

Local Market Updates

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



April 2025

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 – April 2025

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



+ 20.0%

- 66.7%

+ 311.6%

Change in
New Listings

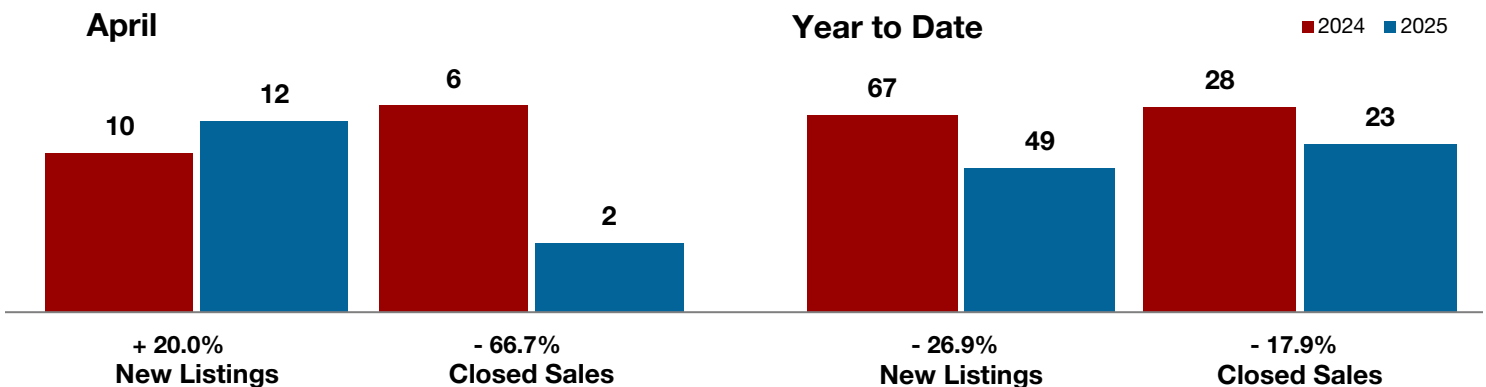
Change in
Closed Sales

Change in
Median Sales Price

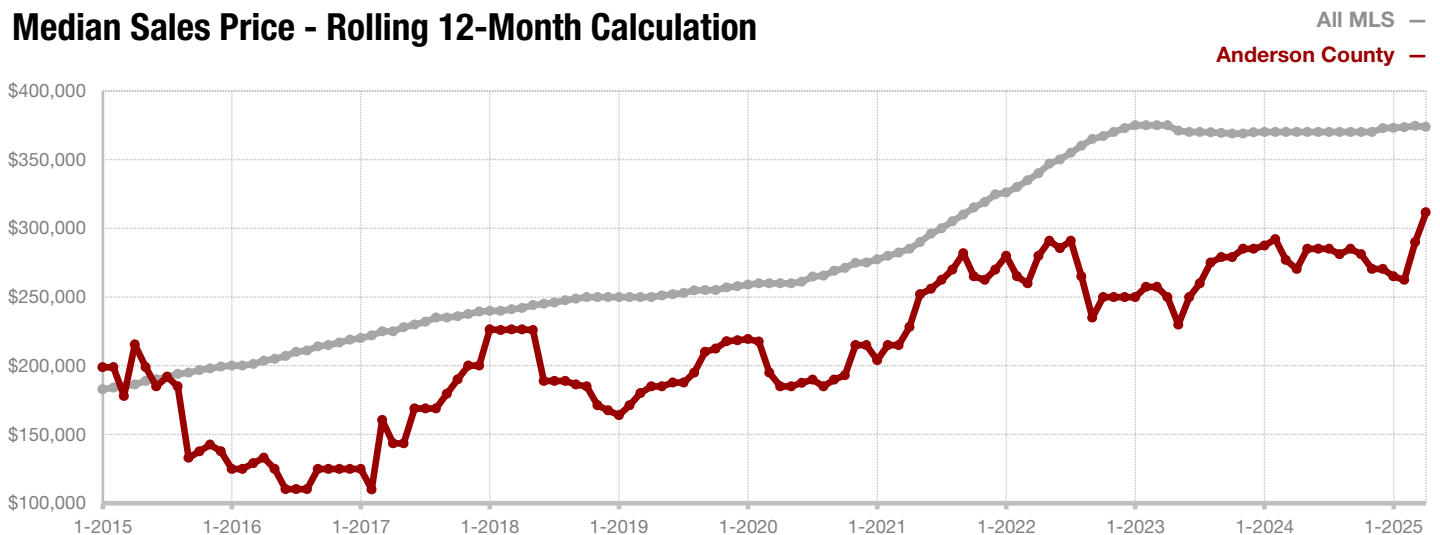
Anderson County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	10	12	+ 20.0%	67	49	- 26.9%
Pending Sales	11	6	- 45.5%	33	25	- 24.2%
Closed Sales	6	2	- 66.7%	28	23	- 17.9%
Average Sales Price*	\$227,333	\$531,000	+ 133.6%	\$294,925	\$409,205	+ 38.7%
Median Sales Price*	\$129,000	\$531,000	+ 311.6%	\$253,000	\$327,500	+ 29.4%
Percent of Original List Price Received*	88.4%	95.0%	+ 7.5%	89.8%	89.2%	- 0.7%
Days on Market Until Sale	84	84	0.0%	82	55	- 32.9%
Inventory of Homes for Sale	69	49	- 29.0%	--	--	--
Months Supply of Inventory	10.8	7.8	- 27.8%	--	--	--

* 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 – April 2025

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



- 2.0%

+ 37.5%

+ 60.3%

Change in
New Listings

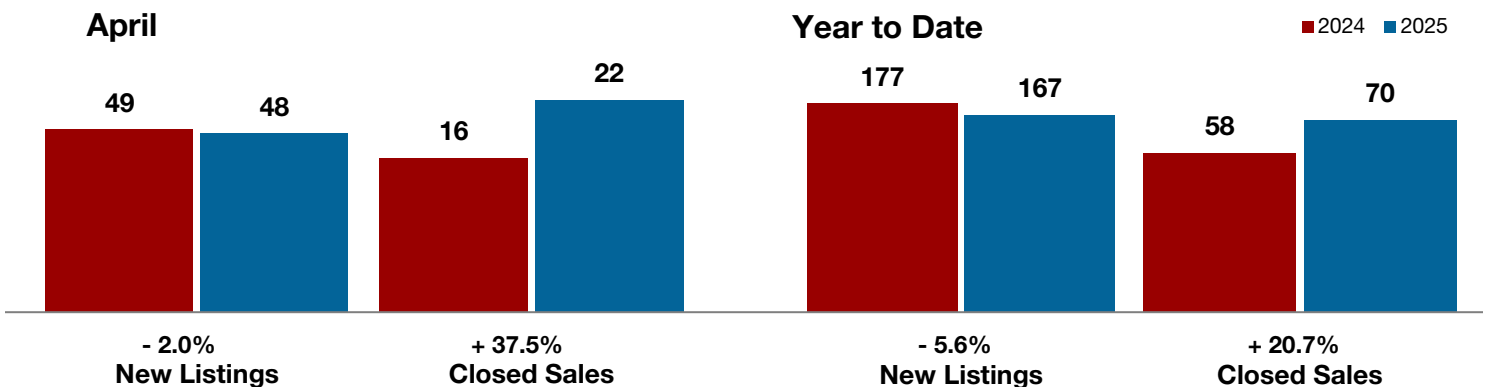
Change in
Closed Sales

Change in
Median Sales Price

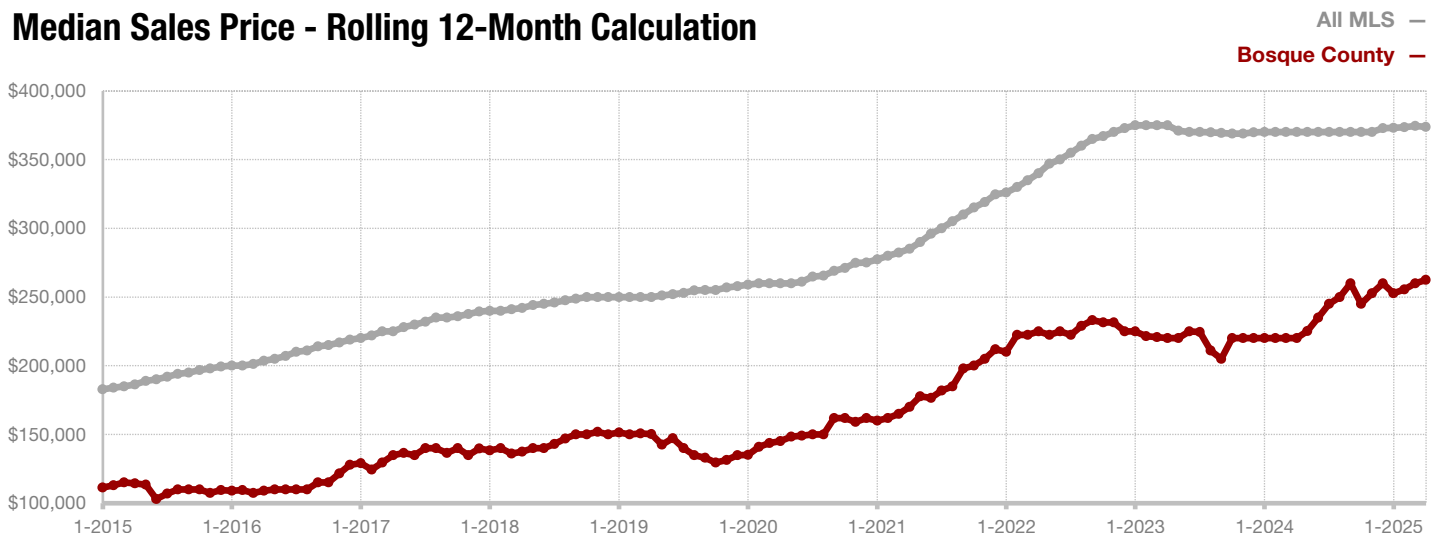
Bosque County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	49	48	- 2.0%	177	167	- 5.6%
Pending Sales	32	27	- 15.6%	88	92	+ 4.5%
Closed Sales	16	22	+ 37.5%	58	70	+ 20.7%
Average Sales Price*	\$644,063	\$388,541	- 39.7%	\$460,138	\$344,991	- 25.0%
Median Sales Price*	\$221,500	\$355,000	+ 60.3%	\$225,250	\$270,000	+ 19.9%
Percent of Original List Price Received*	88.1%	90.8%	+ 3.1%	88.2%	90.5%	+ 2.6%
Days on Market Until Sale	163	80	- 50.9%	102	94	- 7.8%
Inventory of Homes for Sale	168	149	- 11.3%	--	--	--
Months Supply of Inventory	8.3	7.5	- 9.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



+ 1.3%

+ 9.1%

- 20.0%

Change in
New Listings

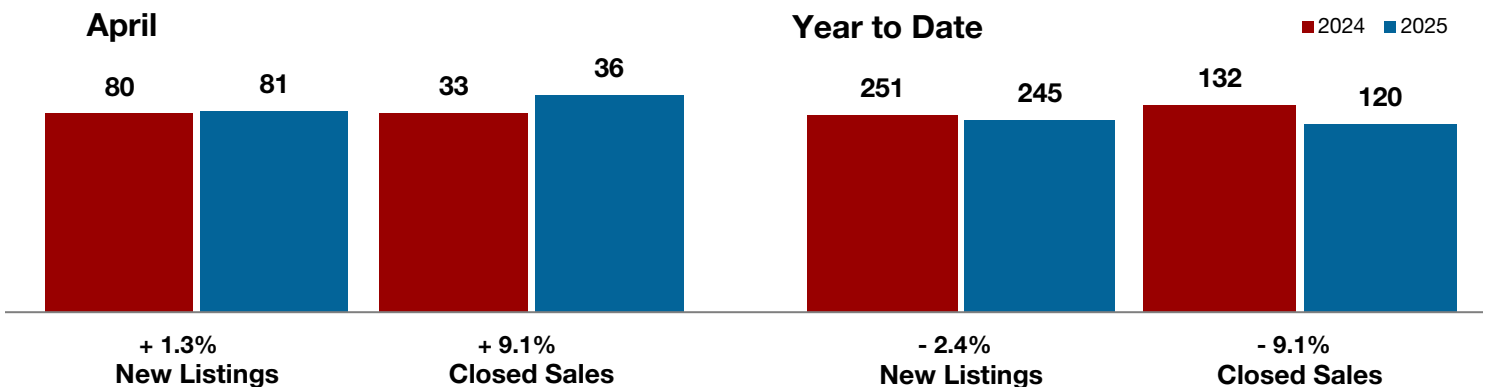
Change in
Closed Sales

Change in
Median Sales Price

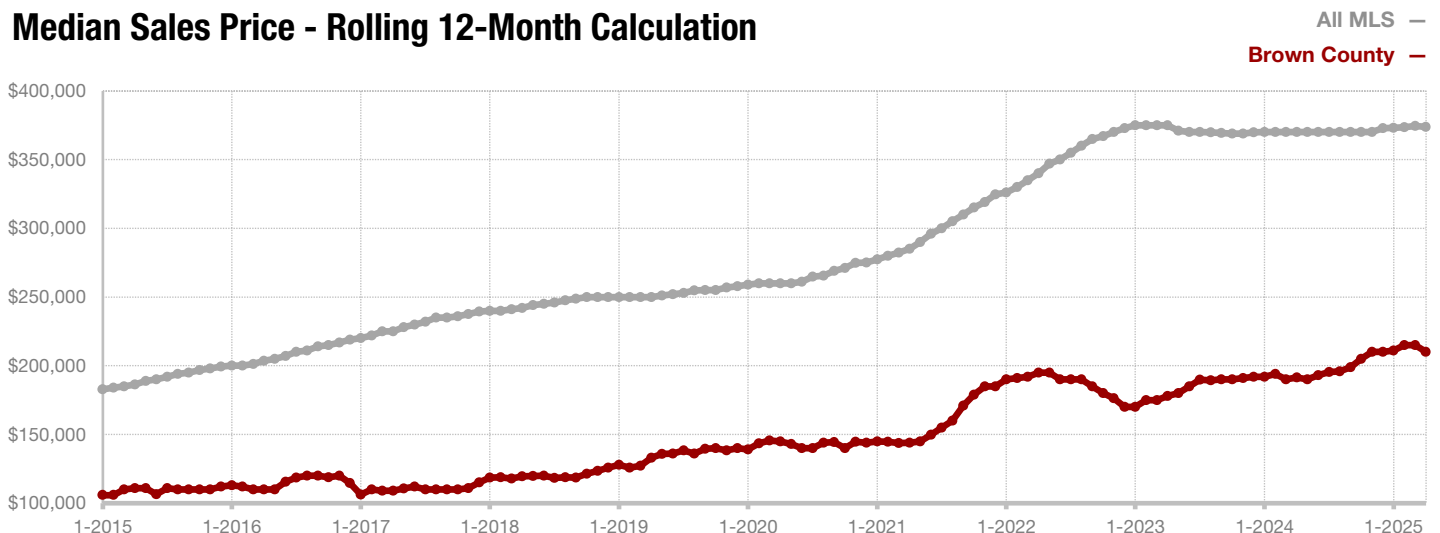
Brown County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	80	81	+ 1.3%	251	245	- 2.4%
Pending Sales	35	35	0.0%	133	134	+ 0.8%
Closed Sales	33	36	+ 9.1%	132	120	- 9.1%
Average Sales Price*	\$316,885	\$257,744	- 18.7%	\$275,507	\$275,206	- 0.1%
Median Sales Price*	\$249,500	\$199,500	- 20.0%	\$204,250	\$207,000	+ 1.3%
Percent of Original List Price Received*	94.7%	90.2%	- 4.8%	91.6%	90.9%	- 0.8%
Days on Market Until Sale	57	73	+ 28.1%	70	85	+ 21.4%
Inventory of Homes for Sale	226	229	+ 1.3%	--	--	--
Months Supply of Inventory	6.1	6.6	+ 8.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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- 19.2%

- 5.0%

+ 19.6%

Change in
New Listings

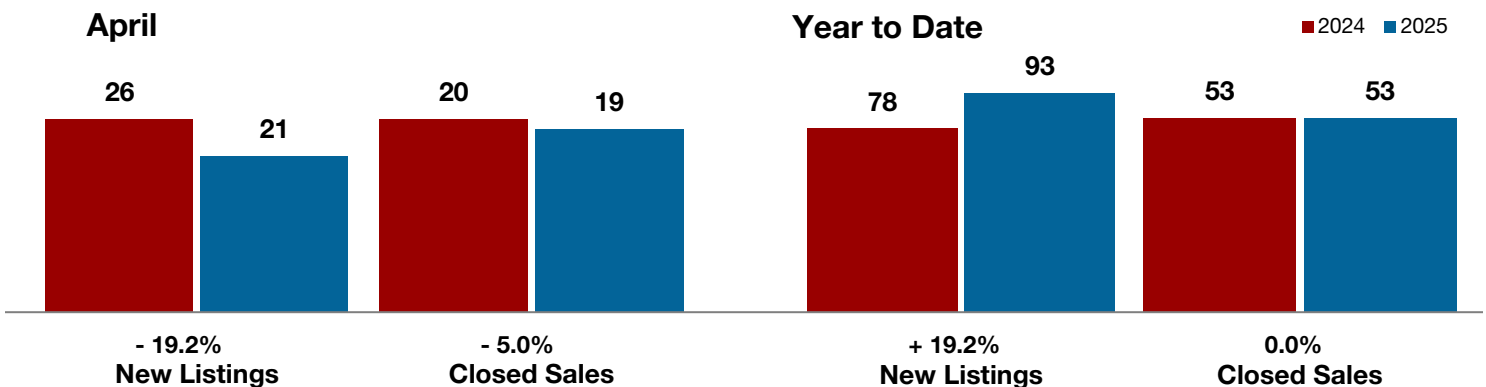
Change in
Closed Sales

Change in
Median Sales Price

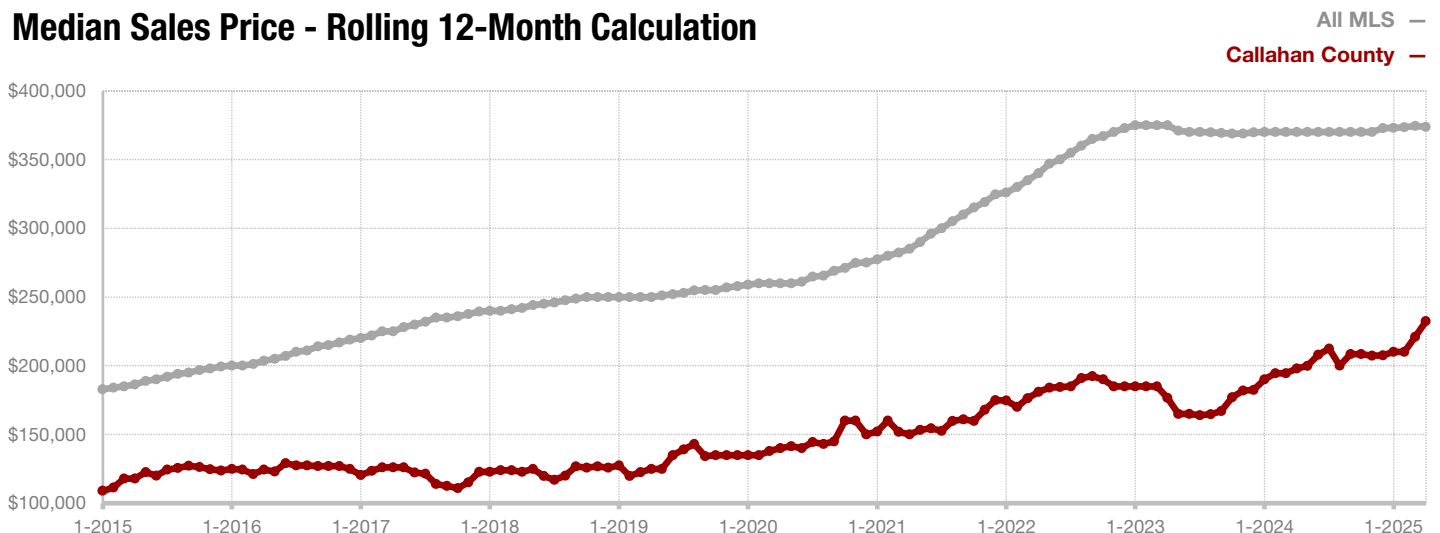
Callahan County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	26	21	- 19.2%	78	93	+ 19.2%
Pending Sales	14	15	+ 7.1%	52	60	+ 15.4%
Closed Sales	20	19	- 5.0%	53	53	0.0%
Average Sales Price*	\$215,400	\$296,738	+ 37.8%	\$297,467	\$306,631	+ 3.1%
Median Sales Price*	\$183,950	\$220,000	+ 19.6%	\$190,000	\$240,000	+ 26.3%
Percent of Original List Price Received*	91.6%	91.9%	+ 0.3%	90.4%	93.6%	+ 3.5%
Days on Market Until Sale	59	96	+ 62.7%	68	83	+ 22.1%
Inventory of Homes for Sale	59	76	+ 28.8%	--	--	--
Months Supply of Inventory	4.5	6.0	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



+ 14.3%

+ 200.0%

+ 5.7%

Change in
New Listings

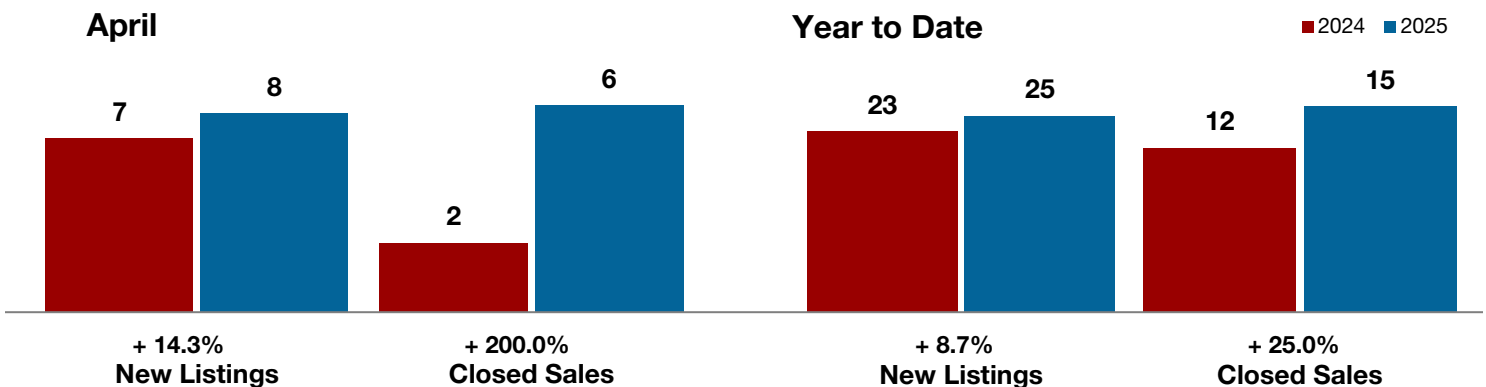
Change in
Closed Sales

Change in
Median Sales Price

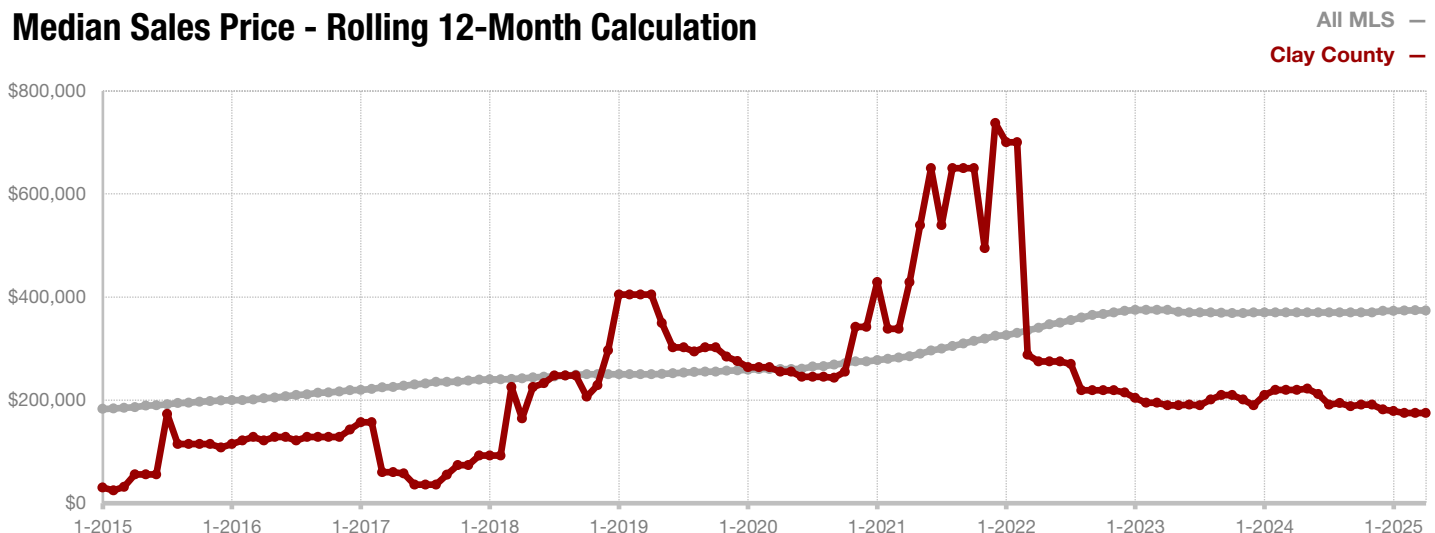
Clay County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	7	8	+ 14.3%	23	25	+ 8.7%
Pending Sales	3	4	+ 33.3%	11	19	+ 72.7%
Closed Sales	2	6	+ 200.0%	12	15	+ 25.0%
Average Sales Price*	\$179,250	\$294,667	+ 64.4%	\$309,624	\$254,533	- 17.8%
Median Sales Price*	\$179,250	\$189,500	+ 5.7%	\$241,250	\$205,000	- 15.0%
Percent of Original List Price Received*	101.0%	91.4%	- 9.5%	87.9%	92.9%	+ 5.7%
Days on Market Until Sale	46	197	+ 328.3%	120	130	+ 8.3%
Inventory of Homes for Sale	29	26	- 10.3%	--	--	--
Months Supply of Inventory	9.7	7.3	- 24.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 21.4%

+ 50.0%

+ 0.2%

Change in
New Listings

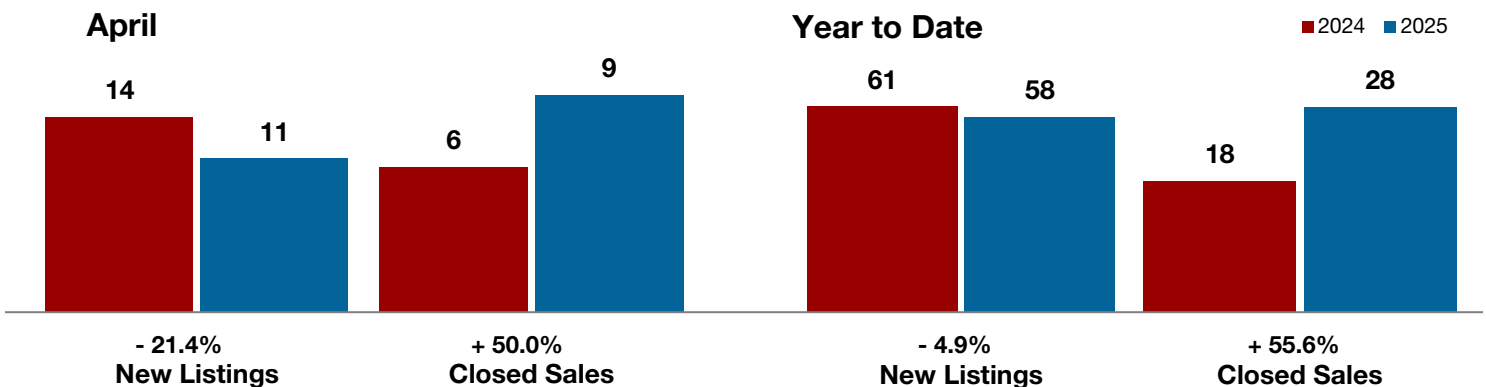
Change in
Closed Sales

Change in
Median Sales Price

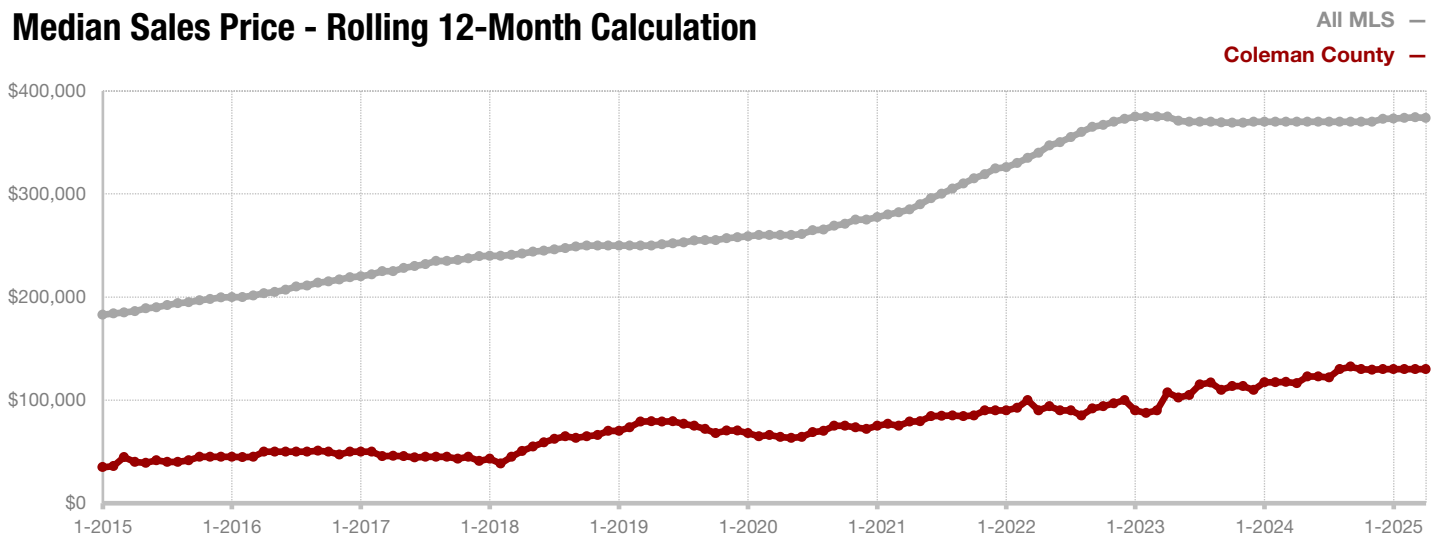
Coleman County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	14	11	- 21.4%	61	58	- 4.9%
Pending Sales	7	5	- 28.6%	29	32	+ 10.3%
Closed Sales	6	9	+ 50.0%	18	28	+ 55.6%
Average Sales Price*	\$150,767	\$200,472	+ 33.0%	\$140,852	\$156,041	+ 10.8%
Median Sales Price*	\$123,750	\$124,000	+ 0.2%	\$115,000	\$124,368	+ 8.1%
Percent of Original List Price Received*	82.6%	82.9%	+ 0.4%	83.3%	85.8%	+ 3.0%
Days on Market Until Sale	125	87	- 30.4%	78	85	+ 9.0%
Inventory of Homes for Sale	60	70	+ 16.7%	--	--	--
Months Supply of Inventory	10.4	10.3	- 1.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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+ 22.6%

