

# Local Market Updates

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



## May 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 – May 2024

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



**+ 35.7%**

**0.0%**

**+ 62.2%**

Change in  
New Listings

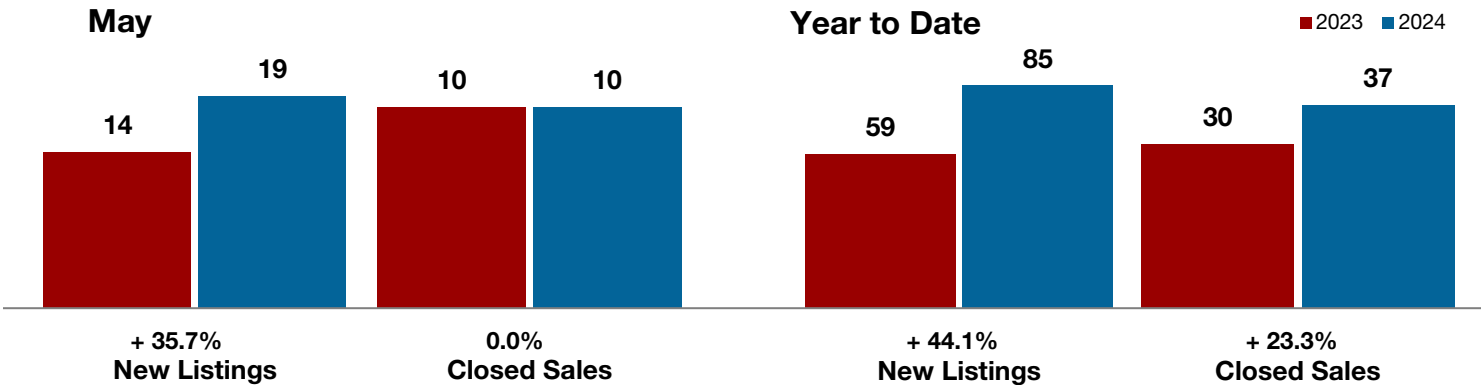
Change in  
Closed Sales

Change in  
Median Sales Price

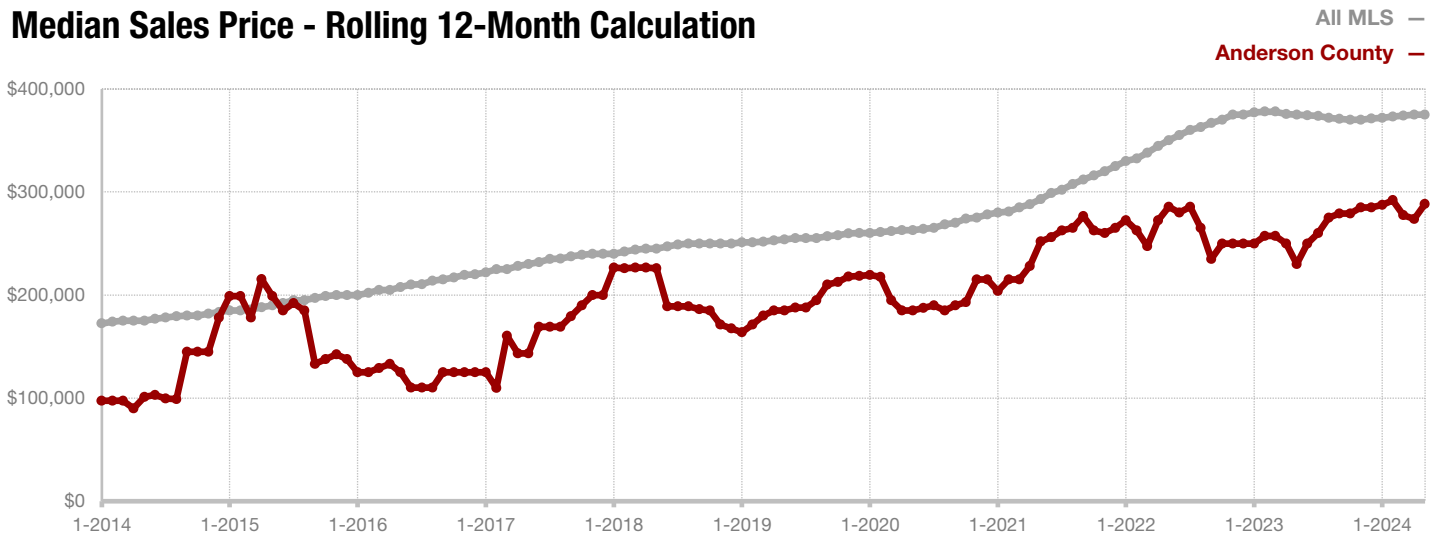
## Anderson County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	19	+ 35.7%	59	85	+ 44.1%
Pending Sales	9	6	- 33.3%	35	38	+ 8.6%
Closed Sales	10	10	0.0%	30	37	+ 23.3%
Average Sales Price*	\$252,320	\$355,090	+ 40.7%	\$356,303	\$312,062	- 12.4%
Median Sales Price*	\$218,500	\$354,500	+ 62.2%	\$249,000	\$260,000	+ 4.4%
Percent of Original List Price Received*	93.7%	85.9%	- 8.3%	91.9%	88.8%	- 3.4%
Days on Market Until Sale	54	98	+ 81.5%	59	88	+ 49.2%
Inventory of Homes for Sale	43	66	+ 53.5%	--	--	--
Months Supply of Inventory	7.1	10.8	+ 52.1%	--	--	--

\* 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 – May 2024

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**+ 47.4%**

**+ 43.8%**

**+ 35.8%**

Change in  
New Listings

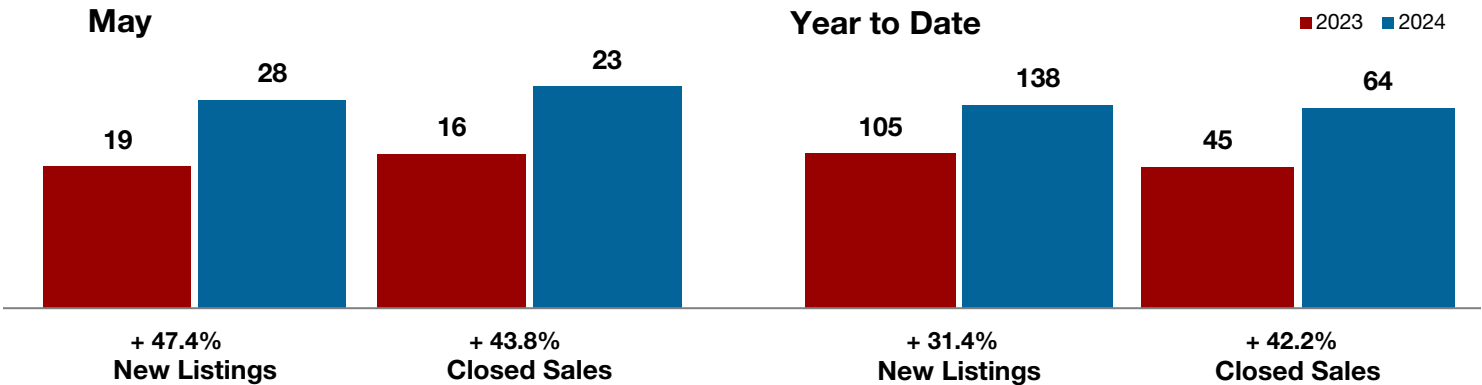
Change in  
Closed Sales

Change in  
Median Sales Price

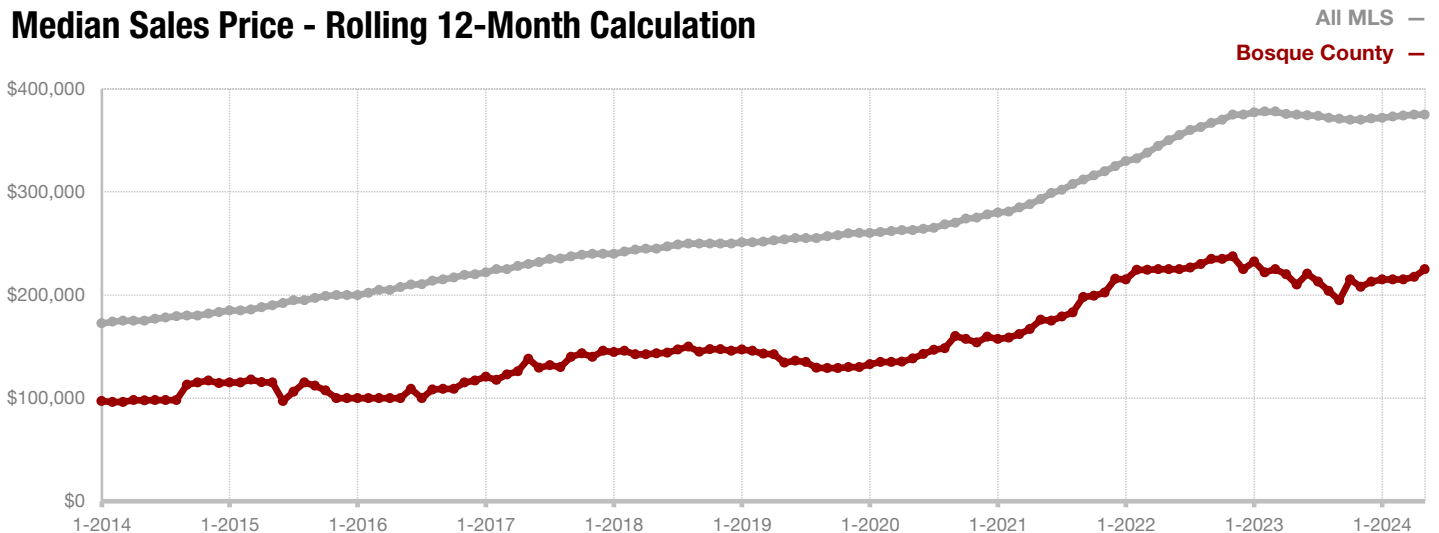
## Bosque County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	19	<b>28</b>	+ 47.4%	105	<b>138</b>	+ 31.4%
Pending Sales	17	<b>13</b>	- 23.5%	62	<b>68</b>	+ 9.7%
Closed Sales	16	<b>23</b>	+ 43.8%	45	<b>64</b>	+ 42.2%
Average Sales Price*	\$337,974	<b>\$443,648</b>	+ 31.3%	\$266,694	<b>\$452,107</b>	+ 69.5%
Median Sales Price*	\$191,500	<b>\$260,000</b>	+ 35.8%	\$198,000	<b>\$257,750</b>	+ 30.2%
Percent of Original List Price Received*	93.1%	<b>88.9%</b>	- 4.5%	90.4%	<b>88.8%</b>	- 1.8%
Days on Market Until Sale	65	<b>76</b>	+ 16.9%	75	<b>87</b>	+ 16.0%
Inventory of Homes for Sale	71	<b>104</b>	+ 46.5%	--	--	--
Months Supply of Inventory	5.6	<b>8.0</b>	+ 42.9%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2024

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**+ 45.1%**

**+ 7.5%**

**- 12.2%**

Change in  
New Listings

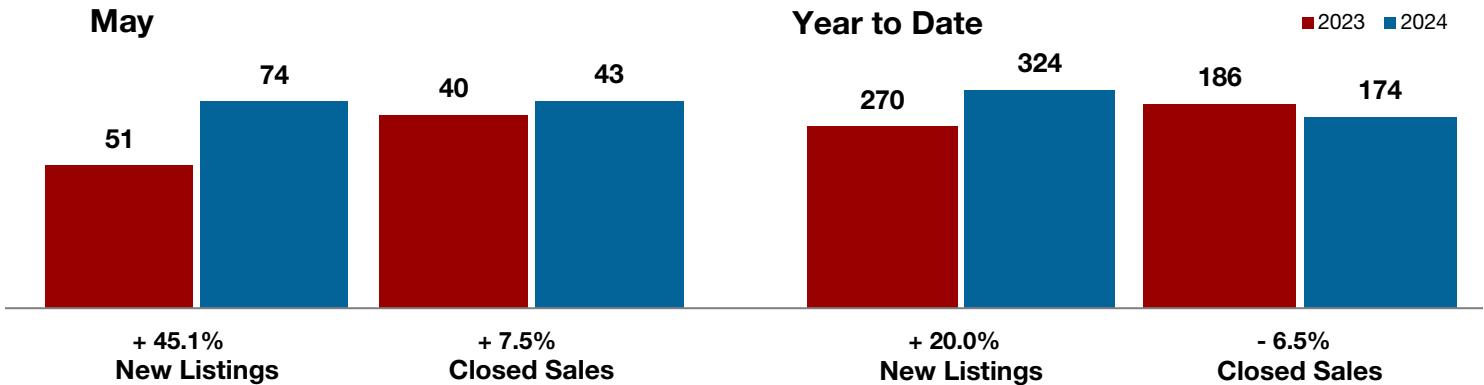
Change in  
Closed Sales

Change in  
Median Sales Price

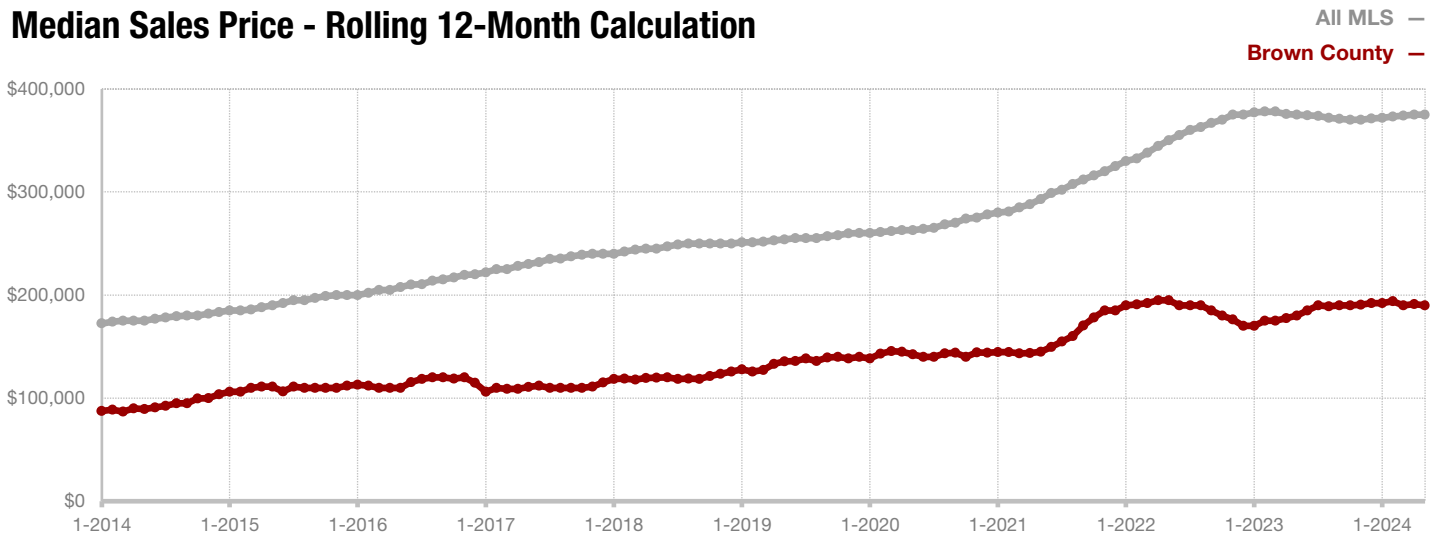
## Brown County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	51	<b>74</b>	+ 45.1%	270	<b>324</b>	+ 20.0%
Pending Sales	31	<b>43</b>	+ 38.7%	192	<b>175</b>	- 8.9%
Closed Sales	40	<b>43</b>	+ 7.5%	186	<b>174</b>	- 6.5%
Average Sales Price*	\$276,757	<b>\$242,526</b>	- 12.4%	\$261,701	<b>\$267,072</b>	+ 2.1%
Median Sales Price*	\$244,950	<b>\$215,000</b>	- 12.2%	\$211,200	<b>\$204,250</b>	- 3.3%
Percent of Original List Price Received*	92.6%	<b>94.5%</b>	+ 2.1%	92.6%	<b>92.4%</b>	- 0.2%
Days on Market Until Sale	72	<b>49</b>	- 31.9%	66	<b>65</b>	- 1.5%
Inventory of Homes for Sale	190	<b>216</b>	+ 13.7%	--	--	--
Months Supply of Inventory	4.9	<b>5.7</b>	+ 16.3%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2024

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**- 46.2%**

**- 42.9%**

**+ 32.8%**

Change in  
New Listings

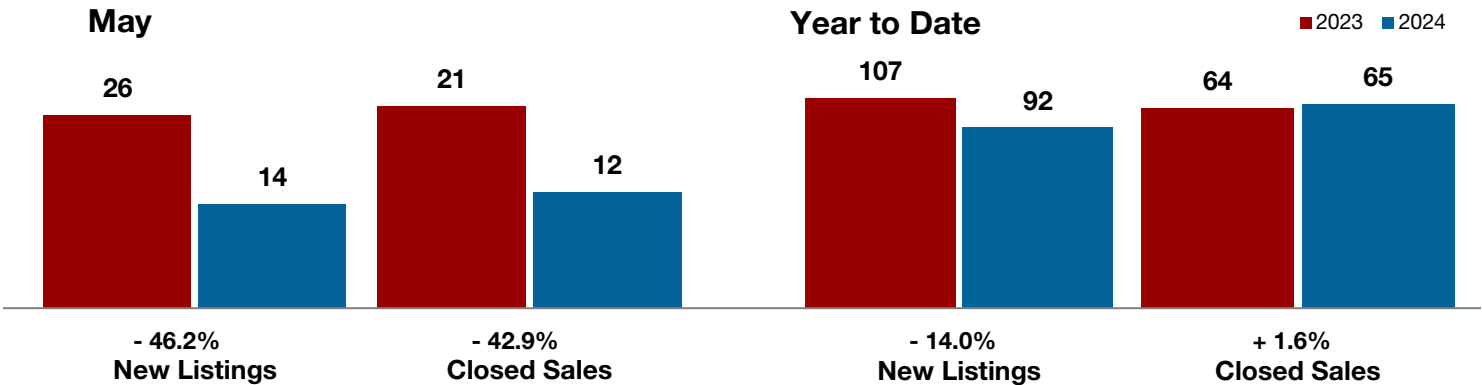
Change in  
Closed Sales

Change in  
Median Sales Price

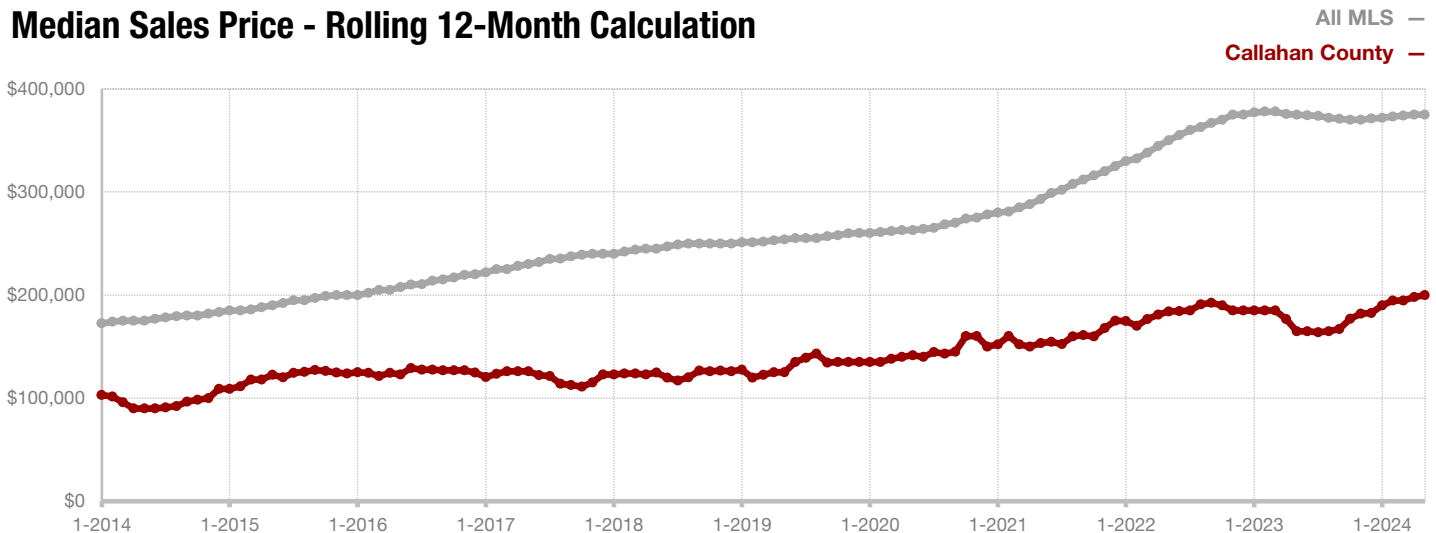
## Callahan County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	26	14	- 46.2%	107	92	- 14.0%
Pending Sales	13	12	- 7.7%	73	63	- 13.7%
Closed Sales	21	12	- 42.9%	64	65	+ 1.6%
Average Sales Price*	\$203,205	<b>\$269,017</b>	+ 32.4%	\$186,907	<b>\$292,215</b>	+ 56.3%
Median Sales Price*	\$192,000	<b>\$254,900</b>	+ 32.8%	\$150,000	<b>\$199,000</b>	+ 32.7%
Percent of Original List Price Received*	90.3%	<b>94.2%</b>	+ 4.3%	89.5%	<b>91.1%</b>	+ 1.8%
Days on Market Until Sale	42	<b>72</b>	+ 71.4%	48	<b>68</b>	+ 41.7%
Inventory of Homes for Sale	59	<b>57</b>	- 3.4%	--	--	--
Months Supply of Inventory	4.3	<b>4.4</b>	+ 2.3%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2024

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**- 33.3%**

**- 50.0%**

**+ 79.5%**

Change in  
New Listings

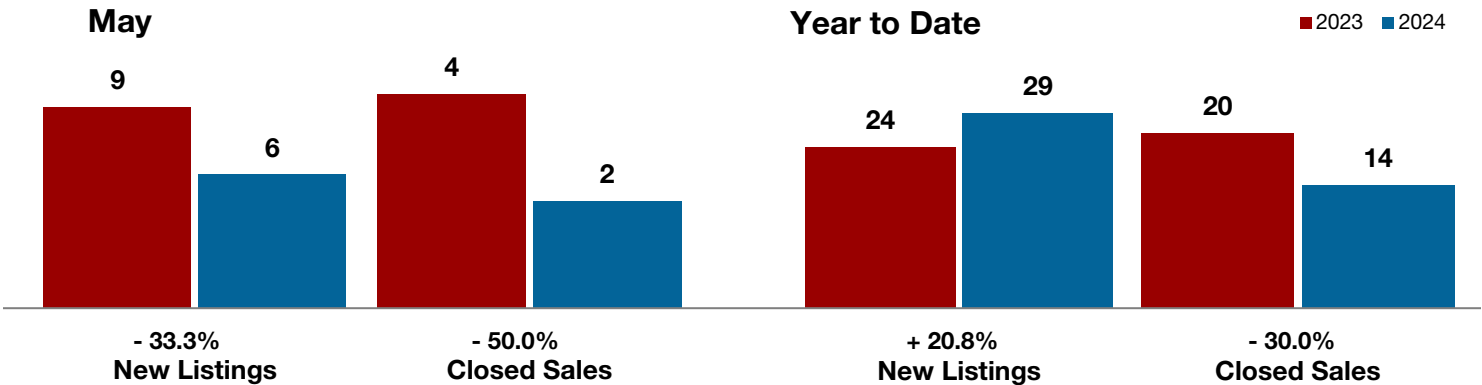
Change in  
Closed Sales

Change in  
Median Sales Price

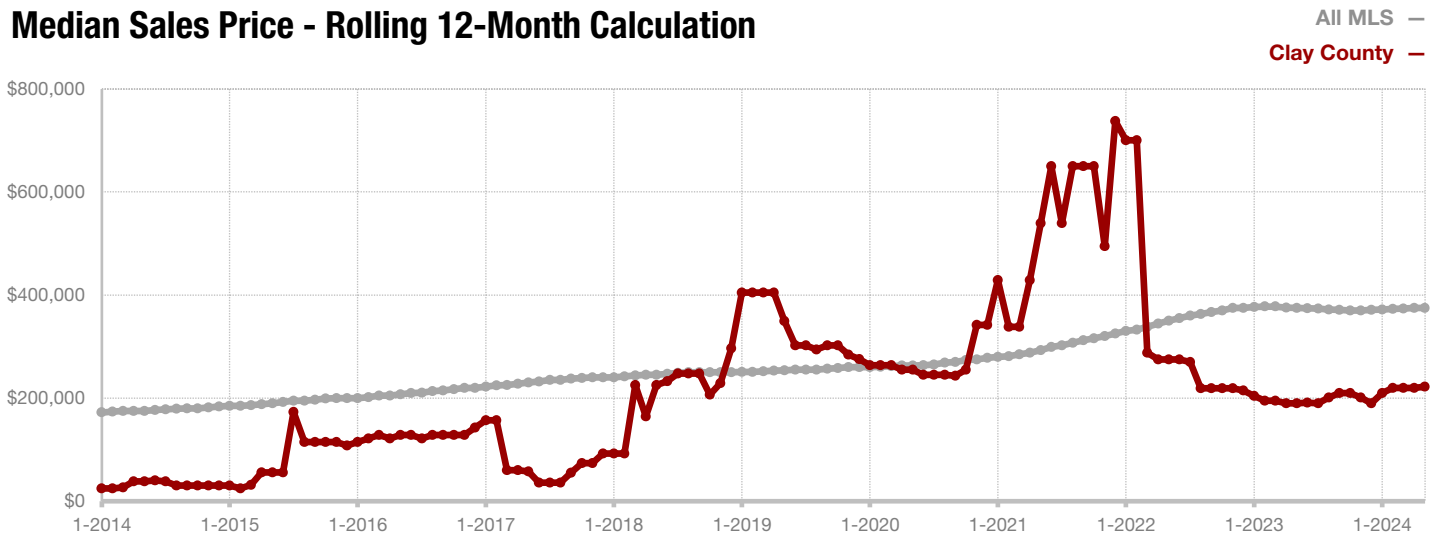
## Clay County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	9	6	- 33.3%	24	29	+ 20.8%
Pending Sales	2	1	- 50.0%	17	11	- 35.3%
Closed Sales	4	2	- 50.0%	20	14	- 30.0%
Average Sales Price*	\$211,600	<b>\$320,750</b>	+ 51.6%	\$198,440	<b>\$311,214</b>	+ 56.8%
Median Sales Price*	\$178,700	<b>\$320,750</b>	+ 79.5%	\$160,450	<b>\$241,250</b>	+ 50.4%
Percent of Original List Price Received*	97.6%	<b>93.9%</b>	- 3.8%	91.4%	<b>88.8%</b>	- 2.8%
Days on Market Until Sale	53	<b>107</b>	+ 101.9%	69	<b>118</b>	+ 71.0%
Inventory of Homes for Sale	18	<b>33</b>	+ 83.3%	--	--	--
Months Supply of Inventory	5.5	<b>11.6</b>	+ 110.9%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2024

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**- 75.0%**

**- 42.9%**

**+ 18.9%**

Change in  
New Listings

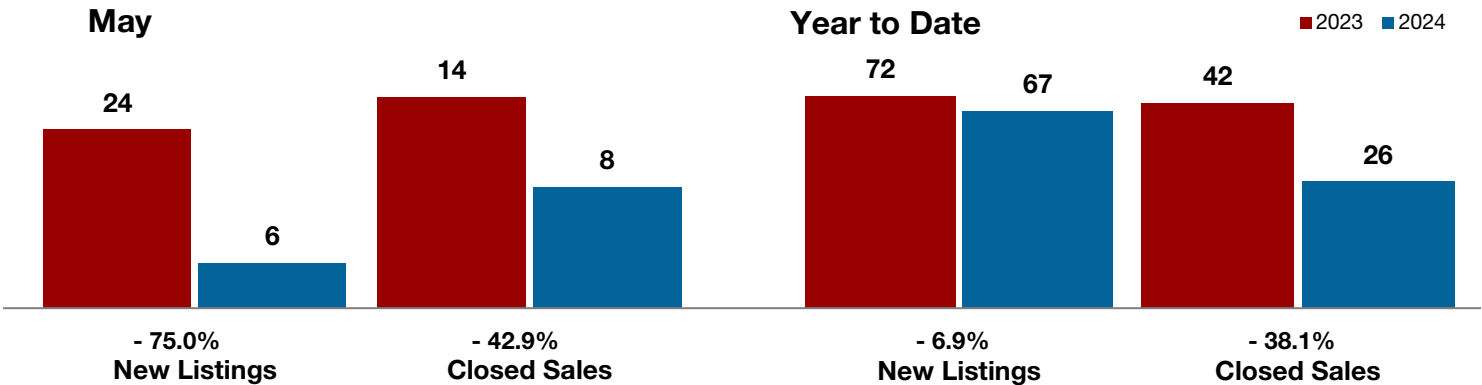
Change in  
Closed Sales

Change in  
Median Sales Price

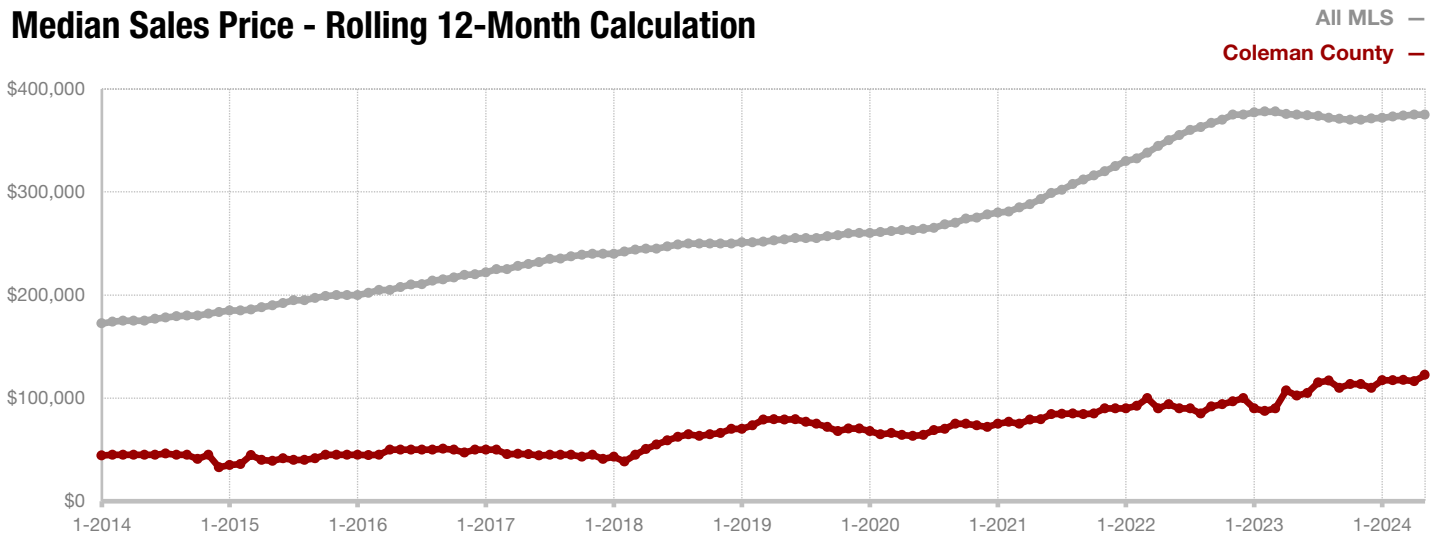
## Coleman County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	24	6	- 75.0%	72	67	- 6.9%
Pending Sales	7	5	- 28.6%	42	35	- 16.7%
Closed Sales	14	8	- 42.9%	42	26	- 38.1%
Average Sales Price*	\$129,393	<b>\$99,813</b>	- 22.9%	\$145,151	<b>\$128,224</b>	- 11.7%
Median Sales Price*	\$90,000	<b>\$107,000</b>	+ 18.9%	\$90,000	<b>\$115,000</b>	+ 27.8%
Percent of Original List Price Received*	86.1%	<b>89.6%</b>	+ 4.1%	82.6%	<b>85.2%</b>	+ 3.1%
Days on Market Until Sale	108	111	+ 2.8%	90	88	- 2.2%
Inventory of Homes for Sale	55	53	- 3.6%	--	--	--
Months Supply of Inventory	7.6	9.4	+ 23.7%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2024

