

Local Market Updates

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



October 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 – October 2024

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



+ 212.5%

+ 16.7%

- 45.8%

Change in
New Listings

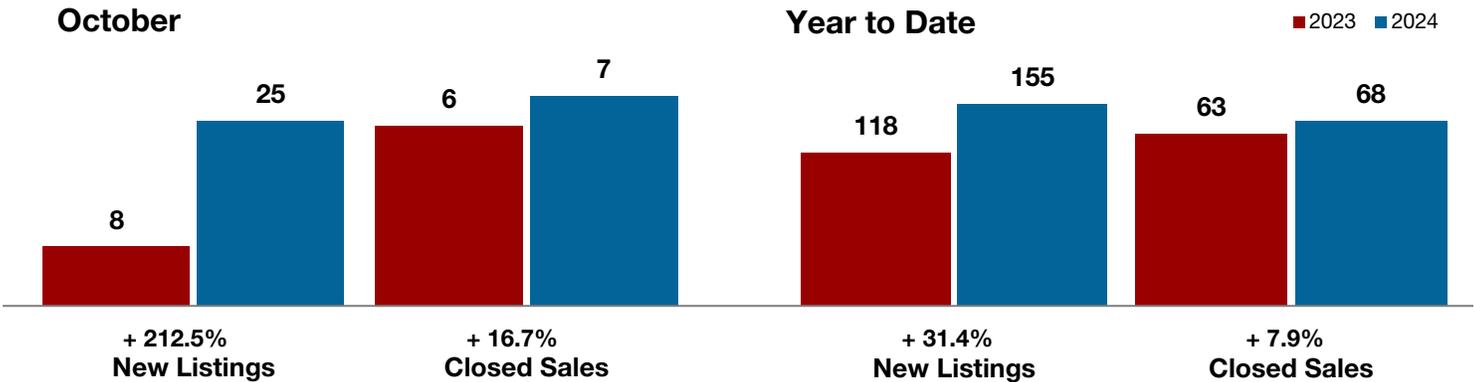
Change in
Closed Sales

Change in
Median Sales Price

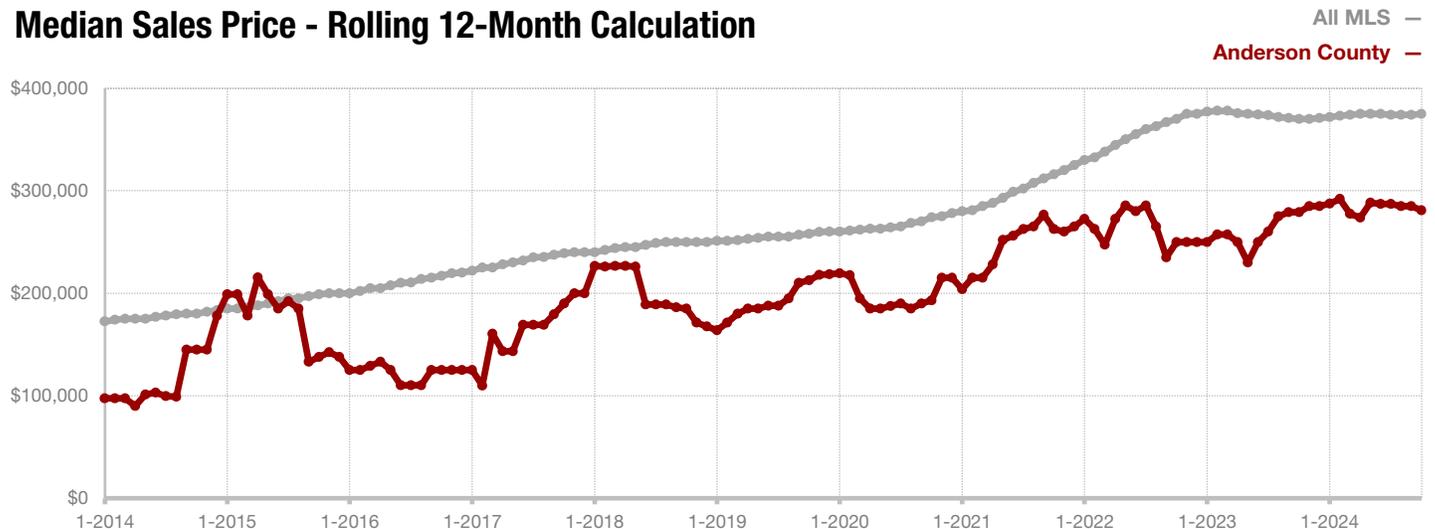
Anderson County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	25	+ 212.5%	118	155	+ 31.4%
Pending Sales	1	3	+ 200.0%	61	68	+ 11.5%
Closed Sales	6	7	+ 16.7%	63	68	+ 7.9%
Average Sales Price*	\$296,750	\$234,429	- 21.0%	\$345,760	\$331,007	- 4.3%
Median Sales Price*	\$309,000	\$167,500	- 45.8%	\$278,000	\$273,750	- 1.5%
Percent of Original List Price Received*	86.0%	86.1%	+ 0.1%	93.4%	88.9%	- 4.8%
Days on Market Until Sale	77	93	+ 20.8%	55	101	+ 83.6%
Inventory of Homes for Sale	47	66	+ 40.4%	--	--	--
Months Supply of Inventory	7.9	10.3	+ 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 – October 2024

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



+ 3.8%

+ 16.7%

- 41.8%

Change in
New Listings

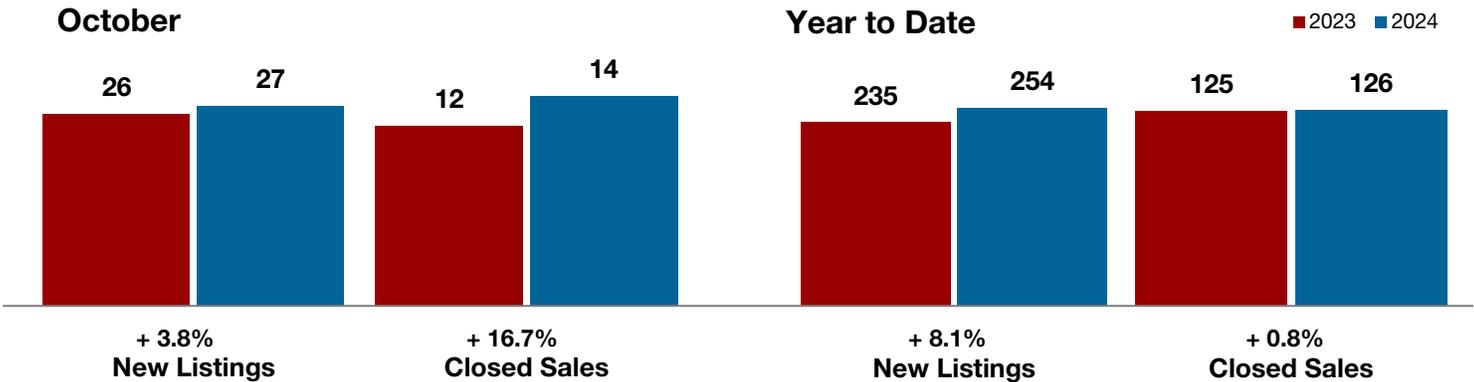
Change in
Closed Sales

Change in
Median Sales Price

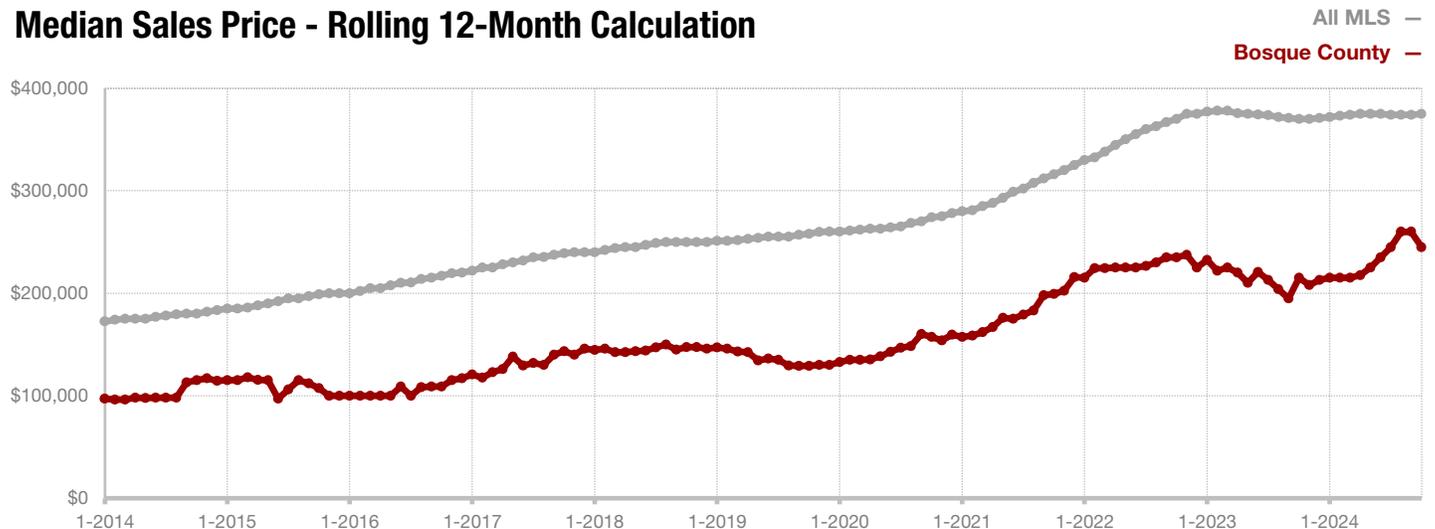
Bosque County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	26	27	+ 3.8%	235	254	+ 8.1%
Pending Sales	10	3	- 70.0%	132	126	- 4.5%
Closed Sales	12	14	+ 16.7%	125	126	+ 0.8%
Average Sales Price*	\$442,333	\$421,424	- 4.7%	\$297,696	\$439,463	+ 47.6%
Median Sales Price*	\$377,750	\$220,000	- 41.8%	\$220,000	\$260,000	+ 18.2%
Percent of Original List Price Received*	94.2%	84.6%	- 10.2%	90.7%	89.8%	- 1.0%
Days on Market Until Sale	66	153	+ 131.8%	67	89	+ 32.8%
Inventory of Homes for Sale	92	117	+ 27.2%	--	--	--
Months Supply of Inventory	7.4	9.8	+ 32.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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+ 22.5%

- 11.4%

+ 13.1%

Change in
New Listings

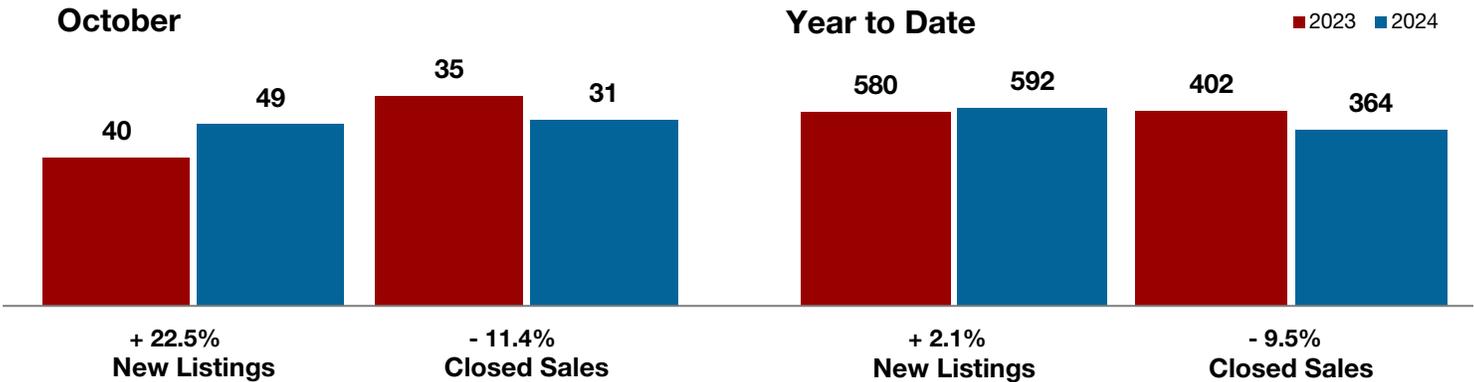
Change in
Closed Sales

Change in
Median Sales Price

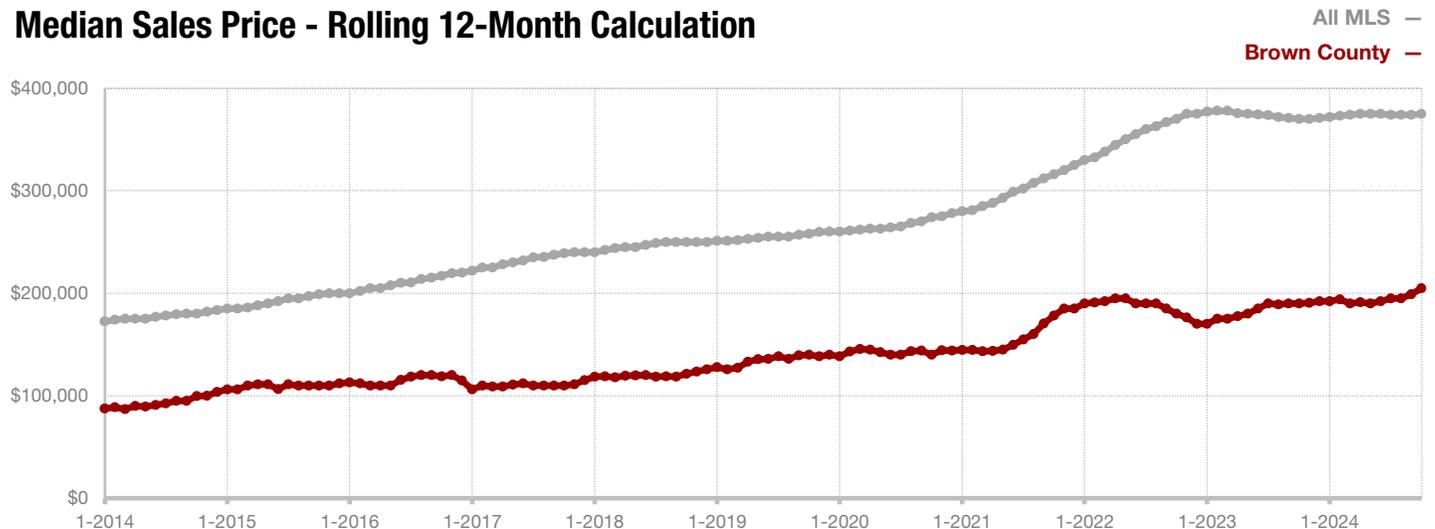
Brown County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	40	49	+ 22.5%	580	592	+ 2.1%
Pending Sales	29	25	- 13.8%	408	357	- 12.5%
Closed Sales	35	31	- 11.4%	402	364	- 9.5%
Average Sales Price*	\$179,728	\$210,968	+ 17.4%	\$246,939	\$271,688	+ 10.0%
Median Sales Price*	\$160,000	\$181,000	+ 13.1%	\$192,000	\$205,000	+ 6.8%
Percent of Original List Price Received*	92.3%	90.8%	- 1.6%	92.1%	91.7%	- 0.4%
Days on Market Until Sale	59	67	+ 13.6%	65	71	+ 9.2%
Inventory of Homes for Sale	213	208	- 2.3%	--	--	--
Months Supply of Inventory	5.5	6.0	+ 9.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



0.0%

- 20.0%

+ 18.8%

Change in
New Listings

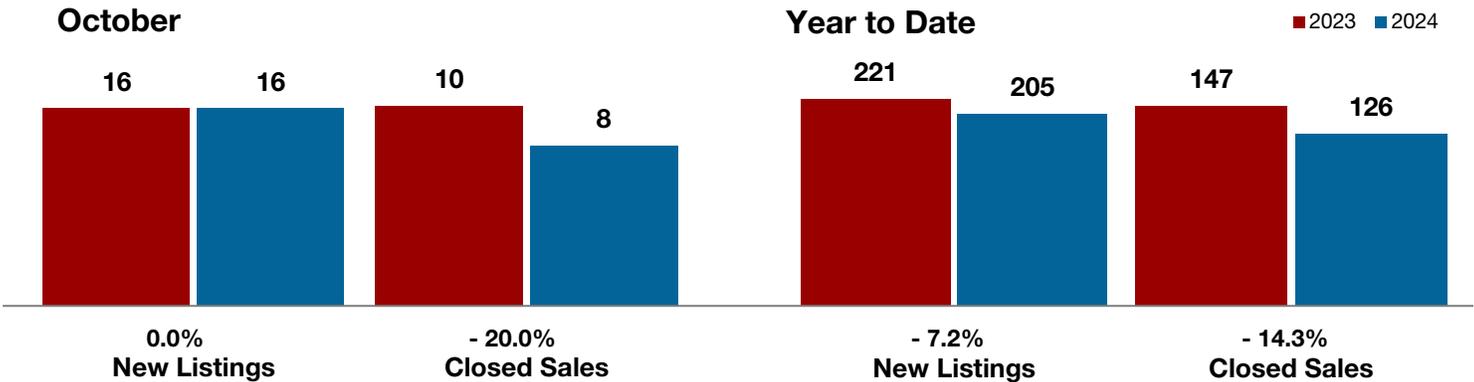
Change in
Closed Sales

Change in
Median Sales Price

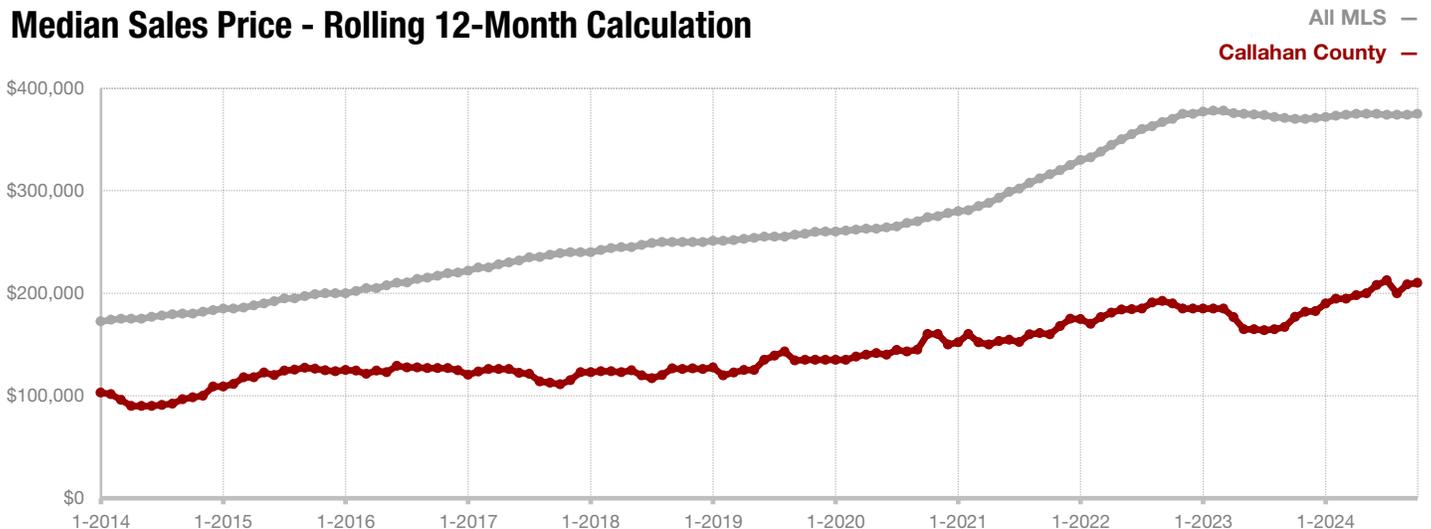
Callahan County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	16	16	0.0%	221	205	- 7.2%
Pending Sales	9	7	- 22.2%	147	122	- 17.0%
Closed Sales	10	8	- 20.0%	147	126	- 14.3%
Average Sales Price*	\$223,390	\$257,750	+ 15.4%	\$209,021	\$284,736	+ 36.2%
Median Sales Price*	\$200,000	\$237,500	+ 18.8%	\$182,000	\$208,500	+ 14.6%
Percent of Original List Price Received*	99.5%	90.6%	- 8.9%	92.3%	92.4%	+ 0.1%
Days on Market Until Sale	60	102	+ 70.0%	46	72	+ 56.5%
Inventory of Homes for Sale	65	82	+ 26.2%	--	--	--
Months Supply of Inventory	4.7	7.0	+ 48.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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- 12.5%

- 33.3%

- 2.1%

Change in
New Listings

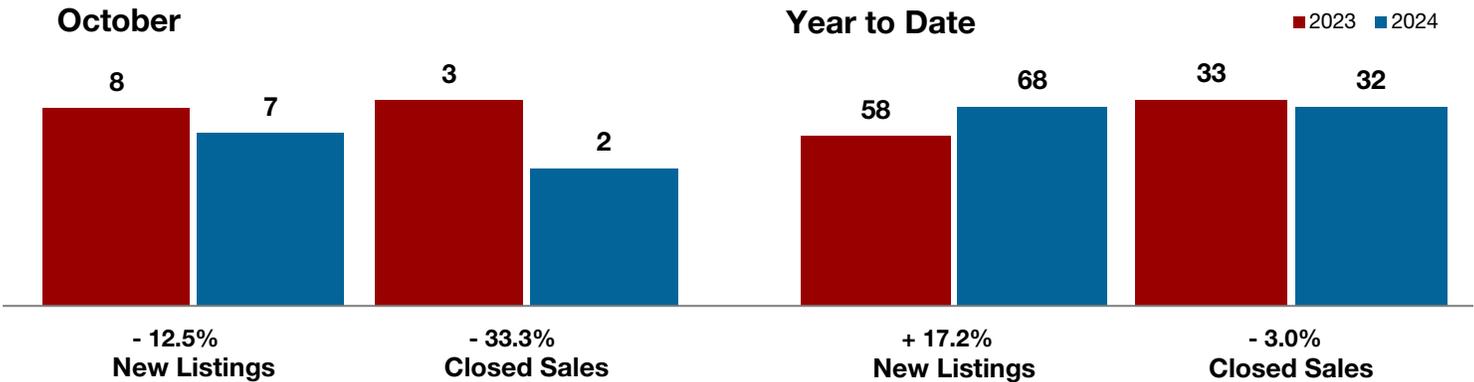
Change in
Closed Sales

Change in
Median Sales Price

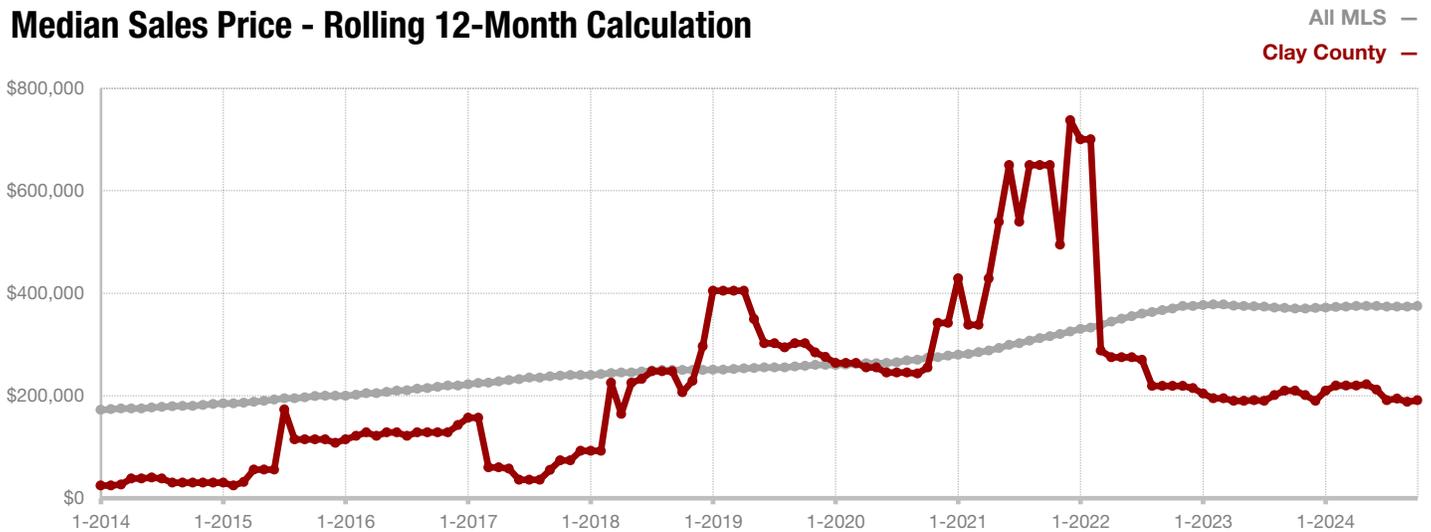
Clay County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	7	- 12.5%	58	68	+ 17.2%
Pending Sales	3	1	- 66.7%	32	29	- 9.4%
Closed Sales	3	2	- 33.3%	33	32	- 3.0%
Average Sales Price*	\$139,833	\$163,992	+ 17.3%	\$251,688	\$281,171	+ 11.7%
Median Sales Price*	\$167,500	\$163,992	- 2.1%	\$190,000	\$192,750	+ 1.4%
Percent of Original List Price Received*	84.9%	97.1%	+ 14.4%	92.5%	90.6%	- 2.1%
Days on Market Until Sale	61	18	- 70.5%	58	91	+ 56.9%
Inventory of Homes for Sale	31	33	+ 6.5%	--	--	--
Months Supply of Inventory	9.3	10.7	+ 15.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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- 50.0%

0.0%

- 61.1%

Change in
New Listings

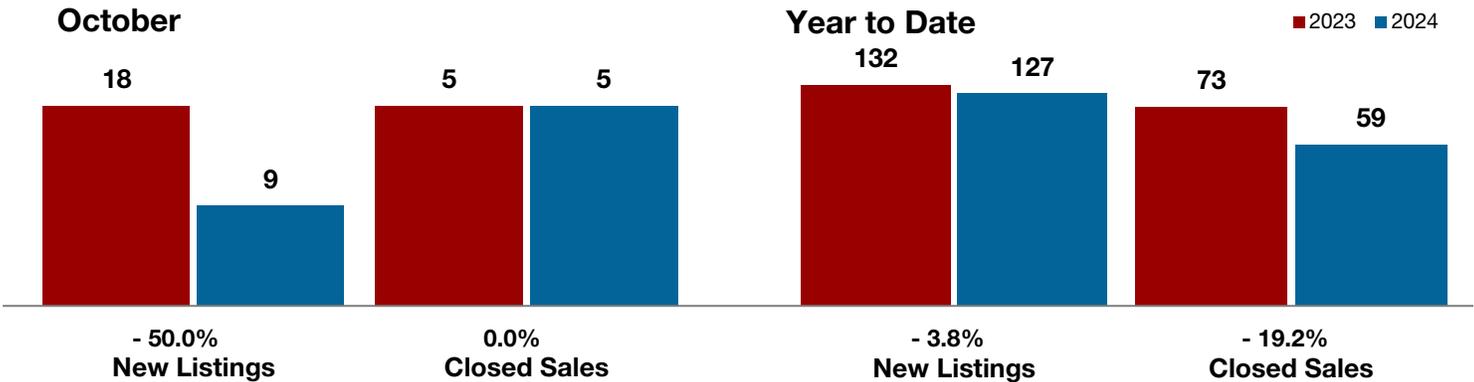
Change in
Closed Sales

Change in
Median Sales Price

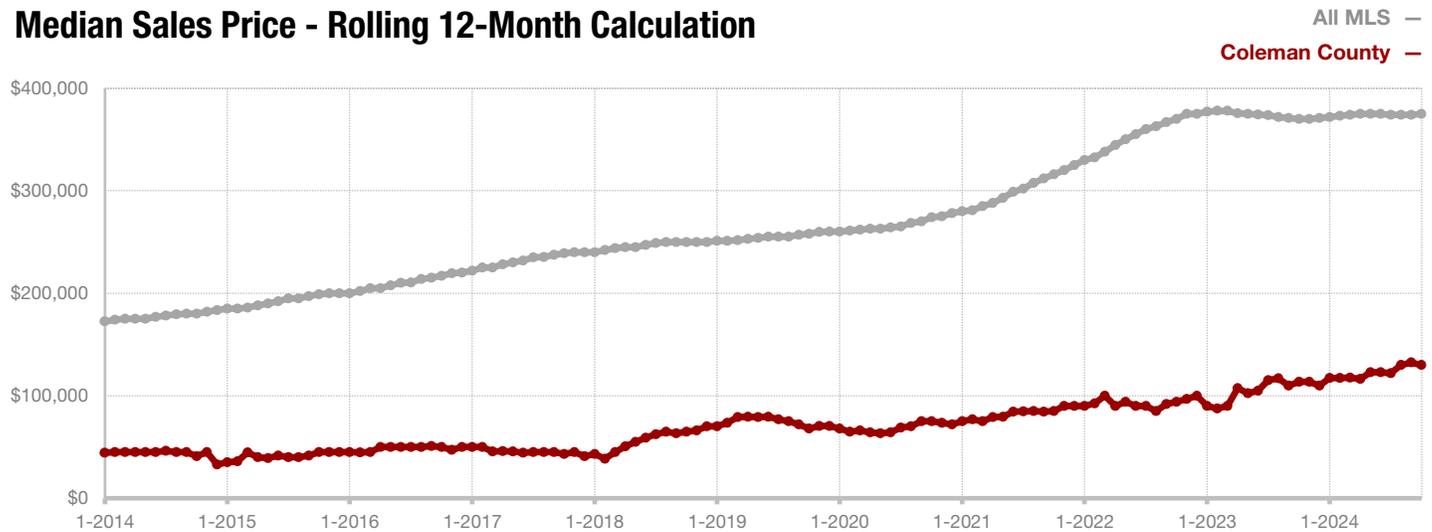
Coleman County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	18	9	- 50.0%	132	127	- 3.8%
Pending Sales	6	3	- 50.0%	71	66	- 7.0%
Closed Sales	5	5	0.0%	73	59	- 19.2%
Average Sales Price*	\$122,870	\$196,680	+ 60.1%	\$135,530	\$179,151	+ 32.2%
Median Sales Price*	\$167,000	\$65,000	- 61.1%	\$105,000	\$129,900	+ 23.7%
Percent of Original List Price Received*	92.2%	85.2%	- 7.6%	84.9%	88.2%	+ 3.9%
Days on Market Until Sale	51	141	+ 176.5%	80	87	+ 8.7%
Inventory of Homes for Sale	59	59	0.0%	--	--	--
Months Supply of Inventory	8.1	10.1	+ 24.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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+ 22.6%

