

Local Market Updates

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



November 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 – November 2024

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



- 33.3%

+ 33.3%

- 38.2%

Change in
New Listings

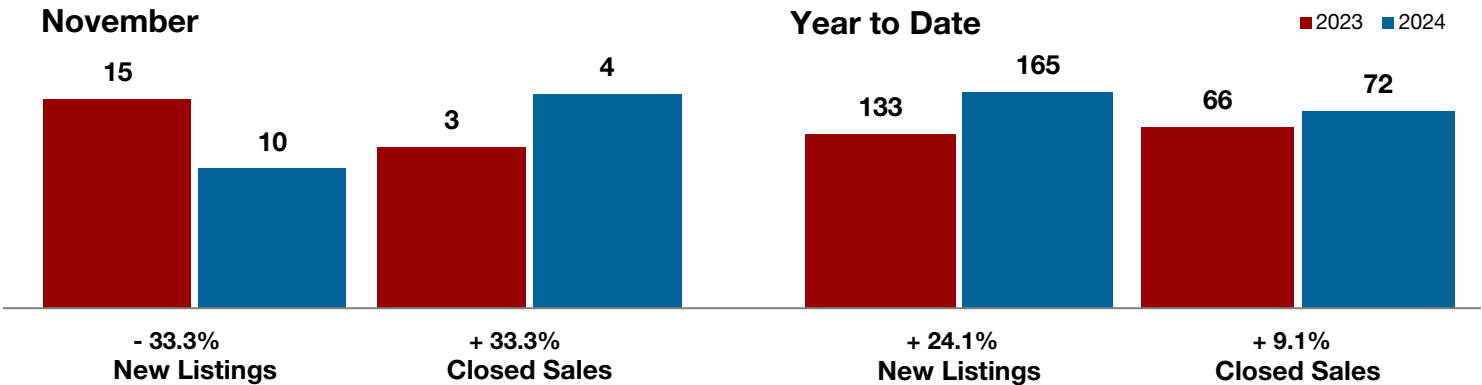
Change in
Closed Sales

Change in
Median Sales Price

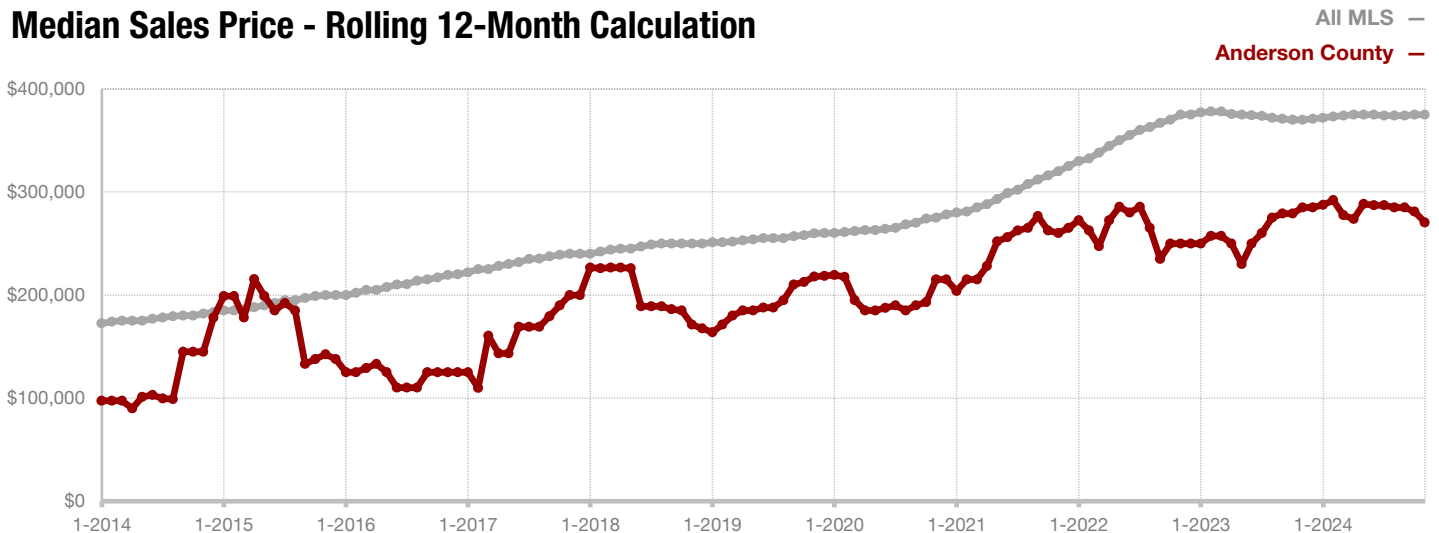
Anderson County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	15	10	- 33.3%	133	165	+ 24.1%
Pending Sales	4	3	- 25.0%	65	73	+ 12.3%
Closed Sales	3	4	+ 33.3%	66	72	+ 9.1%
Average Sales Price*	\$288,667	\$211,750	- 26.6%	\$343,164	\$324,382	- 5.5%
Median Sales Price*	\$305,000	\$188,500	- 38.2%	\$281,500	\$269,000	- 4.4%
Percent of Original List Price Received*	98.2%	84.3%	- 14.2%	93.6%	88.7%	- 5.2%
Days on Market Until Sale	15	87	+ 480.0%	53	100	+ 88.7%
Inventory of Homes for Sale	56	64	+ 14.3%	--	--	--
Months Supply of Inventory	9.7	9.8	+ 1.0%	--	--	--

* 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 – November 2024

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



+ 44.4%

- 33.3%

+ 29.2%

Change in
New Listings

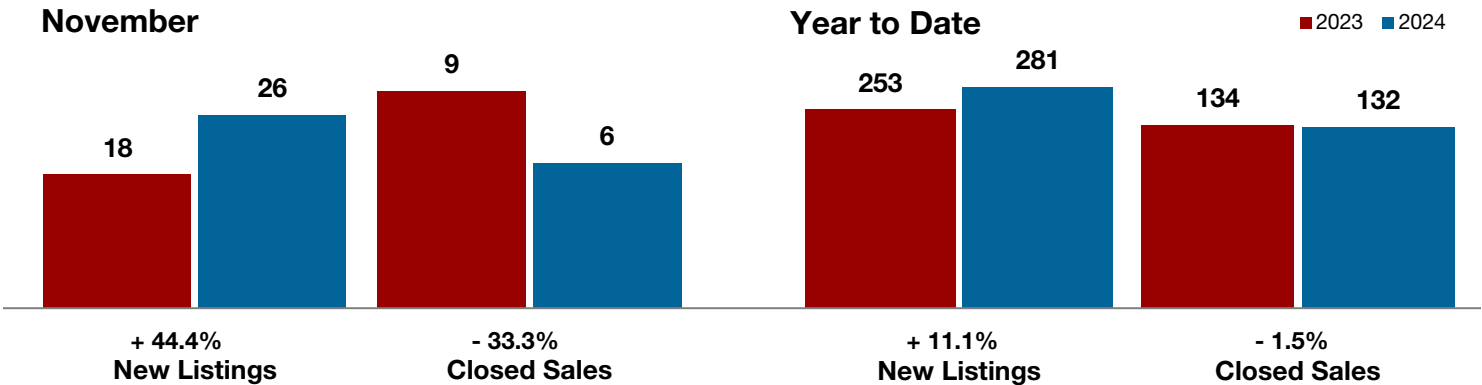
Change in
Closed Sales

Change in
Median Sales Price

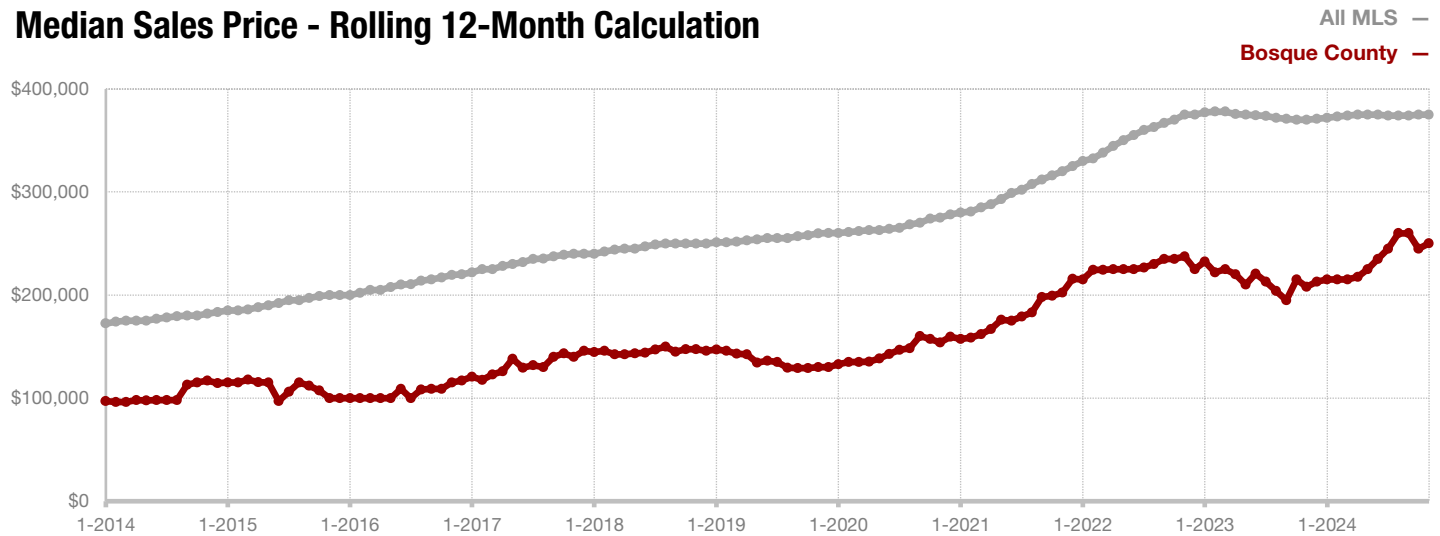
Bosque County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	18	26	+ 44.4%	253	281	+ 11.1%
Pending Sales	13	6	- 53.8%	145	134	- 7.6%
Closed Sales	9	6	- 33.3%	134	132	- 1.5%
Average Sales Price*	\$228,000	\$284,833	+ 24.9%	\$293,504	\$432,381	+ 47.3%
Median Sales Price*	\$162,500	\$210,000	+ 29.2%	\$215,000	\$260,000	+ 20.9%
Percent of Original List Price Received*	90.6%	83.1%	- 8.3%	90.7%	89.5%	- 1.3%
Days on Market Until Sale	92	157	+ 70.7%	69	92	+ 33.3%
Inventory of Homes for Sale	88	118	+ 34.1%	--	--	--
Months Supply of Inventory	6.9	10.2	+ 47.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



+ 3.0%

Change in
New Listings

+ 4.2%

Change in
Closed Sales

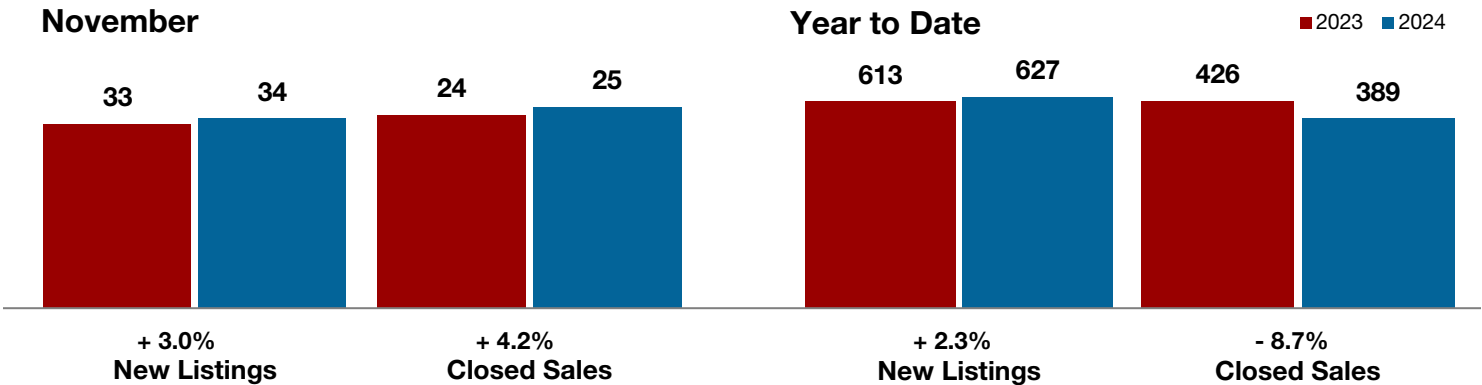
+ 10.3%

Change in
Median Sales Price

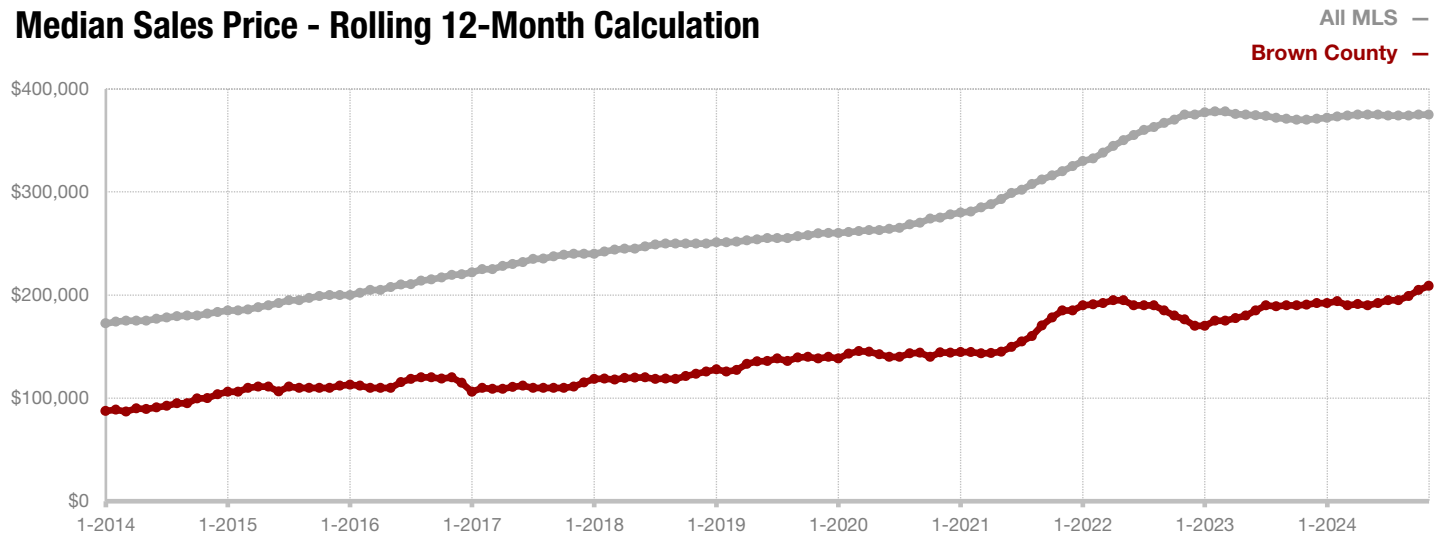
Brown County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	33	34	+ 3.0%	613	627	+ 2.3%
Pending Sales	28	21	- 25.0%	436	383	- 12.2%
Closed Sales	24	25	+ 4.2%	426	389	- 8.7%
Average Sales Price*	\$265,756	\$290,771	+ 9.4%	\$248,001	\$272,914	+ 10.0%
Median Sales Price*	\$217,550	\$240,000	+ 10.3%	\$194,000	\$210,000	+ 8.2%
Percent of Original List Price Received*	90.5%	88.9%	- 1.8%	92.0%	91.5%	- 0.5%
Days on Market Until Sale	49	85	+ 73.5%	64	72	+ 12.5%
Inventory of Homes for Sale	195	204	+ 4.6%	--	--	--
Months Supply of Inventory	5.1	5.9	+ 15.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



+ 15.4%

+ 66.7%

+ 4.0%

Change in
New Listings

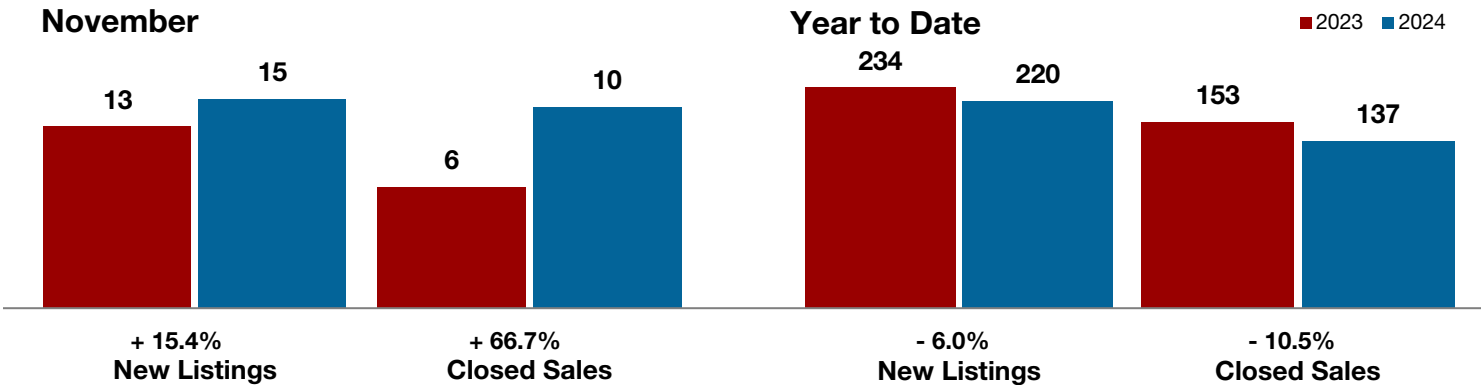
Change in
Closed Sales

Change in
Median Sales Price

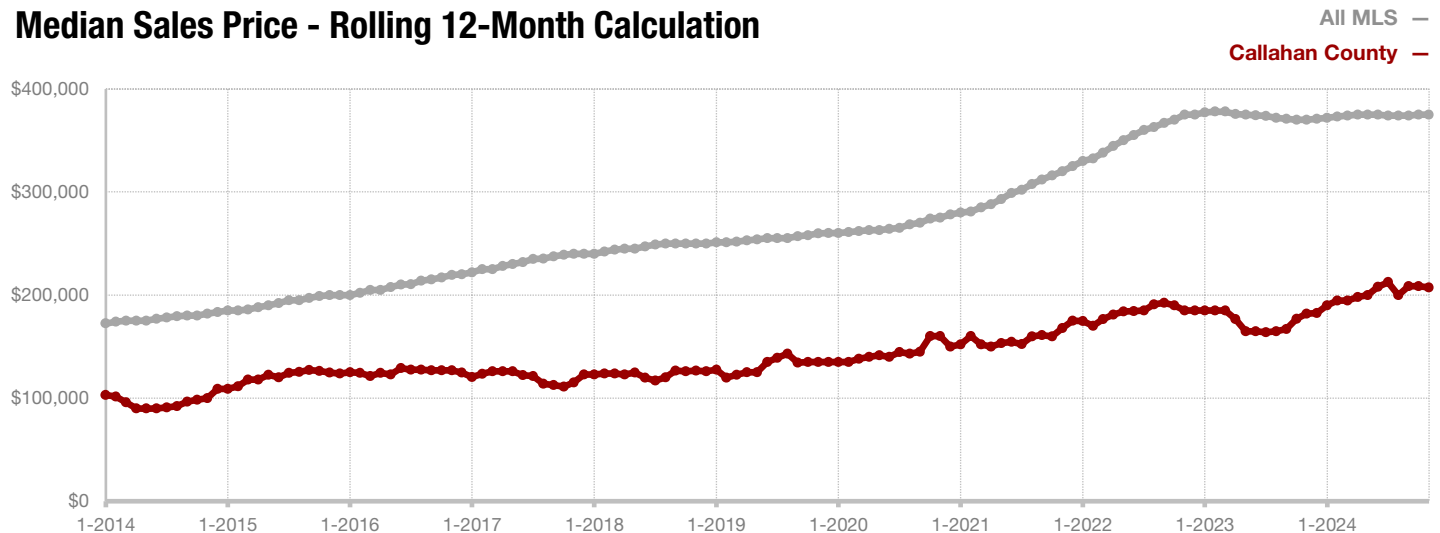
Callahan County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	13	15	+ 15.4%	234	220	- 6.0%
Pending Sales	5	9	+ 80.0%	152	132	- 13.2%
Closed Sales	6	10	+ 66.7%	153	137	- 10.5%
Average Sales Price*	\$275,846	\$209,920	- 23.9%	\$211,659	\$278,255	+ 31.5%
Median Sales Price*	\$224,750	\$233,750	+ 4.0%	\$182,250	\$207,500	+ 13.9%
Percent of Original List Price Received*	91.7%	89.9%	- 2.0%	92.2%	92.1%	- 0.1%
Days on Market Until Sale	55	75	+ 36.4%	46	73	+ 58.7%
Inventory of Homes for Sale	65	79	+ 21.5%	--	--	--
Months Supply of Inventory	5.0	6.5	+ 30.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



- 40.0%

0.0%

+ 75.2%

Change in
New Listings

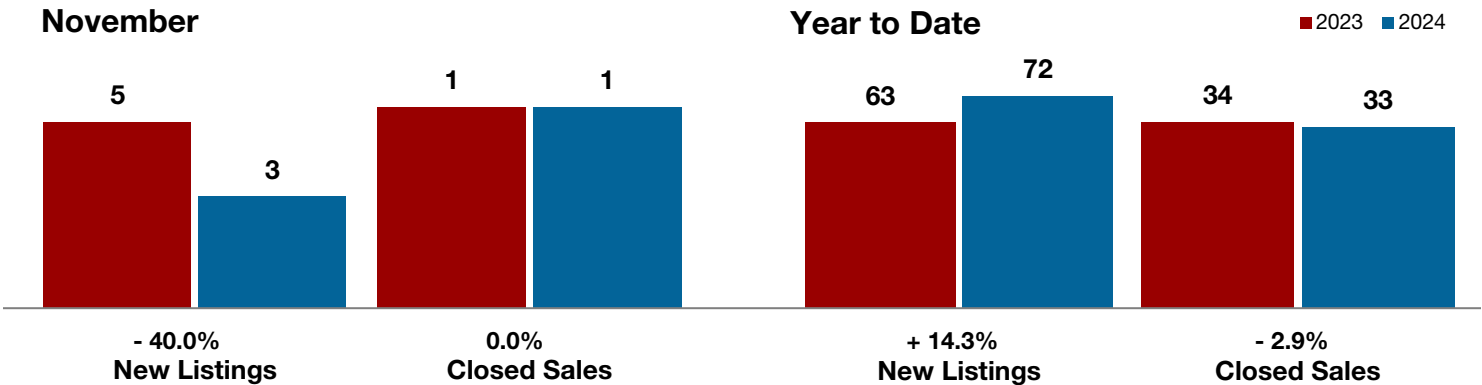
Change in
Closed Sales

Change in
Median Sales Price

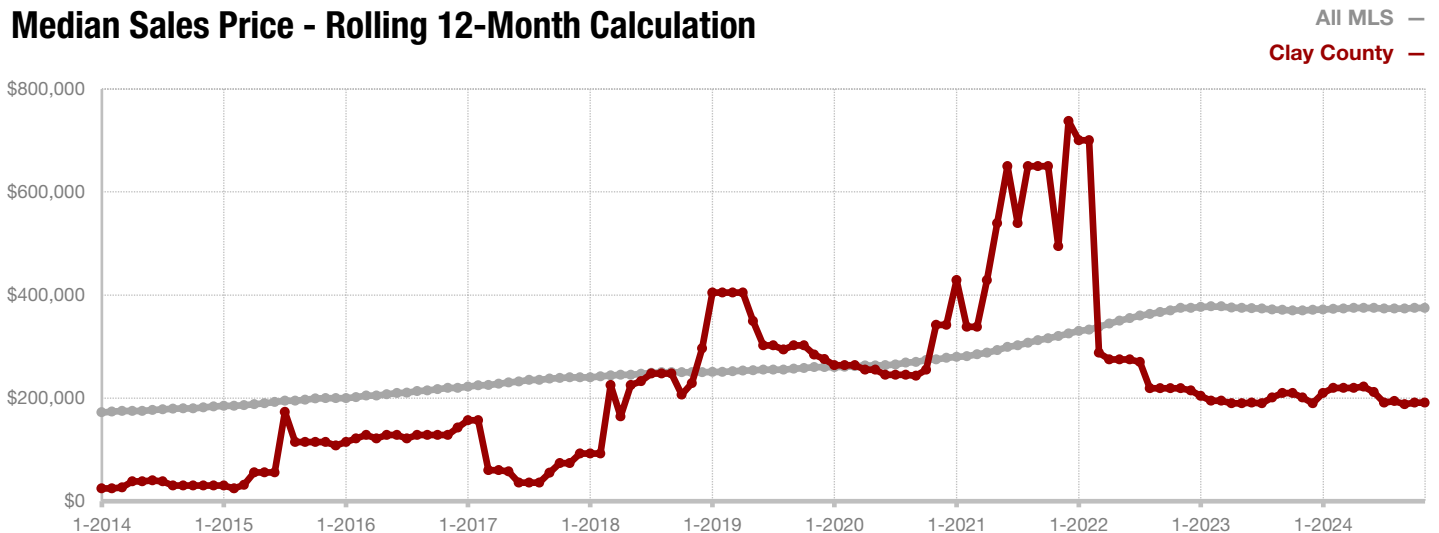
Clay County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	3	- 40.0%	63	72	+ 14.3%
Pending Sales	3	3	0.0%	35	33	- 5.7%
Closed Sales	1	1	0.0%	34	33	- 2.9%
Average Sales Price*	\$99,900	\$175,000	+ 75.2%	\$247,224	\$277,954	+ 12.4%
Median Sales Price*	\$99,900	\$175,000	+ 75.2%	\$189,750	\$191,000	+ 0.7%
Percent of Original List Price Received*	100.0%	97.2%	- 2.8%	92.7%	90.8%	- 2.0%
Days on Market Until Sale	15	79	+ 426.7%	57	91	+ 59.6%
Inventory of Homes for Sale	31	30	- 3.2%	--	--	--
Months Supply of Inventory	9.5	9.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



+ 50.0%

- 50.0%

- 62.8%

Change in
New Listings

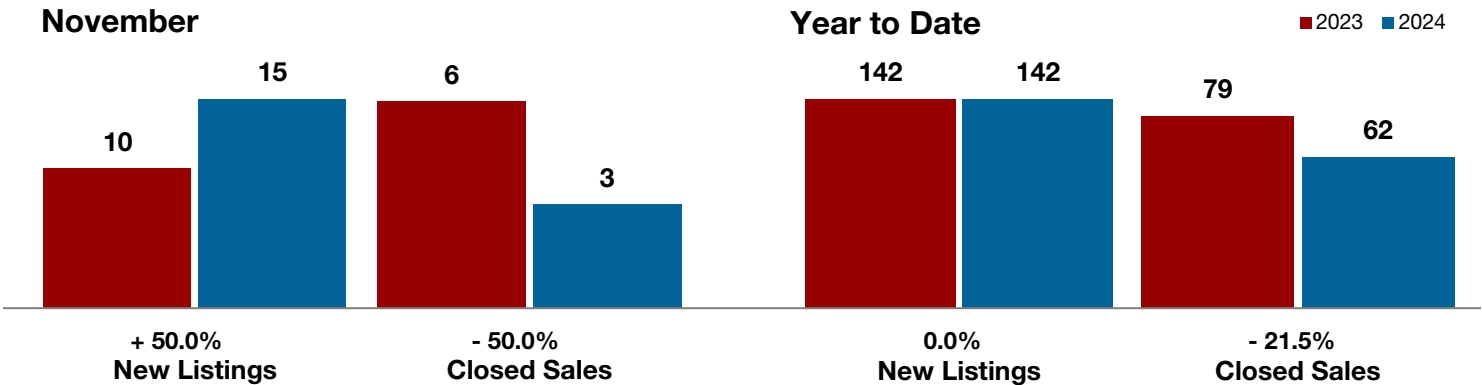
Change in
Closed Sales

Change in
Median Sales Price

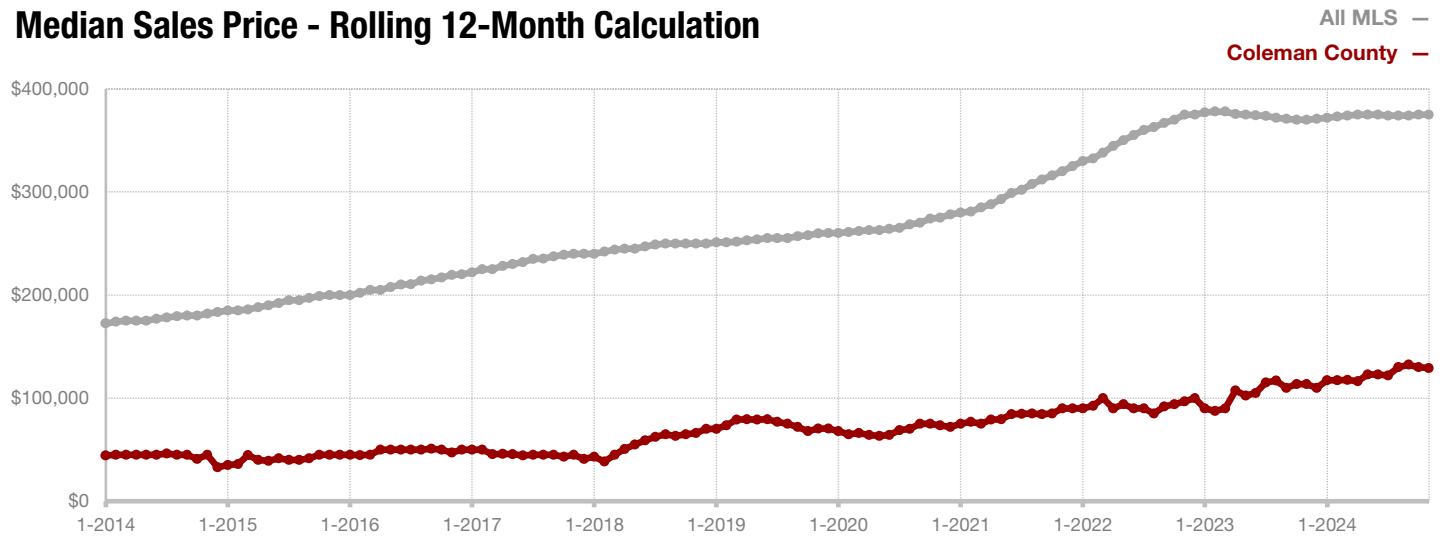
Coleman County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	10	15	+ 50.0%	142	142	0.0%
Pending Sales	2	0	- 100.0%	73	65	- 11.0%
Closed Sales	6	3	- 50.0%	79	62	- 21.5%
Average Sales Price*	\$415,083	\$86,567	- 79.1%	\$156,762	\$174,671	+ 11.4%
Median Sales Price*	\$161,250	\$60,000	- 62.8%	\$110,000	\$129,450	+ 17.7%
Percent of Original List Price Received*	94.5%	86.7%	- 8.3%	85.7%	88.1%	+ 2.8%
Days on Market Until Sale	104	20	- 80.8%	82	84	+ 2.4%
Inventory of Homes for Sale	59	68	+ 15.3%	--	--	--
Months Supply of Inventory	8.6	11.2	+ 30.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