- 5.0%

- 3.8%

Change in
New Listings

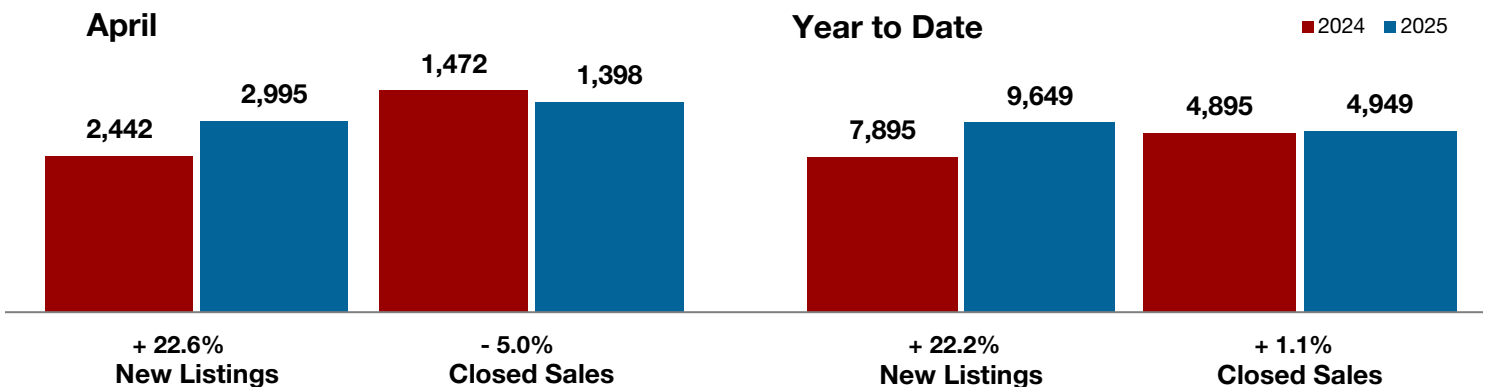
Change in
Closed Sales

Change in
Median Sales Price

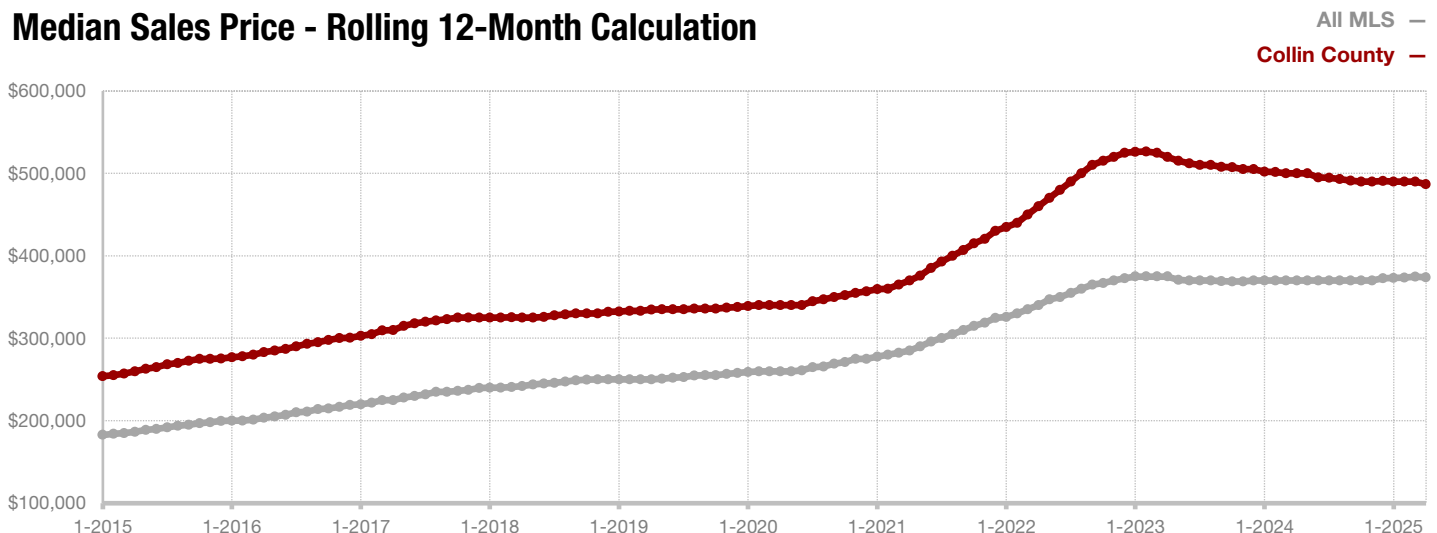
Collin County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2,442	2,995	+ 22.6%	7,895	9,649	+ 22.2%
Pending Sales	1,637	1,495	- 8.7%	5,646	5,677	+ 0.5%
Closed Sales	1,472	1,398	- 5.0%	4,895	4,949	+ 1.1%
Average Sales Price*	\$560,915	\$565,881	+ 0.9%	\$554,486	\$557,760	+ 0.6%
Median Sales Price*	\$499,000	\$480,000	- 3.8%	\$487,900	\$475,000	- 2.6%
Percent of Original List Price Received*	97.8%	95.6%	- 2.2%	96.7%	95.0%	- 1.8%
Days on Market Until Sale	39	52	+ 33.3%	46	60	+ 30.4%
Inventory of Homes for Sale	3,685	5,945	+ 61.3%	--	--	--
Months Supply of Inventory	2.9	4.4	+ 51.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 10.3%

+ 45.5%

+ 11.4%

Change in
New Listings

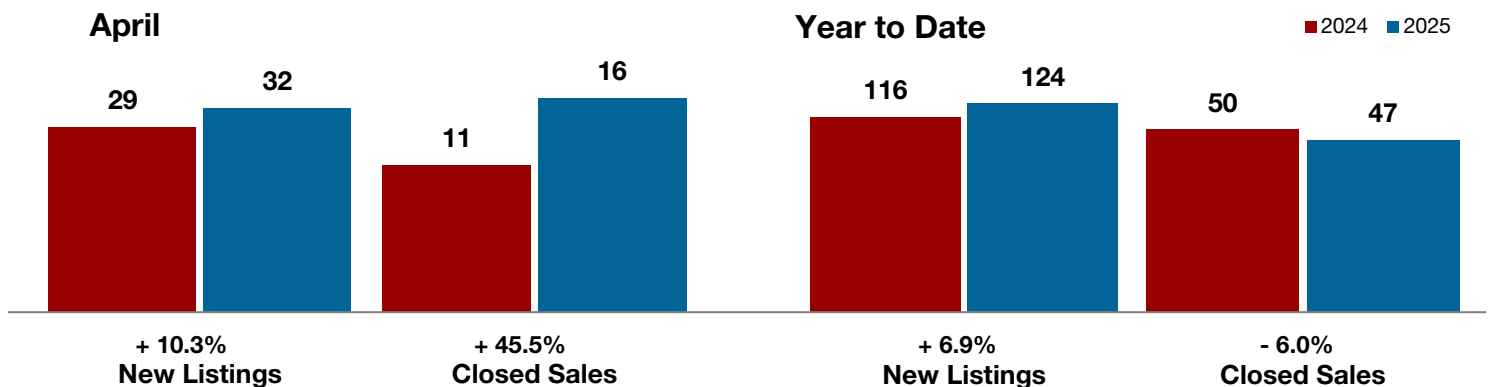
Change in
Closed Sales

Change in
Median Sales Price

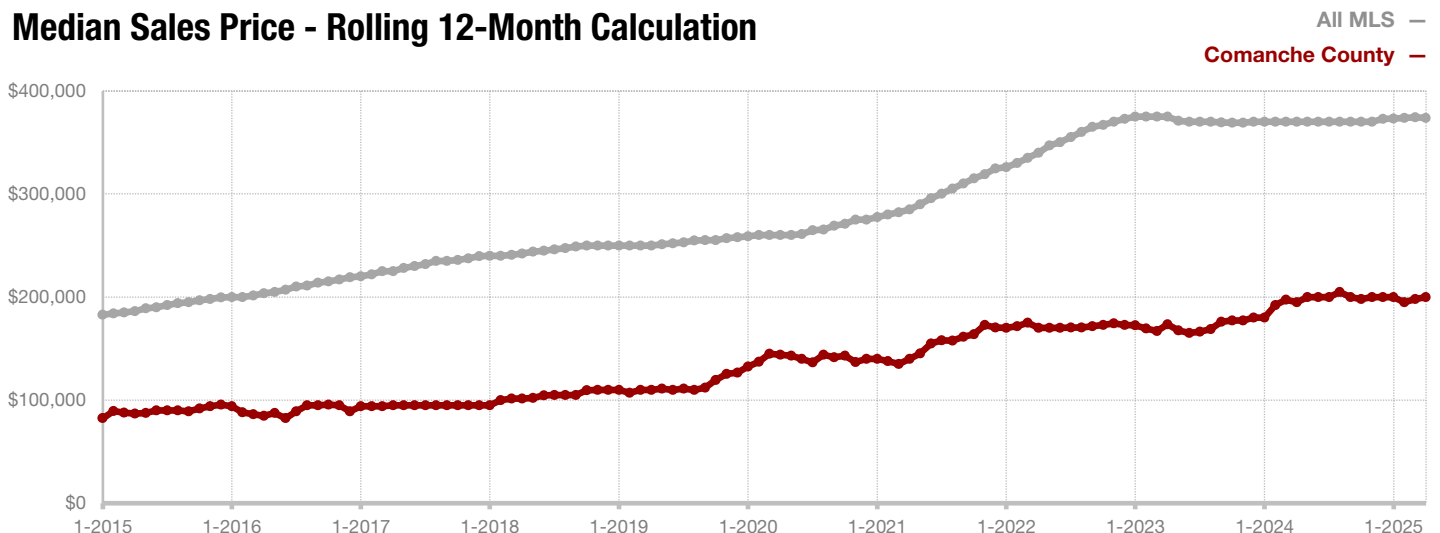
Comanche County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	29	32	+ 10.3%	116	124	+ 6.9%
Pending Sales	15	15	0.0%	65	56	- 13.8%
Closed Sales	11	16	+ 45.5%	50	47	- 6.0%
Average Sales Price*	\$203,291	\$263,293	+ 29.5%	\$261,988	\$237,107	- 9.5%
Median Sales Price*	\$166,000	\$185,000	+ 11.4%	\$194,750	\$194,000	- 0.4%
Percent of Original List Price Received*	80.0%	85.7%	+ 7.1%	88.2%	89.8%	+ 1.8%
Days on Market Until Sale	163	82	- 49.7%	97	80	- 17.5%
Inventory of Homes for Sale	136	123	- 9.6%	--	--	--
Months Supply of Inventory	9.8	10.0	+ 2.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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- 3.4%

+ 29.3%

- 4.9%

Change in
New Listings

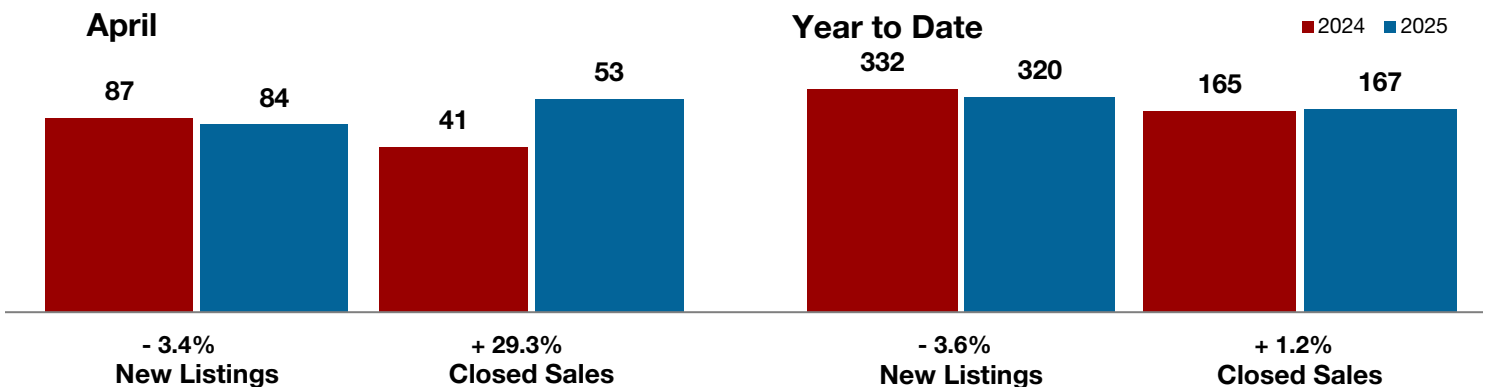
Change in
Closed Sales

Change in
Median Sales Price

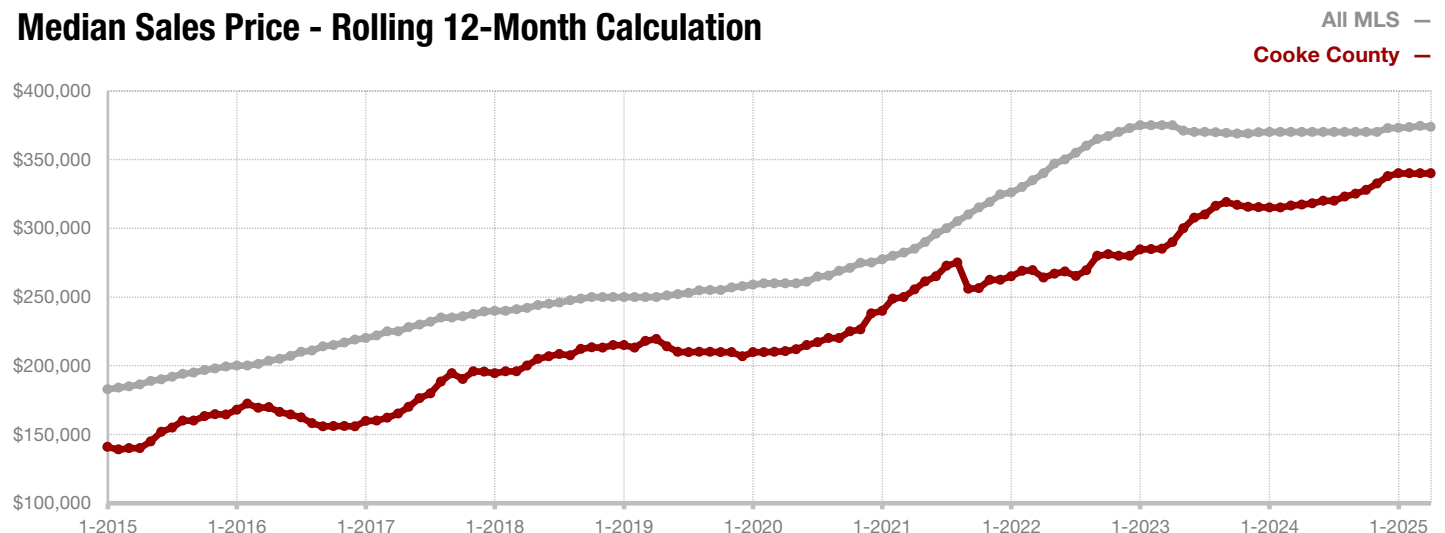
Cooke County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	87	84	- 3.4%	332	320	- 3.6%
Pending Sales	64	42	- 34.4%	205	177	- 13.7%
Closed Sales	41	53	+ 29.3%	165	167	+ 1.2%
Average Sales Price*	\$452,553	\$425,547	- 6.0%	\$413,978	\$476,534	+ 15.1%
Median Sales Price*	\$352,343	\$335,000	- 4.9%	\$332,990	\$350,000	+ 5.1%
Percent of Original List Price Received*	92.9%	94.5%	+ 1.7%	93.4%	92.6%	- 0.9%
Days on Market Until Sale	79	104	+ 31.6%	74	100	+ 35.1%
Inventory of Homes for Sale	276	302	+ 9.4%	--	--	--
Months Supply of Inventory	6.3	6.9	+ 9.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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+ 13.9%

- 11.5%

+ 1.3%

Change in
New Listings

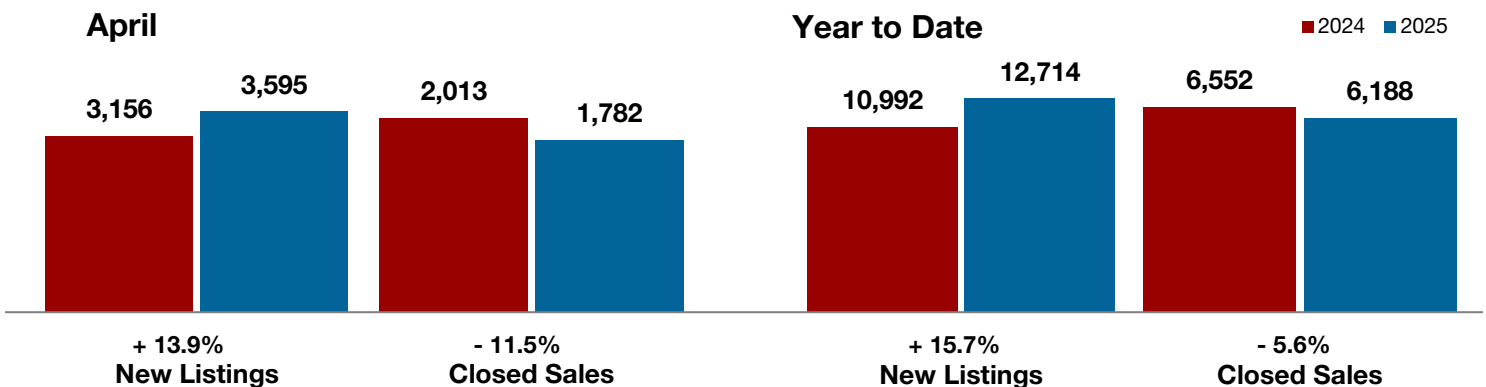
Change in
Closed Sales

Change in
Median Sales Price

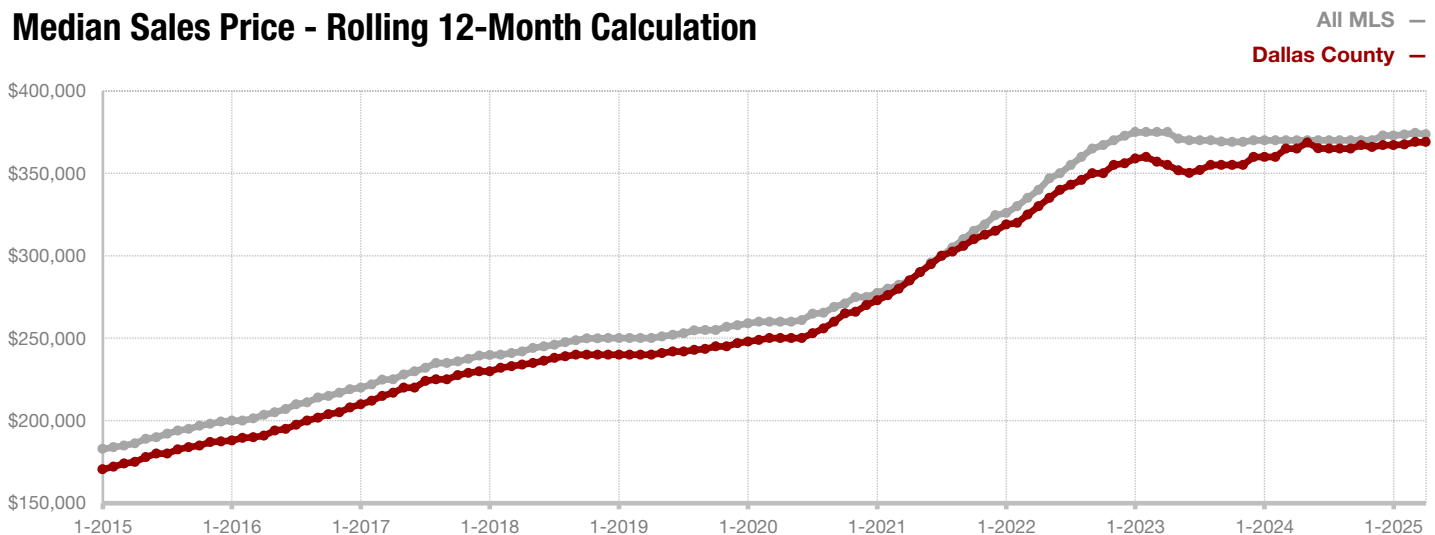
Dallas County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	3,156	3,595	+ 13.9%	10,992	12,714	+ 15.7%
Pending Sales	2,056	1,821	- 11.4%	7,378	6,888	- 6.6%
Closed Sales	2,013	1,782	- 11.5%	6,552	6,188	- 5.6%
Average Sales Price*	\$565,246	\$586,397	+ 3.7%	\$530,523	\$550,287	+ 3.7%
Median Sales Price*	\$380,000	\$385,000	+ 1.3%	\$369,000	\$370,000	+ 0.3%
Percent of Original List Price Received*	96.9%	95.9%	- 1.0%	96.0%	95.0%	- 1.0%
Days on Market Until Sale	39	46	+ 17.9%	43	53	+ 23.3%
Inventory of Homes for Sale	5,469	7,646	+ 39.8%	--	--	--
Months Supply of Inventory	3.2	4.6	+ 43.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



+ 83.3%

- 50.0%

+ 11.9%

Change in
New Listings

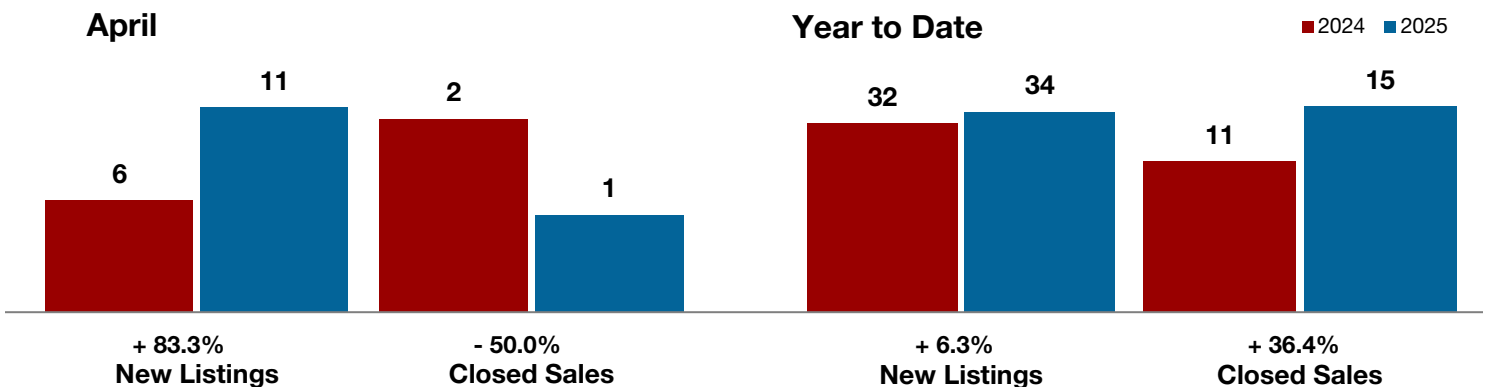
Change in
Closed Sales

Change in
Median Sales Price

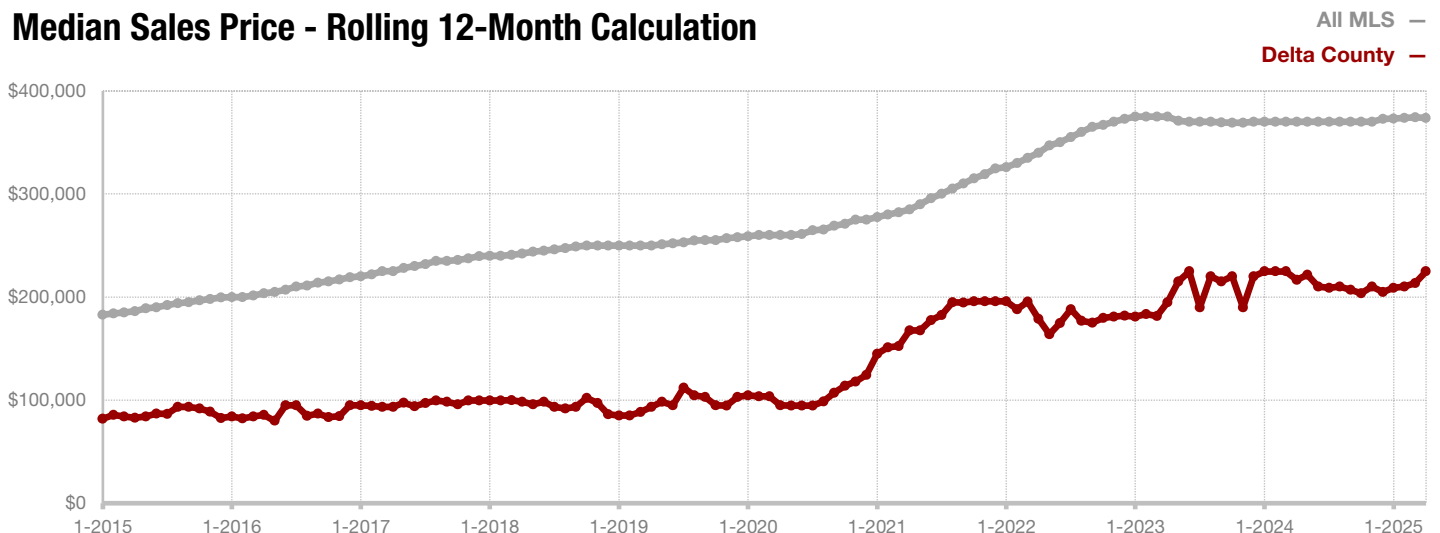
Delta County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	6	11	+ 83.3%	32	34	+ 6.3%
Pending Sales	5	4	- 20.0%	15	15	0.0%
Closed Sales	2	1	- 50.0%	11	15	+ 36.4%
Average Sales Price*	\$206,500	\$231,000	+ 11.9%	\$207,045	\$251,967	+ 21.7%
Median Sales Price*	\$206,500	\$231,000	+ 11.9%	\$195,000	\$231,000	+ 18.5%
Percent of Original List Price Received*	95.3%	96.3%	+ 1.0%	91.2%	95.6%	+ 4.8%
Days on Market Until Sale	27	51	+ 88.9%	60	61	+ 1.7%
Inventory of Homes for Sale	34	37	+ 8.8%	--	--	--
Months Supply of Inventory	6.9	9.1	+ 31.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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+ 22.7%

- 8.1%

- 0.5%

Change in
New Listings

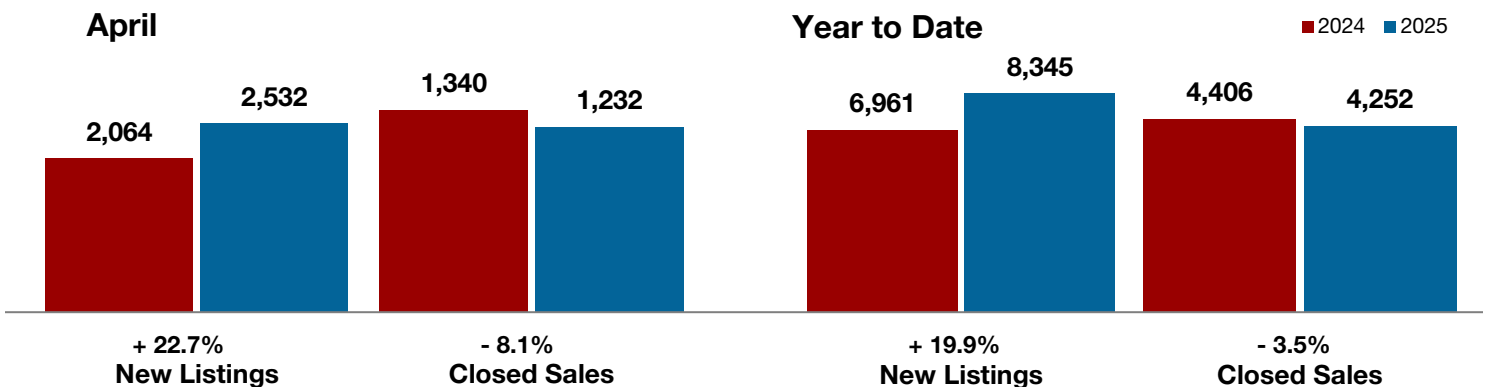
Change in
Closed Sales

Change in
Median Sales Price

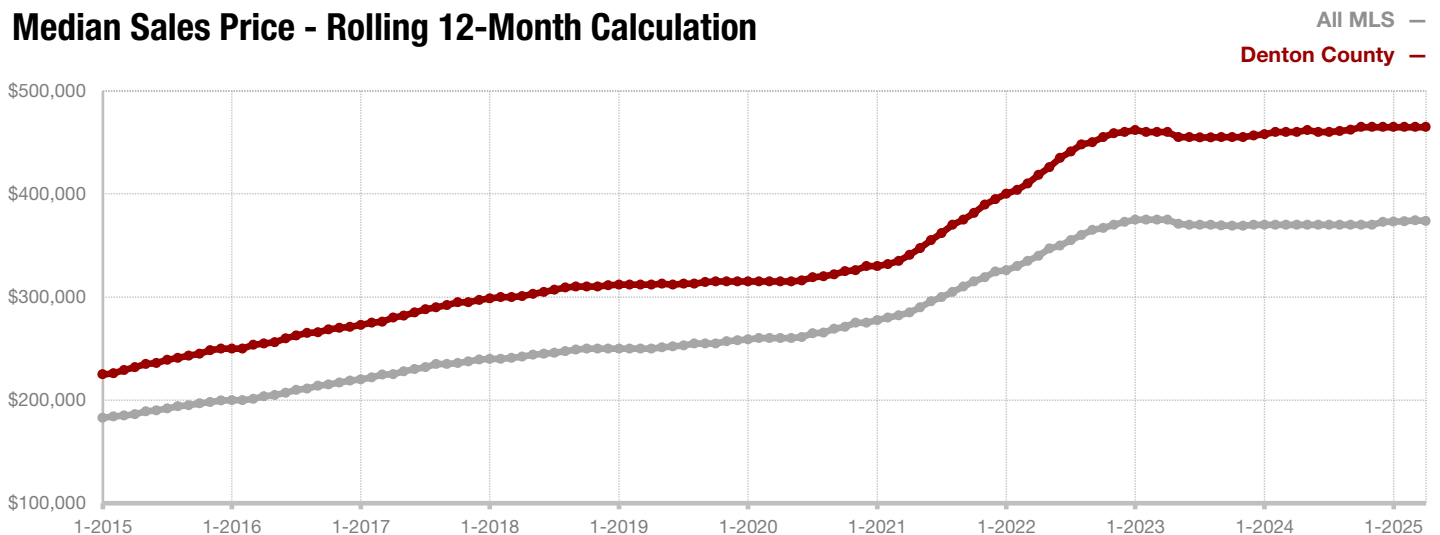
Denton County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2,064	2,532	+ 22.7%	6,961	8,345	+ 19.9%
Pending Sales	1,492	1,277	- 14.4%	5,165	4,868	- 5.8%
Closed Sales	1,340	1,232	- 8.1%	4,406	4,252	- 3.5%
Average Sales Price*	\$551,769	\$590,515	+ 7.0%	\$544,713	\$556,540	+ 2.2%
Median Sales Price*	\$472,450	\$469,900	- 0.5%	\$455,000	\$450,000	- 1.1%
Percent of Original List Price Received*	97.4%	95.9%	- 1.5%	96.6%	95.2%	- 1.4%
Days on Market Until Sale	44	52	+ 18.2%	50	59	+ 18.0%
Inventory of Homes for Sale	3,260	5,122	+ 57.1%	--	--	--
Months Supply of Inventory	2.7	4.4	+ 63.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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- 22.2%

+ 16.7%

- 29.6%

Change in
New Listings

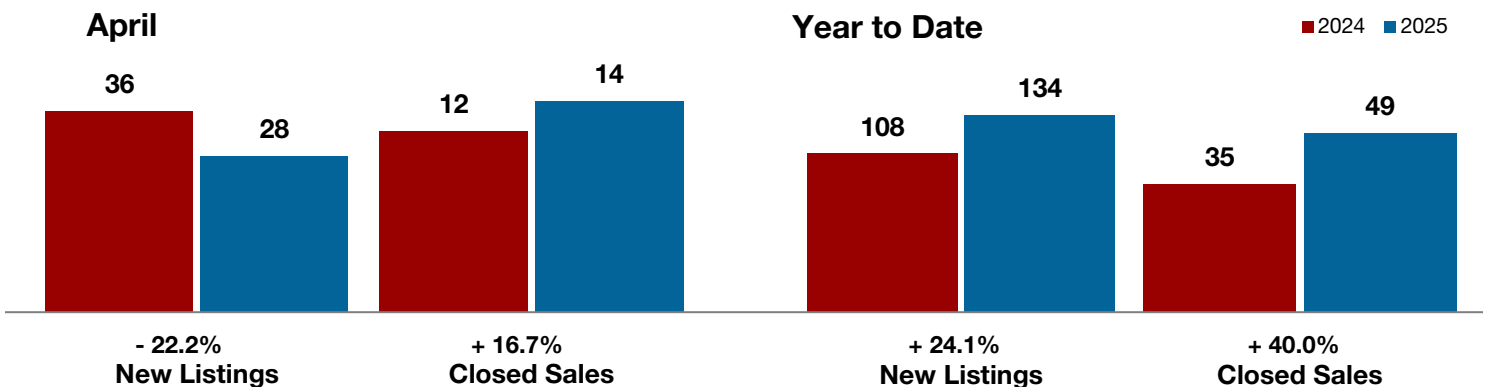
Change in
Closed Sales

Change in
Median Sales Price

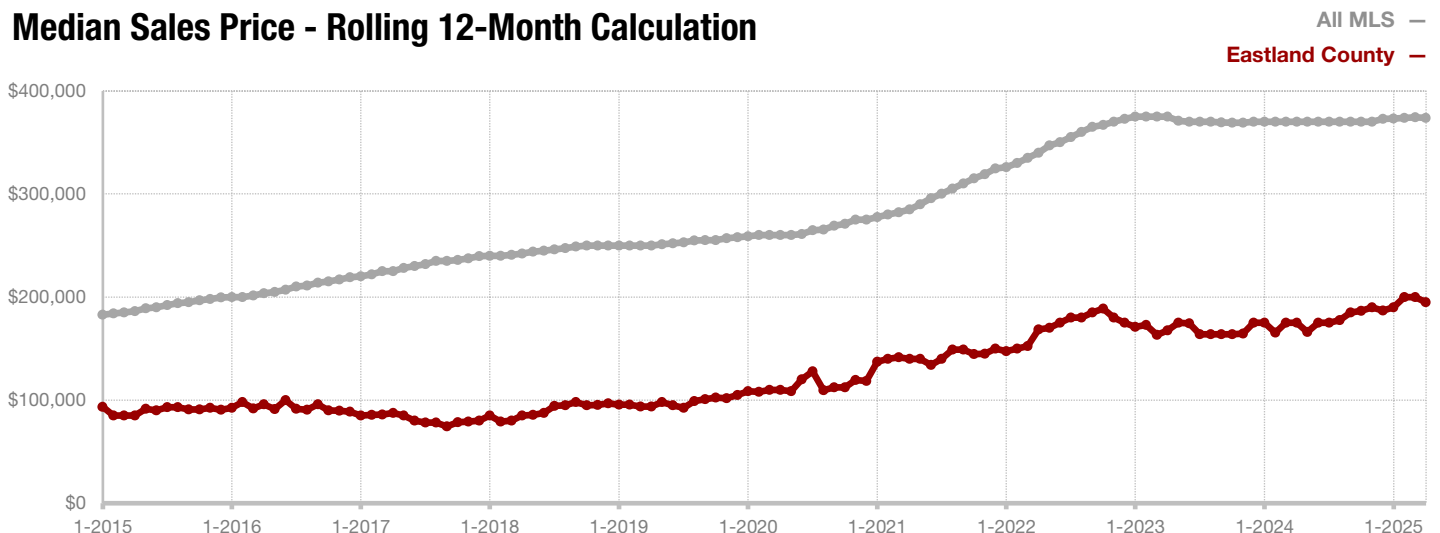
Eastland County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	36	28	- 22.2%	108	134	+ 24.1%
Pending Sales	16	13	- 18.8%	47	49	+ 4.3%
Closed Sales	12	14	+ 16.7%	35	49	+ 40.0%
Average Sales Price*	\$555,181	\$177,639	- 68.0%	\$288,836	\$325,199	+ 12.6%
Median Sales Price*	\$225,000	\$158,500	- 29.6%	\$145,000	\$185,000	+ 27.6%
Percent of Original List Price Received*	90.7%	86.7%	- 4.4%	88.1%	88.9%	+ 0.9%
Days on Market Until Sale	132	79	- 40.2%	94	99	+ 5.3%
Inventory of Homes for Sale	129	163	+ 26.4%	--	--	--
Months Supply of Inventory	11.1	12.4	+ 11.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