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**+ 22.3%**

**+ 1.5%**

**- 2.9%**

Change in  
New Listings

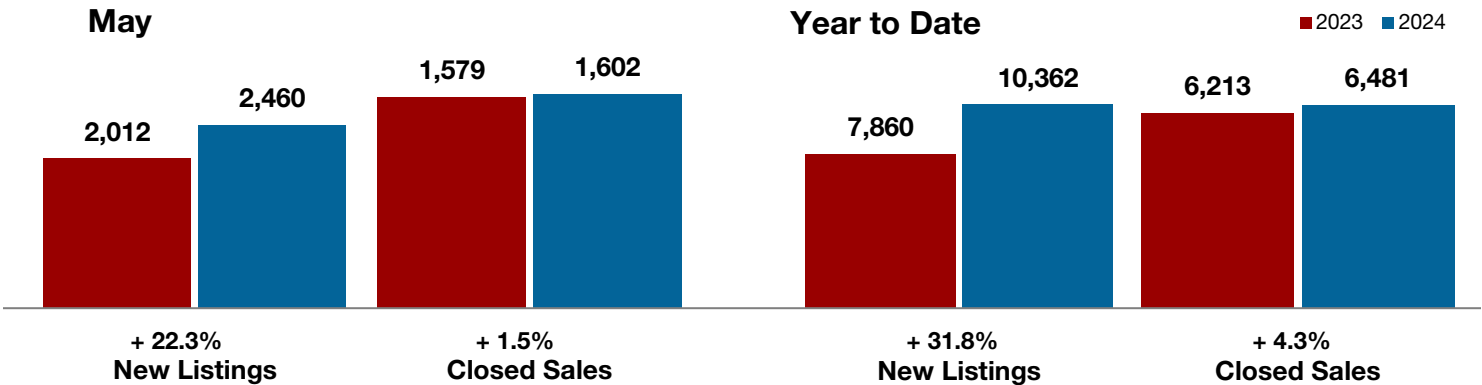
Change in  
Closed Sales

Change in  
Median Sales Price

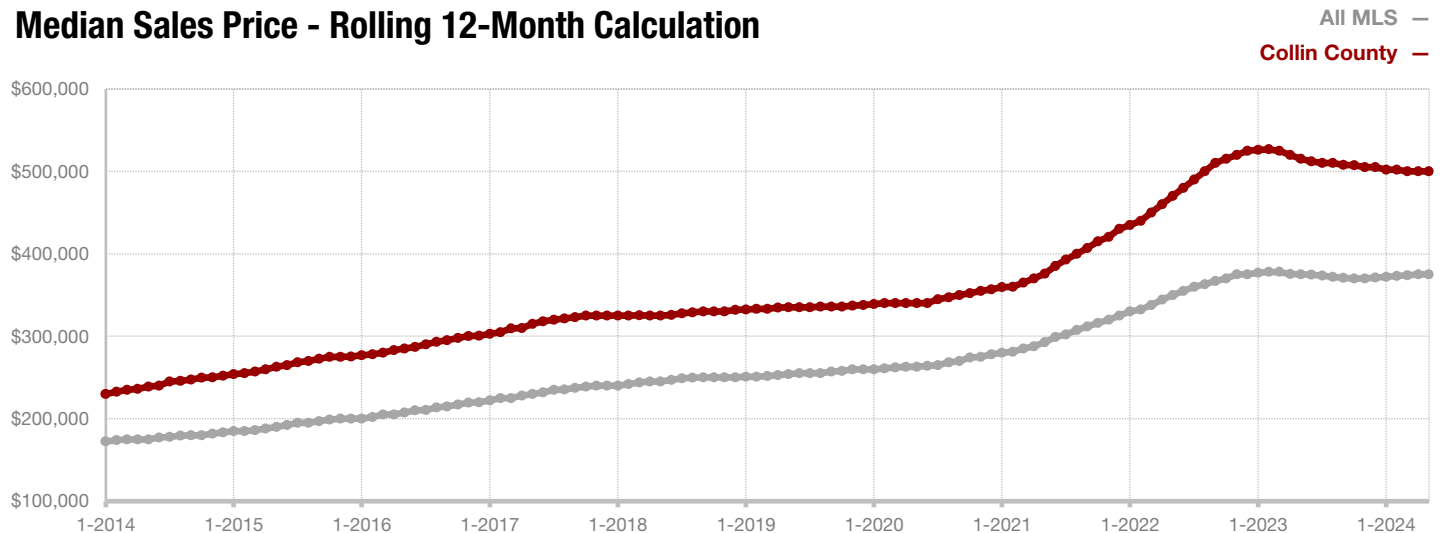
## Collin County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,012	<b>2,460</b>	+ 22.3%	7,860	<b>10,362</b>	+ 31.8%
Pending Sales	1,528	<b>1,369</b>	- 10.4%	6,969	<b>7,003</b>	+ 0.5%
Closed Sales	1,579	<b>1,602</b>	+ 1.5%	6,213	<b>6,481</b>	+ 4.3%
Average Sales Price*	\$589,130	<b>\$588,002</b>	- 0.2%	\$574,516	<b>\$563,033</b>	- 2.0%
Median Sales Price*	\$525,000	<b>\$510,000</b>	- 2.9%	\$508,727	<b>\$492,541</b>	- 3.2%
Percent of Original List Price Received*	98.0%	<b>97.4%</b>	- 0.6%	96.2%	<b>96.9%</b>	+ 0.7%
Days on Market Until Sale	41	<b>37</b>	- 9.8%	50	<b>44</b>	- 12.0%
Inventory of Homes for Sale	2,512	<b>4,193</b>	+ 66.9%	--	--	--
Months Supply of Inventory	2.0	<b>3.3</b>	+ 65.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – May 2024

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**- 10.3%**

**+ 185.7%**

**+ 53.2%**

Change in  
New Listings

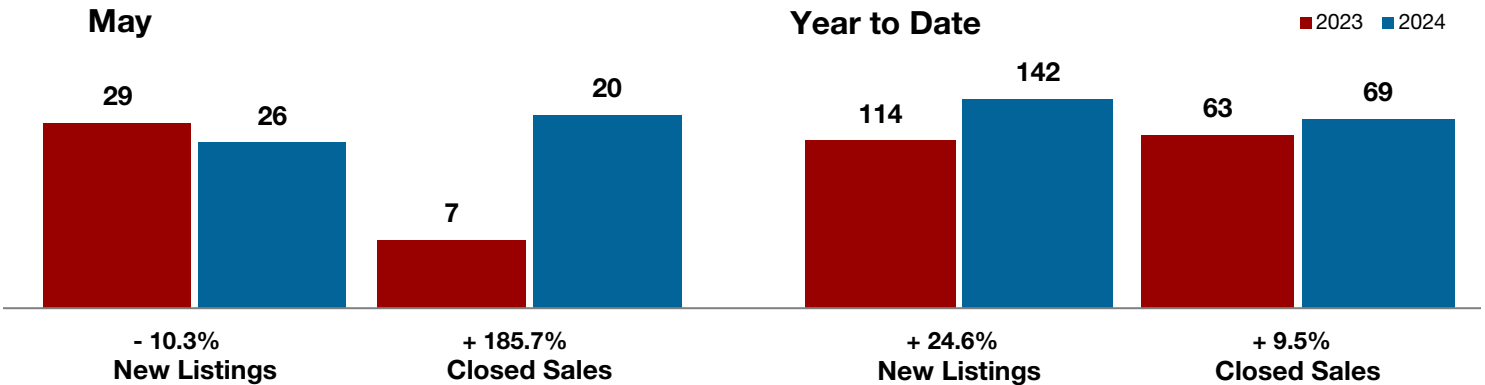
Change in  
Closed Sales

Change in  
Median Sales Price

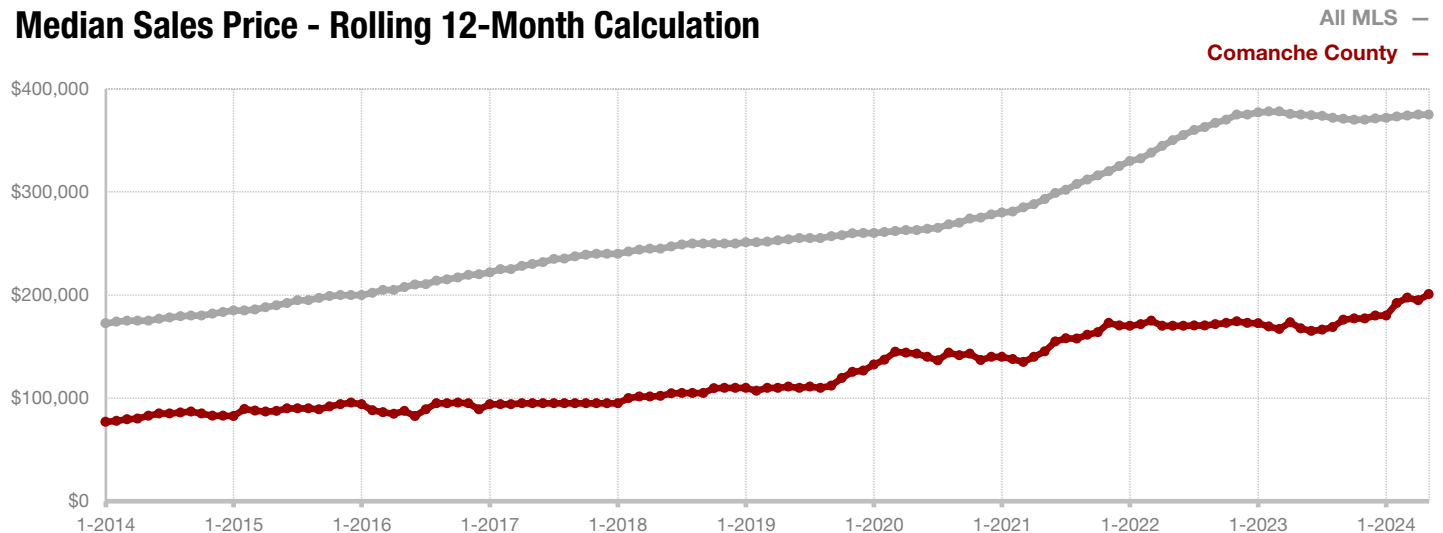
## Comanche County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	29	26	- 10.3%	114	142	+ 24.6%
Pending Sales	13	13	0.0%	71	78	+ 9.9%
Closed Sales	7	20	+ 185.7%	63	69	+ 9.5%
Average Sales Price*	\$155,000	<b>\$463,576</b>	+ 199.1%	\$197,818	<b>\$323,191</b>	+ 63.4%
Median Sales Price*	\$155,000	<b>\$237,500</b>	+ 53.2%	\$157,500	<b>\$200,000</b>	+ 27.0%
Percent of Original List Price Received*	95.1%	93.1%	- 2.1%	89.2%	90.0%	+ 0.9%
Days on Market Until Sale	109	97	- 11.0%	88	98	+ 11.4%
Inventory of Homes for Sale	107	112	+ 4.7%	--	--	--
Months Supply of Inventory	7.6	8.1	+ 6.6%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2024

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



**+ 28.2%**

Change in  
New Listings

**+ 8.8%**

Change in  
Closed Sales

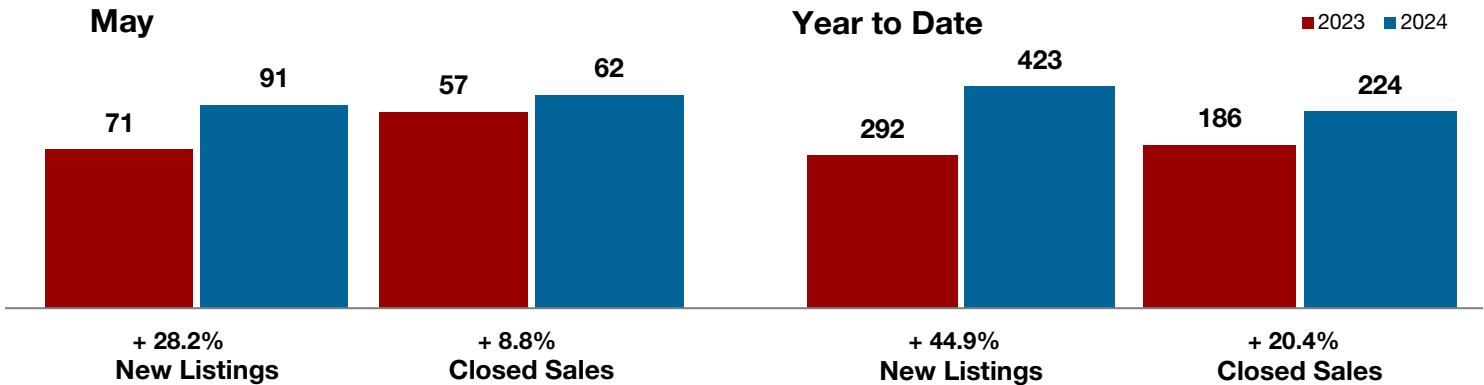
**+ 4.8%**

Change in  
Median Sales Price

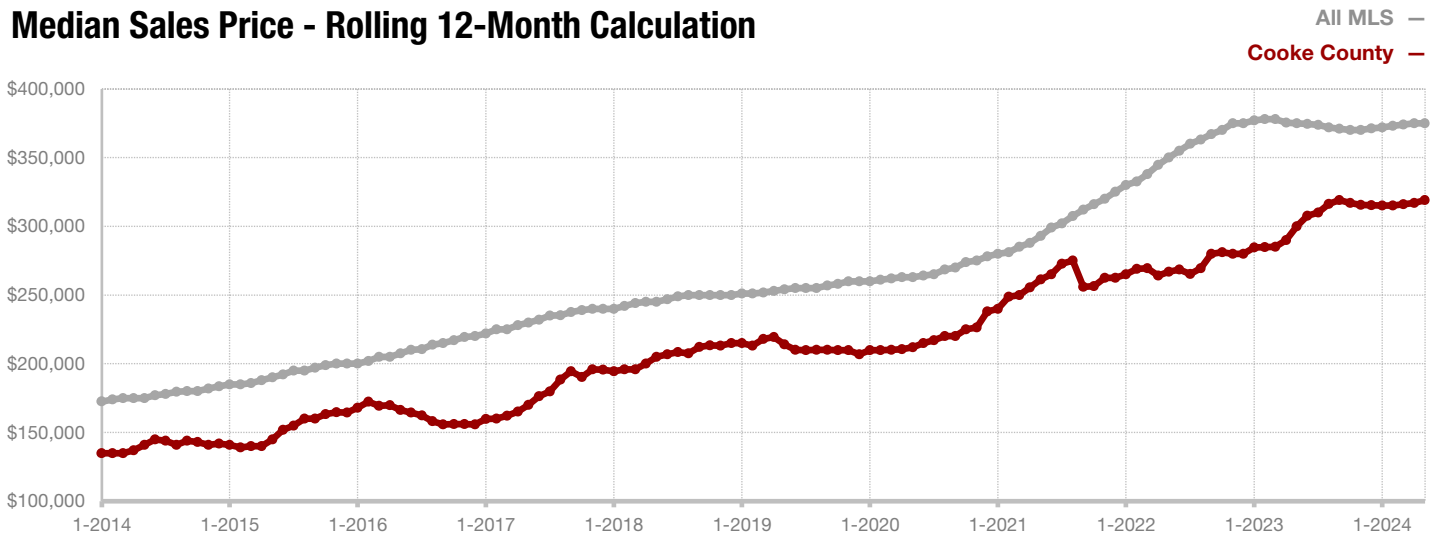
## Cooke County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	71	91	+ 28.2%	292	423	+ 44.9%
Pending Sales	51	40	- 21.6%	212	242	+ 14.2%
Closed Sales	57	62	+ 8.8%	186	224	+ 20.4%
Average Sales Price*	\$389,359	\$462,034	+ 18.7%	\$400,405	\$418,385	+ 4.5%
Median Sales Price*	\$325,000	\$340,600	+ 4.8%	\$318,000	\$335,490	+ 5.5%
Percent of Original List Price Received*	96.0%	94.2%	- 1.9%	94.6%	93.7%	- 1.0%
Days on Market Until Sale	48	69	+ 43.8%	54	73	+ 35.2%
Inventory of Homes for Sale	158	283	+ 79.1%	--	--	--
Months Supply of Inventory	4.3	6.6	+ 53.5%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2024

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**+ 13.4%**

Change in  
New Listings

**- 8.3%**

Change in  
Closed Sales

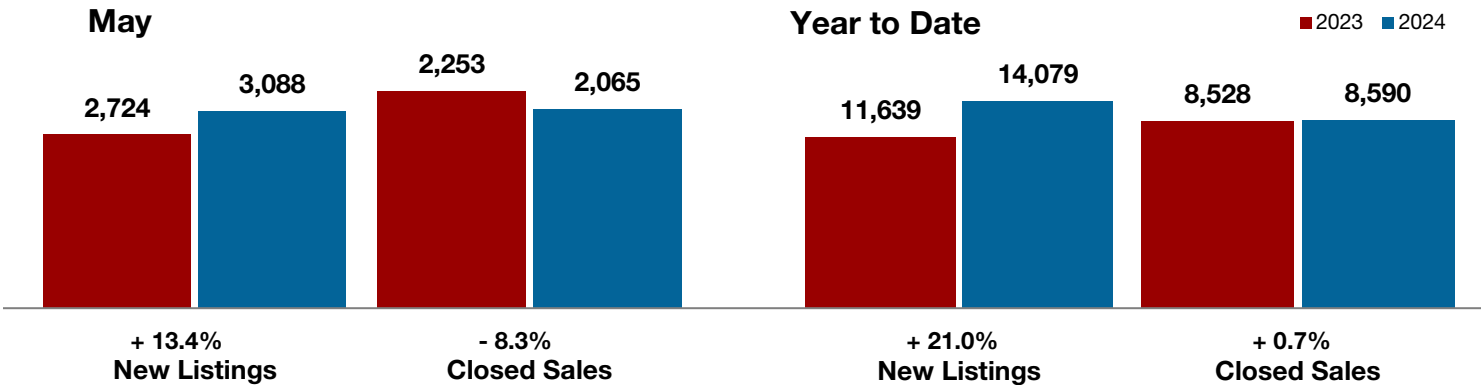
**+ 4.6%**

Change in  
Median Sales Price

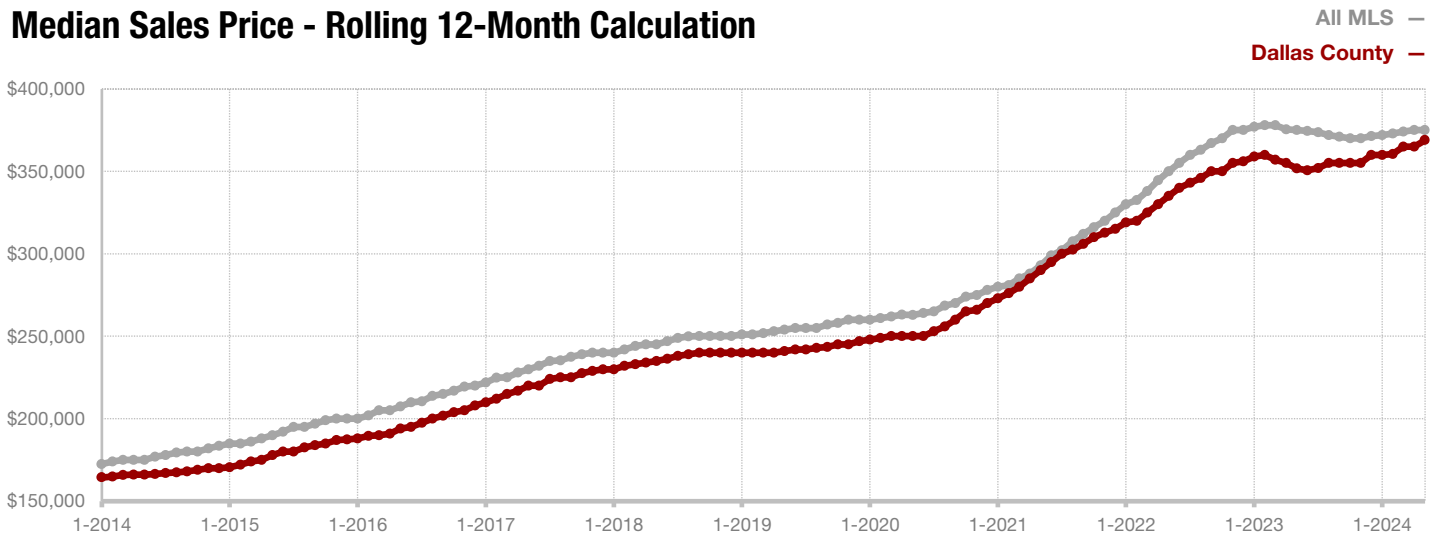
## Dallas County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,724	<b>3,088</b>	+ 13.4%	11,639	<b>14,079</b>	+ 21.0%
Pending Sales	2,098	<b>1,754</b>	- 16.4%	9,397	<b>9,145</b>	- 2.7%
Closed Sales	2,253	<b>2,065</b>	- 8.3%	8,528	<b>8,590</b>	+ 0.7%
Average Sales Price*	\$533,482	<b>\$621,229</b>	+ 16.4%	\$496,395	<b>\$552,653</b>	+ 11.3%
Median Sales Price*	\$370,000	<b>\$387,000</b>	+ 4.6%	\$350,000	<b>\$373,714</b>	+ 6.8%
Percent of Original List Price Received*	97.9%	<b>96.6%</b>	- 1.3%	96.7%	<b>96.2%</b>	- 0.5%
Days on Market Until Sale	32	<b>35</b>	+ 9.4%	38	<b>41</b>	+ 7.9%
Inventory of Homes for Sale	3,816	<b>5,608</b>	+ 47.0%	--	--	--
Months Supply of Inventory	2.1	<b>3.3</b>	+ 57.1%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2024

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**+ 40.0%**

**- 44.4%**

**+ 90.7%**

Change in  
New Listings

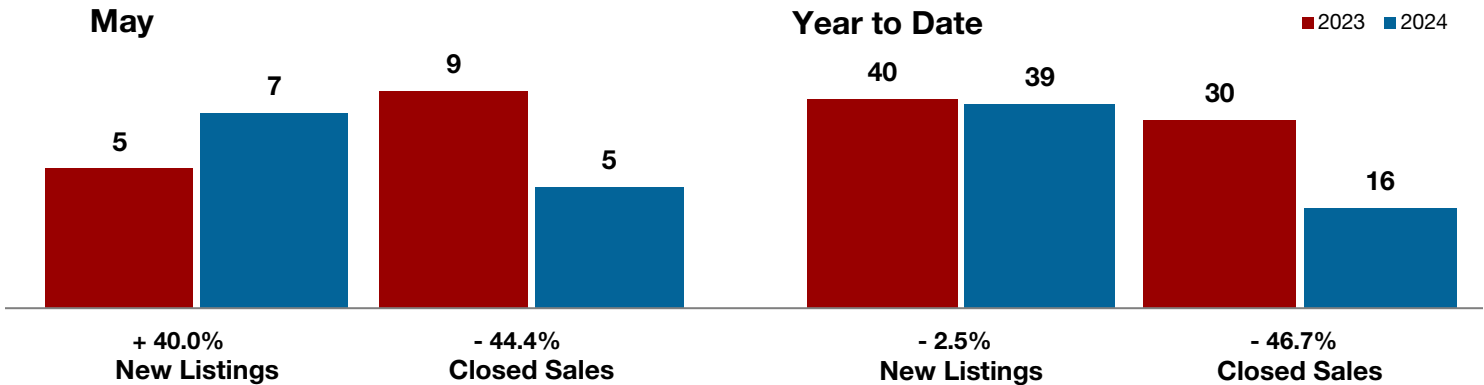
Change in  
Closed Sales

Change in  
Median Sales Price

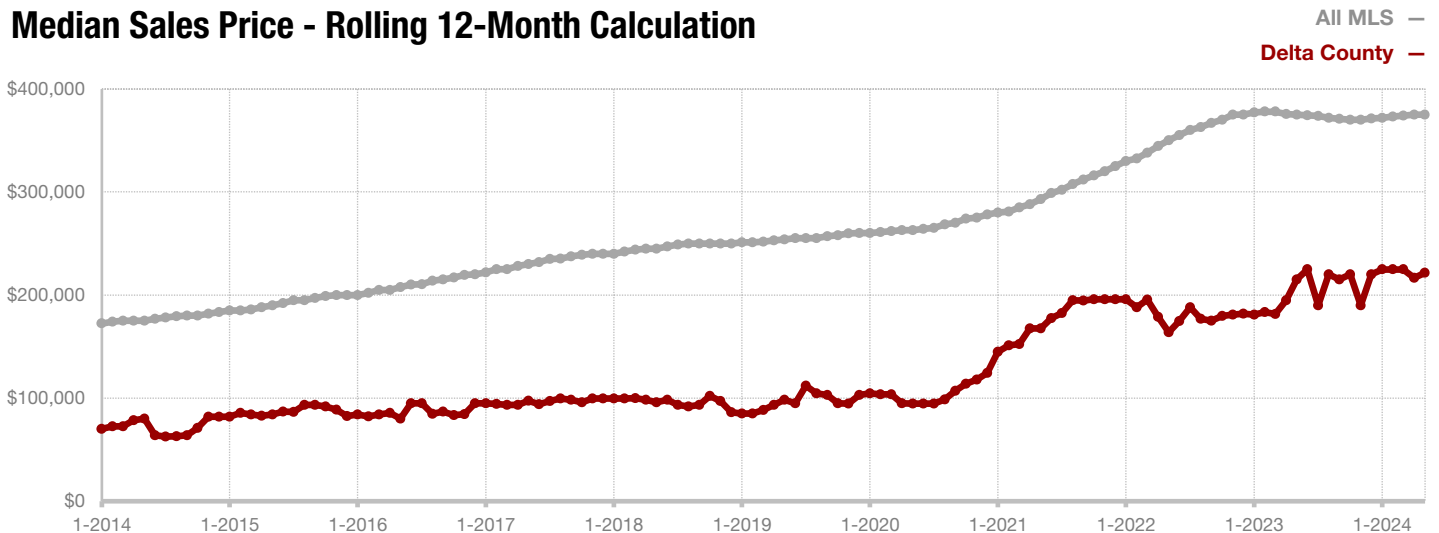
## Delta County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	7	+ 40.0%	40	39	- 2.5%
Pending Sales	11	3	- 72.7%	35	18	- 48.6%
Closed Sales	9	5	- 44.4%	30	16	- 46.7%
Average Sales Price*	\$255,556	<b>\$360,520</b>	+ 41.1%	\$251,967	<b>\$255,006</b>	+ 1.2%
Median Sales Price*	\$215,000	<b>\$410,000</b>	+ 90.7%	\$197,500	<b>\$209,500</b>	+ 6.1%
Percent of Original List Price Received*	95.3%	<b>89.6%</b>	- 6.0%	93.8%	<b>90.7%</b>	- 3.3%
Days on Market Until Sale	47	97	+ 106.4%	49	71	+ 44.9%
Inventory of Homes for Sale	16	29	+ 81.3%	--	--	--
Months Supply of Inventory	2.6	6.9	+ 165.4%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2024

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**+ 8.7%**

**- 1.8%**

**+ 4.3%**

Change in  
New Listings

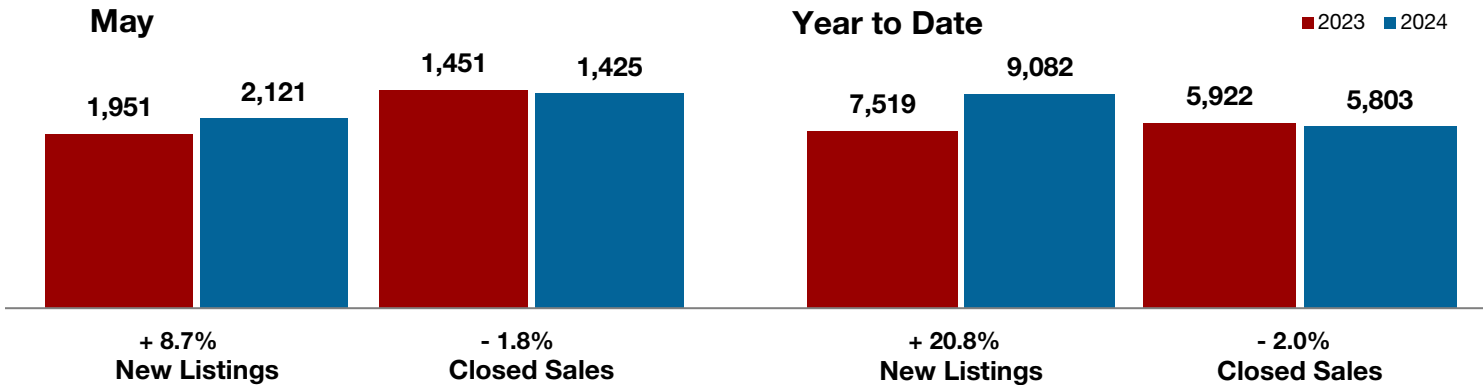
Change in  
Closed Sales

Change in  
Median Sales Price

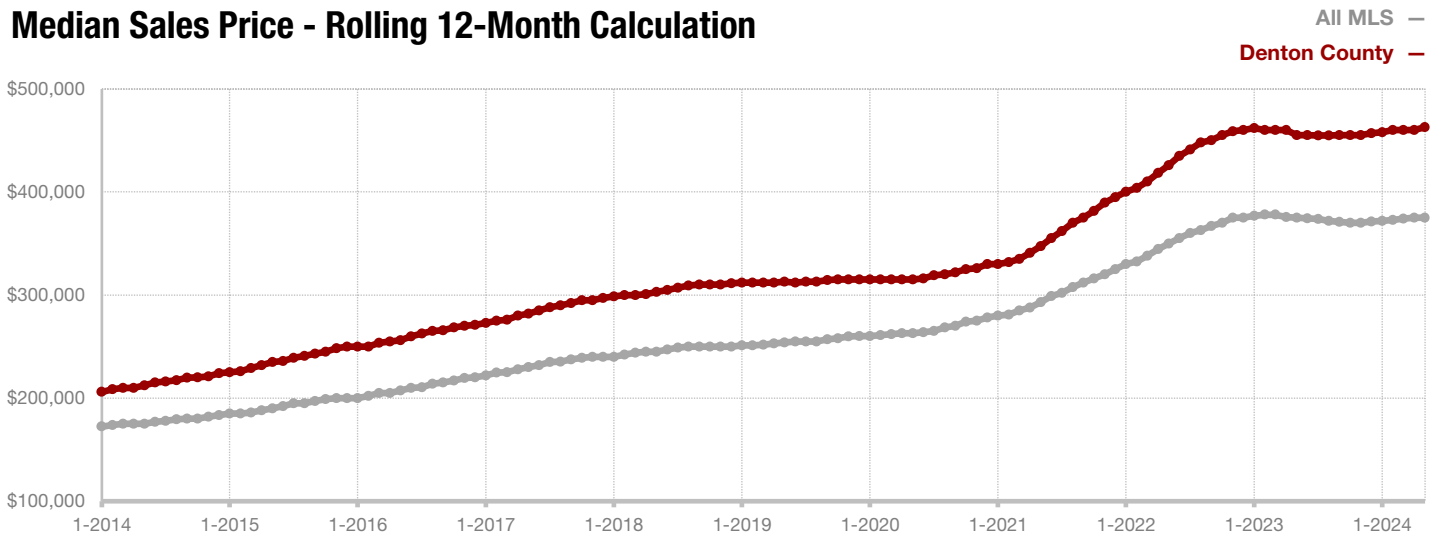
## Denton County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,951	<b>2,121</b>	+ 8.7%	7,519	<b>9,082</b>	+ 20.8%
Pending Sales	1,454	<b>1,165</b>	- 19.9%	6,596	<b>6,322</b>	- 4.2%
Closed Sales	1,451	<b>1,425</b>	- 1.8%	5,922	<b>5,803</b>	- 2.0%
Average Sales Price*	\$547,241	<b>\$578,379</b>	+ 5.7%	\$533,002	<b>\$553,203</b>	+ 3.8%
Median Sales Price*	\$460,000	<b>\$480,000</b>	+ 4.3%	\$449,990	<b>\$460,985</b>	+ 2.4%
Percent of Original List Price Received*	97.8%	<b>97.7%</b>	- 0.1%	95.9%	<b>96.8%</b>	+ 0.9%
Days on Market Until Sale	41	<b>36</b>	- 12.2%	54	<b>46</b>	- 14.8%
Inventory of Homes for Sale	2,618	<b>3,688</b>	+ 40.9%	--	--	--
Months Supply of Inventory	2.2	<b>3.2</b>	+ 45.5%	--	--	--

\* 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 – May 2024

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



**+ 59.1%**

**- 18.8%**

**- 10.9%**

Change in  
New Listings

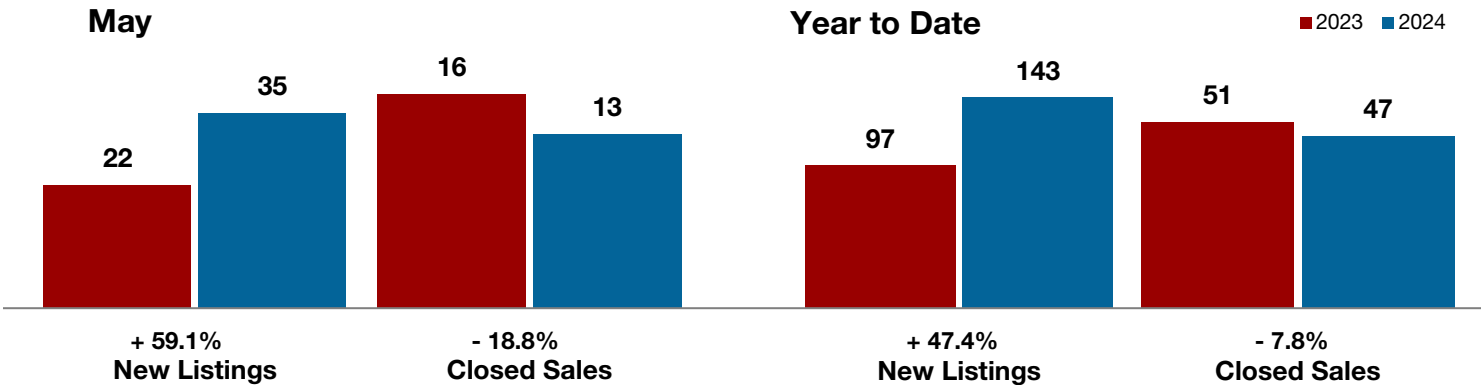
Change in  
Closed Sales

Change in  
Median Sales Price

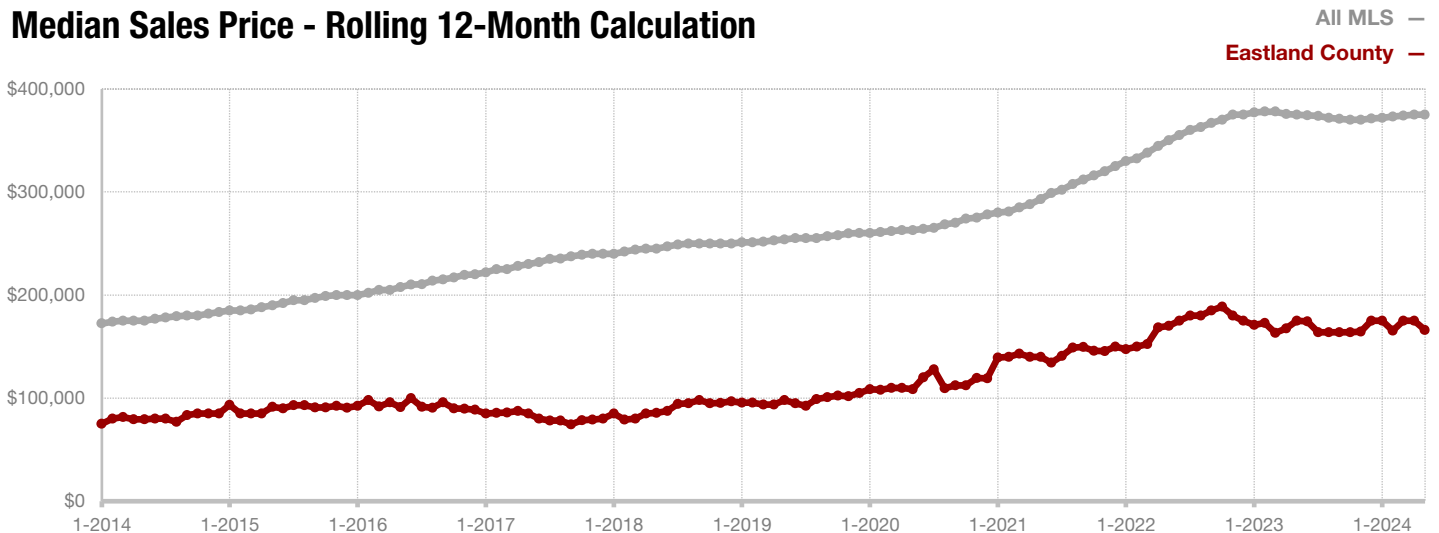
## Eastland County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	22	35	+ 59.1%	97	143	+ 47.4%
Pending Sales	16	14	- 12.5%	62	61	- 1.6%
Closed Sales	16	13	- 18.8%	51	47	- 7.8%
Average Sales Price*	\$342,159	<b>\$276,500</b>	- 19.2%	\$269,114	<b>\$289,782</b>	+ 7.7%
Median Sales Price*	\$224,500	<b>\$200,000</b>	- 10.9%	\$195,000	<b>\$175,000</b>	- 10.3%
Percent of Original List Price Received*	91.0%	<b>89.7%</b>	- 1.4%	88.1%	<b>88.2%</b>	+ 0.1%
Days on Market Until Sale	83	93	+ 12.0%	96	96	0.0%
Inventory of Homes for Sale	73	129	+ 76.7%	--	--	--
Months Supply of Inventory	5.6	11.2	+ 100.0%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2024

