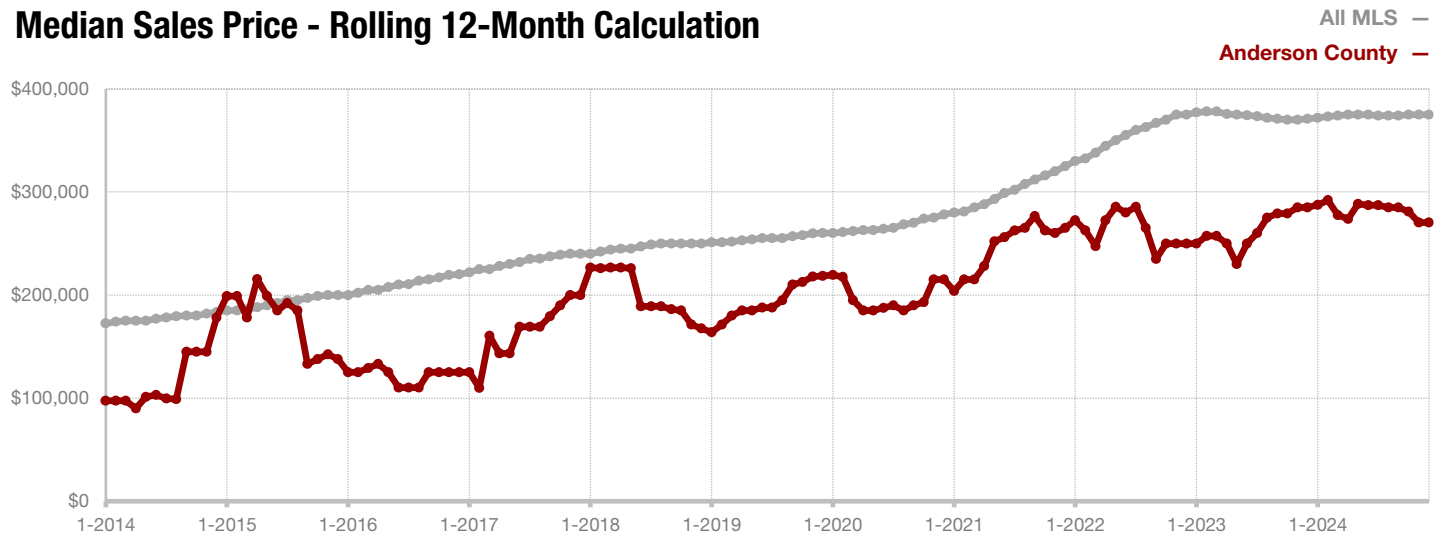
Anderson County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	7	- 36.4%	144	172	+ 19.4%
Pending Sales	5	6	+ 20.0%	70	80	+ 14.3%
Closed Sales	3	7	+ 133.3%	69	79	+ 14.5%
Average Sales Price*	\$453,000	\$351,369	- 22.4%	\$347,940	\$326,773	- 6.1%
Median Sales Price*	\$292,000	\$429,000	+ 46.9%	\$285,000	\$270,500	- 5.1%
Percent of Original List Price Received*	97.2%	90.0%	- 7.4%	93.8%	88.8%	- 5.3%
Days on Market Until Sale	31	115	+ 271.0%	52	102	+ 96.2%
Inventory of Homes for Sale	56	56	0.0%	--	--	--
Months Supply of Inventory	9.6	8.4	- 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 – December 2024

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



- 18.2%

0.0%

+ 30.2%

Change in
New Listings

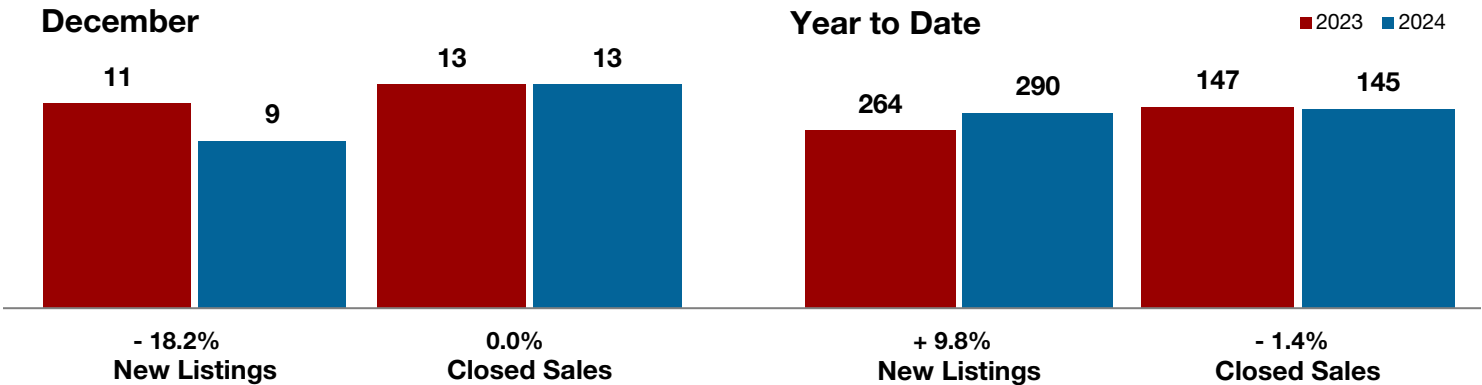
Change in
Closed Sales

Change in
Median Sales Price

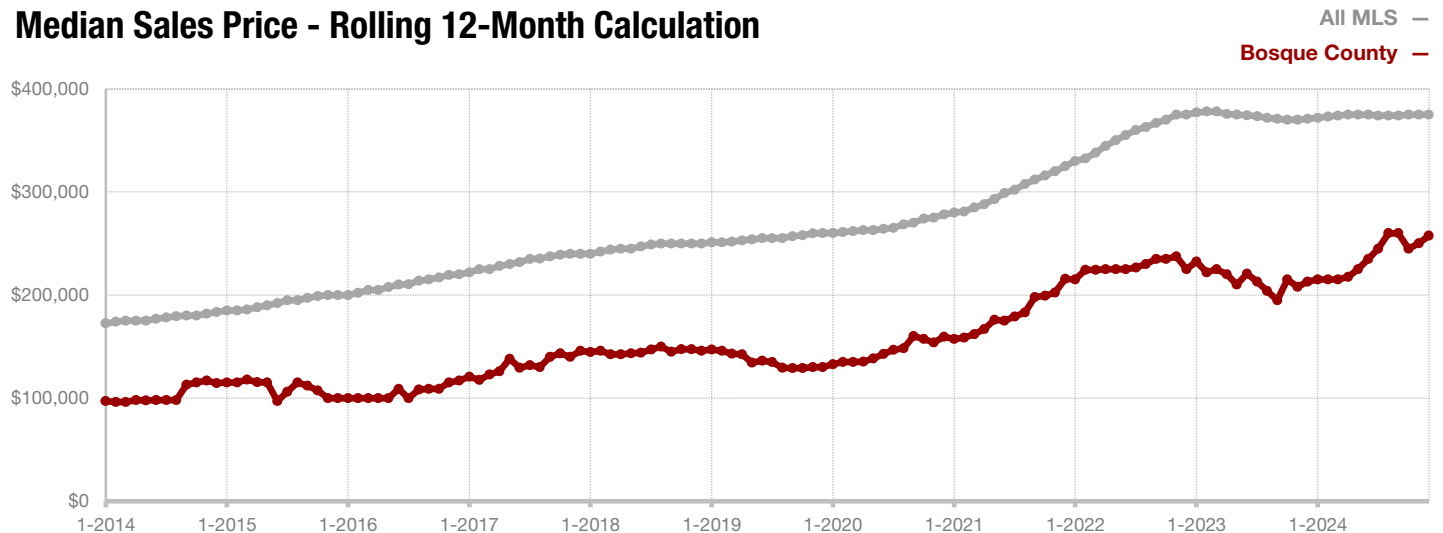
Bosque County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	9	- 18.2%	264	290	+ 9.8%
Pending Sales	5	6	+ 20.0%	150	143	- 4.7%
Closed Sales	13	13	0.0%	147	145	- 1.4%
Average Sales Price*	\$322,154	\$300,460	- 6.7%	\$296,055	\$420,471	+ 42.0%
Median Sales Price*	\$192,000	\$249,900	+ 30.2%	\$213,000	\$257,750	+ 21.0%
Percent of Original List Price Received*	91.3%	88.0%	- 3.6%	90.8%	89.4%	- 1.5%
Days on Market Until Sale	51	100	+ 96.1%	67	92	+ 37.3%
Inventory of Homes for Sale	78	105	+ 34.6%	--	--	--
Months Supply of Inventory	6.2	8.8	+ 41.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



- 28.9%

- 15.6%

+ 16.7%

Change in
New Listings

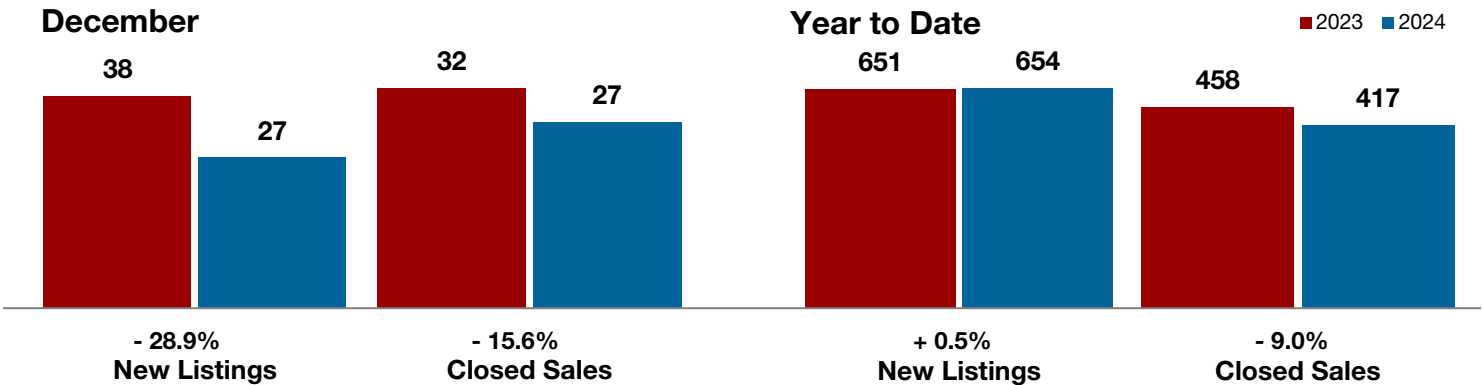
Change in
Closed Sales

Change in
Median Sales Price

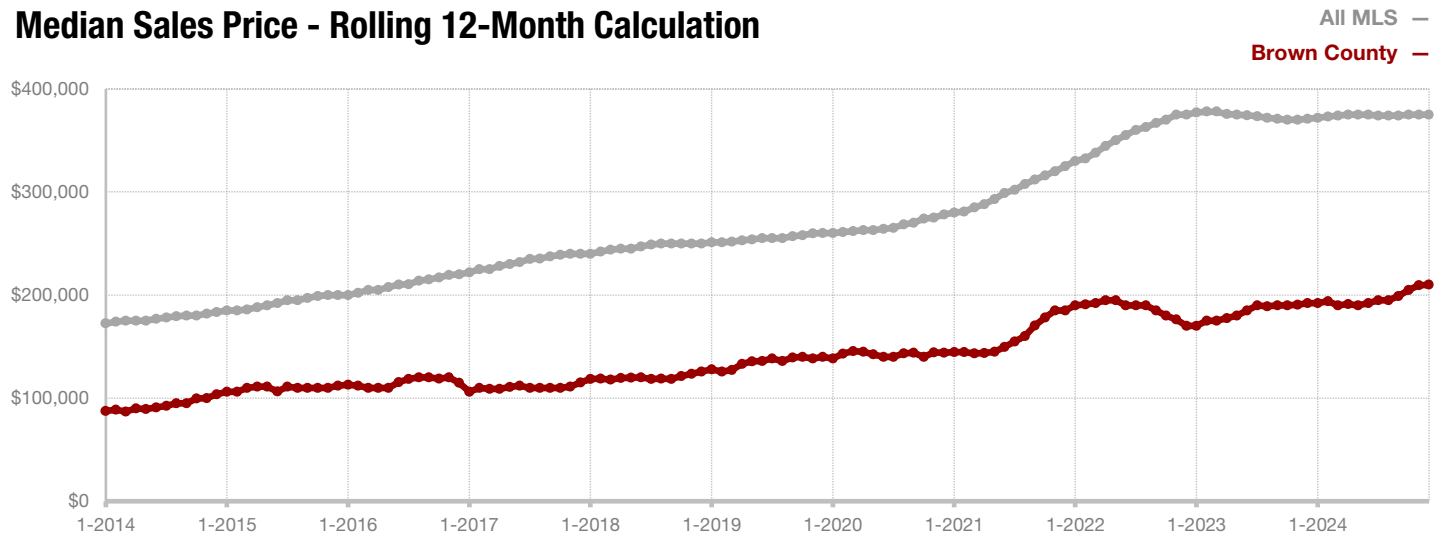
Brown County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	38	27	- 28.9%	651	654	+ 0.5%
Pending Sales	33	18	- 45.5%	469	409	- 12.8%
Closed Sales	32	27	- 15.6%	458	417	- 9.0%
Average Sales Price*	\$333,999	\$269,748	- 19.2%	\$254,023	\$272,954	+ 7.5%
Median Sales Price*	\$180,000	\$210,000	+ 16.7%	\$192,000	\$210,000	+ 9.4%
Percent of Original List Price Received*	90.1%	90.3%	+ 0.2%	91.8%	91.4%	- 0.4%
Days on Market Until Sale	72	105	+ 45.8%	65	74	+ 13.8%
Inventory of Homes for Sale	177	180	+ 1.7%	--	--	--
Months Supply of Inventory	4.5	5.3	+ 17.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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- 27.3%

+ 66.7%

- 2.4%

Change in
New Listings

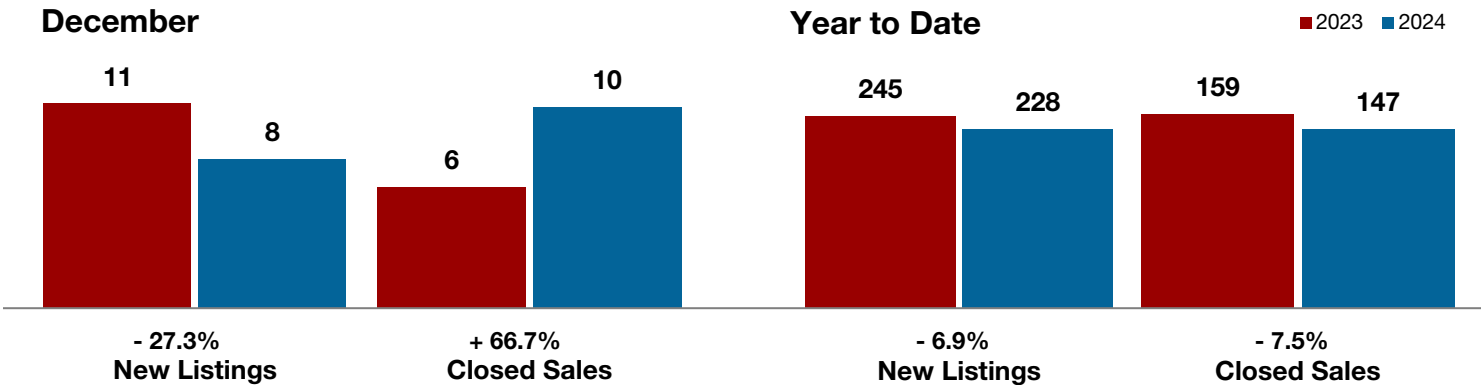
Change in
Closed Sales

Change in
Median Sales Price

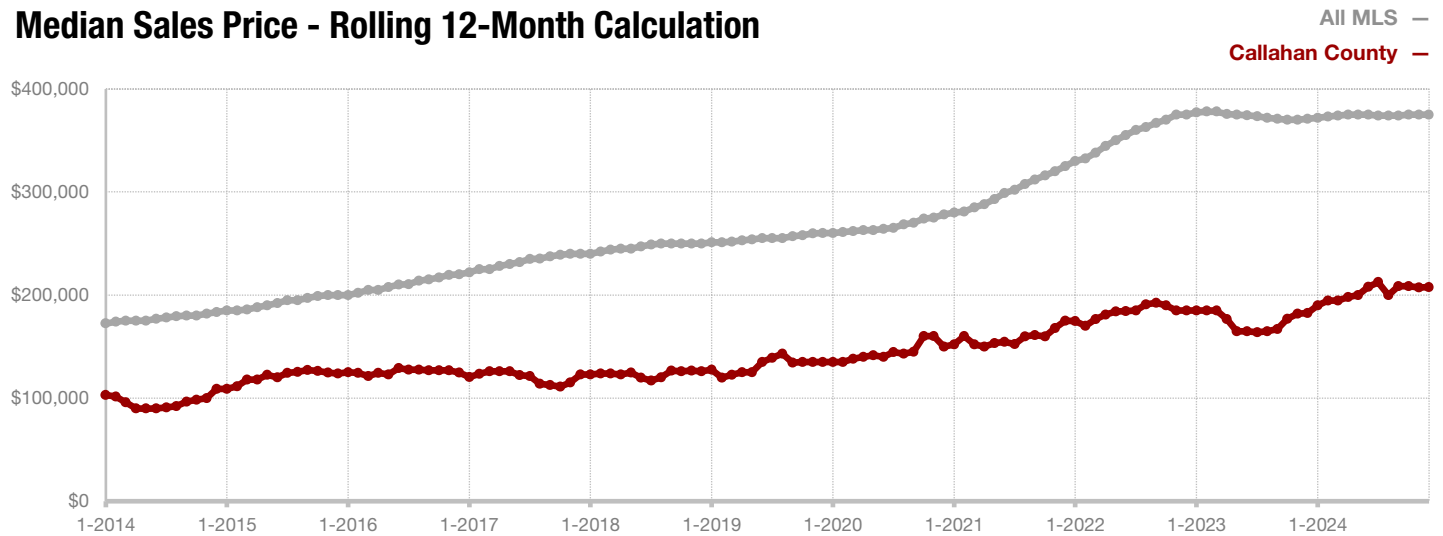
Callahan County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	8	- 27.3%	245	228	- 6.9%
Pending Sales	14	7	- 50.0%	166	142	- 14.5%
Closed Sales	6	10	+ 66.7%	159	147	- 7.5%
Average Sales Price*	\$363,490	\$214,430	- 41.0%	\$216,494	\$273,913	+ 26.5%
Median Sales Price*	\$200,000	\$195,250	- 2.4%	\$182,500	\$207,500	+ 13.7%
Percent of Original List Price Received*	87.0%	89.5%	+ 2.9%	92.1%	91.9%	- 0.2%
Days on Market Until Sale	135	70	- 48.1%	49	73	+ 49.0%
Inventory of Homes for Sale	52	69	+ 32.7%	--	--	--
Months Supply of Inventory	3.8	5.8	+ 52.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



+ 100.0%

- 50.0%

- 13.5%

Change in
New Listings

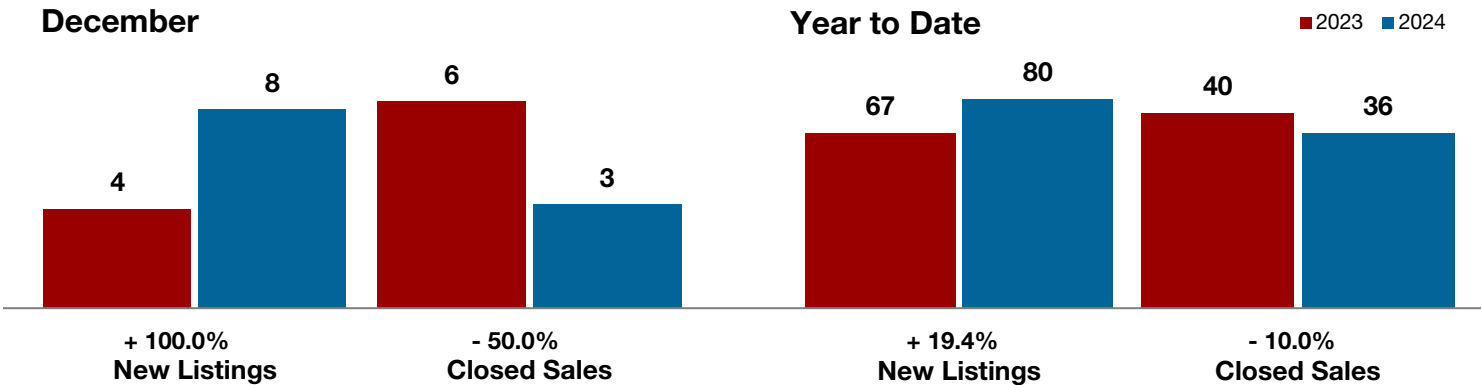
Change in
Closed Sales

Change in
Median Sales Price

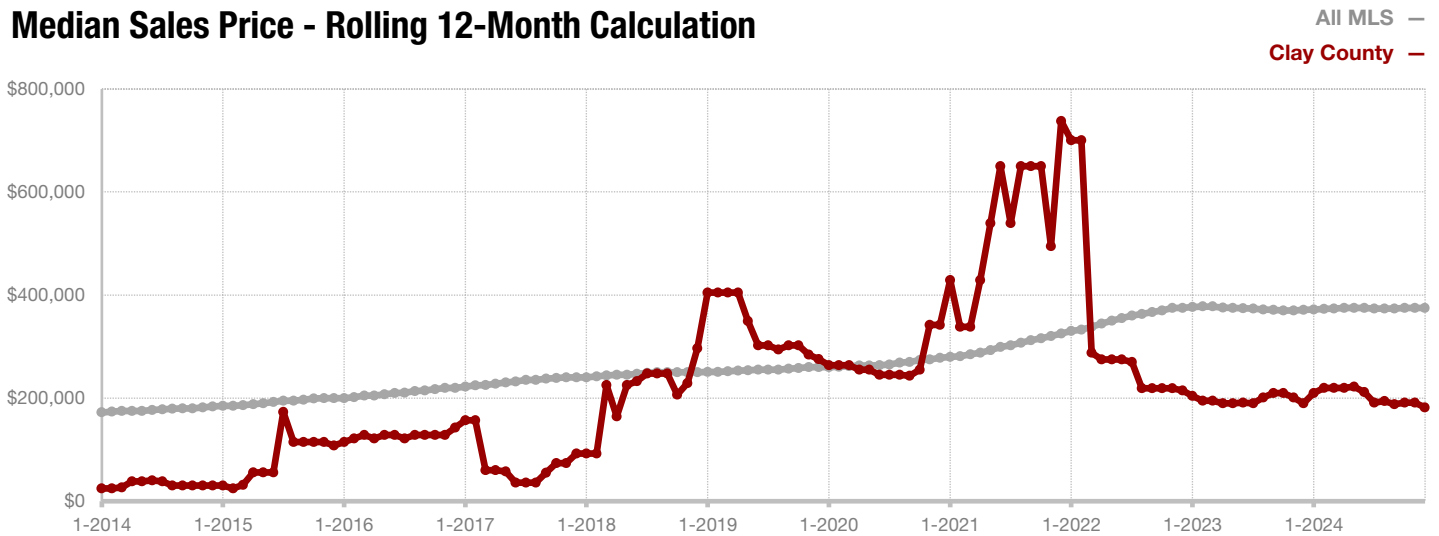
Clay County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	4	8	+ 100.0%	67	80	+ 19.4%
Pending Sales	5	2	- 60.0%	40	35	- 12.5%
Closed Sales	6	3	- 50.0%	40	36	- 10.0%
Average Sales Price*	\$241,583	\$155,967	- 35.4%	\$246,378	\$267,788	+ 8.7%
Median Sales Price*	\$184,750	\$159,900	- 13.5%	\$189,750	\$182,000	- 4.1%
Percent of Original List Price Received*	88.8%	88.8%	0.0%	92.1%	90.6%	- 1.6%
Days on Market Until Sale	127	92	- 27.6%	67	91	+ 35.8%
Inventory of Homes for Sale	28	33	+ 17.9%	--	--	--
Months Supply of Inventory	8.4	11.3	+ 34.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



+ 50.0%

0.0%

+ 141.7%

Change in
New Listings

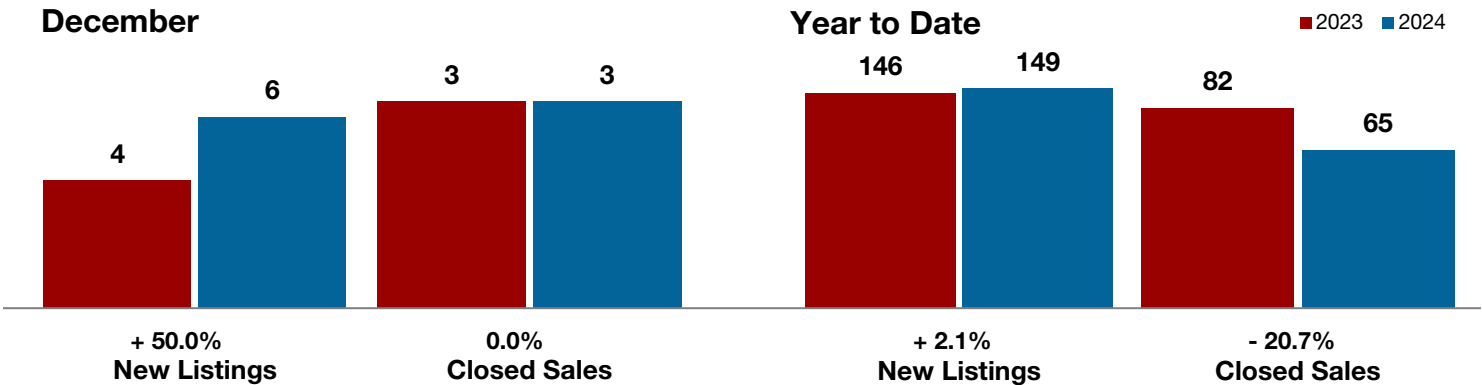
Change in
Closed Sales

Change in
Median Sales Price

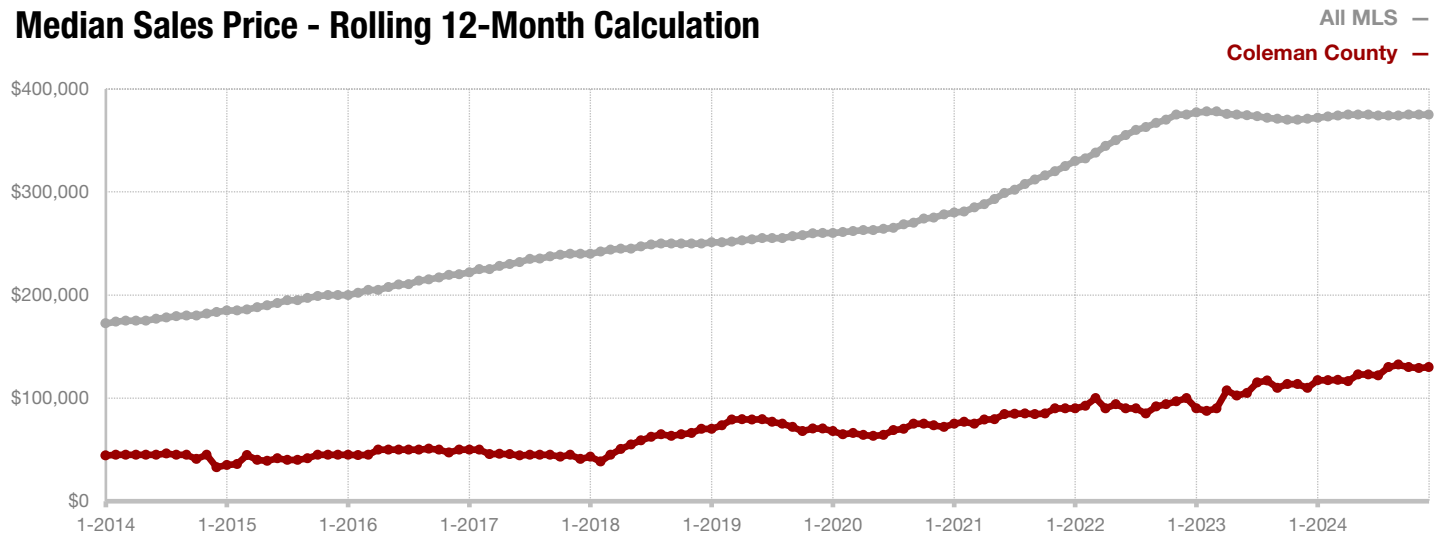
Coleman County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	4	6	+ 50.0%	146	149	+ 2.1%
Pending Sales	2	6	+ 200.0%	75	71	- 5.3%
Closed Sales	3	3	0.0%	82	65	- 20.7%
Average Sales Price*	\$137,333	\$231,000	+ 68.2%	\$156,051	\$177,271	+ 13.6%
Median Sales Price*	\$60,000	\$145,000	+ 141.7%	\$110,000	\$129,900	+ 18.1%
Percent of Original List Price Received*	83.2%	83.0%	- 0.2%	85.6%	87.9%	+ 2.7%
Days on Market Until Sale	112	116	+ 3.6%	83	85	+ 2.4%
Inventory of Homes for Sale	56	62	+ 10.7%	--	--	--
Months Supply of Inventory	9.0	9.6	+ 6.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 18.1%

+ 12.1%

+ 3.3%

Change in
New Listings

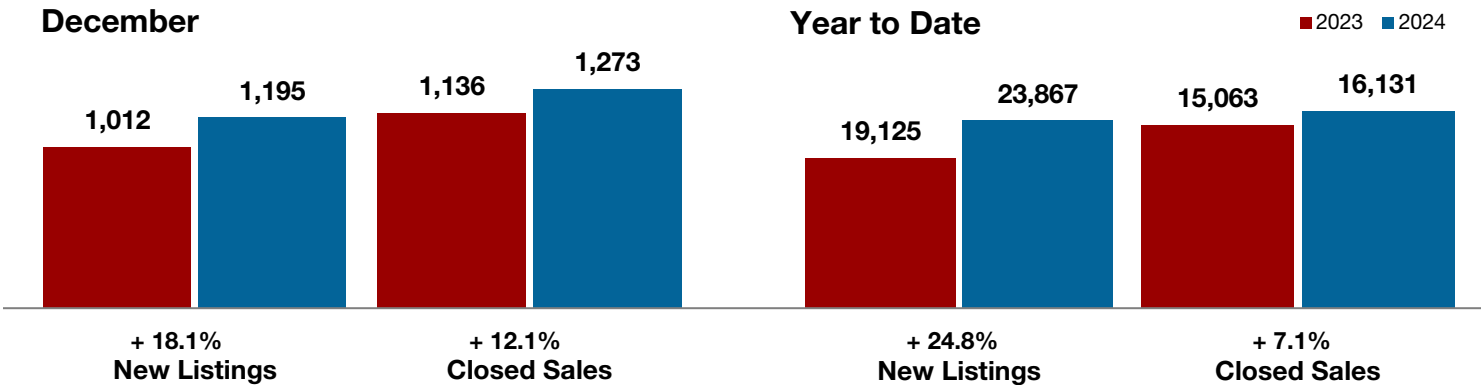
Change in
Closed Sales

Change in
Median Sales Price

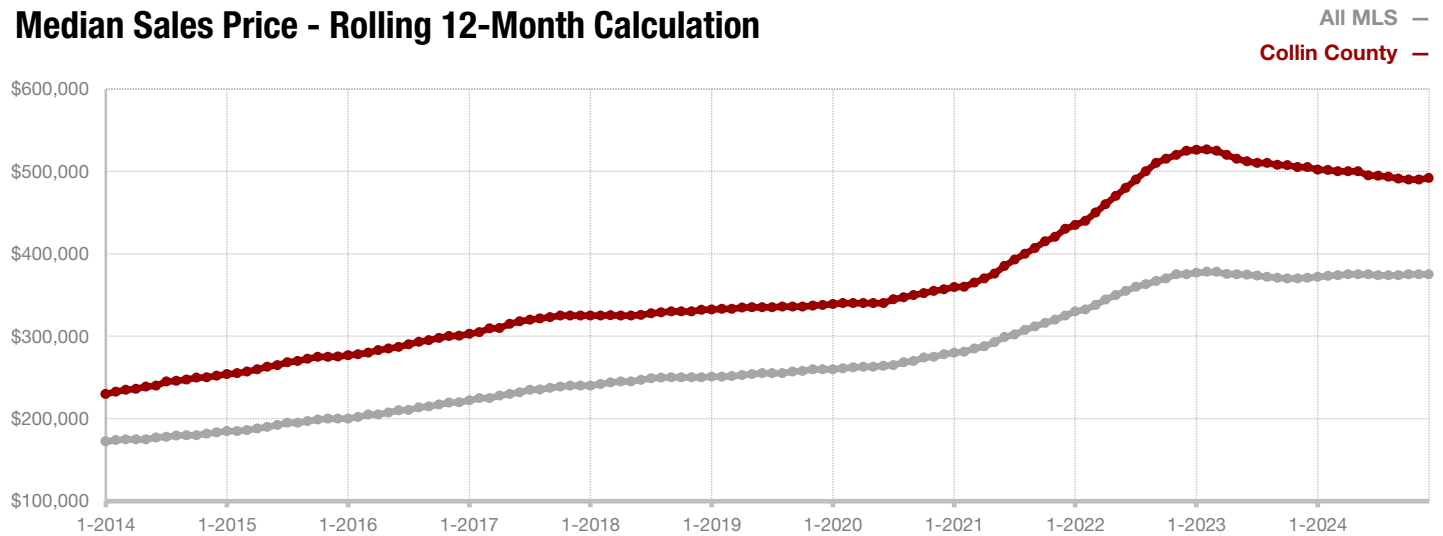
Collin County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,012	1,195	+ 18.1%	19,125	23,867	+ 24.8%
Pending Sales	1,038	940	- 9.4%	15,115	16,105	+ 6.5%
Closed Sales	1,136	1,273	+ 12.1%	15,063	16,131	+ 7.1%
Average Sales Price*	\$568,133	\$561,938	- 1.1%	\$577,629	\$567,095	- 1.8%
Median Sales Price*	\$480,000	\$496,000	+ 3.3%	\$505,000	\$492,000	- 2.6%
Percent of Original List Price Received*	95.0%	94.2%	- 0.8%	96.5%	95.9%	- 0.6%
Days on Market Until Sale	50	63	+ 26.0%	43	47	+ 9.3%
Inventory of Homes for Sale	2,698	4,080	+ 51.2%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 20.8% **+ 100.0%** **- 7.4%**