+ 19.6%

+ 22.5%

0.0%

Change in
New Listings

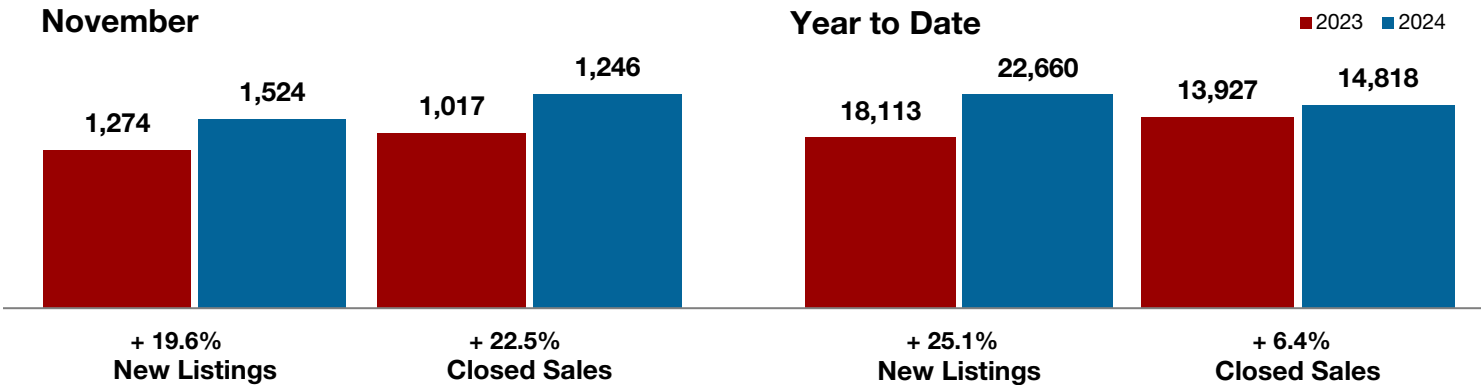
Change in
Closed Sales

Change in
Median Sales Price

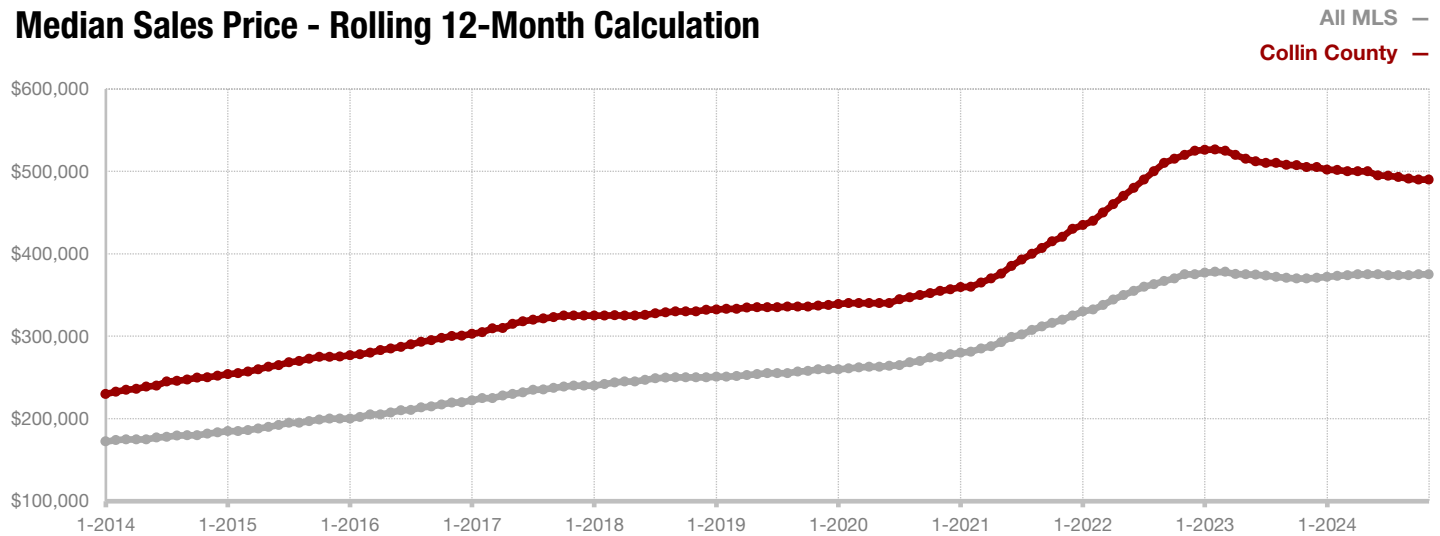
Collin County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,274	1,524	+ 19.6%	18,113	22,660	+ 25.1%
Pending Sales	963	1,002	+ 4.0%	14,077	15,069	+ 7.0%
Closed Sales	1,017	1,246	+ 22.5%	13,927	14,818	+ 6.4%
Average Sales Price*	\$549,675	\$573,485	+ 4.3%	\$578,404	\$567,694	- 1.9%
Median Sales Price*	\$475,000	\$475,000	0.0%	\$508,300	\$491,000	- 3.4%
Percent of Original List Price Received*	95.5%	95.0%	- 0.5%	96.7%	96.1%	- 0.6%
Days on Market Until Sale	42	51	+ 21.4%	42	46	+ 9.5%
Inventory of Homes for Sale	3,248	4,680	+ 44.1%	--	--	--
Months Supply of Inventory	2.6	3.5	+ 34.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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+ 76.9%

- 41.7%

+ 27.1%

Change in
New Listings

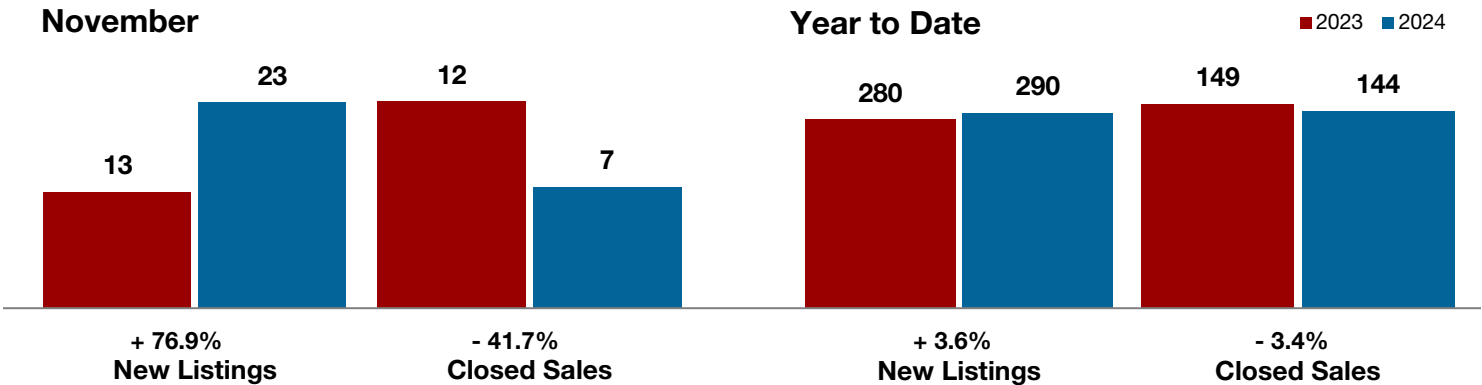
Change in
Closed Sales

Change in
Median Sales Price

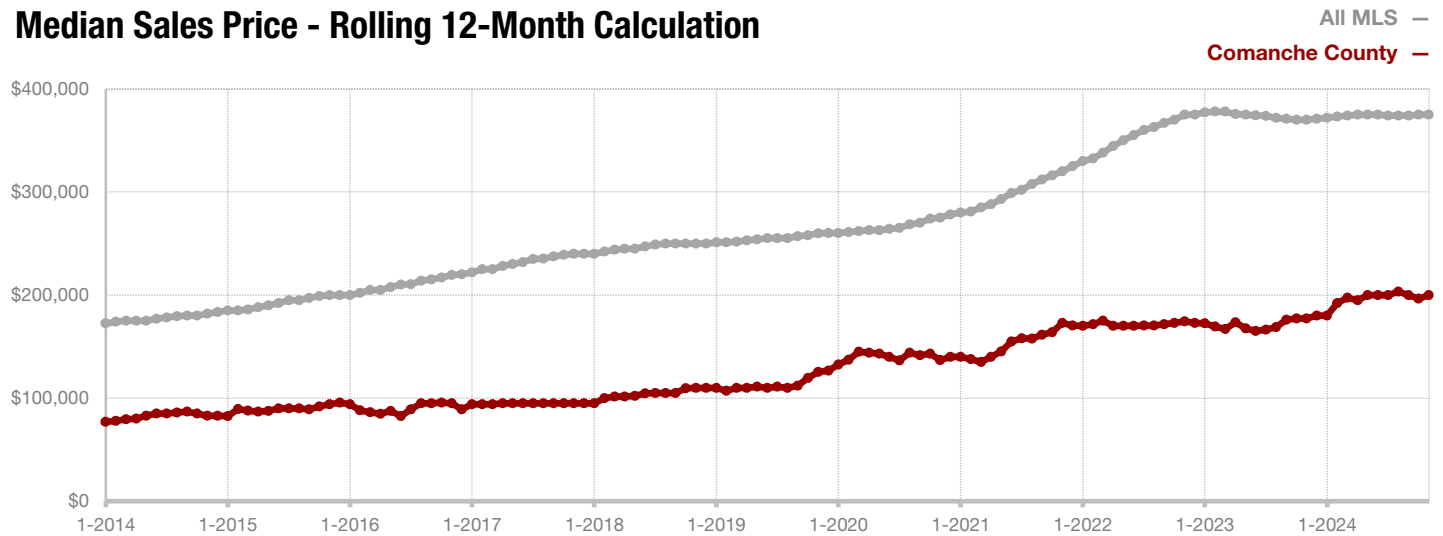
Comanche County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	13	23	+ 76.9%	280	290	+ 3.6%
Pending Sales	7	8	+ 14.3%	152	146	- 3.9%
Closed Sales	12	7	- 41.7%	149	144	- 3.4%
Average Sales Price*	\$309,455	\$240,929	- 22.1%	\$230,025	\$281,679	+ 22.5%
Median Sales Price*	\$184,900	\$235,000	+ 27.1%	\$180,000	\$200,000	+ 11.1%
Percent of Original List Price Received*	92.2%	87.6%	- 5.0%	90.7%	89.3%	- 1.5%
Days on Market Until Sale	102	150	+ 47.1%	80	96	+ 20.0%
Inventory of Homes for Sale	127	116	- 8.7%	--	--	--
Months Supply of Inventory	9.8	9.1	- 7.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



+ 23.1%

Change in
New Listings

- 7.5%

Change in
Closed Sales

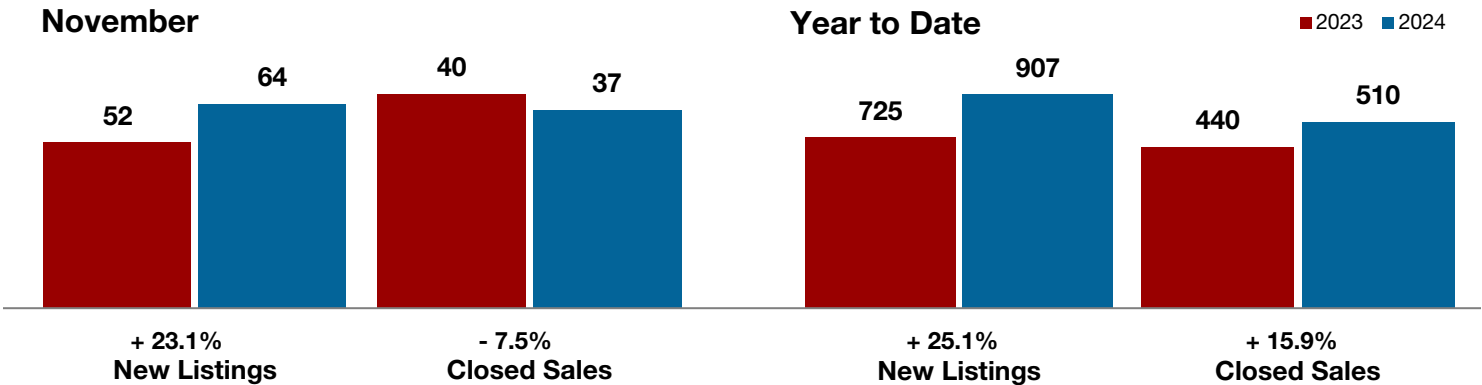
+ 9.3%

Change in
Median Sales Price

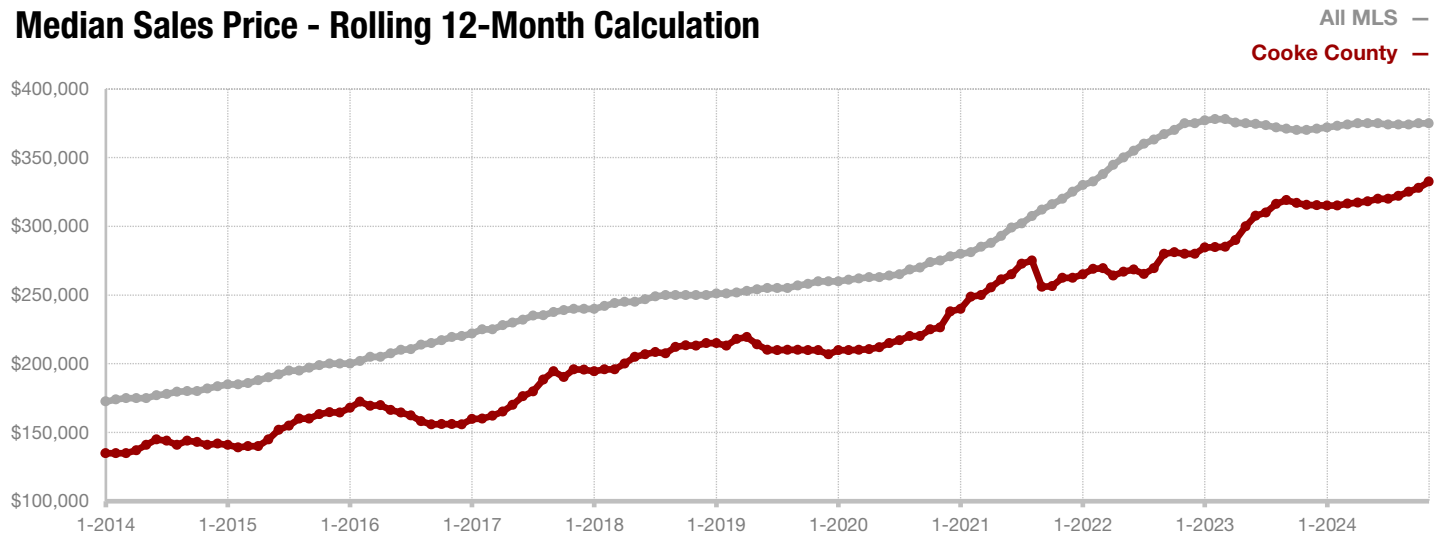
Cooke County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	52	64	+ 23.1%	725	907	+ 25.1%
Pending Sales	29	42	+ 44.8%	453	527	+ 16.3%
Closed Sales	40	37	- 7.5%	440	510	+ 15.9%
Average Sales Price*	\$345,183	\$389,697	+ 12.9%	\$388,177	\$436,968	+ 12.6%
Median Sales Price*	\$290,000	\$316,900	+ 9.3%	\$316,273	\$337,990	+ 6.9%
Percent of Original List Price Received*	94.4%	94.1%	- 0.3%	94.2%	93.5%	- 0.7%
Days on Market Until Sale	66	79	+ 19.7%	57	75	+ 31.6%
Inventory of Homes for Sale	240	287	+ 19.6%	--	--	--
Months Supply of Inventory	6.1	6.2	+ 1.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



+ 3.5%

Change in
New Listings

+ 3.9%

Change in
Closed Sales

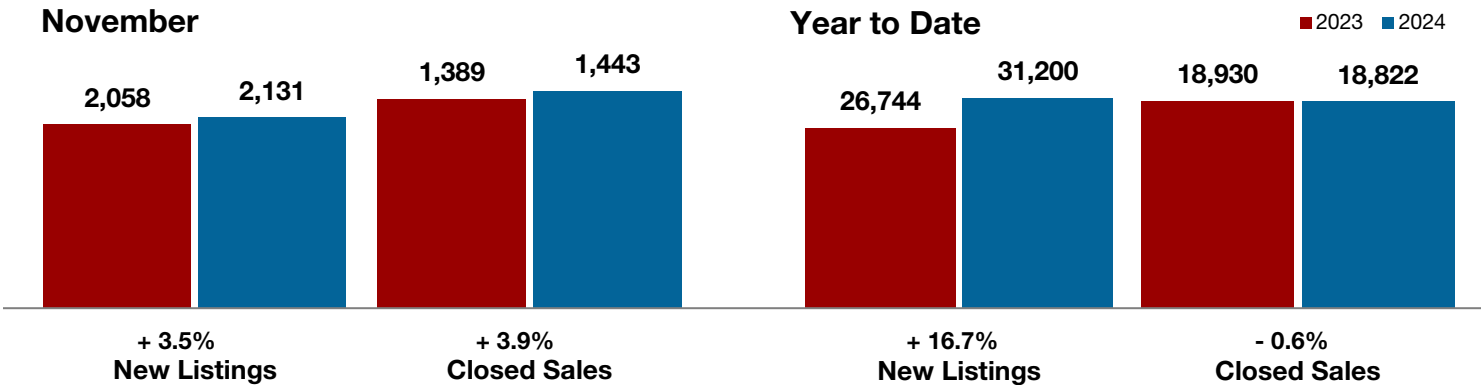
- 0.8%

Change in
Median Sales Price

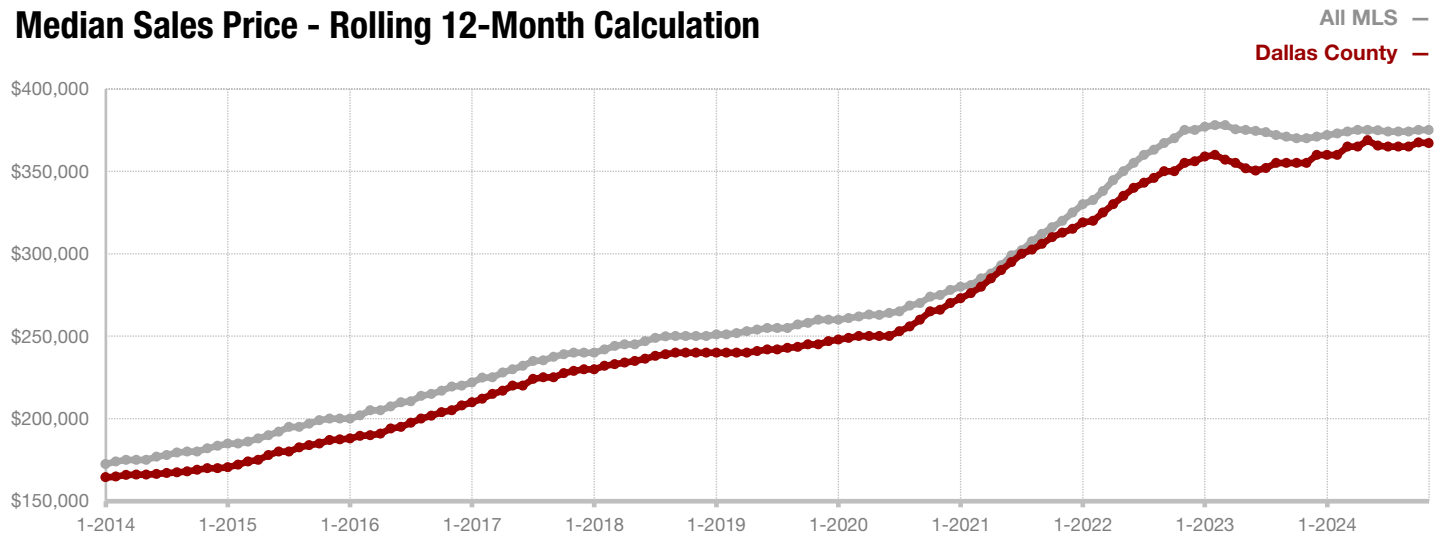
Dallas County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,058	2,131	+ 3.5%	26,744	31,200	+ 16.7%
Pending Sales	1,300	1,359	+ 4.5%	19,204	19,183	- 0.1%
Closed Sales	1,389	1,443	+ 3.9%	18,930	18,822	- 0.6%
Average Sales Price*	\$537,267	\$544,400	+ 1.3%	\$517,094	\$545,759	+ 5.5%
Median Sales Price*	\$368,000	\$365,000	- 0.8%	\$359,990	\$368,500	+ 2.4%
Percent of Original List Price Received*	95.4%	94.8%	- 0.6%	96.8%	95.7%	- 1.1%
Days on Market Until Sale	36	47	+ 30.6%	34	42	+ 23.5%
Inventory of Homes for Sale	5,294	6,796	+ 28.4%	--	--	--
Months Supply of Inventory	3.1	4.0	+ 29.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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+ 33.3%

Change in
New Listings

+ 33.3%

Change in
Closed Sales

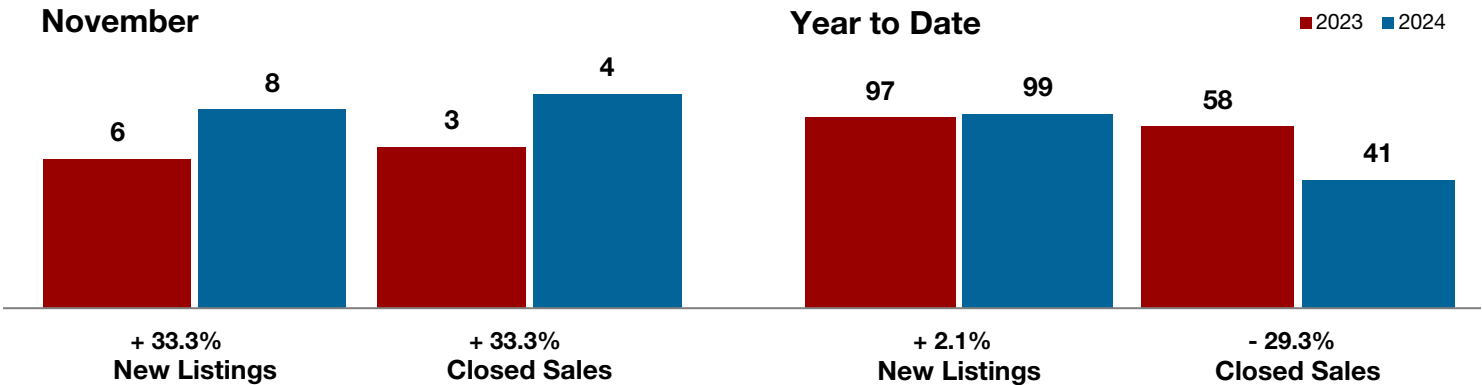
+ 55.0%

Change in
Median Sales Price

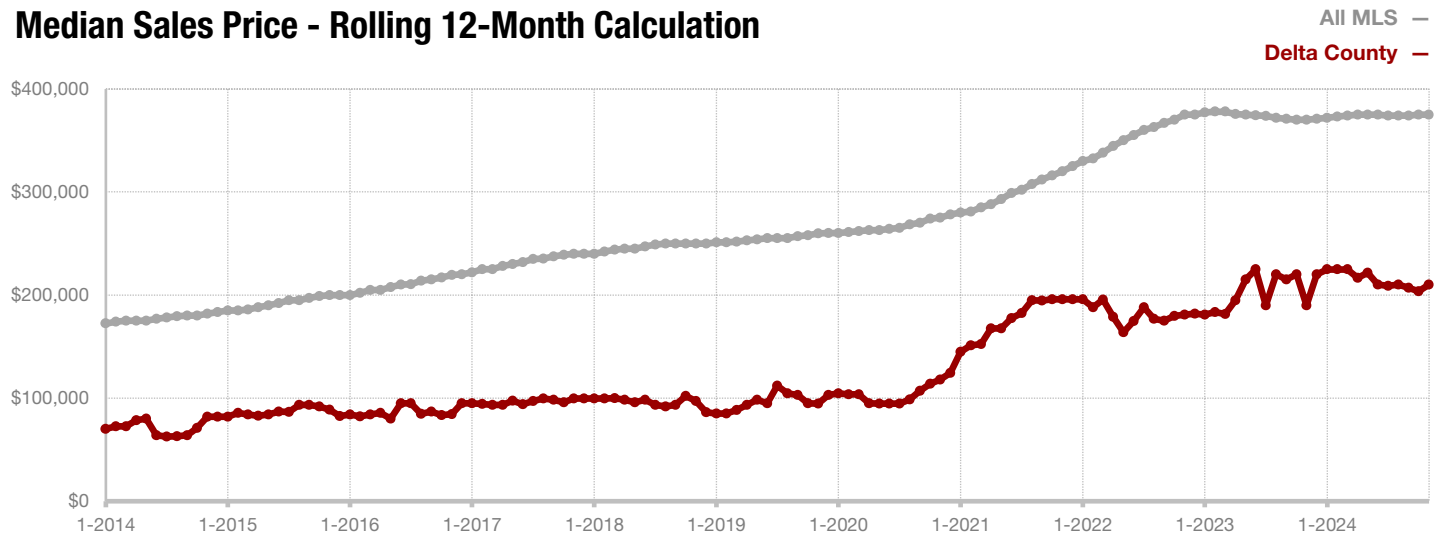
Delta County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	6	8	+ 33.3%	97	99	+ 2.1%
Pending Sales	3	3	0.0%	59	42	- 28.8%
Closed Sales	3	4	+ 33.3%	58	41	- 29.3%
Average Sales Price*	\$166,500	\$298,625	+ 79.4%	\$262,954	\$237,624	- 9.6%
Median Sales Price*	\$180,000	\$279,000	+ 55.0%	\$197,500	\$205,000	+ 3.8%
Percent of Original List Price Received*	90.6%	90.3%	- 0.3%	92.1%	90.7%	- 1.5%
Days on Market Until Sale	59	31	- 47.5%	51	65	+ 27.5%
Inventory of Homes for Sale	37	43	+ 16.2%	--	--	--
Months Supply of Inventory	6.5	11.2	+ 72.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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+ 7.8%

Change in
New Listings

+ 9.4%

Change in
Closed Sales

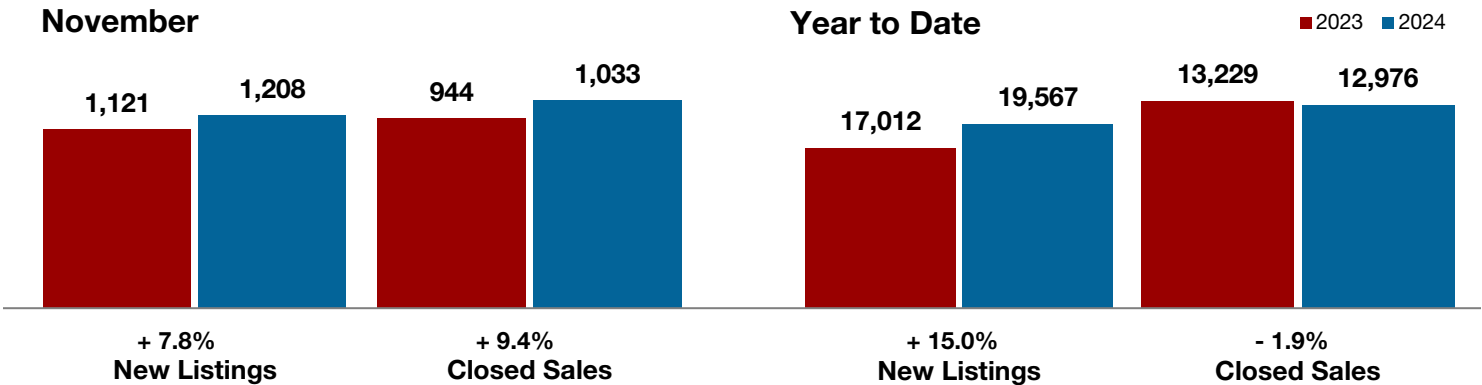
+ 2.2%

Change in
Median Sales Price

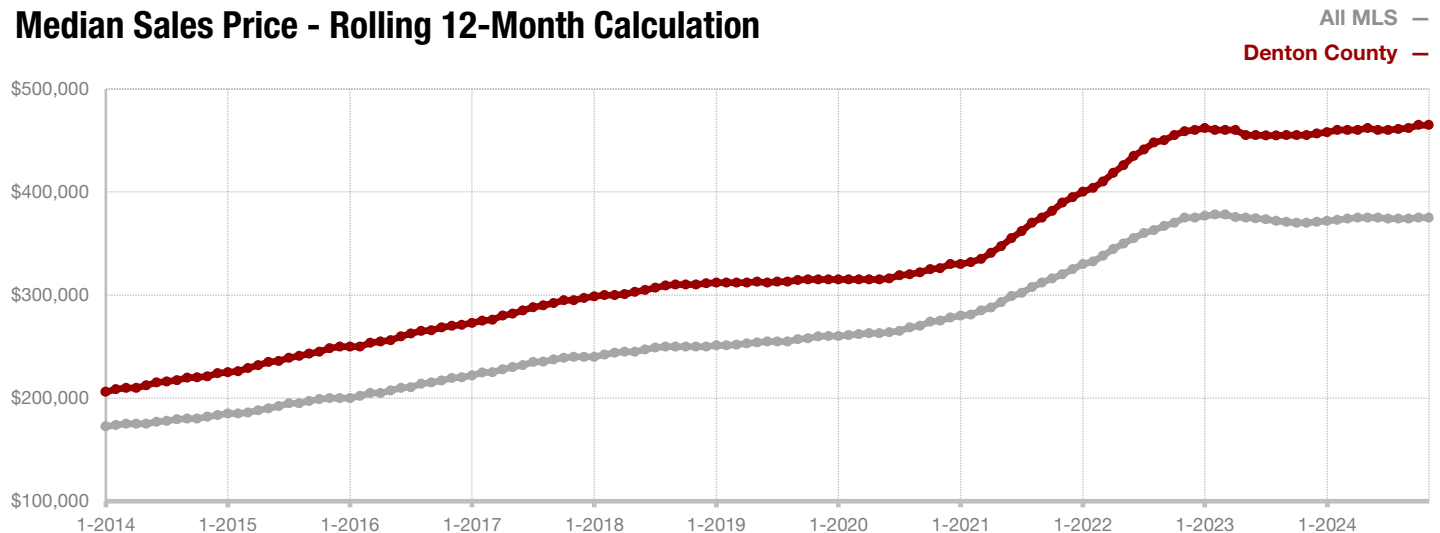
Denton County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,121	1,208	+ 7.8%	17,012	19,567	+ 15.0%
Pending Sales	822	895	+ 8.9%	13,351	13,240	- 0.8%
Closed Sales	944	1,033	+ 9.4%	13,229	12,976	- 1.9%
Average Sales Price*	\$520,566	\$560,643	+ 7.7%	\$543,379	\$563,021	+ 3.6%
Median Sales Price*	\$450,000	\$460,000	+ 2.2%	\$455,499	\$465,000	+ 2.1%
Percent of Original List Price Received*	95.4%	94.8%	- 0.6%	96.4%	96.3%	- 0.1%
Days on Market Until Sale	43	59	+ 37.2%	46	46	0.0%
Inventory of Homes for Sale	3,152	4,060	+ 28.8%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 29.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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+ 27.3%

- 9.1%

+ 5.6%

Change in
New Listings

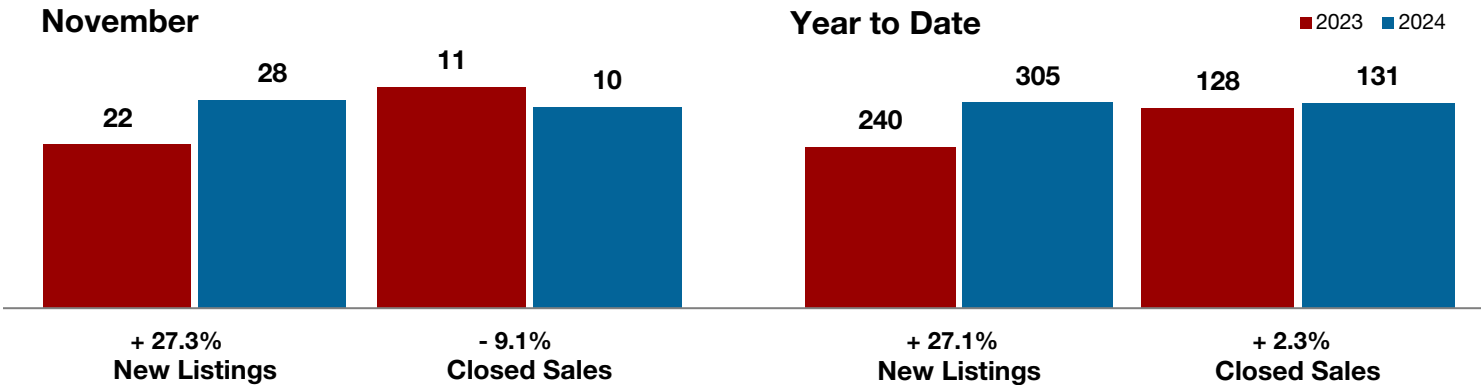
Change in
Closed Sales

Change in
Median Sales Price

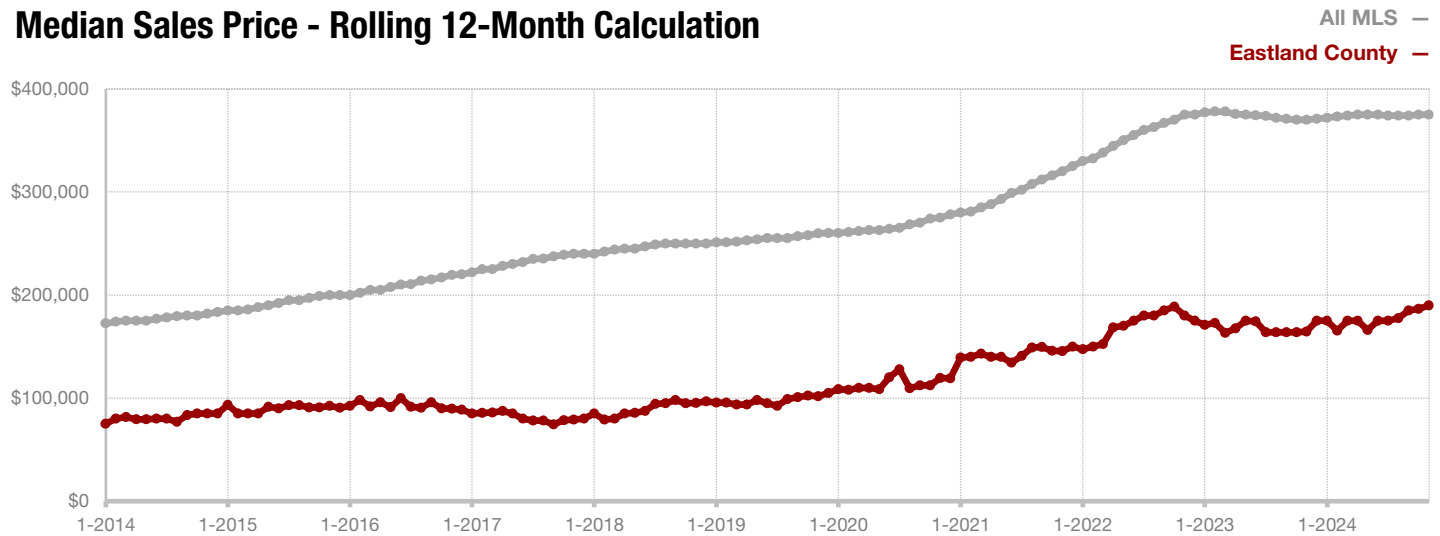
Eastland County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	22	28	+ 27.3%	240	305	+ 27.1%
Pending Sales	6	12	+ 100.0%	135	140	+ 3.7%
Closed Sales	11	10	- 9.1%	128	131	+ 2.3%
Average Sales Price*	\$167,841	\$202,000	+ 20.4%	\$233,106	\$309,262	+ 32.7%
Median Sales Price*	\$160,000	\$169,000	+ 5.6%	\$170,500	\$188,500	+ 10.6%
Percent of Original List Price Received*	83.2%	87.5%	+ 5.2%	89.5%	88.8%	- 0.8%
Days on Market Until Sale	114	75	- 34.2%	84	98	+ 16.7%
Inventory of Homes for Sale	103	134	+ 30.1%	--	--	--
Months Supply of Inventory	8.8	11.2	+ 27.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