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



**+ 14.7%**

**+ 4.1%**

**- 4.8%**

Change in  
New Listings

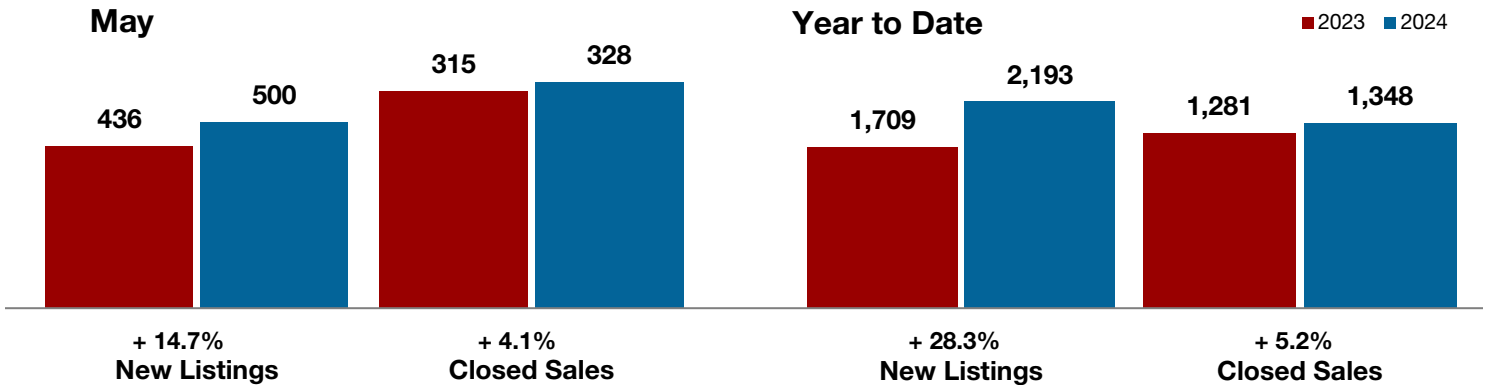
Change in  
Closed Sales

Change in  
Median Sales Price

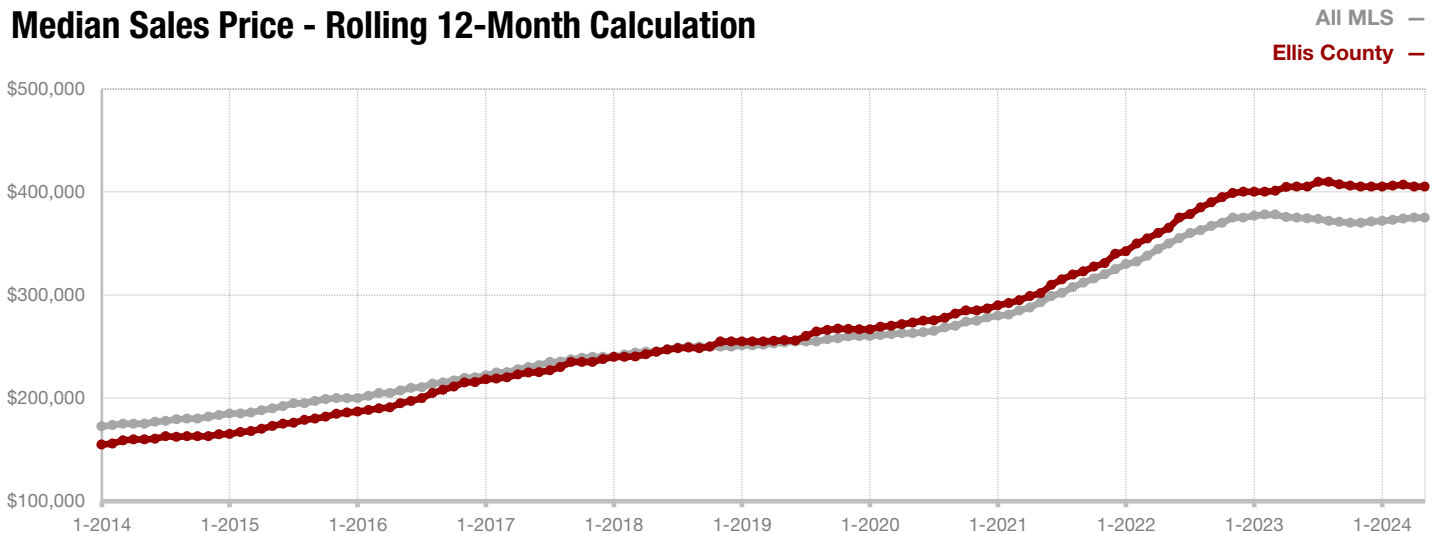
## Ellis County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	436	500	+ 14.7%	1,709	2,193	+ 28.3%
Pending Sales	296	305	+ 3.0%	1,433	1,449	+ 1.1%
Closed Sales	315	328	+ 4.1%	1,281	1,348	+ 5.2%
Average Sales Price*	\$438,163	\$430,628	- 1.7%	\$420,903	\$426,927	+ 1.4%
Median Sales Price*	\$420,000	\$400,000	- 4.8%	\$400,000	\$400,000	0.0%
Percent of Original List Price Received*	95.9%	96.5%	+ 0.6%	94.9%	95.4%	+ 0.5%
Days on Market Until Sale	61	69	+ 13.1%	69	72	+ 4.3%
Inventory of Homes for Sale	881	1,265	+ 43.6%	--	--	--
Months Supply of Inventory	3.3	4.7	+ 42.4%	--	--	--

\* 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 – May 2024

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



**+ 45.5%**

**- 7.7%**

**+ 0.2%**

Change in  
New Listings

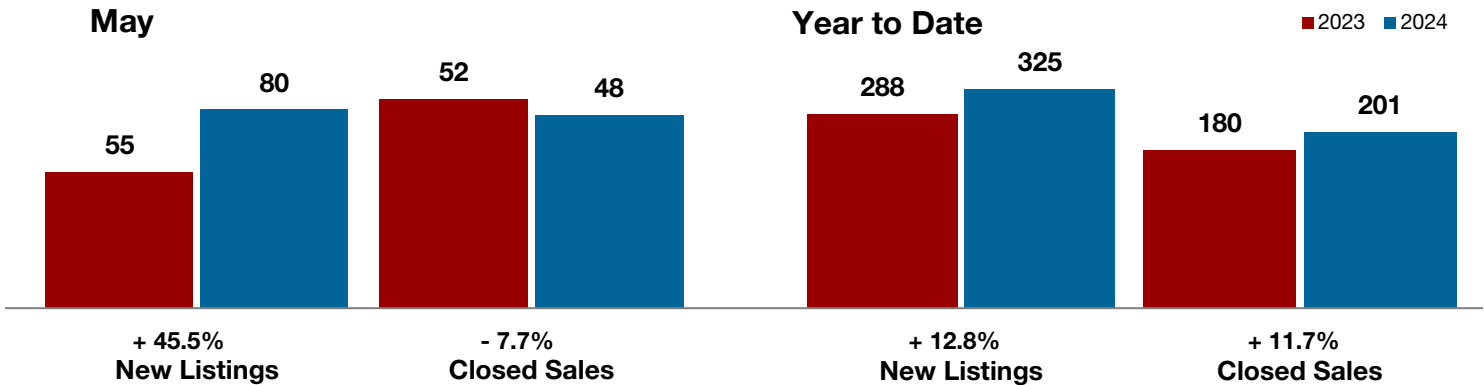
Change in  
Closed Sales

Change in  
Median Sales Price

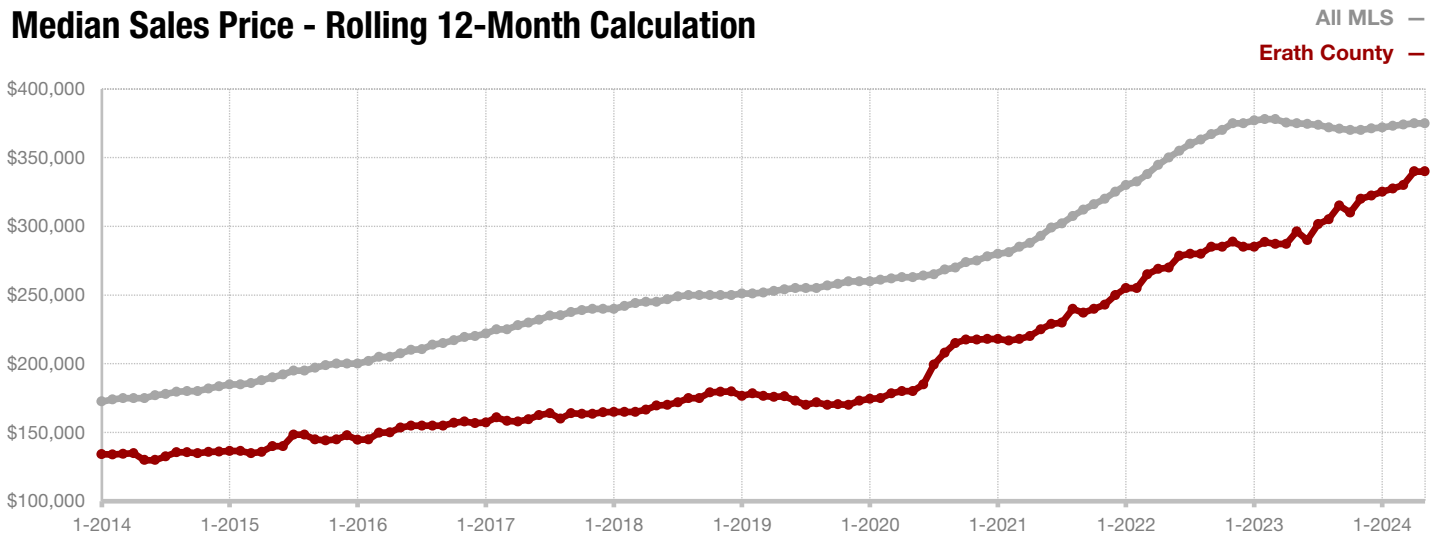
## Erath County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	55	80	+ 45.5%	288	325	+ 12.8%
Pending Sales	36	27	- 25.0%	195	206	+ 5.6%
Closed Sales	52	48	- 7.7%	180	201	+ 11.7%
Average Sales Price*	\$384,657	\$525,912	+ 36.7%	\$409,997	\$444,071	+ 8.3%
Median Sales Price*	\$345,750	\$346,500	+ 0.2%	\$309,500	\$345,000	+ 11.5%
Percent of Original List Price Received*	93.3%	95.4%	+ 2.3%	93.2%	94.0%	+ 0.9%
Days on Market Until Sale	65	42	- 35.4%	59	73	+ 23.7%
Inventory of Homes for Sale	160	203	+ 26.9%	--	--	--
Months Supply of Inventory	4.2	5.3	+ 26.2%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation





# Local Market Update – May 2024

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



**+ 2.9%**

**- 13.0%**

**+ 17.7%**

Change in  
New Listings

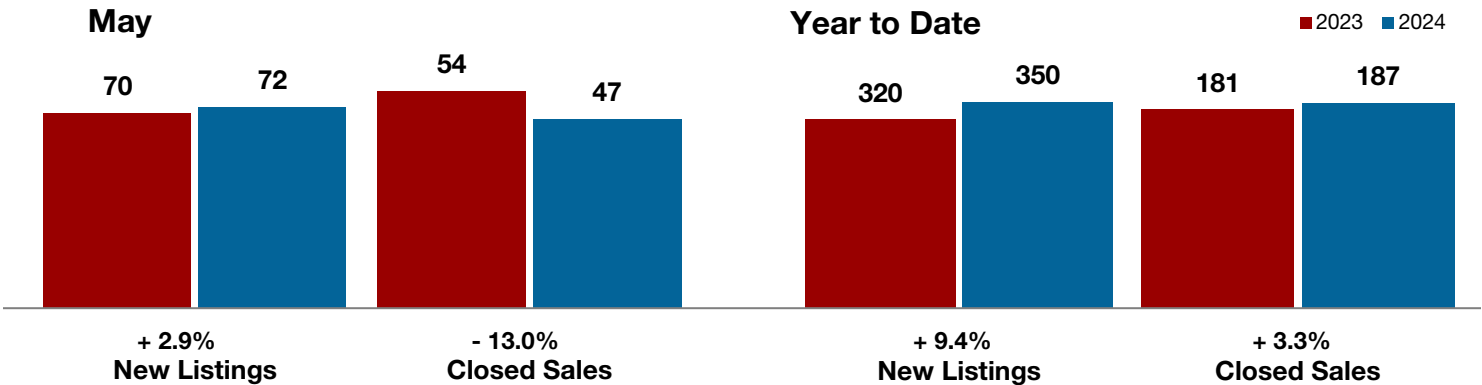
Change in  
Closed Sales

Change in  
Median Sales Price

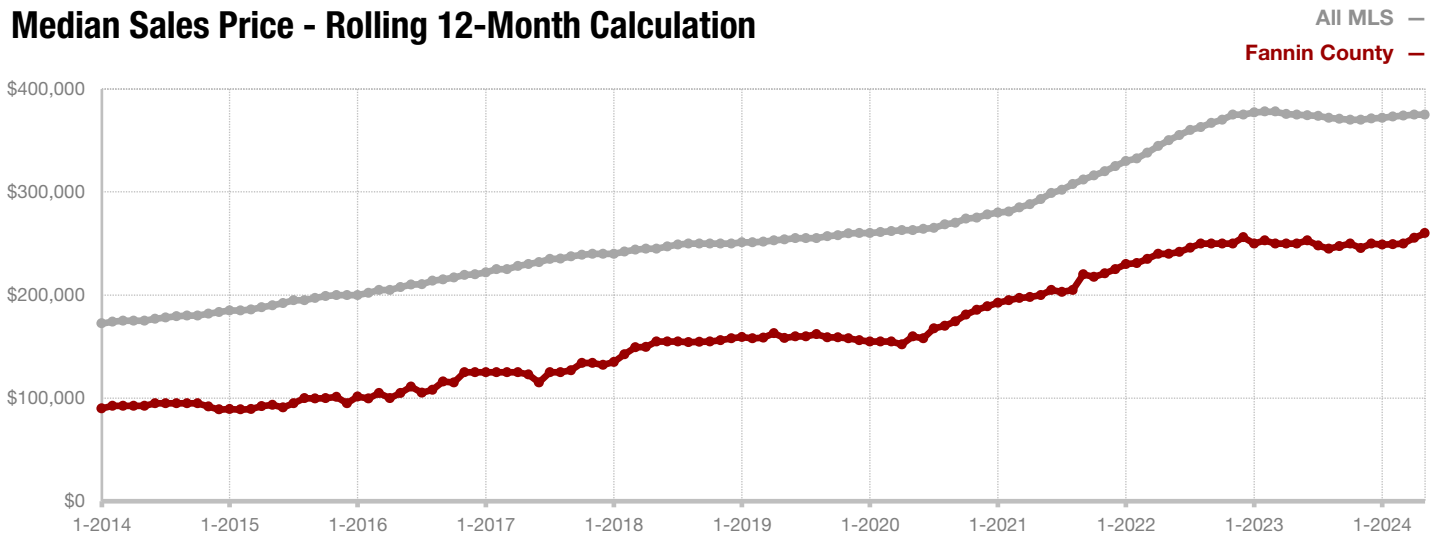
## Fannin County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	70	<b>72</b>	+ 2.9%	320	<b>350</b>	+ 9.4%
Pending Sales	40	<b>38</b>	- 5.0%	196	<b>201</b>	+ 2.6%
Closed Sales	54	<b>47</b>	- 13.0%	181	<b>187</b>	+ 3.3%
Average Sales Price*	\$279,576	<b>\$319,058</b>	+ 14.1%	\$287,770	<b>\$315,444</b>	+ 9.6%
Median Sales Price*	\$247,250	<b>\$291,000</b>	+ 17.7%	\$245,500	<b>\$283,000</b>	+ 15.3%
Percent of Original List Price Received*	93.6%	<b>93.1%</b>	- 0.5%	92.3%	<b>92.1%</b>	- 0.2%
Days on Market Until Sale	70	<b>74</b>	+ 5.7%	70	<b>87</b>	+ 24.3%
Inventory of Homes for Sale	221	<b>239</b>	+ 8.1%	--	--	--
Months Supply of Inventory	5.9	<b>6.5</b>	+ 10.2%	--	--	--

\* 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 – May 2024

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



**- 30.4%**

**0.0%**

**- 56.0%**

Change in  
New Listings

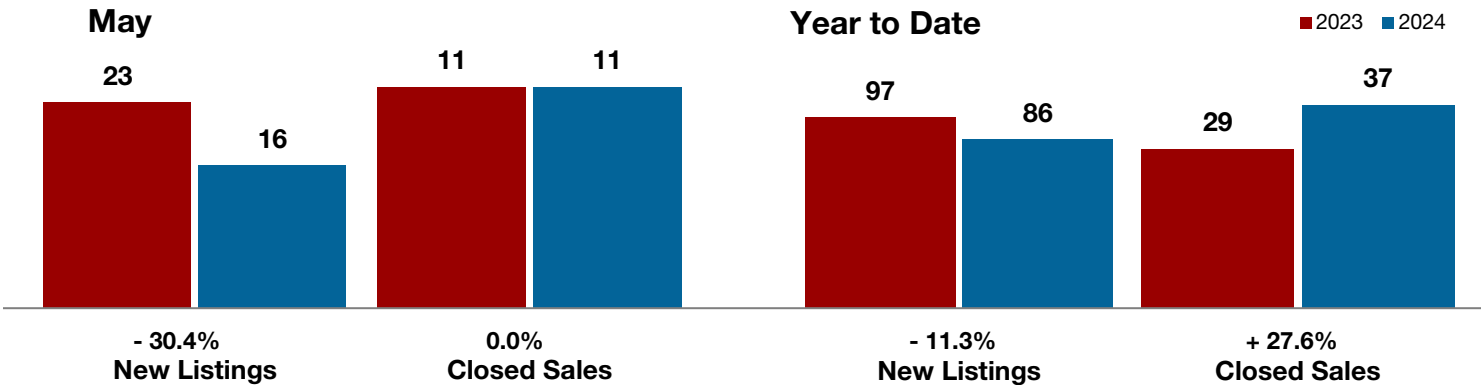
Change in  
Closed Sales

Change in  
Median Sales Price

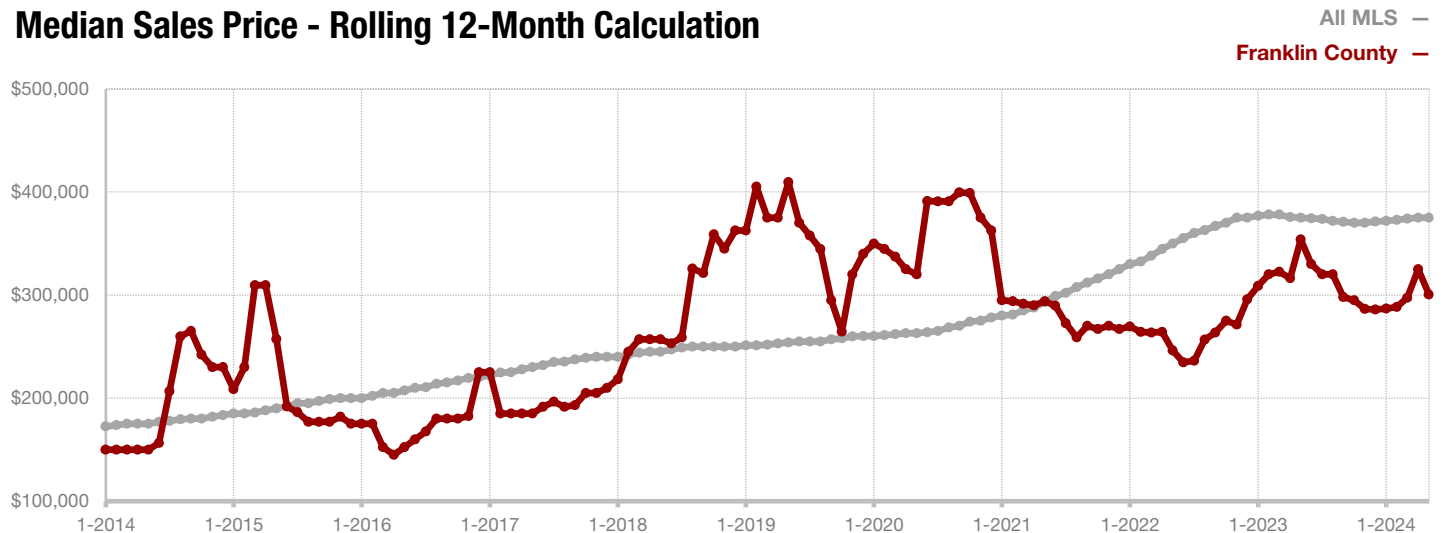
## Franklin County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	23	16	- 30.4%	97	86	- 11.3%
Pending Sales	8	9	+ 12.5%	34	40	+ 17.6%
Closed Sales	11	11	0.0%	29	37	+ 27.6%
Average Sales Price*	\$712,300	<b>\$858,553</b>	+ 20.5%	\$521,069	<b>\$741,534</b>	+ 42.3%
Median Sales Price*	\$675,000	<b>\$297,000</b>	- 56.0%	\$355,000	<b>\$474,250</b>	+ 33.6%
Percent of Original List Price Received*	99.3%	<b>95.5%</b>	- 3.8%	96.6%	<b>92.4%</b>	- 4.3%
Days on Market Until Sale	35	<b>59</b>	+ 68.6%	42	<b>77</b>	+ 83.3%
Inventory of Homes for Sale	63	<b>57</b>	- 9.5%	--	--	--
Months Supply of Inventory	7.4	<b>6.8</b>	- 8.1%	--	--	--

\* 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 – May 2024

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



**- 42.1%**

**+ 57.1%**

**- 17.7%**

Change in  
New Listings

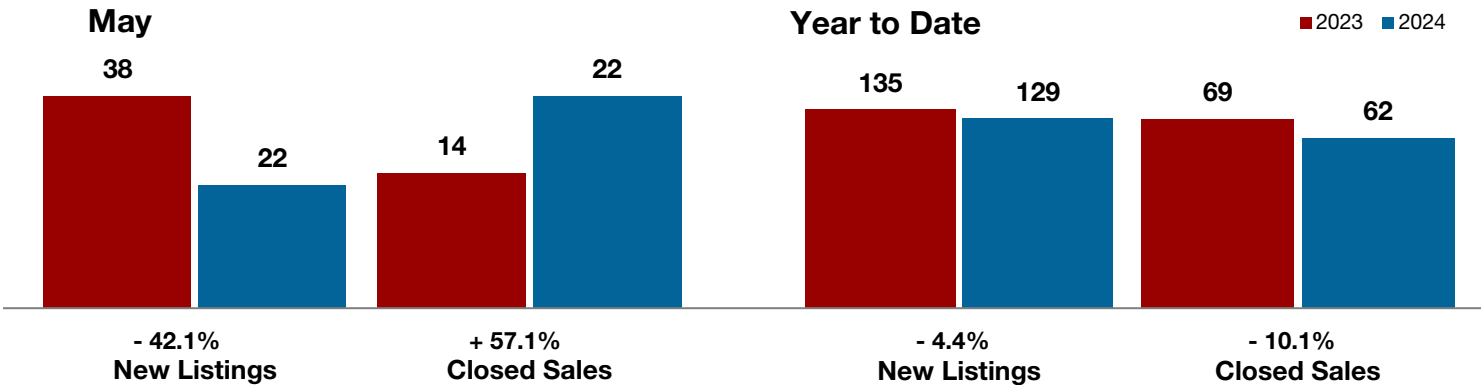
Change in  
Closed Sales

Change in  
Median Sales Price

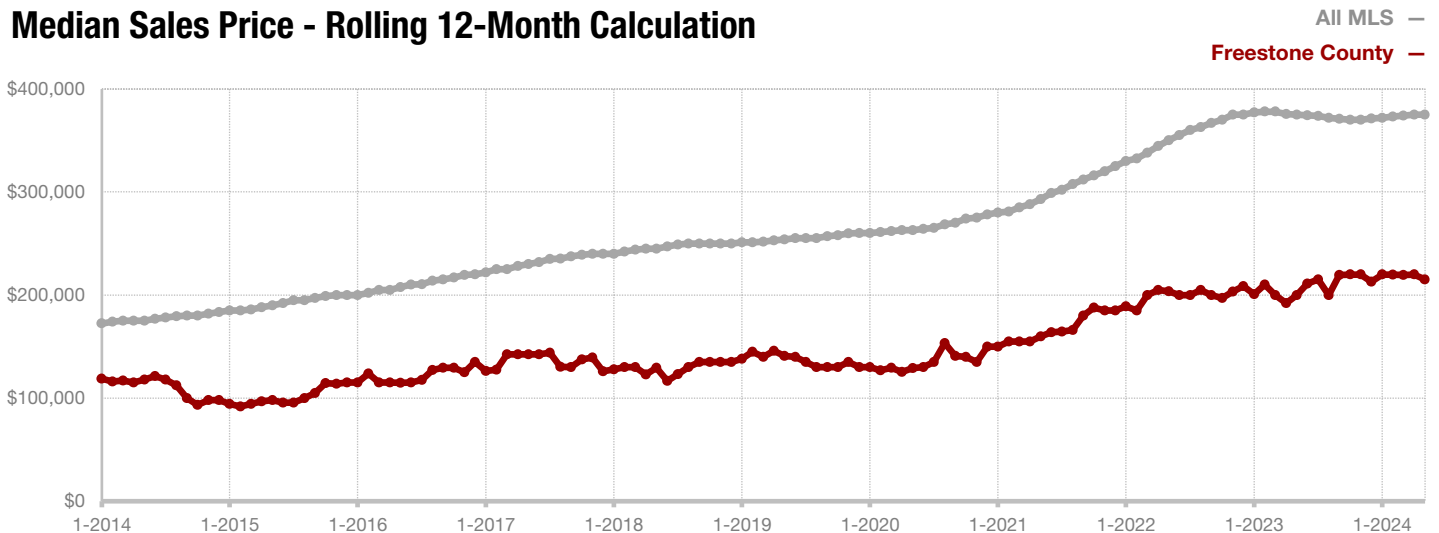
## Freestone County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	38	22	- 42.1%	135	129	- 4.4%
Pending Sales	16	11	- 31.3%	75	62	- 17.3%
Closed Sales	14	22	+ 57.1%	69	62	- 10.1%
Average Sales Price*	\$266,100	<b>\$309,916</b>	+ 16.5%	\$273,875	<b>\$283,021</b>	+ 3.3%
Median Sales Price*	\$242,000	<b>\$199,250</b>	- 17.7%	\$190,000	<b>\$212,500</b>	+ 11.8%
Percent of Original List Price Received*	100.5%	<b>92.8%</b>	- 7.7%	93.4%	<b>92.7%</b>	- 0.7%
Days on Market Until Sale	29	<b>78</b>	+ 169.0%	68	<b>85</b>	+ 25.0%
Inventory of Homes for Sale	84	<b>112</b>	+ 33.3%	--	--	--
Months Supply of Inventory	6.1	<b>9.0</b>	+ 47.5%	--	--	--

\* 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 – May 2024

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



**+ 3.8%**

Change in  
New Listings

**- 8.3%**

Change in  
Closed Sales

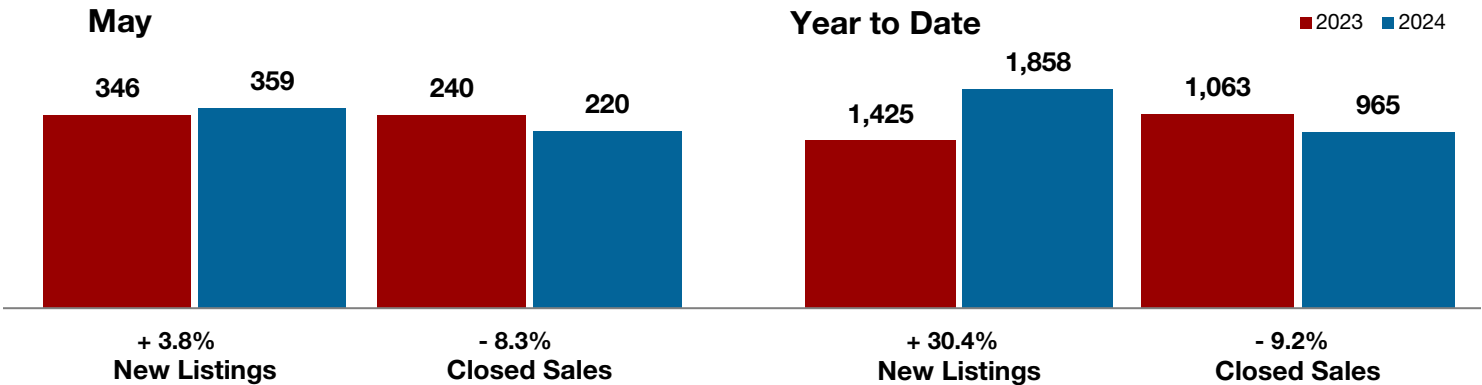
**+ 0.9%**

Change in  
Median Sales Price

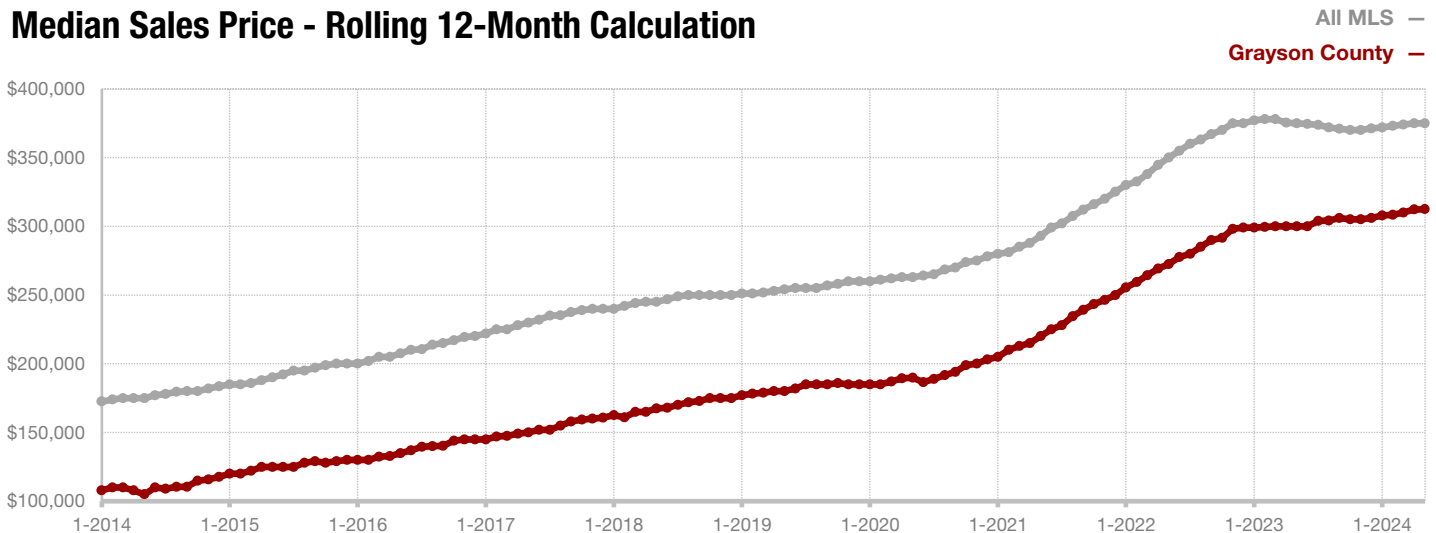
## Grayson County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	346	<b>359</b>	+ 3.8%	1,425	<b>1,858</b>	+ 30.4%
Pending Sales	228	<b>236</b>	+ 3.5%	1,142	<b>1,088</b>	- 4.7%
Closed Sales	240	<b>220</b>	- 8.3%	1,063	<b>965</b>	- 9.2%
Average Sales Price*	\$363,089	<b>\$364,515</b>	+ 0.4%	\$346,938	<b>\$373,541</b>	+ 7.7%
Median Sales Price*	\$312,336	<b>\$315,000</b>	+ 0.9%	\$300,000	<b>\$315,000</b>	+ 5.0%
Percent of Original List Price Received*	94.6%	<b>95.3%</b>	+ 0.7%	93.3%	<b>94.5%</b>	+ 1.3%
Days on Market Until Sale	60	<b>67</b>	+ 11.7%	70	<b>72</b>	+ 2.9%
Inventory of Homes for Sale	743	<b>1,121</b>	+ 50.9%	--	--	--
Months Supply of Inventory	3.5	<b>5.7</b>	+ 62.9%	--	--	--