+ 13.0%

- 1.2%

Change in
New Listings

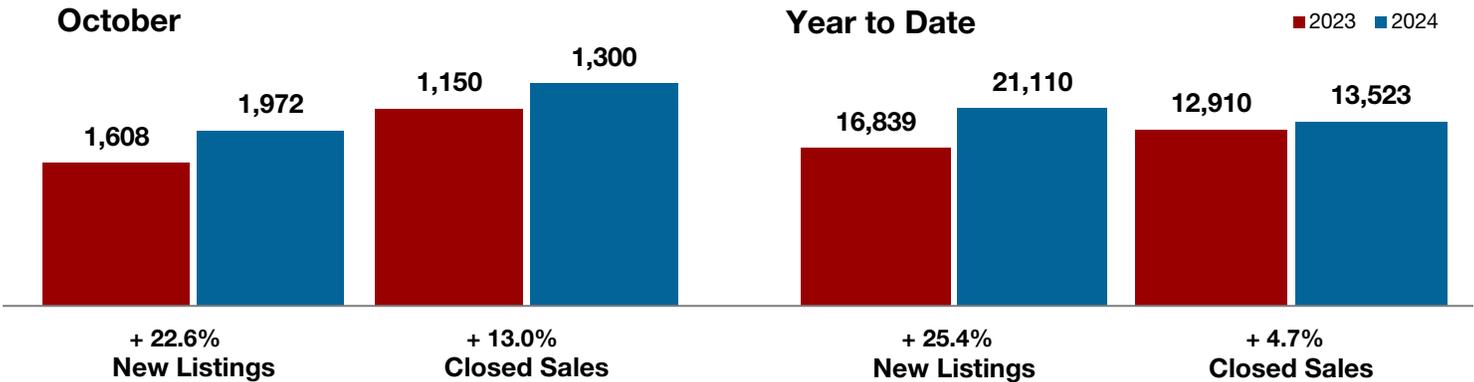
Change in
Closed Sales

Change in
Median Sales Price

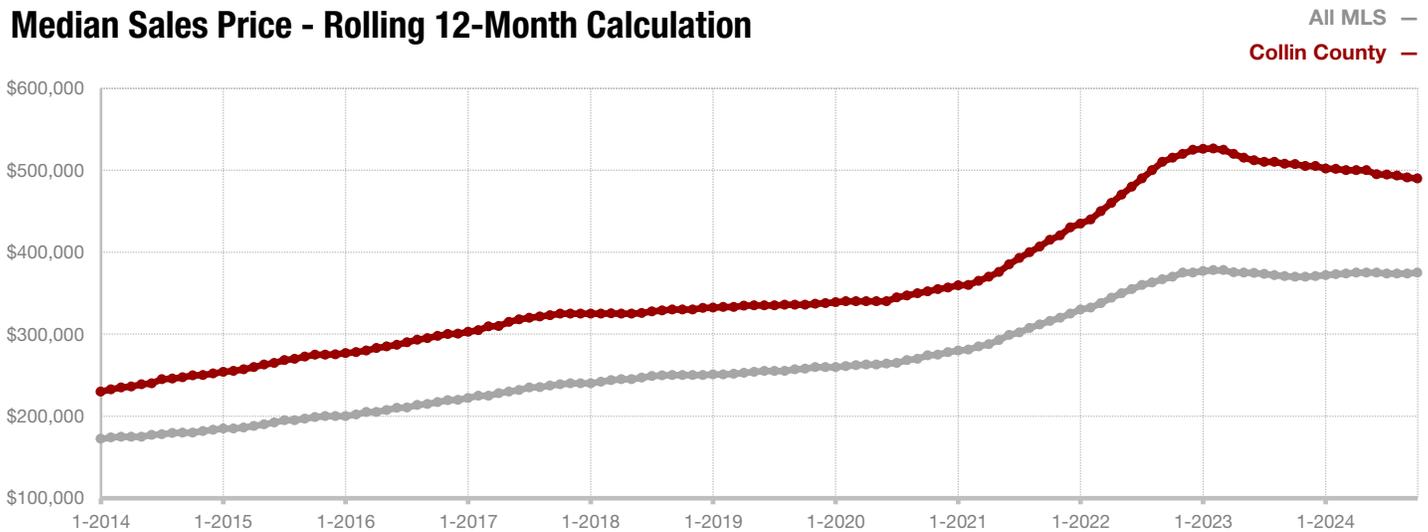
Collin County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,608	1,972	+ 22.6%	16,839	21,110	+ 25.4%
Pending Sales	1,019	1,246	+ 22.3%	13,114	13,928	+ 6.2%
Closed Sales	1,150	1,300	+ 13.0%	12,910	13,523	+ 4.7%
Average Sales Price*	\$562,707	\$563,333	+ 0.1%	\$580,668	\$567,492	- 2.3%
Median Sales Price*	\$494,975	\$489,000	- 1.2%	\$510,000	\$494,000	- 3.1%
Percent of Original List Price Received*	95.9%	94.5%	- 1.5%	96.8%	96.2%	- 0.6%
Days on Market Until Sale	40	55	+ 37.5%	42	45	+ 7.1%
Inventory of Homes for Sale	3,374	4,906	+ 45.4%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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- 35.1%

- 18.8%

- 22.4%

Change in
New Listings

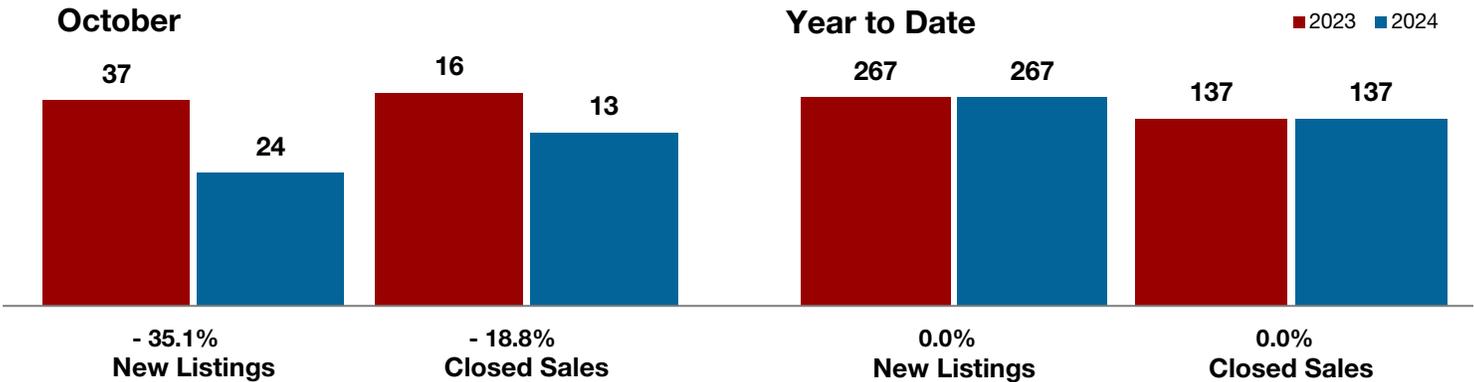
Change in
Closed Sales

Change in
Median Sales Price

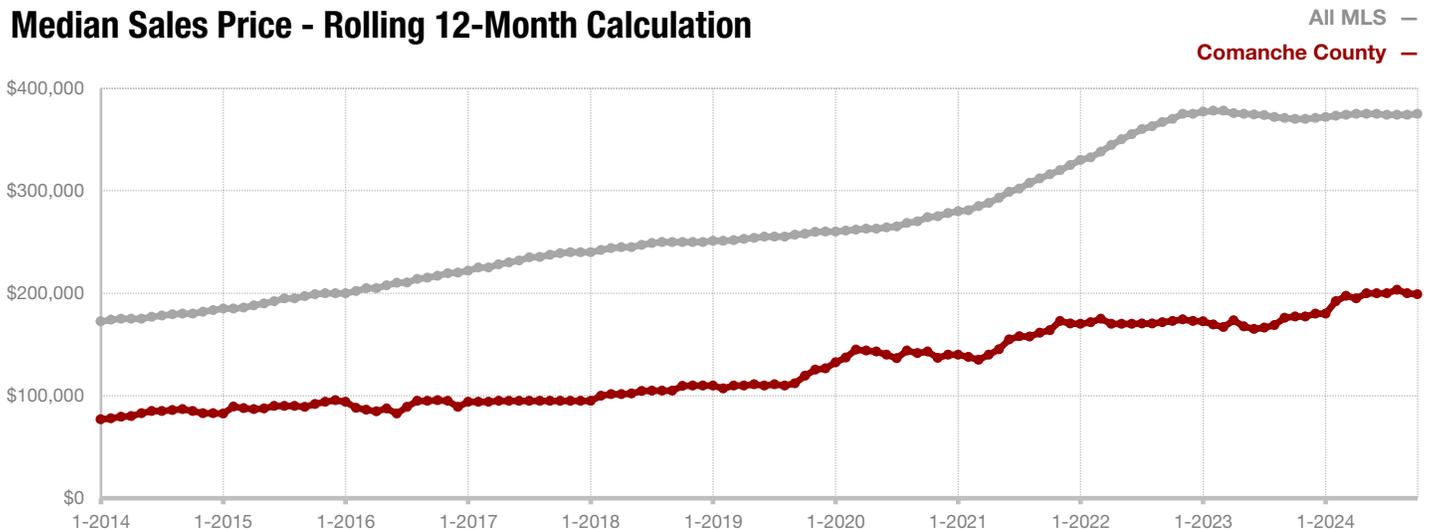
Comanche County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	37	24	- 35.1%	267	267	0.0%
Pending Sales	14	7	- 50.0%	145	135	- 6.9%
Closed Sales	16	13	- 18.8%	137	137	0.0%
Average Sales Price*	\$222,469	\$201,125	- 9.6%	\$223,647	\$284,491	+ 27.2%
Median Sales Price*	\$230,000	\$178,500	- 22.4%	\$180,000	\$200,000	+ 11.1%
Percent of Original List Price Received*	90.0%	93.4%	+ 3.8%	90.6%	89.7%	- 1.0%
Days on Market Until Sale	44	84	+ 90.9%	78	93	+ 19.2%
Inventory of Homes for Sale	129	120	- 7.0%	--	--	--
Months Supply of Inventory	9.6	9.7	+ 1.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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+ 33.3%

Change in
New Listings

+ 38.5%

Change in
Closed Sales

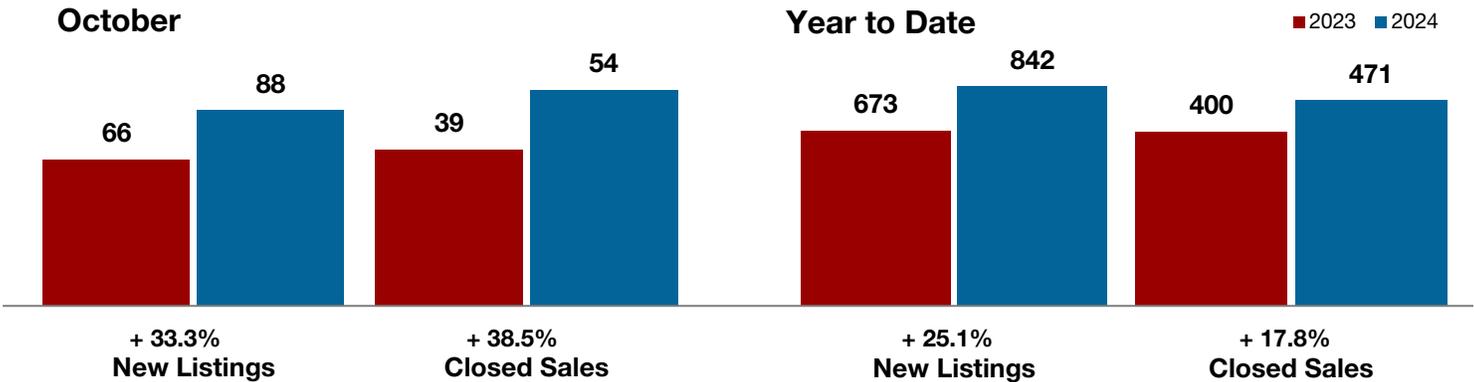
+ 8.5%

Change in
Median Sales Price

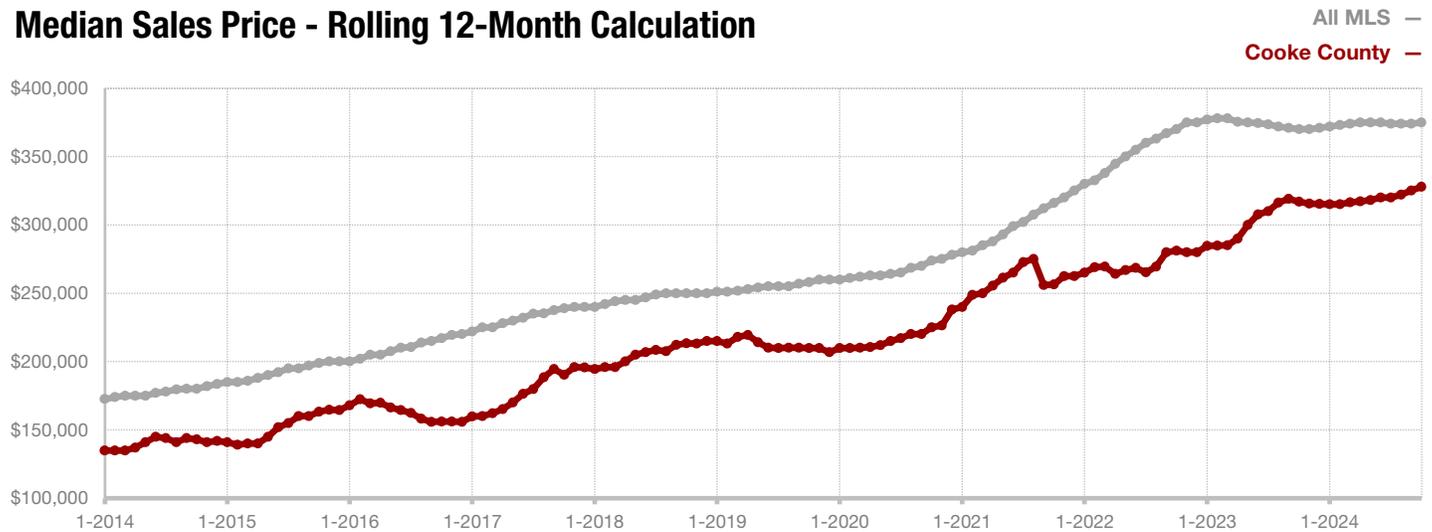
Cooke County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	66	88	+ 33.3%	673	842	+ 25.1%
Pending Sales	42	41	- 2.4%	424	483	+ 13.9%
Closed Sales	39	54	+ 38.5%	400	471	+ 17.8%
Average Sales Price*	\$298,354	\$425,223	+ 42.5%	\$392,498	\$441,258	+ 12.4%
Median Sales Price*	\$295,000	\$320,000	+ 8.5%	\$319,545	\$337,990	+ 5.8%
Percent of Original List Price Received*	92.9%	94.2%	+ 1.4%	94.1%	93.5%	- 0.6%
Days on Market Until Sale	49	75	+ 53.1%	57	74	+ 29.8%
Inventory of Homes for Sale	241	305	+ 26.6%	--	--	--
Months Supply of Inventory	6.2	6.7	+ 8.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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+ 17.7%

+ 4.4%

+ 4.6%

Change in
New Listings

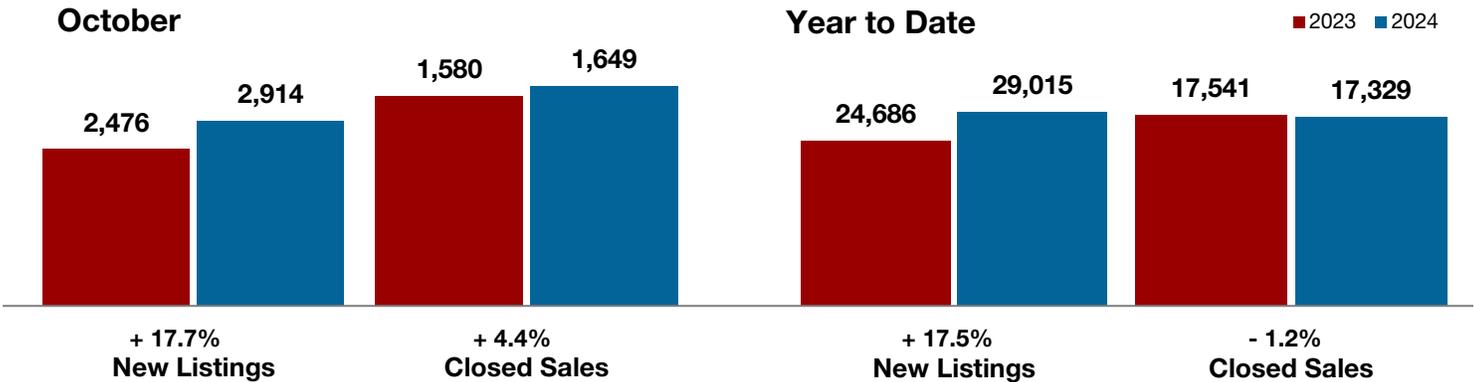
Change in
Closed Sales

Change in
Median Sales Price

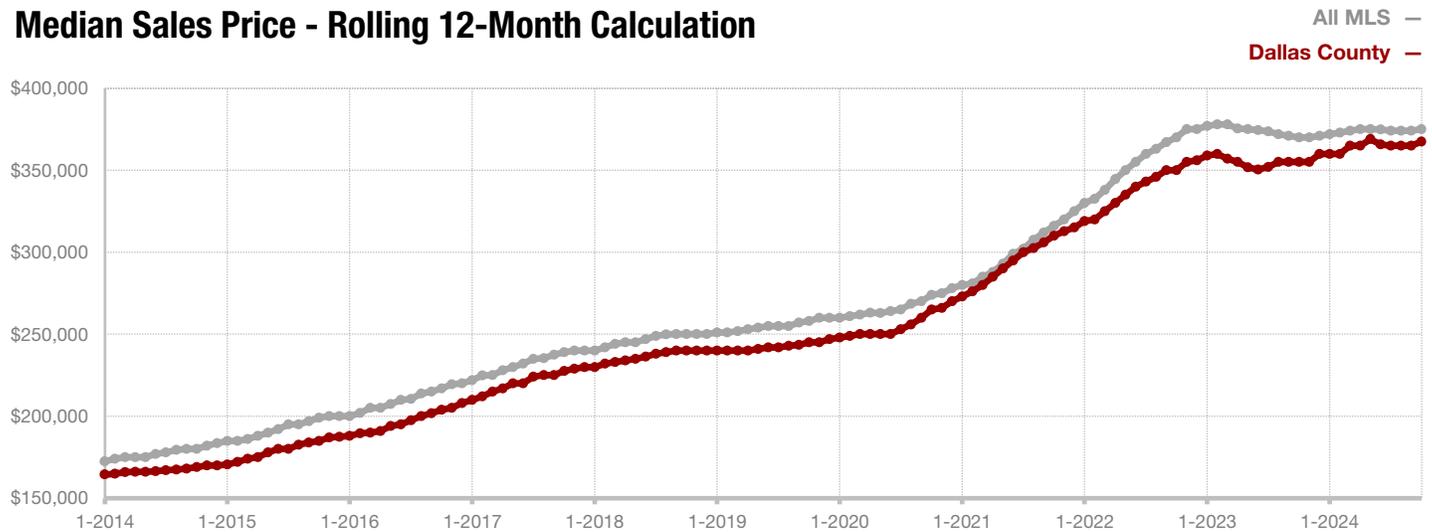
Dallas County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,476	2,914	+ 17.7%	24,686	29,015	+ 17.5%
Pending Sales	1,482	1,602	+ 8.1%	17,905	17,726	- 1.0%
Closed Sales	1,580	1,649	+ 4.4%	17,541	17,329	- 1.2%
Average Sales Price*	\$528,762	\$567,372	+ 7.3%	\$515,497	\$546,248	+ 6.0%
Median Sales Price*	\$350,000	\$366,000	+ 4.6%	\$359,000	\$369,430	+ 2.9%
Percent of Original List Price Received*	96.0%	94.8%	- 1.3%	96.9%	95.8%	- 1.1%
Days on Market Until Sale	33	46	+ 39.4%	34	41	+ 20.6%
Inventory of Homes for Sale	5,273	7,080	+ 34.3%	--	--	--
Months Supply of Inventory	3.1	4.2	+ 35.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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+ 128.6%

- 66.7%

- 59.6%

Change in
New Listings

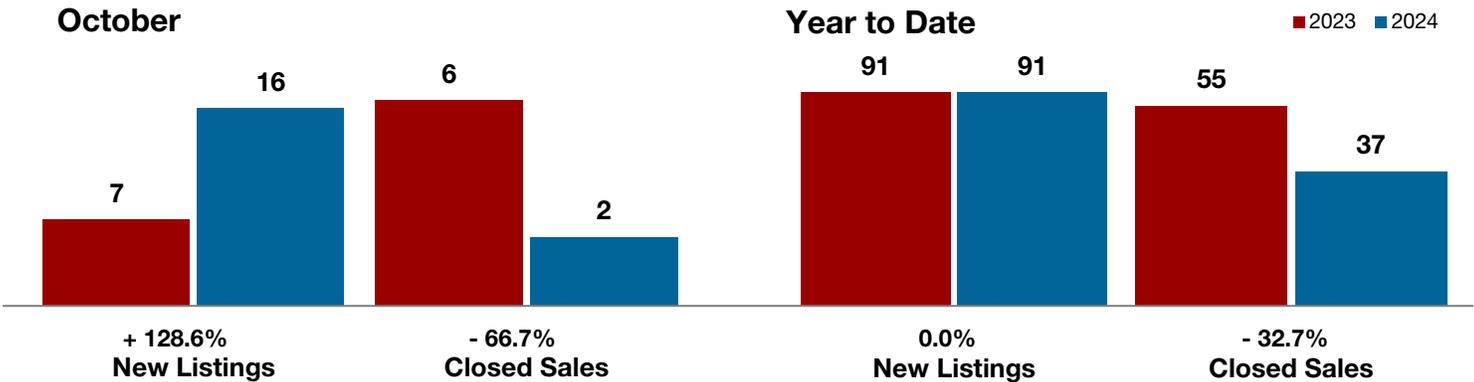
Change in
Closed Sales

Change in
Median Sales Price

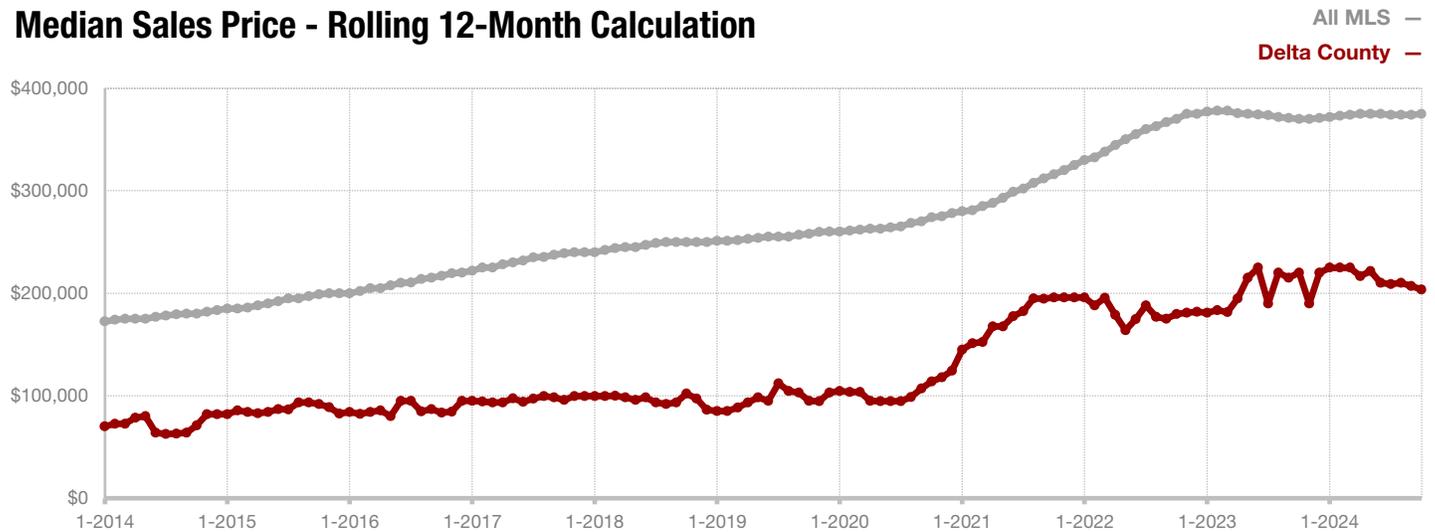
Delta County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	7	16	+ 128.6%	91	91	0.0%
Pending Sales	5	3	- 40.0%	56	38	- 32.1%
Closed Sales	6	2	- 66.7%	55	37	- 32.7%
Average Sales Price*	\$224,686	\$90,000	- 59.9%	\$268,215	\$231,030	- 13.9%
Median Sales Price*	\$222,500	\$90,000	- 59.6%	\$215,000	\$202,000	- 6.0%
Percent of Original List Price Received*	82.0%	85.1%	+ 3.8%	92.2%	90.7%	- 1.6%
Days on Market Until Sale	92	81	- 12.0%	51	69	+ 35.3%
Inventory of Homes for Sale	34	42	+ 23.5%	--	--	--
Months Supply of Inventory	6.0	11.2	+ 86.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 22.8%

+ 4.6%

+ 5.6%

Change in
New Listings

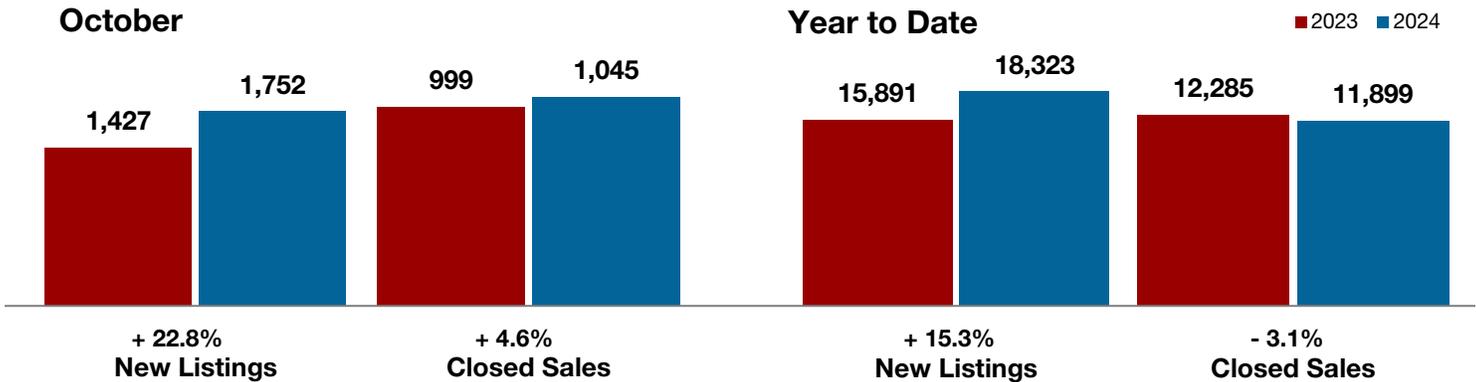
Change in
Closed Sales

Change in
Median Sales Price

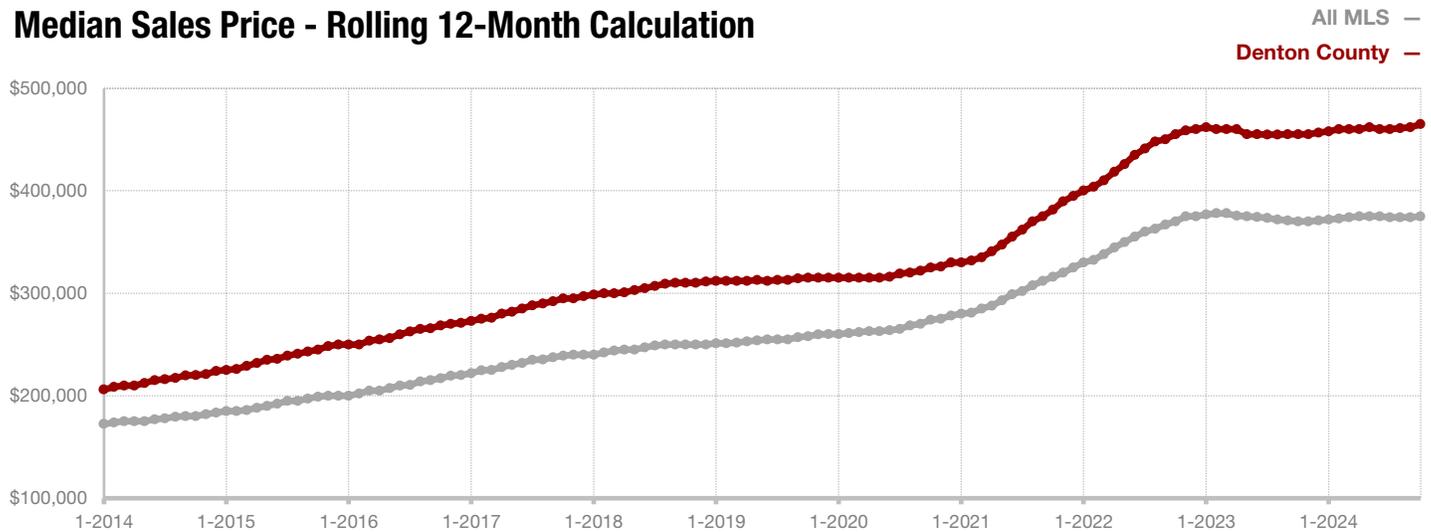
Denton County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,427	1,752	+ 22.8%	15,891	18,323	+ 15.3%
Pending Sales	977	1,061	+ 8.6%	12,529	12,274	- 2.0%
Closed Sales	999	1,045	+ 4.6%	12,285	11,899	- 3.1%
Average Sales Price*	\$536,881	\$567,045	+ 5.6%	\$545,133	\$563,369	+ 3.3%
Median Sales Price*	\$450,000	\$475,000	+ 5.6%	\$457,000	\$465,000	+ 1.8%
Percent of Original List Price Received*	96.3%	95.0%	- 1.3%	96.5%	96.4%	- 0.1%
Days on Market Until Sale	43	52	+ 20.9%	46	45	- 2.2%
Inventory of Homes for Sale	3,206	4,313	+ 34.5%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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+ 8.7%

+ 14.3%

+ 31.7%

Change in
New Listings

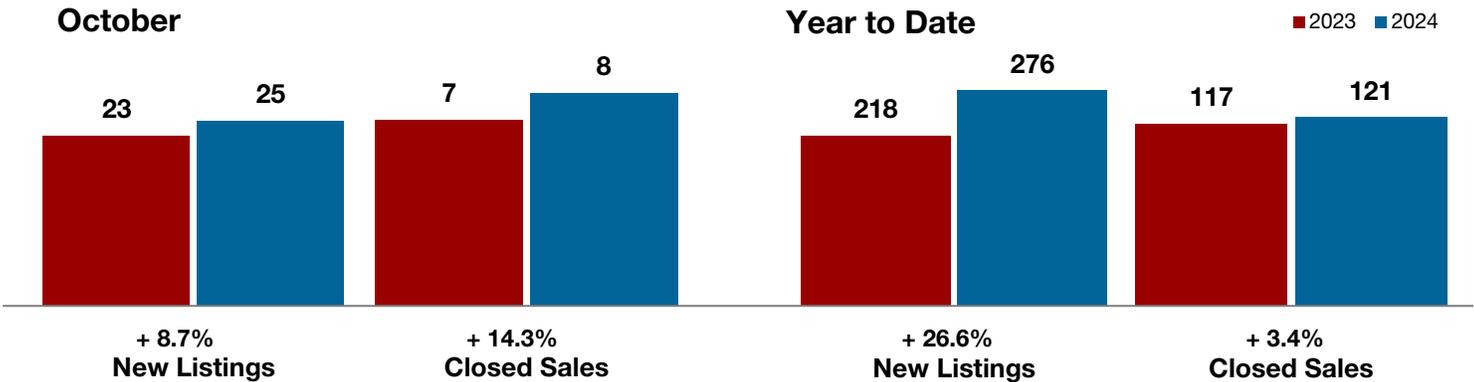
Change in
Closed Sales

Change in
Median Sales Price

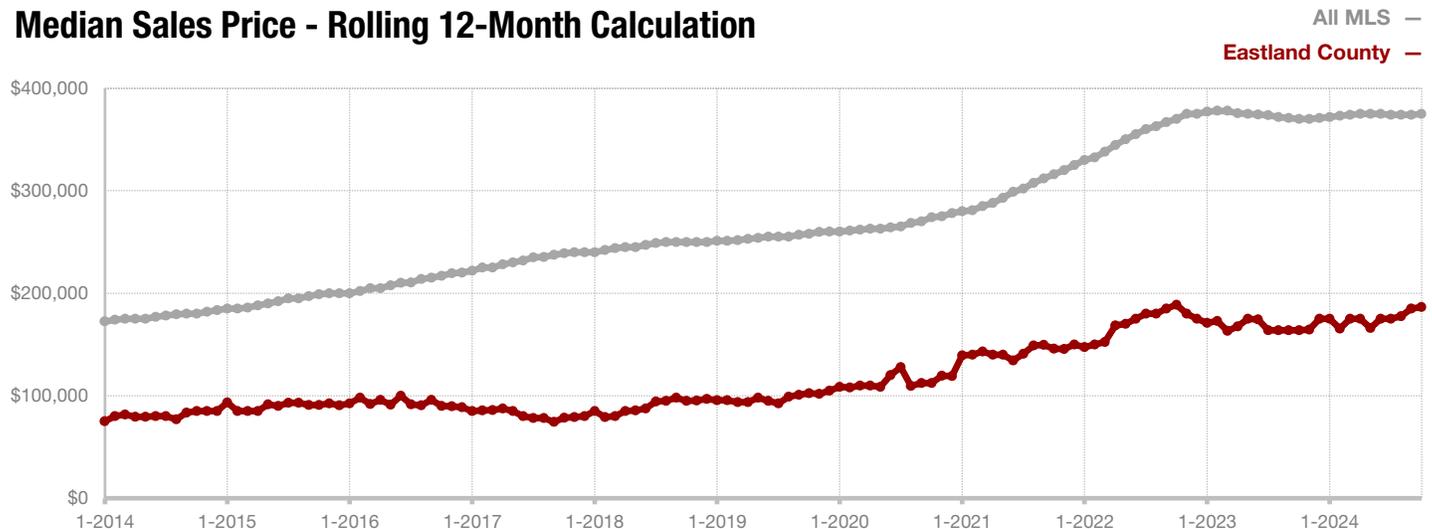
Eastland County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	23	25	+ 8.7%	218	276	+ 26.6%
Pending Sales	13	5	- 61.5%	129	126	- 2.3%
Closed Sales	7	8	+ 14.3%	117	121	+ 3.4%
Average Sales Price*	\$171,343	\$287,125	+ 67.6%	\$239,242	\$318,201	+ 33.0%
Median Sales Price*	\$164,900	\$217,250	+ 31.7%	\$175,000	\$188,500	+ 7.7%
Percent of Original List Price Received*	93.3%	87.8%	- 5.9%	90.1%	88.9%	- 1.3%
Days on Market Until Sale	141	106	- 24.8%	82	100	+ 22.0%
Inventory of Homes for Sale	95	140	+ 47.4%	--	--	--
Months Supply of Inventory	8.0	12.4	+ 55.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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+ 2.3%

