

Local Market Updates

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



February 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 – February 2024

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



+ 110.0%

0.0%

+ 53.0%

Change in
New Listings

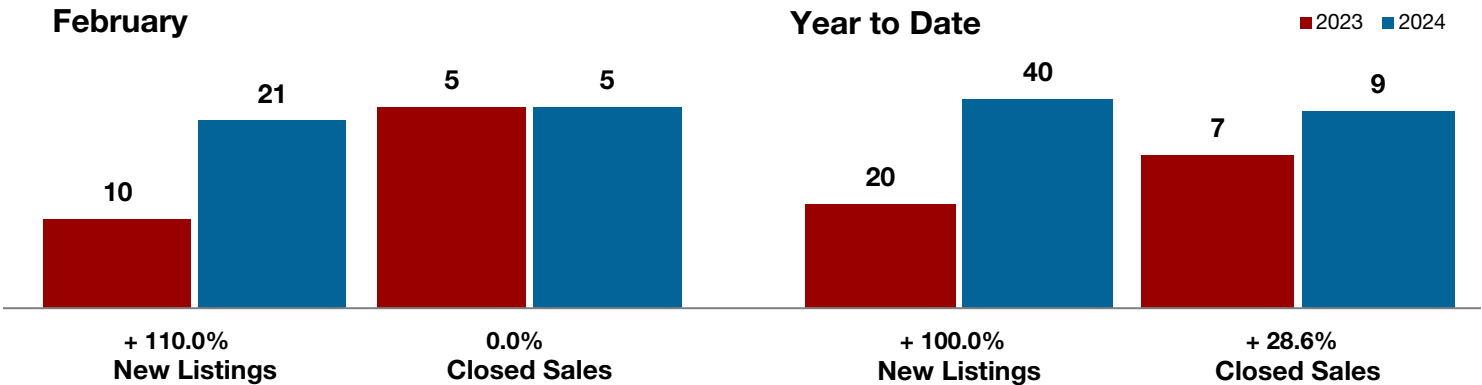
Change in
Closed Sales

Change in
Median Sales Price

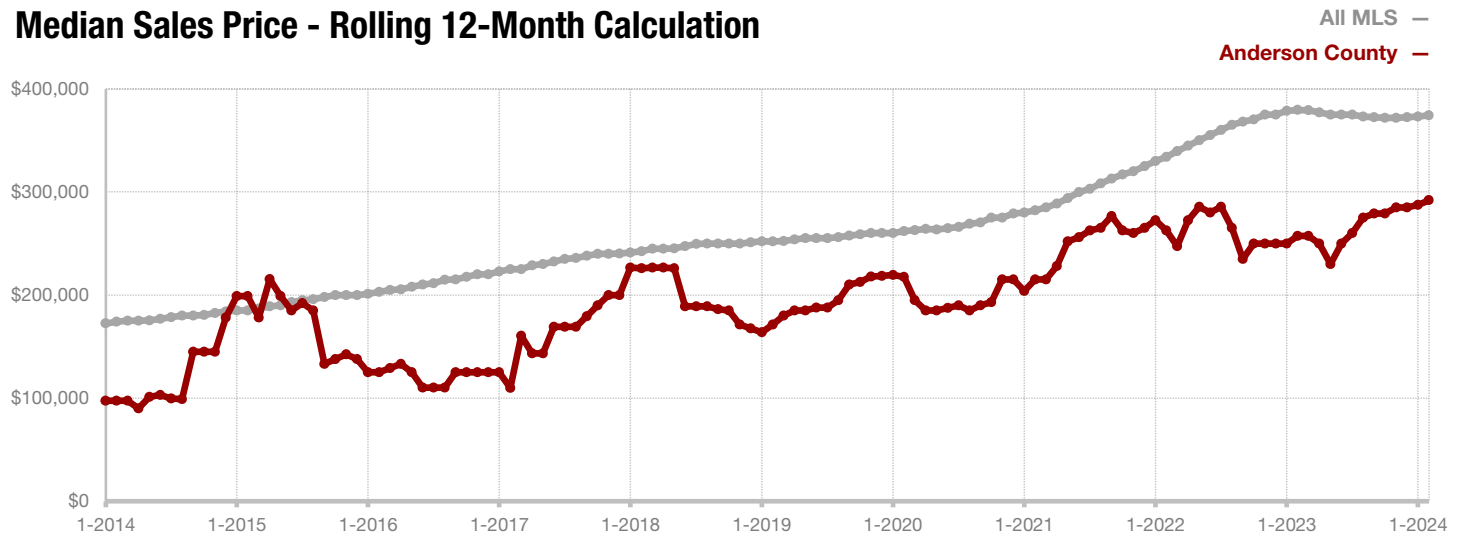
Anderson County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	10	21	+ 110.0%	20	40	+ 100.0%
Pending Sales	3	9	+ 200.0%	9	12	+ 33.3%
Closed Sales	5	5	0.0%	7	9	+ 28.6%
Average Sales Price*	\$420,100	\$434,300	+ 3.4%	\$381,857	\$407,933	+ 6.8%
Median Sales Price*	\$287,500	\$440,000	+ 53.0%	\$287,500	\$415,000	+ 44.3%
Percent of Original List Price Received*	88.6%	92.6%	+ 4.5%	87.3%	93.0%	+ 6.5%
Days on Market Until Sale	57	58	+ 1.8%	59	68	+ 15.3%
Inventory of Homes for Sale	41	65	+ 58.5%	--	--	--
Months Supply of Inventory	7.5	10.7	+ 37.5%	--	--	--

* 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 – February 2024

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



+ 62.5%

+ 22.2%

+ 30.3%

Change in
New Listings

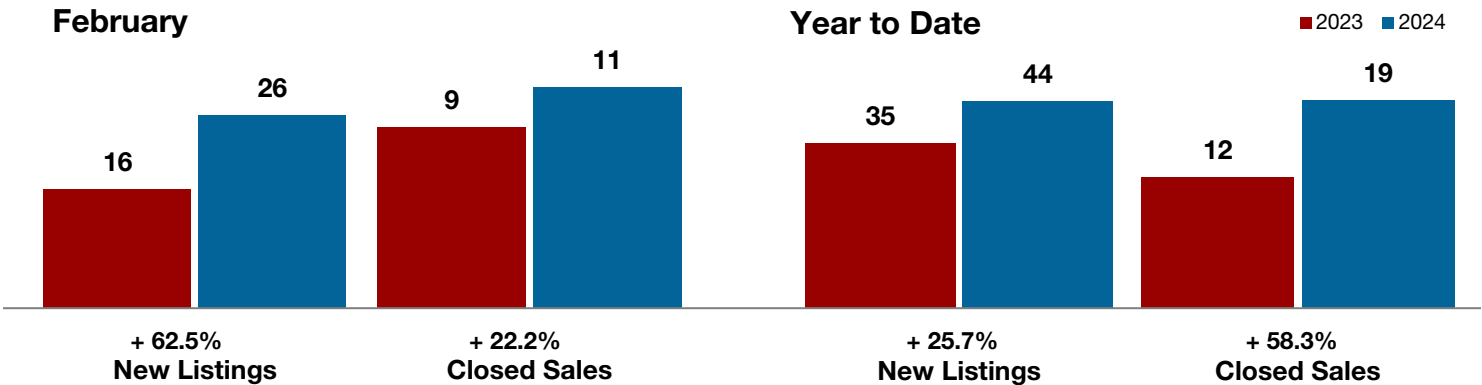
Change in
Closed Sales

Change in
Median Sales Price

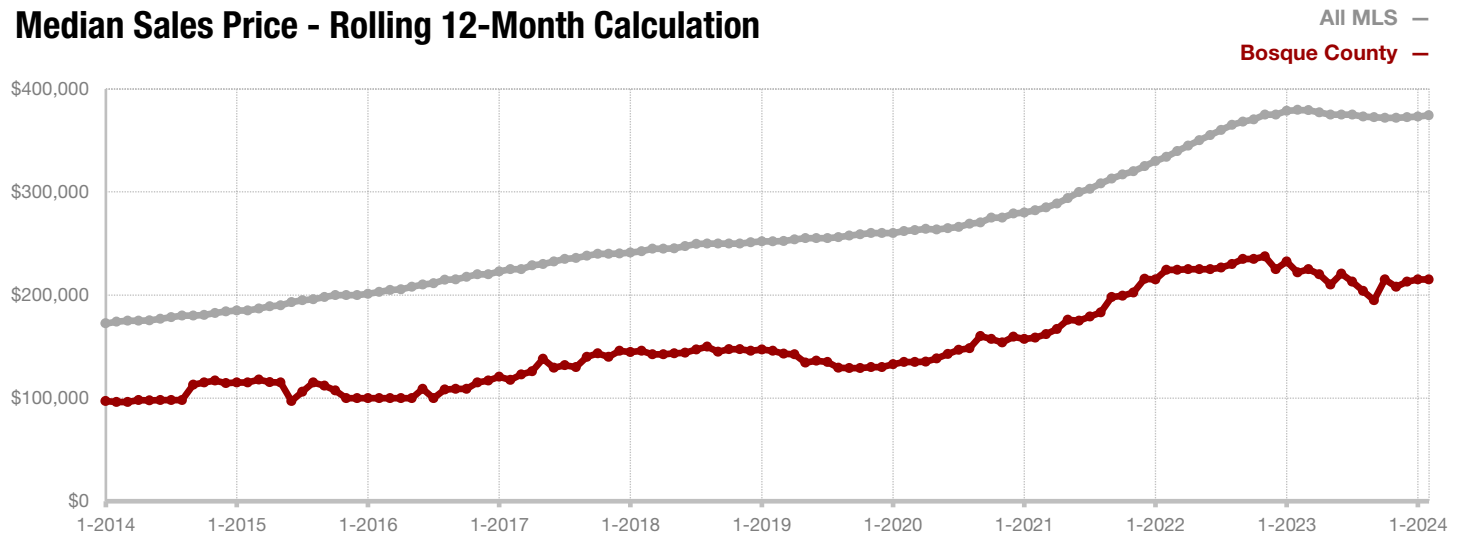
Bosque County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	16	26	+ 62.5%	35	44	+ 25.7%
Pending Sales	10	6	- 40.0%	15	16	+ 6.7%
Closed Sales	9	11	+ 22.2%	12	19	+ 58.3%
Average Sales Price*	\$184,417	\$298,500	+ 61.9%	\$207,354	\$435,774	+ 110.2%
Median Sales Price*	\$165,000	\$215,000	+ 30.3%	\$188,000	\$215,000	+ 14.4%
Percent of Original List Price Received*	84.5%	84.6%	+ 0.1%	86.6%	86.2%	- 0.5%
Days on Market Until Sale	107	99	- 7.5%	94	89	- 5.3%
Inventory of Homes for Sale	69	86	+ 24.6%	--	--	--
Months Supply of Inventory	5.3	6.8	+ 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 32.7%

- 30.0%

+ 10.9%

Change in
New Listings

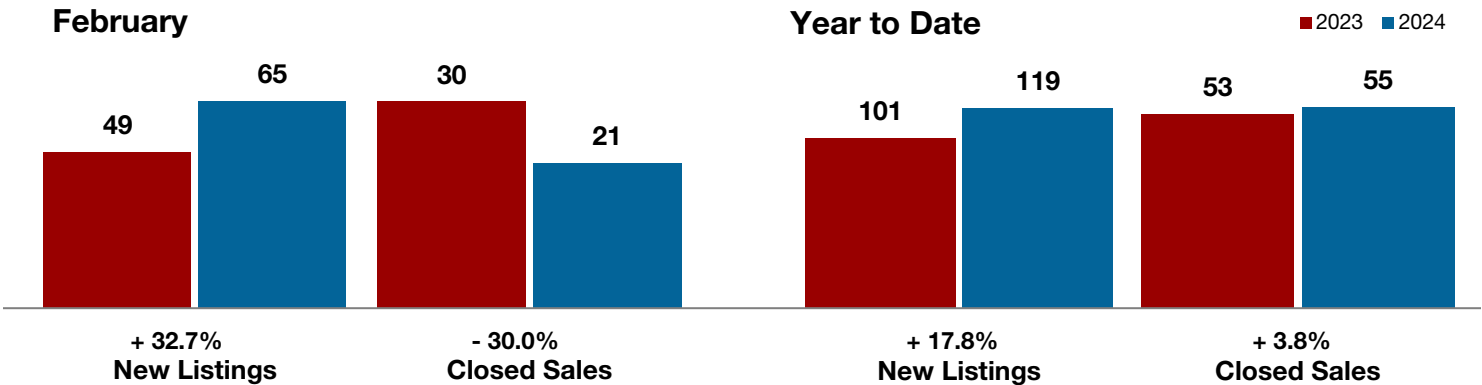
Change in
Closed Sales

Change in
Median Sales Price

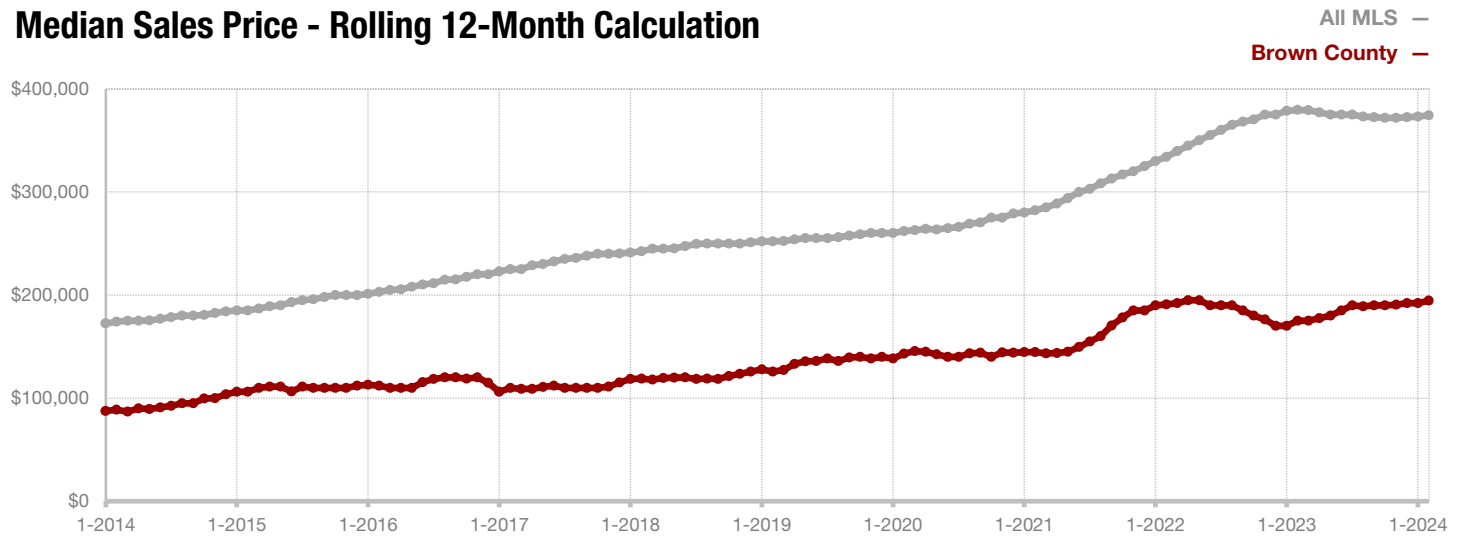
Brown County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	49	65	+ 32.7%	101	119	+ 17.8%
Pending Sales	40	27	- 32.5%	75	55	- 26.7%
Closed Sales	30	21	- 30.0%	53	55	+ 3.8%
Average Sales Price*	\$226,443	\$306,200	+ 35.2%	\$245,972	\$286,938	+ 16.7%
Median Sales Price*	\$197,500	\$219,000	+ 10.9%	\$185,000	\$209,000	+ 13.0%
Percent of Original List Price Received*	92.5%	89.7%	- 3.0%	90.9%	90.9%	0.0%
Days on Market Until Sale	60	69	+ 15.0%	56	71	+ 26.8%
Inventory of Homes for Sale	172	185	+ 7.6%	--	--	--
Months Supply of Inventory	4.2	5.0	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



- 11.8%

+ 66.7%

+ 65.4%

Change in
New Listings

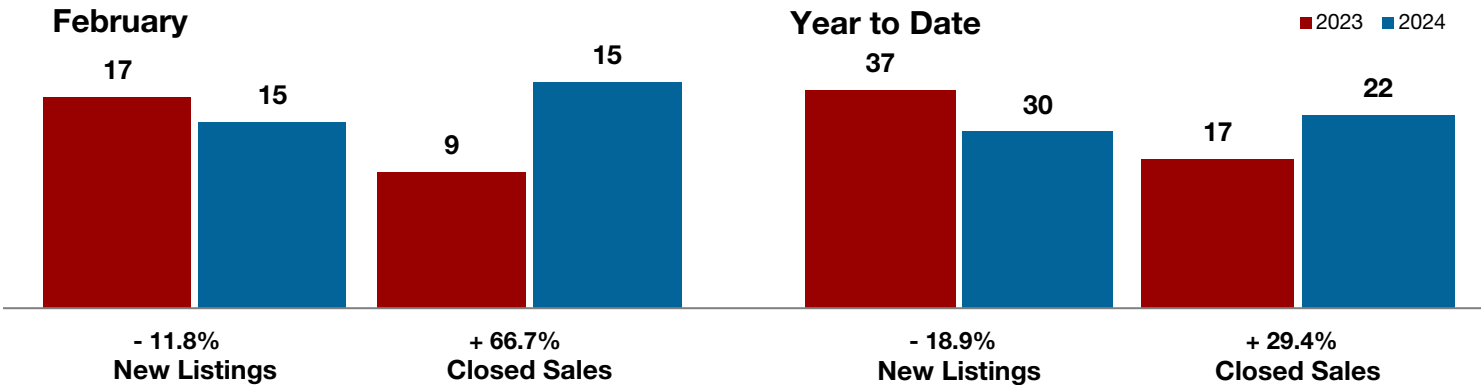
Change in
Closed Sales

Change in
Median Sales Price

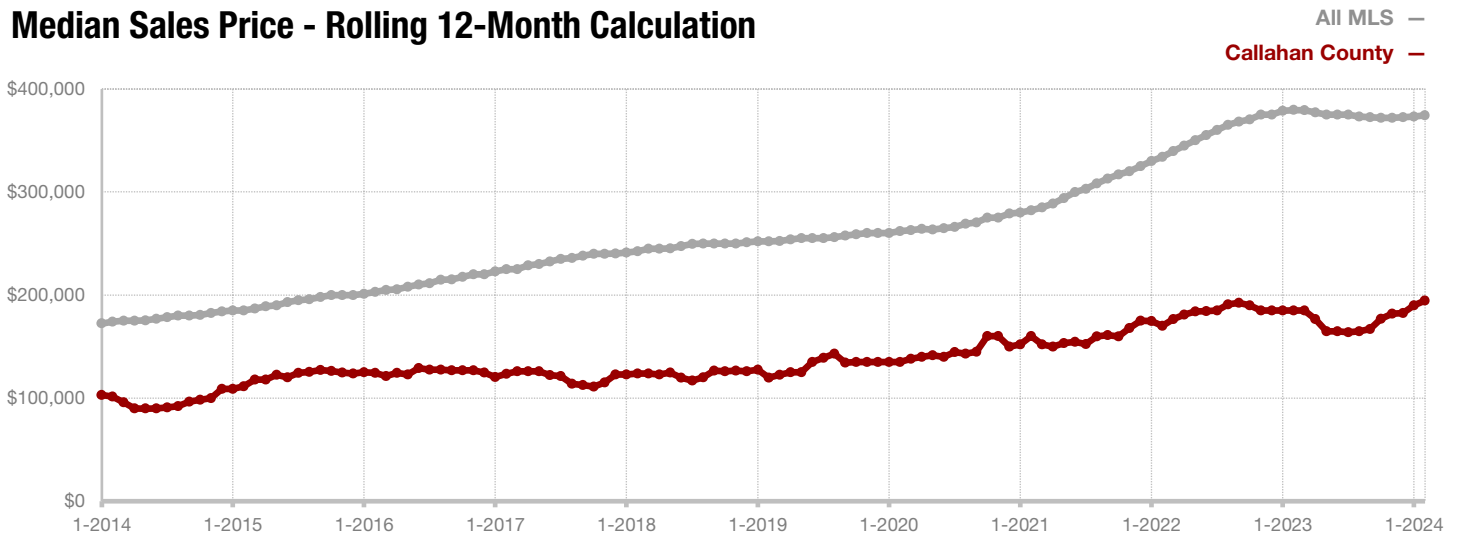
Callahan County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	17	15	- 11.8%	37	30	- 18.9%
Pending Sales	17	9	- 47.1%	29	19	- 34.5%
Closed Sales	9	15	+ 66.7%	17	22	+ 29.4%
Average Sales Price*	\$140,101	\$348,714	+ 148.9%	\$135,991	\$410,827	+ 202.1%
Median Sales Price*	\$130,000	\$215,000	+ 65.4%	\$120,000	\$217,000	+ 80.8%
Percent of Original List Price Received*	90.5%	88.8%	- 1.9%	89.4%	89.4%	0.0%
Days on Market Until Sale	49	64	+ 30.6%	51	75	+ 47.1%
Inventory of Homes for Sale	49	49	0.0%	--	--	--
Months Supply of Inventory	3.5	3.8	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 100.0%

+ 66.7%

+ 91.8%

Change in
New Listings

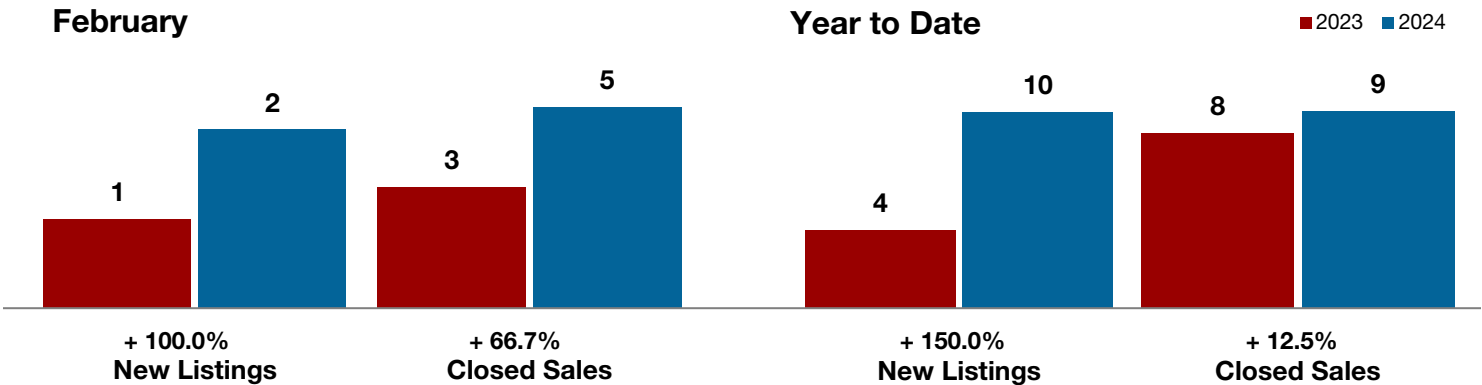
Change in
Closed Sales

Change in
Median Sales Price

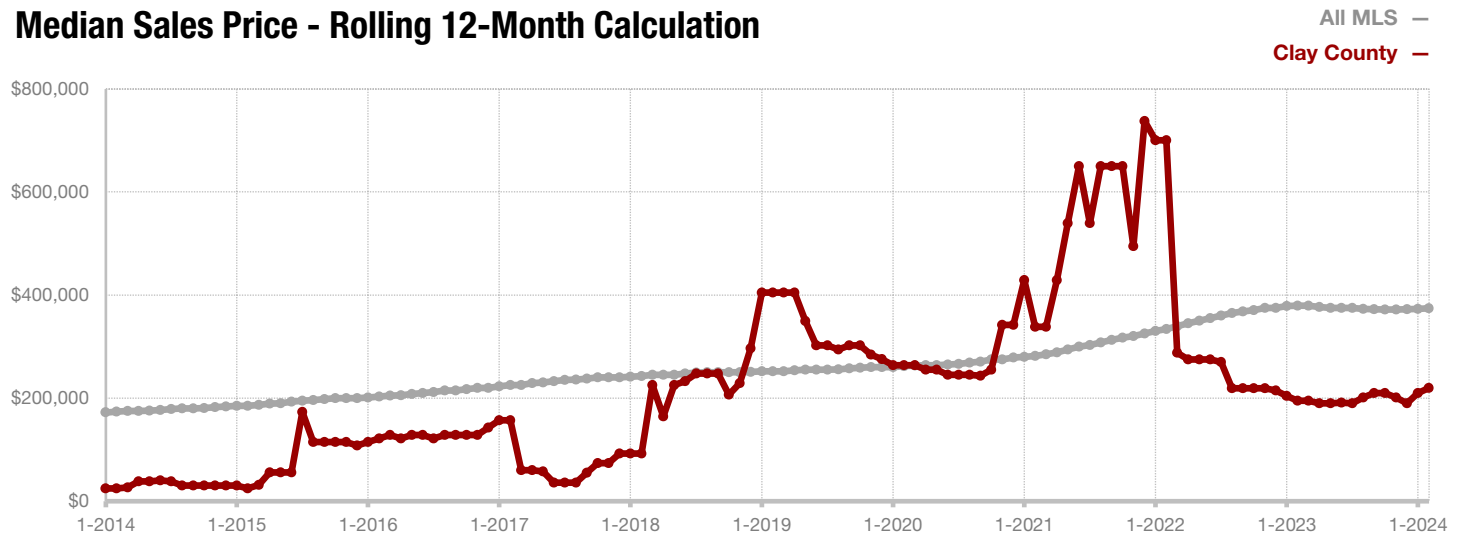
Clay County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1	2	+ 100.0%	4	10	+ 150.0%
Pending Sales	4	2	- 50.0%	9	6	- 33.3%
Closed Sales	3	5	+ 66.7%	8	9	+ 12.5%
Average Sales Price*	\$128,500	\$250,080	+ 94.6%	\$146,438	\$314,938	+ 115.1%
Median Sales Price*	\$127,500	\$244,500	+ 91.8%	\$128,250	\$244,500	+ 90.6%
Percent of Original List Price Received*	87.1%	88.1%	+ 1.1%	84.1%	85.0%	+ 1.1%
Days on Market Until Sale	48	111	+ 131.3%	44	136	+ 209.1%
Inventory of Homes for Sale	9	24	+ 166.7%	--	--	--
Months Supply of Inventory	2.8	7.6	+ 166.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



- 21.4%

0.0%

+ 109.1%

Change in
New Listings

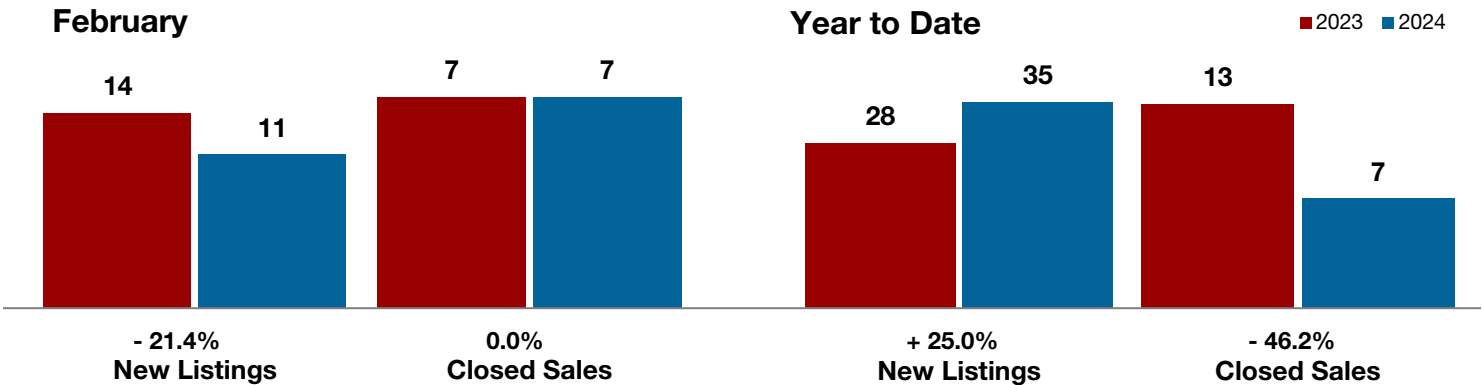
Change in
Closed Sales

Change in
Median Sales Price

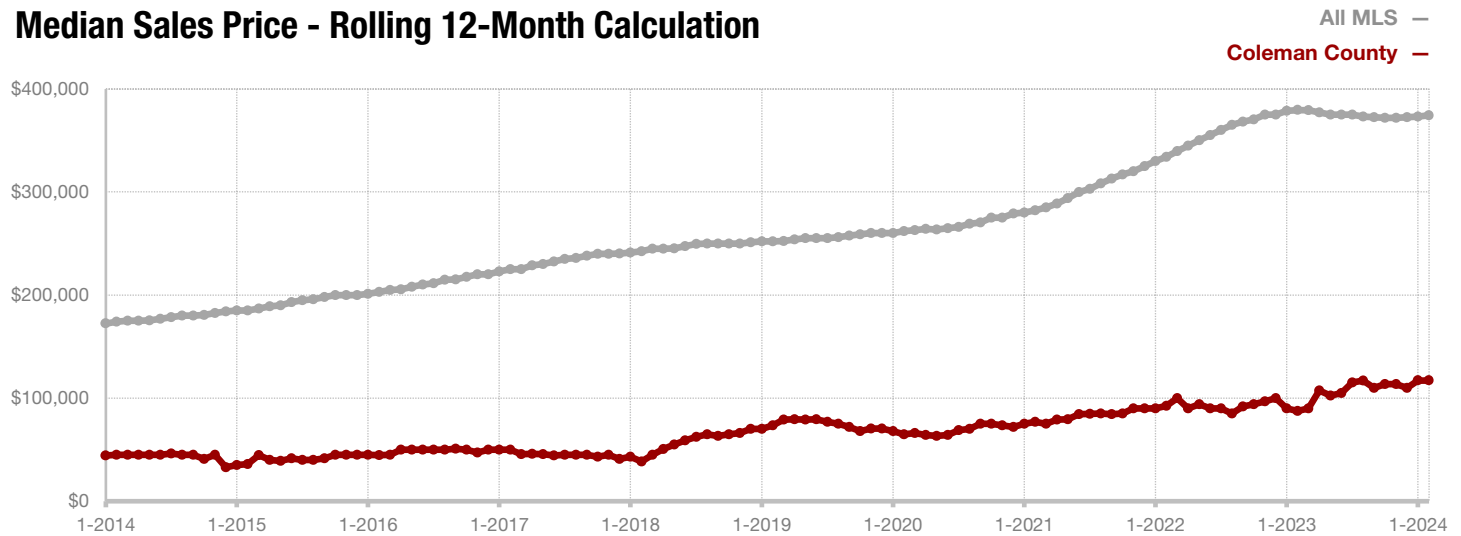
Coleman County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	11	- 21.4%	28	35	+ 25.0%
Pending Sales	4	8	+ 100.0%	16	13	- 18.8%
Closed Sales	7	7	0.0%	13	7	- 46.2%
Average Sales Price*	\$271,750	\$91,929	- 66.2%	\$179,088	\$91,929	- 48.7%
Median Sales Price*	\$55,000	\$115,000	+ 109.1%	\$55,000	\$115,000	+ 109.1%
Percent of Original List Price Received*	72.6%	82.8%	+ 14.0%	74.7%	82.8%	+ 10.8%
Days on Market Until Sale	77	80	+ 3.9%	85	80	- 5.9%
Inventory of Homes for Sale	54	57	+ 5.6%	--	--	--
Months Supply of Inventory	7.3	9.4	+ 28.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 46.6%