Change in
New Listings

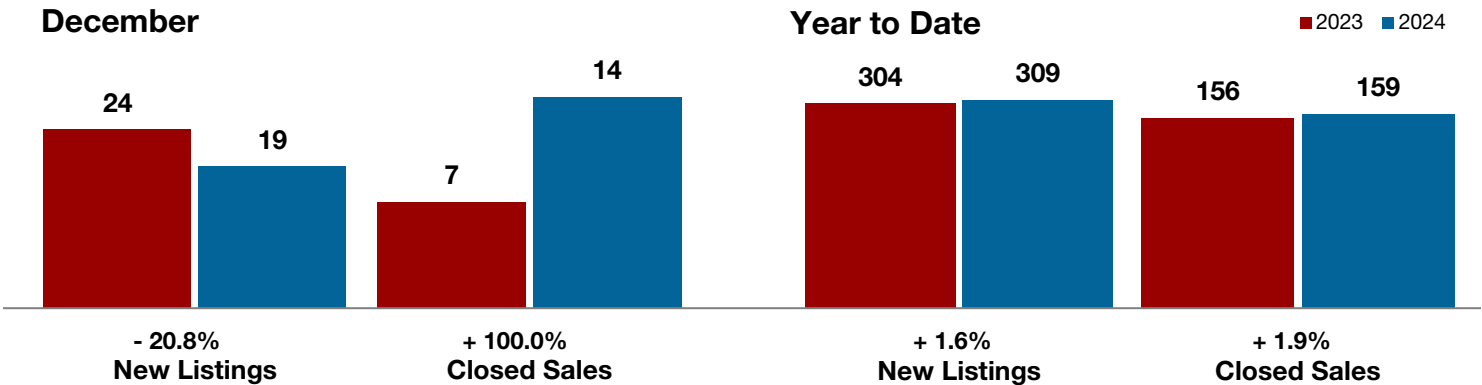
Change in
Closed Sales

Change in
Median Sales Price

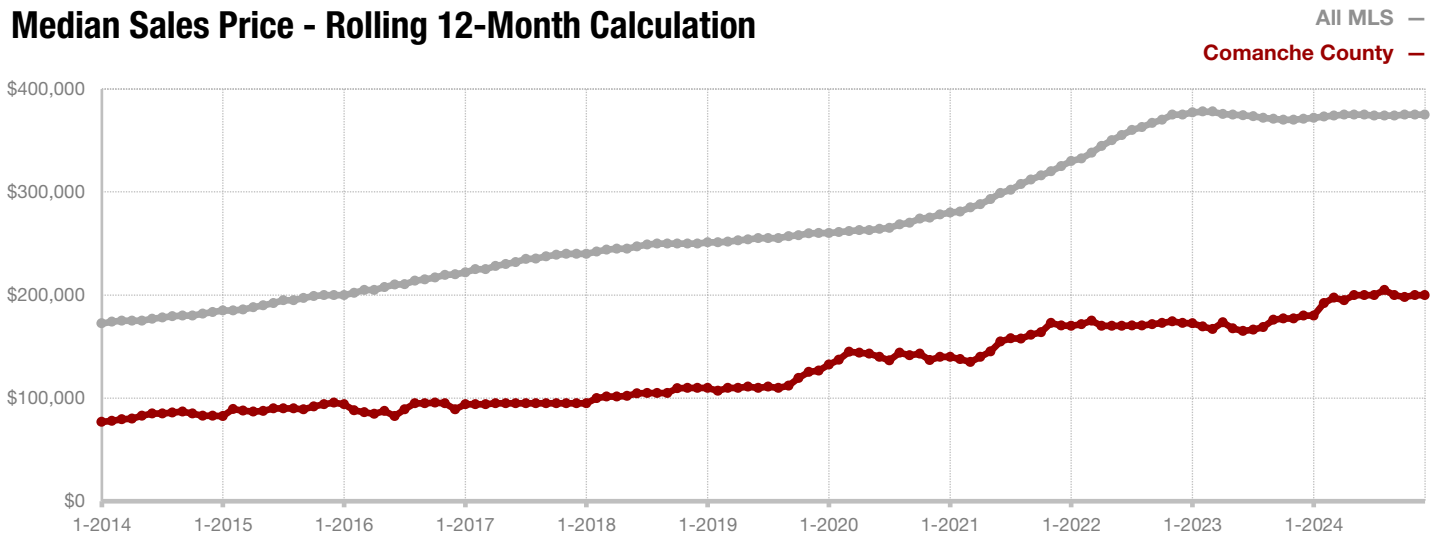
Comanche County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	24	19	- 20.8%	304	309	+ 1.6%
Pending Sales	7	5	- 28.6%	159	156	- 1.9%
Closed Sales	7	14	+ 100.0%	156	159	+ 1.9%
Average Sales Price*	\$254,333	\$197,429	- 22.4%	\$230,972	\$274,275	+ 18.7%
Median Sales Price*	\$180,000	\$166,750	- 7.4%	\$180,000	\$200,000	+ 11.1%
Percent of Original List Price Received*	90.3%	83.5%	- 7.5%	90.7%	88.8%	- 2.1%
Days on Market Until Sale	65	85	+ 30.8%	80	95	+ 18.8%
Inventory of Homes for Sale	129	110	- 14.7%	--	--	--
Months Supply of Inventory	9.7	8.5	- 12.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



- 6.1%

+ 29.4%

+ 12.0%

Change in
New Listings

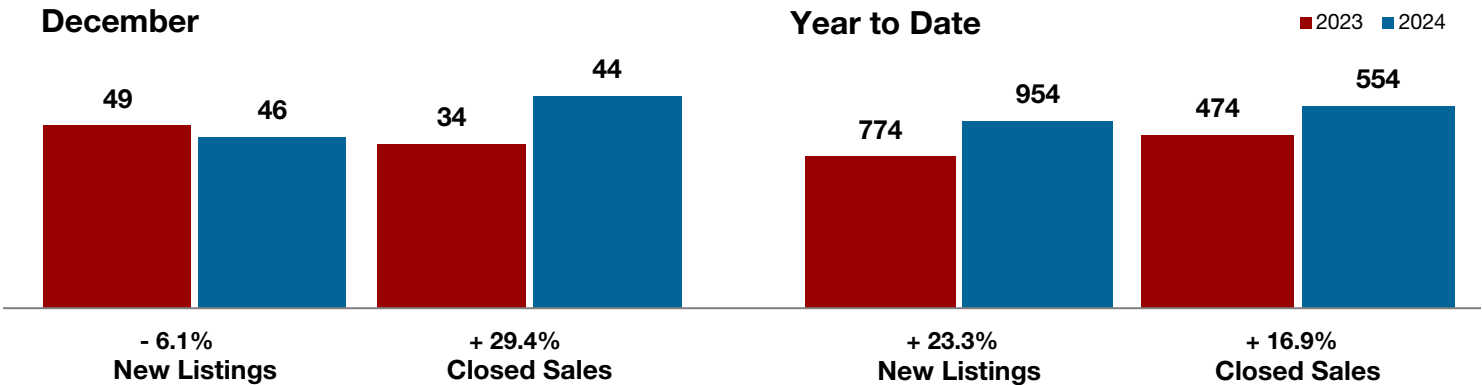
Change in
Closed Sales

Change in
Median Sales Price

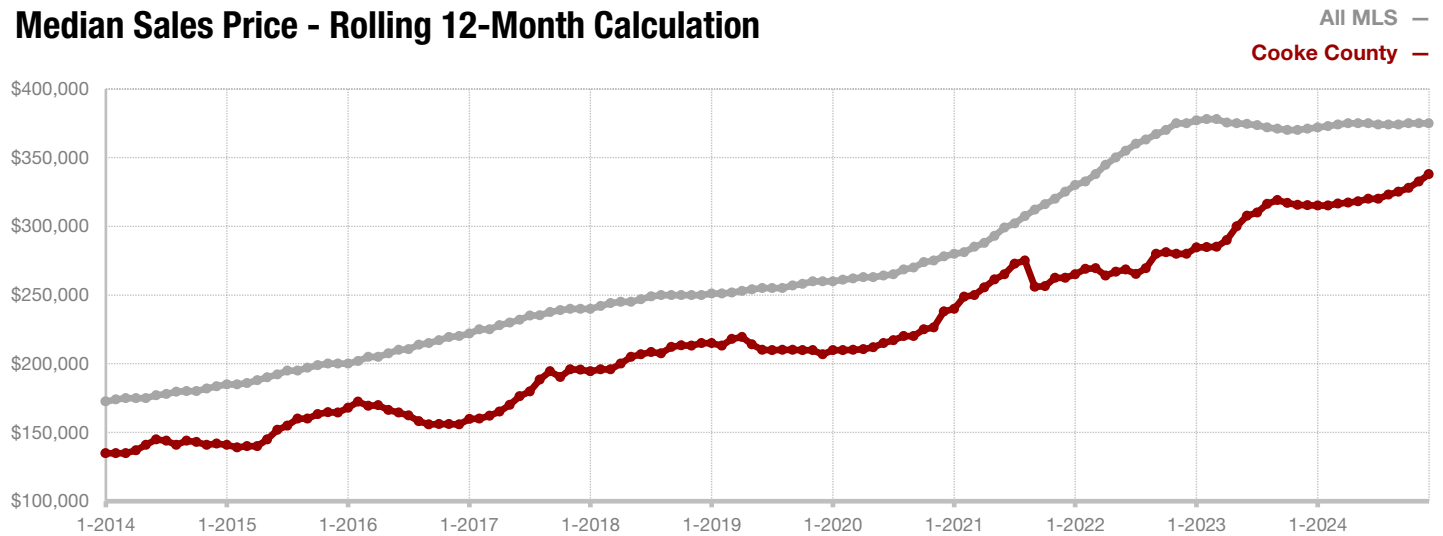
Cooke County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	49	46	- 6.1%	774	954	+ 23.3%
Pending Sales	31	24	- 22.6%	484	552	+ 14.0%
Closed Sales	34	44	+ 29.4%	474	554	+ 16.9%
Average Sales Price*	\$357,184	\$463,584	+ 29.8%	\$385,944	\$439,614	+ 13.9%
Median Sales Price*	\$301,843	\$338,149	+ 12.0%	\$315,245	\$337,990	+ 7.2%
Percent of Original List Price Received*	93.6%	94.9%	+ 1.4%	94.1%	93.6%	- 0.5%
Days on Market Until Sale	70	96	+ 37.1%	58	77	+ 32.8%
Inventory of Homes for Sale	224	274	+ 22.3%	--	--	--
Months Supply of Inventory	5.6	6.0	+ 7.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



+ 10.3%

Change in
New Listings

+ 9.9%

Change in
Closed Sales

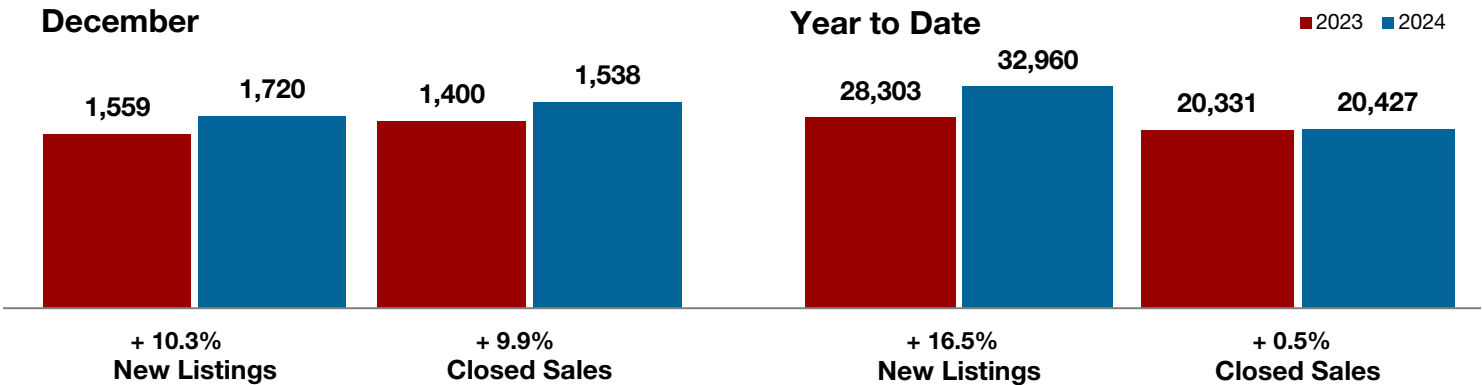
+ 3.6%

Change in
Median Sales Price

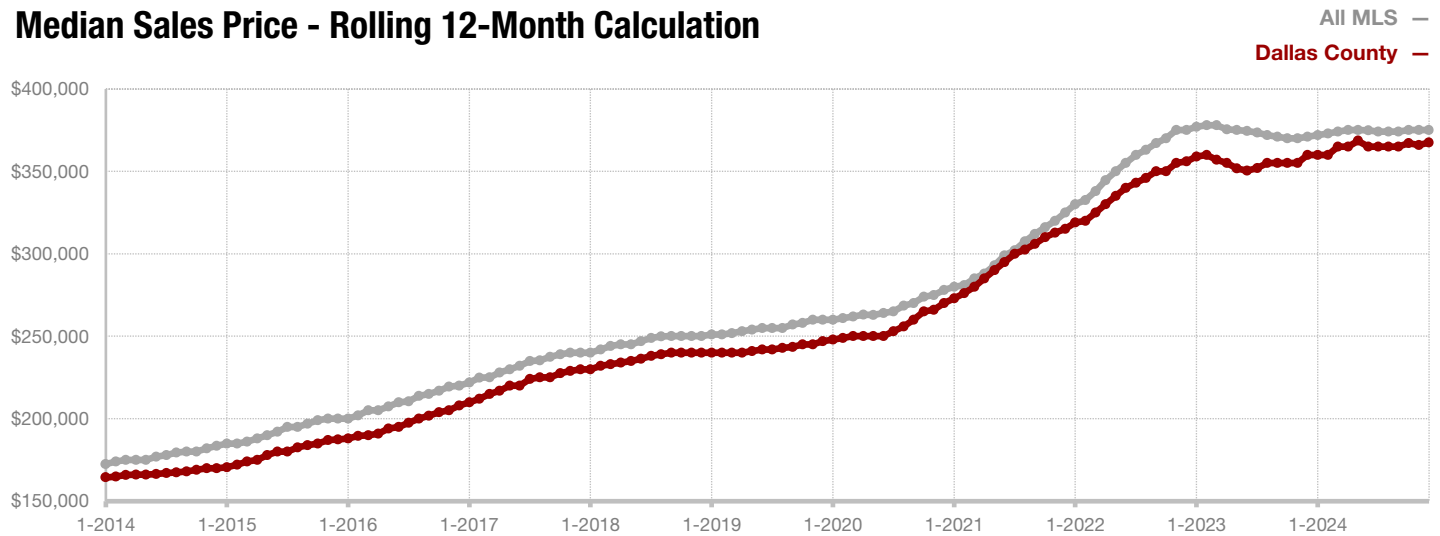
Dallas County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,559	1,720	+ 10.3%	28,303	32,960	+ 16.5%
Pending Sales	1,292	1,230	- 4.8%	20,497	20,484	- 0.1%
Closed Sales	1,400	1,538	+ 9.9%	20,331	20,427	+ 0.5%
Average Sales Price*	\$511,415	\$590,049	+ 15.4%	\$516,692	\$548,549	+ 6.2%
Median Sales Price*	\$355,000	\$367,750	+ 3.6%	\$359,900	\$367,500	+ 2.1%
Percent of Original List Price Received*	95.3%	94.6%	- 0.7%	96.7%	95.7%	- 1.0%
Days on Market Until Sale	41	54	+ 31.7%	35	43	+ 22.9%
Inventory of Homes for Sale	4,479	5,697	+ 27.2%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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+ 12.5%

0.0%

- 15.8%

Change in
New Listings

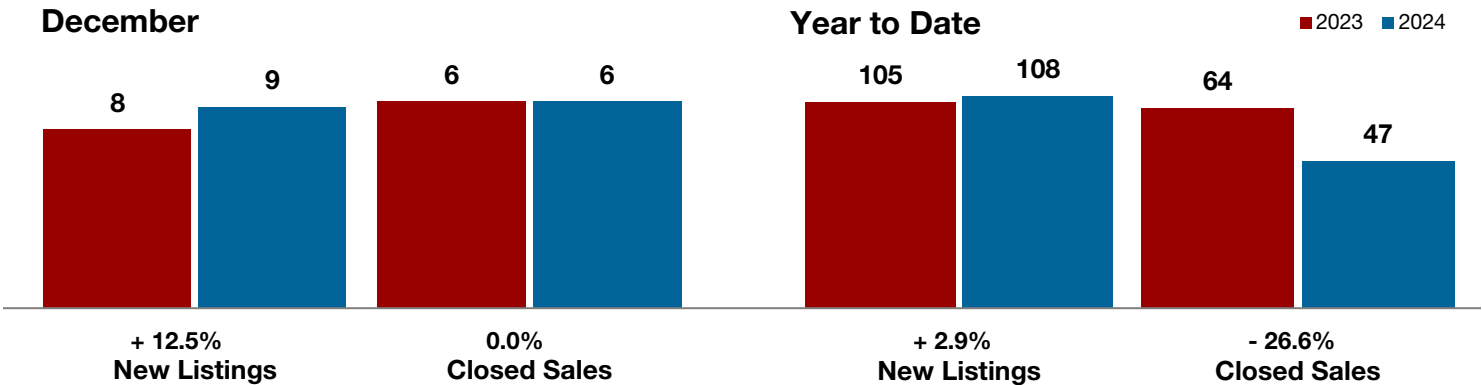
Change in
Closed Sales

Change in
Median Sales Price

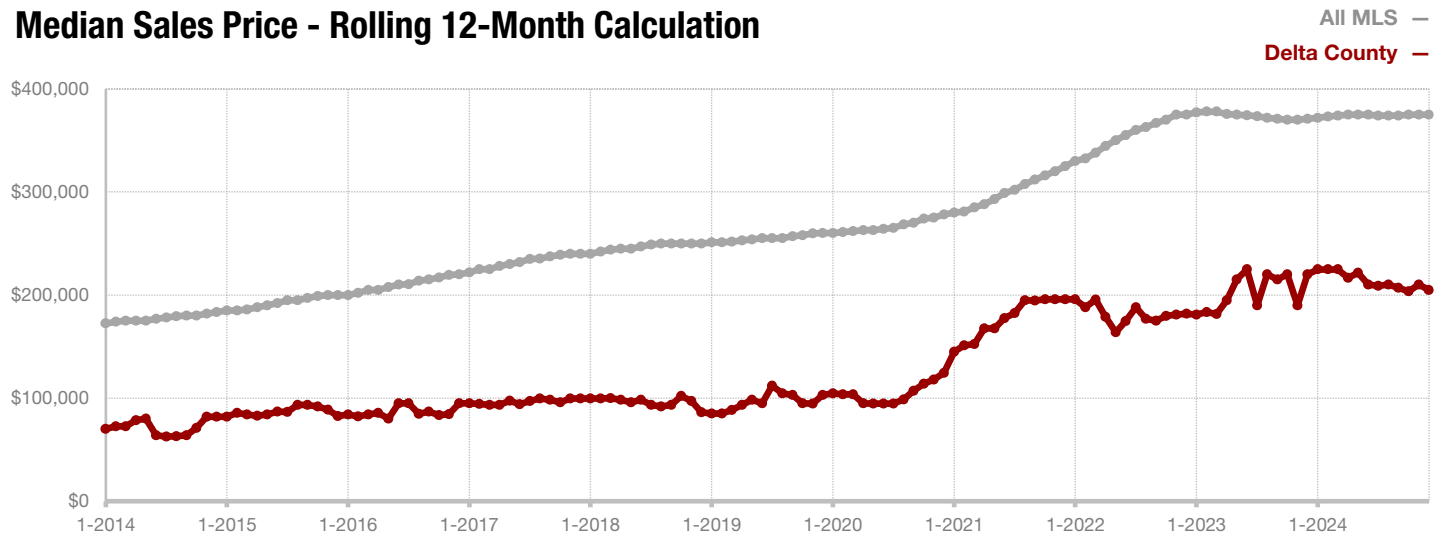
Delta County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	9	+ 12.5%	105	108	+ 2.9%
Pending Sales	4	6	+ 50.0%	63	50	- 20.6%
Closed Sales	6	6	0.0%	64	47	- 26.6%
Average Sales Price*	\$335,996	\$312,833	- 6.9%	\$269,801	\$247,226	- 8.4%
Median Sales Price*	\$284,988	\$240,000	- 15.8%	\$220,000	\$205,000	- 6.8%
Percent of Original List Price Received*	86.7%	90.5%	+ 4.4%	91.6%	90.7%	- 1.0%
Days on Market Until Sale	82	62	- 24.4%	54	65	+ 20.4%
Inventory of Homes for Sale	33	38	+ 15.2%	--	--	--
Months Supply of Inventory	5.8	9.1	+ 56.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 21.4%

+ 14.6%

+ 2.2%

Change in
New Listings

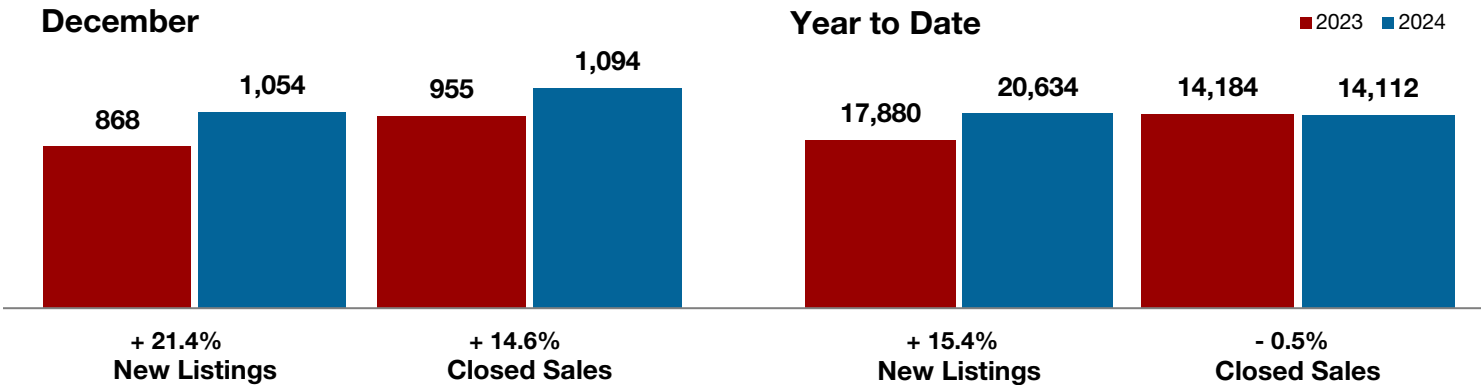
Change in
Closed Sales

Change in
Median Sales Price

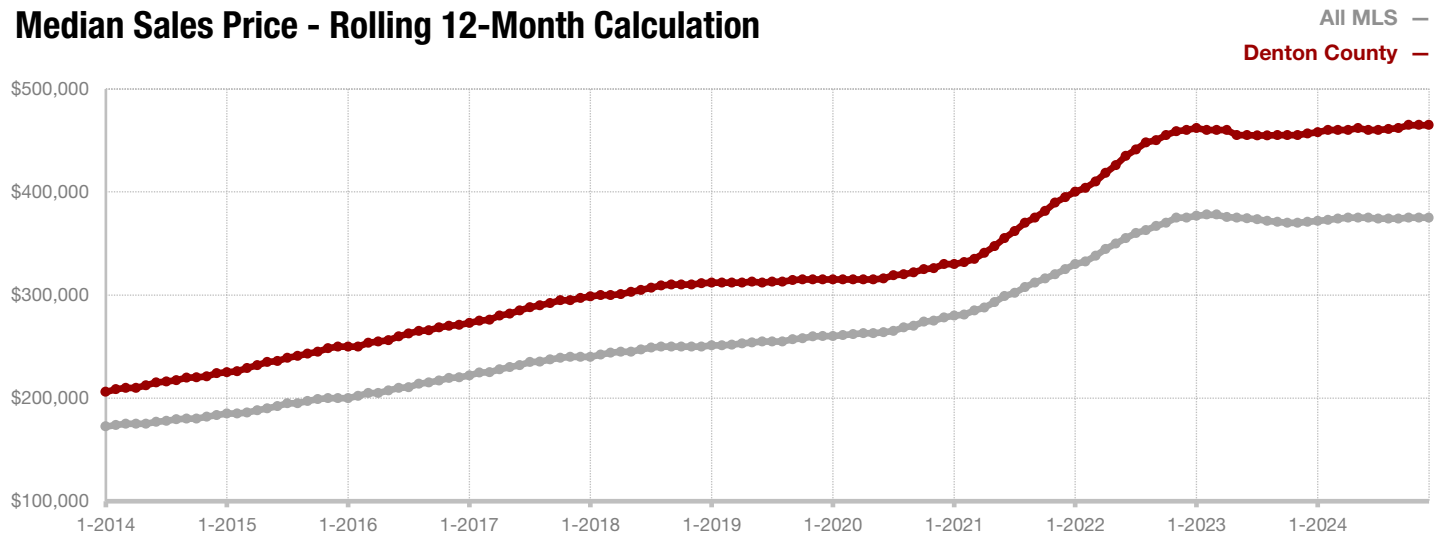
Denton County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	868	1,054	+ 21.4%	17,880	20,634	+ 15.4%
Pending Sales	862	786	- 8.8%	14,213	14,093	- 0.8%
Closed Sales	955	1,094	+ 14.6%	14,184	14,112	- 0.5%
Average Sales Price*	\$548,683	\$580,487	+ 5.8%	\$543,737	\$564,290	+ 3.8%
Median Sales Price*	\$460,000	\$470,000	+ 2.2%	\$456,554	\$465,000	+ 1.8%
Percent of Original List Price Received*	94.5%	94.6%	+ 0.1%	96.3%	96.1%	- 0.2%
Days on Market Until Sale	54	58	+ 7.4%	46	47	+ 2.2%
Inventory of Homes for Sale	2,650	3,534	+ 33.4%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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+ 84.6%

+ 55.6%

- 9.9%

Change in
New Listings

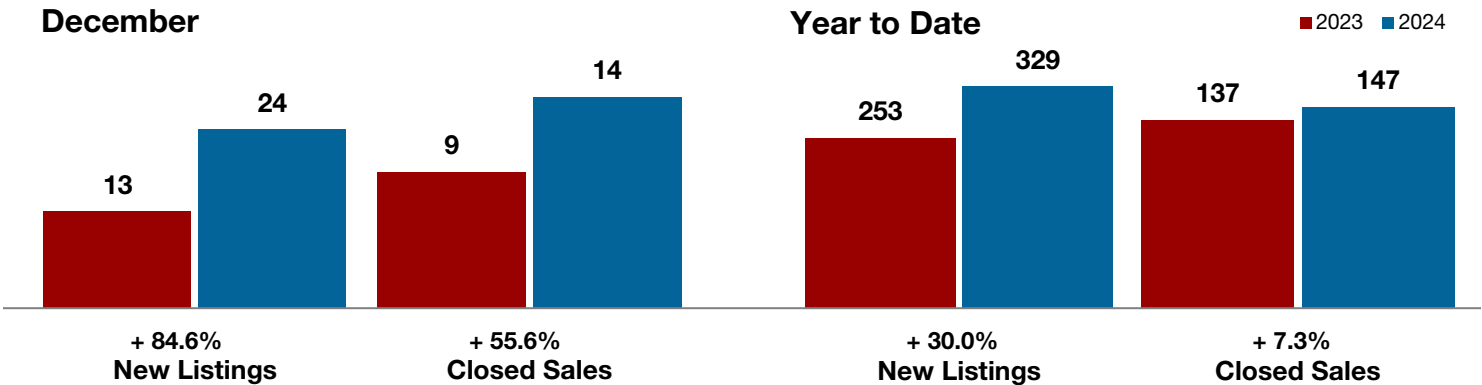
Change in
Closed Sales

Change in
Median Sales Price

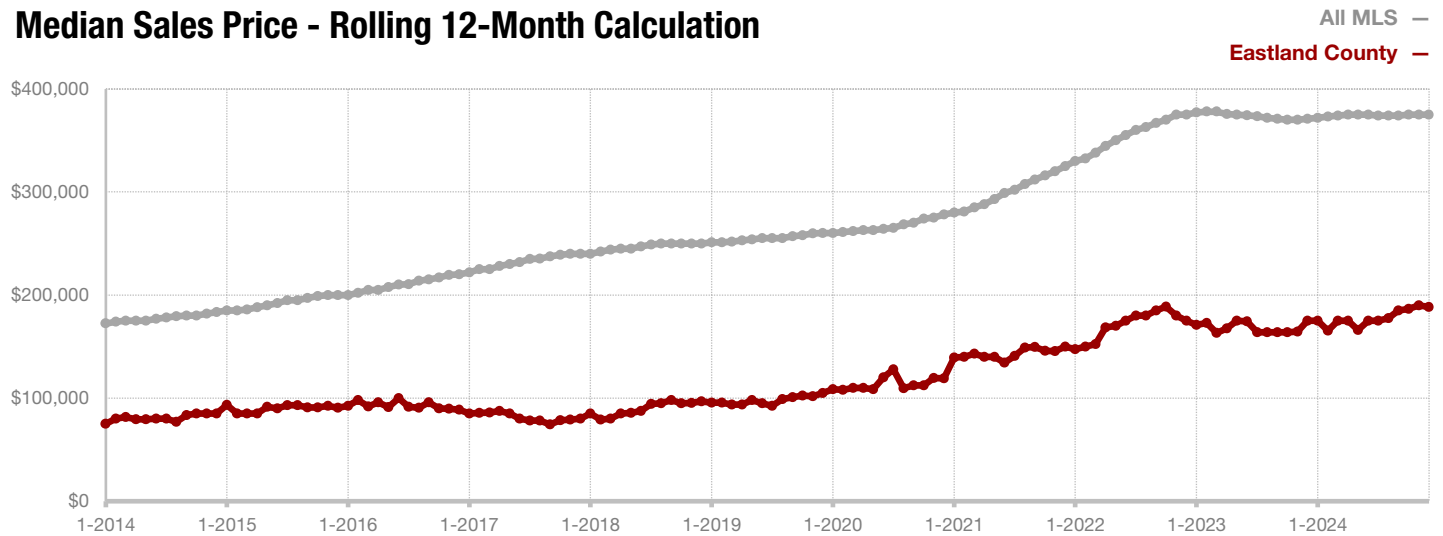
Eastland County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	13	24	+ 84.6%	253	329	+ 30.0%
Pending Sales	4	7	+ 75.0%	139	157	+ 12.9%
Closed Sales	9	14	+ 55.6%	137	147	+ 7.3%
Average Sales Price*	\$191,309	\$170,151	- 11.1%	\$230,360	\$296,138	+ 28.6%
Median Sales Price*	\$202,500	\$182,500	- 9.9%	\$175,000	\$188,500	+ 7.7%
Percent of Original List Price Received*	88.8%	83.2%	- 6.3%	89.5%	88.2%	- 1.5%
Days on Market Until Sale	45	108	+ 140.0%	82	98	+ 19.5%
Inventory of Homes for Sale	104	115	+ 10.6%	--	--	--
Months Supply of Inventory	9.0	8.8	- 2.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



