

Local Market Updates

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



August 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 – August 2025

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



+ 45.5%

+ 20.0%

+ 3.4%

Change in
New Listings

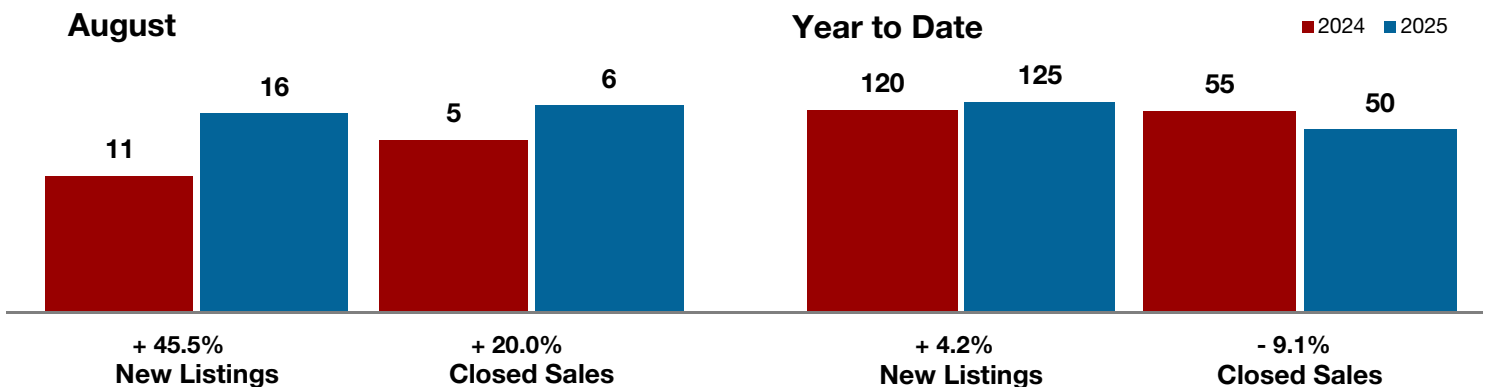
Change in
Closed Sales

Change in
Median Sales Price

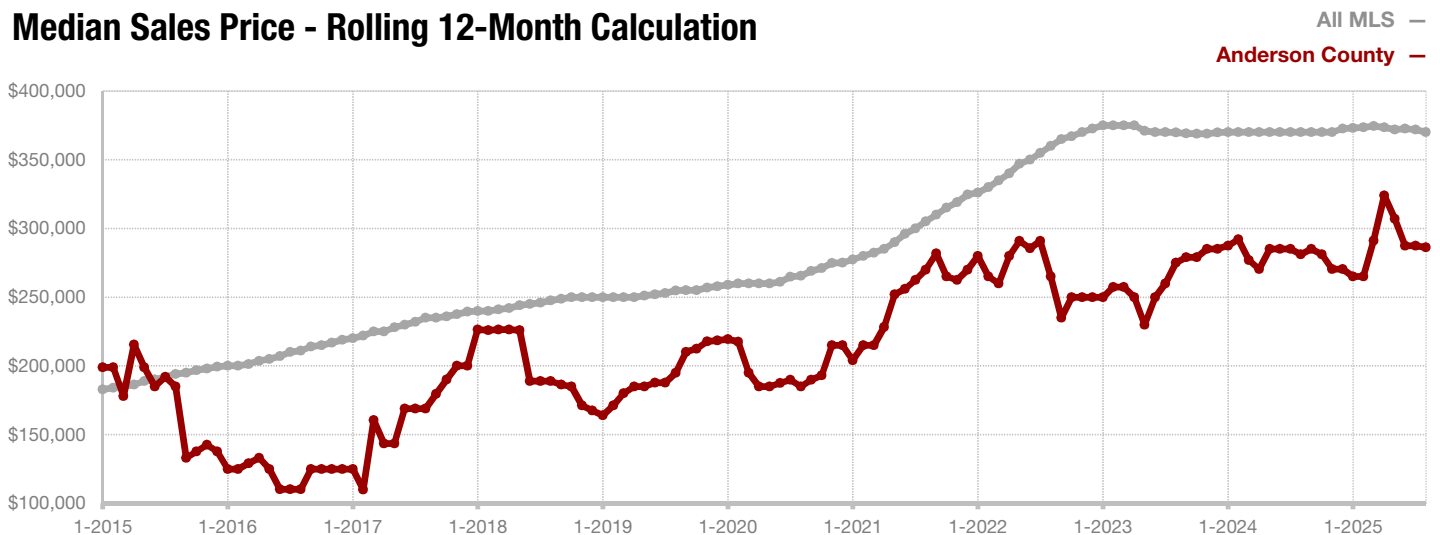
Anderson County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	11	16	+ 45.5%	120	125	+ 4.2%
Pending Sales	5	13	+ 160.0%	59	55	- 6.8%
Closed Sales	5	6	+ 20.0%	55	50	- 9.1%
Average Sales Price*	\$435,680	\$274,917	- 36.9%	\$340,275	\$364,510	+ 7.1%
Median Sales Price*	\$220,000	\$227,500	+ 3.4%	\$270,500	\$287,500	+ 6.3%
Percent of Original List Price Received*	87.4%	85.3%	- 2.4%	90.0%	88.0%	- 2.2%
Days on Market Until Sale	151	103	- 31.8%	95	95	0.0%
Inventory of Homes for Sale	75	67	- 10.7%	--	--	--
Months Supply of Inventory	12.2	10.2	- 16.4%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



- 20.0%

- 40.0%

+ 83.2%

Change in
New Listings

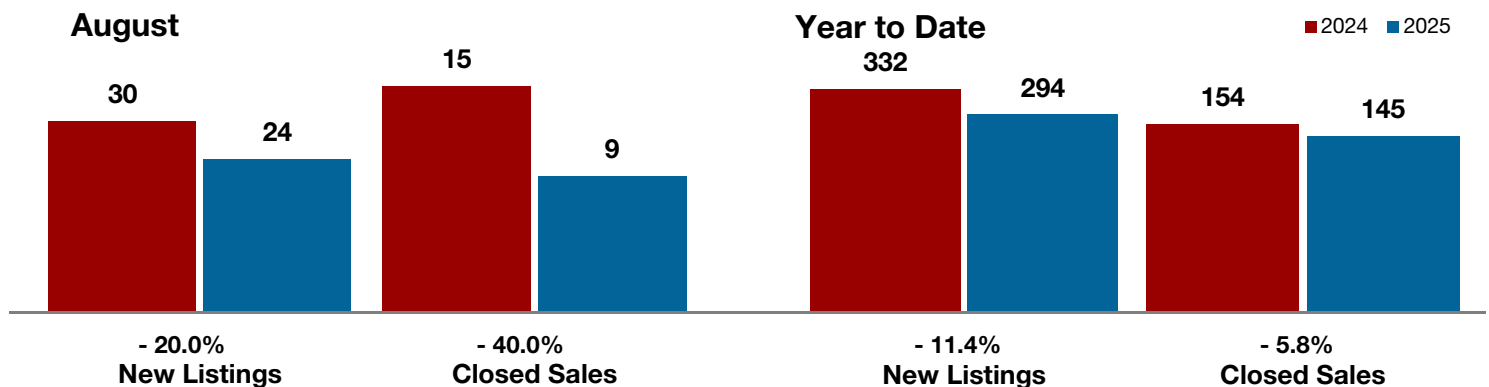
Change in
Closed Sales

Change in
Median Sales Price

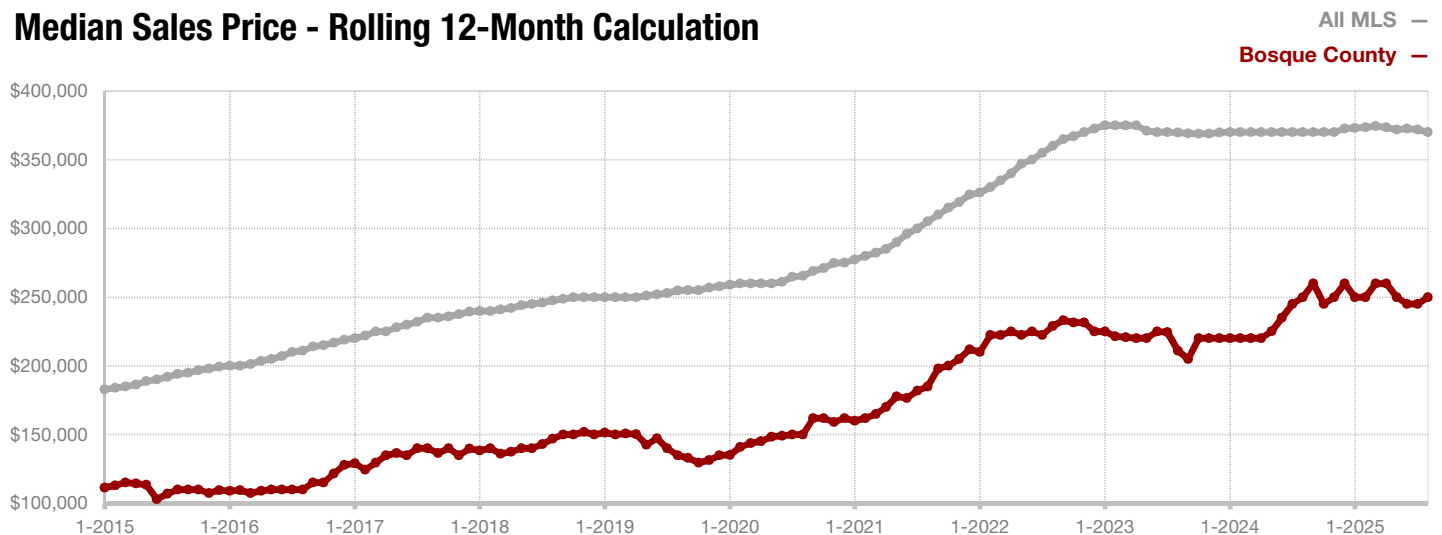
Bosque County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	30	24	- 20.0%	332	294	- 11.4%
Pending Sales	18	20	+ 11.1%	162	165	+ 1.9%
Closed Sales	15	9	- 40.0%	154	145	- 5.8%
Average Sales Price*	\$222,059	\$735,833	+ 231.4%	\$401,722	\$406,465	+ 1.2%
Median Sales Price*	\$191,000	\$350,000	+ 83.2%	\$260,000	\$250,000	- 3.8%
Percent of Original List Price Received*	92.3%	83.1%	- 10.0%	89.8%	89.3%	- 0.6%
Days on Market Until Sale	35	166	+ 374.3%	86	99	+ 15.1%
Inventory of Homes for Sale	203	150	- 26.1%	--	--	--
Months Supply of Inventory	11.5	7.6	- 33.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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+ 85.1%

- 4.8%

+ 7.6%

Change in
New Listings

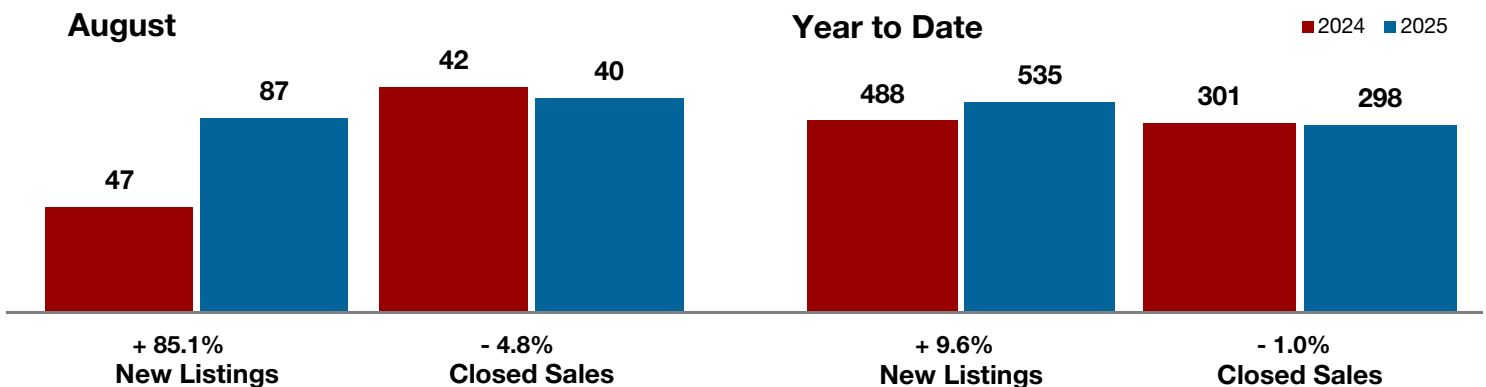
Change in
Closed Sales

Change in
Median Sales Price

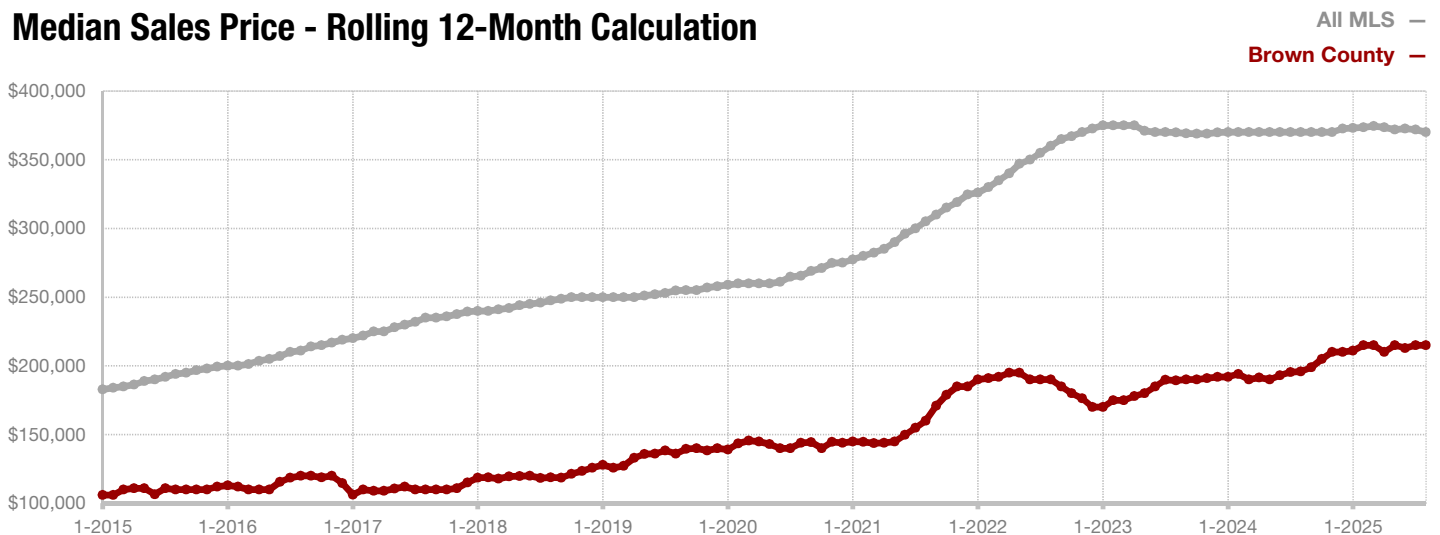
Brown County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	47	87	+ 85.1%	488	535	+ 9.6%
Pending Sales	40	35	- 12.5%	299	309	+ 3.3%
Closed Sales	42	40	- 4.8%	301	298	- 1.0%
Average Sales Price*	\$235,846	\$243,800	+ 3.4%	\$277,448	\$283,964	+ 2.3%
Median Sales Price*	\$195,000	\$209,750	+ 7.6%	\$209,000	\$215,000	+ 2.9%
Percent of Original List Price Received*	91.6%	90.1%	- 1.6%	91.9%	91.9%	0.0%
Days on Market Until Sale	55	76	+ 38.2%	69	78	+ 13.0%
Inventory of Homes for Sale	227	271	+ 19.4%	--	--	--
Months Supply of Inventory	6.5	7.7	+ 18.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



- 16.1%

- 6.7%

+ 96.8%

Change in
New Listings

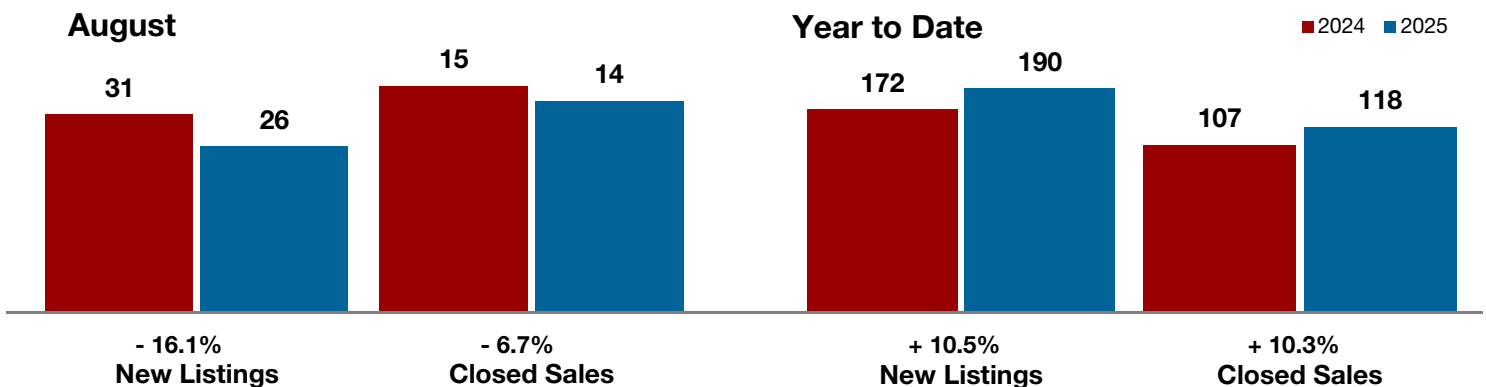
Change in
Closed Sales

Change in
Median Sales Price

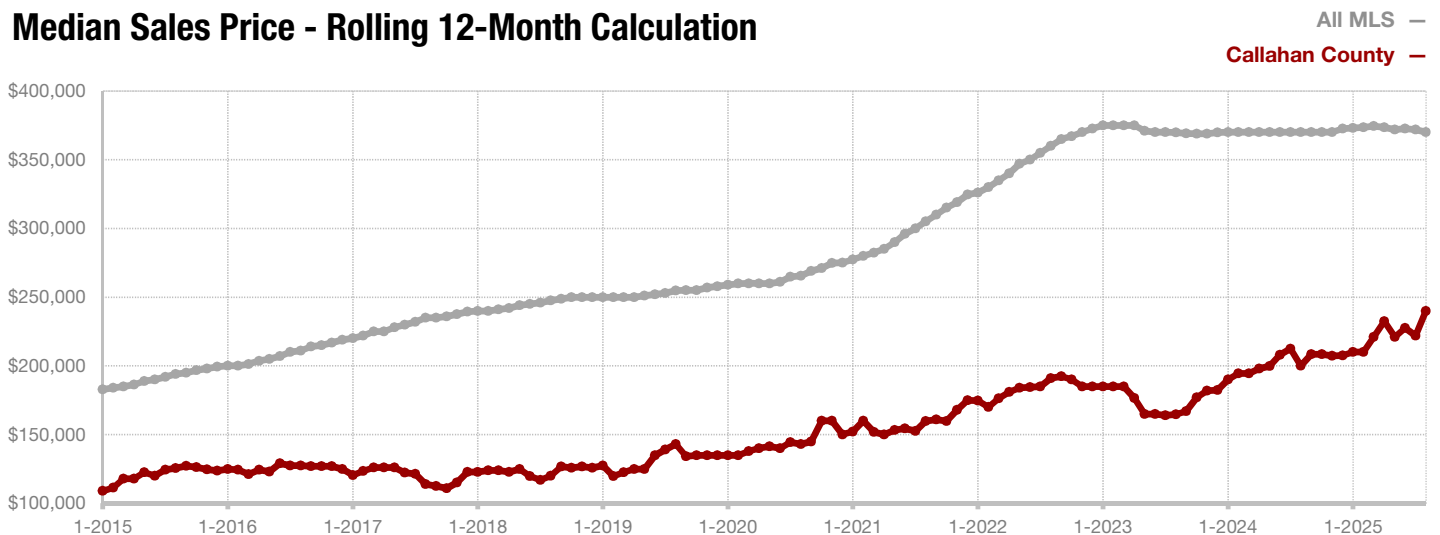
Callahan County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	31	26	- 16.1%	172	190	+ 10.5%
Pending Sales	16	14	- 12.5%	110	121	+ 10.0%
Closed Sales	15	14	- 6.7%	107	118	+ 10.3%
Average Sales Price*	\$181,327	\$432,485	+ 138.5%	\$284,854	\$305,495	+ 7.2%
Median Sales Price*	\$140,000	\$275,500	+ 96.8%	\$199,900	\$241,500	+ 20.8%
Percent of Original List Price Received*	94.9%	93.0%	- 2.0%	92.5%	92.8%	+ 0.3%
Days on Market Until Sale	55	109	+ 98.2%	67	84	+ 25.4%
Inventory of Homes for Sale	76	90	+ 18.4%	--	--	--
Months Supply of Inventory	6.2	7.0	+ 12.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



+ 20.0%

- 50.0%

- 6.2%

Change in
New Listings

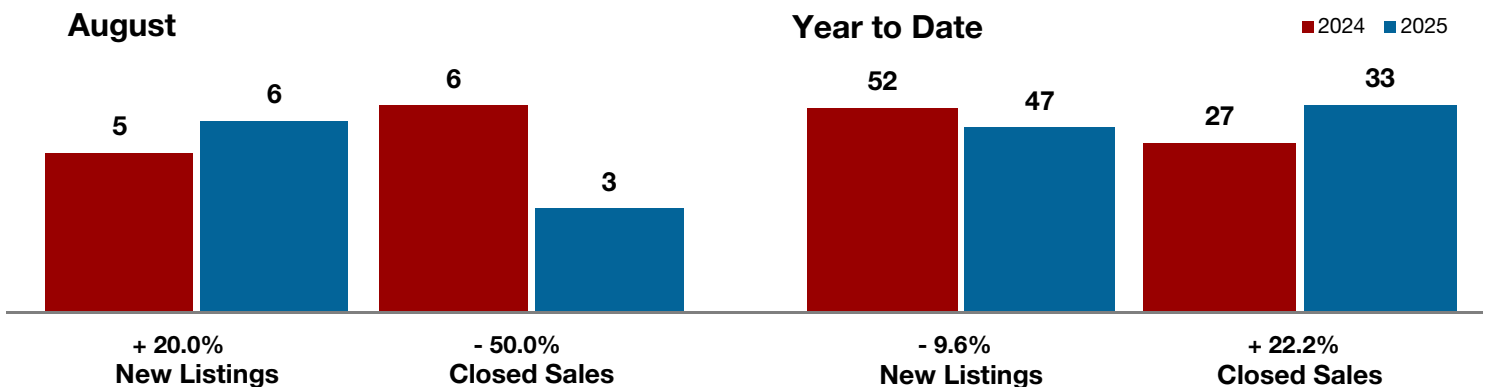
Change in
Closed Sales

Change in
Median Sales Price

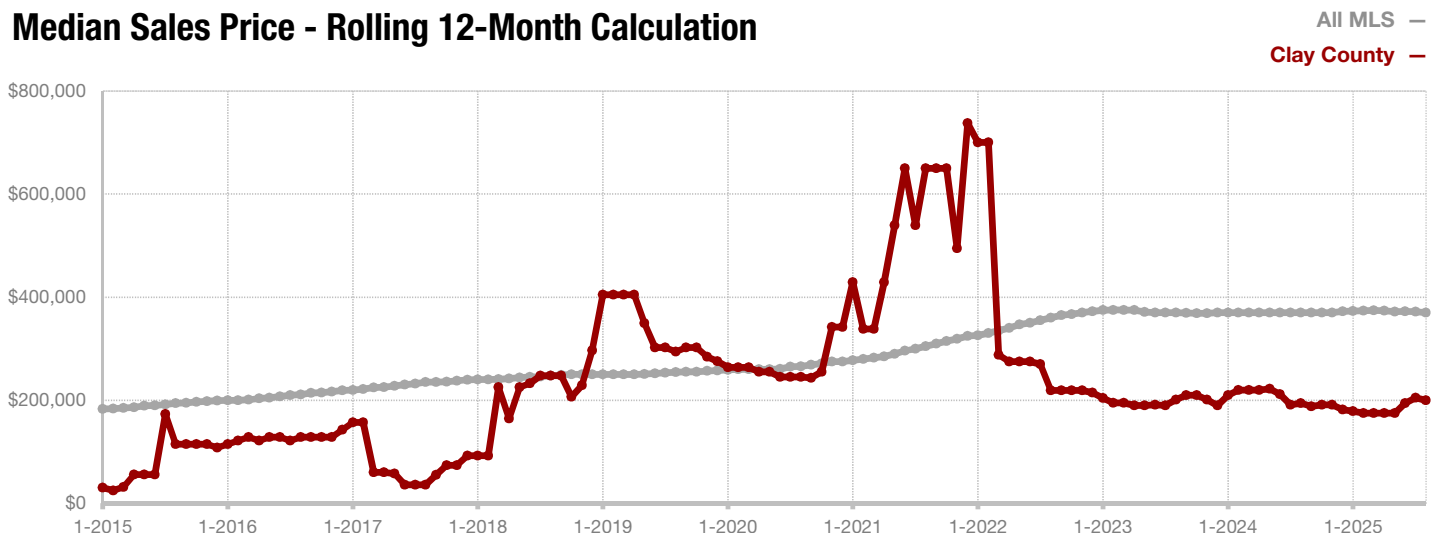
Clay County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	5	6	+ 20.0%	52	47	- 9.6%
Pending Sales	3	4	+ 33.3%	27	36	+ 33.3%
Closed Sales	6	3	- 50.0%	27	33	+ 22.2%
Average Sales Price*	\$436,583	\$256,667	- 41.2%	\$296,851	\$285,270	- 3.9%
Median Sales Price*	\$282,500	\$265,000	- 6.2%	\$194,500	\$238,500	+ 22.6%
Percent of Original List Price Received*	95.0%	82.3%	- 13.4%	89.6%	90.6%	+ 1.1%
Days on Market Until Sale	65	272	+ 318.5%	98	113	+ 15.3%
Inventory of Homes for Sale	33	25	- 24.2%	--	--	--
Months Supply of Inventory	9.2	6.8	- 26.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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- 28.6%

- 70.0%

- 14.6%

Change in
New Listings

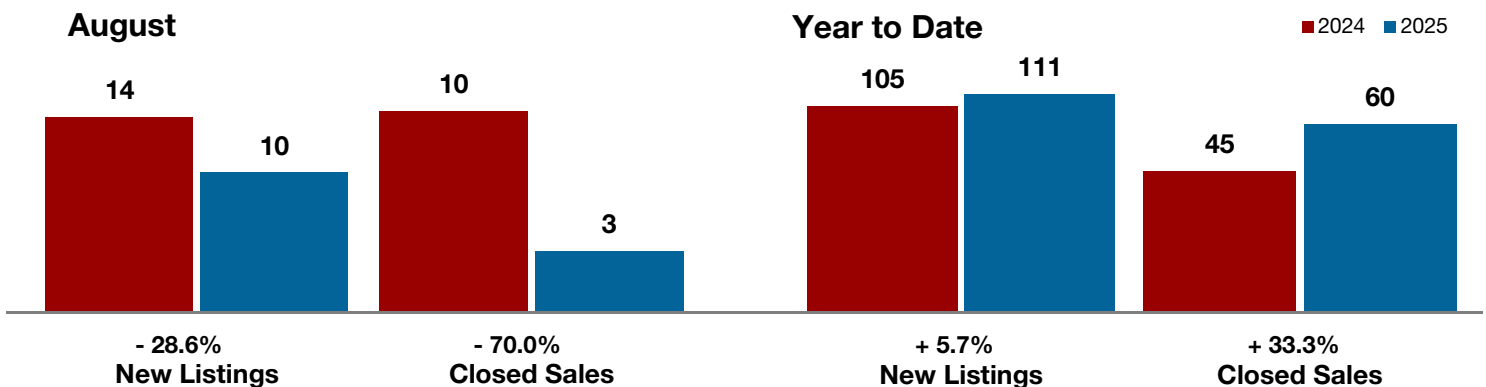
Change in
Closed Sales

Change in
Median Sales Price

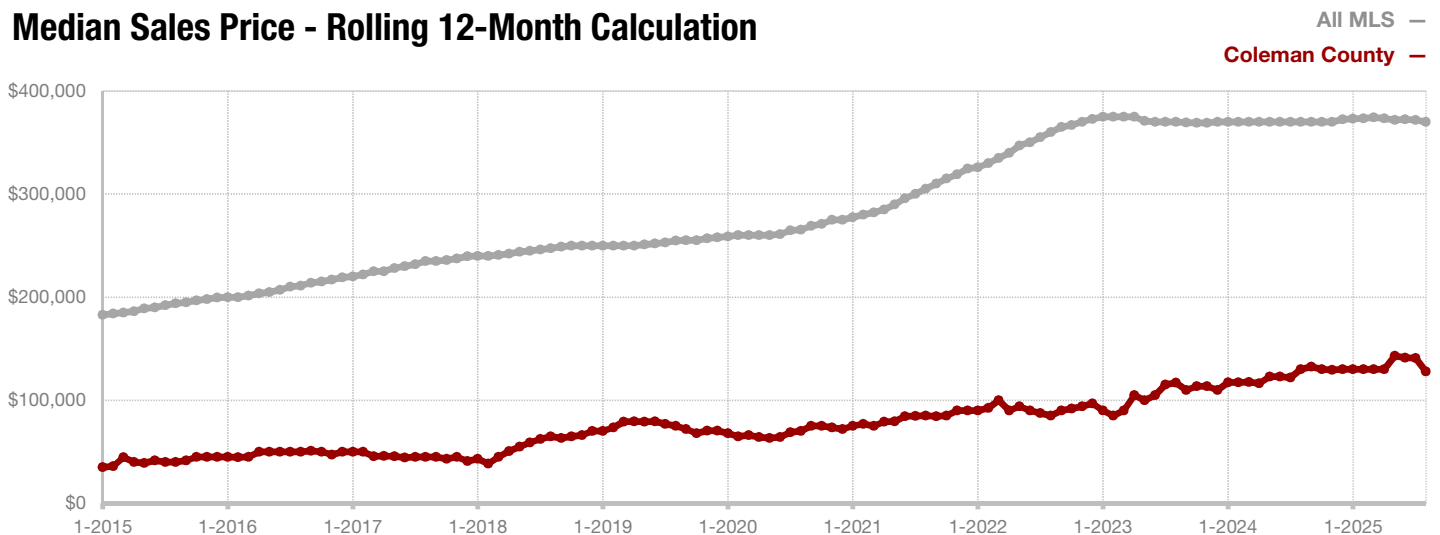
Coleman County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	14	10	- 28.6%	105	111	+ 5.7%
Pending Sales	11	4	- 63.6%	57	64	+ 12.3%
Closed Sales	10	3	- 70.0%	45	60	+ 33.3%
Average Sales Price*	\$198,130	\$214,333	+ 8.2%	\$174,634	\$157,408	- 9.9%
Median Sales Price*	\$148,750	\$127,000	- 14.6%	\$129,000	\$125,868	- 2.4%
Percent of Original List Price Received*	89.5%	92.1%	+ 2.9%	87.1%	88.7%	+ 1.8%
Days on Market Until Sale	63	79	+ 25.4%	79	82	+ 3.8%
Inventory of Homes for Sale	61	71	+ 16.4%	--	--	--
Months Supply of Inventory	10.2	10.0	- 2.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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Collin County

