

Local Market Updates

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



January 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 – January 2024

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



+ 90.0%

+ 100.0%

+ 34.5%

Change in
New Listings

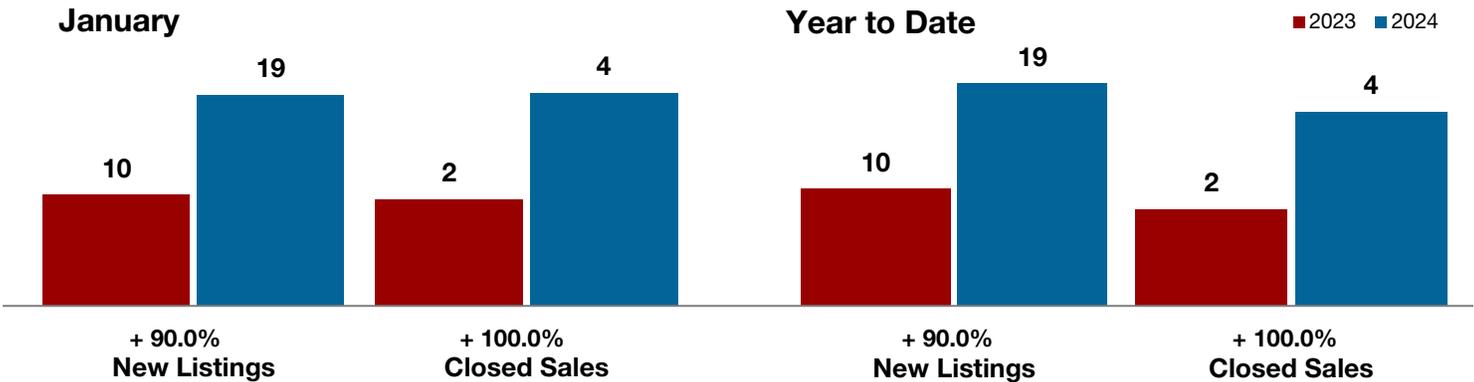
Change in
Closed Sales

Change in
Median Sales Price

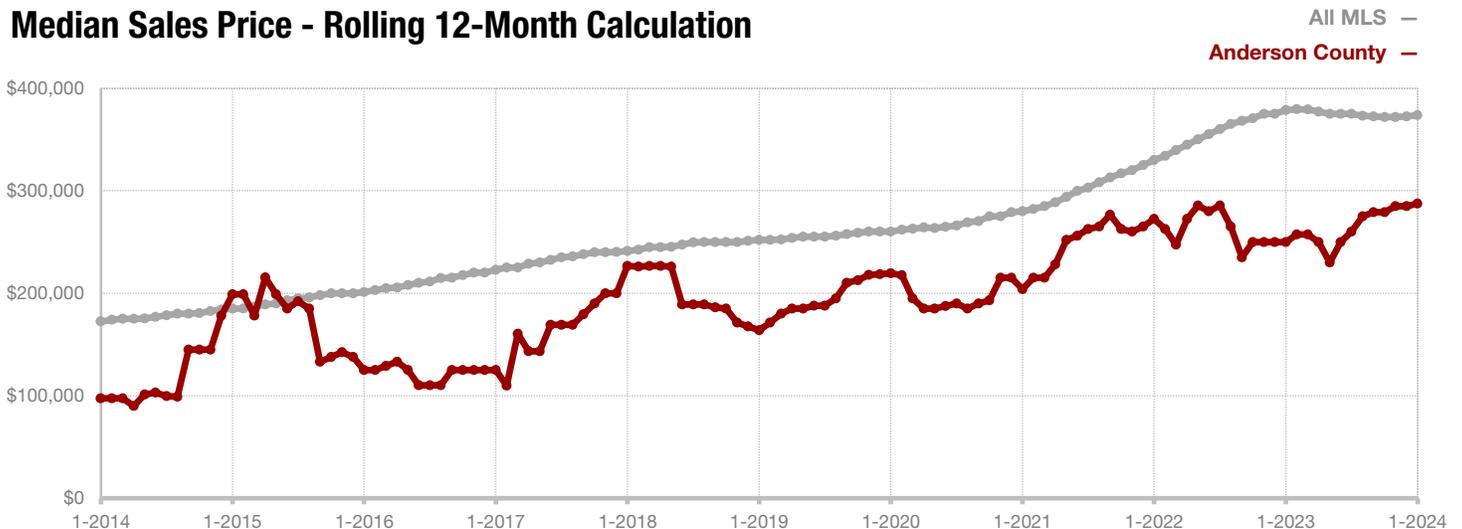
Anderson County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	10	19	+ 90.0%	10	19	+ 90.0%
Pending Sales	6	4	- 33.3%	6	4	- 33.3%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Average Sales Price*	\$286,250	\$374,975	+ 31.0%	\$286,250	\$374,975	+ 31.0%
Median Sales Price*	\$286,250	\$385,000	+ 34.5%	\$286,250	\$385,000	+ 34.5%
Percent of Original List Price Received*	84.2%	93.6%	+ 11.2%	84.2%	93.6%	+ 11.2%
Days on Market Until Sale	63	80	+ 27.0%	63	80	+ 27.0%
Inventory of Homes for Sale	38	58	+ 52.6%	--	--	--
Months Supply of Inventory	6.8	10.2	+ 42.9%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



- 5.3%

+ 166.7%

+ 33.5%

Change in
New Listings

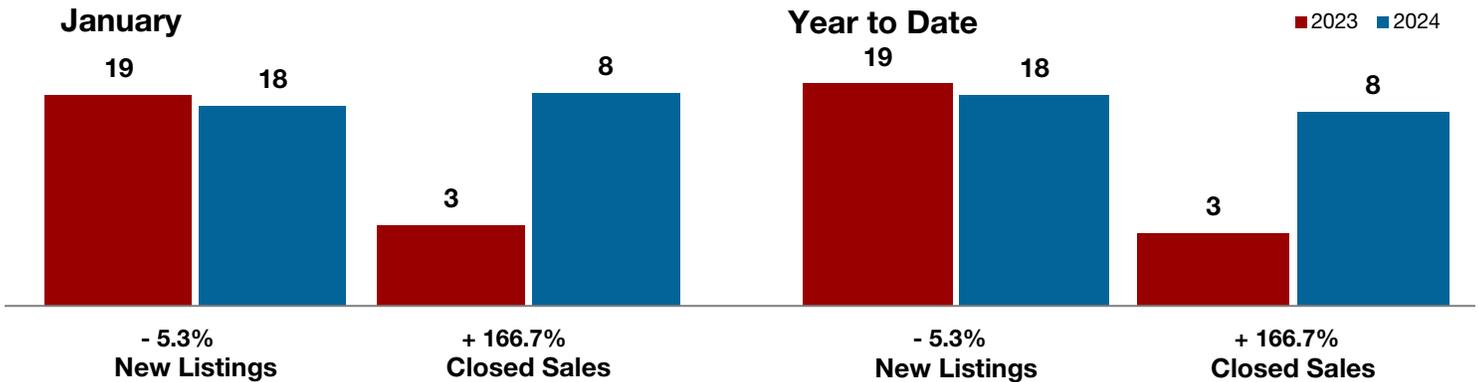
Change in
Closed Sales

Change in
Median Sales Price

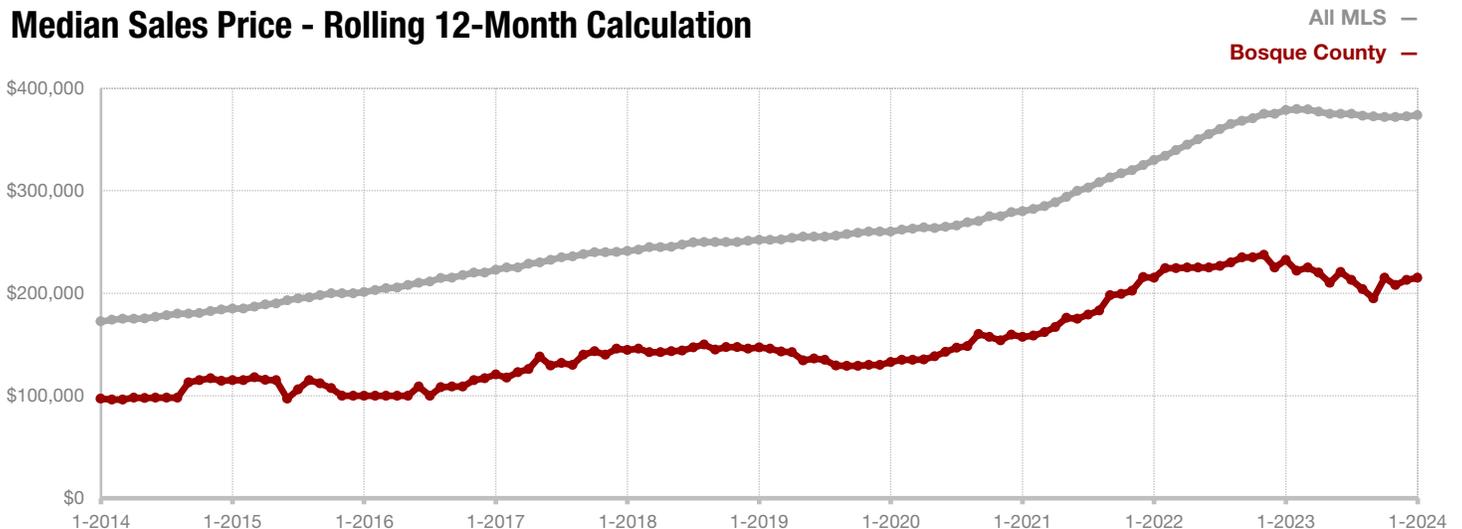
Bosque County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	19	18	- 5.3%	19	18	- 5.3%
Pending Sales	5	7	+ 40.0%	5	7	+ 40.0%
Closed Sales	3	8	+ 166.7%	3	8	+ 166.7%
Average Sales Price*	\$276,167	\$624,525	+ 126.1%	\$276,167	\$624,525	+ 126.1%
Median Sales Price*	\$225,000	\$300,350	+ 33.5%	\$225,000	\$300,350	+ 33.5%
Percent of Original List Price Received*	92.7%	88.5%	- 4.5%	92.7%	88.5%	- 4.5%
Days on Market Until Sale	57	76	+ 33.3%	57	76	+ 33.3%
Inventory of Homes for Sale	68	75	+ 10.3%	--	--	--
Months Supply of Inventory	5.2	5.9	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



+ 1.9%

+ 43.5%

+ 2.6%

Change in
New Listings

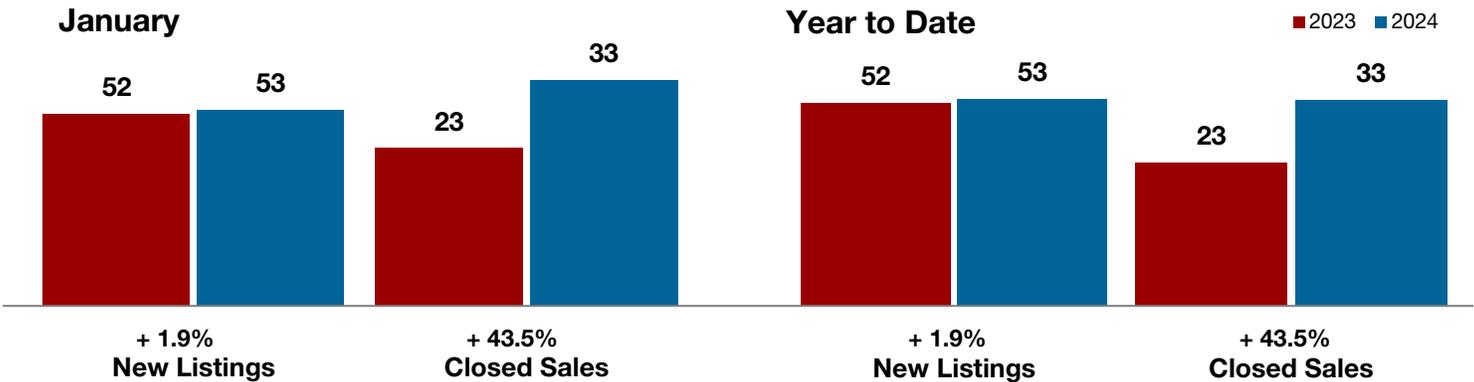
Change in
Closed Sales

Change in
Median Sales Price

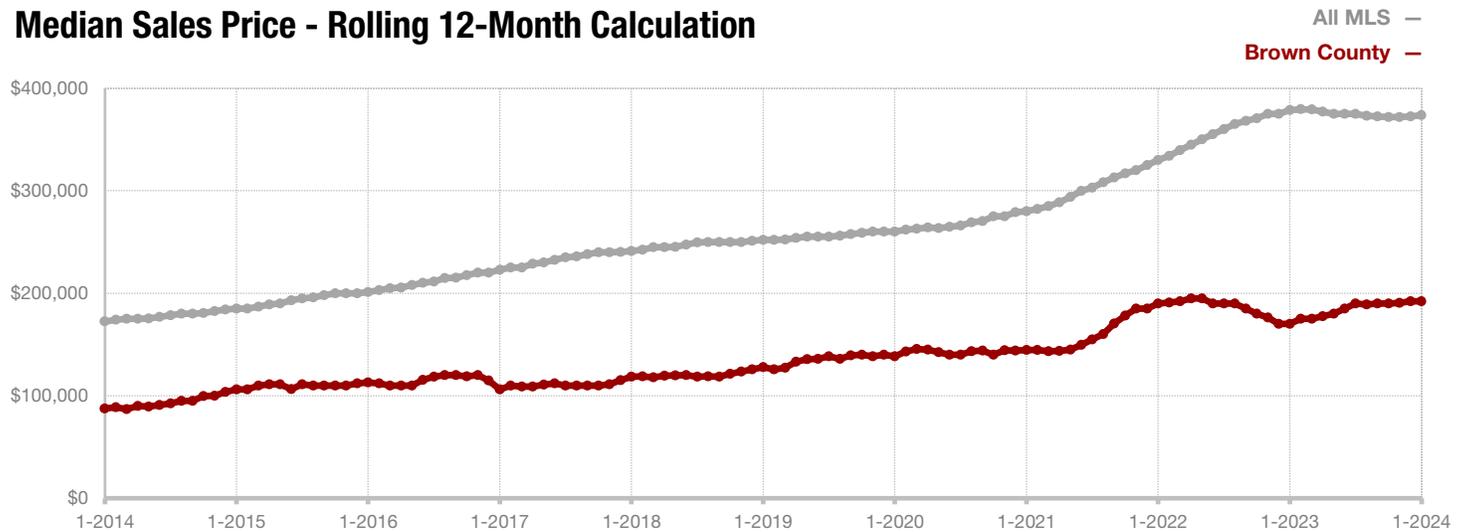
Brown County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	52	53	+ 1.9%	52	53	+ 1.9%
Pending Sales	35	23	- 34.3%	35	23	- 34.3%
Closed Sales	23	33	+ 43.5%	23	33	+ 43.5%
Average Sales Price*	\$271,443	\$271,921	+ 0.2%	\$271,443	\$271,921	+ 0.2%
Median Sales Price*	\$185,000	\$189,900	+ 2.6%	\$185,000	\$189,900	+ 2.6%
Percent of Original List Price Received*	88.7%	91.5%	+ 3.2%	88.7%	91.5%	+ 3.2%
Days on Market Until Sale	52	72	+ 38.5%	52	72	+ 38.5%
Inventory of Homes for Sale	173	172	- 0.6%	--	--	--
Months Supply of Inventory	4.3	4.5	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



- 30.0%

- 12.5%

+ 103.7%

Change in
New Listings

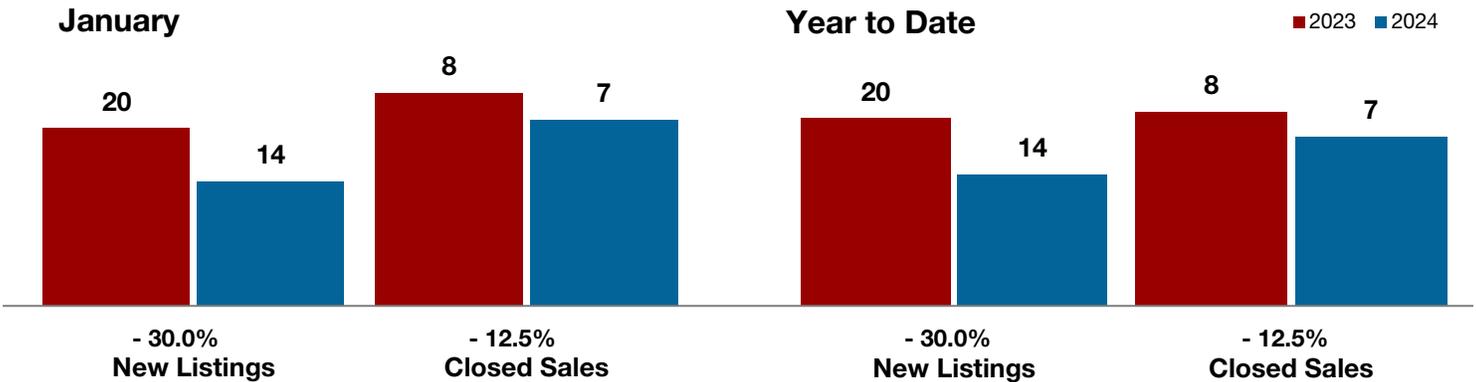
Change in
Closed Sales

Change in
Median Sales Price

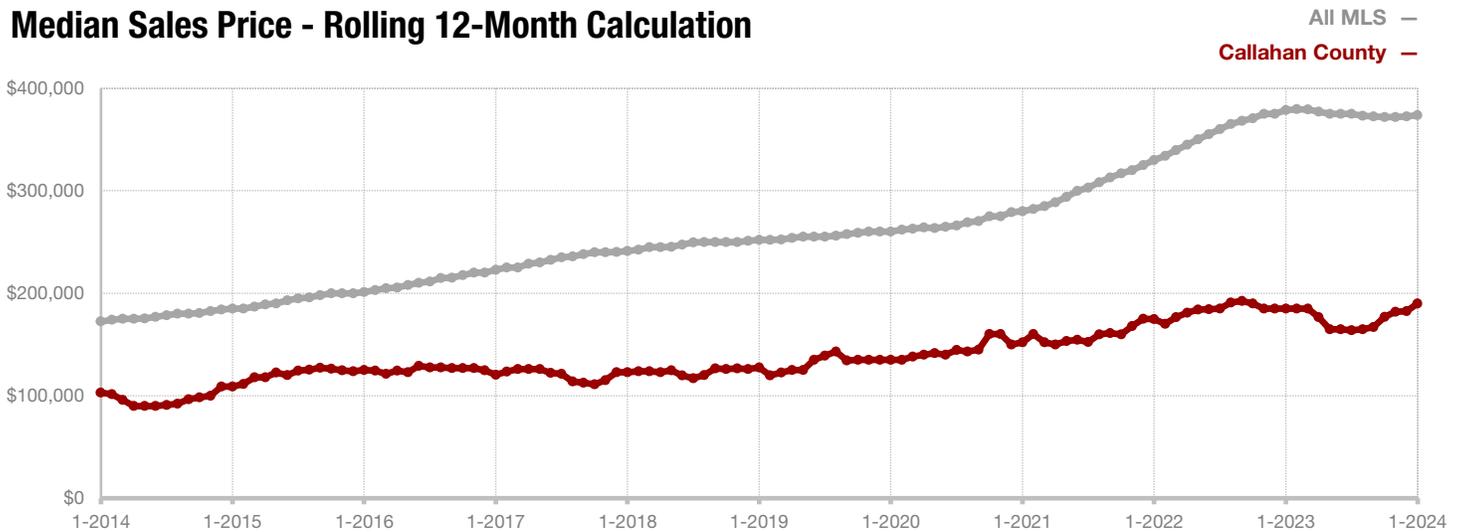
Callahan County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	20	14	- 30.0%	20	14	- 30.0%
Pending Sales	12	7	- 41.7%	12	7	- 41.7%
Closed Sales	8	7	- 12.5%	8	7	- 12.5%
Average Sales Price*	\$131,369	\$543,929	+ 314.0%	\$131,369	\$543,929	+ 314.0%
Median Sales Price*	\$118,800	\$242,000	+ 103.7%	\$118,800	\$242,000	+ 103.7%
Percent of Original List Price Received*	88.2%	90.6%	+ 2.7%	88.2%	90.6%	+ 2.7%
Days on Market Until Sale	54	98	+ 81.5%	54	98	+ 81.5%
Inventory of Homes for Sale	55	52	- 5.5%	--	--	--
Months Supply of Inventory	4.0	3.9	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



+ 166.7%

- 20.0%

+ 107.6%

Change in
New Listings

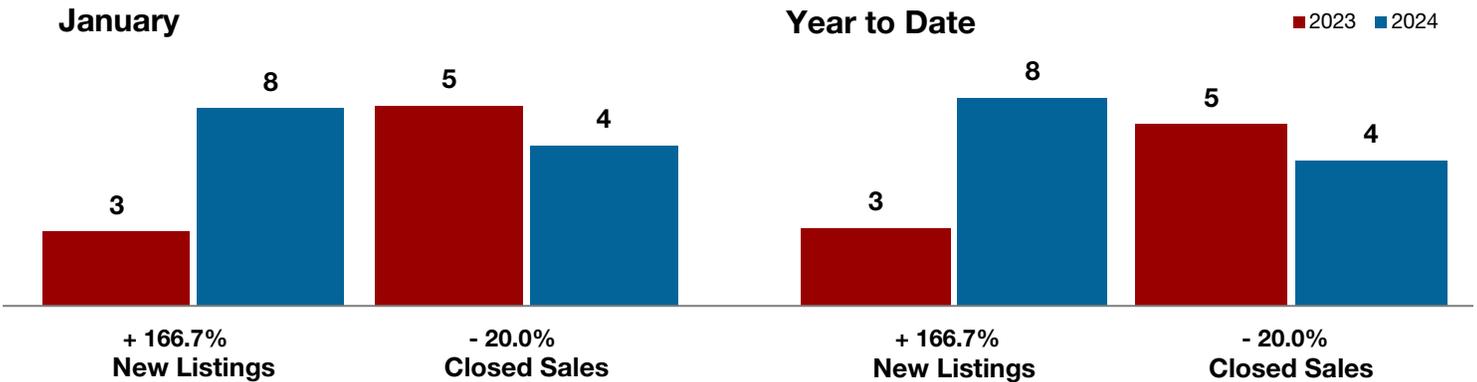
Change in
Closed Sales

Change in
Median Sales Price

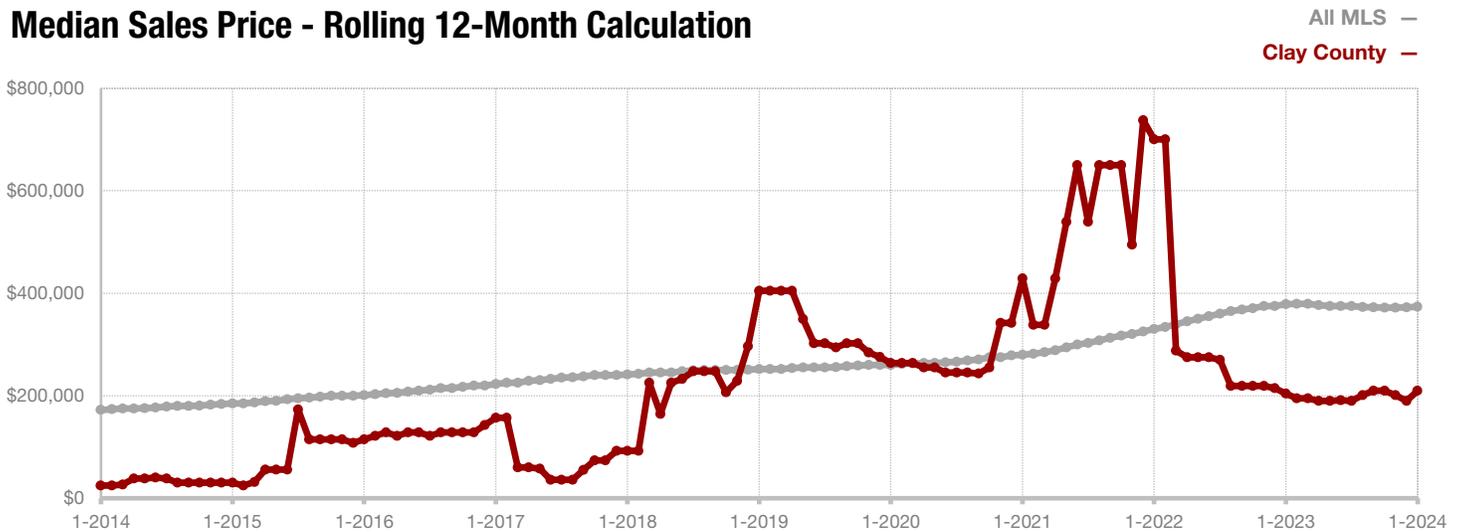
Clay County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	3	8	+ 166.7%	3	8	+ 166.7%
Pending Sales	5	3	- 40.0%	5	3	- 40.0%
Closed Sales	5	4	- 20.0%	5	4	- 20.0%
Average Sales Price*	\$157,200	\$396,010	+ 151.9%	\$157,200	\$396,010	+ 151.9%
Median Sales Price*	\$129,000	\$267,750	+ 107.6%	\$129,000	\$267,750	+ 107.6%
Percent of Original List Price Received*	82.2%	81.1%	- 1.3%	82.2%	81.1%	- 1.3%
Days on Market Until Sale	42	168	+ 300.0%	42	168	+ 300.0%
Inventory of Homes for Sale	14	29	+ 107.1%	--	--	--
Months Supply of Inventory	4.4	9.2	+ 125.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



+ 71.4%

- 100.0%

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Change in
New Listings

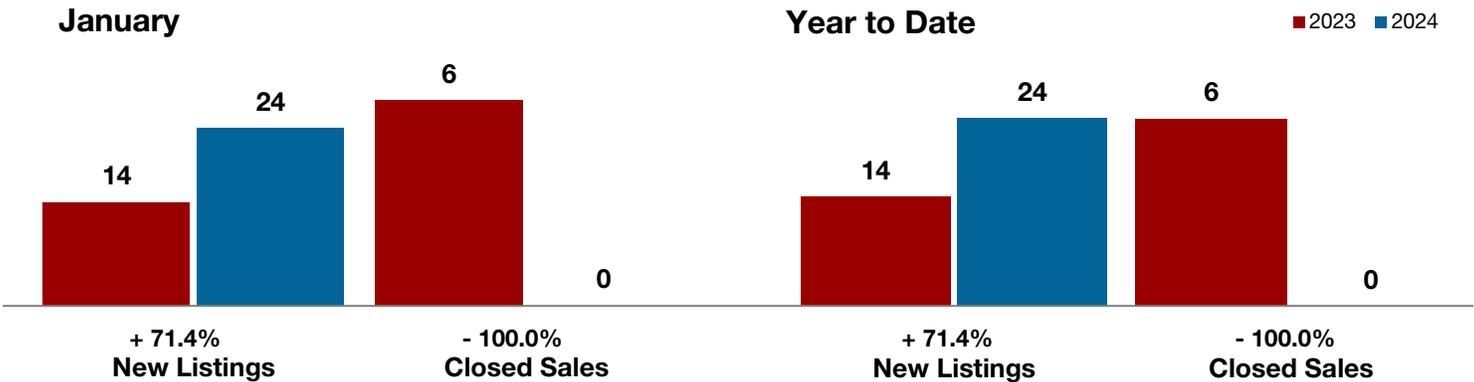
Change in
Closed Sales

Change in
Median Sales Price

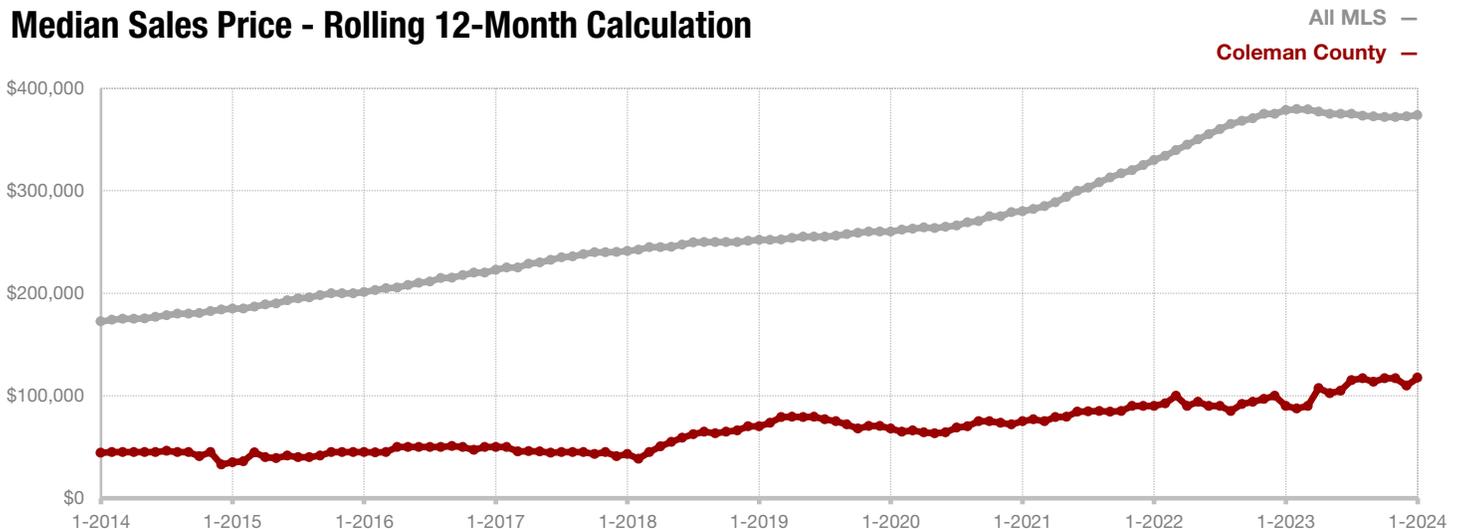
Coleman County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	24	+ 71.4%	14	24	+ 71.4%
Pending Sales	12	3	- 75.0%	12	3	- 75.0%
Closed Sales	6	0	- 100.0%	6	0	- 100.0%
Average Sales Price*	\$70,983	--	--	\$70,983	--	--
Median Sales Price*	\$52,500	--	--	\$52,500	--	--
Percent of Original List Price Received*	77.1%	--	--	77.1%	--	--
Days on Market Until Sale	95	--	--	95	--	--
Inventory of Homes for Sale	47	62	+ 31.9%	--	--	--
Months Supply of Inventory	6.2	10.8	+ 83.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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+ 25.4%