+ 8.8%

+ 19.8%

+ 7.5%

Change in
New Listings

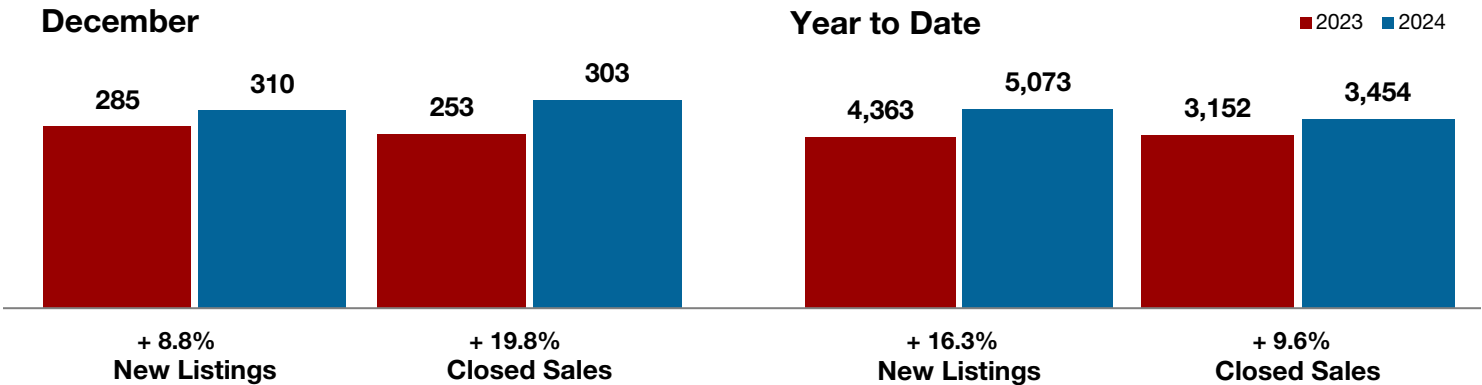
Change in
Closed Sales

Change in
Median Sales Price

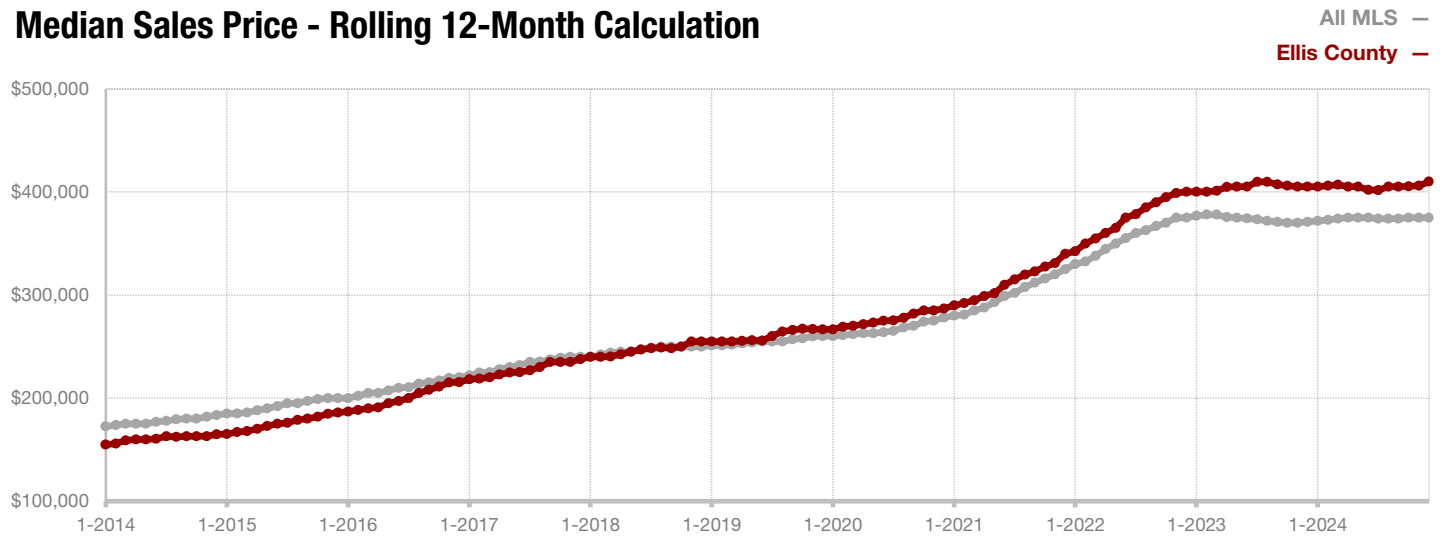
Ellis County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	285	310	+ 8.8%	4,363	5,073	+ 16.3%
Pending Sales	214	197	- 7.9%	3,208	3,451	+ 7.6%
Closed Sales	253	303	+ 19.8%	3,152	3,454	+ 9.6%
Average Sales Price*	\$418,255	\$449,040	+ 7.4%	\$425,930	\$440,763	+ 3.5%
Median Sales Price*	\$399,900	\$430,000	+ 7.5%	\$405,000	\$410,000	+ 1.2%
Percent of Original List Price Received*	94.4%	93.5%	- 1.0%	95.3%	95.0%	- 0.3%
Days on Market Until Sale	73	96	+ 31.5%	64	74	+ 15.6%
Inventory of Homes for Sale	1,078	1,265	+ 17.3%	--	--	--
Months Supply of Inventory	4.0	4.4	+ 10.0%	--	--	--

* 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 – December 2024

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



+ 12.1%

- 23.1%

- 8.5%

Change in
New Listings

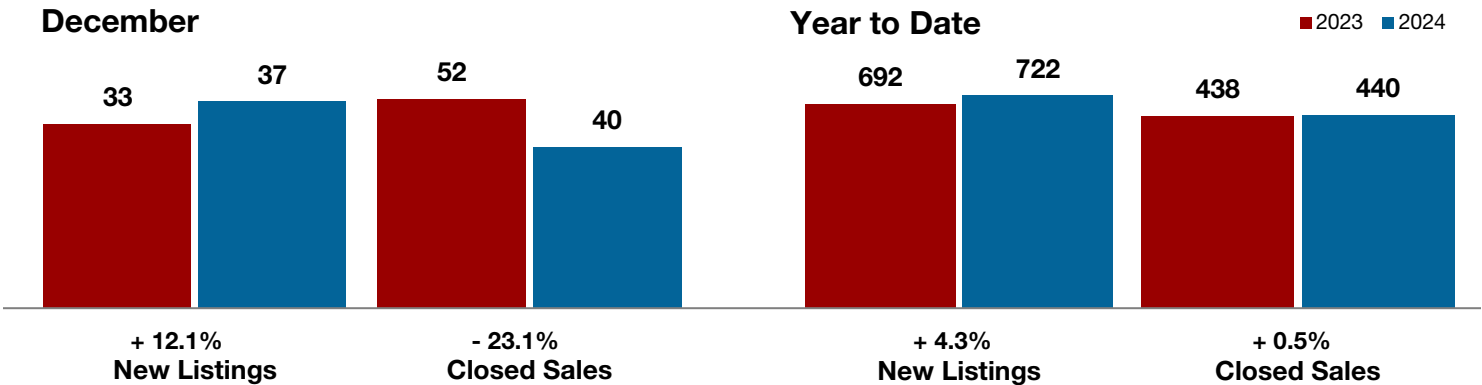
Change in
Closed Sales

Change in
Median Sales Price

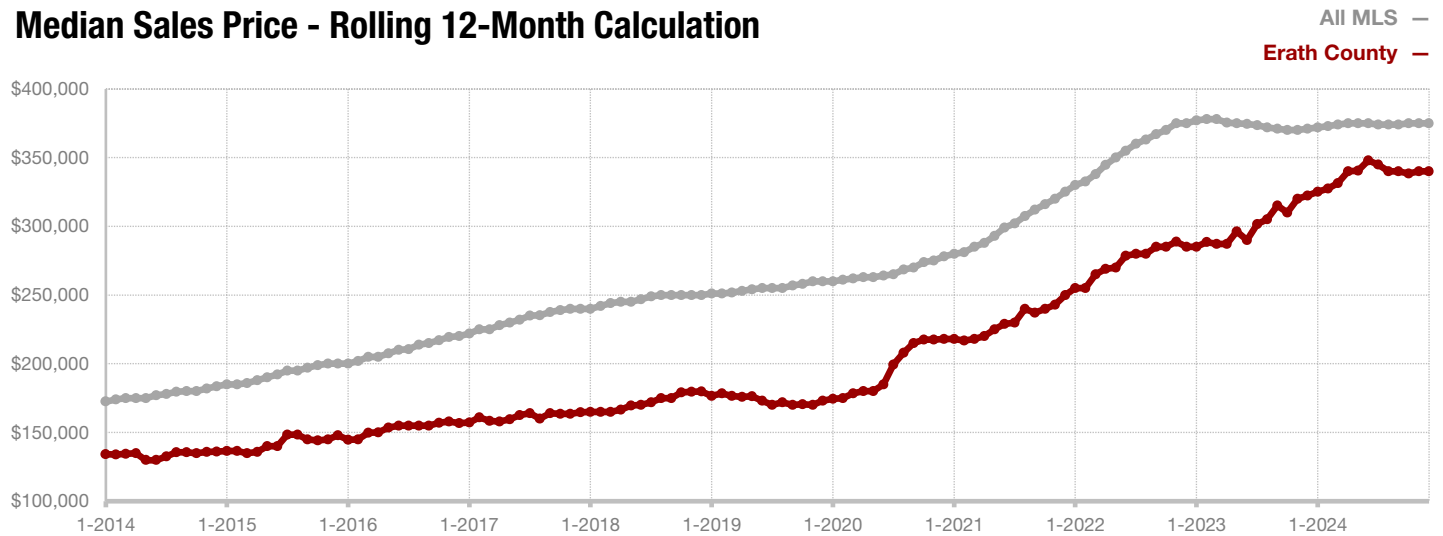
Erath County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	33	37	+ 12.1%	692	722	+ 4.3%
Pending Sales	35	22	- 37.1%	449	438	- 2.4%
Closed Sales	52	40	- 23.1%	438	440	+ 0.5%
Average Sales Price*	\$409,496	\$454,973	+ 11.1%	\$421,108	\$420,577	- 0.1%
Median Sales Price*	\$357,500	\$327,000	- 8.5%	\$322,217	\$340,000	+ 5.5%
Percent of Original List Price Received*	91.5%	90.4%	- 1.2%	94.0%	92.9%	- 1.2%
Days on Market Until Sale	71	71	0.0%	55	72	+ 30.9%
Inventory of Homes for Sale	179	222	+ 24.0%	--	--	--
Months Supply of Inventory	4.8	6.1	+ 27.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



- 15.7%

+ 20.0%

+ 24.3%

Change in
New Listings

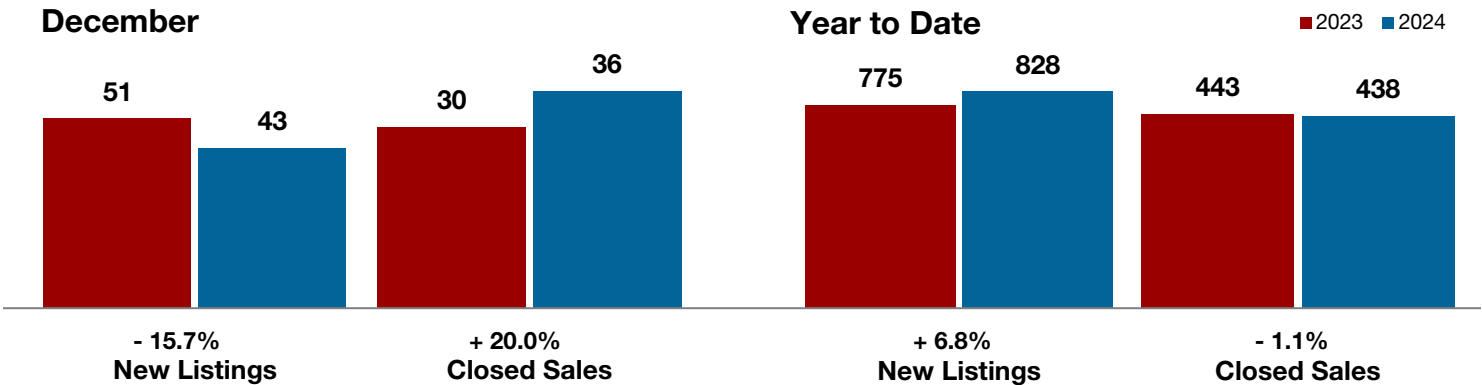
Change in
Closed Sales

Change in
Median Sales Price

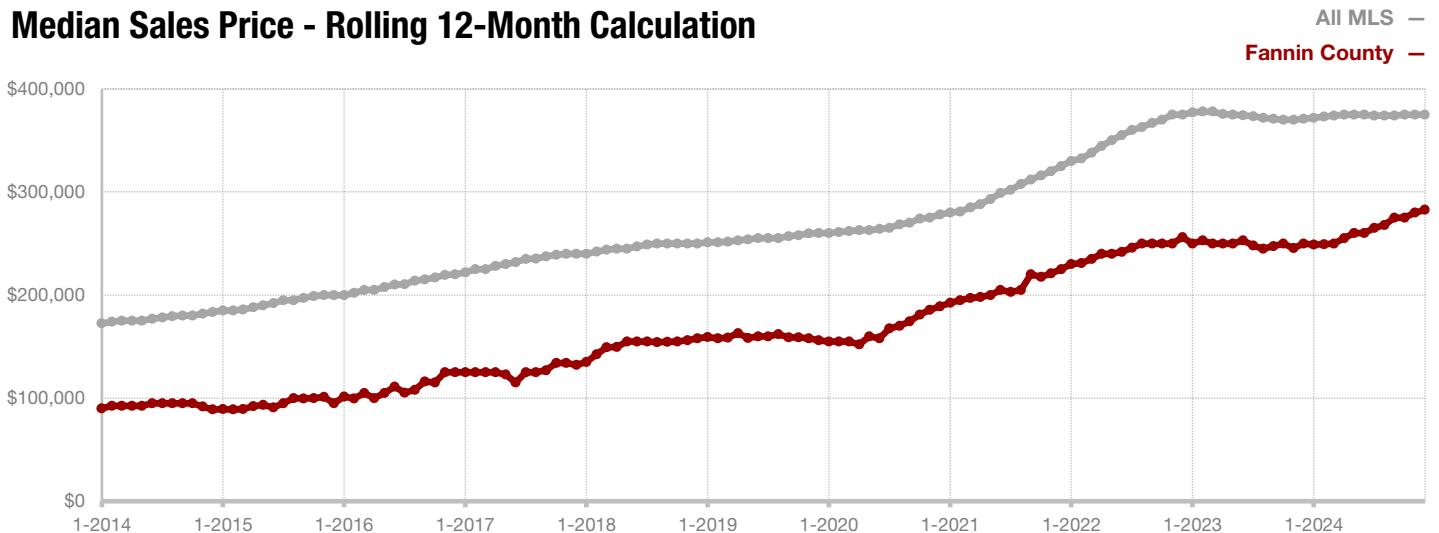
Fannin County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	51	43	- 15.7%	775	828	+ 6.8%
Pending Sales	29	22	- 24.1%	439	435	- 0.9%
Closed Sales	30	36	+ 20.0%	443	438	- 1.1%
Average Sales Price*	\$313,063	\$381,789	+ 22.0%	\$302,462	\$323,496	+ 7.0%
Median Sales Price*	\$267,550	\$332,500	+ 24.3%	\$249,750	\$282,750	+ 13.2%
Percent of Original List Price Received*	90.2%	92.8%	+ 2.9%	91.5%	92.4%	+ 1.0%
Days on Market Until Sale	61	86	+ 41.0%	70	81	+ 15.7%
Inventory of Homes for Sale	229	258	+ 12.7%	--	--	--
Months Supply of Inventory	6.3	7.1	+ 12.7%	--	--	--

* 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 – December 2024

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



+ 9.1%

Change in
New Listings

0.0%

Change in
Closed Sales

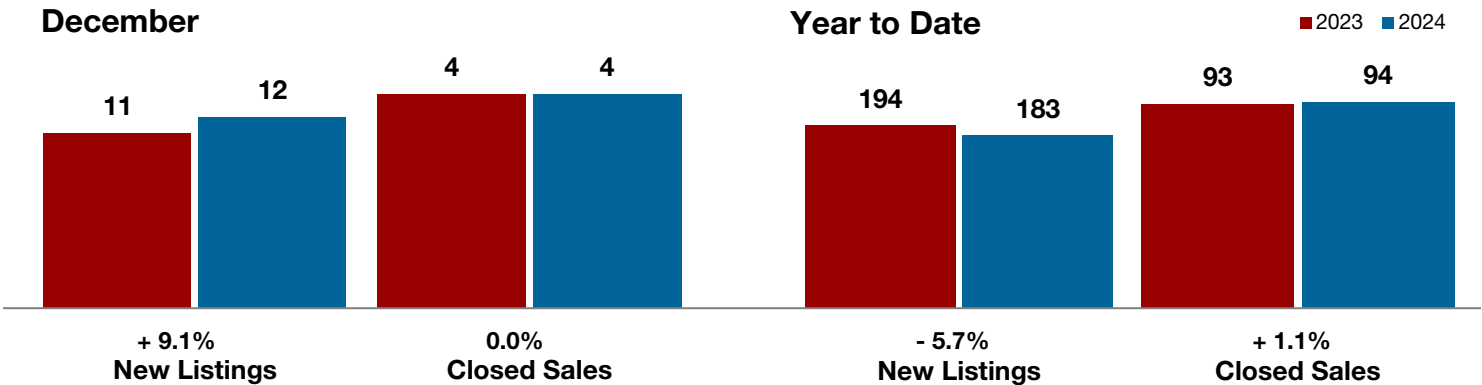
+ 35.5%

Change in
Median Sales Price

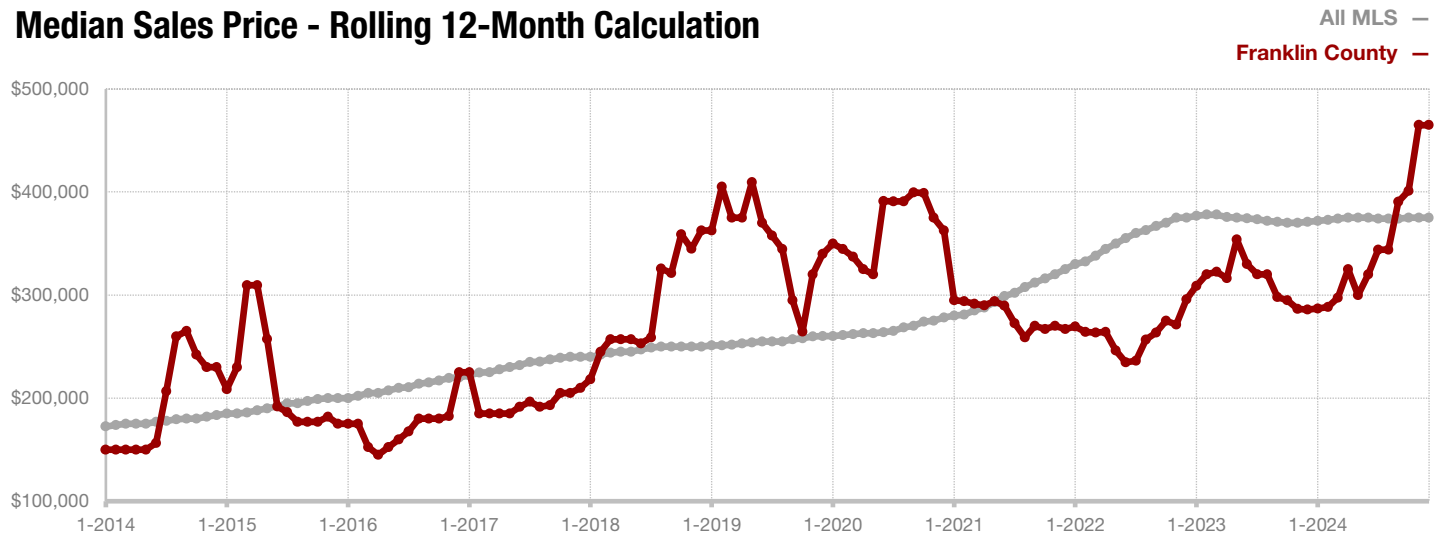
Franklin County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	12	+ 9.1%	194	183	- 5.7%
Pending Sales	4	5	+ 25.0%	94	94	0.0%
Closed Sales	4	4	0.0%	93	94	+ 1.1%
Average Sales Price*	\$462,500	\$768,750	+ 66.2%	\$532,771	\$700,813	+ 31.5%
Median Sales Price*	\$457,500	\$620,000	+ 35.5%	\$286,000	\$465,000	+ 62.6%
Percent of Original List Price Received*	76.9%	92.9%	+ 20.8%	90.9%	93.2%	+ 2.5%
Days on Market Until Sale	138	91	- 34.1%	73	69	- 5.5%
Inventory of Homes for Sale	51	40	- 21.6%	--	--	--
Months Supply of Inventory	6.5	5.1	- 21.5%	--	--	--

* 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 – December 2024

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



- 29.4%

- 12.5%

- 16.9%

Change in
New Listings

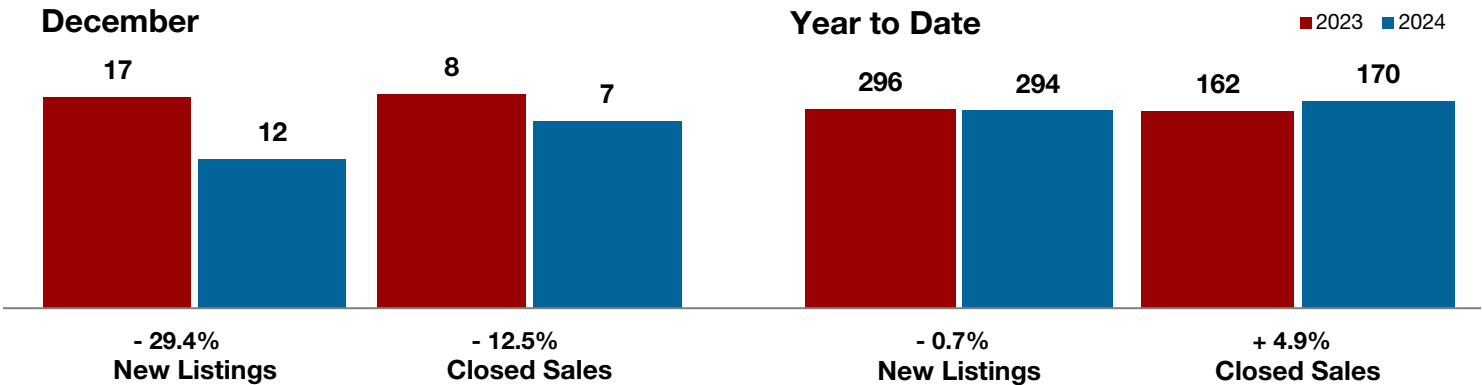
Change in
Closed Sales

Change in
Median Sales Price

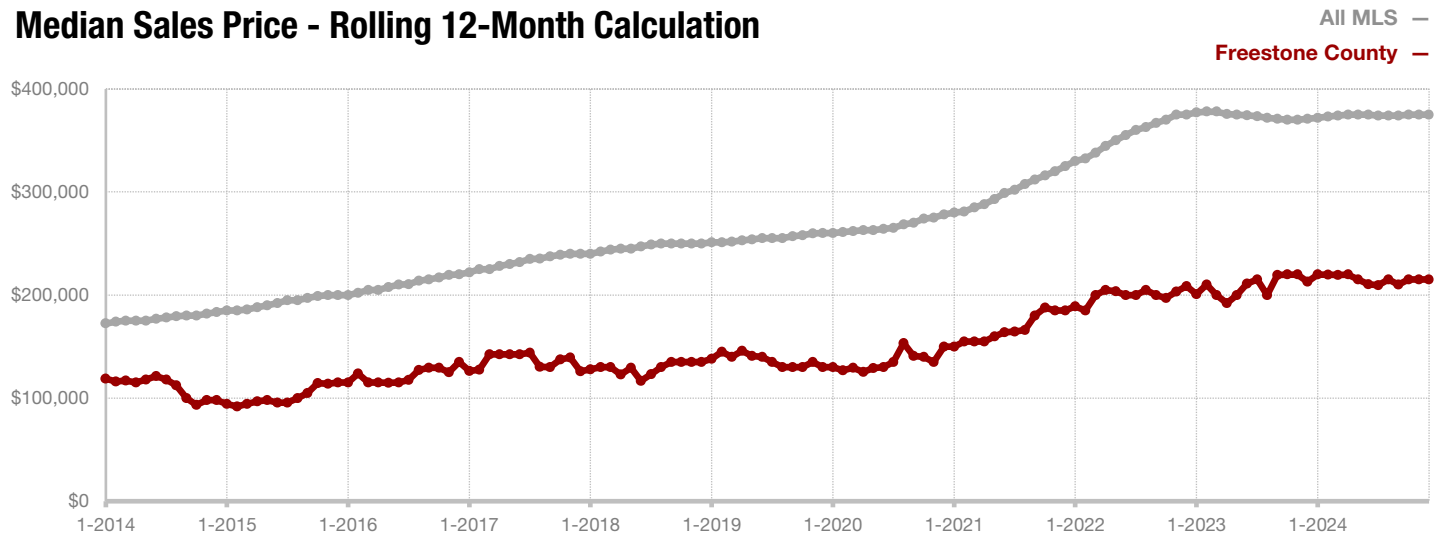
Freestone County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	17	12	- 29.4%	296	294	- 0.7%
Pending Sales	6	8	+ 33.3%	162	171	+ 5.6%
Closed Sales	8	7	- 12.5%	162	170	+ 4.9%
Average Sales Price*	\$189,500	\$155,714	- 17.8%	\$274,427	\$315,482	+ 15.0%
Median Sales Price*	\$162,500	\$135,000	- 16.9%	\$213,000	\$215,000	+ 0.9%
Percent of Original List Price Received*	90.1%	89.8%	- 0.3%	93.1%	91.2%	- 2.0%
Days on Market Until Sale	84	92	+ 9.5%	64	92	+ 43.8%
Inventory of Homes for Sale	108	98	- 9.3%	--	--	--
Months Supply of Inventory	8.0	6.9	- 13.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



+ 0.5%

+ 25.0%

+ 9.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Grayson County

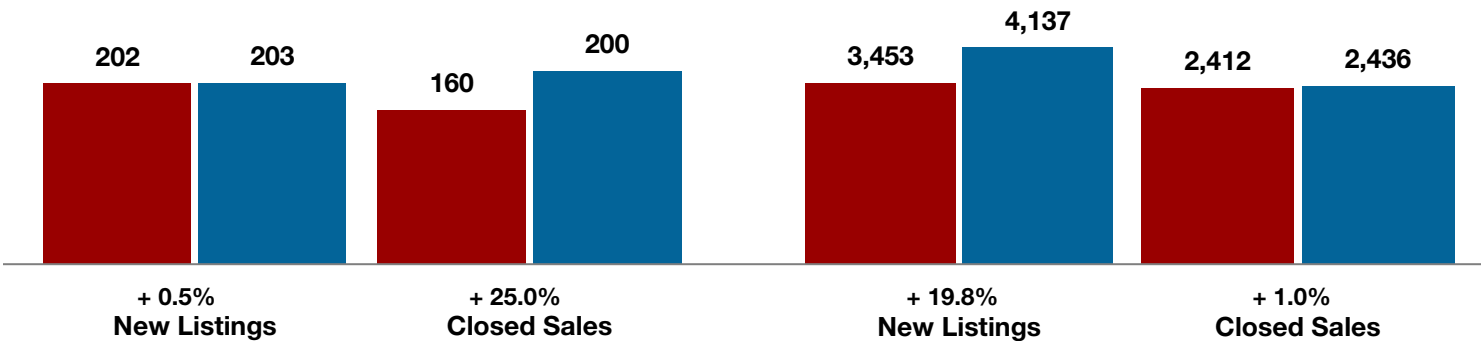
	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	202	203	+ 0.5%	3,453	4,137	+ 19.8%
Pending Sales	141	118	- 16.3%	2,398	2,416	+ 0.8%
Closed Sales	160	200	+ 25.0%	2,412	2,436	+ 1.0%
Average Sales Price*	\$387,599	\$363,696	- 6.2%	\$365,146	\$385,976	+ 5.7%
Median Sales Price*	\$302,500	\$330,245	+ 9.2%	\$305,995	\$326,990	+ 6.9%
Percent of Original List Price Received*	92.0%	90.6%	- 1.5%	93.8%	93.4%	- 0.4%
Days on Market Until Sale	70	92	+ 31.4%	65	74	+ 13.8%
Inventory of Homes for Sale	847	1,136	+ 34.1%	--	--	--
Months Supply of Inventory	4.2	5.6	+ 33.3%	--	--	--

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December

Year to Date

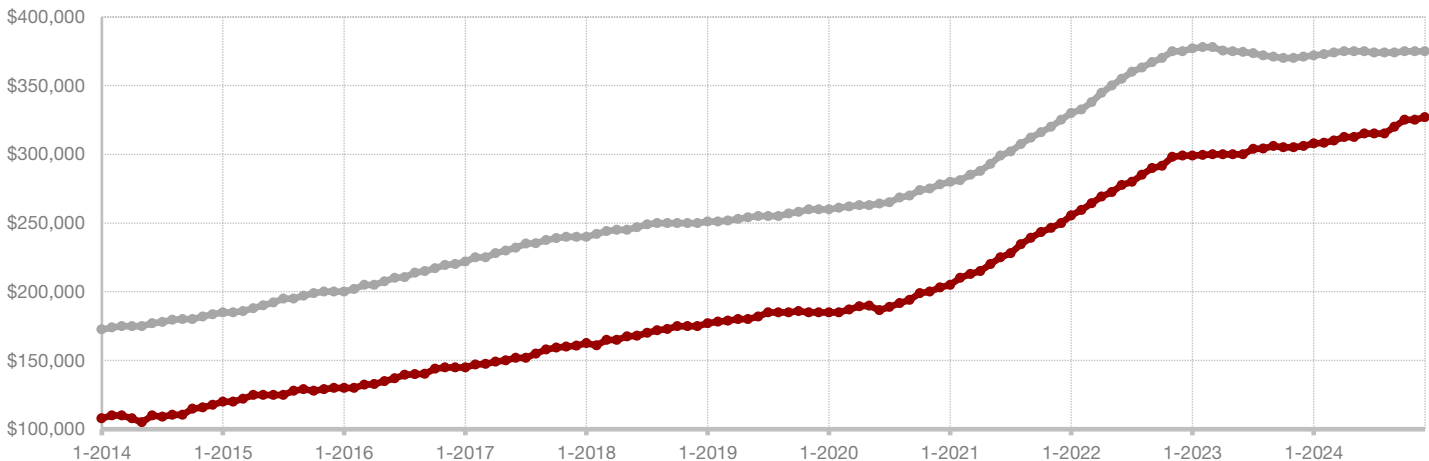
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Grayson County —



