

# Local Market Updates

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



## May 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 – May 2025

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**+ 31.6%**

**- 40.0%**

**+ 11.5%**

Change in  
New Listings

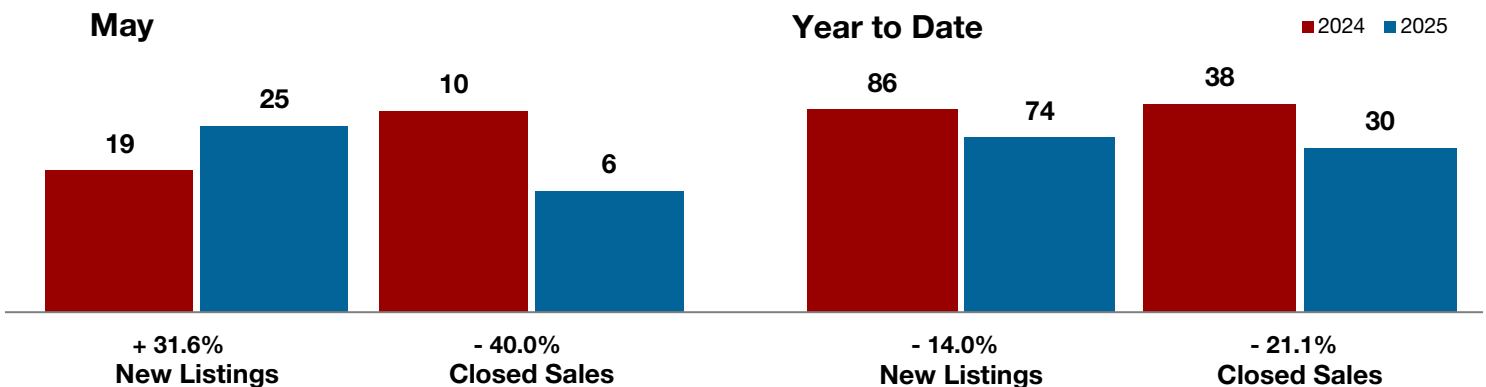
Change in  
Closed Sales

Change in  
Median Sales Price

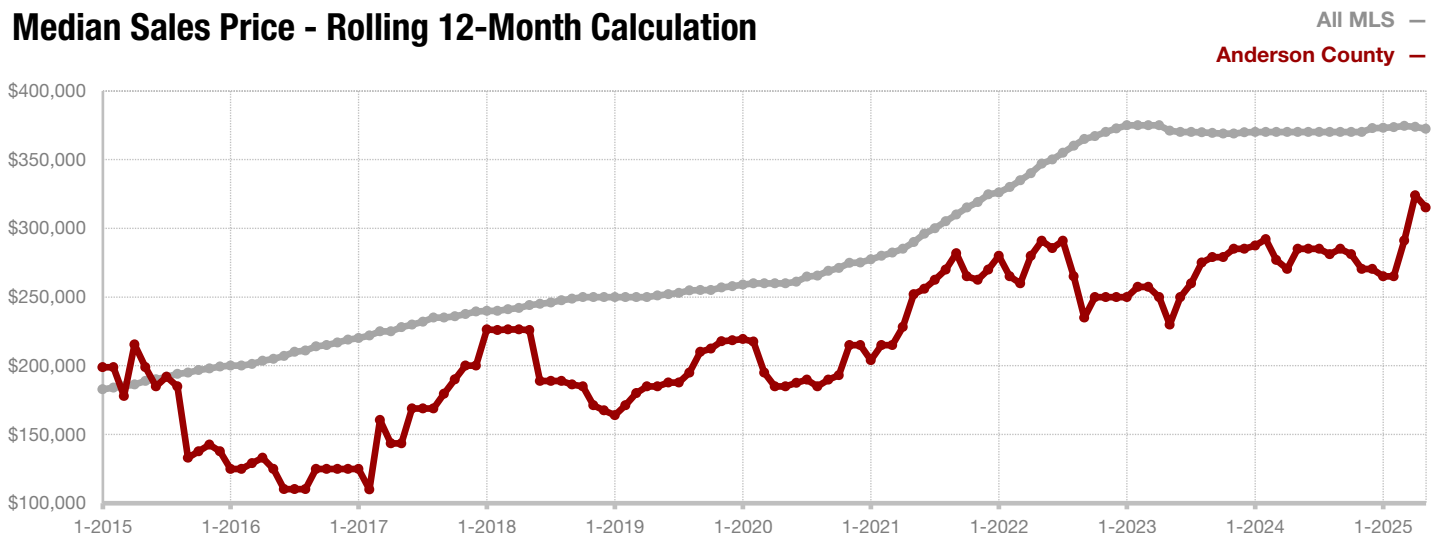
## Anderson County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	19	25	+ 31.6%	86	74	- 14.0%
Pending Sales	8	5	- 37.5%	41	31	- 24.4%
Closed Sales	10	6	- 40.0%	38	30	- 21.1%
Average Sales Price*	\$355,090	<b>\$421,383</b>	+ 18.7%	\$310,758	<b>\$414,000</b>	+ 33.2%
Median Sales Price*	\$354,500	<b>\$395,150</b>	+ 11.5%	\$261,250	<b>\$334,250</b>	+ 27.9%
Percent of Original List Price Received*	85.9%	<b>93.1%</b>	+ 8.4%	88.8%	<b>90.2%</b>	+ 1.6%
Days on Market Until Sale	98	<b>119</b>	+ 21.4%	86	<b>71</b>	- 17.4%
Inventory of Homes for Sale	73	<b>62</b>	- 15.1%	--	--	--
Months Supply of Inventory	11.5	<b>10.2</b>	- 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 – May 2025

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**- 11.9%**

**- 32.5%**

**- 21.2%**

Change in  
New Listings

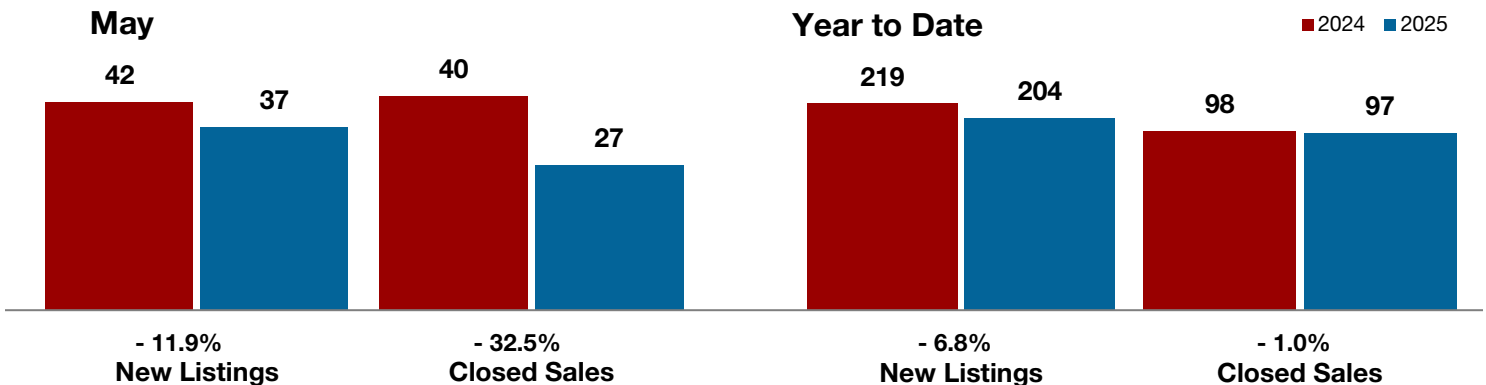
Change in  
Closed Sales

Change in  
Median Sales Price

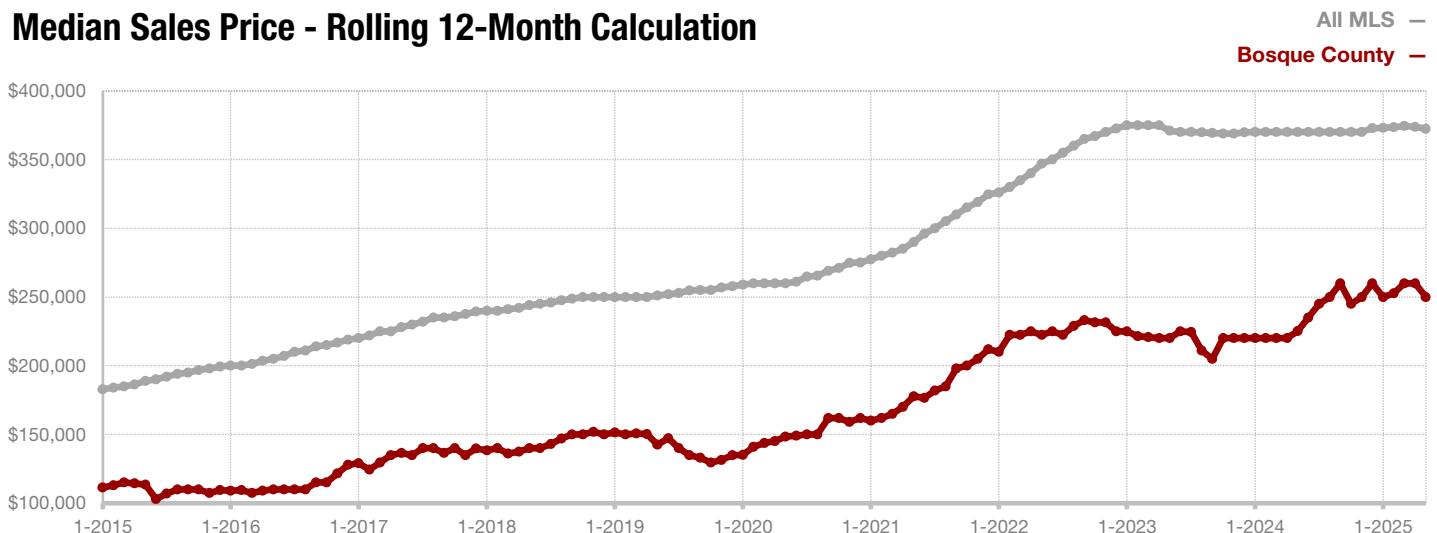
## Bosque County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	42	37	- 11.9%	219	204	- 6.8%
Pending Sales	26	19	- 26.9%	114	113	- 0.9%
Closed Sales	40	27	- 32.5%	98	97	- 1.0%
Average Sales Price*	\$374,673	<b>\$334,074</b>	- 10.8%	\$425,254	<b>\$341,953</b>	- 19.6%
Median Sales Price*	\$260,000	<b>\$205,000</b>	- 21.2%	\$247,500	<b>\$240,000</b>	- 3.0%
Percent of Original List Price Received*	88.9%	<b>87.4%</b>	- 1.7%	88.5%	<b>89.7%</b>	+ 1.4%
Days on Market Until Sale	75	90	+ 20.0%	91	93	+ 2.2%
Inventory of Homes for Sale	178	150	- 15.7%	--	--	--
Months Supply of Inventory	8.8	7.7	- 12.5%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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**- 5.4%**

**- 2.2%**

**+ 28.8%**

Change in  
New Listings

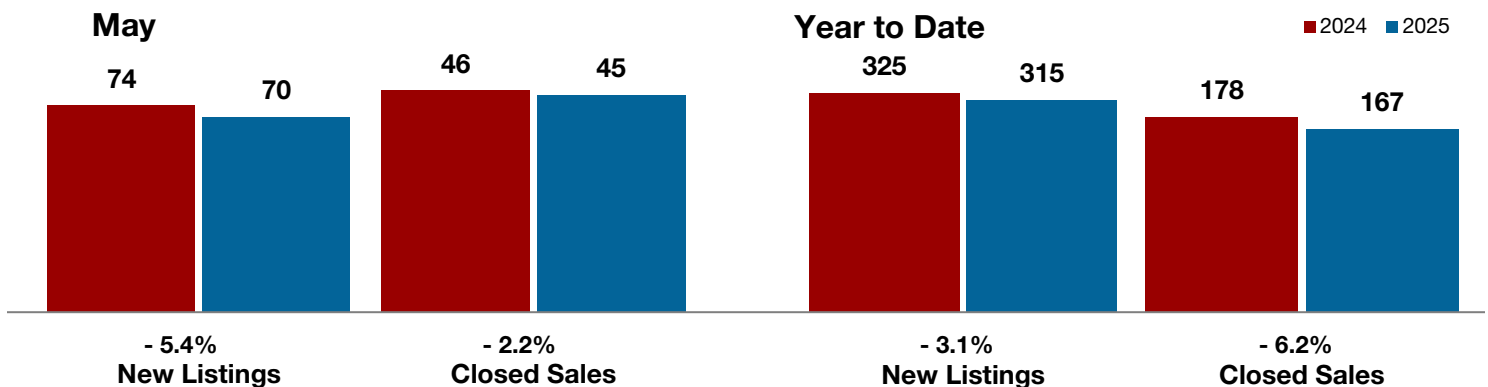
Change in  
Closed Sales

Change in  
Median Sales Price

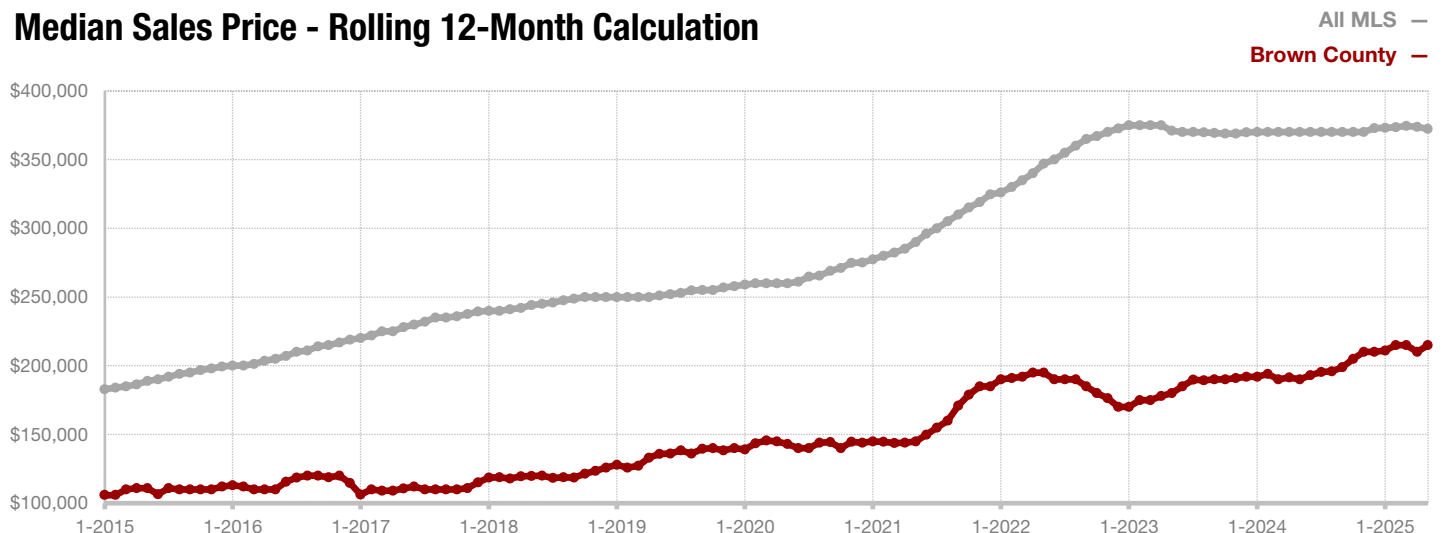
## Brown County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	74	70	- 5.4%	325	315	- 3.1%
Pending Sales	47	38	- 19.1%	180	179	- 0.6%
Closed Sales	46	45	- 2.2%	178	167	- 6.2%
Average Sales Price*	\$267,687	\$314,084	+ 17.3%	\$273,486	\$284,273	+ 3.9%
Median Sales Price*	\$217,375	\$280,000	+ 28.8%	\$207,000	\$215,000	+ 3.9%
Percent of Original List Price Received*	94.2%	93.7%	- 0.5%	92.3%	91.6%	- 0.8%
Days on Market Until Sale	55	75	+ 36.4%	66	82	+ 24.2%
Inventory of Homes for Sale	237	235	- 0.8%	--	--	--
Months Supply of Inventory	6.2	6.8	+ 9.7%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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



**+ 135.7%**

**+ 41.7%**

**- 15.7%**

Change in  
New Listings

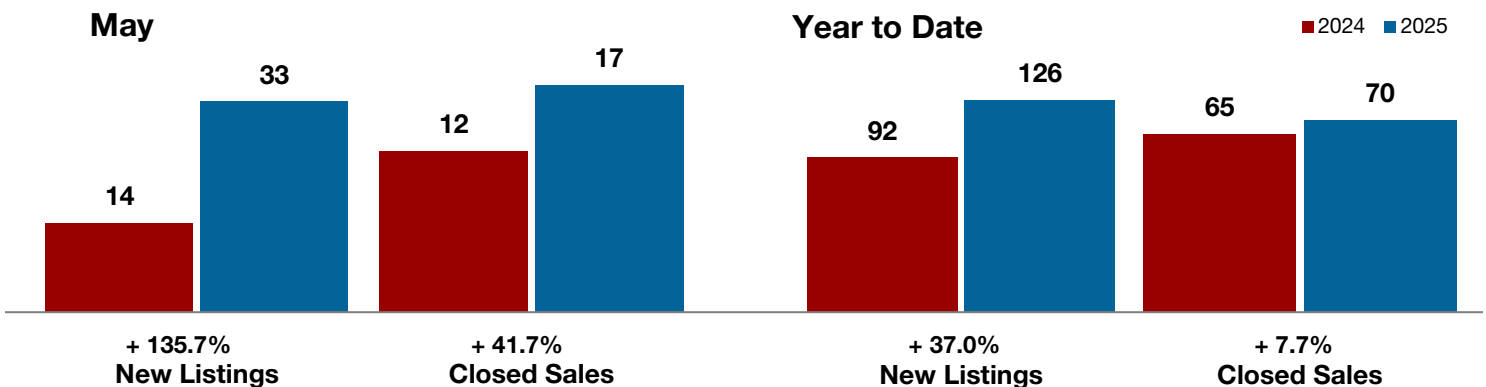
Change in  
Closed Sales

Change in  
Median Sales Price

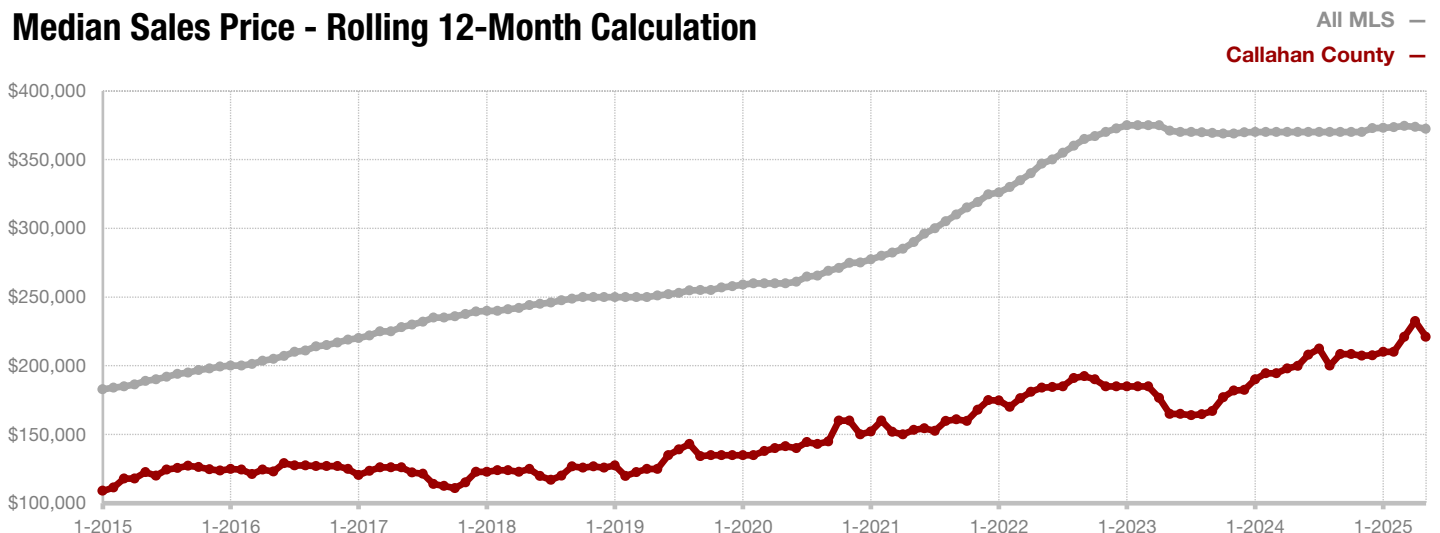
## Callahan County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	14	33	+ 135.7%	92	126	+ 37.0%
Pending Sales	13	14	+ 7.7%	65	77	+ 18.5%
Closed Sales	12	17	+ 41.7%	65	70	+ 7.7%
Average Sales Price*	\$269,017	\$235,412	- 12.5%	\$292,215	\$289,335	- 1.0%
Median Sales Price*	\$254,900	\$215,000	- 15.7%	\$199,000	\$223,500	+ 12.3%
Percent of Original List Price Received*	94.2%	89.5%	- 5.0%	91.1%	92.6%	+ 1.6%
Days on Market Until Sale	72	48	- 33.3%	68	74	+ 8.8%
Inventory of Homes for Sale	56	86	+ 53.6%	--	--	--
Months Supply of Inventory	4.3	6.6	+ 53.5%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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**+ 16.7%**

**+ 250.0%**

**- 39.2%**

Change in  
New Listings

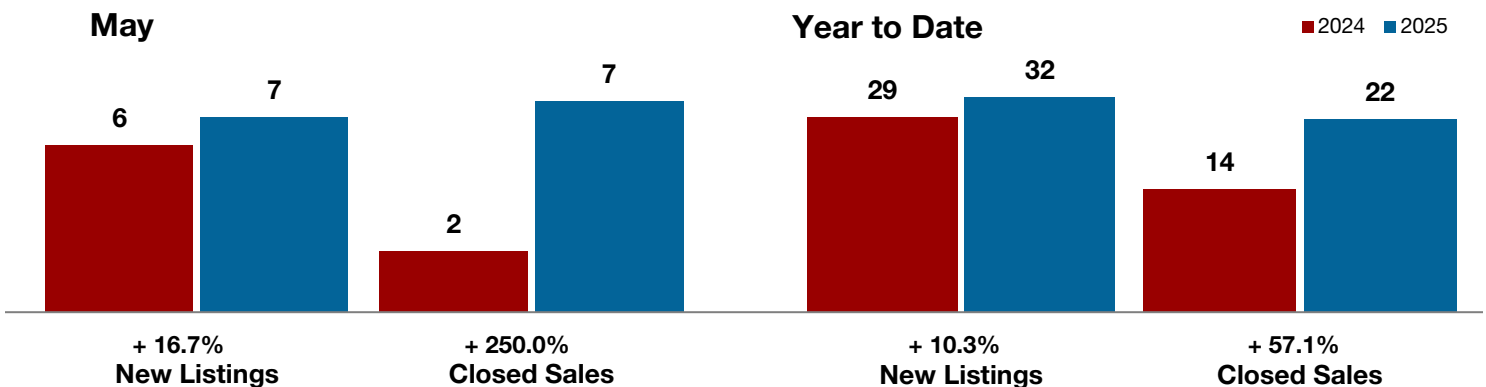
Change in  
Closed Sales

Change in  
Median Sales Price

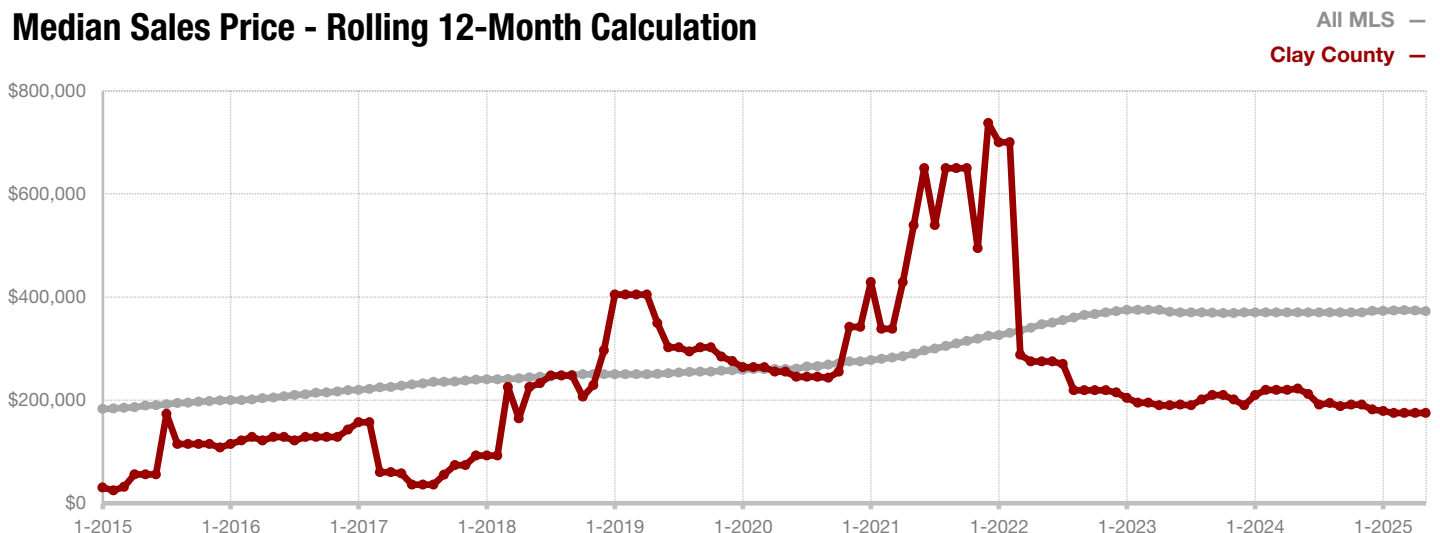
## Clay County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	6	7	+ 16.7%	29	32	+ 10.3%
Pending Sales	1	2	+ 100.0%	12	21	+ 75.0%
Closed Sales	2	7	+ 250.0%	14	22	+ 57.1%
Average Sales Price*	\$320,750	<b>\$258,143</b>	- 19.5%	\$311,214	<b>\$255,682</b>	- 17.8%
Median Sales Price*	\$320,750	<b>\$195,000</b>	- 39.2%	\$241,250	<b>\$200,000</b>	- 17.1%
Percent of Original List Price Received*	93.9%	<b>91.1%</b>	- 3.0%	88.8%	<b>92.4%</b>	+ 4.1%
Days on Market Until Sale	107	<b>41</b>	- 61.7%	118	<b>102</b>	- 13.6%
Inventory of Homes for Sale	33	<b>30</b>	- 9.1%	--	--	--
Months Supply of Inventory	11.3	<b>8.2</b>	- 27.4%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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**+ 166.7%**