+ 0.7%

Change in
New Listings

+ 7.7%

Change in
Closed Sales

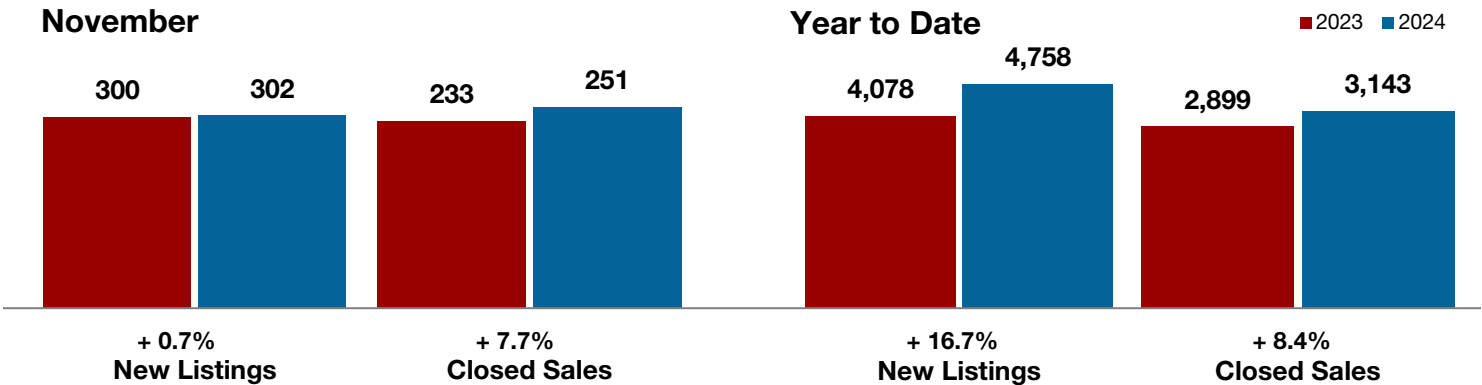
+ 0.8%

Change in
Median Sales Price

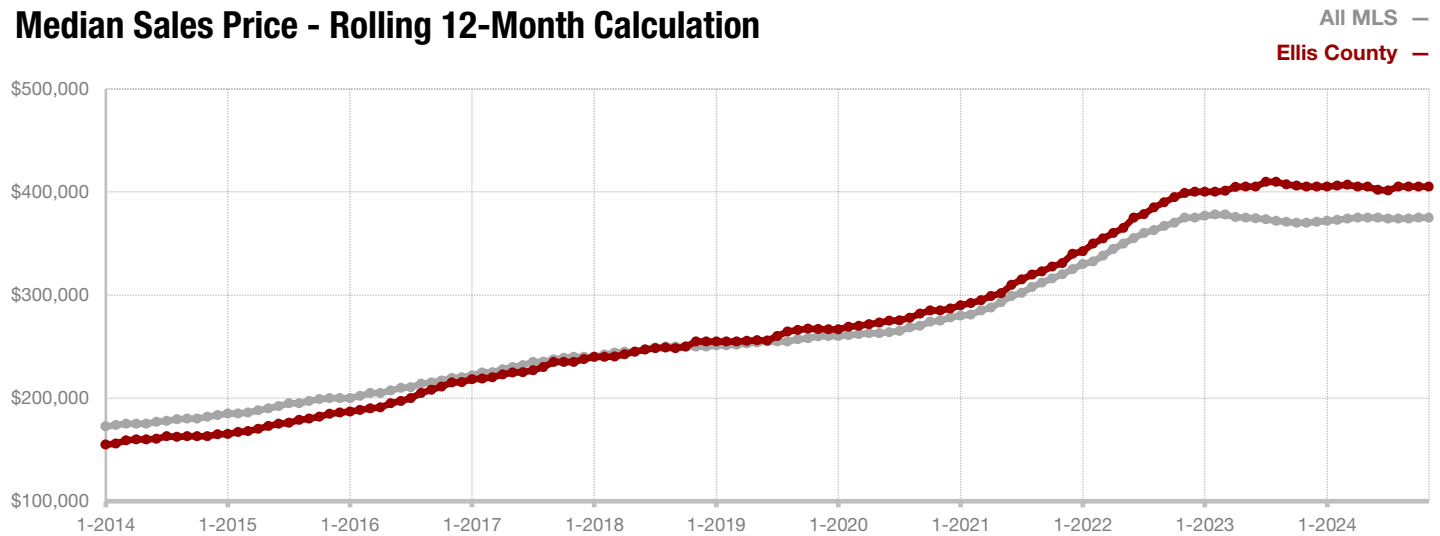
Ellis County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	300	302	+ 0.7%	4,078	4,758	+ 16.7%
Pending Sales	229	219	- 4.4%	2,994	3,230	+ 7.9%
Closed Sales	233	251	+ 7.7%	2,899	3,143	+ 8.4%
Average Sales Price*	\$417,650	\$449,167	+ 7.5%	\$426,600	\$439,803	+ 3.1%
Median Sales Price*	\$395,000	\$398,000	+ 0.8%	\$405,000	\$407,000	+ 0.5%
Percent of Original List Price Received*	94.9%	94.8%	- 0.1%	95.4%	95.2%	- 0.2%
Days on Market Until Sale	61	74	+ 21.3%	63	71	+ 12.7%
Inventory of Homes for Sale	1,157	1,342	+ 16.0%	--	--	--
Months Supply of Inventory	4.4	4.7	+ 6.8%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



+ 10.3%

Change in
New Listings

+ 7.7%

Change in
Closed Sales

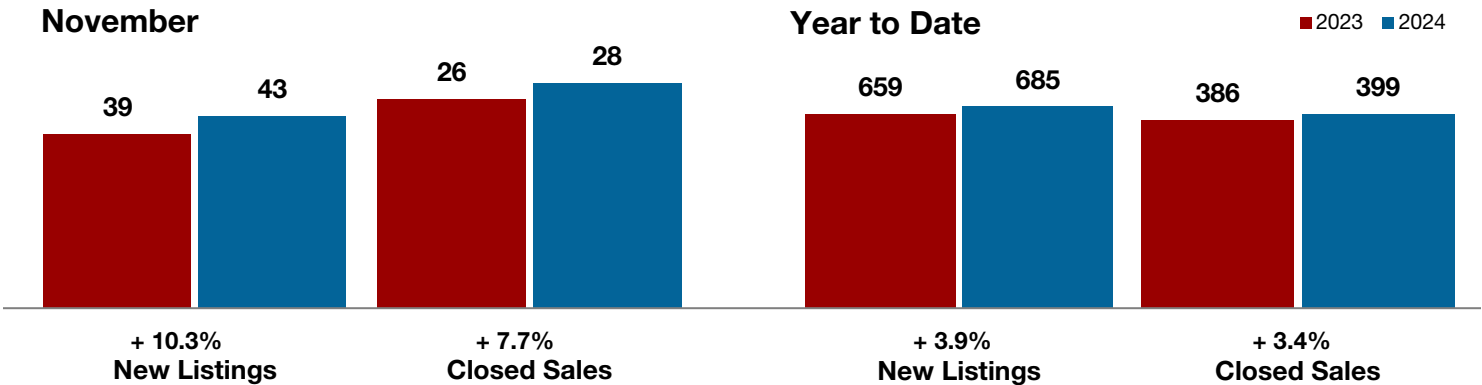
+ 18.6%

Change in
Median Sales Price

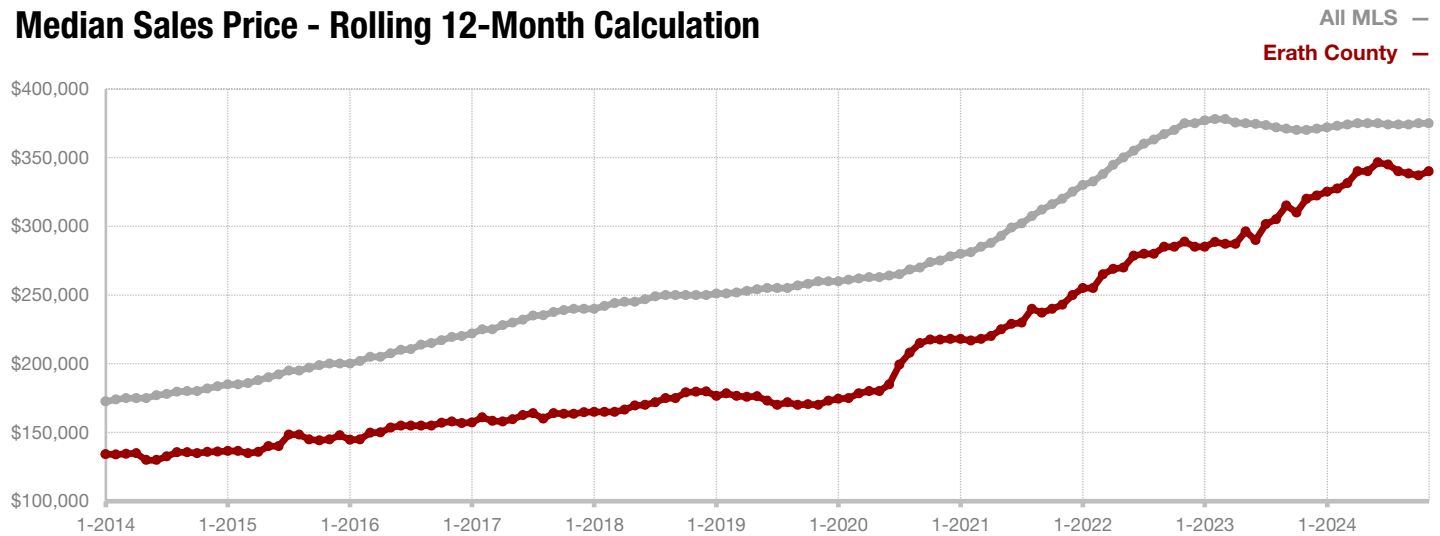
Erath County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	39	43	+ 10.3%	659	685	+ 3.9%
Pending Sales	38	23	- 39.5%	414	408	- 1.4%
Closed Sales	26	28	+ 7.7%	386	399	+ 3.4%
Average Sales Price*	\$388,301	\$443,155	+ 14.1%	\$422,673	\$416,528	- 1.5%
Median Sales Price*	\$321,085	\$380,750	+ 18.6%	\$320,000	\$340,000	+ 6.3%
Percent of Original List Price Received*	96.7%	89.6%	- 7.3%	94.4%	93.1%	- 1.4%
Days on Market Until Sale	30	106	+ 253.3%	53	72	+ 35.8%
Inventory of Homes for Sale	208	253	+ 21.6%	--	--	--
Months Supply of Inventory	5.8	6.9	+ 19.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



- 19.7%

- 38.9%

+ 14.3%

Change in
New Listings

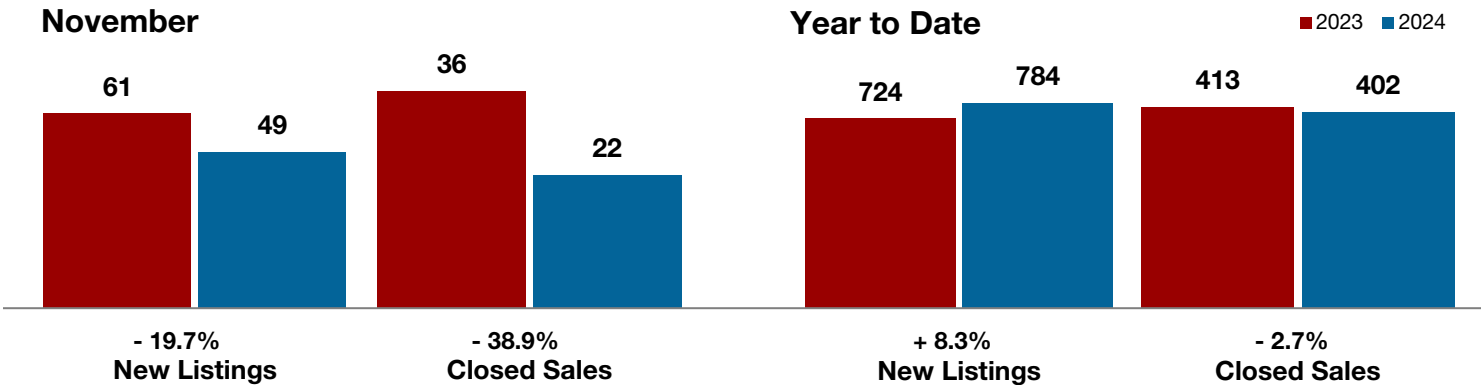
Change in
Closed Sales

Change in
Median Sales Price

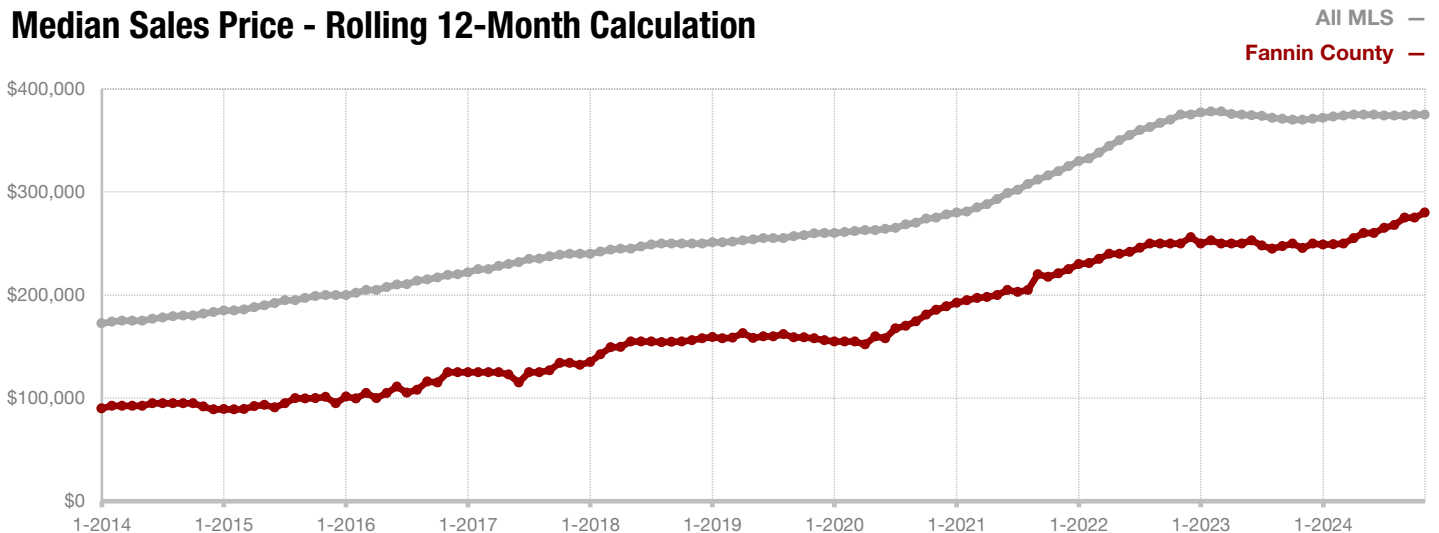
Fannin County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	61	49	- 19.7%	724	784	+ 8.3%
Pending Sales	30	26	- 13.3%	410	415	+ 1.2%
Closed Sales	36	22	- 38.9%	413	402	- 2.7%
Average Sales Price*	\$313,654	\$331,004	+ 5.5%	\$301,692	\$318,275	+ 5.5%
Median Sales Price*	\$245,000	\$280,000	+ 14.3%	\$249,000	\$280,000	+ 12.4%
Percent of Original List Price Received*	87.6%	94.2%	+ 7.5%	91.6%	92.4%	+ 0.9%
Days on Market Until Sale	91	87	- 4.4%	71	80	+ 12.7%
Inventory of Homes for Sale	254	279	+ 9.8%	--	--	--
Months Supply of Inventory	6.9	7.5	+ 8.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



+ 37.5%

- 28.6%

+ 195.6%

Change in
New Listings

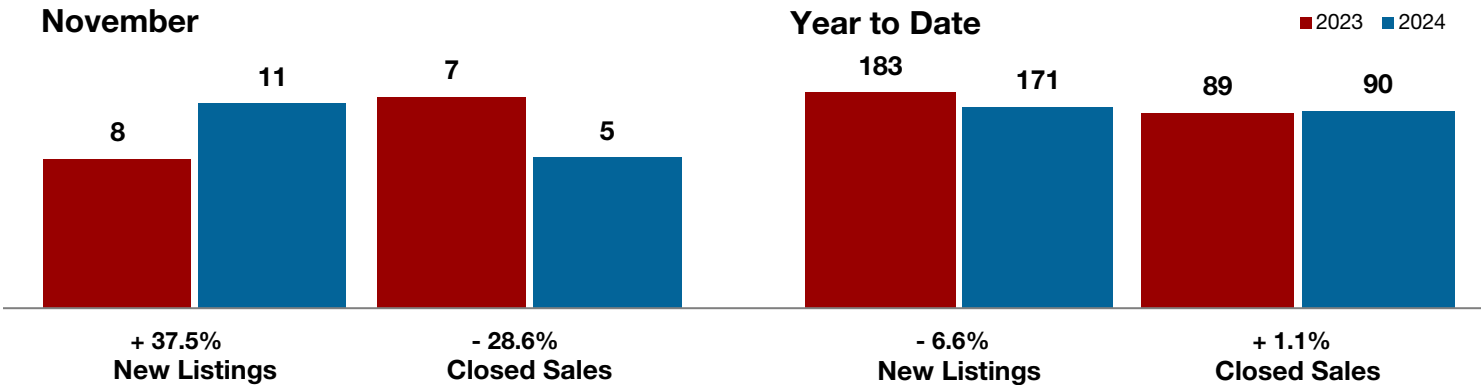
Change in
Closed Sales

Change in
Median Sales Price

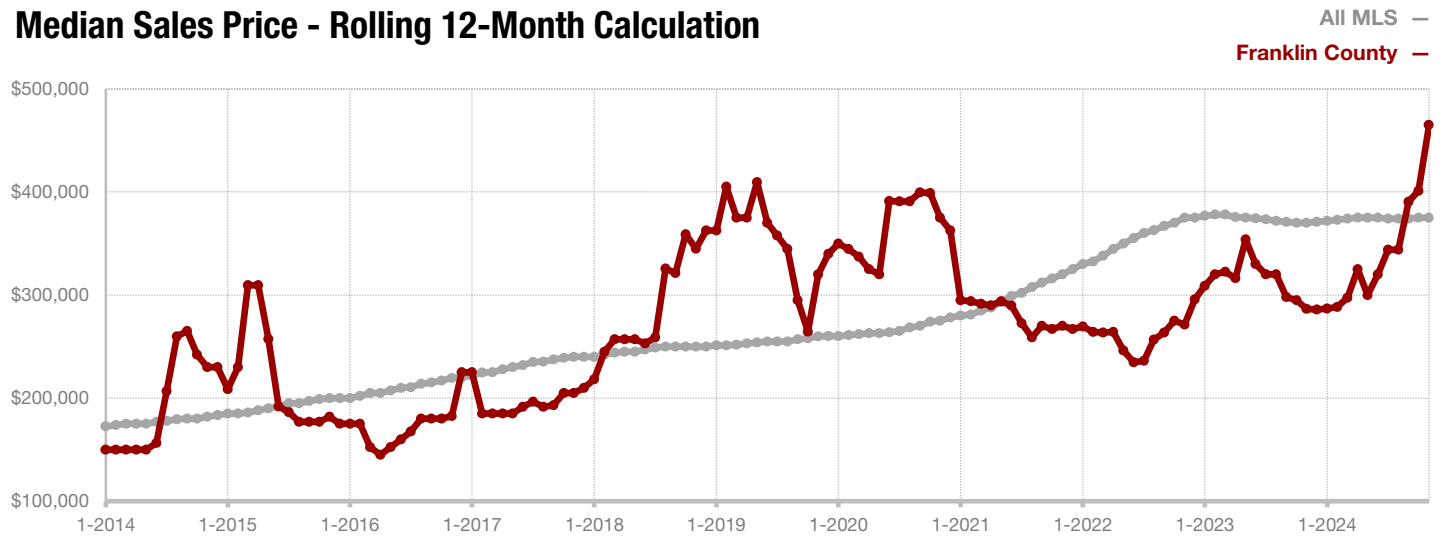
Franklin County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	11	+ 37.5%	183	171	- 6.6%
Pending Sales	6	1	- 83.3%	90	88	- 2.2%
Closed Sales	7	5	- 28.6%	89	90	+ 1.1%
Average Sales Price*	\$290,143	\$578,700	+ 99.5%	\$535,929	\$697,760	+ 30.2%
Median Sales Price*	\$215,000	\$635,500	+ 195.6%	\$286,000	\$465,000	+ 62.6%
Percent of Original List Price Received*	90.4%	88.9%	- 1.7%	91.6%	93.2%	+ 1.7%
Days on Market Until Sale	86	66	- 23.3%	71	68	- 4.2%
Inventory of Homes for Sale	56	47	- 16.1%	--	--	--
Months Supply of Inventory	7.3	6.1	- 16.4%	--	--	--

* 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 – November 2024

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



- 20.0%

+ 30.0%

- 1.1%

Change in
New Listings

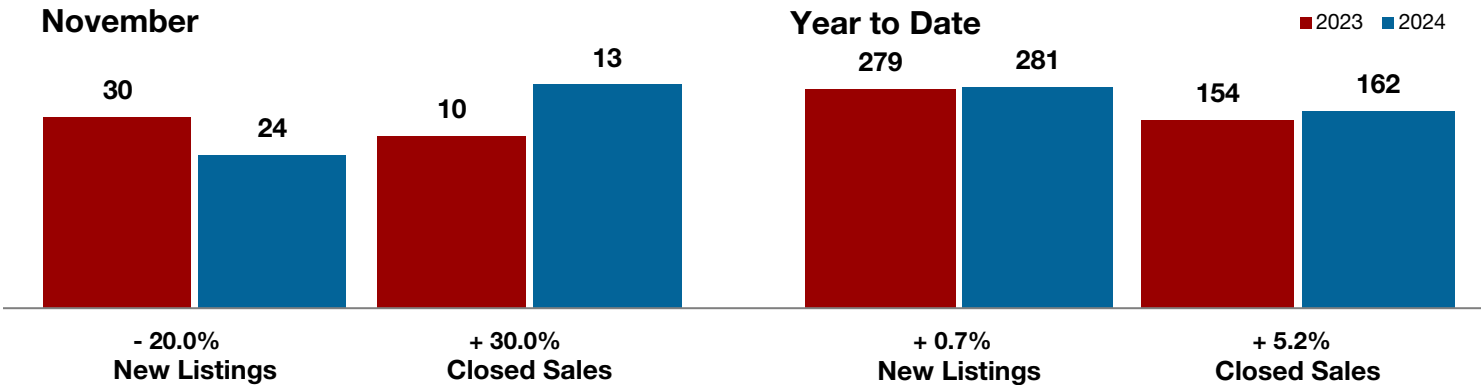
Change in
Closed Sales

Change in
Median Sales Price

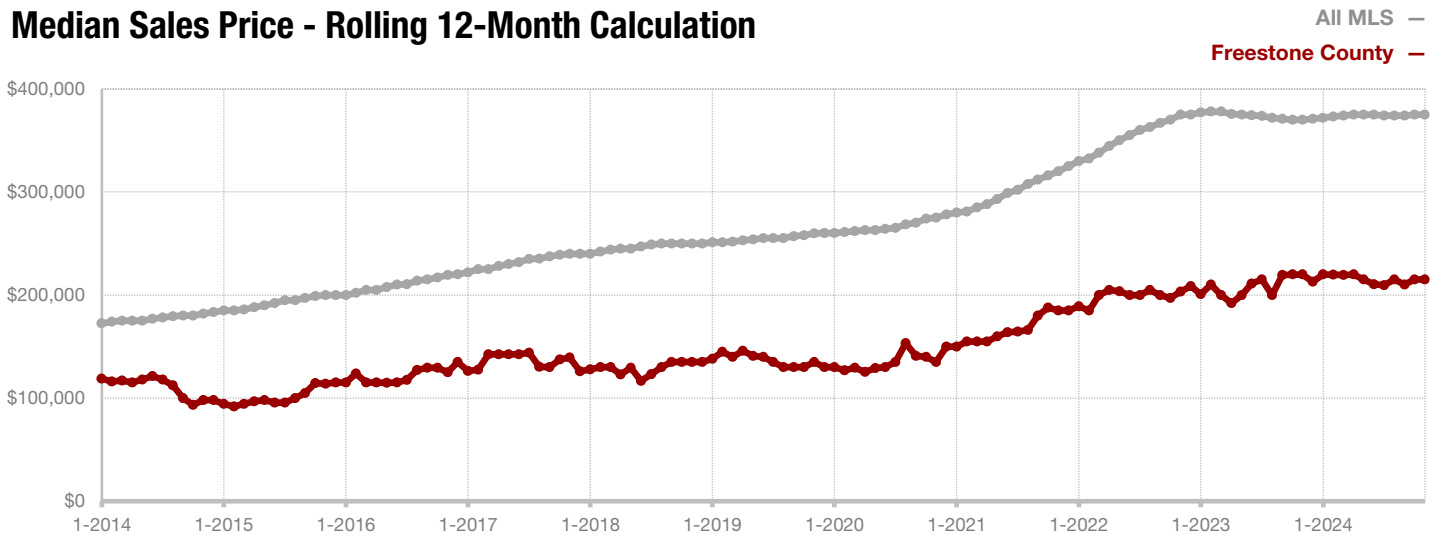
Freestone County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	30	24	- 20.0%	279	281	+ 0.7%
Pending Sales	9	8	- 11.1%	156	162	+ 3.8%
Closed Sales	10	13	+ 30.0%	154	162	+ 5.2%
Average Sales Price*	\$233,250	\$255,000	+ 9.3%	\$278,839	\$323,963	+ 16.2%
Median Sales Price*	\$217,500	\$215,000	- 1.1%	\$219,750	\$220,000	+ 0.1%
Percent of Original List Price Received*	91.0%	87.7%	- 3.6%	93.2%	91.4%	- 1.9%
Days on Market Until Sale	63	149	+ 136.5%	63	93	+ 47.6%
Inventory of Homes for Sale	106	109	+ 2.8%	--	--	--
Months Supply of Inventory	7.8	7.8	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



+ 22.4%

+ 25.0%

+ 11.0%

Change in
New Listings

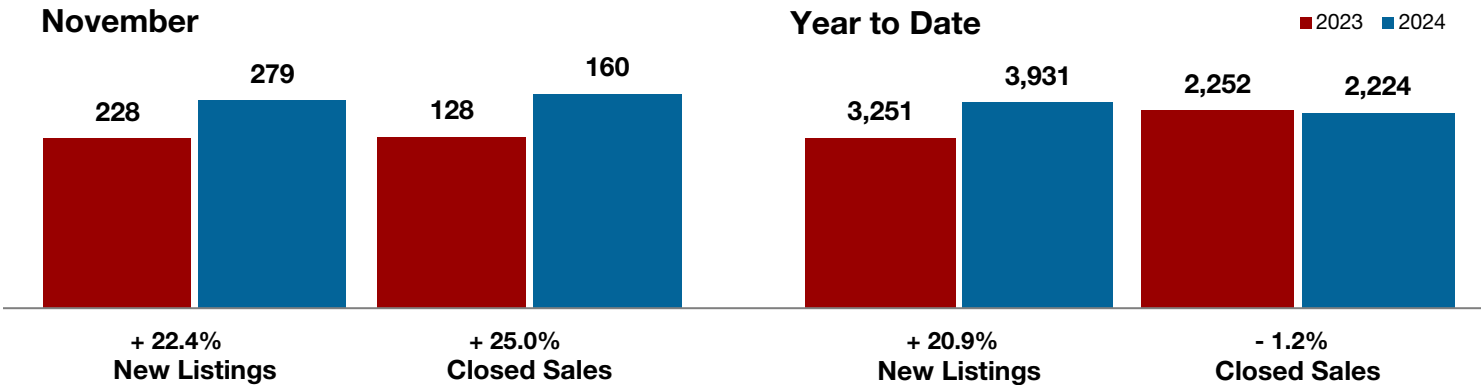
Change in
Closed Sales

Change in
Median Sales Price

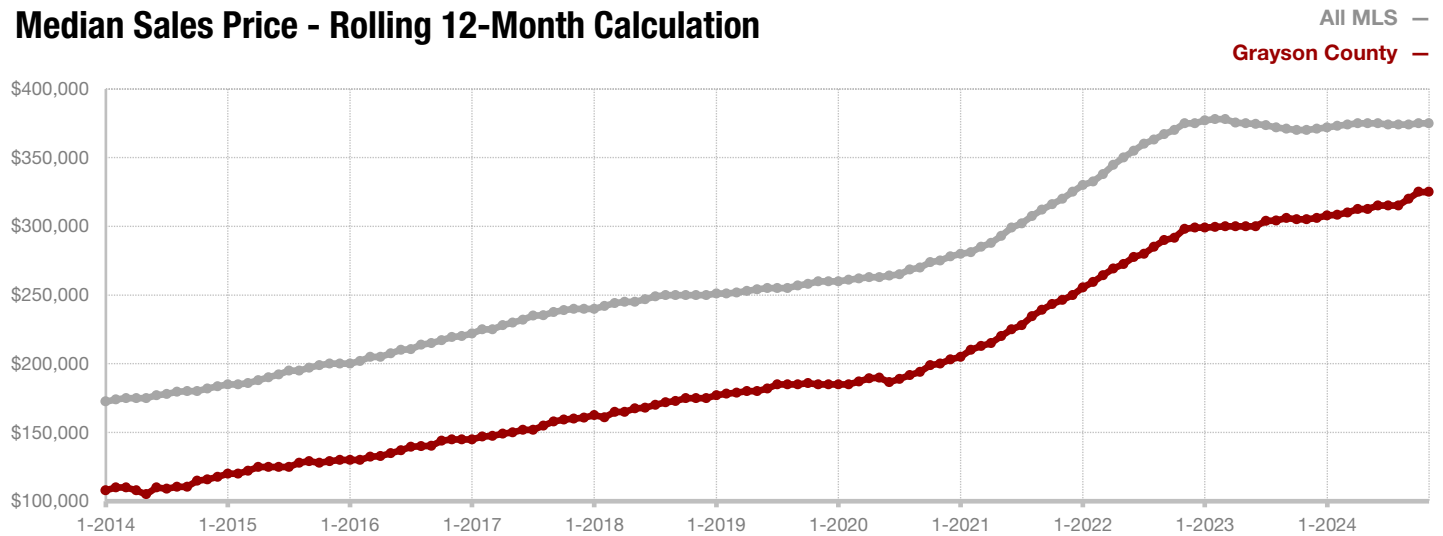
Grayson County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	228	279	+ 22.4%	3,251	3,931	+ 20.9%
Pending Sales	144	152	+ 5.6%	2,257	2,285	+ 1.2%
Closed Sales	128	160	+ 25.0%	2,252	2,224	- 1.2%
Average Sales Price*	\$347,190	\$391,291	+ 12.7%	\$363,549	\$387,837	+ 6.7%
Median Sales Price*	\$289,172	\$321,000	+ 11.0%	\$306,245	\$325,900	+ 6.4%
Percent of Original List Price Received*	93.0%	92.8%	- 0.2%	93.9%	93.6%	- 0.3%
Days on Market Until Sale	63	73	+ 15.9%	65	72	+ 10.8%
Inventory of Homes for Sale	905	1,241	+ 37.1%	--	--	--
Months Supply of Inventory	4.5	6.1	+ 35.6%	--	--	--