- 2.9%

- 0.4%

Change in
New Listings

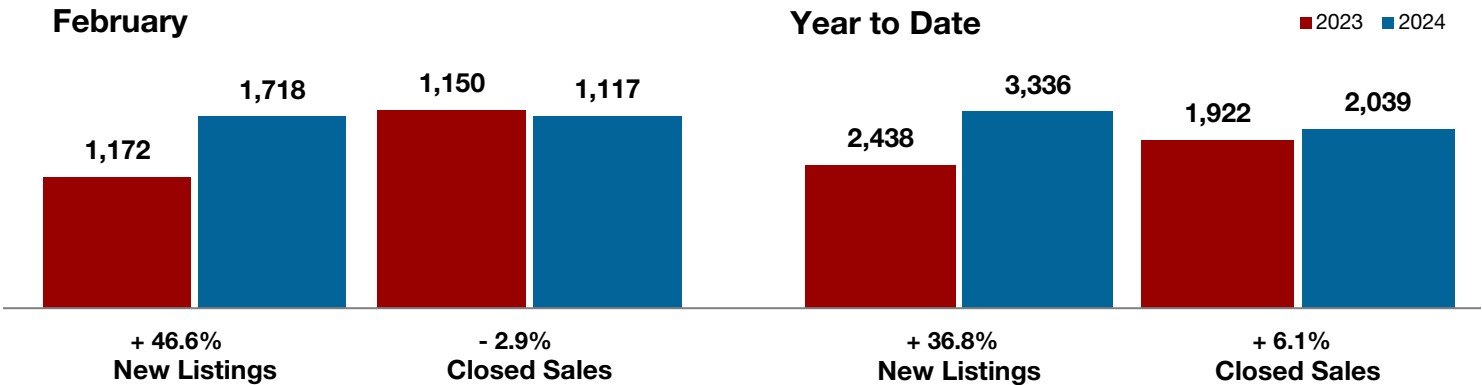
Change in
Closed Sales

Change in
Median Sales Price

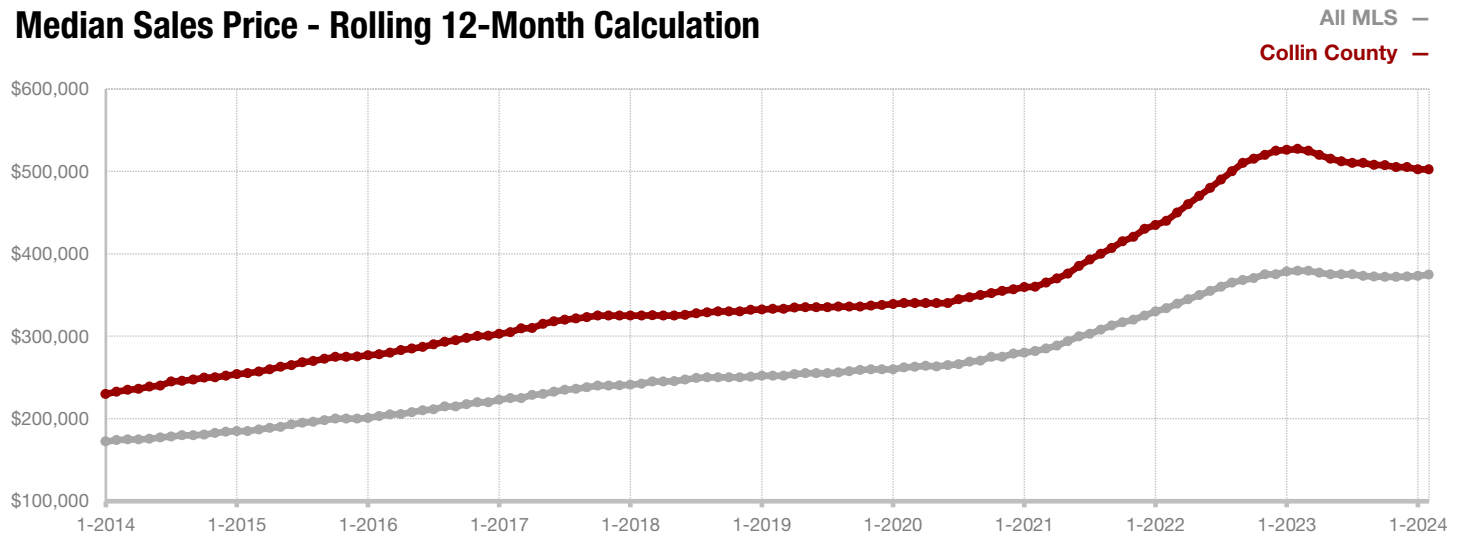
Collin County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,172	1,718	+ 46.6%	2,438	3,336	+ 36.8%
Pending Sales	1,240	1,137	- 8.3%	2,559	2,404	- 6.1%
Closed Sales	1,150	1,117	- 2.9%	1,922	2,039	+ 6.1%
Average Sales Price*	\$552,722	\$545,654	- 1.3%	\$561,157	\$539,443	- 3.9%
Median Sales Price*	\$487,000	\$485,000	- 0.4%	\$494,000	\$481,255	- 2.6%
Percent of Original List Price Received*	94.3%	96.2%	+ 2.0%	94.0%	95.8%	+ 1.9%
Days on Market Until Sale	60	52	- 13.3%	58	53	- 8.6%
Inventory of Homes for Sale	2,203	2,837	+ 28.8%	--	--	--
Months Supply of Inventory	1.8	2.3	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 80.0%

- 27.3%

+ 88.2%

Change in
New Listings

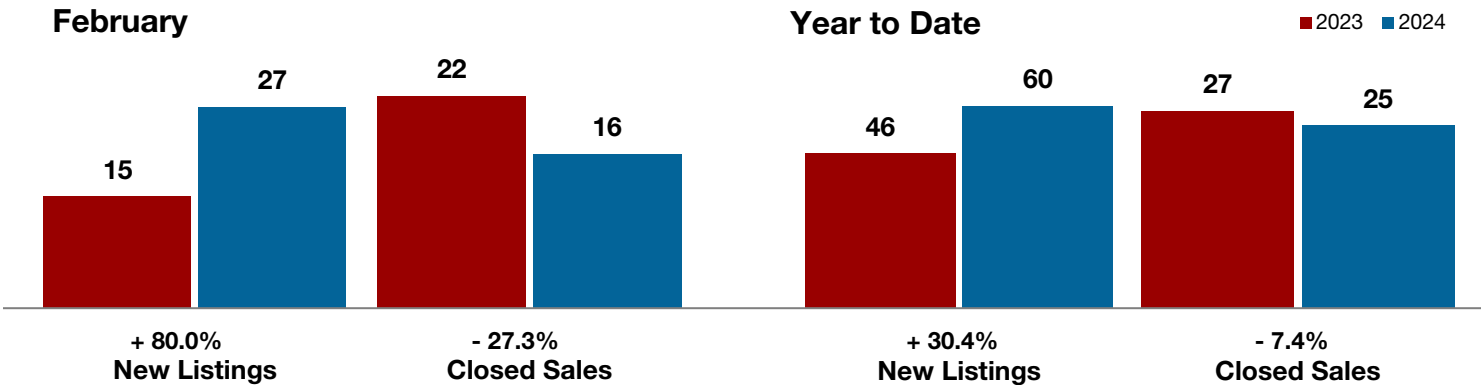
Change in
Closed Sales

Change in
Median Sales Price

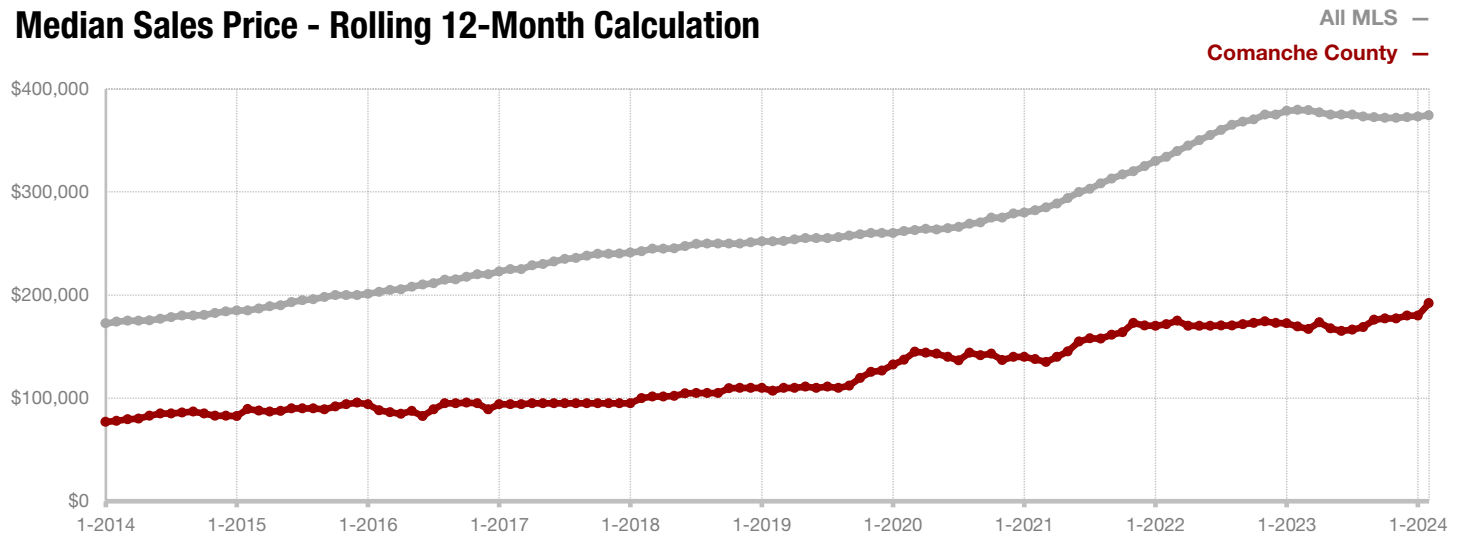
Comanche County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	15	27	+ 80.0%	46	60	+ 30.4%
Pending Sales	14	15	+ 7.1%	36	30	- 16.7%
Closed Sales	22	16	- 27.3%	27	25	- 7.4%
Average Sales Price*	\$162,713	\$259,892	+ 59.7%	\$162,210	\$306,347	+ 88.9%
Median Sales Price*	\$147,438	\$277,500	+ 88.2%	\$157,500	\$210,000	+ 33.3%
Percent of Original List Price Received*	89.4%	91.5%	+ 2.3%	89.4%	91.3%	+ 2.1%
Days on Market Until Sale	65	65	0.0%	80	59	- 26.3%
Inventory of Homes for Sale	100	118	+ 18.0%	--	--	--
Months Supply of Inventory	6.4	9.2	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 55.1%

+ 40.7%

- 10.2%

Change in
New Listings

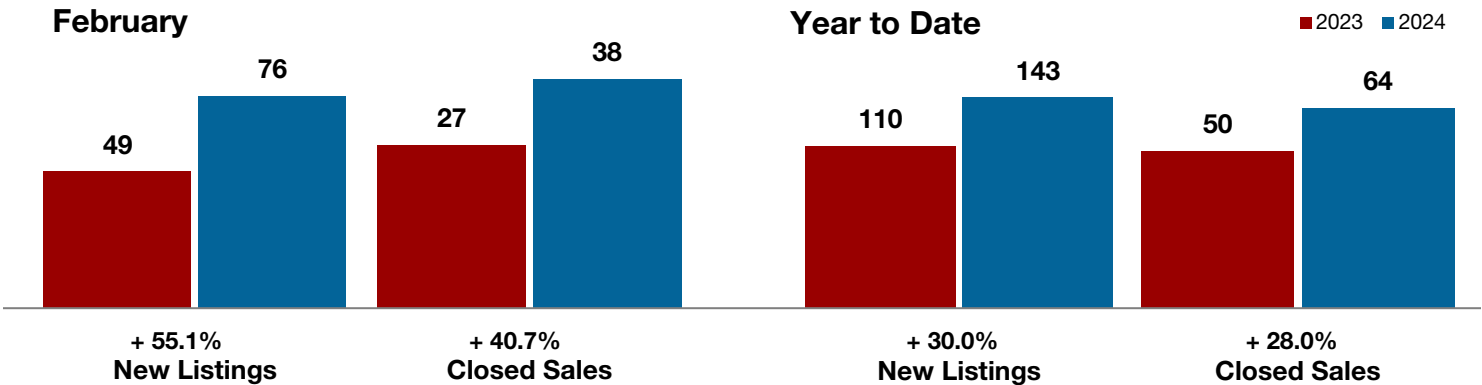
Change in
Closed Sales

Change in
Median Sales Price

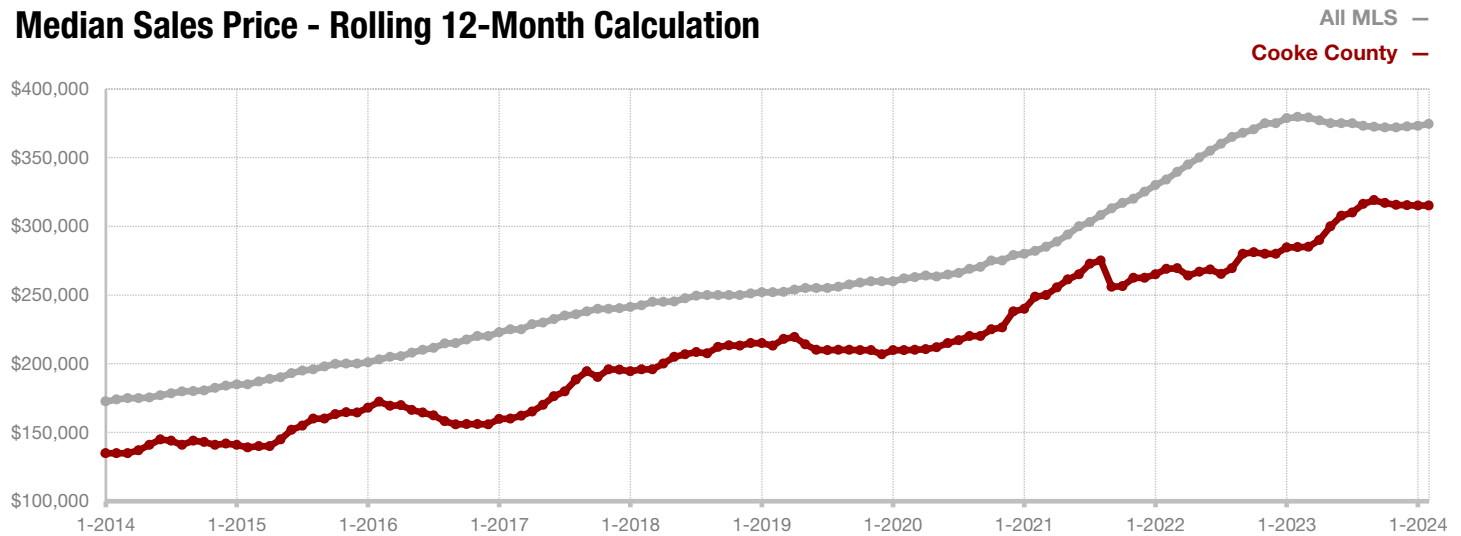
Cooke County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	49	76	+ 55.1%	110	143	+ 30.0%
Pending Sales	39	46	+ 17.9%	73	92	+ 26.0%
Closed Sales	27	38	+ 40.7%	50	64	+ 28.0%
Average Sales Price*	\$404,657	\$341,400	- 15.6%	\$384,120	\$335,241	- 12.7%
Median Sales Price*	\$325,000	\$292,000	- 10.2%	\$307,500	\$290,000	- 5.7%
Percent of Original List Price Received*	93.3%	95.0%	+ 1.8%	93.3%	93.5%	+ 0.2%
Days on Market Until Sale	59	56	- 5.1%	58	64	+ 10.3%
Inventory of Homes for Sale	176	229	+ 30.1%	--	--	--
Months Supply of Inventory	4.7	5.5	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 40.2%

- 0.6%

+ 7.2%

Change in
New Listings

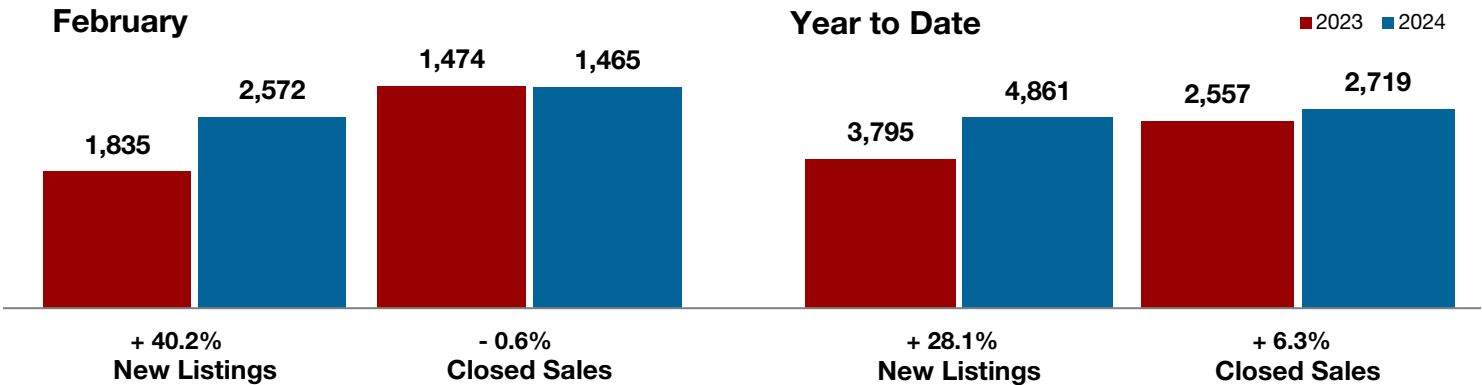
Change in
Closed Sales

Change in
Median Sales Price

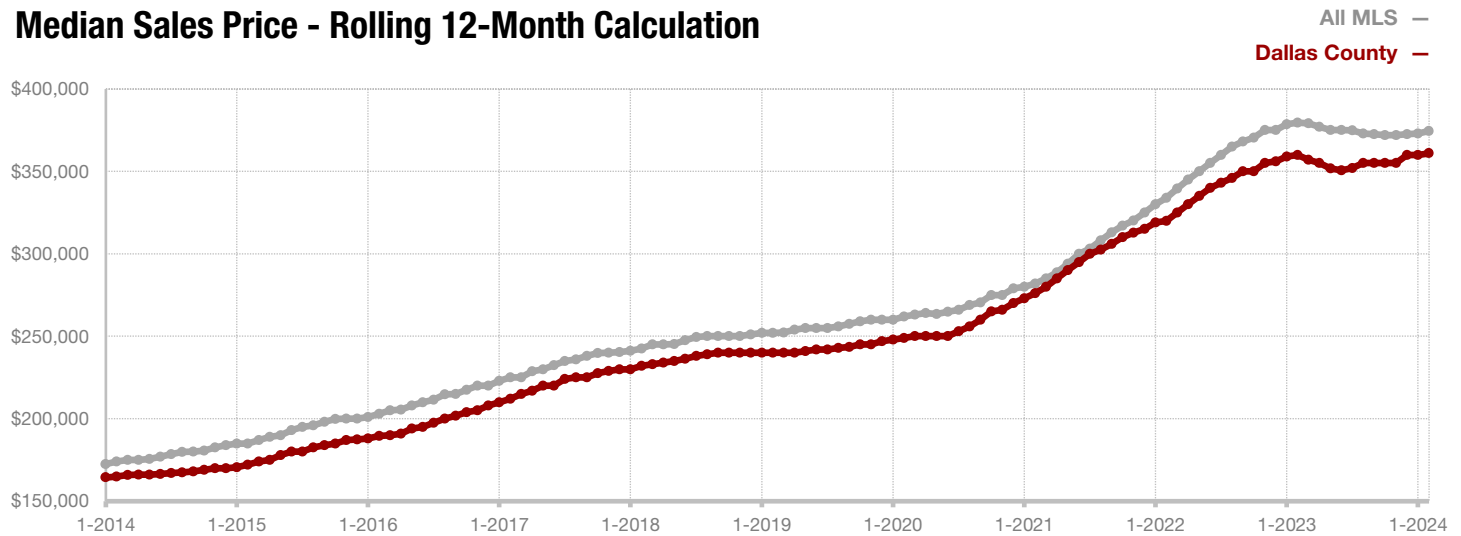
Dallas County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,835	2,572	+ 40.2%	3,795	4,861	+ 28.1%
Pending Sales	1,608	1,613	+ 0.3%	3,208	3,202	- 0.2%
Closed Sales	1,474	1,465	- 0.6%	2,557	2,719	+ 6.3%
Average Sales Price*	\$484,039	\$504,055	+ 4.1%	\$467,348	\$501,250	+ 7.3%
Median Sales Price*	\$345,000	\$369,990	+ 7.2%	\$337,350	\$359,900	+ 6.7%
Percent of Original List Price Received*	95.3%	95.8%	+ 0.5%	95.0%	95.4%	+ 0.4%
Days on Market Until Sale	45	46	+ 2.2%	45	47	+ 4.4%
Inventory of Homes for Sale	3,529	4,462	+ 26.4%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 25.0%

0.0%

- 3.3%

Change in
New Listings

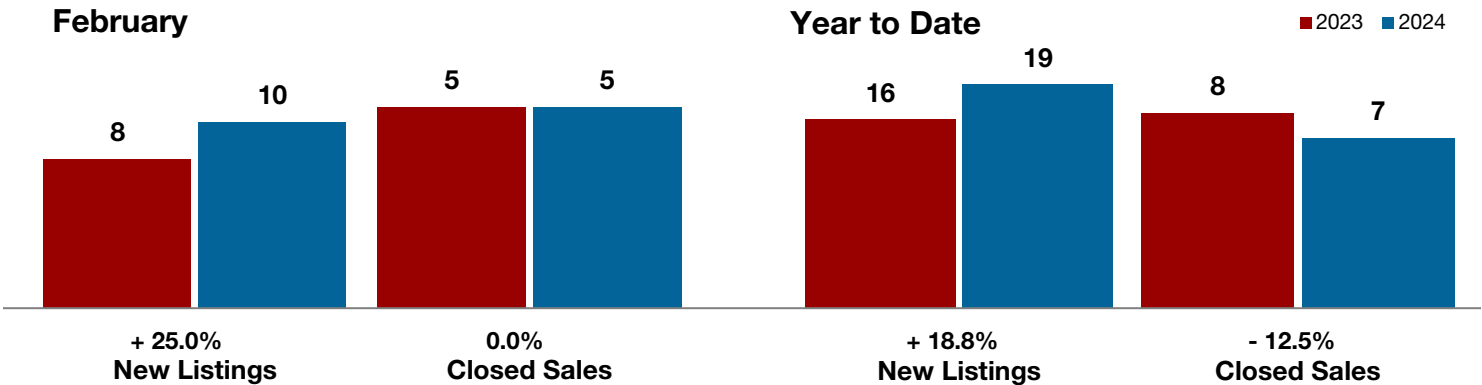
Change in
Closed Sales

Change in
Median Sales Price

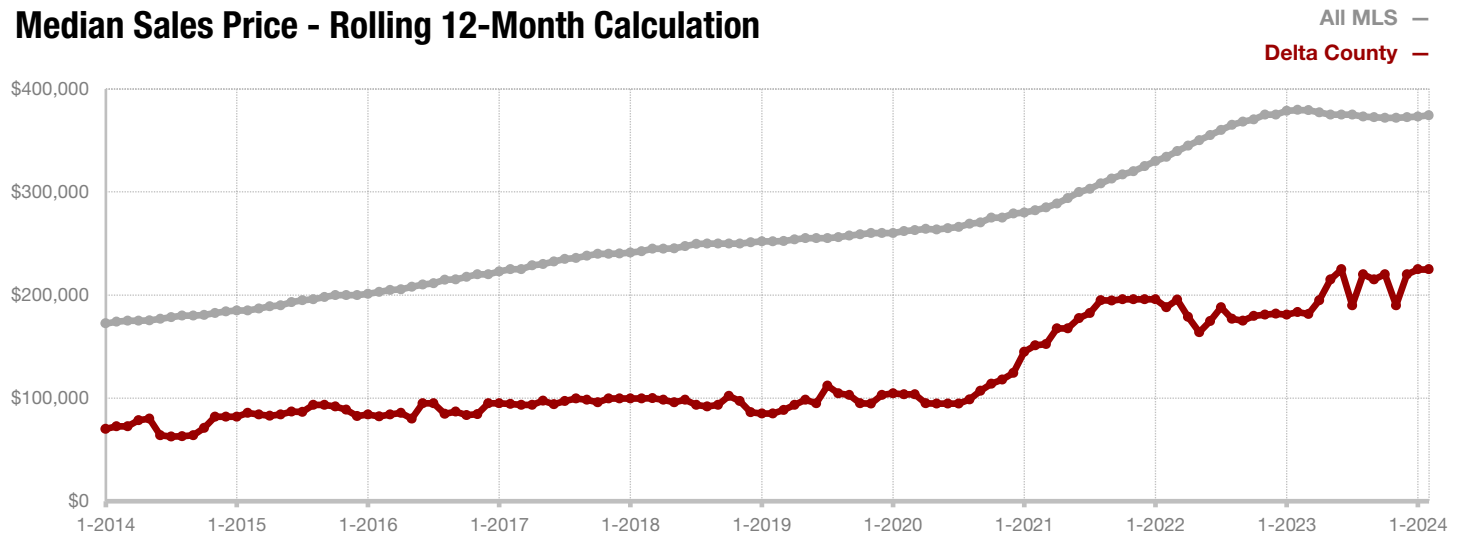
Delta County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	10	+ 25.0%	16	19	+ 18.8%
Pending Sales	5	0	- 100.0%	11	5	- 54.5%
Closed Sales	5	5	0.0%	8	7	- 12.5%
Average Sales Price*	\$232,200	\$208,900	- 10.0%	\$165,813	\$212,071	+ 27.9%
Median Sales Price*	\$150,000	\$145,000	- 3.3%	\$117,000	\$165,000	+ 41.0%
Percent of Original List Price Received*	96.1%	95.4%	- 0.7%	93.4%	89.7%	- 4.0%
Days on Market Until Sale	36	49	+ 36.1%	41	62	+ 51.2%
Inventory of Homes for Sale	26	33	+ 26.9%	--	--	--
Months Supply of Inventory	4.7	5.8	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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+ 38.6%

- 11.8%

+ 4.4%

Change in
New Listings

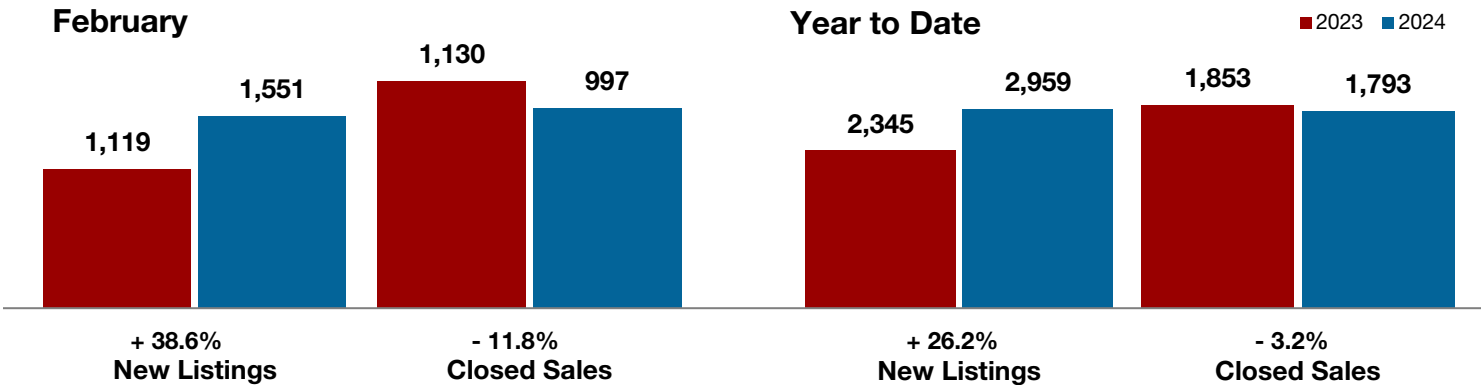
Change in
Closed Sales

Change in
Median Sales Price

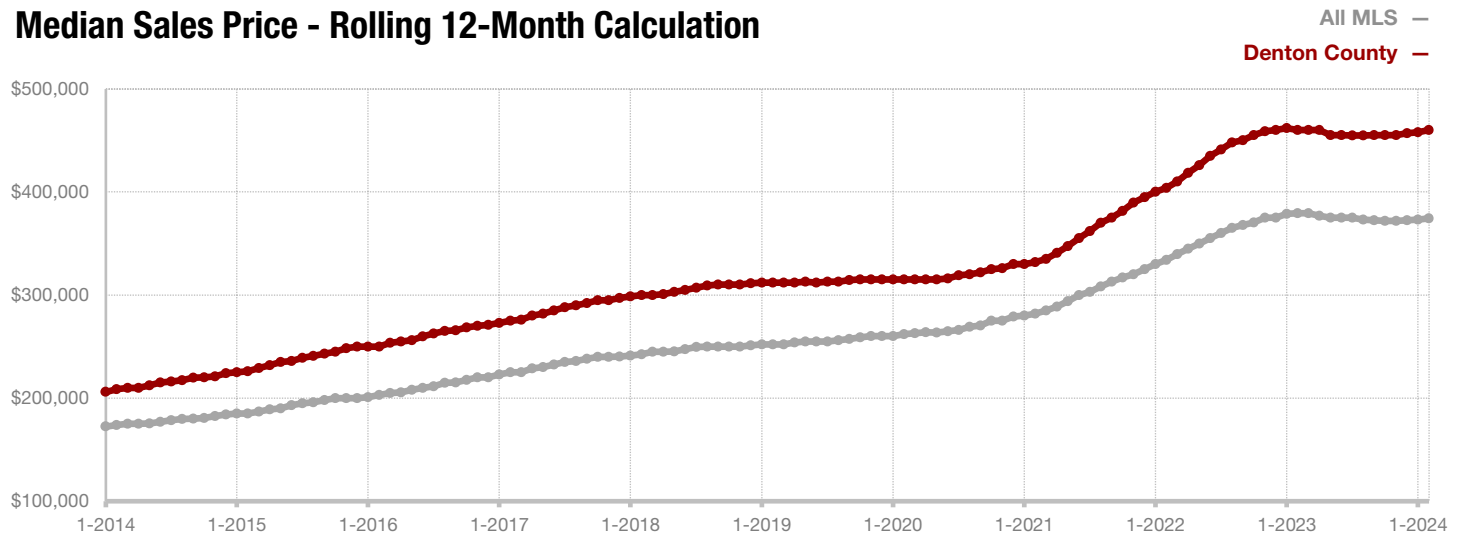
Denton County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,119	1,551	+ 38.6%	2,345	2,959	+ 26.2%
Pending Sales	1,214	1,109	- 8.6%	2,435	2,218	- 8.9%
Closed Sales	1,130	997	- 11.8%	1,853	1,793	- 3.2%
Average Sales Price*	\$513,076	\$531,193	+ 3.5%	\$508,440	\$527,883	+ 3.8%
Median Sales Price*	\$426,173	\$445,000	+ 4.4%	\$425,000	\$442,524	+ 4.1%
Percent of Original List Price Received*	94.2%	96.1%	+ 2.0%	94.1%	95.8%	+ 1.8%
Days on Market Until Sale	63	55	- 12.7%	61	53	- 13.1%
Inventory of Homes for Sale	2,262	2,608	+ 15.3%	--	--	--
Months Supply of Inventory	1.9	2.2	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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+ 71.4% **+ 125.0%** **- 32.4%**

Change in
New Listings

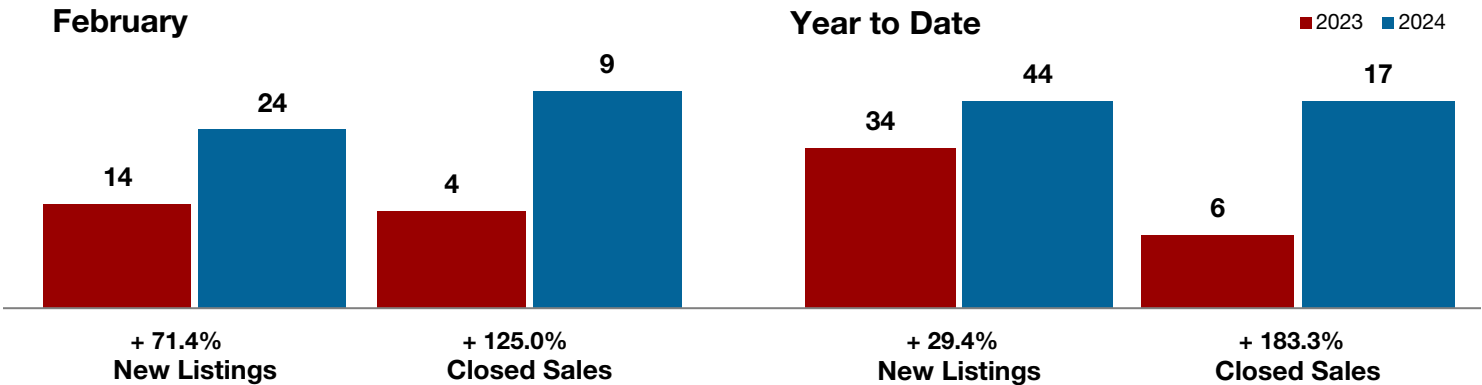
Change in
Closed Sales

Change in
Median Sales Price

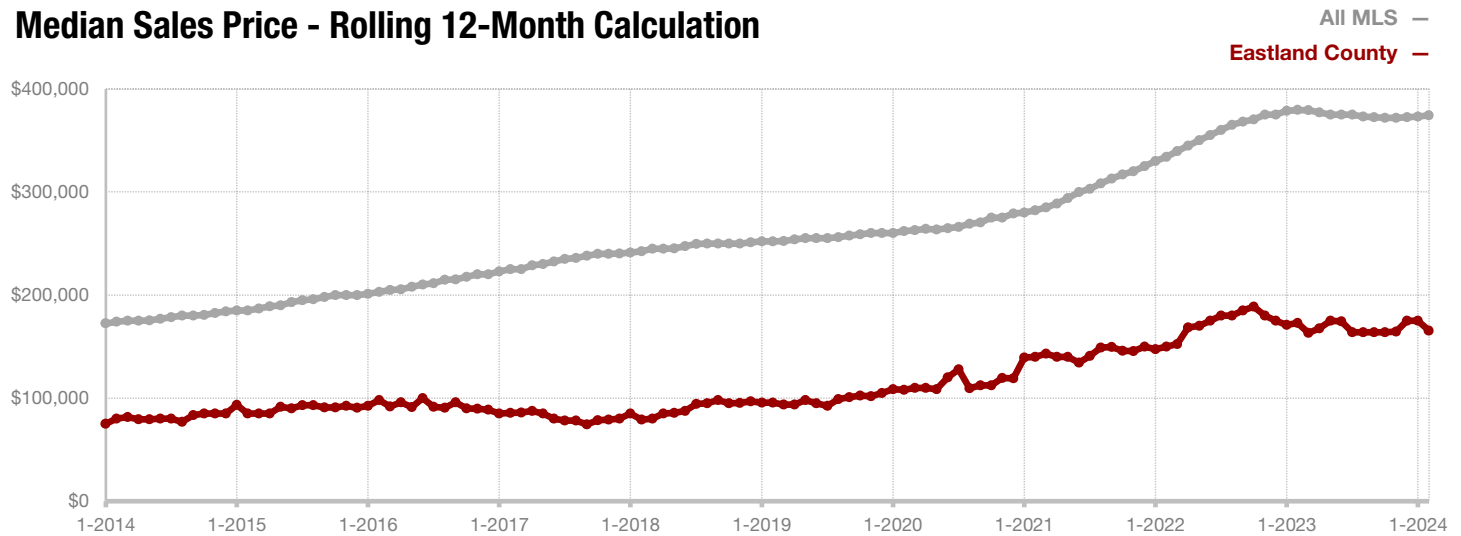
Eastland County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	24	+ 71.4%	34	44	+ 29.4%
Pending Sales	10	7	- 30.0%	13	17	+ 30.8%
Closed Sales	4	9	+ 125.0%	6	17	+ 183.3%
Average Sales Price*	\$274,350	\$160,611	- 41.5%	\$218,969	\$151,276	- 30.9%
Median Sales Price*	\$192,450	\$130,000	- 32.4%	\$144,408	\$129,000	- 10.7%
Percent of Original List Price Received*	91.8%	87.8%	- 4.4%	87.4%	85.0%	- 2.7%
Days on Market Until Sale	99	71	- 28.3%	83	79	- 4.8%
Inventory of Homes for Sale	84	105	+ 25.0%	--	--	--
Months Supply of Inventory	6.3	8.8	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 56.1%

