

Local Market Updates

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



March 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 – March 2024

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



+ 27.3%

+ 71.4%

+ 4.1%

Change in
New Listings

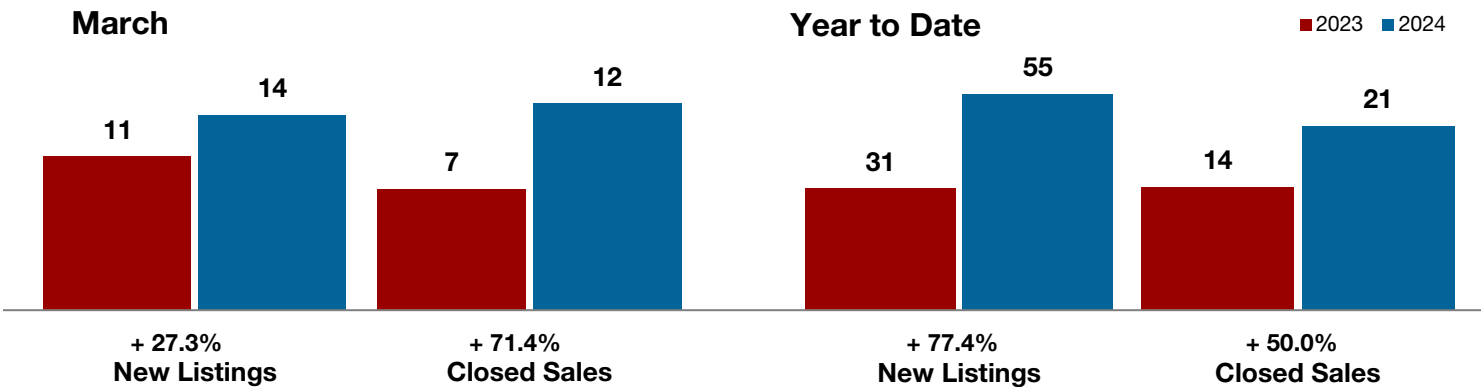
Change in
Closed Sales

Change in
Median Sales Price

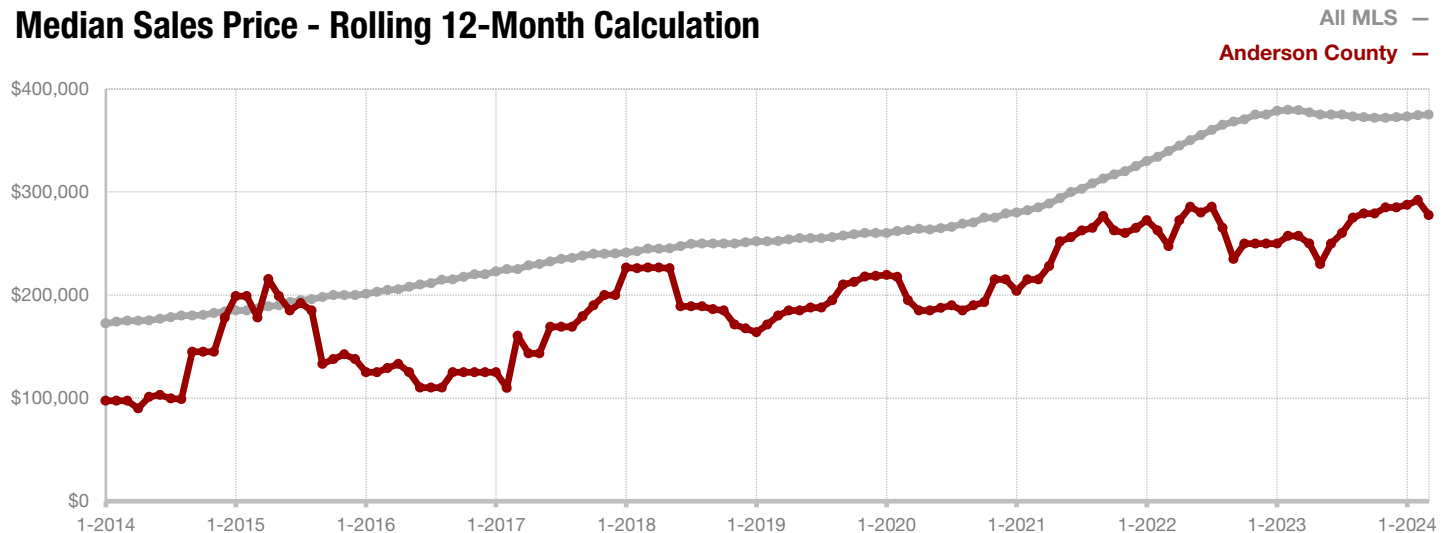
Anderson County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	14	+ 27.3%	31	55	+ 77.4%
Pending Sales	8	7	- 12.5%	17	23	+ 35.3%
Closed Sales	7	12	+ 71.4%	14	21	+ 50.0%
Average Sales Price*	\$285,700	\$246,667	- 13.7%	\$333,779	\$315,781	- 5.4%
Median Sales Price*	\$209,000	\$217,500	+ 4.1%	\$247,500	\$260,000	+ 5.1%
Percent of Original List Price Received*	93.5%	88.1%	- 5.8%	90.4%	90.2%	- 0.2%
Days on Market Until Sale	45	98	+ 117.8%	52	85	+ 63.5%
Inventory of Homes for Sale	39	65	+ 66.7%	--	--	--
Months Supply of Inventory	7.0	10.3	+ 47.1%	--	--	--

* 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 – March 2024

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+ 40.0%

+ 25.0%

- 3.8%

Change in
New Listings

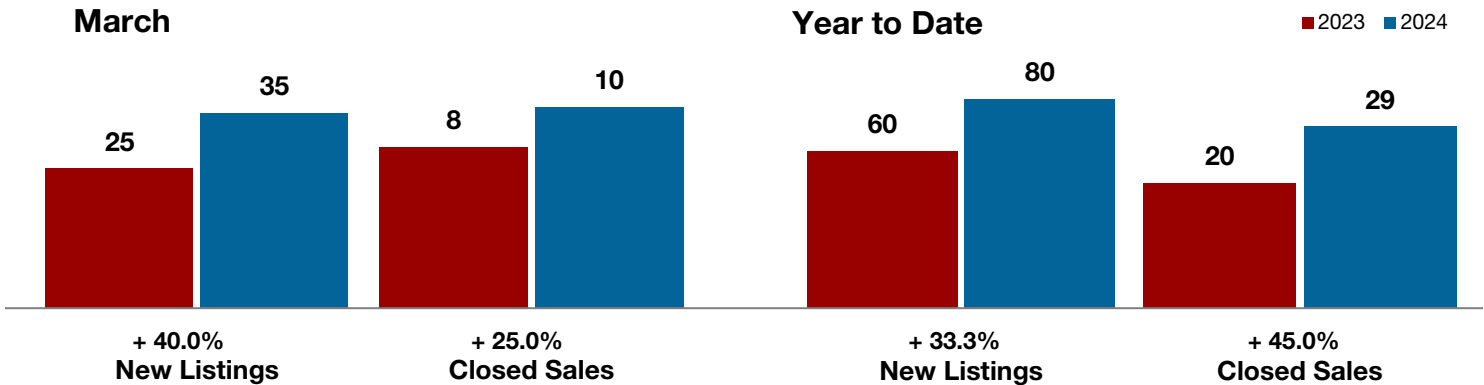
Change in
Closed Sales

Change in
Median Sales Price

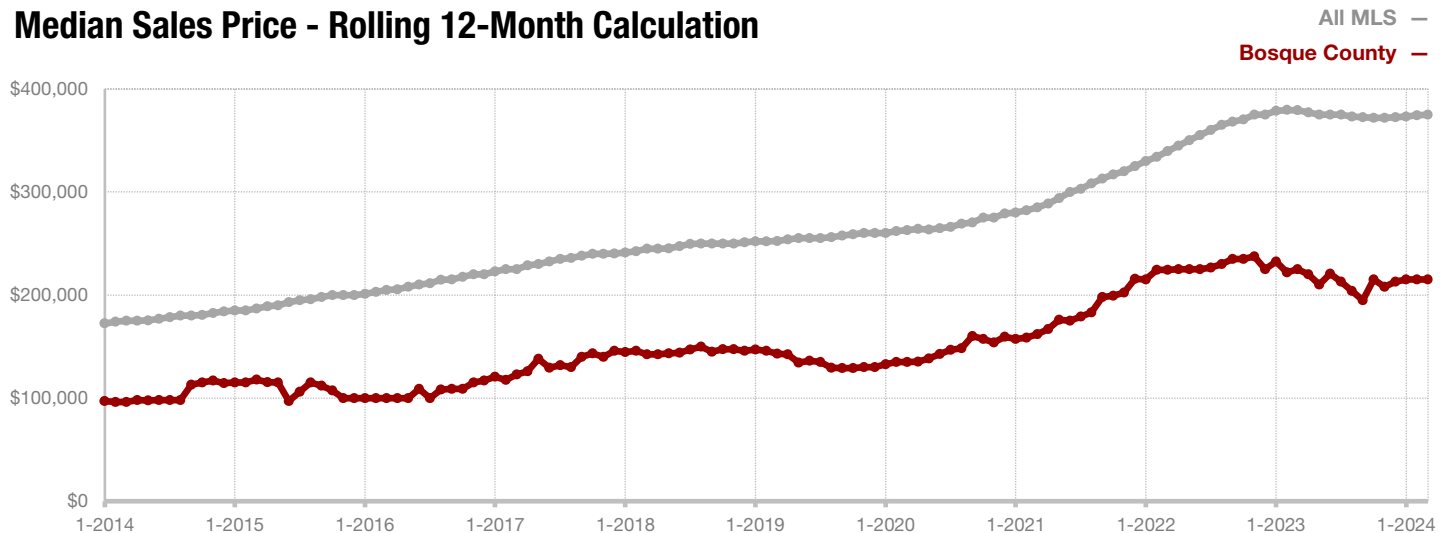
Bosque County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	25	35	+ 40.0%	60	80	+ 33.3%
Pending Sales	12	12	0.0%	27	34	+ 25.9%
Closed Sales	8	10	+ 25.0%	20	29	+ 45.0%
Average Sales Price*	\$264,813	\$225,125	- 15.0%	\$230,338	\$363,136	+ 57.7%
Median Sales Price*	\$244,500	\$235,125	- 3.8%	\$212,250	\$225,250	+ 6.1%
Percent of Original List Price Received*	92.2%	90.0%	- 2.4%	88.8%	87.5%	- 1.5%
Days on Market Until Sale	43	65	+ 51.2%	74	81	+ 9.5%
Inventory of Homes for Sale	74	97	+ 31.1%	--	--	--
Months Supply of Inventory	5.8	7.4	+ 27.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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- 26.2%

- 12.8%

- 20.9%

Change in
New Listings

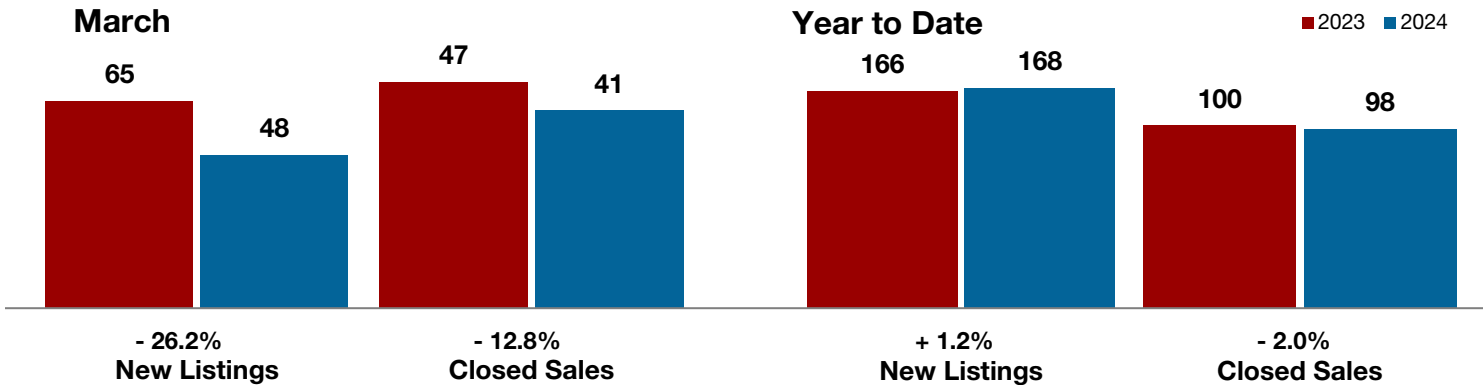
Change in
Closed Sales

Change in
Median Sales Price

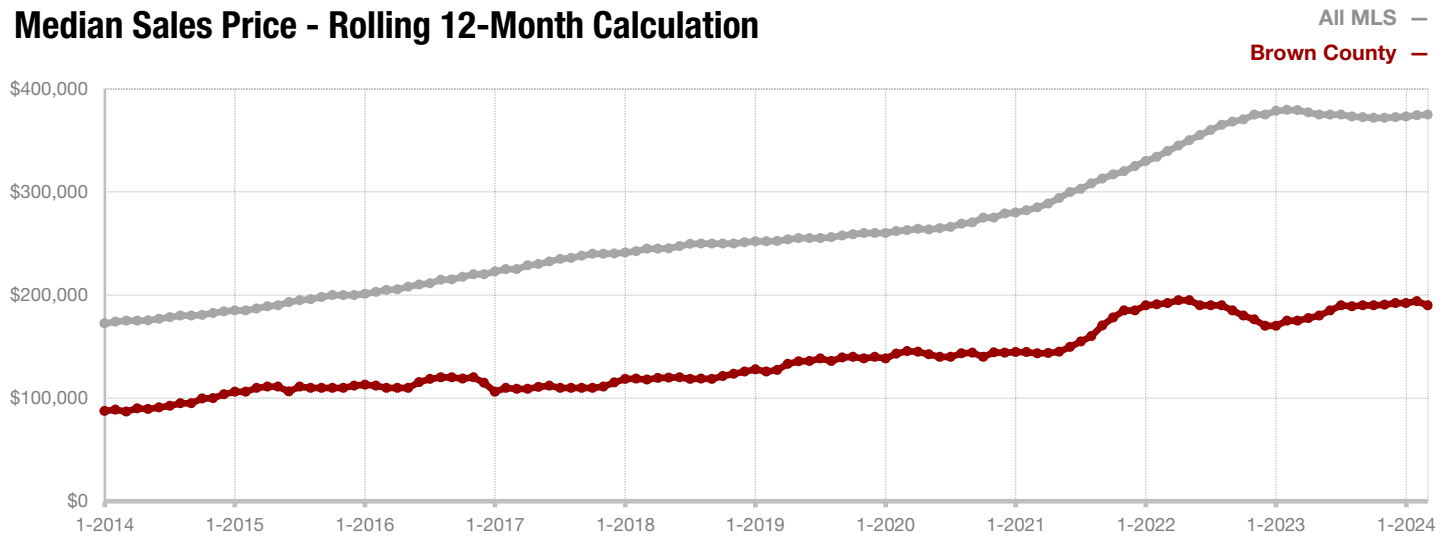
Brown County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	65	48	- 26.2%	166	168	+ 1.2%
Pending Sales	47	30	- 36.2%	122	94	- 23.0%
Closed Sales	47	41	- 12.8%	100	98	- 2.0%
Average Sales Price*	\$250,410	\$233,979	- 6.6%	\$248,058	\$261,069	+ 5.2%
Median Sales Price*	\$220,000	\$174,000	- 20.9%	\$202,500	\$187,450	- 7.4%
Percent of Original List Price Received*	94.6%	90.8%	- 4.0%	92.6%	90.6%	- 2.2%
Days on Market Until Sale	65	79	+ 21.5%	61	74	+ 21.3%
Inventory of Homes for Sale	176	182	+ 3.4%	--	--	--
Months Supply of Inventory	4.4	5.0	+ 13.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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- 25.0%

- 44.4%

- 17.2%

Change in
New Listings

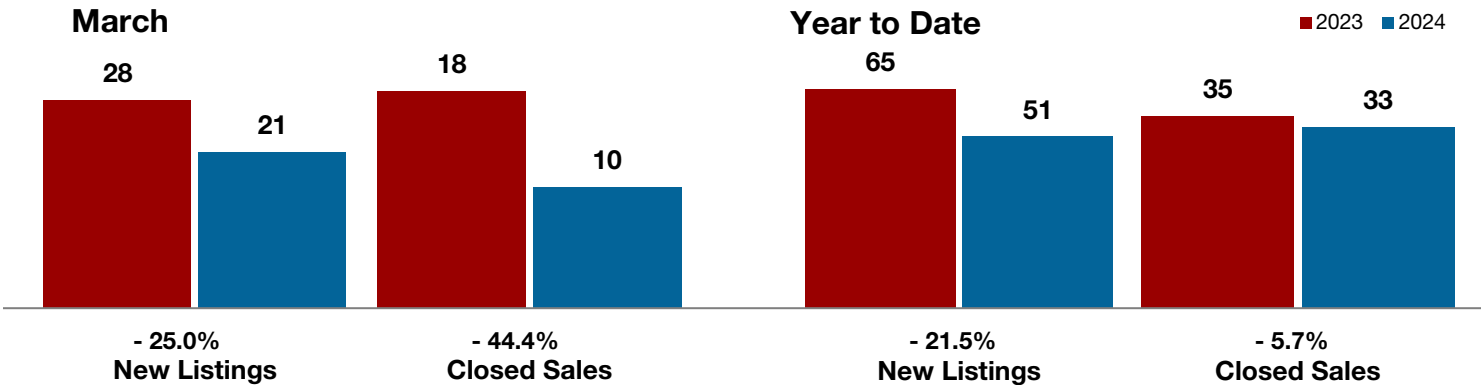
Change in
Closed Sales

Change in
Median Sales Price

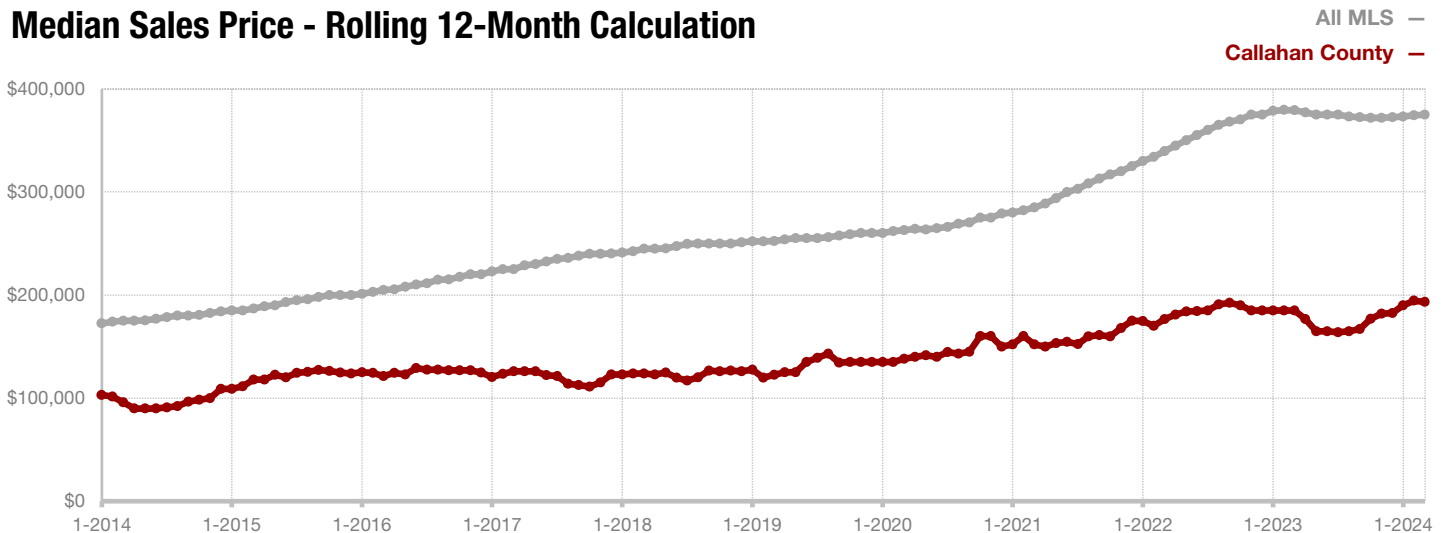
Callahan County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	28	21	- 25.0%	65	51	- 21.5%
Pending Sales	14	14	0.0%	43	34	- 20.9%
Closed Sales	18	10	- 44.4%	35	33	- 5.7%
Average Sales Price*	\$227,217	\$222,389	- 2.1%	\$182,907	\$345,961	+ 89.1%
Median Sales Price*	\$177,450	\$147,000	- 17.2%	\$140,000	\$182,500	+ 30.4%
Percent of Original List Price Received*	91.7%	90.1%	- 1.7%	90.6%	89.6%	- 1.1%
Days on Market Until Sale	52	71	+ 36.5%	52	73	+ 40.4%
Inventory of Homes for Sale	59	51	- 13.6%	--	--	--
Months Supply of Inventory	4.2	3.9	- 7.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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+ 20.0%

- 75.0%

+ 51.5%

Change in
New Listings

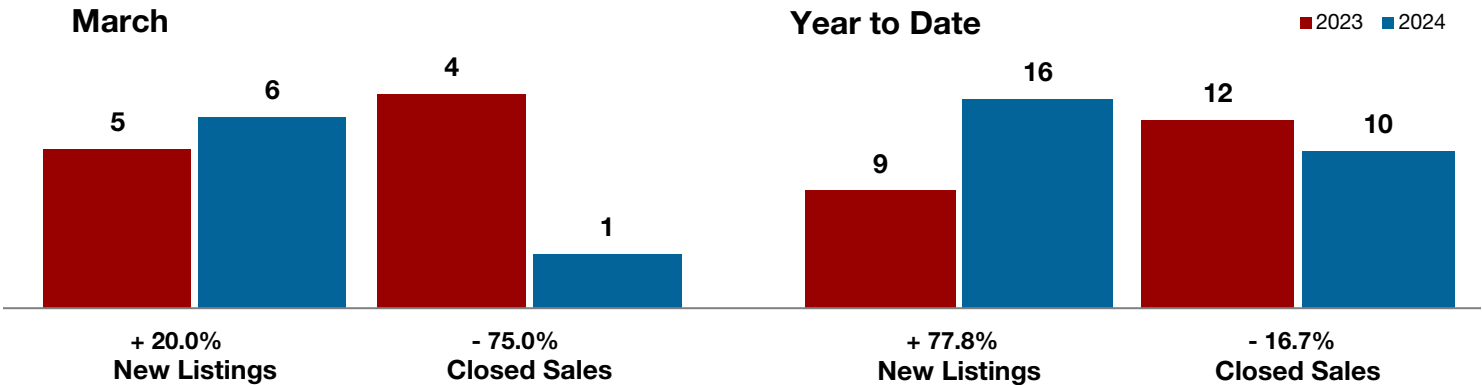
Change in
Closed Sales

Change in
Median Sales Price

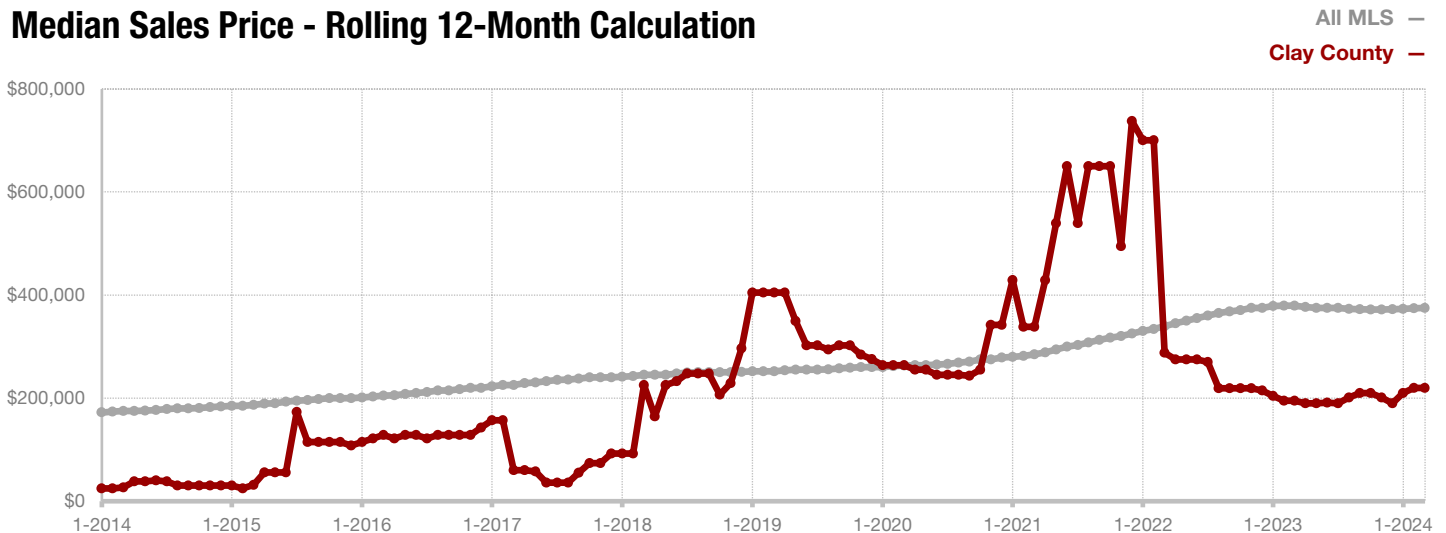
Clay County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	6	+ 20.0%	9	16	+ 77.8%
Pending Sales	2	1	- 50.0%	11	8	- 27.3%
Closed Sales	4	1	- 75.0%	12	10	- 16.7%
Average Sales Price*	\$315,850	\$522,549	+ 65.4%	\$202,908	\$335,699	+ 65.4%
Median Sales Price*	\$345,000	\$522,549	+ 51.5%	\$155,250	\$271,000	+ 74.6%
Percent of Original List Price Received*	94.9%	87.8%	- 7.5%	87.0%	85.3%	- 2.0%
Days on Market Until Sale	180	116	- 35.6%	89	134	+ 50.6%
Inventory of Homes for Sale	10	27	+ 170.0%	--	--	--
Months Supply of Inventory	3.0	8.5	+ 183.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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- 7.7%

- 37.5%

+ 4.7%

Change in
New Listings

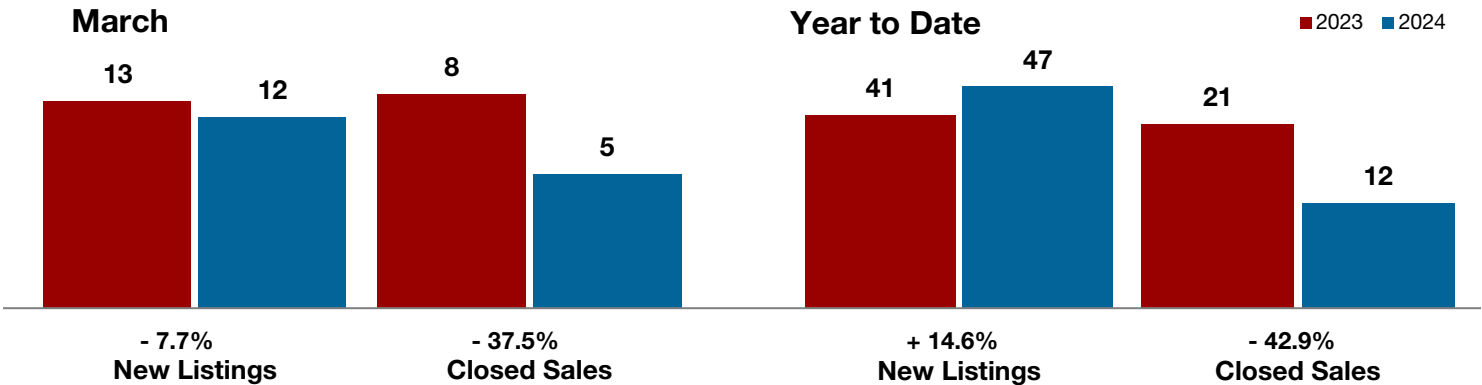
Change in
Closed Sales

Change in
Median Sales Price

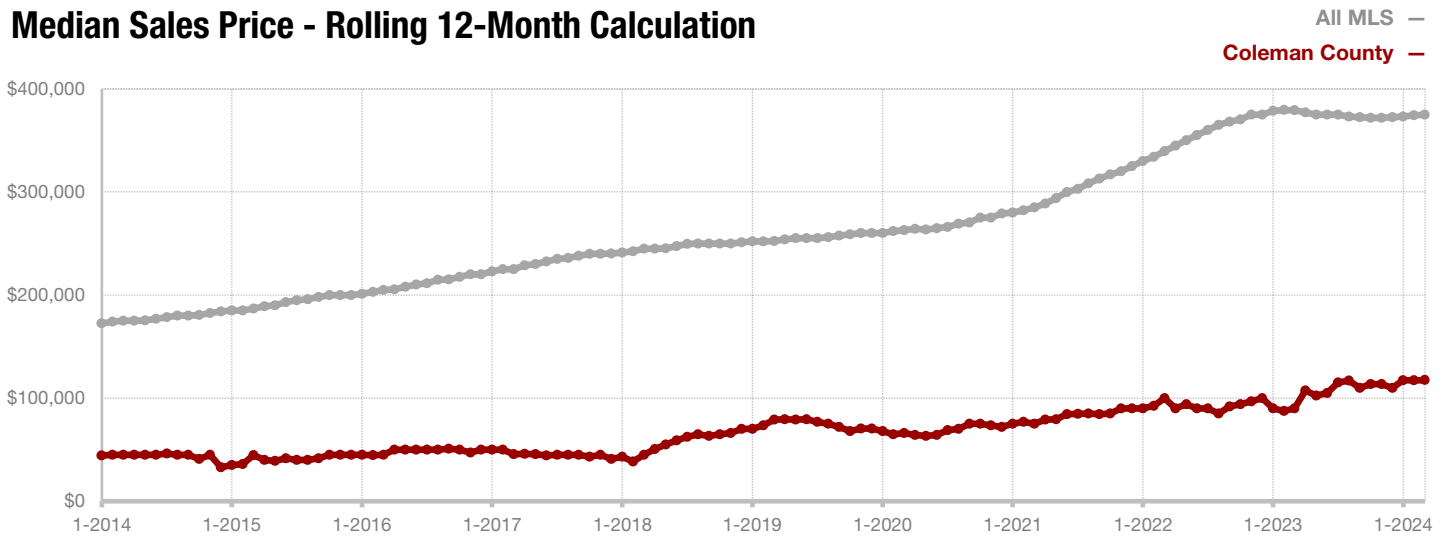
Coleman County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	13	12	- 7.7%	41	47	+ 14.6%
Pending Sales	7	4	- 42.9%	22	18	- 18.2%
Closed Sales	8	5	- 37.5%	21	12	- 42.9%
Average Sales Price*	\$120,713	\$197,446	+ 63.6%	\$156,850	\$135,894	- 13.4%
Median Sales Price*	\$117,500	\$123,000	+ 4.7%	\$59,900	\$115,000	+ 92.0%
Percent of Original List Price Received*	84.2%	84.7%	+ 0.6%	78.3%	83.6%	+ 6.8%
Days on Market Until Sale	42	18	- 57.1%	69	54	- 21.7%
Inventory of Homes for Sale	57	58	+ 1.8%	--	--	--
Months Supply of Inventory	8.1	9.8	+ 21.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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+ 19.5%