* 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 – November 2024

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



- 41.7%

- 30.0%

+ 83.1%

Change in
New Listings

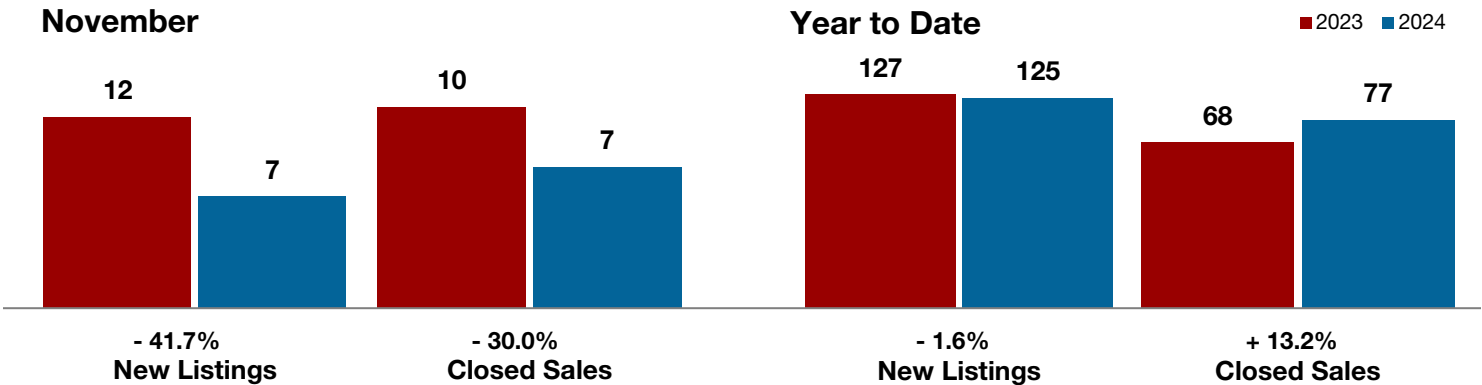
Change in
Closed Sales

Change in
Median Sales Price

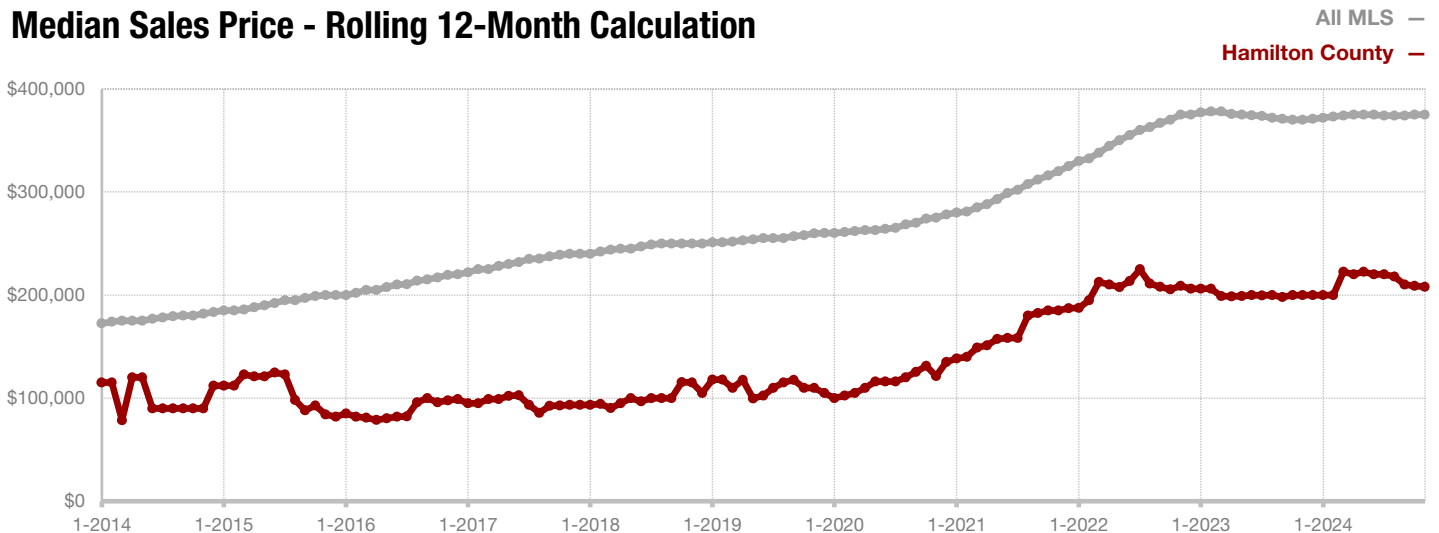
Hamilton County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	12	7	- 41.7%	127	125	- 1.6%
Pending Sales	3	3	0.0%	66	76	+ 15.2%
Closed Sales	10	7	- 30.0%	68	77	+ 13.2%
Average Sales Price*	\$412,575	\$395,500	- 4.1%	\$407,107	\$354,018	- 13.0%
Median Sales Price*	\$231,250	\$423,500	+ 83.1%	\$210,000	\$210,000	0.0%
Percent of Original List Price Received*	84.0%	96.3%	+ 14.6%	88.7%	88.1%	- 0.7%
Days on Market Until Sale	88	89	+ 1.1%	80	91	+ 13.8%
Inventory of Homes for Sale	64	56	- 12.5%	--	--	--
Months Supply of Inventory	10.5	8.3	- 21.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



- 20.0%

+ 100.0%

- 68.1%

Change in
New Listings

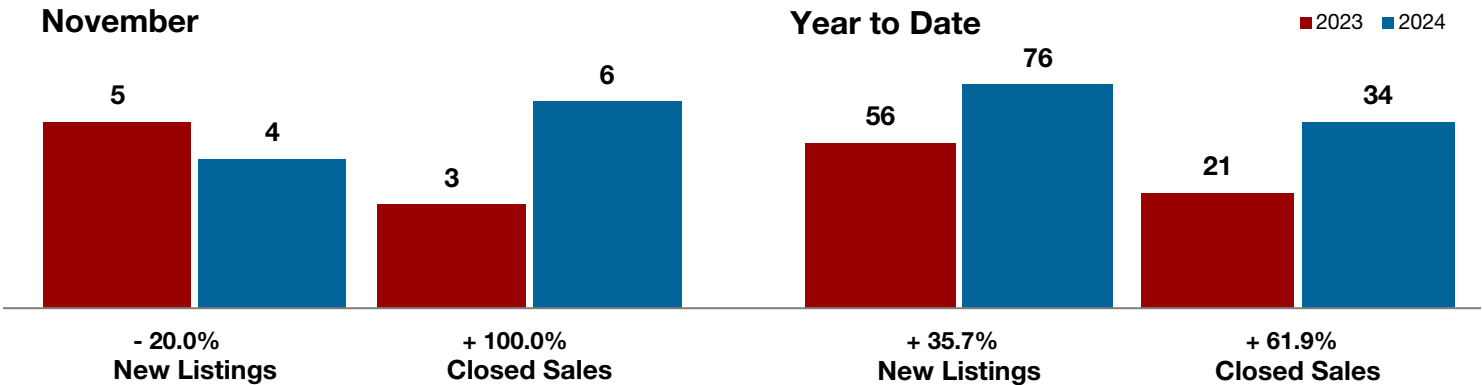
Change in
Closed Sales

Change in
Median Sales Price

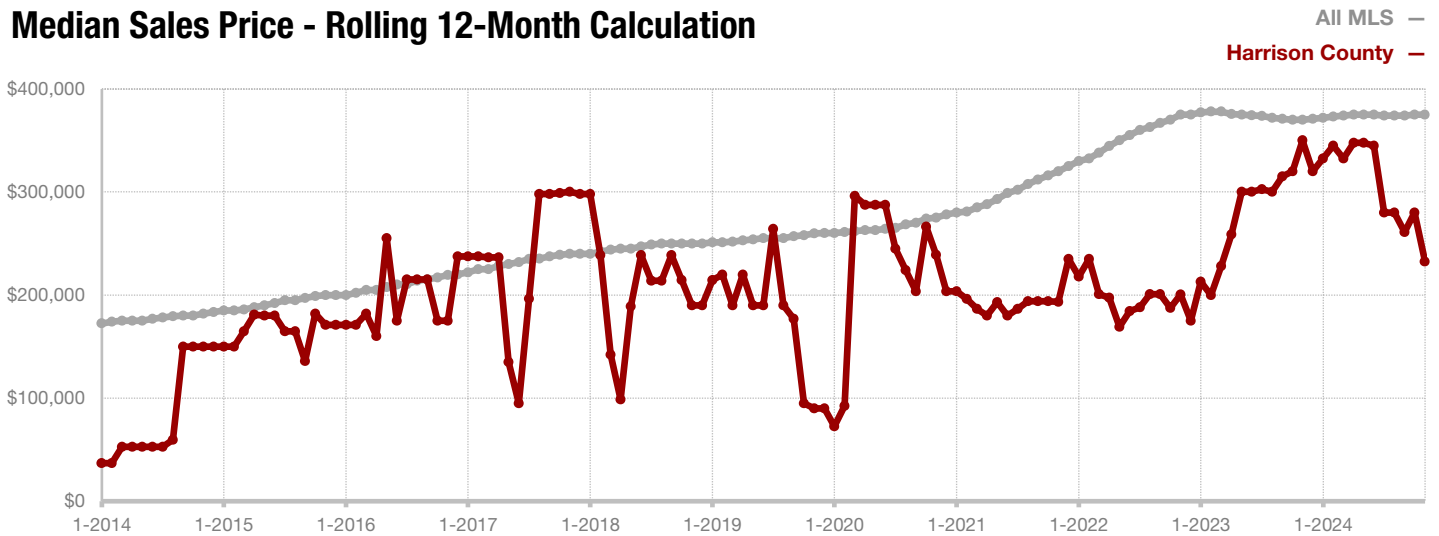
Harrison County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	4	- 20.0%	56	76	+ 35.7%
Pending Sales	3	1	- 66.7%	19	34	+ 78.9%
Closed Sales	3	6	+ 100.0%	21	34	+ 61.9%
Average Sales Price*	\$386,667	\$109,417	- 71.7%	\$340,217	\$298,297	- 12.3%
Median Sales Price*	\$350,000	\$111,750	- 68.1%	\$350,000	\$235,495	- 32.7%
Percent of Original List Price Received*	91.1%	102.4%	+ 12.4%	94.9%	93.5%	- 1.5%
Days on Market Until Sale	151	18	- 88.1%	83	85	+ 2.4%
Inventory of Homes for Sale	23	23	0.0%	--	--	--
Months Supply of Inventory	9.9	7.0	- 29.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



- 13.9%

+ 3.0%

+ 15.1%

Change in
New Listings

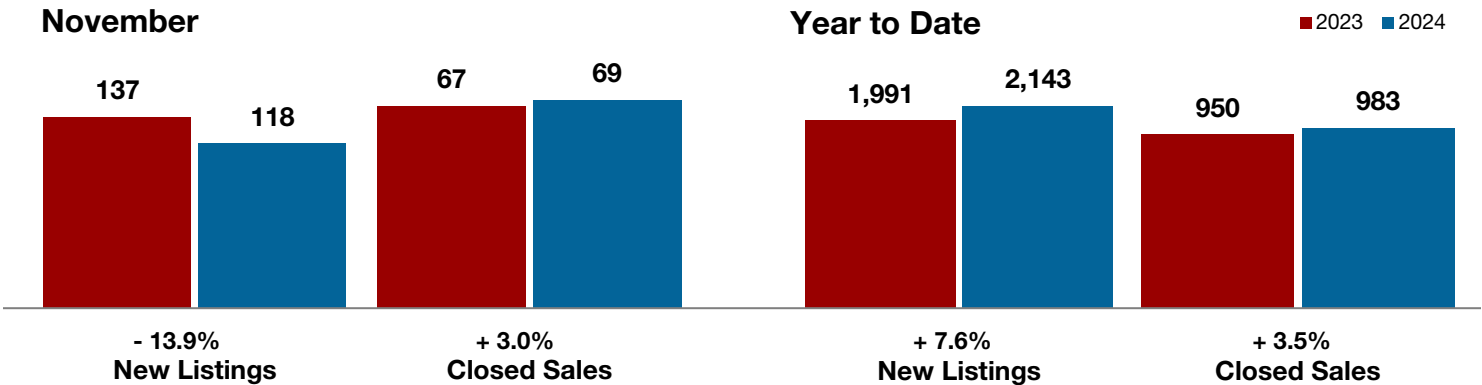
Change in
Closed Sales

Change in
Median Sales Price

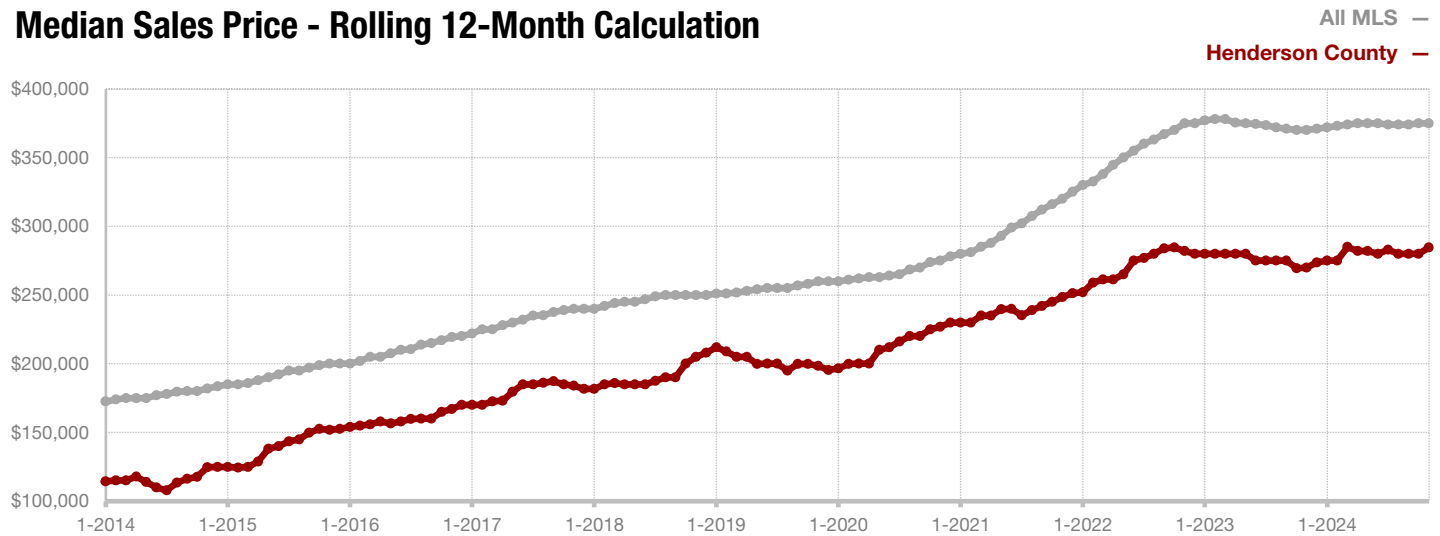
Henderson County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	137	118	- 13.9%	1,991	2,143	+ 7.6%
Pending Sales	43	63	+ 46.5%	950	1,009	+ 6.2%
Closed Sales	67	69	+ 3.0%	950	983	+ 3.5%
Average Sales Price*	\$376,098	\$440,729	+ 17.2%	\$421,846	\$468,945	+ 11.2%
Median Sales Price*	\$265,000	\$305,000	+ 15.1%	\$275,000	\$285,000	+ 3.6%
Percent of Original List Price Received*	91.3%	89.4%	- 2.1%	92.1%	91.4%	- 0.8%
Days on Market Until Sale	80	98	+ 22.5%	63	81	+ 28.6%
Inventory of Homes for Sale	734	697	- 5.0%	--	--	--
Months Supply of Inventory	8.8	7.9	- 10.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



+ 17.8%

- 19.2%

+ 34.5%

Change in
New Listings

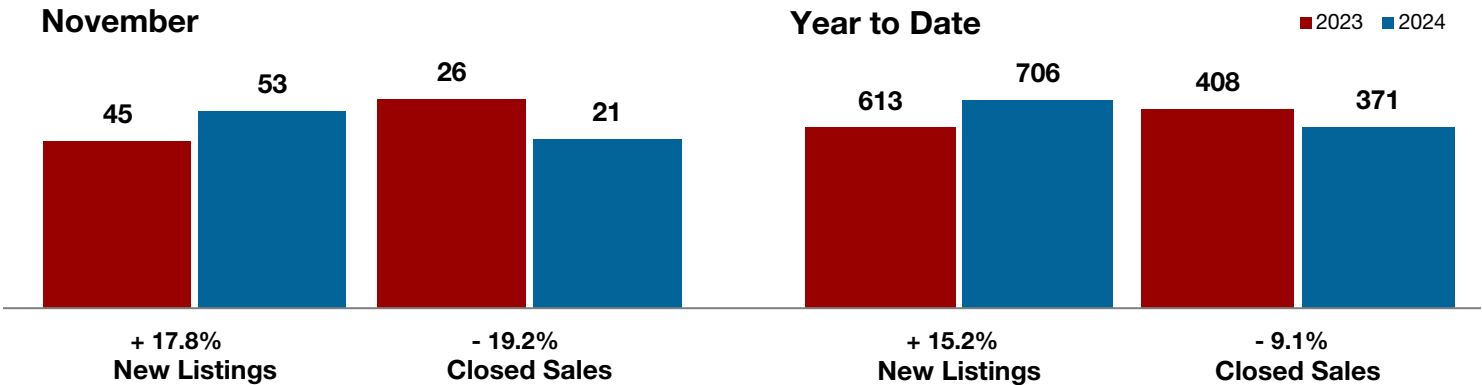
Change in
Closed Sales

Change in
Median Sales Price

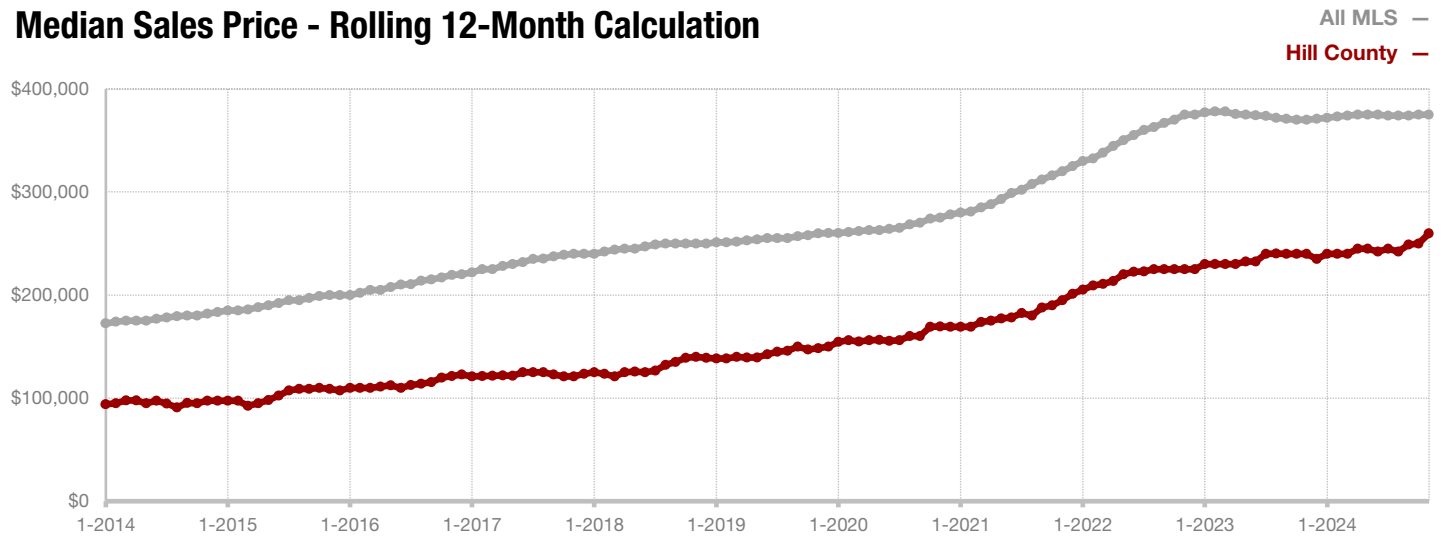
Hill County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	45	53	+ 17.8%	613	706	+ 15.2%
Pending Sales	23	13	- 43.5%	413	382	- 7.5%
Closed Sales	26	21	- 19.2%	408	371	- 9.1%
Average Sales Price*	\$231,885	\$312,390	+ 34.7%	\$276,032	\$284,260	+ 3.0%
Median Sales Price*	\$222,500	\$299,340	+ 34.5%	\$235,000	\$260,000	+ 10.6%
Percent of Original List Price Received*	87.2%	93.7%	+ 7.5%	92.0%	93.1%	+ 1.2%
Days on Market Until Sale	71	76	+ 7.0%	65	77	+ 18.5%
Inventory of Homes for Sale	187	241	+ 28.9%	--	--	--
Months Supply of Inventory	5.2	7.2	+ 38.5%	--	--	--

* 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 – November 2024

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



+ 43.4%

+ 24.7%

+ 15.5%

Change in
New Listings

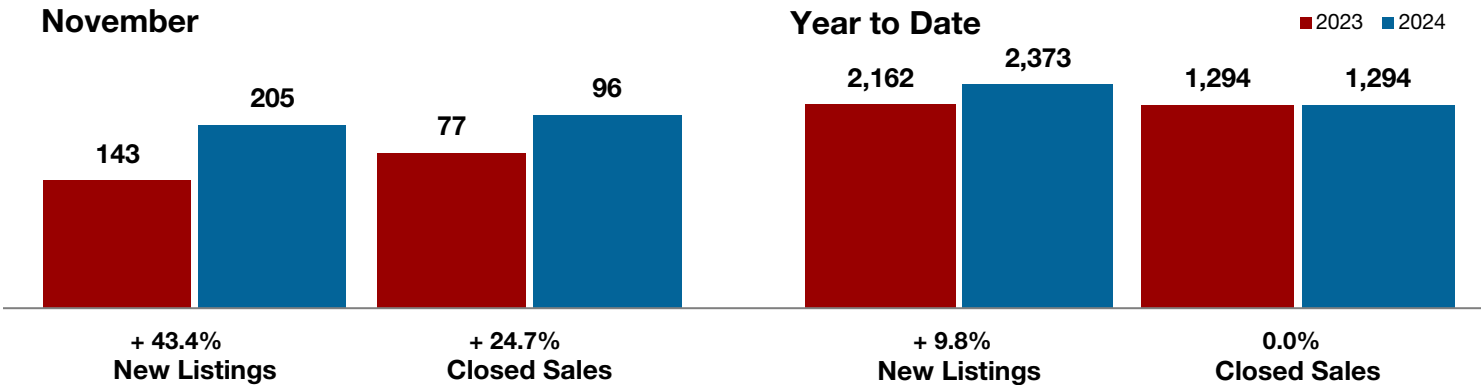
Change in
Closed Sales

Change in
Median Sales Price

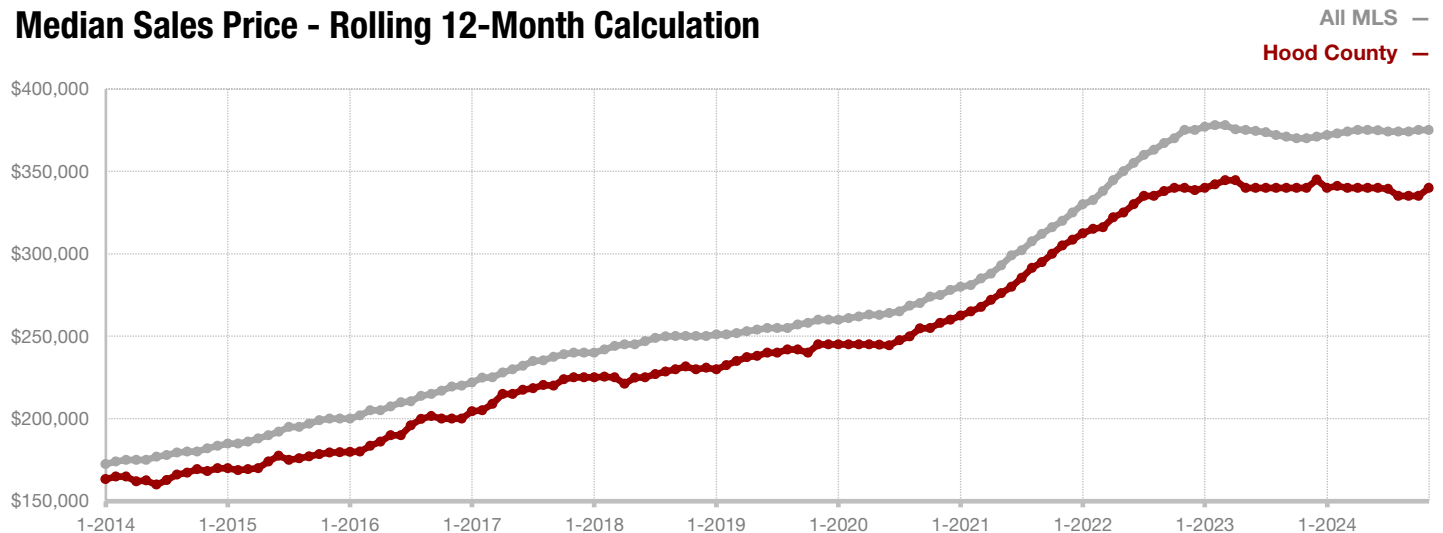
Hood County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	143	205	+ 43.4%	2,162	2,373	+ 9.8%
Pending Sales	78	72	- 7.7%	1,307	1,305	- 0.2%
Closed Sales	77	96	+ 24.7%	1,294	1,294	0.0%
Average Sales Price*	\$387,568	\$480,316	+ 23.9%	\$432,500	\$427,614	- 1.1%
Median Sales Price*	\$329,000	\$380,000	+ 15.5%	\$345,000	\$340,000	- 1.4%
Percent of Original List Price Received*	93.6%	92.4%	- 1.3%	94.1%	94.1%	0.0%
Days on Market Until Sale	61	83	+ 36.1%	59	73	+ 23.7%
Inventory of Homes for Sale	597	747	+ 25.1%	--	--	--
Months Supply of Inventory	5.2	6.5	+ 25.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



+ 43.5%

+ 27.8%

+ 6.1%

Change in
New Listings

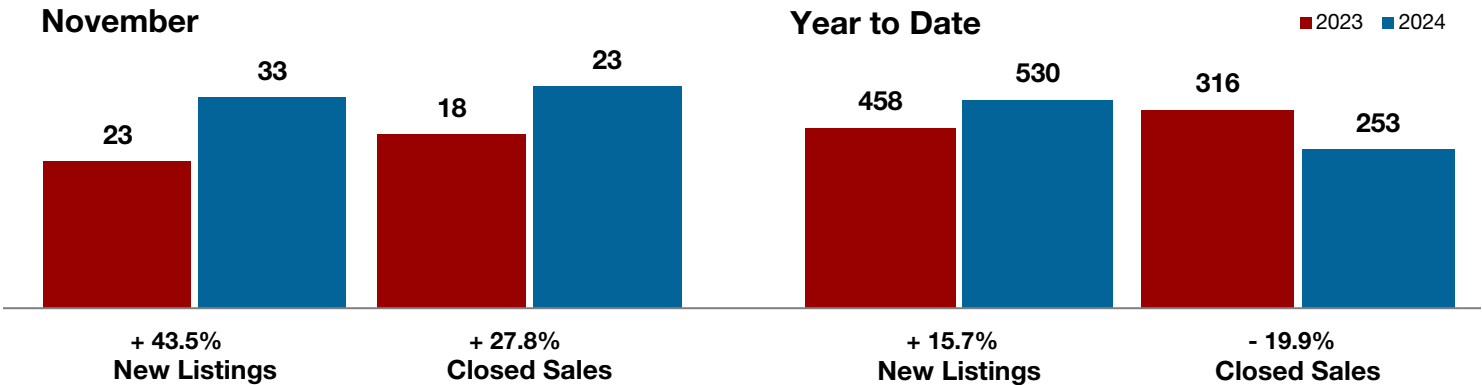
Change in
Closed Sales

Change in
Median Sales Price

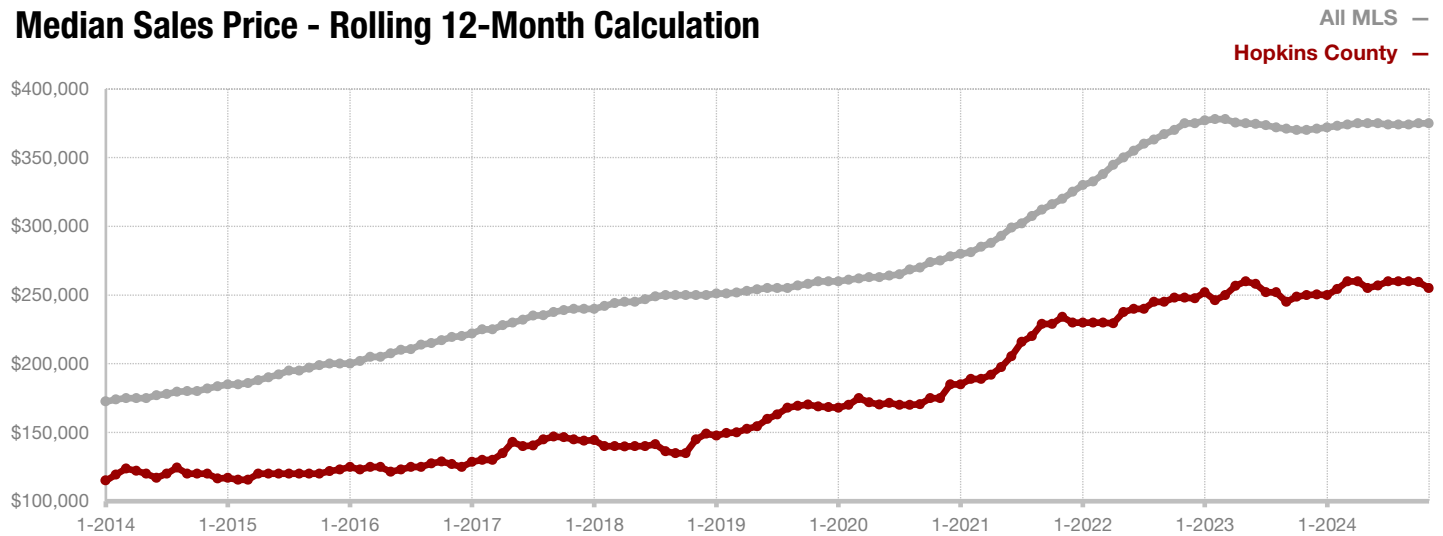
Hopkins County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	23	33	+ 43.5%	458	530	+ 15.7%
Pending Sales	17	10	- 41.2%	313	254	- 18.8%
Closed Sales	18	23	+ 27.8%	316	253	- 19.9%
Average Sales Price*	\$348,157	\$359,496	+ 3.3%	\$300,495	\$321,846	+ 7.1%
Median Sales Price*	\$272,500	\$289,000	+ 6.1%	\$251,285	\$260,000	+ 3.5%
Percent of Original List Price Received*	92.7%	92.1%	- 0.6%	92.8%	93.7%	+ 1.0%
Days on Market Until Sale	62	86	+ 38.7%	58	65	+ 12.1%
Inventory of Homes for Sale	137	190	+ 38.7%	--	--	--
Months Supply of Inventory	4.9	8.6	+ 75.5%	--	--	--