\* 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 – May 2024

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



**+ 30.0%**

Change in  
New Listings

**+ 12.5%**

Change in  
Closed Sales

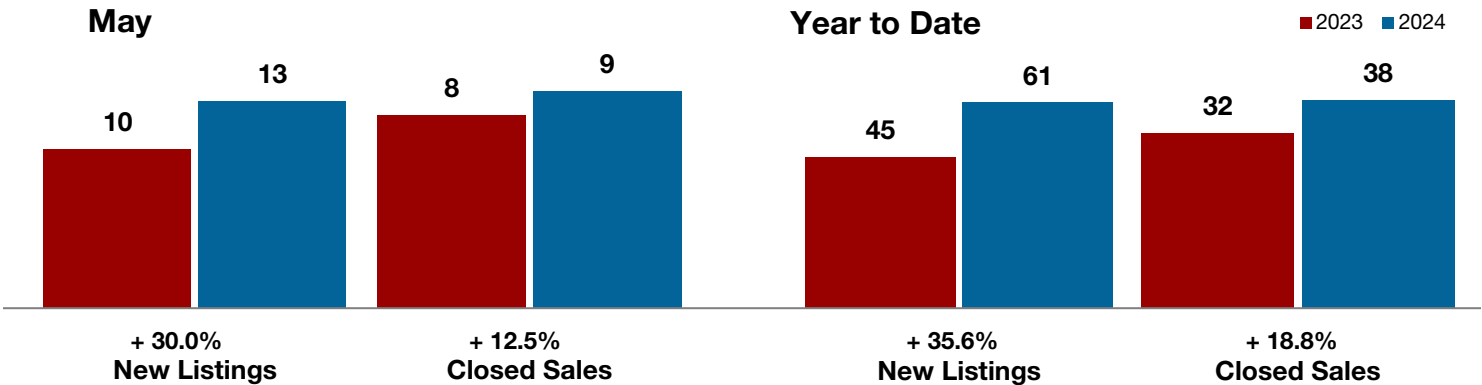
**+ 52.4%**

Change in  
Median Sales Price

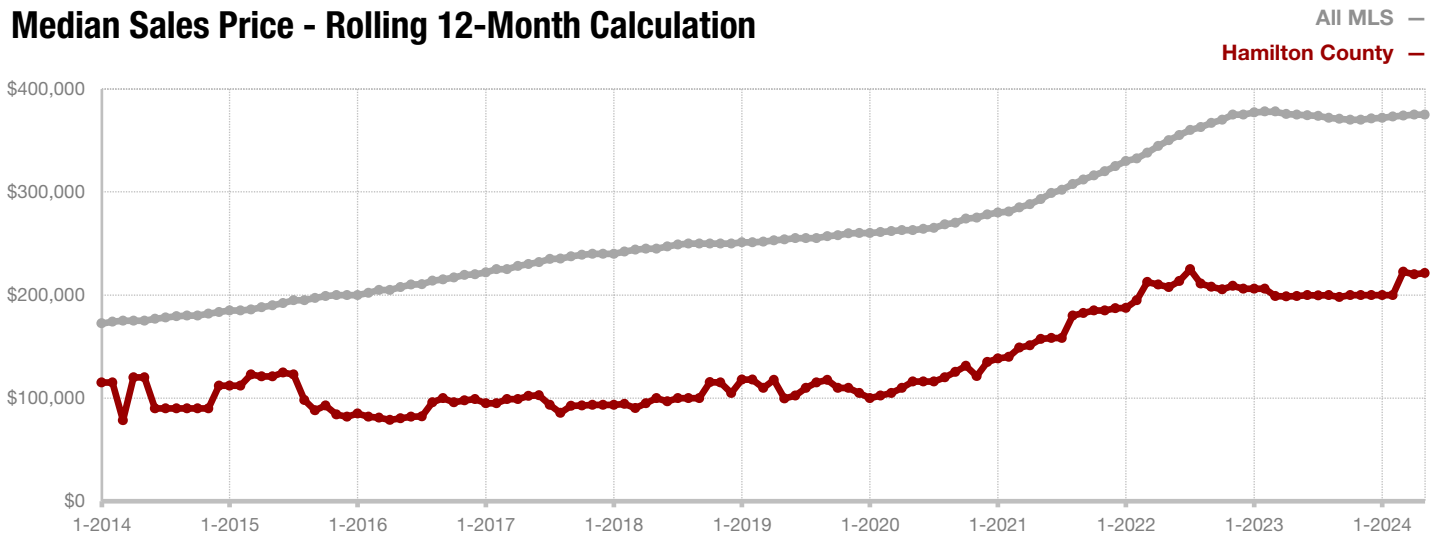
## Hamilton County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	10	13	+ 30.0%	45	61	+ 35.6%
Pending Sales	4	8	+ 100.0%	30	44	+ 46.7%
Closed Sales	8	9	+ 12.5%	32	38	+ 18.8%
Average Sales Price*	\$715,813	<b>\$382,889</b>	- 46.5%	\$416,732	<b>\$418,313</b>	+ 0.4%
Median Sales Price*	\$213,250	<b>\$325,000</b>	+ 52.4%	\$195,000	<b>\$201,500</b>	+ 3.3%
Percent of Original List Price Received*	100.6%	<b>88.9%</b>	- 11.6%	90.5%	<b>86.6%</b>	- 4.3%
Days on Market Until Sale	43	105	+ 144.2%	62	97	+ 56.5%
Inventory of Homes for Sale	45	46	+ 2.2%	--	--	--
Months Supply of Inventory	7.8	6.5	- 16.7%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2024

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



**+ 16.7%**

**0.0%**

**- 49.2%**

Change in  
New Listings

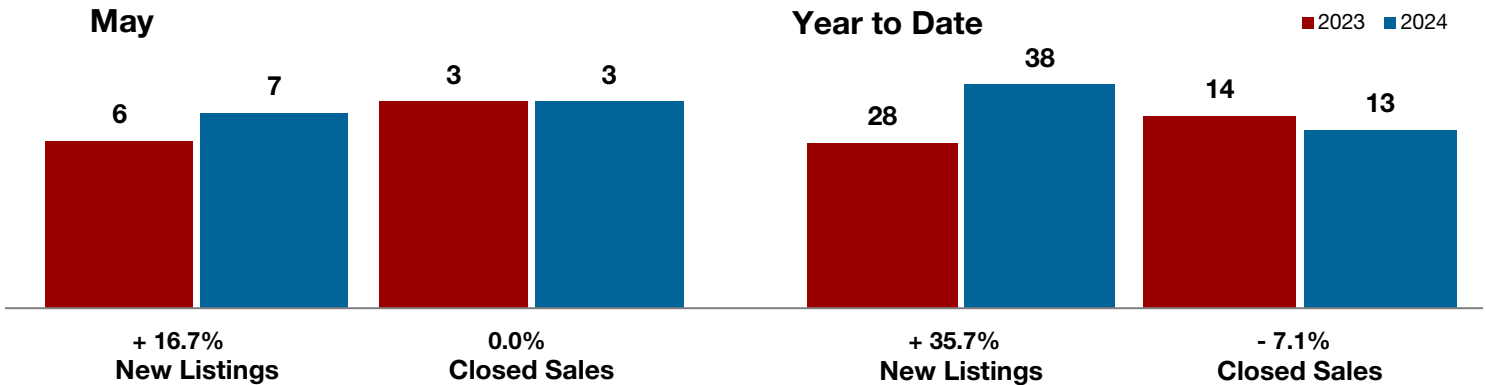
Change in  
Closed Sales

Change in  
Median Sales Price

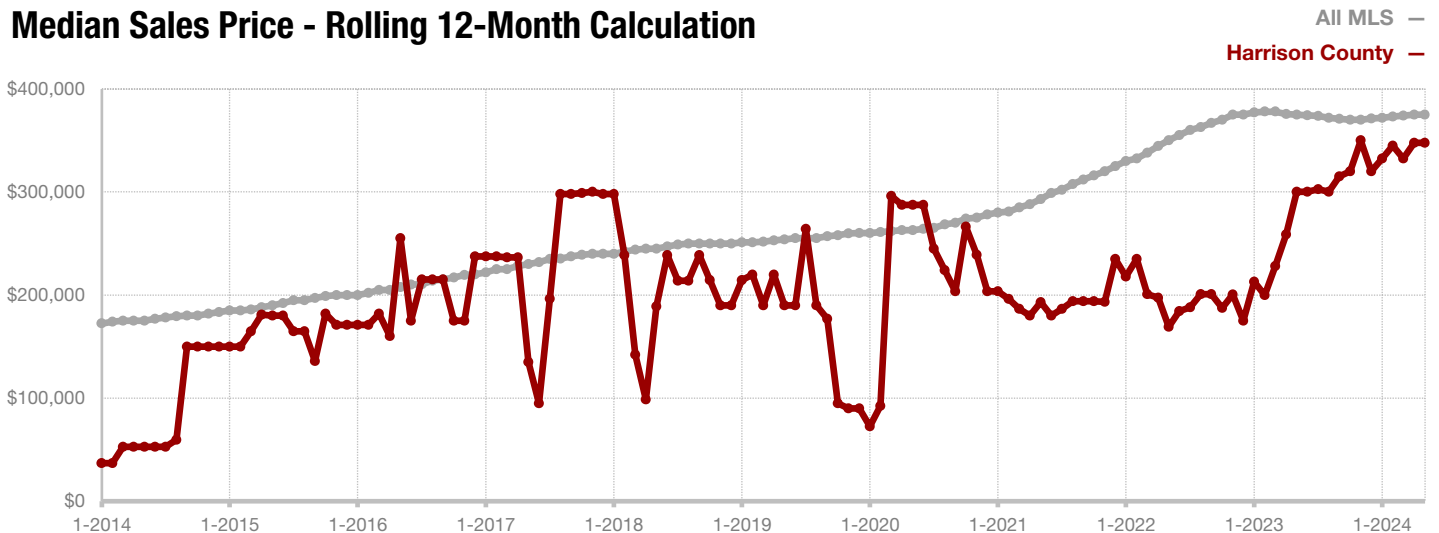
## Harrison County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	6	7	+ 16.7%	28	38	+ 35.7%
Pending Sales	0	2	--	11	16	+ 45.5%
Closed Sales	3	3	0.0%	14	13	- 7.1%
Average Sales Price*	\$343,883	<b>\$414,133</b>	+ 20.4%	\$298,611	<b>\$327,638</b>	+ 9.7%
Median Sales Price*	\$319,900	<b>\$162,500</b>	- 49.2%	\$317,450	<b>\$235,990</b>	- 25.7%
Percent of Original List Price Received*	97.3%	<b>96.5%</b>	- 0.8%	97.3%	<b>92.5%</b>	- 4.9%
Days on Market Until Sale	46	<b>117</b>	+ 154.3%	71	<b>84</b>	+ 18.3%
Inventory of Homes for Sale	17	<b>30</b>	+ 76.5%	--	--	--
Months Supply of Inventory	5.3	<b>12.7</b>	+ 139.6%	--	--	--

\* 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 – May 2024

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



**+ 4.5%**

**0.0%**

**+ 0.0%**

Change in  
New Listings

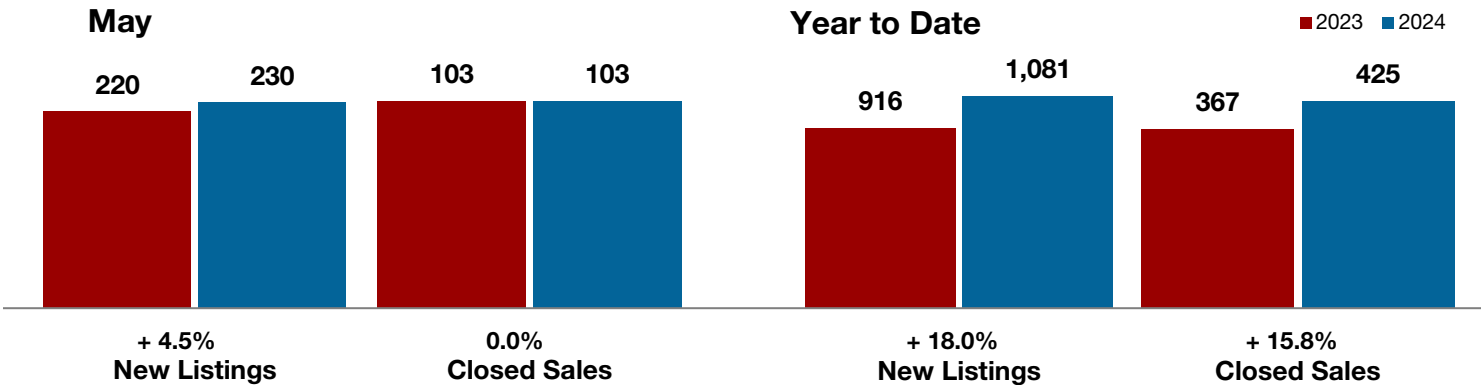
Change in  
Closed Sales

Change in  
Median Sales Price

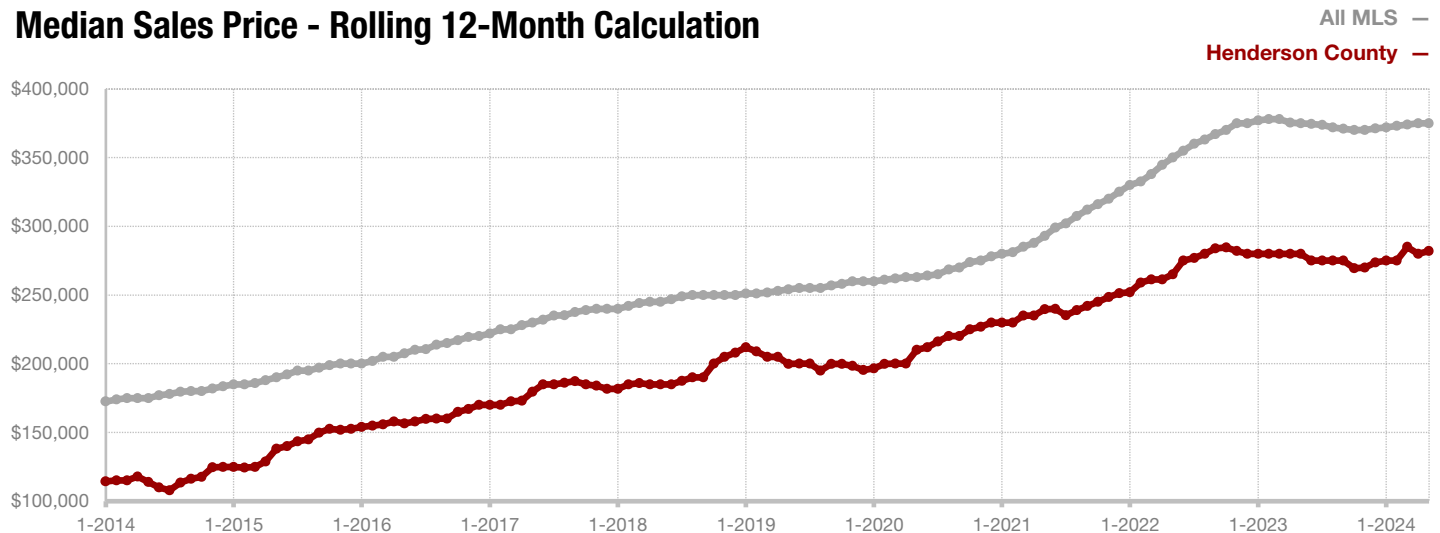
## Henderson County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	220	230	+ 4.5%	916	1,081	+ 18.0%
Pending Sales	112	81	- 27.7%	426	455	+ 6.8%
Closed Sales	103	103	0.0%	367	425	+ 15.8%
Average Sales Price*	\$409,247	\$492,623	+ 20.4%	\$400,616	\$477,270	+ 19.1%
Median Sales Price*	\$291,000	\$291,111	+ 0.0%	\$270,000	\$285,000	+ 5.6%
Percent of Original List Price Received*	94.5%	93.7%	- 0.8%	92.2%	91.7%	- 0.5%
Days on Market Until Sale	58	80	+ 37.9%	66	81	+ 22.7%
Inventory of Homes for Sale	653	835	+ 27.9%	--	--	--
Months Supply of Inventory	7.7	9.7	+ 26.0%	--	--	--

\* 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 – May 2024

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



**+ 5.7%**

**- 6.1%**

**0.0%**

Change in  
New Listings

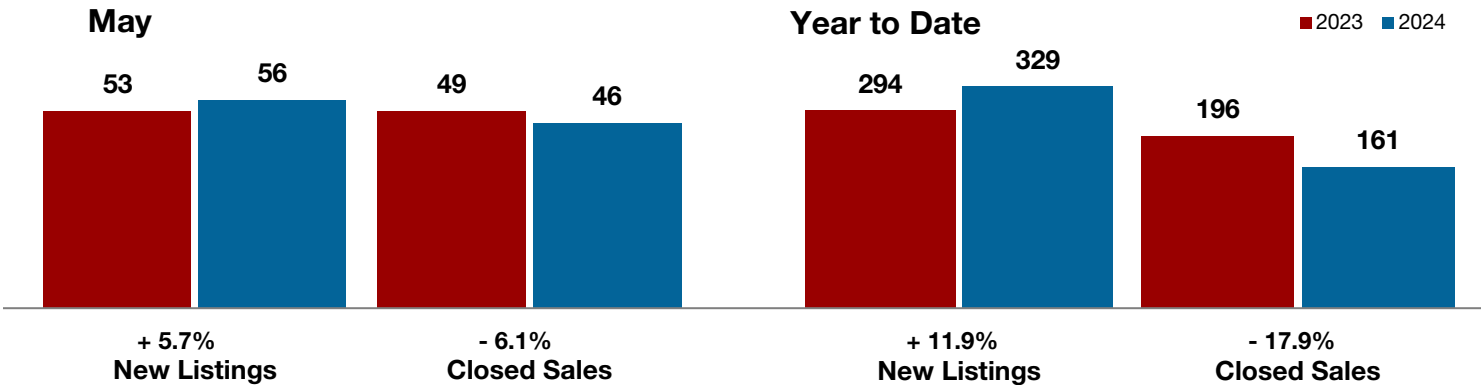
Change in  
Closed Sales

Change in  
Median Sales Price

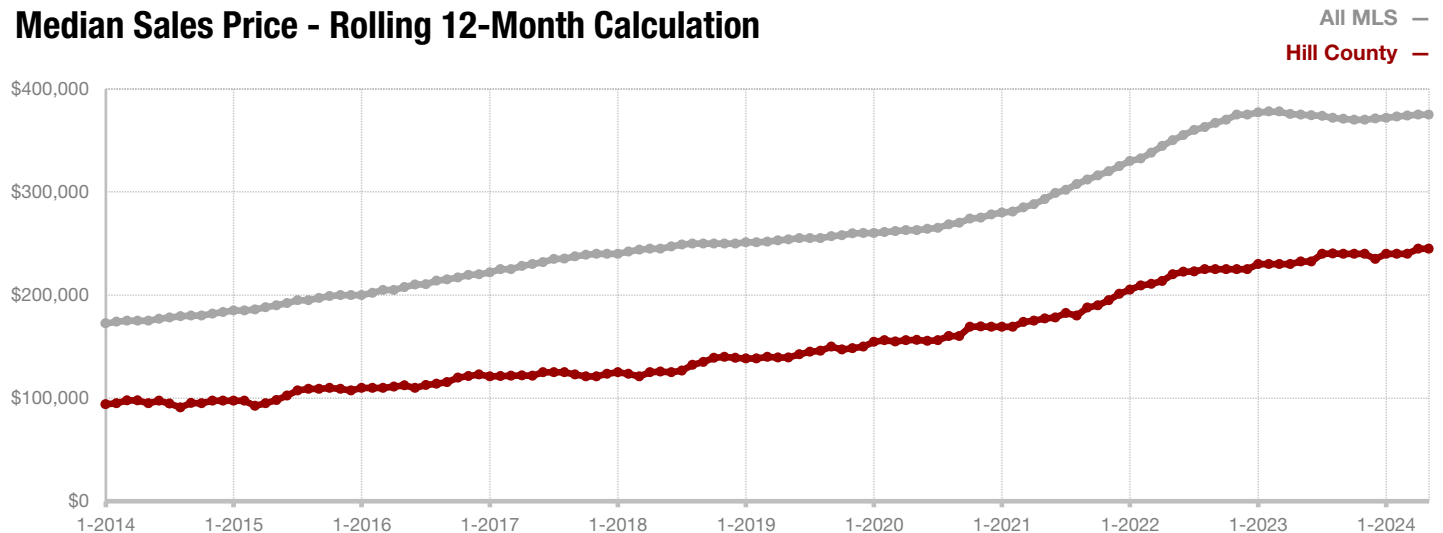
## Hill County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	53	56	+ 5.7%	294	329	+ 11.9%
Pending Sales	36	30	- 16.7%	217	186	- 14.3%
Closed Sales	49	46	- 6.1%	196	161	- 17.9%
Average Sales Price*	\$298,436	\$269,180	- 9.8%	\$276,397	\$284,112	+ 2.8%
Median Sales Price*	\$255,000	\$255,000	0.0%	\$227,000	\$254,500	+ 12.1%
Percent of Original List Price Received*	96.9%	95.8%	- 1.1%	92.7%	94.3%	+ 1.7%
Days on Market Until Sale	54	73	+ 35.2%	59	78	+ 32.2%
Inventory of Homes for Sale	179	207	+ 15.6%	--	--	--
Months Supply of Inventory	4.7	6.2	+ 31.9%	--	--	--

\* 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 – May 2024

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



**+ 7.3%**

**+ 22.8%**

**+ 2.4%**

Change in  
New Listings

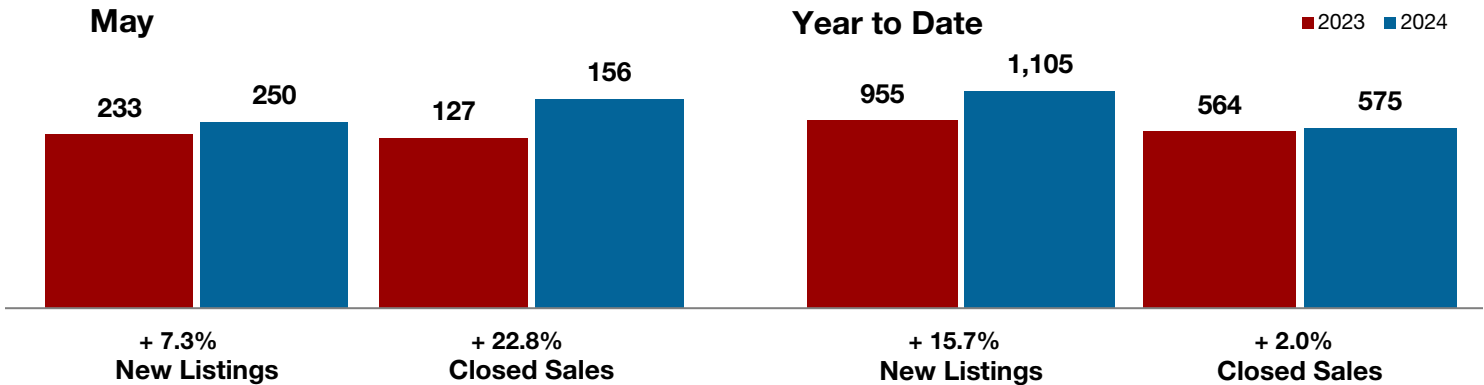
Change in  
Closed Sales

Change in  
Median Sales Price

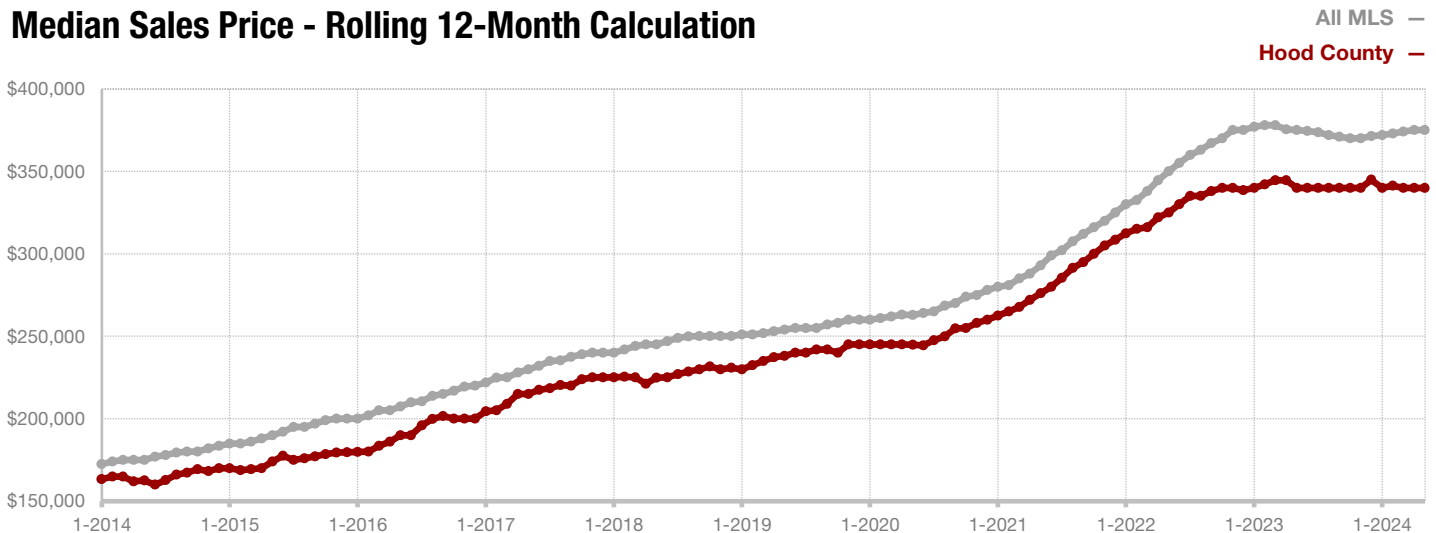
## Hood County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	233	250	+ 7.3%	955	1,105	+ 15.7%
Pending Sales	133	107	- 19.5%	632	614	- 2.8%
Closed Sales	127	156	+ 22.8%	564	575	+ 2.0%
Average Sales Price*	\$407,348	\$431,038	+ 5.8%	\$430,071	\$419,183	- 2.5%
Median Sales Price*	\$340,000	\$348,250	+ 2.4%	\$342,000	\$334,200	- 2.3%
Percent of Original List Price Received*	94.9%	95.6%	+ 0.7%	93.5%	94.4%	+ 1.0%
Days on Market Until Sale	62	60	- 3.2%	64	74	+ 15.6%
Inventory of Homes for Sale	520	687	+ 32.1%	--	--	--
Months Supply of Inventory	4.3	6.0	+ 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 – May 2024

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



**+ 9.3%**

**- 53.3%**

**- 8.3%**

Change in  
New Listings

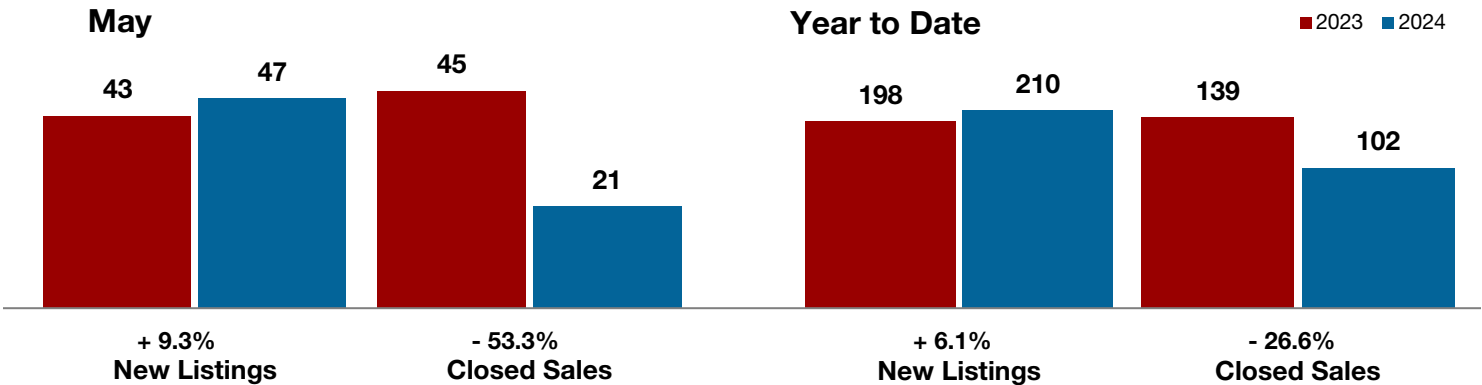
Change in  
Closed Sales

Change in  
Median Sales Price

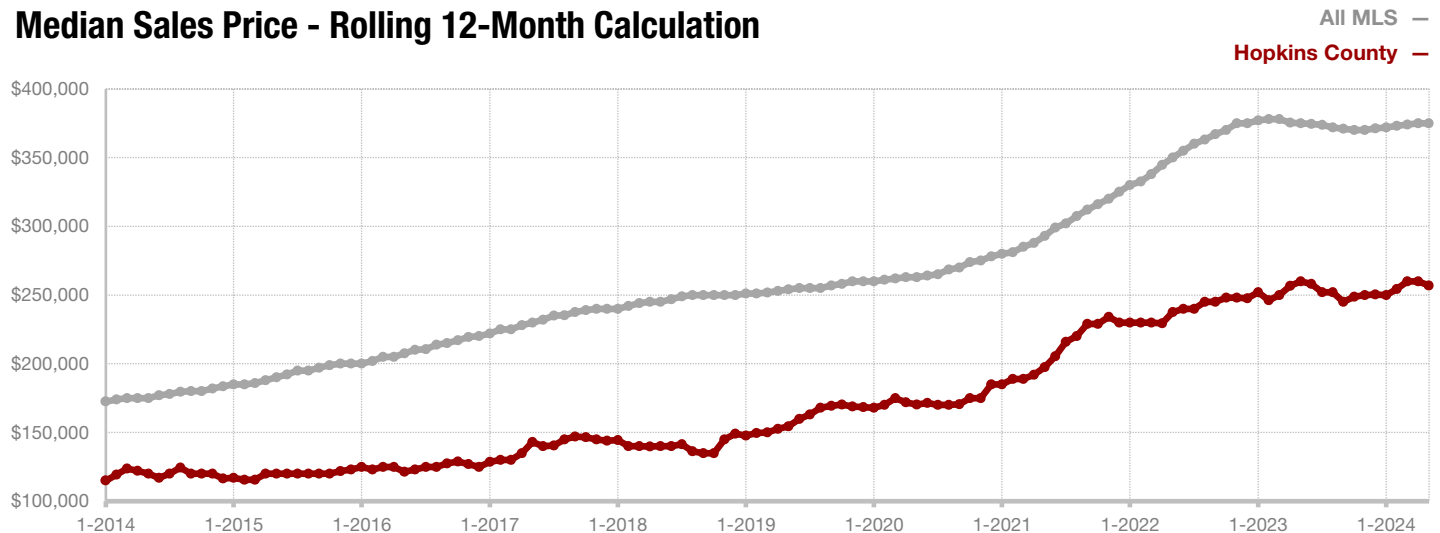
## Hopkins County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	43	47	+ 9.3%	198	210	+ 6.1%
Pending Sales	38	19	- 50.0%	149	109	- 26.8%
Closed Sales	45	21	- 53.3%	139	102	- 26.6%
Average Sales Price*	\$281,611	<b>\$277,299</b>	- 1.5%	\$300,083	<b>\$311,337</b>	+ 3.8%
Median Sales Price*	\$265,000	<b>\$243,000</b>	- 8.3%	\$257,900	<b>\$279,900</b>	+ 8.5%
Percent of Original List Price Received*	97.0%	<b>94.7%</b>	- 2.4%	93.4%	<b>94.5%</b>	+ 1.2%
Days on Market Until Sale	51	50	- 2.0%	64	69	+ 7.8%
Inventory of Homes for Sale	117	150	+ 28.2%	--	--	--
Months Supply of Inventory	4.3	6.3	+ 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 – May 2024

