

Local Market Updates

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



July 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 – July 2024

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



- 26.7%

0.0%

+ 25.2%

Change in
New Listings

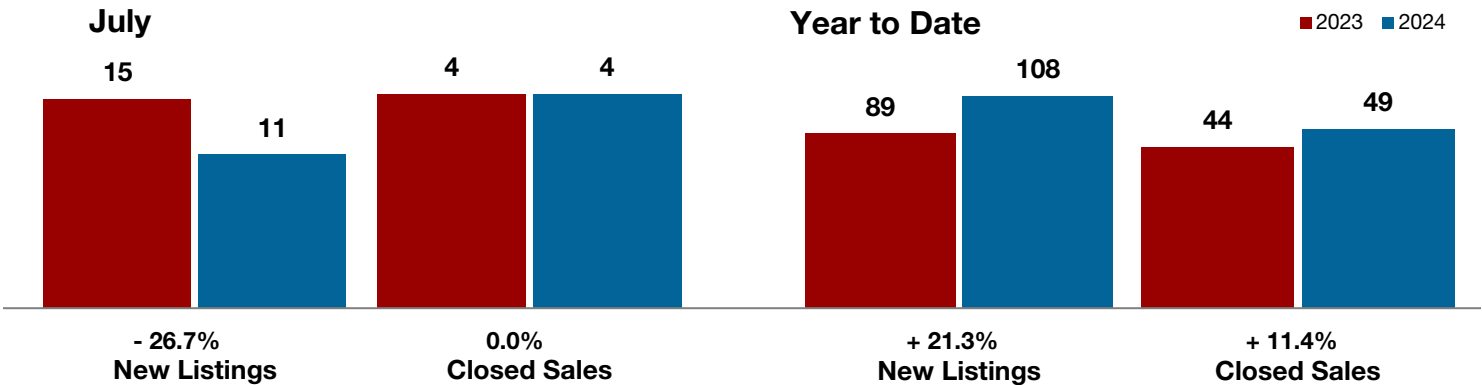
Change in
Closed Sales

Change in
Median Sales Price

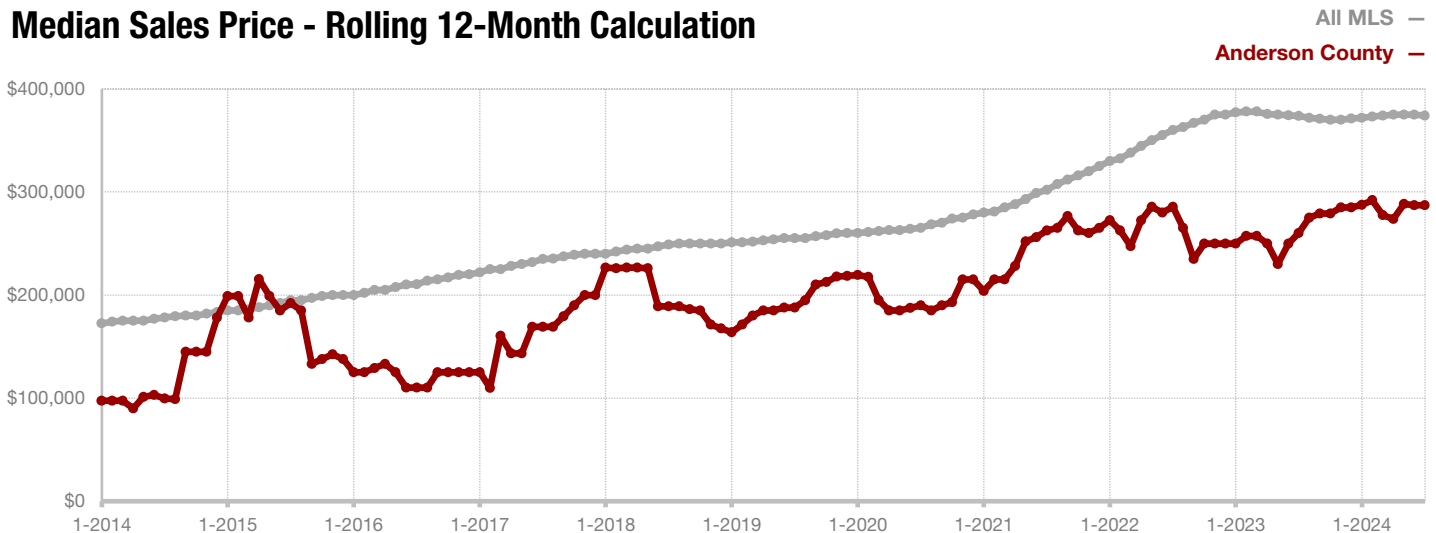
Anderson County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	15	11	- 26.7%	89	108	+ 21.3%
Pending Sales	5	5	0.0%	45	50	+ 11.1%
Closed Sales	4	4	0.0%	44	49	+ 11.4%
Average Sales Price*	\$338,563	\$337,475	- 0.3%	\$357,576	\$332,127	- 7.1%
Median Sales Price*	\$281,551	\$352,500	+ 25.2%	\$270,000	\$277,000	+ 2.6%
Percent of Original List Price Received*	99.5%	94.8%	- 4.7%	93.5%	90.2%	- 3.5%
Days on Market Until Sale	25	101	+ 304.0%	55	91	+ 65.5%
Inventory of Homes for Sale	43	65	+ 51.2%	--	--	--
Months Supply of Inventory	7.3	10.4	+ 42.5%	--	--	--

* 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 – July 2024

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



- 4.0%

+ 50.0%

+ 41.8%

Change in
New Listings

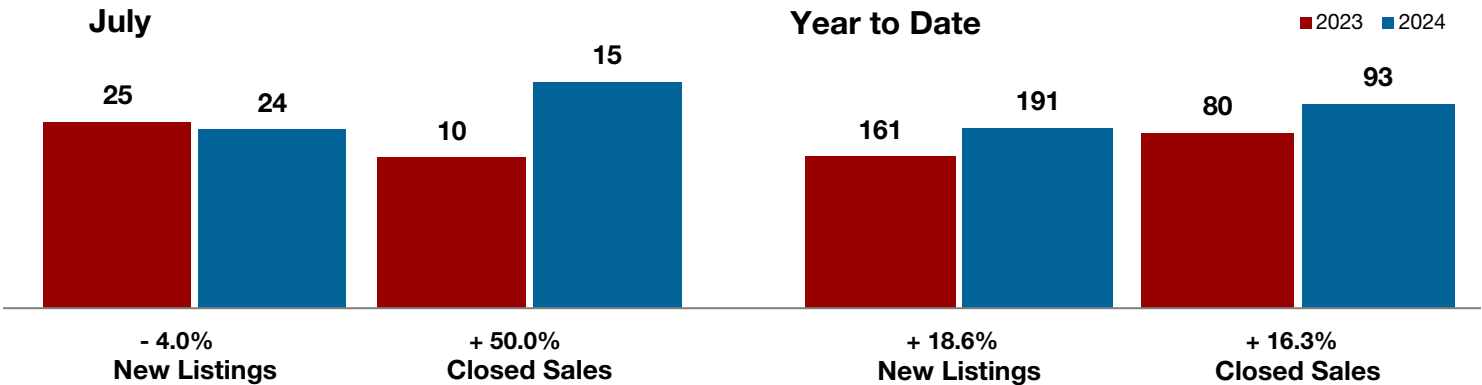
Change in
Closed Sales

Change in
Median Sales Price

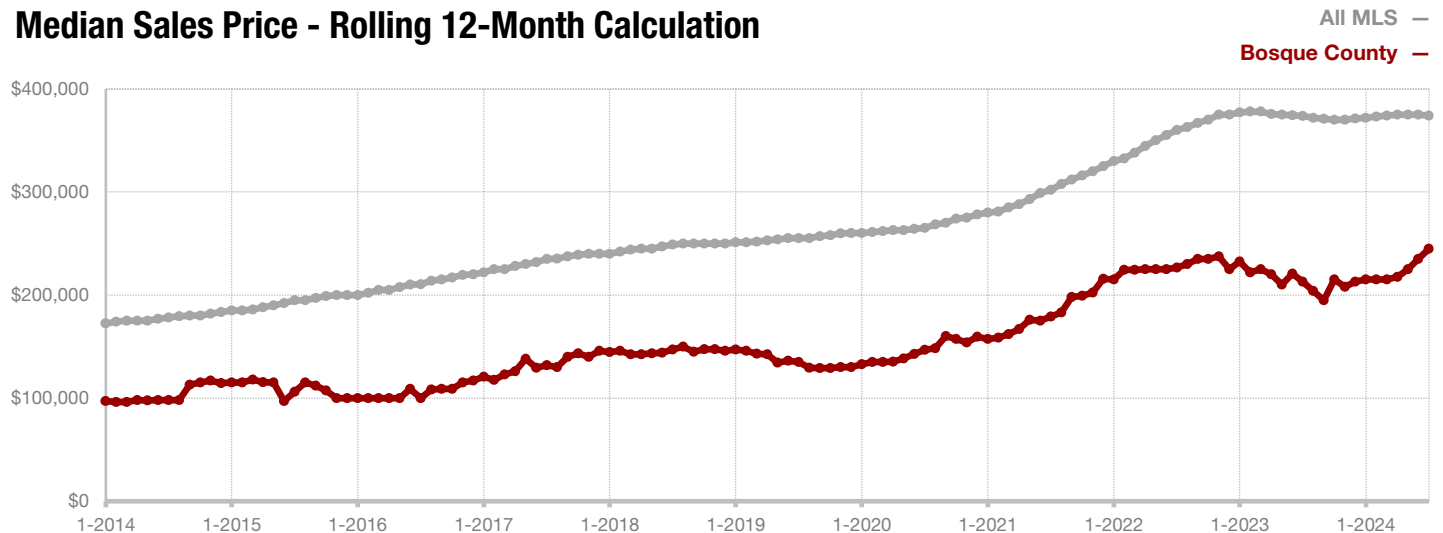
Bosque County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	25	24	- 4.0%	161	191	+ 18.6%
Pending Sales	14	7	- 50.0%	95	92	- 3.2%
Closed Sales	10	15	+ 50.0%	80	93	+ 16.3%
Average Sales Price*	\$229,450	\$549,120	+ 139.3%	\$269,269	\$446,333	+ 65.8%
Median Sales Price*	\$194,000	\$275,000	+ 41.8%	\$213,000	\$260,000	+ 22.1%
Percent of Original List Price Received*	96.8%	89.2%	- 7.9%	90.1%	89.9%	- 0.2%
Days on Market Until Sale	65	96	+ 47.7%	74	86	+ 16.2%
Inventory of Homes for Sale	80	124	+ 55.0%	--	--	--
Months Supply of Inventory	6.3	10.1	+ 60.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



- 14.1%

+ 10.8%

+ 6.4%

Change in
New Listings

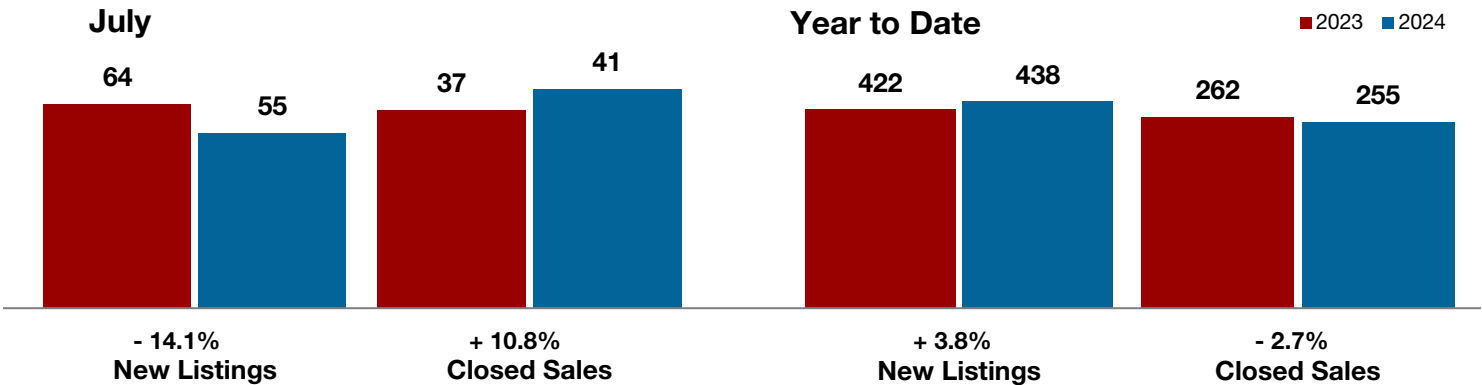
Change in
Closed Sales

Change in
Median Sales Price

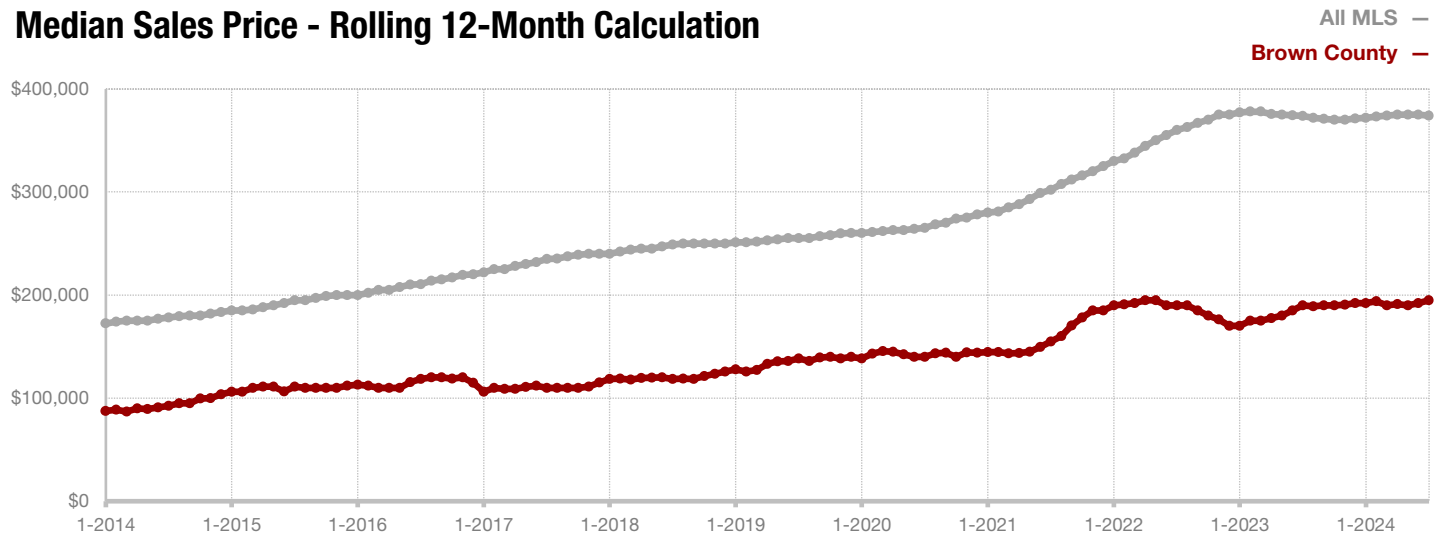
Brown County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	64	55	- 14.1%	422	438	+ 3.8%
Pending Sales	60	35	- 41.7%	298	251	- 15.8%
Closed Sales	37	41	+ 10.8%	262	255	- 2.7%
Average Sales Price*	\$209,328	\$270,095	+ 29.0%	\$256,455	\$282,212	+ 10.0%
Median Sales Price*	\$187,000	\$199,000	+ 6.4%	\$202,500	\$209,000	+ 3.2%
Percent of Original List Price Received*	92.1%	90.5%	- 1.7%	92.0%	91.9%	- 0.1%
Days on Market Until Sale	60	94	+ 56.7%	68	71	+ 4.4%
Inventory of Homes for Sale	207	218	+ 5.3%	--	--	--
Months Supply of Inventory	5.3	6.2	+ 17.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



0.0%

- 44.0%

+ 6.3%

Change in
New Listings

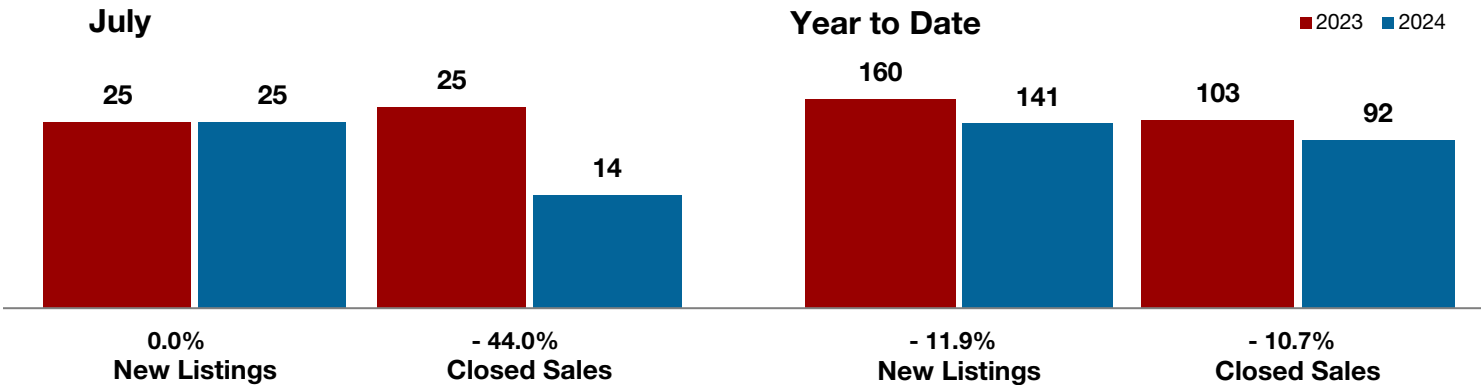
Change in
Closed Sales

Change in
Median Sales Price

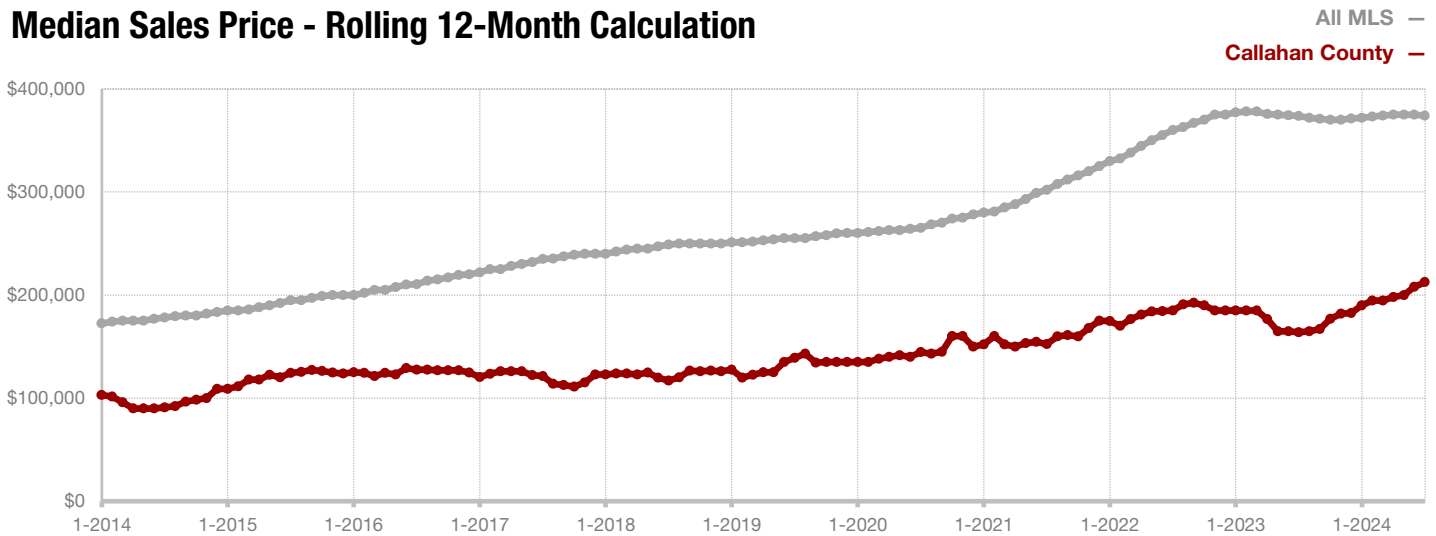
Callahan County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	25	25	0.0%	160	141	- 11.9%
Pending Sales	14	12	- 14.3%	109	92	- 15.6%
Closed Sales	25	14	- 44.0%	103	92	- 10.7%
Average Sales Price*	\$259,156	\$241,064	- 7.0%	\$209,009	\$301,733	+ 44.4%
Median Sales Price*	\$206,900	\$219,950	+ 6.3%	\$164,405	\$215,000	+ 30.8%
Percent of Original List Price Received*	94.4%	93.9%	- 0.5%	90.7%	92.1%	+ 1.5%
Days on Market Until Sale	52	87	+ 67.3%	48	69	+ 43.8%
Inventory of Homes for Sale	61	70	+ 14.8%	--	--	--
Months Supply of Inventory	4.3	5.6	+ 30.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 14.3%

--

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Clay County

Change in
New Listings

Change in
Closed Sales

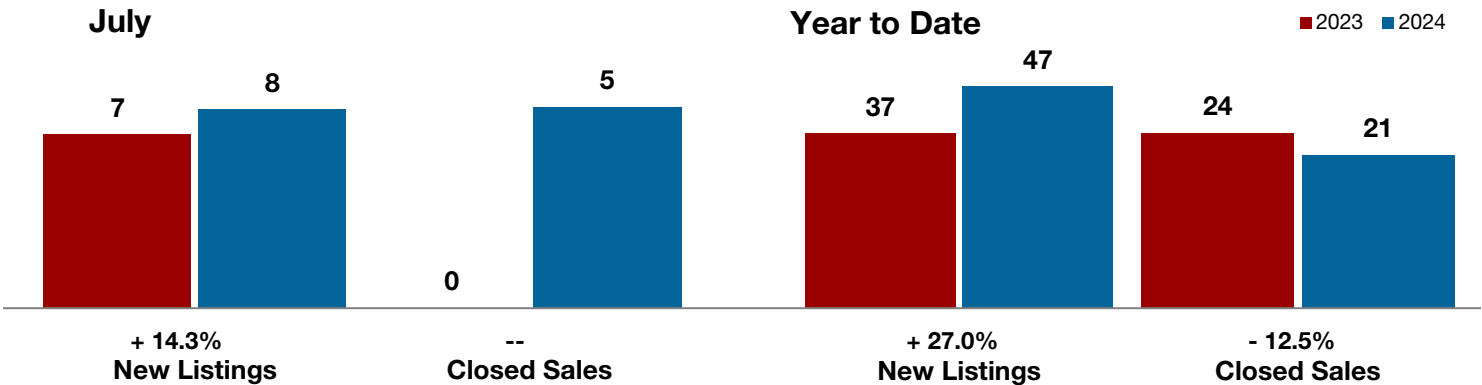
Change in
Median Sales Price

July

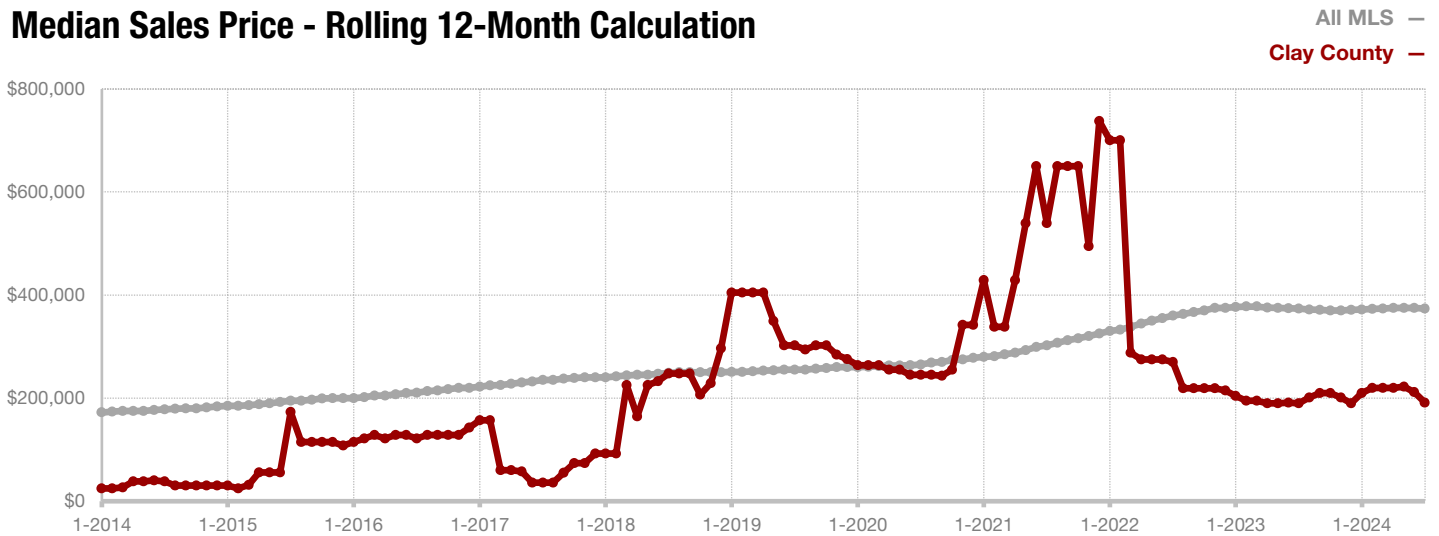
Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	7	8	+ 14.3%	37	47	+ 27.0%
Pending Sales	1	6	+ 500.0%	22	23	+ 4.5%
Closed Sales	0	5	--	24	21	- 12.5%
Average Sales Price*	--	\$151,900	--	\$245,508	\$256,928	+ 4.7%
Median Sales Price*	--	\$169,500	--	\$181,500	\$185,000	+ 1.9%
Percent of Original List Price Received*	--	83.9%	--	92.5%	88.1%	- 4.8%
Days on Market Until Sale	--	111	--	62	107	+ 72.6%
Inventory of Homes for Sale	25	32	+ 28.0%	--	--	--
Months Supply of Inventory	8.1	9.4	+ 16.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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+ 45.5%

- 33.3%

+ 0.9%

Change in
New Listings

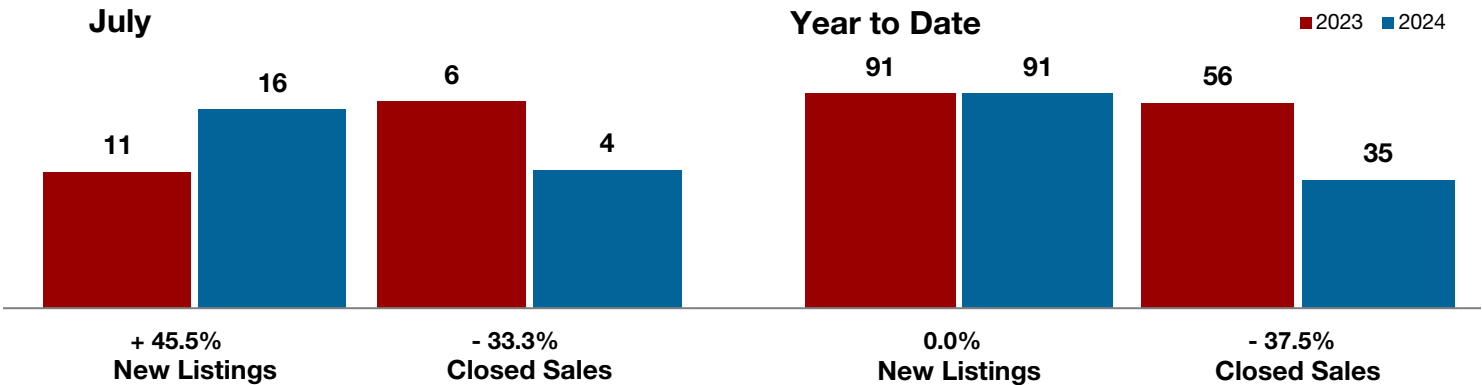
Change in
Closed Sales

Change in
Median Sales Price

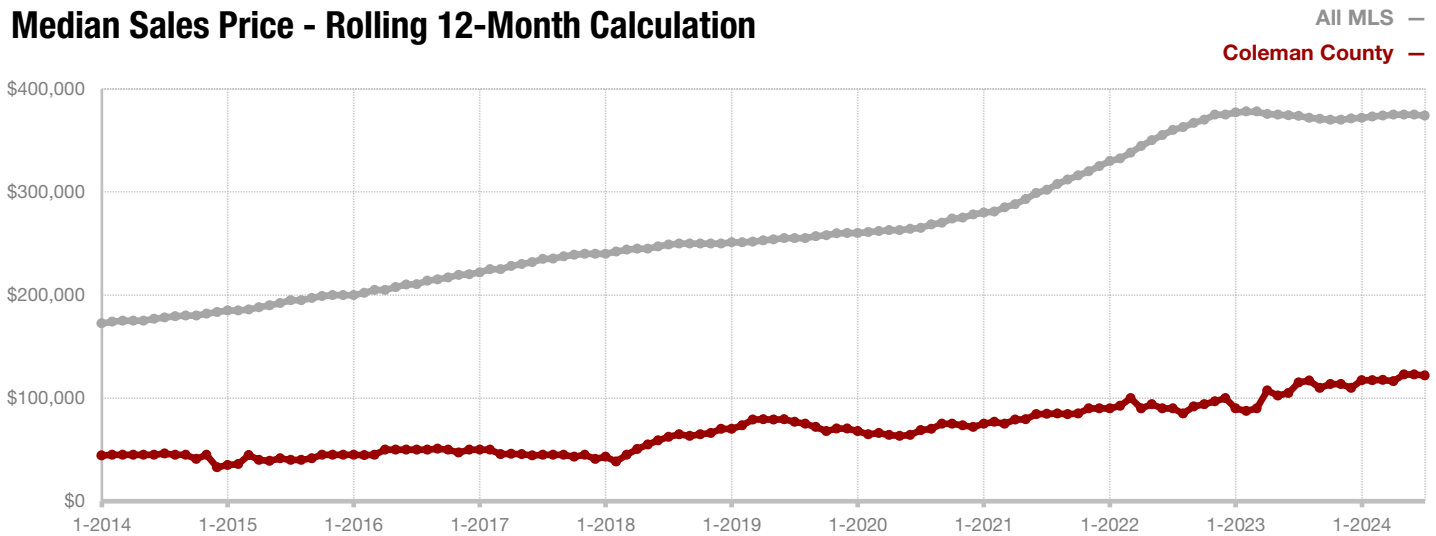
Coleman County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	16	+ 45.5%	91	91	0.0%
Pending Sales	7	6	- 14.3%	55	43	- 21.8%
Closed Sales	6	4	- 33.3%	56	35	- 37.5%
Average Sales Price*	\$140,250	\$153,750	+ 9.6%	\$141,346	\$167,921	+ 18.8%
Median Sales Price*	\$143,750	\$145,000	+ 0.9%	\$107,500	\$115,000	+ 7.0%
Percent of Original List Price Received*	91.9%	89.1%	- 3.0%	84.2%	86.4%	+ 2.6%
Days on Market Until Sale	82	124	+ 51.2%	83	83	0.0%
Inventory of Homes for Sale	51	56	+ 9.8%	--	--	--
Months Supply of Inventory	6.9	10.7	+ 55.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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+ 27.0%