* 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 – November 2024

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



- 9.7%

+ 8.2%

+ 1.8%

Change in
New Listings

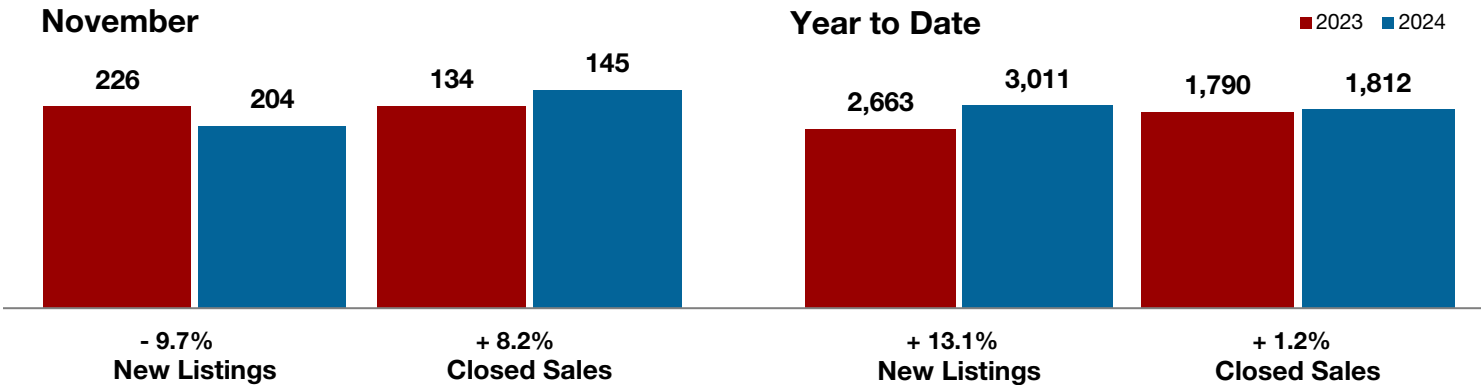
Change in
Closed Sales

Change in
Median Sales Price

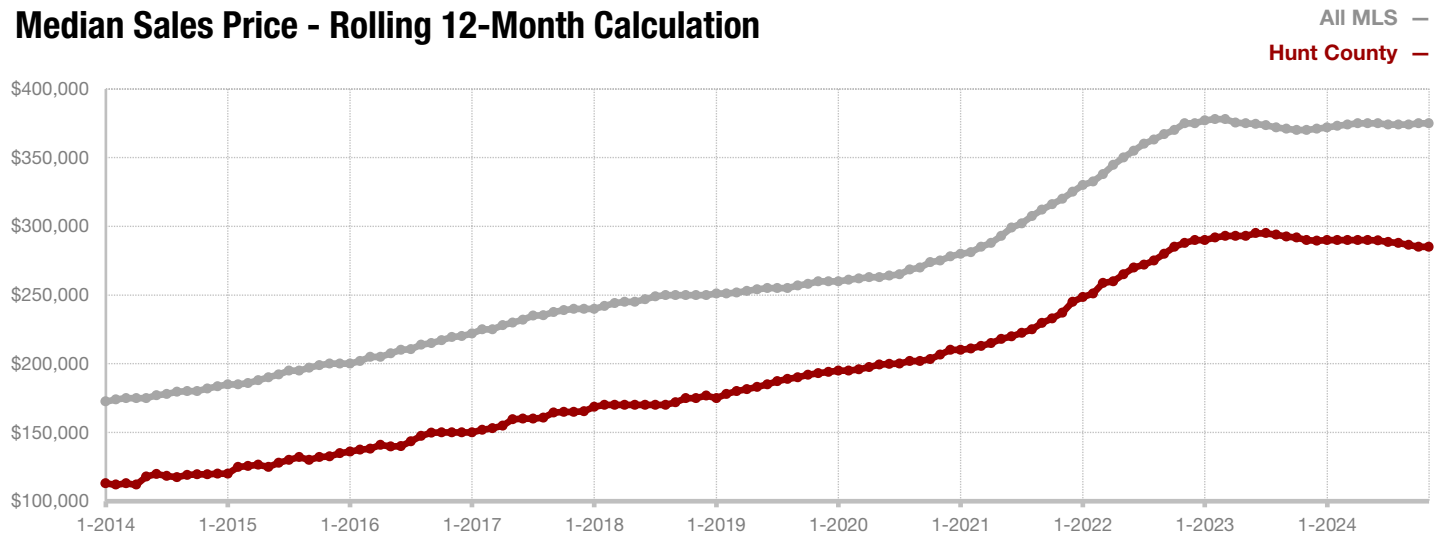
Hunt County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	226	204	- 9.7%	2,663	3,011	+ 13.1%
Pending Sales	129	112	- 13.2%	1,804	1,810	+ 0.3%
Closed Sales	134	145	+ 8.2%	1,790	1,812	+ 1.2%
Average Sales Price*	\$288,456	\$296,750	+ 2.9%	\$324,969	\$328,671	+ 1.1%
Median Sales Price*	\$275,000	\$280,000	+ 1.8%	\$290,000	\$286,990	- 1.0%
Percent of Original List Price Received*	92.1%	93.5%	+ 1.5%	94.2%	93.7%	- 0.5%
Days on Market Until Sale	61	75	+ 23.0%	58	67	+ 15.5%
Inventory of Homes for Sale	782	893	+ 14.2%	--	--	--
Months Supply of Inventory	4.8	5.5	+ 14.6%	--	--	--

* 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 – November 2024

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



+ 57.1%

- 20.0%

+ 88.6%

Change in
New Listings

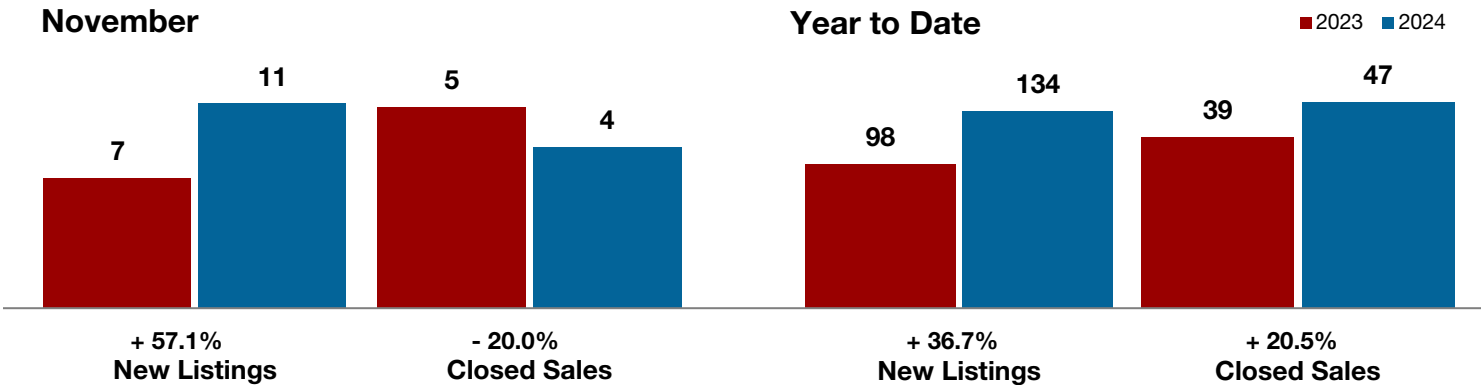
Change in
Closed Sales

Change in
Median Sales Price

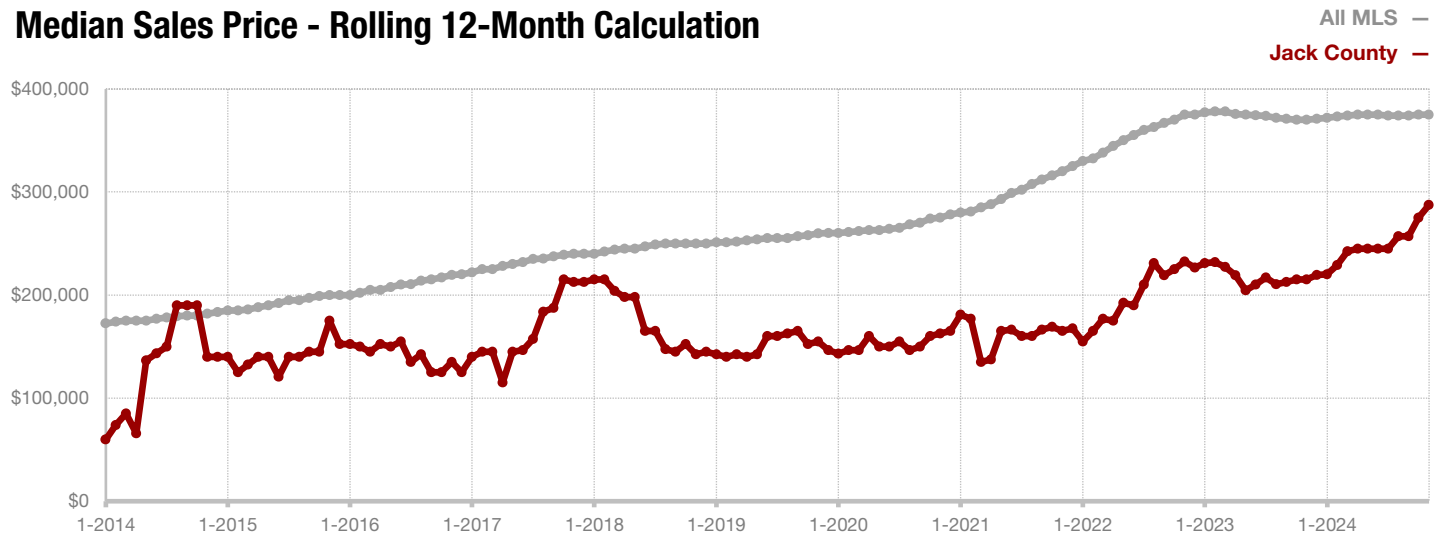
Jack County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	7	11	+ 57.1%	98	134	+ 36.7%
Pending Sales	5	2	- 60.0%	45	46	+ 2.2%
Closed Sales	5	4	- 20.0%	39	47	+ 20.5%
Average Sales Price*	\$702,900	\$502,500	- 28.5%	\$432,871	\$584,715	+ 35.1%
Median Sales Price*	\$220,000	\$415,000	+ 88.6%	\$219,000	\$300,000	+ 37.0%
Percent of Original List Price Received*	94.4%	97.4%	+ 3.2%	88.9%	93.5%	+ 5.2%
Days on Market Until Sale	46	20	- 56.5%	81	77	- 4.9%
Inventory of Homes for Sale	47	62	+ 31.9%	--	--	--
Months Supply of Inventory	12.0	14.6	+ 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 – November 2024

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



+ 25.6%

+ 19.6%

+ 4.9%

Change in
New Listings

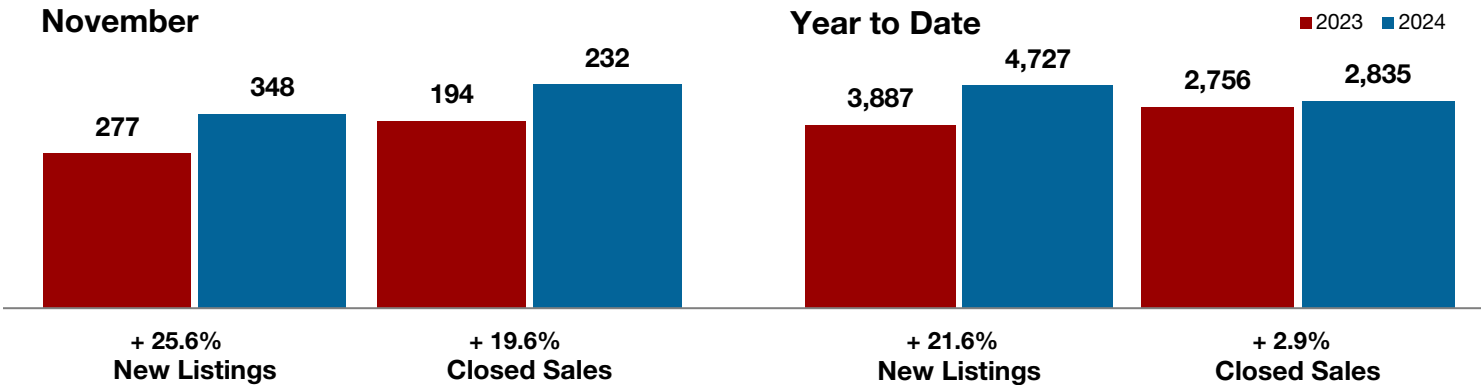
Change in
Closed Sales

Change in
Median Sales Price

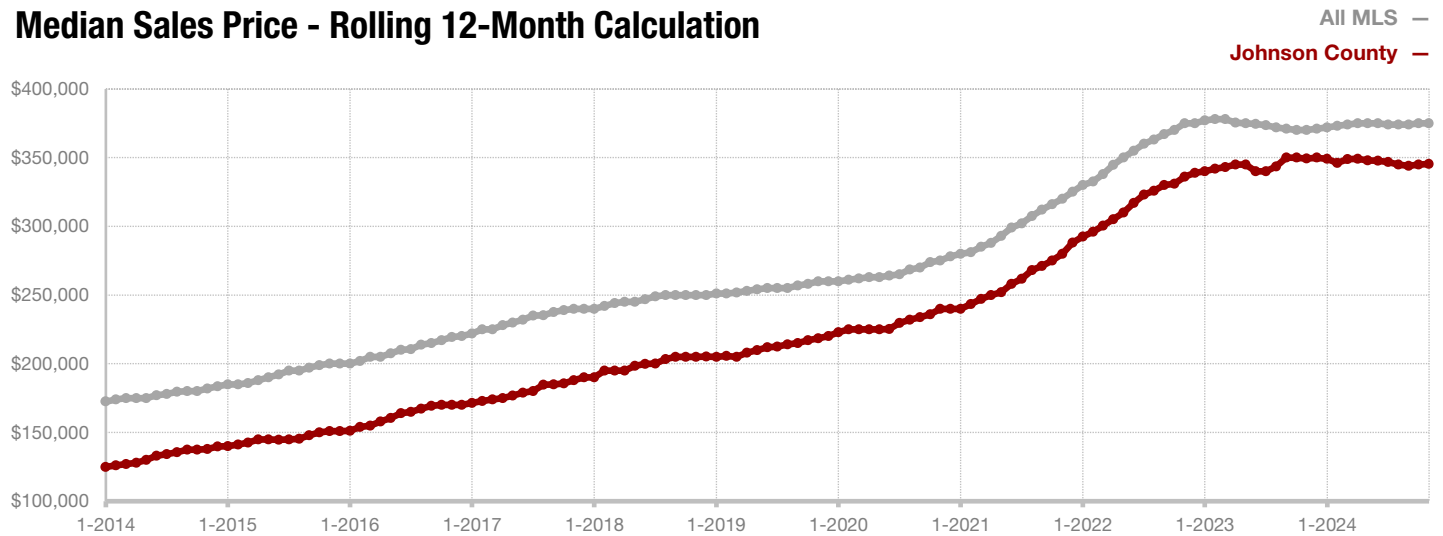
Johnson County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	277	348	+ 25.6%	3,887	4,727	+ 21.6%
Pending Sales	205	234	+ 14.1%	2,777	2,951	+ 6.3%
Closed Sales	194	232	+ 19.6%	2,756	2,835	+ 2.9%
Average Sales Price*	\$363,374	\$403,122	+ 10.9%	\$382,614	\$382,120	- 0.1%
Median Sales Price*	\$334,450	\$350,950	+ 4.9%	\$349,990	\$345,000	- 1.4%
Percent of Original List Price Received*	94.8%	93.6%	- 1.3%	95.1%	95.3%	+ 0.2%
Days on Market Until Sale	66	76	+ 15.2%	60	70	+ 16.7%
Inventory of Homes for Sale	1,037	1,367	+ 31.8%	--	--	--
Months Supply of Inventory	4.3	5.2	+ 20.9%	--	--	--

* 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 – November 2024

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



- 30.0%

+ 50.0%

- 24.7%

Change in
New Listings

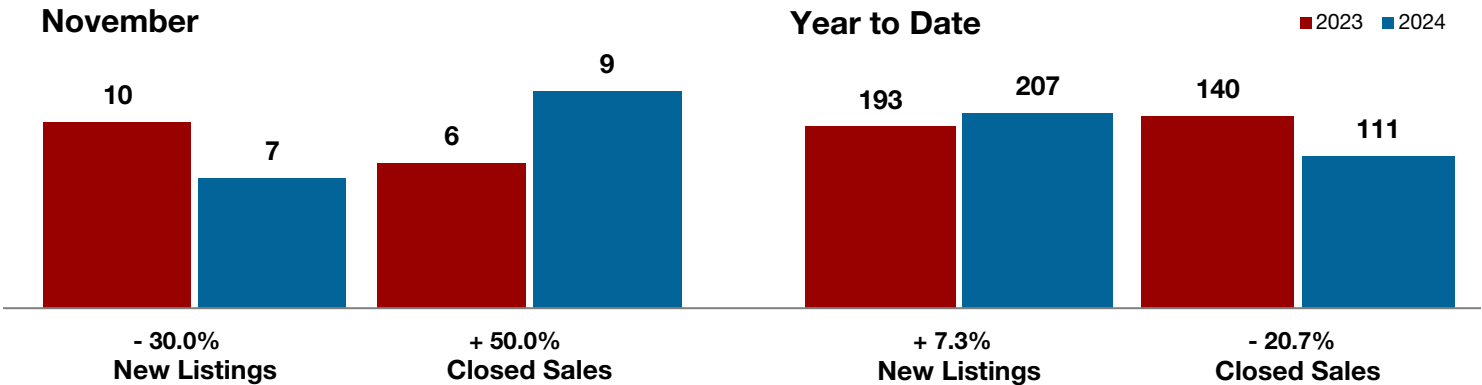
Change in
Closed Sales

Change in
Median Sales Price

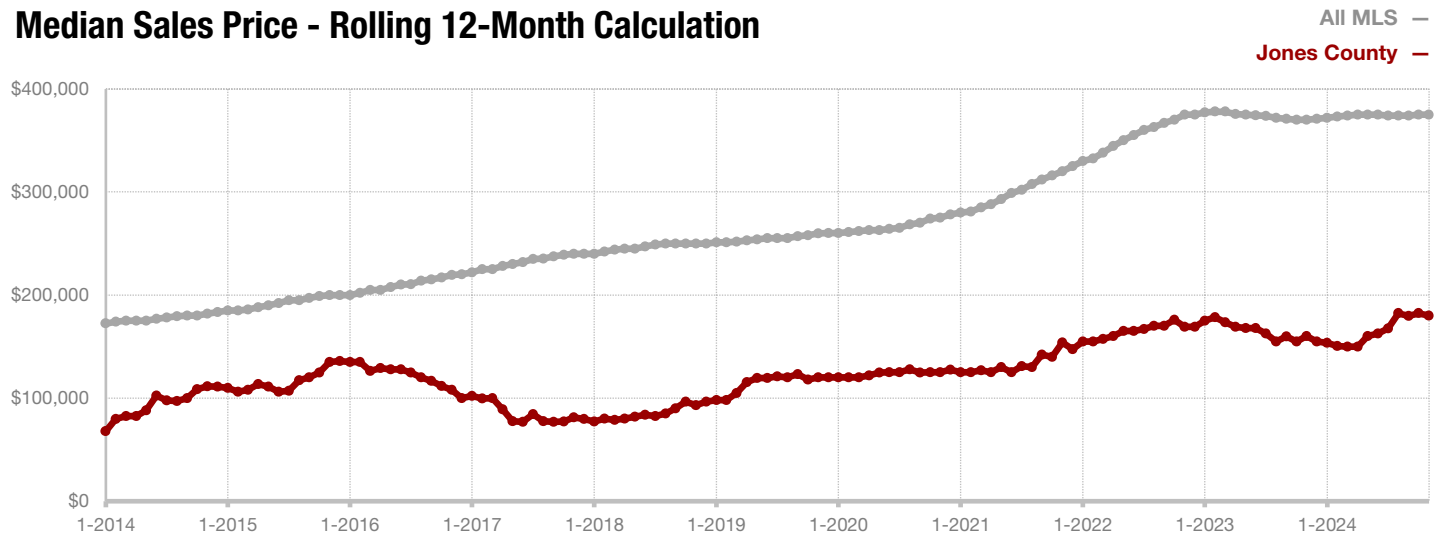
Jones County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	10	7	- 30.0%	193	207	+ 7.3%
Pending Sales	10	9	- 10.0%	141	117	- 17.0%
Closed Sales	6	9	+ 50.0%	140	111	- 20.7%
Average Sales Price*	\$229,500	\$236,000	+ 2.8%	\$193,530	\$218,733	+ 13.0%
Median Sales Price*	\$239,000	\$180,000	- 24.7%	\$160,000	\$185,000	+ 15.6%
Percent of Original List Price Received*	89.5%	87.2%	- 2.6%	92.4%	89.1%	- 3.6%
Days on Market Until Sale	65	145	+ 123.1%	67	82	+ 22.4%
Inventory of Homes for Sale	54	66	+ 22.2%	--	--	--
Months Supply of Inventory	4.3	6.5	+ 51.2%	--	--	--

* 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 – November 2024

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



- 1.1%

+ 14.7%

- 3.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Kaufman County

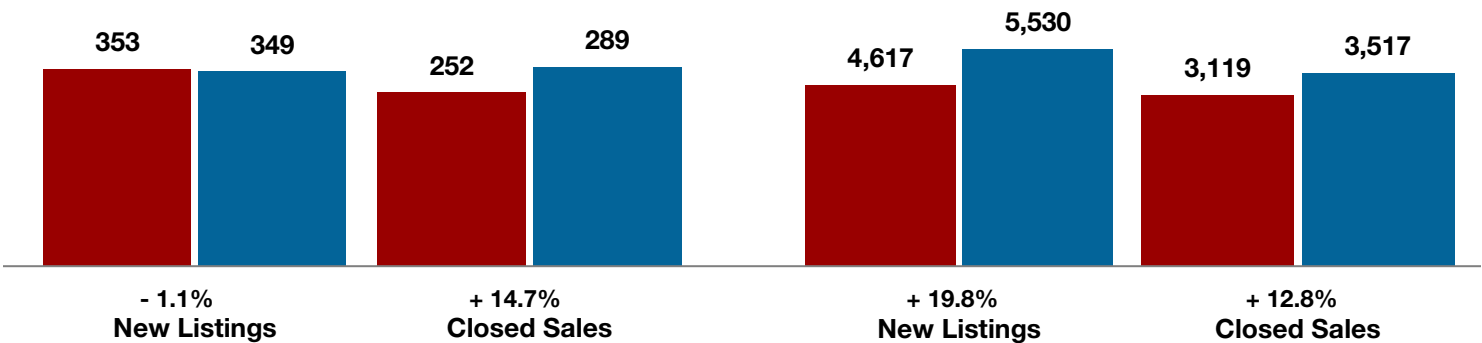
	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	353	349	- 1.1%	4,617	5,530	+ 19.8%
Pending Sales	230	295	+ 28.3%	3,151	3,623	+ 15.0%
Closed Sales	252	289	+ 14.7%	3,119	3,517	+ 12.8%
Average Sales Price*	\$354,378	\$333,694	- 5.8%	\$356,265	\$341,664	- 4.1%
Median Sales Price*	\$320,000	\$310,000	- 3.1%	\$330,990	\$315,000	- 4.8%
Percent of Original List Price Received*	92.8%	94.1%	+ 1.4%	94.5%	94.0%	- 0.5%
Days on Market Until Sale	58	63	+ 8.6%	65	66	+ 1.5%
Inventory of Homes for Sale	1,339	1,471	+ 9.9%	--	--	--
Months Supply of Inventory	4.8	4.5	- 6.3%	--	--	--

* 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.

November

Year to Date

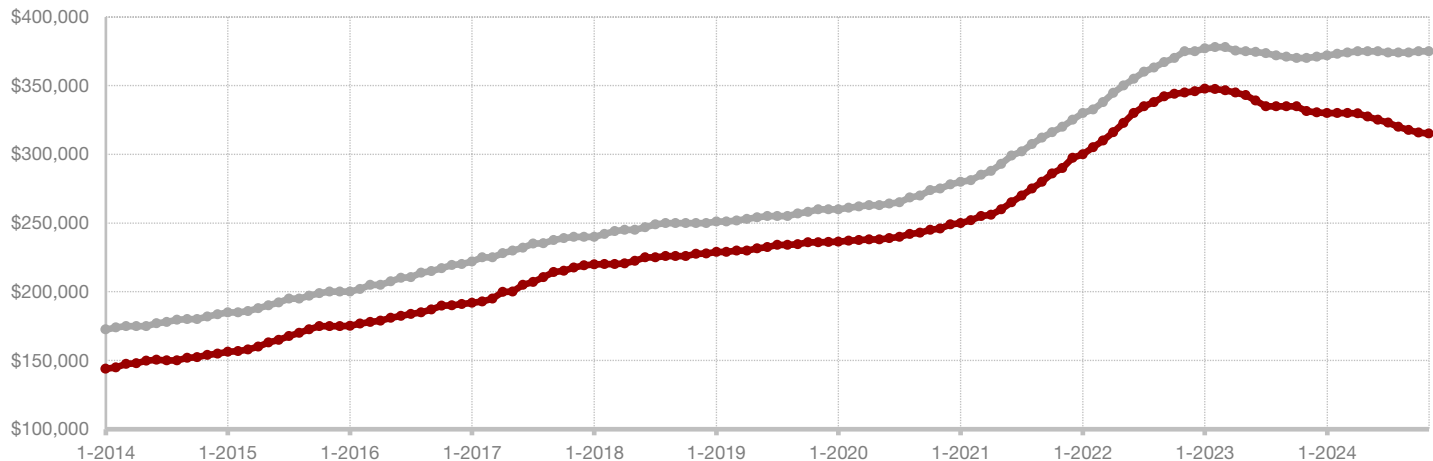
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Kaufman County —



Local Market Update – November 2024

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



+ 1.9%

+ 9.7%

- 2.7%

Change in
New Listings

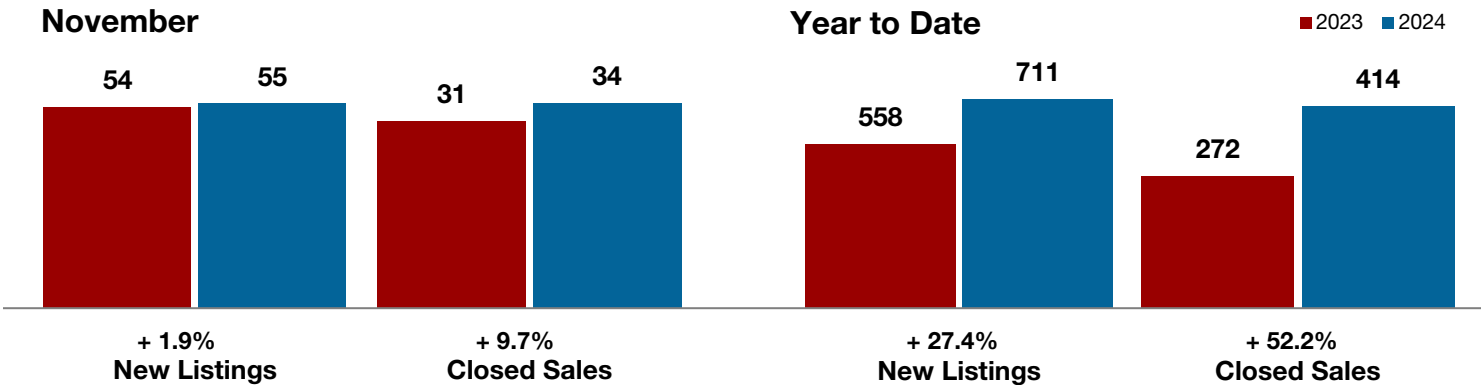
Change in
Closed Sales

Change in
Median Sales Price

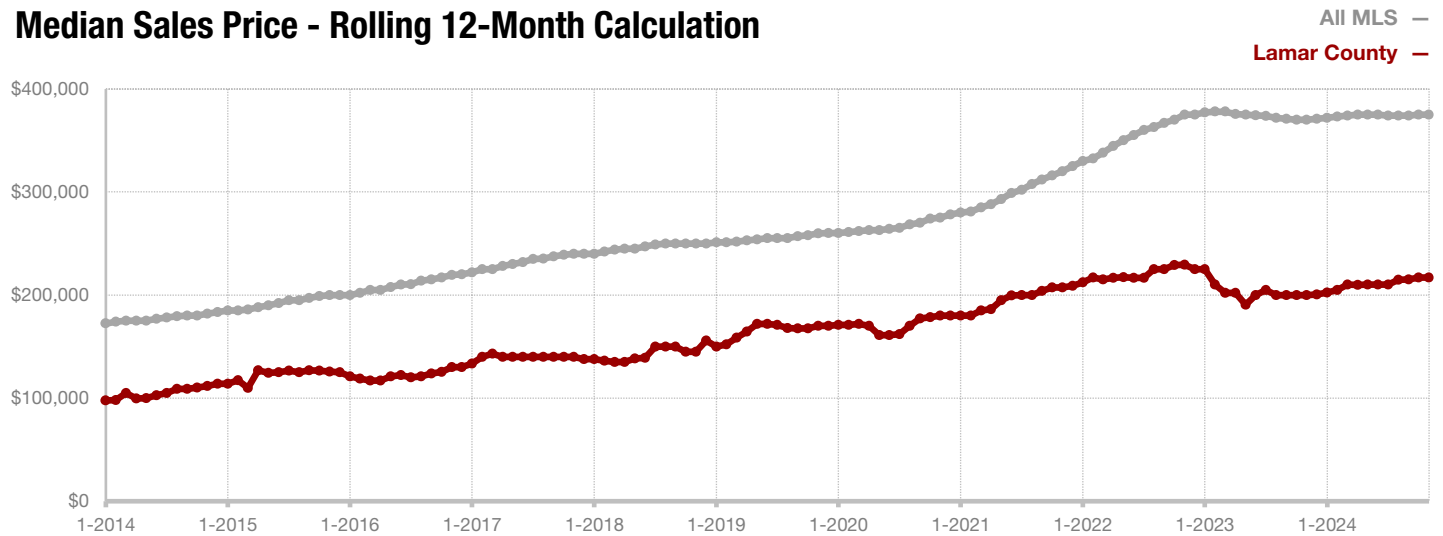
Lamar County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	54	55	+ 1.9%	558	711	+ 27.4%
Pending Sales	25	29	+ 16.0%	287	418	+ 45.6%
Closed Sales	31	34	+ 9.7%	272	414	+ 52.2%
Average Sales Price*	\$246,180	\$216,821	- 11.9%	\$244,062	\$257,597	+ 5.5%
Median Sales Price*	\$203,000	\$197,500	- 2.7%	\$205,000	\$218,250	+ 6.5%
Percent of Original List Price Received*	91.7%	93.4%	+ 1.9%	91.6%	91.6%	0.0%
Days on Market Until Sale	45	69	+ 53.3%	65	62	- 4.6%
Inventory of Homes for Sale	234	232	- 0.9%	--	--	--
Months Supply of Inventory	9.1	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 – November 2024