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



**+ 38.5%**

**+ 9.1%**

**- 0.6%**

Change in  
New Listings

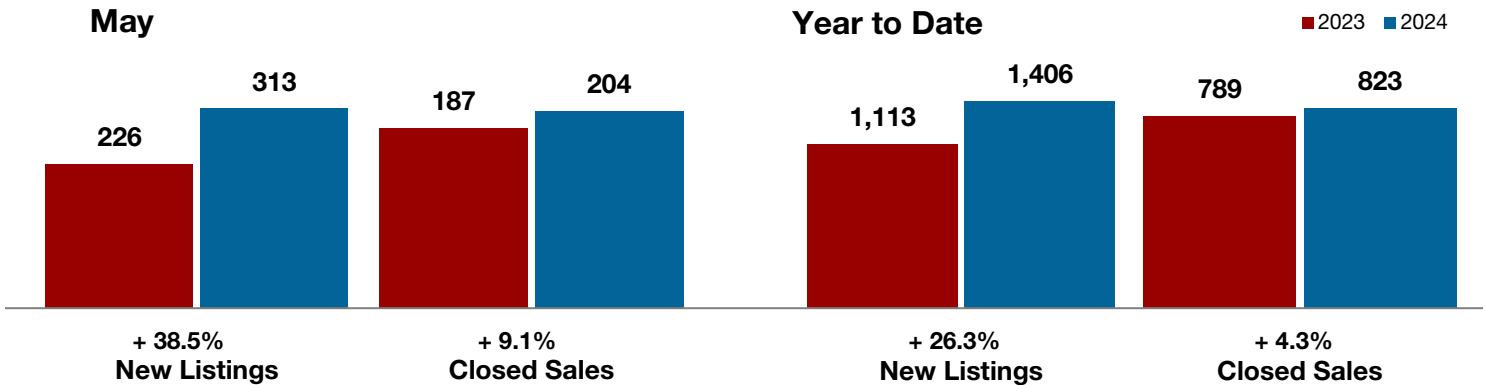
Change in  
Closed Sales

Change in  
Median Sales Price

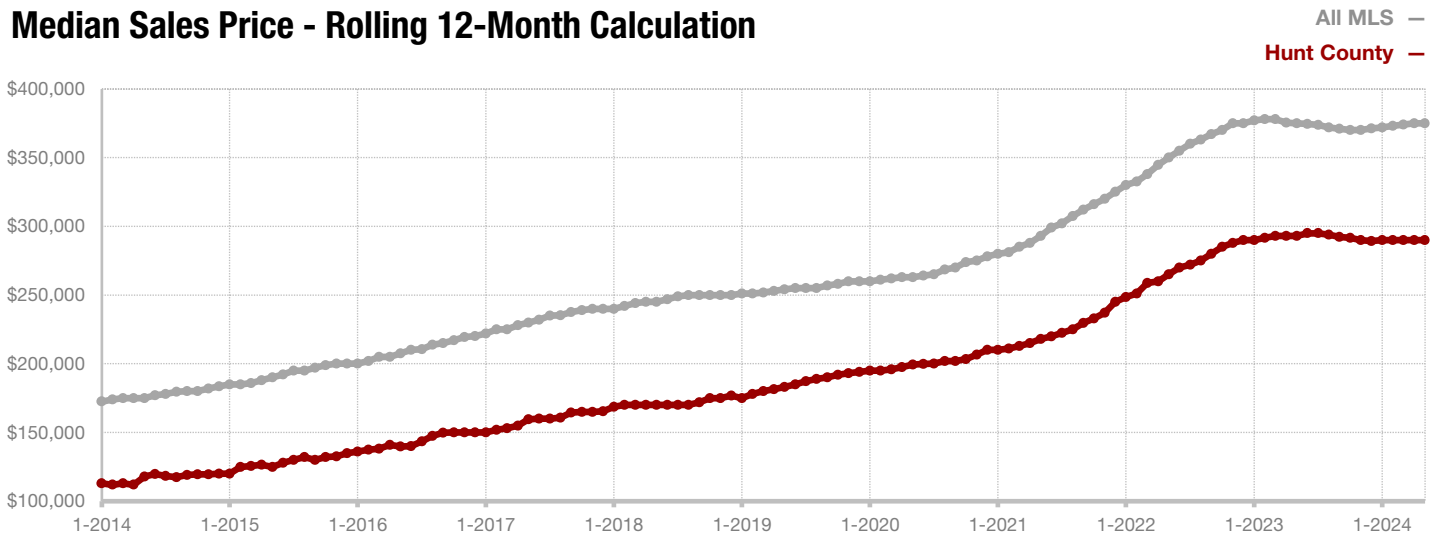
## Hunt County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	226	313	+ 38.5%	1,113	1,406	+ 26.3%
Pending Sales	184	171	- 7.1%	869	886	+ 2.0%
Closed Sales	187	204	+ 9.1%	789	823	+ 4.3%
Average Sales Price*	\$335,625	\$334,324	- 0.4%	\$319,969	\$337,647	+ 5.5%
Median Sales Price*	\$296,308	\$294,500	- 0.6%	\$288,895	\$292,940	+ 1.4%
Percent of Original List Price Received*	95.0%	94.8%	- 0.2%	94.4%	93.3%	- 1.2%
Days on Market Until Sale	63	69	+ 9.5%	60	70	+ 16.7%
Inventory of Homes for Sale	567	801	+ 41.3%	--	--	--
Months Supply of Inventory	3.6	4.9	+ 36.1%	--	--	--

\* 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 – May 2024

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



**+ 12.5%**

**0.0%**

**+ 390.0%**

Change in  
New Listings

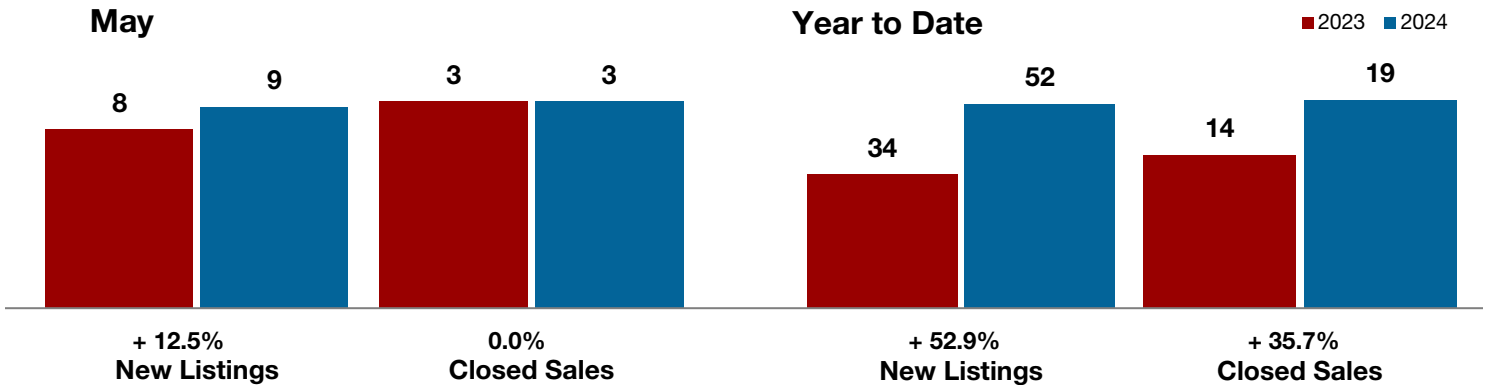
Change in  
Closed Sales

Change in  
Median Sales Price

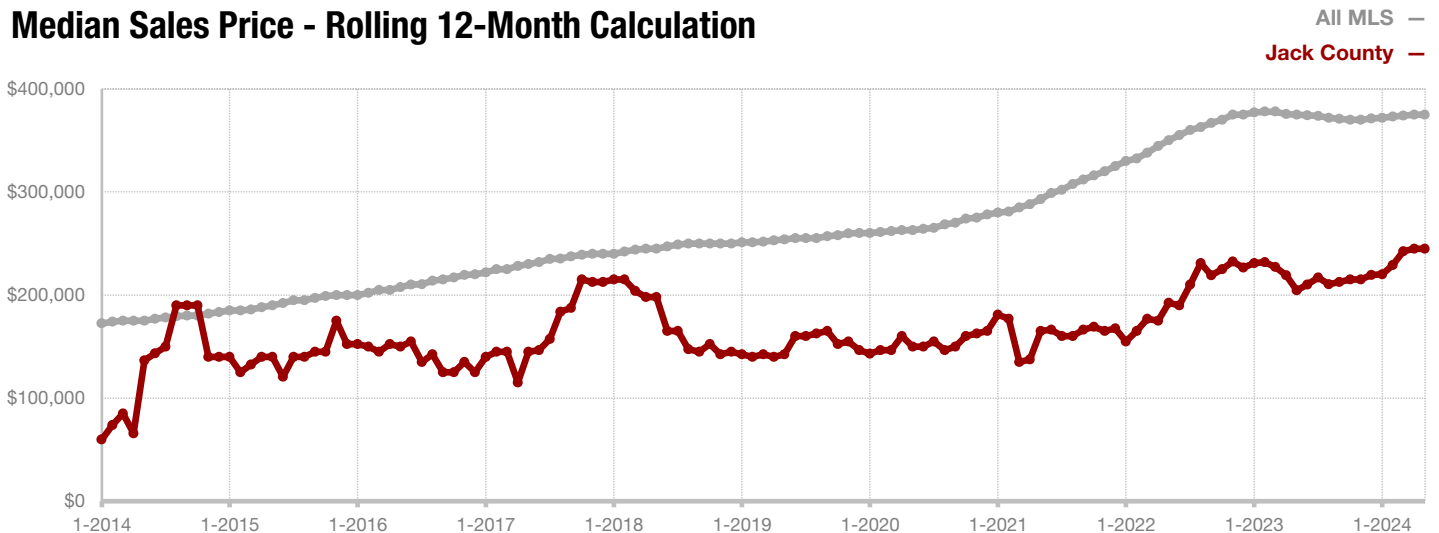
## Jack County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	9	+ 12.5%	34	52	+ 52.9%
Pending Sales	5	3	- 40.0%	15	17	+ 13.3%
Closed Sales	3	3	0.0%	14	19	+ 35.7%
Average Sales Price*	\$138,333	<b>\$308,333</b>	+ 122.9%	\$280,429	<b>\$671,656</b>	+ 139.5%
Median Sales Price*	\$50,000	<b>\$245,000</b>	+ 390.0%	\$172,000	<b>\$310,000</b>	+ 80.2%
Percent of Original List Price Received*	76.6%	<b>95.6%</b>	+ 24.8%	83.0%	<b>92.6%</b>	+ 11.6%
Days on Market Until Sale	135	10	- 92.6%	99	90	- 9.1%
Inventory of Homes for Sale	36	46	+ 27.8%	--	--	--
Months Supply of Inventory	9.8	10.6	+ 8.2%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2024

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



**+ 30.9%**

Change in  
New Listings

**- 9.3%**

Change in  
Closed Sales

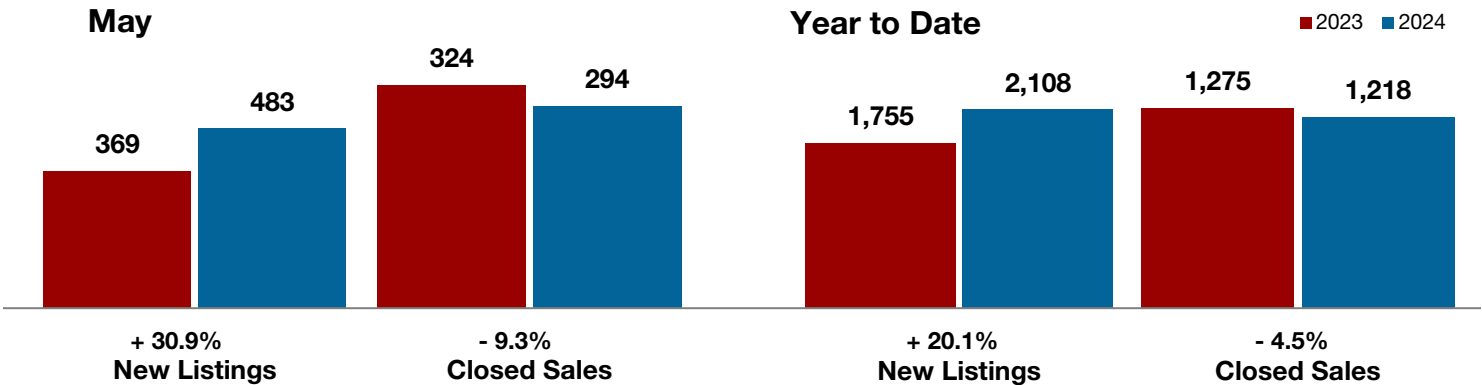
**+ 0.3%**

Change in  
Median Sales Price

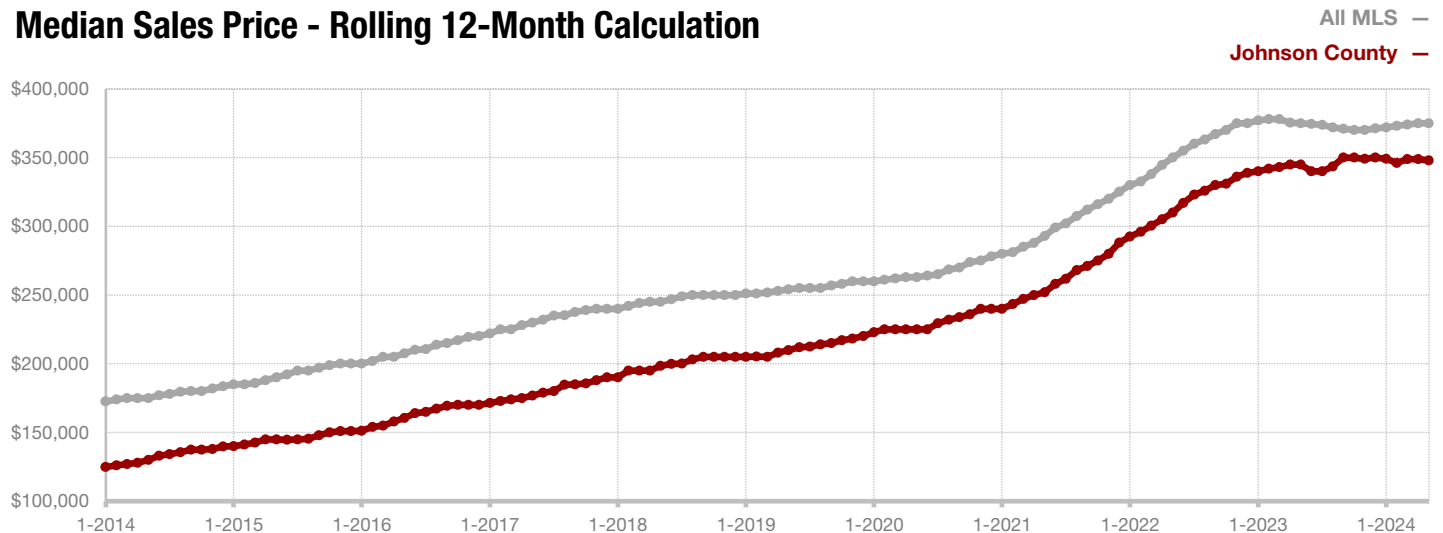
## Johnson County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	369	483	+ 30.9%	1,755	2,108	+ 20.1%
Pending Sales	316	280	- 11.4%	1,402	1,347	- 3.9%
Closed Sales	324	294	- 9.3%	1,275	1,218	- 4.5%
Average Sales Price*	\$395,450	\$387,458	- 2.0%	\$382,564	\$378,524	- 1.1%
Median Sales Price*	\$350,000	\$350,914	+ 0.3%	\$349,990	\$345,000	- 1.4%
Percent of Original List Price Received*	96.2%	96.0%	- 0.2%	94.5%	95.5%	+ 1.1%
Days on Market Until Sale	58	62	+ 6.9%	65	68	+ 4.6%
Inventory of Homes for Sale	804	1,206	+ 50.0%	--	--	--
Months Supply of Inventory	3.1	4.9	+ 58.1%	--	--	--

\* 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 – May 2024

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



**+ 5.0%**

**+ 18.8%**

**+ 58.8%**

Change in  
New Listings

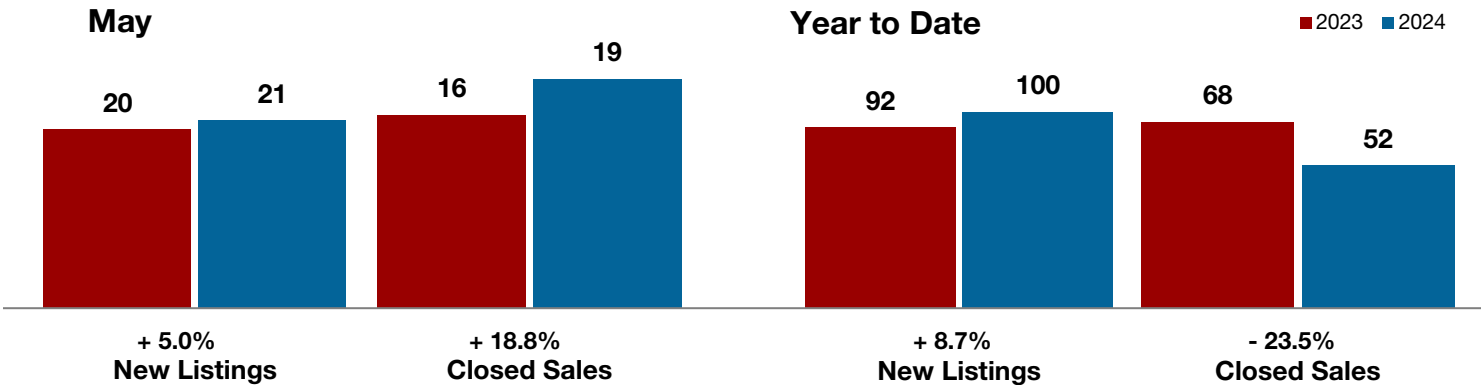
Change in  
Closed Sales

Change in  
Median Sales Price

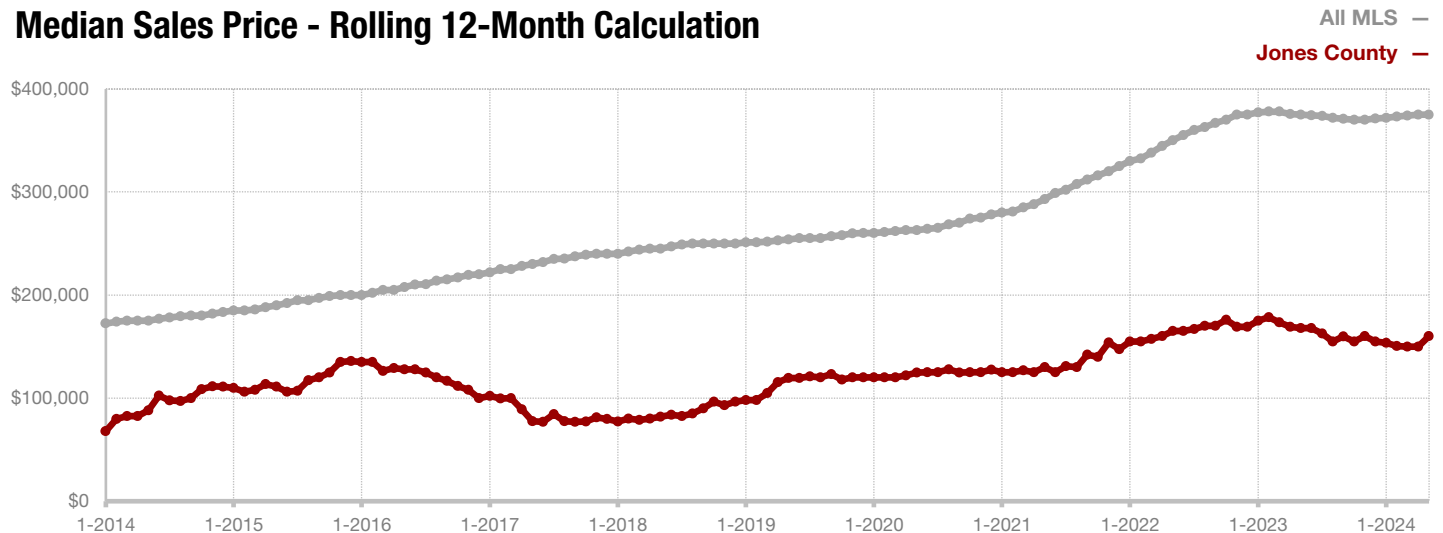
## Jones County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	20	21	+ 5.0%	92	100	+ 8.7%
Pending Sales	16	7	- 56.3%	75	56	- 25.3%
Closed Sales	16	19	+ 18.8%	68	52	- 23.5%
Average Sales Price*	\$131,367	<b>\$254,189</b>	+ 93.5%	\$178,979	<b>\$213,379</b>	+ 19.2%
Median Sales Price*	\$120,000	<b>\$190,500</b>	+ 58.8%	\$153,500	<b>\$168,000</b>	+ 9.4%
Percent of Original List Price Received*	91.1%	<b>88.1%</b>	- 3.3%	92.3%	<b>89.4%</b>	- 3.1%
Days on Market Until Sale	50	80	+ 60.0%	73	73	0.0%
Inventory of Homes for Sale	55	75	+ 36.4%	--	--	--
Months Supply of Inventory	4.1	7.1	+ 73.2%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2024

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



**+ 39.7%**

**+ 10.2%**

**- 5.2%**

Change in  
New Listings

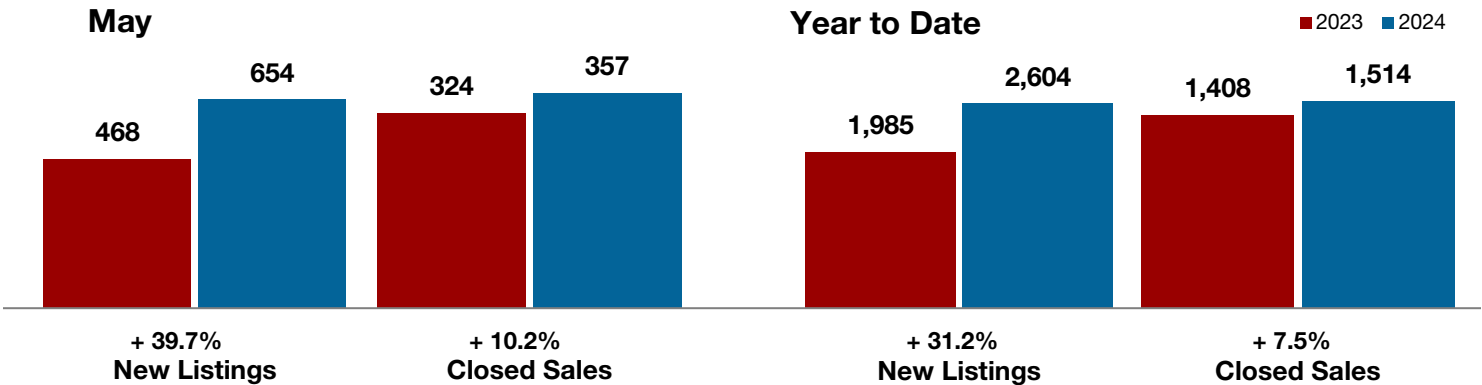
Change in  
Closed Sales

Change in  
Median Sales Price

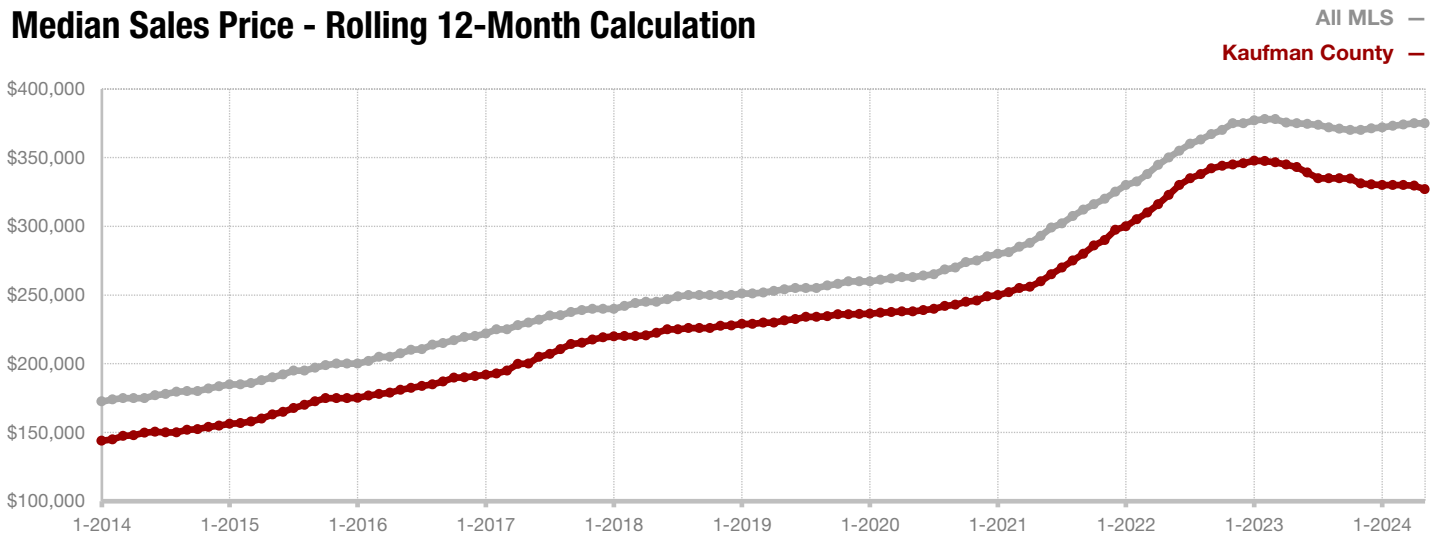
## Kaufman County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	468	<b>654</b>	+ 39.7%	1,985	<b>2,604</b>	+ 31.2%
Pending Sales	334	<b>381</b>	+ 14.1%	1,555	<b>1,743</b>	+ 12.1%
Closed Sales	324	<b>357</b>	+ 10.2%	1,408	<b>1,514</b>	+ 7.5%
Average Sales Price*	\$366,641	<b>\$349,459</b>	- 4.7%	\$353,178	<b>\$346,494</b>	- 1.9%
Median Sales Price*	\$337,495	<b>\$320,000</b>	- 5.2%	\$330,000	<b>\$317,845</b>	- 3.7%
Percent of Original List Price Received*	95.4%	<b>95.1%</b>	- 0.3%	94.1%	<b>93.9%</b>	- 0.2%
Days on Market Until Sale	59	<b>63</b>	+ 6.8%	72	<b>70</b>	- 2.8%
Inventory of Homes for Sale	1,041	<b>1,438</b>	+ 38.1%	--	--	--
Months Supply of Inventory	3.6	<b>4.8</b>	+ 33.3%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2024

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



**+ 37.7%**

**+ 109.1%**

**+ 32.8%**

Change in  
New Listings

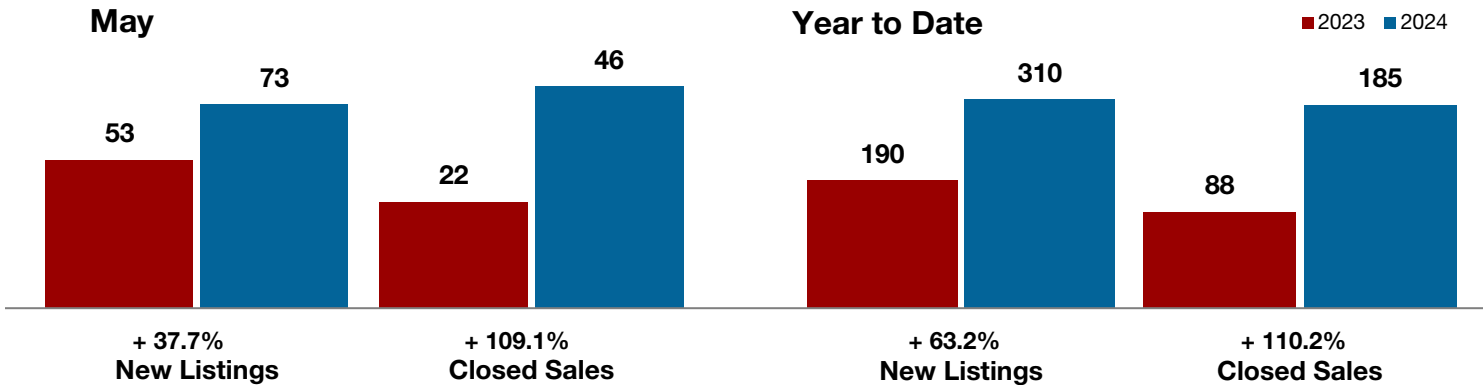
Change in  
Closed Sales

Change in  
Median Sales Price

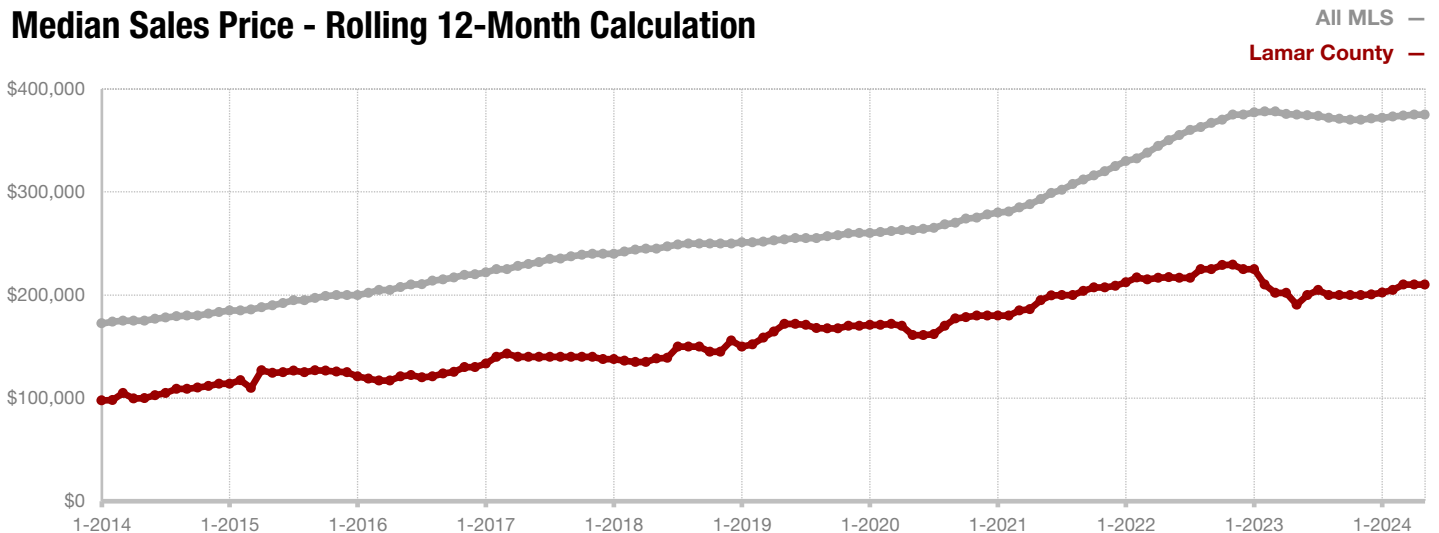
## Lamar County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	53	<b>73</b>	+ 37.7%	190	<b>310</b>	+ 63.2%
Pending Sales	40	<b>31</b>	- 22.5%	118	<b>193</b>	+ 63.6%
Closed Sales	22	<b>46</b>	+ 109.1%	88	<b>185</b>	+ 110.2%
Average Sales Price*	\$208,908	<b>\$274,772</b>	+ 31.5%	\$214,714	<b>\$256,314</b>	+ 19.4%
Median Sales Price*	\$152,500	<b>\$202,500</b>	+ 32.8%	\$172,250	<b>\$214,500</b>	+ 24.5%
Percent of Original List Price Received*	95.1%	<b>92.3%</b>	- 2.9%	90.9%	<b>91.9%</b>	+ 1.1%
Days on Market Until Sale	69	<b>66</b>	- 4.3%	72	<b>68</b>	- 5.6%
Inventory of Homes for Sale	126	<b>194</b>	+ 54.0%	--	--	--
Months Supply of Inventory	5.4	<b>6.0</b>	+ 11.1%	--	--	--