- 8.7%

- 2.0%

Change in
New Listings

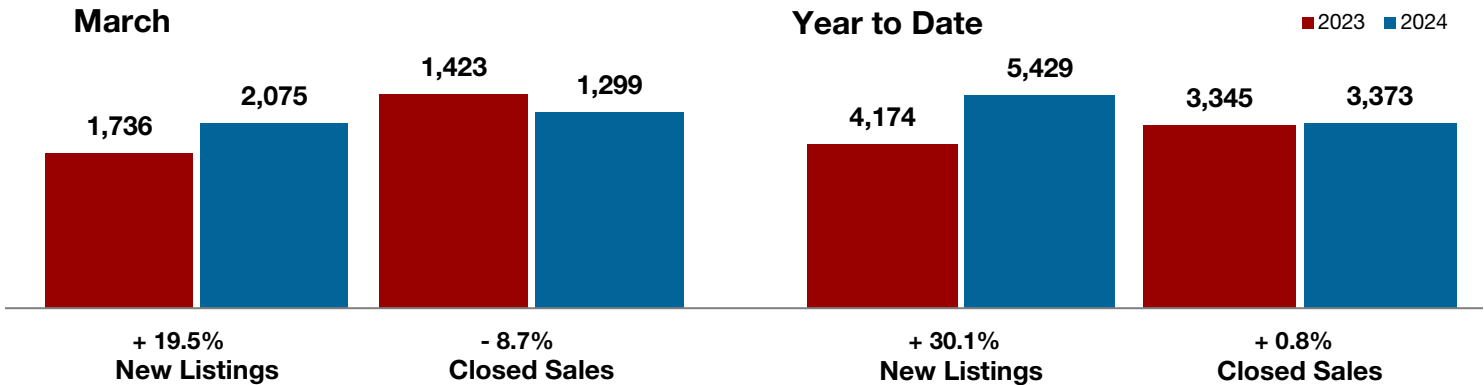
Change in
Closed Sales

Change in
Median Sales Price

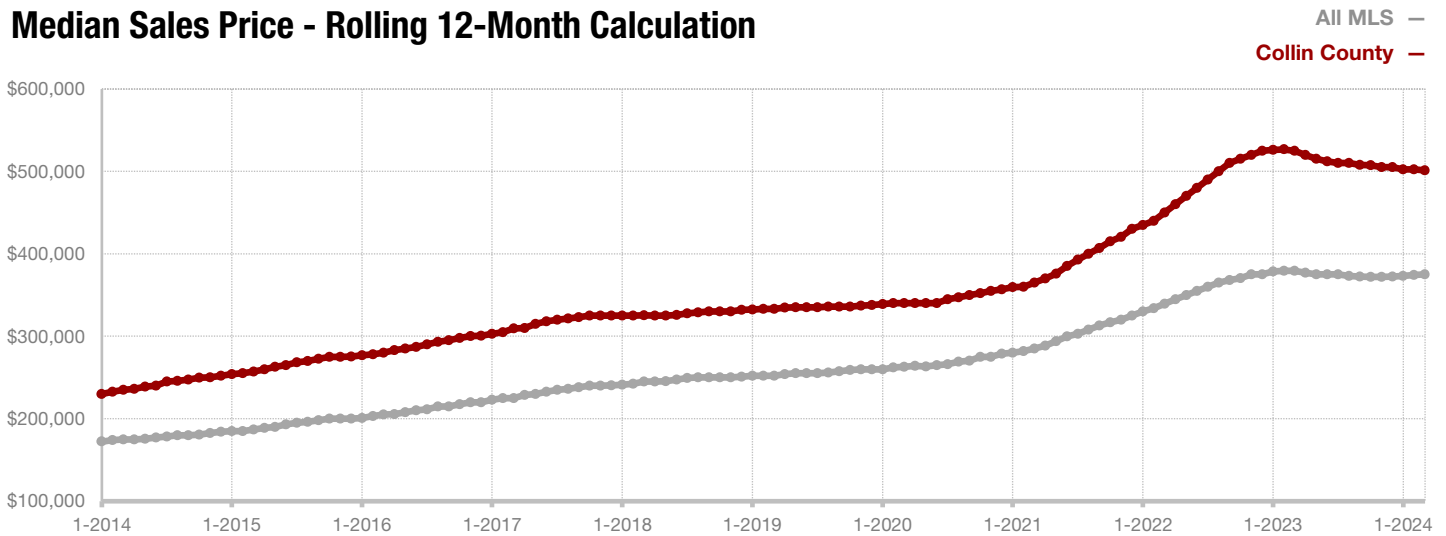
Collin County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,736	2,075	+ 19.5%	4,174	5,429	+ 30.1%
Pending Sales	1,422	1,305	- 8.2%	3,981	3,838	- 3.6%
Closed Sales	1,423	1,299	- 8.7%	3,345	3,373	+ 0.8%
Average Sales Price*	\$569,937	\$577,745	+ 1.4%	\$564,893	\$553,803	- 2.0%
Median Sales Price*	\$500,000	\$490,000	- 2.0%	\$499,000	\$485,000	- 2.8%
Percent of Original List Price Received*	96.0%	97.2%	+ 1.3%	94.9%	96.3%	+ 1.5%
Days on Market Until Sale	53	41	- 22.6%	56	49	- 12.5%
Inventory of Homes for Sale	2,297	3,201	+ 39.4%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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+ 22.7%

0.0%

+ 57.1%

Change in
New Listings

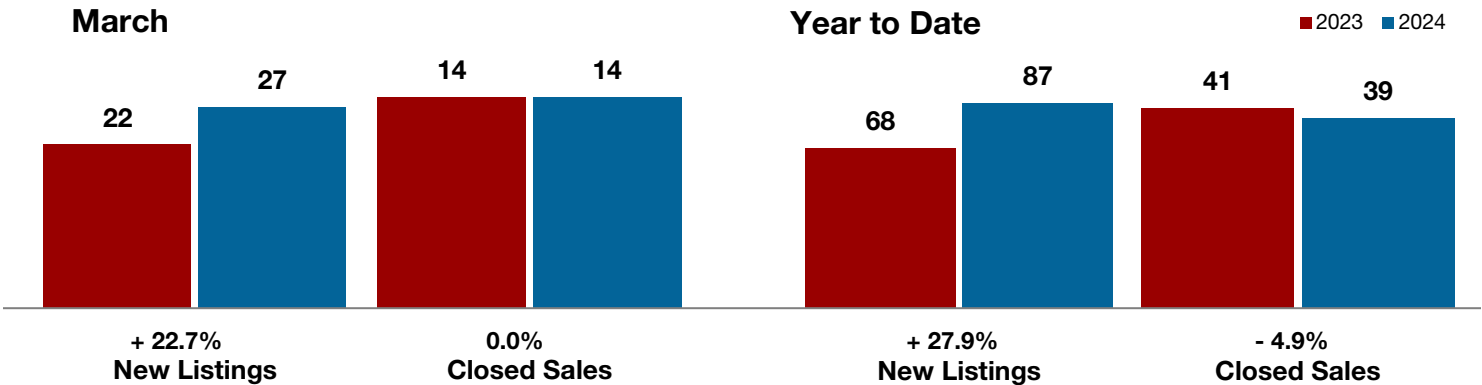
Change in
Closed Sales

Change in
Median Sales Price

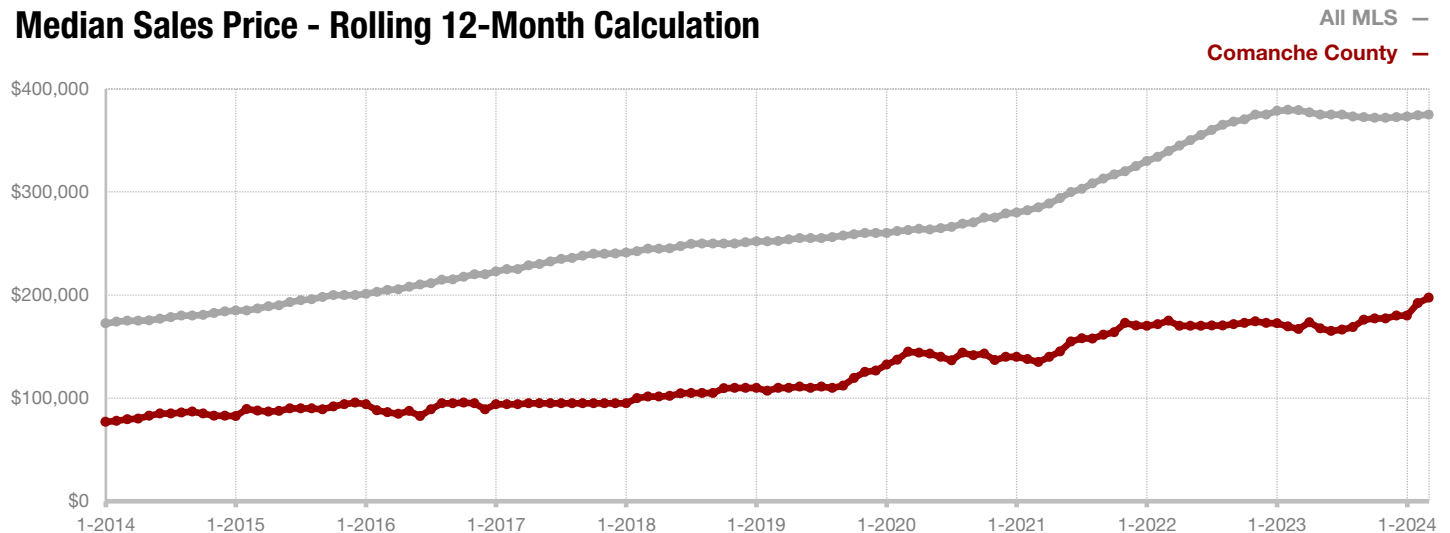
Comanche County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	22	27	+ 22.7%	68	87	+ 27.9%
Pending Sales	11	12	+ 9.1%	47	46	- 2.1%
Closed Sales	14	14	0.0%	41	39	- 4.9%
Average Sales Price*	\$239,857	\$228,893	- 4.6%	\$188,724	\$278,543	+ 47.6%
Median Sales Price*	\$124,000	\$194,750	+ 57.1%	\$152,000	\$200,000	+ 31.6%
Percent of Original List Price Received*	88.7%	88.9%	+ 0.2%	89.2%	90.5%	+ 1.5%
Days on Market Until Sale	86	113	+ 31.4%	82	78	- 4.9%
Inventory of Homes for Sale	103	116	+ 12.6%	--	--	--
Months Supply of Inventory	6.6	8.8	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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+ 63.3%

+ 26.7%

+ 6.2%

Change in
New Listings

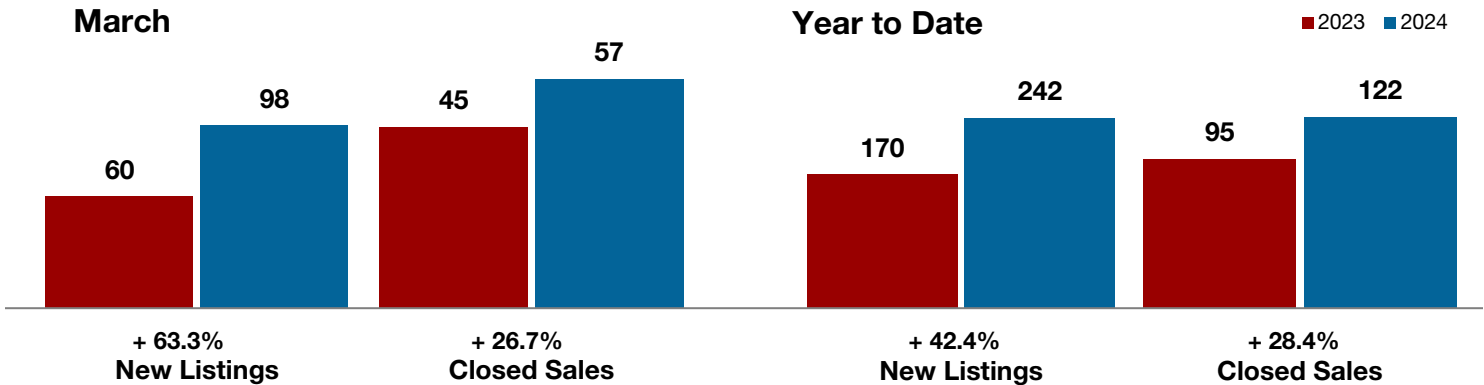
Change in
Closed Sales

Change in
Median Sales Price

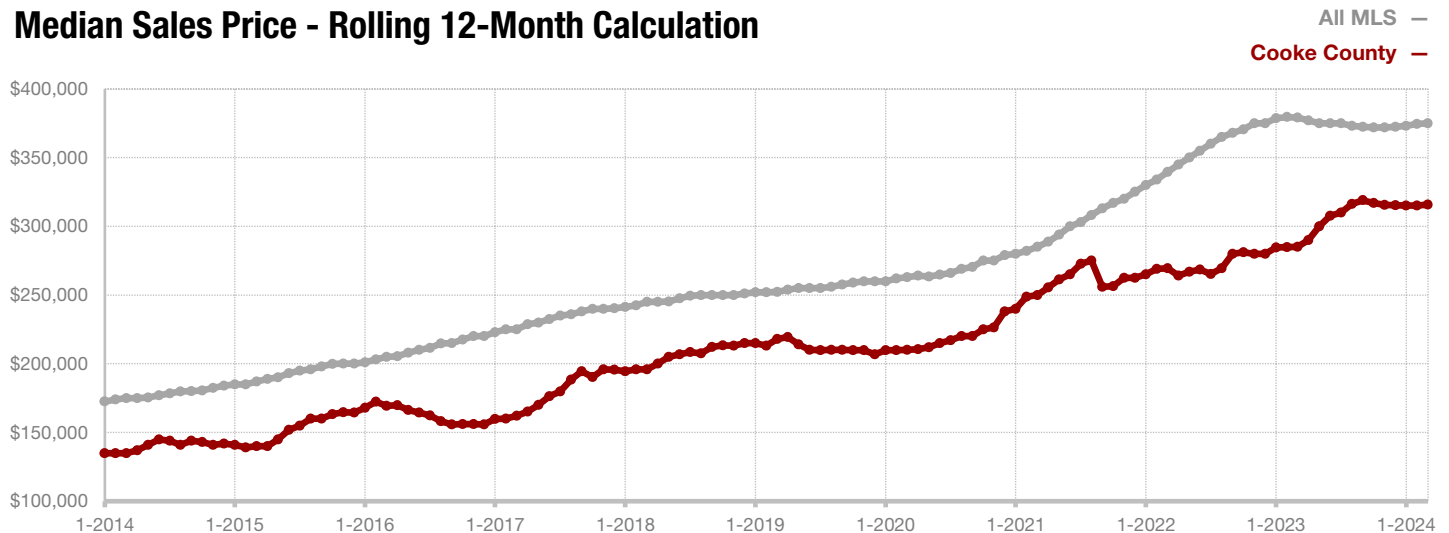
Cooke County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	60	98	+ 63.3%	170	242	+ 42.4%
Pending Sales	48	37	- 22.9%	121	134	+ 10.7%
Closed Sales	45	57	+ 26.7%	95	122	+ 28.4%
Average Sales Price*	\$385,809	\$433,745	+ 12.4%	\$384,911	\$389,104	+ 1.1%
Median Sales Price*	\$325,000	\$345,000	+ 6.2%	\$310,000	\$315,873	+ 1.9%
Percent of Original List Price Received*	94.3%	93.8%	- 0.5%	93.7%	93.7%	0.0%
Days on Market Until Sale	49	83	+ 69.4%	54	73	+ 35.2%
Inventory of Homes for Sale	159	266	+ 67.3%	--	--	--
Months Supply of Inventory	4.2	6.4	+ 52.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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+ 8.9%

Change in
New Listings

- 9.5%

Change in
Closed Sales

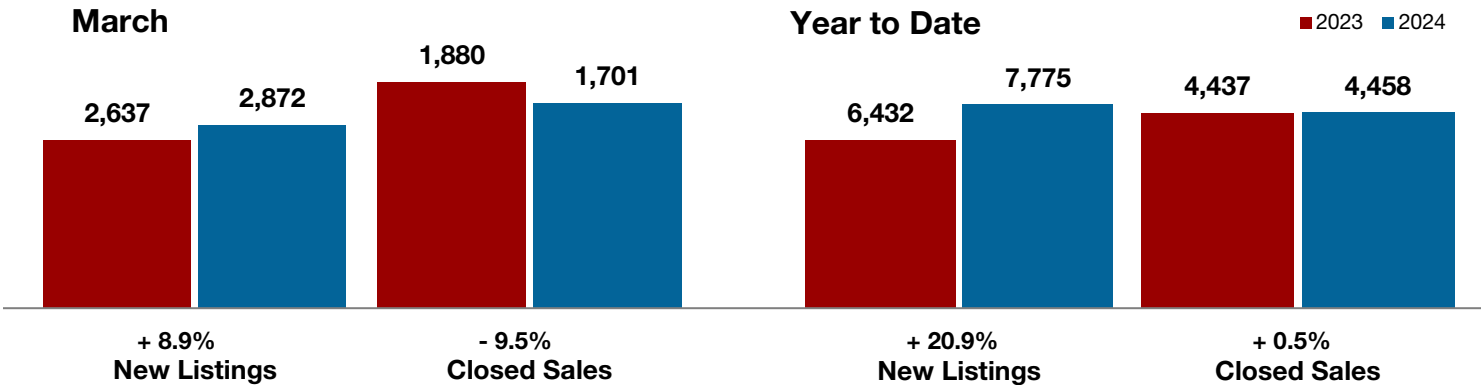
+ 7.2%

Change in
Median Sales Price

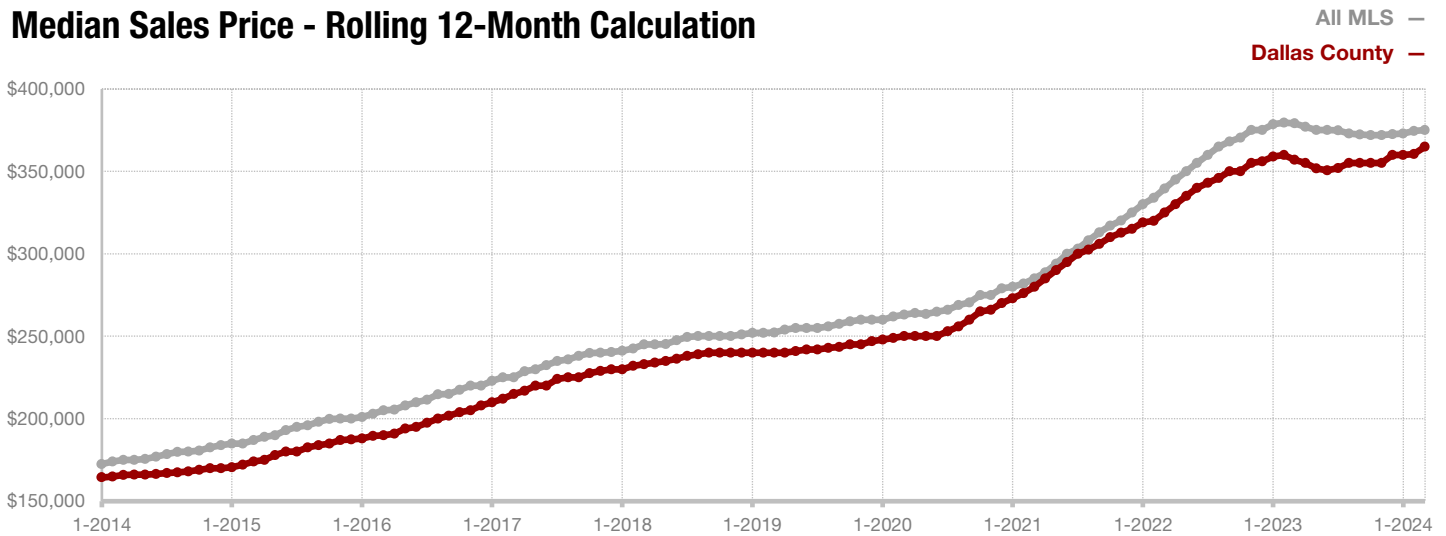
Dallas County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,637	2,872	+ 8.9%	6,432	7,775	+ 20.9%
Pending Sales	2,002	1,867	- 6.7%	5,209	5,177	- 0.6%
Closed Sales	1,880	1,701	- 9.5%	4,437	4,458	+ 0.5%
Average Sales Price*	\$472,320	\$542,756	+ 14.9%	\$469,455	\$515,813	+ 9.9%
Median Sales Price*	\$345,000	\$370,000	+ 7.2%	\$340,000	\$360,000	+ 5.9%
Percent of Original List Price Received*	96.5%	96.1%	- 0.4%	95.7%	95.7%	0.0%
Days on Market Until Sale	41	43	+ 4.9%	43	45	+ 4.7%
Inventory of Homes for Sale	3,718	4,793	+ 28.9%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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- 12.5%

- 85.7%

+ 2.4%

Change in
New Listings

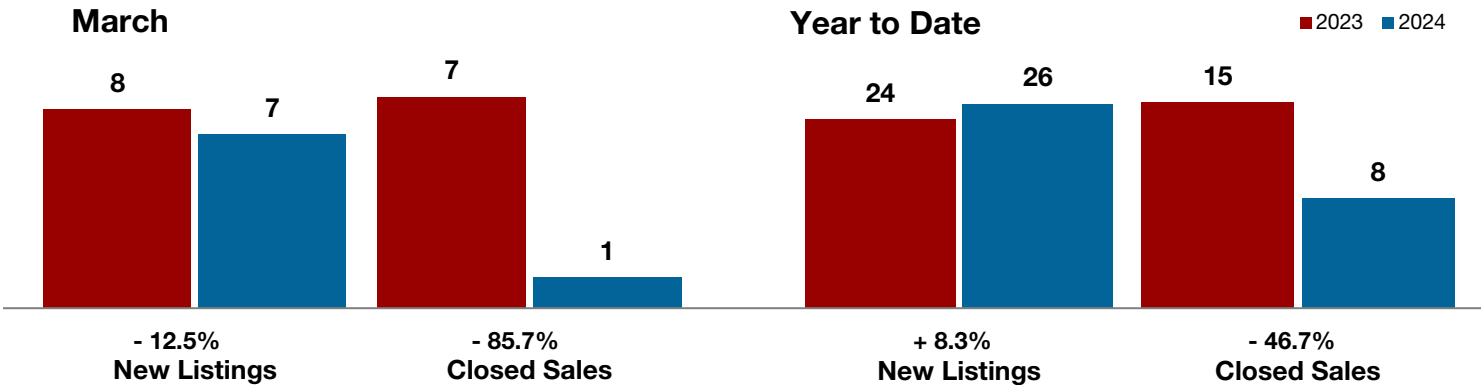
Change in
Closed Sales

Change in
Median Sales Price

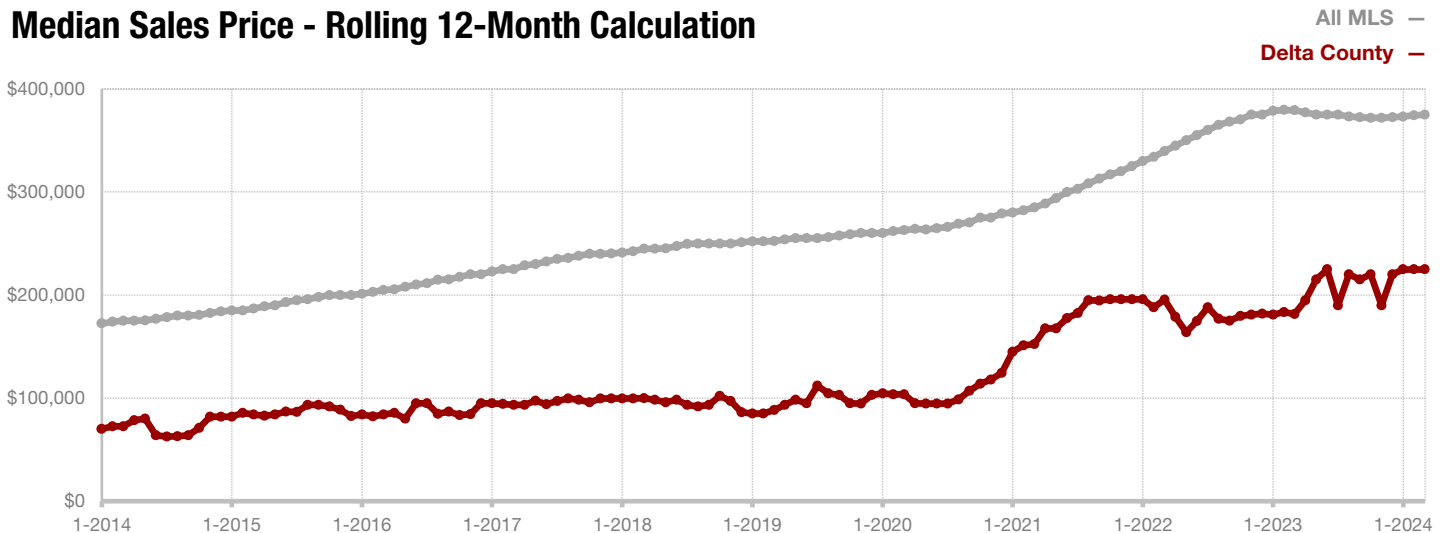
Delta County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	7	- 12.5%	24	26	+ 8.3%
Pending Sales	6	1	- 83.3%	17	7	- 58.8%
Closed Sales	7	1	- 85.7%	15	8	- 46.7%
Average Sales Price*	\$279,286	\$209,999	- 24.8%	\$218,767	\$211,812	- 3.2%
Median Sales Price*	\$205,000	\$209,999	+ 2.4%	\$139,000	\$187,500	+ 34.9%
Percent of Original List Price Received*	92.2%	100.0%	+ 8.5%	92.8%	91.0%	- 1.9%
Days on Market Until Sale	86	58	- 32.6%	62	61	- 1.6%
Inventory of Homes for Sale	25	34	+ 36.0%	--	--	--
Months Supply of Inventory	4.6	7.1	+ 54.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 14.4%

- 15.4%

+ 4.0%

Change in
New Listings

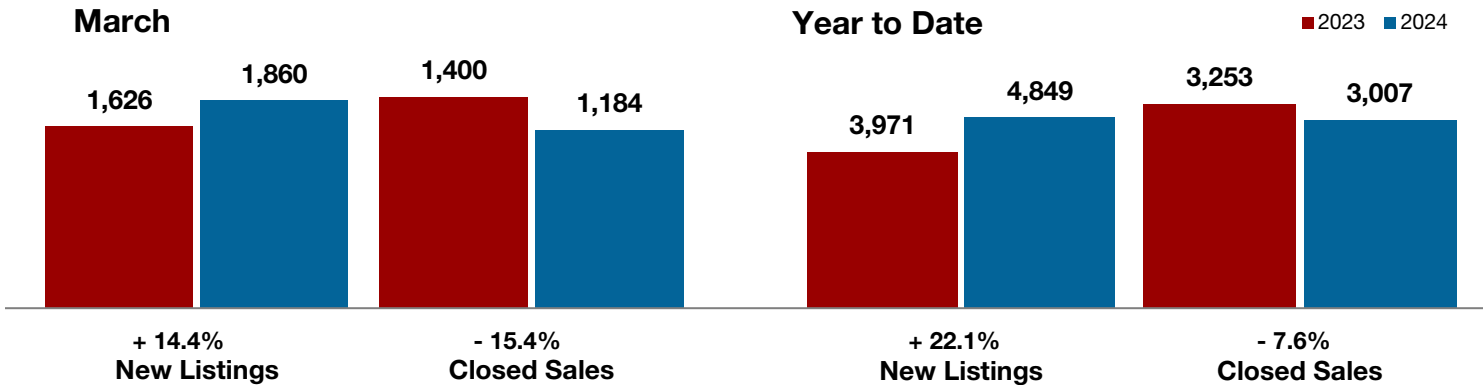
Change in
Closed Sales

Change in
Median Sales Price

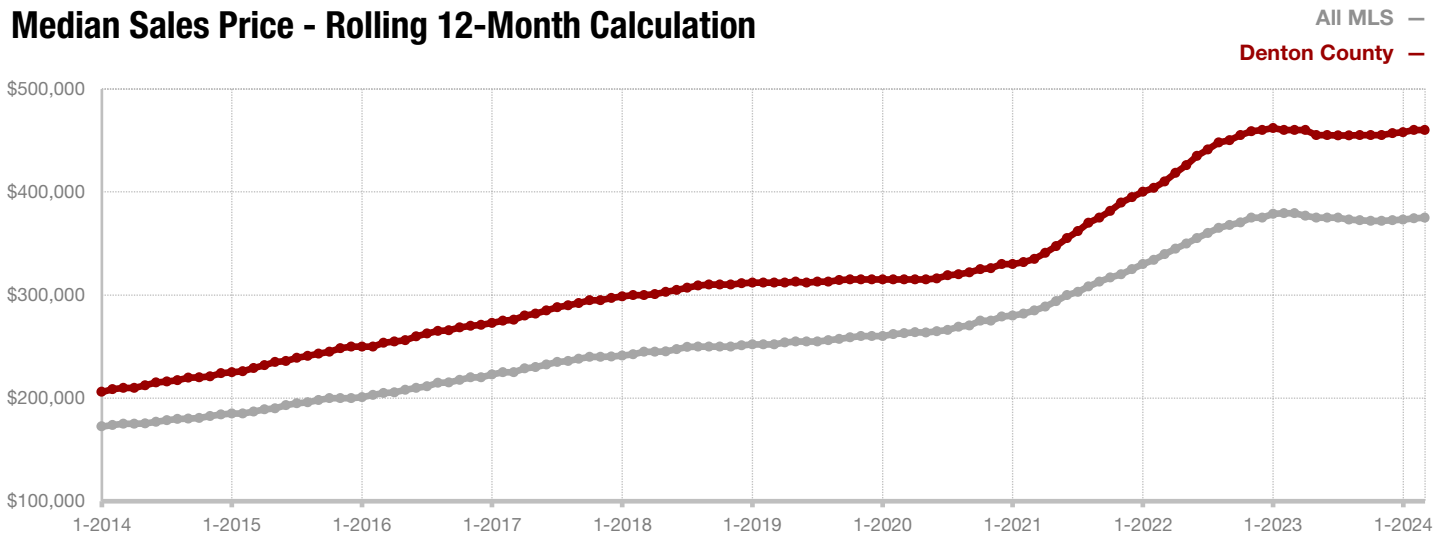
Denton County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,626	1,860	+ 14.4%	3,971	4,849	+ 22.1%
Pending Sales	1,305	1,232	- 5.6%	3,740	3,537	- 5.4%
Closed Sales	1,400	1,184	- 15.4%	3,253	3,007	- 7.6%
Average Sales Price*	\$527,991	\$565,722	+ 7.1%	\$516,855	\$542,466	+ 5.0%
Median Sales Price*	\$442,133	\$460,000	+ 4.0%	\$432,000	\$450,000	+ 4.2%
Percent of Original List Price Received*	95.9%	96.8%	+ 0.9%	94.8%	96.2%	+ 1.5%
Days on Market Until Sale	59	49	- 16.9%	60	52	- 13.3%
Inventory of Homes for Sale	2,350	2,941	+ 25.1%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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+ 16.7%

- 44.4%

+ 31.6%

Change in
New Listings

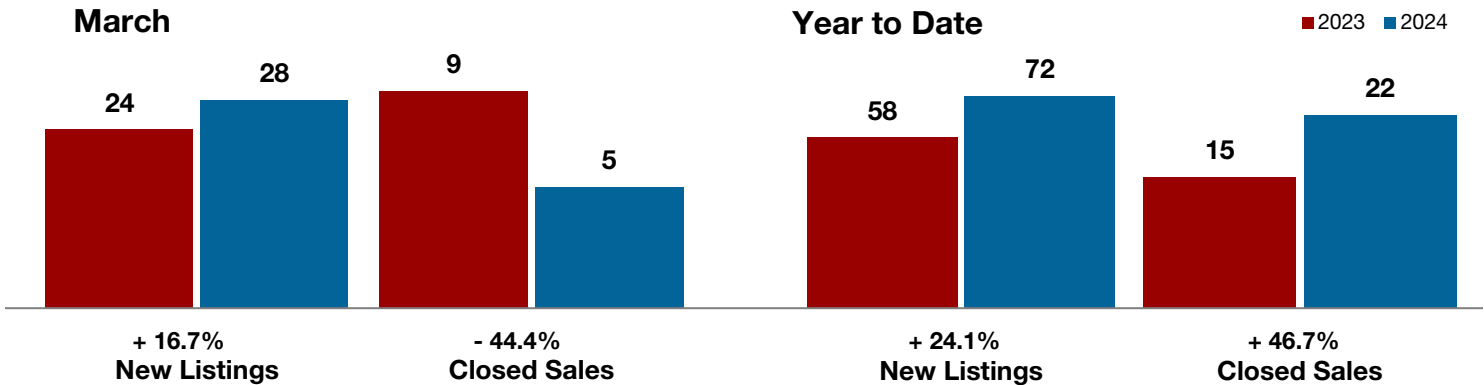
Change in
Closed Sales

Change in
Median Sales Price

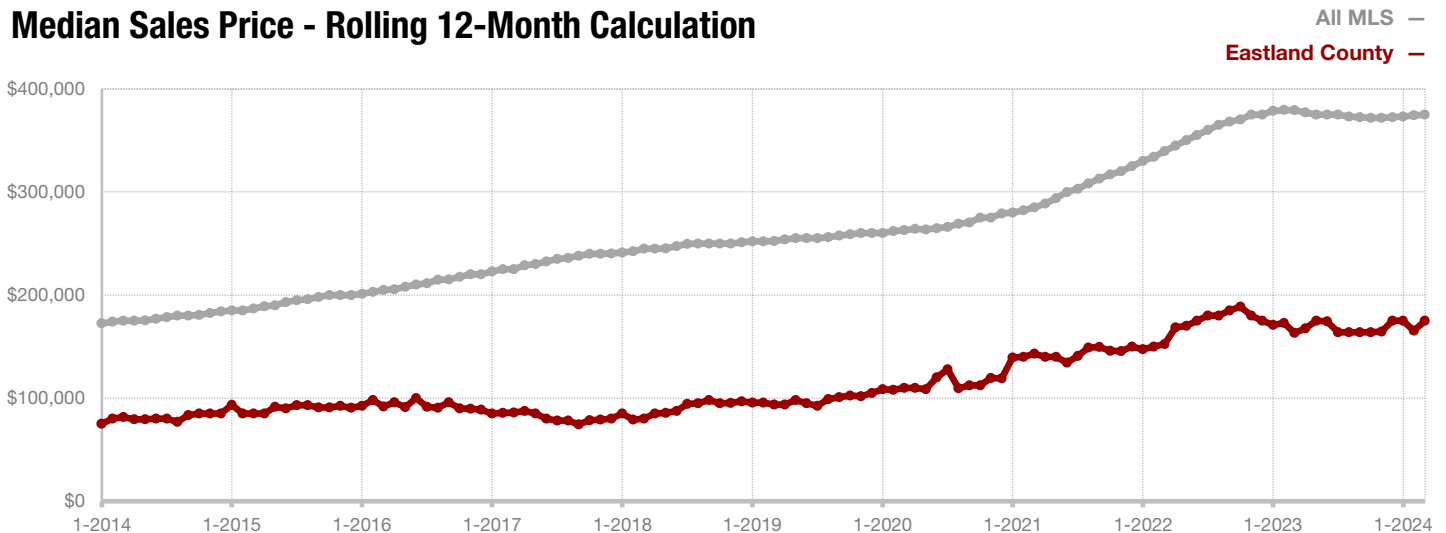
Eastland County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	24	28	+ 16.7%	58	72	+ 24.1%
Pending Sales	18	6	- 66.7%	31	27	- 12.9%
Closed Sales	9	5	- 44.4%	15	22	+ 46.7%
Average Sales Price*	\$120,669	\$146,480	+ 21.4%	\$159,989	\$150,186	- 6.1%
Median Sales Price*	\$91,125	\$119,900	+ 31.6%	\$118,000	\$124,450	+ 5.5%
Percent of Original List Price Received*	85.9%	91.7%	+ 6.8%	86.5%	86.6%	+ 0.1%
Days on Market Until Sale	86	51	- 40.7%	85	73	- 14.1%
Inventory of Homes for Sale	83	121	+ 45.8%	--	--	--
Months Supply of Inventory	6.1	10.7	+ 75.4%	--	--	--