+ 1.2%

- 3.3%

Change in
New Listings

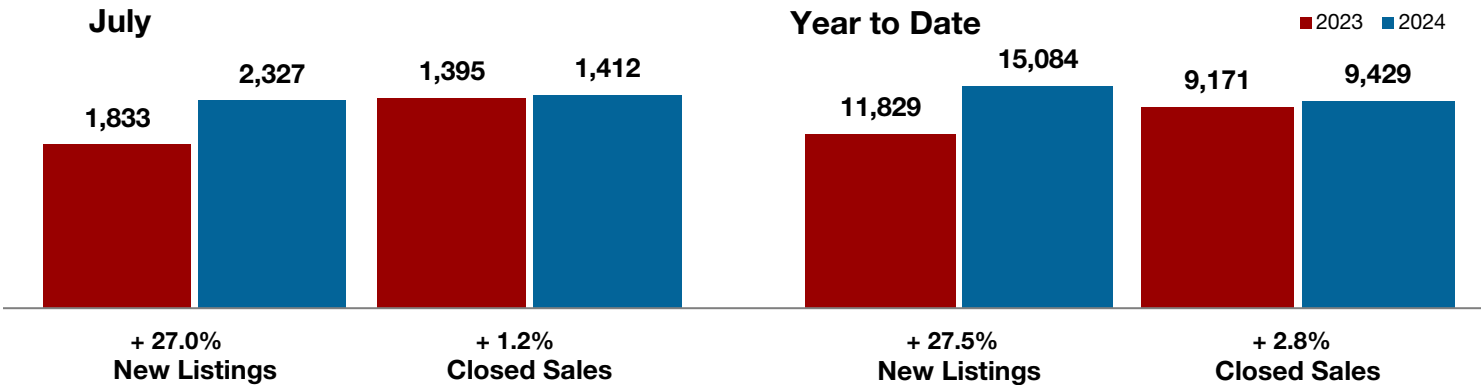
Change in
Closed Sales

Change in
Median Sales Price

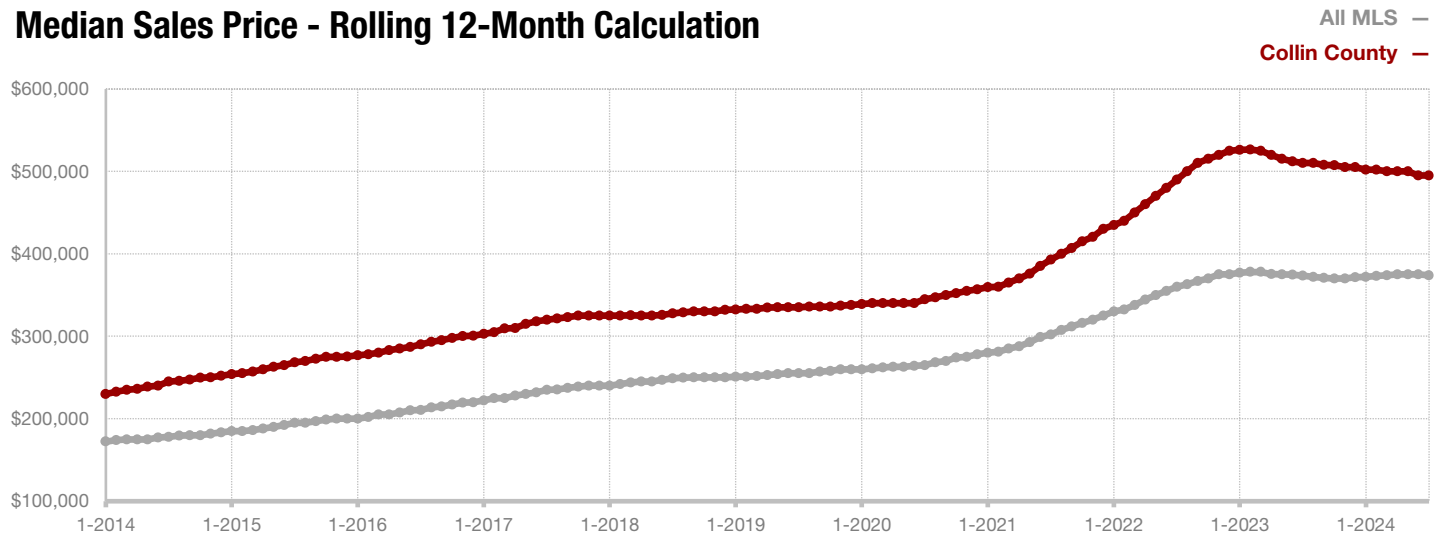
Collin County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,833	2,327	+ 27.0%	11,829	15,084	+ 27.5%
Pending Sales	1,353	1,325	- 2.1%	9,739	9,849	+ 1.1%
Closed Sales	1,395	1,412	+ 1.2%	9,171	9,429	+ 2.8%
Average Sales Price*	\$588,068	\$580,033	- 1.4%	\$582,374	\$569,605	- 2.2%
Median Sales Price*	\$512,061	\$495,000	- 3.3%	\$514,854	\$495,000	- 3.9%
Percent of Original List Price Received*	98.1%	96.2%	- 1.9%	96.8%	96.8%	0.0%
Days on Market Until Sale	31	39	+ 25.8%	44	42	- 4.5%
Inventory of Homes for Sale	3,065	4,910	+ 60.2%	--	--	--
Months Supply of Inventory	2.5	3.9	+ 56.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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- 40.5%

- 42.9%

+ 37.9%

Change in
New Listings

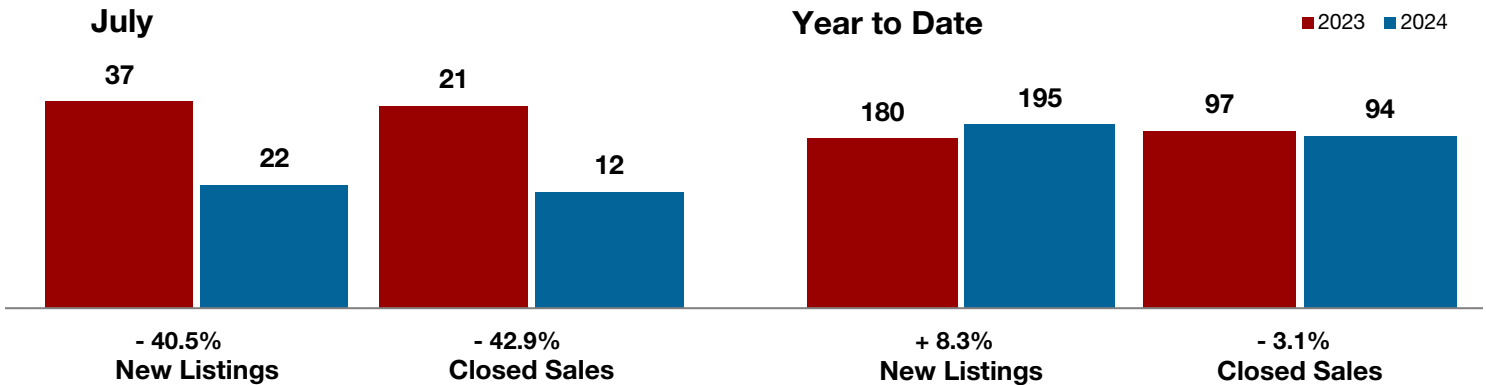
Change in
Closed Sales

Change in
Median Sales Price

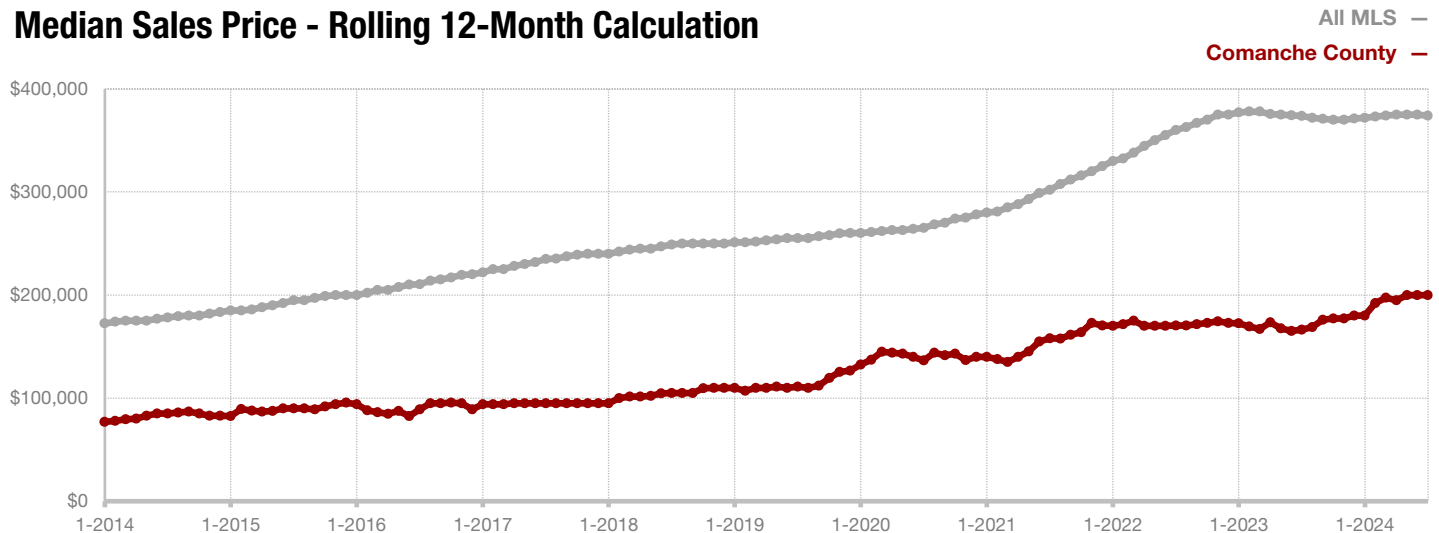
Comanche County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	37	22	- 40.5%	180	195	+ 8.3%
Pending Sales	10	8	- 20.0%	101	104	+ 3.0%
Closed Sales	21	12	- 42.9%	97	94	- 3.1%
Average Sales Price*	\$275,247	\$290,042	+ 5.4%	\$213,797	\$294,265	+ 37.6%
Median Sales Price*	\$192,500	\$265,500	+ 37.9%	\$165,000	\$197,500	+ 19.7%
Percent of Original List Price Received*	91.6%	91.3%	- 0.3%	90.1%	89.2%	- 1.0%
Days on Market Until Sale	78	92	+ 17.9%	84	97	+ 15.5%
Inventory of Homes for Sale	110	119	+ 8.2%	--	--	--
Months Supply of Inventory	8.7	8.8	+ 1.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 3.0%

+ 70.6%

- 1.6%

Change in
New Listings

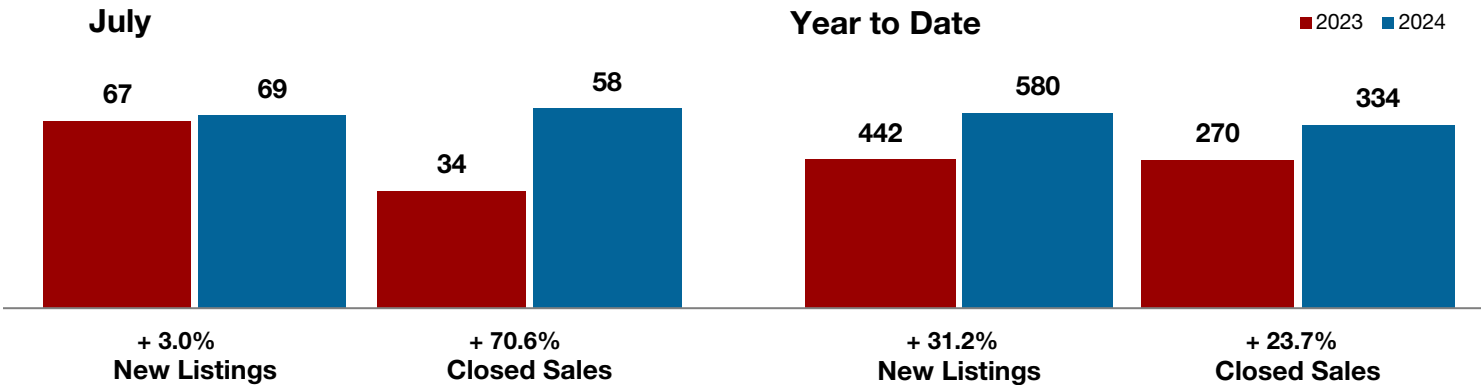
Change in
Closed Sales

Change in
Median Sales Price

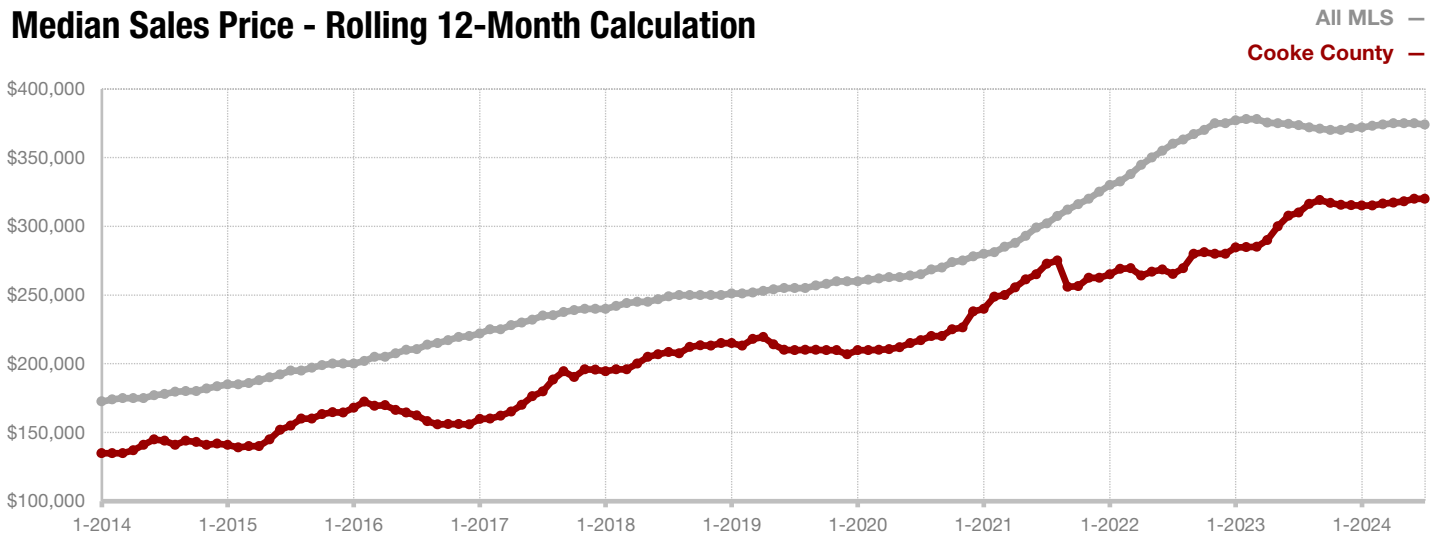
Cooke County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	67	69	+ 3.0%	442	580	+ 31.2%
Pending Sales	47	34	- 27.7%	294	338	+ 15.0%
Closed Sales	34	58	+ 70.6%	270	334	+ 23.7%
Average Sales Price*	\$389,115	\$384,022	- 1.3%	\$400,425	\$433,584	+ 8.3%
Median Sales Price*	\$343,450	\$337,990	- 1.6%	\$319,089	\$332,990	+ 4.4%
Percent of Original List Price Received*	95.4%	94.7%	- 0.7%	94.4%	94.0%	- 0.4%
Days on Market Until Sale	50	59	+ 18.0%	57	70	+ 22.8%
Inventory of Homes for Sale	197	286	+ 45.2%	--	--	--
Months Supply of Inventory	5.4	6.5	+ 20.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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+ 14.9%

- 3.3%

- 0.5%

Change in
New Listings

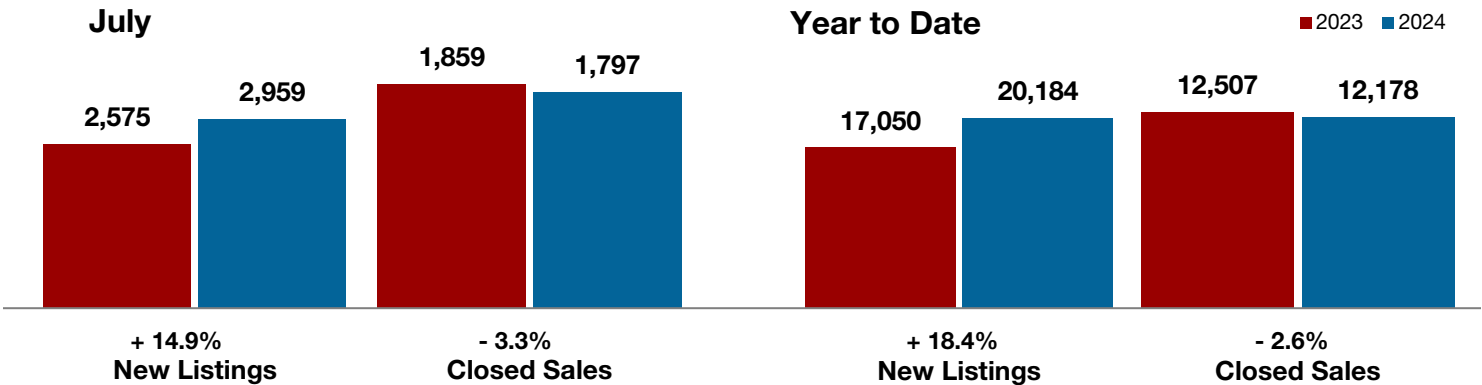
Change in
Closed Sales

Change in
Median Sales Price

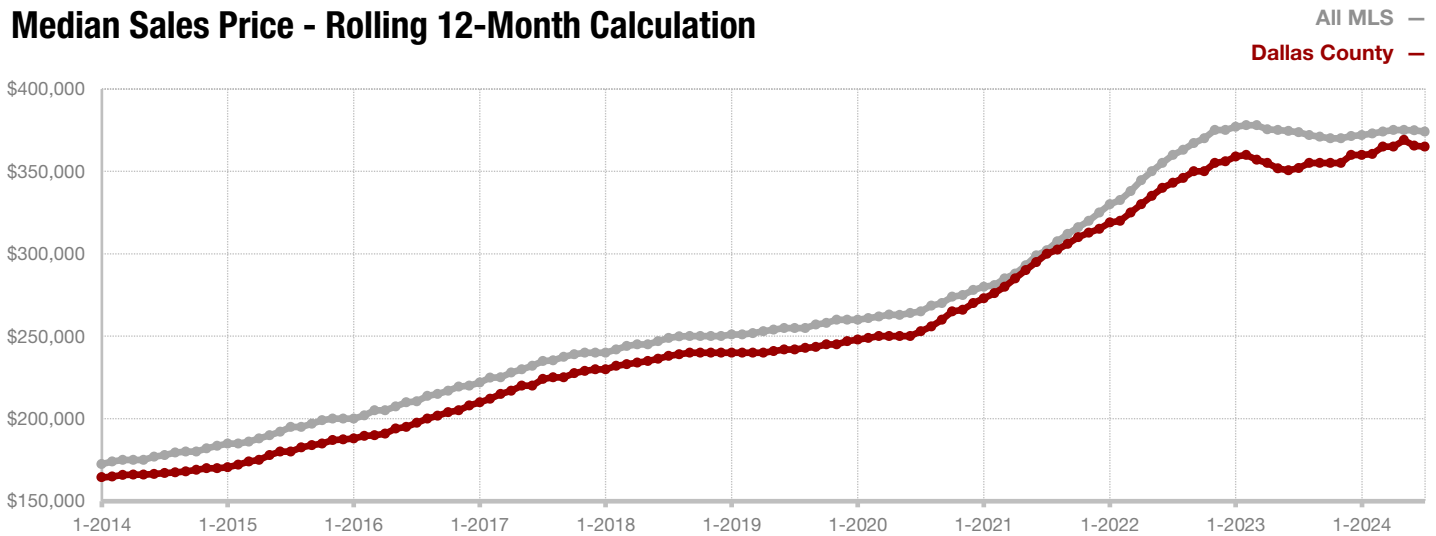
Dallas County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,575	2,959	+ 14.9%	17,050	20,184	+ 18.4%
Pending Sales	1,771	1,639	- 7.5%	13,180	12,655	- 4.0%
Closed Sales	1,859	1,797	- 3.3%	12,507	12,178	- 2.6%
Average Sales Price*	\$528,995	\$575,054	+ 8.7%	\$508,772	\$550,088	+ 8.1%
Median Sales Price*	\$365,000	\$363,000	- 0.5%	\$359,000	\$370,000	+ 3.1%
Percent of Original List Price Received*	97.8%	96.0%	- 1.8%	97.0%	96.2%	- 0.8%
Days on Market Until Sale	29	37	+ 27.6%	35	40	+ 14.3%
Inventory of Homes for Sale	4,357	6,424	+ 47.4%	--	--	--
Months Supply of Inventory	2.5	3.9	+ 56.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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- 23.1%

+ 33.3%

+ 0.6%

Change in
New Listings

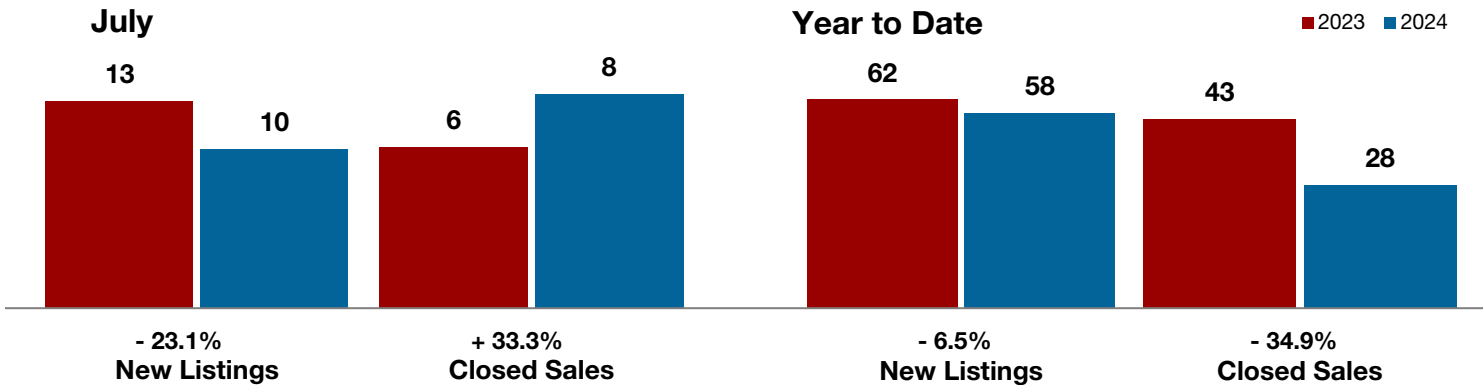
Change in
Closed Sales

Change in
Median Sales Price

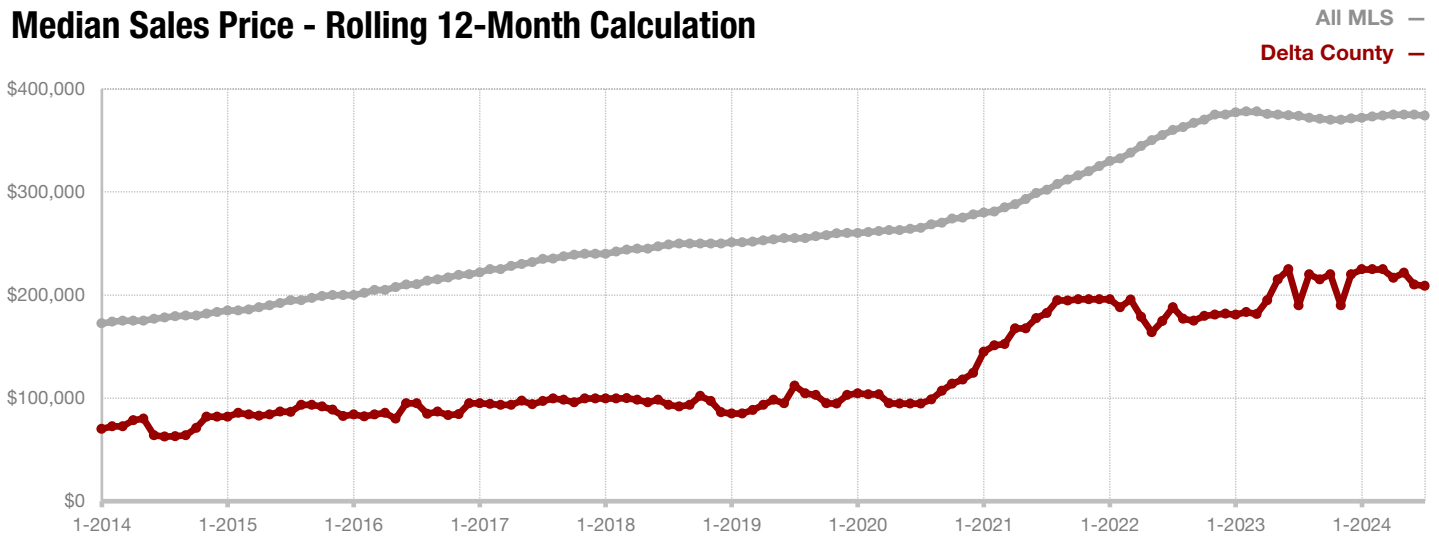
Delta County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	13	10	- 23.1%	62	58	- 6.5%
Pending Sales	0	6	--	40	32	- 20.0%
Closed Sales	6	8	+ 33.3%	43	28	- 34.9%
Average Sales Price*	\$202,450	\$201,875	- 0.3%	\$261,807	\$237,146	- 9.4%
Median Sales Price*	\$175,000	\$176,000	+ 0.6%	\$215,000	\$207,000	- 3.7%
Percent of Original List Price Received*	94.0%	87.2%	- 7.2%	93.9%	90.4%	- 3.7%
Days on Market Until Sale	37	96	+ 159.5%	45	75	+ 66.7%
Inventory of Homes for Sale	28	29	+ 3.6%	--	--	--
Months Supply of Inventory	4.9	6.3	+ 28.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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+ 11.9%

- 0.1%

- 1.1%

Change in
New Listings

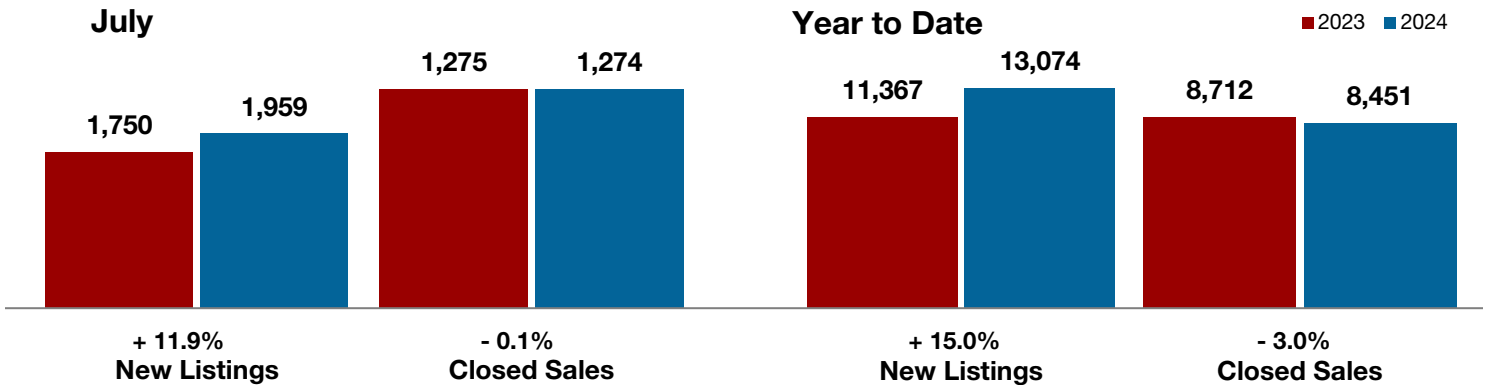
Change in
Closed Sales

Change in
Median Sales Price

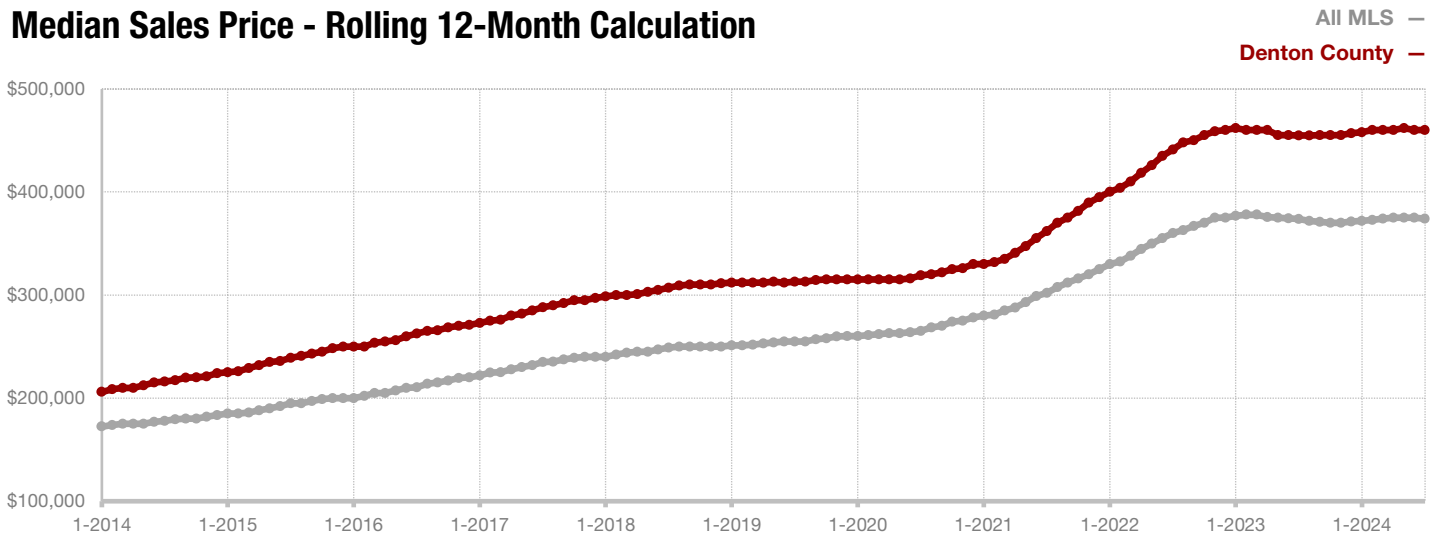
Denton County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,750	1,959	+ 11.9%	11,367	13,074	+ 15.0%
Pending Sales	1,273	1,164	- 8.6%	9,270	8,906	- 3.9%
Closed Sales	1,275	1,274	- 0.1%	8,712	8,451	- 3.0%
Average Sales Price*	\$569,700	\$578,008	+ 1.5%	\$544,242	\$561,535	+ 3.2%
Median Sales Price*	\$475,000	\$469,735	- 1.1%	\$458,000	\$464,900	+ 1.5%
Percent of Original List Price Received*	97.5%	96.6%	- 0.9%	96.5%	96.8%	+ 0.3%
Days on Market Until Sale	36	39	+ 8.3%	48	44	- 8.3%
Inventory of Homes for Sale	3,148	4,170	+ 32.5%	--	--	--
Months Supply of Inventory	2.6	3.6	+ 38.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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- 9.4%

- 17.6%

+ 30.8%

Change in
New Listings

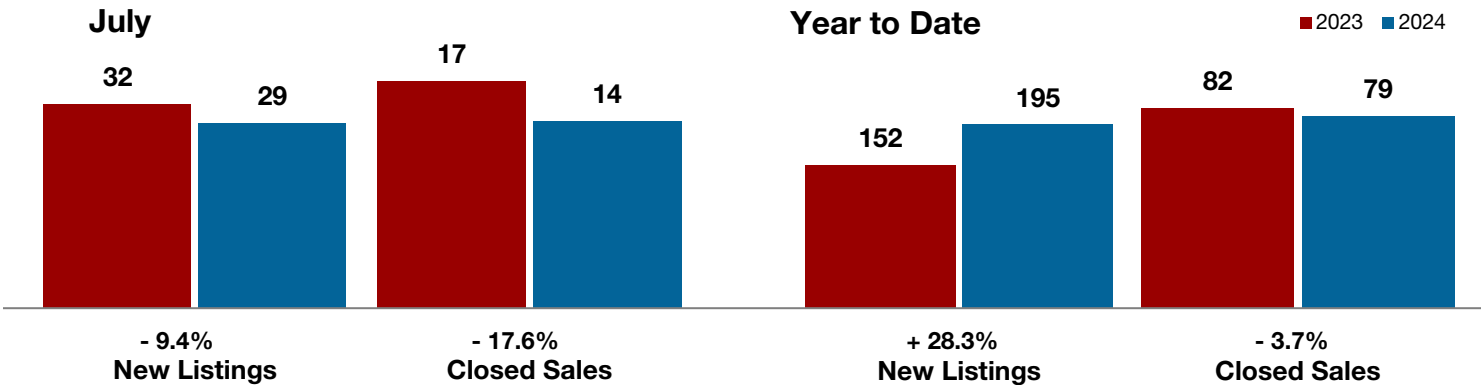
Change in
Closed Sales

Change in
Median Sales Price

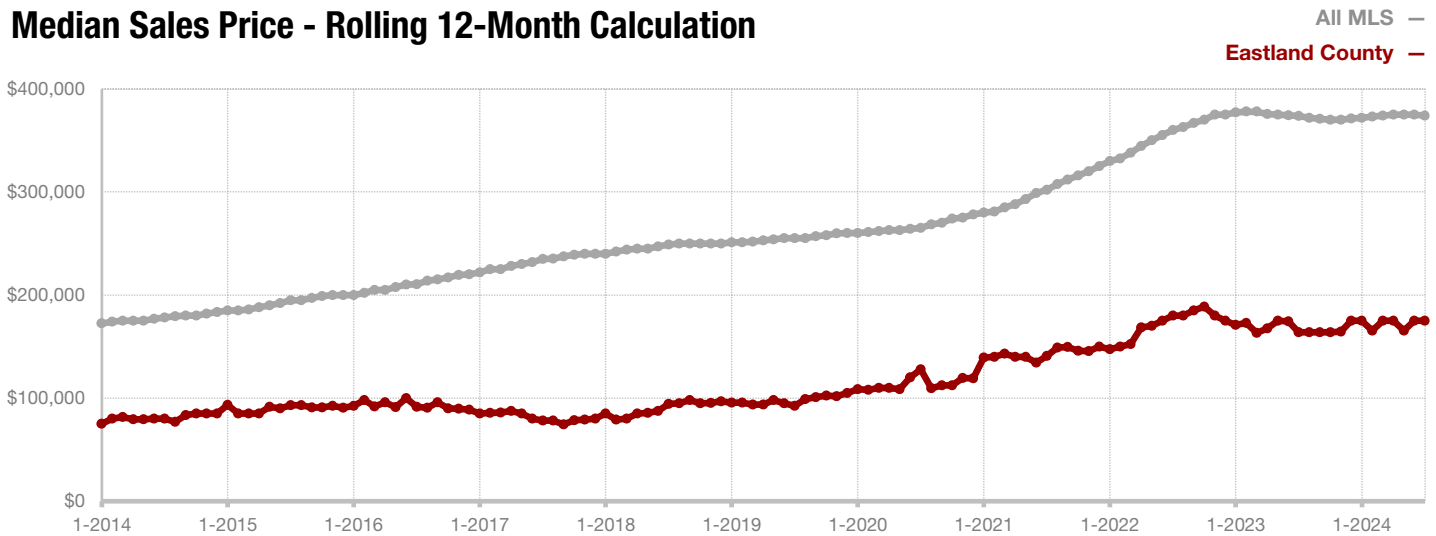
Eastland County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	32	29	- 9.4%	152	195	+ 28.3%
Pending Sales	14	12	- 14.3%	96	91	- 5.2%
Closed Sales	17	14	- 17.6%	82	79	- 3.7%
Average Sales Price*	\$237,240	\$414,302	+ 74.6%	\$253,497	\$334,954	+ 32.1%
Median Sales Price*	\$235,000	\$307,450	+ 30.8%	\$202,000	\$180,000	- 10.9%
Percent of Original List Price Received*	94.4%	91.4%	- 3.2%	90.3%	90.5%	+ 0.2%
Days on Market Until Sale	39	84	+ 115.4%	80	91	+ 13.8%
Inventory of Homes for Sale	84	130	+ 54.8%	--	--	--
Months Supply of Inventory	6.7	11.6	+ 73.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 6.4%