+ 2.4%

+ 3.6%

- 7.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

August

Year to Date

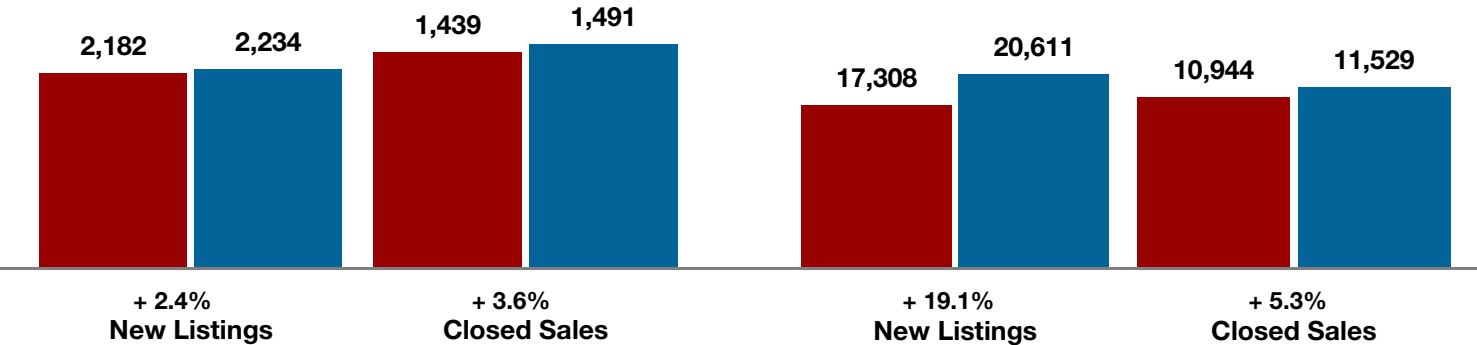
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2,182	2,234	+ 2.4%	17,308	20,611	+ 19.1%
Pending Sales	1,394	1,358	- 2.6%	11,388	12,029	+ 5.6%
Closed Sales	1,439	1,491	+ 3.6%	10,944	11,529	+ 5.3%
Average Sales Price*	\$577,800	\$539,675	- 6.6%	\$569,891	\$561,960	- 1.4%
Median Sales Price*	\$500,000	\$462,000	- 7.6%	\$495,000	\$475,000	- 4.0%
Percent of Original List Price Received*	95.3%	93.8%	- 1.6%	96.6%	94.8%	- 1.9%
Days on Market Until Sale	49	57	+ 16.3%	43	56	+ 30.2%
Inventory of Homes for Sale	5,183	6,981	+ 34.7%	--	--	--
Months Supply of Inventory	4.0	5.0	+ 25.0%	--	--	--

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August

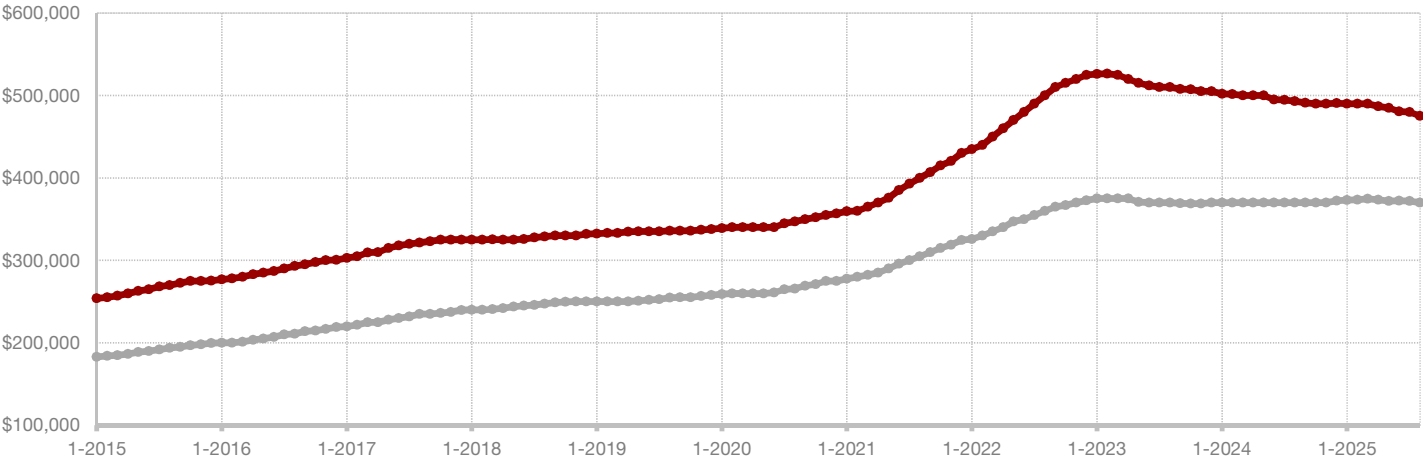
Year to Date

■ 2024 ■ 2025



Median Sales Price - Rolling 12-Month Calculation

All MLS —
Collin County —



Local Market Update – August 2025

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+ 9.7%

- 43.8%

- 19.5%

Change in
New Listings

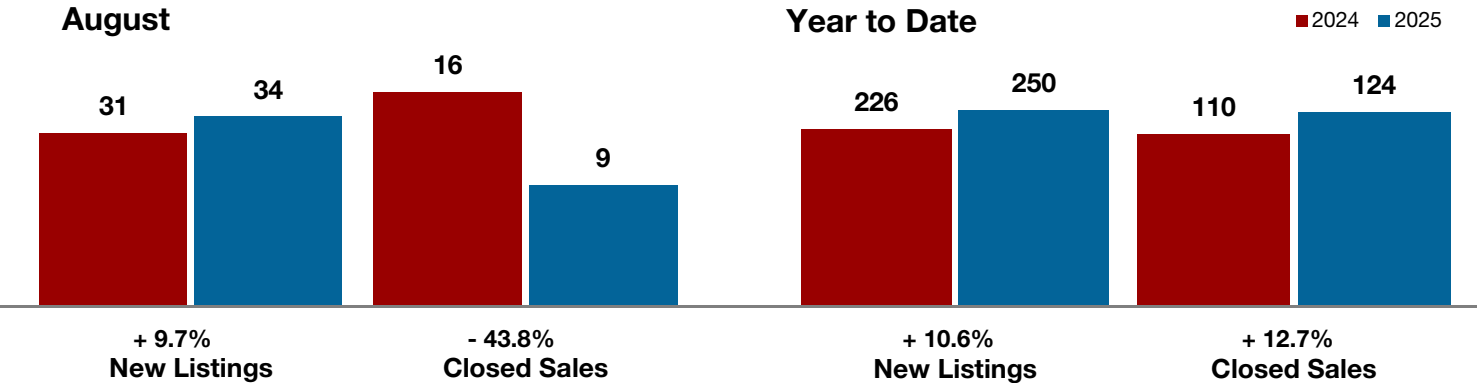
Change in
Closed Sales

Change in
Median Sales Price

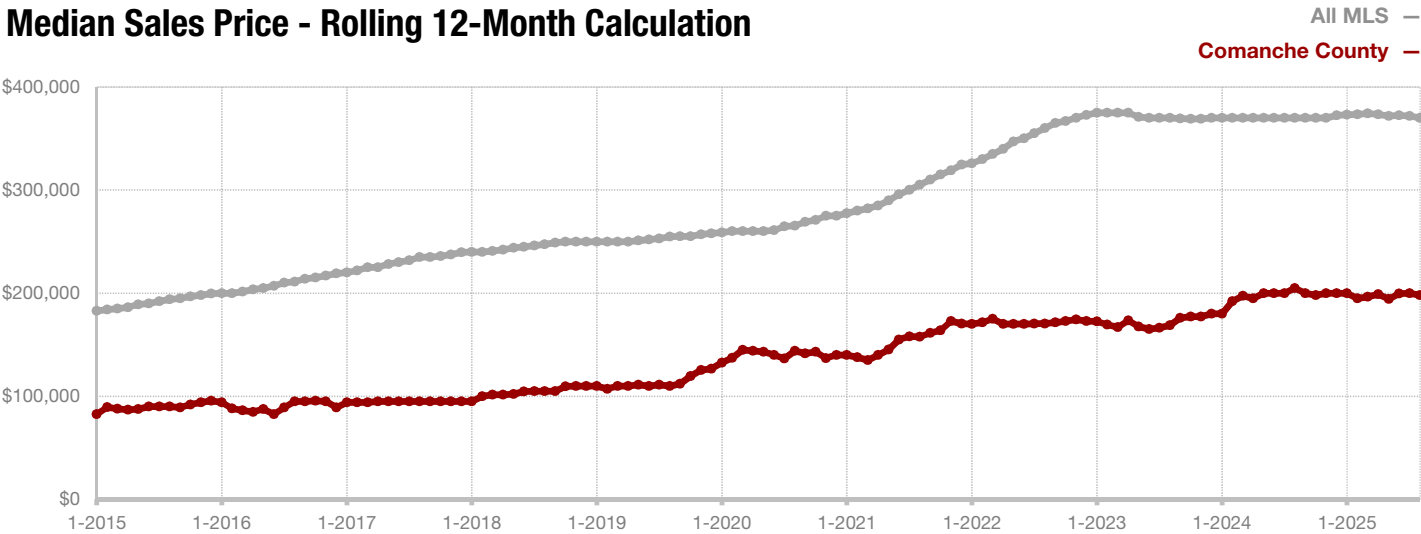
Comanche County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	31	34	+ 9.7%	226	250	+ 10.6%
Pending Sales	16	15	- 6.3%	121	135	+ 11.6%
Closed Sales	16	9	- 43.8%	110	124	+ 12.7%
Average Sales Price*	\$357,687	\$240,833	- 32.7%	\$303,490	\$258,552	- 14.8%
Median Sales Price*	\$279,500	\$225,000	- 19.5%	\$202,750	\$200,000	- 1.4%
Percent of Original List Price Received*	87.2%	90.9%	+ 4.2%	88.9%	89.2%	+ 0.3%
Days on Market Until Sale	109	108	- 0.9%	99	84	- 15.2%
Inventory of Homes for Sale	134	118	- 11.9%	--	--	--
Months Supply of Inventory	9.8	8.3	- 15.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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+ 27.6%

+ 27.0%

+ 2.9%

Change in
New Listings

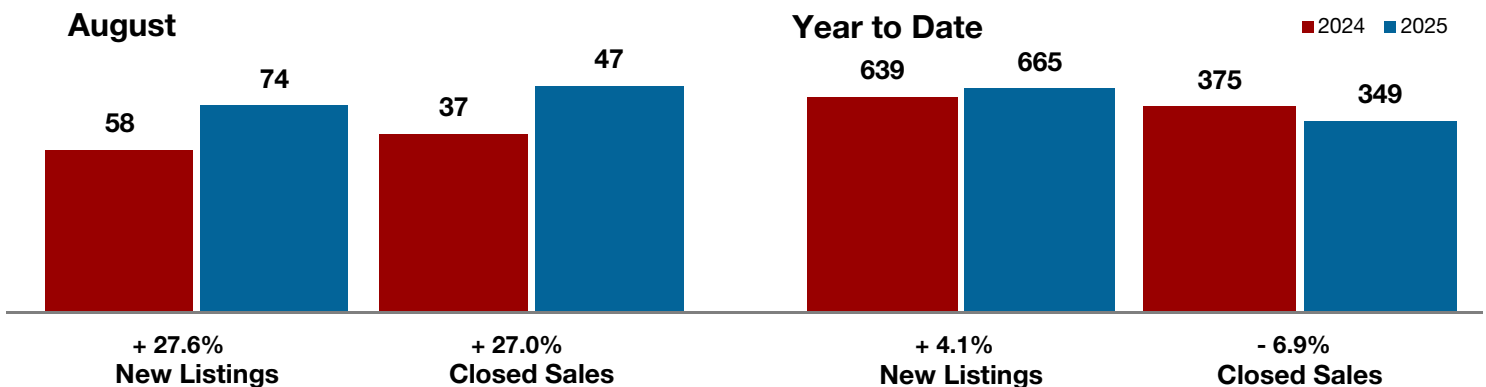
Change in
Closed Sales

Change in
Median Sales Price

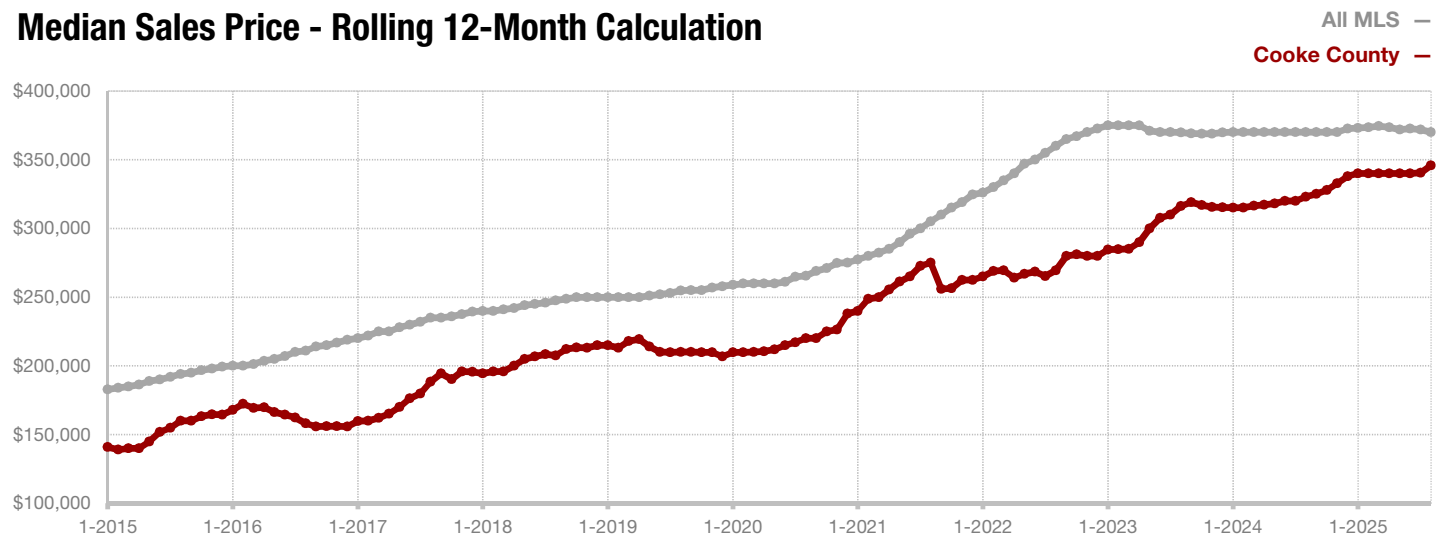
Cooke County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	58	74	+ 27.6%	639	665	+ 4.1%
Pending Sales	48	40	- 16.7%	392	356	- 9.2%
Closed Sales	37	47	+ 27.0%	375	349	- 6.9%
Average Sales Price*	\$539,493	\$555,331	+ 2.9%	\$443,373	\$478,015	+ 7.8%
Median Sales Price*	\$365,990	\$376,490	+ 2.9%	\$338,945	\$350,000	+ 3.3%
Percent of Original List Price Received*	91.1%	90.4%	- 0.8%	93.7%	92.0%	- 1.8%
Days on Market Until Sale	71	115	+ 62.0%	70	101	+ 44.3%
Inventory of Homes for Sale	274	333	+ 21.5%	--	--	--
Months Supply of Inventory	6.2	7.7	+ 24.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



- 2.7%

- 7.7%

+ 1.4%

Change in
New Listings

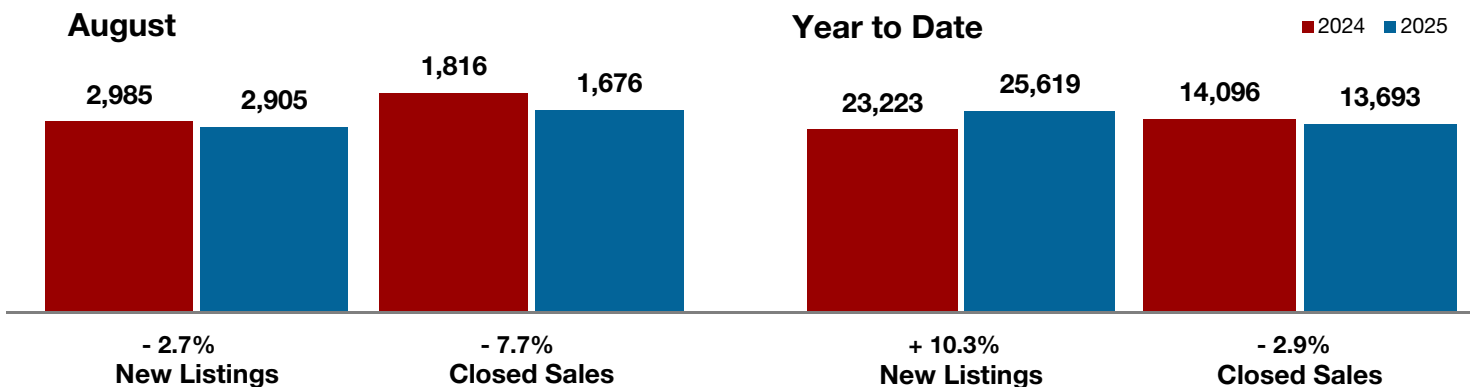
Change in
Closed Sales

Change in
Median Sales Price

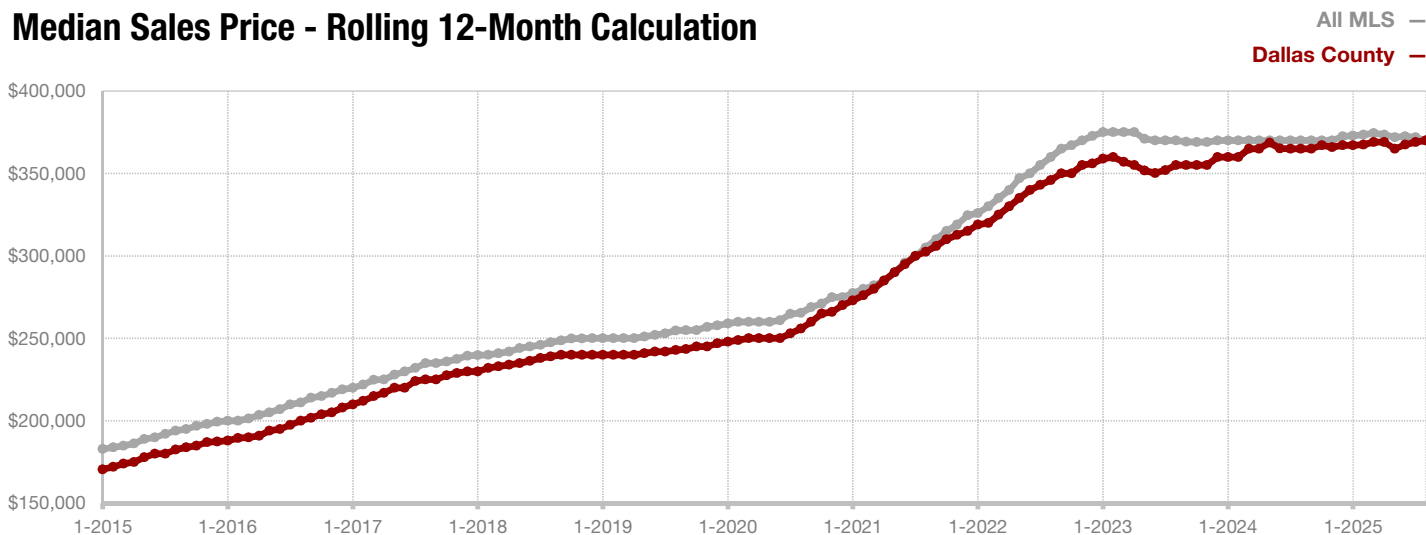
Dallas County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2,985	2,905	- 2.7%	23,223	25,619	+ 10.3%
Pending Sales	1,747	1,581	- 9.5%	14,494	14,125	- 2.5%
Closed Sales	1,816	1,676	- 7.7%	14,096	13,693	- 2.9%
Average Sales Price*	\$510,256	\$543,753	+ 6.6%	\$544,976	\$568,972	+ 4.4%
Median Sales Price*	\$360,000	\$365,000	+ 1.4%	\$369,900	\$372,000	+ 0.6%
Percent of Original List Price Received*	95.1%	94.4%	- 0.7%	96.0%	94.9%	- 1.1%
Days on Market Until Sale	41	52	+ 26.8%	40	50	+ 25.0%
Inventory of Homes for Sale	7,091	8,105	+ 14.3%	--	--	--
Months Supply of Inventory	4.2	4.8	+ 14.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



+ 25.0%

+ 50.0%

- 26.5%

Change in
New Listings

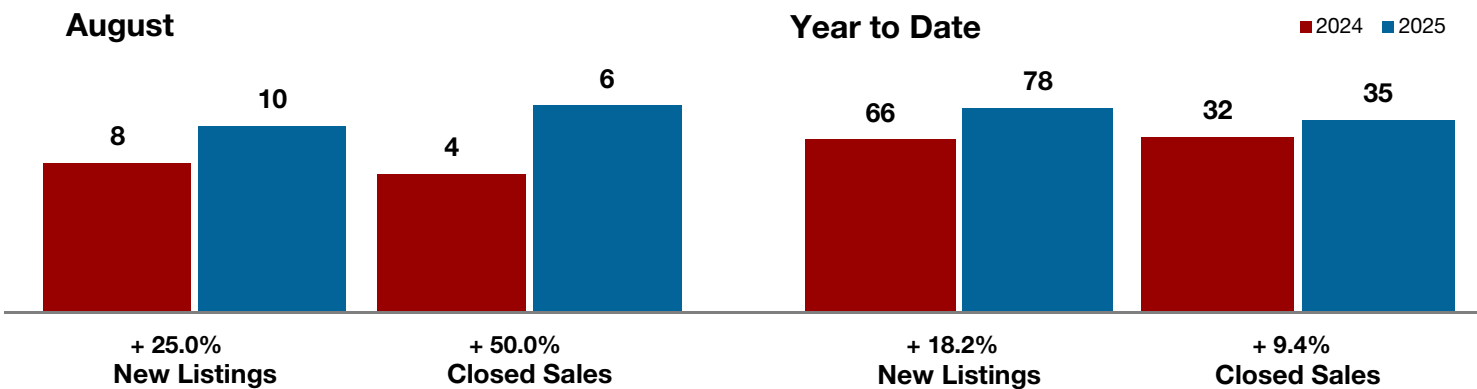
Change in
Closed Sales

Change in
Median Sales Price

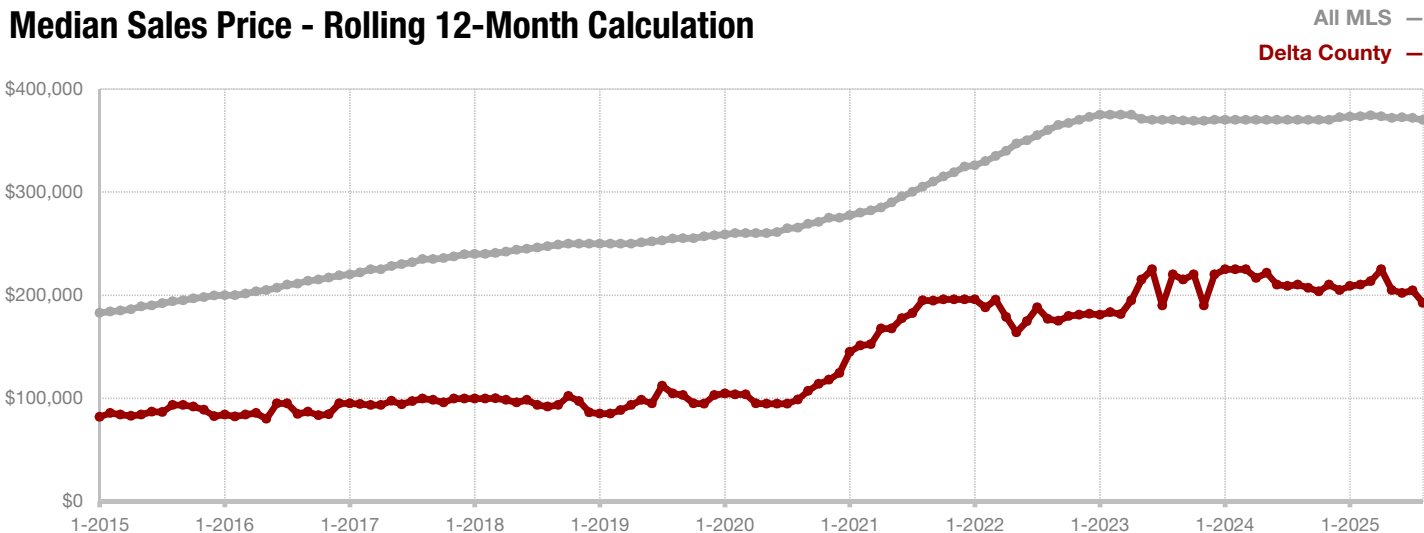
Delta County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	8	10	+ 25.0%	66	78	+ 18.2%
Pending Sales	1	6	+ 500.0%	33	35	+ 6.1%
Closed Sales	4	6	+ 50.0%	32	35	+ 9.4%
Average Sales Price*	\$346,750	\$186,600	- 46.2%	\$250,847	\$221,882	- 11.5%
Median Sales Price*	\$262,000	\$192,500	- 26.5%	\$209,500	\$196,250	- 6.3%
Percent of Original List Price Received*	97.1%	88.1%	- 9.3%	91.2%	92.3%	+ 1.2%
Days on Market Until Sale	27	59	+ 118.5%	69	55	- 20.3%
Inventory of Homes for Sale	34	40	+ 17.6%	--	--	--
Months Supply of Inventory	8.0	9.4	+ 17.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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- 4.1%

- 3.4%

- 9.4%

Change in
New Listings

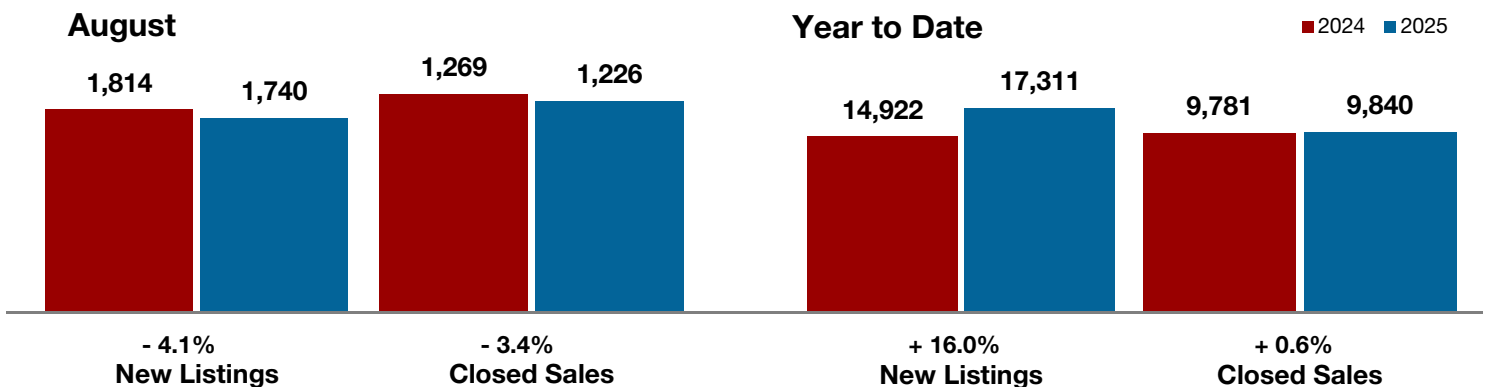
Change in
Closed Sales

Change in
Median Sales Price

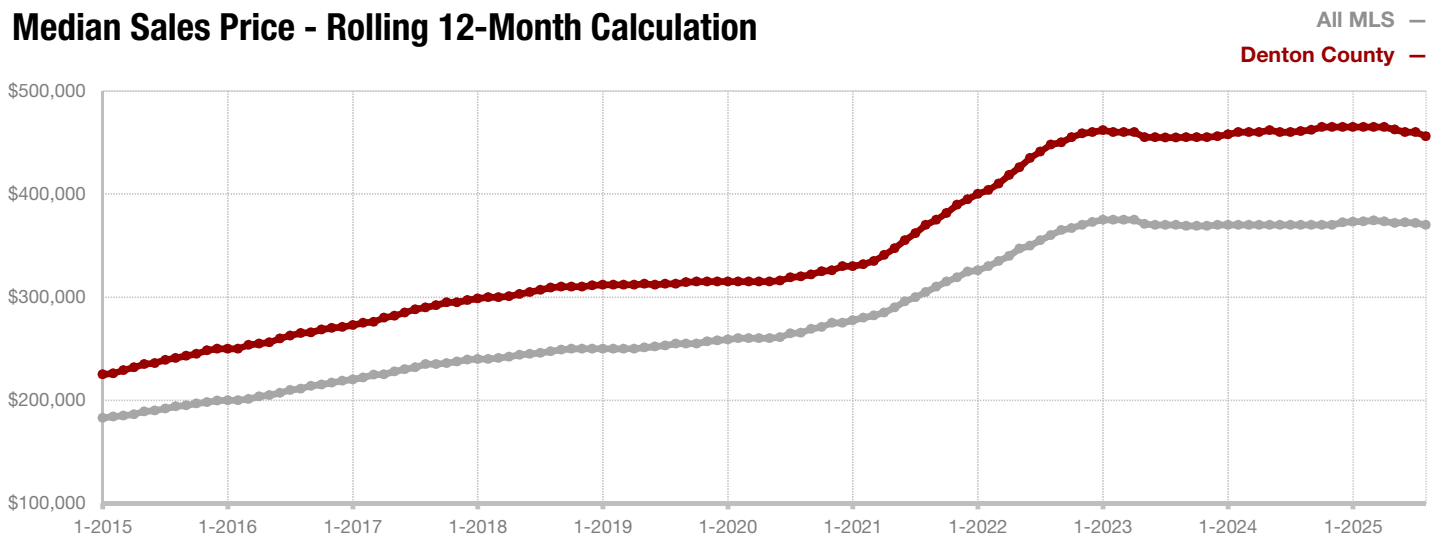
Denton County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	1,814	1,740	- 4.1%	14,922	17,311	+ 16.0%
Pending Sales	1,125	1,068	- 5.1%	10,160	10,211	+ 0.5%
Closed Sales	1,269	1,226	- 3.4%	9,781	9,840	+ 0.6%
Average Sales Price*	\$582,164	\$555,891	- 4.5%	\$564,011	\$558,700	- 0.9%
Median Sales Price*	\$480,000	\$435,000	- 9.4%	\$465,000	\$450,000	- 3.2%
Percent of Original List Price Received*	95.8%	94.3%	- 1.6%	96.7%	95.2%	- 1.6%
Days on Market Until Sale	44	55	+ 25.0%	44	55	+ 25.0%
Inventory of Homes for Sale	4,410	5,611	+ 27.2%	--	--	--
Months Supply of Inventory	3.8	4.7	+ 23.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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- 14.3%

+ 7.7%

+ 114.2%

Change in
New Listings

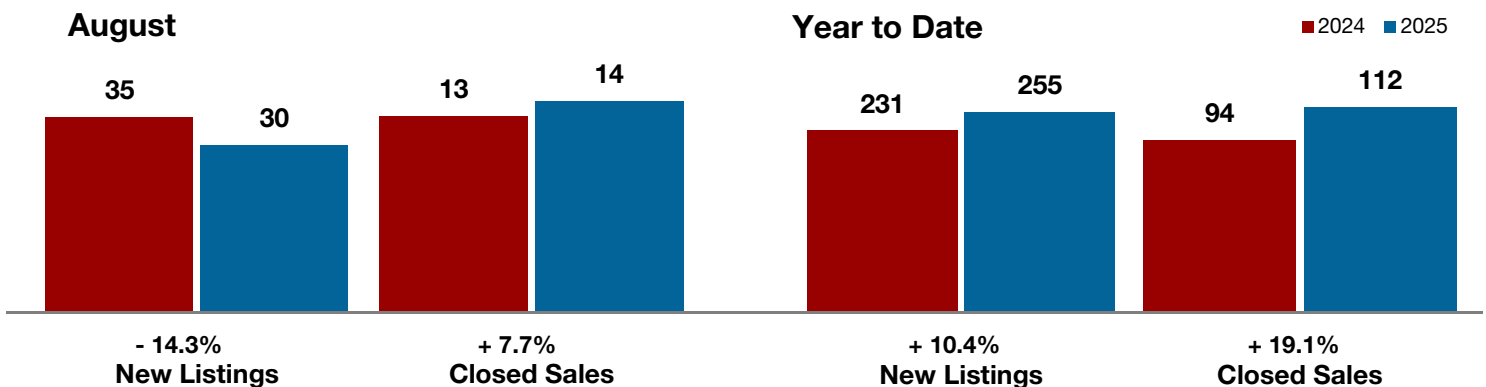
Change in
Closed Sales

Change in
Median Sales Price

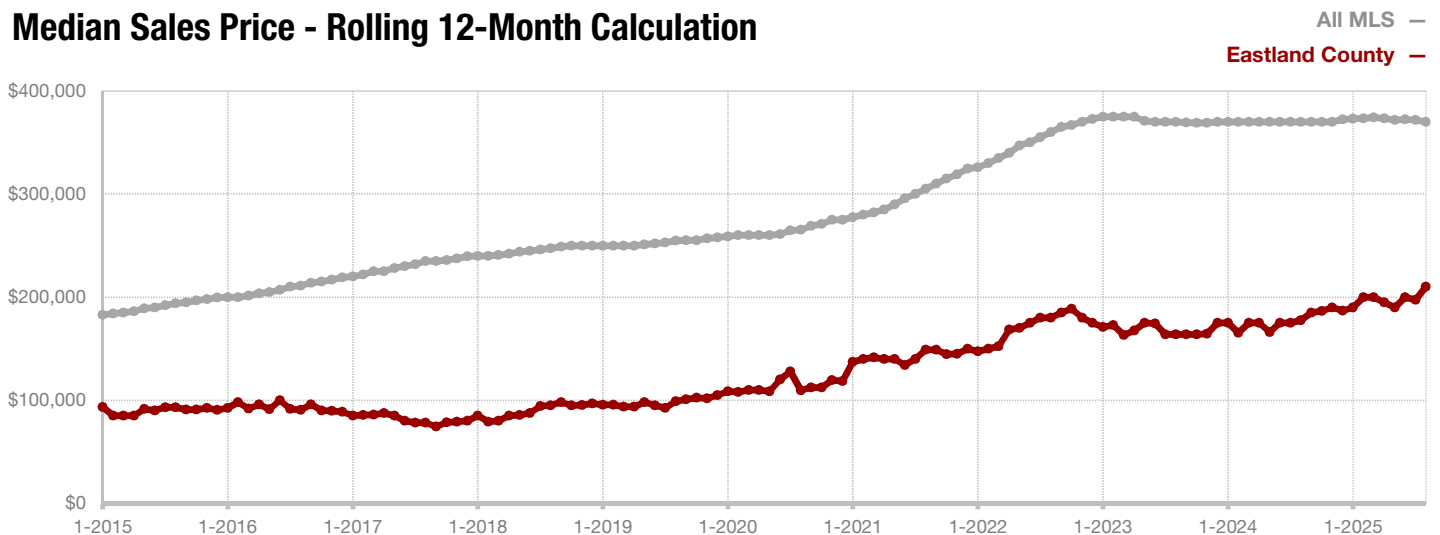
Eastland County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	35	30	- 14.3%	231	255	+ 10.4%
Pending Sales	17	7	- 58.8%	112	115	+ 2.7%
Closed Sales	13	14	+ 7.7%	94	112	+ 19.1%
Average Sales Price*	\$290,979	\$290,970	- 0.0%	\$329,867	\$292,409	- 11.4%
Median Sales Price*	\$126,000	\$269,945	+ 114.2%	\$180,000	\$210,000	+ 16.7%
Percent of Original List Price Received*	82.1%	91.8%	+ 11.8%	88.9%	89.4%	+ 0.6%
Days on Market Until Sale	88	86	- 2.3%	92	100	+ 8.7%
Inventory of Homes for Sale	141	162	+ 14.9%	--	--	--
Months Supply of Inventory	11.5	12.2	+ 6.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



- 0.2%

- 3.1%

- 7.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Ellis County

August

Year to Date

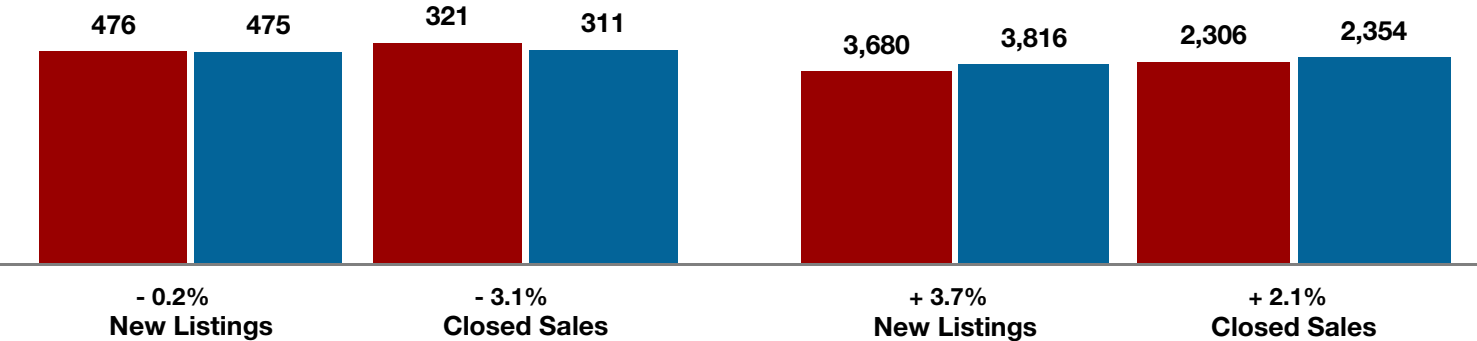
	2024	2025	+ / -	2024	2025	+ / -
New Listings	476	475	- 0.2%	3,680	3,816	+ 3.7%
Pending Sales	328	299	- 8.8%	2,426	2,497	+ 2.9%
Closed Sales	321	311	- 3.1%	2,306	2,354	+ 2.1%
Average Sales Price*	\$498,295	\$423,648	- 15.0%	\$441,443	\$437,373	- 0.9%
Median Sales Price*	\$429,900	\$400,000	- 7.0%	\$408,950	\$405,000	- 1.0%
Percent of Original List Price Received*	95.5%	93.8%	- 1.8%	95.4%	94.5%	- 0.9%
Days on Market Until Sale	75	75	0.0%	71	81	+ 14.1%
Inventory of Homes for Sale	1,490	1,510	+ 1.3%	--	--	--
Months Supply of Inventory	5.4	5.1	- 5.6%	--	--	--

* 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.