\* 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 – May 2024

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



**+ 15.8%**

**+ 12.5%**

**- 54.9%**

Change in  
New Listings

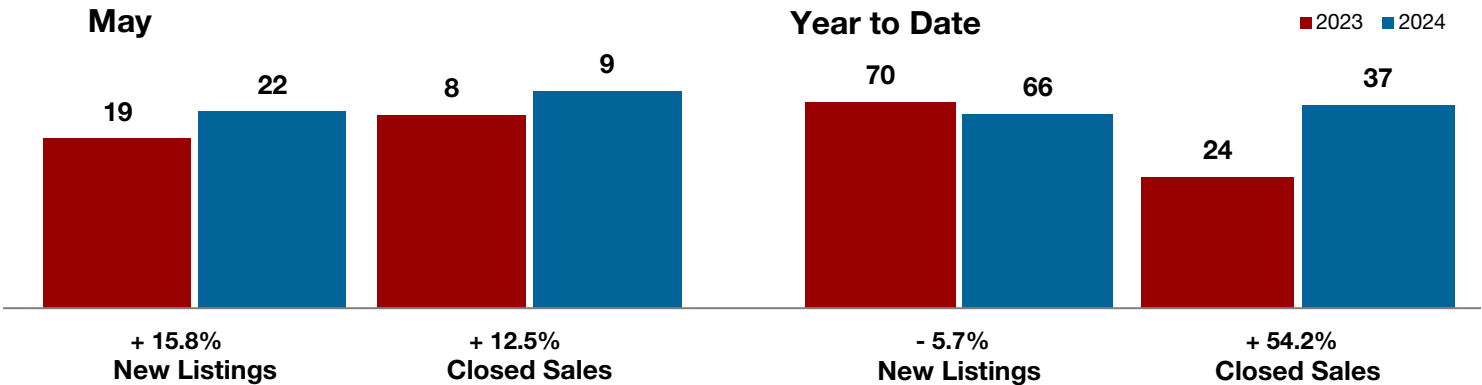
Change in  
Closed Sales

Change in  
Median Sales Price

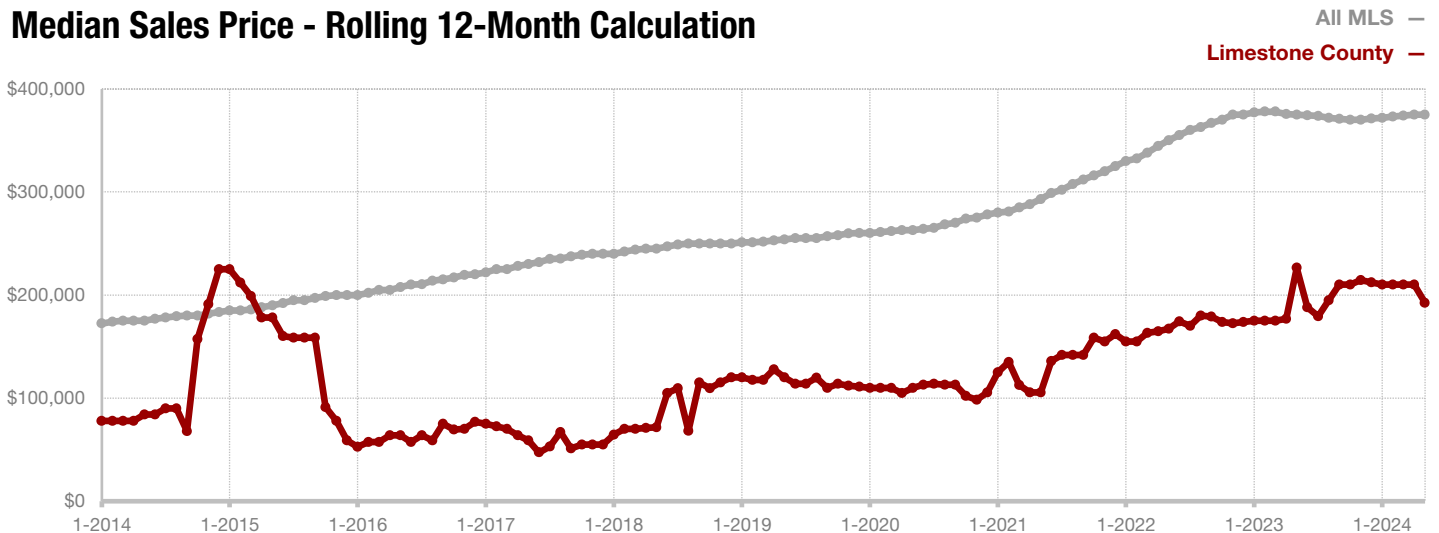
## Limestone County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	19	22	+ 15.8%	70	66	- 5.7%
Pending Sales	13	3	- 76.9%	34	31	- 8.8%
Closed Sales	8	9	+ 12.5%	24	37	+ 54.2%
Average Sales Price*	\$347,963	<b>\$372,889</b>	+ 7.2%	\$256,742	<b>\$249,750</b>	- 2.7%
Median Sales Price*	\$352,750	<b>\$159,000</b>	- 54.9%	\$272,598	<b>\$196,750</b>	- 27.8%
Percent of Original List Price Received*	89.7%	<b>79.0%</b>	- 11.9%	87.8%	<b>86.3%</b>	- 1.7%
Days on Market Until Sale	120	<b>102</b>	- 15.0%	130	<b>91</b>	- 30.0%
Inventory of Homes for Sale	52	<b>62</b>	+ 19.2%	--	--	--
Months Supply of Inventory	8.1	<b>9.0</b>	+ 11.1%	--	--	--

\* 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 – May 2024

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



**+ 11.1%**

**+ 28.6%**

**+ 15.0%**

Change in  
New Listings

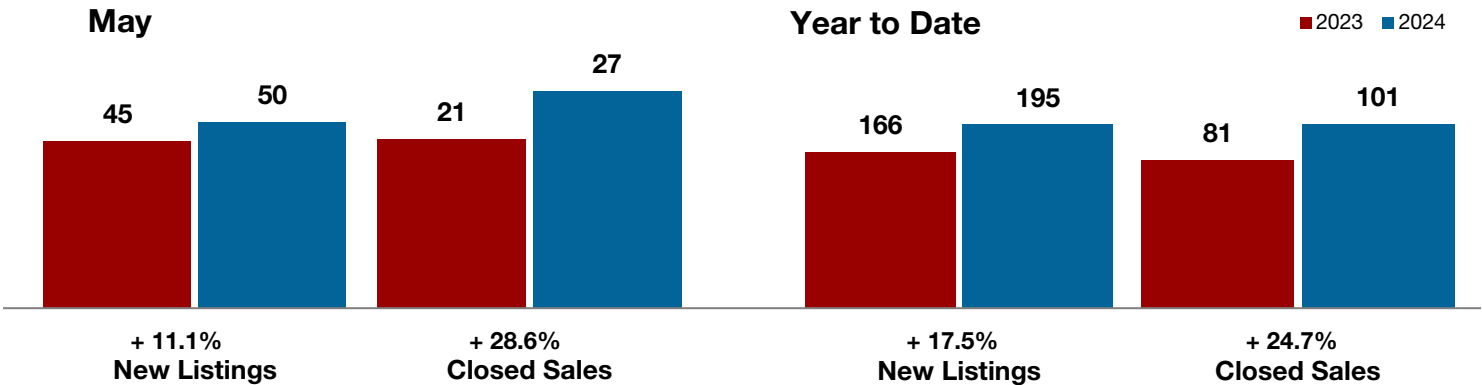
Change in  
Closed Sales

Change in  
Median Sales Price

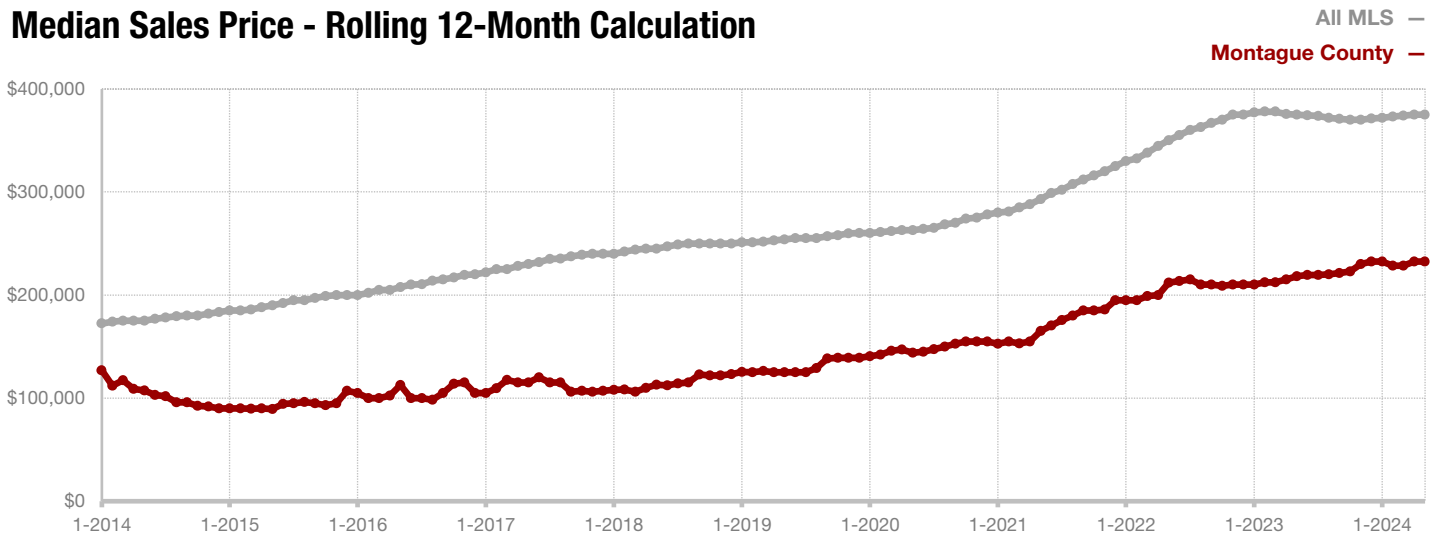
## Montague County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	45	50	+ 11.1%	166	195	+ 17.5%
Pending Sales	22	15	- 31.8%	97	105	+ 8.2%
Closed Sales	21	27	+ 28.6%	81	101	+ 24.7%
Average Sales Price*	\$318,500	<b>\$488,957</b>	+ 53.5%	\$312,886	<b>\$369,115</b>	+ 18.0%
Median Sales Price*	\$300,000	<b>\$344,900</b>	+ 15.0%	\$250,000	<b>\$250,000</b>	0.0%
Percent of Original List Price Received*	92.7%	<b>94.6%</b>	+ 2.0%	90.9%	<b>91.5%</b>	+ 0.7%
Days on Market Until Sale	63	99	+ 57.1%	63	87	+ 38.1%
Inventory of Homes for Sale	109	153	+ 40.4%	--	--	--
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 – May 2024

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



**+ 21.2%**

**- 15.5%**

**+ 4.4%**

Change in  
New Listings

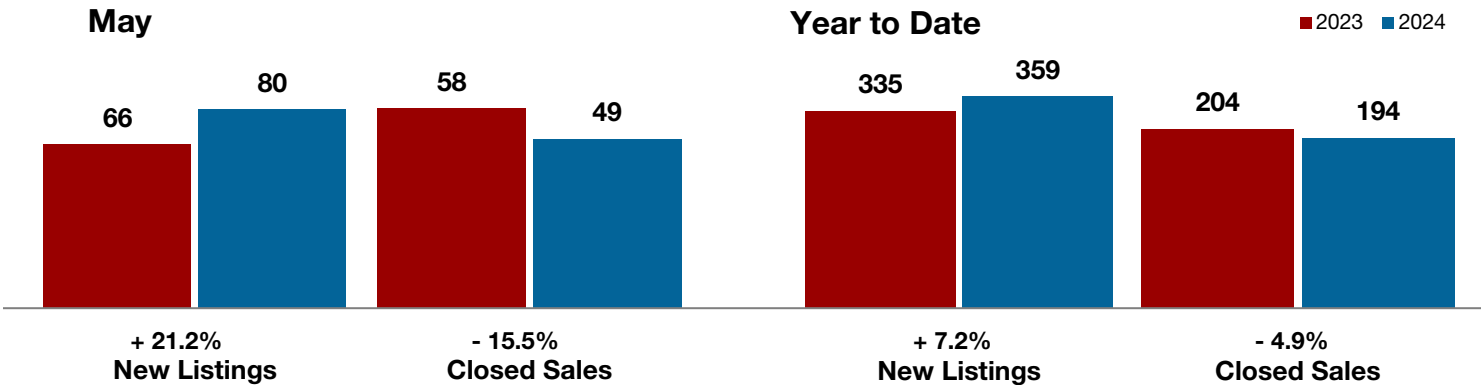
Change in  
Closed Sales

Change in  
Median Sales Price

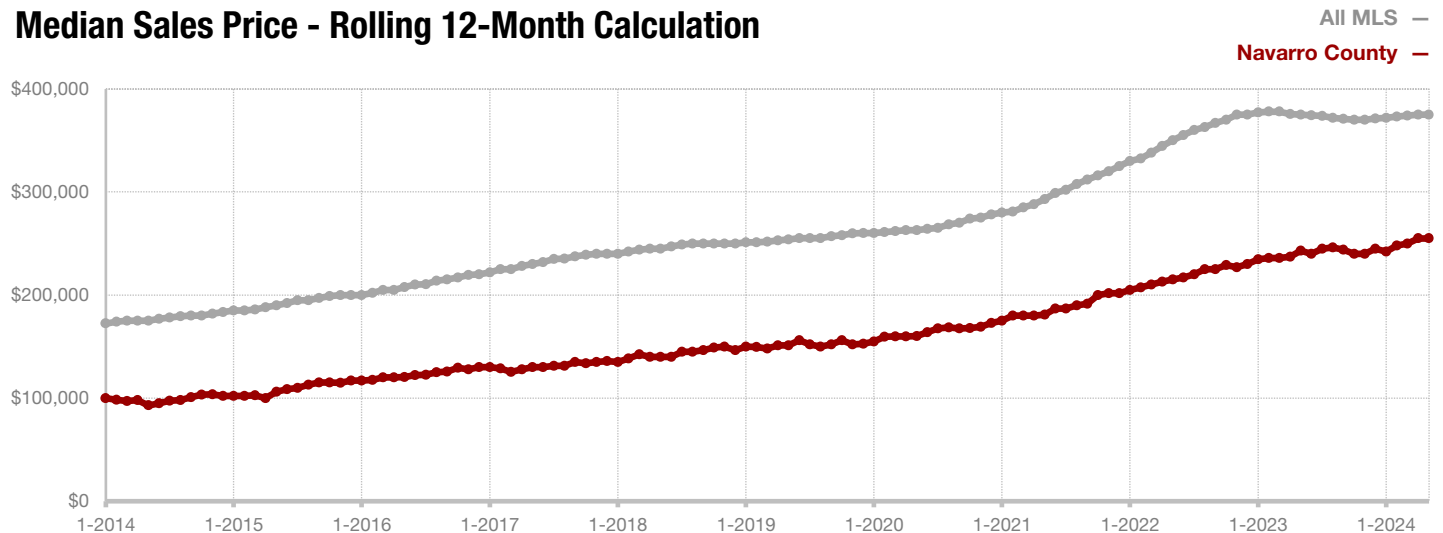
## Navarro County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	66	80	+ 21.2%	335	359	+ 7.2%
Pending Sales	45	42	- 6.7%	221	212	- 4.1%
Closed Sales	58	49	- 15.5%	204	194	- 4.9%
Average Sales Price*	\$404,932	\$507,284	+ 25.3%	\$327,040	\$379,730	+ 16.1%
Median Sales Price*	\$292,105	\$305,000	+ 4.4%	\$240,000	\$265,000	+ 10.4%
Percent of Original List Price Received*	95.1%	94.1%	- 1.1%	92.3%	94.4%	+ 2.3%
Days on Market Until Sale	55	96	+ 74.5%	68	71	+ 4.4%
Inventory of Homes for Sale	191	238	+ 24.6%	--	--	--
Months Supply of Inventory	4.4	6.0	+ 36.4%	--	--	--

\* 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 – May 2024

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



**+ 250.0%**

**- 60.0%**

**+ 22.3%**

Change in  
New Listings

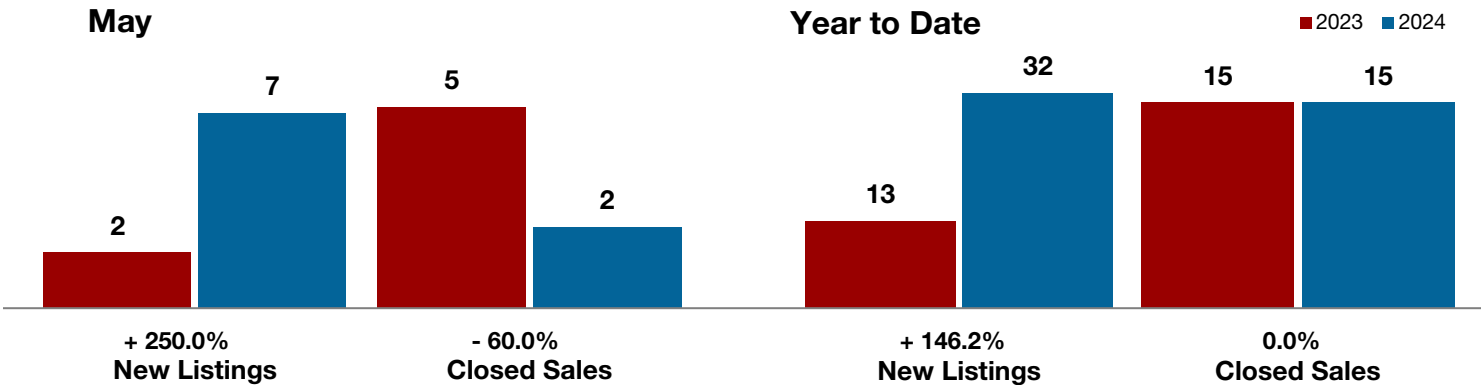
Change in  
Closed Sales

Change in  
Median Sales Price

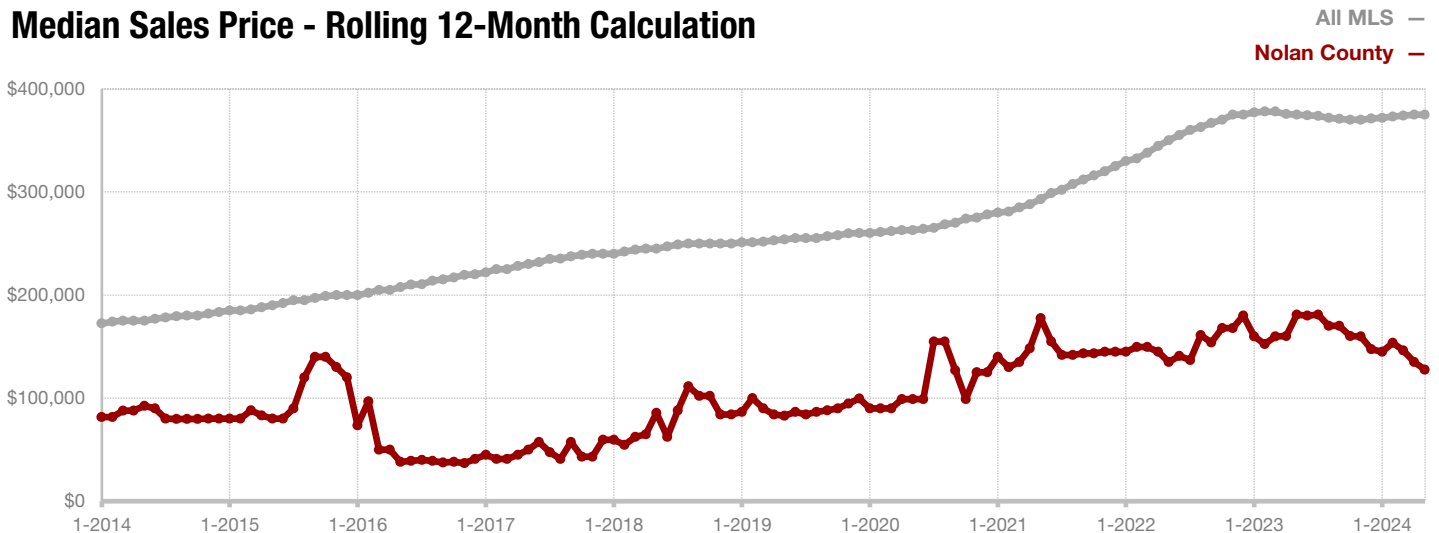
## Nolan County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2	7	+ 250.0%	13	32	+ 146.2%
Pending Sales	0	6	--	10	19	+ 90.0%
Closed Sales	5	2	- 60.0%	15	15	0.0%
Average Sales Price*	\$188,680	<b>\$244,500</b>	+ 29.6%	\$164,586	<b>\$158,271</b>	- 3.8%
Median Sales Price*	\$199,900	<b>\$244,500</b>	+ 22.3%	\$159,950	<b>\$117,999</b>	- 26.2%
Percent of Original List Price Received*	95.8%	93.7%	- 2.2%	94.6%	92.9%	- 1.8%
Days on Market Until Sale	49	29	- 40.8%	71	76	+ 7.0%
Inventory of Homes for Sale	10	29	+ 190.0%	--	--	--
Months Supply of Inventory	4.4	10.6	+ 140.9%	--	--	--

\* 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 – May 2024

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



**+ 14.9%**

**+ 2.0%**

**- 9.1%**

Change in  
New Listings

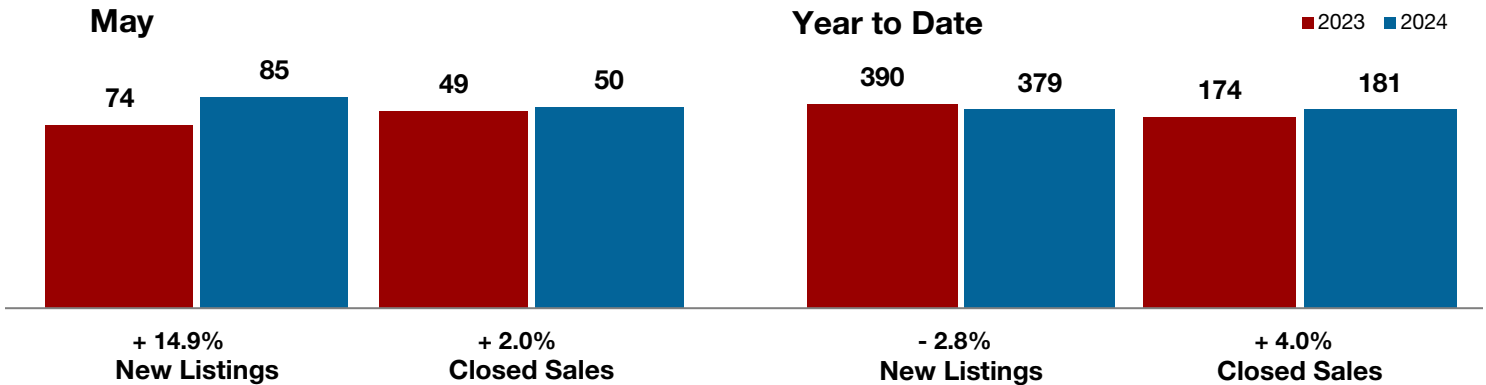
Change in  
Closed Sales

Change in  
Median Sales Price

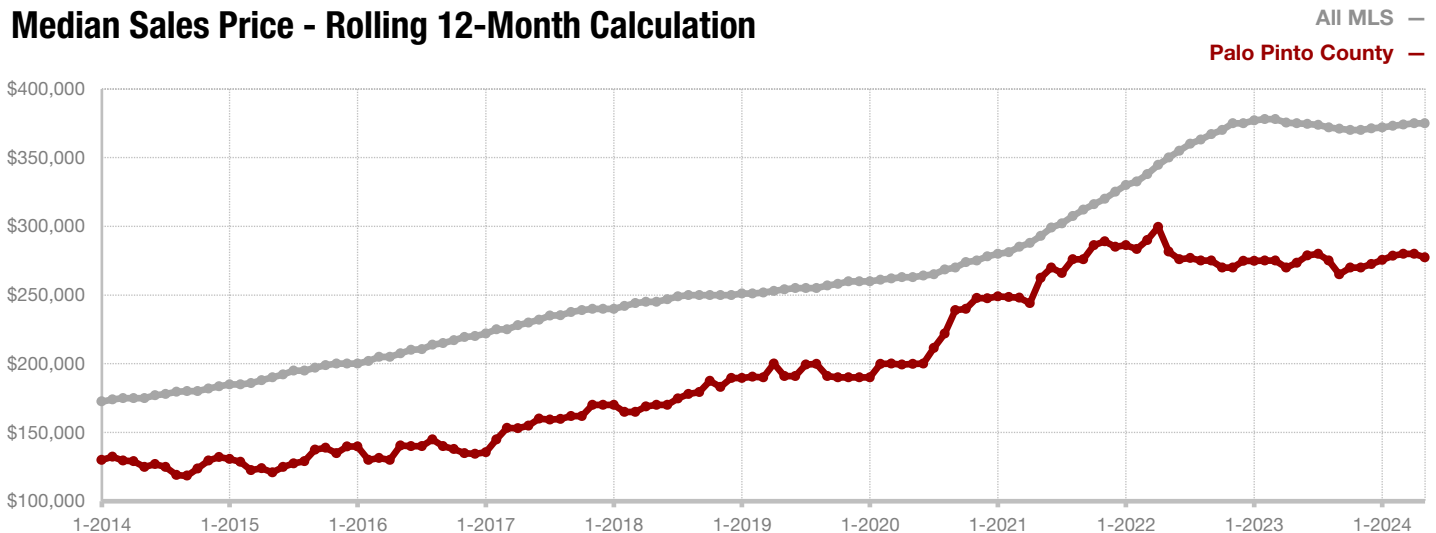
## Palo Pinto County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	74	85	+ 14.9%	390	379	- 2.8%
Pending Sales	49	26	- 46.9%	202	180	- 10.9%
Closed Sales	49	50	+ 2.0%	174	181	+ 4.0%
Average Sales Price*	\$510,959	<b>\$493,109</b>	- 3.5%	\$486,006	<b>\$498,743</b>	+ 2.6%
Median Sales Price*	\$279,900	<b>\$254,500</b>	- 9.1%	\$261,750	<b>\$273,000</b>	+ 4.3%
Percent of Original List Price Received*	89.9%	<b>89.4%</b>	- 0.6%	90.3%	<b>89.1%</b>	- 1.3%
Days on Market Until Sale	72	101	+ 40.3%	74	90	+ 21.6%
Inventory of Homes for Sale	264	310	+ 17.4%	--	--	--
Months Supply of Inventory	7.2	9.0	+ 25.0%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2024

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



**- 9.4%**

**+ 8.3%**

**+ 6.1%**

Change in  
New Listings

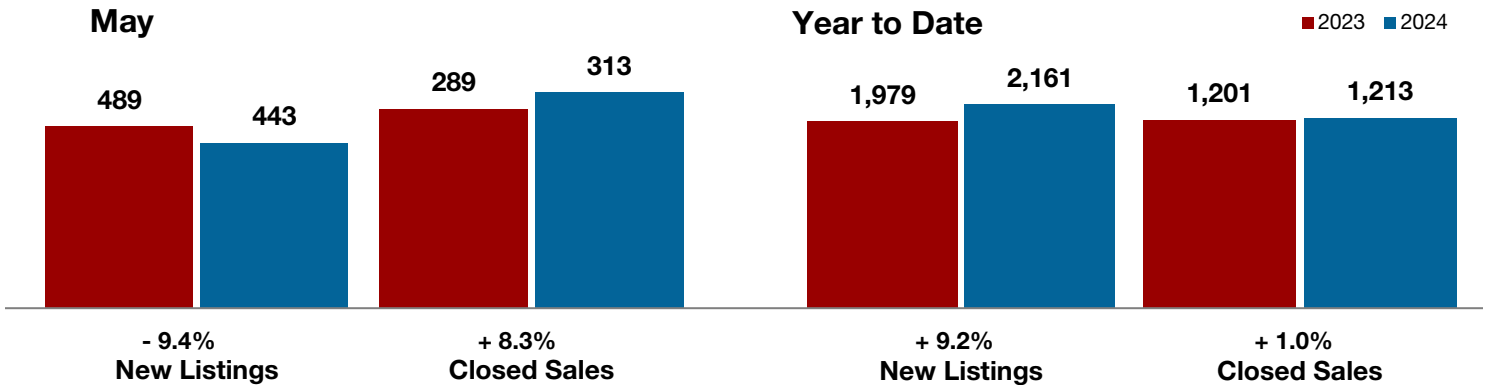
Change in  
Closed Sales

Change in  
Median Sales Price

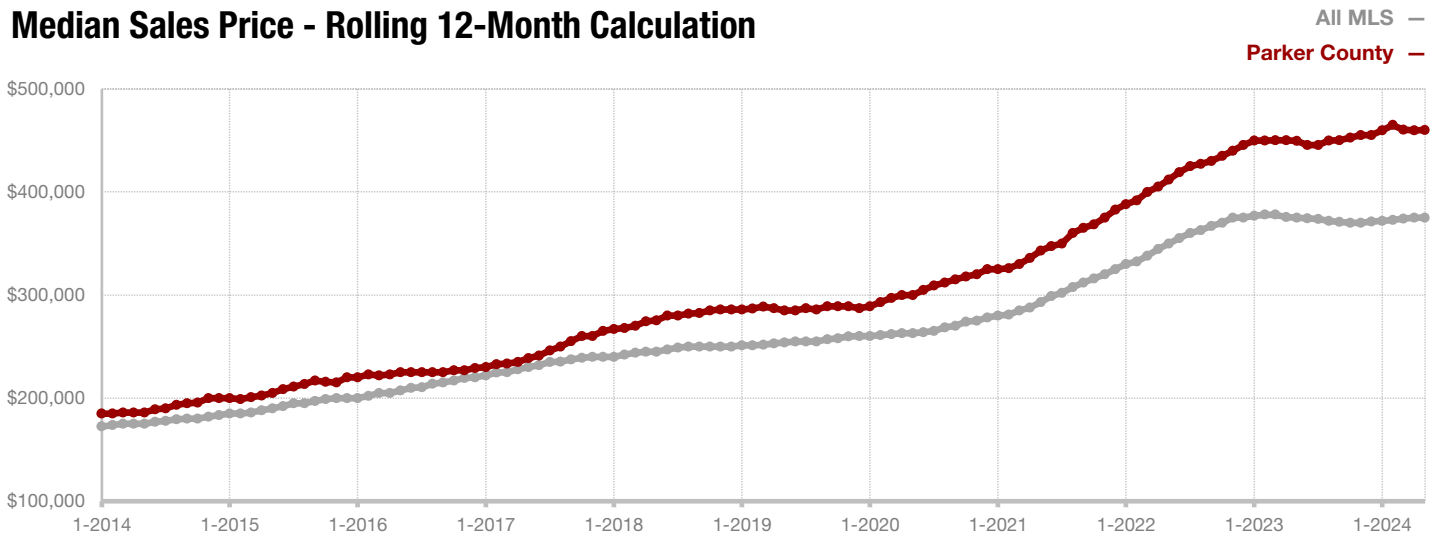
## Parker County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	489	443	- 9.4%	1,979	2,161	+ 9.2%
Pending Sales	303	231	- 23.8%	1,324	1,310	- 1.1%
Closed Sales	289	313	+ 8.3%	1,201	1,213	+ 1.0%
Average Sales Price*	\$486,672	\$502,154	+ 3.2%	\$480,428	\$503,043	+ 4.7%
Median Sales Price*	\$452,500	\$480,000	+ 6.1%	\$450,000	\$464,000	+ 3.1%
Percent of Original List Price Received*	96.2%	96.3%	+ 0.1%	95.2%	95.5%	+ 0.3%
Days on Market Until Sale	74	74	0.0%	78	89	+ 14.1%
Inventory of Homes for Sale	1,176	1,324	+ 12.6%	--	--	--
Months Supply of Inventory	4.7	5.5	+ 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 – May 2024

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



**- 20.7%**

**+ 12.5%**

**+ 2.8%**

Change in  
New Listings

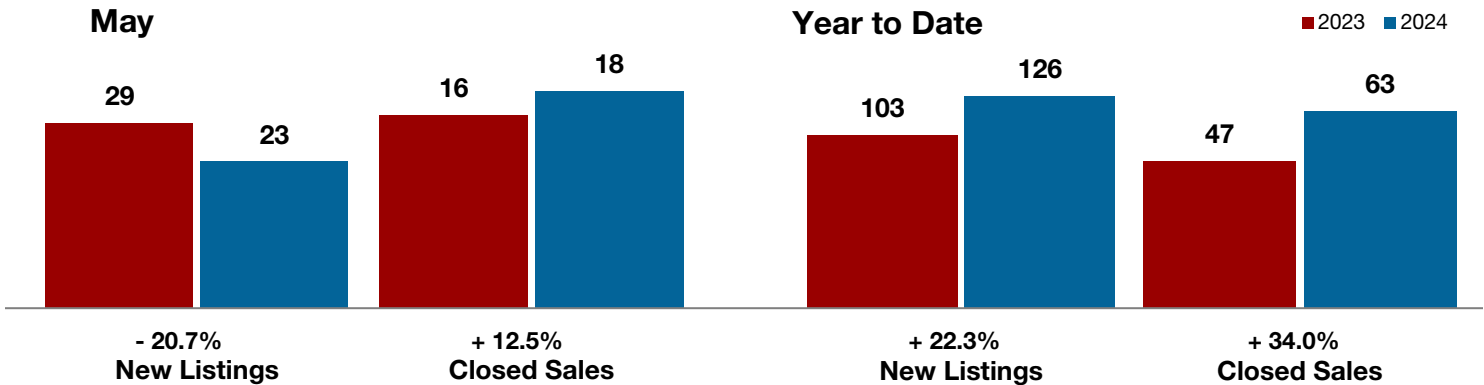
Change in  
Closed Sales

Change in  
Median Sales Price

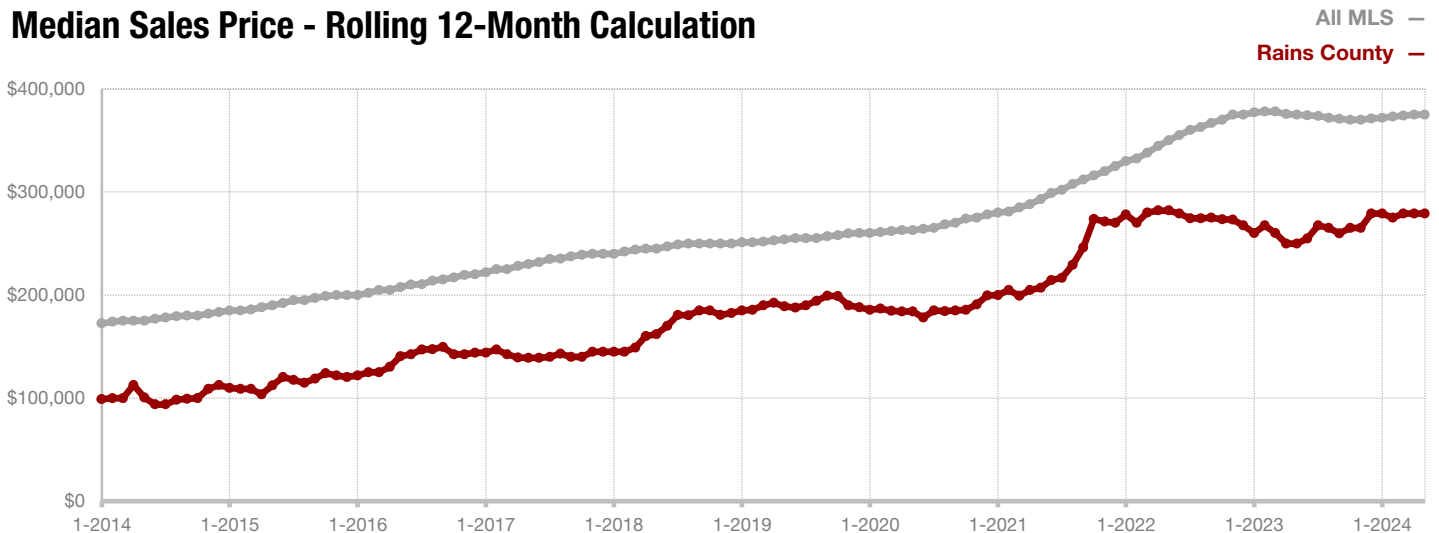
## Rains County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	29	23	- 20.7%	103	126	+ 22.3%
Pending Sales	17	9	- 47.1%	58	66	+ 13.8%
Closed Sales	16	18	+ 12.5%	47	63	+ 34.0%
Average Sales Price*	\$449,650	\$324,765	- 27.8%	\$351,323	\$340,461	- 3.1%
Median Sales Price*	\$267,500	\$275,000	+ 2.8%	\$270,000	\$278,250	+ 3.1%
Percent of Original List Price Received*	97.5%	90.1%	- 7.6%	96.6%	90.1%	- 6.7%
Days on Market Until Sale	61	72	+ 18.0%	69	104	+ 50.7%
Inventory of Homes for Sale	73	104	+ 42.5%	--	--	--
Months Supply of Inventory	6.3	9.5	+ 50.8%	--	--	--

