

Local Market Updates

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



September 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 – September 2024

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



+ 37.5%

0.0%

+ 21.7%

Change in
New Listings

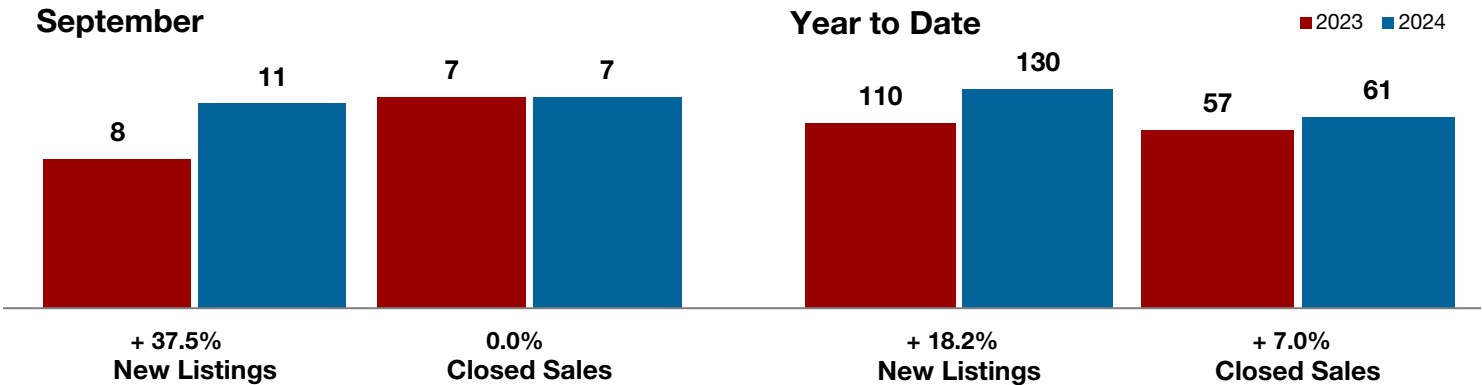
Change in
Closed Sales

Change in
Median Sales Price

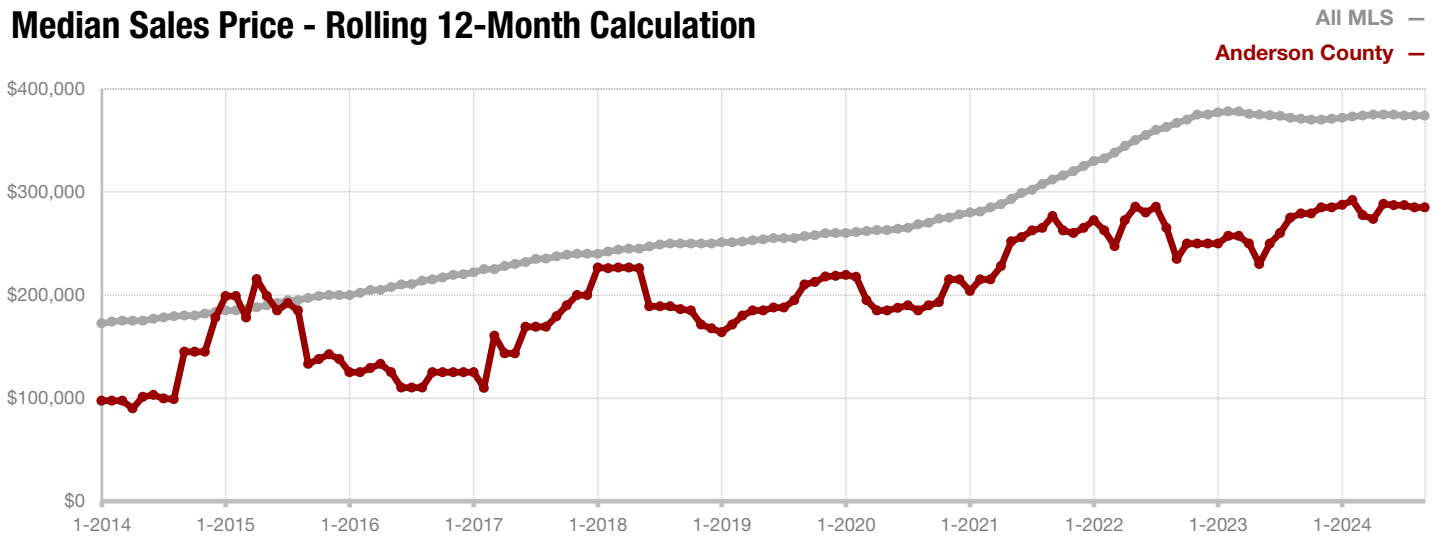
Anderson County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	11	+ 37.5%	110	130	+ 18.2%
Pending Sales	5	4	- 20.0%	60	61	+ 1.7%
Closed Sales	7	7	0.0%	57	61	+ 7.0%
Average Sales Price*	\$297,286	\$344,986	+ 16.0%	\$350,918	\$342,090	- 2.5%
Median Sales Price*	\$285,000	\$346,800	+ 21.7%	\$278,000	\$277,000	- 0.4%
Percent of Original List Price Received*	96.2%	83.9%	- 12.8%	94.2%	89.3%	- 5.2%
Days on Market Until Sale	49	142	+ 189.8%	53	102	+ 92.5%
Inventory of Homes for Sale	42	60	+ 42.9%	--	--	--
Months Supply of Inventory	6.8	10.1	+ 48.5%	--	--	--

* 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 – September 2024

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



0.0%

- 37.5%

+ 16.0%

Change in
New Listings

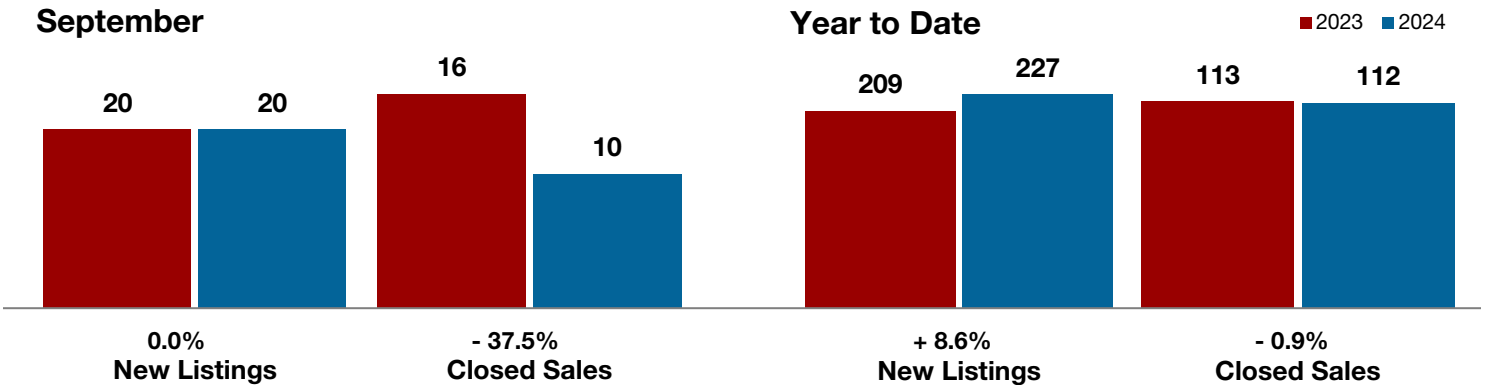
Change in
Closed Sales

Change in
Median Sales Price

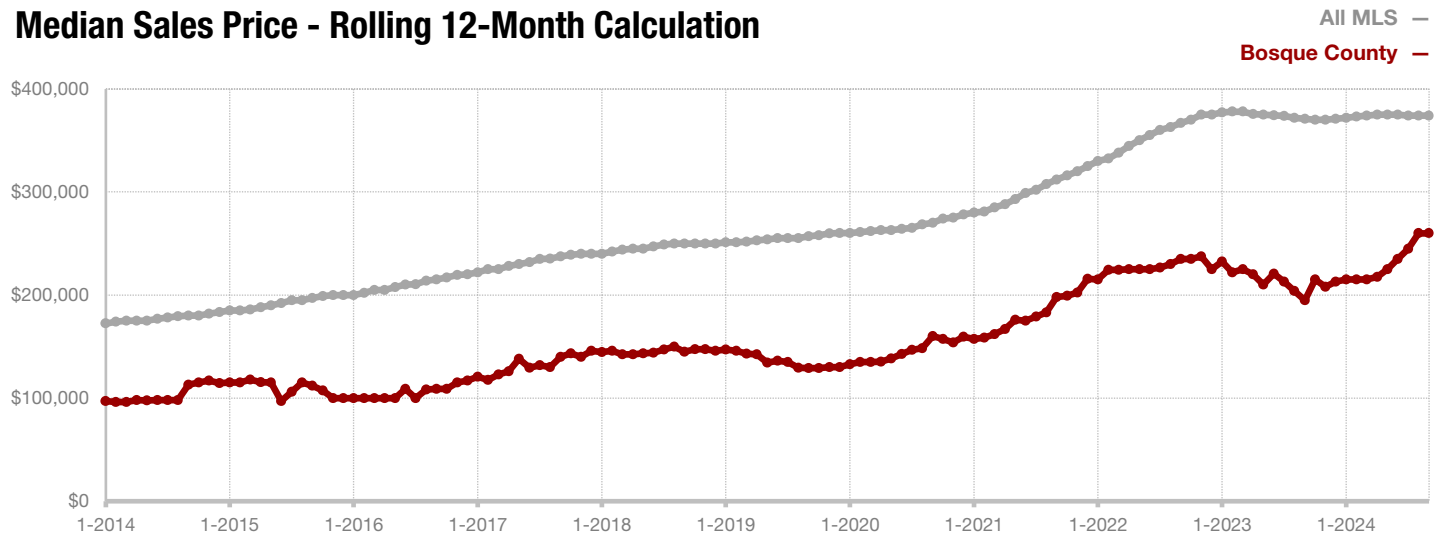
Bosque County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	20	20	0.0%	209	227	+ 8.6%
Pending Sales	7	18	+ 157.1%	122	123	+ 0.8%
Closed Sales	16	10	- 37.5%	113	112	- 0.9%
Average Sales Price*	\$375,313	\$562,400	+ 49.8%	\$282,336	\$441,557	+ 56.4%
Median Sales Price*	\$224,500	\$260,500	+ 16.0%	\$205,000	\$260,000	+ 26.8%
Percent of Original List Price Received*	93.5%	93.6%	+ 0.1%	90.3%	90.4%	+ 0.1%
Days on Market Until Sale	46	73	+ 58.7%	67	81	+ 20.9%
Inventory of Homes for Sale	89	105	+ 18.0%	--	--	--
Months Supply of Inventory	7.3	8.3	+ 13.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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+ 7.7%

- 29.2%

+ 15.7%

Change in
New Listings

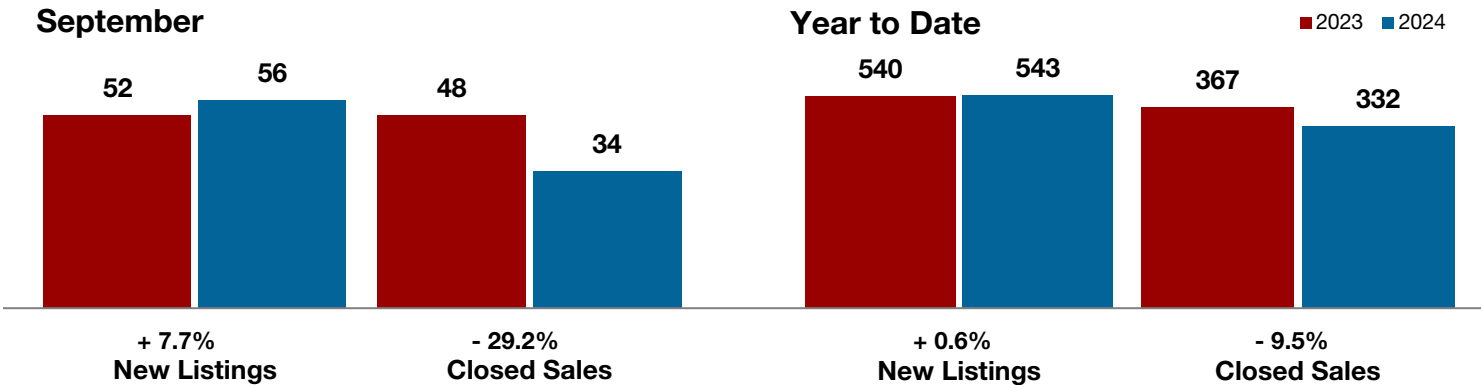
Change in
Closed Sales

Change in
Median Sales Price

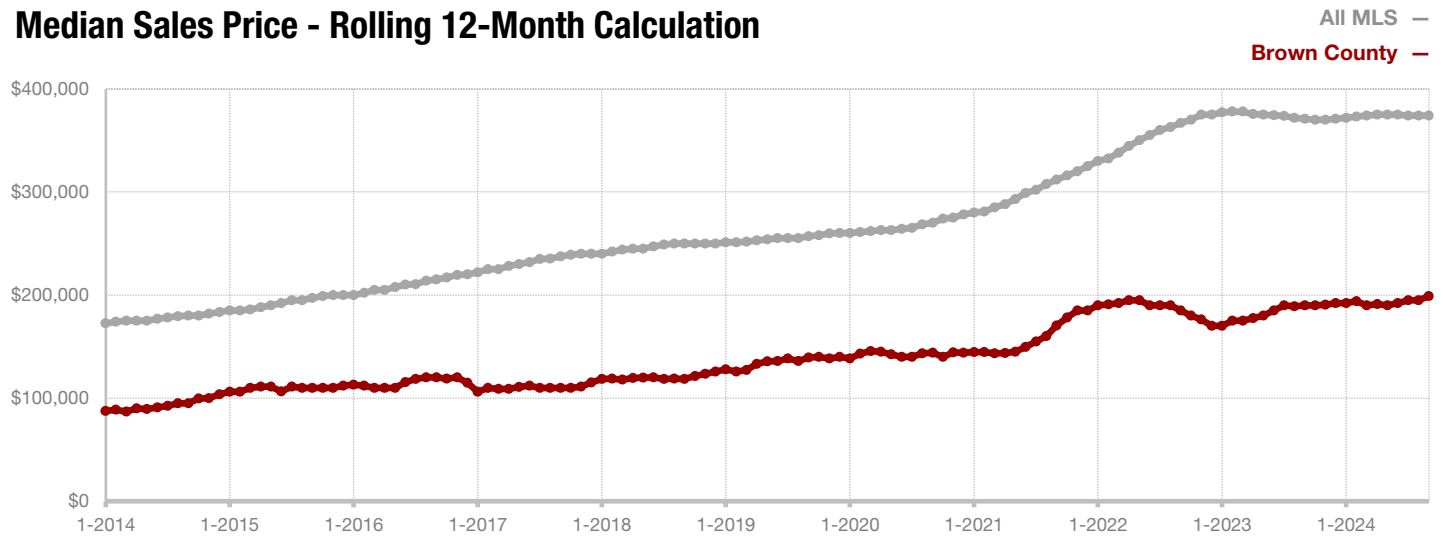
Brown County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	52	56	+ 7.7%	540	543	+ 0.6%
Pending Sales	29	31	+ 6.9%	379	329	- 13.2%
Closed Sales	48	34	- 29.2%	367	332	- 9.5%
Average Sales Price*	\$250,774	\$275,963	+ 10.0%	\$253,366	\$275,315	+ 8.7%
Median Sales Price*	\$194,000	\$224,500	+ 15.7%	\$199,250	\$209,000	+ 4.9%
Percent of Original List Price Received*	92.1%	90.2%	- 2.1%	92.0%	91.7%	- 0.3%
Days on Market Until Sale	66	90	+ 36.4%	65	71	+ 9.2%
Inventory of Homes for Sale	217	200	- 7.8%	--	--	--
Months Supply of Inventory	5.6	5.7	+ 1.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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- 26.1%

- 47.4%

+ 60.3%

Change in
New Listings

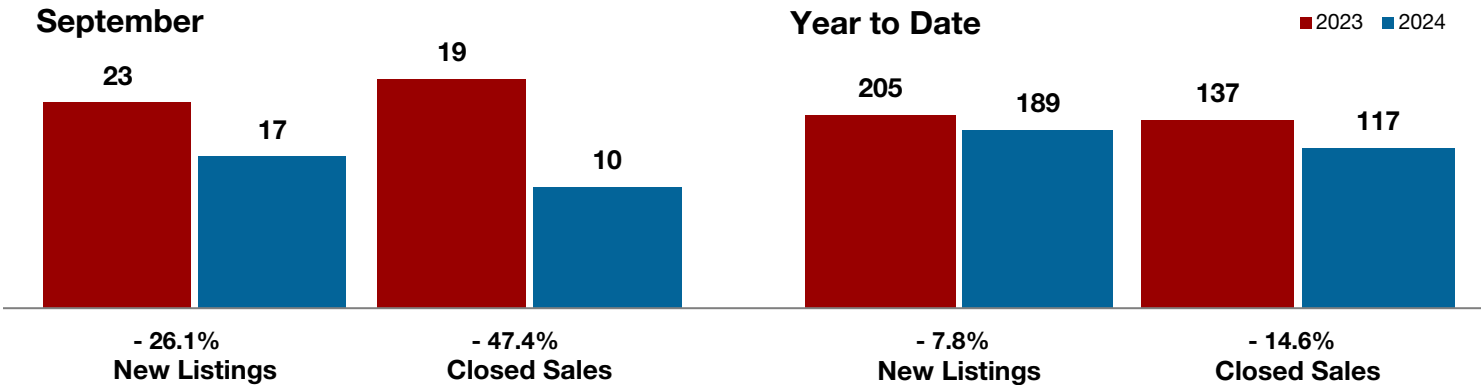
Change in
Closed Sales

Change in
Median Sales Price

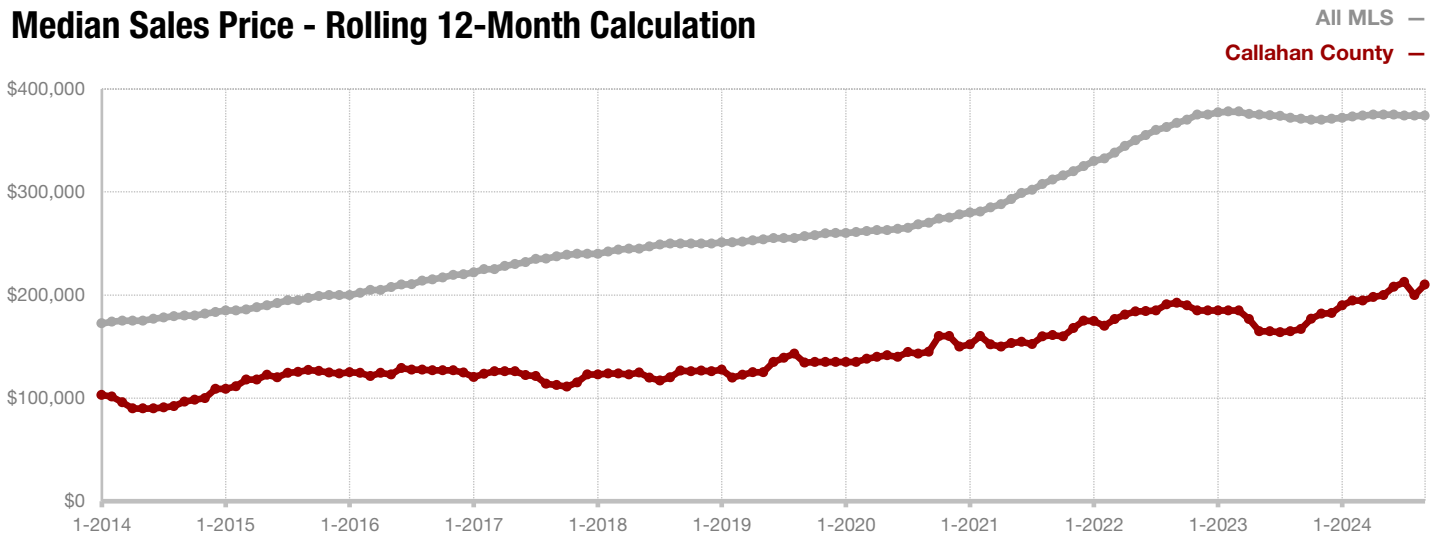
Callahan County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	23	17	- 26.1%	205	189	- 7.8%
Pending Sales	8	2	- 75.0%	138	111	- 19.6%
Closed Sales	19	10	- 47.4%	137	117	- 14.6%
Average Sales Price*	\$211,460	\$317,540	+ 50.2%	\$208,077	\$287,647	+ 38.2%
Median Sales Price*	\$208,000	\$333,500	+ 60.3%	\$180,000	\$210,000	+ 16.7%
Percent of Original List Price Received*	93.0%	91.7%	- 1.4%	91.8%	92.4%	+ 0.7%
Days on Market Until Sale	29	115	+ 296.6%	45	71	+ 57.8%
Inventory of Homes for Sale	64	86	+ 34.4%	--	--	--
Months Supply of Inventory	4.5	7.4	+ 64.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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+ 12.5%

- 25.0%

- 35.6%

Change in
New Listings

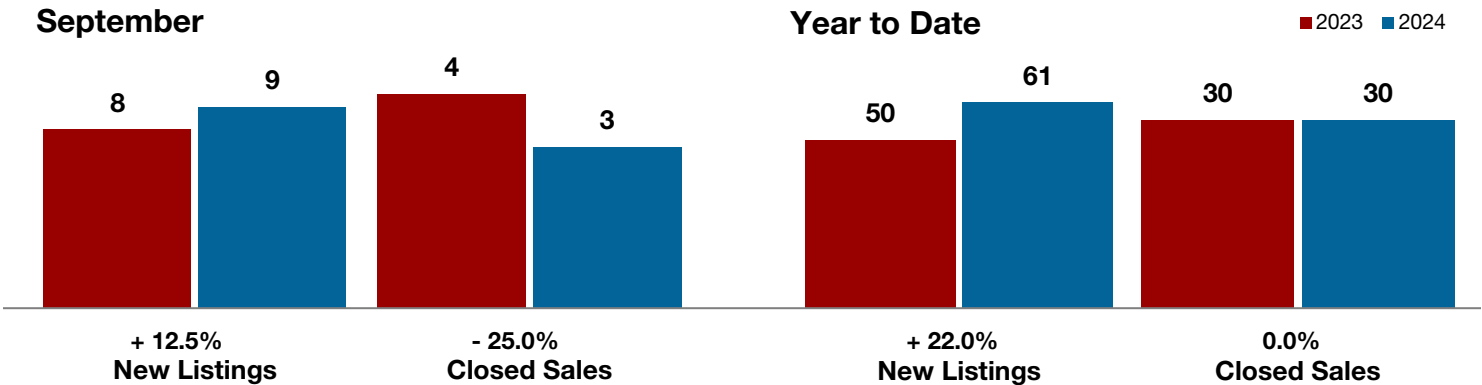
Change in
Closed Sales

Change in
Median Sales Price

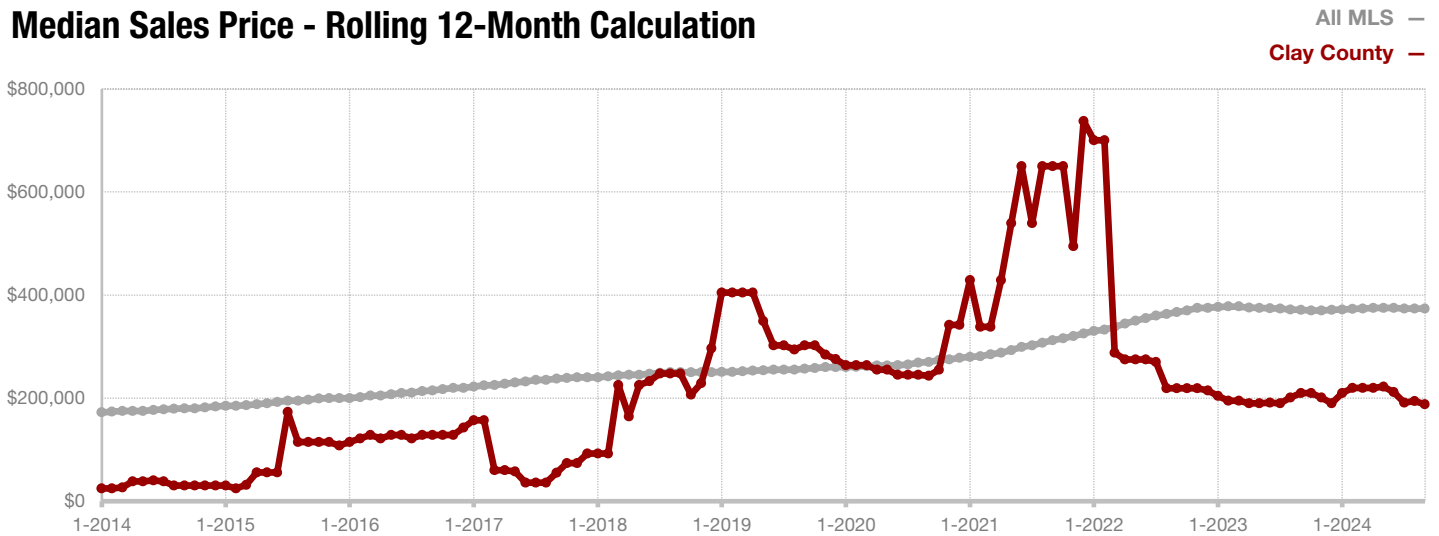
Clay County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	9	+ 12.5%	50	61	+ 22.0%
Pending Sales	5	2	- 60.0%	29	29	0.0%
Closed Sales	4	3	- 25.0%	30	30	0.0%
Average Sales Price*	\$285,000	\$218,167	- 23.5%	\$262,873	\$288,983	+ 9.9%
Median Sales Price*	\$247,500	\$159,500	- 35.6%	\$200,000	\$192,750	- 3.6%
Percent of Original List Price Received*	96.6%	94.4%	- 2.3%	93.2%	90.1%	- 3.3%
Days on Market Until Sale	33	80	+ 142.4%	58	96	+ 65.5%
Inventory of Homes for Sale	28	32	+ 14.3%	--	--	--
Months Supply of Inventory	8.8	9.6	+ 9.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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+ 85.7%

+ 60.0%

+ 82.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Coleman County

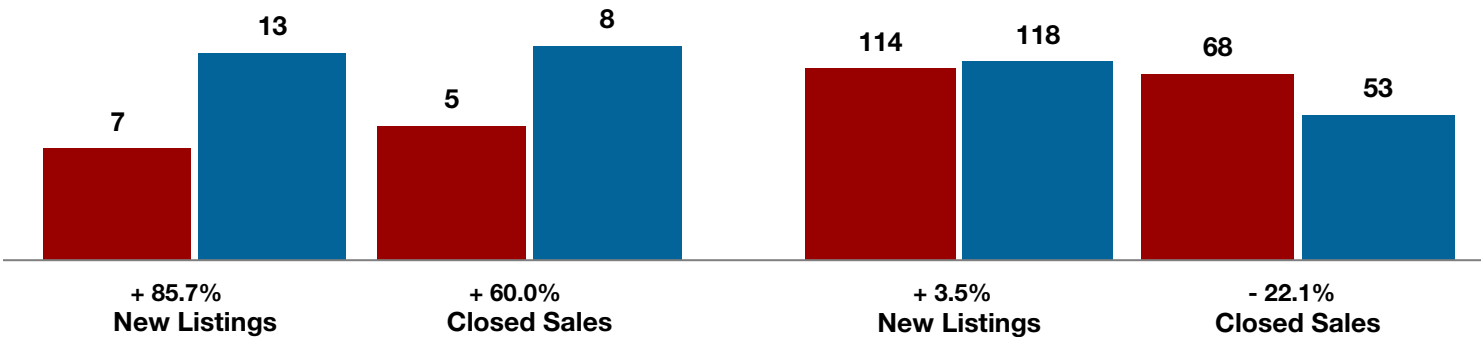
	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	7	13	+ 85.7%	114	118	+ 3.5%
Pending Sales	5	6	+ 20.0%	65	63	- 3.1%
Closed Sales	5	8	+ 60.0%	68	53	- 22.1%
Average Sales Price*	\$97,400	\$209,875	+ 115.5%	\$136,461	\$179,953	+ 31.9%
Median Sales Price*	\$100,000	\$182,500	+ 82.5%	\$102,500	\$130,000	+ 26.8%
Percent of Original List Price Received*	90.7%	95.7%	+ 5.5%	84.4%	88.3%	+ 4.6%
Days on Market Until Sale	100	105	+ 5.0%	82	82	0.0%
Inventory of Homes for Sale	55	56	+ 1.8%	--	--	--
Months Supply of Inventory	7.9	9.2	+ 16.5%	--	--	--

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September

Year to Date

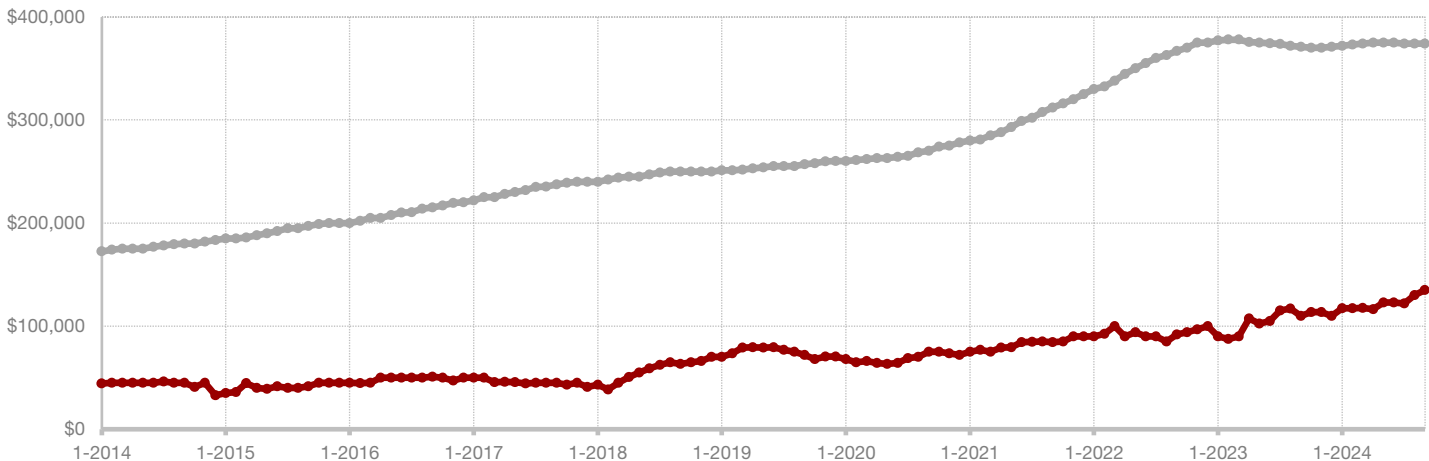
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Coleman County —