+ 16.6%

- 4.7%

Change in
New Listings

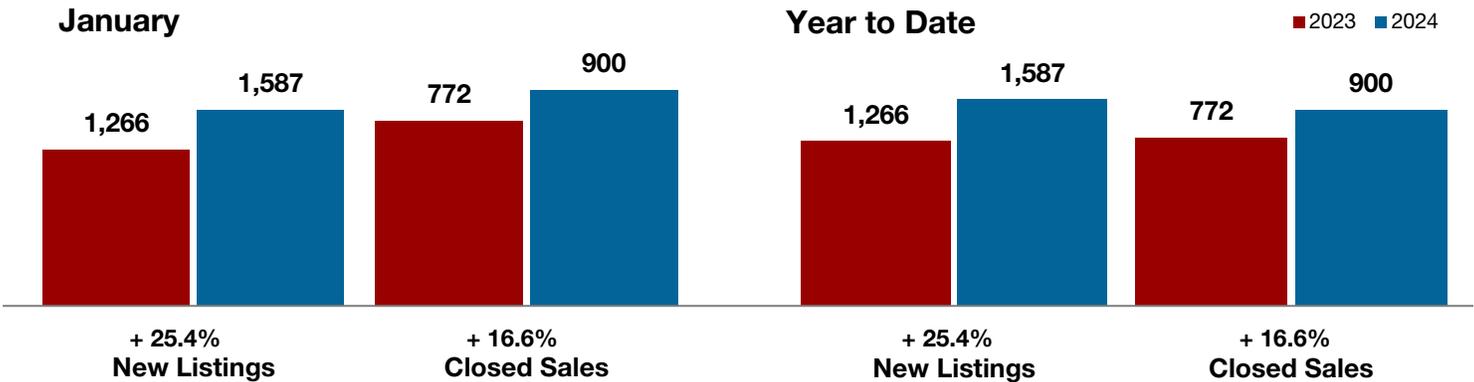
Change in
Closed Sales

Change in
Median Sales Price

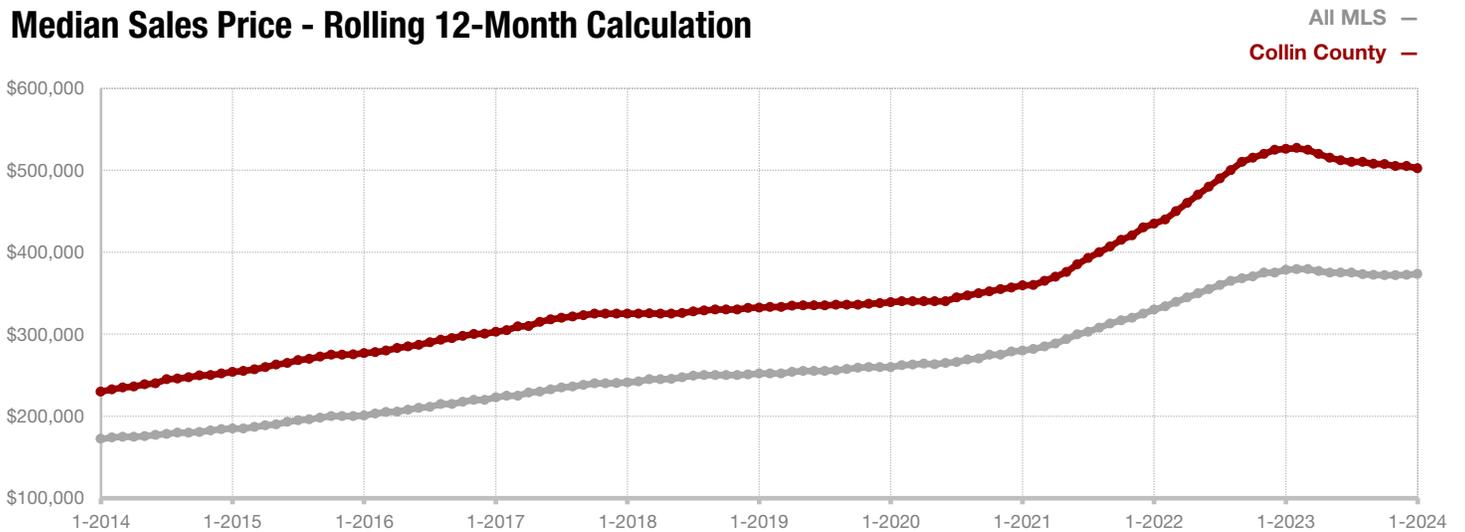
Collin County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,266	1,587	+ 25.4%	1,266	1,587	+ 25.4%
Pending Sales	1,319	1,118	- 15.2%	1,319	1,118	- 15.2%
Closed Sales	772	900	+ 16.6%	772	900	+ 16.6%
Average Sales Price*	\$573,712	\$532,095	- 7.3%	\$573,712	\$532,095	- 7.3%
Median Sales Price*	\$503,156	\$479,500	- 4.7%	\$503,156	\$479,500	- 4.7%
Percent of Original List Price Received*	93.6%	95.3%	+ 1.8%	93.6%	95.3%	+ 1.8%
Days on Market Until Sale	56	55	- 1.8%	56	55	- 1.8%
Inventory of Homes for Sale	2,511	2,629	+ 4.7%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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+ 6.5%

+ 80.0%

+ 2.9%

Change in
New Listings

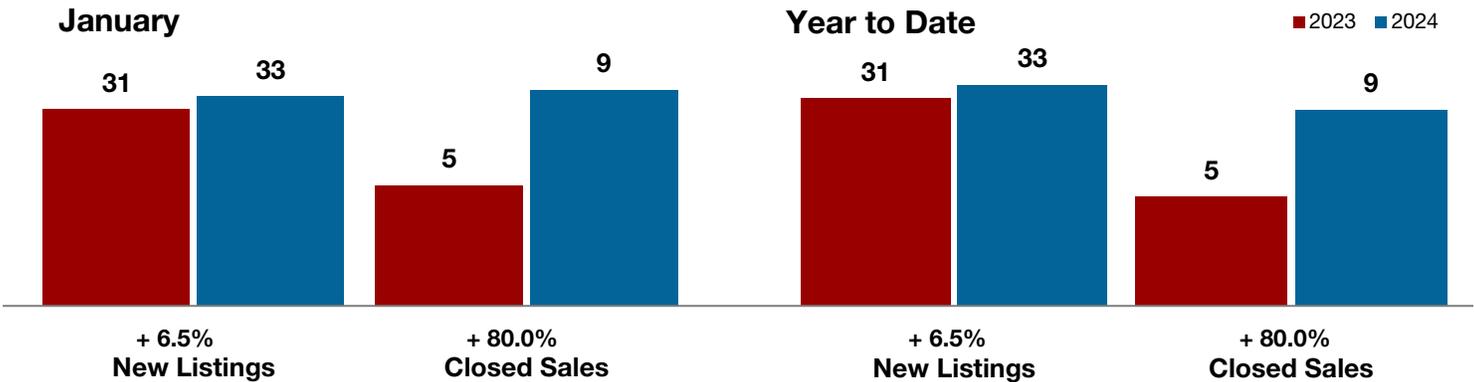
Change in
Closed Sales

Change in
Median Sales Price

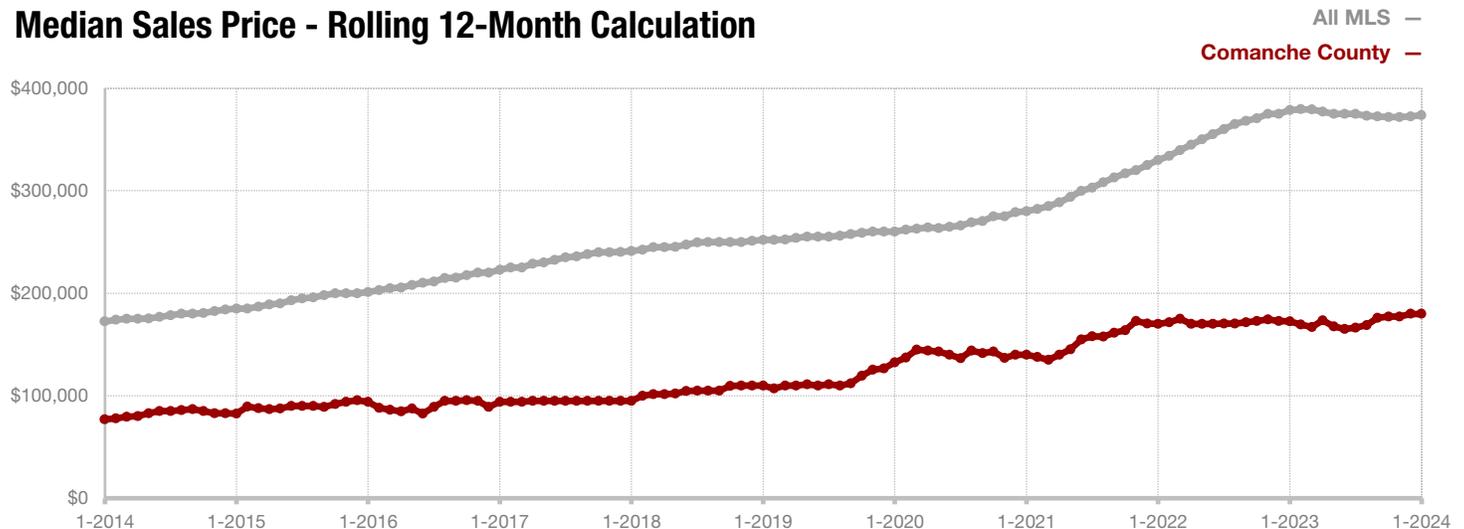
Comanche County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	31	33	+ 6.5%	31	33	+ 6.5%
Pending Sales	22	13	- 40.9%	22	13	- 40.9%
Closed Sales	5	9	+ 80.0%	5	9	+ 80.0%
Average Sales Price*	\$160,000	\$388,933	+ 143.1%	\$160,000	\$388,933	+ 143.1%
Median Sales Price*	\$170,000	\$175,000	+ 2.9%	\$170,000	\$175,000	+ 2.9%
Percent of Original List Price Received*	89.3%	91.1%	+ 2.0%	89.3%	91.1%	+ 2.0%
Days on Market Until Sale	146	50	- 65.8%	146	50	- 65.8%
Inventory of Homes for Sale	105	122	+ 16.2%	--	--	--
Months Supply of Inventory	6.8	9.7	+ 42.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 4.9%

+ 13.0%

- 2.0%

Change in
New Listings

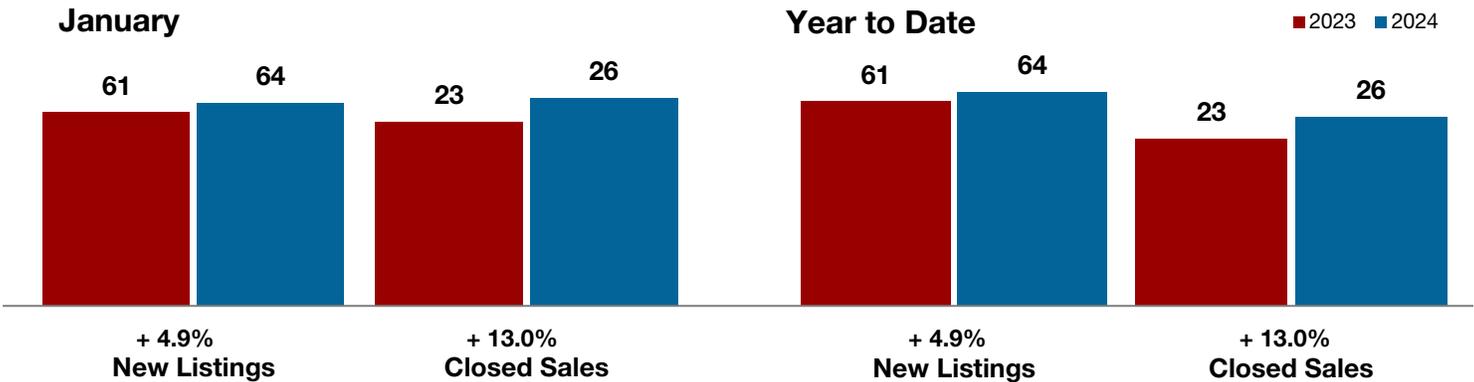
Change in
Closed Sales

Change in
Median Sales Price

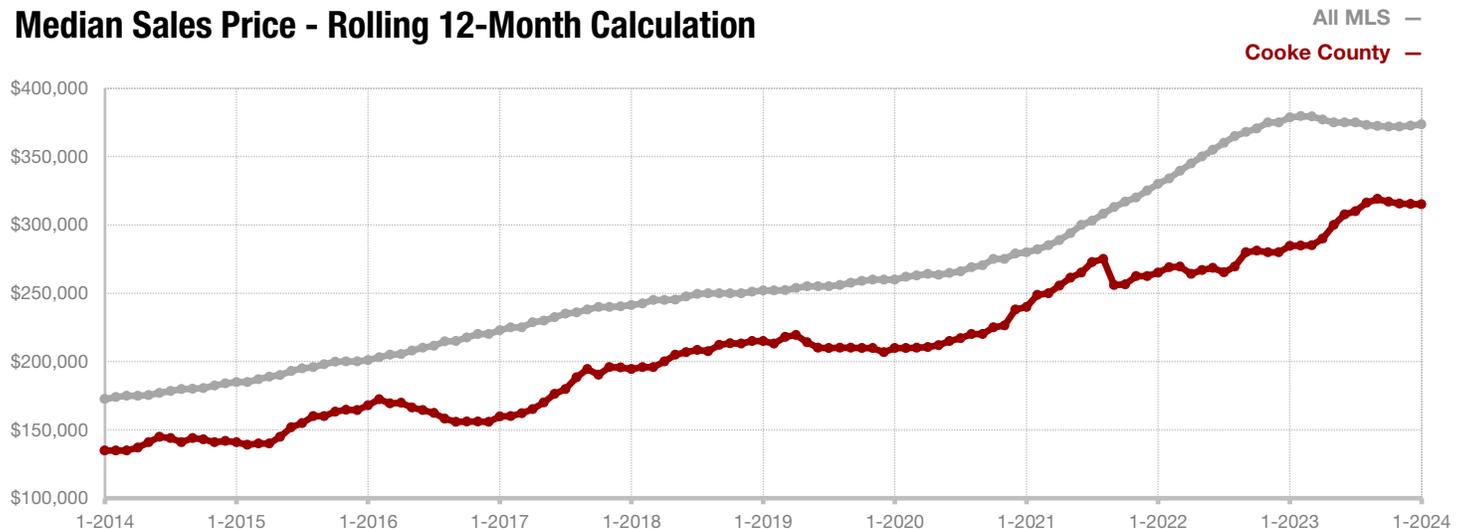
Cooke County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	61	64	+ 4.9%	61	64	+ 4.9%
Pending Sales	34	34	0.0%	34	34	0.0%
Closed Sales	23	26	+ 13.0%	23	26	+ 13.0%
Average Sales Price*	\$360,011	\$326,477	- 9.3%	\$360,011	\$326,477	- 9.3%
Median Sales Price*	\$290,000	\$284,273	- 2.0%	\$290,000	\$284,273	- 2.0%
Percent of Original List Price Received*	93.3%	91.4%	- 2.0%	93.3%	91.4%	- 2.0%
Days on Market Until Sale	57	77	+ 35.1%	57	77	+ 35.1%
Inventory of Homes for Sale	186	217	+ 16.7%	--	--	--
Months Supply of Inventory	5.0	5.4	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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+ 14.0%

+ 12.5%

+ 9.4%

Change in
New Listings

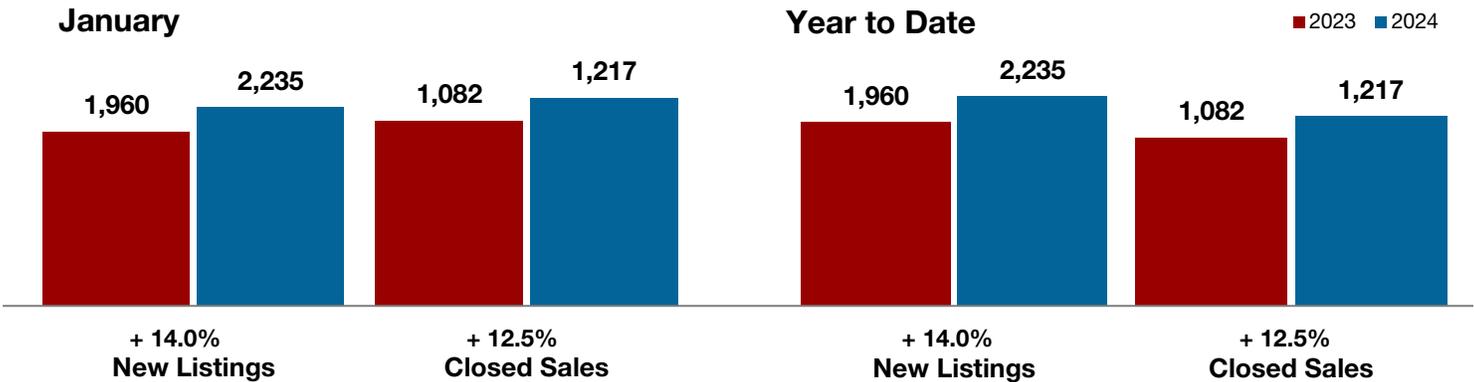
Change in
Closed Sales

Change in
Median Sales Price

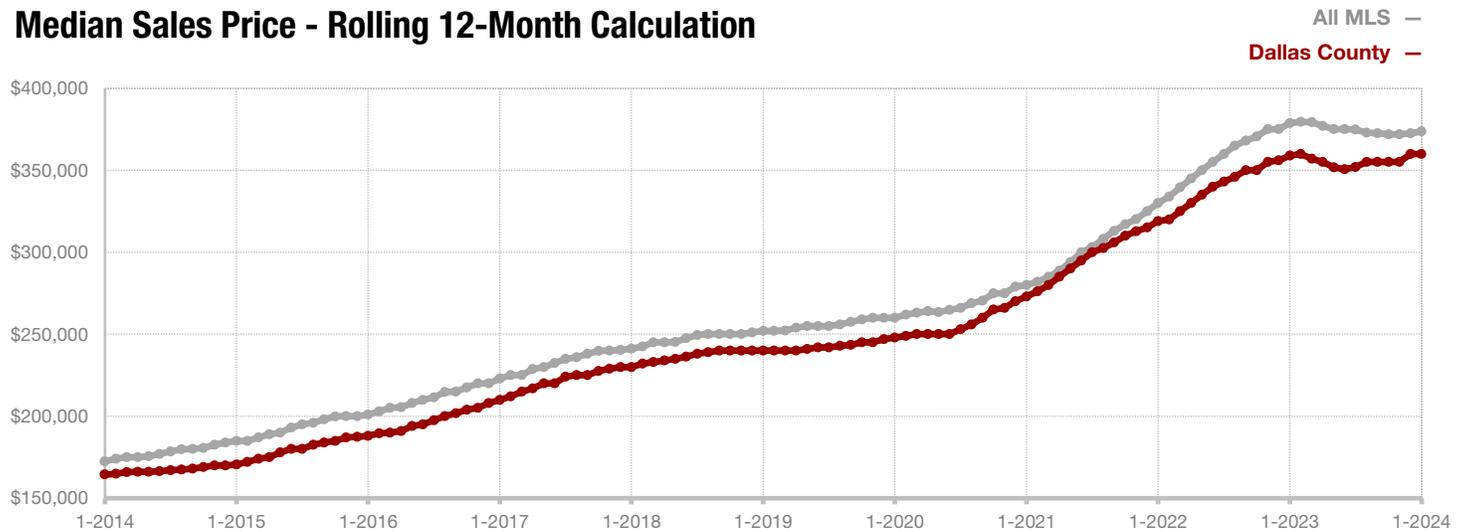
Dallas County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,960	2,235	+ 14.0%	1,960	2,235	+ 14.0%
Pending Sales	1,601	1,442	- 9.9%	1,601	1,442	- 9.9%
Closed Sales	1,082	1,217	+ 12.5%	1,082	1,217	+ 12.5%
Average Sales Price*	\$444,612	\$499,568	+ 12.4%	\$444,612	\$499,568	+ 12.4%
Median Sales Price*	\$320,000	\$350,000	+ 9.4%	\$320,000	\$350,000	+ 9.4%
Percent of Original List Price Received*	94.7%	95.0%	+ 0.3%	94.7%	95.0%	+ 0.3%
Days on Market Until Sale	44	48	+ 9.1%	44	48	+ 9.1%
Inventory of Homes for Sale	3,745	4,154	+ 10.9%	--	--	--
Months Supply of Inventory	2.0	2.4	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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+ 12.5%

- 33.3%

+ 450.0%

Change in
New Listings

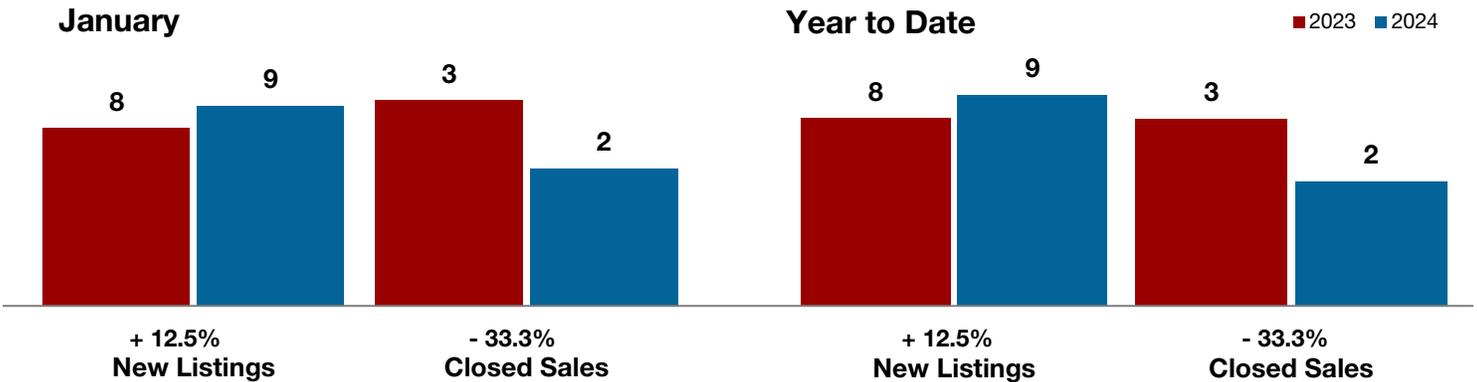
Change in
Closed Sales

Change in
Median Sales Price

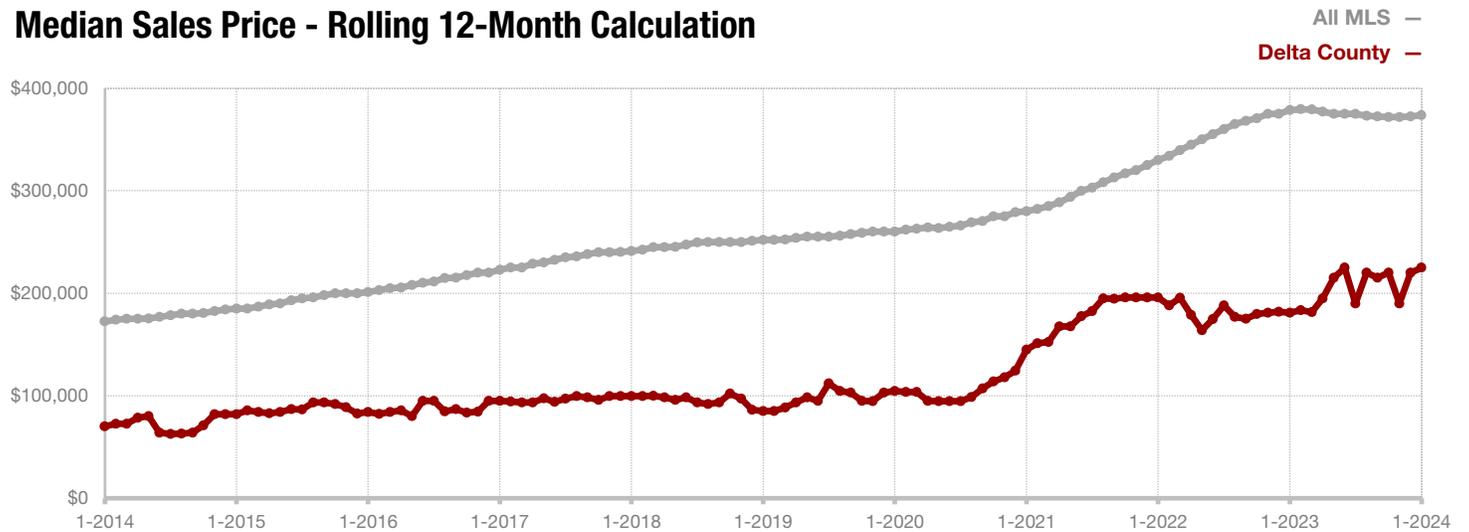
Delta County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	9	+ 12.5%	8	9	+ 12.5%
Pending Sales	6	5	- 16.7%	6	5	- 16.7%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Average Sales Price*	\$55,167	\$220,000	+ 298.8%	\$55,167	\$220,000	+ 298.8%
Median Sales Price*	\$40,000	\$220,000	+ 450.0%	\$40,000	\$220,000	+ 450.0%
Percent of Original List Price Received*	89.0%	75.5%	- 15.2%	89.0%	75.5%	- 15.2%
Days on Market Until Sale	48	93	+ 93.8%	48	93	+ 93.8%
Inventory of Homes for Sale	33	30	- 9.1%	--	--	--
Months Supply of Inventory	6.2	5.3	- 16.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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+ 12.9%

+ 7.9%

+ 3.6%

Change in
New Listings

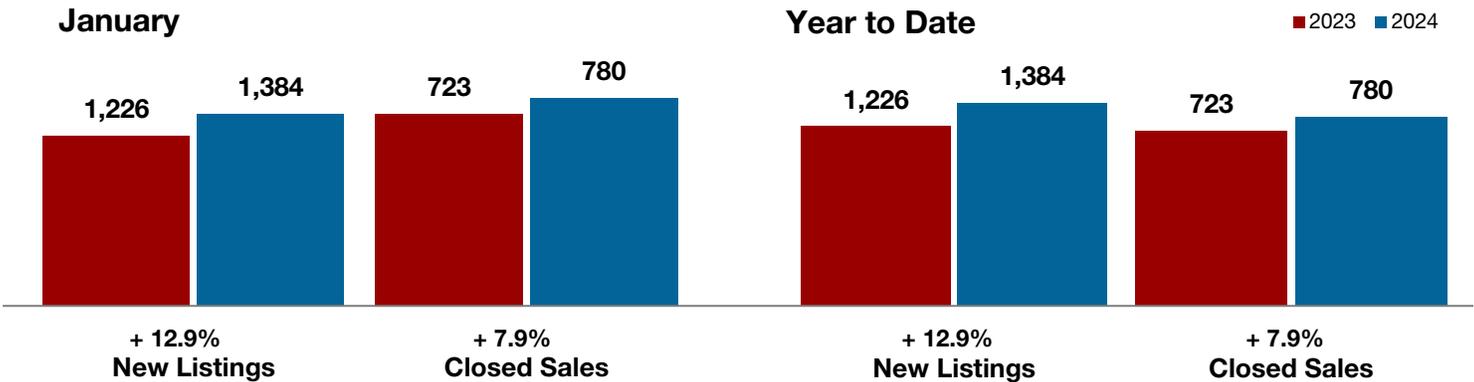
Change in
Closed Sales

Change in
Median Sales Price

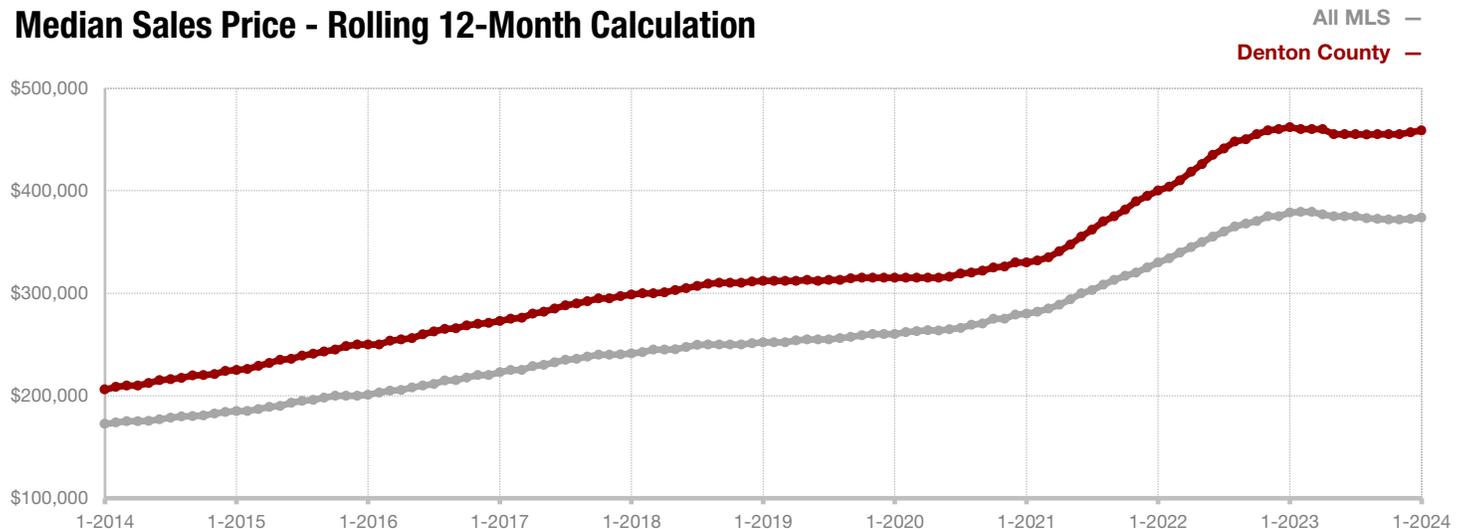
Denton County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,226	1,384	+ 12.9%	1,226	1,384	+ 12.9%
Pending Sales	1,221	1,022	- 16.3%	1,221	1,022	- 16.3%
Closed Sales	723	780	+ 7.9%	723	780	+ 7.9%
Average Sales Price*	\$501,196	\$524,252	+ 4.6%	\$501,196	\$524,252	+ 4.6%
Median Sales Price*	\$424,515	\$440,000	+ 3.6%	\$424,515	\$440,000	+ 3.6%
Percent of Original List Price Received*	93.8%	95.4%	+ 1.7%	93.8%	95.4%	+ 1.7%
Days on Market Until Sale	59	51	- 13.6%	59	51	- 13.6%
Inventory of Homes for Sale	2,640	2,469	- 6.5%	--	--	--
Months Supply of Inventory	2.2	2.1	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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0.0%