\* 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 – May 2024

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



**+ 20.6%**

**- 16.3%**

**+ 2.8%**

Change in  
New Listings

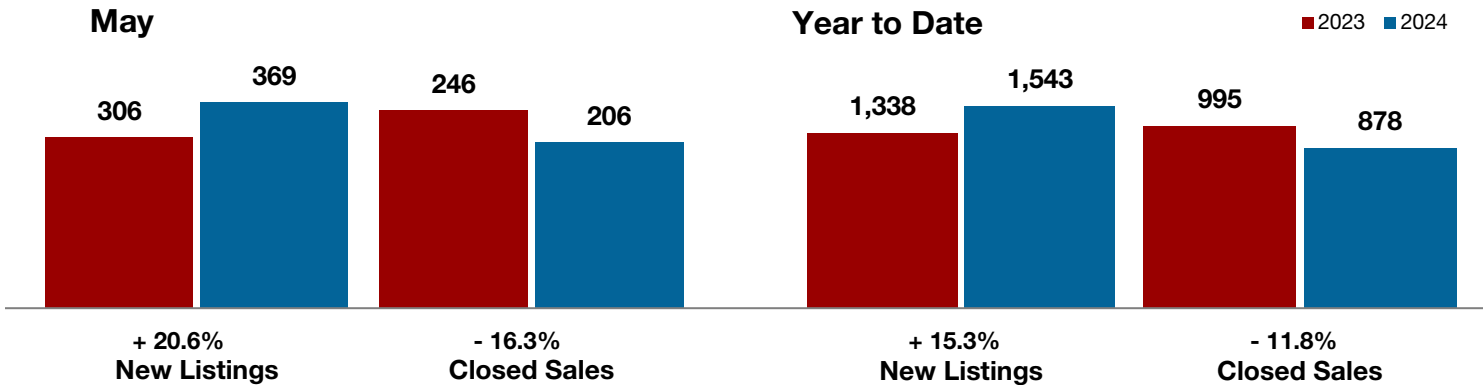
Change in  
Closed Sales

Change in  
Median Sales Price

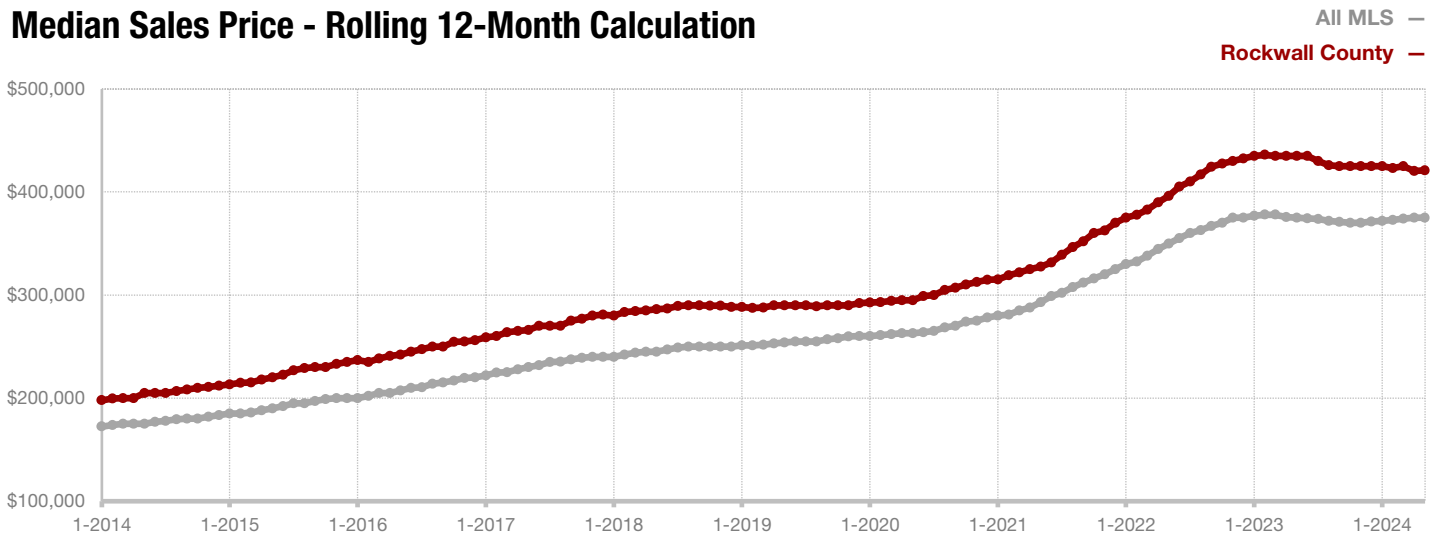
## Rockwall County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	306	<b>369</b>	+ 20.6%	1,338	<b>1,543</b>	+ 15.3%
Pending Sales	230	<b>180</b>	- 21.7%	1,098	<b>968</b>	- 11.8%
Closed Sales	246	<b>206</b>	- 16.3%	995	<b>878</b>	- 11.8%
Average Sales Price*	\$520,330	<b>\$534,958</b>	+ 2.8%	\$497,996	<b>\$503,534</b>	+ 1.1%
Median Sales Price*	\$435,000	<b>\$447,000</b>	+ 2.8%	\$425,200	<b>\$420,100</b>	- 1.2%
Percent of Original List Price Received*	95.2%	<b>95.7%</b>	+ 0.5%	94.0%	<b>94.7%</b>	+ 0.7%
Days on Market Until Sale	60	<b>56</b>	- 6.7%	71	<b>66</b>	- 7.0%
Inventory of Homes for Sale	675	<b>856</b>	+ 26.8%	--	--	--
Months Supply of Inventory	3.4	<b>4.6</b>	+ 35.3%	--	--	--

\* 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 – May 2024

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



## Shackelford County

**+ 100.0%**

**- 100.0%**

**--**

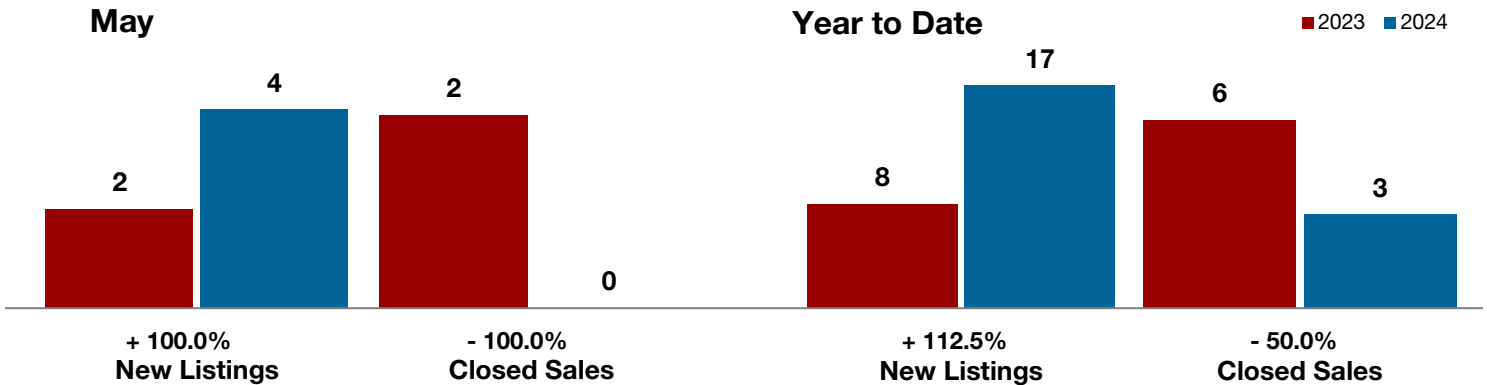
Change in  
New Listings

Change in  
Closed Sales

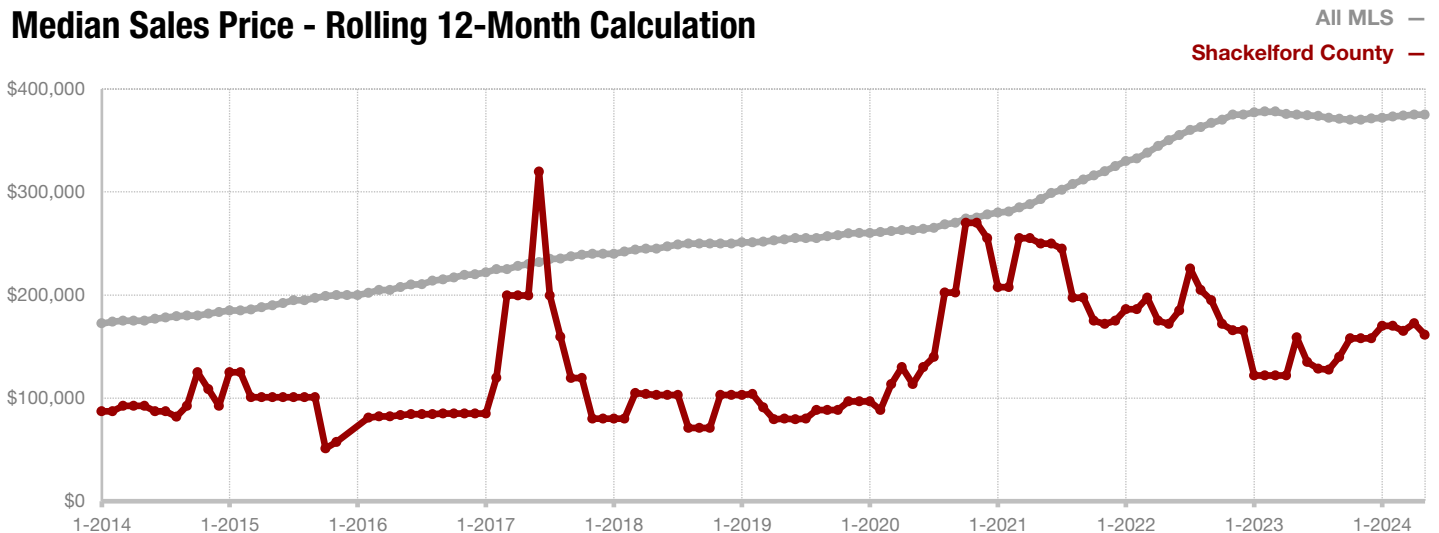
Change in  
Median Sales Price

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2	4	+ 100.0%	8	17	+ 112.5%
Pending Sales	1	0	- 100.0%	5	5	0.0%
Closed Sales	2	0	- 100.0%	6	3	- 50.0%
Average Sales Price*	\$317,500	--	--	\$151,250	<b>\$322,112</b>	+ 113.0%
Median Sales Price*	\$317,500	--	--	\$107,500	<b>\$275,000</b>	+ 155.8%
Percent of Original List Price Received*	85.2%	--	--	74.7%	<b>83.9%</b>	+ 12.3%
Days on Market Until Sale	109	--	--	116	<b>81</b>	- 30.2%
Inventory of Homes for Sale	7	16	+ 128.6%	--	--	--
Months Supply of Inventory	3.9	5.6	+ 43.6%	--	--	--

\* 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 – May 2024

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



**- 11.2%**

Change in  
New Listings

**- 1.4%**

Change in  
Closed Sales

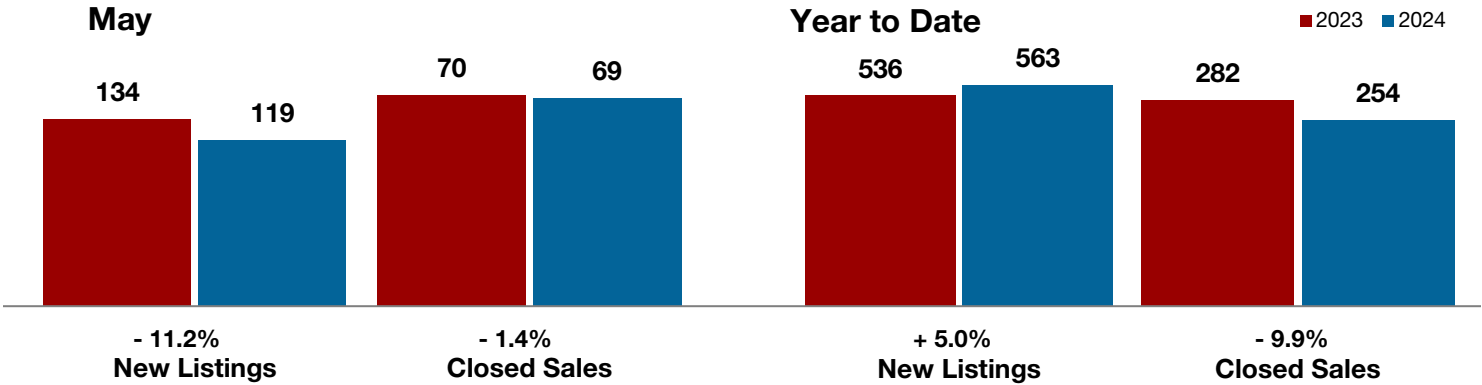
**- 10.8%**

Change in  
Median Sales Price

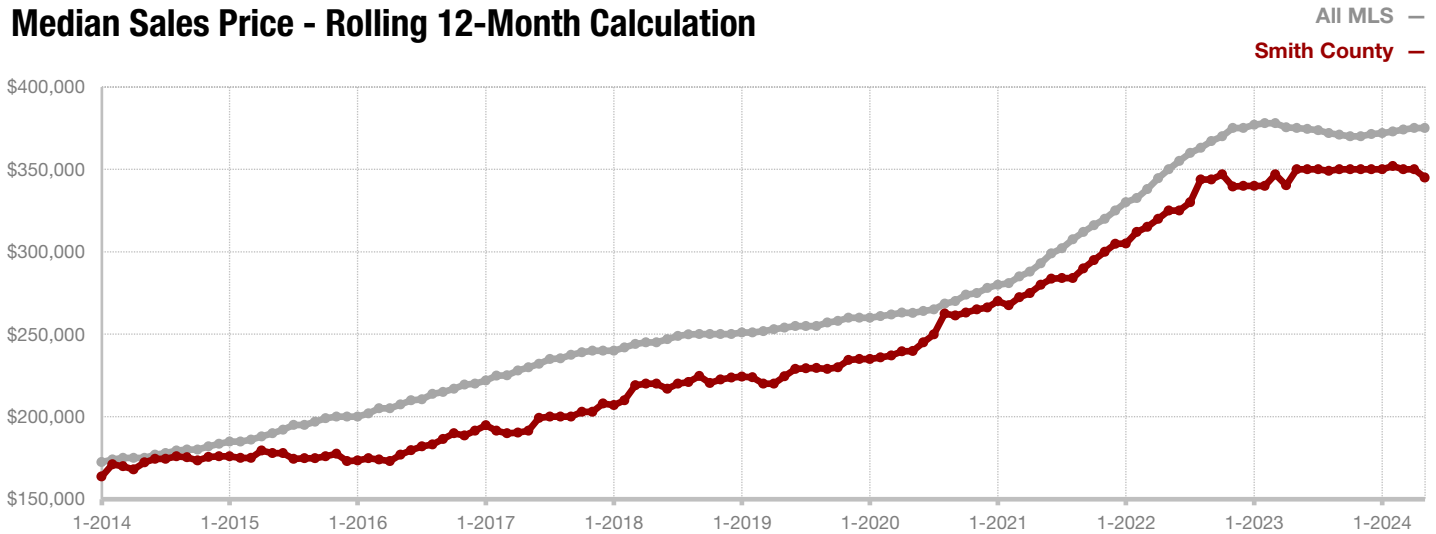
## Smith County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	134	<b>119</b>	- 11.2%	536	<b>563</b>	+ 5.0%
Pending Sales	57	<b>41</b>	- 28.1%	309	<b>269</b>	- 12.9%
Closed Sales	70	<b>69</b>	- 1.4%	282	<b>254</b>	- 9.9%
Average Sales Price*	\$430,222	<b>\$477,297</b>	+ 10.9%	\$403,598	<b>\$433,262</b>	+ 7.3%
Median Sales Price*	\$380,000	<b>\$339,000</b>	- 10.8%	\$340,400	<b>\$335,500</b>	- 1.4%
Percent of Original List Price Received*	96.1%	<b>96.1%</b>	0.0%	94.7%	<b>94.0%</b>	- 0.7%
Days on Market Until Sale	55	<b>59</b>	+ 7.3%	56	<b>75</b>	+ 33.9%
Inventory of Homes for Sale	291	<b>358</b>	+ 23.0%	--	--	--
Months Supply of Inventory	5.1	<b>6.7</b>	+ 31.4%	--	--	--

\* 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 – May 2024

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



**- 23.8%**

**- 6.3%**

**- 17.5%**

Change in  
New Listings

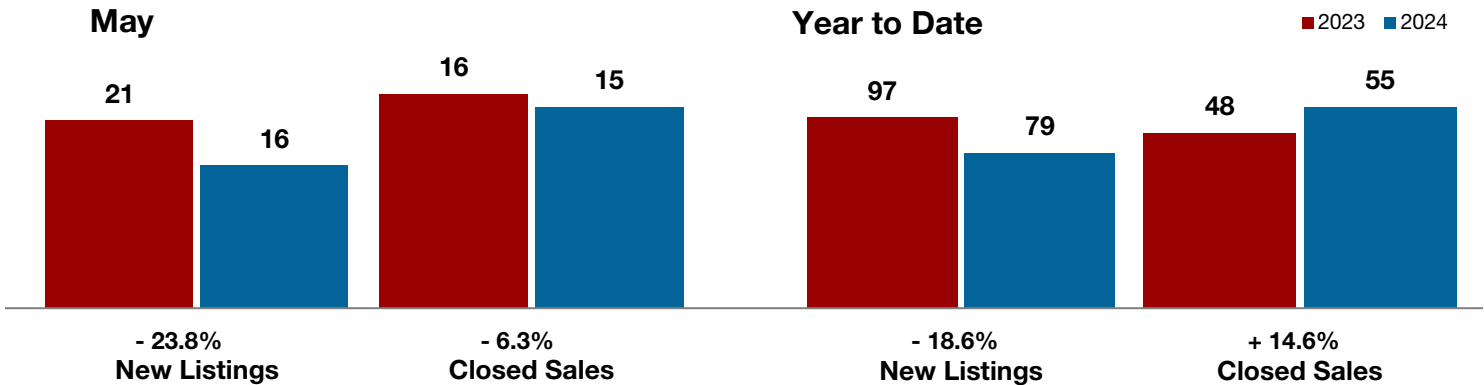
Change in  
Closed Sales

Change in  
Median Sales Price

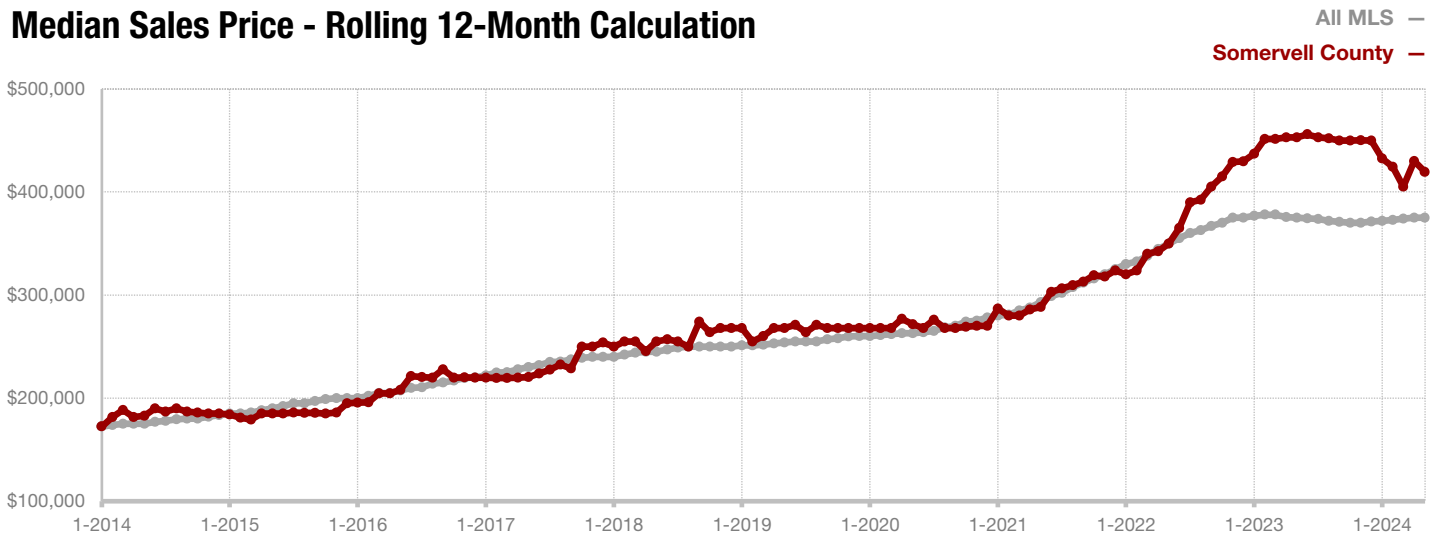
## Somervell County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	21	16	- 23.8%	97	79	- 18.6%
Pending Sales	12	4	- 66.7%	55	51	- 7.3%
Closed Sales	16	15	- 6.3%	48	55	+ 14.6%
Average Sales Price*	\$509,025	<b>\$408,460</b>	- 19.8%	\$462,588	<b>\$481,134</b>	+ 4.0%
Median Sales Price*	\$442,450	<b>\$365,000</b>	- 17.5%	\$454,450	<b>\$410,000</b>	- 9.8%
Percent of Original List Price Received*	97.0%	<b>92.8%</b>	- 4.3%	93.8%	<b>92.6%</b>	- 1.3%
Days on Market Until Sale	48	<b>185</b>	+ 285.4%	76	<b>146</b>	+ 92.1%
Inventory of Homes for Sale	56	<b>57</b>	+ 1.8%	--	--	--
Months Supply of Inventory	6.1	<b>6.9</b>	+ 13.1%	--	--	--

\* 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 – May 2024

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



**+ 25.0%**

**+ 66.7%**

**+ 8.4%**

Change in  
New Listings

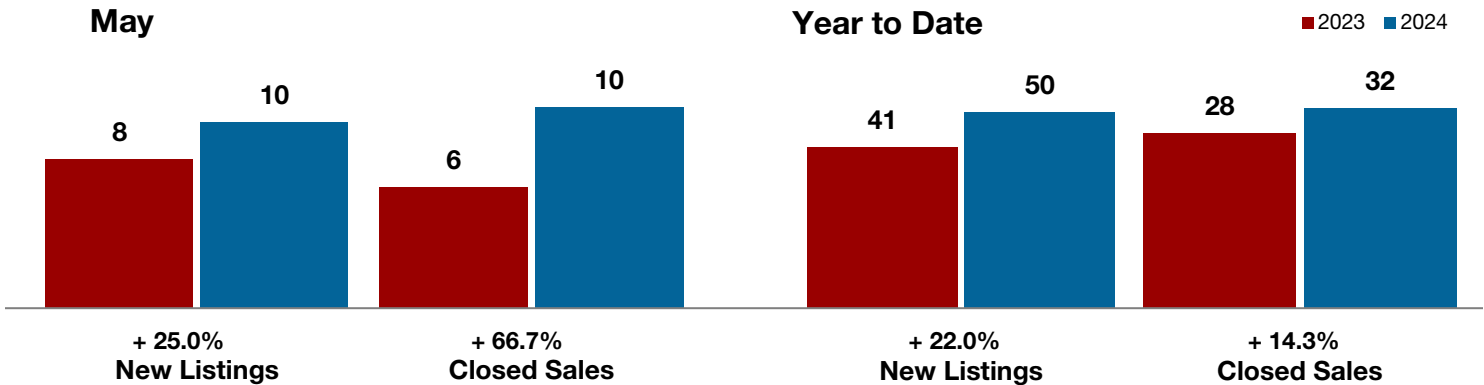
Change in  
Closed Sales

Change in  
Median Sales Price

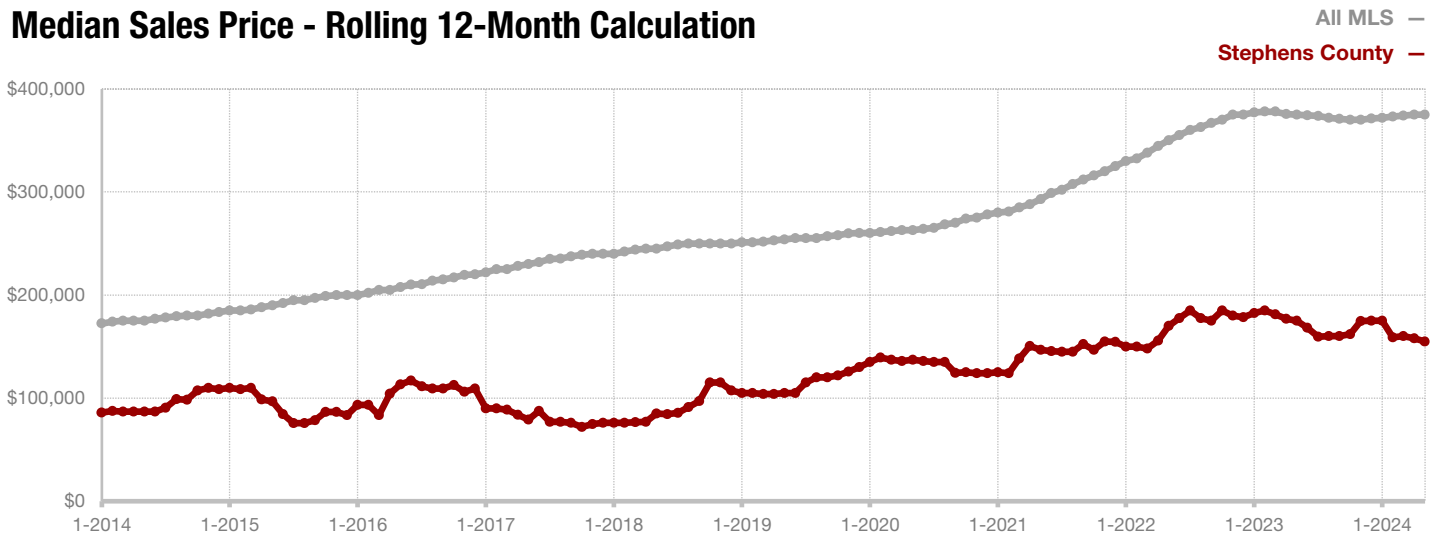
## Stephens County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	10	+ 25.0%	41	50	+ 22.0%
Pending Sales	3	7	+ 133.3%	28	31	+ 10.7%
Closed Sales	6	10	+ 66.7%	28	32	+ 14.3%
Average Sales Price*	\$118,417	\$116,220	- 1.9%	\$192,571	\$181,234	- 5.9%
Median Sales Price*	\$127,500	\$138,250	+ 8.4%	\$162,500	\$140,000	- 13.8%
Percent of Original List Price Received*	84.8%	93.5%	+ 10.3%	88.2%	88.6%	+ 0.5%
Days on Market Until Sale	97	48	- 50.5%	84	98	+ 16.7%
Inventory of Homes for Sale	42	44	+ 4.8%	--	--	--
Months Supply of Inventory	6.4	7.0	+ 9.4%	--	--	--

\* 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 – May 2024

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

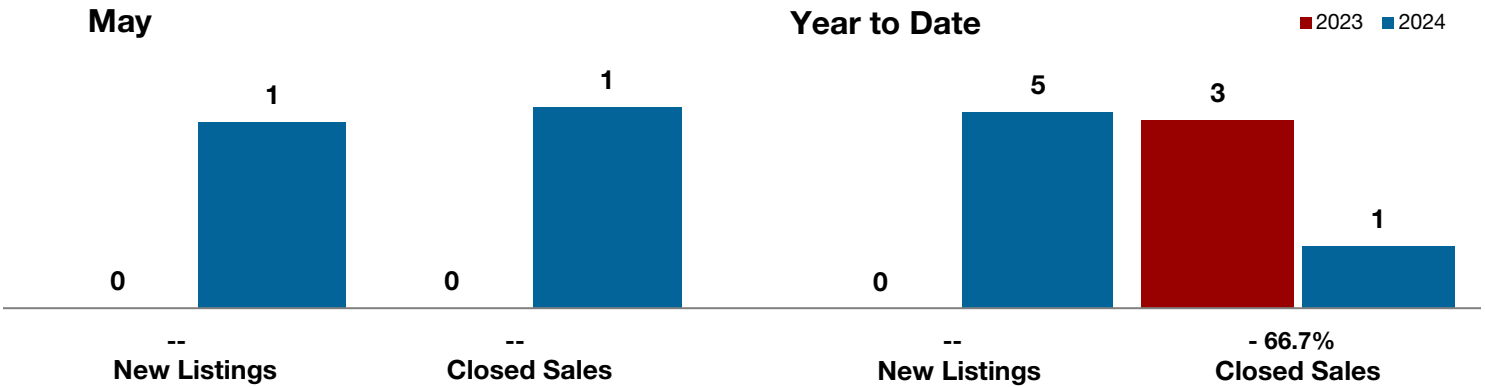


## Stonewall County

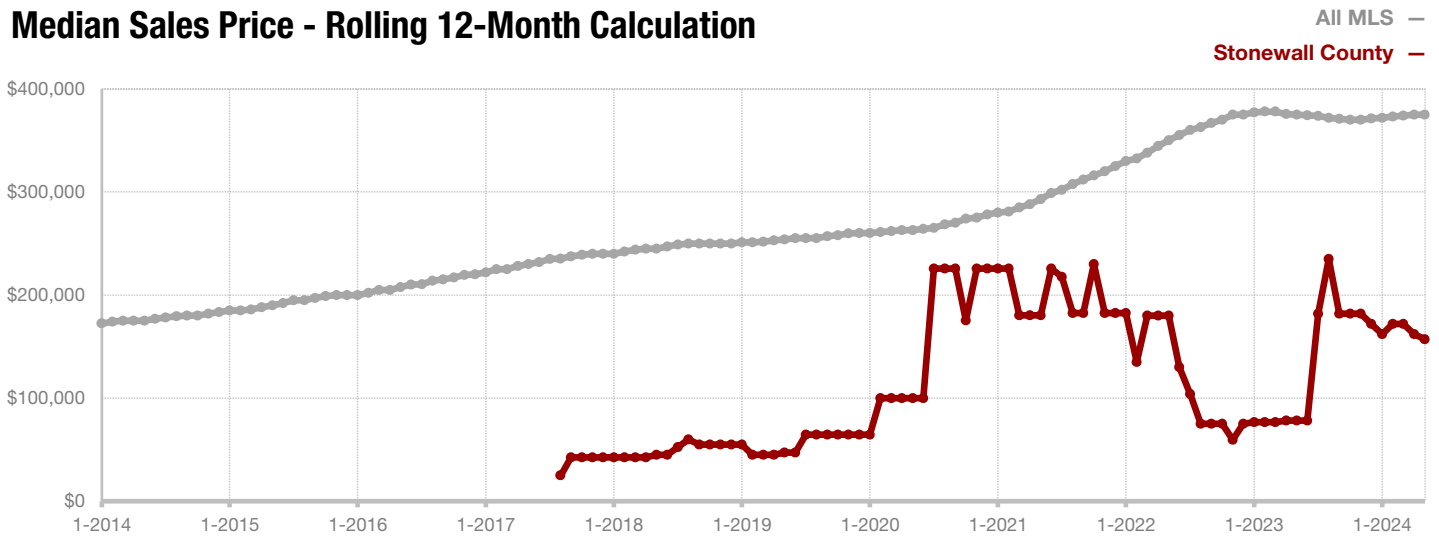
Change in New Listings	Change in Closed Sales	Change in Median Sales Price
------------------------	------------------------	------------------------------

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	0	1	--	0	5	--
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	1	--	3	1	- 66.7%
Average Sales Price*	--	\$152,000	--	\$181,167	\$152,000	- 16.1%
Median Sales Price*	--	\$152,000	--	\$182,000	\$152,000	- 16.5%
Percent of Original List Price Received*	--	82.2%	--	91.4%	82.2%	- 10.1%
Days on Market Until Sale	--	10	--	103	10	- 90.3%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.7	4.0	+ 135.3%	--	--	--