+ 13.8%

- 0.3%

+ 7.7%

Change in
New Listings

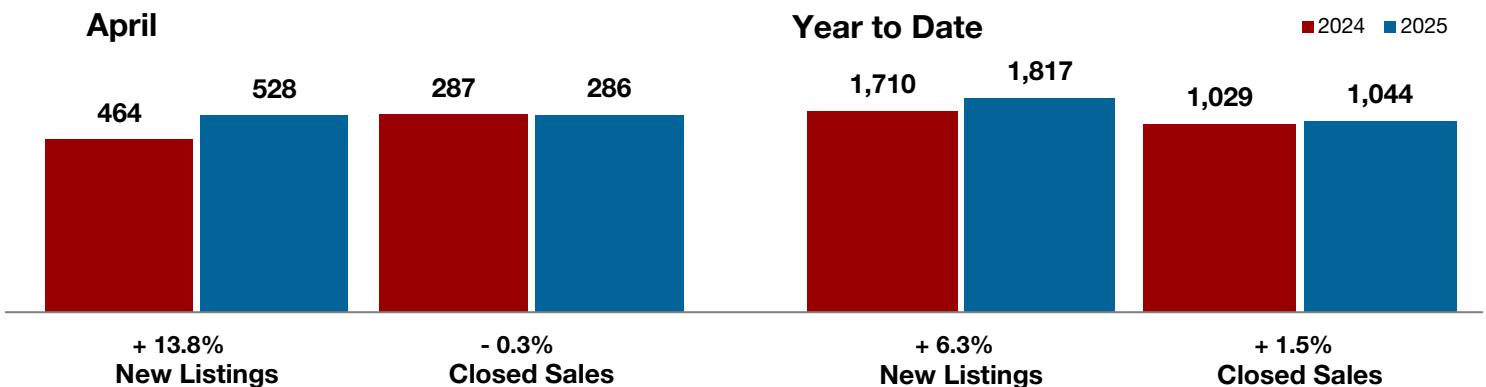
Change in
Closed Sales

Change in
Median Sales Price

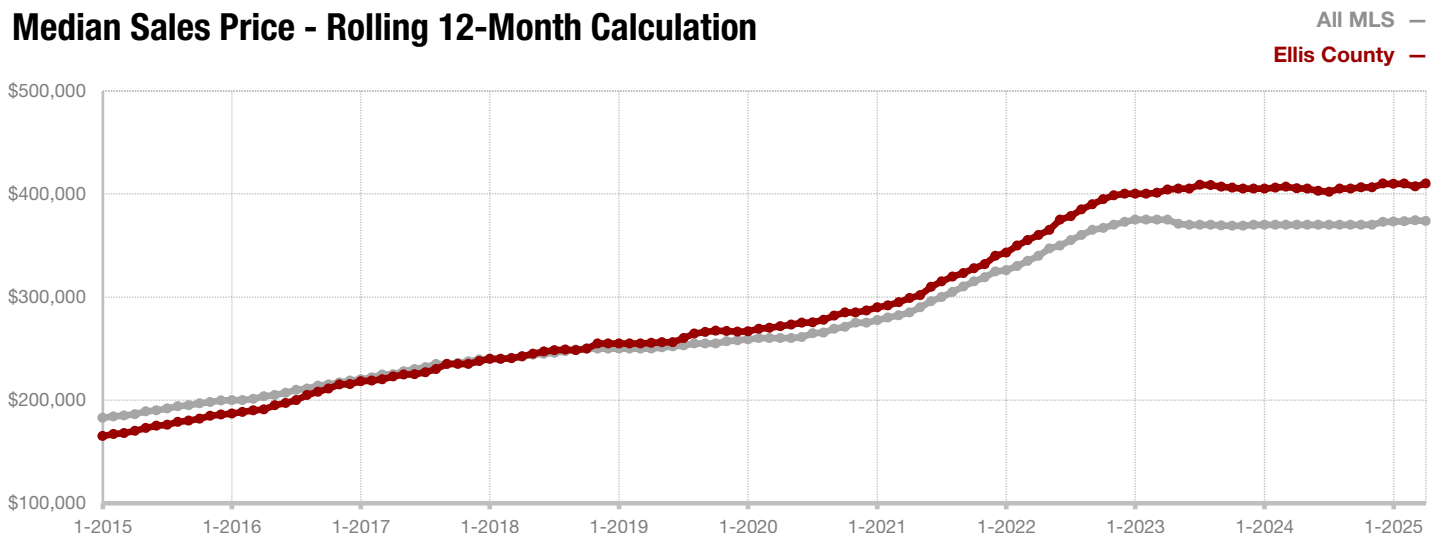
Ellis County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	464	528	+ 13.8%	1,710	1,817	+ 6.3%
Pending Sales	295	279	- 5.4%	1,154	1,191	+ 3.2%
Closed Sales	287	286	- 0.3%	1,029	1,044	+ 1.5%
Average Sales Price*	\$427,615	\$447,134	+ 4.6%	\$428,424	\$433,575	+ 1.2%
Median Sales Price*	\$390,000	\$420,000	+ 7.7%	\$400,000	\$400,788	+ 0.2%
Percent of Original List Price Received*	96.1%	94.7%	- 1.5%	95.0%	94.5%	- 0.5%
Days on Market Until Sale	68	89	+ 30.9%	73	87	+ 19.2%
Inventory of Homes for Sale	1,248	1,398	+ 12.0%	--	--	--
Months Supply of Inventory	4.6	4.8	+ 4.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



+ 33.3%

- 40.0%

- 4.2%

Change in
New Listings

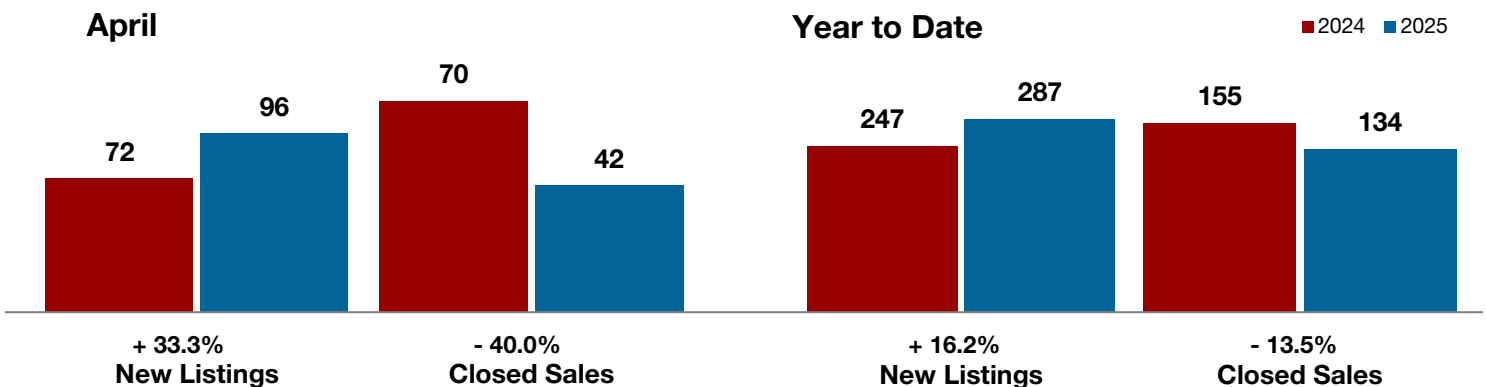
Change in
Closed Sales

Change in
Median Sales Price

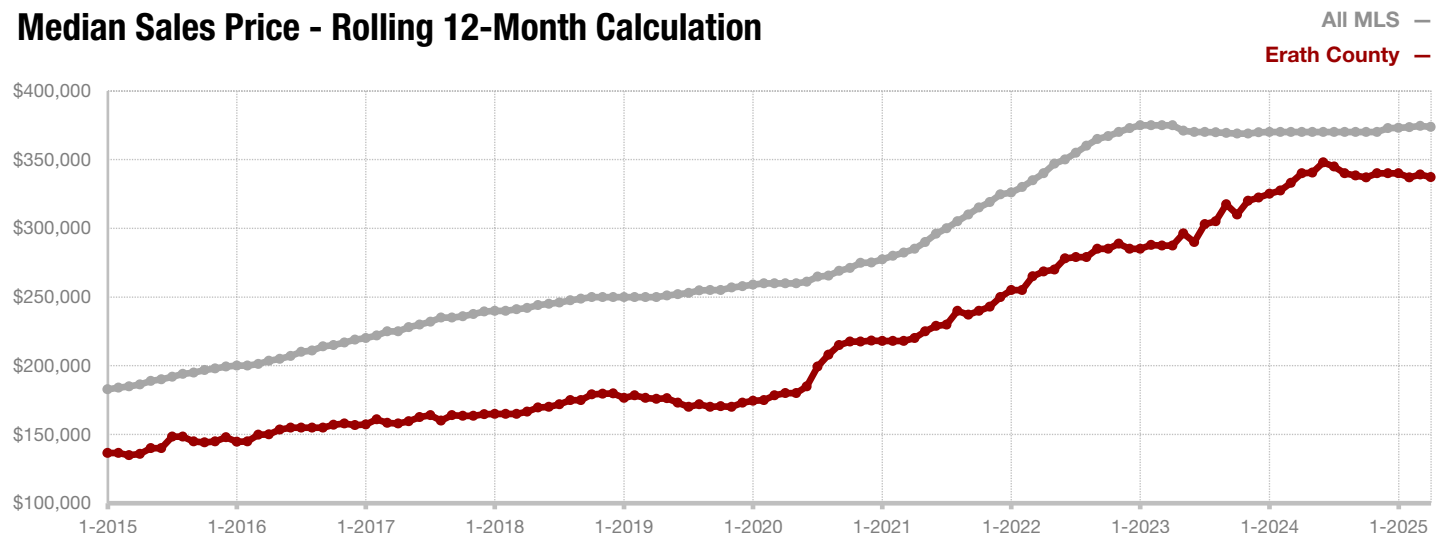
Erath County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	72	96	+ 33.3%	247	287	+ 16.2%
Pending Sales	50	40	- 20.0%	181	151	- 16.6%
Closed Sales	70	42	- 40.0%	155	134	- 13.5%
Average Sales Price*	\$454,064	\$389,291	- 14.3%	\$419,691	\$467,083	+ 11.3%
Median Sales Price*	\$359,000	\$344,000	- 4.2%	\$345,000	\$339,000	- 1.7%
Percent of Original List Price Received*	92.1%	98.3%	+ 6.7%	93.5%	94.7%	+ 1.3%
Days on Market Until Sale	84	68	- 19.0%	82	79	- 3.7%
Inventory of Homes for Sale	192	257	+ 33.9%	--	--	--
Months Supply of Inventory	4.9	7.5	+ 53.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



0.0%

- 12.8%

+ 9.0%

Change in
New Listings

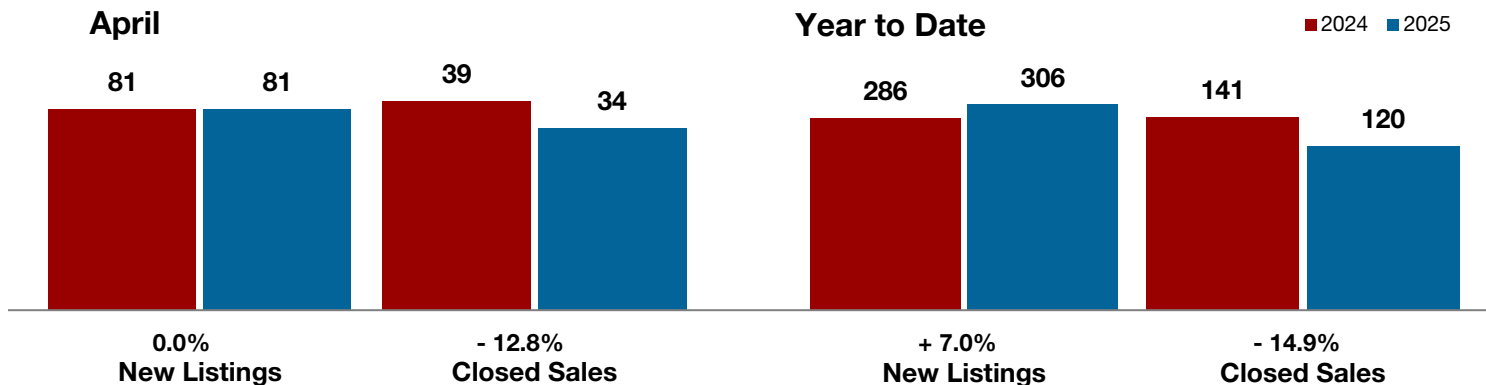
Change in
Closed Sales

Change in
Median Sales Price

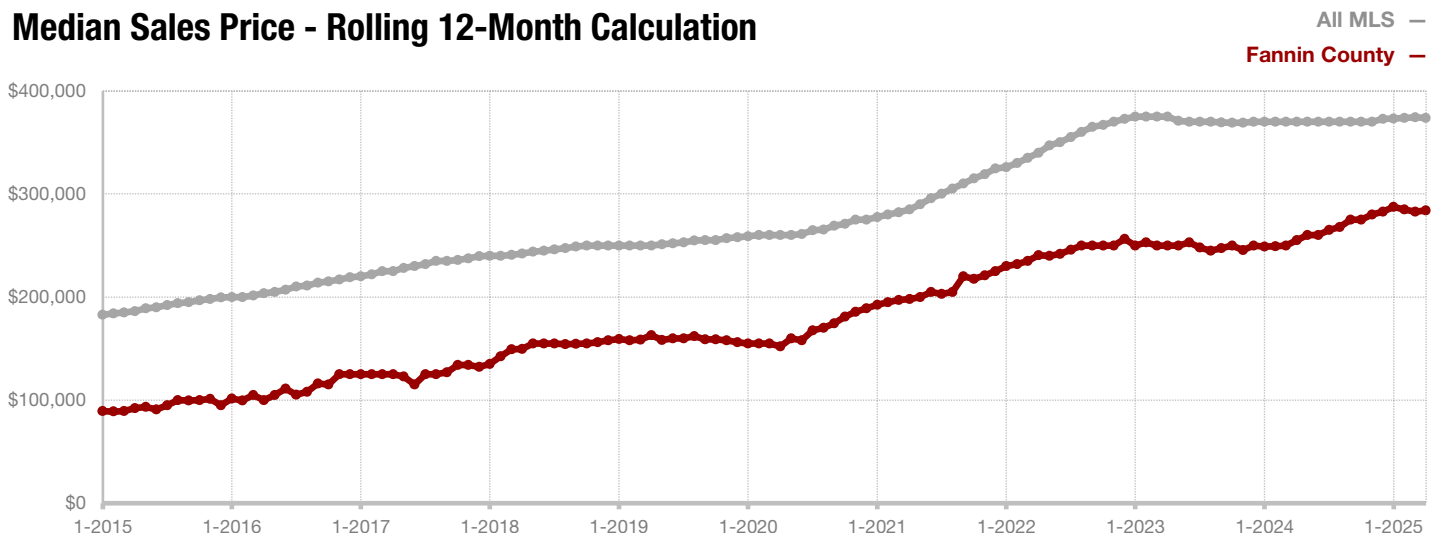
Fannin County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	81	81	0.0%	286	306	+ 7.0%
Pending Sales	50	39	- 22.0%	163	137	- 16.0%
Closed Sales	39	34	- 12.8%	141	120	- 14.9%
Average Sales Price*	\$302,236	\$358,595	+ 18.6%	\$312,818	\$345,806	+ 10.5%
Median Sales Price*	\$265,000	\$288,950	+ 9.0%	\$268,800	\$275,000	+ 2.3%
Percent of Original List Price Received*	91.5%	95.5%	+ 4.4%	91.7%	90.9%	- 0.9%
Days on Market Until Sale	90	75	- 16.7%	91	89	- 2.2%
Inventory of Homes for Sale	270	304	+ 12.6%	--	--	--
Months Supply of Inventory	7.3	8.9	+ 21.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



+ 33.3%

- 22.2%

- 61.8%

Change in
New Listings

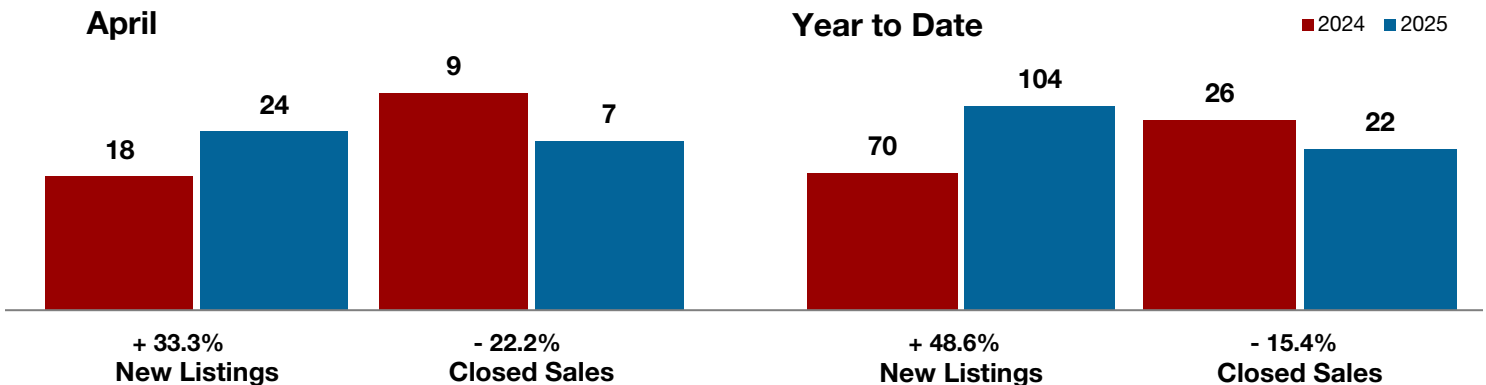
Change in
Closed Sales

Change in
Median Sales Price

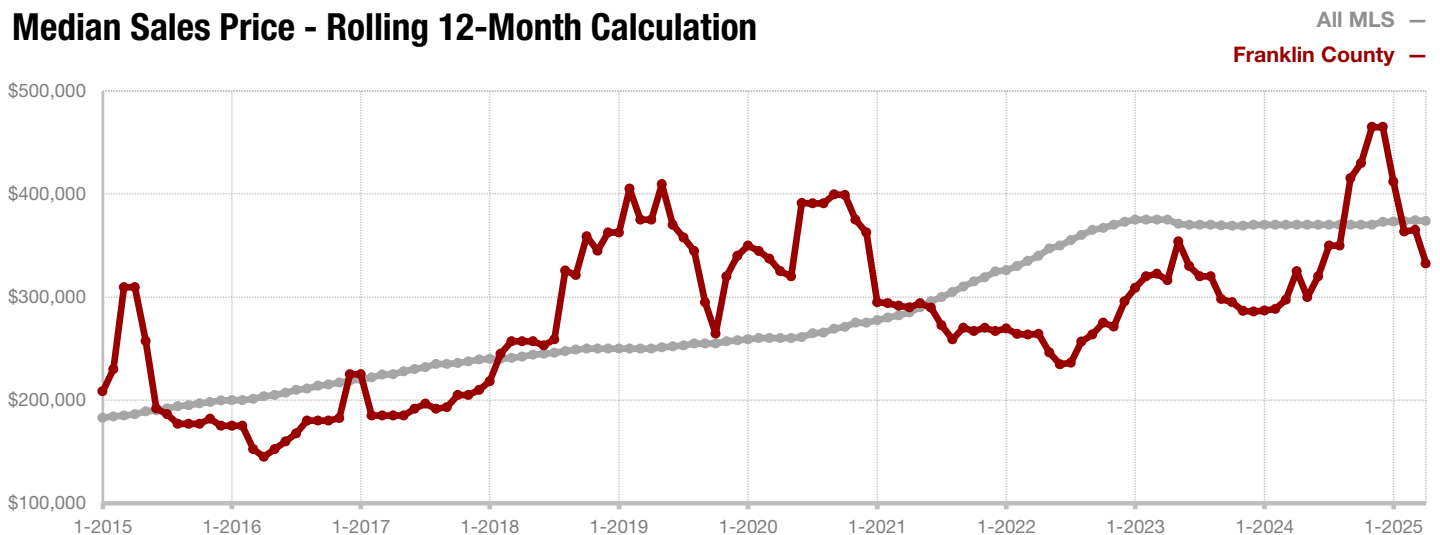
Franklin County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	18	24	+ 33.3%	70	104	+ 48.6%
Pending Sales	8	6	- 25.0%	33	23	- 30.3%
Closed Sales	9	7	- 22.2%	26	22	- 15.4%
Average Sales Price*	\$934,794	\$427,000	- 54.3%	\$690,046	\$350,981	- 49.1%
Median Sales Price*	\$760,000	\$290,000	- 61.8%	\$483,500	\$284,000	- 41.3%
Percent of Original List Price Received*	86.4%	92.7%	+ 7.3%	91.0%	92.7%	+ 1.9%
Days on Market Until Sale	108	62	- 42.6%	84	70	- 16.7%
Inventory of Homes for Sale	61	94	+ 54.1%	--	--	--
Months Supply of Inventory	7.2	13.4	+ 86.1%	--	--	--

* 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 – April 2025

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



- 22.9%

+ 53.8%

+ 12.4%

Change in
New Listings

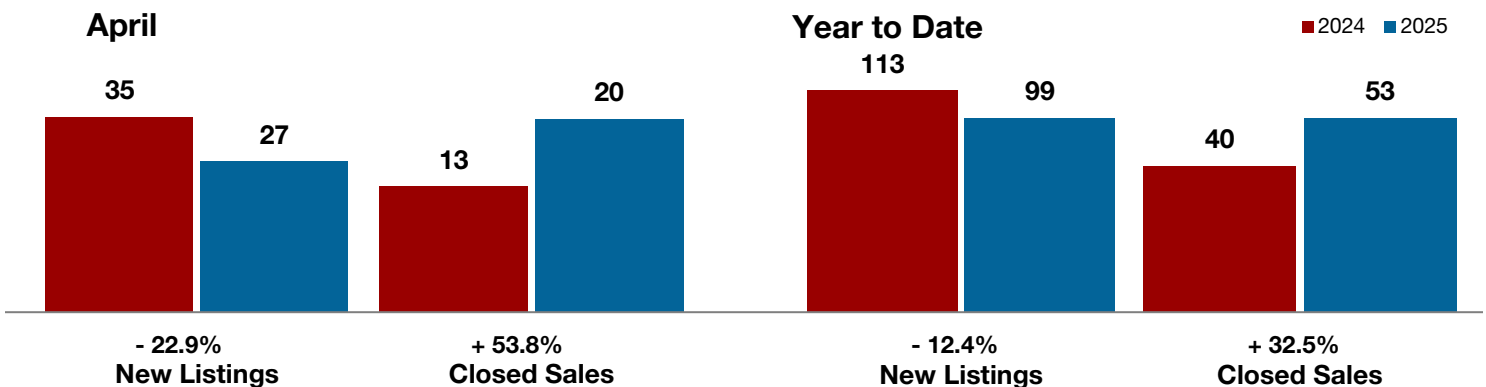
Change in
Closed Sales

Change in
Median Sales Price

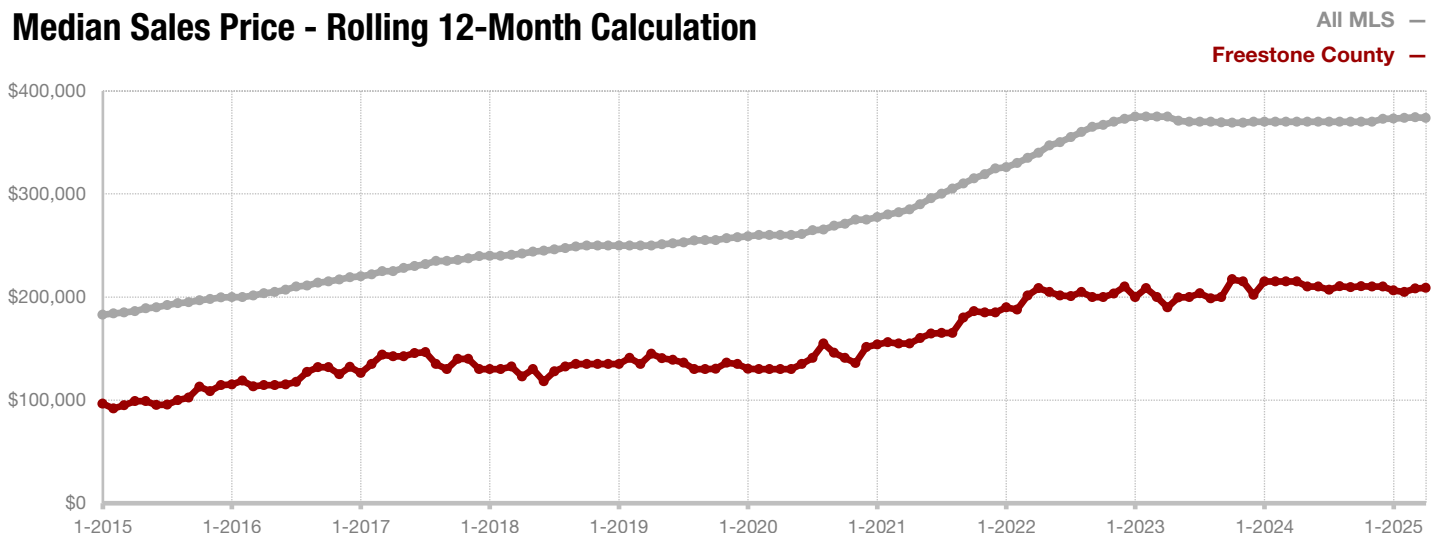
Freestone County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	35	27	- 22.9%	113	99	- 12.4%
Pending Sales	24	12	- 50.0%	57	57	0.0%
Closed Sales	13	20	+ 53.8%	40	53	+ 32.5%
Average Sales Price*	\$295,446	\$276,825	- 6.3%	\$268,229	\$277,709	+ 3.5%
Median Sales Price*	\$210,000	\$236,000	+ 12.4%	\$215,000	\$215,000	0.0%
Percent of Original List Price Received*	97.2%	92.1%	- 5.2%	92.7%	92.3%	- 0.4%
Days on Market Until Sale	81	121	+ 49.4%	89	90	+ 1.1%
Inventory of Homes for Sale	125	105	- 16.0%	--	--	--
Months Supply of Inventory	8.9	6.9	- 22.5%	--	--	--

* 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 – April 2025

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



+ 6.9%

- 14.9%

- 4.0%

Change in
New Listings

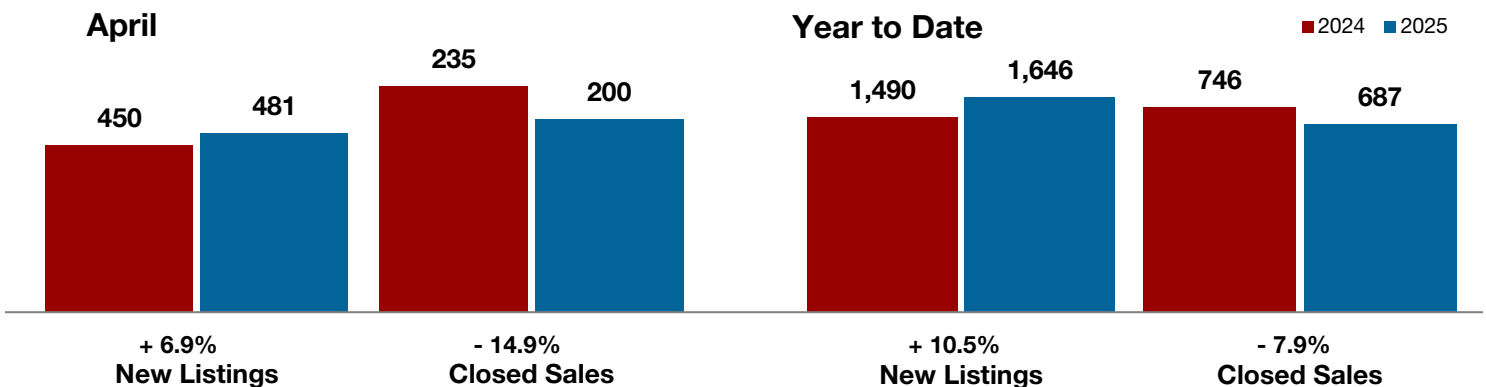
Change in
Closed Sales

Change in
Median Sales Price

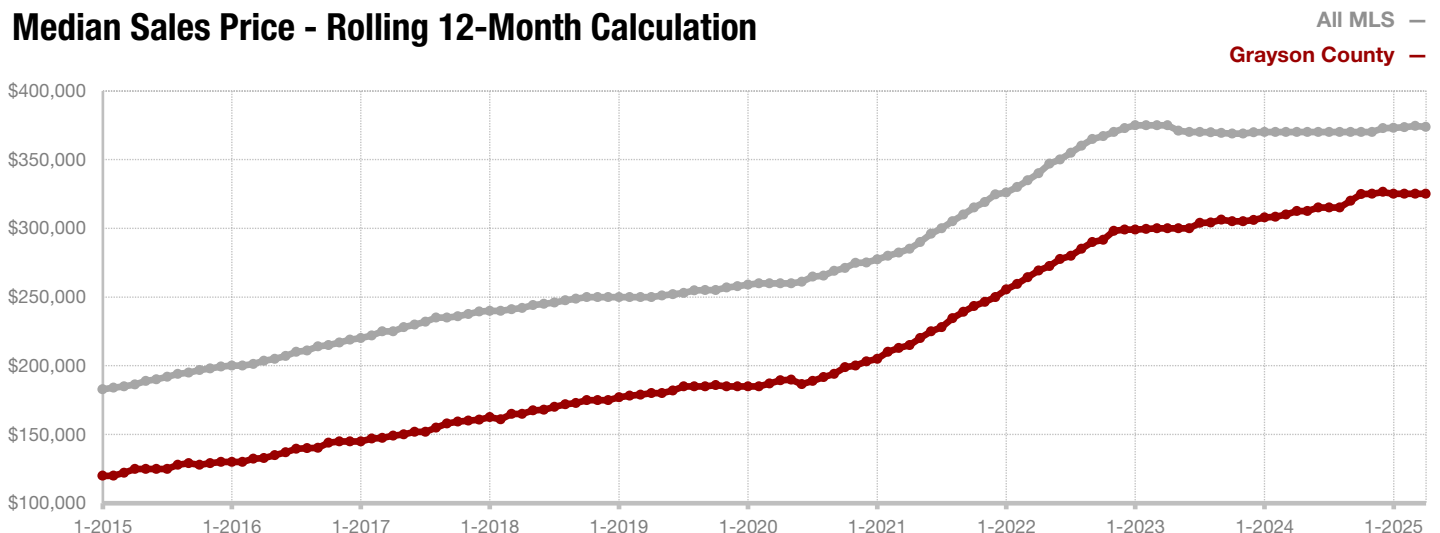
Grayson County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	450	481	+ 6.9%	1,490	1,646	+ 10.5%
Pending Sales	208	231	+ 11.1%	846	815	- 3.7%
Closed Sales	235	200	- 14.9%	746	687	- 7.9%
Average Sales Price*	\$375,073	\$367,275	- 2.1%	\$376,267	\$367,750	- 2.3%
Median Sales Price*	\$324,900	\$311,745	- 4.0%	\$315,000	\$310,000	- 1.6%
Percent of Original List Price Received*	94.7%	93.2%	- 1.6%	94.2%	92.6%	- 1.7%
Days on Market Until Sale	67	79	+ 17.9%	73	91	+ 24.7%
Inventory of Homes for Sale	1,156	1,460	+ 26.3%	--	--	--
Months Supply of Inventory	6.0	7.3	+ 21.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