**- 44.4%**

**+ 17.6%**

Change in  
New Listings

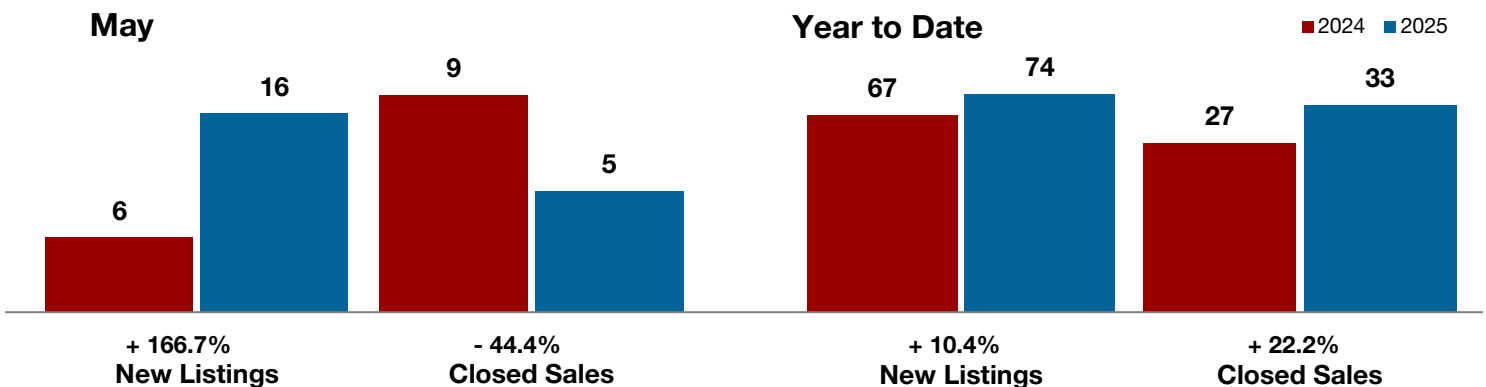
Change in  
Closed Sales

Change in  
Median Sales Price

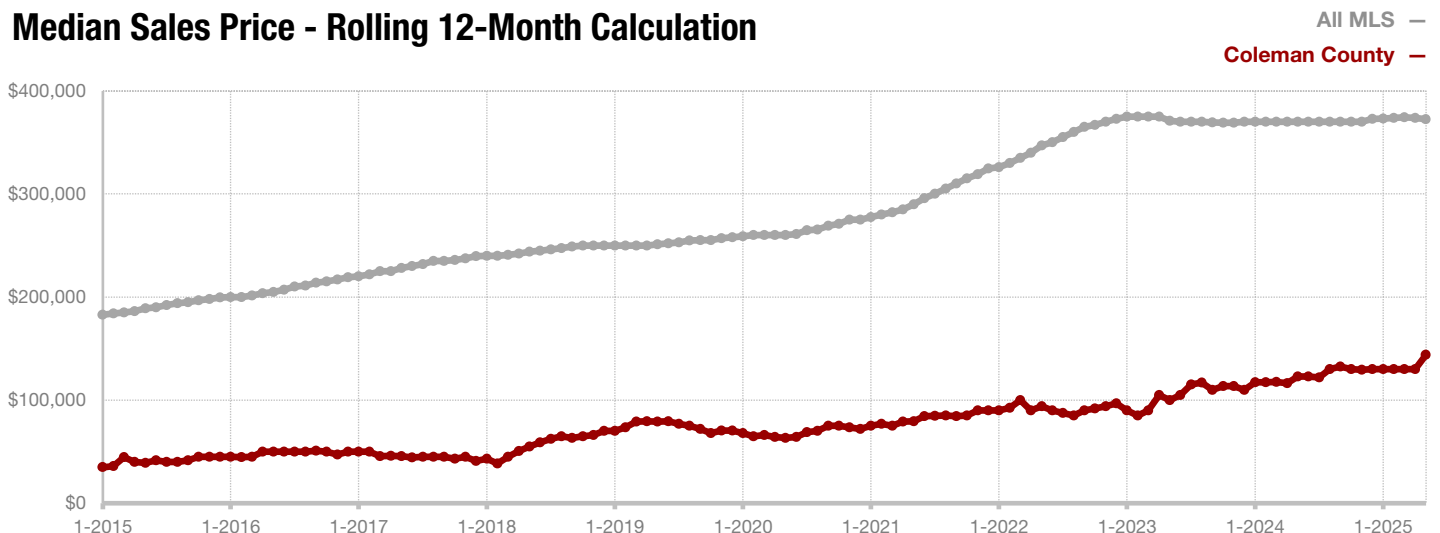
## Coleman County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	6	16	+ 166.7%	67	74	+ 10.4%
Pending Sales	4	10	+ 150.0%	33	43	+ 30.3%
Closed Sales	9	5	- 44.4%	27	33	+ 22.2%
Average Sales Price*	\$149,656	\$154,600	+ 3.3%	\$143,786	\$155,822	+ 8.4%
Median Sales Price*	\$125,000	\$147,000	+ 17.6%	\$115,000	\$124,735	+ 8.5%
Percent of Original List Price Received*	91.0%	88.3%	- 3.0%	85.8%	86.2%	+ 0.5%
Days on Market Until Sale	100	74	- 26.0%	85	83	- 2.4%
Inventory of Homes for Sale	58	69	+ 19.0%	--	--	--
Months Supply of Inventory	10.5	9.3	- 11.4%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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**+ 21.6%**

**- 0.5%**

**- 4.9%**

Change in  
New Listings

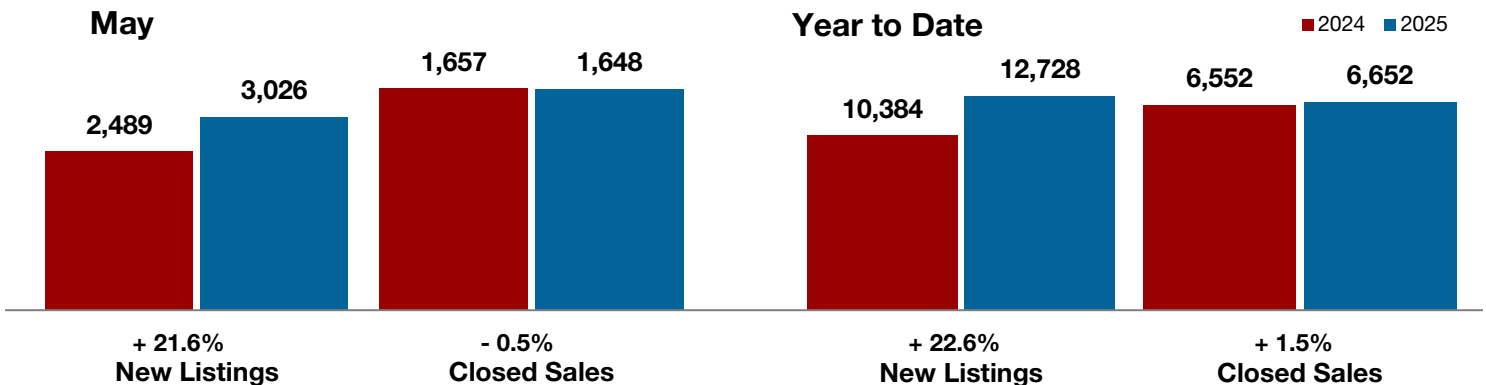
Change in  
Closed Sales

Change in  
Median Sales Price

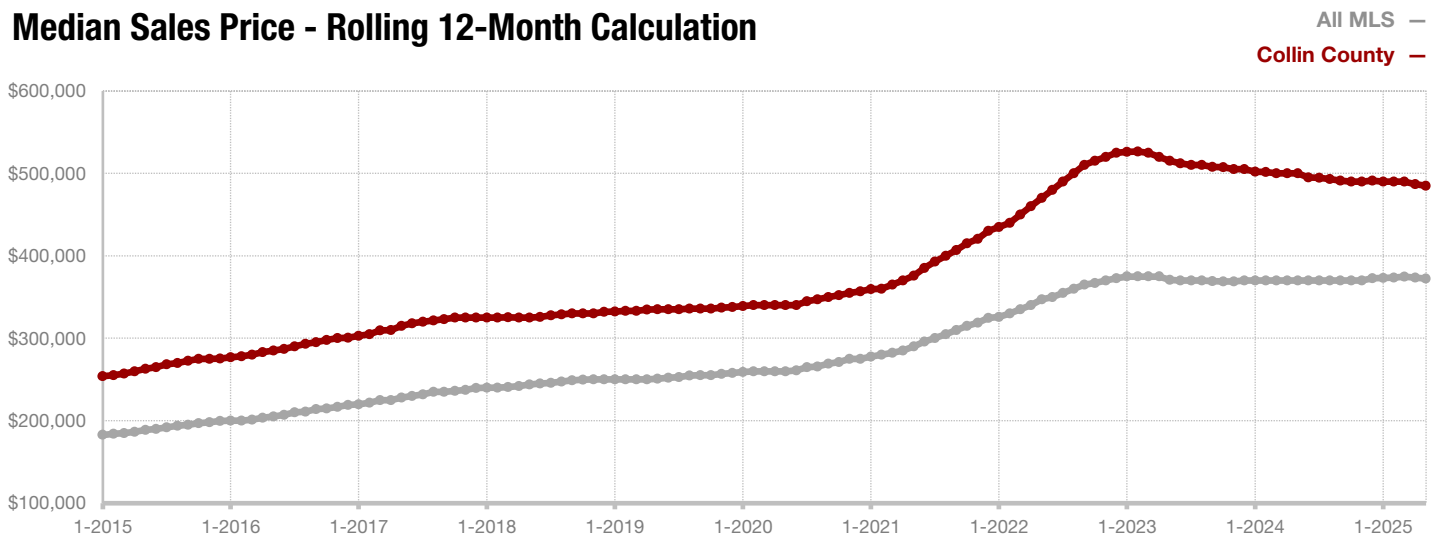
## Collin County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2,489	<b>3,026</b>	+ 21.6%	10,384	<b>12,728</b>	+ 22.6%
Pending Sales	1,521	<b>1,466</b>	- 3.6%	7,167	<b>7,322</b>	+ 2.2%
Closed Sales	1,657	<b>1,648</b>	- 0.5%	6,552	<b>6,652</b>	+ 1.5%
Average Sales Price*	\$586,613	<b>\$583,075</b>	- 0.6%	\$562,592	<b>\$563,874</b>	+ 0.2%
Median Sales Price*	\$510,000	<b>\$485,000</b>	- 4.9%	\$492,000	<b>\$475,000</b>	- 3.5%
Percent of Original List Price Received*	97.4%	<b>95.2%</b>	- 2.3%	96.9%	<b>95.1%</b>	- 1.9%
Days on Market Until Sale	37	<b>50</b>	+ 35.1%	44	<b>58</b>	+ 31.8%
Inventory of Homes for Sale	4,239	<b>6,679</b>	+ 57.6%	--	--	--
Months Supply of Inventory	3.3	<b>4.9</b>	+ 48.5%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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**+ 19.2%**

**0.0%**

**- 15.0%**

Change in  
New Listings

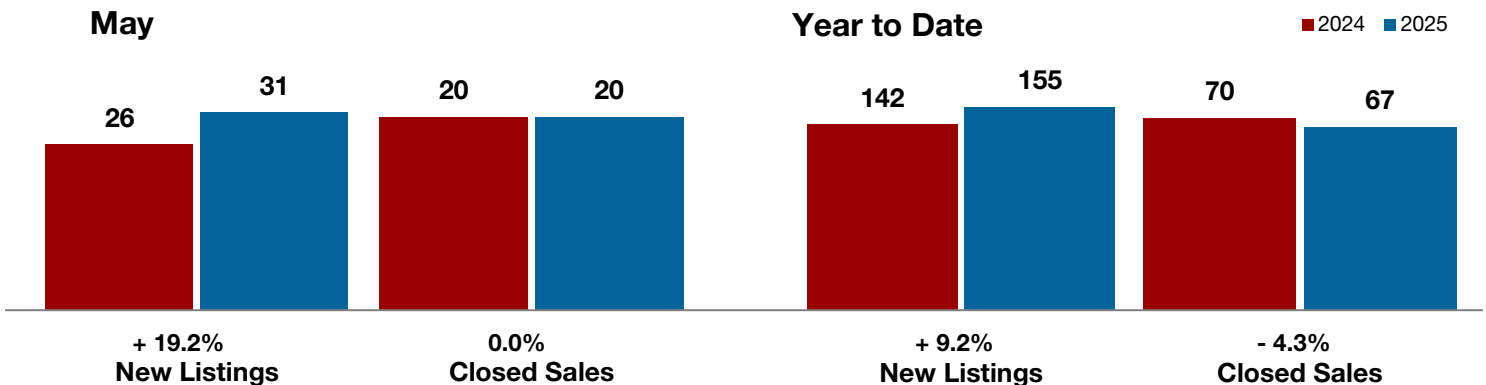
Change in  
Closed Sales

Change in  
Median Sales Price

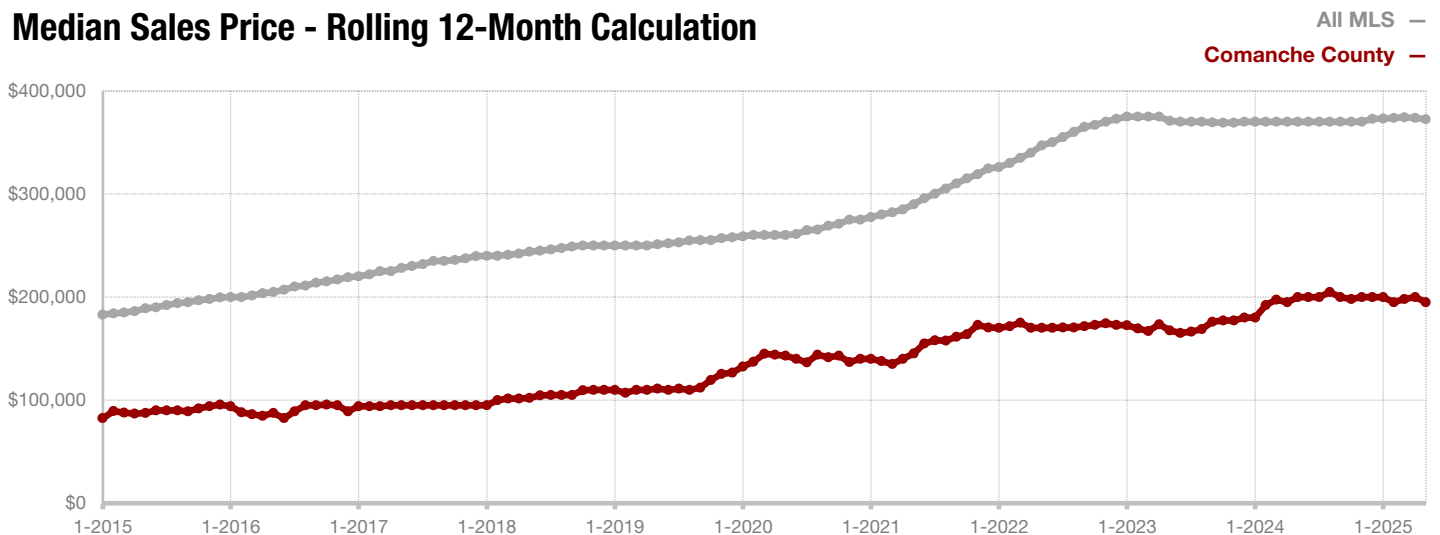
## Comanche County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	26	31	+ 19.2%	142	155	+ 9.2%
Pending Sales	14	19	+ 35.7%	79	81	+ 2.5%
Closed Sales	20	20	0.0%	70	67	- 4.3%
Average Sales Price*	\$463,576	\$237,325	- 48.8%	\$319,584	\$237,175	- 25.8%
Median Sales Price*	\$237,500	\$201,850	- 15.0%	\$200,000	\$194,350	- 2.8%
Percent of Original List Price Received*	93.1%	86.3%	- 7.3%	89.5%	88.7%	- 0.9%
Days on Market Until Sale	97	83	- 14.4%	97	81	- 16.5%
Inventory of Homes for Sale	128	113	- 11.7%	--	--	--
Months Supply of Inventory	9.2	8.5	- 7.6%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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- 5.4%

- 32.8%

+ 10.3%

Change in  
New Listings

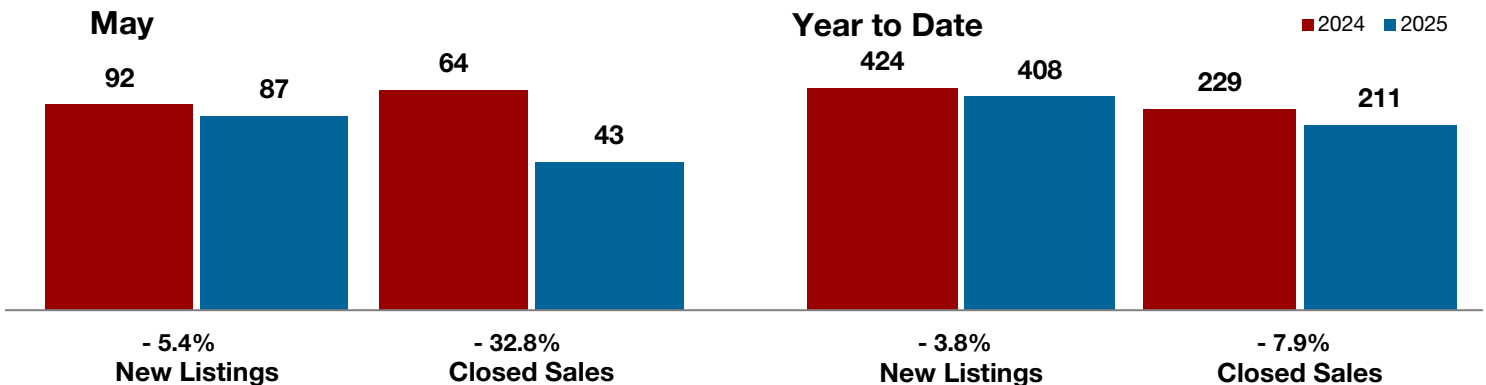
Change in  
Closed Sales

Change in  
Median Sales Price

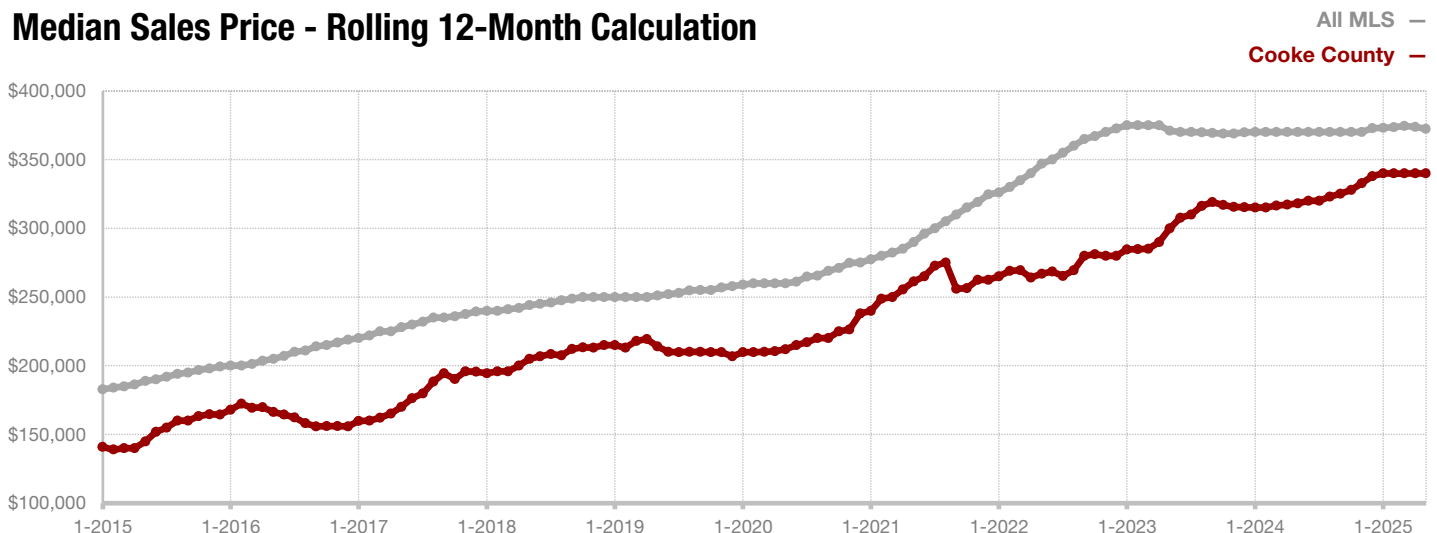
## Cooke County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	92	87	- 5.4%	424	408	- 3.8%
Pending Sales	48	34	- 29.2%	253	216	- 14.6%
Closed Sales	64	43	- 32.8%	229	211	- 7.9%
Average Sales Price*	\$456,963	\$462,431	+ 1.2%	\$425,991	\$472,852	+ 11.0%
Median Sales Price*	\$336,250	\$371,000	+ 10.3%	\$332,990	\$353,000	+ 6.0%
Percent of Original List Price Received*	94.0%	90.4%	- 3.8%	93.6%	92.2%	- 1.5%
Days on Market Until Sale	68	107	+ 57.4%	73	101	+ 38.4%
Inventory of Homes for Sale	288	316	+ 9.7%	--	--	--
Months Supply of Inventory	6.6	7.3	+ 10.6%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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



**+ 8.3%**

**- 11.4%**

**- 5.2%**

Change in  
New Listings

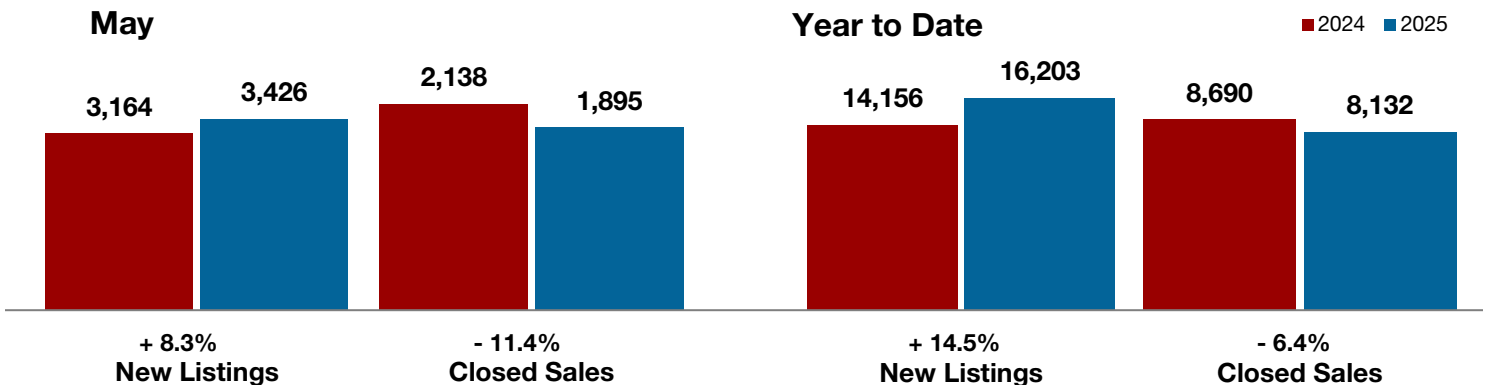
Change in  
Closed Sales

Change in  
Median Sales Price

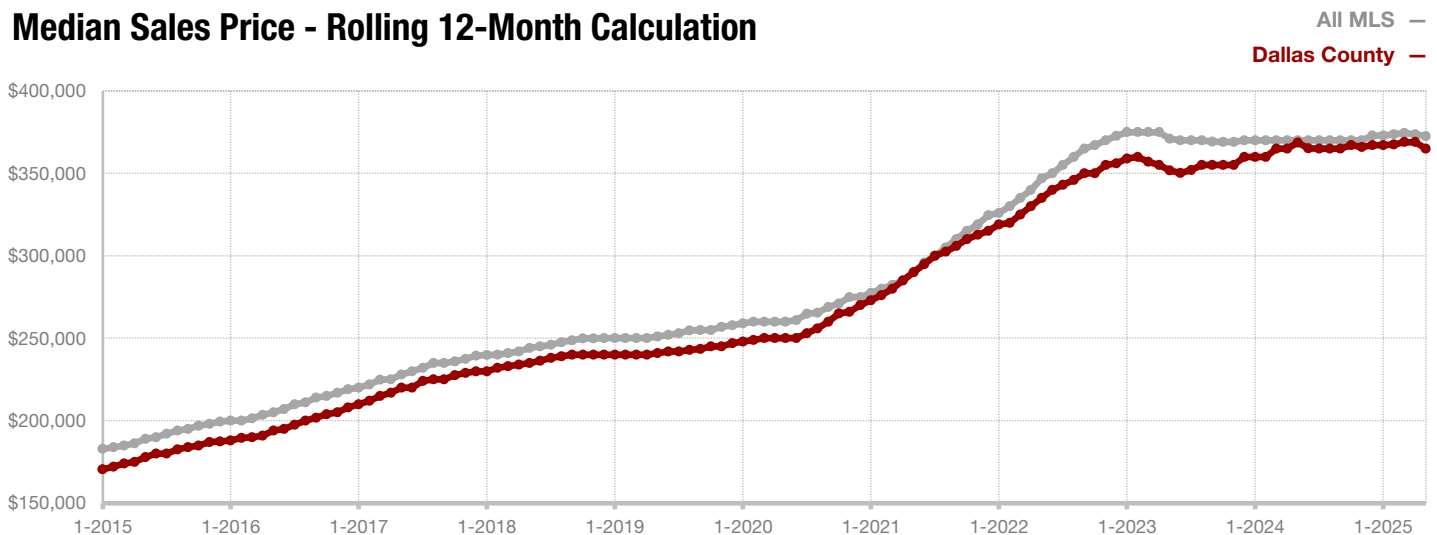
## Dallas County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	3,164	<b>3,426</b>	+ 8.3%	14,156	<b>16,203</b>	+ 14.5%
Pending Sales	1,890	<b>1,759</b>	- 6.9%	9,268	<b>8,797</b>	- 5.1%
Closed Sales	2,138	<b>1,895</b>	- 11.4%	8,690	<b>8,132</b>	- 6.4%
Average Sales Price*	\$617,110	<b>\$599,338</b>	- 2.9%	\$551,826	<b>\$562,064</b>	+ 1.9%
Median Sales Price*	\$385,000	<b>\$365,000</b>	- 5.2%	\$373,000	<b>\$370,000</b>	- 0.8%
Percent of Original List Price Received*	96.6%	<b>95.5%</b>	- 1.1%	96.2%	<b>95.1%</b>	- 1.1%
Days on Market Until Sale	35	<b>45</b>	+ 28.6%	41	<b>51</b>	+ 24.4%
Inventory of Homes for Sale	6,034	<b>8,057</b>	+ 33.5%	--	--	--
Months Supply of Inventory	3.6	<b>4.8</b>	+ 33.3%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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## Delta County