Local Market Update – September 2024

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+ 21.1%

+ 7.8%

- 3.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Collin County

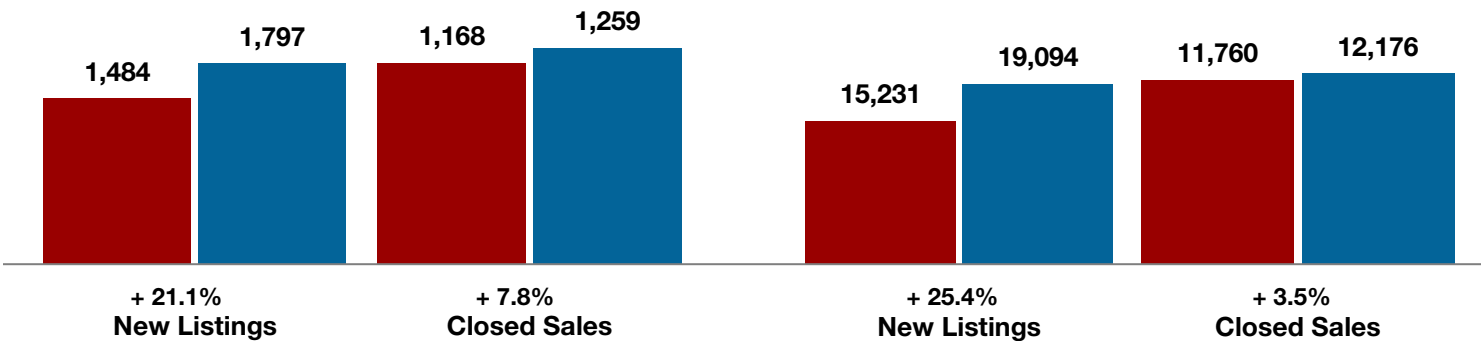
	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,484	1,797	+ 21.1%	15,231	19,094	+ 25.4%
Pending Sales	1,072	1,165	+ 8.7%	12,095	12,541	+ 3.7%
Closed Sales	1,168	1,259	+ 7.8%	11,760	12,176	+ 3.5%
Average Sales Price*	\$570,037	\$552,866	- 3.0%	\$582,424	\$568,351	- 2.4%
Median Sales Price*	\$499,431	\$481,500	- 3.6%	\$511,000	\$494,990	- 3.1%
Percent of Original List Price Received*	96.4%	94.7%	- 1.8%	96.8%	96.4%	- 0.4%
Days on Market Until Sale	37	54	+ 45.9%	42	44	+ 4.8%
Inventory of Homes for Sale	3,267	4,931	+ 50.9%	--	--	--
Months Supply of Inventory	2.6	3.8	+ 46.2%	--	--	--

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September

Year to Date

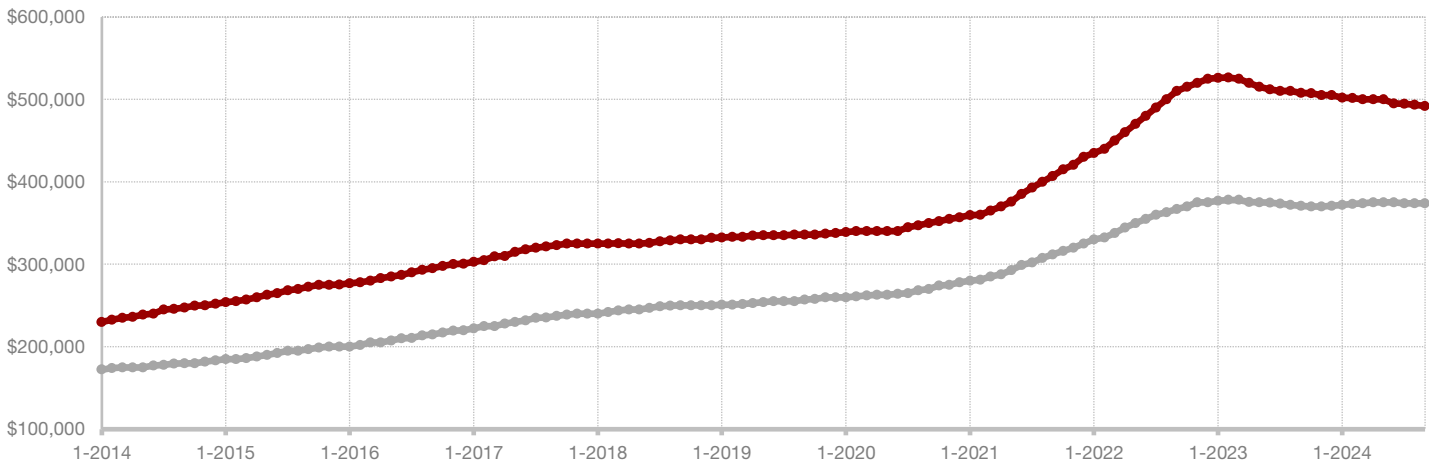
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Collin County —



Local Market Update – September 2024

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+ 30.8%

+ 7.1%

- 14.3%

Change in
New Listings

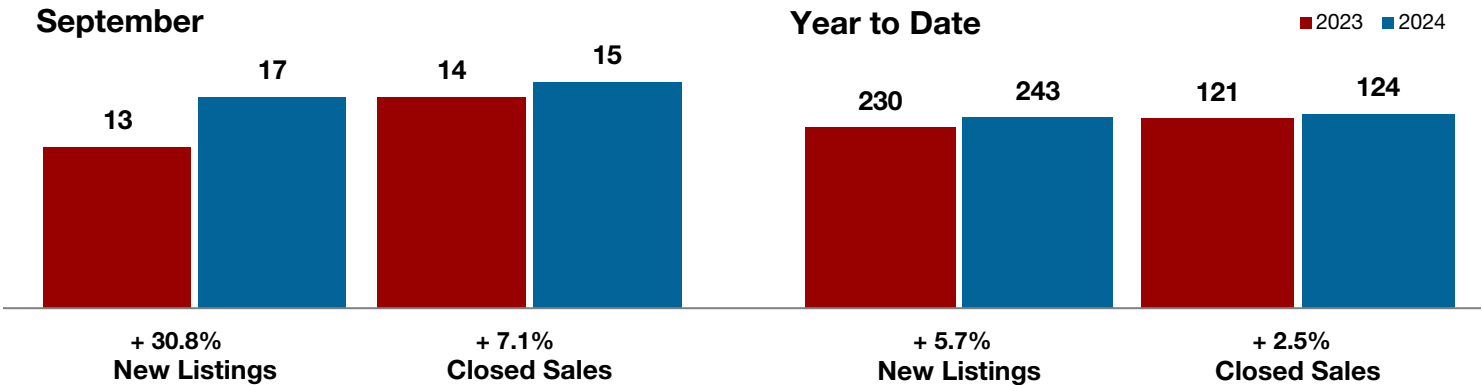
Change in
Closed Sales

Change in
Median Sales Price

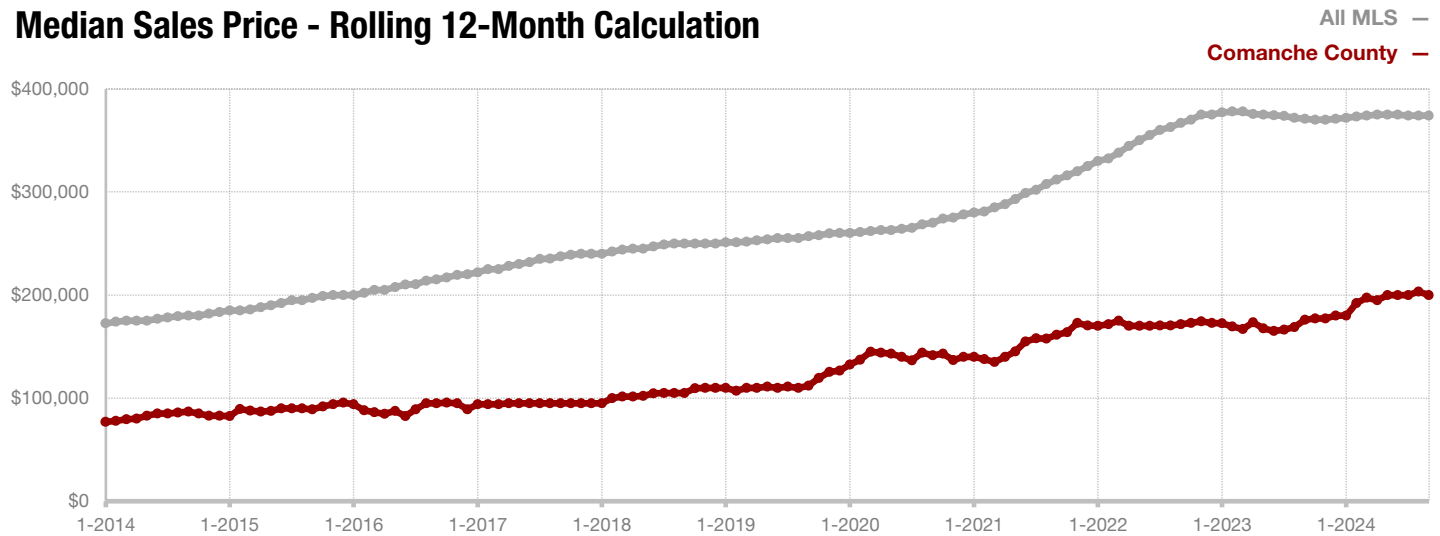
Comanche County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	13	17	+ 30.8%	230	243	+ 5.7%
Pending Sales	15	5	- 66.7%	131	123	- 6.1%
Closed Sales	14	15	+ 7.1%	121	124	+ 2.5%
Average Sales Price*	\$297,207	\$217,383	- 26.9%	\$223,803	\$293,231	+ 31.0%
Median Sales Price*	\$210,000	\$179,900	- 14.3%	\$177,200	\$200,000	+ 12.9%
Percent of Original List Price Received*	97.9%	93.0%	- 5.0%	90.7%	89.3%	- 1.5%
Days on Market Until Sale	86	56	- 34.9%	83	94	+ 13.3%
Inventory of Homes for Sale	115	121	+ 5.2%	--	--	--
Months Supply of Inventory	8.9	9.6	+ 7.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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



+ 27.0%

Change in
New Listings

+ 7.7%

Change in
Closed Sales

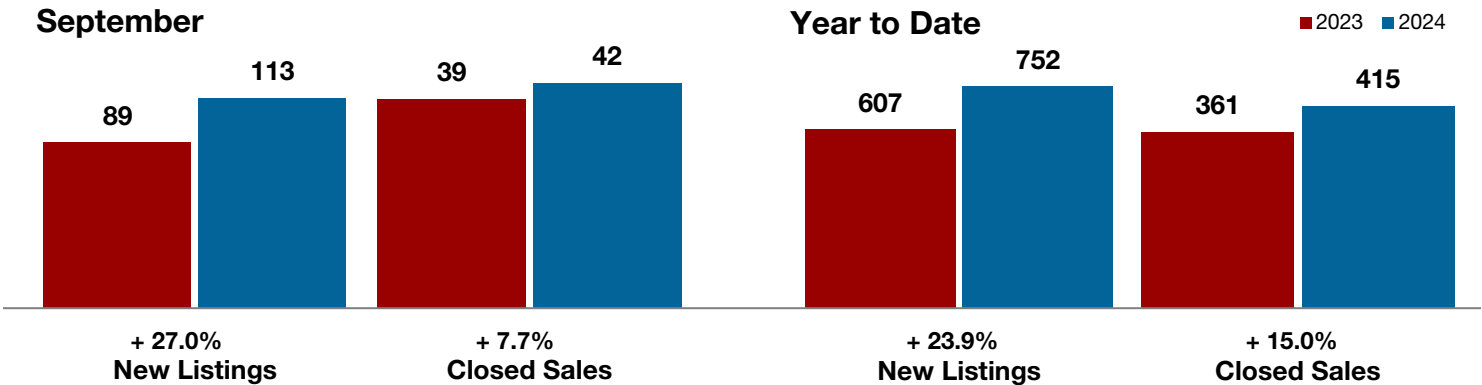
+ 3.7%

Change in
Median Sales Price

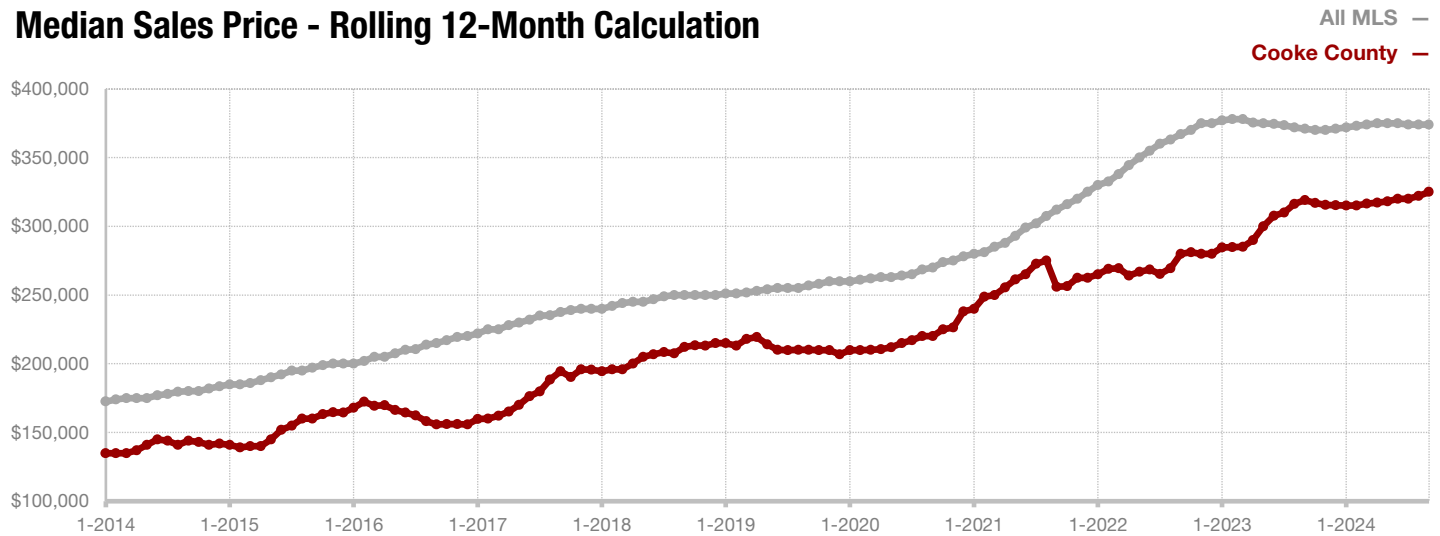
Cooke County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	89	113	+ 27.0%	607	752	+ 23.9%
Pending Sales	36	42	+ 16.7%	382	435	+ 13.9%
Closed Sales	39	42	+ 7.7%	361	415	+ 15.0%
Average Sales Price*	\$417,300	\$456,730	+ 9.4%	\$402,725	\$444,382	+ 10.3%
Median Sales Price*	\$340,000	\$352,500	+ 3.7%	\$325,000	\$339,945	+ 4.6%
Percent of Original List Price Received*	94.0%	90.7%	- 3.5%	94.3%	93.4%	- 1.0%
Days on Market Until Sale	50	117	+ 134.0%	57	75	+ 31.6%
Inventory of Homes for Sale	237	296	+ 24.9%	--	--	--
Months Supply of Inventory	6.3	6.6	+ 4.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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+ 11.0%

- 2.1%

+ 1.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Dallas County

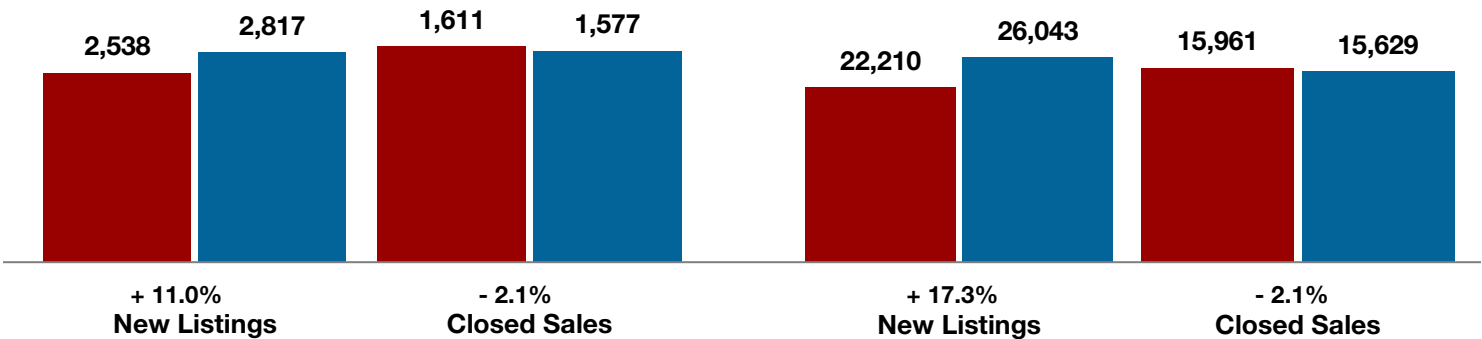
	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,538	2,817	+ 11.0%	22,210	26,043	+ 17.3%
Pending Sales	1,579	1,488	- 5.8%	16,424	16,003	- 2.6%
Closed Sales	1,611	1,577	- 2.1%	15,961	15,629	- 2.1%
Average Sales Price*	\$517,276	\$535,038	+ 3.4%	\$514,183	\$544,289	+ 5.9%
Median Sales Price*	\$359,900	\$365,000	+ 1.4%	\$360,000	\$369,772	+ 2.7%
Percent of Original List Price Received*	96.5%	95.2%	- 1.3%	96.9%	95.9%	- 1.0%
Days on Market Until Sale	33	44	+ 33.3%	34	41	+ 20.6%
Inventory of Homes for Sale	5,014	6,936	+ 38.3%	--	--	--
Months Supply of Inventory	2.9	4.1	+ 41.4%	--	--	--

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September

Year to Date

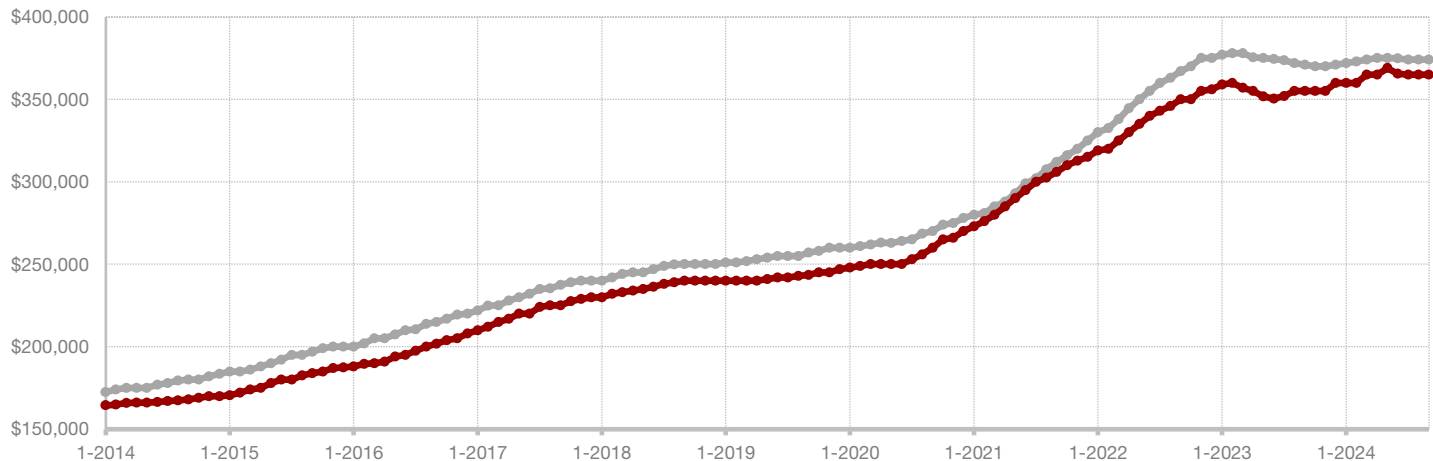
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Dallas County —



Local Market Update – September 2024

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+ 12.5%

- 50.0%

- 60.5%

Change in
New Listings

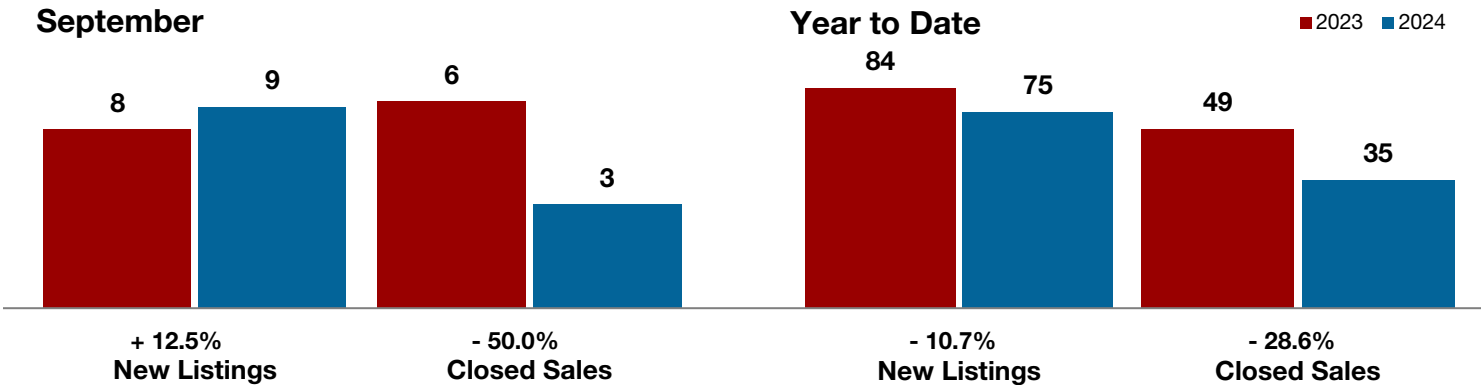
Change in
Closed Sales

Change in
Median Sales Price

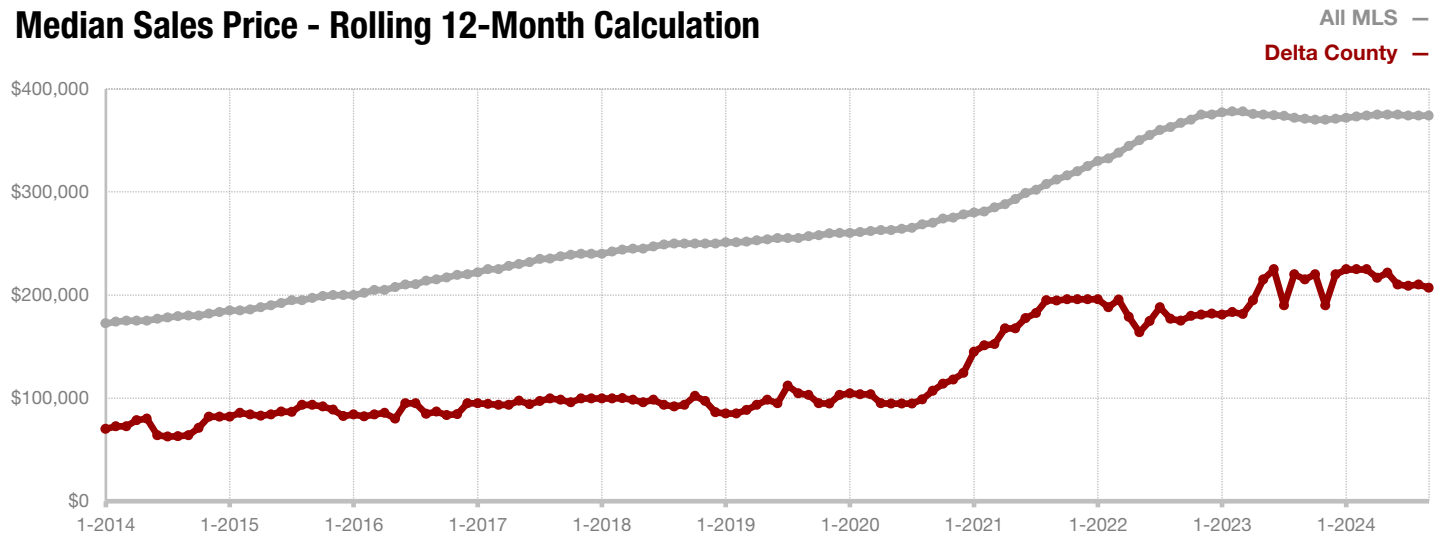
Delta County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	9	+ 12.5%	84	75	- 10.7%
Pending Sales	6	2	- 66.7%	51	35	- 31.4%
Closed Sales	6	3	- 50.0%	49	35	- 28.6%
Average Sales Price*	\$357,667	\$113,667	- 68.2%	\$273,545	\$239,089	- 12.6%
Median Sales Price*	\$220,000	\$87,000	- 60.5%	\$215,000	\$205,000	- 4.7%
Percent of Original List Price Received*	88.1%	88.7%	+ 0.7%	93.2%	91.0%	- 2.4%
Days on Market Until Sale	50	66	+ 32.0%	45	69	+ 53.3%
Inventory of Homes for Sale	36	34	- 5.6%	--	--	--
Months Supply of Inventory	6.4	8.7	+ 35.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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+ 13.5%

- 11.9%

+ 0.6%

Change in
New Listings

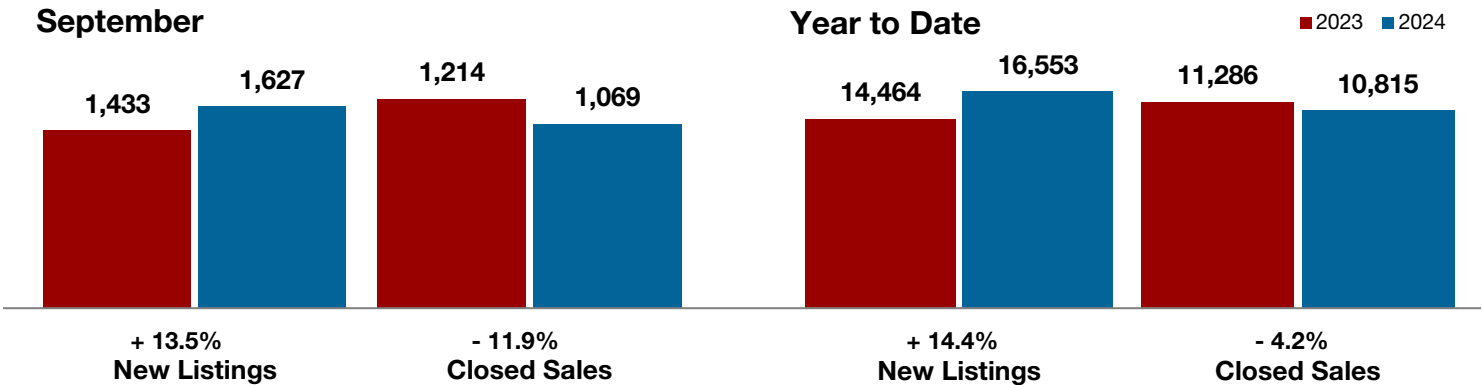
Change in
Closed Sales

Change in
Median Sales Price

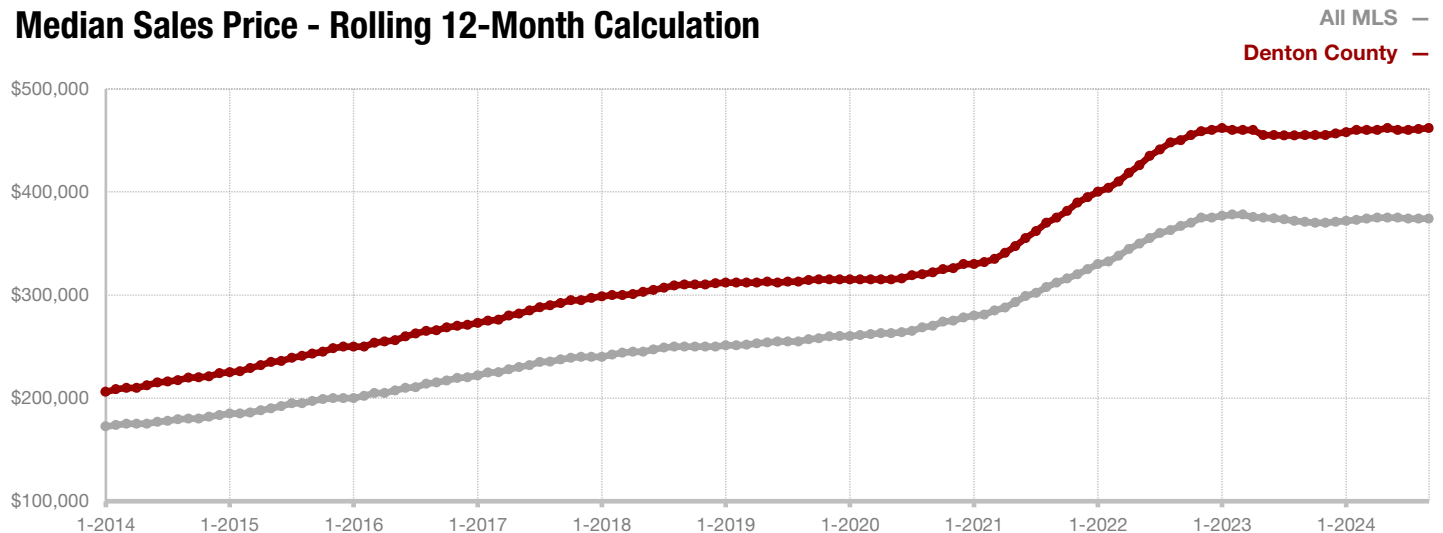
Denton County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,433	1,627	+ 13.5%	14,464	16,553	+ 14.4%
Pending Sales	1,034	975	- 5.7%	11,552	11,127	- 3.7%
Closed Sales	1,214	1,069	- 11.9%	11,286	10,815	- 4.2%
Average Sales Price*	\$548,217	\$554,373	+ 1.1%	\$545,863	\$563,359	+ 3.2%
Median Sales Price*	\$457,450	\$460,000	+ 0.6%	\$458,000	\$465,000	+ 1.5%
Percent of Original List Price Received*	96.1%	95.1%	- 1.0%	96.5%	96.5%	0.0%
Days on Market Until Sale	45	50	+ 11.1%	46	44	- 4.3%
Inventory of Homes for Sale	3,183	4,292	+ 34.8%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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0.0%

+ 90.0%

+ 31.7%

Change in
New Listings

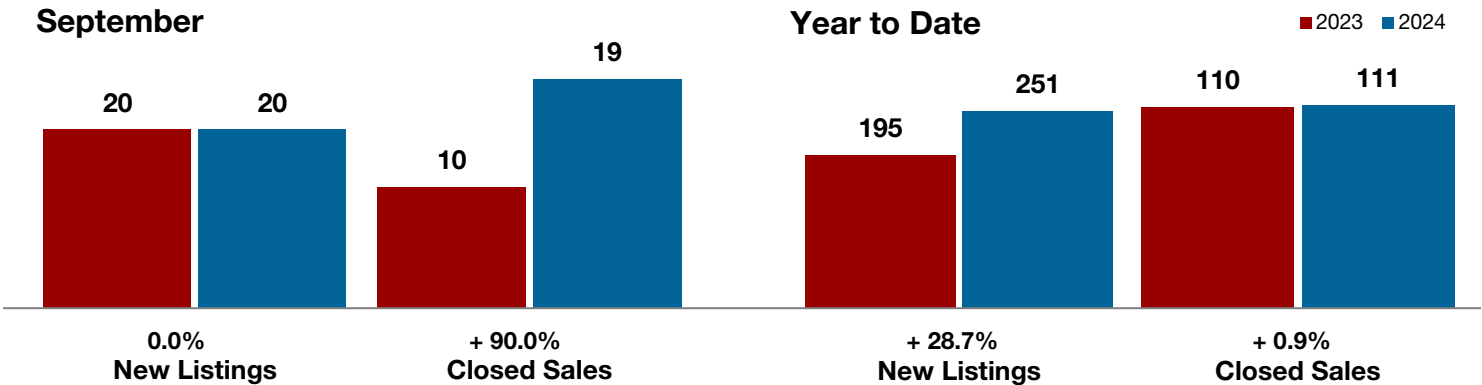
Change in
Closed Sales

Change in
Median Sales Price

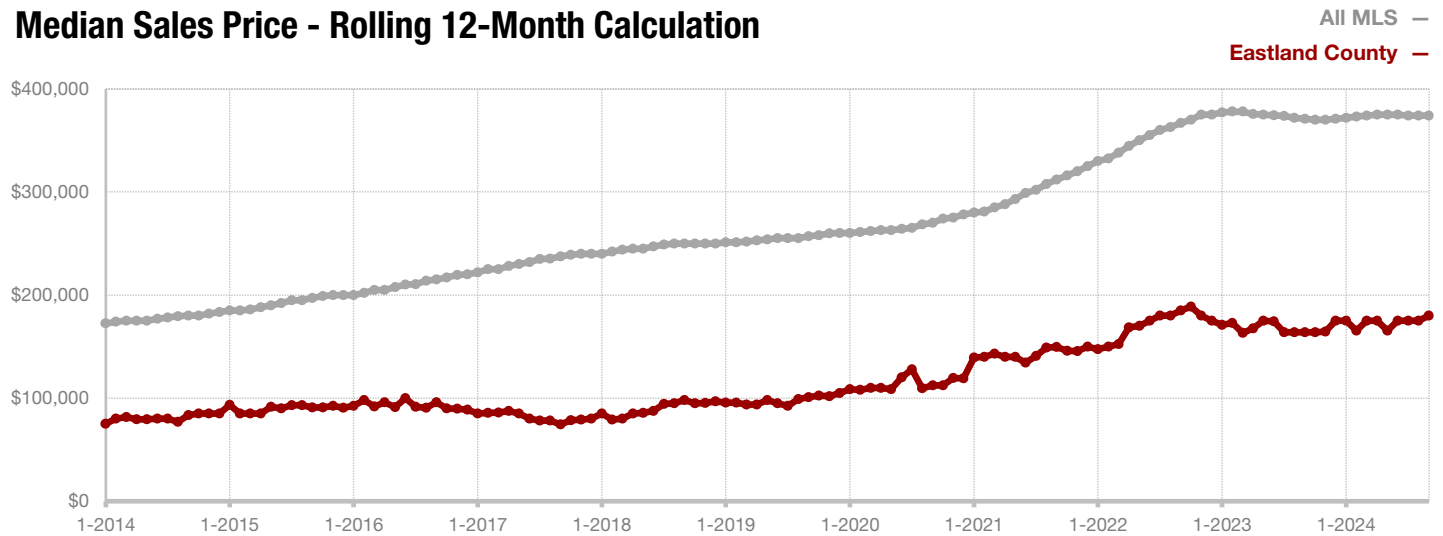
Eastland County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	20	20	0.0%	195	251	+ 28.7%
Pending Sales	12	3	- 75.0%	116	120	+ 3.4%
Closed Sales	10	19	+ 90.0%	110	111	+ 0.9%
Average Sales Price*	\$229,140	\$274,182	+ 19.7%	\$243,563	\$319,660	+ 31.2%
Median Sales Price*	\$178,500	\$235,000	+ 31.7%	\$178,500	\$185,500	+ 3.9%
Percent of Original List Price Received*	87.6%	89.3%	+ 1.9%	89.9%	89.3%	- 0.7%
Days on Market Until Sale	97	133	+ 37.1%	78	98	+ 25.6%
Inventory of Homes for Sale	91	133	+ 46.2%	--	--	--
Months Supply of Inventory	7.6	11.2	+ 47.4%	--	--	--