Local Market Update – December 2024

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



+ 140.0%

+ 25.0%

+ 36.7%

Change in
New Listings

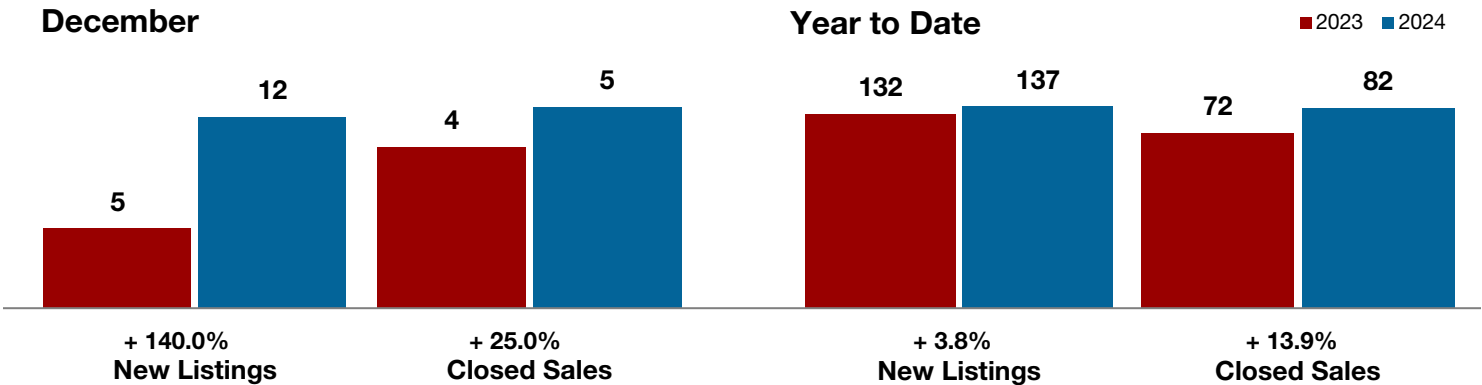
Change in
Closed Sales

Change in
Median Sales Price

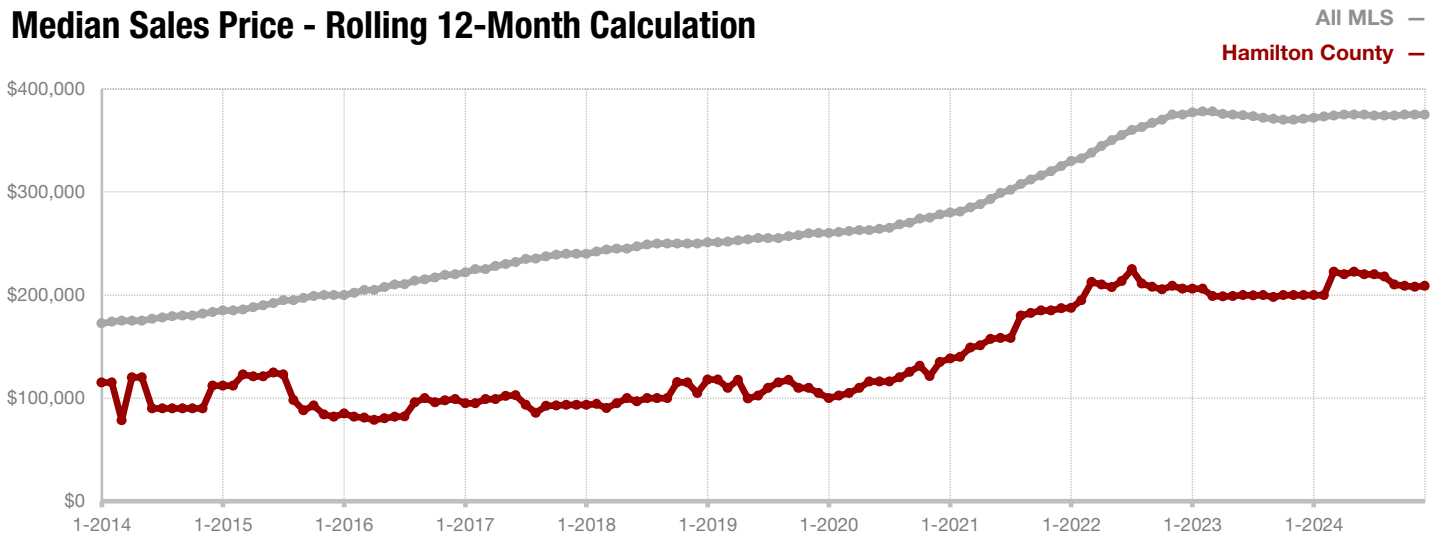
Hamilton County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	12	+ 140.0%	132	137	+ 3.8%
Pending Sales	5	1	- 80.0%	71	77	+ 8.5%
Closed Sales	4	5	+ 25.0%	72	82	+ 13.9%
Average Sales Price*	\$135,738	\$276,500	+ 103.7%	\$392,031	\$349,291	- 10.9%
Median Sales Price*	\$114,475	\$156,500	+ 36.7%	\$200,000	\$209,000	+ 4.5%
Percent of Original List Price Received*	73.3%	90.1%	+ 22.9%	87.9%	88.2%	+ 0.3%
Days on Market Until Sale	74	75	+ 1.4%	80	90	+ 12.5%
Inventory of Homes for Sale	54	63	+ 16.7%	--	--	--
Months Supply of Inventory	9.1	9.8	+ 7.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



- 63.6%

+ 50.0%

+ 107.7%

Change in
New Listings

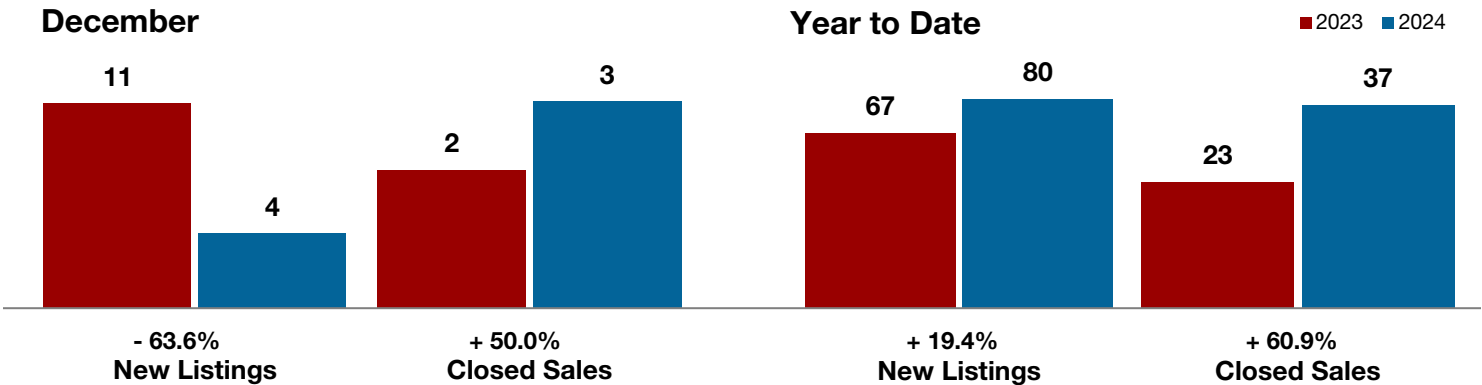
Change in
Closed Sales

Change in
Median Sales Price

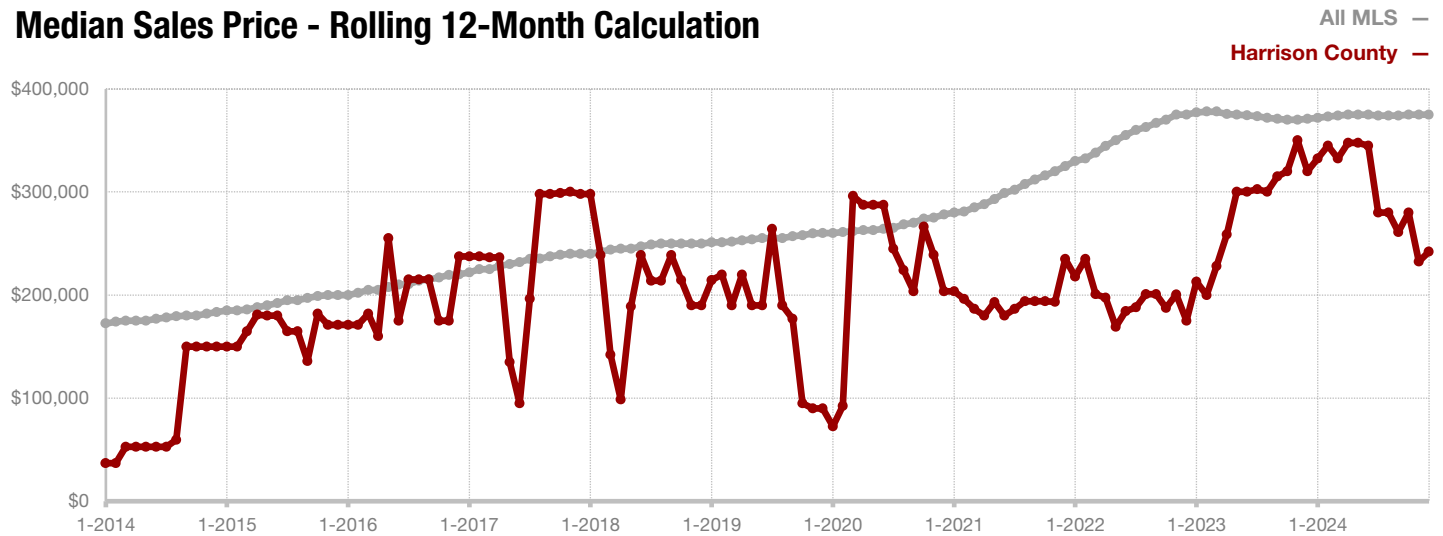
Harrison County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	4	- 63.6%	67	80	+ 19.4%
Pending Sales	2	1	- 50.0%	21	36	+ 71.4%
Closed Sales	2	3	+ 50.0%	23	37	+ 60.9%
Average Sales Price*	\$220,000	\$500,667	+ 127.6%	\$329,763	\$314,705	- 4.6%
Median Sales Price*	\$220,000	\$457,000	+ 107.7%	\$319,900	\$242,000	- 24.4%
Percent of Original List Price Received*	101.1%	98.0%	- 3.1%	95.5%	93.9%	- 1.7%
Days on Market Until Sale	5	123	+ 2360.0%	77	88	+ 14.3%
Inventory of Homes for Sale	28	21	- 25.0%	--	--	--
Months Supply of Inventory	12.0	6.4	- 46.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



- 6.8%

+ 37.9%

+ 14.5%

Change in
New Listings

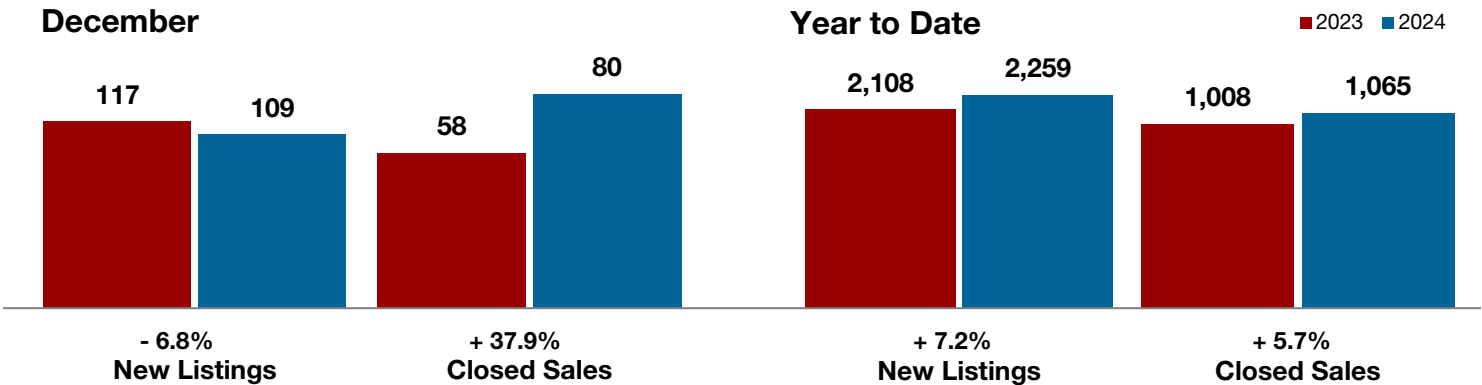
Change in
Closed Sales

Change in
Median Sales Price

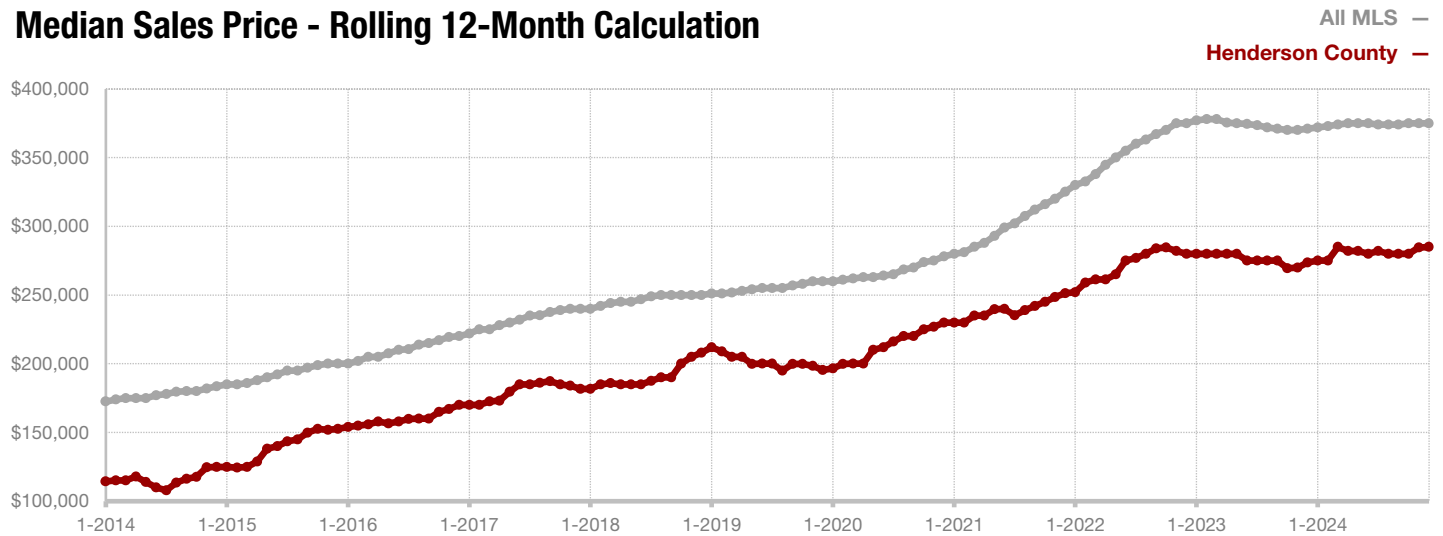
Henderson County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	117	109	- 6.8%	2,108	2,259	+ 7.2%
Pending Sales	56	41	- 26.8%	1,006	1,059	+ 5.3%
Closed Sales	58	80	+ 37.9%	1,008	1,065	+ 5.7%
Average Sales Price*	\$336,178	\$397,027	+ 18.1%	\$416,897	\$463,401	+ 11.2%
Median Sales Price*	\$257,500	\$294,950	+ 14.5%	\$273,600	\$285,000	+ 4.2%
Percent of Original List Price Received*	94.1%	91.0%	- 3.3%	92.2%	91.3%	- 1.0%
Days on Market Until Sale	64	93	+ 45.3%	63	82	+ 30.2%
Inventory of Homes for Sale	667	629	- 5.7%	--	--	--
Months Supply of Inventory	8.0	7.1	- 11.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



+ 17.5%

- 22.2%

+ 12.4%

Change in
New Listings

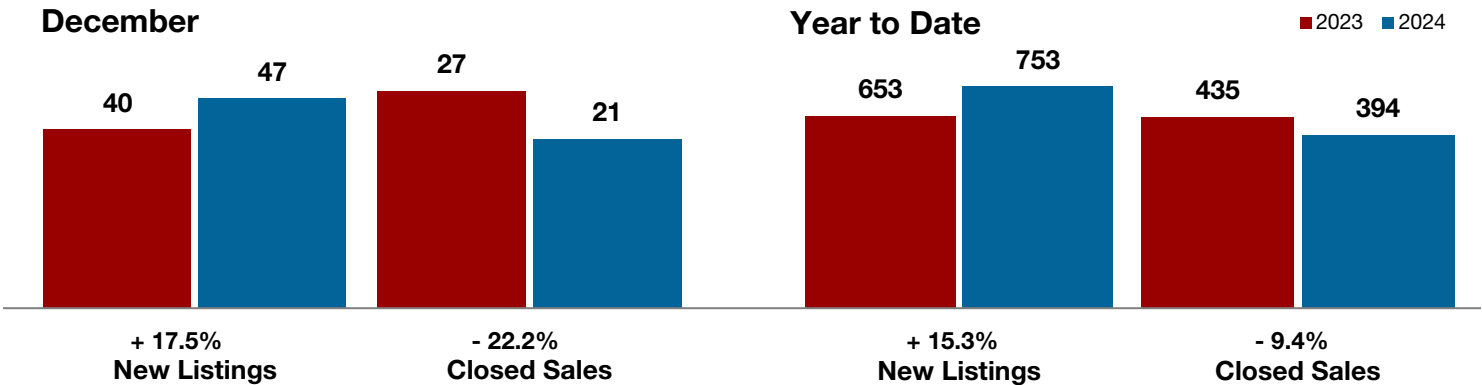
Change in
Closed Sales

Change in
Median Sales Price

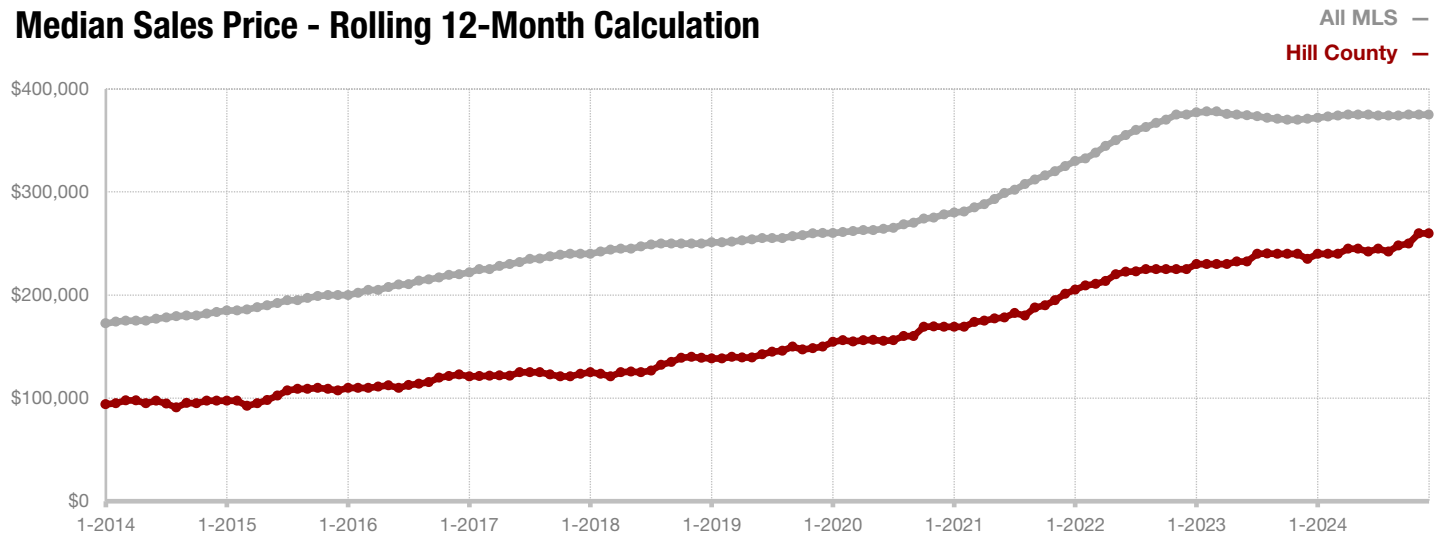
Hill County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	40	47	+ 17.5%	653	753	+ 15.3%
Pending Sales	18	26	+ 44.4%	431	411	- 4.6%
Closed Sales	27	21	- 22.2%	435	394	- 9.4%
Average Sales Price*	\$242,549	\$238,264	- 1.8%	\$273,949	\$281,614	+ 2.8%
Median Sales Price*	\$222,500	\$250,000	+ 12.4%	\$235,000	\$259,950	+ 10.6%
Percent of Original List Price Received*	92.9%	89.3%	- 3.9%	92.0%	92.9%	+ 1.0%
Days on Market Until Sale	78	77	- 1.3%	65	77	+ 18.5%
Inventory of Homes for Sale	181	234	+ 29.3%	--	--	--
Months Supply of Inventory	5.0	6.8	+ 36.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



- 17.3%

+ 22.6%

+ 0.8%

Change in
New Listings

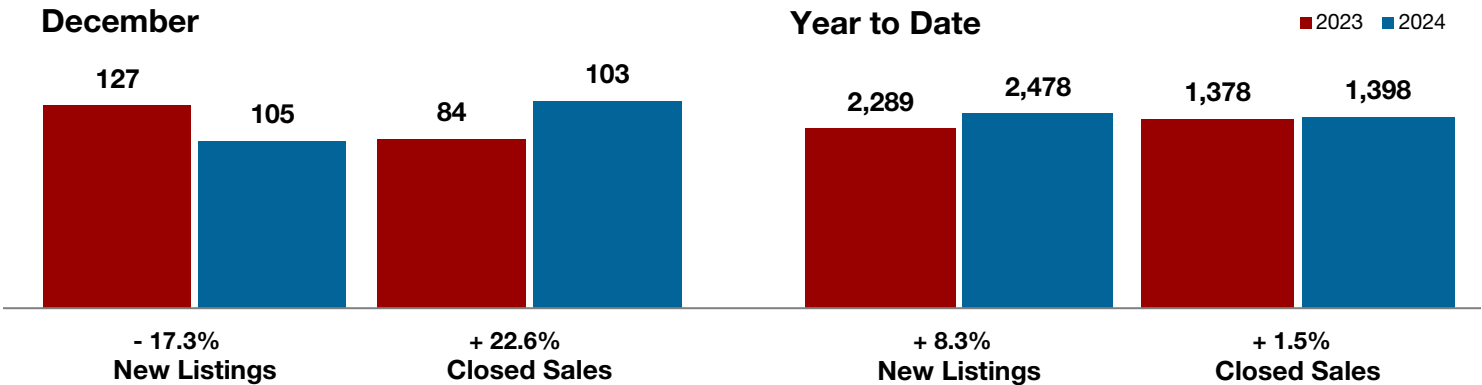
Change in
Closed Sales

Change in
Median Sales Price

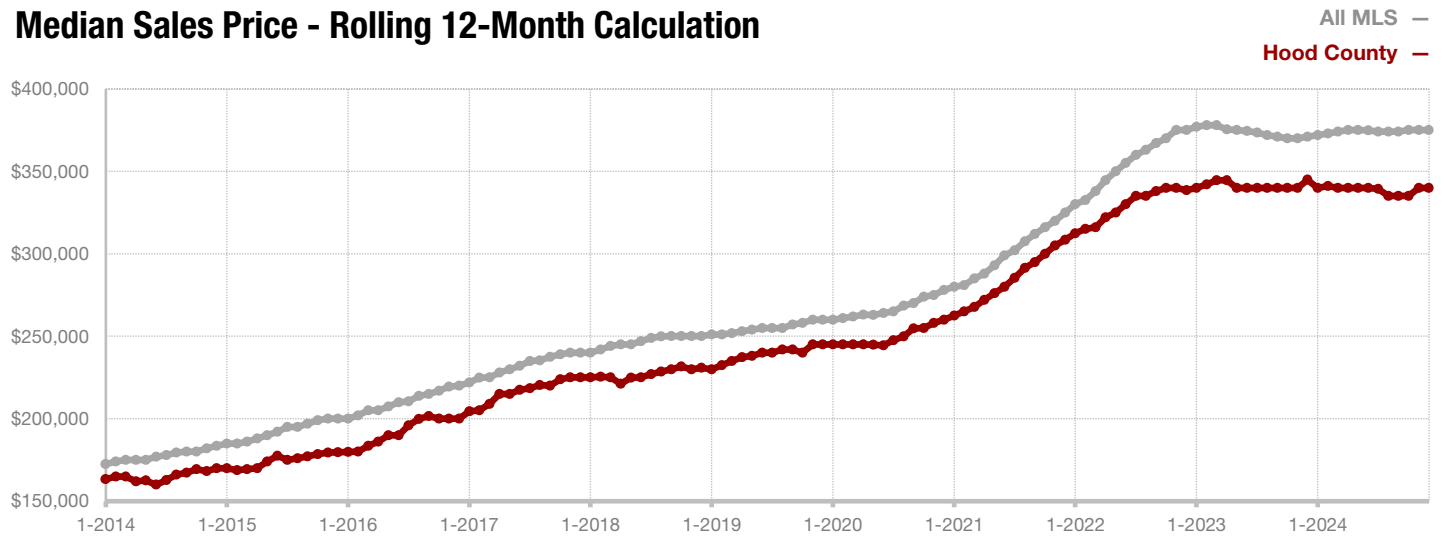
Hood County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	127	105	- 17.3%	2,289	2,478	+ 8.3%
Pending Sales	76	63	- 17.1%	1,383	1,393	+ 0.7%
Closed Sales	84	103	+ 22.6%	1,378	1,398	+ 1.5%
Average Sales Price*	\$384,798	\$395,741	+ 2.8%	\$429,588	\$425,158	- 1.0%
Median Sales Price*	\$327,500	\$330,000	+ 0.8%	\$344,950	\$340,000	- 1.4%
Percent of Original List Price Received*	92.3%	92.5%	+ 0.2%	94.0%	94.0%	0.0%
Days on Market Until Sale	70	89	+ 27.1%	59	74	+ 25.4%
Inventory of Homes for Sale	571	625	+ 9.5%	--	--	--
Months Supply of Inventory	5.0	5.4	+ 8.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



- 2.9%

Change in
New Listings

- 27.8%

Change in
Closed Sales

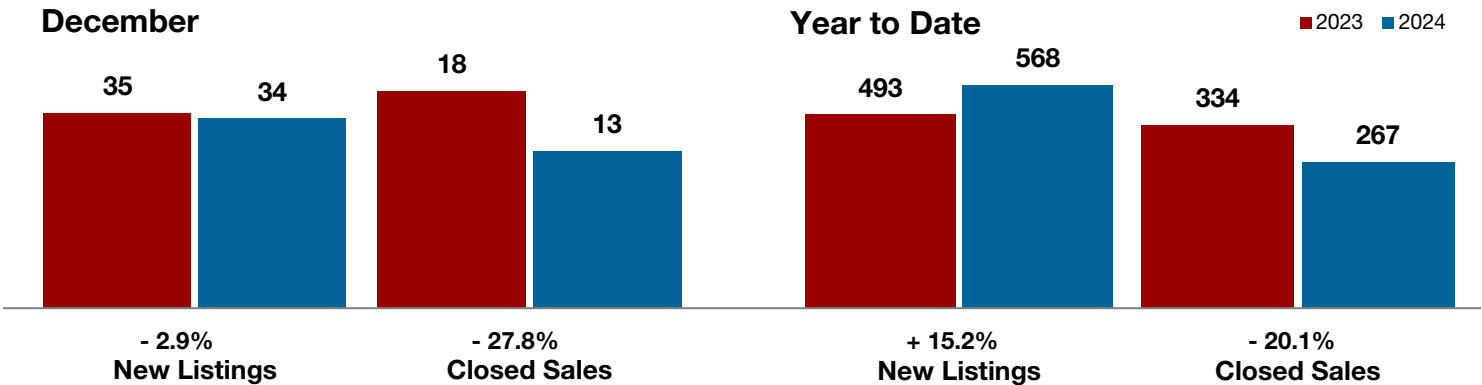
+ 20.2%

Change in
Median Sales Price

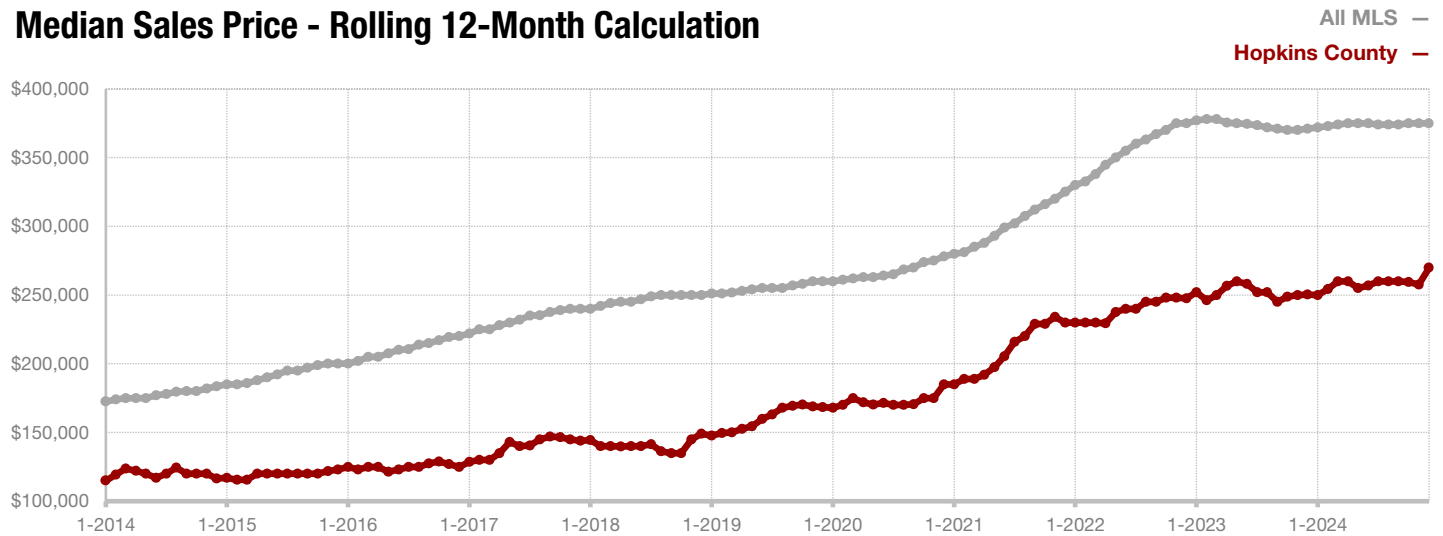
Hopkins County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	35	34	- 2.9%	493	568	+ 15.2%
Pending Sales	12	23	+ 91.7%	325	280	- 13.8%
Closed Sales	18	13	- 27.8%	334	267	- 20.1%
Average Sales Price*	\$352,532	\$311,885	- 11.5%	\$303,299	\$321,626	+ 6.0%
Median Sales Price*	\$245,500	\$295,000	+ 20.2%	\$250,285	\$269,900	+ 7.8%
Percent of Original List Price Received*	92.6%	90.7%	- 2.1%	92.8%	93.5%	+ 0.8%
Days on Market Until Sale	82	59	- 28.0%	60	65	+ 8.3%
Inventory of Homes for Sale	141	181	+ 28.4%	--	--	--
Months Supply of Inventory	5.2	7.8	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