**+ 128.6%**

**+ 20.0%**

**- 57.3%**

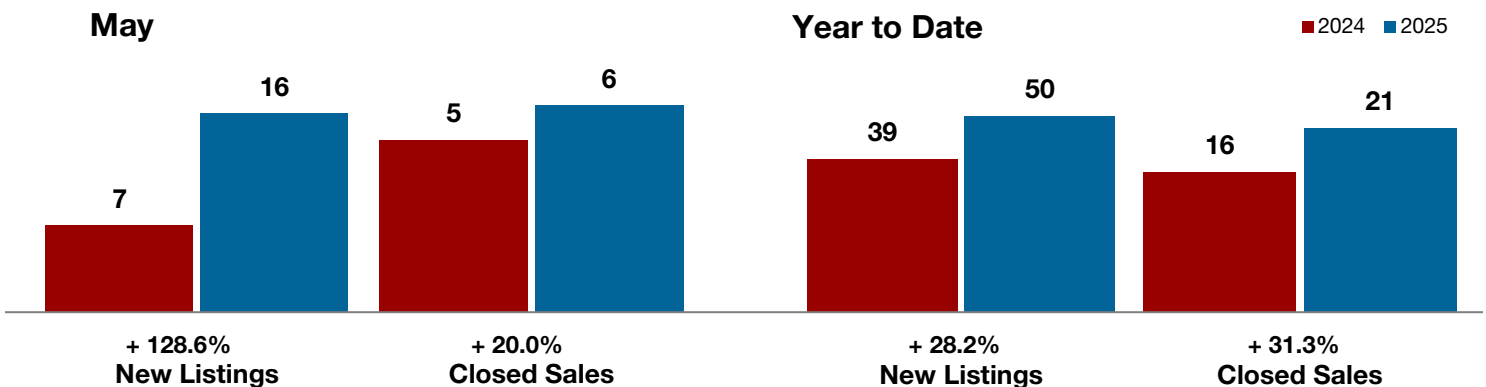
Change in  
New Listings

Change in  
Closed Sales

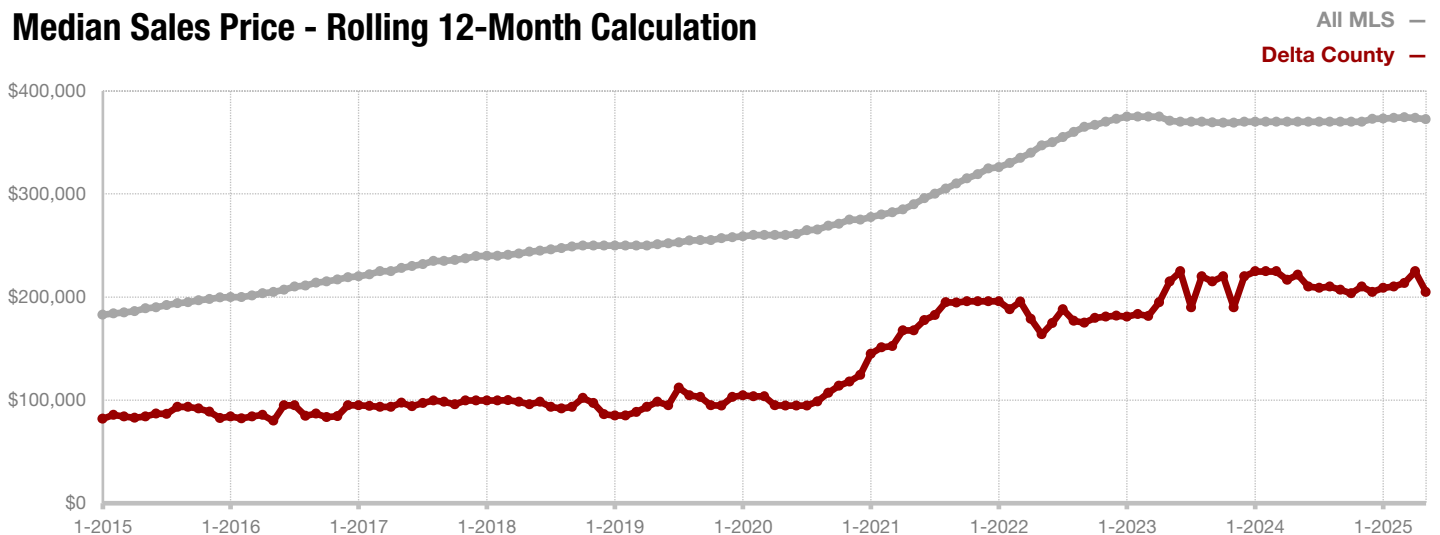
Change in  
Median Sales Price

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	7	16	+ 128.6%	39	50	+ 28.2%
Pending Sales	3	6	+ 100.0%	18	22	+ 22.2%
Closed Sales	5	6	+ 20.0%	16	21	+ 31.3%
Average Sales Price*	\$360,520	<b>\$218,917</b>	- 39.3%	\$255,006	<b>\$242,524</b>	- 4.9%
Median Sales Price*	\$410,000	<b>\$175,000</b>	- 57.3%	\$209,500	<b>\$205,000</b>	- 2.1%
Percent of Original List Price Received*	89.6%	<b>95.2%</b>	+ 6.3%	90.7%	<b>95.5%</b>	+ 5.3%
Days on Market Until Sale	97	39	- 59.8%	71	55	- 22.5%
Inventory of Homes for Sale	33	40	+ 21.2%	--	--	--
Months Supply of Inventory	7.9	9.1	+ 15.2%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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**+ 17.8%**

**- 4.0%**

**- 4.8%**

Change in  
New Listings

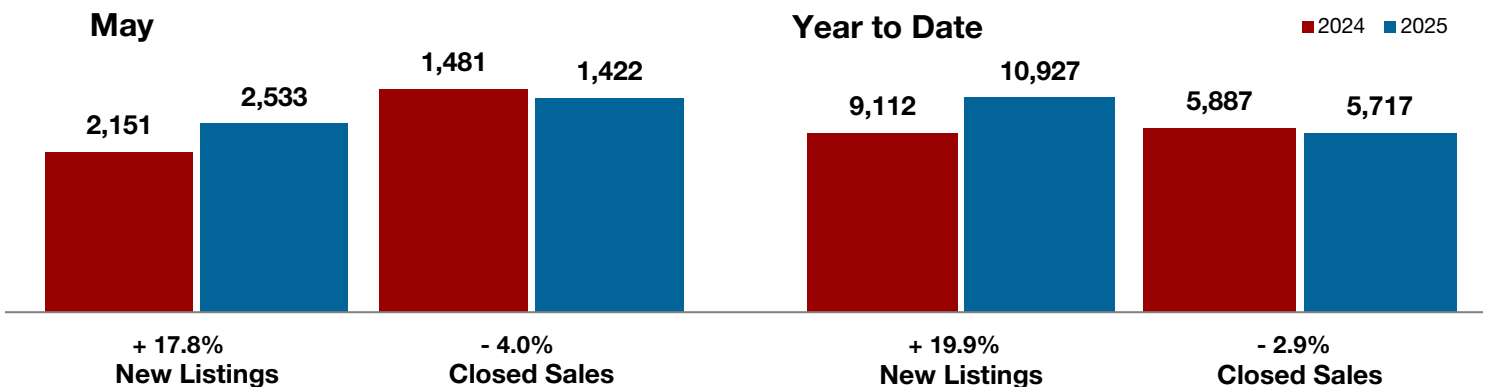
Change in  
Closed Sales

Change in  
Median Sales Price

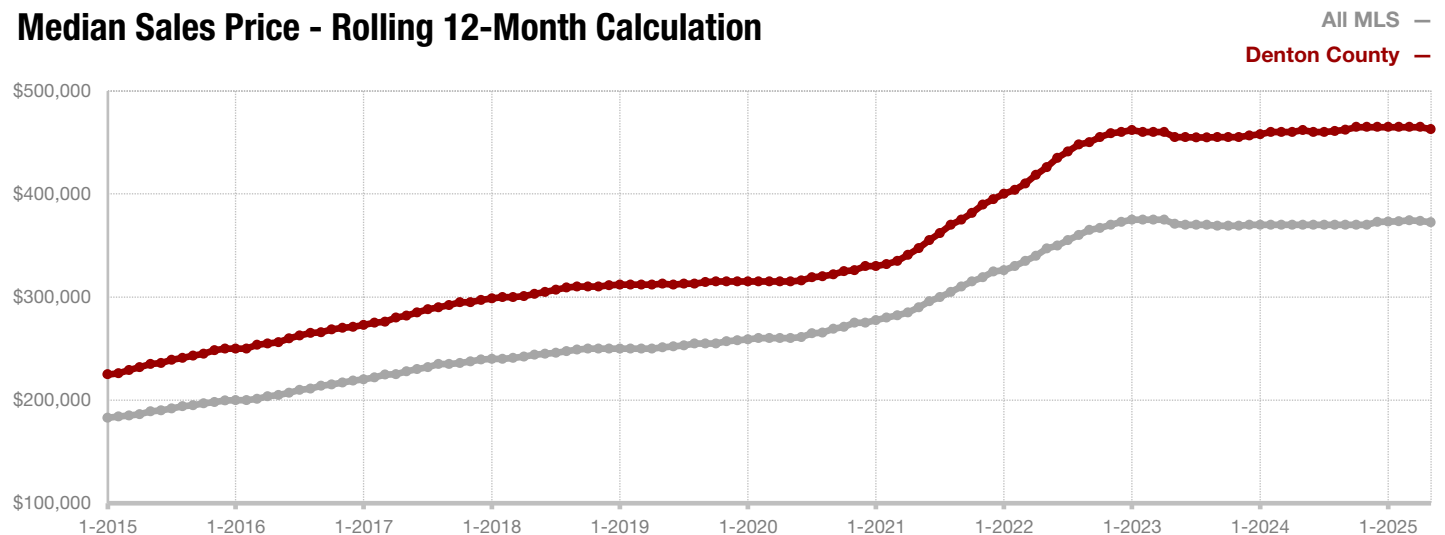
## Denton County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2,151	<b>2,533</b>	+ 17.8%	9,112	<b>10,927</b>	+ 19.9%
Pending Sales	1,283	<b>1,364</b>	+ 6.3%	6,448	<b>6,365</b>	- 1.3%
Closed Sales	1,481	<b>1,422</b>	- 4.0%	5,887	<b>5,717</b>	- 2.9%
Average Sales Price*	\$573,904	<b>\$565,116</b>	- 1.5%	\$552,056	<b>\$558,580</b>	+ 1.2%
Median Sales Price*	\$478,000	<b>\$455,000</b>	- 4.8%	\$460,000	<b>\$451,000</b>	- 2.0%
Percent of Original List Price Received*	97.6%	<b>95.6%</b>	- 2.0%	96.8%	<b>95.2%</b>	- 1.7%
Days on Market Until Sale	36	<b>50</b>	+ 38.9%	46	<b>57</b>	+ 23.9%
Inventory of Homes for Sale	3,774	<b>5,552</b>	+ 47.1%	--	--	--
Months Supply of Inventory	3.2	<b>4.7</b>	+ 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 – May 2025

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



**+ 2.9%**

**0.0%**

**- 18.0%**

Change in  
New Listings

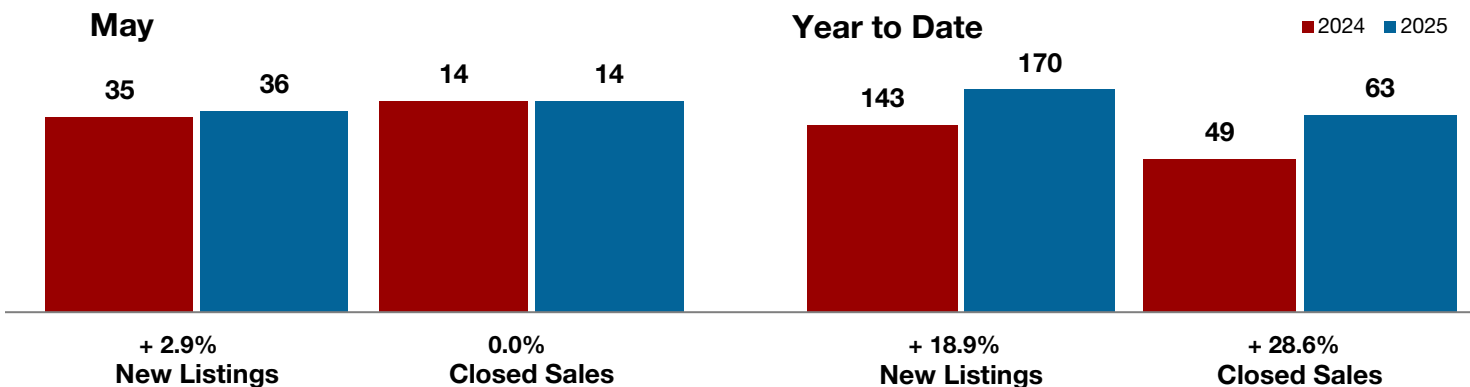
Change in  
Closed Sales

Change in  
Median Sales Price

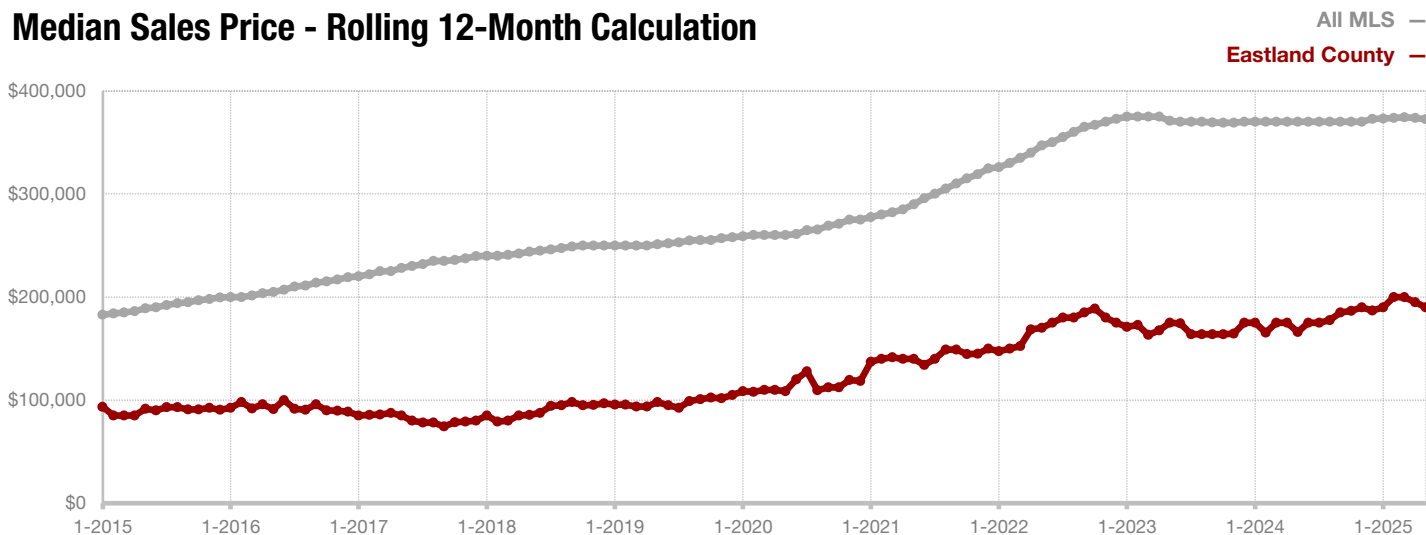
## Eastland County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	35	36	+ 2.9%	143	170	+ 18.9%
Pending Sales	18	16	- 11.1%	65	71	+ 9.2%
Closed Sales	14	14	0.0%	49	63	+ 28.6%
Average Sales Price*	\$274,964	\$170,200	- 38.1%	\$284,873	\$290,755	+ 2.1%
Median Sales Price*	\$227,500	\$186,500	- 18.0%	\$175,000	\$185,000	+ 5.7%
Percent of Original List Price Received*	87.3%	91.5%	+ 4.8%	87.8%	89.5%	+ 1.9%
Days on Market Until Sale	101	107	+ 5.9%	96	101	+ 5.2%
Inventory of Homes for Sale	131	165	+ 26.0%	--	--	--
Months Supply of Inventory	11.1	12.2	+ 9.9%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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



**- 6.4%**

**- 12.5%**

**+ 4.5%**

Change in  
New Listings

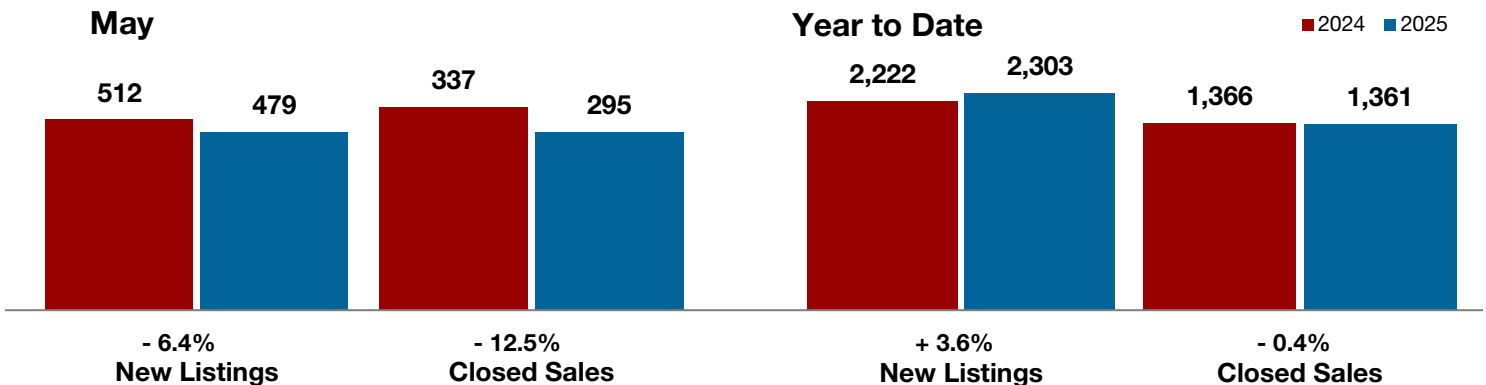
Change in  
Closed Sales

Change in  
Median Sales Price

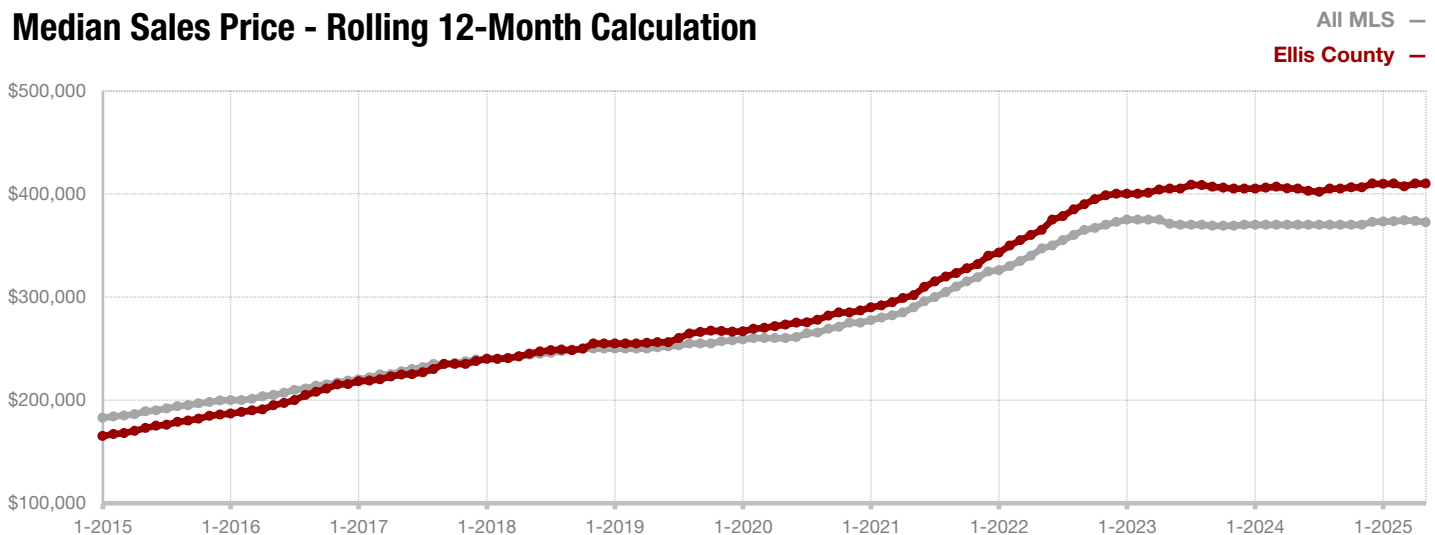
## Ellis County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	512	479	- 6.4%	2,222	2,303	+ 3.6%
Pending Sales	331	321	- 3.0%	1,485	1,542	+ 3.8%
Closed Sales	337	295	- 12.5%	1,366	1,361	- 0.4%
Average Sales Price*	\$429,731	\$451,001	+ 4.9%	\$428,746	\$437,544	+ 2.1%
Median Sales Price*	\$400,000	\$417,900	+ 4.5%	\$400,000	\$405,000	+ 1.3%
Percent of Original List Price Received*	96.4%	95.0%	- 1.5%	95.4%	94.6%	- 0.8%
Days on Market Until Sale	69	82	+ 18.8%	72	87	+ 20.8%
Inventory of Homes for Sale	1,326	1,419	+ 7.0%	--	--	--
Months Supply of Inventory	4.9	4.8	- 2.0%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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



**- 17.1%**

**- 5.9%**

**+ 0.6%**

Change in  
New Listings

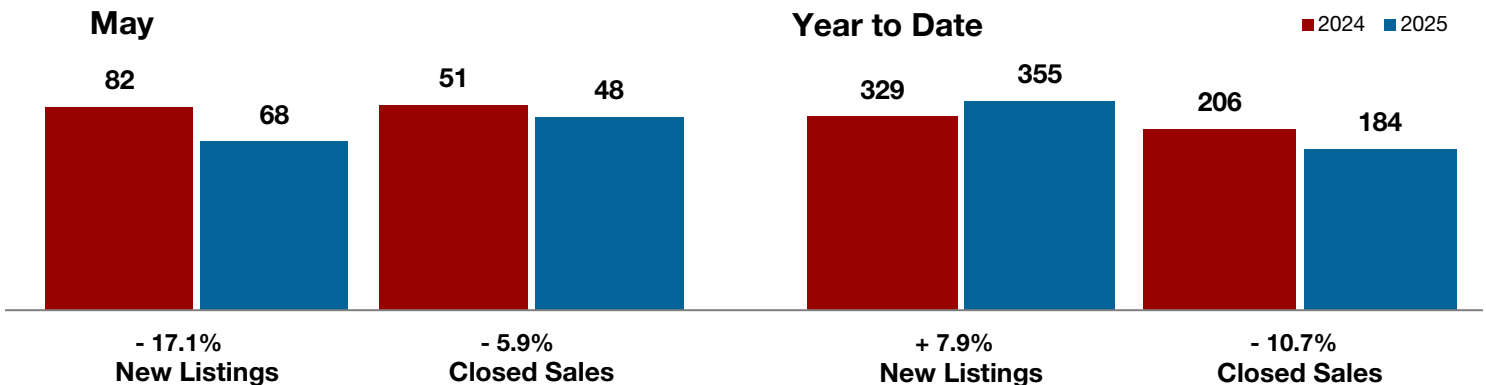
Change in  
Closed Sales

Change in  
Median Sales Price

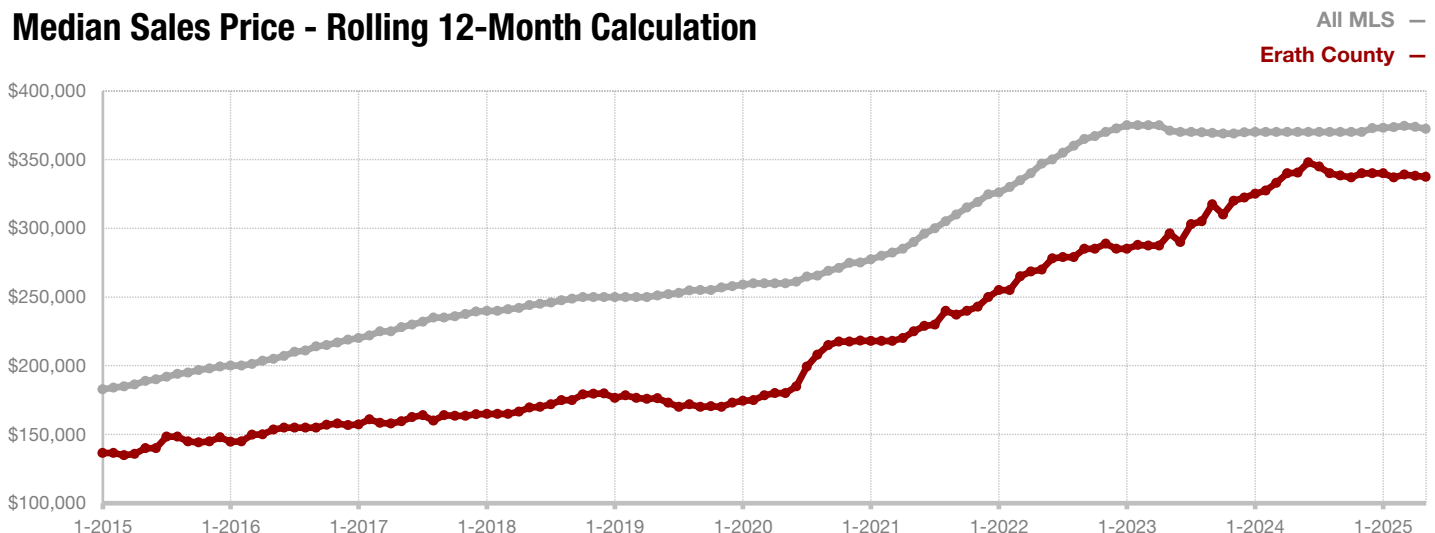
## Erath County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	82	68	- 17.1%	329	355	+ 7.9%
Pending Sales	33	39	+ 18.2%	214	200	- 6.5%
Closed Sales	51	48	- 5.9%	206	184	- 10.7%
Average Sales Price*	\$521,721	<b>\$384,926</b>	- 26.2%	\$445,075	<b>\$448,363</b>	+ 0.7%
Median Sales Price*	\$348,000	<b>\$350,000</b>	+ 0.6%	\$345,000	<b>\$344,000</b>	- 0.3%
Percent of Original List Price Received*	95.2%	<b>93.3%</b>	- 2.0%	93.9%	<b>94.3%</b>	+ 0.4%
Days on Market Until Sale	47	<b>73</b>	+ 55.3%	73	<b>77</b>	+ 5.5%
Inventory of Homes for Sale	222	<b>257</b>	+ 15.8%	--	--	--
Months Supply of Inventory	5.7	<b>7.2</b>	+ 26.3%	--	--	--