* 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 – September 2024

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



+ 4.7%

+ 15.4%

- 2.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Ellis County

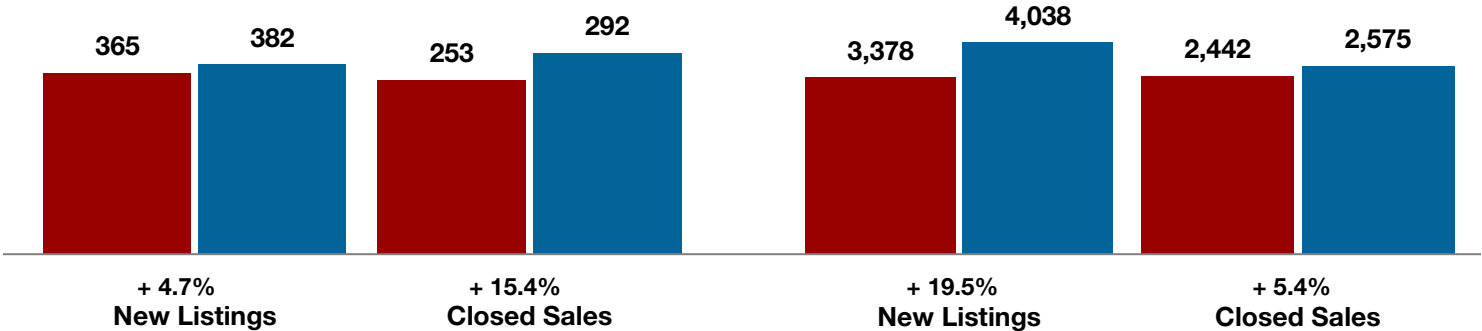
	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	365	382	+ 4.7%	3,378	4,038	+ 19.5%
Pending Sales	222	276	+ 24.3%	2,538	2,693	+ 6.1%
Closed Sales	253	292	+ 15.4%	2,442	2,575	+ 5.4%
Average Sales Price*	\$448,665	\$437,587	- 2.5%	\$428,189	\$440,088	+ 2.8%
Median Sales Price*	\$414,900	\$406,008	- 2.1%	\$409,000	\$408,900	- 0.0%
Percent of Original List Price Received*	95.4%	94.7%	- 0.7%	95.5%	95.3%	- 0.2%
Days on Market Until Sale	52	74	+ 42.3%	64	72	+ 12.5%
Inventory of Homes for Sale	1,127	1,408	+ 24.9%	--	--	--
Months Supply of Inventory	4.3	5.0	+ 16.3%	--	--	--

* 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.

September

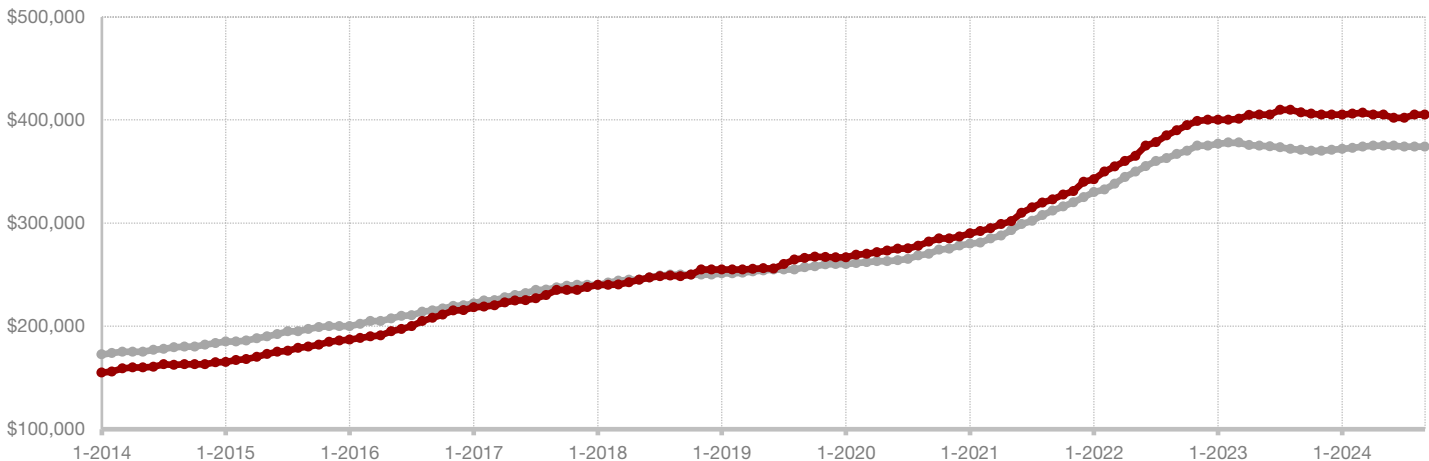
Year to Date

■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —
Ellis County —



Local Market Update – September 2024

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



- 11.3%

Change in
New Listings

- 9.1%

Change in
Closed Sales

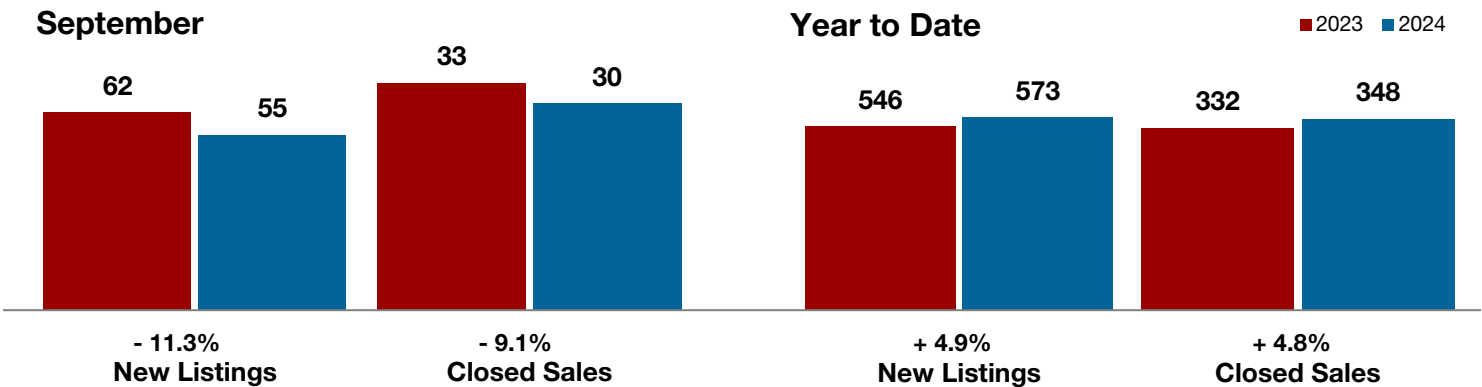
- 10.0%

Change in
Median Sales Price

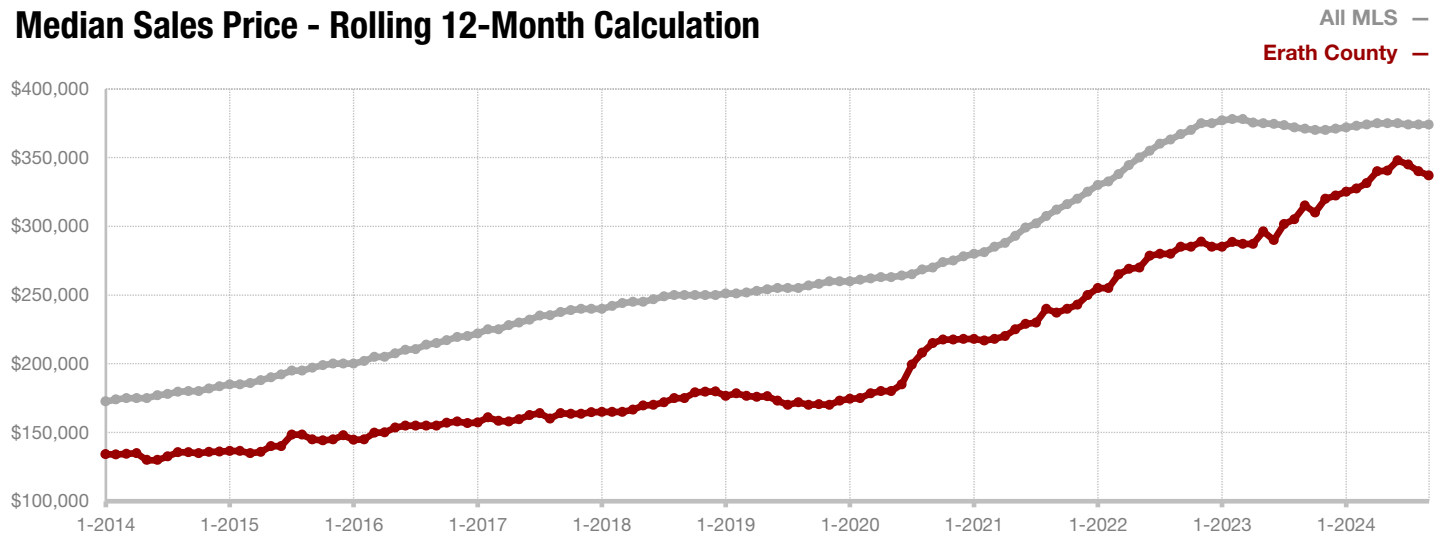
Erath County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	62	55	- 11.3%	546	573	+ 4.9%
Pending Sales	22	13	- 40.9%	344	346	+ 0.6%
Closed Sales	33	30	- 9.1%	332	348	+ 4.8%
Average Sales Price*	\$493,724	\$394,265	- 20.1%	\$423,508	\$417,458	- 1.4%
Median Sales Price*	\$385,000	\$346,450	- 10.0%	\$317,500	\$340,000	+ 7.1%
Percent of Original List Price Received*	91.1%	91.8%	+ 0.8%	94.3%	93.5%	- 0.8%
Days on Market Until Sale	53	68	+ 28.3%	54	69	+ 27.8%
Inventory of Homes for Sale	211	237	+ 12.3%	--	--	--
Months Supply of Inventory	6.1	6.3	+ 3.3%	--	--	--

* 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 – September 2024

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



+ 5.8%

+ 12.0%

+ 27.0%

Change in
New Listings

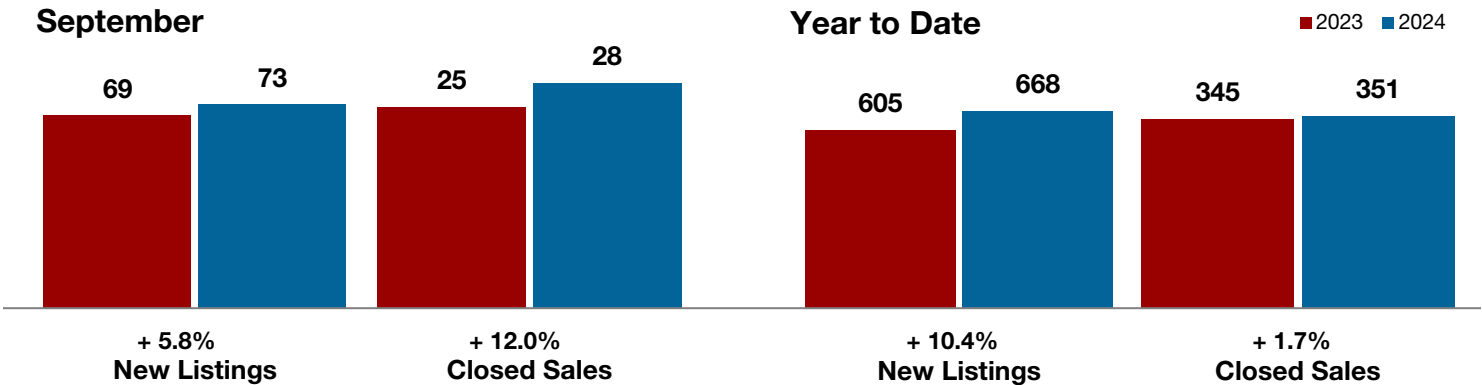
Change in
Closed Sales

Change in
Median Sales Price

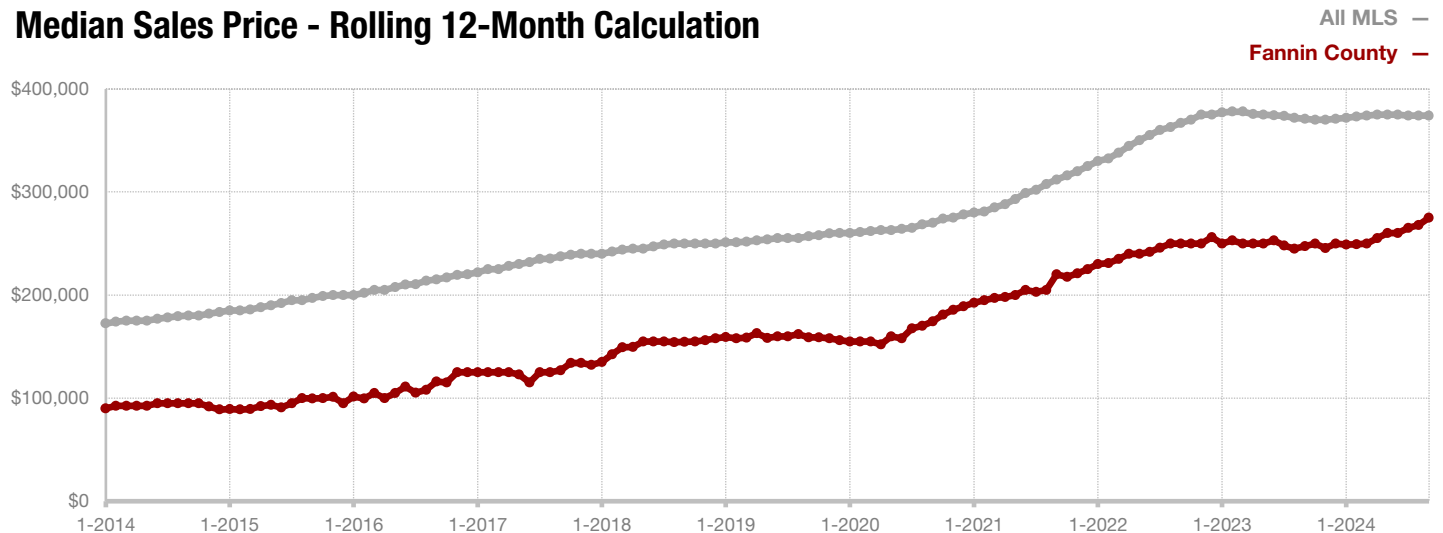
Fannin County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	69	73	+ 5.8%	605	668	+ 10.4%
Pending Sales	34	24	- 29.4%	348	353	+ 1.4%
Closed Sales	25	28	+ 12.0%	345	351	+ 1.7%
Average Sales Price*	\$268,254	\$354,956	+ 32.3%	\$295,644	\$318,740	+ 7.8%
Median Sales Price*	\$250,000	\$317,500	+ 27.0%	\$245,500	\$280,000	+ 14.1%
Percent of Original List Price Received*	92.0%	94.2%	+ 2.4%	92.3%	92.7%	+ 0.4%
Days on Market Until Sale	57	83	+ 45.6%	69	78	+ 13.0%
Inventory of Homes for Sale	259	289	+ 11.6%	--	--	--
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 – September 2024

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



- 42.9%

- 30.0%

+ 124.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

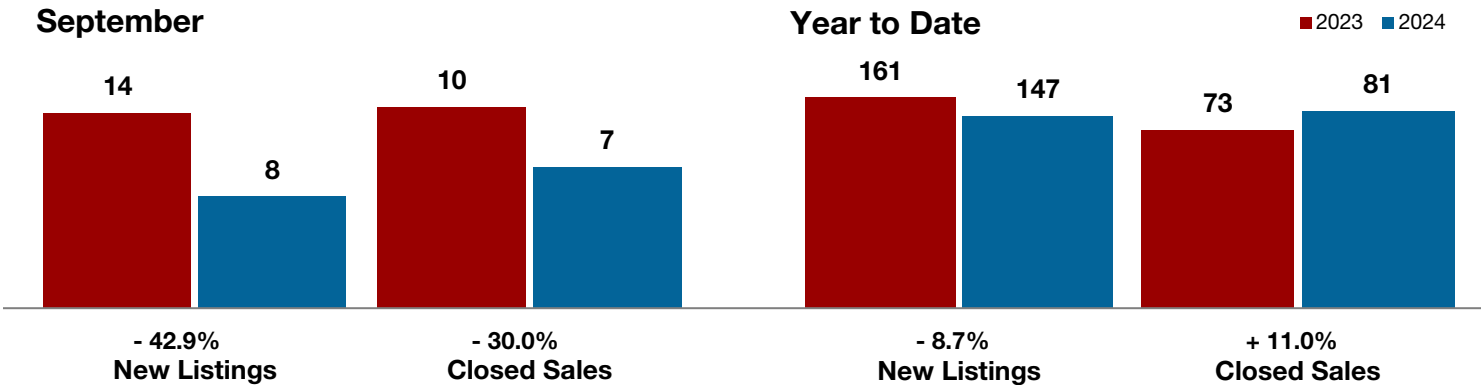
Franklin County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	8	- 42.9%	161	147	- 8.7%
Pending Sales	11	4	- 63.6%	79	80	+ 1.3%
Closed Sales	10	7	- 30.0%	73	81	+ 11.0%
Average Sales Price*	\$581,740	\$795,986	+ 36.8%	\$577,928	\$711,777	+ 23.2%
Median Sales Price*	\$282,450	\$635,000	+ 124.8%	\$286,000	\$474,250	+ 65.8%
Percent of Original List Price Received*	87.8%	96.1%	+ 9.5%	93.0%	92.7%	- 0.3%
Days on Market Until Sale	94	66	- 29.8%	61	68	+ 11.5%
Inventory of Homes for Sale	58	57	- 1.7%	--	--	--
Months Supply of Inventory	7.1	7.2	+ 1.4%	--	--	--

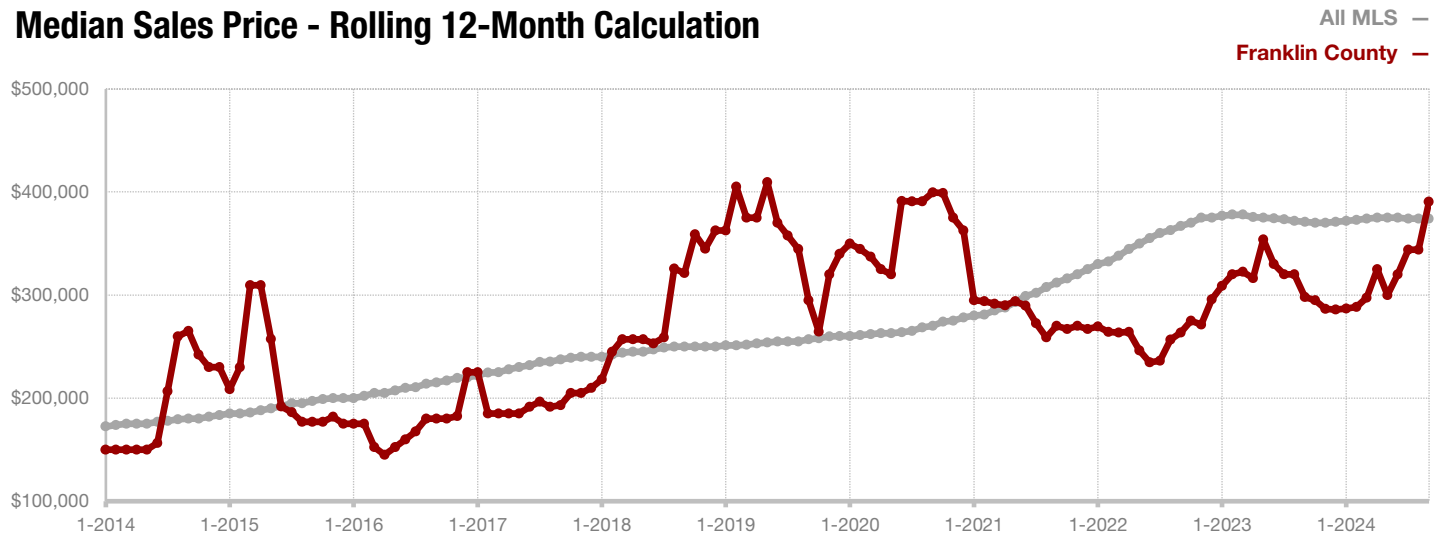
* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

Year to Date



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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



- 26.9%

- 16.7%

- 43.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Freestone County

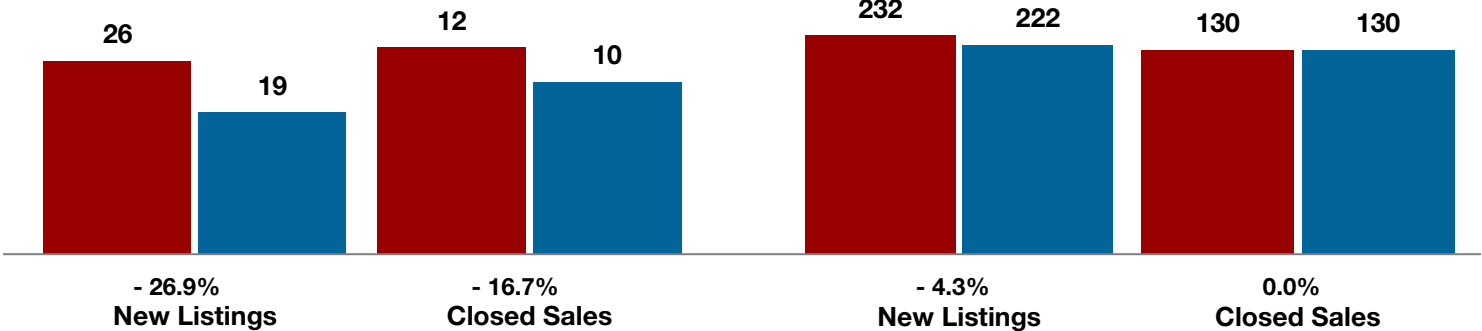
	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	26	19	- 26.9%	232	222	- 4.3%
Pending Sales	14	16	+ 14.3%	137	140	+ 2.2%
Closed Sales	12	10	- 16.7%	130	130	0.0%
Average Sales Price*	\$404,033	\$366,440	- 9.3%	\$278,520	\$323,964	+ 16.3%
Median Sales Price*	\$309,450	\$176,450	- 43.0%	\$220,000	\$215,000	- 2.3%
Percent of Original List Price Received*	92.7%	88.7%	- 4.3%	93.9%	91.5%	- 2.6%
Days on Market Until Sale	66	130	+ 97.0%	62	90	+ 45.2%
Inventory of Homes for Sale	94	94	0.0%	--	--	--
Months Supply of Inventory	6.7	6.8	+ 1.5%	--	--	--

* 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.

September

Year to Date

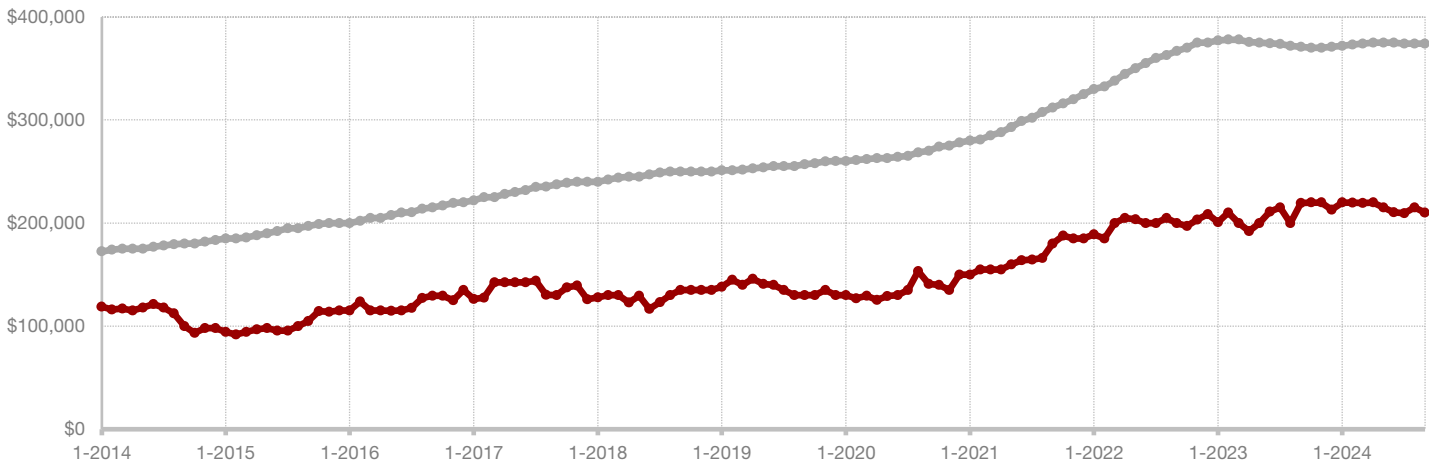
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Freestone County —



Local Market Update – September 2024

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



+ 17.2%

+ 10.5%

+ 14.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

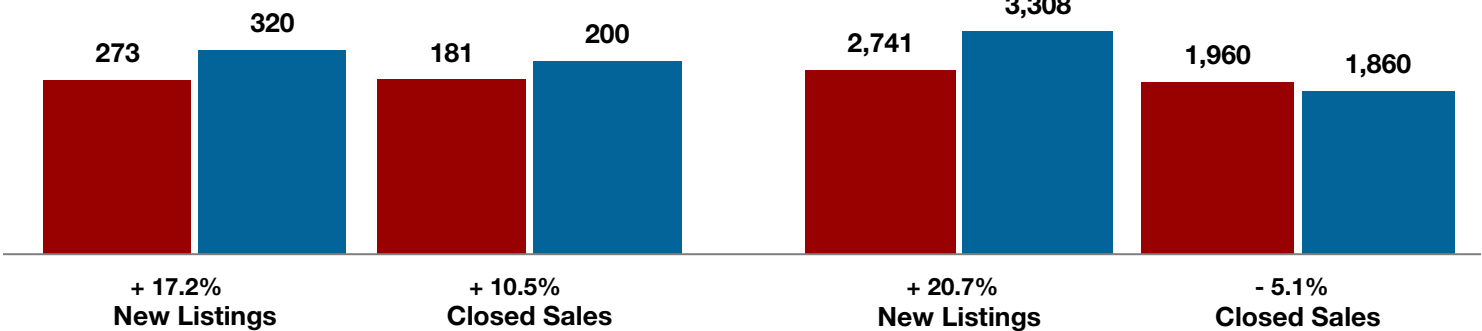
Grayson County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	273	320	+ 17.2%	2,741	3,308	+ 20.7%
Pending Sales	166	176	+ 6.0%	1,975	1,903	- 3.6%
Closed Sales	181	200	+ 10.5%	1,960	1,860	- 5.1%
Average Sales Price*	\$373,005	\$418,076	+ 12.1%	\$365,268	\$391,700	+ 7.2%
Median Sales Price*	\$315,000	\$359,500	+ 14.1%	\$308,500	\$328,000	+ 6.3%
Percent of Original List Price Received*	93.1%	91.7%	- 1.5%	94.0%	93.9%	- 0.1%
Days on Market Until Sale	64	80	+ 25.0%	64	71	+ 10.9%
Inventory of Homes for Sale	893	1,277	+ 43.0%	--	--	--
Months Supply of Inventory	4.4	6.6	+ 50.0%	--	--	--

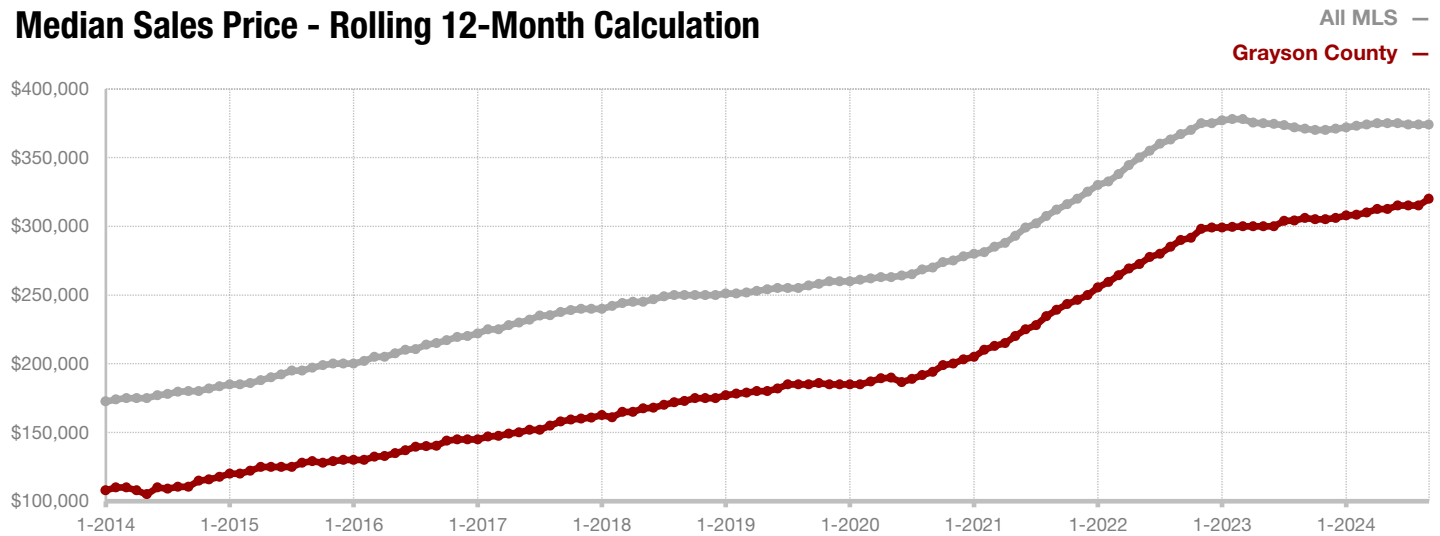
* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