+ 2.2%

+ 1.6%

Change in
New Listings

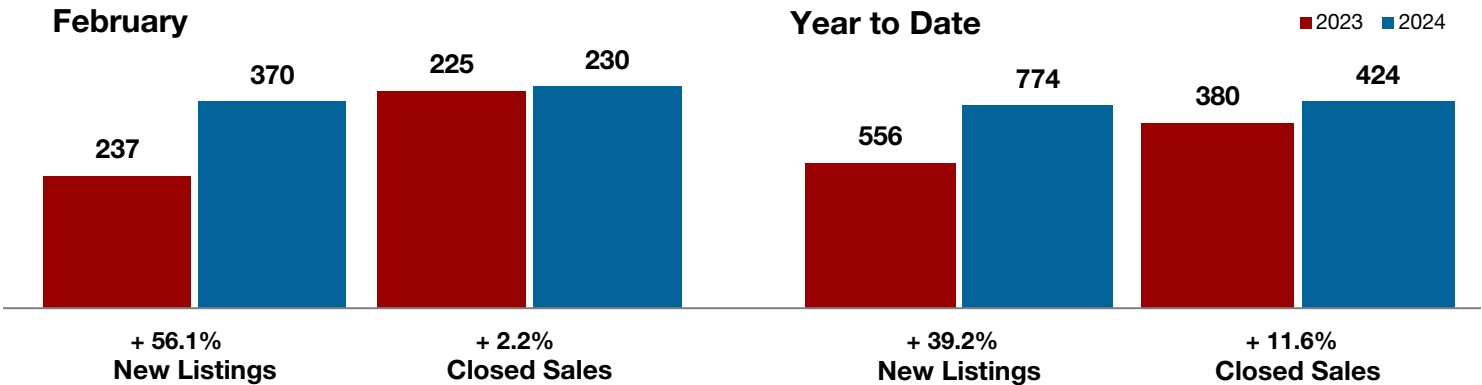
Change in
Closed Sales

Change in
Median Sales Price

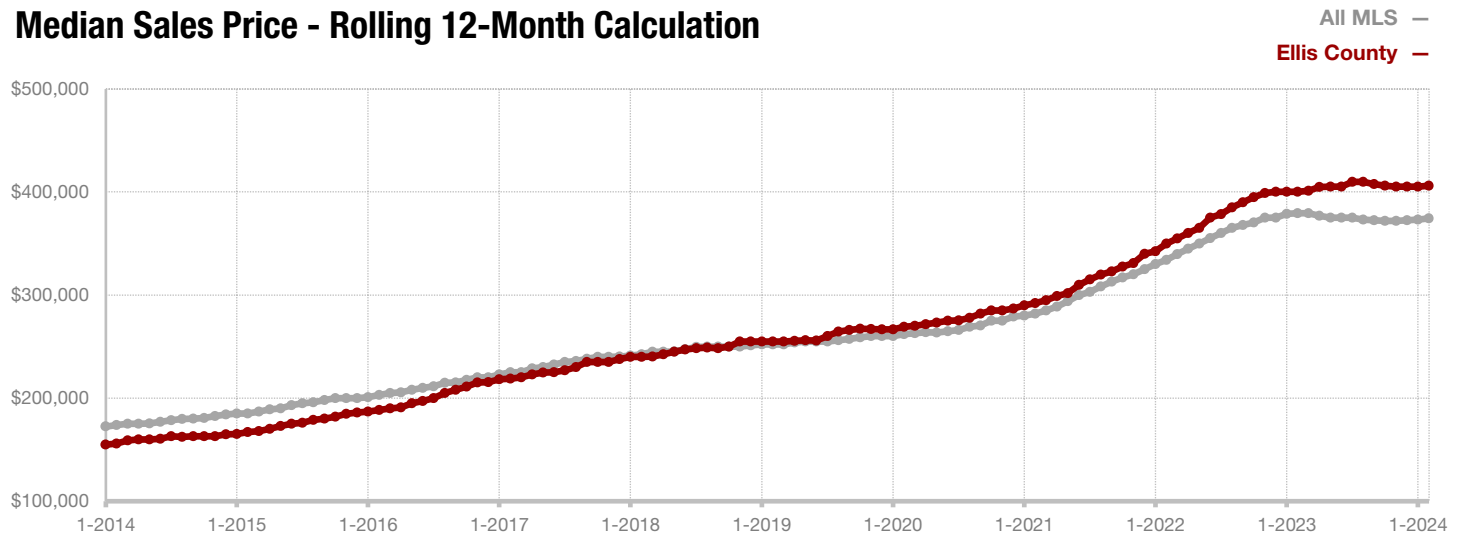
Ellis County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	237	370	+ 56.1%	556	774	+ 39.2%
Pending Sales	268	275	+ 2.6%	524	558	+ 6.5%
Closed Sales	225	230	+ 2.2%	380	424	+ 11.6%
Average Sales Price*	\$388,506	\$409,998	+ 5.5%	\$398,542	\$415,033	+ 4.1%
Median Sales Price*	\$374,900	\$380,832	+ 1.6%	\$375,000	\$395,000	+ 5.3%
Percent of Original List Price Received*	95.1%	94.1%	- 1.1%	94.2%	94.1%	- 0.1%
Days on Market Until Sale	59	75	+ 27.1%	65	74	+ 13.8%
Inventory of Homes for Sale	854	1,034	+ 21.1%	--	--	--
Months Supply of Inventory	3.1	3.8	+ 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



- 15.9%

+ 12.5%

+ 25.1%

Change in
New Listings

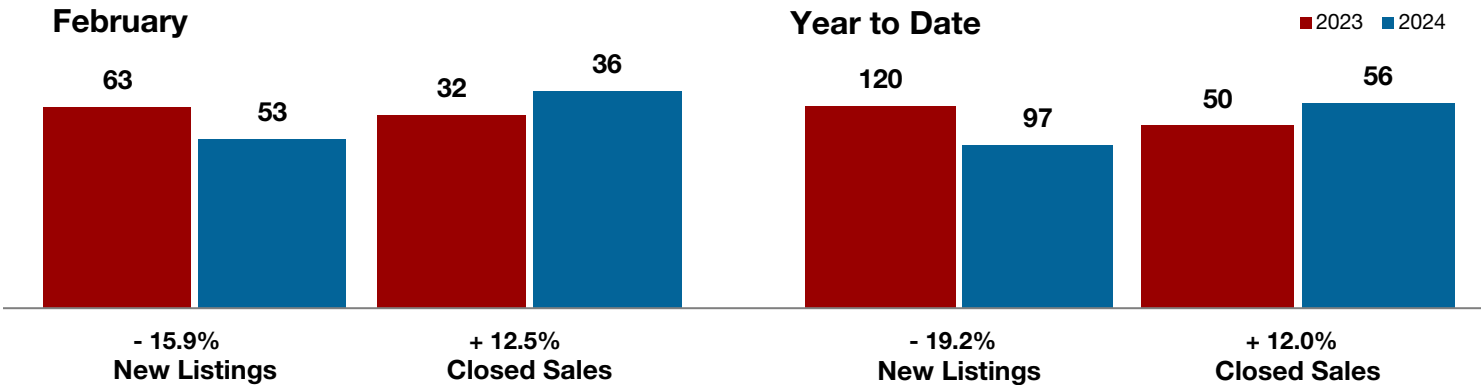
Change in
Closed Sales

Change in
Median Sales Price

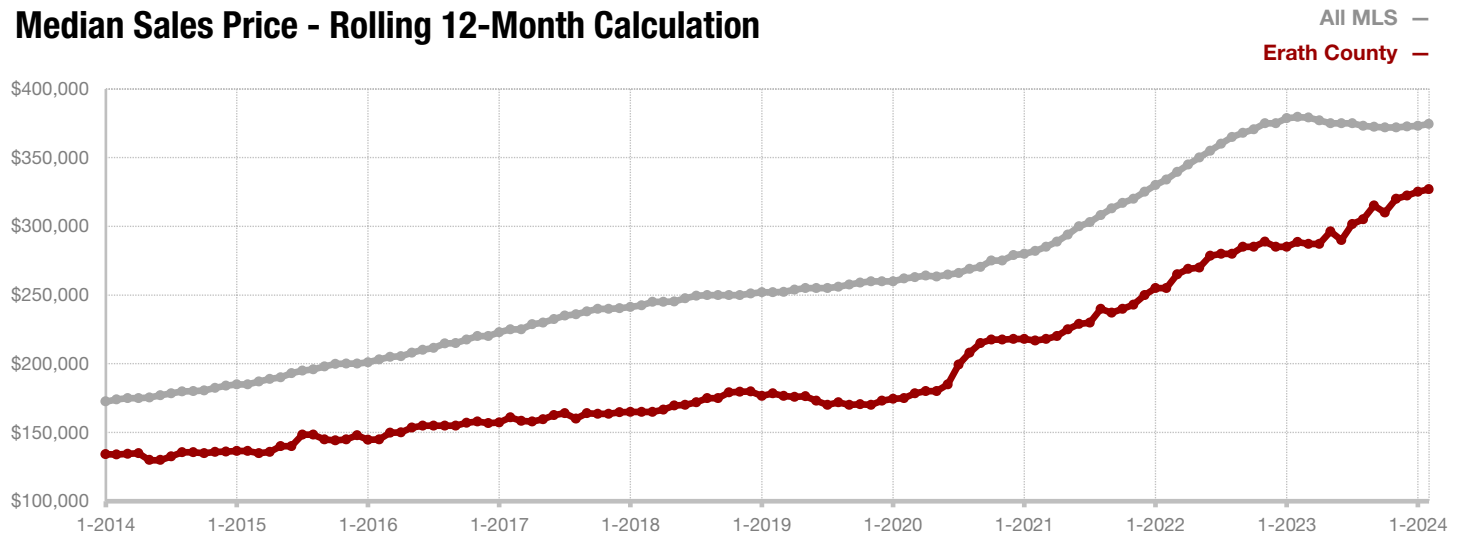
Erath County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	63	53	- 15.9%	120	97	- 19.2%
Pending Sales	32	20	- 37.5%	65	52	- 20.0%
Closed Sales	32	36	+ 12.5%	50	56	+ 12.0%
Average Sales Price*	\$418,123	\$332,718	- 20.4%	\$371,677	\$370,008	- 0.4%
Median Sales Price*	\$239,750	\$300,000	+ 25.1%	\$241,000	\$305,000	+ 26.6%
Percent of Original List Price Received*	93.5%	98.8%	+ 5.7%	93.4%	95.7%	+ 2.5%
Days on Market Until Sale	55	81	+ 47.3%	50	85	+ 70.0%
Inventory of Homes for Sale	170	169	- 0.6%	--	--	--
Months Supply of Inventory	4.3	4.7	+ 25.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 31.3%

- 29.0%

- 11.9%

Change in
New Listings

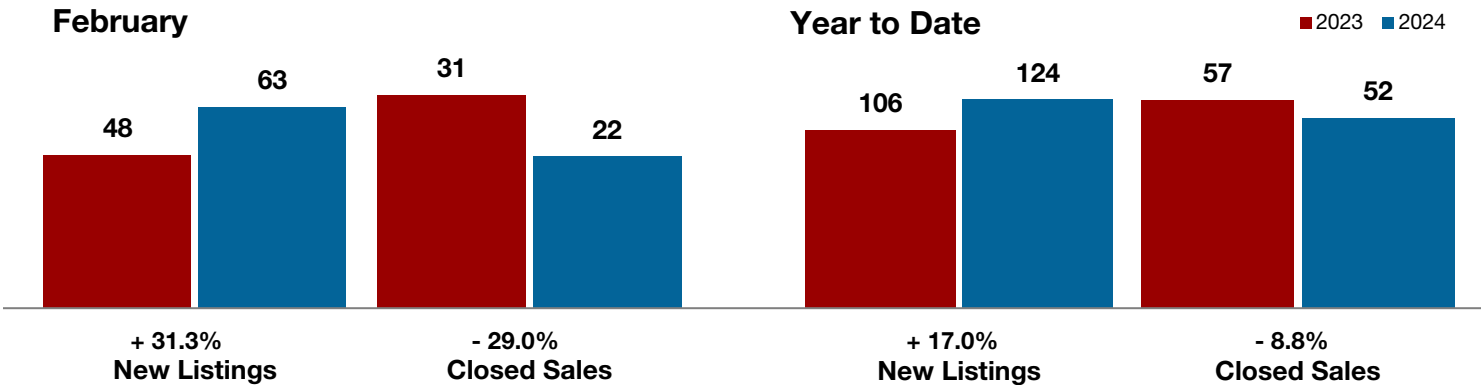
Change in
Closed Sales

Change in
Median Sales Price

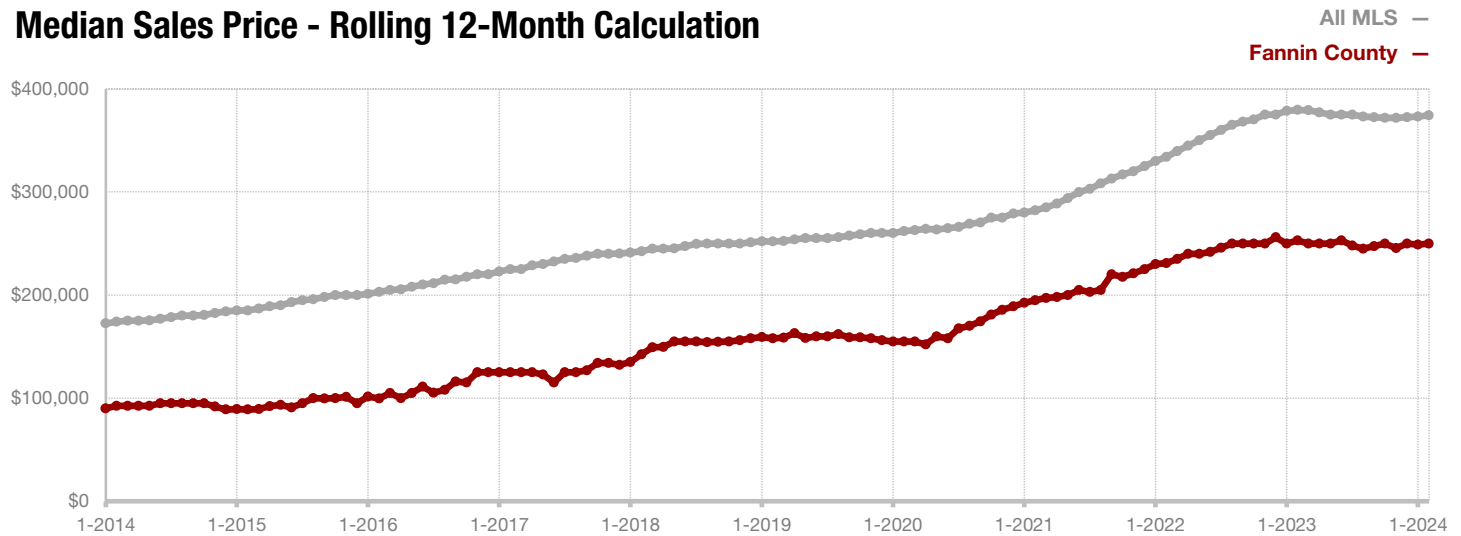
Fannin County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	48	63	+ 31.3%	106	124	+ 17.0%
Pending Sales	34	41	+ 20.6%	66	68	+ 3.0%
Closed Sales	31	22	- 29.0%	57	52	- 8.8%
Average Sales Price*	\$339,360	\$344,423	+ 1.5%	\$322,909	\$316,871	- 1.9%
Median Sales Price*	\$323,000	\$284,500	- 11.9%	\$281,000	\$259,750	- 7.6%
Percent of Original List Price Received*	90.7%	95.3%	+ 5.1%	89.8%	91.8%	+ 2.2%
Days on Market Until Sale	73	91	+ 24.7%	78	86	+ 10.3%
Inventory of Homes for Sale	178	229	+ 28.7%	--	--	--
Months Supply of Inventory	4.6	6.2	+ 20.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 26.7%

+ 20.0%

- 21.4%

Change in
New Listings

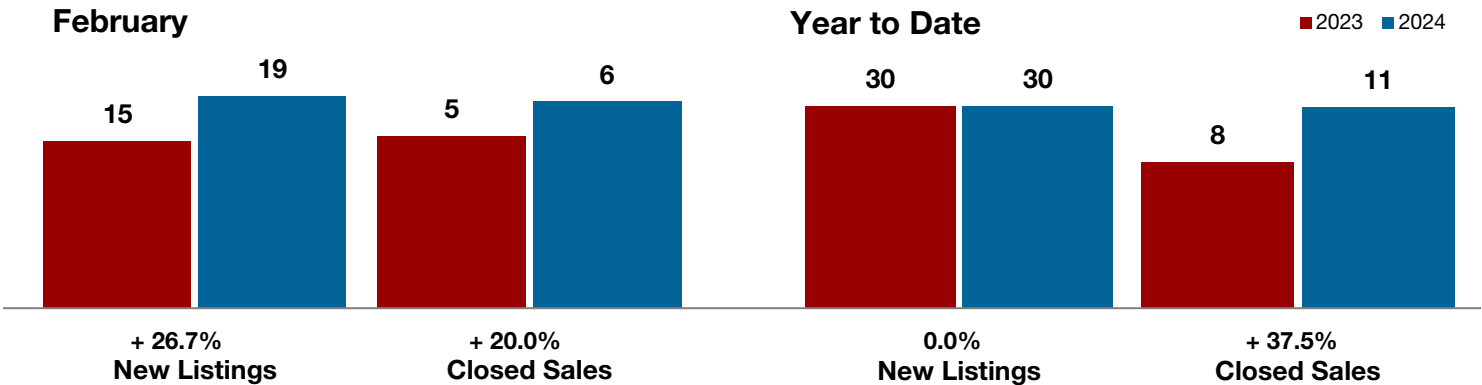
Change in
Closed Sales

Change in
Median Sales Price

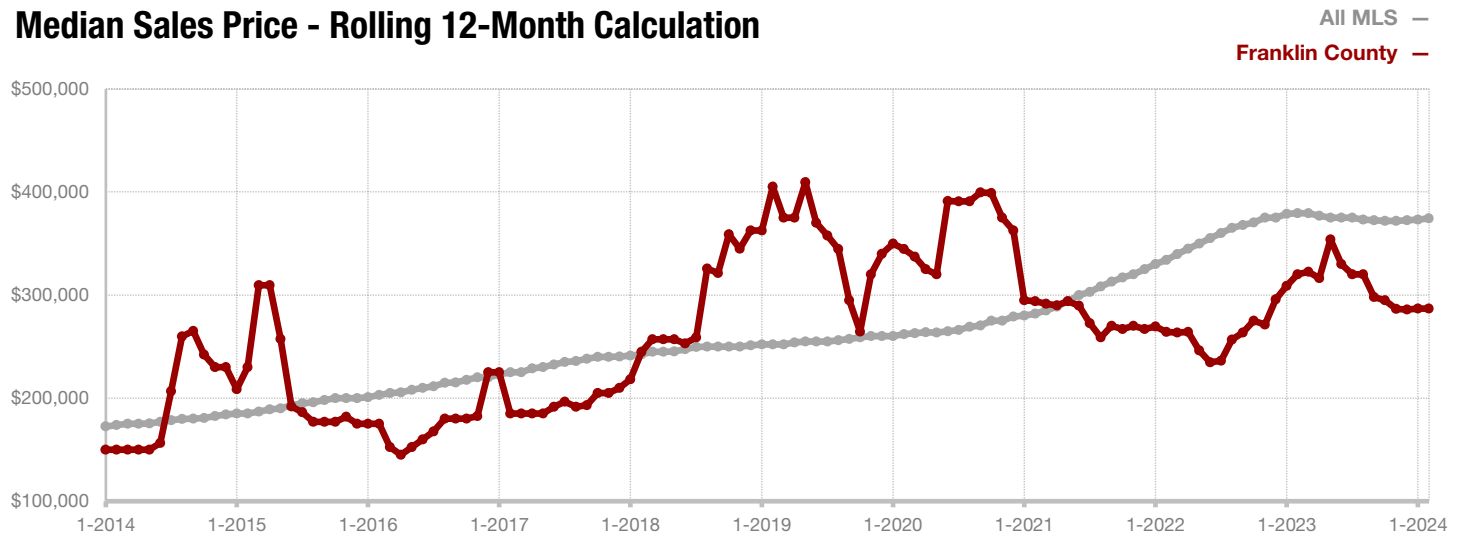
Franklin County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	15	19	+ 26.7%	30	30	0.0%
Pending Sales	5	7	+ 40.0%	11	14	+ 27.3%
Closed Sales	5	6	+ 20.0%	8	11	+ 37.5%
Average Sales Price*	\$261,400	\$383,800	+ 46.8%	\$438,375	\$500,800	+ 14.2%
Median Sales Price*	\$280,000	\$220,000	- 21.4%	\$317,500	\$447,500	+ 40.9%
Percent of Original List Price Received*	104.6%	89.4%	- 14.5%	98.6%	92.2%	- 6.5%
Days on Market Until Sale	37	116	+ 213.5%	48	81	+ 68.8%
Inventory of Homes for Sale	40	47	+ 17.5%	--	--	--
Months Supply of Inventory	4.6	5.8	+ 20.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



- 13.6%

+ 12.5%

- 33.3%

Change in
New Listings

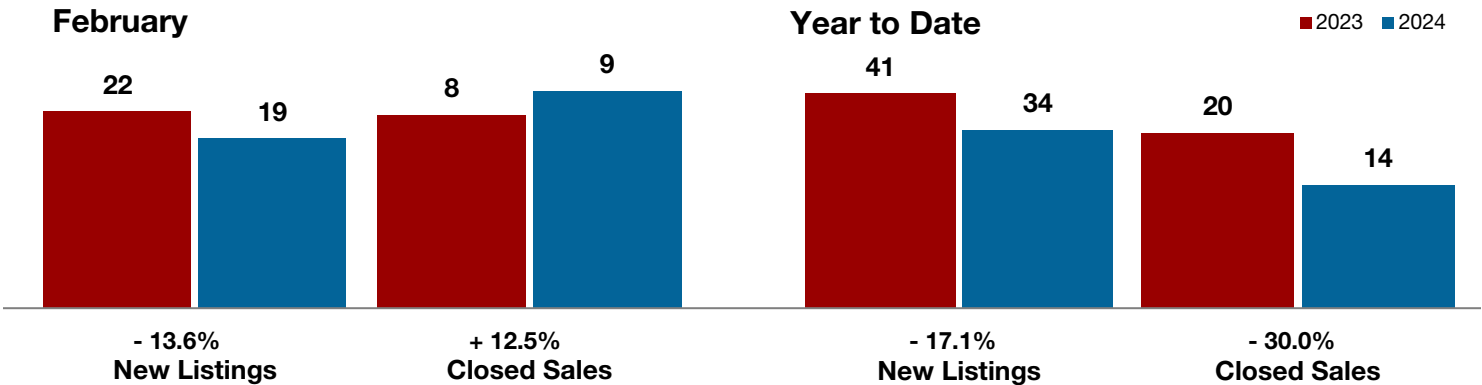
Change in
Closed Sales

Change in
Median Sales Price

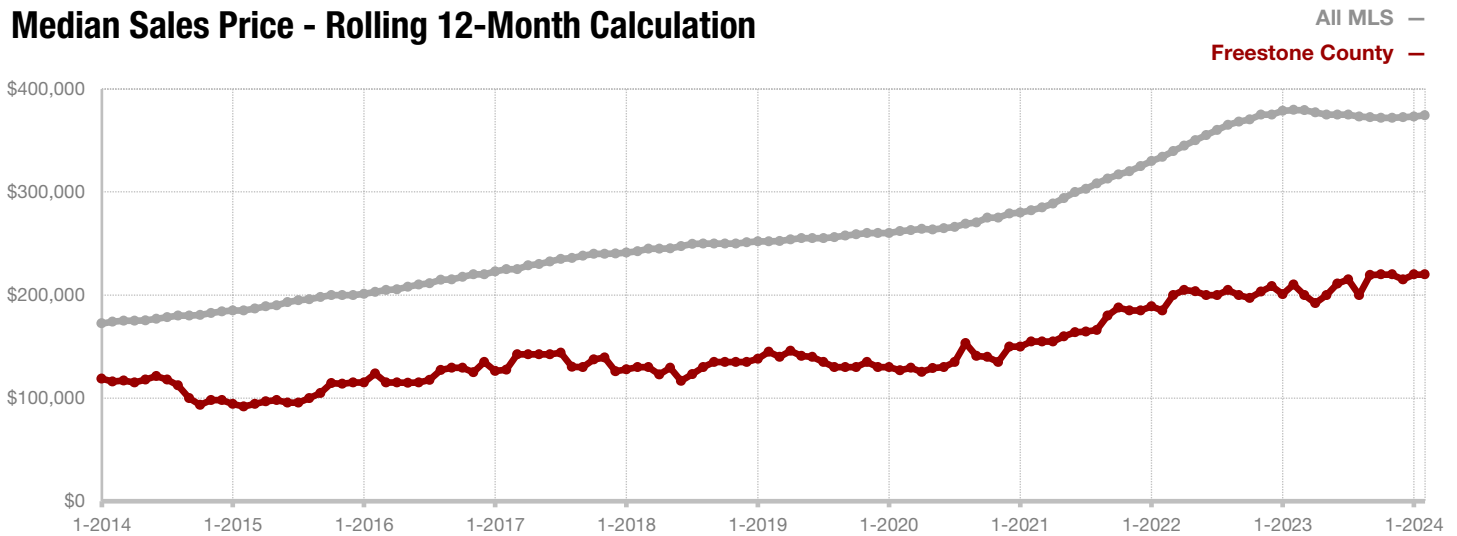
Freestone County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	22	19	- 13.6%	41	34	- 17.1%
Pending Sales	13	7	- 46.2%	26	14	- 46.2%
Closed Sales	8	9	+ 12.5%	20	14	- 30.0%
Average Sales Price*	\$534,063	\$214,817	- 59.8%	\$329,025	\$265,811	- 19.2%
Median Sales Price*	\$322,500	\$215,000	- 33.3%	\$186,000	\$277,000	+ 48.9%
Percent of Original List Price Received*	94.3%	88.5%	- 6.2%	90.5%	91.1%	+ 0.7%
Days on Market Until Sale	51	78	+ 52.9%	66	82	+ 24.2%
Inventory of Homes for Sale	67	94	+ 40.3%	--	--	--
Months Supply of Inventory	4.7	7.5	+ 60.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 51.2%

- 24.0%

+ 1.3%

Change in
New Listings

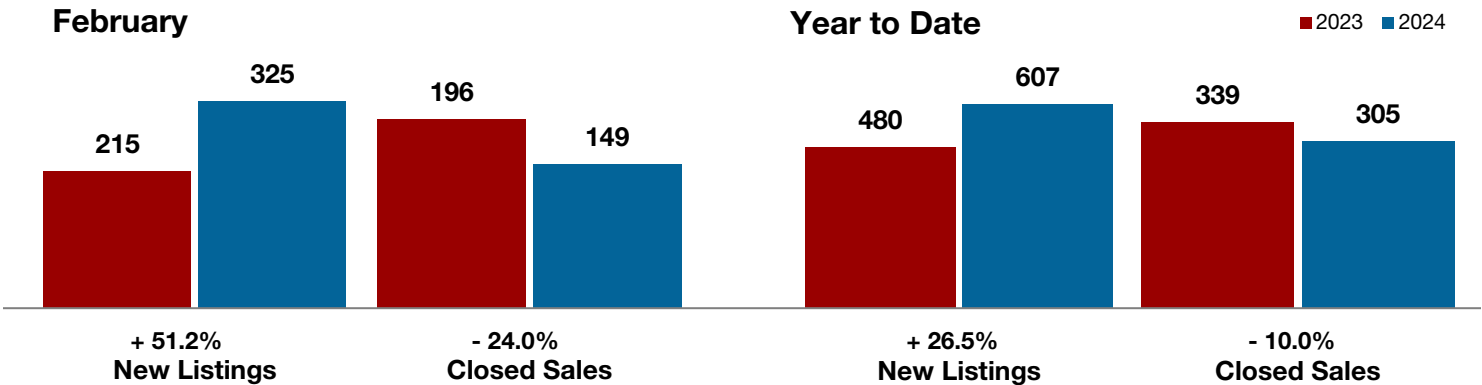
Change in
Closed Sales

Change in
Median Sales Price

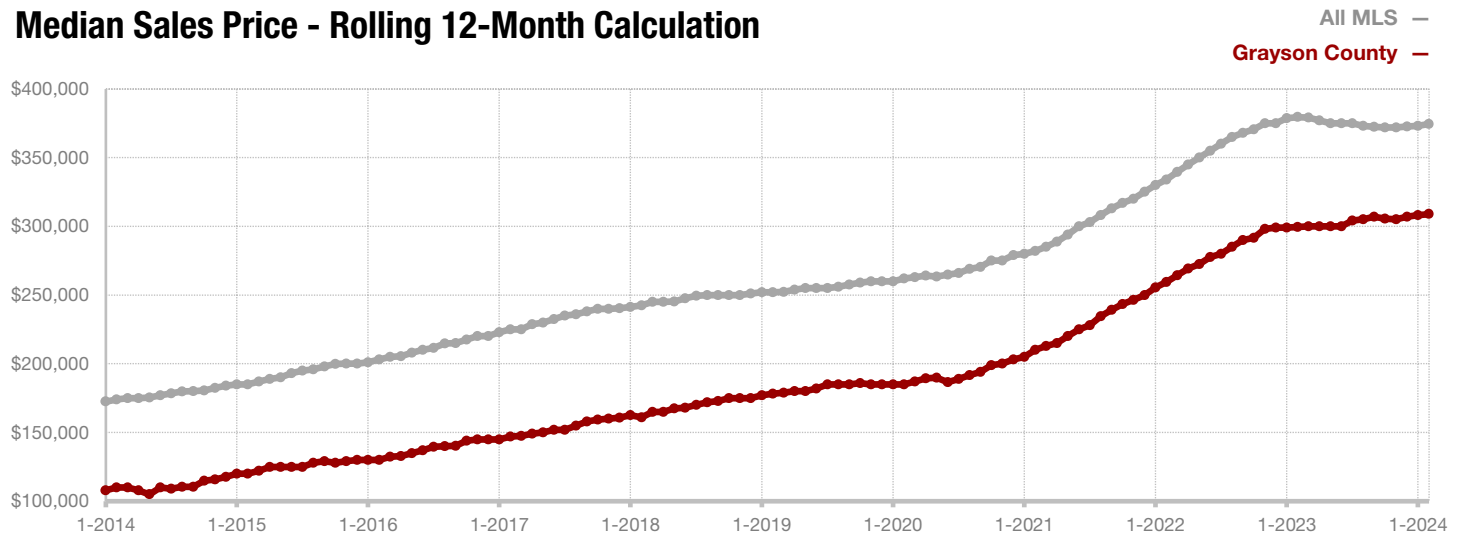
Grayson County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	215	325	+ 51.2%	480	607	+ 26.5%
Pending Sales	217	176	- 18.9%	427	358	- 16.2%
Closed Sales	196	149	- 24.0%	339	305	- 10.0%
Average Sales Price*	\$344,802	\$367,956	+ 6.7%	\$338,019	\$373,281	+ 10.4%
Median Sales Price*	\$297,000	\$301,000	+ 1.3%	\$283,000	\$300,000	+ 6.0%
Percent of Original List Price Received*	92.8%	94.5%	+ 1.8%	92.0%	93.7%	+ 1.8%
Days on Market Until Sale	67	75	+ 11.9%	67	75	+ 11.9%
Inventory of Homes for Sale	717	883	+ 23.2%	--	--	--
Months Supply of Inventory	3.4	4.5	+ 66.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 333.3% **+ 60.0%** **- 10.9%**

