

Local Market Updates

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



June 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 – June 2024

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



- 20.0%

Change in
New Listings

- 20.0%

Change in
Closed Sales

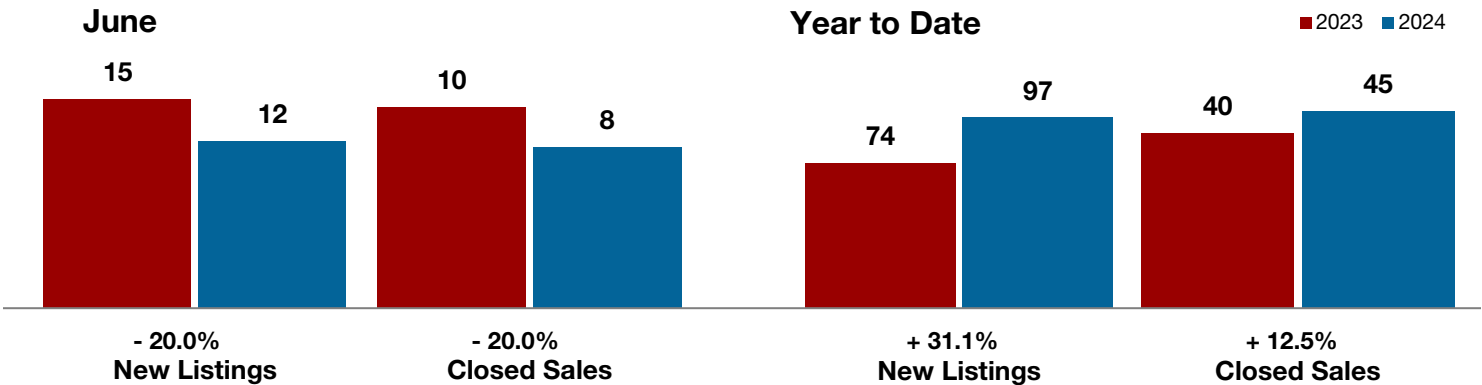
- 11.4%

Change in
Median Sales Price

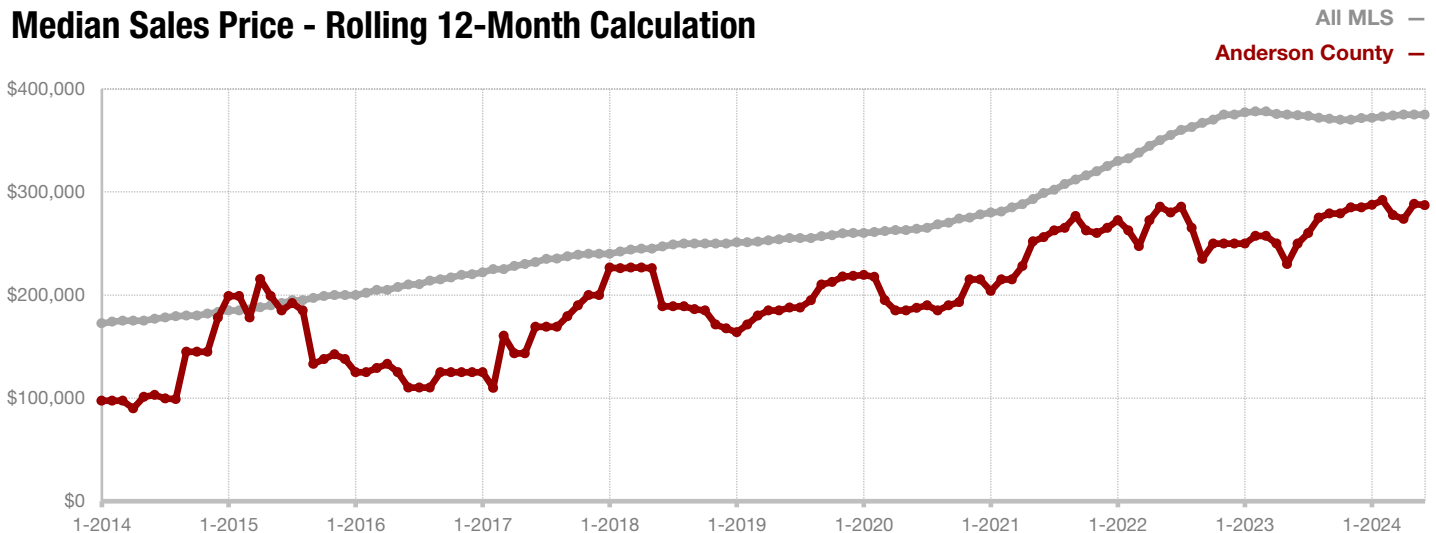
Anderson County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	15	12	- 20.0%	74	97	+ 31.1%
Pending Sales	5	5	0.0%	40	44	+ 10.0%
Closed Sales	10	8	- 20.0%	40	45	+ 12.5%
Average Sales Price*	\$369,000	\$422,250	+ 14.4%	\$359,478	\$331,651	- 7.7%
Median Sales Price*	\$378,500	\$335,500	- 11.4%	\$270,000	\$270,500	+ 0.2%
Percent of Original List Price Received*	96.0%	94.5%	- 1.6%	92.9%	89.8%	- 3.3%
Days on Market Until Sale	57	99	+ 73.7%	58	90	+ 55.2%
Inventory of Homes for Sale	42	64	+ 52.4%	--	--	--
Months Supply of Inventory	7.1	10.4	+ 46.5%	--	--	--

* 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 – June 2024

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



- 9.7%

- 44.0%

+ 26.0%

Change in
New Listings

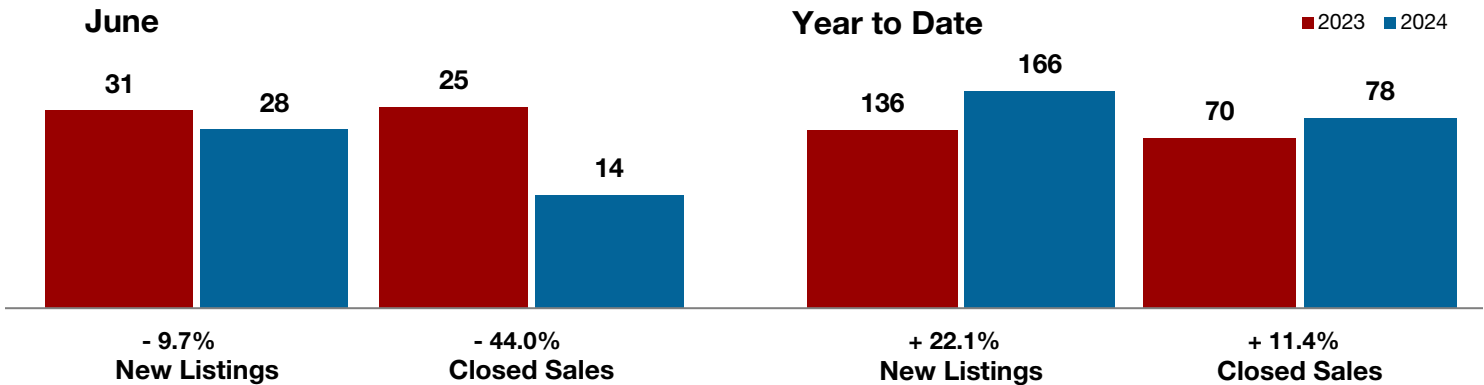
Change in
Closed Sales

Change in
Median Sales Price

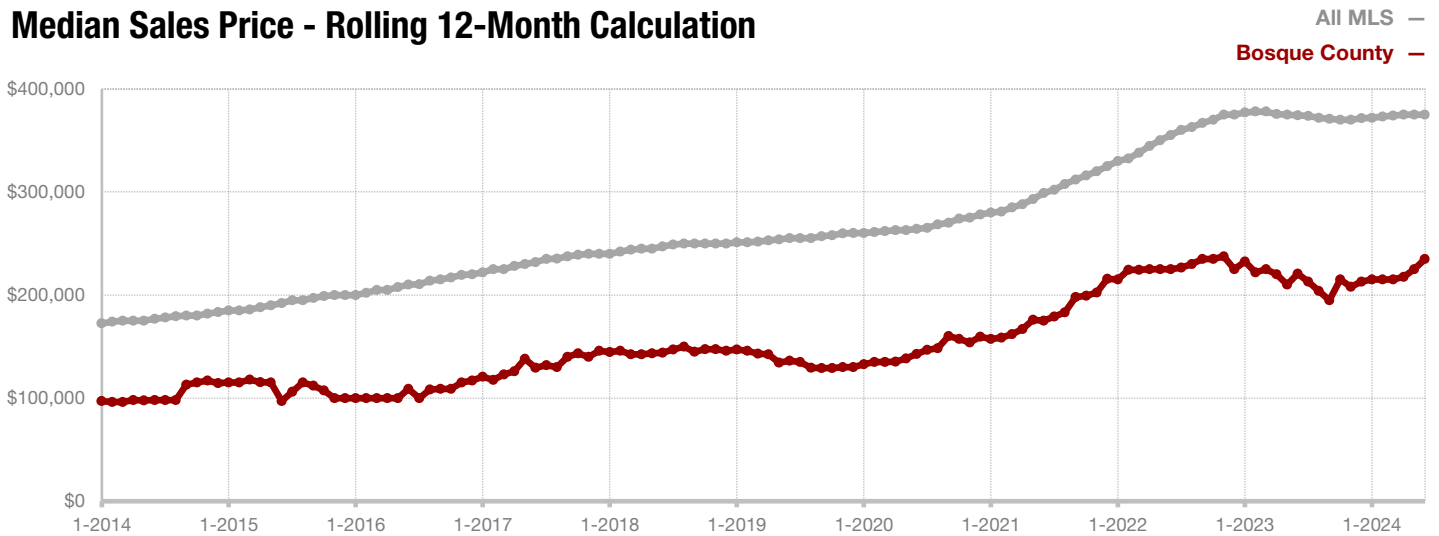
Bosque County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	31	28	- 9.7%	136	166	+ 22.1%
Pending Sales	19	12	- 36.8%	81	84	+ 3.7%
Closed Sales	25	14	- 44.0%	70	78	+ 11.4%
Average Sales Price*	\$289,831	\$309,807	+ 6.9%	\$274,957	\$426,566	+ 55.1%
Median Sales Price*	\$224,377	\$282,750	+ 26.0%	\$215,500	\$260,000	+ 20.6%
Percent of Original List Price Received*	87.0%	95.7%	+ 10.0%	89.2%	90.0%	+ 0.9%
Days on Market Until Sale	75	72	- 4.0%	75	84	+ 12.0%
Inventory of Homes for Sale	77	112	+ 45.5%	--	--	--
Months Supply of Inventory	6.1	8.8	+ 44.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



- 32.2%

Change in
New Listings

- 5.1%

Change in
Closed Sales

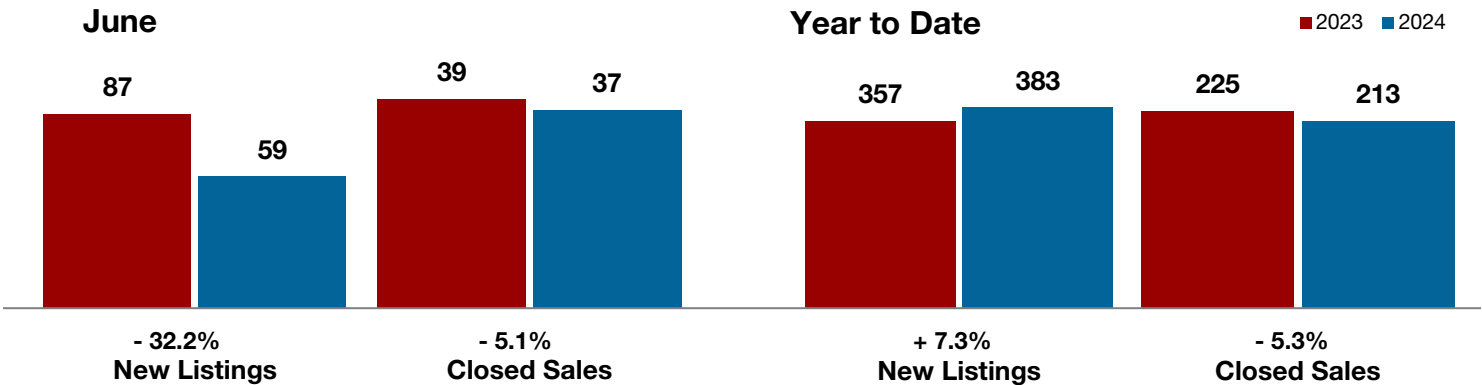
+ 27.8%

Change in
Median Sales Price

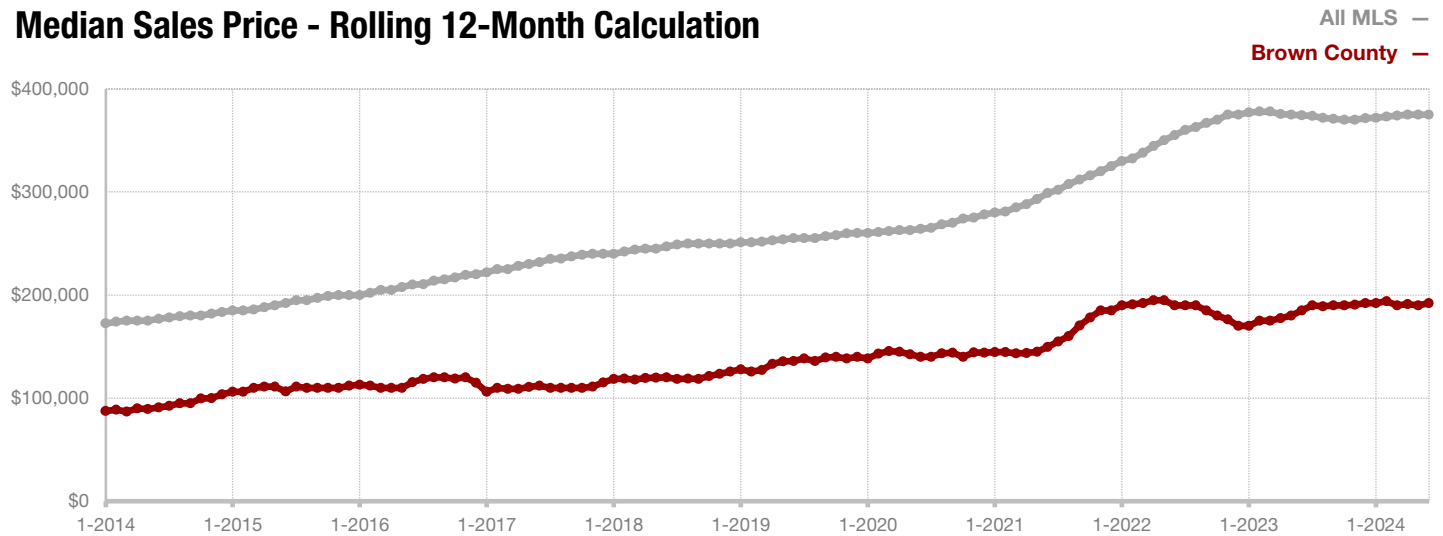
Brown County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	87	59	- 32.2%	357	383	+ 7.3%
Pending Sales	46	31	- 32.6%	238	211	- 11.3%
Closed Sales	39	37	- 5.1%	225	213	- 5.3%
Average Sales Price*	\$276,142	\$353,303	+ 27.9%	\$264,204	\$283,933	+ 7.5%
Median Sales Price*	\$180,000	\$230,000	+ 27.8%	\$207,000	\$211,000	+ 1.9%
Percent of Original List Price Received*	88.8%	92.0%	+ 3.6%	91.9%	92.2%	+ 0.3%
Days on Market Until Sale	84	71	- 15.5%	69	66	- 4.3%
Inventory of Homes for Sale	219	224	+ 2.3%	--	--	--
Months Supply of Inventory	5.8	6.1	+ 5.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



- 17.9%

- 7.1%

+ 36.5%

Change in
New Listings

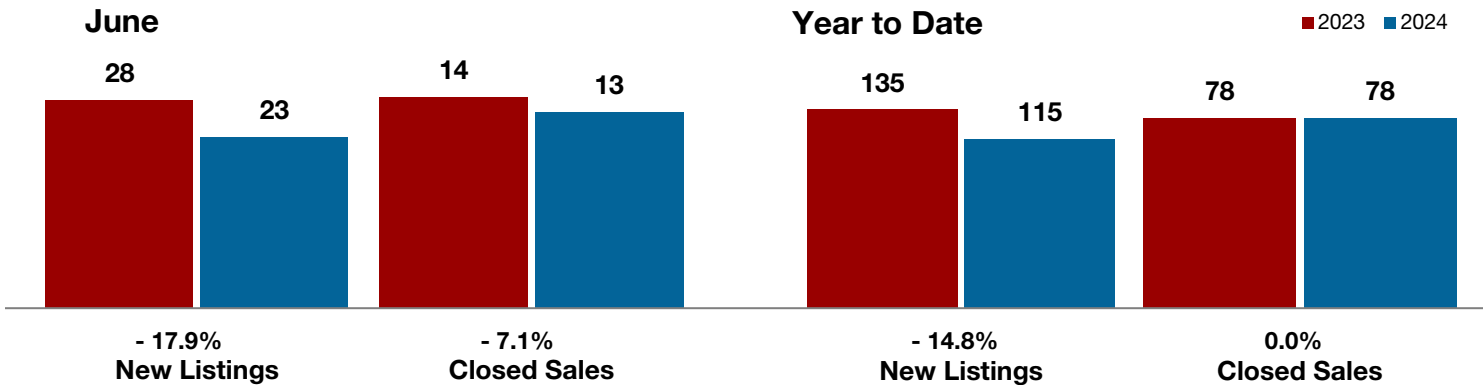
Change in
Closed Sales

Change in
Median Sales Price

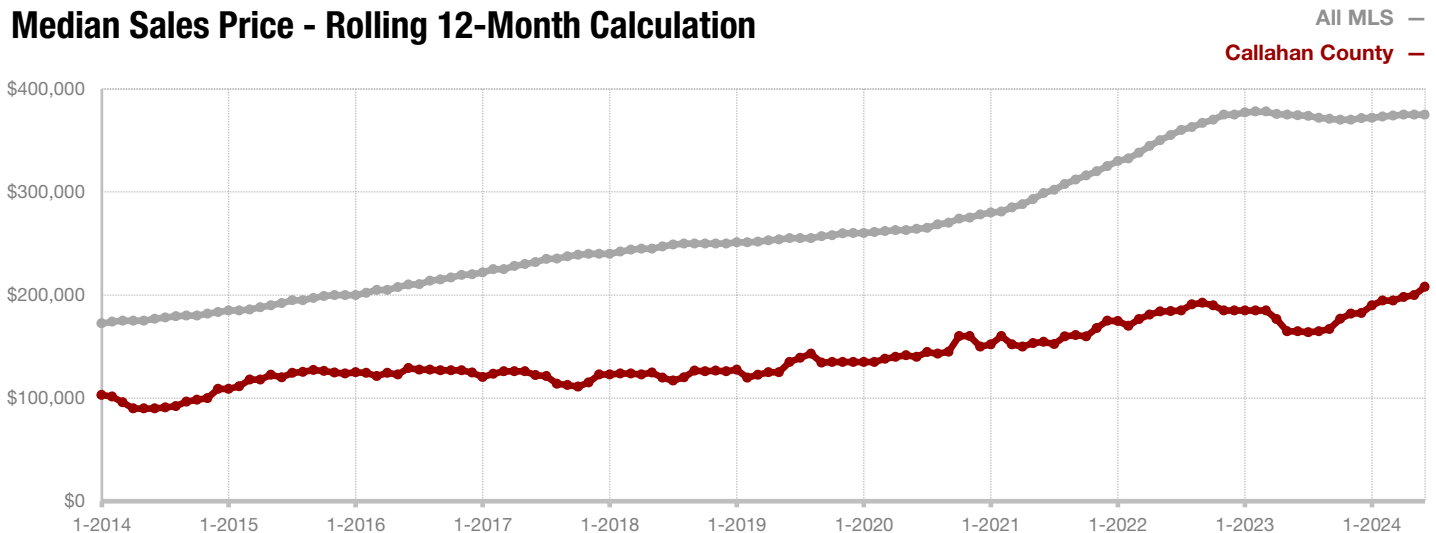
Callahan County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	28	23	- 17.9%	135	115	- 14.8%
Pending Sales	22	12	- 45.5%	95	75	- 21.1%
Closed Sales	14	13	- 7.1%	78	78	0.0%
Average Sales Price*	\$220,500	\$414,662	+ 88.1%	\$192,937	\$312,622	+ 62.0%
Median Sales Price*	\$179,500	\$245,000	+ 36.5%	\$158,750	\$215,000	+ 35.4%
Percent of Original List Price Received*	89.3%	95.0%	+ 6.4%	89.5%	91.8%	+ 2.6%
Days on Market Until Sale	44	50	+ 13.6%	47	65	+ 38.3%
Inventory of Homes for Sale	56	62	+ 10.7%	--	--	--
Months Supply of Inventory	4.0	5.1	+ 27.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



+ 66.7%

- 50.0%

- 51.8%

Change in
New Listings

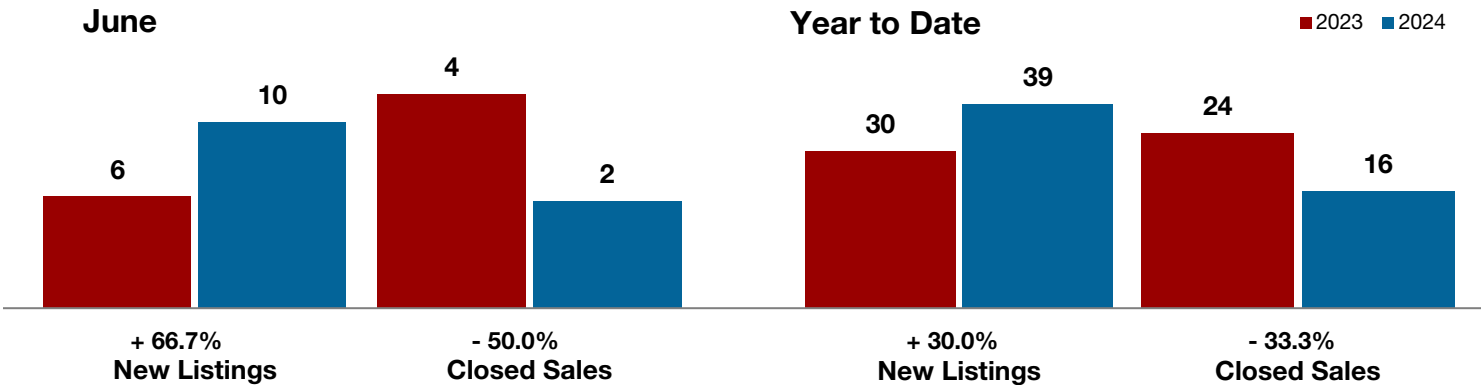
Change in
Closed Sales

Change in
Median Sales Price

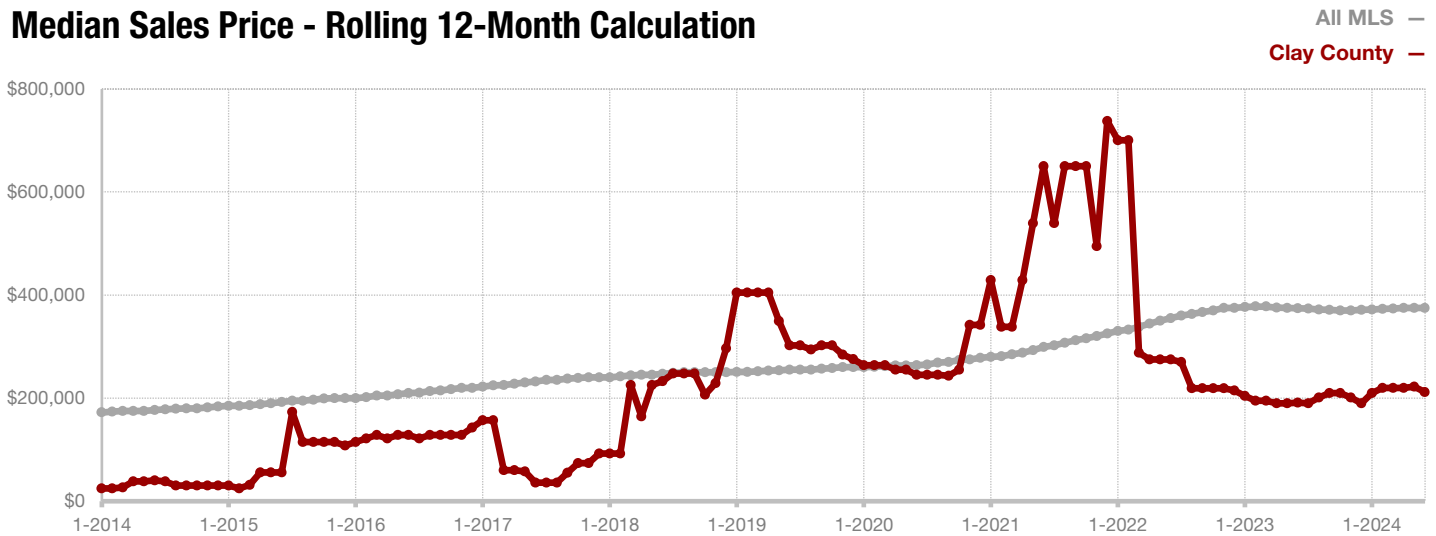
Clay County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	6	10	+ 66.7%	30	39	+ 30.0%
Pending Sales	4	4	0.0%	21	16	- 23.8%
Closed Sales	4	2	- 50.0%	24	16	- 33.3%
Average Sales Price*	\$480,850	\$139,500	- 71.0%	\$245,508	\$289,749	+ 18.0%
Median Sales Price*	\$289,200	\$139,500	- 51.8%	\$181,500	\$214,500	+ 18.2%
Percent of Original List Price Received*	97.7%	94.2%	- 3.6%	92.5%	89.4%	- 3.4%
Days on Market Until Sale	26	21	- 19.2%	62	106	+ 71.0%
Inventory of Homes for Sale	19	34	+ 78.9%	--	--	--
Months Supply of Inventory	5.8	11.7	+ 101.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



0.0%

- 50.0%

+ 29.8%

Change in
New Listings

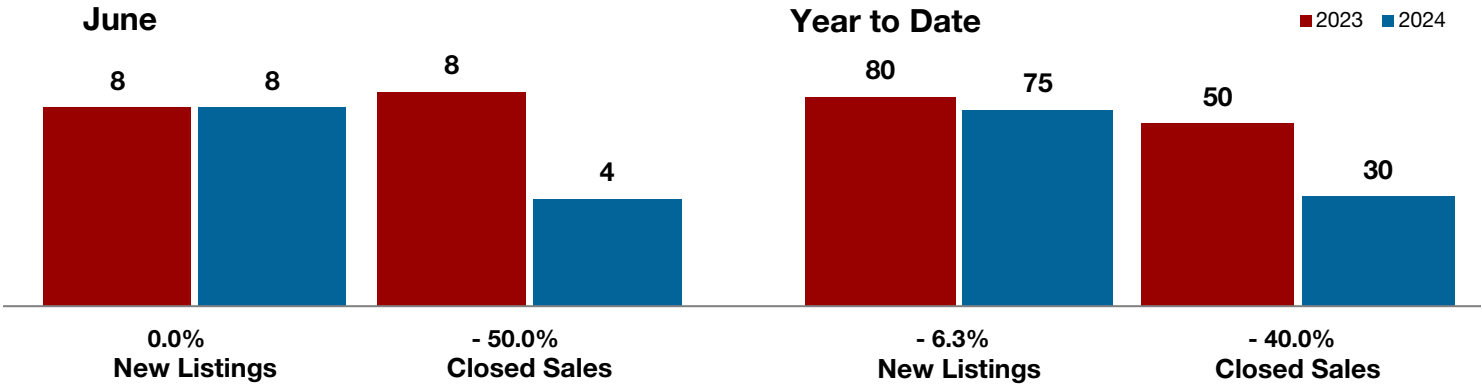
Change in
Closed Sales

Change in
Median Sales Price

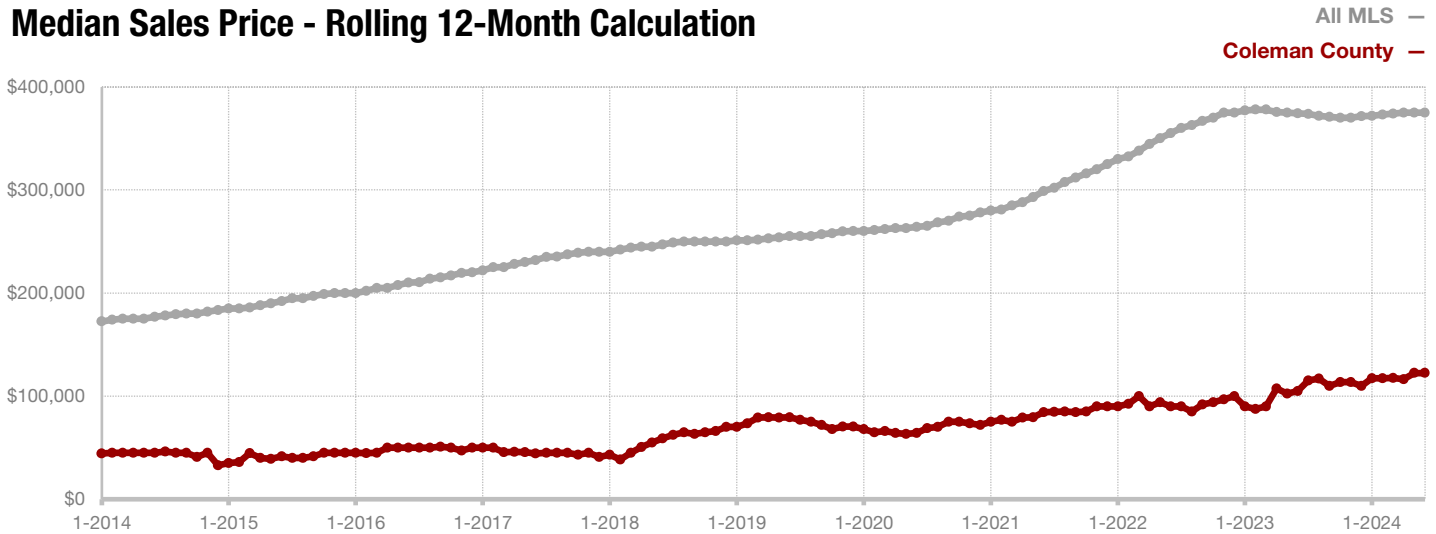
Coleman County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	8	0.0%	80	75	- 6.3%
Pending Sales	6	2	- 66.7%	48	37	- 22.9%
Closed Sales	8	4	- 50.0%	50	30	- 40.0%
Average Sales Price*	\$122,188	\$345,000	+ 182.4%	\$141,477	\$157,128	+ 11.1%
Median Sales Price*	\$109,750	\$142,500	+ 29.8%	\$90,000	\$115,000	+ 27.8%
Percent of Original List Price Received*	87.2%	87.7%	+ 0.6%	83.3%	85.5%	+ 2.6%
Days on Market Until Sale	47	27	- 42.6%	83	80	- 3.6%
Inventory of Homes for Sale	55	54	- 1.8%	--	--	--
Months Supply of Inventory	7.3	10.1	+ 38.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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+ 9.0%