+ 77.8%

+ 83.3%

+ 60.0%

Change in
New Listings

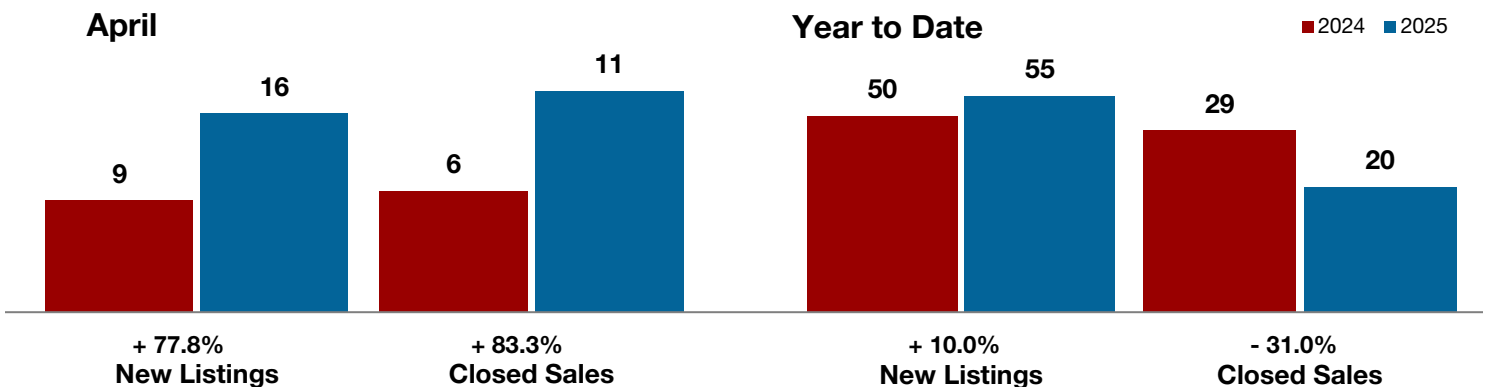
Change in
Closed Sales

Change in
Median Sales Price

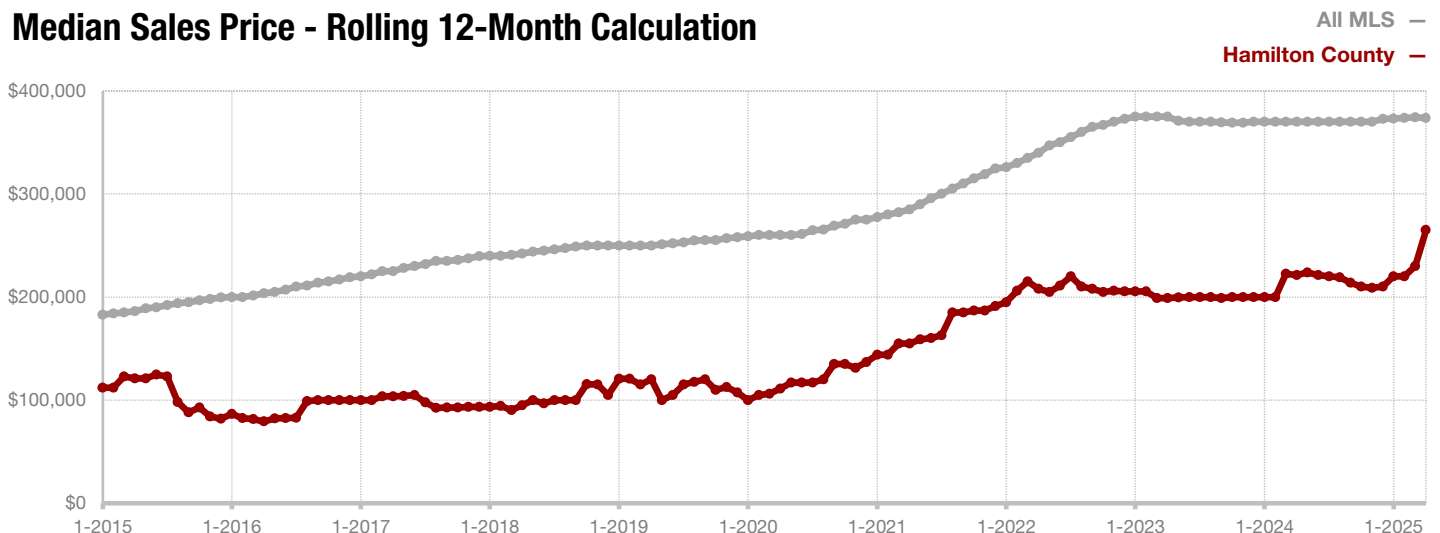
Hamilton County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	9	16	+ 77.8%	50	55	+ 10.0%
Pending Sales	12	7	- 41.7%	38	25	- 34.2%
Closed Sales	6	11	+ 83.3%	29	20	- 31.0%
Average Sales Price*	\$173,833	\$429,955	+ 147.3%	\$429,307	\$477,600	+ 11.2%
Median Sales Price*	\$175,000	\$280,000	+ 60.0%	\$194,000	\$276,250	+ 42.4%
Percent of Original List Price Received*	90.5%	91.8%	+ 1.4%	85.8%	91.1%	+ 6.2%
Days on Market Until Sale	70	162	+ 131.4%	94	142	+ 51.1%
Inventory of Homes for Sale	54	64	+ 18.5%	--	--	--
Months Supply of Inventory	7.7	11.6	+ 50.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



+ 22.2%

- 50.0%

- 49.4%

Change in
New Listings

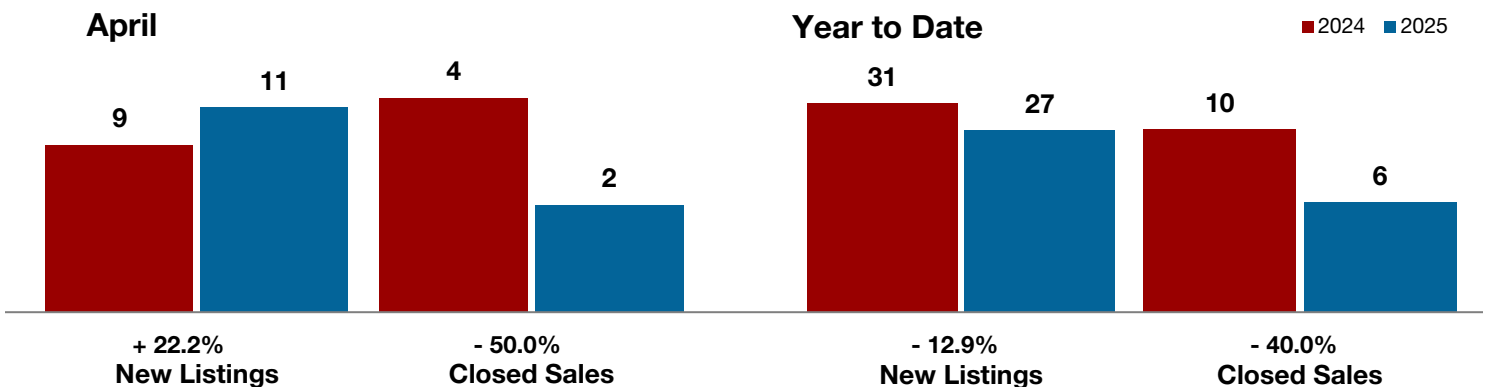
Change in
Closed Sales

Change in
Median Sales Price

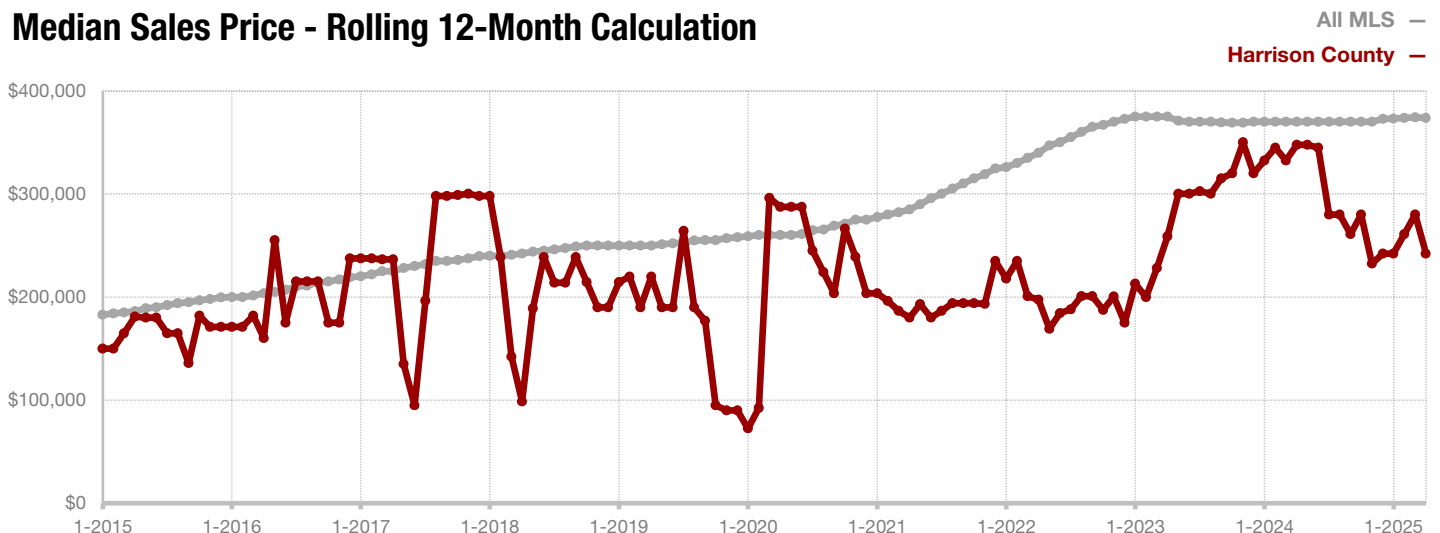
Harrison County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	9	11	+ 22.2%	31	27	- 12.9%
Pending Sales	3	3	0.0%	14	9	- 35.7%
Closed Sales	4	2	- 50.0%	10	6	- 40.0%
Average Sales Price*	\$306,473	\$168,500	- 45.0%	\$301,689	\$265,917	- 11.9%
Median Sales Price*	\$332,945	\$168,500	- 49.4%	\$290,495	\$255,000	- 12.2%
Percent of Original List Price Received*	91.5%	63.6%	- 30.5%	91.2%	81.3%	- 10.9%
Days on Market Until Sale	79	143	+ 81.0%	74	156	+ 110.8%
Inventory of Homes for Sale	33	22	- 33.3%	--	--	--
Months Supply of Inventory	13.8	7.1	- 48.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



+ 13.9%

- 24.3%

+ 10.3%

Change in
New Listings

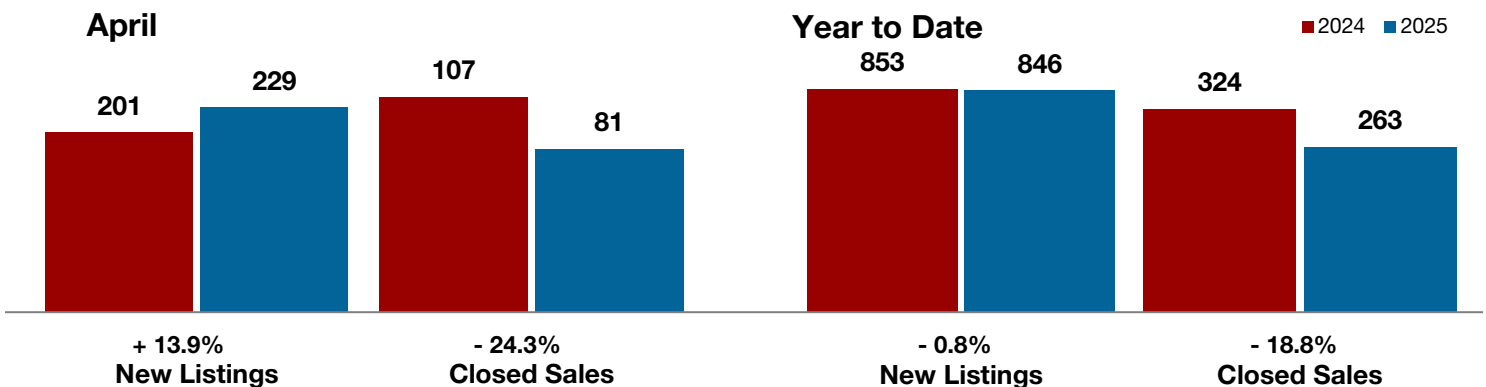
Change in
Closed Sales

Change in
Median Sales Price

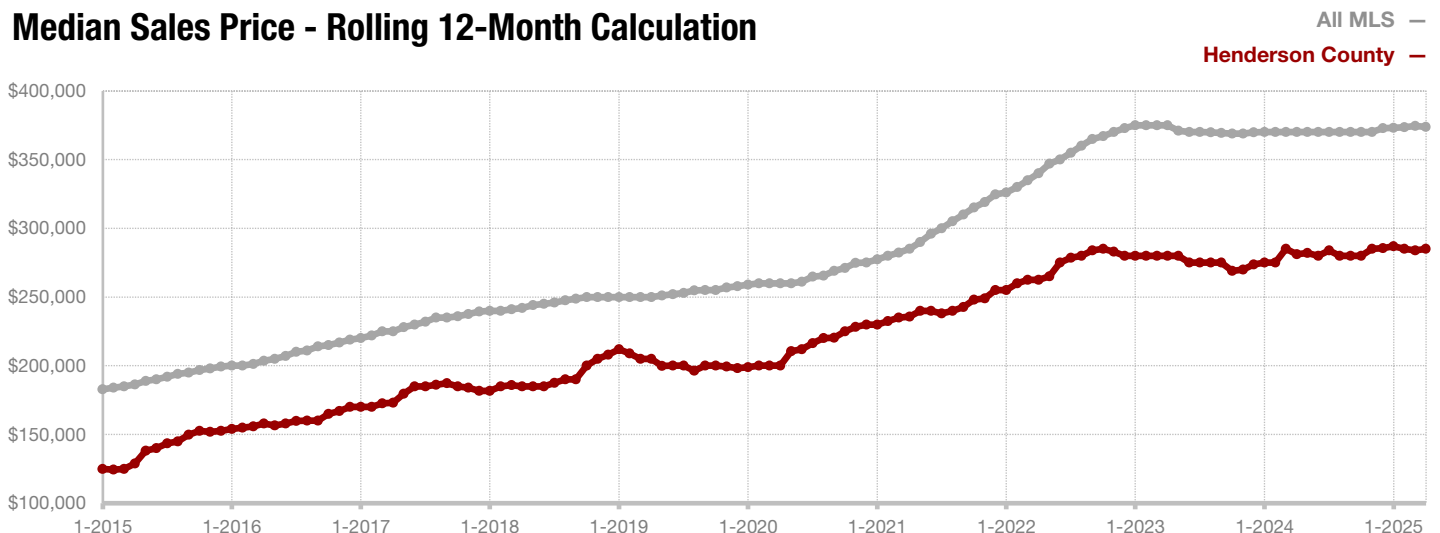
Henderson County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	201	229	+ 13.9%	853	846	- 0.8%
Pending Sales	92	71	- 22.8%	377	311	- 17.5%
Closed Sales	107	81	- 24.3%	324	263	- 18.8%
Average Sales Price*	\$476,205	\$512,359	+ 7.6%	\$472,407	\$441,852	- 6.5%
Median Sales Price*	\$257,500	\$284,000	+ 10.3%	\$285,000	\$284,000	- 0.4%
Percent of Original List Price Received*	93.1%	92.8%	- 0.3%	91.1%	91.9%	+ 0.9%
Days on Market Until Sale	67	72	+ 7.5%	81	90	+ 11.1%
Inventory of Homes for Sale	825	849	+ 2.9%	--	--	--
Months Supply of Inventory	9.2	10.2	+ 10.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



Hill County

- 11.5%

- 29.4%

+ 11.3%

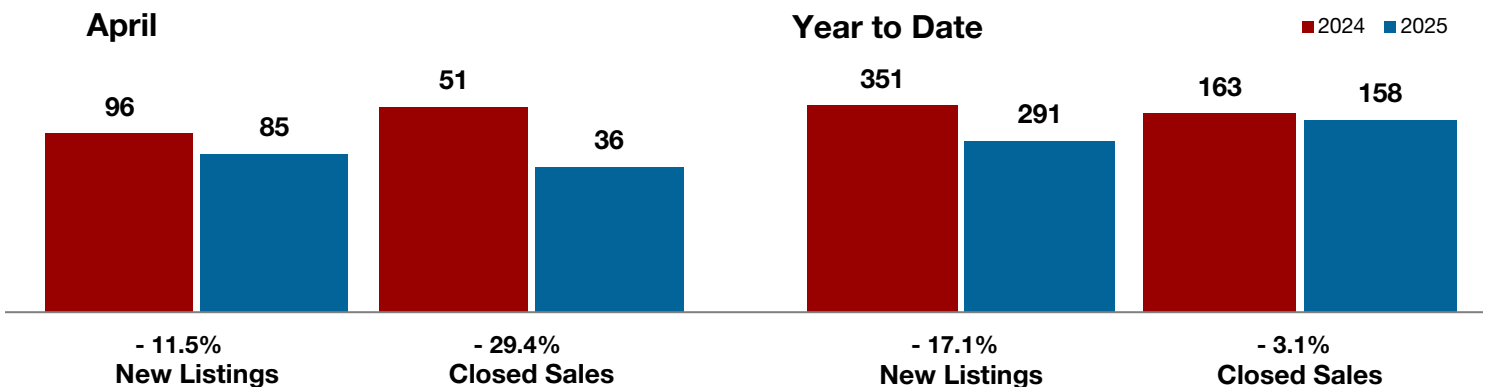
Change in
New Listings

Change in
Closed Sales

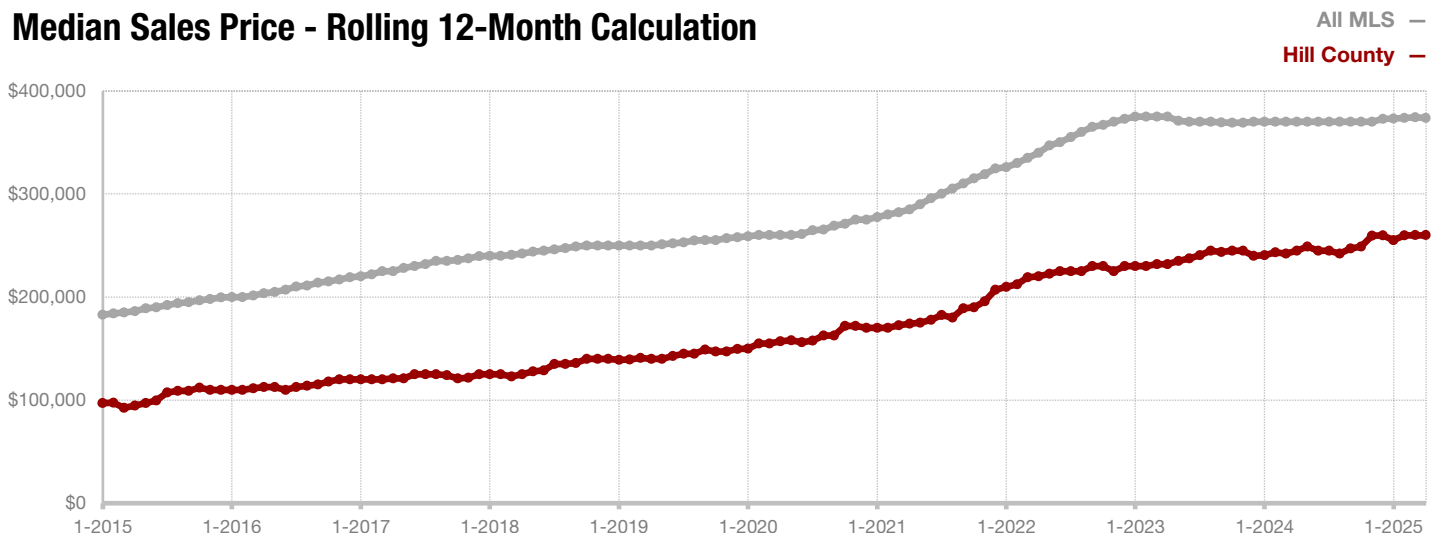
Change in
Median Sales Price

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	96	85	- 11.5%	351	291	- 17.1%
Pending Sales	71	30	- 57.7%	220	163	- 25.9%
Closed Sales	51	36	- 29.4%	163	158	- 3.1%
Average Sales Price*	\$280,065	\$290,397	+ 3.7%	\$281,408	\$280,402	- 0.4%
Median Sales Price*	\$230,000	\$256,000	+ 11.3%	\$249,000	\$252,000	+ 1.2%
Percent of Original List Price Received*	95.1%	92.5%	- 2.7%	94.0%	90.8%	- 3.4%
Days on Market Until Sale	68	101	+ 48.5%	75	95	+ 26.7%
Inventory of Homes for Sale	297	292	- 1.7%	--	--	--
Months Supply of Inventory	6.1	6.7	+ 9.8%	--	--	--

* 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 – April 2025

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



+ 17.3%

+ 15.0%

- 1.2%

Change in
New Listings

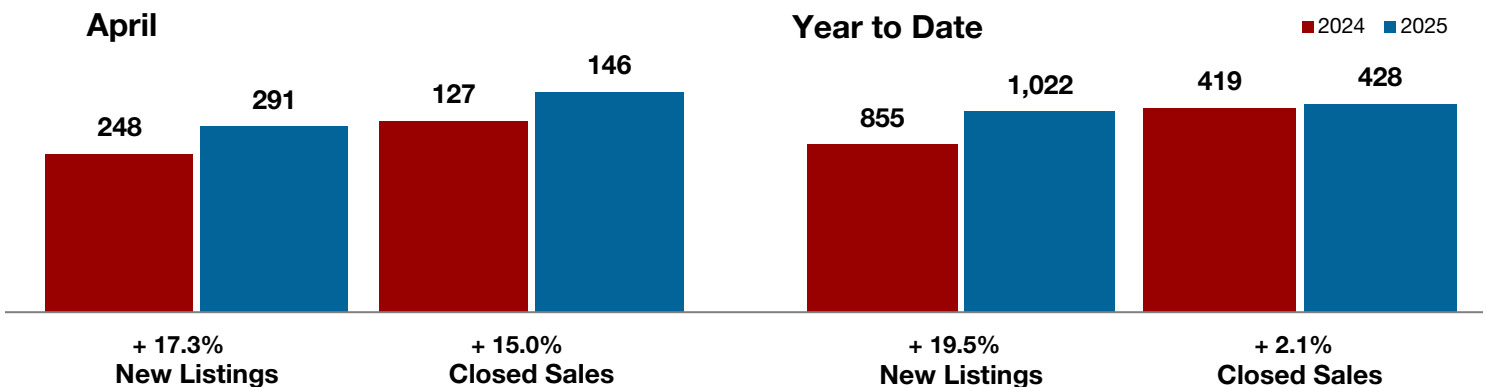
Change in
Closed Sales

Change in
Median Sales Price

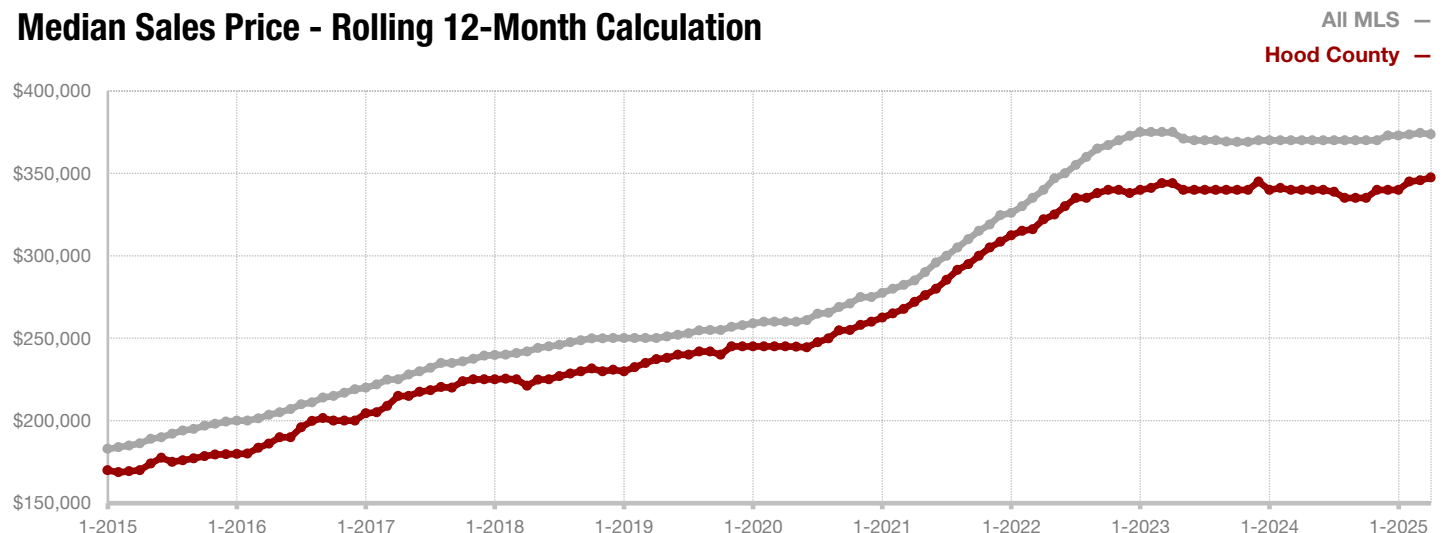
Hood County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	248	291	+ 17.3%	855	1,022	+ 19.5%
Pending Sales	141	116	- 17.7%	507	474	- 6.5%
Closed Sales	127	146	+ 15.0%	419	428	+ 2.1%
Average Sales Price*	\$402,790	\$415,547	+ 3.2%	\$413,897	\$442,773	+ 7.0%
Median Sales Price*	\$334,900	\$331,000	- 1.2%	\$325,000	\$351,500	+ 8.2%
Percent of Original List Price Received*	95.8%	94.0%	- 1.9%	93.9%	93.8%	- 0.1%
Days on Market Until Sale	72	75	+ 4.2%	79	81	+ 2.5%
Inventory of Homes for Sale	642	860	+ 34.0%	--	--	--
Months Supply of Inventory	5.5	7.5	+ 36.4%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



+ 2.2%

- 18.5%

+ 9.7%

Change in
New Listings

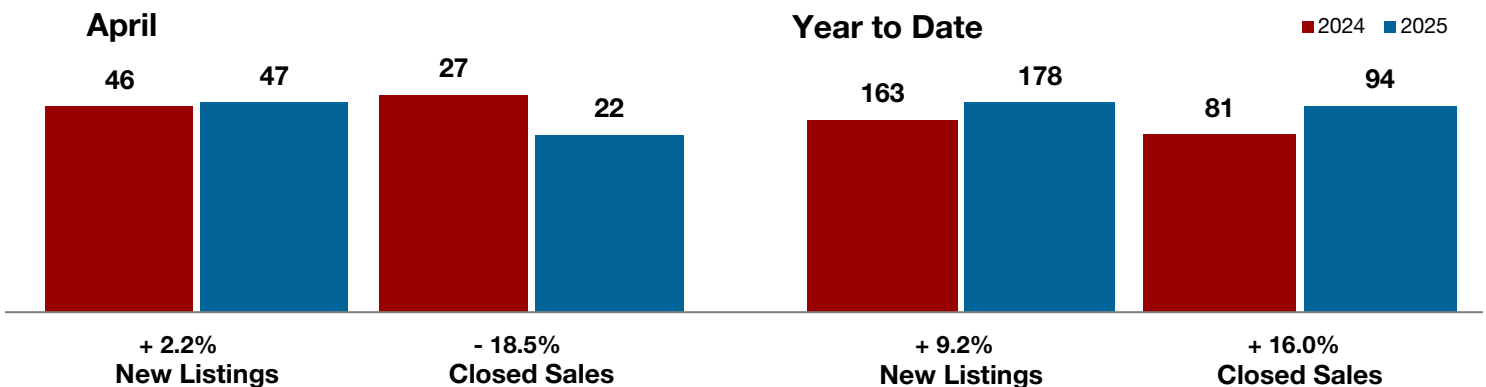
Change in
Closed Sales

Change in
Median Sales Price

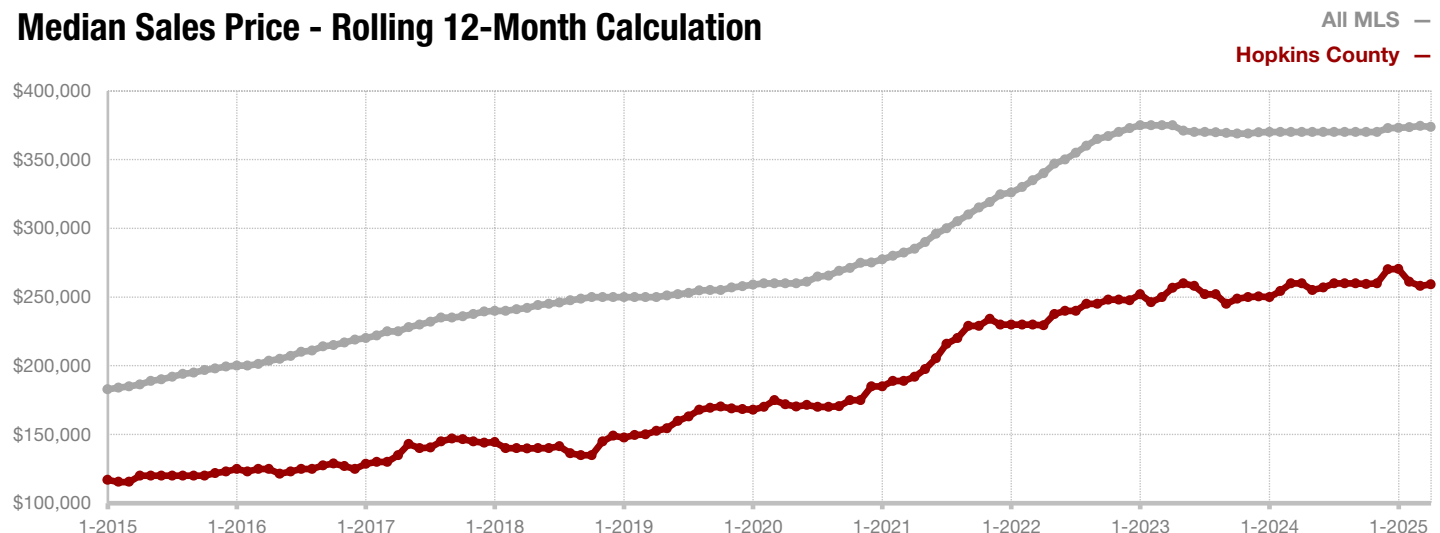
Hopkins County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	46	47	+ 2.2%	163	178	+ 9.2%
Pending Sales	28	20	- 28.6%	91	91	0.0%
Closed Sales	27	22	- 18.5%	81	94	+ 16.0%
Average Sales Price*	\$306,704	\$320,373	+ 4.5%	\$319,306	\$373,272	+ 16.9%
Median Sales Price*	\$279,900	\$307,000	+ 9.7%	\$291,000	\$269,000	- 7.6%
Percent of Original List Price Received*	96.5%	91.6%	- 5.1%	94.4%	92.0%	- 2.5%
Days on Market Until Sale	63	91	+ 44.4%	74	76	+ 2.7%
Inventory of Homes for Sale	153	181	+ 18.3%	--	--	--
Months Supply of Inventory	6.0	7.7	+ 28.3%	--	--	--