+ 31.3%

+ 4.2%

Change in
New Listings

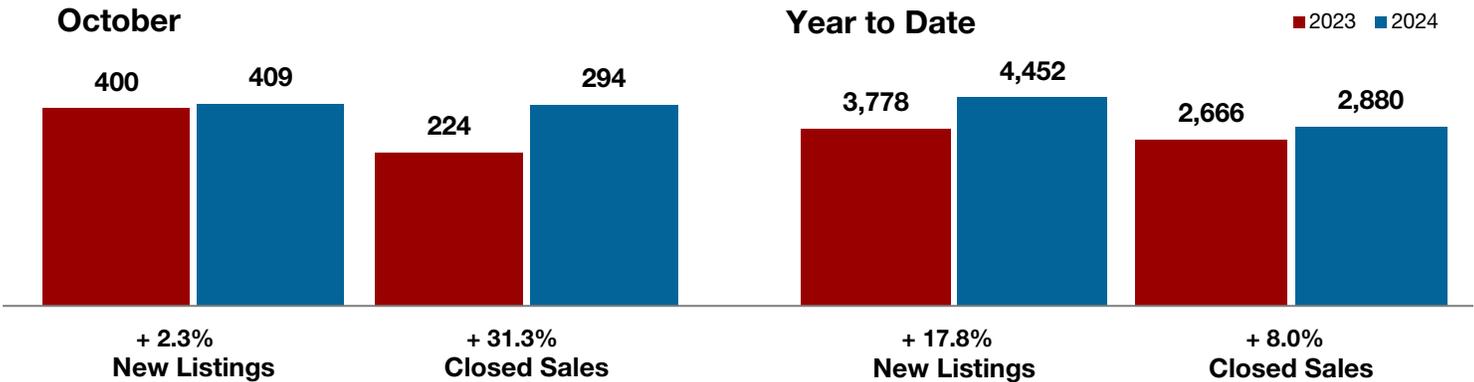
Change in
Closed Sales

Change in
Median Sales Price

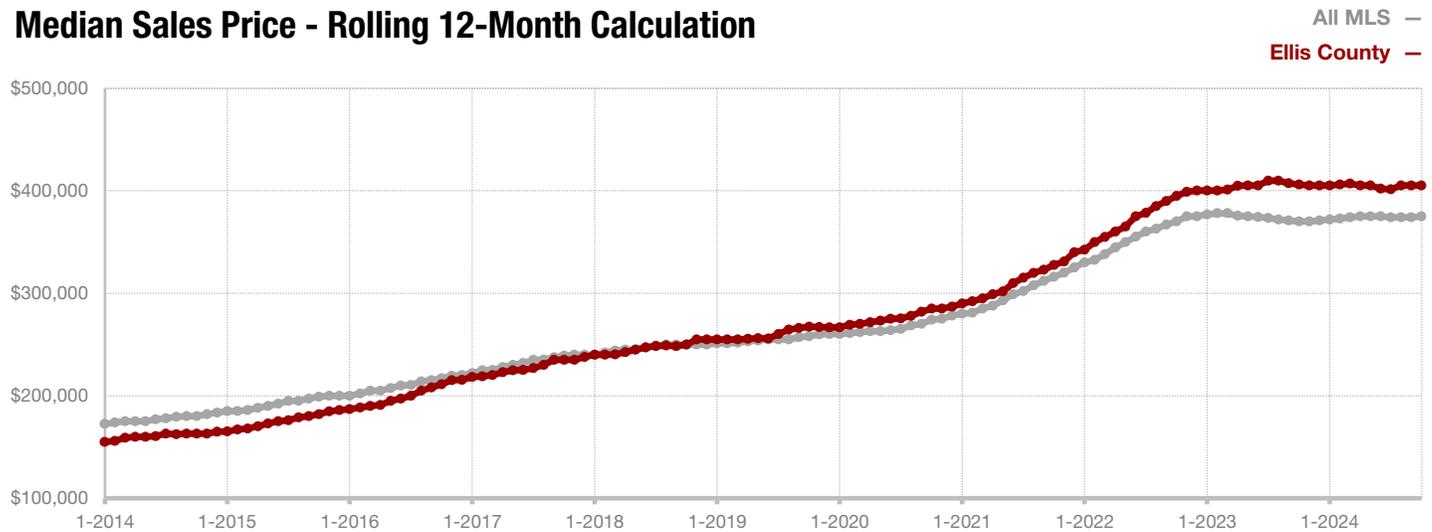
Ellis County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	400	409	+ 2.3%	3,778	4,452	+ 17.8%
Pending Sales	227	284	+ 25.1%	2,765	3,001	+ 8.5%
Closed Sales	224	294	+ 31.3%	2,666	2,880	+ 8.0%
Average Sales Price*	\$418,596	\$434,077	+ 3.7%	\$427,383	\$439,051	+ 2.7%
Median Sales Price*	\$389,032	\$405,500	+ 4.2%	\$405,000	\$407,745	+ 0.7%
Percent of Original List Price Received*	94.4%	94.4%	0.0%	95.4%	95.2%	- 0.2%
Days on Market Until Sale	57	67	+ 17.5%	64	71	+ 10.9%
Inventory of Homes for Sale	1,186	1,400	+ 18.0%	--	--	--
Months Supply of Inventory	4.5	4.9	+ 8.9%	--	--	--

* 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 – October 2024

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



- 6.8%

- 21.4%

- 6.7%

Change in
New Listings

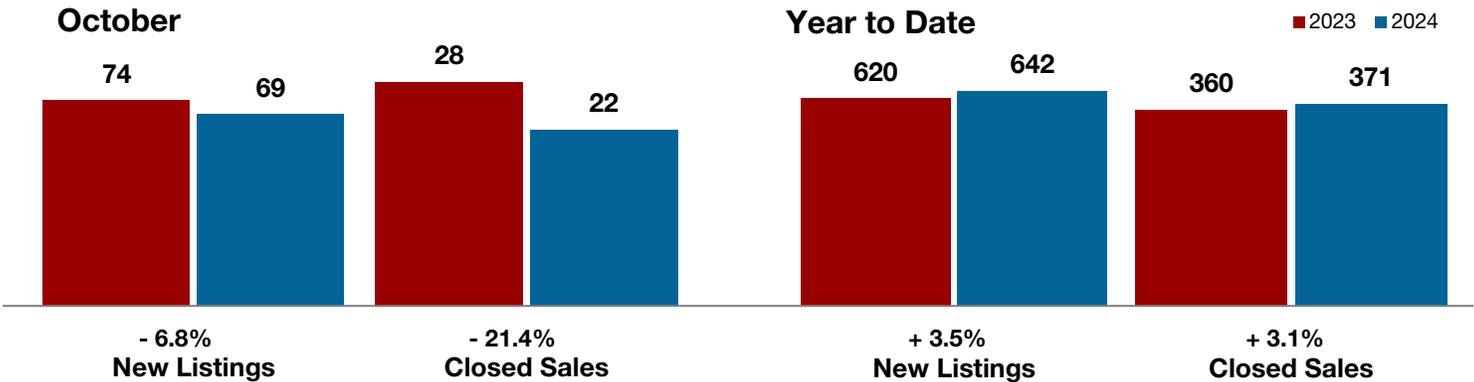
Change in
Closed Sales

Change in
Median Sales Price

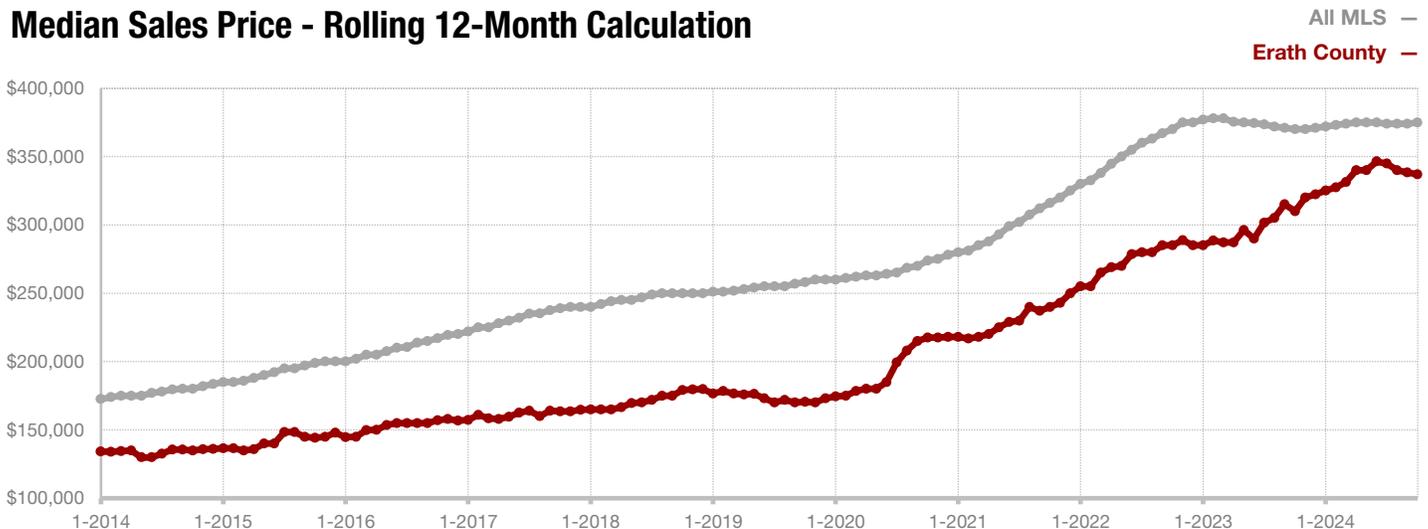
Erath County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	74	69	- 6.8%	620	642	+ 3.5%
Pending Sales	32	21	- 34.4%	376	375	- 0.3%
Closed Sales	28	22	- 21.4%	360	371	+ 3.1%
Average Sales Price*	\$444,684	\$369,310	- 17.0%	\$425,155	\$414,508	- 2.5%
Median Sales Price*	\$367,000	\$342,500	- 6.7%	\$320,000	\$340,000	+ 6.3%
Percent of Original List Price Received*	93.1%	93.3%	+ 0.2%	94.2%	93.4%	- 0.8%
Days on Market Until Sale	56	77	+ 37.5%	54	70	+ 29.6%
Inventory of Homes for Sale	221	259	+ 17.2%	--	--	--
Months Supply of Inventory	6.3	6.9	+ 9.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



+ 15.5%

- 9.4%

- 2.4%

Change in
New Listings

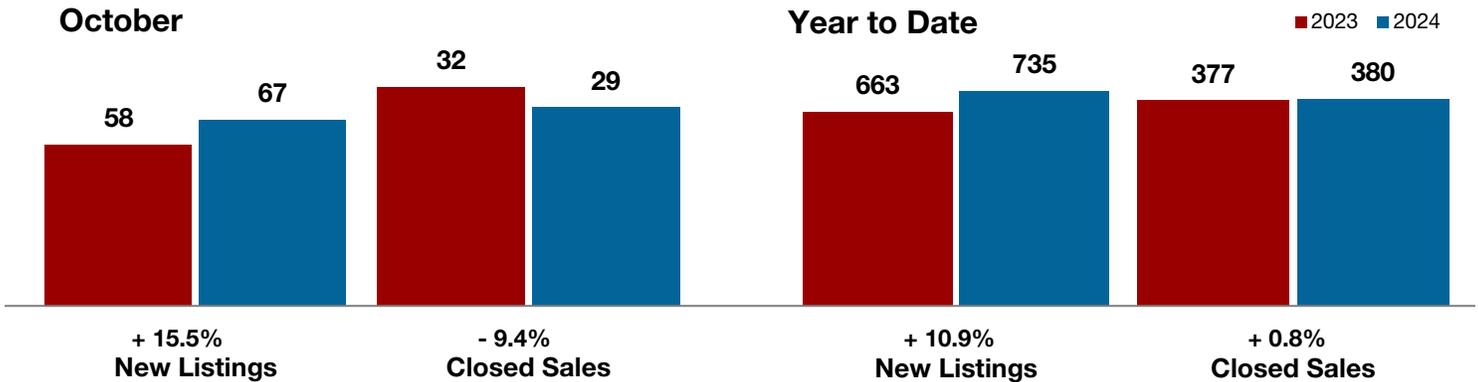
Change in
Closed Sales

Change in
Median Sales Price

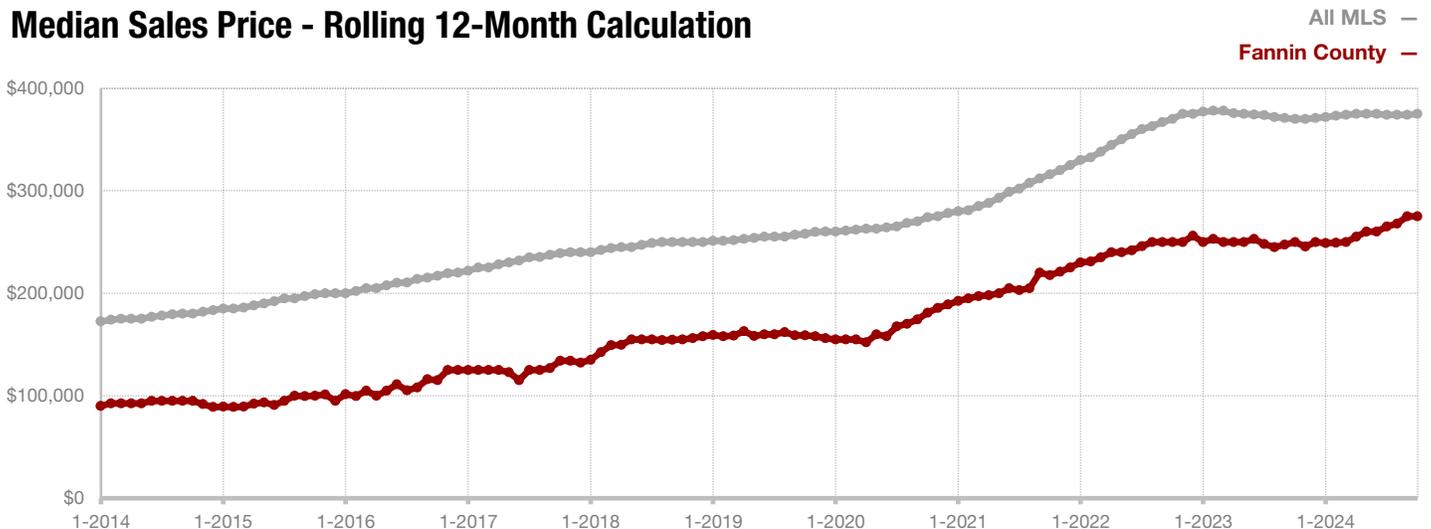
Fannin County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	58	67	+ 15.5%	663	735	+ 10.9%
Pending Sales	32	28	- 12.5%	380	385	+ 1.3%
Closed Sales	32	29	- 9.4%	377	380	+ 0.8%
Average Sales Price*	\$353,439	\$302,995	- 14.3%	\$300,550	\$317,538	+ 5.7%
Median Sales Price*	\$295,000	\$287,950	- 2.4%	\$249,750	\$280,000	+ 12.1%
Percent of Original List Price Received*	89.3%	87.1%	- 2.5%	92.0%	92.3%	+ 0.3%
Days on Market Until Sale	73	104	+ 42.5%	69	80	+ 15.9%
Inventory of Homes for Sale	259	290	+ 12.0%	--	--	--
Months Supply of Inventory	7.1	7.8	+ 9.9%	--	--	--

* 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 – October 2024

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



- 7.1%

- 55.6%

- 0.3%

Change in
New Listings

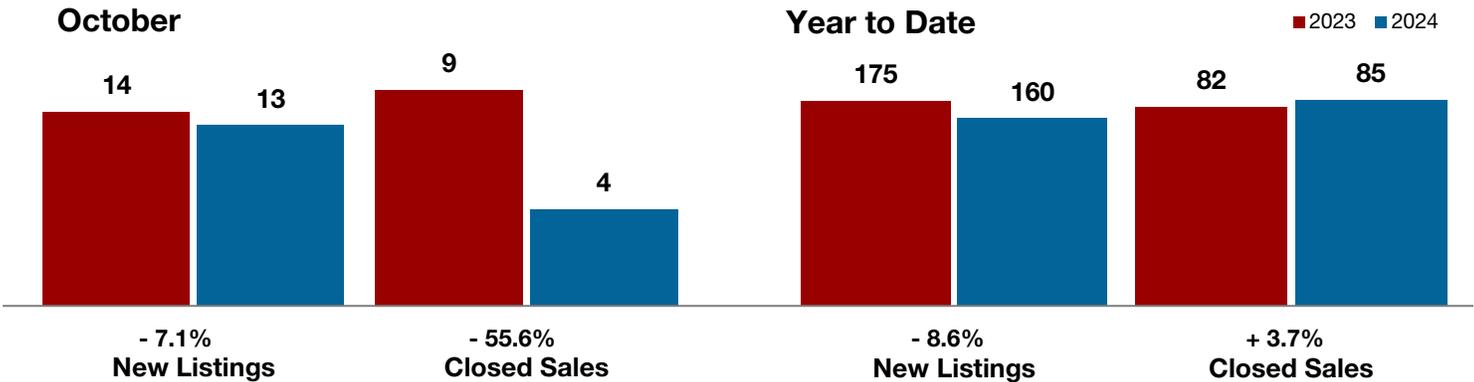
Change in
Closed Sales

Change in
Median Sales Price

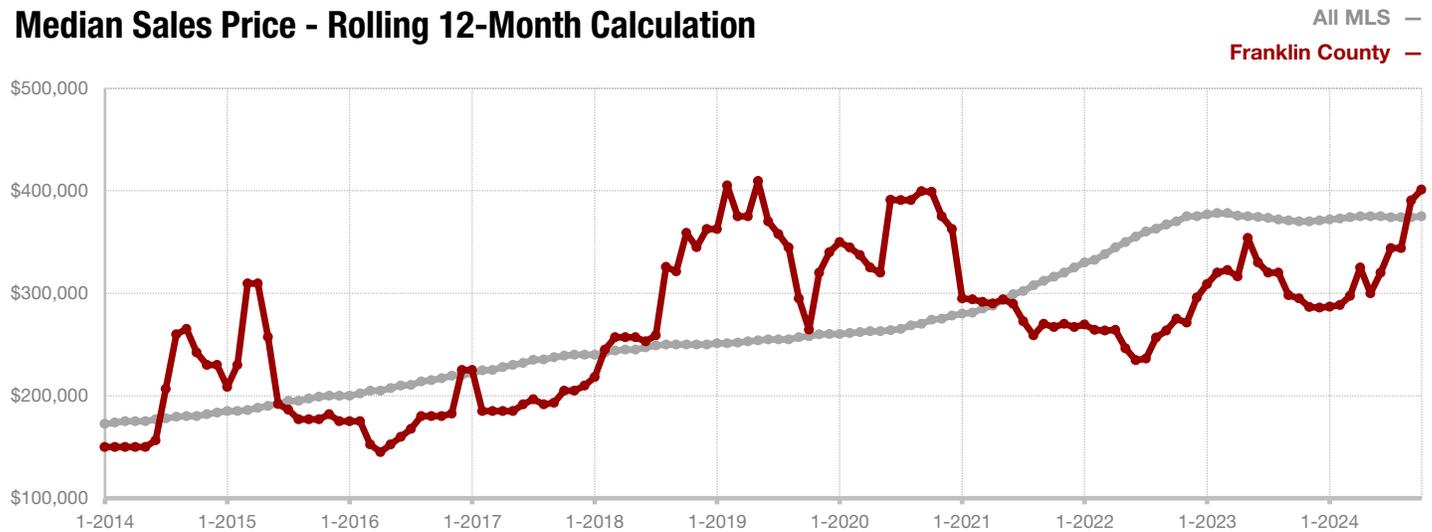
Franklin County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	13	- 7.1%	175	160	- 8.6%
Pending Sales	5	7	+ 40.0%	84	87	+ 3.6%
Closed Sales	9	4	- 55.6%	82	85	+ 3.7%
Average Sales Price*	\$386,444	\$566,250	+ 46.5%	\$556,911	\$704,847	+ 26.6%
Median Sales Price*	\$290,000	\$289,000	- 0.3%	\$286,500	\$460,000	+ 60.6%
Percent of Original List Price Received*	80.7%	107.1%	+ 32.7%	91.7%	93.4%	+ 1.9%
Days on Market Until Sale	135	62	- 54.1%	69	68	- 1.4%
Inventory of Homes for Sale	62	52	- 16.1%	--	--	--
Months Supply of Inventory	7.7	6.4	- 16.9%	--	--	--

* 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 – October 2024

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



+ 105.9%

+ 28.6%

+ 31.9%

Change in
New Listings

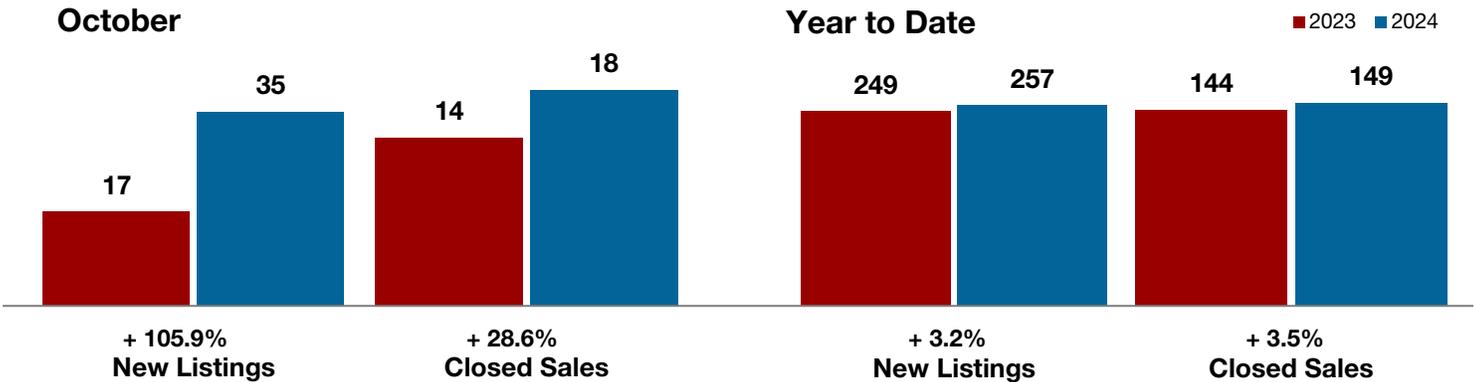
Change in
Closed Sales

Change in
Median Sales Price

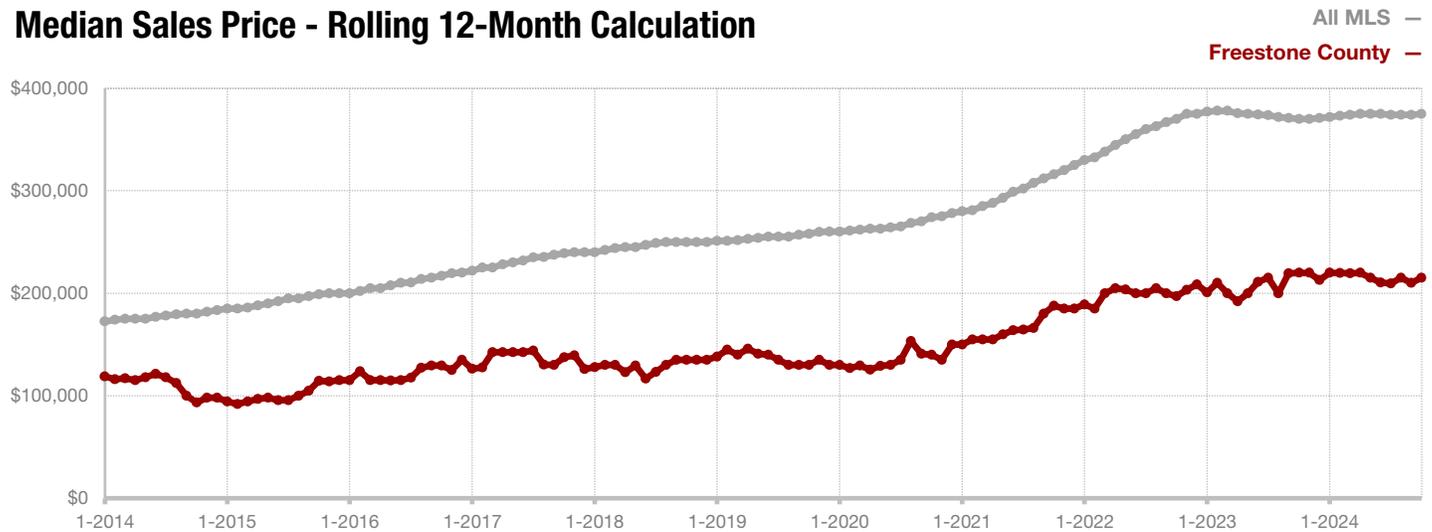
Freestone County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	17	35	+ 105.9%	249	257	+ 3.2%
Pending Sales	10	6	- 40.0%	147	151	+ 2.7%
Closed Sales	14	18	+ 28.6%	144	149	+ 3.5%
Average Sales Price*	\$314,364	\$381,478	+ 21.3%	\$282,005	\$329,980	+ 17.0%
Median Sales Price*	\$187,550	\$247,450	+ 31.9%	\$219,750	\$220,000	+ 0.1%
Percent of Original List Price Received*	88.5%	95.2%	+ 7.6%	93.4%	91.7%	- 1.8%
Days on Market Until Sale	81	74	- 8.6%	63	88	+ 39.7%
Inventory of Homes for Sale	93	104	+ 11.8%	--	--	--
Months Supply of Inventory	6.8	7.5	+ 10.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



+ 23.8%

Change in
New Listings

+ 20.7%

Change in
Closed Sales

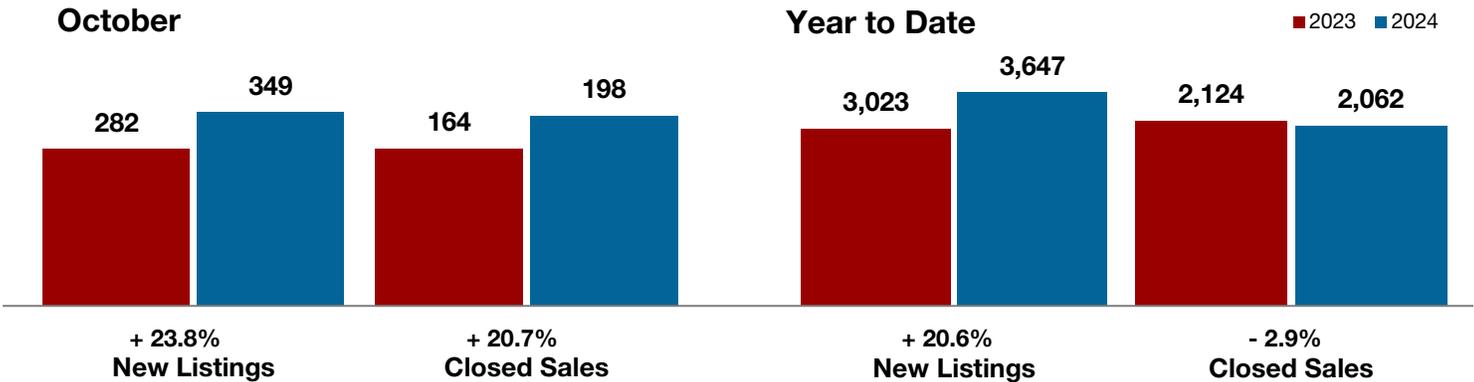
+ 8.3%

Change in
Median Sales Price

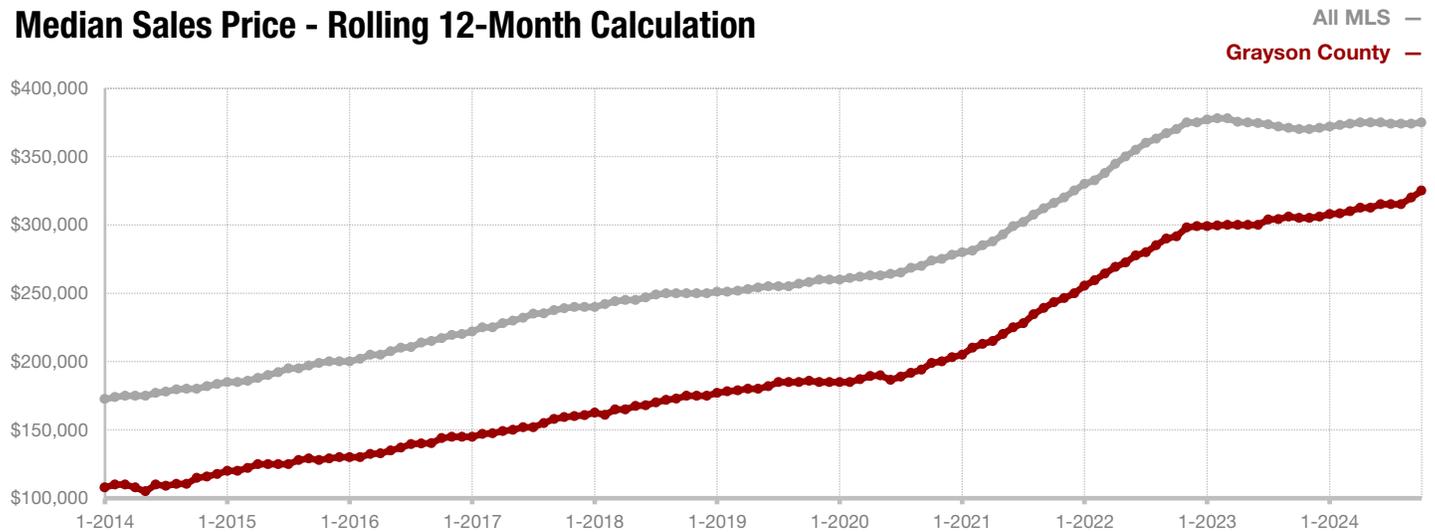
Grayson County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	282	349	+ 23.8%	3,023	3,647	+ 20.6%
Pending Sales	138	201	+ 45.7%	2,113	2,120	+ 0.3%
Closed Sales	164	198	+ 20.7%	2,124	2,062	- 2.9%
Average Sales Price*	\$355,796	\$350,564	- 1.5%	\$364,536	\$387,756	+ 6.4%
Median Sales Price*	\$300,000	\$325,000	+ 8.3%	\$307,990	\$327,000	+ 6.2%
Percent of Original List Price Received*	93.9%	91.4%	- 2.7%	94.0%	93.7%	- 0.3%
Days on Market Until Sale	68	77	+ 13.2%	65	72	+ 10.8%
Inventory of Homes for Sale	920	1,252	+ 36.1%	--	--	--
Months Supply of Inventory	4.6	6.2	+ 34.8%	--	--	--