Year to Date



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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0.0%

+ 100.0%

- 35.2%

Change in
New Listings

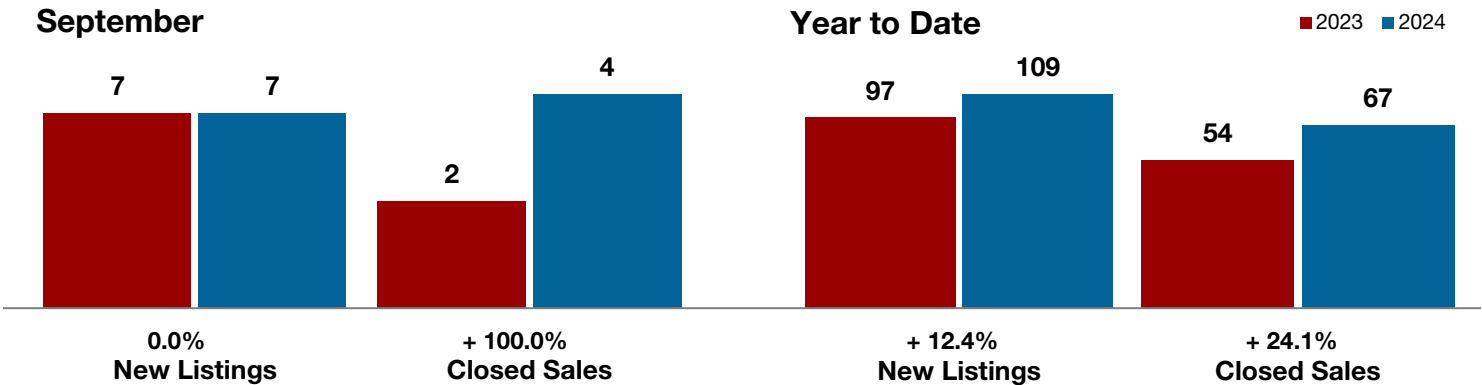
Change in
Closed Sales

Change in
Median Sales Price

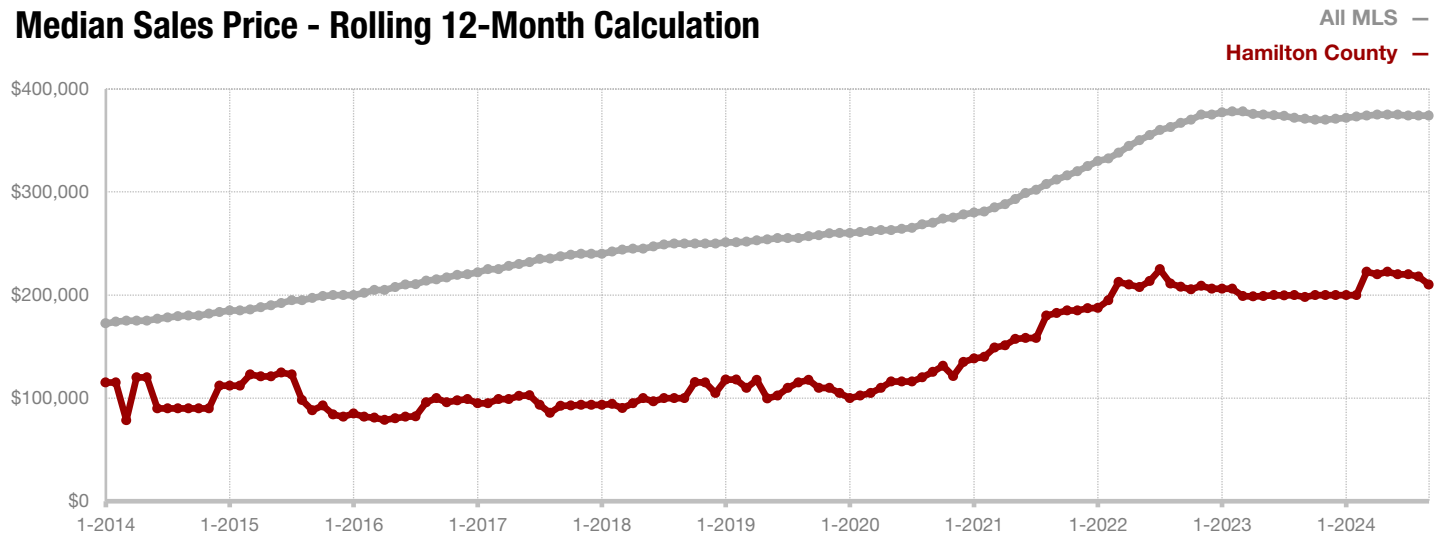
Hamilton County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	7	7	0.0%	97	109	+ 12.4%
Pending Sales	5	2	- 60.0%	54	66	+ 22.2%
Closed Sales	2	4	+ 100.0%	54	67	+ 24.1%
Average Sales Price*	\$227,550	\$168,625	- 25.9%	\$412,806	\$353,103	- 14.5%
Median Sales Price*	\$227,550	\$147,500	- 35.2%	\$199,500	\$195,000	- 2.3%
Percent of Original List Price Received*	89.6%	94.8%	+ 5.8%	89.5%	87.5%	- 2.2%
Days on Market Until Sale	45	26	- 42.2%	79	92	+ 16.5%
Inventory of Homes for Sale	57	58	+ 1.8%	--	--	--
Months Supply of Inventory	9.8	8.4	- 14.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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



+ 600.0% **+ 100.0%** **- 20.0%**

Change in
New Listings

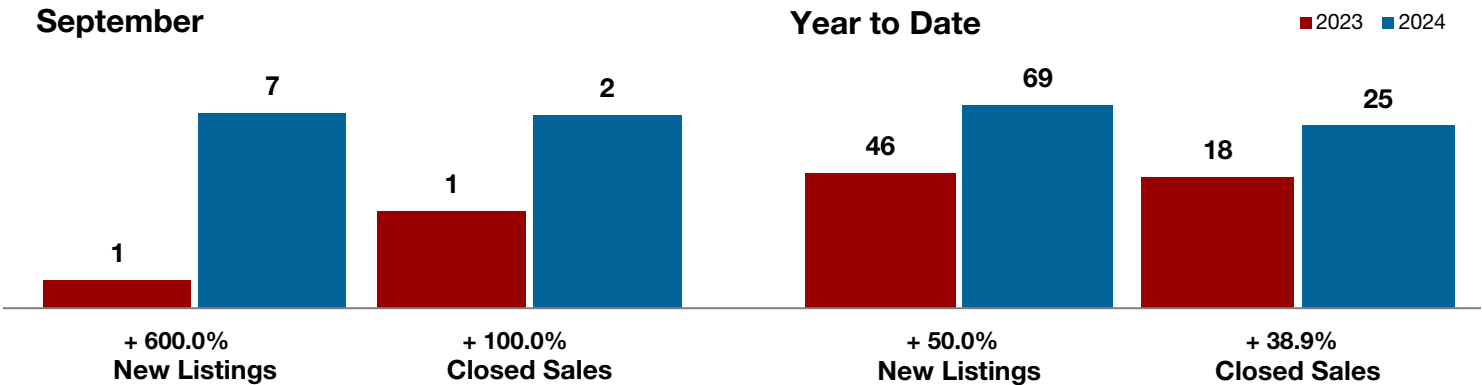
Change in
Closed Sales

Change in
Median Sales Price

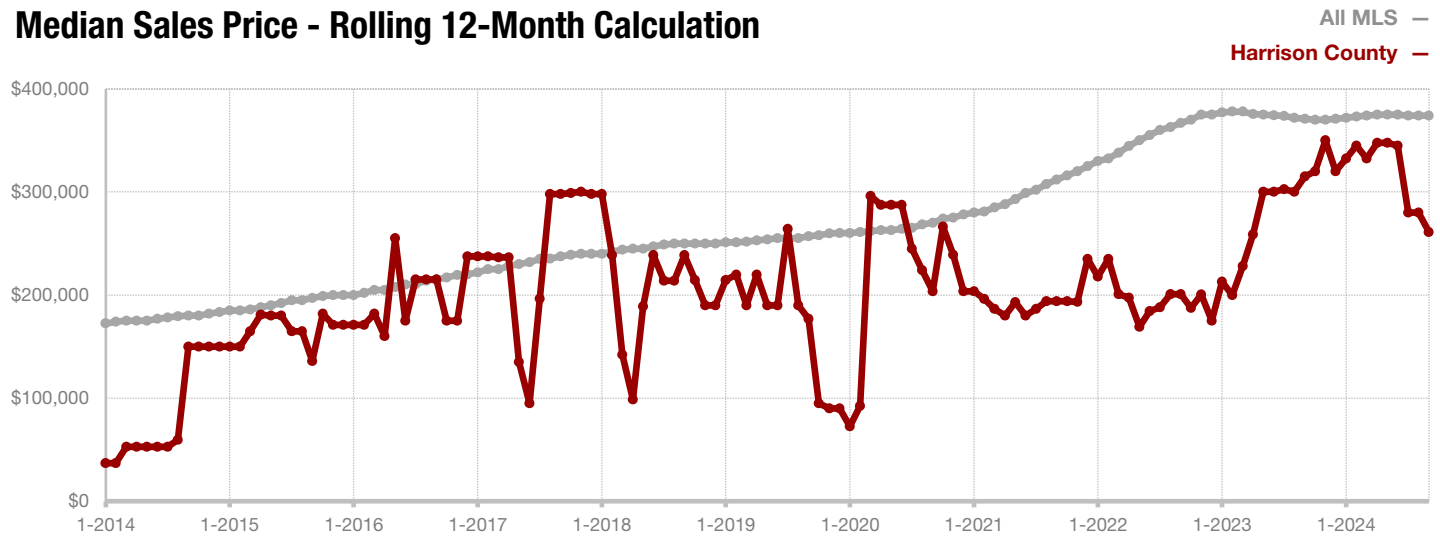
Harrison County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1	7	+ 600.0%	46	69	+ 50.0%
Pending Sales	0	2	--	15	32	+ 113.3%
Closed Sales	1	2	+ 100.0%	18	25	+ 38.9%
Average Sales Price*	\$450,000	\$360,000	- 20.0%	\$332,475	\$340,548	+ 2.4%
Median Sales Price*	\$450,000	\$360,000	- 20.0%	\$337,450	\$280,000	- 17.0%
Percent of Original List Price Received*	60.9%	94.0%	+ 54.4%	95.4%	91.4%	- 4.2%
Days on Market Until Sale	206	69	- 66.5%	72	99	+ 37.5%
Inventory of Homes for Sale	19	23	+ 21.1%	--	--	--
Months Supply of Inventory	8.1	7.3	- 9.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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



+ 2.3%

Change in
New Listings

- 8.8%

Change in
Closed Sales

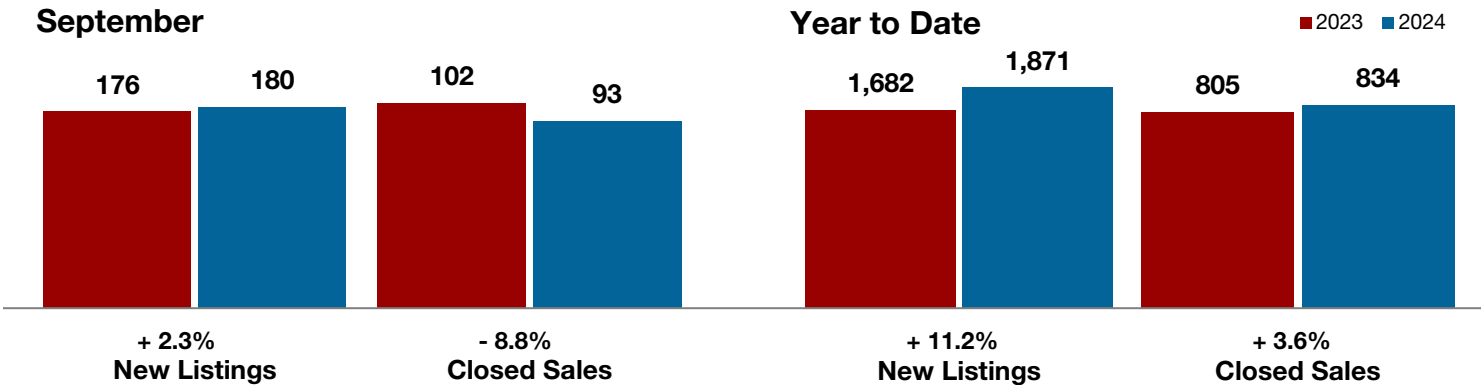
+ 1.7%

Change in
Median Sales Price

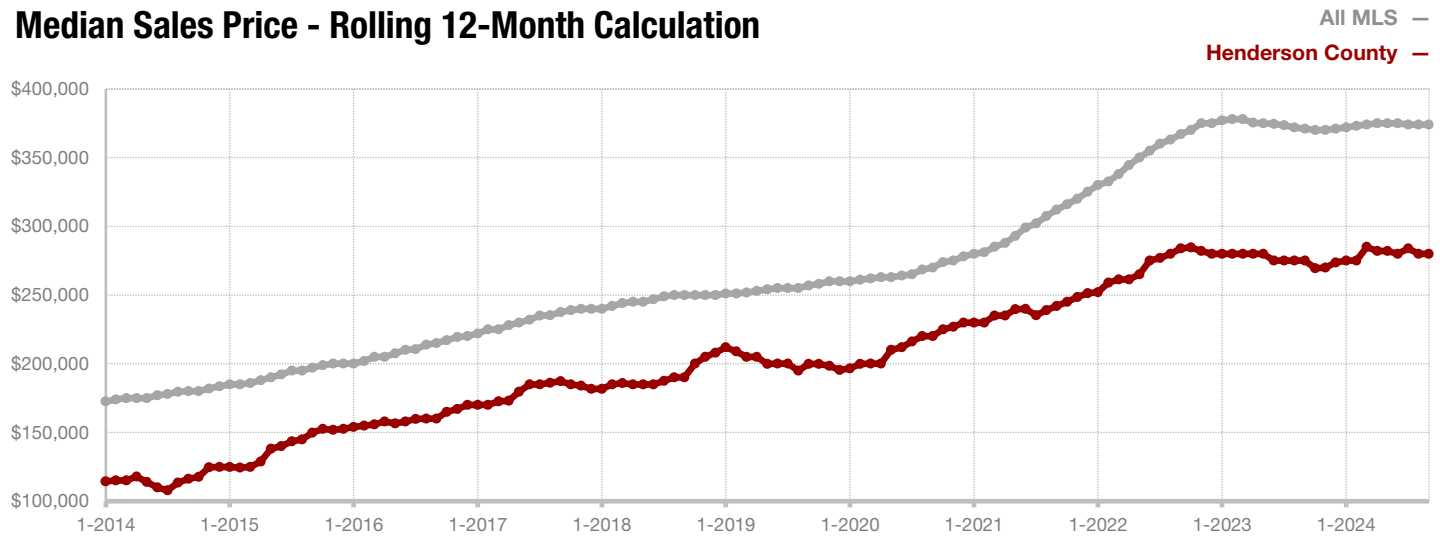
Henderson County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	176	180	+ 2.3%	1,682	1,871	+ 11.2%
Pending Sales	81	69	- 14.8%	834	859	+ 3.0%
Closed Sales	102	93	- 8.8%	805	834	+ 3.6%
Average Sales Price*	\$487,231	\$457,329	- 6.1%	\$434,906	\$471,583	+ 8.4%
Median Sales Price*	\$295,000	\$300,000	+ 1.7%	\$280,000	\$285,000	+ 1.8%
Percent of Original List Price Received*	91.6%	91.1%	- 0.5%	92.2%	91.4%	- 0.9%
Days on Market Until Sale	55	72	+ 30.9%	62	81	+ 30.6%
Inventory of Homes for Sale	706	783	+ 10.9%	--	--	--
Months Supply of Inventory	8.2	9.1	+ 11.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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



+ 4.1%

- 13.2%

+ 34.1%

Change in
New Listings

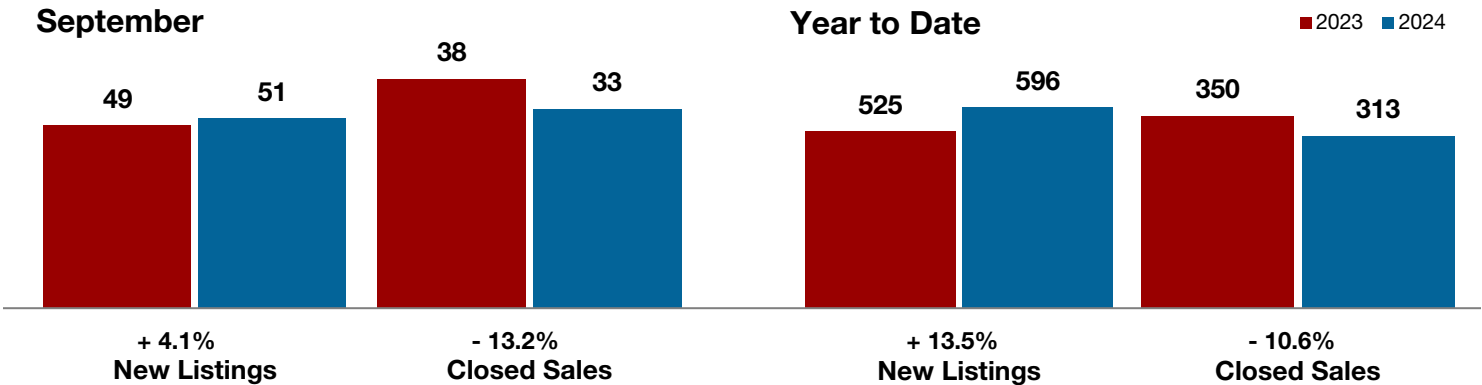
Change in
Closed Sales

Change in
Median Sales Price

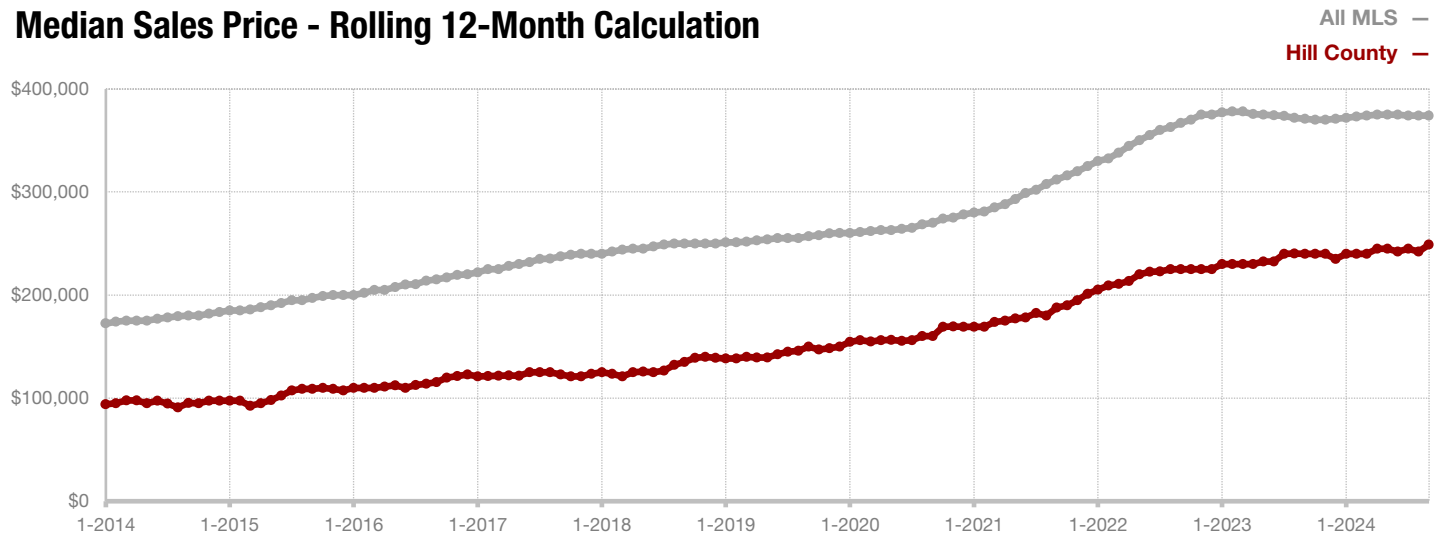
Hill County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	49	51	+ 4.1%	525	596	+ 13.5%
Pending Sales	26	30	+ 15.4%	365	330	- 9.6%
Closed Sales	38	33	- 13.2%	350	313	- 10.6%
Average Sales Price*	\$243,555	\$321,461	+ 32.0%	\$276,441	\$282,926	+ 2.3%
Median Sales Price*	\$220,000	\$295,000	+ 34.1%	\$239,900	\$259,900	+ 8.3%
Percent of Original List Price Received*	90.2%	94.4%	+ 4.7%	92.5%	93.4%	+ 1.0%
Days on Market Until Sale	79	87	+ 10.1%	63	75	+ 19.0%
Inventory of Homes for Sale	199	233	+ 17.1%	--	--	--
Months Supply of Inventory	5.4	7.1	+ 31.5%	--	--	--

* 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 – September 2024

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



+ 2.2%

+ 3.7%

- 2.9%

Change in
New Listings

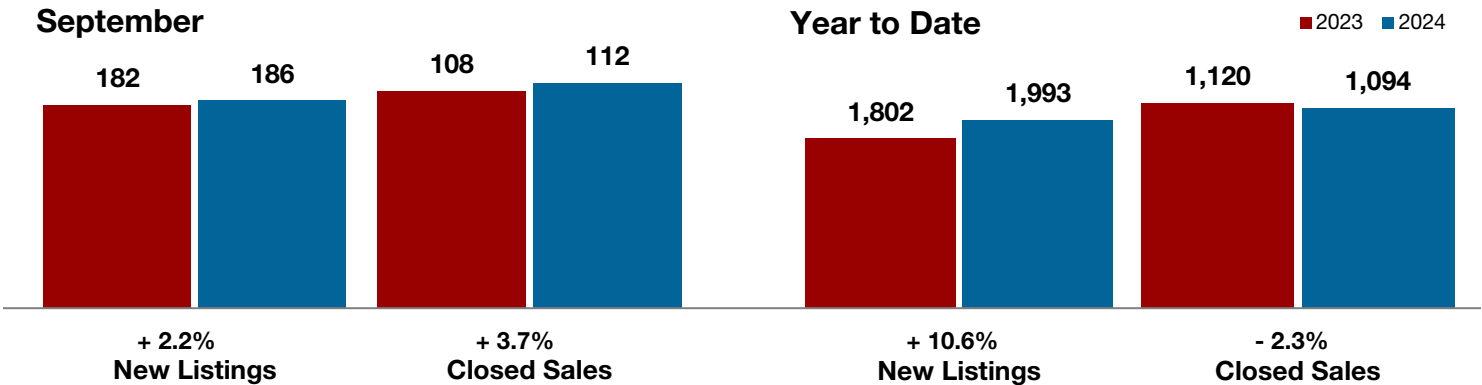
Change in
Closed Sales

Change in
Median Sales Price

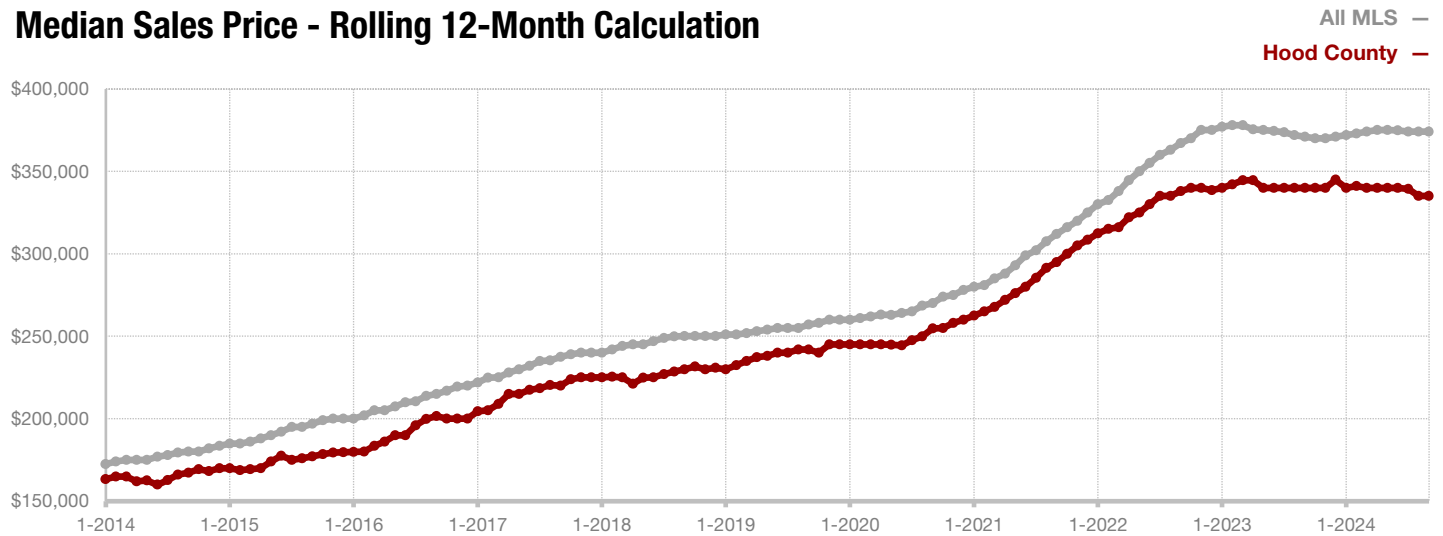
Hood County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	182	186	+ 2.2%	1,802	1,993	+ 10.6%
Pending Sales	104	84	- 19.2%	1,147	1,105	- 3.7%
Closed Sales	108	112	+ 3.7%	1,120	1,094	- 2.3%
Average Sales Price*	\$446,011	\$459,900	+ 3.1%	\$426,137	\$422,002	- 1.0%
Median Sales Price*	\$350,000	\$339,888	- 2.9%	\$345,000	\$335,000	- 2.9%
Percent of Original List Price Received*	94.0%	94.2%	+ 0.2%	94.2%	94.4%	+ 0.2%
Days on Market Until Sale	57	71	+ 24.6%	59	72	+ 22.0%
Inventory of Homes for Sale	566	774	+ 36.7%	--	--	--
Months Supply of Inventory	4.8	6.9	+ 43.8%	--	--	--

* 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 – September 2024

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



+ 54.5%

- 39.0%

- 10.6%

Change in
New Listings

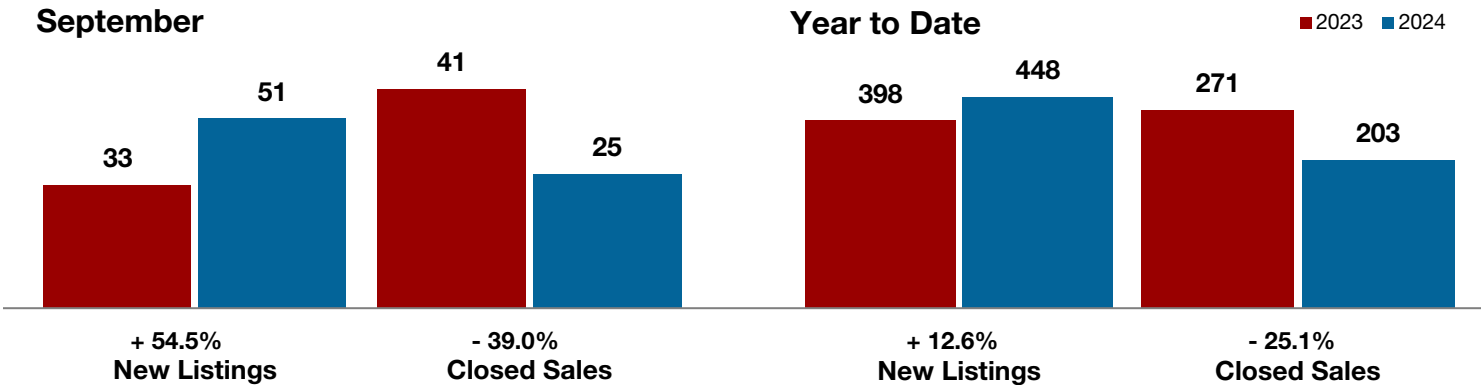
Change in
Closed Sales

Change in
Median Sales Price

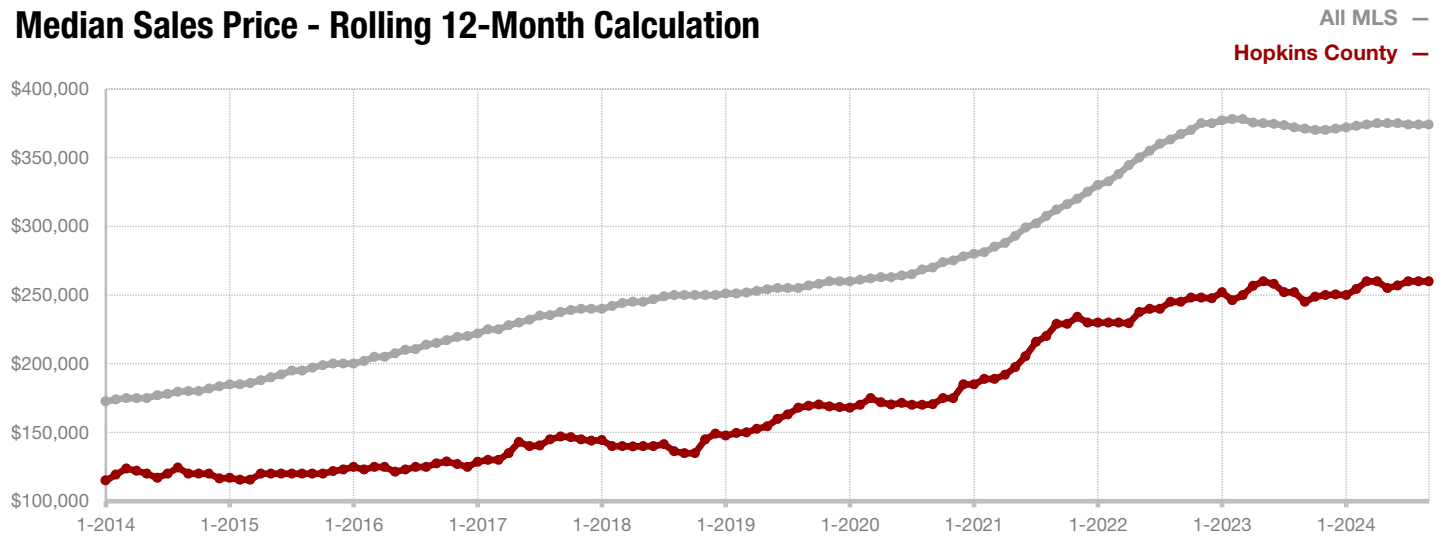
Hopkins County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	33	51	+ 54.5%	398	448	+ 12.6%
Pending Sales	25	21	- 16.0%	275	207	- 24.7%
Closed Sales	41	25	- 39.0%	271	203	- 25.1%
Average Sales Price*	\$207,447	\$249,260	+ 20.2%	\$290,397	\$301,386	+ 3.8%
Median Sales Price*	\$227,000	\$203,000	- 10.6%	\$247,500	\$260,000	+ 5.1%
Percent of Original List Price Received*	92.6%	94.9%	+ 2.5%	93.0%	94.1%	+ 1.2%
Days on Market Until Sale	54	56	+ 3.7%	59	63	+ 6.8%
Inventory of Homes for Sale	139	191	+ 37.4%	--	--	--
Months Supply of Inventory	5.0	8.9	+ 78.0%	--	--	--