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



- 66.7%

- 25.0%

- 3.9%

Change in
New Listings

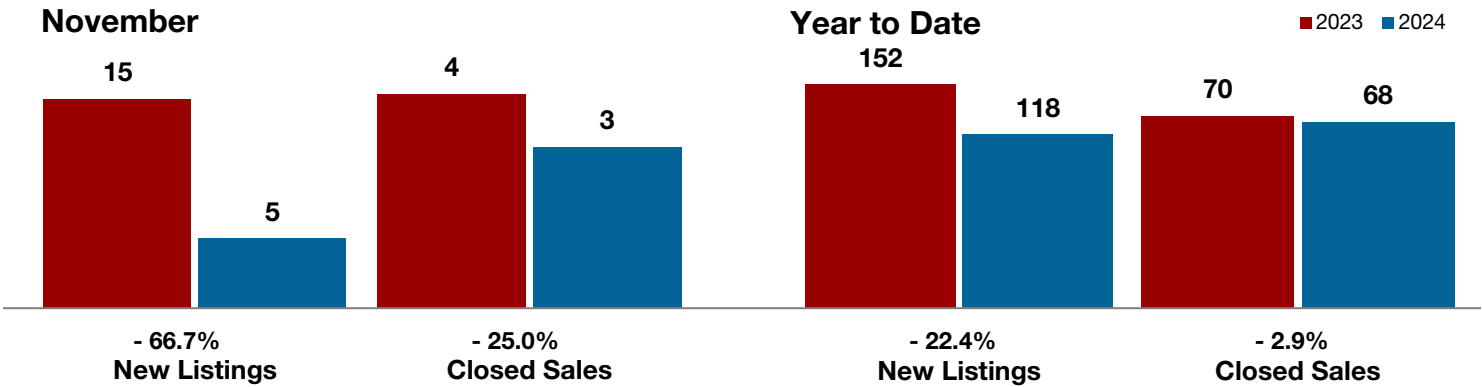
Change in
Closed Sales

Change in
Median Sales Price

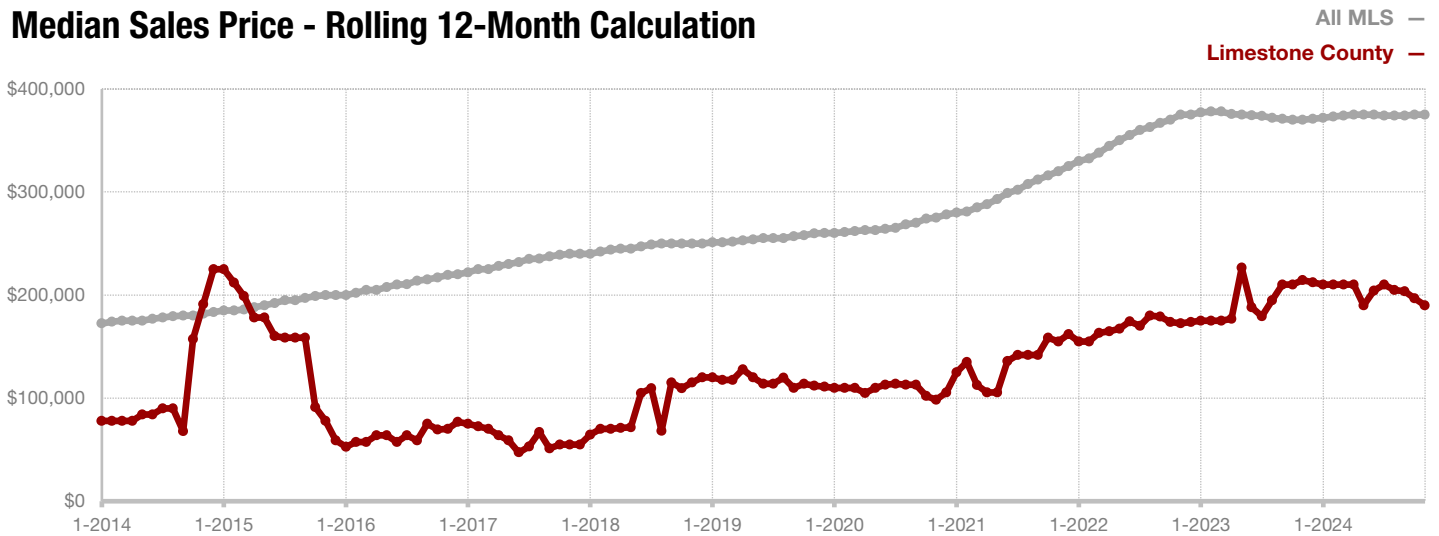
Limestone County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	15	5	- 66.7%	152	118	- 22.4%
Pending Sales	8	2	- 75.0%	76	60	- 21.1%
Closed Sales	4	3	- 25.0%	70	68	- 2.9%
Average Sales Price*	\$278,750	\$186,633	- 33.0%	\$277,560	\$235,066	- 15.3%
Median Sales Price*	\$192,500	\$185,000	- 3.9%	\$222,250	\$190,000	- 14.5%
Percent of Original List Price Received*	84.6%	88.1%	+ 4.1%	86.6%	85.6%	- 1.2%
Days on Market Until Sale	90	130	+ 44.4%	96	99	+ 3.1%
Inventory of Homes for Sale	59	52	- 11.9%	--	--	--
Months Supply of Inventory	8.6	8.9	+ 3.5%	--	--	--

* 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 – November 2024

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



- 28.6%

- 35.0%

+ 42.0%

Change in
New Listings

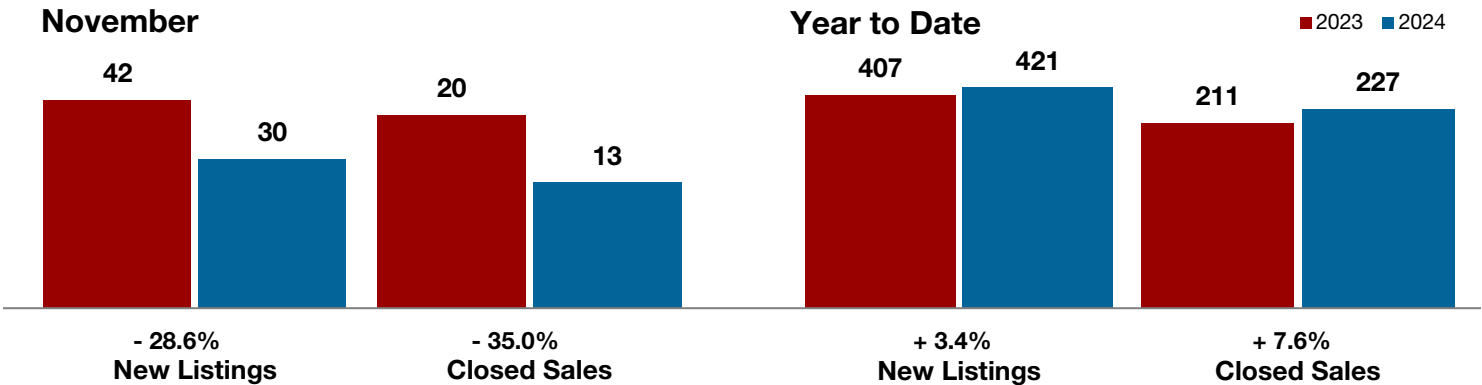
Change in
Closed Sales

Change in
Median Sales Price

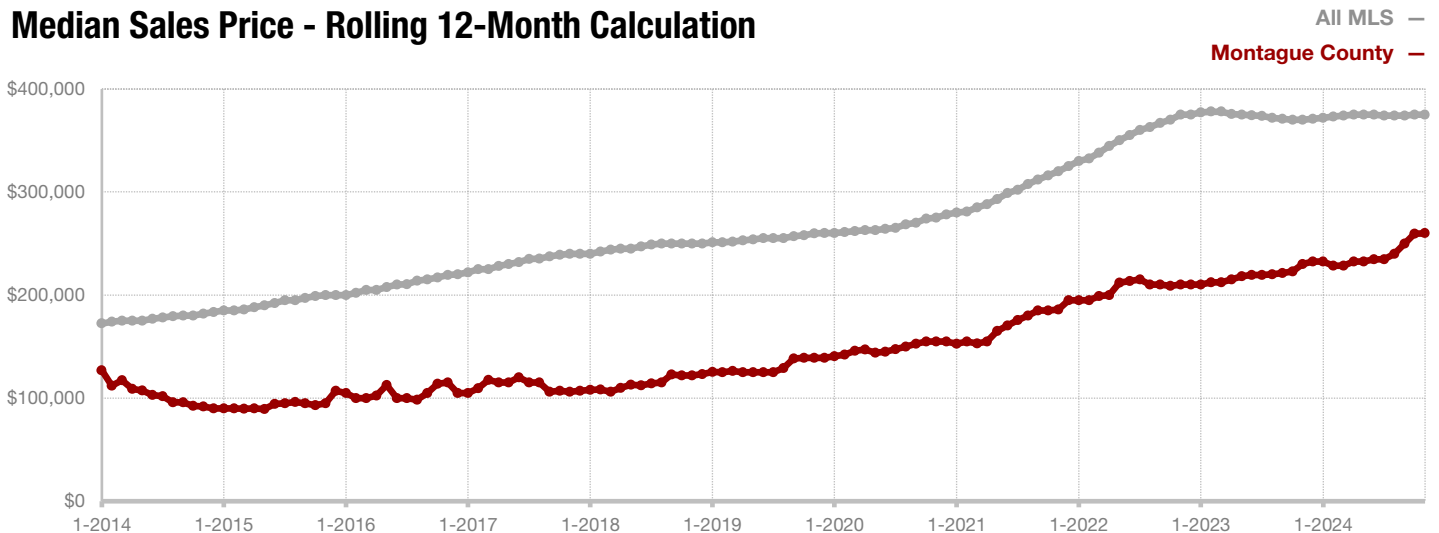
Montague County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	42	30	- 28.6%	407	421	+ 3.4%
Pending Sales	22	9	- 59.1%	227	227	0.0%
Closed Sales	20	13	- 35.0%	211	227	+ 7.6%
Average Sales Price*	\$352,993	\$363,538	+ 3.0%	\$323,794	\$344,406	+ 6.4%
Median Sales Price*	\$264,000	\$375,000	+ 42.0%	\$232,500	\$260,000	+ 11.8%
Percent of Original List Price Received*	93.6%	89.3%	- 4.6%	91.8%	91.6%	- 0.2%
Days on Market Until Sale	86	111	+ 29.1%	66	79	+ 19.7%
Inventory of Homes for Sale	144	169	+ 17.4%	--	--	--
Months Supply of Inventory	7.4	8.5	+ 14.9%	--	--	--

* 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 – November 2024

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



+ 19.7%

- 48.5%

+ 8.2%

Change in
New Listings

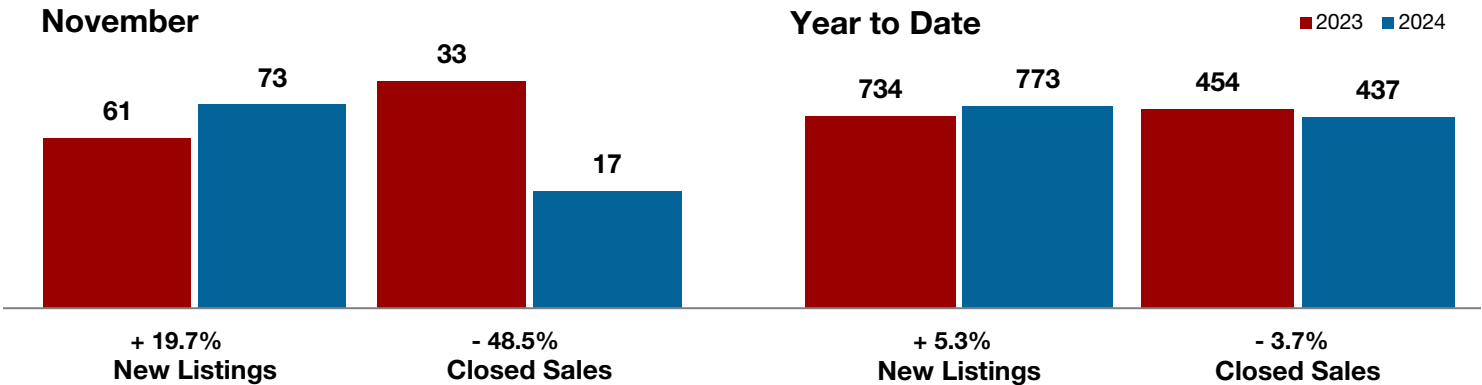
Change in
Closed Sales

Change in
Median Sales Price

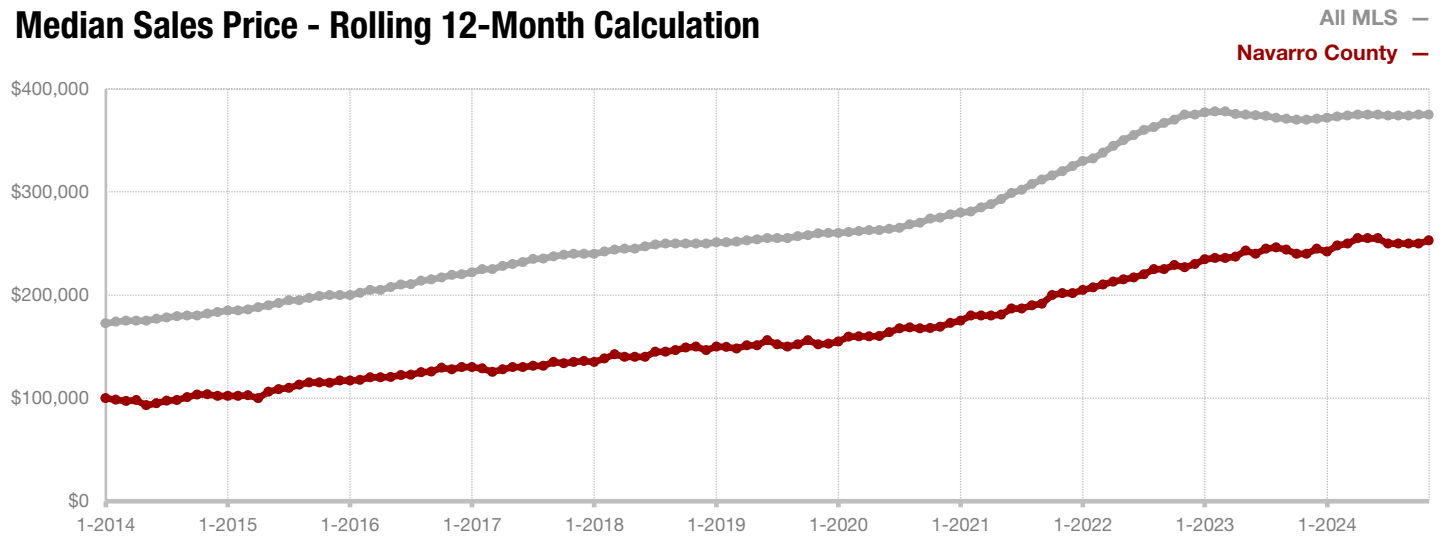
Navarro County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	61	73	+ 19.7%	734	773	+ 5.3%
Pending Sales	32	16	- 50.0%	460	440	- 4.3%
Closed Sales	33	17	- 48.5%	454	437	- 3.7%
Average Sales Price*	\$320,869	\$348,471	+ 8.6%	\$337,118	\$344,056	+ 2.1%
Median Sales Price*	\$245,000	\$265,000	+ 8.2%	\$248,995	\$255,950	+ 2.8%
Percent of Original List Price Received*	91.6%	88.1%	- 3.8%	92.6%	93.1%	+ 0.5%
Days on Market Until Sale	56	98	+ 75.0%	68	71	+ 4.4%
Inventory of Homes for Sale	229	282	+ 23.1%	--	--	--
Months Supply of Inventory	5.6	7.3	+ 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 – November 2024

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



+ 166.7% **+ 100.0%** **+ 45.7%**

Change in
New Listings

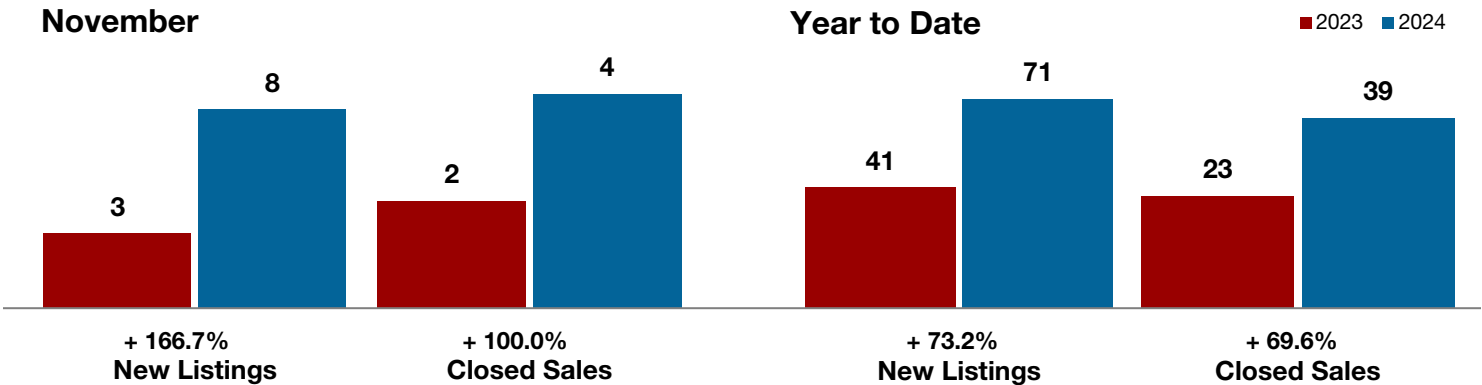
Change in
Closed Sales

Change in
Median Sales Price

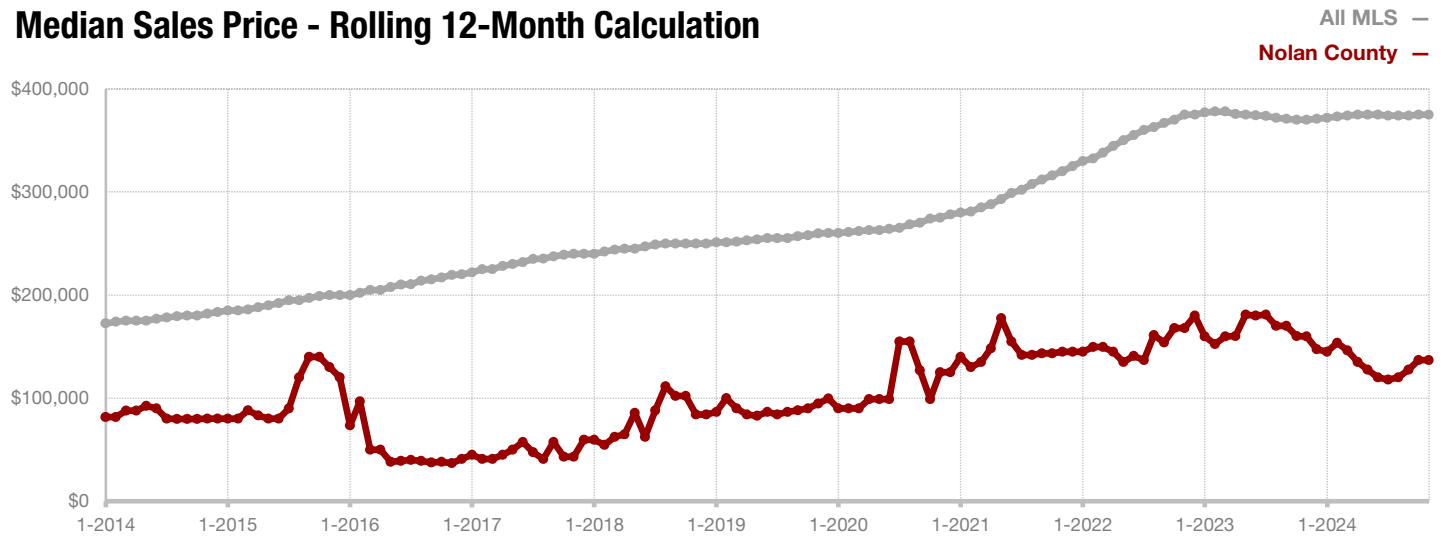
Nolan County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	3	8	+ 166.7%	41	71	+ 73.2%
Pending Sales	1	2	+ 100.0%	19	39	+ 105.3%
Closed Sales	2	4	+ 100.0%	23	39	+ 69.6%
Average Sales Price*	\$116,500	\$160,875	+ 38.1%	\$175,686	\$165,119	- 6.0%
Median Sales Price*	\$116,500	\$169,750	+ 45.7%	\$153,650	\$135,000	- 12.1%
Percent of Original List Price Received*	81.0%	80.1%	- 1.1%	94.9%	89.9%	- 5.3%
Days on Market Until Sale	25	53	+ 112.0%	65	90	+ 38.5%
Inventory of Homes for Sale	22	30	+ 36.4%	--	--	--
Months Supply of Inventory	9.6	8.8	- 8.3%	--	--	--

* 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 – November 2024

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



+ 3.8%

+ 16.0%

- 5.7%

Change in
New Listings

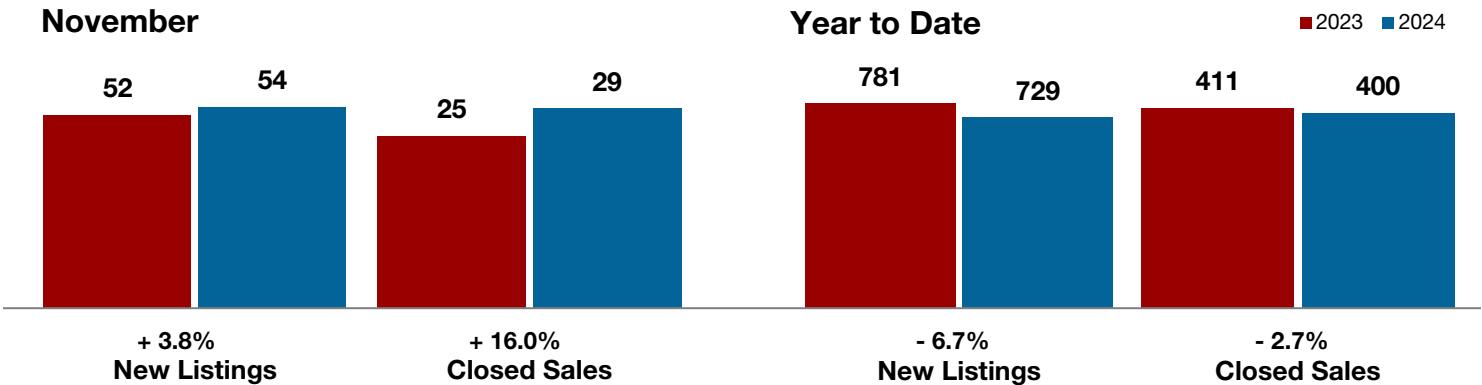
Change in
Closed Sales

Change in
Median Sales Price

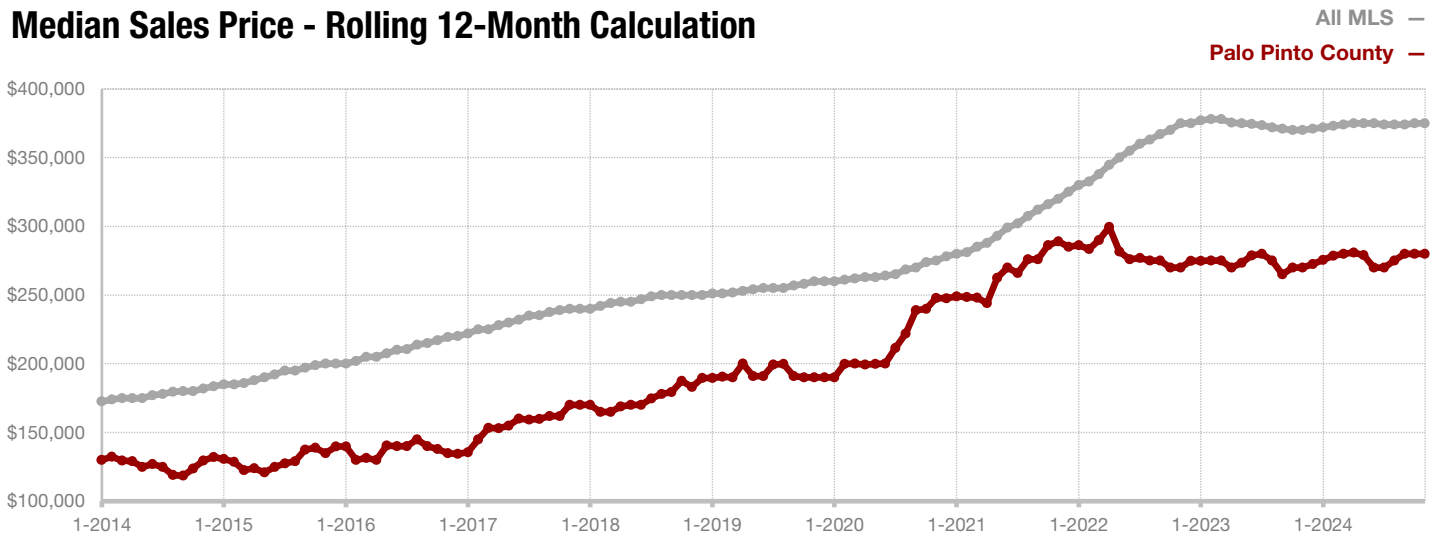
Palo Pinto County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	52	54	+ 3.8%	781	729	- 6.7%
Pending Sales	22	12	- 45.5%	417	392	- 6.0%
Closed Sales	25	29	+ 16.0%	411	400	- 2.7%
Average Sales Price*	\$448,060	\$418,948	- 6.5%	\$527,305	\$484,265	- 8.2%
Median Sales Price*	\$265,000	\$250,000	- 5.7%	\$270,000	\$275,000	+ 1.9%
Percent of Original List Price Received*	91.2%	90.0%	- 1.3%	91.3%	89.6%	- 1.9%
Days on Market Until Sale	85	110	+ 29.4%	75	95	+ 26.7%
Inventory of Homes for Sale	277	296	+ 6.9%	--	--	--
Months Supply of Inventory	7.7	8.6	+ 11.7%	--	--	--

* 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 – November 2024

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



+ 1.9%

+ 33.5%

+ 4.2%

Change in
New Listings

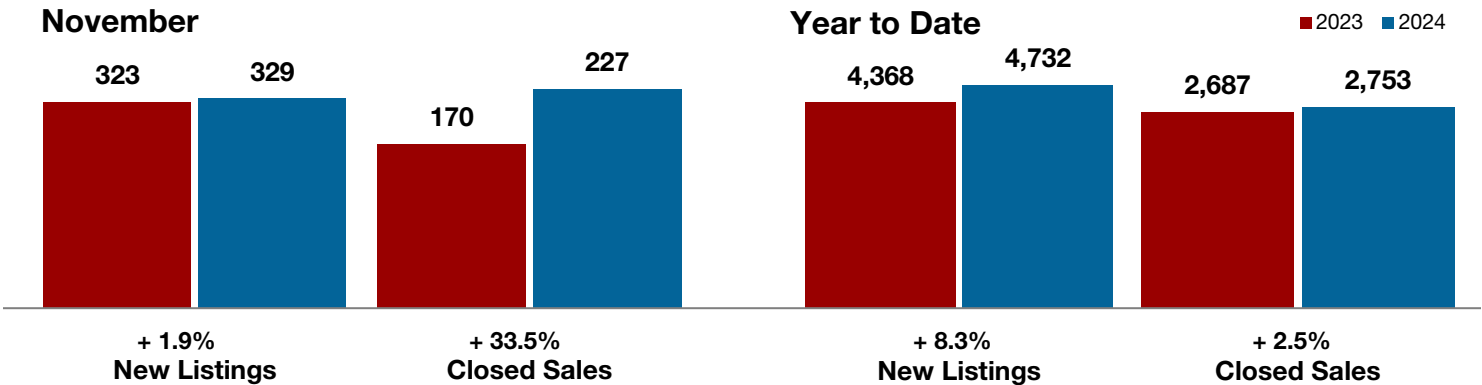
Change in
Closed Sales

Change in
Median Sales Price

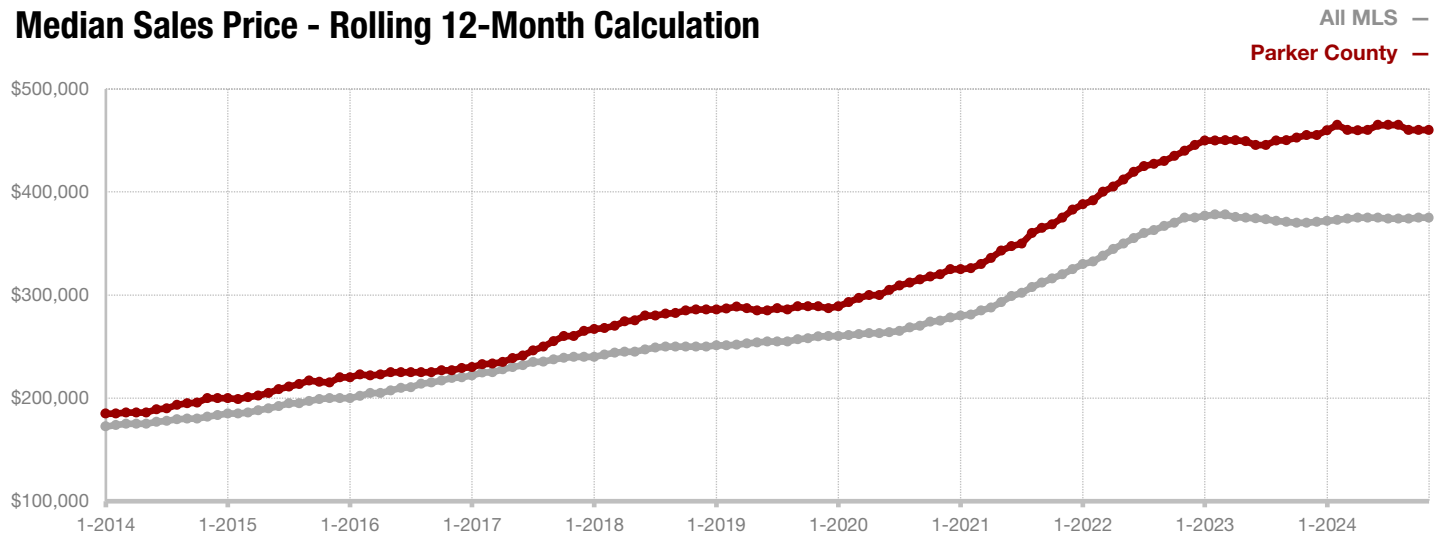
Parker County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	323	329	+ 1.9%	4,368	4,732	+ 8.3%
Pending Sales	188	164	- 12.8%	2,720	2,783	+ 2.3%
Closed Sales	170	227	+ 33.5%	2,687	2,753	+ 2.5%
Average Sales Price*	\$510,113	\$542,675	+ 6.4%	\$490,156	\$510,826	+ 4.2%
Median Sales Price*	\$460,000	\$479,500	+ 4.2%	\$457,800	\$462,559	+ 1.0%
Percent of Original List Price Received*	93.4%	94.4%	+ 1.1%	95.4%	95.3%	- 0.1%
Days on Market Until Sale	71	78	+ 9.9%	74	80	+ 8.1%
Inventory of Homes for Sale	1,302	1,415	+ 8.7%	--	--	--
Months Supply of Inventory	5.4	5.8	+ 7.4%	--	--	--

* 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 – November 2024

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



0.0%

- 50.0%

- 1.0%

Change in
New Listings

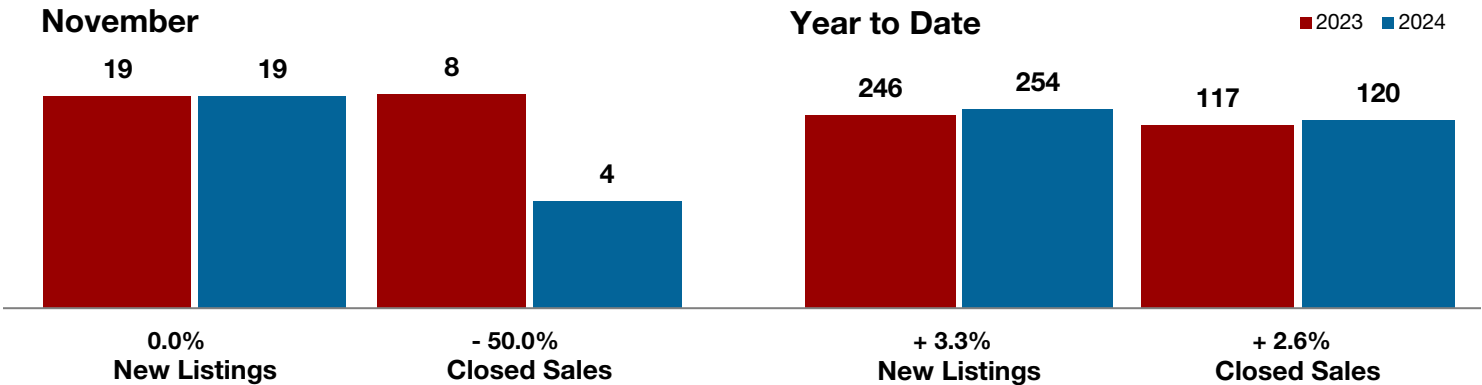
Change in
Closed Sales

Change in
Median Sales Price

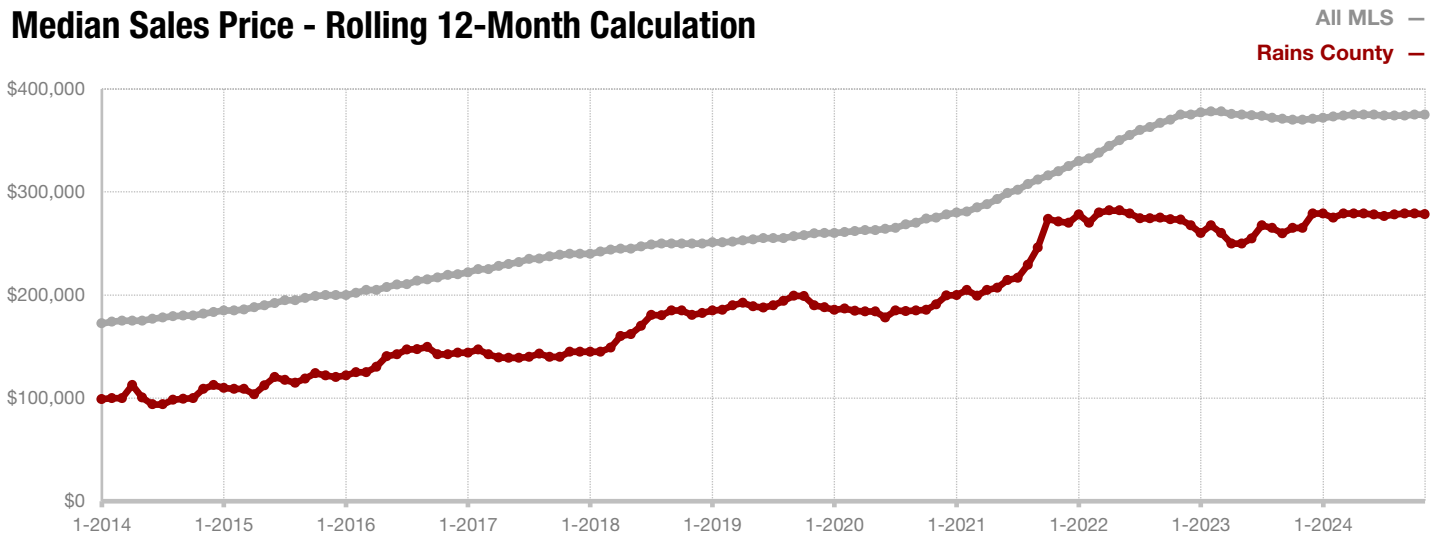
Rains County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	19	19	0.0%	246	254	+ 3.3%
Pending Sales	9	12	+ 33.3%	117	126	+ 7.7%
Closed Sales	8	4	- 50.0%	117	120	+ 2.6%
Average Sales Price*	\$357,675	\$290,750	- 18.7%	\$346,326	\$351,809	+ 1.6%
Median Sales Price*	\$264,750	\$262,000	- 1.0%	\$279,000	\$278,500	- 0.2%
Percent of Original List Price Received*	92.3%	97.5%	+ 5.6%	94.0%	91.3%	- 2.9%
Days on Market Until Sale	83	102	+ 22.9%	69	99	+ 43.5%
Inventory of Homes for Sale	113	107	- 5.3%	--	--	--
Months Supply of Inventory	10.8	9.7	- 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 – November 2024