+ 18.7%

- 0.4%

Change in
New Listings

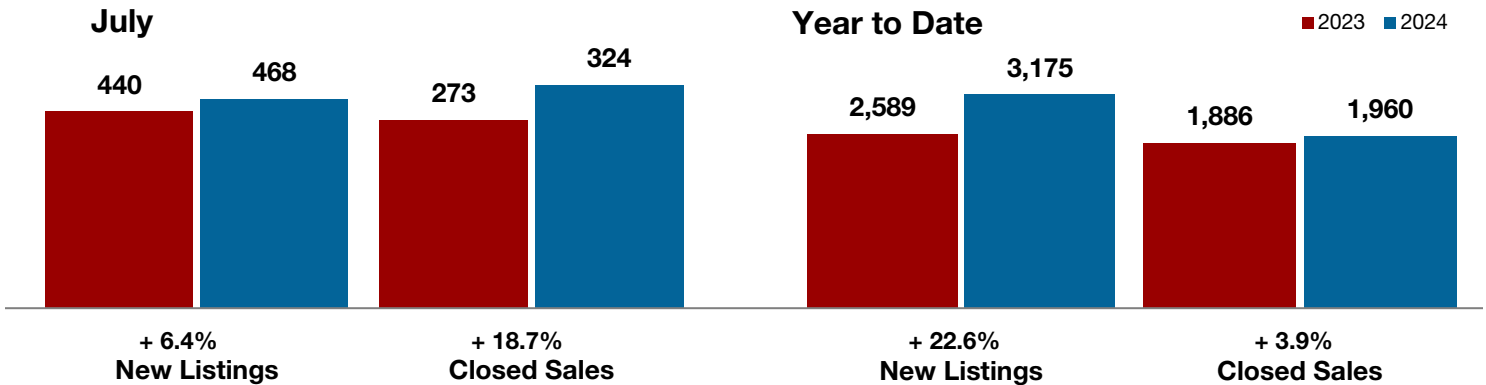
Change in
Closed Sales

Change in
Median Sales Price

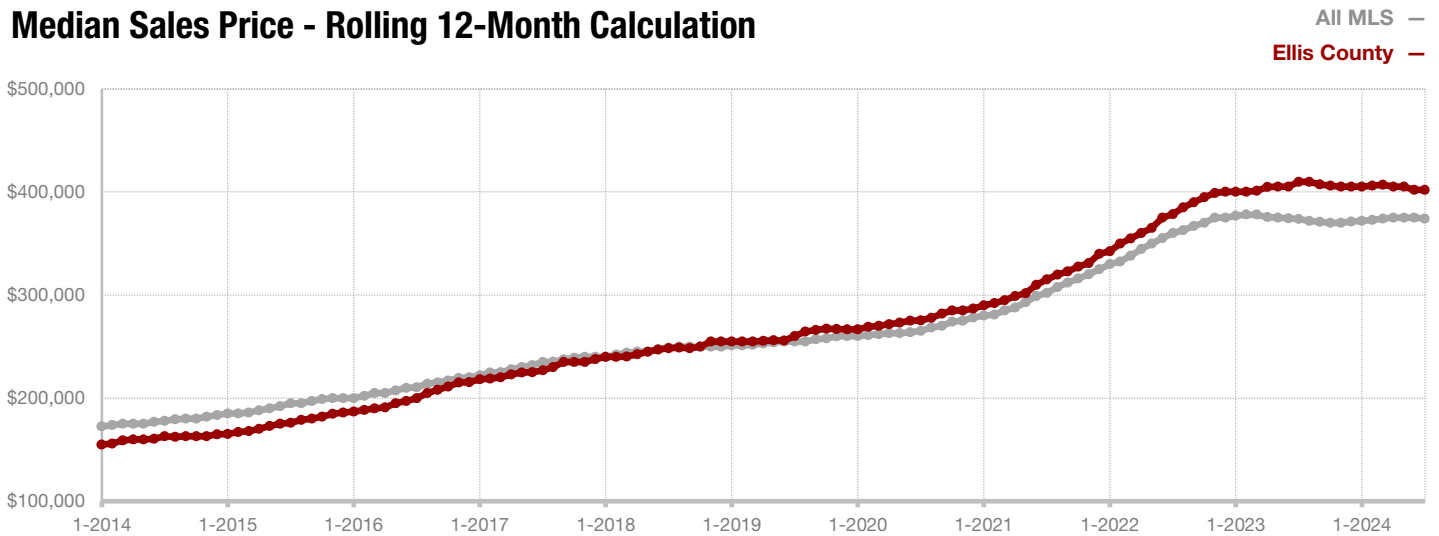
Ellis County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	440	468	+ 6.4%	2,589	3,175	+ 22.6%
Pending Sales	320	290	- 9.4%	2,058	2,071	+ 0.6%
Closed Sales	273	324	+ 18.7%	1,886	1,960	+ 3.9%
Average Sales Price*	\$434,992	\$455,811	+ 4.8%	\$426,037	\$430,837	+ 1.1%
Median Sales Price*	\$420,000	\$418,526	- 0.4%	\$407,000	\$405,000	- 0.5%
Percent of Original List Price Received*	96.3%	95.3%	- 1.0%	95.4%	95.4%	0.0%
Days on Market Until Sale	66	66	0.0%	68	71	+ 4.4%
Inventory of Homes for Sale	994	1,411	+ 42.0%	--	--	--
Months Supply of Inventory	3.7	5.3	+ 43.2%	--	--	--

* 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 – July 2024

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



- 6.5%

Change in
New Listings

- 18.2%

Change in
Closed Sales

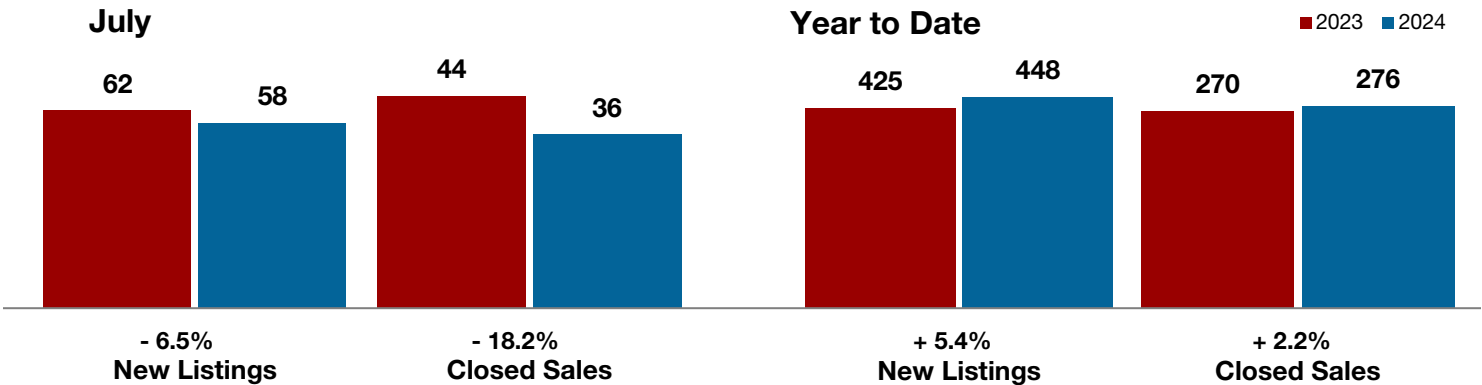
- 0.3%

Change in
Median Sales Price

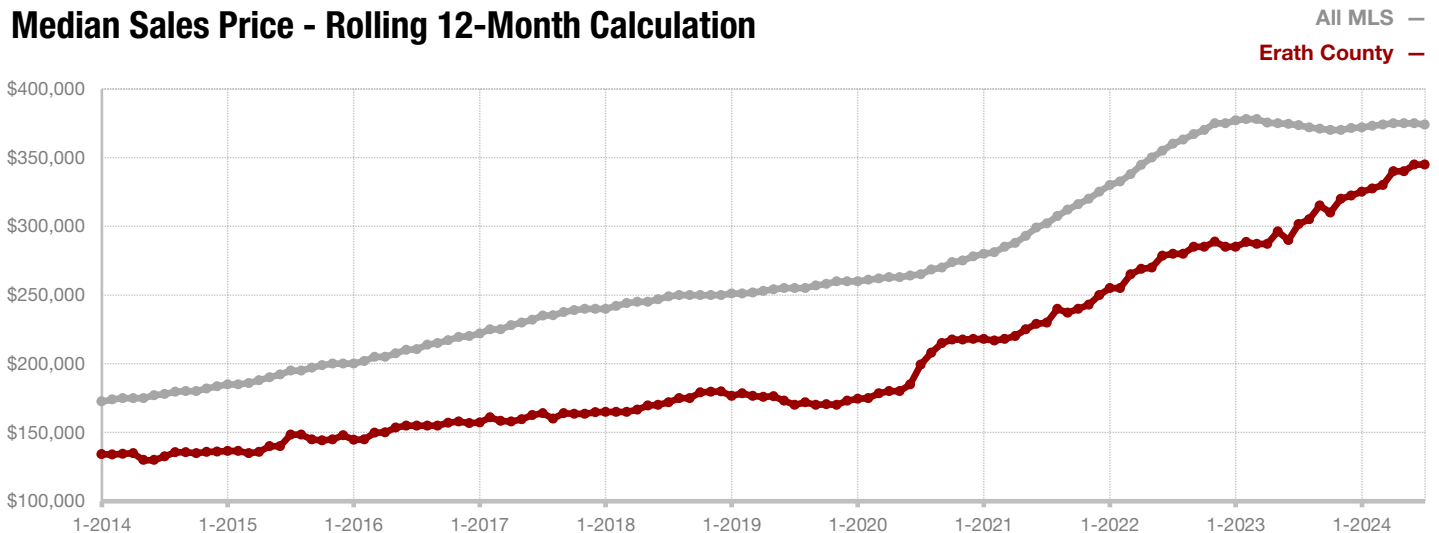
Erath County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	62	58	- 6.5%	425	448	+ 5.4%
Pending Sales	38	29	- 23.7%	289	281	- 2.8%
Closed Sales	44	36	- 18.2%	270	276	+ 2.2%
Average Sales Price*	\$417,247	\$338,097	- 19.0%	\$414,773	\$425,093	+ 2.5%
Median Sales Price*	\$346,000	\$345,000	- 0.3%	\$307,275	\$345,000	+ 12.3%
Percent of Original List Price Received*	96.8%	93.1%	- 3.8%	94.4%	93.8%	- 0.6%
Days on Market Until Sale	44	59	+ 34.1%	56	72	+ 28.6%
Inventory of Homes for Sale	185	220	+ 18.9%	--	--	--
Months Supply of Inventory	5.0	6.0	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 50.0%

- 23.4%

+ 40.9%

Change in
New Listings

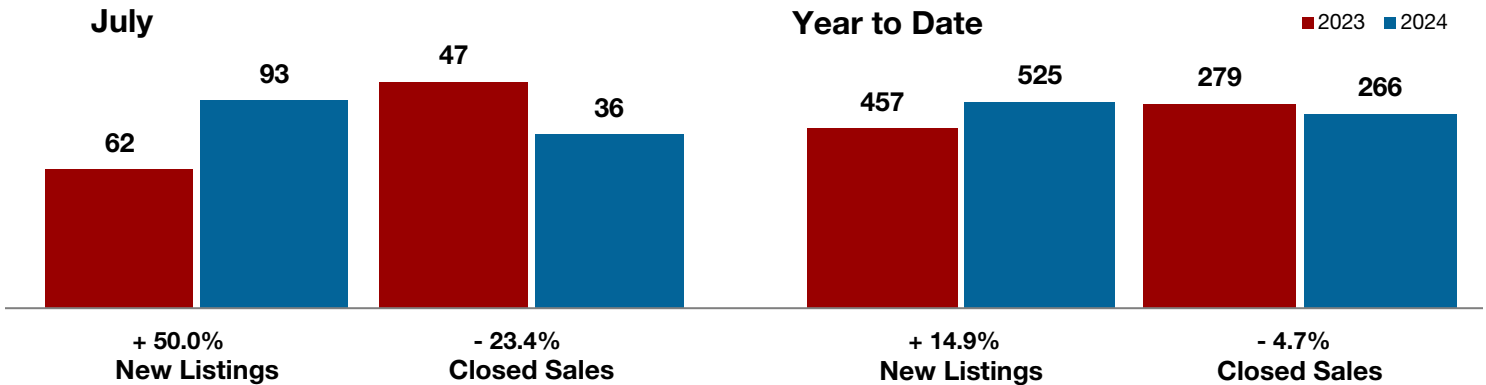
Change in
Closed Sales

Change in
Median Sales Price

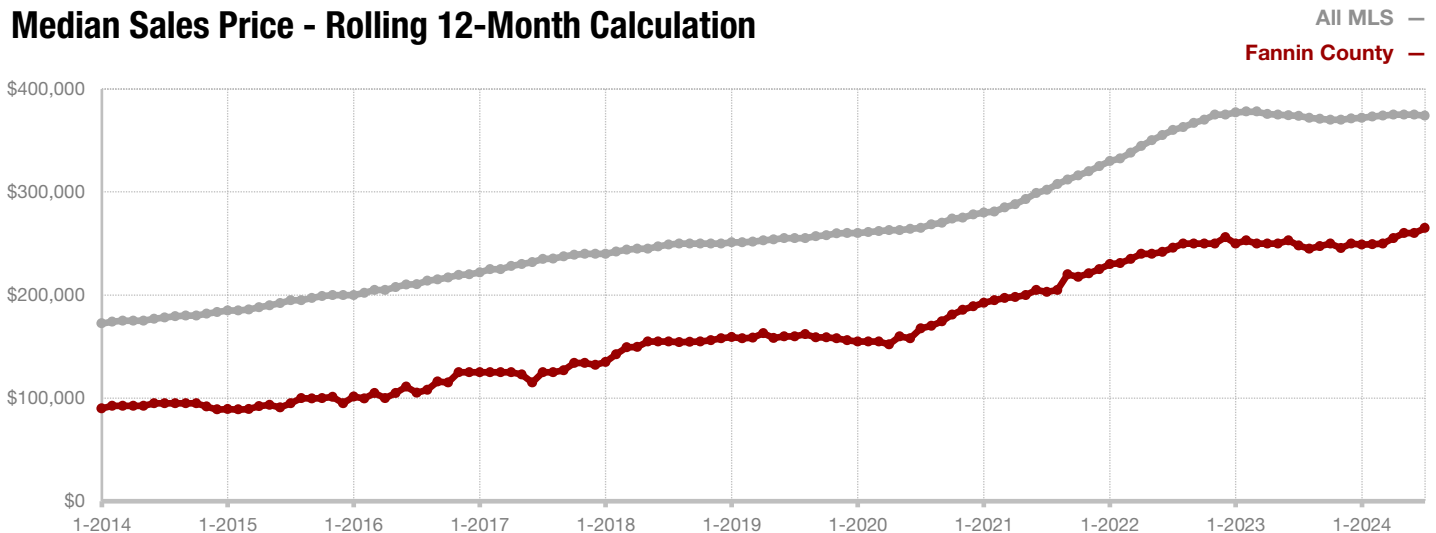
Fannin County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	62	93	+ 50.0%	457	525	+ 14.9%
Pending Sales	37	39	+ 5.4%	286	293	+ 2.4%
Closed Sales	47	36	- 23.4%	279	266	- 4.7%
Average Sales Price*	\$318,480	\$365,789	+ 14.9%	\$300,950	\$324,846	+ 7.9%
Median Sales Price*	\$232,000	\$327,000	+ 40.9%	\$249,000	\$284,000	+ 14.1%
Percent of Original List Price Received*	91.8%	96.4%	+ 5.0%	92.1%	92.4%	+ 0.3%
Days on Market Until Sale	72	55	- 23.6%	72	79	+ 9.7%
Inventory of Homes for Sale	231	268	+ 16.0%	--	--	--
Months Supply of Inventory	6.1	7.2	+ 18.0%	--	--	--

* 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 – July 2024

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



+ 30.8%

+ 8.3%

+ 101.9%

Change in
New Listings

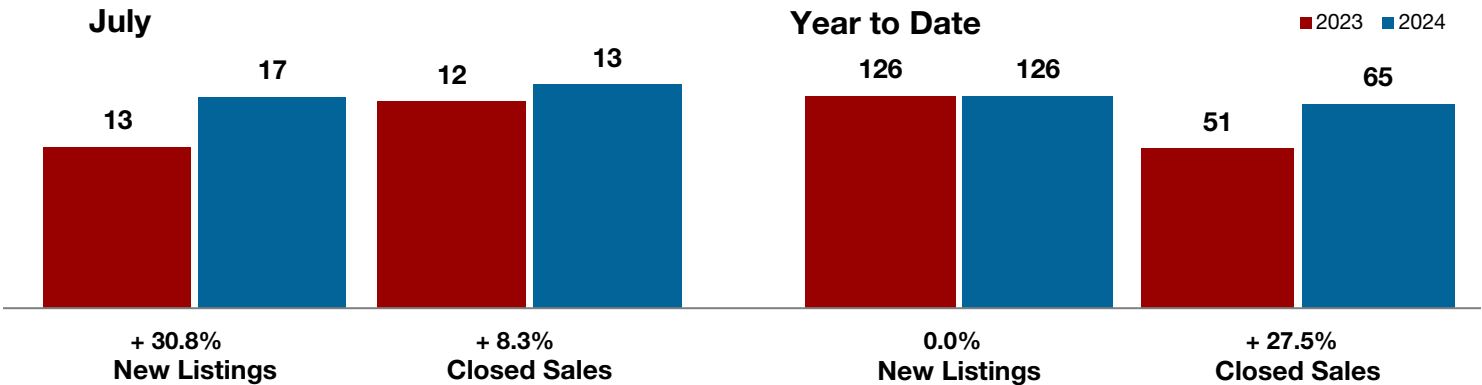
Change in
Closed Sales

Change in
Median Sales Price

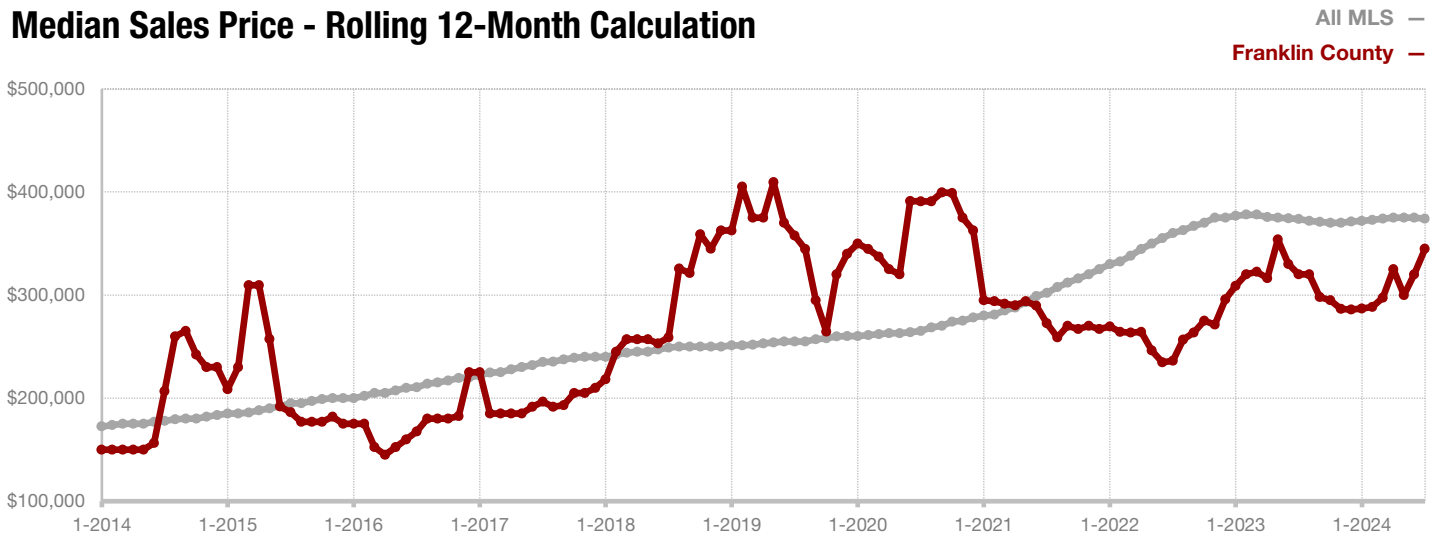
Franklin County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	13	17	+ 30.8%	126	126	0.0%
Pending Sales	14	8	- 42.9%	58	67	+ 15.5%
Closed Sales	12	13	+ 8.3%	51	65	+ 27.5%
Average Sales Price*	\$321,333	\$786,154	+ 144.7%	\$483,226	\$715,051	+ 48.0%
Median Sales Price*	\$260,000	\$525,000	+ 101.9%	\$286,000	\$460,000	+ 60.8%
Percent of Original List Price Received*	88.2%	95.2%	+ 7.9%	94.0%	93.2%	- 0.9%
Days on Market Until Sale	98	50	- 49.0%	56	69	+ 23.2%
Inventory of Homes for Sale	57	60	+ 5.3%	--	--	--
Months Supply of Inventory	7.3	7.0	- 4.1%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 21.7%

+ 50.0%

- 17.8%

Change in
New Listings

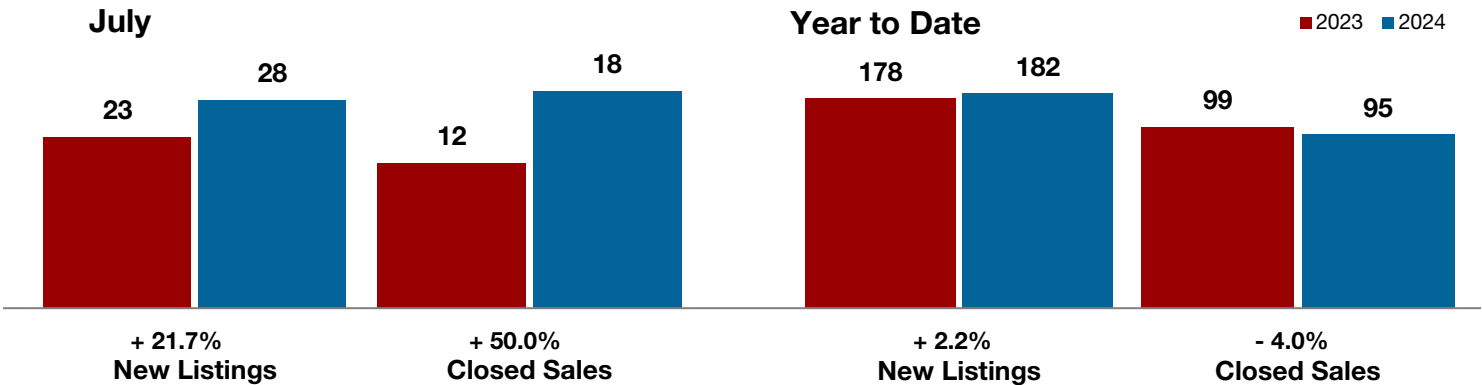
Change in
Closed Sales

Change in
Median Sales Price

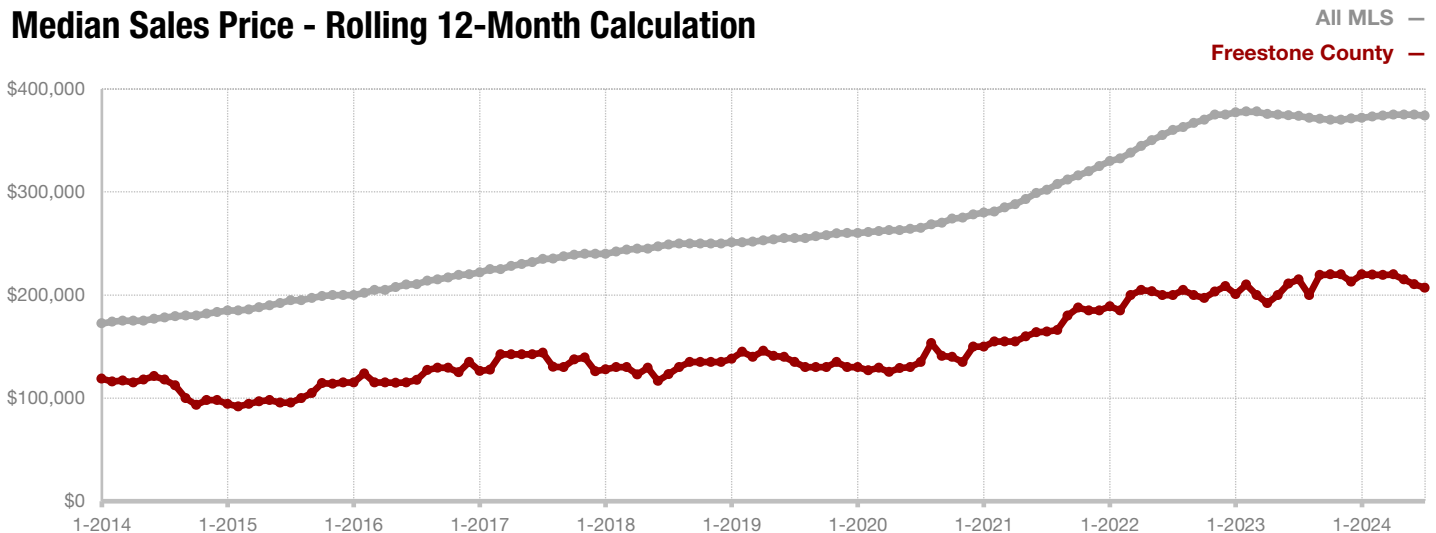
Freestone County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	23	28	+ 21.7%	178	182	+ 2.2%
Pending Sales	15	20	+ 33.3%	110	106	- 3.6%
Closed Sales	12	18	+ 50.0%	99	95	- 4.0%
Average Sales Price*	\$271,700	\$243,922	- 10.2%	\$277,599	\$287,652	+ 3.6%
Median Sales Price*	\$230,450	\$189,450	- 17.8%	\$220,000	\$209,000	- 5.0%
Percent of Original List Price Received*	92.8%	88.8%	- 4.3%	94.1%	91.6%	- 2.7%
Days on Market Until Sale	63	92	+ 46.0%	59	86	+ 45.8%
Inventory of Homes for Sale	81	106	+ 30.9%	--	--	--
Months Supply of Inventory	6.0	8.1	+ 35.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 1.4%

Change in
New Listings

- 8.8%

Change in
Closed Sales

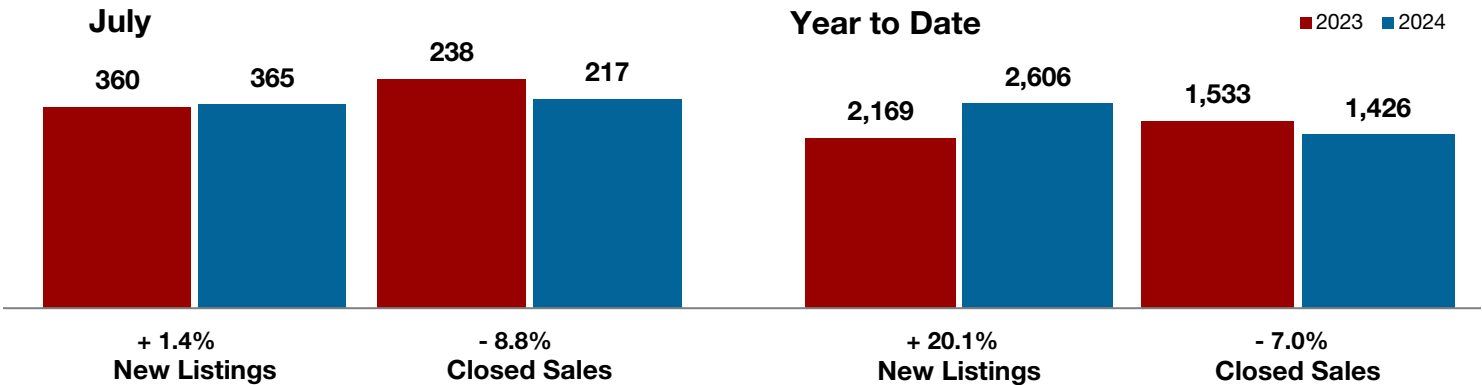
+ 6.3%

Change in
Median Sales Price

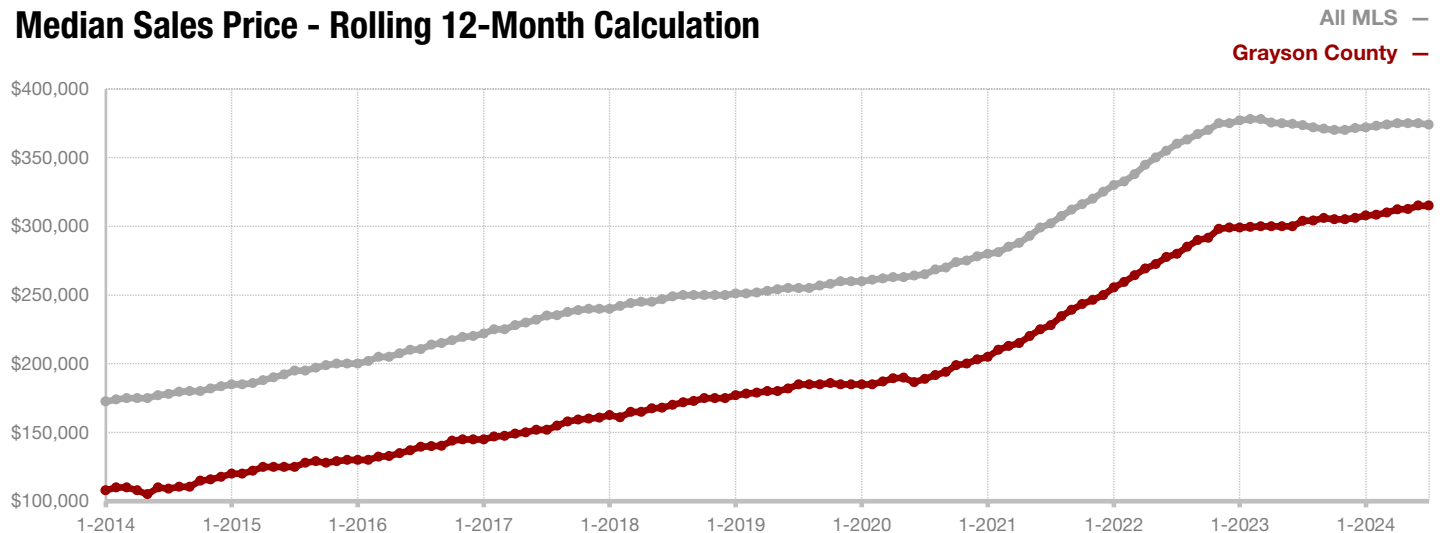
Grayson County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	360	365	+ 1.4%	2,169	2,606	+ 20.1%
Pending Sales	240	203	- 15.4%	1,620	1,507	- 7.0%
Closed Sales	238	217	- 8.8%	1,533	1,426	- 7.0%
Average Sales Price*	\$381,969	\$396,391	+ 3.8%	\$361,968	\$385,567	+ 6.5%
Median Sales Price*	\$315,000	\$335,000	+ 6.3%	\$306,490	\$320,000	+ 4.4%
Percent of Original List Price Received*	95.2%	93.6%	- 1.7%	93.9%	94.4%	+ 0.5%
Days on Market Until Sale	59	64	+ 8.5%	66	70	+ 6.1%
Inventory of Homes for Sale	851	1,228	+ 44.3%	--	--	--
Months Supply of Inventory	4.0	6.4	+ 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 8.3%