August

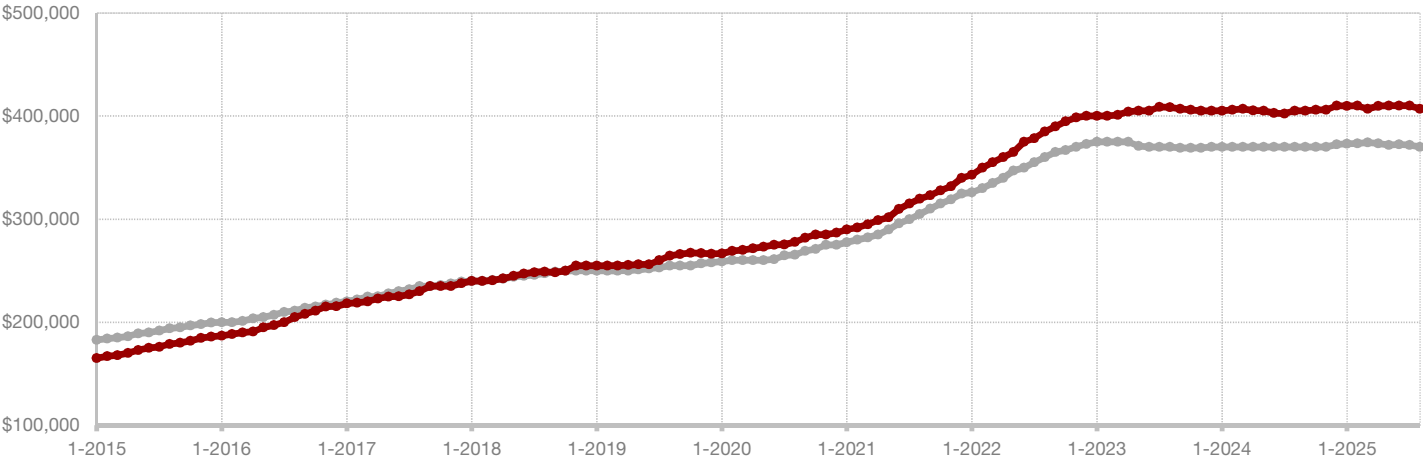
Year to Date

■ 2024 ■ 2025



Median Sales Price - Rolling 12-Month Calculation

All MLS —
Ellis County —



Local Market Update – August 2025

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



+ 10.1%

- 2.6%

+ 4.2%

Change in
New Listings

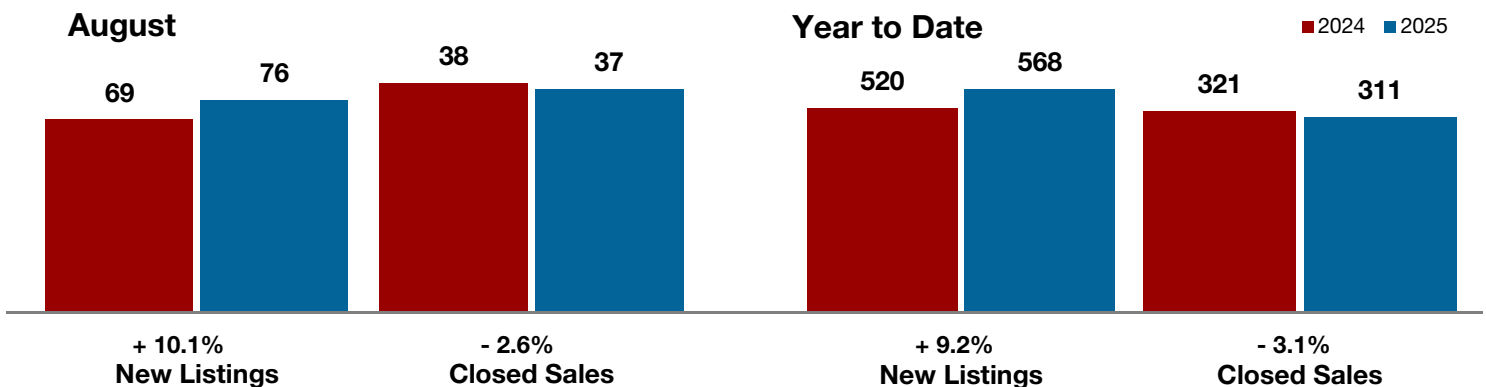
Change in
Closed Sales

Change in
Median Sales Price

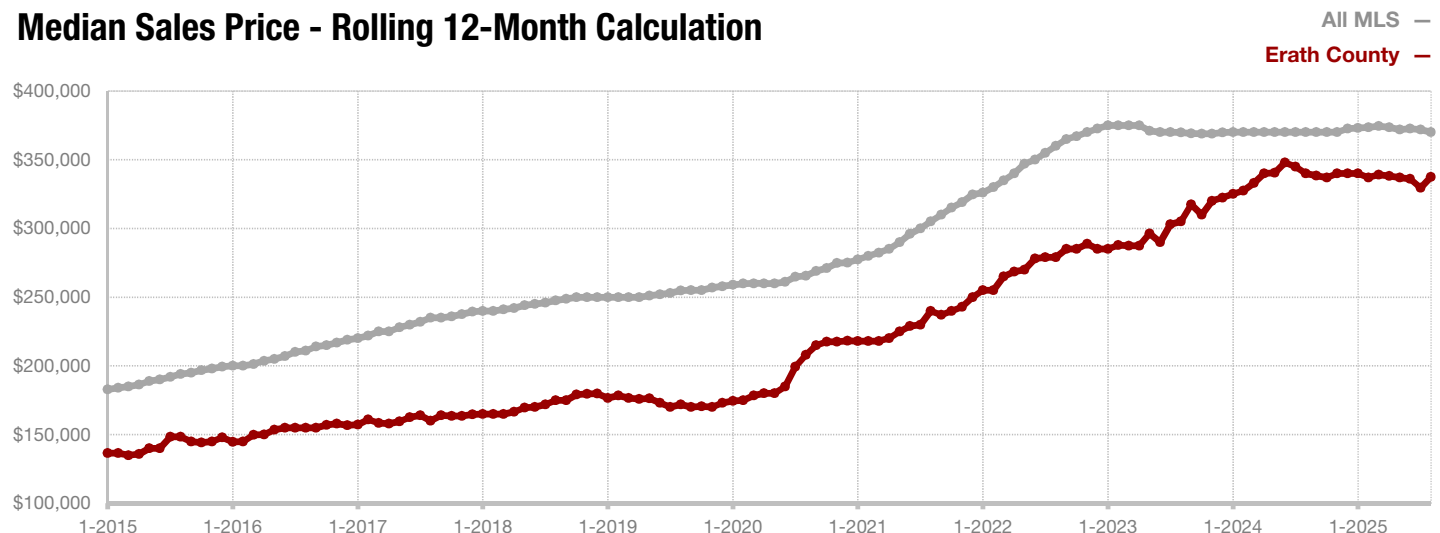
Erath County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	69	76	+ 10.1%	520	568	+ 9.2%
Pending Sales	44	23	- 47.7%	337	311	- 7.7%
Closed Sales	38	37	- 2.6%	321	311	- 3.1%
Average Sales Price*	\$377,194	\$371,186	- 1.6%	\$419,325	\$453,594	+ 8.2%
Median Sales Price*	\$297,500	\$310,000	+ 4.2%	\$336,000	\$333,000	- 0.9%
Percent of Original List Price Received*	92.1%	94.0%	+ 2.1%	93.6%	93.5%	- 0.1%
Days on Market Until Sale	55	63	+ 14.5%	70	75	+ 7.1%
Inventory of Homes for Sale	233	281	+ 20.6%	--	--	--
Months Supply of Inventory	6.0	8.1	+ 35.0%	--	--	--

* 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 – August 2025

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



- 16.2%

- 26.8%

+ 36.0%

Change in
New Listings

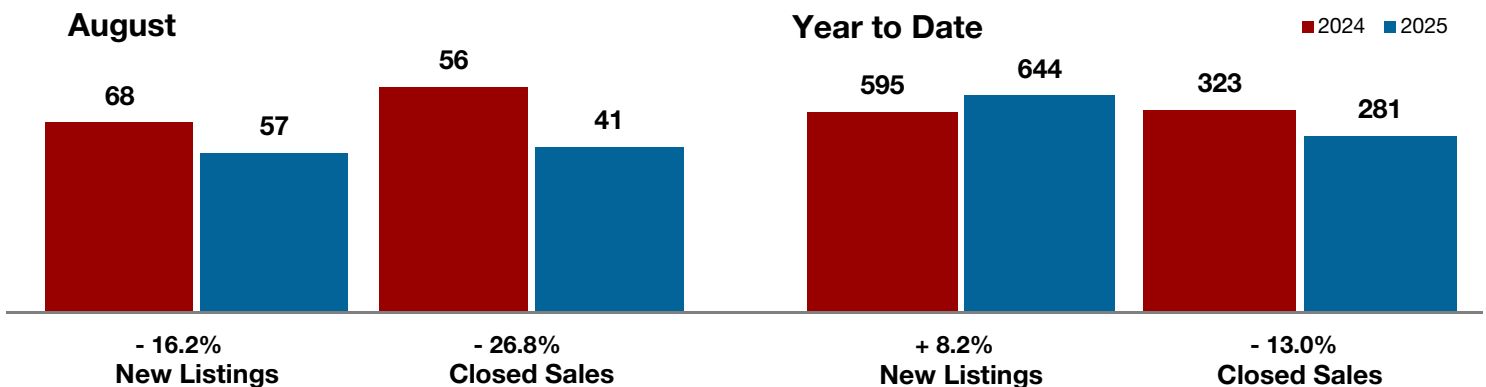
Change in
Closed Sales

Change in
Median Sales Price

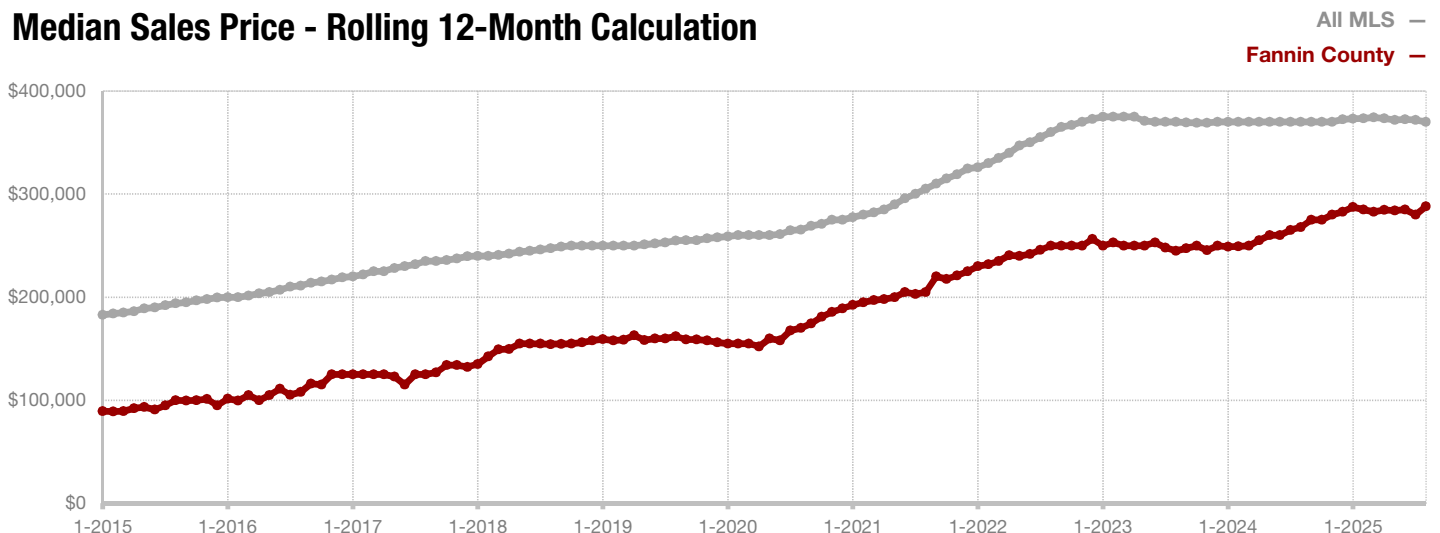
Fannin County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	68	57	- 16.2%	595	644	+ 8.2%
Pending Sales	31	35	+ 12.9%	329	300	- 8.8%
Closed Sales	56	41	- 26.8%	323	281	- 13.0%
Average Sales Price*	\$274,643	\$380,142	+ 38.4%	\$315,601	\$366,434	+ 16.1%
Median Sales Price*	\$250,000	\$340,000	+ 36.0%	\$275,000	\$285,000	+ 3.6%
Percent of Original List Price Received*	93.4%	94.1%	+ 0.7%	92.6%	92.0%	- 0.6%
Days on Market Until Sale	69	85	+ 23.2%	78	85	+ 9.0%
Inventory of Homes for Sale	295	331	+ 12.2%	--	--	--
Months Supply of Inventory	7.8	9.7	+ 24.4%	--	--	--

* 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 – August 2025

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



+ 7.7%

+ 25.0%

- 58.0%

Change in
New Listings

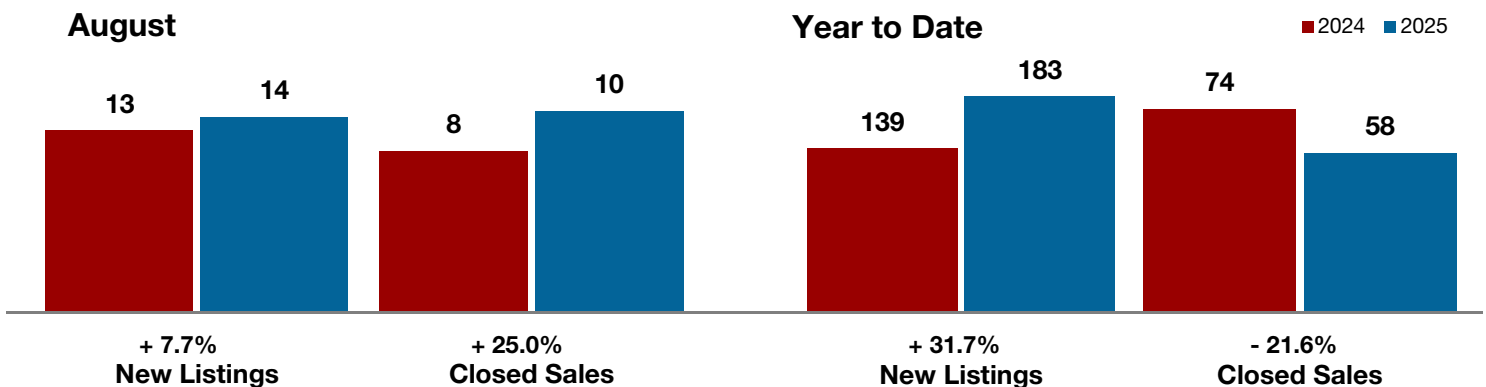
Change in
Closed Sales

Change in
Median Sales Price

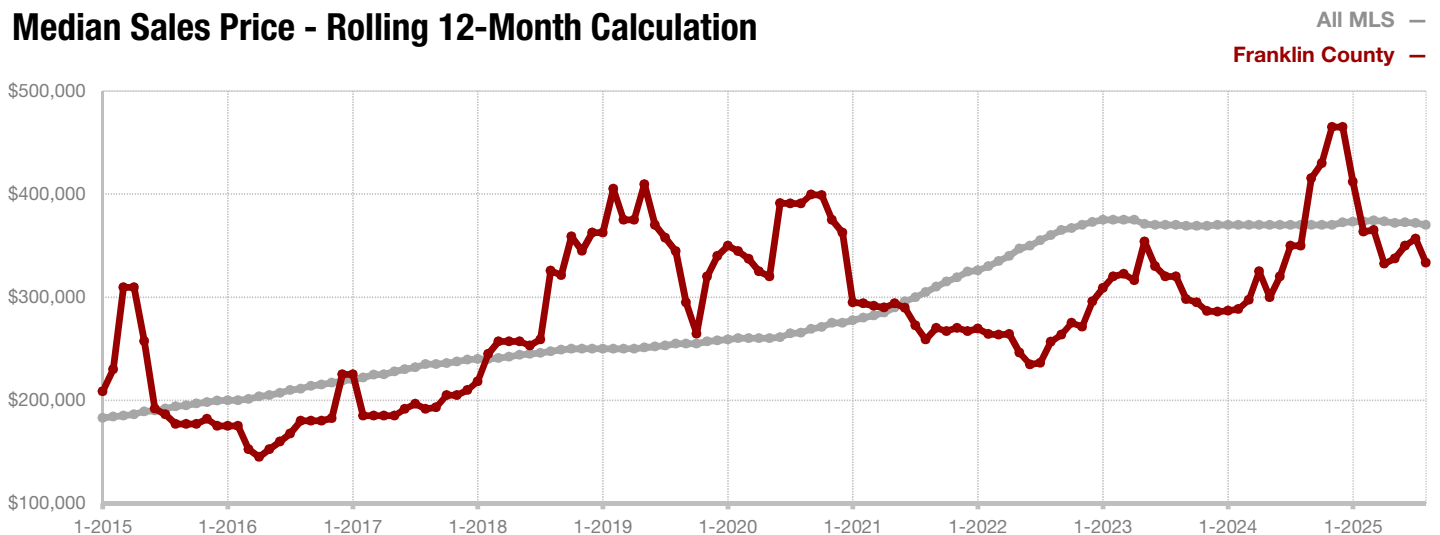
Franklin County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	13	14	+ 7.7%	139	183	+ 31.7%
Pending Sales	9	8	- 11.1%	76	61	- 19.7%
Closed Sales	8	10	+ 25.0%	74	58	- 21.6%
Average Sales Price*	\$657,875	\$693,600	+ 5.4%	\$705,072	\$628,690	- 10.8%
Median Sales Price*	\$532,500	\$223,500	- 58.0%	\$455,000	\$310,000	- 31.9%
Percent of Original List Price Received*	88.5%	87.7%	- 0.9%	92.7%	91.7%	- 1.1%
Days on Market Until Sale	62	77	+ 24.2%	69	67	- 2.9%
Inventory of Homes for Sale	63	92	+ 46.0%	--	--	--
Months Supply of Inventory	7.4	14.0	+ 89.2%	--	--	--

* 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 – August 2025

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



- 33.3%

- 48.1%

+ 5.4%

Change in
New Listings

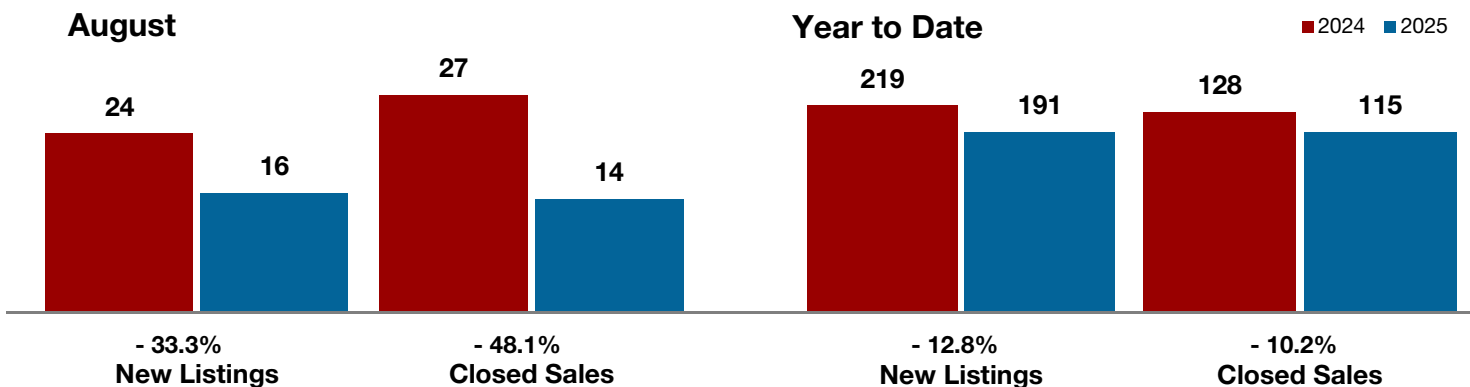
Change in
Closed Sales

Change in
Median Sales Price

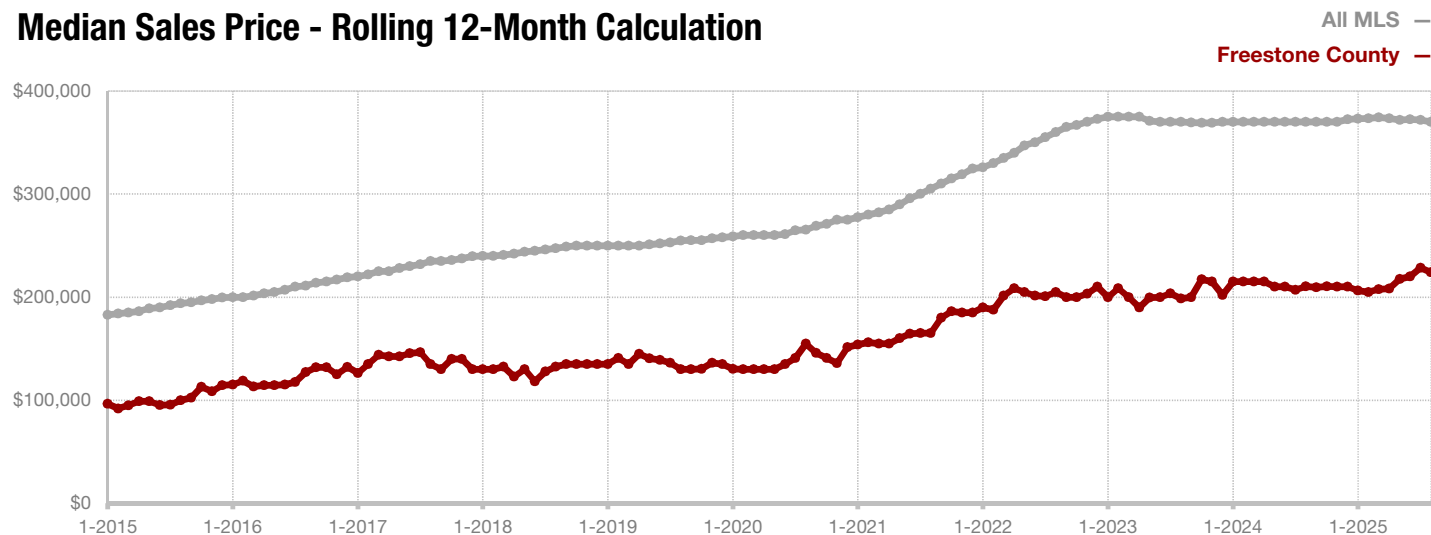
Freestone County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	24	16	- 33.3%	219	191	- 12.8%
Pending Sales	14	13	- 7.1%	132	120	- 9.1%
Closed Sales	27	14	- 48.1%	128	115	- 10.2%
Average Sales Price*	\$437,442	\$314,186	- 28.2%	\$324,257	\$299,107	- 7.8%
Median Sales Price*	\$249,000	\$262,500	+ 5.4%	\$215,000	\$242,000	+ 12.6%
Percent of Original List Price Received*	91.6%	91.0%	- 0.7%	91.5%	91.9%	+ 0.4%
Days on Market Until Sale	83	44	- 47.0%	87	92	+ 5.7%
Inventory of Homes for Sale	118	101	- 14.4%	--	--	--
Months Supply of Inventory	8.0	7.1	- 11.3%	--	--	--

* 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 – August 2025

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



- 9.2%

- 7.5%

- 5.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

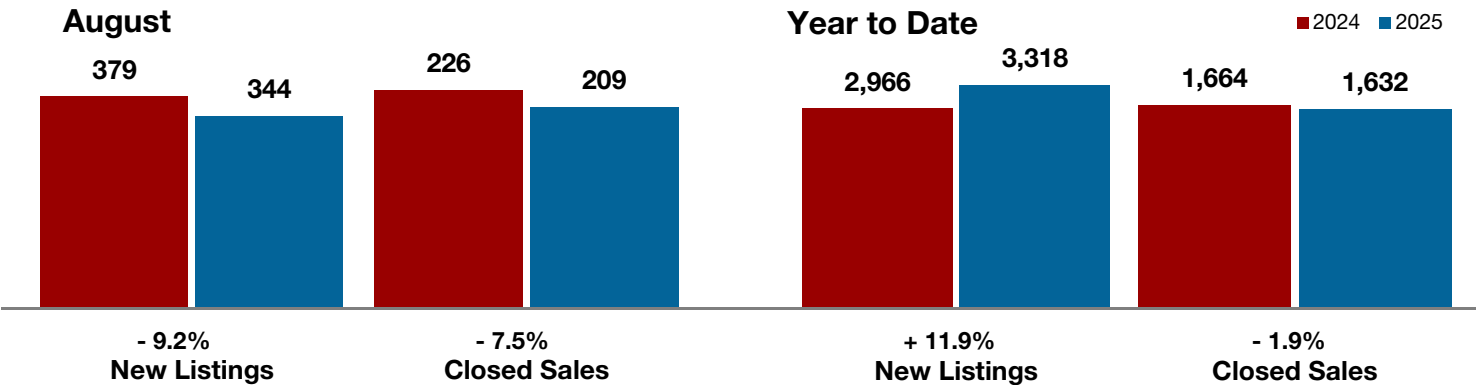
Grayson County

August

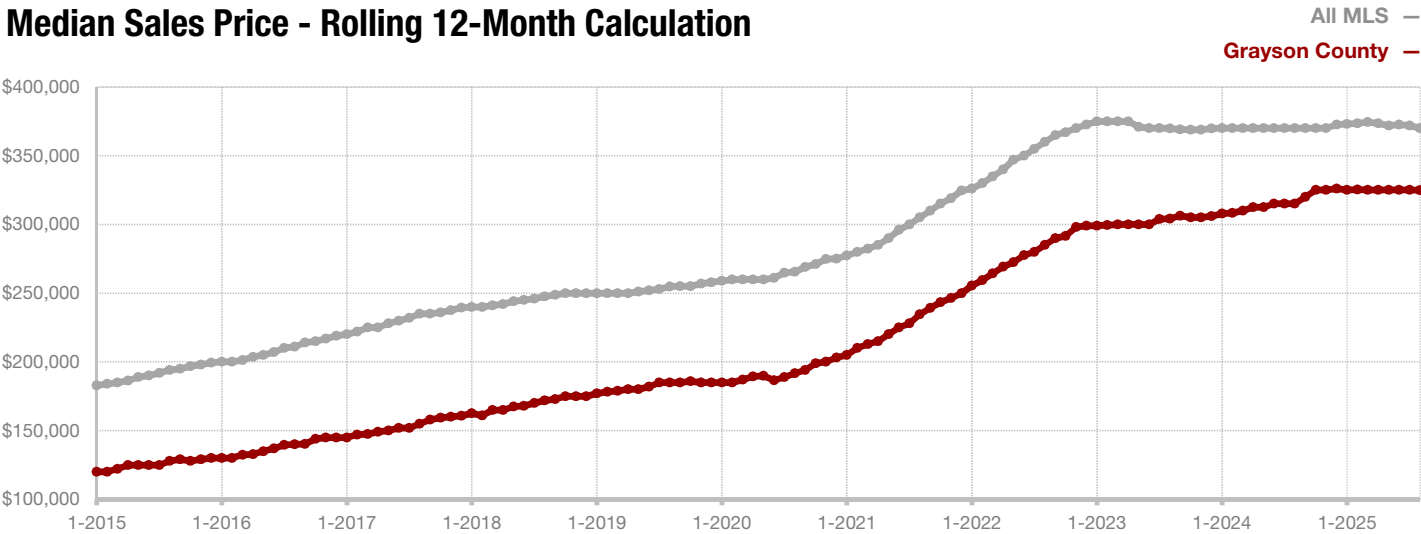
Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	379	344	- 9.2%	2,966	3,318	+ 11.9%
Pending Sales	209	202	- 3.3%	1,732	1,715	- 1.0%
Closed Sales	226	209	- 7.5%	1,664	1,632	- 1.9%
Average Sales Price*	\$410,950	\$359,575	- 12.5%	\$388,385	\$377,165	- 2.9%
Median Sales Price*	\$339,226	\$320,000	- 5.7%	\$320,000	\$319,000	- 0.3%
Percent of Original List Price Received*	93.0%	91.4%	- 1.7%	94.1%	92.5%	- 1.7%
Days on Market Until Sale	72	79	+ 9.7%	71	85	+ 19.7%
Inventory of Homes for Sale	1,312	1,546	+ 17.8%	--	--	--
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 – August 2025