* 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 – March 2024

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



+ 19.0%

- 3.4%

+ 2.2%

Change in
New Listings

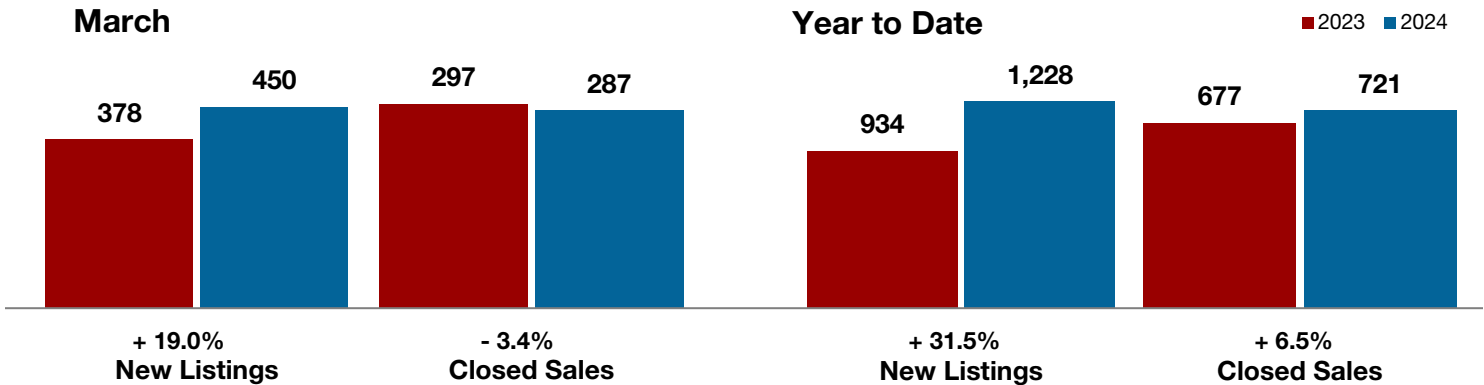
Change in
Closed Sales

Change in
Median Sales Price

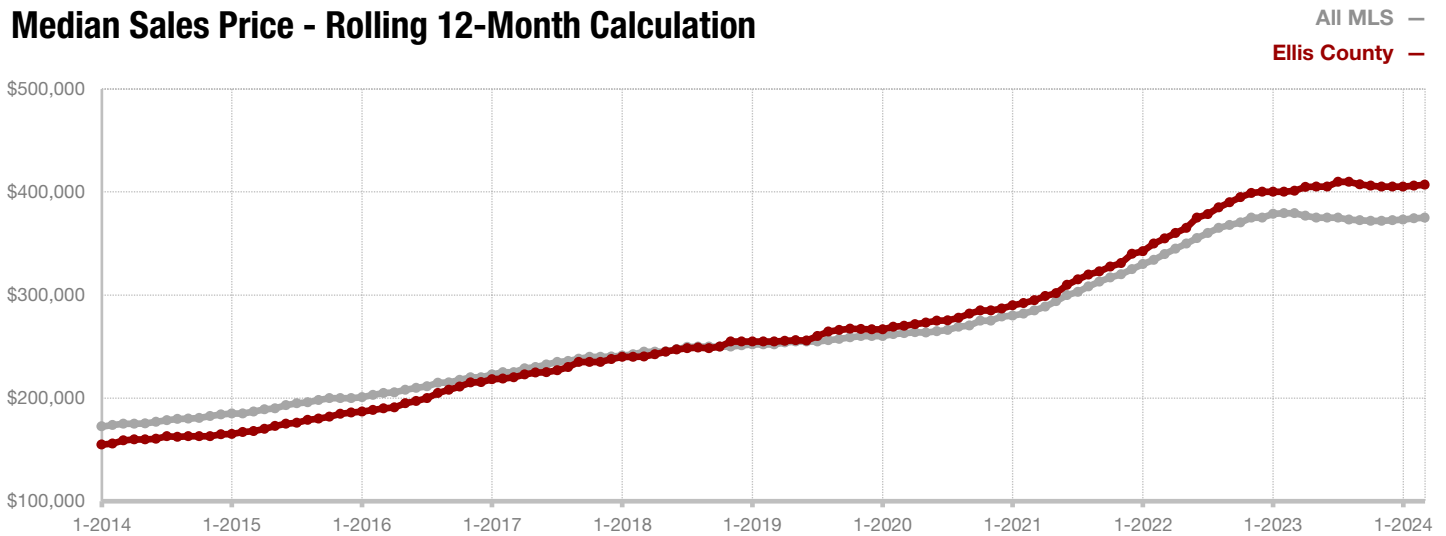
Ellis County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	378	450	+ 19.0%	934	1,228	+ 31.5%
Pending Sales	319	260	- 18.5%	843	827	- 1.9%
Closed Sales	297	287	- 3.4%	677	721	+ 6.5%
Average Sales Price*	\$430,372	\$442,111	+ 2.7%	\$412,506	\$425,988	+ 3.3%
Median Sales Price*	\$415,900	\$424,990	+ 2.2%	\$389,900	\$403,659	+ 3.5%
Percent of Original List Price Received*	94.9%	95.7%	+ 0.8%	94.5%	94.7%	+ 0.2%
Days on Market Until Sale	73	73	0.0%	69	74	+ 7.2%
Inventory of Homes for Sale	833	1,112	+ 33.5%	--	--	--
Months Supply of Inventory	3.0	4.2	+ 40.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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



+ 48.1%

- 26.5%

+ 9.7%

Change in
New Listings

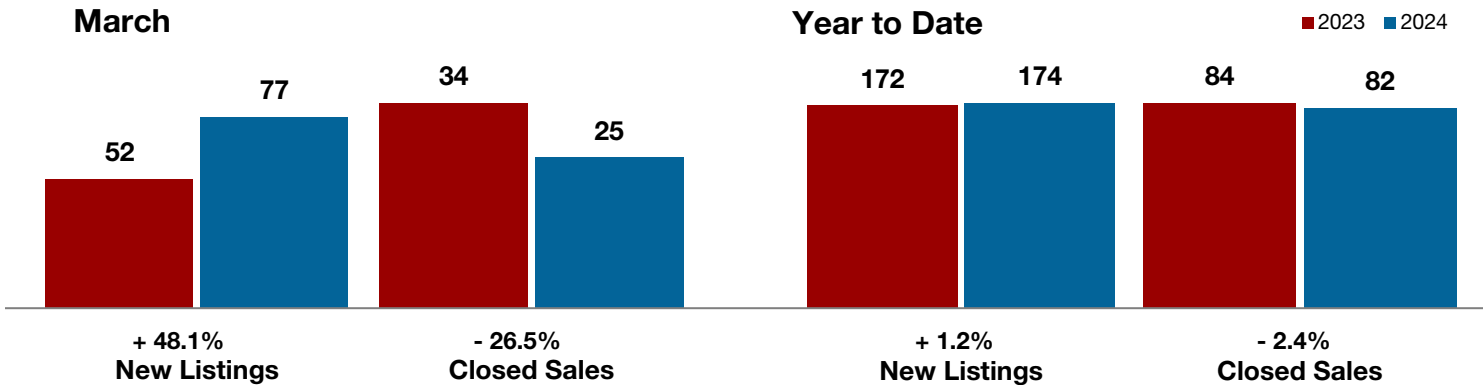
Change in
Closed Sales

Change in
Median Sales Price

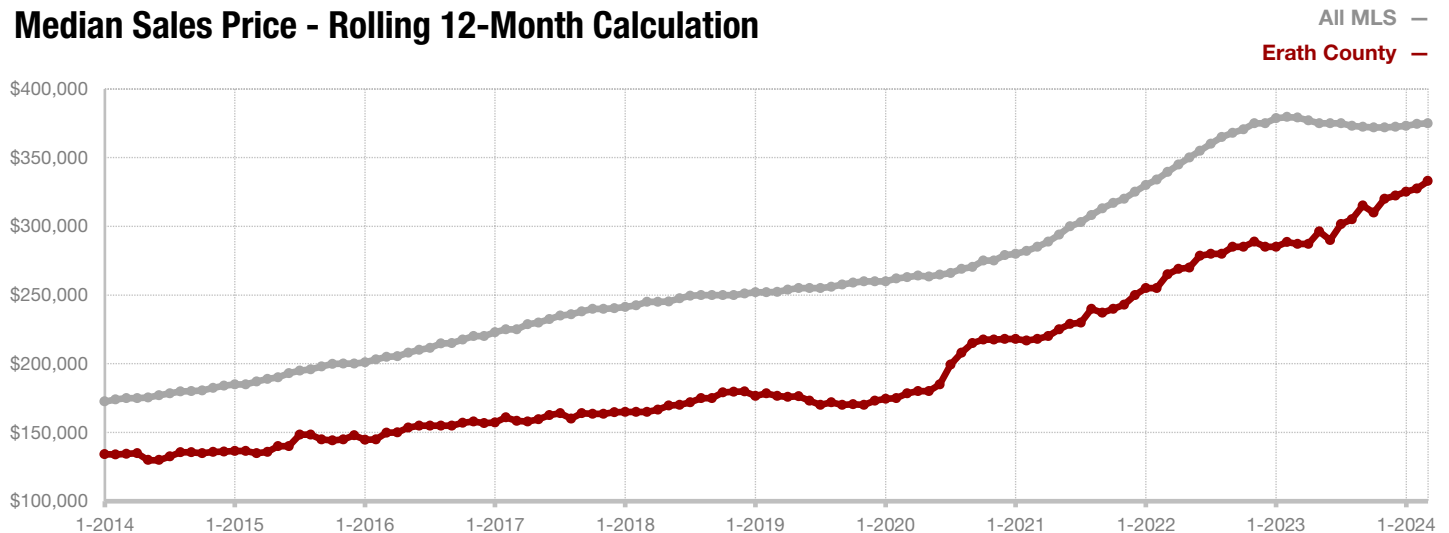
Erath County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	52	77	+ 48.1%	172	174	+ 1.2%
Pending Sales	48	45	- 6.3%	113	112	- 0.9%
Closed Sales	34	25	- 26.5%	84	82	- 2.4%
Average Sales Price*	\$452,026	\$428,827	- 5.1%	\$404,199	\$388,273	- 3.9%
Median Sales Price*	\$314,500	\$345,000	+ 9.7%	\$266,700	\$340,000	+ 27.5%
Percent of Original List Price Received*	92.4%	92.4%	0.0%	93.0%	94.5%	+ 1.6%
Days on Market Until Sale	83	72	- 13.3%	64	83	+ 29.7%
Inventory of Homes for Sale	161	176	+ 9.3%	--	--	--
Months Supply of Inventory	4.0	4.7	+ 17.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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



- 6.8%

+ 12.5%

+ 32.3%

Change in
New Listings

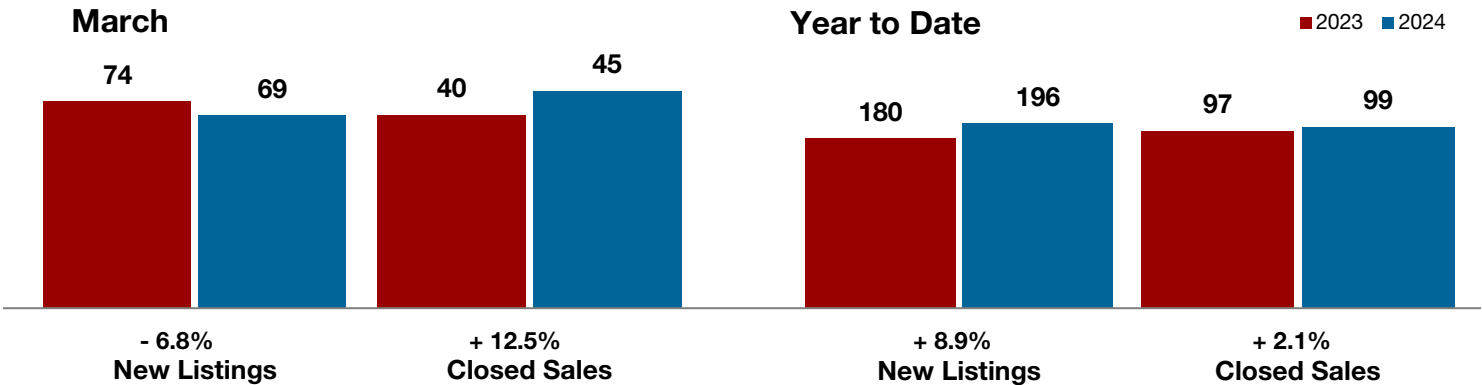
Change in
Closed Sales

Change in
Median Sales Price

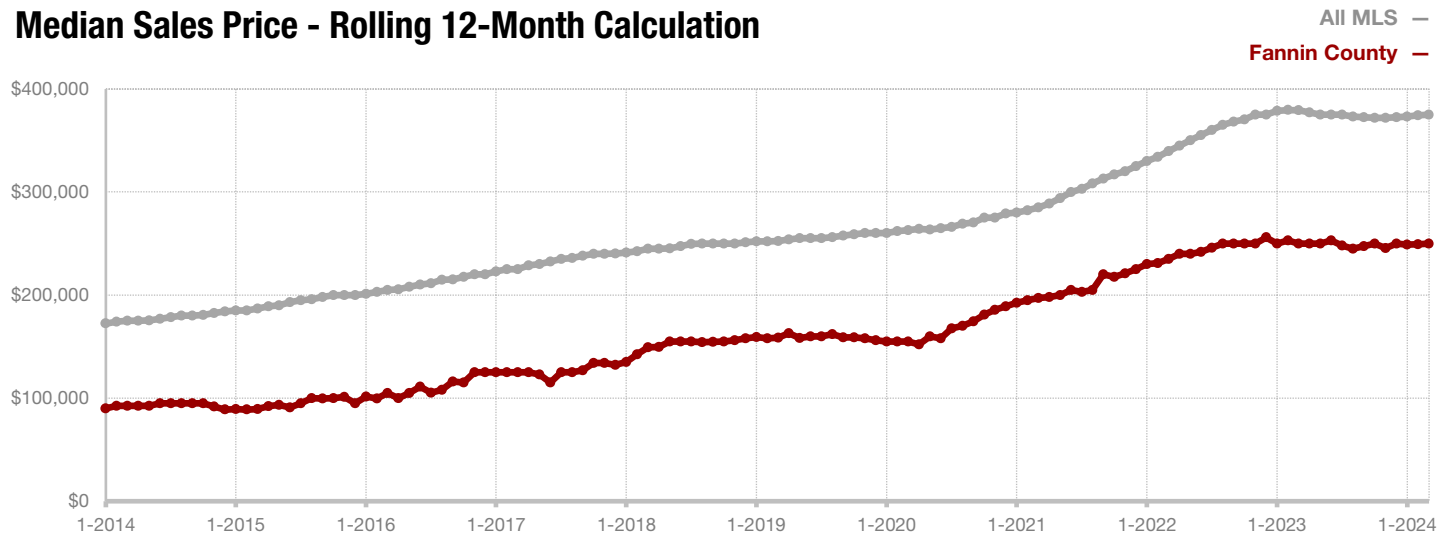
Fannin County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	74	69	- 6.8%	180	196	+ 8.9%
Pending Sales	39	31	- 20.5%	105	111	+ 5.7%
Closed Sales	40	45	+ 12.5%	97	99	+ 2.1%
Average Sales Price*	\$255,536	\$320,543	+ 25.4%	\$295,126	\$314,437	+ 6.5%
Median Sales Price*	\$222,998	\$295,000	+ 32.3%	\$235,150	\$267,000	+ 13.5%
Percent of Original List Price Received*	93.5%	92.3%	- 1.3%	91.3%	91.5%	+ 0.2%
Days on Market Until Sale	65	98	+ 50.8%	73	92	+ 26.0%
Inventory of Homes for Sale	196	229	+ 16.8%	--	--	--
Months Supply of Inventory	5.3	6.2	+ 17.0%	--	--	--

* 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 – March 2024

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



+ 4.8%

+ 50.0%

- 4.2%

Change in
New Listings

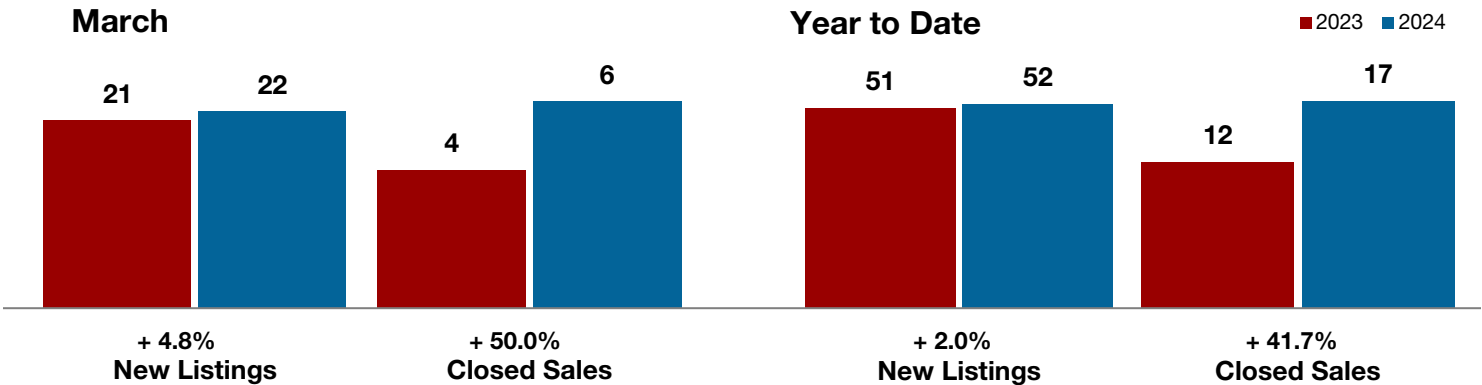
Change in
Closed Sales

Change in
Median Sales Price

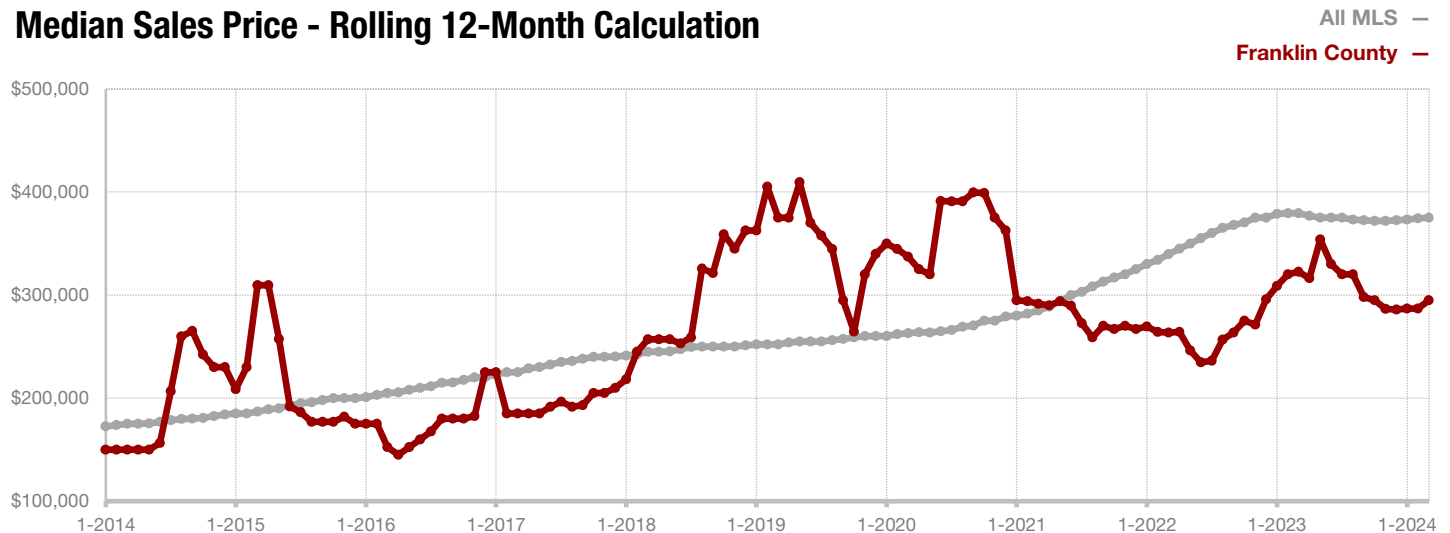
Franklin County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	21	22	+ 4.8%	51	52	+ 2.0%
Pending Sales	8	8	0.0%	19	22	+ 15.8%
Closed Sales	4	6	+ 50.0%	12	17	+ 41.7%
Average Sales Price*	\$431,750	\$672,467	+ 55.8%	\$436,167	\$565,175	+ 29.6%
Median Sales Price*	\$355,000	\$340,000	- 4.2%	\$317,500	\$390,000	+ 22.8%
Percent of Original List Price Received*	95.2%	93.2%	- 2.1%	97.5%	92.6%	- 5.0%
Days on Market Until Sale	33	54	+ 63.6%	43	72	+ 67.4%
Inventory of Homes for Sale	42	54	+ 28.6%	--	--	--
Months Supply of Inventory	4.9	6.7	+ 36.7%	--	--	--

* 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 – March 2024

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



+ 35.7%

- 27.8%

+ 15.5%

Change in
New Listings

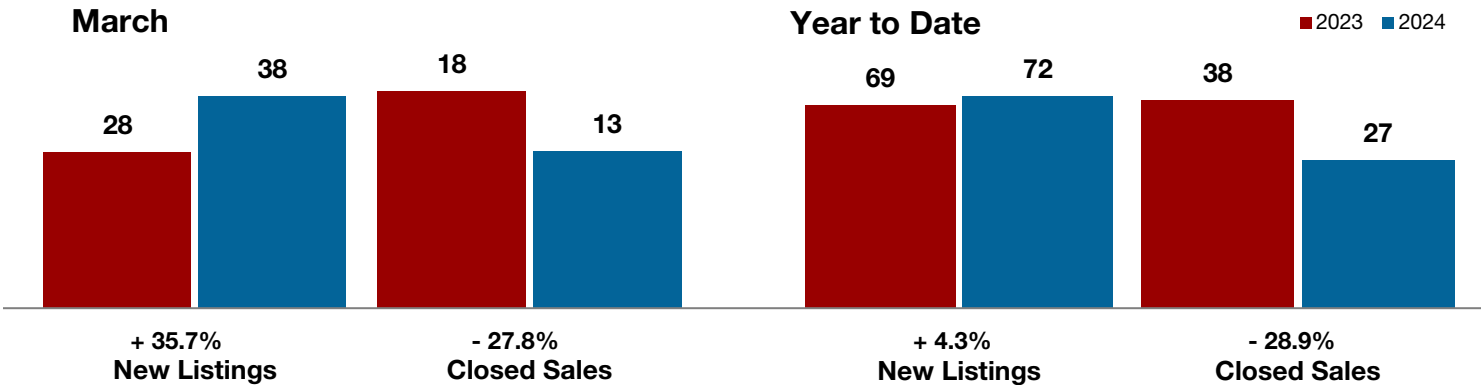
Change in
Closed Sales

Change in
Median Sales Price

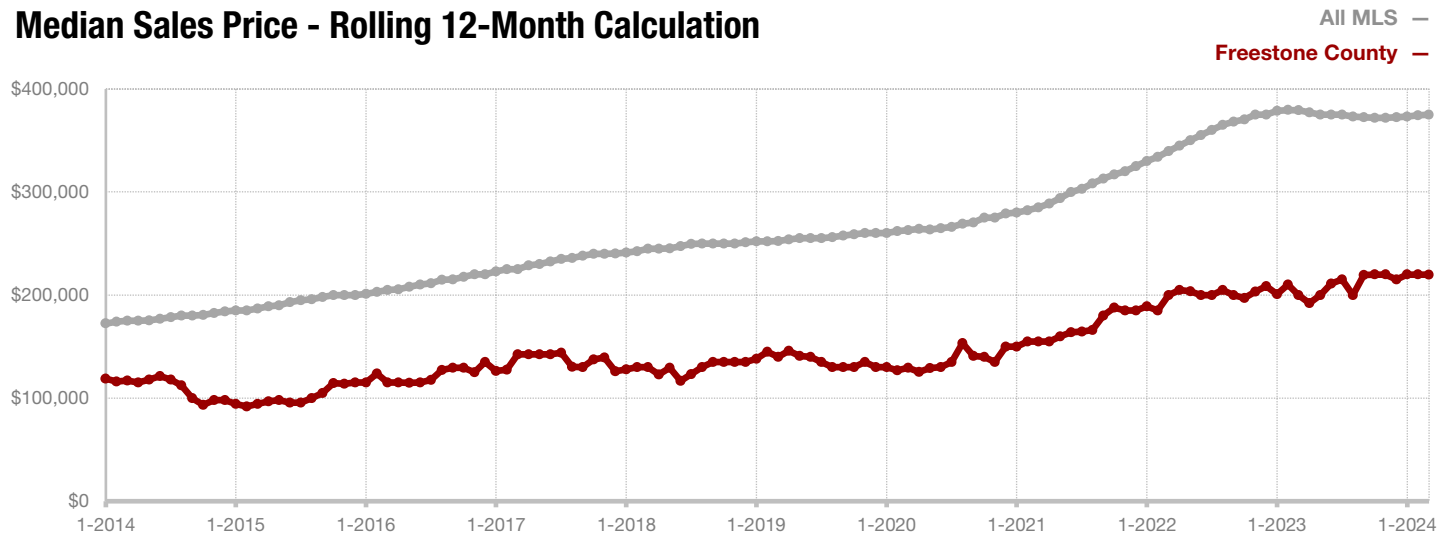
Freestone County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	28	38	+ 35.7%	69	72	+ 4.3%
Pending Sales	19	15	- 21.1%	45	31	- 31.1%
Closed Sales	18	13	- 27.8%	38	27	- 28.9%
Average Sales Price*	\$250,606	\$243,615	- 2.8%	\$291,879	\$255,124	- 12.6%
Median Sales Price*	\$164,500	\$190,000	+ 15.5%	\$175,500	\$215,000	+ 22.5%
Percent of Original List Price Received*	91.2%	89.8%	- 1.5%	90.9%	90.5%	- 0.4%
Days on Market Until Sale	82	105	+ 28.0%	74	93	+ 25.7%
Inventory of Homes for Sale	68	103	+ 51.5%	--	--	--
Months Supply of Inventory	4.9	8.4	+ 71.4%	--	--	--

* 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 – March 2024

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



+ 56.7%

- 21.7%

+ 6.3%

Change in
New Listings

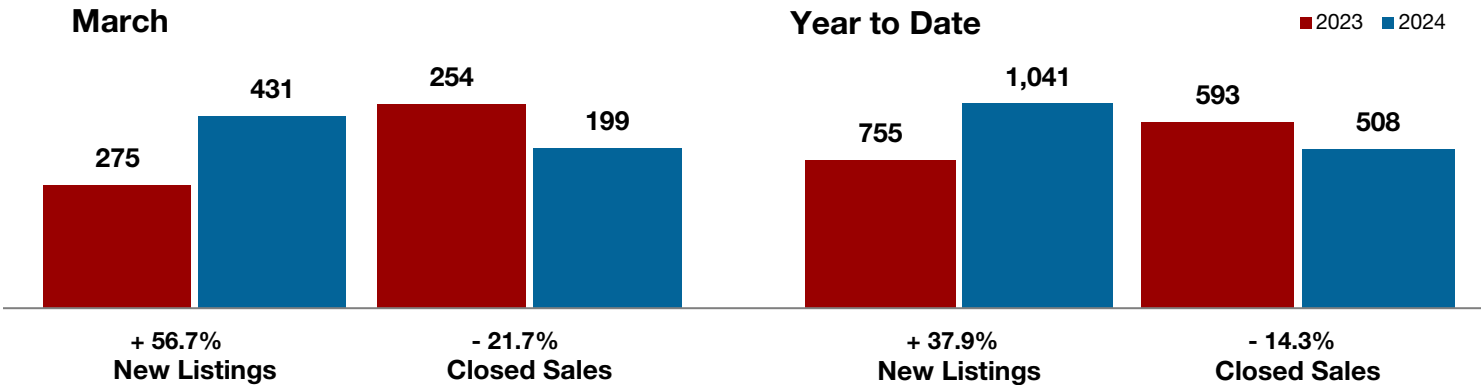
Change in
Closed Sales

Change in
Median Sales Price

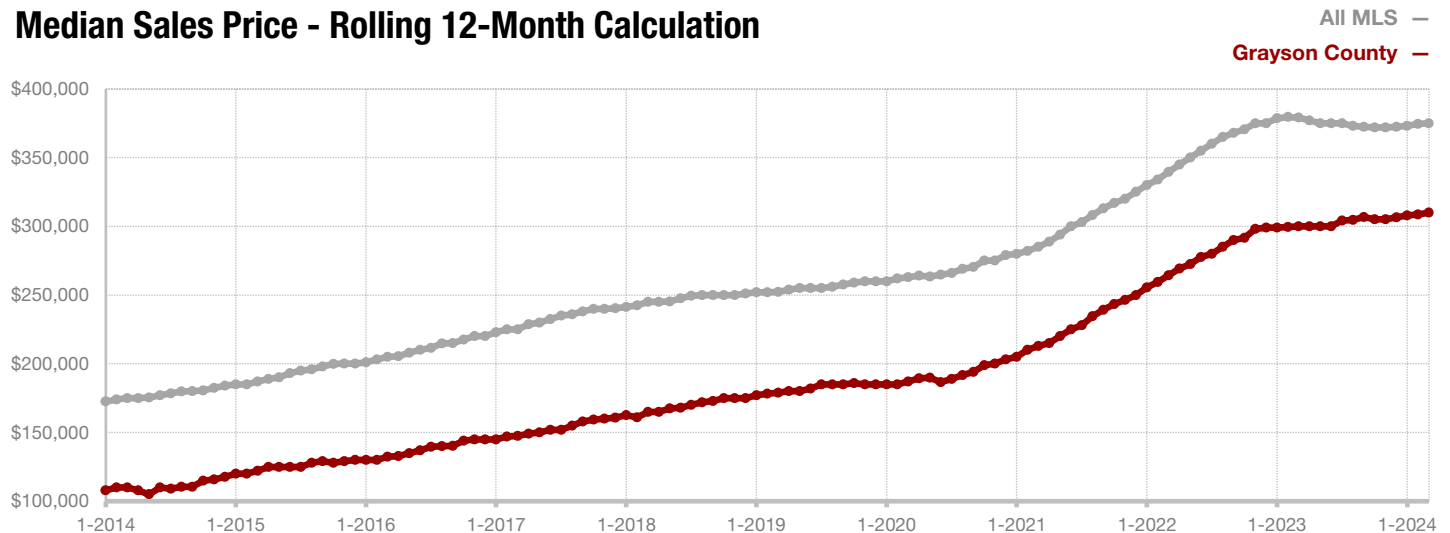
Grayson County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	275	431	+ 56.7%	755	1,041	+ 37.9%
Pending Sales	245	216	- 11.8%	672	600	- 10.7%
Closed Sales	254	199	- 21.7%	593	508	- 14.3%
Average Sales Price*	\$349,490	\$383,628	+ 9.8%	\$342,932	\$376,377	+ 9.8%
Median Sales Price*	\$309,500	\$329,000	+ 6.3%	\$294,000	\$309,250	+ 5.2%
Percent of Original List Price Received*	93.5%	94.6%	+ 1.2%	92.7%	94.1%	+ 1.5%
Days on Market Until Sale	76	78	+ 2.6%	71	76	+ 7.0%
Inventory of Homes for Sale	691	985	+ 42.5%	--	--	--
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 – March 2024