Change in
New Listings

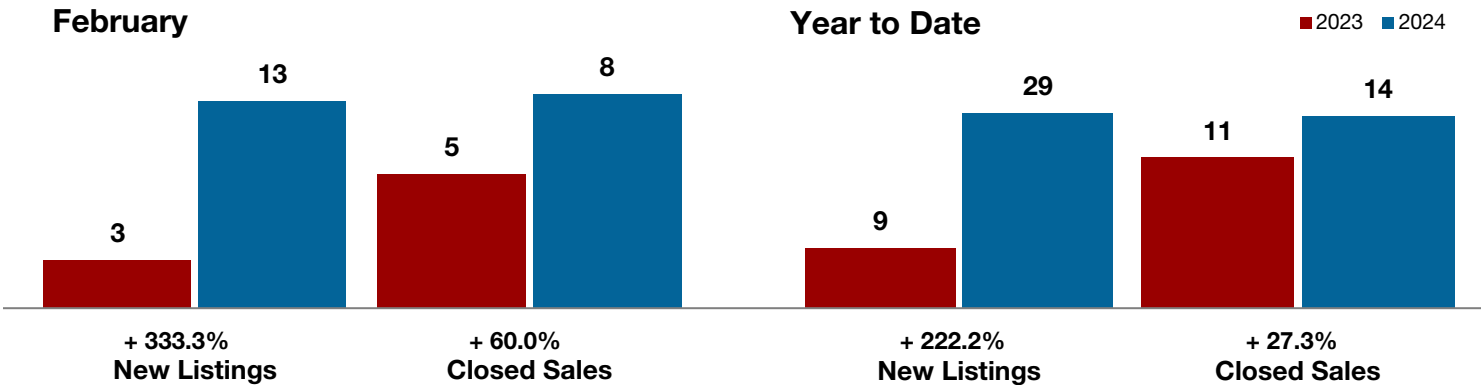
Change in
Closed Sales

Change in
Median Sales Price

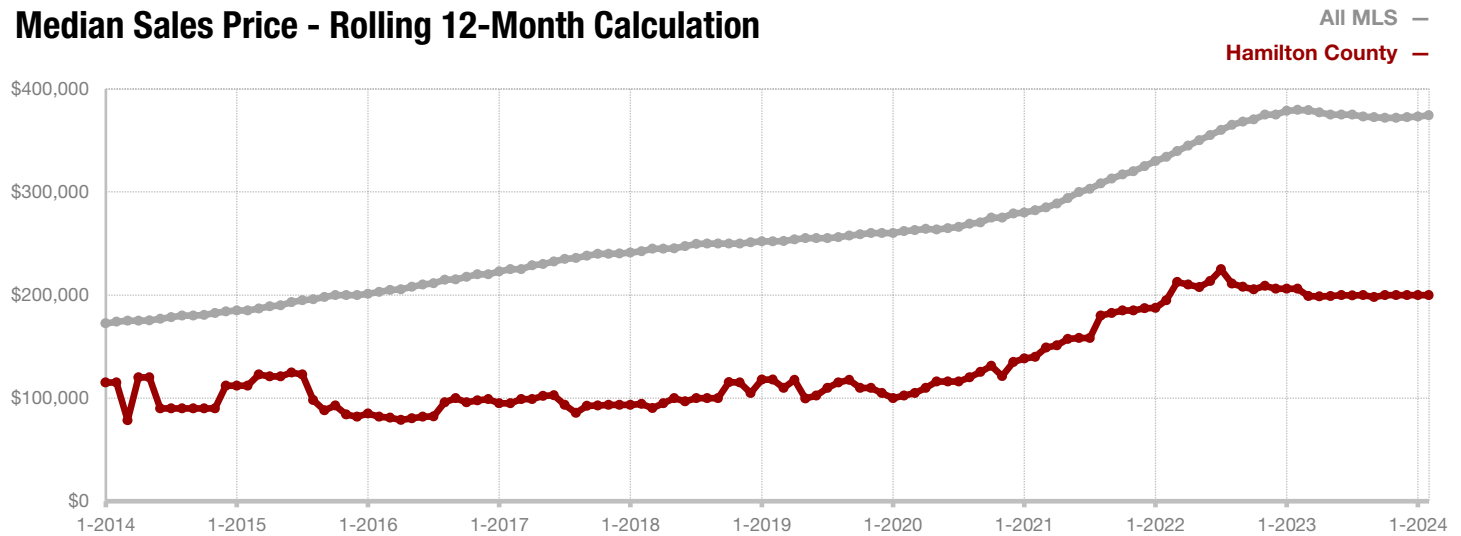
Hamilton County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	3	13	+ 333.3%	9	29	+ 222.2%
Pending Sales	5	6	+ 20.0%	10	15	+ 50.0%
Closed Sales	5	8	+ 60.0%	11	14	+ 27.3%
Average Sales Price*	\$802,200	\$362,375	- 54.8%	\$485,980	\$398,886	- 17.9%
Median Sales Price*	\$235,000	\$209,500	- 10.9%	\$190,000	\$192,000	+ 1.1%
Percent of Original List Price Received*	85.4%	86.7%	+ 1.5%	86.4%	84.1%	- 2.7%
Days on Market Until Sale	102	103	+ 1.0%	75	104	+ 38.7%
Inventory of Homes for Sale	42	51	+ 21.4%	--	--	--
Months Supply of Inventory	6.1	8.1	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 33.3%

--

--

Change in
New Listings

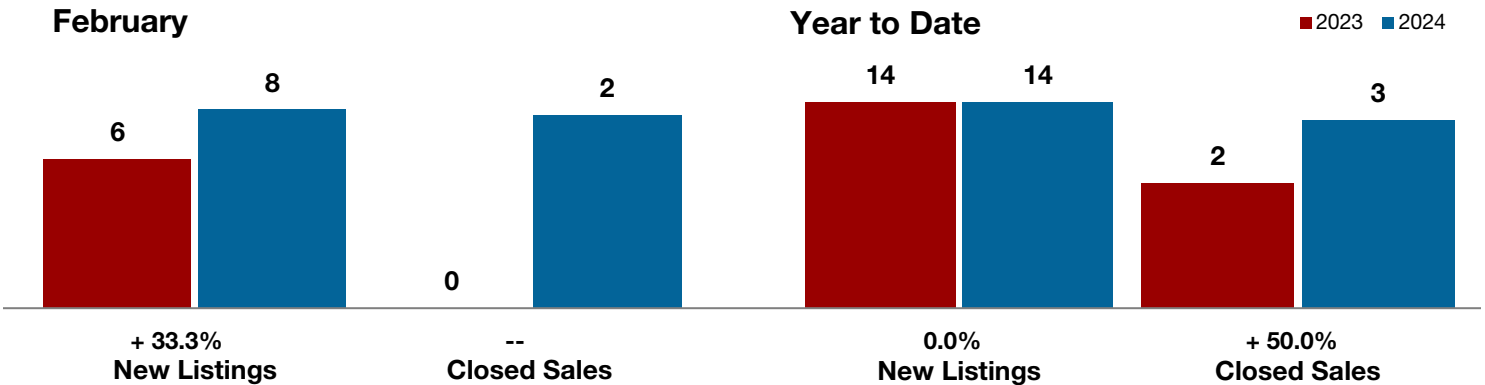
Change in
Closed Sales

Change in
Median Sales Price

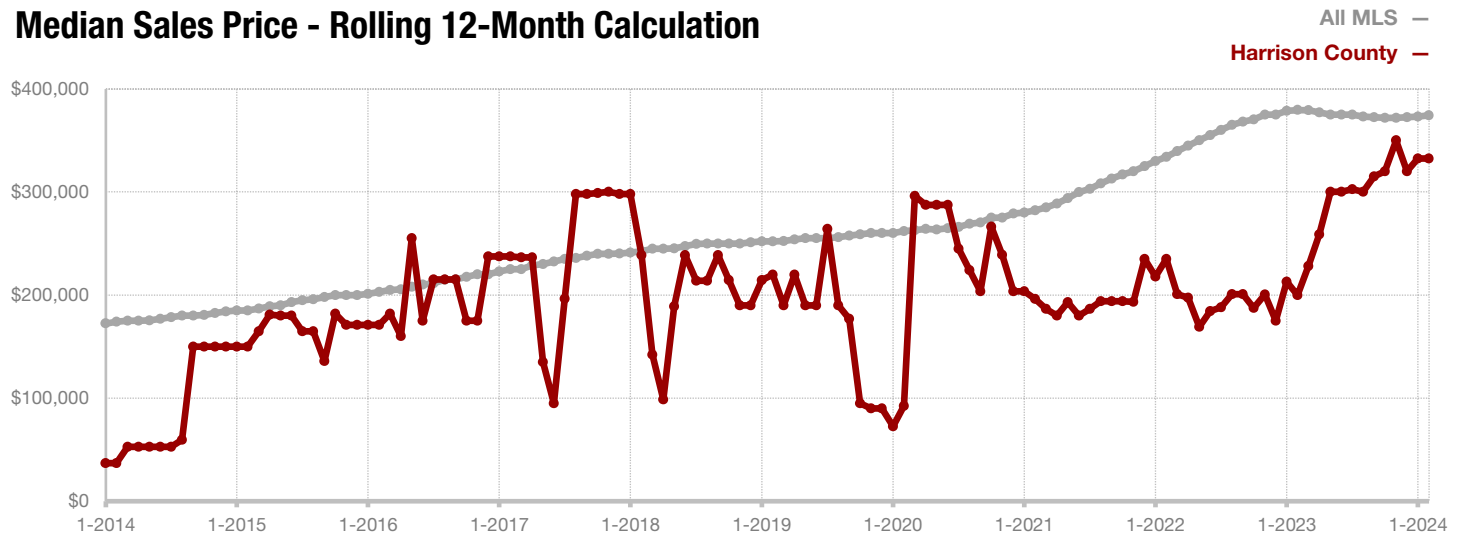
Harrison County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	6	8	+ 33.3%	14	14	0.0%
Pending Sales	3	6	+ 100.0%	3	9	+ 200.0%
Closed Sales	0	2	--	2	3	+ 50.0%
Average Sales Price*	--	\$344,000	--	\$308,000	\$344,333	+ 11.8%
Median Sales Price*	--	\$344,000	--	\$308,000	\$345,000	+ 12.0%
Percent of Original List Price Received*	--	82.0%	--	98.1%	87.5%	- 10.8%
Days on Market Until Sale	--	148	--	112	102	- 8.9%
Inventory of Homes for Sale	21	23	+ 9.5%	--	--	--
Months Supply of Inventory	7.5	9.0	+ 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 – February 2024

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



+ 43.5%

- 5.4%

0.0%

Change in
New Listings

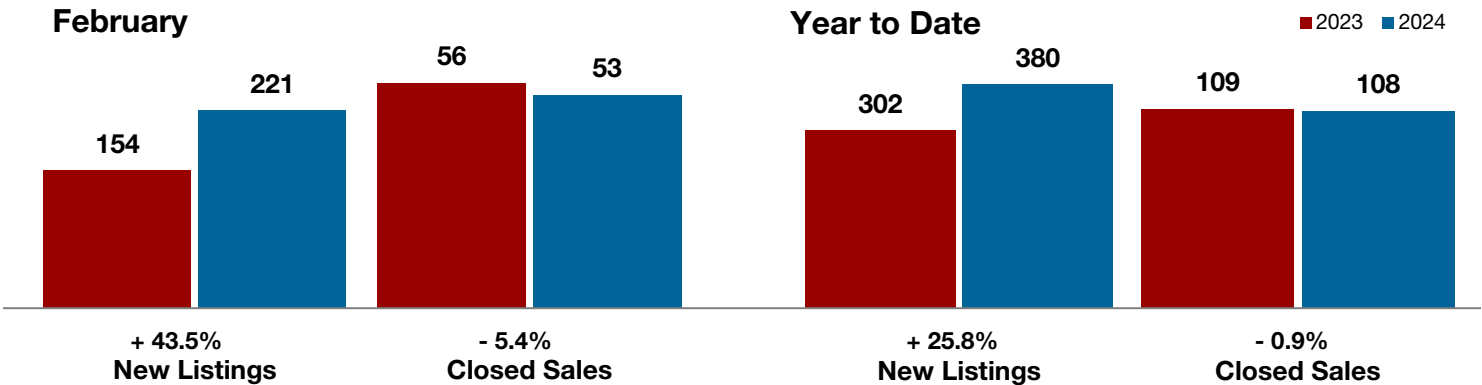
Change in
Closed Sales

Change in
Median Sales Price

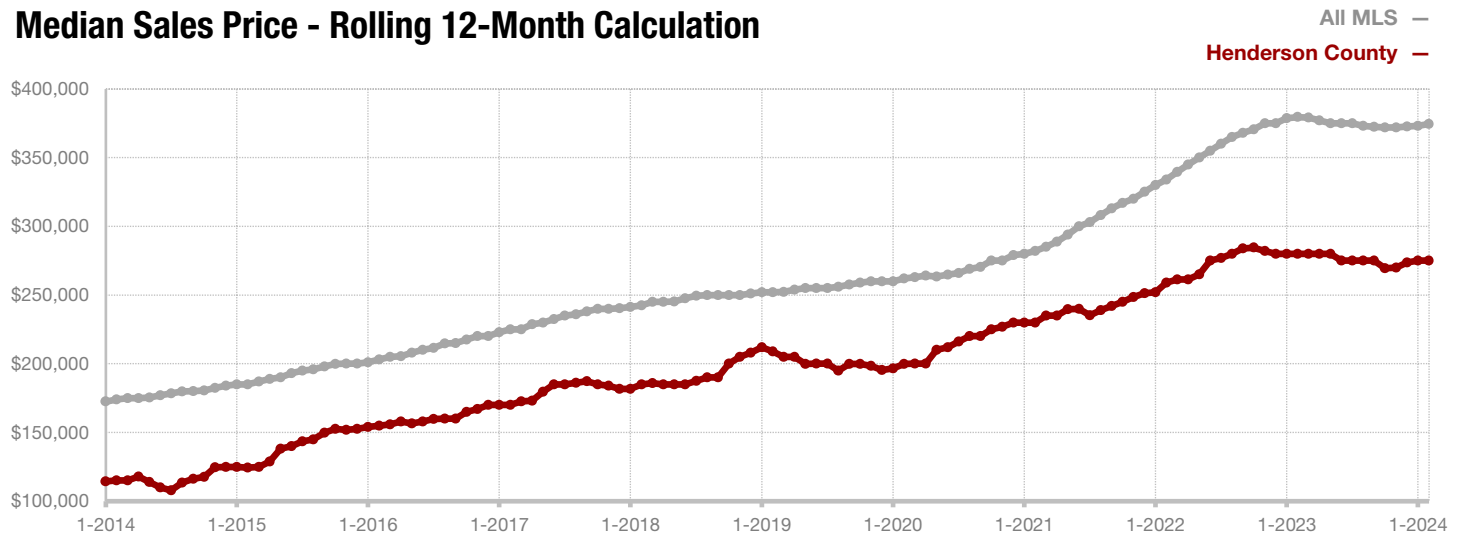
Henderson County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	154	221	+ 43.5%	302	380	+ 25.8%
Pending Sales	70	95	+ 35.7%	143	170	+ 18.9%
Closed Sales	56	53	- 5.4%	109	108	- 0.9%
Average Sales Price*	\$354,503	\$390,694	+ 10.2%	\$354,548	\$517,265	+ 45.9%
Median Sales Price*	\$270,000	\$270,000	0.0%	\$259,000	\$272,500	+ 5.2%
Percent of Original List Price Received*	90.6%	87.7%	- 3.2%	90.7%	88.7%	- 2.2%
Days on Market Until Sale	73	109	+ 49.3%	69	97	+ 40.6%
Inventory of Homes for Sale	484	665	+ 37.4%	--	--	--
Months Supply of Inventory	5.4	7.7	+ 60.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



- 4.5%

- 10.3%

+ 5.7%

Change in
New Listings

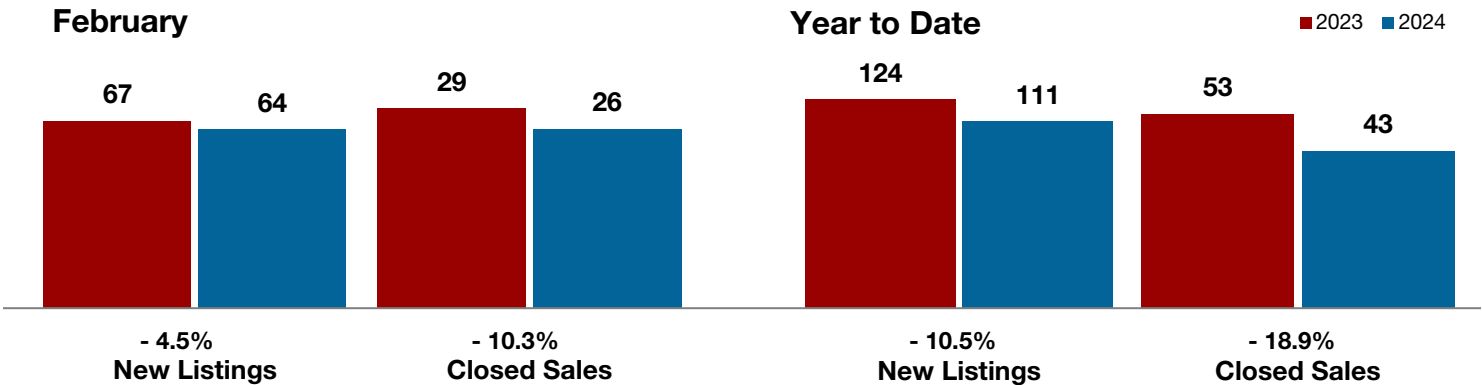
Change in
Closed Sales

Change in
Median Sales Price

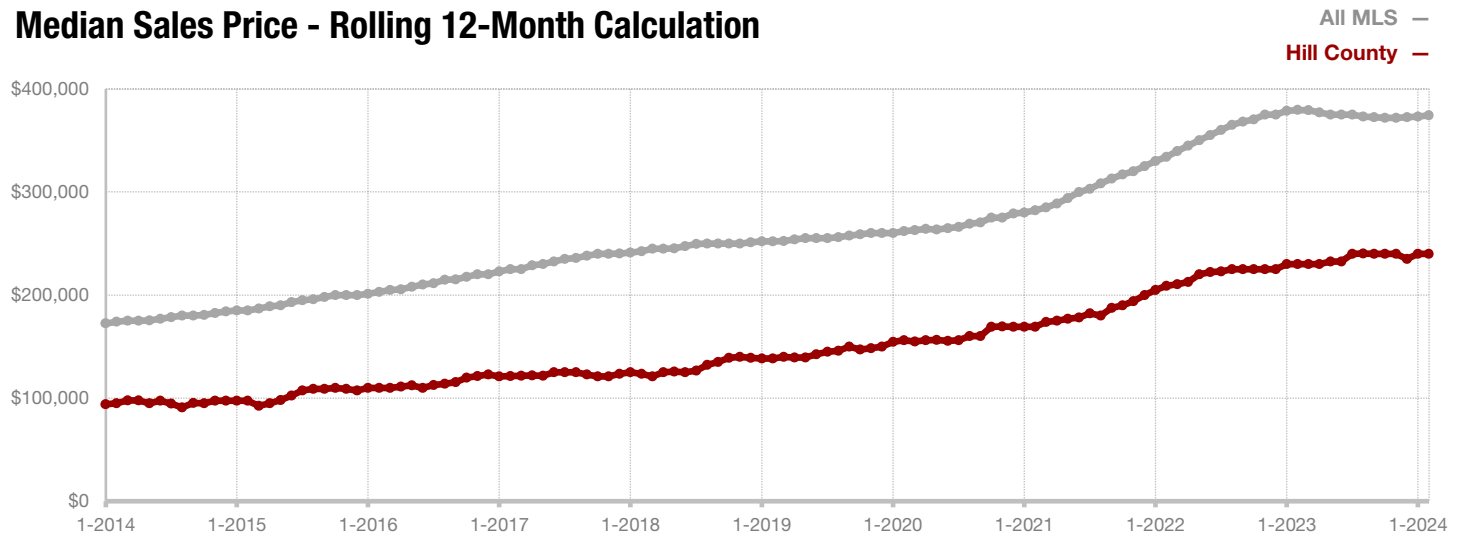
Hill County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	67	64	- 4.5%	124	111	- 10.5%
Pending Sales	40	31	- 22.5%	77	61	- 20.8%
Closed Sales	29	26	- 10.3%	53	43	- 18.9%
Average Sales Price*	\$308,045	\$256,396	- 16.8%	\$303,273	\$275,522	- 9.2%
Median Sales Price*	\$227,000	\$240,000	+ 5.7%	\$227,000	\$254,000	+ 11.9%
Percent of Original List Price Received*	94.1%	89.6%	- 4.8%	92.9%	90.9%	- 2.2%
Days on Market Until Sale	44	119	+ 170.5%	53	107	+ 101.9%
Inventory of Homes for Sale	208	181	- 13.0%	--	--	--
Months Supply of Inventory	5.4	5.2	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 34.8%

+ 2.2%

+ 5.1%

Change in
New Listings

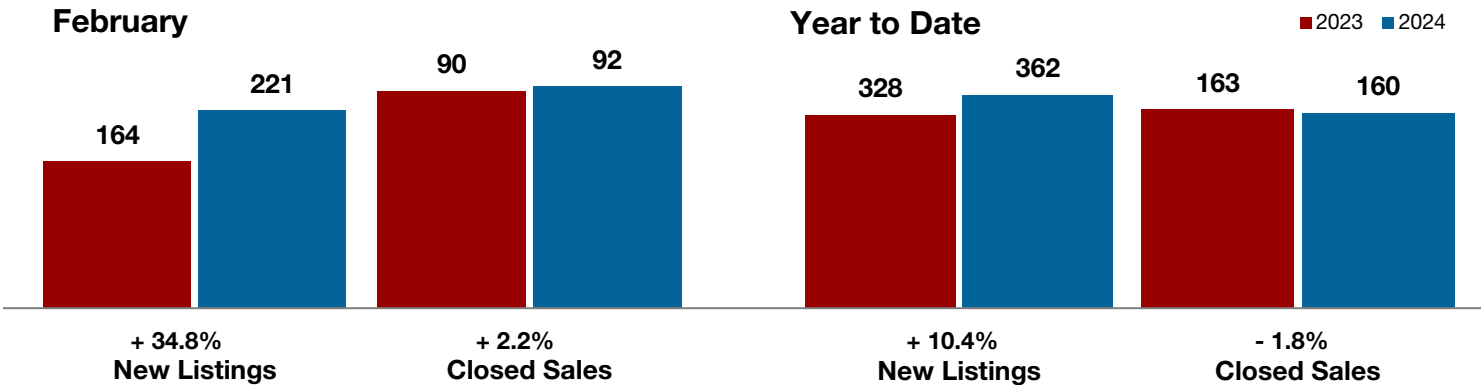
Change in
Closed Sales

Change in
Median Sales Price

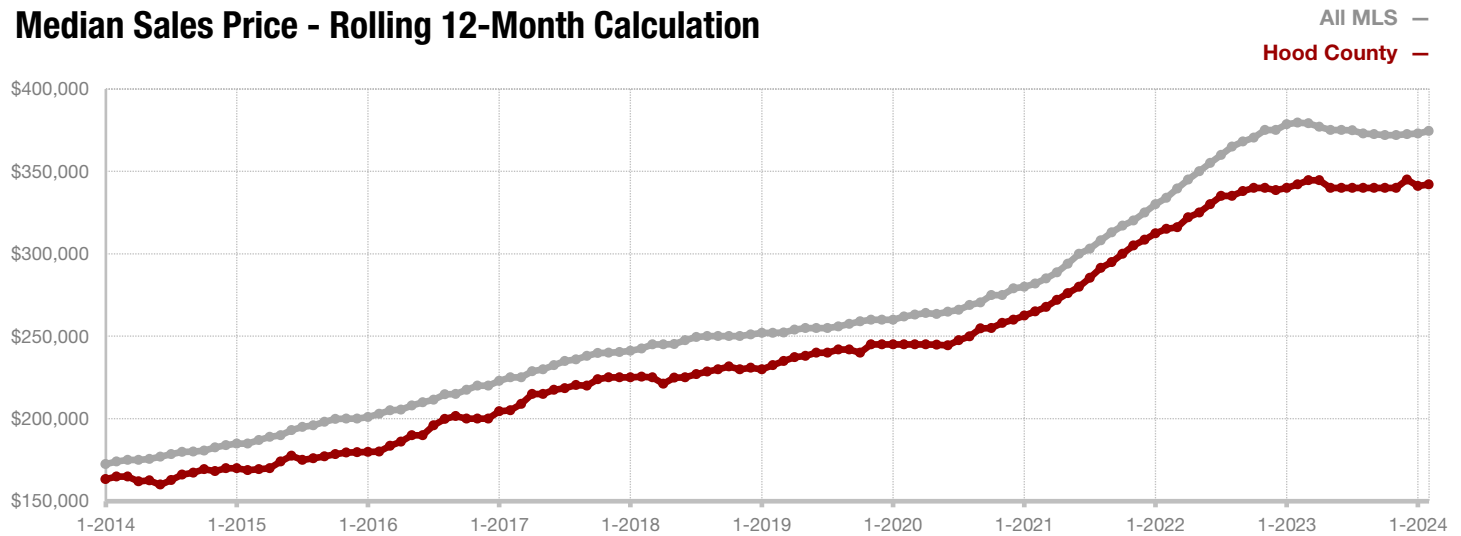
Hood County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	164	221	+ 34.8%	328	362	+ 10.4%
Pending Sales	106	96	- 9.4%	216	204	- 5.6%
Closed Sales	90	92	+ 2.2%	163	160	- 1.8%
Average Sales Price*	\$411,421	\$417,743	+ 1.5%	\$441,688	\$397,195	- 10.1%
Median Sales Price*	\$340,000	\$357,500	+ 5.1%	\$345,000	\$309,000	- 10.4%
Percent of Original List Price Received*	92.2%	92.6%	+ 0.4%	92.1%	92.6%	+ 0.5%
Days on Market Until Sale	73	87	+ 19.2%	67	83	+ 23.9%
Inventory of Homes for Sale	457	555	+ 21.4%	--	--	--
Months Supply of Inventory	3.8	4.9	+ 25.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 9.7%

- 48.0%

+ 20.2%

Change in
New Listings

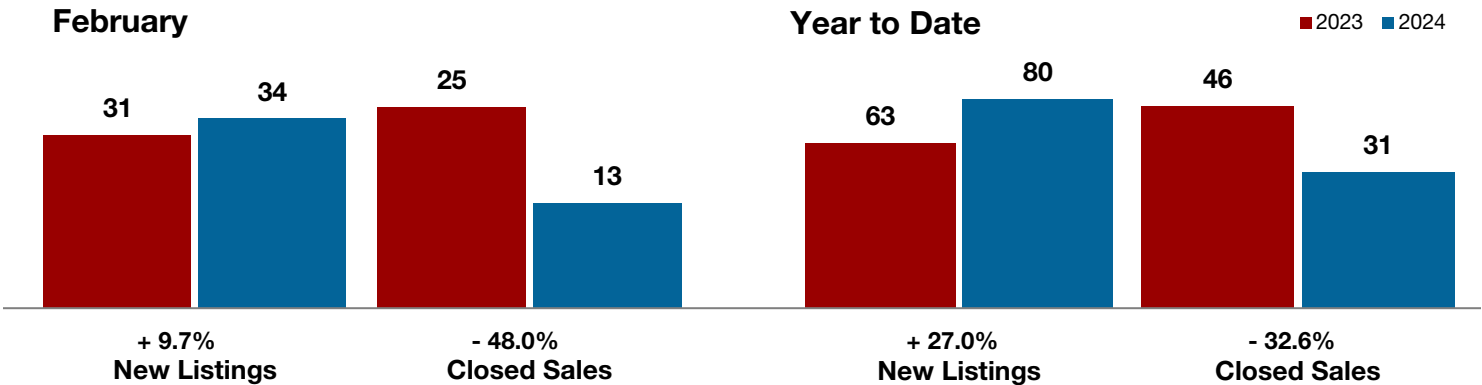
Change in
Closed Sales

Change in
Median Sales Price

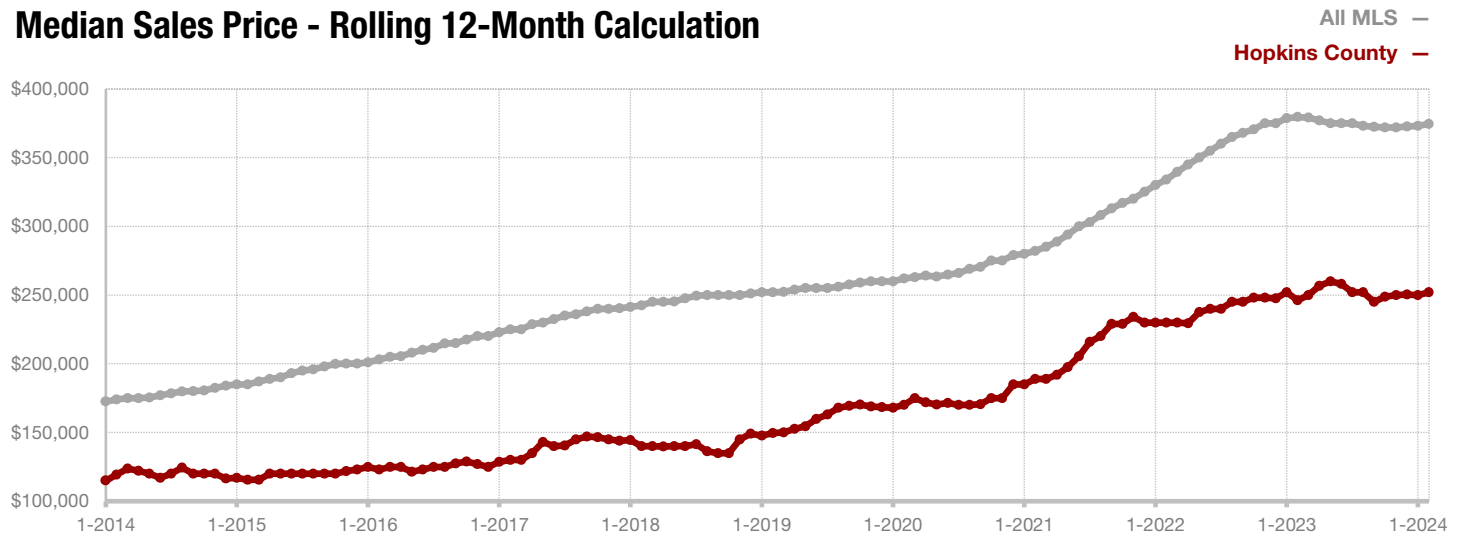
Hopkins County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	31	34	+ 9.7%	63	80	+ 27.0%
Pending Sales	18	10	- 44.4%	47	31	- 34.0%
Closed Sales	25	13	- 48.0%	46	31	- 32.6%
Average Sales Price*	\$224,088	\$326,108	+ 45.5%	\$301,852	\$290,034	- 3.9%
Median Sales Price*	\$225,000	\$270,400	+ 20.2%	\$237,500	\$230,000	- 3.2%
Percent of Original List Price Received*	87.4%	89.1%	+ 1.9%	89.2%	94.0%	+ 5.4%
Days on Market Until Sale	81	100	+ 23.5%	76	60	- 21.1%
Inventory of Homes for Sale	113	151	+ 33.6%	--	--	--
Months Supply of Inventory	4.2	5.9	+ 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 – February 2024