+ 300.0%

- 23.8%

Change in
New Listings

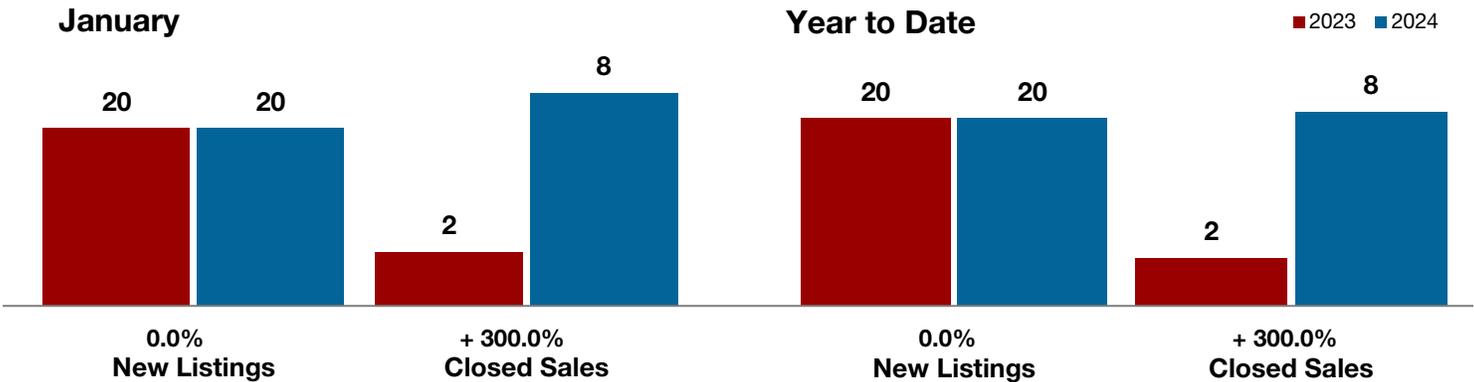
Change in
Closed Sales

Change in
Median Sales Price

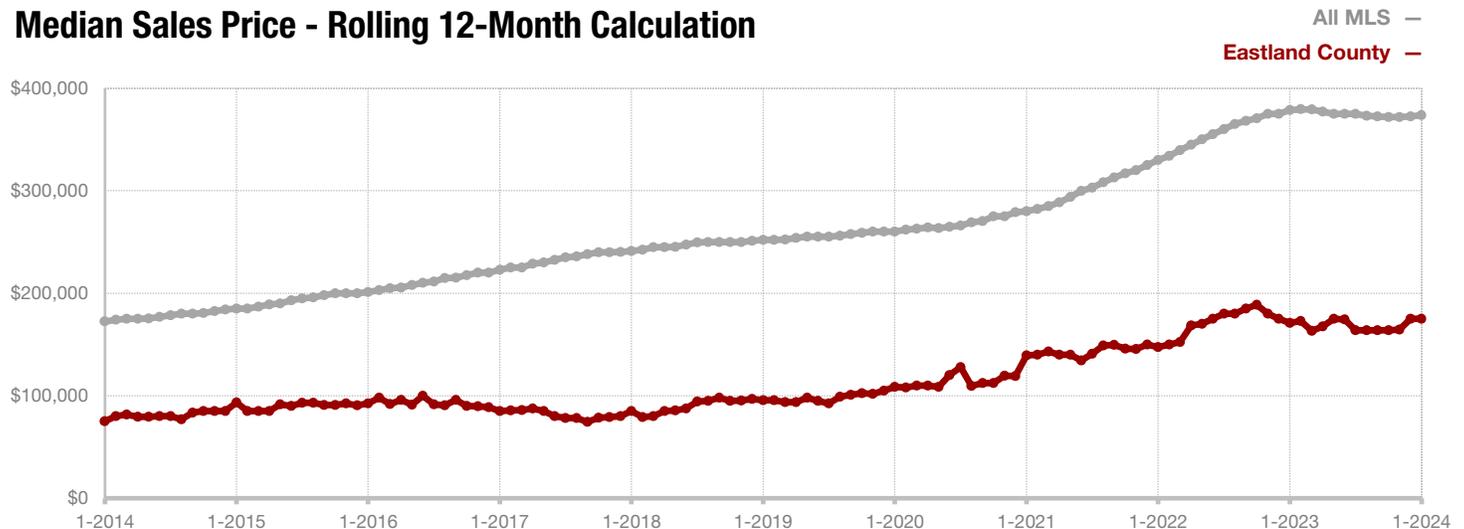
Eastland County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	20	20	0.0%	20	20	0.0%
Pending Sales	3	9	+ 200.0%	3	9	+ 200.0%
Closed Sales	2	8	+ 300.0%	2	8	+ 300.0%
Average Sales Price*	\$108,208	\$140,775	+ 30.1%	\$108,208	\$140,775	+ 30.1%
Median Sales Price*	\$108,208	\$82,500	- 23.8%	\$108,208	\$82,500	- 23.8%
Percent of Original List Price Received*	78.5%	81.9%	+ 4.3%	78.5%	81.9%	+ 4.3%
Days on Market Until Sale	52	88	+ 69.2%	52	88	+ 69.2%
Inventory of Homes for Sale	88	95	+ 8.0%	--	--	--
Months Supply of Inventory	6.4	7.8	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



+ 25.1%

+ 22.6%

+ 4.6%

Change in
New Listings

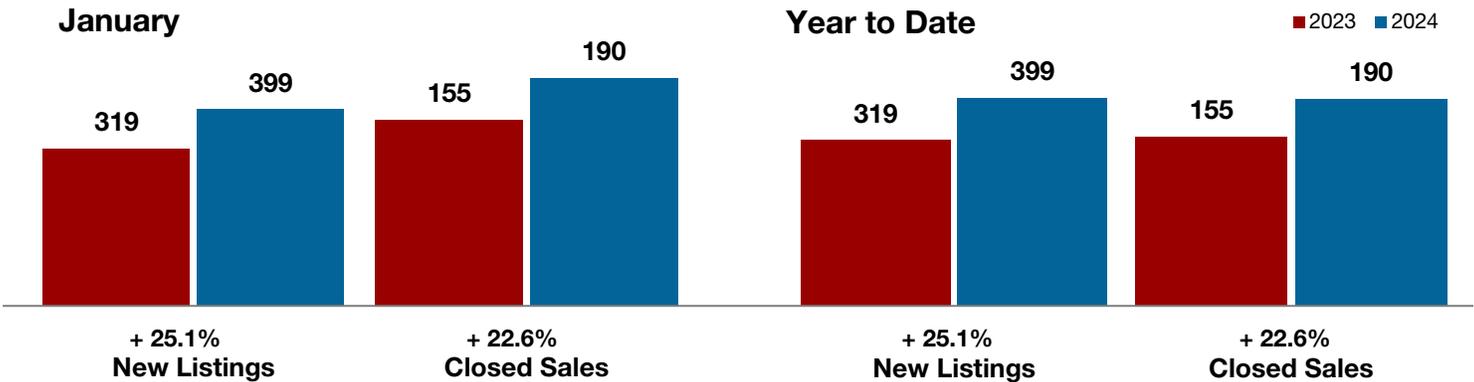
Change in
Closed Sales

Change in
Median Sales Price

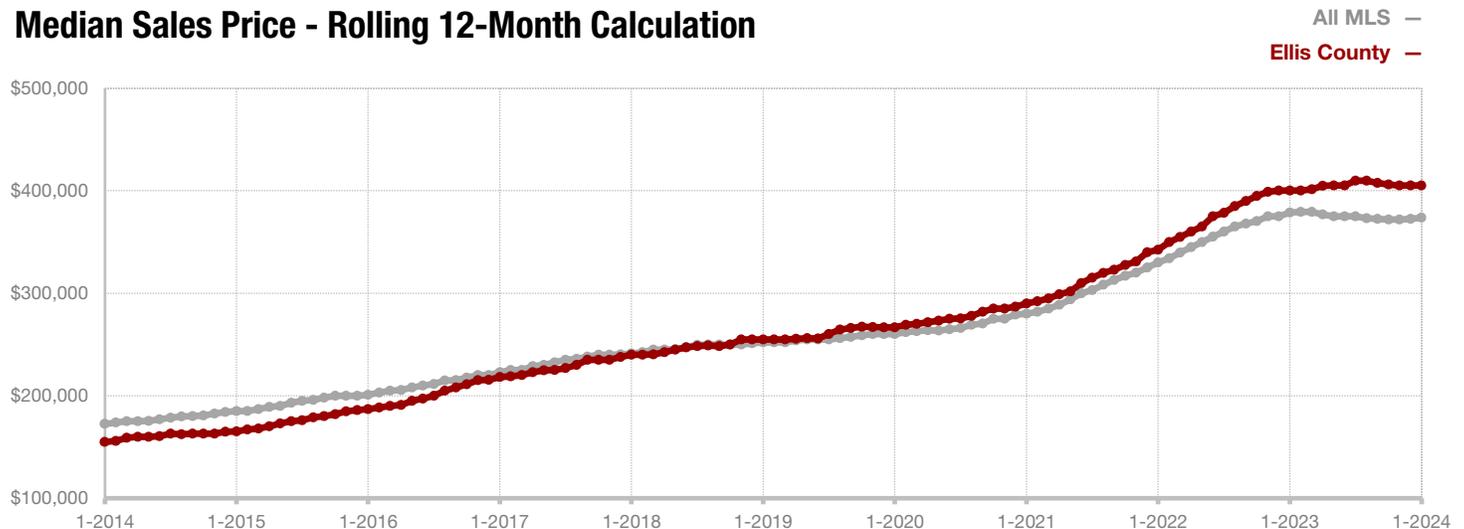
Ellis County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	319	399	+ 25.1%	319	399	+ 25.1%
Pending Sales	256	248	- 3.1%	256	248	- 3.1%
Closed Sales	155	190	+ 22.6%	155	190	+ 22.6%
Average Sales Price*	\$413,110	\$420,038	+ 1.7%	\$413,110	\$420,038	+ 1.7%
Median Sales Price*	\$381,960	\$399,495	+ 4.6%	\$381,960	\$399,495	+ 4.6%
Percent of Original List Price Received*	92.9%	94.2%	+ 1.4%	92.9%	94.2%	+ 1.4%
Days on Market Until Sale	74	73	- 1.4%	74	73	- 1.4%
Inventory of Homes for Sale	928	1,057	+ 13.9%	--	--	--
Months Supply of Inventory	3.4	4.0	+ 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



- 22.8%

+ 11.1%

+ 46.3%

Change in
New Listings

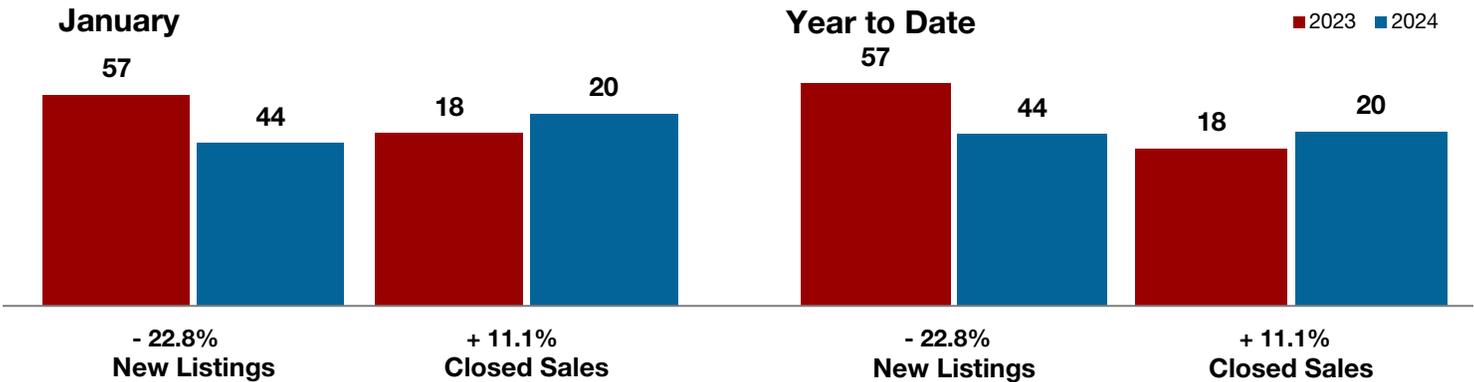
Change in
Closed Sales

Change in
Median Sales Price

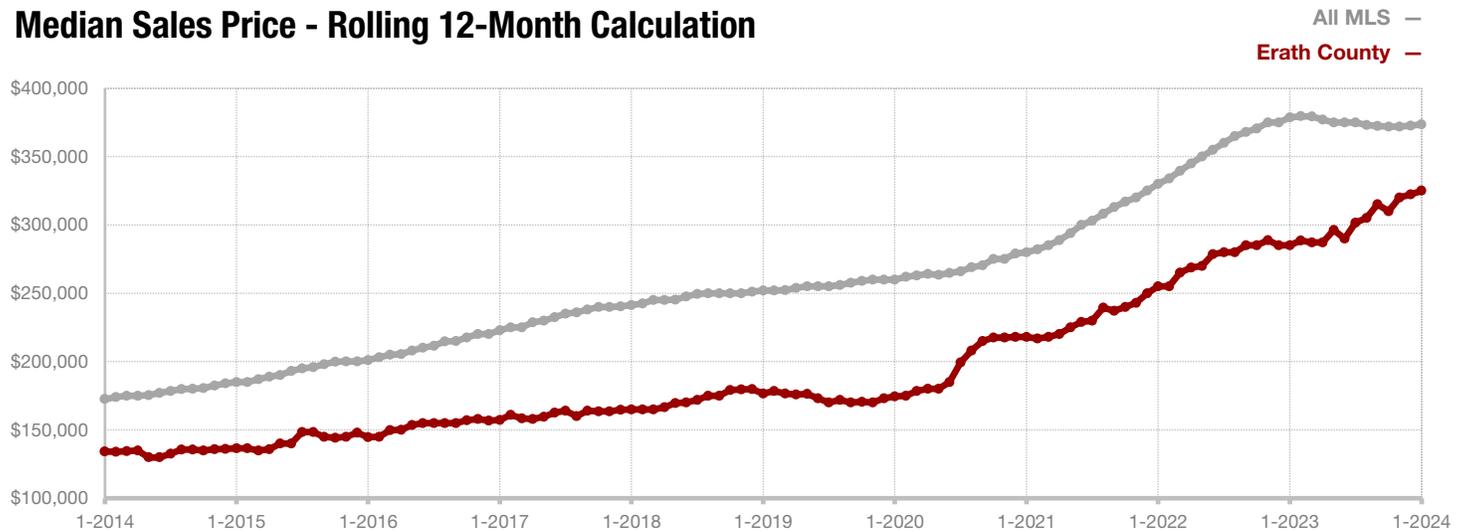
Erath County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	57	44	- 22.8%	57	44	- 22.8%
Pending Sales	33	27	- 18.2%	33	27	- 18.2%
Closed Sales	18	20	+ 11.1%	18	20	+ 11.1%
Average Sales Price*	\$289,106	\$435,265	+ 50.6%	\$289,106	\$435,265	+ 50.6%
Median Sales Price*	\$261,500	\$382,500	+ 46.3%	\$261,500	\$382,500	+ 46.3%
Percent of Original List Price Received*	93.1%	90.4%	- 2.9%	93.1%	90.4%	- 2.9%
Days on Market Until Sale	42	92	+ 119.0%	42	92	+ 119.0%
Inventory of Homes for Sale	159	166	+ 4.4%	--	--	--
Months Supply of Inventory	3.9	4.5	+ 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 – January 2024

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



+ 5.2%

+ 15.4%

- 2.9%

Change in
New Listings

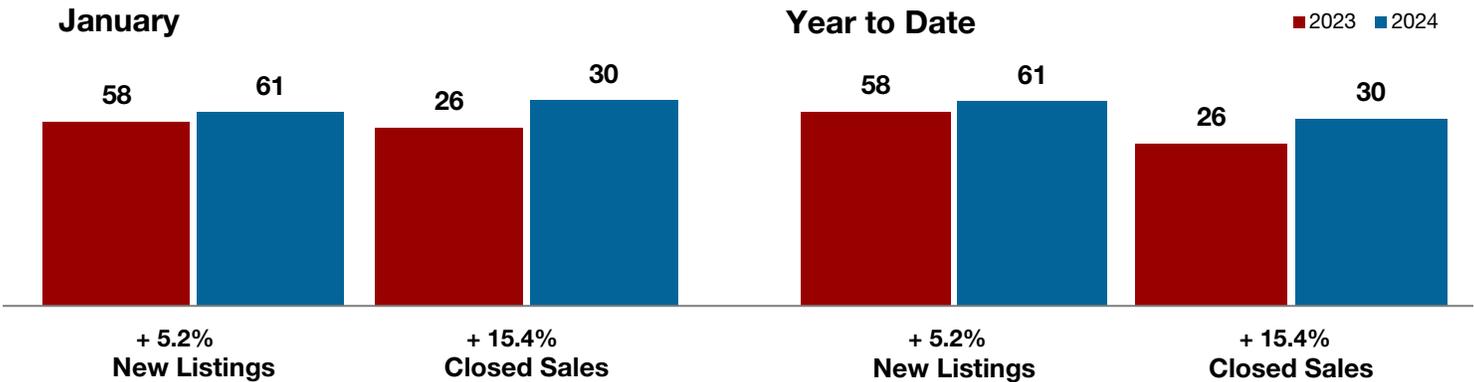
Change in
Closed Sales

Change in
Median Sales Price

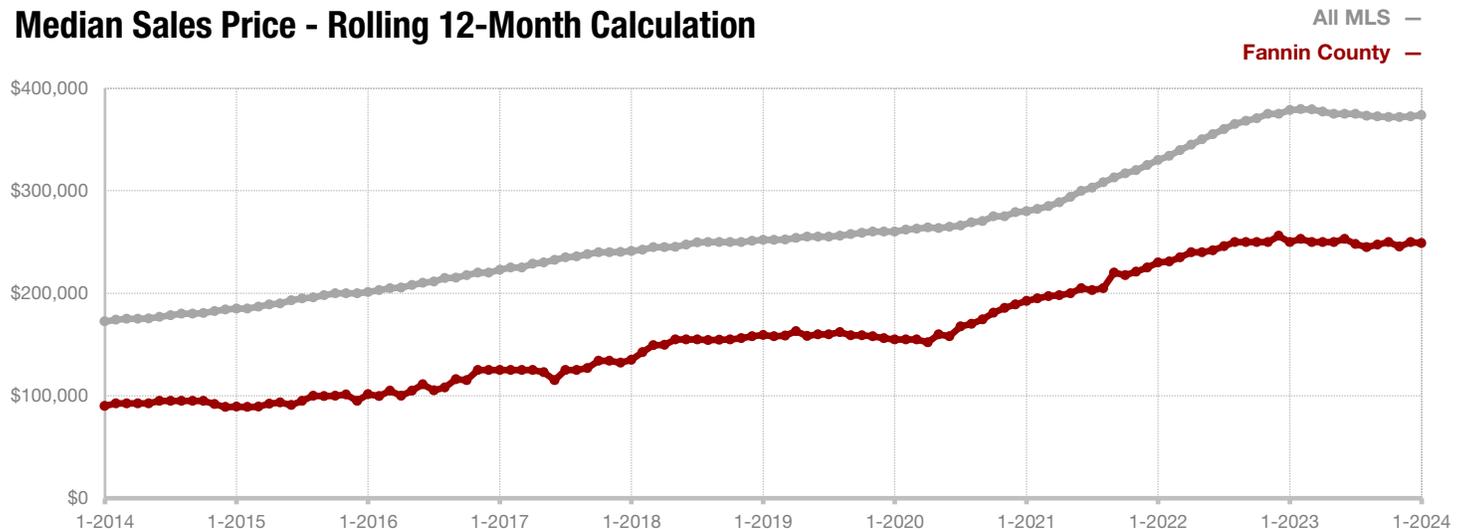
Fannin County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	58	61	+ 5.2%	58	61	+ 5.2%
Pending Sales	32	22	- 31.3%	32	22	- 31.3%
Closed Sales	26	30	+ 15.4%	26	30	+ 15.4%
Average Sales Price*	\$303,295	\$296,667	- 2.2%	\$303,295	\$296,667	- 2.2%
Median Sales Price*	\$257,450	\$250,000	- 2.9%	\$257,450	\$250,000	- 2.9%
Percent of Original List Price Received*	88.7%	89.2%	+ 0.6%	88.7%	89.2%	+ 0.6%
Days on Market Until Sale	85	83	- 2.4%	85	83	- 2.4%
Inventory of Homes for Sale	179	228	+ 27.4%	--	--	--
Months Supply of Inventory	4.5	6.4	+ 20.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



- 26.7%

+ 33.3%

+ 19.3%

Change in
New Listings

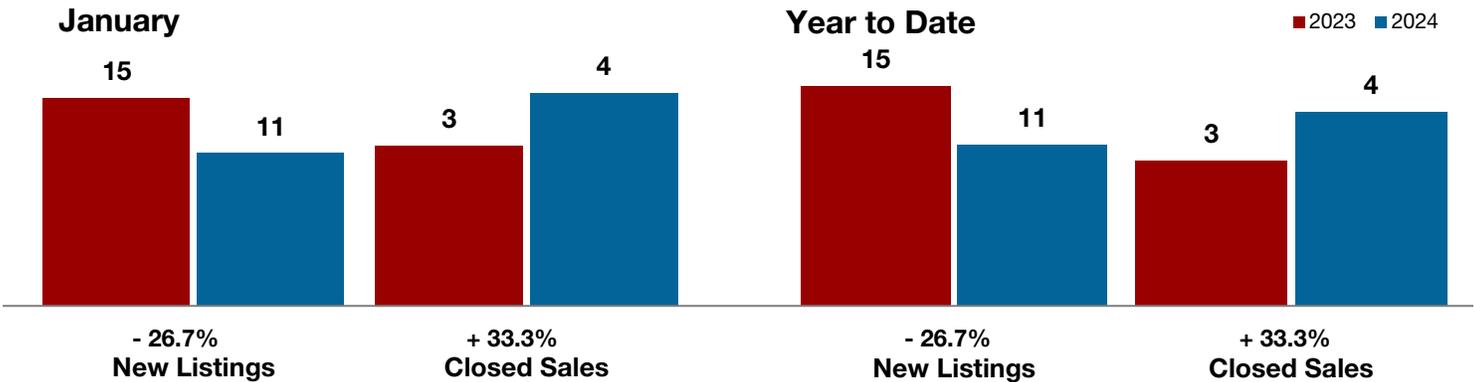
Change in
Closed Sales

Change in
Median Sales Price

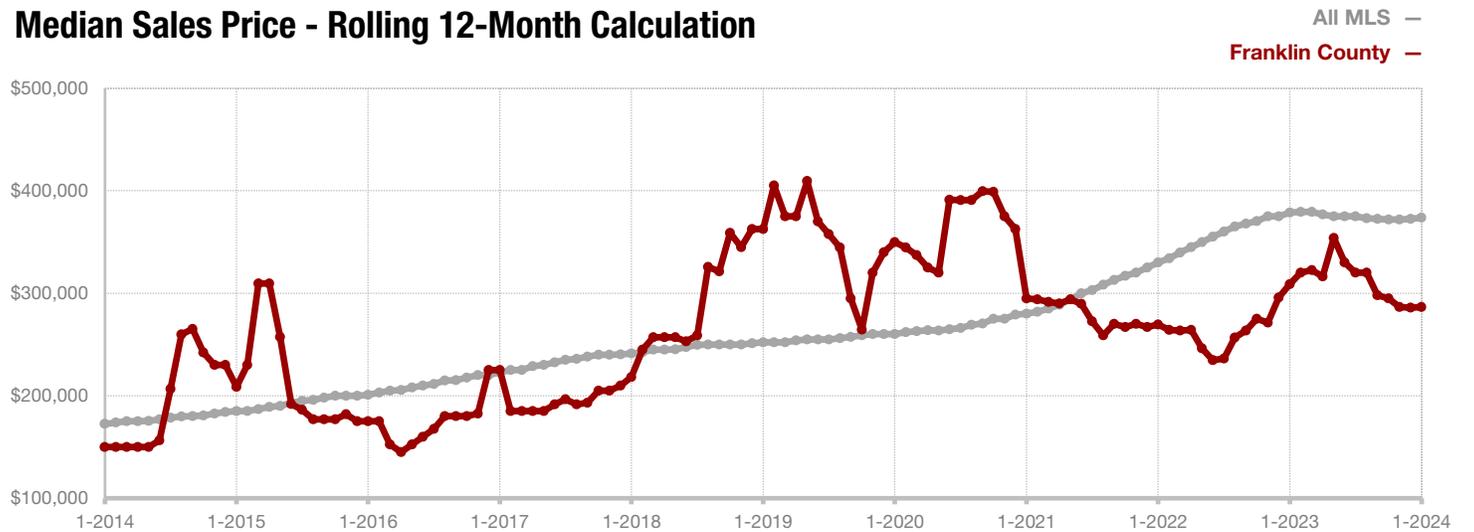
Franklin County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	15	11	- 26.7%	15	11	- 26.7%
Pending Sales	6	7	+ 16.7%	6	7	+ 16.7%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Average Sales Price*	\$733,333	\$374,625	- 48.9%	\$733,333	\$374,625	- 48.9%
Median Sales Price*	\$375,000	\$447,500	+ 19.3%	\$375,000	\$447,500	+ 19.3%
Percent of Original List Price Received*	88.8%	94.7%	+ 6.6%	88.8%	94.7%	+ 6.6%
Days on Market Until Sale	67	27	- 59.7%	67	27	- 59.7%
Inventory of Homes for Sale	39	44	+ 12.8%	--	--	--
Months Supply of Inventory	4.5	5.6	+ 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 – January 2024

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



- 21.1%

- 58.3%

+ 119.0%

Change in
New Listings

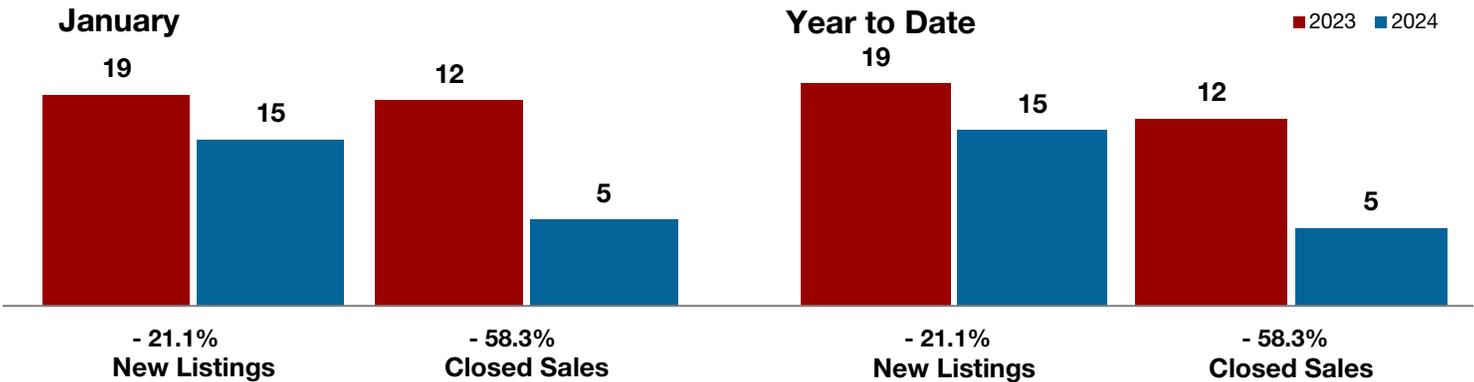
Change in
Closed Sales

Change in
Median Sales Price

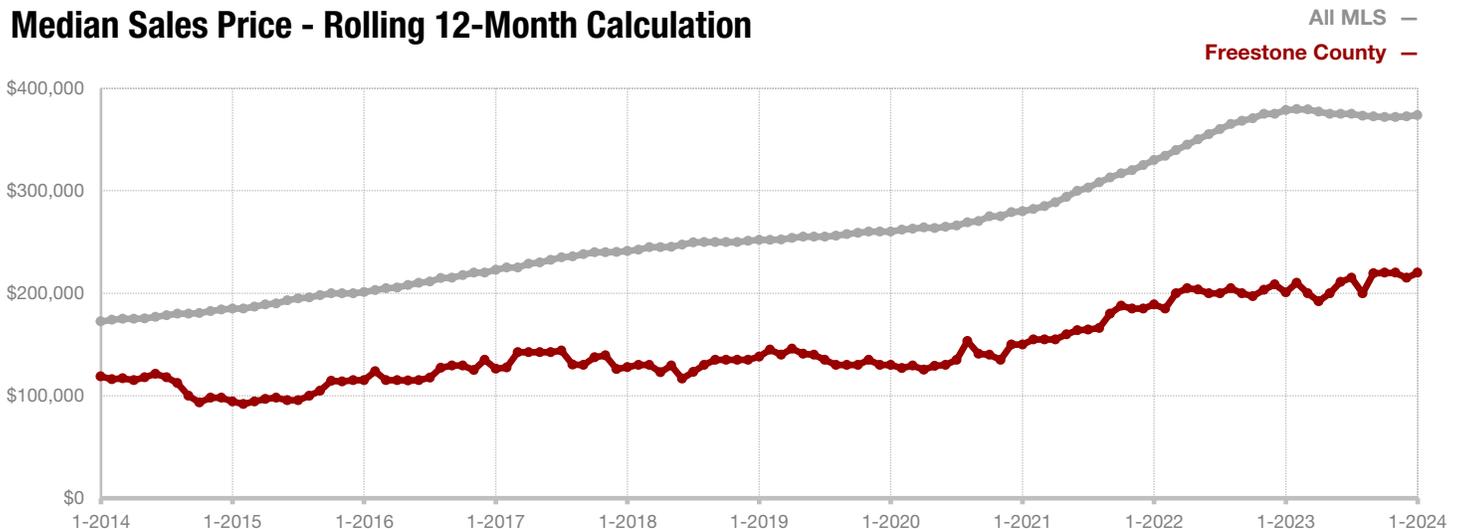
Freestone County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	19	15	- 21.1%	19	15	- 21.1%
Pending Sales	14	2	- 85.7%	14	2	- 85.7%
Closed Sales	12	5	- 58.3%	12	5	- 58.3%
Average Sales Price*	\$192,333	\$357,600	+ 85.9%	\$192,333	\$357,600	+ 85.9%
Median Sales Price*	\$137,000	\$300,000	+ 119.0%	\$137,000	\$300,000	+ 119.0%
Percent of Original List Price Received*	88.0%	95.9%	+ 9.0%	88.0%	95.9%	+ 9.0%
Days on Market Until Sale	76	90	+ 18.4%	76	90	+ 18.4%
Inventory of Homes for Sale	63	96	+ 52.4%	--	--	--
Months Supply of Inventory	4.2	7.6	+ 100.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



+ 5.3%

Change in
New Listings

+ 7.0%

Change in
Closed Sales

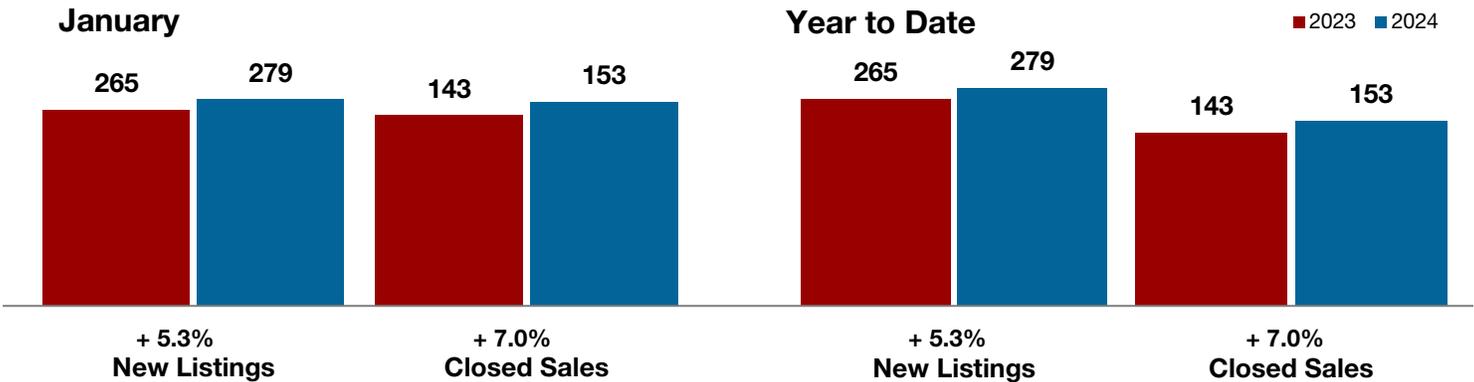
+ 11.1%

Change in
Median Sales Price

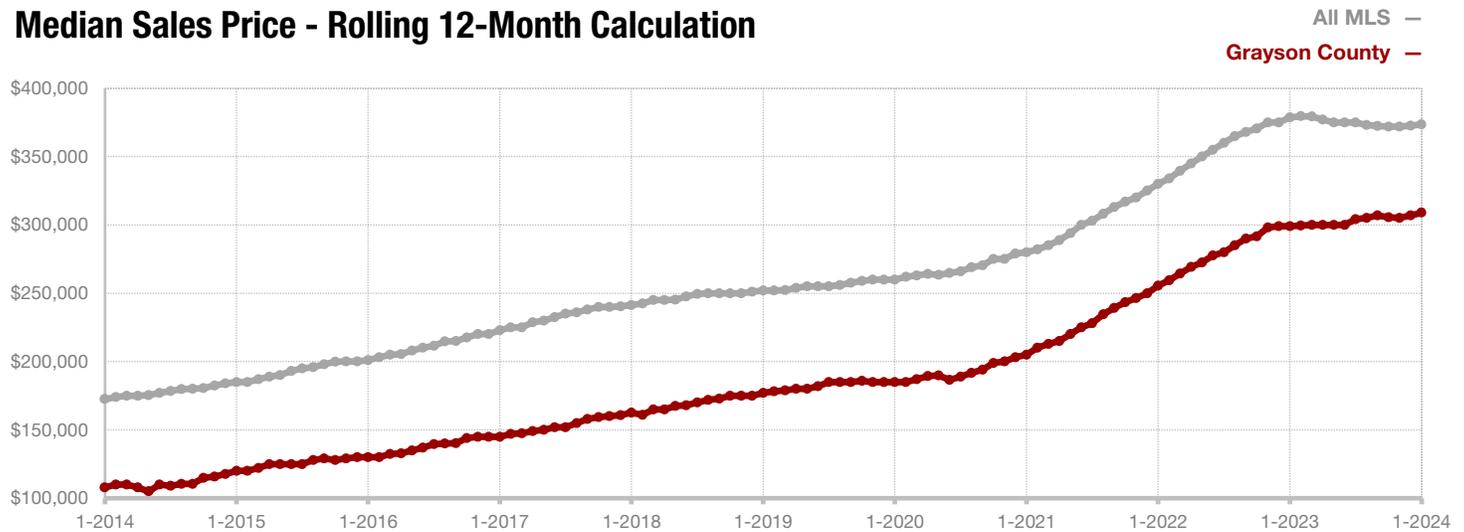
Grayson County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	265	279	+ 5.3%	265	279	+ 5.3%
Pending Sales	210	160	- 23.8%	210	160	- 23.8%
Closed Sales	143	153	+ 7.0%	143	153	+ 7.0%
Average Sales Price*	\$328,722	\$380,577	+ 15.8%	\$328,722	\$380,577	+ 15.8%
Median Sales Price*	\$270,000	\$300,000	+ 11.1%	\$270,000	\$300,000	+ 11.1%
Percent of Original List Price Received*	91.0%	93.0%	+ 2.2%	91.0%	93.0%	+ 2.2%
Days on Market Until Sale	68	76	+ 11.8%	68	76	+ 11.8%
Inventory of Homes for Sale	772	823	+ 6.6%	--	--	--
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 – January 2024

