

Local Market Updates

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



January 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 – January 2025

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



- 42.1%

+ 25.0%

- 44.8%

Change in
New Listings

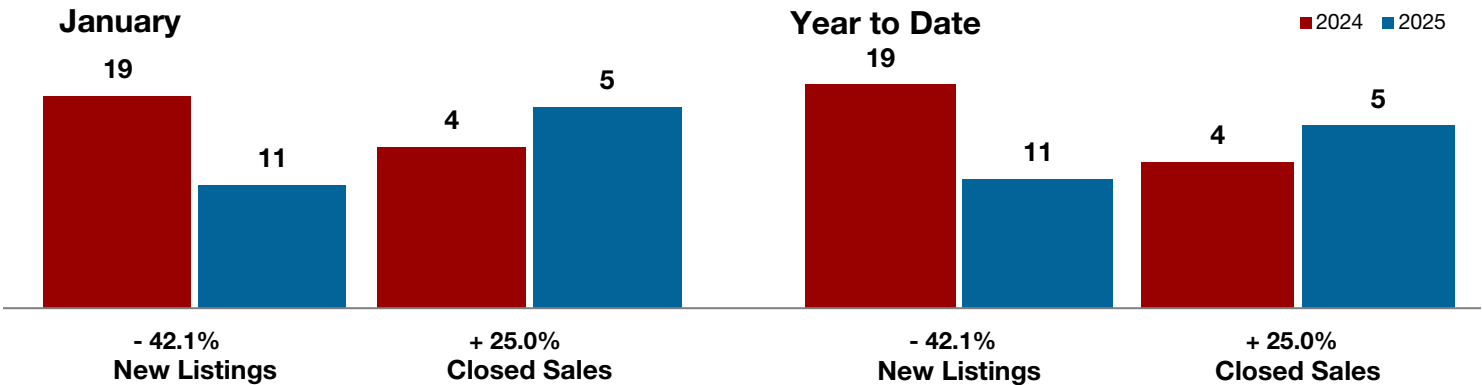
Change in
Closed Sales

Change in
Median Sales Price

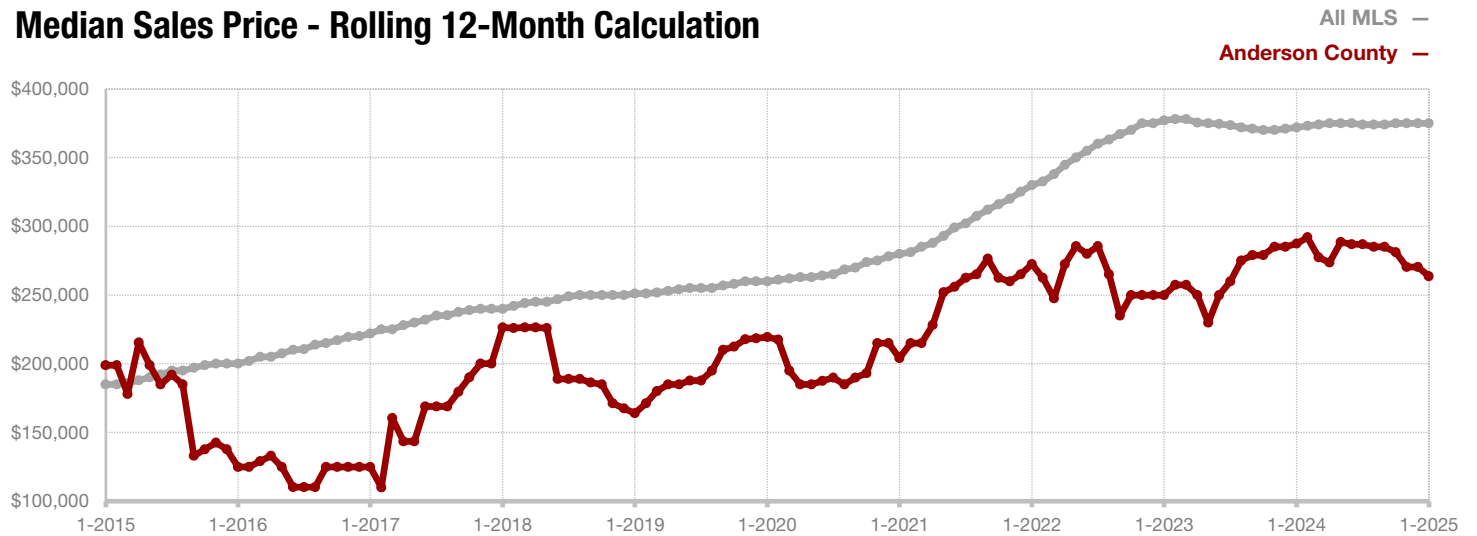
Anderson County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	19	11	- 42.1%	19	11	- 42.1%
Pending Sales	3	5	+ 66.7%	3	5	+ 66.7%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Average Sales Price*	\$374,975	\$243,400	- 35.1%	\$374,975	\$243,400	- 35.1%
Median Sales Price*	\$385,000	\$212,500	- 44.8%	\$385,000	\$212,500	- 44.8%
Percent of Original List Price Received*	93.6%	89.2%	- 4.7%	93.6%	89.2%	- 4.7%
Days on Market Until Sale	80	66	- 17.5%	80	66	- 17.5%
Inventory of Homes for Sale	63	56	- 11.1%	--	--	--
Months Supply of Inventory	11.3	8.1	- 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 – January 2025

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



- 5.6%

- 37.5%

- 56.7%

Change in
New Listings

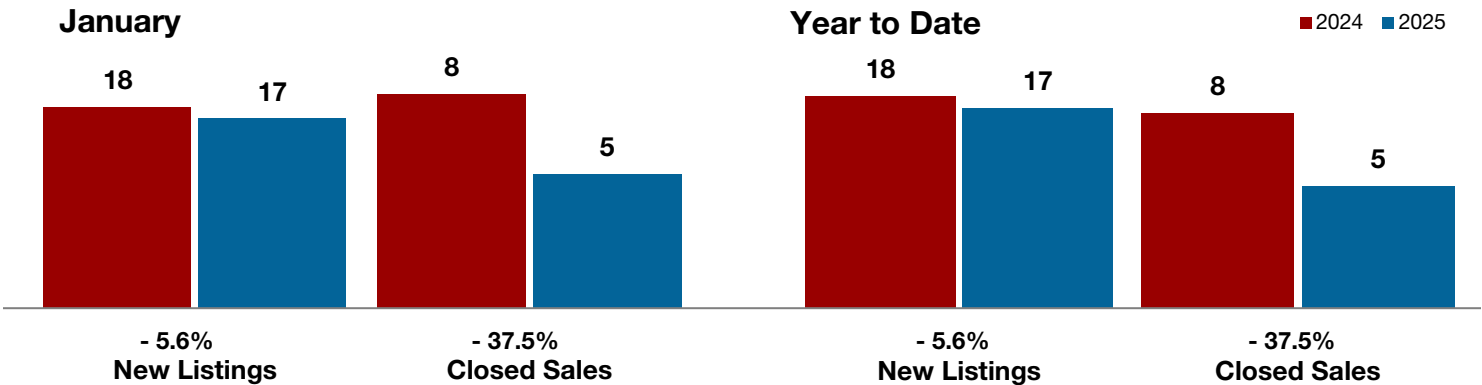
Change in
Closed Sales

Change in
Median Sales Price

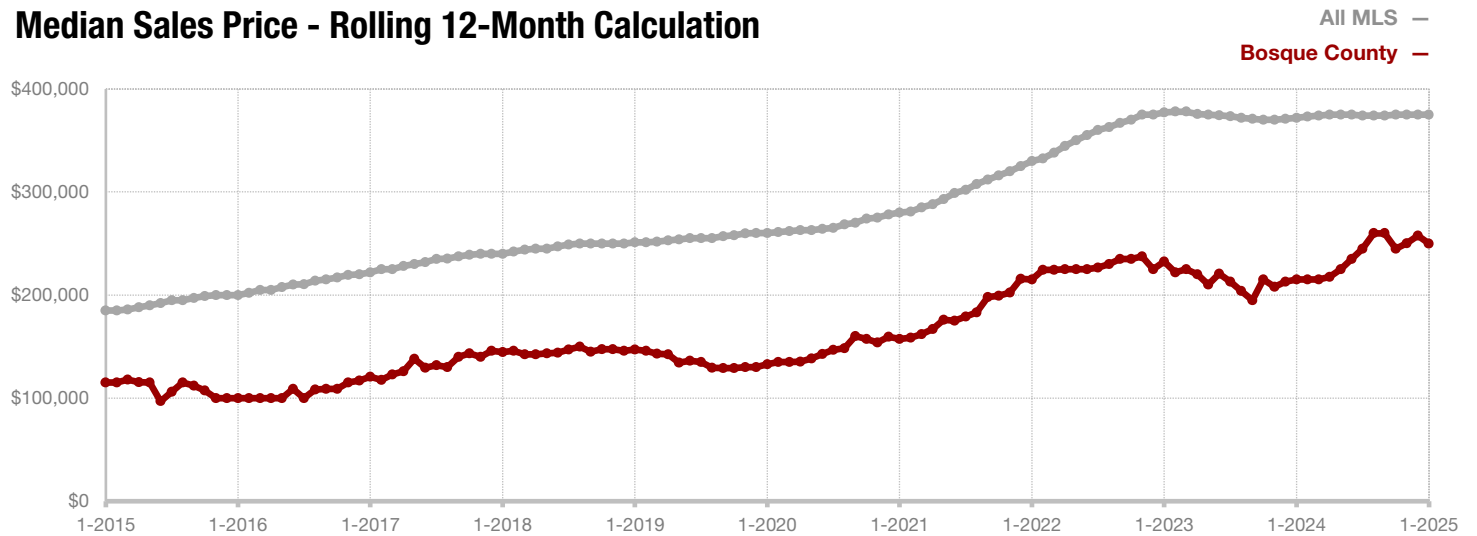
Bosque County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	18	17	- 5.6%	18	17	- 5.6%
Pending Sales	11	6	- 45.5%	11	6	- 45.5%
Closed Sales	8	5	- 37.5%	8	5	- 37.5%
Average Sales Price*	\$624,525	\$221,000	- 64.6%	\$624,525	\$221,000	- 64.6%
Median Sales Price*	\$300,350	\$130,000	- 56.7%	\$300,350	\$130,000	- 56.7%
Percent of Original List Price Received*	88.5%	87.2%	- 1.5%	88.5%	87.2%	- 1.5%
Days on Market Until Sale	76	113	+ 48.7%	76	113	+ 48.7%
Inventory of Homes for Sale	80	106	+ 32.5%	--	--	--
Months Supply of Inventory	6.2	9.1	+ 46.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



- 14.8%

- 17.6%

+ 9.6%

Change in
New Listings

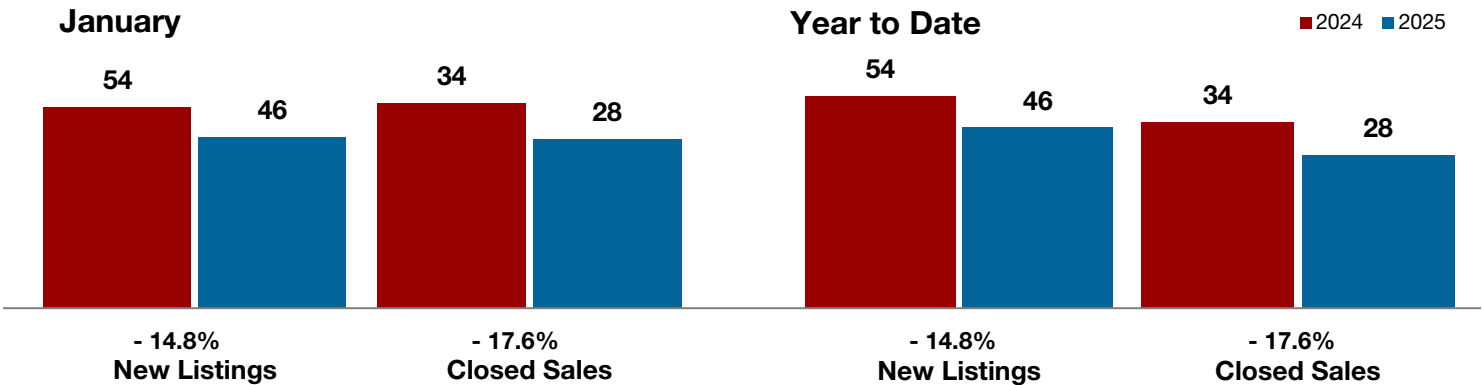
Change in
Closed Sales

Change in
Median Sales Price

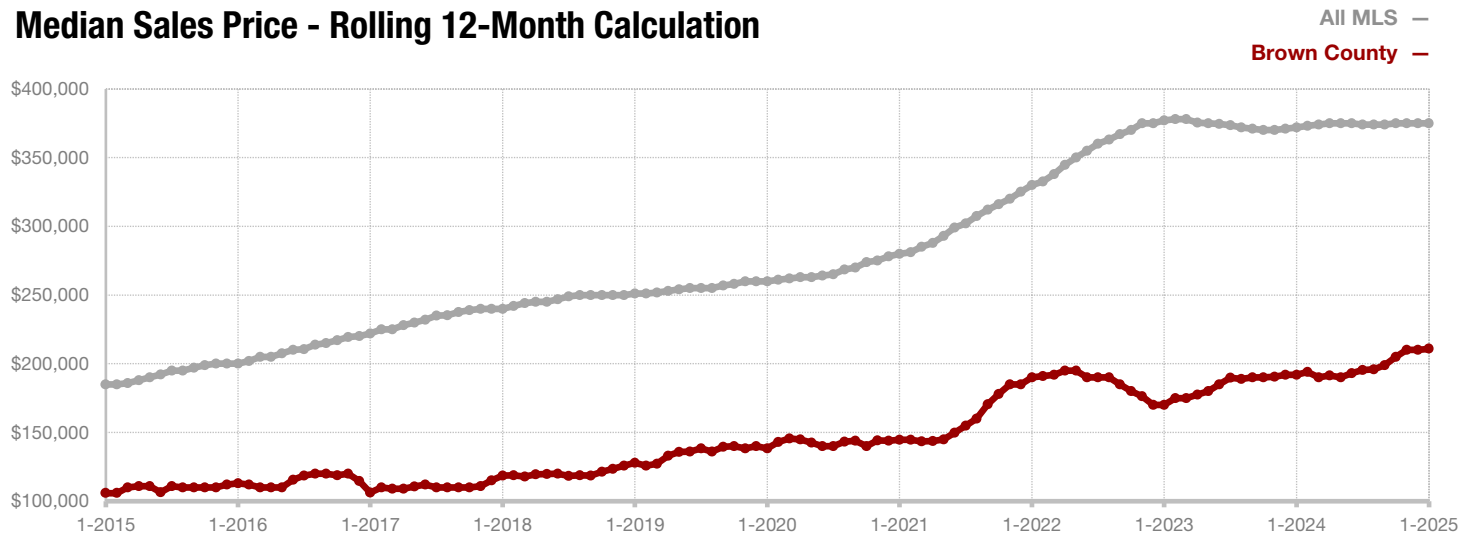
Brown County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	54	46	- 14.8%	54	46	- 14.8%
Pending Sales	28	18	- 35.7%	28	18	- 35.7%
Closed Sales	34	28	- 17.6%	34	28	- 17.6%
Average Sales Price*	\$275,041	\$271,445	- 1.3%	\$275,041	\$271,445	- 1.3%
Median Sales Price*	\$193,950	\$212,500	+ 9.6%	\$193,950	\$212,500	+ 9.6%
Percent of Original List Price Received*	91.7%	93.0%	+ 1.4%	91.7%	93.0%	+ 1.4%
Days on Market Until Sale	72	74	+ 2.8%	72	74	+ 2.8%
Inventory of Homes for Sale	185	182	- 1.6%	--	--	--
Months Supply of Inventory	4.8	5.4	+ 12.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 86.7%

+ 12.5%

+ 20.4%

Change in
New Listings

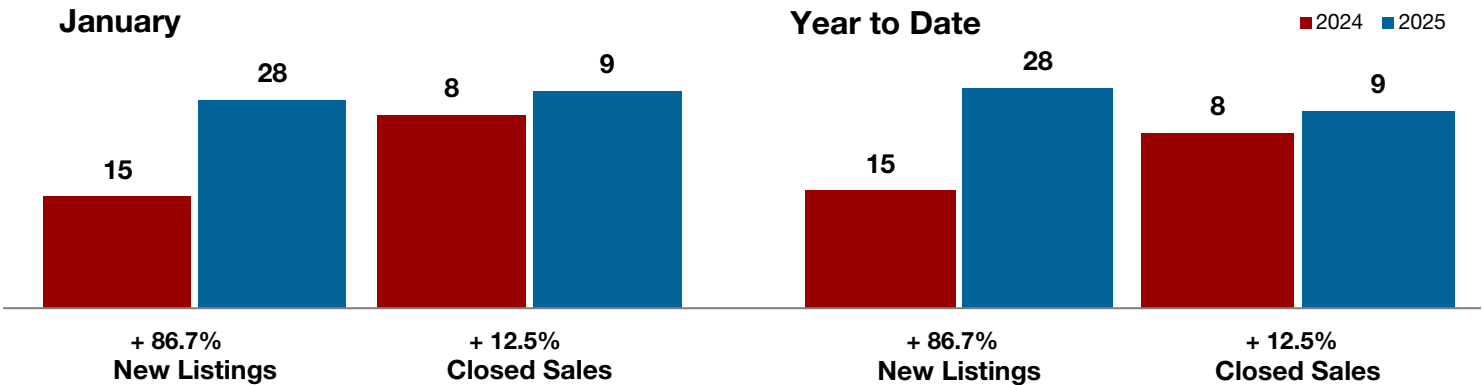
Change in
Closed Sales

Change in
Median Sales Price

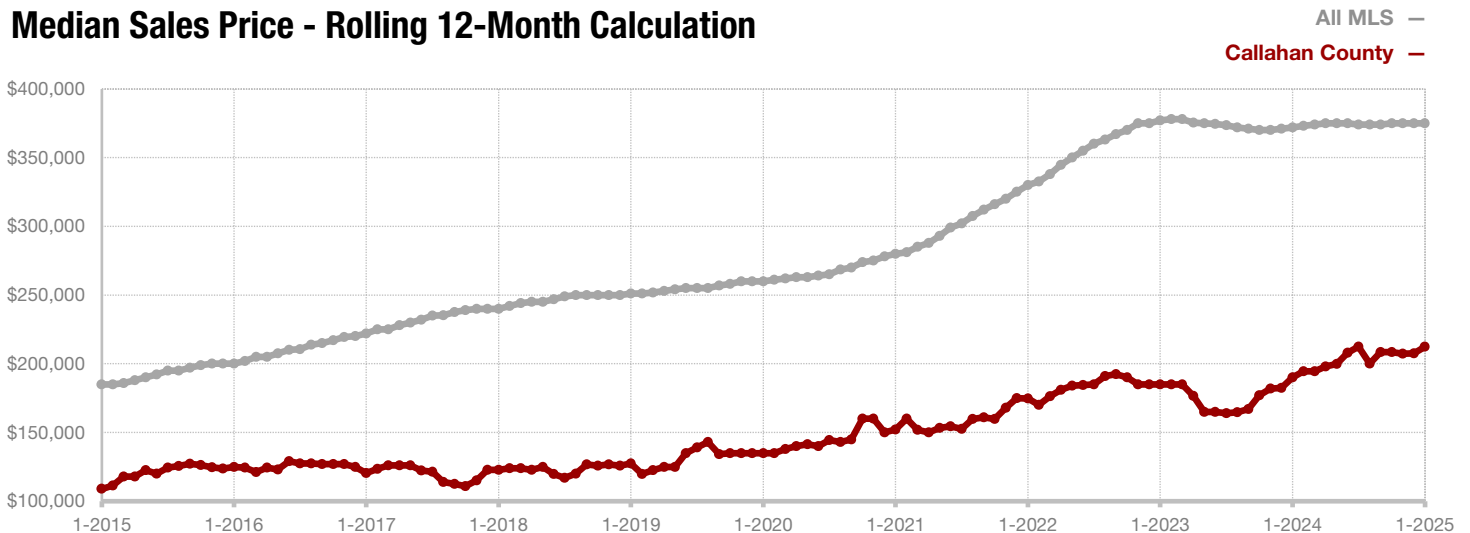
Callahan County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	15	28	+ 86.7%	15	28	+ 86.7%
Pending Sales	10	8	- 20.0%	10	8	- 20.0%
Closed Sales	8	9	+ 12.5%	8	9	+ 12.5%
Average Sales Price*	\$479,819	\$254,888	- 46.9%	\$479,819	\$254,888	- 46.9%
Median Sales Price*	\$216,000	\$260,000	+ 20.4%	\$216,000	\$260,000	+ 20.4%
Percent of Original List Price Received*	90.7%	94.7%	+ 4.4%	90.7%	94.7%	+ 4.4%
Days on Market Until Sale	92	70	- 23.9%	92	70	- 23.9%
Inventory of Homes for Sale	50	84	+ 68.0%	--	--	--
Months Supply of Inventory	3.7	7.1	+ 91.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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- 12.5%

- 25.0%

- 10.9%

Change in
New Listings

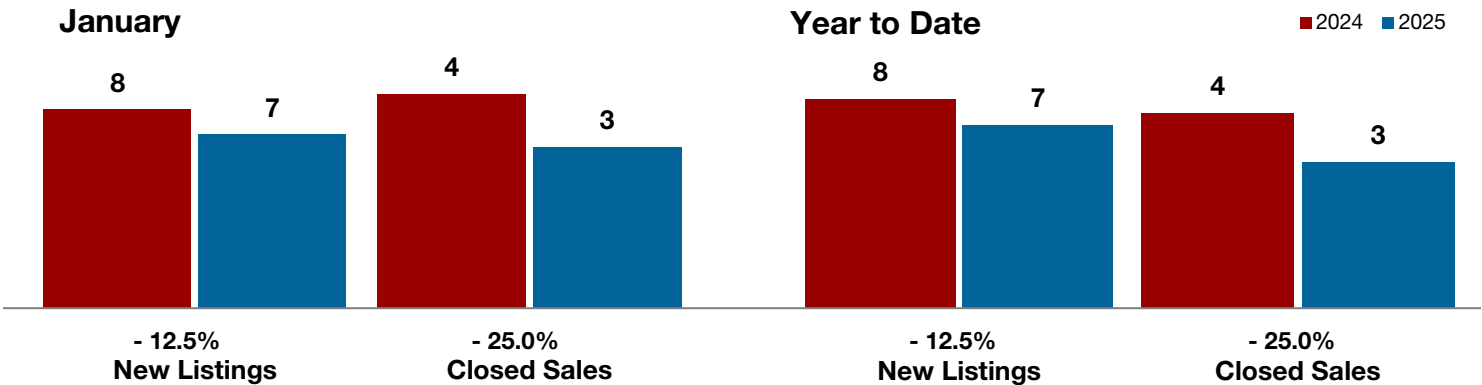
Change in
Closed Sales

Change in
Median Sales Price

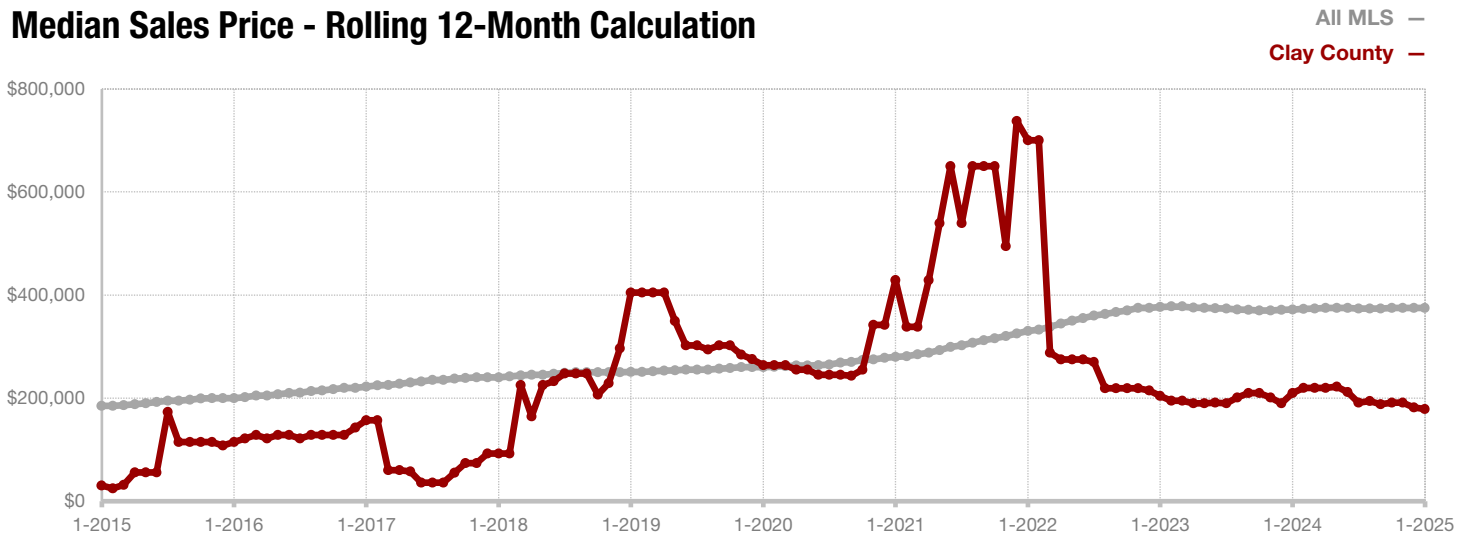
Clay County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	8	7	- 12.5%	8	7	- 12.5%
Pending Sales	4	3	- 25.0%	4	3	- 25.0%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Average Sales Price*	\$396,010	\$229,500	- 42.0%	\$396,010	\$229,500	- 42.0%
Median Sales Price*	\$267,750	\$238,500	- 10.9%	\$267,750	\$238,500	- 10.9%
Percent of Original List Price Received*	81.1%	89.5%	+ 10.4%	81.1%	89.5%	+ 10.4%
Days on Market Until Sale	168	80	- 52.4%	168	80	- 52.4%
Inventory of Homes for Sale	29	31	+ 6.9%	--	--	--
Months Supply of Inventory	8.9	10.9	+ 22.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



- 25.0%

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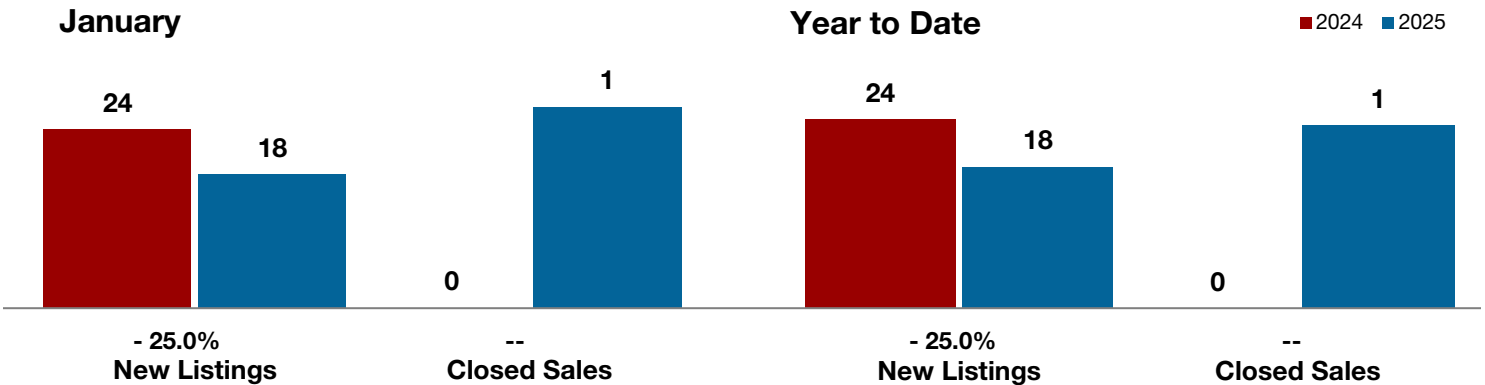
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Coleman County

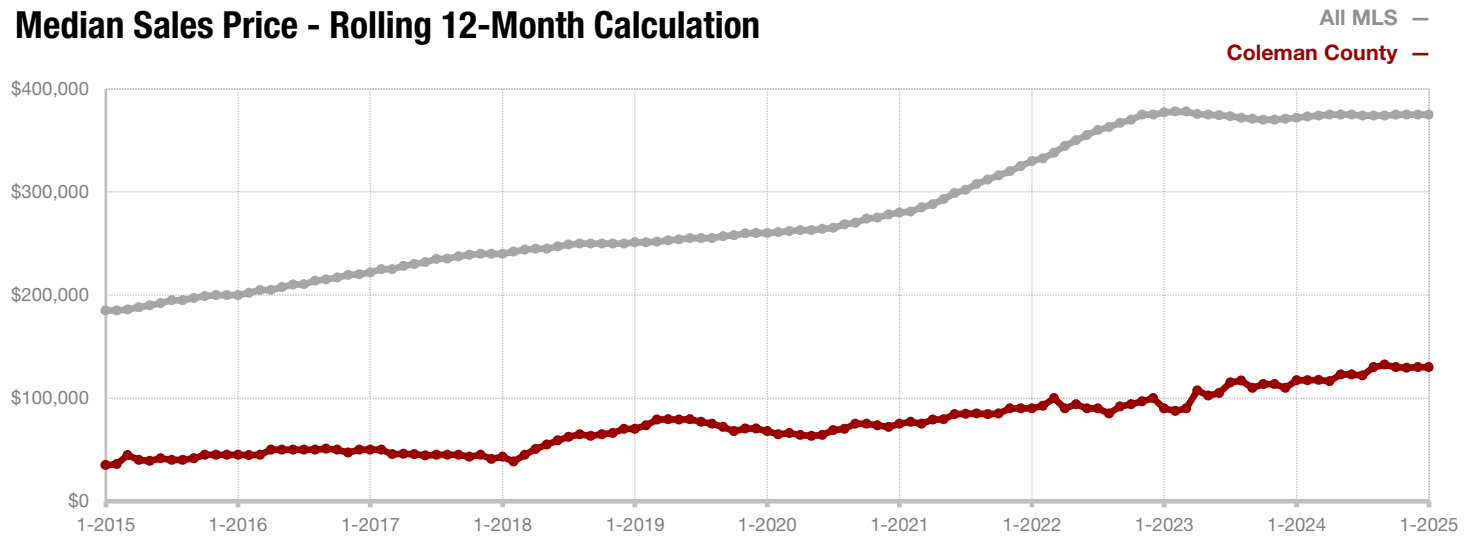
Change in New Listings	Change in Closed Sales	Change in Median Sales Price
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	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	24	18	- 25.0%	24	18	- 25.0%
Pending Sales	5	8	+ 60.0%	5	8	+ 60.0%
Closed Sales	0	1	--	0	1	--
Average Sales Price*	--	\$159,900	--	--	\$159,900	--
Median Sales Price*	--	\$159,900	--	--	\$159,900	--
Percent of Original List Price Received*	--	100.0%	--	--	100.0%	--
Days on Market Until Sale	--	27	--	--	27	--
Inventory of Homes for Sale	66	67	+ 1.5%	--	--	--
Months Supply of Inventory	11.5	10.0	- 13.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 24.6%