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



+ 18.5%

Change in
New Listings

+ 9.4%

Change in
Closed Sales

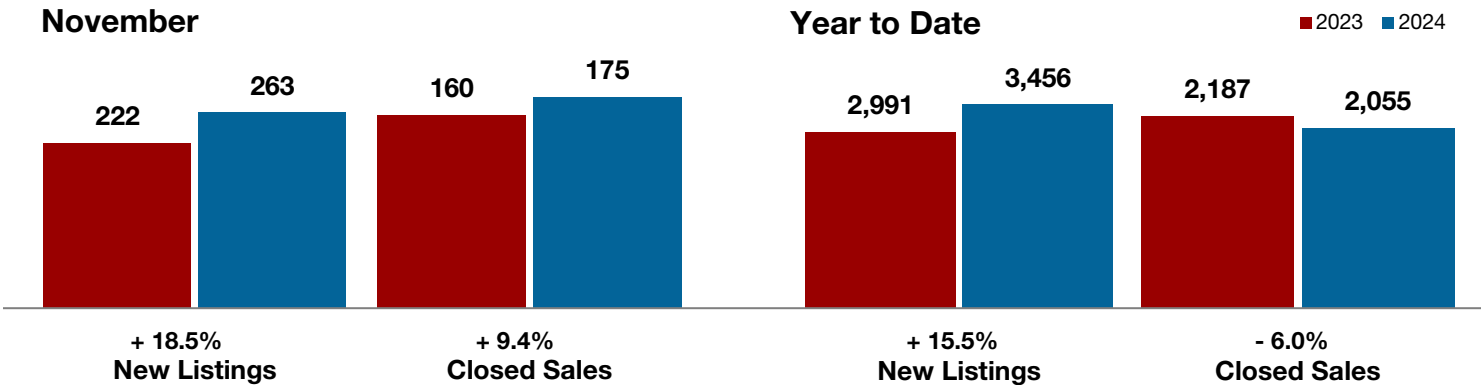
+ 10.6%

Change in
Median Sales Price

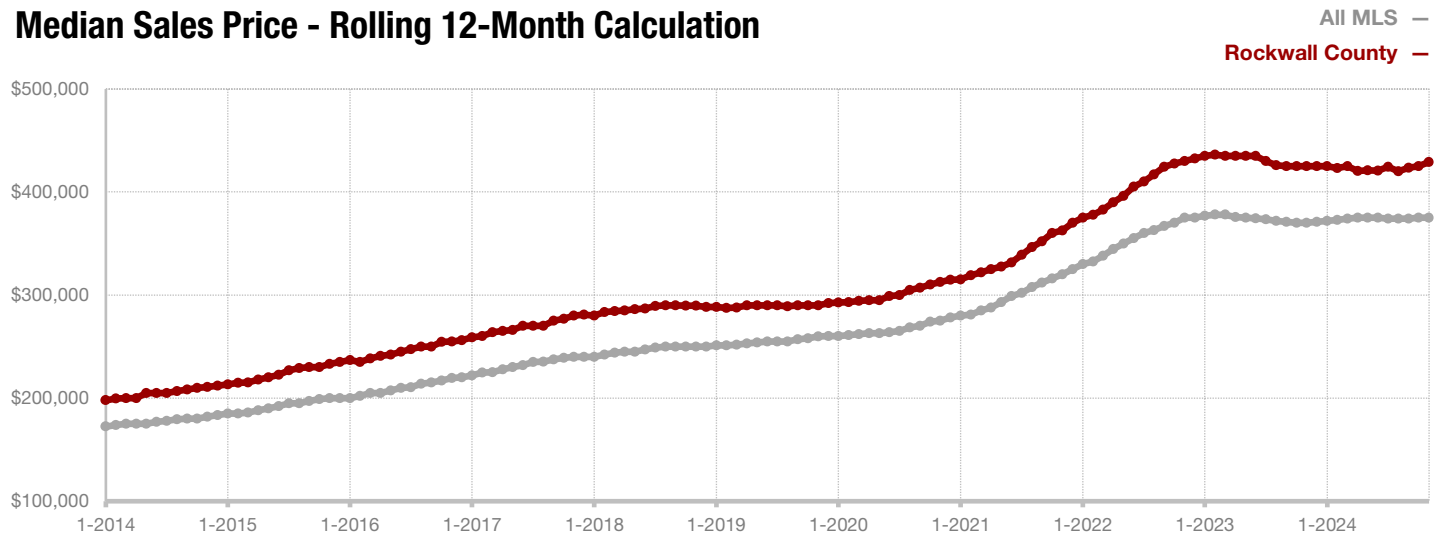
Rockwall County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	222	263	+ 18.5%	2,991	3,456	+ 15.5%
Pending Sales	139	171	+ 23.0%	2,209	2,149	- 2.7%
Closed Sales	160	175	+ 9.4%	2,187	2,055	- 6.0%
Average Sales Price*	\$505,110	\$495,395	- 1.9%	\$503,312	\$509,203	+ 1.2%
Median Sales Price*	\$405,000	\$447,821	+ 10.6%	\$425,000	\$430,000	+ 1.2%
Percent of Original List Price Received*	93.5%	93.5%	0.0%	94.5%	94.5%	0.0%
Days on Market Until Sale	63	71	+ 12.7%	64	65	+ 1.6%
Inventory of Homes for Sale	753	975	+ 29.5%	--	--	--
Months Supply of Inventory	3.9	5.1	+ 30.8%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



Shackelford County

+ 200.0%

0.0%

--

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

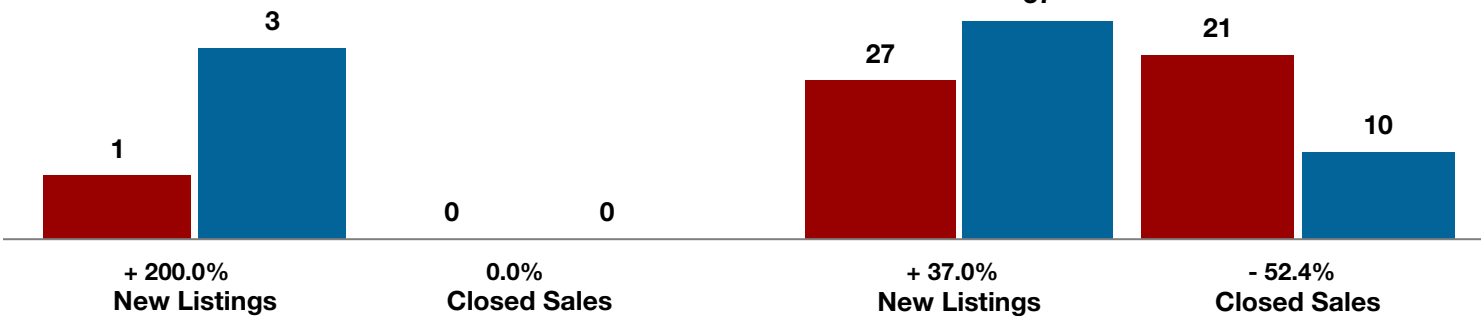
	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1	3	+ 200.0%	27	37	+ 37.0%
Pending Sales	0	2	--	20	14	- 30.0%
Closed Sales	0	0	0.0%	21	10	- 52.4%
Average Sales Price*	--	--	--	\$167,786	\$259,884	+ 54.9%
Median Sales Price*	--	--	--	\$158,000	\$252,000	+ 59.5%
Percent of Original List Price Received*	--	--	--	85.3%	86.7%	+ 1.6%
Days on Market Until Sale	--	--	--	62	74	+ 19.4%
Inventory of Homes for Sale	8	18	+ 125.0%	--	--	--
Months Supply of Inventory	3.6	10.3	+ 186.1%	--	--	--

* 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.

November

Year to Date

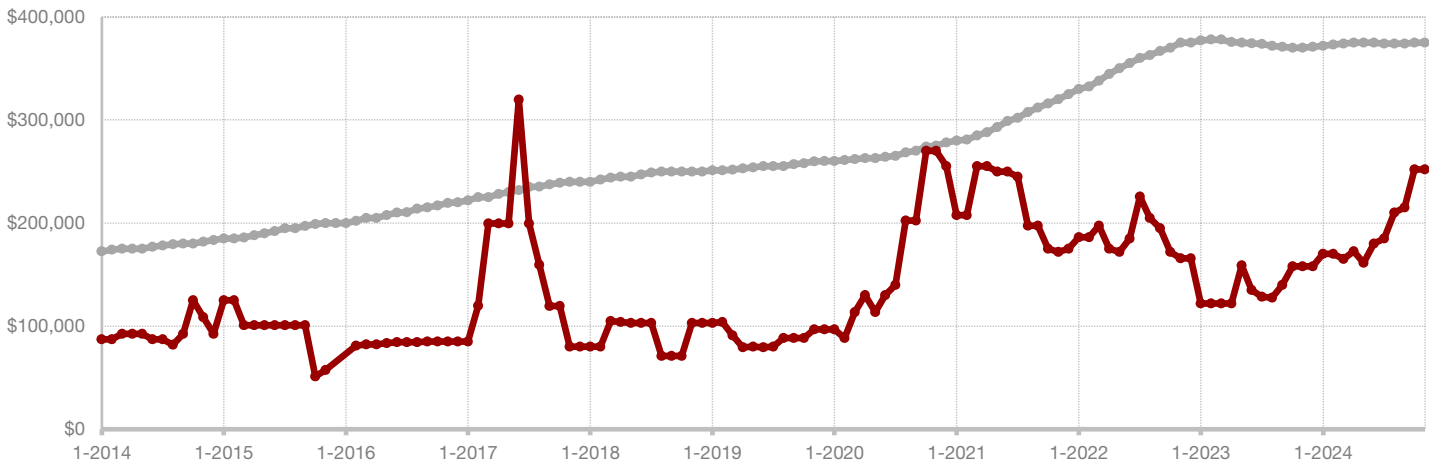
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Shackelford County —



Local Market Update – November 2024

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



- 1.4%

0.0%

+ 11.7%

Change in
New Listings

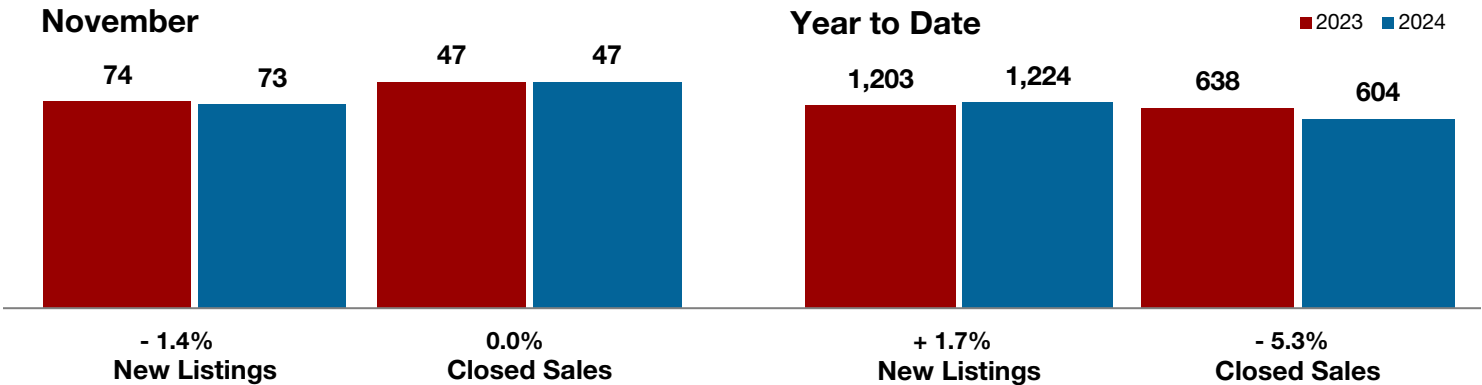
Change in
Closed Sales

Change in
Median Sales Price

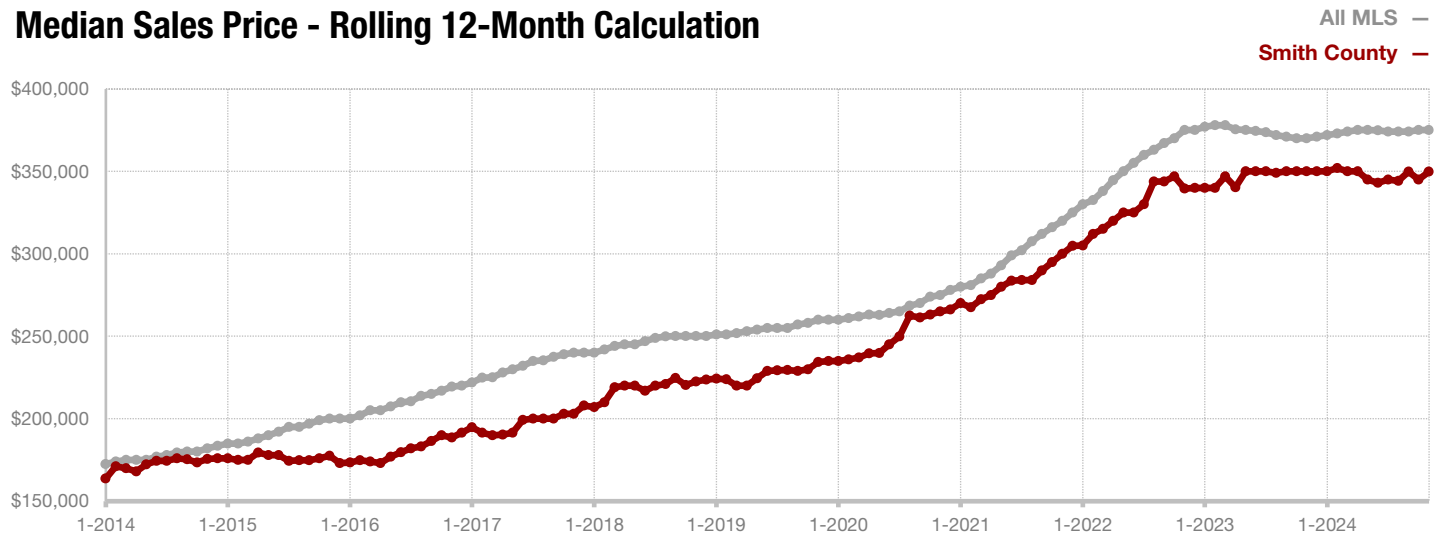
Smith County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	74	73	- 1.4%	1,203	1,224	+ 1.7%
Pending Sales	51	30	- 41.2%	650	605	- 6.9%
Closed Sales	47	47	0.0%	638	604	- 5.3%
Average Sales Price*	\$403,354	\$449,539	+ 11.5%	\$423,620	\$441,714	+ 4.3%
Median Sales Price*	\$342,500	\$382,500	+ 11.7%	\$354,000	\$350,000	- 1.1%
Percent of Original List Price Received*	95.0%	92.2%	- 2.9%	94.7%	93.9%	- 0.8%
Days on Market Until Sale	68	68	0.0%	54	72	+ 33.3%
Inventory of Homes for Sale	366	380	+ 3.8%	--	--	--
Months Supply of Inventory	6.4	7.1	+ 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 – November 2024

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



- 64.3%

0.0%

- 2.3%

Change in
New Listings

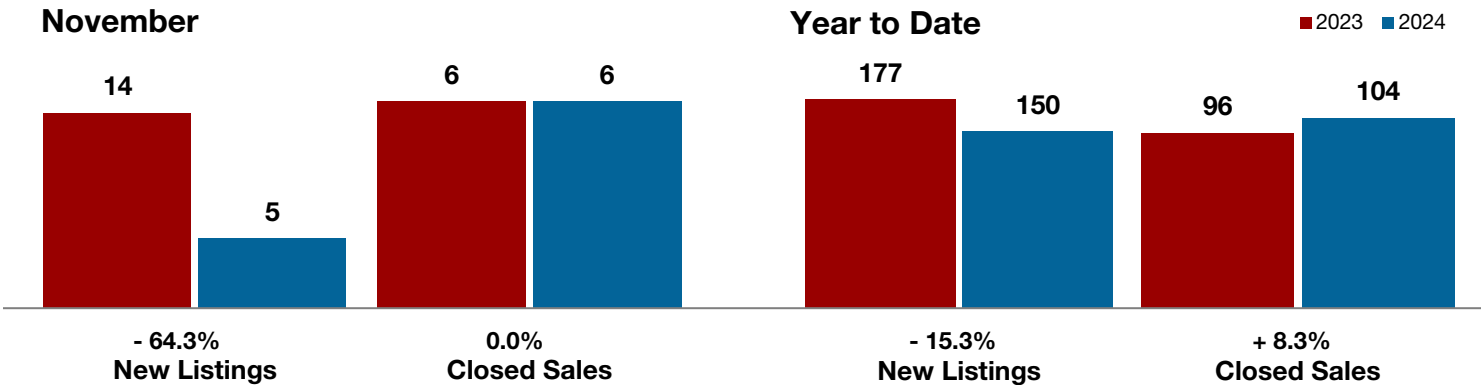
Change in
Closed Sales

Change in
Median Sales Price

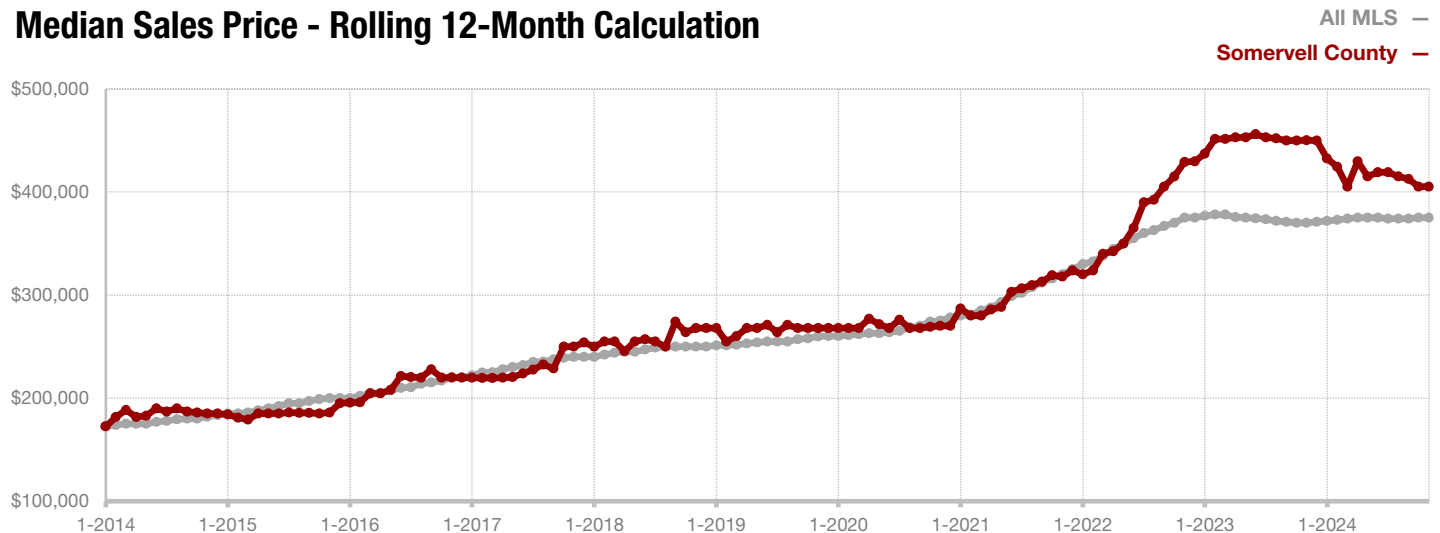
Somervell County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	5	- 64.3%	177	150	- 15.3%
Pending Sales	3	10	+ 233.3%	96	102	+ 6.3%
Closed Sales	6	6	0.0%	96	104	+ 8.3%
Average Sales Price*	\$540,250	\$534,963	- 1.0%	\$502,181	\$465,990	- 7.2%
Median Sales Price*	\$501,250	\$489,500	- 2.3%	\$449,950	\$405,000	- 10.0%
Percent of Original List Price Received*	103.1%	95.6%	- 7.3%	93.8%	93.2%	- 0.6%
Days on Market Until Sale	82	107	+ 30.5%	74	112	+ 51.4%
Inventory of Homes for Sale	61	44	- 27.9%	--	--	--
Months Supply of Inventory	7.2	4.8	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 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

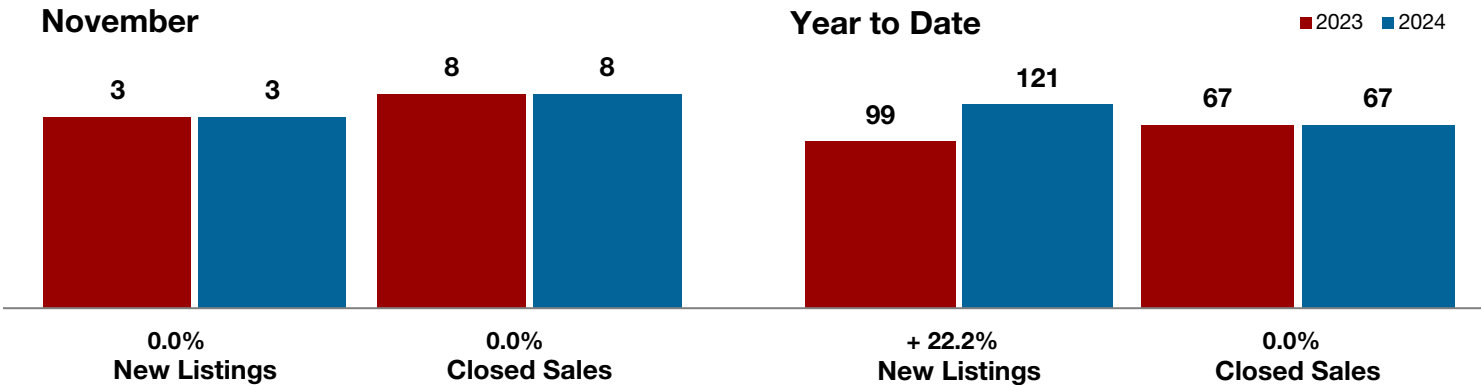
- 9.9%

Change in
Median Sales Price

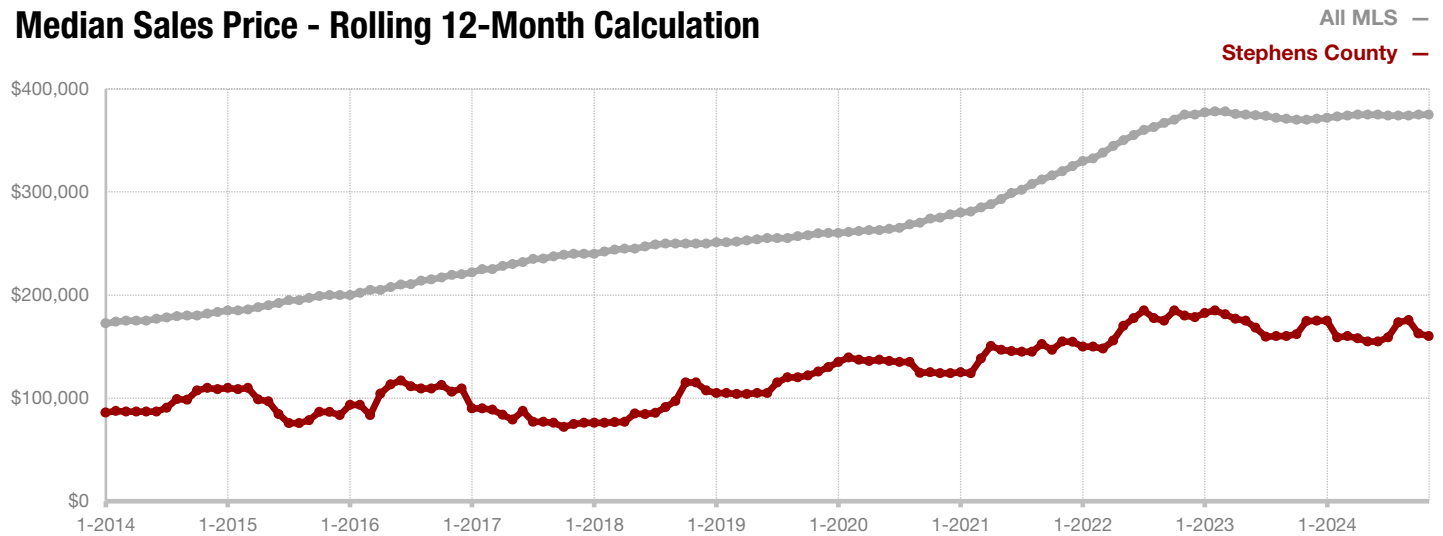
Stephens County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	3	3	0.0%	99	121	+ 22.2%
Pending Sales	4	3	- 25.0%	68	63	- 7.4%
Closed Sales	8	8	0.0%	67	67	0.0%
Average Sales Price*	\$235,219	\$192,388	- 18.2%	\$213,287	\$211,329	- 0.9%
Median Sales Price*	\$193,750	\$174,553	- 9.9%	\$175,000	\$160,000	- 8.6%
Percent of Original List Price Received*	87.7%	91.1%	+ 3.9%	86.0%	88.6%	+ 3.0%
Days on Market Until Sale	95	101	+ 6.3%	107	114	+ 6.5%
Inventory of Homes for Sale	45	61	+ 35.6%	--	--	--
Months Supply of Inventory	7.3	10.9	+ 49.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



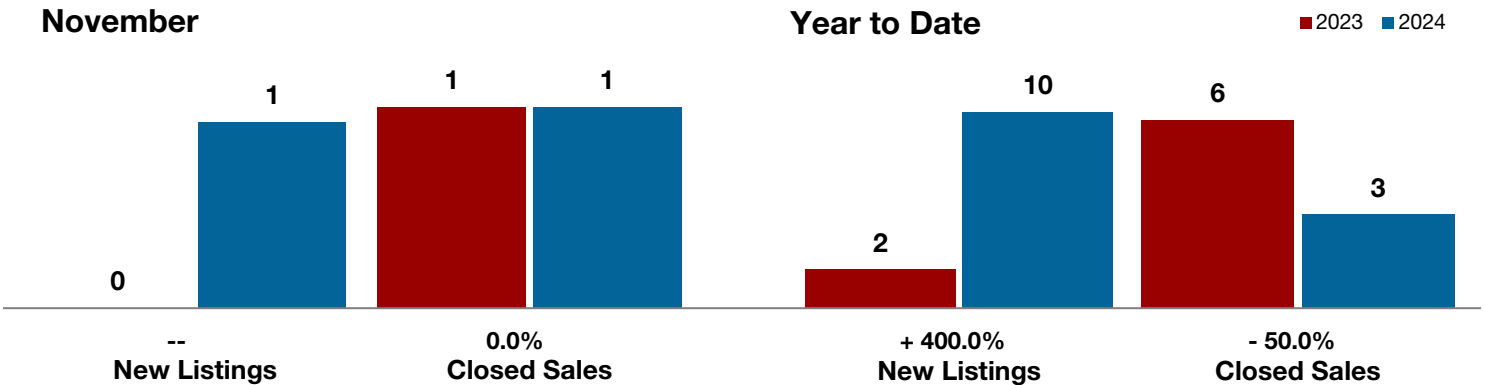
-- **0.0%** **- 76.2%**

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

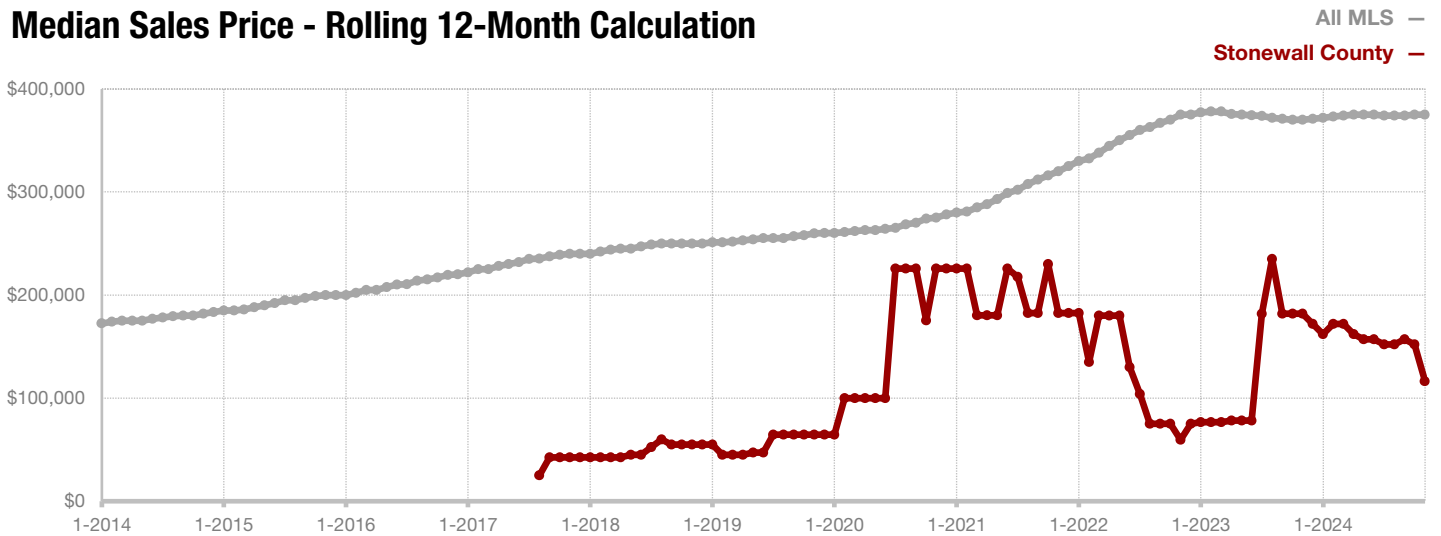
Stonewall County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	0	1	--	2	10	+ 400.0%
Pending Sales	0	1	--	5	4	- 20.0%
Closed Sales	1	1	0.0%	6	3	- 50.0%
Average Sales Price*	\$162,000	\$38,500	- 76.2%	\$172,883	\$102,333	- 40.8%
Median Sales Price*	\$162,000	\$38,500	- 76.2%	\$172,000	\$116,500	- 32.3%
Percent of Original List Price Received*	100.0%	96.5%	- 3.5%	88.2%	88.9%	+ 0.8%
Days on Market Until Sale	6	30	+ 400.0%	126	60	- 52.4%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.9	4.0	+ 344.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