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



+ 166.7%

0.0%

- 5.3%

Change in
New Listings

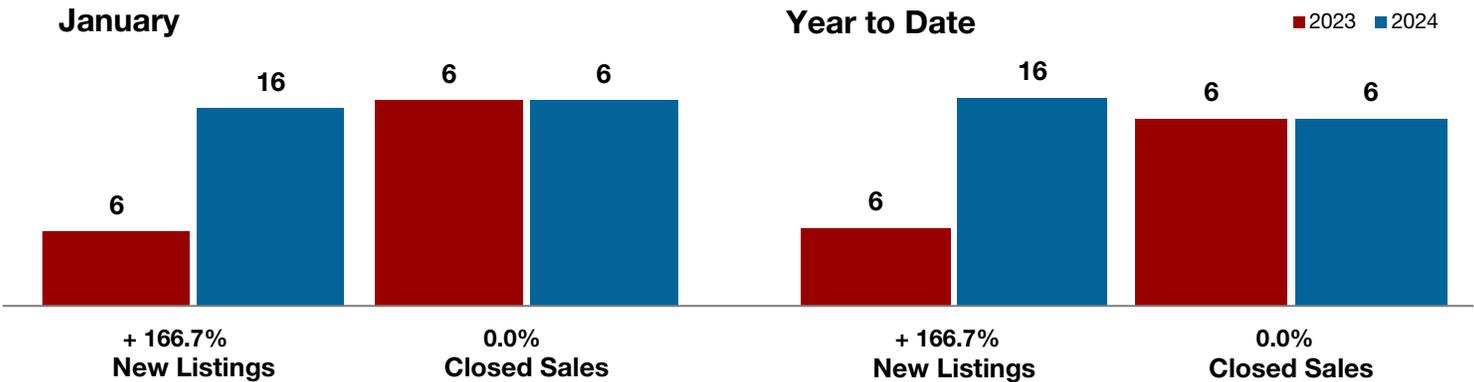
Change in
Closed Sales

Change in
Median Sales Price

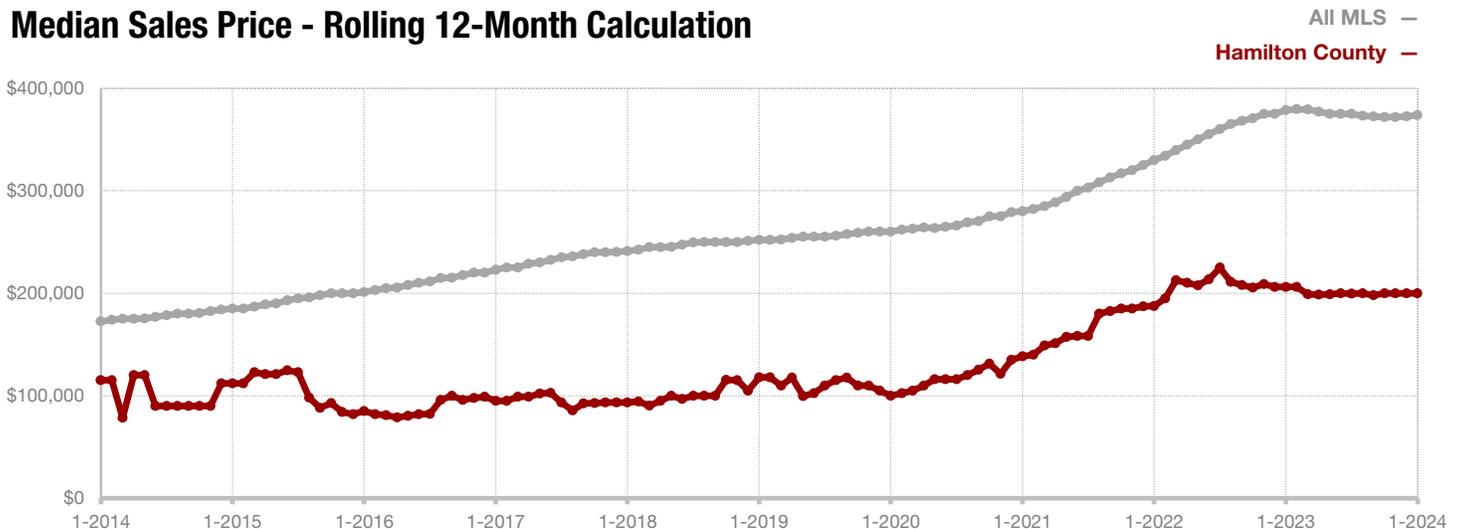
Hamilton County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	6	16	+ 166.7%	6	16	+ 166.7%
Pending Sales	5	6	+ 20.0%	5	6	+ 20.0%
Closed Sales	6	6	0.0%	6	6	0.0%
Average Sales Price*	\$222,464	\$447,566	+ 101.2%	\$222,464	\$447,566	+ 101.2%
Median Sales Price*	\$189,000	\$179,000	- 5.3%	\$189,000	\$179,000	- 5.3%
Percent of Original List Price Received*	87.3%	80.5%	- 7.8%	87.3%	80.5%	- 7.8%
Days on Market Until Sale	52	105	+ 101.9%	52	105	+ 101.9%
Inventory of Homes for Sale	48	53	+ 10.4%	--	--	--
Months Supply of Inventory	6.9	8.8	+ 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 – January 2024

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



- 25.0%

- 50.0%

+ 12.0%

Change in
New Listings

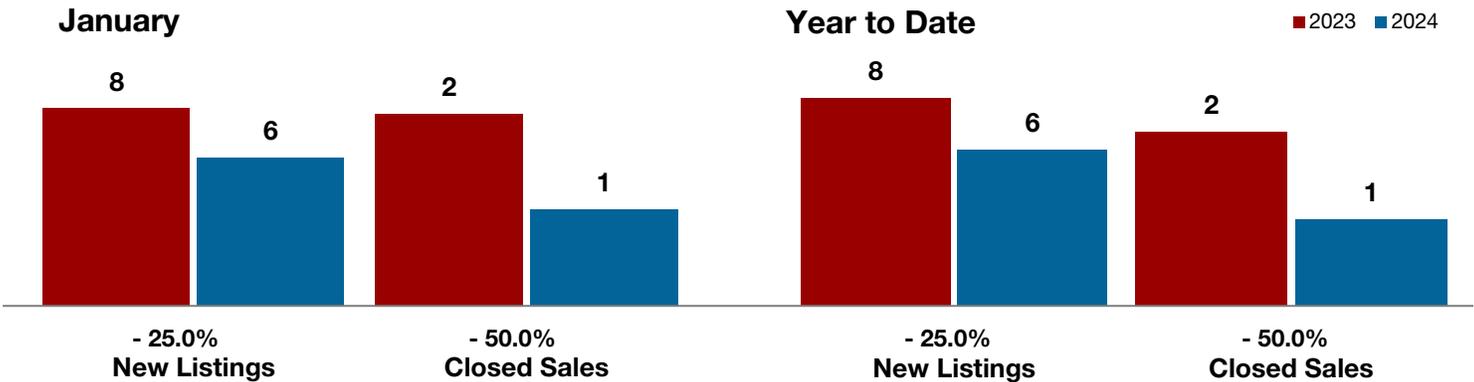
Change in
Closed Sales

Change in
Median Sales Price

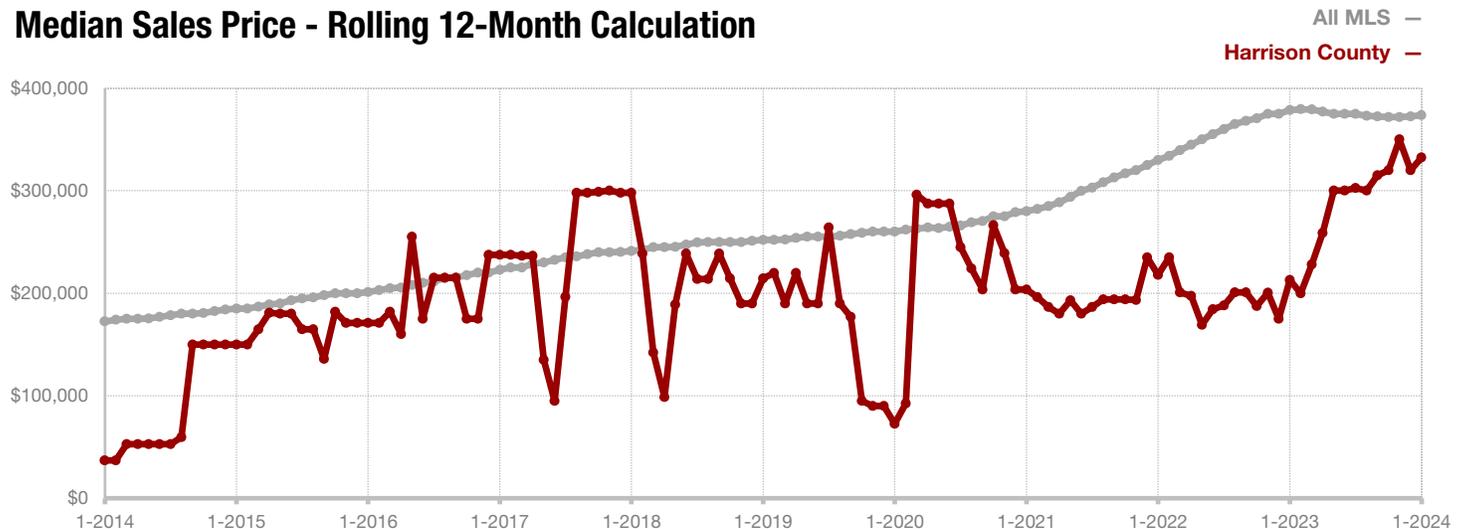
Harrison County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	6	- 25.0%	8	6	- 25.0%
Pending Sales	0	3	--	0	3	--
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Average Sales Price*	\$308,000	\$345,000	+ 12.0%	\$308,000	\$345,000	+ 12.0%
Median Sales Price*	\$308,000	\$345,000	+ 12.0%	\$308,000	\$345,000	+ 12.0%
Percent of Original List Price Received*	98.1%	98.6%	+ 0.5%	98.1%	98.6%	+ 0.5%
Days on Market Until Sale	112	9	- 92.0%	112	9	- 92.0%
Inventory of Homes for Sale	24	24	0.0%	--	--	--
Months Supply of Inventory	9.2	10.6	+ 22.2%	--	--	--

* 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 – January 2024

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



+ 6.1%

0.0%

+ 17.2%

Change in
New Listings

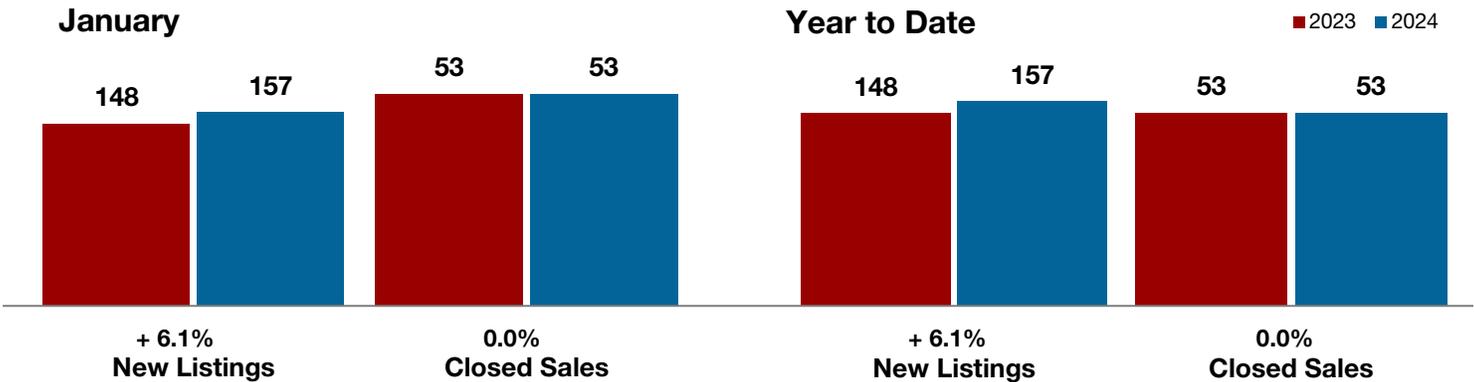
Change in
Closed Sales

Change in
Median Sales Price

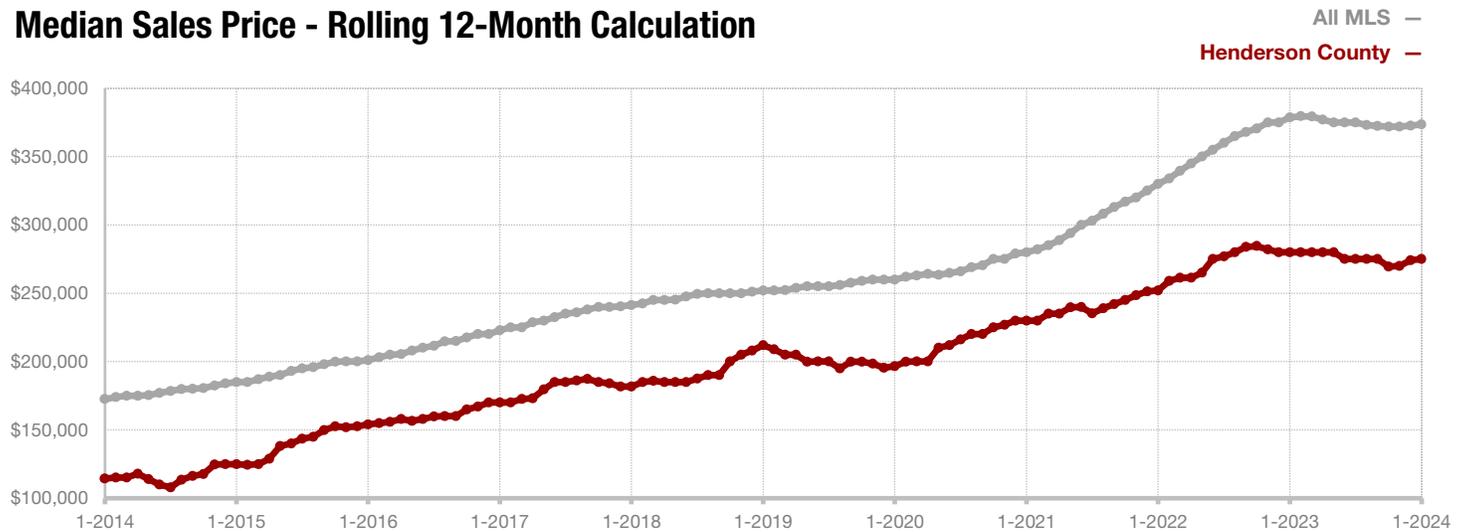
Henderson County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	148	157	+ 6.1%	148	157	+ 6.1%
Pending Sales	73	65	- 11.0%	73	65	- 11.0%
Closed Sales	53	53	0.0%	53	53	0.0%
Average Sales Price*	\$354,596	\$656,779	+ 85.2%	\$354,596	\$656,779	+ 85.2%
Median Sales Price*	\$244,000	\$286,000	+ 17.2%	\$244,000	\$286,000	+ 17.2%
Percent of Original List Price Received*	90.9%	89.2%	- 1.9%	90.9%	89.2%	- 1.9%
Days on Market Until Sale	64	88	+ 37.5%	64	88	+ 37.5%
Inventory of Homes for Sale	465	626	+ 34.6%	--	--	--
Months Supply of Inventory	5.1	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 – January 2024

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



- 19.3%

- 37.5%

+ 34.9%

Change in
New Listings

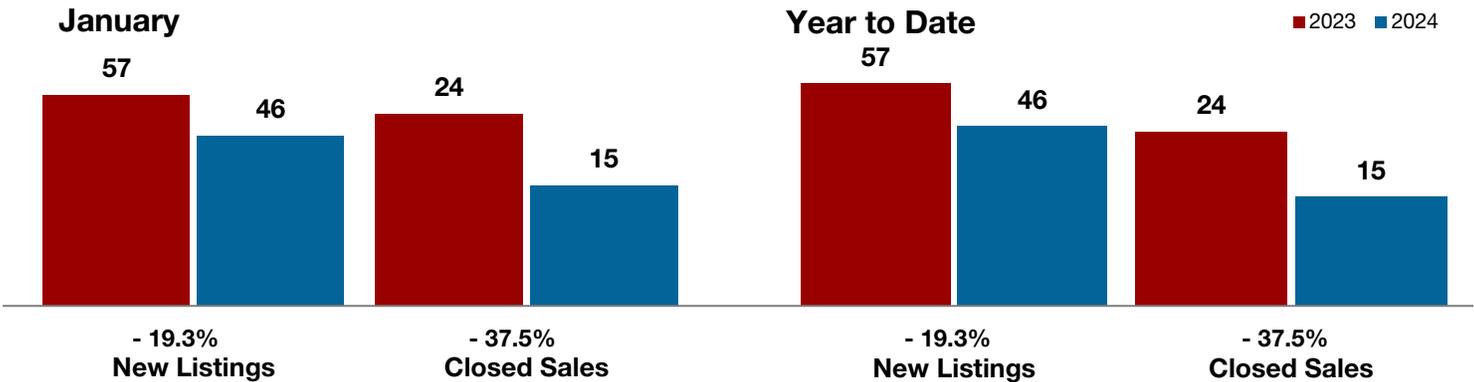
Change in
Closed Sales

Change in
Median Sales Price

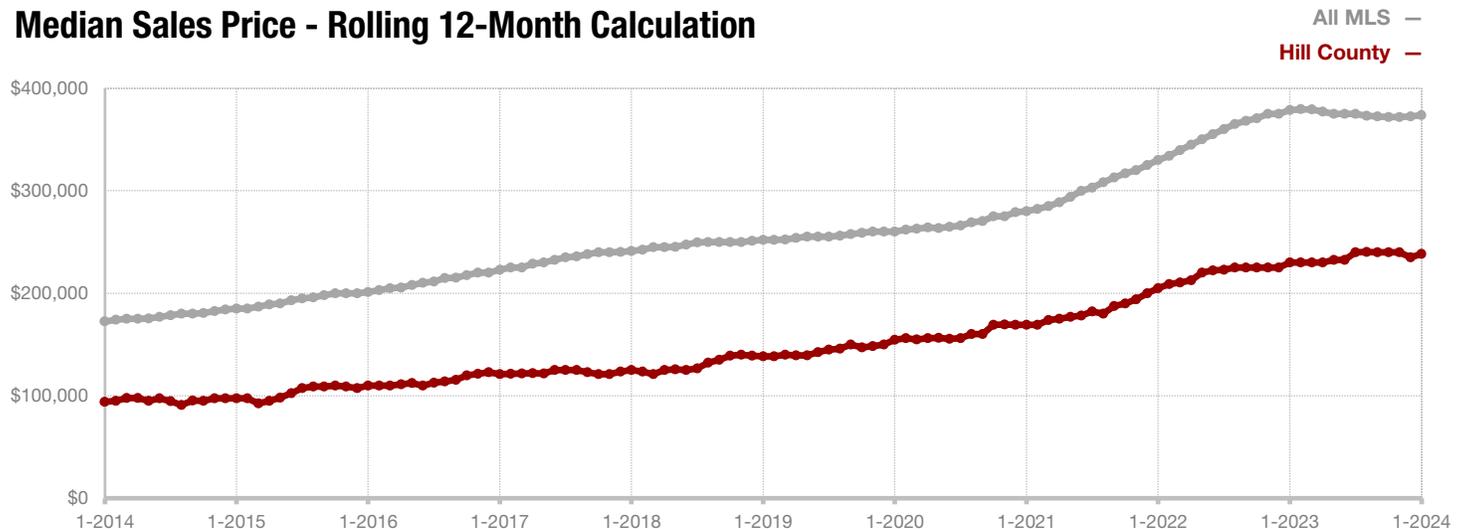
Hill County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	57	46	- 19.3%	57	46	- 19.3%
Pending Sales	37	21	- 43.2%	37	21	- 43.2%
Closed Sales	24	15	- 37.5%	24	15	- 37.5%
Average Sales Price*	\$297,506	\$309,277	+ 4.0%	\$297,506	\$309,277	+ 4.0%
Median Sales Price*	\$214,950	\$289,900	+ 34.9%	\$214,950	\$289,900	+ 34.9%
Percent of Original List Price Received*	91.3%	92.1%	+ 0.9%	91.3%	92.1%	+ 0.9%
Days on Market Until Sale	64	92	+ 43.8%	64	92	+ 43.8%
Inventory of Homes for Sale	202	172	- 14.9%	--	--	--
Months Supply of Inventory	5.2	5.0	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



Hood County

- 15.9%

Change in
New Listings

- 8.2%

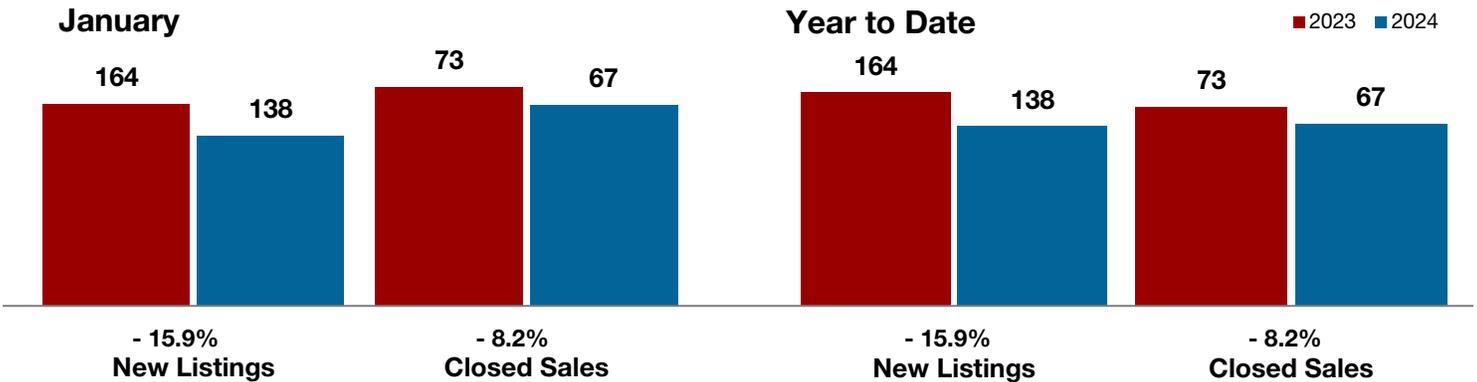
Change in
Closed Sales

- 16.3%

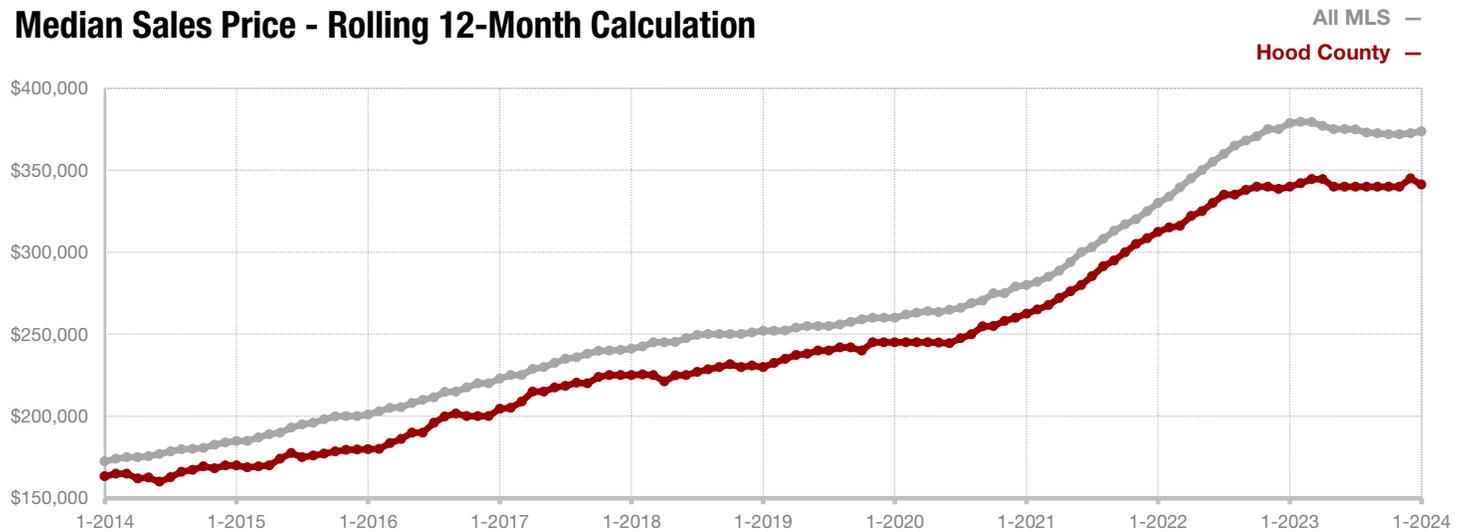
Change in
Median Sales Price

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	164	138	- 15.9%	164	138	- 15.9%
Pending Sales	110	79	- 28.2%	110	79	- 28.2%
Closed Sales	73	67	- 8.2%	73	67	- 8.2%
Average Sales Price*	\$479,004	\$369,752	- 22.8%	\$479,004	\$369,752	- 22.8%
Median Sales Price*	\$355,000	\$297,000	- 16.3%	\$355,000	\$297,000	- 16.3%
Percent of Original List Price Received*	92.1%	92.6%	+ 0.5%	92.1%	92.6%	+ 0.5%
Days on Market Until Sale	60	79	+ 31.7%	60	79	+ 31.7%
Inventory of Homes for Sale	445	524	+ 17.8%	--	--	--
Months Supply of Inventory	3.7	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 – January 2024

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



+ 34.4%

- 14.3%

- 31.3%

Change in
New Listings

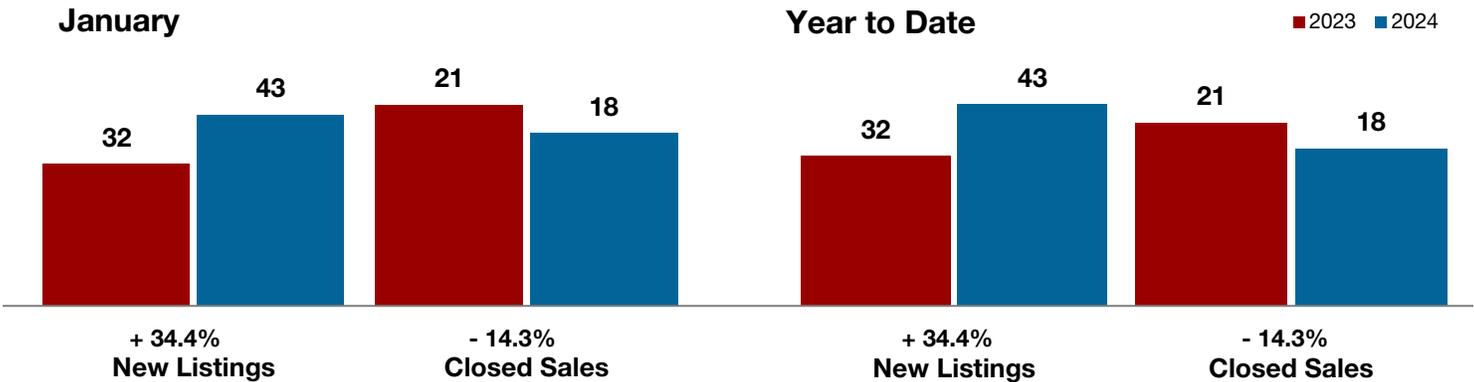
Change in
Closed Sales

Change in
Median Sales Price

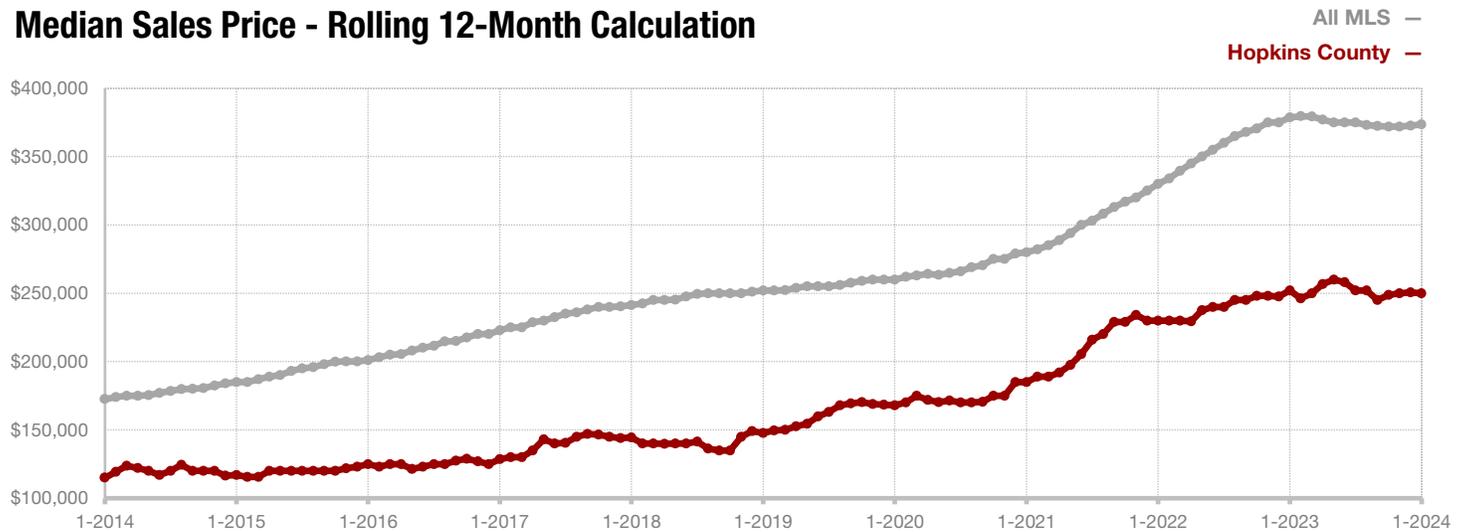
Hopkins County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	32	43	+ 34.4%	32	43	+ 34.4%
Pending Sales	29	17	- 41.4%	29	17	- 41.4%
Closed Sales	21	18	- 14.3%	21	18	- 14.3%
Average Sales Price*	\$394,429	\$263,981	- 33.1%	\$394,429	\$263,981	- 33.1%
Median Sales Price*	\$300,000	\$206,000	- 31.3%	\$300,000	\$206,000	- 31.3%
Percent of Original List Price Received*	91.3%	97.5%	+ 6.8%	91.3%	97.5%	+ 6.8%
Days on Market Until Sale	70	31	- 55.7%	70	31	- 55.7%
Inventory of Homes for Sale	107	137	+ 28.0%	--	--	--
Months Supply of Inventory	3.9	5.3	+ 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 – January 2024