* 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 – September 2024

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



- 5.2%

Change in
New Listings

- 6.7%

Change in
Closed Sales

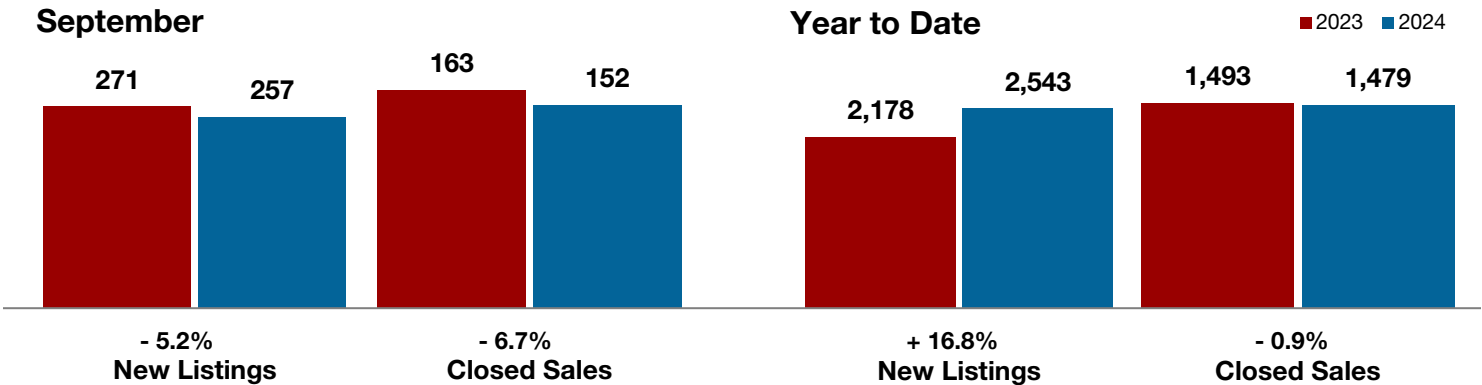
- 5.1%

Change in
Median Sales Price

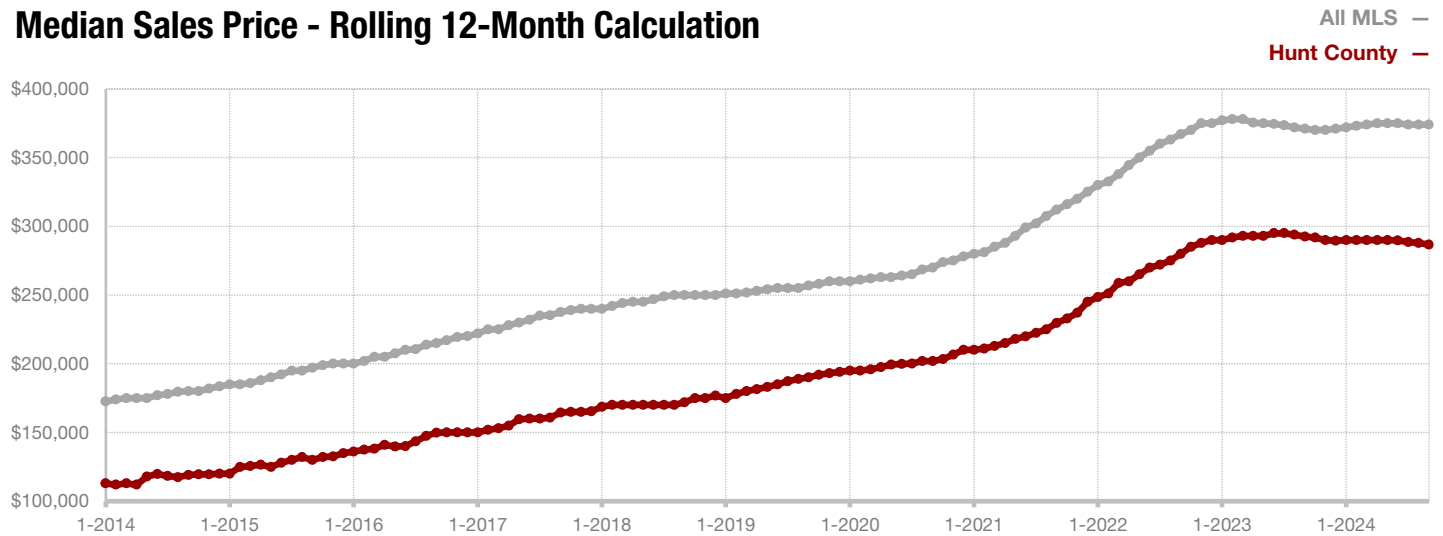
Hunt County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	271	257	- 5.2%	2,178	2,543	+ 16.8%
Pending Sales	164	152	- 7.3%	1,525	1,519	- 0.4%
Closed Sales	163	152	- 6.7%	1,493	1,479	- 0.9%
Average Sales Price*	\$328,014	\$321,936	- 1.9%	\$328,914	\$333,117	+ 1.3%
Median Sales Price*	\$294,495	\$279,495	- 5.1%	\$291,490	\$289,950	- 0.5%
Percent of Original List Price Received*	93.0%	94.0%	+ 1.1%	94.4%	93.7%	- 0.7%
Days on Market Until Sale	62	62	0.0%	58	66	+ 13.8%
Inventory of Homes for Sale	749	932	+ 24.4%	--	--	--
Months Supply of Inventory	4.6	5.8	+ 26.1%	--	--	--

* 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 – September 2024

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



+ 45.5%

0.0%

- 16.6%

Change in
New Listings

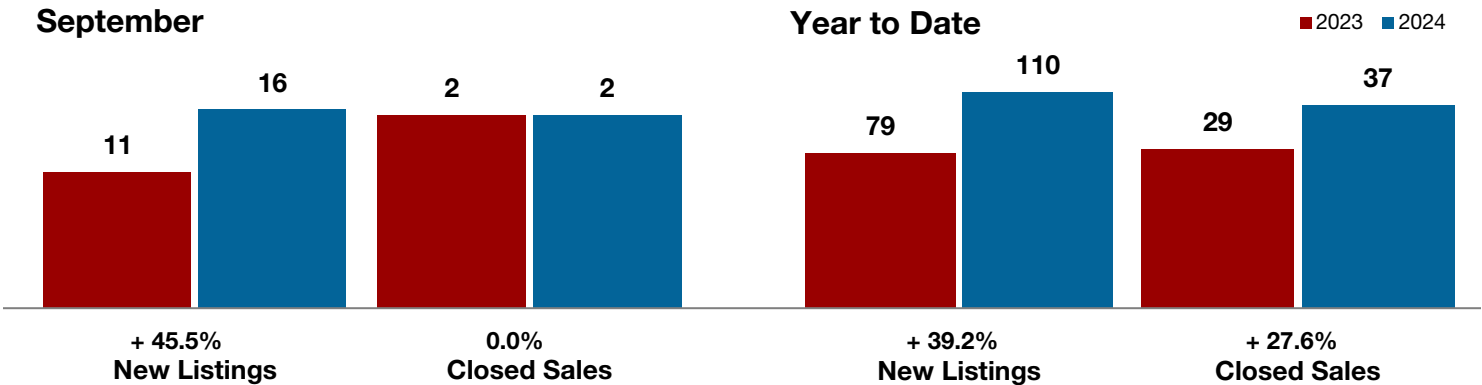
Change in
Closed Sales

Change in
Median Sales Price

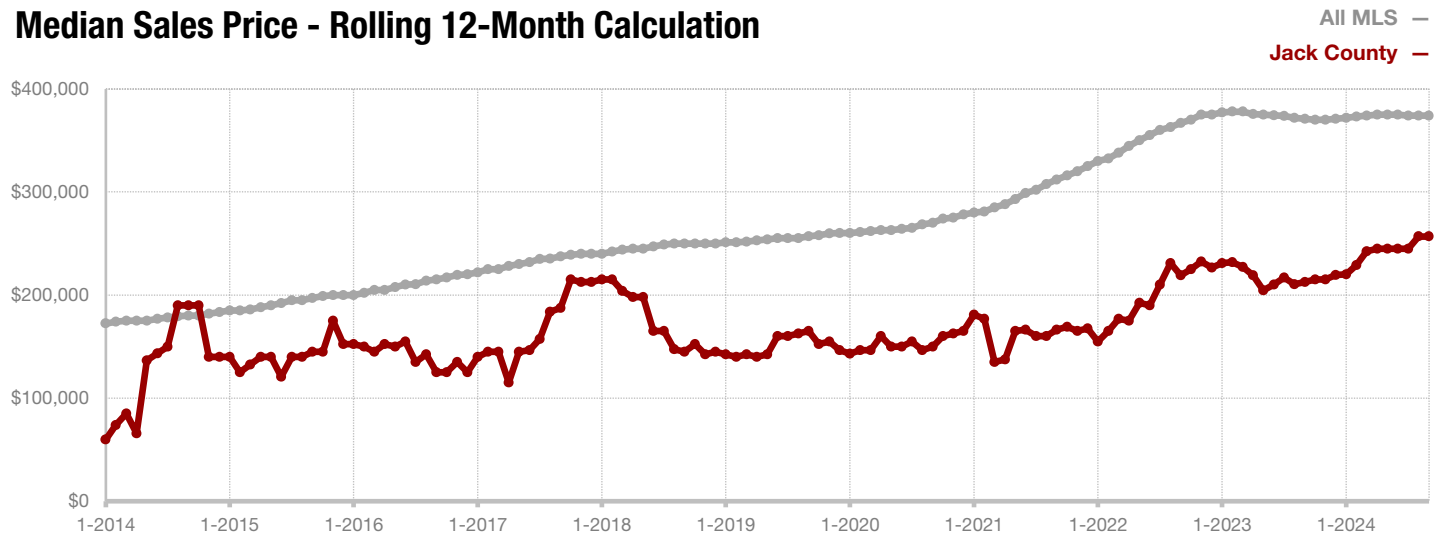
Jack County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	16	+ 45.5%	79	110	+ 39.2%
Pending Sales	9	4	- 55.6%	35	38	+ 8.6%
Closed Sales	2	2	0.0%	29	37	+ 27.6%
Average Sales Price*	\$629,400	\$525,000	- 16.6%	\$415,602	\$641,938	+ 54.5%
Median Sales Price*	\$629,400	\$525,000	- 16.6%	\$215,000	\$310,000	+ 44.2%
Percent of Original List Price Received*	90.5%	86.9%	- 4.0%	87.6%	93.0%	+ 6.2%
Days on Market Until Sale	64	77	+ 20.3%	88	82	- 6.8%
Inventory of Homes for Sale	42	61	+ 45.2%	--	--	--
Months Supply of Inventory	11.5	13.8	+ 20.0%	--	--	--

* 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 – September 2024

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



+ 14.9%

+ 6.6%

- 7.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Johnson County

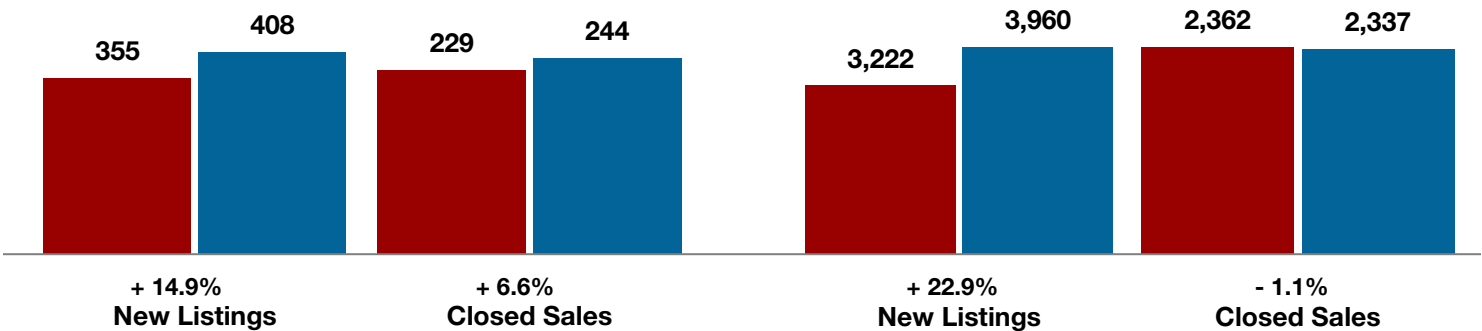
	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	355	408	+ 14.9%	3,222	3,960	+ 22.9%
Pending Sales	193	254	+ 31.6%	2,385	2,443	+ 2.4%
Closed Sales	229	244	+ 6.6%	2,362	2,337	- 1.1%
Average Sales Price*	\$384,875	\$373,245	- 3.0%	\$383,141	\$378,348	- 1.3%
Median Sales Price*	\$360,000	\$334,450	- 7.1%	\$350,000	\$344,985	- 1.4%
Percent of Original List Price Received*	95.4%	95.0%	- 0.4%	95.1%	95.5%	+ 0.4%
Days on Market Until Sale	61	73	+ 19.7%	60	69	+ 15.0%
Inventory of Homes for Sale	947	1,407	+ 48.6%	--	--	--
Months Supply of Inventory	3.9	5.6	+ 43.6%	--	--	--

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

September

Year to Date

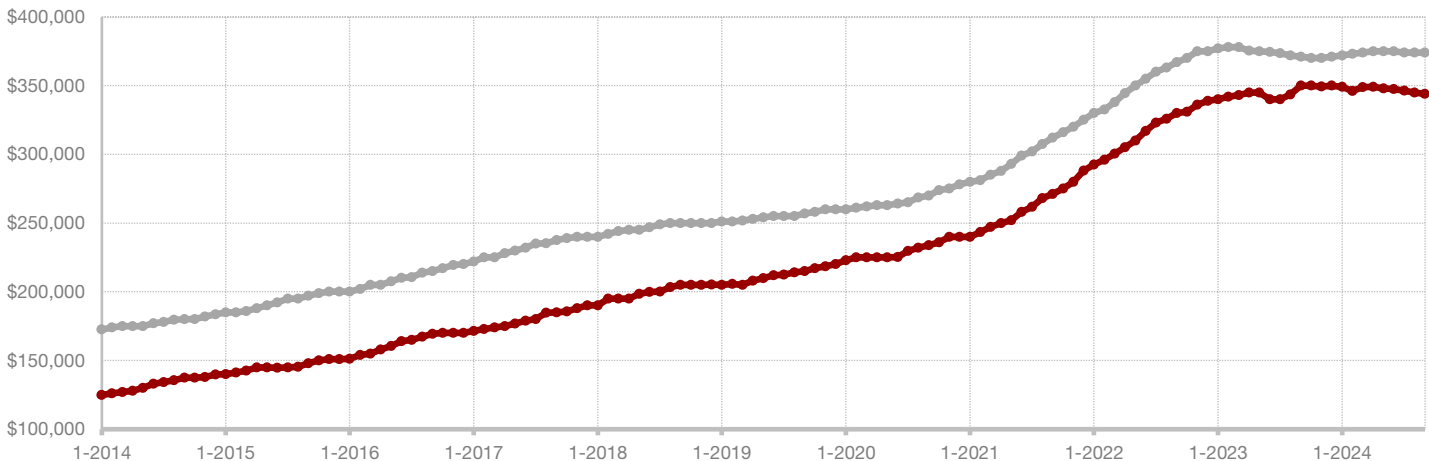
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Johnson County —



Local Market Update – September 2024

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



0.0%

- 73.7%

+ 25.3%

Change in
New Listings

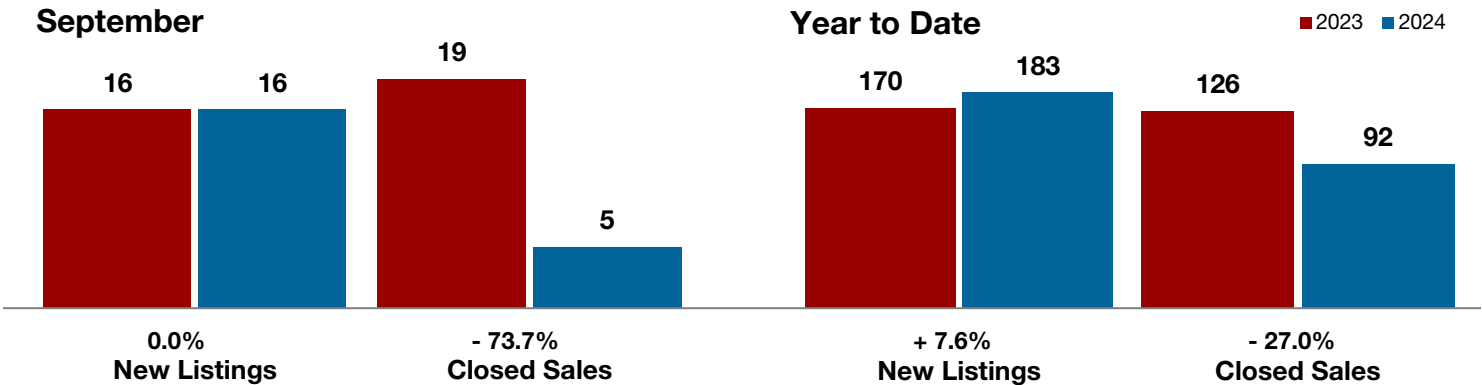
Change in
Closed Sales

Change in
Median Sales Price

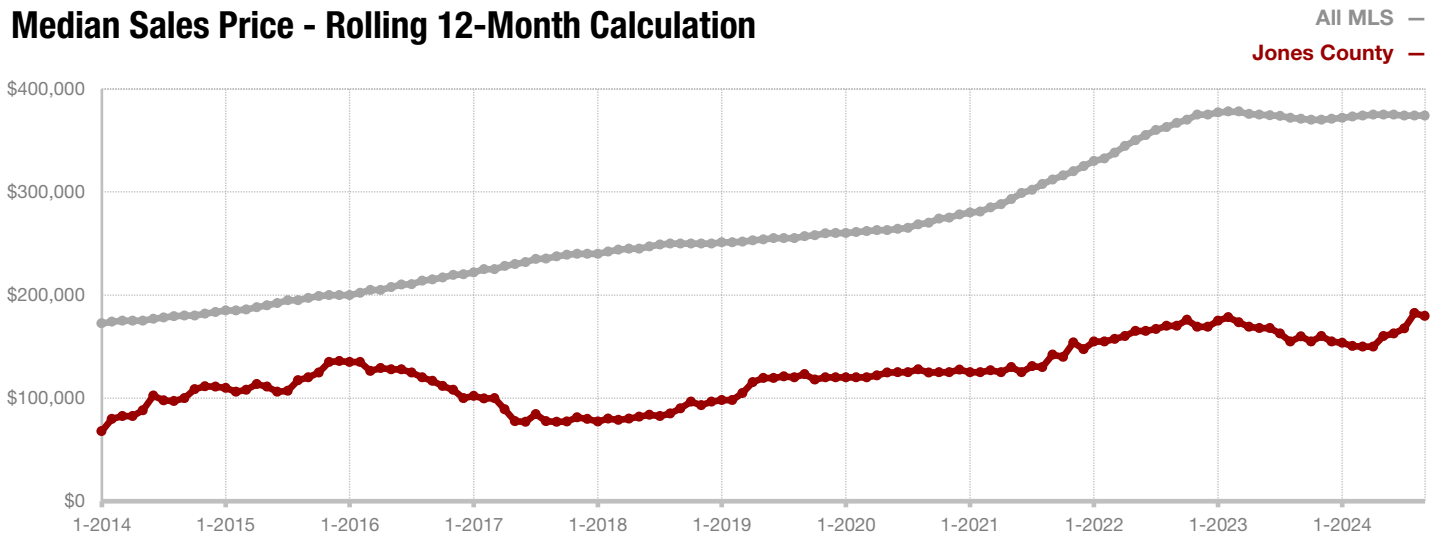
Jones County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	16	16	0.0%	170	183	+ 7.6%
Pending Sales	10	8	- 20.0%	129	101	- 21.7%
Closed Sales	19	5	- 73.7%	126	92	- 27.0%
Average Sales Price*	\$267,784	\$230,000	- 14.1%	\$194,293	\$215,948	+ 11.1%
Median Sales Price*	\$199,500	\$250,000	+ 25.3%	\$160,000	\$185,000	+ 15.6%
Percent of Original List Price Received*	92.9%	88.3%	- 5.0%	92.3%	89.8%	- 2.7%
Days on Market Until Sale	77	28	- 63.6%	70	79	+ 12.9%
Inventory of Homes for Sale	59	78	+ 32.2%	--	--	--
Months Supply of Inventory	4.6	8.0	+ 73.9%	--	--	--

* 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 – September 2024

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



+ 10.4%

+ 17.7%

- 6.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Kaufman County

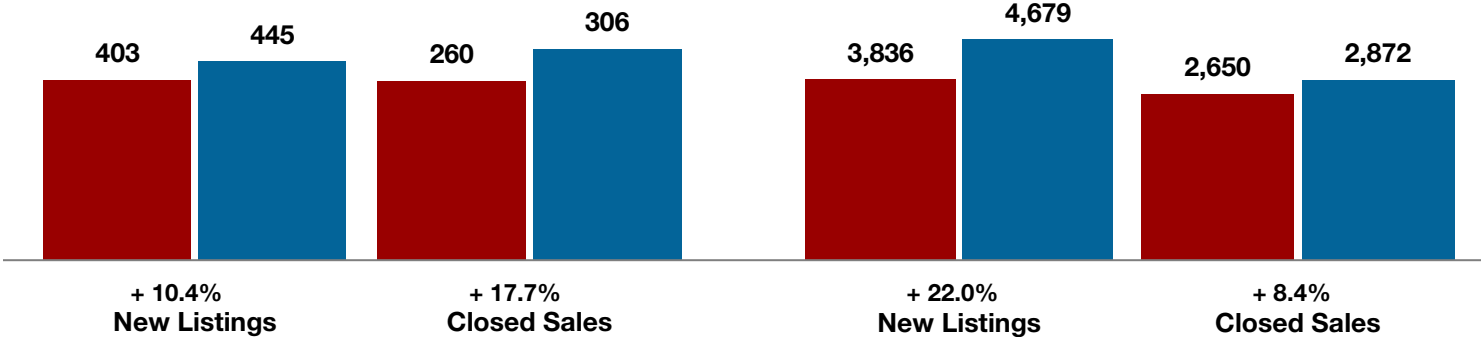
	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	403	445	+ 10.4%	3,836	4,679	+ 22.0%
Pending Sales	222	298	+ 34.2%	2,678	3,045	+ 13.7%
Closed Sales	260	306	+ 17.7%	2,650	2,872	+ 8.4%
Average Sales Price*	\$352,296	\$330,330	- 6.2%	\$356,237	\$342,471	- 3.9%
Median Sales Price*	\$330,229	\$310,000	- 6.1%	\$332,500	\$315,000	- 5.3%
Percent of Original List Price Received*	95.2%	93.9%	- 1.4%	94.7%	94.0%	- 0.7%
Days on Market Until Sale	56	60	+ 7.1%	66	66	0.0%
Inventory of Homes for Sale	1,298	1,562	+ 20.3%	--	--	--
Months Supply of Inventory	4.6	4.9	+ 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.

September

Year to Date

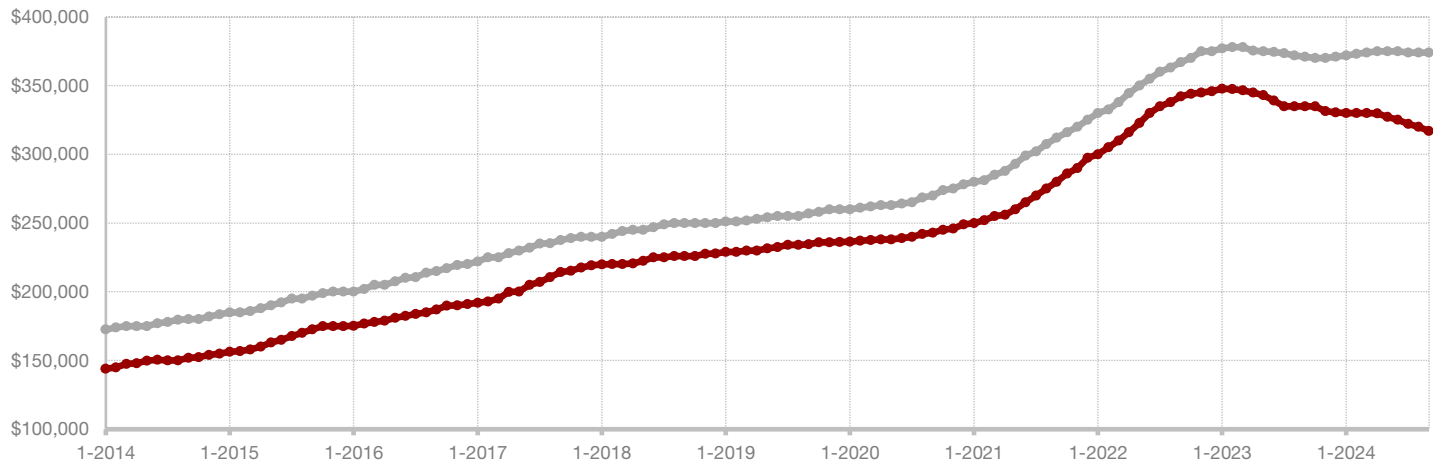
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Kaufman County —



Local Market Update – September 2024

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



- 20.5%

+ 34.6%

+ 28.8%

Change in
New Listings

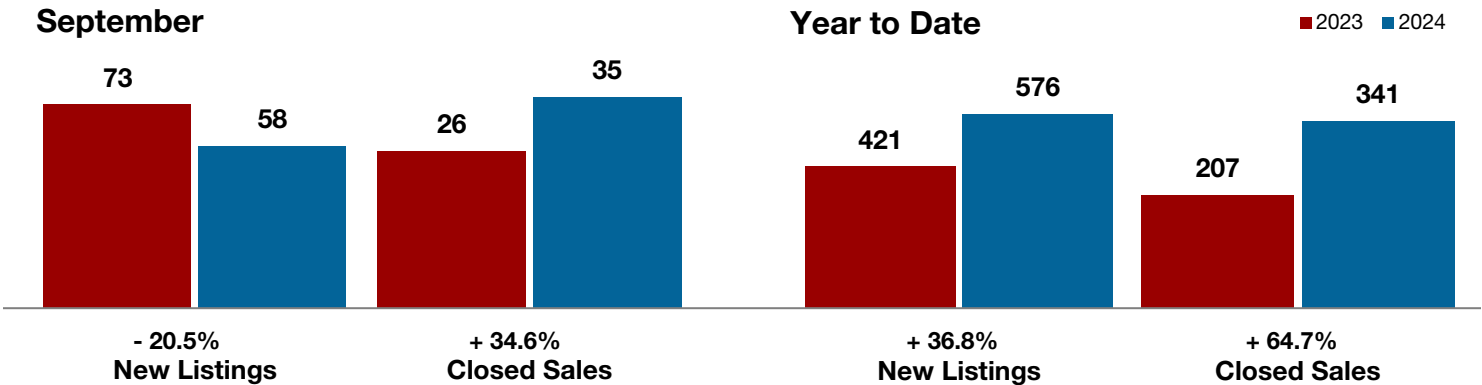
Change in
Closed Sales

Change in
Median Sales Price

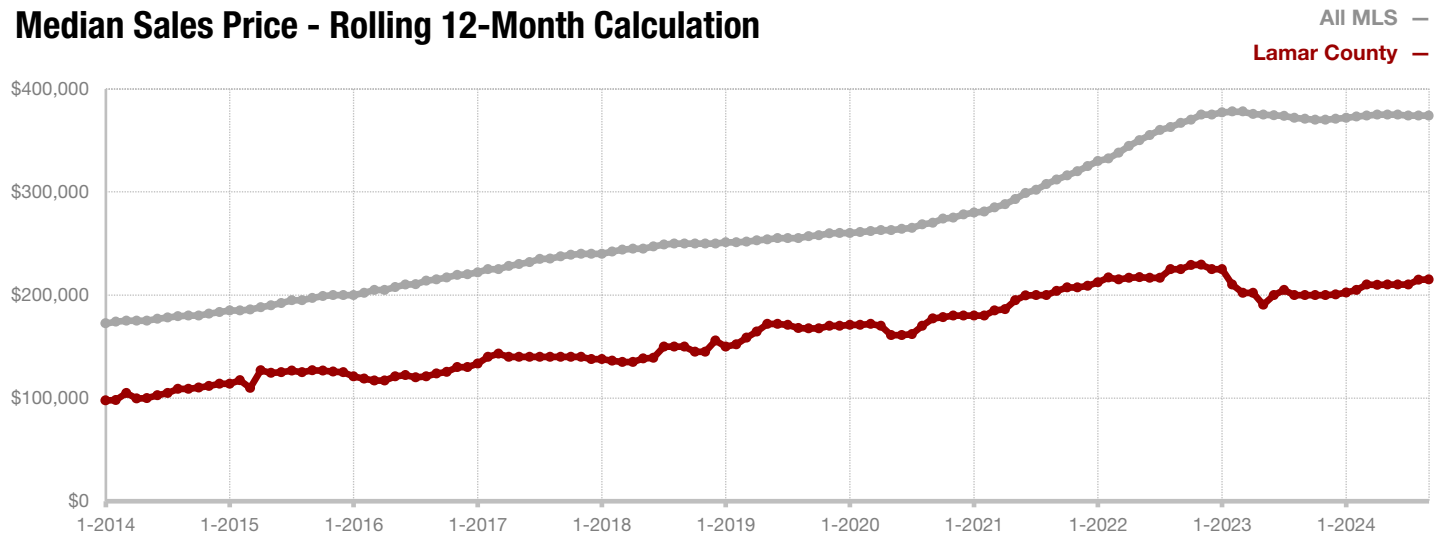
Lamar County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	73	58	- 20.5%	421	576	+ 36.8%
Pending Sales	36	27	- 25.0%	232	343	+ 47.8%
Closed Sales	26	35	+ 34.6%	207	341	+ 64.7%
Average Sales Price*	\$246,656	\$308,411	+ 25.0%	\$229,862	\$254,990	+ 10.9%
Median Sales Price*	\$229,000	\$295,000	+ 28.8%	\$200,000	\$217,000	+ 8.5%
Percent of Original List Price Received*	88.8%	92.7%	+ 4.4%	91.4%	91.8%	+ 0.4%
Days on Market Until Sale	72	65	- 9.7%	68	60	- 11.8%
Inventory of Homes for Sale	180	231	+ 28.3%	--	--	--
Months Supply of Inventory	7.2	6.5	- 9.7%	--	--	--