\* 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 – May 2025

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



**+ 37.0%**

**- 31.3%**

**+ 6.4%**

Change in  
New Listings

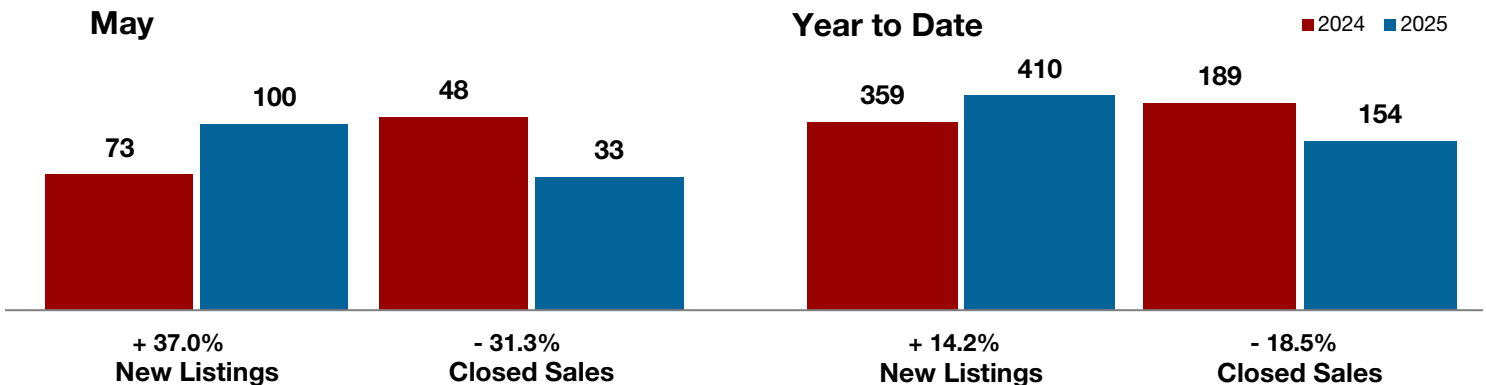
Change in  
Closed Sales

Change in  
Median Sales Price

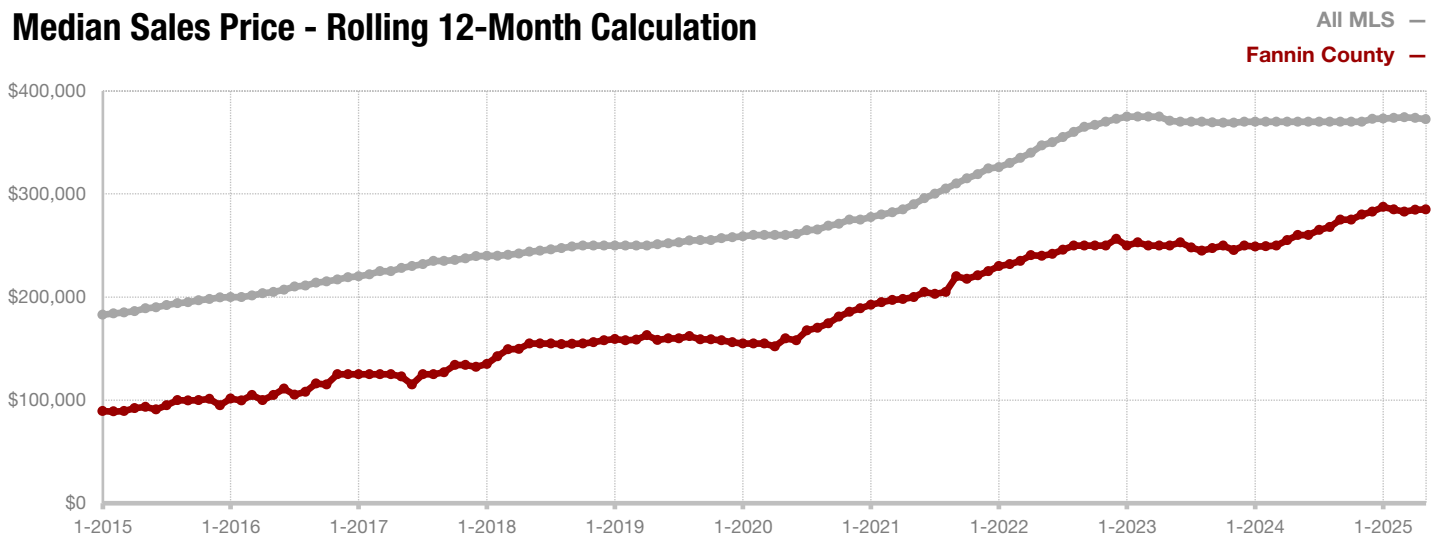
## Fannin County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	73	100	+ 37.0%	359	410	+ 14.2%
Pending Sales	49	40	- 18.4%	212	179	- 15.6%
Closed Sales	48	33	- 31.3%	189	154	- 18.5%
Average Sales Price*	\$315,870	\$355,693	+ 12.6%	\$313,593	\$348,009	+ 11.0%
Median Sales Price*	\$289,099	\$307,500	+ 6.4%	\$280,000	\$285,000	+ 1.8%
Percent of Original List Price Received*	93.3%	94.9%	+ 1.7%	92.1%	91.7%	- 0.4%
Days on Market Until Sale	73	68	- 6.8%	86	85	- 1.2%
Inventory of Homes for Sale	257	333	+ 29.6%	--	--	--
Months Supply of Inventory	6.8	9.9	+ 45.6%	--	--	--

\* 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 – May 2025

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



**+ 35.3%**

**- 33.3%**

**+ 9.0%**

Change in  
New Listings

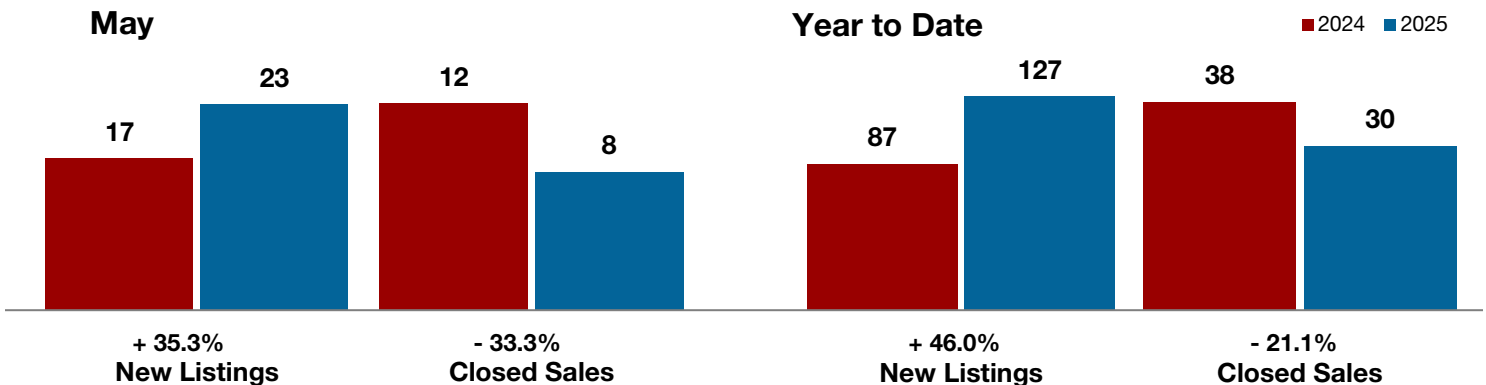
Change in  
Closed Sales

Change in  
Median Sales Price

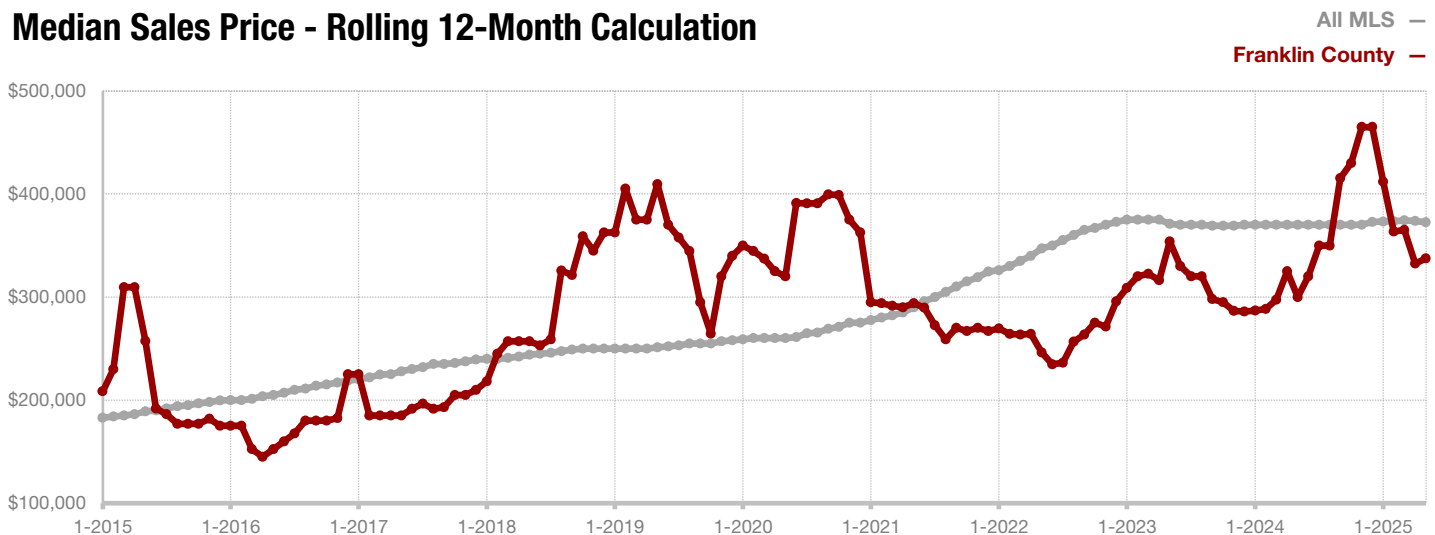
## Franklin County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	17	23	+ 35.3%	87	127	+ 46.0%
Pending Sales	12	8	- 33.3%	45	31	- 31.1%
Closed Sales	12	8	- 33.3%	38	30	- 21.1%
Average Sales Price*	\$811,591	\$688,454	- 15.2%	\$729,466	\$440,974	- 39.5%
Median Sales Price*	\$296,000	\$322,500	+ 9.0%	\$465,000	\$302,500	- 34.9%
Percent of Original List Price Received*	96.0%	87.1%	- 9.3%	92.7%	91.2%	- 1.6%
Days on Market Until Sale	65	78	+ 20.0%	78	72	- 7.7%
Inventory of Homes for Sale	60	103	+ 71.7%	--	--	--
Months Supply of Inventory	6.9	15.5	+ 124.6%	--	--	--

\* 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 – May 2025

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



0.0%

- 40.0%

+ 55.5%

Change in  
New Listings

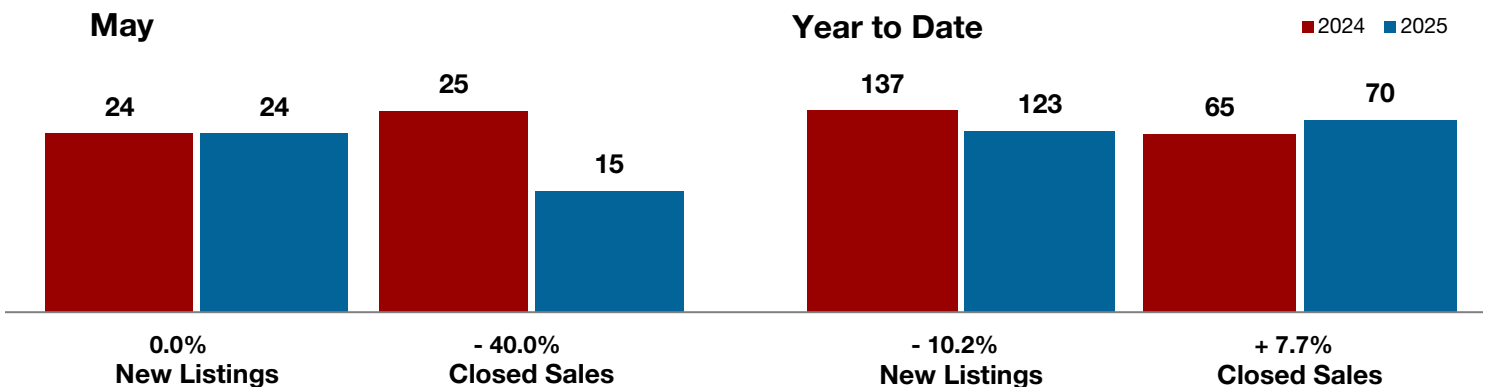
Change in  
Closed Sales

Change in  
Median Sales Price

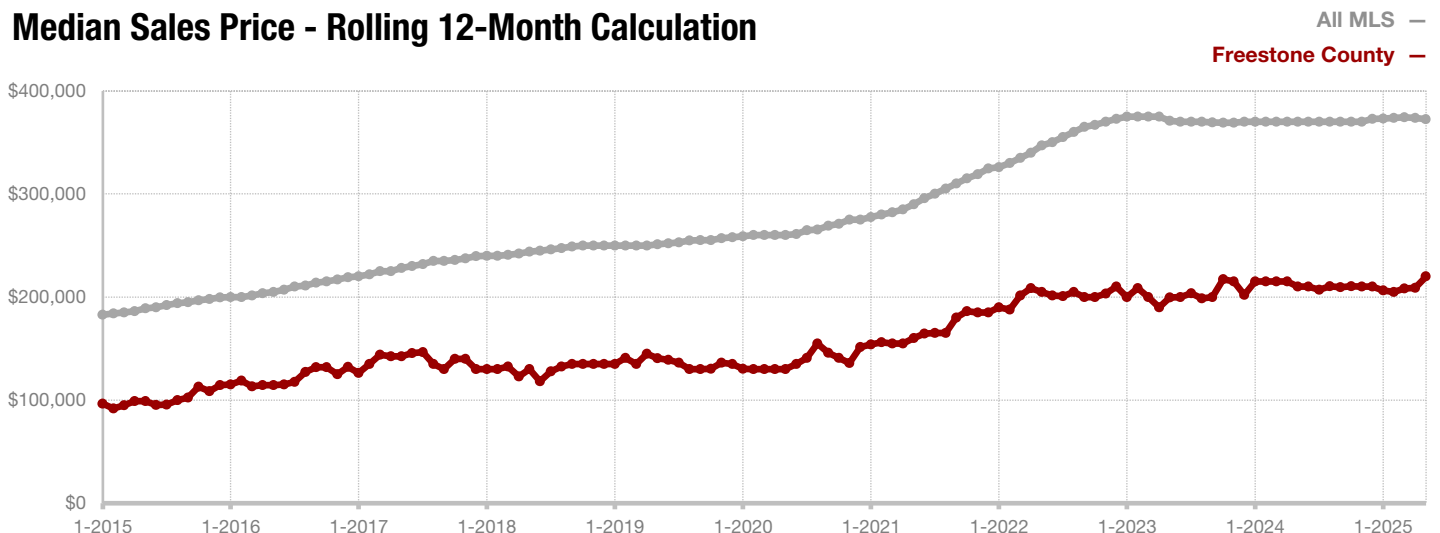
## Freestone County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	24	24	0.0%	137	123	- 10.2%
Pending Sales	16	8	- 50.0%	73	72	- 1.4%
Closed Sales	25	15	- 40.0%	65	70	+ 7.7%
Average Sales Price*	\$299,446	\$429,080	+ 43.3%	\$280,235	\$308,704	+ 10.2%
Median Sales Price*	\$209,000	\$325,000	+ 55.5%	\$210,000	\$231,000	+ 10.0%
Percent of Original List Price Received*	92.1%	95.1%	+ 3.3%	92.5%	93.0%	+ 0.5%
Days on Market Until Sale	78	79	+ 1.3%	85	91	+ 7.1%
Inventory of Homes for Sale	124	106	- 14.5%	--	--	--
Months Supply of Inventory	8.9	7.0	- 21.3%	--	--	--

\* 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 – May 2025

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



**+ 23.8%**

**+ 6.6%**

**+ 6.4%**

Change in  
New Listings

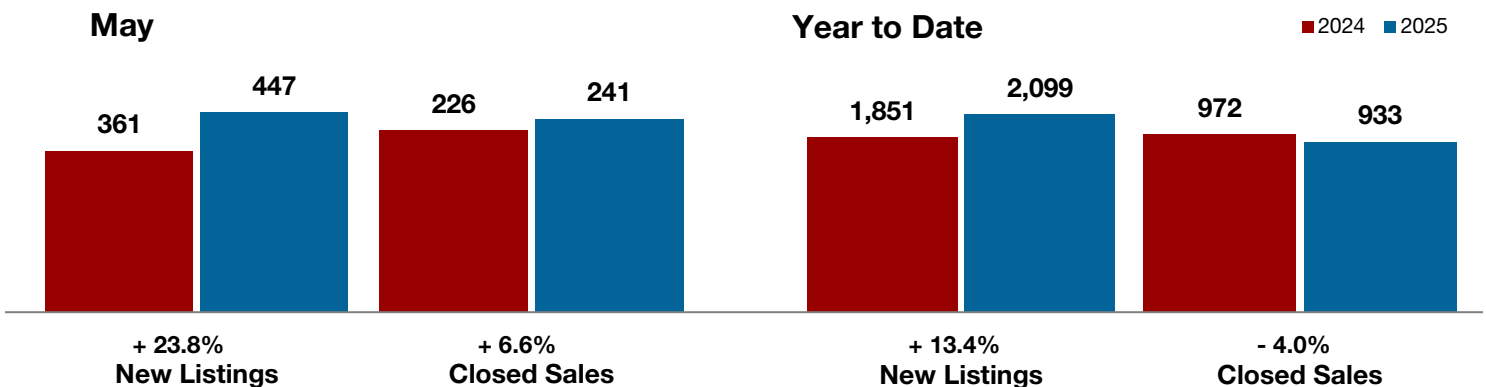
Change in  
Closed Sales

Change in  
Median Sales Price

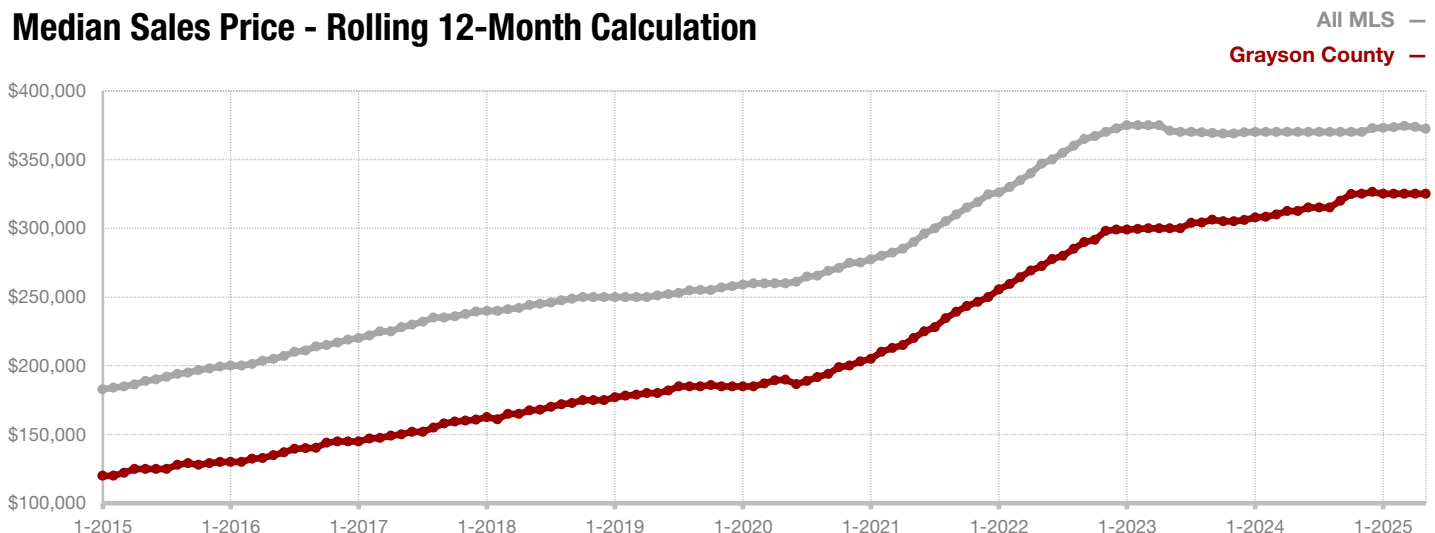
## Grayson County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	361	447	+ 23.8%	1,851	2,099	+ 13.4%
Pending Sales	246	208	- 15.4%	1,092	1,052	- 3.7%
Closed Sales	226	241	+ 6.6%	972	933	- 4.0%
Average Sales Price*	\$361,949	\$389,855	+ 7.7%	\$372,938	\$372,548	- 0.1%
Median Sales Price*	\$312,500	\$332,500	+ 6.4%	\$315,000	\$315,000	0.0%
Percent of Original List Price Received*	95.1%	92.6%	- 2.6%	94.4%	92.5%	- 2.0%
Days on Market Until Sale	67	84	+ 25.4%	72	89	+ 23.6%
Inventory of Homes for Sale	1,176	1,527	+ 29.8%	--	--	--
Months Supply of Inventory	6.0	7.7	+ 28.3%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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



**- 23.1%**

**- 40.0%**

**+ 43.9%**

Change in  
New Listings

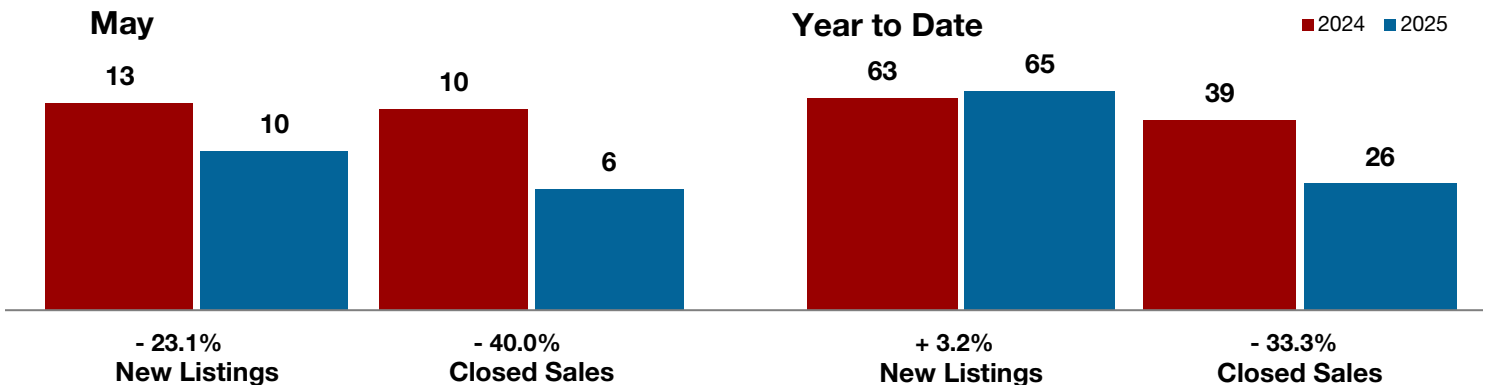
Change in  
Closed Sales

Change in  
Median Sales Price

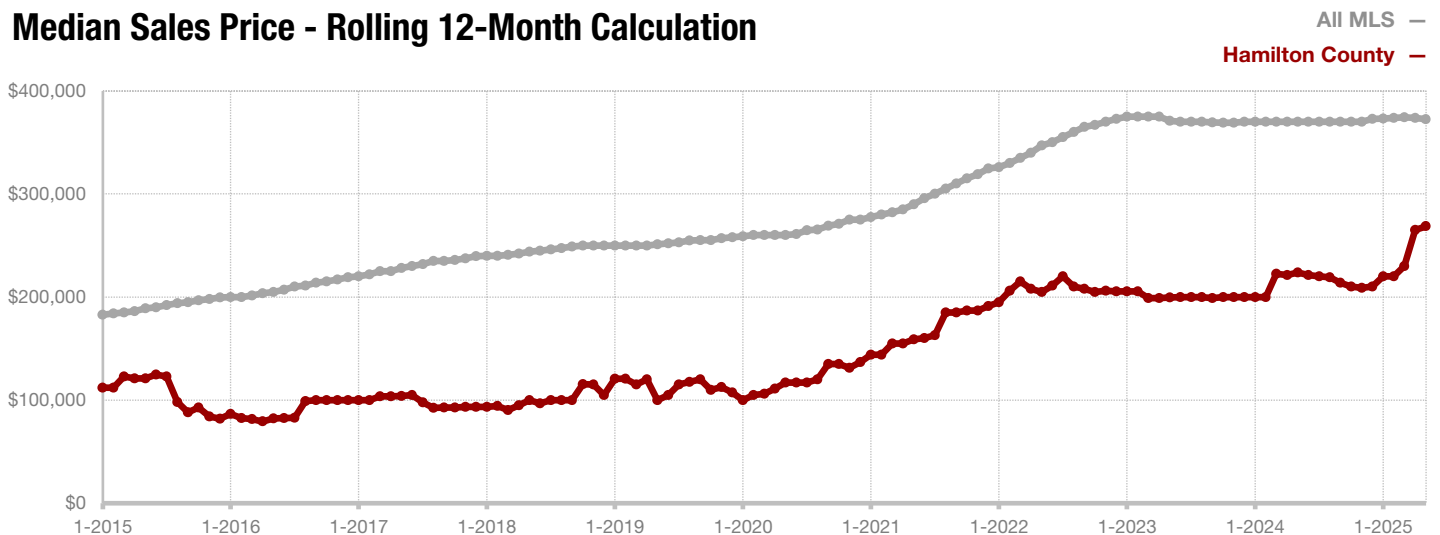
## Hamilton County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	13	10	- 23.1%	63	65	+ 3.2%
Pending Sales	8	7	- 12.5%	46	33	- 28.3%
Closed Sales	10	6	- 40.0%	39	26	- 33.3%
Average Sales Price*	\$381,600	<b>\$630,833</b>	+ 65.3%	\$417,074	<b>\$512,962</b>	+ 23.0%
Median Sales Price*	\$347,500	<b>\$500,000</b>	+ 43.9%	\$208,000	<b>\$298,500</b>	+ 43.5%
Percent of Original List Price Received*	89.4%	<b>86.7%</b>	- 3.0%	86.8%	<b>90.1%</b>	+ 3.8%
Days on Market Until Sale	104	73	- 29.8%	97	126	+ 29.9%
Inventory of Homes for Sale	53	65	+ 22.6%	--	--	--
Months Supply of Inventory	7.3	11.8	+ 61.6%	--	--	--