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



+ 28.5%

+ 11.5%

+ 2.2%

Change in
New Listings

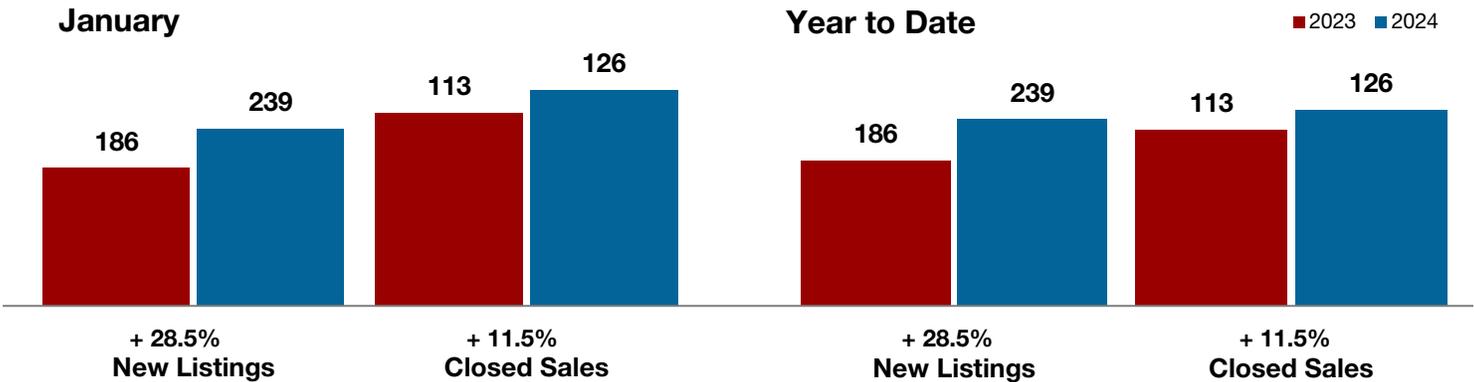
Change in
Closed Sales

Change in
Median Sales Price

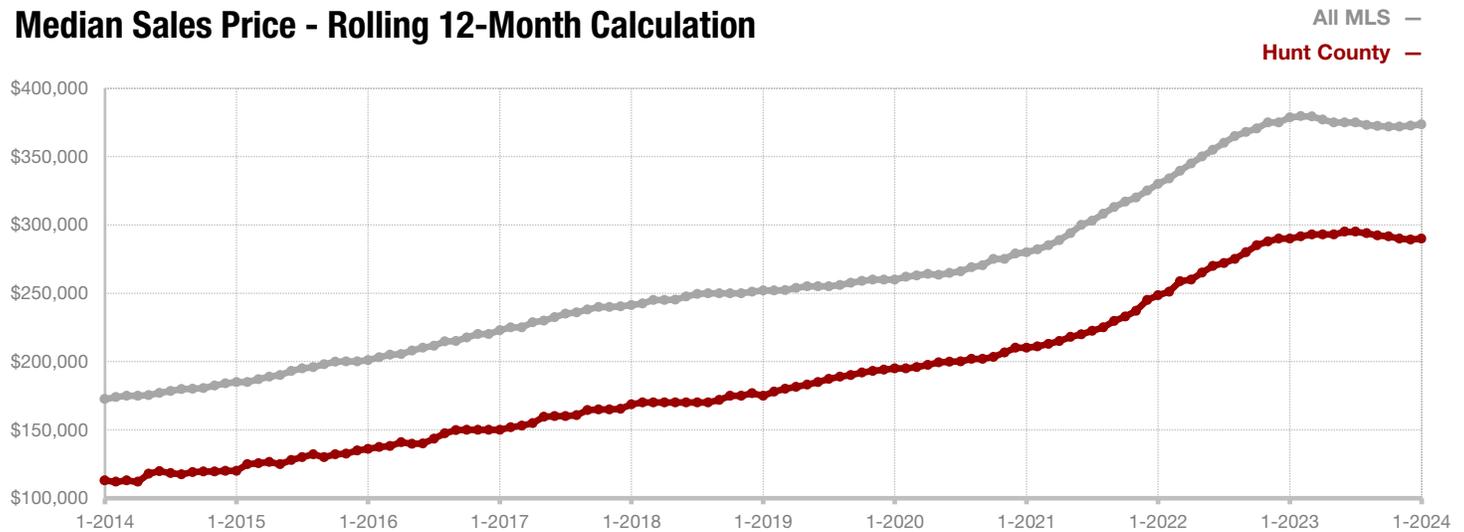
Hunt County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	186	239	+ 28.5%	186	239	+ 28.5%
Pending Sales	149	139	- 6.7%	149	139	- 6.7%
Closed Sales	113	126	+ 11.5%	113	126	+ 11.5%
Average Sales Price*	\$297,981	\$341,286	+ 14.5%	\$297,981	\$341,286	+ 14.5%
Median Sales Price*	\$283,790	\$290,170	+ 2.2%	\$283,790	\$290,170	+ 2.2%
Percent of Original List Price Received*	93.5%	93.0%	- 0.5%	93.5%	93.0%	- 0.5%
Days on Market Until Sale	55	75	+ 36.4%	55	75	+ 36.4%
Inventory of Homes for Sale	578	666	+ 15.2%	--	--	--
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 – January 2024

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



+ 40.0%

--

--

Jack County

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

January

Year to Date

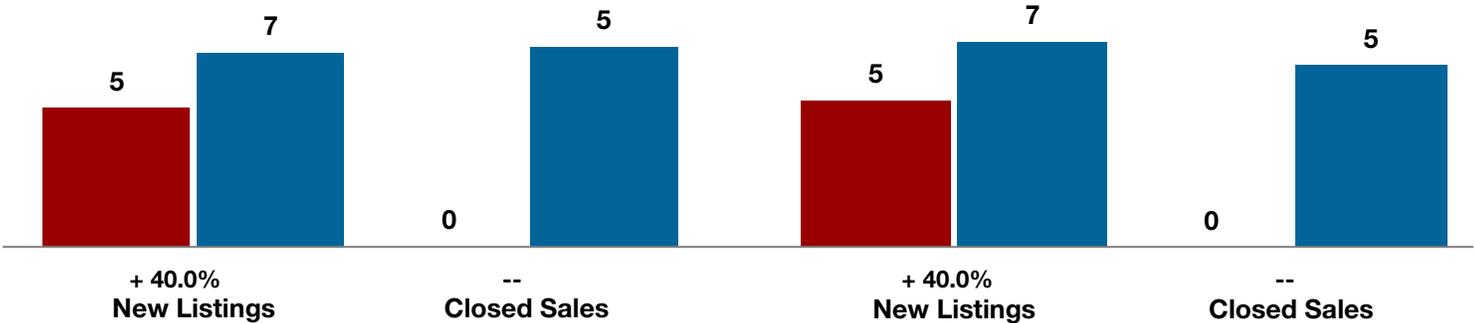
	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	7	+ 40.0%	5	7	+ 40.0%
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	0	5	--	0	5	--
Average Sales Price*	--	\$1,587,400	--	--	\$1,587,400	--
Median Sales Price*	--	\$315,000	--	--	\$315,000	--
Percent of Original List Price Received*	--	79.4%	--	--	79.4%	--
Days on Market Until Sale	--	141	--	--	141	--
Inventory of Homes for Sale	35	38	+ 8.6%	--	--	--
Months Supply of Inventory	7.1	9.1	+ 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.

January

Year to Date

■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Jack County —



Local Market Update – January 2024

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



+ 8.9%

+ 13.2%

- 3.3%

Change in
New Listings

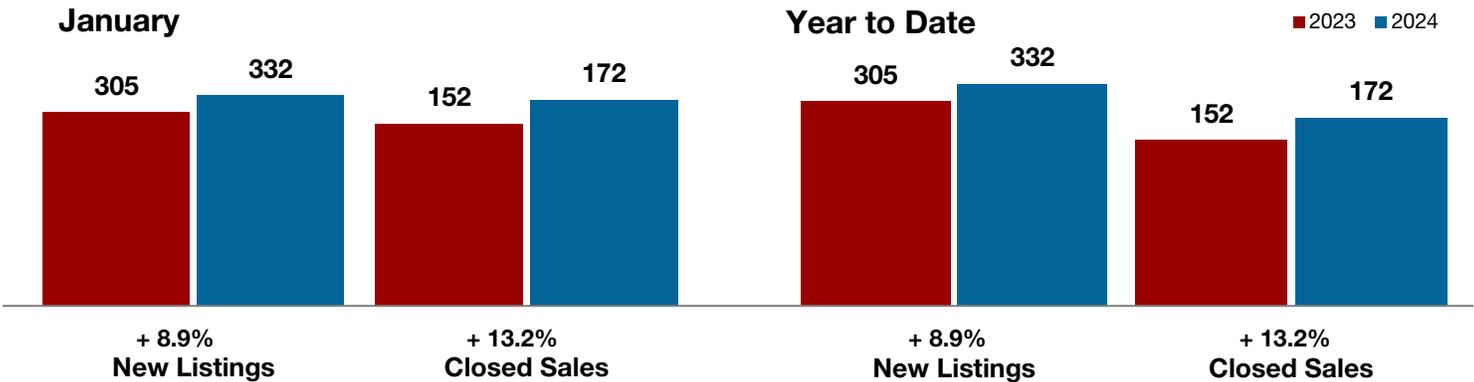
Change in
Closed Sales

Change in
Median Sales Price

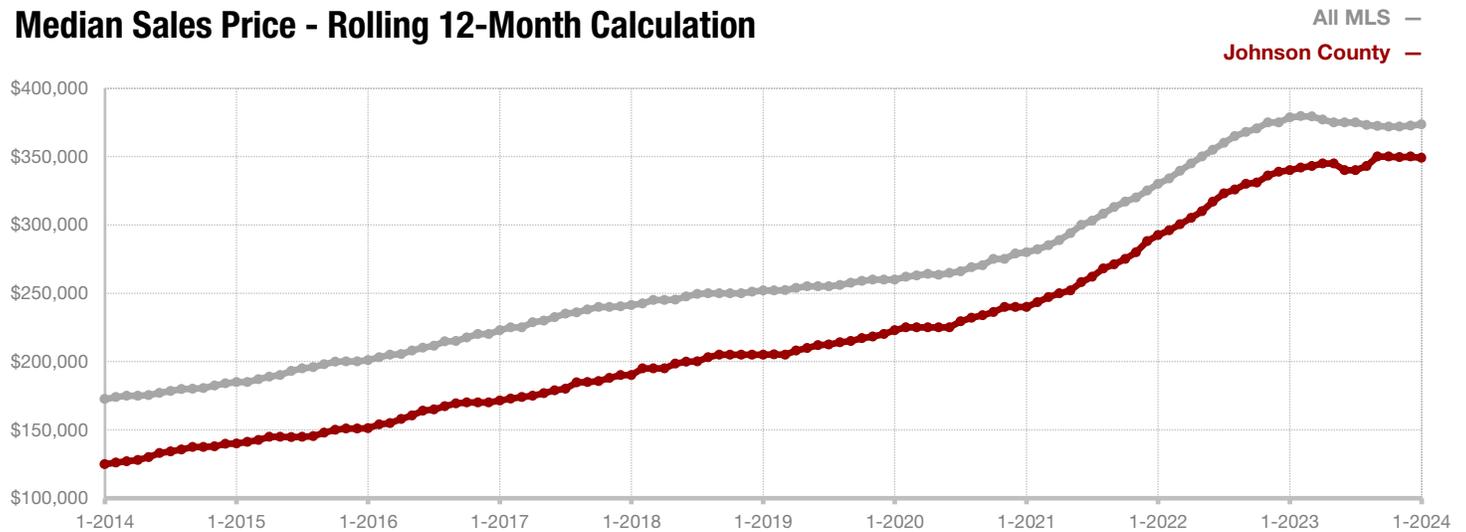
Johnson County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	305	332	+ 8.9%	305	332	+ 8.9%
Pending Sales	224	215	- 4.0%	224	215	- 4.0%
Closed Sales	152	172	+ 13.2%	152	172	+ 13.2%
Average Sales Price*	\$378,100	\$373,660	- 1.2%	\$378,100	\$373,660	- 1.2%
Median Sales Price*	\$347,500	\$336,200	- 3.3%	\$347,500	\$336,200	- 3.3%
Percent of Original List Price Received*	92.4%	95.1%	+ 2.9%	92.4%	95.1%	+ 2.9%
Days on Market Until Sale	66	63	- 4.5%	66	63	- 4.5%
Inventory of Homes for Sale	862	936	+ 8.6%	--	--	--
Months Supply of Inventory	3.4	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 – January 2024

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



+ 85.7%

0.0%

+ 34.4%

Change in
New Listings

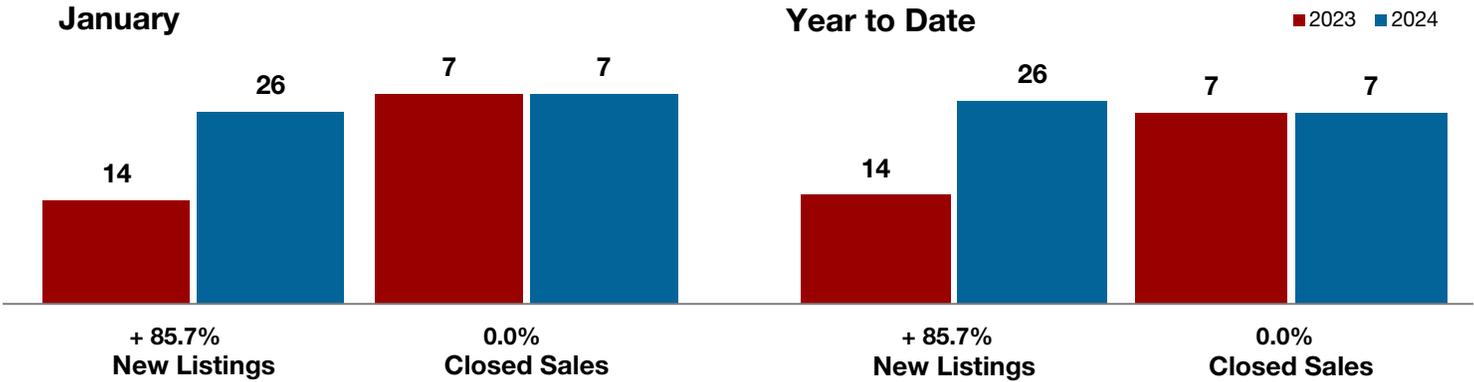
Change in
Closed Sales

Change in
Median Sales Price

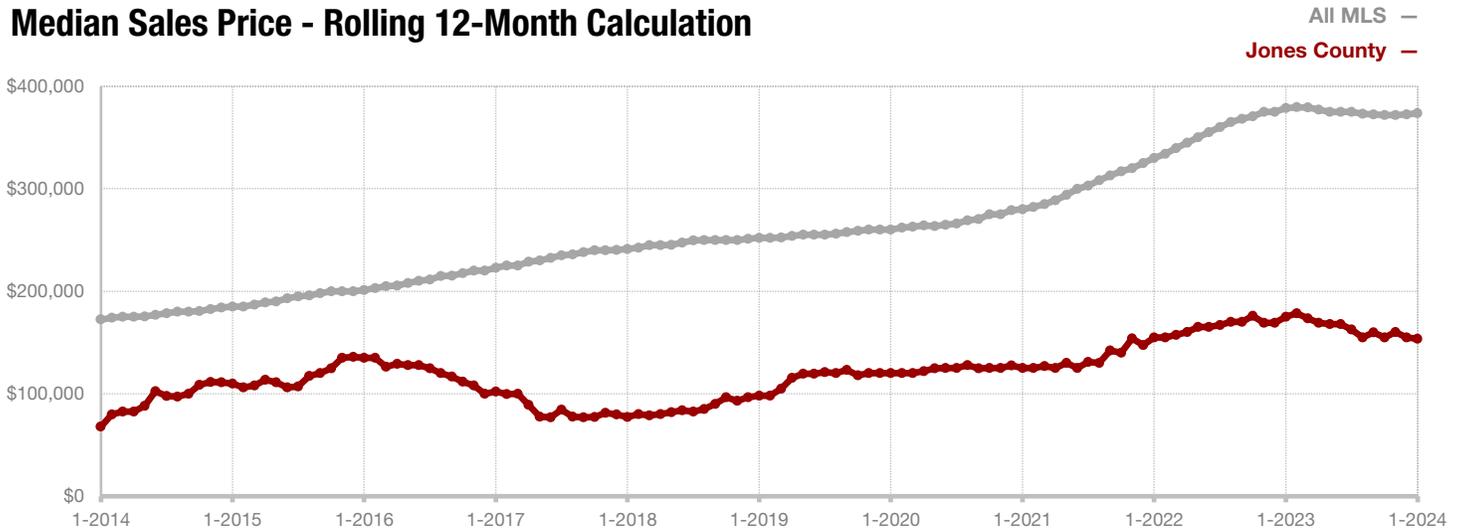
Jones County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	26	+ 85.7%	14	26	+ 85.7%
Pending Sales	14	9	- 35.7%	14	9	- 35.7%
Closed Sales	7	7	0.0%	7	7	0.0%
Average Sales Price*	\$275,429	\$256,900	- 6.7%	\$275,429	\$256,900	- 6.7%
Median Sales Price*	\$250,000	\$336,000	+ 34.4%	\$250,000	\$336,000	+ 34.4%
Percent of Original List Price Received*	87.1%	91.7%	+ 5.3%	87.1%	91.7%	+ 5.3%
Days on Market Until Sale	82	48	- 41.5%	82	48	- 41.5%
Inventory of Homes for Sale	55	72	+ 30.9%	--	--	--
Months Supply of Inventory	4.1	6.2	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



+ 12.6%

+ 21.7%

- 1.8%

Change in
New Listings

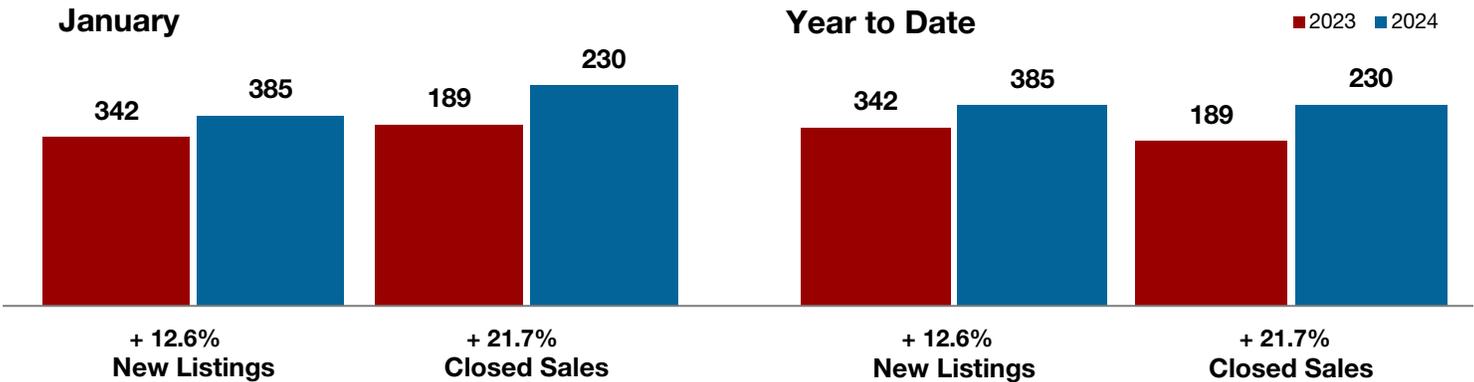
Change in
Closed Sales

Change in
Median Sales Price

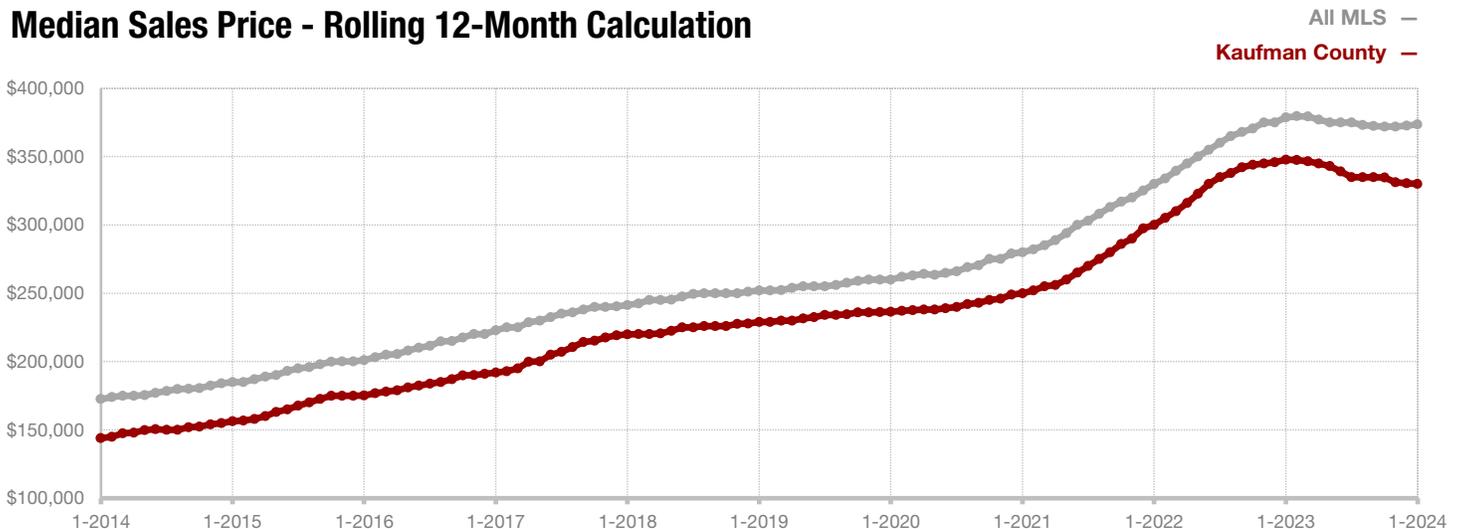
Kaufman County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	342	385	+ 12.6%	342	385	+ 12.6%
Pending Sales	313	296	- 5.4%	313	296	- 5.4%
Closed Sales	189	230	+ 21.7%	189	230	+ 21.7%
Average Sales Price*	\$346,463	\$339,238	- 2.1%	\$346,463	\$339,238	- 2.1%
Median Sales Price*	\$329,500	\$323,490	- 1.8%	\$329,500	\$323,490	- 1.8%
Percent of Original List Price Received*	93.7%	91.9%	- 1.9%	93.7%	91.9%	- 1.9%
Days on Market Until Sale	71	78	+ 9.9%	71	78	+ 9.9%
Inventory of Homes for Sale	1,005	1,117	+ 11.1%	--	--	--
Months Supply of Inventory	3.4	3.9	+ 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



+ 59.4%

+ 56.3%

+ 25.8%

Change in
New Listings

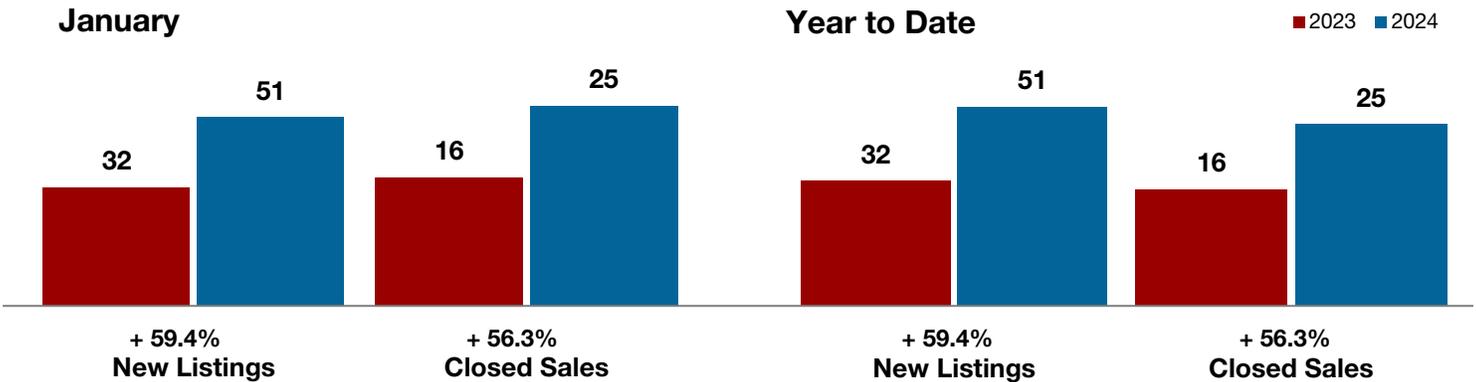
Change in
Closed Sales

Change in
Median Sales Price

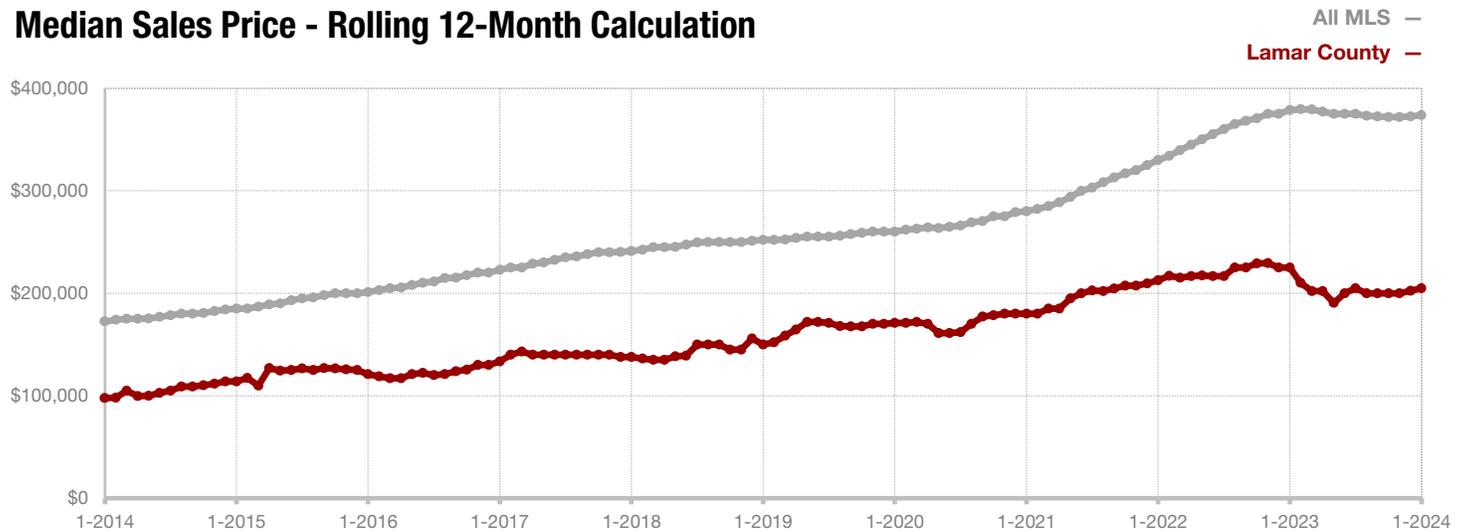
Lamar County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	32	51	+ 59.4%	32	51	+ 59.4%
Pending Sales	13	34	+ 161.5%	13	34	+ 161.5%
Closed Sales	16	25	+ 56.3%	16	25	+ 56.3%
Average Sales Price*	\$191,538	\$211,728	+ 10.5%	\$191,538	\$211,728	+ 10.5%
Median Sales Price*	\$151,000	\$190,000	+ 25.8%	\$151,000	\$190,000	+ 25.8%
Percent of Original List Price Received*	86.9%	87.9%	+ 1.2%	86.9%	87.9%	+ 1.2%
Days on Market Until Sale	57	66	+ 15.8%	57	66	+ 15.8%
Inventory of Homes for Sale	144	186	+ 29.2%	--	--	--
Months Supply of Inventory	6.0	6.7	+ 16.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



- 27.3%

+ 350.0%

- 54.9%

Change in
New Listings

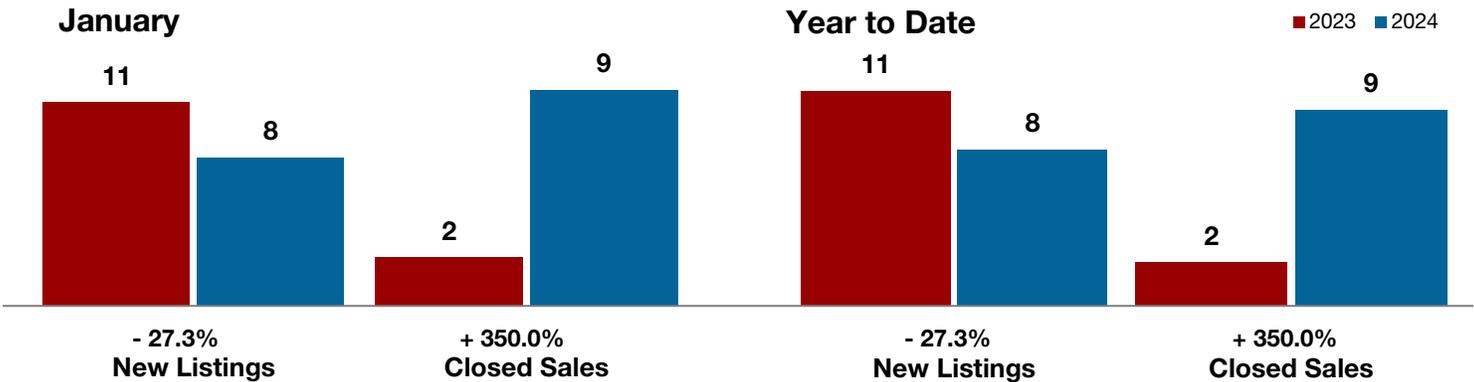
Change in
Closed Sales

Change in
Median Sales Price

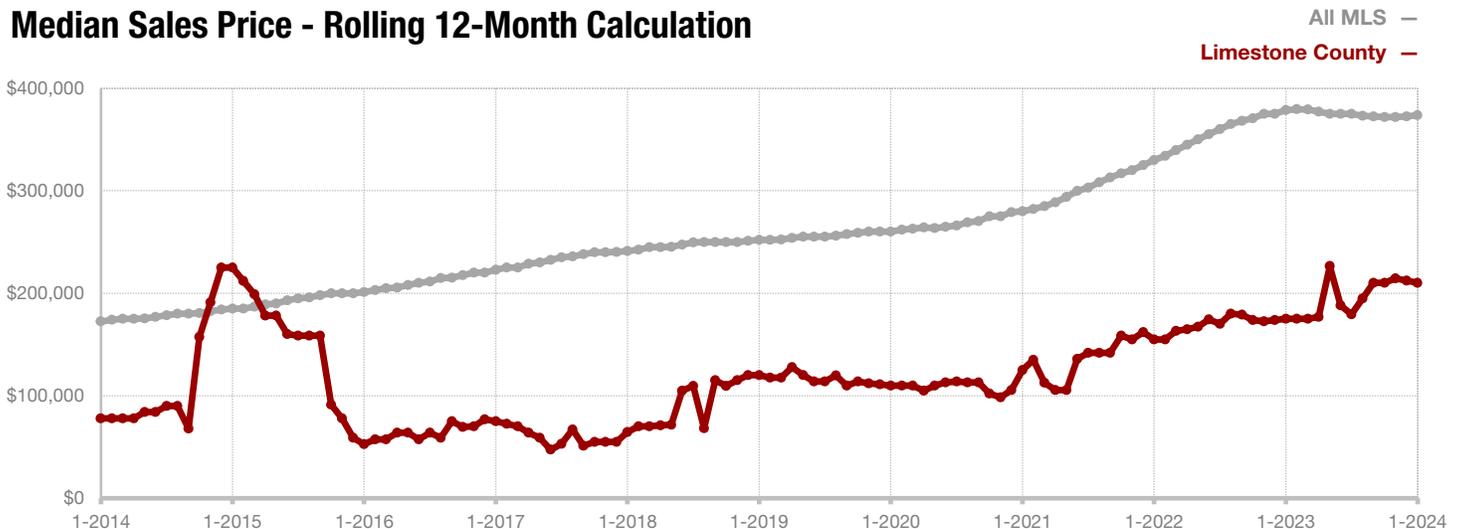
Limestone County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	8	- 27.3%	11	8	- 27.3%
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	2	9	+ 350.0%	2	9	+ 350.0%
Average Sales Price*	\$245,000	\$162,563	- 33.6%	\$245,000	\$162,563	- 33.6%
Median Sales Price*	\$245,000	\$110,500	- 54.9%	\$245,000	\$110,500	- 54.9%
Percent of Original List Price Received*	69.9%	93.1%	+ 33.2%	69.9%	93.1%	+ 33.2%
Days on Market Until Sale	193	50	- 74.1%	193	50	- 74.1%
Inventory of Homes for Sale	48	49	+ 2.1%	--	--	--
Months Supply of Inventory	8.0	6.8	- 12.5%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