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



- 23.1%

+ 25.0%

+ 58.1%

Change in
New Listings

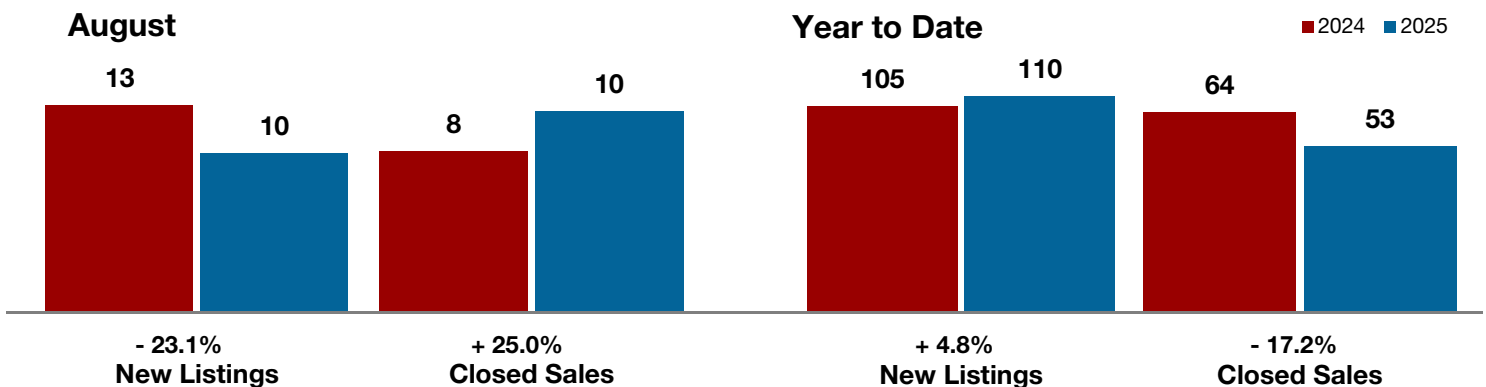
Change in
Closed Sales

Change in
Median Sales Price

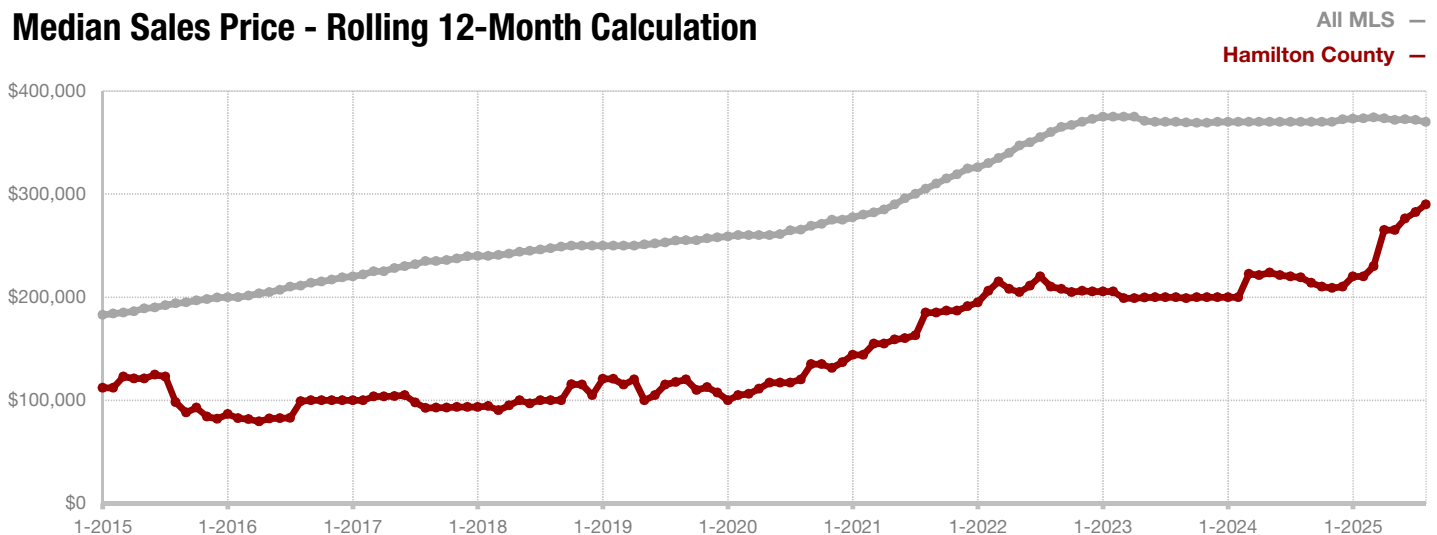
Hamilton County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	13	10	- 23.1%	105	110	+ 4.8%
Pending Sales	7	5	- 28.6%	65	54	- 16.9%
Closed Sales	8	10	+ 25.0%	64	53	- 17.2%
Average Sales Price*	\$267,500	\$342,390	+ 28.0%	\$364,428	\$577,649	+ 58.5%
Median Sales Price*	\$166,000	\$262,500	+ 58.1%	\$209,000	\$295,000	+ 41.1%
Percent of Original List Price Received*	87.6%	99.1%	+ 13.1%	87.2%	91.0%	+ 4.4%
Days on Market Until Sale	62	89	+ 43.5%	95	116	+ 22.1%
Inventory of Homes for Sale	63	72	+ 14.3%	--	--	--
Months Supply of Inventory	8.7	12.7	+ 46.0%	--	--	--

* 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 – August 2025

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



- 33.3%

- 100.0%

--

Harrison County

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

August

Year to Date

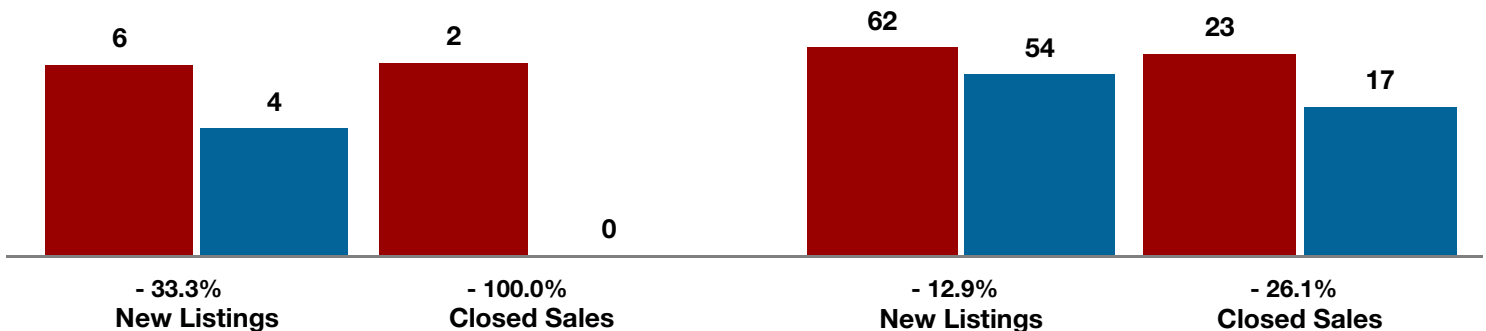
	2024	2025	+ / -	2024	2025	+ / -
New Listings	6	4	- 33.3%	62	54	- 12.9%
Pending Sales	9	2	- 77.8%	31	20	- 35.5%
Closed Sales	2	0	- 100.0%	23	17	- 26.1%
Average Sales Price*	\$455,000	--	--	\$338,856	\$322,719	- 4.8%
Median Sales Price*	\$455,000	--	--	\$280,000	\$295,000	+ 5.4%
Percent of Original List Price Received*	90.7%	--	--	91.2%	88.7%	- 2.7%
Days on Market Until Sale	154	--	--	101	95	- 5.9%
Inventory of Homes for Sale	33	29	- 12.1%	--	--	--
Months Supply of Inventory	9.8	11.6	+ 18.4%	--	--	--

* 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.

August

Year to Date

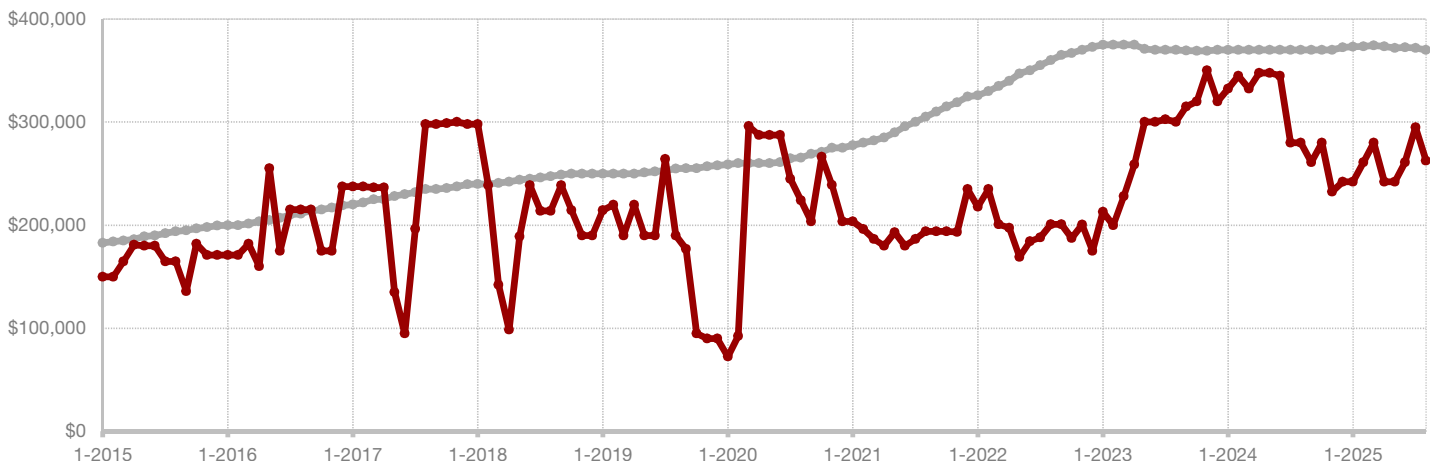
■ 2024 ■ 2025



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Harrison County —



Local Market Update – August 2025

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



- 9.8%

- 24.6%

- 3.6%

Change in
New Listings

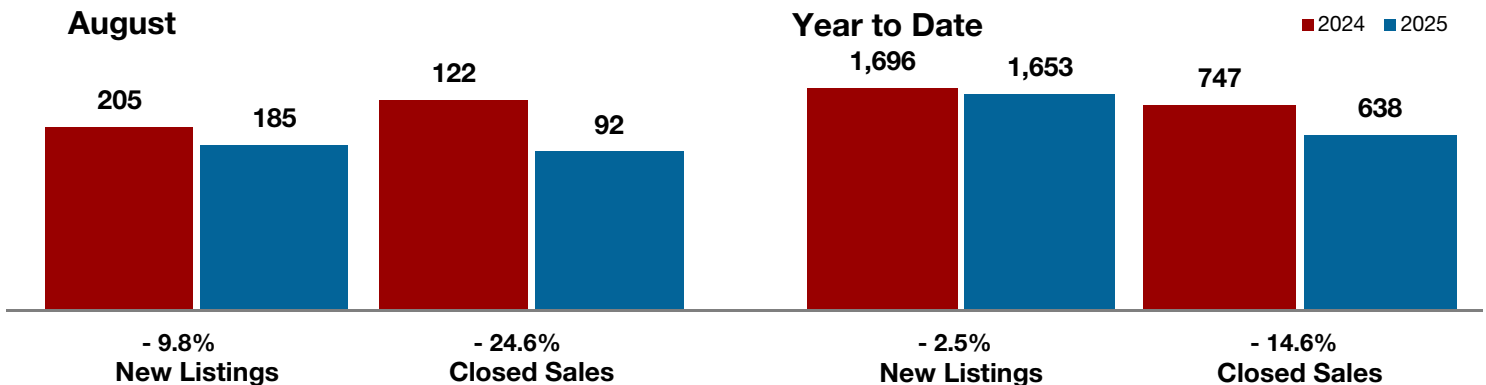
Change in
Closed Sales

Change in
Median Sales Price

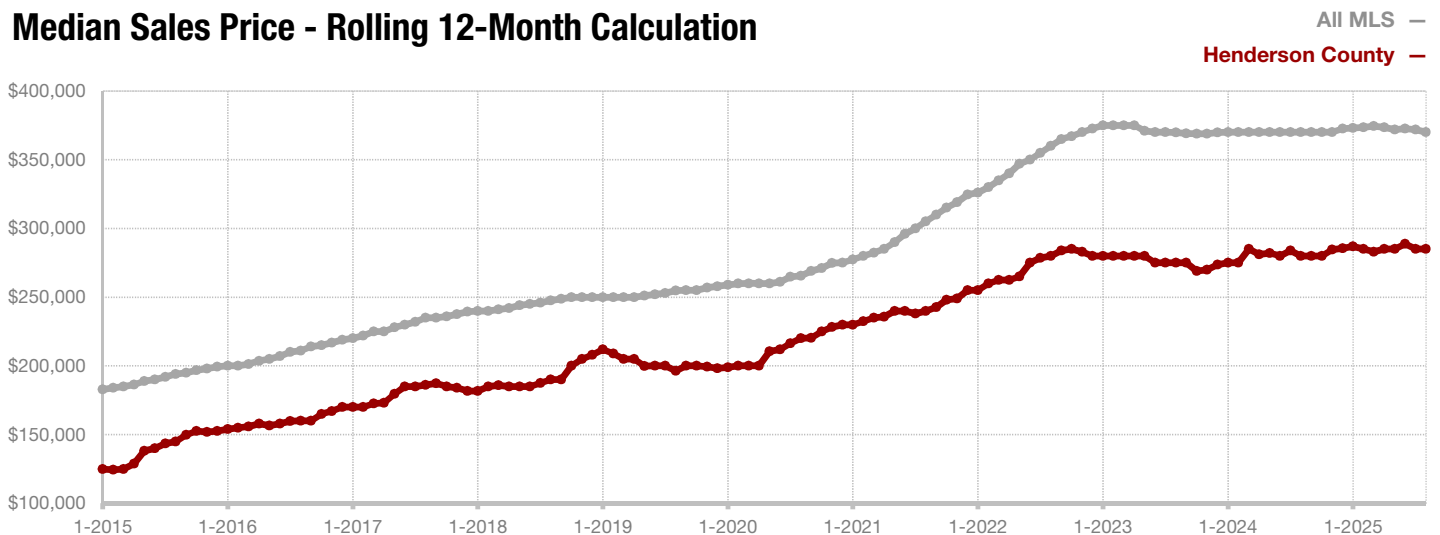
Henderson County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	205	185	- 9.8%	1,696	1,653	- 2.5%
Pending Sales	99	63	- 36.4%	790	665	- 15.8%
Closed Sales	122	92	- 24.6%	747	638	- 14.6%
Average Sales Price*	\$433,625	\$409,159	- 5.6%	\$474,137	\$438,877	- 7.4%
Median Sales Price*	\$275,000	\$265,000	- 3.6%	\$284,000	\$284,000	0.0%
Percent of Original List Price Received*	91.2%	89.9%	- 1.4%	91.5%	91.3%	- 0.2%
Days on Market Until Sale	87	86	- 1.1%	82	86	+ 4.9%
Inventory of Homes for Sale	849	893	+ 5.2%	--	--	--
Months Supply of Inventory	9.8	11.4	+ 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.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



- 5.8%

- 26.8%

+ 60.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Hill County

August

Year to Date

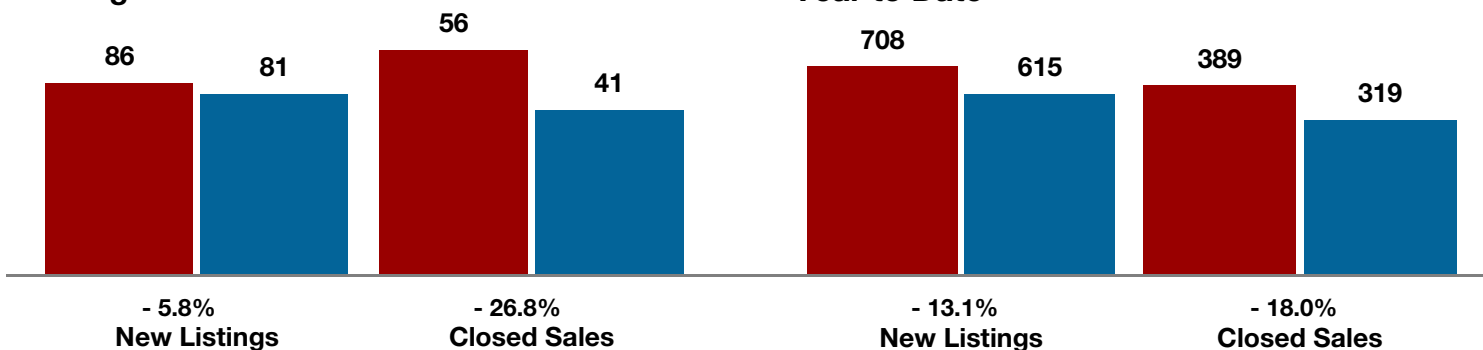
	2024	2025	+ / -	2024	2025	+ / -
New Listings	86	81	- 5.8%	708	615	- 13.1%
Pending Sales	43	42	- 2.3%	420	323	- 23.1%
Closed Sales	56	41	- 26.8%	389	319	- 18.0%
Average Sales Price*	\$237,304	\$336,582	+ 41.8%	\$273,975	\$290,398	+ 6.0%
Median Sales Price*	\$200,000	\$320,250	+ 60.1%	\$251,035	\$255,000	+ 1.6%
Percent of Original List Price Received*	88.6%	90.4%	+ 2.0%	93.1%	91.0%	- 2.3%
Days on Market Until Sale	76	91	+ 19.7%	75	91	+ 21.3%
Inventory of Homes for Sale	317	313	- 1.3%	--	--	--
Months Supply of Inventory	7.0	7.8	+ 11.4%	--	--	--

* 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.

August

Year to Date

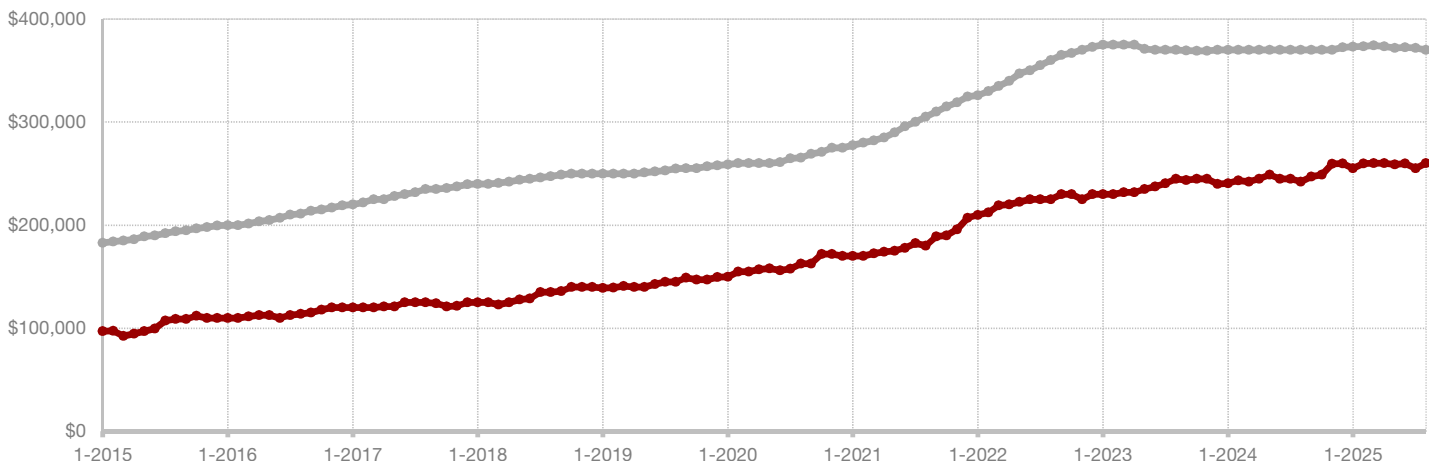
■ 2024 ■ 2025



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Hill County —



Local Market Update – August 2025

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



- 3.0%

+ 18.1%

+ 6.3%

Hood County

Change in
New Listings

Change in
Closed Sales

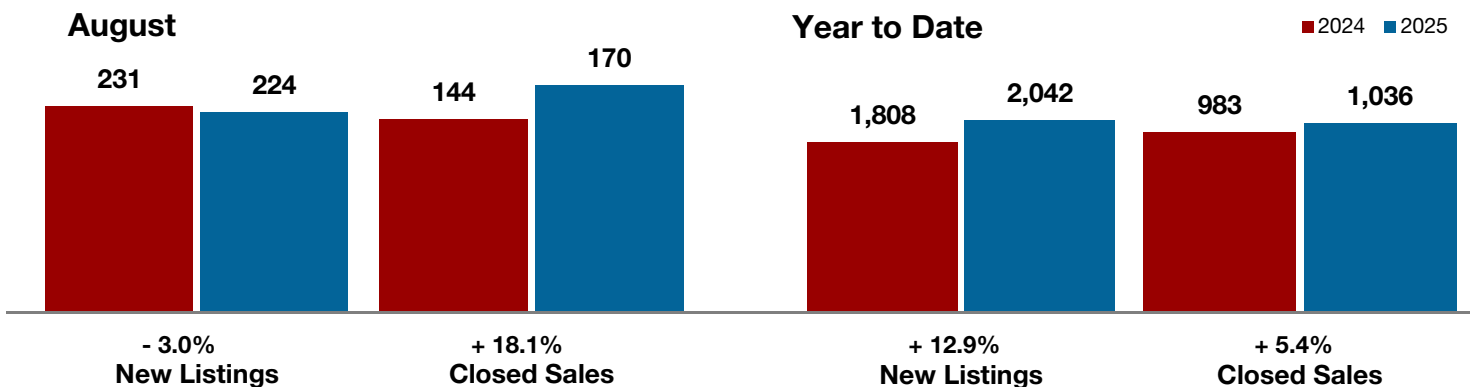
Change in
Median Sales Price

August

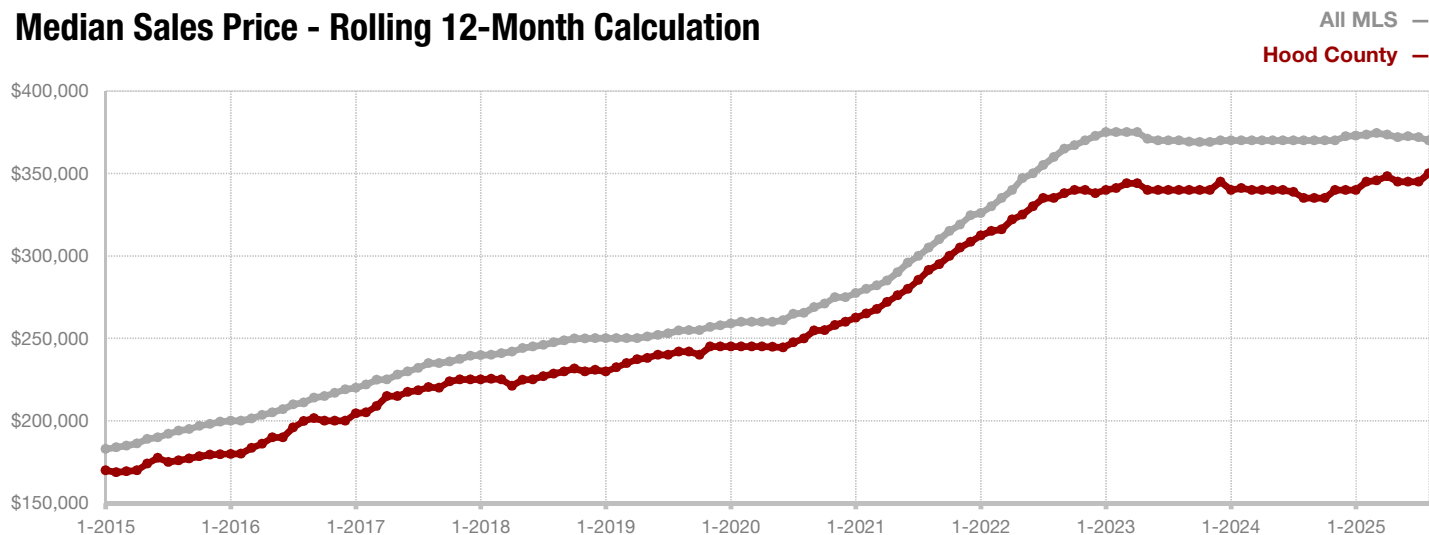
Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	231	224	- 3.0%	1,808	2,042	+ 12.9%
Pending Sales	108	136	+ 25.9%	1,021	1,086	+ 6.4%
Closed Sales	144	170	+ 18.1%	983	1,036	+ 5.4%
Average Sales Price*	\$385,757	\$424,561	+ 10.1%	\$417,407	\$423,314	+ 1.4%
Median Sales Price*	\$334,000	\$355,000	+ 6.3%	\$333,500	\$349,500	+ 4.8%
Percent of Original List Price Received*	94.5%	92.7%	- 1.9%	94.4%	93.6%	- 0.8%
Days on Market Until Sale	74	87	+ 17.6%	72	78	+ 8.3%
Inventory of Homes for Sale	791	871	+ 10.1%	--	--	--
Months Supply of Inventory	7.0	7.1	+ 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.



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



- 16.1%

+ 24.0%

- 2.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Hopkins County

August

Year to Date

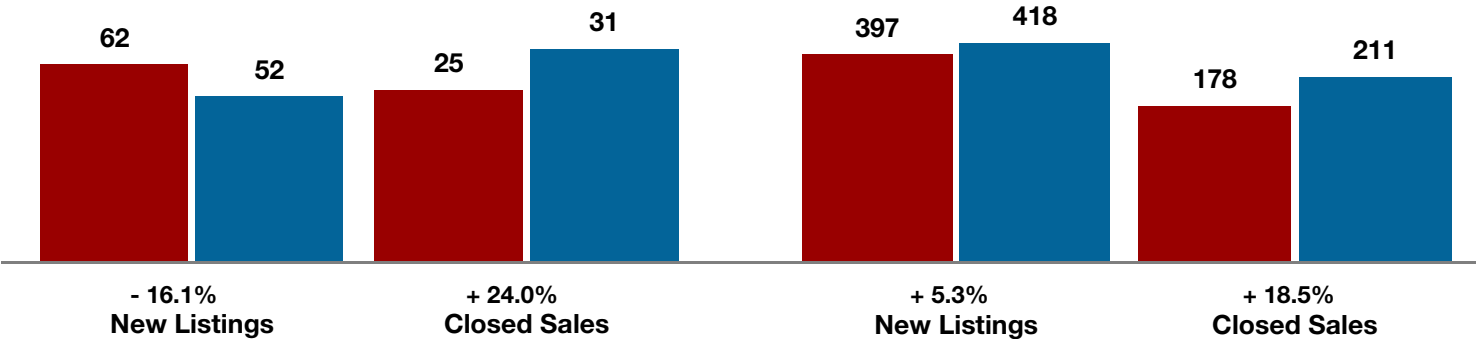
	2024	2025	+ / -	2024	2025	+ / -
New Listings	62	52	- 16.1%	397	418	+ 5.3%
Pending Sales	24	25	+ 4.2%	185	212	+ 14.6%
Closed Sales	25	31	+ 24.0%	178	211	+ 18.5%
Average Sales Price*	\$298,092	\$287,410	- 3.6%	\$308,707	\$349,665	+ 13.3%
Median Sales Price*	\$269,900	\$263,500	- 2.4%	\$276,000	\$265,000	- 4.0%
Percent of Original List Price Received*	91.6%	93.5%	+ 2.1%	93.9%	92.3%	- 1.7%
Days on Market Until Sale	52	60	+ 15.4%	64	77	+ 20.3%
Inventory of Homes for Sale	191	227	+ 18.8%	--	--	--
Months Supply of Inventory	8.8	8.8	0.0%	--	--	--

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

August

Year to Date

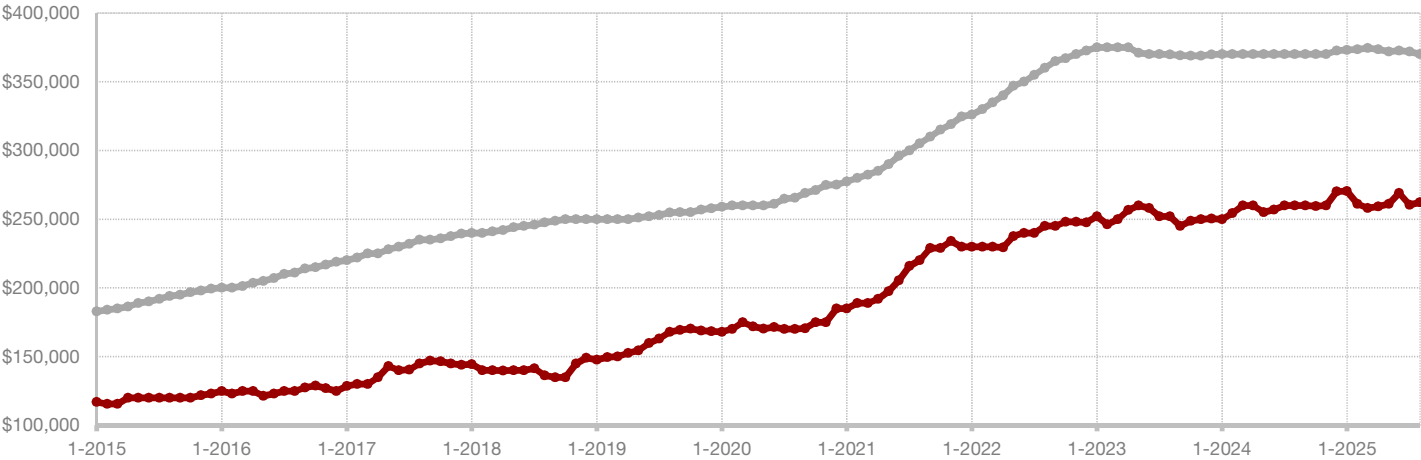
2024 2025



Median Sales Price - Rolling 12-Month Calculation

All MLS

Hopkins County



Local Market Update – August 2025

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



- 0.4%

- 10.3%

- 2.6%

Change in
New Listings

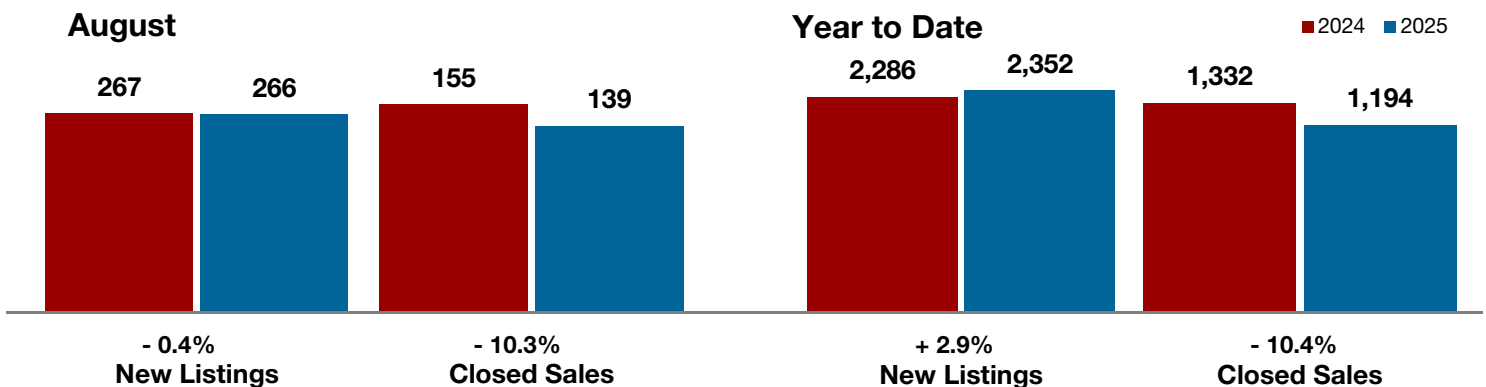
Change in
Closed Sales

Change in
Median Sales Price

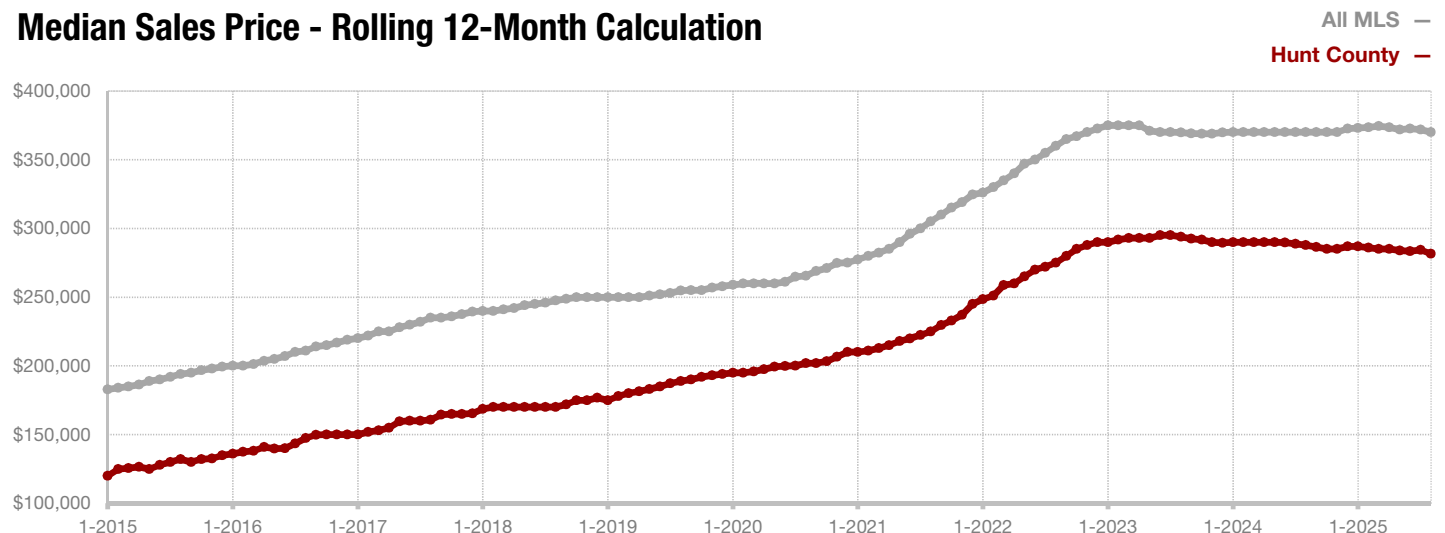
Hunt County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	267	266	- 0.4%	2,286	2,352	+ 2.9%
Pending Sales	170	122	- 28.2%	1,373	1,218	- 11.3%
Closed Sales	155	139	- 10.3%	1,332	1,194	- 10.4%
Average Sales Price*	\$330,268	\$334,808	+ 1.4%	\$334,143	\$340,049	+ 1.8%
Median Sales Price*	\$287,500	\$280,000	- 2.6%	\$290,945	\$285,000	- 2.0%
Percent of Original List Price Received*	94.2%	91.5%	- 2.9%	93.7%	93.2%	- 0.5%
Days on Market Until Sale	66	77	+ 16.7%	66	79	+ 19.7%
Inventory of Homes for Sale	981	1,070	+ 9.1%	--	--	--
Months Supply of Inventory	6.0	7.3	+ 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 – August 2025