Change in
New Listings

+ 3.2%

Change in
Closed Sales

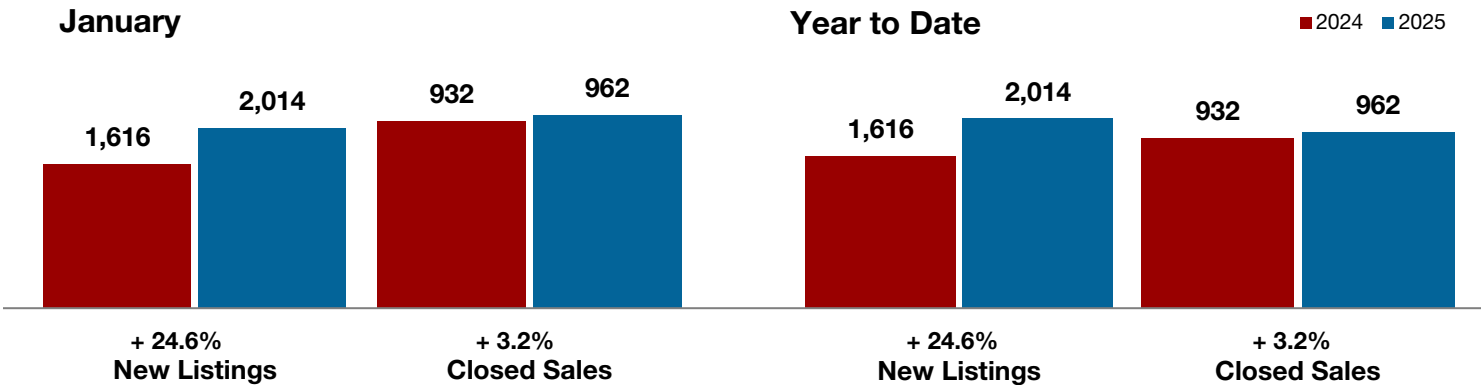
- 2.8%

Change in
Median Sales Price

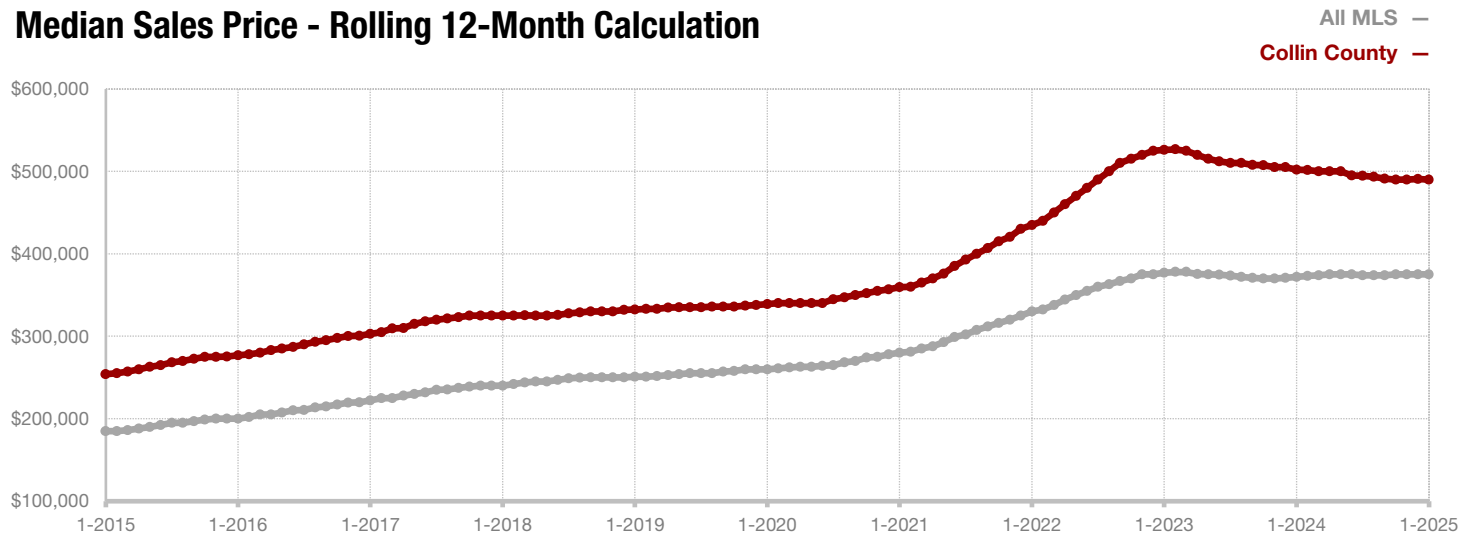
Collin County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	1,616	2,014	+ 24.6%	1,616	2,014	+ 24.6%
Pending Sales	1,263	1,140	- 9.7%	1,263	1,140	- 9.7%
Closed Sales	932	962	+ 3.2%	932	962	+ 3.2%
Average Sales Price*	\$530,914	\$535,348	+ 0.8%	\$530,914	\$535,348	+ 0.8%
Median Sales Price*	\$477,591	\$464,000	- 2.8%	\$477,591	\$464,000	- 2.8%
Percent of Original List Price Received*	95.2%	94.0%	- 1.3%	95.2%	94.0%	- 1.3%
Days on Market Until Sale	55	66	+ 20.0%	55	66	+ 20.0%
Inventory of Homes for Sale	2,718	4,364	+ 60.6%	--	--	--
Months Supply of Inventory	2.2	3.3	+ 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 15.2%

- 22.2%

+ 31.4%

Change in
New Listings

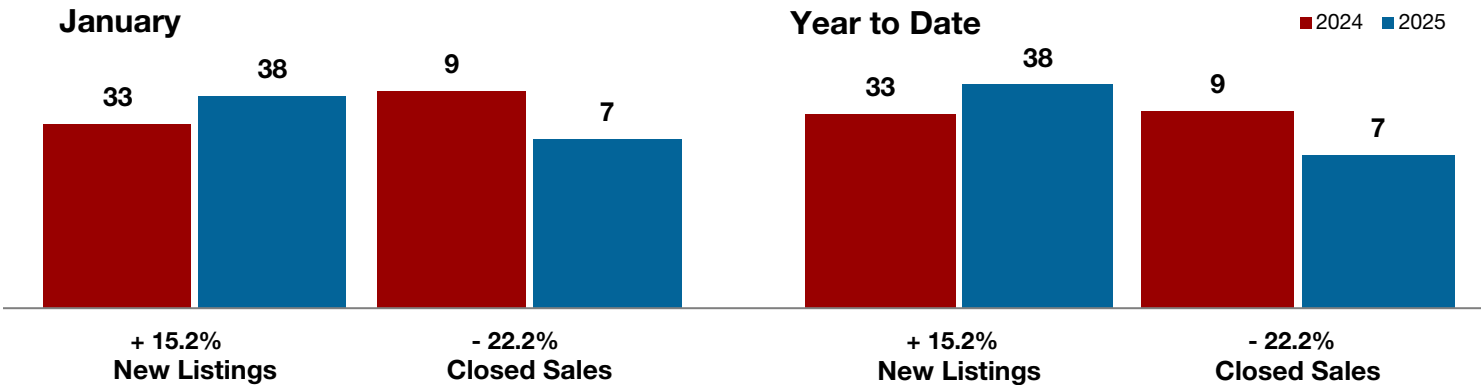
Change in
Closed Sales

Change in
Median Sales Price

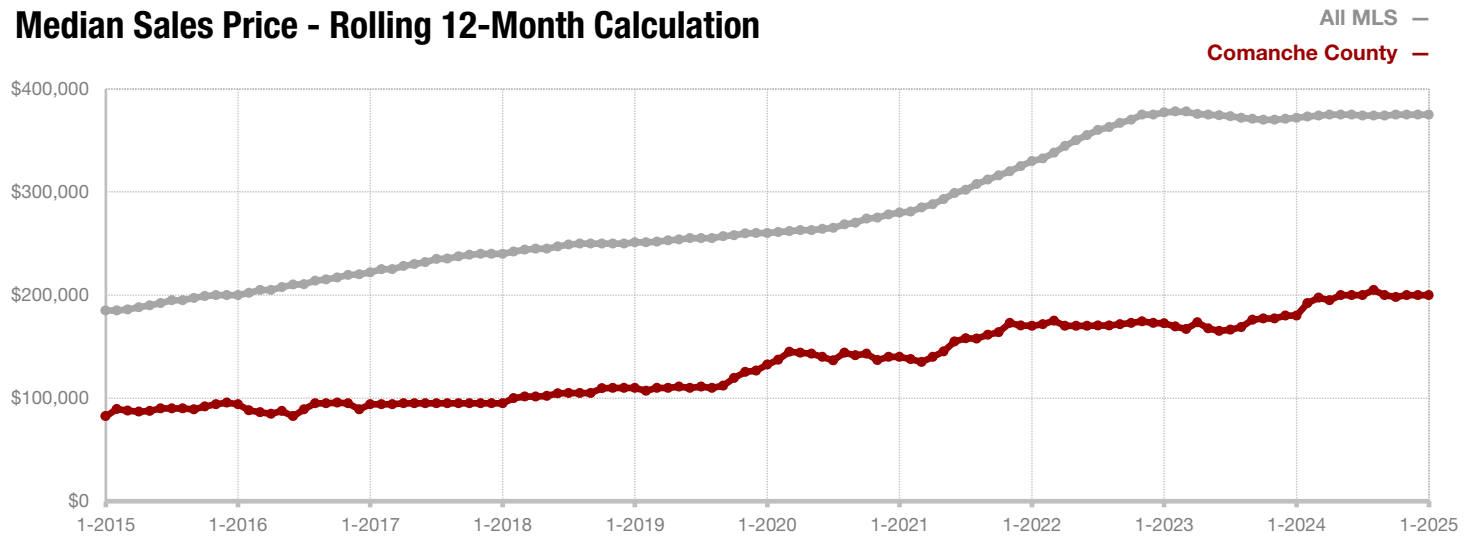
Comanche County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	33	38	+ 15.2%	33	38	+ 15.2%
Pending Sales	15	12	- 20.0%	15	12	- 20.0%
Closed Sales	9	7	- 22.2%	9	7	- 22.2%
Average Sales Price*	\$388,933	\$242,857	- 37.6%	\$388,933	\$242,857	- 37.6%
Median Sales Price*	\$175,000	\$230,000	+ 31.4%	\$175,000	\$230,000	+ 31.4%
Percent of Original List Price Received*	91.1%	93.2%	+ 2.3%	91.1%	93.2%	+ 2.3%
Days on Market Until Sale	50	45	- 10.0%	50	45	- 10.0%
Inventory of Homes for Sale	133	117	- 12.0%	--	--	--
Months Supply of Inventory	10.5	9.2	- 12.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 16.4%

Change in
New Listings

+ 7.7%

Change in
Closed Sales

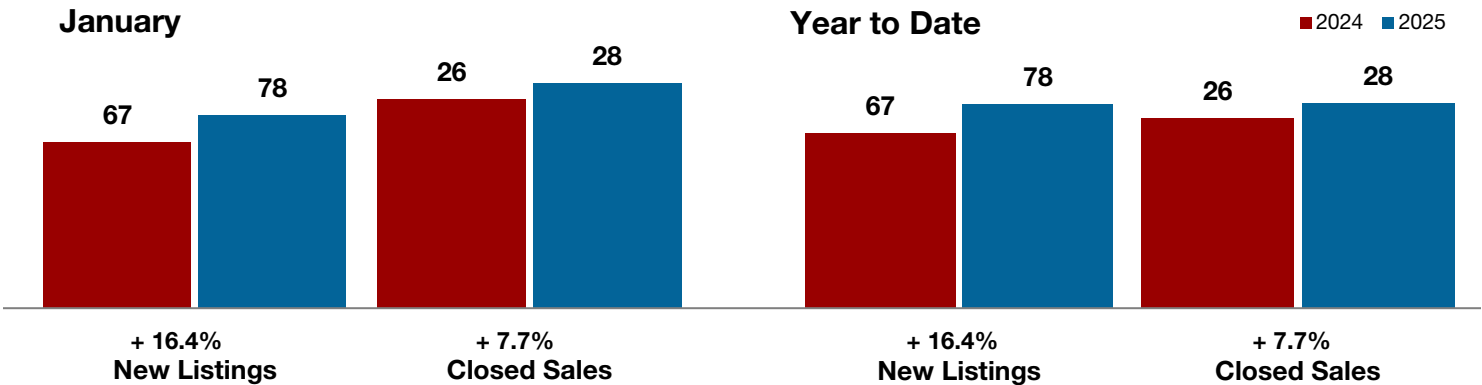
+ 21.8%

Change in
Median Sales Price

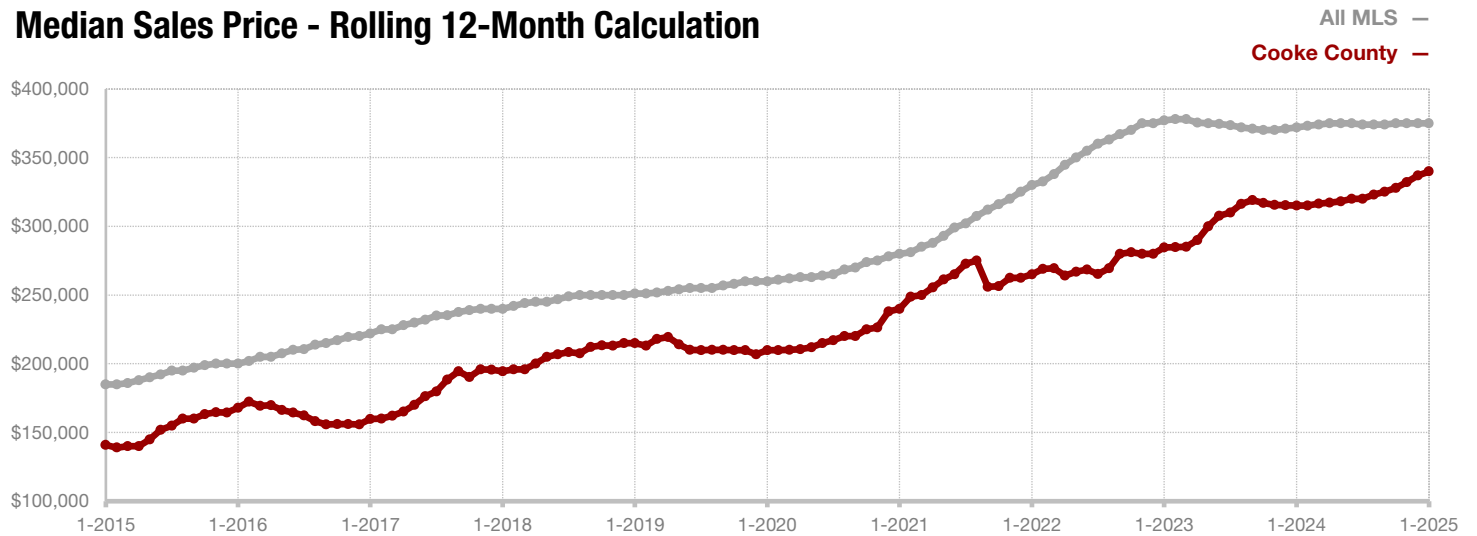
Cooke County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	67	78	+ 16.4%	67	78	+ 16.4%
Pending Sales	45	31	- 31.1%	45	31	- 31.1%
Closed Sales	26	28	+ 7.7%	26	28	+ 7.7%
Average Sales Price*	\$326,477	\$528,297	+ 61.8%	\$326,477	\$528,297	+ 61.8%
Median Sales Price*	\$284,273	\$346,250	+ 21.8%	\$284,273	\$346,250	+ 21.8%
Percent of Original List Price Received*	91.4%	90.5%	- 1.0%	91.4%	90.5%	- 1.0%
Days on Market Until Sale	77	118	+ 53.2%	77	118	+ 53.2%
Inventory of Homes for Sale	226	293	+ 29.6%	--	--	--
Months Supply of Inventory	5.5	6.5	+ 18.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 26.2%

- 5.7%

- 1.4%

Change in
New Listings

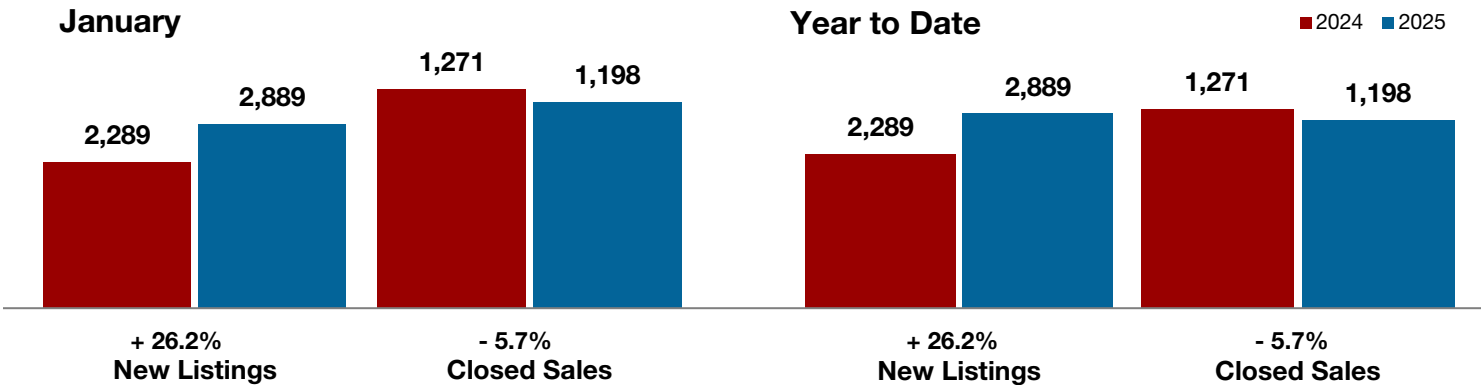
Change in
Closed Sales

Change in
Median Sales Price

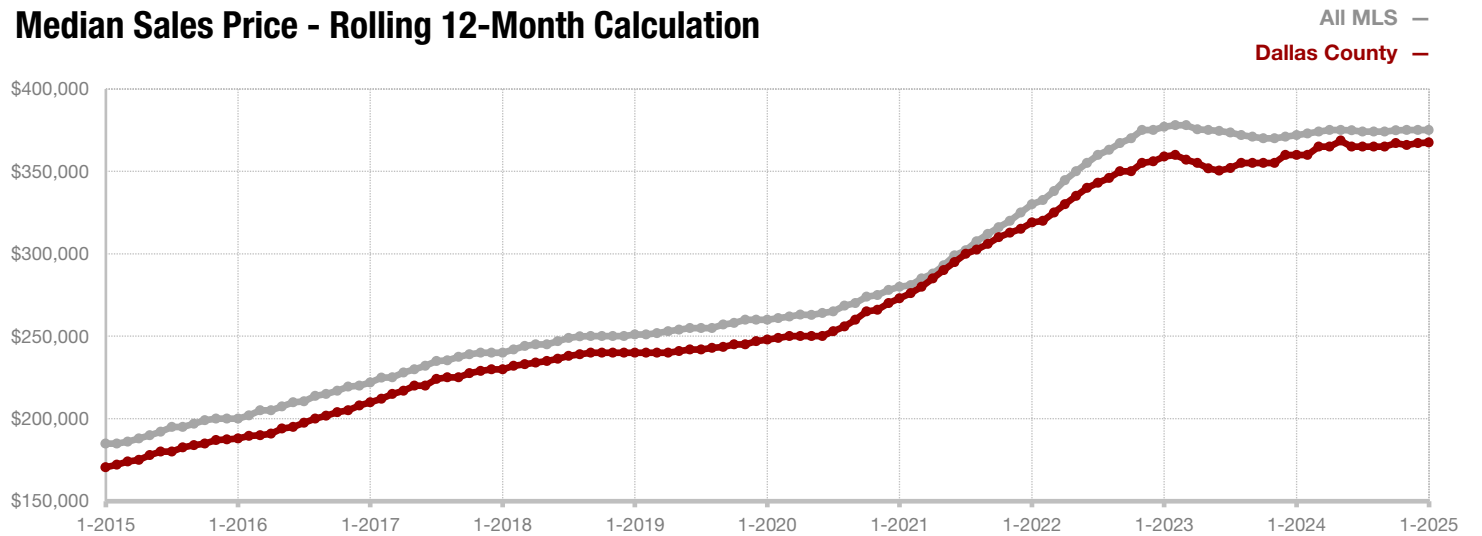
Dallas County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2,289	2,889	+ 26.2%	2,289	2,889	+ 26.2%
Pending Sales	1,575	1,386	- 12.0%	1,575	1,386	- 12.0%
Closed Sales	1,271	1,198	- 5.7%	1,271	1,198	- 5.7%
Average Sales Price*	\$500,587	\$510,137	+ 1.9%	\$500,587	\$510,137	+ 1.9%
Median Sales Price*	\$350,000	\$345,000	- 1.4%	\$350,000	\$345,000	- 1.4%
Percent of Original List Price Received*	95.0%	93.9%	- 1.2%	95.0%	93.9%	- 1.2%
Days on Market Until Sale	48	57	+ 18.8%	48	57	+ 18.8%
Inventory of Homes for Sale	4,506	6,222	+ 38.1%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 42.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



- 33.3% **+ 100.0%** **+ 17.0%**

Change in
New Listings

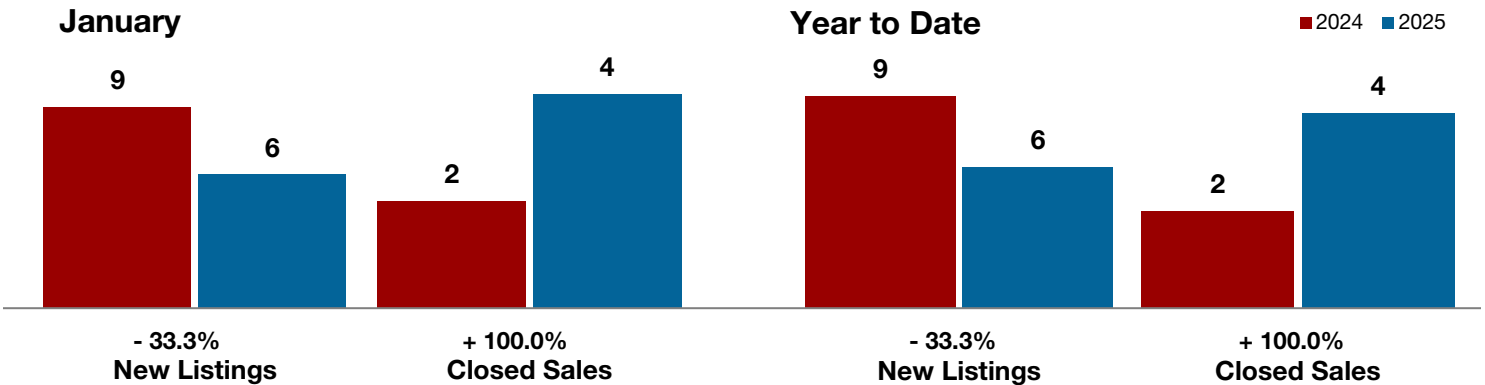
Change in
Closed Sales

Change in
Median Sales Price

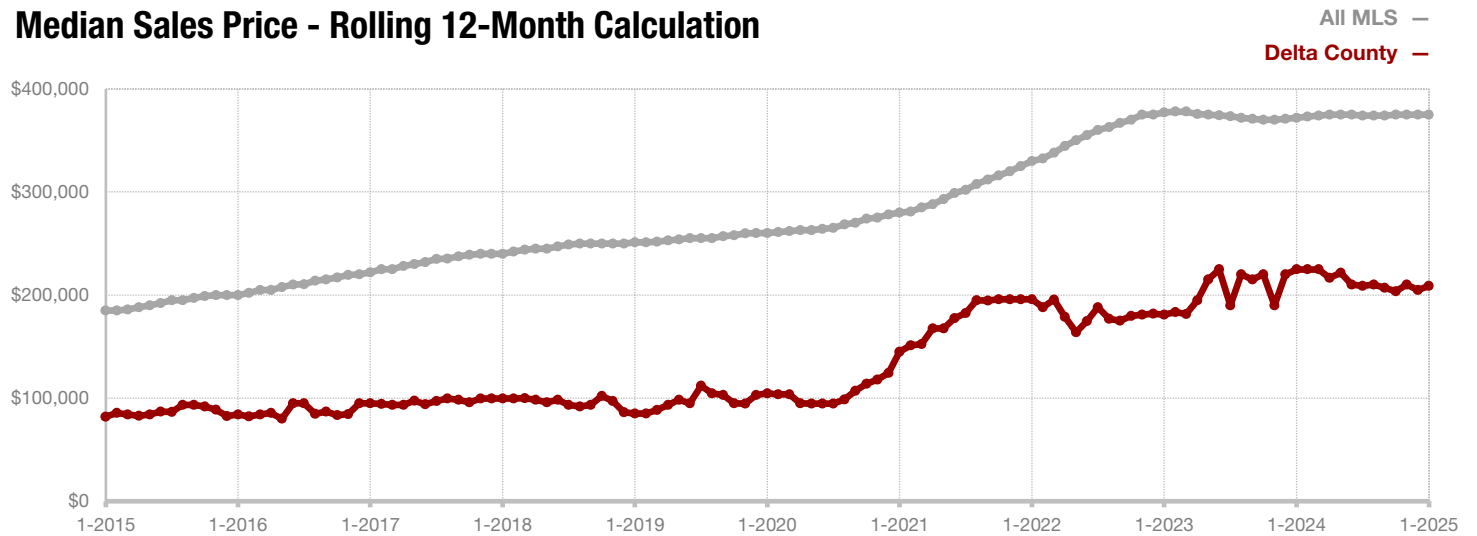
Delta County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	9	6	- 33.3%	9	6	- 33.3%
Pending Sales	6	6	0.0%	6	6	0.0%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Average Sales Price*	\$220,000	\$281,250	+ 27.8%	\$220,000	\$281,250	+ 27.8%
Median Sales Price*	\$220,000	\$257,500	+ 17.0%	\$220,000	\$257,500	+ 17.0%
Percent of Original List Price Received*	75.5%	89.0%	+ 17.9%	75.5%	89.0%	+ 17.9%
Days on Market Until Sale	93	74	- 20.4%	93	74	- 20.4%
Inventory of Homes for Sale	33	32	- 3.0%	--	--	--
Months Supply of Inventory	5.8	7.8	+ 34.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 19.5%

Change in
New Listings

+ 2.1%

Change in
Closed Sales

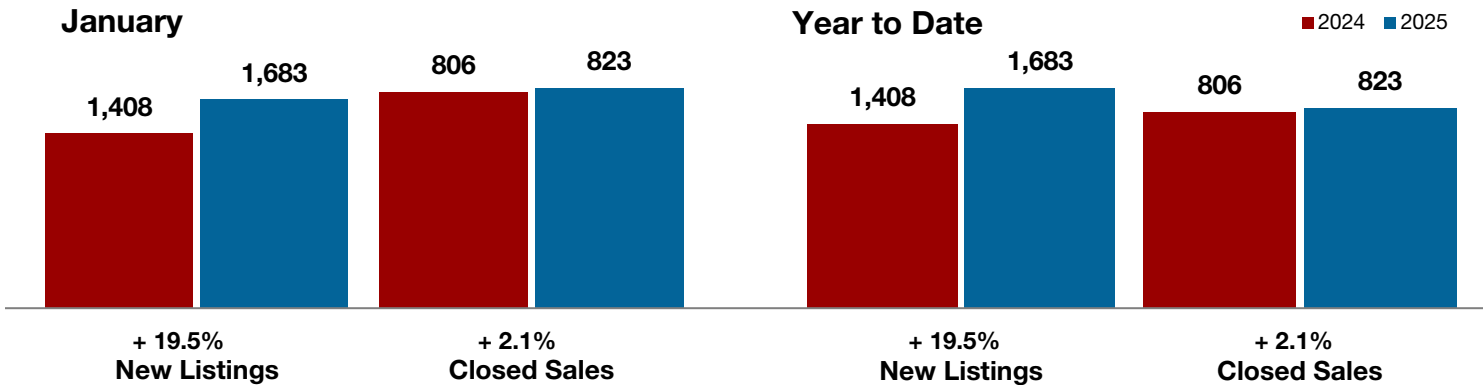
+ 1.4%

Change in
Median Sales Price

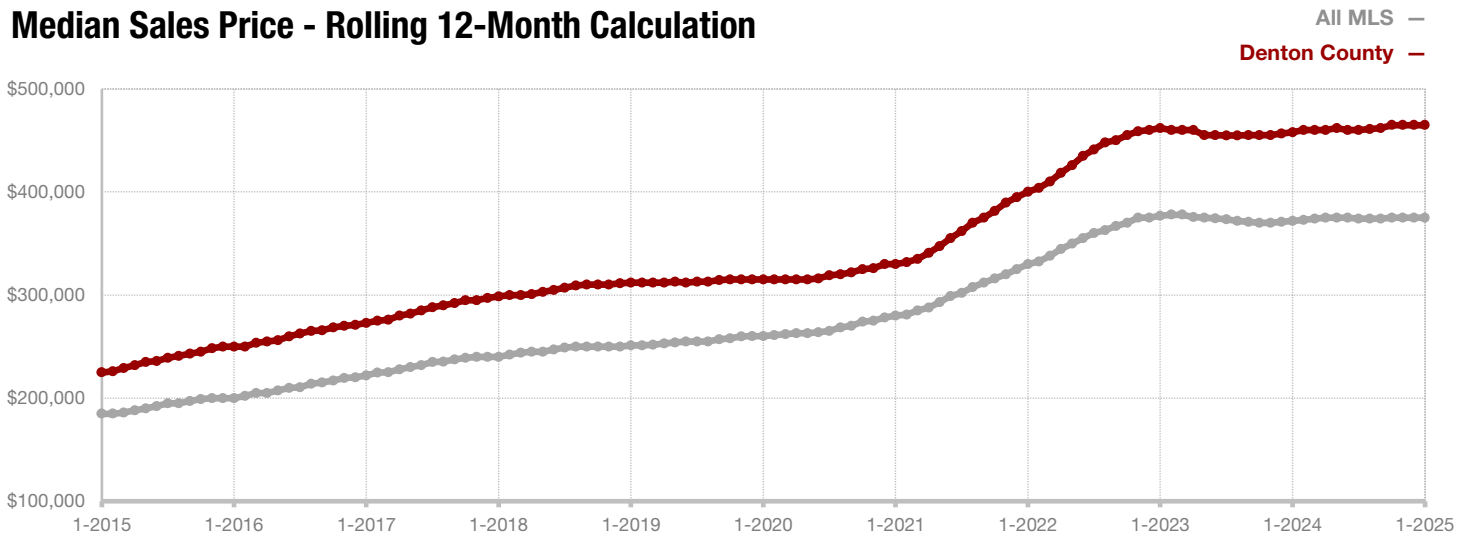
Denton County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	1,408	1,683	+ 19.5%	1,408	1,683	+ 19.5%
Pending Sales	1,116	993	- 11.0%	1,116	993	- 11.0%
Closed Sales	806	823	+ 2.1%	806	823	+ 2.1%
Average Sales Price*	\$522,314	\$541,503	+ 3.7%	\$522,314	\$541,503	+ 3.7%
Median Sales Price*	\$439,000	\$445,000	+ 1.4%	\$439,000	\$445,000	+ 1.4%
Percent of Original List Price Received*	95.4%	94.4%	- 1.0%	95.4%	94.4%	- 1.0%
Days on Market Until Sale	51	64	+ 25.5%	51	64	+ 25.5%
Inventory of Homes for Sale	2,599	3,775	+ 45.2%	--	--	--
Months Supply of Inventory	2.2	3.2	+ 45.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 125.0% **+ 100.0%** **+ 168.5%**

Change in
New Listings

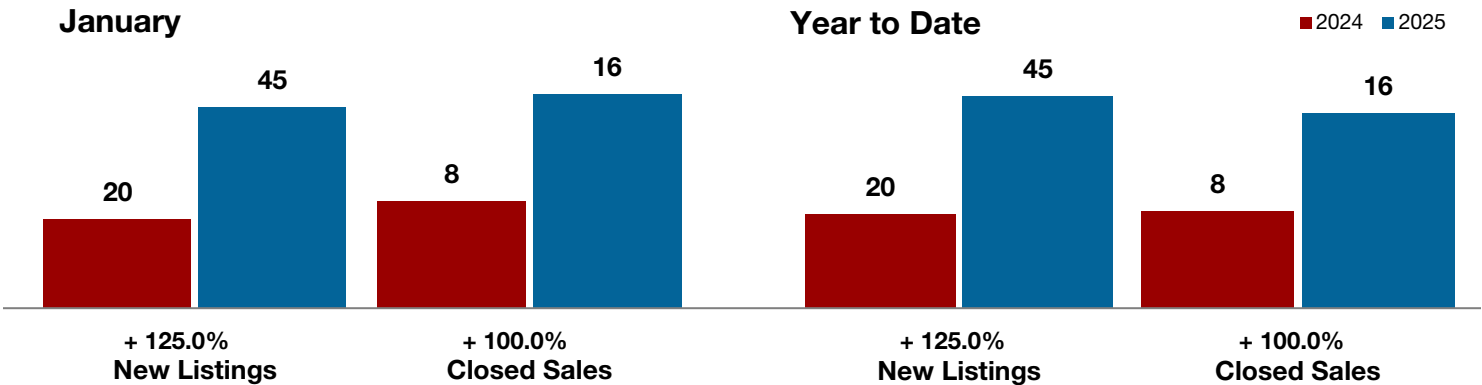
Change in
Closed Sales

Change in
Median Sales Price

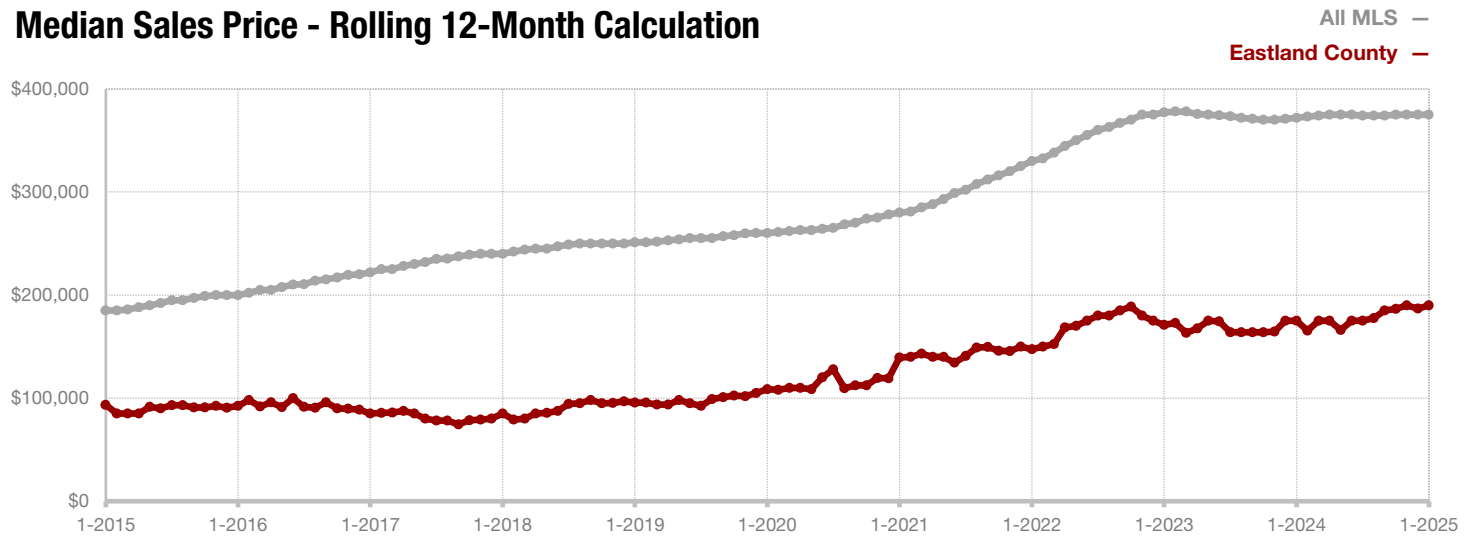
Eastland County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	20	45	+ 125.0%	20	45	+ 125.0%
Pending Sales	13	7	- 46.2%	13	7	- 46.2%
Closed Sales	8	16	+ 100.0%	8	16	+ 100.0%
Average Sales Price*	\$140,775	\$606,162	+ 330.6%	\$140,775	\$606,162	+ 330.6%
Median Sales Price*	\$82,500	\$221,500	+ 168.5%	\$82,500	\$221,500	+ 168.5%
Percent of Original List Price Received*	81.9%	95.3%	+ 16.4%	81.9%	95.3%	+ 16.4%
Days on Market Until Sale	88	101	+ 14.8%	88	101	+ 14.8%
Inventory of Homes for Sale	101	142	+ 40.6%	--	--	--
Months Supply of Inventory	8.1	11.2	+ 38.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 10.1%