+ 16.0%

- 12.2%

+ 5.2%

Change in
New Listings

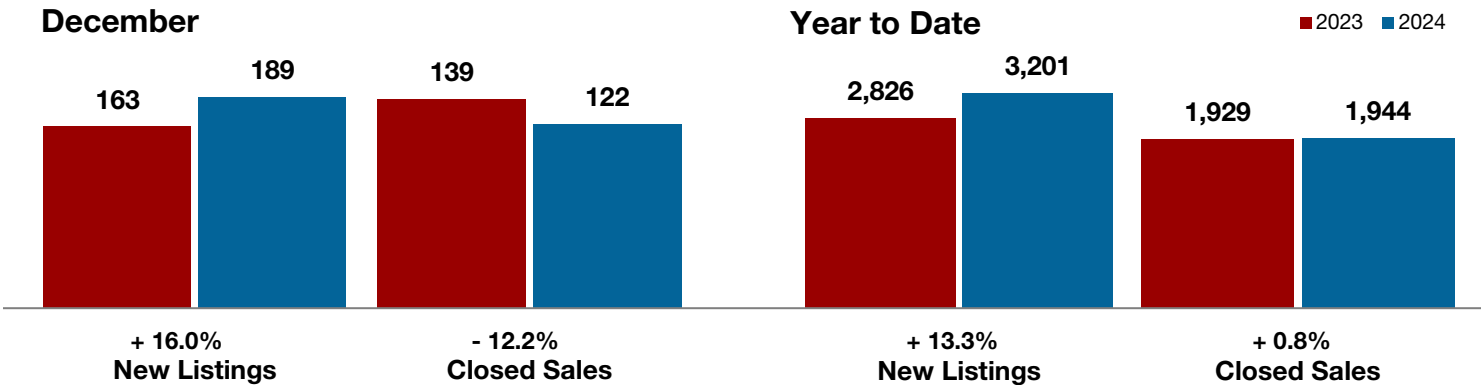
Change in
Closed Sales

Change in
Median Sales Price

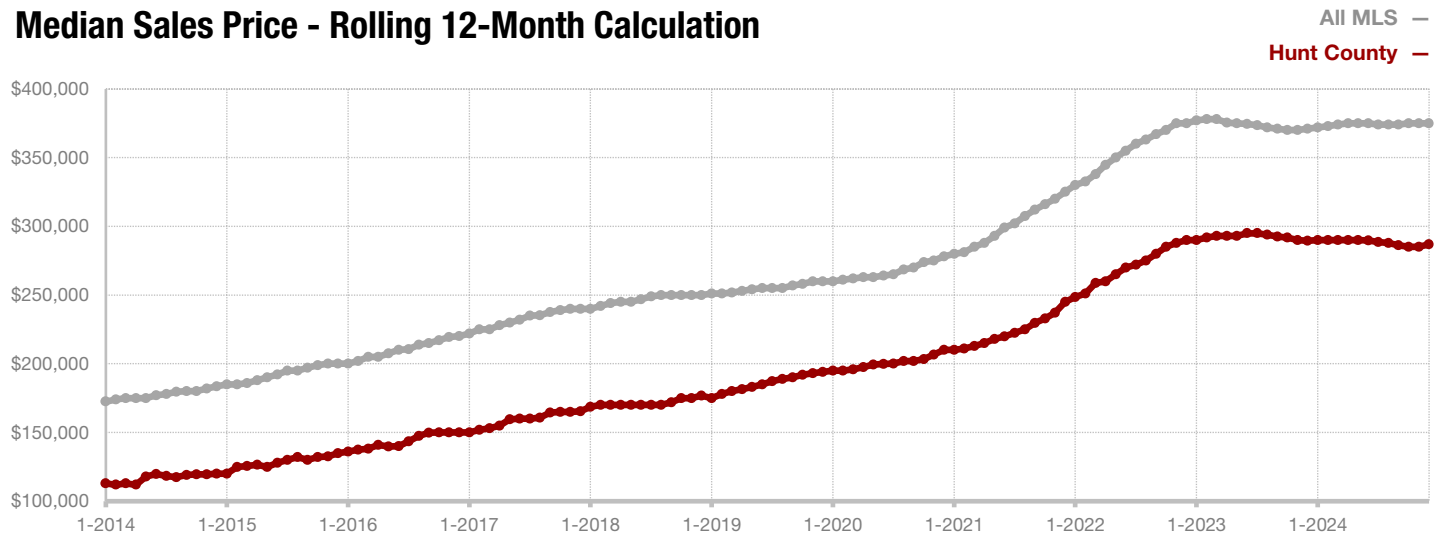
Hunt County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	163	189	+ 16.0%	2,826	3,201	+ 13.3%
Pending Sales	131	88	- 32.8%	1,935	1,909	- 1.3%
Closed Sales	139	122	- 12.2%	1,929	1,944	+ 0.8%
Average Sales Price*	\$291,892	\$328,380	+ 12.5%	\$322,578	\$328,316	+ 1.8%
Median Sales Price*	\$275,925	\$290,250	+ 5.2%	\$289,490	\$286,990	- 0.9%
Percent of Original List Price Received*	93.5%	93.6%	+ 0.1%	94.1%	93.6%	- 0.5%
Days on Market Until Sale	52	69	+ 32.7%	58	67	+ 15.5%
Inventory of Homes for Sale	693	838	+ 20.9%	--	--	--
Months Supply of Inventory	4.3	5.3	+ 23.3%	--	--	--

* 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 – December 2024

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



+ 40.0%

- 57.1%

+ 9.2%

Change in
New Listings

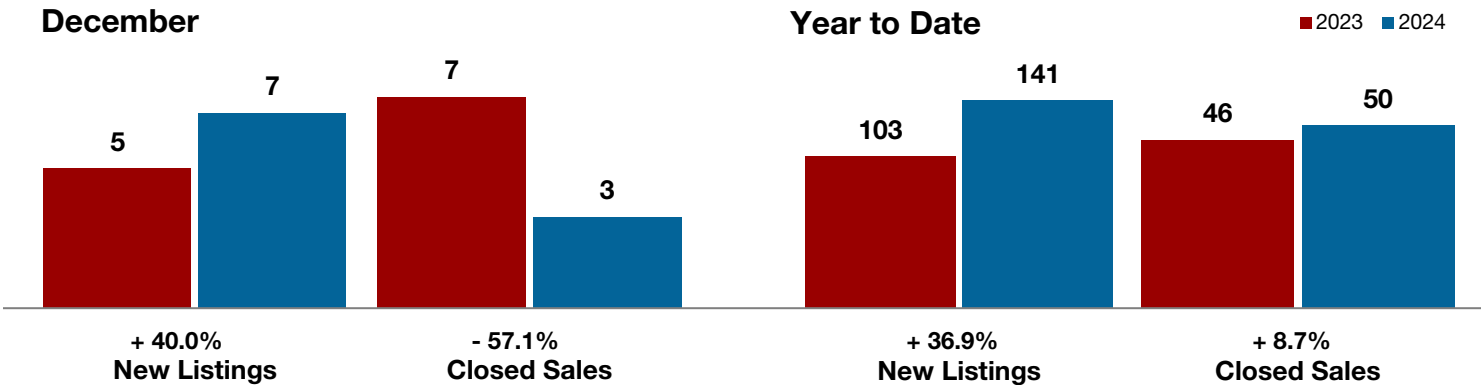
Change in
Closed Sales

Change in
Median Sales Price

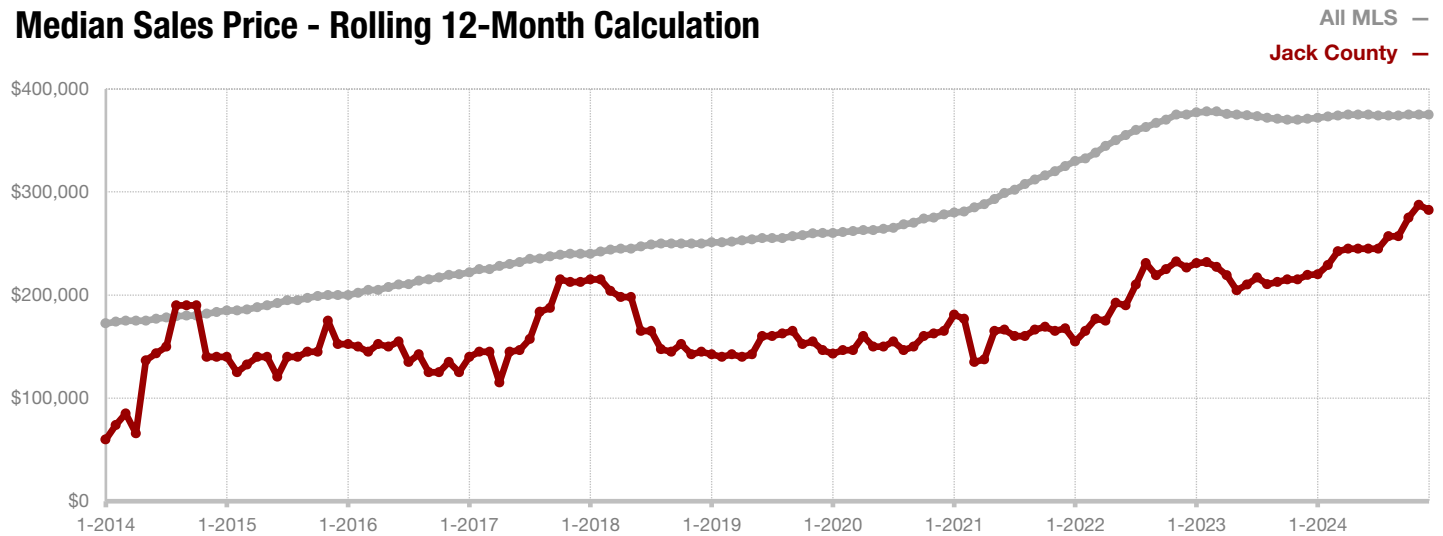
Jack County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	7	+ 40.0%	103	141	+ 36.9%
Pending Sales	5	6	+ 20.0%	50	51	+ 2.0%
Closed Sales	7	3	- 57.1%	46	50	+ 8.7%
Average Sales Price*	\$384,500	\$213,333	- 44.5%	\$425,510	\$562,432	+ 32.2%
Median Sales Price*	\$229,000	\$250,000	+ 9.2%	\$219,500	\$282,500	+ 28.7%
Percent of Original List Price Received*	91.5%	93.8%	+ 2.5%	89.2%	93.5%	+ 4.8%
Days on Market Until Sale	88	27	- 69.3%	82	74	- 9.8%
Inventory of Homes for Sale	39	57	+ 46.2%	--	--	--
Months Supply of Inventory	9.4	13.4	+ 42.6%	--	--	--

* 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 – December 2024

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



- 3.7%

+ 25.8%

+ 1.9%

Change in
New Listings

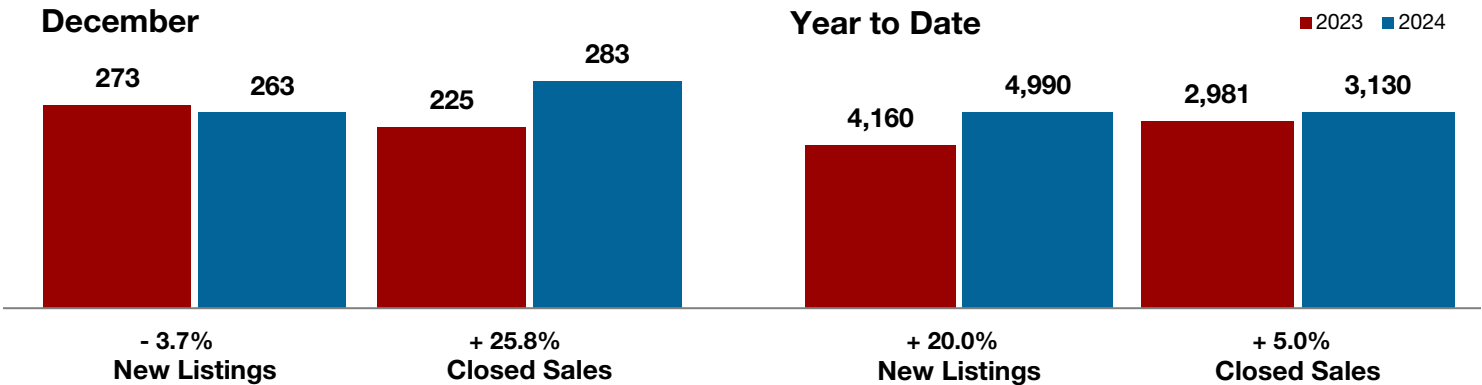
Change in
Closed Sales

Change in
Median Sales Price

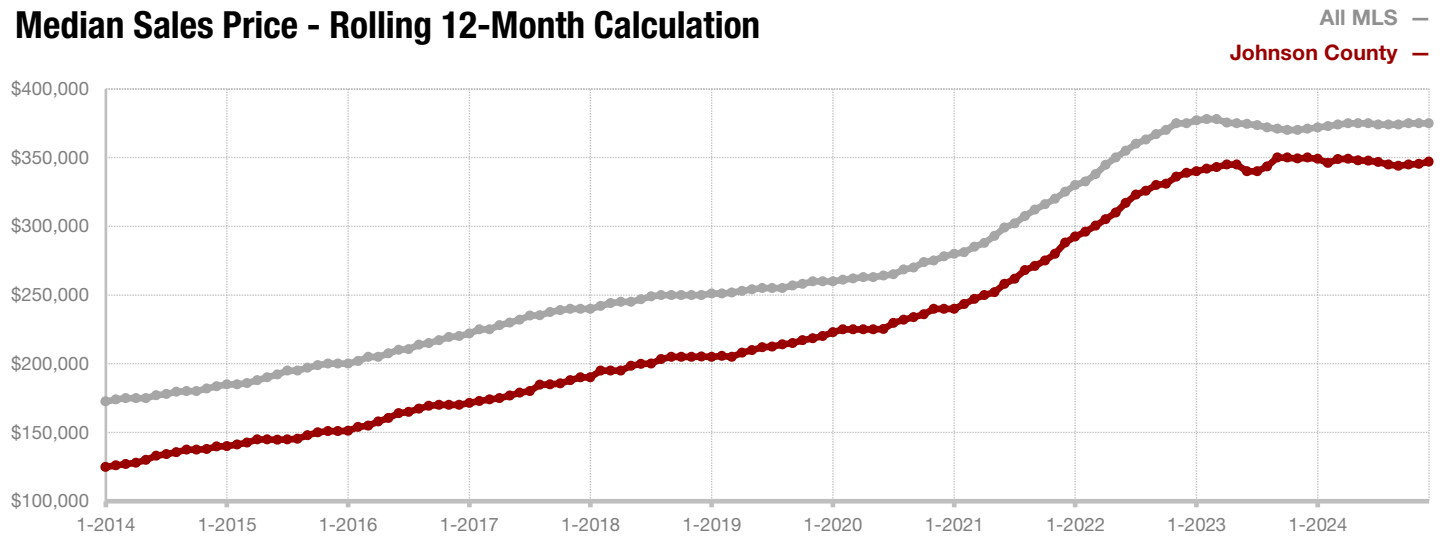
Johnson County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	273	263	- 3.7%	4,160	4,990	+ 20.0%
Pending Sales	203	205	+ 1.0%	2,980	3,158	+ 6.0%
Closed Sales	225	283	+ 25.8%	2,981	3,130	+ 5.0%
Average Sales Price*	\$387,994	\$401,160	+ 3.4%	\$383,020	\$383,658	+ 0.2%
Median Sales Price*	\$351,958	\$358,600	+ 1.9%	\$350,000	\$347,000	- 0.9%
Percent of Original List Price Received*	94.0%	93.6%	- 0.4%	95.0%	95.1%	+ 0.1%
Days on Market Until Sale	75	86	+ 14.7%	61	72	+ 18.0%
Inventory of Homes for Sale	998	1,210	+ 21.2%	--	--	--
Months Supply of Inventory	4.0	4.6	+ 15.0%	--	--	--

* 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 – December 2024

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



- 33.3% **+ 28.6%** **+ 119.5%**

Change in
New Listings

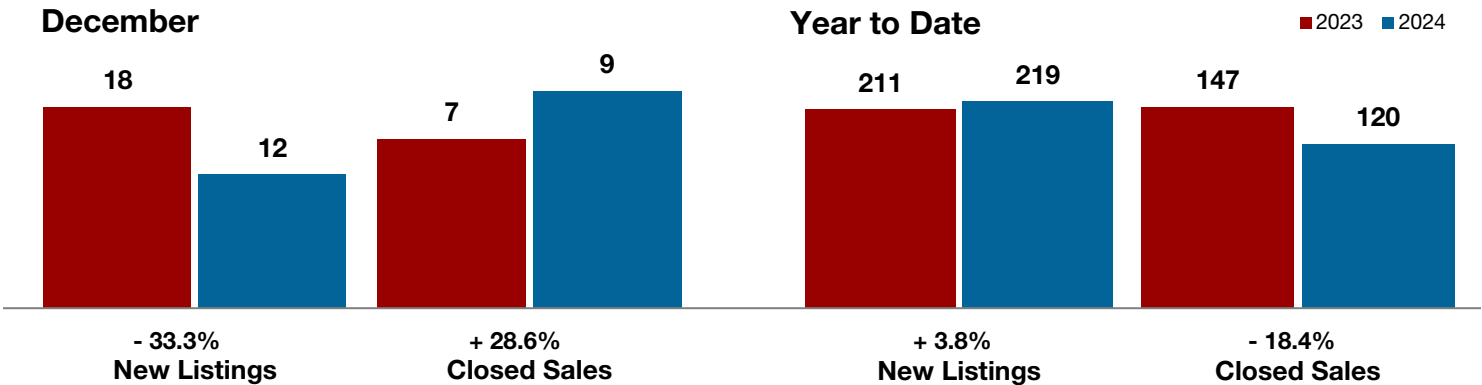
Change in
Closed Sales

Change in
Median Sales Price

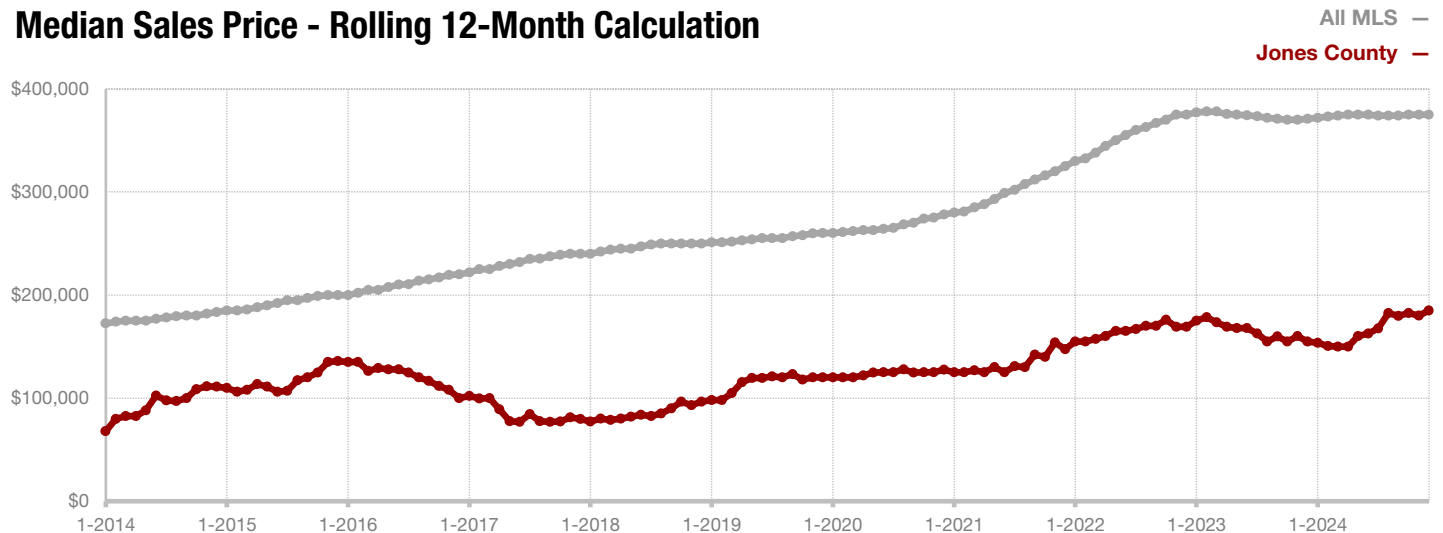
Jones County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	18	12	- 33.3%	211	219	+ 3.8%
Pending Sales	4	10	+ 150.0%	145	126	- 13.1%
Closed Sales	7	9	+ 28.6%	147	120	- 18.4%
Average Sales Price*	\$96,829	\$243,344	+ 151.3%	\$188,861	\$220,595	+ 16.8%
Median Sales Price*	\$82,000	\$180,000	+ 119.5%	\$155,000	\$185,000	+ 19.4%
Percent of Original List Price Received*	85.6%	92.3%	+ 7.8%	92.1%	89.3%	- 3.0%
Days on Market Until Sale	60	89	+ 48.3%	67	83	+ 23.9%
Inventory of Homes for Sale	63	66	+ 4.8%	--	--	--
Months Supply of Inventory	5.2	6.3	+ 21.2%	--	--	--

* 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 – December 2024

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



+ 5.9%

+ 24.3%

- 2.2%

Change in
New Listings

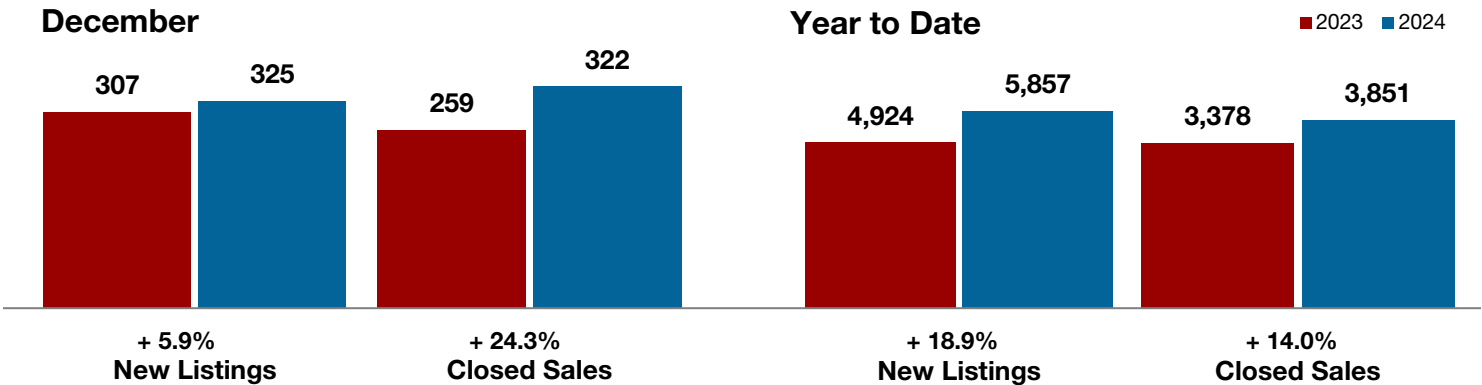
Change in
Closed Sales

Change in
Median Sales Price

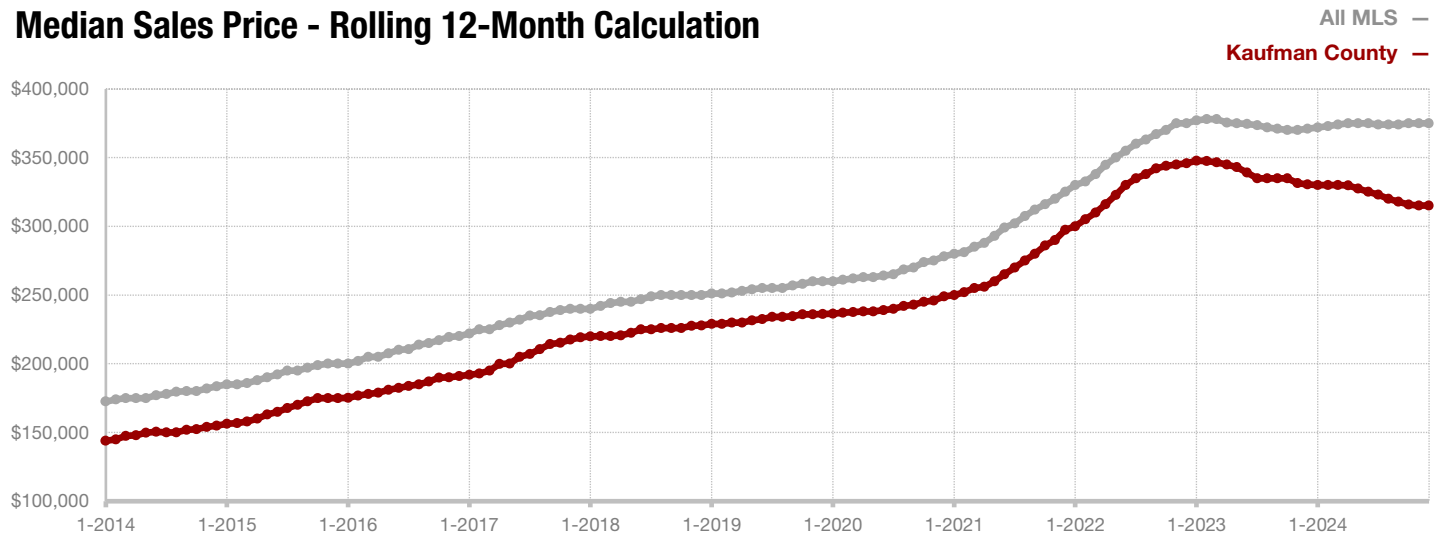
Kaufman County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	307	325	+ 5.9%	4,924	5,857	+ 18.9%
Pending Sales	287	260	- 9.4%	3,438	3,873	+ 12.7%
Closed Sales	259	322	+ 24.3%	3,378	3,851	+ 14.0%
Average Sales Price*	\$374,380	\$335,005	- 10.5%	\$357,650	\$341,057	- 4.6%
Median Sales Price*	\$327,730	\$320,590	- 2.2%	\$330,495	\$315,000	- 4.7%
Percent of Original List Price Received*	92.5%	93.1%	+ 0.6%	94.4%	94.0%	- 0.4%
Days on Market Until Sale	76	82	+ 7.9%	66	67	+ 1.5%
Inventory of Homes for Sale	1,218	1,323	+ 8.6%	--	--	--
Months Supply of Inventory	4.3	4.1	- 4.7%	--	--	--

* 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 – December 2024

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



+ 51.4%

+ 40.0%

+ 35.6%

Change in
New Listings

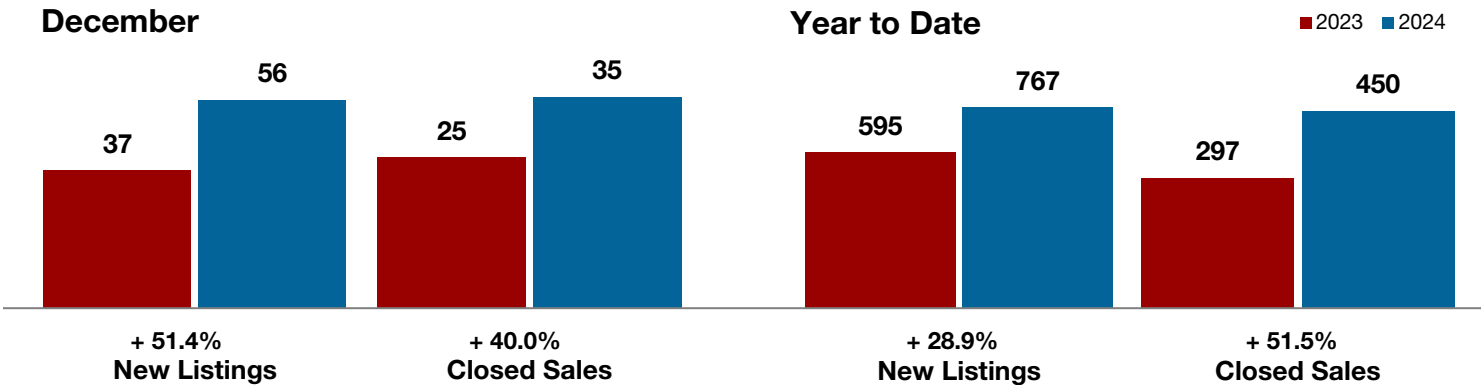
Change in
Closed Sales

Change in
Median Sales Price

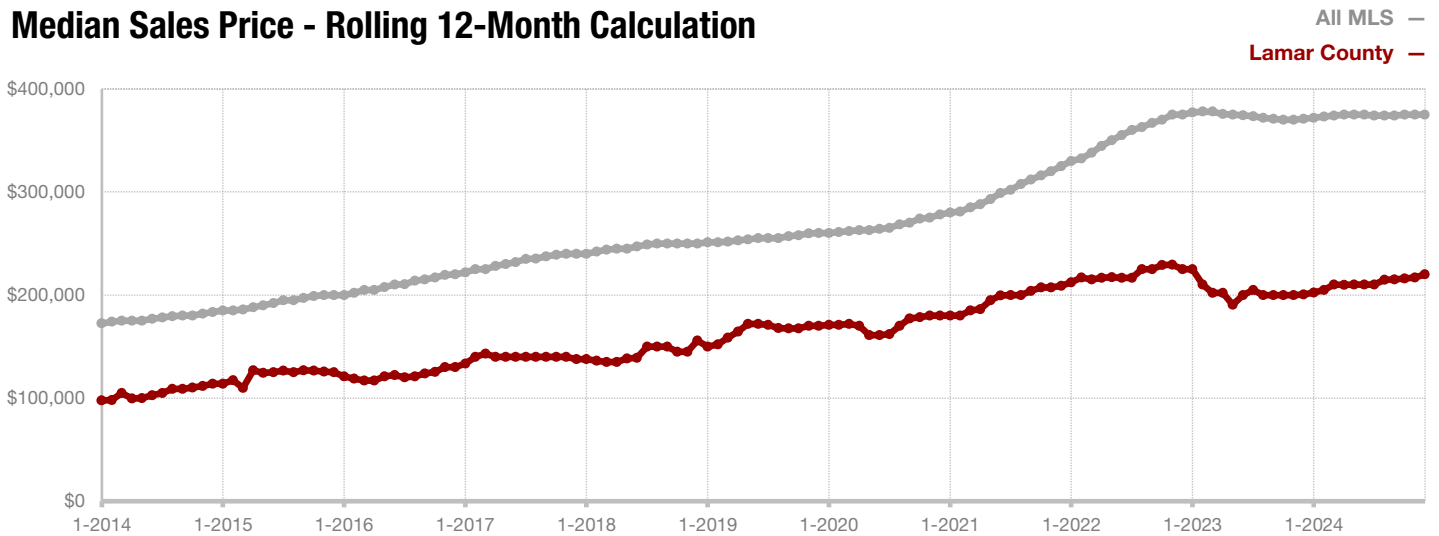
Lamar County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	37	56	+ 51.4%	595	767	+ 28.9%
Pending Sales	28	26	- 7.1%	315	449	+ 42.5%
Closed Sales	25	35	+ 40.0%	297	450	+ 51.5%
Average Sales Price*	\$212,016	\$258,754	+ 22.0%	\$241,355	\$257,464	+ 6.7%
Median Sales Price*	\$188,000	\$255,000	+ 35.6%	\$200,500	\$220,000	+ 9.7%
Percent of Original List Price Received*	90.4%	92.3%	+ 2.1%	91.5%	91.6%	+ 0.1%
Days on Market Until Sale	68	52	- 23.5%	65	61	- 6.2%
Inventory of Homes for Sale	221	224	+ 1.4%	--	--	--
Months Supply of Inventory	8.4	6.0	- 28.6%	--	--	--

* 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 – December 2024

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



- 92.3%

- 60.0%

+ 50.7%

Change in
New Listings

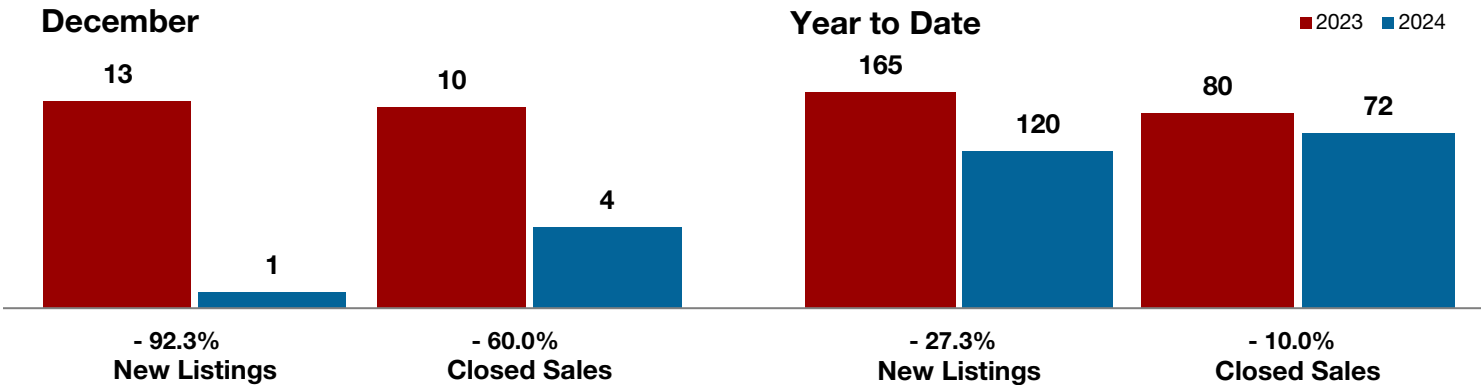
Change in
Closed Sales

Change in
Median Sales Price

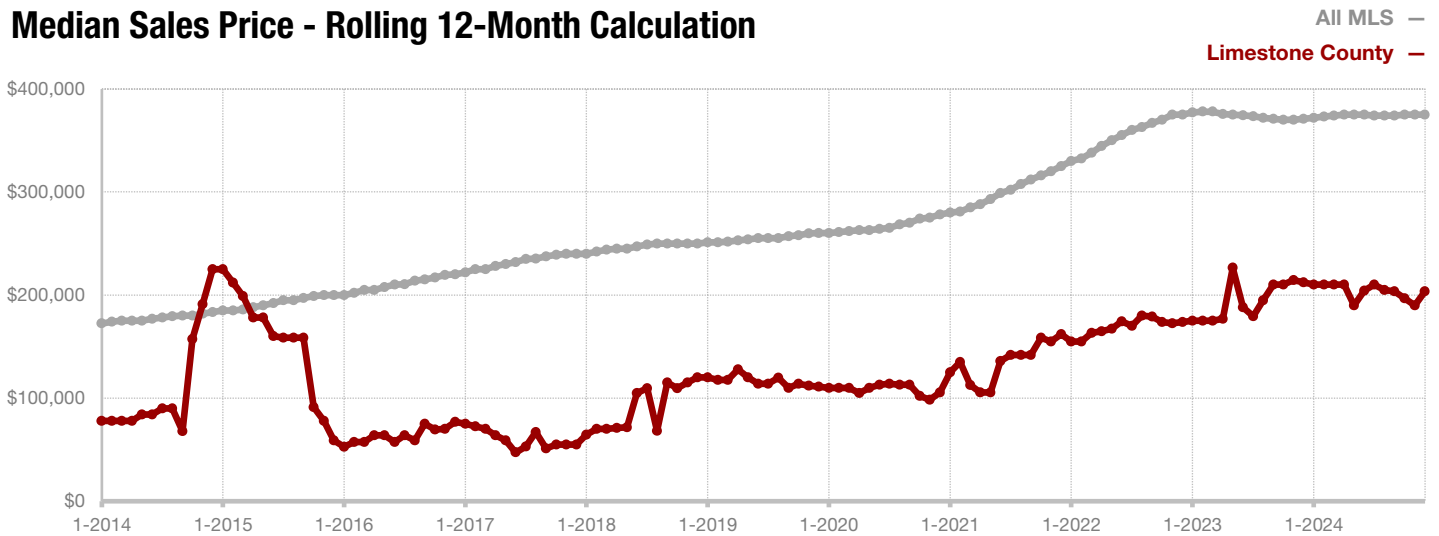
Limestone County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	13	1	- 92.3%	165	120	- 27.3%
Pending Sales	10	3	- 70.0%	86	63	- 26.7%
Closed Sales	10	4	- 60.0%	80	72	- 10.0%
Average Sales Price*	\$292,100	\$265,000	- 9.3%	\$279,378	\$236,752	- 15.3%
Median Sales Price*	\$187,500	\$282,500	+ 50.7%	\$212,250	\$203,500	- 4.1%
Percent of Original List Price Received*	89.2%	88.5%	- 0.8%	86.9%	85.7%	- 1.4%
Days on Market Until Sale	66	91	+ 37.9%	92	99	+ 7.6%
Inventory of Homes for Sale	54	43	- 20.4%	--	--	--
Months Supply of Inventory	7.5	8.2	+ 9.3%	--	--	--