\* 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 – May 2024

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



**+ 11.0%**

**- 6.7%**

**- 1.0%**

Change in  
New Listings

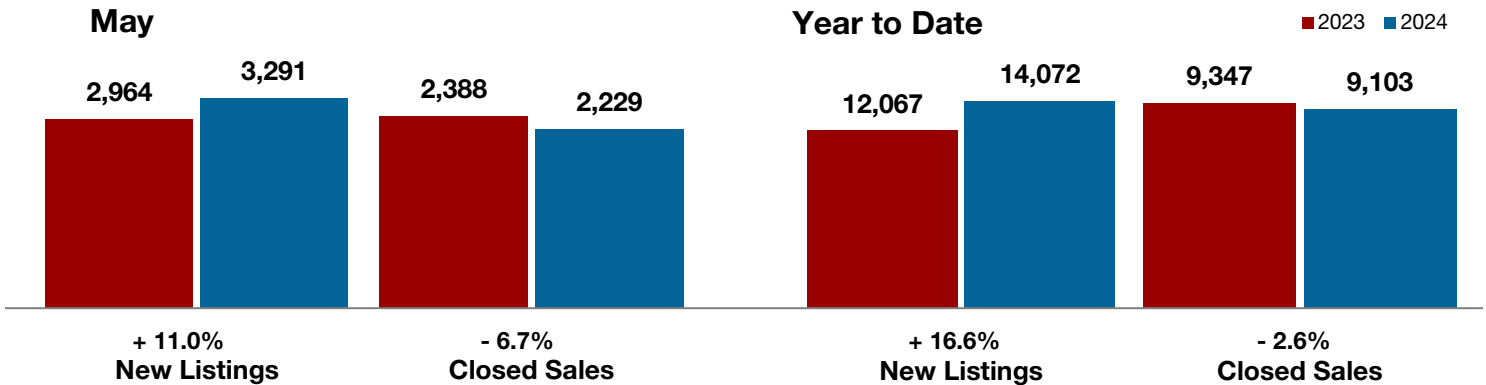
Change in  
Closed Sales

Change in  
Median Sales Price

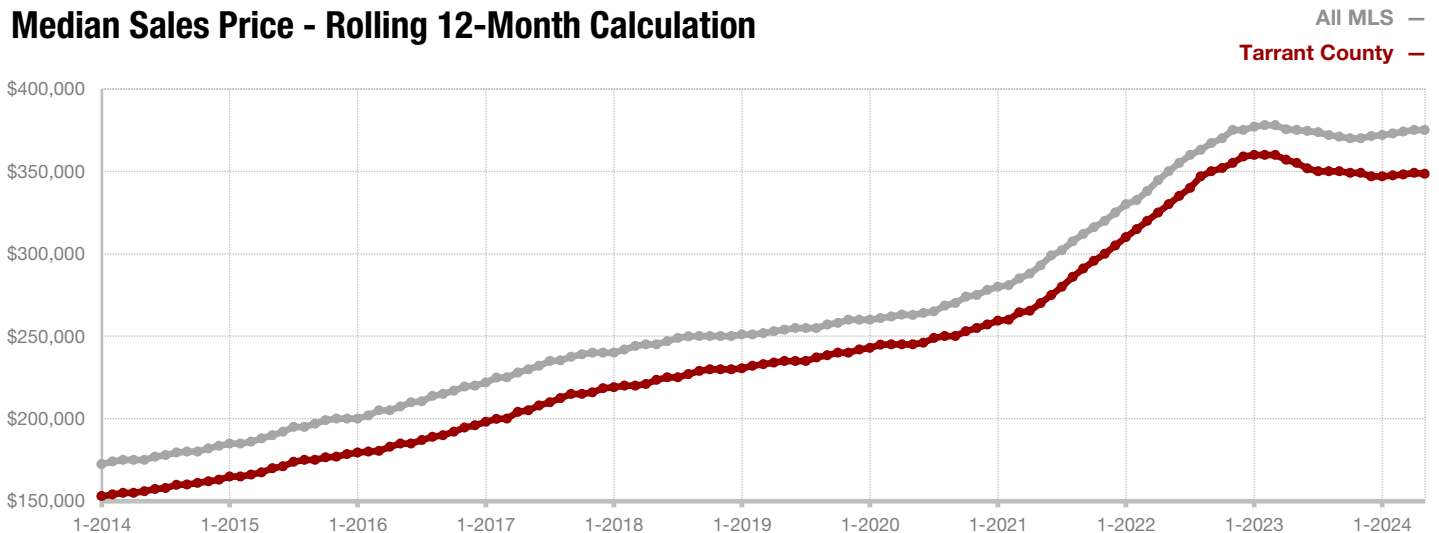
## Tarrant County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,964	<b>3,291</b>	+ 11.0%	12,067	<b>14,072</b>	+ 16.6%
Pending Sales	2,262	<b>1,925</b>	- 14.9%	10,258	<b>9,907</b>	- 3.4%
Closed Sales	2,388	<b>2,229</b>	- 6.7%	9,347	<b>9,103</b>	- 2.6%
Average Sales Price*	\$444,436	<b>\$458,335</b>	+ 3.1%	\$420,188	<b>\$431,369</b>	+ 2.7%
Median Sales Price*	\$355,000	<b>\$351,500</b>	- 1.0%	\$345,000	<b>\$347,000</b>	+ 0.6%
Percent of Original List Price Received*	97.7%	<b>97.4%</b>	- 0.3%	96.2%	<b>96.6%</b>	+ 0.4%
Days on Market Until Sale	38	<b>40</b>	+ 5.3%	47	<b>46</b>	- 2.1%
Inventory of Homes for Sale	4,119	<b>5,609</b>	+ 36.2%	--	--	--
Months Supply of Inventory	2.1	<b>3.1</b>	+ 47.6%	--	--	--

\* 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 – May 2024

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



**+ 7.3%**

**- 10.1%**

**+ 5.4%**

Change in  
New Listings

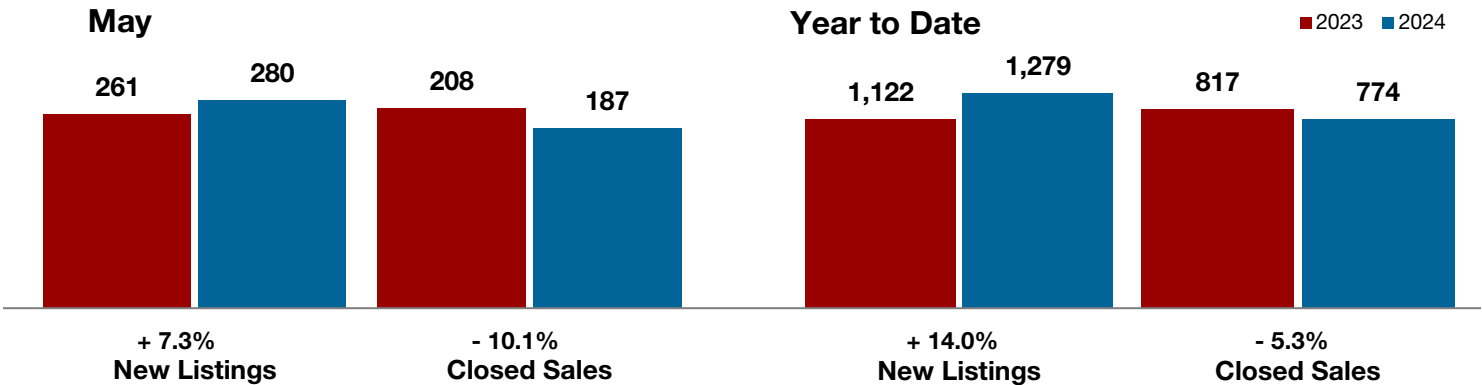
Change in  
Closed Sales

Change in  
Median Sales Price

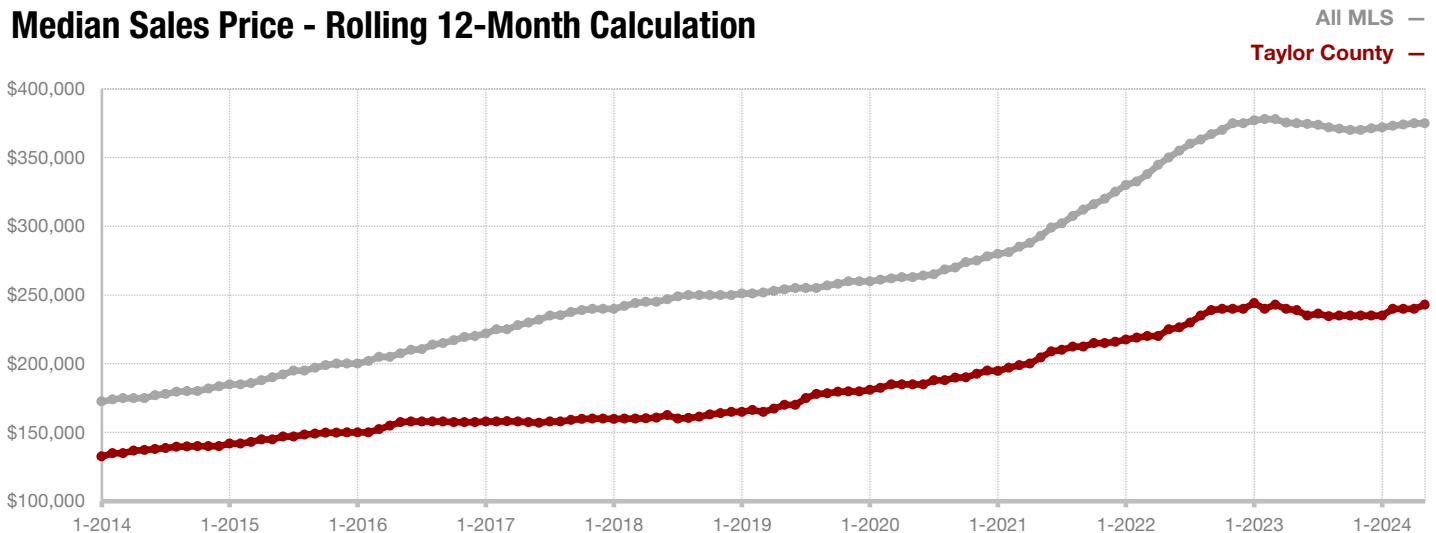
## Taylor County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	261	<b>280</b>	+ 7.3%	1,122	<b>1,279</b>	+ 14.0%
Pending Sales	194	<b>175</b>	- 9.8%	931	<b>887</b>	- 4.7%
Closed Sales	208	<b>187</b>	- 10.1%	817	<b>774</b>	- 5.3%
Average Sales Price*	\$265,236	<b>\$291,811</b>	+ 10.0%	\$259,499	<b>\$277,696</b>	+ 7.0%
Median Sales Price*	\$237,100	<b>\$250,000</b>	+ 5.4%	\$230,000	<b>\$250,000</b>	+ 8.7%
Percent of Original List Price Received*	97.1%	<b>95.6%</b>	- 1.5%	96.2%	<b>95.4%</b>	- 0.8%
Days on Market Until Sale	45	<b>55</b>	+ 22.2%	55	<b>63</b>	+ 14.5%
Inventory of Homes for Sale	474	<b>687</b>	+ 44.9%	--	--	--
Months Supply of Inventory	2.8	<b>4.3</b>	+ 53.6%	--	--	--

\* 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 – May 2024

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



**+ 200.0%**

**- 33.3%**

**+ 84.6%**

Change in  
New Listings

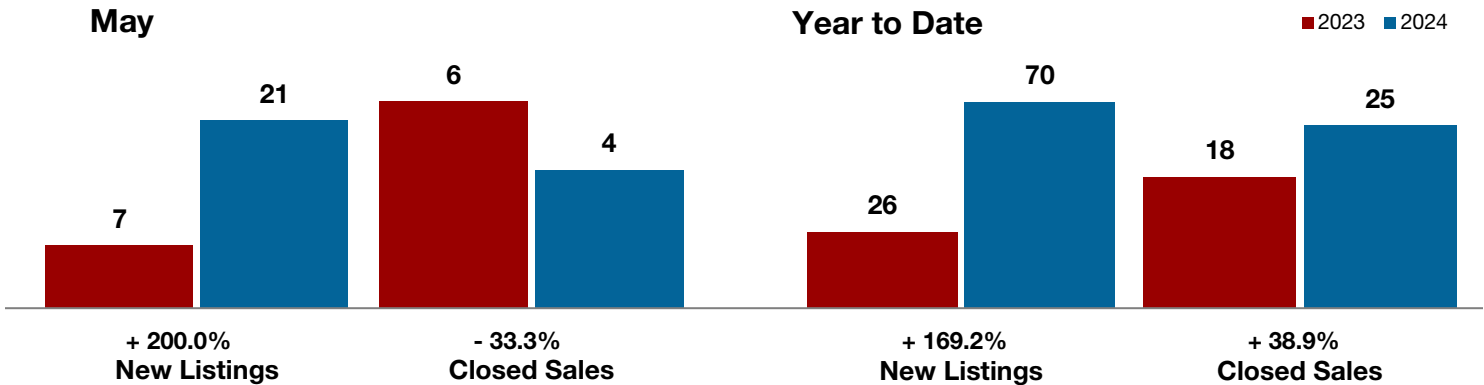
Change in  
Closed Sales

Change in  
Median Sales Price

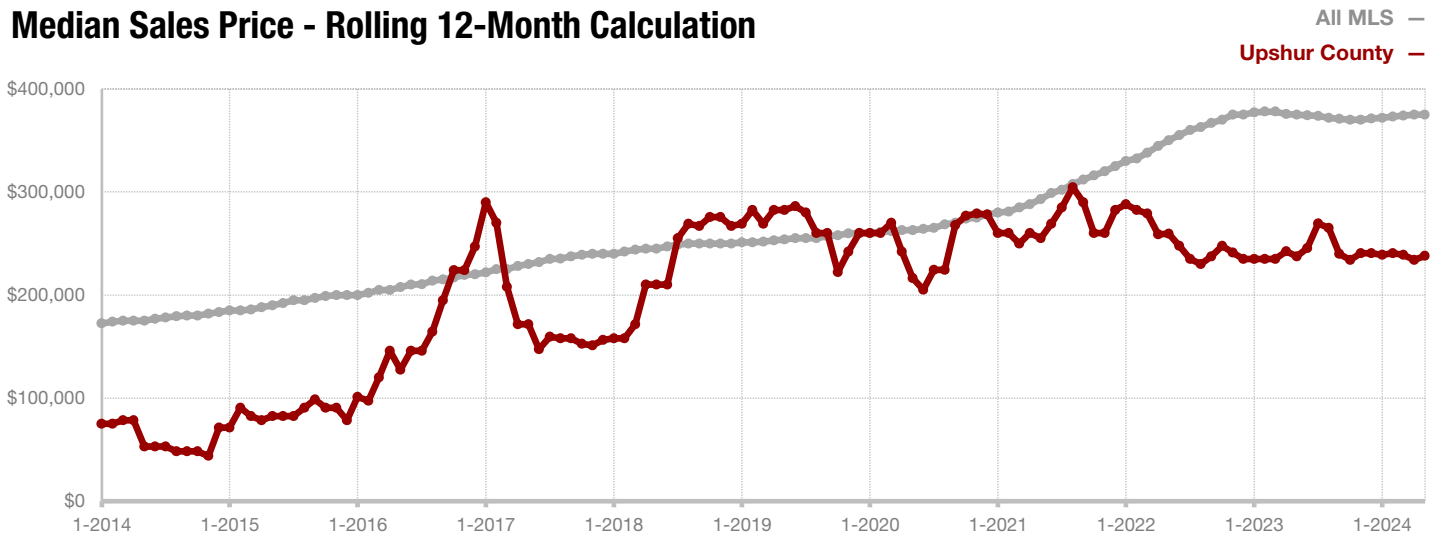
## Upshur County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	7	21	+ 200.0%	26	70	+ 169.2%
Pending Sales	3	4	+ 33.3%	17	21	+ 23.5%
Closed Sales	6	4	- 33.3%	18	25	+ 38.9%
Average Sales Price*	\$315,650	\$525,725	+ 66.6%	\$316,106	\$396,026	+ 25.3%
Median Sales Price*	\$237,000	\$437,450	+ 84.6%	\$240,500	\$219,000	- 8.9%
Percent of Original List Price Received*	98.3%	98.7%	+ 0.4%	92.1%	90.9%	- 1.3%
Days on Market Until Sale	64	30	- 53.1%	83	78	- 6.0%
Inventory of Homes for Sale	21	53	+ 152.4%	--	--	--
Months Supply of Inventory	4.0	10.3	+ 157.5%	--	--	--

\* 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 – May 2024

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



**+ 24.7%**

**- 15.8%**

**- 0.0%**

Change in  
New Listings

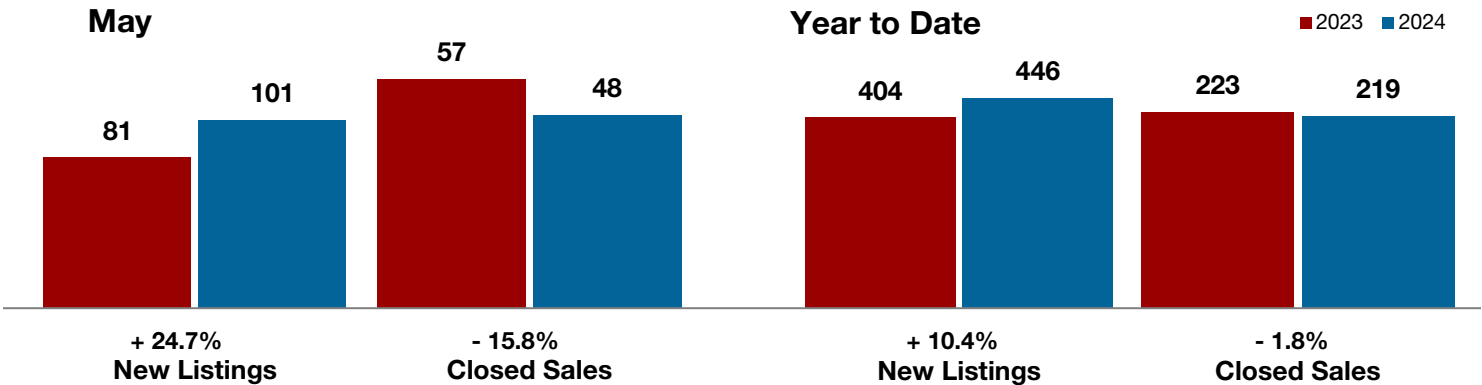
Change in  
Closed Sales

Change in  
Median Sales Price

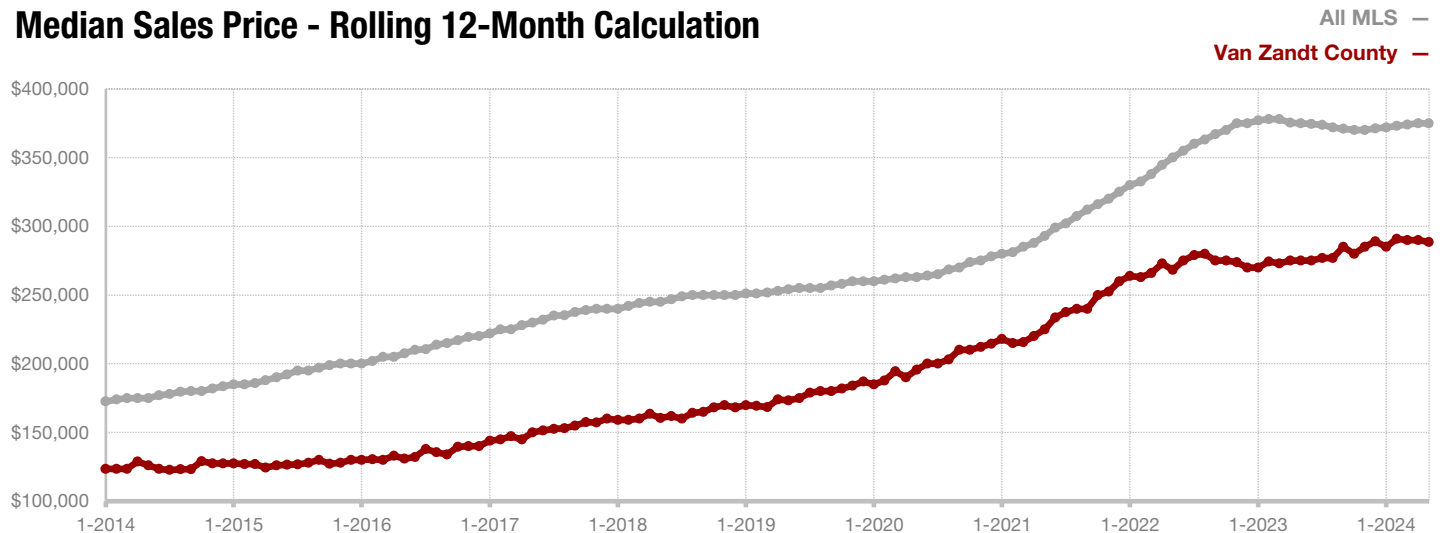
## Van Zandt County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	81	101	+ 24.7%	404	446	+ 10.4%
Pending Sales	51	44	- 13.7%	249	240	- 3.6%
Closed Sales	57	48	- 15.8%	223	219	- 1.8%
Average Sales Price*	\$335,972	\$354,931	+ 5.6%	\$312,263	\$333,040	+ 6.7%
Median Sales Price*	\$290,000	\$289,950	- 0.0%	\$280,000	\$283,305	+ 1.2%
Percent of Original List Price Received*	94.5%	93.9%	- 0.6%	93.4%	93.3%	- 0.1%
Days on Market Until Sale	74	54	- 27.0%	72	72	0.0%
Inventory of Homes for Sale	252	313	+ 24.2%	--	--	--
Months Supply of Inventory	5.3	7.0	+ 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 – May 2024

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



**- 3.3%**

**- 11.3%**

**+ 15.7%**

Change in  
New Listings

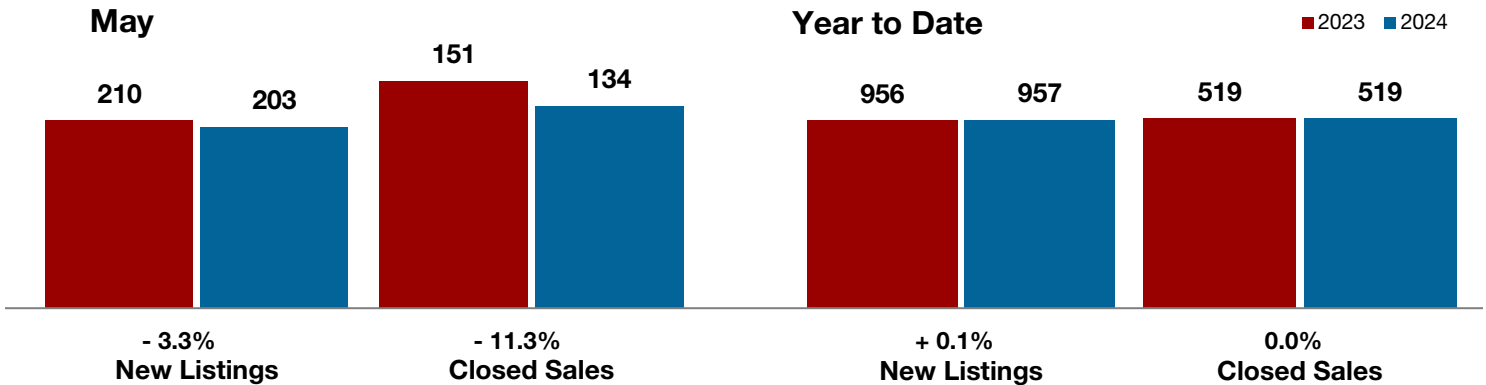
Change in  
Closed Sales

Change in  
Median Sales Price

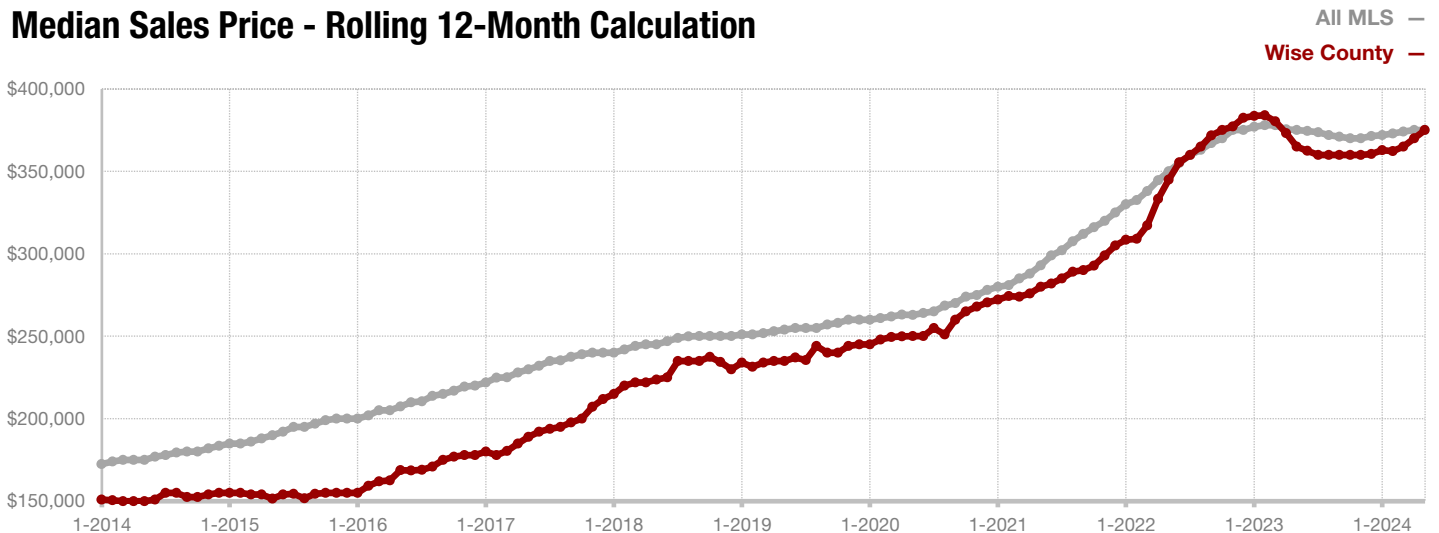
## Wise County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	210	203	- 3.3%	956	957	+ 0.1%
Pending Sales	117	121	+ 3.4%	598	558	- 6.7%
Closed Sales	151	134	- 11.3%	519	519	0.0%
Average Sales Price*	\$385,933	\$430,758	+ 11.6%	\$386,925	\$422,551	+ 9.2%
Median Sales Price*	\$325,000	\$376,000	+ 15.7%	\$345,175	\$380,000	+ 10.1%
Percent of Original List Price Received*	95.9%	95.1%	- 0.8%	95.5%	94.8%	- 0.7%
Days on Market Until Sale	68	72	+ 5.9%	63	92	+ 46.0%
Inventory of Homes for Sale	559	610	+ 9.1%	--	--	--
Months Supply of Inventory	5.6	5.8	+ 3.6%	--	--	--

\* 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 – May 2024

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



**+ 17.9%**

**- 22.2%**

**- 16.0%**

Change in  
New Listings

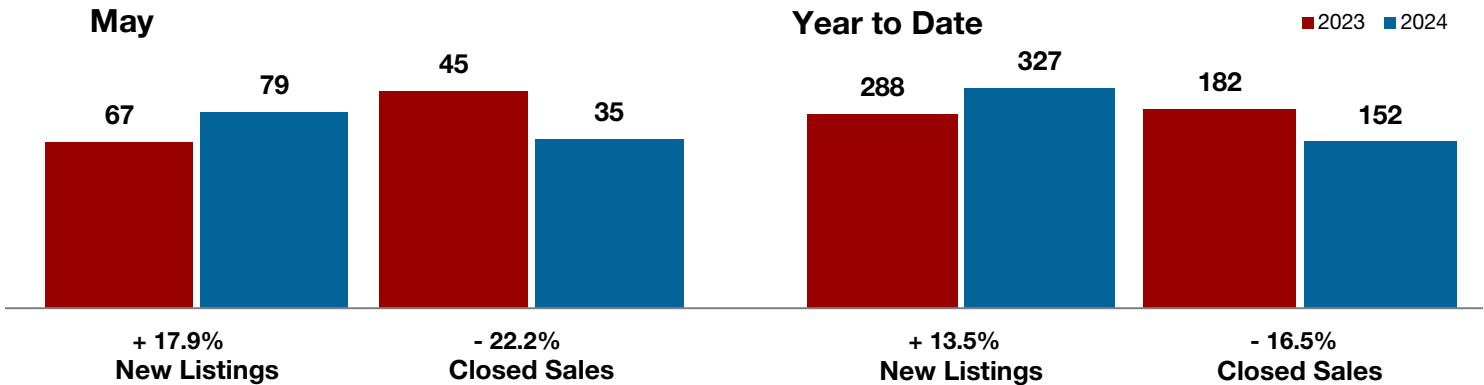
Change in  
Closed Sales

Change in  
Median Sales Price

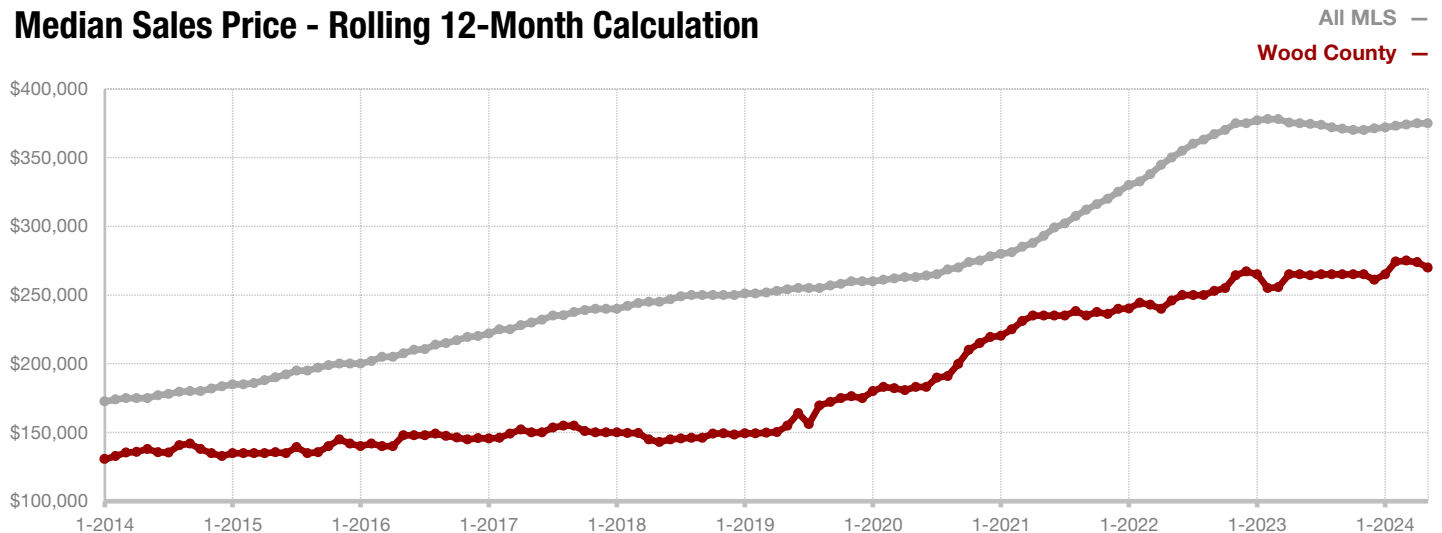
## Wood County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	67	79	+ 17.9%	288	327	+ 13.5%
Pending Sales	44	29	- 34.1%	195	165	- 15.4%
Closed Sales	45	35	- 22.2%	182	152	- 16.5%
Average Sales Price*	\$330,389	\$261,669	- 20.8%	\$318,028	\$324,231	+ 2.0%
Median Sales Price*	\$303,700	\$255,000	- 16.0%	\$245,000	\$270,000	+ 10.2%
Percent of Original List Price Received*	94.4%	91.1%	- 3.5%	93.4%	91.3%	- 2.2%
Days on Market Until Sale	58	87	+ 50.0%	59	78	+ 32.2%
Inventory of Homes for Sale	175	264	+ 50.9%	--	--	--
Months Supply of Inventory	5.1	8.0	+ 56.9%	--	--	--

\* 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 – May 2024

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



**- 6.3%**

**- 14.3%**

**+ 2.0%**

Change in  
New Listings

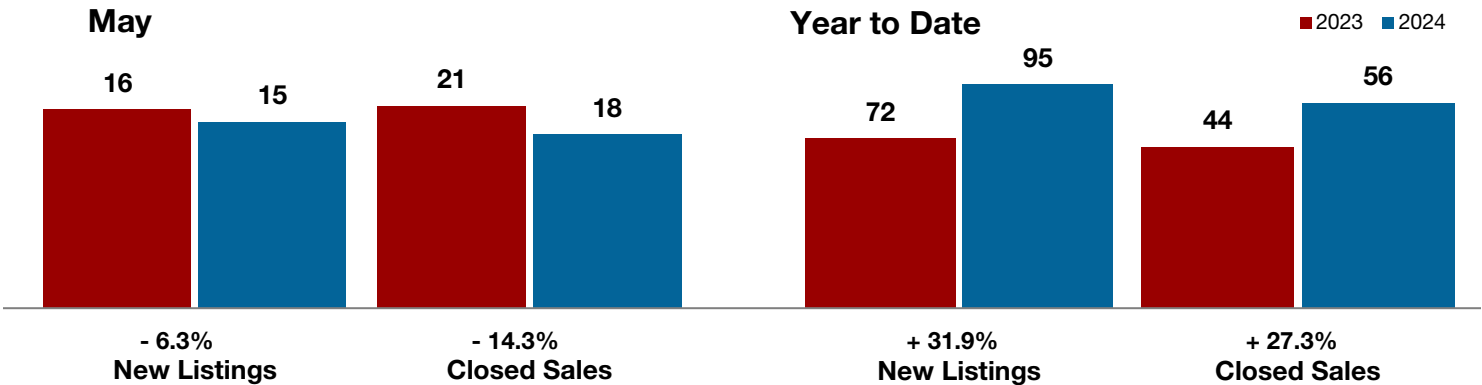
Change in  
Closed Sales

Change in  
Median Sales Price

## Young County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	16	15	- 6.3%	72	95	+ 31.9%
Pending Sales	8	14	+ 75.0%	45	62	+ 37.8%
Closed Sales	21	18	- 14.3%	44	56	+ 27.3%
Average Sales Price*	\$257,660	<b>\$251,489</b>	- 2.4%	\$614,366	<b>\$264,667</b>	- 56.9%
Median Sales Price*	\$215,000	<b>\$219,250</b>	+ 2.0%	\$222,500	<b>\$222,500</b>	0.0%
Percent of Original List Price Received*	92.4%	<b>94.0%</b>	+ 1.7%	92.7%	<b>89.9%</b>	- 3.0%
Days on Market Until Sale	61	67	+ 9.8%	63	77	+ 22.2%
Inventory of Homes for Sale	40	62	+ 55.0%	--	--	--
Months Supply of Inventory	3.8	5.5	+ 44.7%	--	--	--

\* 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