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



Jack County

- 31.3%

- 25.0%

+ 164.8%

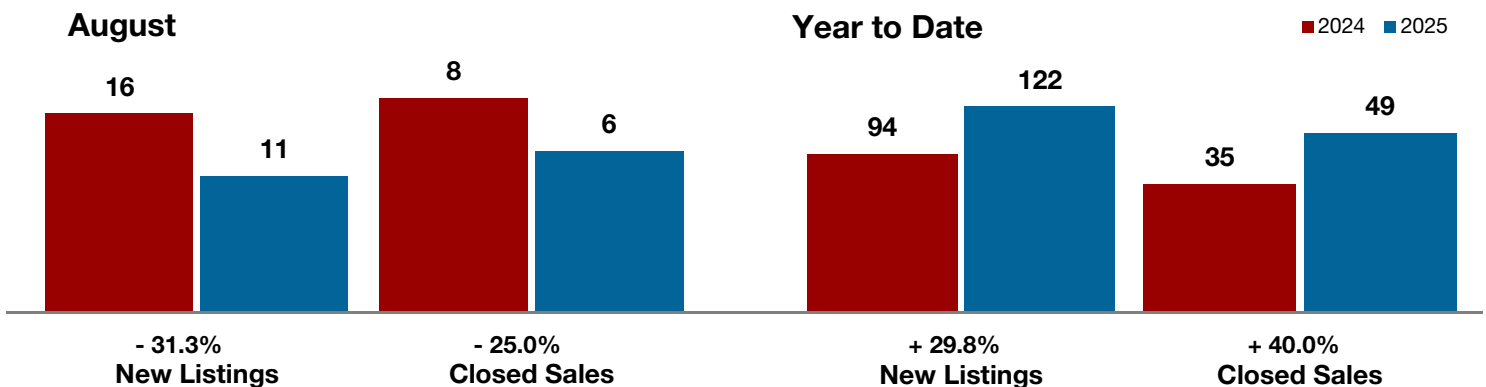
Change in
New Listings

Change in
Closed Sales

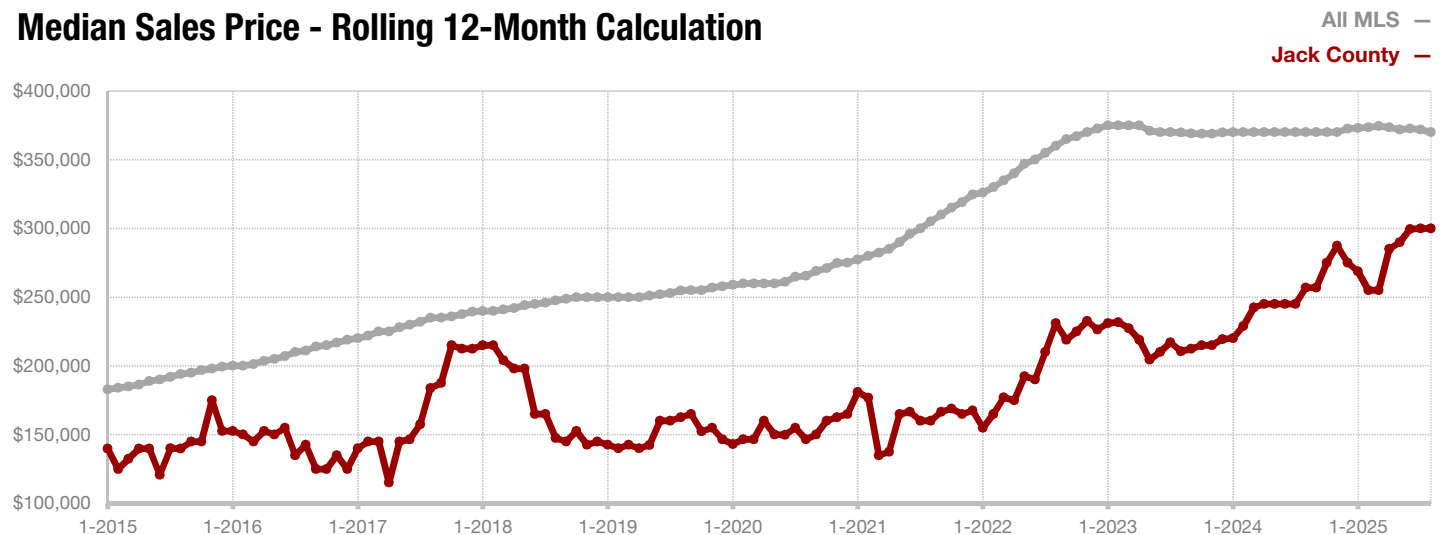
Change in
Median Sales Price

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	16	11	- 31.3%	94	122	+ 29.8%
Pending Sales	3	9	+ 200.0%	32	53	+ 65.6%
Closed Sales	8	6	- 25.0%	35	49	+ 40.0%
Average Sales Price*	\$644,313	\$650,583	+ 1.0%	\$648,620	\$380,744	- 41.3%
Median Sales Price*	\$222,500	\$589,250	+ 164.8%	\$275,000	\$302,500	+ 10.0%
Percent of Original List Price Received*	95.9%	89.6%	- 6.6%	93.3%	95.5%	+ 2.4%
Days on Market Until Sale	40	98	+ 145.0%	83	67	- 19.3%
Inventory of Homes for Sale	59	59	0.0%	--	--	--
Months Supply of Inventory	12.6	9.8	- 22.2%	--	--	--

* 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 – August 2025

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



- 13.3%

+ 4.6%

- 1.2%

Change in
New Listings

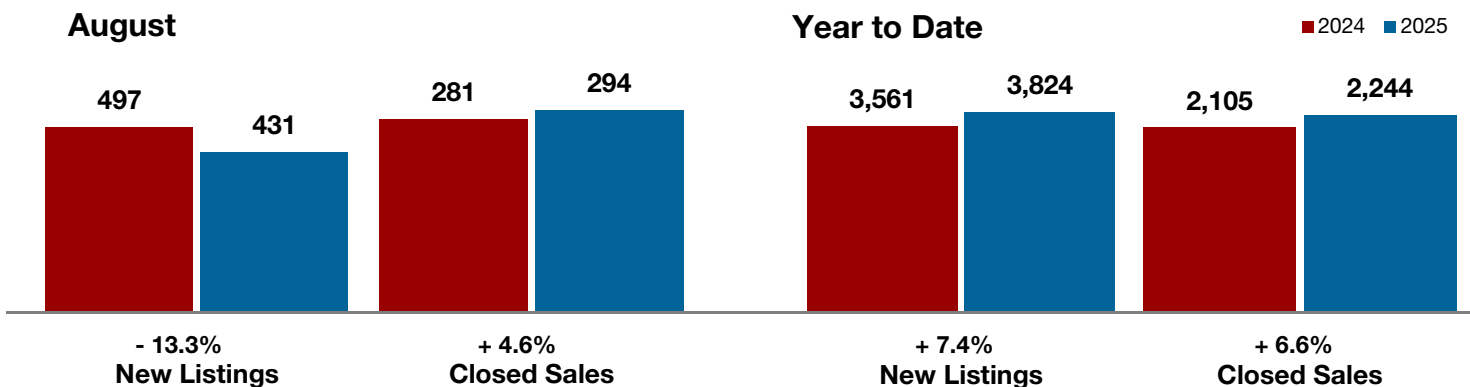
Change in
Closed Sales

Change in
Median Sales Price

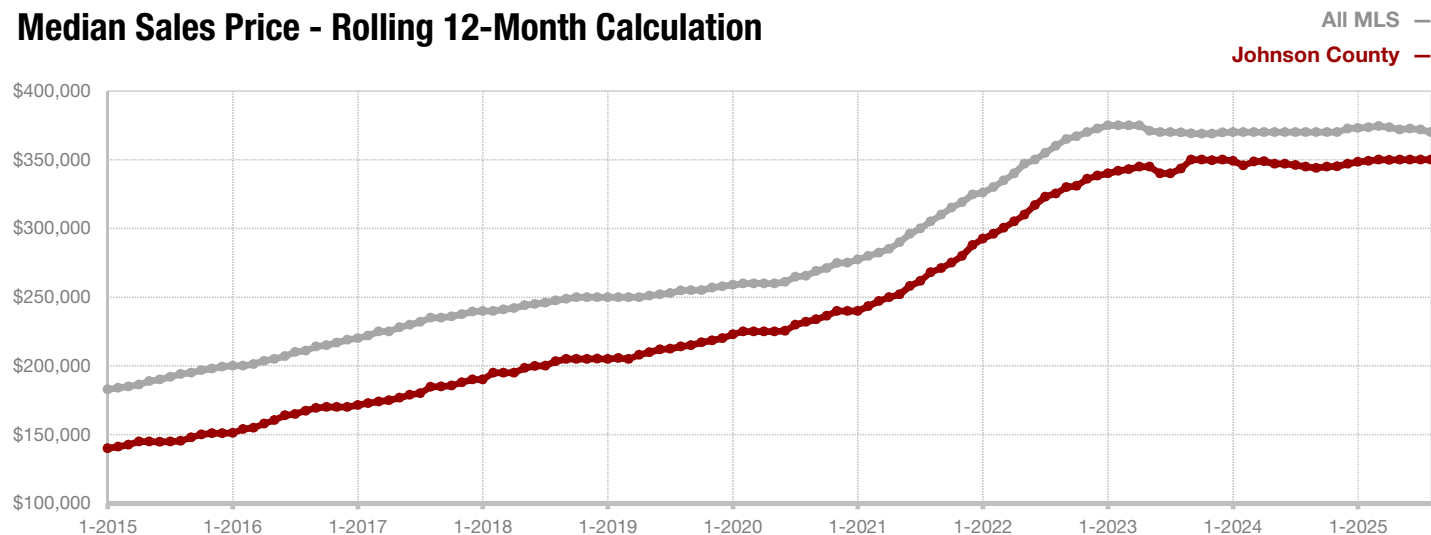
Johnson County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	497	431	- 13.3%	3,561	3,824	+ 7.4%
Pending Sales	252	278	+ 10.3%	2,185	2,364	+ 8.2%
Closed Sales	281	294	+ 4.6%	2,105	2,244	+ 6.6%
Average Sales Price*	\$368,930	\$383,712	+ 4.0%	\$378,711	\$387,056	+ 2.2%
Median Sales Price*	\$341,075	\$336,900	- 1.2%	\$345,390	\$349,990	+ 1.3%
Percent of Original List Price Received*	95.0%	94.5%	- 0.5%	95.6%	94.8%	- 0.8%
Days on Market Until Sale	70	72	+ 2.9%	69	79	+ 14.5%
Inventory of Homes for Sale	1,490	1,474	- 1.1%	--	--	--
Months Supply of Inventory	6.0	5.3	- 11.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



+ 100.0%

+ 23.1%

- 54.2%

Change in
New Listings

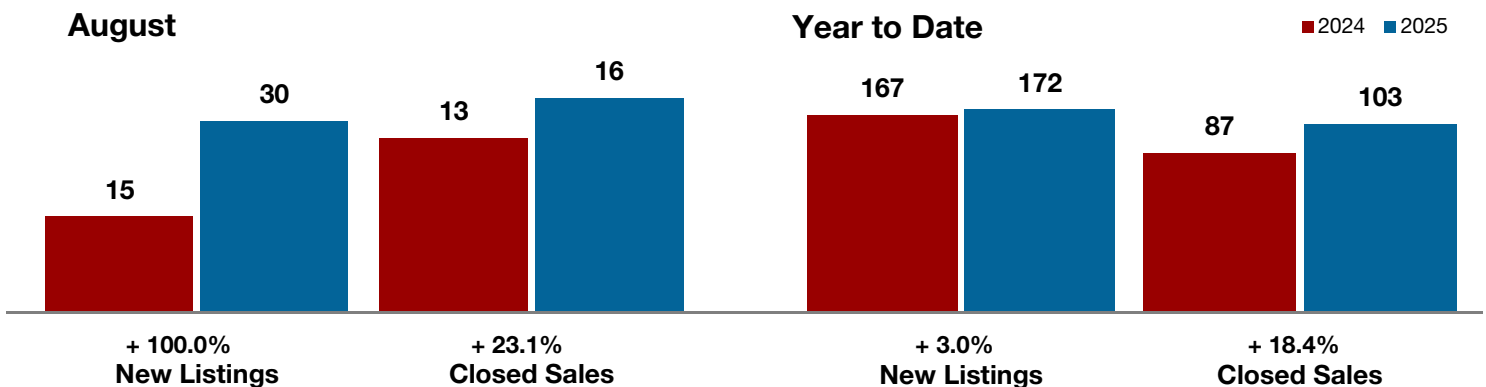
Change in
Closed Sales

Change in
Median Sales Price

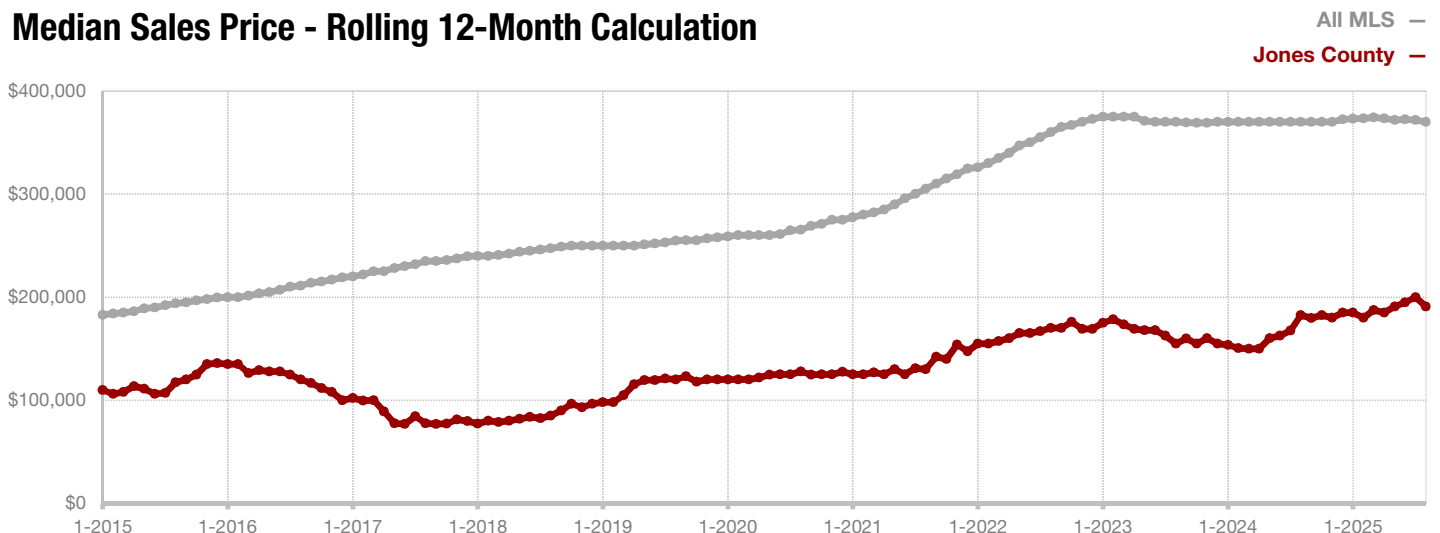
Jones County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	15	30	+ 100.0%	167	172	+ 3.0%
Pending Sales	5	15	+ 200.0%	91	113	+ 24.2%
Closed Sales	13	16	+ 23.1%	87	103	+ 18.4%
Average Sales Price*	\$226,877	\$205,393	- 9.5%	\$215,131	\$231,490	+ 7.6%
Median Sales Price*	\$240,000	\$110,000	- 54.2%	\$185,000	\$195,500	+ 5.7%
Percent of Original List Price Received*	96.8%	90.3%	- 6.7%	89.9%	90.1%	+ 0.2%
Days on Market Until Sale	62	109	+ 75.8%	82	90	+ 9.8%
Inventory of Homes for Sale	86	78	- 9.3%	--	--	--
Months Supply of Inventory	8.8	6.2	- 29.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



- 2.0%

- 6.5%

+ 2.3%

Change in
New Listings

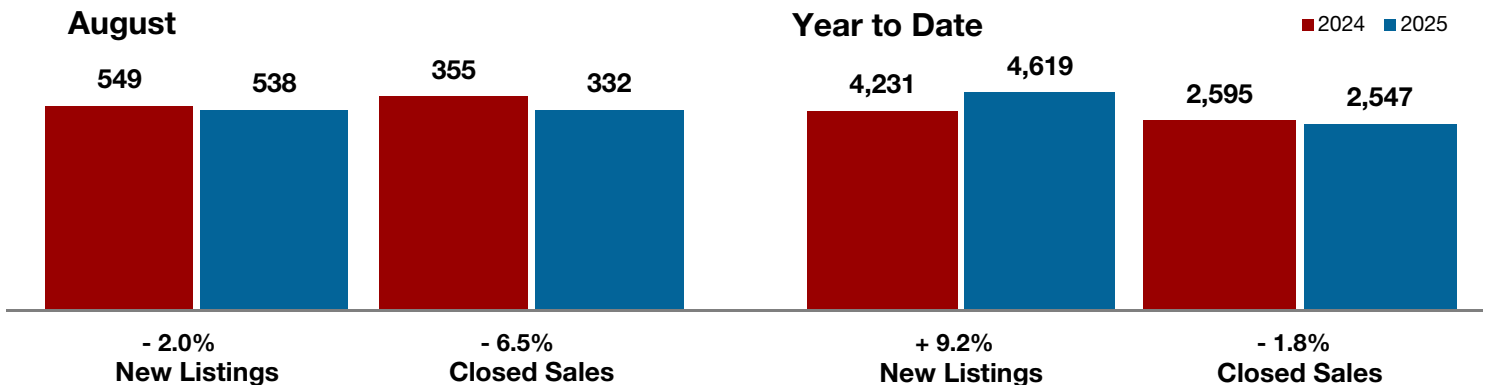
Change in
Closed Sales

Change in
Median Sales Price

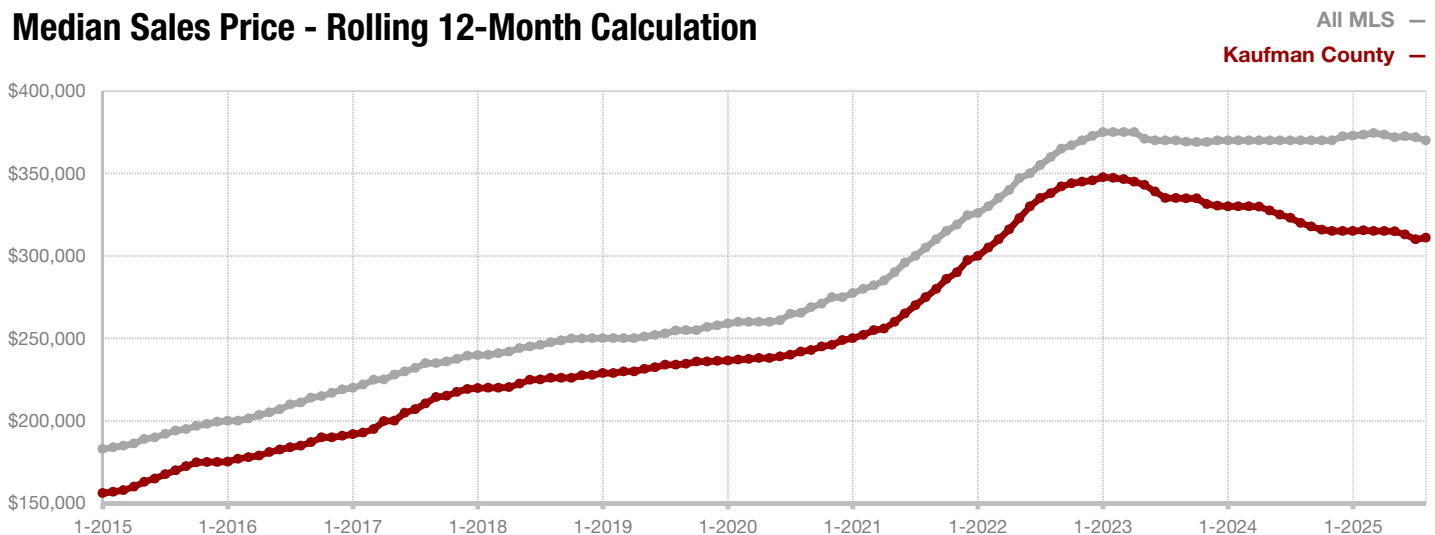
Kaufman County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	549	538	- 2.0%	4,231	4,619	+ 9.2%
Pending Sales	338	323	- 4.4%	2,731	2,705	- 1.0%
Closed Sales	355	332	- 6.5%	2,595	2,547	- 1.8%
Average Sales Price*	\$338,701	\$345,465	+ 2.0%	\$343,847	\$343,119	- 0.2%
Median Sales Price*	\$306,000	\$313,175	+ 2.3%	\$315,960	\$310,000	- 1.9%
Percent of Original List Price Received*	94.1%	93.2%	- 1.0%	94.1%	93.8%	- 0.3%
Days on Market Until Sale	63	73	+ 15.9%	66	76	+ 15.2%
Inventory of Homes for Sale	1,683	1,834	+ 9.0%	--	--	--
Months Supply of Inventory	5.4	5.8	+ 7.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



+ 20.6%

+ 10.8%

- 13.1%

Change in
New Listings

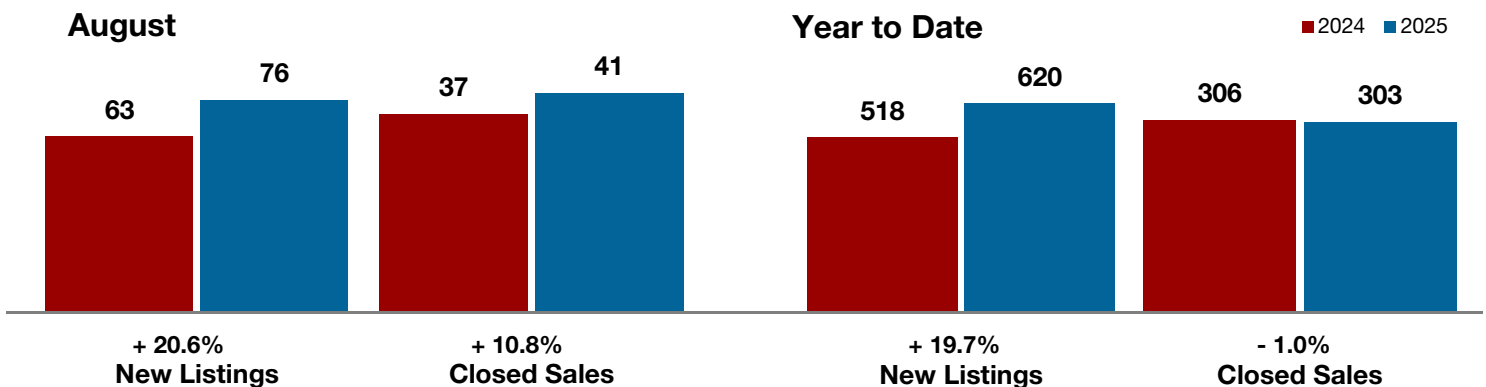
Change in
Closed Sales

Change in
Median Sales Price

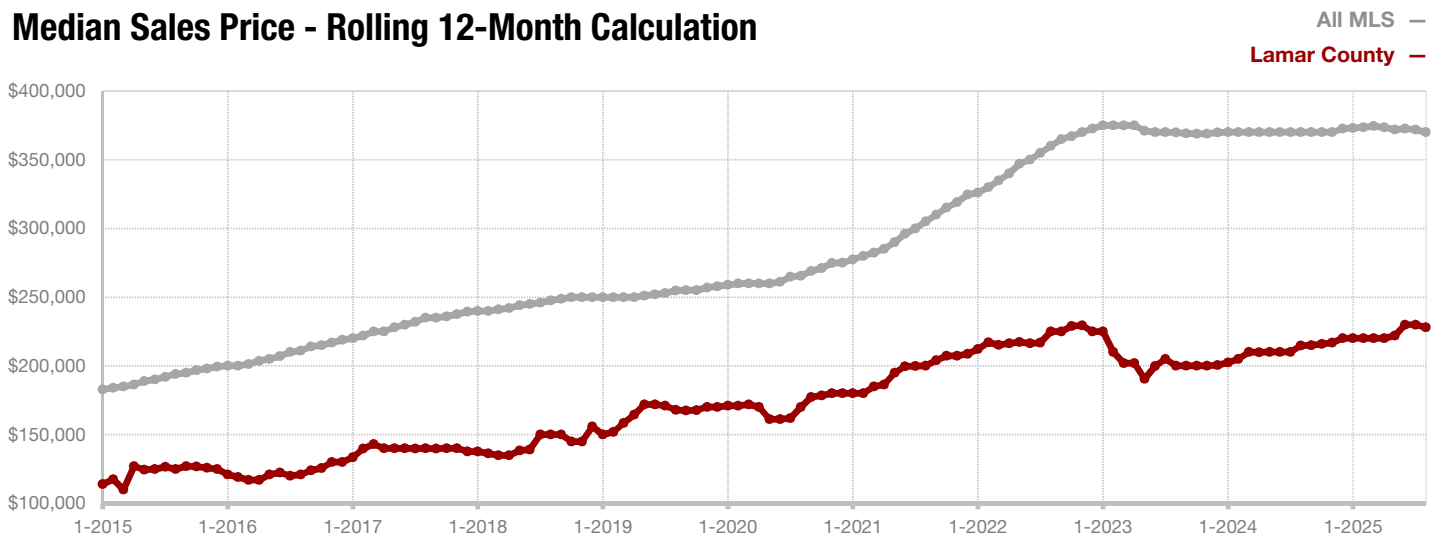
Lamar County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	63	76	+ 20.6%	518	620	+ 19.7%
Pending Sales	38	34	- 10.5%	314	315	+ 0.3%
Closed Sales	37	41	+ 10.8%	306	303	- 1.0%
Average Sales Price*	\$234,045	\$203,873	- 12.9%	\$248,679	\$249,271	+ 0.2%
Median Sales Price*	\$230,000	\$199,900	- 13.1%	\$216,890	\$222,000	+ 2.4%
Percent of Original List Price Received*	92.1%	89.4%	- 2.9%	91.6%	91.3%	- 0.3%
Days on Market Until Sale	46	79	+ 71.7%	60	77	+ 28.3%
Inventory of Homes for Sale	249	308	+ 23.7%	--	--	--
Months Supply of Inventory	6.9	8.3	+ 20.3%	--	--	--

* 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 – August 2025

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



+ 12.0%

- 50.0%

+ 13.9%

Change in
New Listings

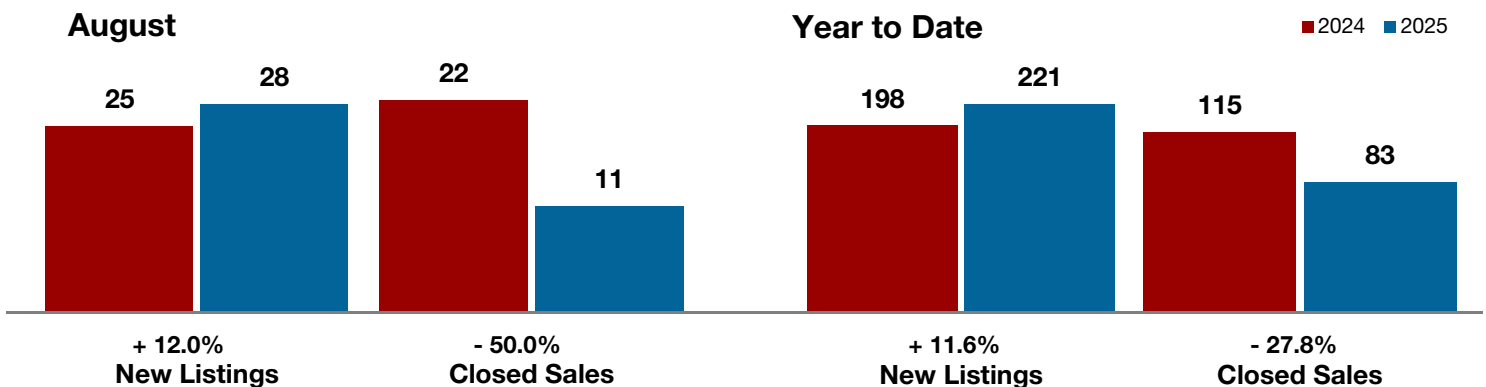
Change in
Closed Sales

Change in
Median Sales Price

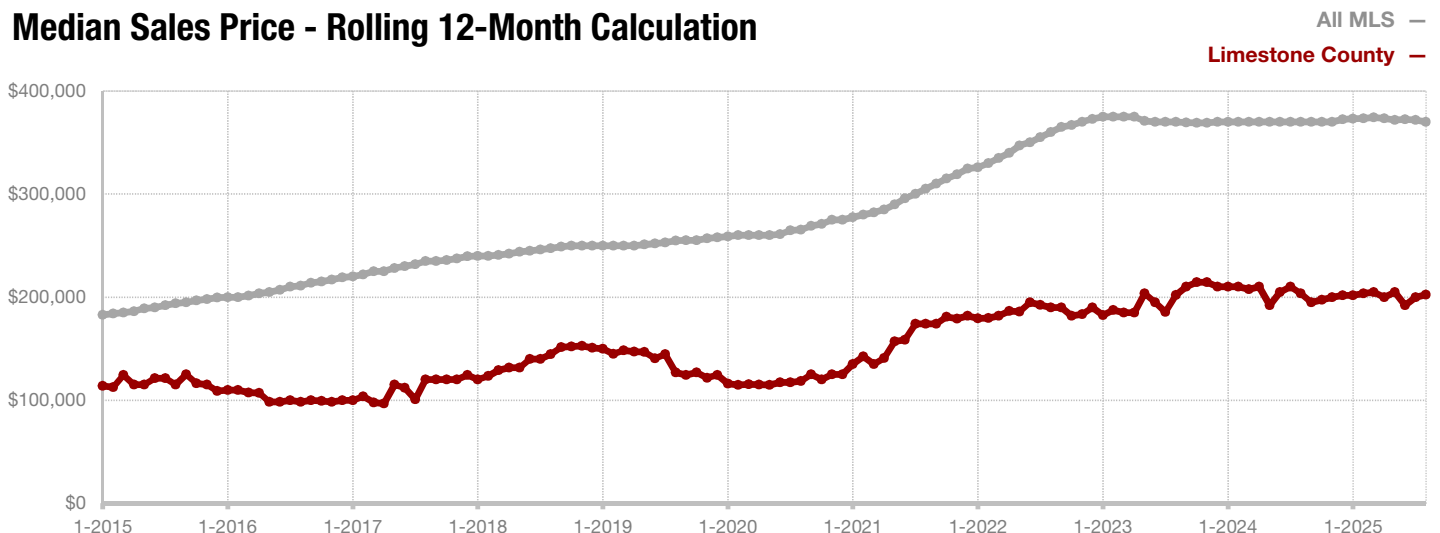
Limestone County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	25	28	+ 12.0%	198	221	+ 11.6%
Pending Sales	10	17	+ 70.0%	106	92	- 13.2%
Closed Sales	22	11	- 50.0%	115	83	- 27.8%
Average Sales Price*	\$181,282	\$293,741	+ 62.0%	\$239,947	\$305,144	+ 27.2%
Median Sales Price*	\$197,500	\$225,000	+ 13.9%	\$200,000	\$195,000	- 2.5%
Percent of Original List Price Received*	86.9%	93.9%	+ 8.1%	87.1%	88.4%	+ 1.5%
Days on Market Until Sale	66	87	+ 31.8%	92	120	+ 30.4%
Inventory of Homes for Sale	132	128	- 3.0%	--	--	--
Months Supply of Inventory	9.3	11.3	+ 21.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