- 4.0%

- 2.7%

Change in
New Listings

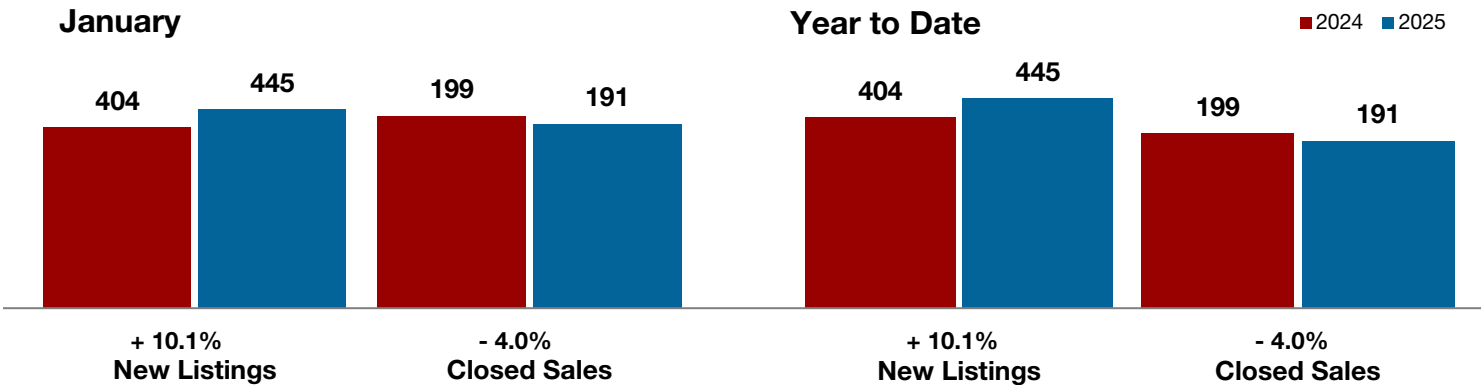
Change in
Closed Sales

Change in
Median Sales Price

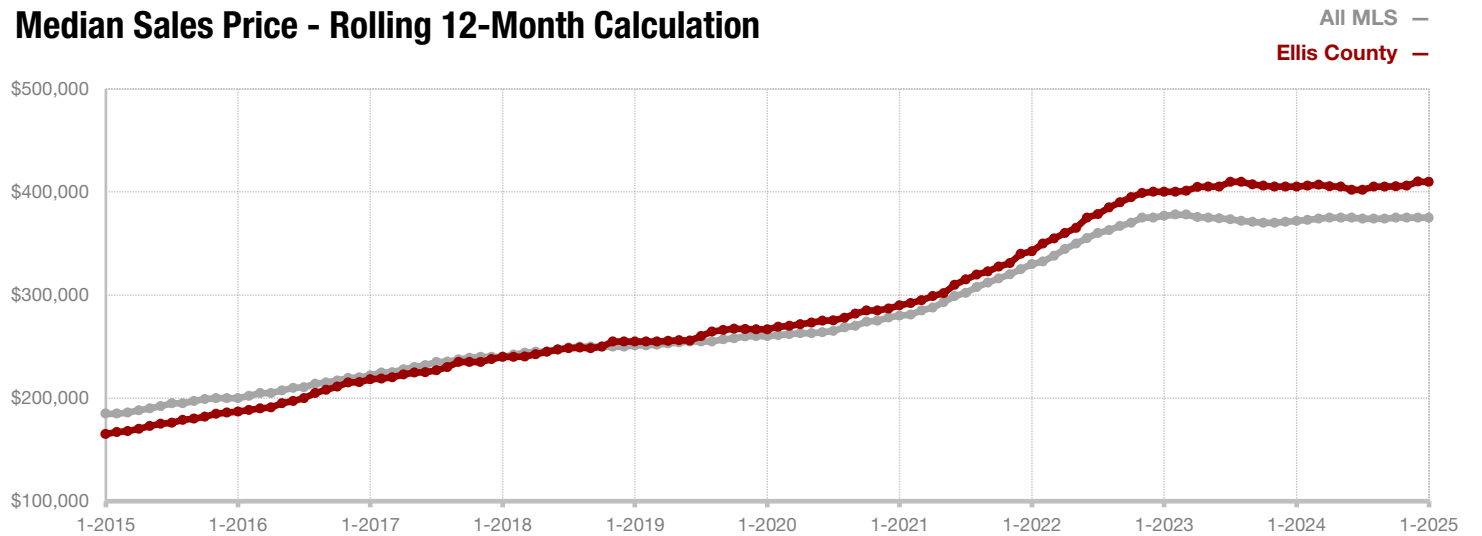
Ellis County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	404	445	+ 10.1%	404	445	+ 10.1%
Pending Sales	278	244	- 12.2%	278	244	- 12.2%
Closed Sales	199	191	- 4.0%	199	191	- 4.0%
Average Sales Price*	\$421,357	\$414,227	- 1.7%	\$421,357	\$414,227	- 1.7%
Median Sales Price*	\$399,990	\$389,250	- 2.7%	\$399,990	\$389,250	- 2.7%
Percent of Original List Price Received*	93.7%	93.3%	- 0.4%	93.7%	93.3%	- 0.4%
Days on Market Until Sale	75	84	+ 12.0%	75	84	+ 12.0%
Inventory of Homes for Sale	1,105	1,321	+ 19.5%	--	--	--
Months Supply of Inventory	4.1	4.6	+ 12.2%	--	--	--

* 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 – January 2025

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



+ 43.2%

+ 25.0%

+ 3.0%

Change in
New Listings

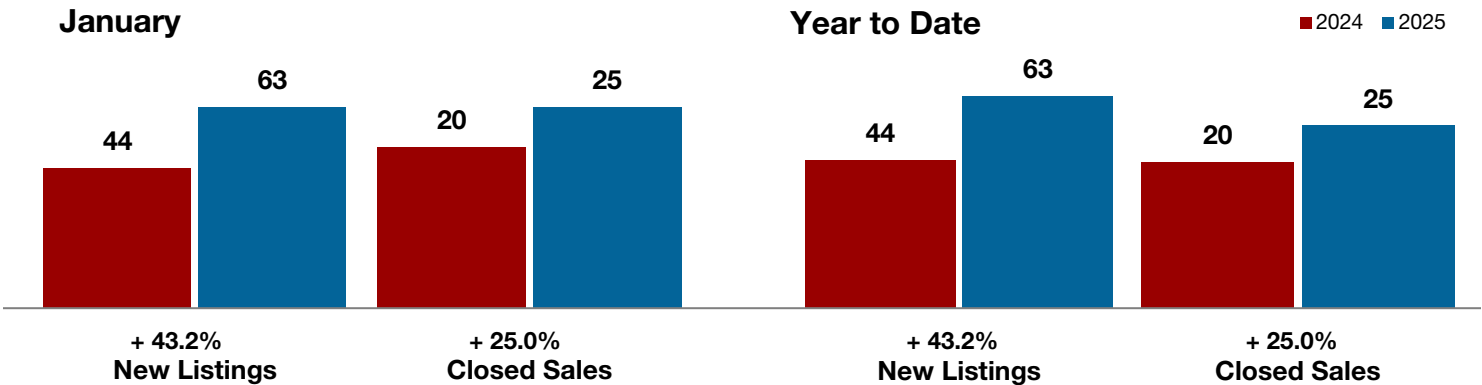
Change in
Closed Sales

Change in
Median Sales Price

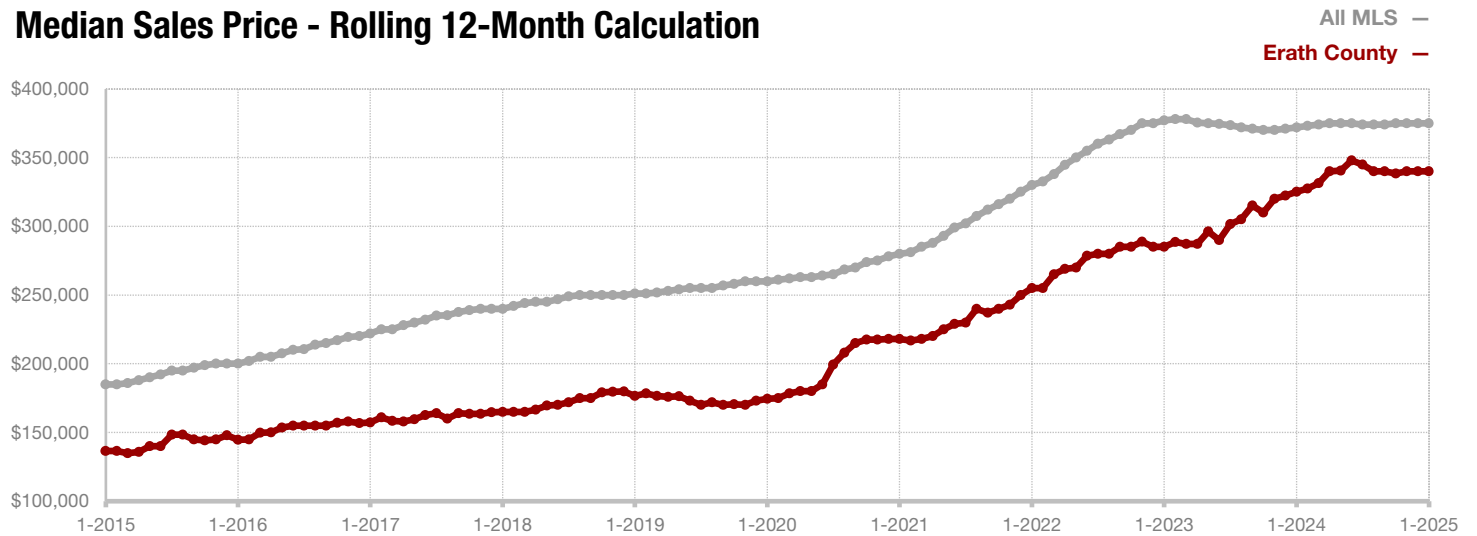
Erath County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	44	63	+ 43.2%	44	63	+ 43.2%
Pending Sales	31	34	+ 9.7%	31	34	+ 9.7%
Closed Sales	20	25	+ 25.0%	20	25	+ 25.0%
Average Sales Price*	\$435,265	\$543,717	+ 24.9%	\$435,265	\$543,717	+ 24.9%
Median Sales Price*	\$382,500	\$394,000	+ 3.0%	\$382,500	\$394,000	+ 3.0%
Percent of Original List Price Received*	90.4%	91.6%	+ 1.3%	90.4%	91.6%	+ 1.3%
Days on Market Until Sale	92	81	- 12.0%	92	81	- 12.0%
Inventory of Homes for Sale	181	223	+ 23.2%	--	--	--
Months Supply of Inventory	4.9	6.0	+ 22.4%	--	--	--

* 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 – January 2025

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



+ 1.6%

- 46.7%

+ 28.0%

Change in
New Listings

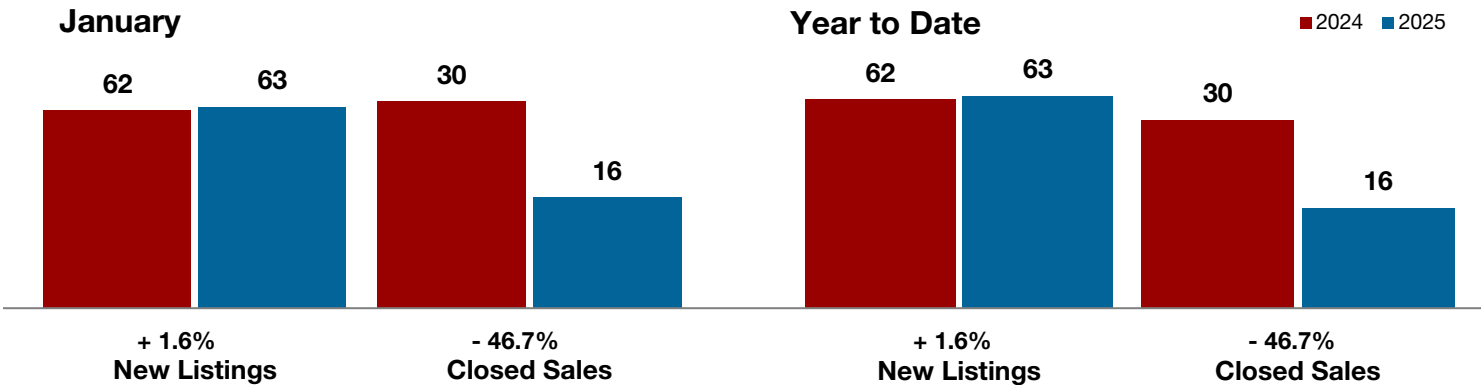
Change in
Closed Sales

Change in
Median Sales Price

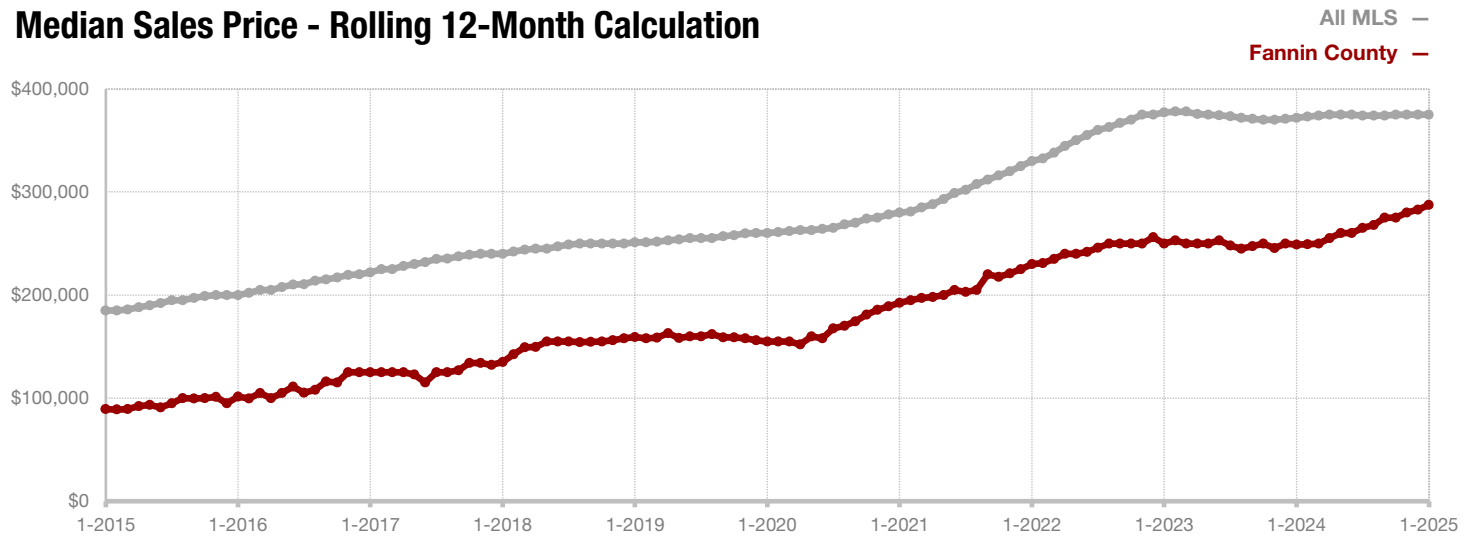
Fannin County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	62	63	+ 1.6%	62	63	+ 1.6%
Pending Sales	29	23	- 20.7%	29	23	- 20.7%
Closed Sales	30	16	- 46.7%	30	16	- 46.7%
Average Sales Price*	\$296,667	\$358,561	+ 20.9%	\$296,667	\$358,561	+ 20.9%
Median Sales Price*	\$250,000	\$320,000	+ 28.0%	\$250,000	\$320,000	+ 28.0%
Percent of Original List Price Received*	89.2%	88.7%	- 0.6%	89.2%	88.7%	- 0.6%
Days on Market Until Sale	83	81	- 2.4%	83	81	- 2.4%
Inventory of Homes for Sale	238	263	+ 10.5%	--	--	--
Months Supply of Inventory	6.6	7.3	+ 10.6%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 145.5%

- 20.0%

- 58.4%

Change in
New Listings

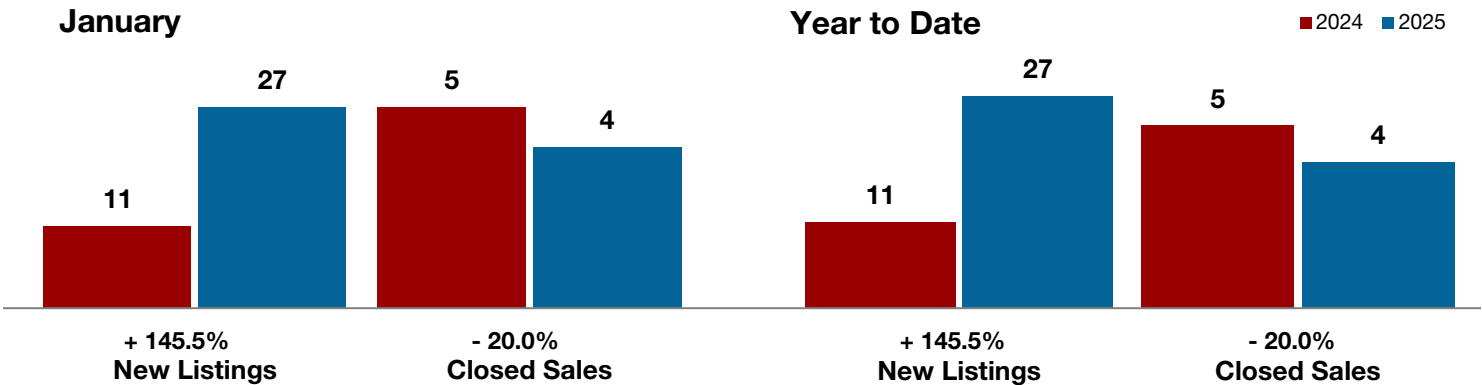
Change in
Closed Sales

Change in
Median Sales Price

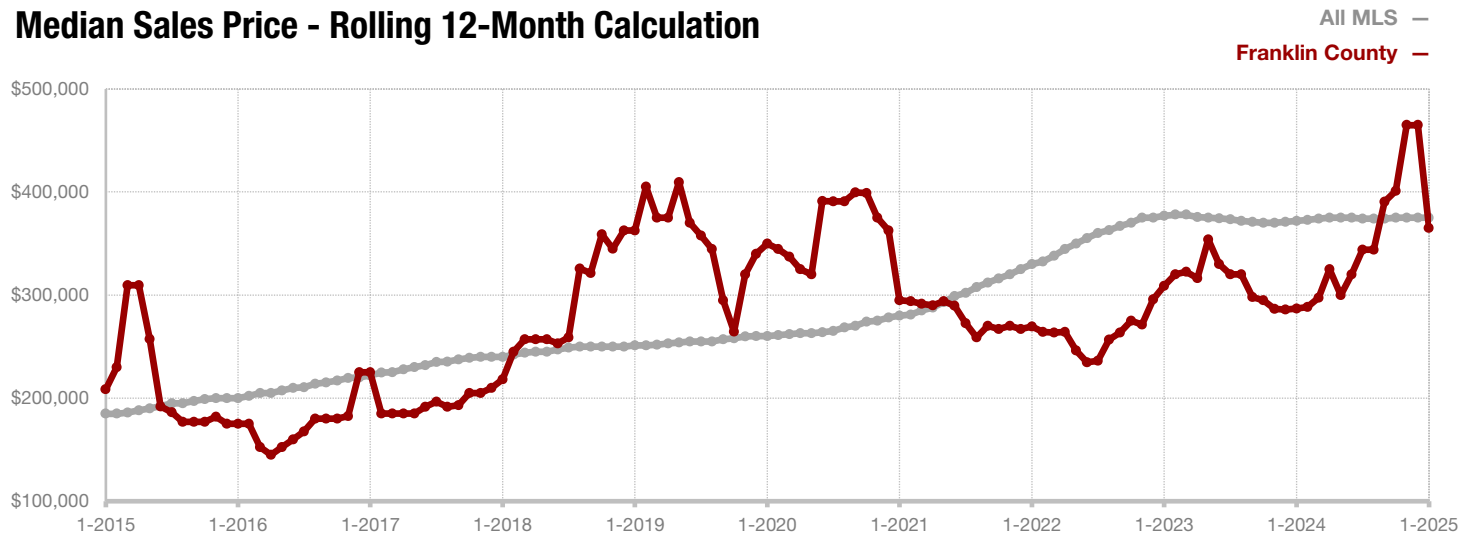
Franklin County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	11	27	+ 145.5%	11	27	+ 145.5%
Pending Sales	7	4	- 42.9%	7	4	- 42.9%
Closed Sales	5	4	- 20.0%	5	4	- 20.0%
Average Sales Price*	\$617,800	\$194,250	- 68.6%	\$617,800	\$194,250	- 68.6%
Median Sales Price*	\$465,000	\$193,500	- 58.4%	\$465,000	\$193,500	- 58.4%
Percent of Original List Price Received*	95.1%	90.5%	- 4.8%	95.1%	90.5%	- 4.8%
Days on Market Until Sale	40	68	+ 70.0%	40	68	+ 70.0%
Inventory of Homes for Sale	47	55	+ 17.0%	--	--	--
Months Supply of Inventory	5.9	7.3	+ 23.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 53.3%

+ 120.0%

- 41.7%

Change in
New Listings

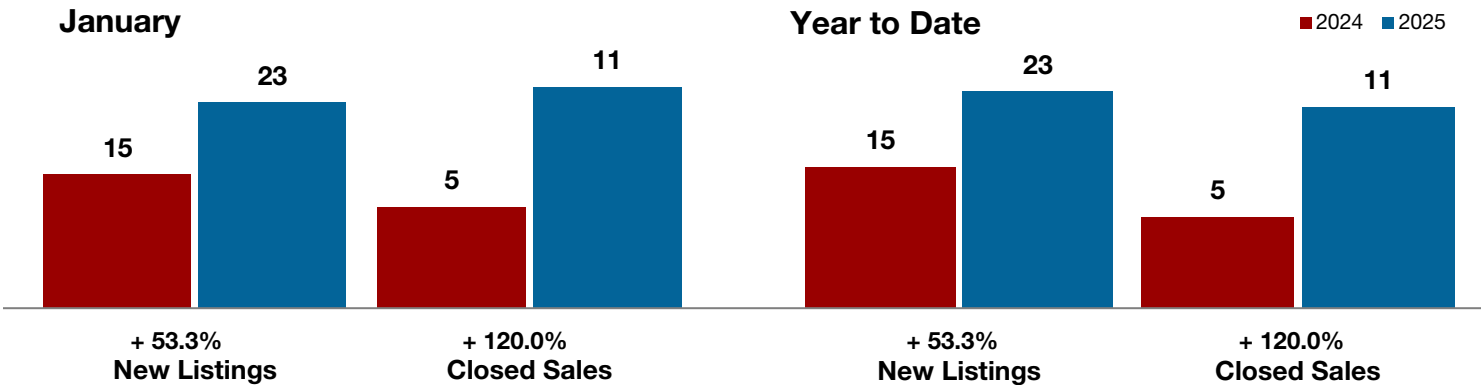
Change in
Closed Sales

Change in
Median Sales Price

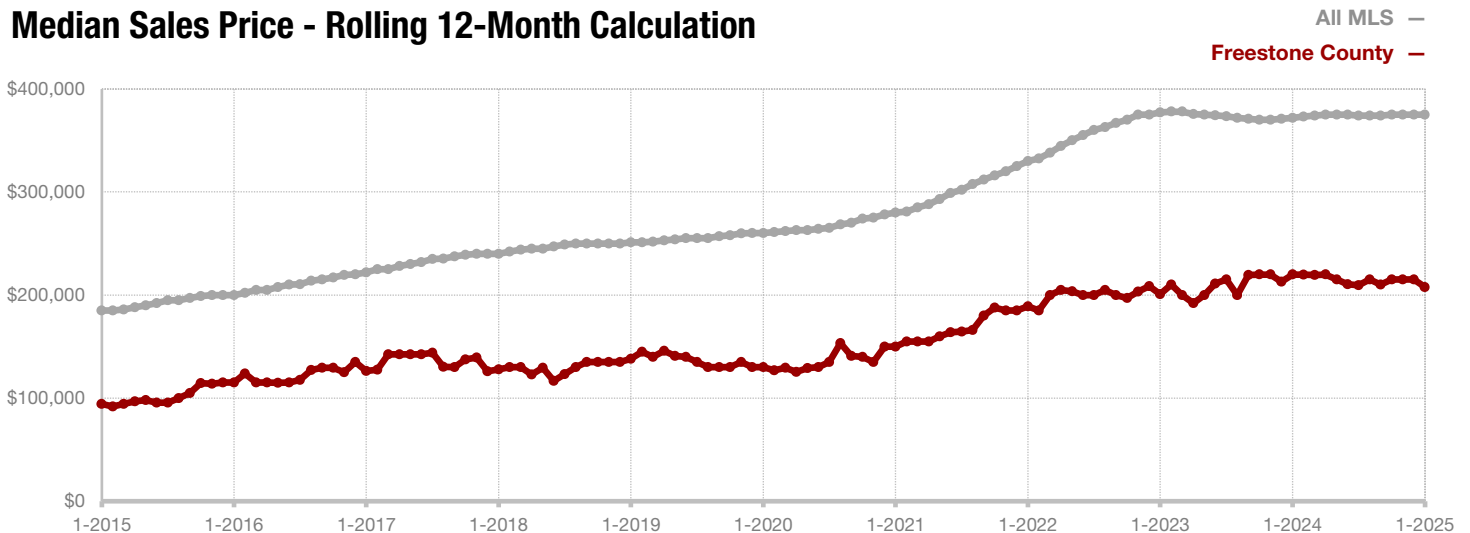
Freestone County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	15	23	+ 53.3%	15	23	+ 53.3%
Pending Sales	9	13	+ 44.4%	9	13	+ 44.4%
Closed Sales	5	11	+ 120.0%	5	11	+ 120.0%
Average Sales Price*	\$357,600	\$245,782	- 31.3%	\$357,600	\$245,782	- 31.3%
Median Sales Price*	\$300,000	\$175,000	- 41.7%	\$300,000	\$175,000	- 41.7%
Percent of Original List Price Received*	95.9%	90.9%	- 5.2%	95.9%	90.9%	- 5.2%
Days on Market Until Sale	90	95	+ 5.6%	90	95	+ 5.6%
Inventory of Homes for Sale	101	89	- 11.9%	--	--	--
Months Supply of Inventory	7.7	6.1	- 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 – January 2025

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



+ 31.2%

- 13.9%

- 1.6%

Change in
New Listings

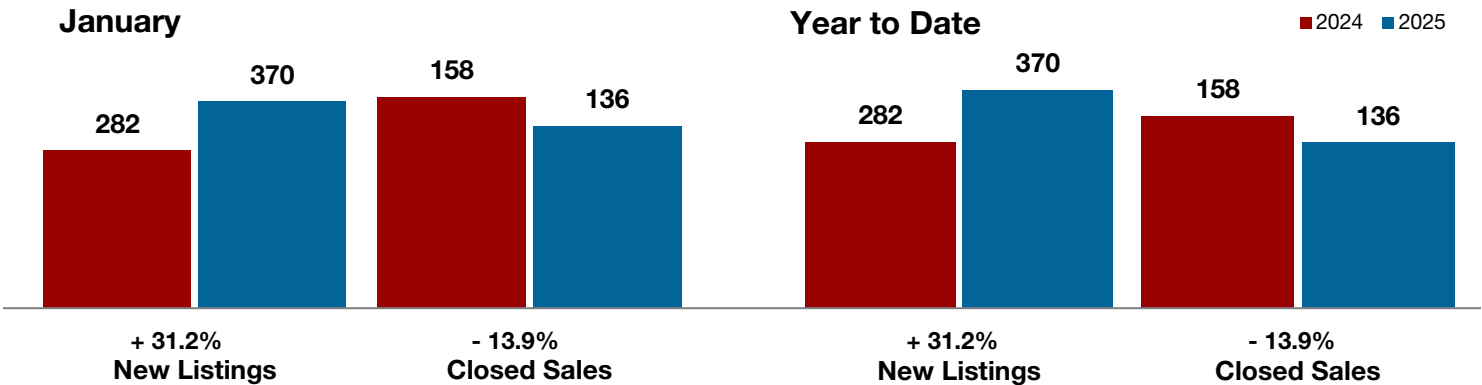
Change in
Closed Sales

Change in
Median Sales Price

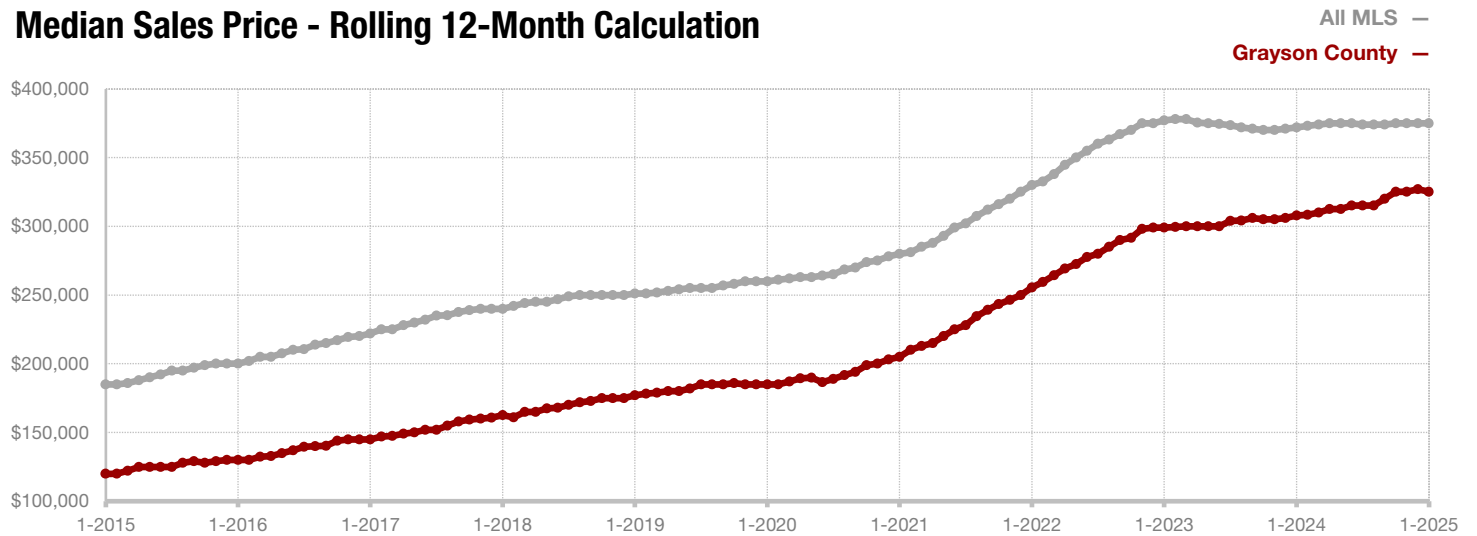
Grayson County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	282	370	+ 31.2%	282	370	+ 31.2%
Pending Sales	187	158	- 15.5%	187	158	- 15.5%
Closed Sales	158	136	- 13.9%	158	136	- 13.9%
Average Sales Price*	\$377,198	\$353,344	- 6.3%	\$377,198	\$353,344	- 6.3%
Median Sales Price*	\$299,906	\$295,000	- 1.6%	\$299,906	\$295,000	- 1.6%
Percent of Original List Price Received*	92.9%	93.0%	+ 0.1%	92.9%	93.0%	+ 0.1%
Days on Market Until Sale	76	82	+ 7.9%	76	82	+ 7.9%
Inventory of Homes for Sale	853	1,226	+ 43.7%	--	--	--
Months Supply of Inventory	4.3	6.1	+ 41.9%	--	--	--