* 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 – September 2024

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



- 7.1%

0.0%

- 24.5%

Change in
New Listings

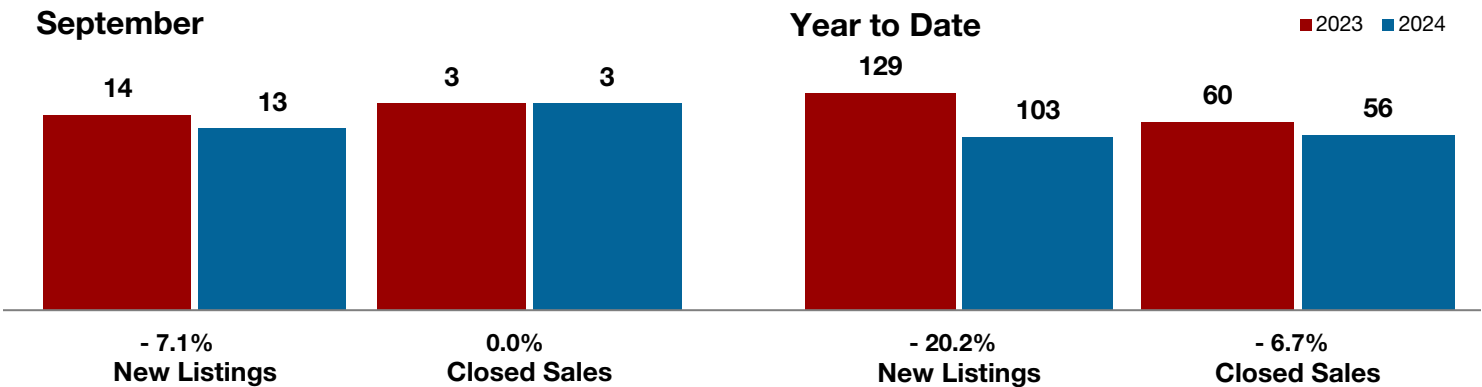
Change in
Closed Sales

Change in
Median Sales Price

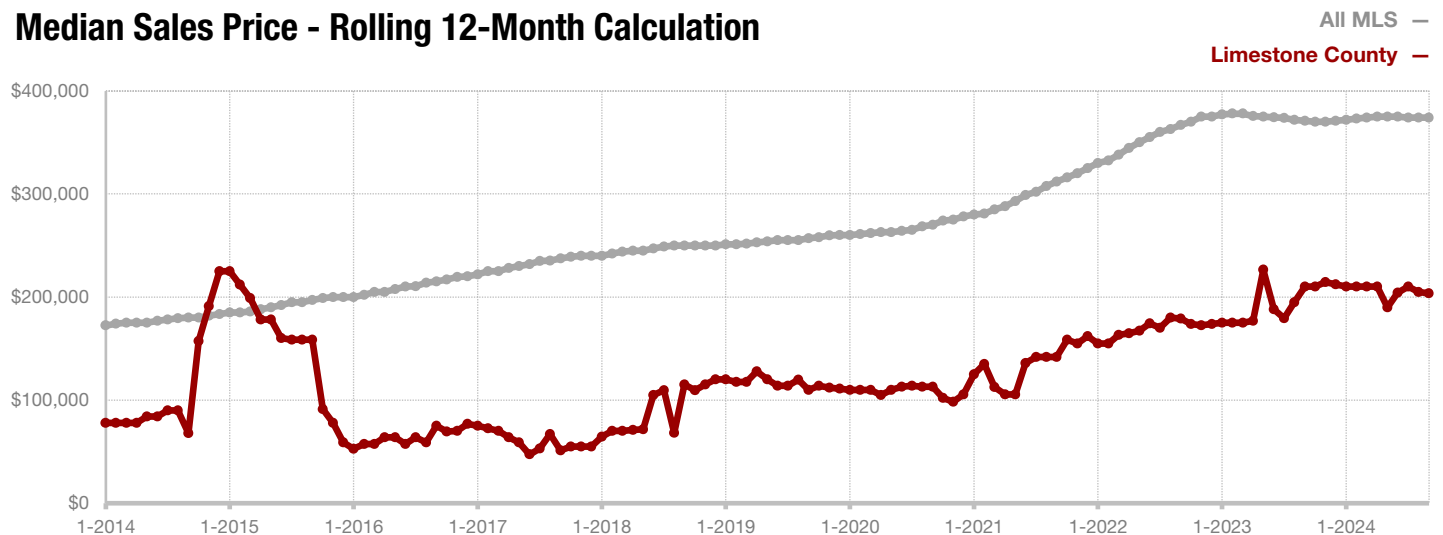
Limestone County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	13	- 7.1%	129	103	- 20.2%
Pending Sales	8	7	- 12.5%	64	52	- 18.8%
Closed Sales	3	3	0.0%	60	56	- 6.7%
Average Sales Price*	\$235,000	\$179,500	- 23.6%	\$246,662	\$241,565	- 2.1%
Median Sales Price*	\$245,000	\$185,000	- 24.5%	\$222,250	\$203,500	- 8.4%
Percent of Original List Price Received*	84.7%	85.9%	+ 1.4%	85.8%	84.9%	- 1.0%
Days on Market Until Sale	52	56	+ 7.7%	98	101	+ 3.1%
Inventory of Homes for Sale	63	58	- 7.9%	--	--	--
Months Supply of Inventory	9.7	9.4	- 3.1%	--	--	--

* 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 – September 2024

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



- 29.5%

+ 9.1%

+ 23.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Montague County

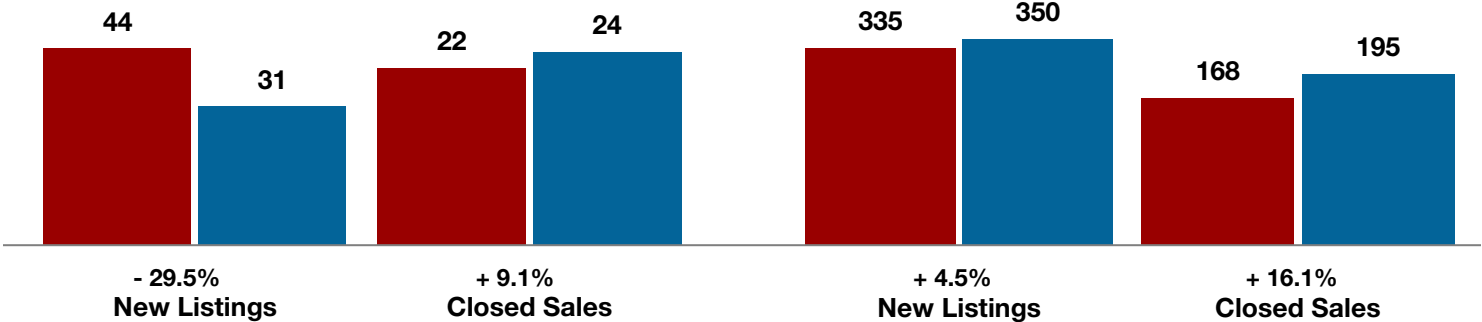
	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	44	31	- 29.5%	335	350	+ 4.5%
Pending Sales	22	14	- 36.4%	183	192	+ 4.9%
Closed Sales	22	24	+ 9.1%	168	195	+ 16.1%
Average Sales Price*	\$396,782	\$396,902	+ 0.0%	\$309,903	\$343,447	+ 10.8%
Median Sales Price*	\$236,500	\$292,000	+ 23.5%	\$232,500	\$250,000	+ 7.5%
Percent of Original List Price Received*	89.8%	93.4%	+ 4.0%	91.6%	91.7%	+ 0.1%
Days on Market Until Sale	90	48	- 46.7%	67	77	+ 14.9%
Inventory of Homes for Sale	145	163	+ 12.4%	--	--	--
Months Supply of Inventory	8.0	7.9	- 1.3%	--	--	--

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September

Year to Date

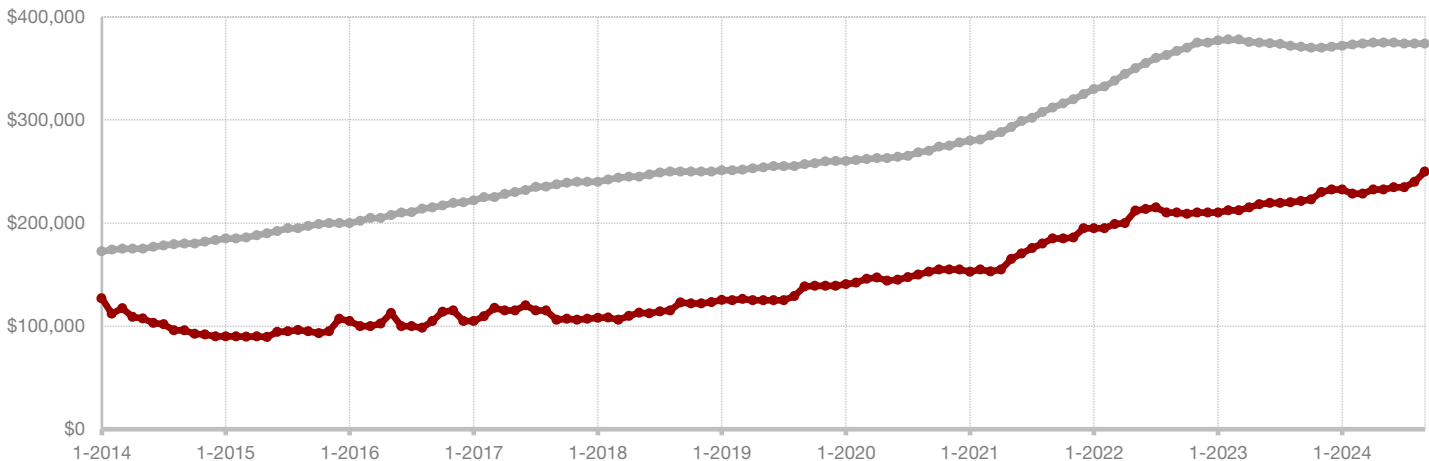
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Montague County —



Local Market Update – September 2024

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



+ 9.7%

- 13.2%

- 12.3%

Change in
New Listings

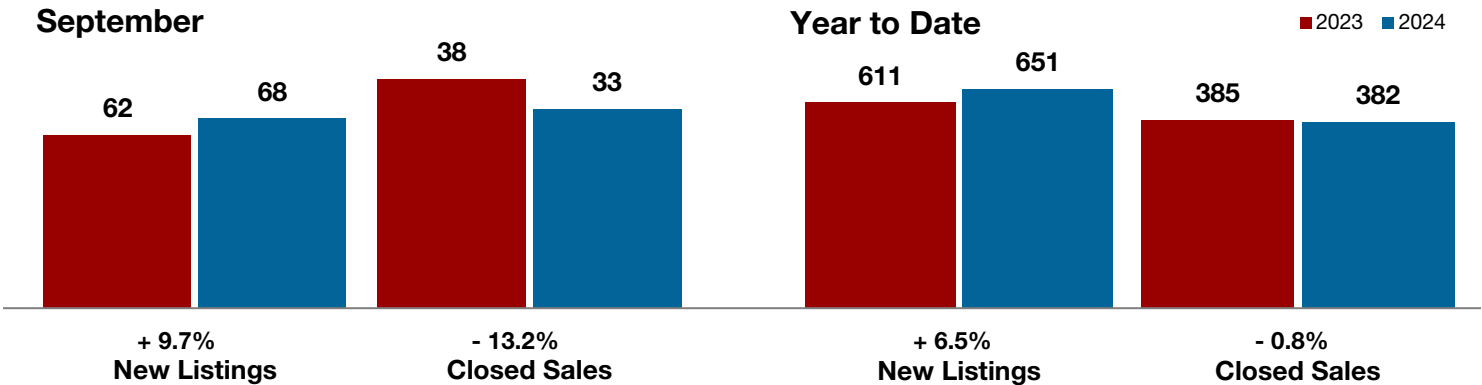
Change in
Closed Sales

Change in
Median Sales Price

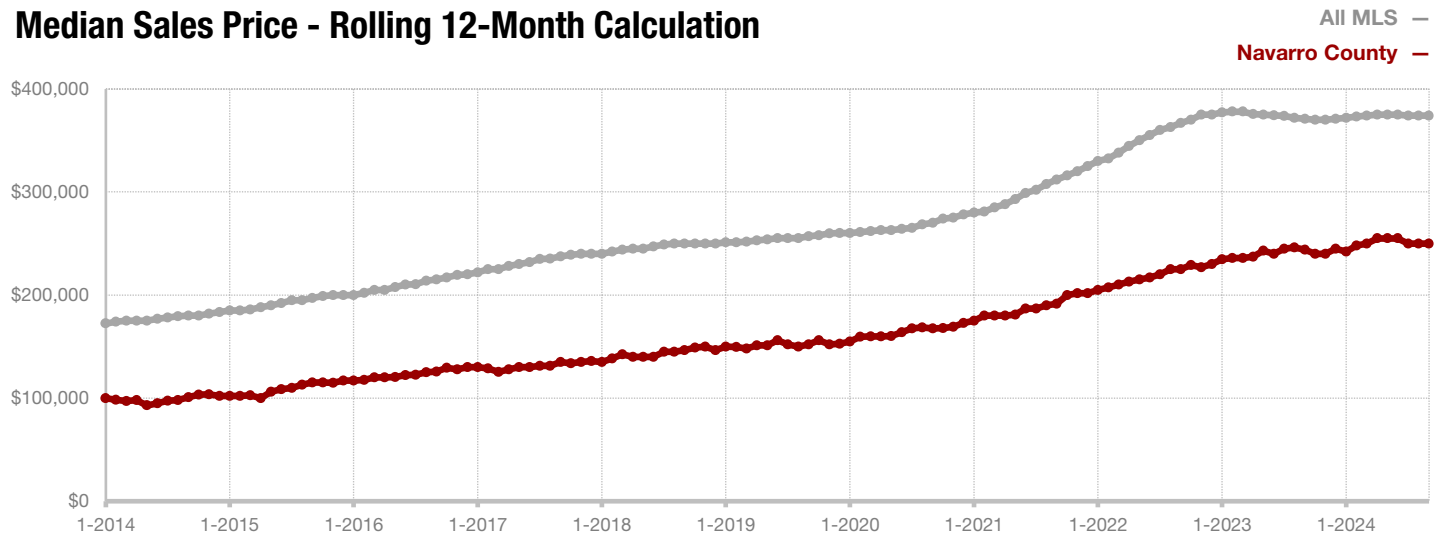
Navarro County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	62	68	+ 9.7%	611	651	+ 6.5%
Pending Sales	28	26	- 7.1%	395	391	- 1.0%
Closed Sales	38	33	- 13.2%	385	382	- 0.8%
Average Sales Price*	\$323,125	\$294,884	- 8.7%	\$346,835	\$348,318	+ 0.4%
Median Sales Price*	\$285,000	\$250,000	- 12.3%	\$260,000	\$259,000	- 0.4%
Percent of Original List Price Received*	93.1%	92.3%	- 0.9%	92.6%	93.5%	+ 1.0%
Days on Market Until Sale	79	53	- 32.9%	69	67	- 2.9%
Inventory of Homes for Sale	228	259	+ 13.6%	--	--	--
Months Supply of Inventory	5.5	6.5	+ 18.2%	--	--	--

* 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 – September 2024

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



+ 20.0%

0.0%

+ 183.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

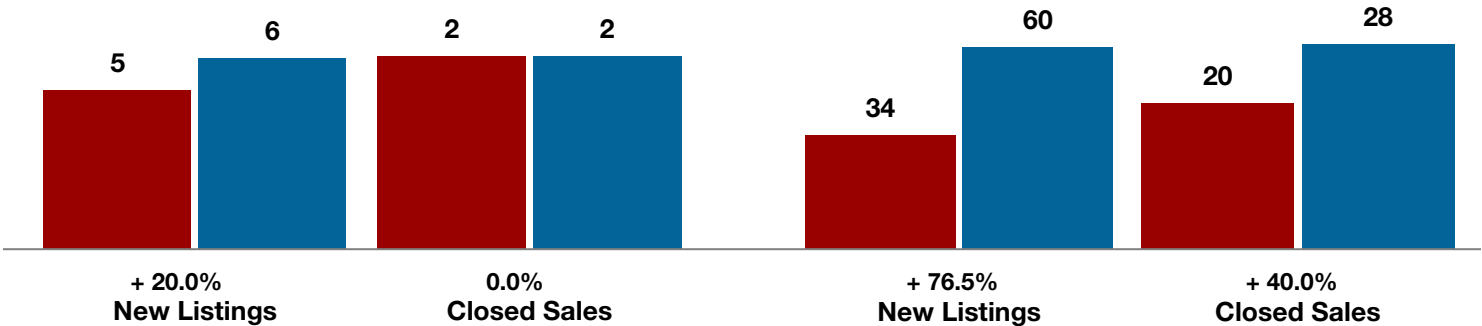
Nolan County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	6	+ 20.0%	34	60	+ 76.5%
Pending Sales	0	3	--	15	34	+ 126.7%
Closed Sales	2	2	0.0%	20	28	+ 40.0%
Average Sales Price*	\$145,000	\$411,250	+ 183.6%	\$175,900	\$160,791	- 8.6%
Median Sales Price*	\$145,000	\$411,250	+ 183.6%	\$159,900	\$120,000	- 25.0%
Percent of Original List Price Received*	120.4%	96.9%	- 19.5%	97.0%	91.9%	- 5.3%
Days on Market Until Sale	133	65	- 51.1%	69	93	+ 34.8%
Inventory of Homes for Sale	23	25	+ 8.7%	--	--	--
Months Supply of Inventory	9.6	7.5	- 21.9%	--	--	--

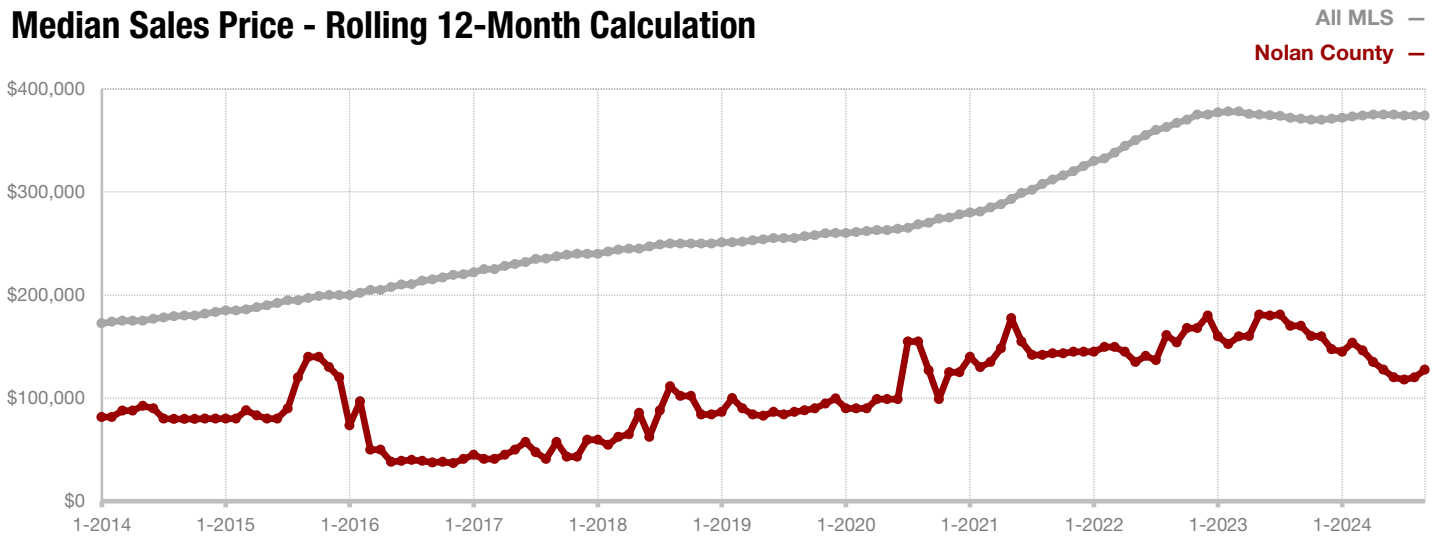
* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

Year to Date



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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



- 3.9%

Change in
New Listings

- 2.9%

Change in
Closed Sales

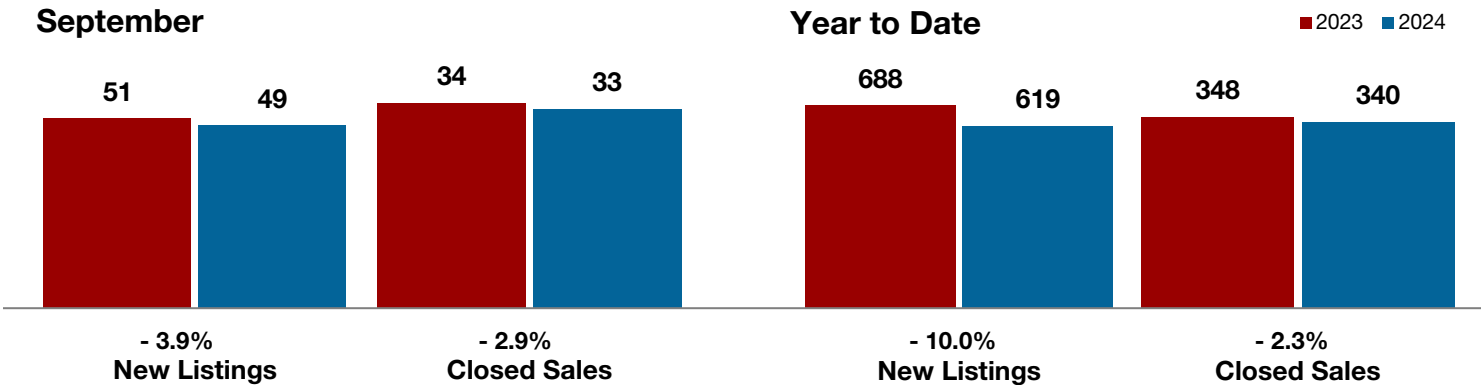
+ 40.6%

Change in
Median Sales Price

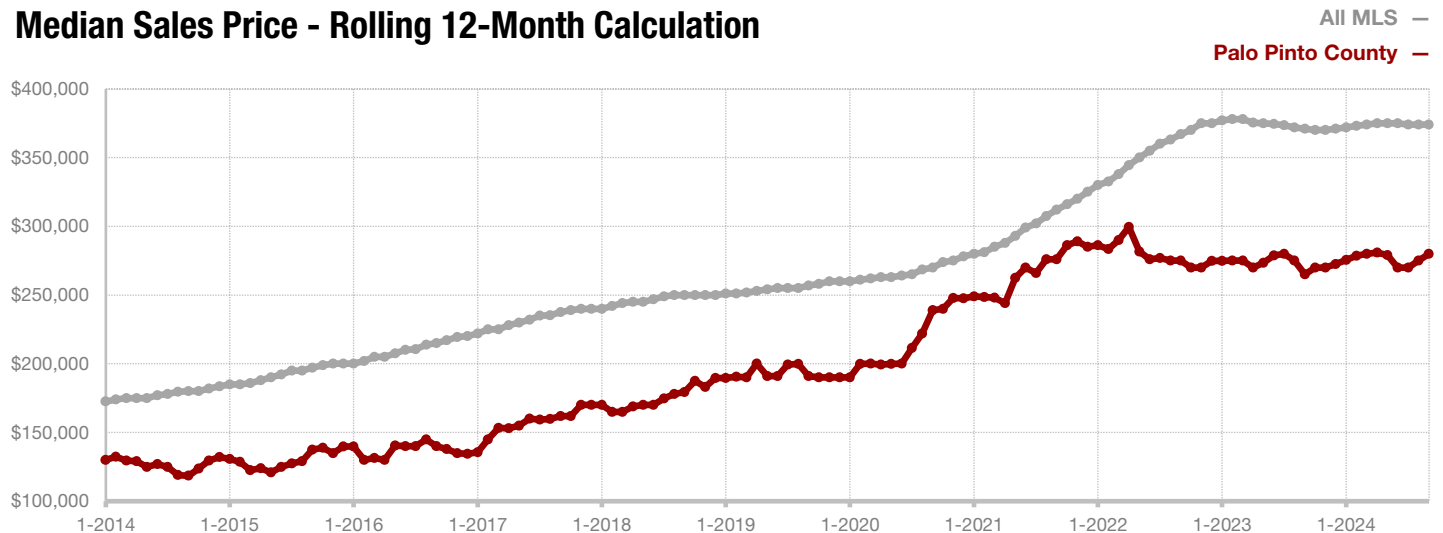
Palo Pinto County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	51	49	- 3.9%	688	619	- 10.0%
Pending Sales	29	21	- 27.6%	365	342	- 6.3%
Closed Sales	34	33	- 2.9%	348	340	- 2.3%
Average Sales Price*	\$418,812	\$417,288	- 0.4%	\$529,566	\$497,441	- 6.1%
Median Sales Price*	\$248,950	\$350,000	+ 40.6%	\$270,000	\$280,000	+ 3.7%
Percent of Original List Price Received*	88.6%	89.2%	+ 0.7%	91.4%	89.4%	- 2.2%
Days on Market Until Sale	83	102	+ 22.9%	75	92	+ 22.7%
Inventory of Homes for Sale	290	291	+ 0.3%	--	--	--
Months Supply of Inventory	8.0	8.4	+ 5.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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



+ 6.5%

- 0.4%

- 4.4%

Change in
New Listings

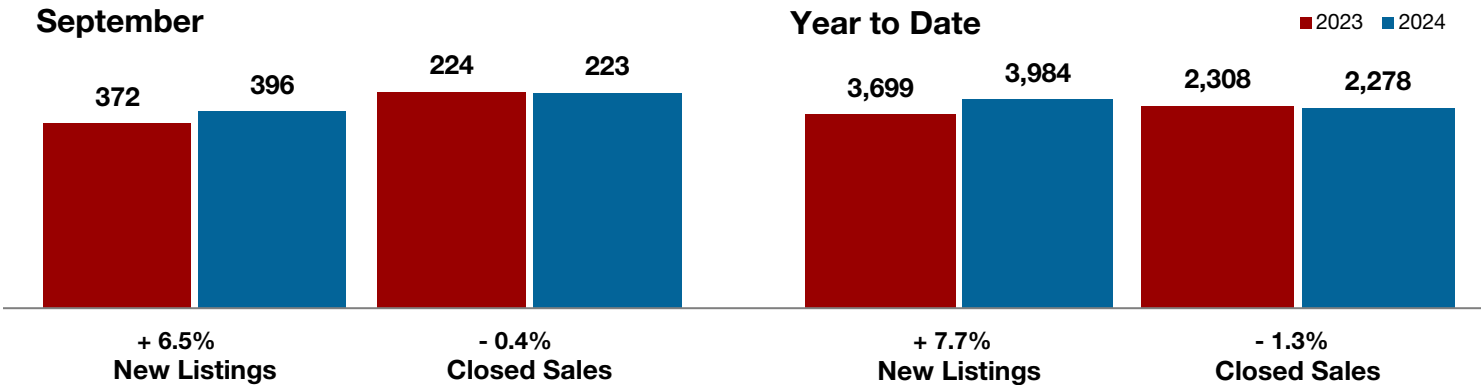
Change in
Closed Sales

Change in
Median Sales Price

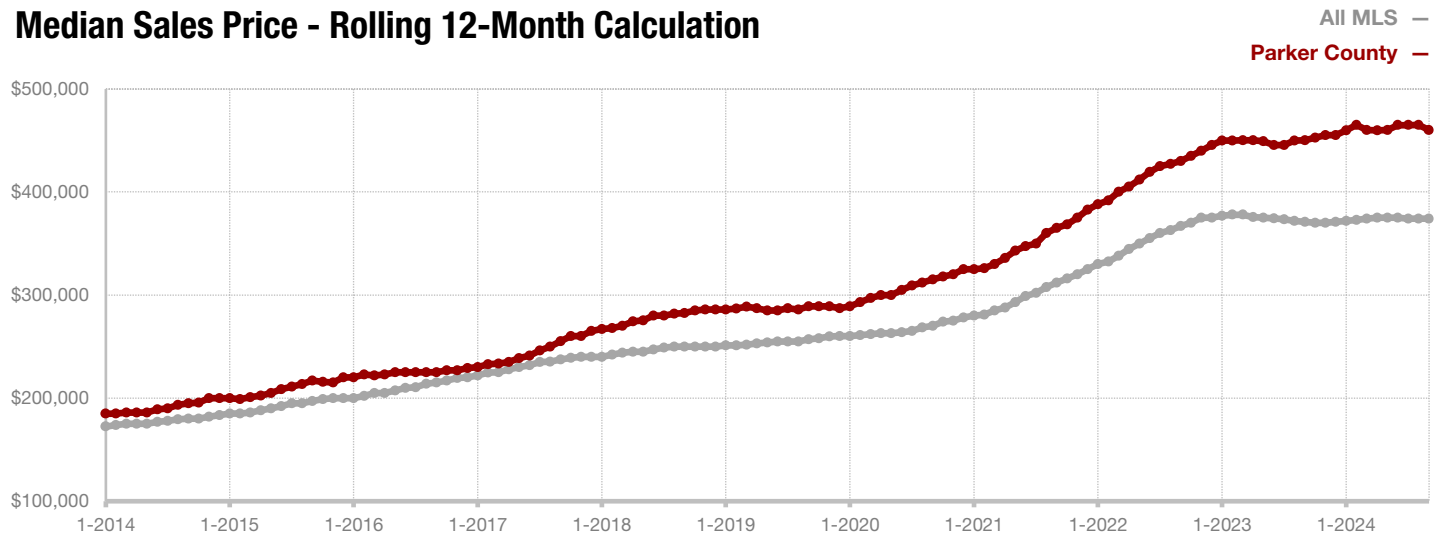
Parker County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	372	396	+ 6.5%	3,699	3,984	+ 7.7%
Pending Sales	188	191	+ 1.6%	2,332	2,331	- 0.0%
Closed Sales	224	223	- 0.4%	2,308	2,278	- 1.3%
Average Sales Price*	\$510,210	\$495,749	- 2.8%	\$488,136	\$507,710	+ 4.0%
Median Sales Price*	\$450,000	\$430,000	- 4.4%	\$455,000	\$462,000	+ 1.5%
Percent of Original List Price Received*	95.1%	95.0%	- 0.1%	95.5%	95.4%	- 0.1%
Days on Market Until Sale	71	73	+ 2.8%	74	81	+ 9.5%
Inventory of Homes for Sale	1,320	1,456	+ 10.3%	--	--	--
Months Supply of Inventory	5.4	6.1	+ 13.0%	--	--	--

* 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 – September 2024

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



+ 4.3%

- 50.0%

+ 140.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Rains County

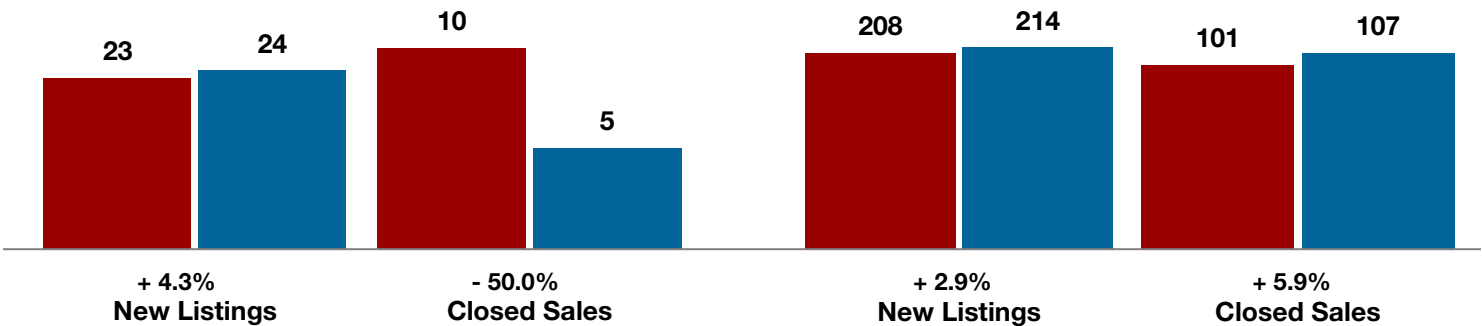
	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	23	24	+ 4.3%	208	214	+ 2.9%
Pending Sales	8	2	- 75.0%	101	104	+ 3.0%
Closed Sales	10	5	- 50.0%	101	107	+ 5.9%
Average Sales Price*	\$292,130	\$416,000	+ 42.4%	\$344,958	\$350,339	+ 1.6%
Median Sales Price*	\$219,900	\$528,000	+ 140.1%	\$270,000	\$279,000	+ 3.3%
Percent of Original List Price Received*	93.0%	94.0%	+ 1.1%	94.2%	91.1%	- 3.3%
Days on Market Until Sale	35	42	+ 20.0%	66	99	+ 50.0%
Inventory of Homes for Sale	107	115	+ 7.5%	--	--	--
Months Supply of Inventory	9.9	11.0	+ 11.1%	--	--	--