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



+ 39.2%

+ 5.7%

+ 2.5%

Change in
New Listings

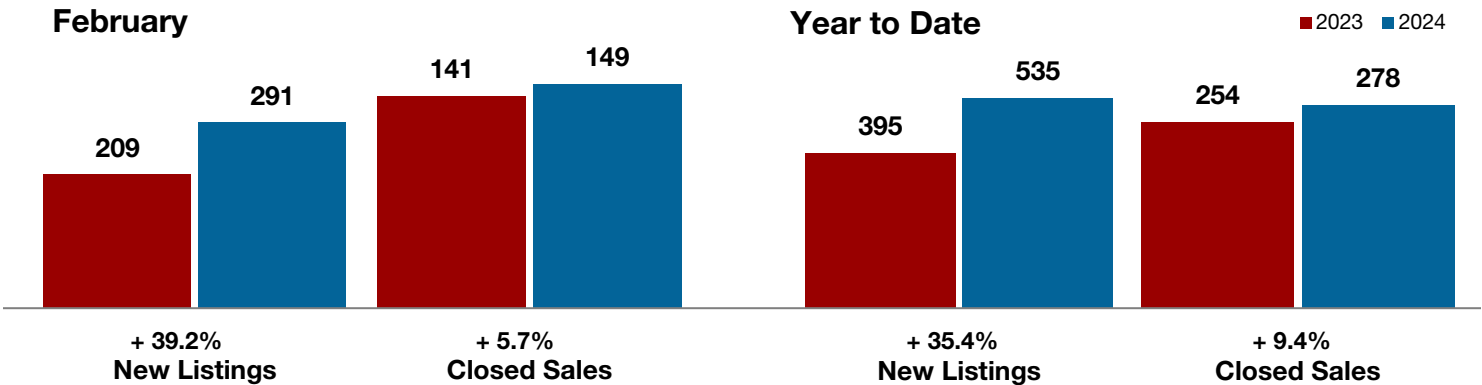
Change in
Closed Sales

Change in
Median Sales Price

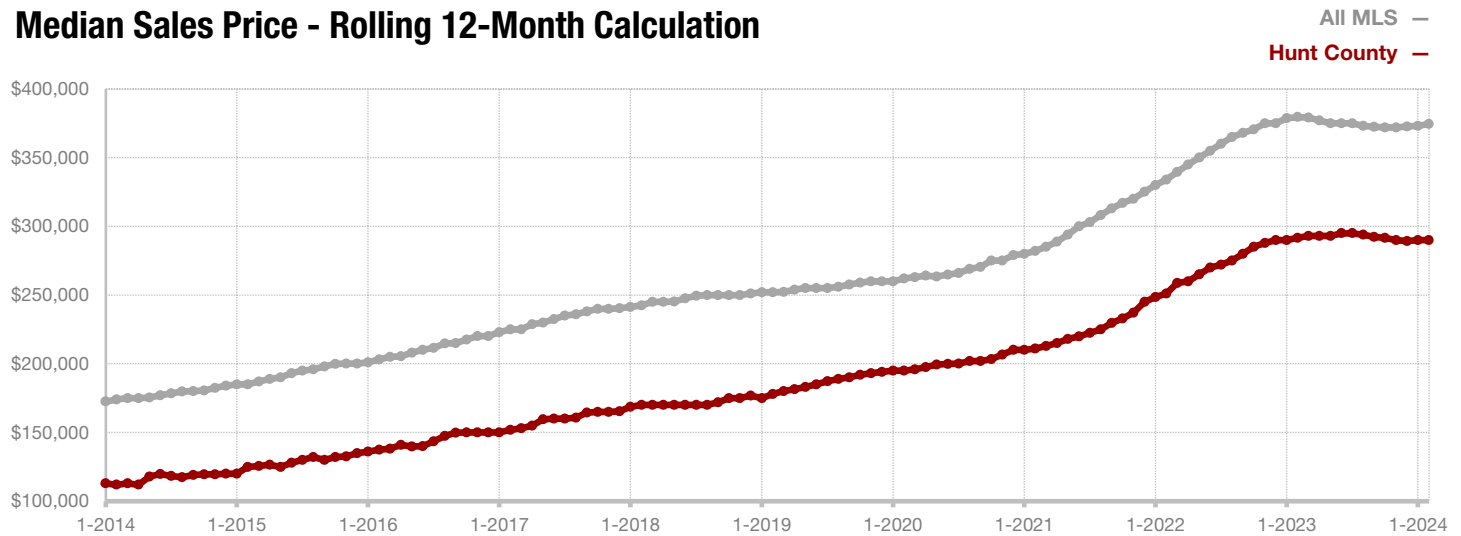
Hunt County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	209	291	+ 39.2%	395	535	+ 35.4%
Pending Sales	152	172	+ 13.2%	301	329	+ 9.3%
Closed Sales	141	149	+ 5.7%	254	278	+ 9.4%
Average Sales Price*	\$310,482	\$350,383	+ 12.9%	\$304,948	\$345,058	+ 13.2%
Median Sales Price*	\$287,760	\$294,820	+ 2.5%	\$286,000	\$290,170	+ 1.5%
Percent of Original List Price Received*	93.3%	91.2%	- 2.3%	93.4%	92.0%	- 1.5%
Days on Market Until Sale	66	75	+ 13.6%	61	75	+ 23.0%
Inventory of Homes for Sale	574	693	+ 20.7%	--	--	--
Months Supply of Inventory	3.7	4.2	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 42.9%

0.0%

+ 376.9%

Change in
New Listings

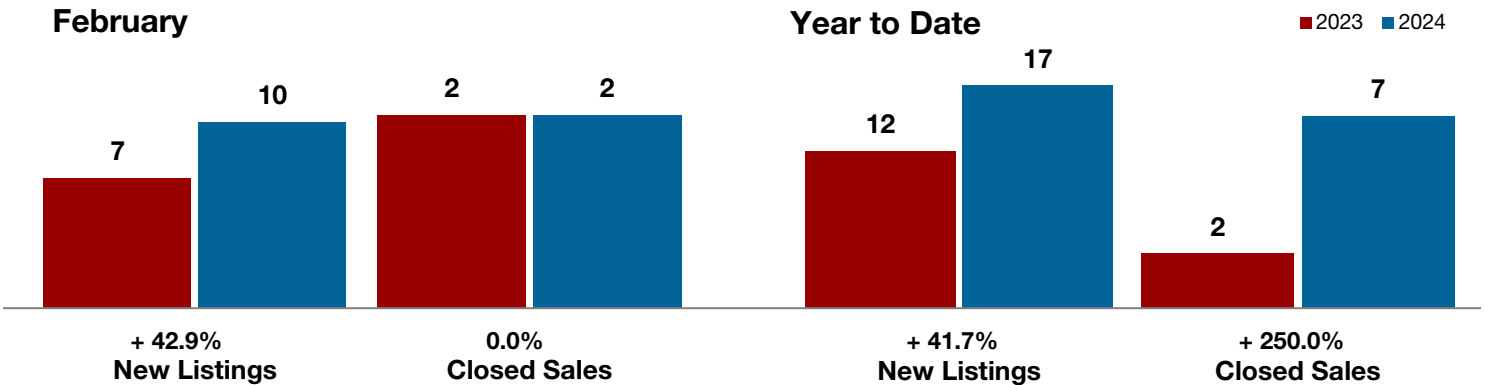
Change in
Closed Sales

Change in
Median Sales Price

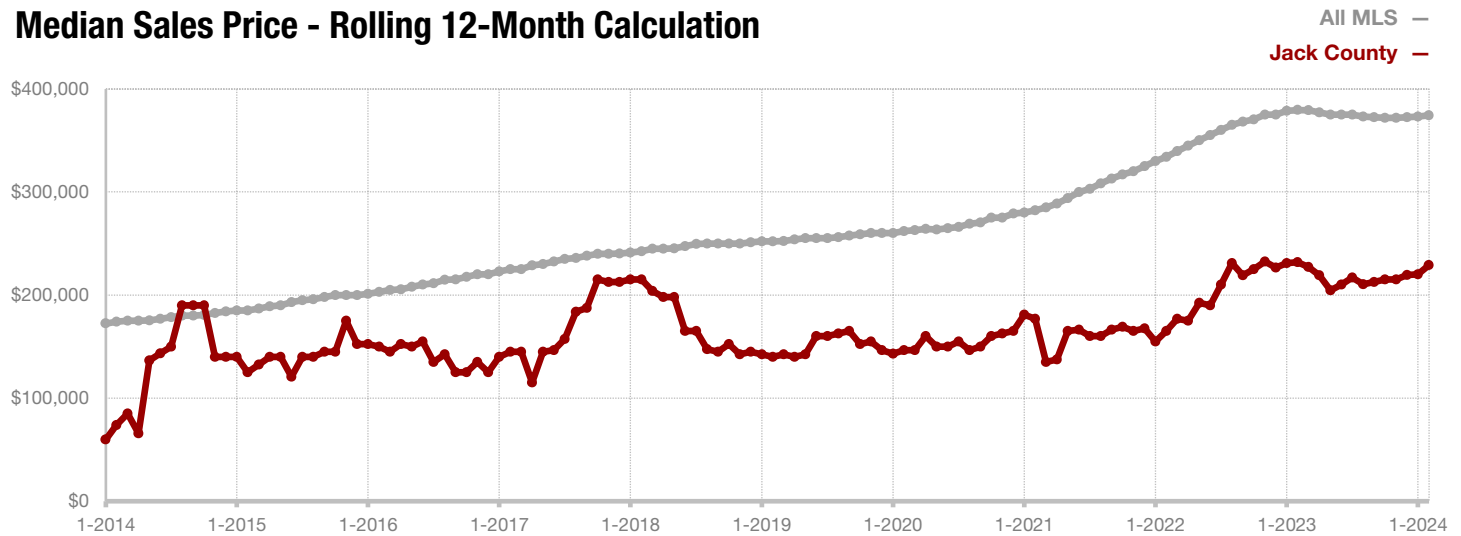
Jack County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	7	10	+ 42.9%	12	17	+ 41.7%
Pending Sales	3	3	0.0%	5	5	0.0%
Closed Sales	2	2	0.0%	2	7	+ 250.0%
Average Sales Price*	\$87,750	\$418,500	+ 376.9%	\$87,750	\$1,253,429	+ 1328.4%
Median Sales Price*	\$87,750	\$418,500	+ 376.9%	\$87,750	\$315,000	+ 259.0%
Percent of Original List Price Received*	74.4%	97.1%	+ 30.5%	74.4%	84.4%	+ 13.4%
Days on Market Until Sale	90	78	- 13.3%	90	123	+ 36.7%
Inventory of Homes for Sale	33	40	+ 21.2%	--	--	--
Months Supply of Inventory	6.9	9.4	+ 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 – February 2024

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



+ 43.4%

+ 1.8%

- 4.9%

Change in
New Listings

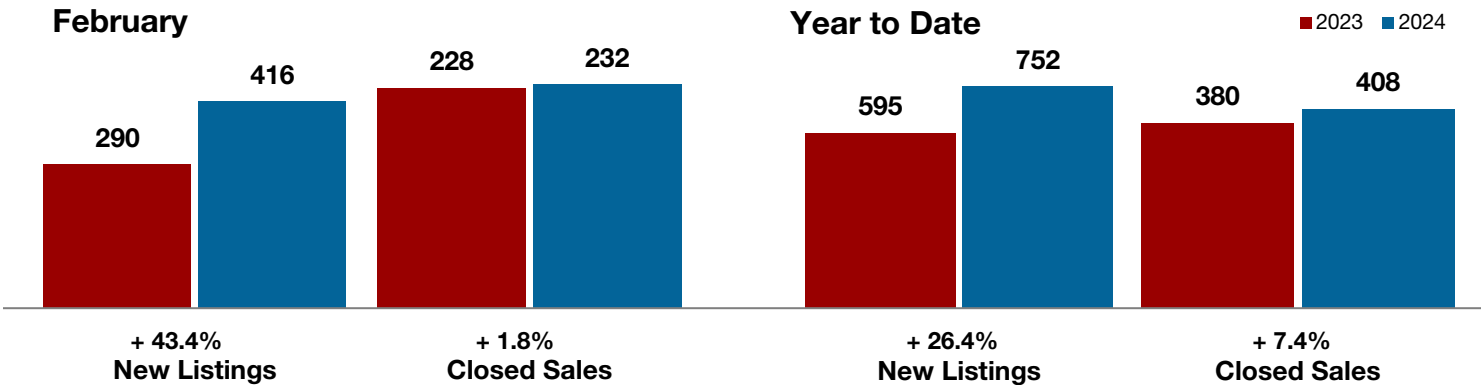
Change in
Closed Sales

Change in
Median Sales Price

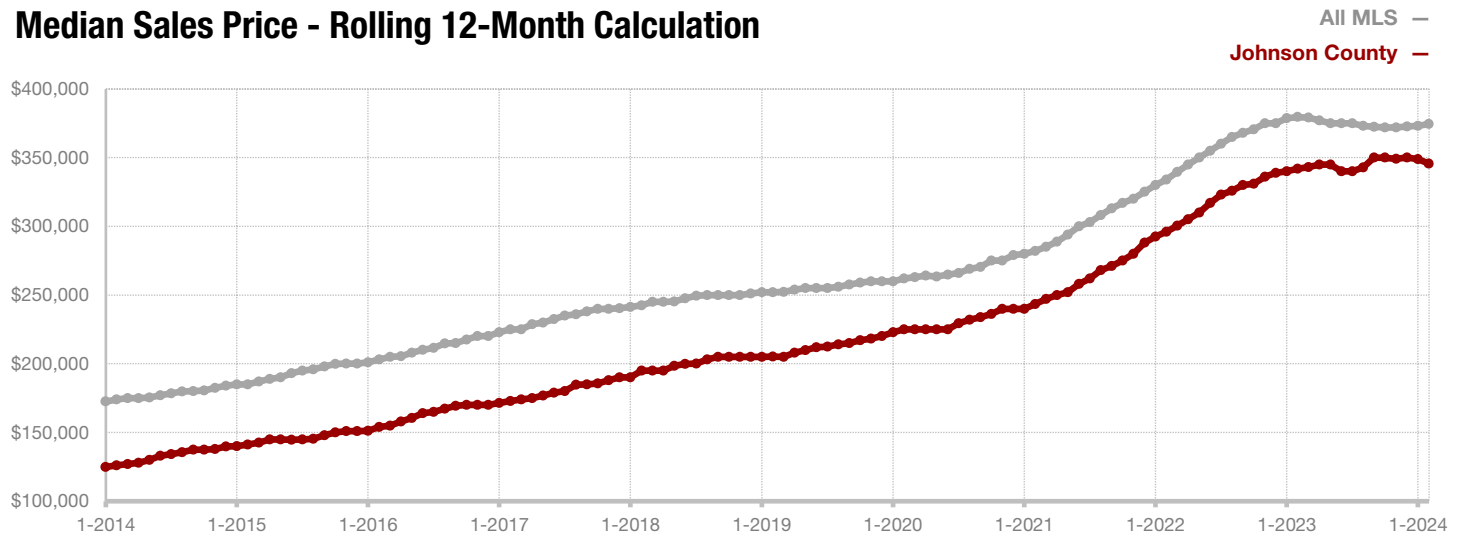
Johnson County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	290	416	+ 43.4%	595	752	+ 26.4%
Pending Sales	253	234	- 7.5%	477	468	- 1.9%
Closed Sales	228	232	+ 1.8%	380	408	+ 7.4%
Average Sales Price*	\$391,708	\$366,482	- 6.4%	\$386,264	\$369,535	- 4.3%
Median Sales Price*	\$359,995	\$342,500	- 4.9%	\$357,495	\$340,000	- 4.9%
Percent of Original List Price Received*	92.8%	94.7%	+ 2.0%	92.7%	94.9%	+ 2.4%
Days on Market Until Sale	73	81	+ 11.0%	70	73	+ 4.3%
Inventory of Homes for Sale	802	1,009	+ 25.8%	--	--	--
Months Supply of Inventory	3.1	4.1	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



- 27.3%

- 63.6%

- 35.4%

Change in
New Listings

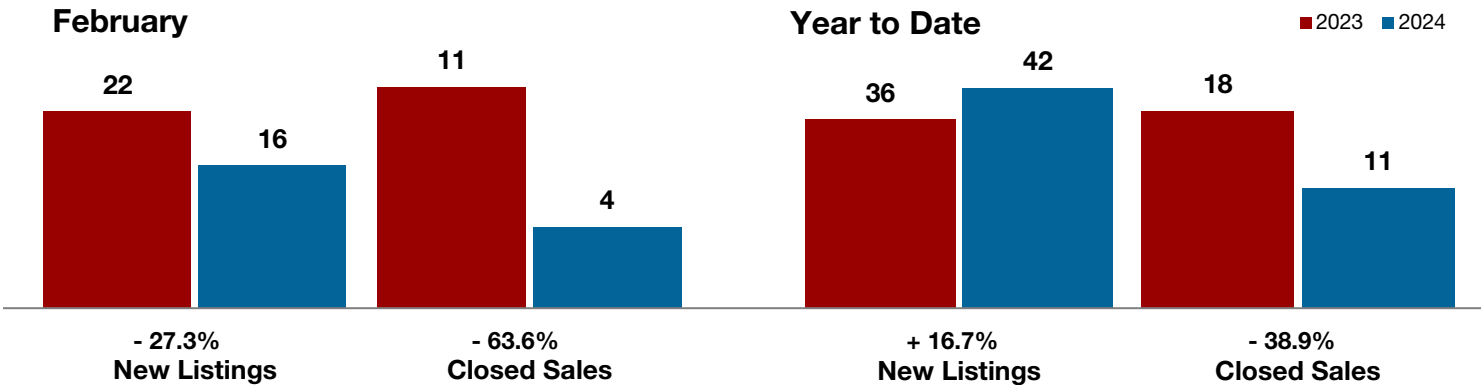
Change in
Closed Sales

Change in
Median Sales Price

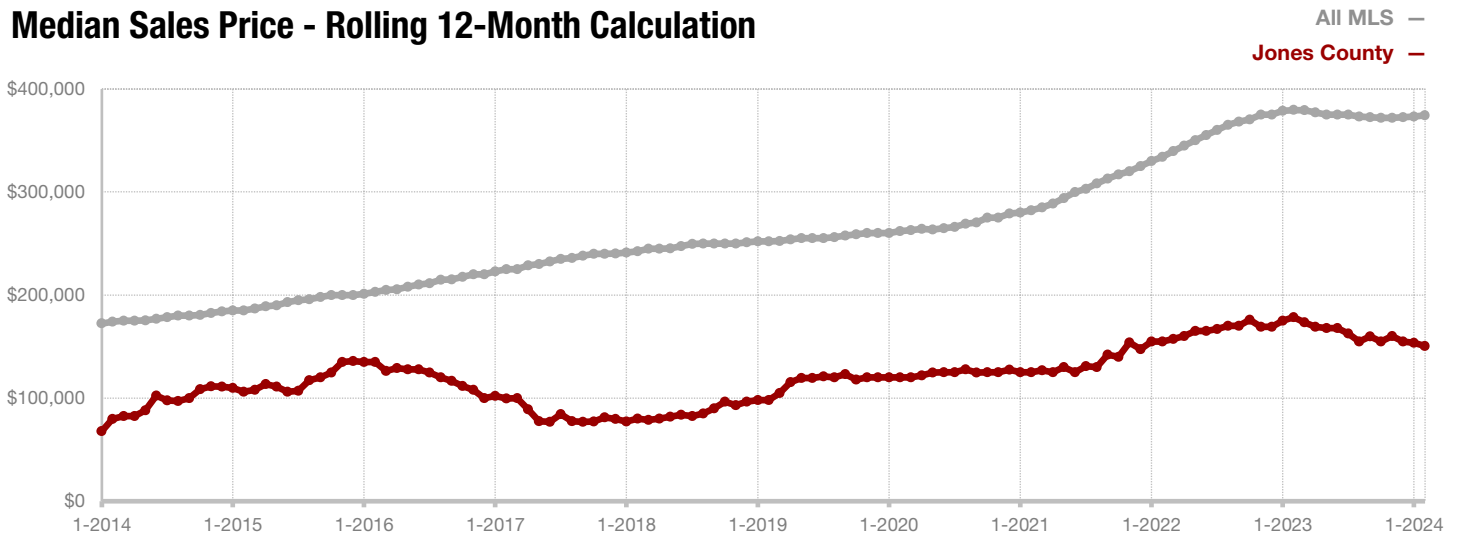
Jones County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	22	16	- 27.3%	36	42	+ 16.7%
Pending Sales	9	9	0.0%	23	21	- 8.7%
Closed Sales	11	4	- 63.6%	18	11	- 38.9%
Average Sales Price*	\$175,377	\$134,250	- 23.5%	\$214,286	\$212,300	- 0.9%
Median Sales Price*	\$195,000	\$126,000	- 35.4%	\$203,250	\$149,900	- 26.2%
Percent of Original List Price Received*	93.6%	85.4%	- 8.8%	91.1%	89.4%	- 1.9%
Days on Market Until Sale	72	115	+ 59.7%	76	72	- 5.3%
Inventory of Homes for Sale	57	68	+ 19.3%	--	--	--
Months Supply of Inventory	4.5	5.7	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 59.6%

- 11.1%

- 3.3%

Change in
New Listings

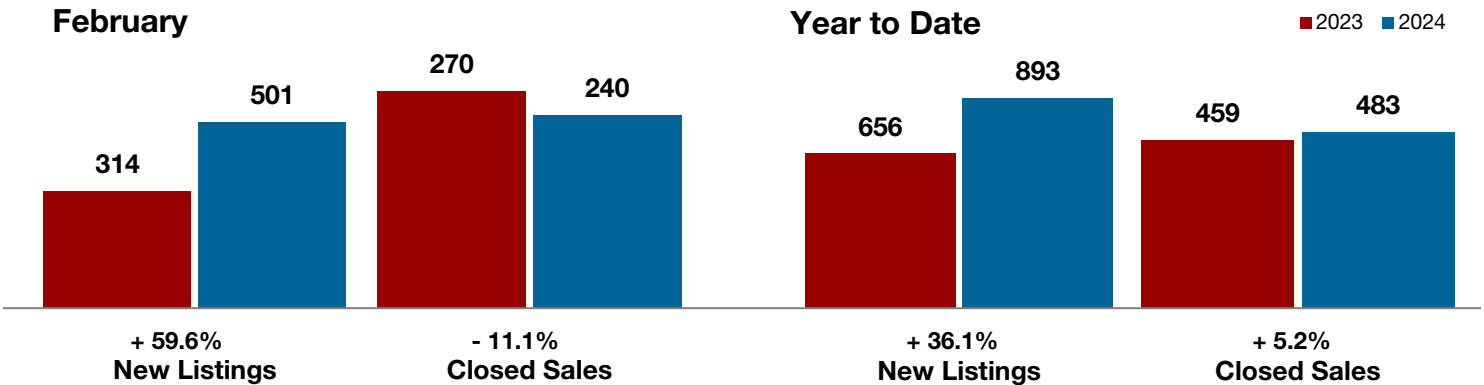
Change in
Closed Sales

Change in
Median Sales Price

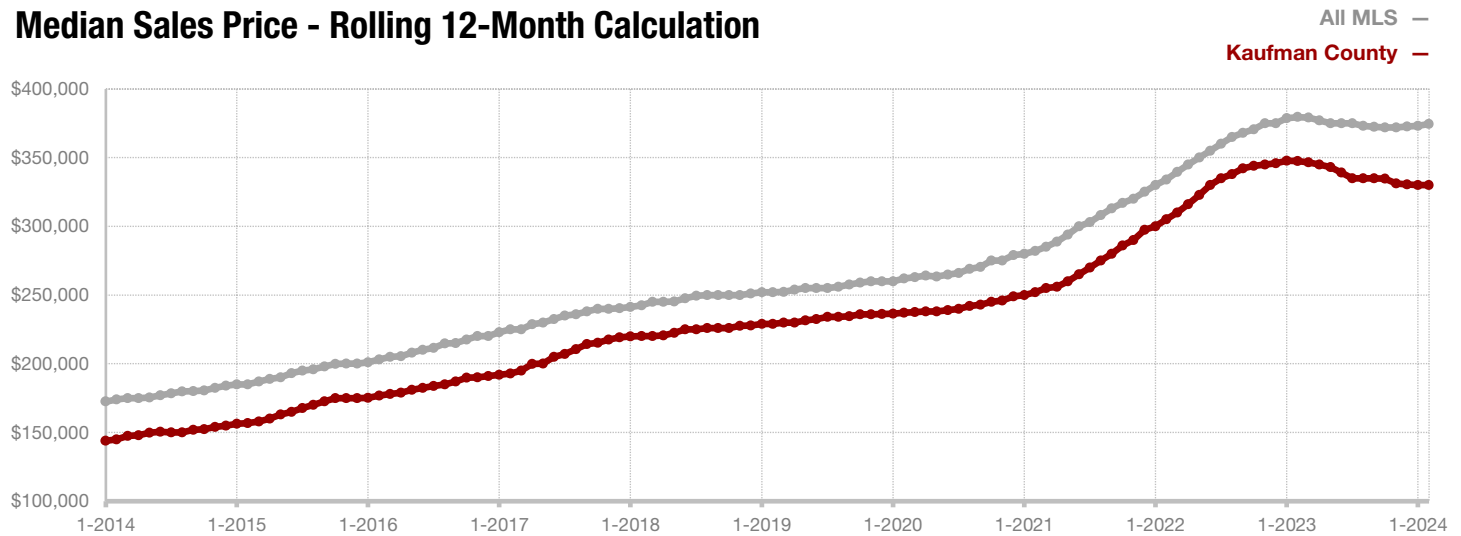
Kaufman County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	314	501	+ 59.6%	656	893	+ 36.1%
Pending Sales	273	317	+ 16.1%	586	622	+ 6.1%
Closed Sales	270	240	- 11.1%	459	483	+ 5.2%
Average Sales Price*	\$352,387	\$354,173	+ 0.5%	\$349,955	\$345,720	- 1.2%
Median Sales Price*	\$325,653	\$314,950	- 3.3%	\$328,495	\$317,900	- 3.2%
Percent of Original List Price Received*	92.7%	93.2%	+ 0.5%	93.1%	92.6%	- 0.5%
Days on Market Until Sale	68	76	+ 11.8%	70	76	+ 8.6%
Inventory of Homes for Sale	948	1,202	+ 26.8%	--	--	--
Months Supply of Inventory	3.2	4.1	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 52.8%

+ 142.9%

+ 19.6%

Change in
New Listings

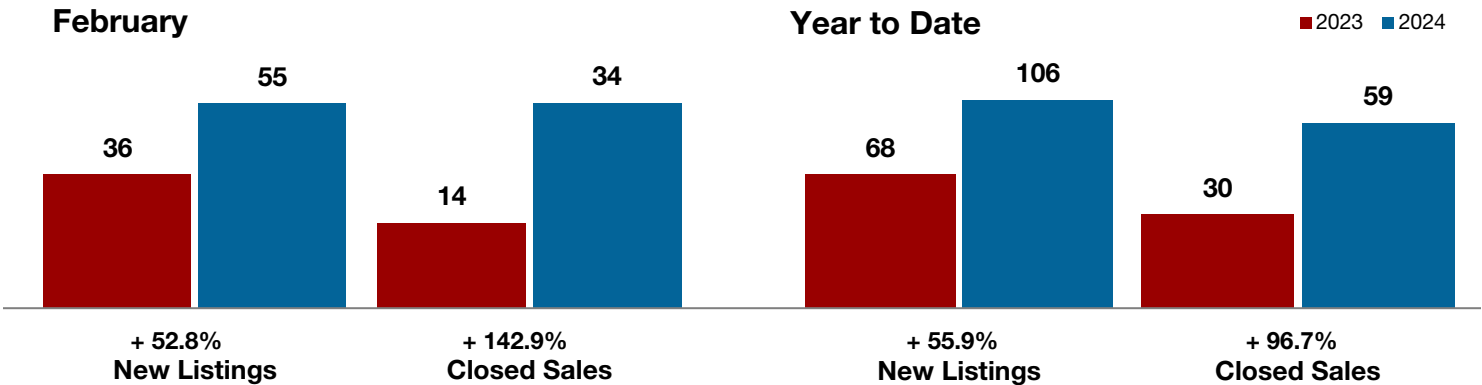
Change in
Closed Sales

Change in
Median Sales Price

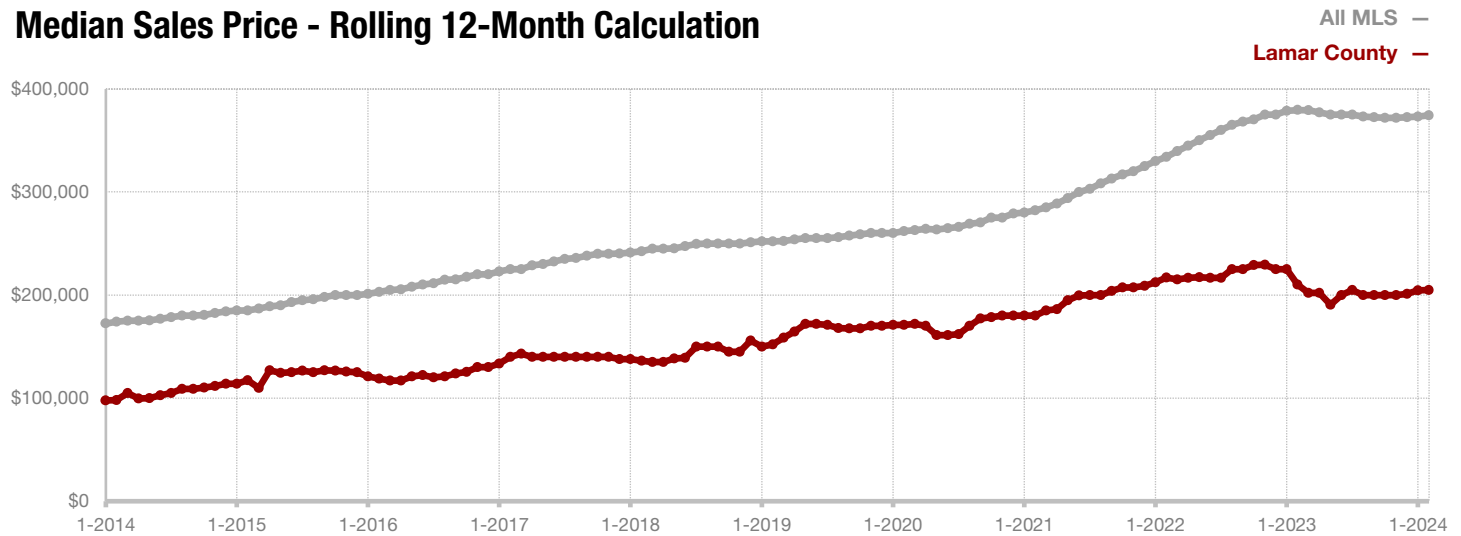
Lamar County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	36	55	+ 52.8%	68	106	+ 55.9%
Pending Sales	21	36	+ 71.4%	34	75	+ 120.6%
Closed Sales	14	34	+ 142.9%	30	59	+ 96.7%
Average Sales Price*	\$199,925	\$229,657	+ 14.9%	\$195,452	\$222,060	+ 13.6%
Median Sales Price*	\$178,500	\$213,445	+ 19.6%	\$170,000	\$205,000	+ 20.6%
Percent of Original List Price Received*	91.4%	91.7%	+ 0.3%	89.0%	90.1%	+ 1.2%
Days on Market Until Sale	73	60	- 17.8%	64	63	- 1.6%
Inventory of Homes for Sale	141	185	+ 31.2%	--	--	--
Months Supply of Inventory	6.0	6.3	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