* 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 – October 2024

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



- 50.0%

- 25.0%

- 21.4%

Change in
New Listings

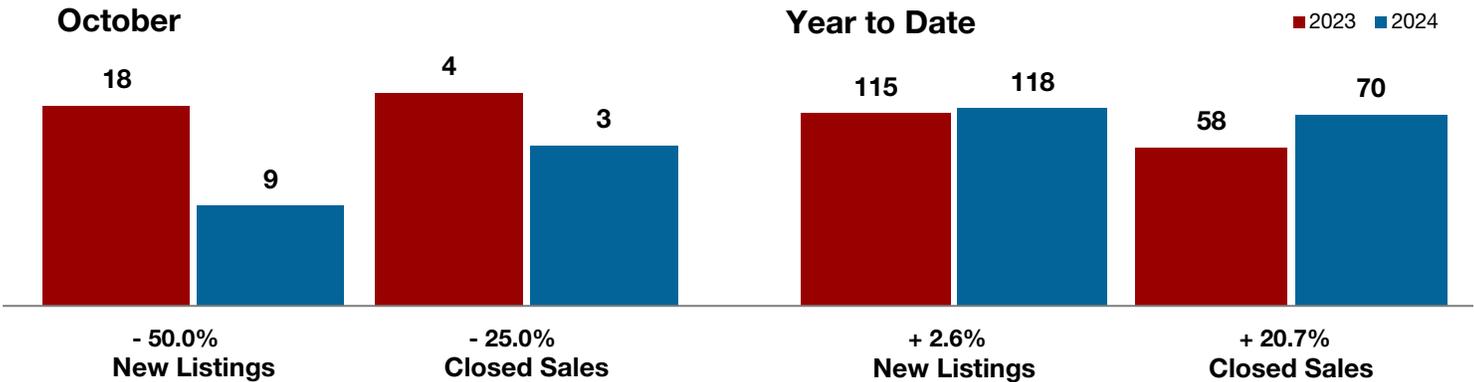
Change in
Closed Sales

Change in
Median Sales Price

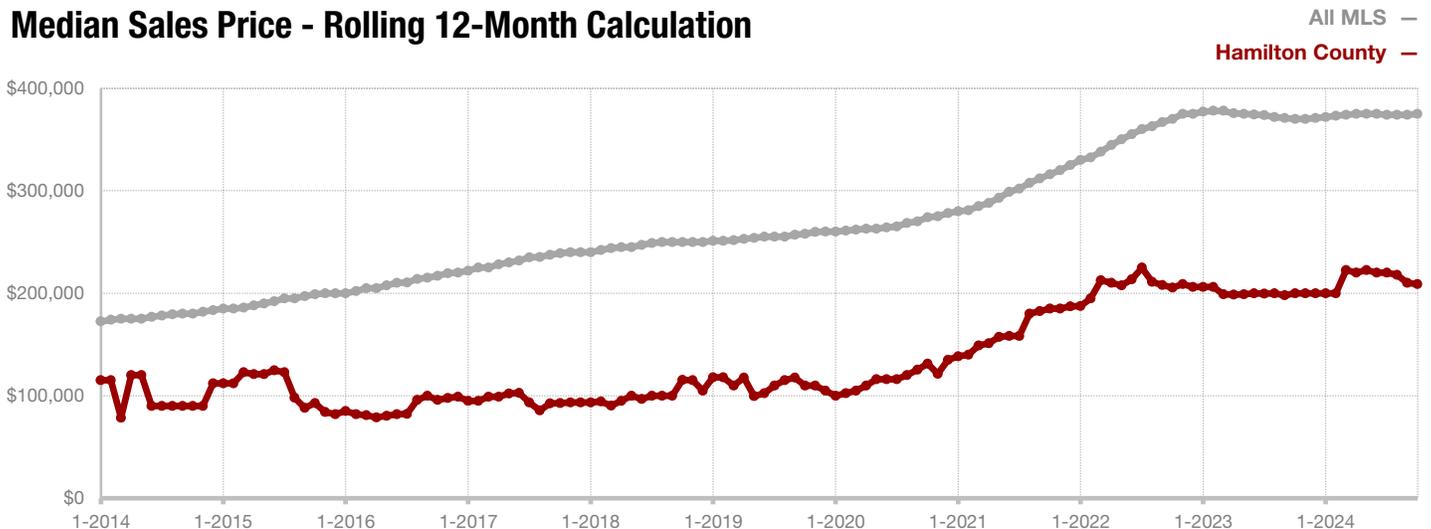
Hamilton County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	18	9	- 50.0%	115	118	+ 2.6%
Pending Sales	9	6	- 33.3%	63	72	+ 14.3%
Closed Sales	4	3	- 25.0%	58	70	+ 20.7%
Average Sales Price*	\$316,500	\$277,667	- 12.3%	\$406,164	\$349,870	- 13.9%
Median Sales Price*	\$375,500	\$295,000	- 21.4%	\$200,000	\$201,500	+ 0.8%
Percent of Original List Price Received*	88.8%	83.1%	- 6.4%	89.5%	87.3%	- 2.5%
Days on Market Until Sale	75	81	+ 8.0%	78	92	+ 17.9%
Inventory of Homes for Sale	62	55	- 11.3%	--	--	--
Months Supply of Inventory	9.9	8.3	- 16.2%	--	--	--

* 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 – October 2024

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



- 40.0%

--

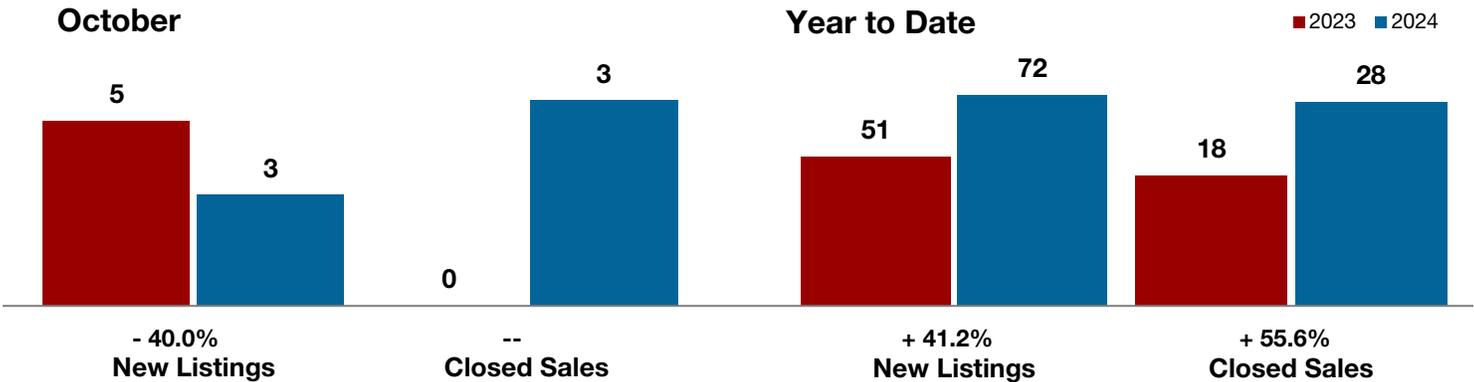
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Harrison County

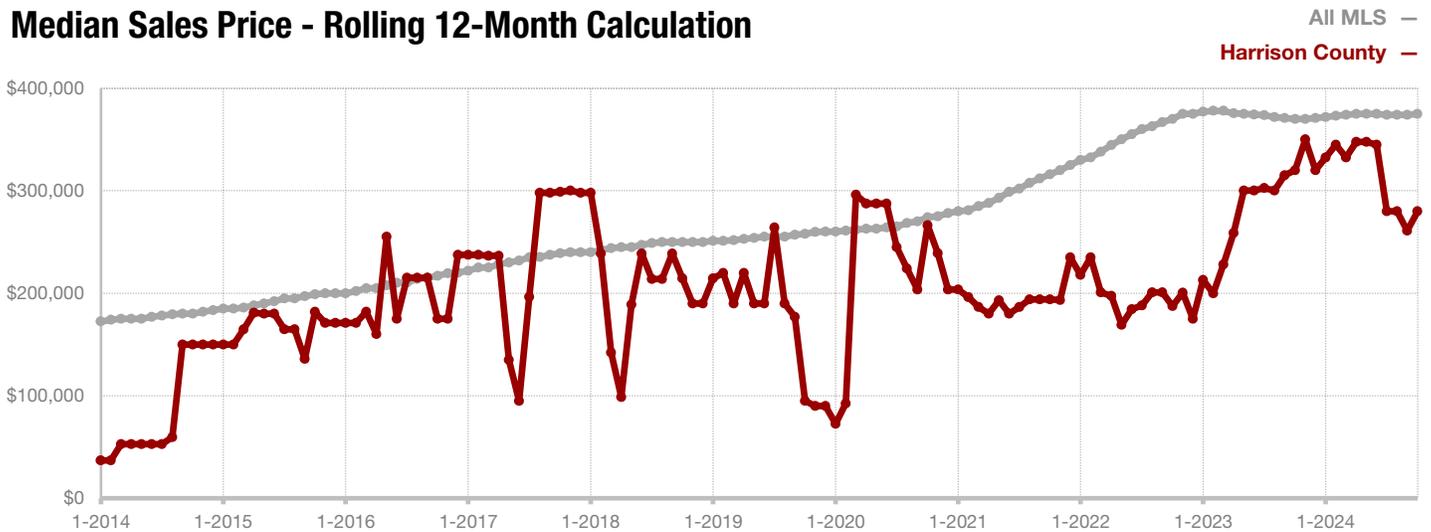
Change in New Listings	Change in Closed Sales	Change in Median Sales Price
---------------------------	---------------------------	---------------------------------

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	3	- 40.0%	51	72	+ 41.2%
Pending Sales	1	0	- 100.0%	16	33	+ 106.3%
Closed Sales	0	3	--	18	28	+ 55.6%
Average Sales Price*	--	\$323,967	--	\$332,475	\$338,771	+ 1.9%
Median Sales Price*	--	\$325,000	--	\$337,450	\$302,500	- 10.4%
Percent of Original List Price Received*	--	92.6%	--	95.4%	91.5%	- 4.1%
Days on Market Until Sale	--	102	--	72	99	+ 37.5%
Inventory of Homes for Sale	23	23	0.0%	--	--	--
Months Supply of Inventory	10.4	6.7	- 35.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



- 12.2%

Change in
New Listings

- 6.4%

Change in
Closed Sales

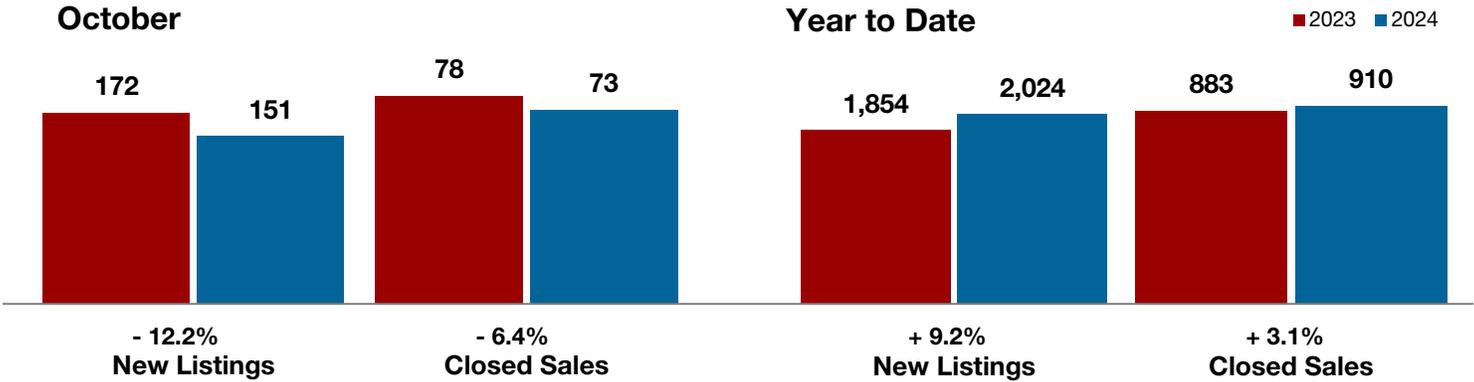
+ 9.6%

Change in
Median Sales Price

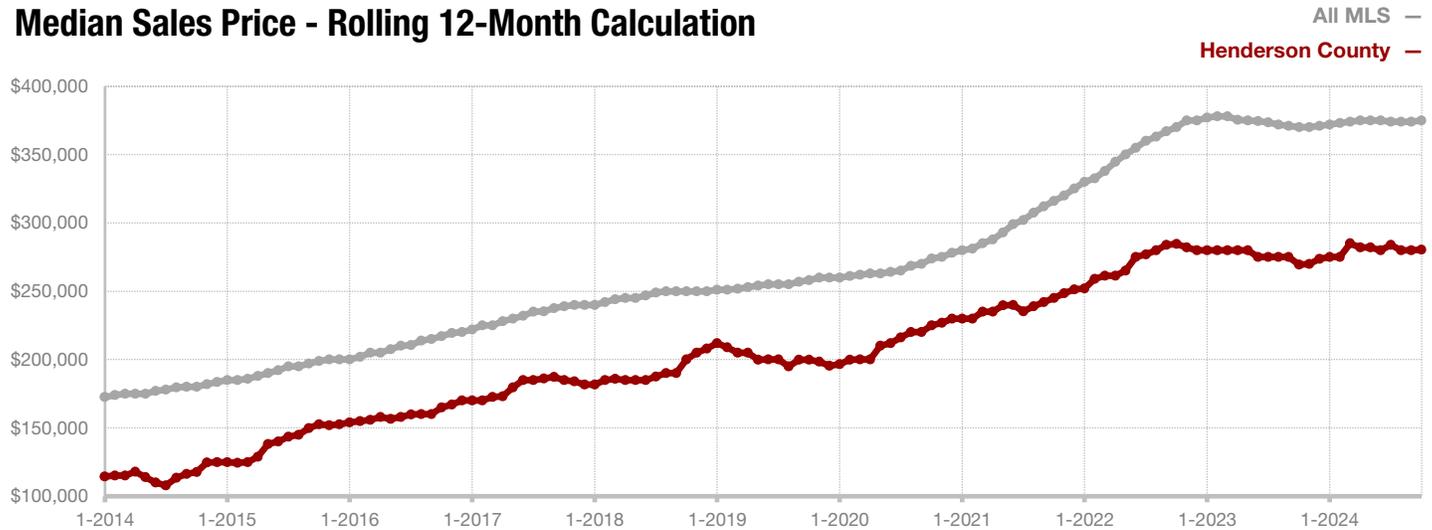
Henderson County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	172	151	- 12.2%	1,854	2,024	+ 9.2%
Pending Sales	73	67	- 8.2%	907	937	+ 3.3%
Closed Sales	78	73	- 6.4%	883	910	+ 3.1%
Average Sales Price*	\$327,026	\$480,598	+ 47.0%	\$425,333	\$472,283	+ 11.0%
Median Sales Price*	\$251,000	\$275,000	+ 9.6%	\$275,000	\$284,000	+ 3.3%
Percent of Original List Price Received*	91.6%	92.1%	+ 0.5%	92.1%	91.5%	- 0.7%
Days on Market Until Sale	59	72	+ 22.0%	62	80	+ 29.0%
Inventory of Homes for Sale	713	749	+ 5.0%	--	--	--
Months Supply of Inventory	8.3	8.7	+ 4.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



+ 27.9%

+ 12.5%

+ 12.1%

Change in
New Listings

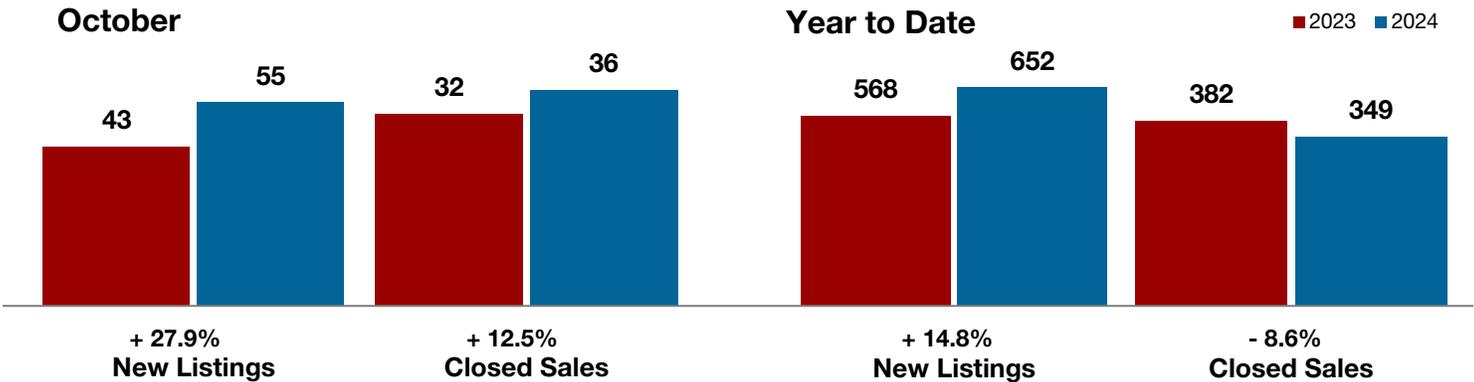
Change in
Closed Sales

Change in
Median Sales Price

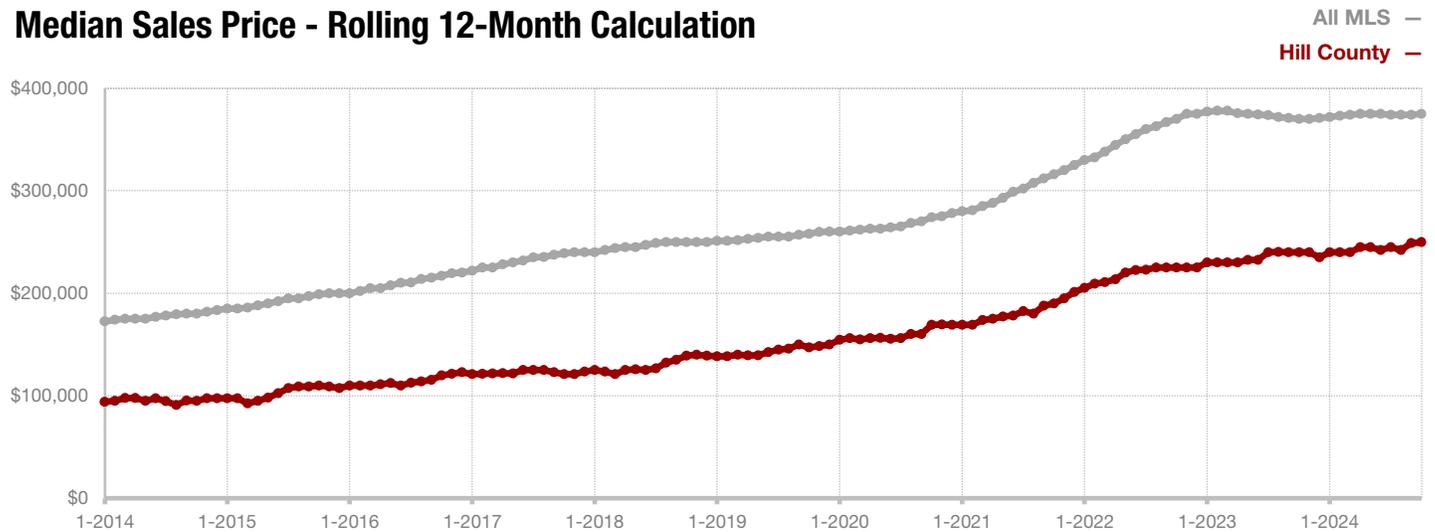
Hill County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	43	55	+ 27.9%	568	652	+ 14.8%
Pending Sales	25	32	+ 28.0%	390	367	- 5.9%
Closed Sales	32	36	+ 12.5%	382	349	- 8.6%
Average Sales Price*	\$307,438	\$278,260	- 9.5%	\$279,045	\$282,455	+ 1.2%
Median Sales Price*	\$231,750	\$259,900	+ 12.1%	\$238,500	\$259,900	+ 9.0%
Percent of Original List Price Received*	90.3%	90.5%	+ 0.2%	92.3%	93.1%	+ 0.9%
Days on Market Until Sale	72	94	+ 30.6%	64	77	+ 20.3%
Inventory of Homes for Sale	186	221	+ 18.8%	--	--	--
Months Supply of Inventory	5.1	6.5	+ 27.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



- 23.5%

+ 4.1%

+ 6.9%

Change in
New Listings

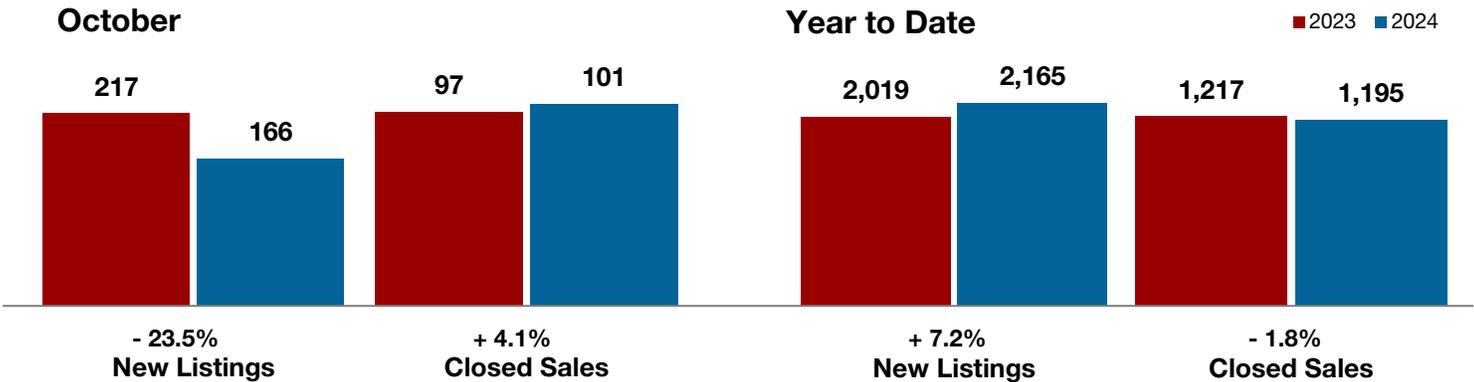
Change in
Closed Sales

Change in
Median Sales Price

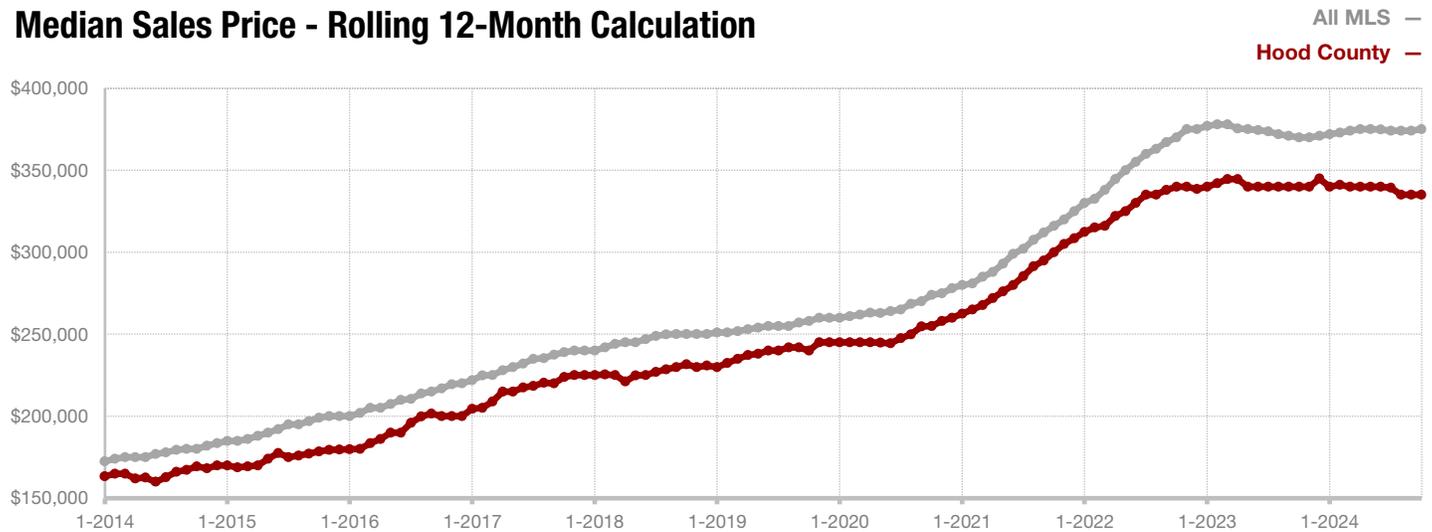
Hood County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	217	166	- 23.5%	2,019	2,165	+ 7.2%
Pending Sales	82	77	- 6.1%	1,229	1,204	- 2.0%
Closed Sales	97	101	+ 4.1%	1,217	1,195	- 1.8%
Average Sales Price*	\$541,102	\$439,912	- 18.7%	\$435,308	\$423,192	- 2.8%
Median Sales Price*	\$341,500	\$365,000	+ 6.9%	\$345,000	\$336,250	- 2.5%
Percent of Original List Price Received*	94.2%	93.1%	- 1.2%	94.2%	94.3%	+ 0.1%
Days on Market Until Sale	53	69	+ 30.2%	58	72	+ 24.1%
Inventory of Homes for Sale	611	744	+ 21.8%	--	--	--
Months Supply of Inventory	5.2	6.6	+ 26.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



+ 32.4%

- 7.4%

- 15.6%

Change in
New Listings

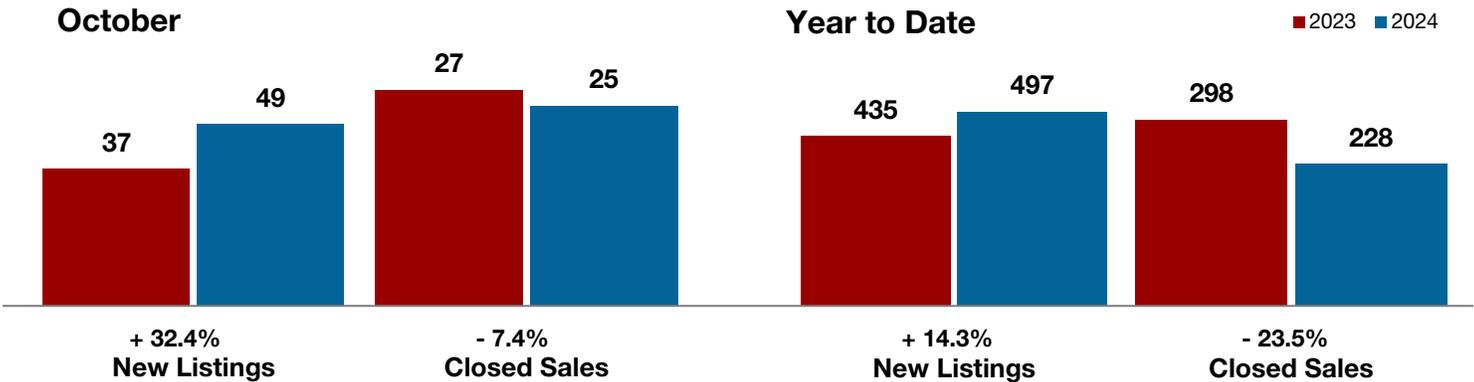
Change in
Closed Sales

Change in
Median Sales Price

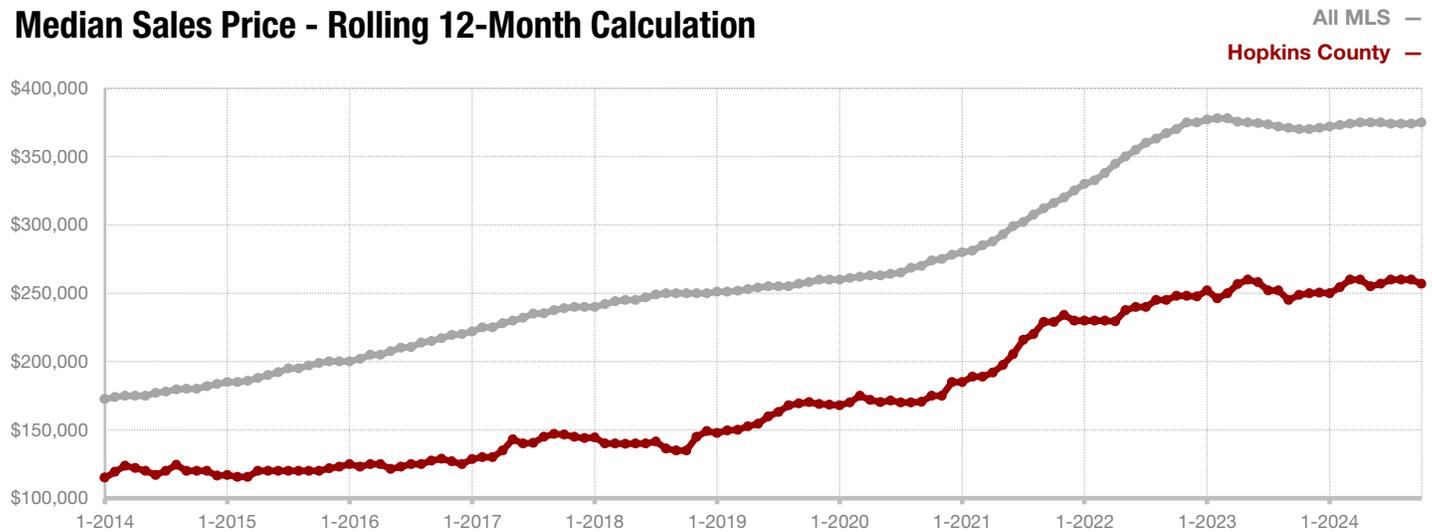
Hopkins County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	37	49	+ 32.4%	435	497	+ 14.3%
Pending Sales	21	26	+ 23.8%	296	240	- 18.9%
Closed Sales	27	25	- 7.4%	298	228	- 23.5%
Average Sales Price*	\$370,073	\$449,453	+ 21.4%	\$297,616	\$317,621	+ 6.7%
Median Sales Price*	\$275,000	\$232,000	- 15.6%	\$250,000	\$255,000	+ 2.0%
Percent of Original List Price Received*	90.4%	91.8%	+ 1.5%	92.8%	93.8%	+ 1.1%
Days on Market Until Sale	55	64	+ 16.4%	58	63	+ 8.6%
Inventory of Homes for Sale	147	184	+ 25.2%	--	--	--
Months Supply of Inventory	5.3	8.2	+ 54.7%	--	--	--