\* 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 – May 2025

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



**+ 42.9%**

**+ 66.7%**

**+ 47.7%**

Change in  
New Listings

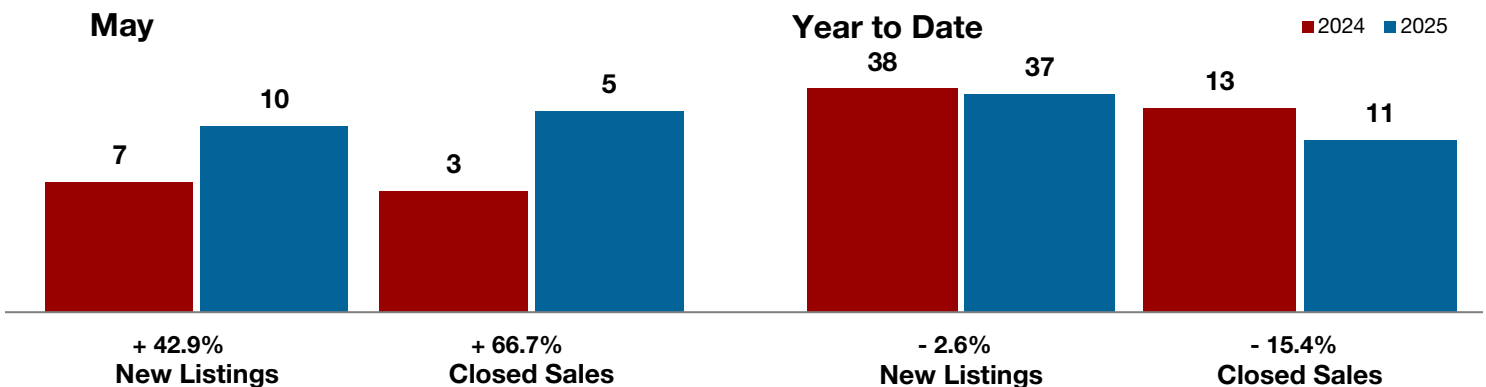
Change in  
Closed Sales

Change in  
Median Sales Price

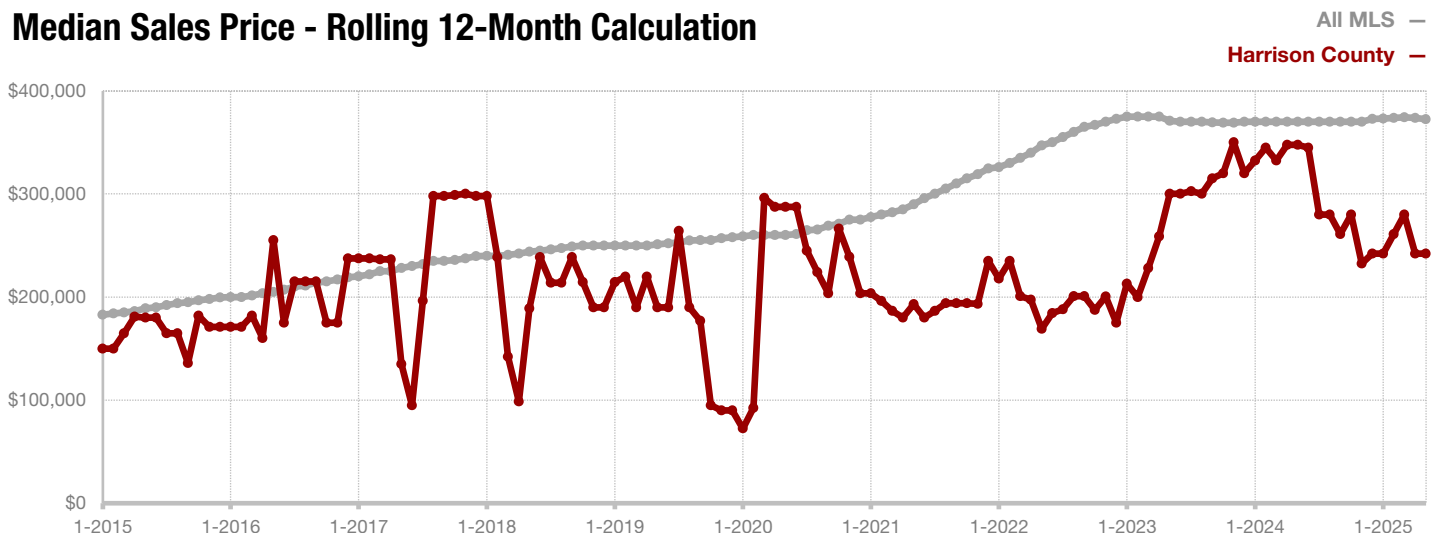
## Harrison County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	7	10	+ 42.9%	38	37	- 2.6%
Pending Sales	3	2	- 33.3%	17	12	- 29.4%
Closed Sales	3	5	+ 66.7%	13	11	- 15.4%
Average Sales Price*	\$414,133	<b>\$286,000</b>	- 30.9%	\$327,638	<b>\$275,045</b>	- 16.1%
Median Sales Price*	\$162,500	<b>\$240,000</b>	+ 47.7%	\$235,990	<b>\$240,000</b>	+ 1.7%
Percent of Original List Price Received*	96.5%	<b>94.9%</b>	- 1.7%	92.5%	<b>87.5%</b>	- 5.4%
Days on Market Until Sale	117	38	- 67.5%	84	102	+ 21.4%
Inventory of Homes for Sale	34	27	- 20.6%	--	--	--
Months Supply of Inventory	13.9	8.7	- 37.4%	--	--	--

\* 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 – May 2025

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



**+ 9.0%**

**- 17.1%**

**+ 3.9%**

Change in  
New Listings

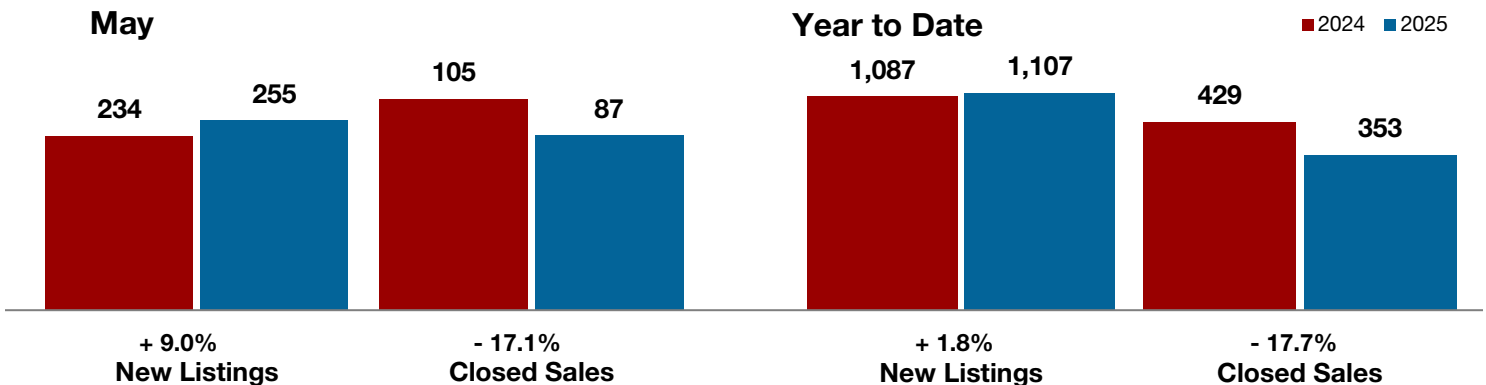
Change in  
Closed Sales

Change in  
Median Sales Price

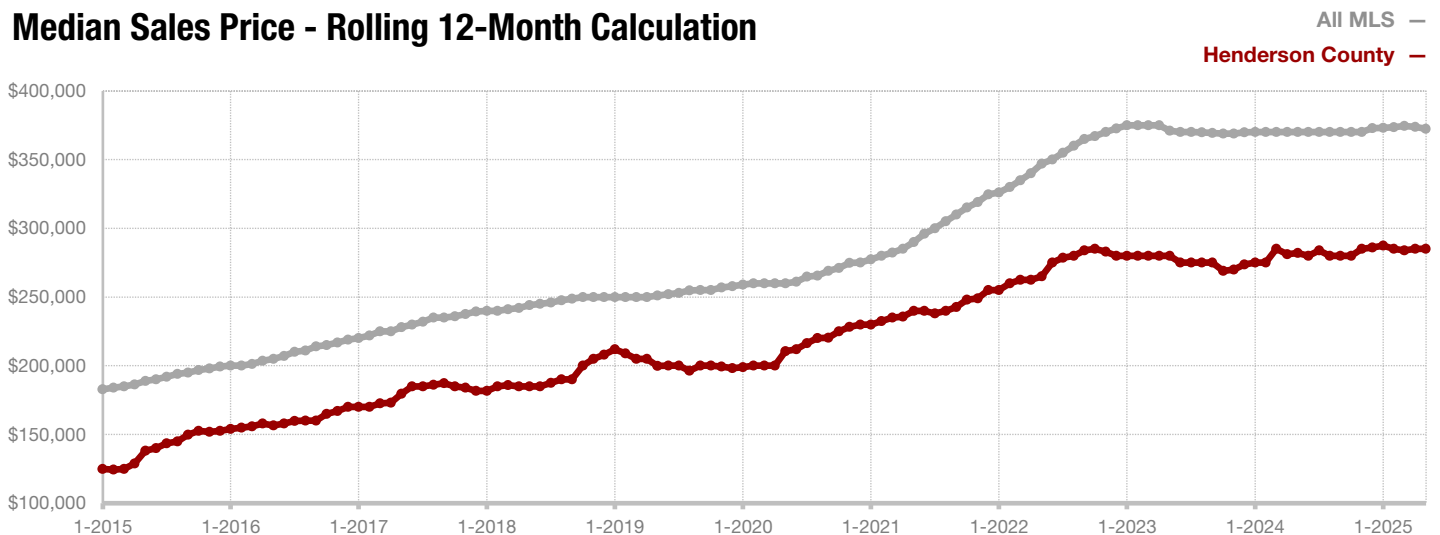
## Henderson County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	234	255	+ 9.0%	1,087	1,107	+ 1.8%
Pending Sales	85	80	- 5.9%	462	397	- 14.1%
Closed Sales	105	87	- 17.1%	429	353	- 17.7%
Average Sales Price*	\$493,035	\$435,485	- 11.7%	\$477,468	\$438,471	- 8.2%
Median Sales Price*	\$291,111	\$302,500	+ 3.9%	\$285,500	\$285,000	- 0.2%
Percent of Original List Price Received*	93.5%	92.0%	- 1.6%	91.7%	92.0%	+ 0.3%
Days on Market Until Sale	84	69	- 17.9%	82	85	+ 3.7%
Inventory of Homes for Sale	876	930	+ 6.2%	--	--	--
Months Supply of Inventory	10.1	11.2	+ 10.9%	--	--	--

\* 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 – May 2025

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



+ 5.1%

- 50.0%

- 10.5%

Change in  
New Listings

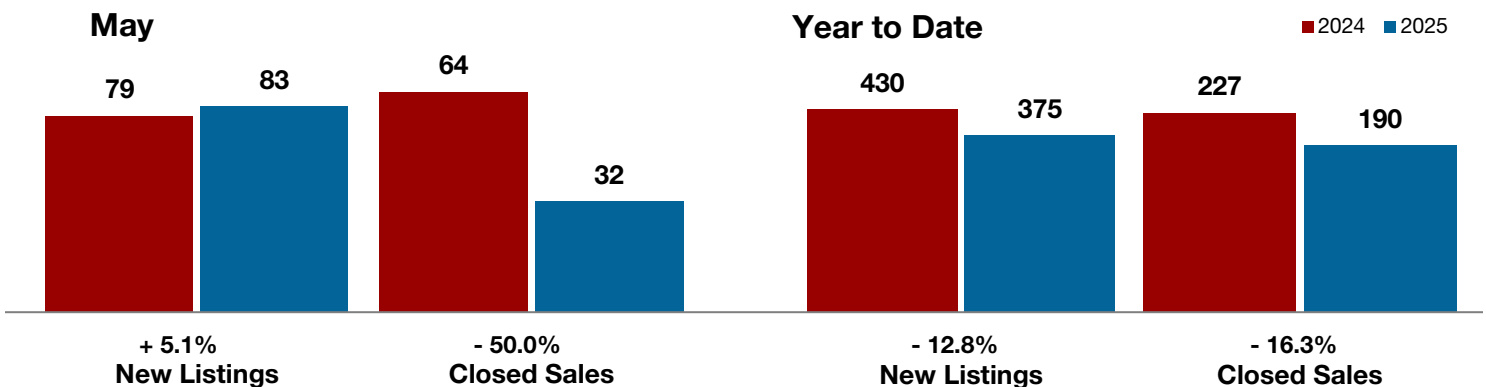
Change in  
Closed Sales

Change in  
Median Sales Price

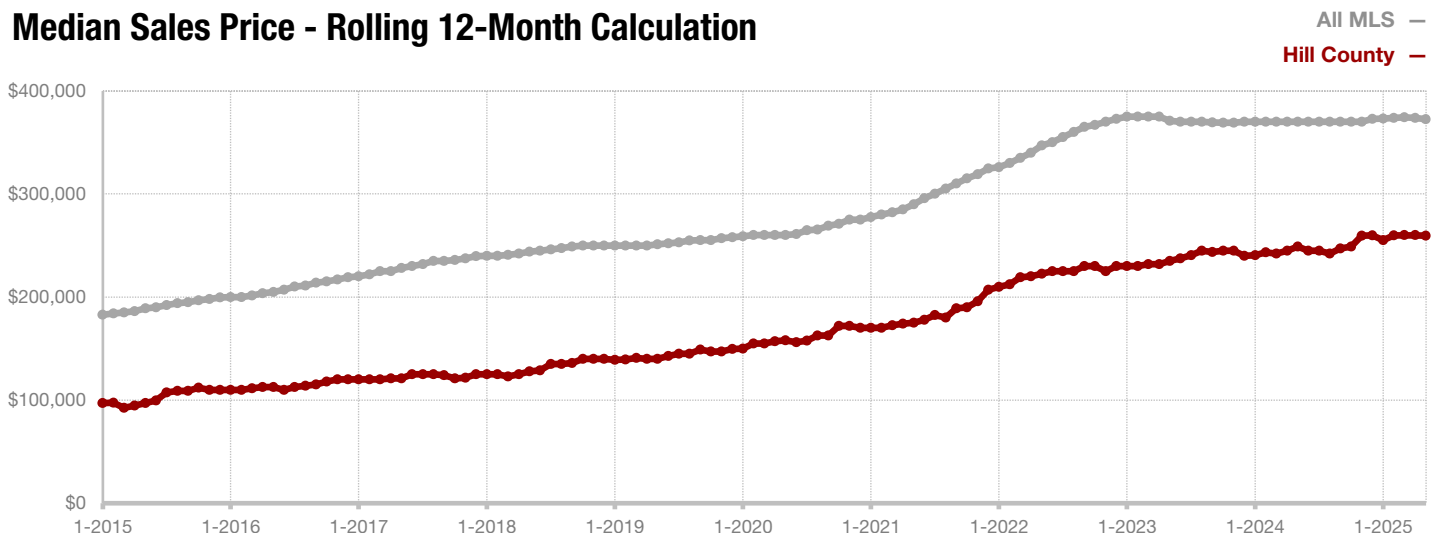
## Hill County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	79	83	+ 5.1%	430	375	- 12.8%
Pending Sales	49	37	- 24.5%	269	201	- 25.3%
Closed Sales	64	32	- 50.0%	227	190	- 16.3%
Average Sales Price*	\$279,968	\$271,248	- 3.1%	\$281,006	\$278,893	- 0.8%
Median Sales Price*	\$262,500	\$235,000	- 10.5%	\$253,035	\$249,000	- 1.6%
Percent of Original List Price Received*	94.9%	92.6%	- 2.4%	94.2%	91.1%	- 3.3%
Days on Market Until Sale	86	83	- 3.5%	78	93	+ 19.2%
Inventory of Homes for Sale	291	309	+ 6.2%	--	--	--
Months Supply of Inventory	6.1	7.3	+ 19.7%	--	--	--

\* 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 – May 2025

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



**+ 27.7%**

**- 12.7%**

**- 9.7%**

## Hood County

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### May

### Year to Date

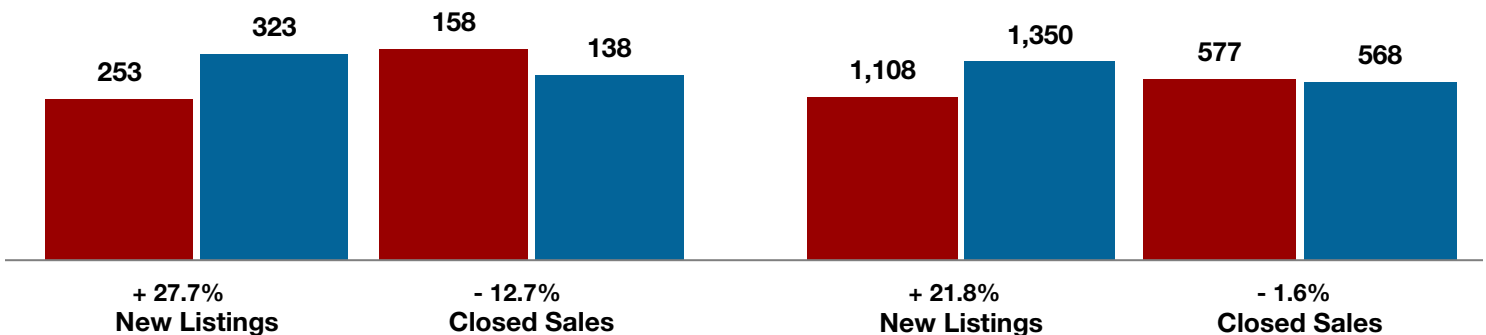
	2024	2025	+ / -	2024	2025	+ / -
New Listings	253	<b>323</b>	+ 27.7%	1,108	<b>1,350</b>	+ 21.8%
Pending Sales	131	<b>116</b>	- 11.5%	638	<b>618</b>	- 3.1%
Closed Sales	158	<b>138</b>	- 12.7%	577	<b>568</b>	- 1.6%
Average Sales Price*	\$432,687	<b>\$411,665</b>	- 4.9%	\$419,028	<b>\$435,328</b>	+ 3.9%
Median Sales Price*	\$349,000	<b>\$314,995</b>	- 9.7%	\$333,500	<b>\$349,500</b>	+ 4.8%
Percent of Original List Price Received*	95.6%	<b>94.2%</b>	- 1.5%	94.4%	<b>93.8%</b>	- 0.6%
Days on Market Until Sale	62	<b>68</b>	+ 9.7%	74	<b>78</b>	+ 5.4%
Inventory of Homes for Sale	706	<b>952</b>	+ 34.8%	--	--	--
Months Supply of Inventory	6.1	<b>8.2</b>	+ 34.4%	--	--	--

\* 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.

### May

### Year to Date

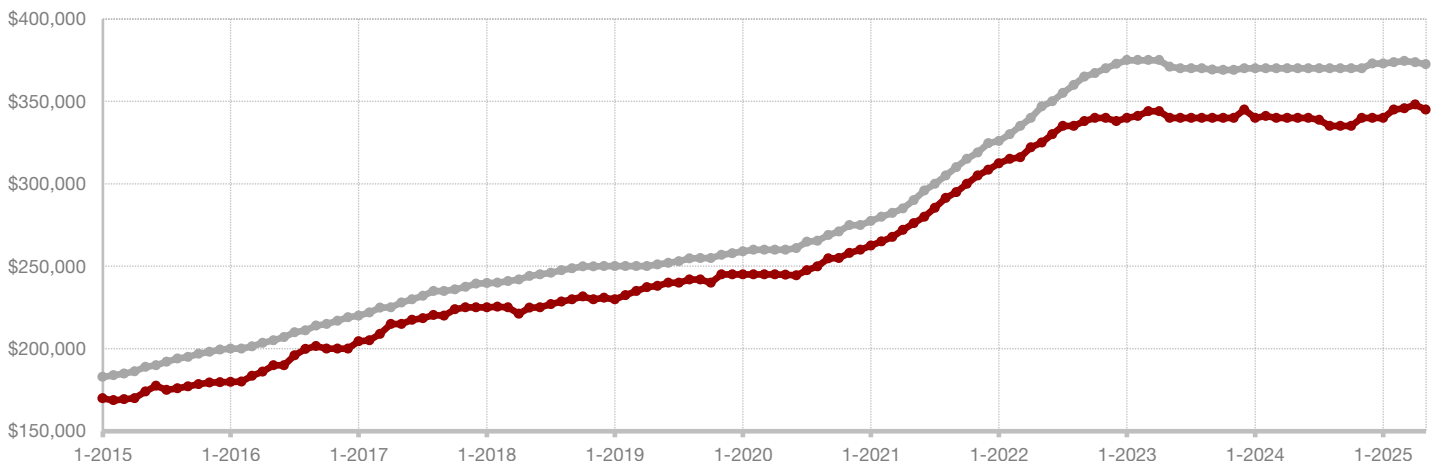
■ 2024 ■ 2025



## Median Sales Price - Rolling 12-Month Calculation

All MLS —

Hood County —



# Local Market Update – May 2025

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



**+ 33.3%**

**0.0%**

**+ 9.1%**

Change in  
New Listings

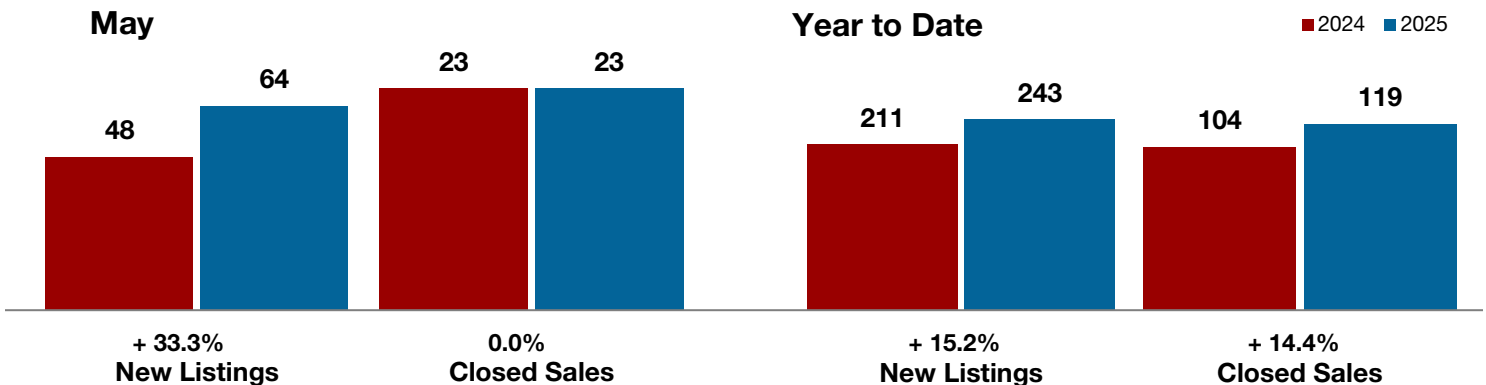
Change in  
Closed Sales

Change in  
Median Sales Price

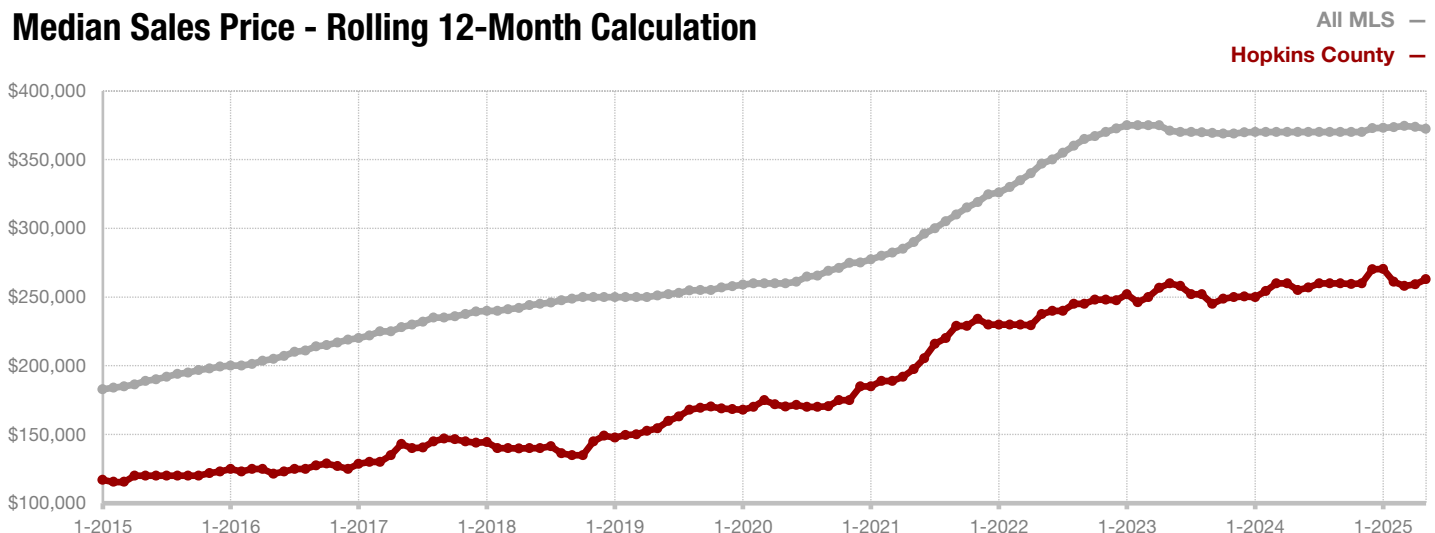
## Hopkins County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	48	64	+ 33.3%	211	243	+ 15.2%
Pending Sales	24	29	+ 20.8%	115	125	+ 8.7%
Closed Sales	23	23	0.0%	104	119	+ 14.4%
Average Sales Price*	\$268,925	\$340,676	+ 26.7%	\$308,164	\$364,914	+ 18.4%
Median Sales Price*	\$243,000	\$265,000	+ 9.1%	\$278,450	\$267,000	- 4.1%
Percent of Original List Price Received*	96.1%	93.1%	- 3.1%	94.8%	92.2%	- 2.7%
Days on Market Until Sale	47	88	+ 87.2%	68	78	+ 14.7%
Inventory of Homes for Sale	158	200	+ 26.6%	--	--	--
Months Supply of Inventory	6.5	8.2	+ 26.2%	--	--	--