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



- 35.3%

0.0%

+ 12.0%

Change in
New Listings

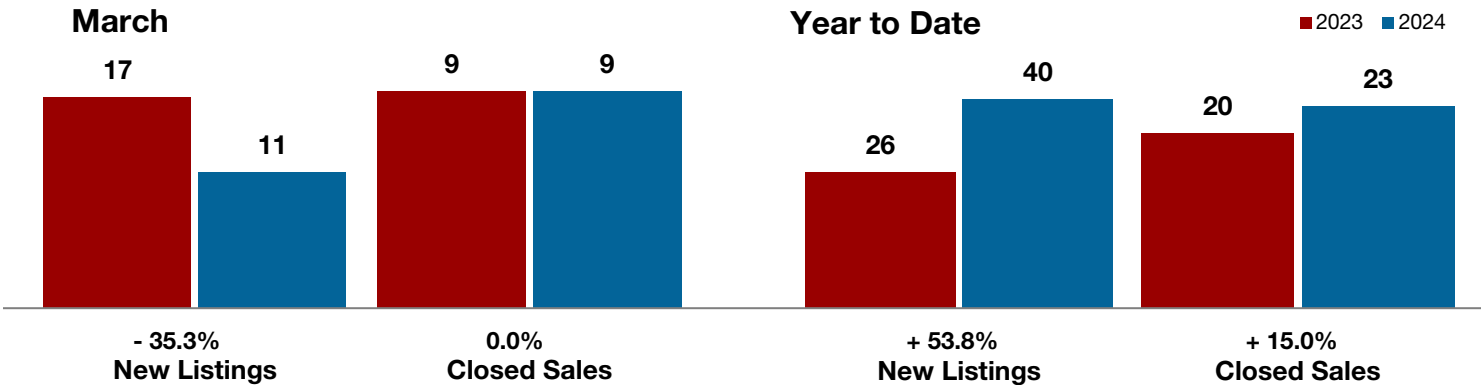
Change in
Closed Sales

Change in
Median Sales Price

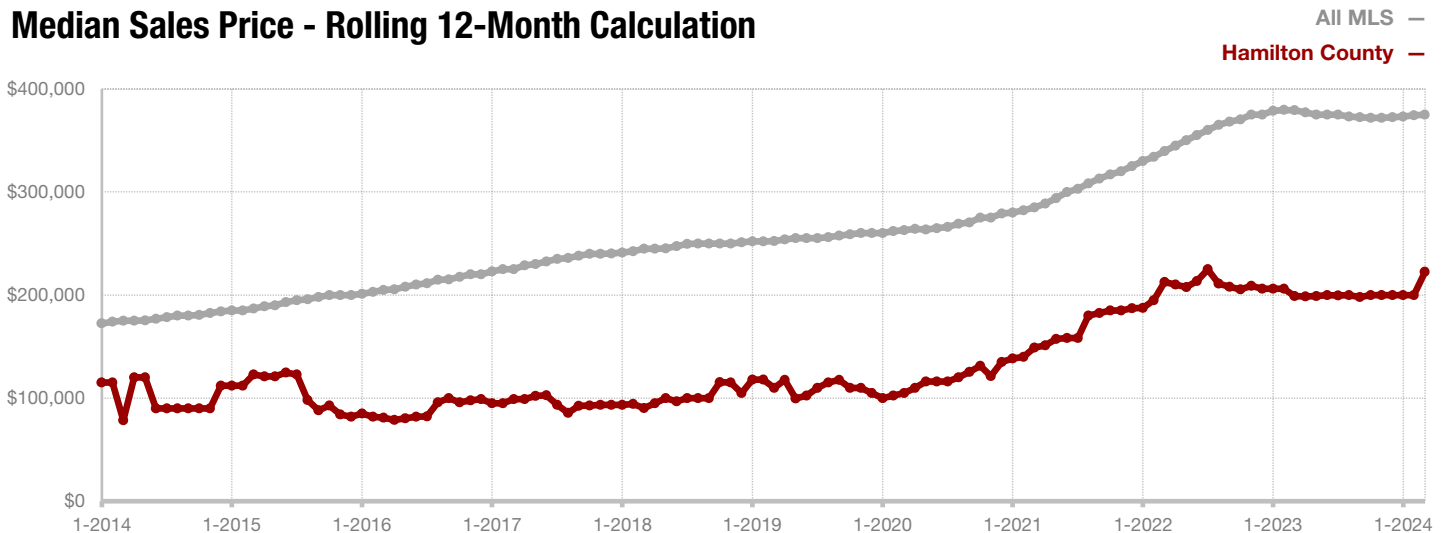
Hamilton County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	17	11	- 35.3%	26	40	+ 53.8%
Pending Sales	11	9	- 18.2%	21	24	+ 14.3%
Closed Sales	9	9	0.0%	20	23	+ 15.0%
Average Sales Price*	\$167,794	\$646,944	+ 285.6%	\$342,797	\$495,952	+ 44.7%
Median Sales Price*	\$187,500	\$210,000	+ 12.0%	\$189,000	\$194,000	+ 2.6%
Percent of Original List Price Received*	89.2%	85.5%	- 4.1%	87.7%	84.6%	- 3.5%
Days on Market Until Sale	68	96	+ 41.2%	72	101	+ 40.3%
Inventory of Homes for Sale	45	49	+ 8.9%	--	--	--
Months Supply of Inventory	6.4	7.9	+ 23.4%	--	--	--

* 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 – March 2024

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



+ 100.0%

- 33.3%

- 40.2%

Change in
New Listings

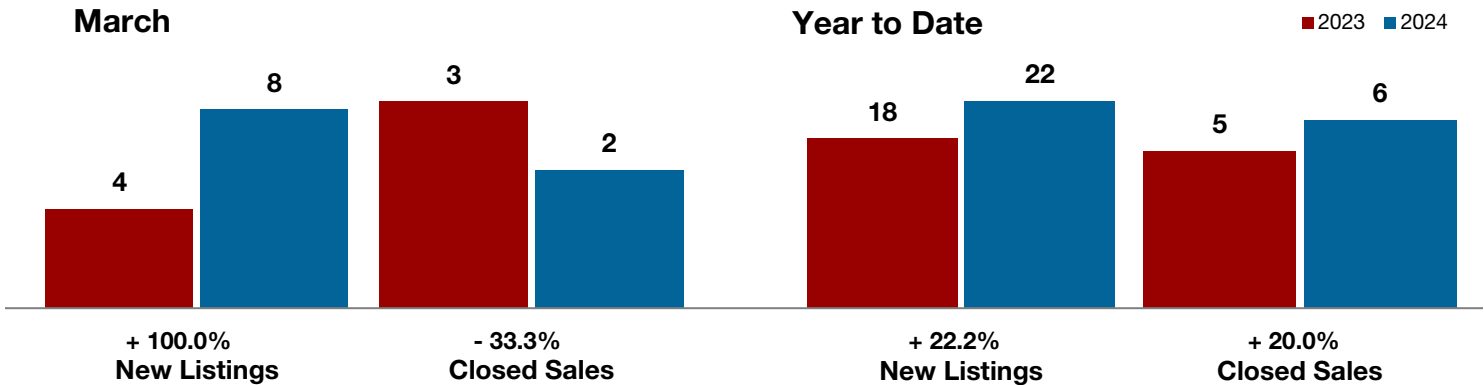
Change in
Closed Sales

Change in
Median Sales Price

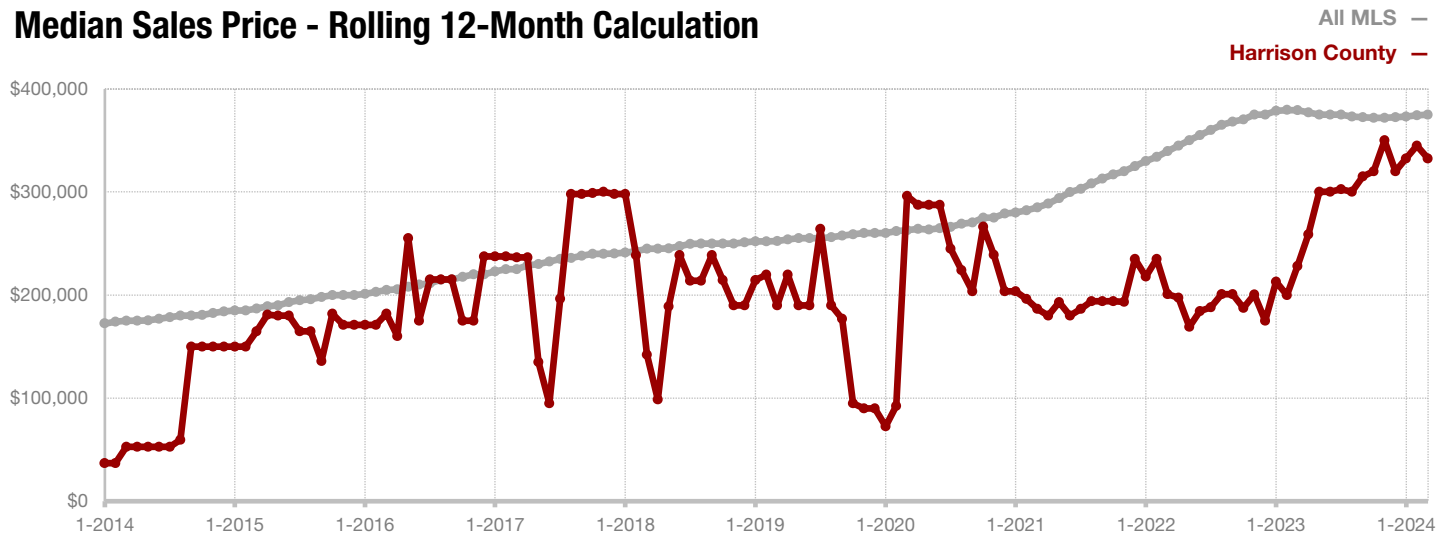
Harrison County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	4	8	+ 100.0%	18	22	+ 22.2%
Pending Sales	4	0	- 100.0%	7	10	+ 42.9%
Closed Sales	3	2	- 33.3%	5	6	+ 20.0%
Average Sales Price*	\$271,667	\$182,500	- 32.8%	\$286,200	\$298,500	+ 4.3%
Median Sales Price*	\$305,000	\$182,500	- 40.2%	\$305,000	\$290,000	- 4.9%
Percent of Original List Price Received*	96.0%	94.8%	- 1.3%	96.8%	91.0%	- 6.0%
Days on Market Until Sale	59	28	- 52.5%	80	71	- 11.3%
Inventory of Homes for Sale	18	24	+ 33.3%	--	--	--
Months Supply of Inventory	6.0	9.0	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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



+ 37.6%

Change in
New Listings

- 1.9%

Change in
Closed Sales

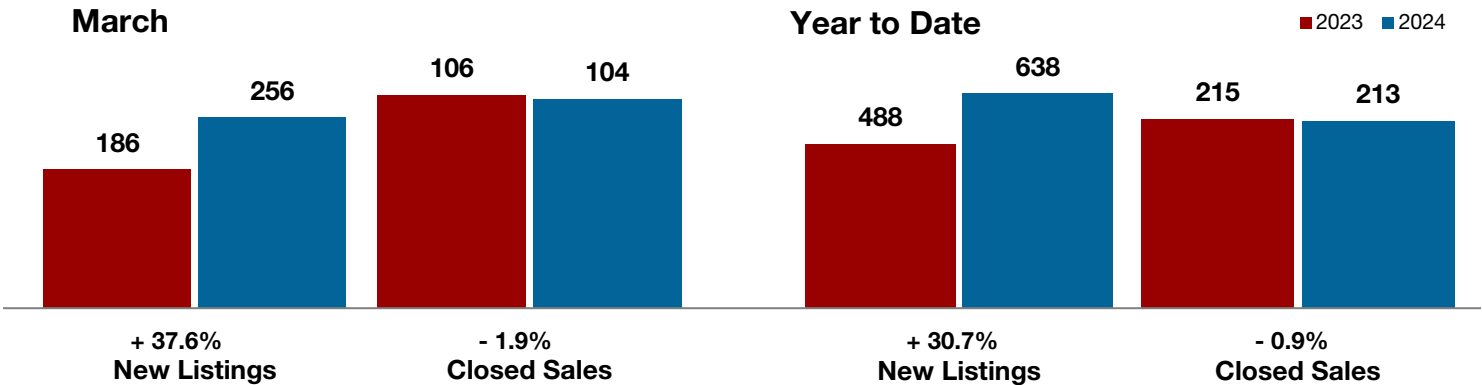
+ 15.6%

Change in
Median Sales Price

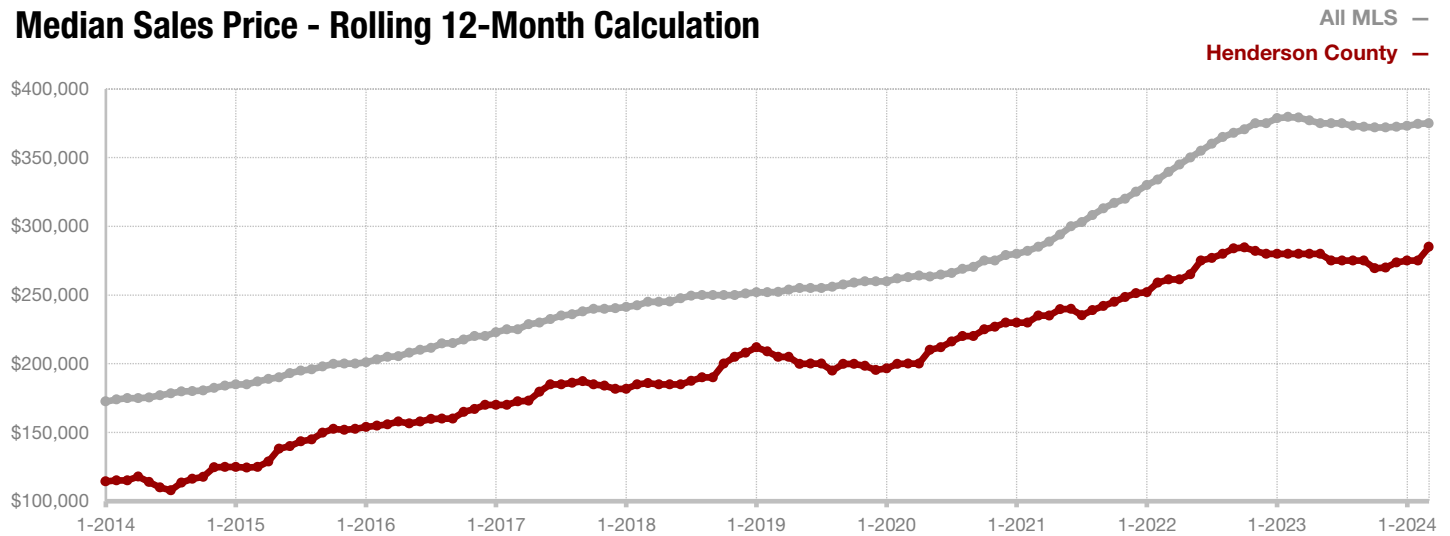
Henderson County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	186	256	+ 37.6%	488	638	+ 30.7%
Pending Sales	78	104	+ 33.3%	221	273	+ 23.5%
Closed Sales	106	104	- 1.9%	215	213	- 0.9%
Average Sales Price*	\$422,657	\$428,363	+ 1.4%	\$388,127	\$474,266	+ 22.2%
Median Sales Price*	\$259,000	\$299,450	+ 15.6%	\$259,000	\$296,000	+ 14.3%
Percent of Original List Price Received*	91.2%	91.5%	+ 0.3%	91.0%	90.0%	- 1.1%
Days on Market Until Sale	69	83	+ 20.3%	69	90	+ 30.4%
Inventory of Homes for Sale	538	757	+ 40.7%	--	--	--
Months Supply of Inventory	6.2	8.6	+ 38.7%	--	--	--

* 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 – March 2024

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



+ 72.0%

- 29.8%

+ 19.2%

Change in
New Listings

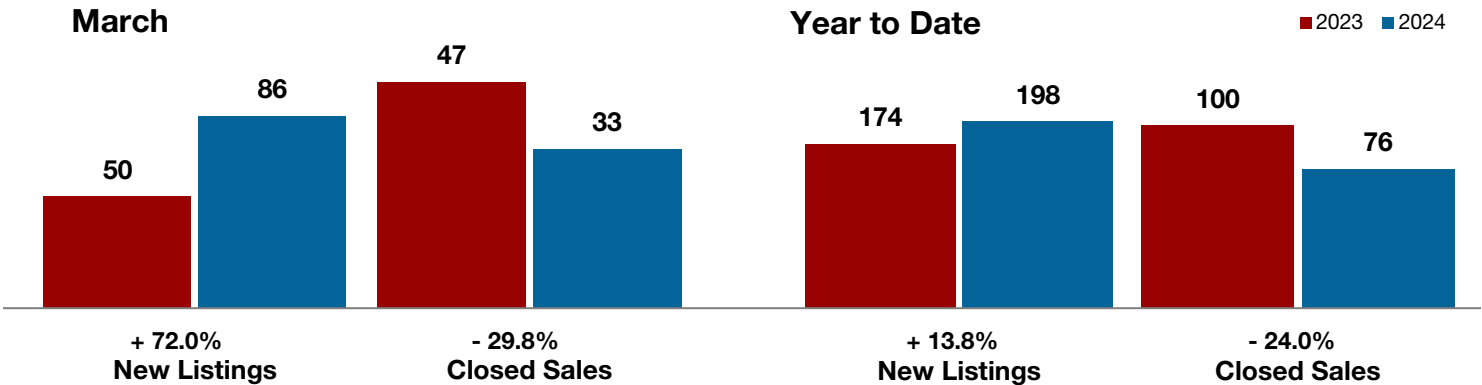
Change in
Closed Sales

Change in
Median Sales Price

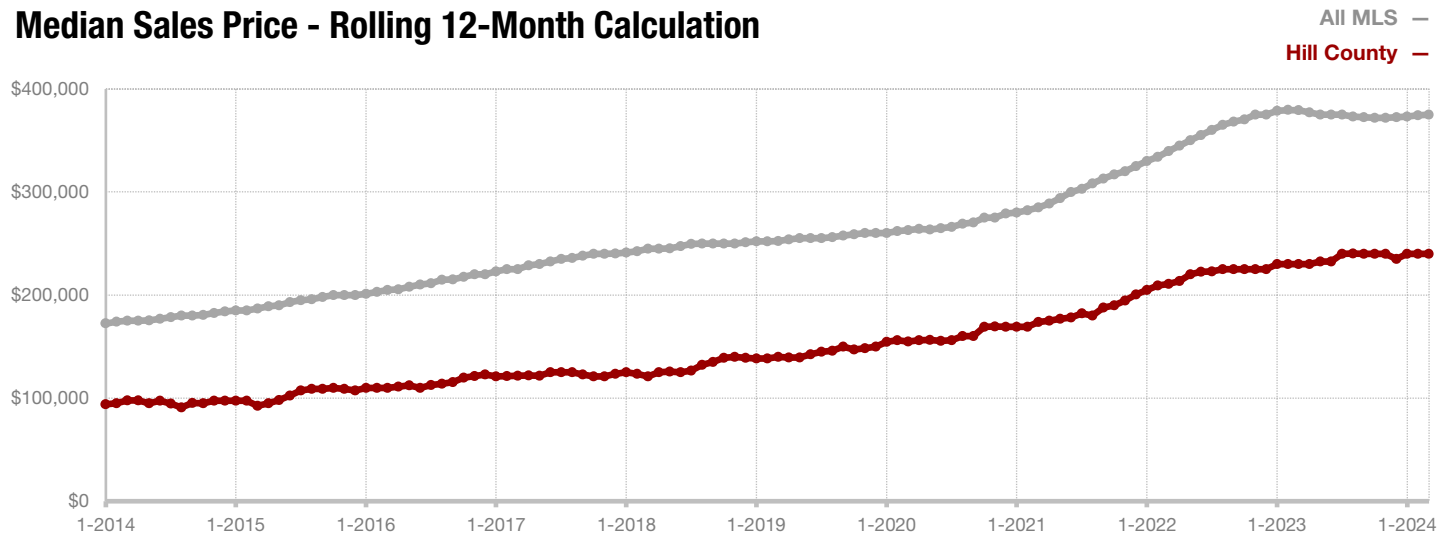
Hill County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	50	86	+ 72.0%	174	198	+ 13.8%
Pending Sales	56	41	- 26.8%	133	104	- 21.8%
Closed Sales	47	33	- 29.8%	100	76	- 24.0%
Average Sales Price*	\$244,249	\$308,547	+ 26.3%	\$275,532	\$289,862	+ 5.2%
Median Sales Price*	\$250,000	\$298,000	+ 19.2%	\$239,950	\$259,450	+ 8.1%
Percent of Original List Price Received*	91.5%	95.9%	+ 4.8%	92.2%	93.1%	+ 1.0%
Days on Market Until Sale	77	60	- 22.1%	64	86	+ 34.4%
Inventory of Homes for Sale	181	200	+ 10.5%	--	--	--
Months Supply of Inventory	4.6	6.0	+ 30.4%	--	--	--

* 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 – March 2024

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



+ 17.1%

- 3.0%

- 3.0%

Change in
New Listings

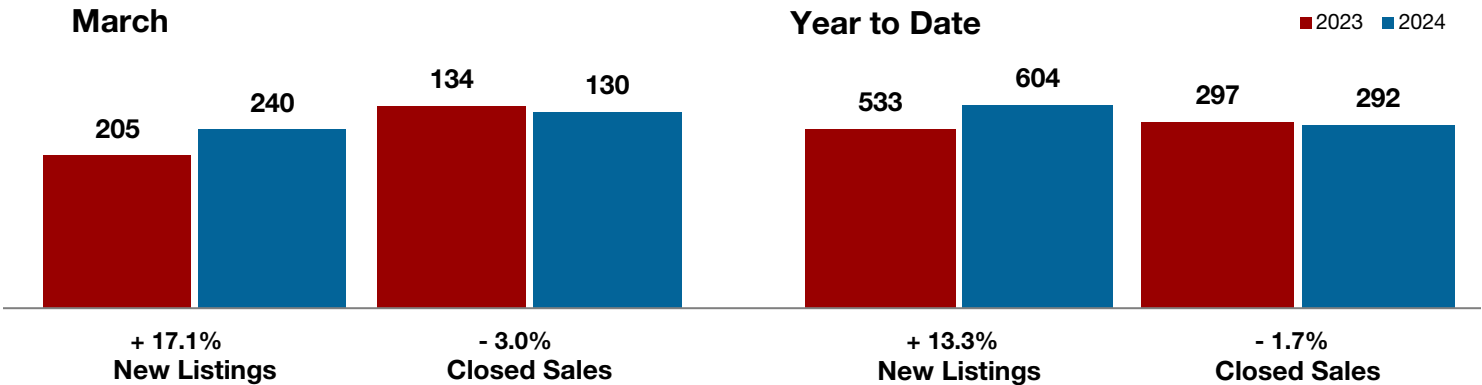
Change in
Closed Sales

Change in
Median Sales Price

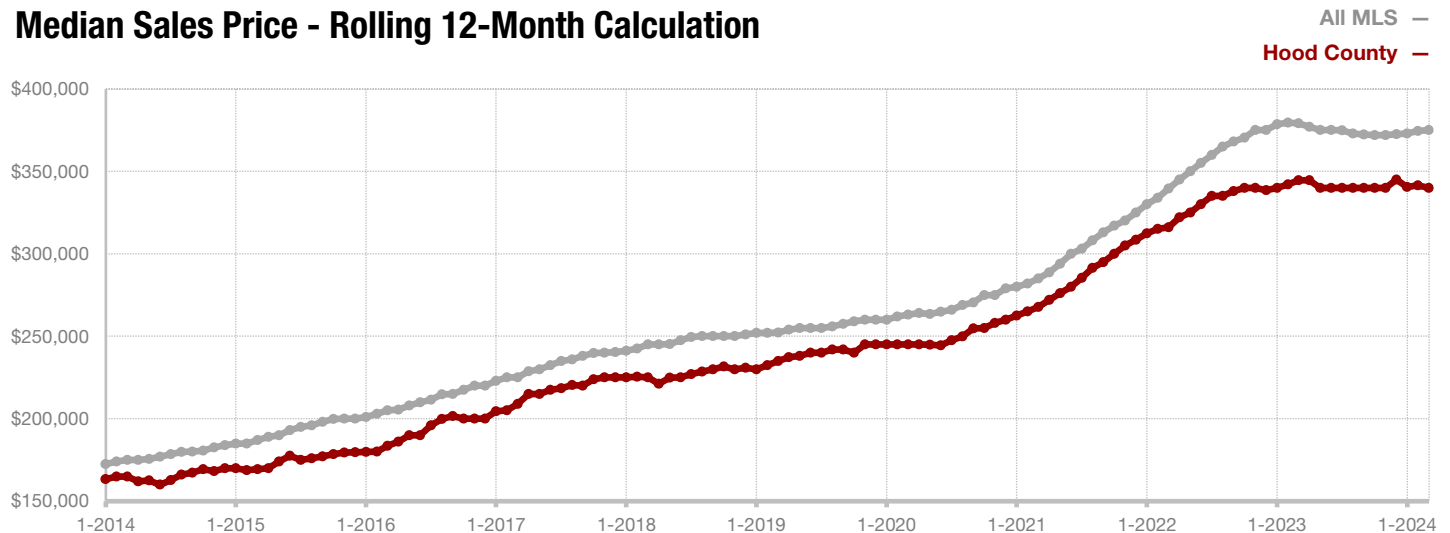
Hood County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	205	240	+ 17.1%	533	604	+ 13.3%
Pending Sales	145	109	- 24.8%	361	335	- 7.2%
Closed Sales	134	130	- 3.0%	297	292	- 1.7%
Average Sales Price*	\$427,497	\$442,337	+ 3.5%	\$435,285	\$416,467	- 4.3%
Median Sales Price*	\$339,000	\$328,800	- 3.0%	\$342,000	\$319,999	- 6.4%
Percent of Original List Price Received*	92.5%	93.8%	+ 1.4%	92.3%	93.2%	+ 1.0%
Days on Market Until Sale	65	78	+ 20.0%	66	81	+ 22.7%
Inventory of Homes for Sale	460	581	+ 26.3%	--	--	--
Months Supply of Inventory	3.8	5.1	+ 34.2%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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



- 20.5%

0.0%

+ 48.8%

Change in
New Listings

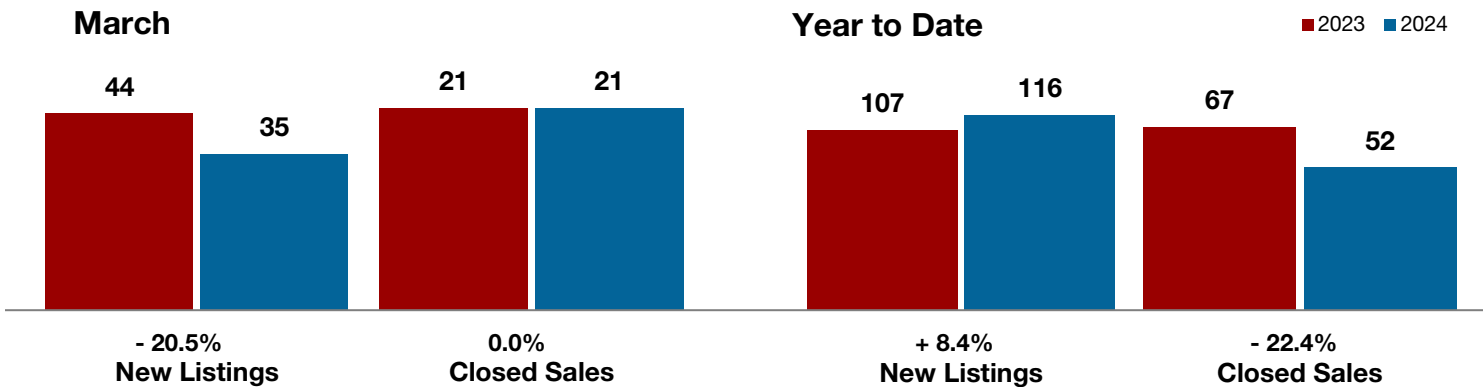
Change in
Closed Sales

Change in
Median Sales Price

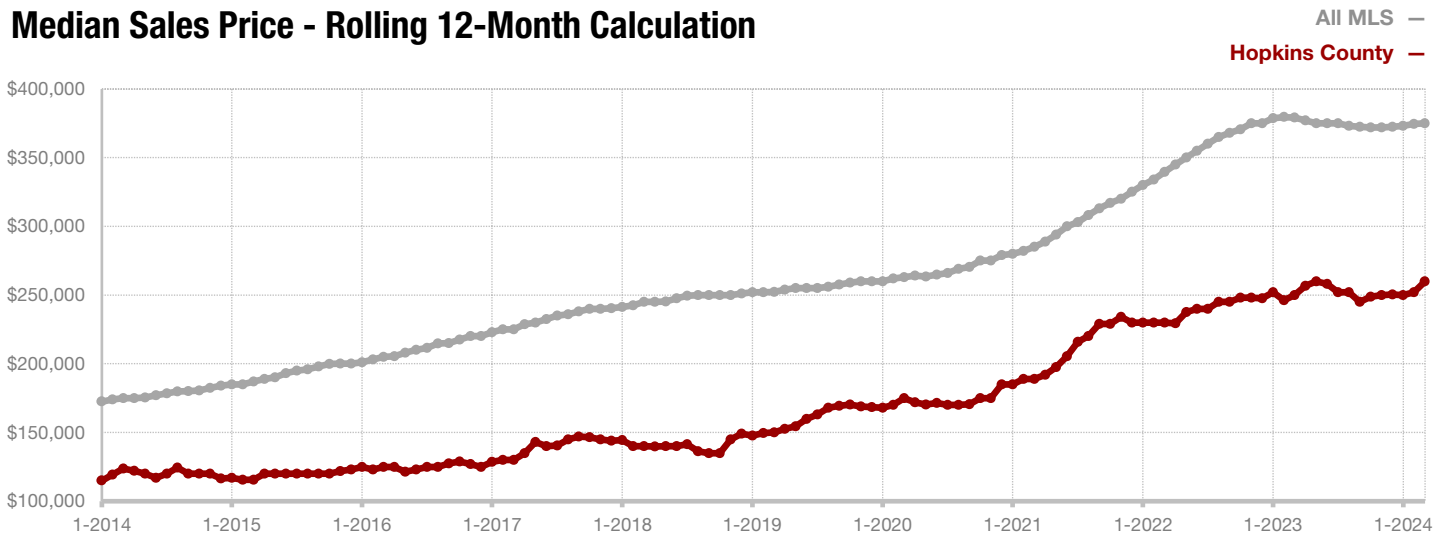
Hopkins County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	44	35	- 20.5%	107	116	+ 8.4%
Pending Sales	25	22	- 12.0%	72	58	- 19.4%
Closed Sales	21	21	0.0%	67	52	- 22.4%
Average Sales Price*	\$331,038	\$368,487	+ 11.3%	\$311,000	\$321,717	+ 3.4%
Median Sales Price*	\$225,000	\$334,707	+ 48.8%	\$235,000	\$289,500	+ 23.2%
Percent of Original List Price Received*	95.3%	92.2%	- 3.3%	91.2%	93.2%	+ 2.2%
Days on Market Until Sale	56	81	+ 44.6%	70	68	- 2.9%
Inventory of Homes for Sale	123	144	+ 17.1%	--	--	--
Months Supply of Inventory	4.6	5.6	+ 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 – March 2024