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

September

Year to Date

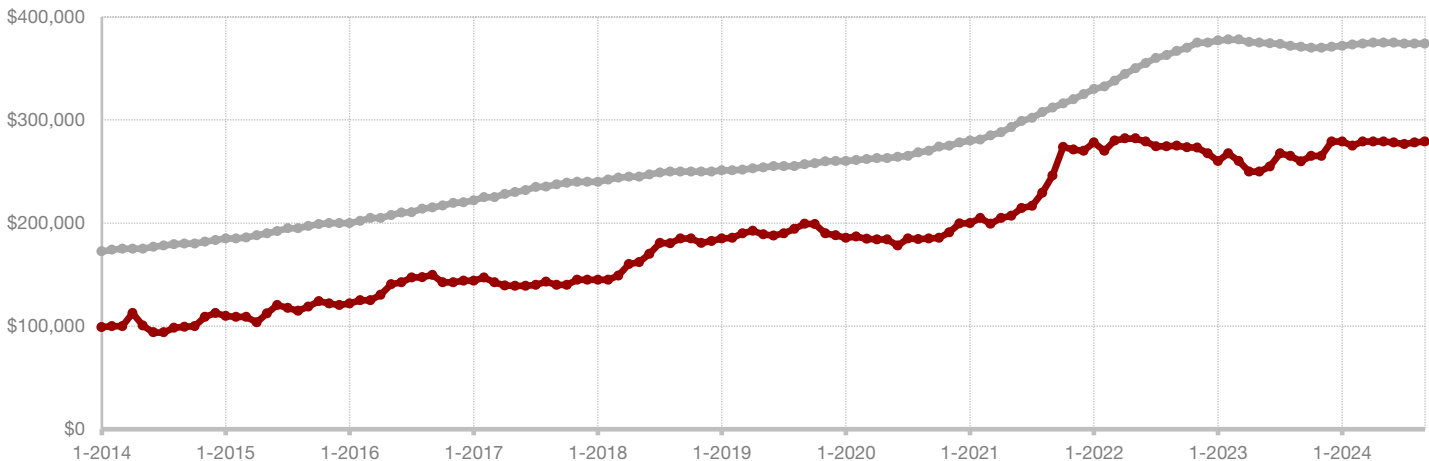
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Rains County —



Local Market Update – September 2024

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



+ 12.5%

- 4.3%

+ 10.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

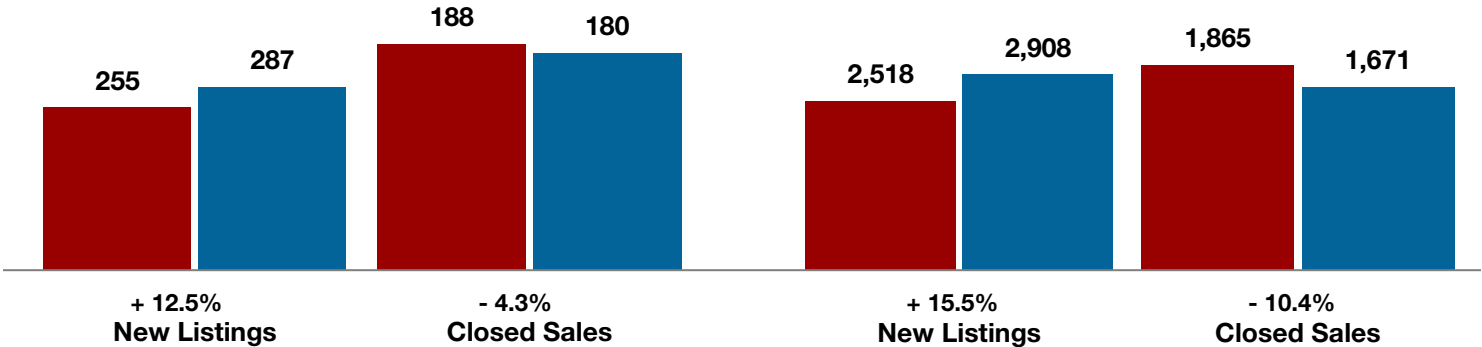
Rockwall County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	255	287	+ 12.5%	2,518	2,908	+ 15.5%
Pending Sales	177	188	+ 6.2%	1,916	1,781	- 7.0%
Closed Sales	188	180	- 4.3%	1,865	1,671	- 10.4%
Average Sales Price*	\$529,078	\$536,404	+ 1.4%	\$503,501	\$510,045	+ 1.3%
Median Sales Price*	\$415,000	\$459,054	+ 10.6%	\$429,000	\$426,750	- 0.5%
Percent of Original List Price Received*	95.0%	94.2%	- 0.8%	94.7%	94.7%	0.0%
Days on Market Until Sale	66	62	- 6.1%	65	63	- 3.1%
Inventory of Homes for Sale	726	1,035	+ 42.6%	--	--	--
Months Supply of Inventory	3.7	5.6	+ 51.4%	--	--	--

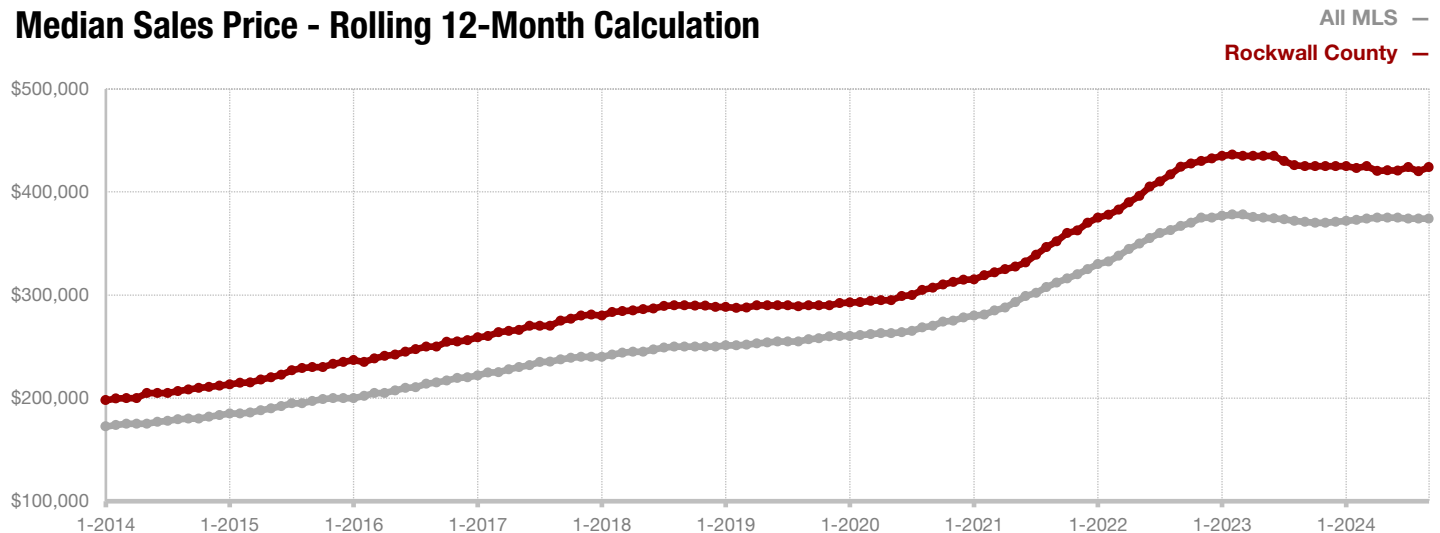
* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

Year to Date



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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



Shackelford County

0.0%

- 100.0%

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Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

September

Year to Date

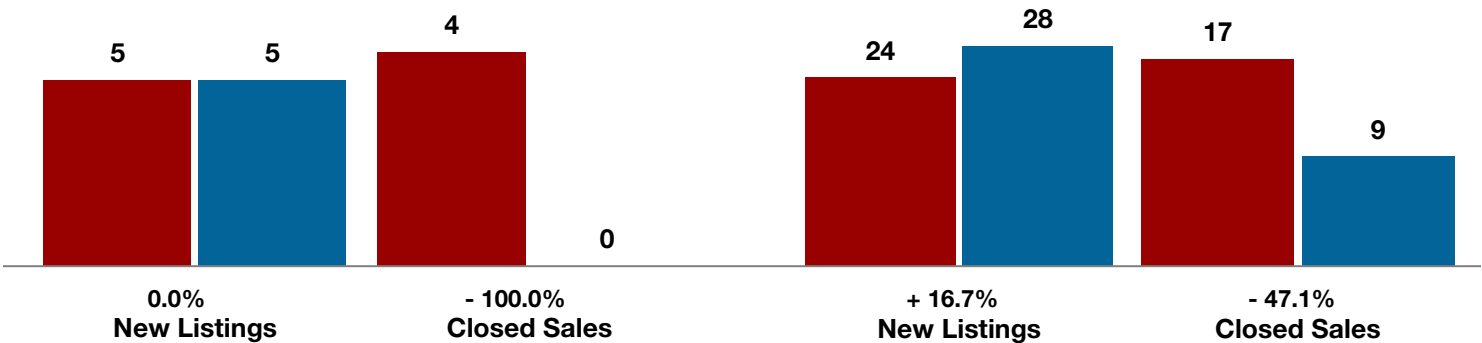
	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	5	0.0%	24	28	+ 16.7%
Pending Sales	5	0	- 100.0%	19	11	- 42.1%
Closed Sales	4	0	- 100.0%	17	9	- 47.1%
Average Sales Price*	\$190,125	--	--	\$164,882	\$258,204	+ 56.6%
Median Sales Price*	\$167,500	--	--	\$148,000	\$229,000	+ 54.7%
Percent of Original List Price Received*	91.6%	--	--	83.5%	87.7%	+ 5.0%
Days on Market Until Sale	31	--	--	70	81	+ 15.7%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	3.8	8.8	+ 131.6%	--	--	--

* 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.

September

Year to Date

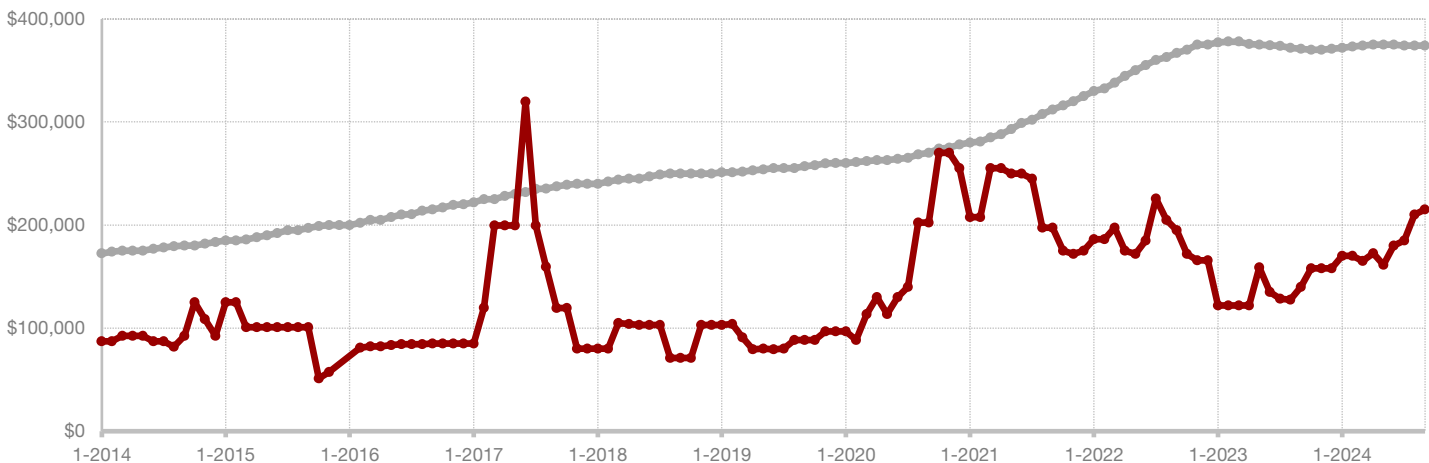
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Shackelford County —



Local Market Update – September 2024

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



+ 11.2%

0.0%

+ 12.8%

Change in
New Listings

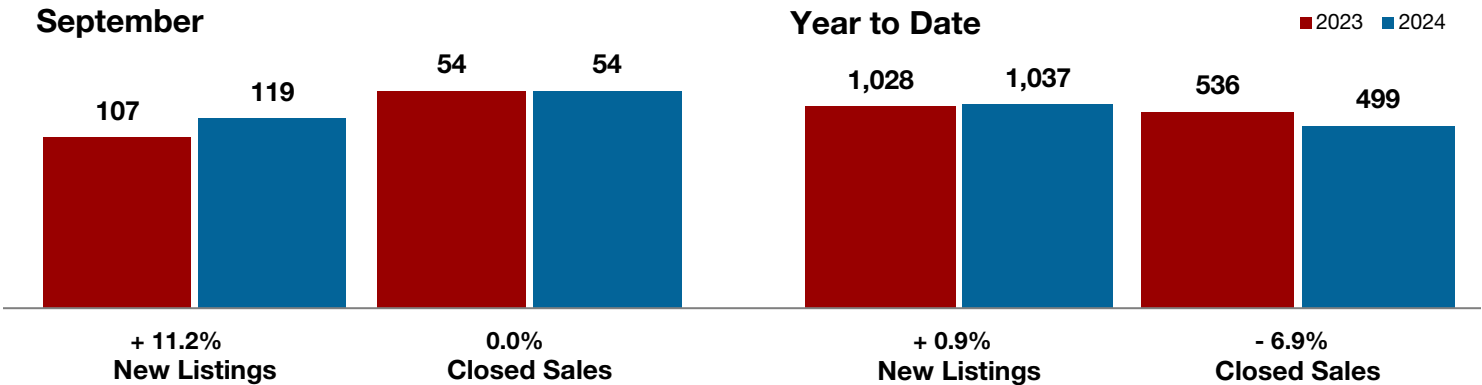
Change in
Closed Sales

Change in
Median Sales Price

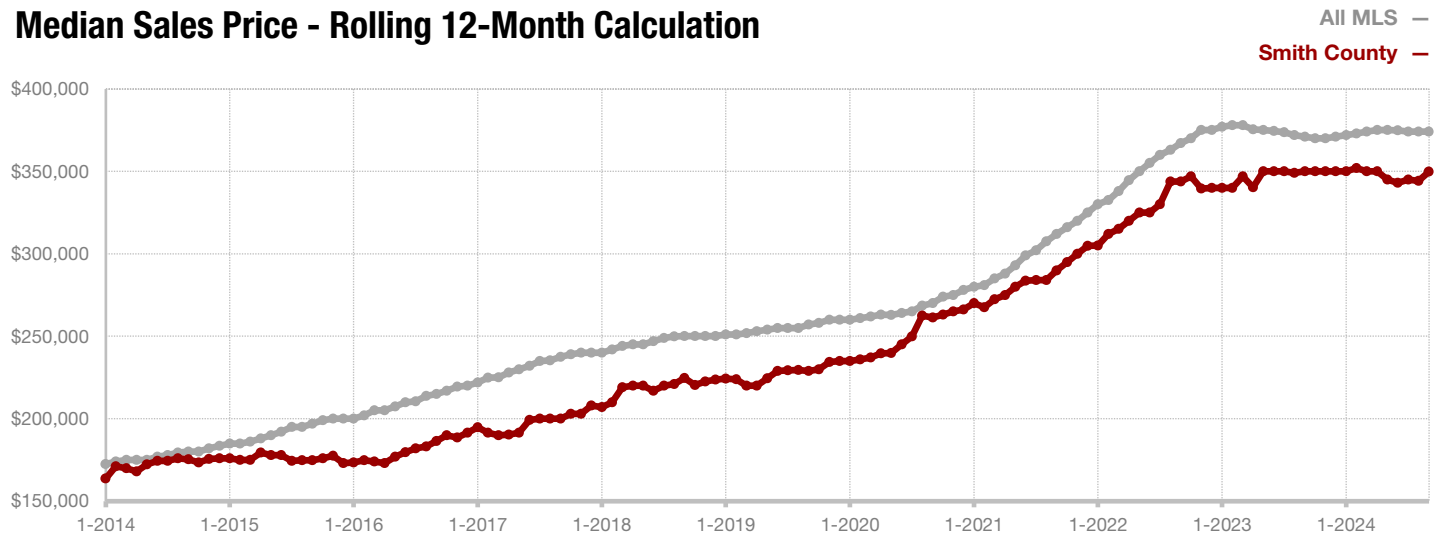
Smith County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	107	119	+ 11.2%	1,028	1,037	+ 0.9%
Pending Sales	57	52	- 8.8%	559	522	- 6.6%
Closed Sales	54	54	0.0%	536	499	- 6.9%
Average Sales Price*	\$403,980	\$503,952	+ 24.7%	\$419,440	\$441,650	+ 5.3%
Median Sales Price*	\$390,000	\$440,000	+ 12.8%	\$354,000	\$349,900	- 1.2%
Percent of Original List Price Received*	95.1%	93.1%	- 2.1%	94.9%	94.1%	- 0.8%
Days on Market Until Sale	58	92	+ 58.6%	52	73	+ 40.4%
Inventory of Homes for Sale	369	390	+ 5.7%	--	--	--
Months Supply of Inventory	6.6	7.2	+ 9.1%	--	--	--

* 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 – September 2024

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



- 12.5%

- 30.0%

- 8.6%

Change in
New Listings

Change in
Closed Sales

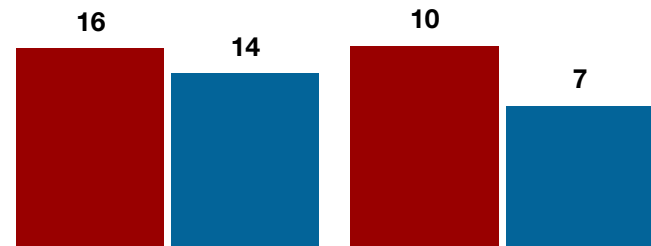
Change in
Median Sales Price

Somervell County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	16	14	- 12.5%	160	130	- 18.8%
Pending Sales	11	4	- 63.6%	89	86	- 3.4%
Closed Sales	10	7	- 30.0%	84	93	+ 10.7%
Average Sales Price*	\$384,730	\$312,575	- 18.8%	\$454,482	\$466,674	+ 2.7%
Median Sales Price*	\$374,000	\$341,847	- 8.6%	\$444,950	\$410,000	- 7.9%
Percent of Original List Price Received*	93.4%	93.6%	+ 0.2%	93.4%	93.0%	- 0.4%
Days on Market Until Sale	93	40	- 57.0%	74	116	+ 56.8%
Inventory of Homes for Sale	68	51	- 25.0%	--	--	--
Months Supply of Inventory	7.8	6.1	- 21.8%	--	--	--

* 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.

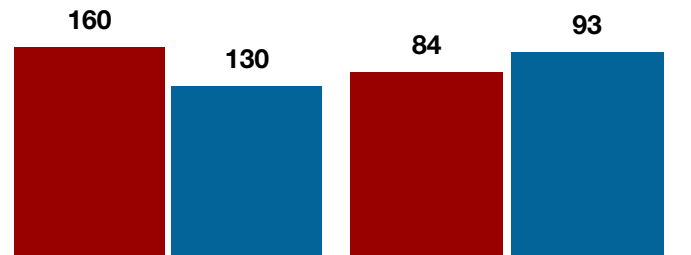
September



- 12.5%
New Listings

- 30.0%
Closed Sales

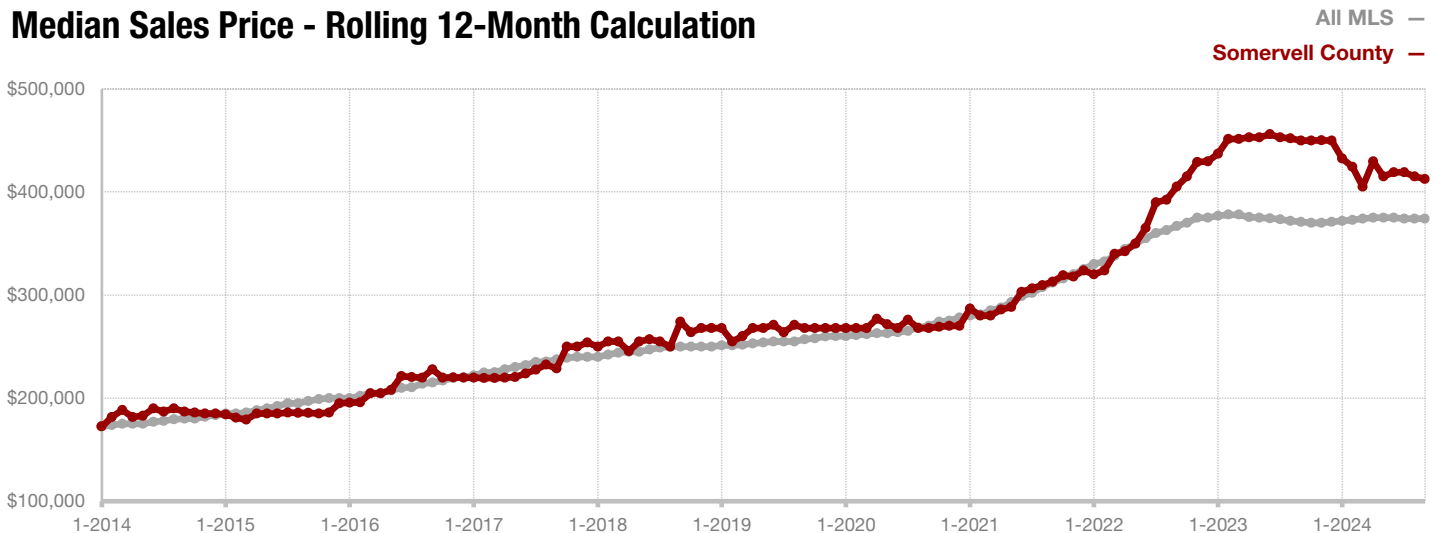
Year to Date



- 18.8%
New Listings

+ 10.7%
Closed Sales

Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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



+ 116.7%

- 14.3%

+ 14.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

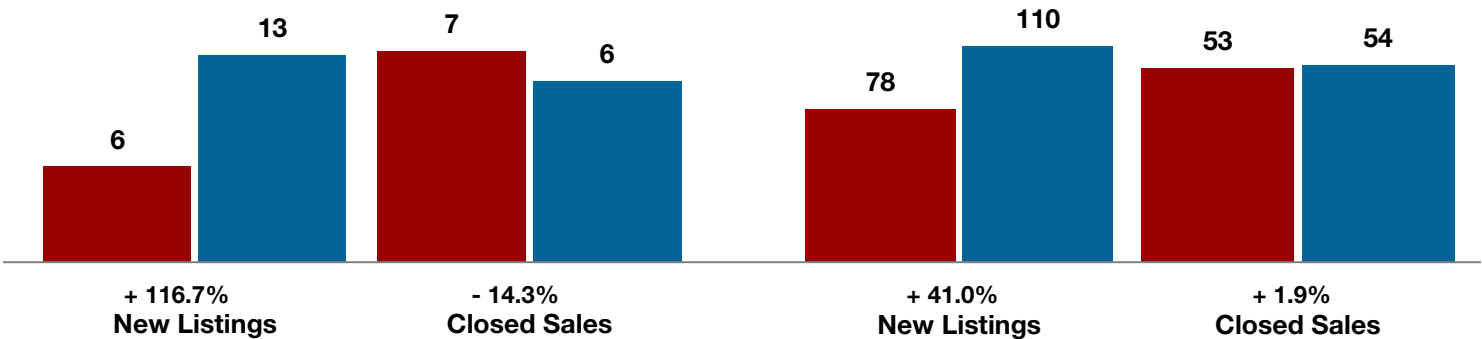
Stephens County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	6	13	+ 116.7%	78	110	+ 41.0%
Pending Sales	9	5	- 44.4%	59	52	- 11.9%
Closed Sales	7	6	- 14.3%	53	54	+ 1.9%
Average Sales Price*	\$169,857	\$217,140	+ 27.8%	\$205,509	\$221,438	+ 7.8%
Median Sales Price*	\$175,000	\$200,000	+ 14.3%	\$160,000	\$158,000	- 1.3%
Percent of Original List Price Received*	83.5%	87.0%	+ 4.2%	86.3%	87.7%	+ 1.6%
Days on Market Until Sale	93	147	+ 58.1%	100	117	+ 17.0%
Inventory of Homes for Sale	36	65	+ 80.6%	--	--	--
Months Supply of Inventory	5.6	12.0	+ 114.3%	--	--	--

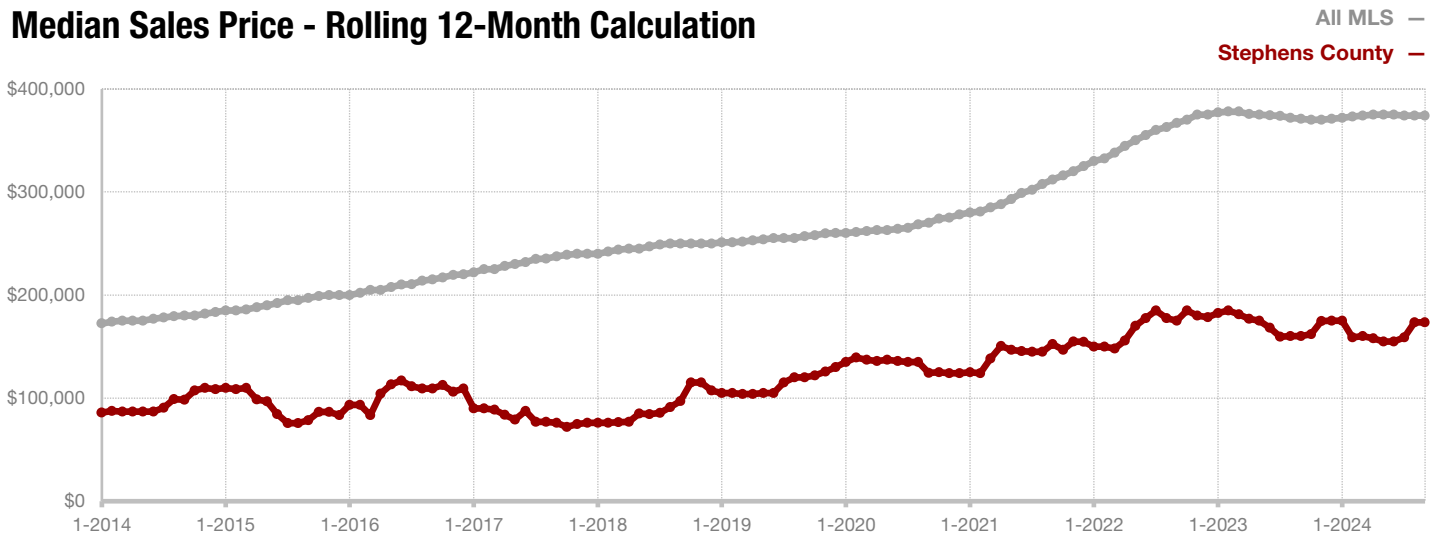
* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

Year to Date



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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



- 100.0% **- 100.0%** **--**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Stonewall County

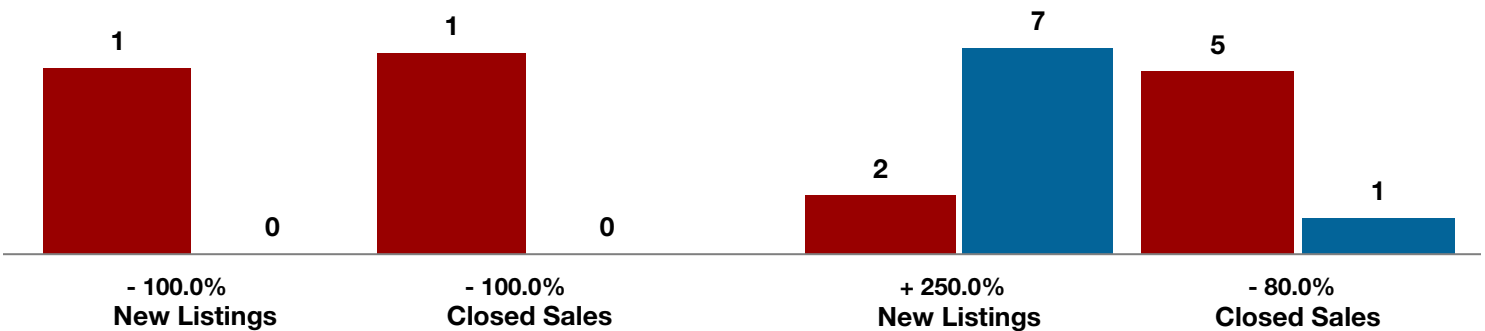
	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1	0	- 100.0%	2	7	+ 250.0%
Pending Sales	1	0	- 100.0%	5	1	- 80.0%
Closed Sales	1	0	- 100.0%	5	1	- 80.0%
Average Sales Price*	\$43,800	--	--	\$175,060	\$152,000	- 13.2%
Median Sales Price*	\$43,800	--	--	\$182,000	\$152,000	- 16.5%
Percent of Original List Price Received*	64.9%	--	--	85.8%	82.2%	- 4.2%
Days on Market Until Sale	269	--	--	150	10	- 93.3%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.9	5.0	+ 455.6%	--	--	--

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September

Year to Date

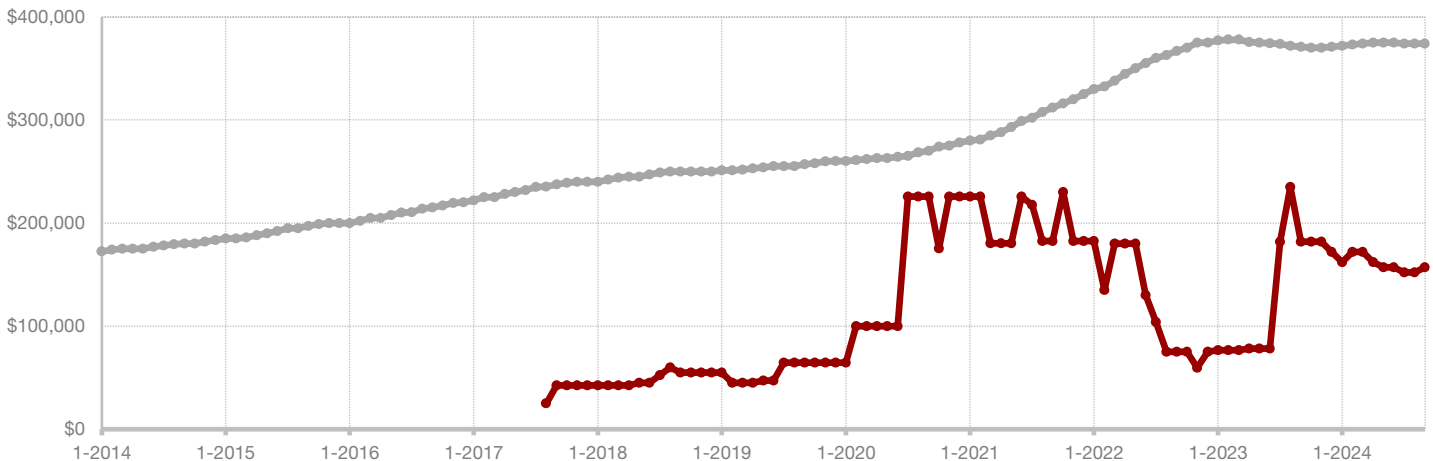
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – September 2024