\* 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 – May 2025

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



- 9.2%

- 7.8%

- 4.8%

Change in  
New Listings

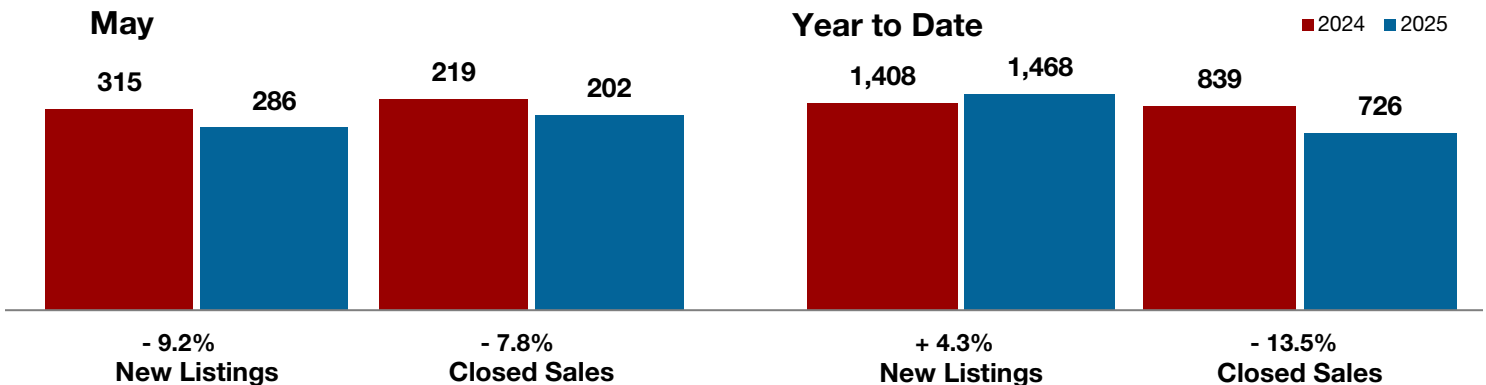
Change in  
Closed Sales

Change in  
Median Sales Price

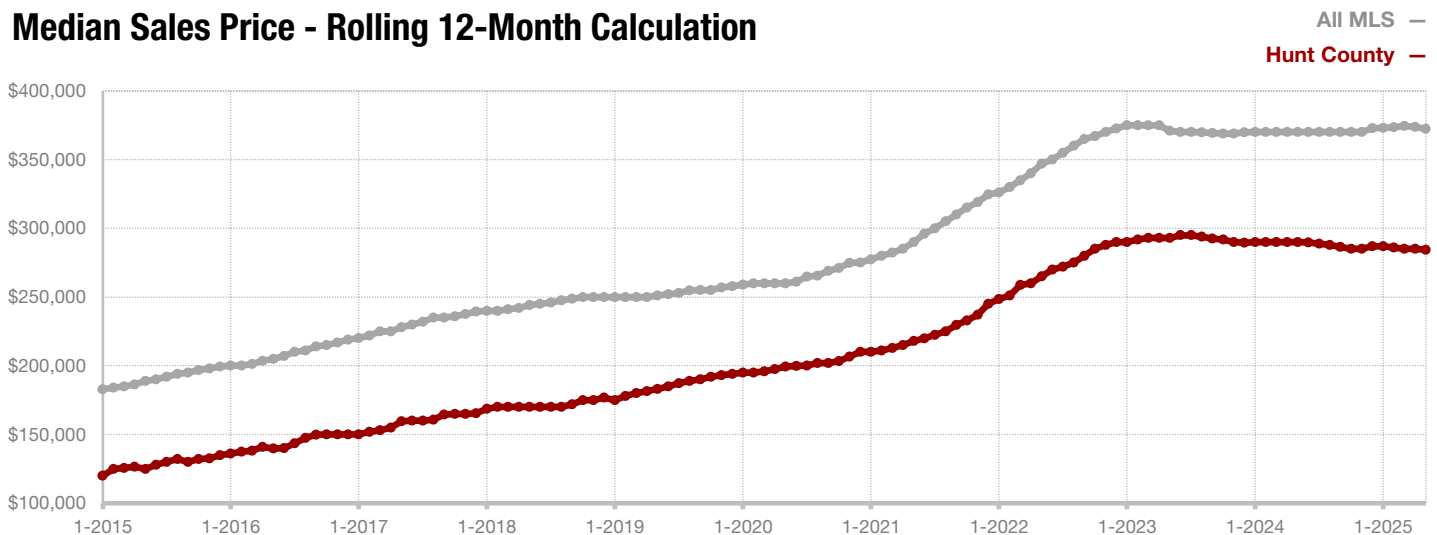
## Hunt County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	315	286	- 9.2%	1,408	1,468	+ 4.3%
Pending Sales	179	154	- 14.0%	890	801	- 10.0%
Closed Sales	219	202	- 7.8%	839	726	- 13.5%
Average Sales Price*	\$331,553	\$338,054	+ 2.0%	\$336,921	\$331,226	- 1.7%
Median Sales Price*	\$294,000	\$279,995	- 4.8%	\$292,980	\$285,000	- 2.7%
Percent of Original List Price Received*	94.9%	93.2%	- 1.8%	93.3%	93.9%	+ 0.6%
Days on Market Until Sale	66	73	+ 10.6%	69	79	+ 14.5%
Inventory of Homes for Sale	845	993	+ 17.5%	--	--	--
Months Supply of Inventory	5.2	6.5	+ 25.0%	--	--	--

\* 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 – May 2025

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



**+ 133.3%**

**+ 33.3%**

**- 15.1%**

Change in  
New Listings

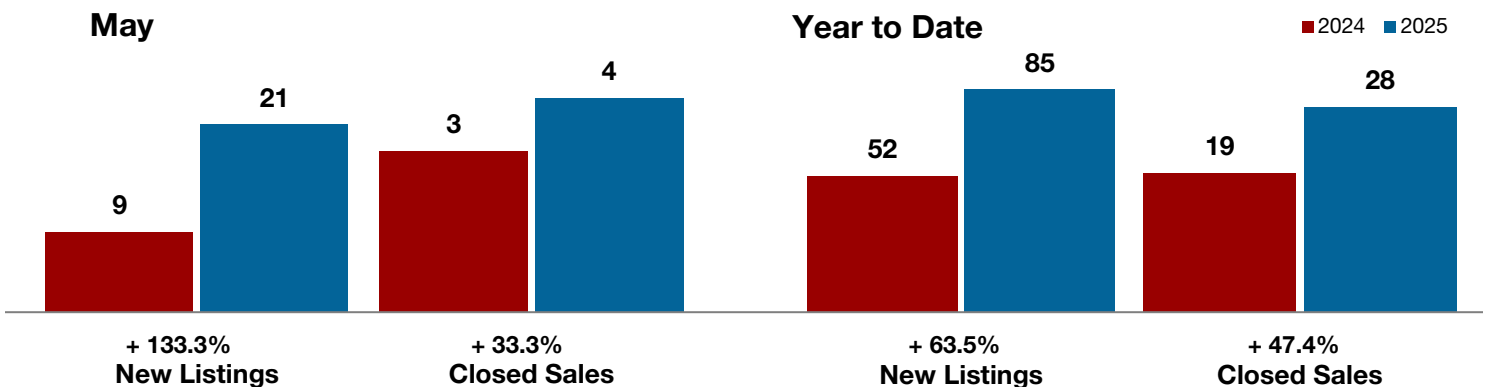
Change in  
Closed Sales

Change in  
Median Sales Price

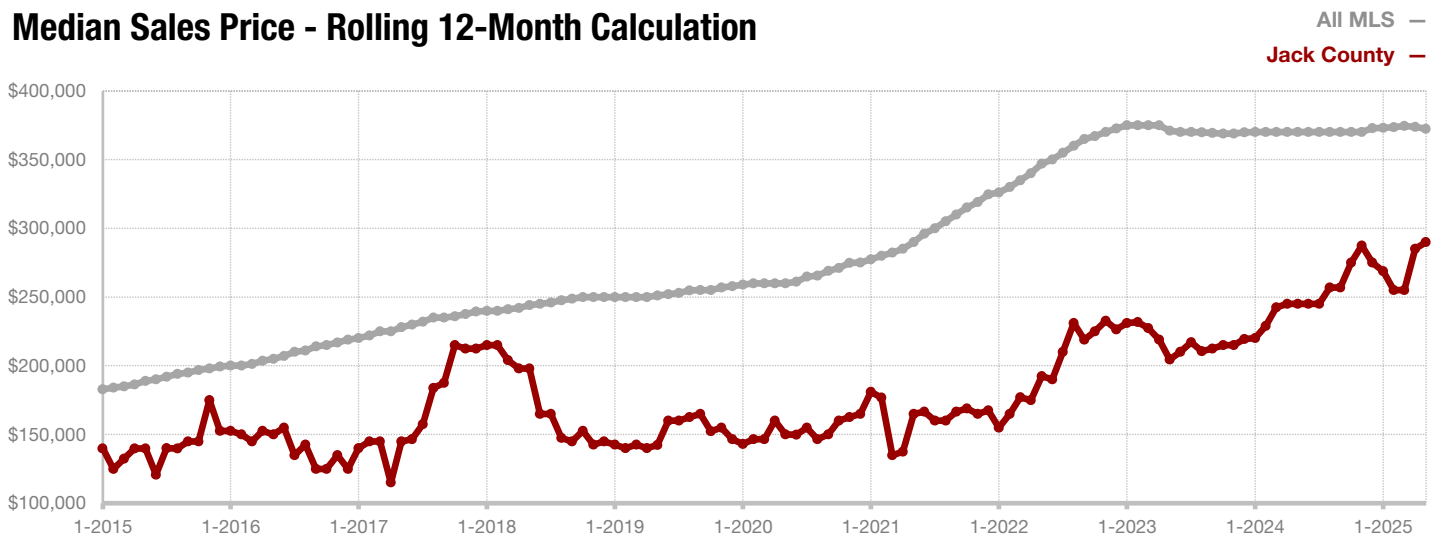
## Jack County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	9	21	+ 133.3%	52	85	+ 63.5%
Pending Sales	4	6	+ 50.0%	18	33	+ 83.3%
Closed Sales	3	4	+ 33.3%	19	28	+ 47.4%
Average Sales Price*	\$308,333	\$227,750	- 26.1%	\$671,656	\$334,126	- 50.3%
Median Sales Price*	\$245,000	\$208,000	- 15.1%	\$310,000	\$300,000	- 3.2%
Percent of Original List Price Received*	95.6%	92.7%	- 3.0%	92.6%	94.9%	+ 2.5%
Days on Market Until Sale	10	9	- 10.0%	90	67	- 25.6%
Inventory of Homes for Sale	48	65	+ 35.4%	--	--	--
Months Supply of Inventory	10.9	11.8	+ 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 – May 2025

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



- 1.2%

- 3.3%

+ 0.9%

Change in  
New Listings

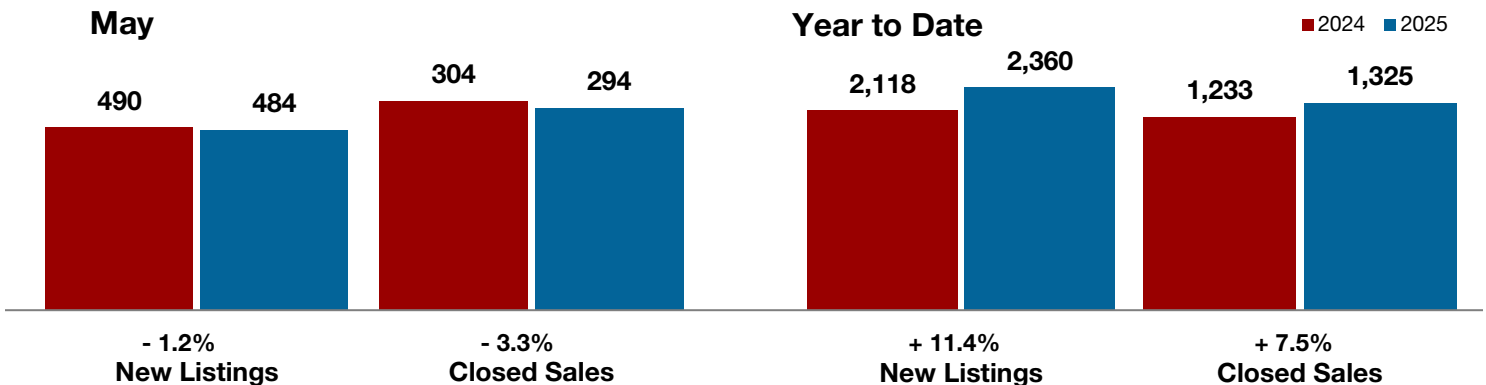
Change in  
Closed Sales

Change in  
Median Sales Price

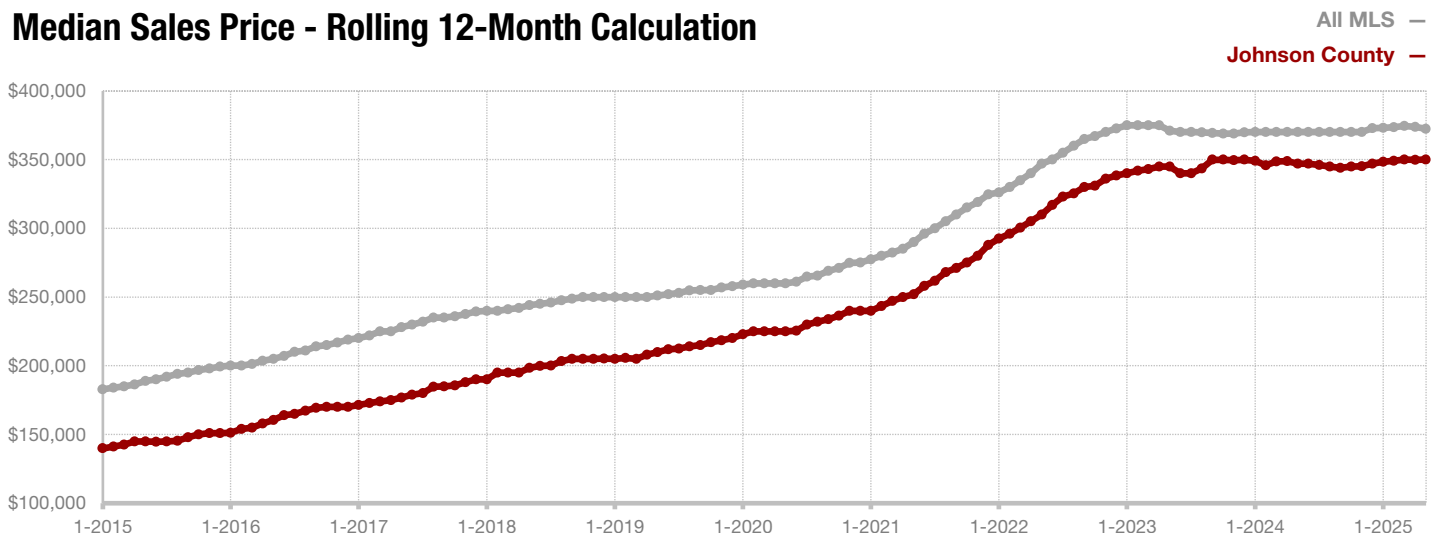
## Johnson County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	490	484	- 1.2%	2,118	2,360	+ 11.4%
Pending Sales	297	272	- 8.4%	1,360	1,481	+ 8.9%
Closed Sales	304	294	- 3.3%	1,233	1,325	+ 7.5%
Average Sales Price*	\$383,564	\$396,739	+ 3.4%	\$377,526	\$387,394	+ 2.6%
Median Sales Price*	\$350,000	\$353,000	+ 0.9%	\$344,970	\$352,563	+ 2.2%
Percent of Original List Price Received*	95.9%	95.7%	- 0.2%	95.5%	94.6%	- 0.9%
Days on Market Until Sale	61	73	+ 19.7%	68	86	+ 26.5%
Inventory of Homes for Sale	1,271	1,379	+ 8.5%	--	--	--
Months Supply of Inventory	5.2	5.1	- 1.9%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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



**- 15.0%**

**- 31.6%**

**+ 33.5%**

Change in  
New Listings

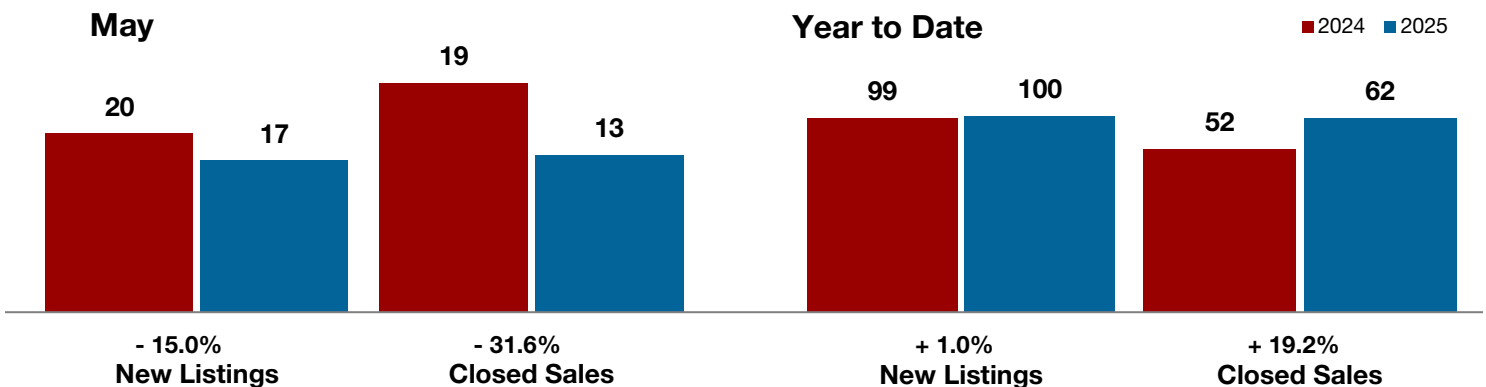
Change in  
Closed Sales

Change in  
Median Sales Price

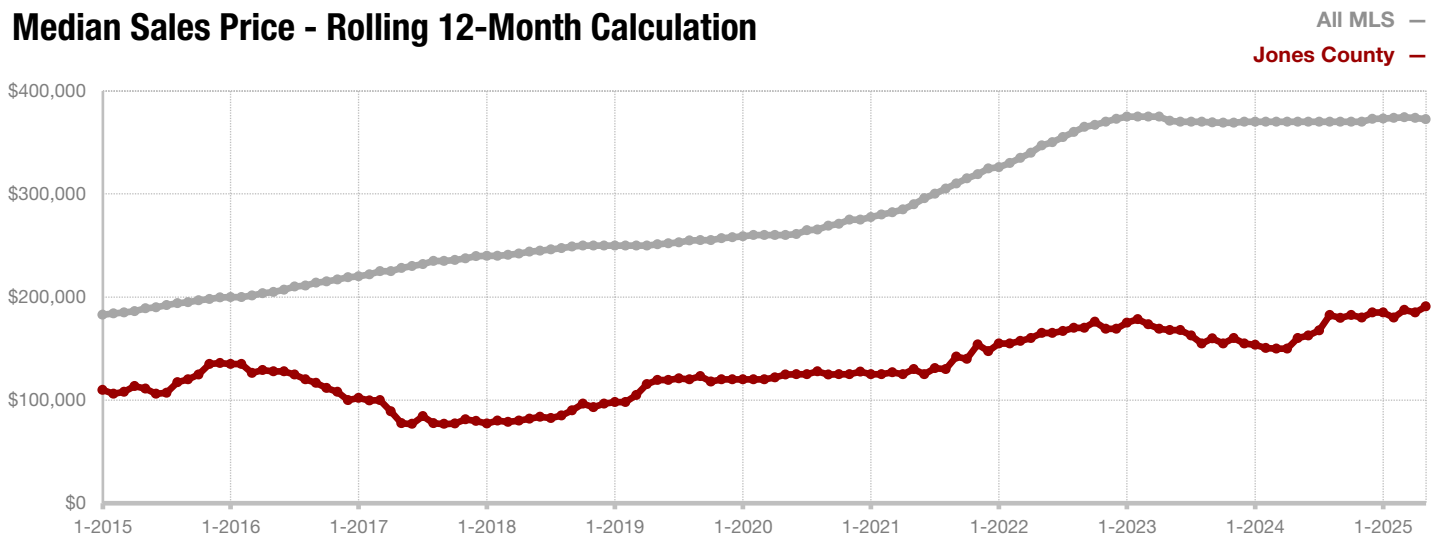
## Jones County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	20	17	- 15.0%	99	100	+ 1.0%
Pending Sales	9	14	+ 55.6%	62	72	+ 16.1%
Closed Sales	19	13	- 31.6%	52	62	+ 19.2%
Average Sales Price*	\$254,189	<b>\$267,742</b>	+ 5.3%	\$213,379	<b>\$236,283</b>	+ 10.7%
Median Sales Price*	\$190,500	<b>\$254,250</b>	+ 33.5%	\$168,000	<b>\$190,000</b>	+ 13.1%
Percent of Original List Price Received*	88.1%	<b>89.7%</b>	+ 1.8%	89.4%	<b>89.8%</b>	+ 0.4%
Days on Market Until Sale	80	92	+ 15.0%	73	84	+ 15.1%
Inventory of Homes for Sale	74	65	- 12.2%	--	--	--
Months Supply of Inventory	6.7	5.7	- 14.9%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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



**- 11.6%**

**- 4.4%**

**- 7.9%**

Change in  
New Listings

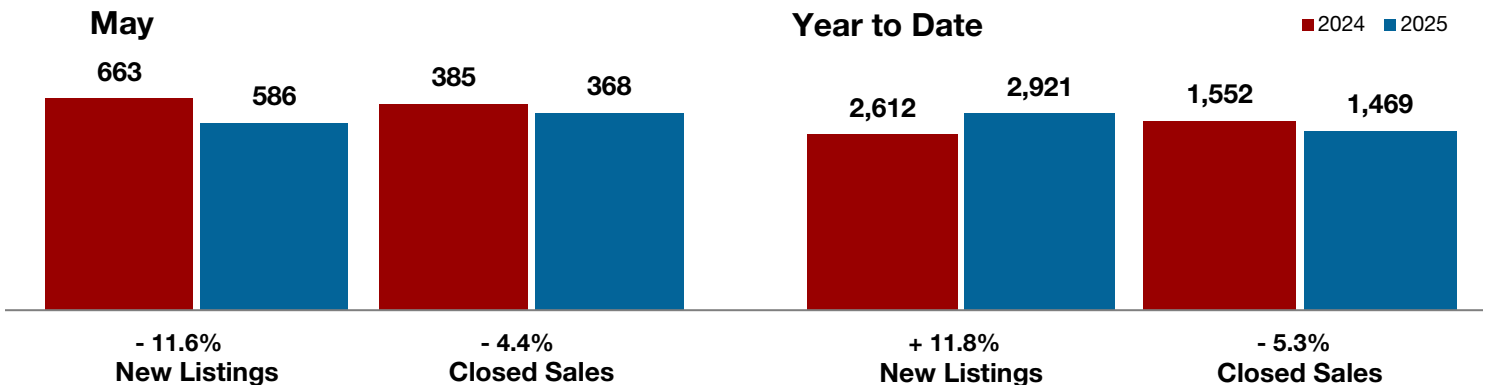
Change in  
Closed Sales

Change in  
Median Sales Price

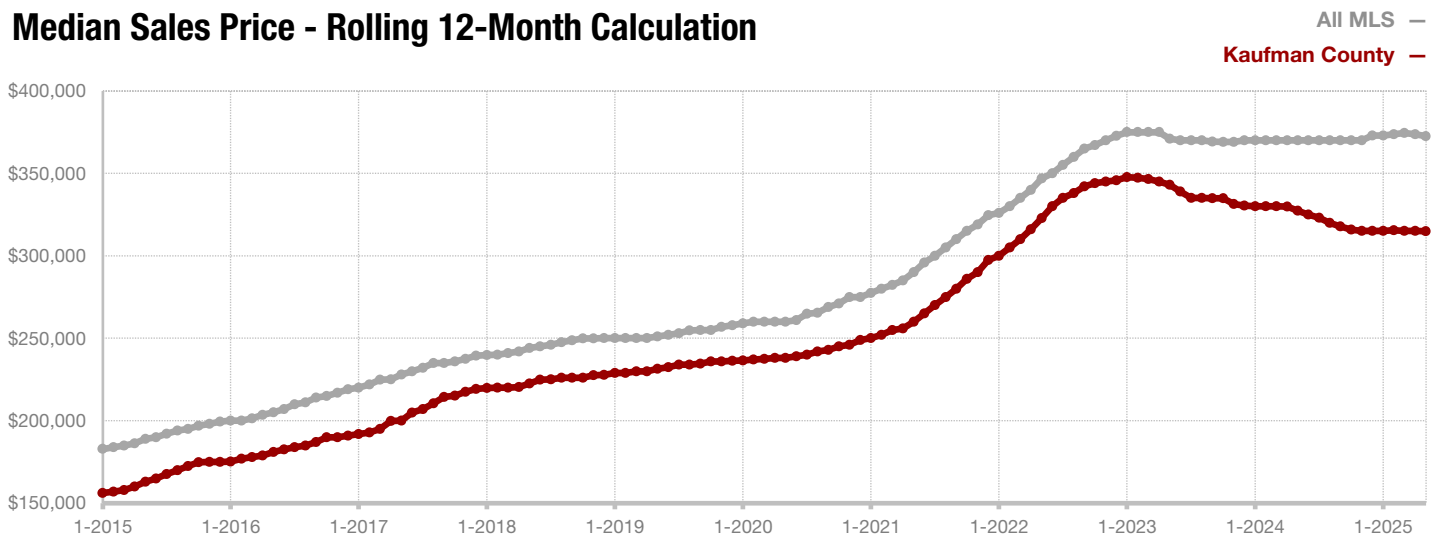
## Kaufman County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	663	586	- 11.6%	2,612	2,921	+ 11.8%
Pending Sales	387	372	- 3.9%	1,734	1,699	- 2.0%
Closed Sales	385	368	- 4.4%	1,552	1,469	- 5.3%
Average Sales Price*	\$350,269	\$328,739	- 6.1%	\$346,580	\$343,367	- 0.9%
Median Sales Price*	\$325,000	\$299,312	- 7.9%	\$318,000	\$314,490	- 1.1%
Percent of Original List Price Received*	95.1%	93.6%	- 1.6%	93.9%	93.9%	0.0%
Days on Market Until Sale	63	74	+ 17.5%	70	78	+ 11.4%
Inventory of Homes for Sale	1,539	1,790	+ 16.3%	--	--	--
Months Supply of Inventory	5.1	5.6	+ 9.8%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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