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



+ 1.6%

- 7.0%

+ 3.4%

Change in
New Listings

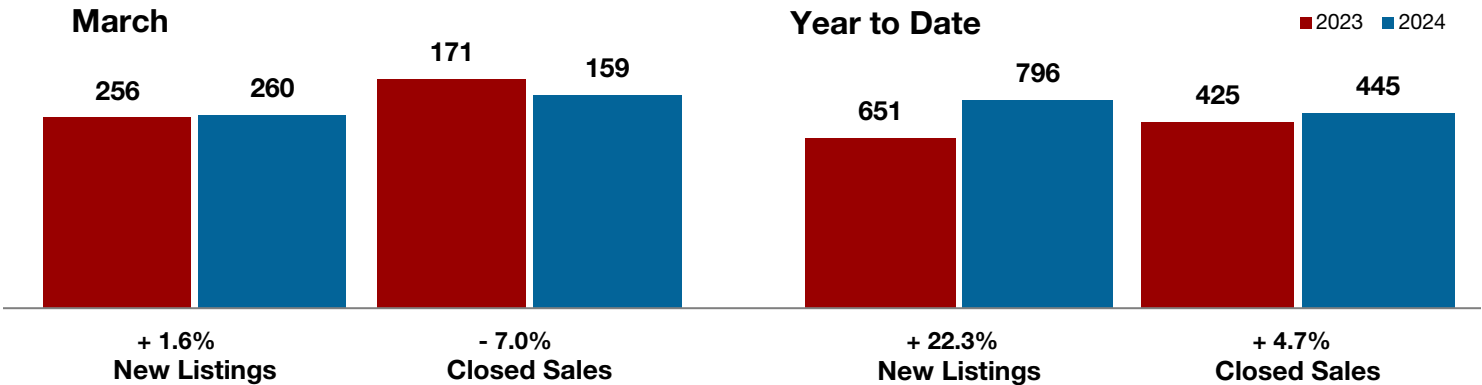
Change in
Closed Sales

Change in
Median Sales Price

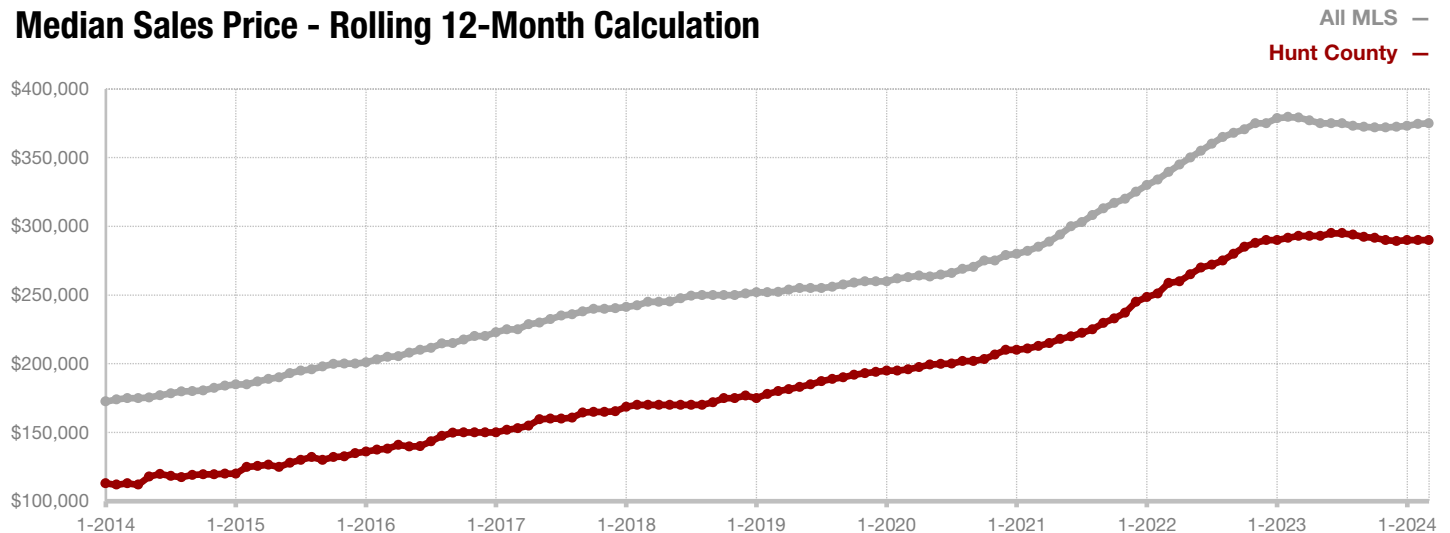
Hunt County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	256	260	+ 1.6%	651	796	+ 22.3%
Pending Sales	199	156	- 21.6%	500	508	+ 1.6%
Closed Sales	171	159	- 7.0%	425	445	+ 4.7%
Average Sales Price*	\$325,873	\$346,778	+ 6.4%	\$313,358	\$345,217	+ 10.2%
Median Sales Price*	\$289,395	\$299,205	+ 3.4%	\$287,090	\$294,540	+ 2.6%
Percent of Original List Price Received*	94.0%	92.7%	- 1.4%	93.6%	92.1%	- 1.6%
Days on Market Until Sale	56	70	+ 25.0%	59	73	+ 23.7%
Inventory of Homes for Sale	575	715	+ 24.3%	--	--	--
Months Supply of Inventory	3.6	4.4	+ 22.2%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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



+ 275.0%

- 40.0%

+ 48.0%

Change in
New Listings

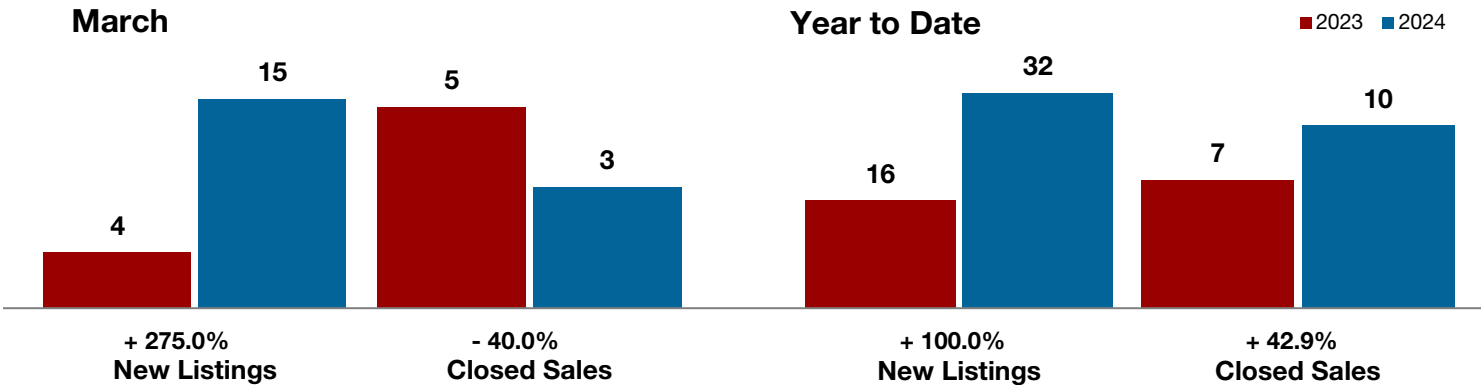
Change in
Closed Sales

Change in
Median Sales Price

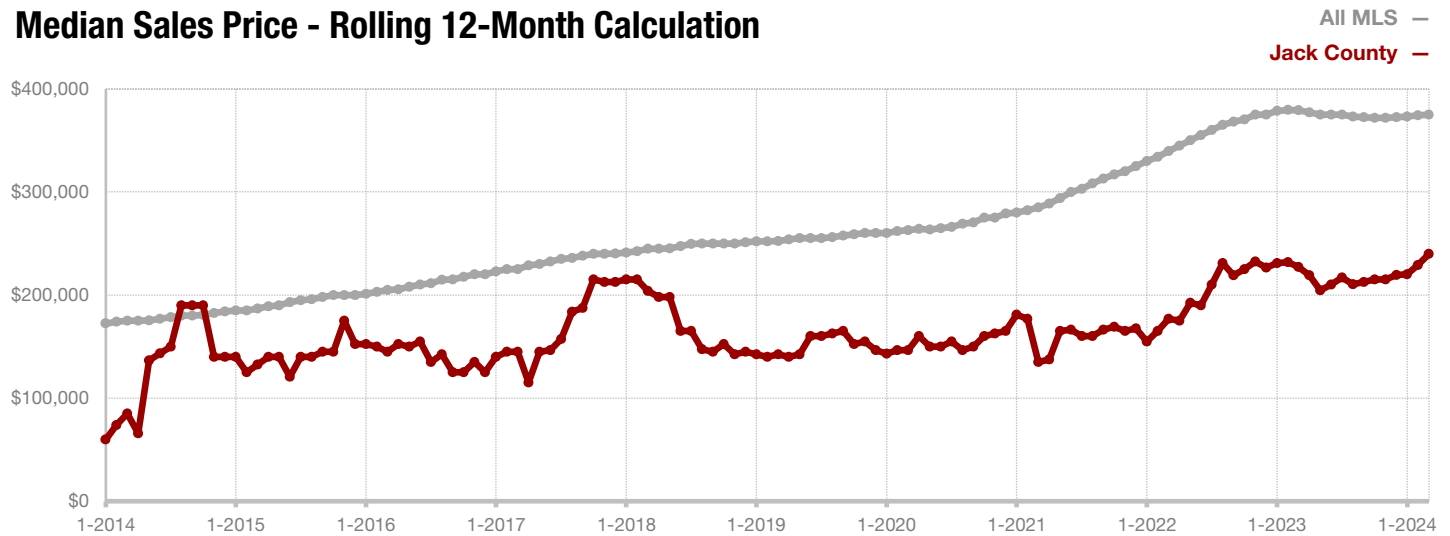
Jack County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	4	15	+ 275.0%	16	32	+ 100.0%
Pending Sales	2	1	- 50.0%	7	5	- 28.6%
Closed Sales	5	3	- 40.0%	7	10	+ 42.9%
Average Sales Price*	\$300,300	\$366,485	+ 22.0%	\$239,571	\$987,346	+ 312.1%
Median Sales Price*	\$212,500	\$314,455	+ 48.0%	\$199,000	\$314,728	+ 58.2%
Percent of Original List Price Received*	84.4%	109.2%	+ 29.4%	81.5%	91.9%	+ 12.8%
Days on Market Until Sale	143	62	- 56.6%	127	105	- 17.3%
Inventory of Homes for Sale	33	50	+ 51.5%	--	--	--
Months Supply of Inventory	7.3	12.5	+ 71.2%	--	--	--

* 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 – March 2024

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



- 6.2%

- 17.2%

+ 4.4%

Change in
New Listings

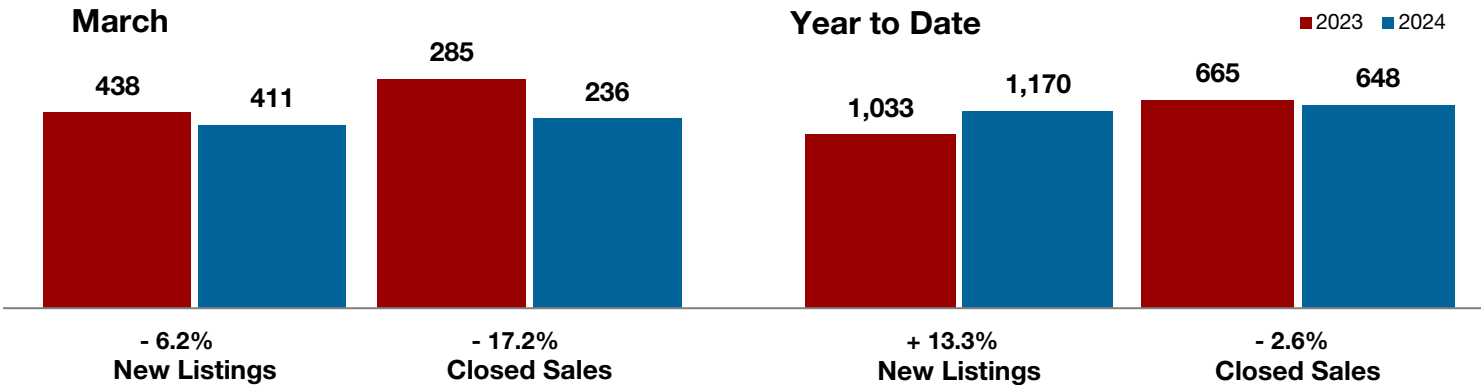
Change in
Closed Sales

Change in
Median Sales Price

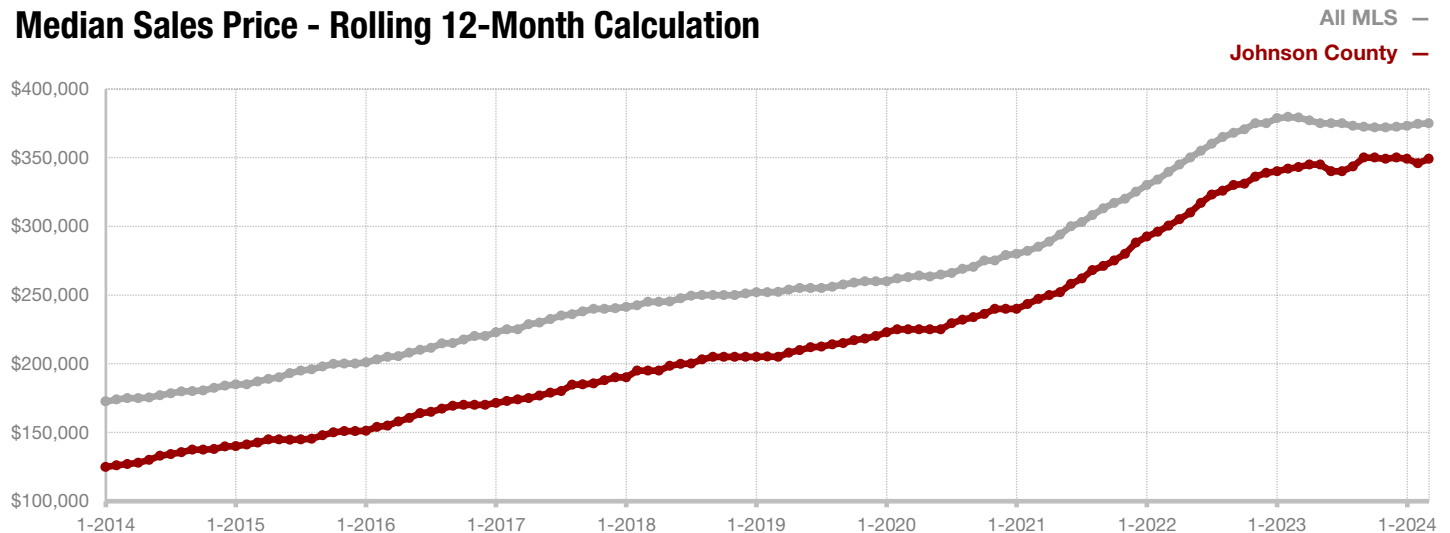
Johnson County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	438	411	- 6.2%	1,033	1,170	+ 13.3%
Pending Sales	309	278	- 10.0%	786	761	- 3.2%
Closed Sales	285	236	- 17.2%	665	648	- 2.6%
Average Sales Price*	\$369,128	\$374,228	+ 1.4%	\$378,920	\$370,839	- 2.1%
Median Sales Price*	\$335,000	\$349,719	+ 4.4%	\$342,000	\$340,000	- 0.6%
Percent of Original List Price Received*	93.8%	96.0%	+ 2.3%	93.2%	95.3%	+ 2.3%
Days on Market Until Sale	68	68	0.0%	70	71	+ 1.4%
Inventory of Homes for Sale	856	1,060	+ 23.8%	--	--	--
Months Supply of Inventory	3.3	4.3	+ 30.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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



- 5.9%

+ 20.0%

- 45.5%

Change in
New Listings

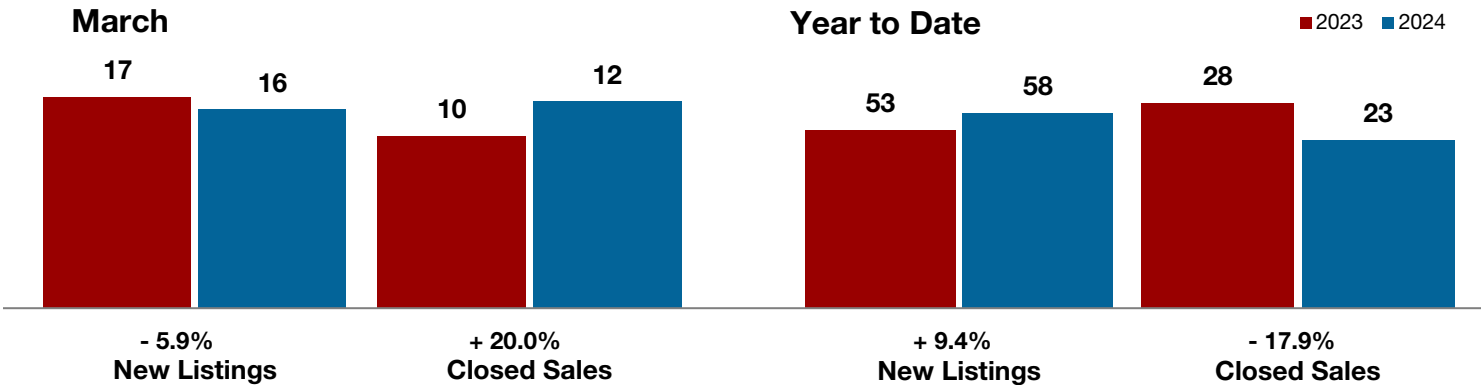
Change in
Closed Sales

Change in
Median Sales Price

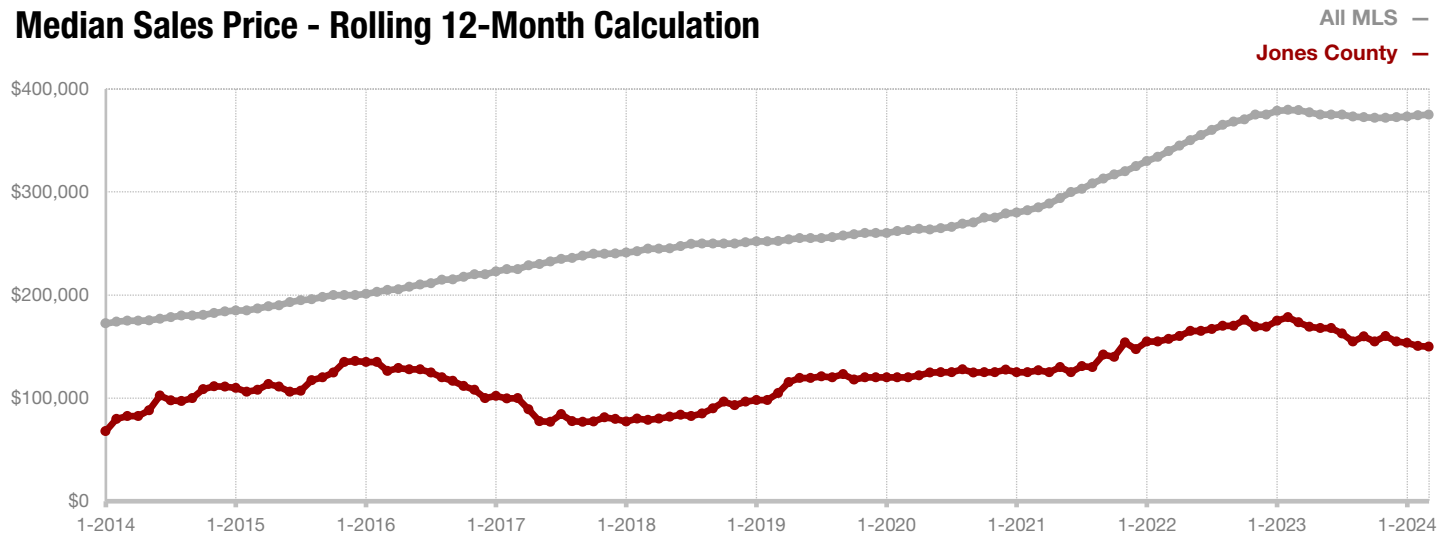
Jones County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	17	16	- 5.9%	53	58	+ 9.4%
Pending Sales	22	11	- 50.0%	45	32	- 28.9%
Closed Sales	10	12	+ 20.0%	28	23	- 17.9%
Average Sales Price*	\$185,400	\$153,259	- 17.3%	\$203,970	\$181,496	- 11.0%
Median Sales Price*	\$172,000	\$93,775	- 45.5%	\$195,750	\$127,000	- 35.1%
Percent of Original List Price Received*	93.5%	88.0%	- 5.9%	91.9%	88.7%	- 3.5%
Days on Market Until Sale	102	74	- 27.5%	85	73	- 14.1%
Inventory of Homes for Sale	49	66	+ 34.7%	--	--	--
Months Supply of Inventory	3.8	6.0	+ 57.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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



+ 12.2%

- 1.2%

- 1.5%

Change in
New Listings

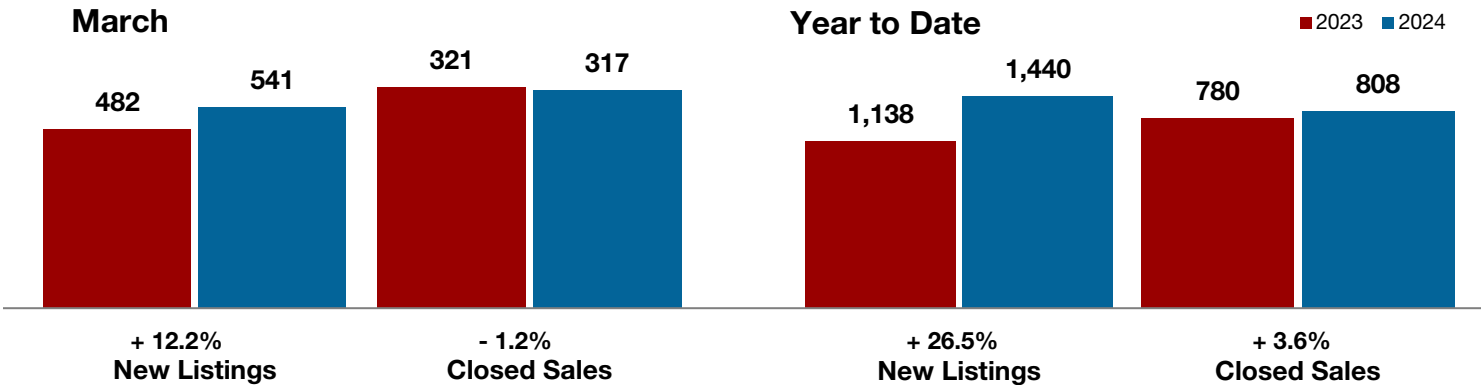
Change in
Closed Sales

Change in
Median Sales Price

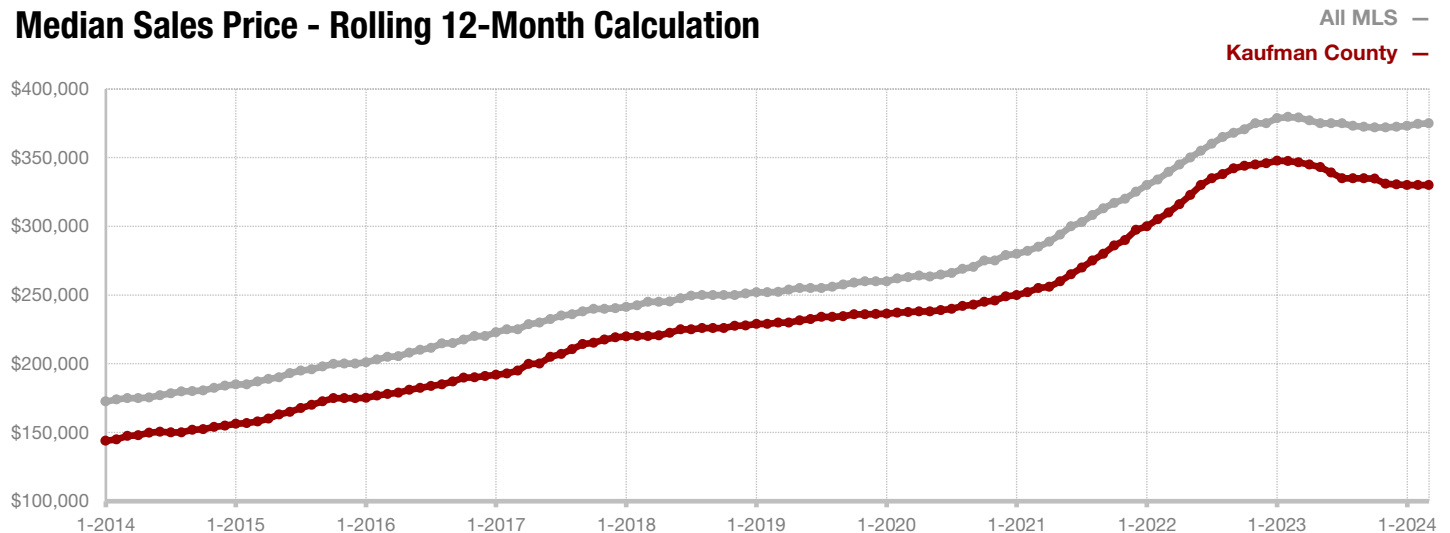
Kaufman County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	482	541	+ 12.2%	1,138	1,440	+ 26.5%
Pending Sales	325	383	+ 17.8%	911	1,000	+ 9.8%
Closed Sales	321	317	- 1.2%	780	808	+ 3.6%
Average Sales Price*	\$349,286	\$346,990	- 0.7%	\$349,680	\$345,794	- 1.1%
Median Sales Price*	\$325,000	\$320,000	- 1.5%	\$325,490	\$319,043	- 2.0%
Percent of Original List Price Received*	93.3%	93.7%	+ 0.4%	93.2%	93.0%	- 0.2%
Days on Market Until Sale	81	72	- 11.1%	74	75	+ 1.4%
Inventory of Homes for Sale	988	1,261	+ 27.6%	--	--	--
Months Supply of Inventory	3.4	4.3	+ 26.5%	--	--	--

* 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 – March 2024

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



+ 62.5%

+ 110.0%

+ 25.5%

Change in
New Listings

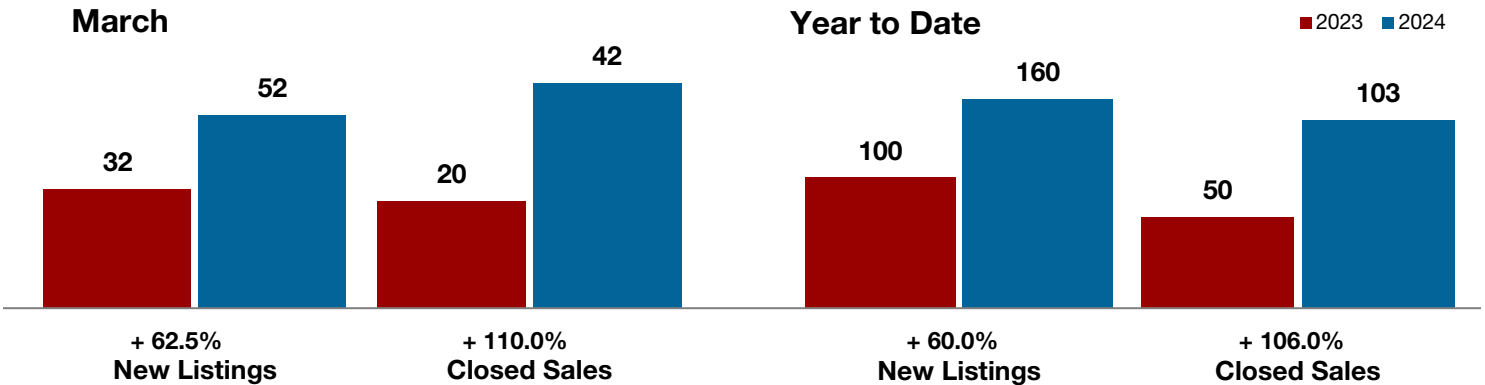
Change in
Closed Sales

Change in
Median Sales Price

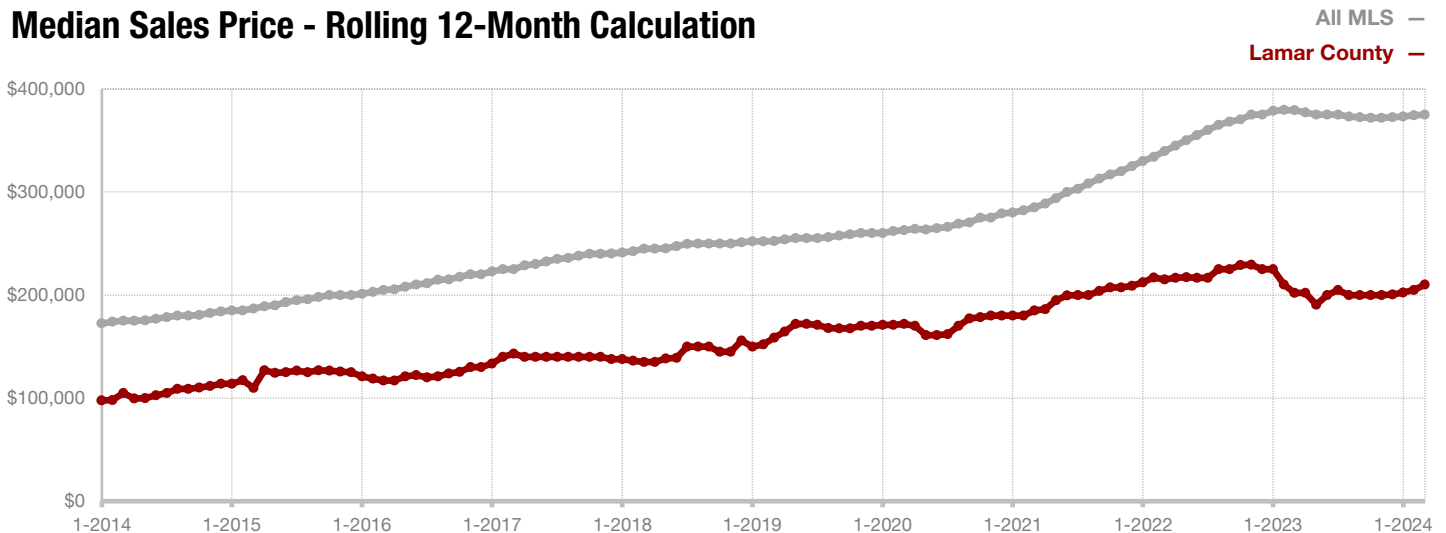
Lamar County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	32	52	+ 62.5%	100	160	+ 60.0%
Pending Sales	17	28	+ 64.7%	51	107	+ 109.8%
Closed Sales	20	42	+ 110.0%	50	103	+ 106.0%
Average Sales Price*	\$173,700	\$262,939	+ 51.4%	\$186,751	\$237,084	+ 27.0%
Median Sales Price*	\$179,750	\$225,500	+ 25.5%	\$172,250	\$214,900	+ 24.8%
Percent of Original List Price Received*	91.7%	92.7%	+ 1.1%	90.1%	91.2%	+ 1.2%
Days on Market Until Sale	70	86	+ 22.9%	67	72	+ 7.5%
Inventory of Homes for Sale	145	177	+ 22.1%	--	--	--
Months Supply of Inventory	6.4	5.7	- 10.9%	--	--	--