* 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 – October 2024

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



- 1.9%

+ 3.1%

- 3.3%

Change in
New Listings

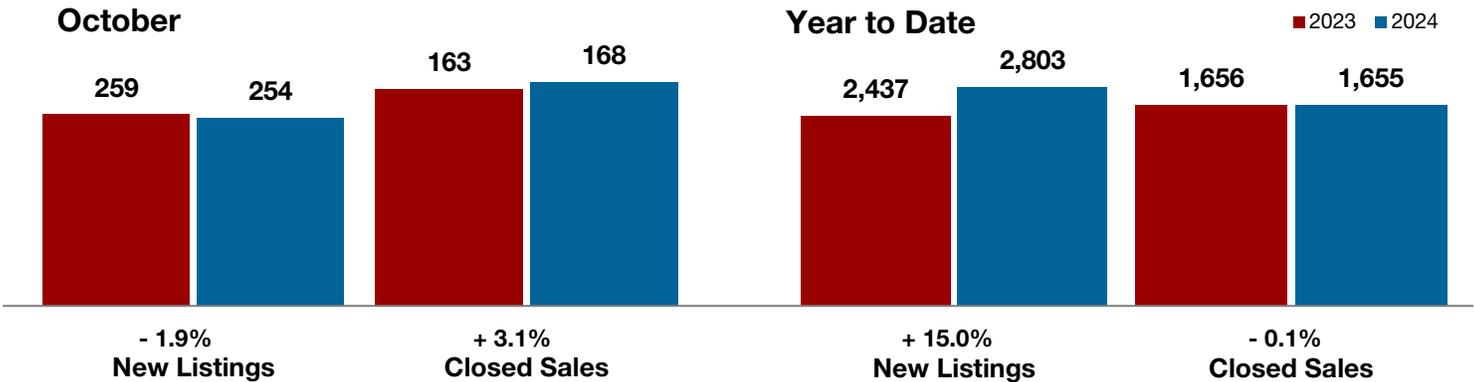
Change in
Closed Sales

Change in
Median Sales Price

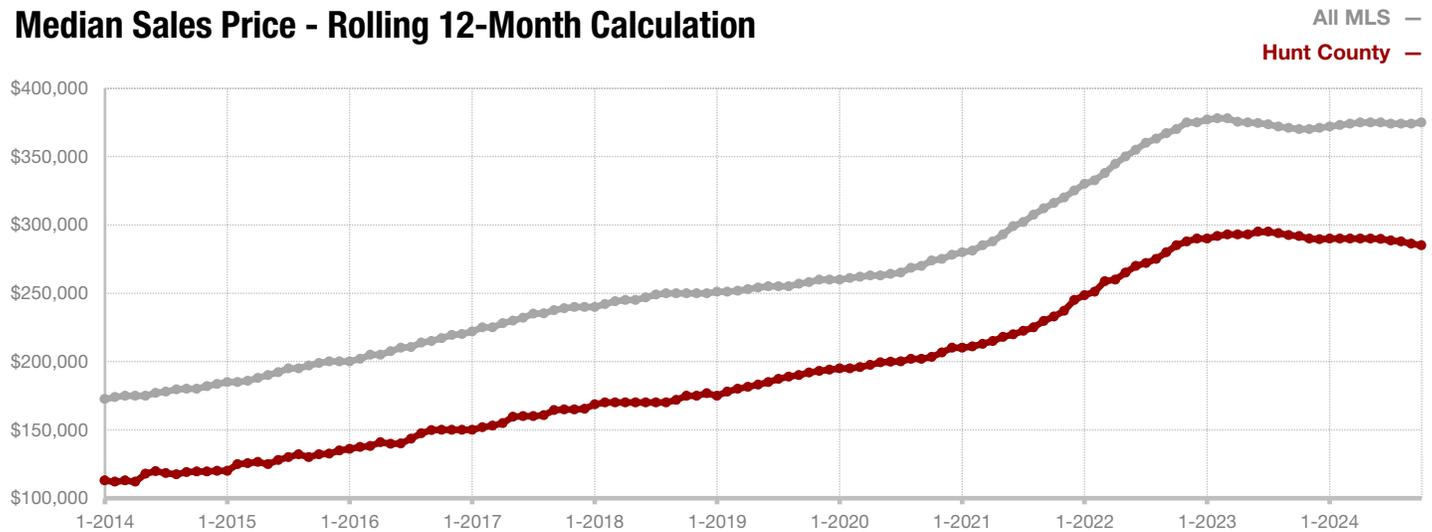
Hunt County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	259	254	- 1.9%	2,437	2,803	+ 15.0%
Pending Sales	150	146	- 2.7%	1,675	1,676	+ 0.1%
Closed Sales	163	168	+ 3.1%	1,656	1,655	- 0.1%
Average Sales Price*	\$319,002	\$313,069	- 1.9%	\$327,935	\$331,949	+ 1.2%
Median Sales Price*	\$287,585	\$278,000	- 3.3%	\$290,407	\$288,081	- 0.8%
Percent of Original List Price Received*	94.1%	93.6%	- 0.5%	94.4%	93.7%	- 0.7%
Days on Market Until Sale	59	72	+ 22.0%	58	66	+ 13.8%
Inventory of Homes for Sale	768	945	+ 23.0%	--	--	--
Months Supply of Inventory	4.8	5.9	+ 22.9%	--	--	--

* 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 – October 2024

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



+ 8.3%

+ 20.0%

+ 7.3%

Change in
New Listings

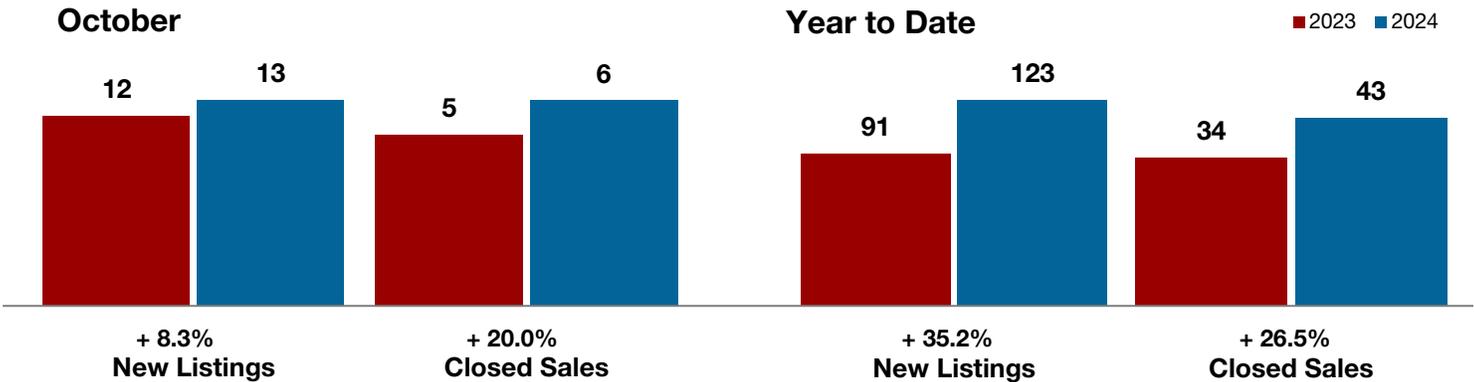
Change in
Closed Sales

Change in
Median Sales Price

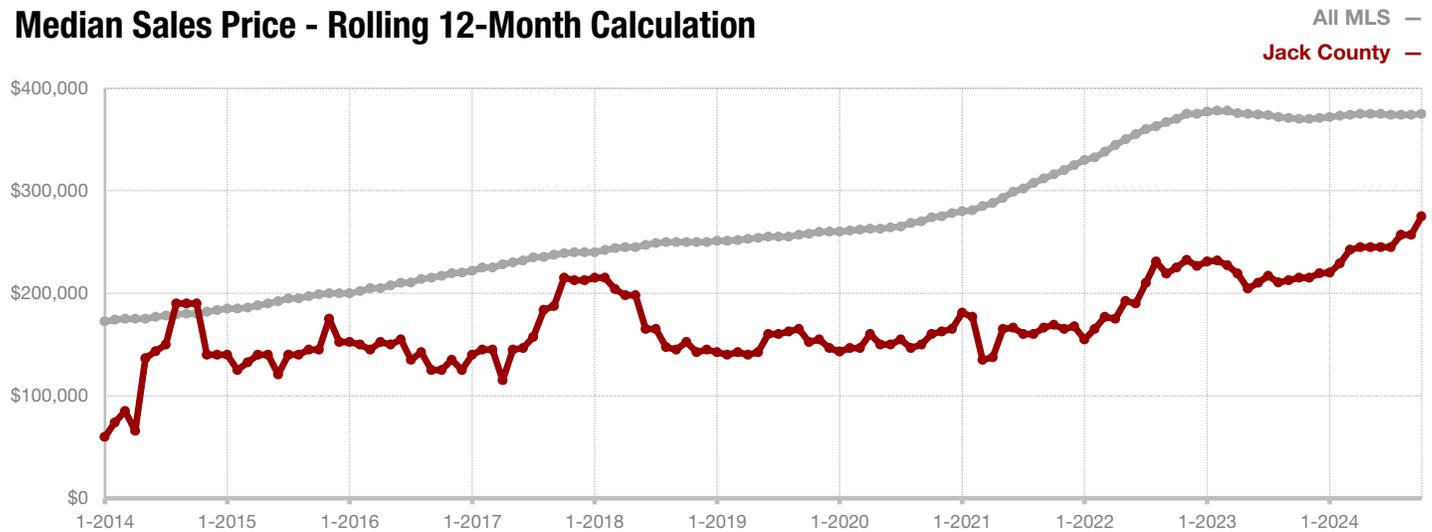
Jack County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	12	13	+ 8.3%	91	123	+ 35.2%
Pending Sales	5	3	- 40.0%	40	43	+ 7.5%
Closed Sales	5	6	+ 20.0%	34	43	+ 26.5%
Average Sales Price*	\$263,000	\$286,650	+ 9.0%	\$393,161	\$592,363	+ 50.7%
Median Sales Price*	\$240,000	\$257,500	+ 7.3%	\$217,000	\$300,000	+ 38.2%
Percent of Original List Price Received*	90.4%	94.3%	+ 4.3%	88.0%	93.2%	+ 5.9%
Days on Market Until Sale	76	78	+ 2.6%	86	82	- 4.7%
Inventory of Homes for Sale	49	59	+ 20.4%	--	--	--
Months Supply of Inventory	13.4	13.4	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



+ 5.9%

+ 27.0%

+ 5.9%

Change in
New Listings

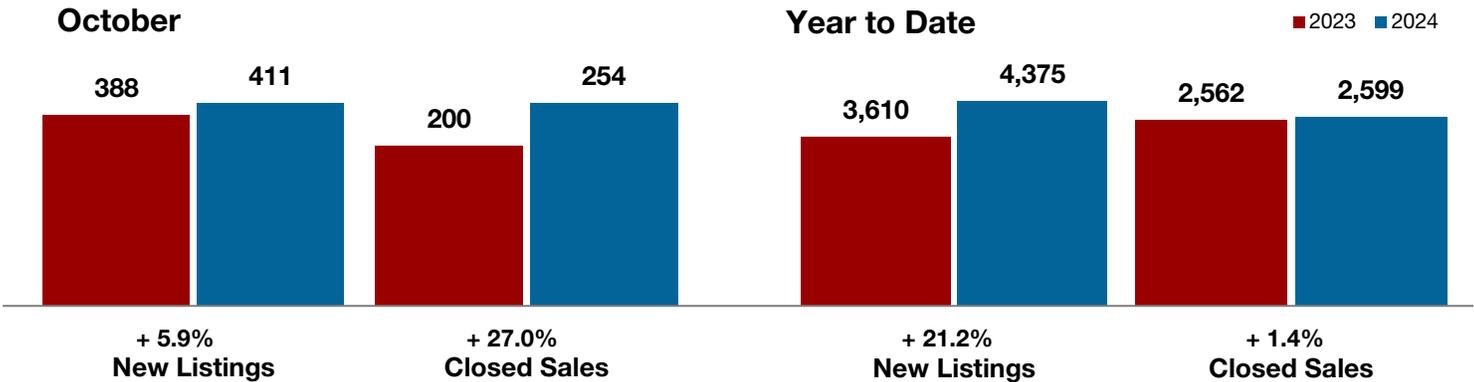
Change in
Closed Sales

Change in
Median Sales Price

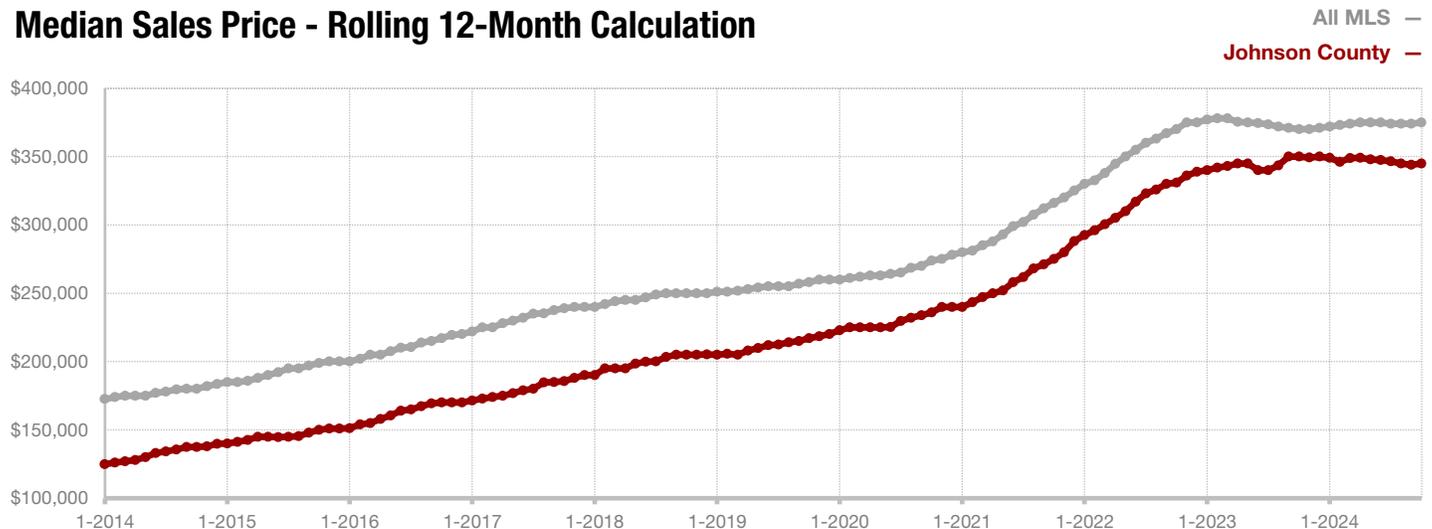
Johnson County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	388	411	+ 5.9%	3,610	4,375	+ 21.2%
Pending Sales	188	267	+ 42.0%	2,573	2,711	+ 5.4%
Closed Sales	200	254	+ 27.0%	2,562	2,599	+ 1.4%
Average Sales Price*	\$395,050	\$397,322	+ 0.6%	\$384,071	\$380,271	- 1.0%
Median Sales Price*	\$329,450	\$348,950	+ 5.9%	\$350,000	\$345,000	- 1.4%
Percent of Original List Price Received*	95.2%	94.3%	- 0.9%	95.1%	95.4%	+ 0.3%
Days on Market Until Sale	49	73	+ 49.0%	60	70	+ 16.7%
Inventory of Homes for Sale	1,055	1,401	+ 32.8%	--	--	--
Months Supply of Inventory	4.3	5.4	+ 25.6%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



+ 30.8%

+ 25.0%

+ 20.8%

Change in
New Listings

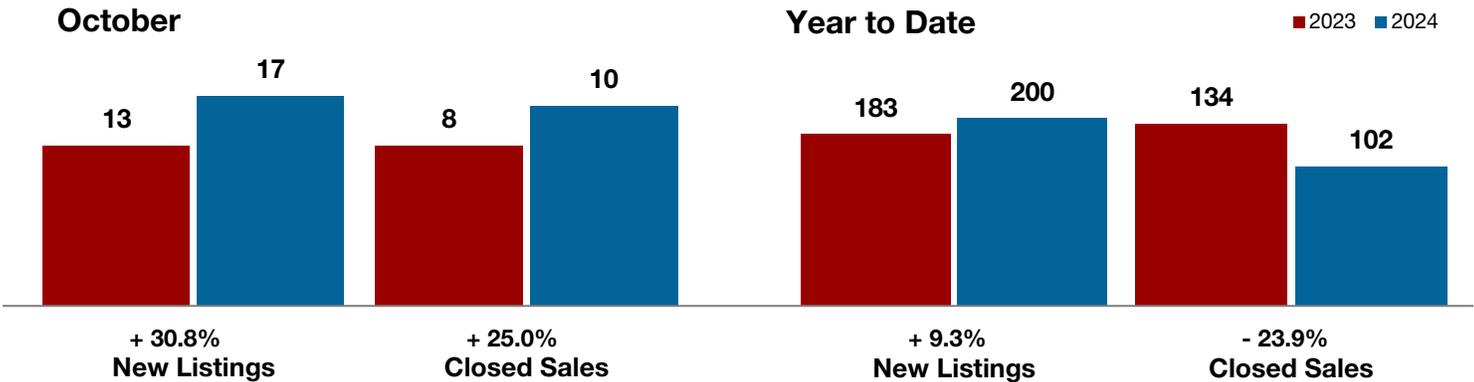
Change in
Closed Sales

Change in
Median Sales Price

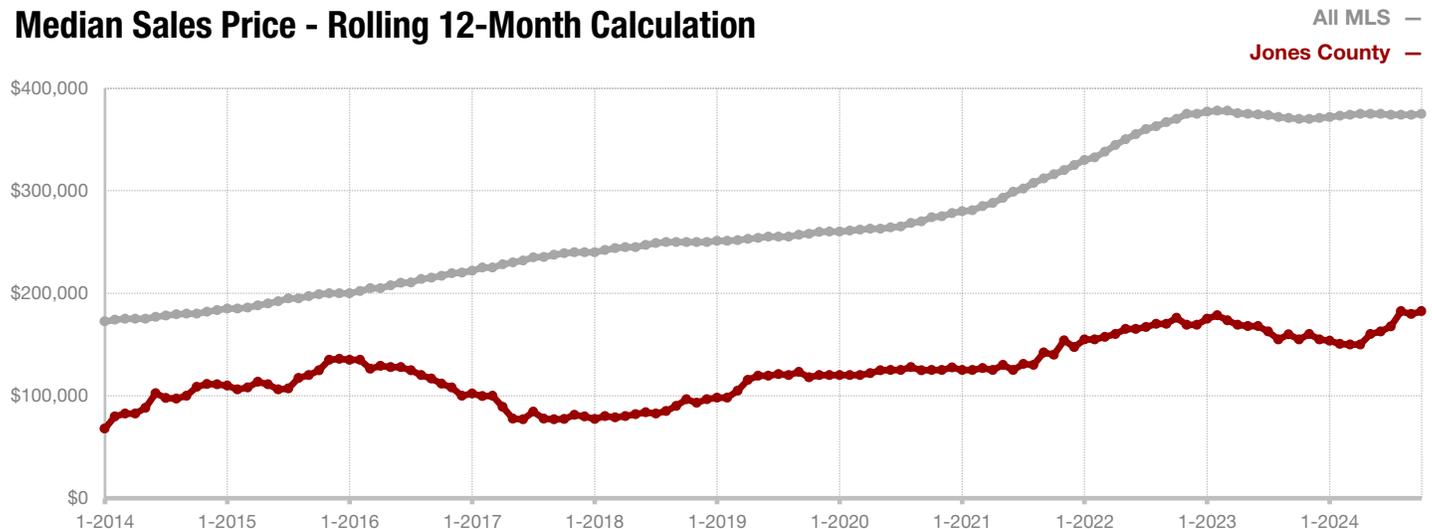
Jones County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	13	17	+ 30.8%	183	200	+ 9.3%
Pending Sales	2	8	+ 300.0%	131	106	- 19.1%
Closed Sales	8	10	+ 25.0%	134	102	- 23.9%
Average Sales Price*	\$154,725	\$228,540	+ 47.7%	\$191,895	\$217,195	+ 13.2%
Median Sales Price*	\$150,000	\$181,250	+ 20.8%	\$159,500	\$185,000	+ 16.0%
Percent of Original List Price Received*	96.6%	83.8%	- 13.3%	92.5%	89.2%	- 3.6%
Days on Market Until Sale	36	59	+ 63.9%	68	77	+ 13.2%
Inventory of Homes for Sale	64	78	+ 21.9%	--	--	--
Months Supply of Inventory	5.3	7.8	+ 47.2%	--	--	--

* 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 – October 2024

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



+ 16.1%

+ 41.9%

- 7.7%

Change in
New Listings

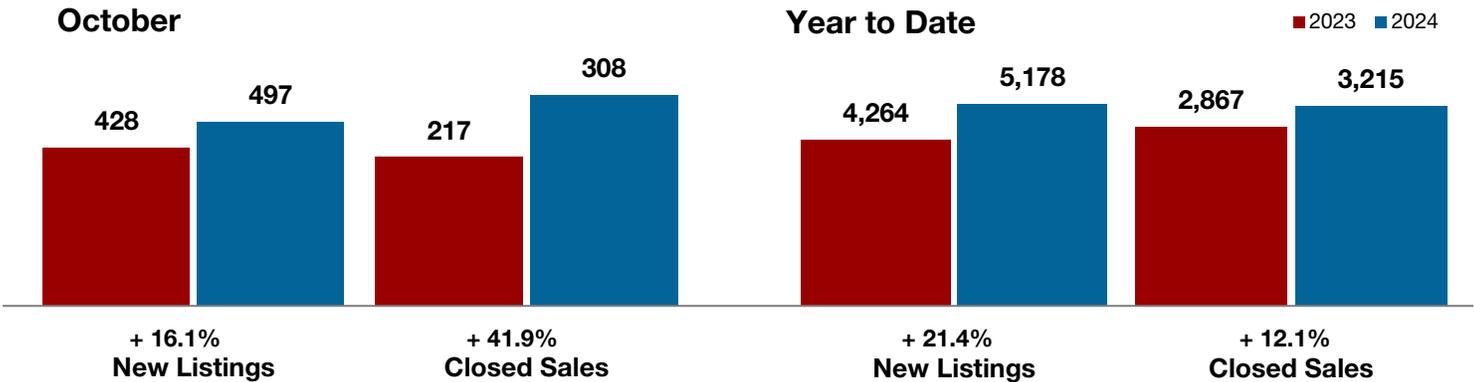
Change in
Closed Sales

Change in
Median Sales Price

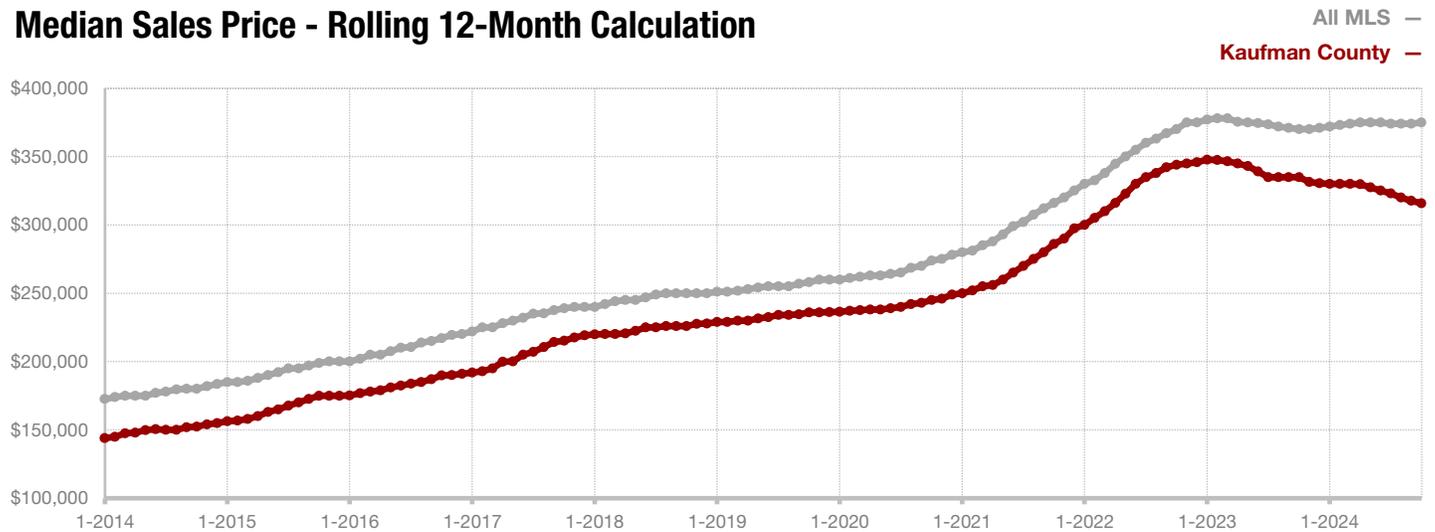
Kaufman County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	428	497	+ 16.1%	4,264	5,178	+ 21.4%
Pending Sales	243	271	+ 11.5%	2,921	3,324	+ 13.8%
Closed Sales	217	308	+ 41.9%	2,867	3,215	+ 12.1%
Average Sales Price*	\$358,807	\$344,093	- 4.1%	\$356,431	\$342,573	- 3.9%
Median Sales Price*	\$338,000	\$312,134	- 7.7%	\$333,070	\$315,000	- 5.4%
Percent of Original List Price Received*	94.0%	93.7%	- 0.3%	94.7%	94.0%	- 0.7%
Days on Market Until Sale	63	70	+ 11.1%	65	66	+ 1.5%
Inventory of Homes for Sale	1,365	1,595	+ 16.8%	--	--	--
Months Supply of Inventory	4.9	5.0	+ 2.0%	--	--	--

* 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 – October 2024

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



- 3.6%

+ 11.8%

+ 3.6%

Change in
New Listings

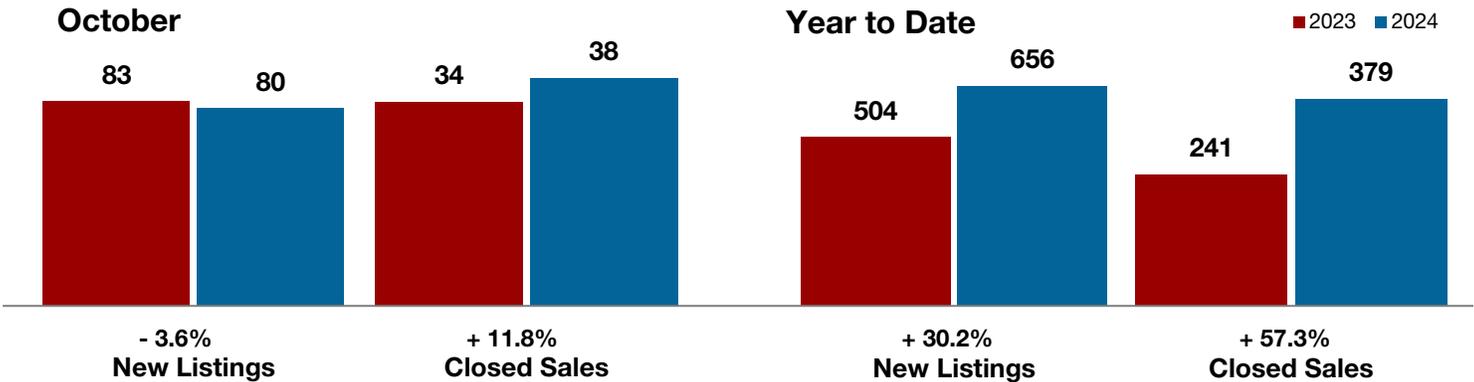
Change in
Closed Sales

Change in
Median Sales Price

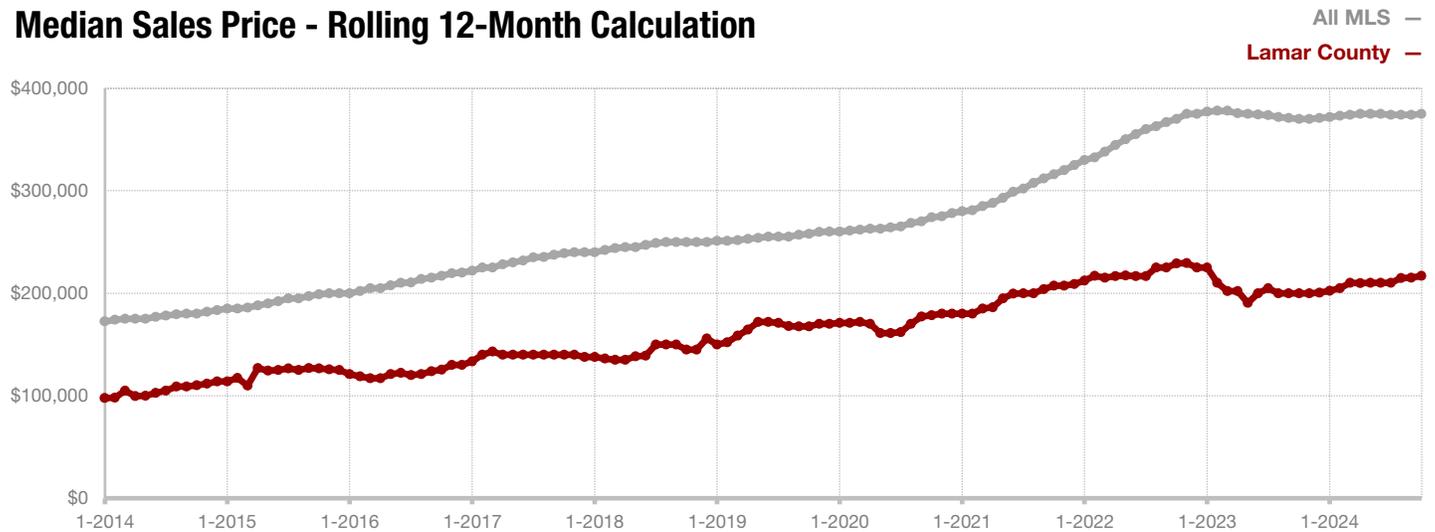
Lamar County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	83	80	- 3.6%	504	656	+ 30.2%
Pending Sales	30	42	+ 40.0%	262	387	+ 47.7%
Closed Sales	34	38	+ 11.8%	241	379	+ 57.3%
Average Sales Price*	\$328,640	\$322,274	- 1.9%	\$243,798	\$261,772	+ 7.4%
Median Sales Price*	\$223,000	\$231,000	+ 3.6%	\$205,000	\$219,500	+ 7.1%
Percent of Original List Price Received*	92.8%	89.5%	- 3.6%	91.6%	91.6%	0.0%
Days on Market Until Sale	69	70	+ 1.4%	68	61	- 10.3%
Inventory of Homes for Sale	217	237	+ 9.2%	--	--	--
Months Supply of Inventory	8.4	6.5	- 22.6%	--	--	--

* 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 – October 2024

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



+ 12.5%

+ 50.0%

- 40.0%

Change in
New Listings

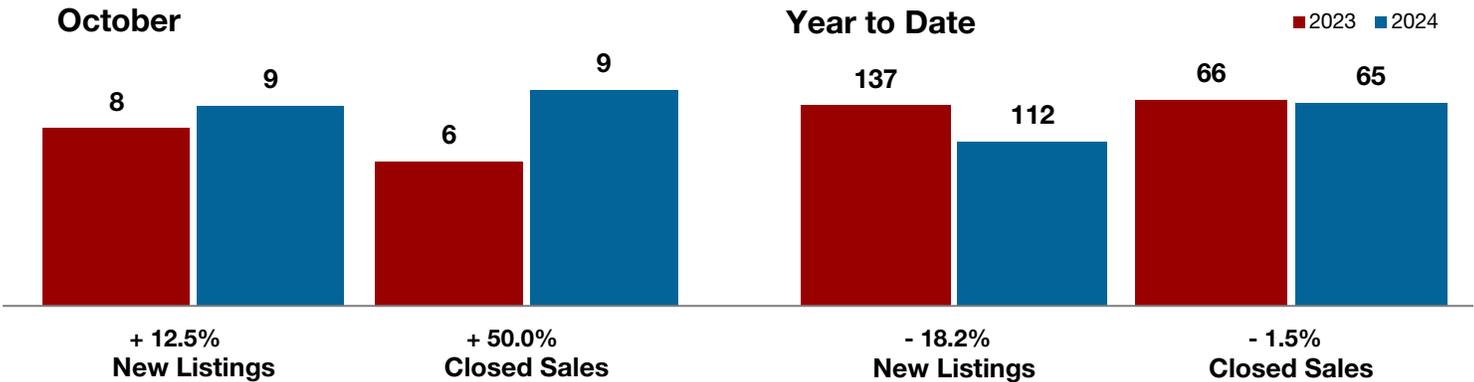
Change in
Closed Sales

Change in
Median Sales Price

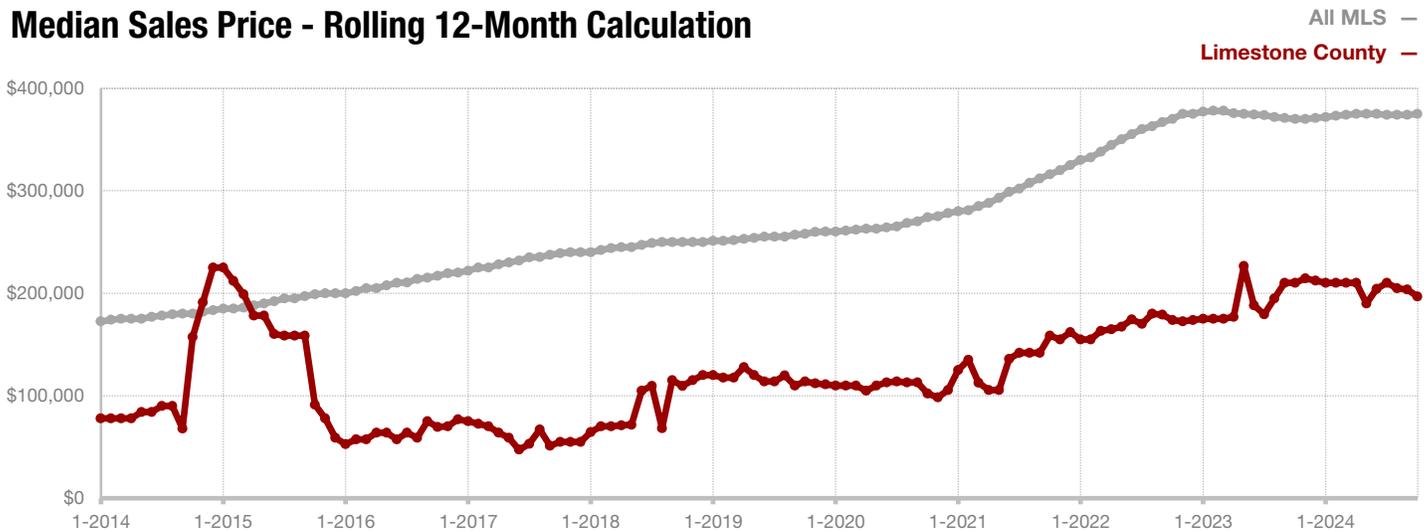
Limestone County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	9	+ 12.5%	137	112	- 18.2%
Pending Sales	4	4	0.0%	68	57	- 16.2%
Closed Sales	6	9	+ 50.0%	66	65	- 1.5%
Average Sales Price*	\$585,750	\$211,489	- 63.9%	\$277,488	\$237,336	- 14.5%
Median Sales Price*	\$235,000	\$141,000	- 40.0%	\$222,250	\$196,750	- 11.5%
Percent of Original List Price Received*	95.2%	88.6%	- 6.9%	86.7%	85.4%	- 1.5%
Days on Market Until Sale	74	78	+ 5.4%	96	98	+ 2.1%
Inventory of Homes for Sale	62	55	- 11.3%	--	--	--
Months Supply of Inventory	9.7	8.8	- 9.3%	--	--	--