Change in
New Listings

- 8.6%

Change in
Closed Sales

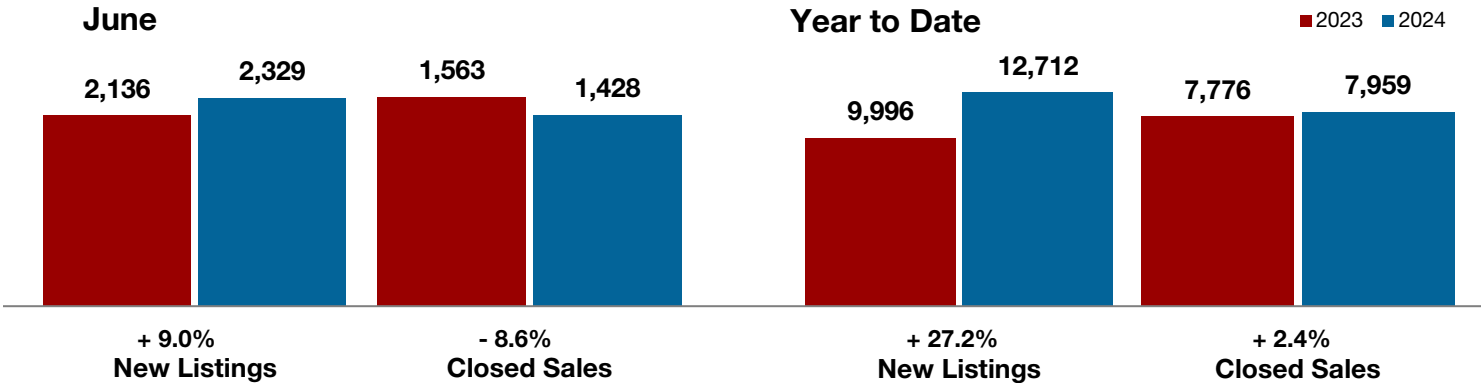
- 5.6%

Change in
Median Sales Price

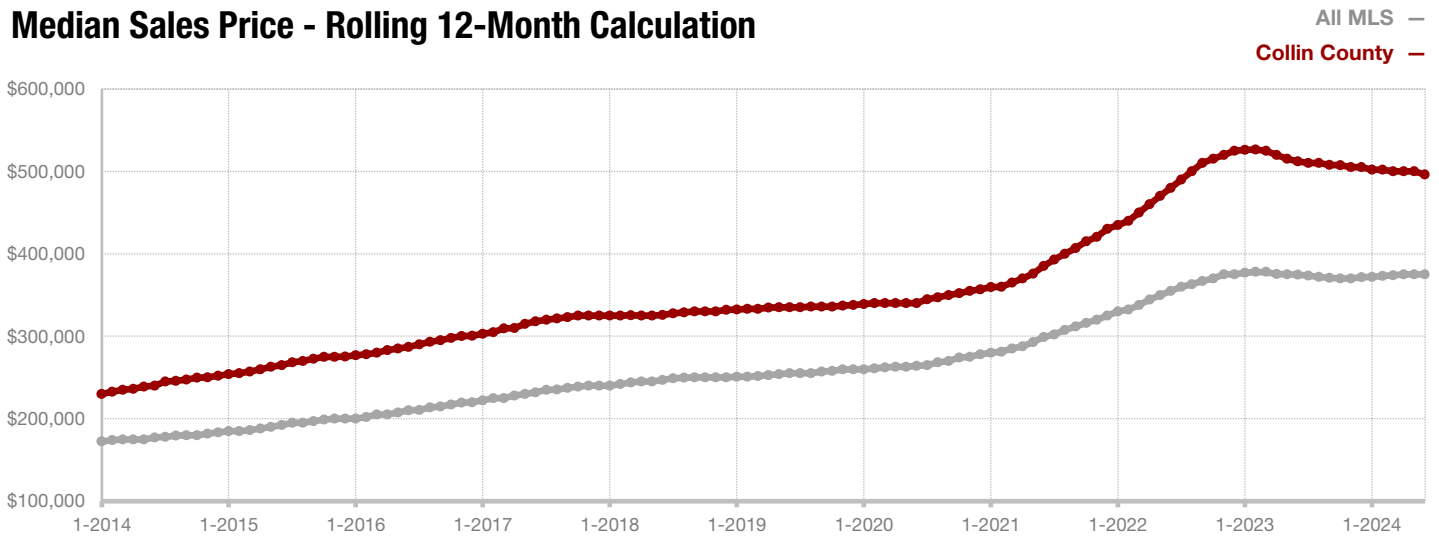
Collin County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,136	2,329	+ 9.0%	9,996	12,712	+ 27.2%
Pending Sales	1,418	1,215	- 14.3%	8,387	8,380	- 0.1%
Closed Sales	1,563	1,428	- 8.6%	7,776	7,959	+ 2.4%
Average Sales Price*	\$608,413	\$593,841	- 2.4%	\$581,353	\$568,572	- 2.2%
Median Sales Price*	\$540,000	\$510,000	- 5.6%	\$514,900	\$495,000	- 3.9%
Percent of Original List Price Received*	98.1%	96.8%	- 1.3%	96.6%	96.9%	+ 0.3%
Days on Market Until Sale	36	40	+ 11.1%	47	43	- 8.5%
Inventory of Homes for Sale	2,942	4,660	+ 58.4%	--	--	--
Months Supply of Inventory	2.4	3.7	+ 54.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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+ 6.9%

- 7.7%

- 17.9%

Change in
New Listings

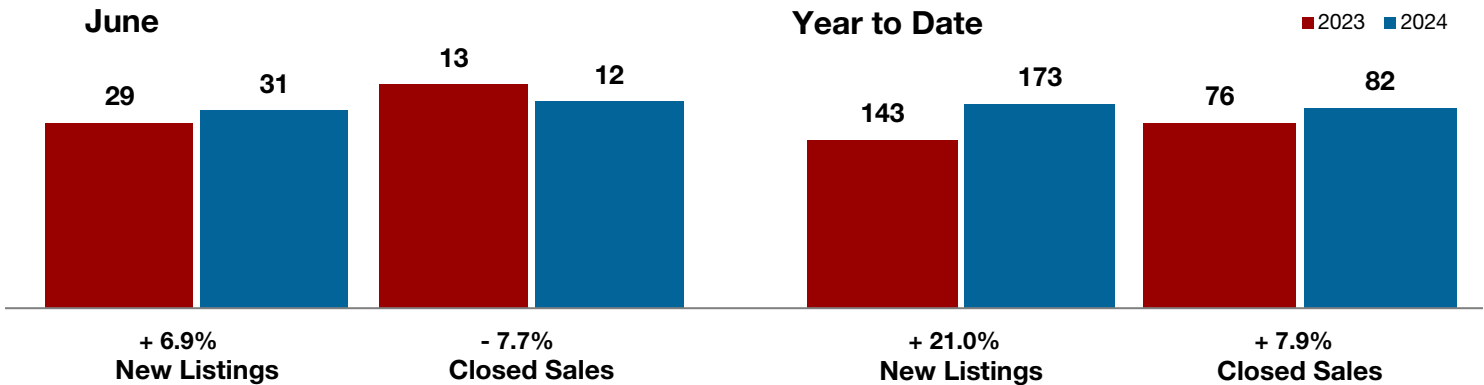
Change in
Closed Sales

Change in
Median Sales Price

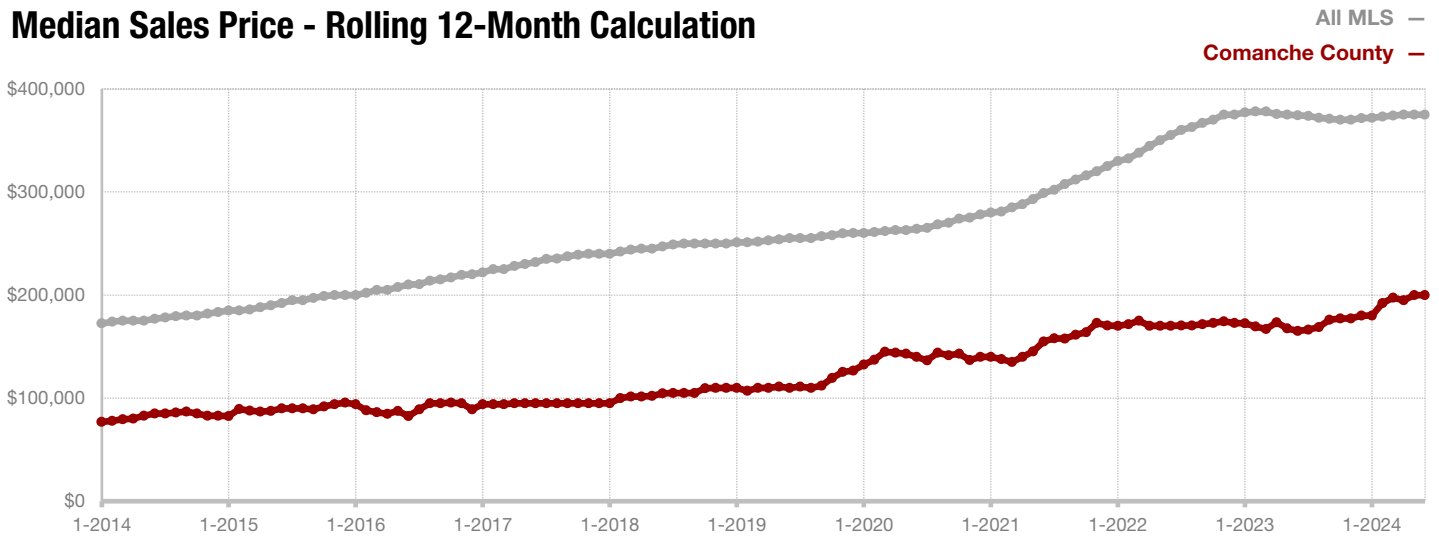
Comanche County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	29	31	+ 6.9%	143	173	+ 21.0%
Pending Sales	20	15	- 25.0%	91	93	+ 2.2%
Closed Sales	13	12	- 7.7%	76	82	+ 7.9%
Average Sales Price*	\$191,969	\$150,792	- 21.4%	\$196,817	\$294,883	+ 49.8%
Median Sales Price*	\$195,000	\$160,000	- 17.9%	\$161,500	\$194,750	+ 20.6%
Percent of Original List Price Received*	91.9%	85.0%	- 7.5%	89.6%	88.8%	- 0.9%
Days on Market Until Sale	71	102	+ 43.7%	85	98	+ 15.3%
Inventory of Homes for Sale	97	120	+ 23.7%	--	--	--
Months Supply of Inventory	7.3	8.9	+ 21.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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+ 4.8%

- 6.0%

+ 2.5%

Change in
New Listings

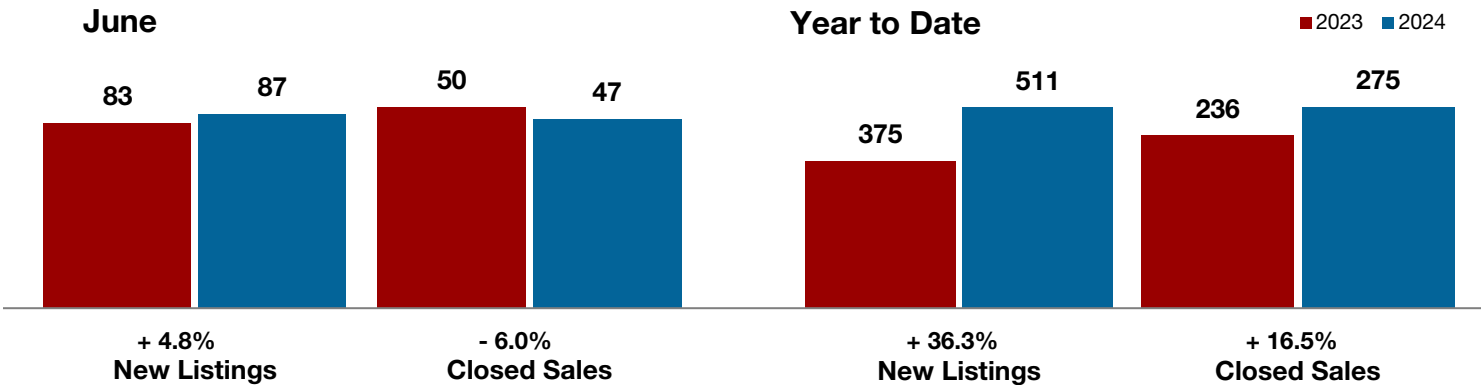
Change in
Closed Sales

Change in
Median Sales Price

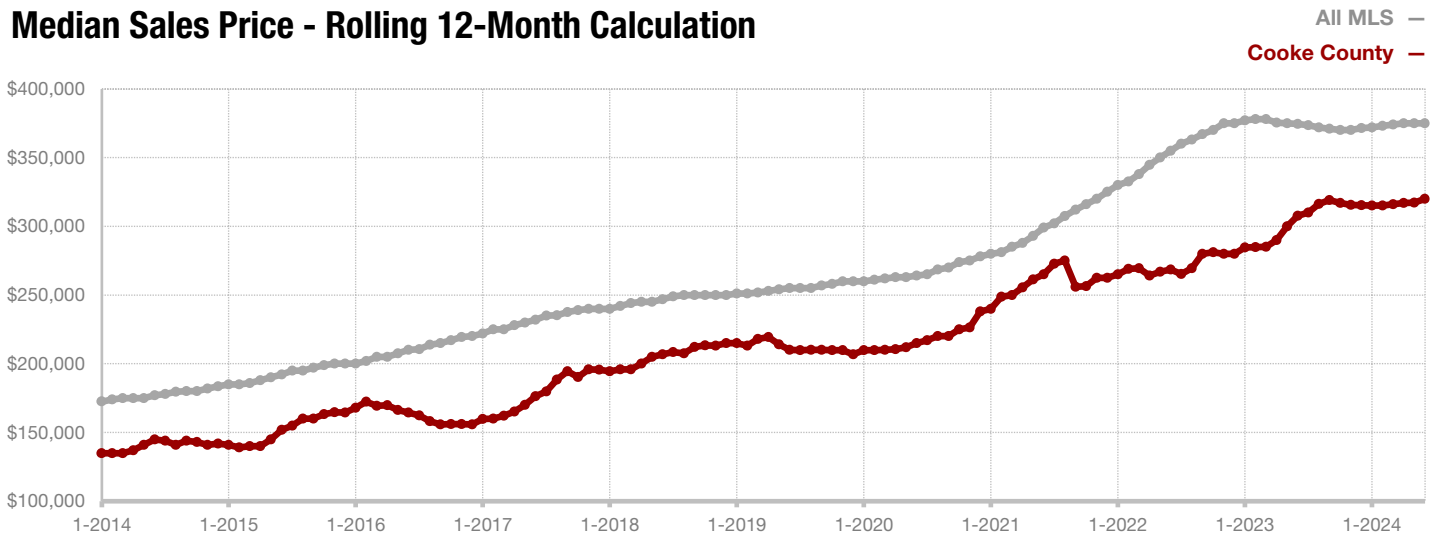
Cooke County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	83	87	+ 4.8%	375	511	+ 36.3%
Pending Sales	35	41	+ 17.1%	247	292	+ 18.2%
Closed Sales	50	47	- 6.0%	236	275	+ 16.5%
Average Sales Price*	\$408,191	\$533,873	+ 30.8%	\$402,061	\$438,632	+ 9.1%
Median Sales Price*	\$322,045	\$330,000	+ 2.5%	\$319,010	\$332,213	+ 4.1%
Percent of Original List Price Received*	92.8%	95.0%	+ 2.4%	94.2%	93.9%	- 0.3%
Days on Market Until Sale	75	70	- 6.7%	58	72	+ 24.1%
Inventory of Homes for Sale	189	295	+ 56.1%	--	--	--
Months Supply of Inventory	5.2	6.7	+ 28.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



+ 5.6%

- 21.2%

- 3.2%

Change in
New Listings

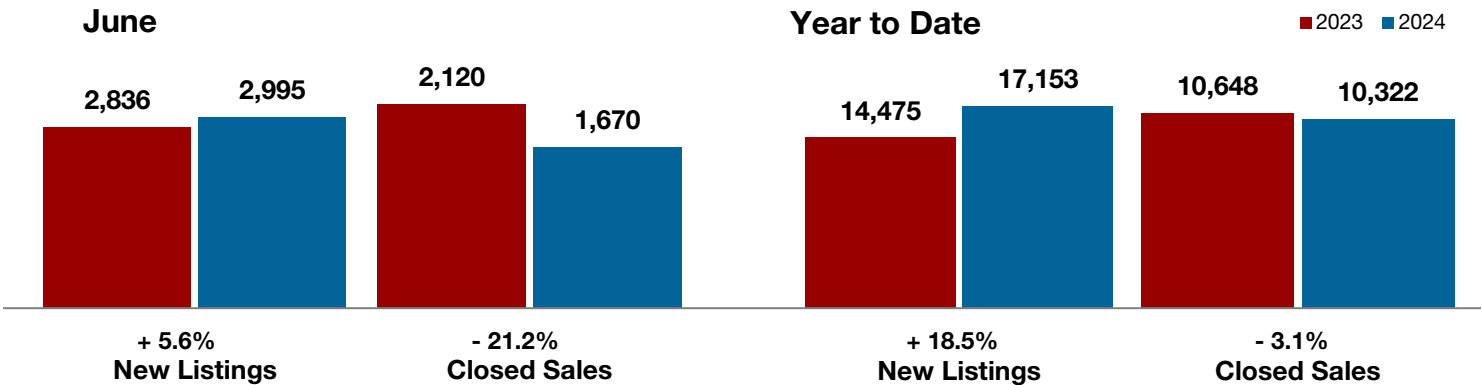
Change in
Closed Sales

Change in
Median Sales Price

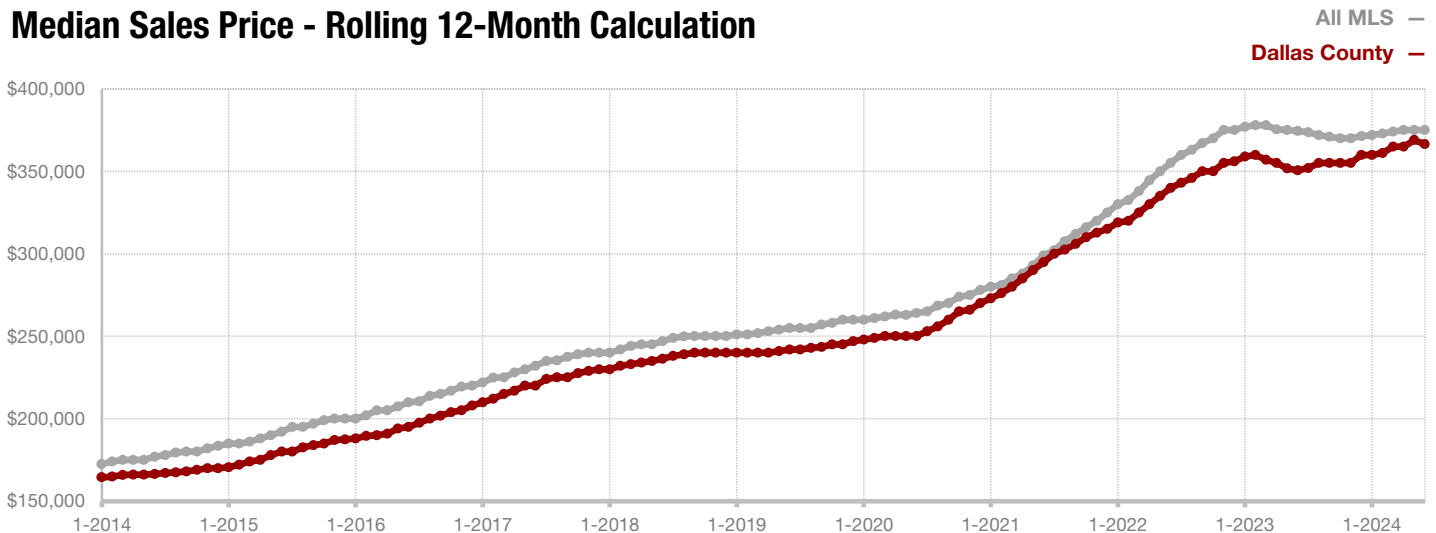
Dallas County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,836	2,995	+ 5.6%	14,475	17,153	+ 18.5%
Pending Sales	2,015	1,566	- 22.3%	11,413	10,837	- 5.0%
Closed Sales	2,120	1,670	- 21.2%	10,648	10,322	- 3.1%
Average Sales Price*	\$540,987	\$518,889	- 4.1%	\$505,279	\$546,983	+ 8.3%
Median Sales Price*	\$382,250	\$370,000	- 3.2%	\$356,000	\$373,000	+ 4.8%
Percent of Original List Price Received*	97.7%	96.2%	- 1.5%	96.9%	96.2%	- 0.7%
Days on Market Until Sale	30	37	+ 23.3%	37	41	+ 10.8%
Inventory of Homes for Sale	4,132	6,140	+ 48.6%	--	--	--
Months Supply of Inventory	2.3	3.7	+ 60.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



0.0%

- 42.9%

- 20.6%

Change in
New Listings

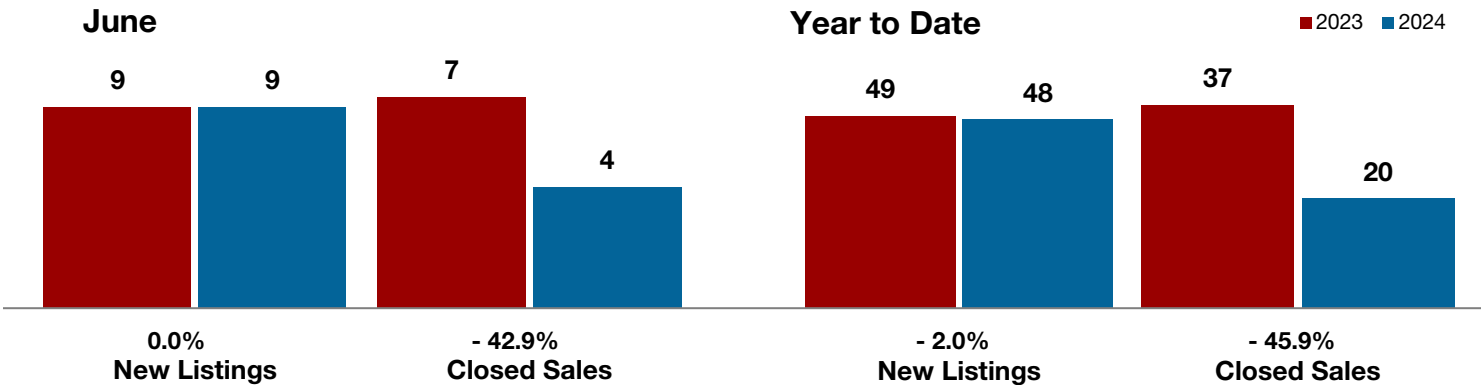
Change in
Closed Sales

Change in
Median Sales Price

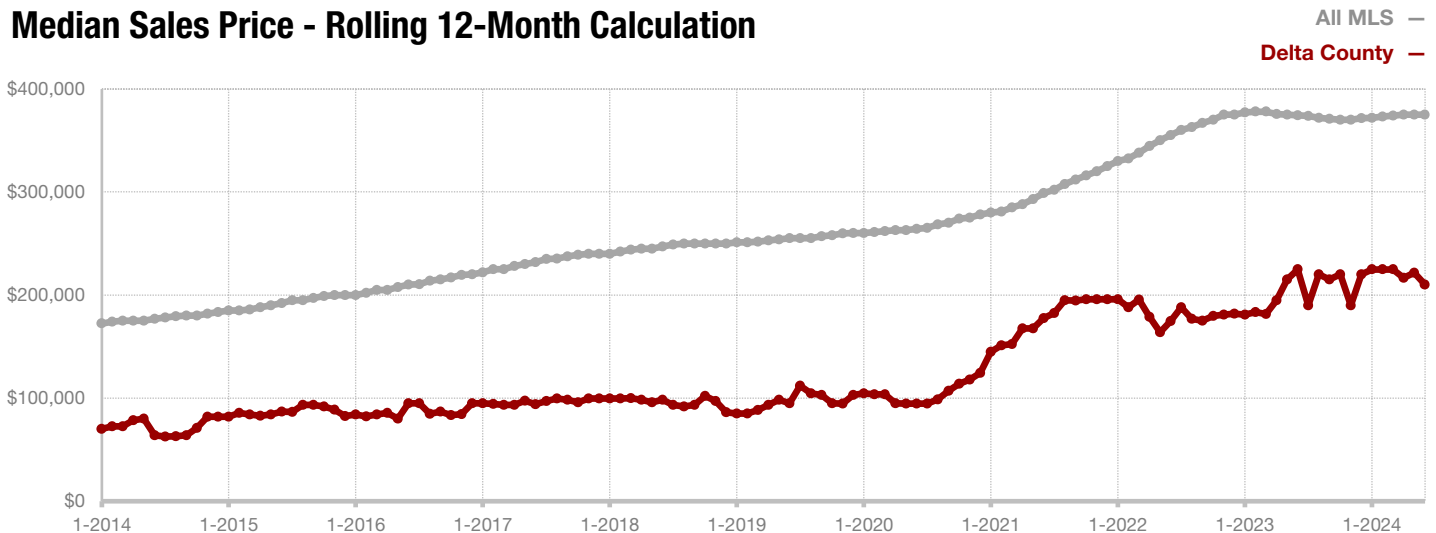
Delta County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	9	9	0.0%	49	48	- 2.0%
Pending Sales	5	8	+ 60.0%	40	26	- 35.0%
Closed Sales	7	4	- 42.9%	37	20	- 45.9%
Average Sales Price*	\$354,857	\$236,250	- 33.4%	\$271,432	\$251,255	- 7.4%
Median Sales Price*	\$315,000	\$250,000	- 20.6%	\$225,000	\$214,000	- 4.9%
Percent of Original List Price Received*	94.6%	95.5%	+ 1.0%	93.9%	91.7%	- 2.3%
Days on Market Until Sale	32	46	+ 43.8%	46	66	+ 43.5%
Inventory of Homes for Sale	16	28	+ 75.0%	--	--	--
Months Supply of Inventory	2.7	6.3	+ 133.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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- 6.2%

- 15.2%

- 1.3%

Change in
New Listings

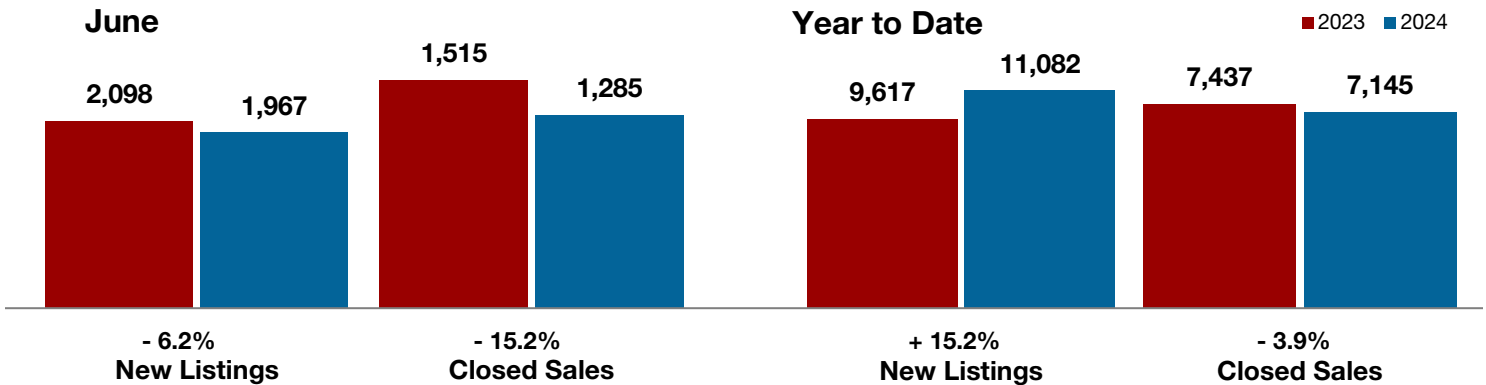
Change in
Closed Sales

Change in
Median Sales Price

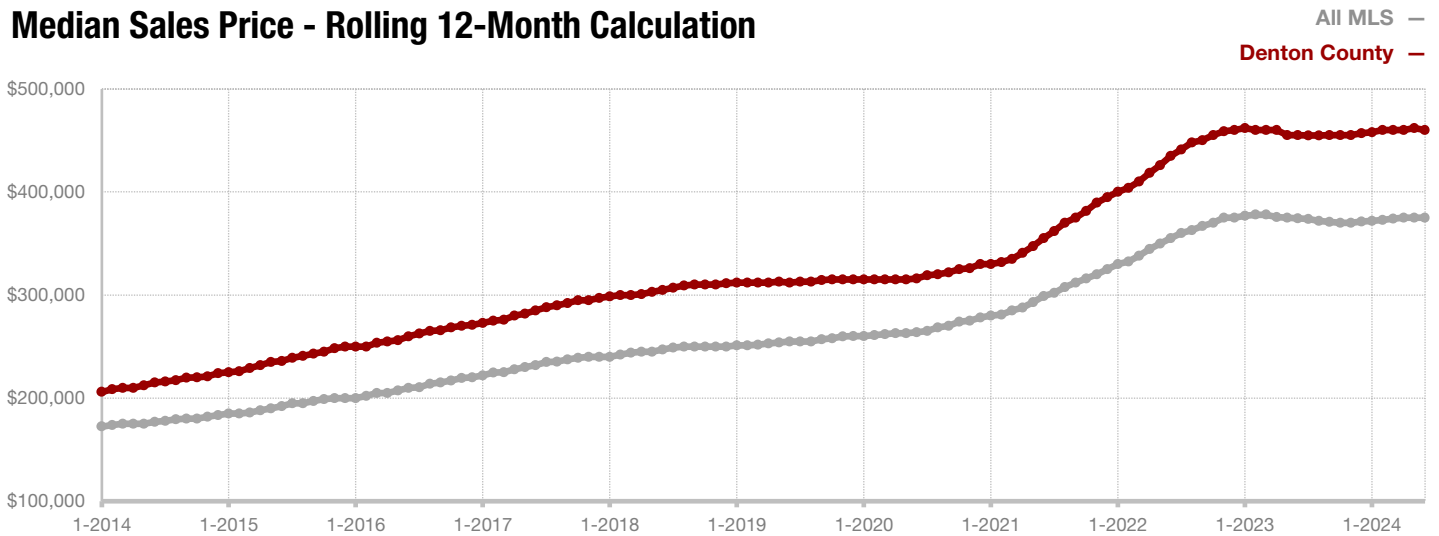
Denton County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,098	1,967	- 6.2%	9,617	11,082	+ 15.2%
Pending Sales	1,401	1,163	- 17.0%	7,997	7,616	- 4.8%
Closed Sales	1,515	1,285	- 15.2%	7,437	7,145	- 3.9%
Average Sales Price*	\$566,781	\$589,476	+ 4.0%	\$539,876	\$558,886	+ 3.5%
Median Sales Price*	\$475,000	\$469,000	- 1.3%	\$454,000	\$463,525	+ 2.1%
Percent of Original List Price Received*	98.0%	97.1%	- 0.9%	96.3%	96.9%	+ 0.6%
Days on Market Until Sale	35	37	+ 5.7%	50	44	- 12.0%
Inventory of Homes for Sale	3,052	3,969	+ 30.0%	--	--	--
Months Supply of Inventory	2.5	3.4	+ 36.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



0.0%

+ 21.4%

+ 21.1%

Change in
New Listings

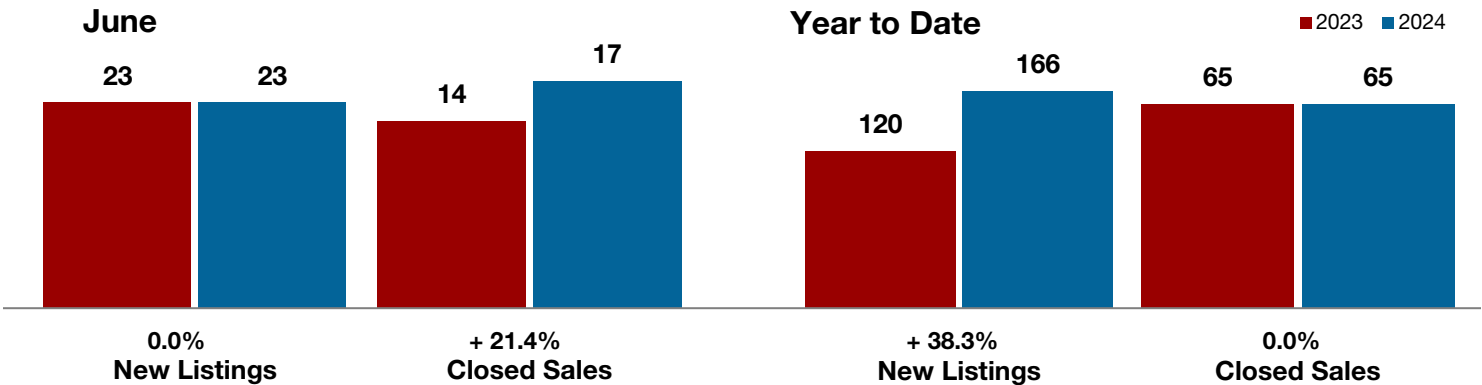
Change in
Closed Sales

Change in
Median Sales Price

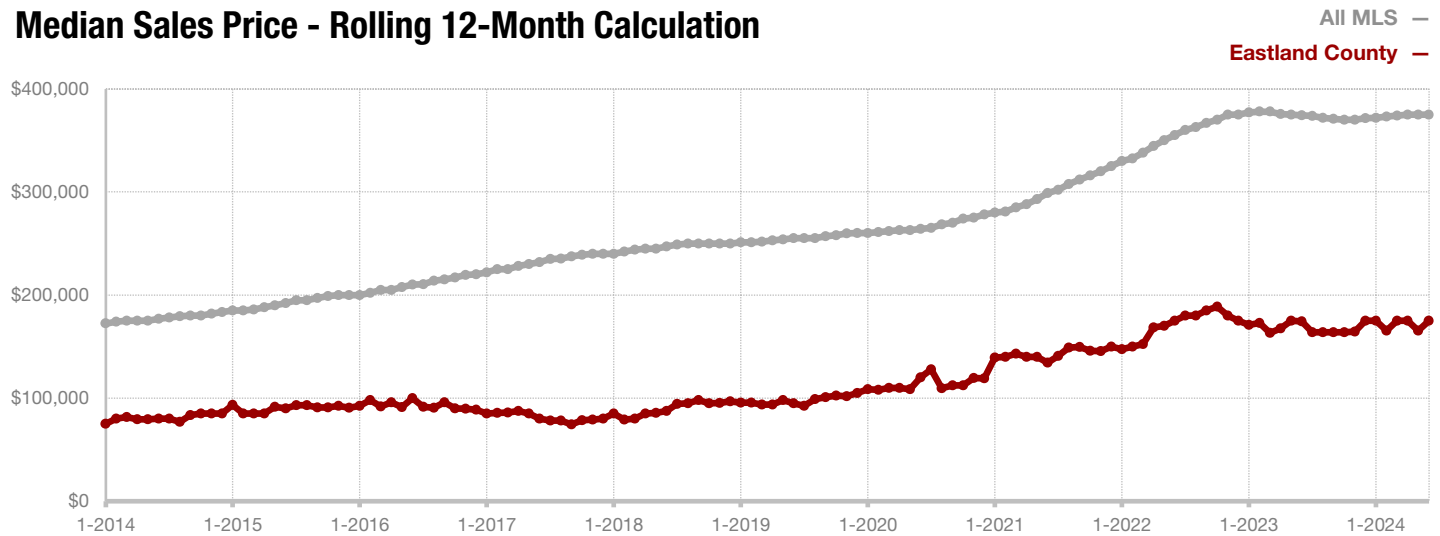
Eastland County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	23	23	0.0%	120	166	+ 38.3%
Pending Sales	20	11	- 45.0%	82	77	- 6.1%
Closed Sales	14	17	+ 21.4%	65	65	0.0%
Average Sales Price*	\$216,349	\$409,259	+ 89.2%	\$257,749	\$317,864	+ 23.3%
Median Sales Price*	\$144,500	\$175,000	+ 21.1%	\$195,000	\$175,000	- 10.3%
Percent of Original List Price Received*	93.1%	95.3%	+ 2.4%	89.2%	90.3%	+ 1.2%
Days on Market Until Sale	71	91	+ 28.2%	90	93	+ 3.3%
Inventory of Homes for Sale	74	122	+ 64.9%	--	--	--
Months Supply of Inventory	5.6	10.9	+ 94.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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+ 13.4%