* 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 – January 2025

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



+ 6.3%

- 66.7%

+ 77.9%

Change in
New Listings

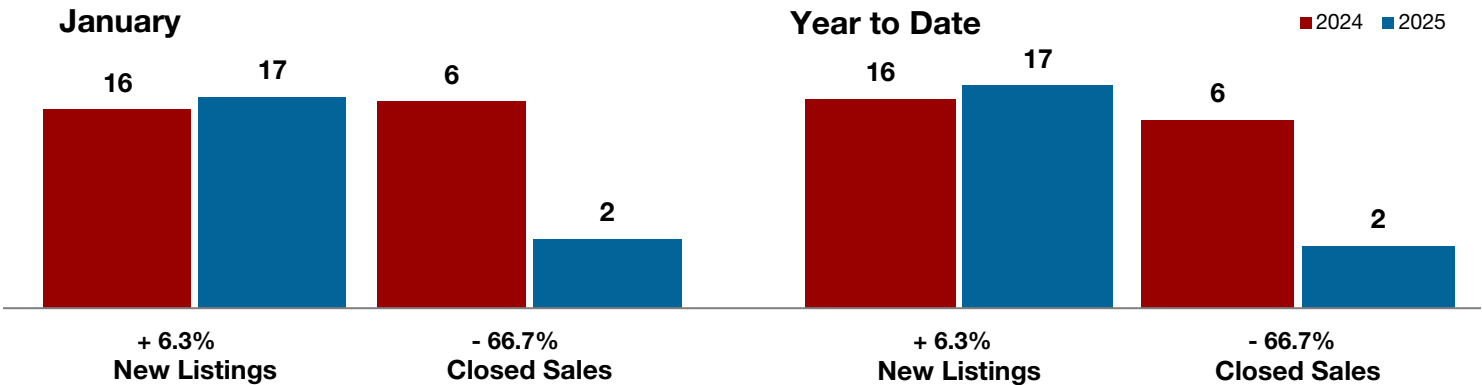
Change in
Closed Sales

Change in
Median Sales Price

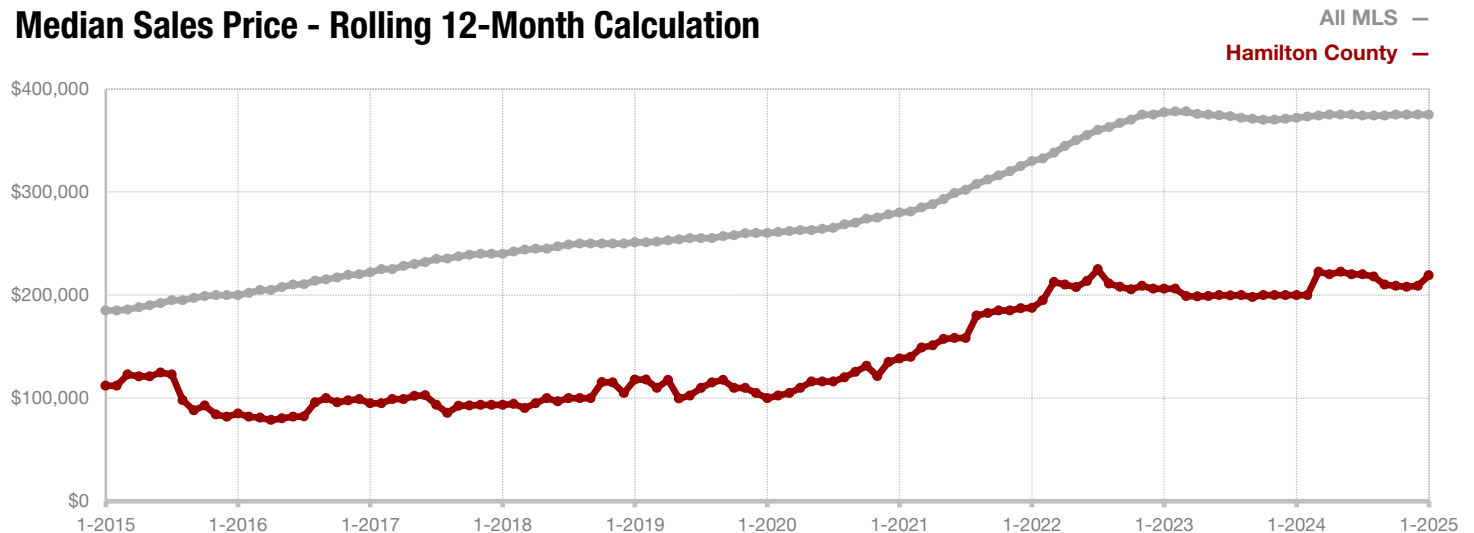
Hamilton County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	16	17	+ 6.3%	16	17	+ 6.3%
Pending Sales	9	3	- 66.7%	9	3	- 66.7%
Closed Sales	6	2	- 66.7%	6	2	- 66.7%
Average Sales Price*	\$447,566	\$318,500	- 28.8%	\$447,566	\$318,500	- 28.8%
Median Sales Price*	\$179,000	\$318,500	+ 77.9%	\$179,000	\$318,500	+ 77.9%
Percent of Original List Price Received*	80.5%	97.3%	+ 20.9%	80.5%	97.3%	+ 20.9%
Days on Market Until Sale	105	152	+ 44.8%	105	152	+ 44.8%
Inventory of Homes for Sale	57	62	+ 8.8%	--	--	--
Months Supply of Inventory	9.1	10.3	+ 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 – January 2025

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



- 50.0%

0.0%

- 2.9%

Change in
New Listings

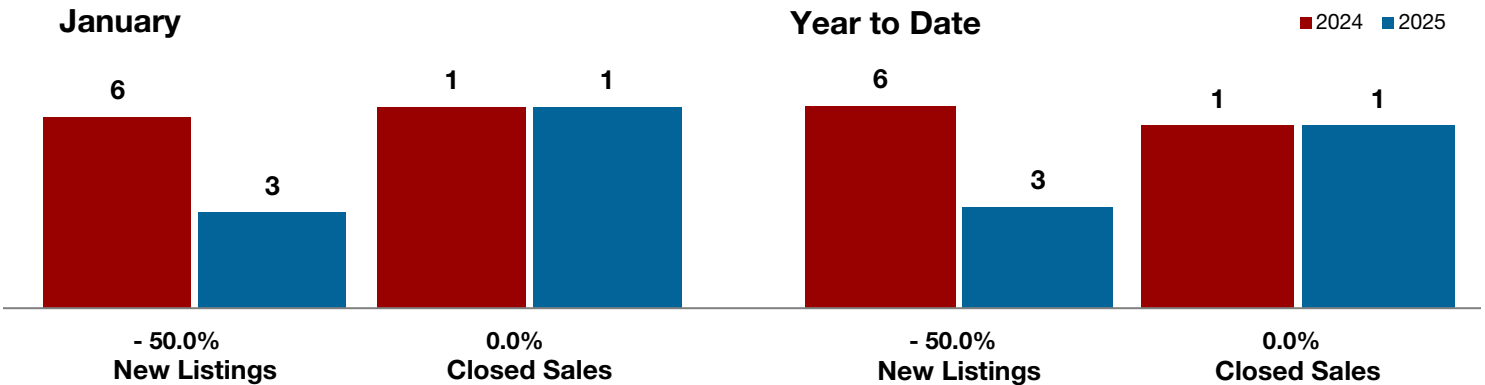
Change in
Closed Sales

Change in
Median Sales Price

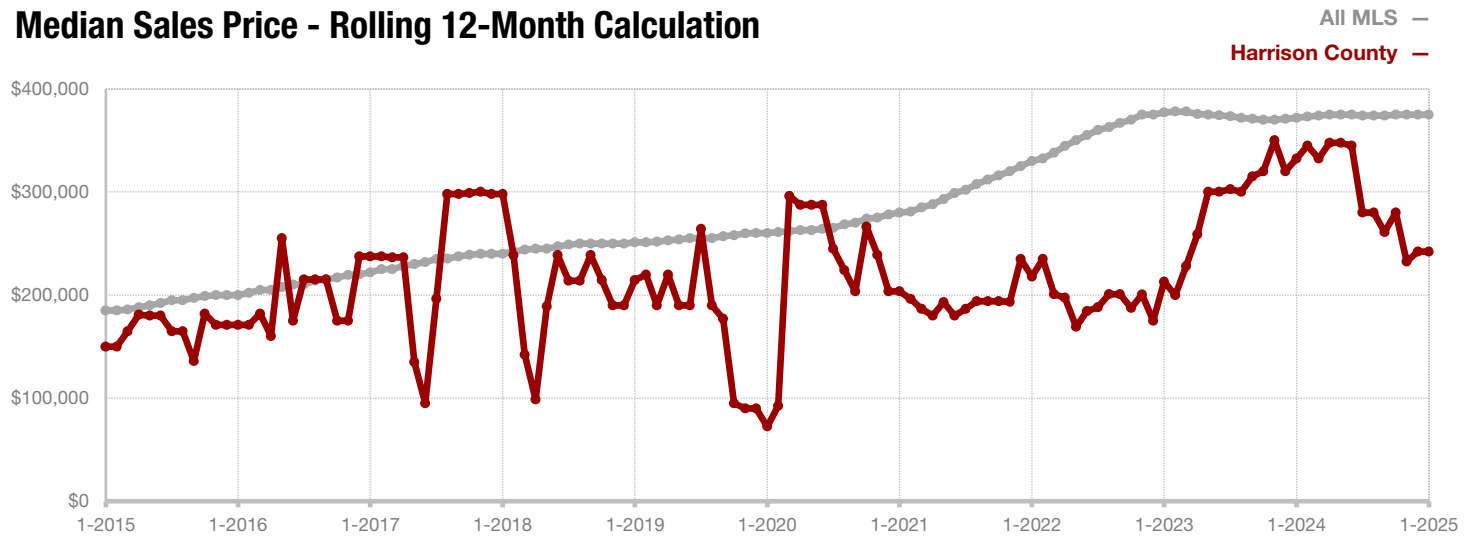
Harrison County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	6	3	- 50.0%	6	3	- 50.0%
Pending Sales	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Average Sales Price*	\$345,000	\$335,000	- 2.9%	\$345,000	\$335,000	- 2.9%
Median Sales Price*	\$345,000	\$335,000	- 2.9%	\$345,000	\$335,000	- 2.9%
Percent of Original List Price Received*	98.6%	89.3%	- 9.4%	98.6%	89.3%	- 9.4%
Days on Market Until Sale	9	141	+ 1466.7%	9	141	+ 1466.7%
Inventory of Homes for Sale	30	15	- 50.0%	--	--	--
Months Supply of Inventory	13.0	4.3	- 66.9%	--	--	--

* 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 – January 2025

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



- 3.1%

Change in
New Listings

- 29.1%

Change in
Closed Sales

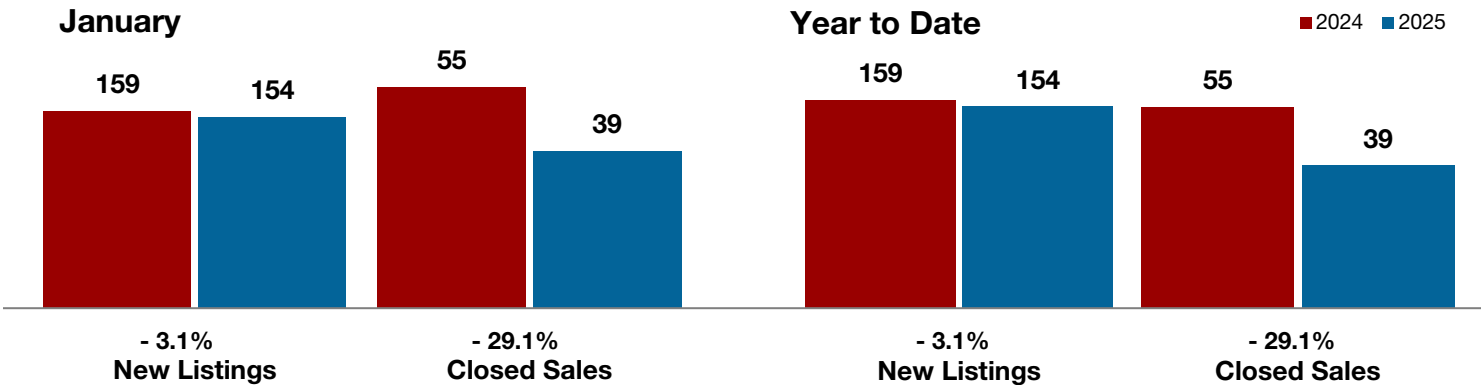
+ 1.7%

Change in
Median Sales Price

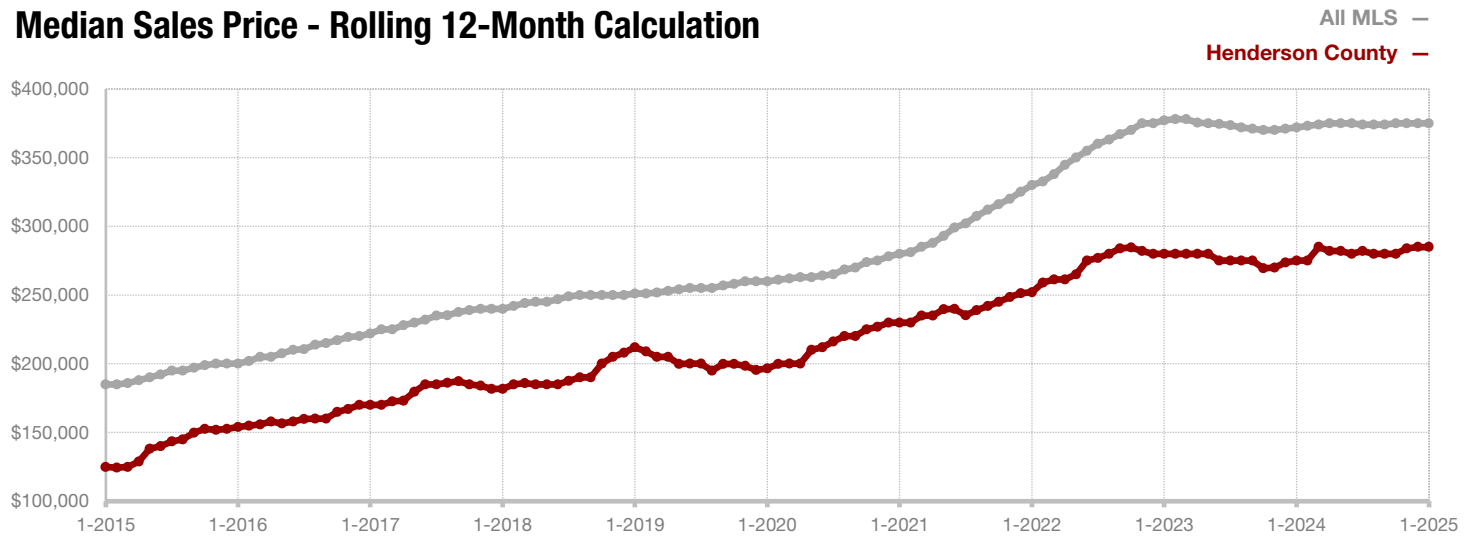
Henderson County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	159	154	- 3.1%	159	154	- 3.1%
Pending Sales	73	62	- 15.1%	73	62	- 15.1%
Closed Sales	55	39	- 29.1%	55	39	- 29.1%
Average Sales Price*	\$639,234	\$449,641	- 29.7%	\$639,234	\$449,641	- 29.7%
Median Sales Price*	\$285,000	\$289,900	+ 1.7%	\$285,000	\$289,900	+ 1.7%
Percent of Original List Price Received*	89.6%	86.9%	- 3.0%	89.6%	86.9%	- 3.0%
Days on Market Until Sale	85	98	+ 15.3%	85	98	+ 15.3%
Inventory of Homes for Sale	661	619	- 6.4%	--	--	--
Months Supply of Inventory	7.9	7.1	- 10.1%	--	--	--

* 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 – January 2025

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



Hill County

0.0%

+ 88.2%

- 21.9%

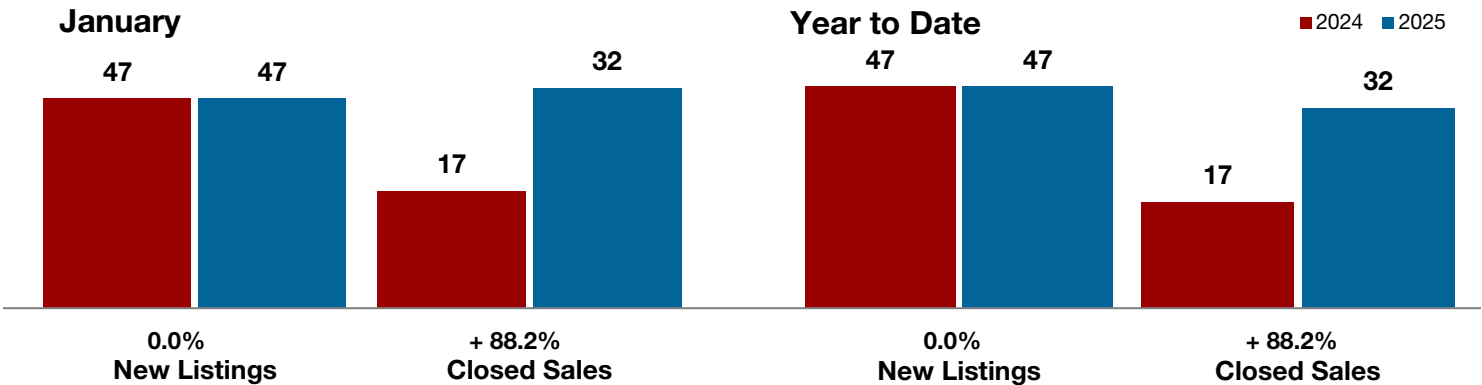
Change in
New Listings

Change in
Closed Sales

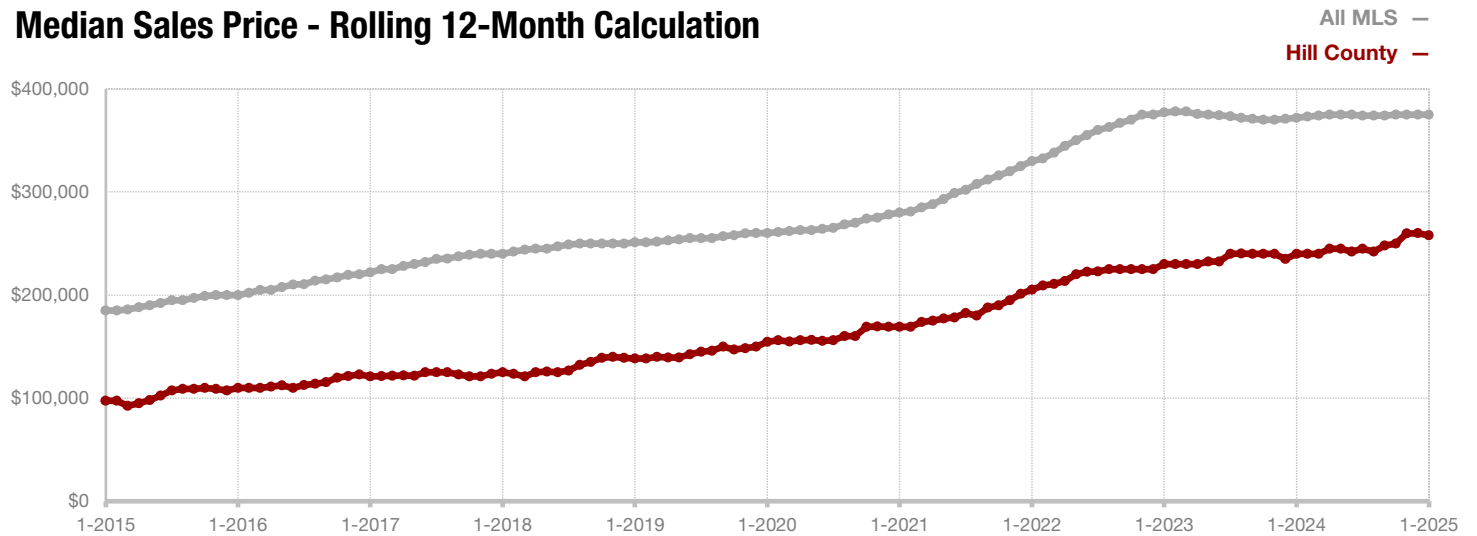
Change in
Median Sales Price

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	47	47	0.0%	47	47	0.0%
Pending Sales	30	33	+ 10.0%	30	33	+ 10.0%
Closed Sales	17	32	+ 88.2%	17	32	+ 88.2%
Average Sales Price*	\$304,774	\$239,745	- 21.3%	\$304,774	\$239,745	- 21.3%
Median Sales Price*	\$289,900	\$226,450	- 21.9%	\$289,900	\$226,450	- 21.9%
Percent of Original List Price Received*	92.8%	87.9%	- 5.3%	92.8%	87.9%	- 5.3%
Days on Market Until Sale	88	80	- 9.1%	88	80	- 9.1%
Inventory of Homes for Sale	176	229	+ 30.1%	--	--	--
Months Supply of Inventory	5.0	6.6	+ 32.0%	--	--	--

* 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 – January 2025

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



+ 60.3%

+ 13.0%

+ 15.3%

Change in
New Listings

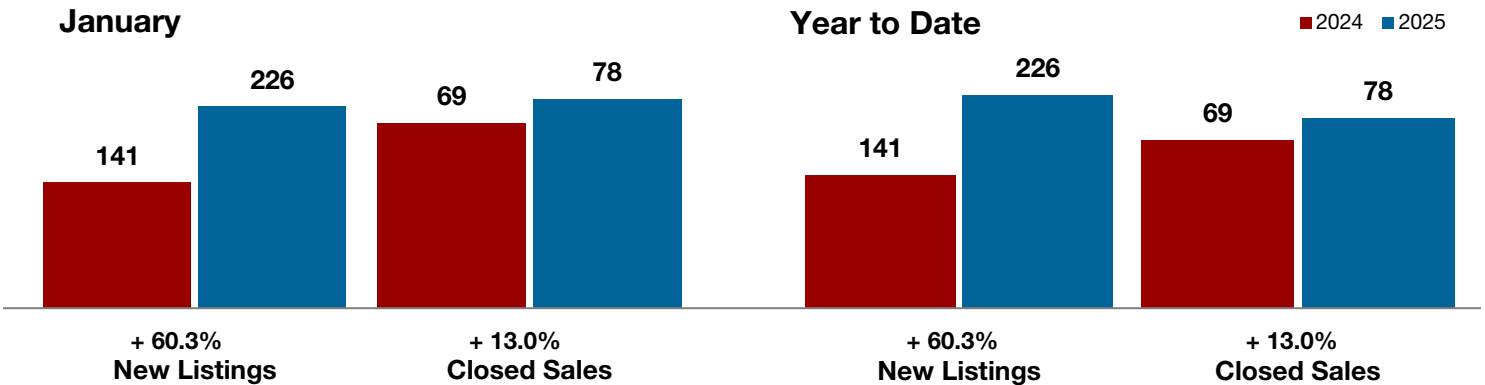
Change in
Closed Sales

Change in
Median Sales Price

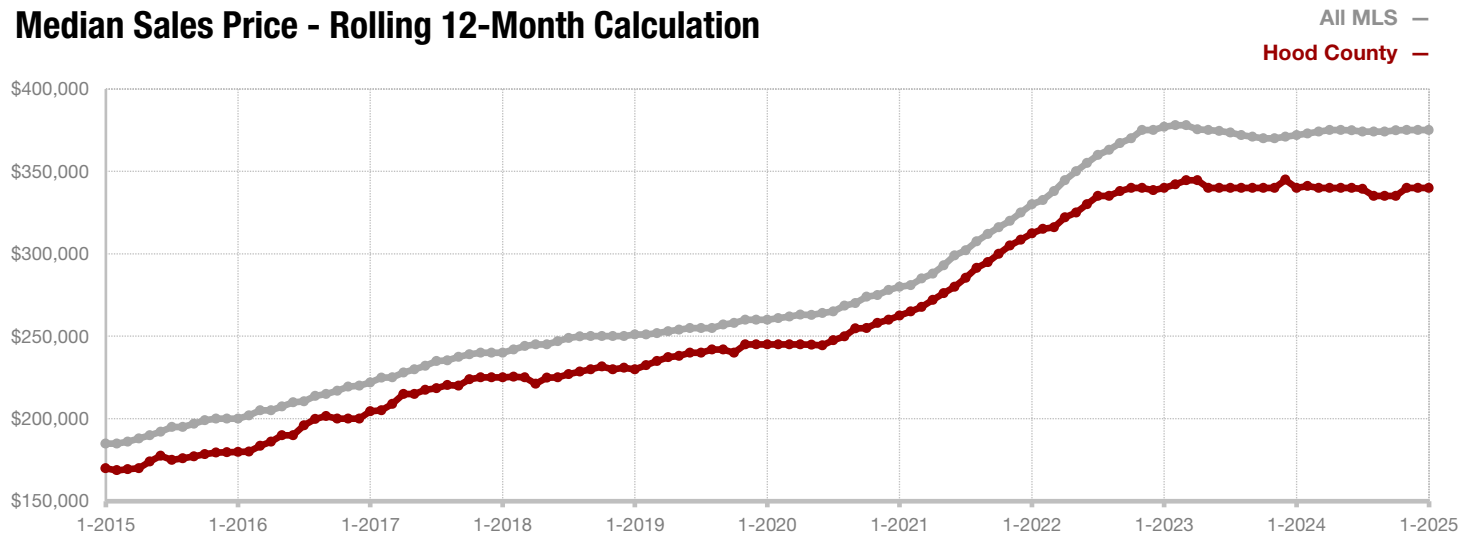
Hood County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	141	226	+ 60.3%	141	226	+ 60.3%
Pending Sales	109	88	- 19.3%	109	88	- 19.3%
Closed Sales	69	78	+ 13.0%	69	78	+ 13.0%
Average Sales Price*	\$367,142	\$429,450	+ 17.0%	\$367,142	\$429,450	+ 17.0%
Median Sales Price*	\$297,000	\$342,500	+ 15.3%	\$297,000	\$342,500	+ 15.3%
Percent of Original List Price Received*	92.6%	92.3%	- 0.3%	92.6%	92.3%	- 0.3%
Days on Market Until Sale	79	87	+ 10.1%	79	87	+ 10.1%
Inventory of Homes for Sale	538	669	+ 24.3%	--	--	--
Months Supply of Inventory	4.7	5.8	+ 23.4%	--	--	--

* 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 – January 2025

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



+ 6.5%

Change in
New Listings

+ 27.8%

Change in
Closed Sales

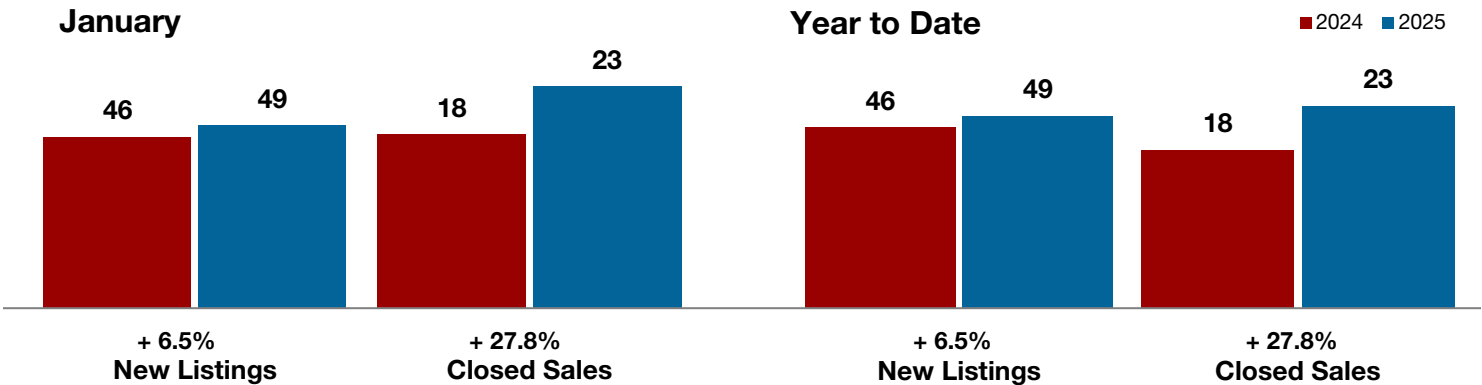
+ 25.5%

Change in
Median Sales Price

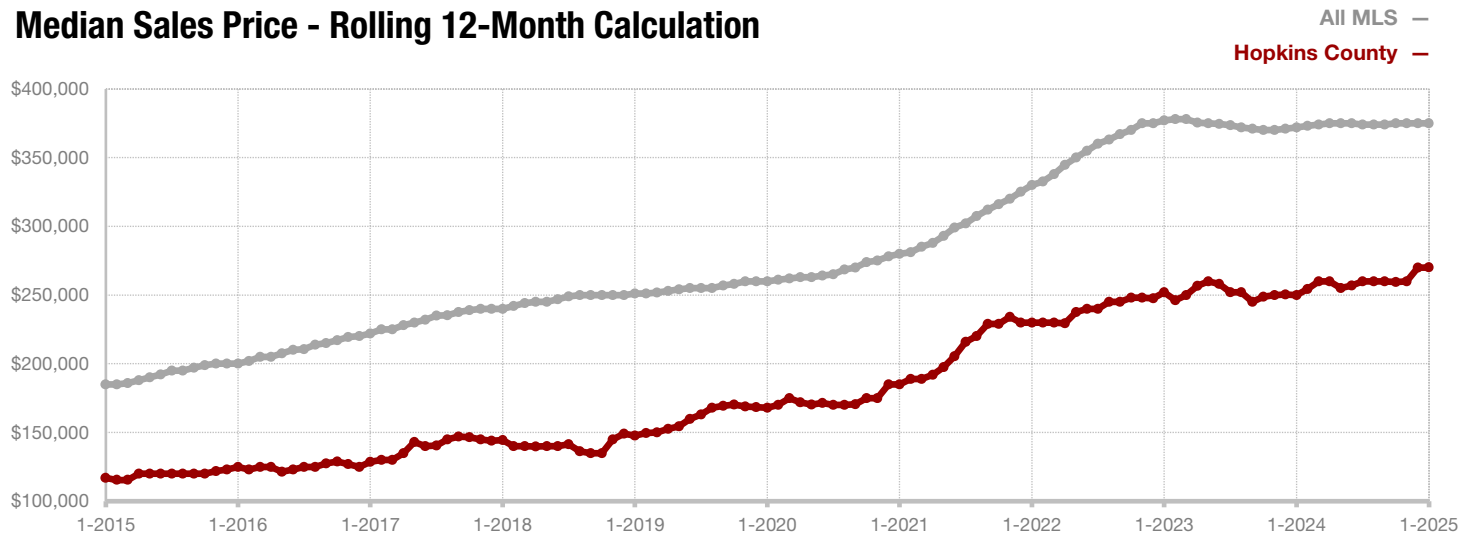
Hopkins County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	46	49	+ 6.5%	46	49	+ 6.5%
Pending Sales	22	11	- 50.0%	22	11	- 50.0%
Closed Sales	18	23	+ 27.8%	18	23	+ 27.8%
Average Sales Price*	\$263,981	\$274,209	+ 3.9%	\$263,981	\$274,209	+ 3.9%
Median Sales Price*	\$206,000	\$258,500	+ 25.5%	\$206,000	\$258,500	+ 25.5%
Percent of Original List Price Received*	97.5%	94.1%	- 3.5%	97.5%	94.1%	- 3.5%
Days on Market Until Sale	31	62	+ 100.0%	31	62	+ 100.0%
Inventory of Homes for Sale	148	188	+ 27.0%	--	--	--
Months Supply of Inventory	5.6	8.4	+ 50.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 7.4%