* 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 – December 2024

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



- 50.0%

- 50.0%

+ 46.0%

Change in
New Listings

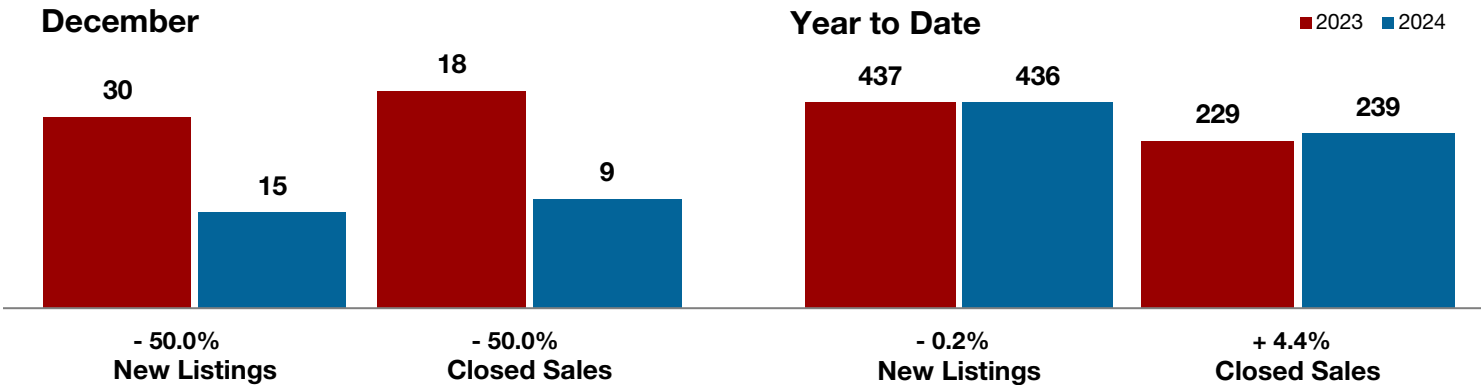
Change in
Closed Sales

Change in
Median Sales Price

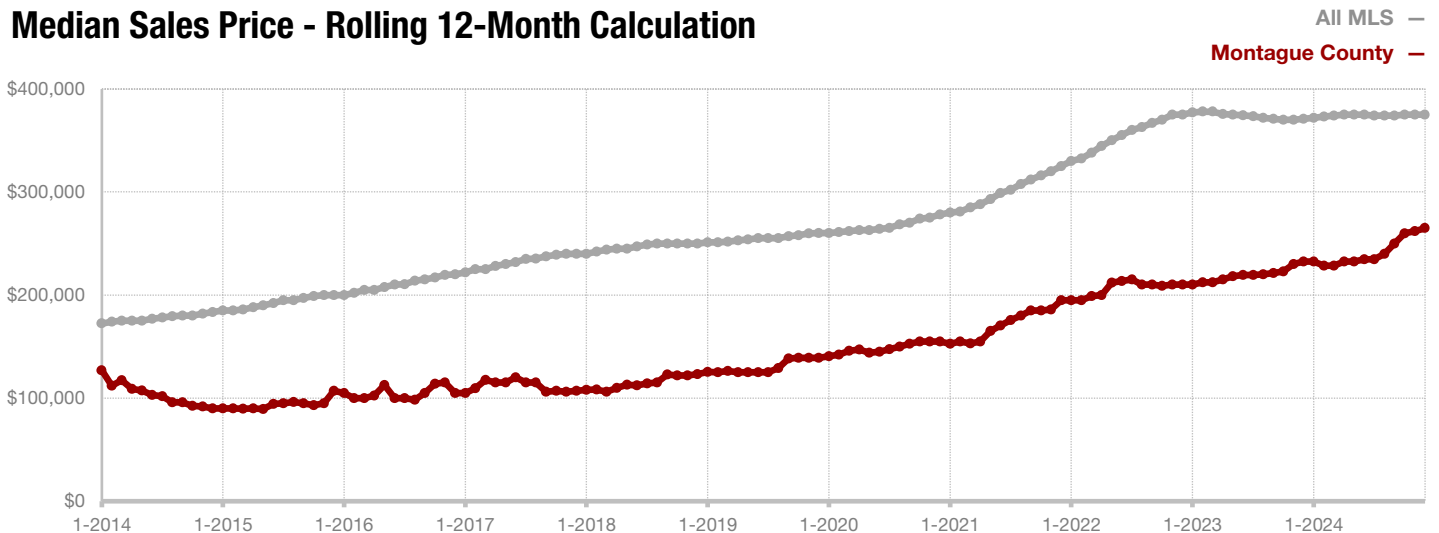
Montague County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	30	15	- 50.0%	437	436	- 0.2%
Pending Sales	12	8	- 33.3%	239	238	- 0.4%
Closed Sales	18	9	- 50.0%	229	239	+ 4.4%
Average Sales Price*	\$259,017	\$438,056	+ 69.1%	\$318,658	\$346,779	+ 8.8%
Median Sales Price*	\$250,000	\$365,000	+ 46.0%	\$232,500	\$265,000	+ 14.0%
Percent of Original List Price Received*	89.9%	89.6%	- 0.3%	91.6%	91.6%	0.0%
Days on Market Until Sale	67	97	+ 44.8%	66	80	+ 21.2%
Inventory of Homes for Sale	140	146	+ 4.3%	--	--	--
Months Supply of Inventory	7.0	7.4	+ 5.7%	--	--	--

* 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 – December 2024

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



- 4.1%

0.0%

+ 13.5%

Change in
New Listings

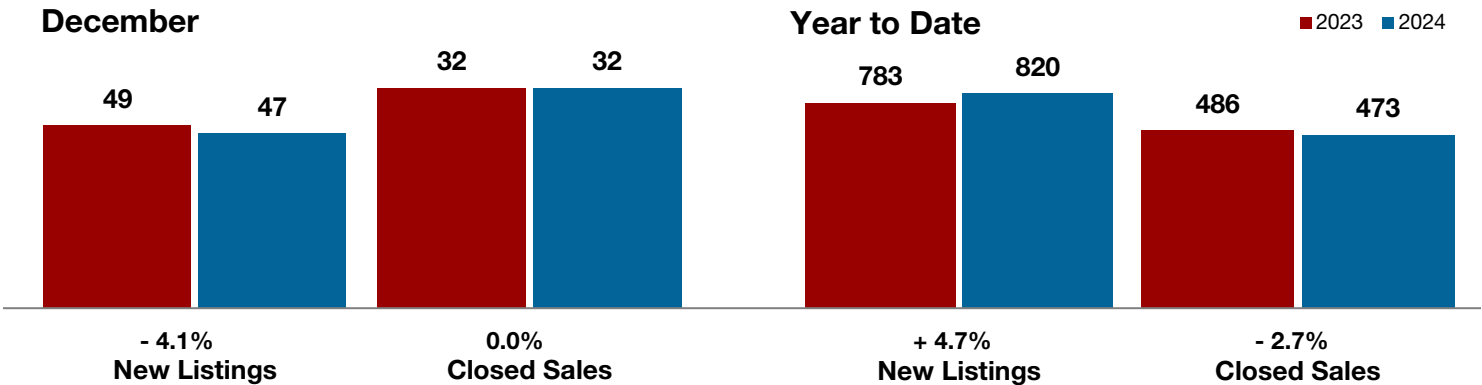
Change in
Closed Sales

Change in
Median Sales Price

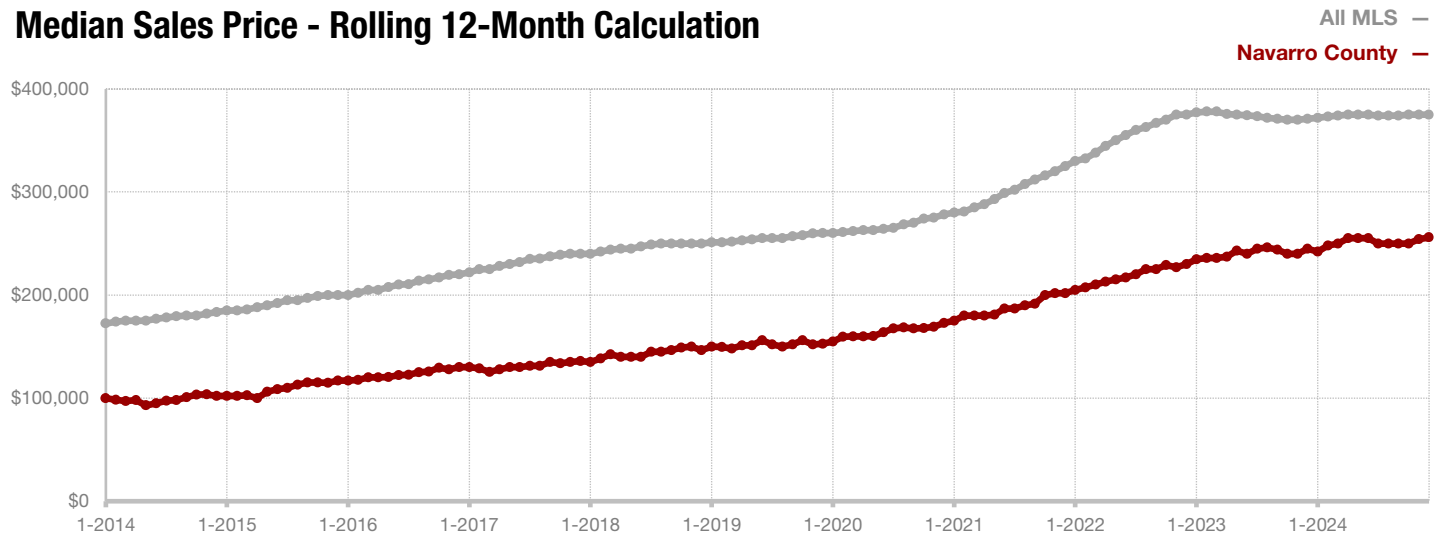
Navarro County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	49	47	- 4.1%	783	820	+ 4.7%
Pending Sales	24	19	- 20.8%	484	468	- 3.3%
Closed Sales	32	32	0.0%	486	473	- 2.7%
Average Sales Price*	\$238,403	\$347,901	+ 45.9%	\$330,618	\$343,890	+ 4.0%
Median Sales Price*	\$215,500	\$244,500	+ 13.5%	\$245,000	\$255,950	+ 4.5%
Percent of Original List Price Received*	89.7%	92.1%	+ 2.7%	92.4%	93.0%	+ 0.6%
Days on Market Until Sale	63	57	- 9.5%	68	70	+ 2.9%
Inventory of Homes for Sale	210	256	+ 21.9%	--	--	--
Months Supply of Inventory	5.2	6.6	+ 26.9%	--	--	--

* 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 – December 2024

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



- 25.0%

+ 200.0%

+ 32.1%

Change in
New Listings

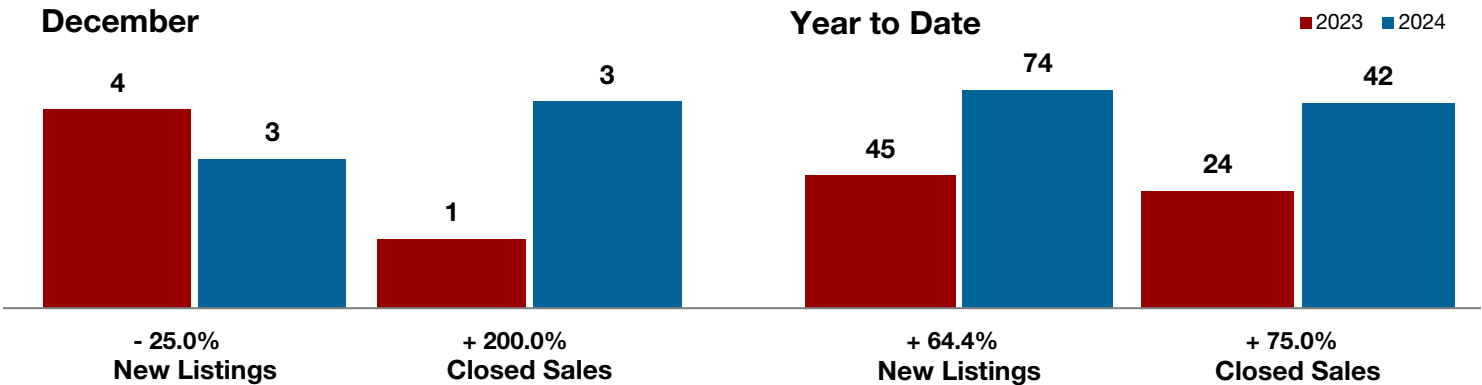
Change in
Closed Sales

Change in
Median Sales Price

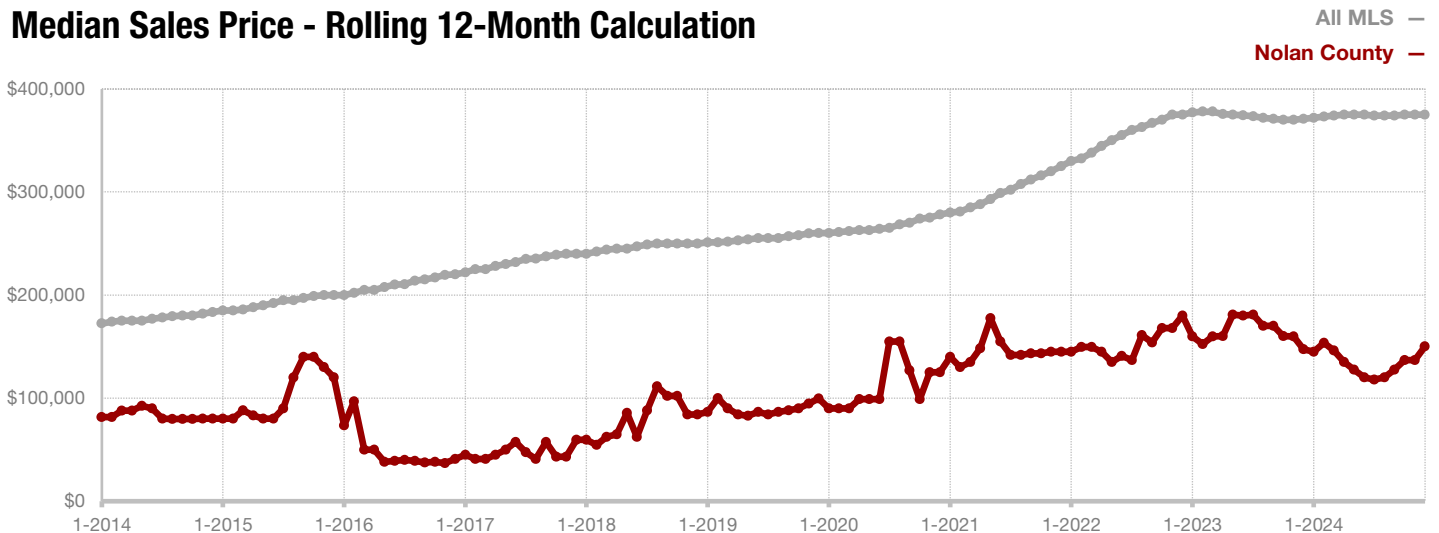
Nolan County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	4	3	- 25.0%	45	74	+ 64.4%
Pending Sales	2	0	- 100.0%	21	41	+ 95.2%
Closed Sales	1	3	+ 200.0%	24	42	+ 75.0%
Average Sales Price*	\$145,000	\$392,090	+ 170.4%	\$174,352	\$181,332	+ 4.0%
Median Sales Price*	\$145,000	\$191,500	+ 32.1%	\$147,400	\$150,300	+ 2.0%
Percent of Original List Price Received*	100.0%	97.6%	- 2.4%	95.1%	90.4%	- 4.9%
Days on Market Until Sale	2	33	+ 1550.0%	63	86	+ 36.5%
Inventory of Homes for Sale	24	28	+ 16.7%	--	--	--
Months Supply of Inventory	11.4	7.5	- 34.2%	--	--	--

* 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 – December 2024

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



- 31.8%

0.0%

+ 8.8%

Change in
New Listings

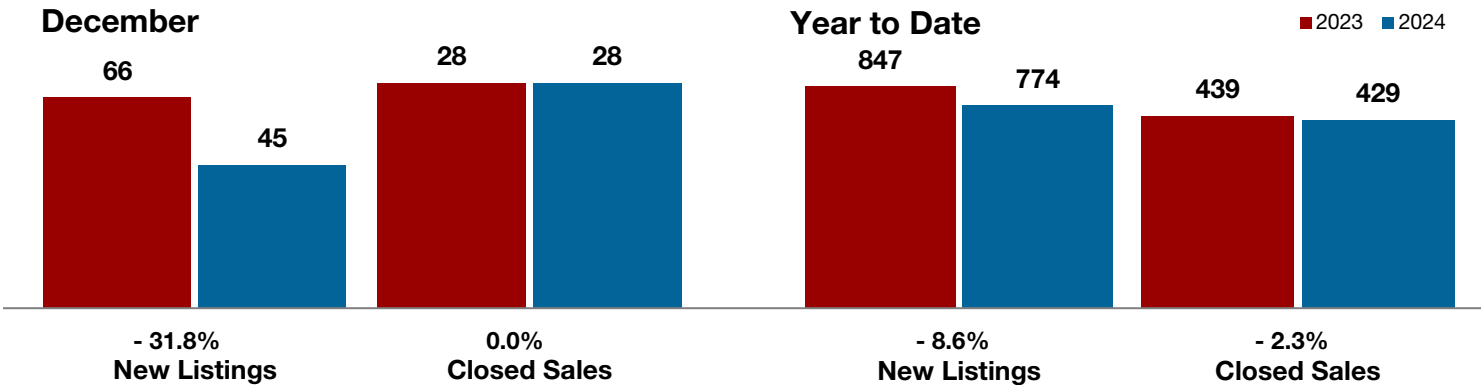
Change in
Closed Sales

Change in
Median Sales Price

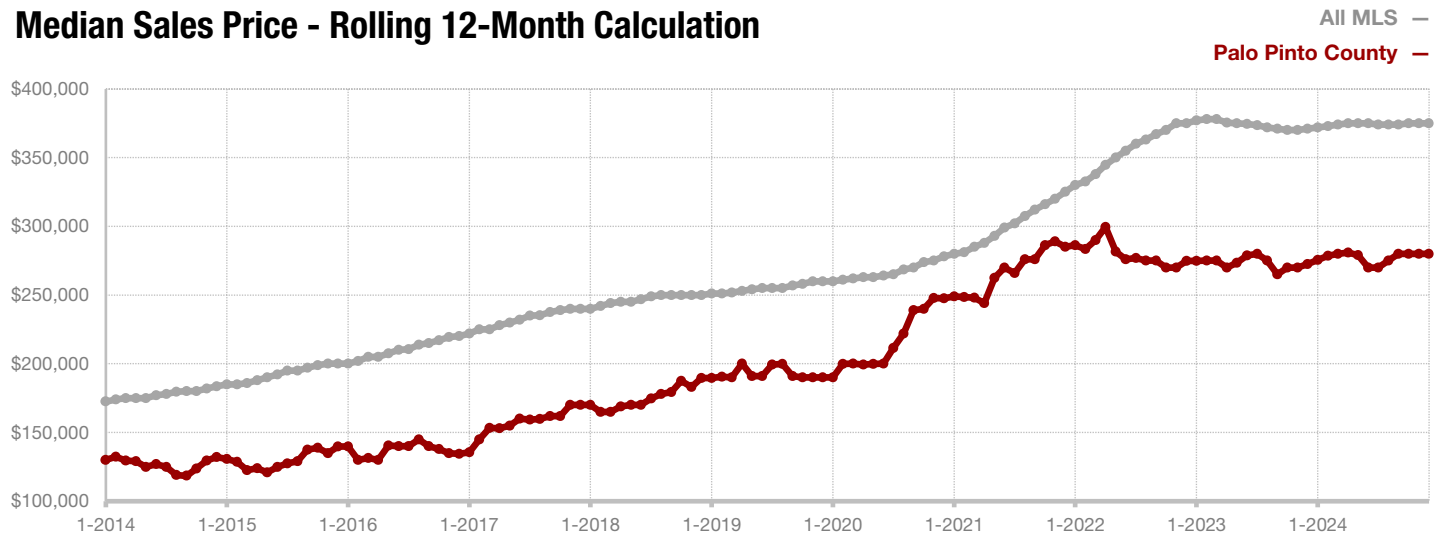
Palo Pinto County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	66	45	- 31.8%	847	774	- 8.6%
Pending Sales	20	22	+ 10.0%	437	427	- 2.3%
Closed Sales	28	28	0.0%	439	429	- 2.3%
Average Sales Price*	\$679,495	\$490,805	- 27.8%	\$537,034	\$484,712	- 9.7%
Median Sales Price*	\$328,500	\$357,500	+ 8.8%	\$272,500	\$280,000	+ 2.8%
Percent of Original List Price Received*	96.7%	93.8%	- 3.0%	91.6%	89.9%	- 1.9%
Days on Market Until Sale	62	103	+ 66.1%	74	95	+ 28.4%
Inventory of Homes for Sale	273	251	- 8.1%	--	--	--
Months Supply of Inventory	7.5	7.1	- 5.3%	--	--	--

* 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 – December 2024

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



+ 4.7%

+ 21.4%

+ 10.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Parker County

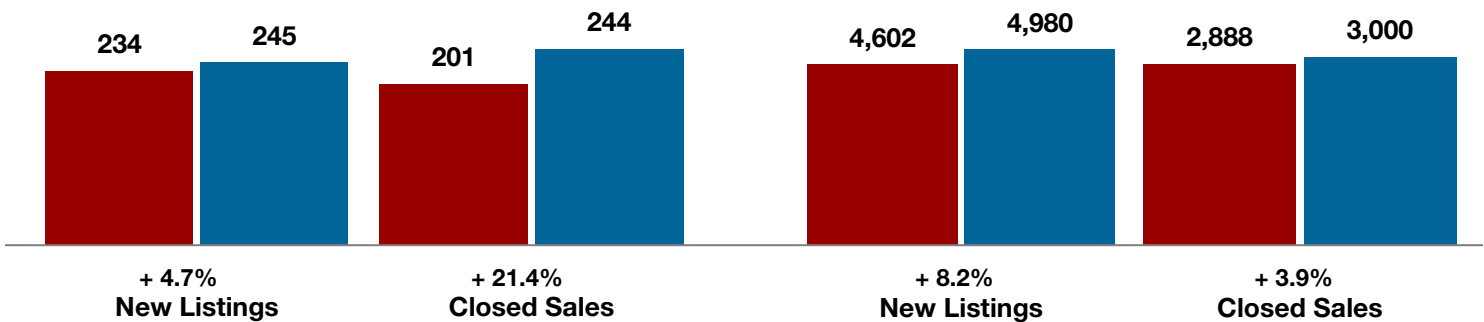
	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	234	245	+ 4.7%	4,602	4,980	+ 8.2%
Pending Sales	167	161	- 3.6%	2,887	2,975	+ 3.0%
Closed Sales	201	244	+ 21.4%	2,888	3,000	+ 3.9%
Average Sales Price*	\$570,982	\$533,110	- 6.6%	\$495,783	\$512,489	+ 3.4%
Median Sales Price*	\$435,000	\$478,500	+ 10.0%	\$455,000	\$464,900	+ 2.2%
Percent of Original List Price Received*	93.6%	95.0%	+ 1.5%	95.2%	95.2%	0.0%
Days on Market Until Sale	94	79	- 16.0%	75	80	+ 6.7%
Inventory of Homes for Sale	1,174	1,259	+ 7.2%	--	--	--
Months Supply of Inventory	4.9	5.1	+ 4.1%	--	--	--

* 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.

December

Year to Date

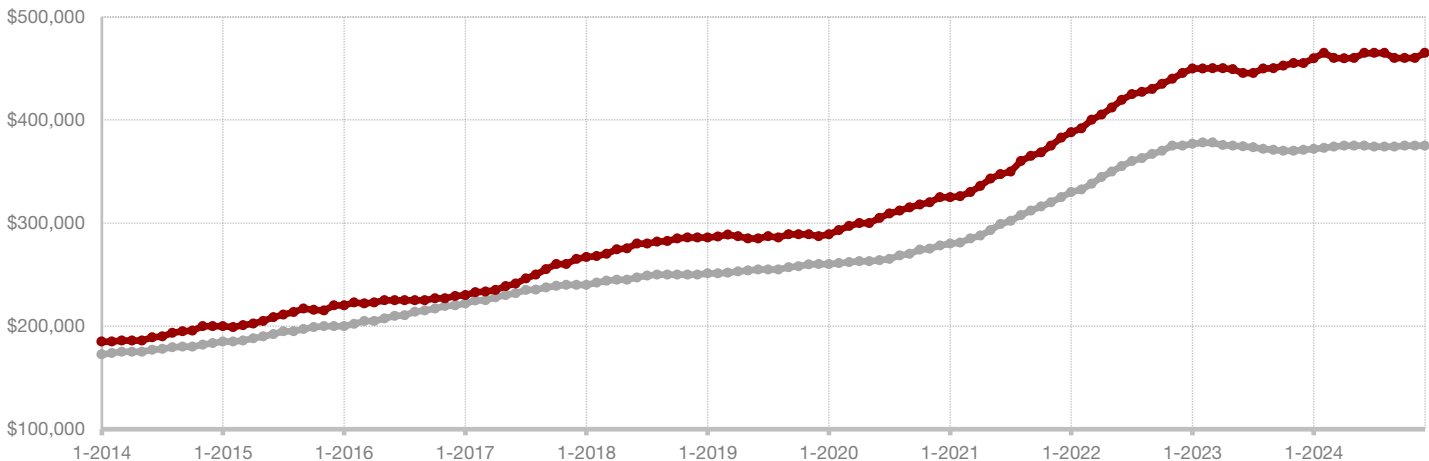
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Parker County —



Local Market Update – December 2024

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



+ 81.8%

+ 62.5%

- 6.7%

Change in
New Listings

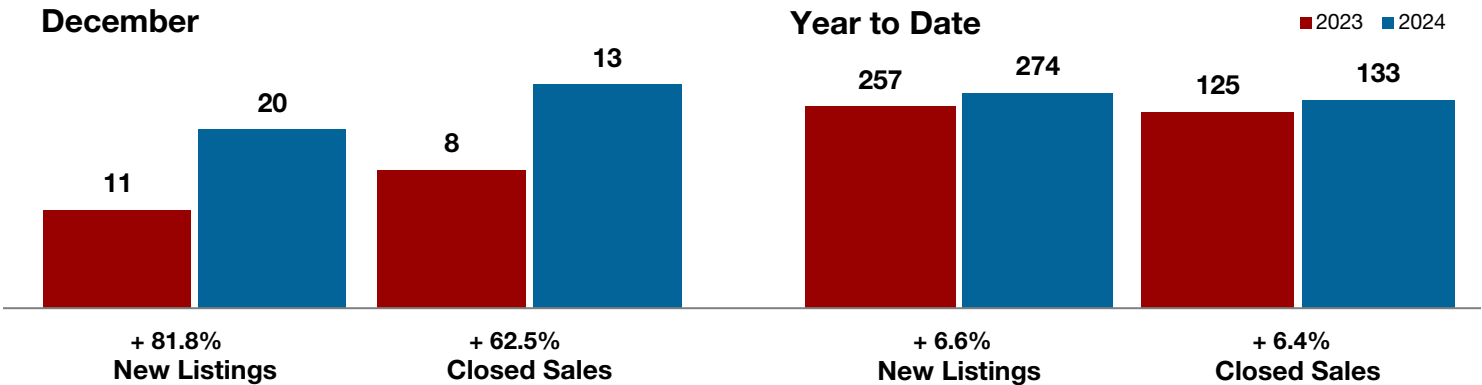
Change in
Closed Sales

Change in
Median Sales Price

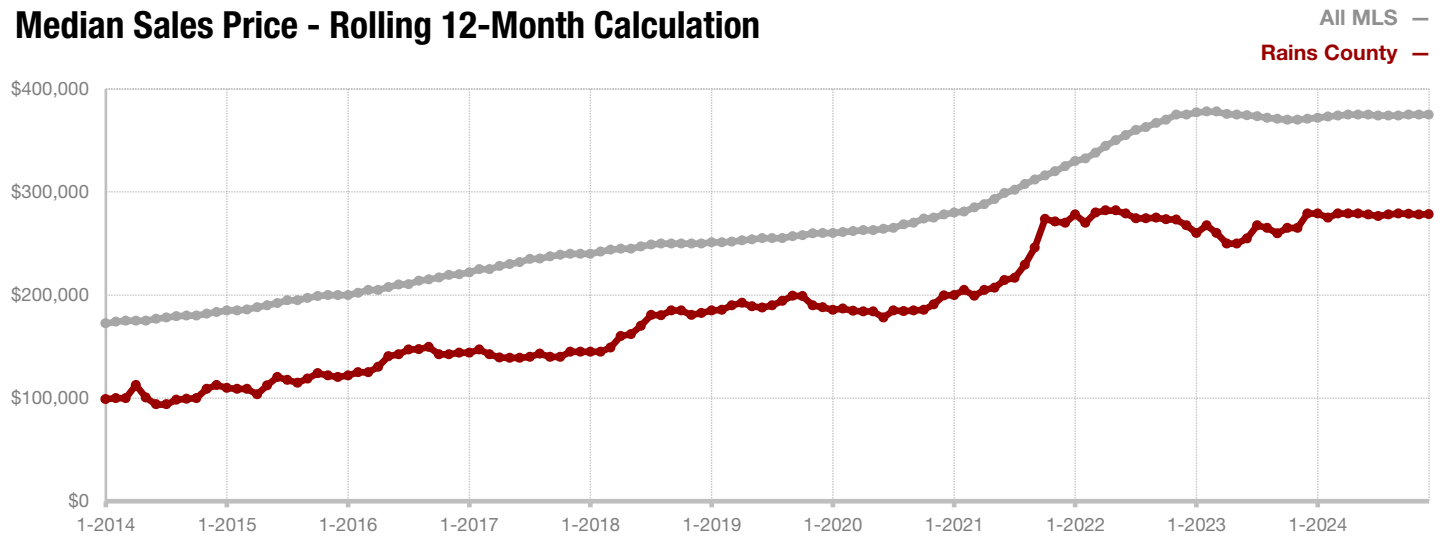
Rains County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	20	+ 81.8%	257	274	+ 6.6%
Pending Sales	6	6	0.0%	123	134	+ 8.9%
Closed Sales	8	13	+ 62.5%	125	133	+ 6.4%
Average Sales Price*	\$299,238	\$344,154	+ 15.0%	\$343,313	\$349,867	+ 1.9%
Median Sales Price*	\$300,000	\$279,999	- 6.7%	\$279,000	\$278,500	- 0.2%
Percent of Original List Price Received*	89.2%	93.3%	+ 4.6%	93.7%	91.5%	- 2.3%
Days on Market Until Sale	139	94	- 32.4%	73	99	+ 35.6%
Inventory of Homes for Sale	105	107	+ 1.9%	--	--	--
Months Supply of Inventory	10.2	9.6	- 5.9%	--	--	--