- 18.4%

- 3.2%

Change in
New Listings

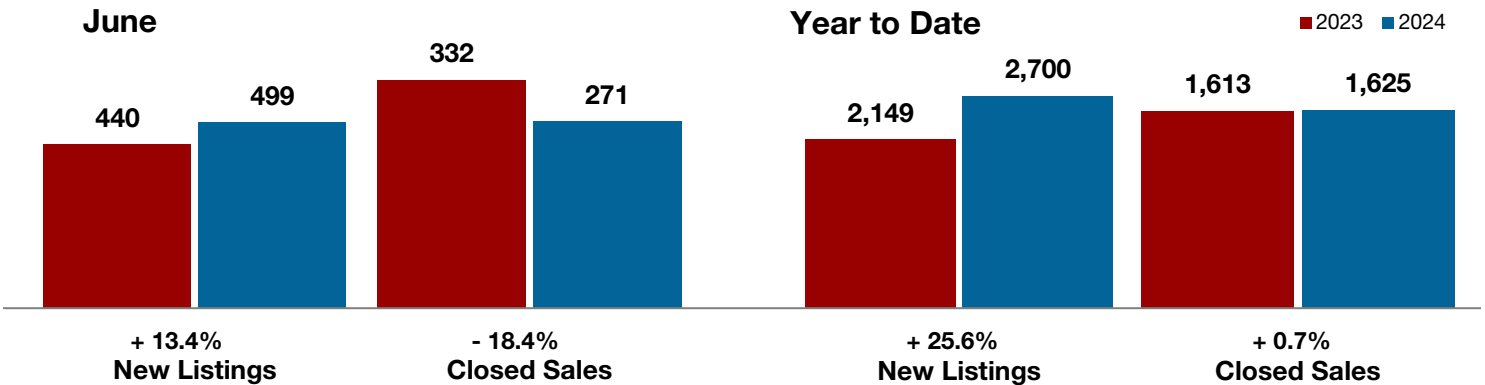
Change in
Closed Sales

Change in
Median Sales Price

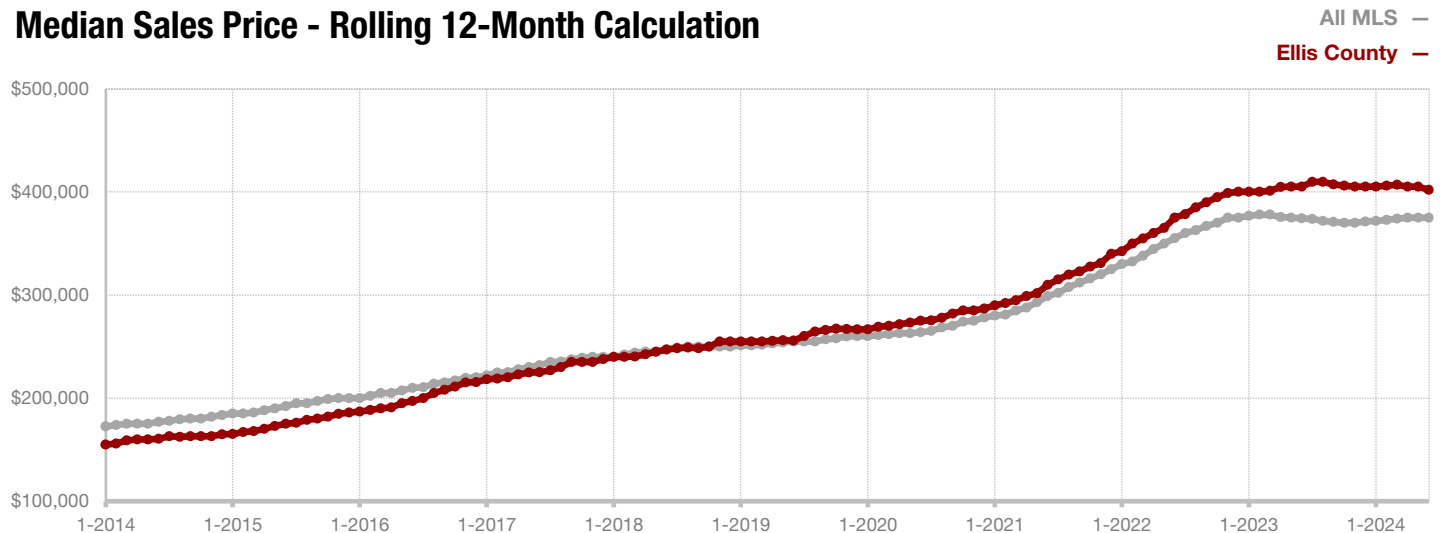
Ellis County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	440	499	+ 13.4%	2,149	2,700	+ 25.6%
Pending Sales	305	281	- 7.9%	1,738	1,752	+ 0.8%
Closed Sales	332	271	- 18.4%	1,613	1,625	+ 0.7%
Average Sales Price*	\$438,485	\$421,469	- 3.9%	\$424,522	\$425,863	+ 0.3%
Median Sales Price*	\$417,999	\$404,500	- 3.2%	\$405,000	\$400,000	- 1.2%
Percent of Original List Price Received*	96.2%	95.6%	- 0.6%	95.2%	95.4%	+ 0.2%
Days on Market Until Sale	63	71	+ 12.7%	68	71	+ 4.4%
Inventory of Homes for Sale	941	1,360	+ 44.5%	--	--	--
Months Supply of Inventory	3.5	5.1	+ 45.7%	--	--	--

* 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 – June 2024

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



- 16.0%

- 19.6%

+ 27.2%

Change in
New Listings

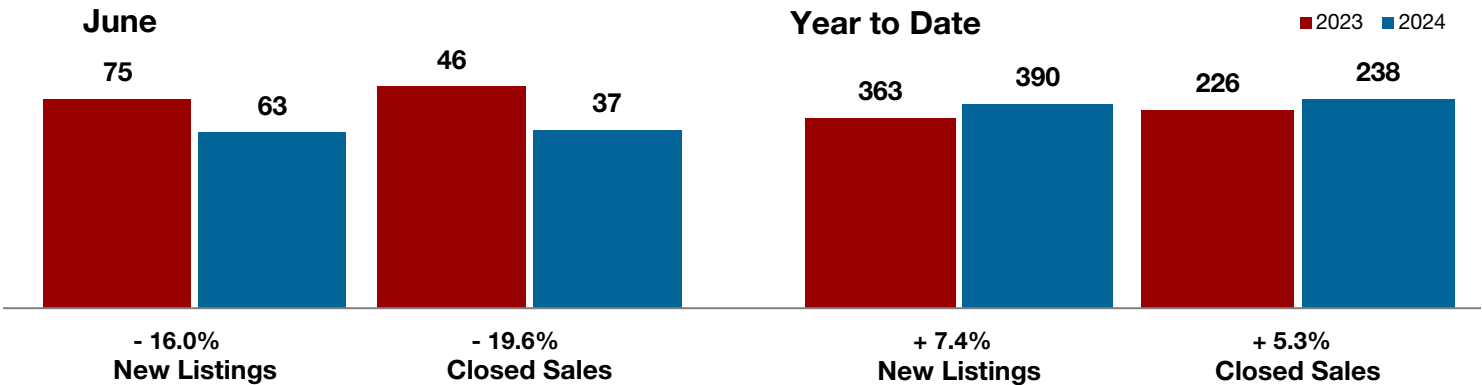
Change in
Closed Sales

Change in
Median Sales Price

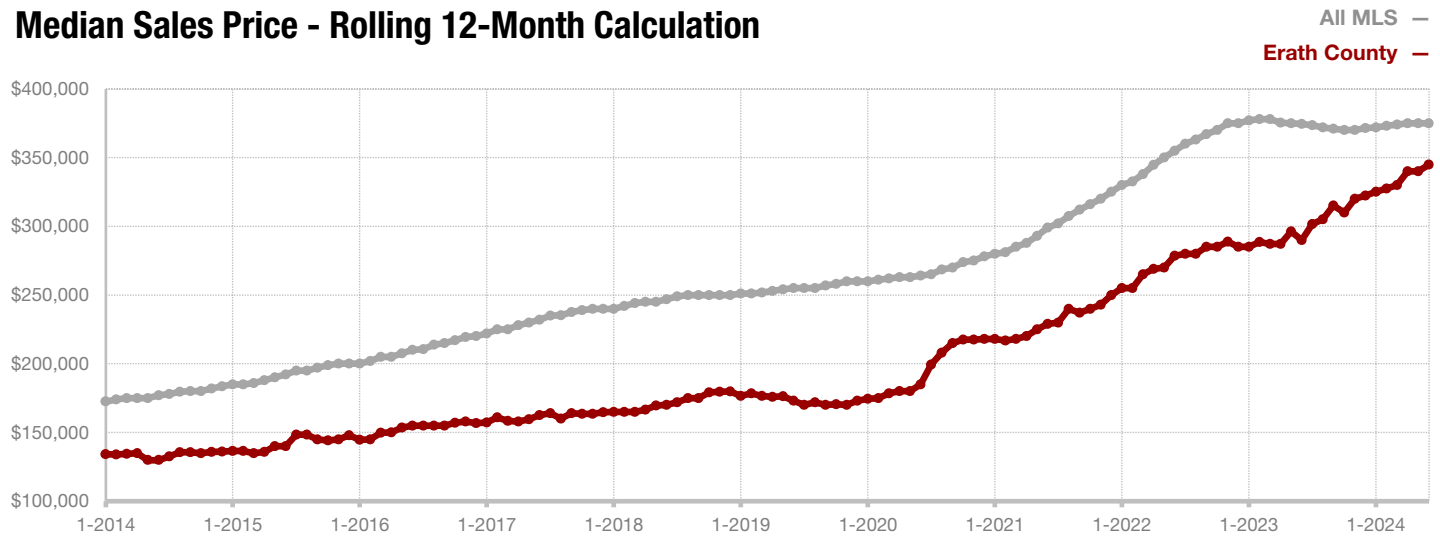
Erath County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	75	63	- 16.0%	363	390	+ 7.4%
Pending Sales	56	29	- 48.2%	251	243	- 3.2%
Closed Sales	46	37	- 19.6%	226	238	+ 5.3%
Average Sales Price*	\$431,096	\$411,154	- 4.6%	\$414,291	\$438,932	+ 5.9%
Median Sales Price*	\$275,000	\$349,900	+ 27.2%	\$302,500	\$345,000	+ 14.0%
Percent of Original List Price Received*	96.5%	93.7%	- 2.9%	93.9%	93.9%	0.0%
Days on Market Until Sale	55	79	+ 43.6%	58	74	+ 27.6%
Inventory of Homes for Sale	170	217	+ 27.6%	--	--	--
Months Supply of Inventory	4.5	5.9	+ 31.1%	--	--	--

* 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 – June 2024

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



- 8.0%

- 19.6%

- 5.5%

Change in
New Listings

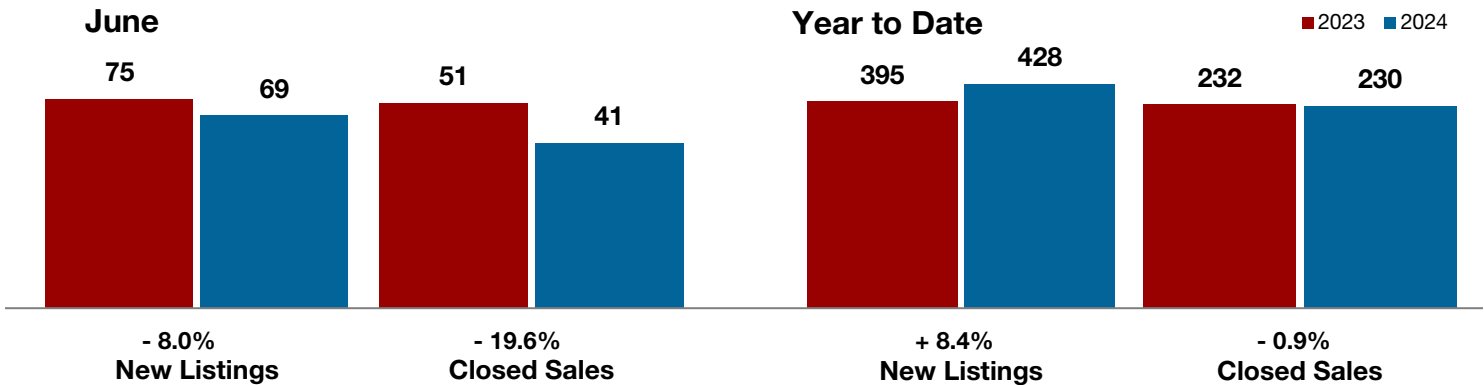
Change in
Closed Sales

Change in
Median Sales Price

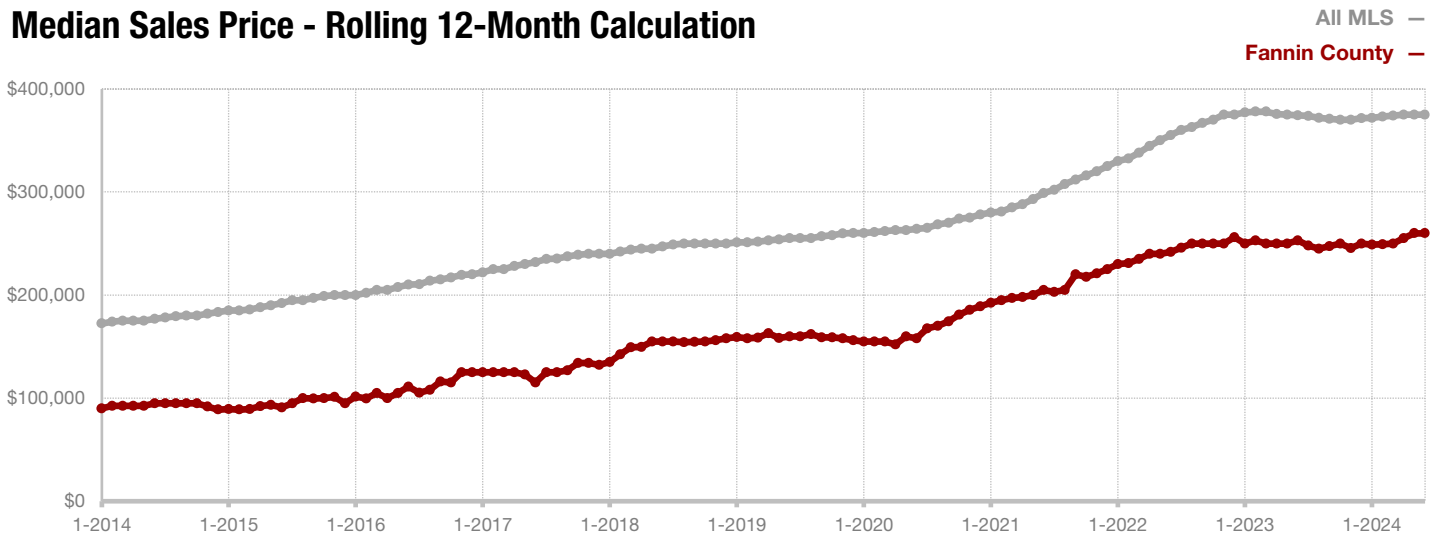
Fannin County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	75	69	- 8.0%	395	428	+ 8.4%
Pending Sales	53	38	- 28.3%	249	249	0.0%
Closed Sales	51	41	- 19.6%	232	230	- 0.9%
Average Sales Price*	\$331,571	\$340,769	+ 2.8%	\$297,399	\$318,437	+ 7.1%
Median Sales Price*	\$275,000	\$260,000	- 5.5%	\$250,000	\$272,500	+ 9.0%
Percent of Original List Price Received*	91.5%	90.3%	- 1.3%	92.1%	91.8%	- 0.3%
Days on Market Until Sale	75	68	- 9.3%	71	83	+ 16.9%
Inventory of Homes for Sale	232	245	+ 5.6%	--	--	--
Months Supply of Inventory	6.0	6.7	+ 11.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



+ 31.3%

+ 30.0%

+ 58.8%

Change in
New Listings

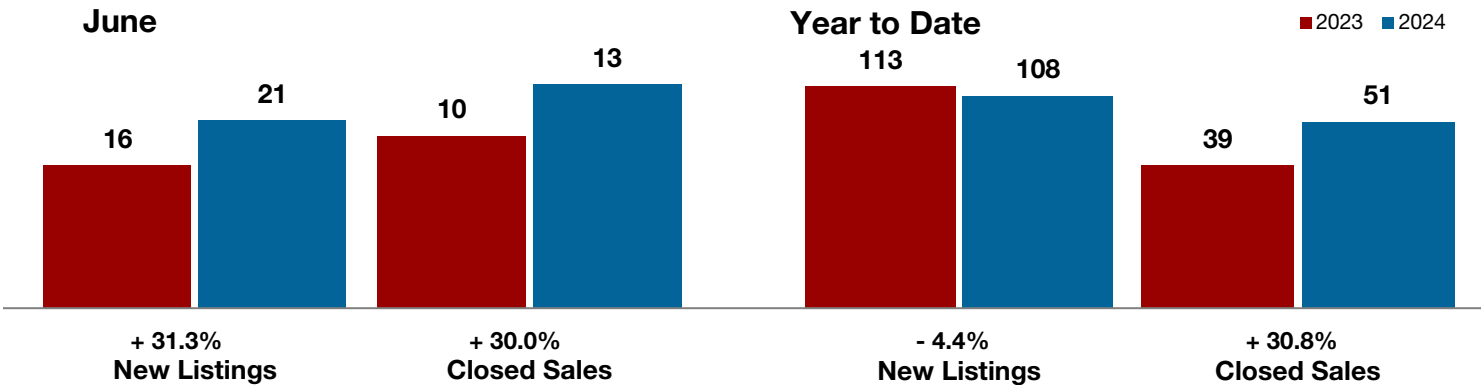
Change in
Closed Sales

Change in
Median Sales Price

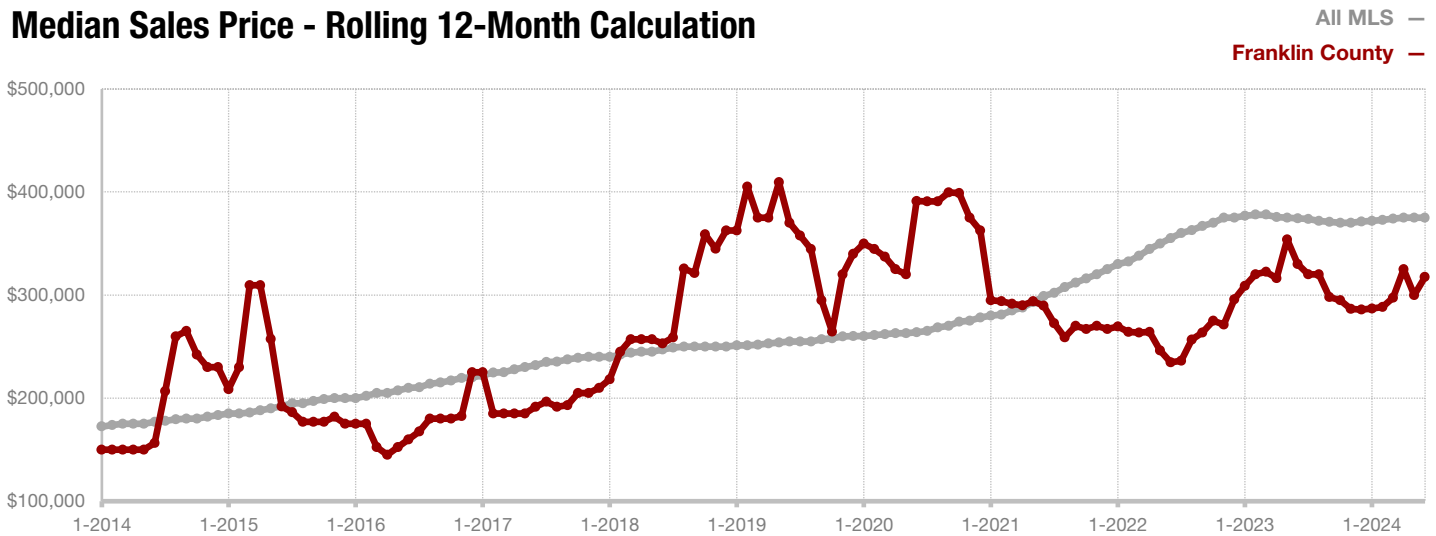
Franklin County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	16	21	+ 31.3%	113	108	- 4.4%
Pending Sales	10	12	+ 20.0%	44	56	+ 27.3%
Closed Sales	10	13	+ 30.0%	39	51	+ 30.8%
Average Sales Price*	\$567,755	\$631,769	+ 11.3%	\$533,040	\$704,065	+ 32.1%
Median Sales Price*	\$286,500	\$455,000	+ 58.8%	\$287,000	\$460,000	+ 60.3%
Percent of Original List Price Received*	93.4%	92.3%	- 1.2%	95.8%	92.6%	- 3.3%
Days on Market Until Sale	45	61	+ 35.6%	43	74	+ 72.1%
Inventory of Homes for Sale	66	57	- 13.6%	--	--	--
Months Supply of Inventory	8.3	6.5	- 21.7%	--	--	--

* 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 – June 2024

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



+ 15.0%

- 16.7%

+ 3.1%

Change in
New Listings

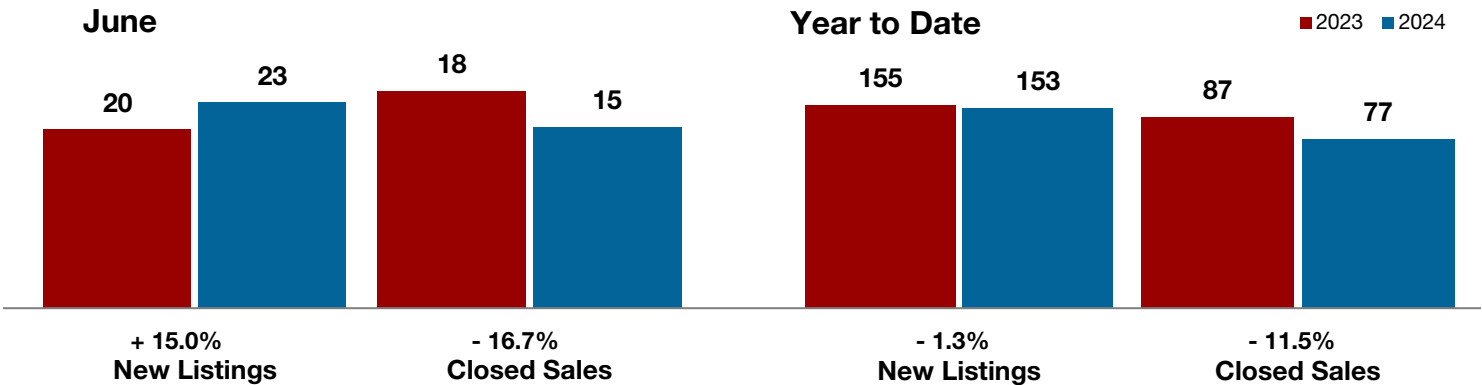
Change in
Closed Sales

Change in
Median Sales Price

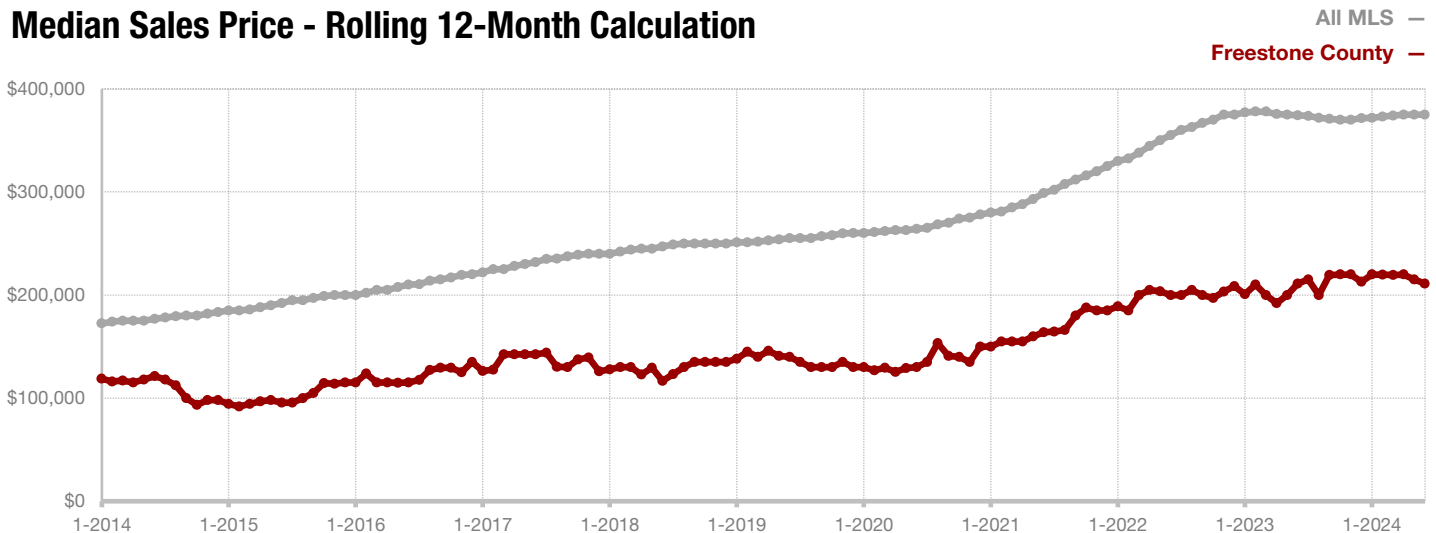
Freestone County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	20	23	+ 15.0%	155	153	- 1.3%
Pending Sales	20	10	- 50.0%	95	78	- 17.9%
Closed Sales	18	15	- 16.7%	87	77	- 11.5%
Average Sales Price*	\$295,806	\$374,073	+ 26.5%	\$278,413	\$299,794	+ 7.7%
Median Sales Price*	\$225,000	\$232,000	+ 3.1%	\$219,500	\$215,000	- 2.1%
Percent of Original List Price Received*	98.0%	89.6%	- 8.6%	94.3%	92.2%	- 2.2%
Days on Market Until Sale	24	85	+ 254.2%	58	85	+ 46.6%
Inventory of Homes for Sale	80	116	+ 45.0%	--	--	--
Months Supply of Inventory	5.8	9.6	+ 65.5%	--	--	--

* 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 – June 2024

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



- 3.6%

+ 1.7%

+ 2.5%

Change in
New Listings

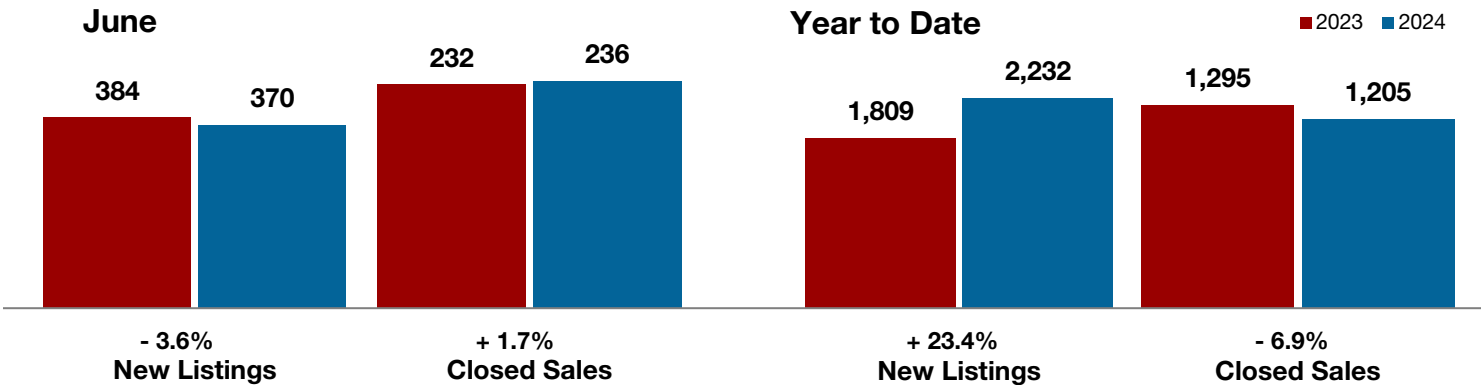
Change in
Closed Sales

Change in
Median Sales Price

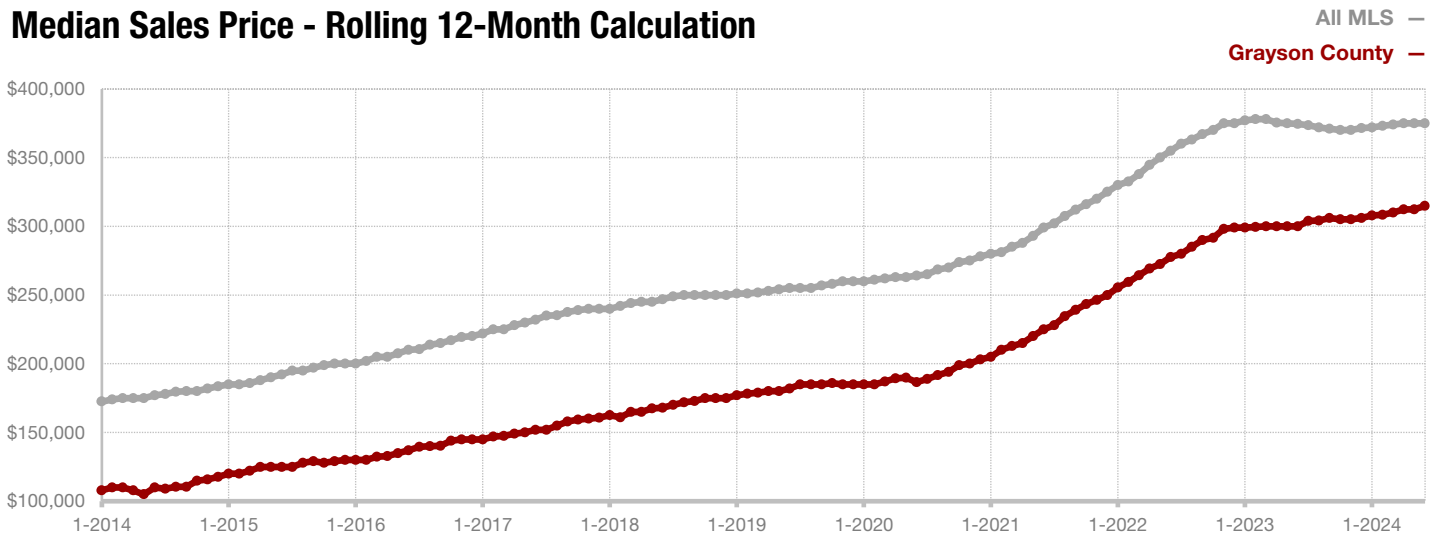
Grayson County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	384	370	- 3.6%	1,809	2,232	+ 23.4%
Pending Sales	238	186	- 21.8%	1,380	1,291	- 6.4%
Closed Sales	232	236	+ 1.7%	1,295	1,205	- 6.9%
Average Sales Price*	\$410,319	\$426,466	+ 3.9%	\$358,292	\$383,477	+ 7.0%
Median Sales Price*	\$330,000	\$338,148	+ 2.5%	\$304,150	\$315,700	+ 3.8%
Percent of Original List Price Received*	95.4%	94.6%	- 0.8%	93.7%	94.5%	+ 0.9%
Days on Market Until Sale	58	69	+ 19.0%	68	71	+ 4.4%
Inventory of Homes for Sale	811	1,191	+ 46.9%	--	--	--
Months Supply of Inventory	3.8	6.2	+ 63.2%	--	--	--