- 28.7%

+ 2.7%

Change in
New Listings

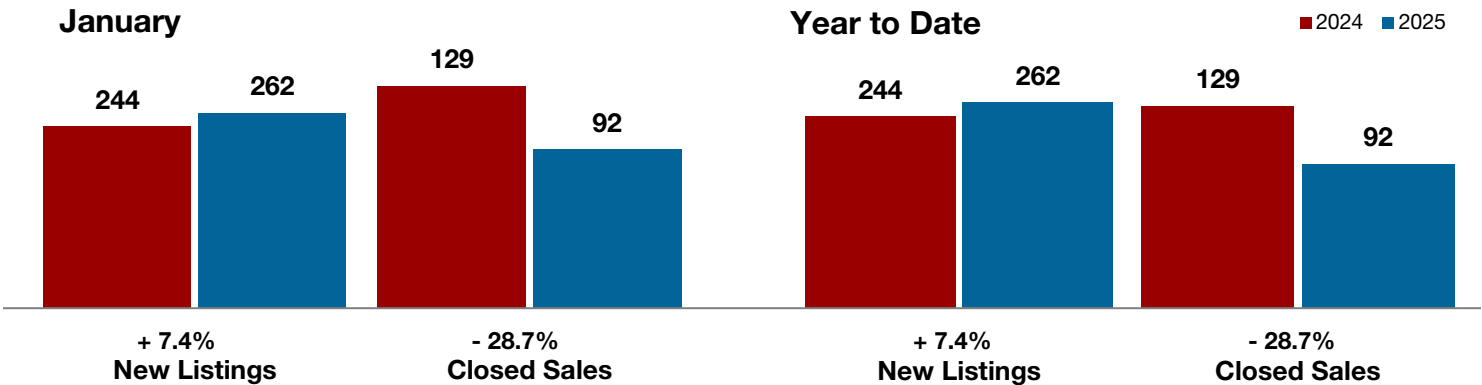
Change in
Closed Sales

Change in
Median Sales Price

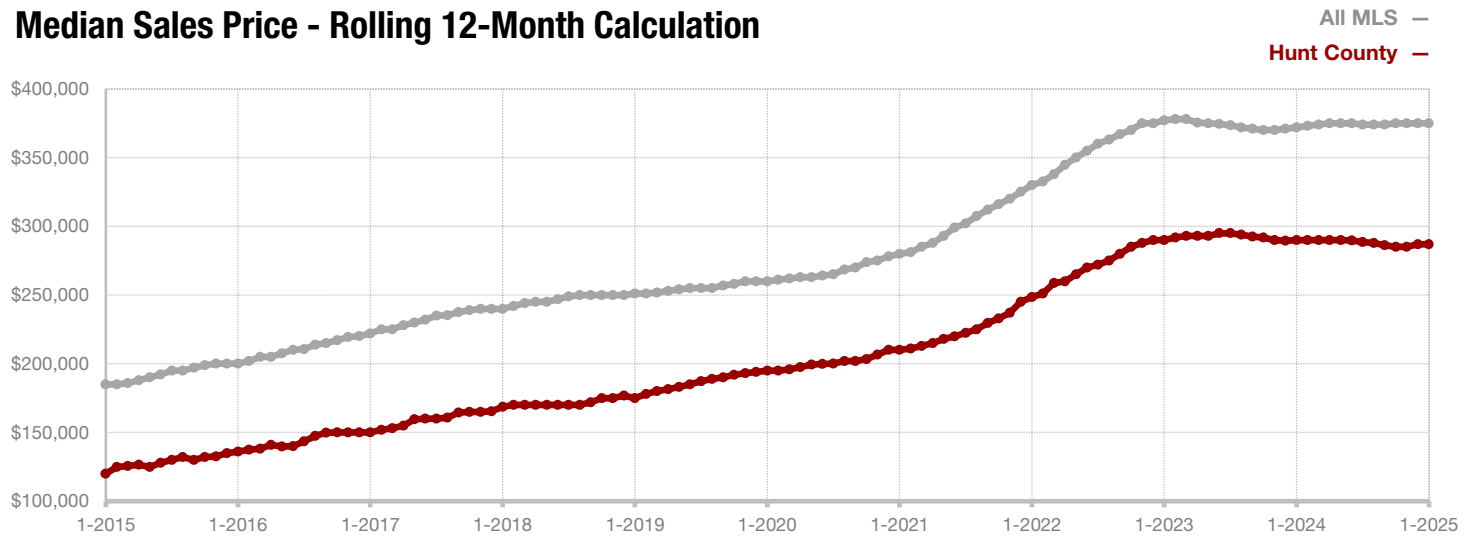
Hunt County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	244	262	+ 7.4%	244	262	+ 7.4%
Pending Sales	159	135	- 15.1%	159	135	- 15.1%
Closed Sales	129	92	- 28.7%	129	92	- 28.7%
Average Sales Price*	\$338,908	\$333,602	- 1.6%	\$338,908	\$333,602	- 1.6%
Median Sales Price*	\$289,999	\$297,837	+ 2.7%	\$289,999	\$297,837	+ 2.7%
Percent of Original List Price Received*	92.9%	91.9%	- 1.1%	92.9%	91.9%	- 1.1%
Days on Market Until Sale	75	72	- 4.0%	75	72	- 4.0%
Inventory of Homes for Sale	690	849	+ 23.0%	--	--	--
Months Supply of Inventory	4.3	5.4	+ 25.6%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 114.3% **- 80.0%** **- 73.0%**

Change in
New Listings

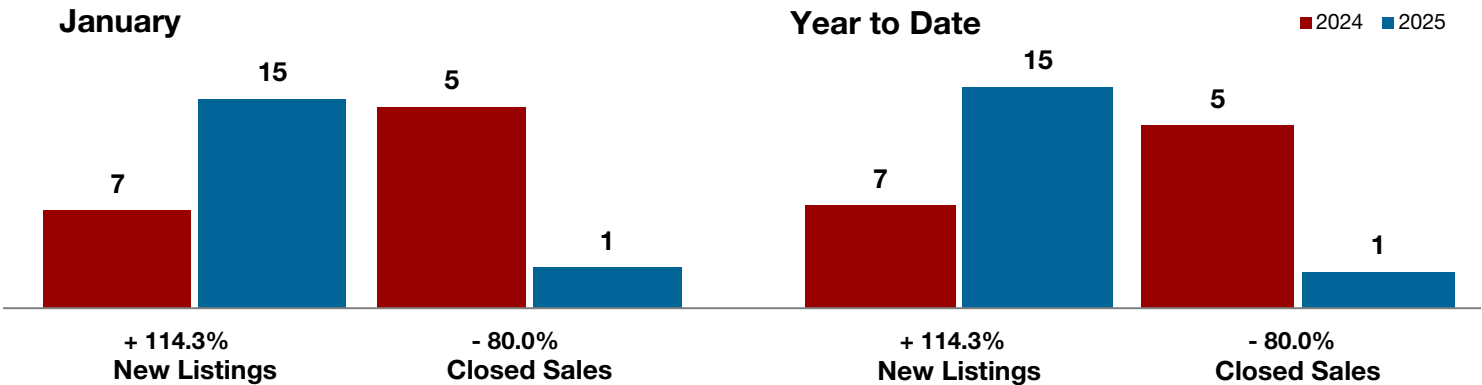
Change in
Closed Sales

Change in
Median Sales Price

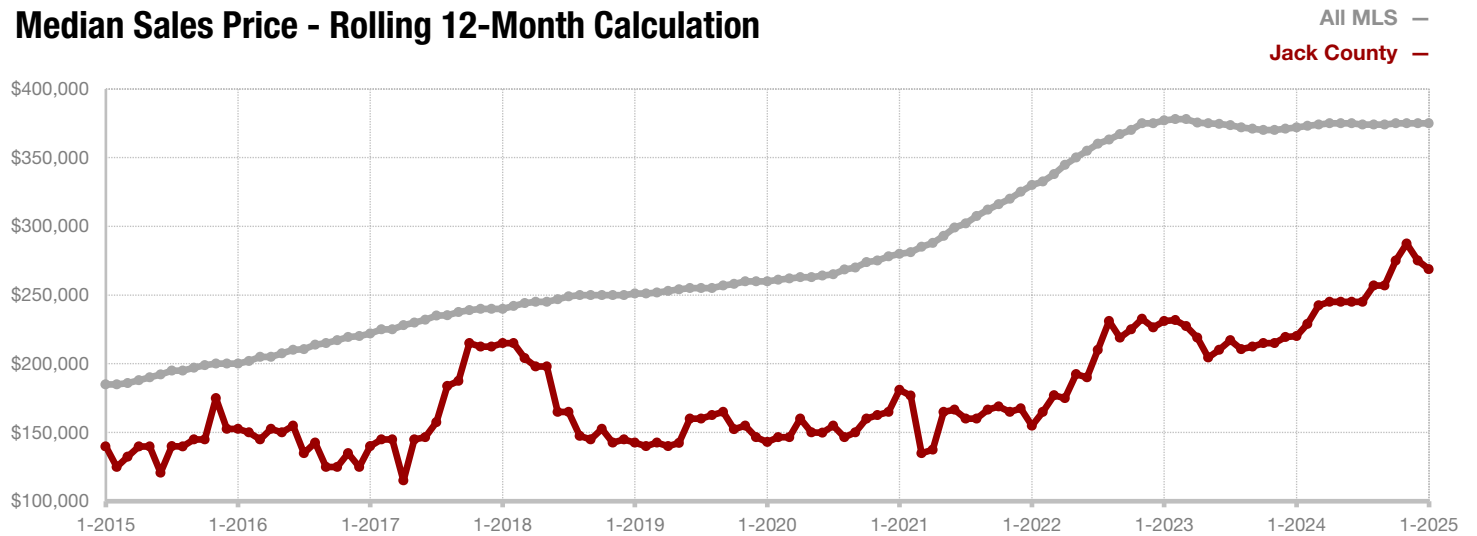
Jack County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	7	15	+ 114.3%	7	15	+ 114.3%
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	5	1	- 80.0%	5	1	- 80.0%
Average Sales Price*	\$1,587,400	\$85,000	- 94.6%	\$1,587,400	\$85,000	- 94.6%
Median Sales Price*	\$315,000	\$85,000	- 73.0%	\$315,000	\$85,000	- 73.0%
Percent of Original List Price Received*	79.4%	85.1%	+ 7.2%	79.4%	85.1%	+ 7.2%
Days on Market Until Sale	141	84	- 40.4%	141	84	- 40.4%
Inventory of Homes for Sale	39	58	+ 48.7%	--	--	--
Months Supply of Inventory	9.2	13.9	+ 51.1%	--	--	--

* 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 – January 2025

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



+ 23.6%

Change in
New Listings

- 5.6%

Change in
Closed Sales

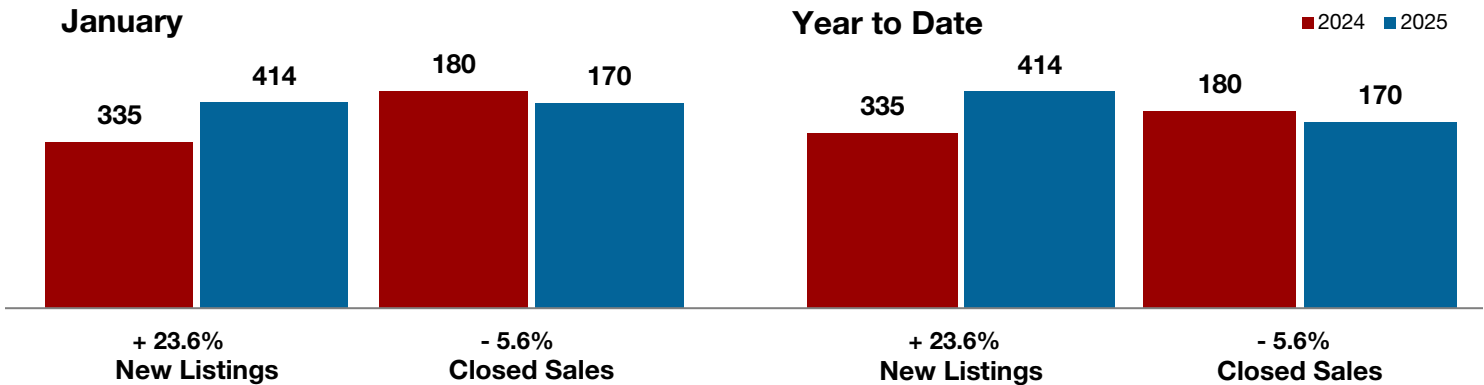
+ 5.2%

Change in
Median Sales Price

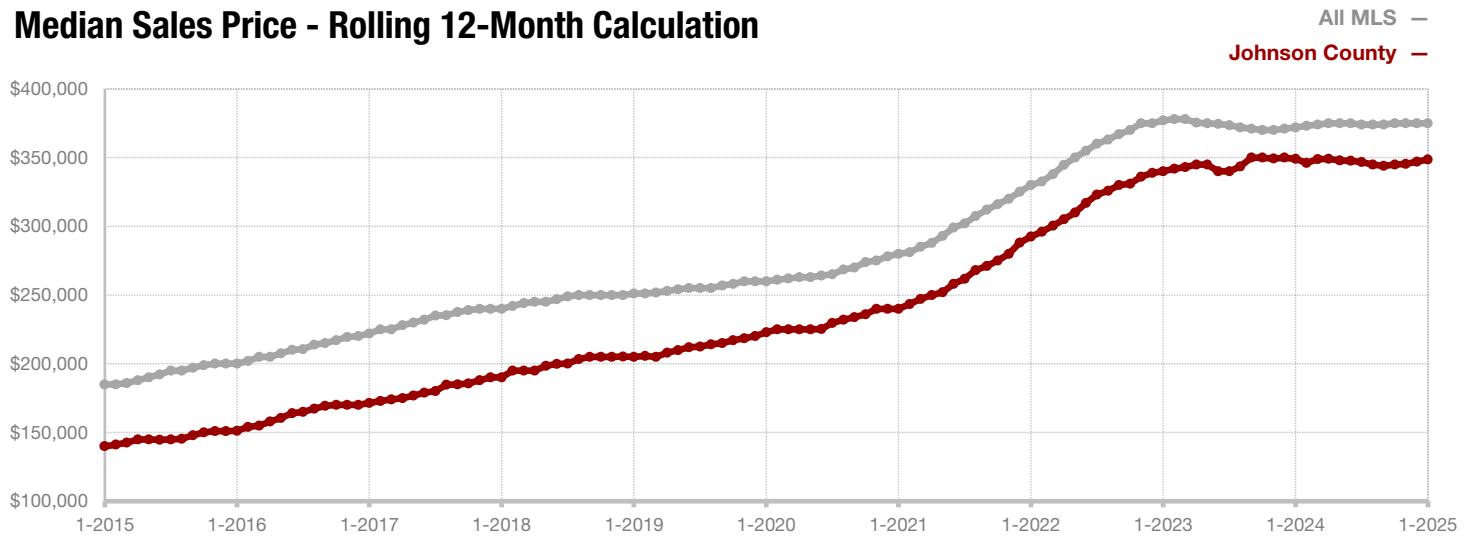
Johnson County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	335	414	+ 23.6%	335	414	+ 23.6%
Pending Sales	233	248	+ 6.4%	233	248	+ 6.4%
Closed Sales	180	170	- 5.6%	180	170	- 5.6%
Average Sales Price*	\$371,928	\$390,111	+ 4.9%	\$371,928	\$390,111	+ 4.9%
Median Sales Price*	\$334,050	\$351,400	+ 5.2%	\$334,050	\$351,400	+ 5.2%
Percent of Original List Price Received*	95.2%	93.4%	- 1.9%	95.2%	93.4%	- 1.9%
Days on Market Until Sale	62	85	+ 37.1%	62	85	+ 37.1%
Inventory of Homes for Sale	985	1,252	+ 27.1%	--	--	--
Months Supply of Inventory	4.0	4.7	+ 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 – January 2025

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



- 42.3%

+ 57.1%

- 40.5%

Change in
New Listings

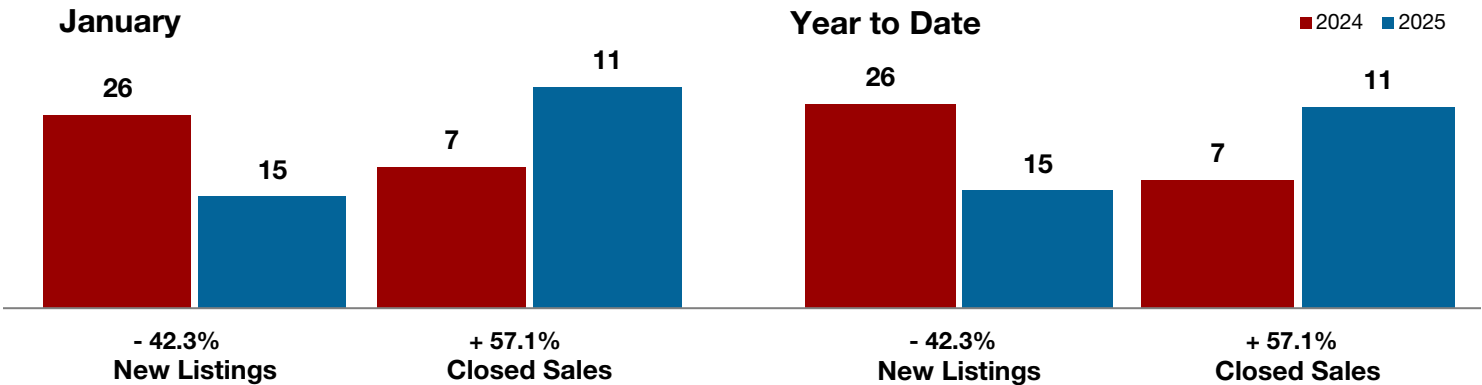
Change in
Closed Sales

Change in
Median Sales Price

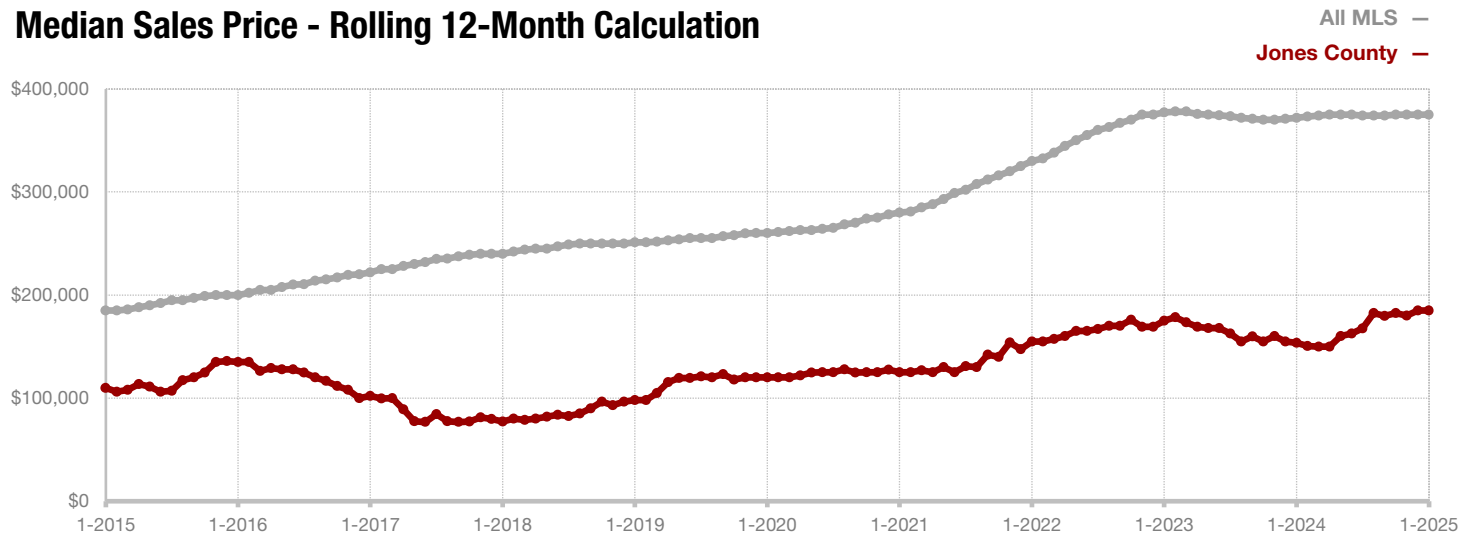
Jones County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	26	15	- 42.3%	26	15	- 42.3%
Pending Sales	12	8	- 33.3%	12	8	- 33.3%
Closed Sales	7	11	+ 57.1%	7	11	+ 57.1%
Average Sales Price*	\$256,900	\$278,813	+ 8.5%	\$256,900	\$278,813	+ 8.5%
Median Sales Price*	\$336,000	\$200,000	- 40.5%	\$336,000	\$200,000	- 40.5%
Percent of Original List Price Received*	91.7%	89.5%	- 2.4%	91.7%	89.5%	- 2.4%
Days on Market Until Sale	48	121	+ 152.1%	48	121	+ 152.1%
Inventory of Homes for Sale	73	67	- 8.2%	--	--	--
Months Supply of Inventory	6.1	6.5	+ 6.6%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 30.1%

- 24.6%

+ 1.5%

Change in
New Listings

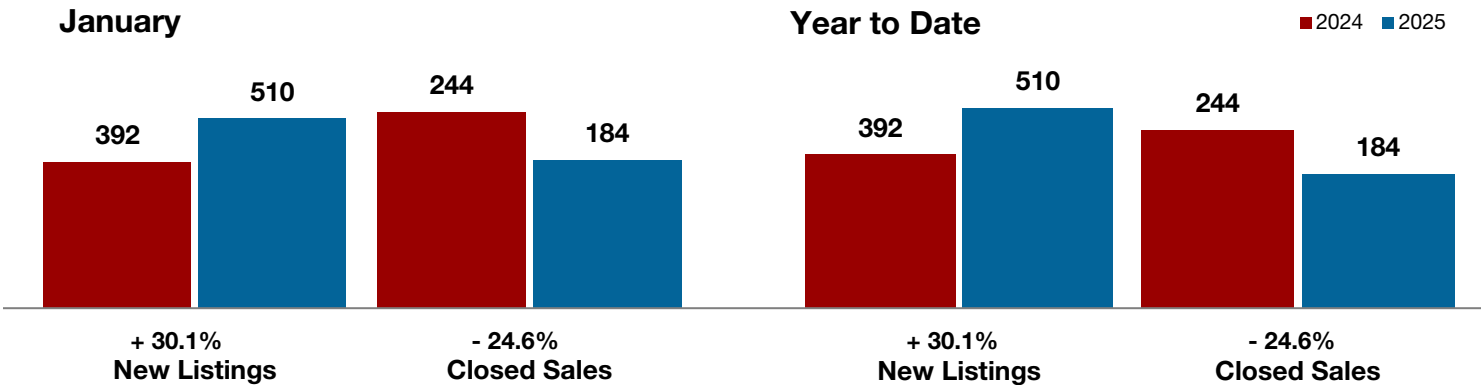
Change in
Closed Sales

Change in
Median Sales Price

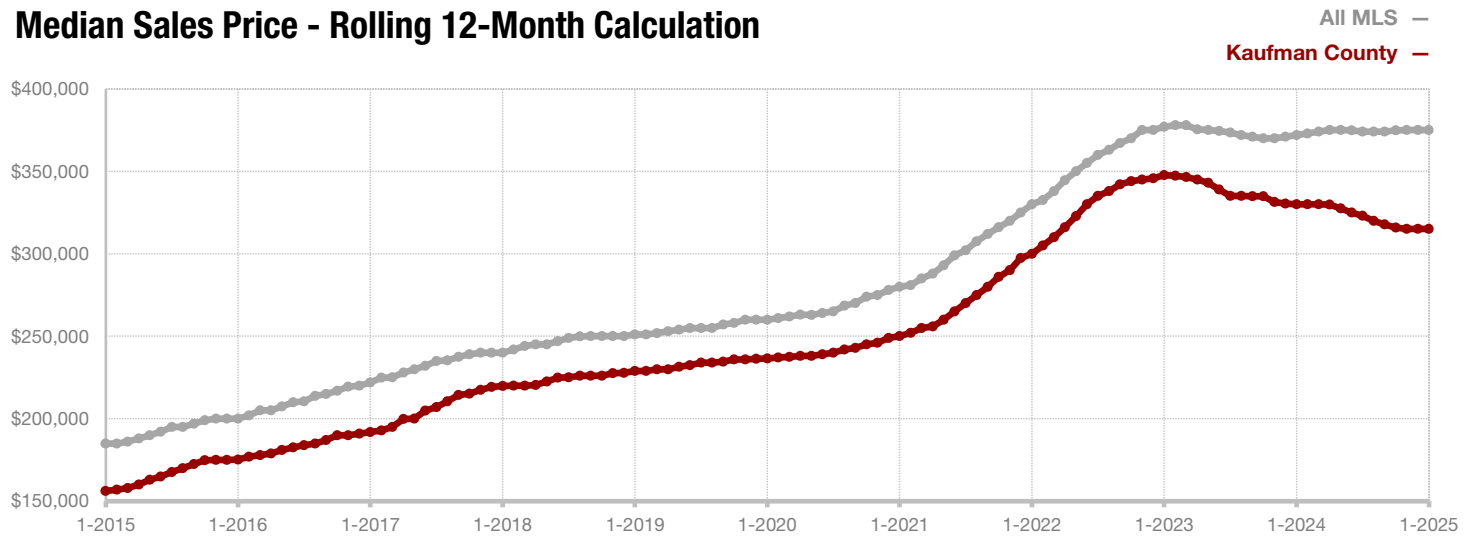
Kaufman County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	392	510	+ 30.1%	392	510	+ 30.1%
Pending Sales	300	281	- 6.3%	300	281	- 6.3%
Closed Sales	244	184	- 24.6%	244	184	- 24.6%
Average Sales Price*	\$336,928	\$355,381	+ 5.5%	\$336,928	\$355,381	+ 5.5%
Median Sales Price*	\$319,000	\$323,650	+ 1.5%	\$319,000	\$323,650	+ 1.5%
Percent of Original List Price Received*	91.9%	93.3%	+ 1.5%	91.9%	93.3%	+ 1.5%
Days on Market Until Sale	76	87	+ 14.5%	76	87	+ 14.5%
Inventory of Homes for Sale	1,200	1,438	+ 19.8%	--	--	--
Months Supply of Inventory	4.2	4.5	+ 7.1%	--	--	--

* 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 – January 2025

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



+ 21.6%

Change in
New Listings

- 3.8%

Change in
Closed Sales

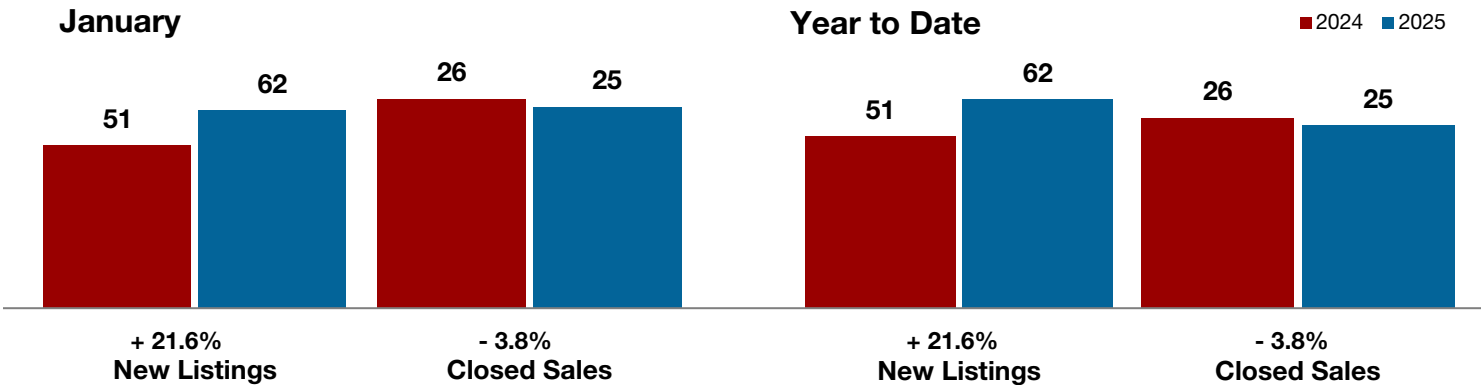
+ 32.5%

Change in
Median Sales Price

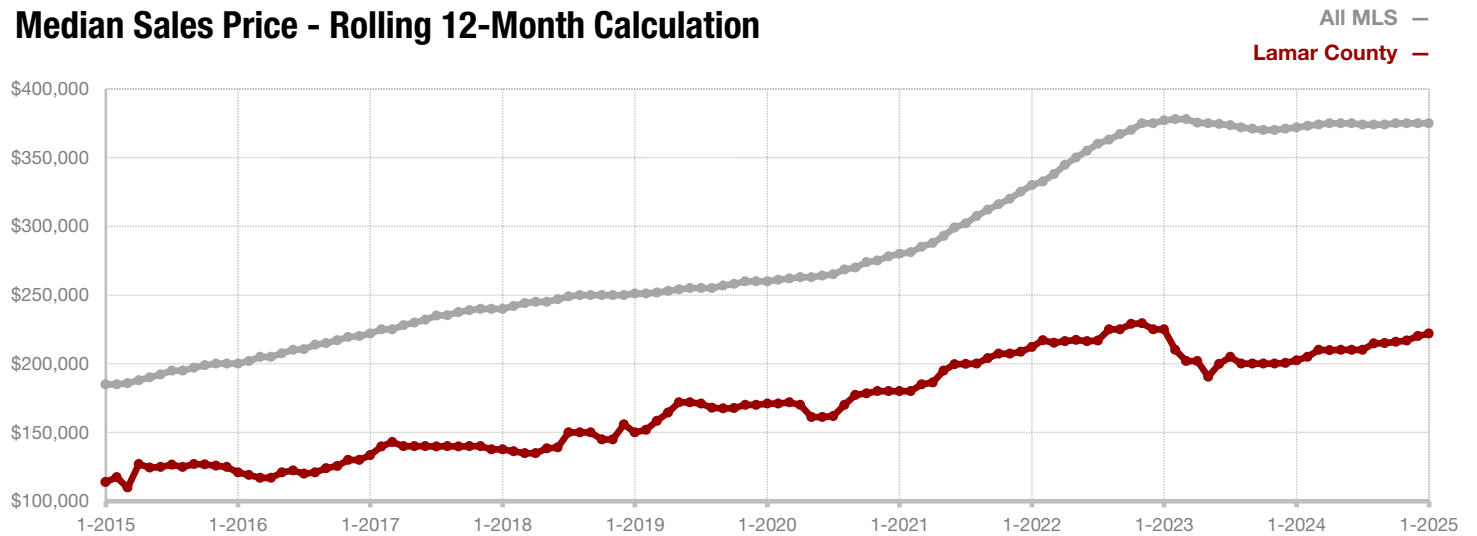
Lamar County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	51	62	+ 21.6%	51	62	+ 21.6%
Pending Sales	42	19	- 54.8%	42	19	- 54.8%
Closed Sales	26	25	- 3.8%	26	25	- 3.8%
Average Sales Price*	\$206,469	\$277,271	+ 34.3%	\$206,469	\$277,271	+ 34.3%
Median Sales Price*	\$172,500	\$228,585	+ 32.5%	\$172,500	\$228,585	+ 32.5%
Percent of Original List Price Received*	87.8%	90.3%	+ 2.8%	87.8%	90.3%	+ 2.8%
Days on Market Until Sale	66	82	+ 24.2%	66	82	+ 24.2%
Inventory of Homes for Sale	202	242	+ 19.8%	--	--	--
Months Supply of Inventory	7.0	6.9	- 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 – January 2025