- 14.3%

+ 15.8%

Change in
New Listings

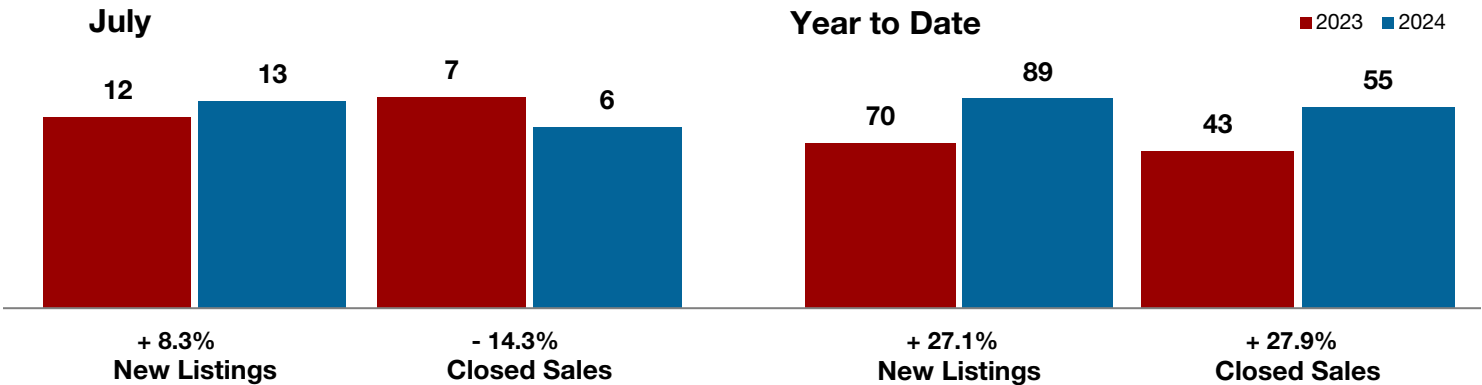
Change in
Closed Sales

Change in
Median Sales Price

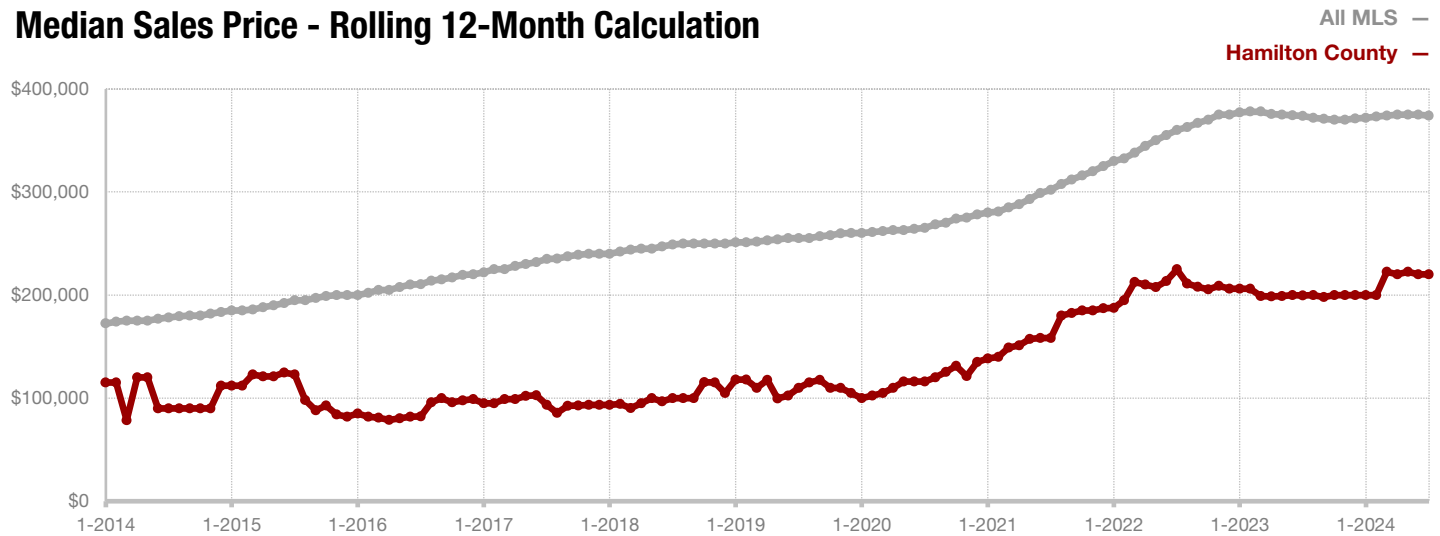
Hamilton County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	12	13	+ 8.3%	70	89	+ 27.1%
Pending Sales	7	6	- 14.3%	44	58	+ 31.8%
Closed Sales	7	6	- 14.3%	43	55	+ 27.9%
Average Sales Price*	\$781,643	\$347,167	- 55.6%	\$459,138	\$378,971	- 17.5%
Median Sales Price*	\$237,500	\$275,000	+ 15.8%	\$199,000	\$210,000	+ 5.5%
Percent of Original List Price Received*	87.4%	88.8%	+ 1.6%	89.5%	86.9%	- 2.9%
Days on Market Until Sale	110	167	+ 51.8%	81	101	+ 24.7%
Inventory of Homes for Sale	48	56	+ 16.7%	--	--	--
Months Supply of Inventory	7.9	7.9	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 62.5%

+ 400.0%

- 33.3%

Change in
New Listings

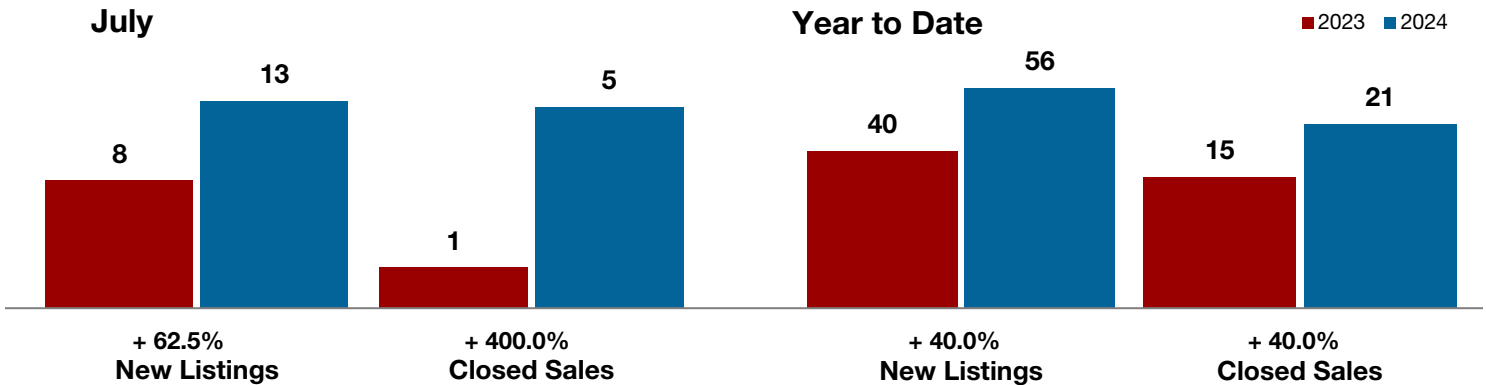
Change in
Closed Sales

Change in
Median Sales Price

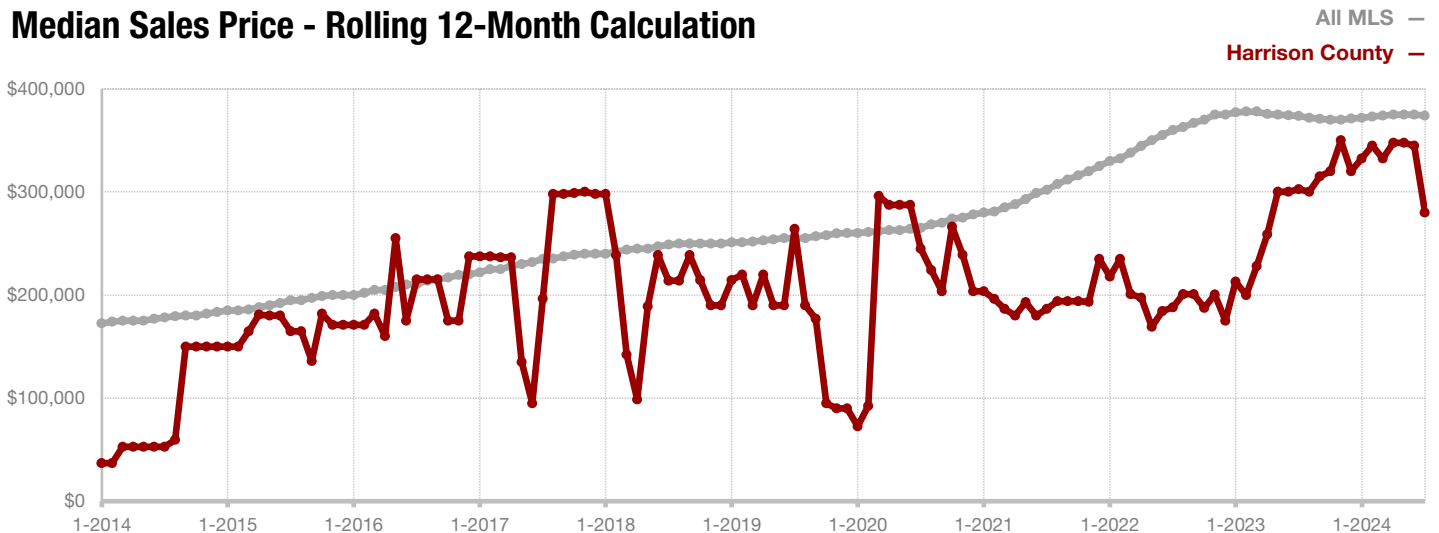
Harrison County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	13	+ 62.5%	40	56	+ 40.0%
Pending Sales	2	3	+ 50.0%	14	22	+ 57.1%
Closed Sales	1	5	+ 400.0%	15	21	+ 40.0%
Average Sales Price*	\$420,000	\$338,600	- 19.4%	\$306,703	\$327,795	+ 6.9%
Median Sales Price*	\$420,000	\$280,000	- 33.3%	\$319,900	\$242,000	- 24.4%
Percent of Original List Price Received*	93.3%	92.9%	- 0.4%	97.1%	91.2%	- 6.1%
Days on Market Until Sale	50	83	+ 66.0%	70	96	+ 37.1%
Inventory of Homes for Sale	20	33	+ 65.0%	--	--	--
Months Supply of Inventory	6.9	12.5	+ 81.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 2.5%

Change in
New Listings

+ 7.0%

Change in
Closed Sales

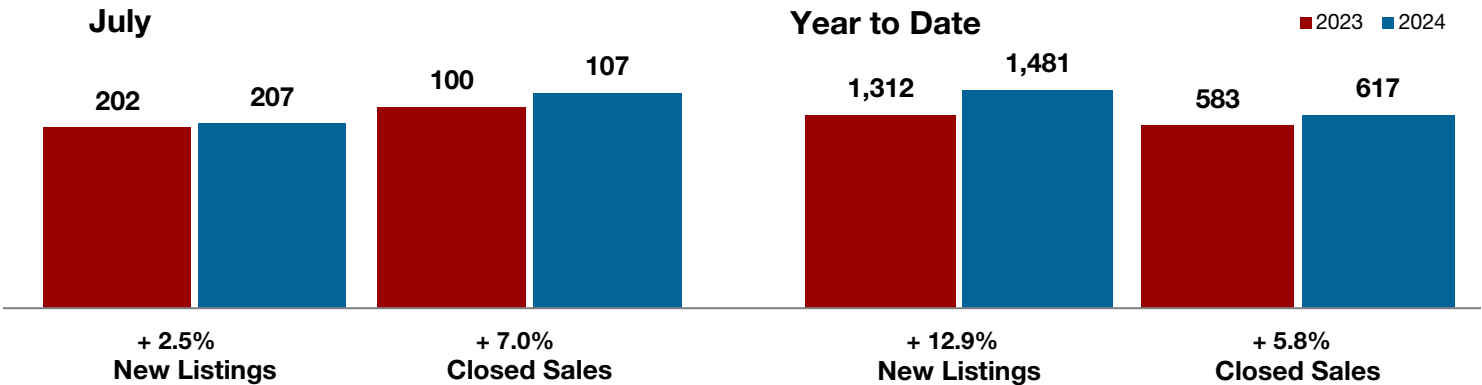
+ 12.7%

Change in
Median Sales Price

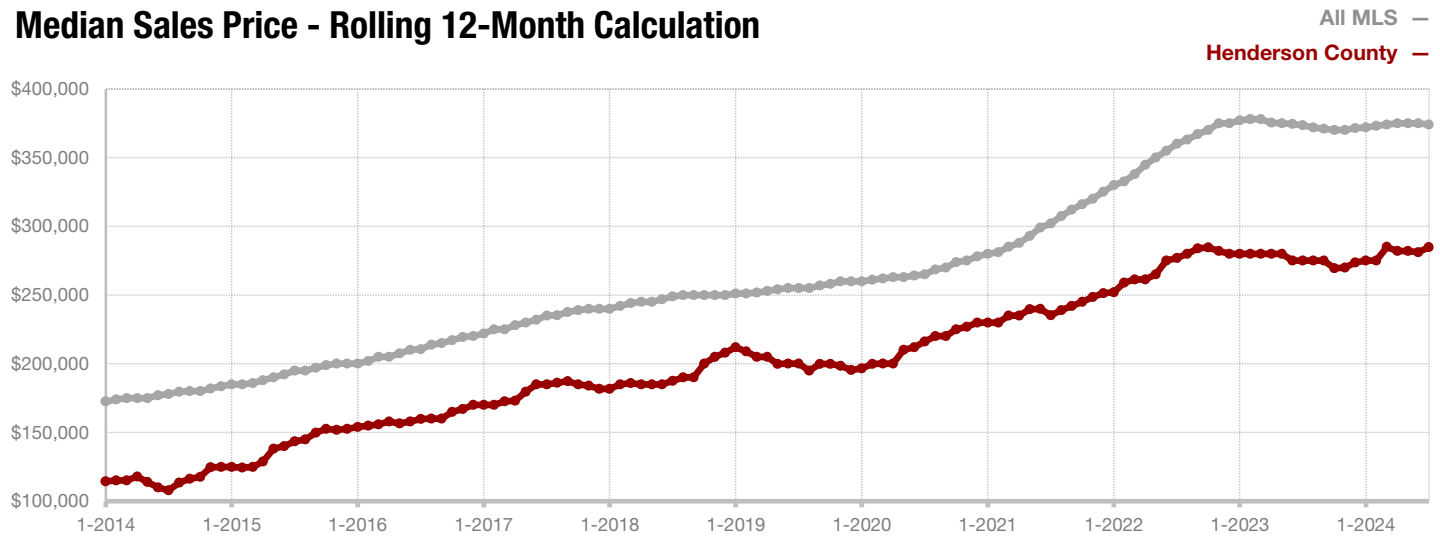
Henderson County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	202	207	+ 2.5%	1,312	1,481	+ 12.9%
Pending Sales	104	102	- 1.9%	632	673	+ 6.5%
Closed Sales	100	107	+ 7.0%	583	617	+ 5.8%
Average Sales Price*	\$471,464	\$511,639	+ 8.5%	\$418,667	\$483,148	+ 15.4%
Median Sales Price*	\$279,450	\$315,000	+ 12.7%	\$272,000	\$287,500	+ 5.7%
Percent of Original List Price Received*	93.6%	91.0%	- 2.8%	92.6%	91.5%	- 1.2%
Days on Market Until Sale	55	84	+ 52.7%	62	81	+ 30.6%
Inventory of Homes for Sale	698	818	+ 17.2%	--	--	--
Months Supply of Inventory	8.3	9.4	+ 13.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 17.0%

+ 25.7%

+ 6.5%

Change in
New Listings

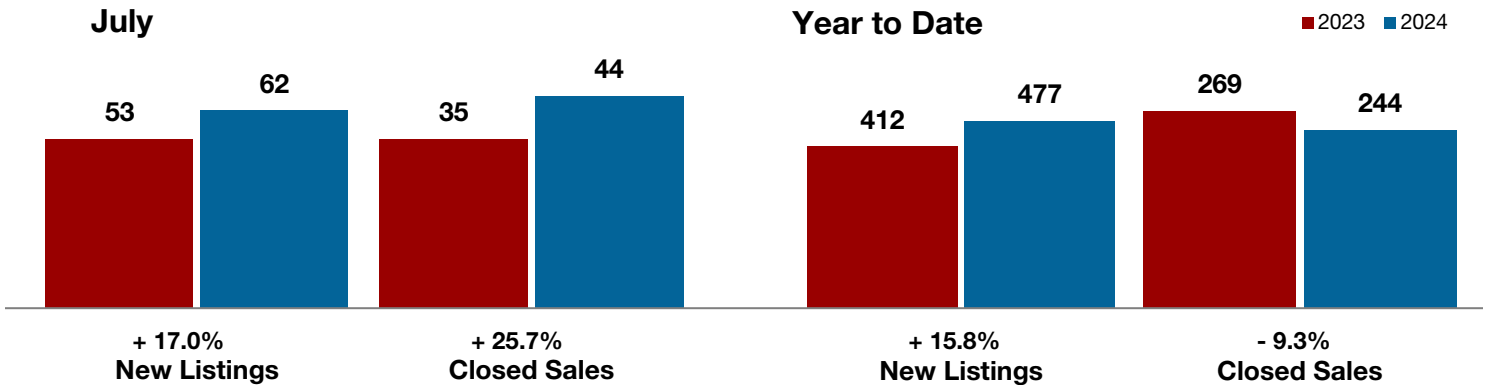
Change in
Closed Sales

Change in
Median Sales Price

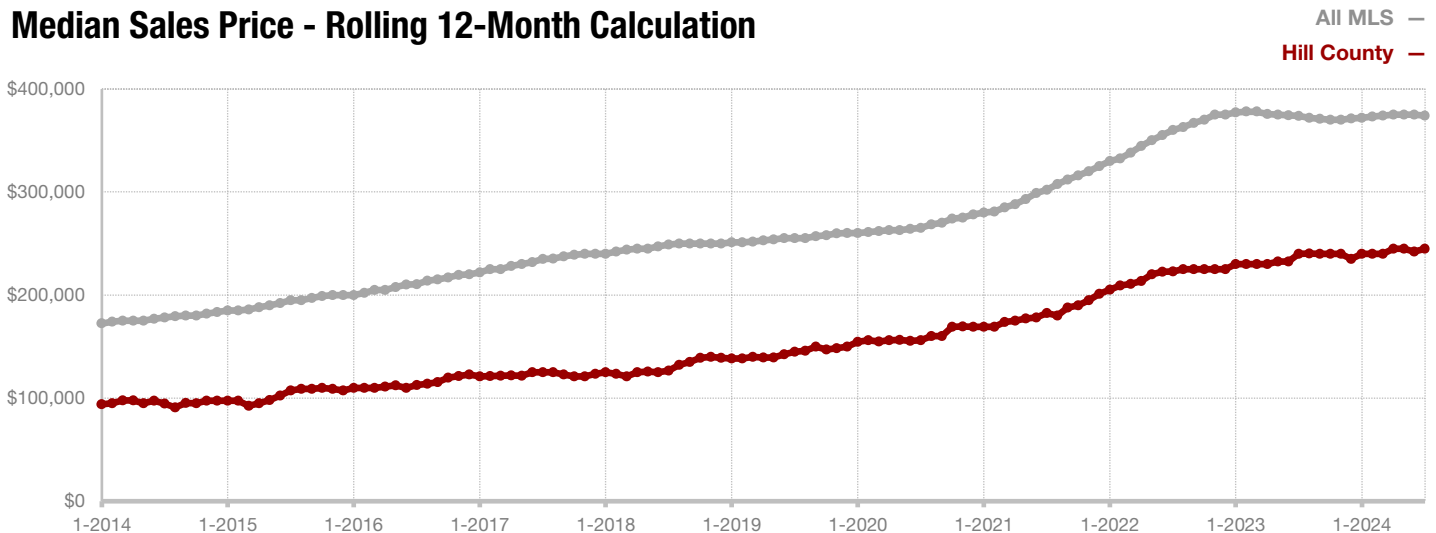
Hill County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	53	62	+ 17.0%	412	477	+ 15.8%
Pending Sales	46	29	- 37.0%	296	264	- 10.8%
Closed Sales	35	44	+ 25.7%	269	244	- 9.3%
Average Sales Price*	\$290,944	\$302,844	+ 4.1%	\$282,213	\$283,573	+ 0.5%
Median Sales Price*	\$260,000	\$277,000	+ 6.5%	\$240,500	\$260,000	+ 8.1%
Percent of Original List Price Received*	93.2%	94.6%	+ 1.5%	92.9%	93.9%	+ 1.1%
Days on Market Until Sale	69	55	- 20.3%	60	73	+ 21.7%
Inventory of Homes for Sale	187	215	+ 15.0%	--	--	--
Months Supply of Inventory	5.2	6.5	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 5.2%

- 2.2%

- 0.8%

Change in
New Listings

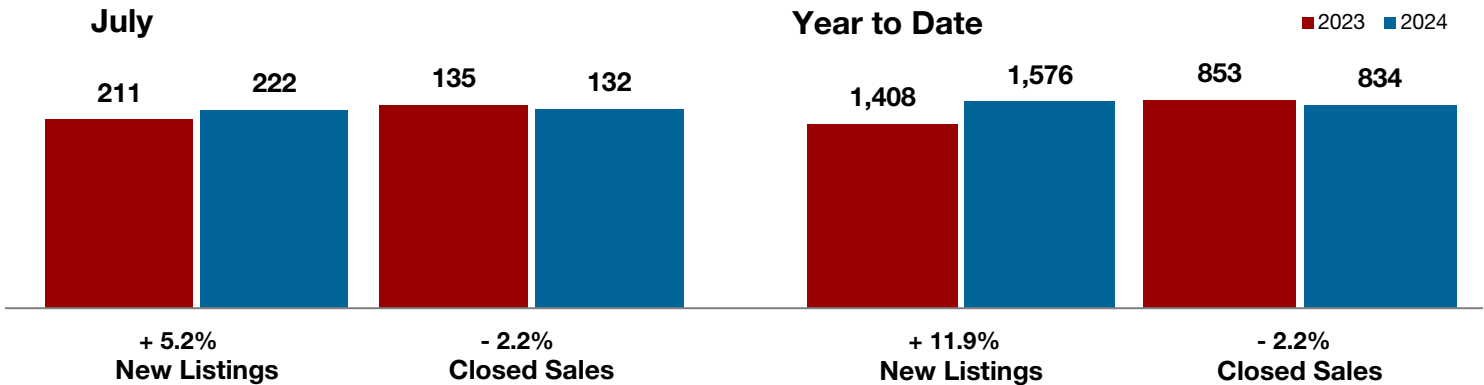
Change in
Closed Sales

Change in
Median Sales Price

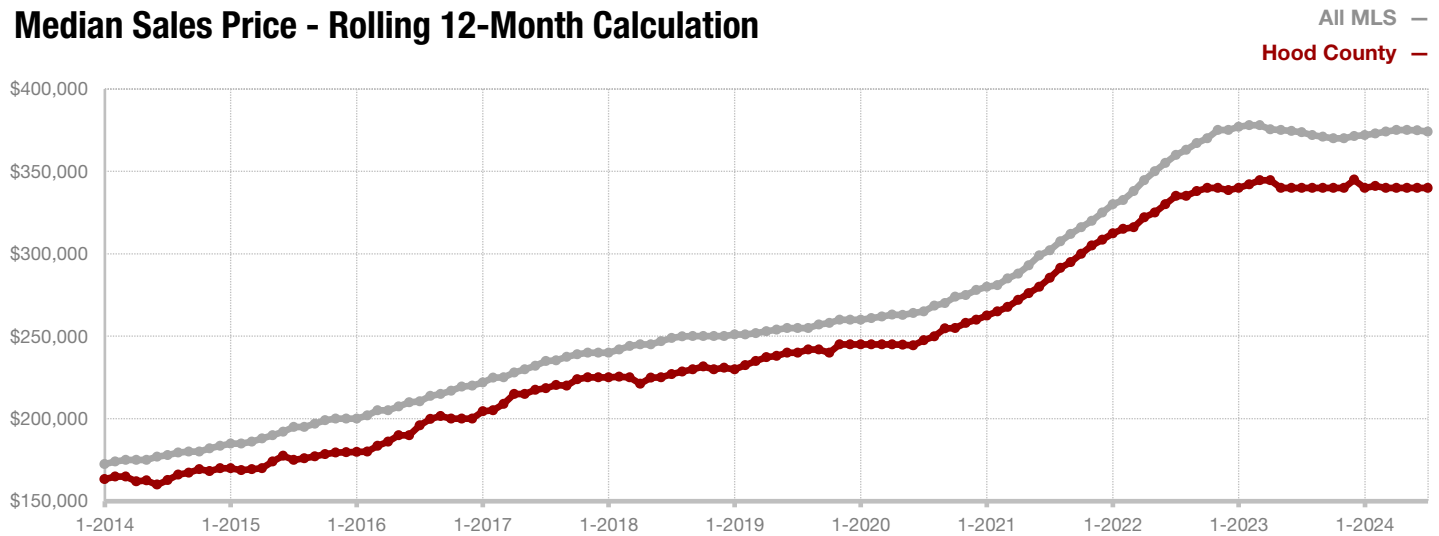
Hood County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	211	222	+ 5.2%	1,408	1,576	+ 11.9%
Pending Sales	146	111	- 24.0%	935	893	- 4.5%
Closed Sales	135	132	- 2.2%	853	834	- 2.2%
Average Sales Price*	\$396,523	\$424,521	+ 7.1%	\$426,839	\$424,221	- 0.6%
Median Sales Price*	\$344,900	\$342,250	- 0.8%	\$345,000	\$334,900	- 2.9%
Percent of Original List Price Received*	94.8%	94.4%	- 0.4%	94.1%	94.4%	+ 0.3%
Days on Market Until Sale	55	68	+ 23.6%	60	72	+ 20.0%
Inventory of Homes for Sale	538	744	+ 38.3%	--	--	--
Months Supply of Inventory	4.4	6.7	+ 52.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 6.6%

- 16.1%

+ 32.1%

Change in
New Listings

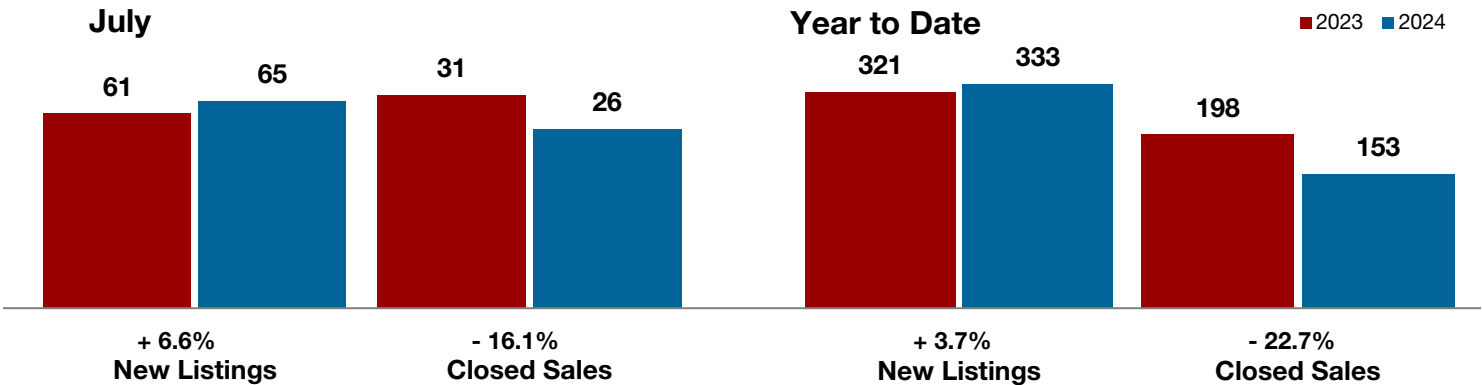
Change in
Closed Sales

Change in
Median Sales Price

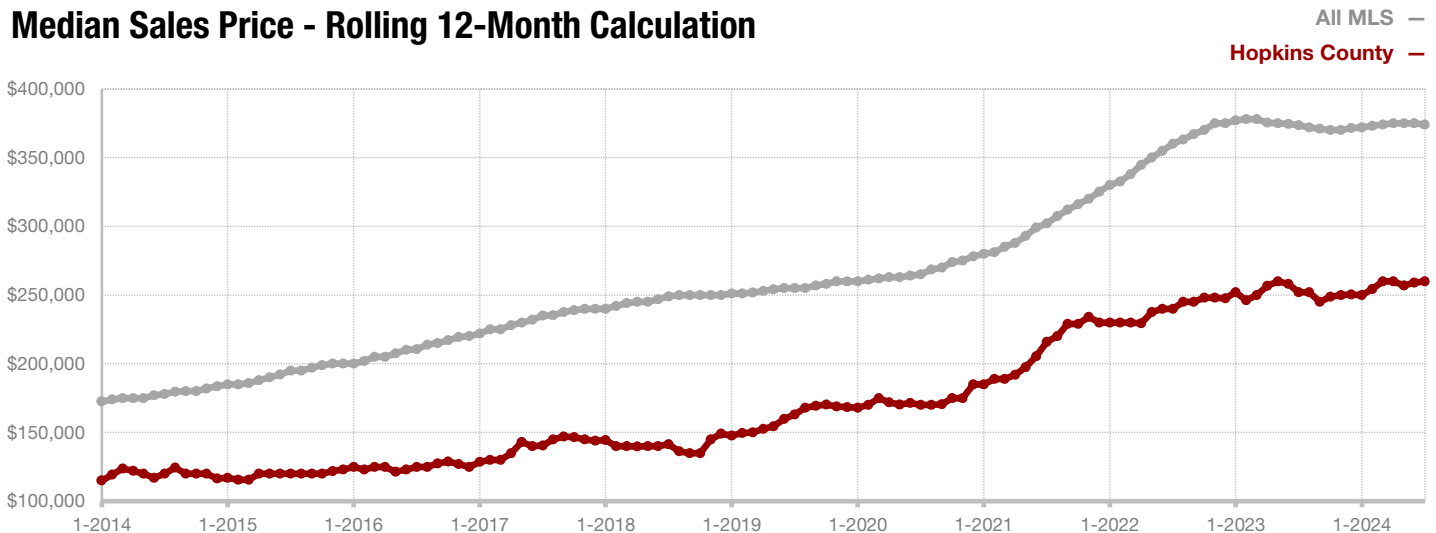
Hopkins County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	61	65	+ 6.6%	321	333	+ 3.7%
Pending Sales	33	16	- 51.5%	211	157	- 25.6%
Closed Sales	31	26	- 16.1%	198	153	- 22.7%
Average Sales Price*	\$273,071	\$312,790	+ 14.5%	\$303,498	\$310,892	+ 2.4%
Median Sales Price*	\$229,000	\$302,500	+ 32.1%	\$250,000	\$280,000	+ 12.0%
Percent of Original List Price Received*	94.1%	93.7%	- 0.4%	93.2%	94.3%	+ 1.2%
Days on Market Until Sale	46	64	+ 39.1%	63	66	+ 4.8%
Inventory of Homes for Sale	153	169	+ 10.5%	--	--	--
Months Supply of Inventory	5.8	7.5	+ 29.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 29.8%