* 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 – June 2024

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



+ 15.4% **+ 150.0%** **- 11.4%**

Change in
New Listings

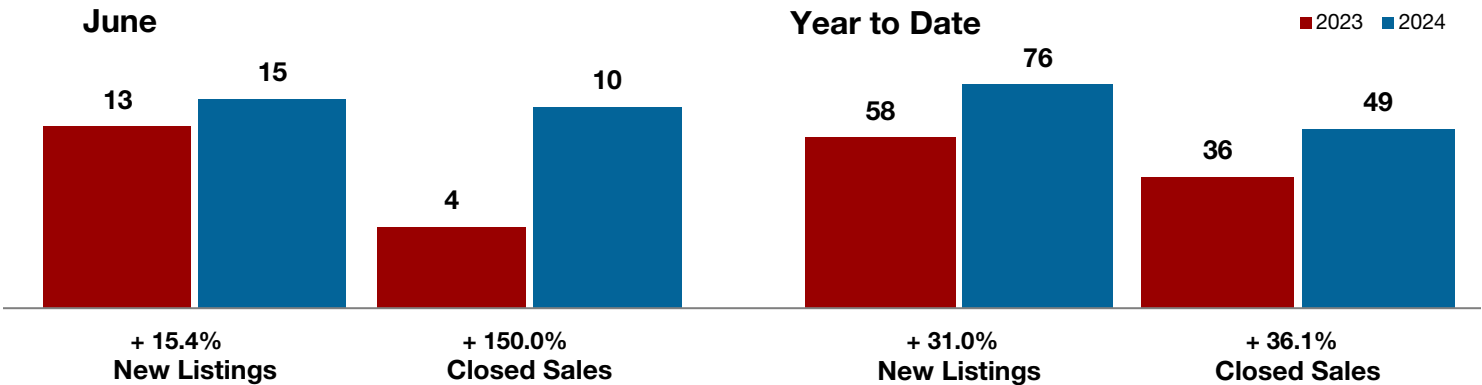
Change in
Closed Sales

Change in
Median Sales Price

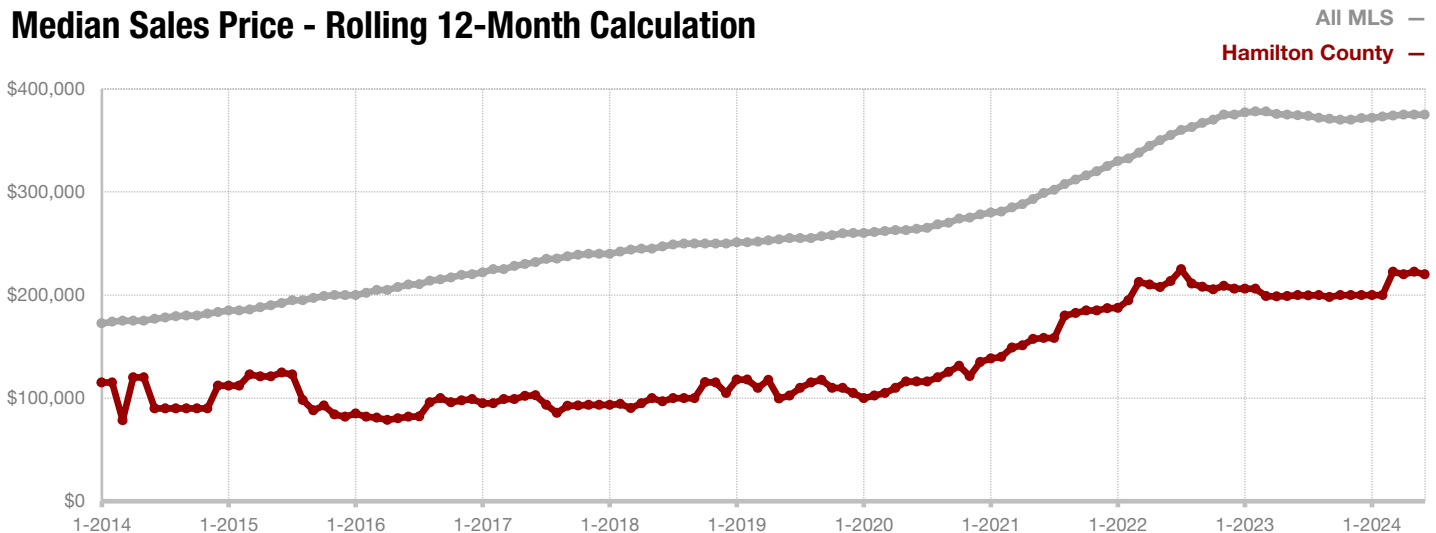
Hamilton County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	13	15	+ 15.4%	58	76	+ 31.0%
Pending Sales	7	7	0.0%	37	51	+ 37.8%
Closed Sales	4	10	+ 150.0%	36	49	+ 36.1%
Average Sales Price*	\$234,000	\$249,450	+ 6.6%	\$396,429	\$382,865	- 3.4%
Median Sales Price*	\$223,000	\$197,500	- 11.4%	\$196,000	\$208,000	+ 6.1%
Percent of Original List Price Received*	85.6%	86.3%	+ 0.8%	89.9%	86.7%	- 3.6%
Days on Market Until Sale	183	80	- 56.3%	76	93	+ 22.4%
Inventory of Homes for Sale	48	55	+ 14.6%	--	--	--
Months Supply of Inventory	7.9	7.8	- 1.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



+ 25.0%

--

--

Change in
New Listings

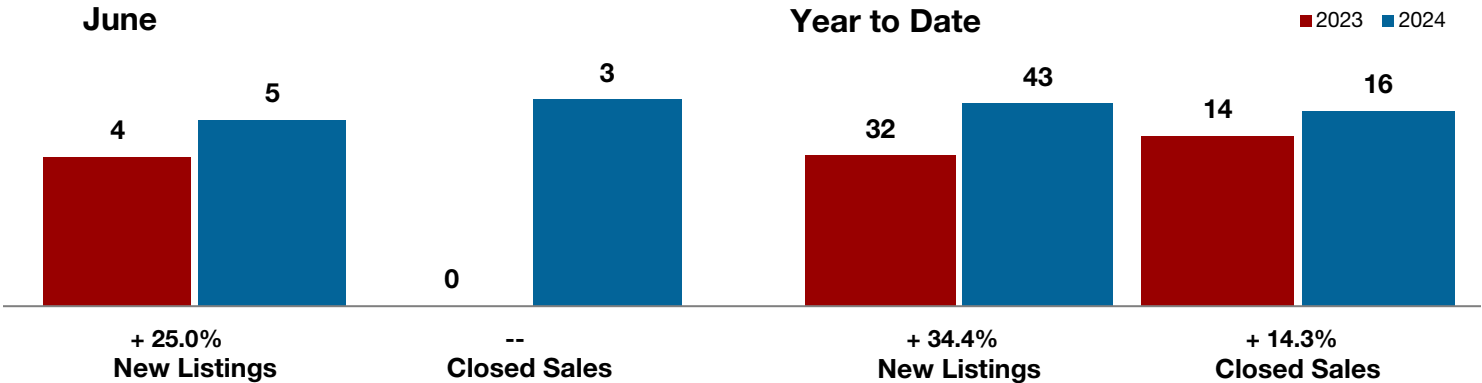
Change in
Closed Sales

Change in
Median Sales Price

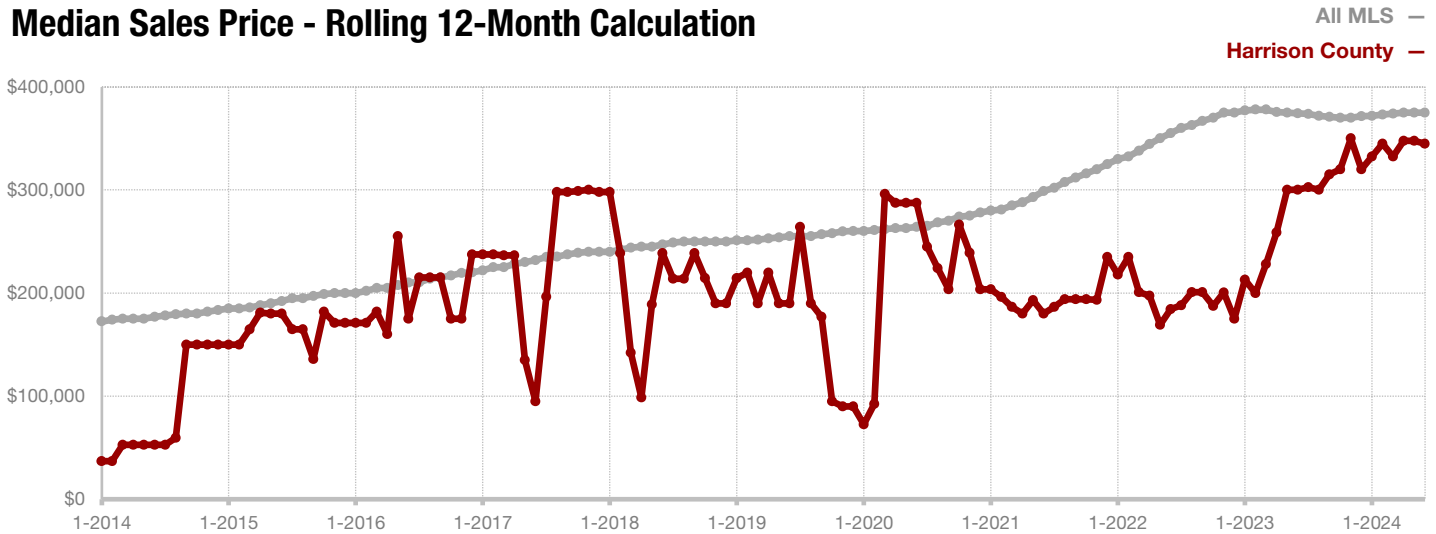
Harrison County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	4	5	+ 25.0%	32	43	+ 34.4%
Pending Sales	1	2	+ 100.0%	12	18	+ 50.0%
Closed Sales	0	3	--	14	16	+ 14.3%
Average Sales Price*	--	\$310,467	--	\$298,611	\$324,418	+ 8.6%
Median Sales Price*	--	\$172,500	--	\$317,450	\$235,495	- 25.8%
Percent of Original List Price Received*	--	83.4%	--	97.3%	90.7%	- 6.8%
Days on Market Until Sale	--	171	--	71	101	+ 42.3%
Inventory of Homes for Sale	16	28	+ 75.0%	--	--	--
Months Supply of Inventory	5.3	11.4	+ 115.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



- 7.2%

Change in
New Listings

- 31.9%

Change in
Closed Sales

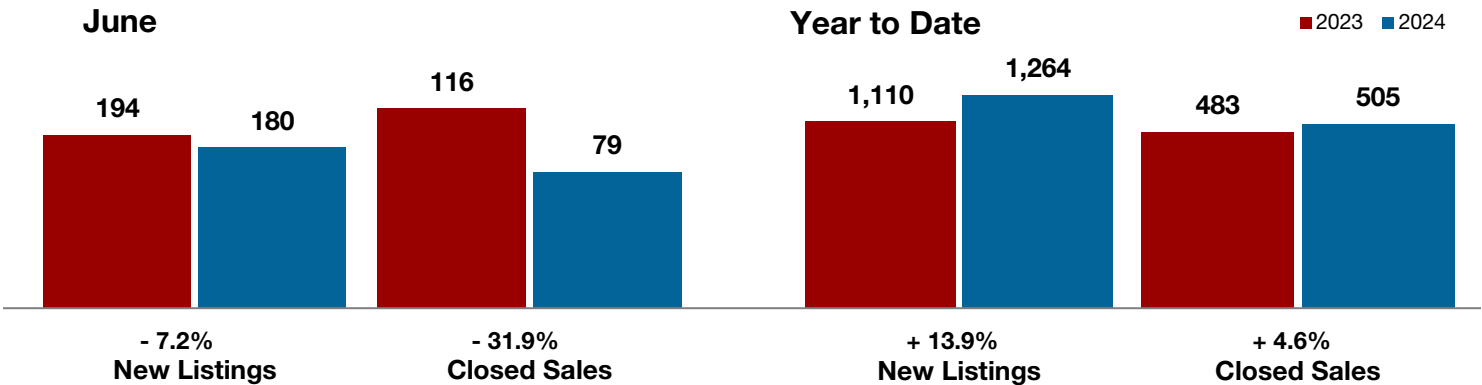
- 2.5%

Change in
Median Sales Price

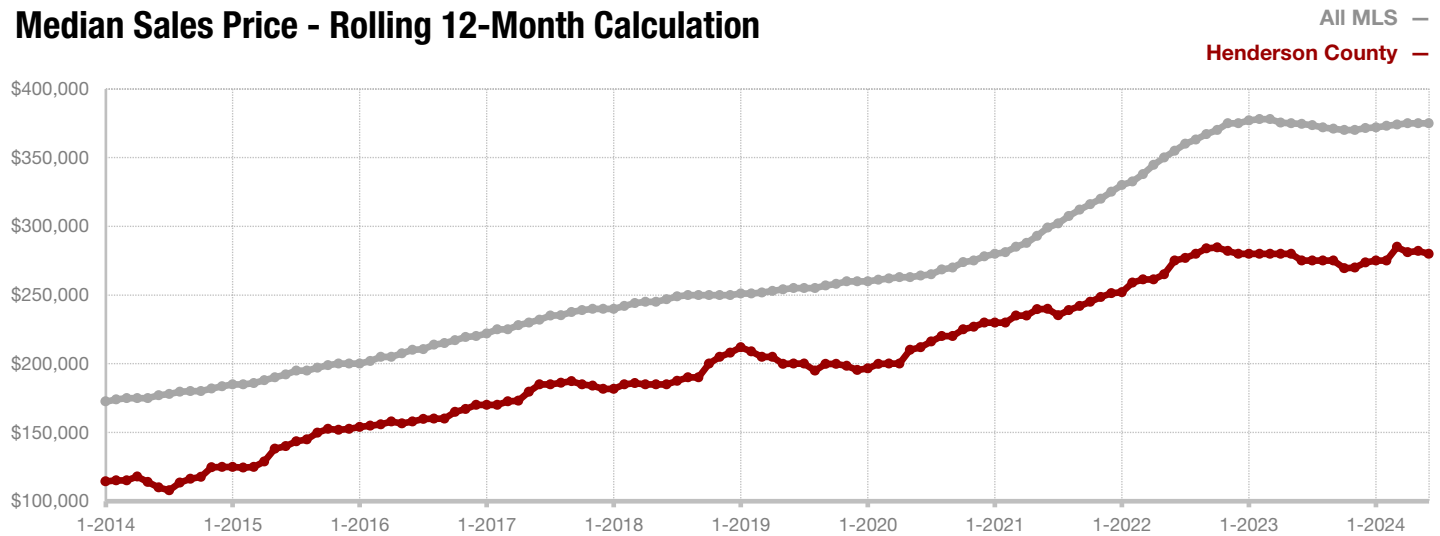
Henderson County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	194	180	- 7.2%	1,110	1,264	+ 13.9%
Pending Sales	102	105	+ 2.9%	528	564	+ 6.8%
Closed Sales	116	79	- 31.9%	483	505	+ 4.6%
Average Sales Price*	\$430,462	\$476,529	+ 10.7%	\$407,690	\$476,833	+ 17.0%
Median Sales Price*	\$281,500	\$274,500	- 2.5%	\$270,000	\$284,000	+ 5.2%
Percent of Original List Price Received*	92.9%	91.2%	- 1.8%	92.4%	91.6%	- 0.9%
Days on Market Until Sale	55	77	+ 40.0%	63	80	+ 27.0%
Inventory of Homes for Sale	678	809	+ 19.3%	--	--	--
Months Supply of Inventory	8.1	9.3	+ 14.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



+ 29.2%

- 2.6%

- 6.3%

Change in
New Listings

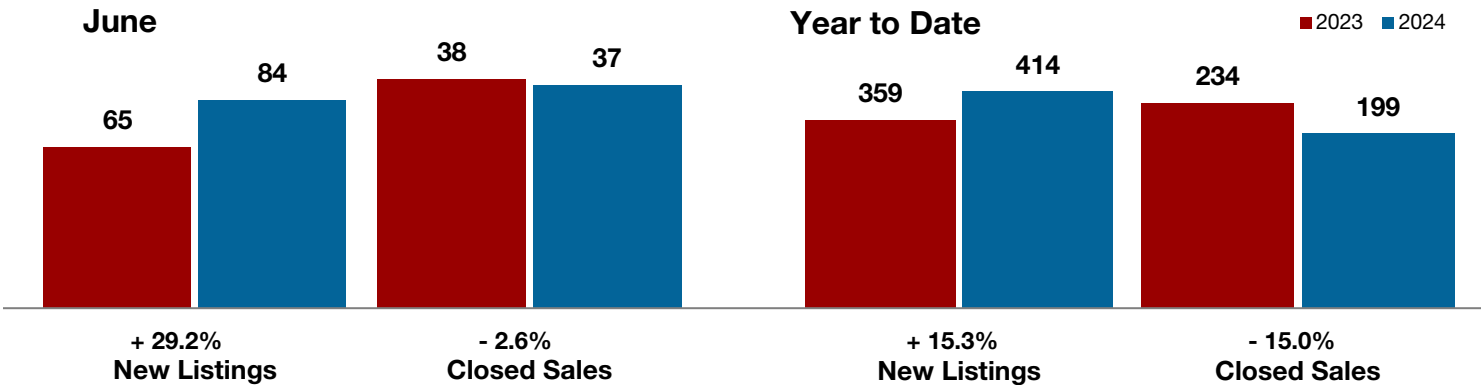
Change in
Closed Sales

Change in
Median Sales Price

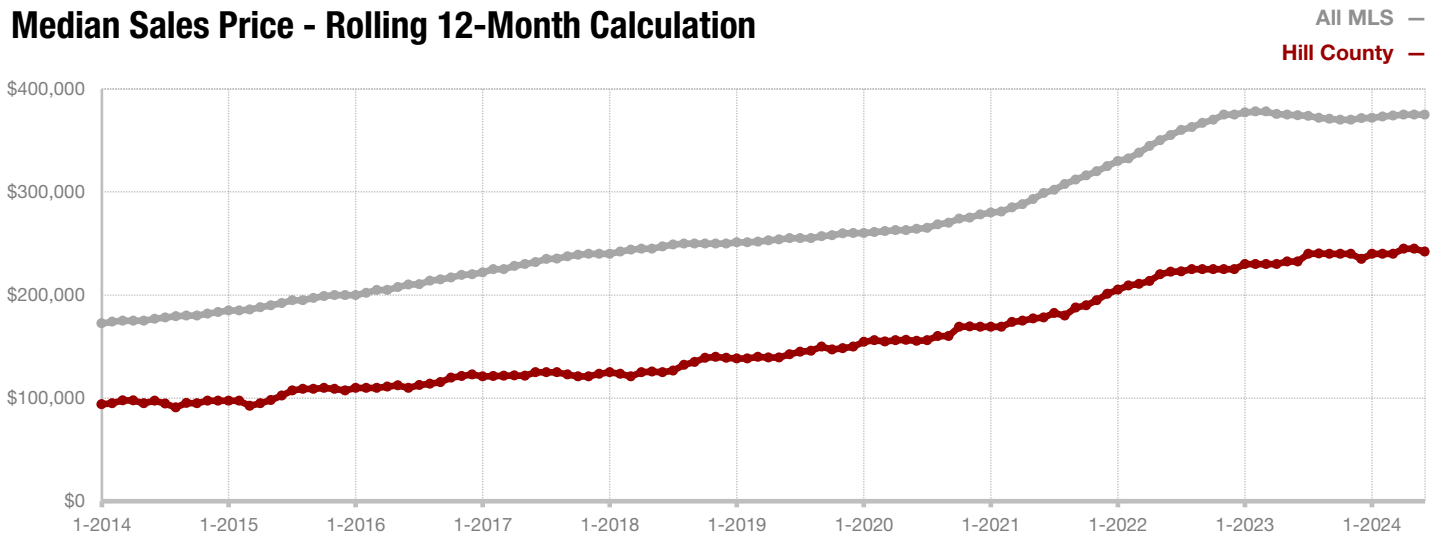
Hill County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	65	84	+ 29.2%	359	414	+ 15.3%
Pending Sales	33	35	+ 6.1%	250	226	- 9.6%
Closed Sales	38	37	- 2.6%	234	199	- 15.0%
Average Sales Price*	\$304,167	\$265,908	- 12.6%	\$280,907	\$279,482	- 0.5%
Median Sales Price*	\$277,450	\$260,000	- 6.3%	\$237,450	\$254,500	+ 7.2%
Percent of Original List Price Received*	93.7%	92.3%	- 1.5%	92.9%	93.7%	+ 0.9%
Days on Market Until Sale	55	78	+ 41.8%	58	78	+ 34.5%
Inventory of Homes for Sale	193	212	+ 9.8%	--	--	--
Months Supply of Inventory	5.2	6.3	+ 21.2%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



+ 0.4%

- 18.8%

- 10.5%

Change in
New Listings

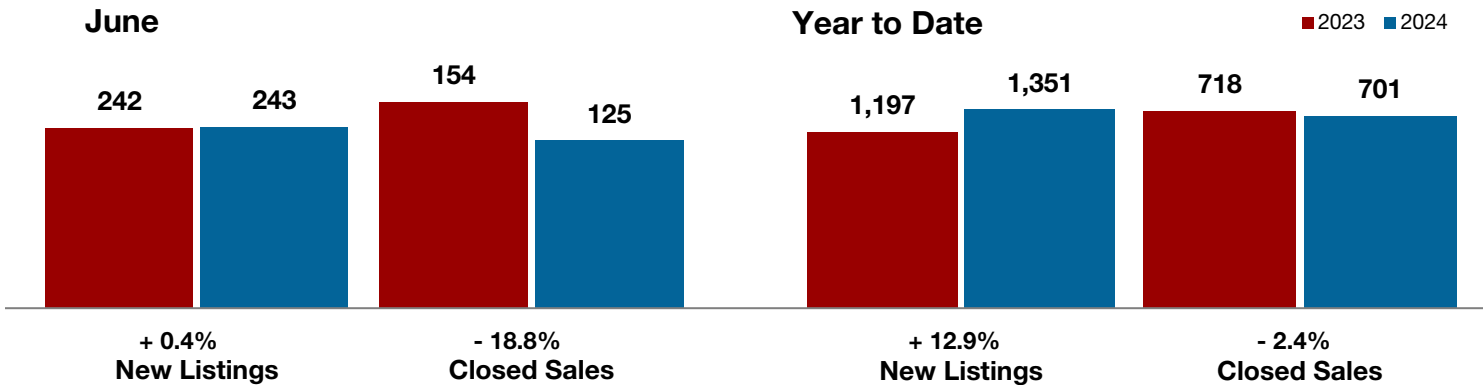
Change in
Closed Sales

Change in
Median Sales Price

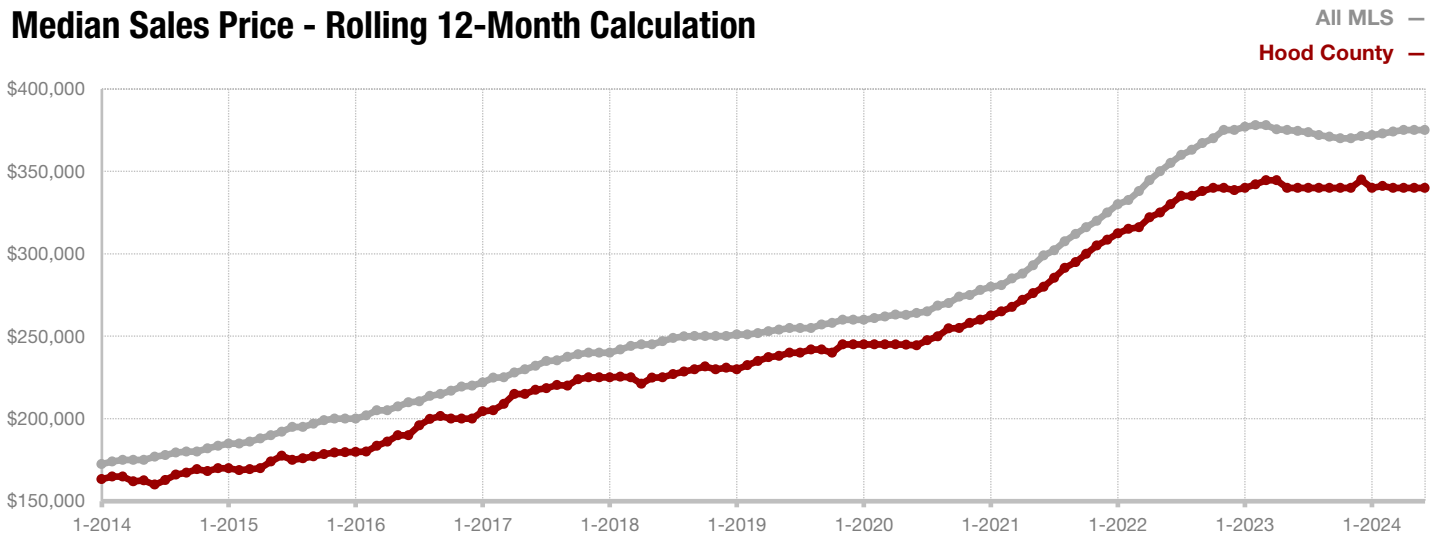
Hood County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	242	243	+ 0.4%	1,197	1,351	+ 12.9%
Pending Sales	157	109	- 30.6%	789	753	- 4.6%
Closed Sales	154	125	- 18.8%	718	701	- 2.4%
Average Sales Price*	\$441,671	\$446,116	+ 1.0%	\$432,547	\$424,407	- 1.9%
Median Sales Price*	\$352,000	\$315,000	- 10.5%	\$345,000	\$331,990	- 3.8%
Percent of Original List Price Received*	95.9%	94.4%	- 1.6%	94.0%	94.4%	+ 0.4%
Days on Market Until Sale	51	67	+ 31.4%	61	73	+ 19.7%
Inventory of Homes for Sale	545	730	+ 33.9%	--	--	--
Months Supply of Inventory	4.4	6.5	+ 47.7%	--	--	--

* 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 – June 2024

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



- 12.9%

- 17.9%

+ 20.7%

Change in
New Listings

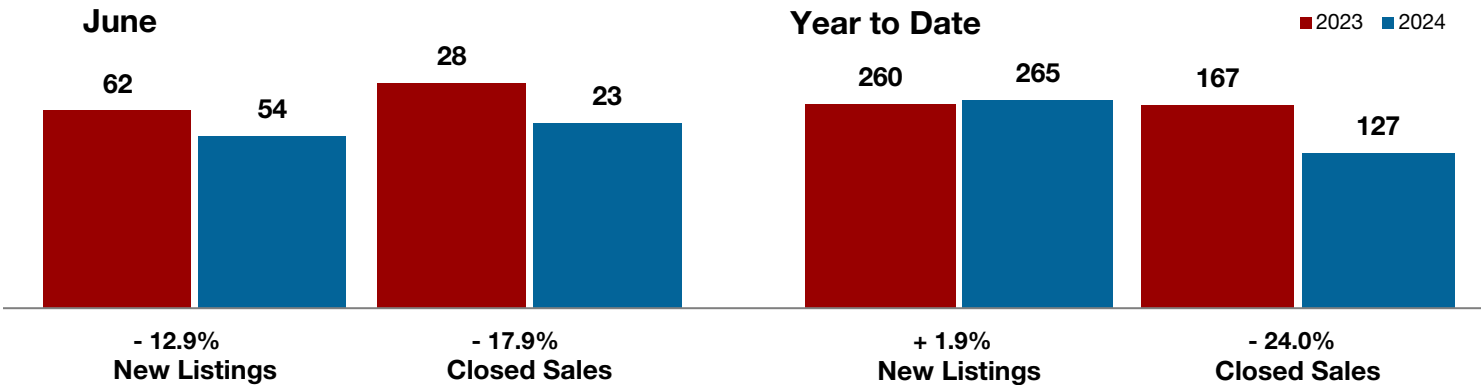
Change in
Closed Sales

Change in
Median Sales Price

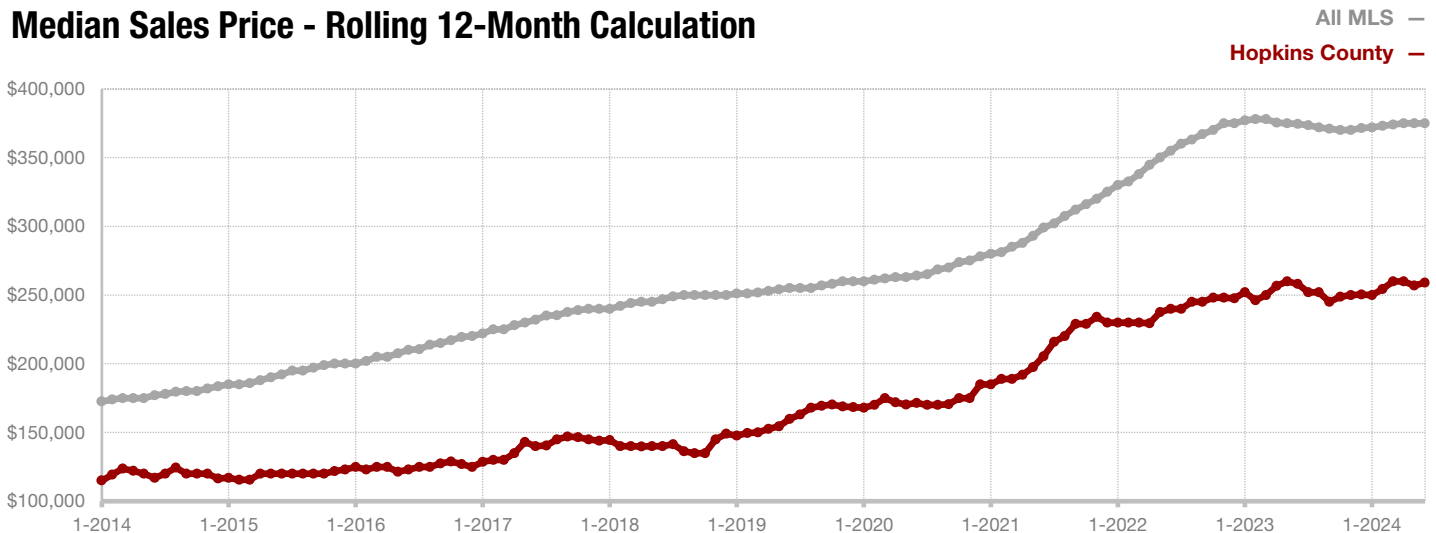
Hopkins County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	62	54	- 12.9%	260	265	+ 1.9%
Pending Sales	29	19	- 34.5%	178	134	- 24.7%
Closed Sales	28	23	- 17.9%	167	127	- 24.0%
Average Sales Price*	\$354,139	\$318,083	- 10.2%	\$309,147	\$310,500	+ 0.4%
Median Sales Price*	\$258,500	\$312,000	+ 20.7%	\$257,900	\$279,950	+ 8.5%
Percent of Original List Price Received*	91.4%	92.9%	+ 1.6%	93.1%	94.5%	+ 1.5%
Days on Market Until Sale	75	57	- 24.0%	66	66	0.0%
Inventory of Homes for Sale	138	161	+ 16.7%	--	--	--
Months Supply of Inventory	5.2	6.9	+ 32.7%	--	--	--