* 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 – April 2025

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



+ 3.7%

- 5.1%

+ 0.6%

Change in
New Listings

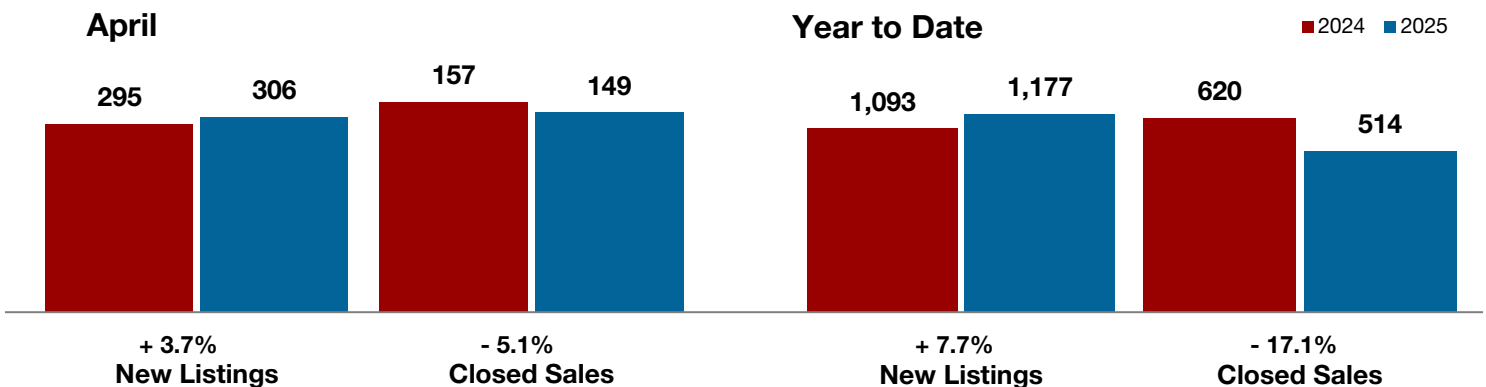
Change in
Closed Sales

Change in
Median Sales Price

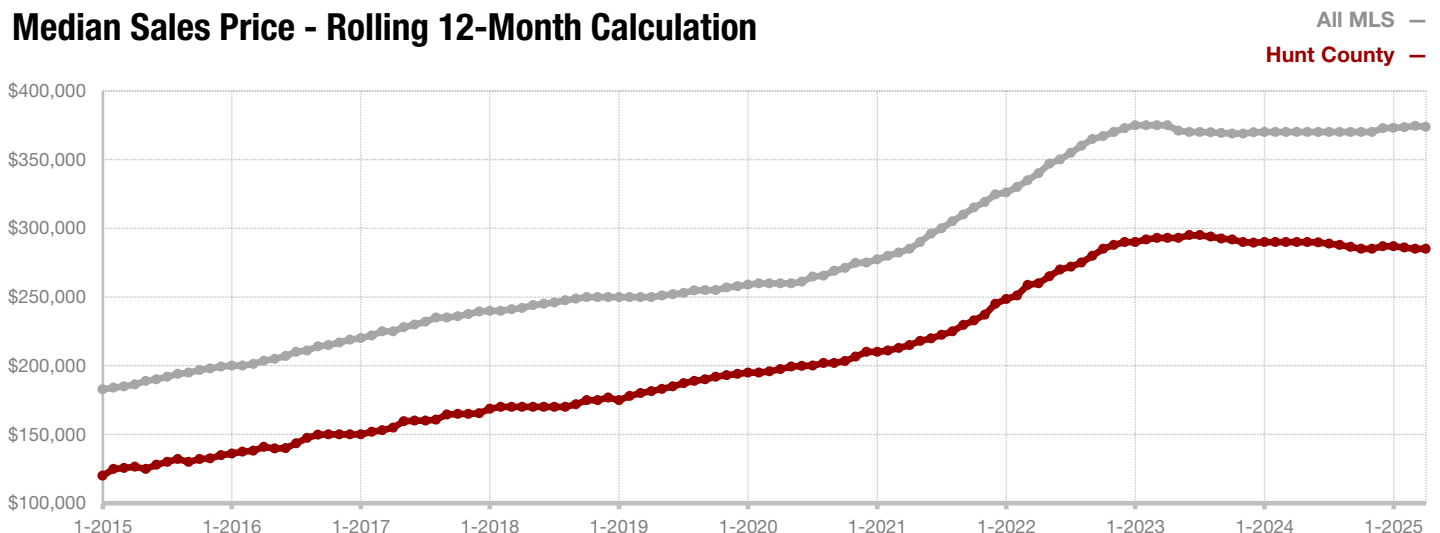
Hunt County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	295	306	+ 3.7%	1,093	1,177	+ 7.7%
Pending Sales	200	185	- 7.5%	711	615	- 13.5%
Closed Sales	157	149	- 5.1%	620	514	- 17.1%
Average Sales Price*	\$324,528	\$334,429	+ 3.1%	\$338,800	\$328,876	- 2.9%
Median Sales Price*	\$285,650	\$287,490	+ 0.6%	\$292,740	\$289,900	- 1.0%
Percent of Original List Price Received*	94.3%	95.1%	+ 0.8%	92.8%	94.1%	+ 1.4%
Days on Market Until Sale	66	76	+ 15.2%	70	81	+ 15.7%
Inventory of Homes for Sale	770	995	+ 29.2%	--	--	--
Months Supply of Inventory	4.7	6.5	+ 38.3%	--	--	--

* 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 – April 2025

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



+ 45.5%

+ 140.0%

+ 10.0%

Change in
New Listings

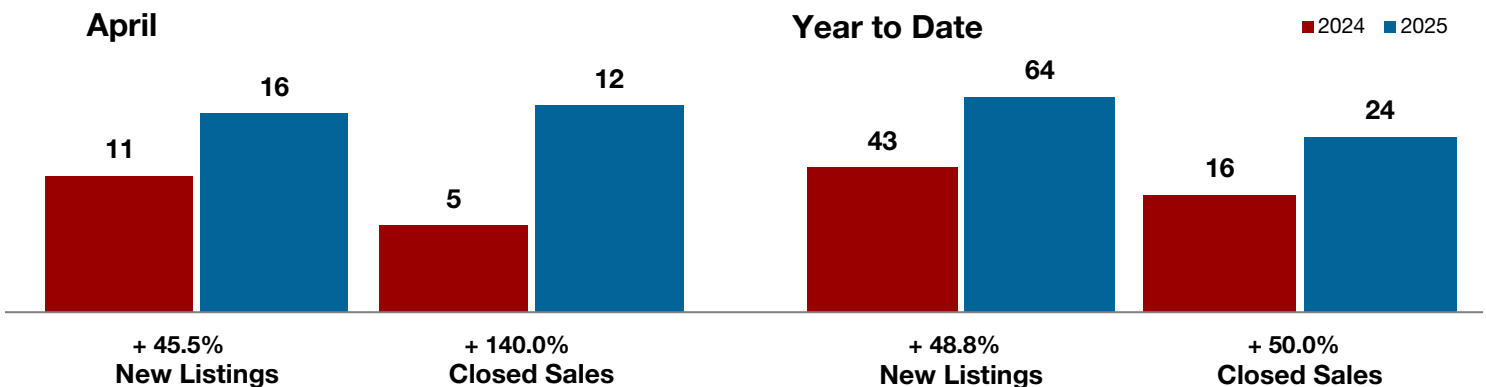
Change in
Closed Sales

Change in
Median Sales Price

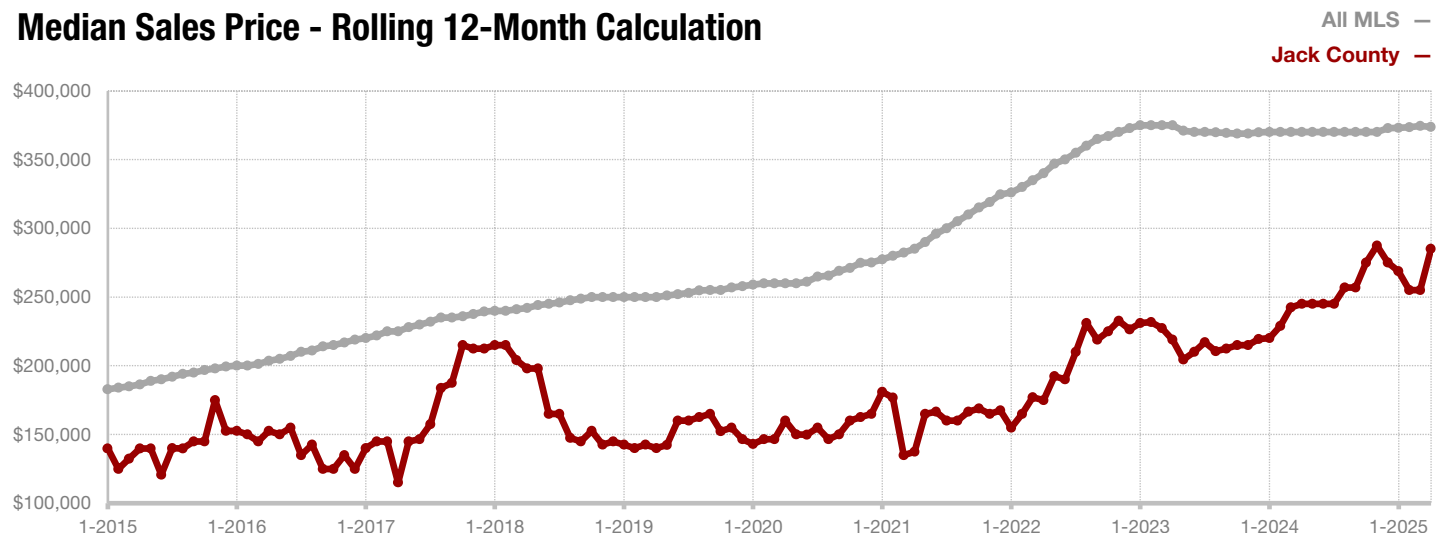
Jack County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	11	16	+ 45.5%	43	64	+ 48.8%
Pending Sales	6	3	- 50.0%	14	27	+ 92.9%
Closed Sales	5	12	+ 140.0%	16	24	+ 50.0%
Average Sales Price*	\$289,600	\$414,408	+ 43.1%	\$739,778	\$352,626	- 52.3%
Median Sales Price*	\$275,000	\$302,500	+ 10.0%	\$312,228	\$300,000	- 3.9%
Percent of Original List Price Received*	91.1%	94.6%	+ 3.8%	92.0%	95.3%	+ 3.6%
Days on Market Until Sale	109	76	- 30.3%	105	76	- 27.6%
Inventory of Homes for Sale	48	56	+ 16.7%	--	--	--
Months Supply of Inventory	10.7	10.5	- 1.9%	--	--	--

* 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 – April 2025

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



+ 17.9%

+ 3.3%

- 0.4%

Change in
New Listings

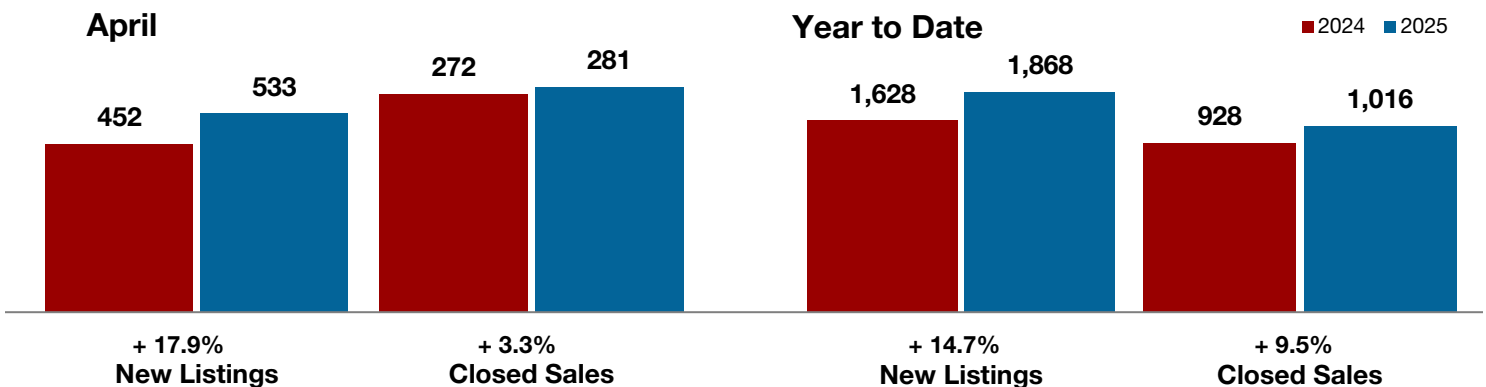
Change in
Closed Sales

Change in
Median Sales Price

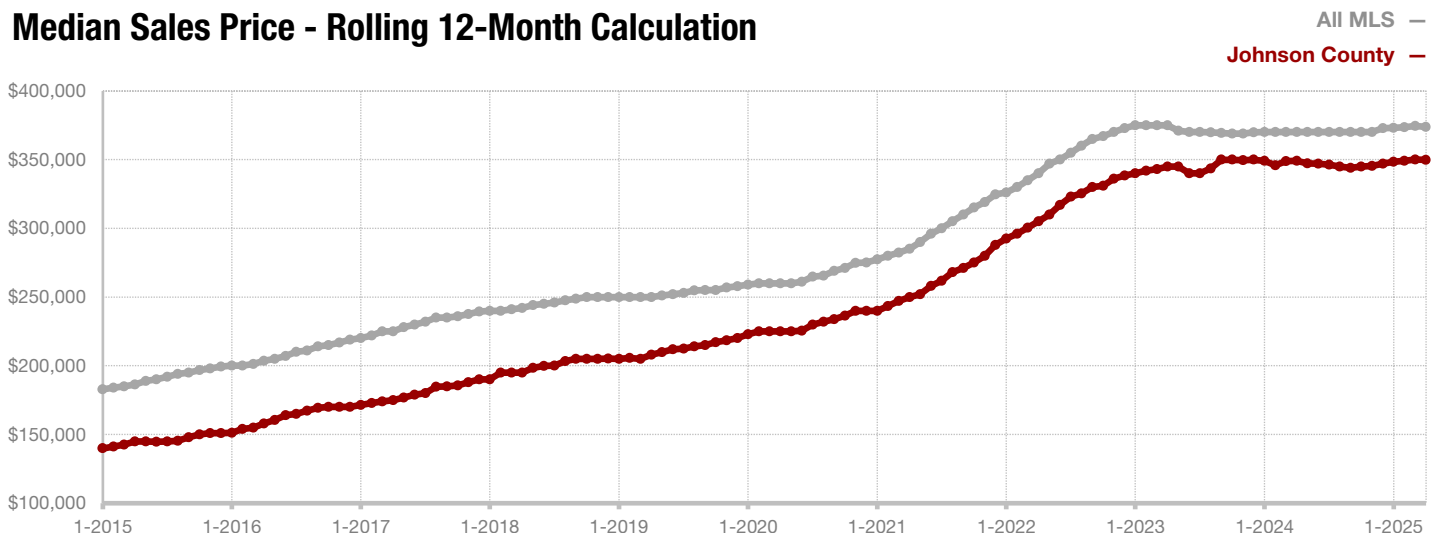
Johnson County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	452	533	+ 17.9%	1,628	1,868	+ 14.7%
Pending Sales	283	306	+ 8.1%	1,063	1,189	+ 11.9%
Closed Sales	272	281	+ 3.3%	928	1,016	+ 9.5%
Average Sales Price*	\$387,881	\$379,118	- 2.3%	\$375,594	\$385,075	+ 2.5%
Median Sales Price*	\$349,970	\$348,445	- 0.4%	\$343,000	\$351,700	+ 2.5%
Percent of Original List Price Received*	95.6%	94.9%	- 0.7%	95.4%	94.3%	- 1.2%
Days on Market Until Sale	71	82	+ 15.5%	71	90	+ 26.8%
Inventory of Homes for Sale	1,175	1,343	+ 14.3%	--	--	--
Months Supply of Inventory	4.8	4.9	+ 2.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



- 19.0%

+ 100.0%

- 20.1%

Jones County

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

April

Year to Date

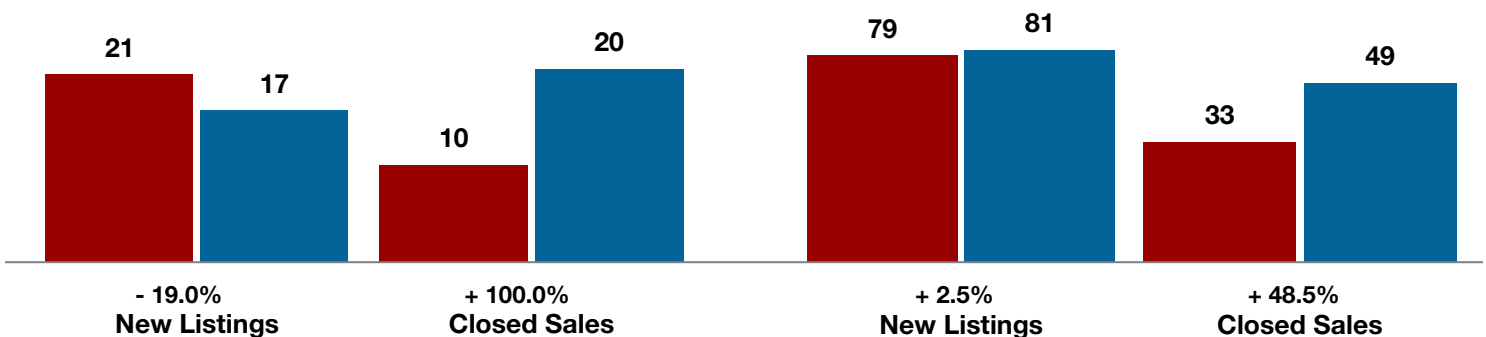
	2024	2025	+ / -	2024	2025	+ / -
New Listings	21	17	- 19.0%	79	81	+ 2.5%
Pending Sales	18	12	- 33.3%	53	57	+ 7.5%
Closed Sales	10	20	+ 100.0%	33	49	+ 48.5%
Average Sales Price*	\$213,250	\$180,160	- 15.5%	\$191,118	\$227,763	+ 19.2%
Median Sales Price*	\$223,500	\$178,500	- 20.1%	\$167,500	\$178,850	+ 6.8%
Percent of Original List Price Received*	93.5%	88.3%	- 5.6%	90.1%	89.9%	- 0.2%
Days on Market Until Sale	57	74	+ 29.8%	68	82	+ 20.6%
Inventory of Homes for Sale	68	67	- 1.5%	--	--	--
Months Supply of Inventory	5.9	6.1	+ 3.4%	--	--	--

* 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.

April

Year to Date

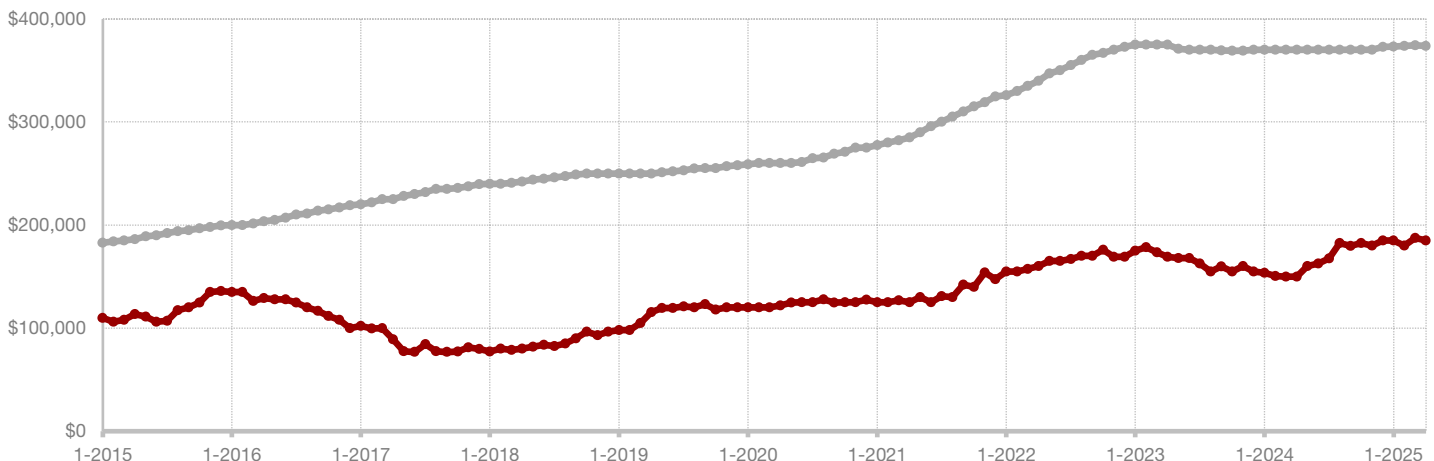
■ 2024 ■ 2025



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Jones County —



Local Market Update – April 2025

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



+ 36.6%

- 8.3%

+ 1.4%

Change in
New Listings

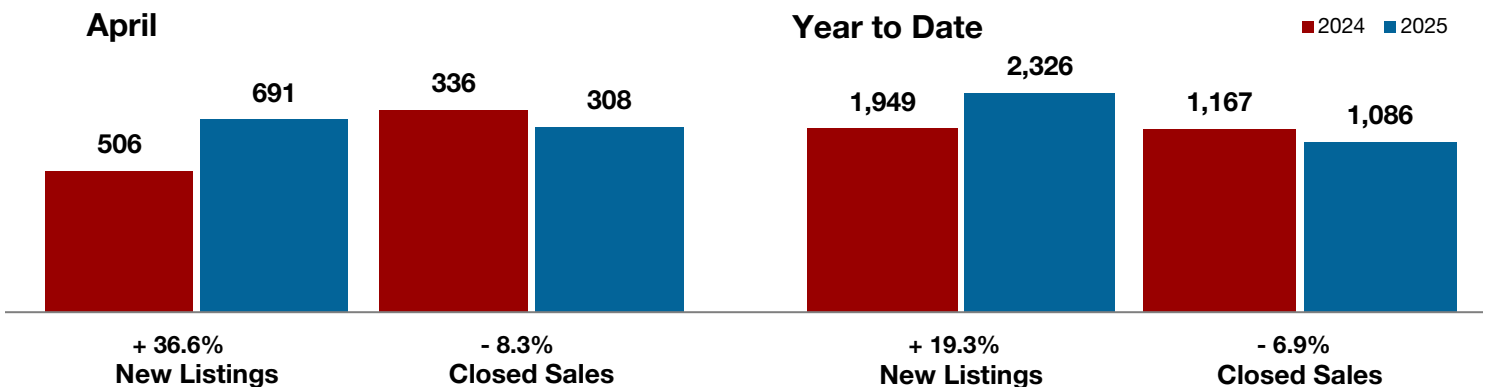
Change in
Closed Sales

Change in
Median Sales Price

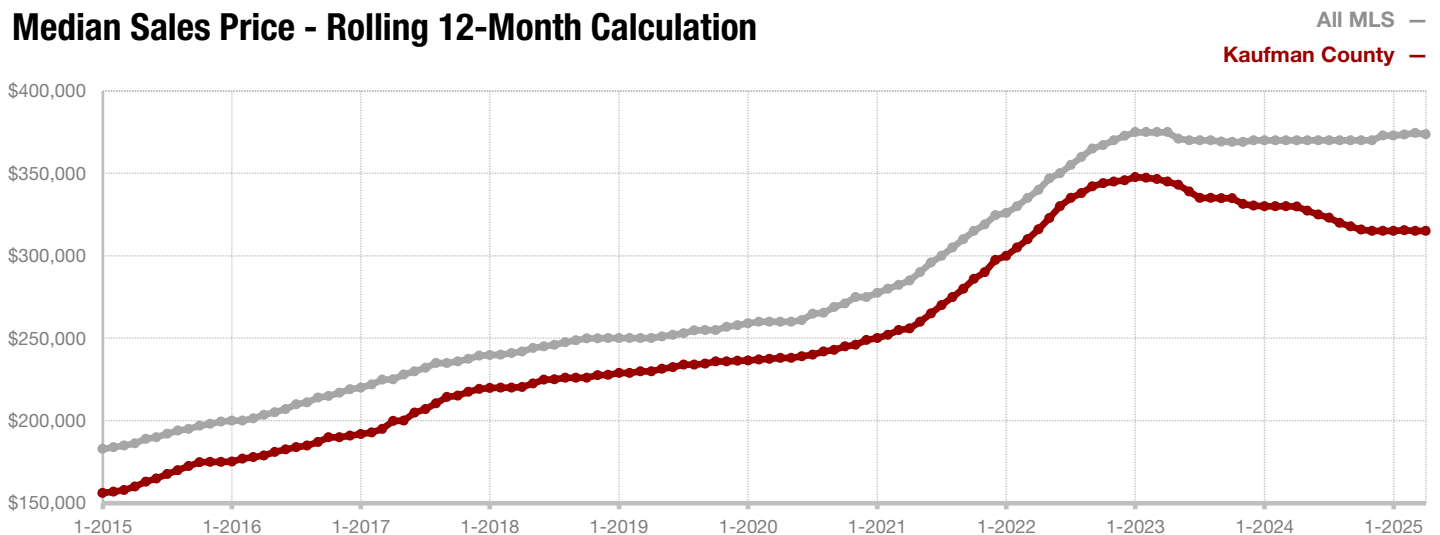
Kaufman County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	506	691	+ 36.6%	1,949	2,326	+ 19.3%
Pending Sales	354	363	+ 2.5%	1,347	1,324	- 1.7%
Closed Sales	336	308	- 8.3%	1,167	1,086	- 6.9%
Average Sales Price*	\$347,159	\$349,002	+ 0.5%	\$345,361	\$349,067	+ 1.1%
Median Sales Price*	\$315,444	\$319,950	+ 1.4%	\$317,714	\$319,140	+ 0.4%
Percent of Original List Price Received*	94.6%	94.4%	- 0.2%	93.5%	94.0%	+ 0.5%
Days on Market Until Sale	67	76	+ 13.4%	72	79	+ 9.7%
Inventory of Homes for Sale	1,377	1,792	+ 30.1%	--	--	--
Months Supply of Inventory	4.6	5.6	+ 21.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



+ 22.4%

+ 37.8%

+ 10.5%

Change in
New Listings

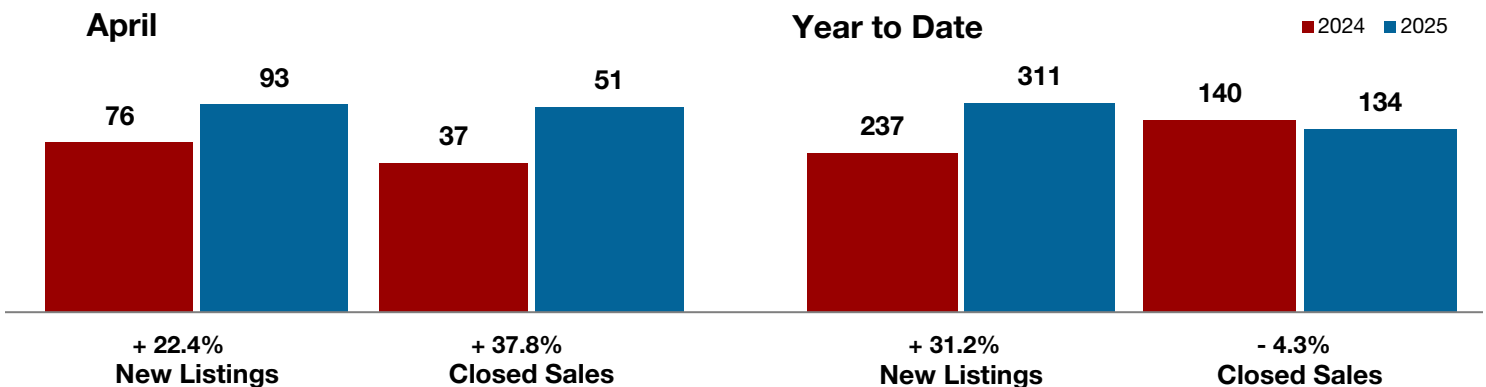
Change in
Closed Sales

Change in
Median Sales Price

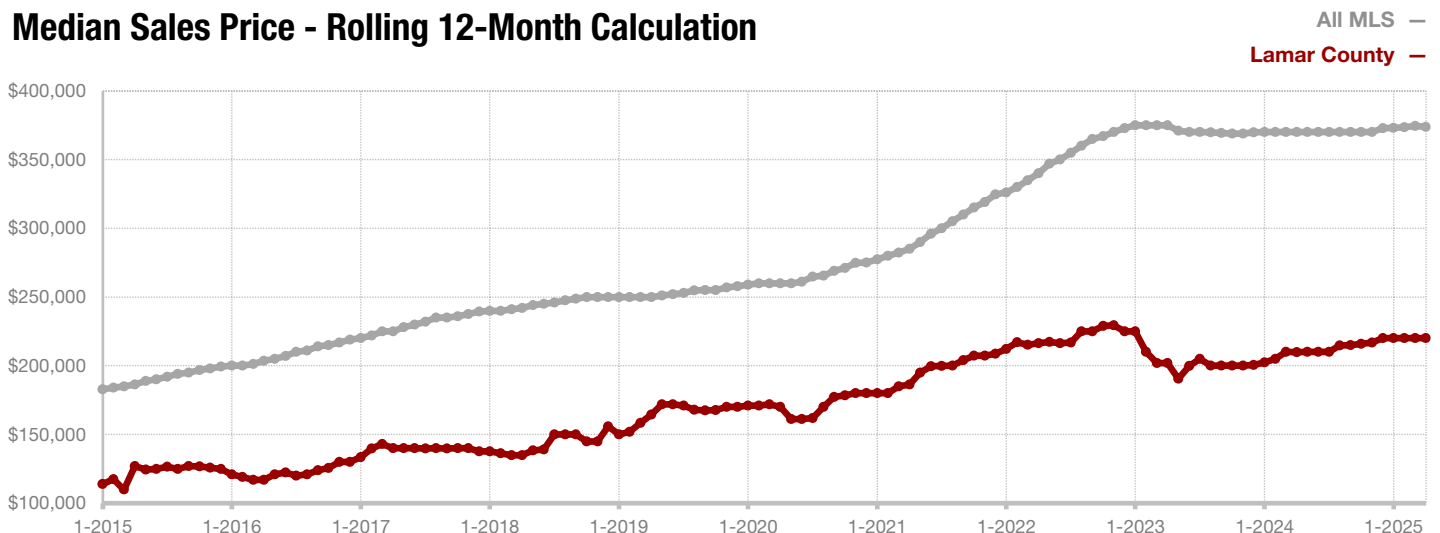
Lamar County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	76	93	+ 22.4%	237	311	+ 31.2%
Pending Sales	55	48	- 12.7%	161	162	+ 0.6%
Closed Sales	37	51	+ 37.8%	140	134	- 4.3%
Average Sales Price*	\$285,512	\$278,901	- 2.3%	\$249,883	\$258,538	+ 3.5%
Median Sales Price*	\$229,900	\$254,000	+ 10.5%	\$215,895	\$220,000	+ 1.9%
Percent of Original List Price Received*	91.9%	93.5%	+ 1.7%	91.4%	91.6%	+ 0.2%
Days on Market Until Sale	61	55	- 9.8%	69	74	+ 7.2%
Inventory of Homes for Sale	197	268	+ 36.0%	--	--	--
Months Supply of Inventory	6.0	7.2	+ 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 – April 2025

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



- 14.7%

- 33.3%

- 25.0%

Change in
New Listings

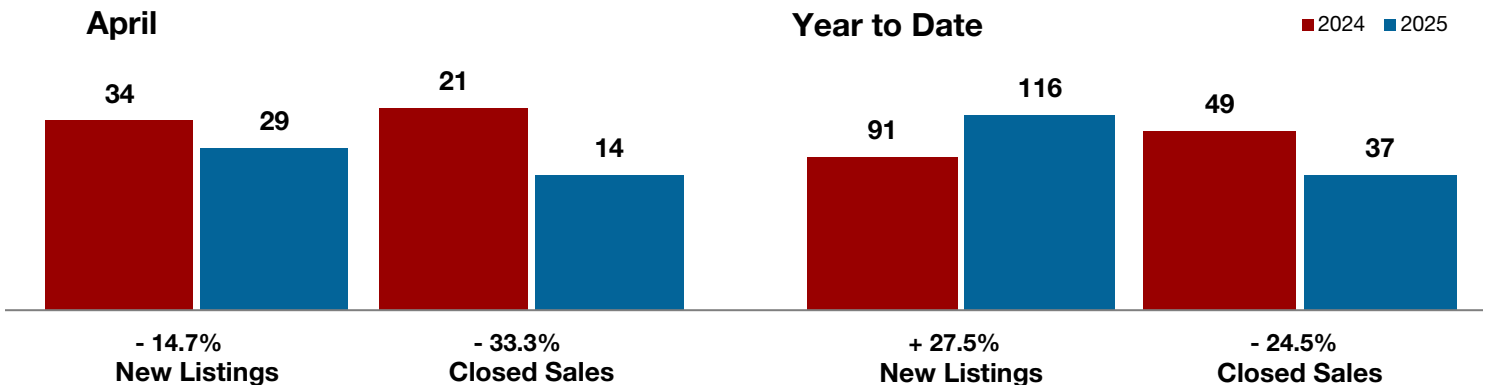
Change in
Closed Sales

Change in
Median Sales Price

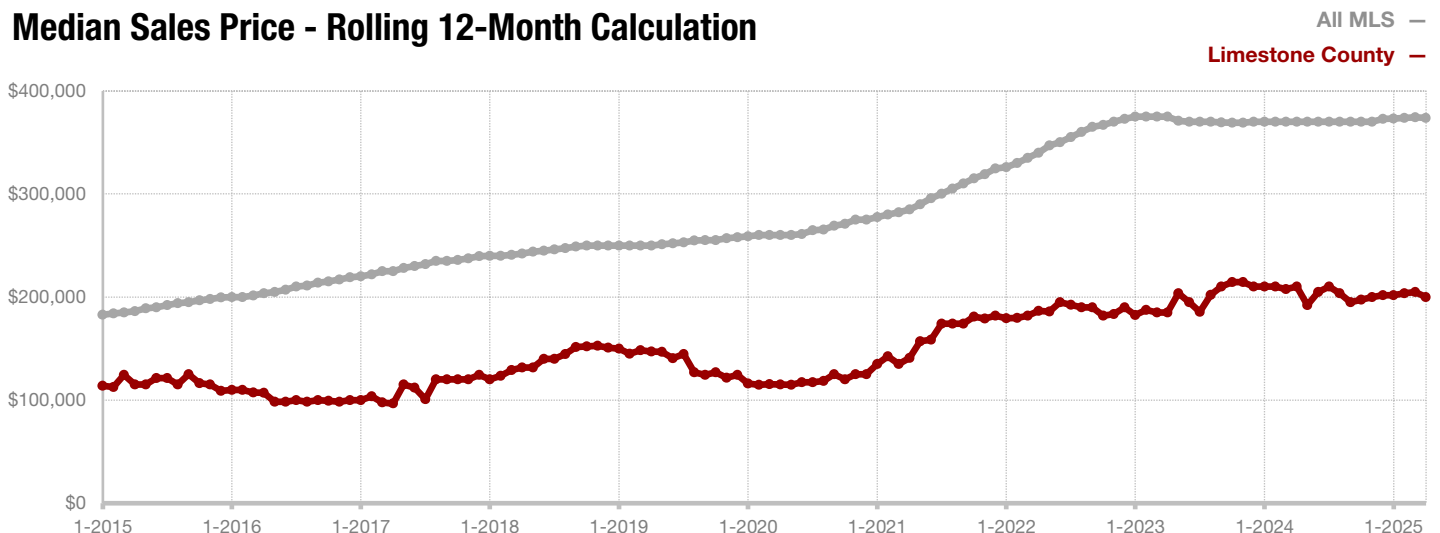
Limestone County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	34	29	- 14.7%	91	116	+ 27.5%
Pending Sales	25	11	- 56.0%	55	43	- 21.8%
Closed Sales	21	14	- 33.3%	49	37	- 24.5%
Average Sales Price*	\$242,381	\$229,071	- 5.5%	\$202,826	\$336,456	+ 65.9%
Median Sales Price*	\$220,000	\$165,000	- 25.0%	\$190,000	\$180,000	- 5.3%
Percent of Original List Price Received*	87.9%	88.7%	+ 0.9%	88.8%	85.2%	- 4.1%
Days on Market Until Sale	104	119	+ 14.4%	97	163	+ 68.0%
Inventory of Homes for Sale	107	125	+ 16.8%	--	--	--
Months Supply of Inventory	6.9	10.9	+ 58.0%	--	--	--