**- 16.2%**

**+ 10.9%**

**+ 1.2%**

Change in  
New Listings

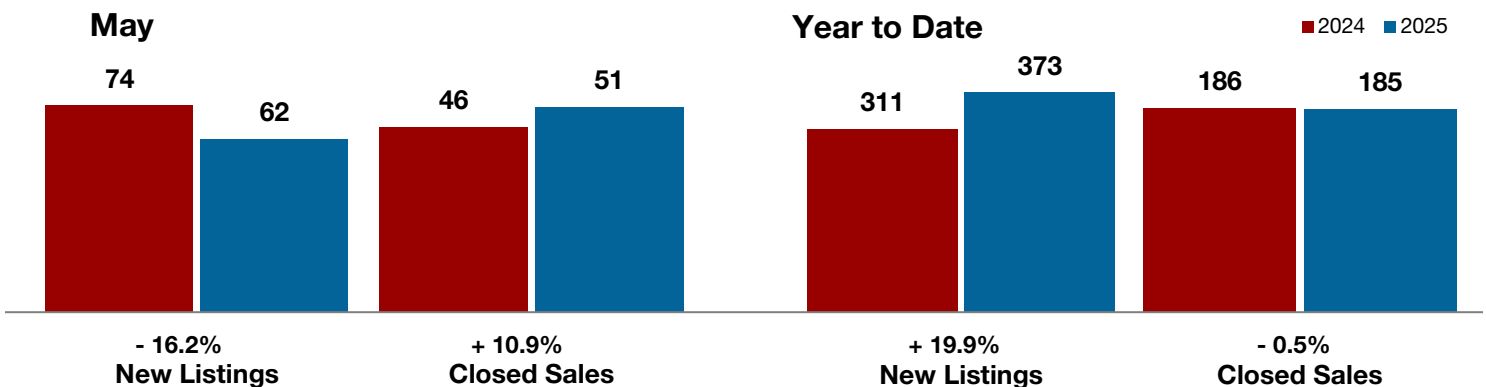
Change in  
Closed Sales

Change in  
Median Sales Price

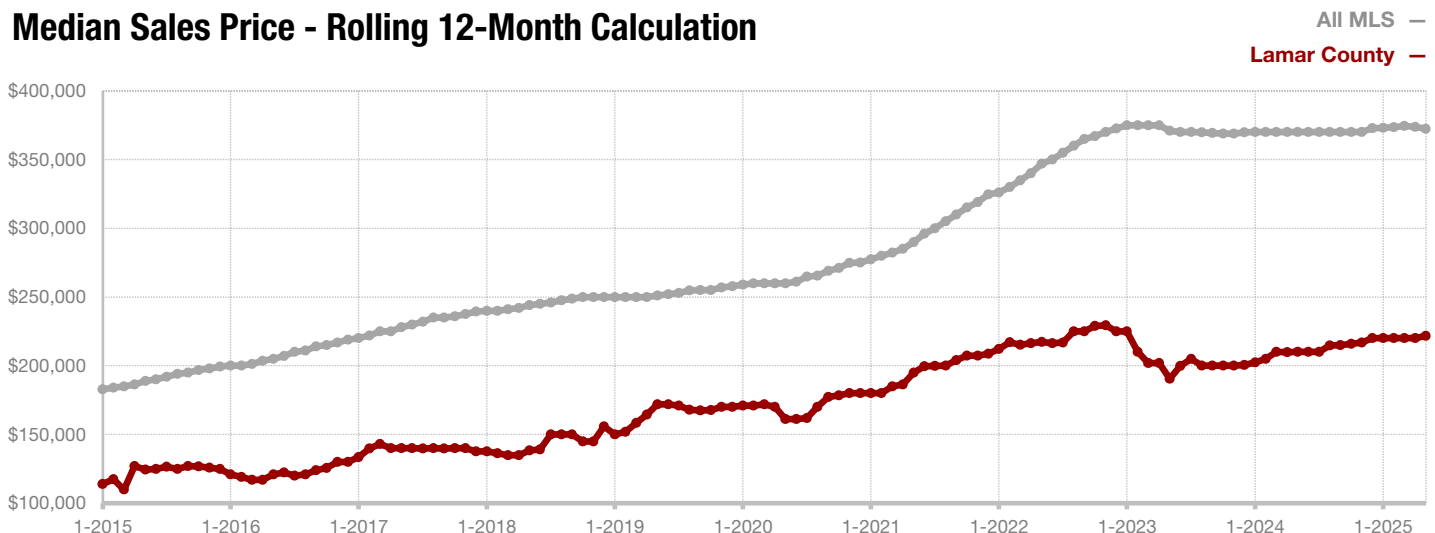
## Lamar County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	74	62	- 16.2%	311	373	+ 19.9%
Pending Sales	33	36	+ 9.1%	194	204	+ 5.2%
Closed Sales	46	51	+ 10.9%	186	185	- 0.5%
Average Sales Price*	\$274,772	\$237,330	- 13.6%	\$256,038	\$252,691	- 1.3%
Median Sales Price*	\$202,500	\$205,000	+ 1.2%	\$212,250	\$218,000	+ 2.7%
Percent of Original List Price Received*	92.3%	93.6%	+ 1.4%	91.6%	92.1%	+ 0.5%
Days on Market Until Sale	66	74	+ 12.1%	68	74	+ 8.8%
Inventory of Homes for Sale	221	263	+ 19.0%	--	--	--
Months Supply of Inventory	6.8	7.0	+ 2.9%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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



**- 29.4%**

**- 60.0%**

**+ 67.7%**

Change in  
New Listings

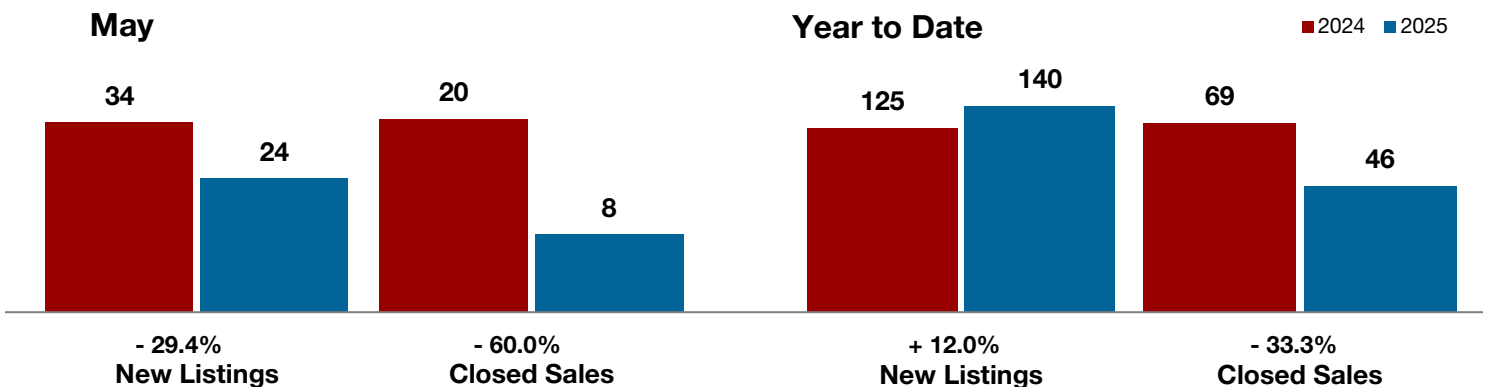
Change in  
Closed Sales

Change in  
Median Sales Price

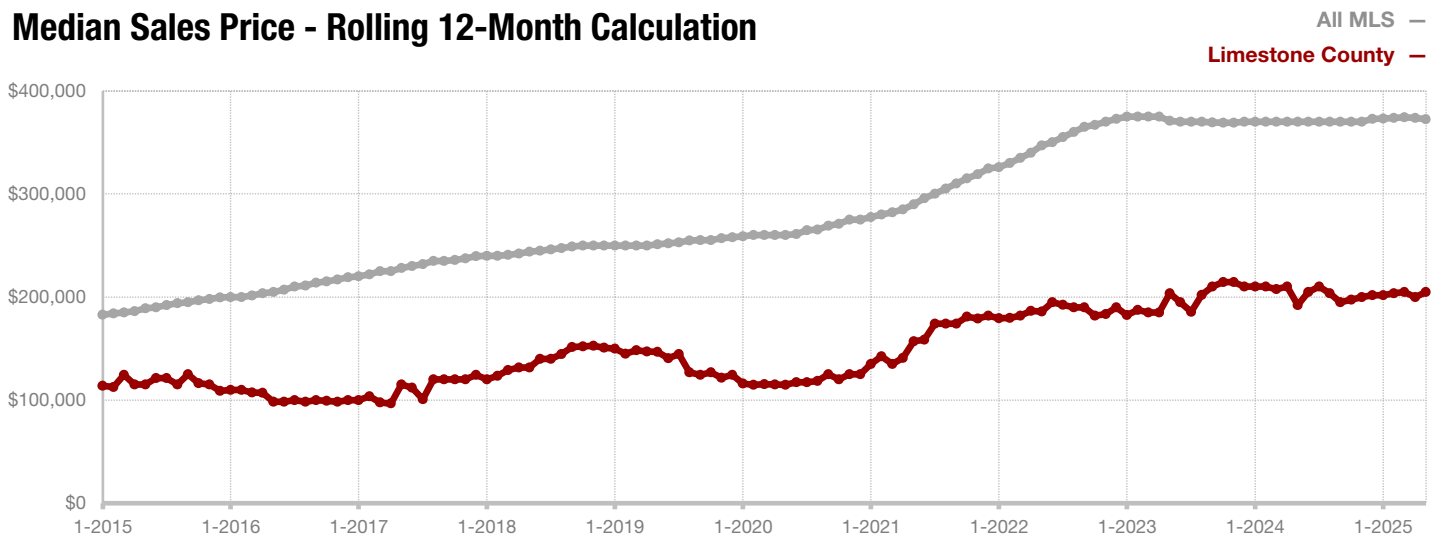
## Limestone County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	34	24	- 29.4%	125	140	+ 12.0%
Pending Sales	12	8	- 33.3%	67	51	- 23.9%
Closed Sales	20	8	- 60.0%	69	46	- 33.3%
Average Sales Price*	\$323,675	\$259,563	- 19.8%	\$238,900	\$322,073	+ 34.8%
Median Sales Price*	\$155,000	\$260,000	+ 67.7%	\$175,000	\$180,000	+ 2.9%
Percent of Original List Price Received*	84.2%	87.6%	+ 4.0%	87.4%	85.5%	- 2.2%
Days on Market Until Sale	90	45	- 50.0%	95	144	+ 51.6%
Inventory of Homes for Sale	122	130	+ 6.6%	--	--	--
Months Supply of Inventory	8.0	11.6	+ 45.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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



**- 29.4%**

**- 40.7%**

**- 32.0%**

Change in  
New Listings

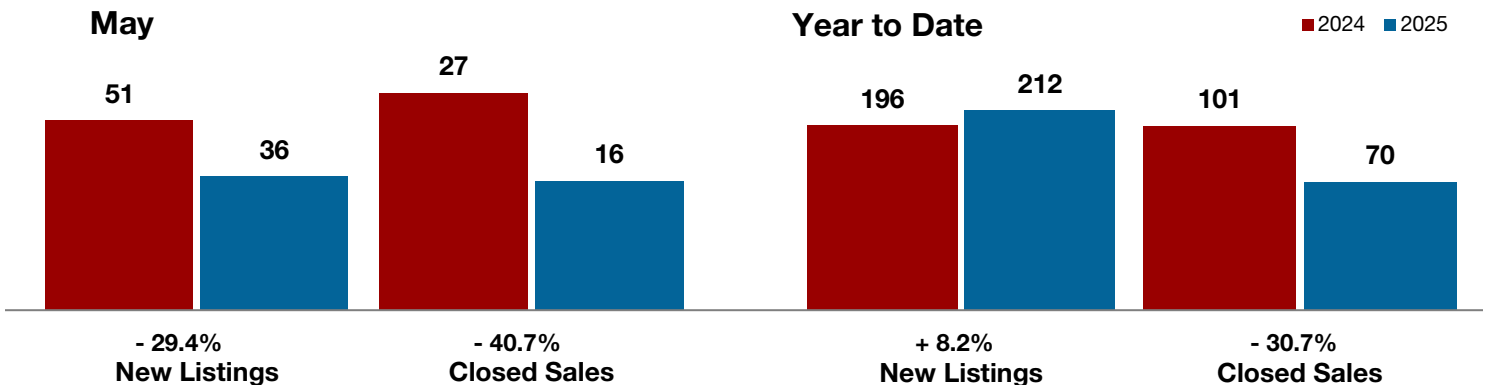
Change in  
Closed Sales

Change in  
Median Sales Price

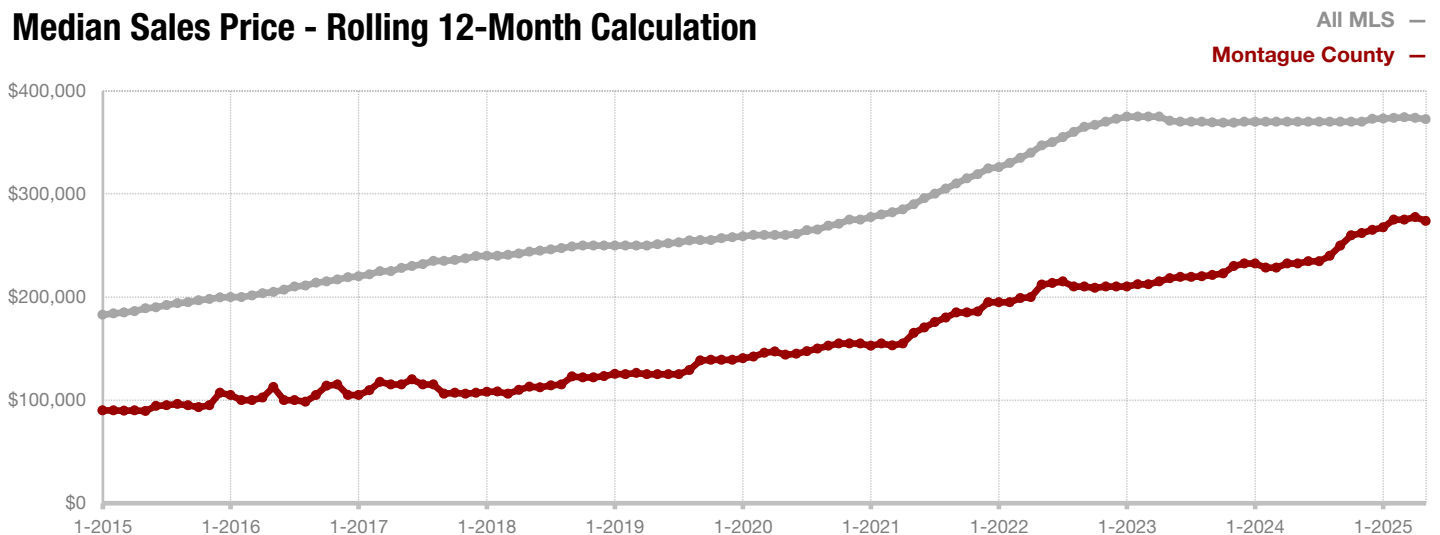
## Montague County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	51	36	- 29.4%	196	212	+ 8.2%
Pending Sales	19	17	- 10.5%	108	69	- 36.1%
Closed Sales	27	16	- 40.7%	101	70	- 30.7%
Average Sales Price*	\$488,957	\$503,634	+ 3.0%	\$369,115	\$380,431	+ 3.1%
Median Sales Price*	\$344,900	\$234,500	- 32.0%	\$250,000	\$260,325	+ 4.1%
Percent of Original List Price Received*	94.6%	92.7%	- 2.0%	91.5%	92.5%	+ 1.1%
Days on Market Until Sale	99	103	+ 4.0%	87	108	+ 24.1%
Inventory of Homes for Sale	155	200	+ 29.0%	--	--	--
Months Supply of Inventory	7.4	12.1	+ 63.5%	--	--	--

\* 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 – May 2025

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



**- 7.4%**

**- 15.7%**

**+ 0.3%**

Change in  
New Listings

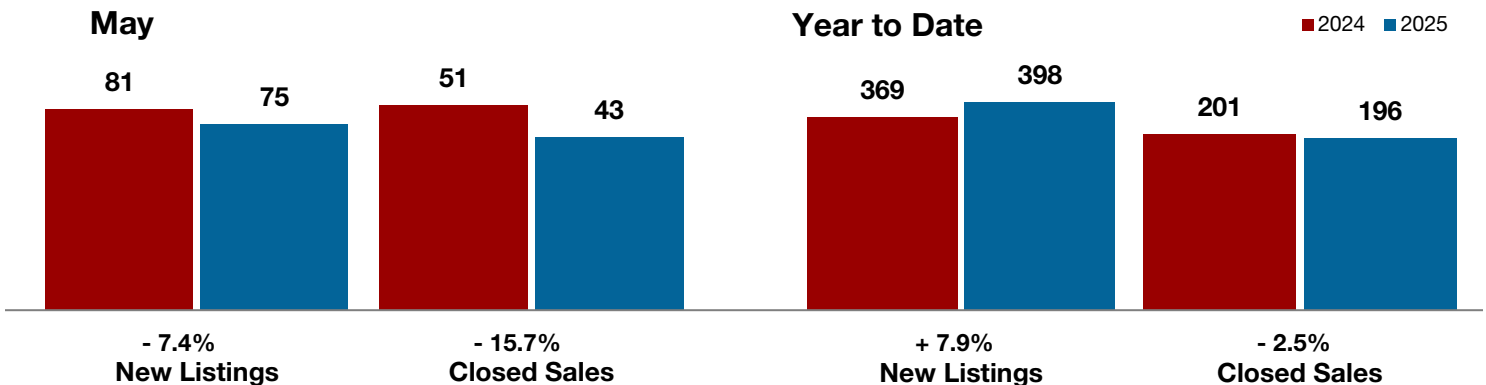
Change in  
Closed Sales

Change in  
Median Sales Price

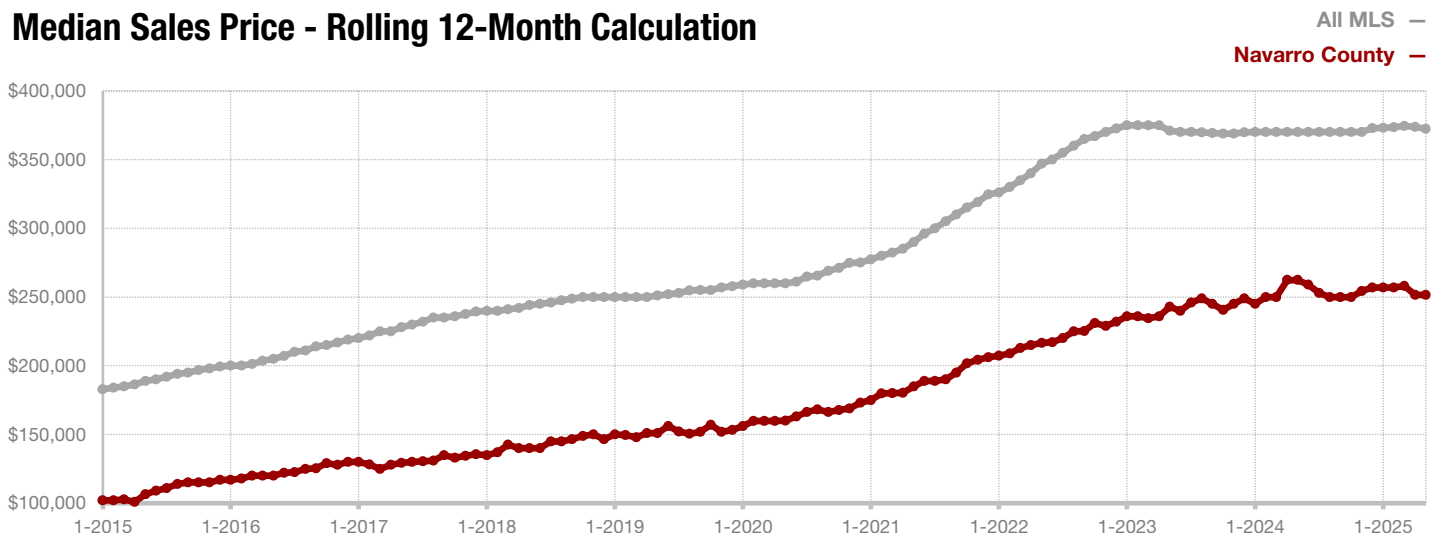
## Navarro County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	81	75	- 7.4%	369	398	+ 7.9%
Pending Sales	56	31	- 44.6%	230	211	- 8.3%
Closed Sales	51	43	- 15.7%	201	196	- 2.5%
Average Sales Price*	\$498,665	\$465,802	- 6.6%	\$378,590	\$325,881	- 13.9%
Median Sales Price*	\$305,000	\$306,000	+ 0.3%	\$270,000	\$250,500	- 7.2%
Percent of Original List Price Received*	94.3%	93.6%	- 0.7%	94.5%	92.8%	- 1.8%
Days on Market Until Sale	94	73	- 22.3%	70	82	+ 17.1%
Inventory of Homes for Sale	245	285	+ 16.3%	--	--	--
Months Supply of Inventory	5.8	7.3	+ 25.9%	--	--	--

\* 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 – May 2025

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



**+ 28.6%**

**+ 100.0%**

**- 49.0%**

Change in  
New Listings

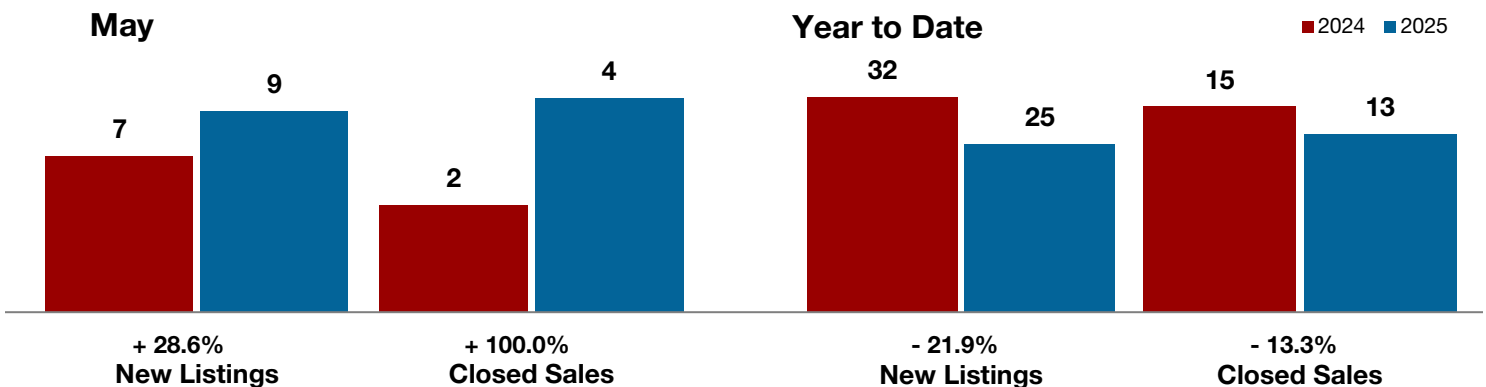
Change in  
Closed Sales

Change in  
Median Sales Price

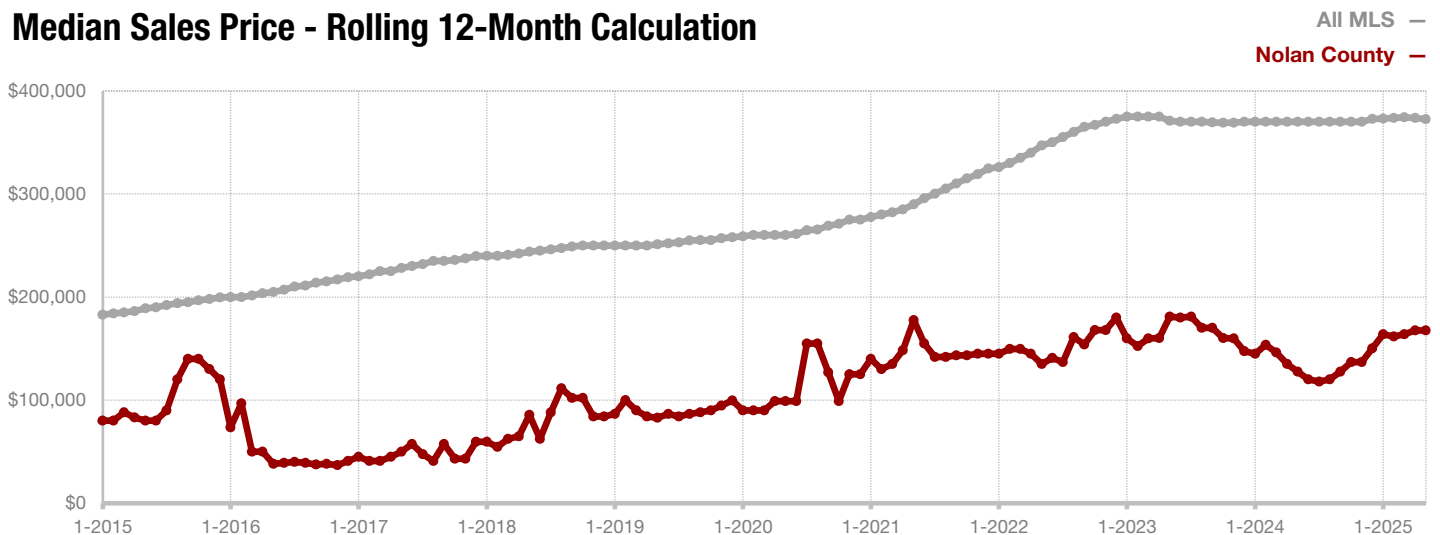
## Nolan County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	7	9	+ 28.6%	32	25	- 21.9%
Pending Sales	5	7	+ 40.0%	18	17	- 5.6%
Closed Sales	2	4	+ 100.0%	15	13	- 13.3%
Average Sales Price*	\$244,500	<b>\$139,200</b>	- 43.1%	\$158,271	<b>\$119,775</b>	- 24.3%
Median Sales Price*	\$244,500	<b>\$124,650</b>	- 49.0%	\$117,999	<b>\$70,000</b>	- 40.7%
Percent of Original List Price Received*	93.7%	<b>85.2%</b>	- 9.1%	92.9%	<b>81.7%</b>	- 12.1%
Days on Market Until Sale	29	6	- 79.3%	76	74	- 2.6%
Inventory of Homes for Sale	31	21	- 32.3%	--	--	--
Months Supply of Inventory	11.8	5.6	- 52.5%	--	--	--