- 25.5%

- 37.0%

- 34.3%

Change in
New Listings

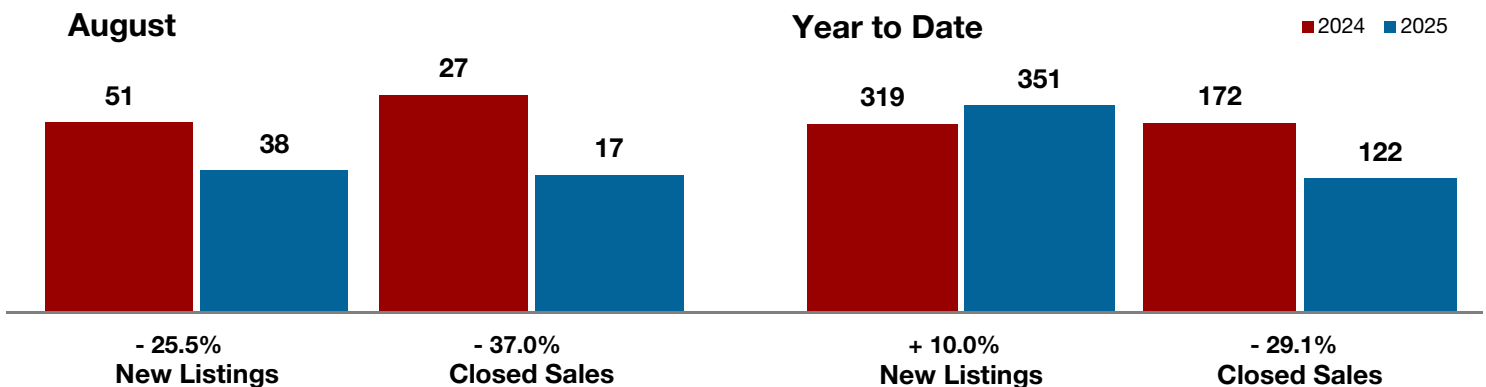
Change in
Closed Sales

Change in
Median Sales Price

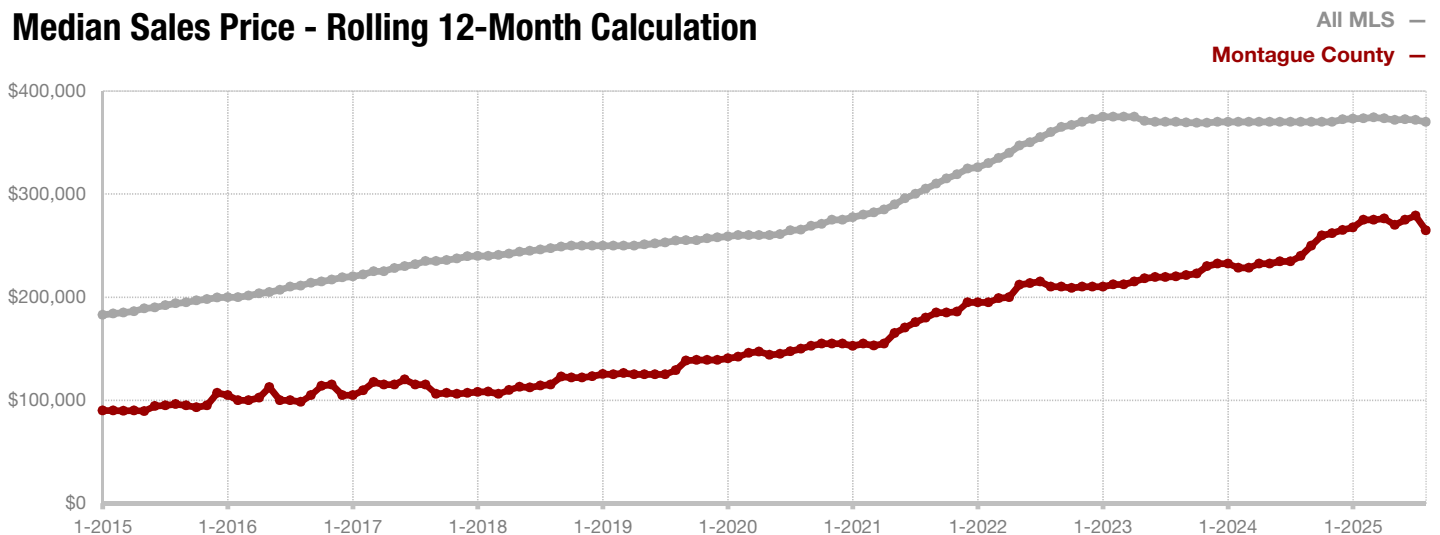
Montague County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	51	38	- 25.5%	319	351	+ 10.0%
Pending Sales	20	13	- 35.0%	180	125	- 30.6%
Closed Sales	27	17	- 37.0%	172	122	- 29.1%
Average Sales Price*	\$310,917	\$249,189	- 19.9%	\$334,747	\$330,362	- 1.3%
Median Sales Price*	\$289,000	\$190,000	- 34.3%	\$242,500	\$250,000	+ 3.1%
Percent of Original List Price Received*	91.5%	87.5%	- 4.4%	91.5%	91.9%	+ 0.4%
Days on Market Until Sale	90	135	+ 50.0%	80	114	+ 42.5%
Inventory of Homes for Sale	166	213	+ 28.3%	--	--	--
Months Supply of Inventory	7.7	14.0	+ 81.8%	--	--	--

* 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 – August 2025

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



+ 5.8%

- 8.1%

+ 10.6%

Change in
New Listings

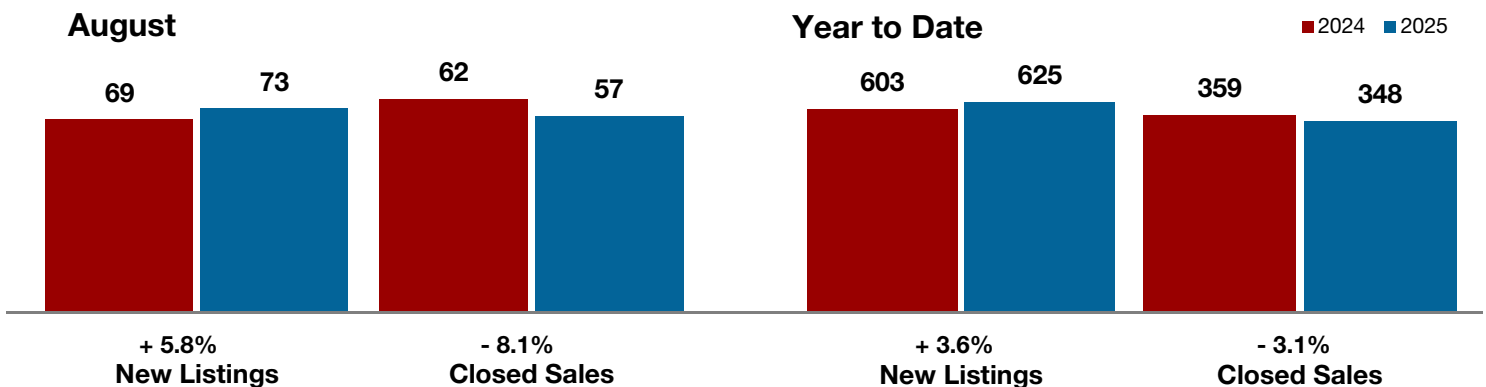
Change in
Closed Sales

Change in
Median Sales Price

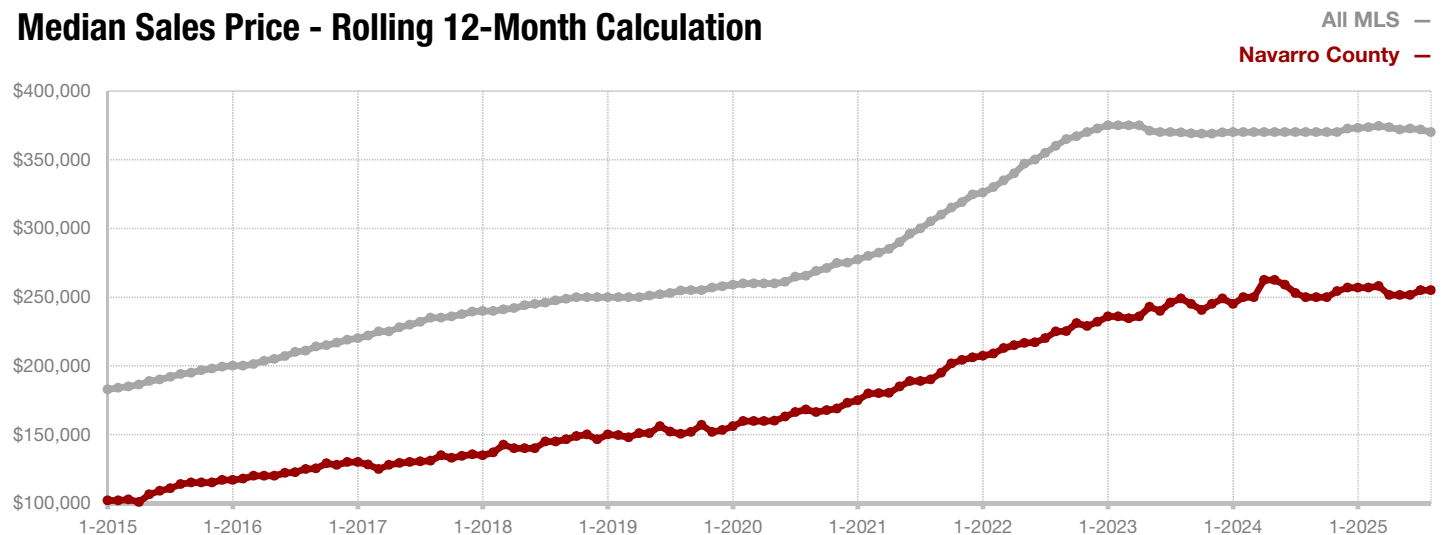
Navarro County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	69	73	+ 5.8%	603	625	+ 3.6%
Pending Sales	46	33	- 28.3%	374	362	- 3.2%
Closed Sales	62	57	- 8.1%	359	348	- 3.1%
Average Sales Price*	\$325,269	\$353,281	+ 8.6%	\$352,087	\$339,733	- 3.5%
Median Sales Price*	\$255,000	\$282,000	+ 10.6%	\$260,000	\$262,500	+ 1.0%
Percent of Original List Price Received*	92.4%	93.1%	+ 0.8%	93.7%	92.6%	- 1.2%
Days on Market Until Sale	74	63	- 14.9%	68	83	+ 22.1%
Inventory of Homes for Sale	270	284	+ 5.2%	--	--	--
Months Supply of Inventory	6.5	7.2	+ 10.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



Nolan County

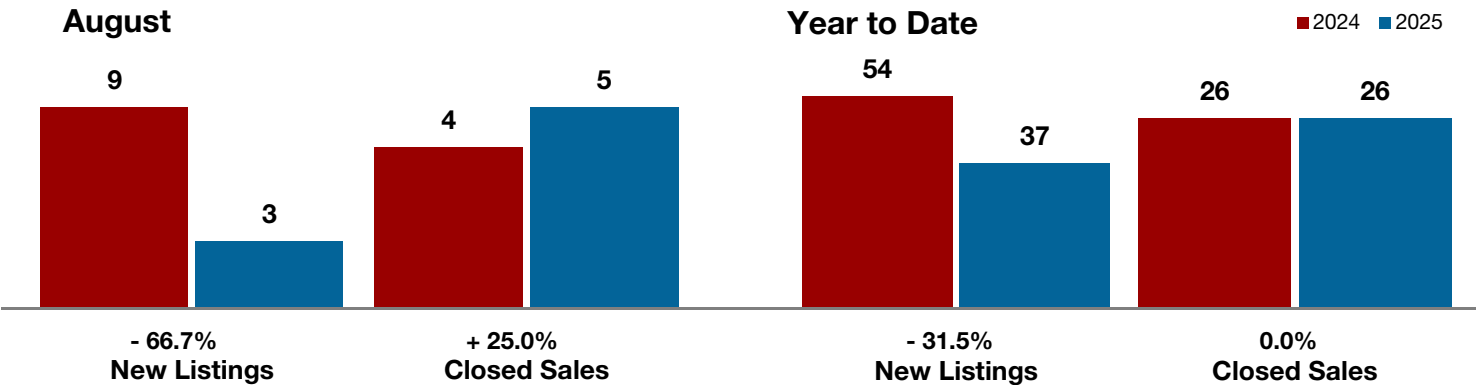
- 66.7% + 25.0% + 223.6%

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

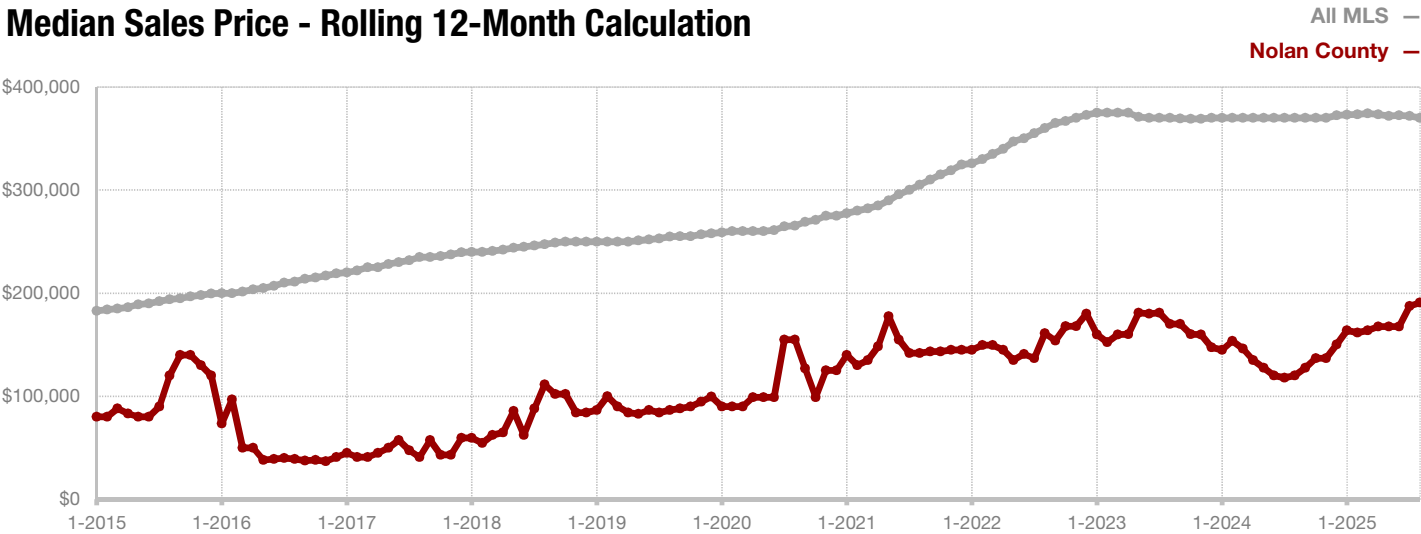
August Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	9	3	- 66.7%	54	37	- 31.5%
Pending Sales	6	3	- 50.0%	31	26	- 16.1%
Closed Sales	4	5	+ 25.0%	26	26	0.0%
Average Sales Price*	\$165,750	\$454,320	+ 174.1%	\$141,525	\$213,323	+ 50.7%
Median Sales Price*	\$167,500	\$542,000	+ 223.6%	\$119,000	\$162,500	+ 36.6%
Percent of Original List Price Received*	92.6%	95.3%	+ 2.9%	91.5%	88.8%	- 3.0%
Days on Market Until Sale	168	108	- 35.7%	95	88	- 7.4%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	7.4	4.8	- 35.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



- 12.1%

- 4.4%

+ 15.4%

Change in
New Listings

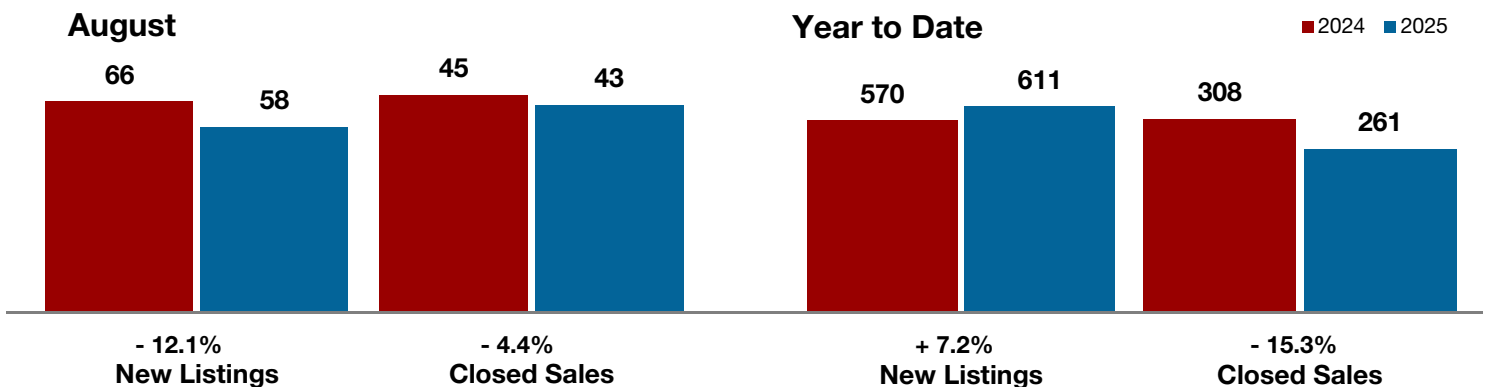
Change in
Closed Sales

Change in
Median Sales Price

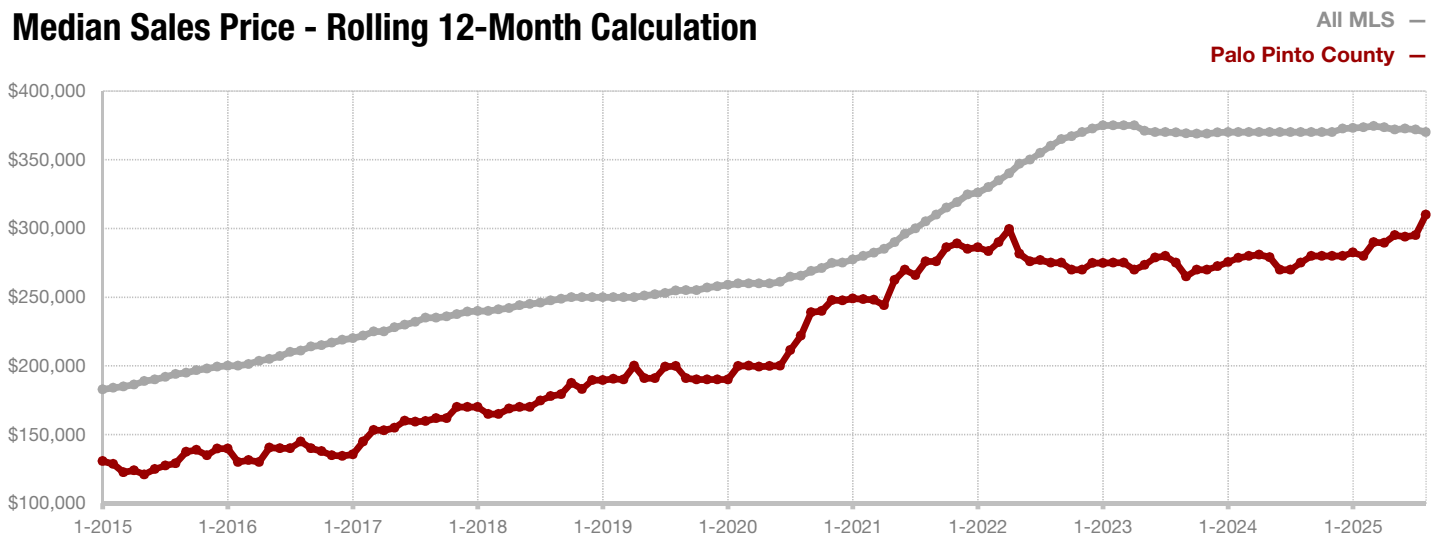
Palo Pinto County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	66	58	- 12.1%	570	611	+ 7.2%
Pending Sales	36	30	- 16.7%	322	259	- 19.6%
Closed Sales	45	43	- 4.4%	308	261	- 15.3%
Average Sales Price*	\$549,543	\$579,010	+ 5.4%	\$504,877	\$549,899	+ 8.9%
Median Sales Price*	\$259,900	\$300,000	+ 15.4%	\$275,000	\$300,000	+ 9.1%
Percent of Original List Price Received*	87.1%	90.6%	+ 4.0%	89.5%	91.5%	+ 2.2%
Days on Market Until Sale	91	83	- 8.8%	92	96	+ 4.3%
Inventory of Homes for Sale	306	369	+ 20.6%	--	--	--
Months Supply of Inventory	8.7	11.9	+ 36.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



- 10.5%

+ 7.8%

+ 3.2%

Change in
New Listings

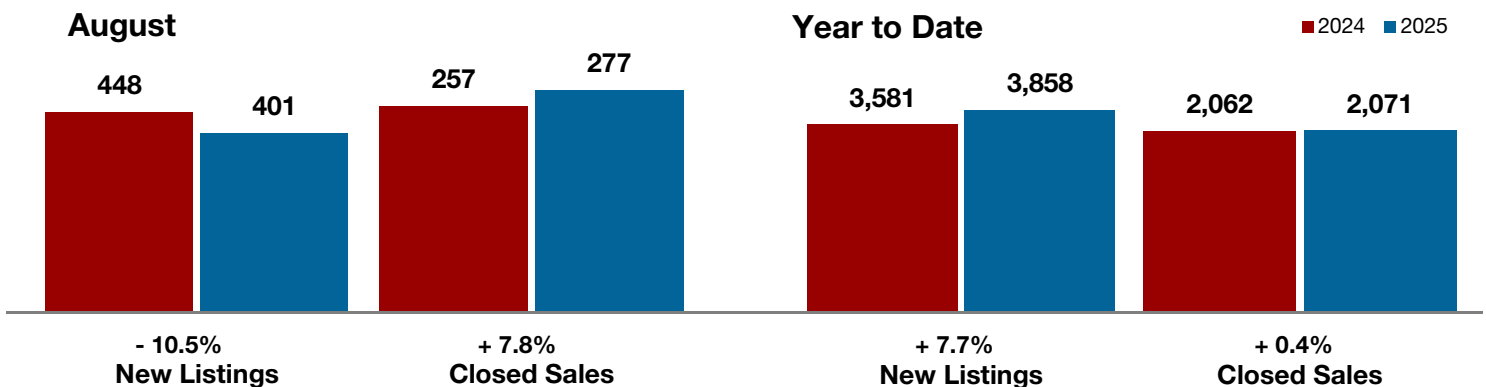
Change in
Closed Sales

Change in
Median Sales Price

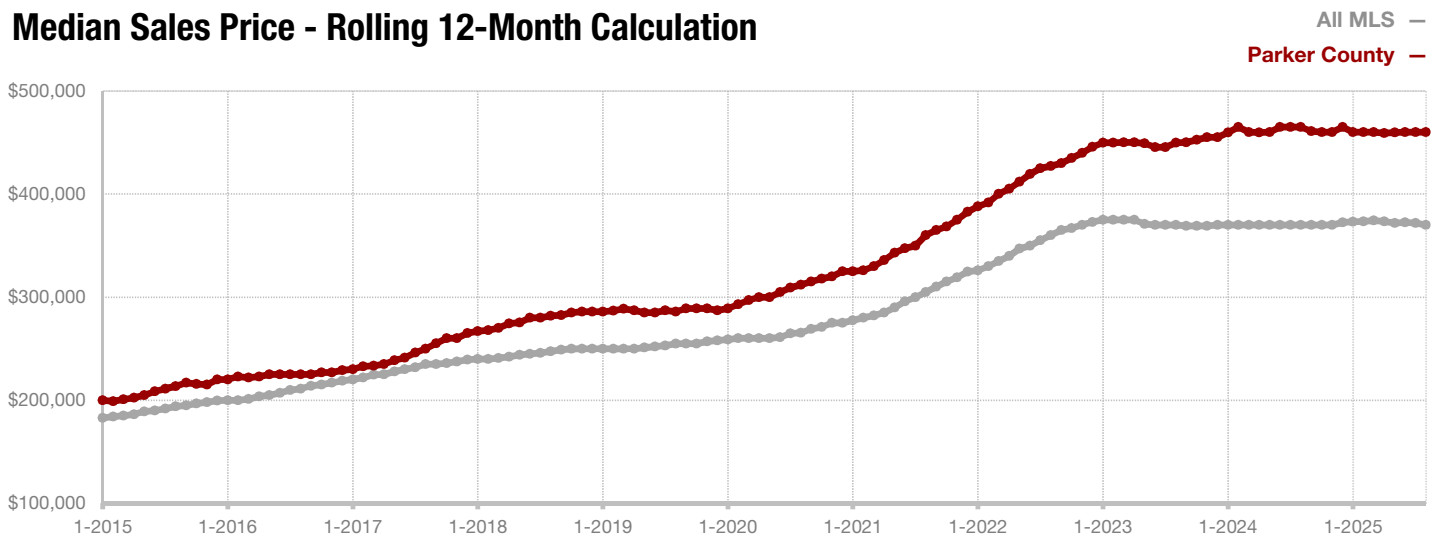
Parker County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	448	401	- 10.5%	3,581	3,858	+ 7.7%
Pending Sales	256	214	- 16.4%	2,155	2,127	- 1.3%
Closed Sales	257	277	+ 7.8%	2,062	2,071	+ 0.4%
Average Sales Price*	\$517,948	\$533,286	+ 3.0%	\$508,868	\$512,934	+ 0.8%
Median Sales Price*	\$465,000	\$479,900	+ 3.2%	\$467,600	\$465,000	- 0.6%
Percent of Original List Price Received*	94.5%	93.9%	- 0.6%	95.4%	94.9%	- 0.5%
Days on Market Until Sale	65	86	+ 32.3%	82	82	0.0%
Inventory of Homes for Sale	1,458	1,582	+ 8.5%	--	--	--
Months Supply of Inventory	6.0	6.4	+ 6.7%	--	--	--

* 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 – August 2025

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



+ 44.4%

+ 33.3%

+ 25.5%

Change in
New Listings

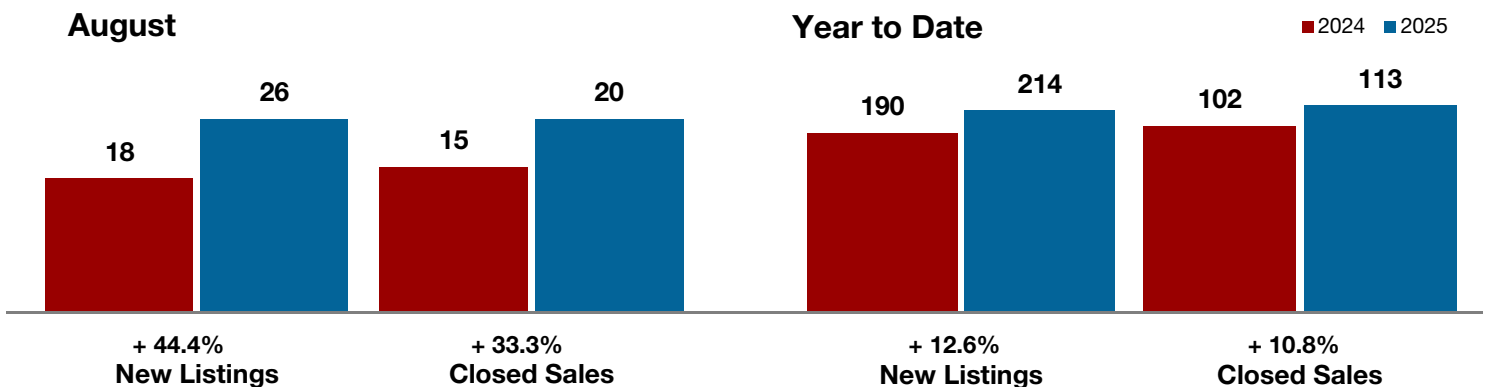
Change in
Closed Sales

Change in
Median Sales Price

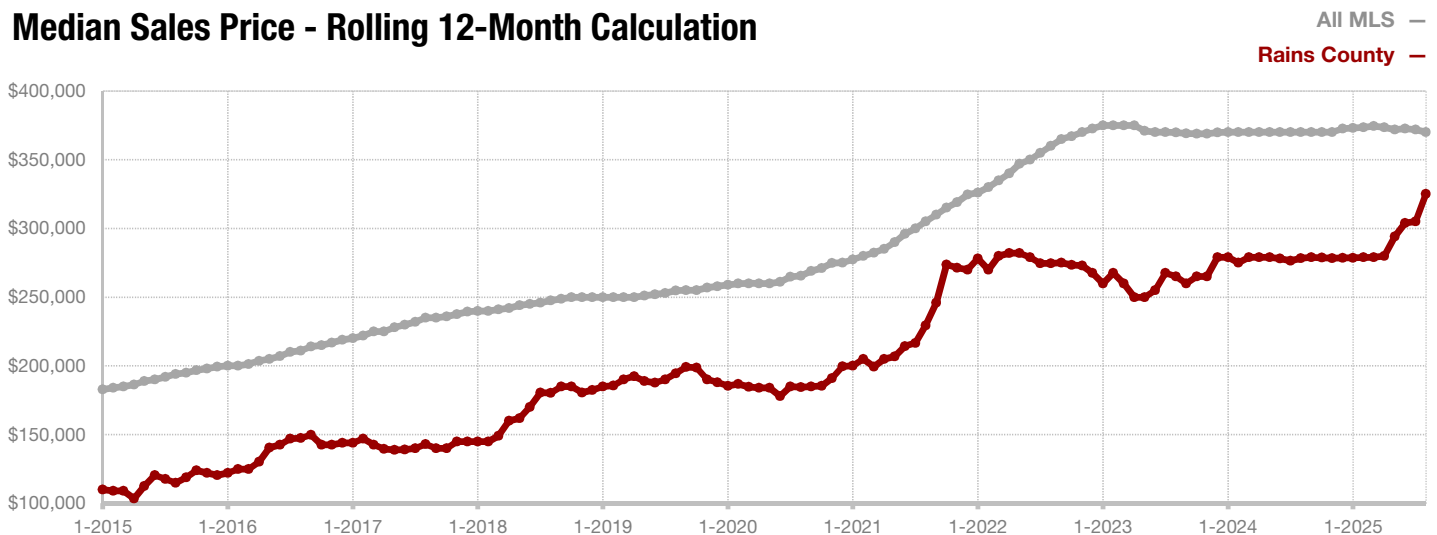
Rains County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	18	26	+ 44.4%	190	214	+ 12.6%
Pending Sales	5	10	+ 100.0%	103	110	+ 6.8%
Closed Sales	15	20	+ 33.3%	102	113	+ 10.8%
Average Sales Price*	\$364,120	\$347,723	- 4.5%	\$347,121	\$362,956	+ 4.6%
Median Sales Price*	\$260,000	\$326,250	+ 25.5%	\$278,250	\$325,000	+ 16.8%
Percent of Original List Price Received*	92.4%	93.3%	+ 1.0%	91.0%	92.9%	+ 2.1%
Days on Market Until Sale	81	99	+ 22.2%	102	101	- 1.0%
Inventory of Homes for Sale	105	124	+ 18.1%	--	--	--
Months Supply of Inventory	9.5	10.3	+ 8.4%	--	--	--