- 6.4%

- 3.6%

Change in
New Listings

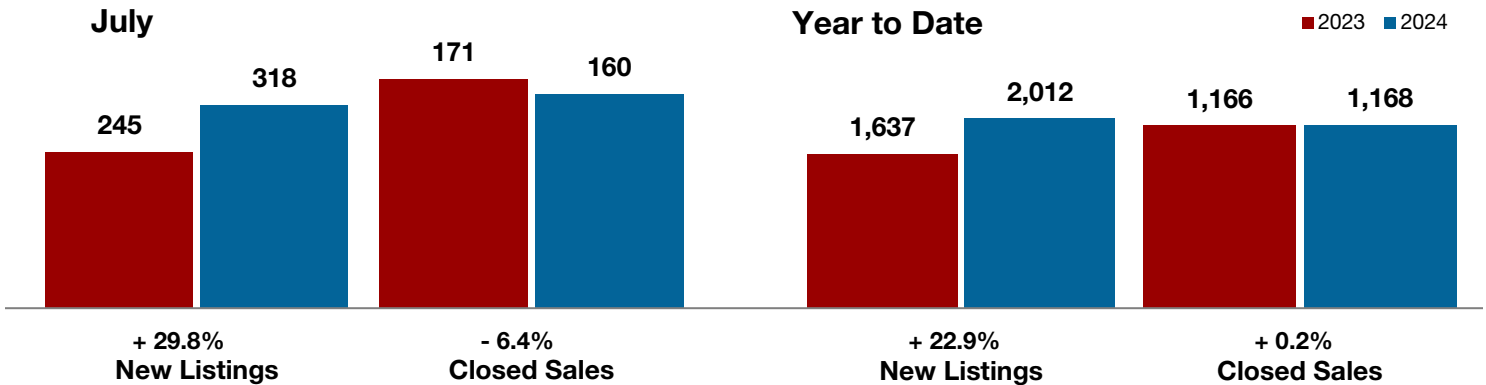
Change in
Closed Sales

Change in
Median Sales Price

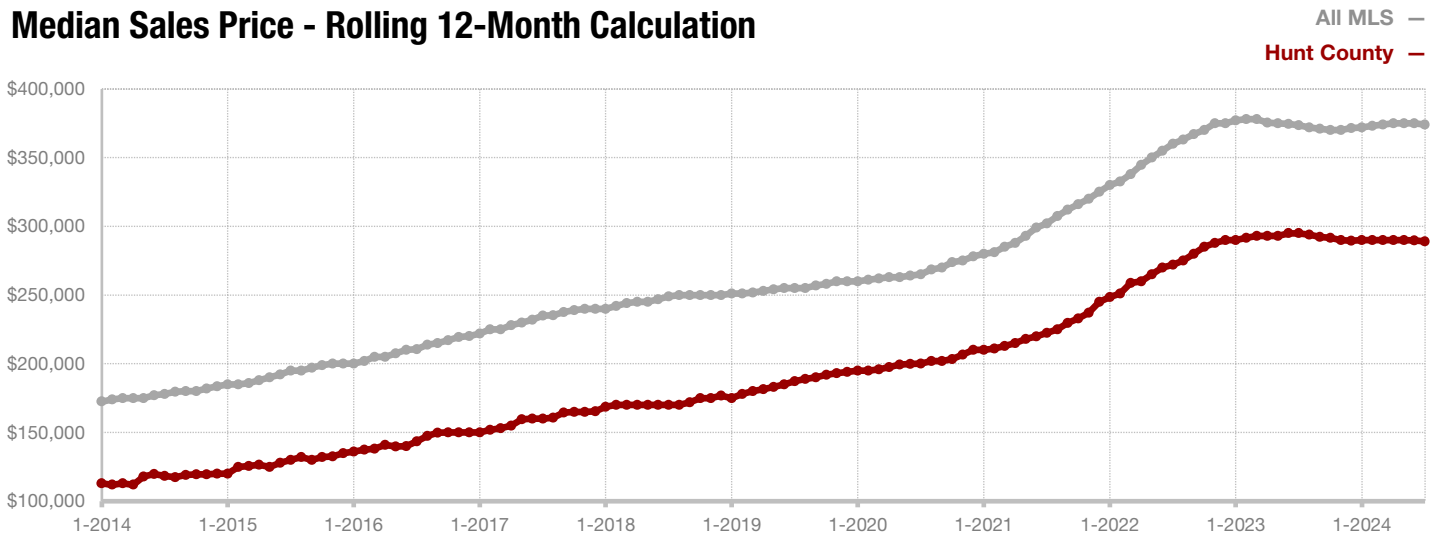
Hunt County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	245	318	+ 29.8%	1,637	2,012	+ 22.9%
Pending Sales	157	160	+ 1.9%	1,210	1,206	- 0.3%
Closed Sales	171	160	- 6.4%	1,166	1,168	+ 0.2%
Average Sales Price*	\$335,063	\$338,879	+ 1.1%	\$329,487	\$335,244	+ 1.7%
Median Sales Price*	\$294,688	\$284,153	- 3.6%	\$291,258	\$291,990	+ 0.3%
Percent of Original List Price Received*	94.5%	94.3%	- 0.2%	94.6%	93.6%	- 1.1%
Days on Market Until Sale	56	61	+ 8.9%	58	66	+ 13.8%
Inventory of Homes for Sale	645	922	+ 42.9%	--	--	--
Months Supply of Inventory	4.0	5.7	+ 42.5%	--	--	--

* 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 – July 2024

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



+ 36.4%

- 40.0%

- 54.9%

Change in
New Listings

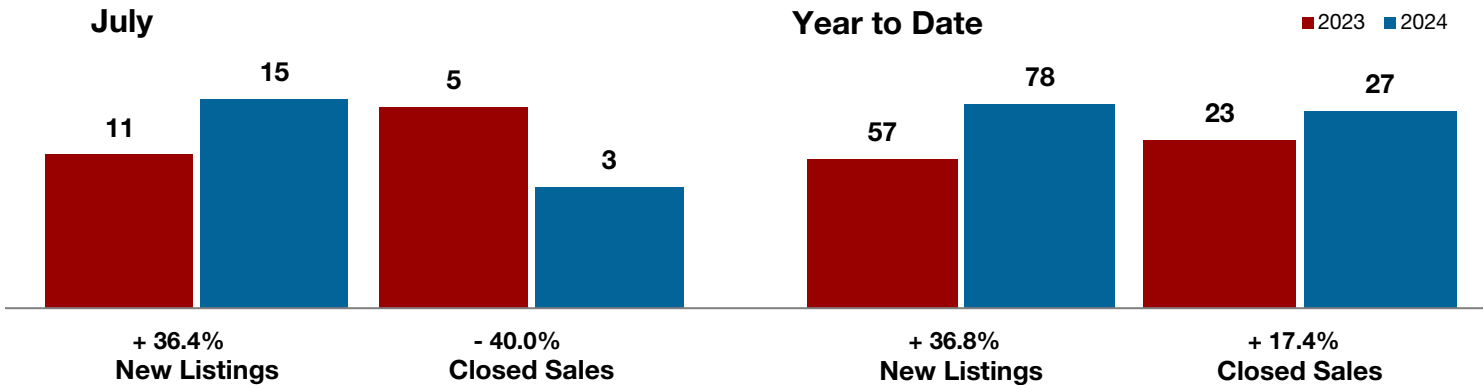
Change in
Closed Sales

Change in
Median Sales Price

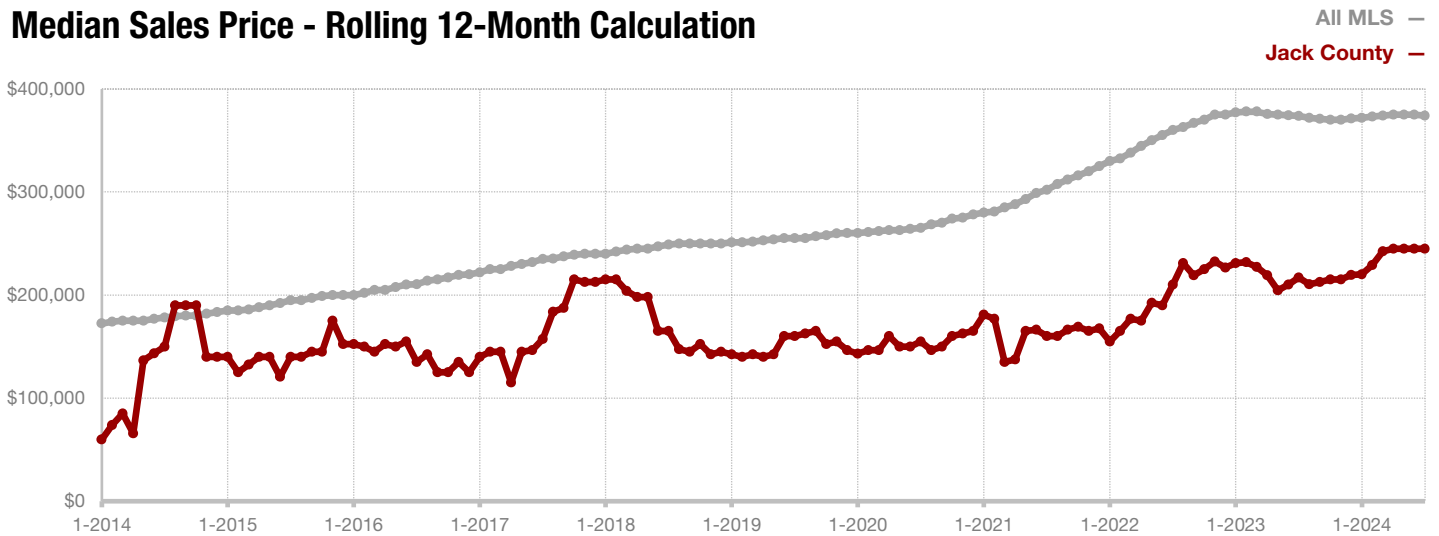
Jack County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	15	+ 36.4%	57	78	+ 36.8%
Pending Sales	4	6	+ 50.0%	25	30	+ 20.0%
Closed Sales	5	3	- 40.0%	23	27	+ 17.4%
Average Sales Price*	\$741,632	\$259,500	- 65.0%	\$437,181	\$578,739	+ 32.4%
Median Sales Price*	\$575,000	\$259,500	- 54.9%	\$215,000	\$292,500	+ 36.0%
Percent of Original List Price Received*	87.7%	91.5%	+ 4.3%	86.5%	92.3%	+ 6.7%
Days on Market Until Sale	157	98	- 37.6%	97	96	- 1.0%
Inventory of Homes for Sale	40	43	+ 7.5%	--	--	--
Months Supply of Inventory	11.4	9.4	- 17.5%	--	--	--

* 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 – July 2024

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



+ 28.9%

+ 22.3%

- 1.9%

Change in
New Listings

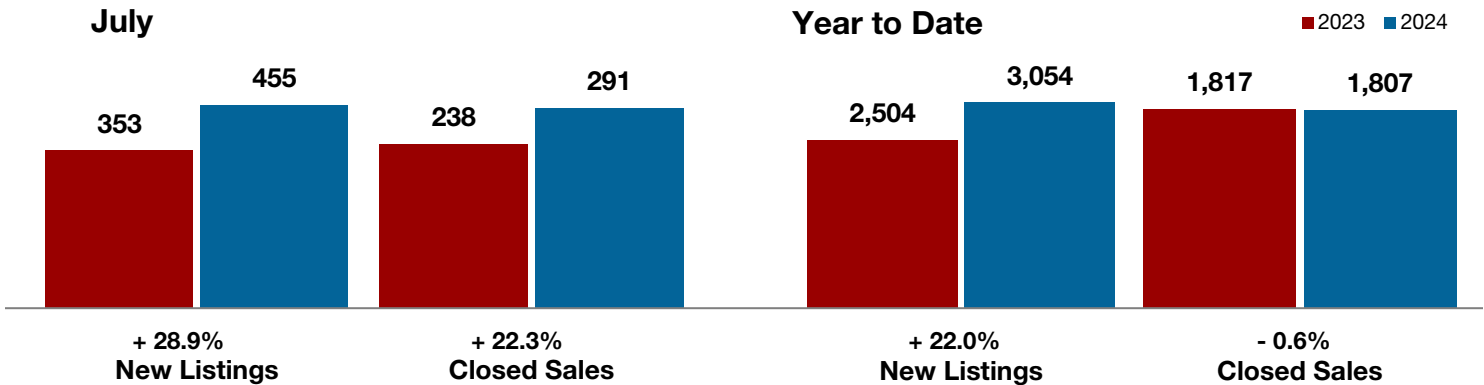
Change in
Closed Sales

Change in
Median Sales Price

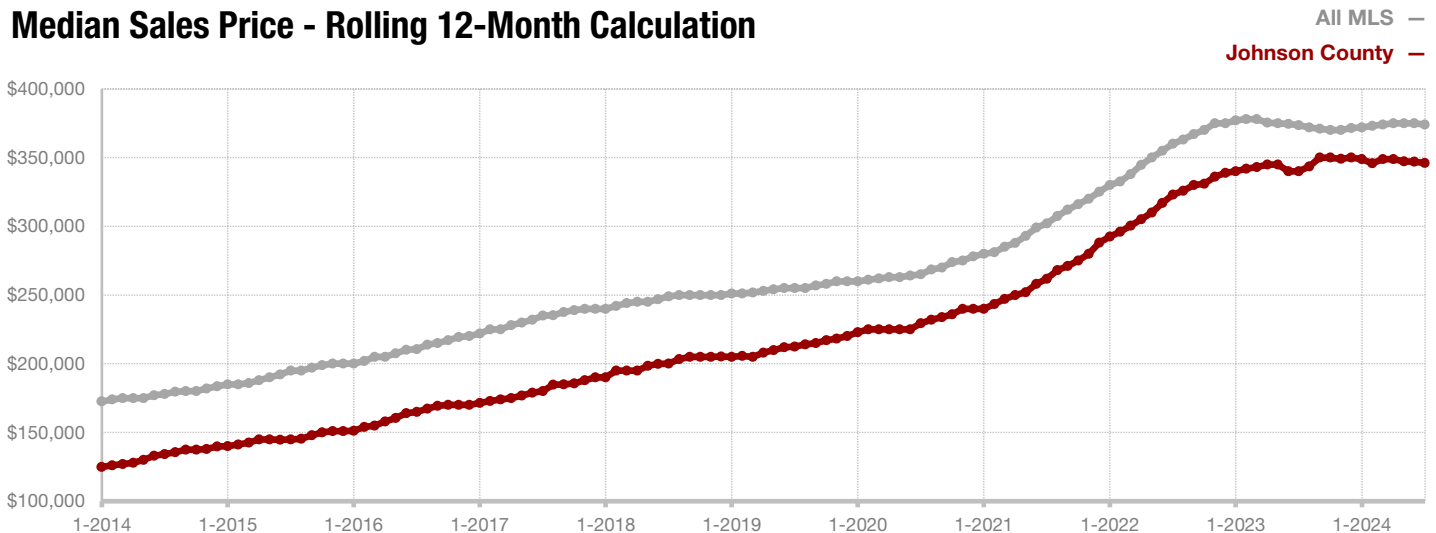
Johnson County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	353	455	+ 28.9%	2,504	3,054	+ 22.0%
Pending Sales	286	284	- 0.7%	1,938	1,940	+ 0.1%
Closed Sales	238	291	+ 22.3%	1,817	1,807	- 0.6%
Average Sales Price*	\$388,885	\$396,269	+ 1.9%	\$382,505	\$380,452	- 0.5%
Median Sales Price*	\$355,632	\$349,000	- 1.9%	\$350,000	\$345,900	- 1.2%
Percent of Original List Price Received*	95.8%	95.7%	- 0.1%	94.9%	95.7%	+ 0.8%
Days on Market Until Sale	60	69	+ 15.0%	62	68	+ 9.7%
Inventory of Homes for Sale	841	1,261	+ 49.9%	--	--	--
Months Supply of Inventory	3.3	5.1	+ 54.5%	--	--	--

* 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 – July 2024

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



+ 38.9%

+ 22.2%

+ 158.7%

Change in
New Listings

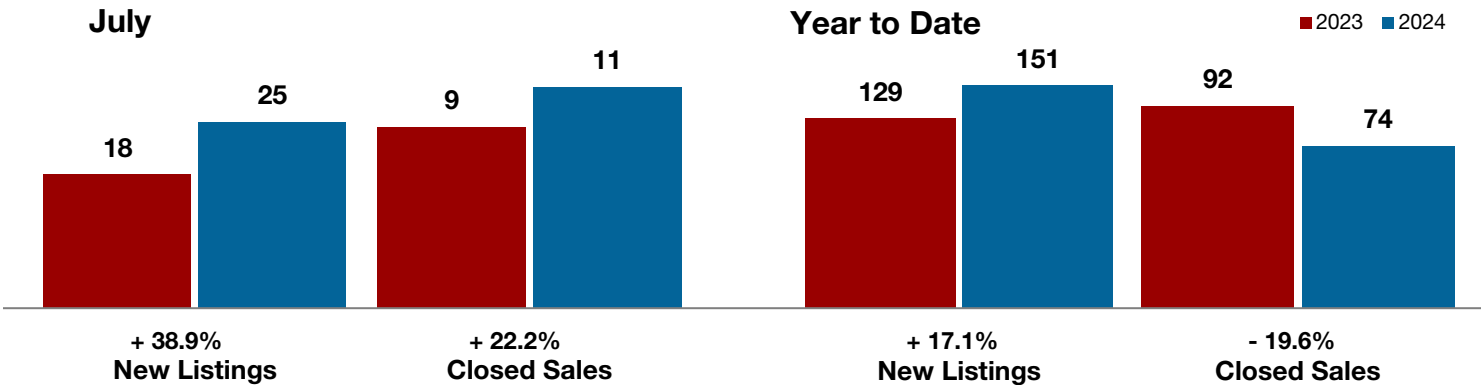
Change in
Closed Sales

Change in
Median Sales Price

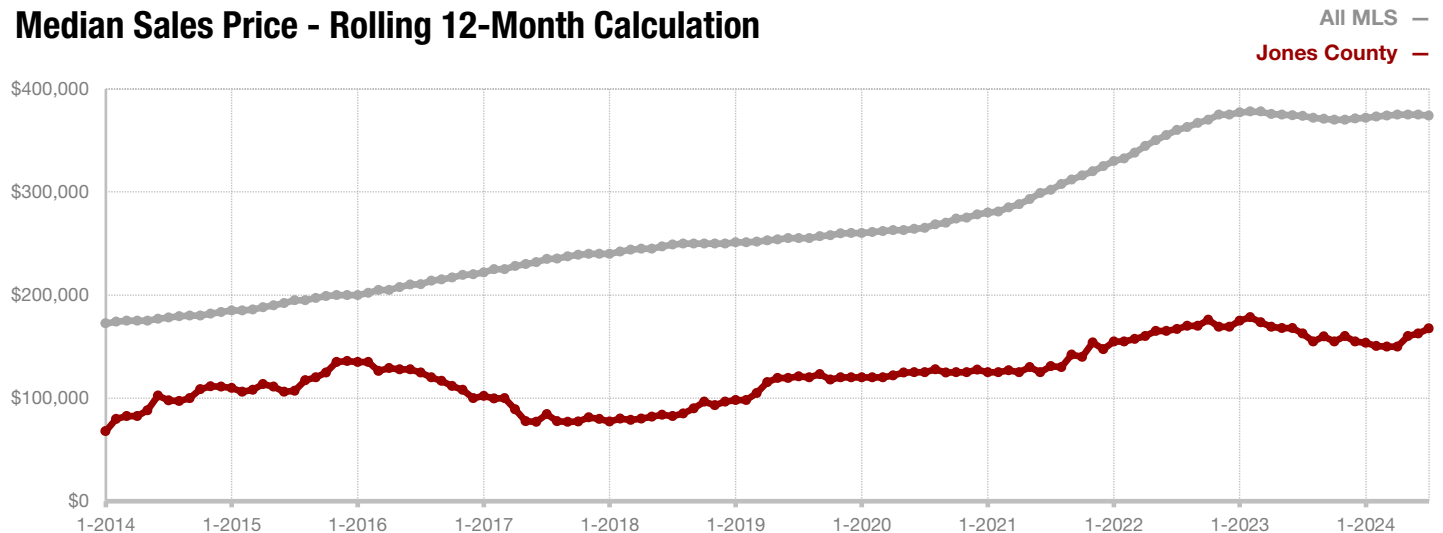
Jones County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	18	25	+ 38.9%	129	151	+ 17.1%
Pending Sales	17	8	- 52.9%	102	83	- 18.6%
Closed Sales	9	11	+ 22.2%	92	74	- 19.6%
Average Sales Price*	\$178,544	\$201,355	+ 12.8%	\$180,850	\$213,039	+ 17.8%
Median Sales Price*	\$85,000	\$219,900	+ 158.7%	\$152,250	\$175,000	+ 14.9%
Percent of Original List Price Received*	90.4%	88.6%	- 2.0%	92.3%	88.7%	- 3.9%
Days on Market Until Sale	45	155	+ 244.4%	65	85	+ 30.8%
Inventory of Homes for Sale	58	78	+ 34.5%	--	--	--
Months Supply of Inventory	4.5	7.4	+ 64.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 16.0%

+ 14.9%

- 7.8%

Change in
New Listings

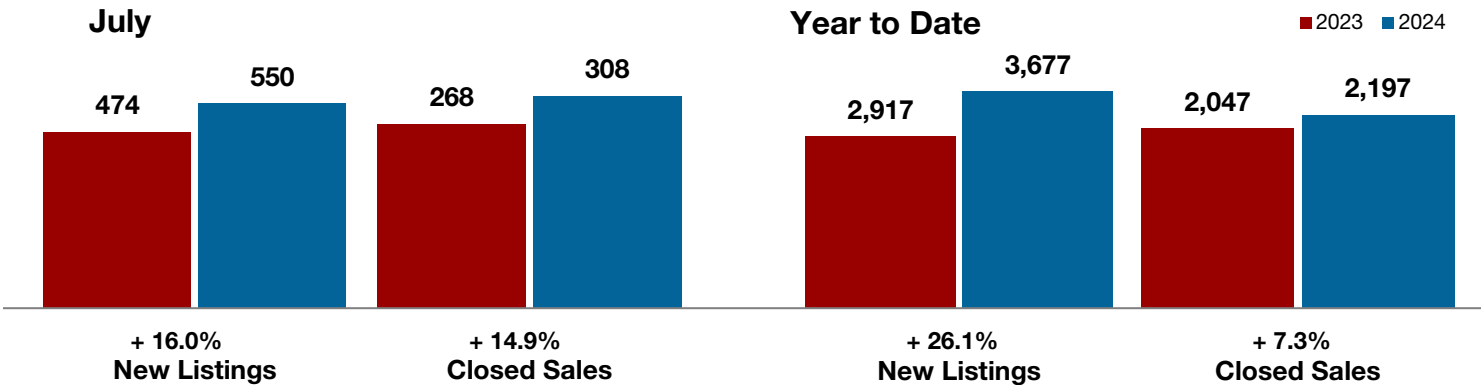
Change in
Closed Sales

Change in
Median Sales Price

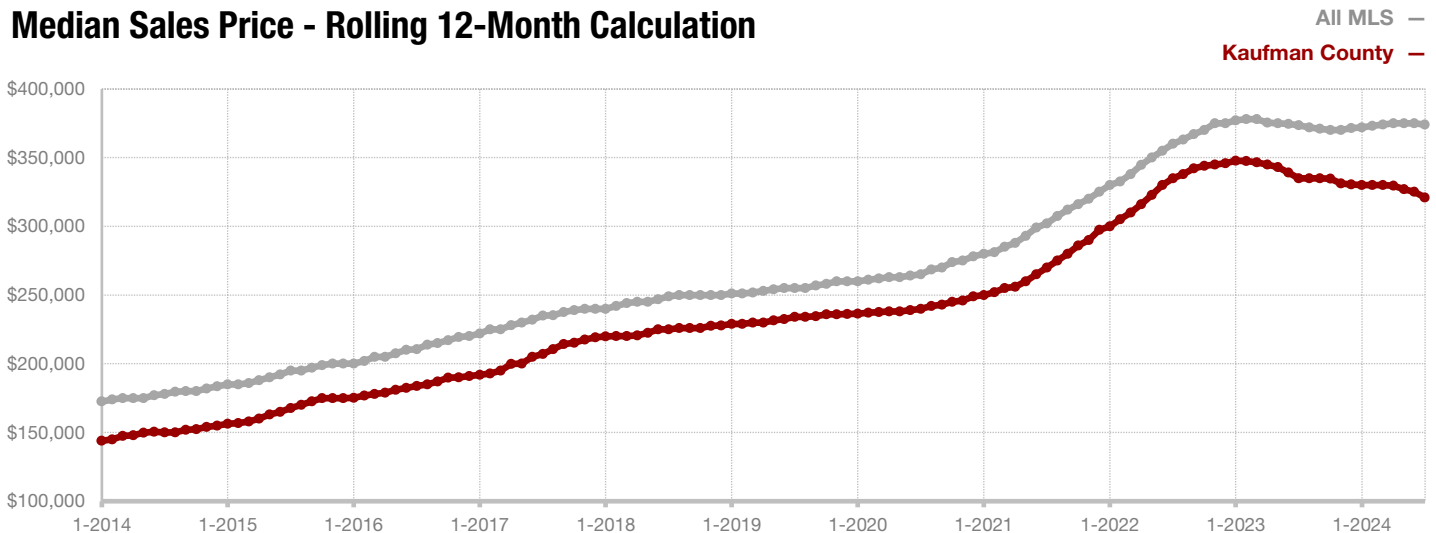
Kaufman County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	474	550	+ 16.0%	2,917	3,677	+ 26.1%
Pending Sales	321	345	+ 7.5%	2,194	2,413	+ 10.0%
Closed Sales	268	308	+ 14.9%	2,047	2,197	+ 7.3%
Average Sales Price*	\$356,004	\$335,272	- 5.8%	\$355,757	\$344,763	- 3.1%
Median Sales Price*	\$339,000	\$312,480	- 7.8%	\$332,045	\$317,000	- 4.5%
Percent of Original List Price Received*	95.2%	94.0%	- 1.3%	94.6%	94.1%	- 0.5%
Days on Market Until Sale	63	57	- 9.5%	68	67	- 1.5%
Inventory of Homes for Sale	1,145	1,543	+ 34.8%	--	--	--
Months Supply of Inventory	3.9	5.1	+ 30.8%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 8.3%

+ 28.1%

- 4.0%

Change in
New Listings

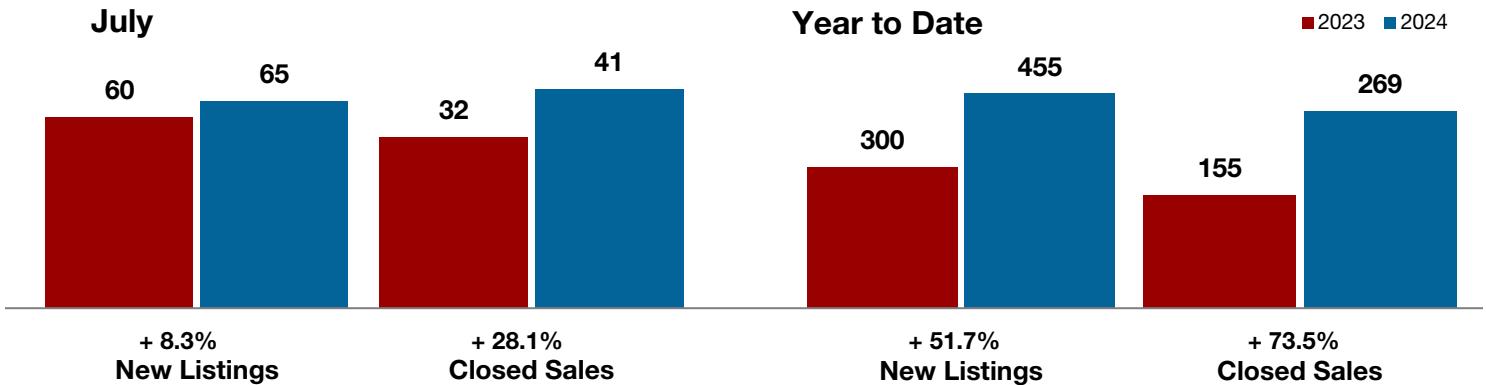
Change in
Closed Sales

Change in
Median Sales Price

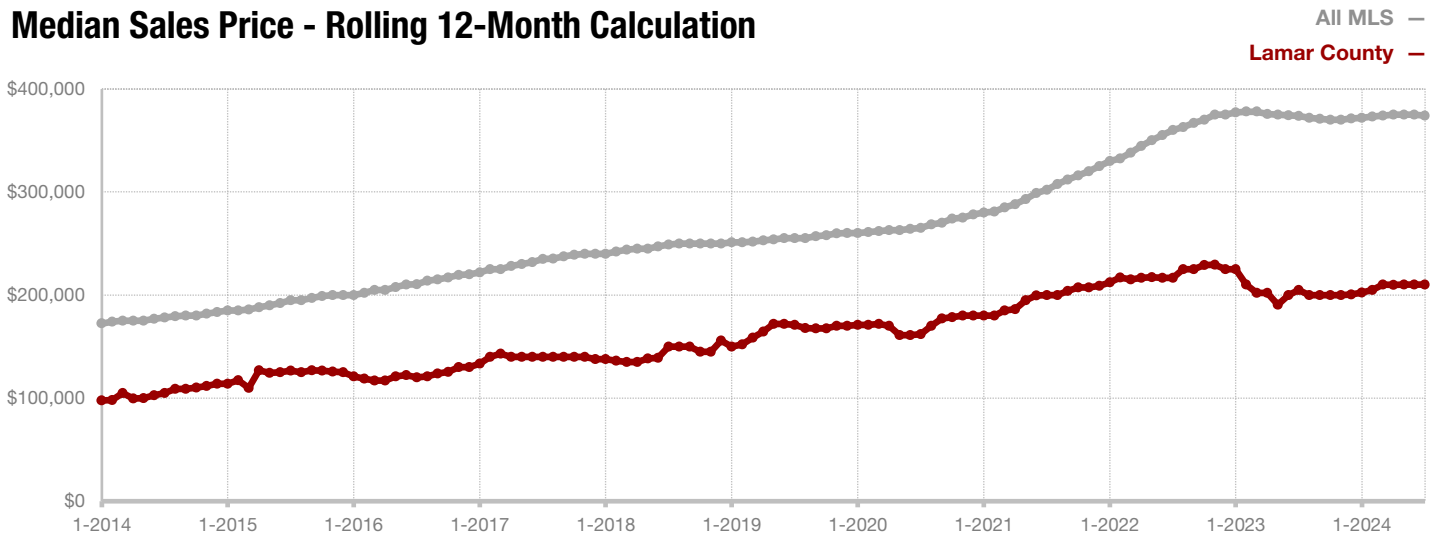
Lamar County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	60	65	+ 8.3%	300	455	+ 51.7%
Pending Sales	31	34	+ 9.7%	174	273	+ 56.9%
Closed Sales	32	41	+ 28.1%	155	269	+ 73.5%
Average Sales Price*	\$265,914	\$263,463	- 0.9%	\$224,538	\$250,700	+ 11.7%
Median Sales Price*	\$244,750	\$235,000	- 4.0%	\$191,000	\$214,700	+ 12.4%
Percent of Original List Price Received*	93.2%	91.3%	- 2.0%	91.9%	91.6%	- 0.3%
Days on Market Until Sale	79	55	- 30.4%	69	62	- 10.1%
Inventory of Homes for Sale	154	226	+ 46.8%	--	--	--
Months Supply of Inventory	6.3	6.6	+ 4.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



- 50.0%

- 44.4%

+ 20.8%

Change in
New Listings

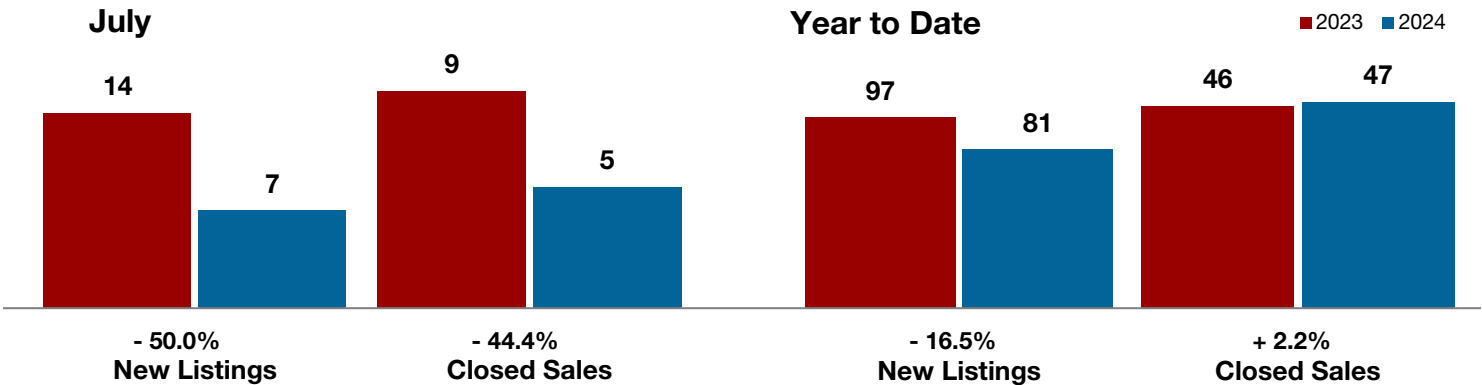
Change in
Closed Sales

Change in
Median Sales Price

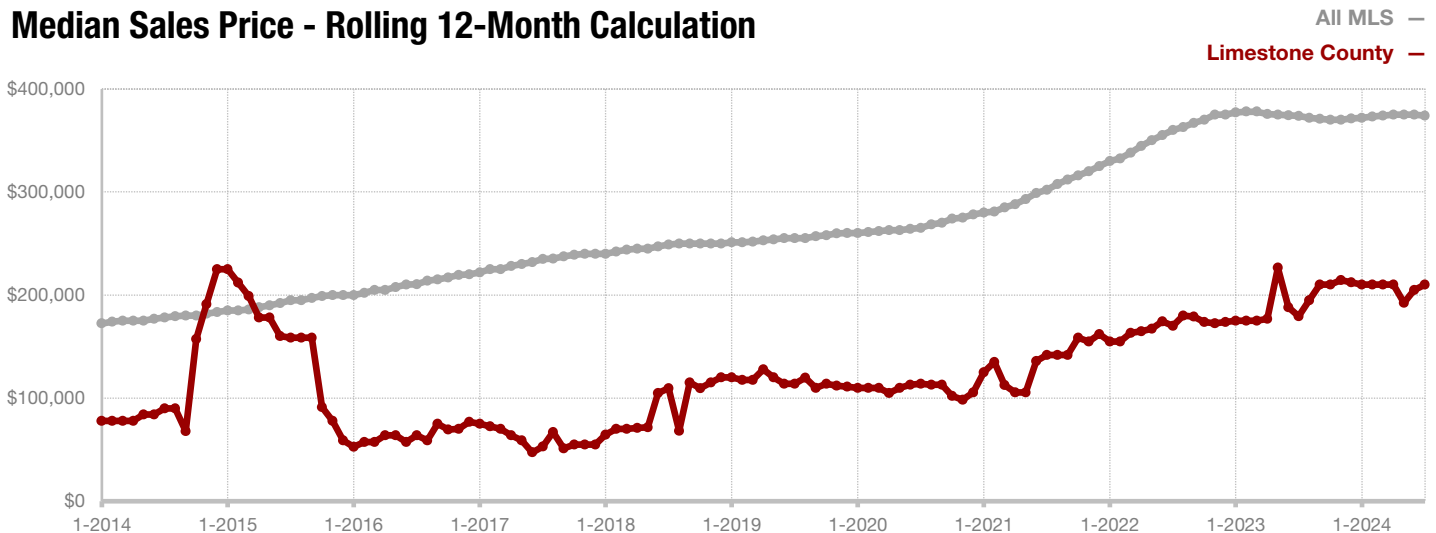
Limestone County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	7	- 50.0%	97	81	- 16.5%
Pending Sales	10	5	- 50.0%	51	41	- 19.6%
Closed Sales	9	5	- 44.4%	46	47	+ 2.2%
Average Sales Price*	\$122,989	\$289,780	+ 135.6%	\$243,320	\$252,747	+ 3.9%
Median Sales Price*	\$120,000	\$145,000	+ 20.8%	\$202,500	\$203,500	+ 0.5%
Percent of Original List Price Received*	82.4%	76.5%	- 7.2%	86.5%	85.5%	- 1.2%
Days on Market Until Sale	53	215	+ 305.7%	96	104	+ 8.3%
Inventory of Homes for Sale	55	58	+ 5.5%	--	--	--
Months Supply of Inventory	8.7	9.2	+ 5.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