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



- 12.5%

- 88.9%

+ 148.9%

Change in
New Listings

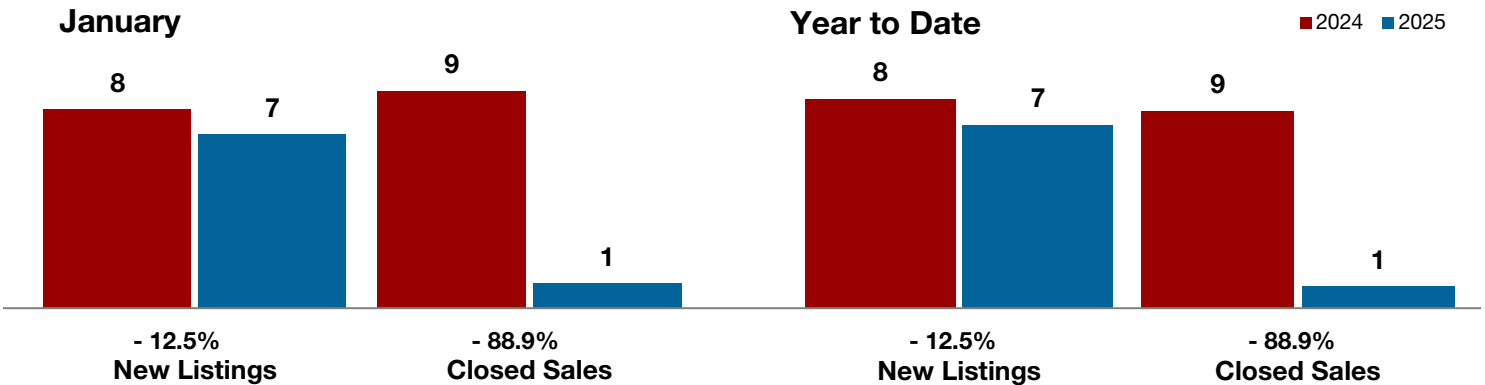
Change in
Closed Sales

Change in
Median Sales Price

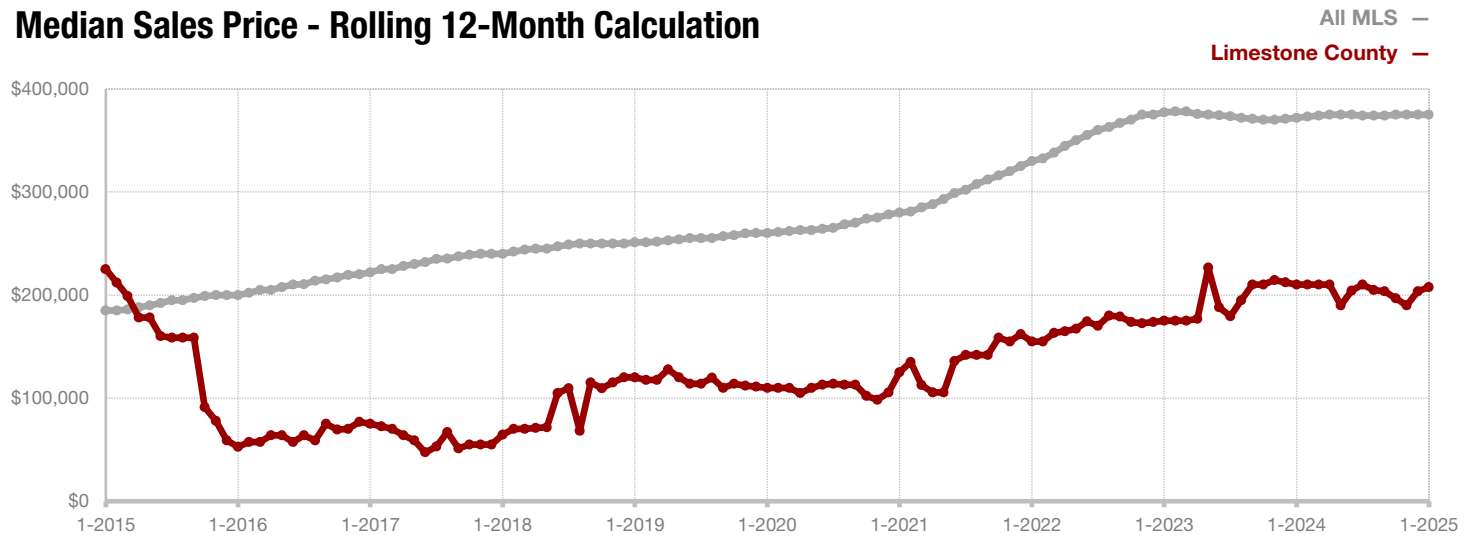
Limestone County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	8	7	- 12.5%	8	7	- 12.5%
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	9	1	- 88.9%	9	1	- 88.9%
Average Sales Price*	\$162,563	\$275,000	+ 69.2%	\$162,563	\$275,000	+ 69.2%
Median Sales Price*	\$110,500	\$275,000	+ 148.9%	\$110,500	\$275,000	+ 148.9%
Percent of Original List Price Received*	93.1%	93.2%	+ 0.1%	93.1%	93.2%	+ 0.1%
Days on Market Until Sale	50	213	+ 326.0%	50	213	+ 326.0%
Inventory of Homes for Sale	56	42	- 25.0%	--	--	--
Months Supply of Inventory	7.9	7.8	- 1.3%	--	--	--

* 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 – January 2025

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



+ 77.3%

0.0%

+ 66.7%

Change in
New Listings

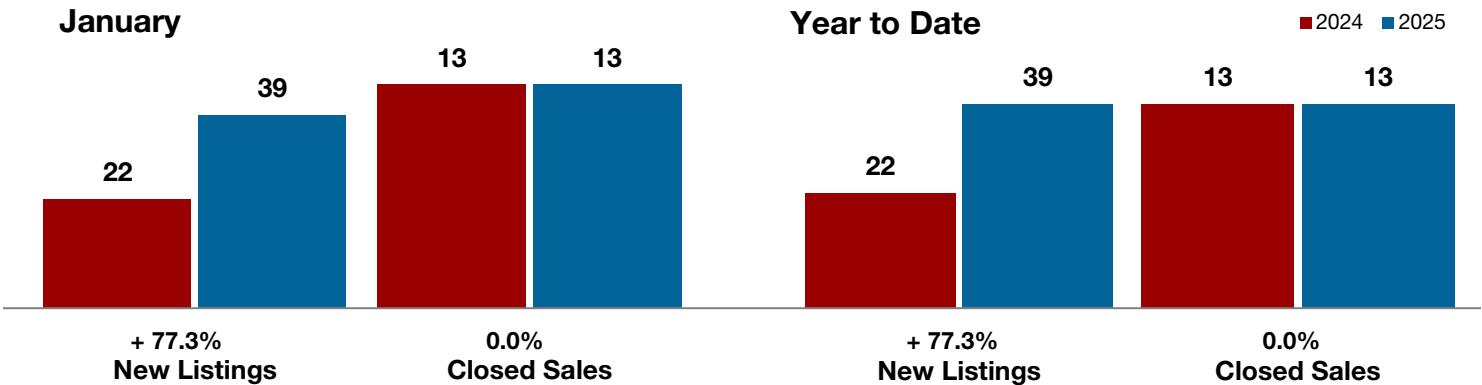
Change in
Closed Sales

Change in
Median Sales Price

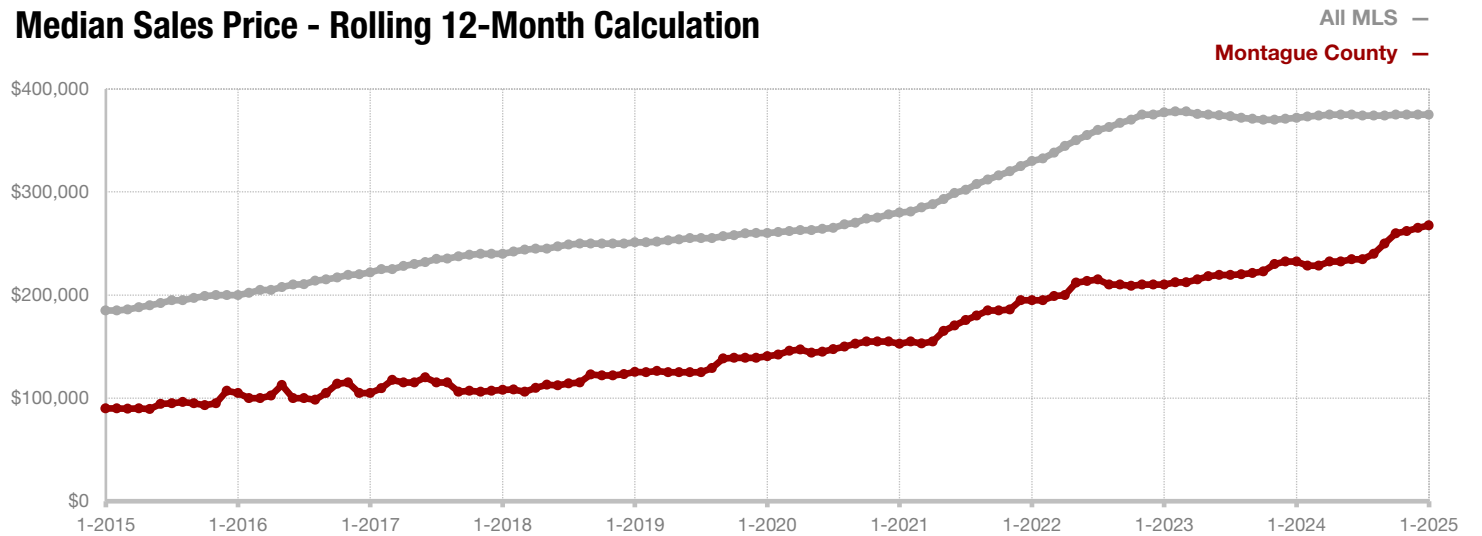
Montague County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	22	39	+ 77.3%	22	39	+ 77.3%
Pending Sales	21	8	- 61.9%	21	8	- 61.9%
Closed Sales	13	13	0.0%	13	13	0.0%
Average Sales Price*	\$528,846	\$500,035	- 5.4%	\$528,846	\$500,035	- 5.4%
Median Sales Price*	\$270,000	\$450,000	+ 66.7%	\$270,000	\$450,000	+ 66.7%
Percent of Original List Price Received*	92.2%	95.9%	+ 4.0%	92.2%	95.9%	+ 4.0%
Days on Market Until Sale	102	85	- 16.7%	102	85	- 16.7%
Inventory of Homes for Sale	128	157	+ 22.7%	--	--	--
Months Supply of Inventory	6.3	8.3	+ 31.7%	--	--	--

* 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 – January 2025

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



+ 12.9%

- 9.1%

- 4.7%

Change in
New Listings

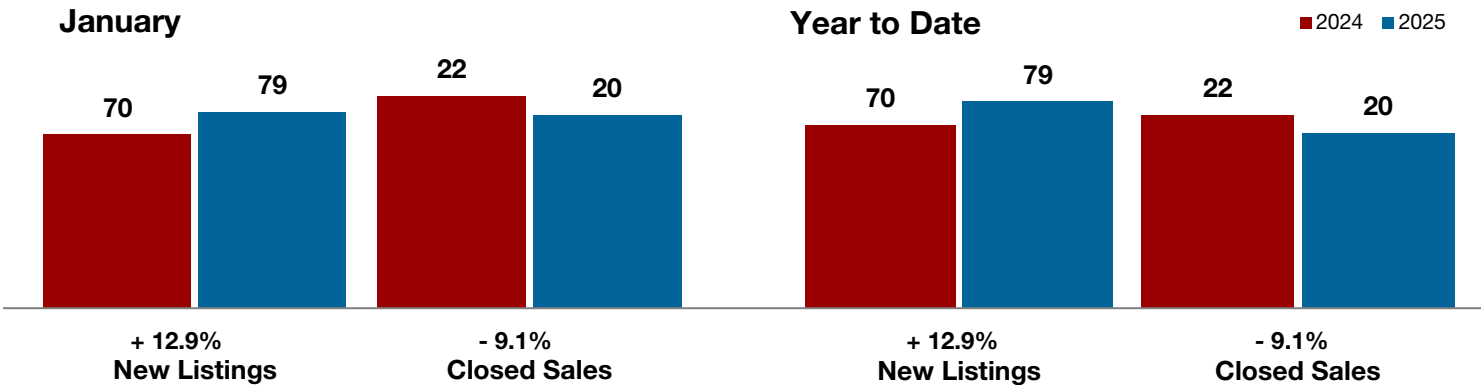
Change in
Closed Sales

Change in
Median Sales Price

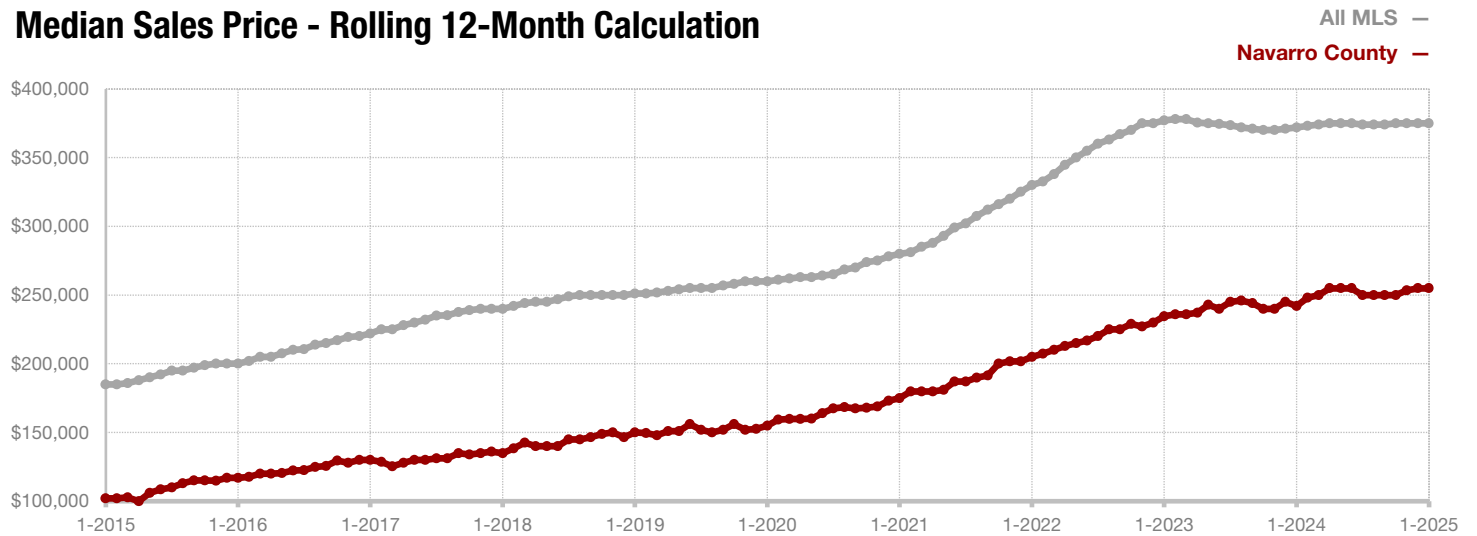
Navarro County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	70	79	+ 12.9%	70	79	+ 12.9%
Pending Sales	48	32	- 33.3%	48	32	- 33.3%
Closed Sales	22	20	- 9.1%	22	20	- 9.1%
Average Sales Price*	\$393,359	\$298,992	- 24.0%	\$393,359	\$298,992	- 24.0%
Median Sales Price*	\$247,000	\$235,500	- 4.7%	\$247,000	\$235,500	- 4.7%
Percent of Original List Price Received*	98.1%	94.1%	- 4.1%	98.1%	94.1%	- 4.1%
Days on Market Until Sale	42	64	+ 52.4%	42	64	+ 52.4%
Inventory of Homes for Sale	204	273	+ 33.8%	--	--	--
Months Supply of Inventory	4.9	7.2	+ 46.9%	--	--	--

* 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 – January 2025

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



0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

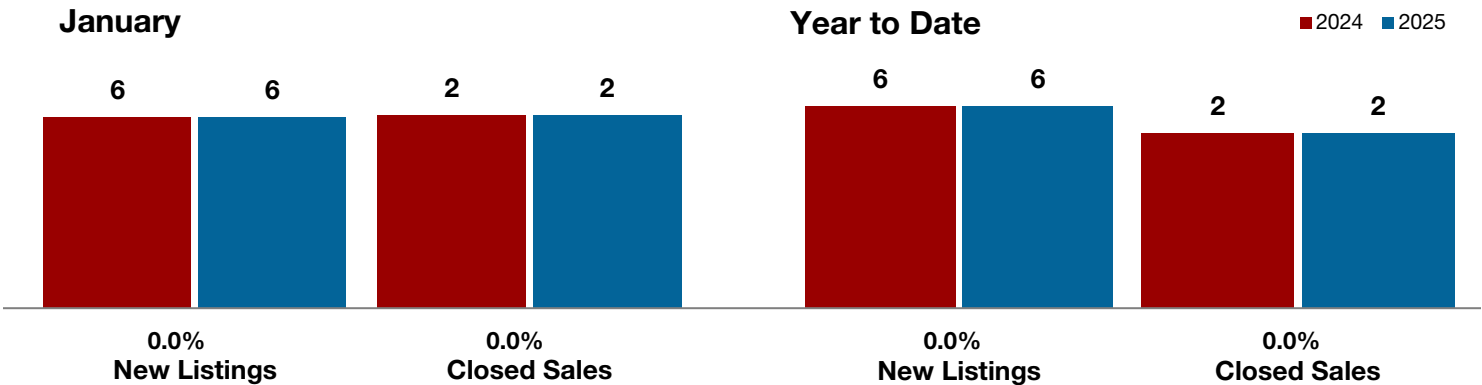
+ 20.6%

Change in
Median Sales Price

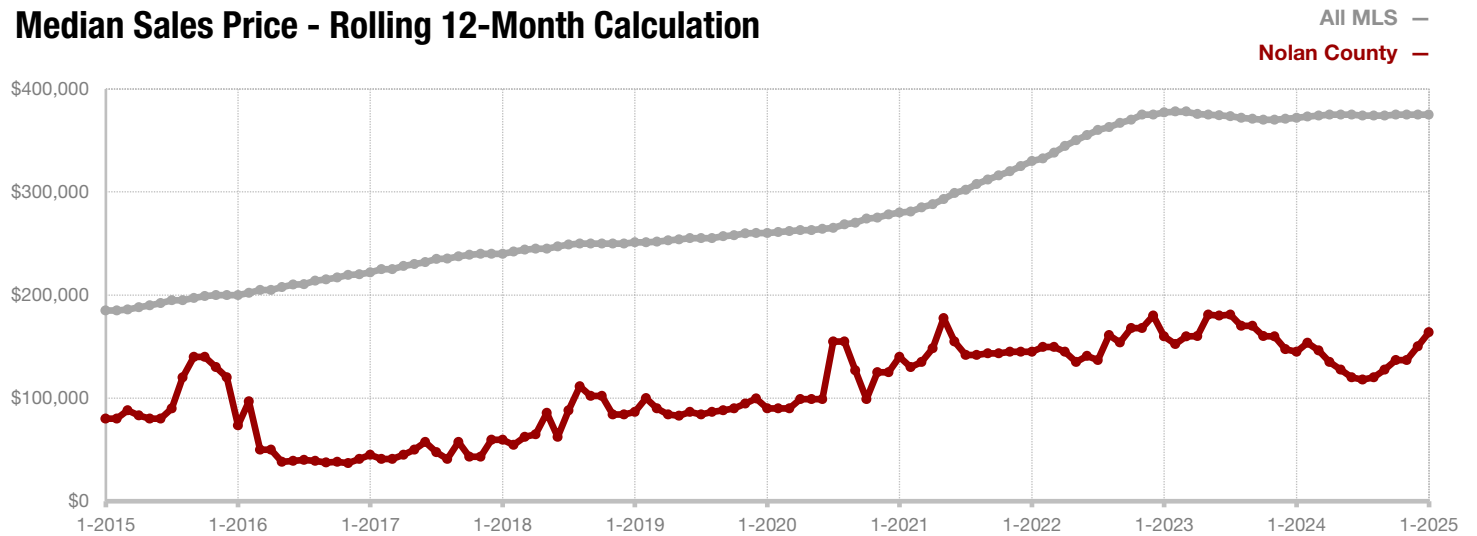
Nolan County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	6	6	0.0%	6	6	0.0%
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Average Sales Price*	\$108,500	\$130,825	+ 20.6%	\$108,500	\$130,825	+ 20.6%
Median Sales Price*	\$108,500	\$130,825	+ 20.6%	\$108,500	\$130,825	+ 20.6%
Percent of Original List Price Received*	77.9%	68.1%	- 12.6%	77.9%	68.1%	- 12.6%
Days on Market Until Sale	128	120	- 6.3%	128	120	- 6.3%
Inventory of Homes for Sale	24	28	+ 16.7%	--	--	--
Months Supply of Inventory	11.4	8.0	- 29.8%	--	--	--

* 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 – January 2025

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



+ 21.6%

+ 42.1%

- 2.4%

Change in
New Listings

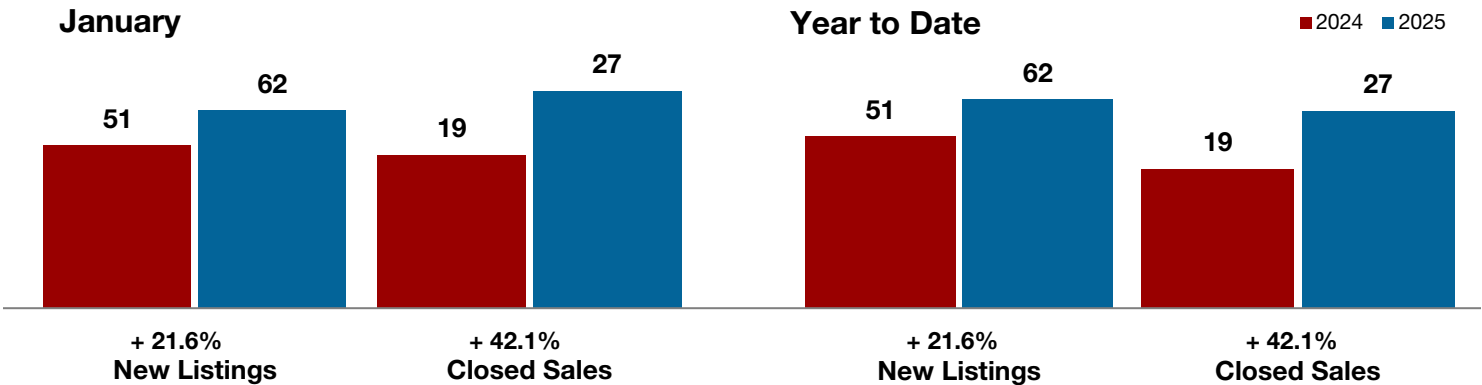
Change in
Closed Sales

Change in
Median Sales Price

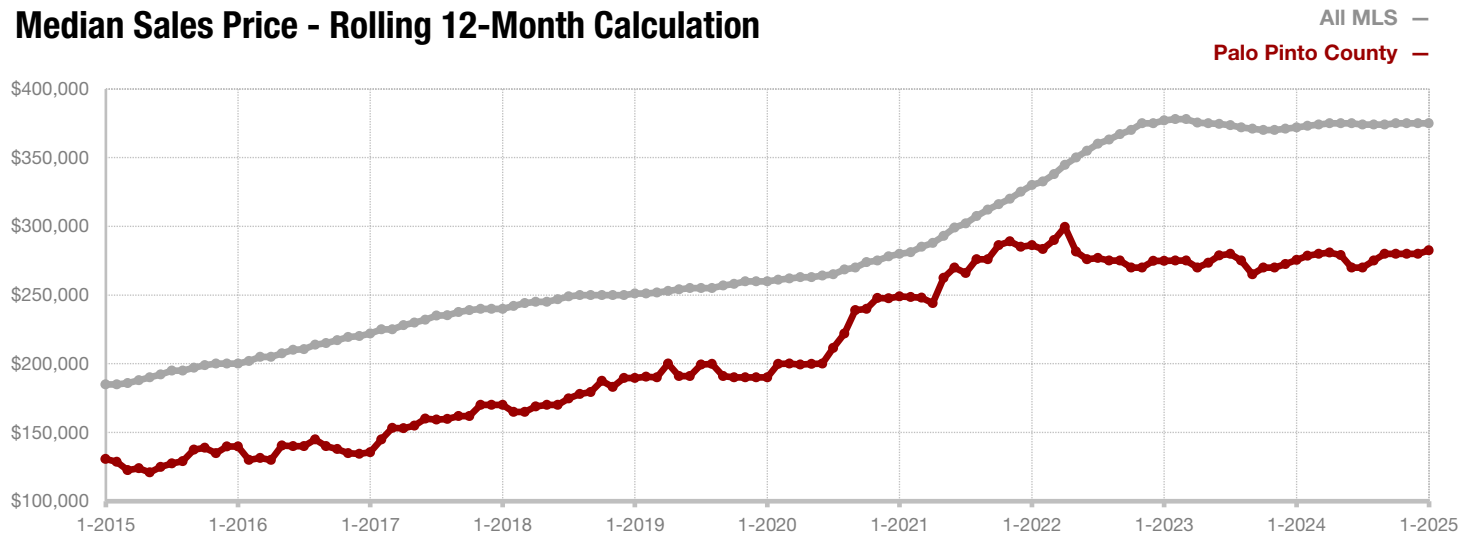
Palo Pinto County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	51	62	+ 21.6%	51	62	+ 21.6%
Pending Sales	33	17	- 48.5%	33	17	- 48.5%
Closed Sales	19	27	+ 42.1%	19	27	+ 42.1%
Average Sales Price*	\$443,116	\$405,104	- 8.6%	\$443,116	\$405,104	- 8.6%
Median Sales Price*	\$327,000	\$319,000	- 2.4%	\$327,000	\$319,000	- 2.4%
Percent of Original List Price Received*	90.9%	91.7%	+ 0.9%	90.9%	91.7%	+ 0.9%
Days on Market Until Sale	79	88	+ 11.4%	79	88	+ 11.4%
Inventory of Homes for Sale	258	258	0.0%	--	--	--
Months Supply of Inventory	7.0	7.4	+ 5.7%	--	--	--

* 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 – January 2025

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



+ 23.3%

+ 13.5%

- 9.0%

Change in
New Listings

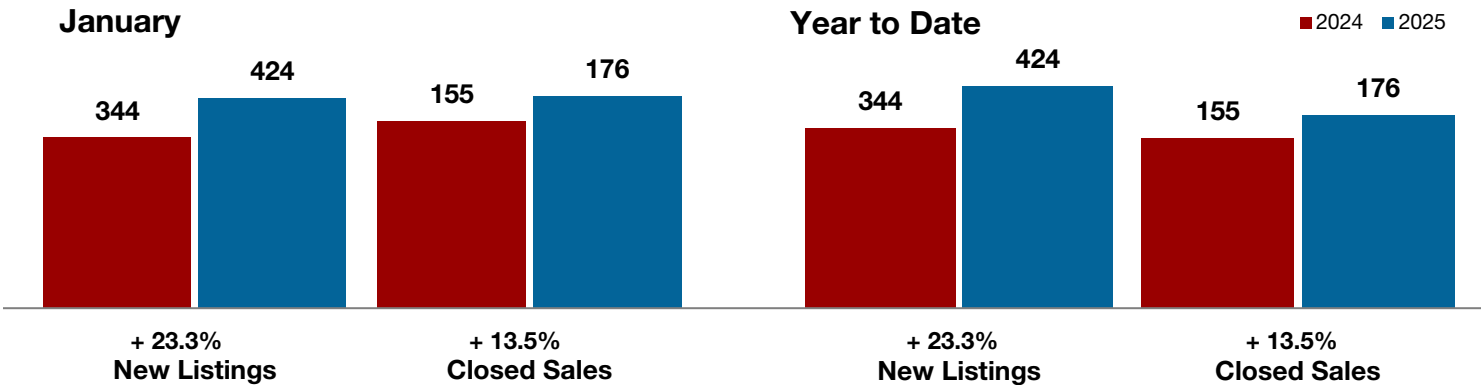
Change in
Closed Sales

Change in
Median Sales Price

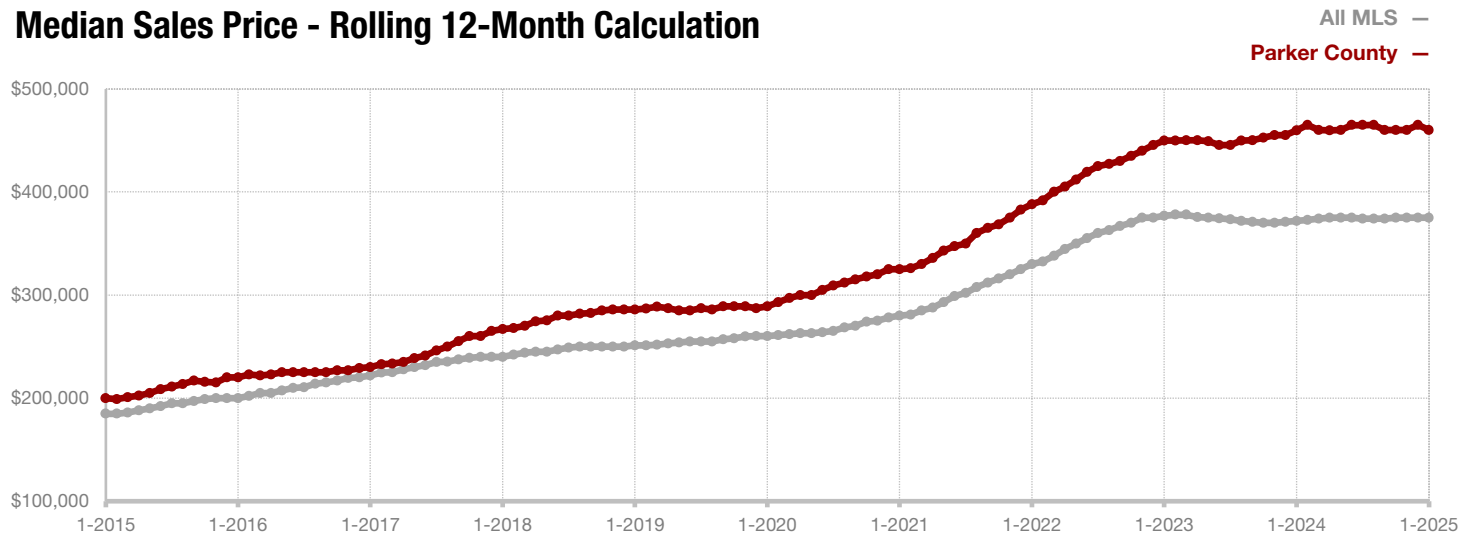
Parker County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	344	424	+ 23.3%	344	424	+ 23.3%
Pending Sales	221	196	- 11.3%	221	196	- 11.3%
Closed Sales	155	176	+ 13.5%	155	176	+ 13.5%
Average Sales Price*	\$504,692	\$457,646	- 9.3%	\$504,692	\$457,646	- 9.3%
Median Sales Price*	\$460,000	\$418,750	- 9.0%	\$460,000	\$418,750	- 9.0%
Percent of Original List Price Received*	93.3%	94.4%	+ 1.2%	93.3%	94.4%	+ 1.2%
Days on Market Until Sale	92	88	- 4.3%	92	88	- 4.3%
Inventory of Homes for Sale	1,144	1,299	+ 13.5%	--	--	--
Months Supply of Inventory	4.8	5.2	+ 8.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 43.8%

+ 42.9%

- 14.4%

Change in
New Listings

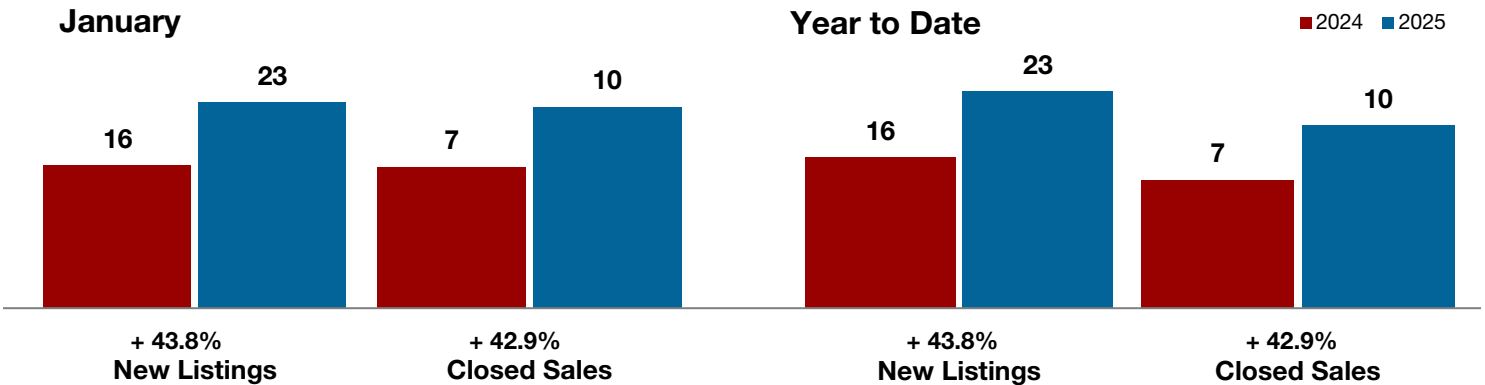
Change in
Closed Sales

Change in
Median Sales Price

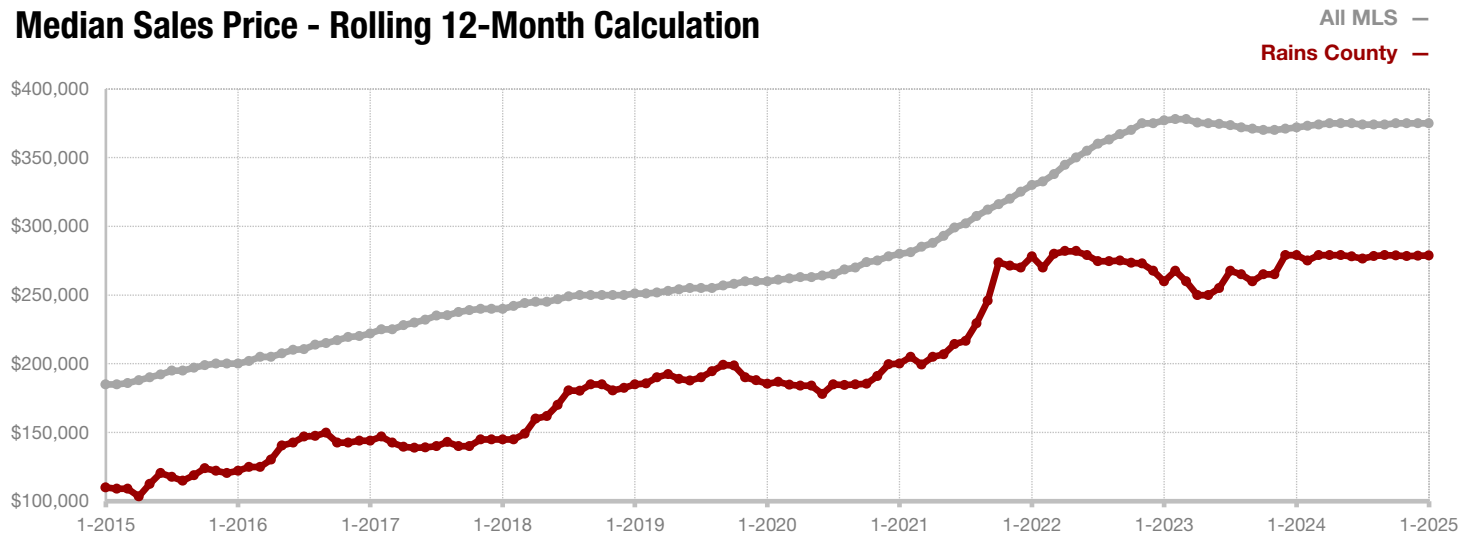
Rains County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	16	23	+ 43.8%	16	23	+ 43.8%
Pending Sales	12	10	- 16.7%	12	10	- 16.7%
Closed Sales	7	10	+ 42.9%	7	10	+ 42.9%
Average Sales Price*	\$268,964	\$271,550	+ 1.0%	\$268,964	\$271,550	+ 1.0%
Median Sales Price*	\$269,500	\$230,750	- 14.4%	\$269,500	\$230,750	- 14.4%
Percent of Original List Price Received*	86.0%	88.2%	+ 2.6%	86.0%	88.2%	+ 2.6%
Days on Market Until Sale	182	56	- 69.2%	182	56	- 69.2%
Inventory of Homes for Sale	100	103	+ 3.0%	--	--	--
Months Supply of Inventory	9.3	9.2	- 1.1%	--	--	--