* 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 – August 2025

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



- 12.5%

- 17.7%

+ 7.5%

Change in
New Listings

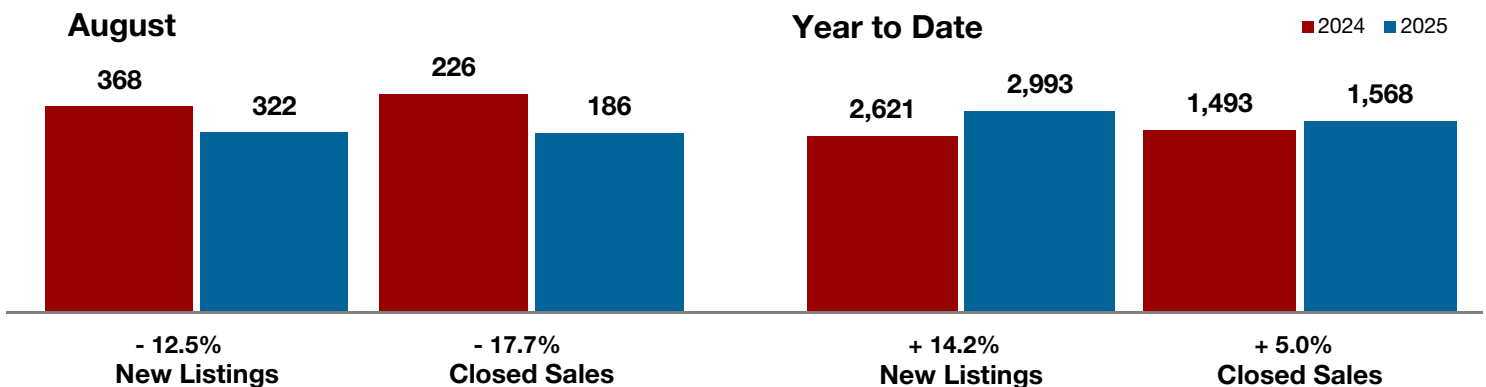
Change in
Closed Sales

Change in
Median Sales Price

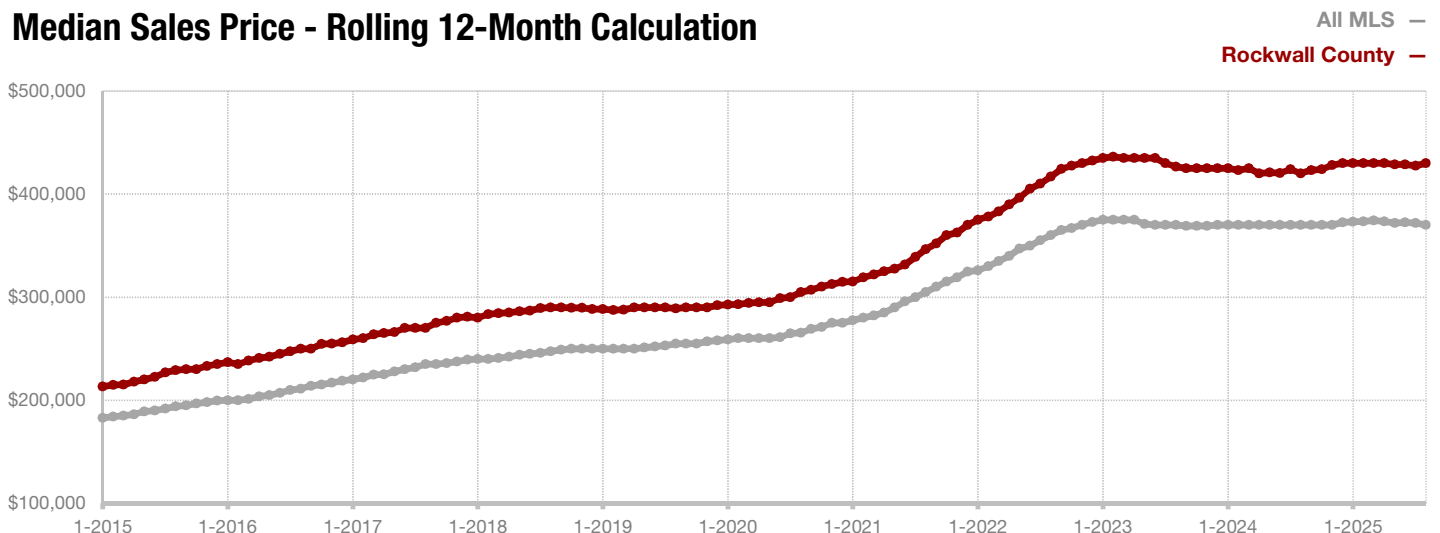
Rockwall County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	368	322	- 12.5%	2,621	2,993	+ 14.2%
Pending Sales	214	204	- 4.7%	1,587	1,665	+ 4.9%
Closed Sales	226	186	- 17.7%	1,493	1,568	+ 5.0%
Average Sales Price*	\$497,421	\$515,042	+ 3.5%	\$506,710	\$513,565	+ 1.4%
Median Sales Price*	\$418,500	\$450,000	+ 7.5%	\$425,000	\$425,000	0.0%
Percent of Original List Price Received*	93.7%	93.6%	- 0.1%	94.8%	93.5%	- 1.4%
Days on Market Until Sale	58	74	+ 27.6%	63	79	+ 25.4%
Inventory of Homes for Sale	1,083	1,289	+ 19.0%	--	--	--
Months Supply of Inventory	5.9	6.5	+ 10.2%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



Shackelford County

+ 50.0%

Change in
New Listings

+ 50.0%

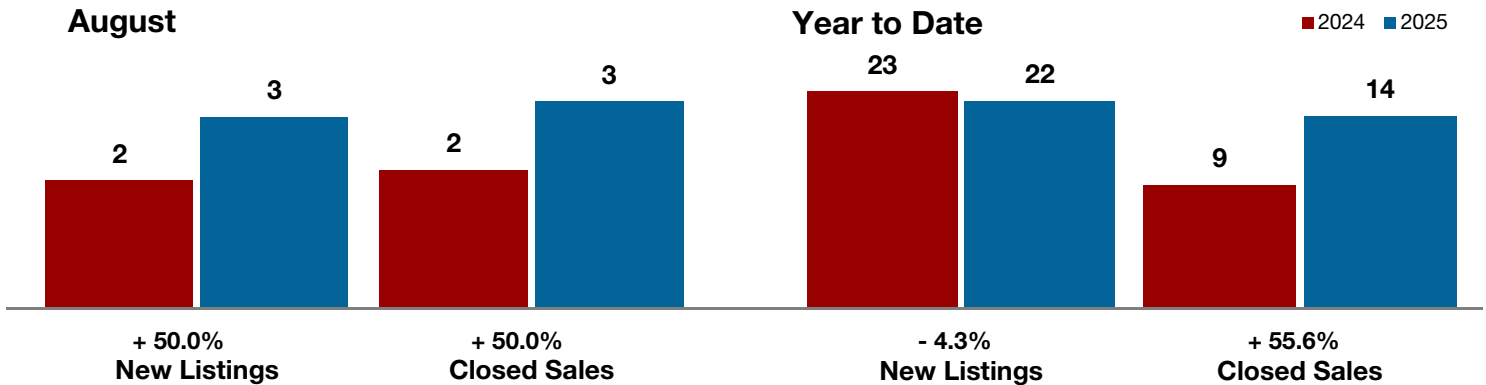
Change in
Closed Sales

- 76.7%

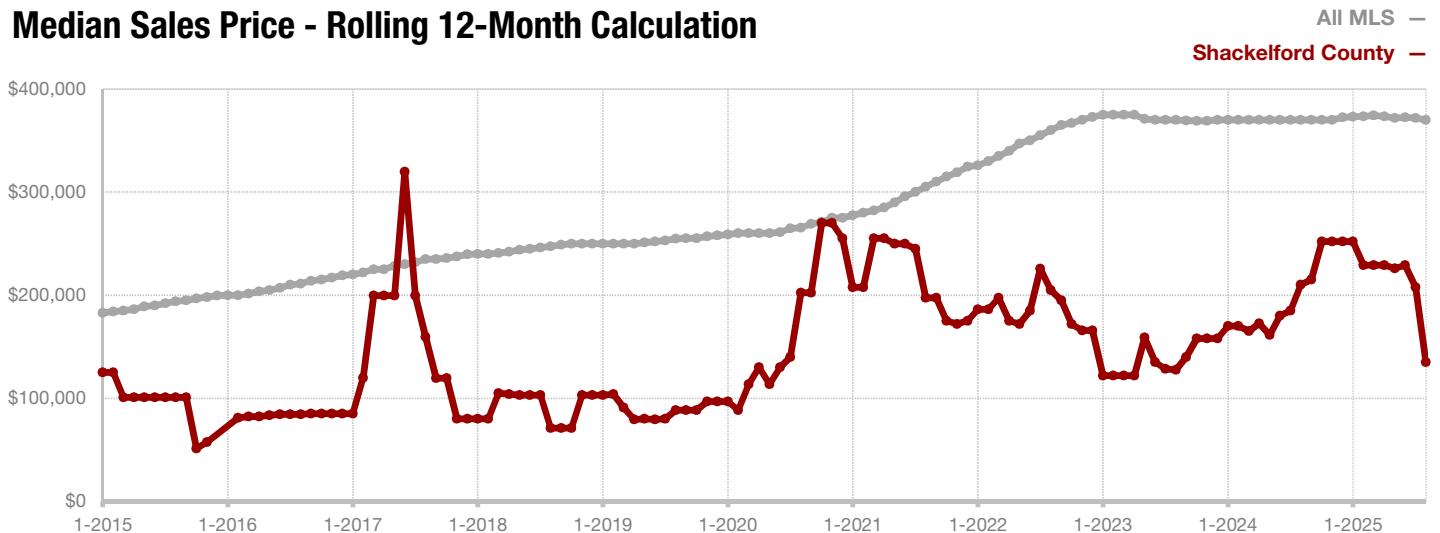
Change in
Median Sales Price

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2	3	+ 50.0%	23	22	- 4.3%
Pending Sales	1	1	0.0%	11	14	+ 27.3%
Closed Sales	2	3	+ 50.0%	9	14	+ 55.6%
Average Sales Price*	\$334,250	\$167,667	- 49.8%	\$258,204	\$182,173	- 29.4%
Median Sales Price*	\$334,250	\$78,000	- 76.7%	\$229,000	\$131,713	- 42.5%
Percent of Original List Price Received*	87.6%	82.5%	- 5.8%	87.7%	83.9%	- 4.3%
Days on Market Until Sale	97	43	- 55.7%	81	116	+ 43.2%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	7.1	8.8	+ 23.9%	--	--	--

* 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 – August 2025

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



+ 9.1%

- 10.7%

- 5.9%

Change in
New Listings

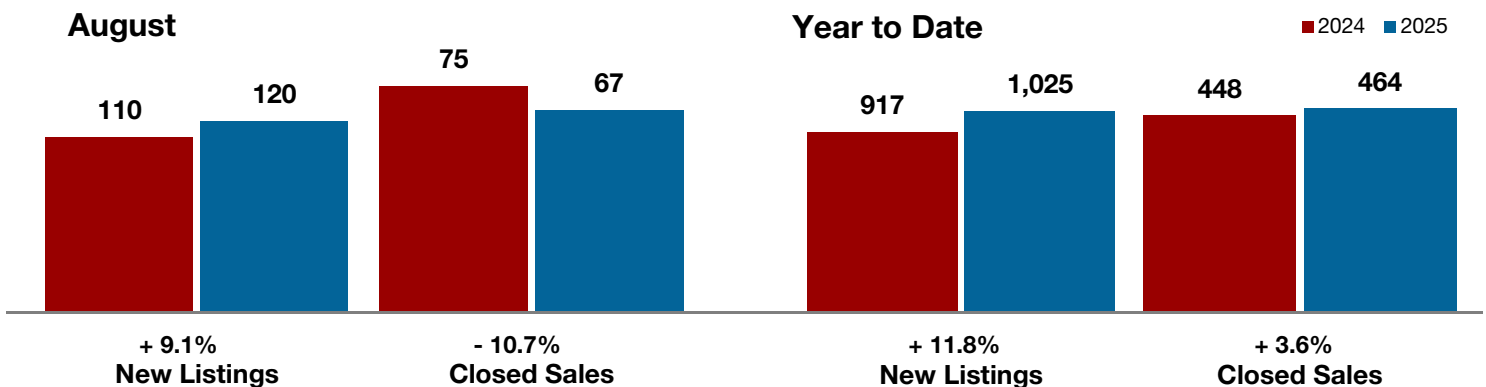
Change in
Closed Sales

Change in
Median Sales Price

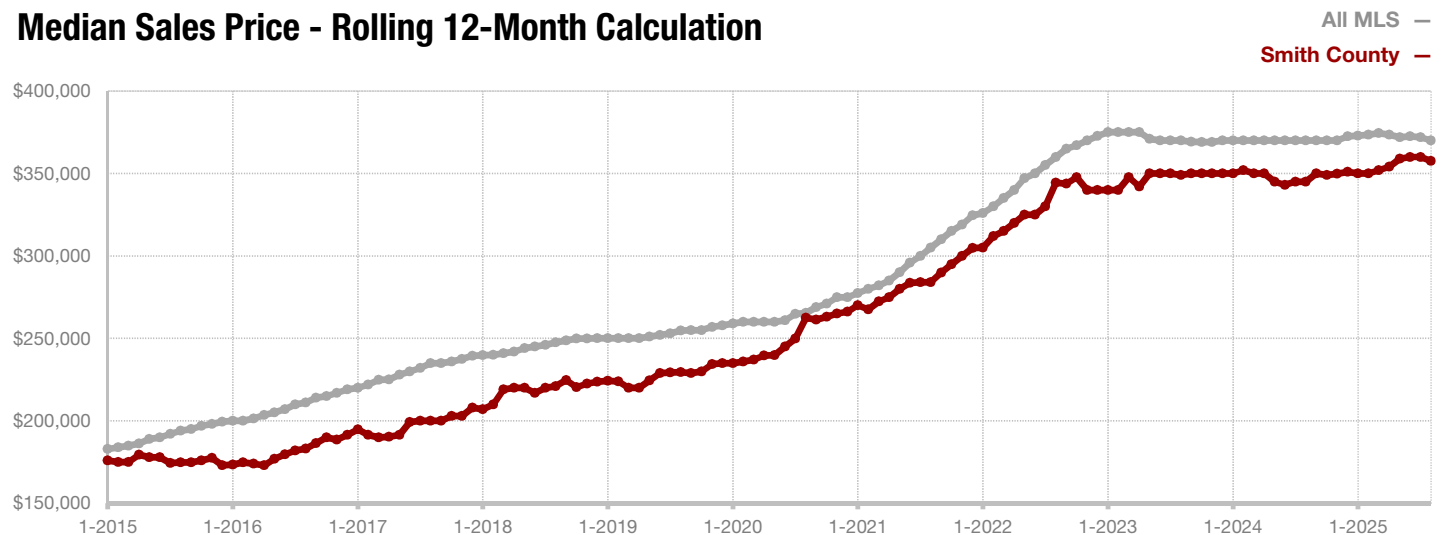
Smith County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	110	120	+ 9.1%	917	1,025	+ 11.8%
Pending Sales	75	49	- 34.7%	475	485	+ 2.1%
Closed Sales	75	67	- 10.7%	448	464	+ 3.6%
Average Sales Price*	\$396,714	\$407,234	+ 2.7%	\$435,106	\$438,850	+ 0.9%
Median Sales Price*	\$340,000	\$320,000	- 5.9%	\$340,000	\$350,000	+ 2.9%
Percent of Original List Price Received*	93.2%	92.6%	- 0.6%	94.2%	94.1%	- 0.1%
Days on Market Until Sale	69	62	- 10.1%	71	76	+ 7.0%
Inventory of Homes for Sale	412	447	+ 8.5%	--	--	--
Months Supply of Inventory	7.5	8.0	+ 6.7%	--	--	--

* 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 – August 2025

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



- 21.4%

- 66.7%

- 3.5%

Change in
New Listings

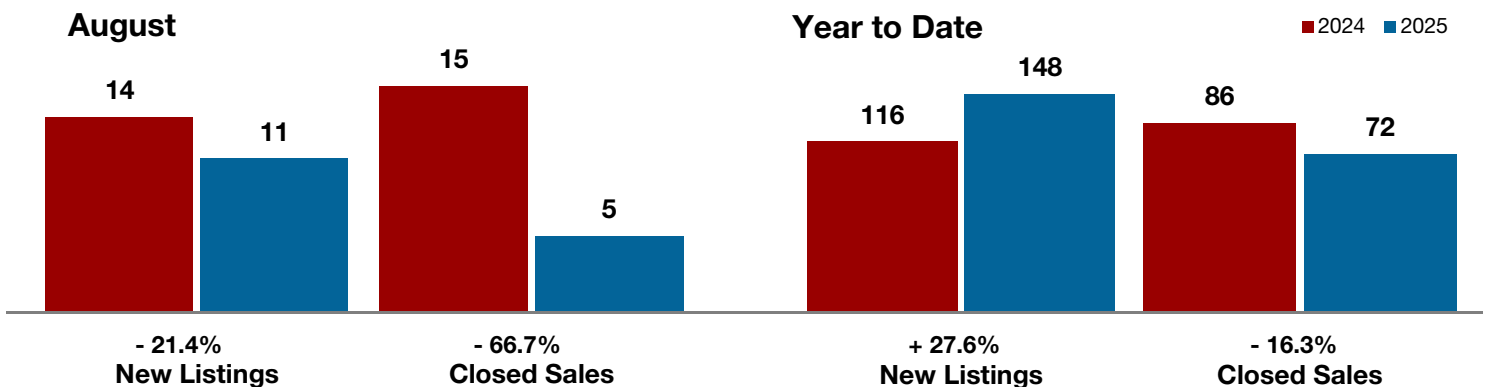
Change in
Closed Sales

Change in
Median Sales Price

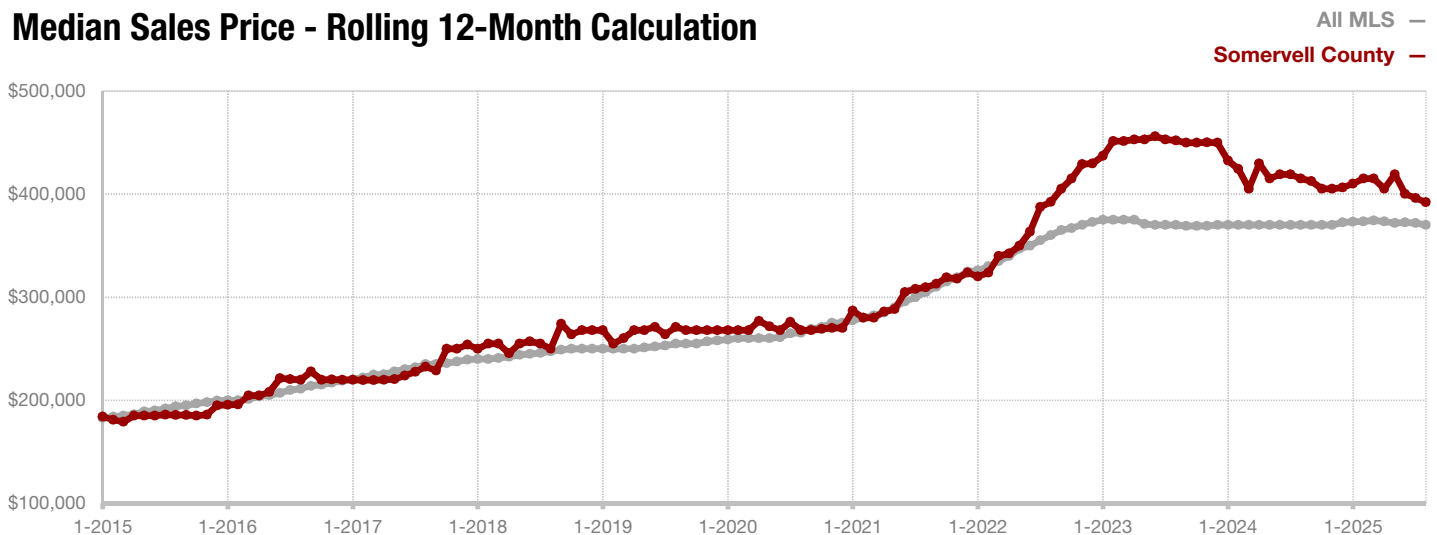
Somervell County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	14	11	- 21.4%	116	148	+ 27.6%
Pending Sales	8	10	+ 25.0%	82	76	- 7.3%
Closed Sales	15	5	- 66.7%	86	72	- 16.3%
Average Sales Price*	\$458,357	\$440,400	- 3.9%	\$479,217	\$451,714	- 5.7%
Median Sales Price*	\$425,000	\$410,000	- 3.5%	\$419,500	\$401,225	- 4.4%
Percent of Original List Price Received*	92.8%	92.2%	- 0.6%	92.9%	95.9%	+ 3.2%
Days on Market Until Sale	91	88	- 3.3%	122	79	- 35.2%
Inventory of Homes for Sale	51	73	+ 43.1%	--	--	--
Months Supply of Inventory	5.7	8.8	+ 54.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



+ 28.6%

- 25.0%

- 52.1%

Change in
New Listings

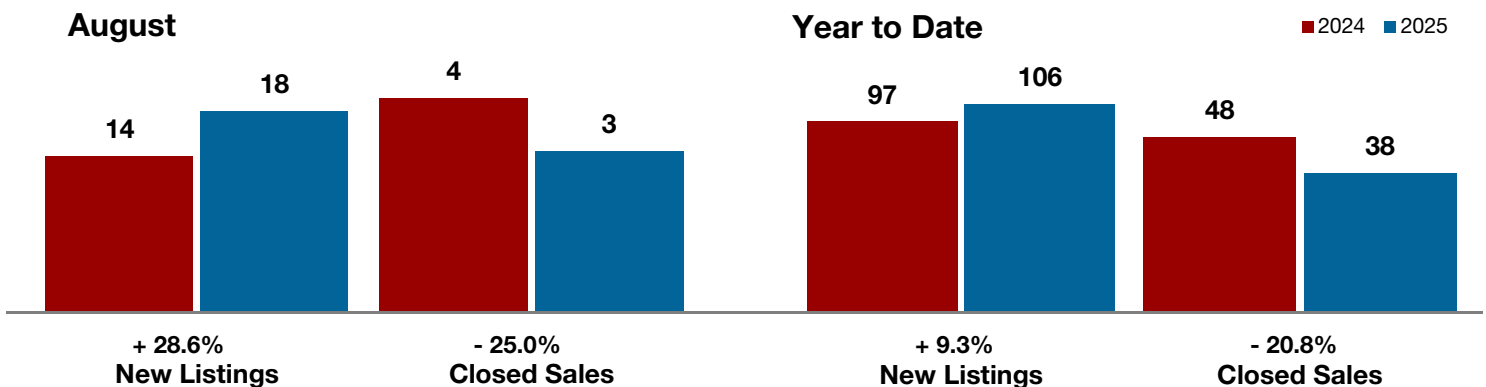
Change in
Closed Sales

Change in
Median Sales Price

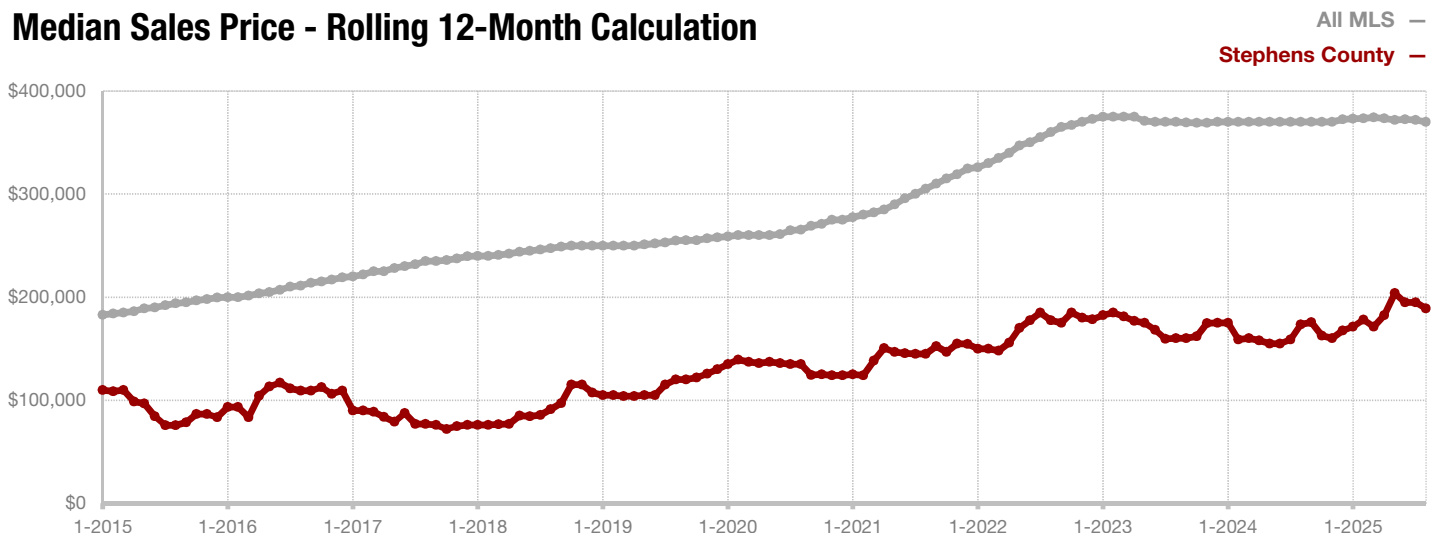
Stephens County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	14	18	+ 28.6%	97	106	+ 9.3%
Pending Sales	5	9	+ 80.0%	49	44	- 10.2%
Closed Sales	4	3	- 25.0%	48	38	- 20.8%
Average Sales Price*	\$423,500	\$151,667	- 64.2%	\$221,885	\$244,068	+ 10.0%
Median Sales Price*	\$282,000	\$135,000	- 52.1%	\$156,500	\$190,000	+ 21.4%
Percent of Original List Price Received*	86.3%	75.1%	- 13.0%	87.8%	88.6%	+ 0.9%
Days on Market Until Sale	131	437	+ 233.6%	114	135	+ 18.4%
Inventory of Homes for Sale	66	78	+ 18.2%	--	--	--
Months Supply of Inventory	11.2	14.2	+ 26.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



+ 100.0%

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Stonewall County

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

August

Year to Date

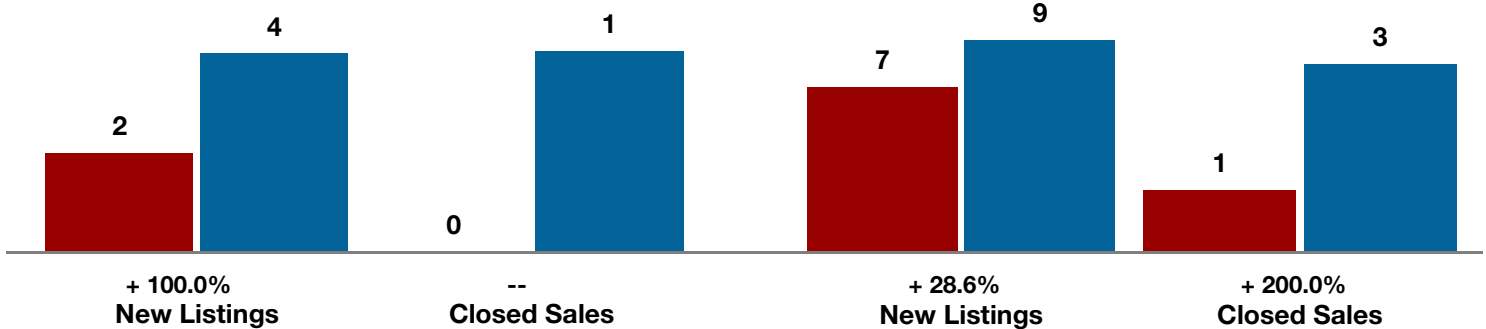
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2	4	+ 100.0%	7	9	+ 28.6%
Pending Sales	0	2	--	1	3	+ 200.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Average Sales Price*	--	\$120,000	--	\$152,000	\$118,399	- 22.1%
Median Sales Price*	--	\$120,000	--	\$152,000	\$120,000	- 21.1%
Percent of Original List Price Received*	--	100.0%	--	82.2%	87.4%	+ 6.3%
Days on Market Until Sale	--	10	--	10	133	+ 1230.0%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	6.0	4.3	- 28.3%	--	--	--