* 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 – December 2024

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



+ 13.0%

Change in
New Listings

+ 7.1%

Change in
Closed Sales

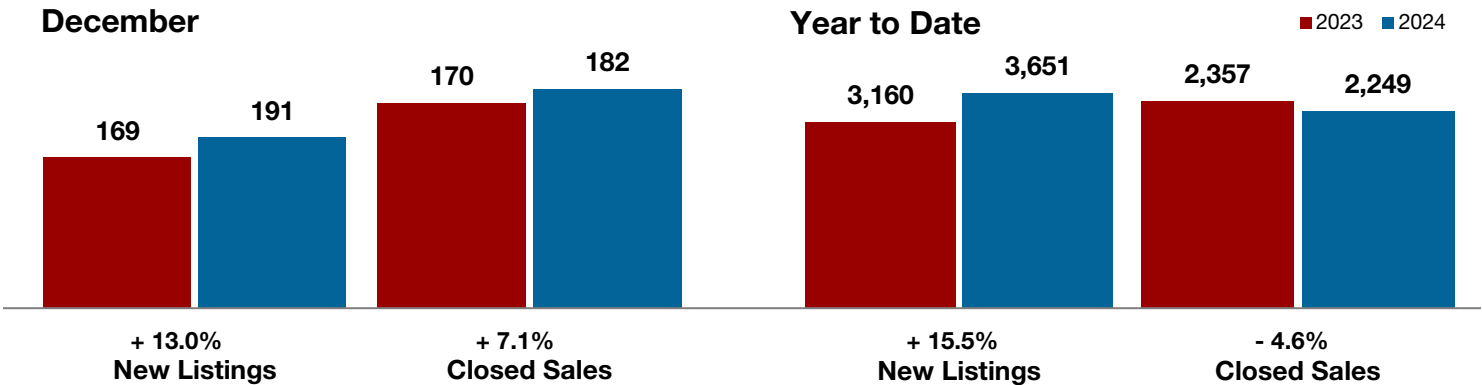
+ 5.9%

Change in
Median Sales Price

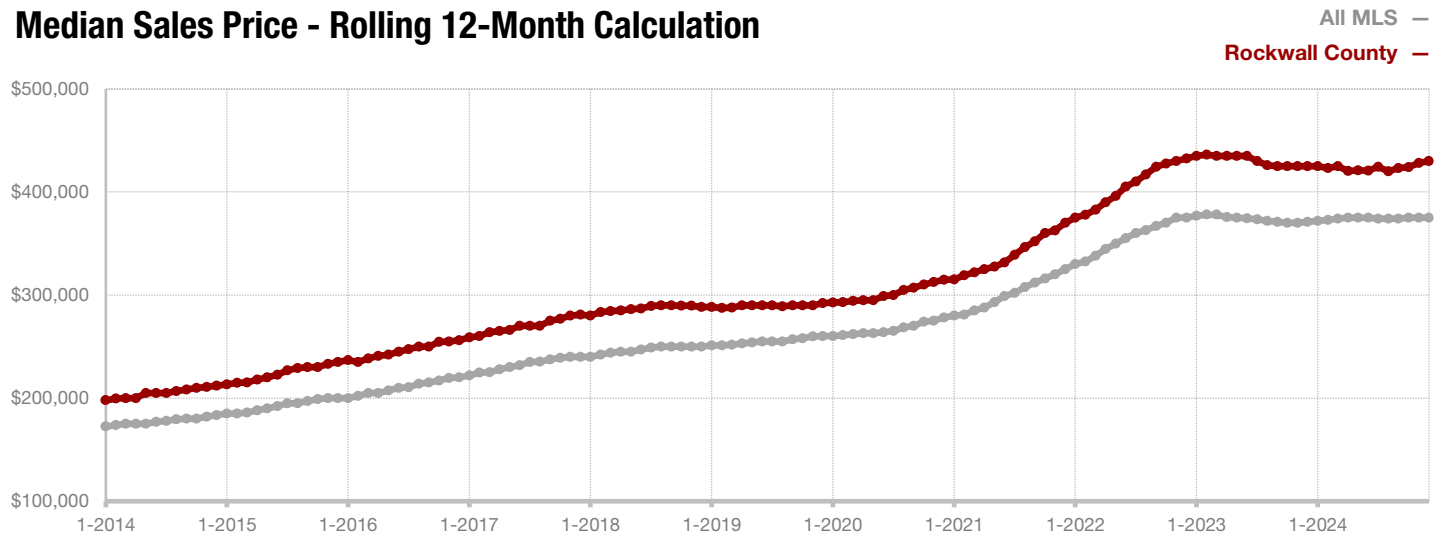
Rockwall County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	169	191	+ 13.0%	3,160	3,651	+ 15.5%
Pending Sales	137	143	+ 4.4%	2,346	2,294	- 2.2%
Closed Sales	170	182	+ 7.1%	2,357	2,249	- 4.6%
Average Sales Price*	\$480,253	\$556,204	+ 15.8%	\$501,649	\$512,583	+ 2.2%
Median Sales Price*	\$415,000	\$439,495	+ 5.9%	\$425,000	\$430,000	+ 1.2%
Percent of Original List Price Received*	92.8%	91.9%	- 1.0%	94.4%	94.3%	- 0.1%
Days on Market Until Sale	73	87	+ 19.2%	65	67	+ 3.1%
Inventory of Homes for Sale	661	882	+ 33.4%	--	--	--
Months Supply of Inventory	3.4	4.6	+ 35.3%	--	--	--

* 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 – December 2024

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



Shackelford County

- 100.0%

--

--

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

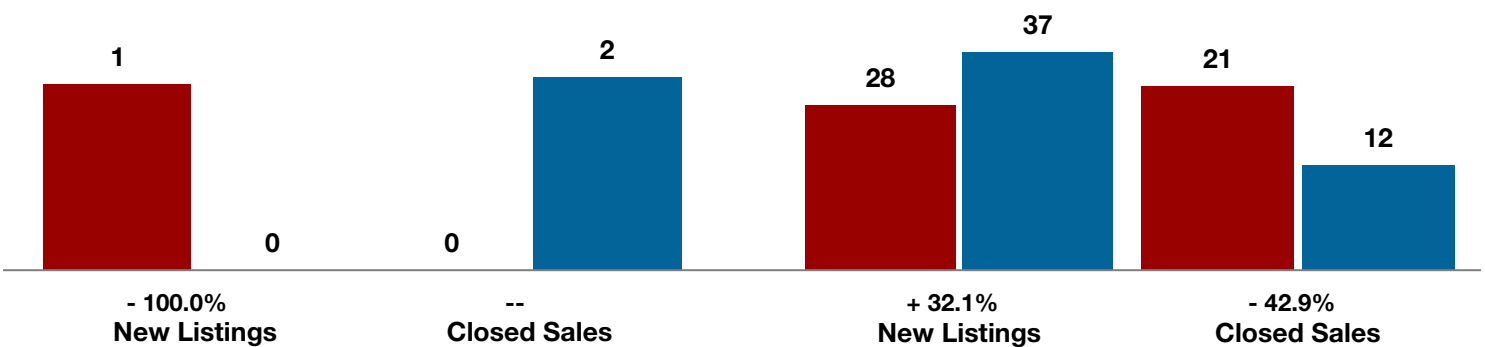
	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1	0	- 100.0%	28	37	+ 32.1%
Pending Sales	0	0	0.0%	20	14	- 30.0%
Closed Sales	0	2	--	21	12	- 42.9%
Average Sales Price*	--	\$210,750	--	\$167,786	\$251,695	+ 50.0%
Median Sales Price*	--	\$210,750	--	\$158,000	\$252,000	+ 59.5%
Percent of Original List Price Received*	--	97.3%	--	85.3%	88.5%	+ 3.8%
Days on Market Until Sale	--	47	--	62	70	+ 12.9%
Inventory of Homes for Sale	6	17	+ 183.3%	--	--	--
Months Supply of Inventory	2.7	9.7	+ 259.3%	--	--	--

* 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.

December

Year to Date

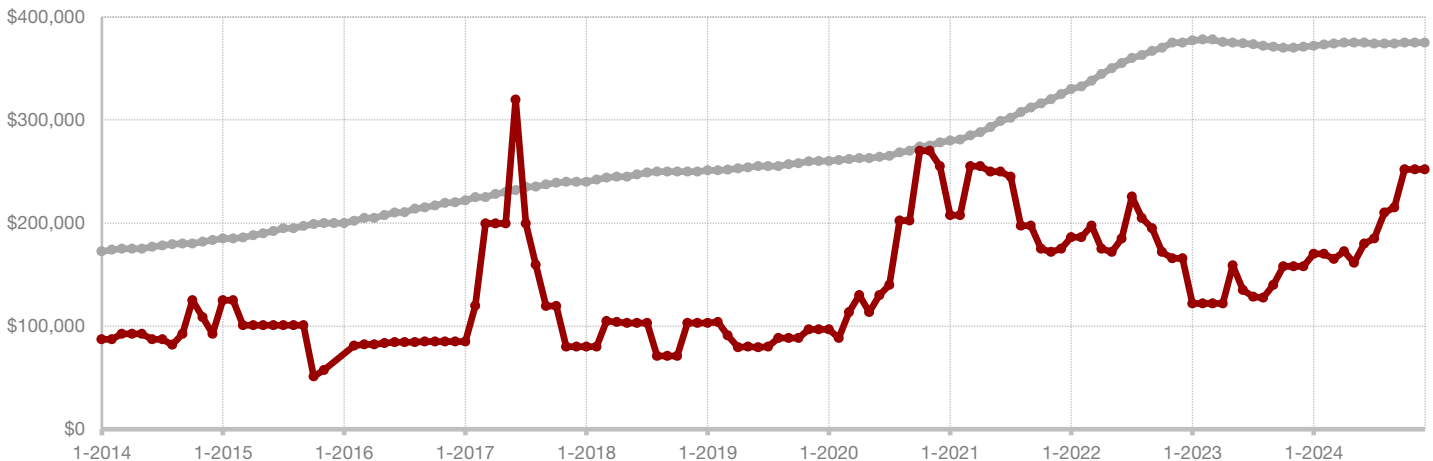
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Shackelford County —



Local Market Update – December 2024

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



- 17.2%

0.0%

+ 10.3%

Change in
New Listings

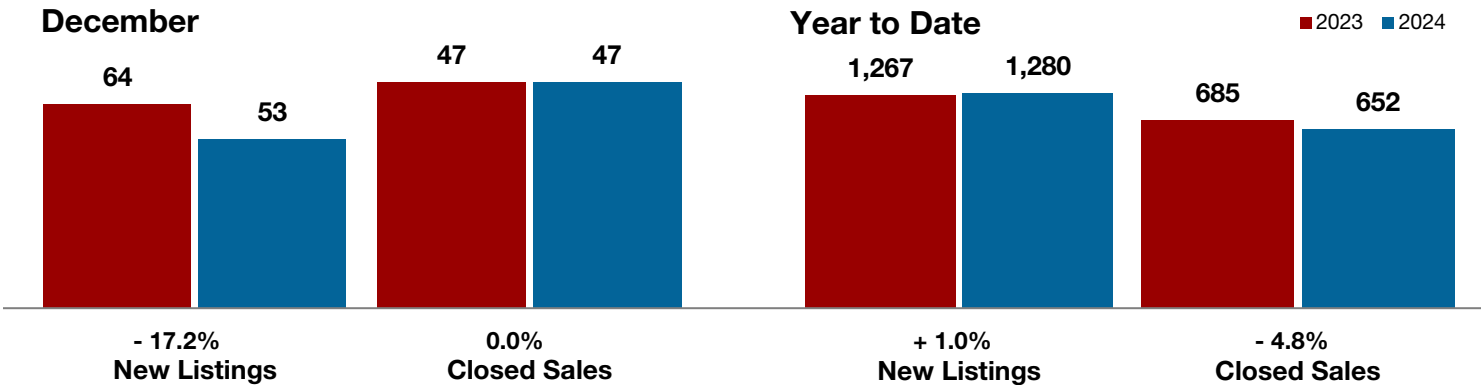
Change in
Closed Sales

Change in
Median Sales Price

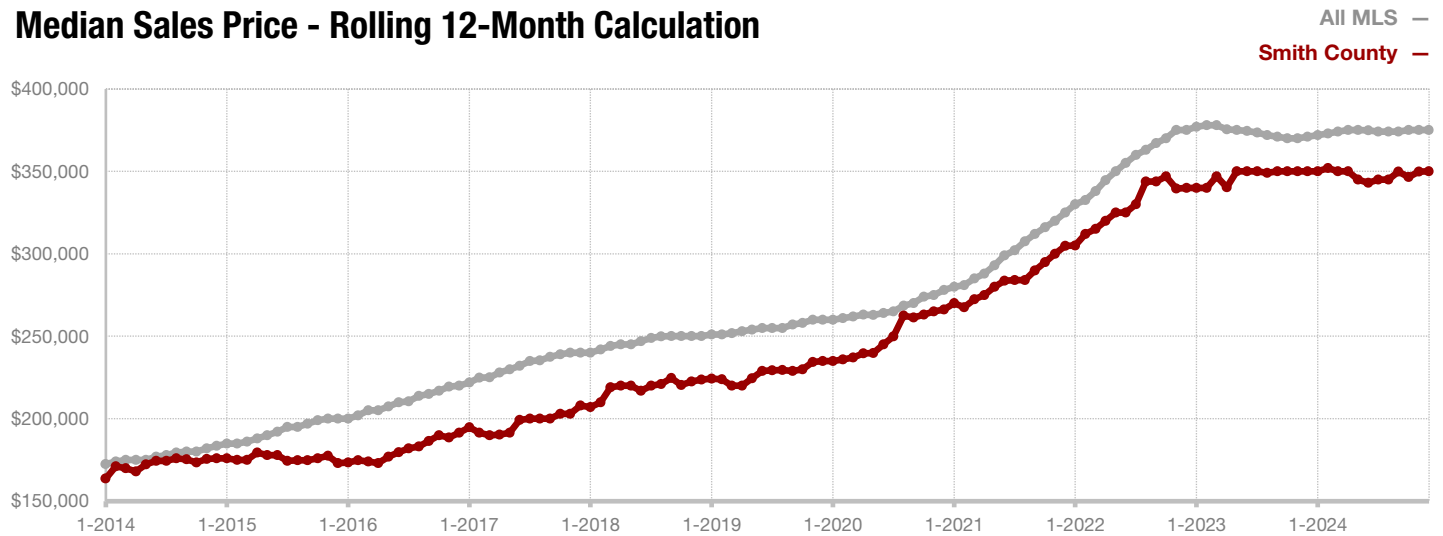
Smith County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	64	53	- 17.2%	1,267	1,280	+ 1.0%
Pending Sales	38	32	- 15.8%	688	644	- 6.4%
Closed Sales	47	47	0.0%	685	652	- 4.8%
Average Sales Price*	\$390,110	\$434,097	+ 11.3%	\$421,349	\$441,352	+ 4.7%
Median Sales Price*	\$326,495	\$360,000	+ 10.3%	\$350,000	\$350,000	0.0%
Percent of Original List Price Received*	93.9%	94.4%	+ 0.5%	94.6%	93.9%	- 0.7%
Days on Market Until Sale	68	74	+ 8.8%	55	72	+ 30.9%
Inventory of Homes for Sale	322	330	+ 2.5%	--	--	--
Months Supply of Inventory	5.6	6.1	+ 8.9%	--	--	--

* 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 – December 2024

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



+ 225.0% **+ 100.0%** **+ 30.2%**

Change in
New Listings

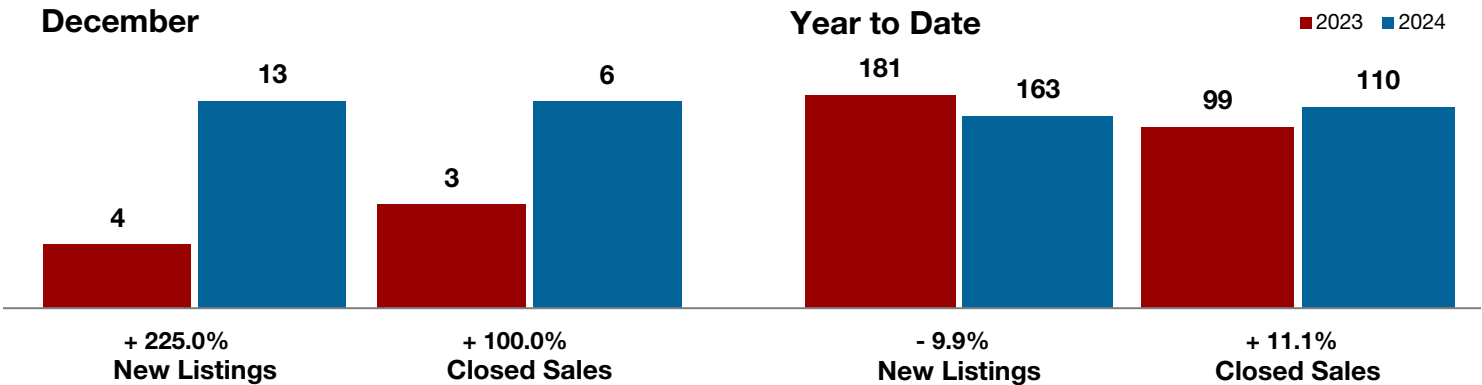
Change in
Closed Sales

Change in
Median Sales Price

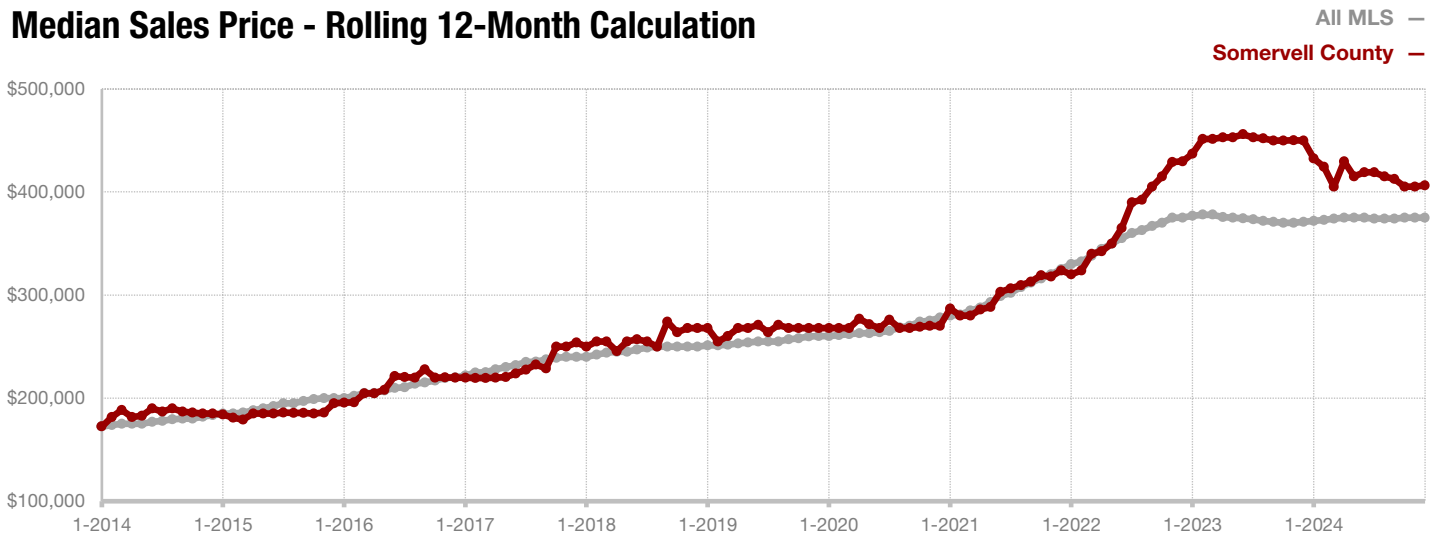
Somervell County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	4	13	+ 225.0%	181	163	- 9.9%
Pending Sales	7	4	- 42.9%	103	105	+ 1.9%
Closed Sales	3	6	+ 100.0%	99	110	+ 11.1%
Average Sales Price*	\$409,667	\$476,317	+ 16.3%	\$499,378	\$466,553	- 6.6%
Median Sales Price*	\$364,000	\$473,950	+ 30.2%	\$449,900	\$406,500	- 9.6%
Percent of Original List Price Received*	90.7%	93.4%	+ 3.0%	93.7%	93.2%	- 0.5%
Days on Market Until Sale	92	149	+ 62.0%	75	114	+ 52.0%
Inventory of Homes for Sale	52	52	0.0%	--	--	--
Months Supply of Inventory	6.1	5.9	- 3.3%	--	--	--

* 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 – December 2024

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



- 50.0%

+ 25.0%

+ 54.9%

Change in
New Listings

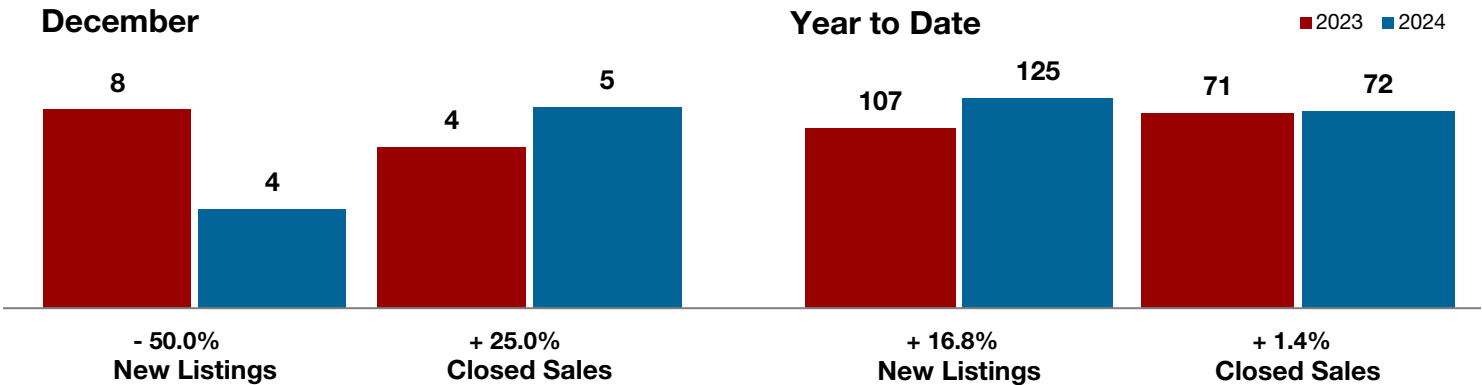
Change in
Closed Sales

Change in
Median Sales Price

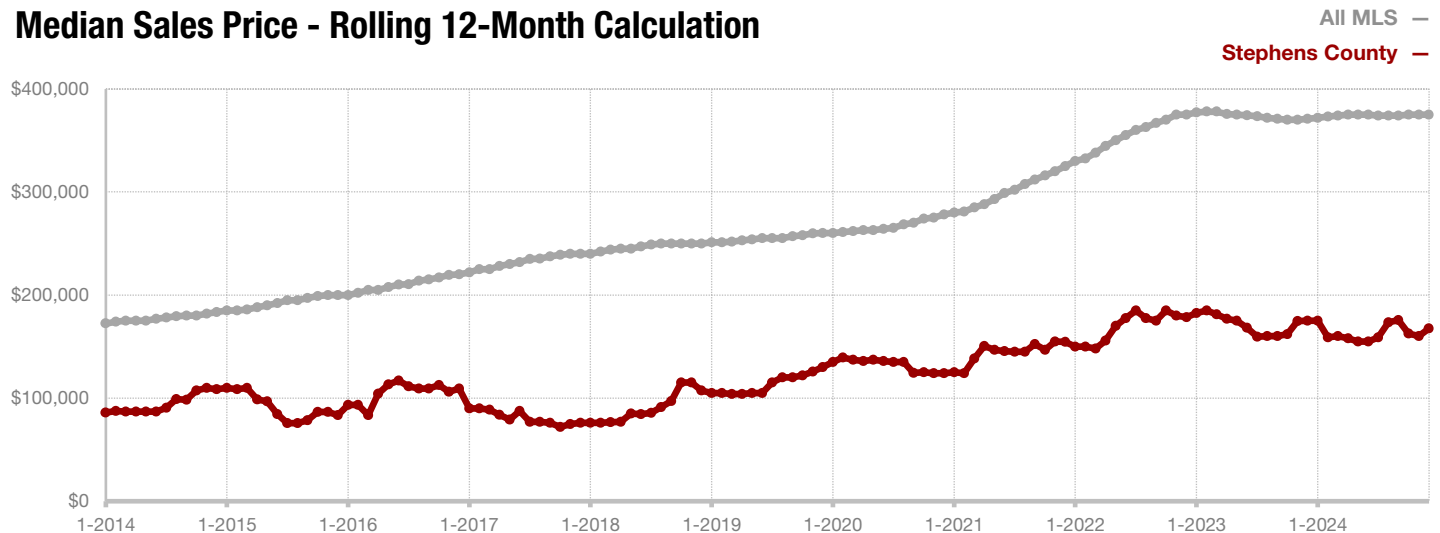
Stephens County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	4	- 50.0%	107	125	+ 16.8%
Pending Sales	4	5	+ 25.0%	72	71	- 1.4%
Closed Sales	4	5	+ 25.0%	71	72	+ 1.4%
Average Sales Price*	\$175,423	\$248,000	+ 41.4%	\$211,154	\$213,911	+ 1.3%
Median Sales Price*	\$161,400	\$250,000	+ 54.9%	\$175,000	\$167,500	- 4.3%
Percent of Original List Price Received*	92.0%	90.2%	- 2.0%	86.3%	88.7%	+ 2.8%
Days on Market Until Sale	57	158	+ 177.2%	104	117	+ 12.5%
Inventory of Homes for Sale	48	49	+ 2.1%	--	--	--
Months Supply of Inventory	8.0	8.3	+ 3.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



Stonewall County

0.0%

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Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

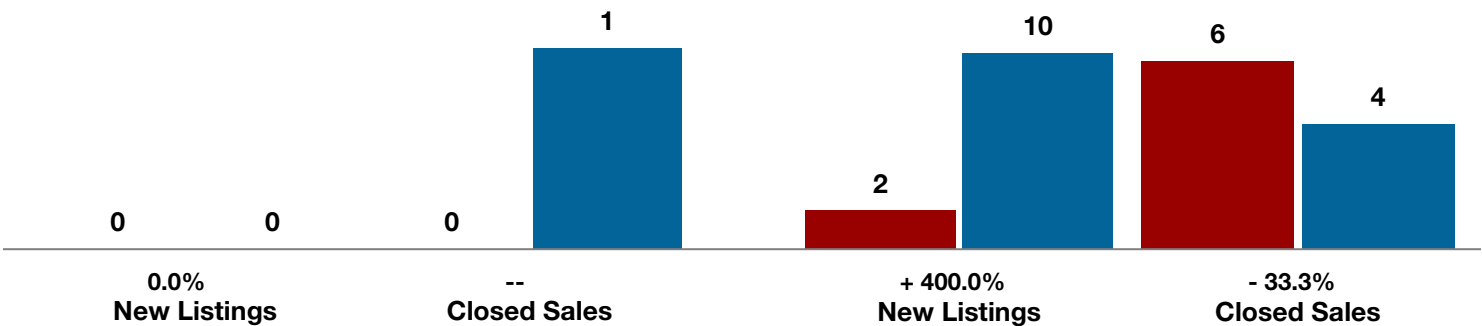
	2023	2024	+ / -	2023	2024	+ / -
New Listings	0	0	0.0%	2	10	+ 400.0%
Pending Sales	0	1	--	5	5	0.0%
Closed Sales	0	1	--	6	4	- 33.3%
Average Sales Price*	--	\$115,000	--	\$172,883	\$105,500	- 39.0%
Median Sales Price*	--	\$115,000	--	\$172,000	\$115,750	- 32.7%
Percent of Original List Price Received*	--	85.2%	--	88.2%	87.9%	- 0.3%
Days on Market Until Sale	--	21	--	126	50	- 60.3%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	--	3.0	--	--	--	--

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December

Year to Date

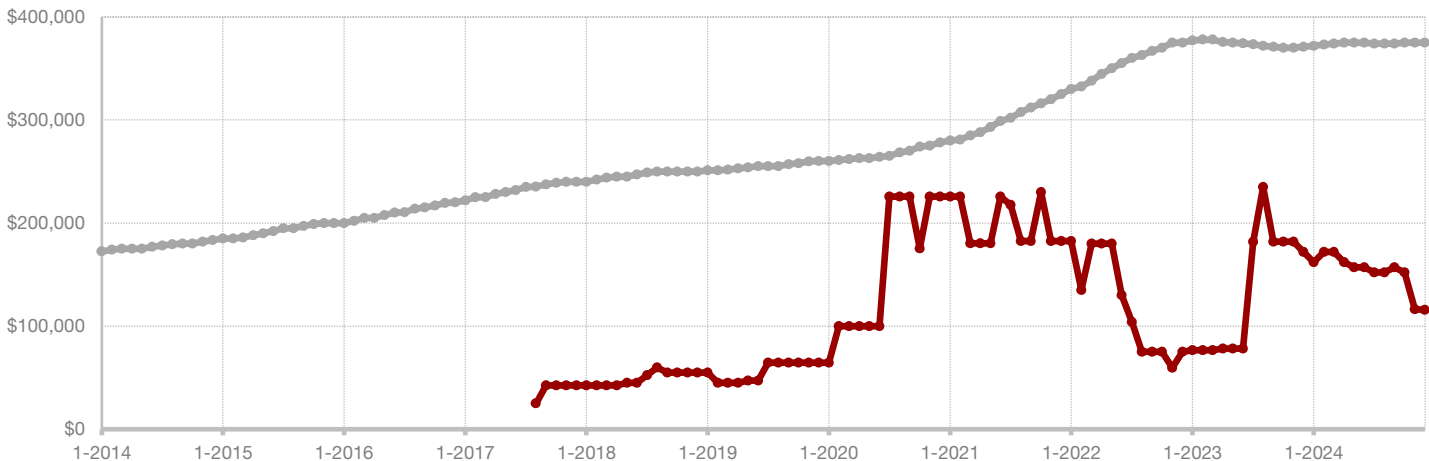
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – December 2024