0.0%

- 25.0%

- 18.1%

Change in
New Listings

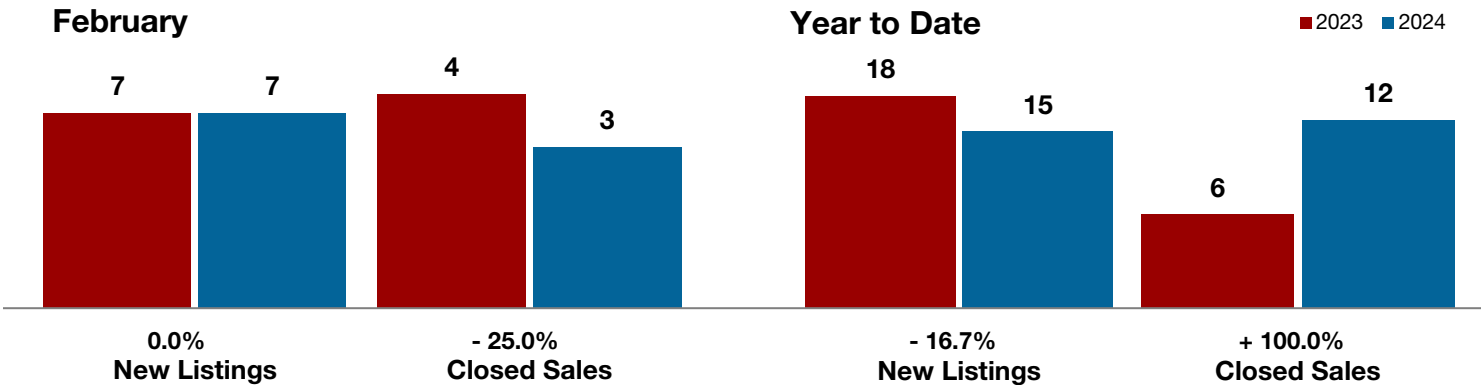
Change in
Closed Sales

Change in
Median Sales Price

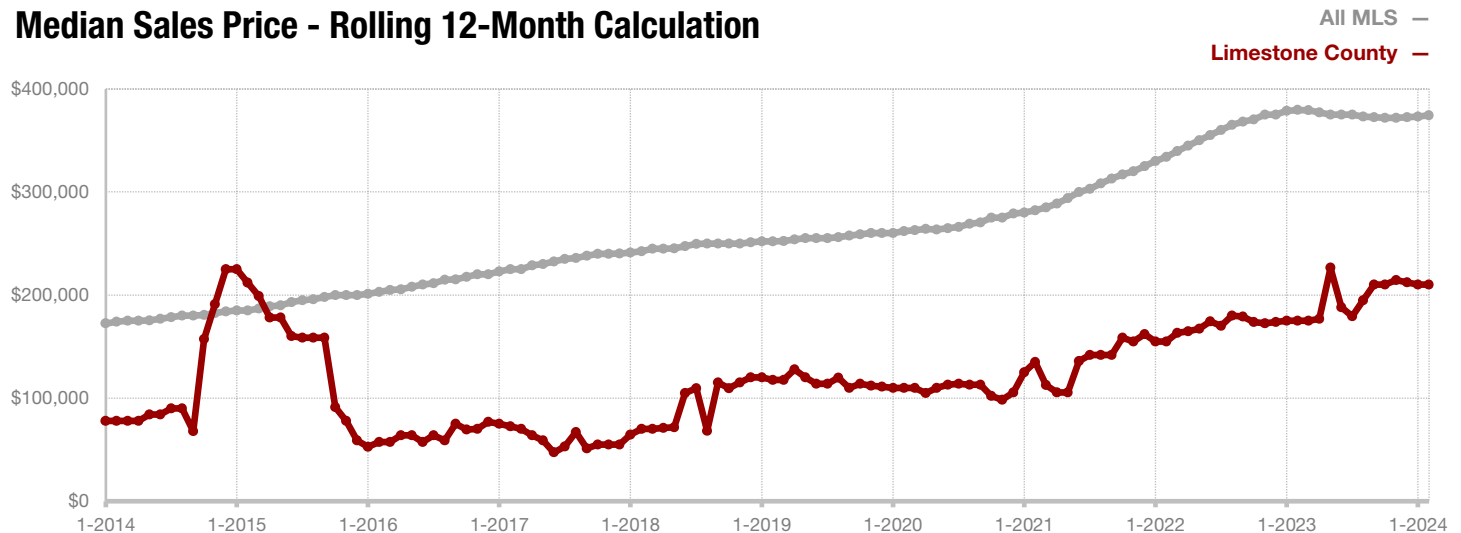
Limestone County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	7	7	0.0%	18	15	- 16.7%
Pending Sales	5	5	0.0%	7	7	0.0%
Closed Sales	4	3	- 25.0%	6	12	+ 100.0%
Average Sales Price*	\$268,000	\$200,833	- 25.1%	\$260,333	\$173,000	- 33.5%
Median Sales Price*	\$281,000	\$230,000	- 18.1%	\$281,000	\$138,000	- 50.9%
Percent of Original List Price Received*	88.2%	91.5%	+ 3.7%	82.1%	92.7%	+ 12.9%
Days on Market Until Sale	158	160	+ 1.3%	170	78	- 54.1%
Inventory of Homes for Sale	46	48	+ 4.3%	--	--	--
Months Supply of Inventory	8.0	6.7	- 12.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 30.0%

+ 16.7%

- 18.2%

Change in
New Listings

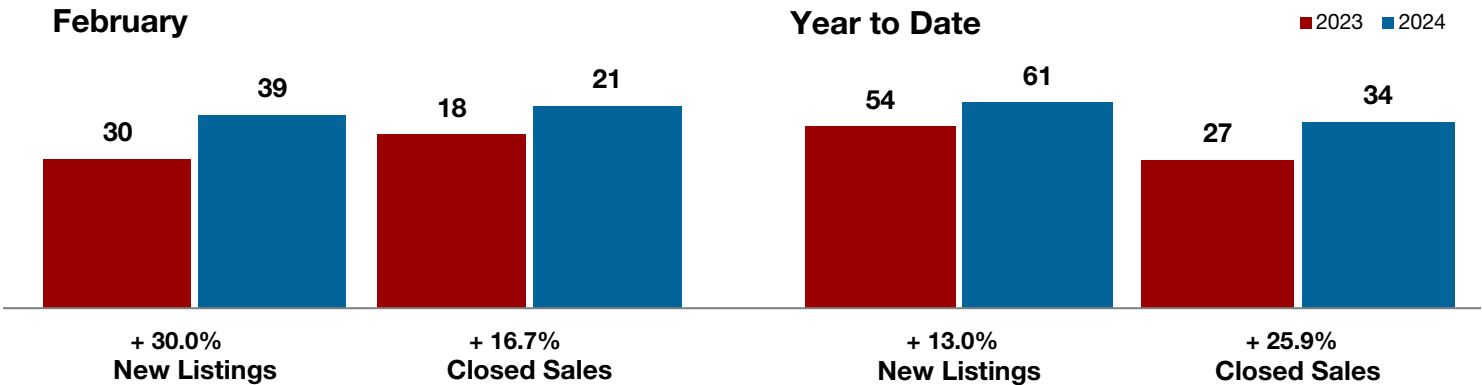
Change in
Closed Sales

Change in
Median Sales Price

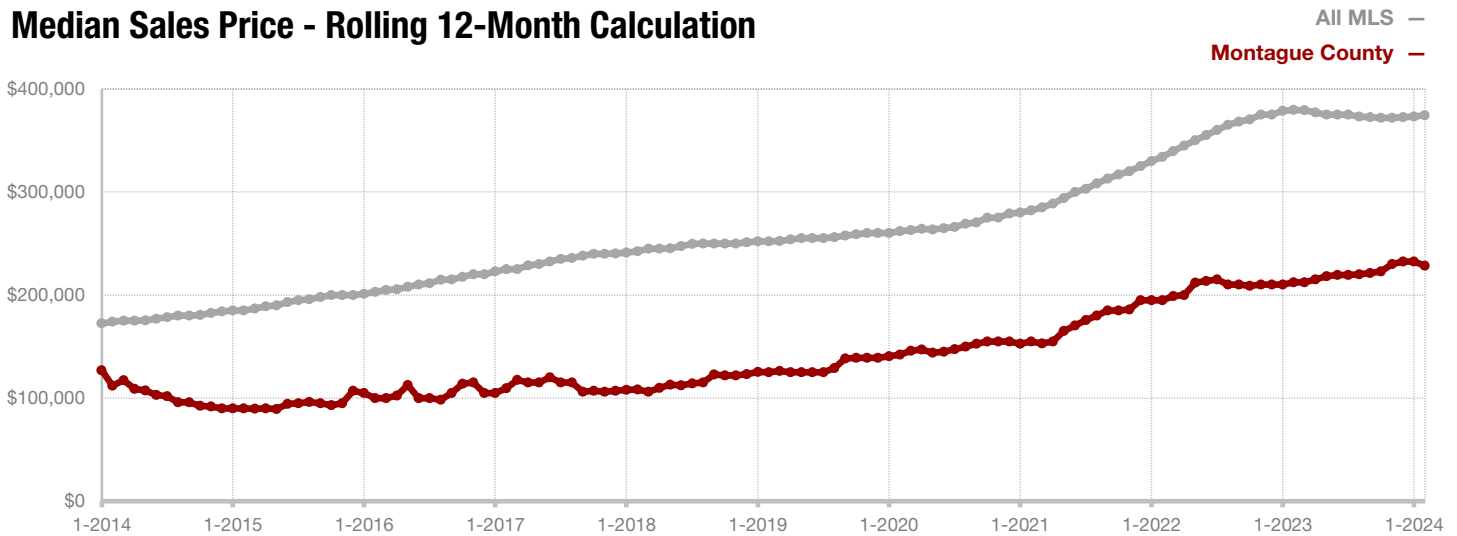
Montague County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	30	39	+ 30.0%	54	61	+ 13.0%
Pending Sales	15	14	- 6.7%	33	35	+ 6.1%
Closed Sales	18	21	+ 16.7%	27	34	+ 25.9%
Average Sales Price*	\$292,667	\$224,805	- 23.2%	\$360,927	\$341,056	- 5.5%
Median Sales Price*	\$244,500	\$200,000	- 18.2%	\$250,000	\$232,500	- 7.0%
Percent of Original List Price Received*	87.9%	88.8%	+ 1.0%	88.8%	90.1%	+ 1.5%
Days on Market Until Sale	88	83	- 5.7%	75	90	+ 20.0%
Inventory of Homes for Sale	93	137	+ 47.3%	--	--	--
Months Supply of Inventory	4.4	6.9	+ 75.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 13.2%

+ 20.6%

+ 13.0%

Change in
New Listings

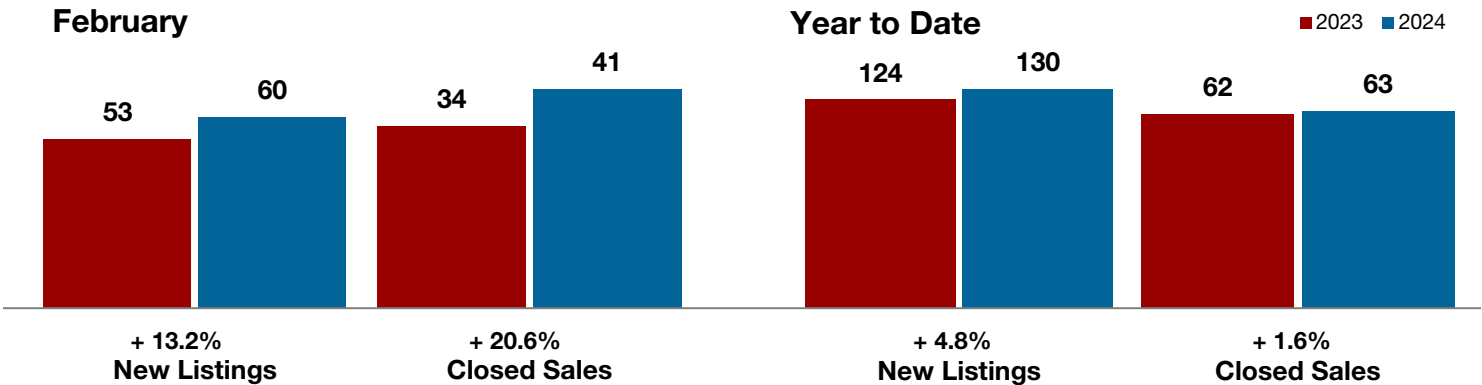
Change in
Closed Sales

Change in
Median Sales Price

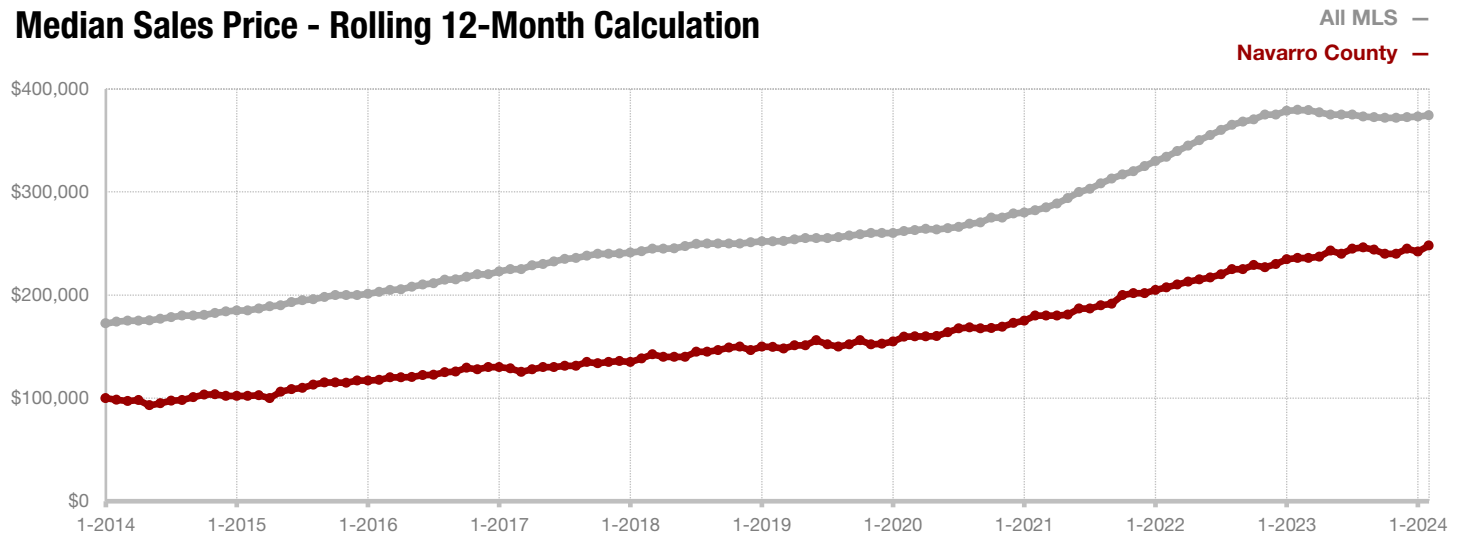
Navarro County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	53	60	+ 13.2%	124	130	+ 4.8%
Pending Sales	45	24	- 46.7%	79	69	- 12.7%
Closed Sales	34	41	+ 20.6%	62	63	+ 1.6%
Average Sales Price*	\$282,250	\$301,122	+ 6.7%	\$342,600	\$333,332	- 2.7%
Median Sales Price*	\$225,750	\$255,000	+ 13.0%	\$246,000	\$253,000	+ 2.8%
Percent of Original List Price Received*	89.2%	92.3%	+ 3.5%	89.9%	94.3%	+ 4.9%
Days on Market Until Sale	81	78	- 3.7%	80	65	- 18.8%
Inventory of Homes for Sale	179	197	+ 10.1%	--	--	--
Months Supply of Inventory	3.9	5.0	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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

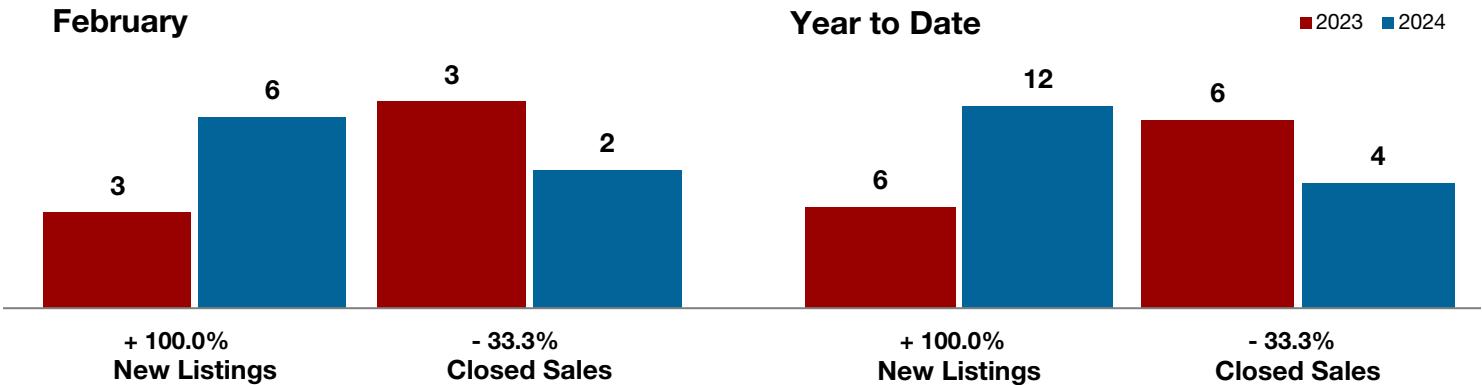


+ 100.0%	- 33.3%	+ 128.4%
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

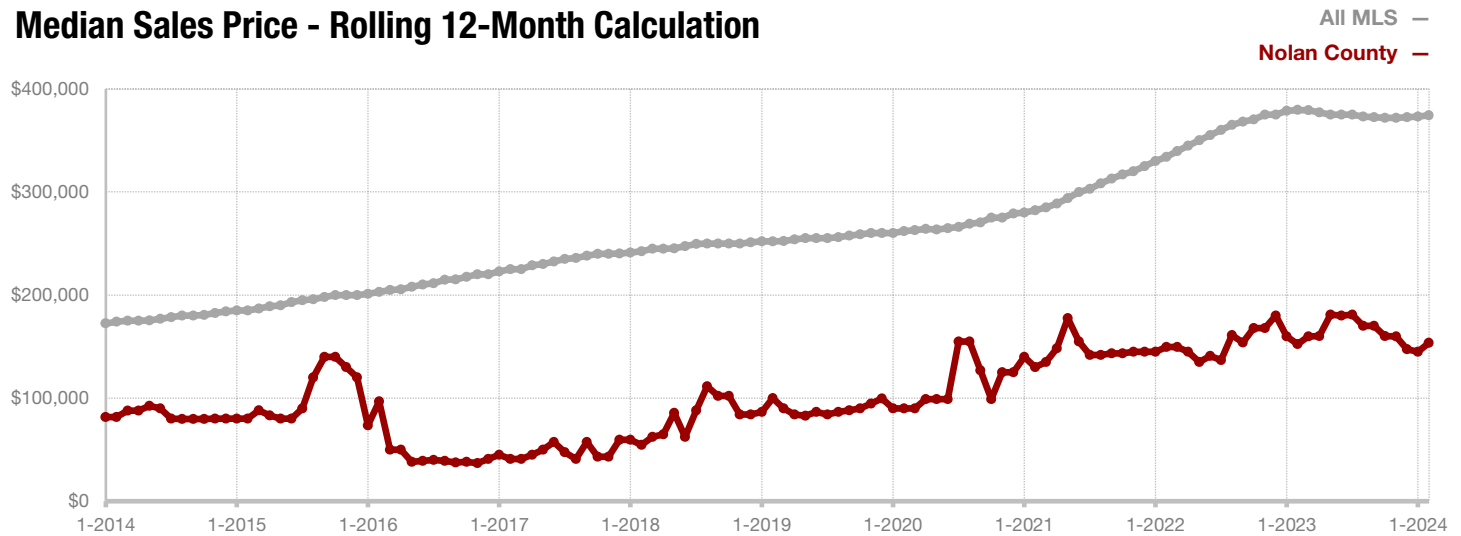
Nolan County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	3	6	+ 100.0%	6	12	+ 100.0%
Pending Sales	1	5	+ 400.0%	4	8	+ 100.0%
Closed Sales	3	2	- 33.3%	6	4	- 33.3%
Average Sales Price*	\$114,633	\$228,130	+ 99.0%	\$124,760	\$168,315	+ 34.9%
Median Sales Price*	\$99,900	\$228,130	+ 128.4%	\$120,000	\$117,500	- 2.1%
Percent of Original List Price Received*	96.1%	93.2%	- 3.0%	95.0%	85.6%	- 9.9%
Days on Market Until Sale	96	138	+ 43.8%	68	133	+ 95.6%
Inventory of Homes for Sale	11	24	+ 118.2%	--	--	--
Months Supply of Inventory	4.9	9.6	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 26.2%

+ 16.1%

+ 15.5%

Change in
New Listings

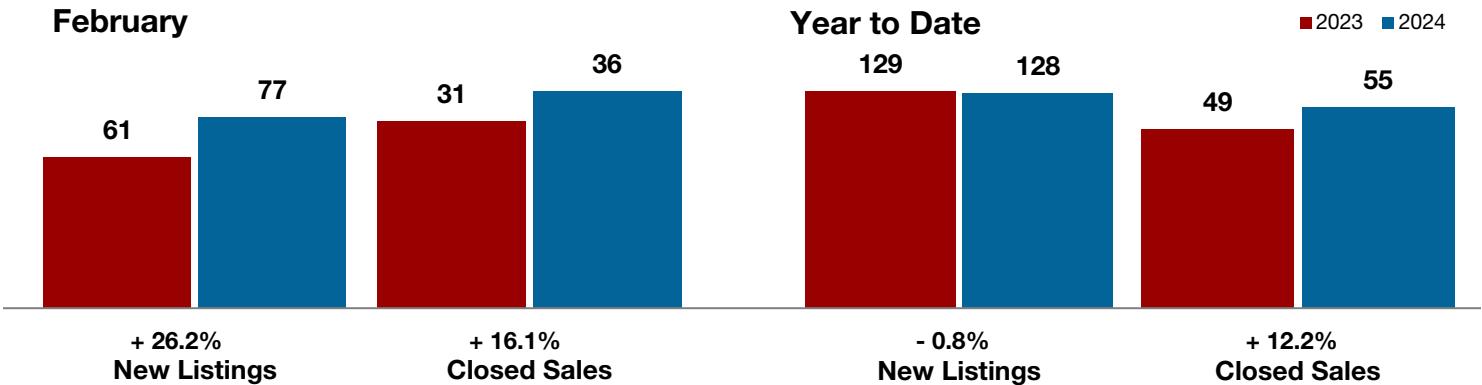
Change in
Closed Sales

Change in
Median Sales Price

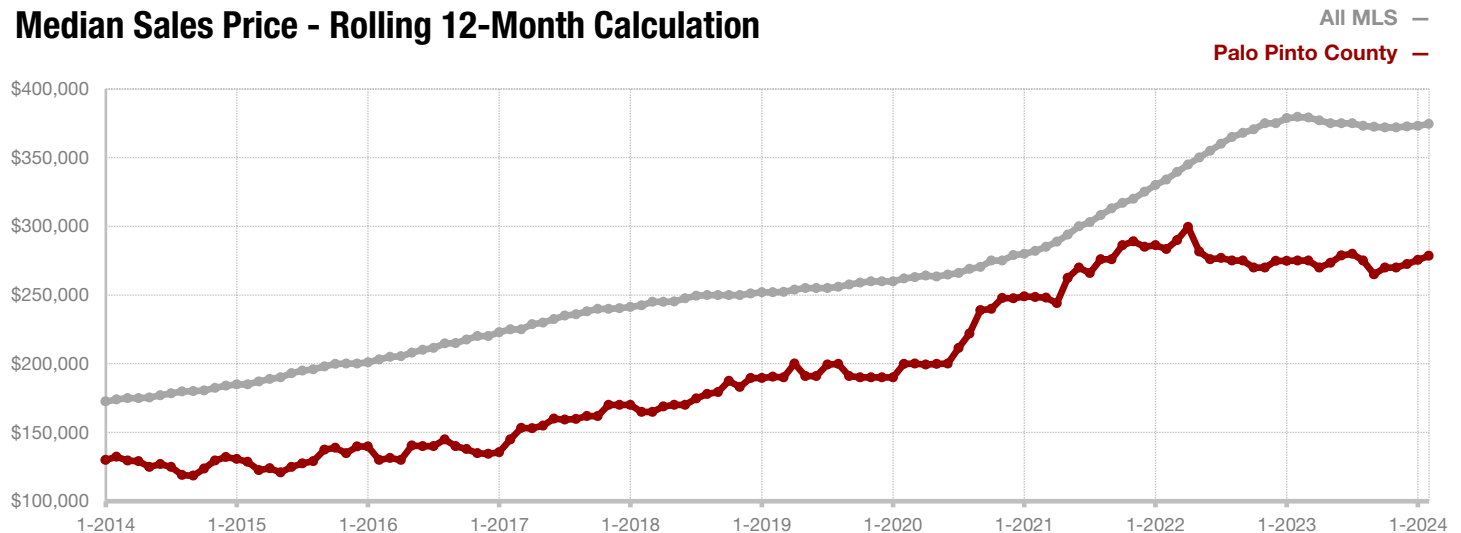
Palo Pinto County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	61	77	+ 26.2%	129	128	- 0.8%
Pending Sales	25	24	- 4.0%	54	58	+ 7.4%
Closed Sales	31	36	+ 16.1%	49	55	+ 12.2%
Average Sales Price*	\$503,613	\$486,016	- 3.5%	\$585,434	\$471,196	- 19.5%
Median Sales Price*	\$265,000	\$306,000	+ 15.5%	\$255,000	\$317,000	+ 24.3%
Percent of Original List Price Received*	87.4%	88.2%	+ 0.9%	87.1%	89.1%	+ 2.3%
Days on Market Until Sale	95	91	- 4.2%	85	87	+ 2.4%
Inventory of Homes for Sale	221	267	+ 20.8%	--	--	--
Months Supply of Inventory	5.9	7.2	+ 16.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 46.7%

Change in
New Listings

+ 6.9%

Change in
Closed Sales

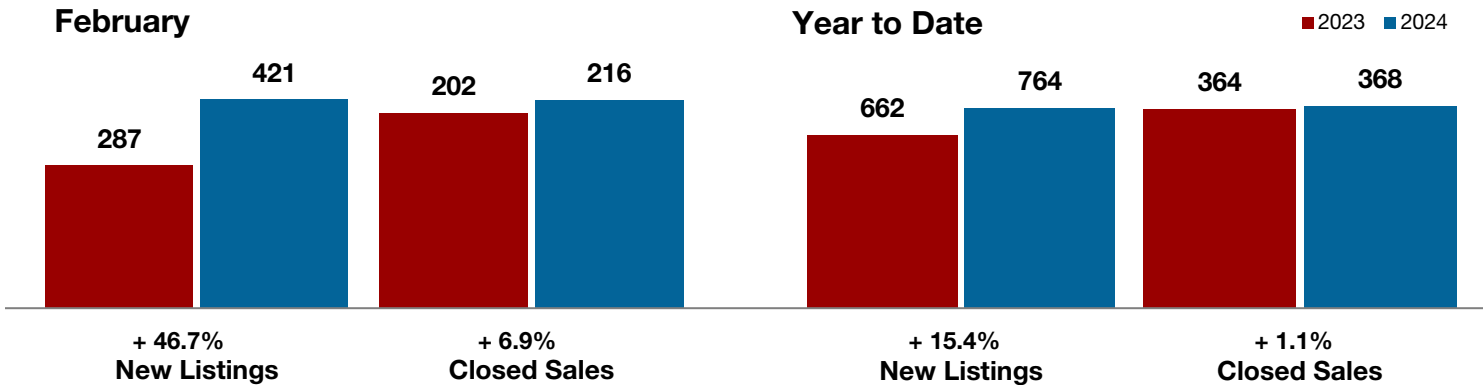
+ 20.3%

Change in
Median Sales Price

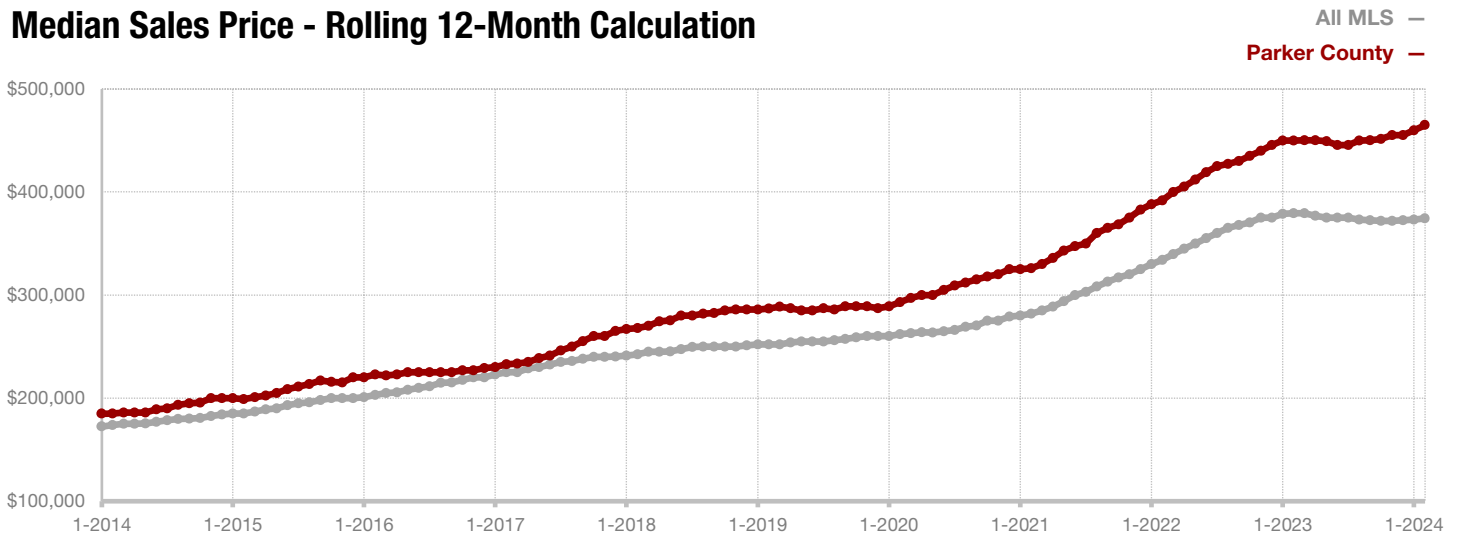
Parker County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	287	421	+ 46.7%	662	764	+ 15.4%
Pending Sales	208	205	- 1.4%	459	427	- 7.0%
Closed Sales	202	216	+ 6.9%	364	368	+ 1.1%
Average Sales Price*	\$444,064	\$511,806	+ 15.3%	\$456,256	\$510,974	+ 12.0%
Median Sales Price*	\$403,000	\$485,000	+ 20.3%	\$410,000	\$477,450	+ 16.5%
Percent of Original List Price Received*	93.7%	95.6%	+ 2.0%	94.0%	94.7%	+ 0.7%
Days on Market Until Sale	83	101	+ 21.7%	78	98	+ 25.6%
Inventory of Homes for Sale	1,029	1,189	+ 15.5%	--	--	--
Months Supply of Inventory	4.0	5.0	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



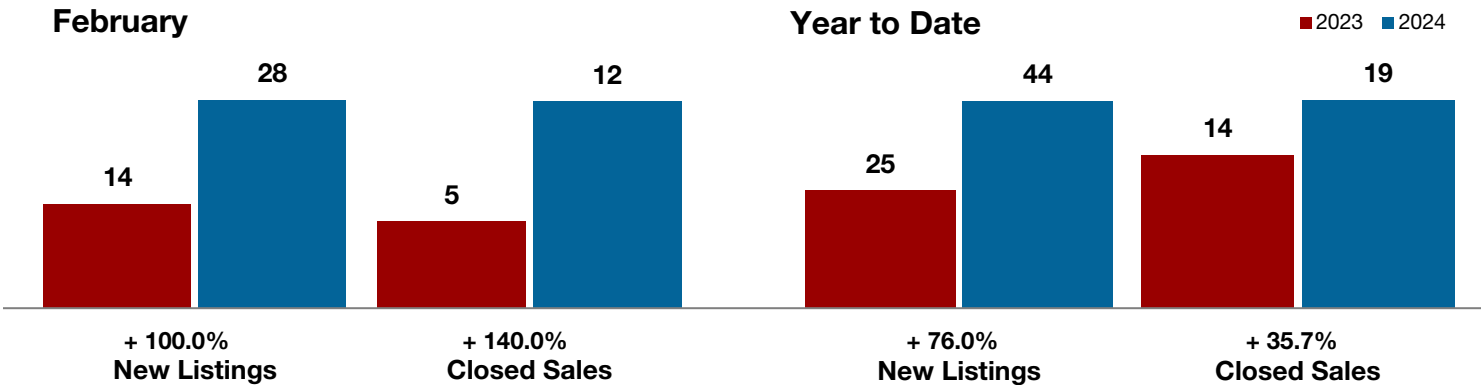
+ 100.0% **+ 140.0%** **- 25.4%**

Change in New Listings Change in Closed Sales Change in Median Sales Price

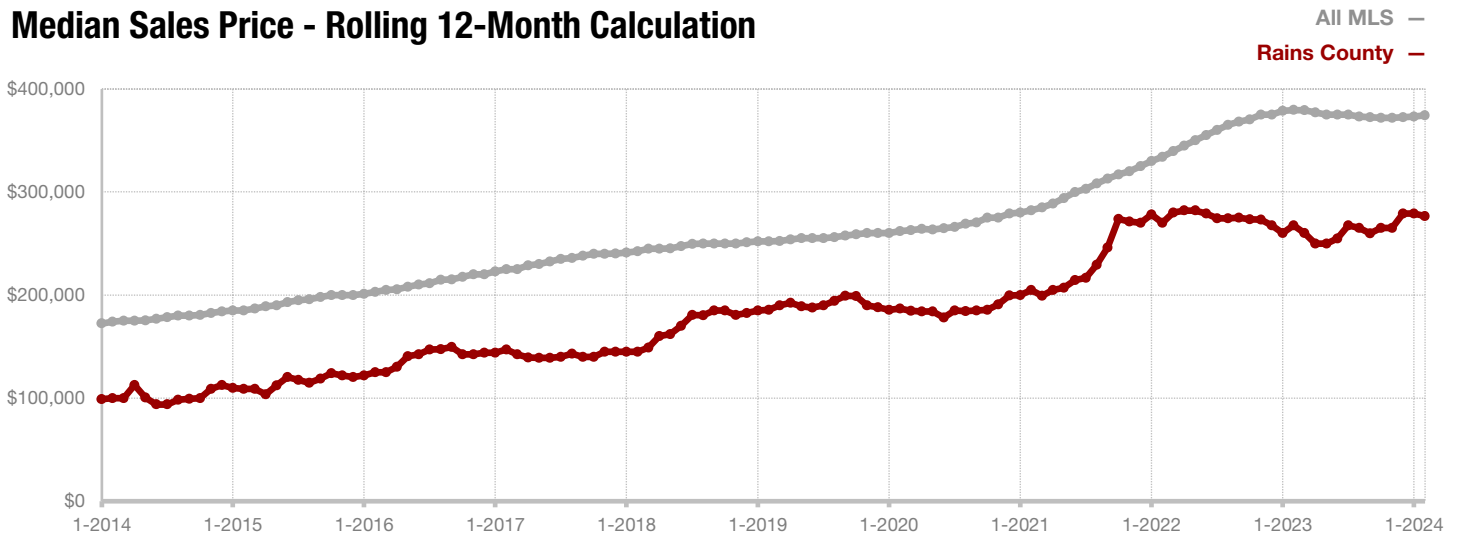
Rains County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	28	+ 100.0%	25	44	+ 76.0%
Pending Sales	9	8	- 11.1%	15	21	+ 40.0%
Closed Sales	5	12	+ 140.0%	14	19	+ 35.7%
Average Sales Price*	\$321,955	\$286,321	- 11.1%	\$336,616	\$279,926	- 16.8%
Median Sales Price*	\$335,000	\$249,950	- 25.4%	\$262,500	\$264,900	+ 0.9%
Percent of Original List Price Received*	96.9%	88.6%	- 8.6%	97.0%	87.7%	- 9.6%
Days on Market Until Sale	68	123	+ 80.9%	51	144	+ 182.4%
Inventory of Homes for Sale	60	110	+ 83.3%	--	--	--
Months Supply of Inventory	5.0	10.2	+ 100.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 13.2%