* 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 – October 2024

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



+ 33.3%

- 17.4%

+ 61.8%

Change in
New Listings

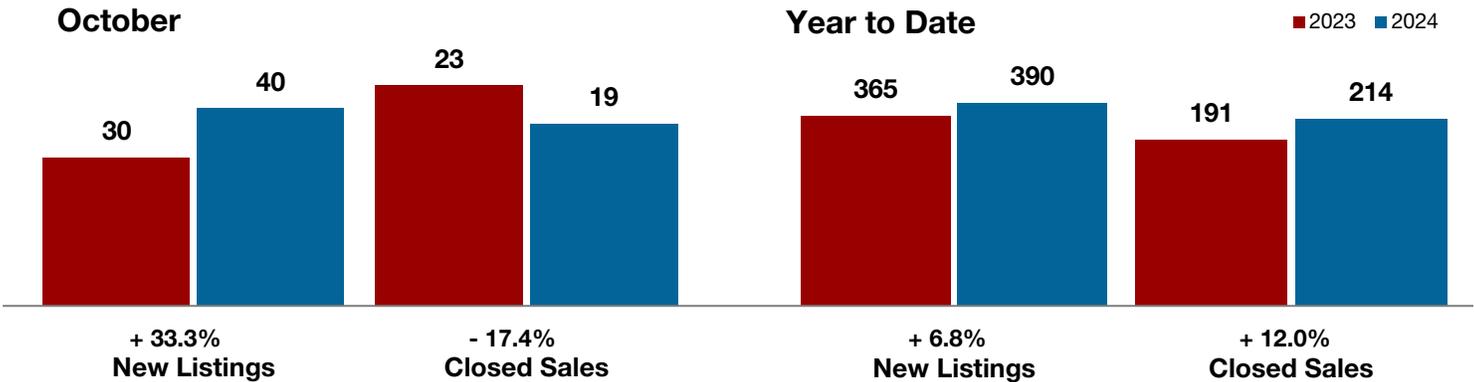
Change in
Closed Sales

Change in
Median Sales Price

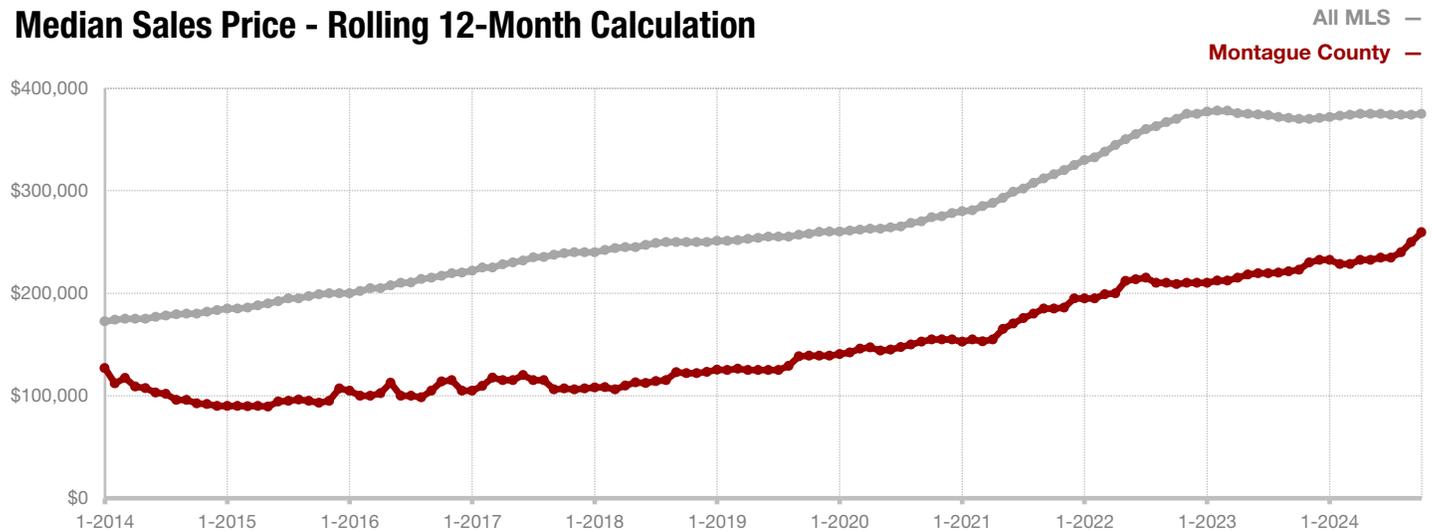
Montague County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	30	40	+ 33.3%	365	390	+ 6.8%
Pending Sales	22	16	- 27.3%	205	213	+ 3.9%
Closed Sales	23	19	- 17.4%	191	214	+ 12.0%
Average Sales Price*	\$402,693	\$341,158	- 15.3%	\$320,704	\$343,244	+ 7.0%
Median Sales Price*	\$188,500	\$305,000	+ 61.8%	\$225,000	\$254,950	+ 13.3%
Percent of Original List Price Received*	91.5%	92.6%	+ 1.2%	91.6%	91.8%	+ 0.2%
Days on Market Until Sale	39	81	+ 107.7%	64	77	+ 20.3%
Inventory of Homes for Sale	141	168	+ 19.1%	--	--	--
Months Supply of Inventory	7.7	8.2	+ 6.5%	--	--	--

* 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 – October 2024

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



- 21.0%

Change in
New Listings

- 5.6%

Change in
Closed Sales

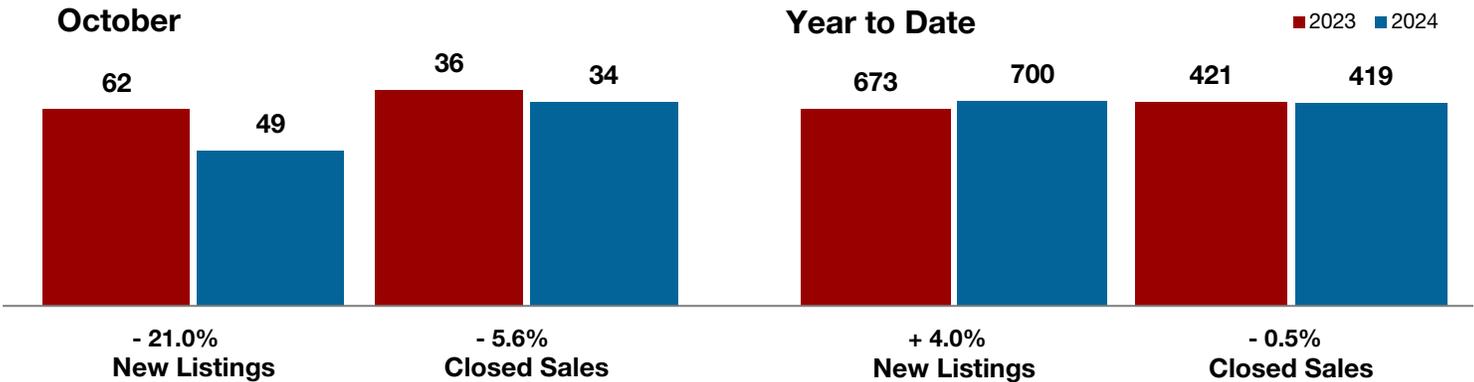
+ 19.0%

Change in
Median Sales Price

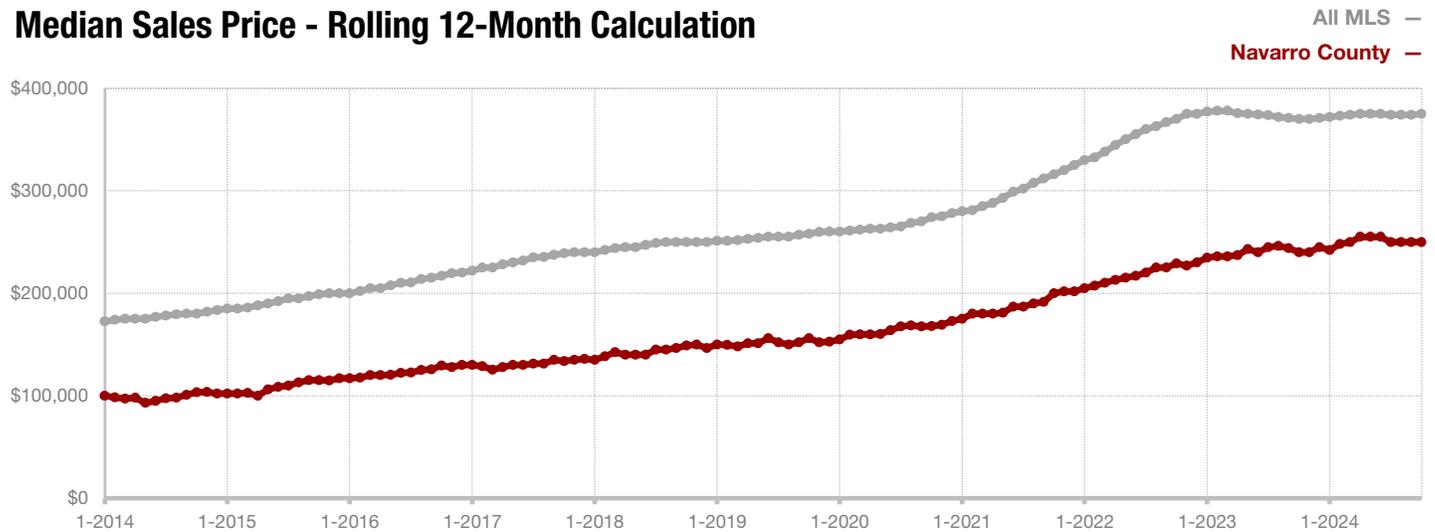
Navarro County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	62	49	- 21.0%	673	700	+ 4.0%
Pending Sales	33	26	- 21.2%	428	422	- 1.4%
Closed Sales	36	34	- 5.6%	421	419	- 0.5%
Average Sales Price*	\$248,090	\$294,485	+ 18.7%	\$338,391	\$343,528	+ 1.5%
Median Sales Price*	\$206,250	\$245,500	+ 19.0%	\$250,000	\$255,000	+ 2.0%
Percent of Original List Price Received*	94.1%	90.1%	- 4.3%	92.7%	93.3%	+ 0.6%
Days on Market Until Sale	73	100	+ 37.0%	69	69	0.0%
Inventory of Homes for Sale	226	256	+ 13.3%	--	--	--
Months Supply of Inventory	5.6	6.4	+ 14.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



- 25.0% **+ 600.0%** **- 22.4%**

Change in
New Listings

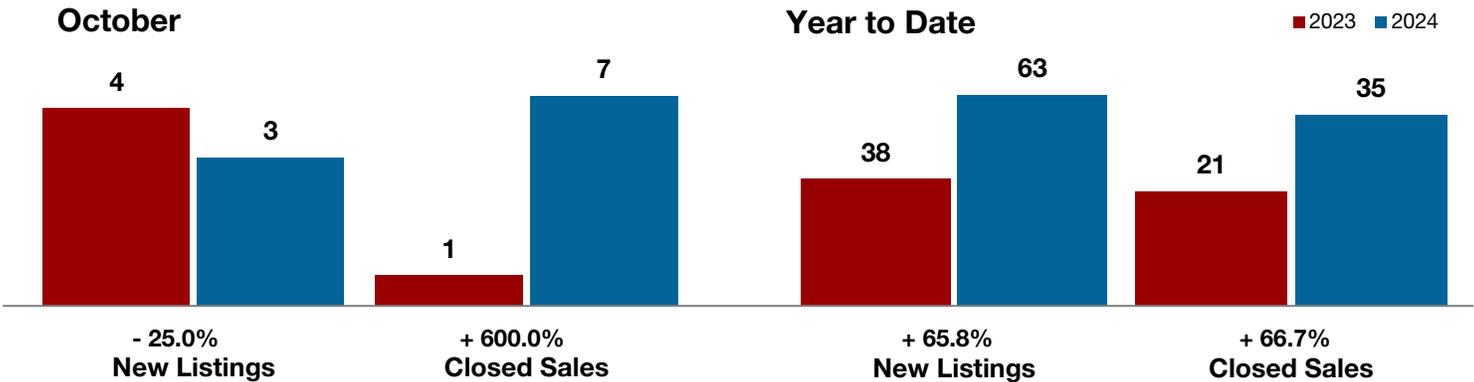
Change in
Closed Sales

Change in
Median Sales Price

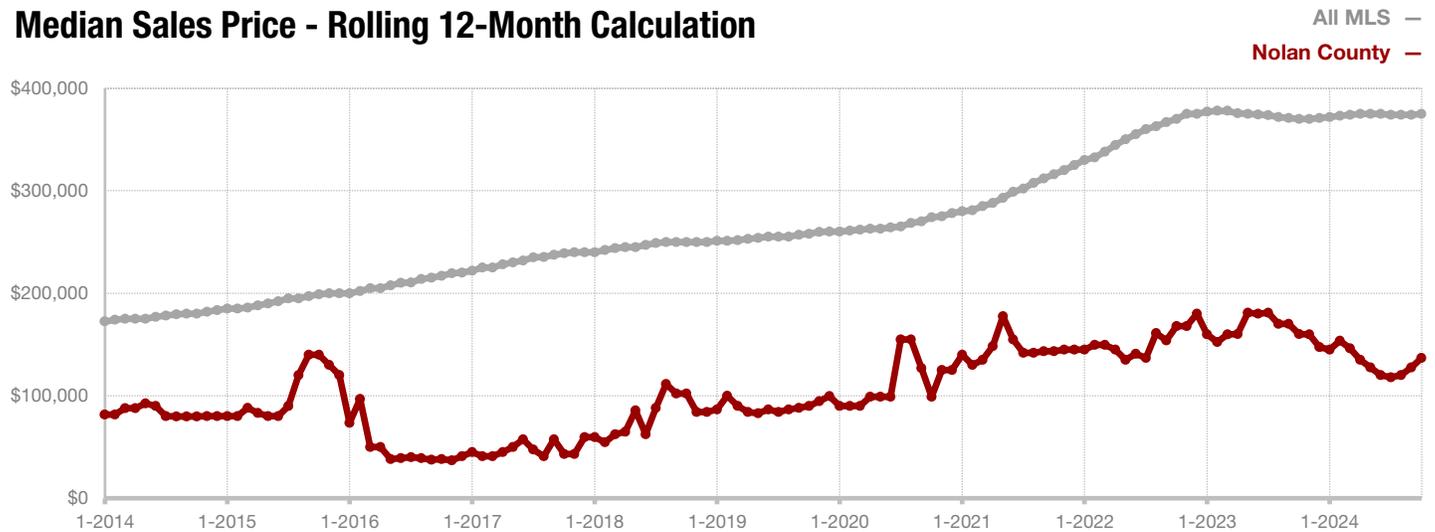
Nolan County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	4	3	- 25.0%	38	63	+ 65.8%
Pending Sales	3	2	- 33.3%	18	36	+ 100.0%
Closed Sales	1	7	+ 600.0%	21	35	+ 66.7%
Average Sales Price*	\$290,000	\$184,857	- 36.3%	\$181,605	\$165,605	- 8.8%
Median Sales Price*	\$290,000	\$225,000	- 22.4%	\$159,950	\$135,000	- 15.6%
Percent of Original List Price Received*	82.9%	87.1%	+ 5.1%	96.3%	91.0%	- 5.5%
Days on Market Until Sale	69	97	+ 40.6%	69	94	+ 36.2%
Inventory of Homes for Sale	23	24	+ 4.3%	--	--	--
Months Supply of Inventory	9.2	7.4	- 19.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



+ 34.1%

- 21.1%

- 13.8%

Change in
New Listings

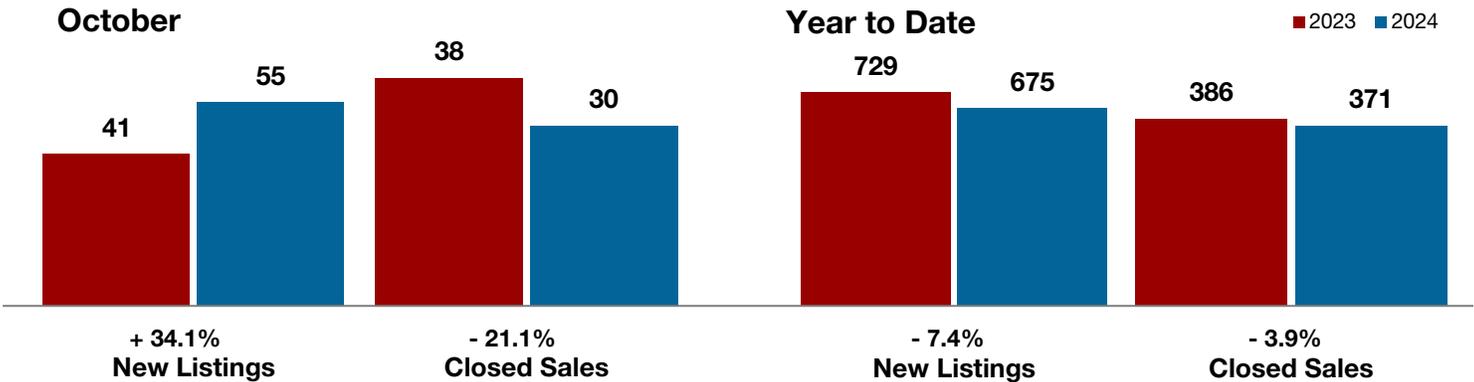
Change in
Closed Sales

Change in
Median Sales Price

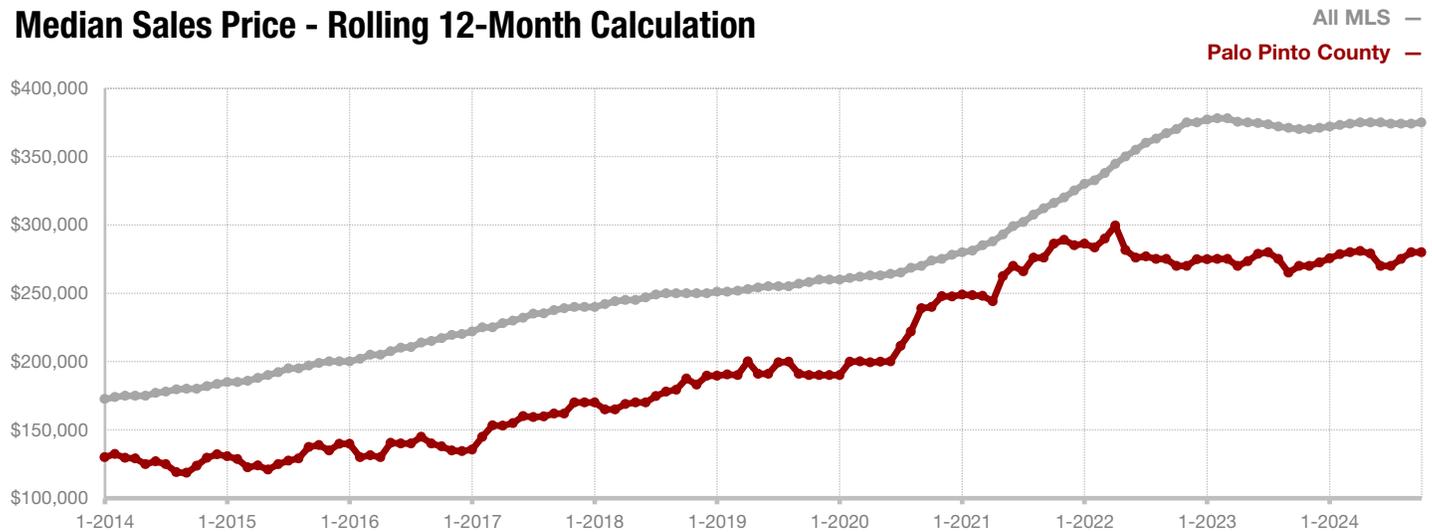
Palo Pinto County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	41	55	+ 34.1%	729	675	- 7.4%
Pending Sales	30	22	- 26.7%	395	375	- 5.1%
Closed Sales	38	30	- 21.1%	386	371	- 3.9%
Average Sales Price*	\$559,581	\$410,153	- 26.7%	\$532,451	\$489,384	- 8.1%
Median Sales Price*	\$325,000	\$280,000	- 13.8%	\$270,000	\$279,950	+ 3.7%
Percent of Original List Price Received*	90.4%	90.9%	+ 0.6%	91.3%	89.5%	- 2.0%
Days on Market Until Sale	69	108	+ 56.5%	75	94	+ 25.3%
Inventory of Homes for Sale	278	291	+ 4.7%	--	--	--
Months Supply of Inventory	7.7	8.4	+ 9.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



+ 20.2%

+ 14.4%

- 3.2%

Change in
New Listings

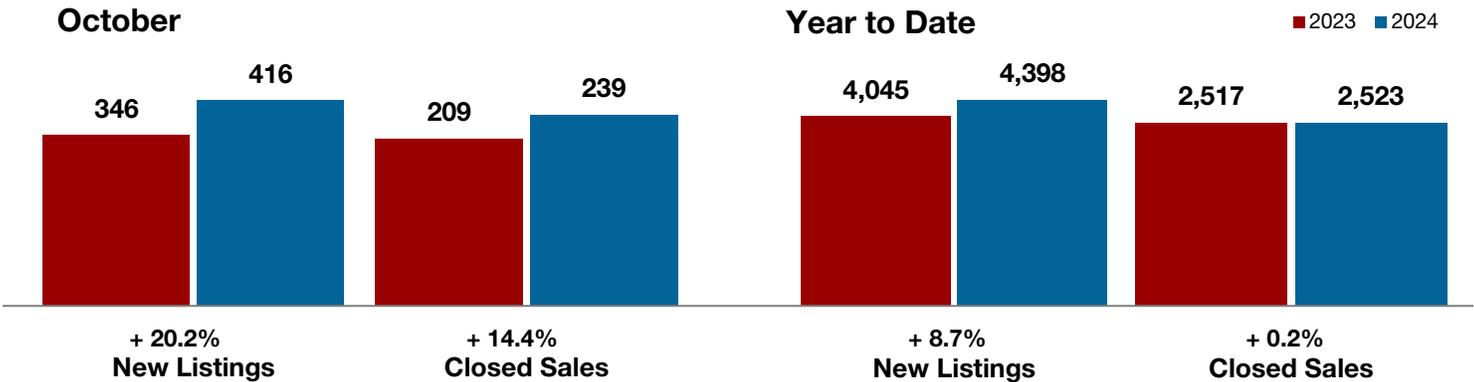
Change in
Closed Sales

Change in
Median Sales Price

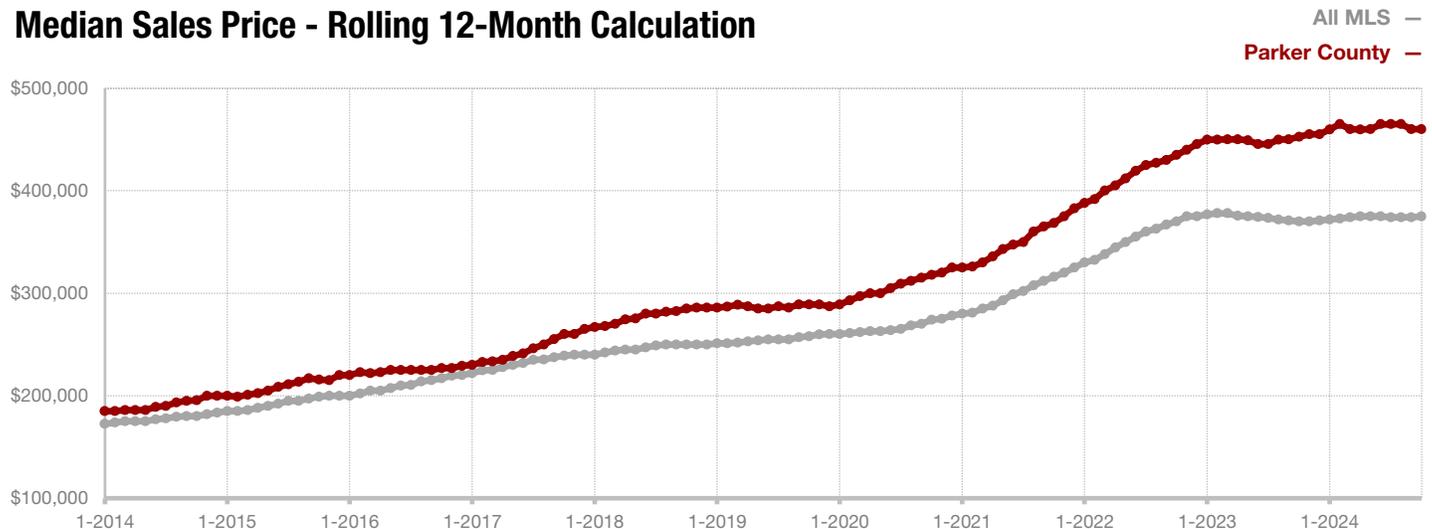
Parker County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	346	416	+ 20.2%	4,045	4,398	+ 8.7%
Pending Sales	200	193	- 3.5%	2,532	2,568	+ 1.4%
Closed Sales	209	239	+ 14.4%	2,517	2,523	+ 0.2%
Average Sales Price*	\$496,224	\$510,378	+ 2.9%	\$488,807	\$507,979	+ 3.9%
Median Sales Price*	\$474,900	\$459,790	- 3.2%	\$457,800	\$460,000	+ 0.5%
Percent of Original List Price Received*	95.1%	94.5%	- 0.6%	95.5%	95.3%	- 0.2%
Days on Market Until Sale	77	78	+ 1.3%	74	81	+ 9.5%
Inventory of Homes for Sale	1,329	1,453	+ 9.3%	--	--	--
Months Supply of Inventory	5.5	6.0	+ 9.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



+ 10.5%

0.0%

- 6.2%

Change in
New Listings

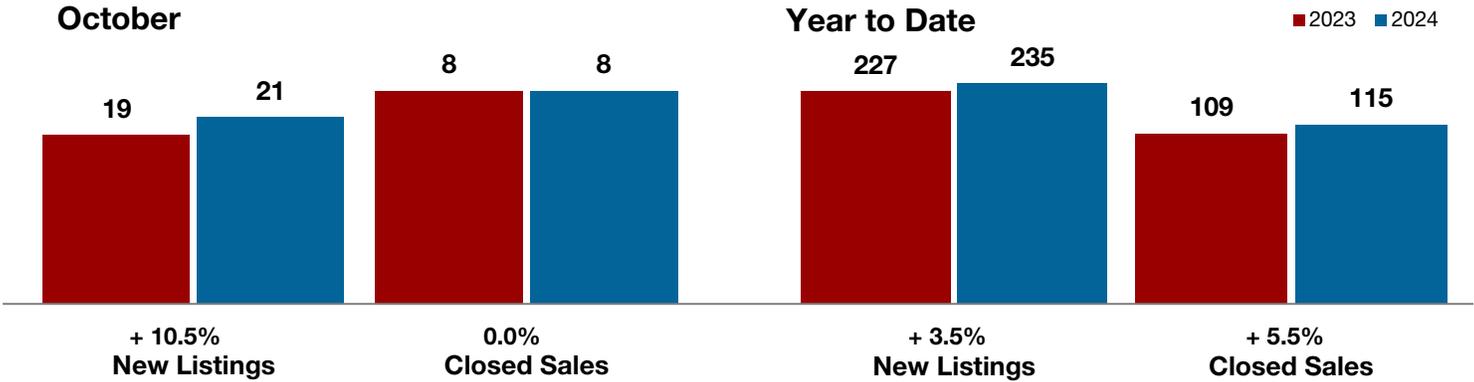
Change in
Closed Sales

Change in
Median Sales Price

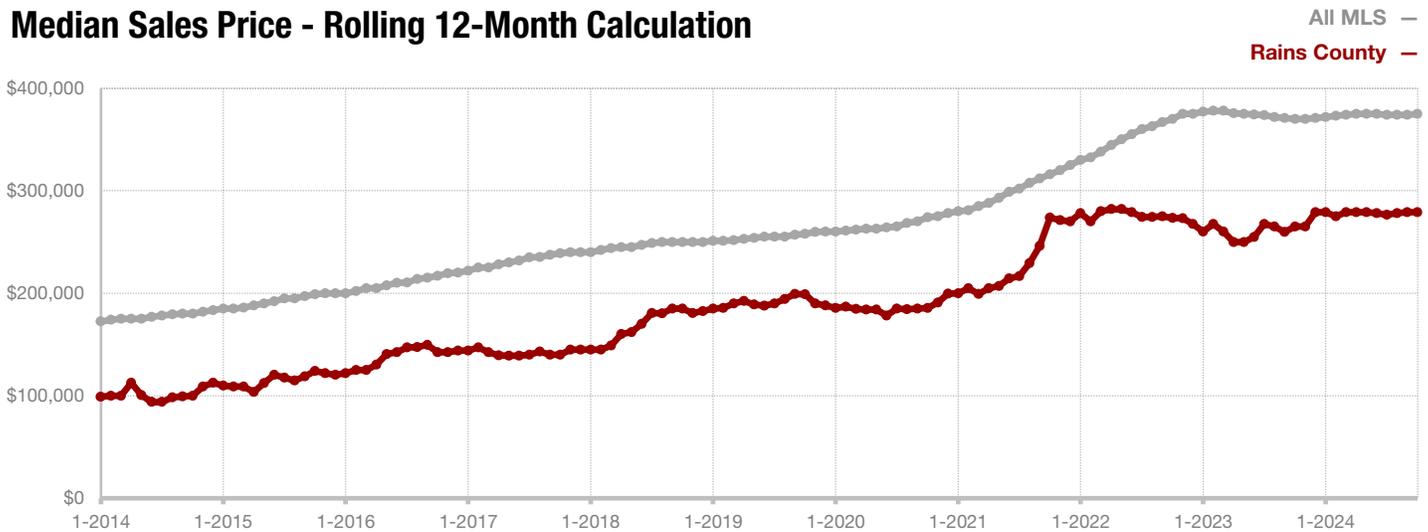
Rains County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	19	21	+ 10.5%	227	235	+ 3.5%
Pending Sales	7	3	- 57.1%	108	111	+ 2.8%
Closed Sales	8	8	0.0%	109	115	+ 5.5%
Average Sales Price*	\$352,250	\$402,003	+ 14.1%	\$345,494	\$353,933	+ 2.4%
Median Sales Price*	\$334,000	\$313,250	- 6.2%	\$279,000	\$279,000	0.0%
Percent of Original List Price Received*	93.2%	89.5%	- 4.0%	94.1%	91.0%	- 3.3%
Days on Market Until Sale	94	111	+ 18.1%	68	100	+ 47.1%
Inventory of Homes for Sale	108	112	+ 3.7%	--	--	--
Months Supply of Inventory	10.4	10.7	+ 2.9%	--	--	--