- 2.3%

+ 9.0%

+ 2.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Tarrant County

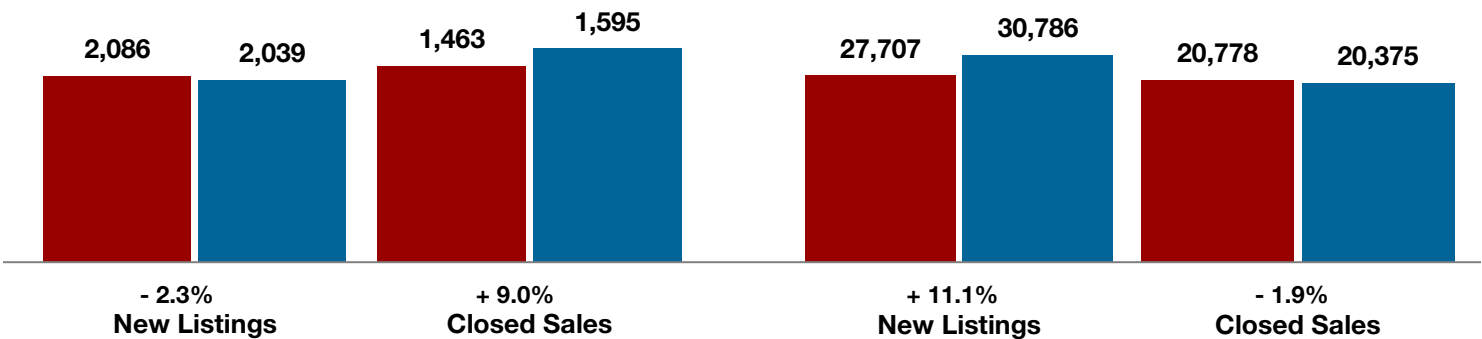
	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,086	2,039	- 2.3%	27,707	30,786	+ 11.1%
Pending Sales	1,411	1,478	+ 4.7%	21,059	20,865	- 0.9%
Closed Sales	1,463	1,595	+ 9.0%	20,778	20,375	- 1.9%
Average Sales Price*	\$423,291	\$451,583	+ 6.7%	\$427,227	\$437,241	+ 2.3%
Median Sales Price*	\$345,000	\$355,000	+ 2.9%	\$348,000	\$350,000	+ 0.6%
Percent of Original List Price Received*	95.6%	94.9%	- 0.7%	96.6%	96.2%	- 0.4%
Days on Market Until Sale	41	51	+ 24.4%	40	45	+ 12.5%
Inventory of Homes for Sale	5,446	6,282	+ 15.4%	--	--	--
Months Supply of Inventory	2.9	3.4	+ 17.2%	--	--	--

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November

Year to Date

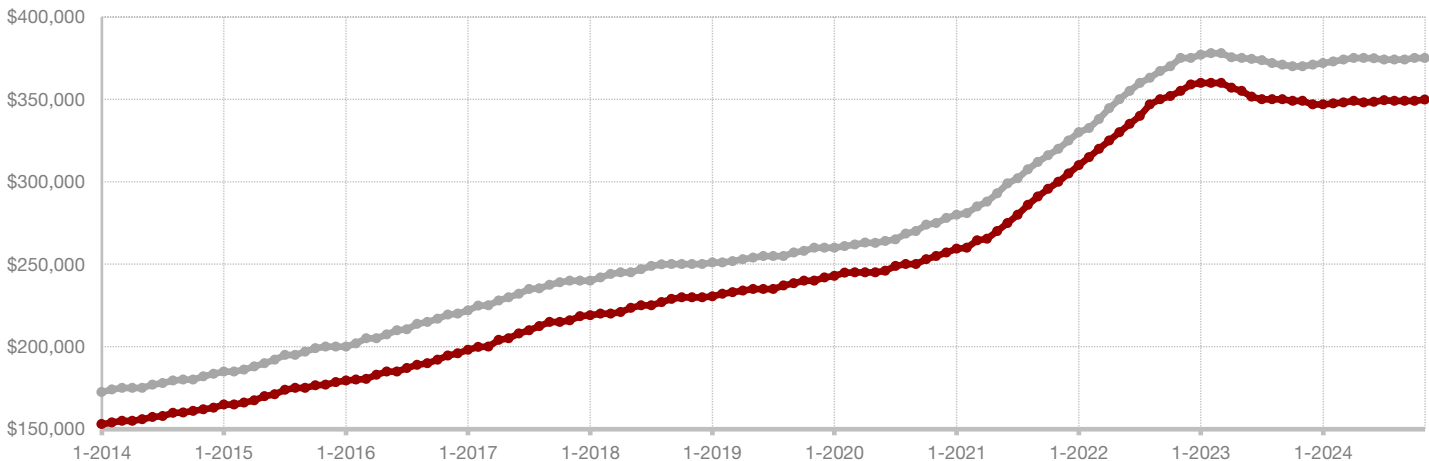
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Tarrant County —



Local Market Update – November 2024

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



+ 8.1%

Change in
New Listings

+ 9.7%

Change in
Closed Sales

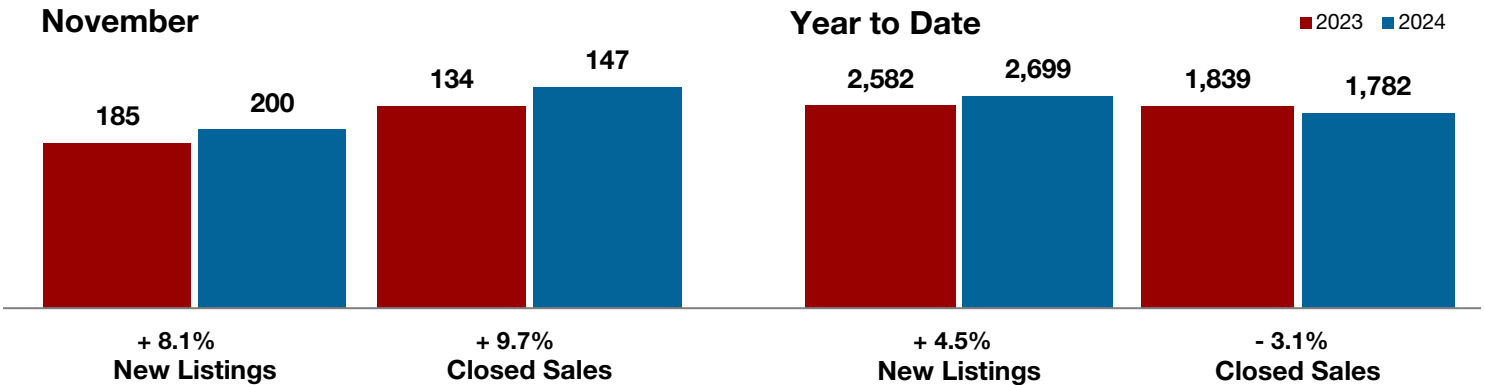
+ 10.5%

Change in
Median Sales Price

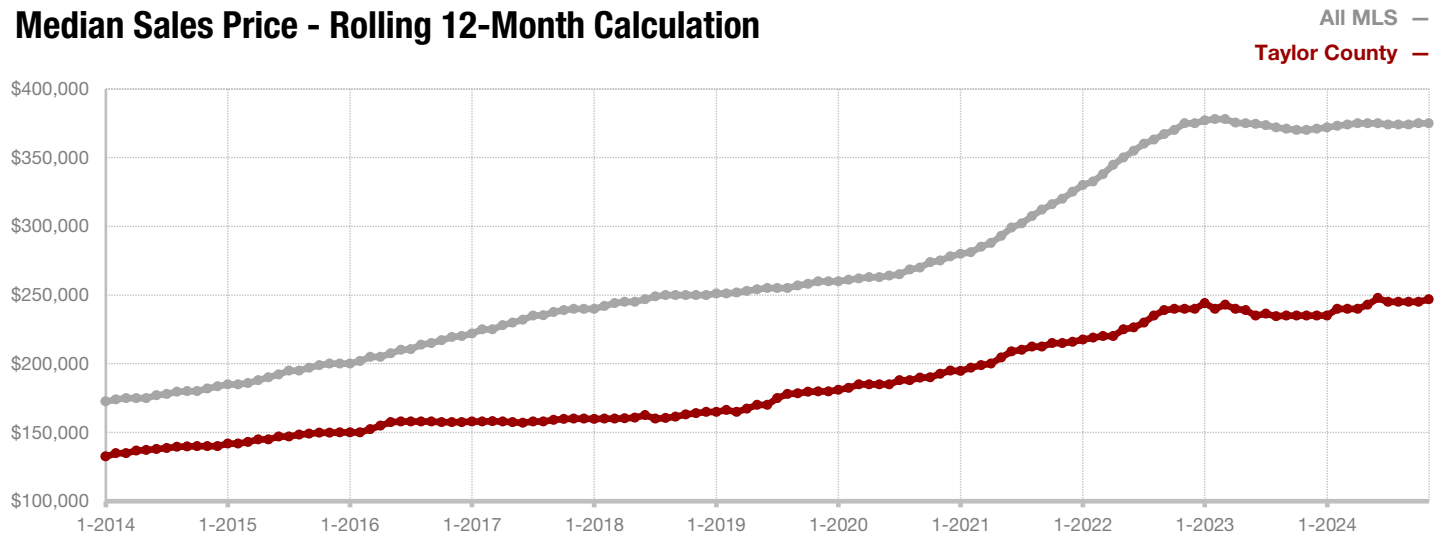
Taylor County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	185	200	+ 8.1%	2,582	2,699	+ 4.5%
Pending Sales	96	105	+ 9.4%	1,835	1,823	- 0.7%
Closed Sales	134	147	+ 9.7%	1,839	1,782	- 3.1%
Average Sales Price*	\$243,292	\$280,754	+ 15.4%	\$264,387	\$276,070	+ 4.4%
Median Sales Price*	\$217,124	\$239,900	+ 10.5%	\$235,000	\$249,000	+ 6.0%
Percent of Original List Price Received*	95.9%	95.3%	- 0.6%	96.0%	95.1%	- 0.9%
Days on Market Until Sale	44	59	+ 34.1%	49	61	+ 24.5%
Inventory of Homes for Sale	663	703	+ 6.0%	--	--	--
Months Supply of Inventory	4.1	4.3	+ 4.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



+ 16.7%

- 28.6%

+ 18.9%

Change in
New Listings

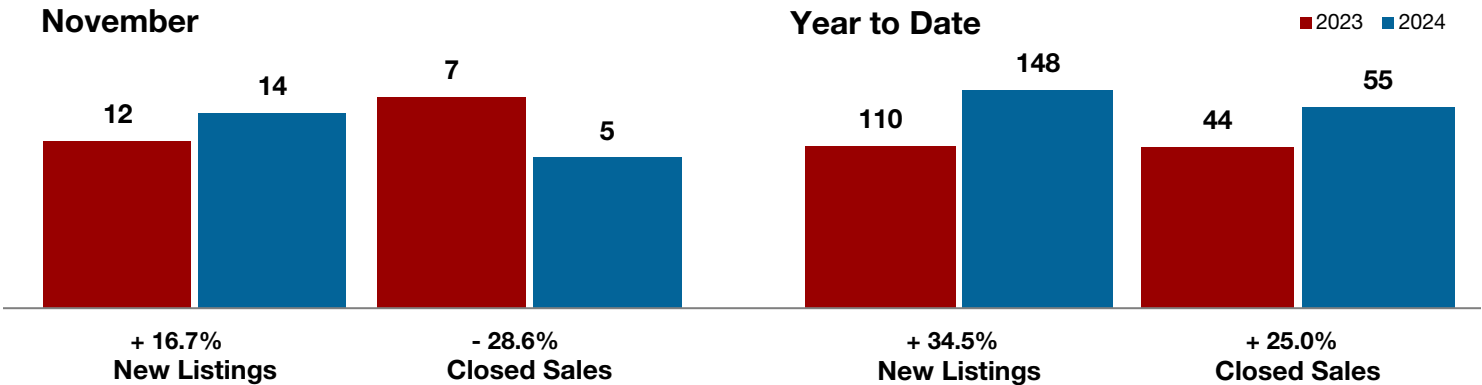
Change in
Closed Sales

Change in
Median Sales Price

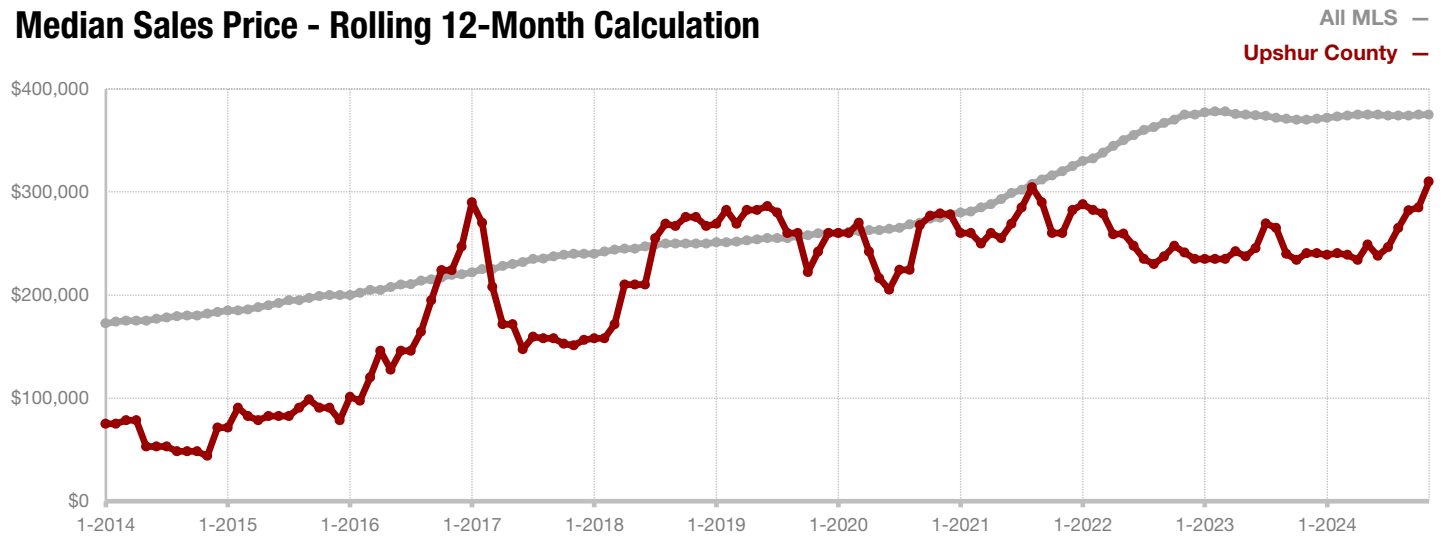
Upshur County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	12	14	+ 16.7%	110	148	+ 34.5%
Pending Sales	7	5	- 28.6%	49	54	+ 10.2%
Closed Sales	7	5	- 28.6%	44	55	+ 25.0%
Average Sales Price*	\$297,307	\$357,780	+ 20.3%	\$303,710	\$403,650	+ 32.9%
Median Sales Price*	\$296,000	\$351,900	+ 18.9%	\$240,500	\$310,000	+ 28.9%
Percent of Original List Price Received*	93.0%	97.0%	+ 4.3%	91.7%	91.0%	- 0.8%
Days on Market Until Sale	99	99	0.0%	68	86	+ 26.5%
Inventory of Homes for Sale	51	63	+ 23.5%	--	--	--
Months Supply of Inventory	11.8	12.0	+ 1.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



- 5.5%

- 14.6%

+ 14.6%

Change in
New Listings

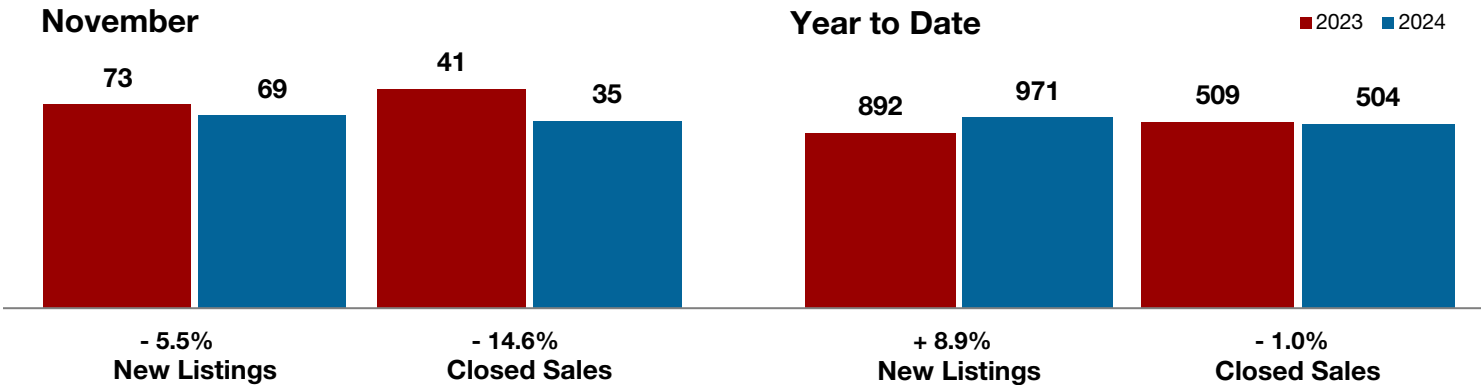
Change in
Closed Sales

Change in
Median Sales Price

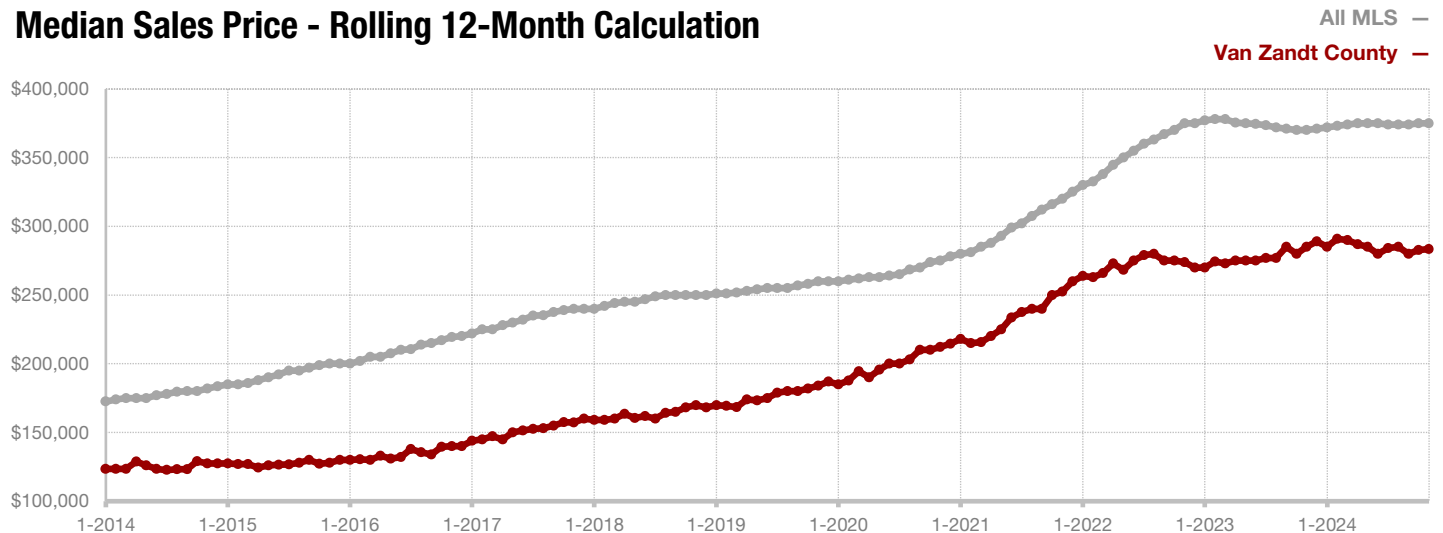
Van Zandt County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	73	69	- 5.5%	892	971	+ 8.9%
Pending Sales	34	23	- 32.4%	510	506	- 0.8%
Closed Sales	41	35	- 14.6%	509	504	- 1.0%
Average Sales Price*	\$325,044	\$348,691	+ 7.3%	\$327,674	\$346,466	+ 5.7%
Median Sales Price*	\$280,000	\$320,990	+ 14.6%	\$290,000	\$283,500	- 2.2%
Percent of Original List Price Received*	93.0%	91.8%	- 1.3%	92.9%	93.1%	+ 0.2%
Days on Market Until Sale	72	88	+ 22.2%	70	71	+ 1.4%
Inventory of Homes for Sale	315	355	+ 12.7%	--	--	--
Months Supply of Inventory	6.9	7.9	+ 14.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



- 4.9%

+ 12.2%

- 9.4%

Change in
New Listings

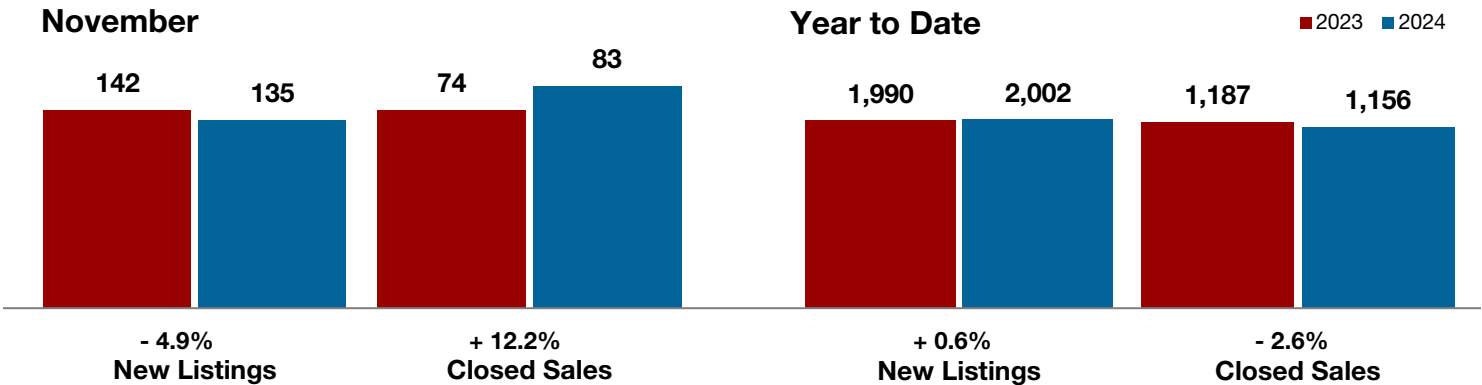
Change in
Closed Sales

Change in
Median Sales Price

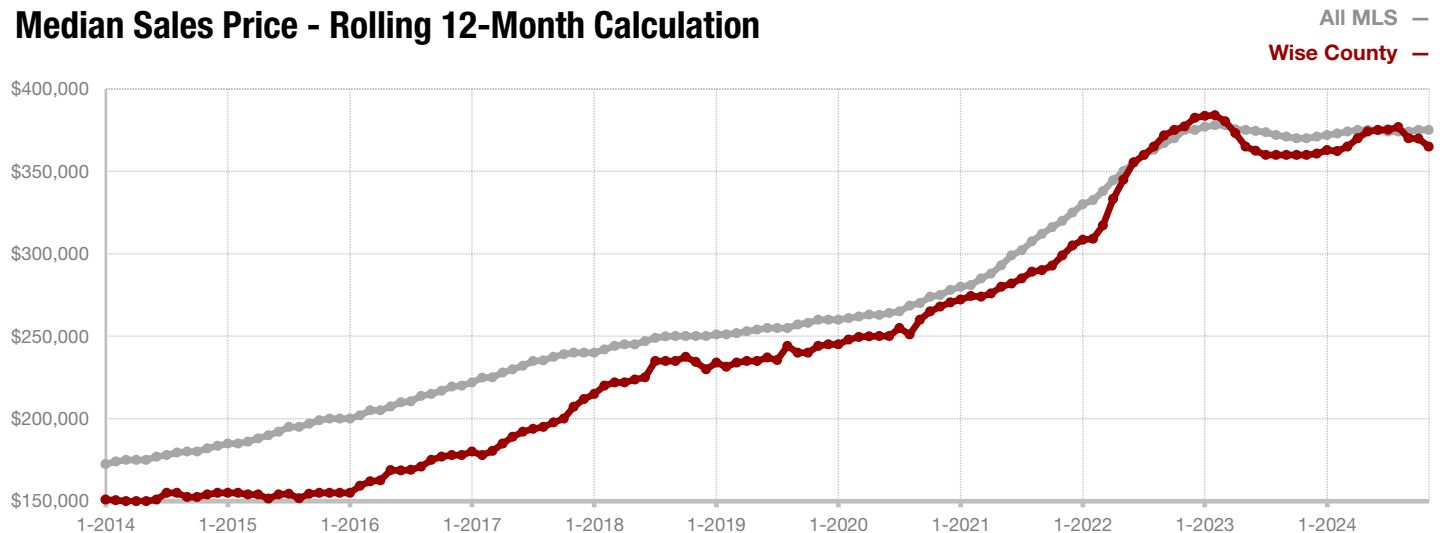
Wise County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	142	135	- 4.9%	1,990	2,002	+ 0.6%
Pending Sales	79	85	+ 7.6%	1,218	1,173	- 3.7%
Closed Sales	74	83	+ 12.2%	1,187	1,156	- 2.6%
Average Sales Price*	\$402,159	\$370,395	- 7.9%	\$406,158	\$410,587	+ 1.1%
Median Sales Price*	\$397,500	\$360,000	- 9.4%	\$359,945	\$361,875	+ 0.5%
Percent of Original List Price Received*	92.8%	93.5%	+ 0.8%	95.5%	94.5%	- 1.0%
Days on Market Until Sale	82	78	- 4.9%	67	82	+ 22.4%
Inventory of Homes for Sale	602	625	+ 3.8%	--	--	--
Months Supply of Inventory	5.6	5.9	+ 5.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



- 20.3%

- 28.9%

+ 17.7%

Change in
New Listings

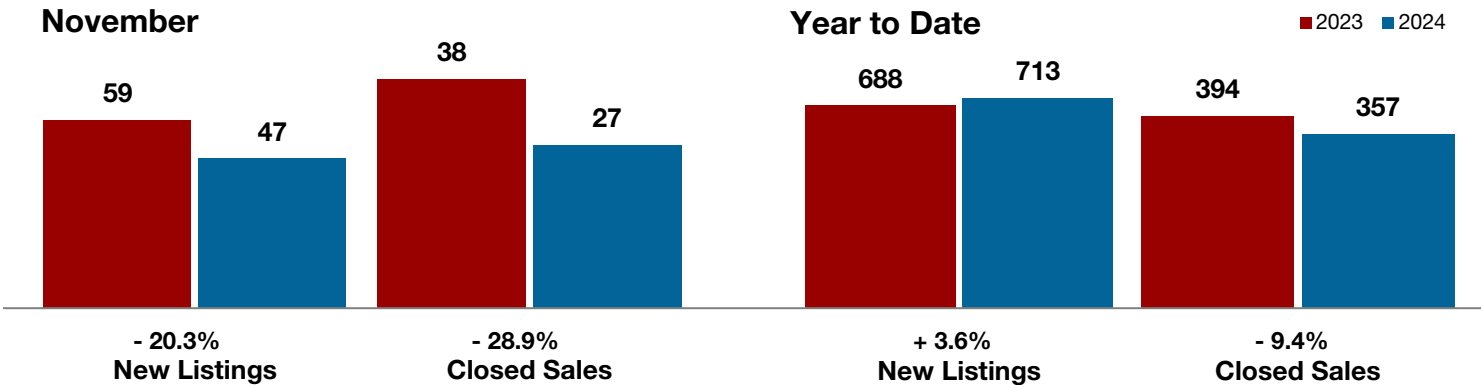
Change in
Closed Sales

Change in
Median Sales Price

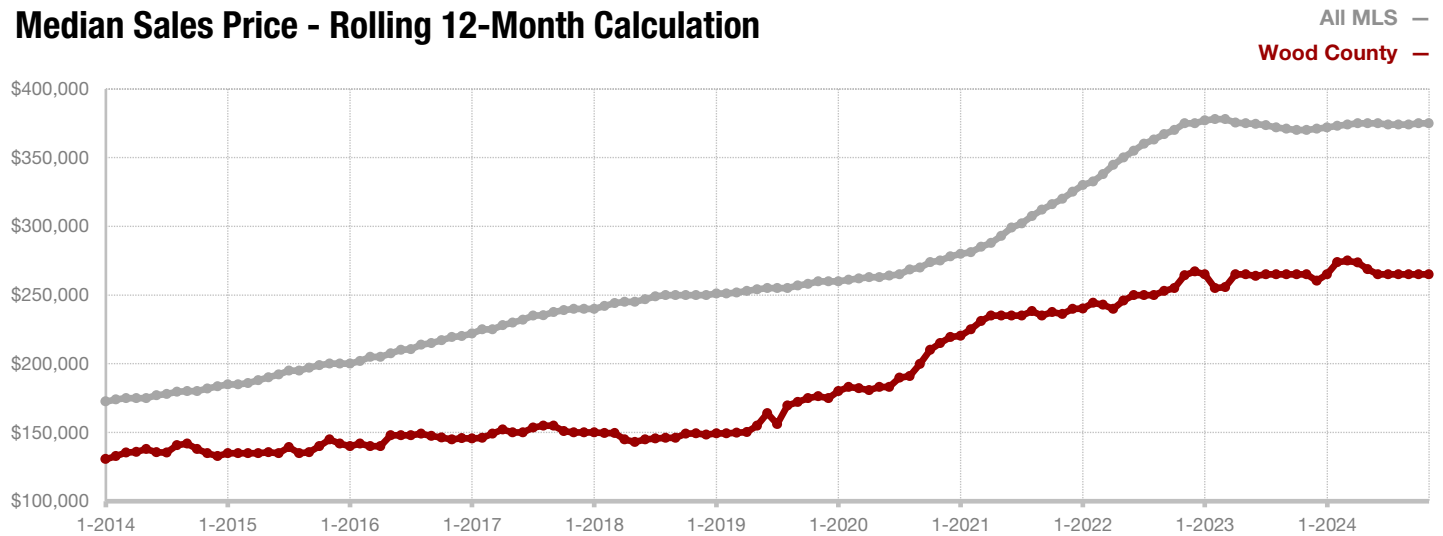
Wood County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	59	47	- 20.3%	688	713	+ 3.6%
Pending Sales	27	29	+ 7.4%	397	366	- 7.8%
Closed Sales	38	27	- 28.9%	394	357	- 9.4%
Average Sales Price*	\$424,383	\$352,539	- 16.9%	\$338,417	\$325,616	- 3.8%
Median Sales Price*	\$268,875	\$316,500	+ 17.7%	\$265,000	\$269,999	+ 1.9%
Percent of Original List Price Received*	93.6%	91.5%	- 2.2%	93.1%	91.1%	- 2.1%
Days on Market Until Sale	59	78	+ 32.2%	62	78	+ 25.8%
Inventory of Homes for Sale	241	264	+ 9.5%	--	--	--
Months Supply of Inventory	6.9	8.1	+ 17.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – November 2024

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



- 13.3%

- 27.3%

+ 12.6%

Change in
New Listings

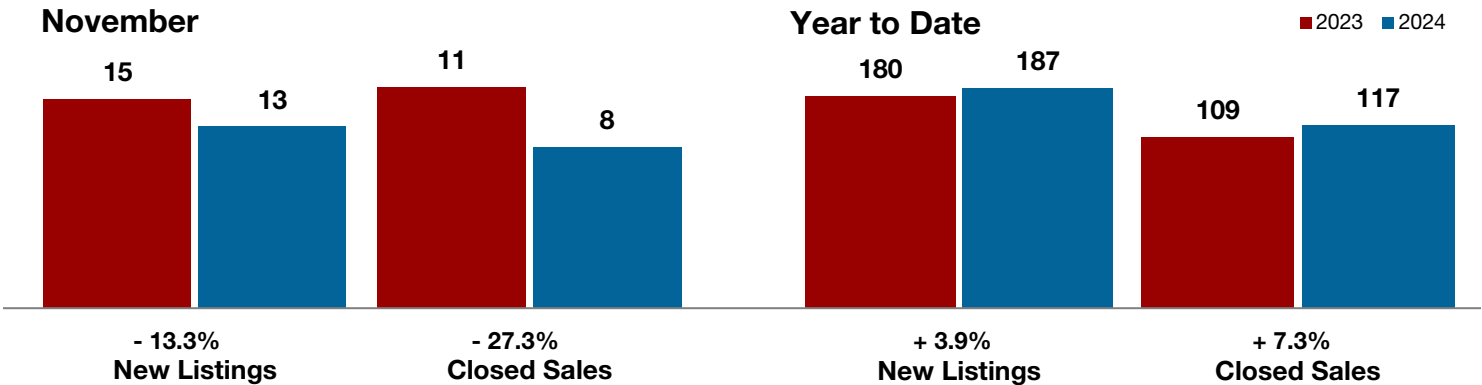
Change in
Closed Sales

Change in
Median Sales Price

Young County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	15	13	- 13.3%	180	187	+ 3.9%
Pending Sales	10	3	- 70.0%	112	115	+ 2.7%
Closed Sales	11	8	- 27.3%	109	117	+ 7.3%
Average Sales Price*	\$168,568	\$205,938	+ 22.2%	\$377,548	\$281,375	- 25.5%
Median Sales Price*	\$155,000	\$174,500	+ 12.6%	\$204,000	\$226,700	+ 11.1%
Percent of Original List Price Received*	91.2%	82.1%	- 10.0%	91.0%	90.1%	- 1.0%
Days on Market Until Sale	42	81	+ 92.9%	59	78	+ 32.2%
Inventory of Homes for Sale	62	62	0.0%	--	--	--
Months Supply of Inventory	6.3	6.1	- 3.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