* 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 – June 2024

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



+ 0.7%

- 21.4%

- 2.5%

Change in
New Listings

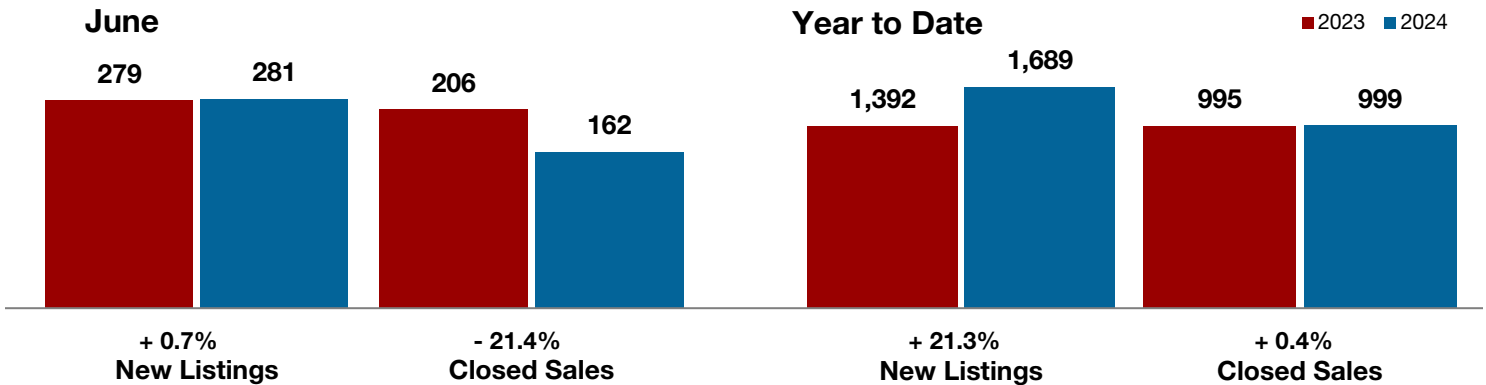
Change in
Closed Sales

Change in
Median Sales Price

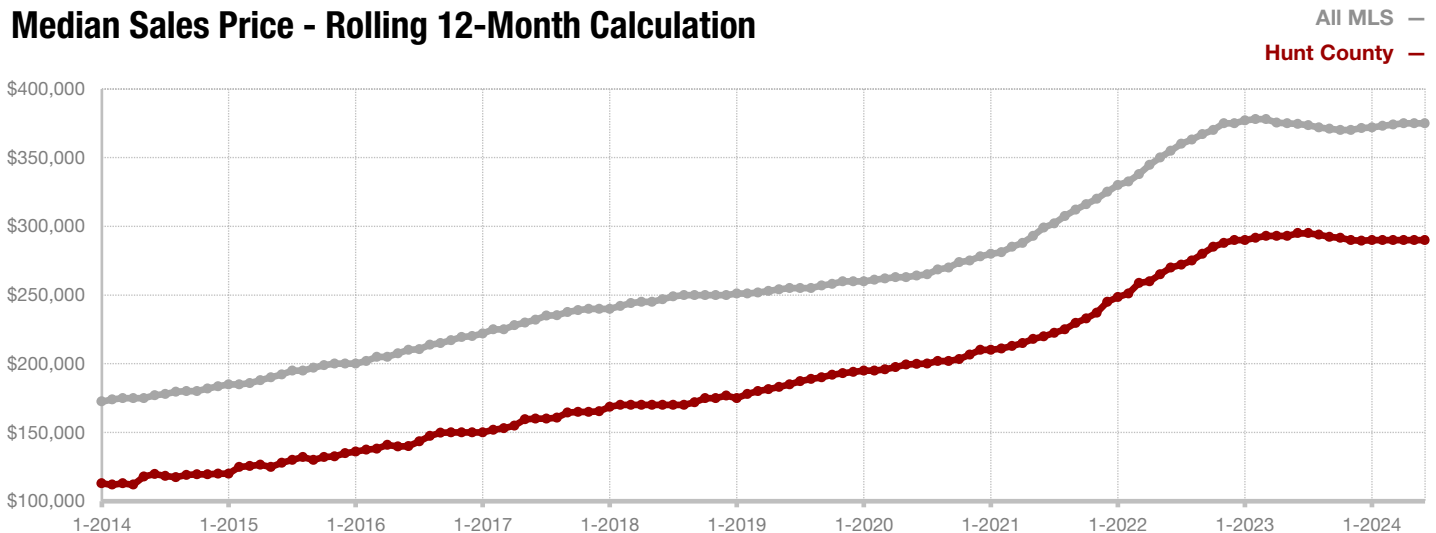
Hunt County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	279	281	+ 0.7%	1,392	1,689	+ 21.3%
Pending Sales	184	142	- 22.8%	1,053	1,043	- 0.9%
Closed Sales	206	162	- 21.4%	995	999	+ 0.4%
Average Sales Price*	\$361,327	\$324,294	- 10.2%	\$328,524	\$334,879	+ 1.9%
Median Sales Price*	\$299,990	\$292,450	- 2.5%	\$290,324	\$292,900	+ 0.9%
Percent of Original List Price Received*	95.6%	94.7%	- 0.9%	94.6%	93.5%	- 1.2%
Days on Market Until Sale	54	59	+ 9.3%	59	68	+ 15.3%
Inventory of Homes for Sale	607	851	+ 40.2%	--	--	--
Months Supply of Inventory	3.8	5.3	+ 39.5%	--	--	--

* 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 – June 2024

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



- 16.7%

+ 25.0%

- 32.5%

Change in
New Listings

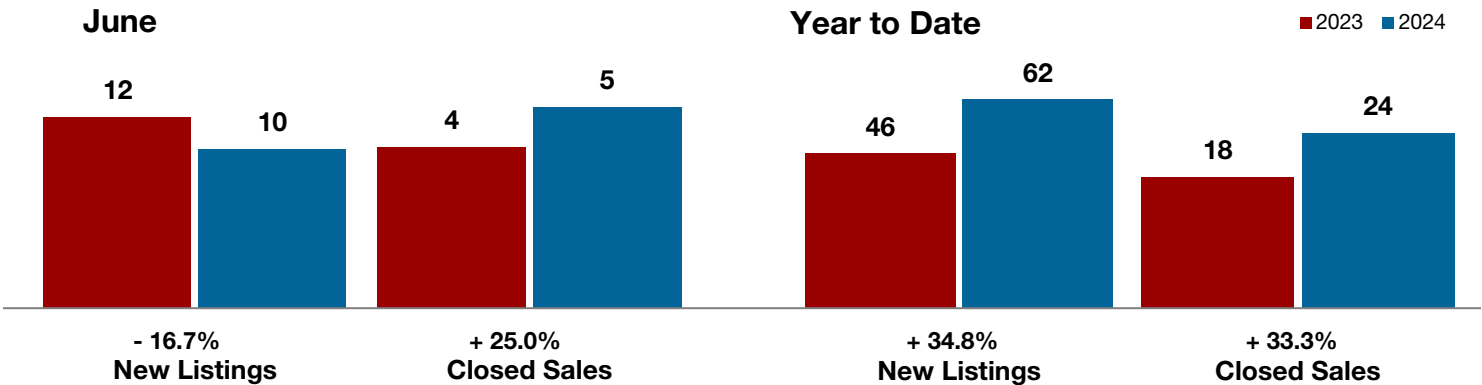
Change in
Closed Sales

Change in
Median Sales Price

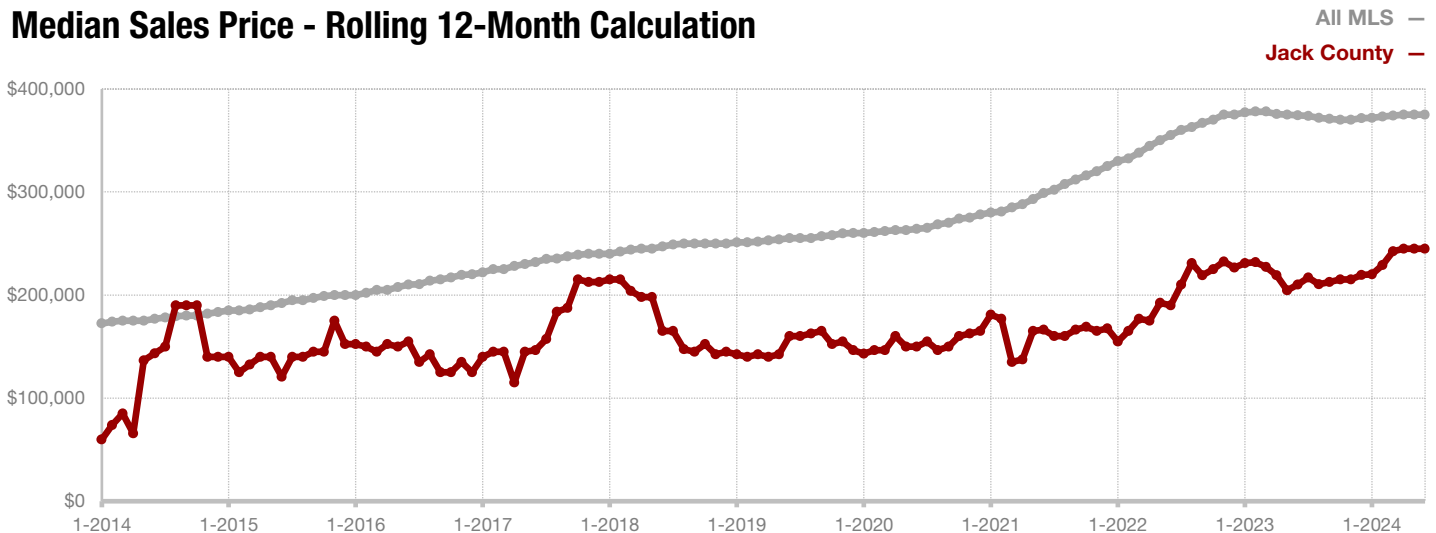
Jack County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	12	10	- 16.7%	46	62	+ 34.8%
Pending Sales	6	4	- 33.3%	21	22	+ 4.8%
Closed Sales	4	5	+ 25.0%	18	24	+ 33.3%
Average Sales Price*	\$605,250	\$353,350	- 41.6%	\$352,611	\$605,342	+ 71.7%
Median Sales Price*	\$398,000	\$268,750	- 32.5%	\$205,750	\$292,500	+ 42.2%
Percent of Original List Price Received*	97.4%	91.5%	- 6.1%	86.2%	92.4%	+ 7.2%
Days on Market Until Sale	17	115	+ 576.5%	81	95	+ 17.3%
Inventory of Homes for Sale	39	44	+ 12.8%	--	--	--
Months Supply of Inventory	10.4	10.4	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



+ 20.2%

Change in
New Listings

- 6.9%

Change in
Closed Sales

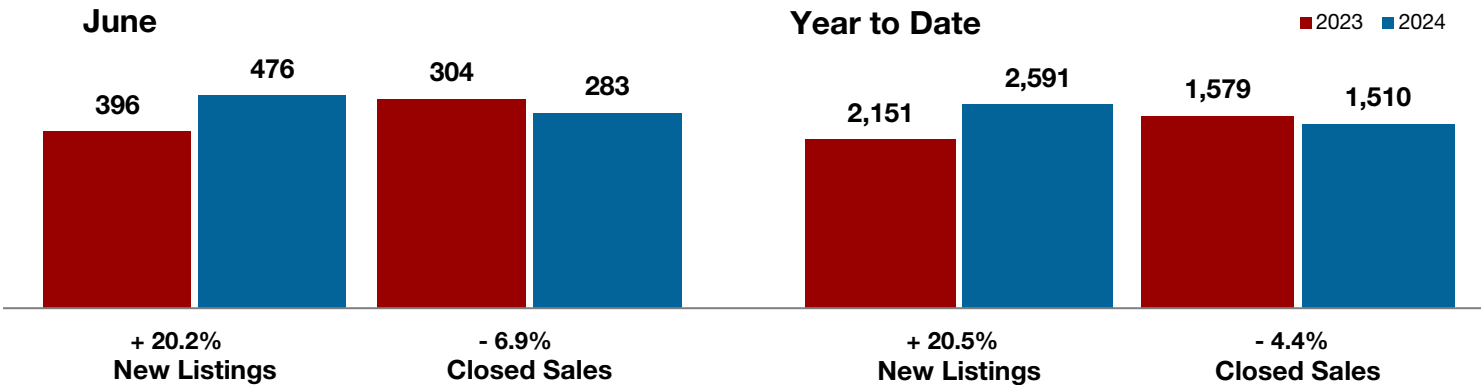
- 0.0%

Change in
Median Sales Price

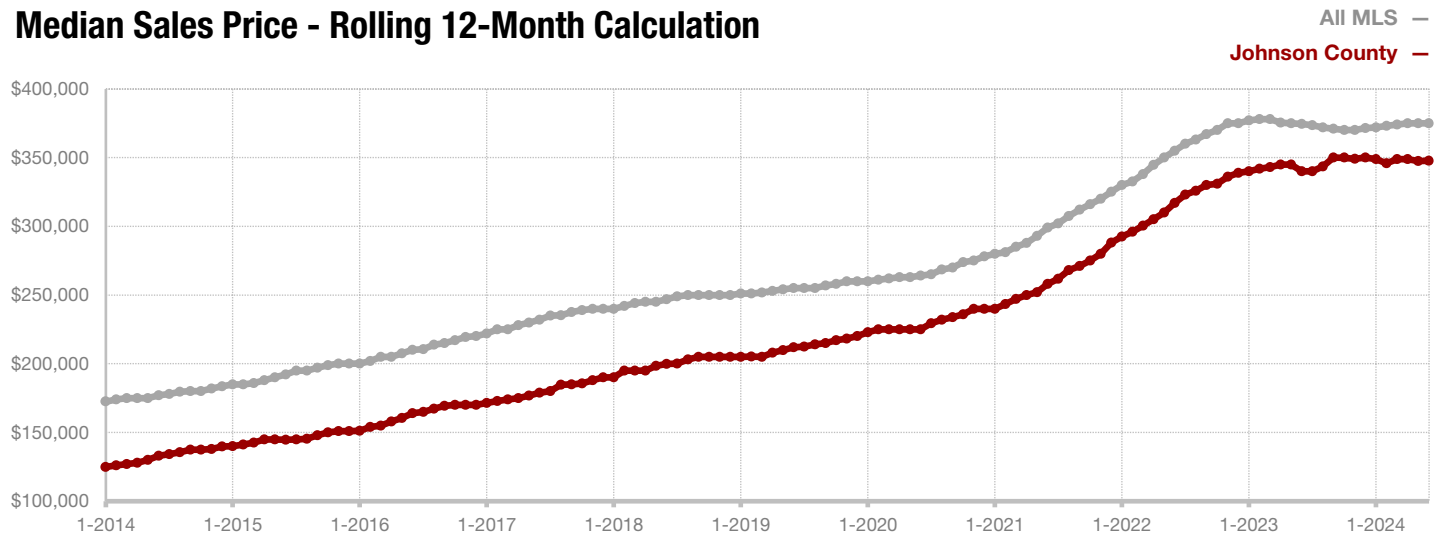
Johnson County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	396	476	+ 20.2%	2,151	2,591	+ 20.5%
Pending Sales	250	270	+ 8.0%	1,652	1,637	- 0.9%
Closed Sales	304	283	- 6.9%	1,579	1,510	- 4.4%
Average Sales Price*	\$377,264	\$376,322	- 0.2%	\$381,544	\$377,699	- 1.0%
Median Sales Price*	\$350,000	\$349,865	- 0.0%	\$350,000	\$345,820	- 1.2%
Percent of Original List Price Received*	96.1%	96.4%	+ 0.3%	94.8%	95.7%	+ 0.9%
Days on Market Until Sale	54	66	+ 22.2%	63	68	+ 7.9%
Inventory of Homes for Sale	854	1,266	+ 48.2%	--	--	--
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 – June 2024

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



+ 42.1%

- 26.7%

- 13.2%

Change in
New Listings

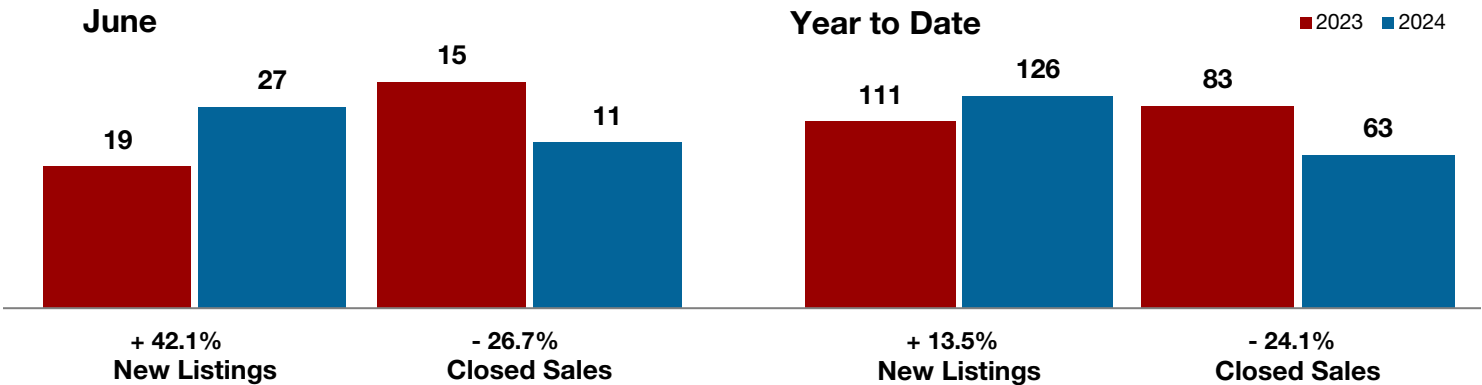
Change in
Closed Sales

Change in
Median Sales Price

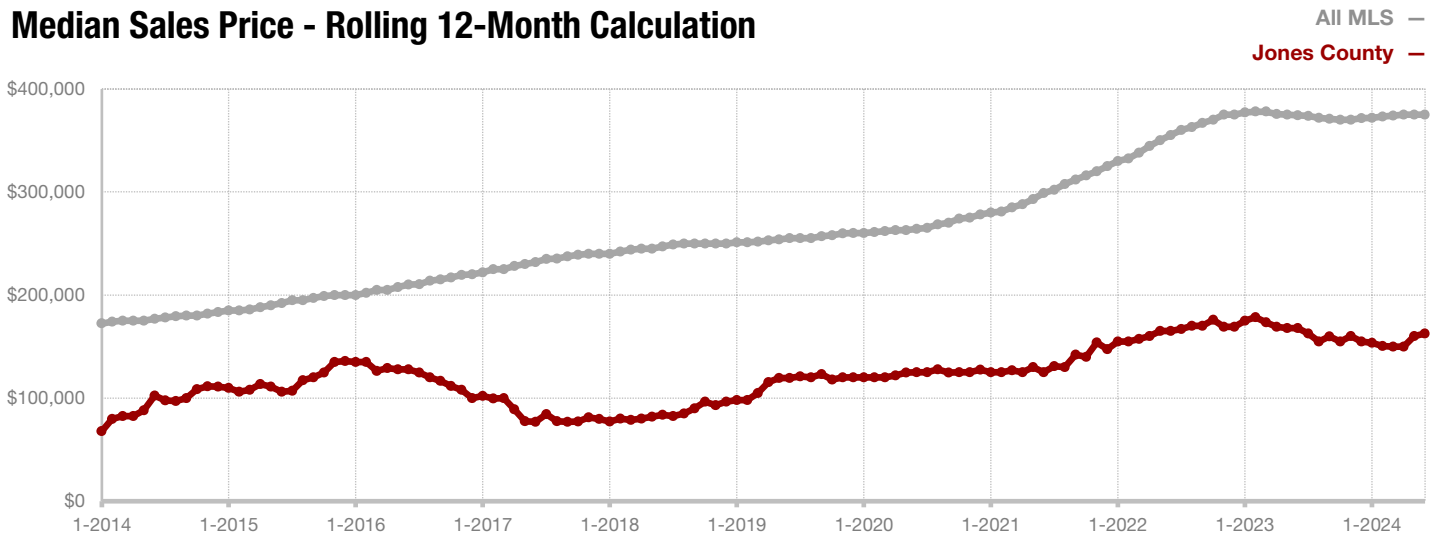
Jones County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	19	27	+ 42.1%	111	126	+ 13.5%
Pending Sales	10	10	0.0%	85	71	- 16.5%
Closed Sales	15	11	- 26.7%	83	63	- 24.1%
Average Sales Price*	\$191,286	\$223,150	+ 16.7%	\$181,106	\$215,112	+ 18.8%
Median Sales Price*	\$155,500	\$135,000	- 13.2%	\$153,500	\$167,750	+ 9.3%
Percent of Original List Price Received*	93.1%	84.9%	- 8.8%	92.5%	88.7%	- 4.1%
Days on Market Until Sale	42	75	+ 78.6%	67	73	+ 9.0%
Inventory of Homes for Sale	60	77	+ 28.3%	--	--	--
Months Supply of Inventory	4.6	7.1	+ 54.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



+ 11.4%

- 11.1%

- 5.1%

Change in
New Listings

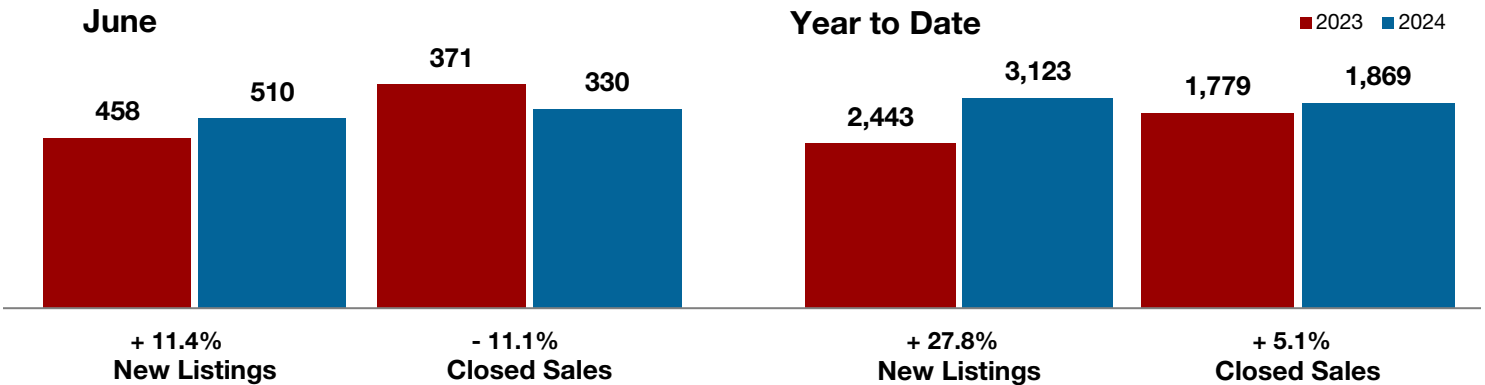
Change in
Closed Sales

Change in
Median Sales Price

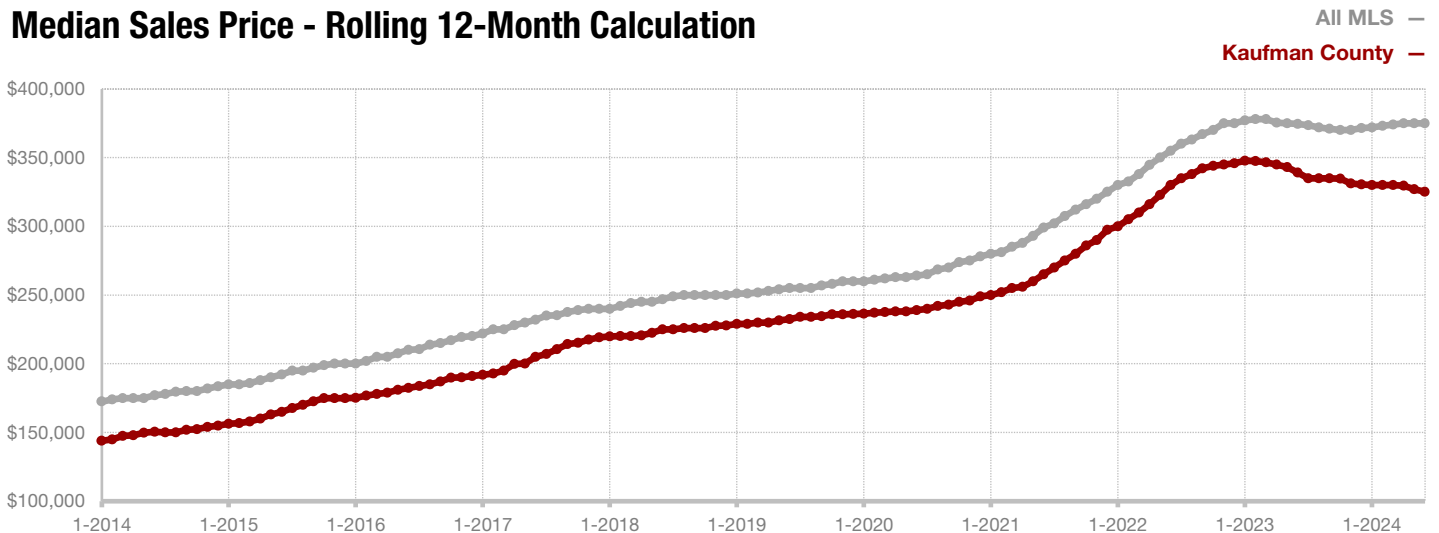
Kaufman County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	458	510	+ 11.4%	2,443	3,123	+ 27.8%
Pending Sales	318	311	- 2.2%	1,873	2,055	+ 9.7%
Closed Sales	371	330	- 11.1%	1,779	1,869	+ 5.1%
Average Sales Price*	\$365,356	\$345,632	- 5.4%	\$355,719	\$346,522	- 2.6%
Median Sales Price*	\$336,470	\$319,375	- 5.1%	\$330,595	\$318,490	- 3.7%
Percent of Original List Price Received*	96.0%	94.8%	- 1.3%	94.5%	94.0%	- 0.5%
Days on Market Until Sale	60	64	+ 6.7%	69	69	0.0%
Inventory of Homes for Sale	1,094	1,483	+ 35.6%	--	--	--
Months Supply of Inventory	3.8	4.9	+ 28.9%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



+ 58.0%

+ 14.3%

- 3.3%

Change in
New Listings

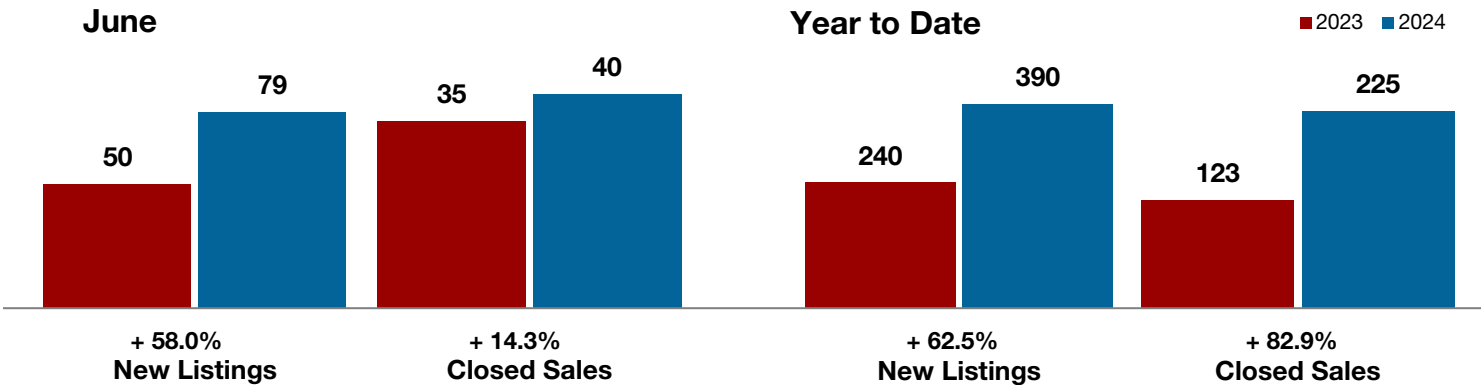
Change in
Closed Sales

Change in
Median Sales Price

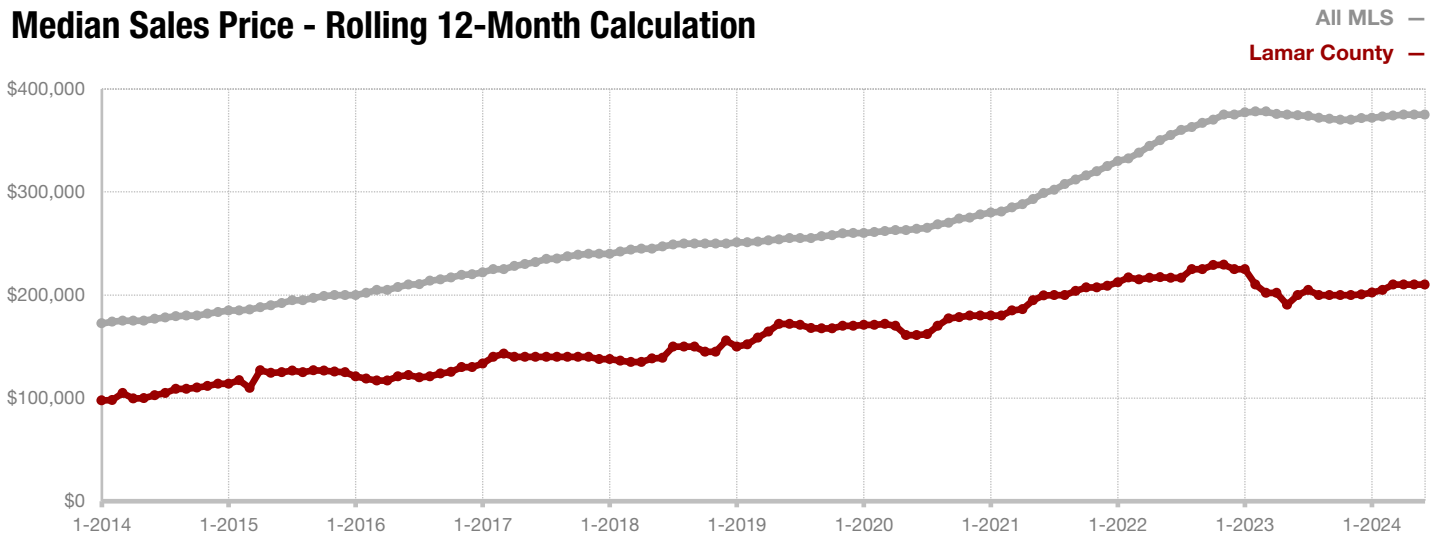
Lamar County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	50	79	+ 58.0%	240	390	+ 62.5%
Pending Sales	25	34	+ 36.0%	143	229	+ 60.1%
Closed Sales	35	40	+ 14.3%	123	225	+ 82.9%
Average Sales Price*	\$211,411	\$216,831	+ 2.6%	\$213,774	\$249,440	+ 16.7%
Median Sales Price*	\$209,900	\$203,000	- 3.3%	\$185,000	\$210,000	+ 13.5%
Percent of Original List Price Received*	93.4%	90.9%	- 2.7%	91.6%	91.7%	+ 0.1%
Days on Market Until Sale	53	37	- 30.2%	67	63	- 6.0%
Inventory of Homes for Sale	139	223	+ 60.4%	--	--	--
Months Supply of Inventory	5.8	6.7	+ 15.5%	--	--	--