* 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 – October 2024

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



+ 10.0%

Change in
New Listings

+ 21.0%

Change in
Closed Sales

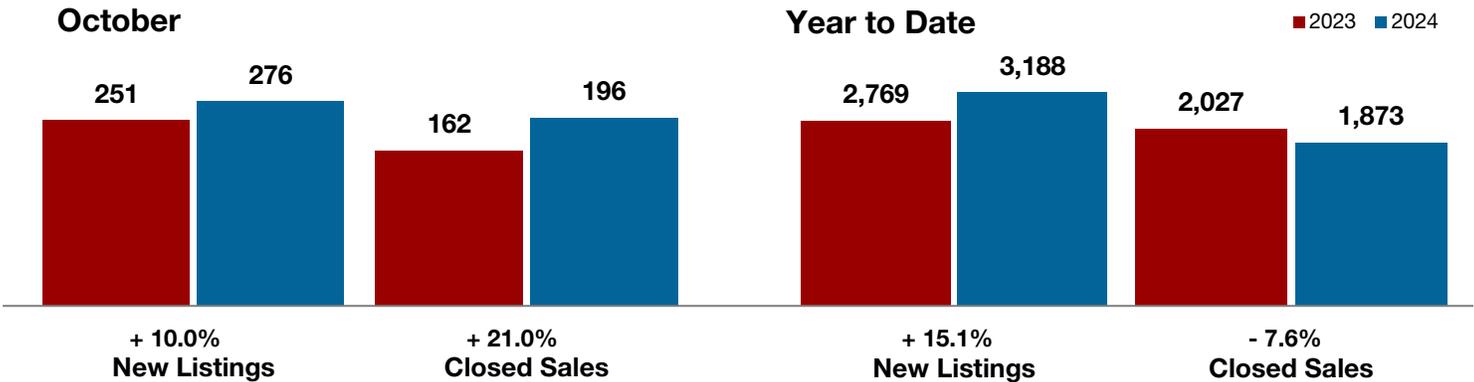
+ 0.6%

Change in
Median Sales Price

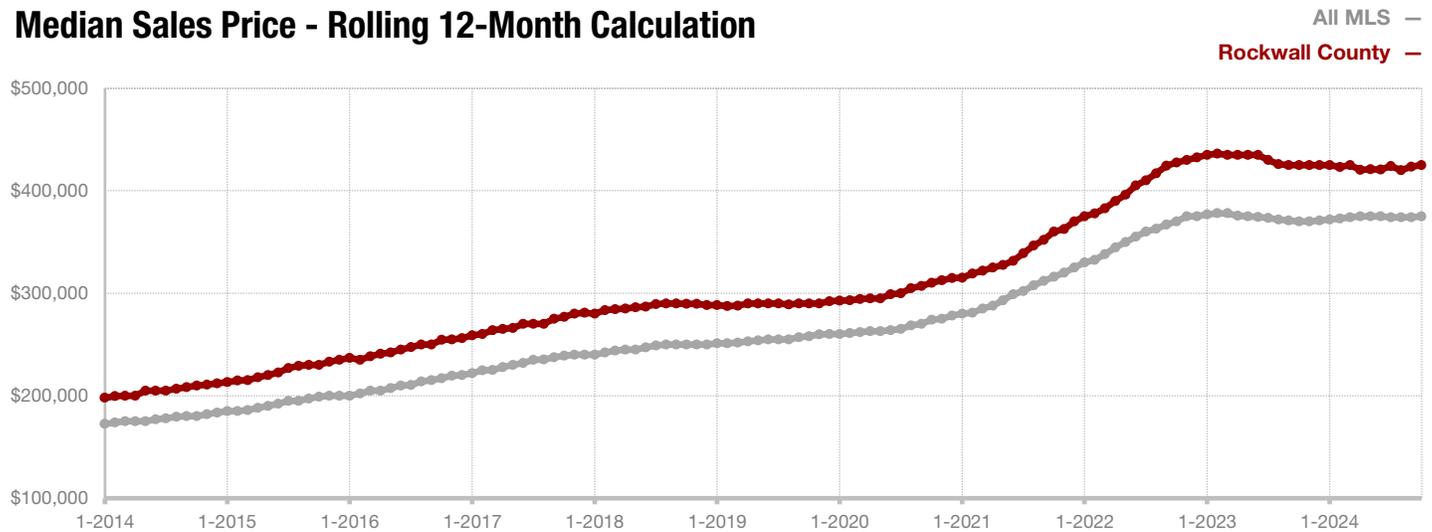
Rockwall County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	251	276	+ 10.0%	2,769	3,188	+ 15.1%
Pending Sales	154	178	+ 15.6%	2,070	1,965	- 5.1%
Closed Sales	162	196	+ 21.0%	2,027	1,873	- 7.6%
Average Sales Price*	\$499,362	\$516,372	+ 3.4%	\$503,170	\$510,695	+ 1.5%
Median Sales Price*	\$429,000	\$431,495	+ 0.6%	\$429,000	\$428,797	- 0.0%
Percent of Original List Price Received*	93.4%	93.6%	+ 0.2%	94.6%	94.6%	0.0%
Days on Market Until Sale	57	80	+ 40.4%	64	65	+ 1.6%
Inventory of Homes for Sale	746	1,009	+ 35.3%	--	--	--
Months Supply of Inventory	3.9	5.4	+ 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 – October 2024

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



Shackelford County

+ 150.0%

- 75.0%

+ 49.5%

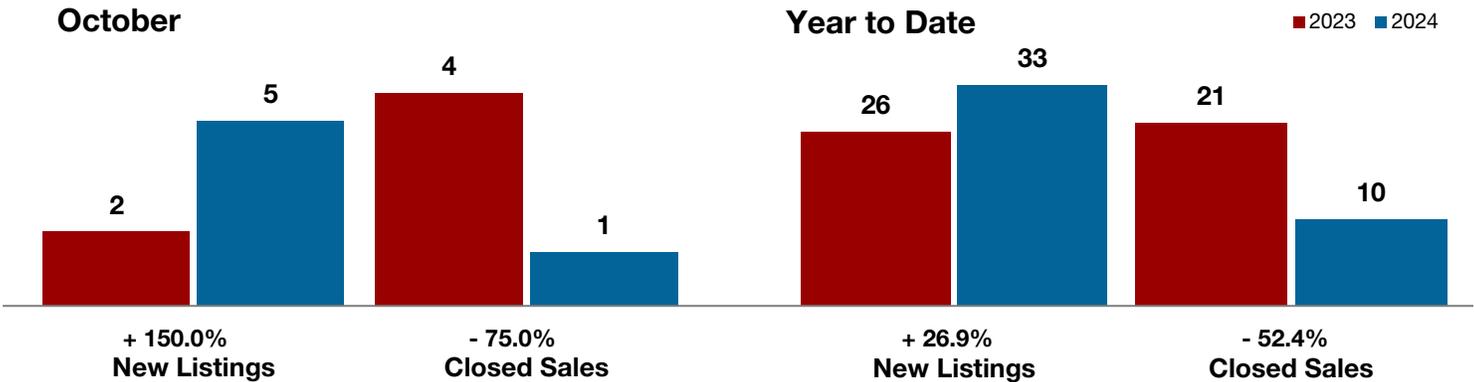
Change in
New Listings

Change in
Closed Sales

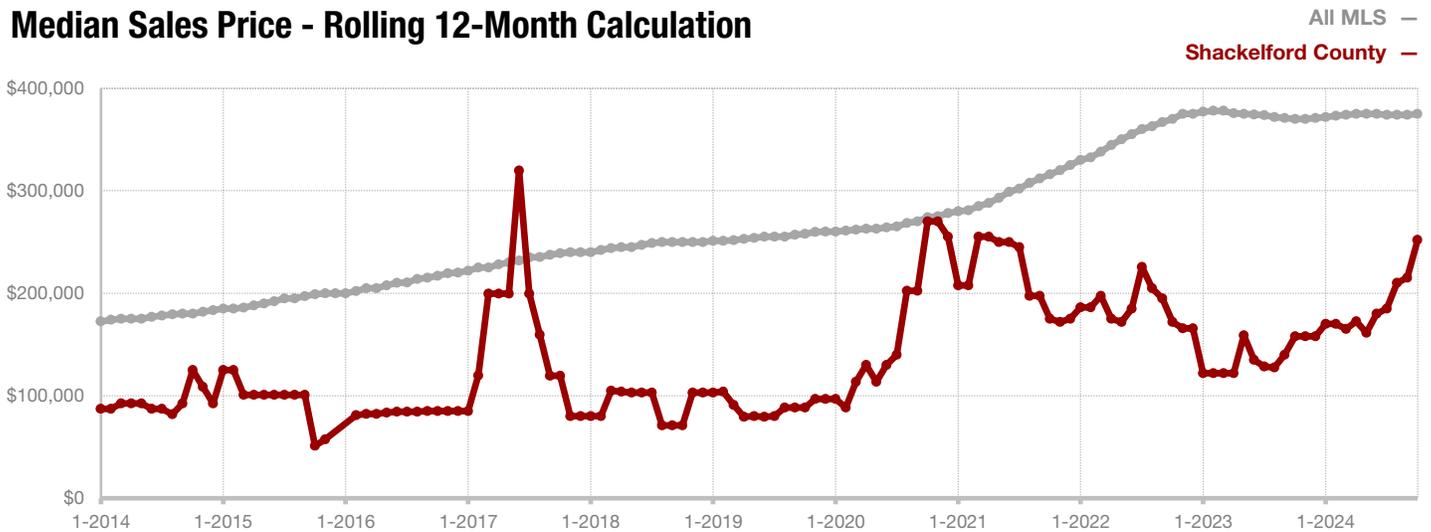
Change in
Median Sales Price

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2	5	+ 150.0%	26	33	+ 26.9%
Pending Sales	1	1	0.0%	20	12	- 40.0%
Closed Sales	4	1	- 75.0%	21	10	- 52.4%
Average Sales Price*	\$180,125	\$275,000	+ 52.7%	\$167,786	\$259,884	+ 54.9%
Median Sales Price*	\$184,000	\$275,000	+ 49.5%	\$158,000	\$252,000	+ 59.5%
Percent of Original List Price Received*	92.7%	78.6%	- 15.2%	85.3%	86.7%	+ 1.6%
Days on Market Until Sale	25	12	- 52.0%	62	74	+ 19.4%
Inventory of Homes for Sale	9	18	+ 100.0%	--	--	--
Months Supply of Inventory	4.1	10.5	+ 156.1%	--	--	--

* 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 – October 2024

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



+ 8.9%

0.0%

- 7.9%

Change in
New Listings

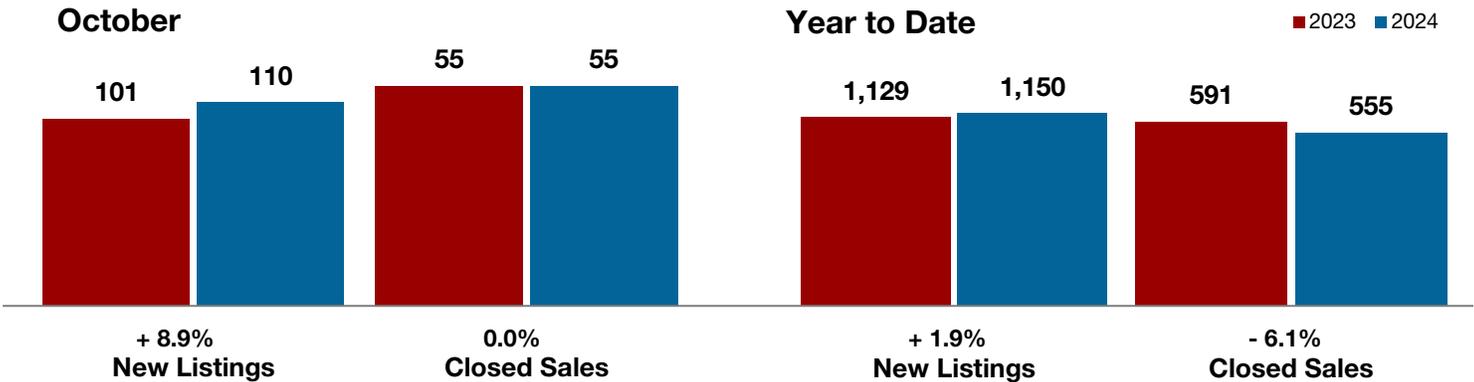
Change in
Closed Sales

Change in
Median Sales Price

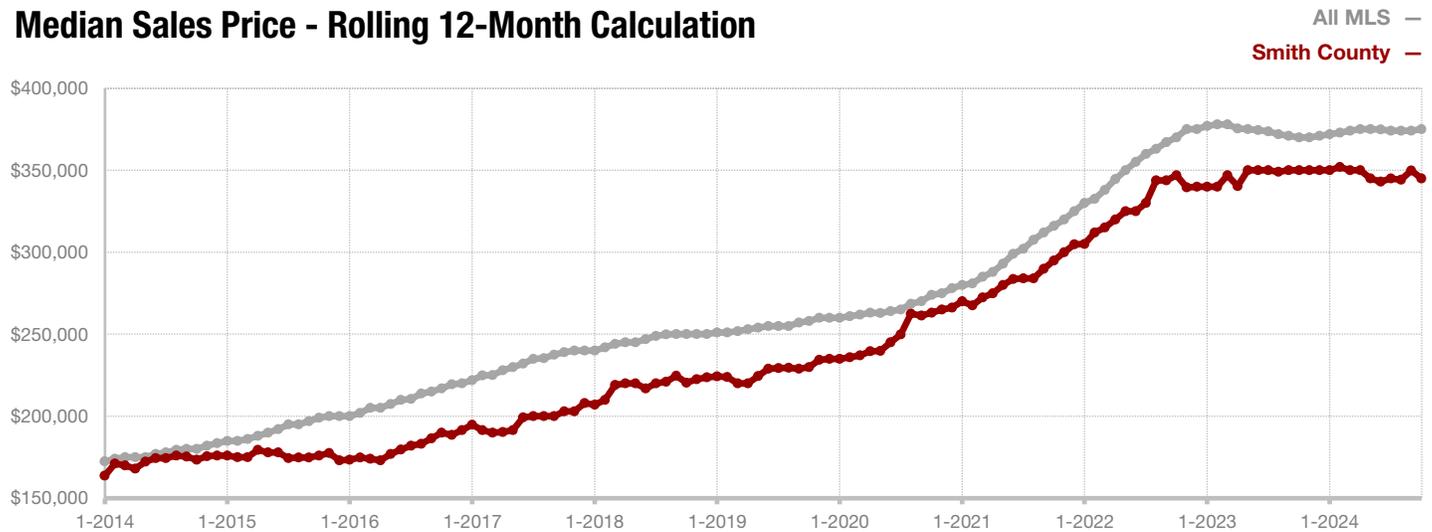
Smith County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	101	110	+ 8.9%	1,129	1,150	+ 1.9%
Pending Sales	40	40	0.0%	599	568	- 5.2%
Closed Sales	55	55	0.0%	591	555	- 6.1%
Average Sales Price*	\$482,141	\$439,621	- 8.8%	\$425,208	\$441,333	+ 3.8%
Median Sales Price*	\$361,000	\$332,450	- 7.9%	\$355,000	\$349,900	- 1.4%
Percent of Original List Price Received*	92.1%	93.5%	+ 1.5%	94.6%	94.0%	- 0.6%
Days on Market Until Sale	63	69	+ 9.5%	53	73	+ 37.7%
Inventory of Homes for Sale	385	408	+ 6.0%	--	--	--
Months Supply of Inventory	6.8	7.5	+ 10.3%	--	--	--

* 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 – October 2024

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



+ 300.0%

- 16.7%

- 40.1%

Change in
New Listings

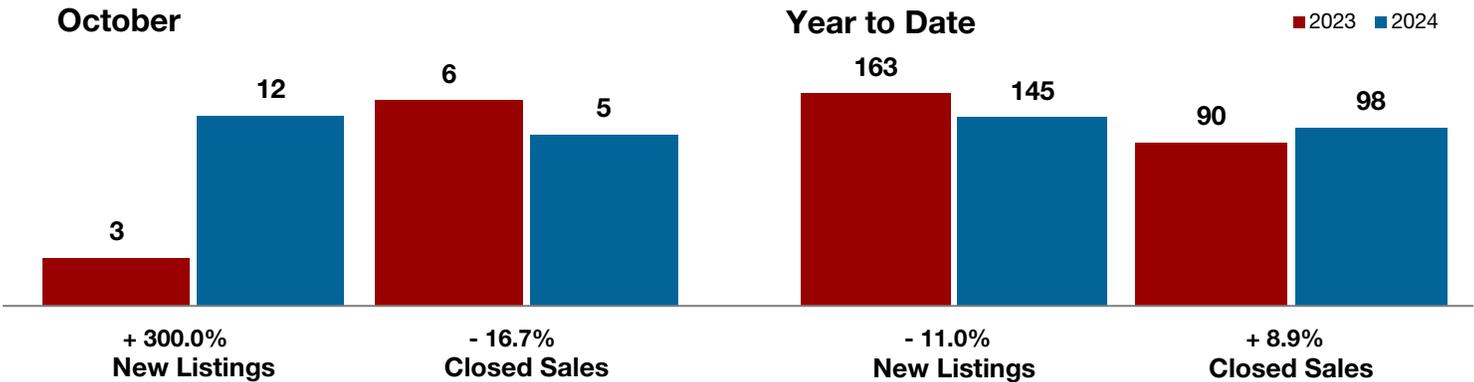
Change in
Closed Sales

Change in
Median Sales Price

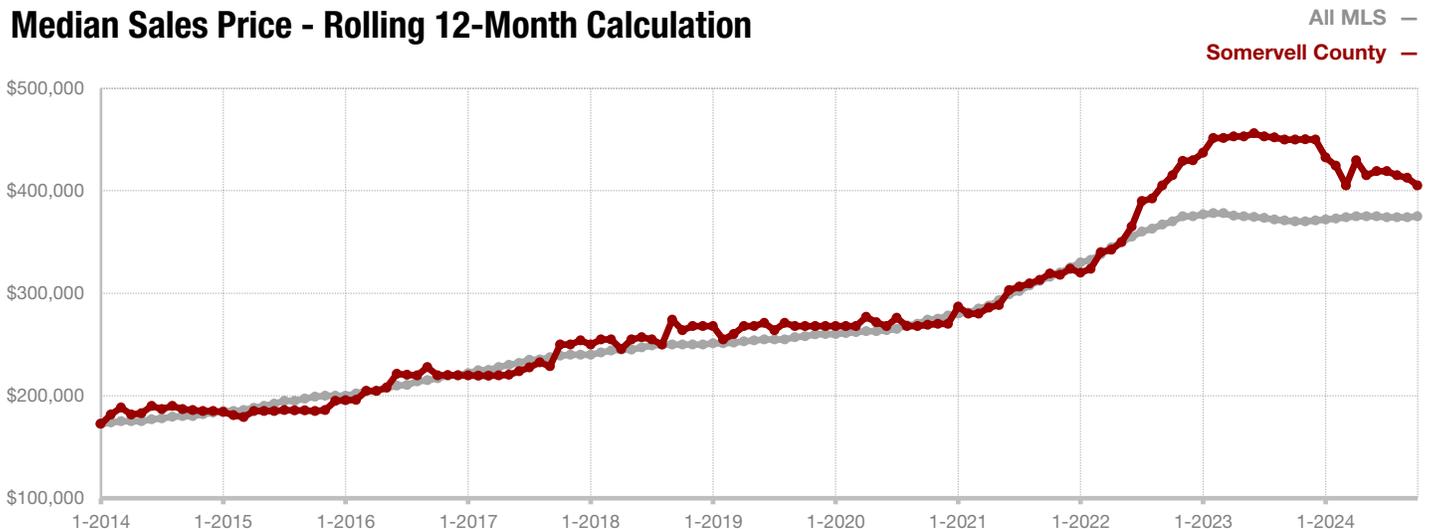
Somervell County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	3	12	+ 300.0%	163	145	- 11.0%
Pending Sales	4	4	0.0%	93	91	- 2.2%
Closed Sales	6	5	- 16.7%	90	98	+ 8.9%
Average Sales Price*	\$1,131,896	\$370,503	- 67.3%	\$499,643	\$461,767	- 7.6%
Median Sales Price*	\$592,500	\$355,000	- 40.1%	\$444,950	\$405,000	- 9.0%
Percent of Original List Price Received*	89.6%	95.1%	+ 6.1%	93.2%	93.1%	- 0.1%
Days on Market Until Sale	71	40	- 43.7%	74	112	+ 51.4%
Inventory of Homes for Sale	58	55	- 5.2%	--	--	--
Months Supply of Inventory	6.6	6.5	- 1.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



- 55.6%

- 33.3%

- 45.0%

Change in
New Listings

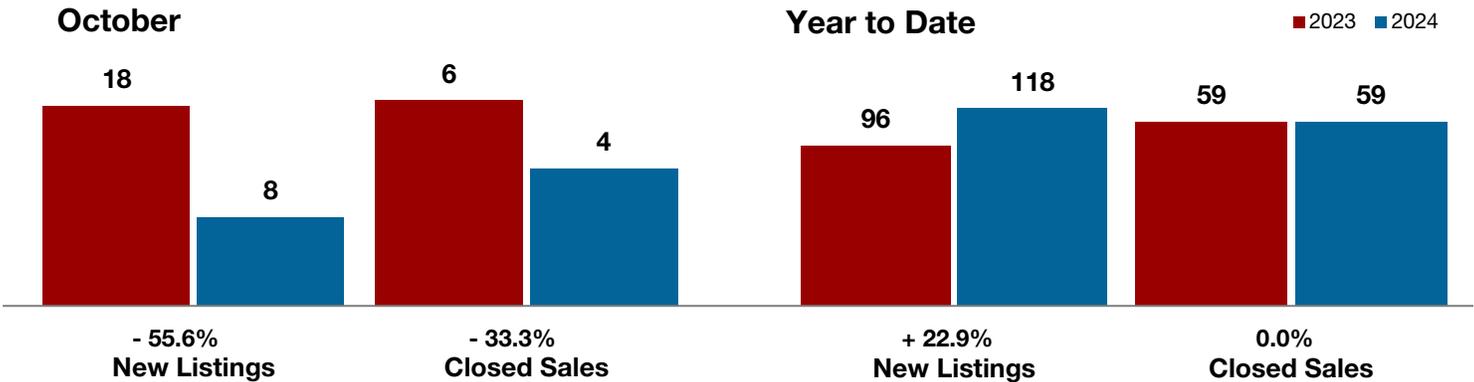
Change in
Closed Sales

Change in
Median Sales Price

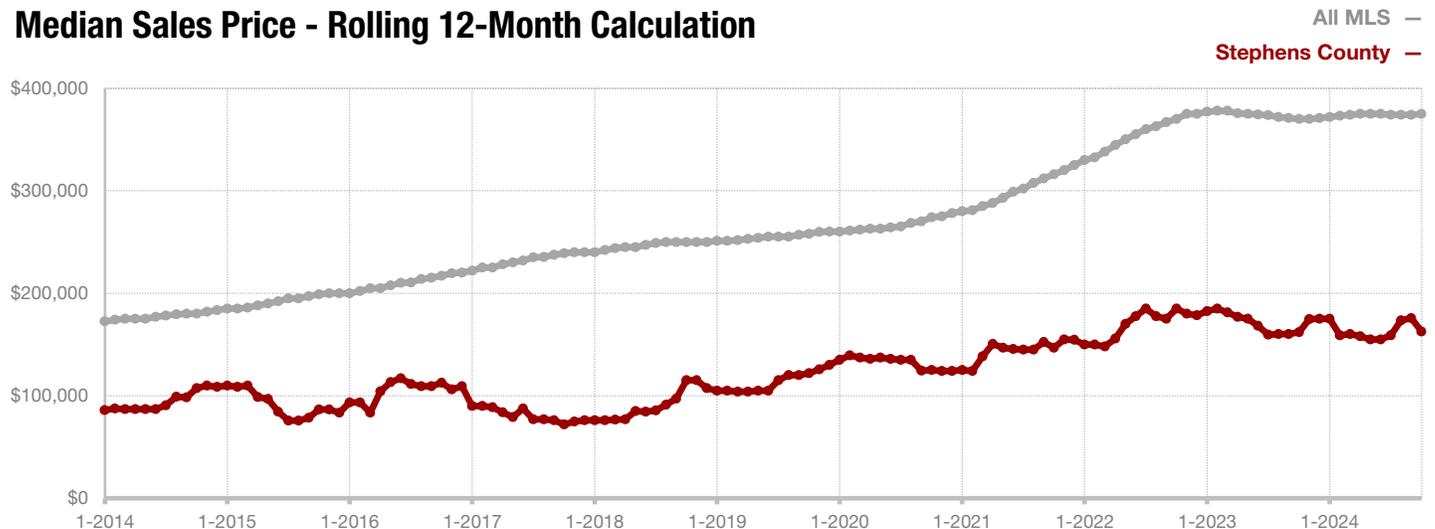
Stephens County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	18	8	- 55.6%	96	118	+ 22.9%
Pending Sales	5	3	- 40.0%	64	56	- 12.5%
Closed Sales	6	4	- 33.3%	59	59	0.0%
Average Sales Price*	\$252,750	\$113,100	- 55.3%	\$210,314	\$213,941	+ 1.7%
Median Sales Price*	\$203,250	\$111,750	- 45.0%	\$175,000	\$156,500	- 10.6%
Percent of Original List Price Received*	81.1%	95.4%	+ 17.6%	85.7%	88.3%	+ 3.0%
Days on Market Until Sale	177	92	- 48.0%	108	116	+ 7.4%
Inventory of Homes for Sale	48	65	+ 35.4%	--	--	--
Months Supply of Inventory	7.7	12.2	+ 58.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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

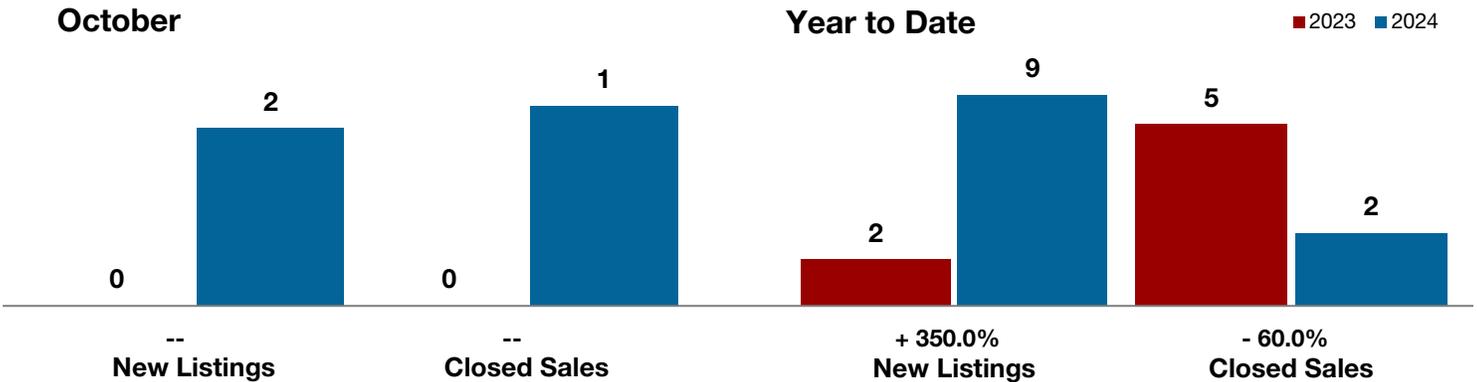


Stonewall County

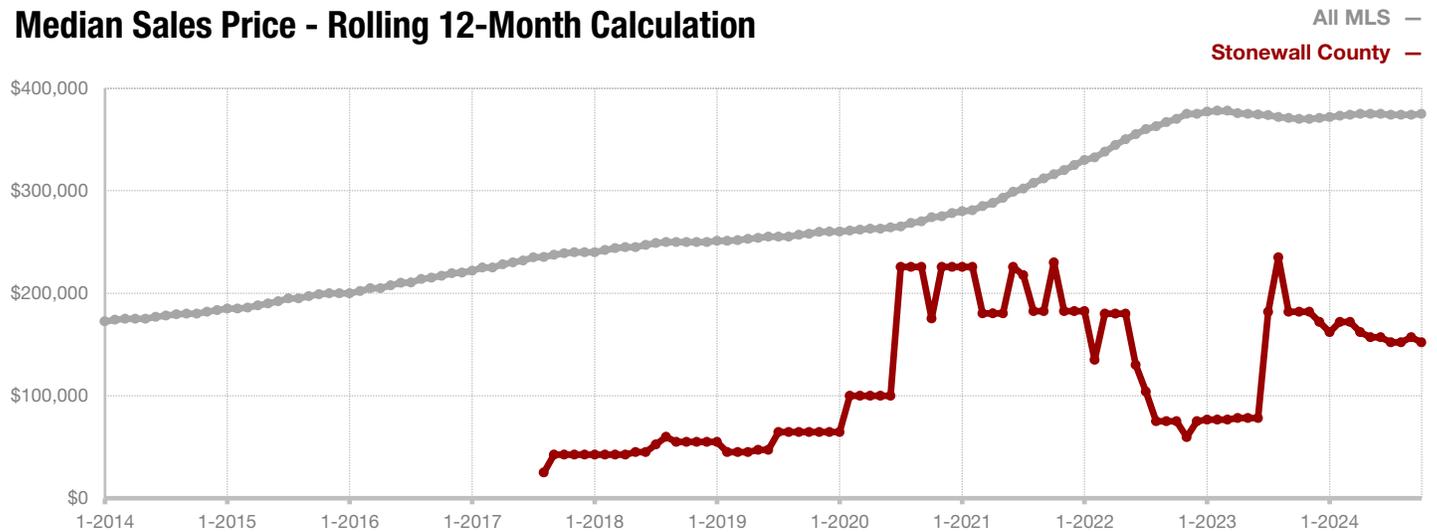
Change in New Listings	Change in Closed Sales	Change in Median Sales Price
------------------------	------------------------	------------------------------

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	0	2	--	2	9	+ 350.0%
Pending Sales	0	0	0.0%	5	2	- 60.0%
Closed Sales	0	1	--	5	2	- 60.0%
Average Sales Price*	--	\$116,500	--	\$175,060	\$134,250	- 23.3%
Median Sales Price*	--	\$116,500	--	\$182,000	\$134,250	- 26.2%
Percent of Original List Price Received*	--	87.9%	--	85.8%	85.0%	- 0.9%
Days on Market Until Sale	--	140	--	150	75	- 50.0%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.9	6.0	+ 566.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