* 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 – March 2024

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



+ 7.7%

- 40.0%

+ 18.8%

Change in
New Listings

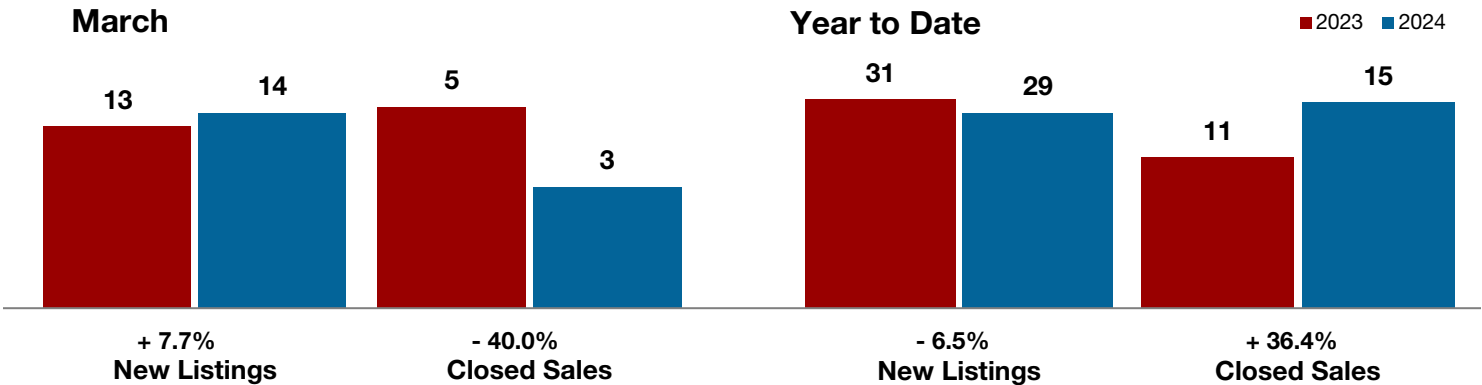
Change in
Closed Sales

Change in
Median Sales Price

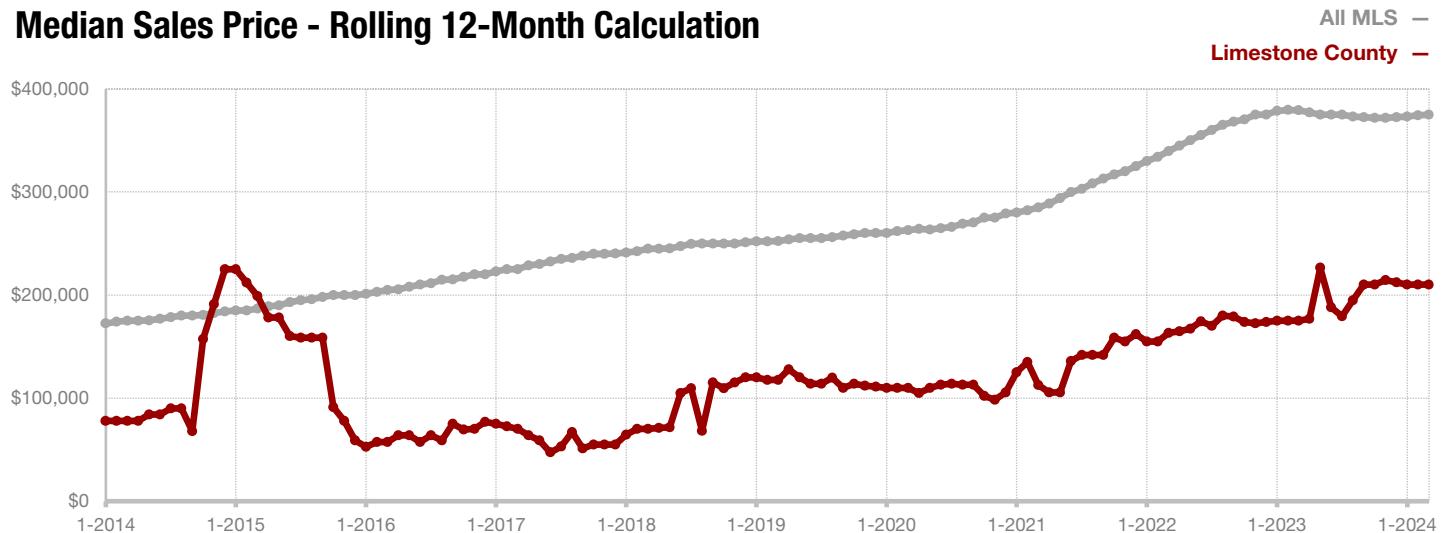
Limestone County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	13	14	+ 7.7%	31	29	- 6.5%
Pending Sales	3	8	+ 166.7%	10	14	+ 40.0%
Closed Sales	5	3	- 40.0%	11	15	+ 36.4%
Average Sales Price*	\$167,239	\$137,000	- 18.1%	\$218,018	\$165,286	- 24.2%
Median Sales Price*	\$160,000	\$190,000	+ 18.8%	\$232,000	\$164,000	- 29.3%
Percent of Original List Price Received*	82.2%	78.5%	- 4.5%	82.2%	89.4%	+ 8.8%
Days on Market Until Sale	136	98	- 27.9%	154	82	- 46.8%
Inventory of Homes for Sale	50	50	0.0%	--	--	--
Months Supply of Inventory	9.0	6.7	- 25.6%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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



- 10.8%

+ 13.3%

- 1.9%

Change in
New Listings

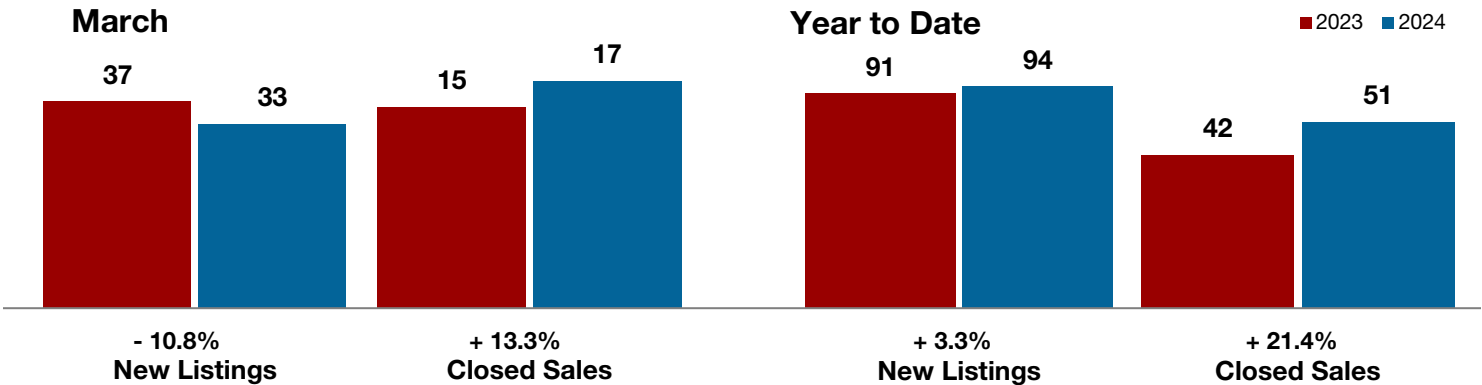
Change in
Closed Sales

Change in
Median Sales Price

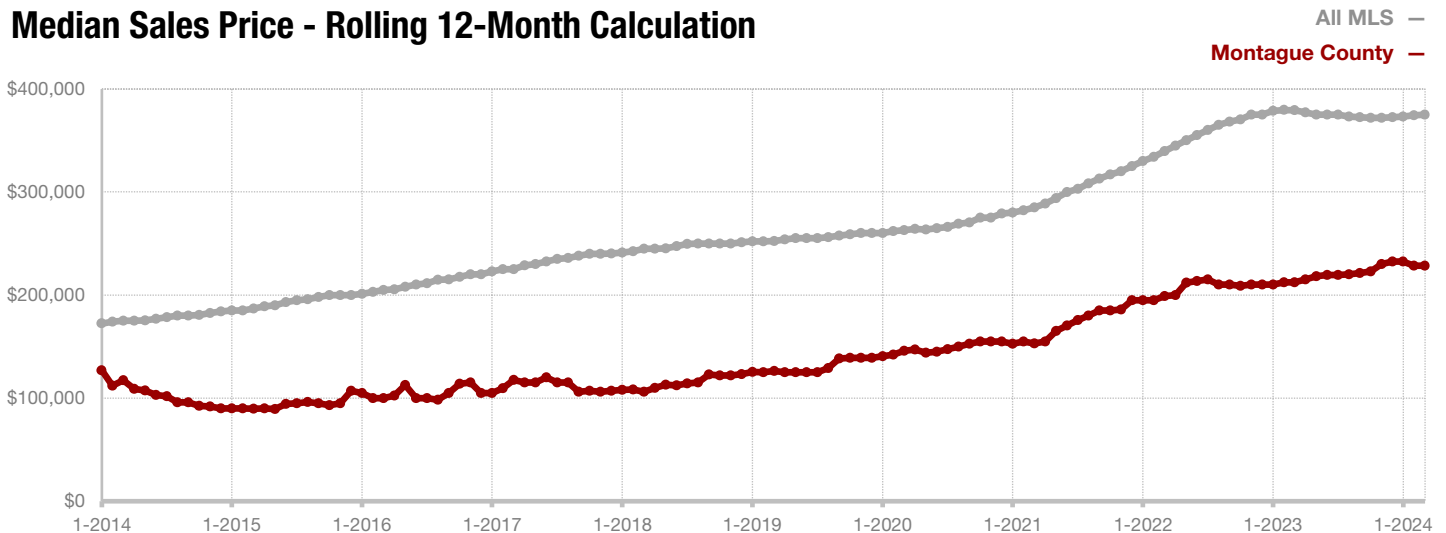
Montague County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	37	33	- 10.8%	91	94	+ 3.3%
Pending Sales	21	22	+ 4.8%	54	59	+ 9.3%
Closed Sales	15	17	+ 13.3%	42	51	+ 21.4%
Average Sales Price*	\$223,193	\$298,262	+ 33.6%	\$311,737	\$326,791	+ 4.8%
Median Sales Price*	\$209,000	\$205,000	- 1.9%	\$239,500	\$225,000	- 6.1%
Percent of Original List Price Received*	91.9%	88.6%	- 3.6%	89.9%	89.6%	- 0.3%
Days on Market Until Sale	38	79	+ 107.9%	62	87	+ 40.3%
Inventory of Homes for Sale	99	132	+ 33.3%	--	--	--
Months Supply of Inventory	4.8	6.5	+ 35.4%	--	--	--

* 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 – March 2024

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



+ 40.3%

- 33.3%

+ 11.2%

Change in
New Listings

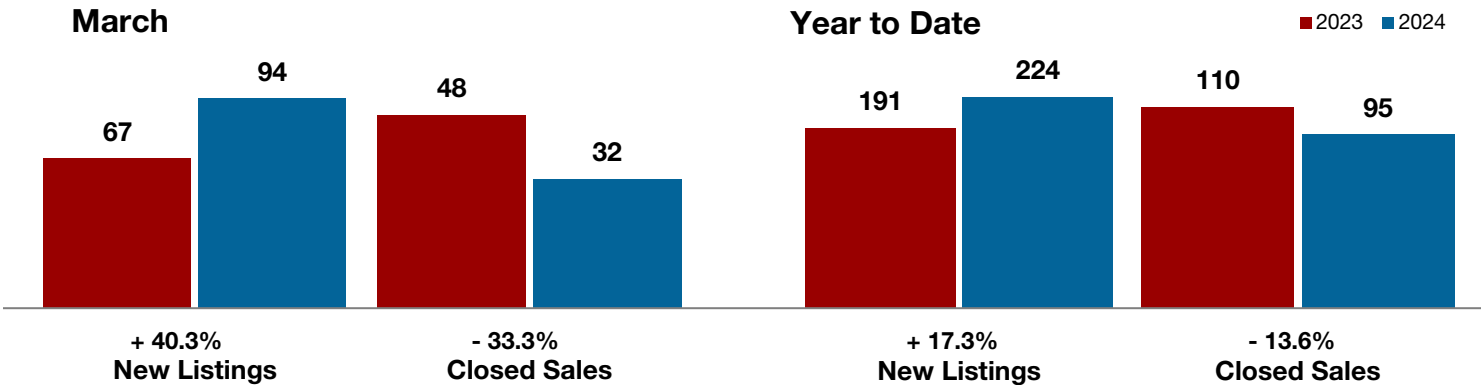
Change in
Closed Sales

Change in
Median Sales Price

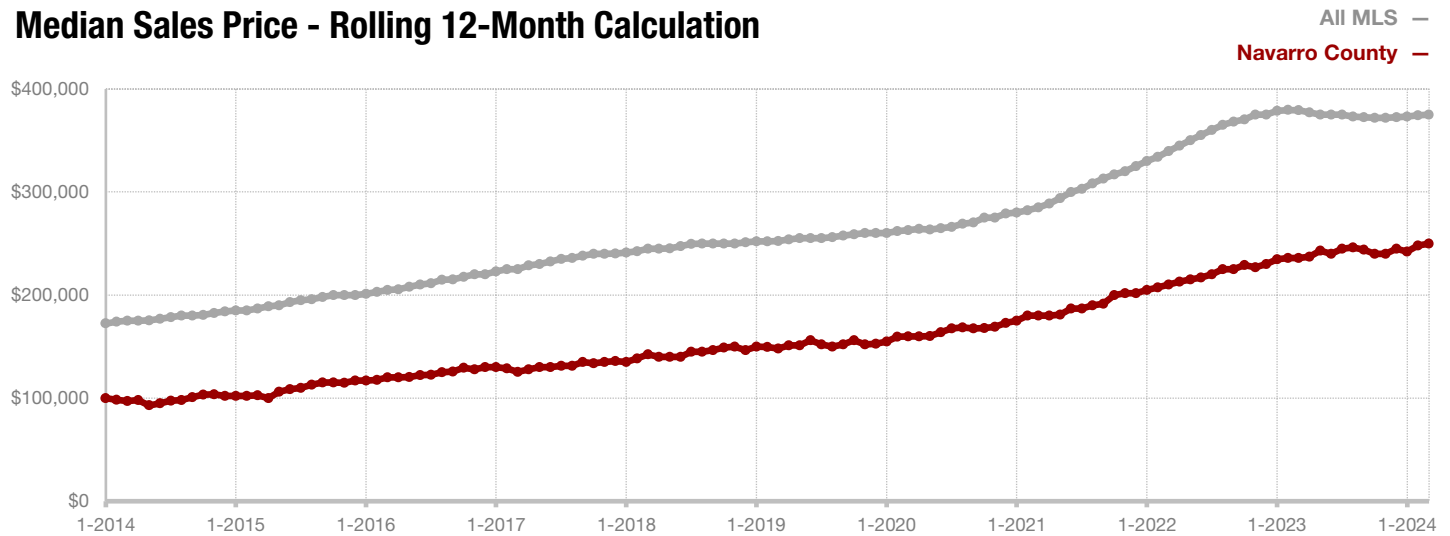
Navarro County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	67	94	+ 40.3%	191	224	+ 17.3%
Pending Sales	51	34	- 33.3%	130	113	- 13.1%
Closed Sales	48	32	- 33.3%	110	95	- 13.6%
Average Sales Price*	\$248,544	\$304,047	+ 22.3%	\$301,557	\$323,467	+ 7.3%
Median Sales Price*	\$209,000	\$232,450	+ 11.2%	\$225,750	\$240,000	+ 6.3%
Percent of Original List Price Received*	92.0%	93.1%	+ 1.2%	90.8%	93.9%	+ 3.4%
Days on Market Until Sale	67	63	- 6.0%	74	64	- 13.5%
Inventory of Homes for Sale	176	227	+ 29.0%	--	--	--
Months Supply of Inventory	3.9	5.8	+ 48.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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



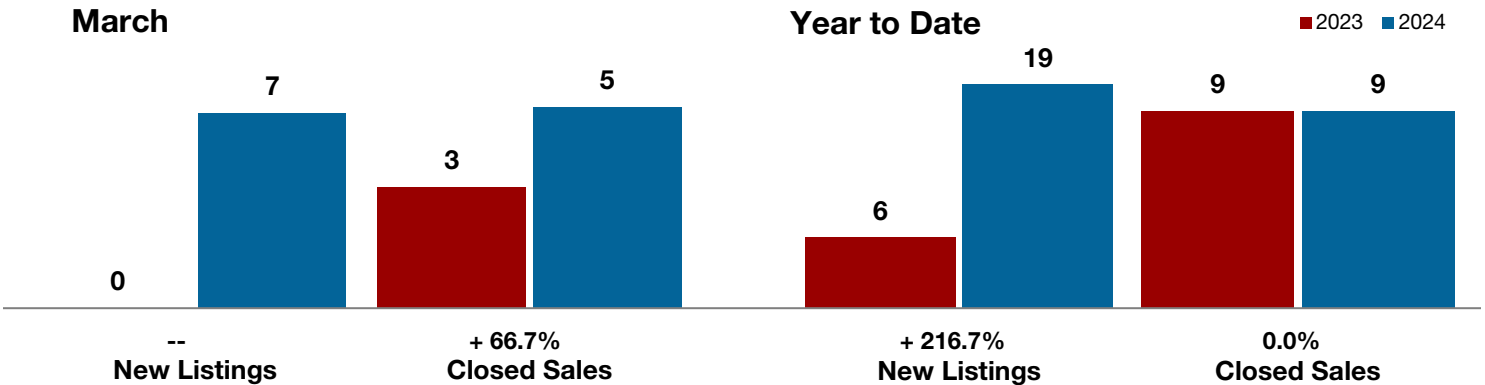
-- **+ 66.7%** **- 28.2%**

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

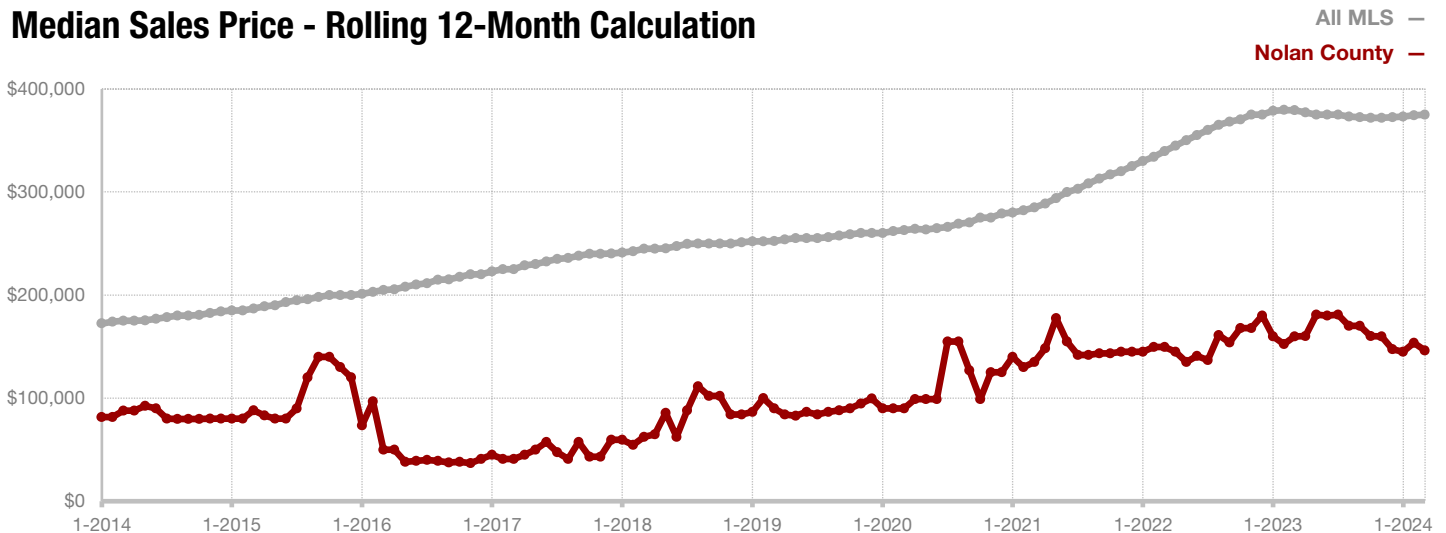
Nolan County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	0	7	--	6	19	+ 216.7%
Pending Sales	2	3	+ 50.0%	6	11	+ 83.3%
Closed Sales	3	5	+ 66.7%	9	9	0.0%
Average Sales Price*	\$173,667	\$158,780	- 8.6%	\$143,100	\$163,018	+ 13.9%
Median Sales Price*	\$160,000	\$114,900	- 28.2%	\$132,500	\$115,000	- 13.2%
Percent of Original List Price Received*	90.9%	94.3%	+ 3.7%	93.4%	90.4%	- 3.2%
Days on Market Until Sale	120	72	- 40.0%	85	99	+ 16.5%
Inventory of Homes for Sale	7	27	+ 285.7%	--	--	--
Months Supply of Inventory	3.0	10.4	+ 246.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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



+ 3.3%

Change in
New Listings

- 9.4%

Change in
Closed Sales

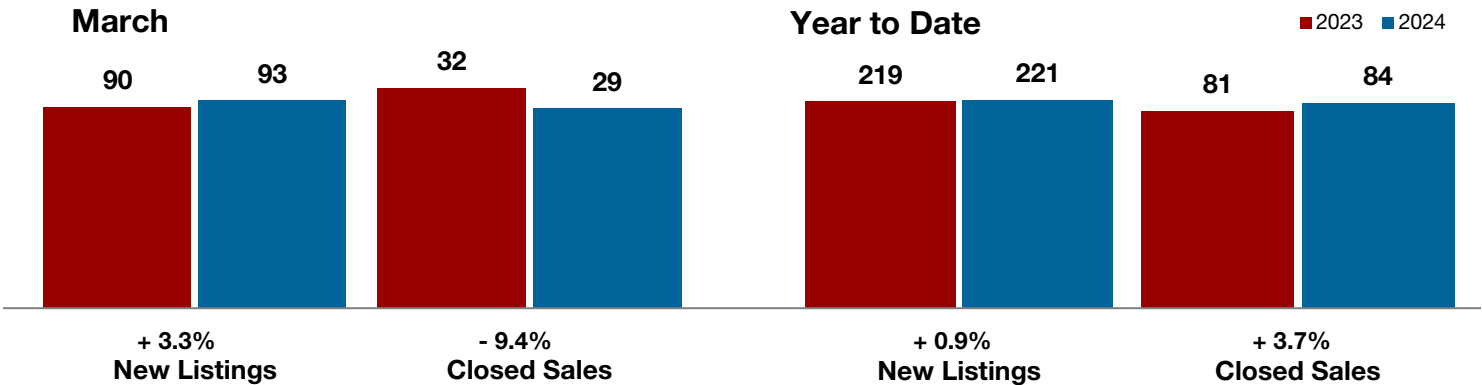
+ 17.2%

Change in
Median Sales Price

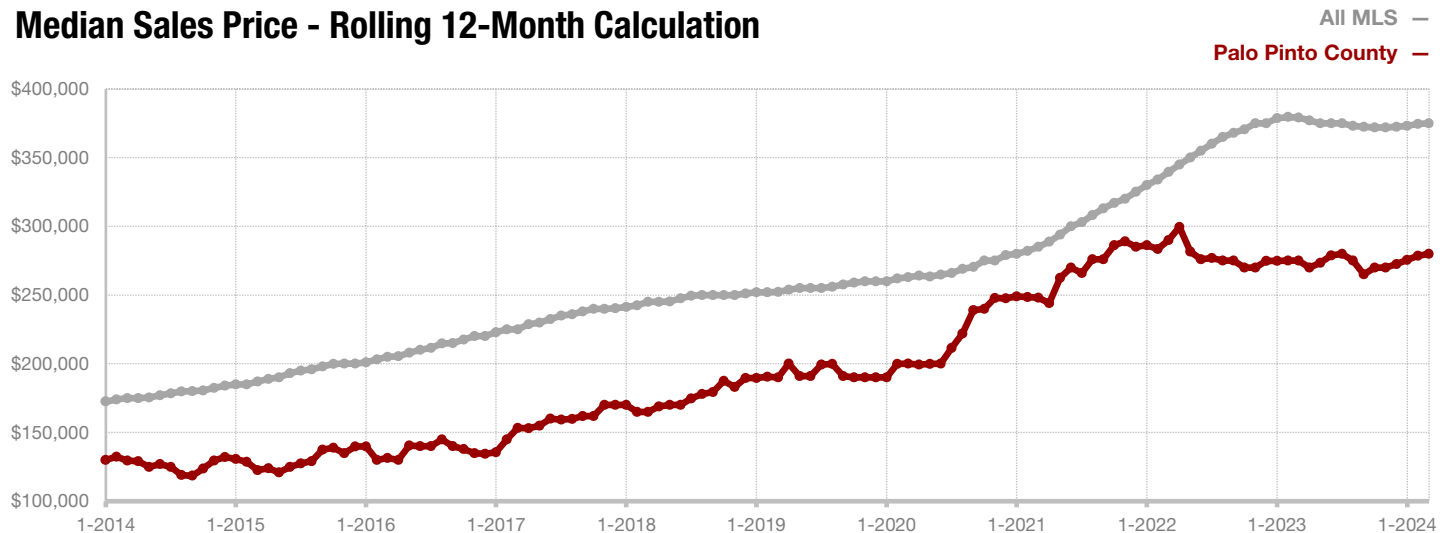
Palo Pinto County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	90	93	+ 3.3%	219	221	+ 0.9%
Pending Sales	49	28	- 42.9%	103	94	- 8.7%
Closed Sales	32	29	- 9.4%	81	84	+ 3.7%
Average Sales Price*	\$435,135	\$730,193	+ 67.8%	\$526,057	\$560,612	+ 6.6%
Median Sales Price*	\$294,475	\$345,000	+ 17.2%	\$278,000	\$323,000	+ 16.2%
Percent of Original List Price Received*	92.2%	89.9%	- 2.5%	89.1%	89.4%	+ 0.3%
Days on Market Until Sale	78	94	+ 20.5%	82	89	+ 8.5%
Inventory of Homes for Sale	236	298	+ 26.3%	--	--	--
Months Supply of Inventory	6.3	8.4	+ 33.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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



+ 9.4%

Change in
New Listings

- 8.0%

Change in
Closed Sales

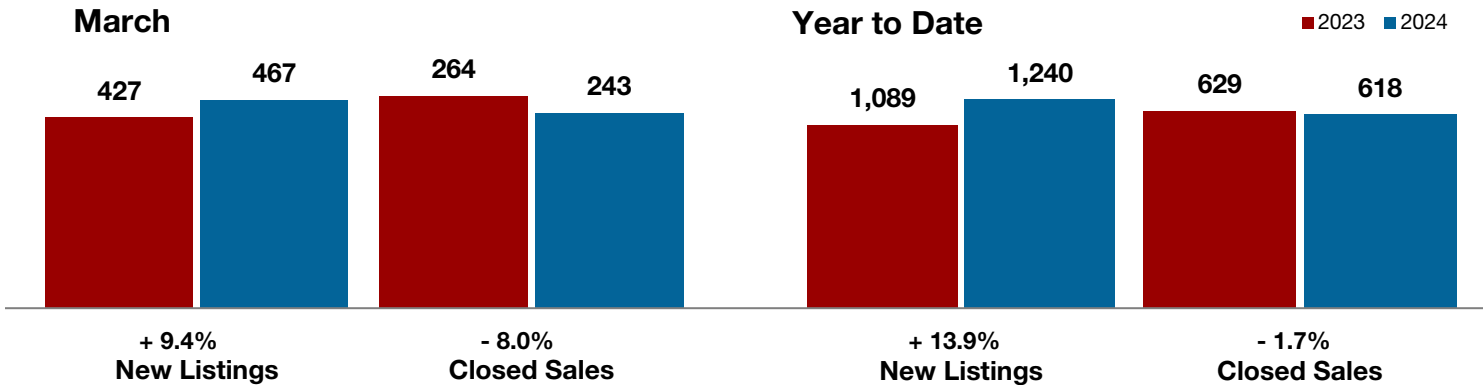
- 4.6%

Change in
Median Sales Price

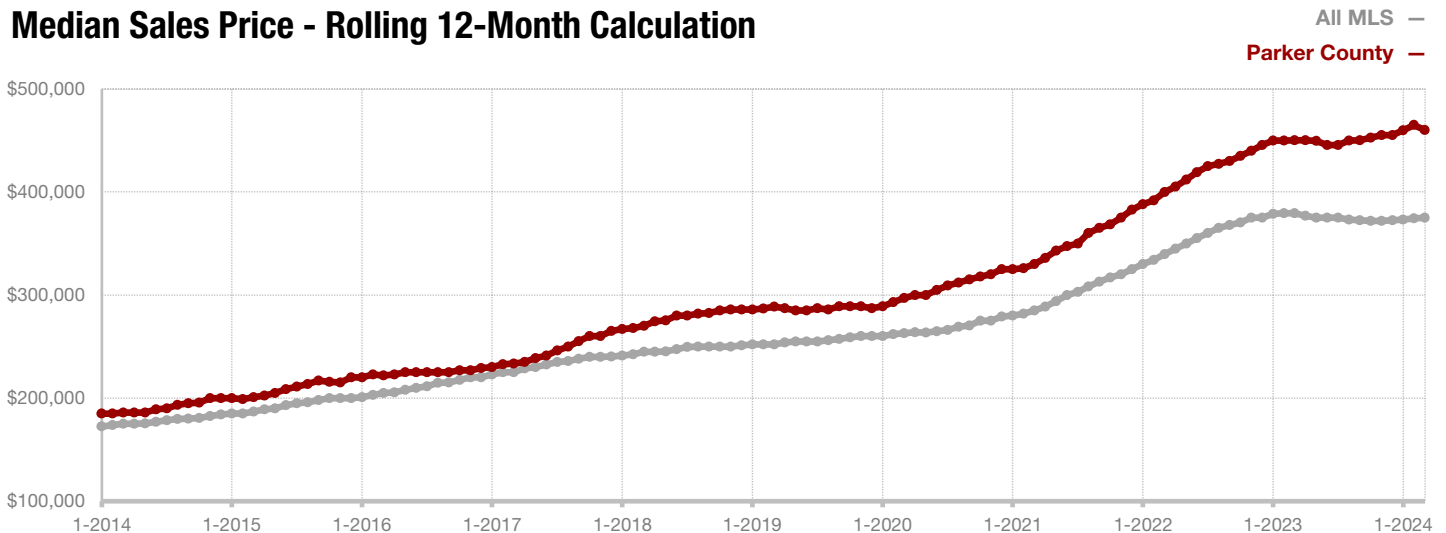
Parker County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	427	467	+ 9.4%	1,089	1,240	+ 13.9%
Pending Sales	287	230	- 19.9%	747	717	- 4.0%
Closed Sales	264	243	- 8.0%	629	618	- 1.7%
Average Sales Price*	\$472,528	\$486,006	+ 2.9%	\$463,442	\$500,286	+ 8.0%
Median Sales Price*	\$466,500	\$445,000	- 4.6%	\$435,000	\$460,000	+ 5.7%
Percent of Original List Price Received*	95.6%	94.9%	- 0.7%	94.7%	94.7%	0.0%
Days on Market Until Sale	80	100	+ 25.0%	79	99	+ 25.3%
Inventory of Homes for Sale	1,068	1,254	+ 17.4%	--	--	--
Months Supply of Inventory	4.2	5.3	+ 26.2%	--	--	--

* 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 – March 2024

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



- 4.3%

- 22.2%

+ 22.6%

Change in
New Listings

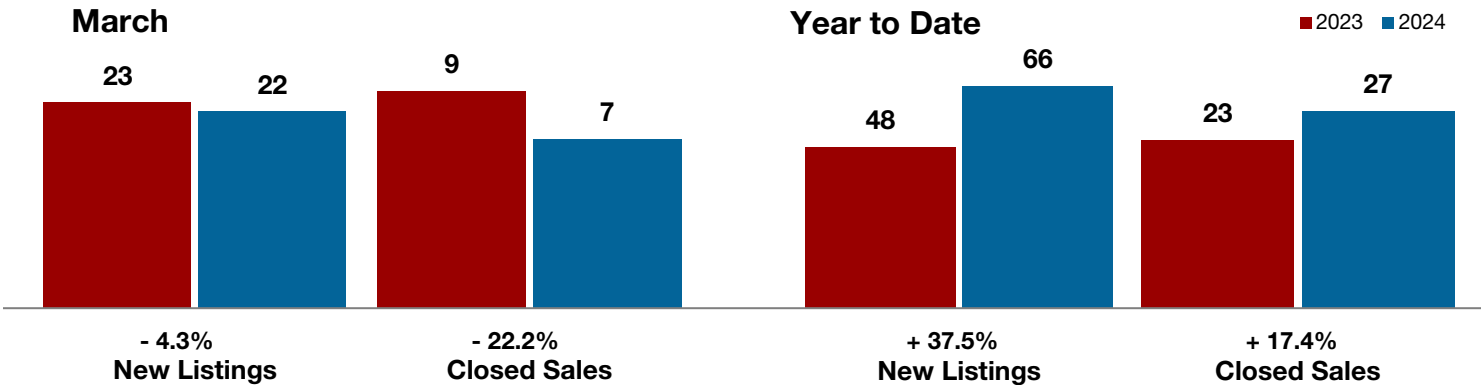
Change in
Closed Sales

Change in
Median Sales Price

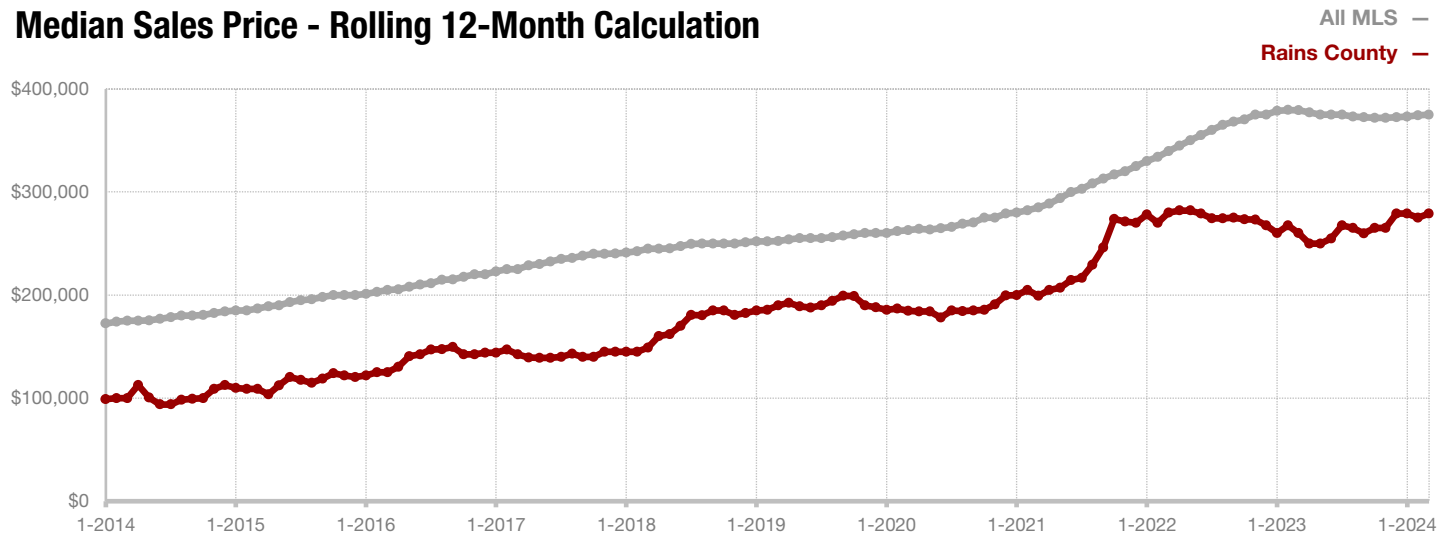
Rains County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	23	22	- 4.3%	48	66	+ 37.5%
Pending Sales	13	20	+ 53.8%	28	41	+ 46.4%
Closed Sales	9	7	- 22.2%	23	27	+ 17.4%
Average Sales Price*	\$258,667	\$368,000	+ 42.3%	\$306,114	\$301,467	- 1.5%
Median Sales Price*	\$230,000	\$282,000	+ 22.6%	\$250,000	\$269,500	+ 7.8%
Percent of Original List Price Received*	94.5%	96.9%	+ 2.5%	96.1%	90.6%	- 5.7%
Days on Market Until Sale	128	122	- 4.7%	81	137	+ 69.1%
Inventory of Homes for Sale	63	96	+ 52.4%	--	--	--
Months Supply of Inventory	5.2	8.5	+ 63.5%	--	--	--