- 22.0%

+ 10.0%

+ 4.1%

Change in
New Listings

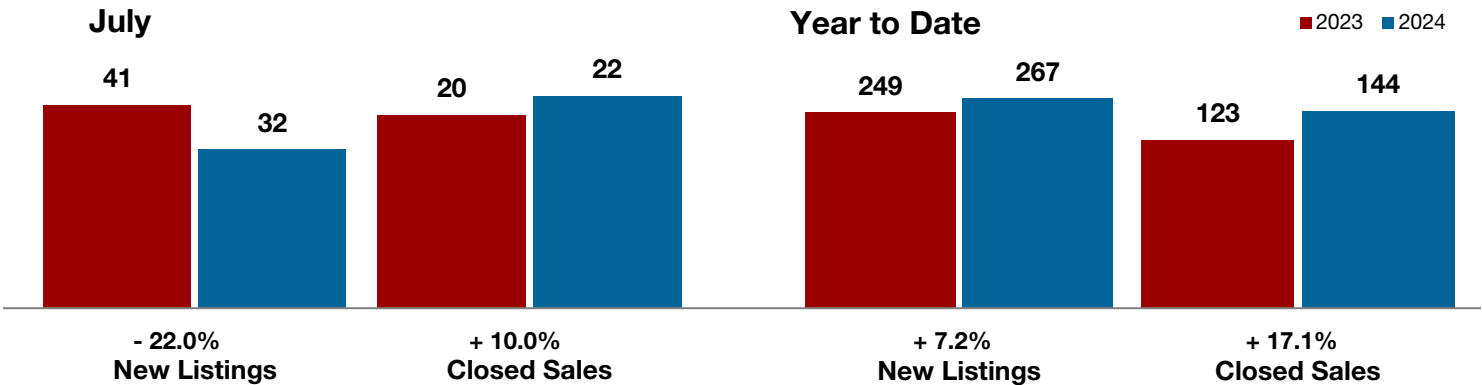
Change in
Closed Sales

Change in
Median Sales Price

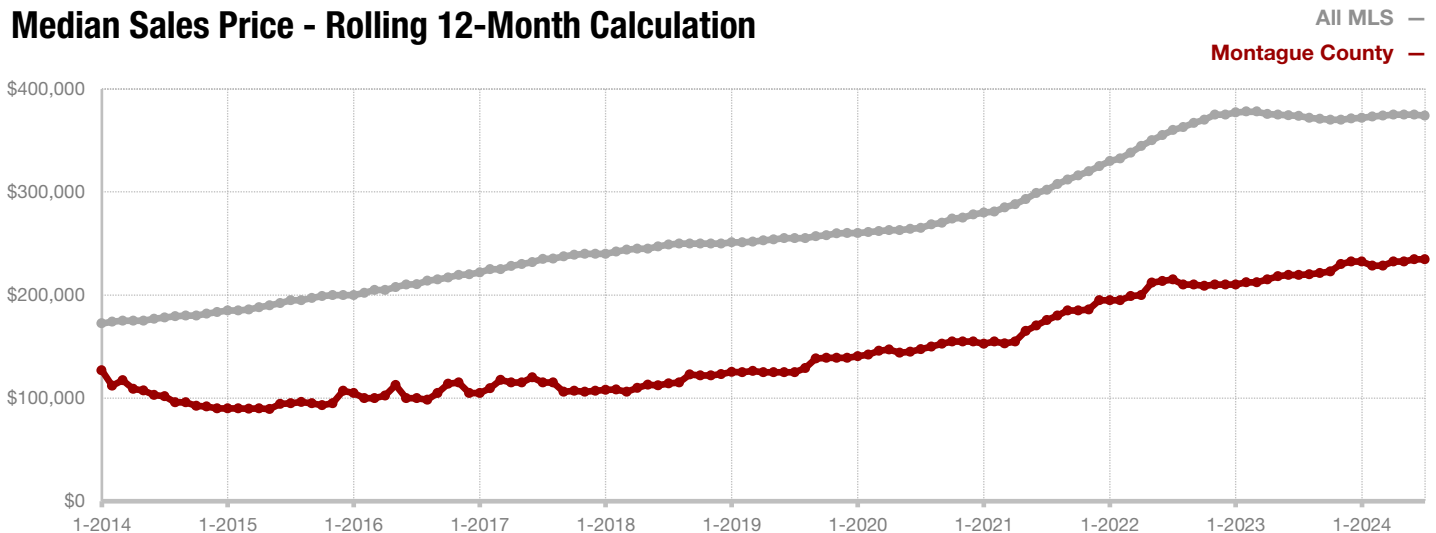
Montague County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	41	32	- 22.0%	249	267	+ 7.2%
Pending Sales	21	20	- 4.8%	141	153	+ 8.5%
Closed Sales	20	22	+ 10.0%	123	144	+ 17.1%
Average Sales Price*	\$328,450	\$312,268	- 4.9%	\$297,159	\$340,637	+ 14.6%
Median Sales Price*	\$221,250	\$230,250	+ 4.1%	\$235,000	\$238,750	+ 1.6%
Percent of Original List Price Received*	92.8%	90.3%	- 2.7%	91.6%	91.4%	- 0.2%
Days on Market Until Sale	59	77	+ 30.5%	65	79	+ 21.5%
Inventory of Homes for Sale	128	152	+ 18.8%	--	--	--
Months Supply of Inventory	6.7	7.3	+ 9.0%	--	--	--

* 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 – July 2024

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



+ 13.3%

- 21.3%

- 16.7%

Change in
New Listings

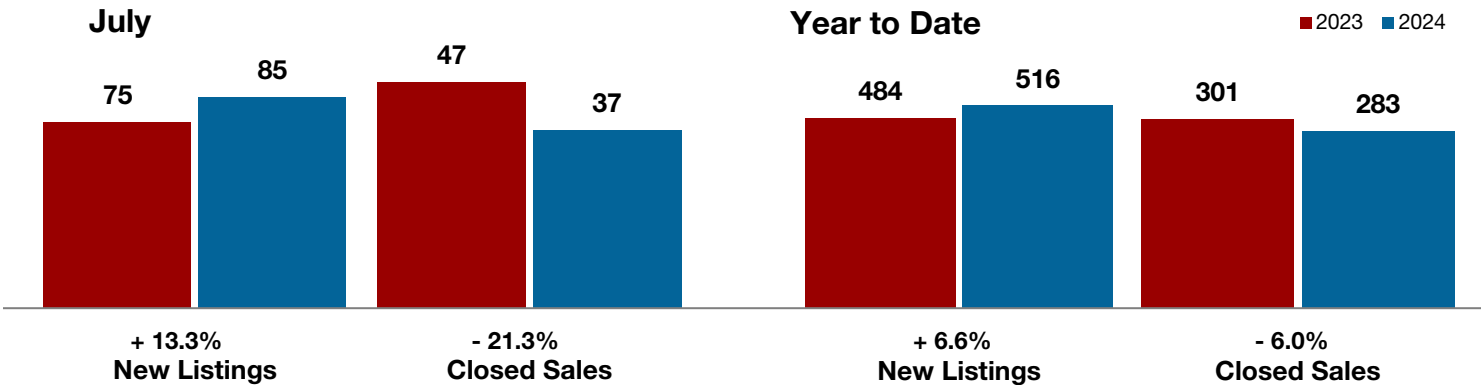
Change in
Closed Sales

Change in
Median Sales Price

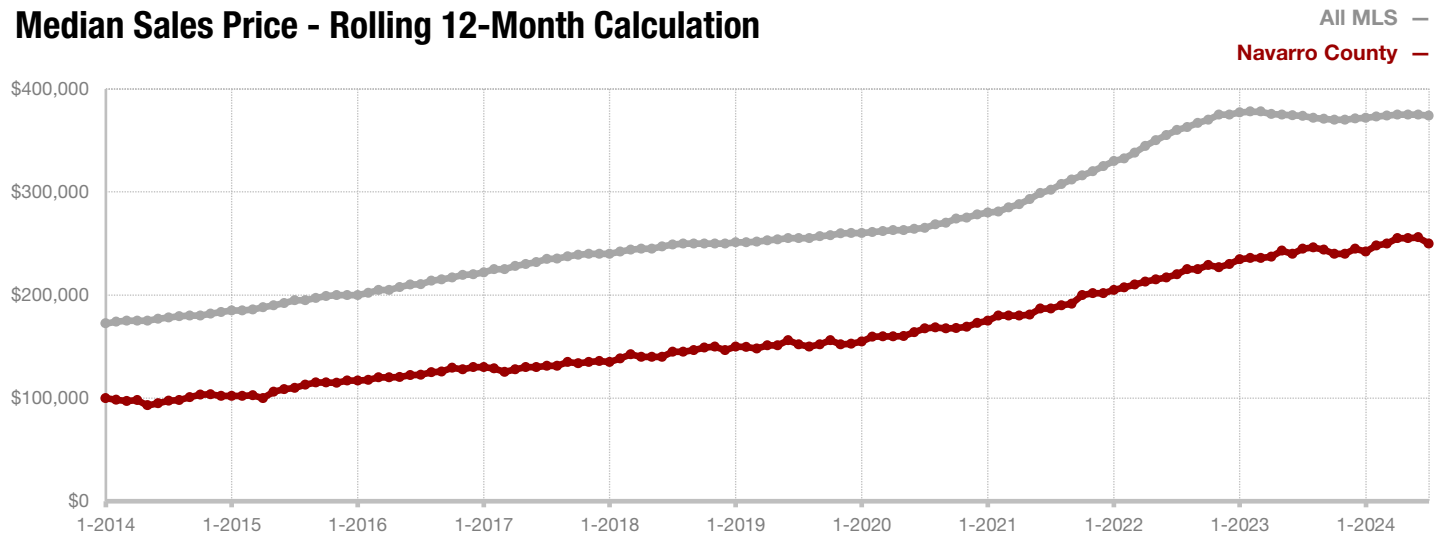
Navarro County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	75	85	+ 13.3%	484	516	+ 6.6%
Pending Sales	42	46	+ 9.5%	324	306	- 5.6%
Closed Sales	47	37	- 21.3%	301	283	- 6.0%
Average Sales Price*	\$341,641	\$289,092	- 15.4%	\$330,712	\$359,464	+ 8.7%
Median Sales Price*	\$300,000	\$250,000	- 16.7%	\$254,000	\$260,000	+ 2.4%
Percent of Original List Price Received*	92.4%	91.5%	- 1.0%	92.3%	93.9%	+ 1.7%
Days on Market Until Sale	63	48	- 23.8%	68	67	- 1.5%
Inventory of Homes for Sale	199	256	+ 28.6%	--	--	--
Months Supply of Inventory	4.7	6.6	+ 40.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 14.3%

0.0%

- 88.8%

Change in
New Listings

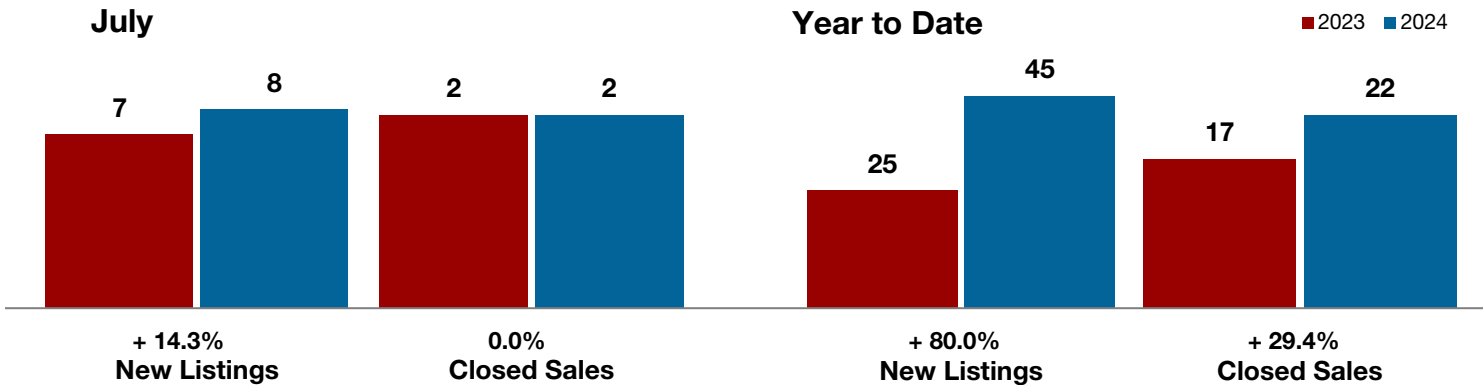
Change in
Closed Sales

Change in
Median Sales Price

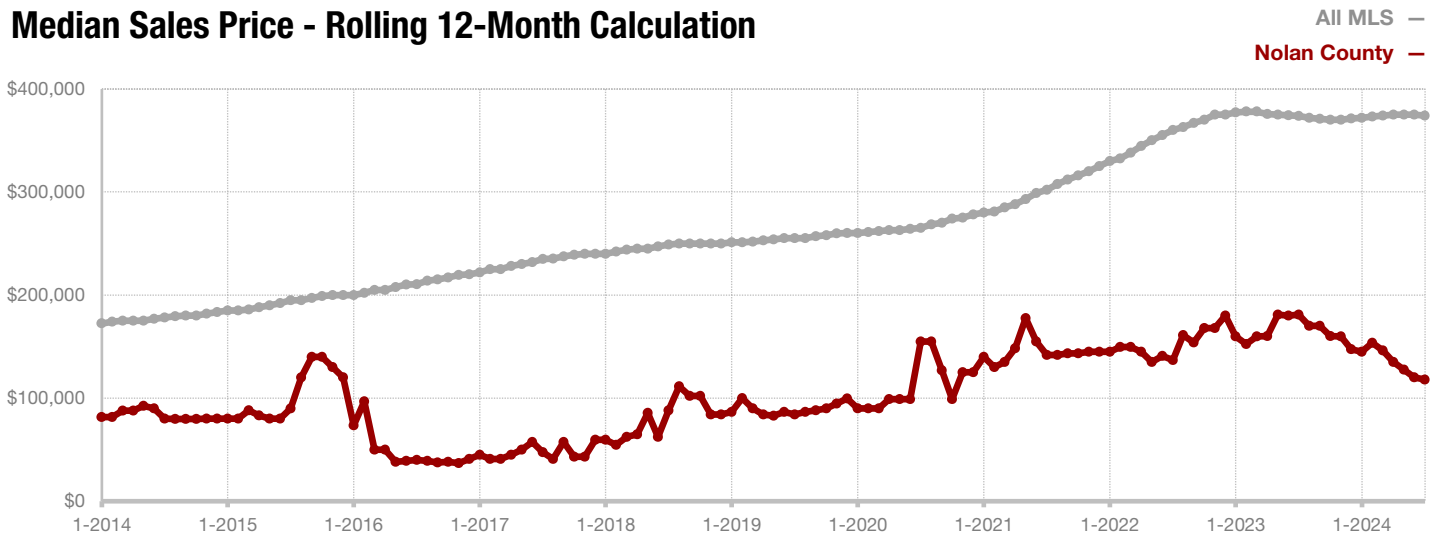
Nolan County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	7	8	+ 14.3%	25	45	+ 80.0%
Pending Sales	2	4	+ 100.0%	13	24	+ 84.6%
Closed Sales	2	2	0.0%	17	22	+ 29.4%
Average Sales Price*	\$300,250	\$33,750	- 88.8%	\$181,544	\$137,121	- 24.5%
Median Sales Price*	\$300,250	\$33,750	- 88.8%	\$159,950	\$115,500	- 27.8%
Percent of Original List Price Received*	89.7%	74.1%	- 17.4%	94.0%	91.3%	- 2.9%
Days on Market Until Sale	20	24	+ 20.0%	65	82	+ 26.2%
Inventory of Homes for Sale	18	29	+ 61.1%	--	--	--
Months Supply of Inventory	7.9	10.0	+ 26.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



0.0%

+ 12.8%

- 8.2%

Change in
New Listings

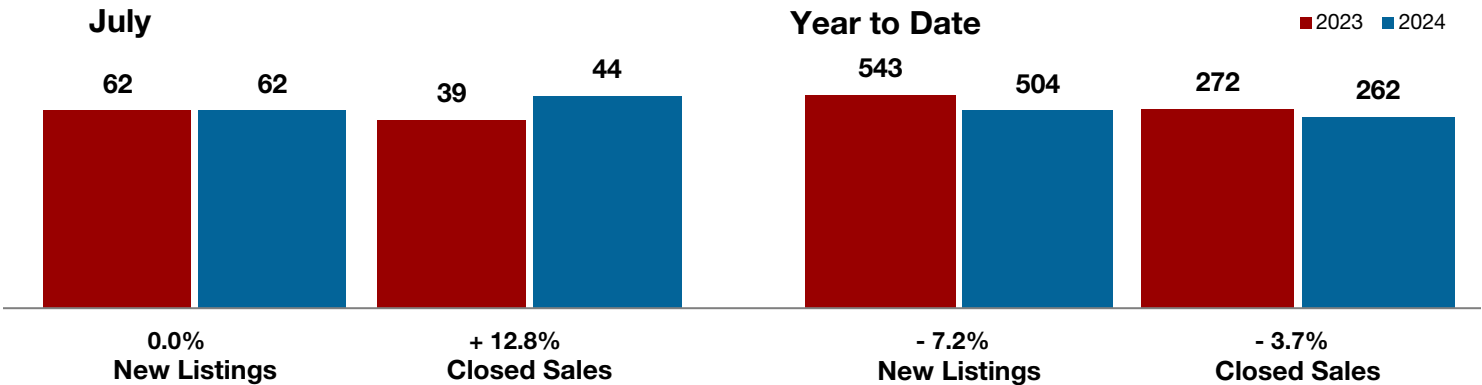
Change in
Closed Sales

Change in
Median Sales Price

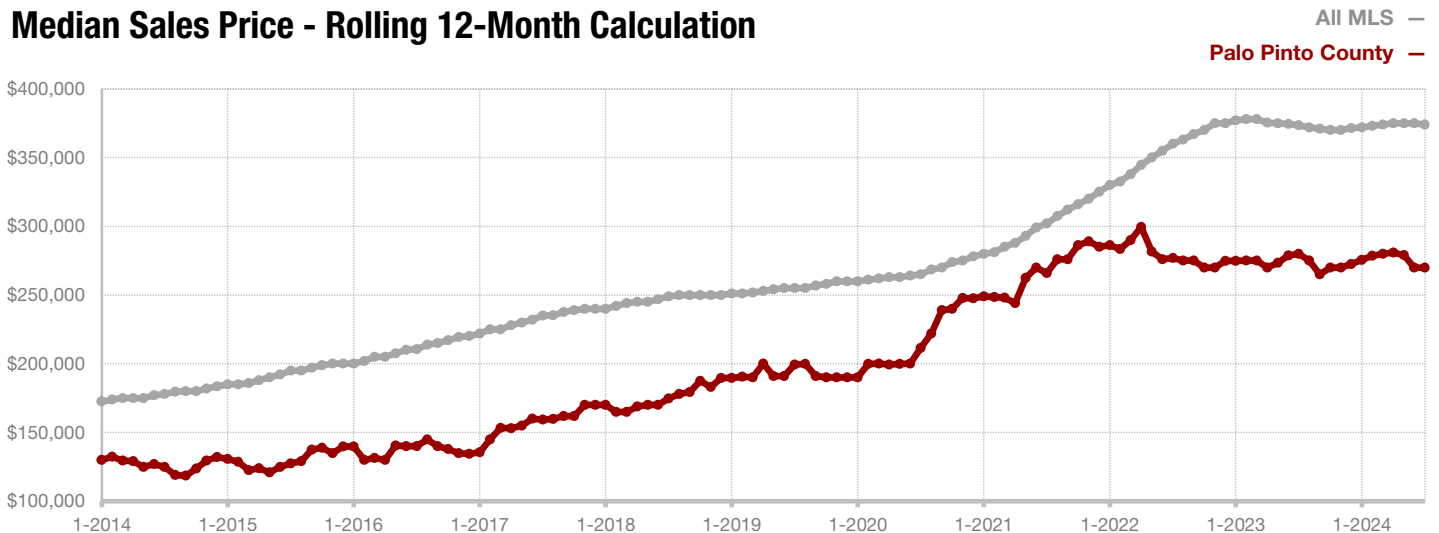
Palo Pinto County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	62	62	0.0%	543	504	- 7.2%
Pending Sales	45	34	- 24.4%	295	271	- 8.1%
Closed Sales	39	44	+ 12.8%	272	262	- 3.7%
Average Sales Price*	\$709,349	\$380,621	- 46.3%	\$535,885	\$498,922	- 6.9%
Median Sales Price*	\$279,000	\$256,250	- 8.2%	\$282,500	\$275,000	- 2.7%
Percent of Original List Price Received*	91.3%	92.3%	+ 1.1%	91.5%	89.9%	- 1.7%
Days on Market Until Sale	71	81	+ 14.1%	73	92	+ 26.0%
Inventory of Homes for Sale	263	296	+ 12.5%	--	--	--
Months Supply of Inventory	7.2	8.6	+ 19.4%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 15.6%

+ 2.1%

- 0.9%

Change in
New Listings

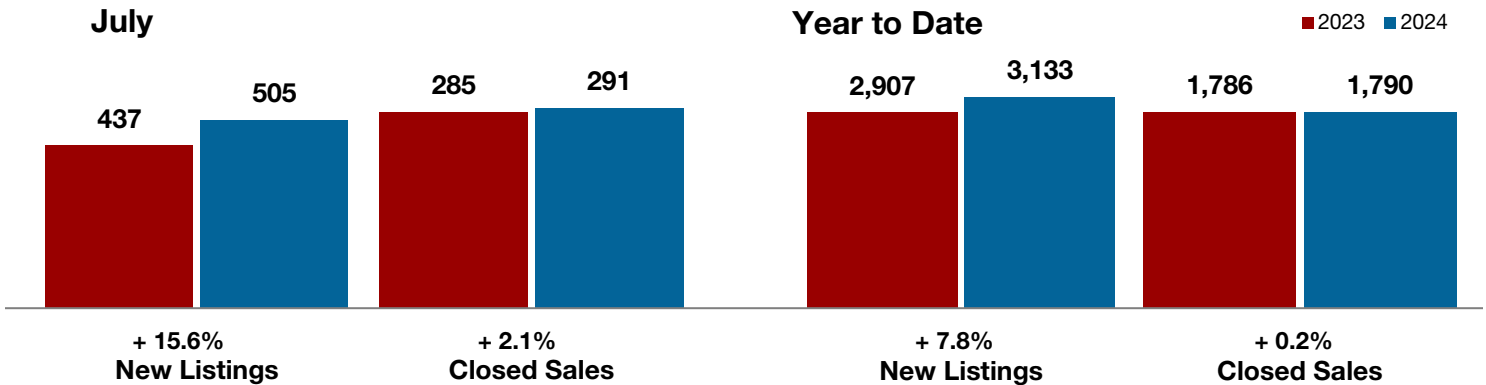
Change in
Closed Sales

Change in
Median Sales Price

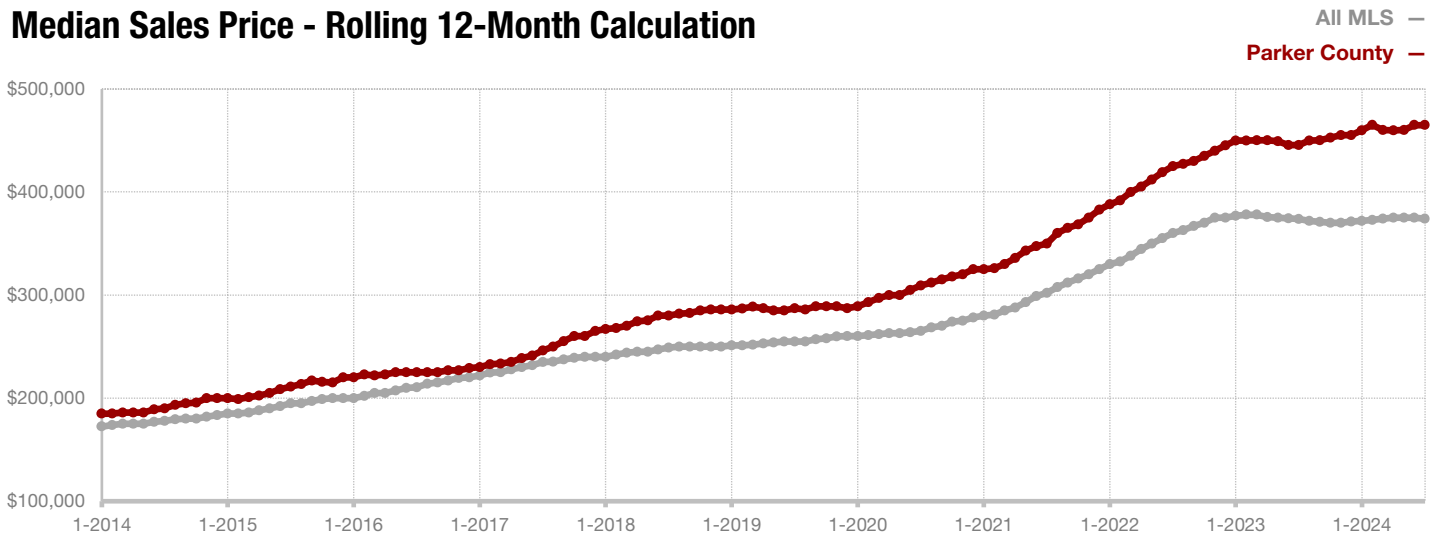
Parker County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	437	505	+ 15.6%	2,907	3,133	+ 7.8%
Pending Sales	273	206	- 24.5%	1,910	1,837	- 3.8%
Closed Sales	285	291	+ 2.1%	1,786	1,790	+ 0.2%
Average Sales Price*	\$507,763	\$535,891	+ 5.5%	\$484,947	\$507,993	+ 4.8%
Median Sales Price*	\$485,000	\$480,500	- 0.9%	\$450,000	\$468,000	+ 4.0%
Percent of Original List Price Received*	95.9%	95.3%	- 0.6%	95.5%	95.6%	+ 0.1%
Days on Market Until Sale	69	78	+ 13.0%	74	84	+ 13.5%
Inventory of Homes for Sale	1,269	1,412	+ 11.3%	--	--	--
Months Supply of Inventory	5.0	6.0	+ 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



- 10.3%

- 9.1%

+ 7.9%

Change in
New Listings

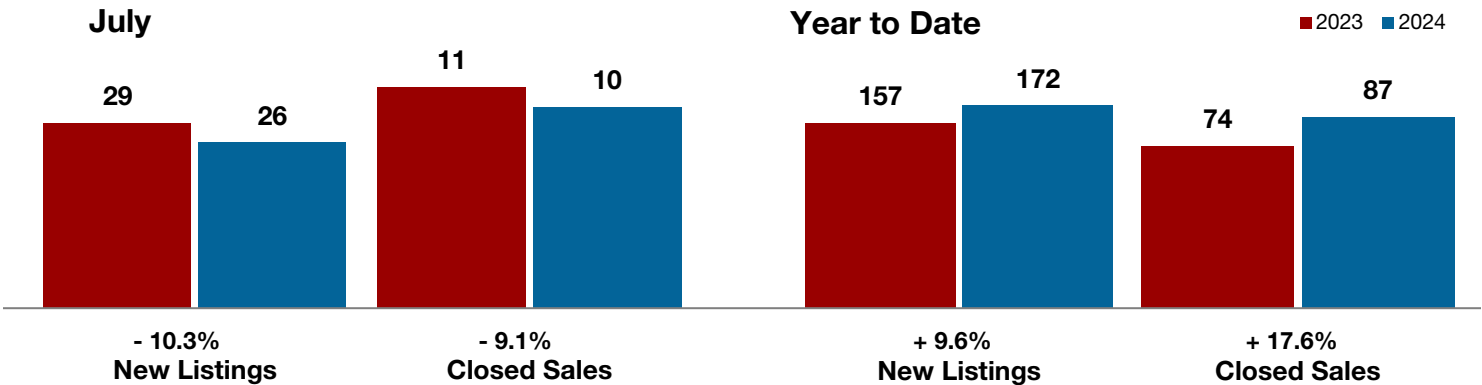
Change in
Closed Sales

Change in
Median Sales Price

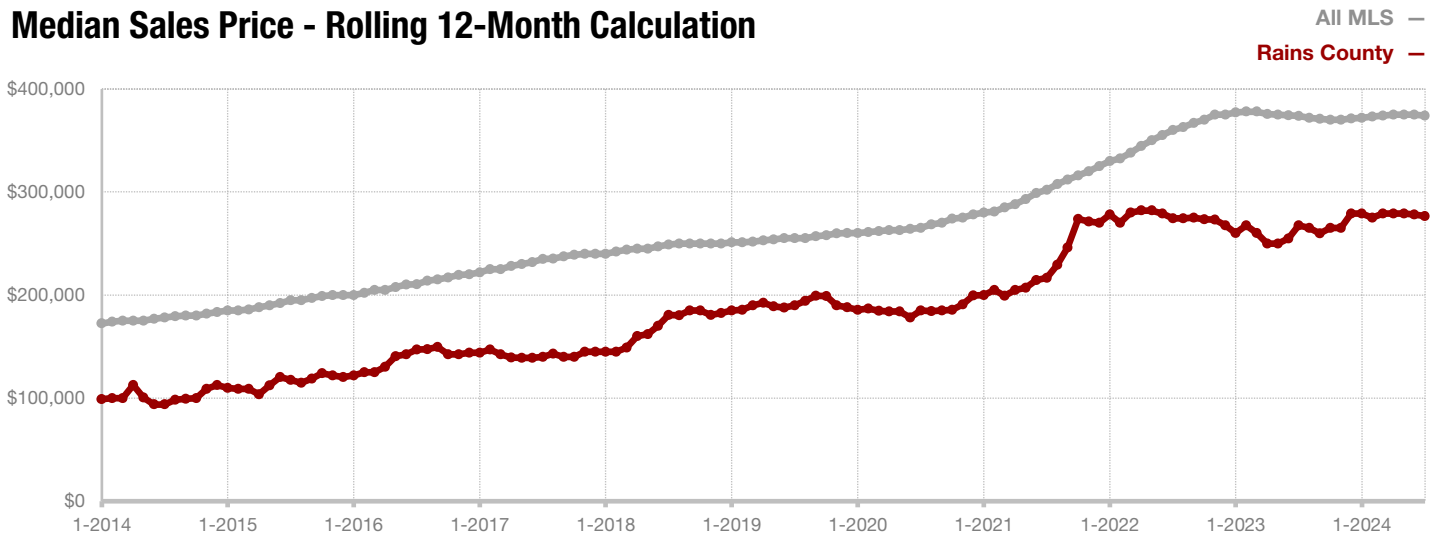
Rains County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	29	26	- 10.3%	157	172	+ 9.6%
Pending Sales	15	12	- 20.0%	80	99	+ 23.8%
Closed Sales	11	10	- 9.1%	74	87	+ 17.6%
Average Sales Price*	\$358,673	\$448,190	+ 25.0%	\$373,170	\$344,190	- 7.8%
Median Sales Price*	\$347,500	\$375,000	+ 7.9%	\$299,800	\$278,500	- 7.1%
Percent of Original List Price Received*	94.4%	92.1%	- 2.4%	95.9%	90.7%	- 5.4%
Days on Market Until Sale	50	125	+ 150.0%	62	106	+ 71.0%
Inventory of Homes for Sale	91	94	+ 3.3%	--	--	--
Months Supply of Inventory	8.1	7.9	- 2.5%	--	--	--