* 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 – June 2024

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



- 38.5%

Change in
New Listings

- 76.9%

Change in
Closed Sales

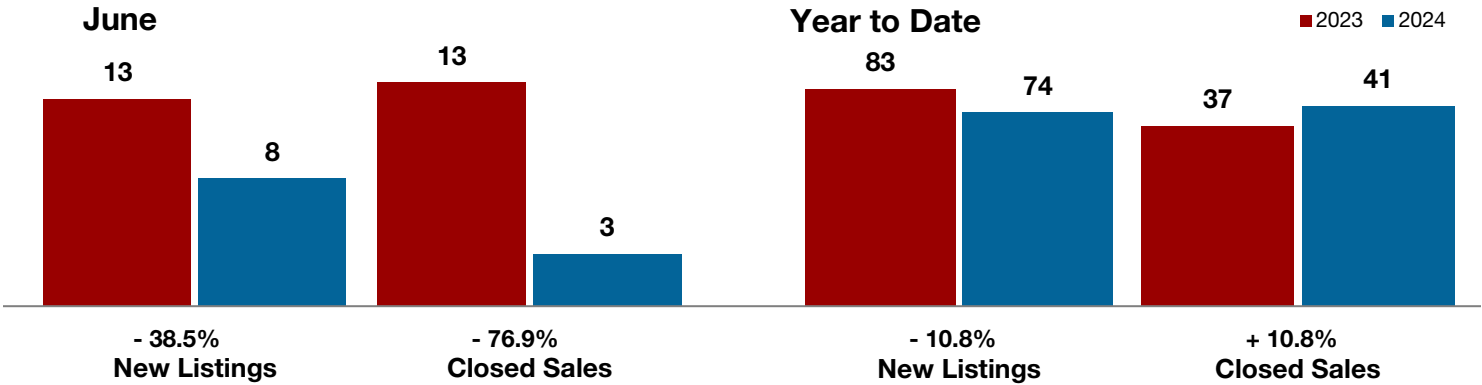
+ 39.7%

Change in
Median Sales Price

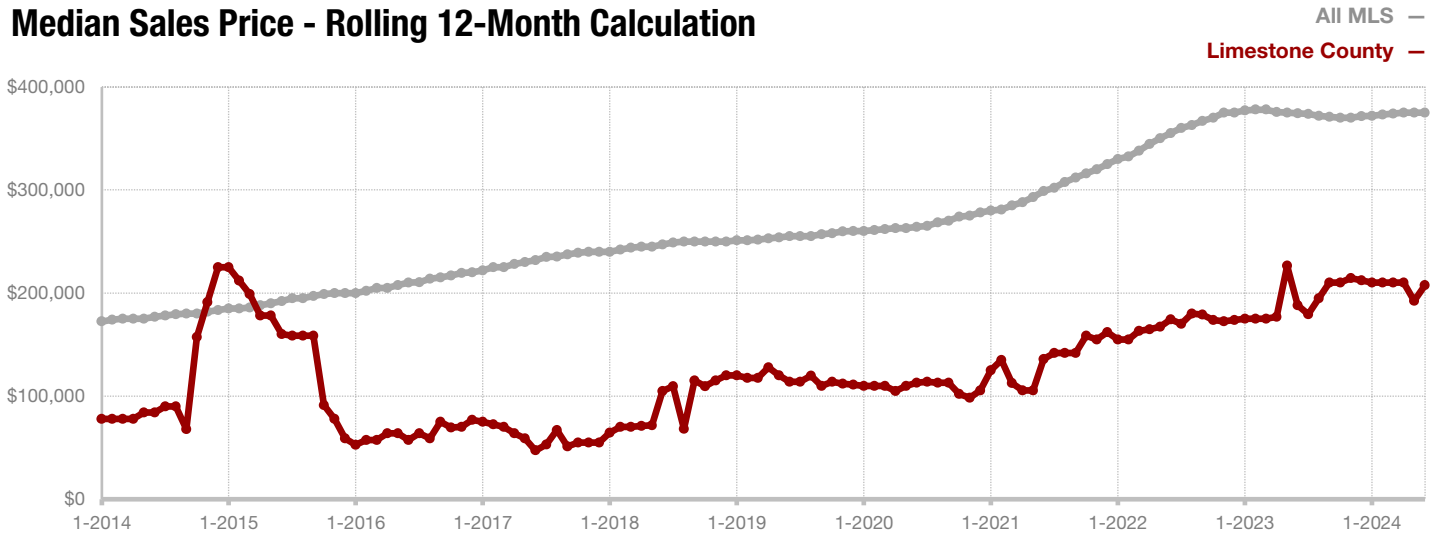
Limestone County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	13	8	- 38.5%	83	74	- 10.8%
Pending Sales	7	2	- 71.4%	41	35	- 14.6%
Closed Sales	13	3	- 76.9%	37	41	+ 10.8%
Average Sales Price*	\$301,848	\$268,333	- 11.1%	\$272,590	\$251,179	- 7.9%
Median Sales Price*	\$179,000	\$250,000	+ 39.7%	\$250,000	\$210,000	- 16.0%
Percent of Original List Price Received*	86.9%	91.6%	+ 5.4%	87.5%	86.7%	- 0.9%
Days on Market Until Sale	62	101	+ 62.9%	106	93	- 12.3%
Inventory of Homes for Sale	54	60	+ 11.1%	--	--	--
Months Supply of Inventory	8.9	9.0	+ 1.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



- 9.5%

Change in
New Listings

- 4.5%

Change in
Closed Sales

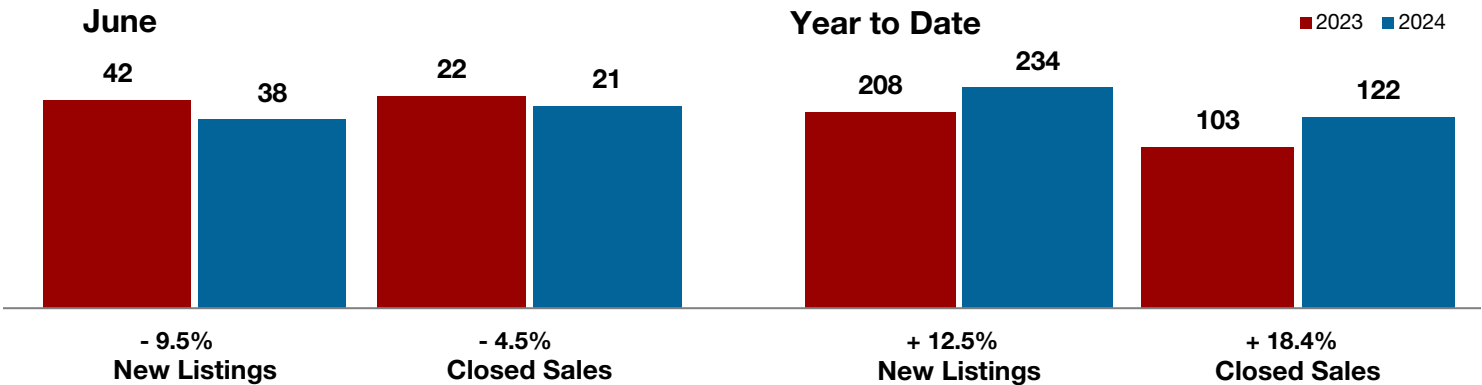
- 5.0%

Change in
Median Sales Price

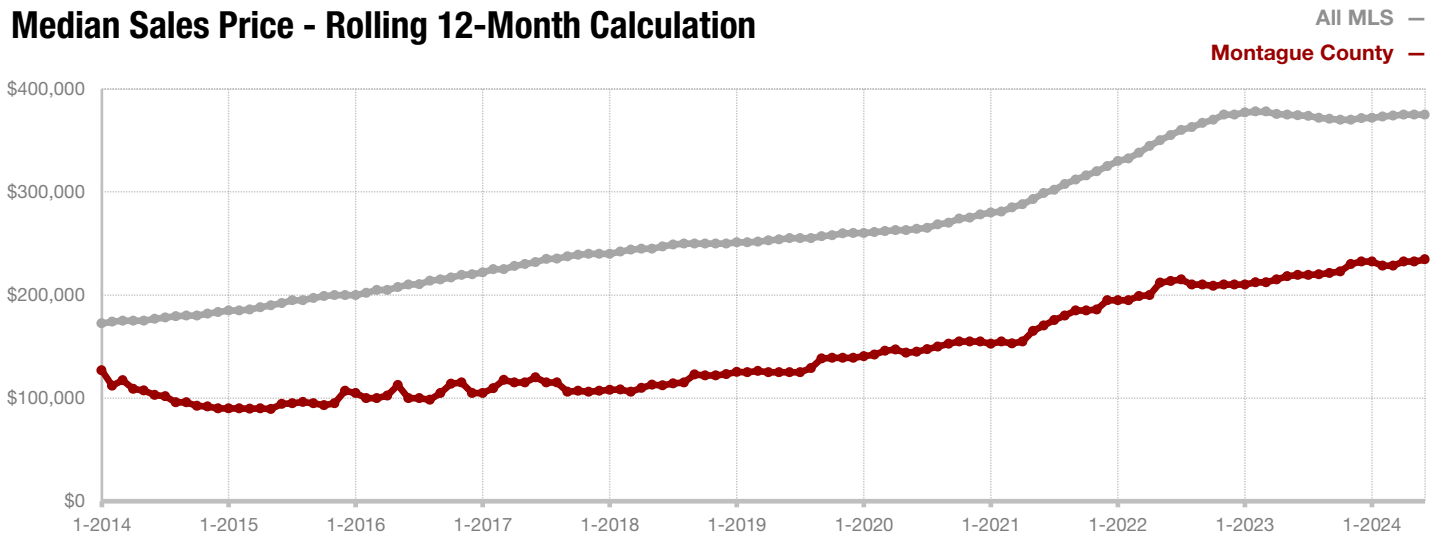
Montague County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	42	38	- 9.5%	208	234	+ 12.5%
Pending Sales	23	23	0.0%	120	130	+ 8.3%
Closed Sales	22	21	- 4.5%	103	122	+ 18.4%
Average Sales Price*	\$210,809	\$233,395	+ 10.7%	\$291,083	\$345,753	+ 18.8%
Median Sales Price*	\$205,250	\$195,000	- 5.0%	\$239,000	\$240,000	+ 0.4%
Percent of Original List Price Received*	93.1%	92.5%	- 0.6%	91.3%	91.6%	+ 0.3%
Days on Market Until Sale	78	43	- 44.9%	66	79	+ 19.7%
Inventory of Homes for Sale	118	156	+ 32.2%	--	--	--
Months Supply of Inventory	6.2	7.5	+ 21.0%	--	--	--

* 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 – June 2024

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



- 5.4%

Change in
New Listings

- 2.0%

Change in
Closed Sales

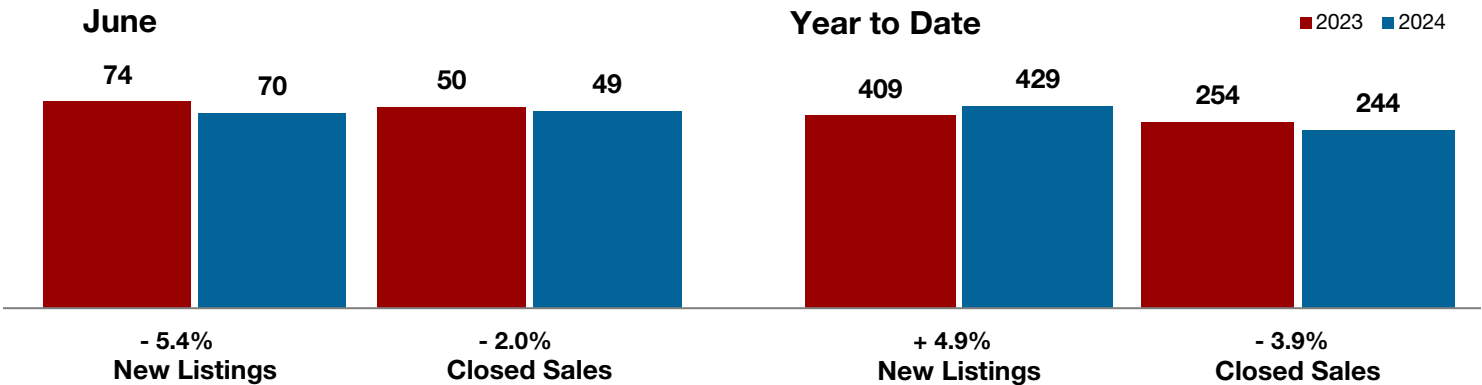
- 3.7%

Change in
Median Sales Price

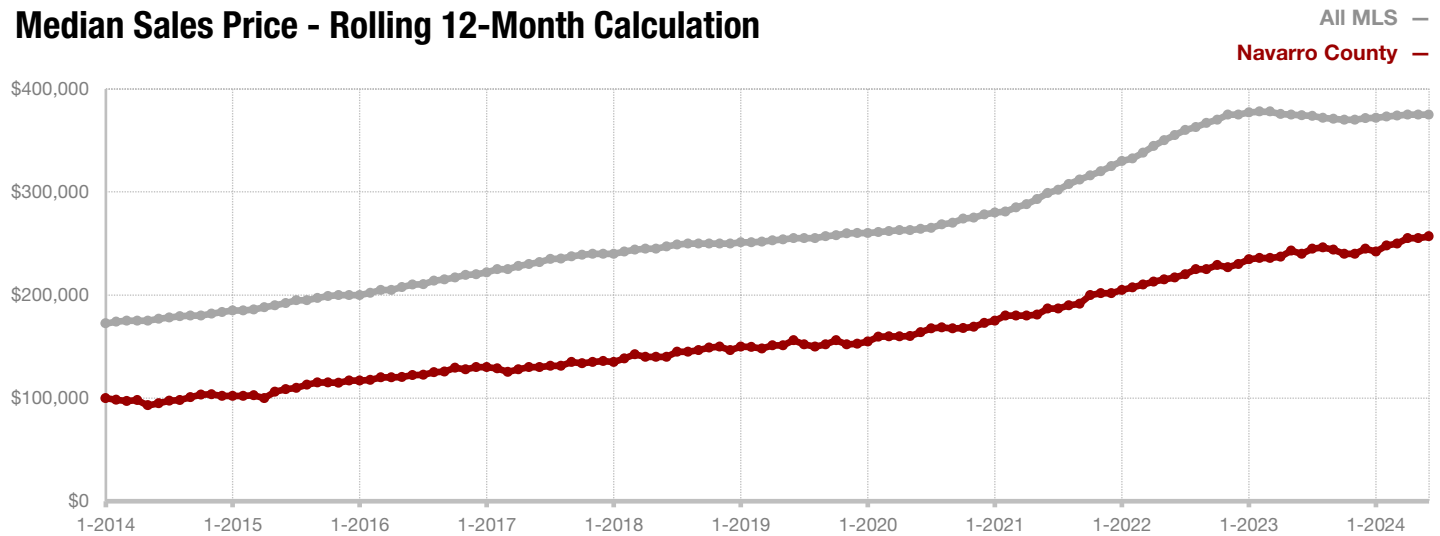
Navarro County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	74	70	- 5.4%	409	429	+ 4.9%
Pending Sales	61	31	- 49.2%	282	255	- 9.6%
Closed Sales	50	49	- 2.0%	254	244	- 3.9%
Average Sales Price*	\$335,418	\$341,616	+ 1.8%	\$328,690	\$371,626	+ 13.1%
Median Sales Price*	\$269,950	\$260,000	- 3.7%	\$242,000	\$265,000	+ 9.5%
Percent of Original List Price Received*	91.9%	94.0%	+ 2.3%	92.3%	94.4%	+ 2.3%
Days on Market Until Sale	72	69	- 4.2%	69	70	+ 1.4%
Inventory of Homes for Sale	186	243	+ 30.6%	--	--	--
Months Supply of Inventory	4.2	6.4	+ 52.4%	--	--	--

* 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 – June 2024

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



0.0%

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Nolan County

Change in
New Listings

Change in
Closed Sales

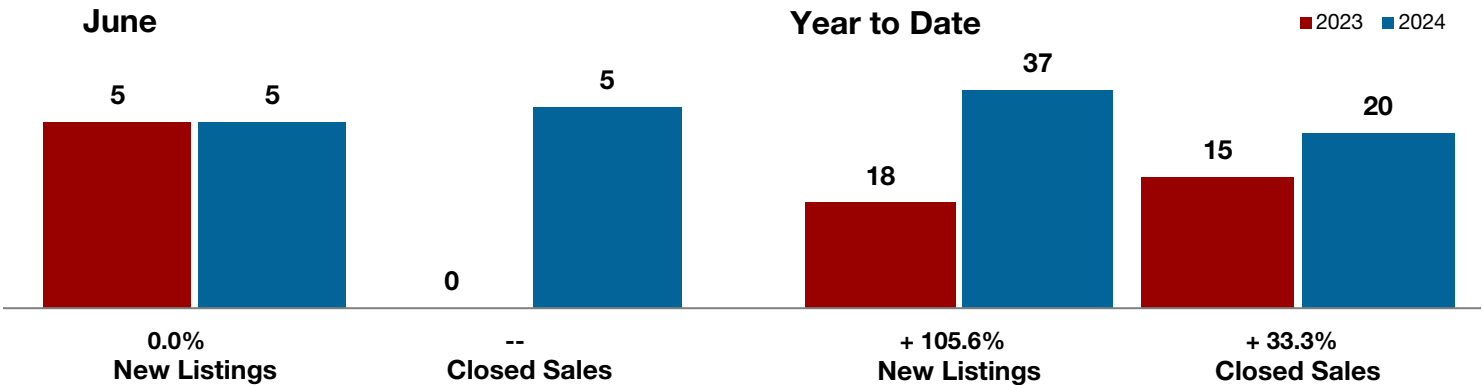
Change in
Median Sales Price

June

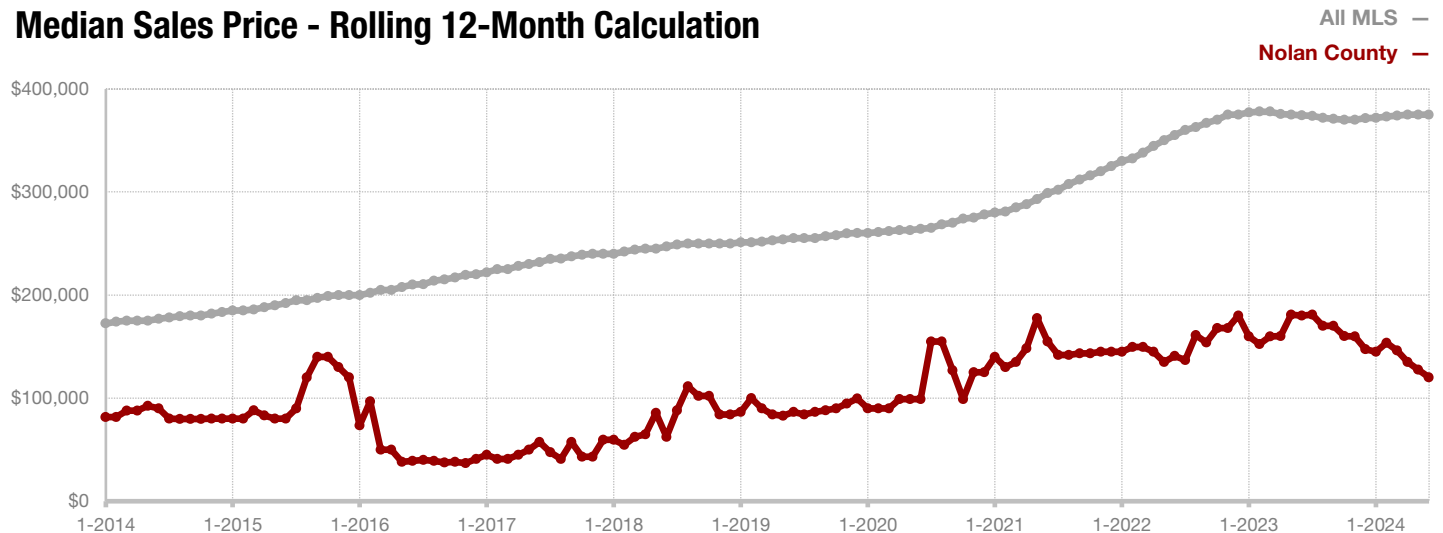
Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	5	0.0%	18	37	+ 105.6%
Pending Sales	1	2	+ 100.0%	11	20	+ 81.8%
Closed Sales	0	5	--	15	20	+ 33.3%
Average Sales Price*	--	\$115,020	--	\$164,586	\$147,458	- 10.4%
Median Sales Price*	--	\$116,000	--	\$159,950	\$117,000	- 26.9%
Percent of Original List Price Received*	--	93.4%	--	94.6%	93.0%	- 1.7%
Days on Market Until Sale	--	125	--	71	88	+ 23.9%
Inventory of Homes for Sale	13	29	+ 123.1%	--	--	--
Months Supply of Inventory	6.0	10.6	+ 76.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



- 35.2%

- 39.0%

+ 0.2%

Change in
New Listings

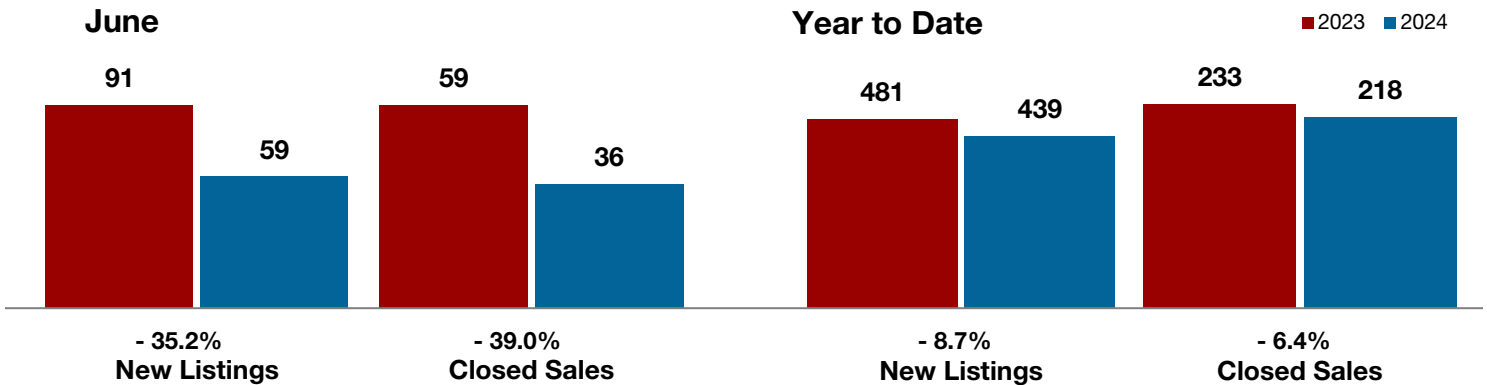
Change in
Closed Sales

Change in
Median Sales Price

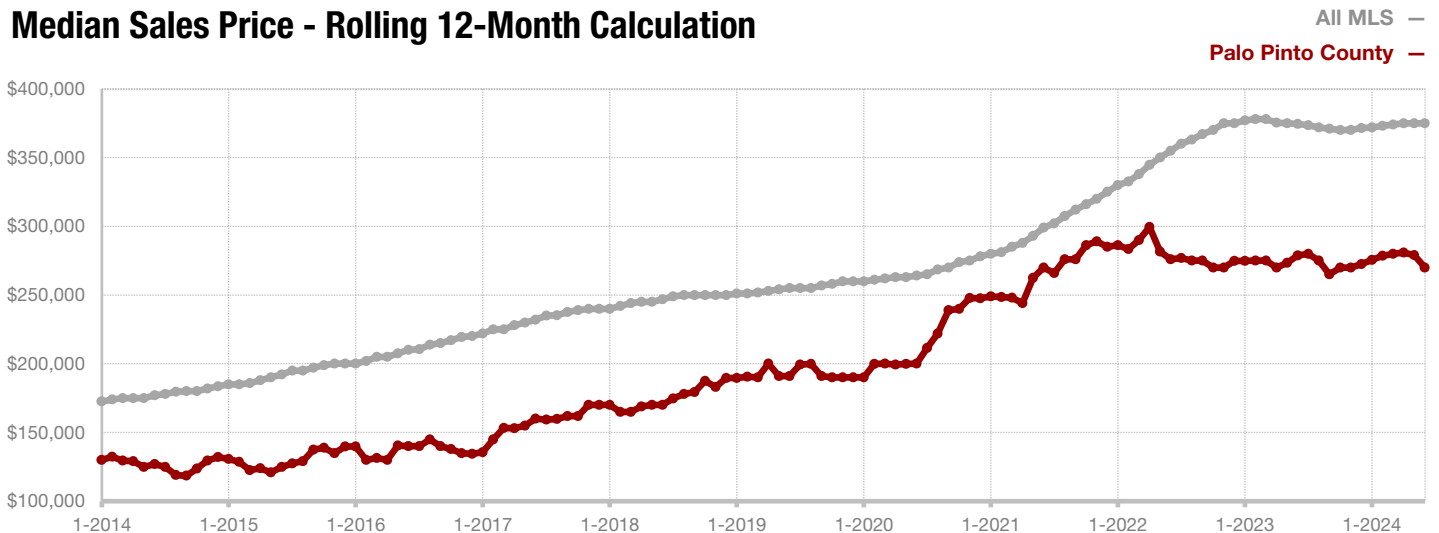
Palo Pinto County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	91	59	- 35.2%	481	439	- 8.7%
Pending Sales	48	26	- 45.8%	250	226	- 9.6%
Closed Sales	59	36	- 39.0%	233	218	- 6.4%
Average Sales Price*	\$568,324	\$639,656	+ 12.6%	\$506,850	\$522,910	+ 3.2%
Median Sales Price*	\$324,900	\$325,500	+ 0.2%	\$285,000	\$279,900	- 1.8%
Percent of Original List Price Received*	95.0%	90.6%	- 4.6%	91.5%	89.4%	- 2.3%
Days on Market Until Sale	69	115	+ 66.7%	73	94	+ 28.8%
Inventory of Homes for Sale	271	306	+ 12.9%	--	--	--
Months Supply of Inventory	7.4	8.9	+ 20.3%	--	--	--

* 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 – June 2024

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



- 9.0%

Change in
New Listings

- 12.0%

Change in
Closed Sales

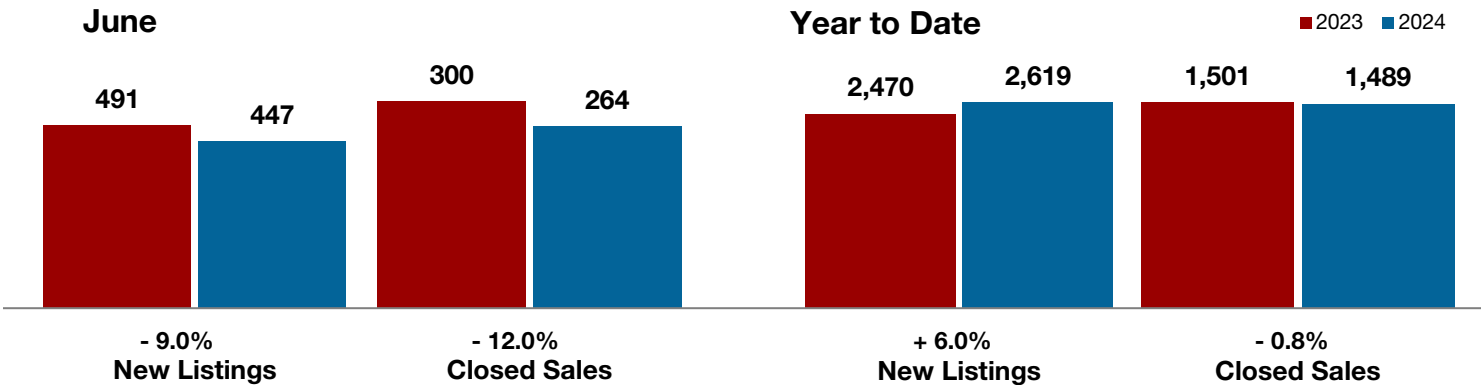
+ 6.4%

Change in
Median Sales Price

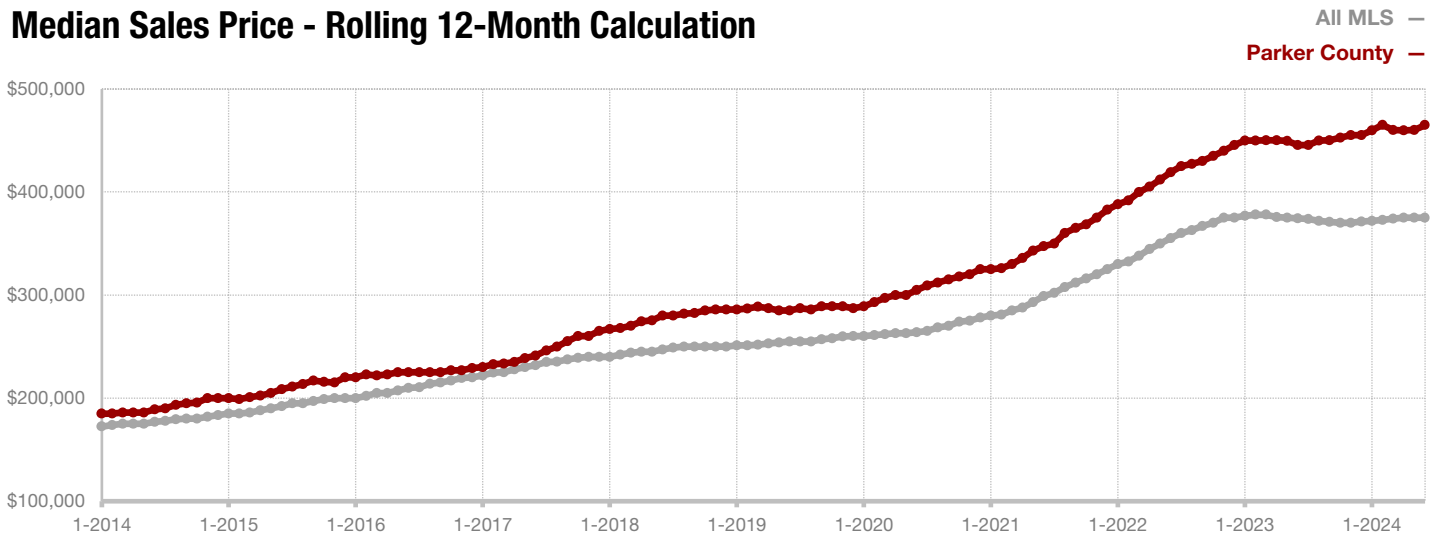
Parker County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	491	447	- 9.0%	2,470	2,619	+ 6.0%
Pending Sales	313	206	- 34.2%	1,637	1,562	- 4.6%
Closed Sales	300	264	- 12.0%	1,501	1,489	- 0.8%
Average Sales Price*	\$481,348	\$504,933	+ 4.9%	\$480,612	\$502,250	+ 4.5%
Median Sales Price*	\$438,000	\$466,250	+ 6.4%	\$448,450	\$463,000	+ 3.2%
Percent of Original List Price Received*	96.4%	96.2%	- 0.2%	95.5%	95.7%	+ 0.2%
Days on Market Until Sale	63	70	+ 11.1%	75	85	+ 13.3%
Inventory of Homes for Sale	1,234	1,357	+ 10.0%	--	--	--
Months Supply of Inventory	4.8	5.8	+ 20.8%	--	--	--

* 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 – June 2024

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



- 28.0%

- 12.5%

- 41.1%

Change in
New Listings

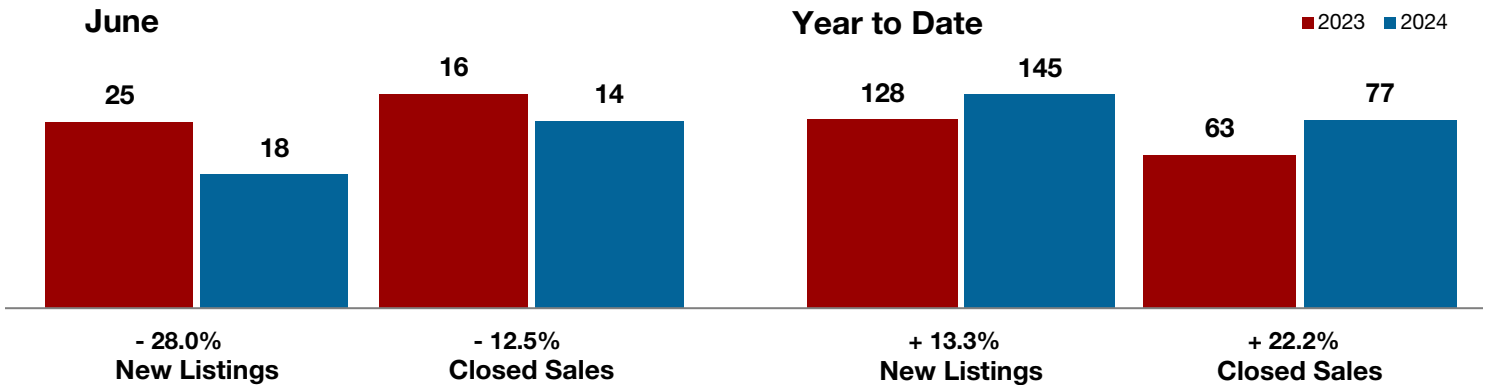
Change in
Closed Sales

Change in
Median Sales Price

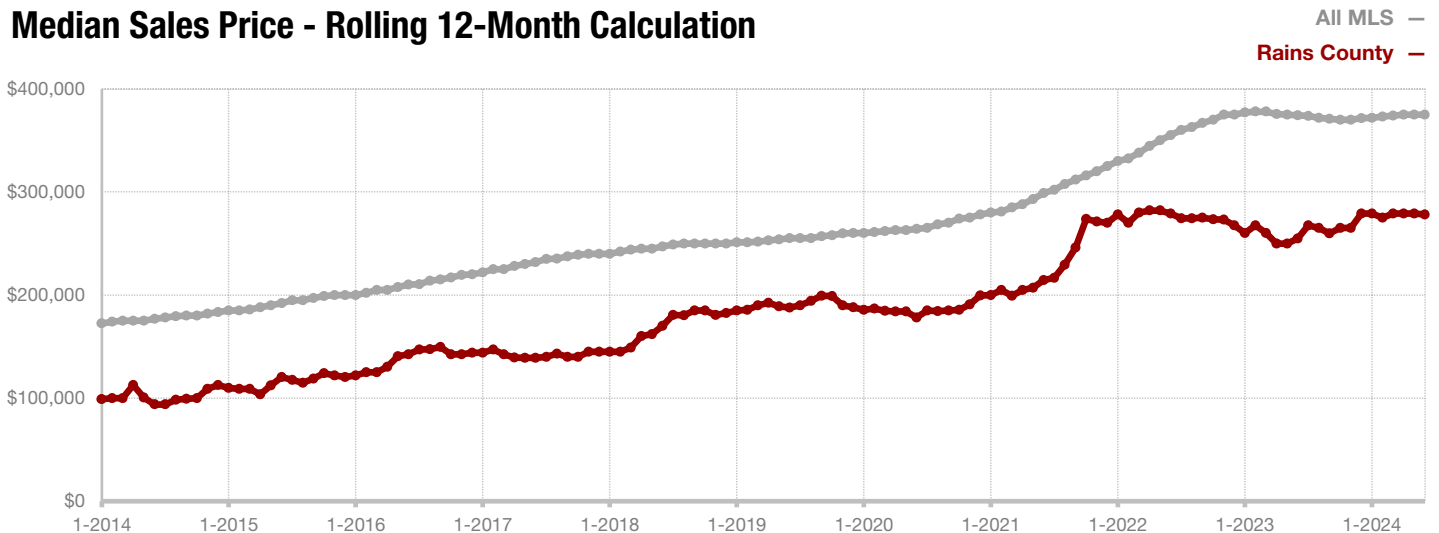
Rains County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	25	18	- 28.0%	128	145	+ 13.3%
Pending Sales	7	16	+ 128.6%	65	84	+ 29.2%
Closed Sales	16	14	- 12.5%	63	77	+ 22.2%
Average Sales Price*	\$447,313	\$296,000	- 33.8%	\$375,701	\$332,271	- 11.6%
Median Sales Price*	\$366,000	\$215,500	- 41.1%	\$275,000	\$276,500	+ 0.5%
Percent of Original List Price Received*	94.8%	93.1%	- 1.8%	96.1%	90.6%	- 5.7%
Days on Market Until Sale	51	99	+ 94.1%	64	103	+ 60.9%
Inventory of Homes for Sale	83	94	+ 13.3%	--	--	--
Months Supply of Inventory	7.4	7.9	+ 6.8%	--	--	--