* 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 – January 2025

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



+ 8.9%

Change in
New Listings

+ 12.3%

Change in
Closed Sales

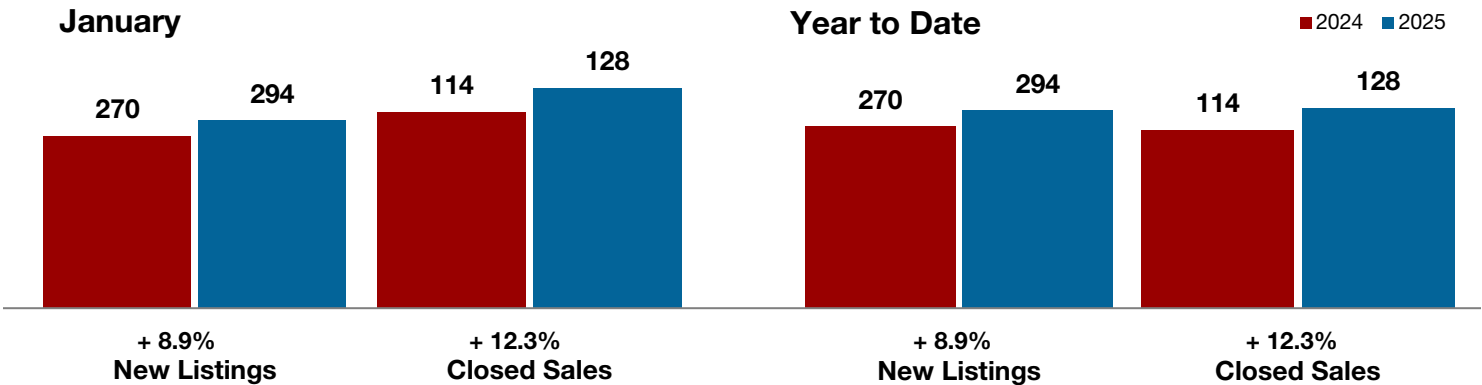
+ 3.7%

Change in
Median Sales Price

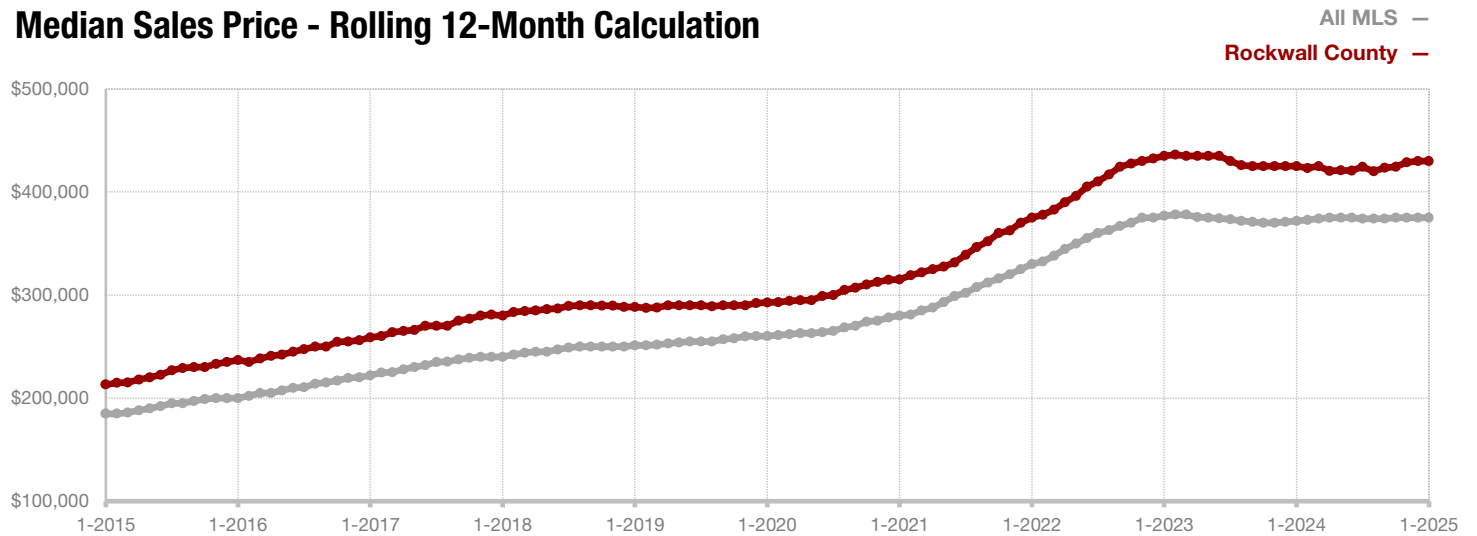
Rockwall County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	270	294	+ 8.9%	270	294	+ 8.9%
Pending Sales	198	159	- 19.7%	198	159	- 19.7%
Closed Sales	114	128	+ 12.3%	114	128	+ 12.3%
Average Sales Price*	\$484,272	\$541,236	+ 11.8%	\$484,272	\$541,236	+ 11.8%
Median Sales Price*	\$390,000	\$404,525	+ 3.7%	\$390,000	\$404,525	+ 3.7%
Percent of Original List Price Received*	93.6%	93.0%	- 0.6%	93.6%	93.0%	- 0.6%
Days on Market Until Sale	63	84	+ 33.3%	63	84	+ 33.3%
Inventory of Homes for Sale	658	933	+ 41.8%	--	--	--
Months Supply of Inventory	3.4	5.0	+ 47.1%	--	--	--

* 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 – January 2025

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



Shackelford County

0.0%

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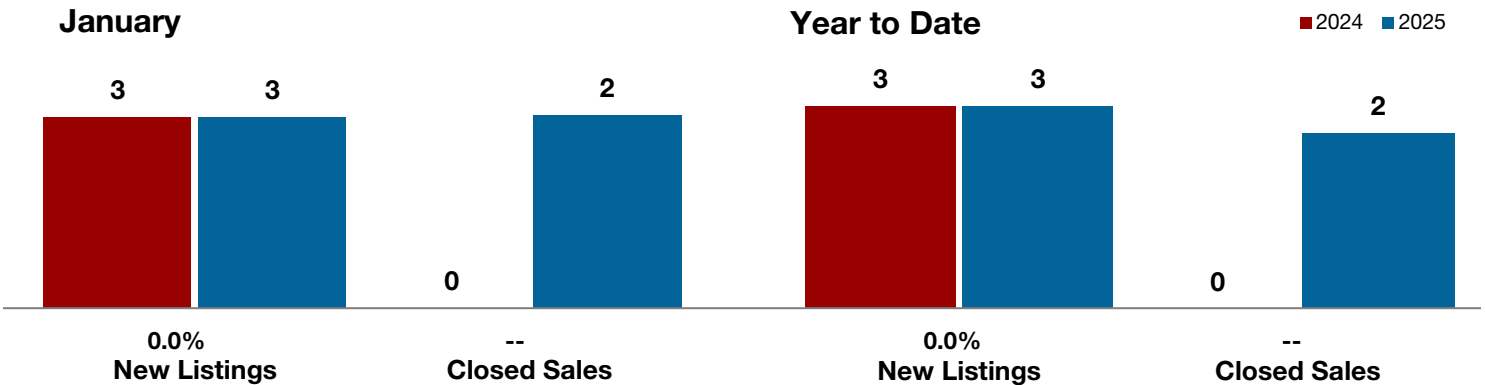
Change in
New Listings

Change in
Closed Sales

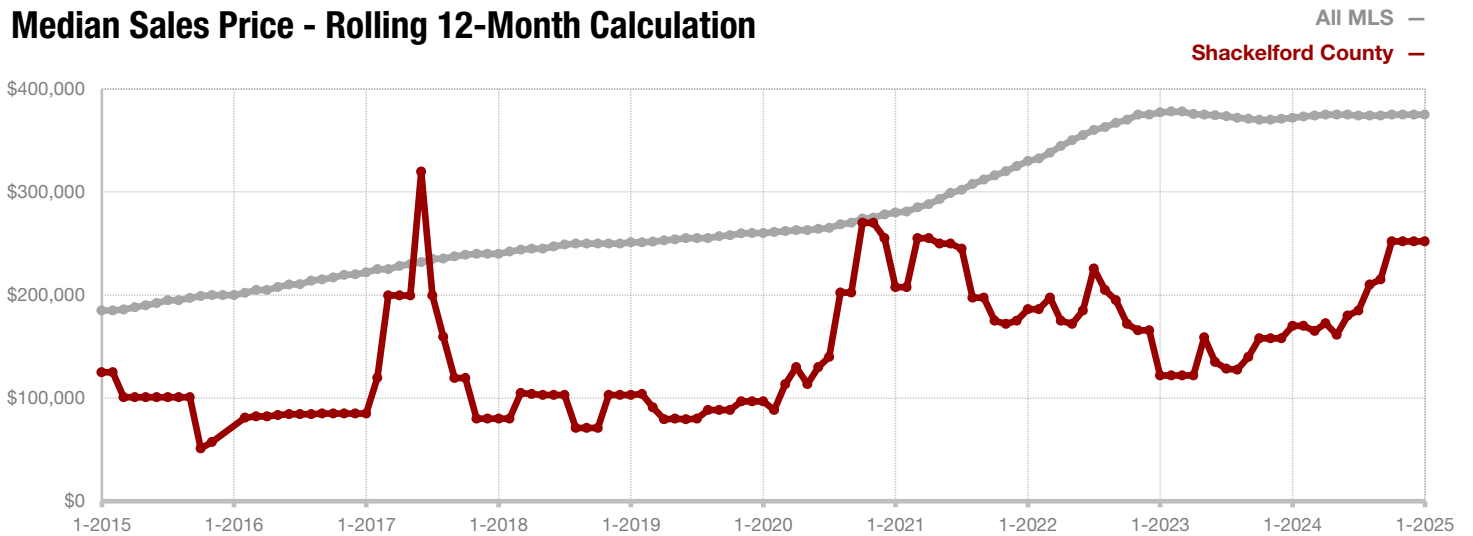
Change in
Median Sales Price

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	3	3	0.0%	3	3	0.0%
Pending Sales	0	1	--	0	1	--
Closed Sales	0	2	--	0	2	--
Average Sales Price*	--	\$237,000	--	--	\$237,000	--
Median Sales Price*	--	\$237,000	--	--	\$237,000	--
Percent of Original List Price Received*	--	78.9%	--	--	78.9%	--
Days on Market Until Sale	--	103	--	--	103	--
Inventory of Homes for Sale	9	17	+ 88.9%	--	--	--
Months Supply of Inventory	3.8	10.2	+ 168.4%	--	--	--

* 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 – January 2025

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



Smith County

0.0%

Change in
New Listings

+ 7.9%

Change in
Closed Sales

- 9.3%

Change in
Median Sales Price

January

Year to Date

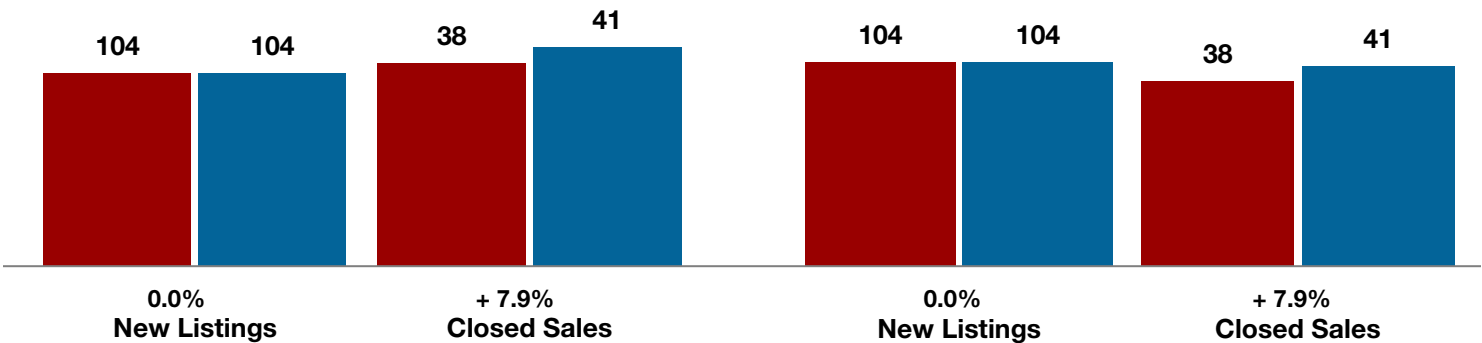
	2024	2025	+ / -	2024	2025	+ / -
New Listings	104	104	0.0%	104	104	0.0%
Pending Sales	39	40	+ 2.6%	39	40	+ 2.6%
Closed Sales	38	41	+ 7.9%	38	41	+ 7.9%
Average Sales Price*	\$437,374	\$340,395	- 22.2%	\$437,374	\$340,395	- 22.2%
Median Sales Price*	\$300,500	\$272,500	- 9.3%	\$300,500	\$272,500	- 9.3%
Percent of Original List Price Received*	92.8%	92.6%	- 0.2%	92.8%	92.6%	- 0.2%
Days on Market Until Sale	69	98	+ 42.0%	69	98	+ 42.0%
Inventory of Homes for Sale	351	347	- 1.1%	--	--	--
Months Supply of Inventory	6.2	6.3	+ 1.6%	--	--	--

* 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.

January

Year to Date

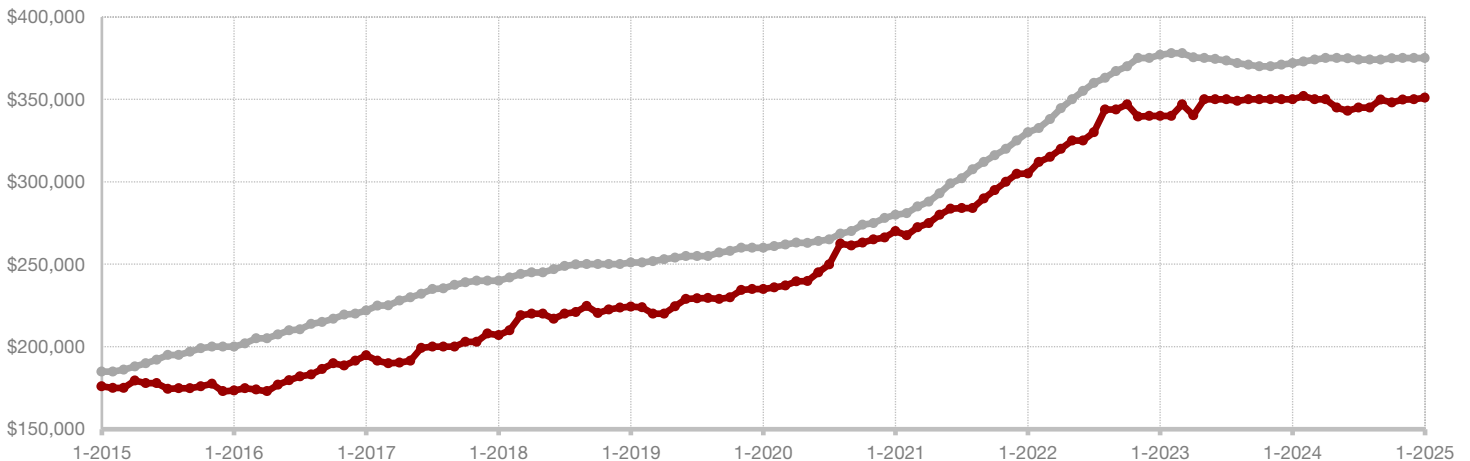
■ 2024 ■ 2025



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Smith County —



Local Market Update – January 2025

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



+ 72.7%

+ 14.3%

+ 40.0%

Change in
New Listings

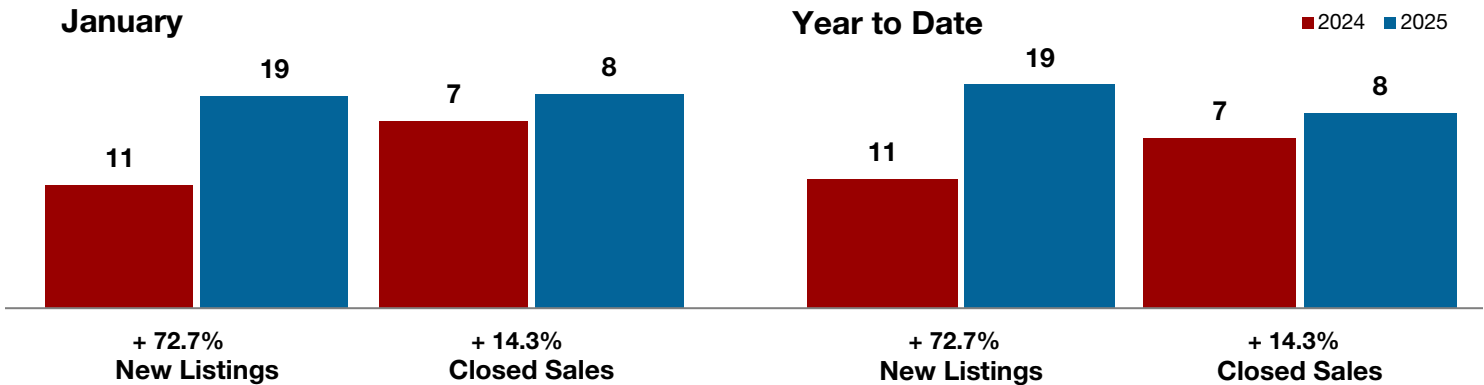
Change in
Closed Sales

Change in
Median Sales Price

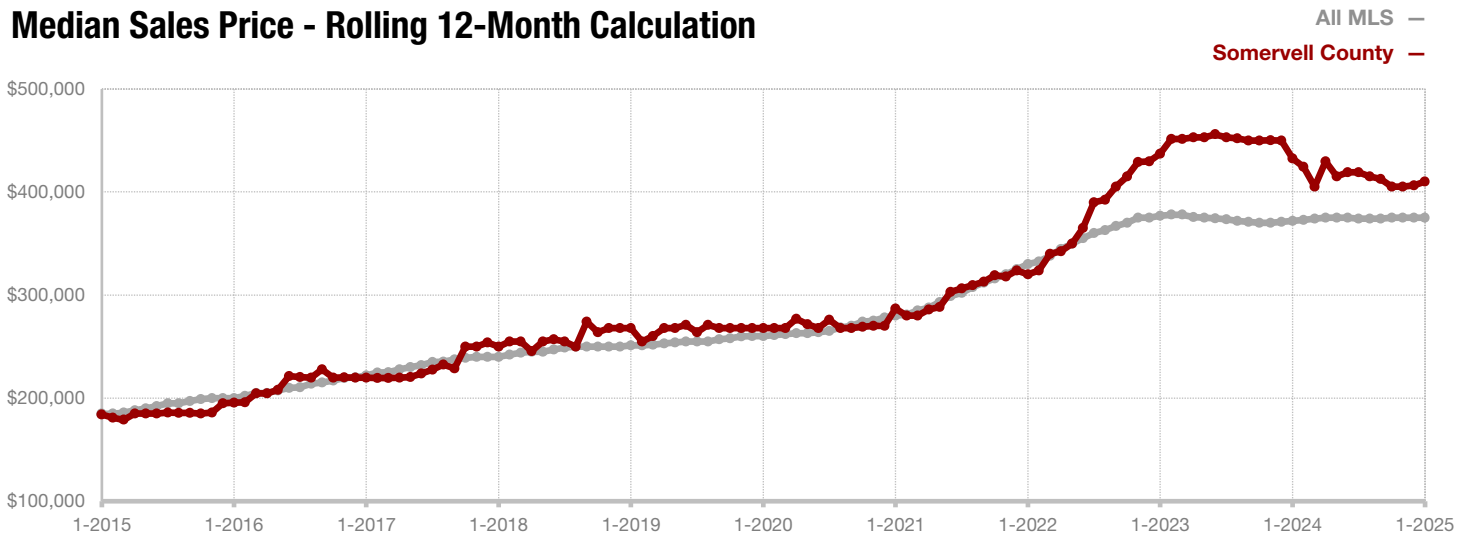
Somervell County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	11	19	+ 72.7%	11	19	+ 72.7%
Pending Sales	10	7	- 30.0%	10	7	- 30.0%
Closed Sales	7	8	+ 14.3%	7	8	+ 14.3%
Average Sales Price*	\$482,786	\$493,681	+ 2.3%	\$482,786	\$493,681	+ 2.3%
Median Sales Price*	\$330,000	\$462,000	+ 40.0%	\$330,000	\$462,000	+ 40.0%
Percent of Original List Price Received*	93.2%	95.3%	+ 2.3%	93.2%	95.3%	+ 2.3%
Days on Market Until Sale	183	144	- 21.3%	183	144	- 21.3%
Inventory of Homes for Sale	47	58	+ 23.4%	--	--	--
Months Supply of Inventory	5.3	6.8	+ 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 – January 2025

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



- 42.9%

+ 33.3%

+ 259.6%

Change in
New Listings

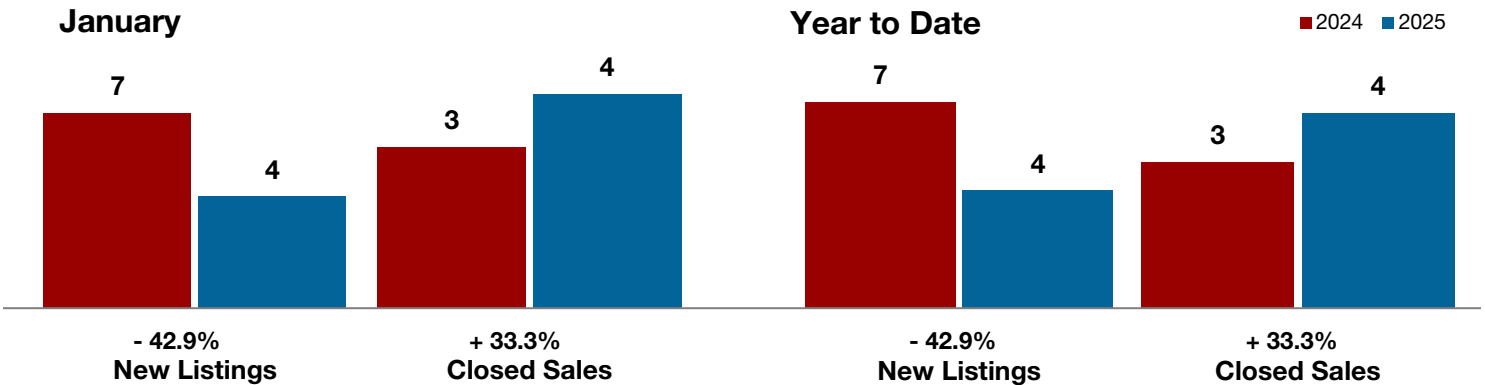
Change in
Closed Sales

Change in
Median Sales Price

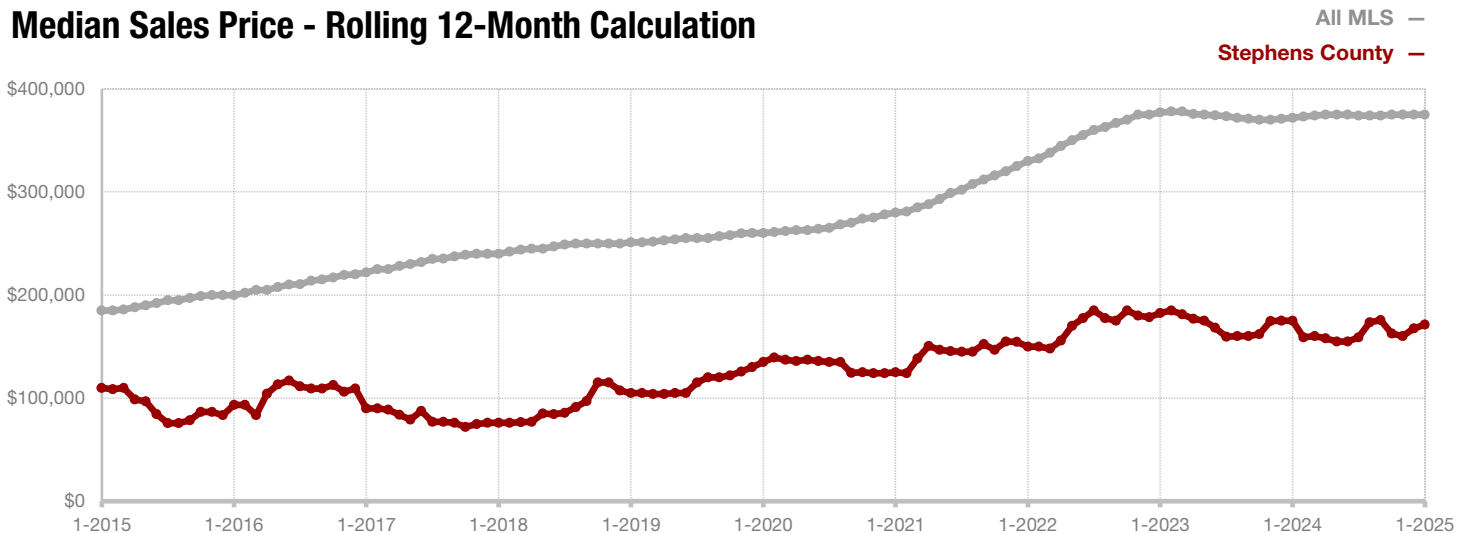
Stephens County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	7	4	- 42.9%	7	4	- 42.9%
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Average Sales Price*	\$133,500	\$261,875	+ 96.2%	\$133,500	\$261,875	+ 96.2%
Median Sales Price*	\$73,000	\$262,500	+ 259.6%	\$73,000	\$262,500	+ 259.6%
Percent of Original List Price Received*	86.3%	94.2%	+ 9.2%	86.3%	94.2%	+ 9.2%
Days on Market Until Sale	79	75	- 5.1%	79	75	- 5.1%
Inventory of Homes for Sale	46	44	- 4.3%	--	--	--
Months Supply of Inventory	8.2	7.5	- 8.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



Stonewall County

- 100.0%

--

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Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

January

Year to Date

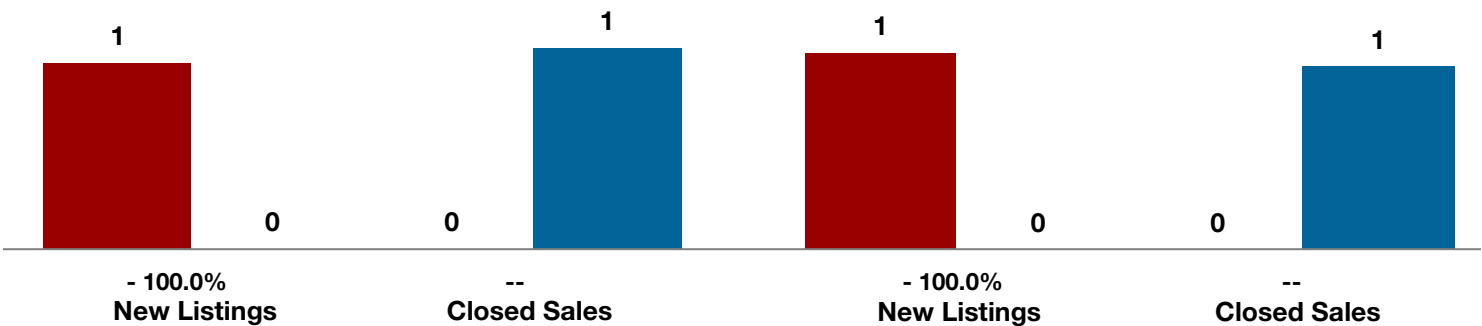
	2024	2025	+ / -	2024	2025	+ / -
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	1	--	0	1	--
Average Sales Price*	--	\$72,500	--	--	\$72,500	--
Median Sales Price*	--	\$72,500	--	--	\$72,500	--
Percent of Original List Price Received*	--	69.4%	--	--	69.4%	--
Days on Market Until Sale	--	298	--	--	298	--
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	1.0	3.0	+ 200.0%	--	--	--

* 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.