- 12.5%

+ 44.4%

+ 8.0%

Change in
New Listings

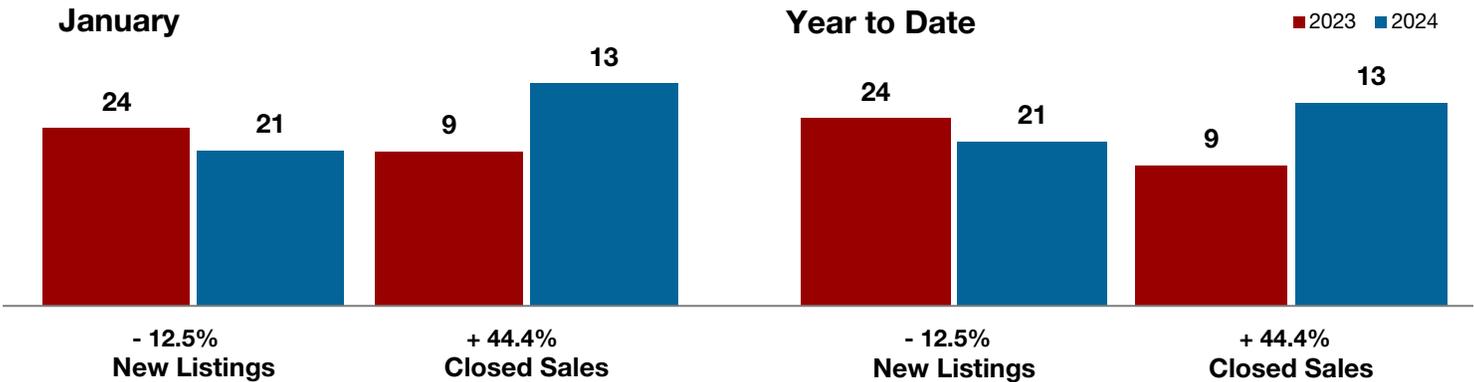
Change in
Closed Sales

Change in
Median Sales Price

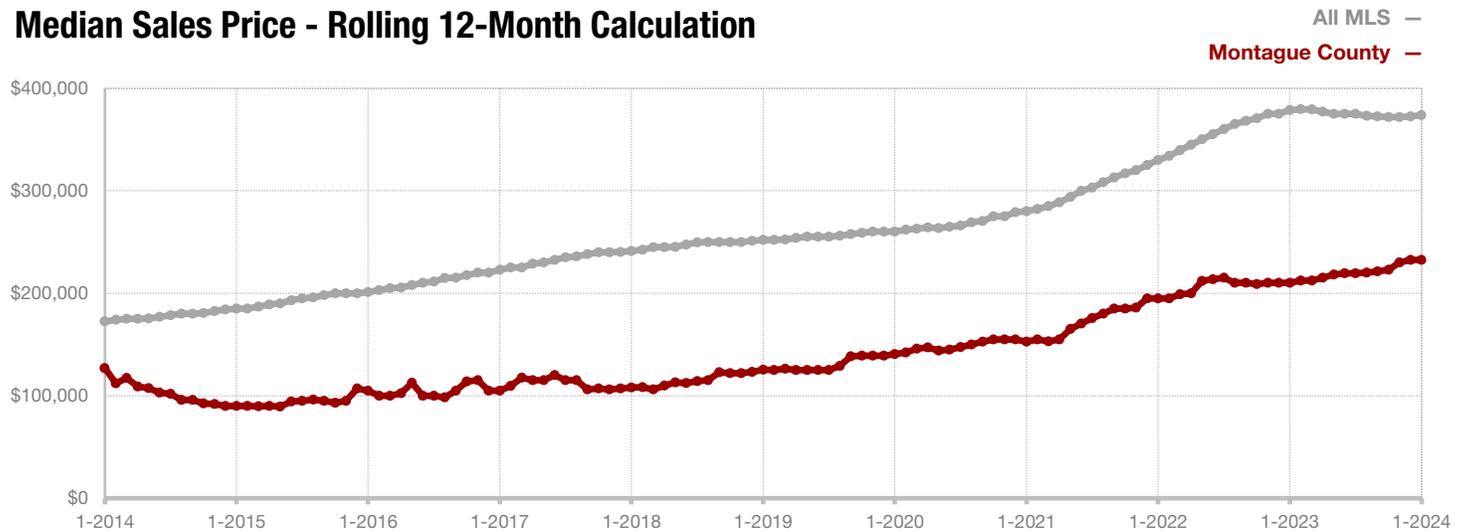
Montague County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	24	21	- 12.5%	24	21	- 12.5%
Pending Sales	18	20	+ 11.1%	18	20	+ 11.1%
Closed Sales	9	13	+ 44.4%	9	13	+ 44.4%
Average Sales Price*	\$497,448	\$528,846	+ 6.3%	\$497,448	\$528,846	+ 6.3%
Median Sales Price*	\$250,000	\$270,000	+ 8.0%	\$250,000	\$270,000	+ 8.0%
Percent of Original List Price Received*	90.5%	92.2%	+ 1.9%	90.5%	92.2%	+ 1.9%
Days on Market Until Sale	51	102	+ 100.0%	51	102	+ 100.0%
Inventory of Homes for Sale	83	122	+ 47.0%	--	--	--
Months Supply of Inventory	3.8	6.1	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



- 1.4%

- 21.4%

- 10.2%

Change in
New Listings

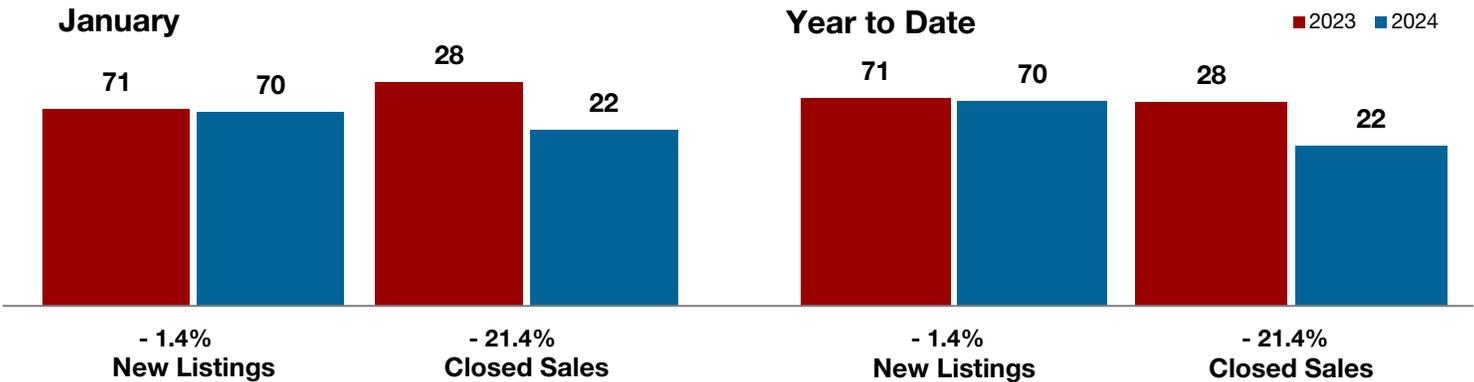
Change in
Closed Sales

Change in
Median Sales Price

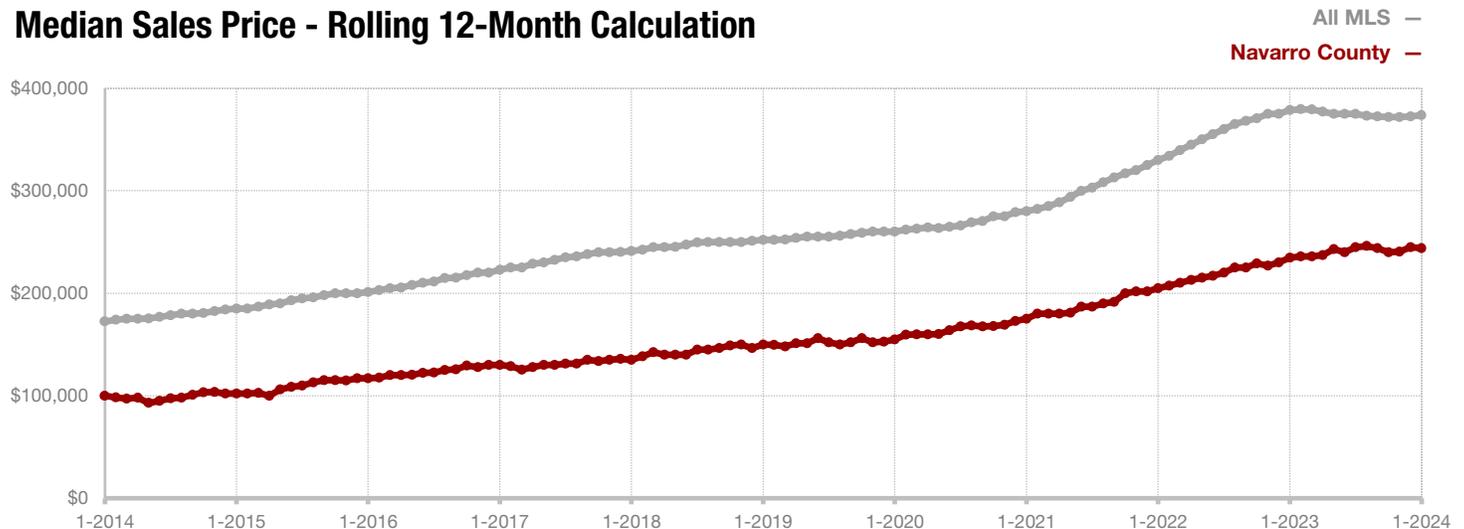
Navarro County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	71	70	- 1.4%	71	70	- 1.4%
Pending Sales	34	32	- 5.9%	34	32	- 5.9%
Closed Sales	28	22	- 21.4%	28	22	- 21.4%
Average Sales Price*	\$415,881	\$393,359	- 5.4%	\$415,881	\$393,359	- 5.4%
Median Sales Price*	\$275,000	\$247,000	- 10.2%	\$275,000	\$247,000	- 10.2%
Percent of Original List Price Received*	90.9%	98.1%	+ 7.9%	90.9%	98.1%	+ 7.9%
Days on Market Until Sale	78	42	- 46.2%	78	42	- 46.2%
Inventory of Homes for Sale	187	199	+ 6.4%	--	--	--
Months Supply of Inventory	4.1	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 – January 2024

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



+ 100.0%

- 33.3%

- 22.5%

Change in
New Listings

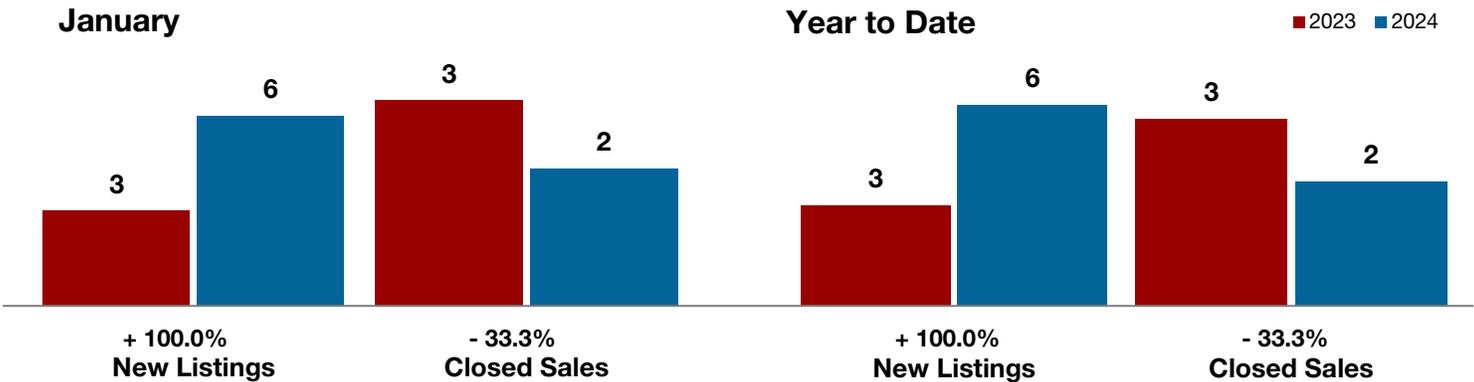
Change in
Closed Sales

Change in
Median Sales Price

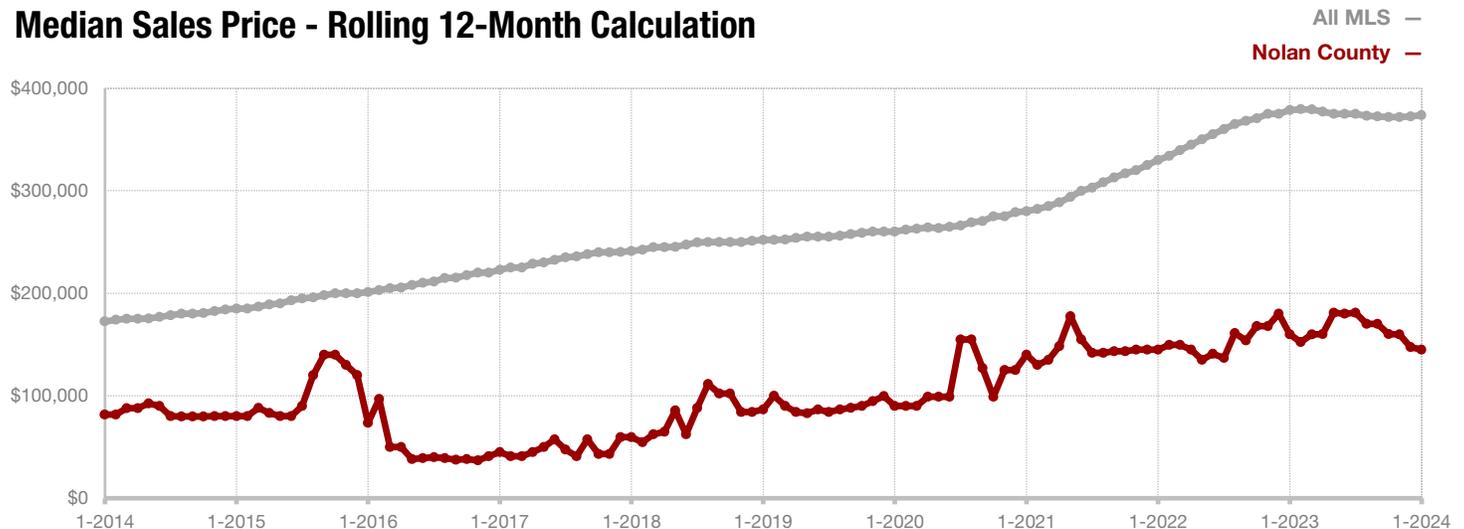
Nolan County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	3	6	+ 100.0%	3	6	+ 100.0%
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Average Sales Price*	\$139,950	\$108,500	- 22.5%	\$139,950	\$108,500	- 22.5%
Median Sales Price*	\$139,950	\$108,500	- 22.5%	\$139,950	\$108,500	- 22.5%
Percent of Original List Price Received*	93.2%	77.9%	- 16.4%	93.2%	77.9%	- 16.4%
Days on Market Until Sale	39	128	+ 228.2%	39	128	+ 228.2%
Inventory of Homes for Sale	12	25	+ 108.3%	--	--	--
Months Supply of Inventory	5.1	12.5	+ 160.0%	--	--	--

* 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 – January 2024

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



- 27.9%

+ 5.6%

+ 42.2%

Change in
New Listings

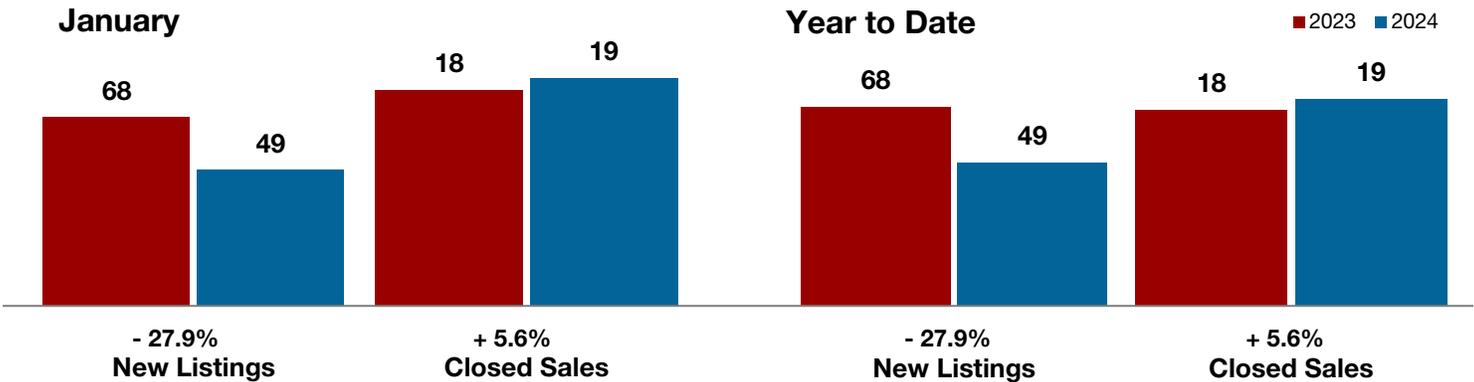
Change in
Closed Sales

Change in
Median Sales Price

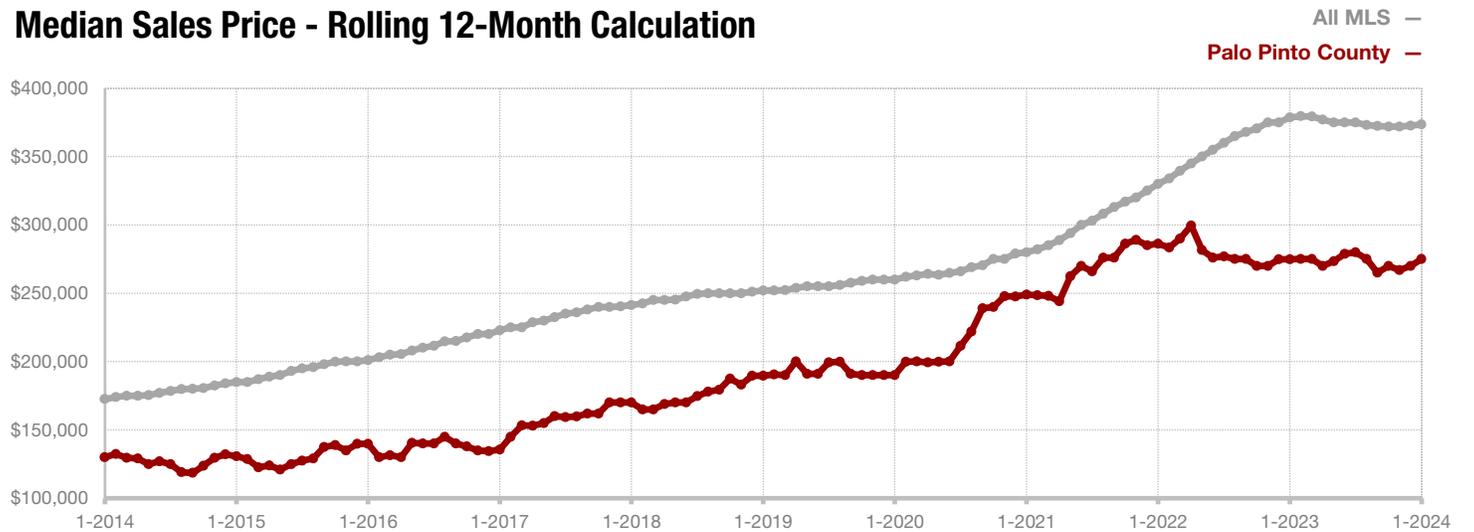
Palo Pinto County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	68	49	- 27.9%	68	49	- 27.9%
Pending Sales	29	31	+ 6.9%	29	31	+ 6.9%
Closed Sales	18	19	+ 5.6%	18	19	+ 5.6%
Average Sales Price*	\$726,349	\$443,116	- 39.0%	\$726,349	\$443,116	- 39.0%
Median Sales Price*	\$230,000	\$327,000	+ 42.2%	\$230,000	\$327,000	+ 42.2%
Percent of Original List Price Received*	86.5%	90.9%	+ 5.1%	86.5%	90.9%	+ 5.1%
Days on Market Until Sale	70	79	+ 12.9%	70	79	+ 12.9%
Inventory of Homes for Sale	205	247	+ 20.5%	--	--	--
Months Supply of Inventory	5.4	6.7	+ 40.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



- 10.1%

Change in
New Listings

- 8.6%

Change in
Closed Sales

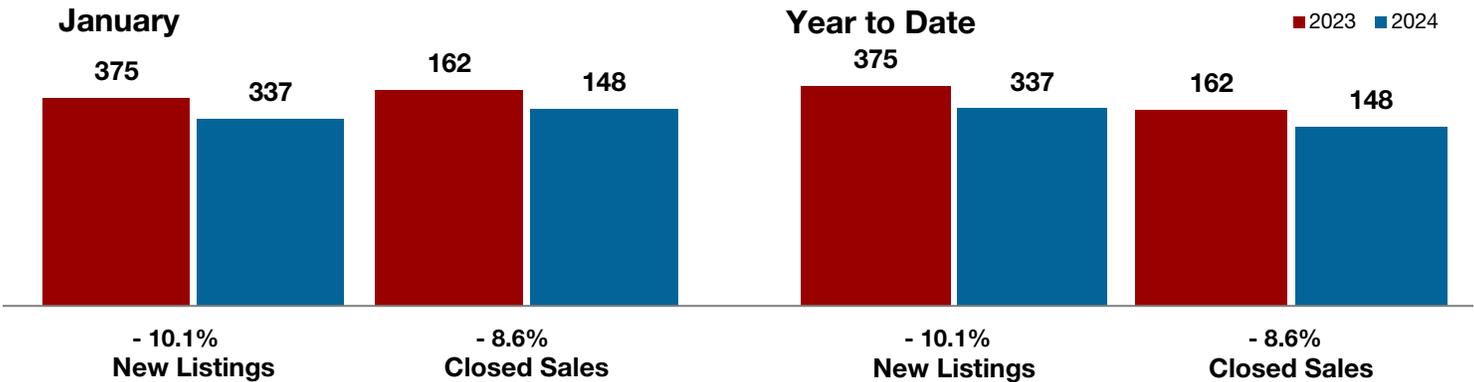
+ 10.5%

Change in
Median Sales Price

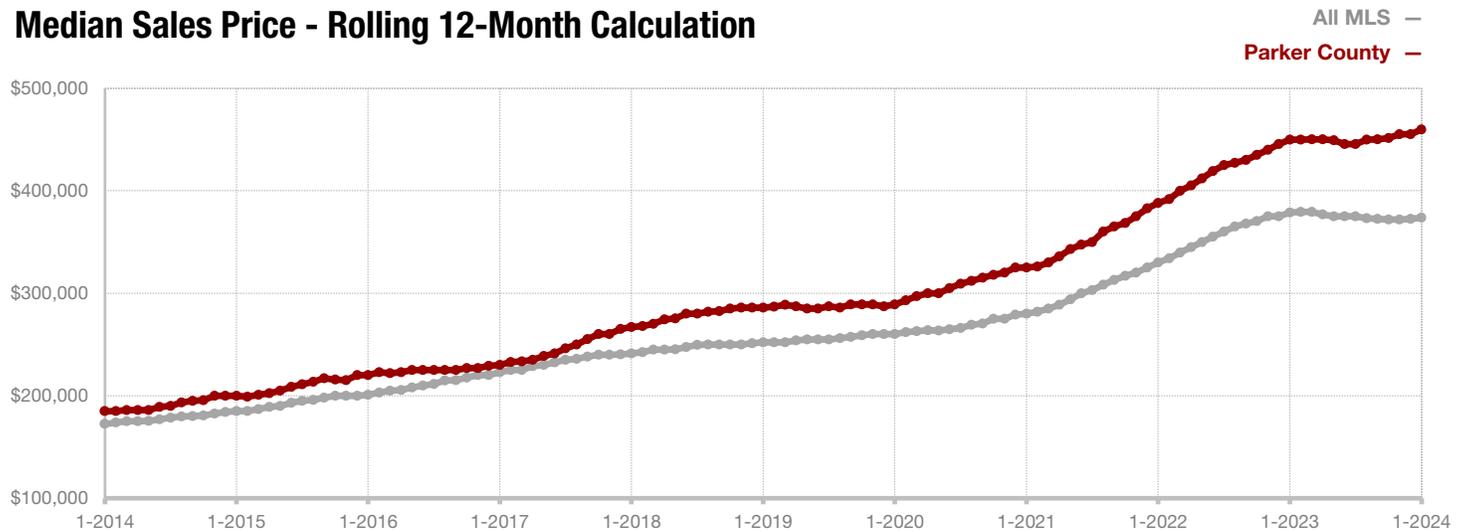
Parker County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	375	337	- 10.1%	375	337	- 10.1%
Pending Sales	251	177	- 29.5%	251	177	- 29.5%
Closed Sales	162	148	- 8.6%	162	148	- 8.6%
Average Sales Price*	\$471,459	\$513,750	+ 9.0%	\$471,459	\$513,750	+ 9.0%
Median Sales Price*	\$430,000	\$475,000	+ 10.5%	\$430,000	\$475,000	+ 10.5%
Percent of Original List Price Received*	94.4%	93.4%	- 1.1%	94.4%	93.4%	- 1.1%
Days on Market Until Sale	72	93	+ 29.2%	72	93	+ 29.2%
Inventory of Homes for Sale	1,075	1,120	+ 4.2%	--	--	--
Months Supply of Inventory	4.1	4.8	+ 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 – January 2024

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



+ 45.5%

- 22.2%

+ 44.1%

Change in
New Listings

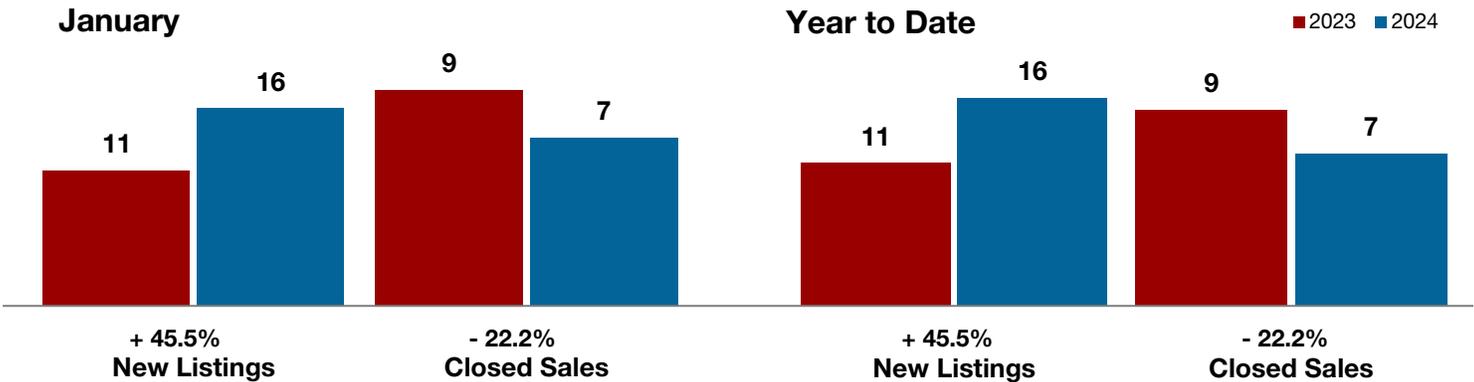
Change in
Closed Sales

Change in
Median Sales Price

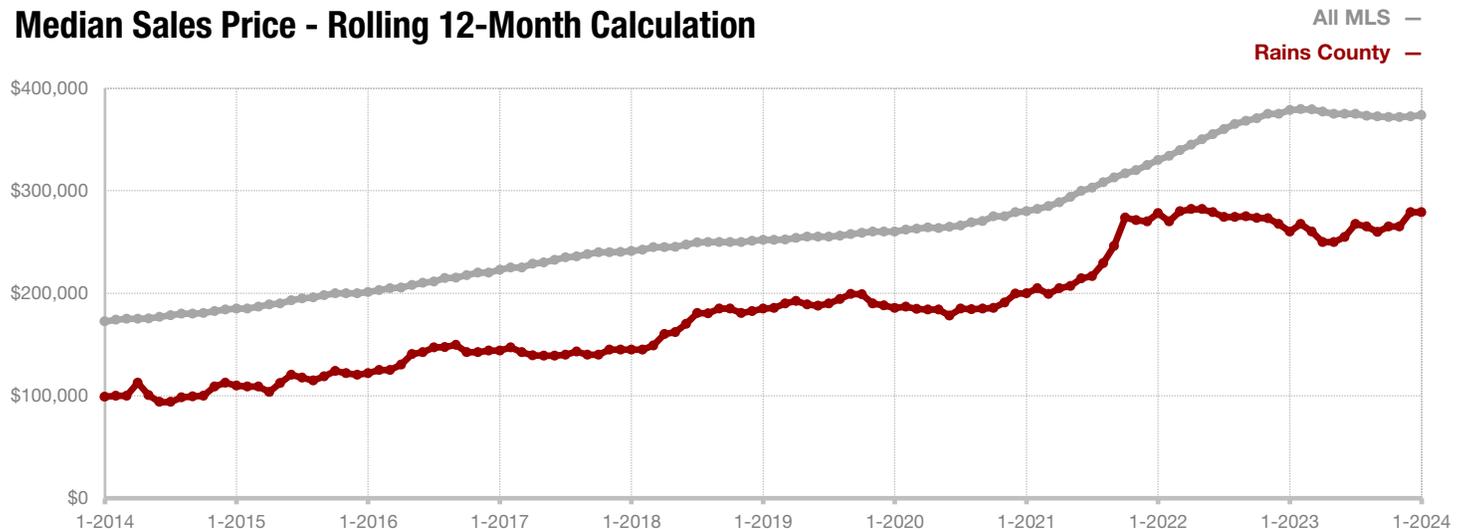
Rains County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	16	+ 45.5%	11	16	+ 45.5%
Pending Sales	6	11	+ 83.3%	6	11	+ 83.3%
Closed Sales	9	7	- 22.2%	9	7	- 22.2%
Average Sales Price*	\$344,761	\$268,964	- 22.0%	\$344,761	\$268,964	- 22.0%
Median Sales Price*	\$187,000	\$269,500	+ 44.1%	\$187,000	\$269,500	+ 44.1%
Percent of Original List Price Received*	97.1%	86.0%	- 11.4%	97.1%	86.0%	- 11.4%
Days on Market Until Sale	41	182	+ 343.9%	41	182	+ 343.9%
Inventory of Homes for Sale	61	95	+ 55.7%	--	--	--
Months Supply of Inventory	4.8	8.8	+ 80.0%	--	--	--