* 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 – April 2025

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



+ 23.5%

- 47.8%

+ 10.3%

Change in
New Listings

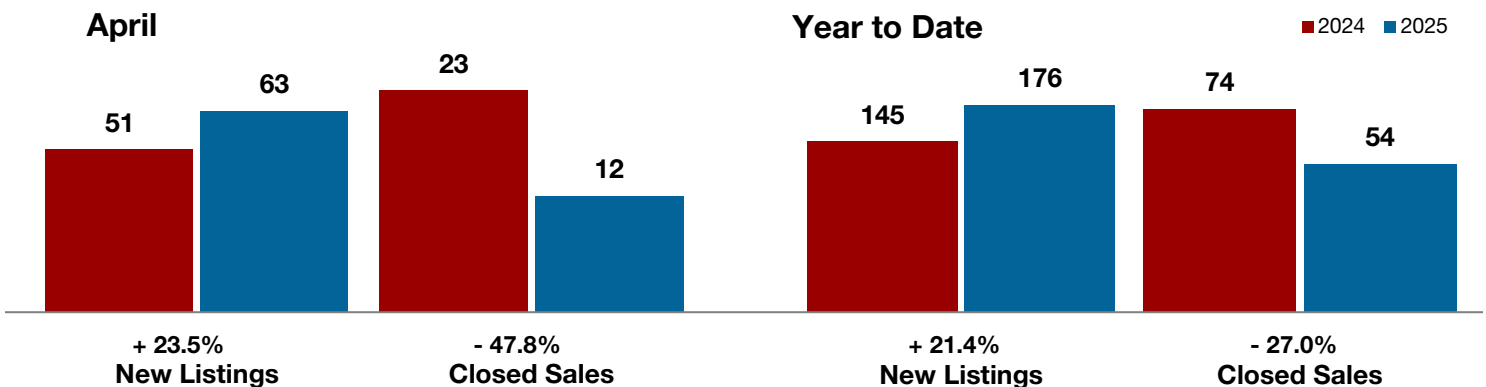
Change in
Closed Sales

Change in
Median Sales Price

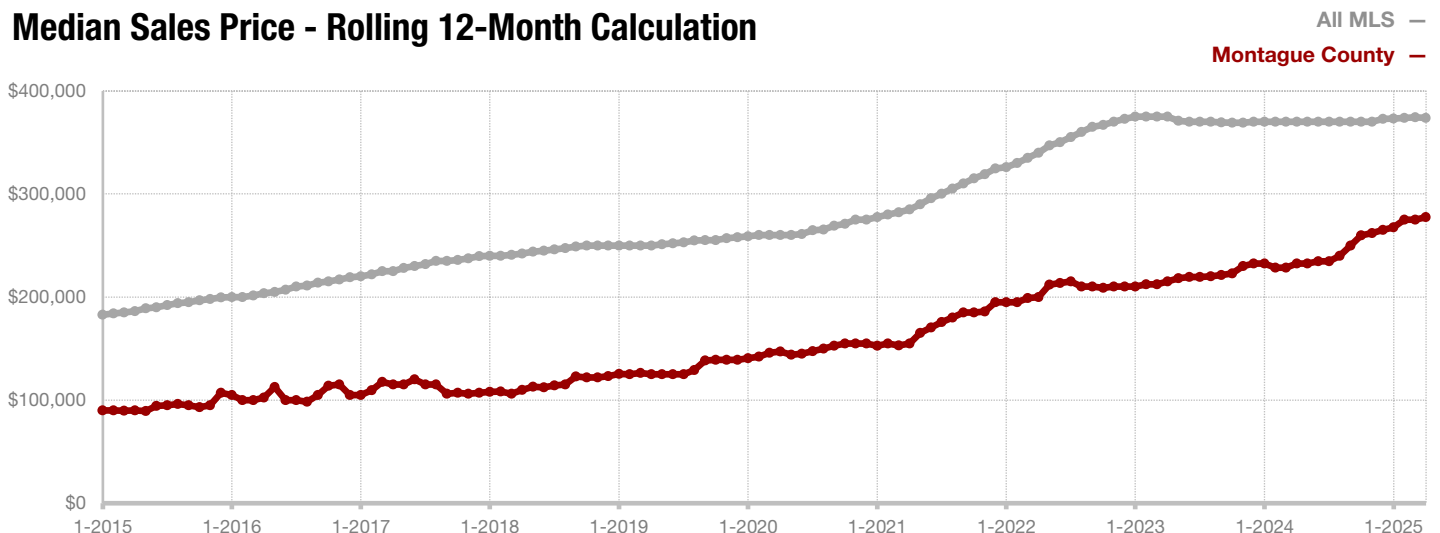
Montague County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	51	63	+ 23.5%	145	176	+ 21.4%
Pending Sales	25	10	- 60.0%	89	48	- 46.1%
Closed Sales	23	12	- 47.8%	74	54	- 27.0%
Average Sales Price*	\$322,278	\$291,273	- 9.6%	\$325,389	\$342,522	+ 5.3%
Median Sales Price*	\$267,500	\$295,000	+ 10.3%	\$244,500	\$276,500	+ 13.1%
Percent of Original List Price Received*	92.0%	89.4%	- 2.8%	90.3%	92.4%	+ 2.3%
Days on Market Until Sale	72	120	+ 66.7%	82	109	+ 32.9%
Inventory of Homes for Sale	137	198	+ 44.5%	--	--	--
Months Supply of Inventory	6.5	12.1	+ 86.2%	--	--	--

* 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 – April 2025

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



+ 44.6%

- 7.8%

- 19.5%

Change in
New Listings

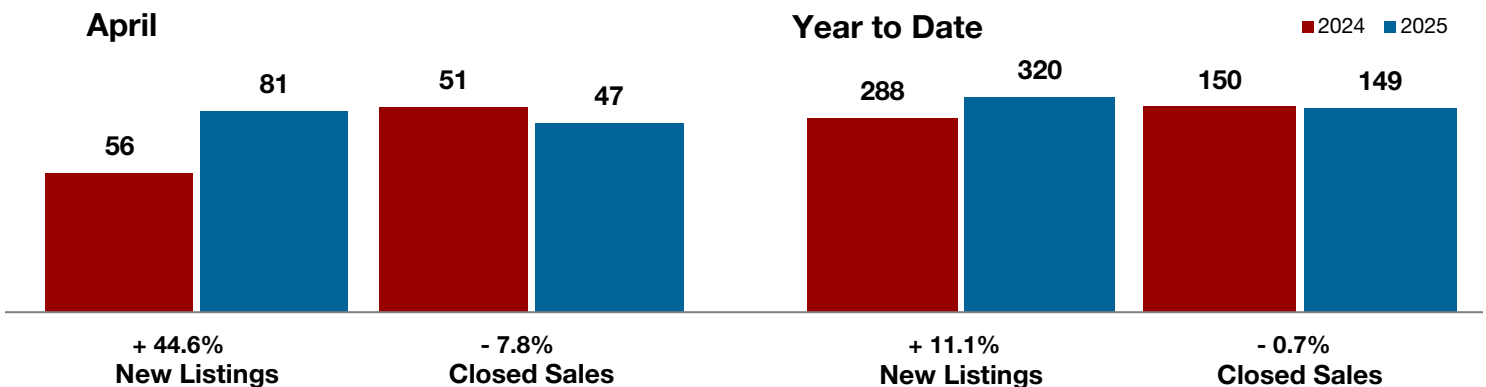
Change in
Closed Sales

Change in
Median Sales Price

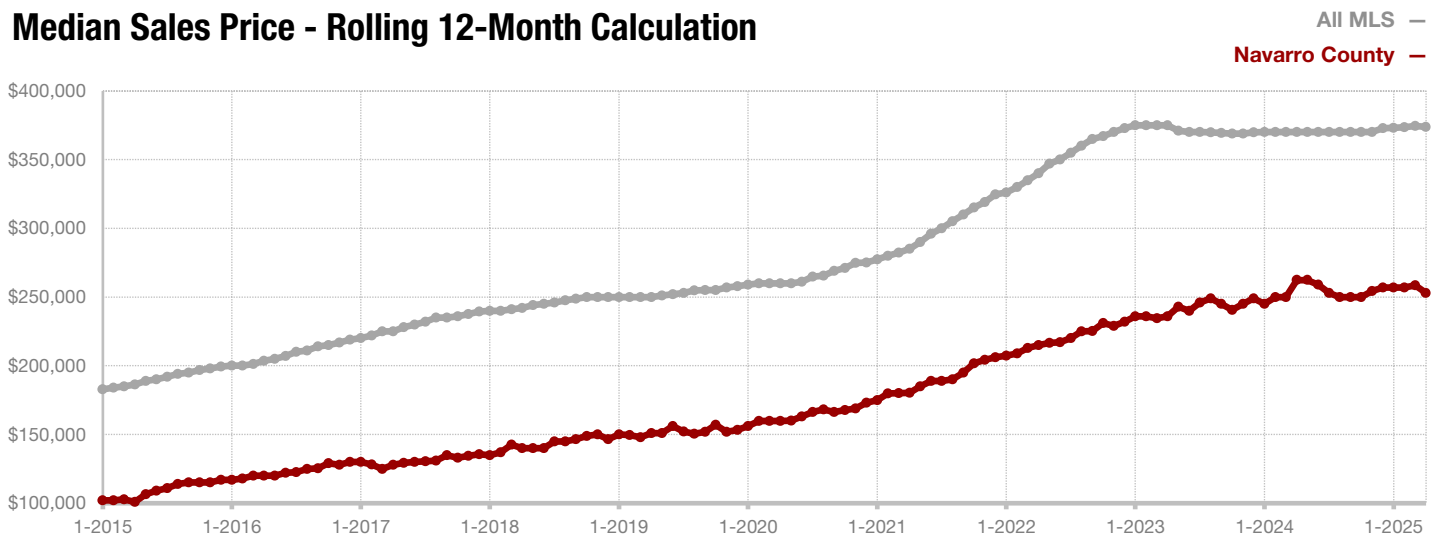
Navarro County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	56	81	+ 44.6%	288	320	+ 11.1%
Pending Sales	40	36	- 10.0%	174	165	- 5.2%
Closed Sales	51	47	- 7.8%	150	149	- 0.7%
Average Sales Price*	\$373,927	\$271,432	- 27.4%	\$337,765	\$289,606	- 14.3%
Median Sales Price*	\$299,000	\$240,800	- 19.5%	\$254,000	\$240,500	- 5.3%
Percent of Original List Price Received*	95.7%	92.6%	- 3.2%	94.6%	92.8%	- 1.9%
Days on Market Until Sale	58	88	+ 51.7%	62	83	+ 33.9%
Inventory of Homes for Sale	236	296	+ 25.4%	--	--	--
Months Supply of Inventory	5.7	7.5	+ 31.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



- 20.0%

0.0%

- 38.0%

Change in
New Listings

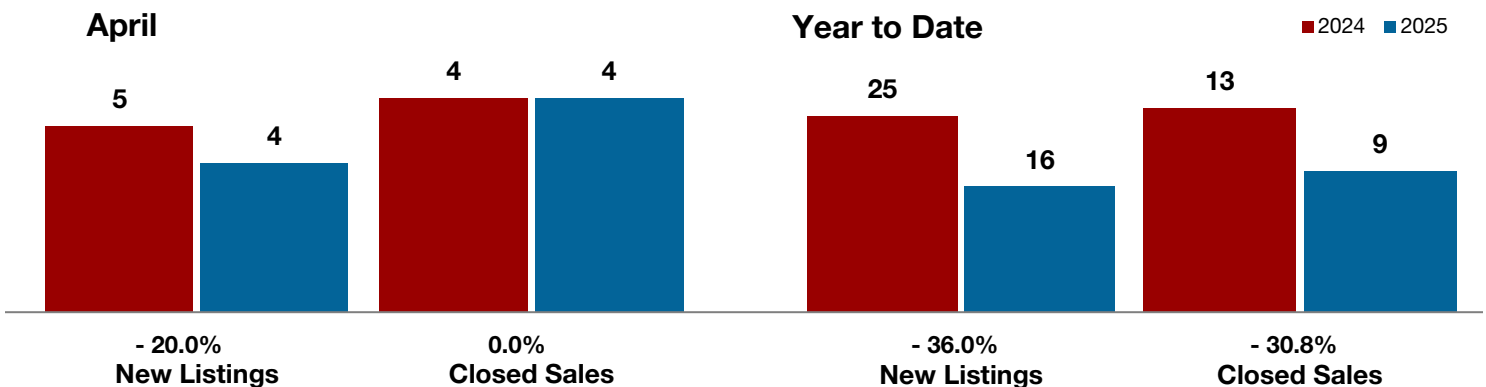
Change in
Closed Sales

Change in
Median Sales Price

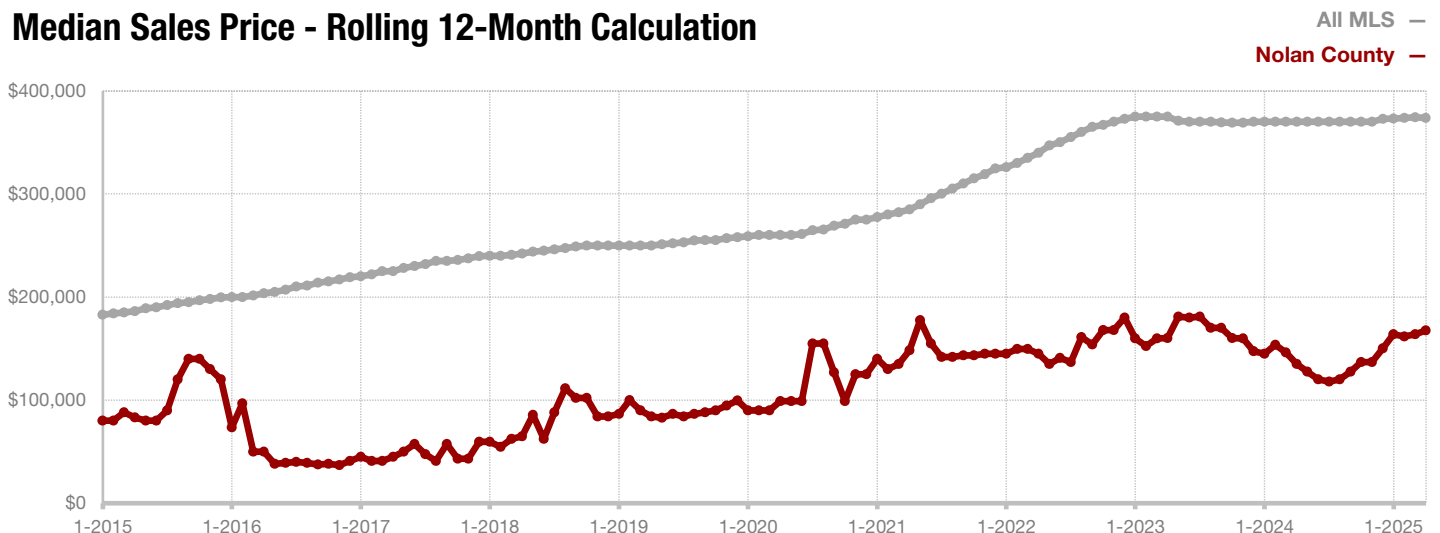
Nolan County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	5	4	- 20.0%	25	16	- 36.0%
Pending Sales	2	3	+ 50.0%	13	9	- 30.8%
Closed Sales	4	4	0.0%	13	9	- 30.8%
Average Sales Price*	\$104,475	\$92,500	- 11.5%	\$145,005	\$111,142	- 23.4%
Median Sales Price*	\$106,500	\$66,000	- 38.0%	\$115,000	\$70,000	- 39.1%
Percent of Original List Price Received*	98.2%	89.3%	- 9.1%	92.8%	80.2%	- 13.6%
Days on Market Until Sale	46	107	+ 132.6%	83	97	+ 16.9%
Inventory of Homes for Sale	31	22	- 29.0%	--	--	--
Months Supply of Inventory	12.9	6.4	- 50.4%	--	--	--

* 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 – April 2025

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



+ 13.7%

- 25.0%

+ 2.8%

Change in
New Listings

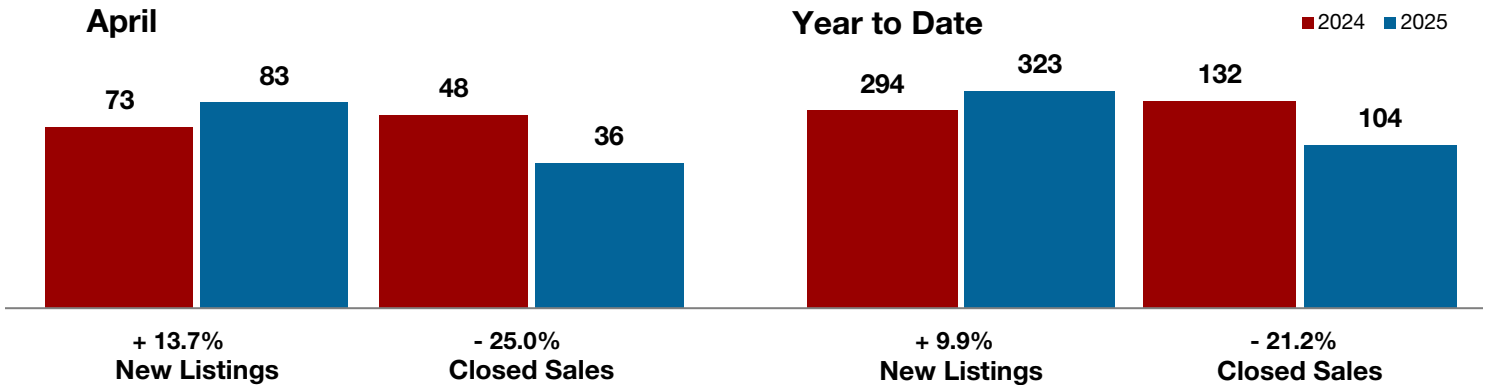
Change in
Closed Sales

Change in
Median Sales Price

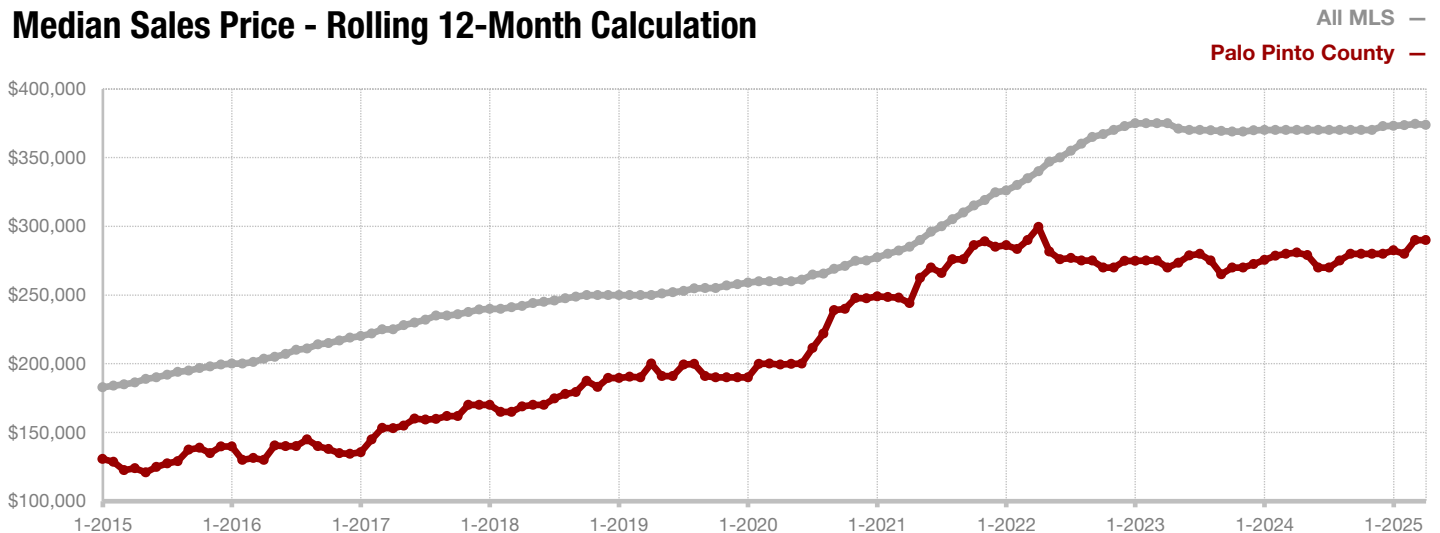
Palo Pinto County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	73	83	+ 13.7%	294	323	+ 9.9%
Pending Sales	46	24	- 47.8%	155	102	- 34.2%
Closed Sales	48	36	- 25.0%	132	104	- 21.2%
Average Sales Price*	\$397,807	\$771,925	+ 94.0%	\$502,201	\$635,691	+ 26.6%
Median Sales Price*	\$250,000	\$257,000	+ 2.8%	\$299,500	\$351,250	+ 17.3%
Percent of Original List Price Received*	88.4%	94.2%	+ 6.6%	89.1%	91.9%	+ 3.1%
Days on Market Until Sale	77	72	- 6.5%	85	89	+ 4.7%
Inventory of Homes for Sale	289	361	+ 24.9%	--	--	--
Months Supply of Inventory	7.9	11.3	+ 43.0%	--	--	--

* 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 – April 2025

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



+ 13.2%

- 12.5%

- 2.2%

Change in
New Listings

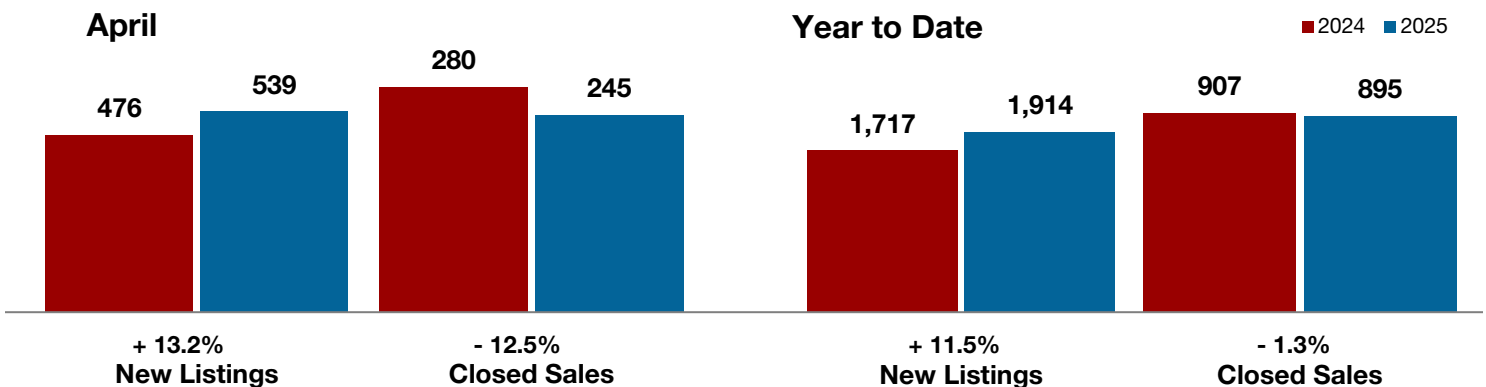
Change in
Closed Sales

Change in
Median Sales Price

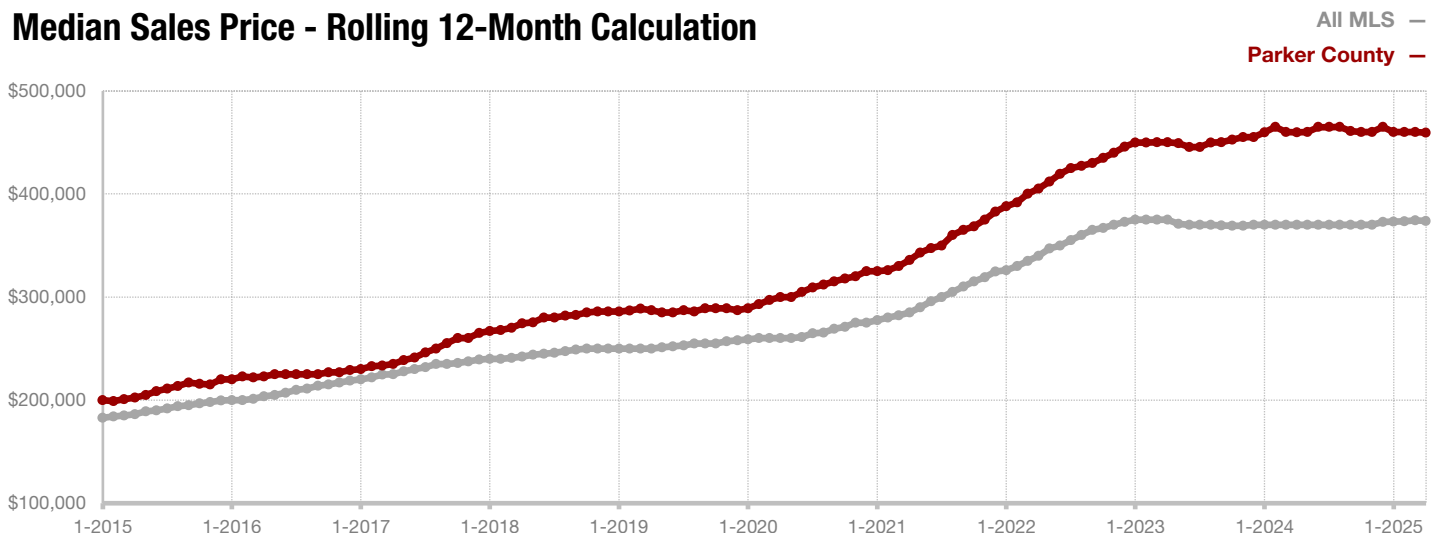
Parker County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	476	539	+ 13.2%	1,717	1,914	+ 11.5%
Pending Sales	307	226	- 26.4%	1,086	966	- 11.0%
Closed Sales	280	245	- 12.5%	907	895	- 1.3%
Average Sales Price*	\$508,499	\$496,363	- 2.4%	\$502,353	\$493,297	- 1.8%
Median Sales Price*	\$452,500	\$442,500	- 2.2%	\$460,000	\$435,000	- 5.4%
Percent of Original List Price Received*	96.5%	95.4%	- 1.1%	95.3%	95.1%	- 0.2%
Days on Market Until Sale	86	78	- 9.3%	95	88	- 7.4%
Inventory of Homes for Sale	1,302	1,547	+ 18.8%	--	--	--
Months Supply of Inventory	5.3	6.4	+ 20.8%	--	--	--

* 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 – April 2025

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



0.0%

- 22.2%

+ 5.1%

Change in
New Listings

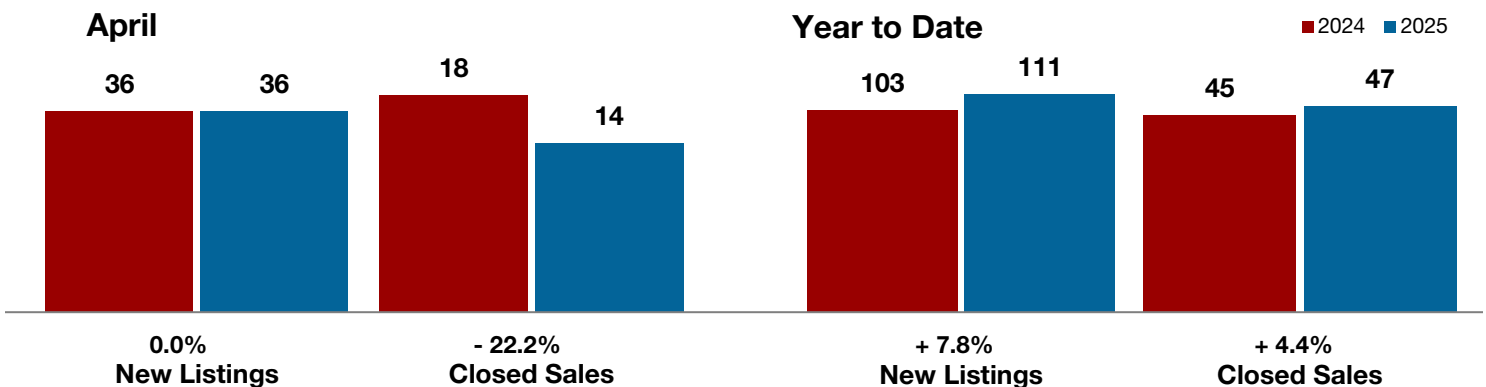
Change in
Closed Sales

Change in
Median Sales Price

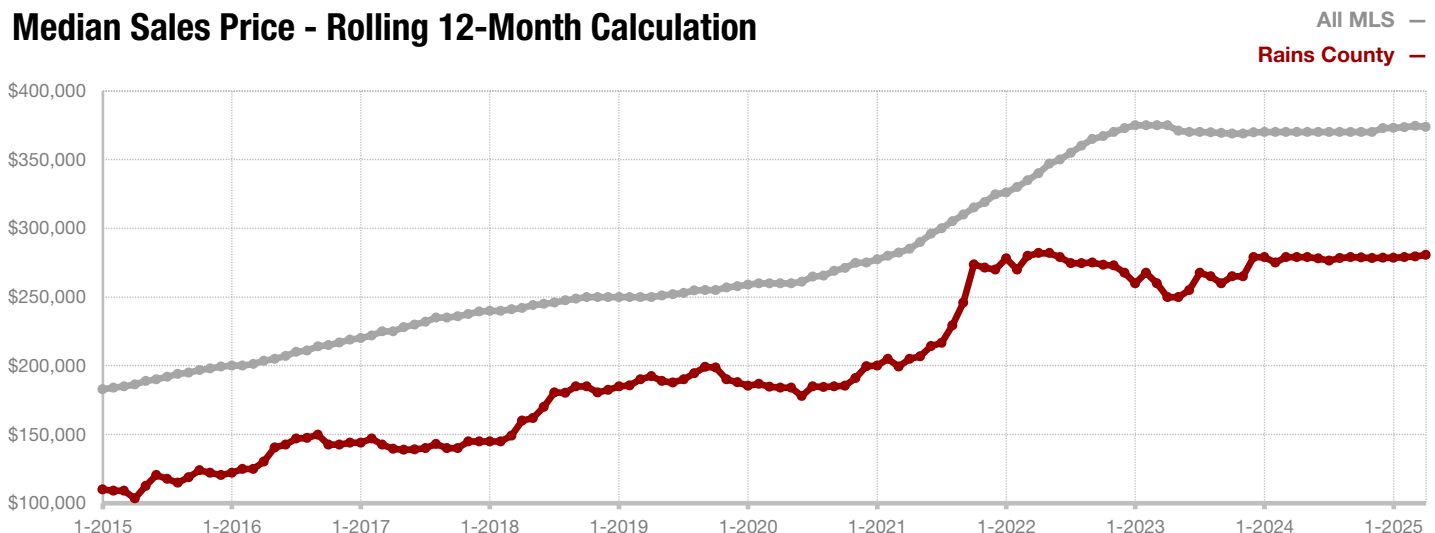
Rains County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	36	36	0.0%	103	111	+ 7.8%
Pending Sales	15	12	- 20.0%	55	47	- 14.5%
Closed Sales	18	14	- 22.2%	45	47	+ 4.4%
Average Sales Price*	\$413,778	\$416,529	+ 0.7%	\$346,391	\$369,274	+ 6.6%
Median Sales Price*	\$330,500	\$347,500	+ 5.1%	\$278,500	\$290,050	+ 4.1%
Percent of Original List Price Received*	89.3%	93.6%	+ 4.8%	90.0%	93.7%	+ 4.1%
Days on Market Until Sale	87	104	+ 19.5%	117	86	- 26.5%
Inventory of Homes for Sale	111	123	+ 10.8%	--	--	--
Months Supply of Inventory	9.7	11.4	+ 17.5%	--	--	--