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



- 1.7%

Change in
New Listings

- 7.0%

Change in
Closed Sales

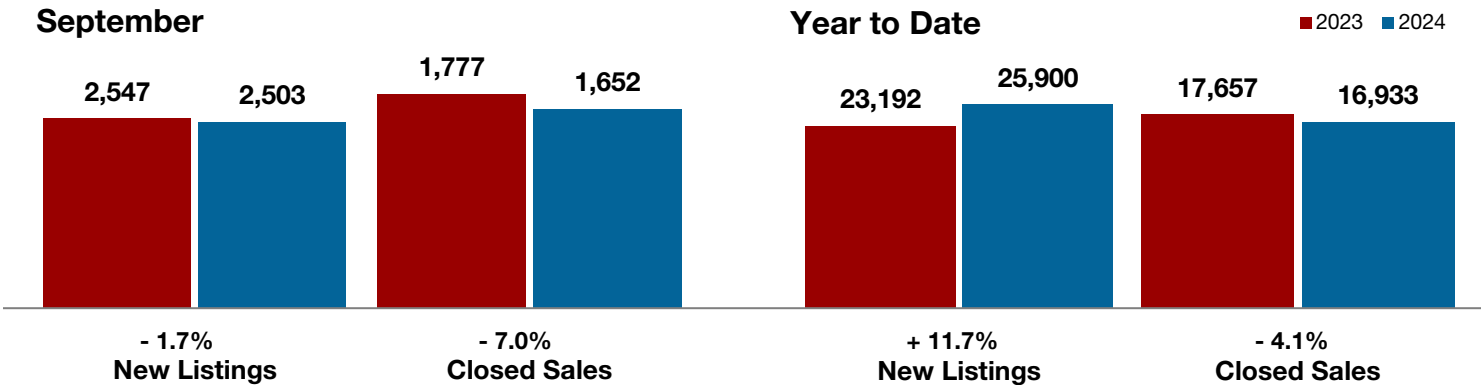
+ 0.1%

Change in
Median Sales Price

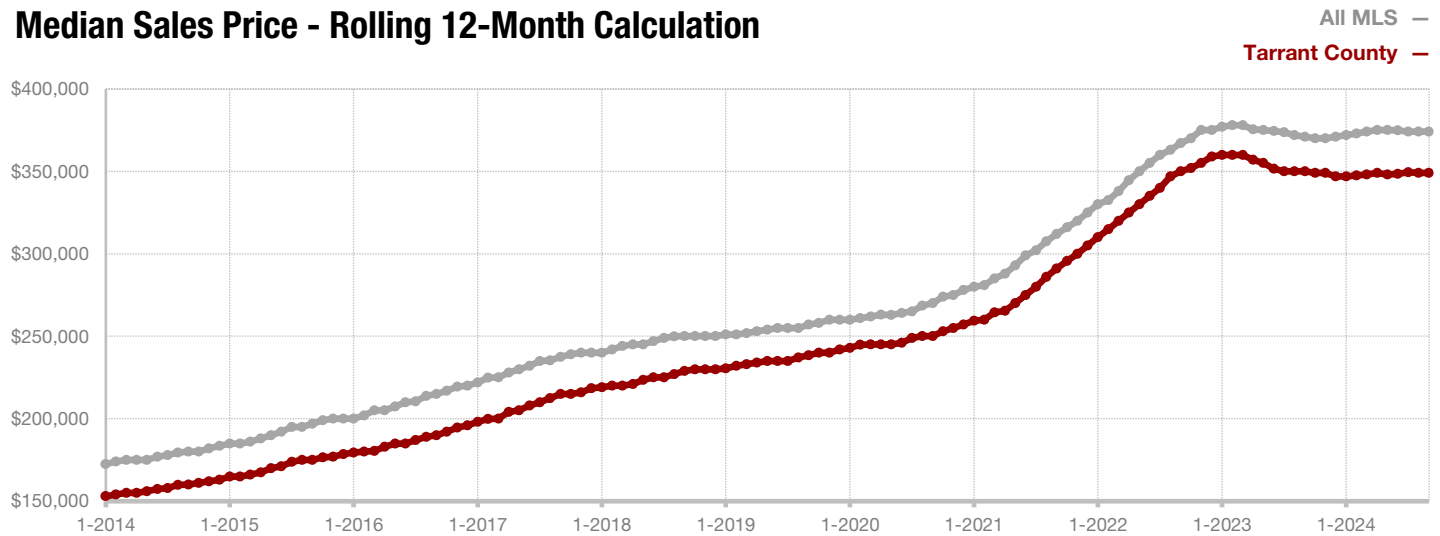
Tarrant County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,547	2,503	- 1.7%	23,192	25,900	+ 11.7%
Pending Sales	1,649	1,637	- 0.7%	18,083	17,519	- 3.1%
Closed Sales	1,777	1,652	- 7.0%	17,657	16,933	- 4.1%
Average Sales Price*	\$417,423	\$429,667	+ 2.9%	\$429,295	\$436,994	+ 1.8%
Median Sales Price*	\$345,000	\$345,500	+ 0.1%	\$349,240	\$350,000	+ 0.2%
Percent of Original List Price Received*	96.6%	95.1%	- 1.6%	96.7%	96.4%	- 0.3%
Days on Market Until Sale	37	48	+ 29.7%	41	44	+ 7.3%
Inventory of Homes for Sale	5,171	6,508	+ 25.9%	--	--	--
Months Supply of Inventory	2.8	3.6	+ 28.6%	--	--	--

* 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 – September 2024

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



- 0.8%

+ 7.9%

- 5.7%

Change in
New Listings

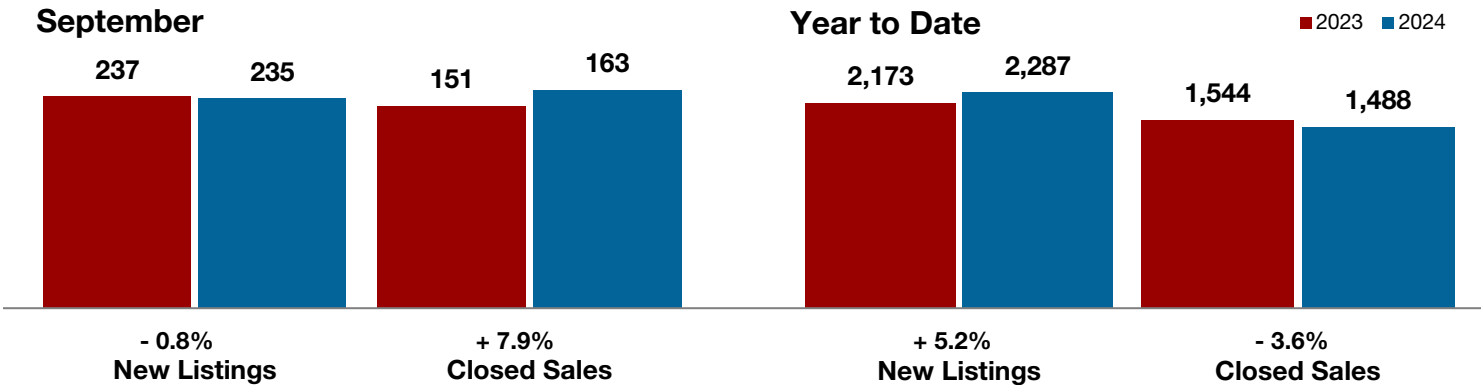
Change in
Closed Sales

Change in
Median Sales Price

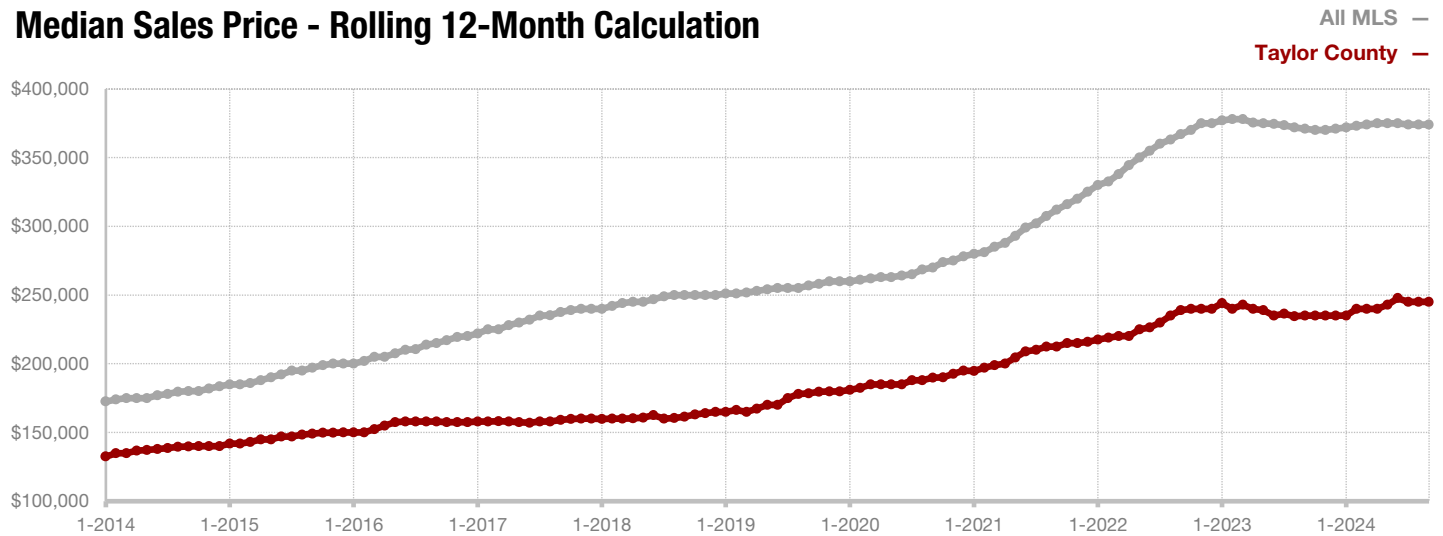
Taylor County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	237	235	- 0.8%	2,173	2,287	+ 5.2%
Pending Sales	154	127	- 17.5%	1,615	1,545	- 4.3%
Closed Sales	151	163	+ 7.9%	1,544	1,488	- 3.6%
Average Sales Price*	\$262,664	\$265,425	+ 1.1%	\$263,570	\$276,845	+ 5.0%
Median Sales Price*	\$259,900	\$245,000	- 5.7%	\$237,000	\$248,000	+ 4.6%
Percent of Original List Price Received*	95.6%	94.3%	- 1.4%	96.0%	95.2%	- 0.8%
Days on Market Until Sale	45	61	+ 35.6%	50	60	+ 20.0%
Inventory of Homes for Sale	622	738	+ 18.6%	--	--	--
Months Supply of Inventory	3.8	4.7	+ 23.7%	--	--	--

* 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 – September 2024

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



- 61.1%

- 40.0%

+ 349.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Upshur County

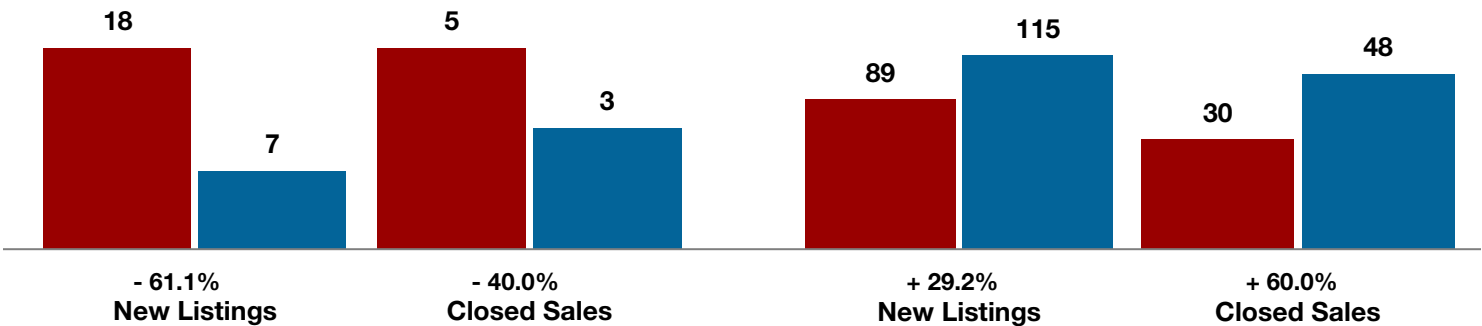
	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	18	7	- 61.1%	89	115	+ 29.2%
Pending Sales	7	5	- 28.6%	35	43	+ 22.9%
Closed Sales	5	3	- 40.0%	30	48	+ 60.0%
Average Sales Price*	\$162,600	\$648,267	+ 298.7%	\$294,744	\$417,226	+ 41.6%
Median Sales Price*	\$130,000	\$584,900	+ 349.9%	\$237,000	\$282,000	+ 19.0%
Percent of Original List Price Received*	88.1%	92.6%	+ 5.1%	91.3%	90.5%	- 0.9%
Days on Market Until Sale	7	98	+ 1300.0%	68	86	+ 26.5%
Inventory of Homes for Sale	56	60	+ 7.1%	--	--	--
Months Supply of Inventory	14.0	10.9	- 22.1%	--	--	--

* 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.

September

Year to Date

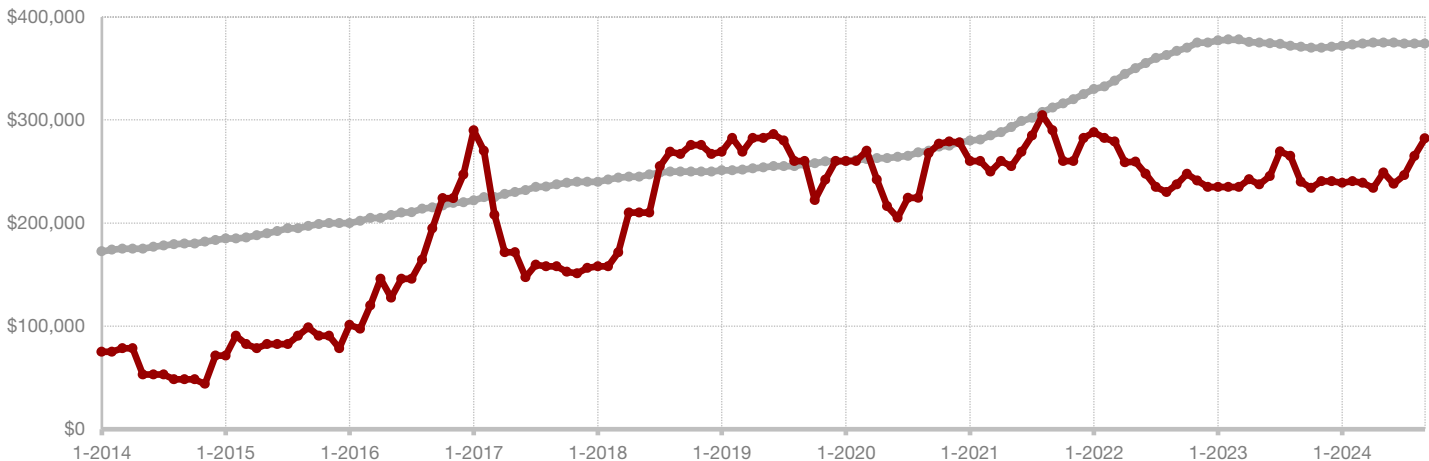
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Upshur County —



Local Market Update – September 2024

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



- 9.8%

+ 2.4%

- 24.6%

Change in
New Listings

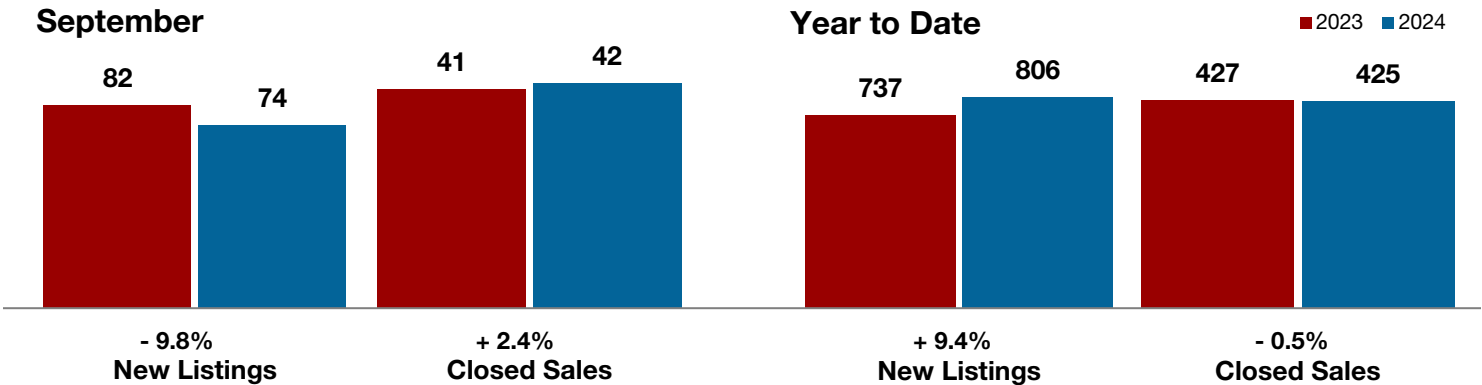
Change in
Closed Sales

Change in
Median Sales Price

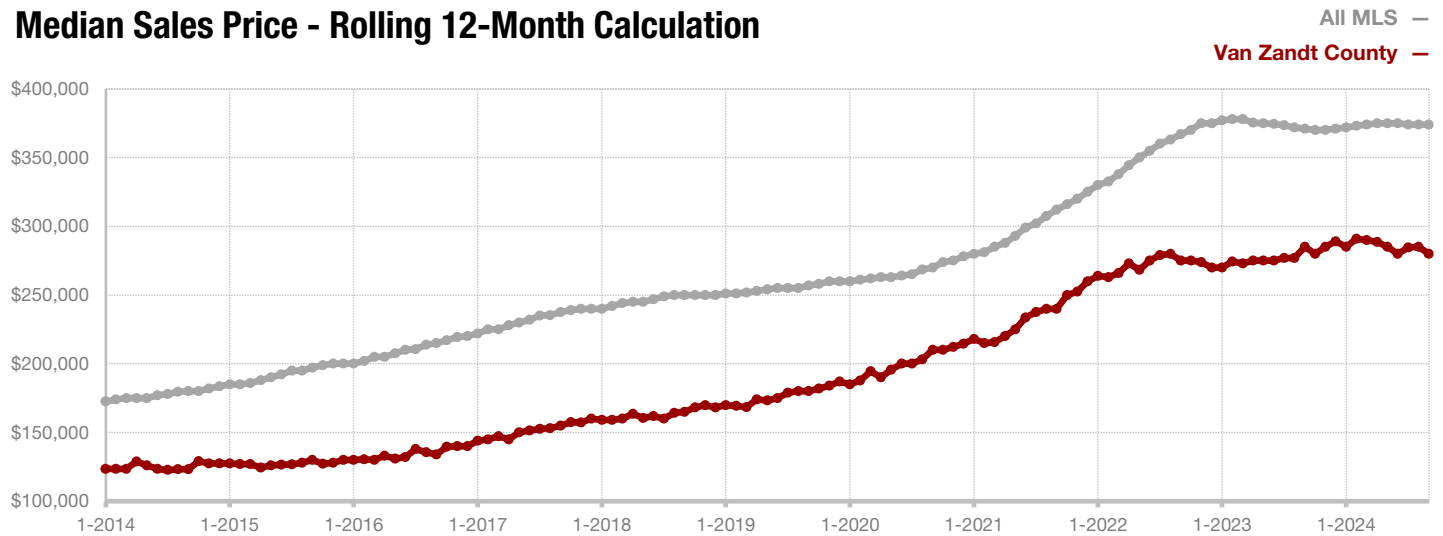
Van Zandt County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	82	74	- 9.8%	737	806	+ 9.4%
Pending Sales	39	26	- 33.3%	431	427	- 0.9%
Closed Sales	41	42	+ 2.4%	427	425	- 0.5%
Average Sales Price*	\$395,172	\$280,297	- 29.1%	\$331,882	\$343,912	+ 3.6%
Median Sales Price*	\$340,000	\$256,500	- 24.6%	\$299,000	\$283,150	- 5.3%
Percent of Original List Price Received*	92.0%	94.5%	+ 2.7%	92.9%	93.3%	+ 0.4%
Days on Market Until Sale	56	58	+ 3.6%	72	70	- 2.8%
Inventory of Homes for Sale	307	344	+ 12.1%	--	--	--
Months Supply of Inventory	6.8	7.7	+ 13.2%	--	--	--

* 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 – September 2024

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



+ 7.5%

- 13.9%

- 12.7%

Change in
New Listings

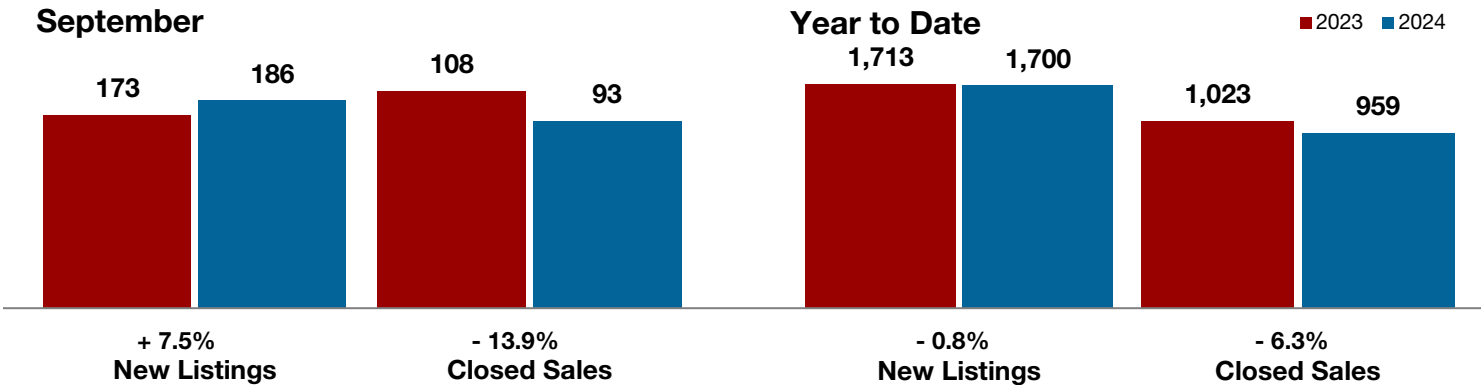
Change in
Closed Sales

Change in
Median Sales Price

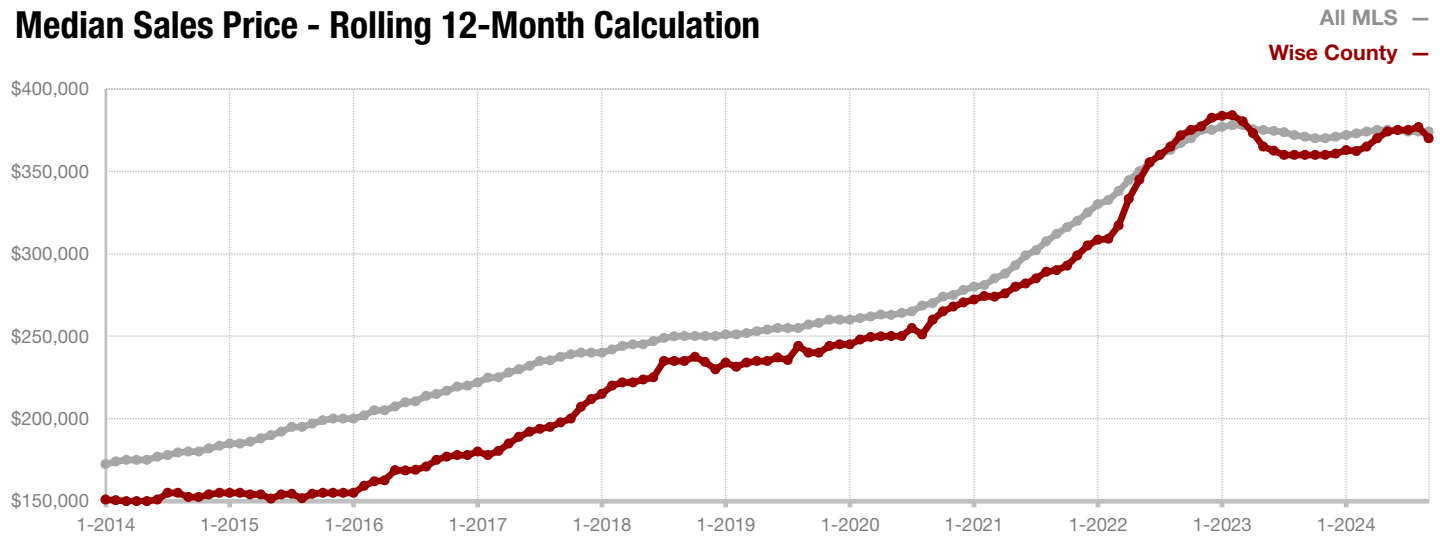
Wise County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	173	186	+ 7.5%	1,713	1,700	- 0.8%
Pending Sales	86	82	- 4.7%	1,049	971	- 7.4%
Closed Sales	108	93	- 13.9%	1,023	959	- 6.3%
Average Sales Price*	\$436,310	\$352,880	- 19.1%	\$405,260	\$416,937	+ 2.9%
Median Sales Price*	\$374,950	\$327,385	- 12.7%	\$357,779	\$364,590	+ 1.9%
Percent of Original List Price Received*	94.8%	93.6%	- 1.3%	95.8%	94.7%	- 1.1%
Days on Market Until Sale	76	72	- 5.3%	64	84	+ 31.3%
Inventory of Homes for Sale	633	666	+ 5.2%	--	--	--
Months Supply of Inventory	6.0	6.5	+ 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 – September 2024

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



- 16.7%

+ 2.6%

- 7.0%

Change in
New Listings

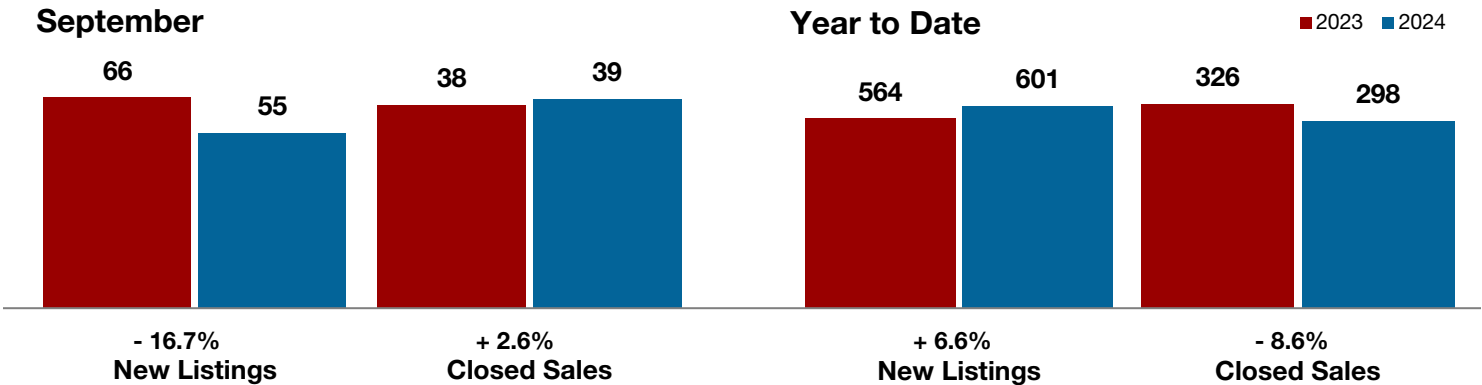
Change in
Closed Sales

Change in
Median Sales Price

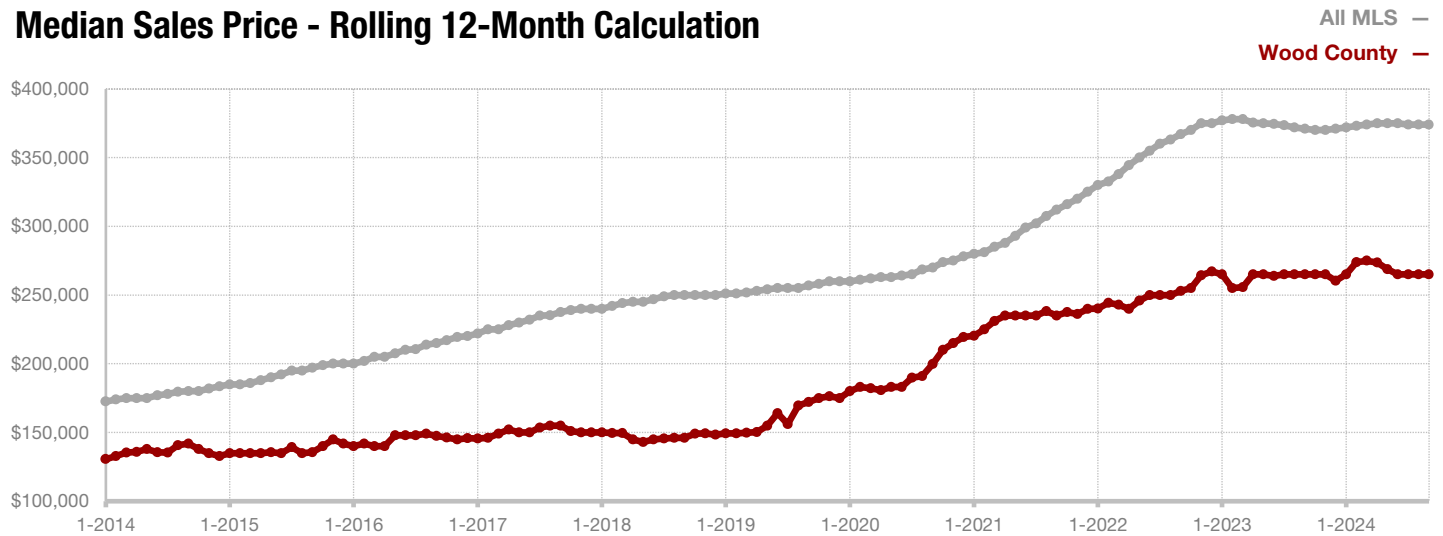
Wood County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	66	55	- 16.7%	564	601	+ 6.6%
Pending Sales	33	29	- 12.1%	335	308	- 8.1%
Closed Sales	38	39	+ 2.6%	326	298	- 8.6%
Average Sales Price*	\$356,978	\$311,118	- 12.8%	\$329,114	\$320,243	- 2.7%
Median Sales Price*	\$285,000	\$265,000	- 7.0%	\$263,000	\$265,000	+ 0.8%
Percent of Original List Price Received*	91.8%	88.4%	- 3.7%	93.1%	91.2%	- 2.0%
Days on Market Until Sale	65	75	+ 15.4%	62	76	+ 22.6%
Inventory of Homes for Sale	238	280	+ 17.6%	--	--	--
Months Supply of Inventory	6.9	8.5	+ 23.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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



- 10.5%

Change in
New Listings

- 33.3%

Change in
Closed Sales

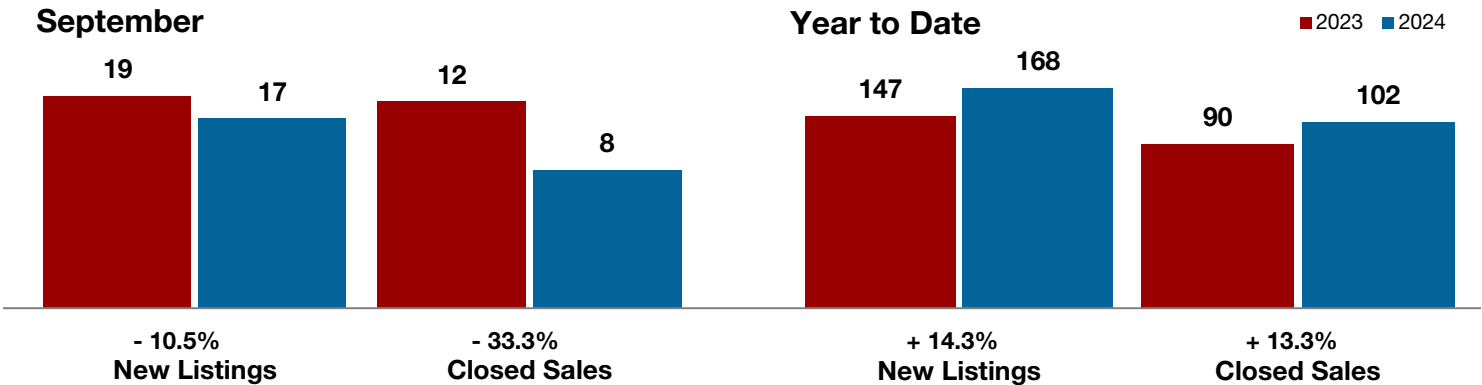
- 0.5%

Change in
Median Sales Price

Young County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	19	17	- 10.5%	147	168	+ 14.3%
Pending Sales	13	7	- 46.2%	95	105	+ 10.5%
Closed Sales	12	8	- 33.3%	90	102	+ 13.3%
Average Sales Price*	\$240,033	\$283,610	+ 18.2%	\$421,207	\$291,293	- 30.8%
Median Sales Price*	\$241,950	\$240,740	- 0.5%	\$212,500	\$229,000	+ 7.8%
Percent of Original List Price Received*	94.2%	92.0%	- 2.3%	91.3%	90.6%	- 0.8%
Days on Market Until Sale	33	72	+ 118.2%	61	76	+ 24.6%
Inventory of Homes for Sale	55	77	+ 40.0%	--	--	--
Months Supply of Inventory	5.5	7.2	+ 30.9%	--	--	--

* 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