+ 3.9%

- 0.6%

Change in
New Listings

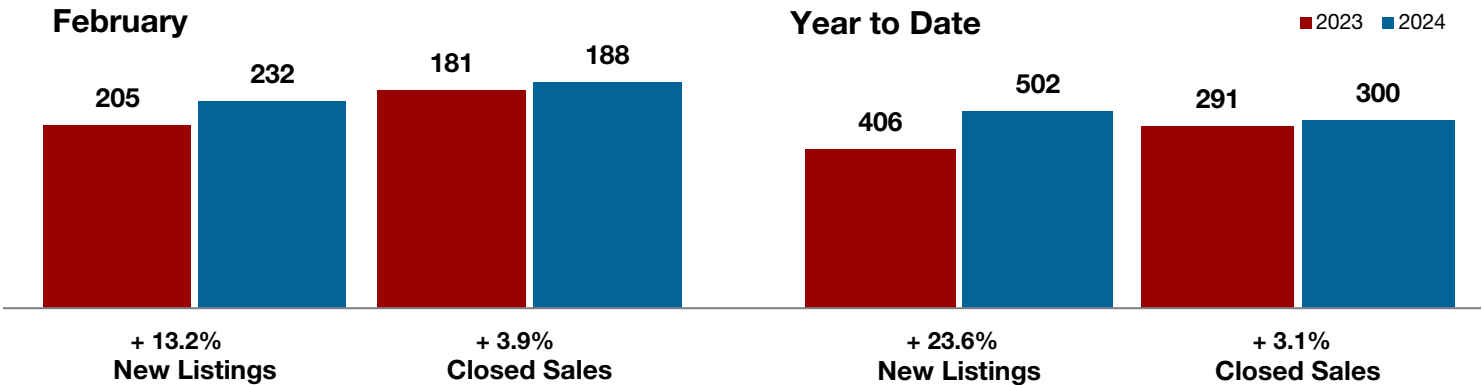
Change in
Closed Sales

Change in
Median Sales Price

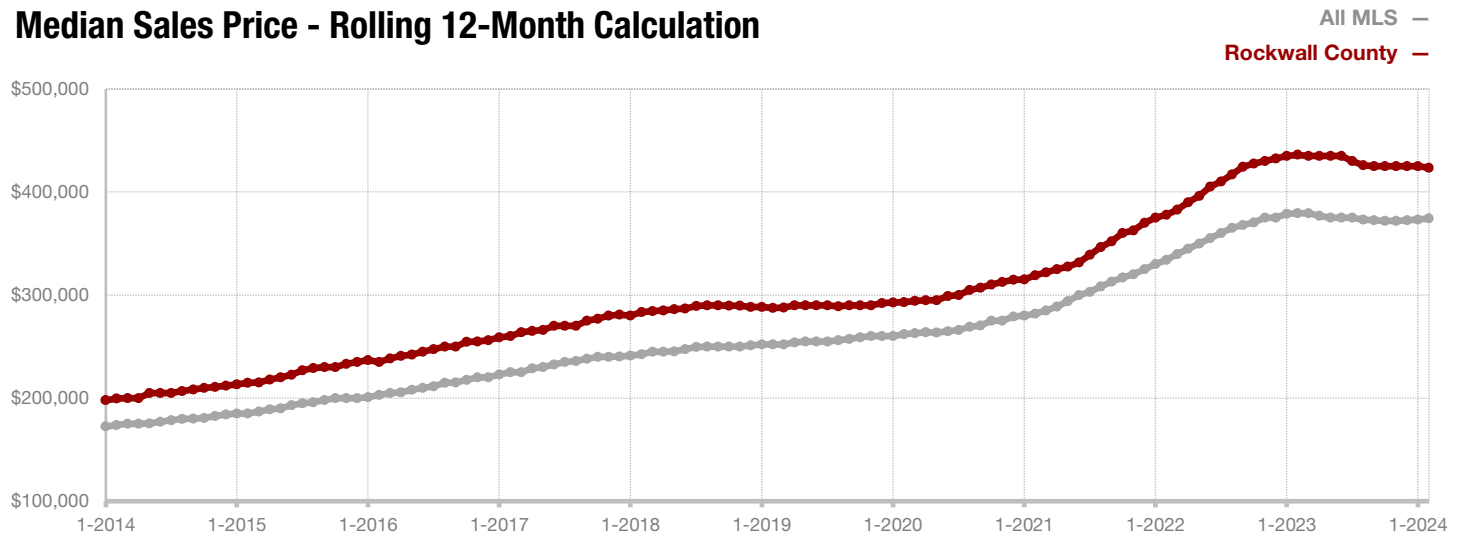
Rockwall County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	205	232	+ 13.2%	406	502	+ 23.6%
Pending Sales	220	177	- 19.5%	436	376	- 13.8%
Closed Sales	181	188	+ 3.9%	291	300	+ 3.1%
Average Sales Price*	\$488,757	\$494,142	+ 1.1%	\$481,659	\$491,571	+ 2.1%
Median Sales Price*	\$412,500	\$409,950	- 0.6%	\$416,000	\$405,000	- 2.6%
Percent of Original List Price Received*	92.9%	93.4%	+ 0.5%	93.1%	93.5%	+ 0.4%
Days on Market Until Sale	77	87	+ 13.0%	71	78	+ 9.9%
Inventory of Homes for Sale	568	620	+ 9.2%	--	--	--
Months Supply of Inventory	2.8	3.3	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



Shackelford County

- 50.0%

0.0%

--

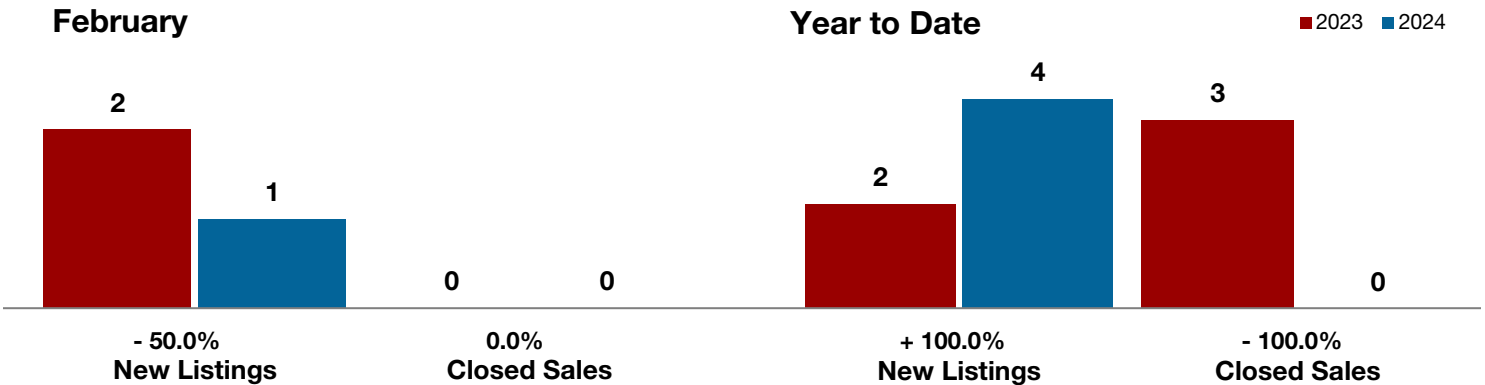
Change in
New Listings

Change in
Closed Sales

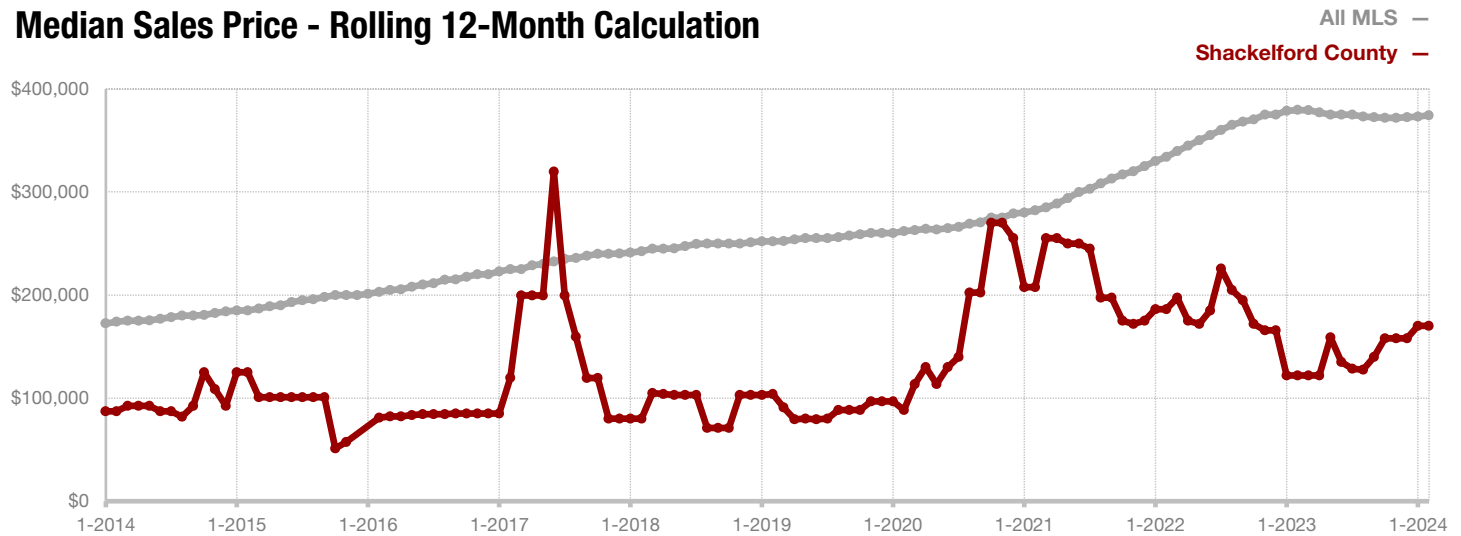
Change in
Median Sales Price

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2	1	- 50.0%	2	4	+ 100.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	3	0	- 100.0%
Average Sales Price*	--	--	--	\$32,500	--	--
Median Sales Price*	--	--	--	\$36,500	--	--
Percent of Original List Price Received*	--	--	--	60.1%	--	--
Days on Market Until Sale	--	--	--	110	--	--
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	4.0	3.1	- 25.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 32.4%

- 31.7%

+ 11.5%

Change in
New Listings

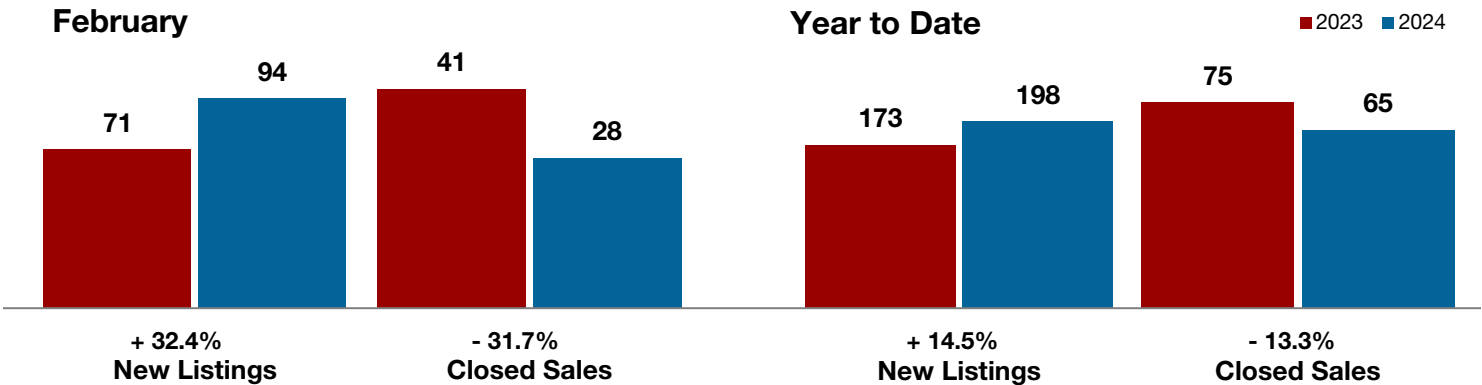
Change in
Closed Sales

Change in
Median Sales Price

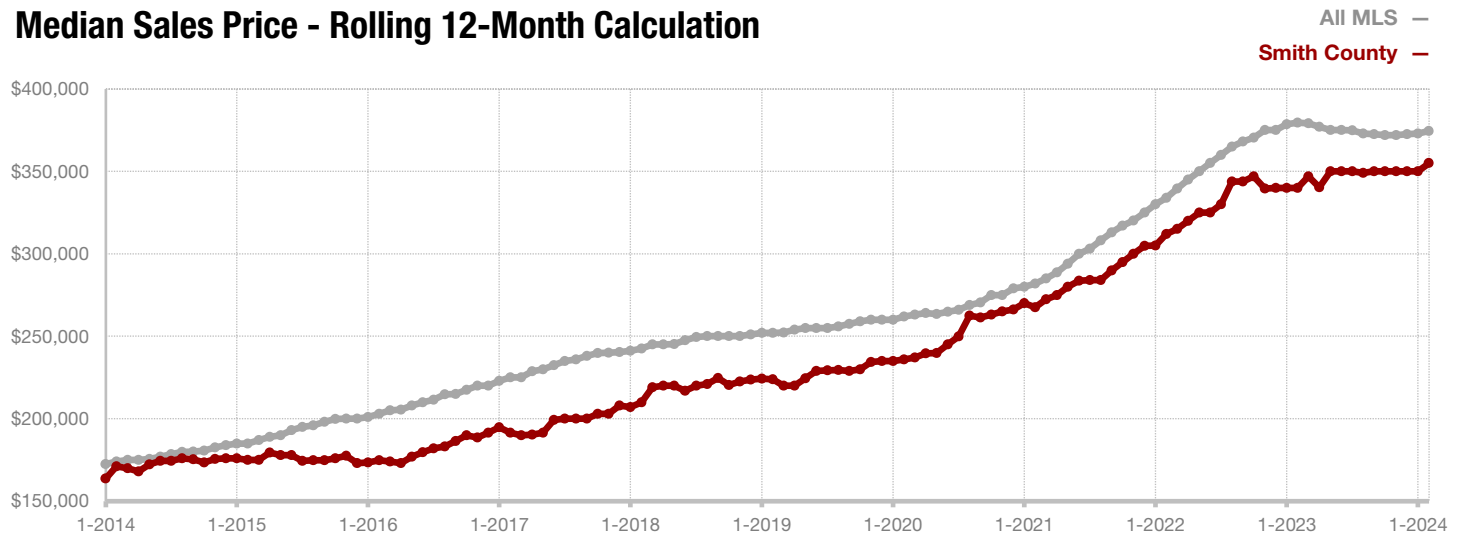
Smith County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	71	94	+ 32.4%	173	198	+ 14.5%
Pending Sales	55	47	- 14.5%	107	86	- 19.6%
Closed Sales	41	28	- 31.7%	75	65	- 13.3%
Average Sales Price*	\$368,538	\$438,843	+ 19.1%	\$354,109	\$440,197	+ 24.3%
Median Sales Price*	\$310,000	\$345,500	+ 11.5%	\$285,000	\$336,000	+ 17.9%
Percent of Original List Price Received*	94.0%	93.4%	- 0.6%	93.4%	93.1%	- 0.3%
Days on Market Until Sale	57	81	+ 42.1%	58	74	+ 27.6%
Inventory of Homes for Sale	233	309	+ 32.6%	--	--	--
Months Supply of Inventory	4.2	5.6	+ 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 – February 2024

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



- 5.9%

+ 33.3%

- 35.2%

Change in
New Listings

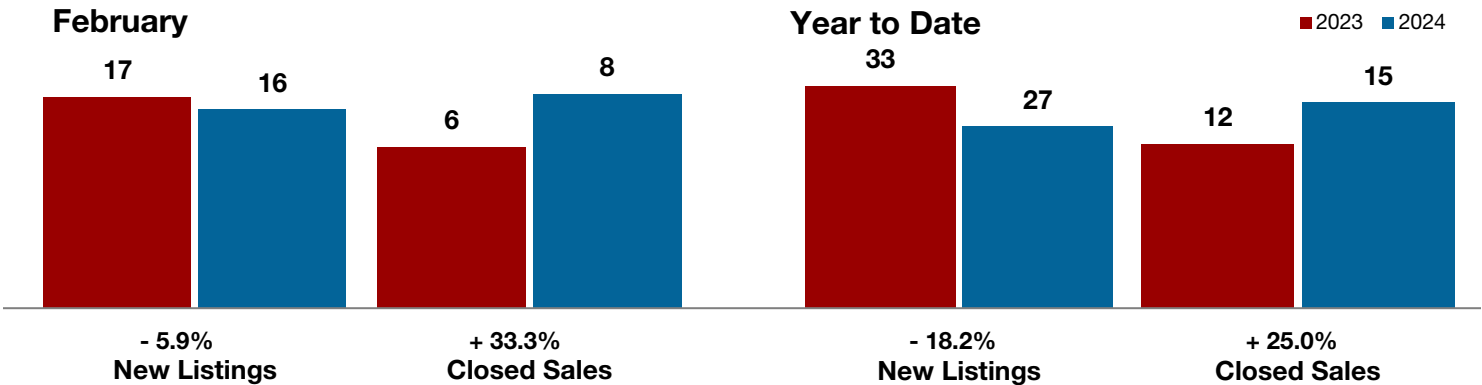
Change in
Closed Sales

Change in
Median Sales Price

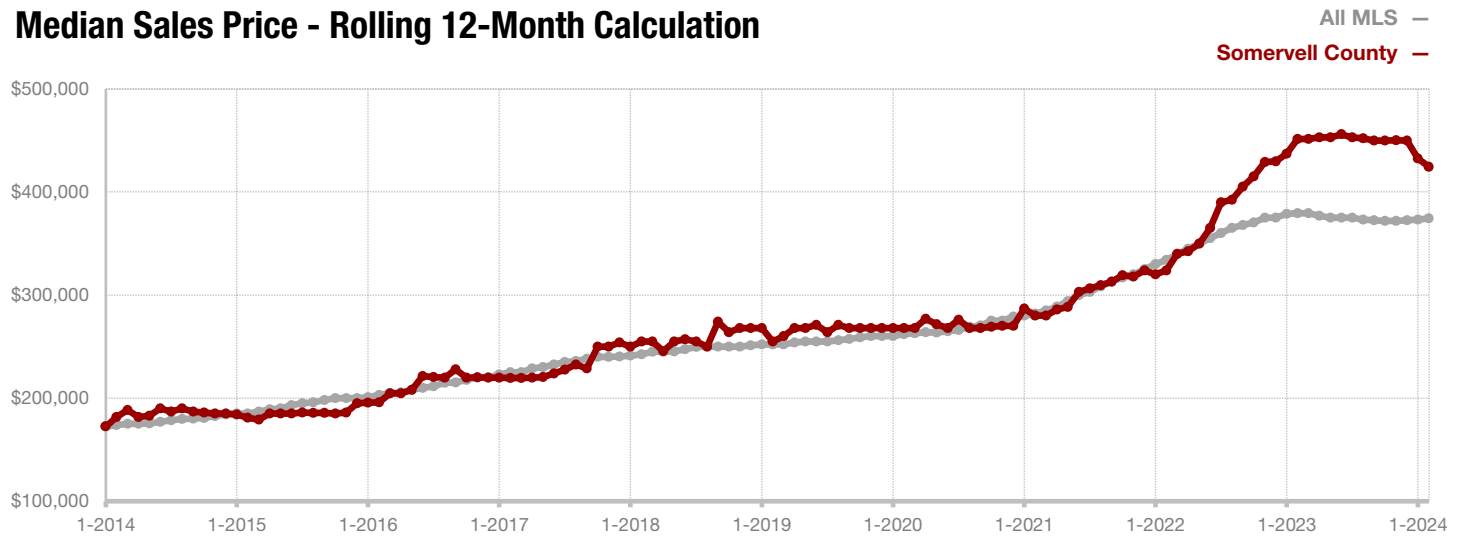
Somervell County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	17	16	- 5.9%	33	27	- 18.2%
Pending Sales	9	6	- 33.3%	16	14	- 12.5%
Closed Sales	6	8	+ 33.3%	12	15	+ 25.0%
Average Sales Price*	\$542,483	\$406,500	- 25.1%	\$546,825	\$442,100	- 19.2%
Median Sales Price*	\$572,450	\$371,000	- 35.2%	\$540,000	\$337,000	- 37.6%
Percent of Original List Price Received*	95.0%	92.6%	- 2.5%	93.8%	92.9%	- 1.0%
Days on Market Until Sale	63	140	+ 122.2%	66	160	+ 142.4%
Inventory of Homes for Sale	52	55	+ 5.8%	--	--	--
Months Supply of Inventory	6.2	6.5	+ 16.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 150.0%

- 55.6%

- 33.3%

Change in
New Listings

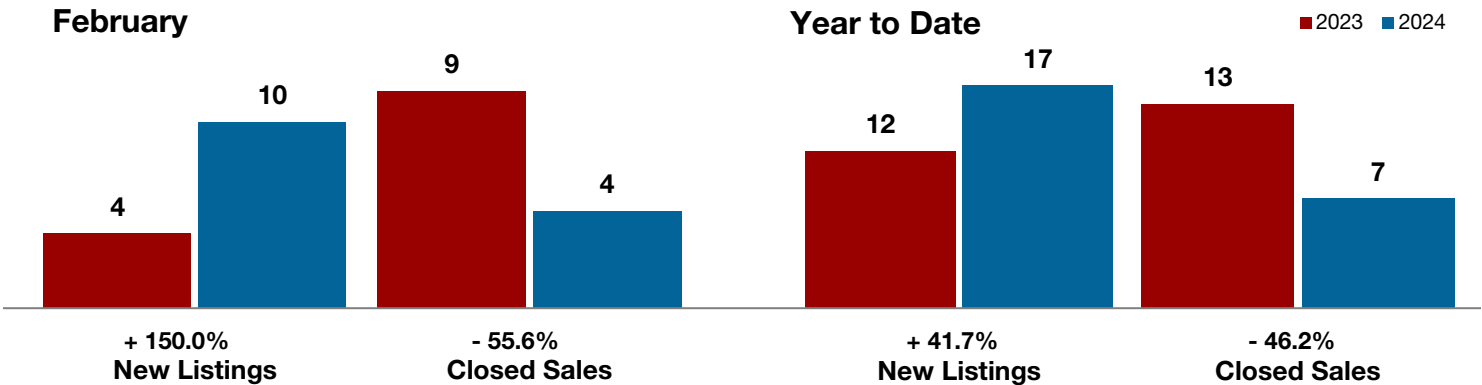
Change in
Closed Sales

Change in
Median Sales Price

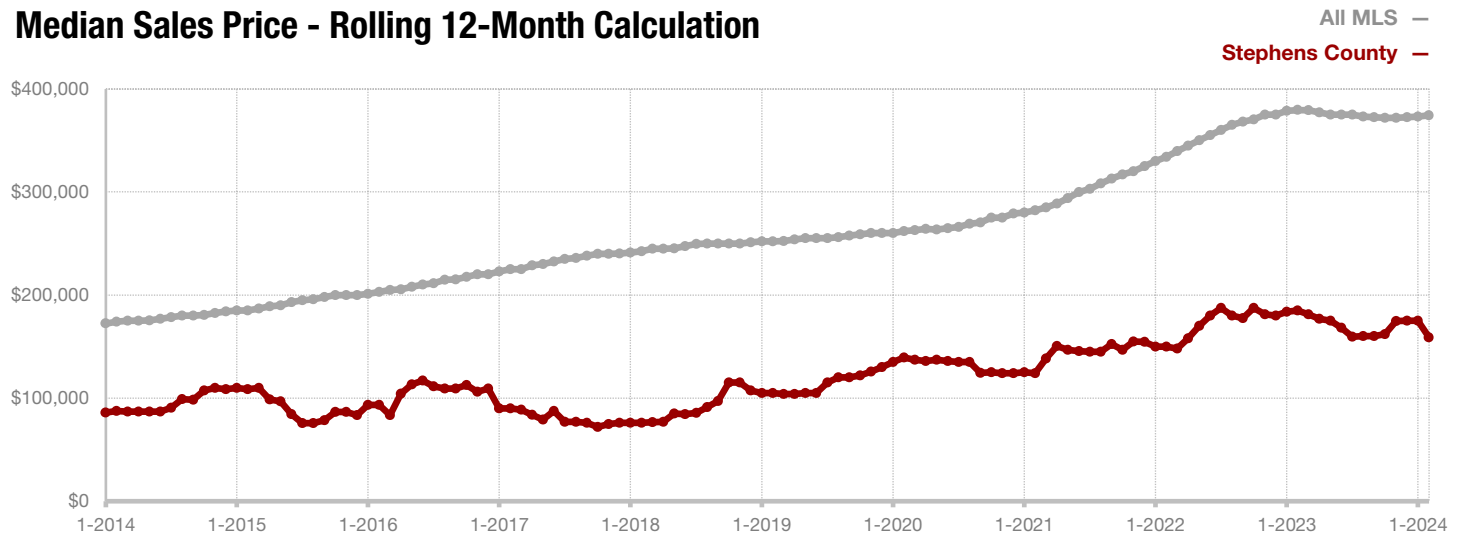
Stephens County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	4	10	+ 150.0%	12	17	+ 41.7%
Pending Sales	8	6	- 25.0%	16	9	- 43.8%
Closed Sales	9	4	- 55.6%	13	7	- 46.2%
Average Sales Price*	\$178,444	\$132,625	- 25.7%	\$198,846	\$133,000	- 33.1%
Median Sales Price*	\$195,000	\$130,000	- 33.3%	\$195,000	\$120,000	- 38.5%
Percent of Original List Price Received*	85.1%	87.0%	+ 2.2%	86.2%	86.8%	+ 0.7%
Days on Market Until Sale	106	61	- 42.5%	108	69	- 36.1%
Inventory of Homes for Sale	37	42	+ 13.5%	--	--	--
Months Supply of Inventory	5.2	7.8	+ 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



Stonewall County

-- - 100.0% --

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

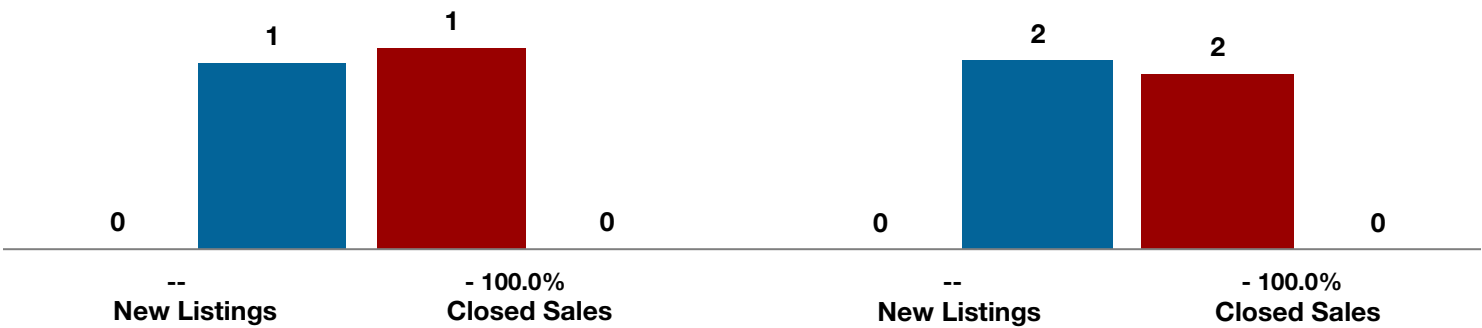
	2023	2024	+ / -	2023	2024	+ / -
New Listings	0	1	--	0	2	--
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Average Sales Price*	\$46,500	--	--	\$180,750	--	--
Median Sales Price*	\$46,500	--	--	\$180,750	--	--
Percent of Original List Price Received*	80.9%	--	--	90.4%	--	--
Days on Market Until Sale	102	--	--	65	--	--
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	3.3	2.0	- 33.3%	--	--	--

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February

Year to Date

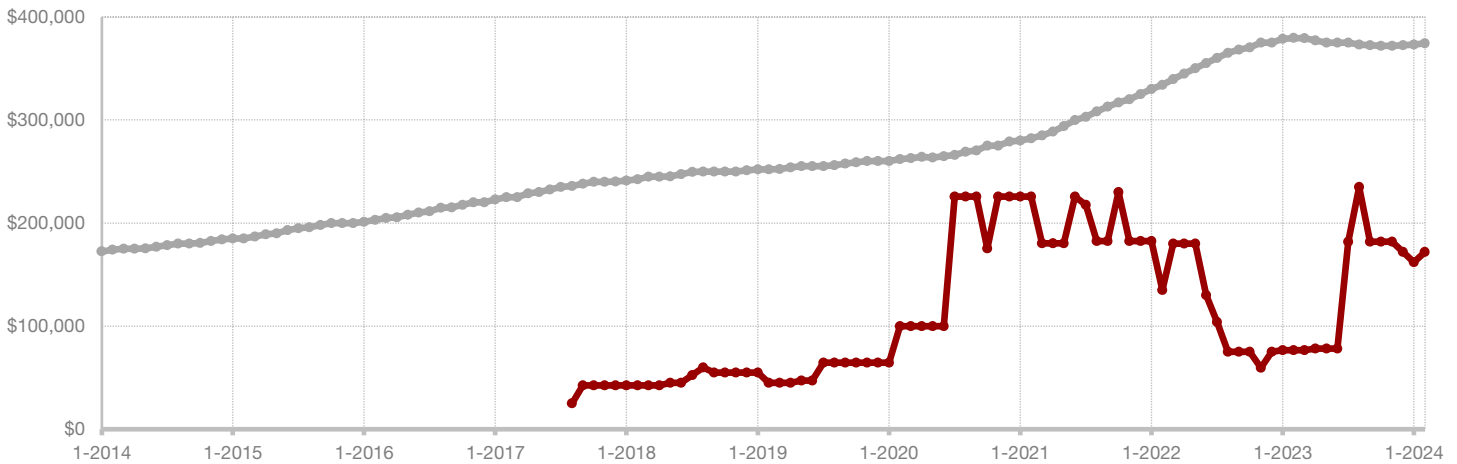
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – February 2024