* 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 – April 2025

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



+ 30.7%

+ 12.8%

+ 1.2%

Change in
New Listings

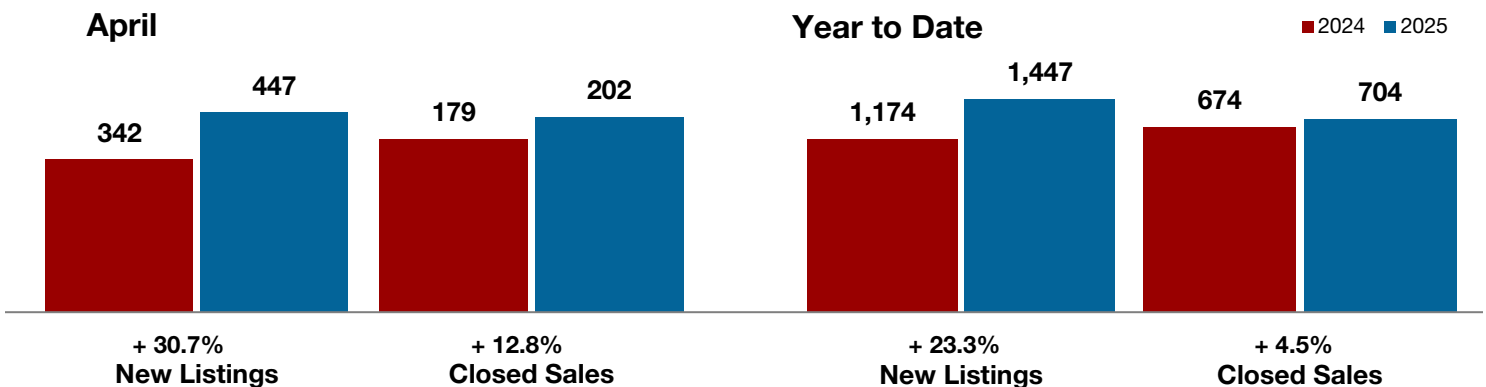
Change in
Closed Sales

Change in
Median Sales Price

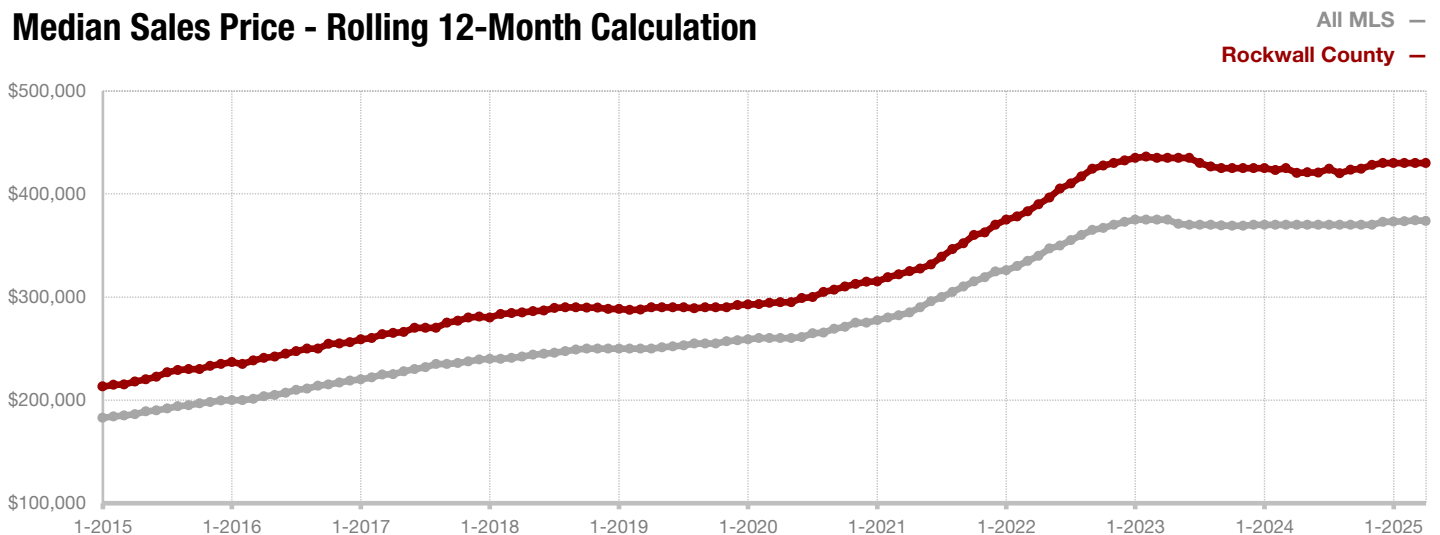
Rockwall County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	342	447	+ 30.7%	1,174	1,447	+ 23.3%
Pending Sales	206	242	+ 17.5%	785	836	+ 6.5%
Closed Sales	179	202	+ 12.8%	674	704	+ 4.5%
Average Sales Price*	\$498,818	\$507,392	+ 1.7%	\$493,920	\$521,284	+ 5.5%
Median Sales Price*	\$415,000	\$420,000	+ 1.2%	\$414,323	\$420,000	+ 1.4%
Percent of Original List Price Received*	95.4%	94.0%	- 1.5%	94.4%	93.4%	- 1.1%
Days on Market Until Sale	59	85	+ 44.1%	69	86	+ 24.6%
Inventory of Homes for Sale	784	1,127	+ 43.8%	--	--	--
Months Supply of Inventory	4.2	5.8	+ 38.1%	--	--	--

* 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 – April 2025

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



Shackelford County

- 50.0%

Change in
New Listings

- 66.7%

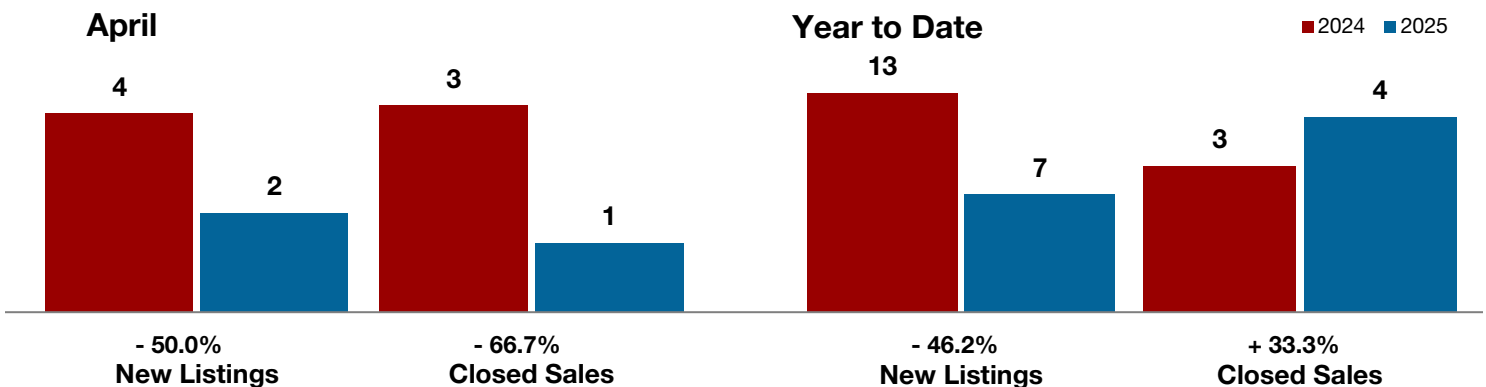
Change in
Closed Sales

+ 18.2%

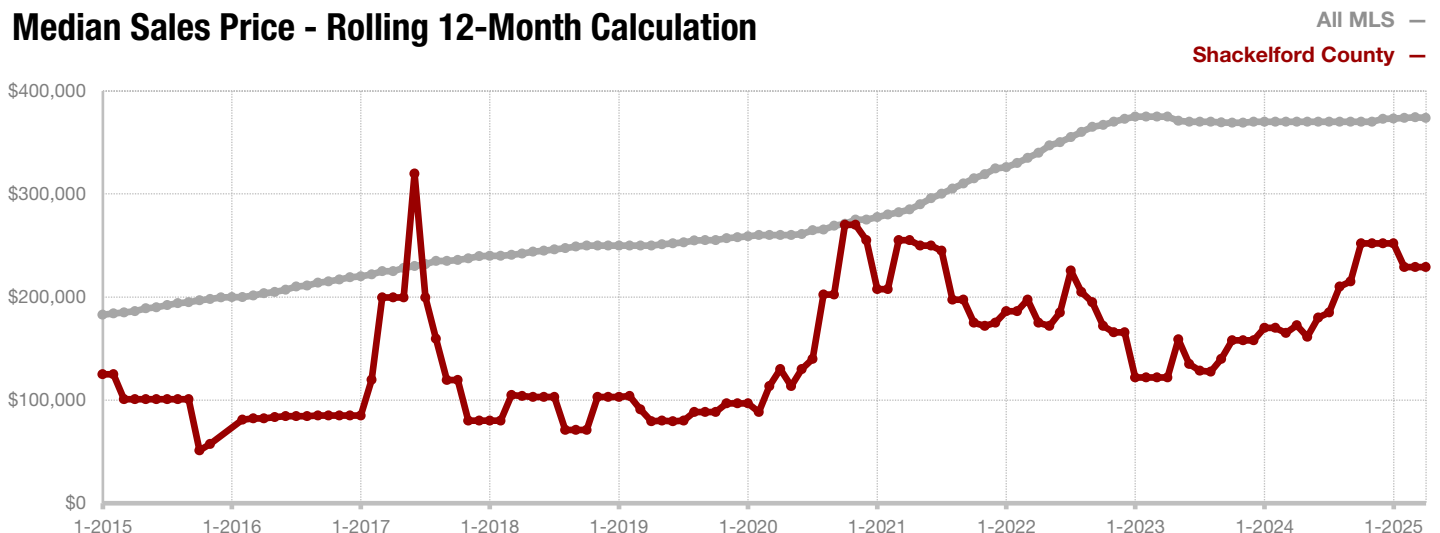
Change in
Median Sales Price

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	4	2	- 50.0%	13	7	- 46.2%
Pending Sales	2	0	- 100.0%	5	4	- 20.0%
Closed Sales	3	1	- 66.7%	3	4	+ 33.3%
Average Sales Price*	\$322,112	\$325,000	+ 0.9%	\$322,112	\$207,250	- 35.7%
Median Sales Price*	\$275,000	\$325,000	+ 18.2%	\$275,000	\$177,500	- 35.5%
Percent of Original List Price Received*	83.9%	125.5%	+ 49.6%	83.9%	86.2%	+ 2.7%
Days on Market Until Sale	81	123	+ 51.9%	81	118	+ 45.7%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	5.0	7.6	+ 52.0%	--	--	--

* 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 – April 2025

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



+ 13.2%

- 10.9%

+ 3.0%

Change in
New Listings

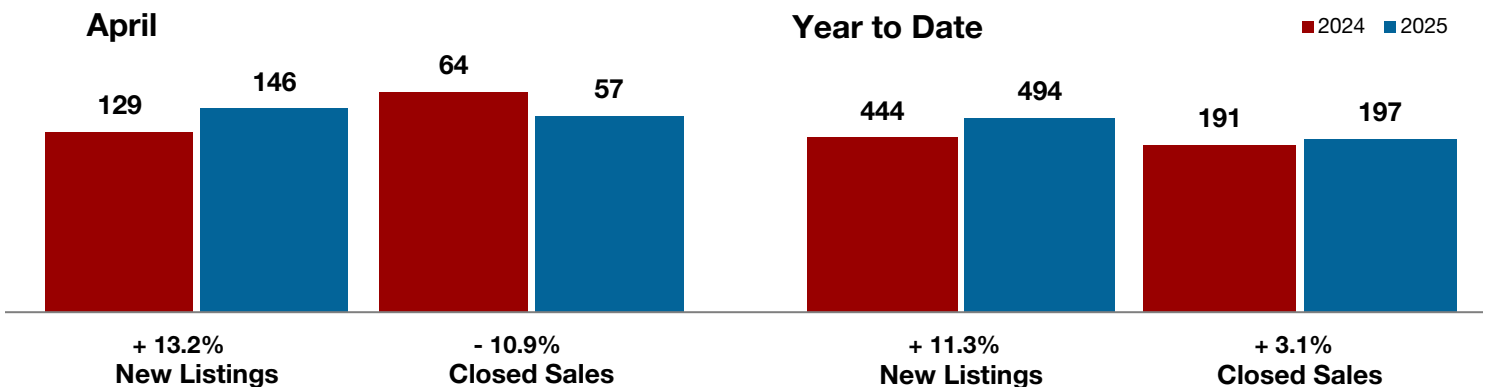
Change in
Closed Sales

Change in
Median Sales Price

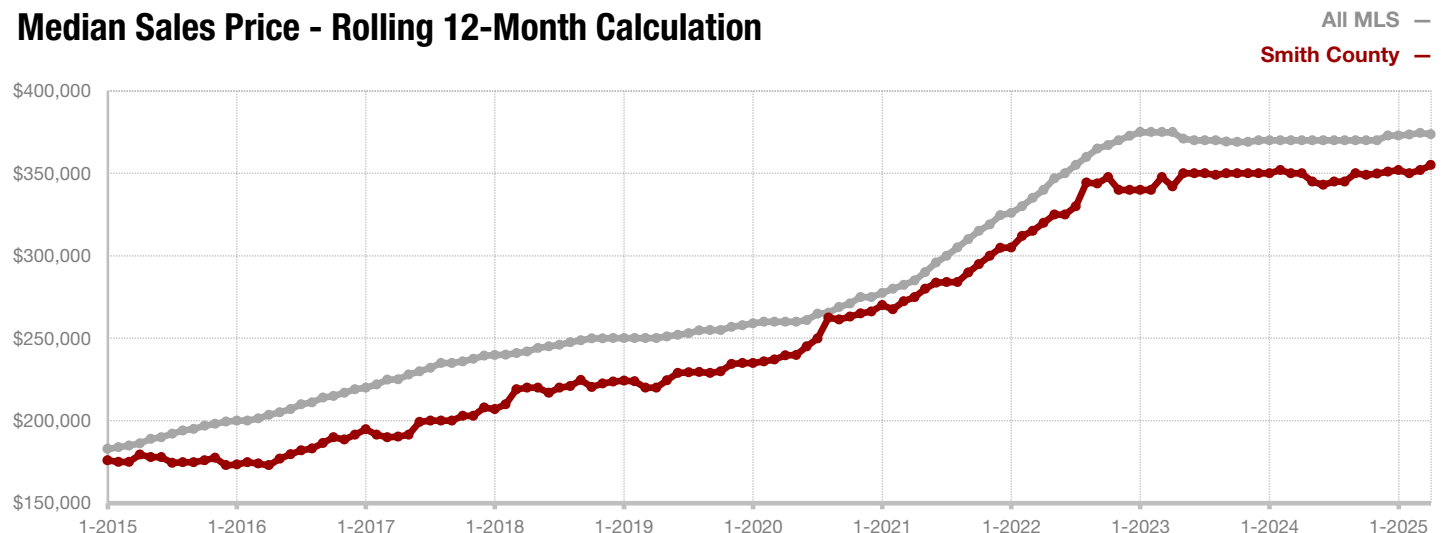
Smith County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	129	146	+ 13.2%	444	494	+ 11.3%
Pending Sales	76	45	- 40.8%	230	219	- 4.8%
Closed Sales	64	57	- 10.9%	191	197	+ 3.1%
Average Sales Price*	\$457,778	\$455,738	- 0.4%	\$416,661	\$412,504	- 1.0%
Median Sales Price*	\$347,450	\$358,000	+ 3.0%	\$335,000	\$339,950	+ 1.5%
Percent of Original List Price Received*	94.4%	95.5%	+ 1.2%	93.3%	94.2%	+ 1.0%
Days on Market Until Sale	85	92	+ 8.2%	80	87	+ 8.7%
Inventory of Homes for Sale	348	427	+ 22.7%	--	--	--
Months Supply of Inventory	6.3	7.9	+ 25.4%	--	--	--

* 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 – April 2025

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



+ 26.7%

- 42.9%

- 17.7%

Change in
New Listings

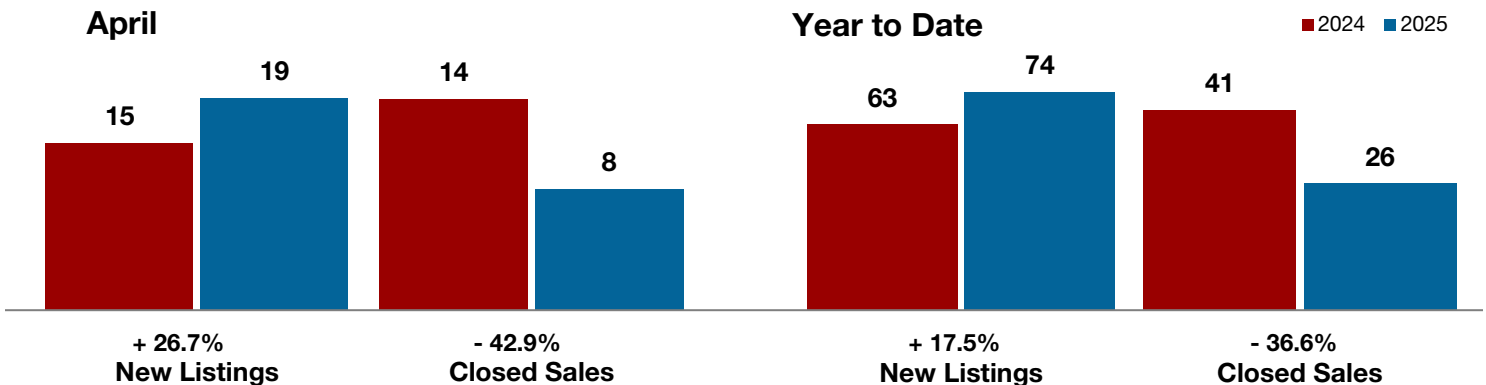
Change in
Closed Sales

Change in
Median Sales Price

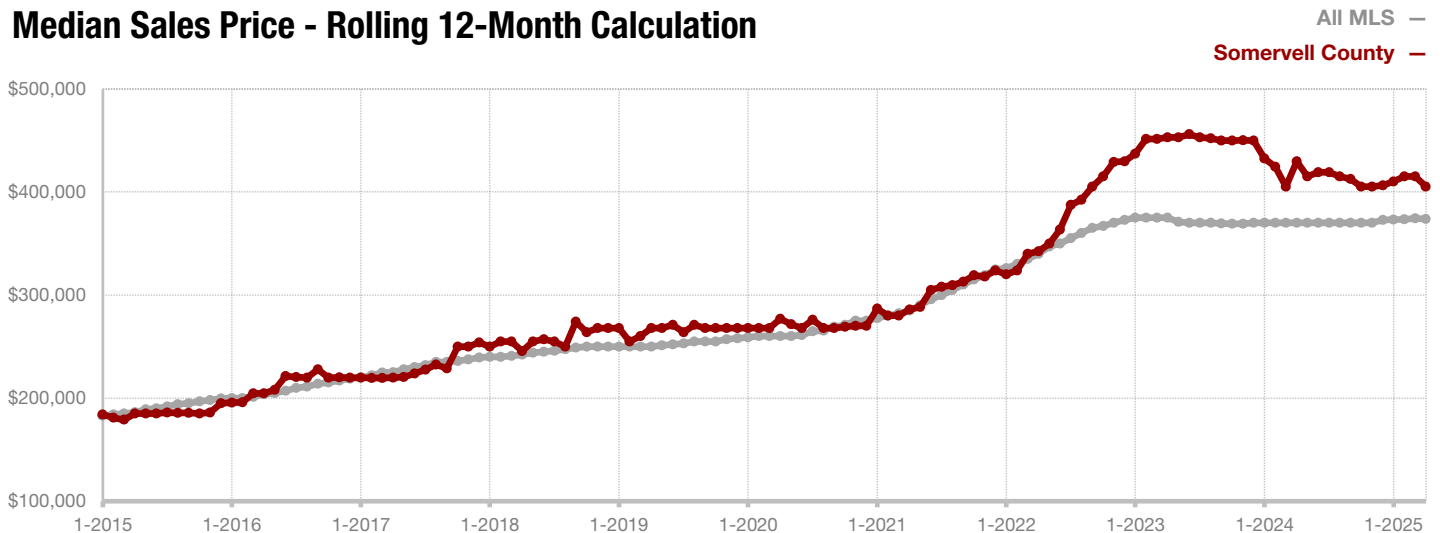
Somervell County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	15	19	+ 26.7%	63	74	+ 17.5%
Pending Sales	17	9	- 47.1%	47	35	- 25.5%
Closed Sales	14	8	- 42.9%	41	26	- 36.6%
Average Sales Price*	\$645,107	\$383,550	- 40.5%	\$505,744	\$466,071	- 7.8%
Median Sales Price*	\$445,000	\$366,126	- 17.7%	\$410,000	\$408,725	- 0.3%
Percent of Original List Price Received*	89.4%	99.2%	+ 11.0%	92.4%	96.7%	+ 4.7%
Days on Market Until Sale	146	61	- 58.2%	131	95	- 27.5%
Inventory of Homes for Sale	49	69	+ 40.8%	--	--	--
Months Supply of Inventory	5.5	8.8	+ 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



+ 6.7%

0.0%

+ 44.8%

Change in
New Listings

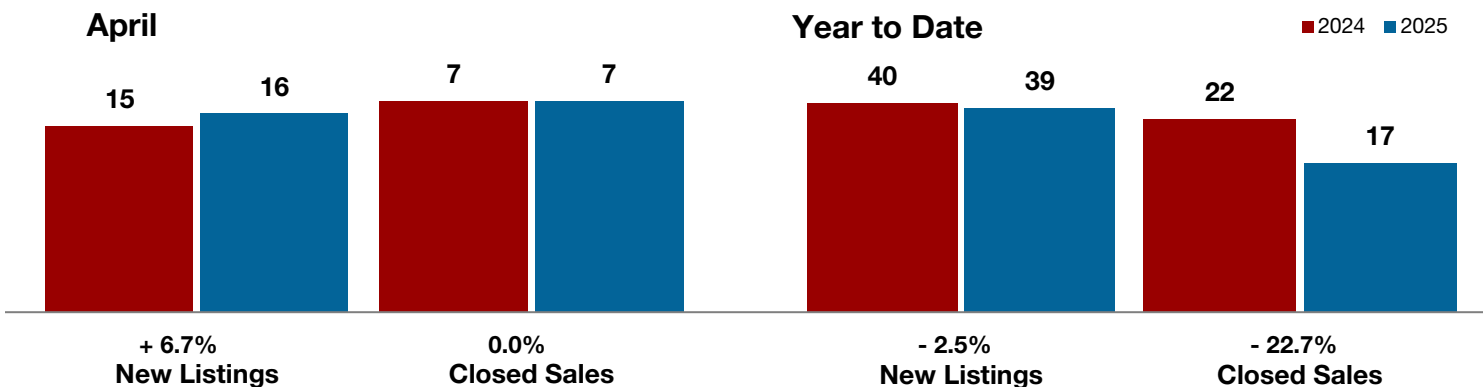
Change in
Closed Sales

Change in
Median Sales Price

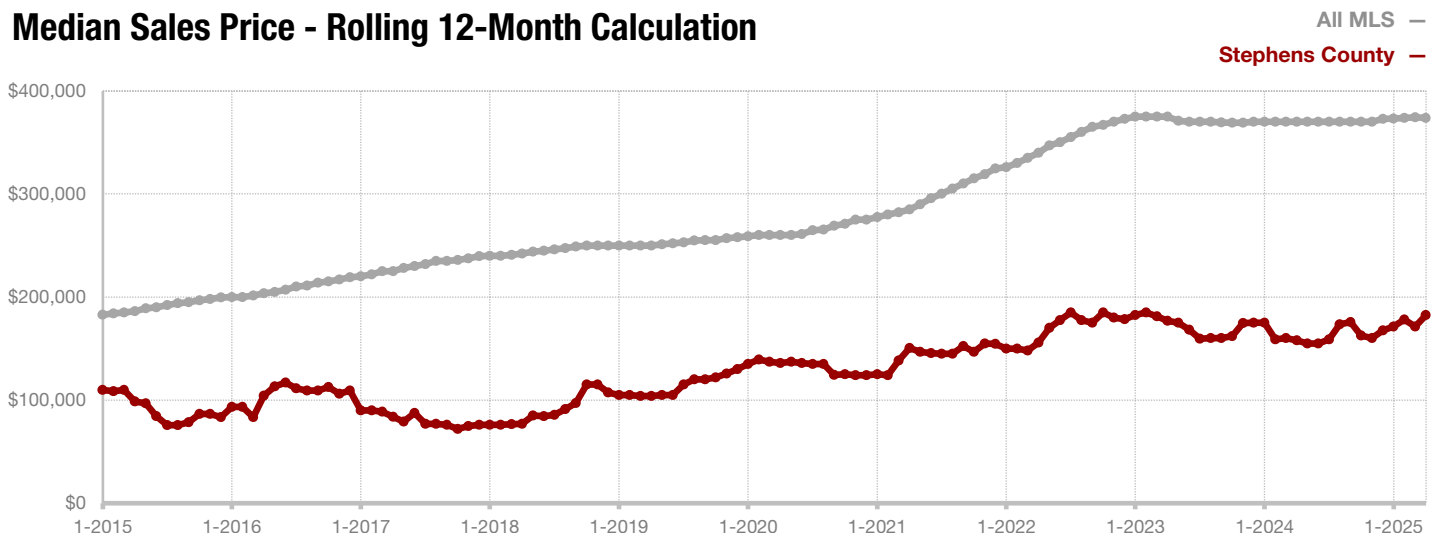
Stephens County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	15	16	+ 6.7%	40	39	- 2.5%
Pending Sales	6	4	- 33.3%	24	17	- 29.2%
Closed Sales	7	7	0.0%	22	17	- 22.7%
Average Sales Price*	\$154,714	\$244,786	+ 58.2%	\$210,786	\$224,428	+ 6.5%
Median Sales Price*	\$145,000	\$210,000	+ 44.8%	\$150,000	\$210,000	+ 40.0%
Percent of Original List Price Received*	84.7%	84.7%	0.0%	86.5%	87.2%	+ 0.8%
Days on Market Until Sale	198	116	- 41.4%	121	132	+ 9.1%
Inventory of Homes for Sale	51	60	+ 17.6%	--	--	--
Months Supply of Inventory	8.6	11.3	+ 31.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation





0.0%

0.0%

--

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

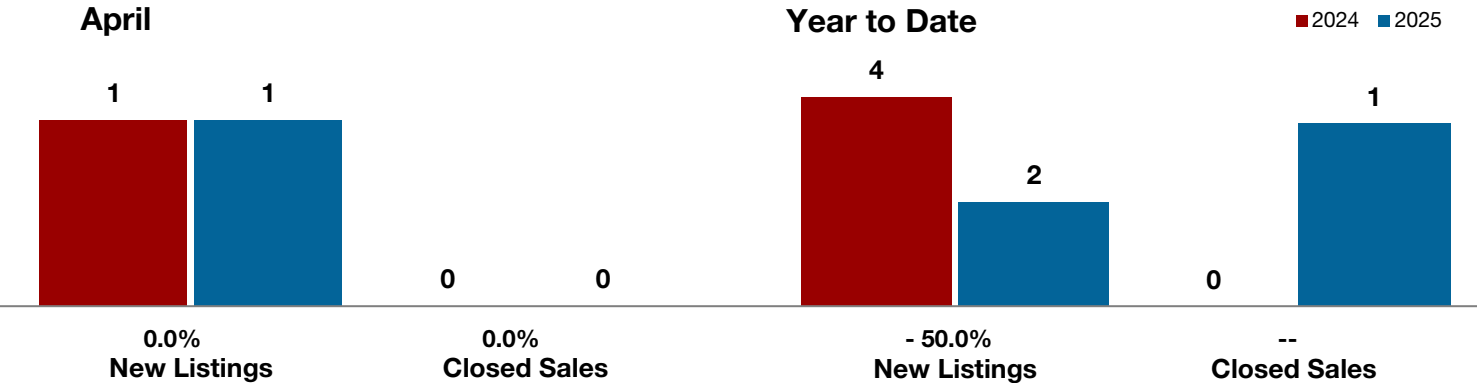
Stonewall County

April

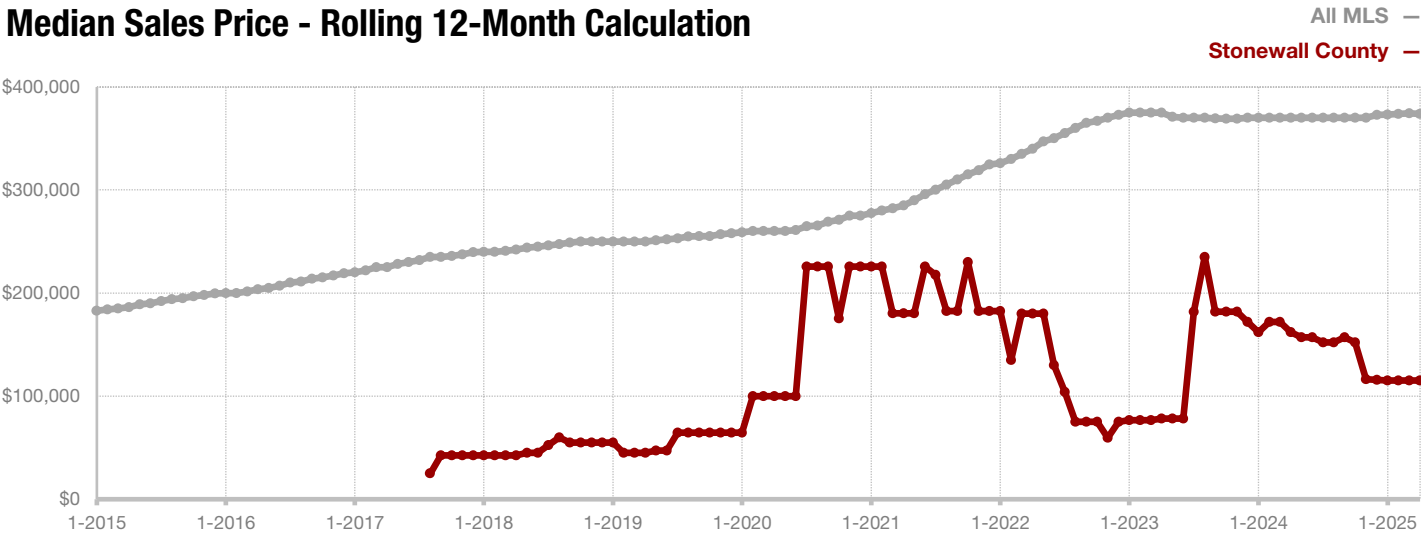
Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	1	1	0.0%	4	2	- 50.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	0	1	--
Average Sales Price*	--	--	--	--	\$72,500	--
Median Sales Price*	--	--	--	--	\$72,500	--
Percent of Original List Price Received*	--	--	--	--	69.4%	--
Days on Market Until Sale	--	--	--	--	298	--
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	3.0	4.0	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