* 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 – March 2024

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



+ 7.3%

- 33.8%

+ 6.9%

Change in
New Listings

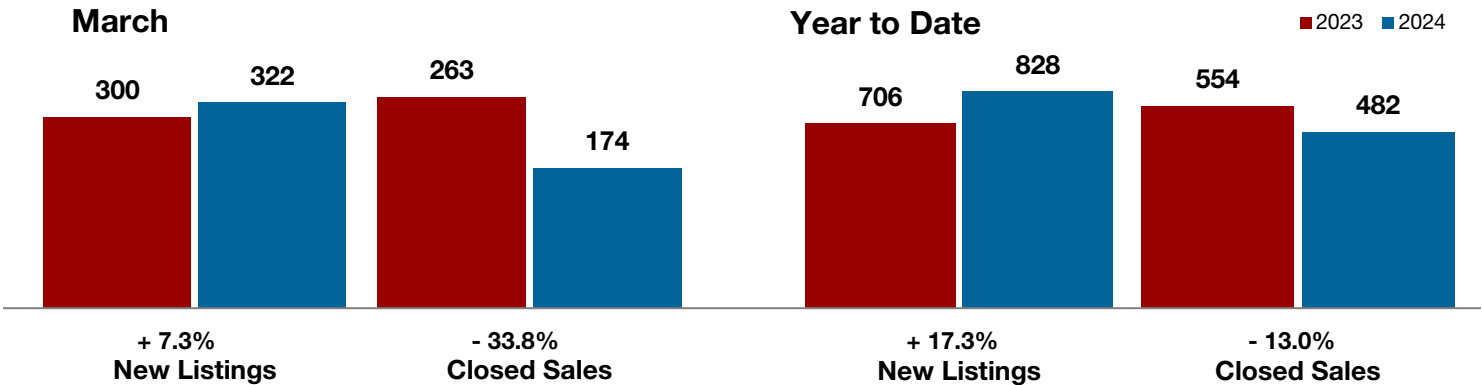
Change in
Closed Sales

Change in
Median Sales Price

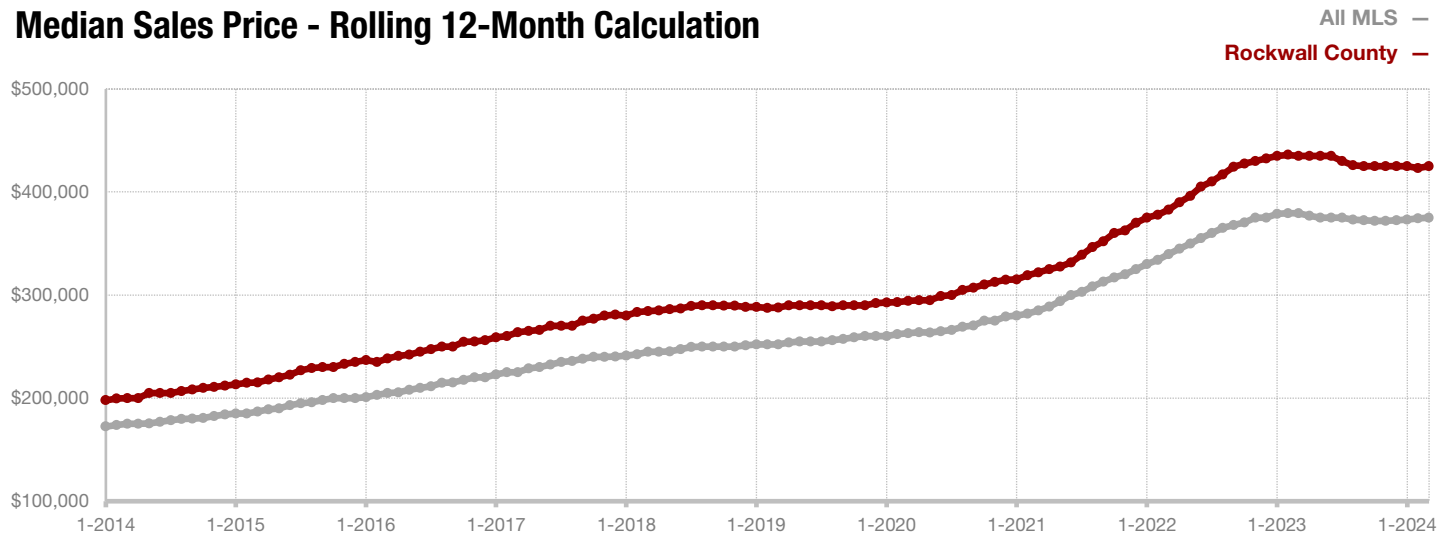
Rockwall County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	300	322	+ 7.3%	706	828	+ 17.3%
Pending Sales	207	181	- 12.6%	643	567	- 11.8%
Closed Sales	263	174	- 33.8%	554	482	- 13.0%
Average Sales Price*	\$479,826	\$503,271	+ 4.9%	\$480,789	\$495,983	+ 3.2%
Median Sales Price*	\$415,000	\$443,500	+ 6.9%	\$415,000	\$415,450	+ 0.1%
Percent of Original List Price Received*	93.4%	95.1%	+ 1.8%	93.2%	94.0%	+ 0.9%
Days on Market Until Sale	80	66	- 17.5%	75	73	- 2.7%
Inventory of Homes for Sale	619	688	+ 11.1%	--	--	--
Months Supply of Inventory	3.1	3.6	+ 16.1%	--	--	--

* 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 – March 2024

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



Shackelford County

+ 400.0%

- 100.0%

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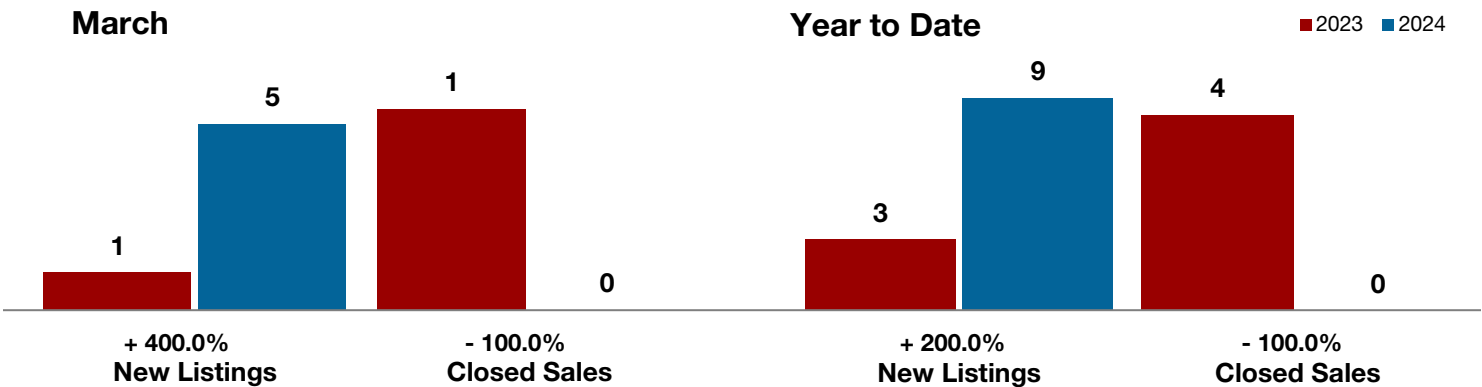
Change in
New Listings

Change in
Closed Sales

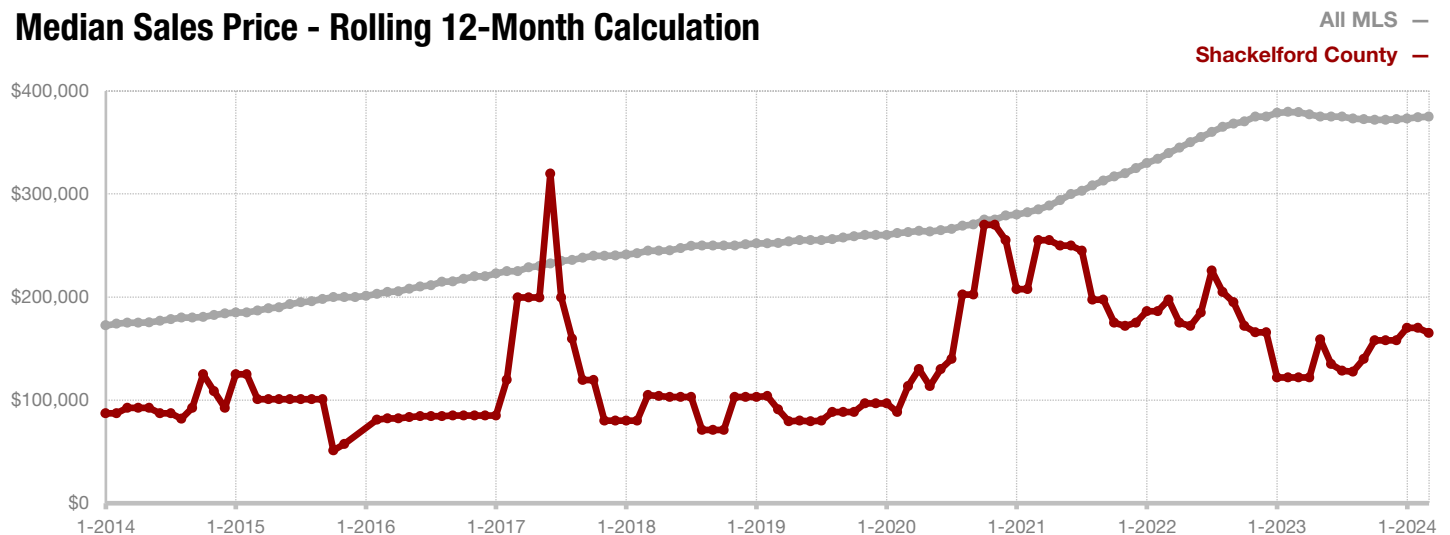
Change in
Median Sales Price

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1	5	+ 400.0%	3	9	+ 200.0%
Pending Sales	0	3	--	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	4	0	- 100.0%
Average Sales Price*	\$175,000	--	--	\$68,125	--	--
Median Sales Price*	\$175,000	--	--	\$38,250	--	--
Percent of Original List Price Received*	97.3%	--	--	69.4%	--	--
Days on Market Until Sale	145	--	--	119	--	--
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	4.0	3.8	- 5.0%	--	--	--

* 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 – March 2024

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



- 5.7%

- 31.4%

- 10.7%

Change in
New Listings

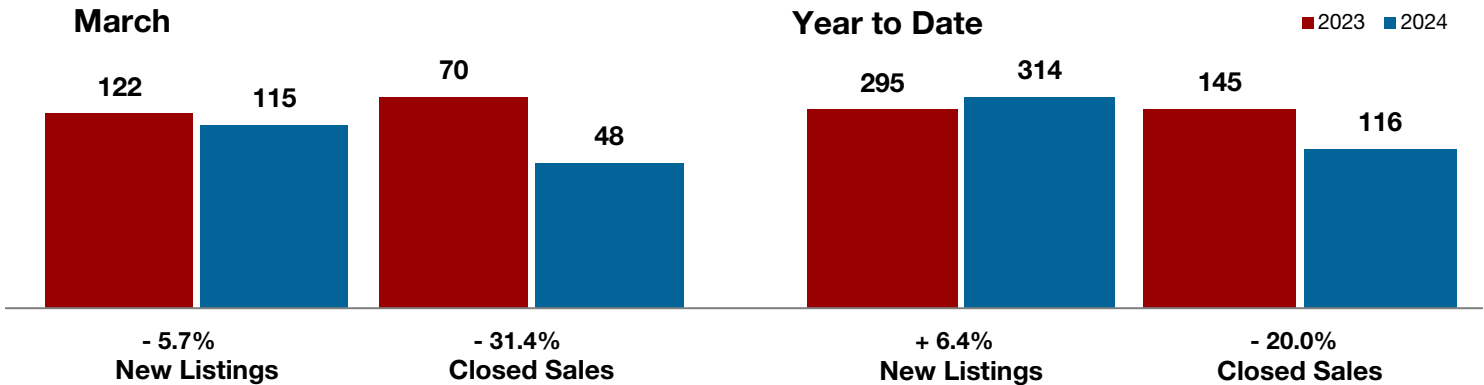
Change in
Closed Sales

Change in
Median Sales Price

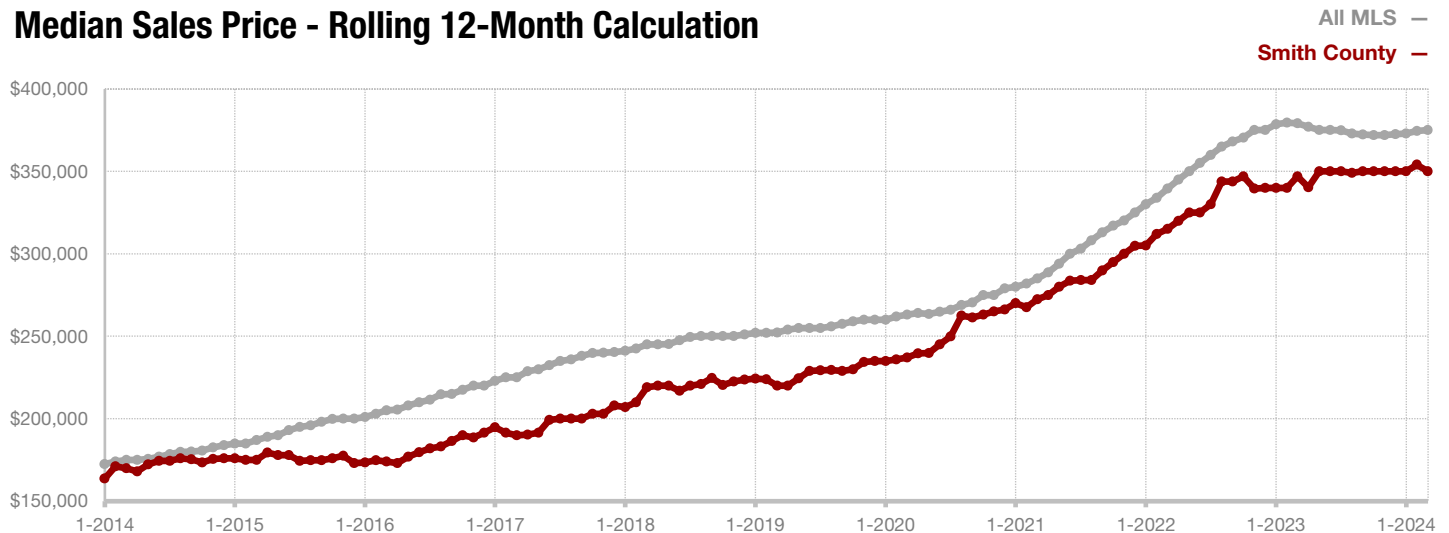
Smith County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	122	115	- 5.7%	295	314	+ 6.4%
Pending Sales	72	56	- 22.2%	179	145	- 19.0%
Closed Sales	70	48	- 31.4%	145	116	- 20.0%
Average Sales Price*	\$424,080	\$388,283	- 8.4%	\$387,888	\$410,736	+ 5.9%
Median Sales Price*	\$363,950	\$325,000	- 10.7%	\$325,000	\$327,450	+ 0.8%
Percent of Original List Price Received*	94.7%	92.8%	- 2.0%	94.0%	92.9%	- 1.2%
Days on Market Until Sale	54	91	+ 68.5%	56	79	+ 41.1%
Inventory of Homes for Sale	253	314	+ 24.1%	--	--	--
Months Supply of Inventory	4.5	5.8	+ 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 – March 2024

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



0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

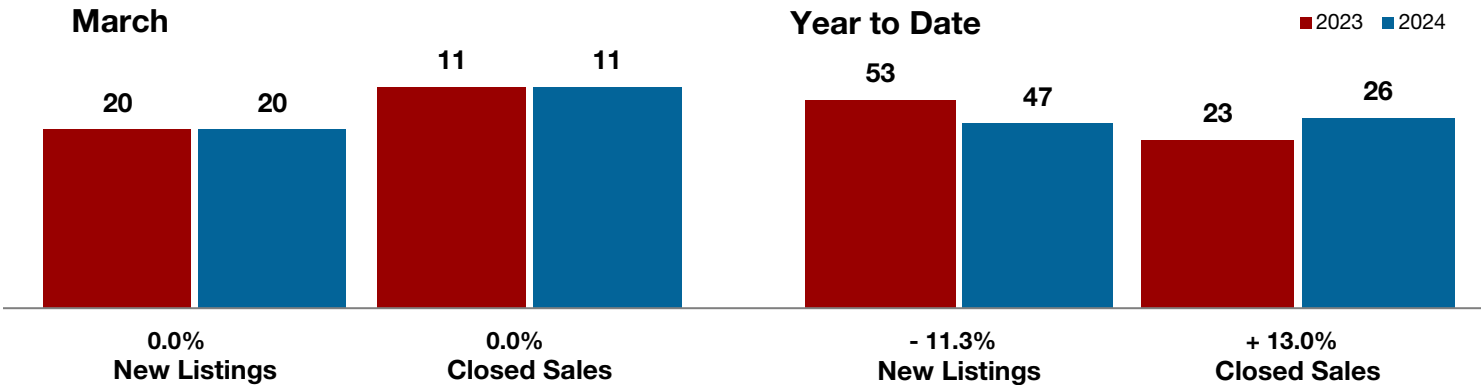
- 29.9%

Change in
Median Sales Price

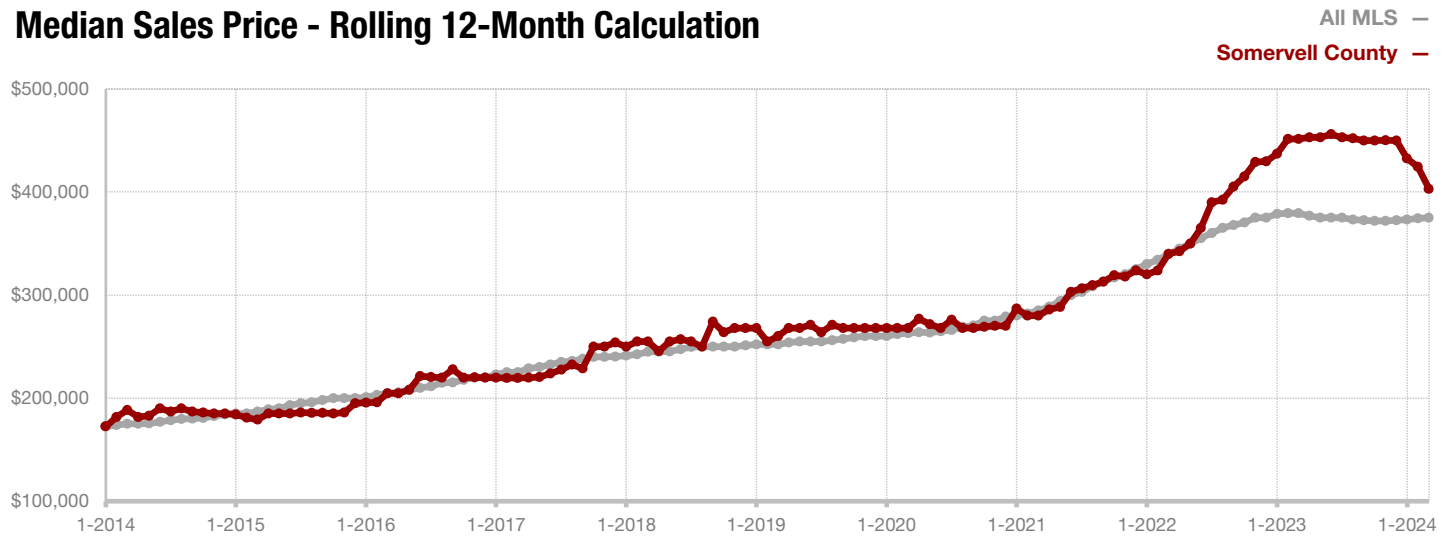
Somervell County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	20	20	0.0%	53	47	- 11.3%
Pending Sales	18	7	- 61.1%	34	24	- 29.4%
Closed Sales	11	11	0.0%	23	26	+ 13.0%
Average Sales Price*	\$425,991	\$421,591	- 1.0%	\$489,035	\$433,423	- 11.4%
Median Sales Price*	\$484,900	\$340,000	- 29.9%	\$490,000	\$338,500	- 30.9%
Percent of Original List Price Received*	91.3%	95.0%	+ 4.1%	92.5%	93.8%	+ 1.4%
Days on Market Until Sale	111	58	- 47.7%	87	117	+ 34.5%
Inventory of Homes for Sale	49	59	+ 20.4%	--	--	--
Months Supply of Inventory	5.3	7.6	+ 43.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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- 20.0%

+ 33.3%

+ 26.4%

Change in
New Listings

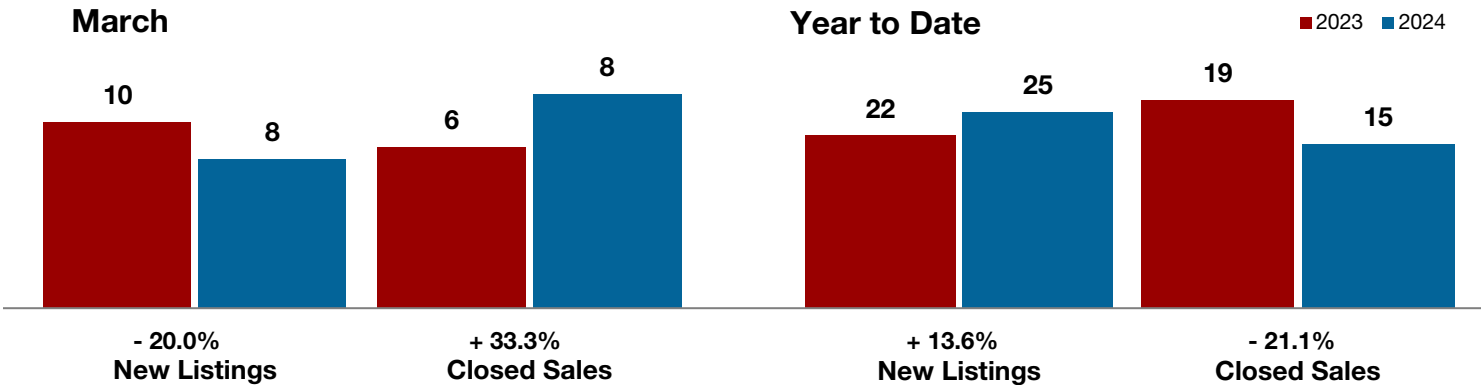
Change in
Closed Sales

Change in
Median Sales Price

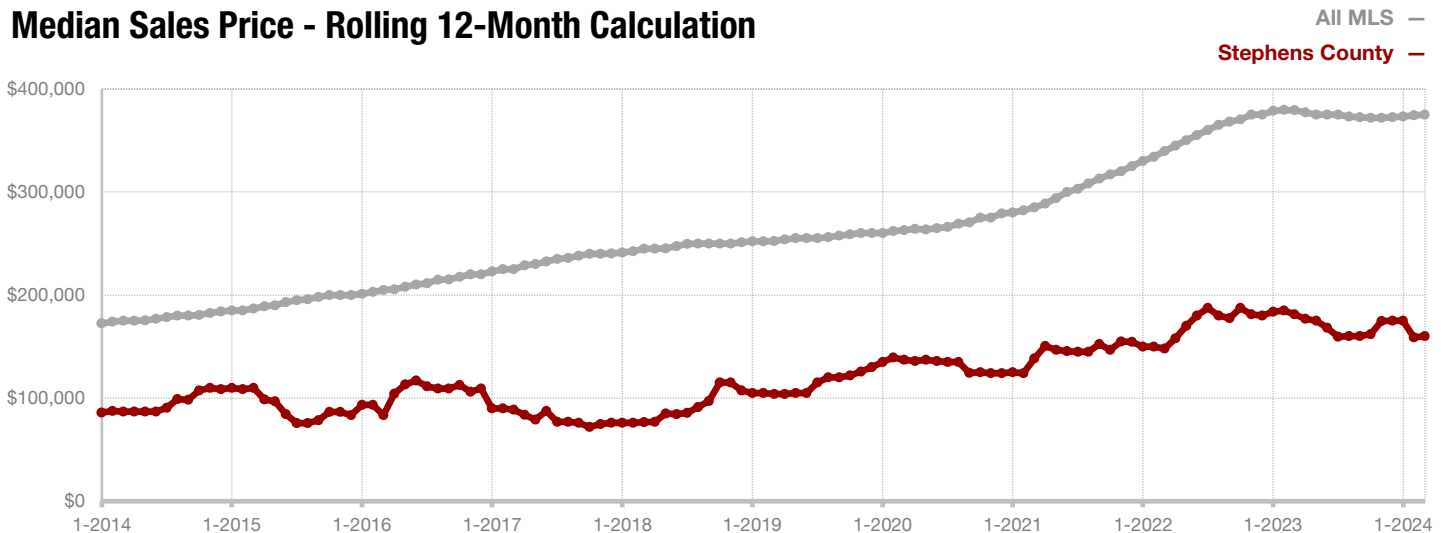
Stephens County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	10	8	- 20.0%	22	25	+ 13.6%
Pending Sales	2	6	+ 200.0%	18	17	- 5.6%
Closed Sales	6	8	+ 33.3%	19	15	- 21.1%
Average Sales Price*	\$161,083	\$327,913	+ 103.6%	\$186,921	\$236,953	+ 26.8%
Median Sales Price*	\$152,500	\$192,750	+ 26.4%	\$184,000	\$158,000	- 14.1%
Percent of Original List Price Received*	91.7%	88.0%	- 4.0%	87.9%	87.5%	- 0.5%
Days on Market Until Sale	63	99	+ 57.1%	93	85	- 8.6%
Inventory of Homes for Sale	40	42	+ 5.0%	--	--	--
Months Supply of Inventory	5.8	7.1	+ 22.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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Stonewall County

--

0.0%

--

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

March

Year to Date

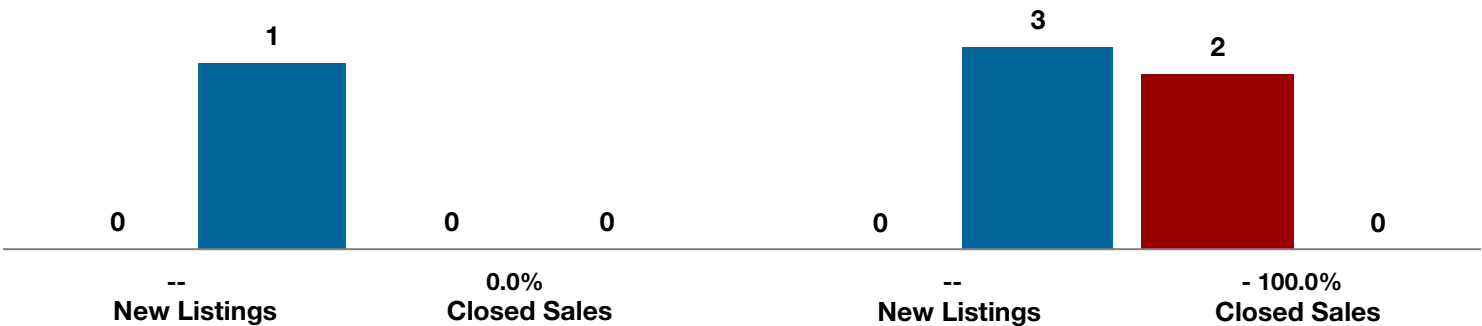
	2023	2024	+ / -	2023	2024	+ / -
New Listings	0	1	--	0	3	--
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Average Sales Price*	--	--	--	\$180,750	--	--
Median Sales Price*	--	--	--	\$180,750	--	--
Percent of Original List Price Received*	--	--	--	90.4%	--	--
Days on Market Until Sale	--	--	--	65	--	--
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.7	3.0	+ 76.5%	--	--	--

* 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.