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+ 36.8%

- 7.4%

+ 1.5%

Change in
New Listings

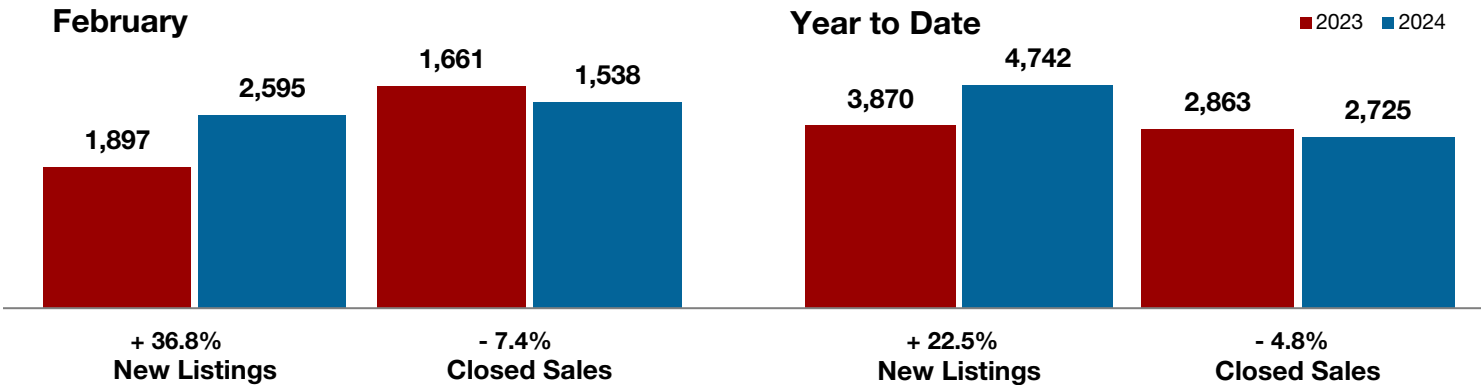
Change in
Closed Sales

Change in
Median Sales Price

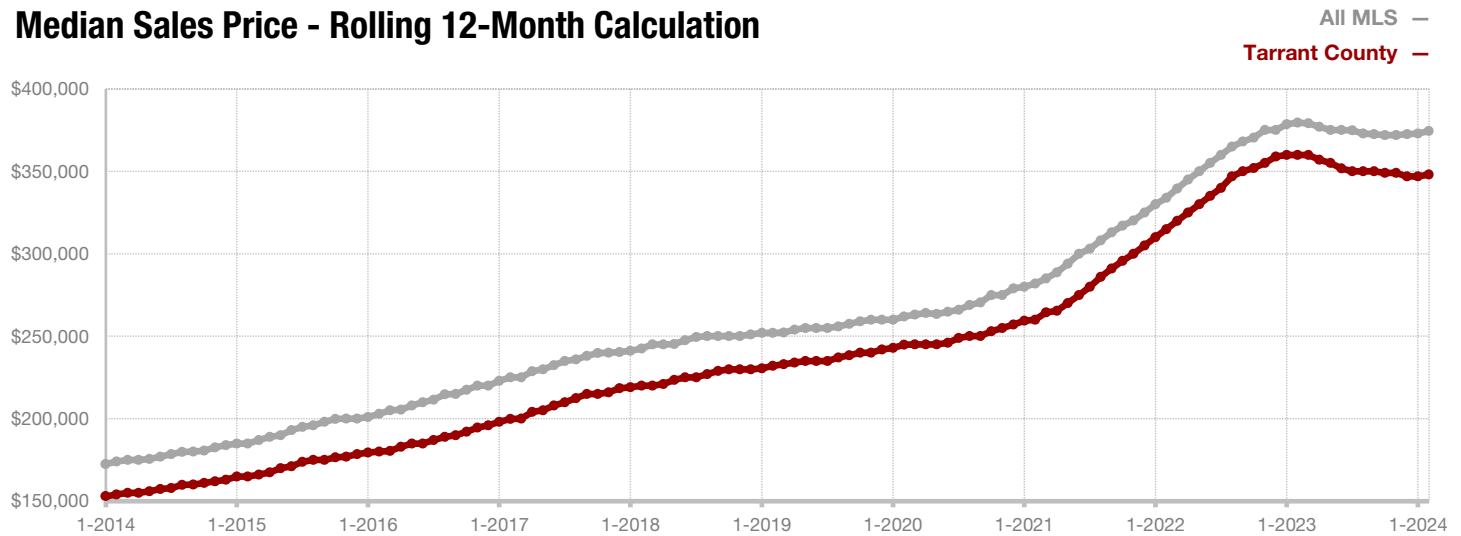
Tarrant County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,897	2,595	+ 36.8%	3,870	4,742	+ 22.5%
Pending Sales	1,822	1,785	- 2.0%	3,614	3,461	- 4.2%
Closed Sales	1,661	1,538	- 7.4%	2,863	2,725	- 4.8%
Average Sales Price*	\$403,938	\$416,334	+ 3.1%	\$407,728	\$413,373	+ 1.4%
Median Sales Price*	\$339,945	\$345,000	+ 1.5%	\$338,000	\$340,000	+ 0.6%
Percent of Original List Price Received*	94.8%	96.0%	+ 1.3%	94.5%	95.6%	+ 1.2%
Days on Market Until Sale	54	53	- 1.9%	53	53	0.0%
Inventory of Homes for Sale	3,834	4,492	+ 17.2%	--	--	--
Months Supply of Inventory	1.9	2.4	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 19.9%

- 18.5%

+ 22.7%

Change in
New Listings

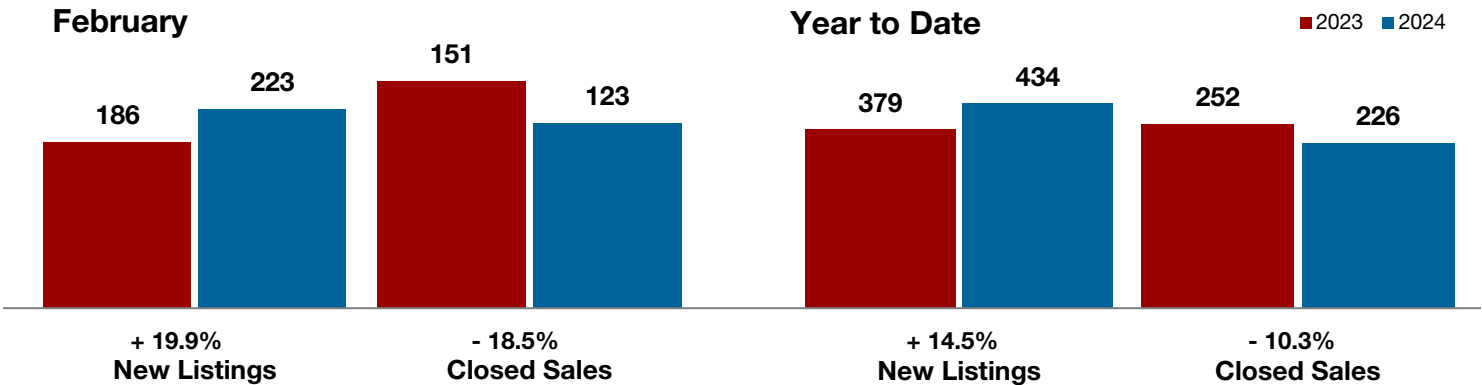
Change in
Closed Sales

Change in
Median Sales Price

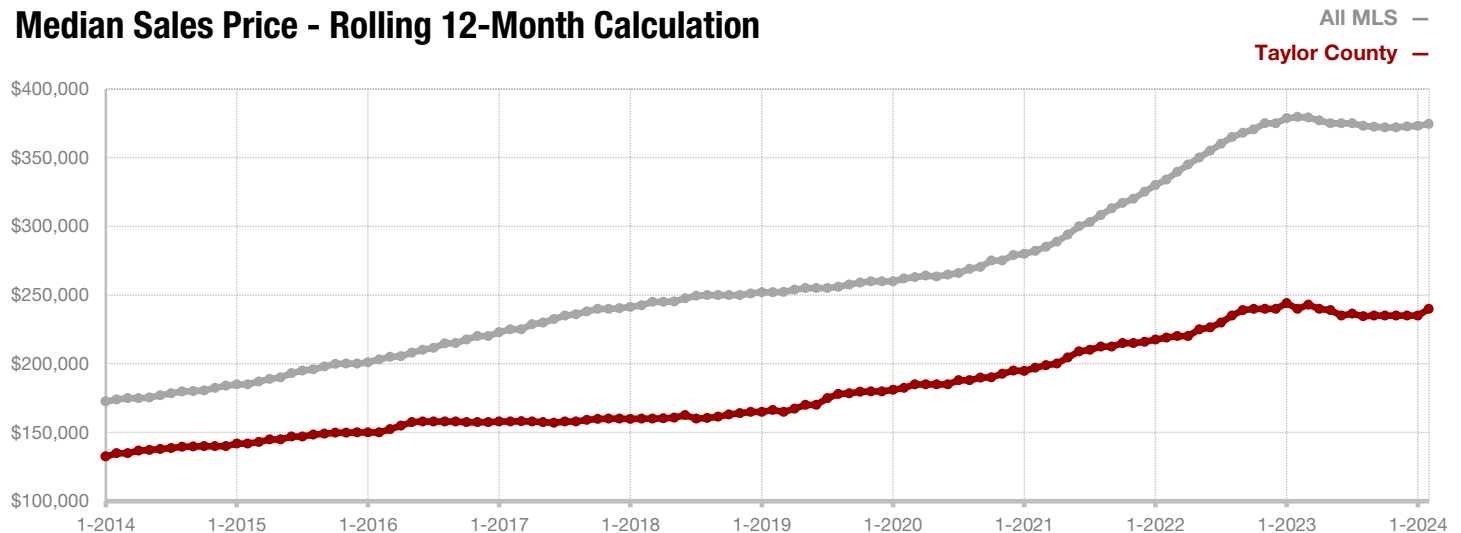
Taylor County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	186	223	+ 19.9%	379	434	+ 14.5%
Pending Sales	167	151	- 9.6%	351	308	- 12.3%
Closed Sales	151	123	- 18.5%	252	226	- 10.3%
Average Sales Price*	\$253,813	\$276,783	+ 9.0%	\$259,293	\$279,773	+ 7.9%
Median Sales Price*	\$216,000	\$265,000	+ 22.7%	\$223,500	\$259,450	+ 16.1%
Percent of Original List Price Received*	95.7%	95.4%	- 0.3%	95.1%	95.1%	0.0%
Days on Market Until Sale	61	65	+ 6.6%	58	74	+ 27.6%
Inventory of Homes for Sale	439	590	+ 34.4%	--	--	--
Months Supply of Inventory	2.4	3.7	+ 100.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 50.0%

0.0%

- 11.6%

Change in
New Listings

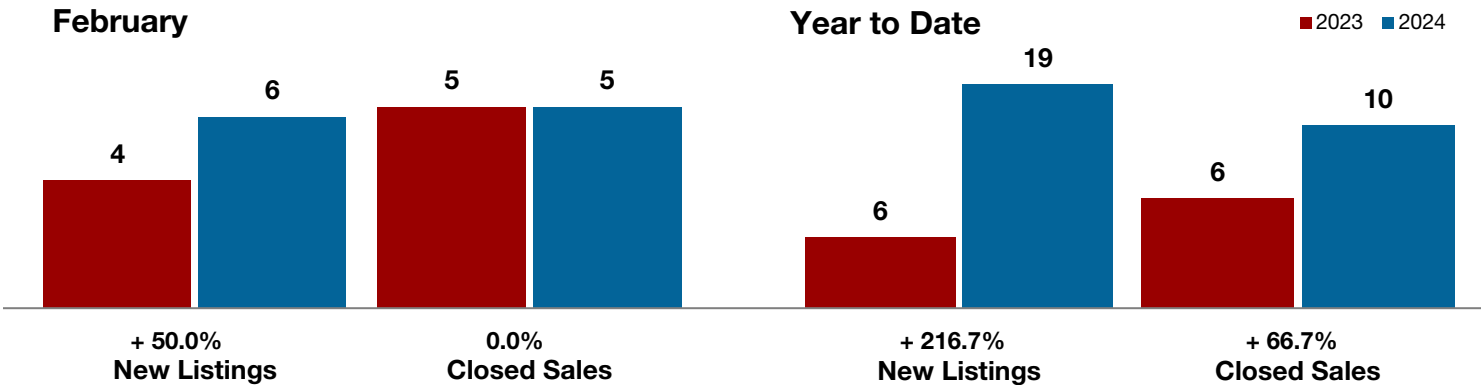
Change in
Closed Sales

Change in
Median Sales Price

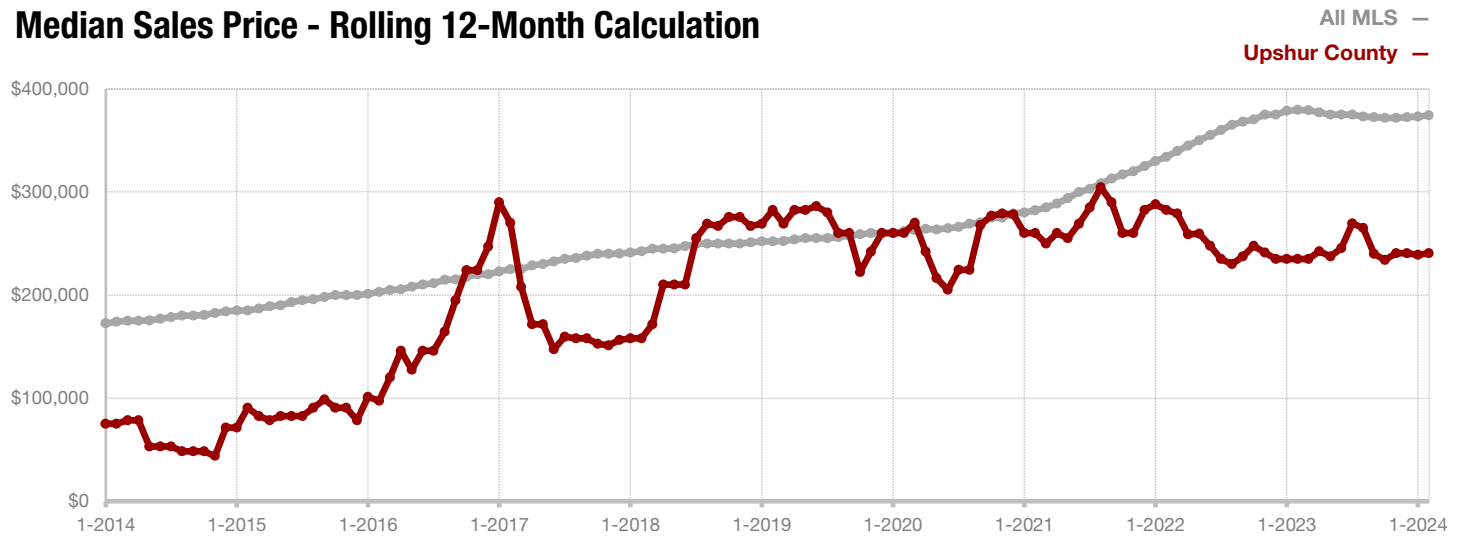
Upshur County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	4	6	+ 50.0%	6	19	+ 216.7%
Pending Sales	3	3	0.0%	7	5	- 28.6%
Closed Sales	5	5	0.0%	6	10	+ 66.7%
Average Sales Price*	\$217,080	\$272,750	+ 25.6%	\$297,567	\$311,325	+ 4.6%
Median Sales Price*	\$224,999	\$198,800	- 11.6%	\$226,500	\$208,900	- 7.8%
Percent of Original List Price Received*	84.7%	97.1%	+ 14.6%	86.6%	92.6%	+ 6.9%
Days on Market Until Sale	81	50	- 38.3%	93	79	- 15.1%
Inventory of Homes for Sale	22	36	+ 63.6%	--	--	--
Months Supply of Inventory	3.2	7.7	+ 166.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 32.8%

+ 19.4%

+ 24.3%

Change in
New Listings

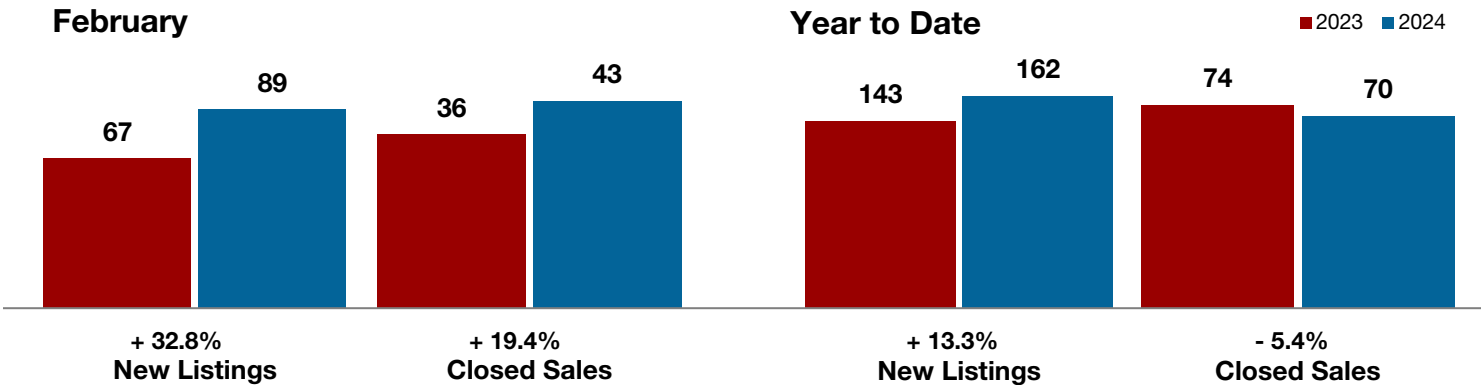
Change in
Closed Sales

Change in
Median Sales Price

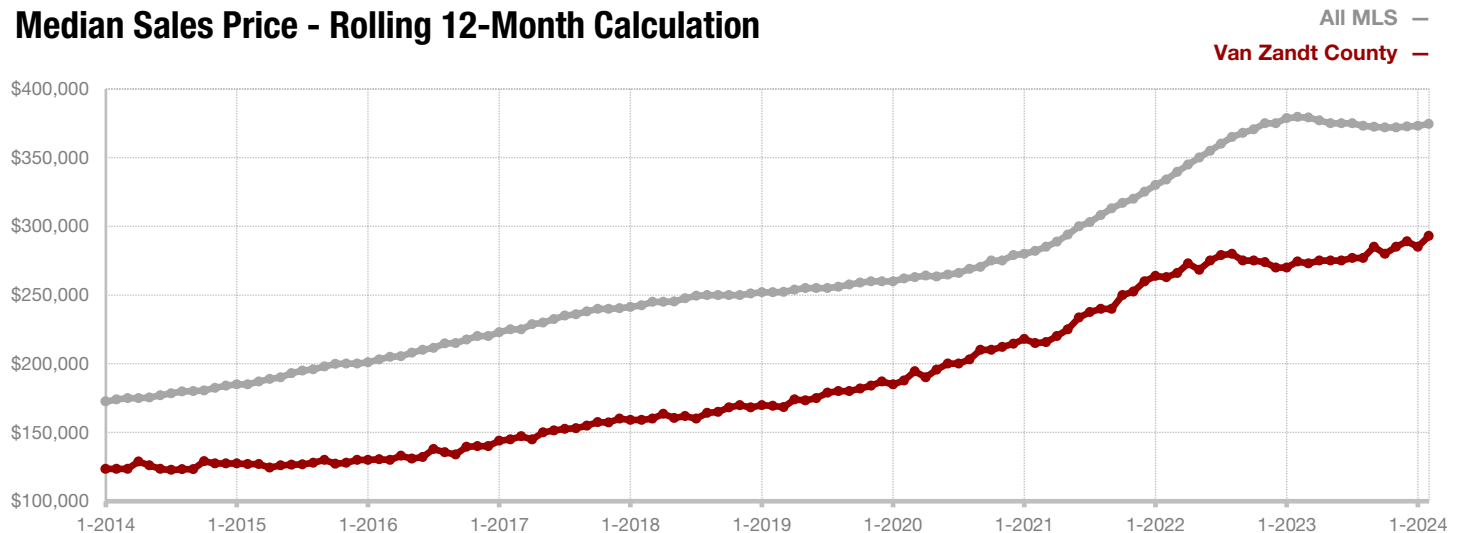
Van Zandt County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	67	89	+ 32.8%	143	162	+ 13.3%
Pending Sales	41	43	+ 4.9%	81	87	+ 7.4%
Closed Sales	36	43	+ 19.4%	74	70	- 5.4%
Average Sales Price*	\$311,482	\$372,470	+ 19.6%	\$307,448	\$349,786	+ 13.8%
Median Sales Price*	\$264,978	\$329,500	+ 24.3%	\$264,978	\$285,000	+ 7.6%
Percent of Original List Price Received*	93.4%	91.6%	- 1.9%	91.9%	92.6%	+ 0.8%
Days on Market Until Sale	60	86	+ 43.3%	68	81	+ 19.1%
Inventory of Homes for Sale	243	257	+ 5.8%	--	--	--
Months Supply of Inventory	5.0	5.6	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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+ 8.7%

- 3.3%

- 3.4%

Change in
New Listings

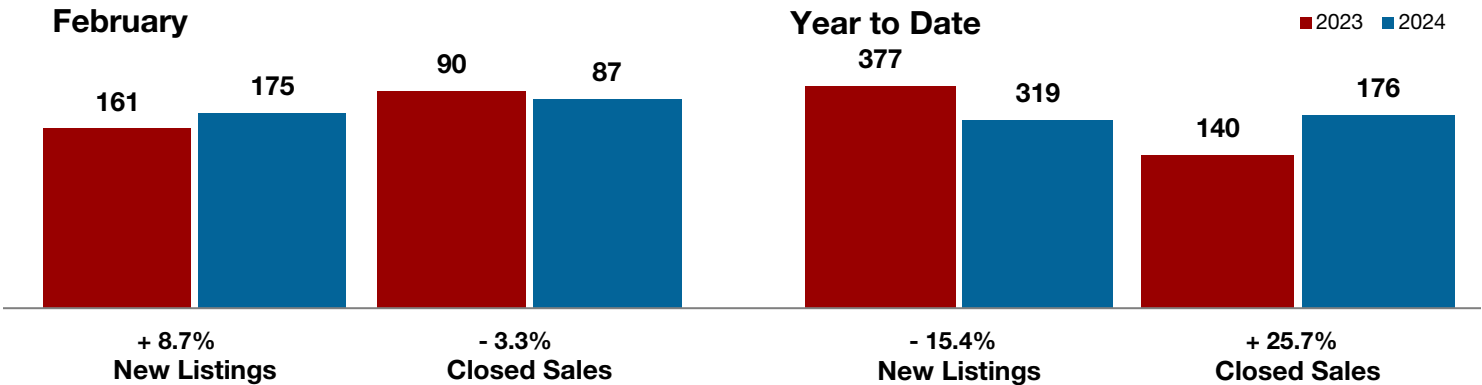
Change in
Closed Sales

Change in
Median Sales Price

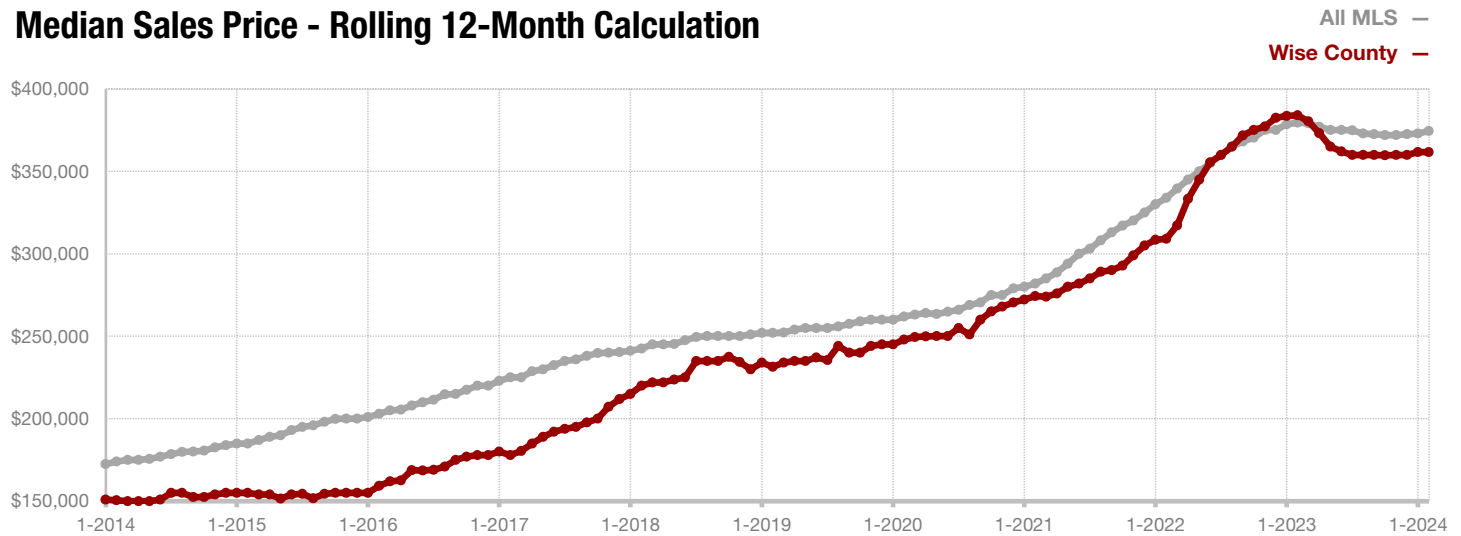
Wise County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	161	175	+ 8.7%	377	319	- 15.4%
Pending Sales	109	87	- 20.2%	201	178	- 11.4%
Closed Sales	90	87	- 3.3%	140	176	+ 25.7%
Average Sales Price*	\$400,666	\$411,597	+ 2.7%	\$390,418	\$423,298	+ 8.4%
Median Sales Price*	\$351,850	\$340,000	- 3.4%	\$353,083	\$372,700	+ 5.6%
Percent of Original List Price Received*	95.3%	93.8%	- 1.6%	94.5%	93.9%	- 0.6%
Days on Market Until Sale	56	108	+ 92.9%	60	108	+ 80.0%
Inventory of Homes for Sale	520	522	+ 0.4%	--	--	--
Months Supply of Inventory	5.3	4.9	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 48.8%

- 23.7%

+ 46.3%

Change in
New Listings

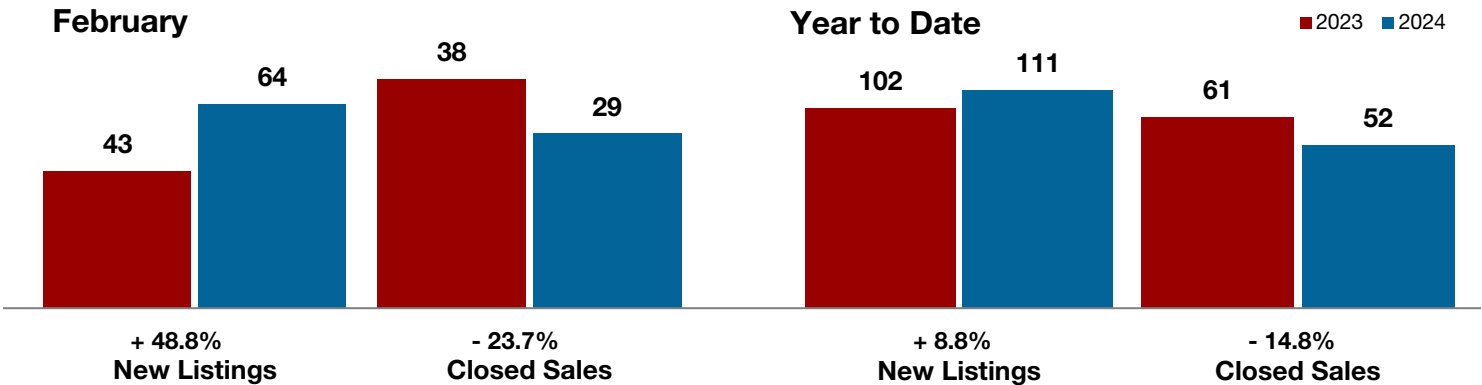
Change in
Closed Sales

Change in
Median Sales Price

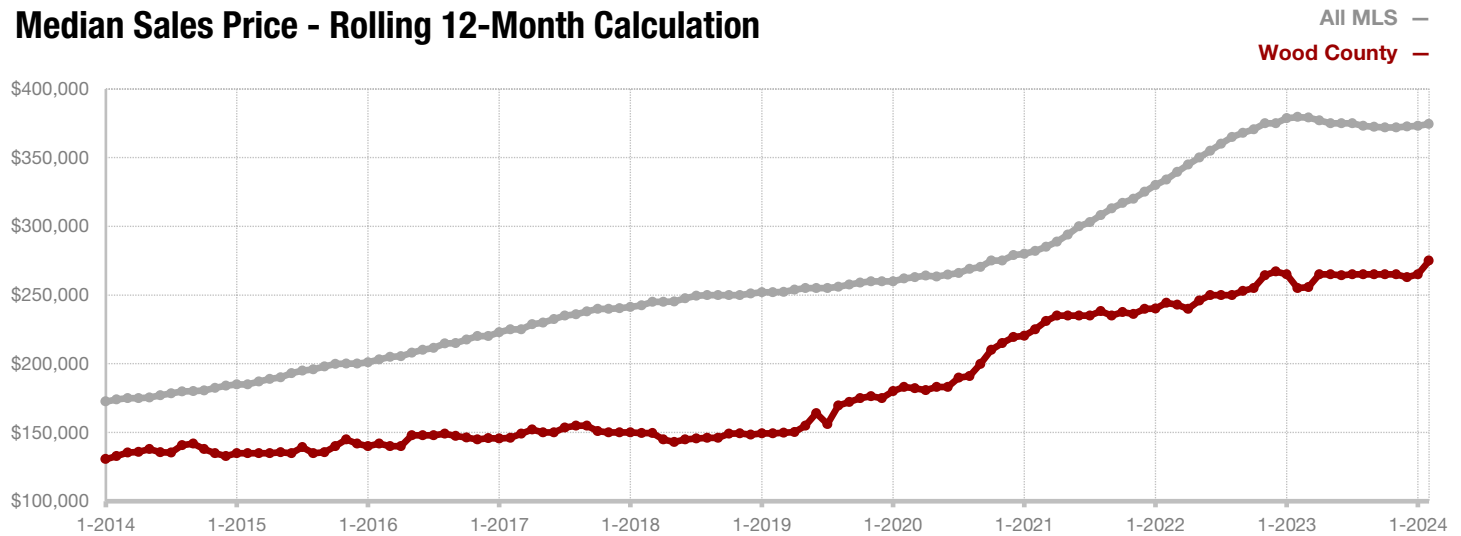
Wood County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	43	64	+ 48.8%	102	111	+ 8.8%
Pending Sales	36	27	- 25.0%	74	62	- 16.2%
Closed Sales	38	29	- 23.7%	61	52	- 14.8%
Average Sales Price*	\$290,661	\$445,071	+ 53.1%	\$263,003	\$384,244	+ 46.1%
Median Sales Price*	\$205,000	\$299,900	+ 46.3%	\$200,000	\$291,750	+ 45.9%
Percent of Original List Price Received*	93.7%	89.4%	- 4.6%	92.5%	90.2%	- 2.5%
Days on Market Until Sale	57	78	+ 36.8%	58	80	+ 37.9%
Inventory of Homes for Sale	162	214	+ 32.1%	--	--	--
Months Supply of Inventory	4.7	6.2	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2024

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



+ 35.7%

+ 37.5%

- 28.0%

Change in
New Listings

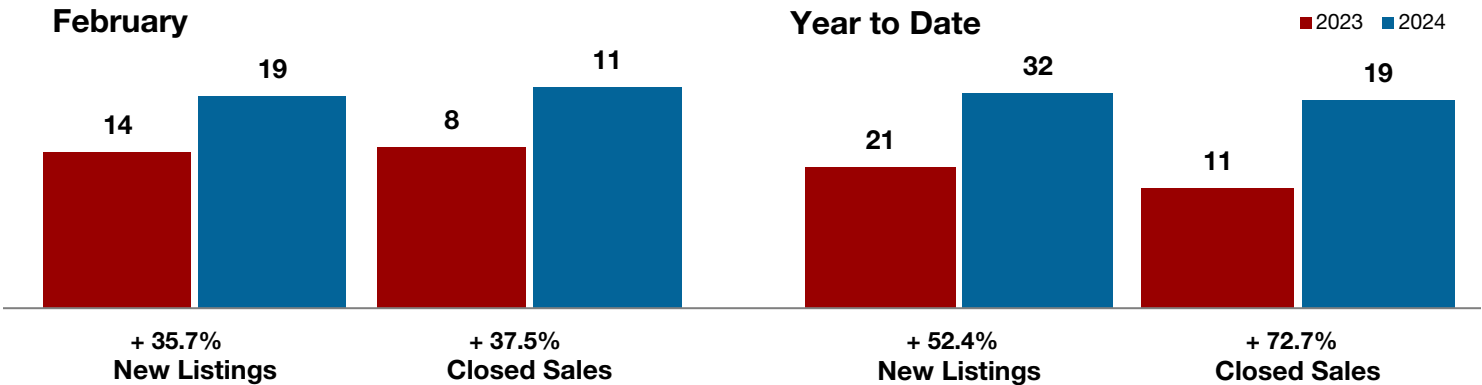
Change in
Closed Sales

Change in
Median Sales Price

Young County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	19	+ 35.7%	21	32	+ 52.4%
Pending Sales	4	13	+ 225.0%	9	25	+ 177.8%
Closed Sales	8	11	+ 37.5%	11	19	+ 72.7%
Average Sales Price*	\$220,063	\$220,146	+ 0.0%	\$217,455	\$248,398	+ 14.2%
Median Sales Price*	\$217,500	\$156,600	- 28.0%	\$225,000	\$160,000	- 28.9%
Percent of Original List Price Received*	90.6%	85.1%	- 6.1%	91.9%	85.9%	- 6.5%
Days on Market Until Sale	102	86	- 15.7%	80	76	- 5.0%
Inventory of Homes for Sale	41	50	+ 22.0%	--	--	--
Months Supply of Inventory	3.8	4.5	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