* 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 – June 2024

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



+ 12.3%

- 19.6%

- 2.3%

Change in
New Listings

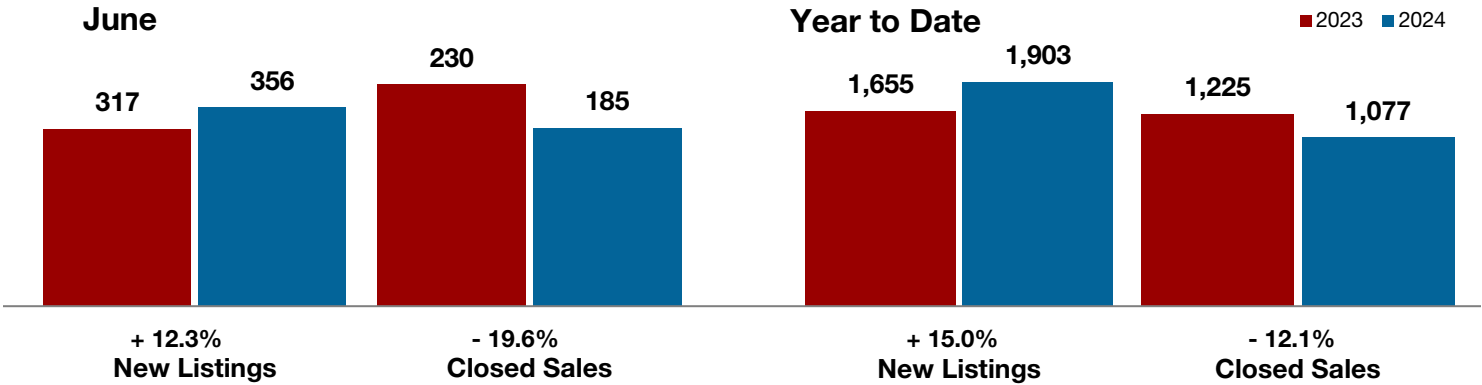
Change in
Closed Sales

Change in
Median Sales Price

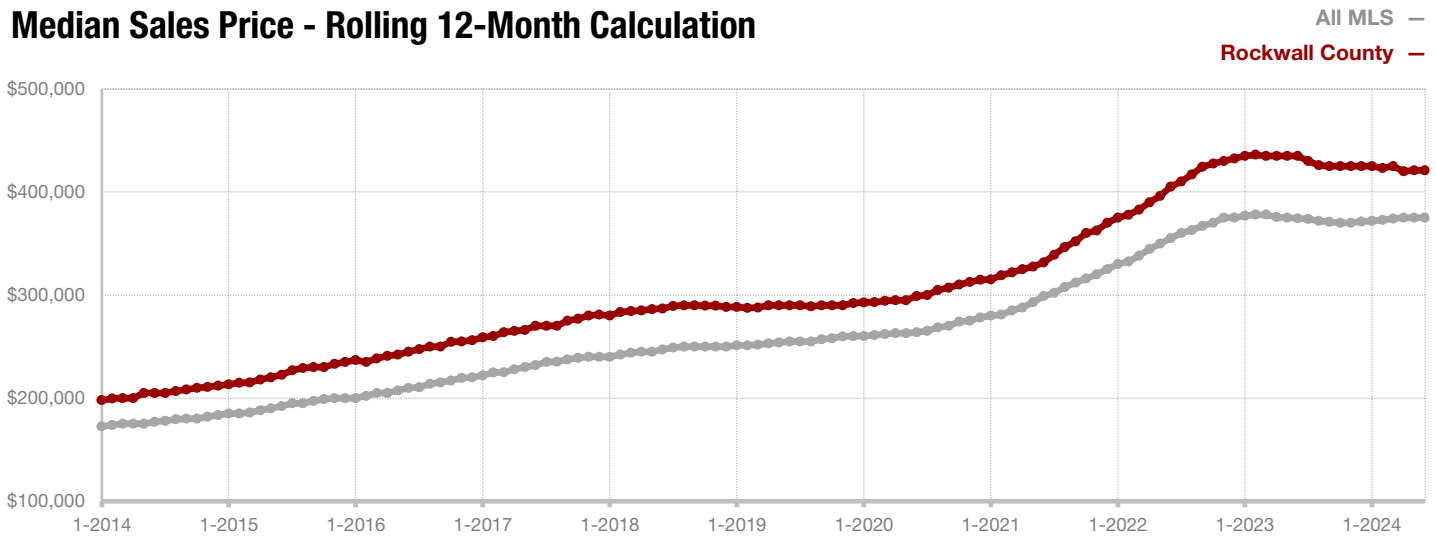
Rockwall County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	317	356	+ 12.3%	1,655	1,903	+ 15.0%
Pending Sales	202	178	- 11.9%	1,300	1,163	- 10.5%
Closed Sales	230	185	- 19.6%	1,225	1,077	- 12.1%
Average Sales Price*	\$514,621	\$513,889	- 0.1%	\$501,117	\$505,276	+ 0.8%
Median Sales Price*	\$440,000	\$430,000	- 2.3%	\$429,900	\$421,900	- 1.9%
Percent of Original List Price Received*	95.6%	96.2%	+ 0.6%	94.3%	94.9%	+ 0.6%
Days on Market Until Sale	51	58	+ 13.7%	68	64	- 5.9%
Inventory of Homes for Sale	726	936	+ 28.9%	--	--	--
Months Supply of Inventory	3.7	5.1	+ 37.8%	--	--	--

* 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 – June 2024

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



Shackelford County

- 75.0%

Change in
New Listings

- 50.0%

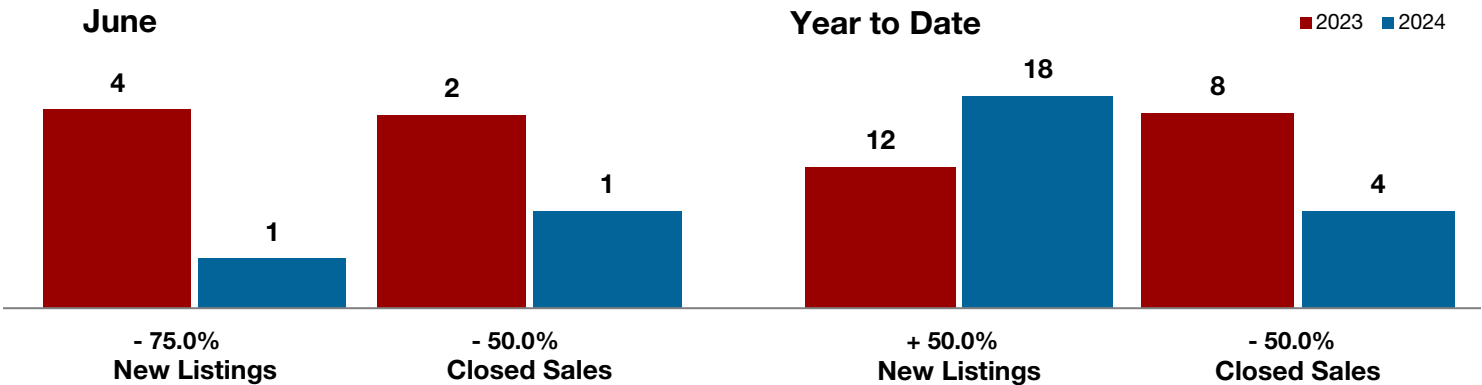
Change in
Closed Sales

+ 18.2%

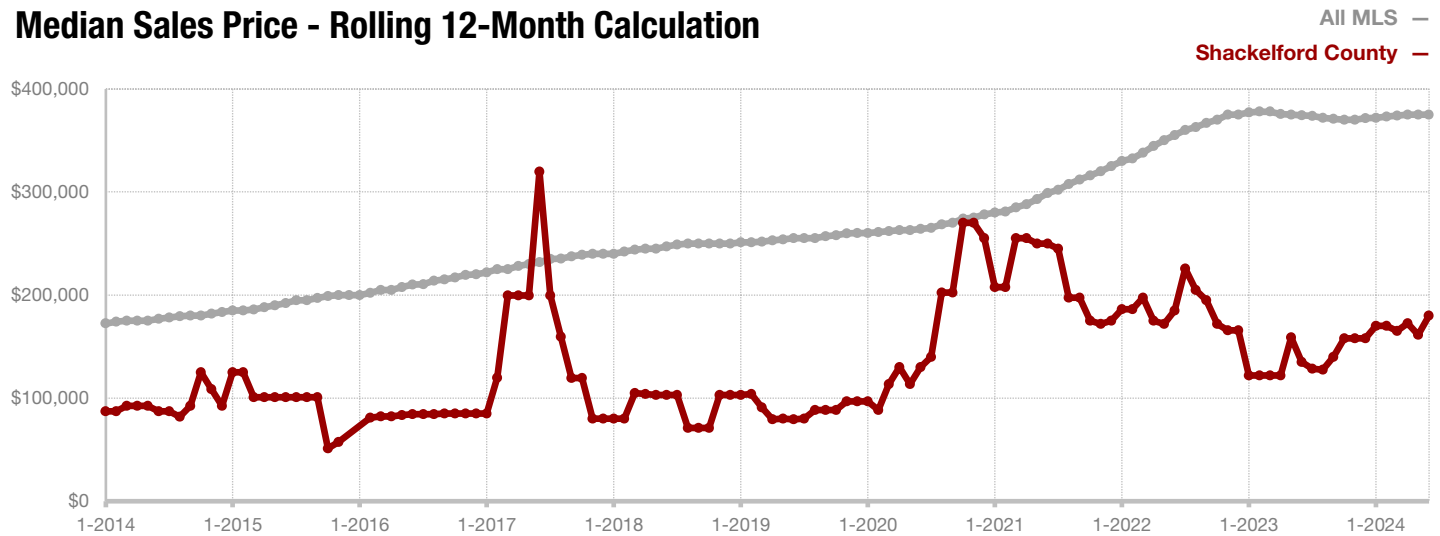
Change in
Median Sales Price

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	4	1	- 75.0%	12	18	+ 50.0%
Pending Sales	2	2	0.0%	7	8	+ 14.3%
Closed Sales	2	1	- 50.0%	8	4	- 50.0%
Average Sales Price*	\$156,500	\$185,000	+ 18.2%	\$152,563	\$287,834	+ 88.7%
Median Sales Price*	\$156,500	\$185,000	+ 18.2%	\$156,500	\$230,000	+ 47.0%
Percent of Original List Price Received*	88.2%	100.0%	+ 13.4%	78.1%	87.9%	+ 12.5%
Days on Market Until Sale	26	11	- 57.7%	93	64	- 31.2%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	5.0	5.3	+ 6.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



- 16.8%

- 24.6%

+ 4.0%

Change in
New Listings

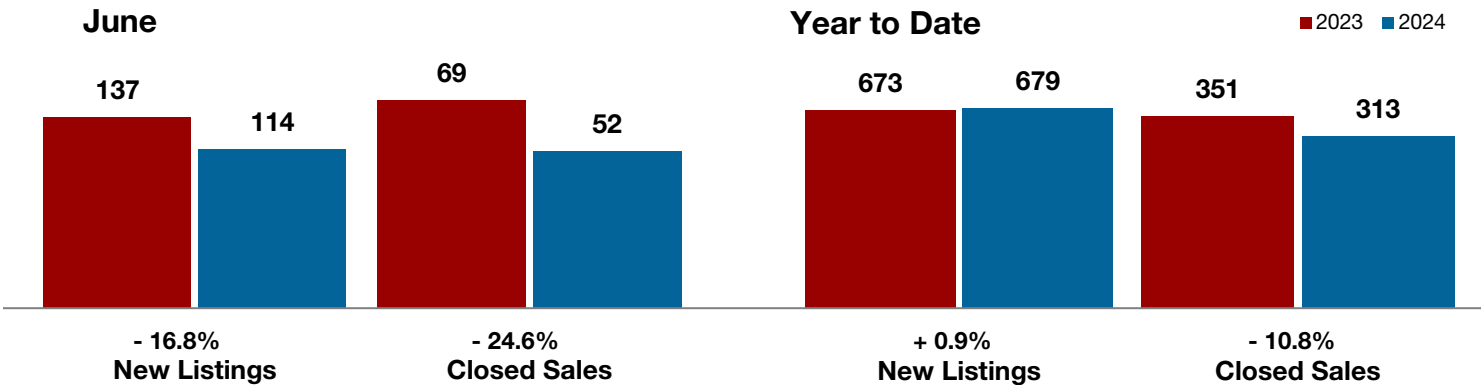
Change in
Closed Sales

Change in
Median Sales Price

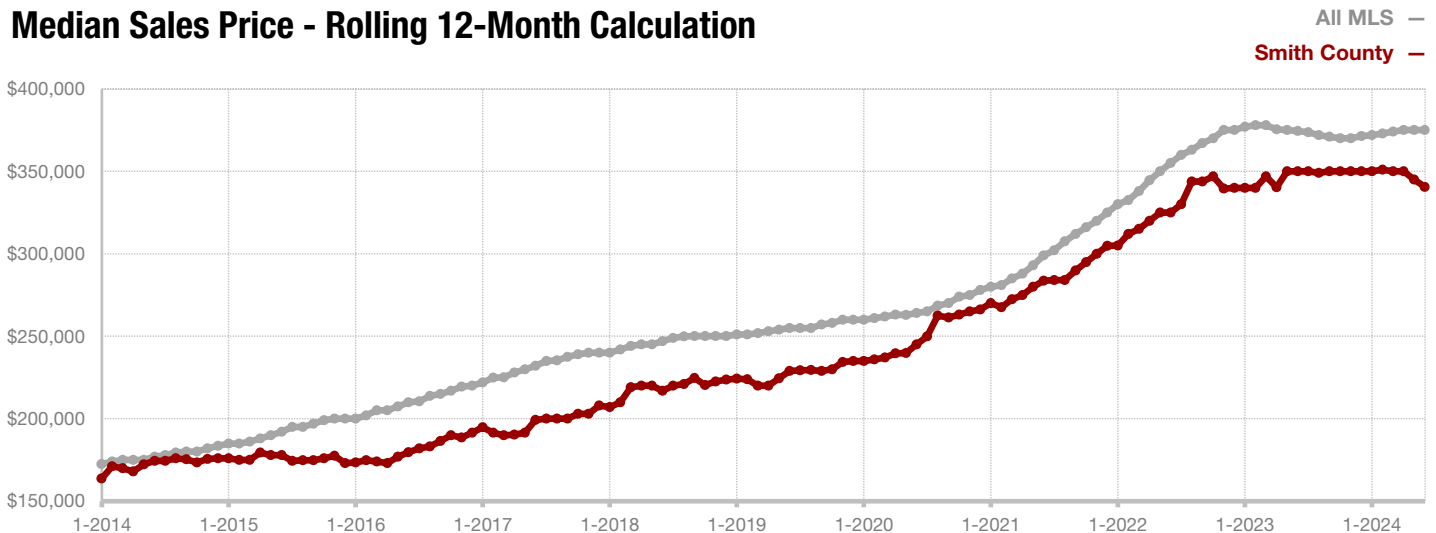
Smith County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	137	114	- 16.8%	673	679	+ 0.9%
Pending Sales	70	38	- 45.7%	379	316	- 16.6%
Closed Sales	69	52	- 24.6%	351	313	- 10.8%
Average Sales Price*	\$520,860	\$461,515	- 11.4%	\$426,445	\$436,544	+ 2.4%
Median Sales Price*	\$388,950	\$404,500	+ 4.0%	\$354,000	\$339,000	- 4.2%
Percent of Original List Price Received*	95.6%	95.3%	- 0.3%	94.9%	94.2%	- 0.7%
Days on Market Until Sale	45	53	+ 17.8%	54	71	+ 31.5%
Inventory of Homes for Sale	322	384	+ 19.3%	--	--	--
Months Supply of Inventory	5.6	7.4	+ 32.1%	--	--	--

* 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 – June 2024

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



- 56.3%

- 20.0%

0.0%

Change in
New Listings

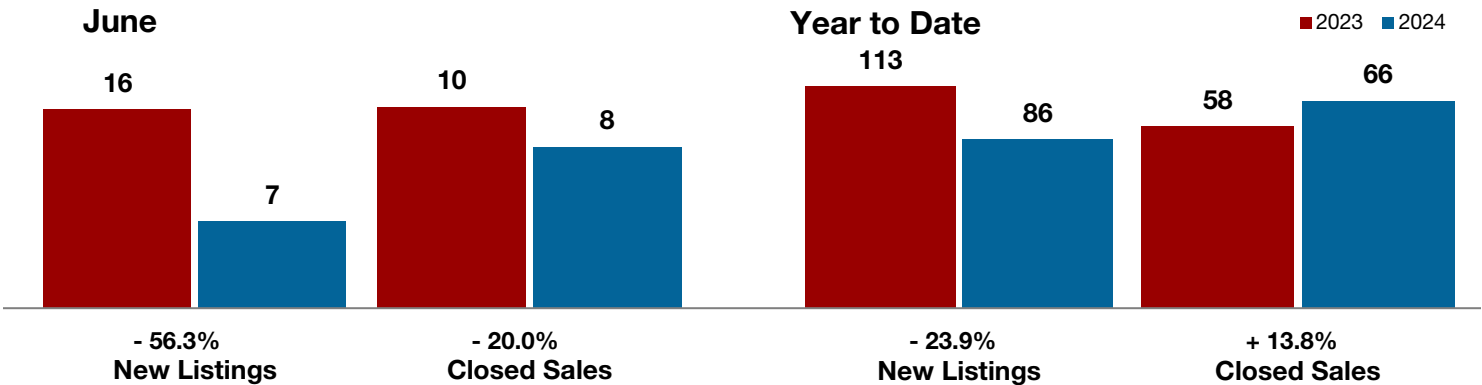
Change in
Closed Sales

Change in
Median Sales Price

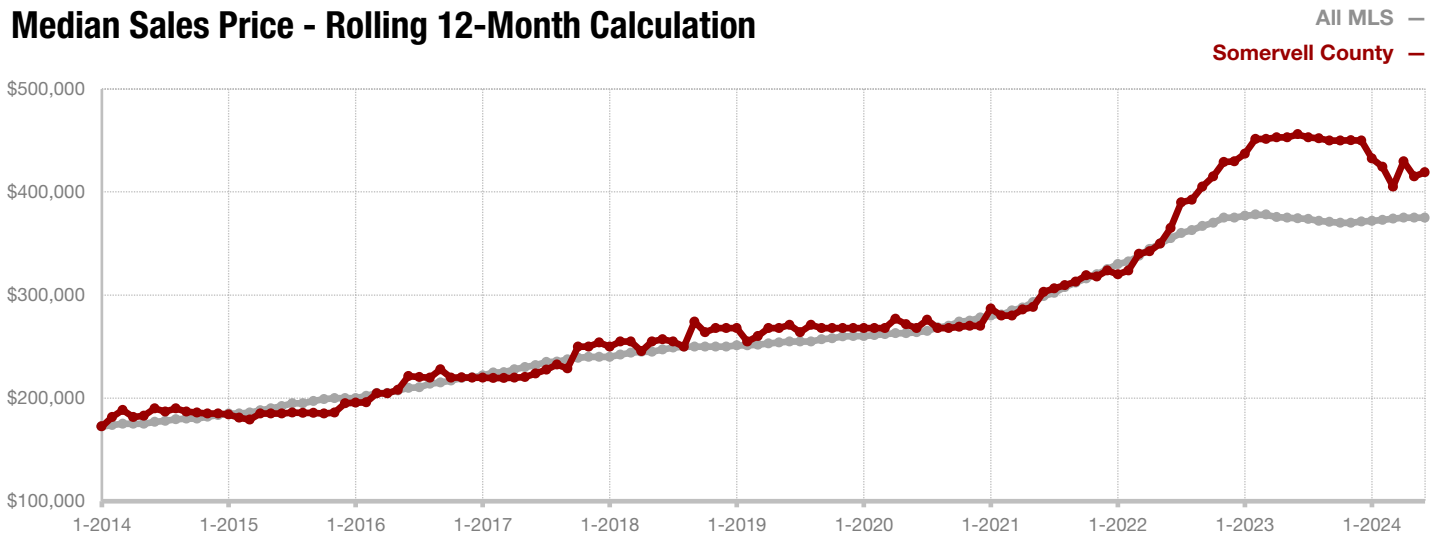
Somervell County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	16	7	- 56.3%	113	86	- 23.9%
Pending Sales	5	2	- 60.0%	60	59	- 1.7%
Closed Sales	10	8	- 20.0%	58	66	+ 13.8%
Average Sales Price*	\$436,550	\$513,125	+ 17.5%	\$458,098	\$481,627	+ 5.1%
Median Sales Price*	\$465,000	\$465,000	0.0%	\$459,500	\$417,000	- 9.2%
Percent of Original List Price Received*	92.9%	96.6%	+ 4.0%	93.7%	93.1%	- 0.6%
Days on Market Until Sale	42	31	- 26.2%	70	130	+ 85.7%
Inventory of Homes for Sale	66	52	- 21.2%	--	--	--
Months Supply of Inventory	7.5	6.1	- 18.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



+ 50.0%

+ 66.7%

- 29.5%

Change in
New Listings

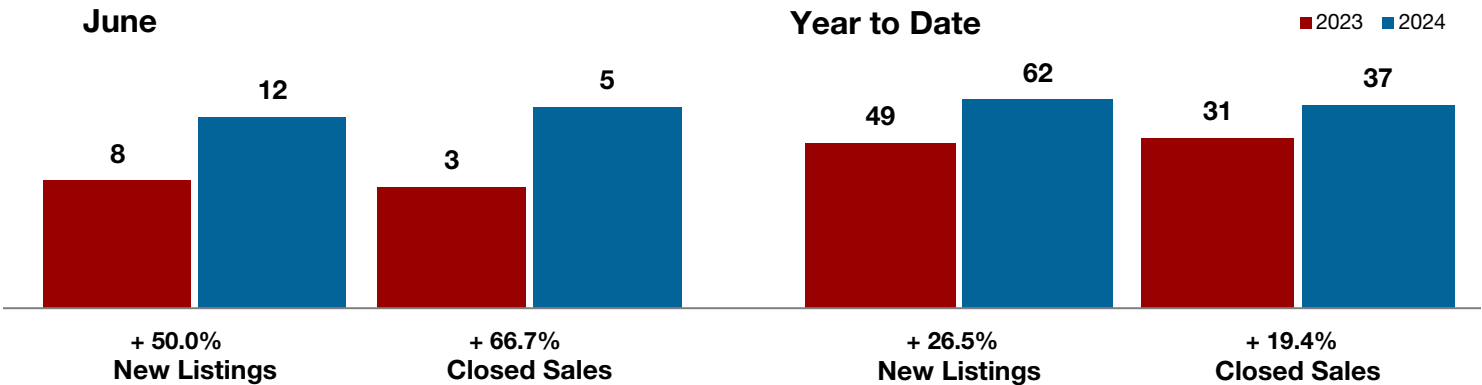
Change in
Closed Sales

Change in
Median Sales Price

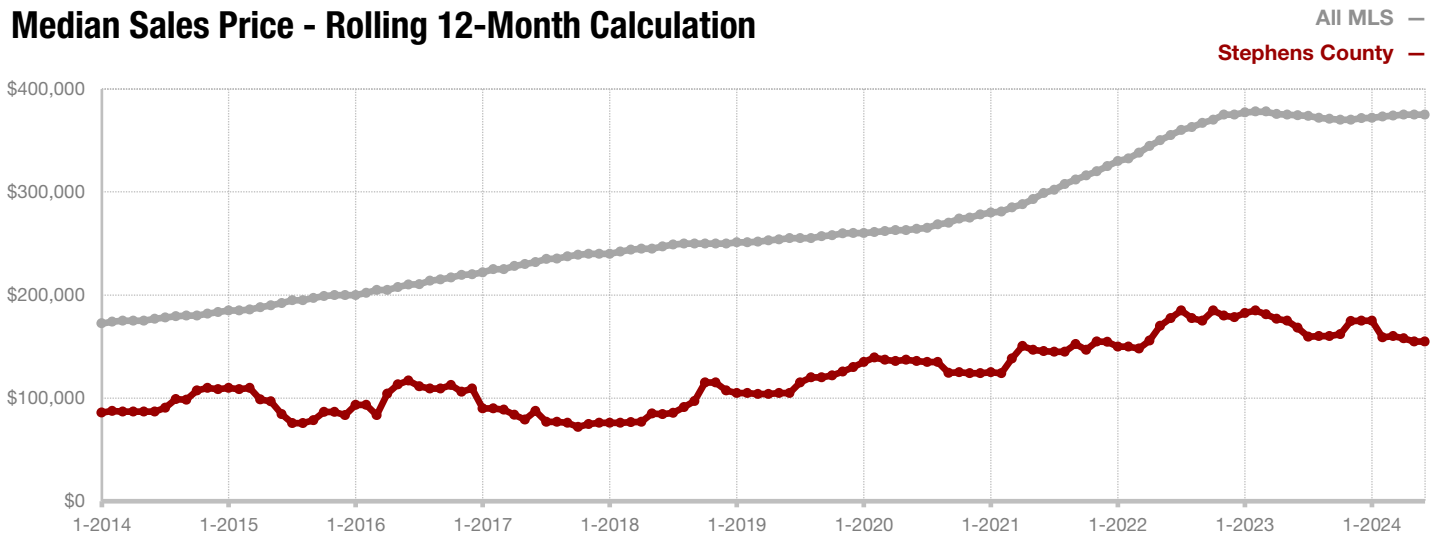
Stephens County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	12	+ 50.0%	49	62	+ 26.5%
Pending Sales	8	4	- 50.0%	36	35	- 2.8%
Closed Sales	3	5	+ 66.7%	31	37	+ 19.4%
Average Sales Price*	\$384,000	\$328,800	- 14.4%	\$211,097	\$201,176	- 4.7%
Median Sales Price*	\$417,000	\$294,000	- 29.5%	\$175,000	\$145,000	- 17.1%
Percent of Original List Price Received*	95.5%	73.9%	- 22.6%	88.9%	86.5%	- 2.7%
Days on Market Until Sale	53	253	+ 377.4%	81	119	+ 46.9%
Inventory of Homes for Sale	38	46	+ 21.1%	--	--	--
Months Supply of Inventory	5.8	7.8	+ 34.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



Stonewall County

0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

--

Change in
Median Sales Price

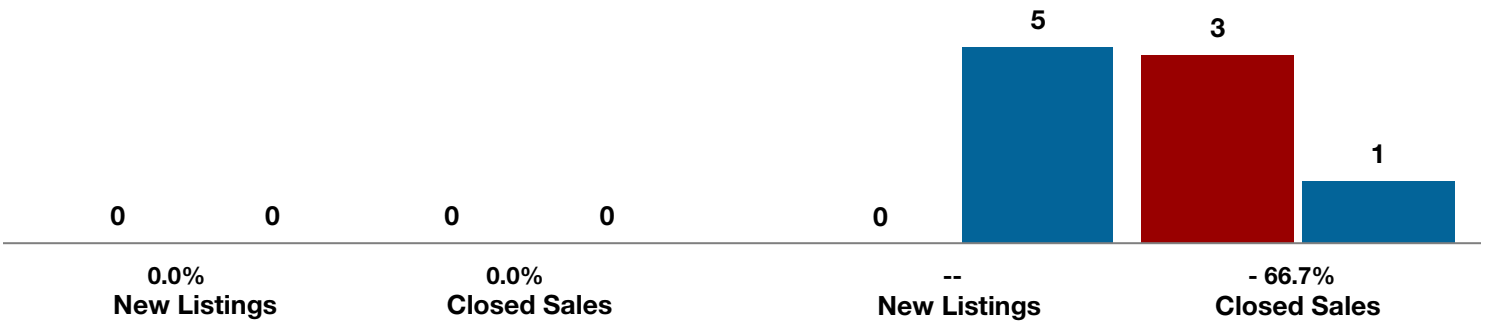
	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	0	0	0.0%	0	5	--
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	0	0	0.0%	3	1	- 66.7%
Average Sales Price*	--	--	--	\$181,167	\$152,000	- 16.1%
Median Sales Price*	--	--	--	\$182,000	\$152,000	- 16.5%
Percent of Original List Price Received*	--	--	--	91.4%	82.2%	- 10.1%
Days on Market Until Sale	--	--	--	103	10	- 90.3%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.9	4.0	+ 344.4%	--	--	--

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June

Year to Date

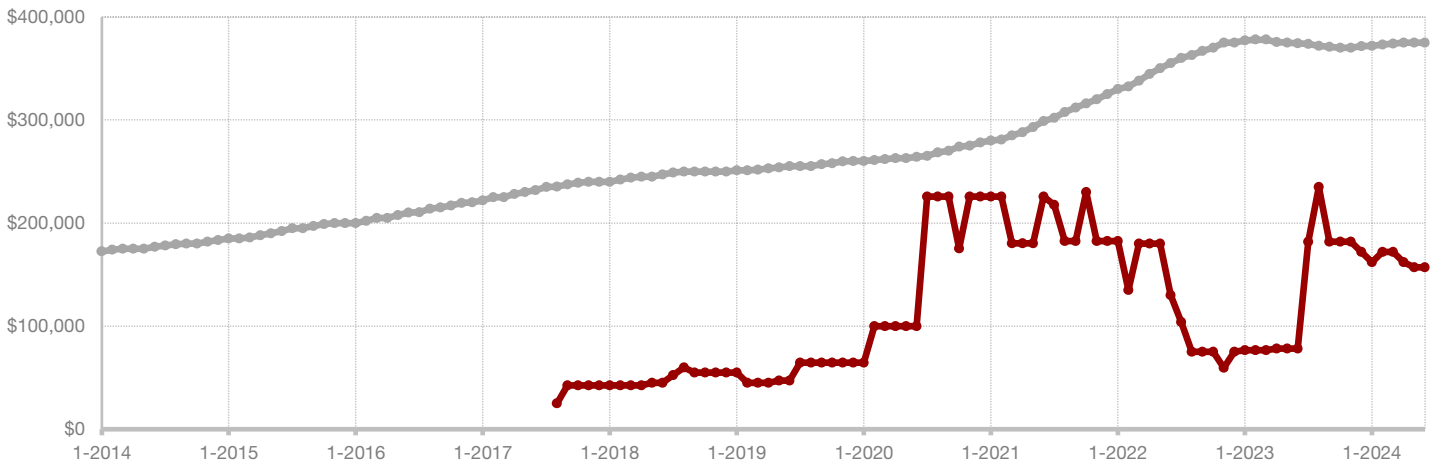
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – June 2024