* 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 – July 2024

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



+ 6.2%

- 17.5%

+ 6.3%

Change in
New Listings

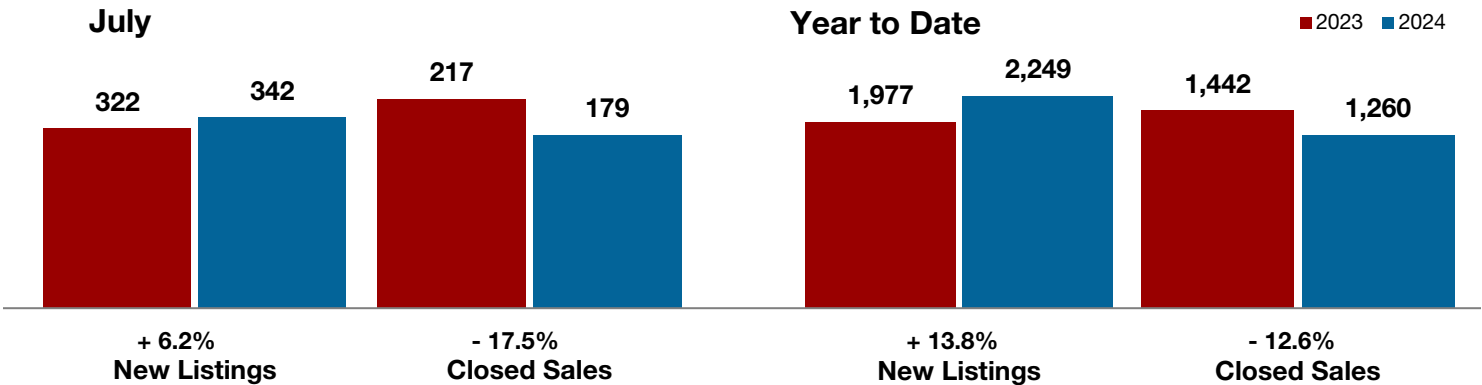
Change in
Closed Sales

Change in
Median Sales Price

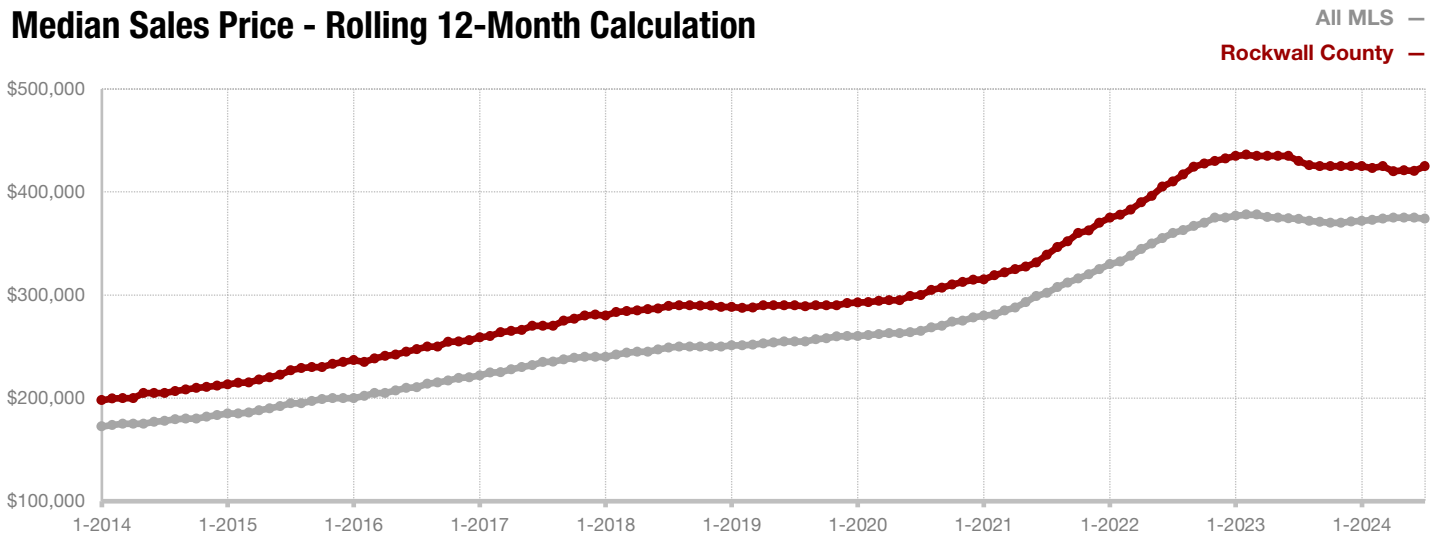
Rockwall County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	322	342	+ 6.2%	1,977	2,249	+ 13.8%
Pending Sales	251	186	- 25.9%	1,551	1,358	- 12.4%
Closed Sales	217	179	- 17.5%	1,442	1,260	- 12.6%
Average Sales Price*	\$483,838	\$537,156	+ 11.0%	\$498,517	\$509,138	+ 2.1%
Median Sales Price*	\$415,000	\$441,023	+ 6.3%	\$425,100	\$425,000	- 0.0%
Percent of Original List Price Received*	95.9%	95.5%	- 0.4%	94.6%	95.0%	+ 0.4%
Days on Market Until Sale	45	60	+ 33.3%	64	64	0.0%
Inventory of Homes for Sale	715	988	+ 38.2%	--	--	--
Months Supply of Inventory	3.6	5.5	+ 52.8%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



Shackelford County

- 40.0%

0.0%

+ 65.2%

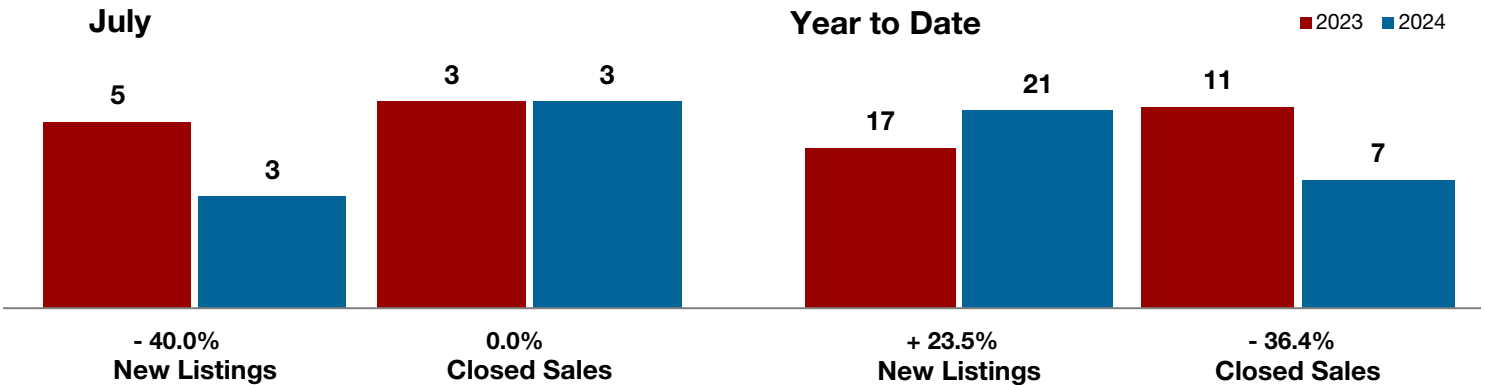
Change in
New Listings

Change in
Closed Sales

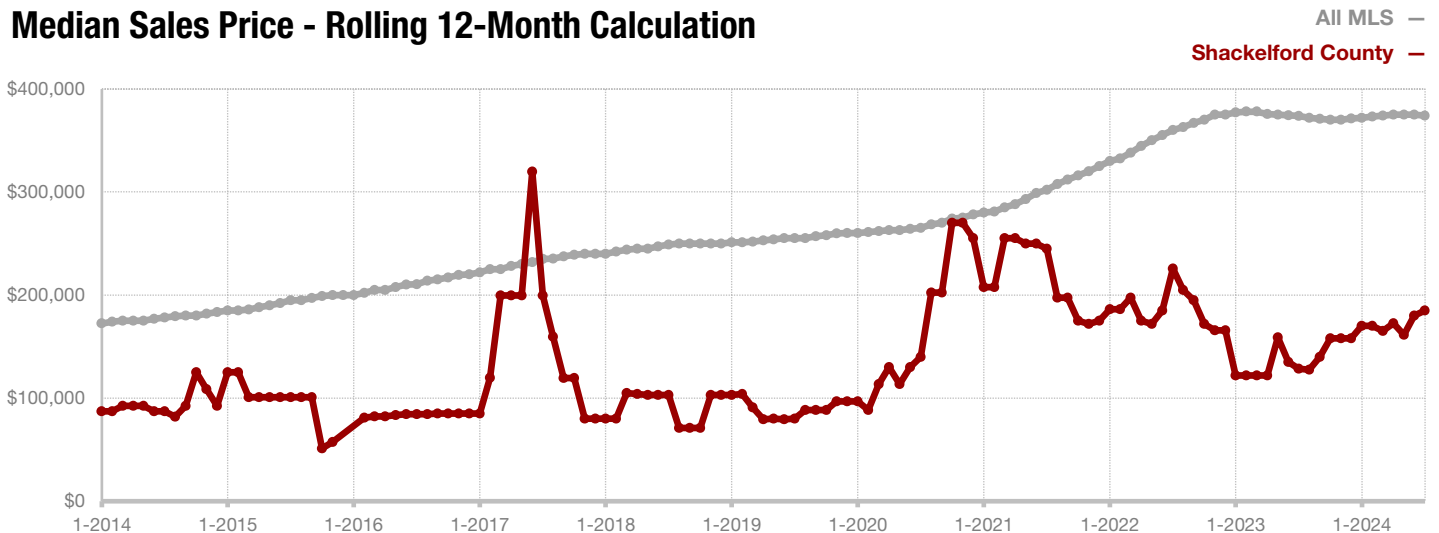
Change in
Median Sales Price

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	3	- 40.0%	17	21	+ 23.5%
Pending Sales	6	0	- 100.0%	13	9	- 30.8%
Closed Sales	3	3	0.0%	11	7	- 36.4%
Average Sales Price*	\$207,333	\$168,000	- 19.0%	\$167,500	\$236,476	+ 41.2%
Median Sales Price*	\$135,000	\$223,000	+ 65.2%	\$148,000	\$223,000	+ 50.7%
Percent of Original List Price Received*	84.7%	87.4%	+ 3.2%	79.9%	87.7%	+ 9.8%
Days on Market Until Sale	82	93	+ 13.4%	90	76	- 15.6%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	3.6	6.1	+ 69.4%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



- 14.9%

Change in
New Listings

- 5.1%

Change in
Closed Sales

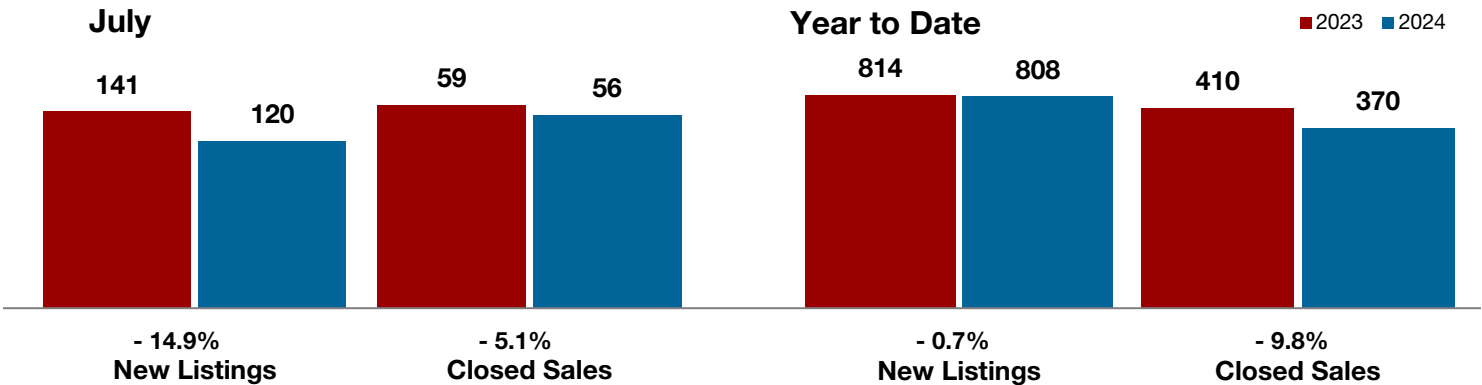
+ 7.4%

Change in
Median Sales Price

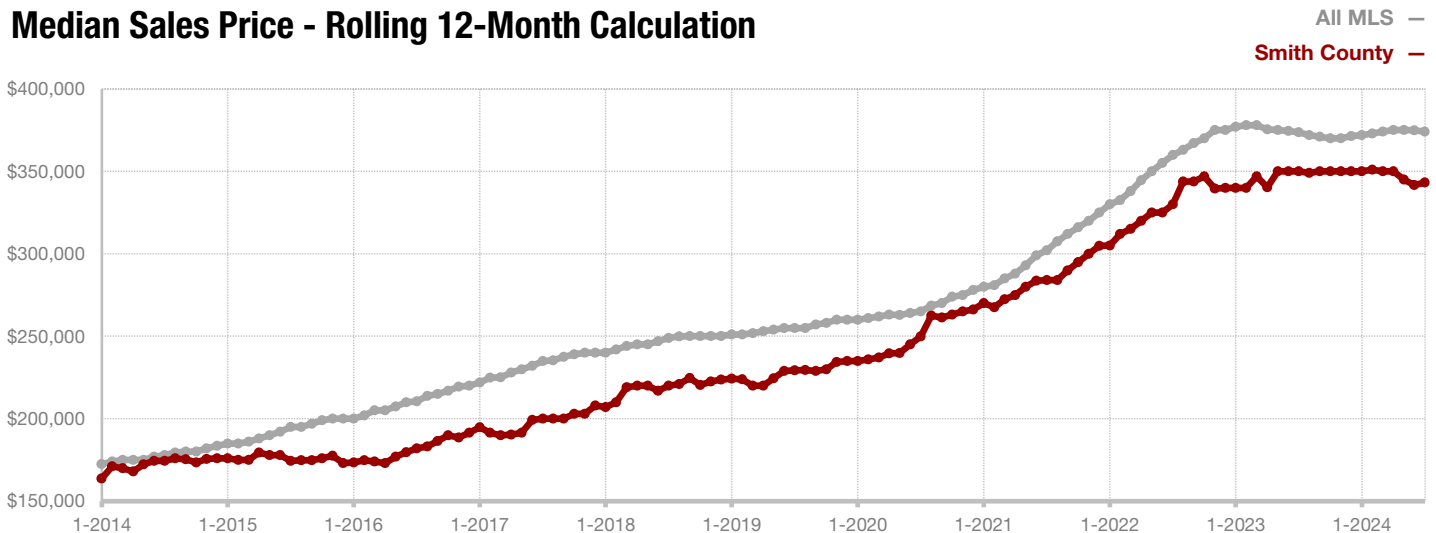
Smith County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	141	120	- 14.9%	814	808	- 0.7%
Pending Sales	69	51	- 26.1%	448	386	- 13.8%
Closed Sales	59	56	- 5.1%	410	370	- 9.8%
Average Sales Price*	\$475,748	\$466,496	- 1.9%	\$433,575	\$441,435	+ 1.8%
Median Sales Price*	\$325,000	\$348,950	+ 7.4%	\$351,000	\$340,000	- 3.1%
Percent of Original List Price Received*	96.1%	94.7%	- 1.5%	95.0%	94.3%	- 0.7%
Days on Market Until Sale	47	72	+ 53.2%	53	71	+ 34.0%
Inventory of Homes for Sale	364	409	+ 12.4%	--	--	--
Months Supply of Inventory	6.4	7.9	+ 23.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



- 5.9%

0.0%

- 1.7%

Change in
New Listings

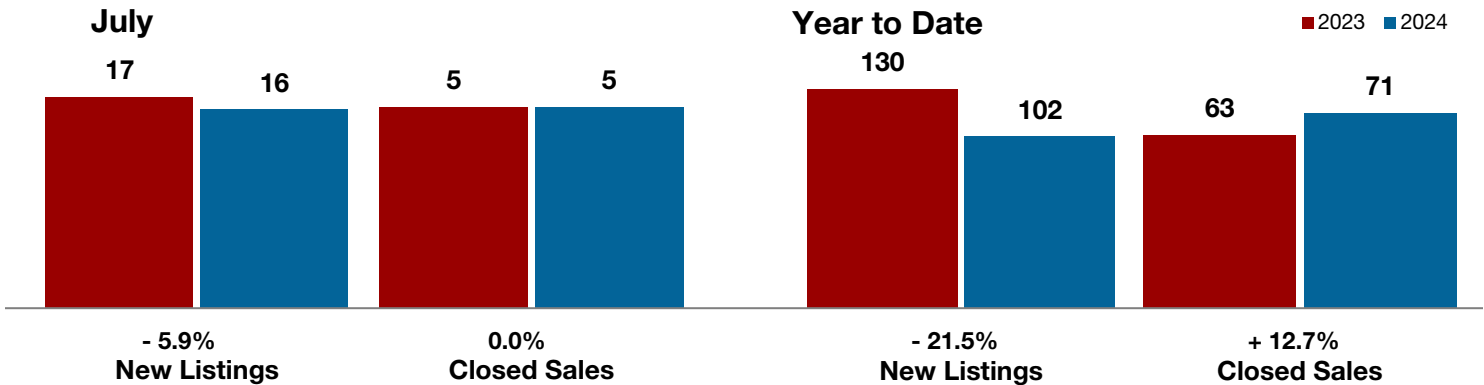
Change in
Closed Sales

Change in
Median Sales Price

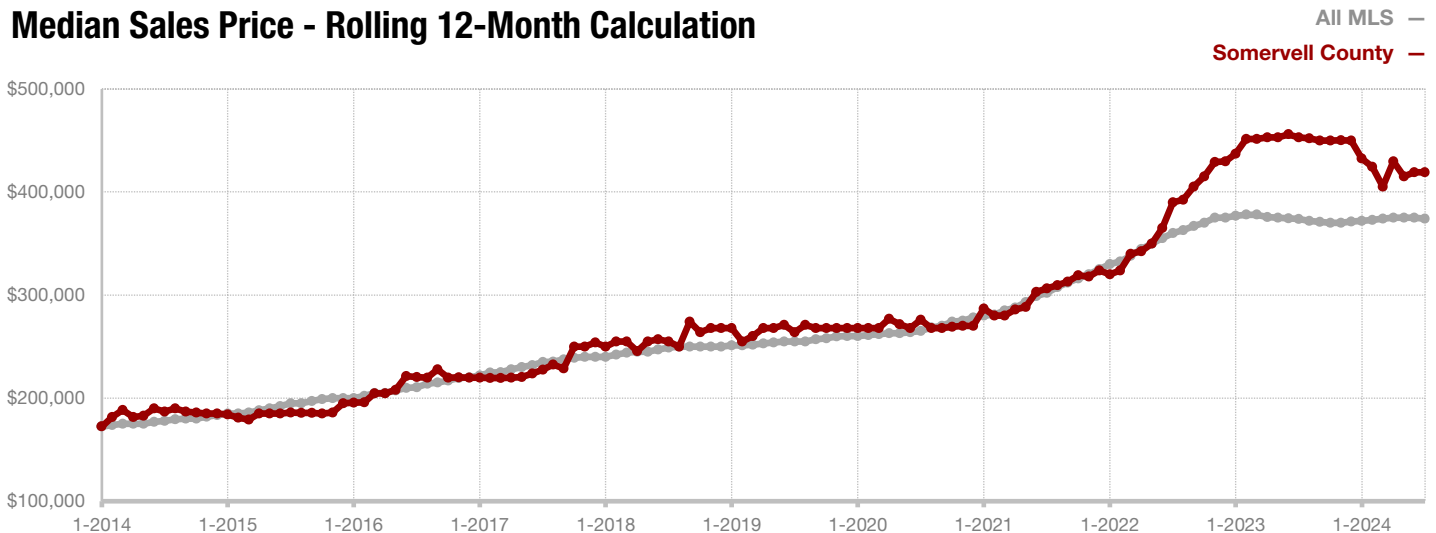
Somervell County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	17	16	- 5.9%	130	102	- 21.5%
Pending Sales	9	8	- 11.1%	69	70	+ 1.4%
Closed Sales	5	5	0.0%	63	71	+ 12.7%
Average Sales Price*	\$496,600	\$509,980	+ 2.7%	\$461,154	\$483,624	+ 4.9%
Median Sales Price*	\$460,000	\$452,000	- 1.7%	\$460,000	\$419,000	- 8.9%
Percent of Original List Price Received*	97.7%	90.5%	- 7.4%	94.0%	93.0%	- 1.1%
Days on Market Until Sale	37	106	+ 186.5%	68	128	+ 88.2%
Inventory of Homes for Sale	68	49	- 27.9%	--	--	--
Months Supply of Inventory	7.7	5.7	- 26.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 66.7%

+ 16.7%

+ 21.7%

Change in
New Listings

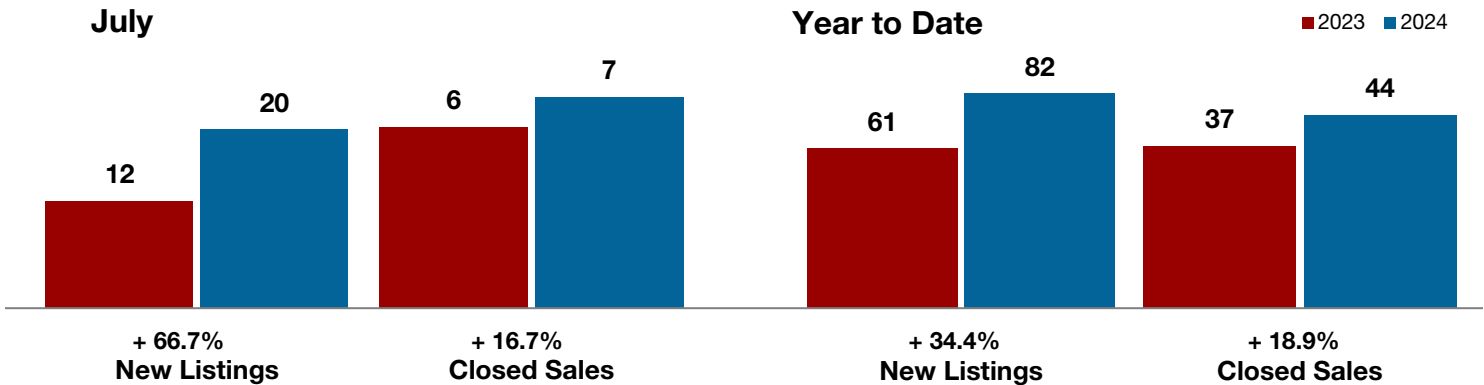
Change in
Closed Sales

Change in
Median Sales Price

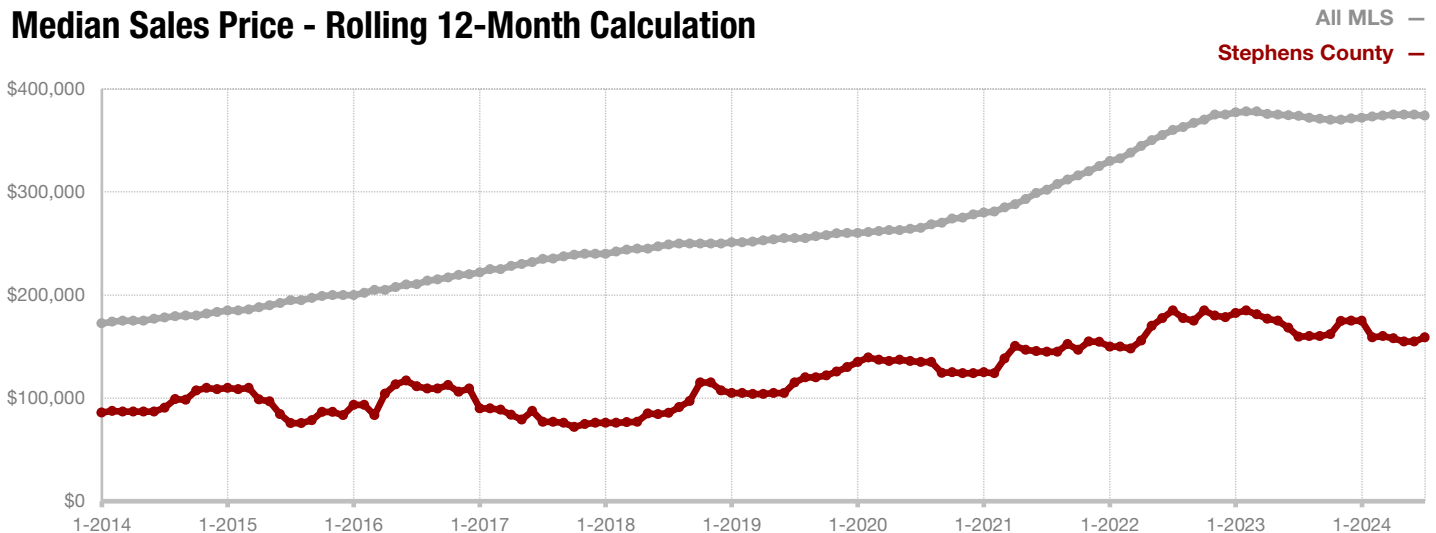
Stephens County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	12	20	+ 66.7%	61	82	+ 34.4%
Pending Sales	7	6	- 14.3%	43	43	0.0%
Closed Sales	6	7	+ 16.7%	37	44	+ 18.9%
Average Sales Price*	\$150,667	\$216,143	+ 43.5%	\$201,297	\$203,557	+ 1.1%
Median Sales Price*	\$152,000	\$185,000	+ 21.7%	\$159,000	\$150,000	- 5.7%
Percent of Original List Price Received*	82.7%	95.1%	+ 15.0%	87.9%	88.0%	+ 0.1%
Days on Market Until Sale	162	75	- 53.7%	95	112	+ 17.9%
Inventory of Homes for Sale	43	55	+ 27.9%	--	--	--
Months Supply of Inventory	6.4	9.2	+ 43.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



- 100.0% **- 100.0%** **--**

Change in
New Listings

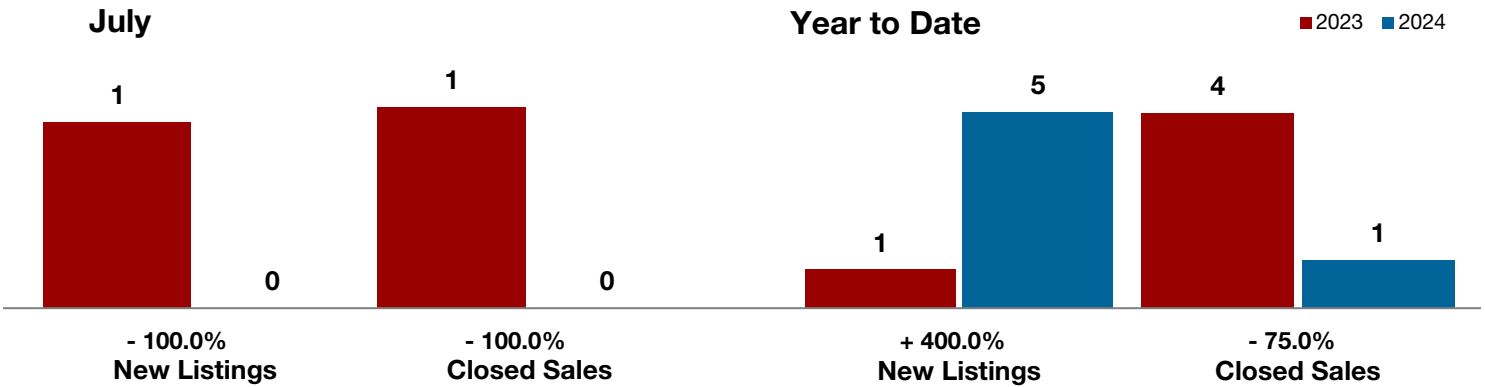
Change in
Closed Sales

Change in
Median Sales Price

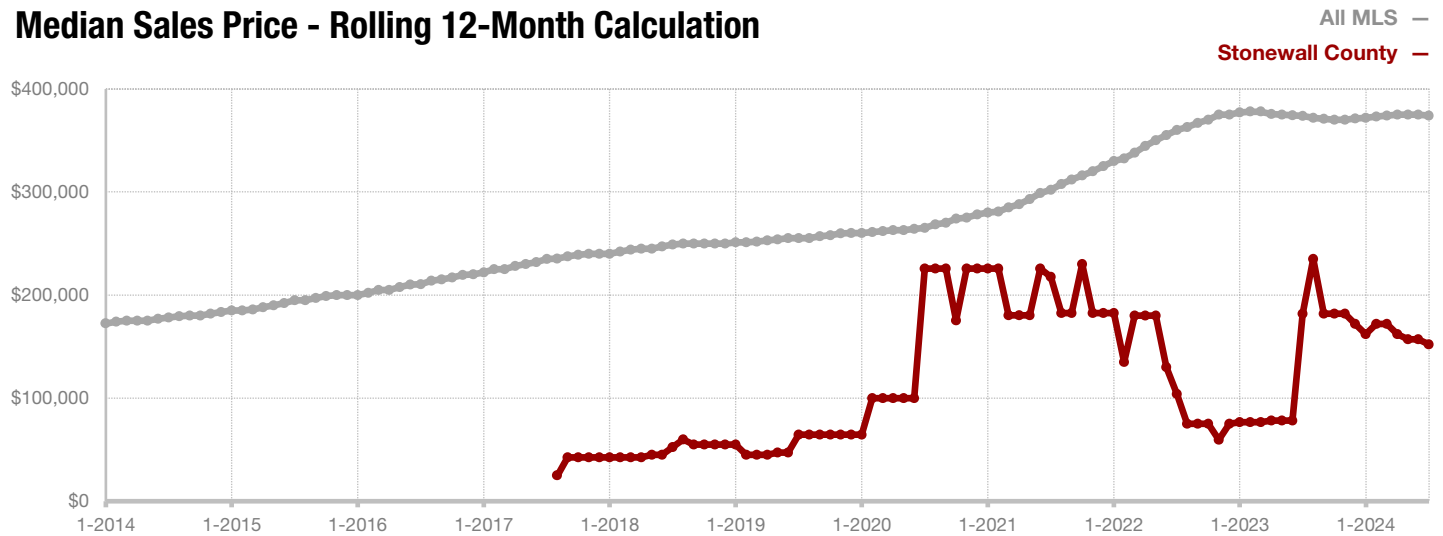
Stonewall County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1	0	- 100.0%	1	5	+ 400.0%
Pending Sales	1	0	- 100.0%	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Average Sales Price*	\$288,000	--	--	\$207,875	\$152,000	- 26.9%
Median Sales Price*	\$288,000	--	--	\$235,000	\$152,000	- 35.3%
Percent of Original List Price Received*	90.0%	--	--	91.1%	82.2%	- 9.8%
Days on Market Until Sale	173	--	--	121	10	- 91.7%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.9	4.0	+ 344.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 11.9%