January

Year to Date

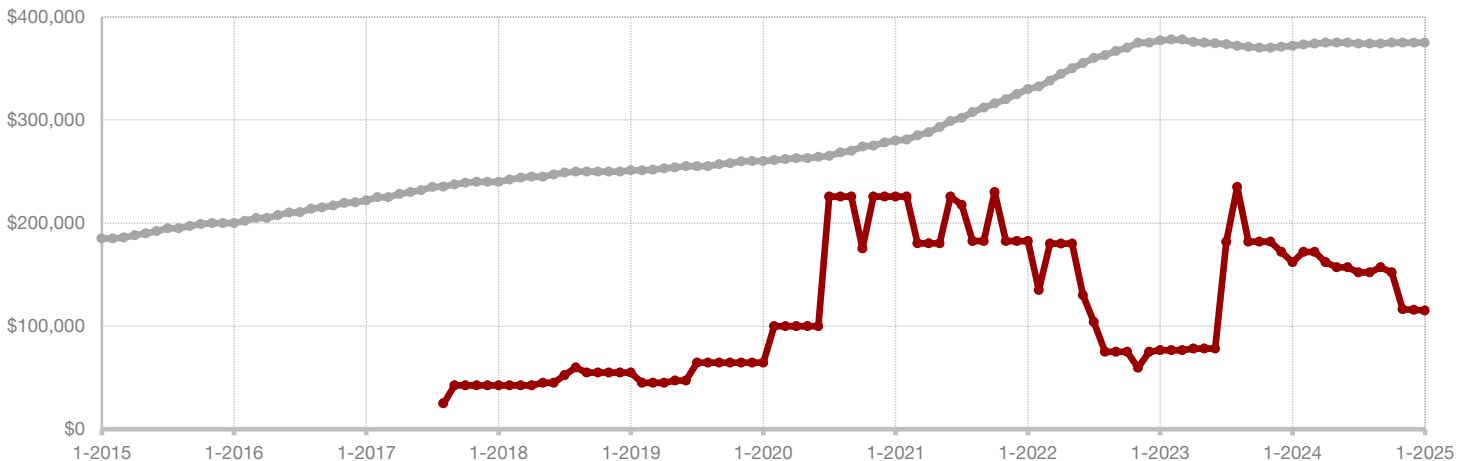
■ 2024 ■ 2025



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – January 2025

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



+ 16.2%

- 1.0%

+ 2.1%

Change in
New Listings

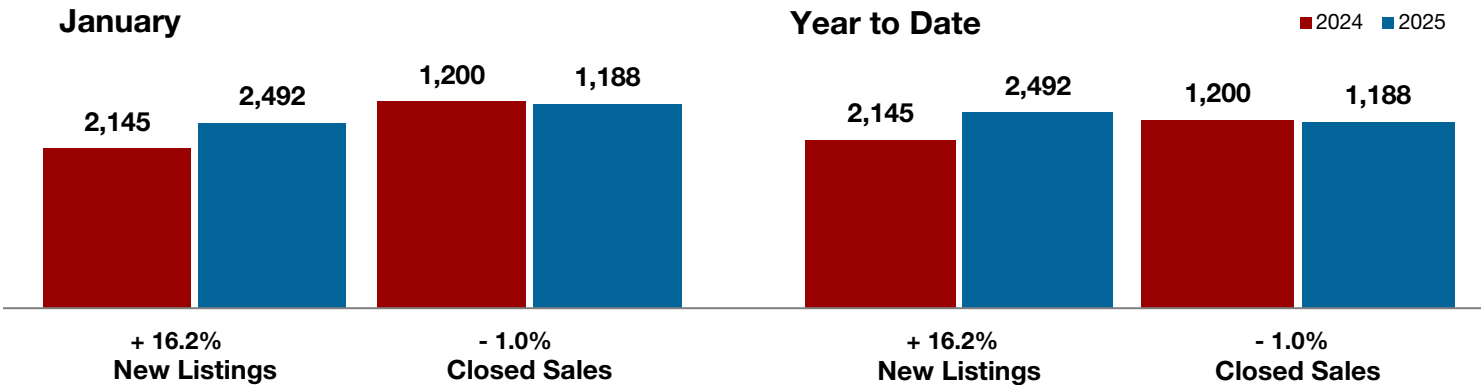
Change in
Closed Sales

Change in
Median Sales Price

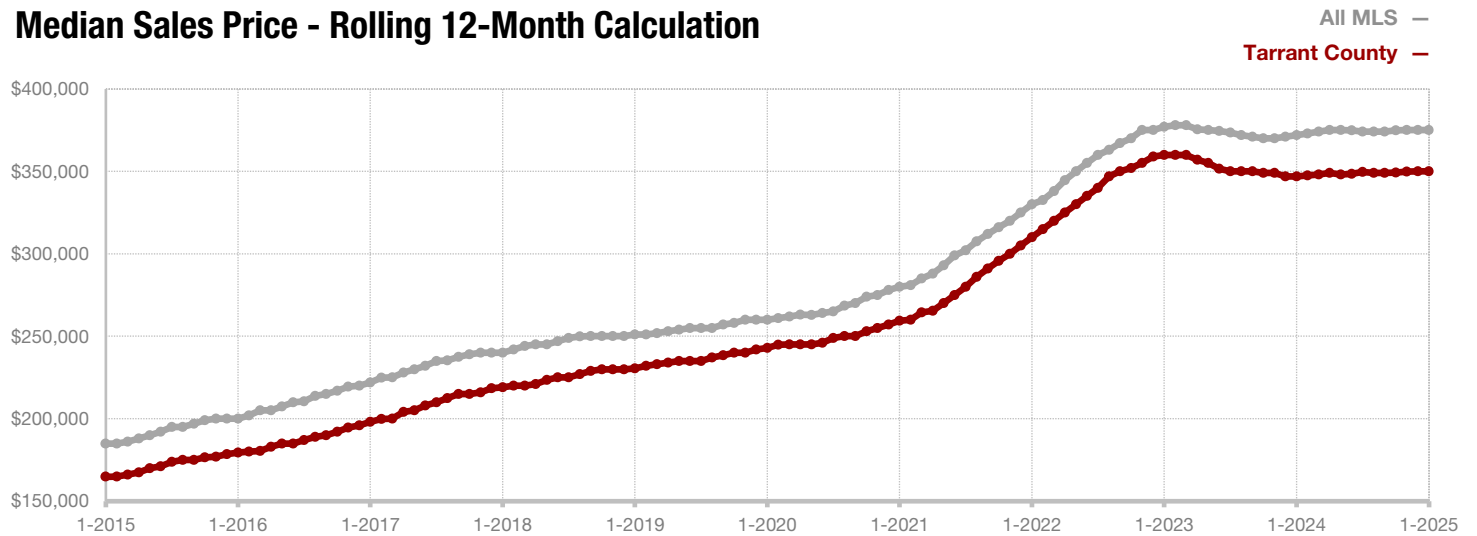
Tarrant County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2,145	2,492	+ 16.2%	2,145	2,492	+ 16.2%
Pending Sales	1,667	1,468	- 11.9%	1,667	1,468	- 11.9%
Closed Sales	1,200	1,188	- 1.0%	1,200	1,188	- 1.0%
Average Sales Price*	\$411,139	\$419,912	+ 2.1%	\$411,139	\$419,912	+ 2.1%
Median Sales Price*	\$334,950	\$342,000	+ 2.1%	\$334,950	\$342,000	+ 2.1%
Percent of Original List Price Received*	95.0%	94.8%	- 0.2%	95.0%	94.8%	- 0.2%
Days on Market Until Sale	52	62	+ 19.2%	52	62	+ 19.2%
Inventory of Homes for Sale	4,543	5,707	+ 25.6%	--	--	--
Months Supply of Inventory	2.4	3.1	+ 29.2%	--	--	--

* 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 – January 2025

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



+ 7.6%

+ 17.5%

- 4.8%

Change in
New Listings

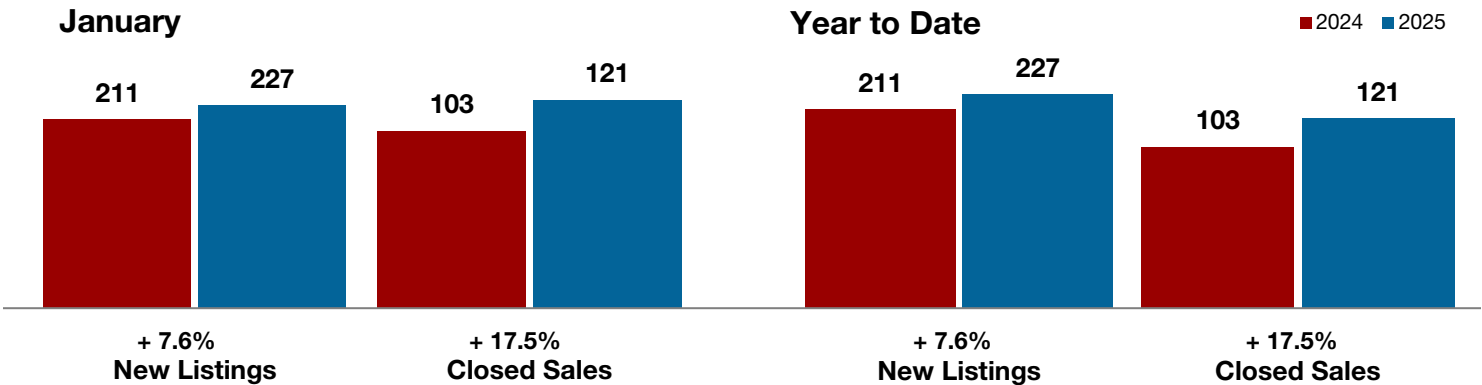
Change in
Closed Sales

Change in
Median Sales Price

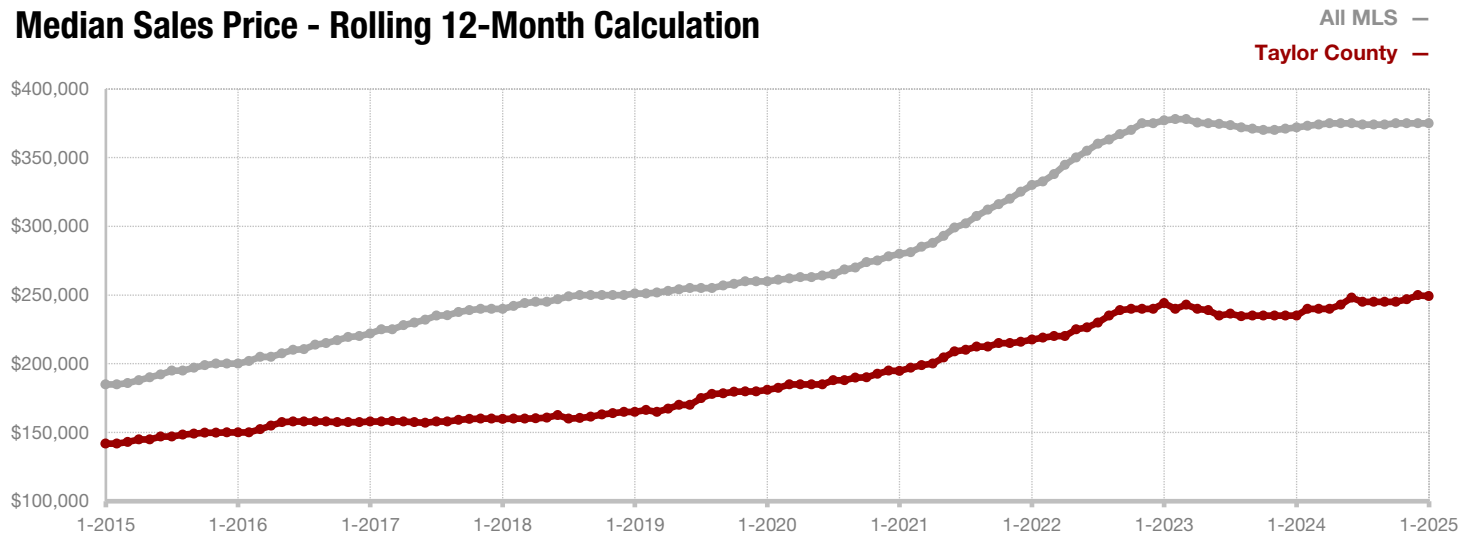
Taylor County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	211	227	+ 7.6%	211	227	+ 7.6%
Pending Sales	162	147	- 9.3%	162	147	- 9.3%
Closed Sales	103	121	+ 17.5%	103	121	+ 17.5%
Average Sales Price*	\$283,344	\$283,435	+ 0.0%	\$283,344	\$283,435	+ 0.0%
Median Sales Price*	\$252,000	\$240,000	- 4.8%	\$252,000	\$240,000	- 4.8%
Percent of Original List Price Received*	94.7%	95.4%	+ 0.7%	94.7%	95.4%	+ 0.7%
Days on Market Until Sale	85	77	- 9.4%	85	77	- 9.4%
Inventory of Homes for Sale	604	654	+ 8.3%	--	--	--
Months Supply of Inventory	3.8	4.0	+ 5.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 38.5%

0.0%

+ 50.7%

Change in
New Listings

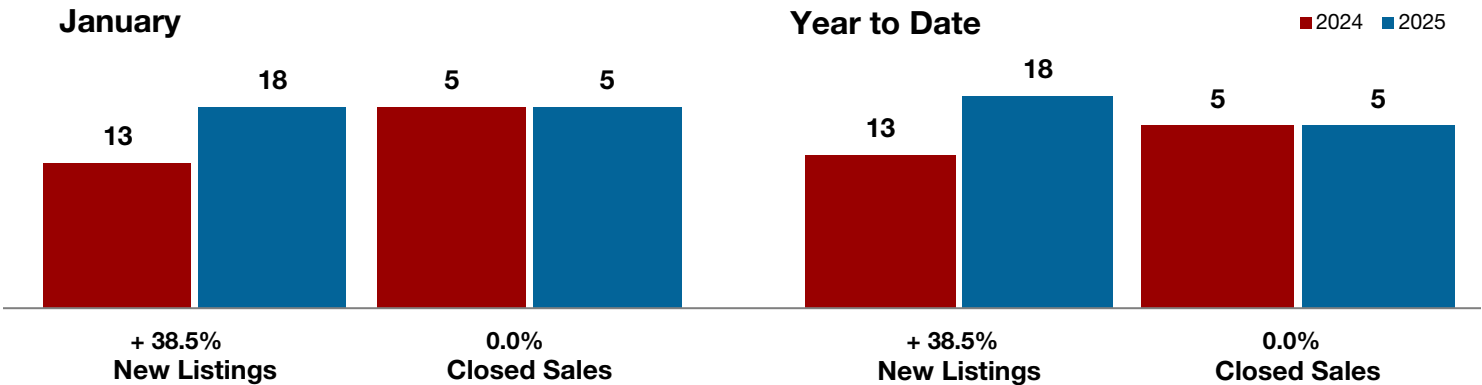
Change in
Closed Sales

Change in
Median Sales Price

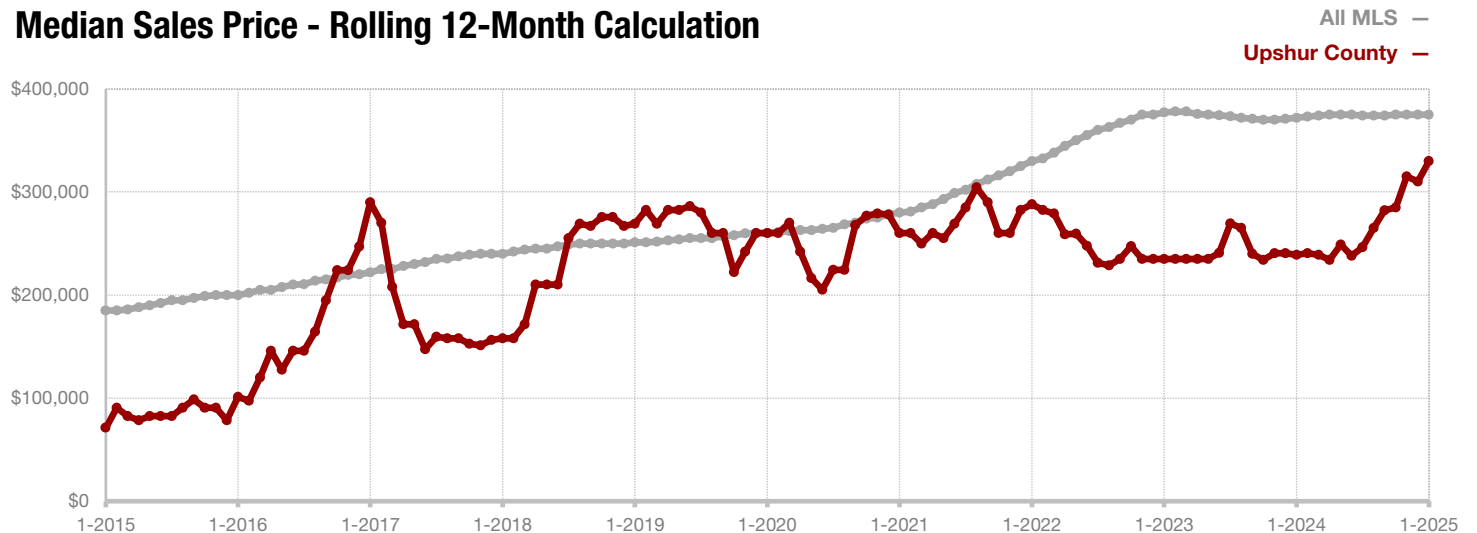
Upshur County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	13	18	+ 38.5%	13	18	+ 38.5%
Pending Sales	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	5	5	0.0%	5	5	0.0%
Average Sales Price*	\$349,900	\$319,300	- 8.7%	\$349,900	\$319,300	- 8.7%
Median Sales Price*	\$219,000	\$330,000	+ 50.7%	\$219,000	\$330,000	+ 50.7%
Percent of Original List Price Received*	88.1%	93.2%	+ 5.8%	88.1%	93.2%	+ 5.8%
Days on Market Until Sale	109	111	+ 1.8%	109	111	+ 1.8%
Inventory of Homes for Sale	43	58	+ 34.9%	--	--	--
Months Supply of Inventory	9.2	11.8	+ 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 – January 2025

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



+ 21.9%

Change in
New Listings

+ 22.2%

Change in
Closed Sales

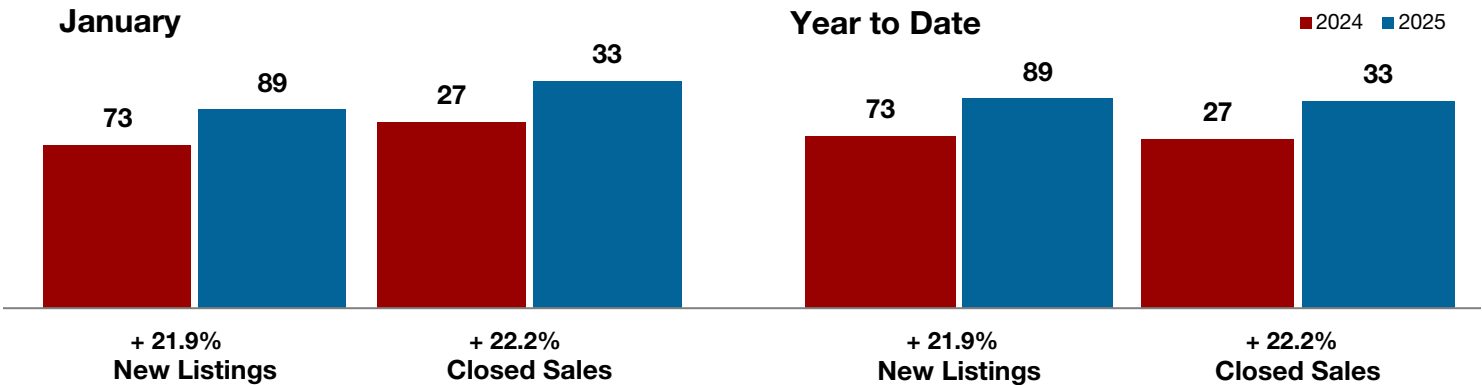
+ 6.9%

Change in
Median Sales Price

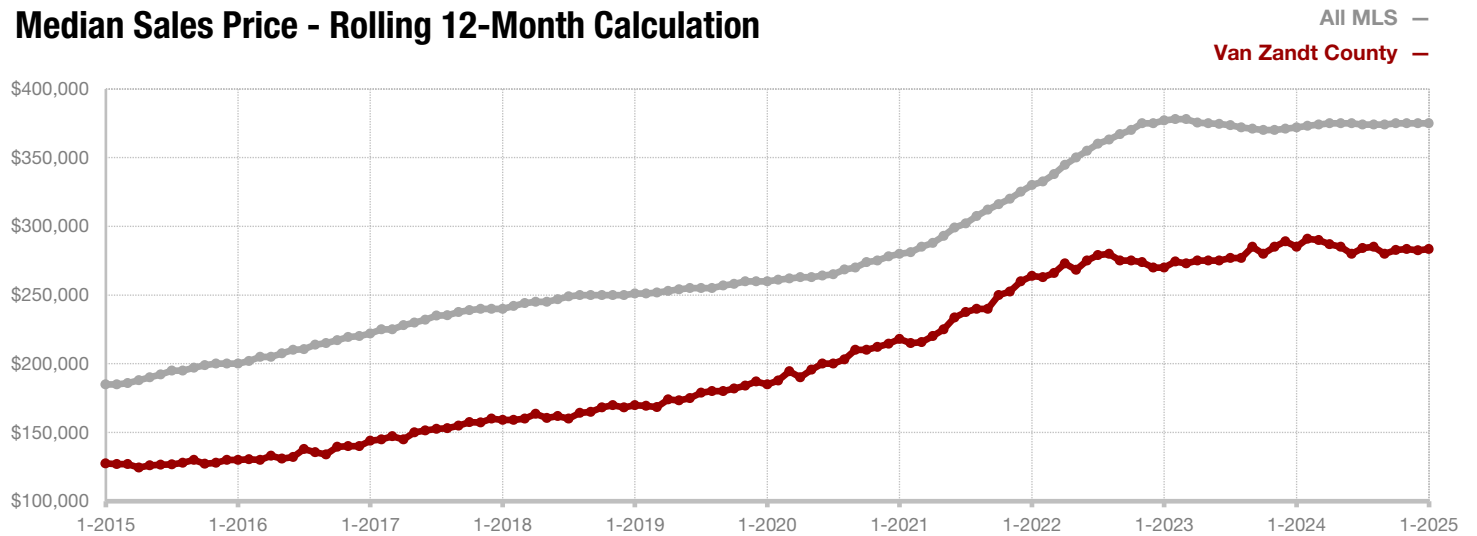
Van Zandt County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	73	89	+ 21.9%	73	89	+ 21.9%
Pending Sales	44	56	+ 27.3%	44	56	+ 27.3%
Closed Sales	27	33	+ 22.2%	27	33	+ 22.2%
Average Sales Price*	\$314,499	\$298,979	- 4.9%	\$314,499	\$298,979	- 4.9%
Median Sales Price*	\$250,000	\$267,200	+ 6.9%	\$250,000	\$267,200	+ 6.9%
Percent of Original List Price Received*	94.2%	93.0%	- 1.3%	94.2%	93.0%	- 1.3%
Days on Market Until Sale	74	89	+ 20.3%	74	89	+ 20.3%
Inventory of Homes for Sale	282	317	+ 12.4%	--	--	--
Months Supply of Inventory	6.2	6.8	+ 9.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 53.5%

- 8.8%

- 5.2%

Change in
New Listings

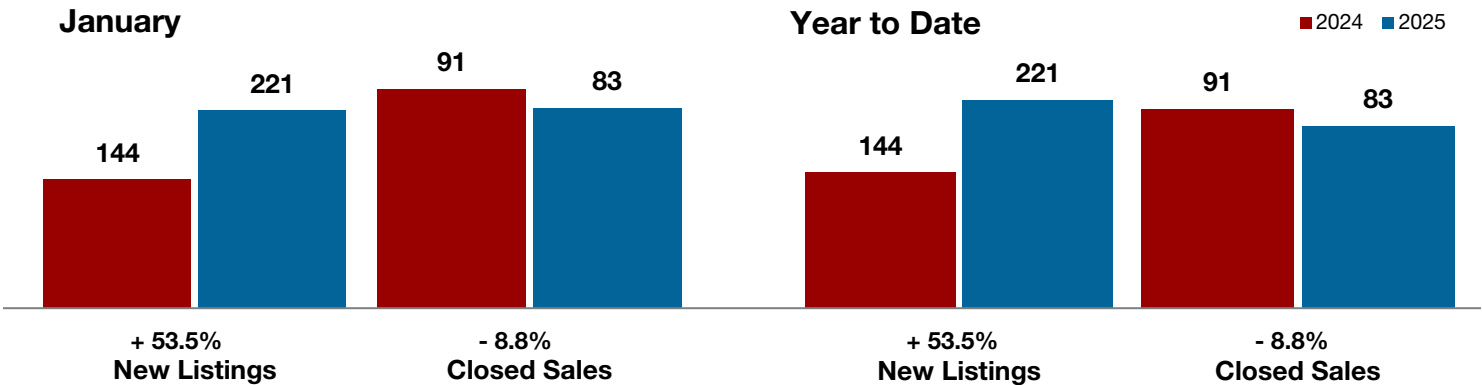
Change in
Closed Sales

Change in
Median Sales Price

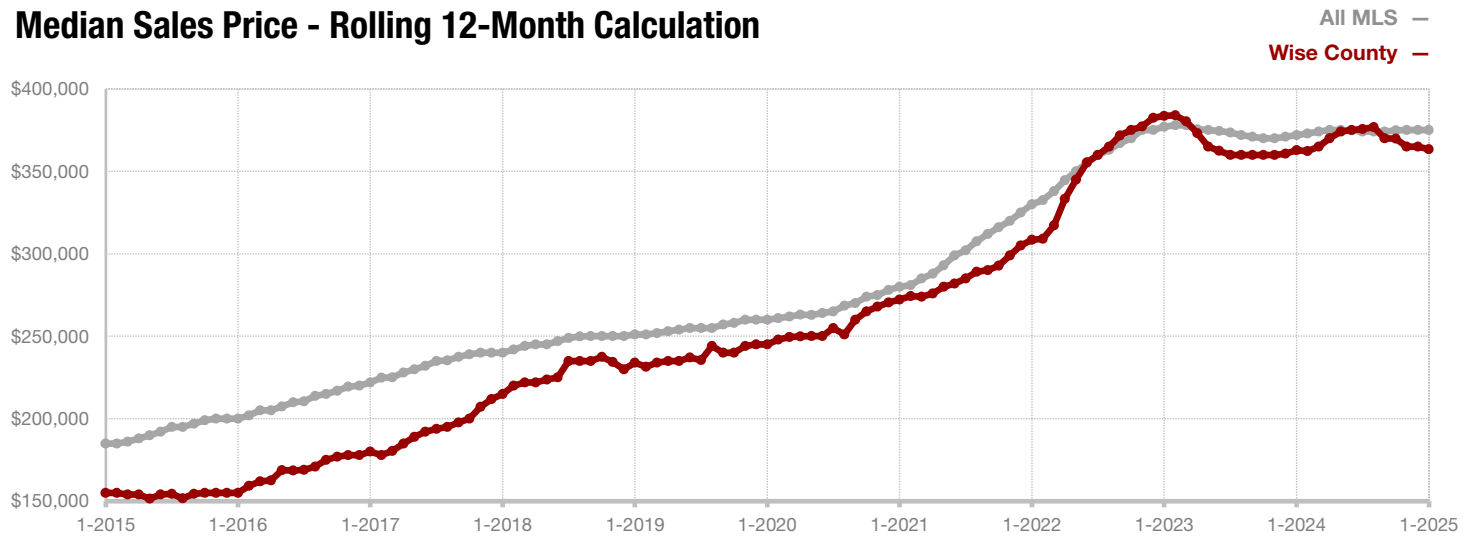
Wise County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	144	221	+ 53.5%	144	221	+ 53.5%
Pending Sales	93	101	+ 8.6%	93	101	+ 8.6%
Closed Sales	91	83	- 8.8%	91	83	- 8.8%
Average Sales Price*	\$432,727	\$397,838	- 8.1%	\$432,727	\$397,838	- 8.1%
Median Sales Price*	\$385,000	\$365,000	- 5.2%	\$385,000	\$365,000	- 5.2%
Percent of Original List Price Received*	93.9%	93.2%	- 0.7%	93.9%	93.2%	- 0.7%
Days on Market Until Sale	109	86	- 21.1%	109	86	- 21.1%
Inventory of Homes for Sale	509	636	+ 25.0%	--	--	--
Months Supply of Inventory	4.6	6.1	+ 32.6%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 48.9%

- 21.7%

+ 10.2%

Change in
New Listings

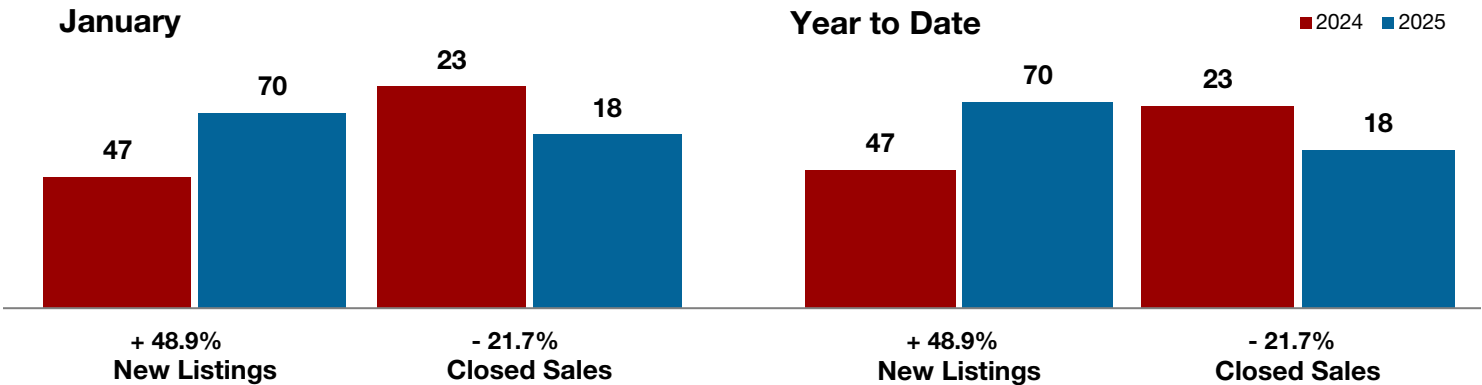
Change in
Closed Sales

Change in
Median Sales Price

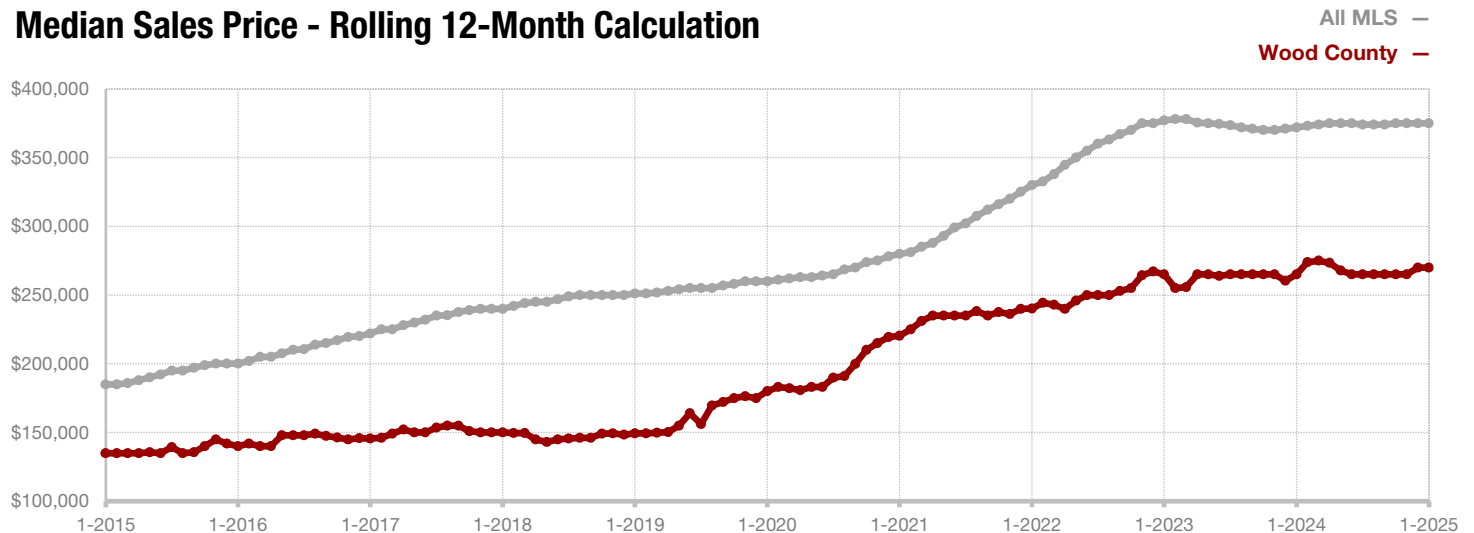
Wood County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	47	70	+ 48.9%	47	70	+ 48.9%
Pending Sales	35	25	- 28.6%	35	25	- 28.6%
Closed Sales	23	18	- 21.7%	23	18	- 21.7%
Average Sales Price*	\$307,550	\$440,583	+ 43.3%	\$307,550	\$440,583	+ 43.3%
Median Sales Price*	\$286,250	\$315,495	+ 10.2%	\$286,250	\$315,495	+ 10.2%
Percent of Original List Price Received*	91.2%	91.8%	+ 0.7%	91.2%	91.8%	+ 0.7%
Days on Market Until Sale	83	81	- 2.4%	83	81	- 2.4%
Inventory of Homes for Sale	208	240	+ 15.4%	--	--	--
Months Supply of Inventory	5.9	7.4	+ 25.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2025

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



+ 84.6%

+ 12.5%

+ 22.1%

Change in
New Listings

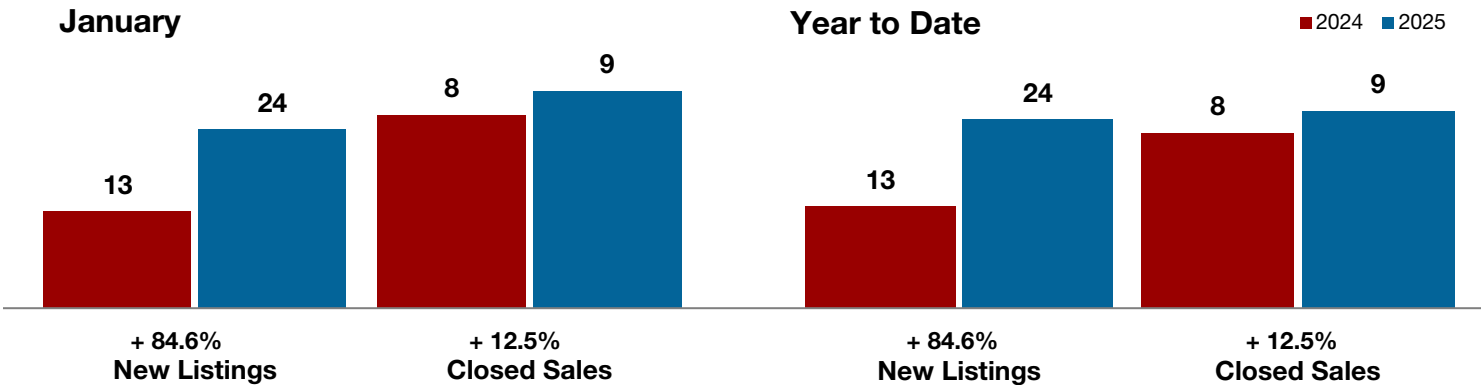
Change in
Closed Sales

Change in
Median Sales Price

Young County

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	13	24	+ 84.6%	13	24	+ 84.6%
Pending Sales	12	4	- 66.7%	12	4	- 66.7%
Closed Sales	8	9	+ 12.5%	8	9	+ 12.5%
Average Sales Price*	\$287,244	\$296,933	+ 3.4%	\$287,244	\$296,933	+ 3.4%
Median Sales Price*	\$233,500	\$285,000	+ 22.1%	\$233,500	\$285,000	+ 22.1%
Percent of Original List Price Received*	86.9%	90.3%	+ 3.9%	86.9%	90.3%	+ 3.9%
Days on Market Until Sale	64	86	+ 34.4%	64	86	+ 34.4%
Inventory of Homes for Sale	54	74	+ 37.0%	--	--	--
Months Supply of Inventory	5.2	7.4	+ 42.3%	--	--	--

* 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