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



+ 1.0%

- 13.4%

+ 0.4%

Change in
New Listings

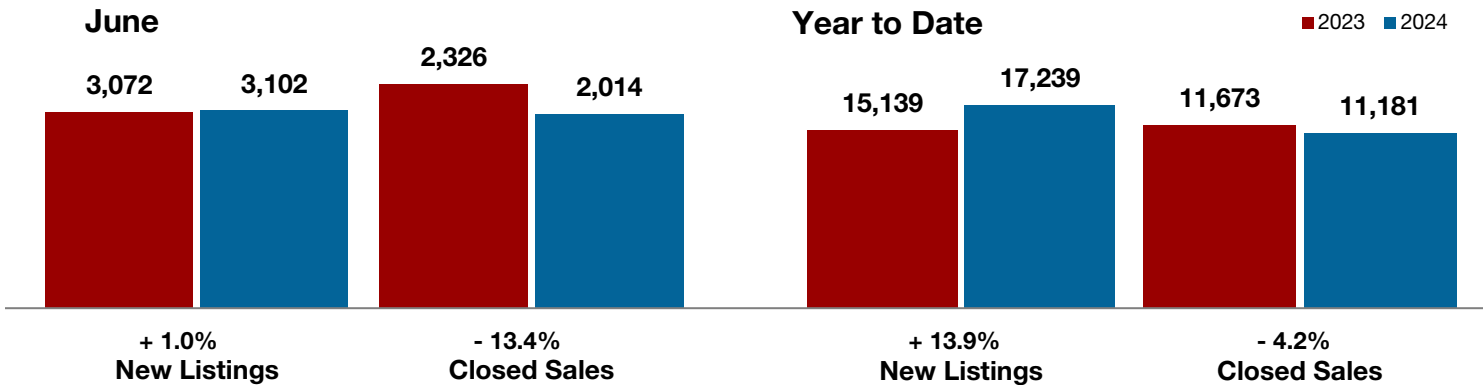
Change in
Closed Sales

Change in
Median Sales Price

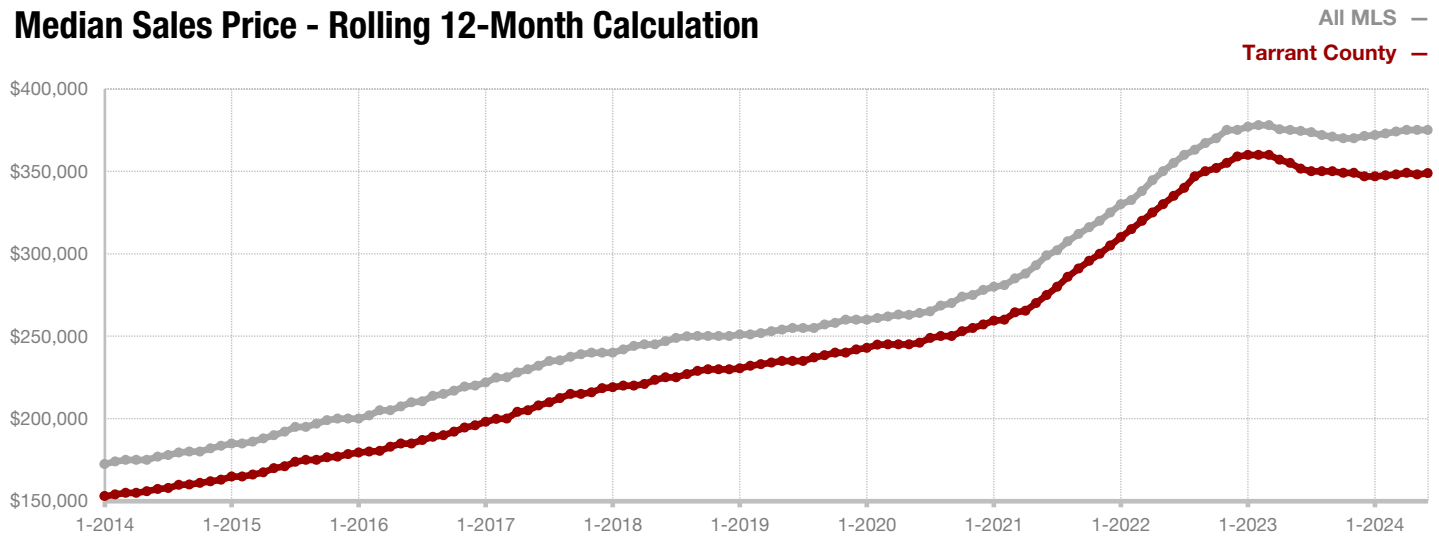
Tarrant County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	3,072	3,102	+ 1.0%	15,139	17,239	+ 13.9%
Pending Sales	2,250	1,881	- 16.4%	12,506	11,968	- 4.3%
Closed Sales	2,326	2,014	- 13.4%	11,673	11,181	- 4.2%
Average Sales Price*	\$444,655	\$459,688	+ 3.4%	\$425,048	\$436,247	+ 2.6%
Median Sales Price*	\$358,125	\$359,490	+ 0.4%	\$347,990	\$349,900	+ 0.5%
Percent of Original List Price Received*	98.1%	97.1%	- 1.0%	96.6%	96.7%	+ 0.1%
Days on Market Until Sale	33	39	+ 18.2%	44	45	+ 2.3%
Inventory of Homes for Sale	4,488	5,944	+ 32.4%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



- 9.0%

Change in
New Listings

- 5.7%

Change in
Closed Sales

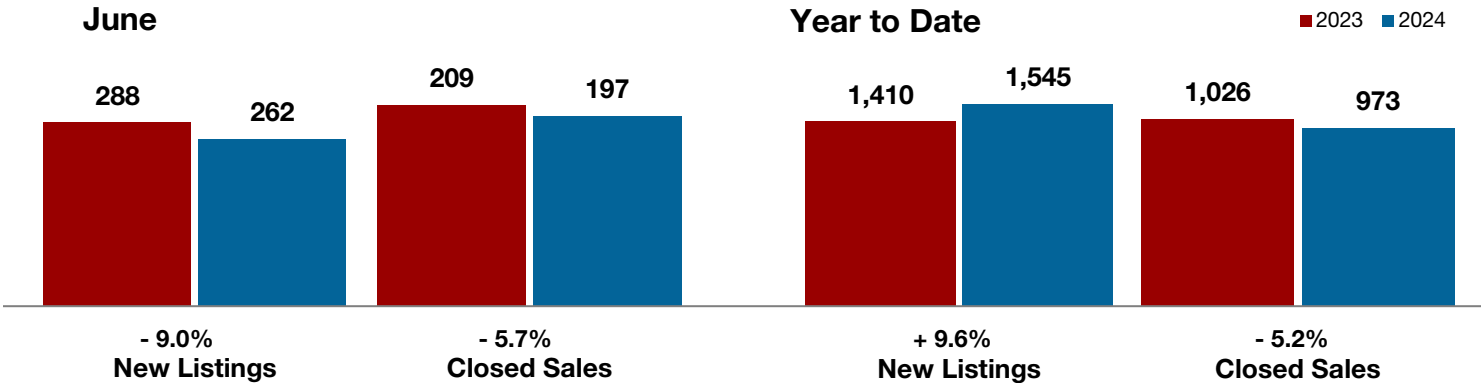
+ 10.9%

Change in
Median Sales Price

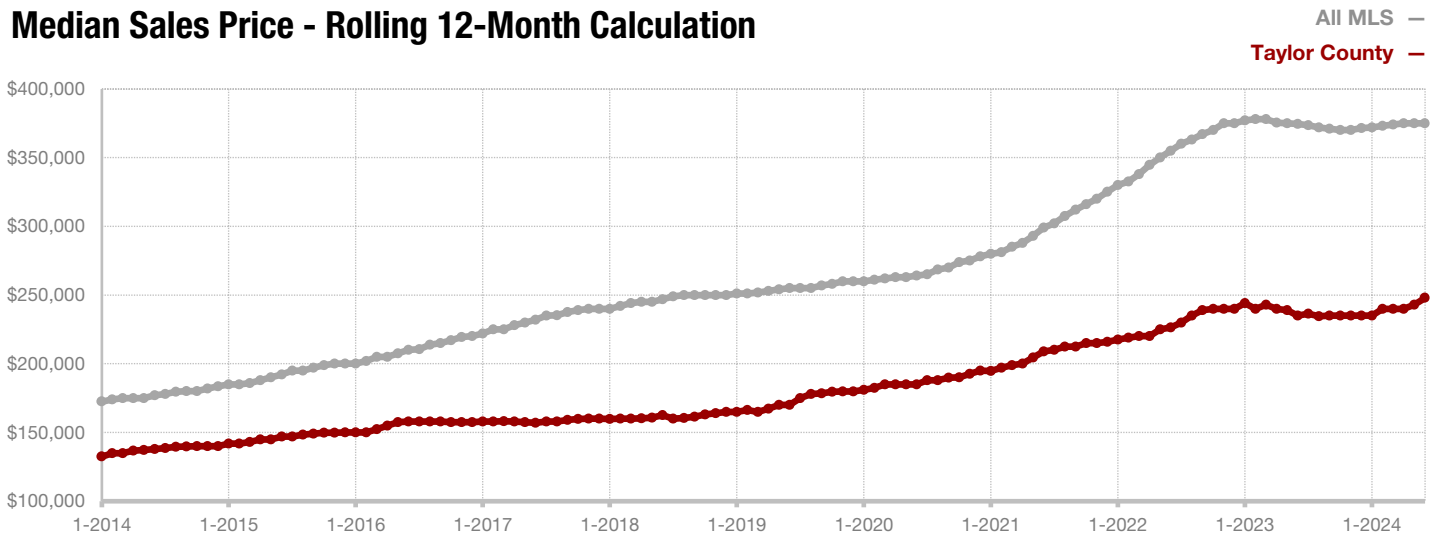
Taylor County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	288	262	- 9.0%	1,410	1,545	+ 9.6%
Pending Sales	175	156	- 10.9%	1,106	1,073	- 3.0%
Closed Sales	209	197	- 5.7%	1,026	973	- 5.2%
Average Sales Price*	\$259,905	\$286,964	+ 10.4%	\$259,582	\$279,586	+ 7.7%
Median Sales Price*	\$229,900	\$255,000	+ 10.9%	\$230,000	\$250,000	+ 8.7%
Percent of Original List Price Received*	96.4%	95.8%	- 0.6%	96.2%	95.5%	- 0.7%
Days on Market Until Sale	41	52	+ 26.8%	53	61	+ 15.1%
Inventory of Homes for Sale	537	710	+ 32.2%	--	--	--
Months Supply of Inventory	3.2	4.4	+ 37.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



0.0%

+ 500.0%

- 11.7%

Change in
New Listings

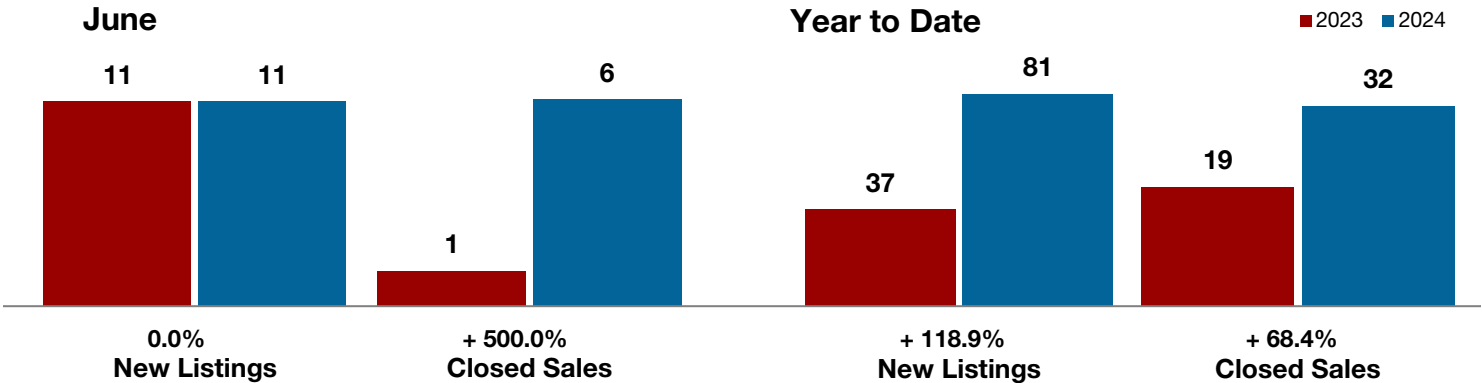
Change in
Closed Sales

Change in
Median Sales Price

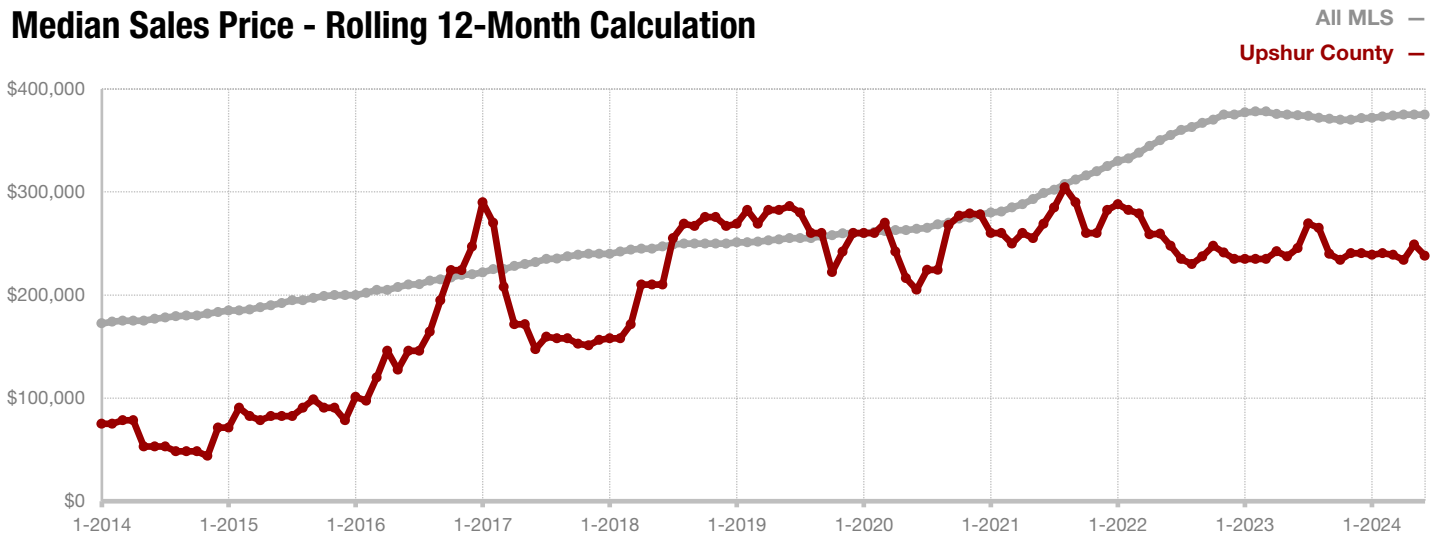
Upshur County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	11	0.0%	37	81	+ 118.9%
Pending Sales	3	5	+ 66.7%	20	28	+ 40.0%
Closed Sales	1	6	+ 500.0%	19	32	+ 68.4%
Average Sales Price*	\$274,000	\$369,000	+ 34.7%	\$313,890	\$390,770	+ 24.5%
Median Sales Price*	\$274,000	\$242,000	- 11.7%	\$241,000	\$242,000	+ 0.4%
Percent of Original List Price Received*	84.3%	88.6%	+ 5.1%	91.7%	90.5%	- 1.3%
Days on Market Until Sale	344	109	- 68.3%	97	82	- 15.5%
Inventory of Homes for Sale	29	53	+ 82.8%	--	--	--
Months Supply of Inventory	6.2	9.6	+ 54.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



+ 3.4%

- 34.4%

- 7.3%

Change in
New Listings

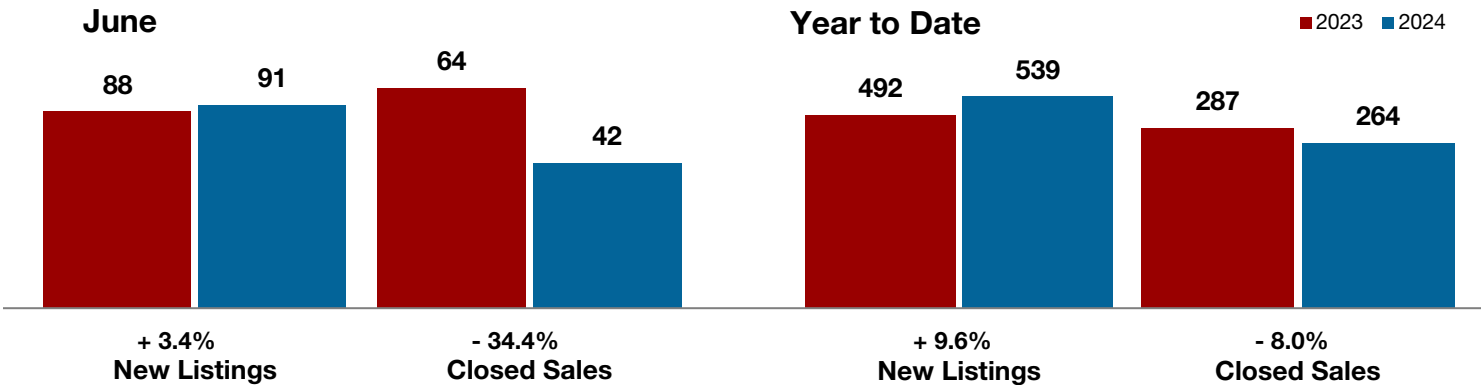
Change in
Closed Sales

Change in
Median Sales Price

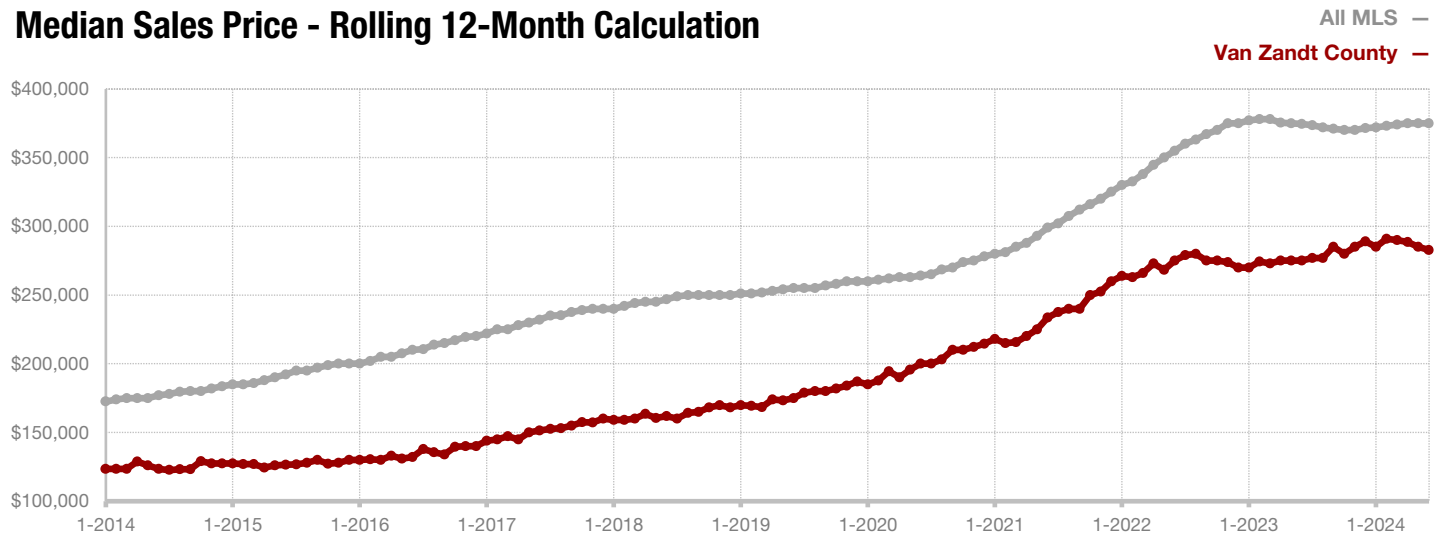
Van Zandt County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	88	91	+ 3.4%	492	539	+ 9.6%
Pending Sales	53	46	- 13.2%	302	294	- 2.6%
Closed Sales	64	42	- 34.4%	287	264	- 8.0%
Average Sales Price*	\$413,206	\$421,585	+ 2.0%	\$334,773	\$345,482	+ 3.2%
Median Sales Price*	\$352,125	\$326,500	- 7.3%	\$300,000	\$285,000	- 5.0%
Percent of Original List Price Received*	92.8%	91.7%	- 1.2%	93.3%	93.0%	- 0.3%
Days on Market Until Sale	81	91	+ 12.3%	74	74	0.0%
Inventory of Homes for Sale	268	321	+ 19.8%	--	--	--
Months Supply of Inventory	5.6	7.2	+ 28.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



- 22.0%

- 26.4%

+ 5.7%

Change in
New Listings

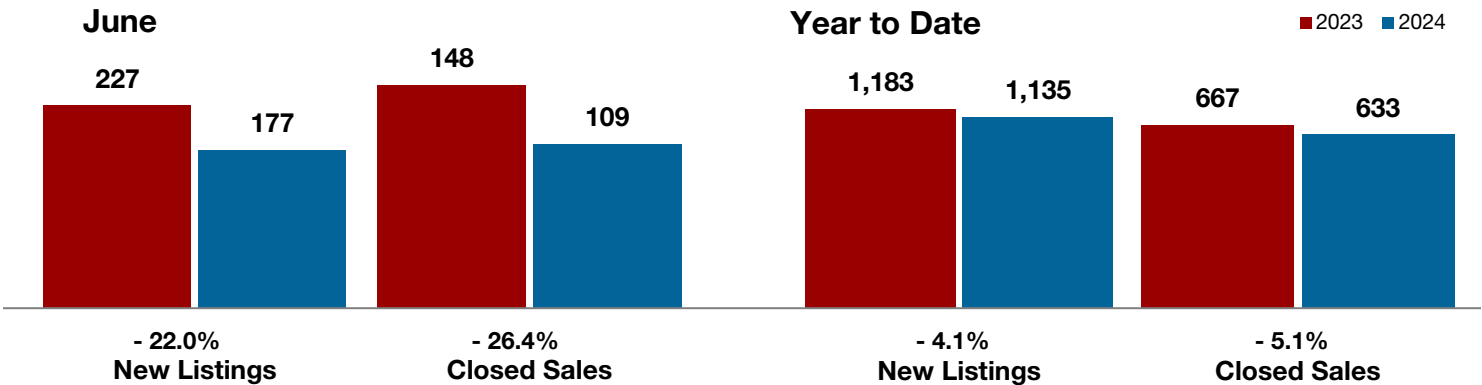
Change in
Closed Sales

Change in
Median Sales Price

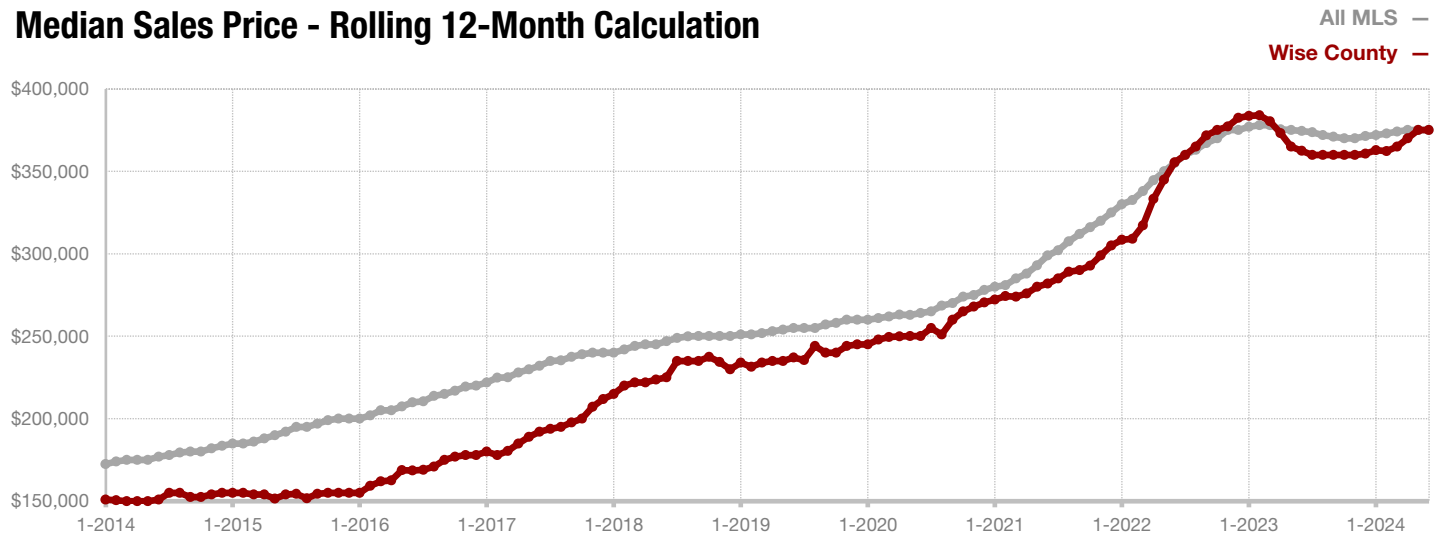
Wise County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	227	177	- 22.0%	1,183	1,135	- 4.1%
Pending Sales	140	82	- 41.4%	738	648	- 12.2%
Closed Sales	148	109	- 26.4%	667	633	- 5.1%
Average Sales Price*	\$433,102	\$463,749	+ 7.1%	\$397,186	\$429,301	+ 8.1%
Median Sales Price*	\$373,725	\$395,000	+ 5.7%	\$352,880	\$380,000	+ 7.7%
Percent of Original List Price Received*	97.3%	94.2%	- 3.2%	95.9%	94.7%	- 1.3%
Days on Market Until Sale	69	80	+ 15.9%	64	90	+ 40.6%
Inventory of Homes for Sale	591	632	+ 6.9%	--	--	--
Months Supply of Inventory	5.7	6.2	+ 8.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



+ 6.0%

+ 2.8%

- 13.1%

Change in
New Listings

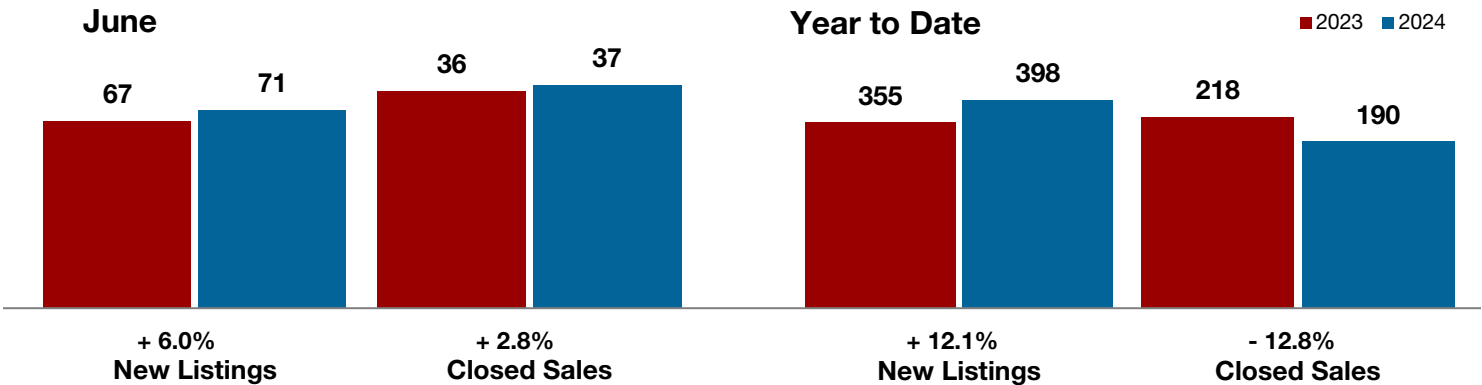
Change in
Closed Sales

Change in
Median Sales Price

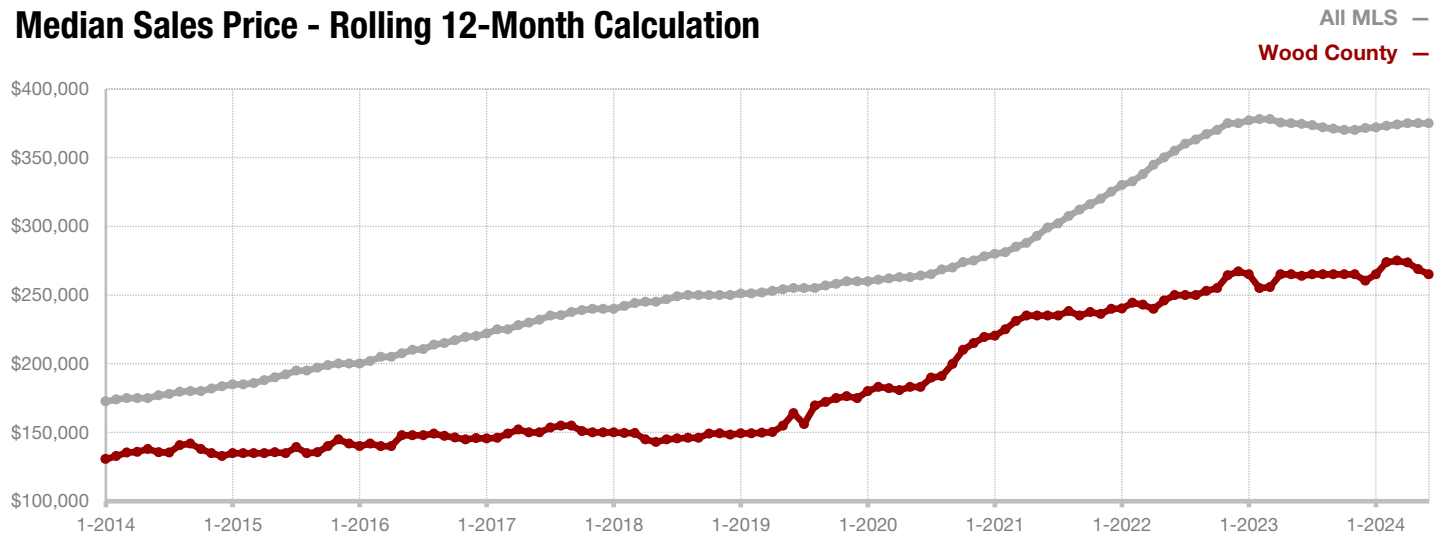
Wood County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	67	71	+ 6.0%	355	398	+ 12.1%
Pending Sales	32	36	+ 12.5%	227	207	- 8.8%
Closed Sales	36	37	+ 2.8%	218	190	- 12.8%
Average Sales Price*	\$377,750	\$322,927	- 14.5%	\$327,936	\$323,676	- 1.3%
Median Sales Price*	\$276,250	\$240,000	- 13.1%	\$250,000	\$265,000	+ 6.0%
Percent of Original List Price Received*	93.5%	92.5%	- 1.1%	93.4%	91.6%	- 1.9%
Days on Market Until Sale	77	79	+ 2.6%	62	78	+ 25.8%
Inventory of Homes for Sale	192	263	+ 37.0%	--	--	--
Months Supply of Inventory	5.6	7.8	+ 39.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2024

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



+ 13.3% **+ 100.0%** **+ 140.6%**

Change in
New Listings

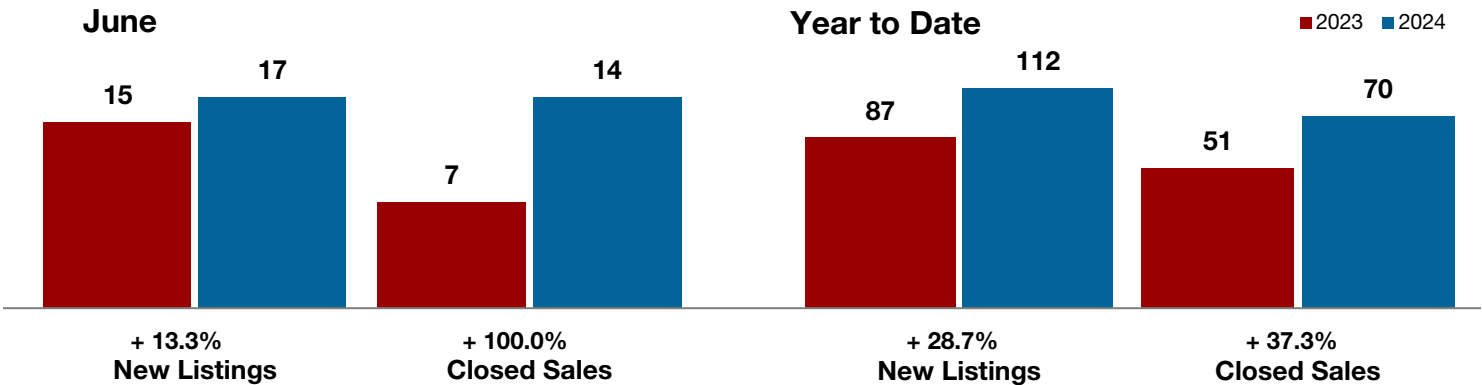
Change in
Closed Sales

Change in
Median Sales Price

Young County

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	15	17	+ 13.3%	87	112	+ 28.7%
Pending Sales	18	6	- 66.7%	63	74	+ 17.5%
Closed Sales	7	14	+ 100.0%	51	70	+ 37.3%
Average Sales Price*	\$345,697	\$220,957	- 36.1%	\$577,490	\$255,925	- 55.7%
Median Sales Price*	\$90,000	\$216,500	+ 140.6%	\$215,000	\$220,000	+ 2.3%
Percent of Original List Price Received*	82.1%	90.8%	+ 10.6%	91.2%	90.1%	- 1.2%
Days on Market Until Sale	49	46	- 6.1%	61	71	+ 16.4%
Inventory of Homes for Sale	36	63	+ 75.0%	--	--	--
Months Supply of Inventory	3.4	5.9	+ 73.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