+ 2.1%

+ 2.7%

Change in
New Listings

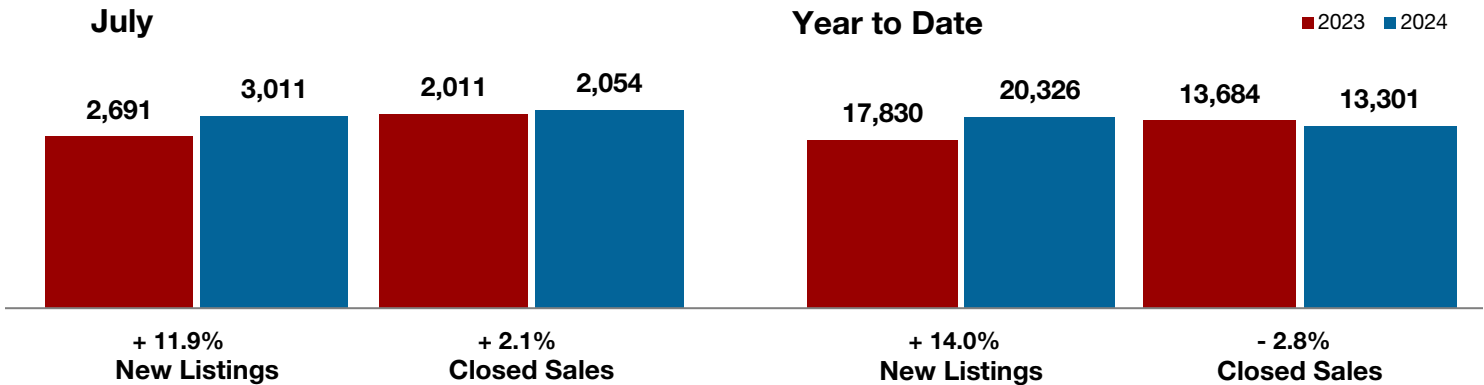
Change in
Closed Sales

Change in
Median Sales Price

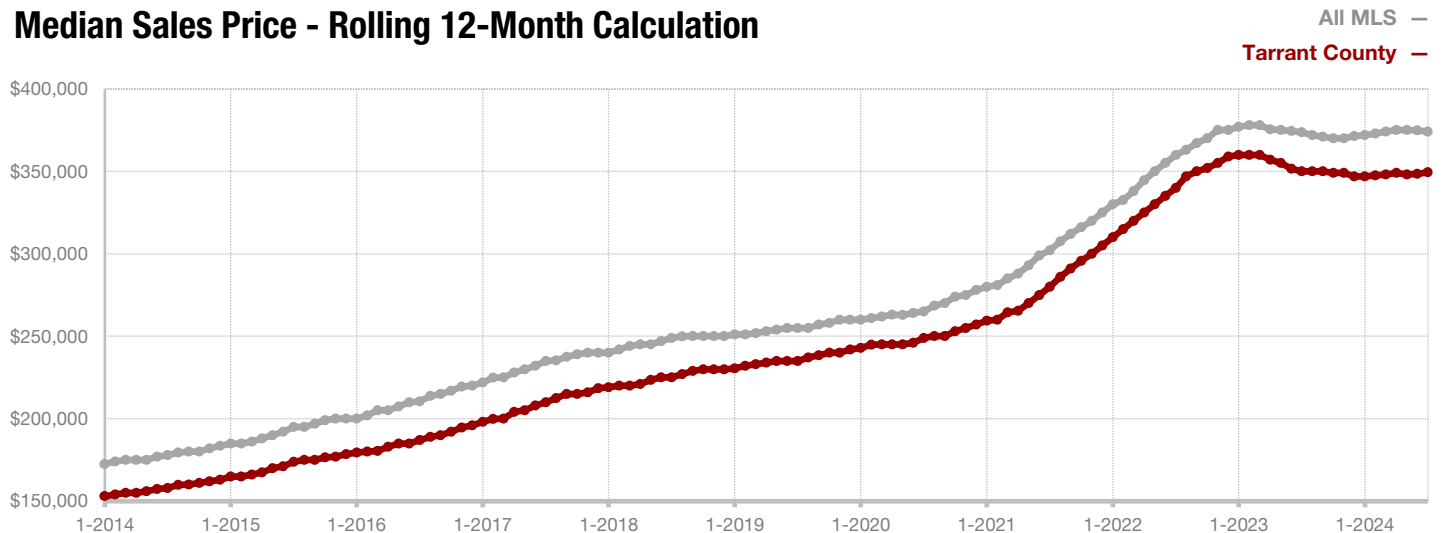
Tarrant County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,691	3,011	+ 11.9%	17,830	20,326	+ 14.0%
Pending Sales	2,062	1,778	- 13.8%	14,568	13,923	- 4.4%
Closed Sales	2,011	2,054	+ 2.1%	13,684	13,301	- 2.8%
Average Sales Price*	\$451,064	\$454,080	+ 0.7%	\$428,873	\$438,800	+ 2.3%
Median Sales Price*	\$350,500	\$360,000	+ 2.7%	\$349,000	\$350,000	+ 0.3%
Percent of Original List Price Received*	97.5%	96.6%	- 0.9%	96.7%	96.7%	0.0%
Days on Market Until Sale	32	40	+ 25.0%	42	44	+ 4.8%
Inventory of Homes for Sale	4,611	6,298	+ 36.6%	--	--	--
Months Supply of Inventory	2.4	3.5	+ 45.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 3.5%

+ 15.0%

- 4.6%

Change in
New Listings

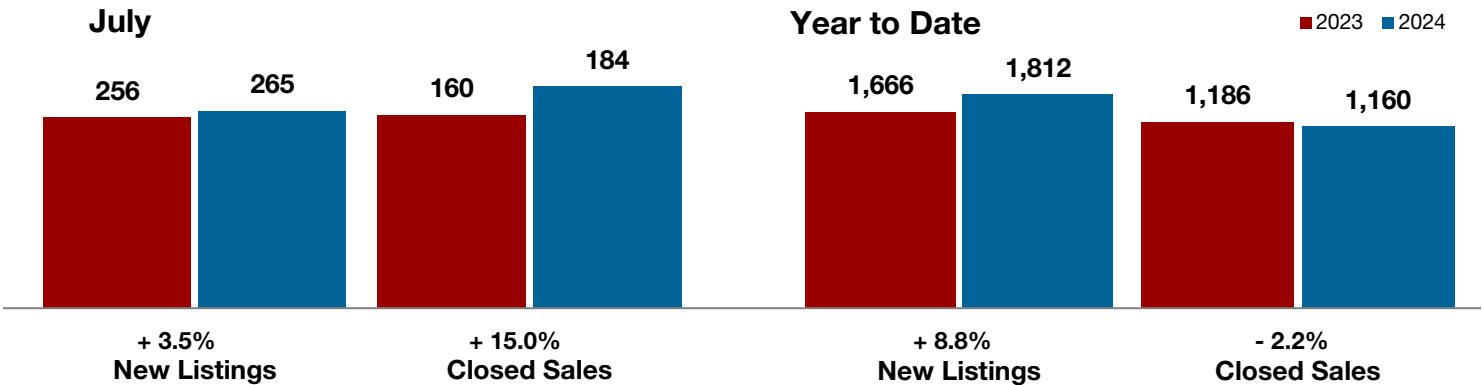
Change in
Closed Sales

Change in
Median Sales Price

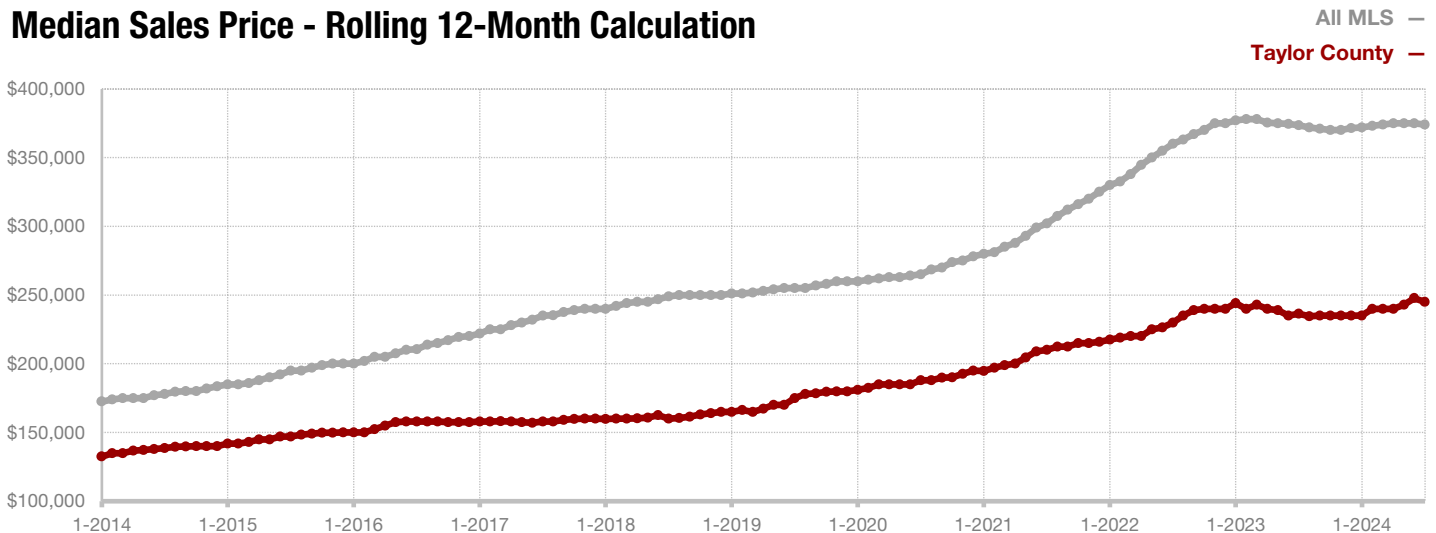
Taylor County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	256	265	+ 3.5%	1,666	1,812	+ 8.8%
Pending Sales	182	139	- 23.6%	1,288	1,240	- 3.7%
Closed Sales	160	184	+ 15.0%	1,186	1,160	- 2.2%
Average Sales Price*	\$280,531	\$274,350	- 2.2%	\$262,410	\$278,608	+ 6.2%
Median Sales Price*	\$256,250	\$244,464	- 4.6%	\$235,000	\$250,000	+ 6.4%
Percent of Original List Price Received*	95.4%	95.4%	0.0%	96.1%	95.5%	- 0.6%
Days on Market Until Sale	48	50	+ 4.2%	52	59	+ 13.5%
Inventory of Homes for Sale	557	729	+ 30.9%	--	--	--
Months Supply of Inventory	3.3	4.6	+ 39.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



- 11.8%

+ 100.0%

- 14.6%

Change in
New Listings

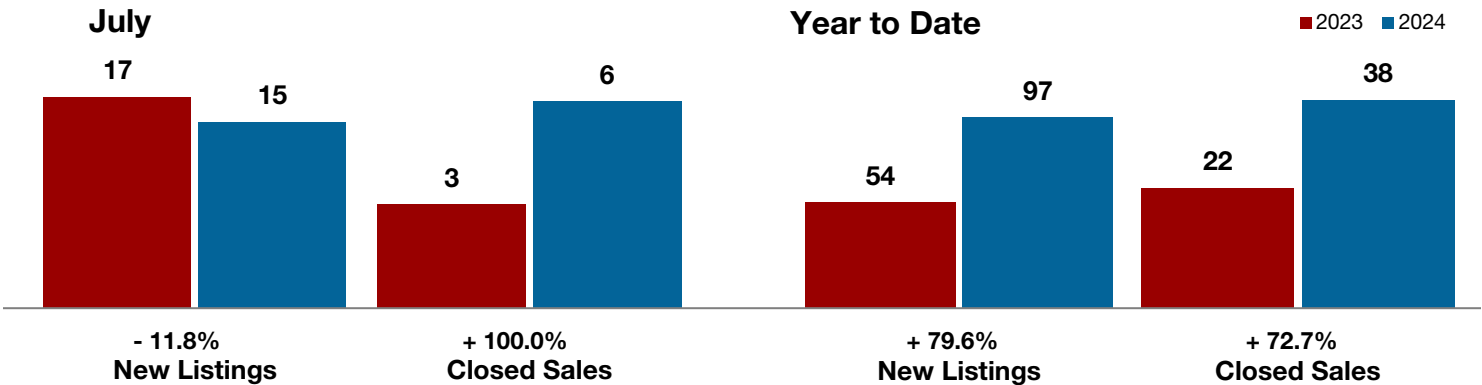
Change in
Closed Sales

Change in
Median Sales Price

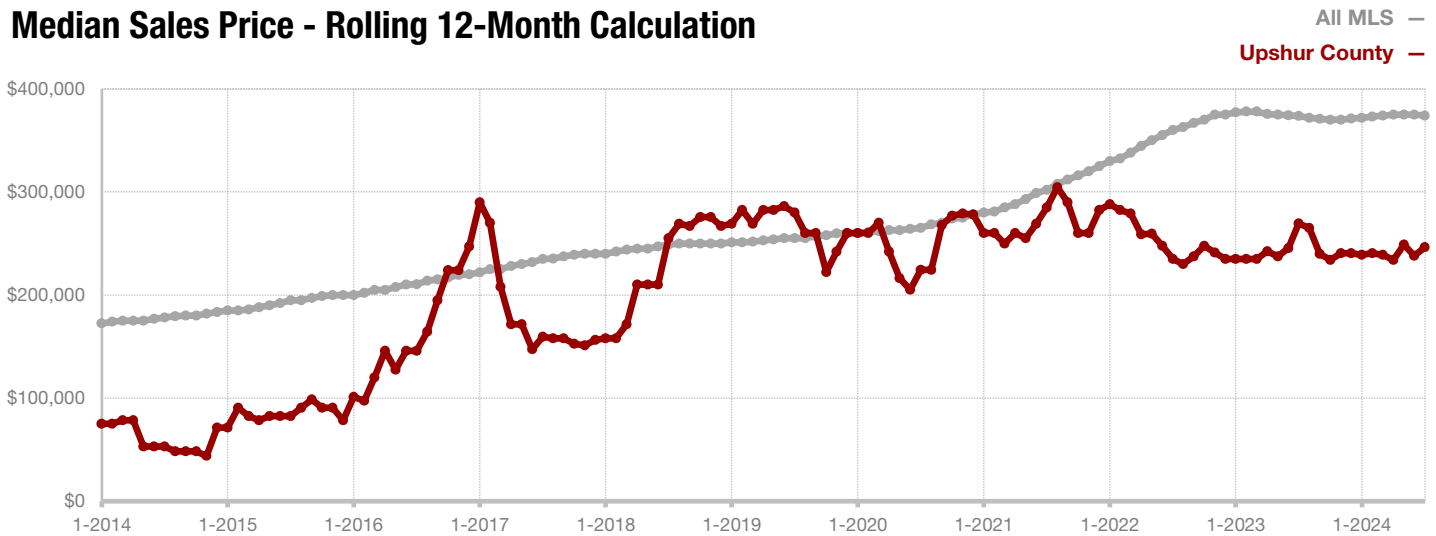
Upshur County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	17	15	- 11.8%	54	97	+ 79.6%
Pending Sales	3	3	0.0%	23	33	+ 43.5%
Closed Sales	3	6	+ 100.0%	22	38	+ 72.7%
Average Sales Price*	\$520,300	\$564,983	+ 8.6%	\$342,037	\$418,278	+ 22.3%
Median Sales Price*	\$520,900	\$444,950	- 14.6%	\$262,000	\$272,500	+ 4.0%
Percent of Original List Price Received*	98.1%	84.6%	- 13.8%	92.6%	89.5%	- 3.3%
Days on Market Until Sale	42	131	+ 211.9%	89	89	0.0%
Inventory of Homes for Sale	41	62	+ 51.2%	--	--	--
Months Supply of Inventory	9.6	10.9	+ 13.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 16.3%

Change in
New Listings

+ 6.4%

Change in
Closed Sales

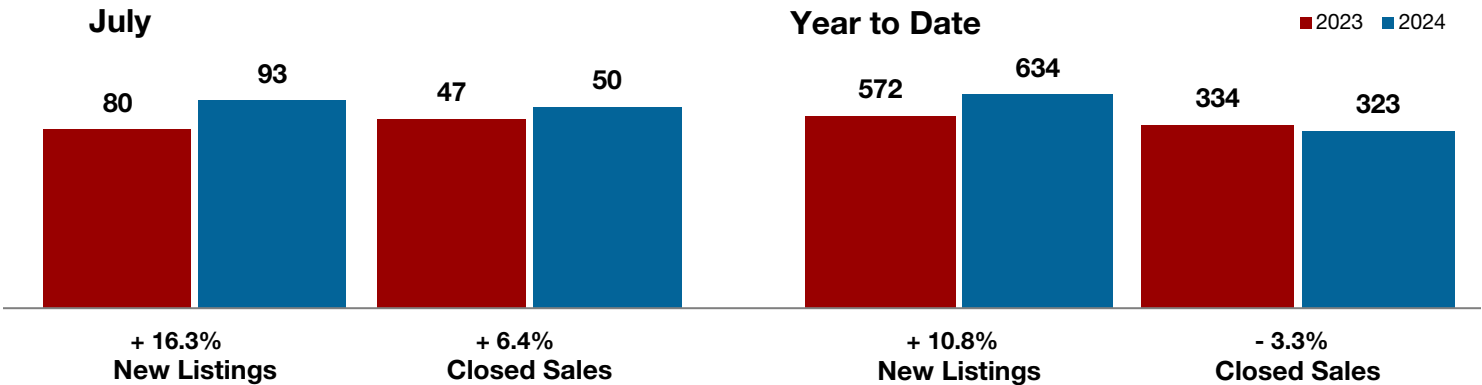
+ 25.9%

Change in
Median Sales Price

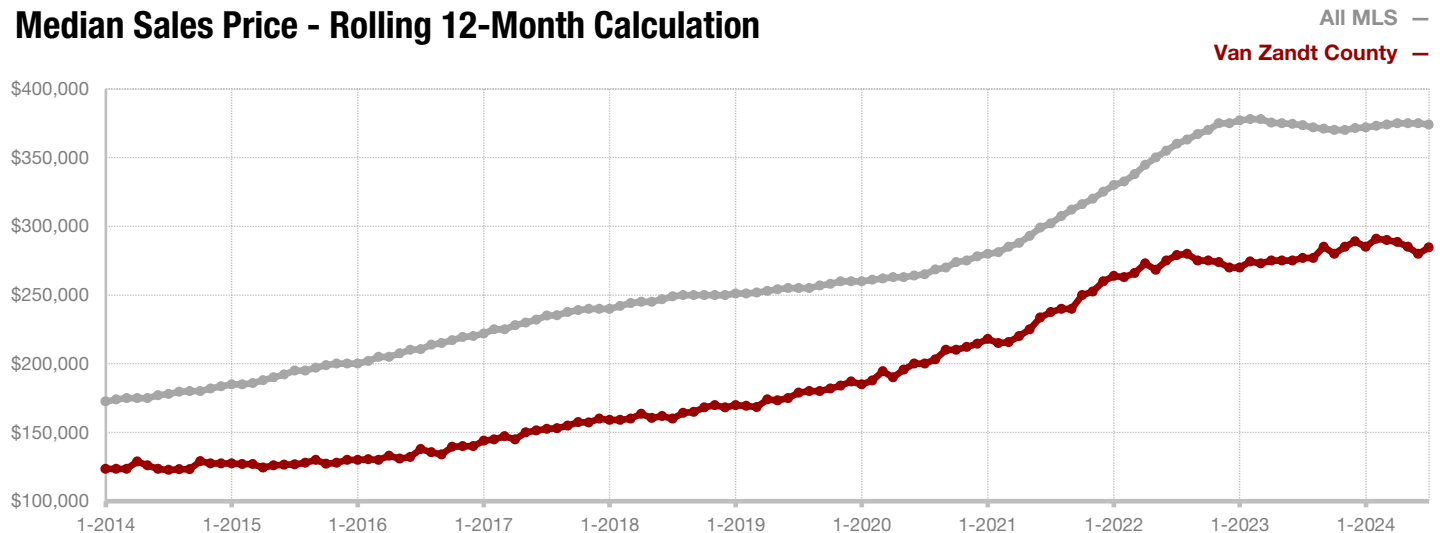
Van Zandt County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	80	93	+ 16.3%	572	634	+ 10.8%
Pending Sales	45	40	- 11.1%	347	343	- 1.2%
Closed Sales	47	50	+ 6.4%	334	323	- 3.3%
Average Sales Price*	\$303,472	\$415,301	+ 36.8%	\$330,368	\$353,990	+ 7.2%
Median Sales Price*	\$264,000	\$332,500	+ 25.9%	\$295,500	\$286,745	- 3.0%
Percent of Original List Price Received*	91.3%	93.4%	+ 2.3%	93.0%	93.2%	+ 0.2%
Days on Market Until Sale	79	69	- 12.7%	75	73	- 2.7%
Inventory of Homes for Sale	279	329	+ 17.9%	--	--	--
Months Supply of Inventory	5.9	7.3	+ 23.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 10.1%

- 15.2%

+ 1.7%

Change in
New Listings

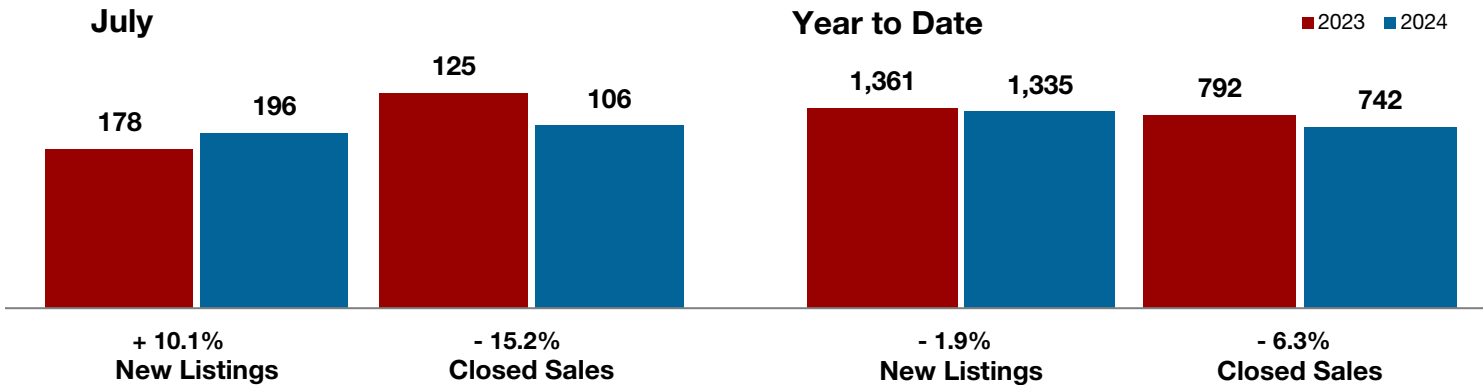
Change in
Closed Sales

Change in
Median Sales Price

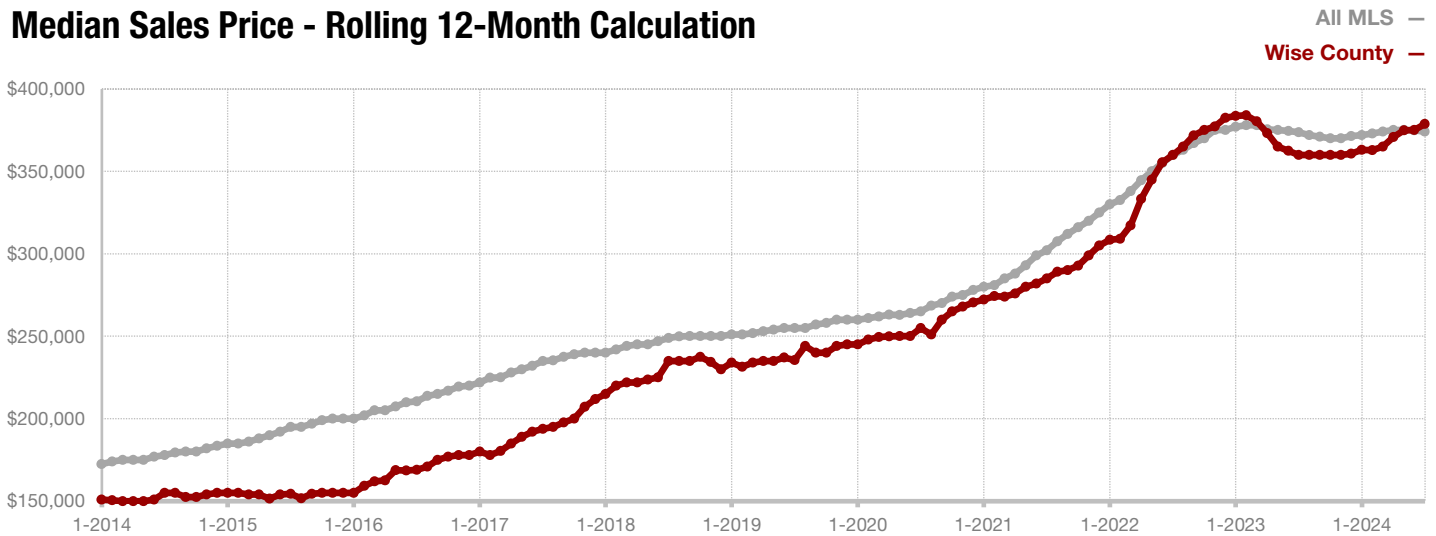
Wise County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	178	196	+ 10.1%	1,361	1,335	- 1.9%
Pending Sales	113	93	- 17.7%	851	762	- 10.5%
Closed Sales	125	106	- 15.2%	792	742	- 6.3%
Average Sales Price*	\$406,976	\$419,824	+ 3.2%	\$398,733	\$427,826	+ 7.3%
Median Sales Price*	\$355,000	\$361,000	+ 1.7%	\$353,074	\$379,288	+ 7.4%
Percent of Original List Price Received*	97.9%	94.8%	- 3.2%	96.2%	94.8%	- 1.5%
Days on Market Until Sale	49	72	+ 46.9%	62	87	+ 40.3%
Inventory of Homes for Sale	596	652	+ 9.4%	--	--	--
Months Supply of Inventory	5.7	6.4	+ 12.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



+ 9.1%

- 5.0%

- 7.9%

Change in
New Listings

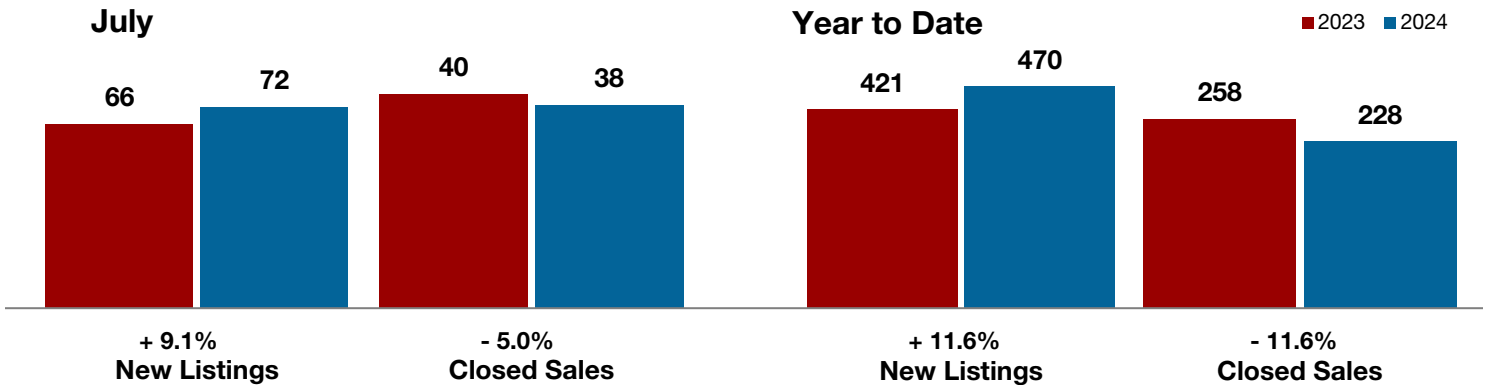
Change in
Closed Sales

Change in
Median Sales Price

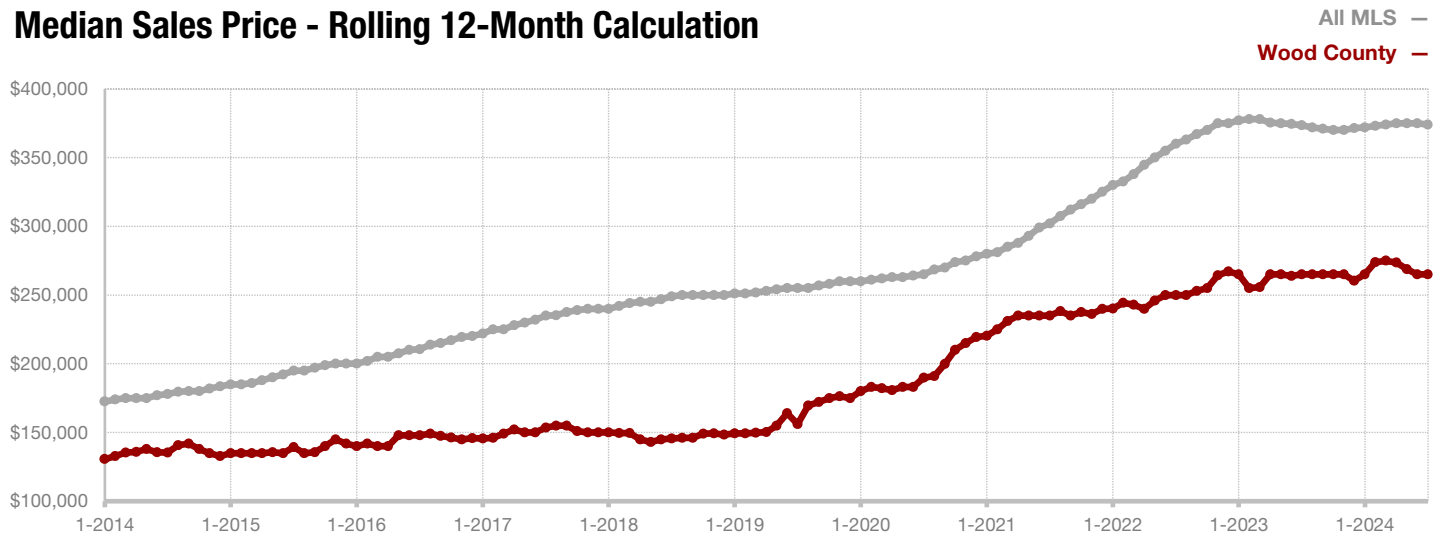
Wood County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	66	72	+ 9.1%	421	470	+ 11.6%
Pending Sales	39	22	- 43.6%	266	236	- 11.3%
Closed Sales	40	38	- 5.0%	258	228	- 11.6%
Average Sales Price*	\$331,585	\$301,512	- 9.1%	\$328,492	\$319,982	- 2.6%
Median Sales Price*	\$285,000	\$262,500	- 7.9%	\$255,650	\$265,000	+ 3.7%
Percent of Original List Price Received*	92.5%	89.6%	- 3.1%	93.2%	91.3%	- 2.0%
Days on Market Until Sale	69	83	+ 20.3%	63	79	+ 25.4%
Inventory of Homes for Sale	203	279	+ 37.4%	--	--	--
Months Supply of Inventory	5.7	8.5	+ 49.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – July 2024

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



- 26.9%

- 28.6%

+ 33.5%

Change in
New Listings

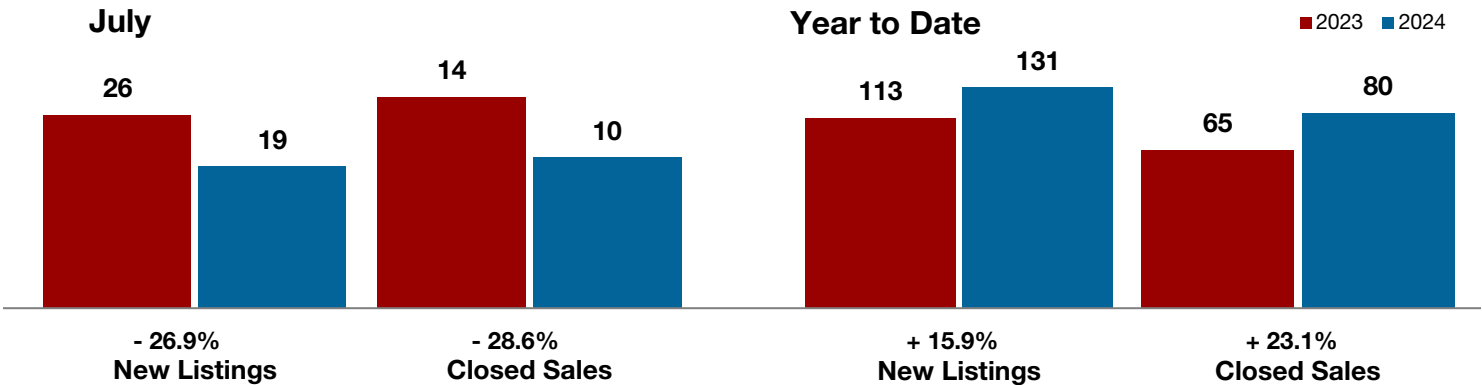
Change in
Closed Sales

Change in
Median Sales Price

Young County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	26	19	- 26.9%	113	131	+ 15.9%
Pending Sales	10	6	- 40.0%	73	84	+ 15.1%
Closed Sales	14	10	- 28.6%	65	80	+ 23.1%
Average Sales Price*	\$216,393	\$266,544	+ 23.2%	\$499,715	\$257,135	- 48.5%
Median Sales Price*	\$187,250	\$249,900	+ 33.5%	\$208,000	\$225,000	+ 8.2%
Percent of Original List Price Received*	88.0%	94.4%	+ 7.3%	90.5%	90.6%	+ 0.1%
Days on Market Until Sale	78	78	0.0%	65	72	+ 10.8%
Inventory of Homes for Sale	49	70	+ 42.9%	--	--	--
Months Supply of Inventory	4.8	6.5	+ 35.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