+ 0.2%

- 11.0%

0.0%

Change in
New Listings

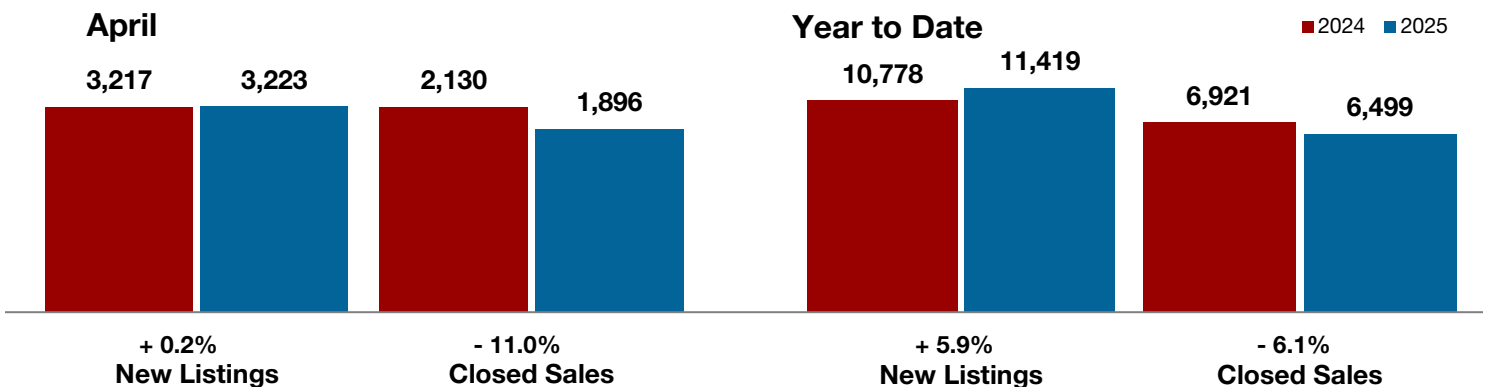
Change in
Closed Sales

Change in
Median Sales Price

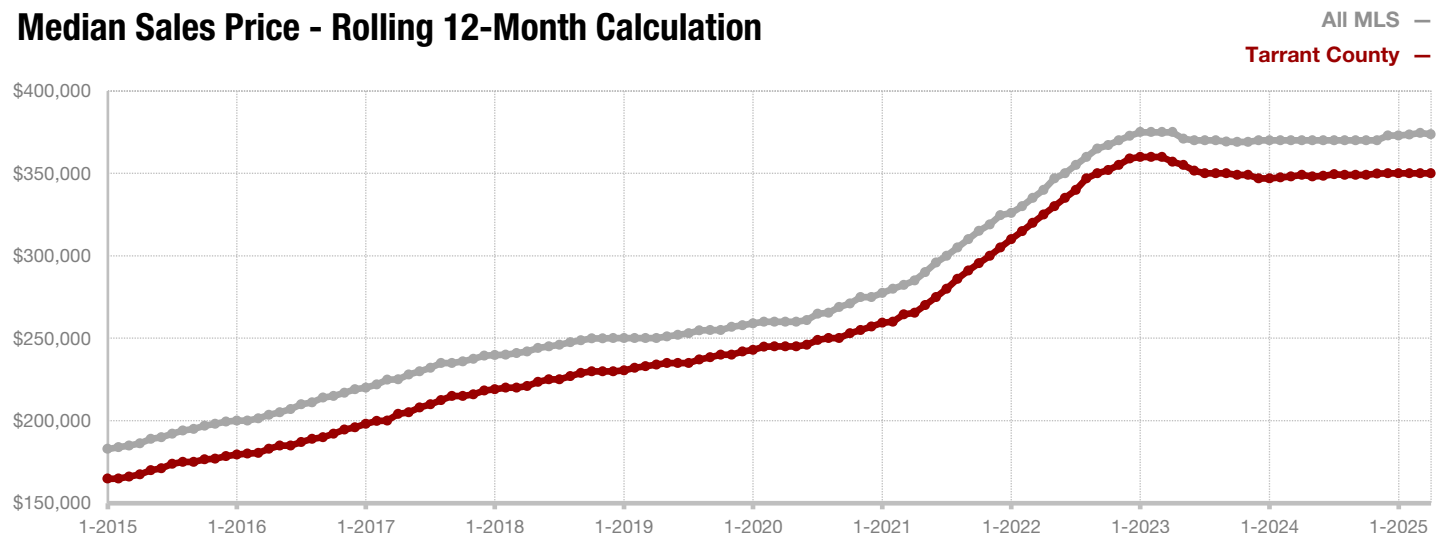
Tarrant County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	3,217	3,223	+ 0.2%	10,778	11,419	+ 5.9%
Pending Sales	2,243	2,001	- 10.8%	7,976	7,474	- 6.3%
Closed Sales	2,130	1,896	- 11.0%	6,921	6,499	- 6.1%
Average Sales Price*	\$444,103	\$456,698	+ 2.8%	\$422,516	\$430,504	+ 1.9%
Median Sales Price*	\$350,000	\$350,000	0.0%	\$345,000	\$347,500	+ 0.7%
Percent of Original List Price Received*	97.1%	96.3%	- 0.8%	96.4%	95.7%	- 0.7%
Days on Market Until Sale	43	49	+ 14.0%	48	57	+ 18.8%
Inventory of Homes for Sale	5,239	6,477	+ 23.6%	--	--	--
Months Supply of Inventory	2.8	3.6	+ 28.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



- 16.0%

+ 6.0%

- 6.2%

Change in
New Listings

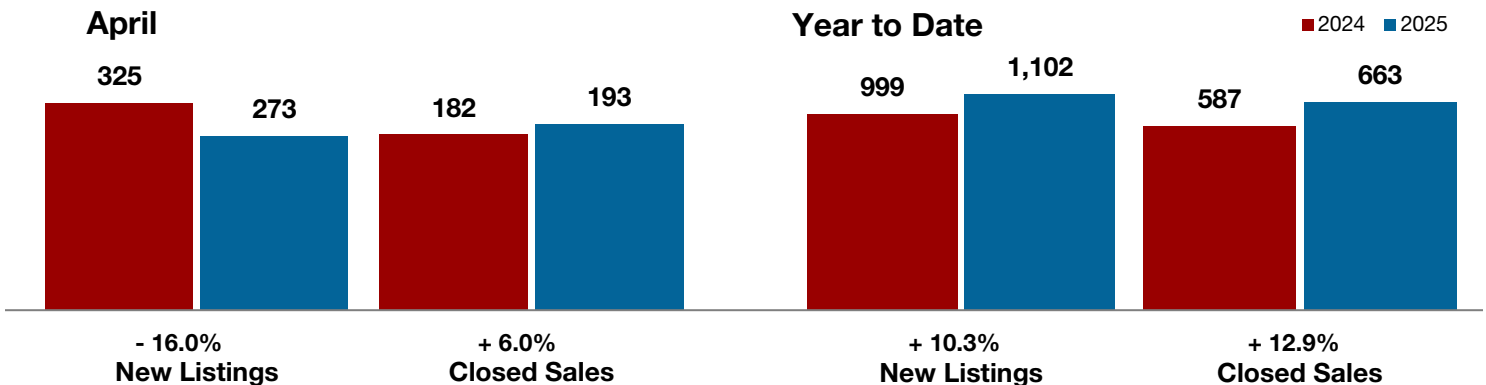
Change in
Closed Sales

Change in
Median Sales Price

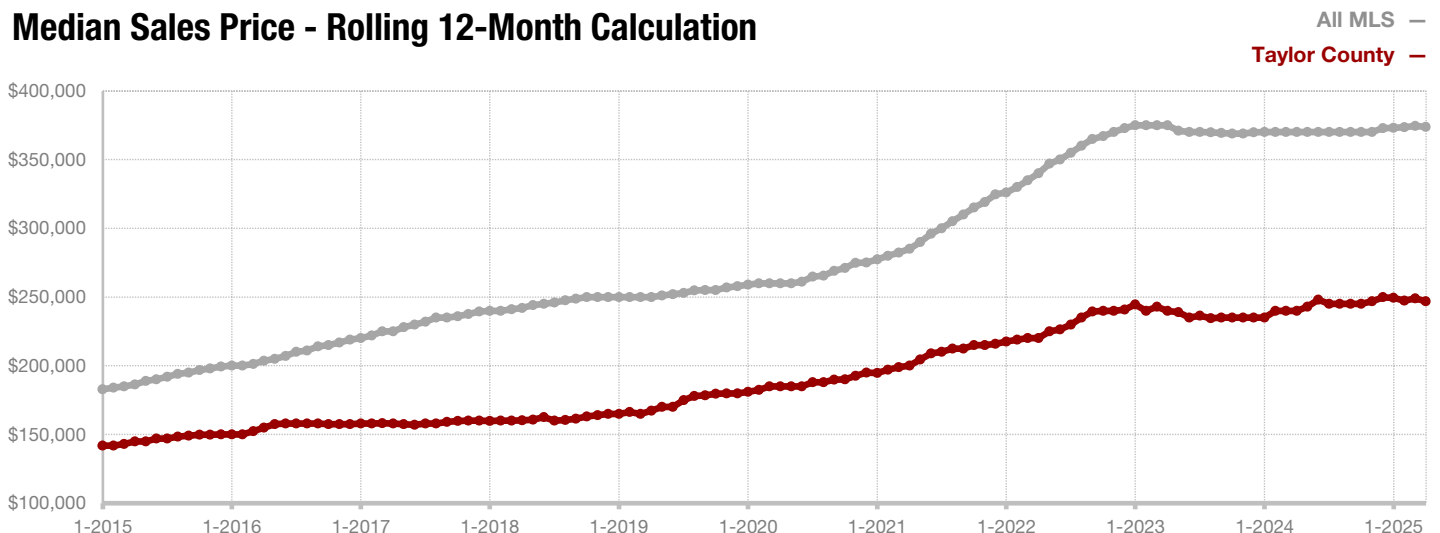
Taylor County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	325	273	- 16.0%	999	1,102	+ 10.3%
Pending Sales	204	173	- 15.2%	725	787	+ 8.6%
Closed Sales	182	193	+ 6.0%	587	663	+ 12.9%
Average Sales Price*	\$265,585	\$259,460	- 2.3%	\$273,184	\$273,444	+ 0.1%
Median Sales Price*	\$239,900	\$225,000	- 6.2%	\$247,500	\$237,000	- 4.2%
Percent of Original List Price Received*	96.3%	96.1%	- 0.2%	95.4%	96.0%	+ 0.6%
Days on Market Until Sale	56	68	+ 21.4%	66	70	+ 6.1%
Inventory of Homes for Sale	654	675	+ 3.2%	--	--	--
Months Supply of Inventory	4.0	4.0	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



- 30.4%

0.0%

- 7.3%

Change in
New Listings

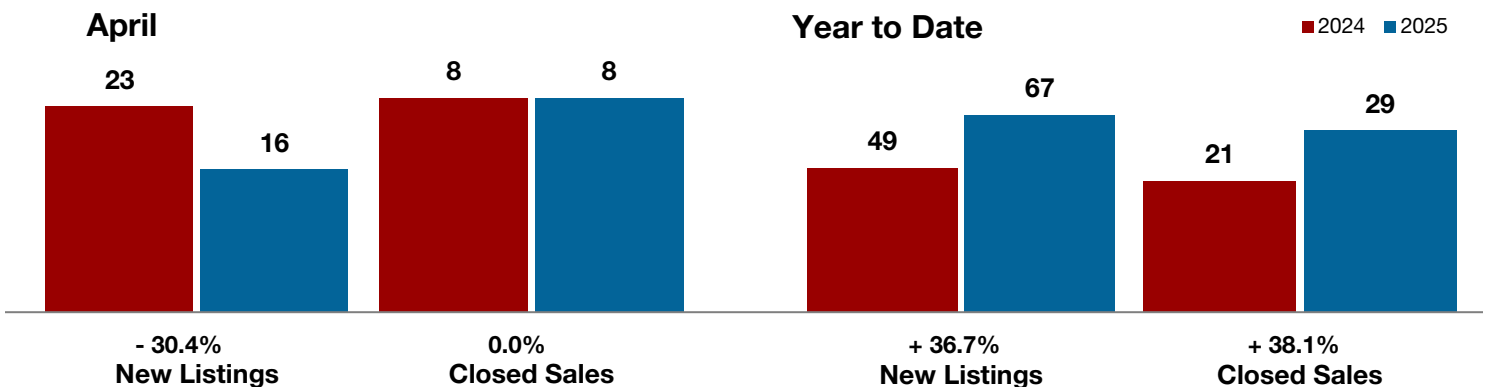
Change in
Closed Sales

Change in
Median Sales Price

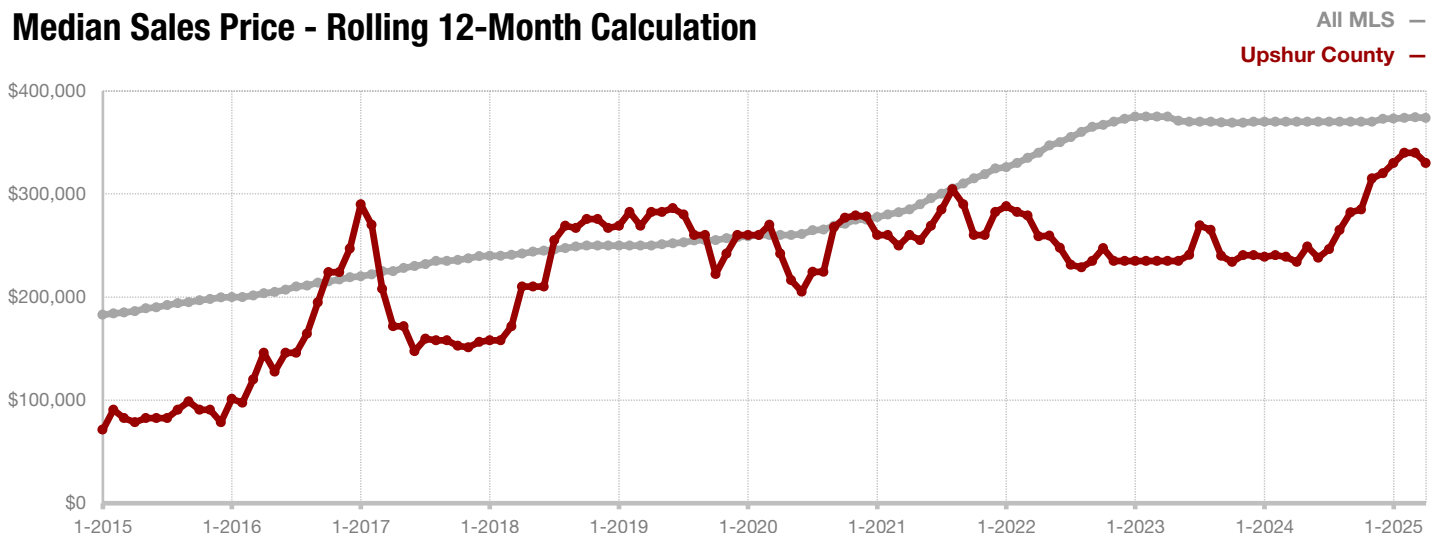
Upshur County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	23	16	- 30.4%	49	67	+ 36.7%
Pending Sales	6	2	- 66.7%	18	29	+ 61.1%
Closed Sales	8	8	0.0%	21	29	+ 38.1%
Average Sales Price*	\$520,563	\$294,738	- 43.4%	\$371,321	\$332,674	- 10.4%
Median Sales Price*	\$296,000	\$274,450	- 7.3%	\$198,800	\$328,350	+ 65.2%
Percent of Original List Price Received*	89.5%	95.9%	+ 7.2%	89.4%	92.4%	+ 3.4%
Days on Market Until Sale	104	39	- 62.5%	87	95	+ 9.2%
Inventory of Homes for Sale	50	64	+ 28.0%	--	--	--
Months Supply of Inventory	9.7	11.1	+ 14.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



+ 15.3%

- 9.6%

+ 9.3%

Change in
New Listings

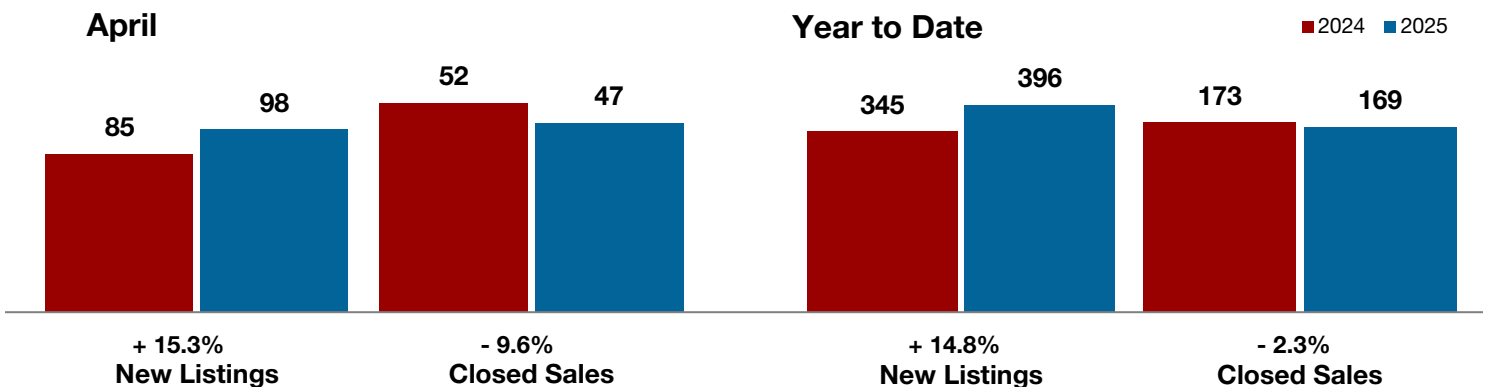
Change in
Closed Sales

Change in
Median Sales Price

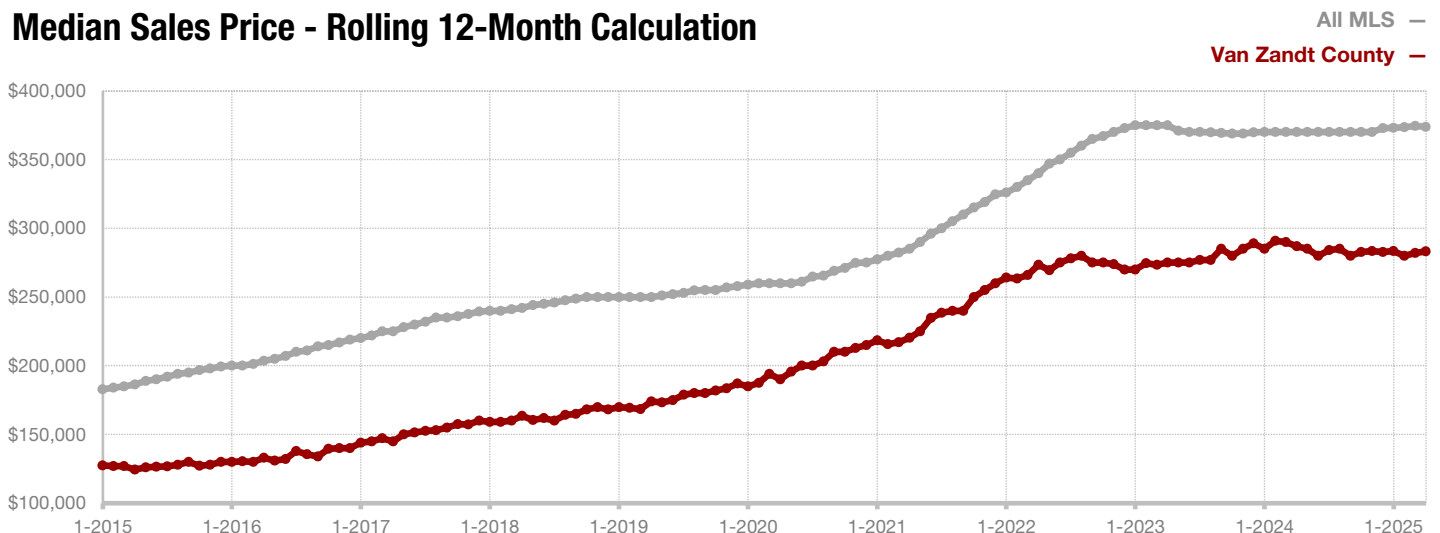
Van Zandt County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	85	98	+ 15.3%	345	396	+ 14.8%
Pending Sales	52	52	0.0%	199	199	0.0%
Closed Sales	52	47	- 9.6%	173	169	- 2.3%
Average Sales Price*	\$297,193	\$329,864	+ 11.0%	\$324,564	\$327,586	+ 0.9%
Median Sales Price*	\$283,500	\$310,000	+ 9.3%	\$277,745	\$282,245	+ 1.6%
Percent of Original List Price Received*	93.9%	89.6%	- 4.6%	93.1%	91.1%	- 2.1%
Days on Market Until Sale	72	85	+ 18.1%	76	88	+ 15.8%
Inventory of Homes for Sale	310	382	+ 23.2%	--	--	--
Months Supply of Inventory	6.8	8.4	+ 23.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



- 4.0%

+ 1.8%

- 2.5%

Change in
New Listings

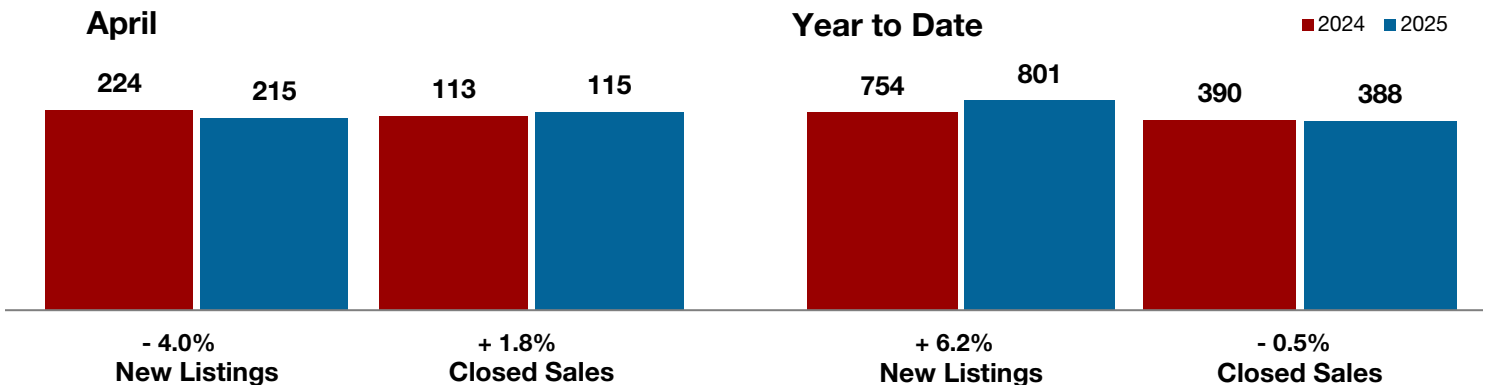
Change in
Closed Sales

Change in
Median Sales Price

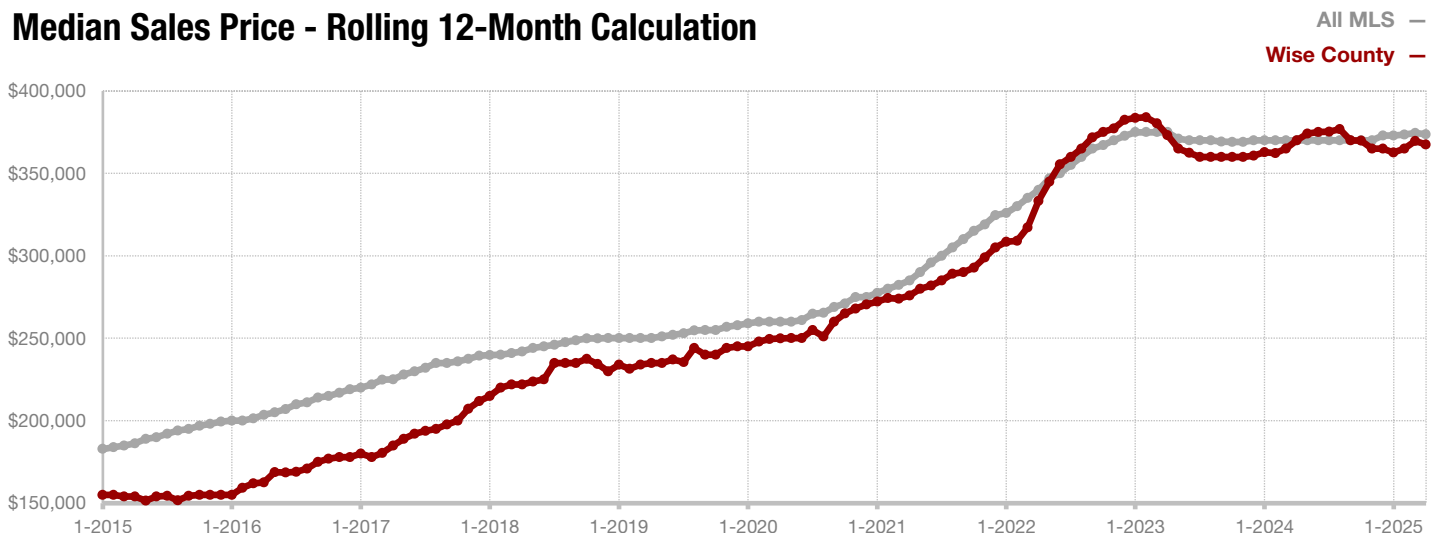
Wise County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	224	215	- 4.0%	754	801	+ 6.2%
Pending Sales	116	93	- 19.8%	440	432	- 1.8%
Closed Sales	113	115	+ 1.8%	390	388	- 0.5%
Average Sales Price*	\$422,190	\$433,095	+ 2.6%	\$418,626	\$416,422	- 0.5%
Median Sales Price*	\$400,000	\$389,991	- 2.5%	\$376,788	\$383,331	+ 1.7%
Percent of Original List Price Received*	95.7%	93.4%	- 2.4%	94.8%	93.9%	- 0.9%
Days on Market Until Sale	86	100	+ 16.3%	98	89	- 9.2%
Inventory of Homes for Sale	596	671	+ 12.6%	--	--	--
Months Supply of Inventory	5.6	6.5	+ 16.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



+ 36.4%

+ 8.6%

+ 2.6%

Change in
New Listings

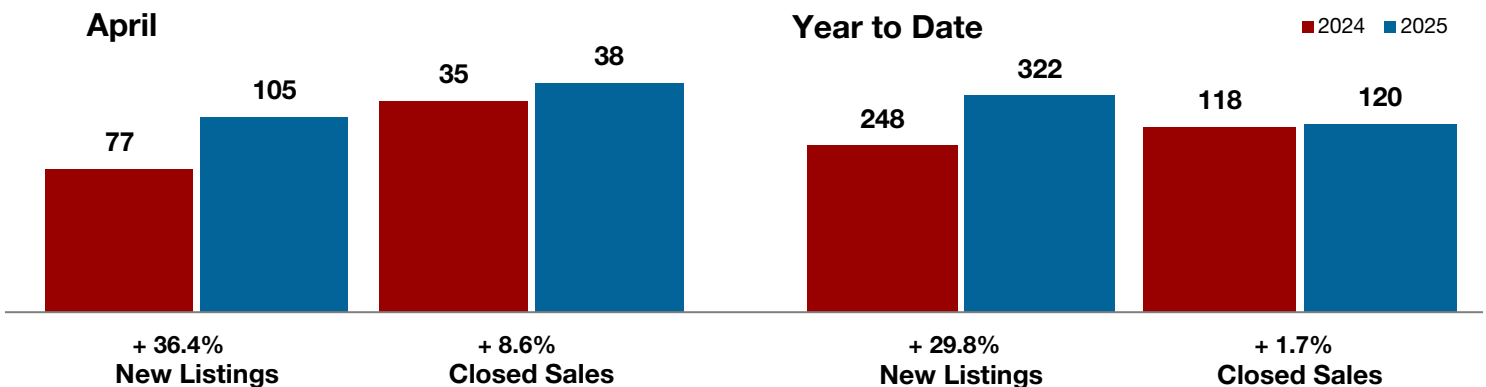
Change in
Closed Sales

Change in
Median Sales Price

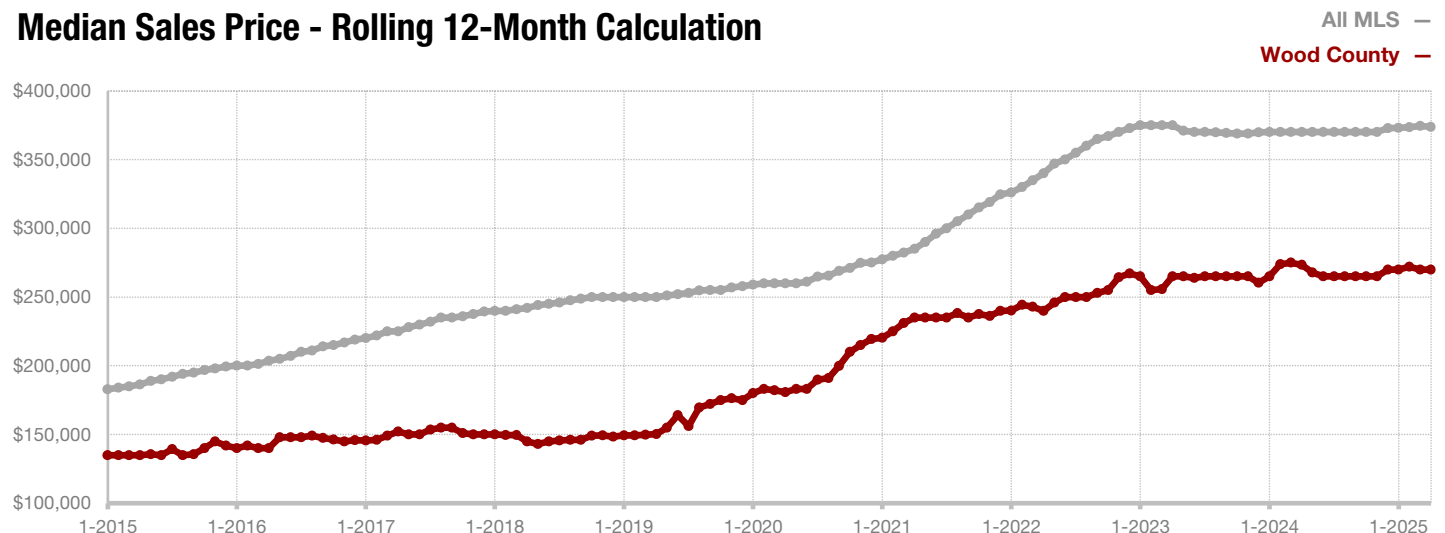
Wood County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	77	105	+ 36.4%	248	322	+ 29.8%
Pending Sales	40	31	- 22.5%	137	129	- 5.8%
Closed Sales	35	38	+ 8.6%	118	120	+ 1.7%
Average Sales Price*	\$318,995	\$295,674	- 7.3%	\$341,996	\$357,327	+ 4.5%
Median Sales Price*	\$259,500	\$266,250	+ 2.6%	\$274,250	\$280,000	+ 2.1%
Percent of Original List Price Received*	96.3%	91.0%	- 5.5%	91.5%	92.2%	+ 0.8%
Days on Market Until Sale	55	116	+ 110.9%	75	99	+ 32.0%
Inventory of Homes for Sale	247	314	+ 27.1%	--	--	--
Months Supply of Inventory	7.2	9.6	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2025

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



- 31.0%

+ 11.1%

+ 23.0%

Change in
New Listings

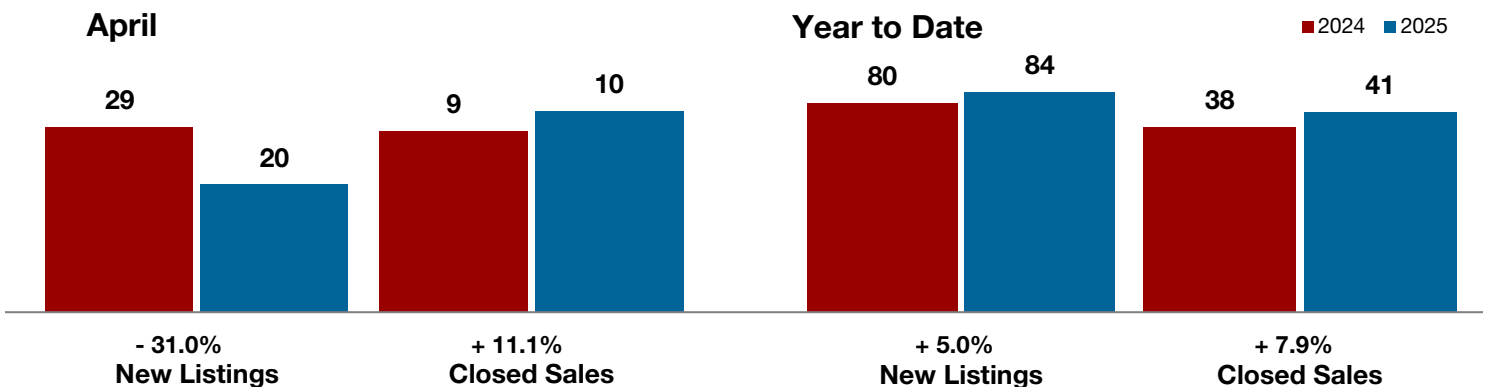
Change in
Closed Sales

Change in
Median Sales Price

Young County

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	29	20	- 31.0%	80	84	+ 5.0%
Pending Sales	7	13	+ 85.7%	48	43	- 10.4%
Closed Sales	9	10	+ 11.1%	38	41	+ 7.9%
Average Sales Price*	\$346,111	\$366,680	+ 5.9%	\$270,909	\$460,350	+ 69.9%
Median Sales Price*	\$244,000	\$300,000	+ 23.0%	\$222,500	\$285,000	+ 28.1%
Percent of Original List Price Received*	87.2%	94.3%	+ 8.1%	88.0%	91.5%	+ 4.0%
Days on Market Until Sale	103	60	- 41.7%	82	66	- 19.5%
Inventory of Homes for Sale	67	79	+ 17.9%	--	--	--
Months Supply of Inventory	6.2	7.7	+ 24.2%	--	--	--

* 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