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+ 4.5%

+ 7.6%

+ 3.9%

Change in
New Listings

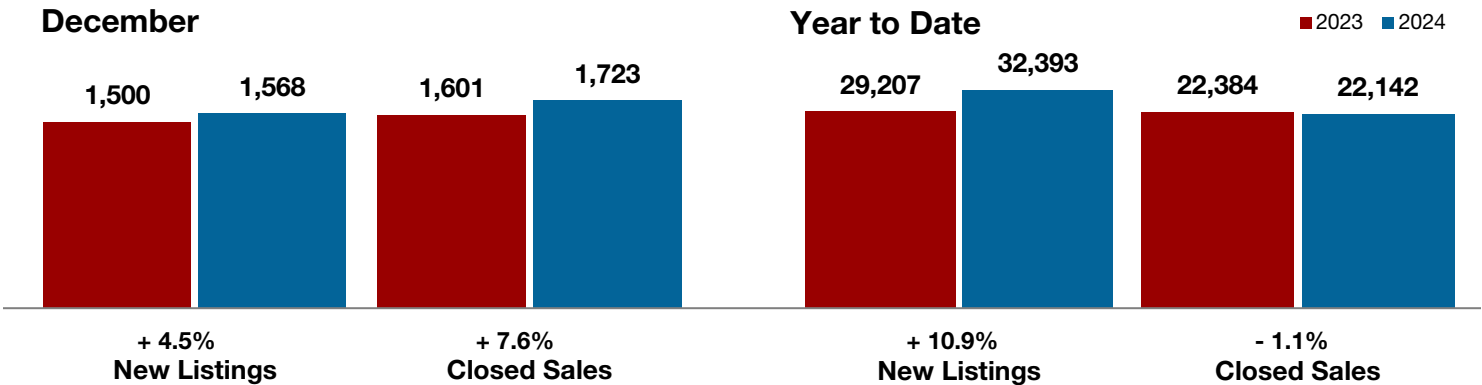
Change in
Closed Sales

Change in
Median Sales Price

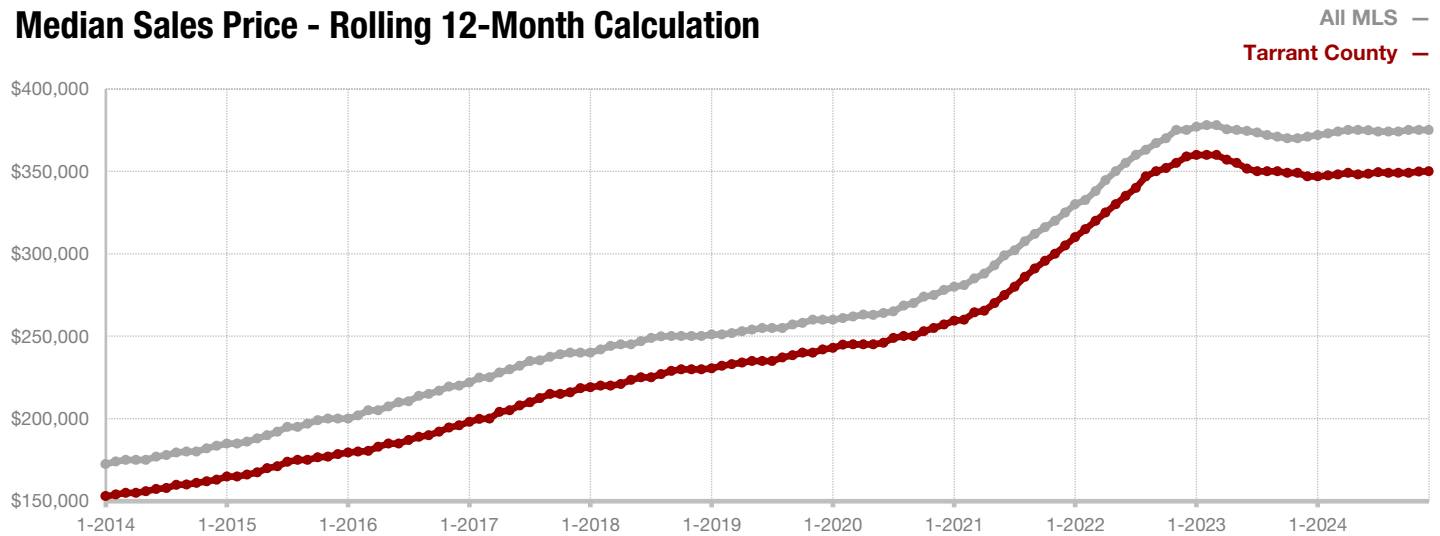
Tarrant County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,500	1,568	+ 4.5%	29,207	32,393	+ 10.9%
Pending Sales	1,333	1,192	- 10.6%	22,392	22,142	- 1.1%
Closed Sales	1,601	1,723	+ 7.6%	22,384	22,142	- 1.1%
Average Sales Price*	\$424,316	\$443,756	+ 4.6%	\$426,995	\$437,601	+ 2.5%
Median Sales Price*	\$337,000	\$350,000	+ 3.9%	\$347,000	\$350,000	+ 0.9%
Percent of Original List Price Received*	95.0%	94.9%	- 0.1%	96.5%	96.1%	- 0.4%
Days on Market Until Sale	48	57	+ 18.8%	41	46	+ 12.2%
Inventory of Homes for Sale	4,709	5,454	+ 15.8%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



+ 21.7%

+ 10.0%

+ 15.4%

Change in
New Listings

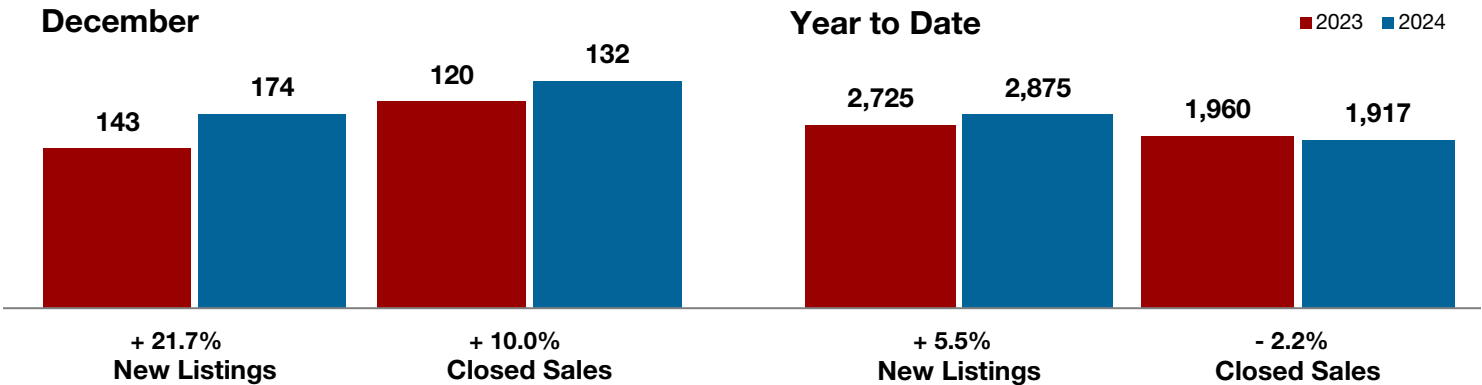
Change in
Closed Sales

Change in
Median Sales Price

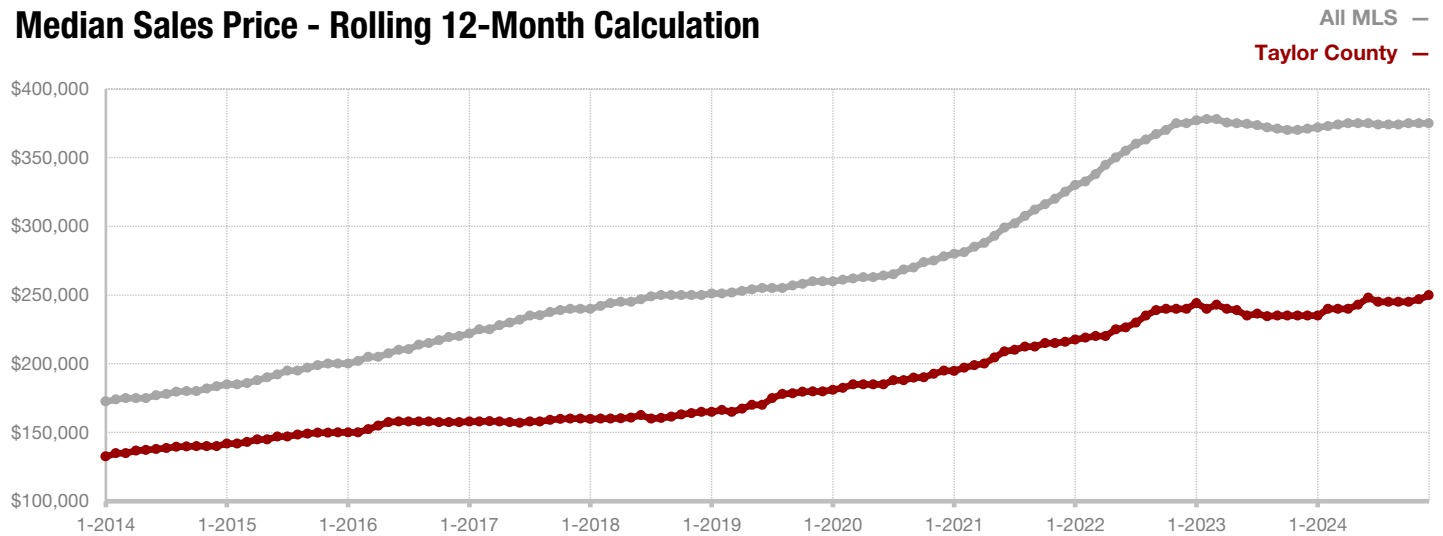
Taylor County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	143	174	+ 21.7%	2,725	2,875	+ 5.5%
Pending Sales	117	111	- 5.1%	1,952	1,955	+ 0.2%
Closed Sales	120	132	+ 10.0%	1,960	1,917	- 2.2%
Average Sales Price*	\$260,205	\$290,095	+ 11.5%	\$264,149	\$277,087	+ 4.9%
Median Sales Price*	\$224,950	\$259,500	+ 15.4%	\$235,000	\$249,900	+ 6.3%
Percent of Original List Price Received*	94.4%	94.8%	+ 0.4%	95.9%	95.1%	- 0.8%
Days on Market Until Sale	53	69	+ 30.2%	49	61	+ 24.5%
Inventory of Homes for Sale	598	669	+ 11.9%	--	--	--
Months Supply of Inventory	3.7	4.1	+ 10.8%	--	--	--

* 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 – December 2024

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



+ 200.0%

- 37.5%

- 28.7%

Change in
New Listings

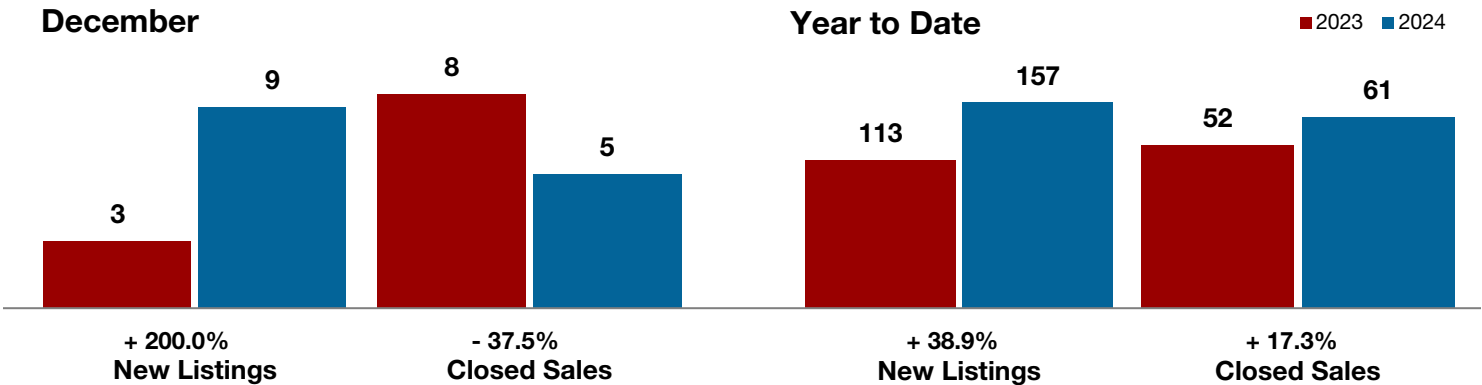
Change in
Closed Sales

Change in
Median Sales Price

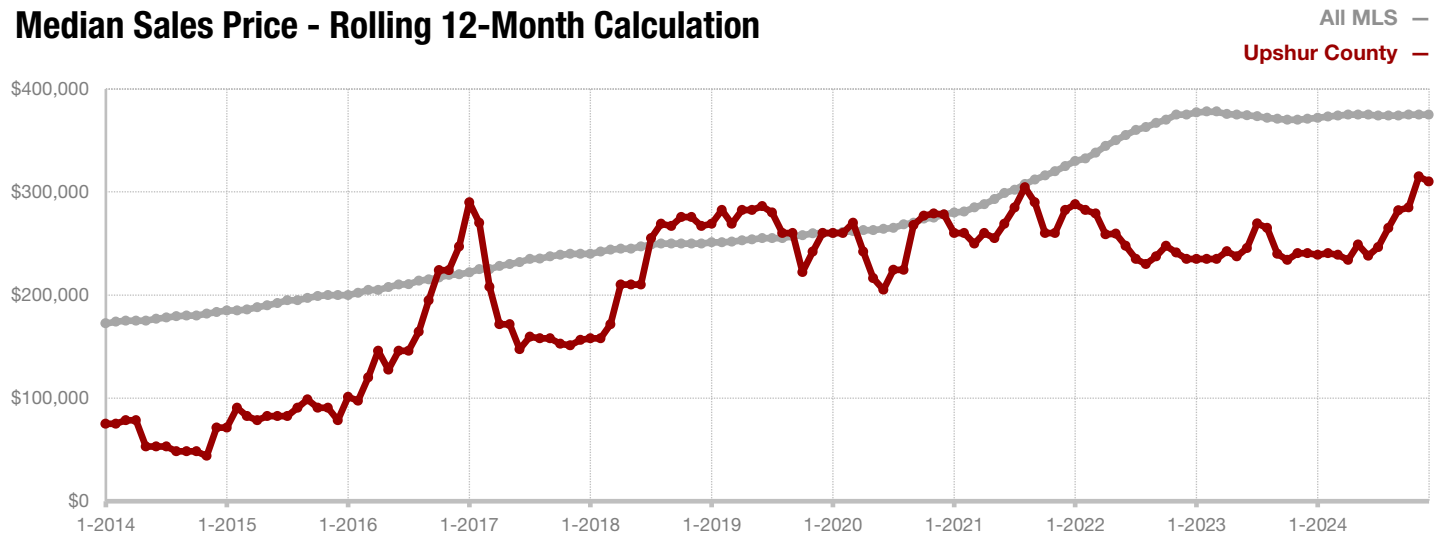
Upshur County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	3	9	+ 200.0%	113	157	+ 38.9%
Pending Sales	9	1	- 88.9%	58	54	- 6.9%
Closed Sales	8	5	- 37.5%	52	61	+ 17.3%
Average Sales Price*	\$284,906	\$622,100	+ 118.4%	\$300,818	\$421,168	+ 40.0%
Median Sales Price*	\$279,000	\$199,000	- 28.7%	\$240,500	\$310,000	+ 28.9%
Percent of Original List Price Received*	92.3%	87.4%	- 5.3%	91.8%	90.6%	- 1.3%
Days on Market Until Sale	62	58	- 6.5%	67	84	+ 25.4%
Inventory of Homes for Sale	38	59	+ 55.3%	--	--	--
Months Supply of Inventory	7.9	13.1	+ 65.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



+ 13.0%

+ 9.5%

- 0.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

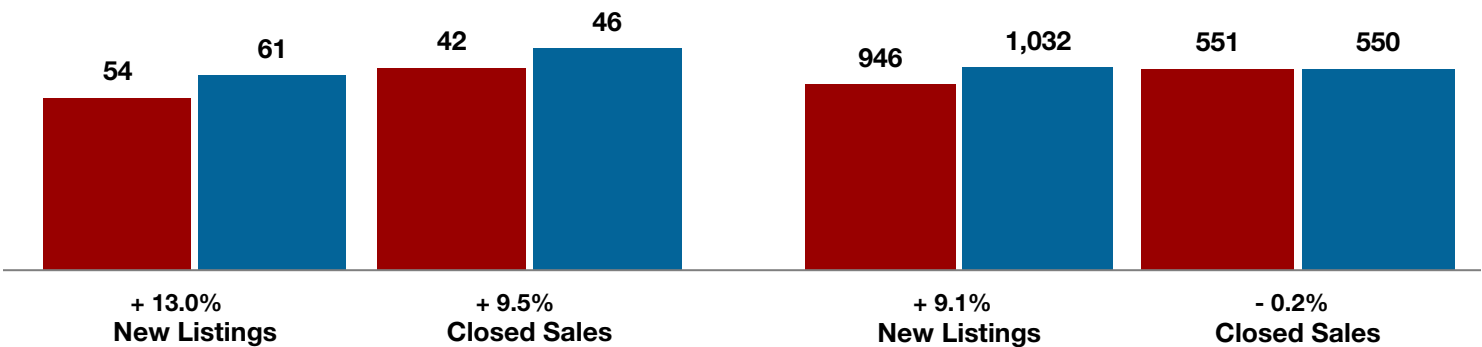
Van Zandt County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	54	61	+ 13.0%	946	1,032	+ 9.1%
Pending Sales	33	23	- 30.3%	543	543	0.0%
Closed Sales	42	46	+ 9.5%	551	550	- 0.2%
Average Sales Price*	\$332,962	\$280,040	- 15.9%	\$328,077	\$340,880	+ 3.9%
Median Sales Price*	\$270,000	\$268,990	- 0.4%	\$289,000	\$282,500	- 2.2%
Percent of Original List Price Received*	89.7%	91.1%	+ 1.6%	92.6%	92.9%	+ 0.3%
Days on Market Until Sale	56	92	+ 64.3%	69	73	+ 5.8%
Inventory of Homes for Sale	279	329	+ 17.9%	--	--	--
Months Supply of Inventory	6.2	7.3	+ 17.7%	--	--	--

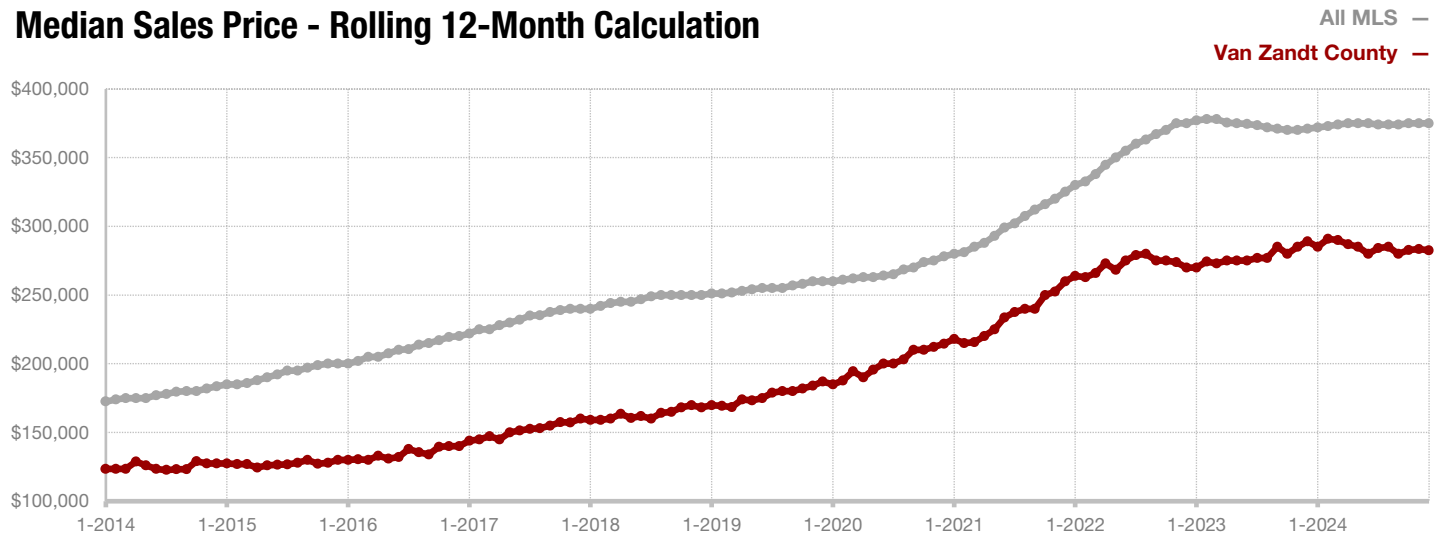
* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

Year to Date



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



+ 10.6%

+ 15.1%

- 3.0%

Change in
New Listings

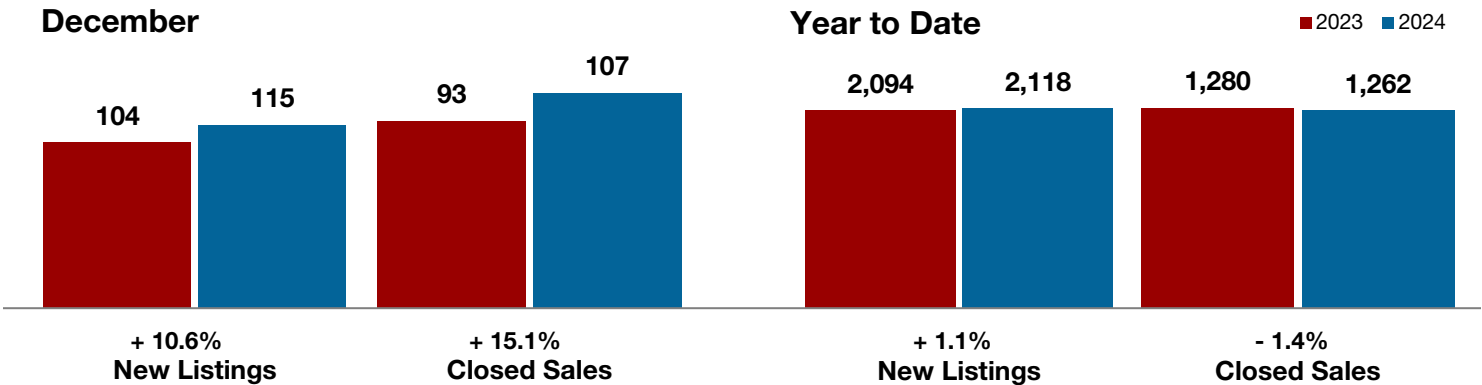
Change in
Closed Sales

Change in
Median Sales Price

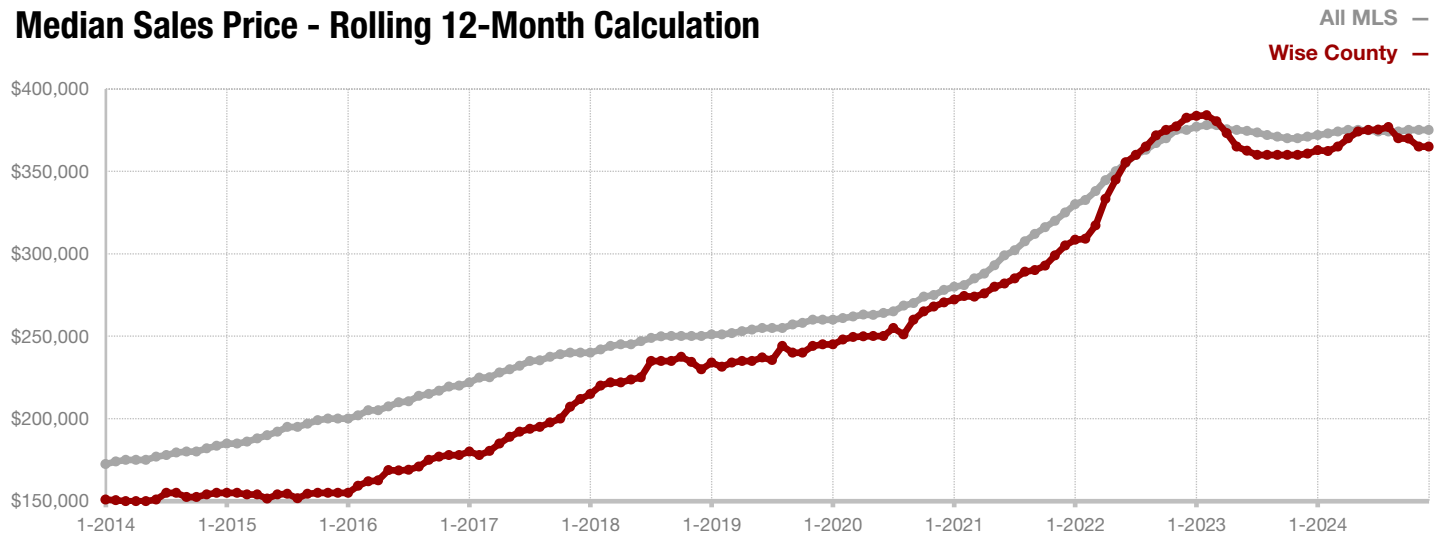
Wise County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	104	115	+ 10.6%	2,094	2,118	+ 1.1%
Pending Sales	96	64	- 33.3%	1,313	1,247	- 5.0%
Closed Sales	93	107	+ 15.1%	1,280	1,262	- 1.4%
Average Sales Price*	\$473,092	\$421,890	- 10.8%	\$411,025	\$411,306	+ 0.1%
Median Sales Price*	\$417,650	\$405,000	- 3.0%	\$360,645	\$364,950	+ 1.2%
Percent of Original List Price Received*	93.3%	94.0%	+ 0.8%	95.3%	94.5%	- 0.8%
Days on Market Until Sale	103	102	- 1.0%	69	84	+ 21.7%
Inventory of Homes for Sale	528	562	+ 6.4%	--	--	--
Months Supply of Inventory	4.8	5.4	+ 12.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



+ 5.0%

+ 14.7%

+ 29.9%

Change in
New Listings

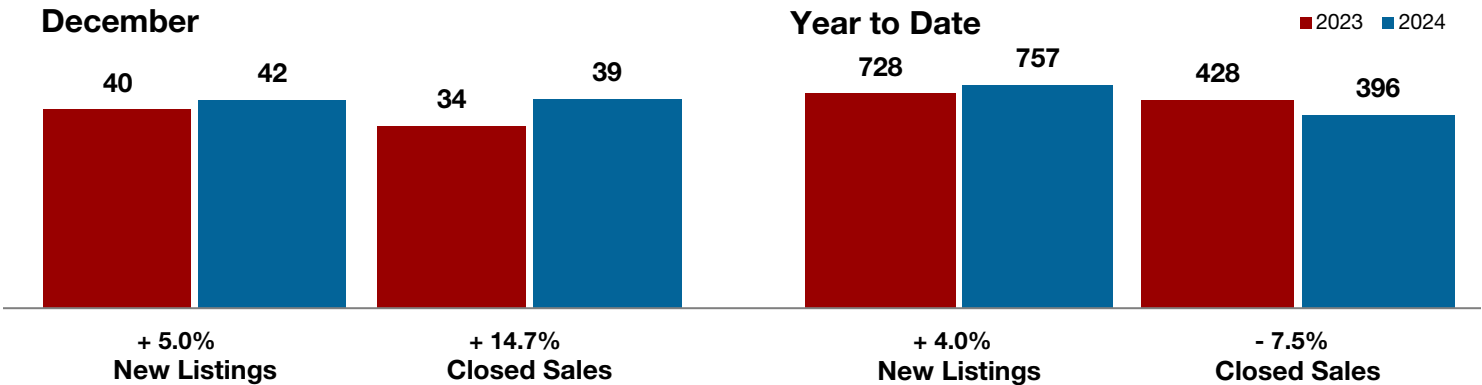
Change in
Closed Sales

Change in
Median Sales Price

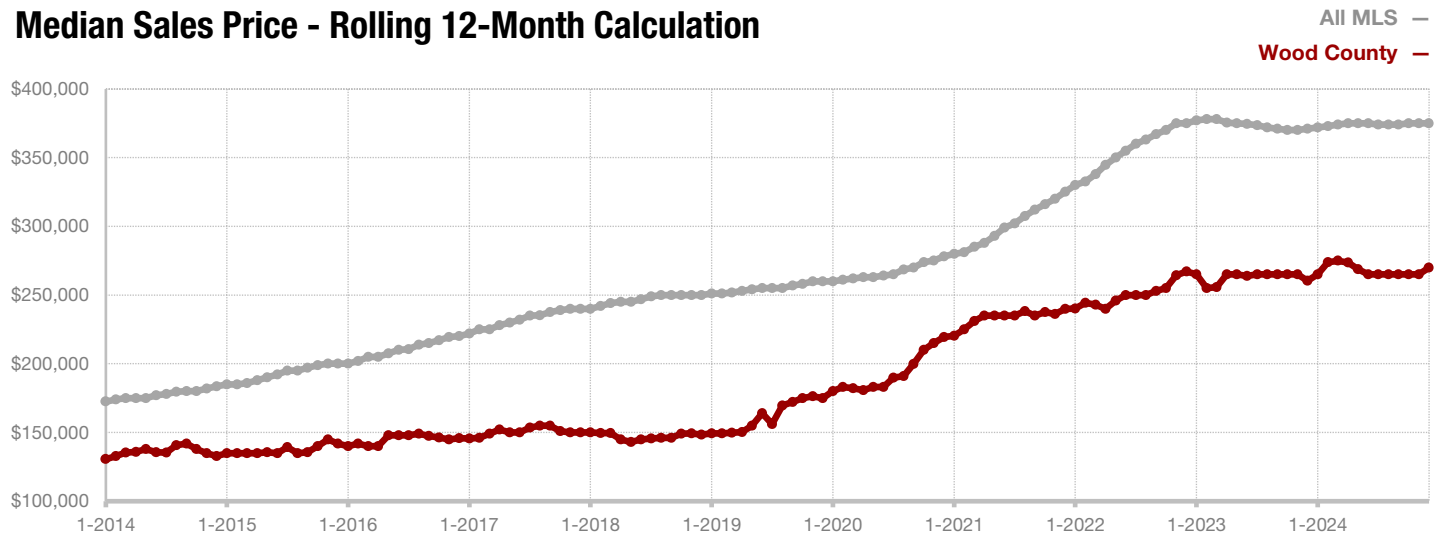
Wood County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	40	42	+ 5.0%	728	757	+ 4.0%
Pending Sales	27	23	- 14.8%	424	394	- 7.1%
Closed Sales	34	39	+ 14.7%	428	396	- 7.5%
Average Sales Price*	\$263,820	\$321,338	+ 21.8%	\$332,463	\$325,195	- 2.2%
Median Sales Price*	\$213,700	\$277,500	+ 29.9%	\$260,500	\$270,000	+ 3.6%
Percent of Original List Price Received*	90.2%	92.6%	+ 2.7%	92.9%	91.2%	- 1.8%
Days on Market Until Sale	60	75	+ 25.0%	62	77	+ 24.2%
Inventory of Homes for Sale	221	234	+ 5.9%	--	--	--
Months Supply of Inventory	6.3	7.1	+ 12.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2024

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



+ 27.3%

- 33.3%

- 12.8%

Change in
New Listings

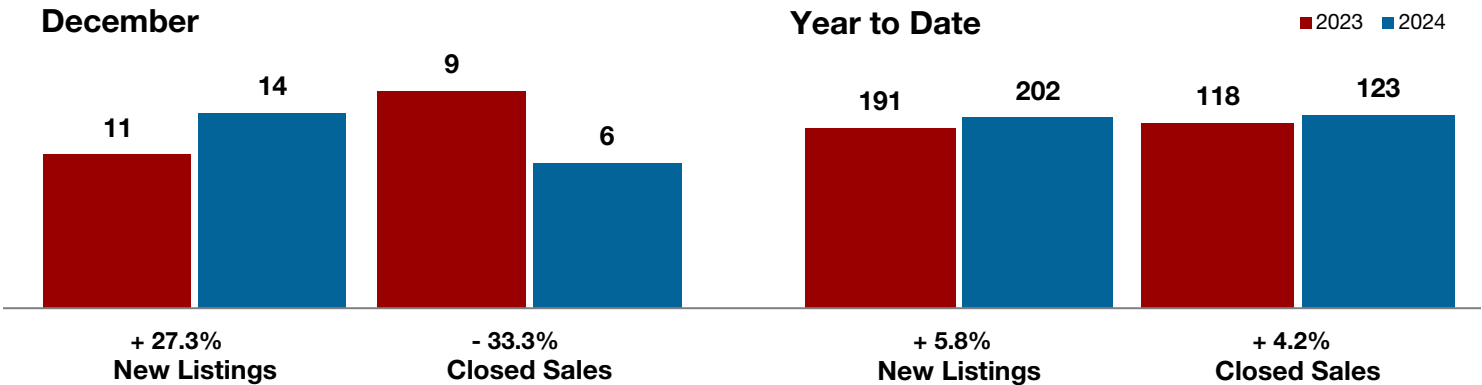
Change in
Closed Sales

Change in
Median Sales Price

Young County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	14	+ 27.3%	191	202	+ 5.8%
Pending Sales	6	7	+ 16.7%	118	124	+ 5.1%
Closed Sales	9	6	- 33.3%	118	123	+ 4.2%
Average Sales Price*	\$248,122	\$248,250	+ 0.1%	\$367,677	\$279,746	- 23.9%
Median Sales Price*	\$235,000	\$205,000	- 12.8%	\$206,500	\$225,000	+ 9.0%
Percent of Original List Price Received*	85.1%	91.2%	+ 7.2%	90.5%	90.1%	- 0.4%
Days on Market Until Sale	70	88	+ 25.7%	60	79	+ 31.7%
Inventory of Homes for Sale	58	64	+ 10.3%	--	--	--
Months Supply of Inventory	5.9	6.2	+ 5.1%	--	--	--

* 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