March

Year to Date

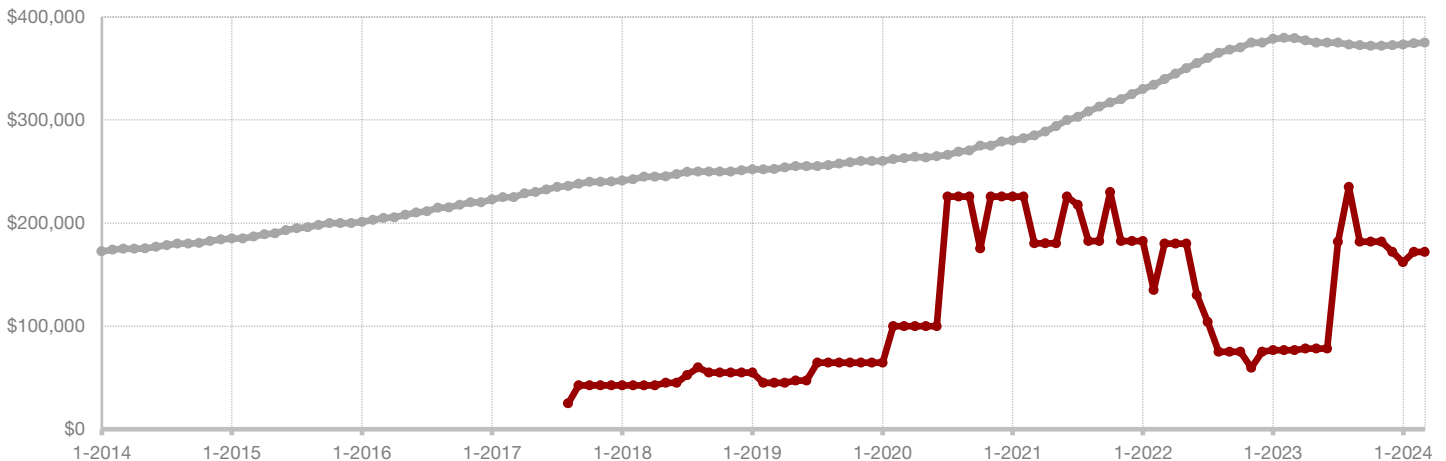
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – March 2024

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+ 2.7%

Change in
New Listings

- 9.3%

Change in
Closed Sales

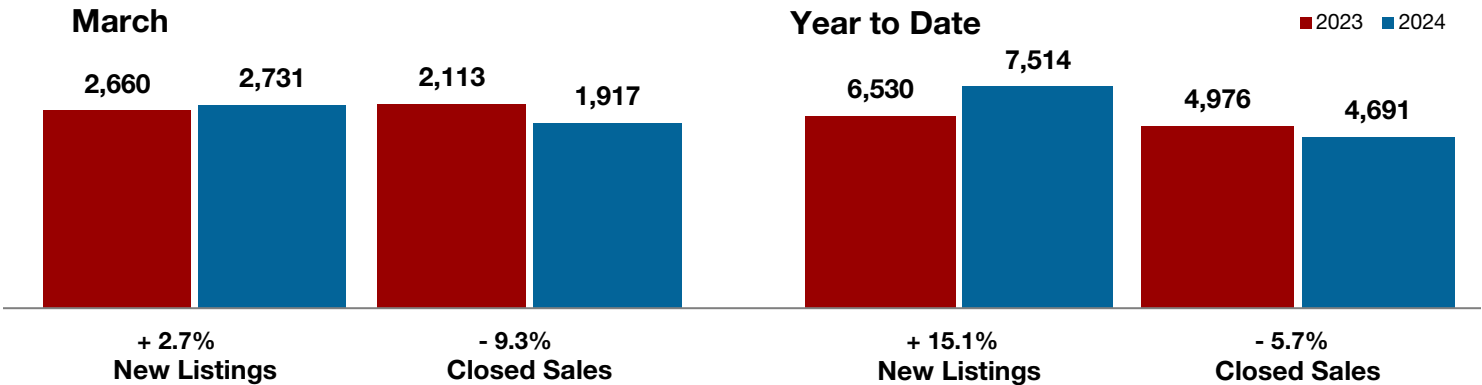
+ 1.5%

Change in
Median Sales Price

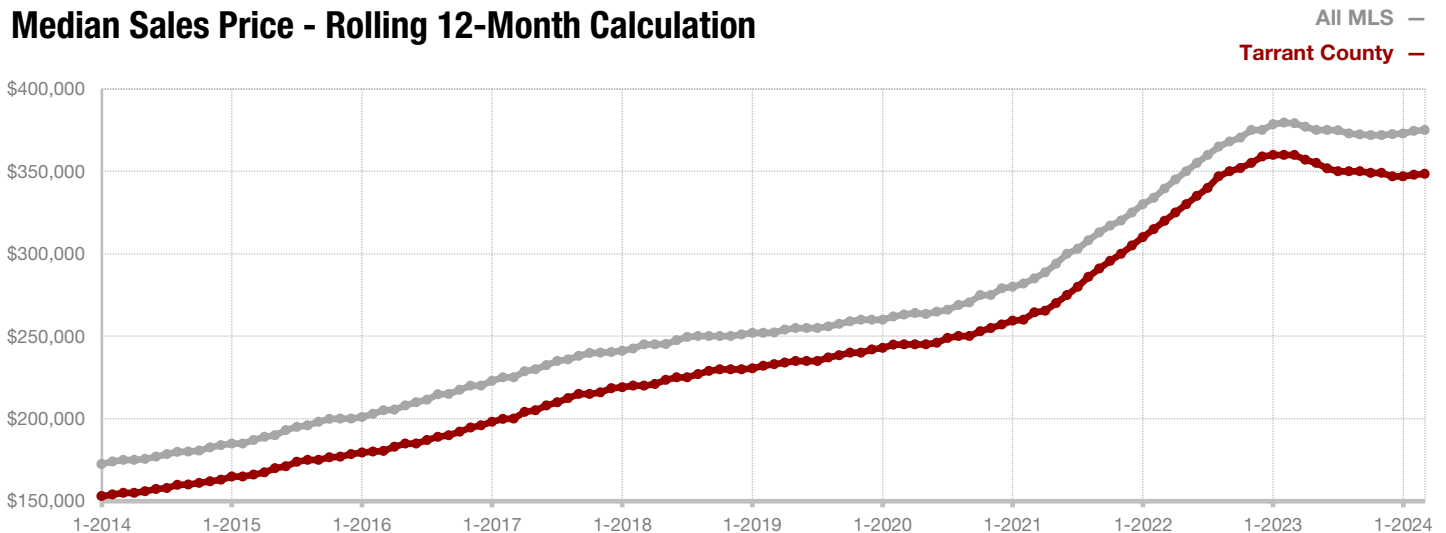
Tarrant County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,660	2,731	+ 2.7%	6,530	7,514	+ 15.1%
Pending Sales	2,150	1,973	- 8.2%	5,764	5,534	- 4.0%
Closed Sales	2,113	1,917	- 9.3%	4,976	4,691	- 5.7%
Average Sales Price*	\$402,325	\$414,582	+ 3.0%	\$405,433	\$413,973	+ 2.1%
Median Sales Price*	\$340,000	\$345,000	+ 1.5%	\$339,700	\$340,000	+ 0.1%
Percent of Original List Price Received*	95.9%	96.7%	+ 0.8%	95.1%	96.0%	+ 0.9%
Days on Market Until Sale	52	47	- 9.6%	52	51	- 1.9%
Inventory of Homes for Sale	3,882	4,683	+ 20.6%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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- 9.4%

Change in
New Listings

- 11.6%

Change in
Closed Sales

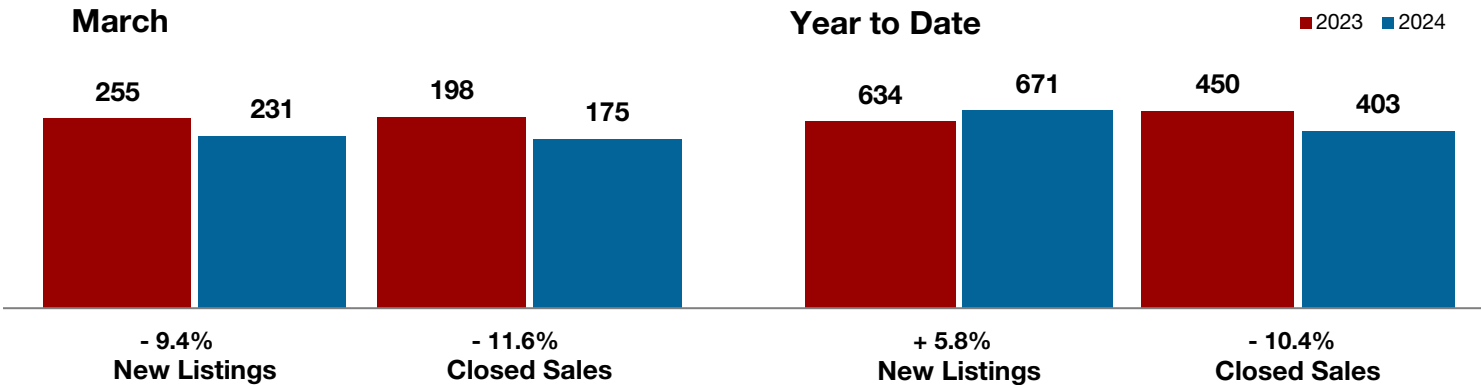
+ 0.9%

Change in
Median Sales Price

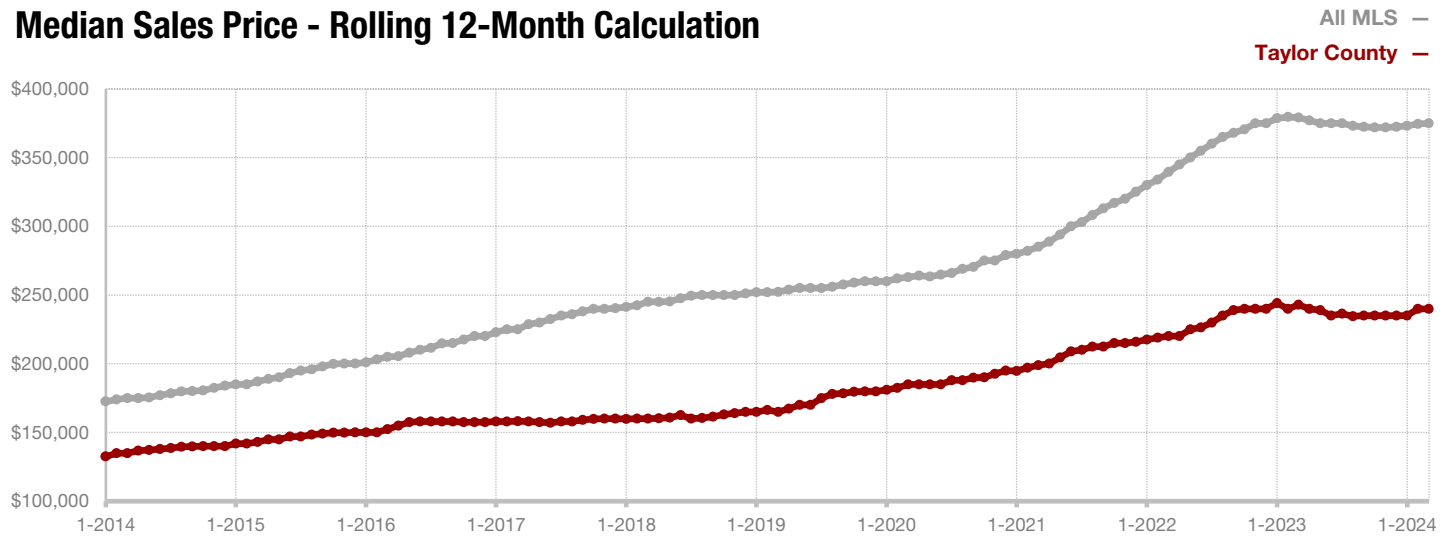
Taylor County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	255	231	- 9.4%	634	671	+ 5.8%
Pending Sales	193	153	- 20.7%	544	481	- 11.6%
Closed Sales	198	175	- 11.6%	450	403	- 10.4%
Average Sales Price*	\$261,481	\$273,717	+ 4.7%	\$260,256	\$276,210	+ 6.1%
Median Sales Price*	\$242,700	\$244,950	+ 0.9%	\$235,000	\$251,000	+ 6.8%
Percent of Original List Price Received*	96.3%	94.6%	- 1.8%	95.6%	94.9%	- 0.7%
Days on Market Until Sale	66	65	- 1.5%	61	70	+ 14.8%
Inventory of Homes for Sale	459	601	+ 30.9%	--	--	--
Months Supply of Inventory	2.6	3.8	+ 46.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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



+ 16.7%

0.0%

- 51.7%

Change in
New Listings

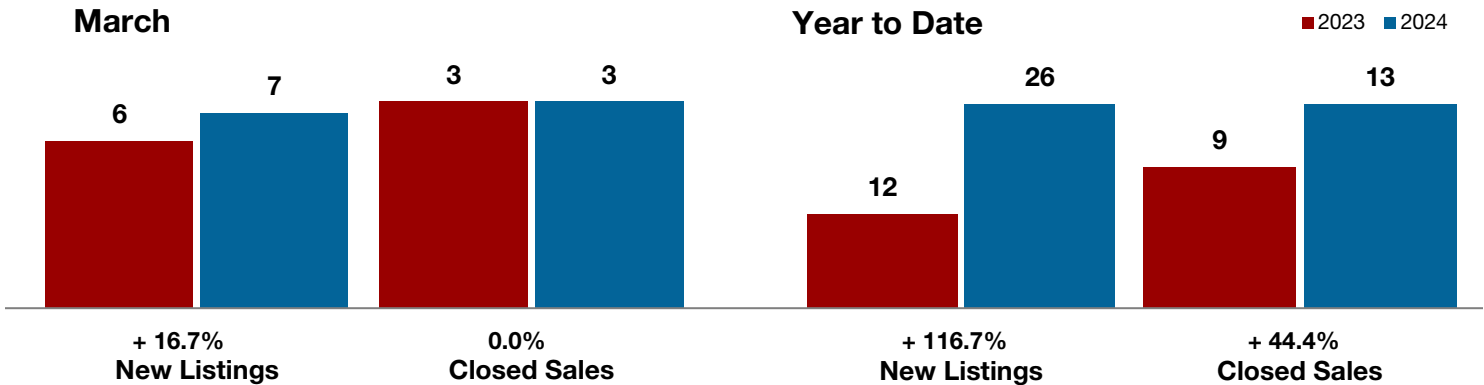
Change in
Closed Sales

Change in
Median Sales Price

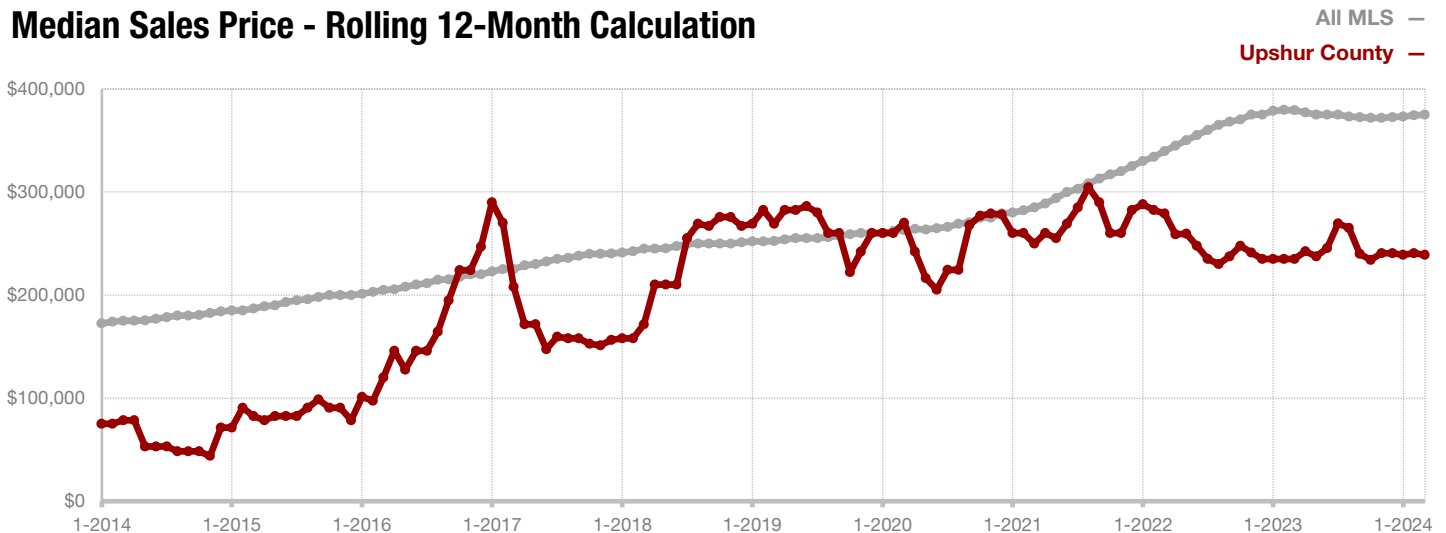
Upshur County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	6	7	+ 16.7%	12	26	+ 116.7%
Pending Sales	3	2	- 33.3%	10	7	- 30.0%
Closed Sales	3	3	0.0%	9	13	+ 44.4%
Average Sales Price*	\$360,370	\$173,333	- 51.9%	\$318,501	\$279,481	- 12.3%
Median Sales Price*	\$290,000	\$140,000	- 51.7%	\$228,000	\$198,800	- 12.8%
Percent of Original List Price Received*	94.4%	78.7%	- 16.6%	89.2%	89.4%	+ 0.2%
Days on Market Until Sale	78	69	- 11.5%	88	77	- 12.5%
Inventory of Homes for Sale	19	38	+ 100.0%	--	--	--
Months Supply of Inventory	3.0	8.3	+ 176.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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



+ 1.1%

Change in
New Listings

+ 4.4%

Change in
Closed Sales

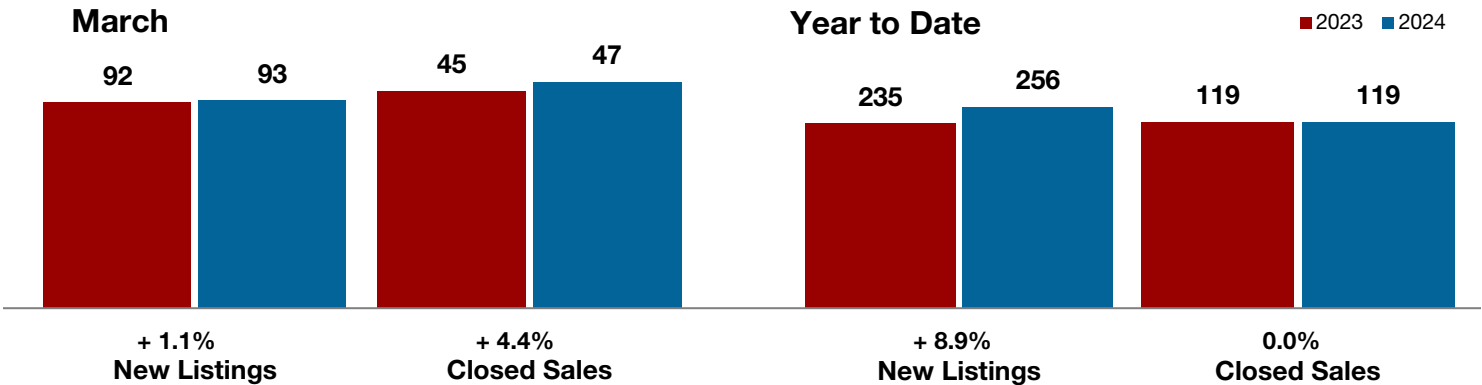
+ 0.9%

Change in
Median Sales Price

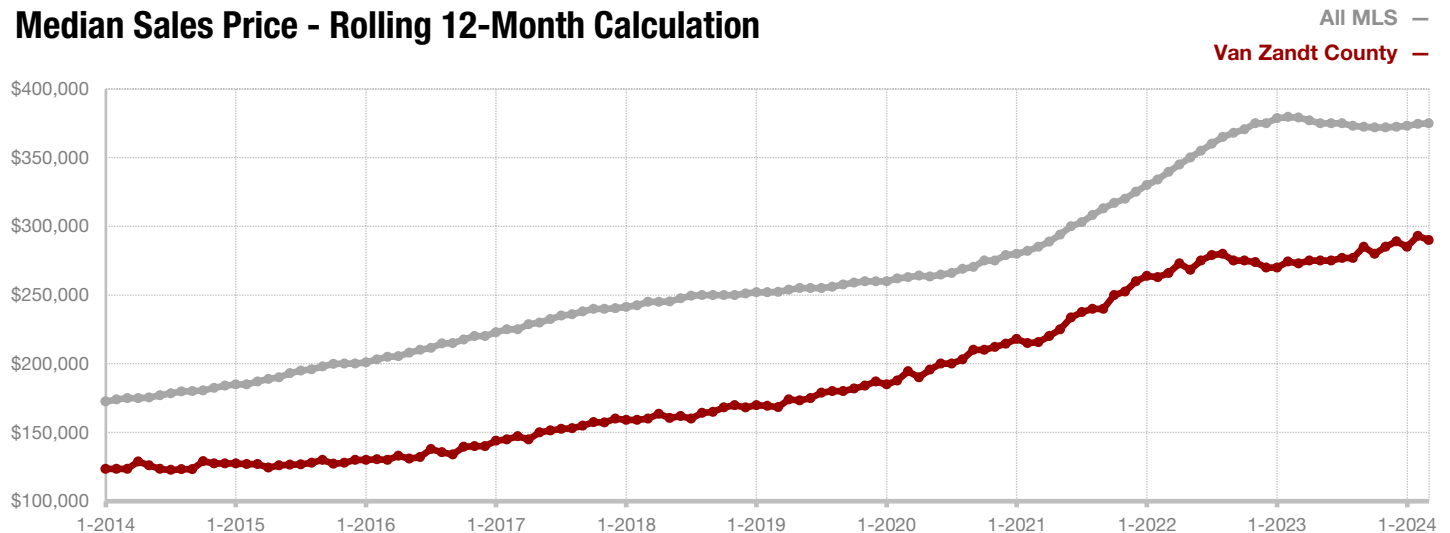
Van Zandt County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	92	93	+ 1.1%	235	256	+ 8.9%
Pending Sales	54	52	- 3.7%	135	140	+ 3.7%
Closed Sales	45	47	+ 4.4%	119	119	0.0%
Average Sales Price*	\$304,820	\$324,878	+ 6.6%	\$306,454	\$338,911	+ 10.6%
Median Sales Price*	\$262,650	\$265,000	+ 0.9%	\$264,955	\$277,745	+ 4.8%
Percent of Original List Price Received*	93.3%	92.9%	- 0.4%	92.5%	92.8%	+ 0.3%
Days on Market Until Sale	90	73	- 18.9%	76	77	+ 1.3%
Inventory of Homes for Sale	248	272	+ 9.7%	--	--	--
Months Supply of Inventory	5.1	5.9	+ 15.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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



+ 13.2%

- 25.2%

+ 9.3%

Change in
New Listings

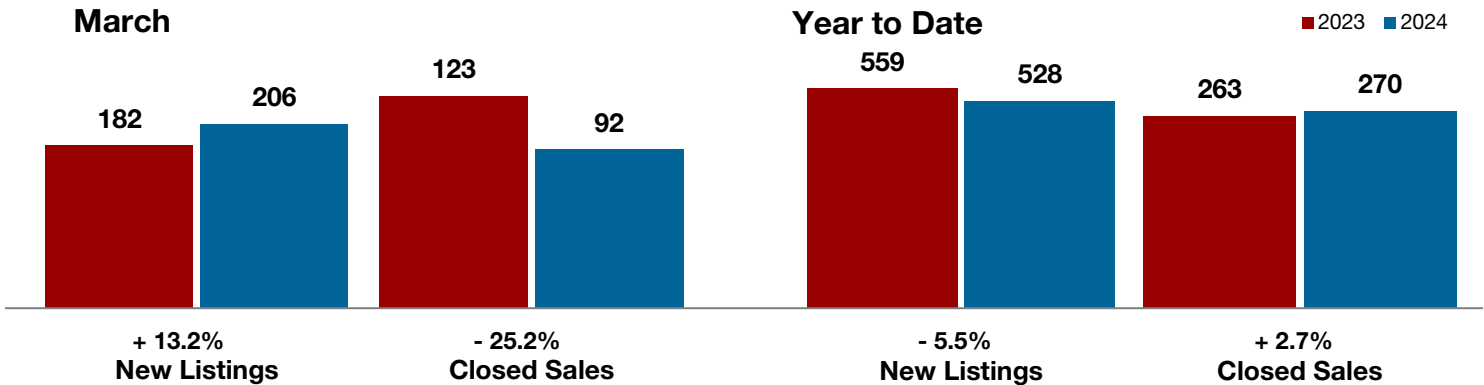
Change in
Closed Sales

Change in
Median Sales Price

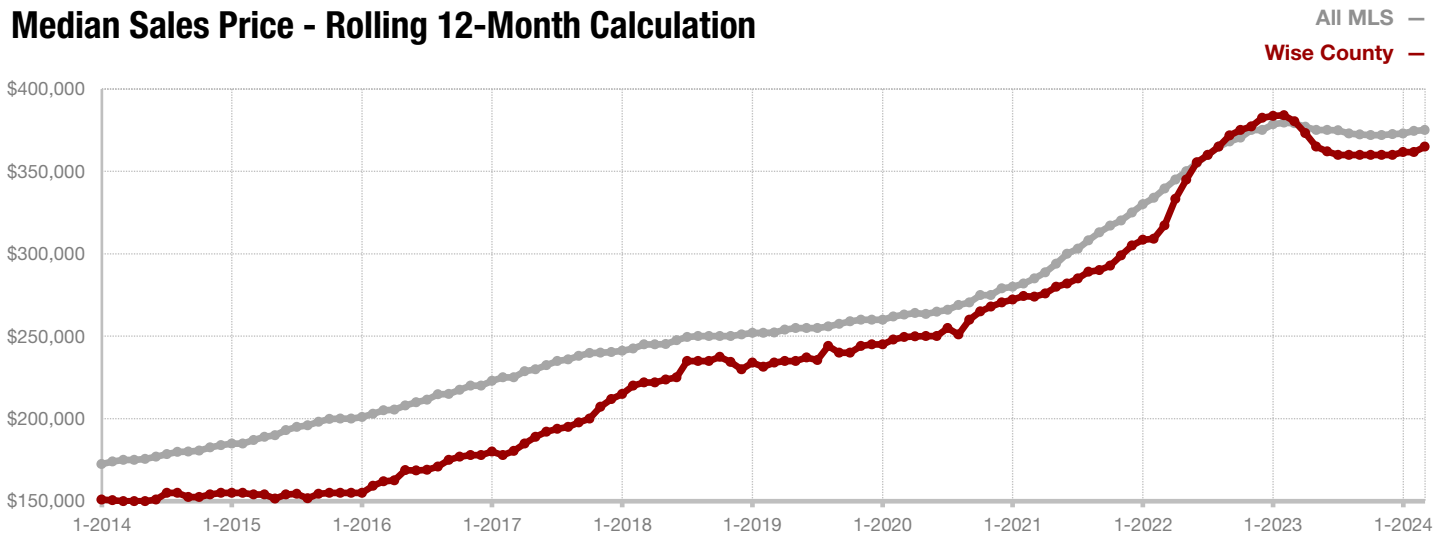
Wise County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	182	206	+ 13.2%	559	528	- 5.5%
Pending Sales	119	93	- 21.8%	320	284	- 11.3%
Closed Sales	123	92	- 25.2%	263	270	+ 2.7%
Average Sales Price*	\$385,714	\$415,207	+ 7.6%	\$388,227	\$419,857	+ 8.1%
Median Sales Price*	\$334,000	\$365,000	+ 9.3%	\$349,790	\$366,000	+ 4.6%
Percent of Original List Price Received*	96.2%	95.4%	- 0.8%	95.3%	94.4%	- 0.9%
Days on Market Until Sale	66	96	+ 45.5%	63	104	+ 65.1%
Inventory of Homes for Sale	518	571	+ 10.2%	--	--	--
Months Supply of Inventory	5.4	5.4	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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



0.0%

- 21.6%

+ 7.8%

Change in
New Listings

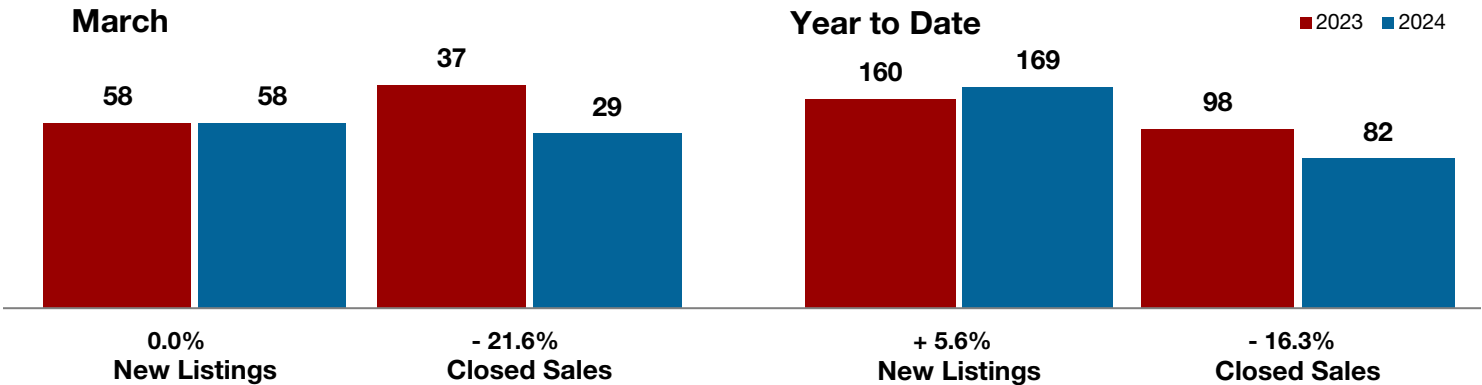
Change in
Closed Sales

Change in
Median Sales Price

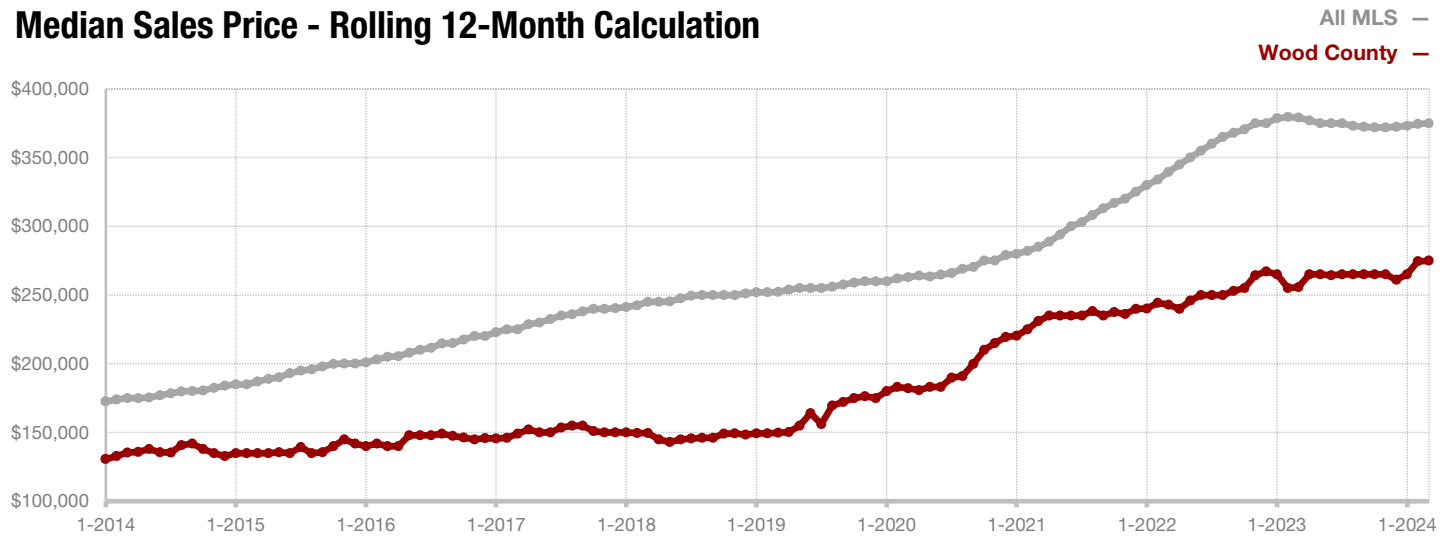
Wood County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	58	58	0.0%	160	169	+ 5.6%
Pending Sales	40	26	- 35.0%	114	93	- 18.4%
Closed Sales	37	29	- 21.6%	98	82	- 16.3%
Average Sales Price*	\$304,630	\$305,241	+ 0.2%	\$278,719	\$354,789	+ 27.3%
Median Sales Price*	\$255,000	\$275,000	+ 7.8%	\$233,750	\$283,125	+ 21.1%
Percent of Original List Price Received*	94.0%	88.5%	- 5.9%	93.1%	89.5%	- 3.9%
Days on Market Until Sale	44	91	+ 106.8%	53	84	+ 58.5%
Inventory of Homes for Sale	157	227	+ 44.6%	--	--	--
Months Supply of Inventory	4.6	6.8	+ 47.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2024

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



+ 5.6%

+ 233.3%

+ 57.6%

Change in
New Listings

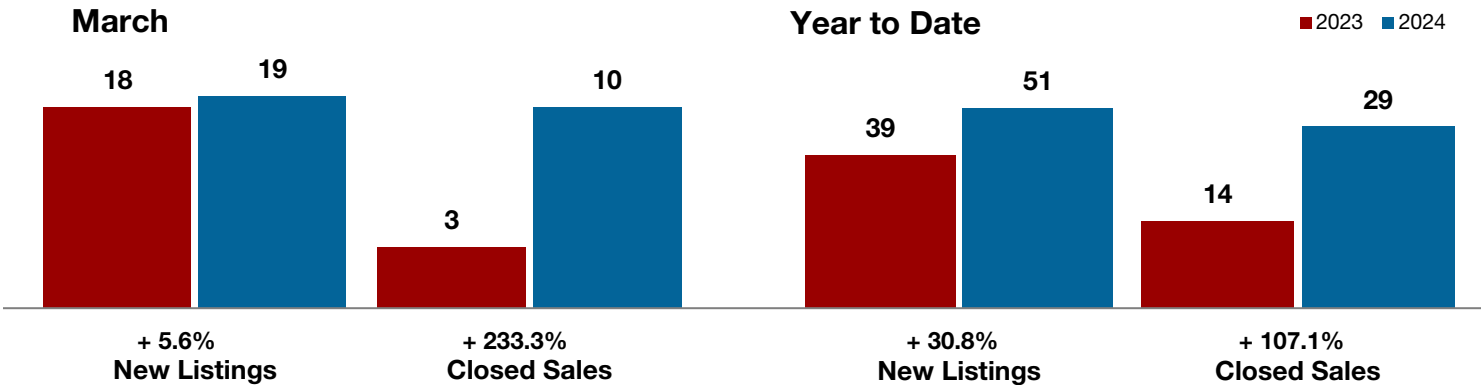
Change in
Closed Sales

Change in
Median Sales Price

Young County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	18	19	+ 5.6%	39	51	+ 30.8%
Pending Sales	7	10	+ 42.9%	16	36	+ 125.0%
Closed Sales	3	10	+ 233.3%	14	29	+ 107.1%
Average Sales Price*	\$187,633	\$246,000	+ 31.1%	\$211,064	\$247,571	+ 17.3%
Median Sales Price*	\$144,000	\$227,000	+ 57.6%	\$215,000	\$220,000	+ 2.3%
Percent of Original List Price Received*	89.2%	93.0%	+ 4.3%	91.3%	88.3%	- 3.3%
Days on Market Until Sale	51	72	+ 41.2%	74	75	+ 1.4%
Inventory of Homes for Sale	48	52	+ 8.3%	--	--	--
Months Supply of Inventory	4.7	4.5	- 4.3%	--	--	--

* 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