* 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 – January 2024

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



+ 32.3%

+ 1.8%

- 9.2%

Change in
New Listings

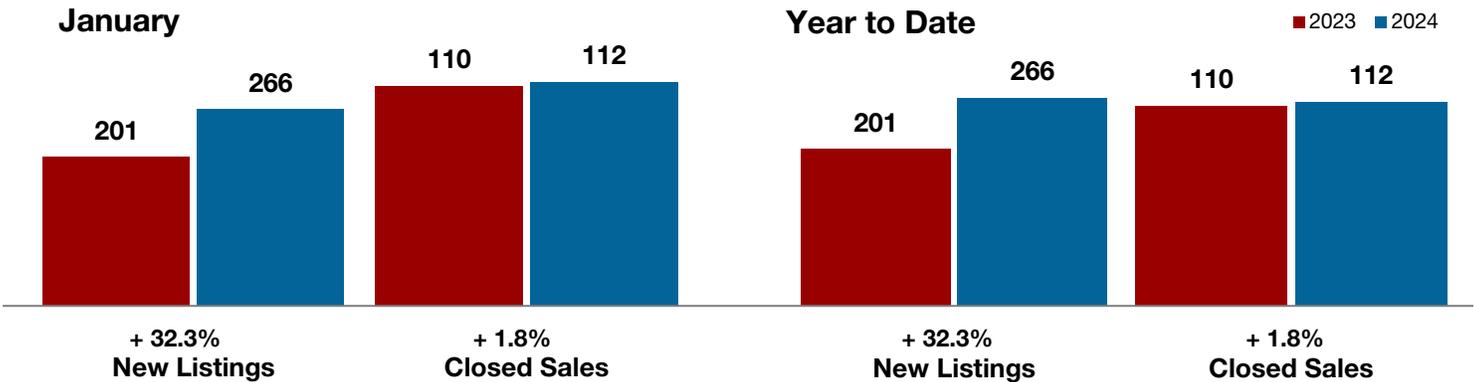
Change in
Closed Sales

Change in
Median Sales Price

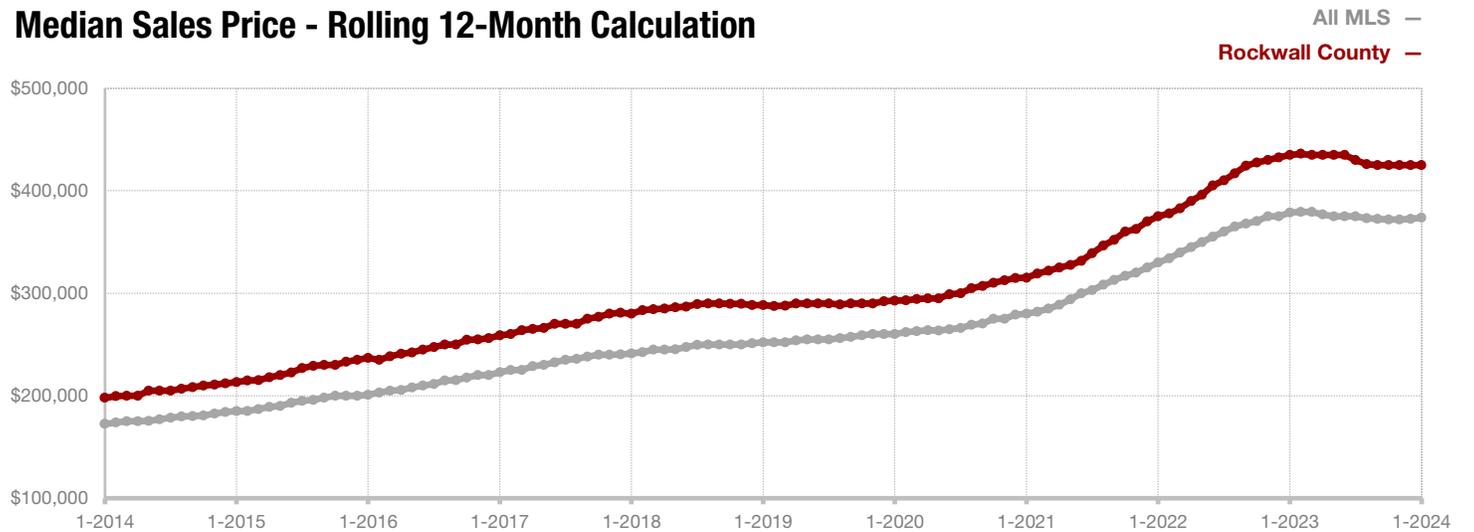
Rockwall County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	201	266	+ 32.3%	201	266	+ 32.3%
Pending Sales	216	184	- 14.8%	216	184	- 14.8%
Closed Sales	110	112	+ 1.8%	110	112	+ 1.8%
Average Sales Price*	\$469,980	\$487,257	+ 3.7%	\$469,980	\$487,257	+ 3.7%
Median Sales Price*	\$429,700	\$390,000	- 9.2%	\$429,700	\$390,000	- 9.2%
Percent of Original List Price Received*	93.5%	93.5%	0.0%	93.5%	93.5%	0.0%
Days on Market Until Sale	59	63	+ 6.8%	59	63	+ 6.8%
Inventory of Homes for Sale	627	632	+ 0.8%	--	--	--
Months Supply of Inventory	3.2	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 – January 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

January

Year to Date

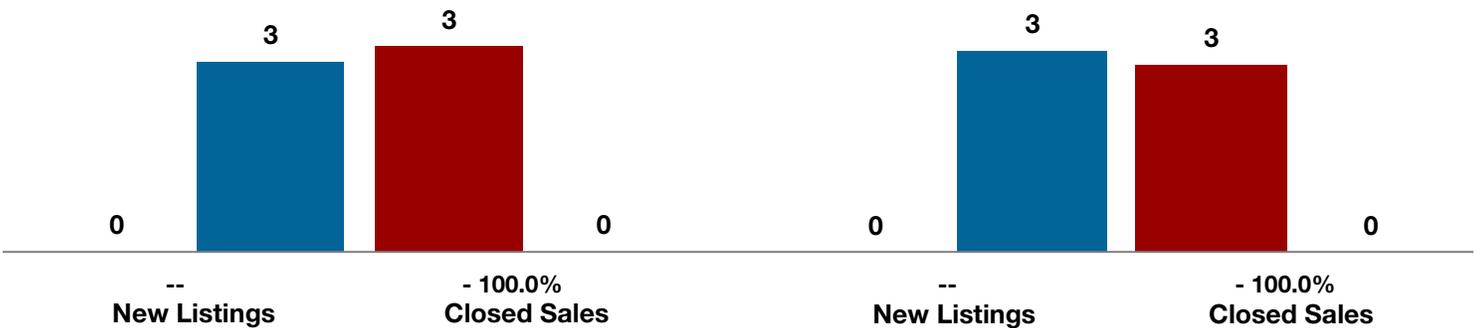
	2023	2024	+ / -	2023	2024	+ / -
New Listings	0	3	--	0	3	--
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	3	0	- 100.0%	3	0	- 100.0%
Average Sales Price*	\$32,500	--	--	\$32,500	--	--
Median Sales Price*	\$36,500	--	--	\$36,500	--	--
Percent of Original List Price Received*	60.1%	--	--	60.1%	--	--
Days on Market Until Sale	110	--	--	110	--	--
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	4.5	3.6	- 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.

January

Year to Date

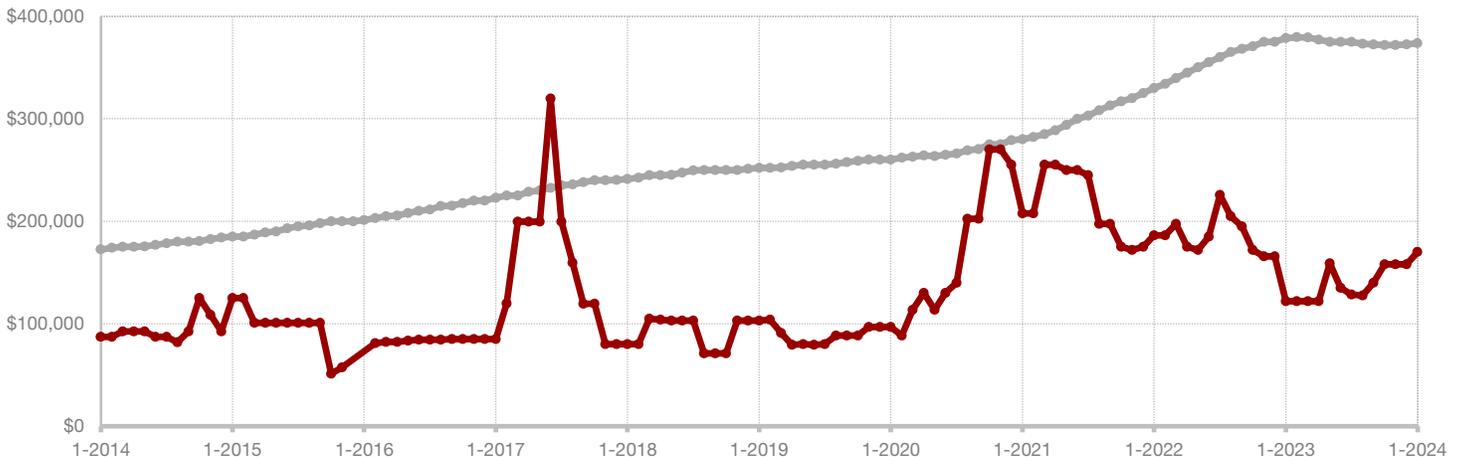
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Shackelford County —



Local Market Update – January 2024

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



- 1.0%

+ 5.9%

+ 19.2%

Change in
New Listings

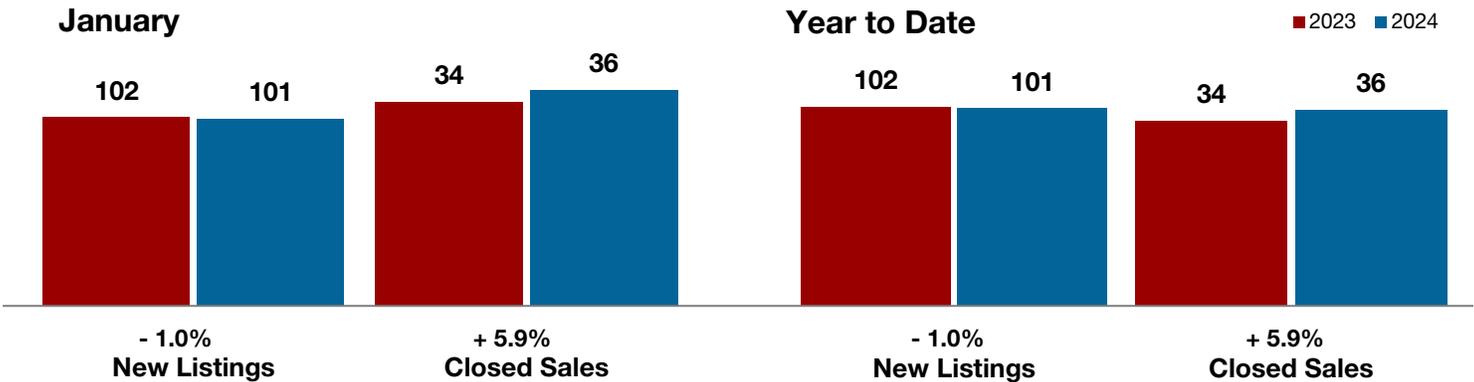
Change in
Closed Sales

Change in
Median Sales Price

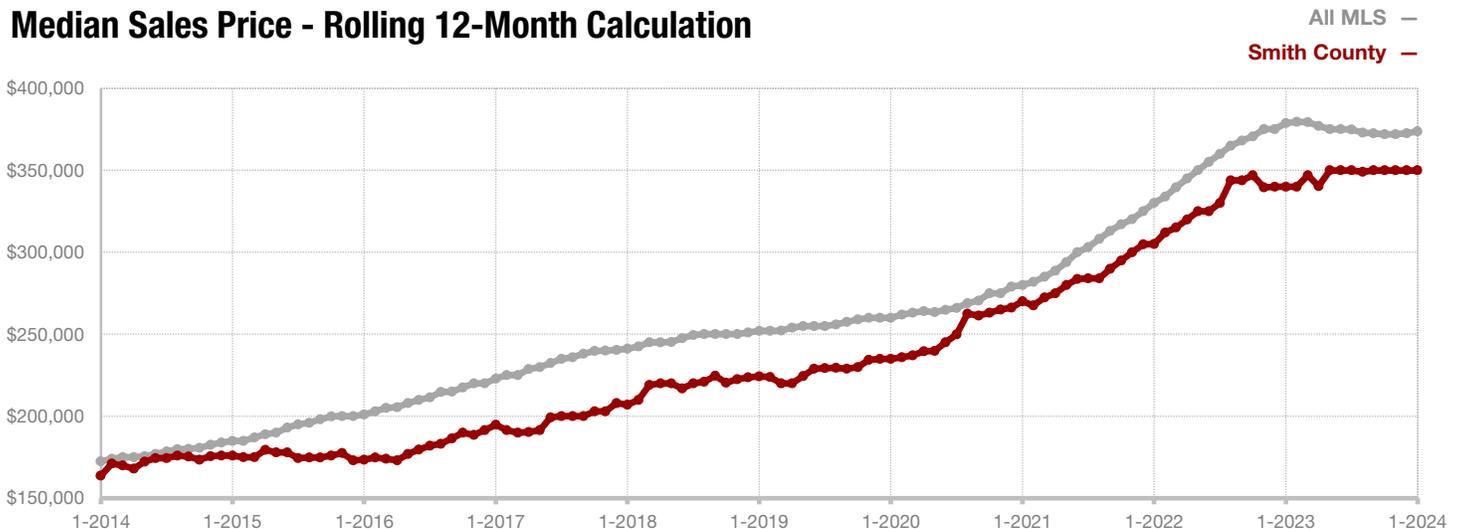
Smith County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	102	101	- 1.0%	102	101	- 1.0%
Pending Sales	52	32	- 38.5%	52	32	- 38.5%
Closed Sales	34	36	+ 5.9%	34	36	+ 5.9%
Average Sales Price*	\$336,709	\$446,811	+ 32.7%	\$336,709	\$446,811	+ 32.7%
Median Sales Price*	\$270,000	\$321,950	+ 19.2%	\$270,000	\$321,950	+ 19.2%
Percent of Original List Price Received*	92.7%	92.9%	+ 0.2%	92.7%	92.9%	+ 0.2%
Days on Market Until Sale	59	68	+ 15.3%	59	68	+ 15.3%
Inventory of Homes for Sale	243	313	+ 28.8%	--	--	--
Months Supply of Inventory	4.4	5.7	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



- 31.3%

+ 16.7%

- 38.9%

Change in
New Listings

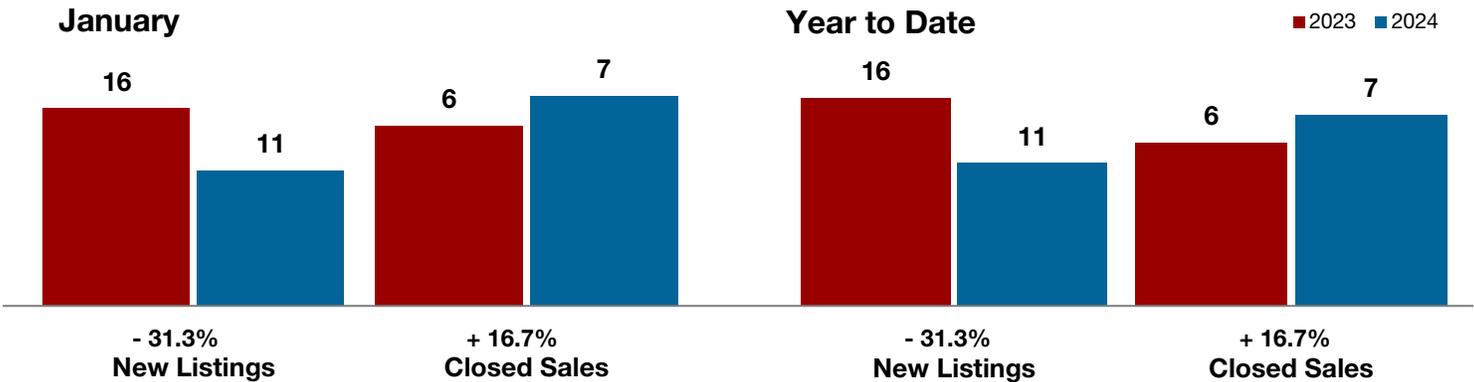
Change in
Closed Sales

Change in
Median Sales Price

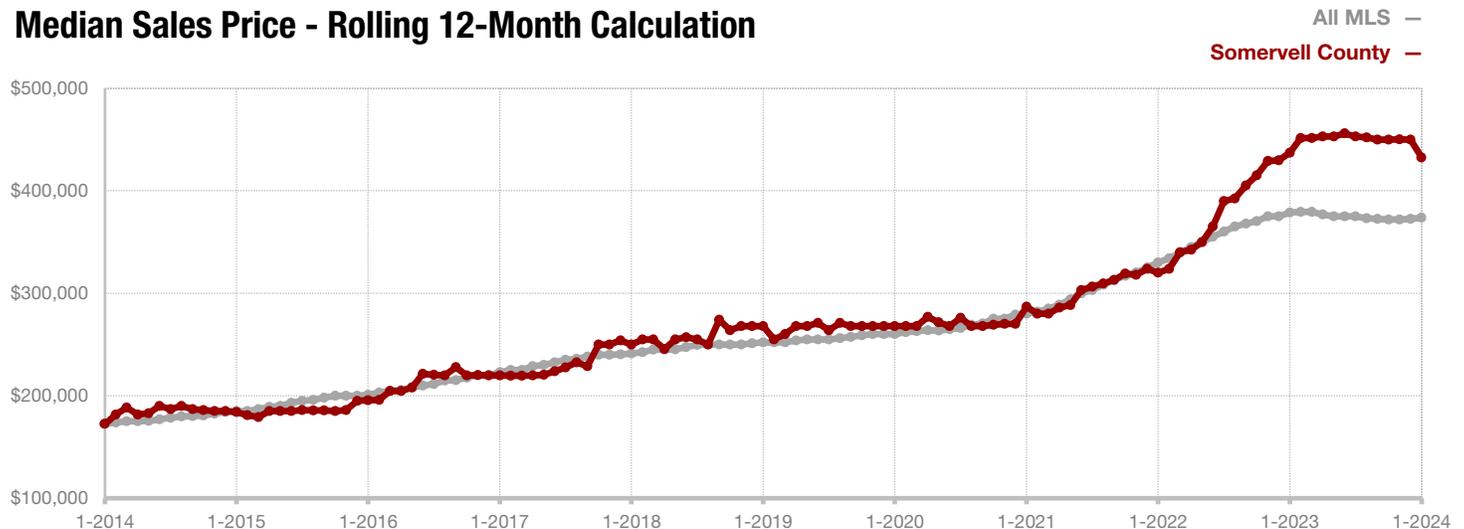
Somervell County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	16	11	- 31.3%	16	11	- 31.3%
Pending Sales	7	5	- 28.6%	7	5	- 28.6%
Closed Sales	6	7	+ 16.7%	6	7	+ 16.7%
Average Sales Price*	\$551,167	\$482,786	- 12.4%	\$551,167	\$482,786	- 12.4%
Median Sales Price*	\$540,000	\$330,000	- 38.9%	\$540,000	\$330,000	- 38.9%
Percent of Original List Price Received*	92.7%	93.2%	+ 0.5%	92.7%	93.2%	+ 0.5%
Days on Market Until Sale	69	183	+ 165.2%	69	183	+ 165.2%
Inventory of Homes for Sale	48	52	+ 8.3%	--	--	--
Months Supply of Inventory	5.6	6.3	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



- 12.5%

- 50.0%

- 9.0%

Change in
New Listings

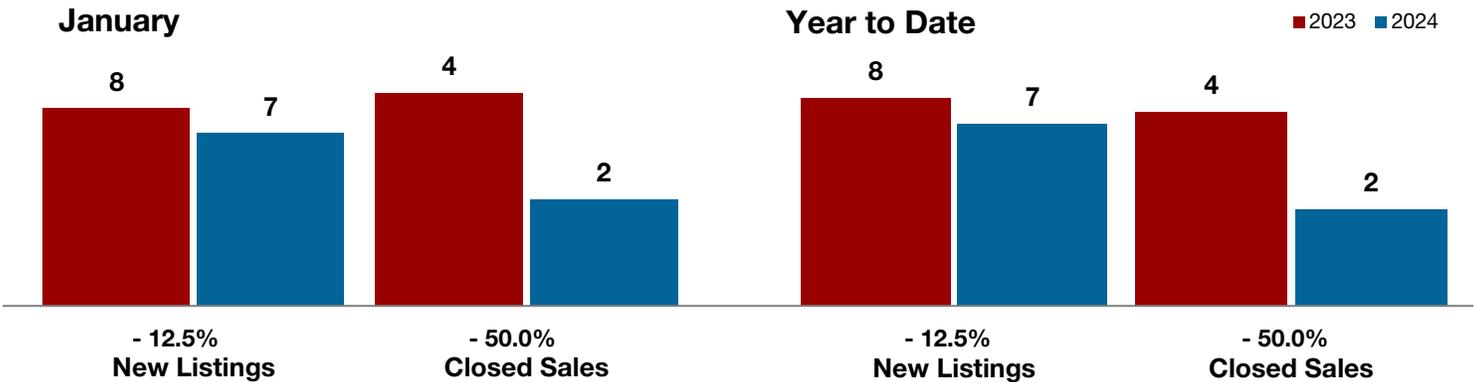
Change in
Closed Sales

Change in
Median Sales Price

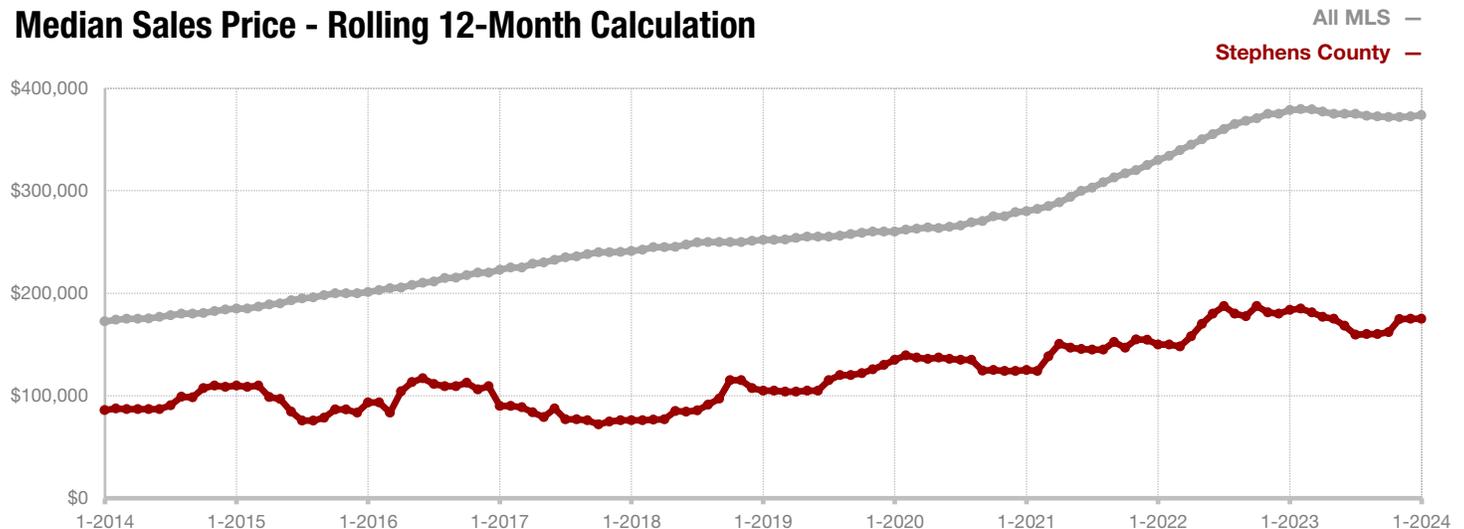
Stephens County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	7	- 12.5%	8	7	- 12.5%
Pending Sales	8	2	- 75.0%	8	2	- 75.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Average Sales Price*	\$244,750	\$163,750	- 33.1%	\$244,750	\$163,750	- 33.1%
Median Sales Price*	\$180,000	\$163,750	- 9.0%	\$180,000	\$163,750	- 9.0%
Percent of Original List Price Received*	88.7%	75.3%	- 15.1%	88.7%	75.3%	- 15.1%
Days on Market Until Sale	112	107	- 4.5%	112	107	- 4.5%
Inventory of Homes for Sale	44	43	- 2.3%	--	--	--
Months Supply of Inventory	6.2	7.8	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 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

January

Year to Date

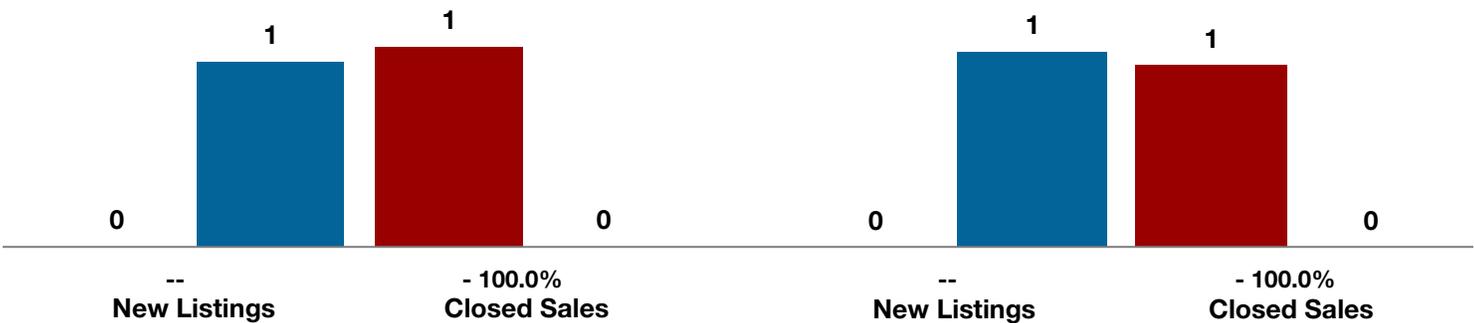
	2023	2024	+ / -	2023	2024	+ / -
New Listings	0	1	--	0	1	--
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Average Sales Price*	\$315,000	--	--	\$315,000	--	--
Median Sales Price*	\$315,000	--	--	\$315,000	--	--
Percent of Original List Price Received*	100.0%	--	--	100.0%	--	--
Days on Market Until Sale	28	--	--	28	--	--
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	3.3	1.0	- 66.7%	--	--	--

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

January

Year to Date

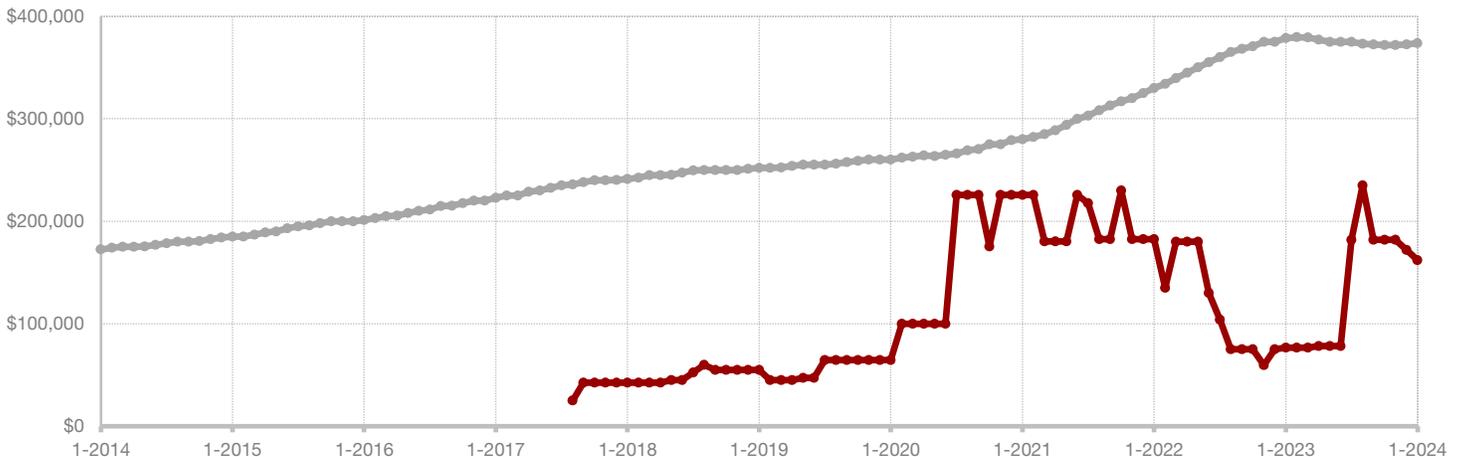
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – January 2024