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August

Year to Date

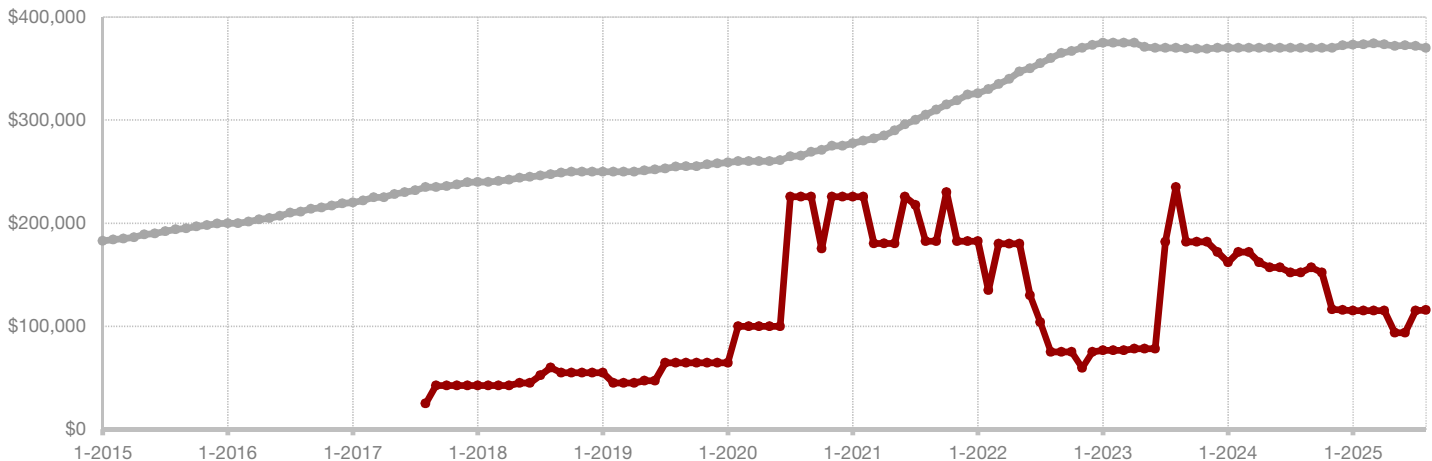
■ 2024 ■ 2025



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – August 2025

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



- 9.9%

- 0.7%

+ 1.4%

Change in
New Listings

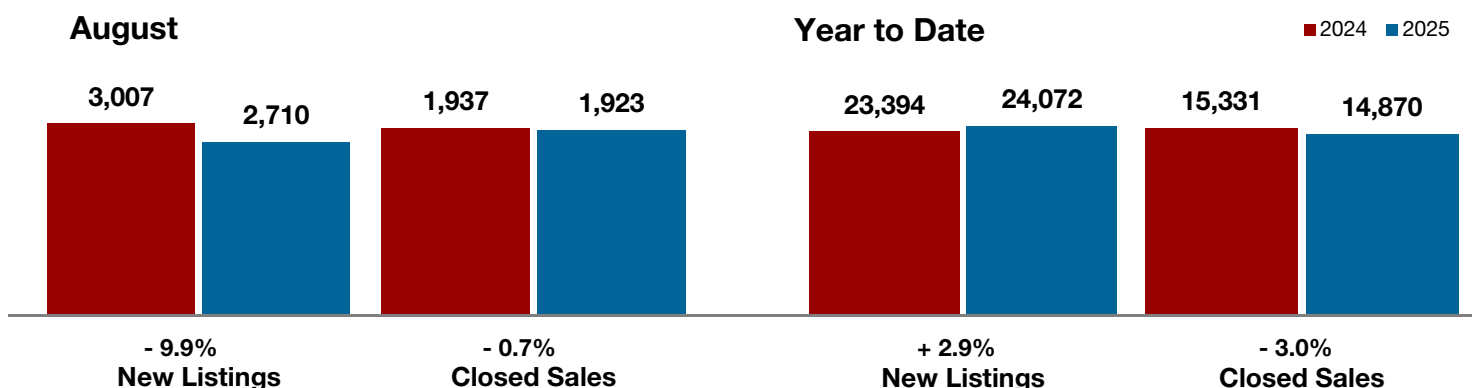
Change in
Closed Sales

Change in
Median Sales Price

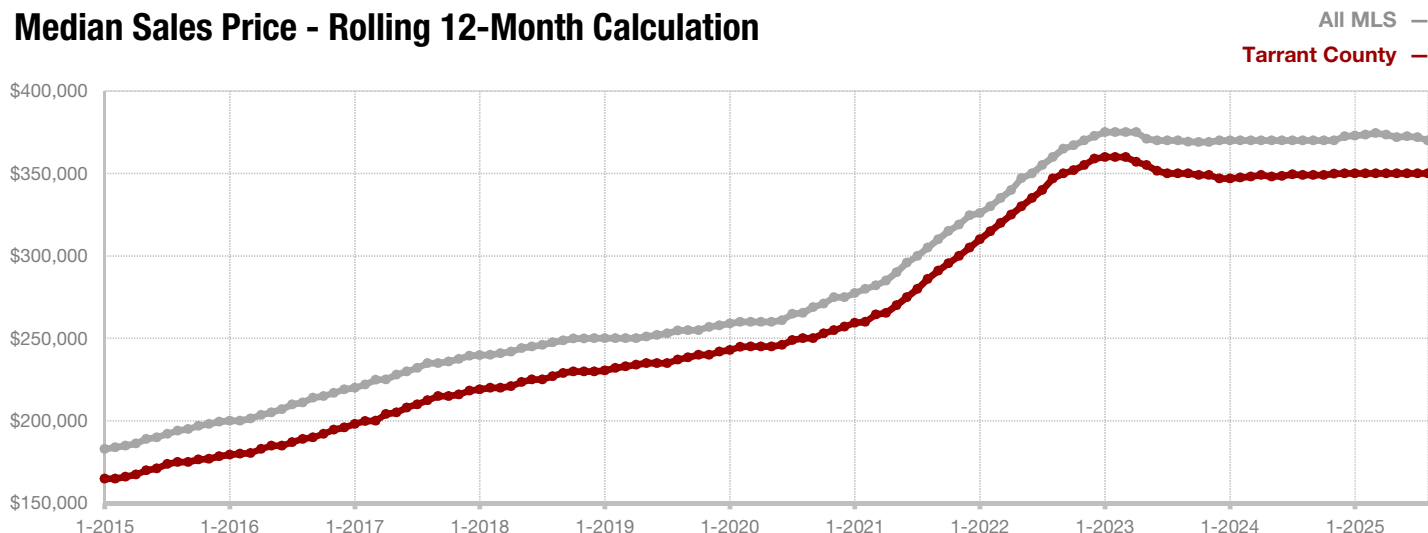
Tarrant County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	3,007	2,710	- 9.9%	23,394	24,072	+ 2.9%
Pending Sales	1,792	1,741	- 2.8%	15,862	15,524	- 2.1%
Closed Sales	1,937	1,923	- 0.7%	15,331	14,870	- 3.0%
Average Sales Price*	\$432,622	\$450,869	+ 4.2%	\$437,519	\$441,487	+ 0.9%
Median Sales Price*	\$345,000	\$350,000	+ 1.4%	\$350,000	\$350,000	0.0%
Percent of Original List Price Received*	95.6%	95.3%	- 0.3%	96.6%	95.8%	- 0.8%
Days on Market Until Sale	41	48	+ 17.1%	44	51	+ 15.9%
Inventory of Homes for Sale	6,948	7,229	+ 4.0%	--	--	--
Months Supply of Inventory	3.8	4.0	+ 5.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



- 3.4%

+ 35.6%

+ 10.1%

Change in
New Listings

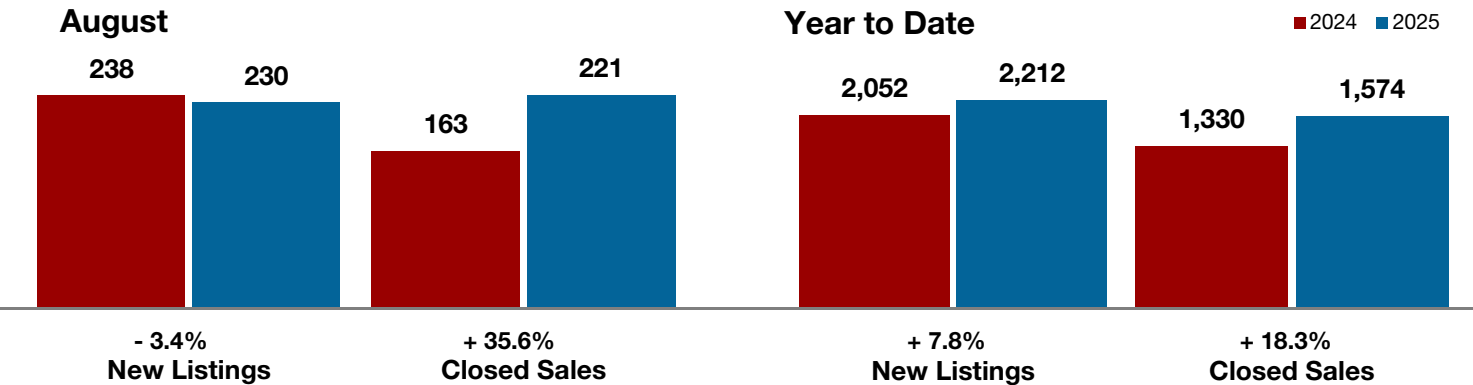
Change in
Closed Sales

Change in
Median Sales Price

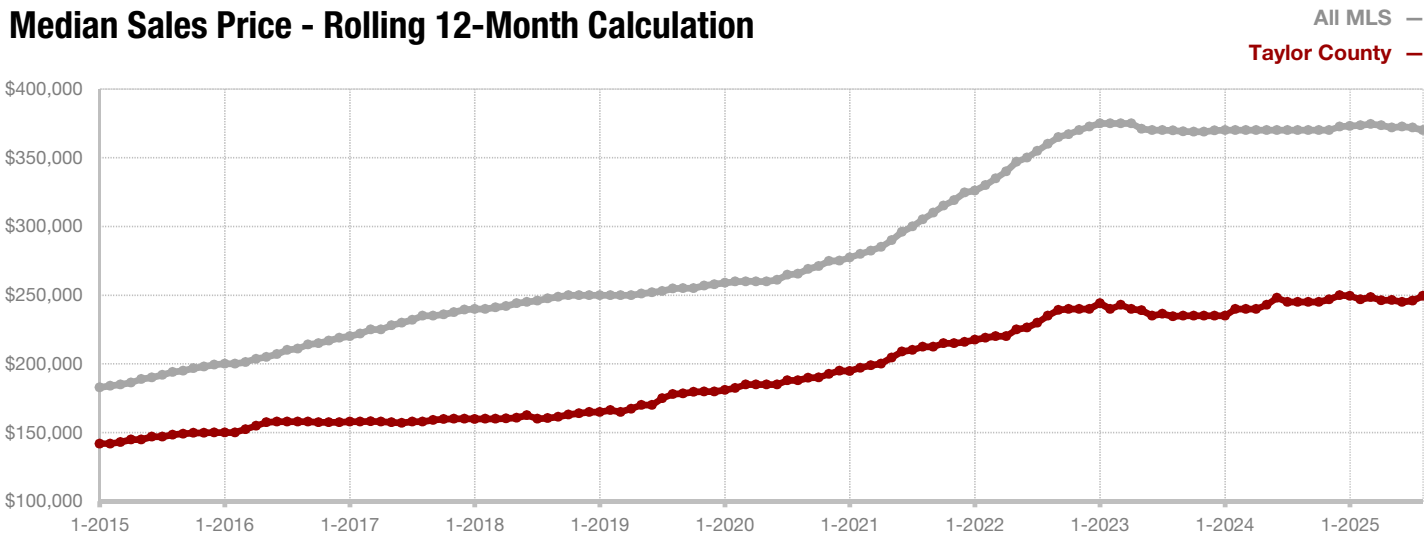
Taylor County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	238	230	- 3.4%	2,052	2,212	+ 7.8%
Pending Sales	154	199	+ 29.2%	1,419	1,681	+ 18.5%
Closed Sales	163	221	+ 35.6%	1,330	1,574	+ 18.3%
Average Sales Price*	\$277,043	\$294,097	+ 6.2%	\$278,229	\$284,120	+ 2.1%
Median Sales Price*	\$240,750	\$265,000	+ 10.1%	\$249,900	\$248,900	- 0.4%
Percent of Original List Price Received*	94.2%	95.7%	+ 1.6%	95.3%	96.0%	+ 0.7%
Days on Market Until Sale	65	48	- 26.2%	60	59	- 1.7%
Inventory of Homes for Sale	771	617	- 20.0%	--	--	--
Months Supply of Inventory	4.8	3.3	- 31.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



+ 45.5%

+ 28.6%

+ 3.0%

Change in
New Listings

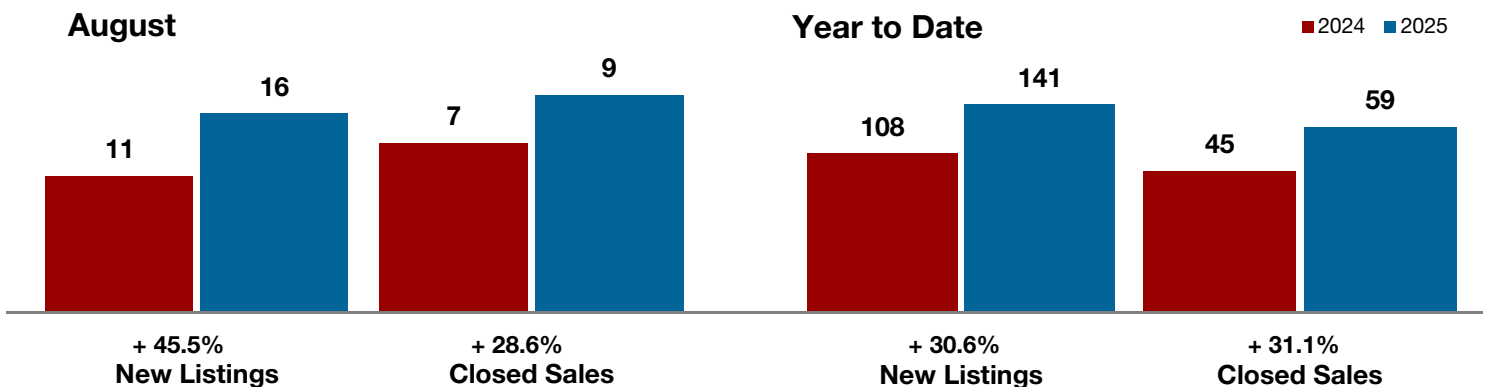
Change in
Closed Sales

Change in
Median Sales Price

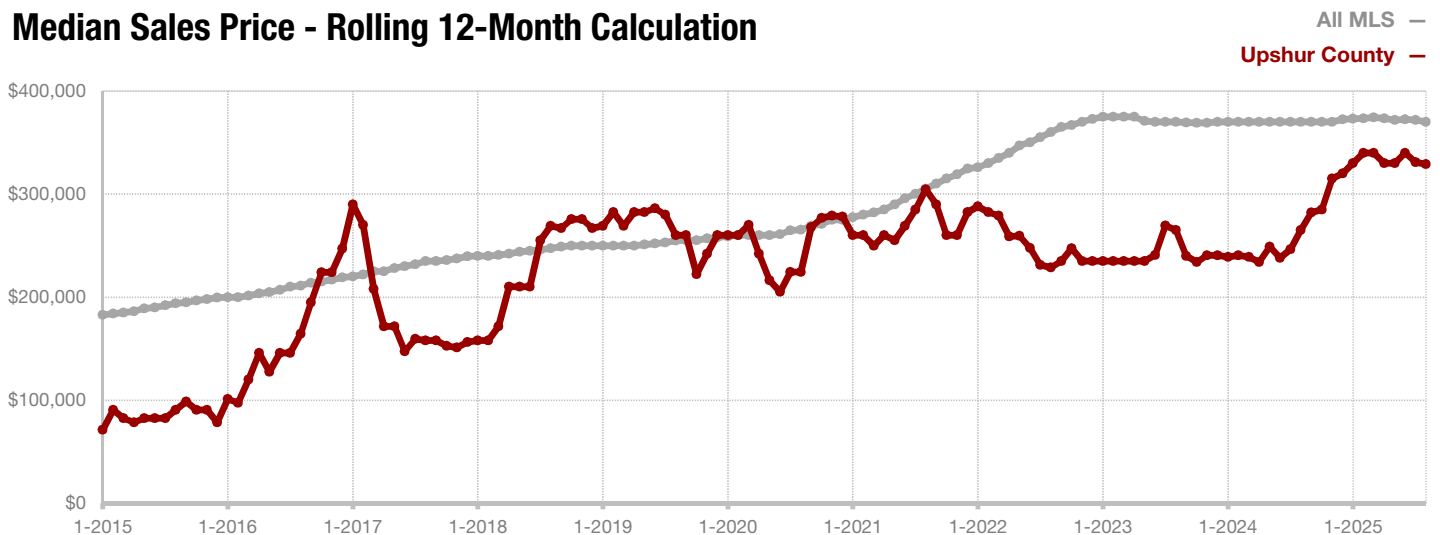
Upshur County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	11	16	+ 45.5%	108	141	+ 30.6%
Pending Sales	4	9	+ 125.0%	38	61	+ 60.5%
Closed Sales	7	9	+ 28.6%	45	59	+ 31.1%
Average Sales Price*	\$312,500	\$269,050	- 13.9%	\$401,823	\$364,368	- 9.3%
Median Sales Price*	\$279,000	\$287,250	+ 3.0%	\$275,000	\$319,000	+ 16.0%
Percent of Original List Price Received*	94.8%	94.7%	- 0.1%	90.4%	92.2%	+ 2.0%
Days on Market Until Sale	65	75	+ 15.4%	86	91	+ 5.8%
Inventory of Homes for Sale	70	71	+ 1.4%	--	--	--
Months Supply of Inventory	12.4	10.5	- 15.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



+ 4.1%

- 26.8%

- 5.0%

Change in
New Listings

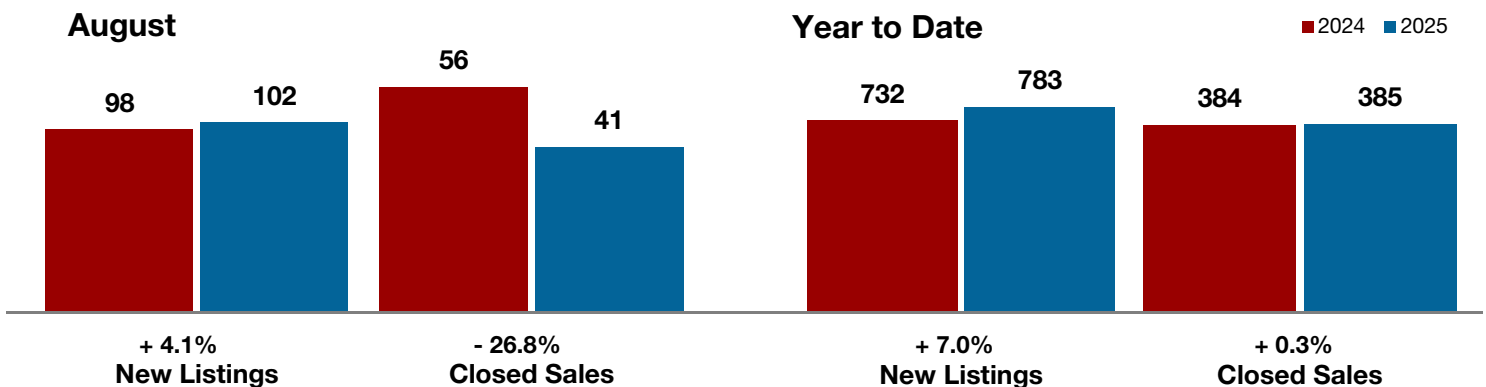
Change in
Closed Sales

Change in
Median Sales Price

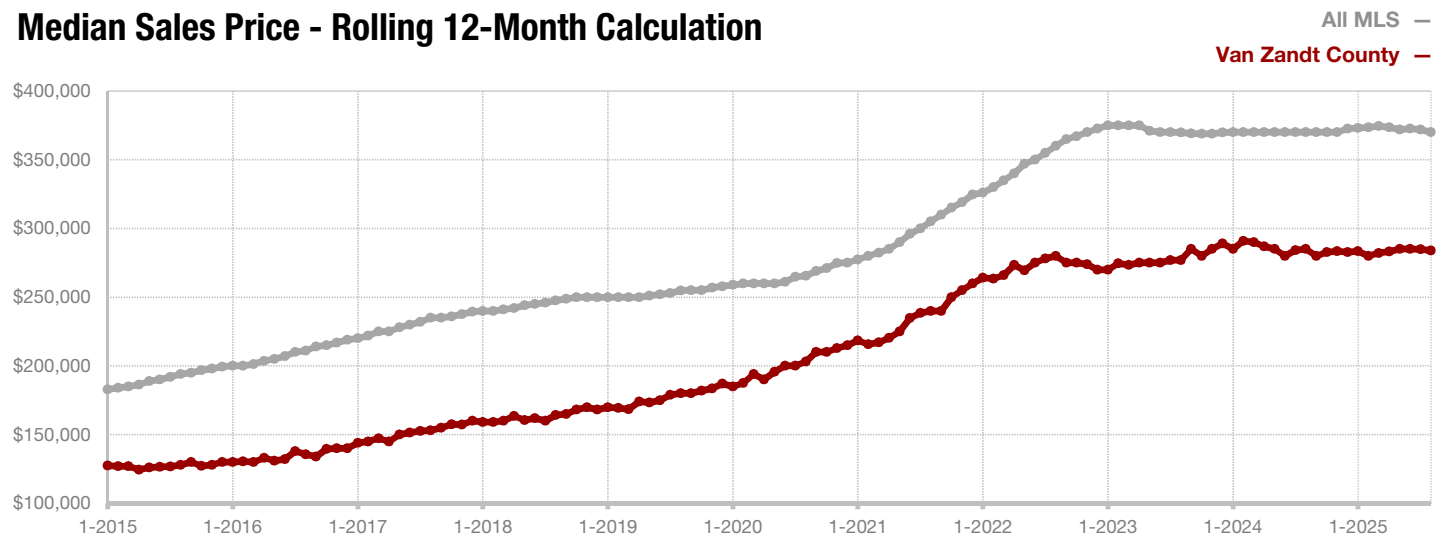
Van Zandt County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	98	102	+ 4.1%	732	783	+ 7.0%
Pending Sales	49	49	0.0%	403	406	+ 0.7%
Closed Sales	56	41	- 26.8%	384	385	+ 0.3%
Average Sales Price*	\$328,868	\$335,218	+ 1.9%	\$350,429	\$339,286	- 3.2%
Median Sales Price*	\$279,995	\$266,000	- 5.0%	\$285,000	\$295,000	+ 3.5%
Percent of Original List Price Received*	93.2%	91.8%	- 1.5%	93.2%	92.0%	- 1.3%
Days on Market Until Sale	69	73	+ 5.8%	72	85	+ 18.1%
Inventory of Homes for Sale	354	383	+ 8.2%	--	--	--
Months Supply of Inventory	7.7	8.4	+ 9.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



+ 2.8%

- 13.4%

- 7.1%

Change in
New Listings

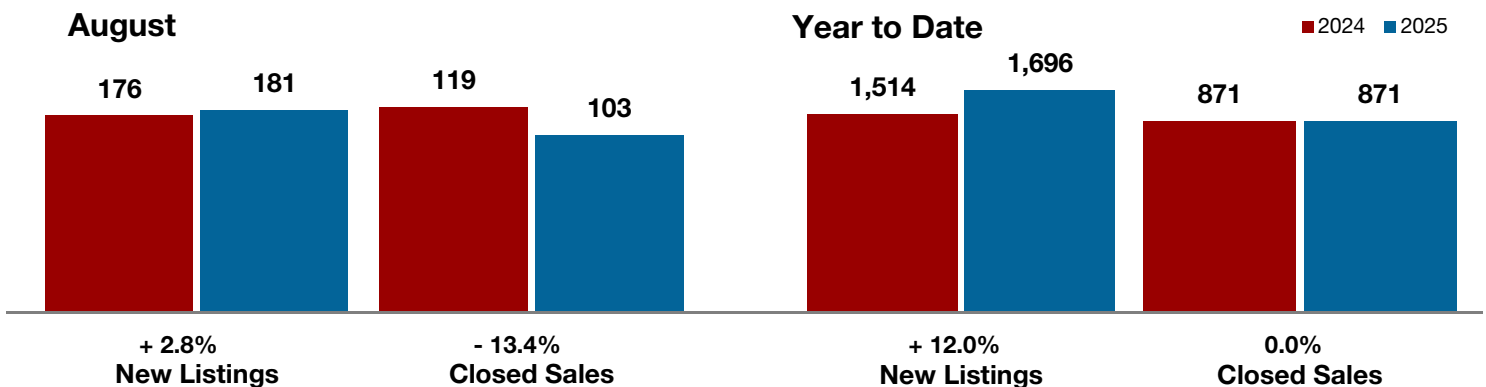
Change in
Closed Sales

Change in
Median Sales Price

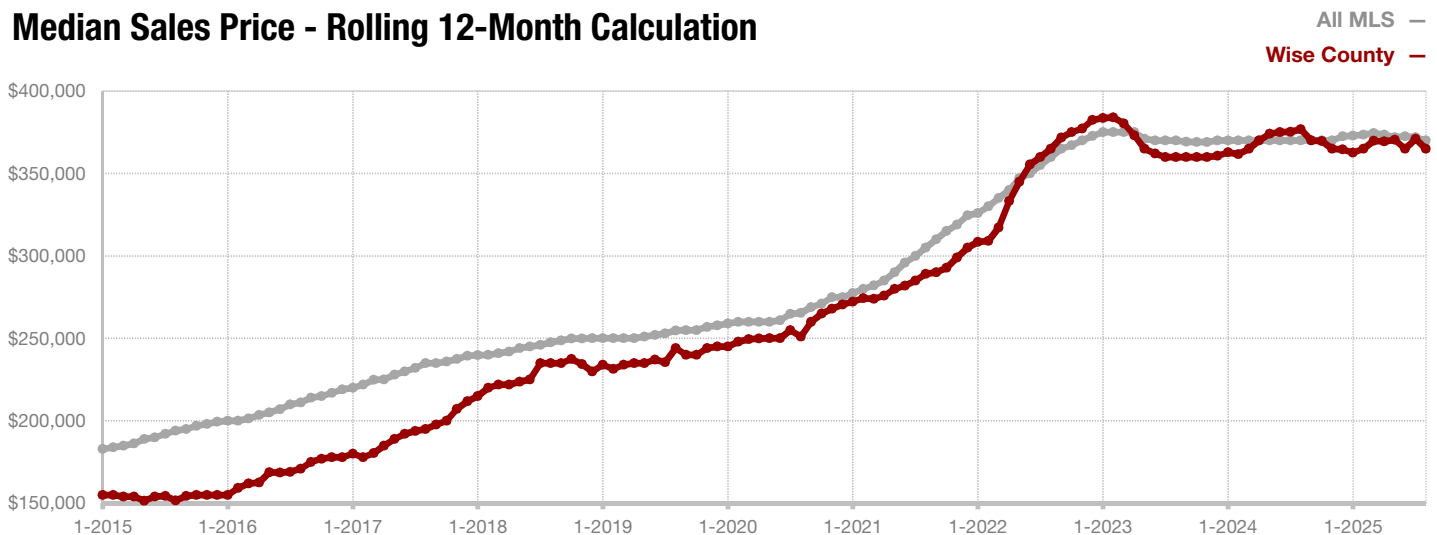
Wise County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	176	181	+ 2.8%	1,514	1,696	+ 12.0%
Pending Sales	113	92	- 18.6%	884	897	+ 1.5%
Closed Sales	119	103	- 13.4%	871	871	0.0%
Average Sales Price*	\$405,618	\$382,567	- 5.7%	\$424,952	\$419,228	- 1.3%
Median Sales Price*	\$350,000	\$325,000	- 7.1%	\$375,000	\$375,000	0.0%
Percent of Original List Price Received*	94.7%	93.0%	- 1.8%	94.8%	93.9%	- 0.9%
Days on Market Until Sale	80	68	- 15.0%	86	85	- 1.2%
Inventory of Homes for Sale	677	776	+ 14.6%	--	--	--
Months Supply of Inventory	6.6	7.4	+ 12.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



+ 2.7%

+ 36.7%

+ 33.9%

Change in
New Listings

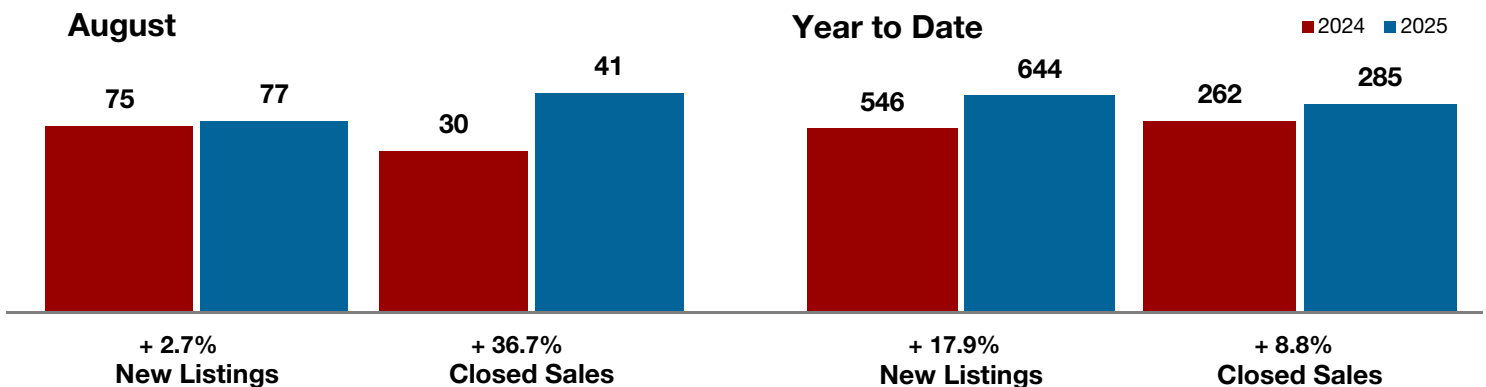
Change in
Closed Sales

Change in
Median Sales Price

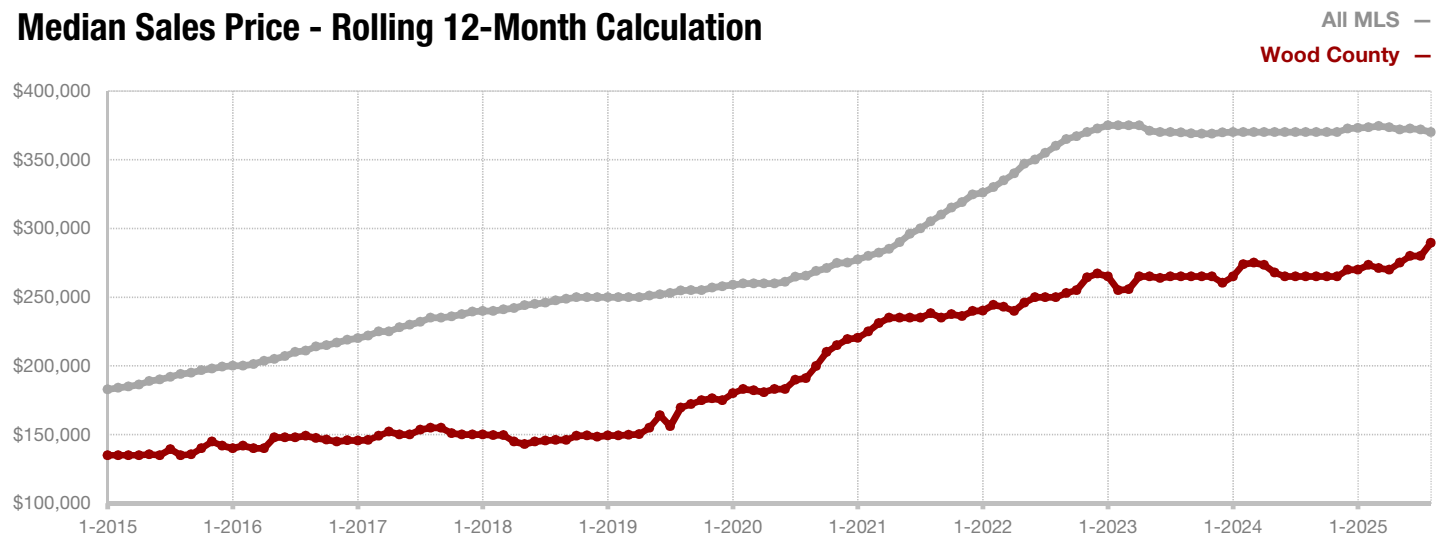
Wood County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	75	77	+ 2.7%	546	644	+ 17.9%
Pending Sales	41	28	- 31.7%	280	288	+ 2.9%
Closed Sales	30	41	+ 36.7%	262	285	+ 8.8%
Average Sales Price*	\$340,930	\$390,900	+ 14.7%	\$322,143	\$366,545	+ 13.8%
Median Sales Price*	\$256,500	\$343,500	+ 33.9%	\$265,000	\$300,000	+ 13.2%
Percent of Original List Price Received*	94.1%	92.6%	- 1.6%	91.7%	92.2%	+ 0.5%
Days on Market Until Sale	63	73	+ 15.9%	76	92	+ 21.1%
Inventory of Homes for Sale	300	354	+ 18.0%	--	--	--
Months Supply of Inventory	9.0	10.4	+ 15.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2025

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



+ 40.0%

+ 28.6%

- 19.8%

Change in
New Listings

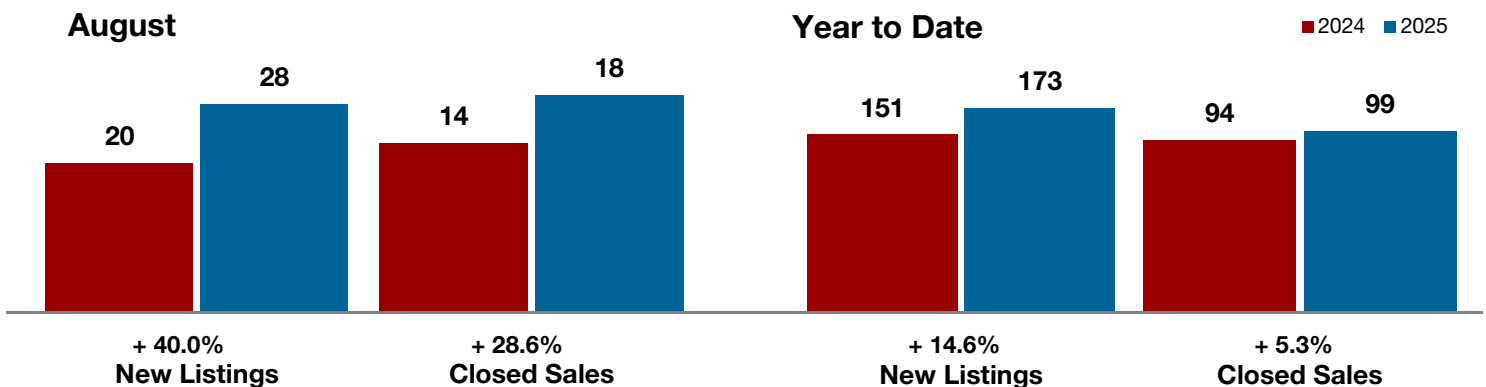
Change in
Closed Sales

Change in
Median Sales Price

Young County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	20	28	+ 40.0%	151	173	+ 14.6%
Pending Sales	9	9	0.0%	97	100	+ 3.1%
Closed Sales	14	18	+ 28.6%	94	99	+ 5.3%
Average Sales Price*	\$488,430	\$413,445	- 15.4%	\$291,953	\$377,040	+ 29.1%
Median Sales Price*	\$314,800	\$252,500	- 19.8%	\$225,000	\$250,000	+ 11.1%
Percent of Original List Price Received*	90.0%	88.1%	- 2.1%	90.5%	90.0%	- 0.6%
Days on Market Until Sale	103	103	0.0%	76	98	+ 28.9%
Inventory of Homes for Sale	78	87	+ 11.5%	--	--	--
Months Supply of Inventory	7.0	8.0	+ 14.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