+ 13.5%

Change in
New Listings

+ 4.6%

Change in
Closed Sales

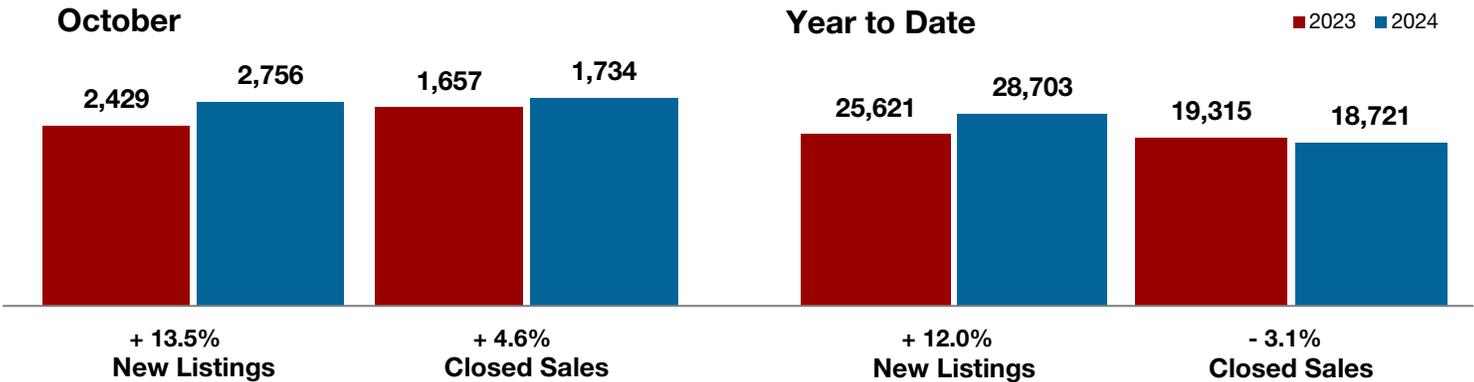
+ 1.5%

Change in
Median Sales Price

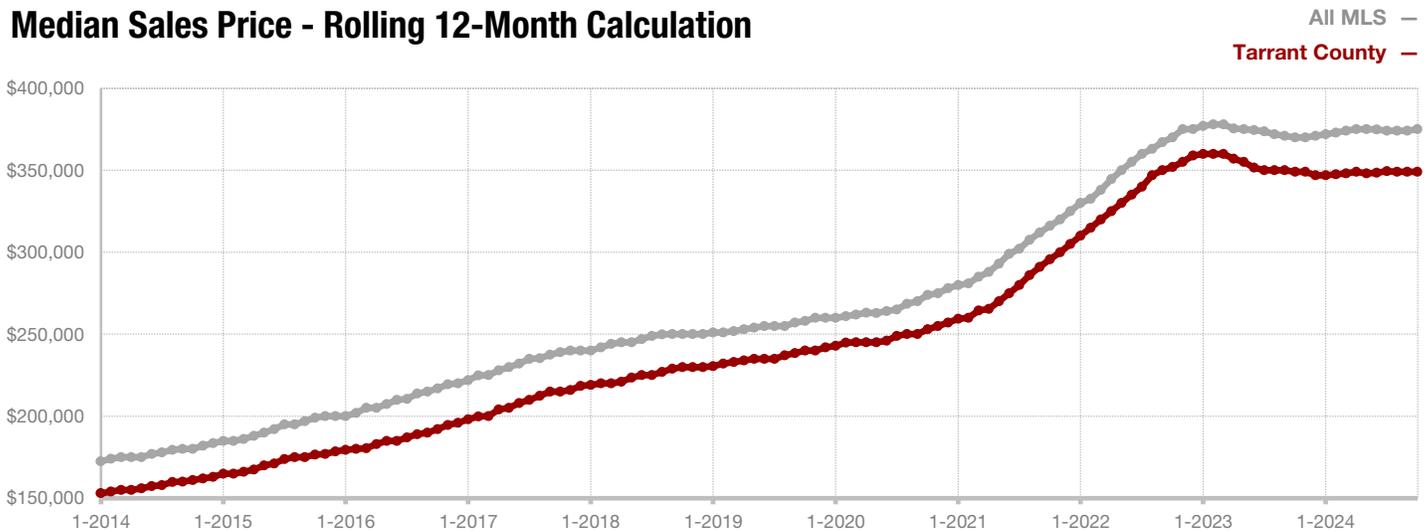
Tarrant County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,429	2,756	+ 13.5%	25,621	28,703	+ 12.0%
Pending Sales	1,565	1,650	+ 5.4%	19,648	19,280	- 1.9%
Closed Sales	1,657	1,734	+ 4.6%	19,315	18,721	- 3.1%
Average Sales Price*	\$408,761	\$431,692	+ 5.6%	\$427,525	\$436,300	+ 2.1%
Median Sales Price*	\$340,000	\$345,000	+ 1.5%	\$348,675	\$349,990	+ 0.4%
Percent of Original List Price Received*	96.1%	95.0%	- 1.1%	96.7%	96.3%	- 0.4%
Days on Market Until Sale	37	51	+ 37.8%	40	45	+ 12.5%
Inventory of Homes for Sale	5,402	6,611	+ 22.4%	--	--	--
Months Supply of Inventory	2.9	3.6	+ 24.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



- 8.5%

- 13.7%

+ 3.6%

Change in
New Listings

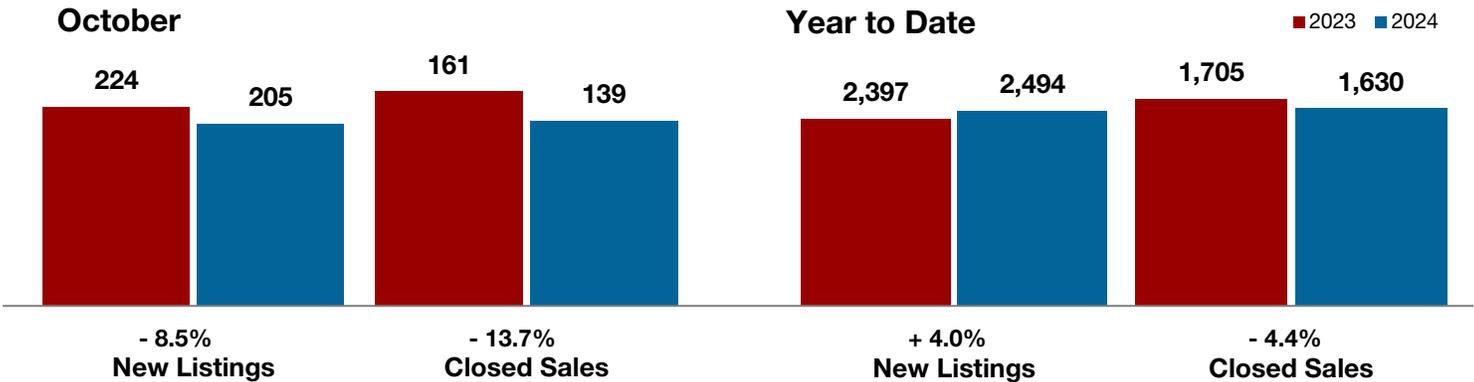
Change in
Closed Sales

Change in
Median Sales Price

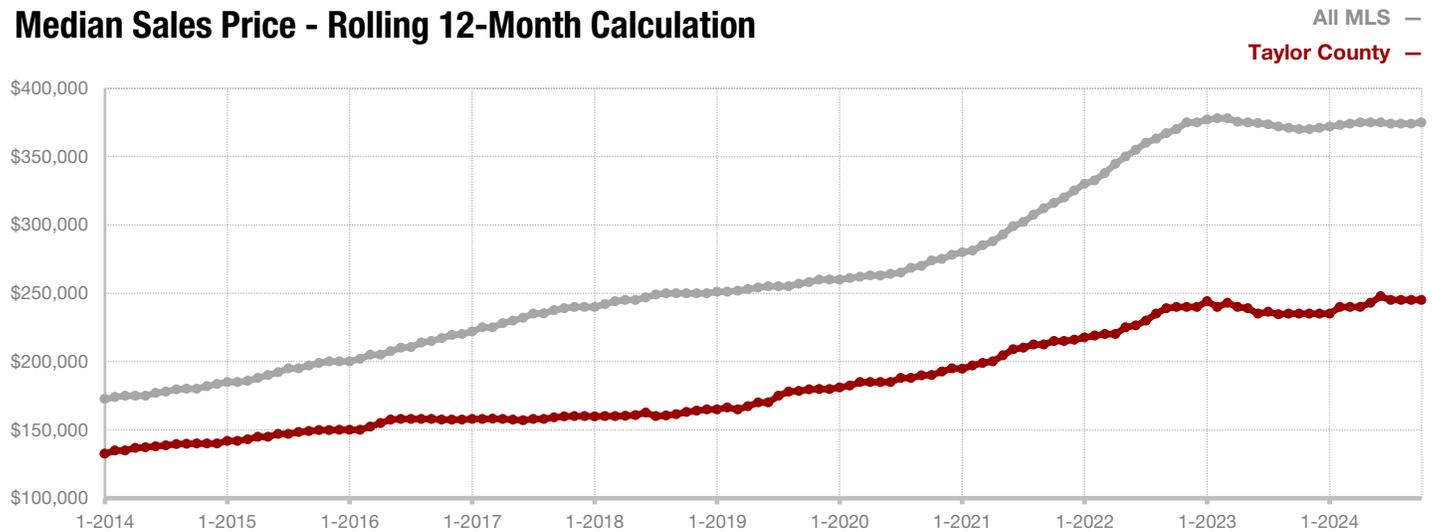
Taylor County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	224	205	- 8.5%	2,397	2,494	+ 4.0%
Pending Sales	125	130	+ 4.0%	1,739	1,694	- 2.6%
Closed Sales	161	139	- 13.7%	1,705	1,630	- 4.4%
Average Sales Price*	\$289,764	\$263,210	- 9.2%	\$266,047	\$275,690	+ 3.6%
Median Sales Price*	\$241,500	\$250,250	+ 3.6%	\$237,500	\$249,250	+ 4.9%
Percent of Original List Price Received*	95.5%	93.9%	- 1.7%	96.0%	95.1%	- 0.9%
Days on Market Until Sale	51	68	+ 33.3%	50	61	+ 22.0%
Inventory of Homes for Sale	647	706	+ 9.1%	--	--	--
Months Supply of Inventory	3.9	4.4	+ 12.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



+ 100.0%

- 71.4%

- 10.9%

Change in
New Listings

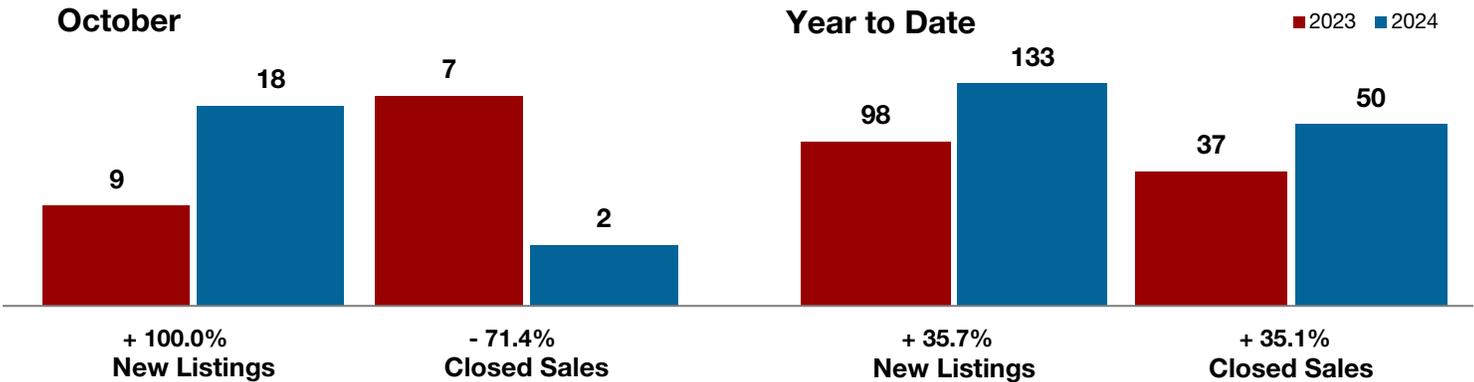
Change in
Closed Sales

Change in
Median Sales Price

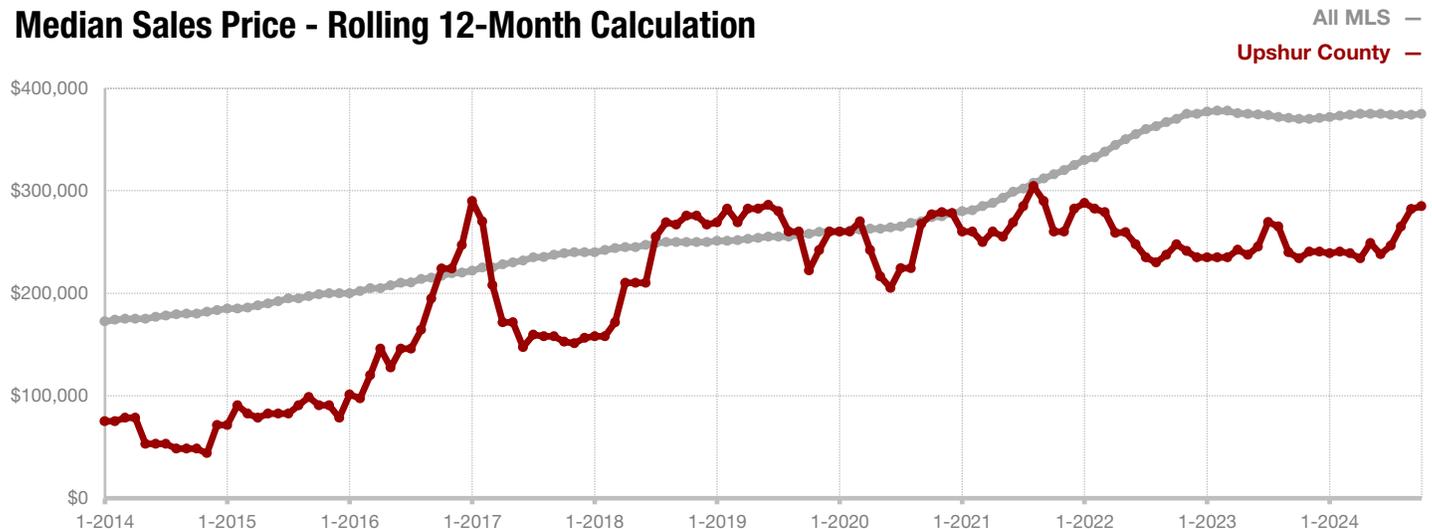
Upshur County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	9	18	+ 100.0%	98	133	+ 35.7%
Pending Sales	7	5	- 28.6%	42	49	+ 16.7%
Closed Sales	7	2	- 71.4%	37	50	+ 35.1%
Average Sales Price*	\$348,543	\$192,500	- 44.8%	\$304,922	\$408,237	+ 33.9%
Median Sales Price*	\$216,000	\$192,500	- 10.9%	\$234,000	\$282,000	+ 20.5%
Percent of Original List Price Received*	92.2%	89.5%	- 2.9%	91.5%	90.5%	- 1.1%
Days on Market Until Sale	37	38	+ 2.7%	62	84	+ 35.5%
Inventory of Homes for Sale	54	59	+ 9.3%	--	--	--
Months Supply of Inventory	13.5	10.9	- 19.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



+ 14.6%

Change in
New Listings

+ 2.4%

Change in
Closed Sales

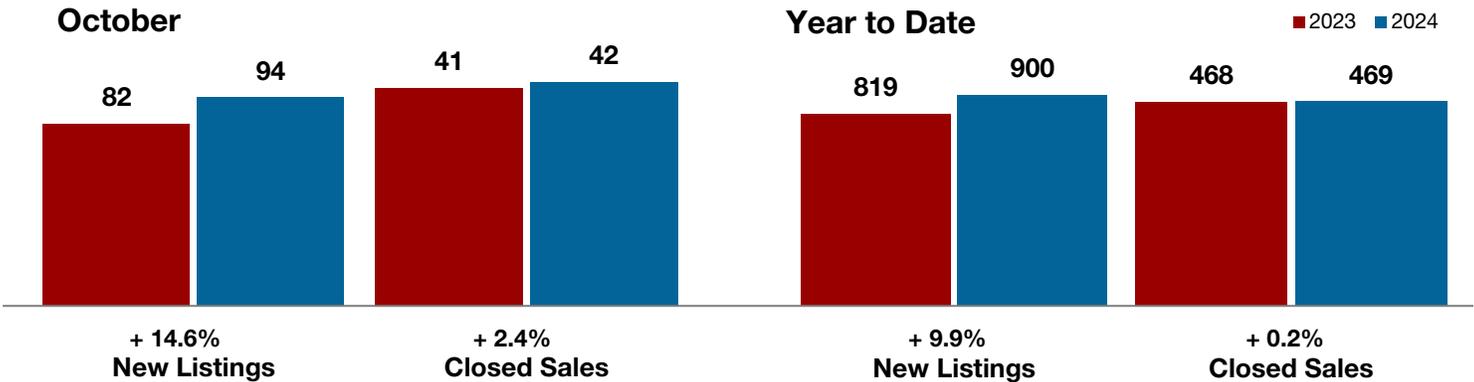
+ 7.3%

Change in
Median Sales Price

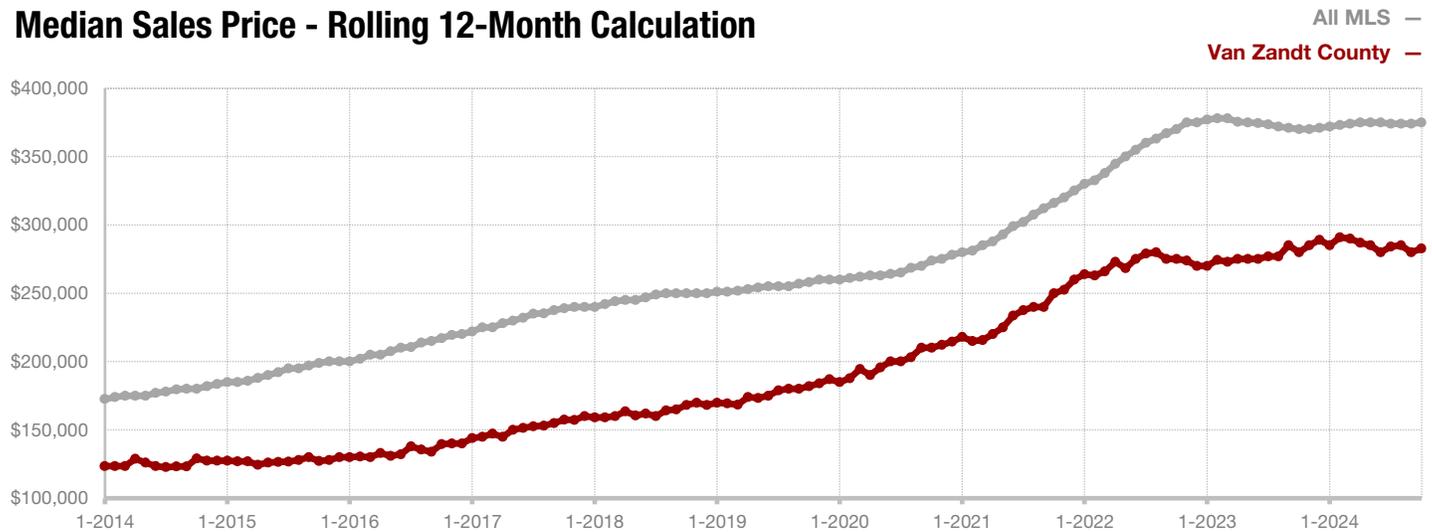
Van Zandt County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	82	94	+ 14.6%	819	900	+ 9.9%
Pending Sales	45	36	- 20.0%	476	476	0.0%
Closed Sales	41	42	+ 2.4%	468	469	+ 0.2%
Average Sales Price*	\$286,485	\$376,460	+ 31.4%	\$327,905	\$346,299	+ 5.6%
Median Sales Price*	\$265,000	\$284,250	+ 7.3%	\$290,000	\$283,250	- 2.3%
Percent of Original List Price Received*	92.5%	91.7%	- 0.9%	92.9%	93.2%	+ 0.3%
Days on Market Until Sale	49	67	+ 36.7%	70	70	0.0%
Inventory of Homes for Sale	307	347	+ 13.0%	--	--	--
Months Supply of Inventory	6.8	7.7	+ 13.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



+ 20.7%

+ 20.0%

- 2.8%

Change in
New Listings

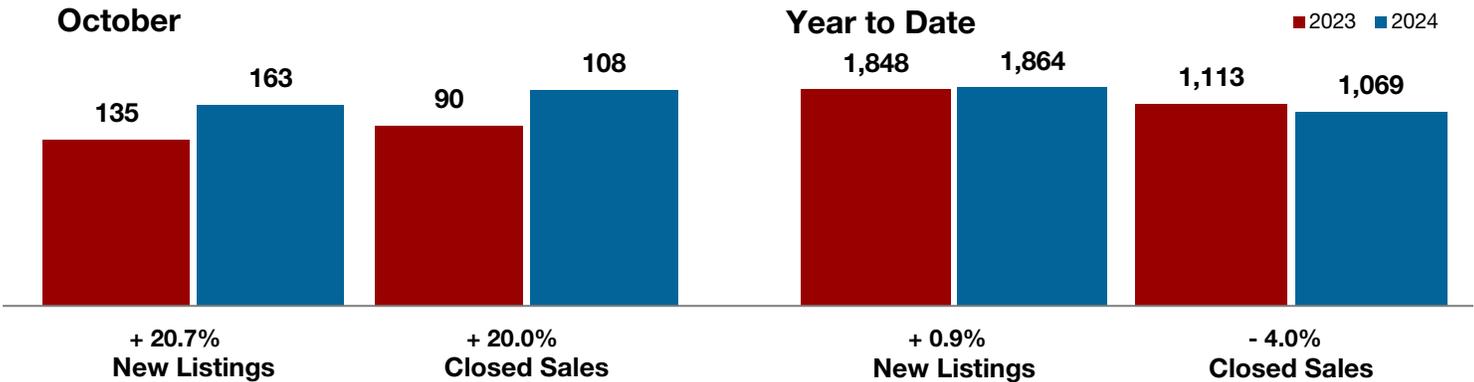
Change in
Closed Sales

Change in
Median Sales Price

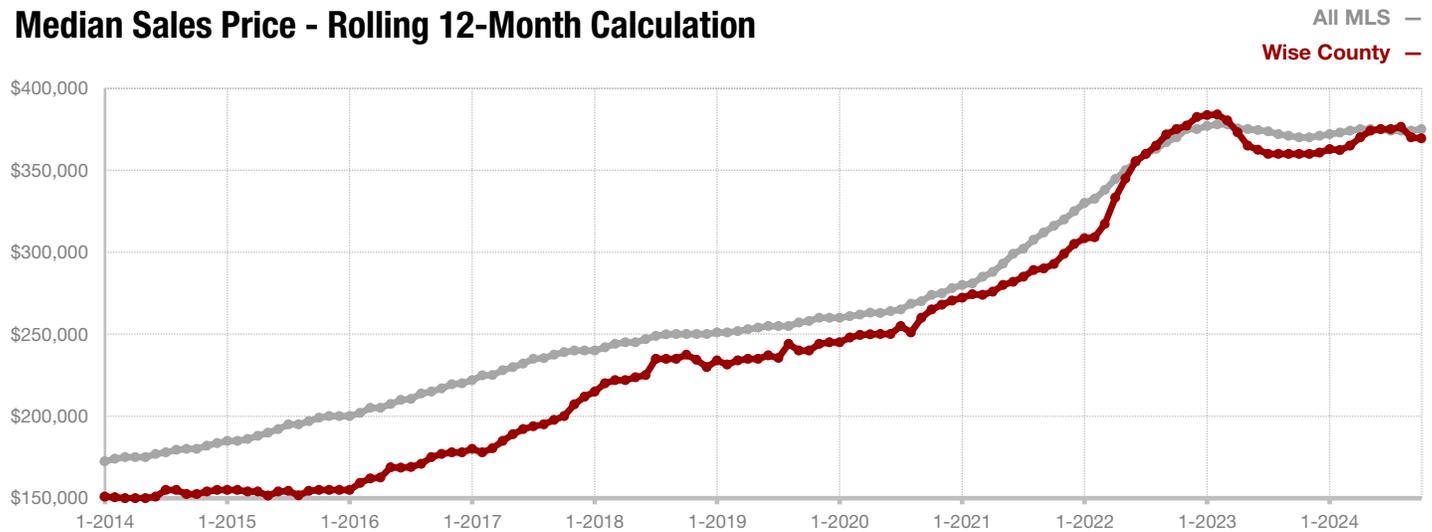
Wise County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	135	163	+ 20.7%	1,848	1,864	+ 0.9%
Pending Sales	90	95	+ 5.6%	1,139	1,075	- 5.6%
Closed Sales	90	108	+ 20.0%	1,113	1,069	- 4.0%
Average Sales Price*	\$419,643	\$384,266	- 8.4%	\$406,424	\$413,446	+ 1.7%
Median Sales Price*	\$370,000	\$359,495	- 2.8%	\$358,970	\$362,000	+ 0.8%
Percent of Original List Price Received*	93.6%	93.8%	+ 0.2%	95.7%	94.6%	- 1.1%
Days on Market Until Sale	88	68	- 22.7%	66	83	+ 25.8%
Inventory of Homes for Sale	628	636	+ 1.3%	--	--	--
Months Supply of Inventory	5.9	6.1	+ 3.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



- 6.2%

Change in
New Listings

- 6.7%

Change in
Closed Sales

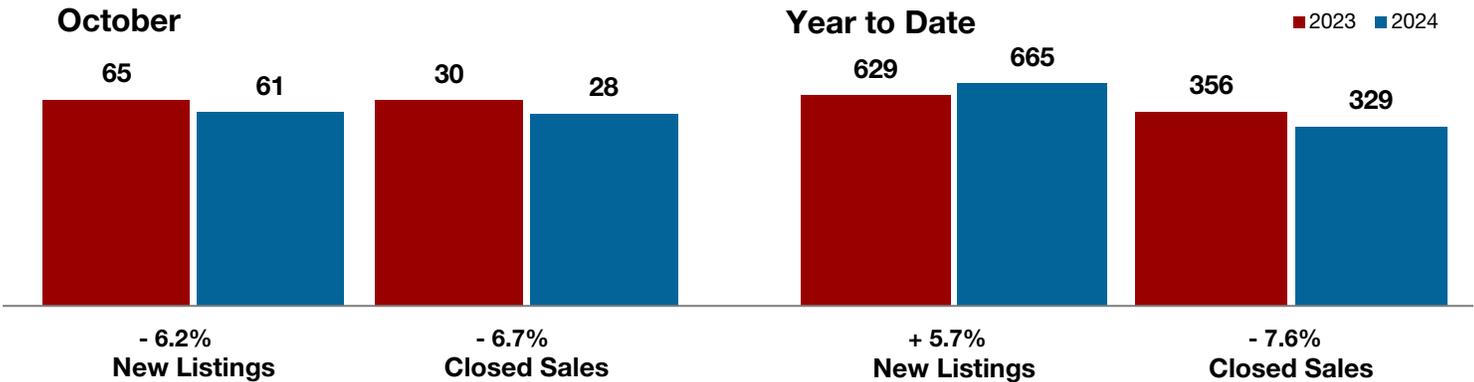
+ 3.3%

Change in
Median Sales Price

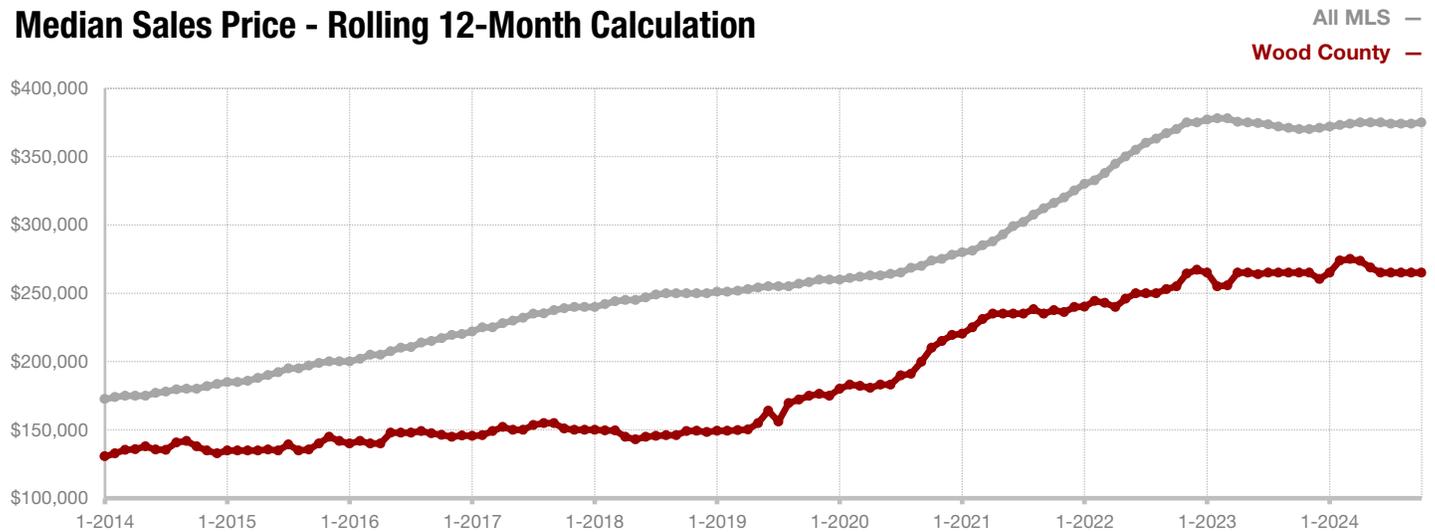
Wood County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	65	61	- 6.2%	629	665	+ 5.7%
Pending Sales	35	20	- 42.9%	370	331	- 10.5%
Closed Sales	30	28	- 6.7%	356	329	- 7.6%
Average Sales Price*	\$329,996	\$343,021	+ 3.9%	\$329,189	\$323,530	- 1.7%
Median Sales Price*	\$269,000	\$278,000	+ 3.3%	\$265,000	\$265,000	0.0%
Percent of Original List Price Received*	92.8%	88.7%	- 4.4%	93.1%	91.0%	- 2.3%
Days on Market Until Sale	59	95	+ 61.0%	62	78	+ 25.8%
Inventory of Homes for Sale	237	284	+ 19.8%	--	--	--
Months Supply of Inventory	6.7	8.9	+ 32.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – October 2024

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



- 66.7%

- 12.5%

+ 14.3%

Change in
New Listings

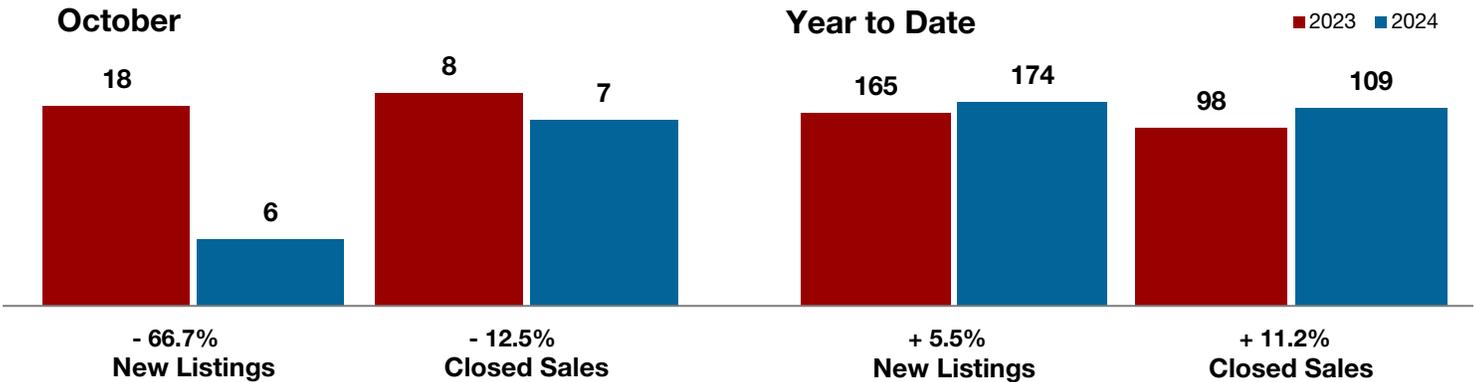
Change in
Closed Sales

Change in
Median Sales Price

Young County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	18	6	- 66.7%	165	174	+ 5.5%
Pending Sales	7	5	- 28.6%	102	112	+ 9.8%
Closed Sales	8	7	- 12.5%	98	109	+ 11.2%
Average Sales Price*	\$173,738	\$224,500	+ 29.2%	\$401,005	\$286,963	- 28.4%
Median Sales Price*	\$179,750	\$205,500	+ 14.3%	\$212,250	\$228,700	+ 7.8%
Percent of Original List Price Received*	86.8%	91.2%	+ 5.1%	90.9%	90.7%	- 0.2%
Days on Market Until Sale	54	106	+ 96.3%	61	78	+ 27.9%
Inventory of Homes for Sale	61	61	0.0%	--	--	--
Months Supply of Inventory	6.2	5.7	- 8.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