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



+ 6.3%

- 3.2%

0.0%

Change in
New Listings

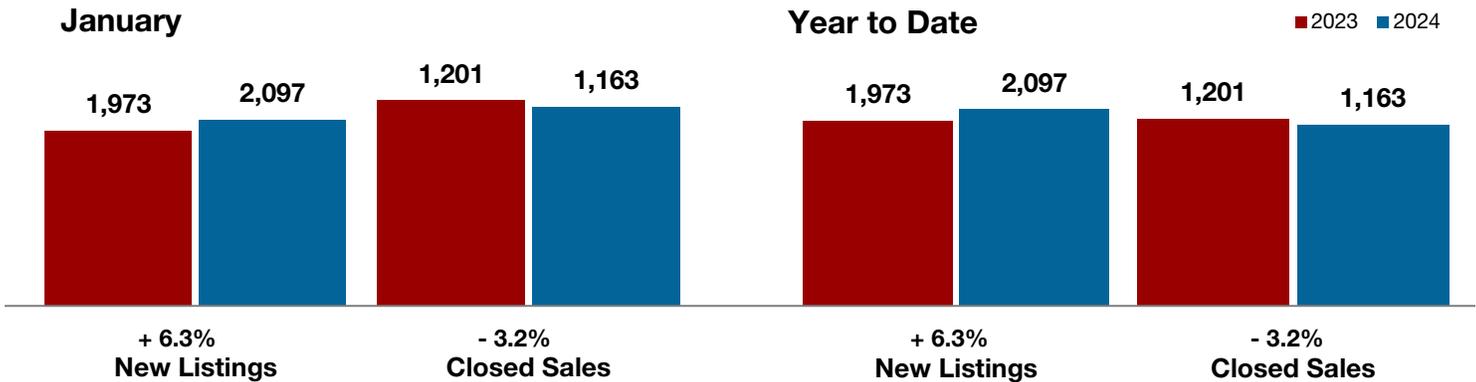
Change in
Closed Sales

Change in
Median Sales Price

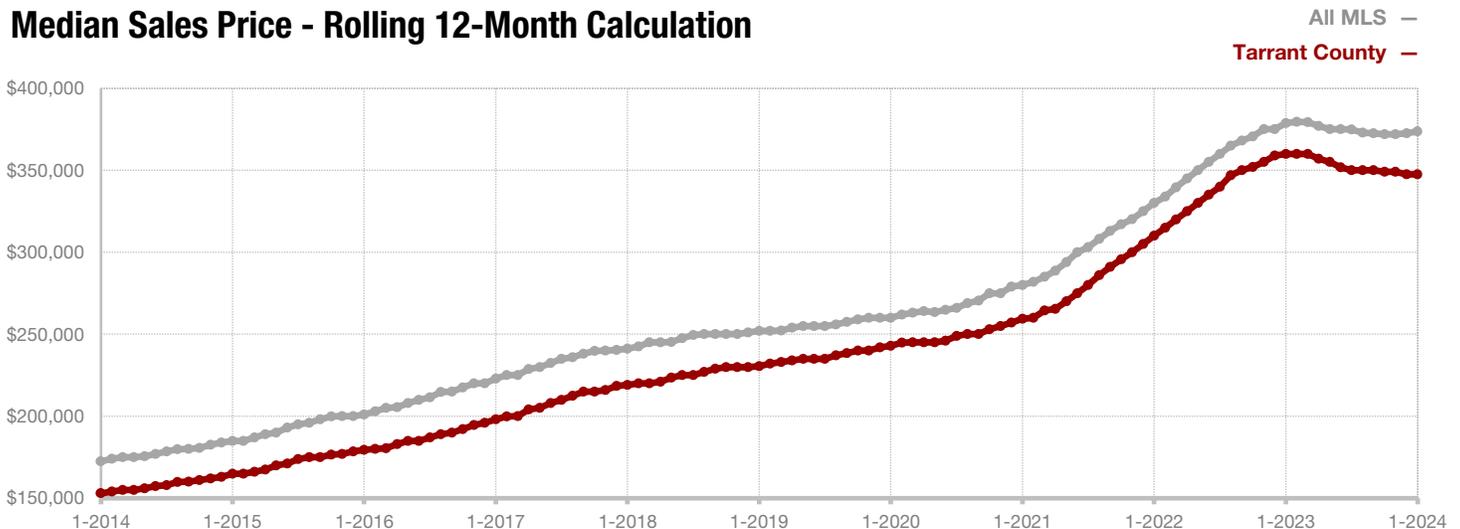
Tarrant County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,973	2,097	+ 6.3%	1,973	2,097	+ 6.3%
Pending Sales	1,792	1,531	- 14.6%	1,792	1,531	- 14.6%
Closed Sales	1,201	1,163	- 3.2%	1,201	1,163	- 3.2%
Average Sales Price*	\$413,018	\$411,402	- 0.4%	\$413,018	\$411,402	- 0.4%
Median Sales Price*	\$335,000	\$335,000	0.0%	\$335,000	\$335,000	0.0%
Percent of Original List Price Received*	93.9%	95.0%	+ 1.2%	93.9%	95.0%	+ 1.2%
Days on Market Until Sale	52	52	0.0%	52	52	0.0%
Inventory of Homes for Sale	4,171	4,226	+ 1.3%	--	--	--
Months Supply of Inventory	2.1	2.3	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 – January 2024

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



+ 6.7%

- 1.0%

+ 0.8%

Change in
New Listings

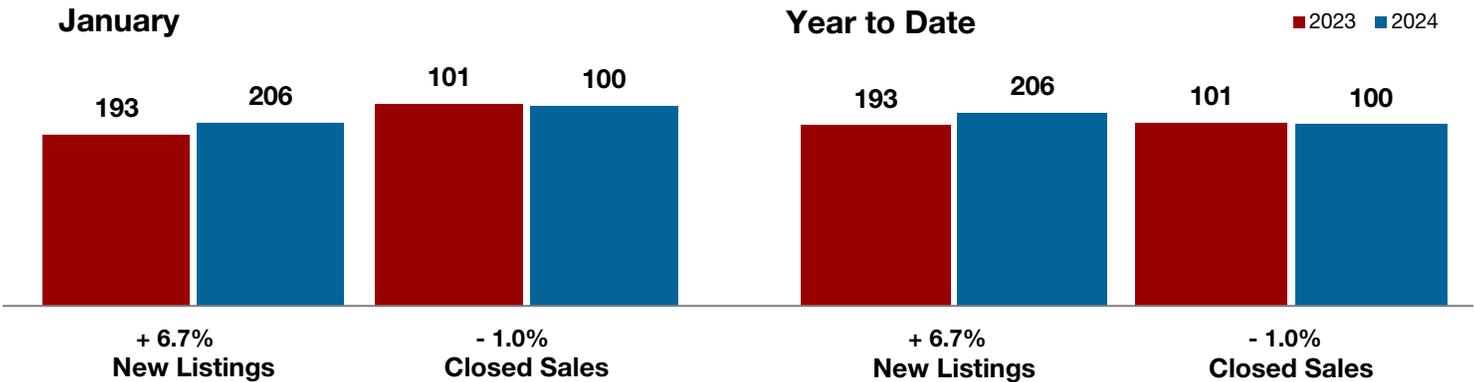
Change in
Closed Sales

Change in
Median Sales Price

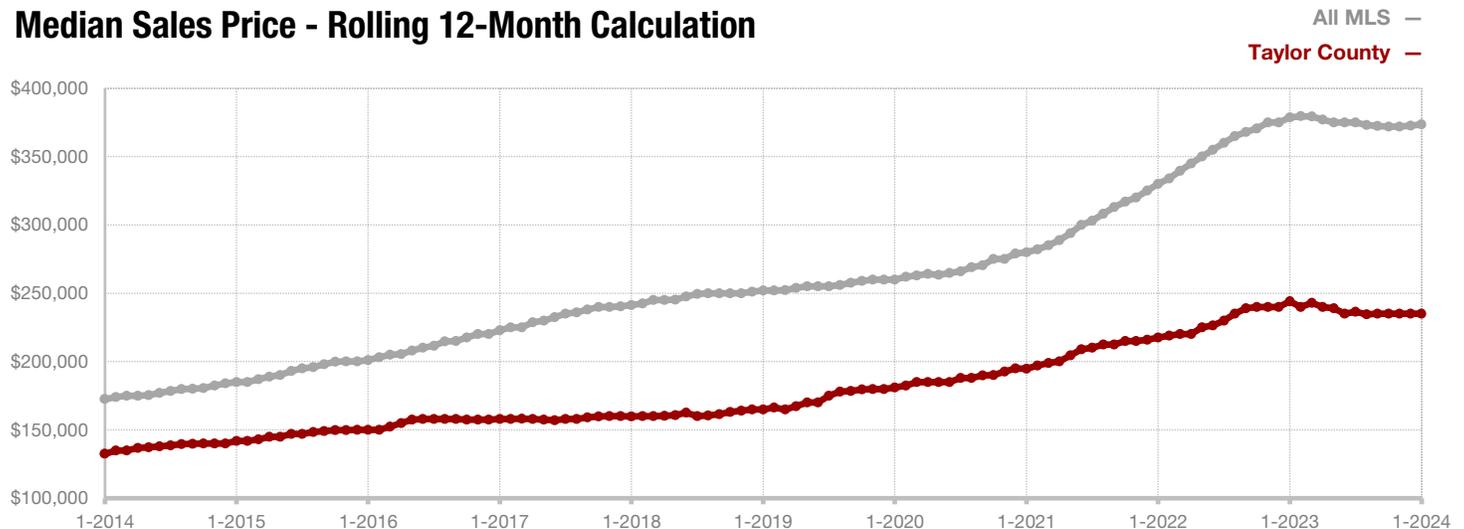
Taylor County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	193	206	+ 6.7%	193	206	+ 6.7%
Pending Sales	184	145	- 21.2%	184	145	- 21.2%
Closed Sales	101	100	- 1.0%	101	100	- 1.0%
Average Sales Price*	\$267,487	\$284,645	+ 6.4%	\$267,487	\$284,645	+ 6.4%
Median Sales Price*	\$253,000	\$255,125	+ 0.8%	\$253,000	\$255,125	+ 0.8%
Percent of Original List Price Received*	94.1%	94.6%	+ 0.5%	94.1%	94.6%	+ 0.5%
Days on Market Until Sale	52	85	+ 63.5%	52	85	+ 63.5%
Inventory of Homes for Sale	454	571	+ 25.8%	--	--	--
Months Supply of Inventory	2.5	3.6	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



+ 550.0% **+ 300.0%** **- 38.6%**

Change in
New Listings

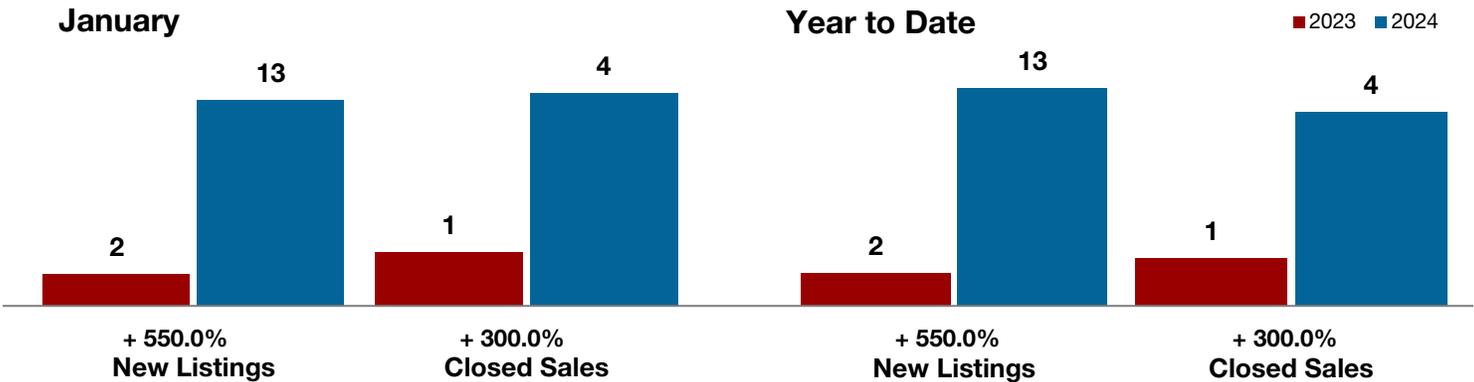
Change in
Closed Sales

Change in
Median Sales Price

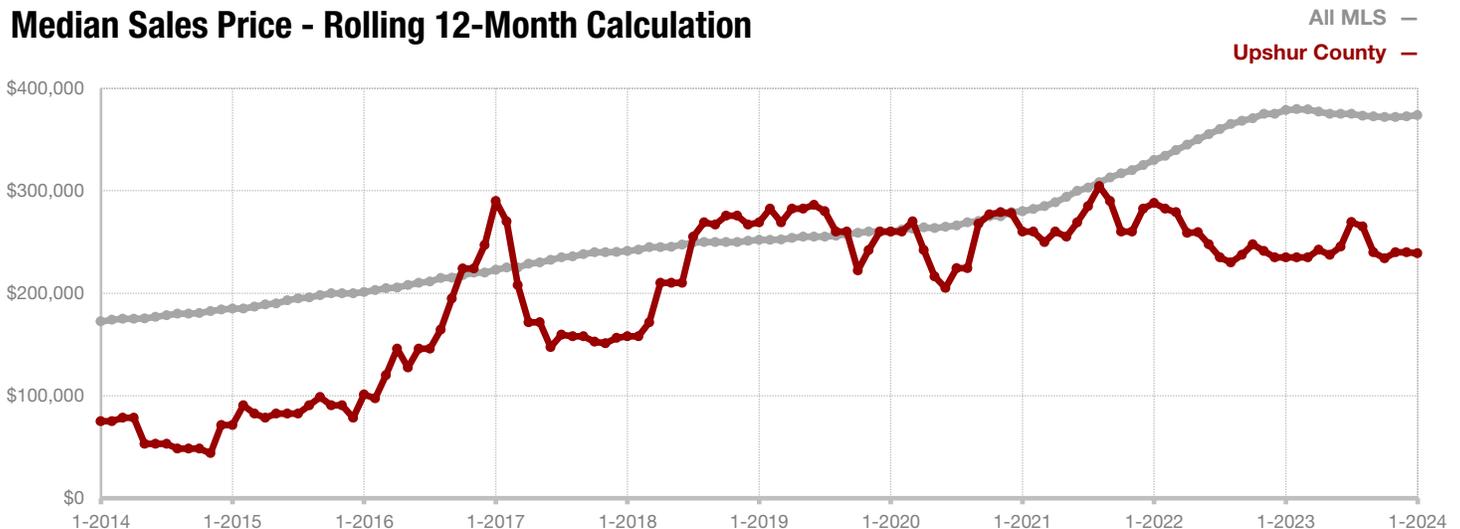
Upshur County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2	13	+ 550.0%	2	13	+ 550.0%
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	1	4	+ 300.0%	1	4	+ 300.0%
Average Sales Price*	\$700,000	\$395,725	- 43.5%	\$700,000	\$395,725	- 43.5%
Median Sales Price*	\$700,000	\$429,500	- 38.6%	\$700,000	\$429,500	- 38.6%
Percent of Original List Price Received*	95.9%	89.3%	- 6.9%	95.9%	89.3%	- 6.9%
Days on Market Until Sale	156	92	- 41.0%	156	92	- 41.0%
Inventory of Homes for Sale	24	37	+ 54.2%	--	--	--
Months Supply of Inventory	3.4	7.9	+ 166.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



- 5.3%

Change in
New Listings

- 28.9%

Change in
Closed Sales

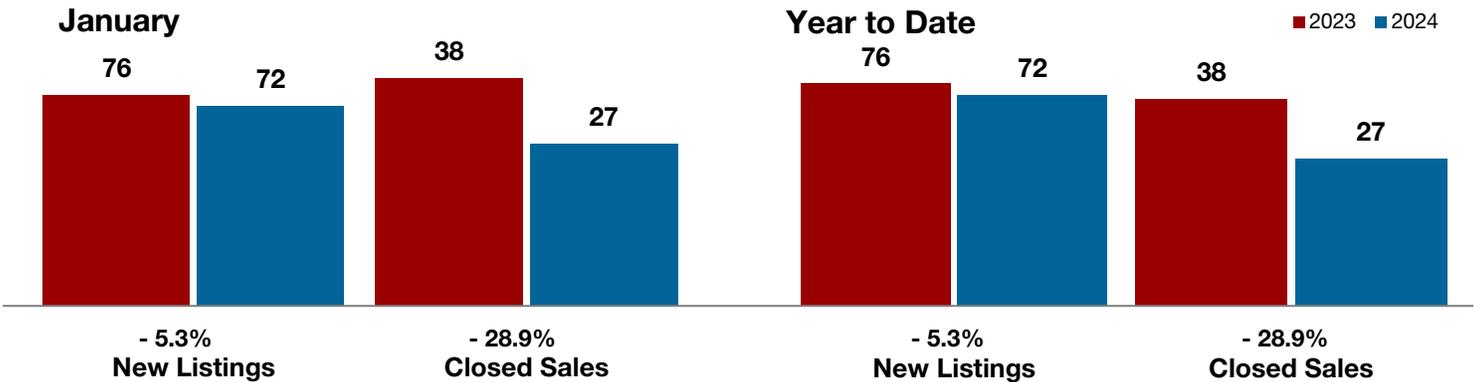
- 4.8%

Change in
Median Sales Price

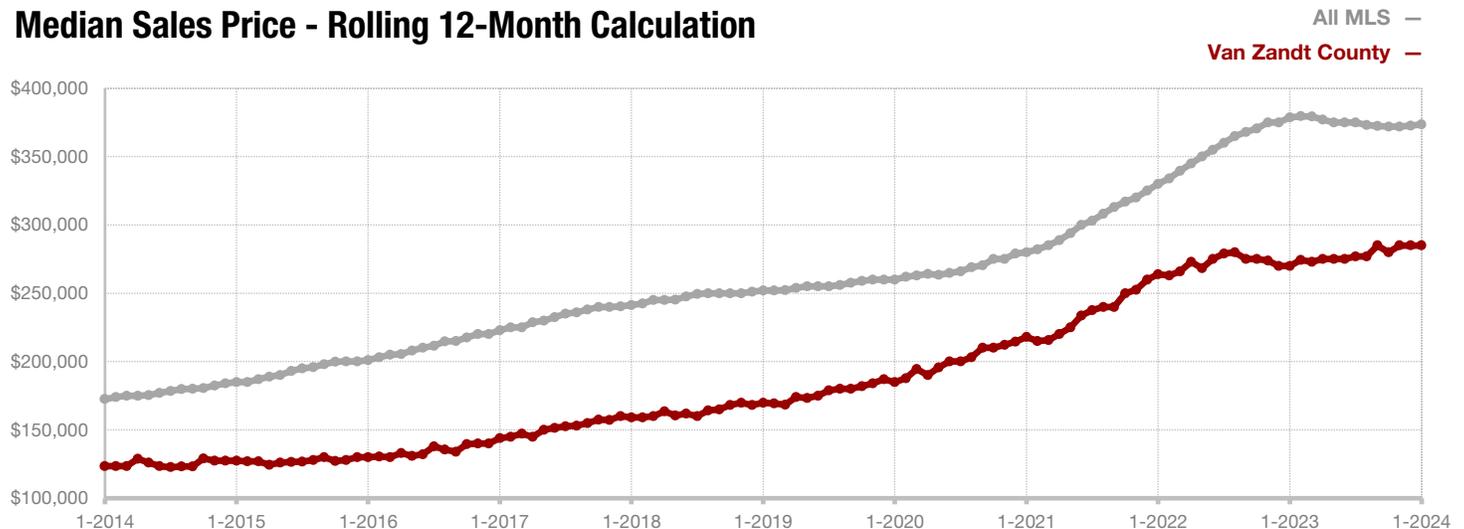
Van Zandt County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	76	72	- 5.3%	76	72	- 5.3%
Pending Sales	40	36	- 10.0%	40	36	- 10.0%
Closed Sales	38	27	- 28.9%	38	27	- 28.9%
Average Sales Price*	\$303,626	\$314,499	+ 3.6%	\$303,626	\$314,499	+ 3.6%
Median Sales Price*	\$262,500	\$250,000	- 4.8%	\$262,500	\$250,000	- 4.8%
Percent of Original List Price Received*	90.5%	94.2%	+ 4.1%	90.5%	94.2%	+ 4.1%
Days on Market Until Sale	75	74	- 1.3%	75	74	- 1.3%
Inventory of Homes for Sale	239	255	+ 6.7%	--	--	--
Months Supply of Inventory	4.9	5.6	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



- 34.7%

+ 76.0%

+ 11.8%

Change in
New Listings

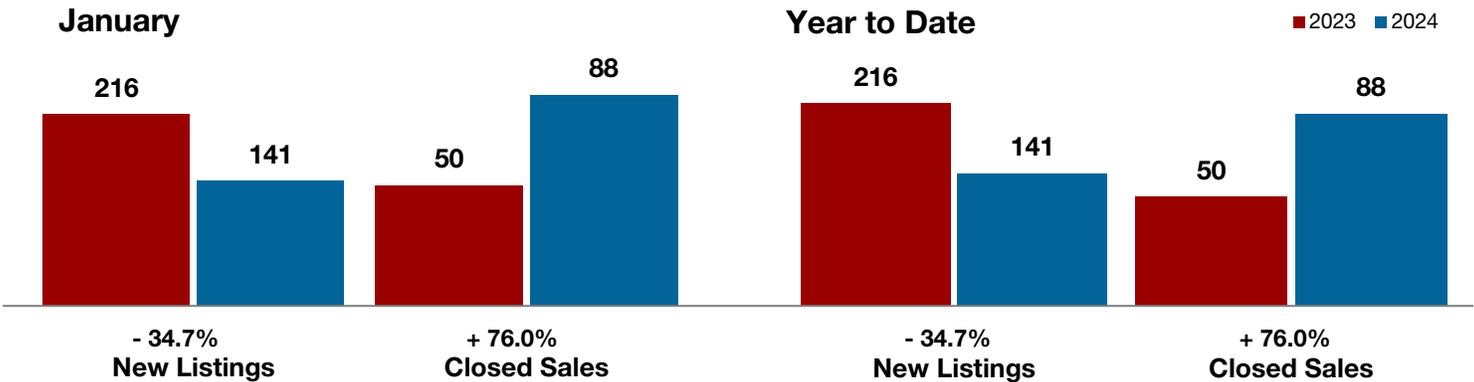
Change in
Closed Sales

Change in
Median Sales Price

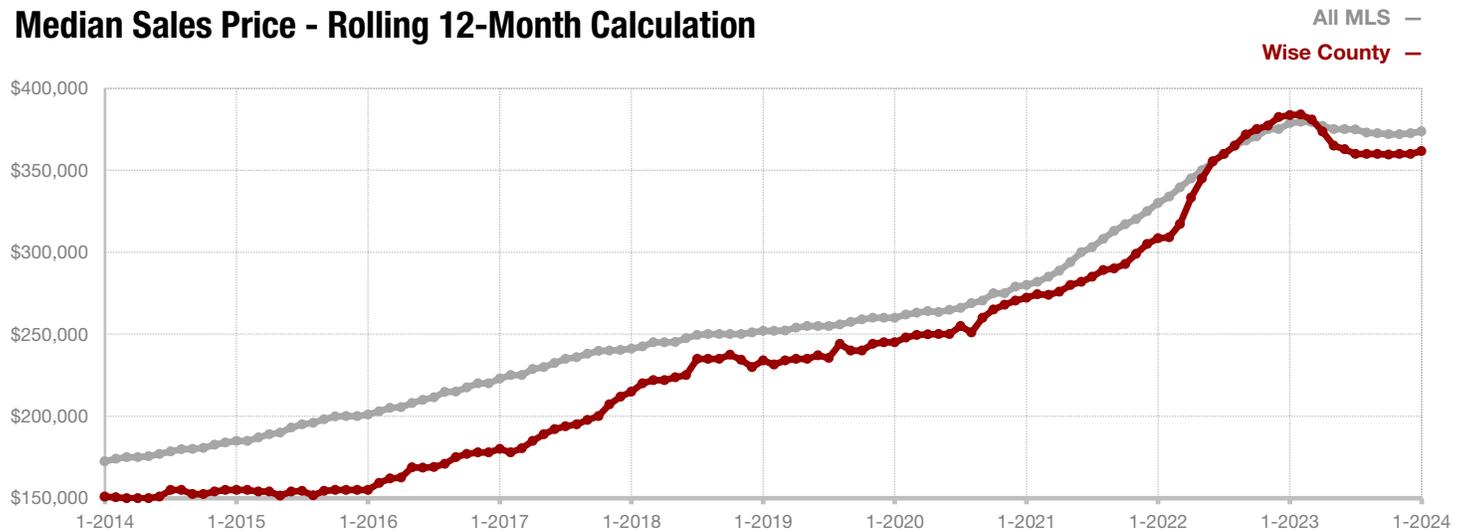
Wise County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	216	141	- 34.7%	216	141	- 34.7%
Pending Sales	92	82	- 10.9%	92	82	- 10.9%
Closed Sales	50	88	+ 76.0%	50	88	+ 76.0%
Average Sales Price*	\$371,970	\$436,755	+ 17.4%	\$371,970	\$436,755	+ 17.4%
Median Sales Price*	\$353,233	\$394,797	+ 11.8%	\$353,233	\$394,797	+ 11.8%
Percent of Original List Price Received*	93.1%	93.8%	+ 0.8%	93.1%	93.8%	+ 0.8%
Days on Market Until Sale	67	110	+ 64.2%	67	110	+ 64.2%
Inventory of Homes for Sale	526	500	- 4.9%	--	--	--
Months Supply of Inventory	5.4	4.6	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



- 27.1%

Change in
New Listings

- 8.7%

Change in
Closed Sales

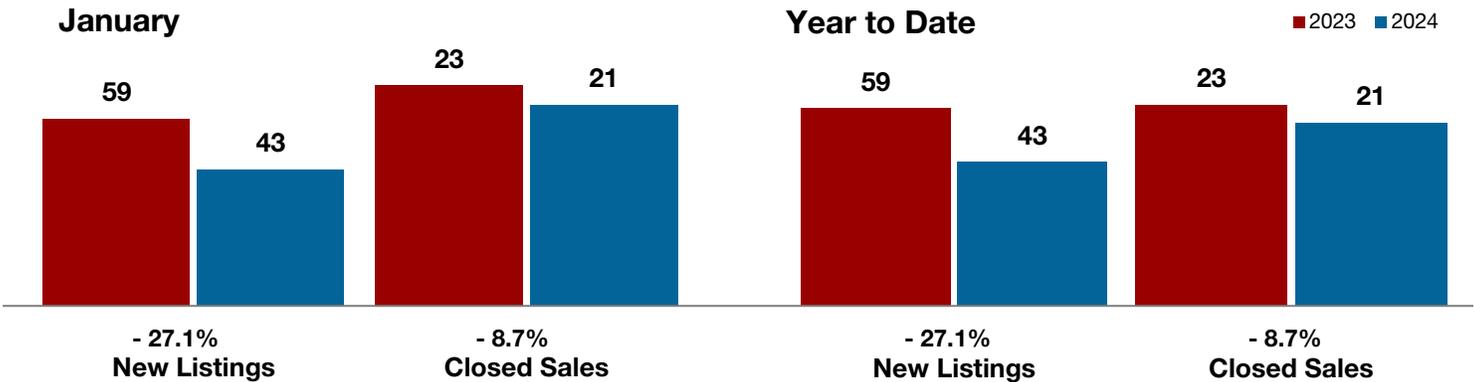
+ 64.8%

Change in
Median Sales Price

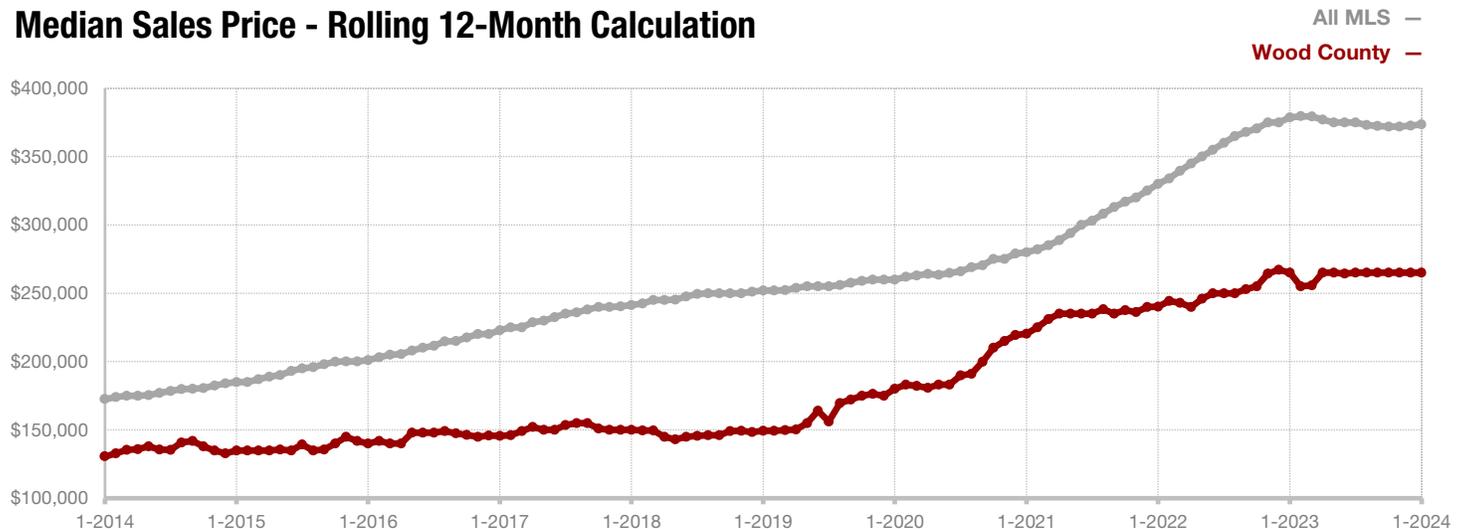
Wood County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	59	43	- 27.1%	59	43	- 27.1%
Pending Sales	38	31	- 18.4%	38	31	- 18.4%
Closed Sales	23	21	- 8.7%	23	21	- 8.7%
Average Sales Price*	\$217,308	\$311,067	+ 43.1%	\$217,308	\$311,067	+ 43.1%
Median Sales Price*	\$179,000	\$295,000	+ 64.8%	\$179,000	\$295,000	+ 64.8%
Percent of Original List Price Received*	90.5%	90.4%	- 0.1%	90.5%	90.4%	- 0.1%
Days on Market Until Sale	60	82	+ 36.7%	60	82	+ 36.7%
Inventory of Homes for Sale	186	191	+ 2.7%	--	--	--
Months Supply of Inventory	5.5	5.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2024

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



+ 85.7%

+ 166.7%

+ 3.8%

Change in
New Listings

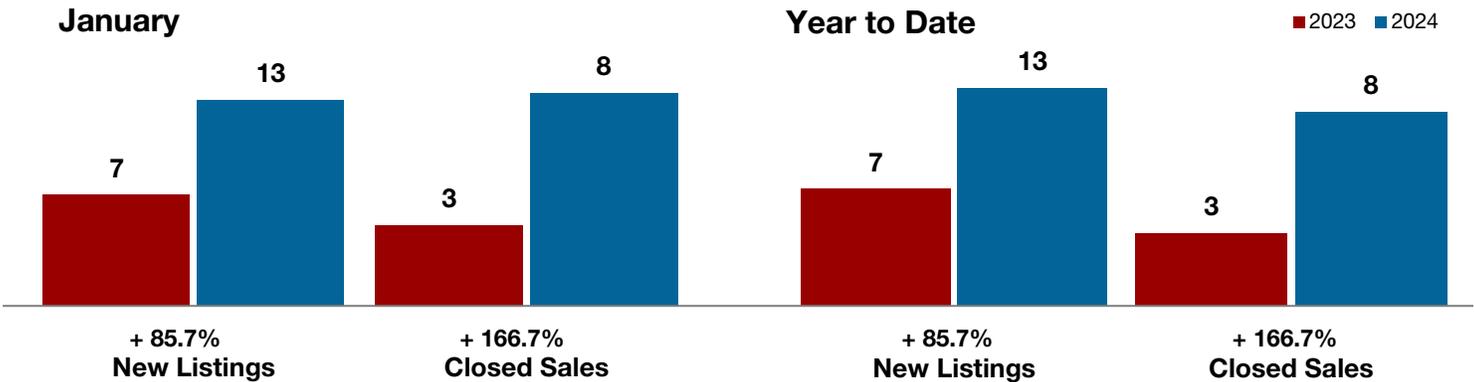
Change in
Closed Sales

Change in
Median Sales Price

Young County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	7	13	+ 85.7%	7	13	+ 85.7%
Pending Sales	5	9	+ 80.0%	5	9	+ 80.0%
Closed Sales	3	8	+ 166.7%	3	8	+ 166.7%
Average Sales Price*	\$210,500	\$287,244	+ 36.5%	\$210,500	\$287,244	+ 36.5%
Median Sales Price*	\$225,000	\$233,500	+ 3.8%	\$225,000	\$233,500	+ 3.8%
Percent of Original List Price Received*	95.5%	86.9%	- 9.0%	95.5%	86.9%	- 9.0%
Days on Market Until Sale	21	64	+ 204.8%	21	64	+ 204.8%
Inventory of Homes for Sale	33	52	+ 57.6%	--	--	--
Months Supply of Inventory	3.0	5.1	+ 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