\* 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 – May 2025

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



**- 19.8%**

**- 28.0%**

**+ 24.8%**

Change in  
New Listings

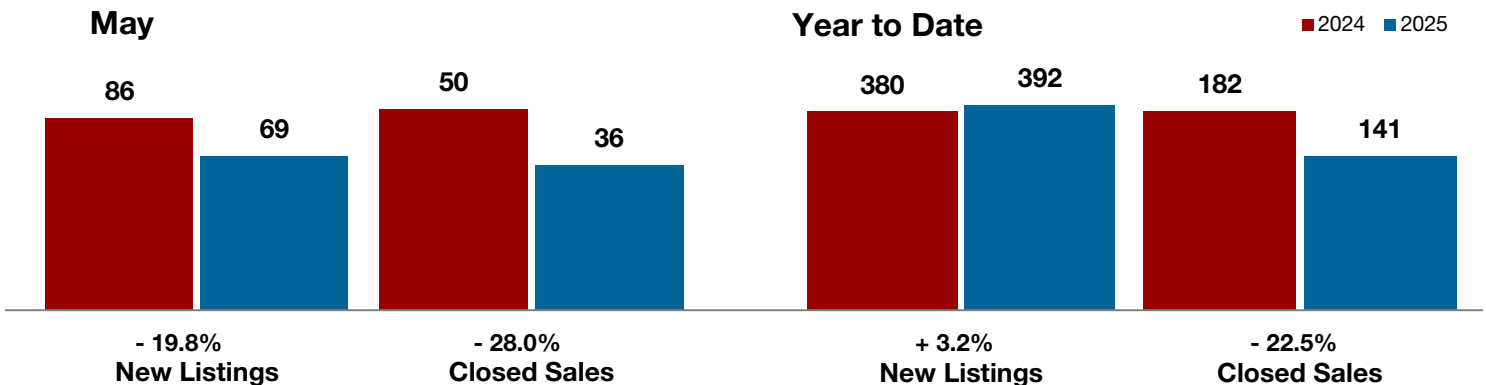
Change in  
Closed Sales

Change in  
Median Sales Price

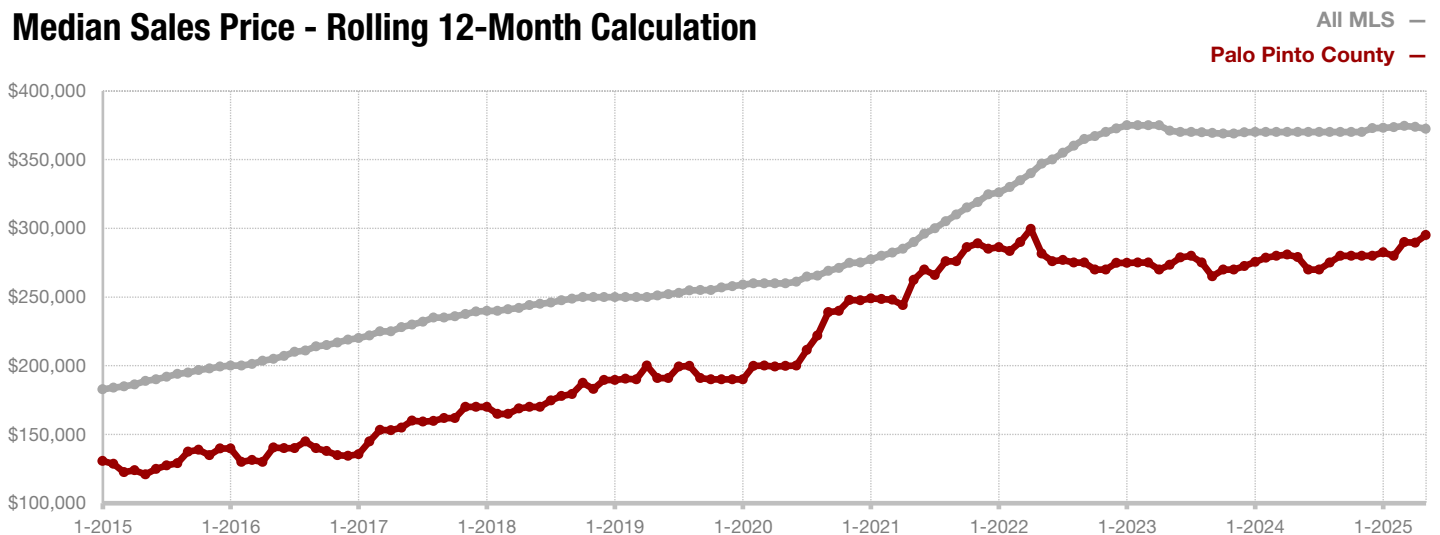
## Palo Pinto County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	86	69	- 19.8%	380	392	+ 3.2%
Pending Sales	49	30	- 38.8%	204	141	- 30.9%
Closed Sales	50	36	- 28.0%	182	141	- 22.5%
Average Sales Price*	\$493,109	\$465,047	- 5.7%	\$499,689	\$589,032	+ 17.9%
Median Sales Price*	\$254,500	\$317,500	+ 24.8%	\$275,000	\$342,000	+ 24.4%
Percent of Original List Price Received*	89.4%	90.7%	+ 1.5%	89.1%	91.6%	+ 2.8%
Days on Market Until Sale	101	115	+ 13.9%	89	95	+ 6.7%
Inventory of Homes for Sale	299	364	+ 21.7%	--	--	--
Months Supply of Inventory	8.2	11.7	+ 42.7%	--	--	--

\* 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 – May 2025

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



**+ 23.0%**

**- 8.4%**

**+ 1.4%**

Change in  
New Listings

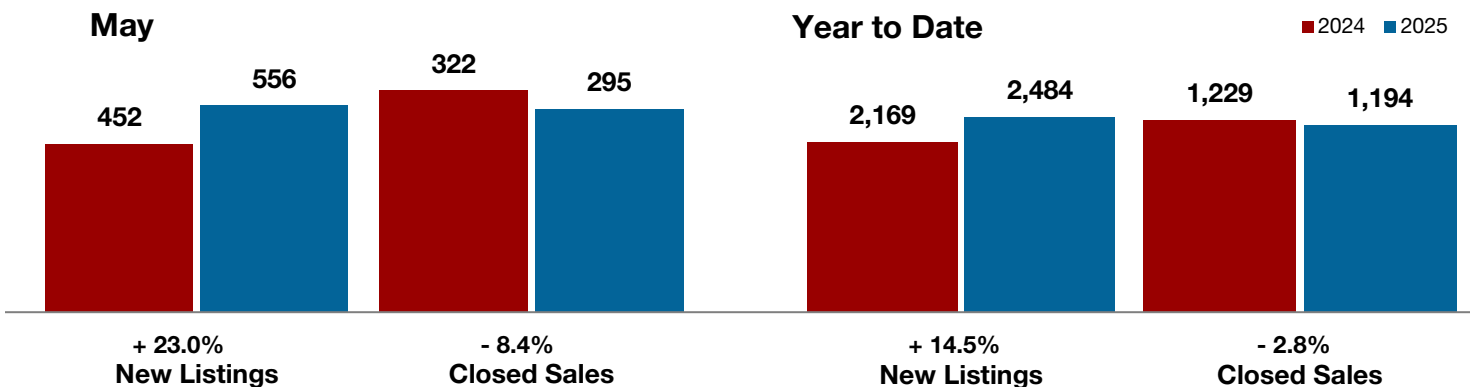
Change in  
Closed Sales

Change in  
Median Sales Price

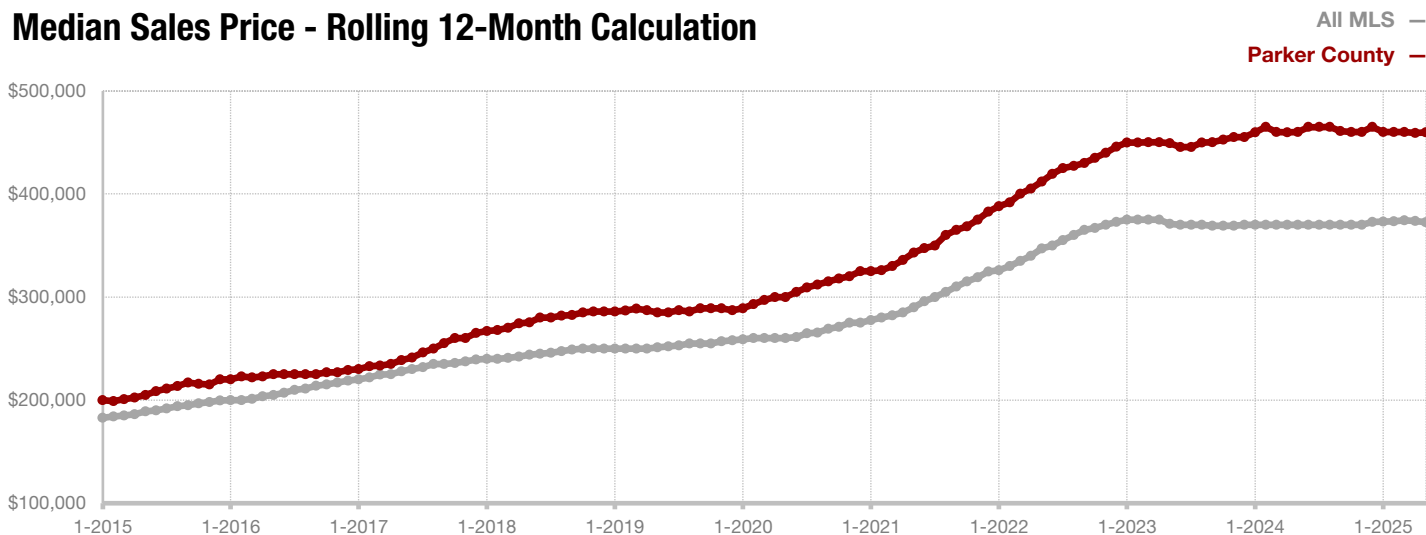
## Parker County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	452	556	+ 23.0%	2,169	2,484	+ 14.5%
Pending Sales	285	227	- 20.4%	1,371	1,267	- 7.6%
Closed Sales	322	295	- 8.4%	1,229	1,194	- 2.8%
Average Sales Price*	\$503,316	\$512,165	+ 1.8%	\$502,605	\$497,468	- 1.0%
Median Sales Price*	\$480,000	\$486,888	+ 1.4%	\$463,250	\$449,000	- 3.1%
Percent of Original List Price Received*	96.3%	95.6%	- 0.7%	95.5%	95.2%	- 0.3%
Days on Market Until Sale	74	78	+ 5.4%	89	86	- 3.4%
Inventory of Homes for Sale	1,323	1,661	+ 25.5%	--	--	--
Months Supply of Inventory	5.4	6.8	+ 25.9%	--	--	--

\* 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 – May 2025

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



**+ 16.7%**

**- 22.2%**

**+ 46.0%**

Change in  
New Listings

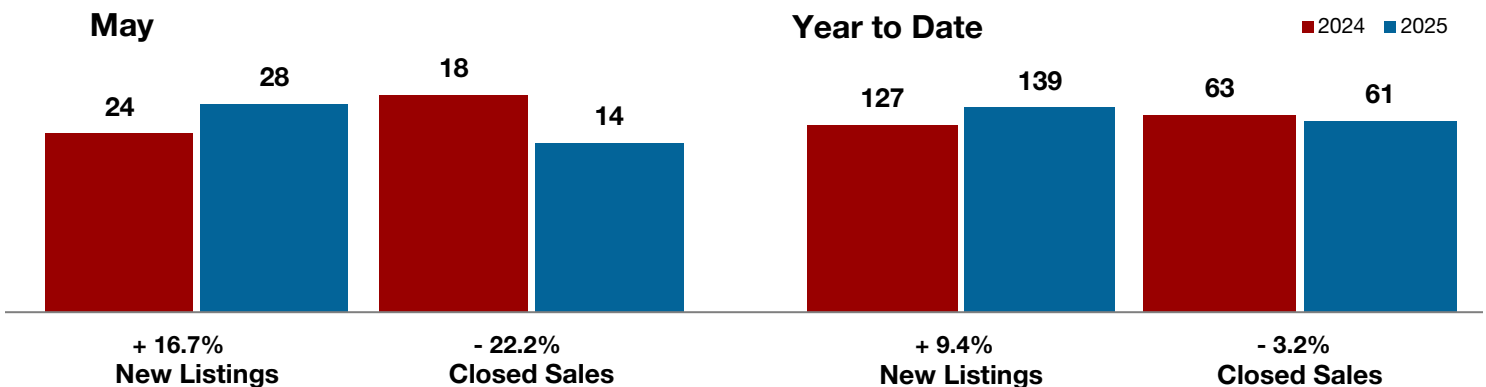
Change in  
Closed Sales

Change in  
Median Sales Price

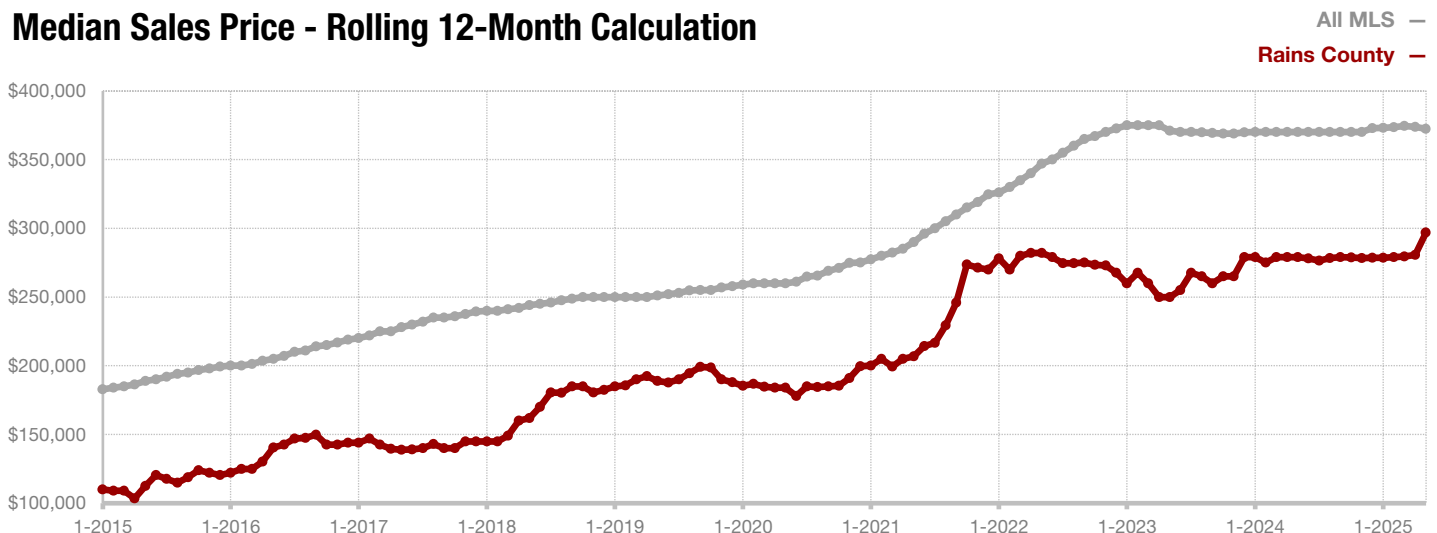
## Rains County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	24	28	+ 16.7%	127	139	+ 9.4%
Pending Sales	12	13	+ 8.3%	67	63	- 6.0%
Closed Sales	18	14	- 22.2%	63	61	- 3.2%
Average Sales Price*	\$318,389	\$405,357	+ 27.3%	\$338,390	\$377,693	+ 11.6%
Median Sales Price*	\$262,000	\$382,500	+ 46.0%	\$278,000	\$325,000	+ 16.9%
Percent of Original List Price Received*	89.8%	92.3%	+ 2.8%	90.0%	93.4%	+ 3.8%
Days on Market Until Sale	72	132	+ 83.3%	104	97	- 6.7%
Inventory of Homes for Sale	108	131	+ 21.3%	--	--	--
Months Supply of Inventory	9.8	11.8	+ 20.4%	--	--	--

\* 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 – May 2025

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



**+ 20.9%**

**- 1.4%**

**- 3.0%**

Change in  
New Listings

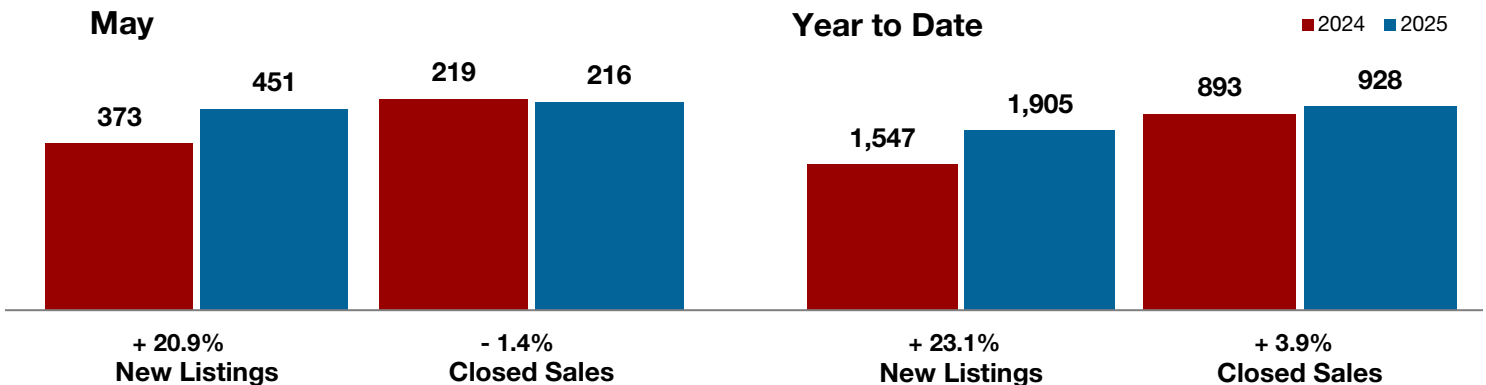
Change in  
Closed Sales

Change in  
Median Sales Price

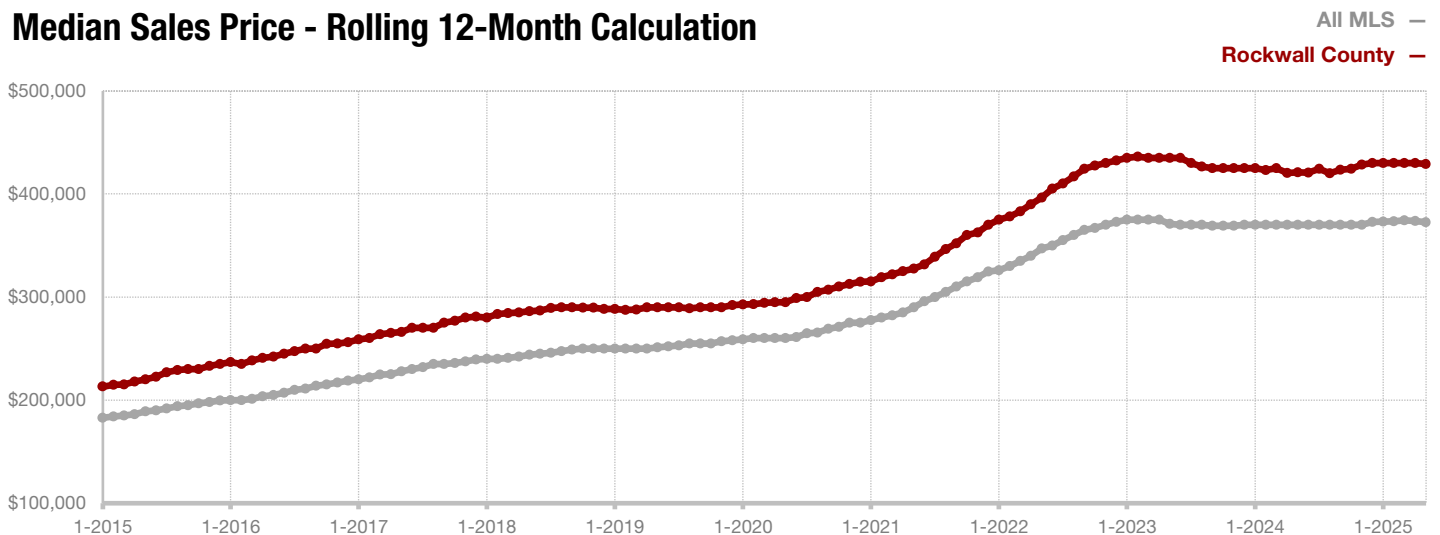
## Rockwall County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	373	451	+ 20.9%	1,547	1,905	+ 23.1%
Pending Sales	199	189	- 5.0%	984	1,037	+ 5.4%
Closed Sales	219	216	- 1.4%	893	928	+ 3.9%
Average Sales Price*	\$533,403	\$500,023	- 6.3%	\$503,603	\$515,422	+ 2.3%
Median Sales Price*	\$438,000	\$425,000	- 3.0%	\$420,000	\$420,000	0.0%
Percent of Original List Price Received*	95.6%	93.6%	- 2.1%	94.7%	93.4%	- 1.4%
Days on Market Until Sale	56	73	+ 30.4%	66	84	+ 27.3%
Inventory of Homes for Sale	882	1,273	+ 44.3%	--	--	--
Months Supply of Inventory	4.7	6.5	+ 38.3%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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



## Shackelford County

**- 75.0%**

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--

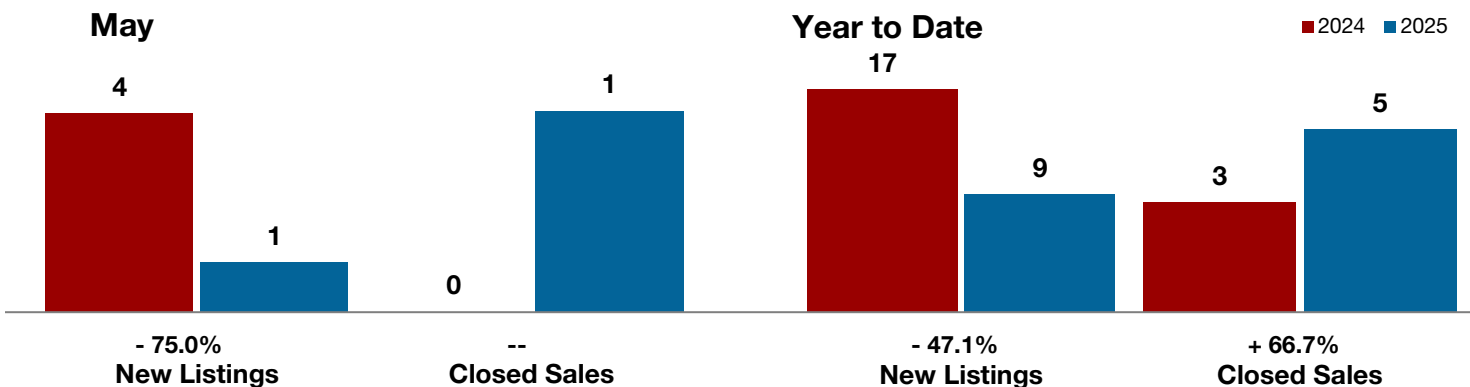
Change in  
New Listings

Change in  
Closed Sales

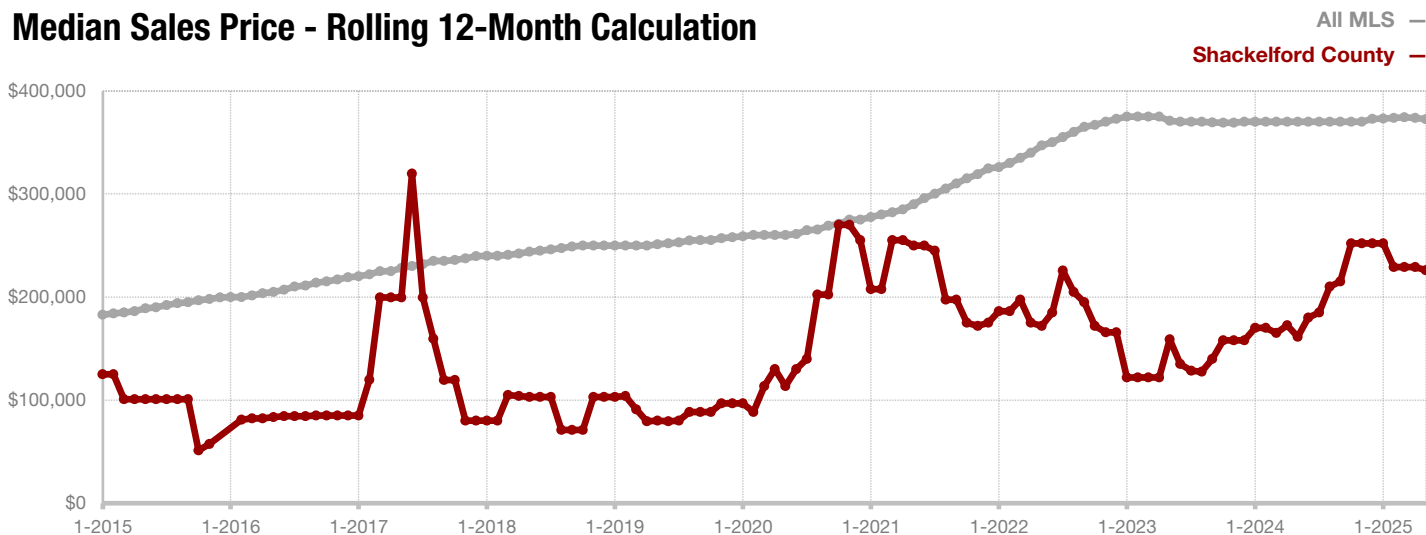
Change in  
Median Sales Price

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	4	1	- 75.0%	17	9	- 47.1%
Pending Sales	1	2	+ 100.0%	6	7	+ 16.7%
Closed Sales	0	1	--	3	5	+ 66.7%
Average Sales Price*	--	\$35,000	--	\$322,112	\$172,800	- 46.4%
Median Sales Price*	--	\$35,000	--	\$275,000	\$35,000	- 87.3%
Percent of Original List Price Received*	--	81.9%	--	83.9%	85.3%	+ 1.7%
Days on Market Until Sale	--	66	--	81	107	+ 32.1%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	6.1	5.3	- 13.1%	--	--	--

\* 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 – May 2025

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



## Smith County

**+ 11.6%**

**- 21.1%**

**+ 10.6%**

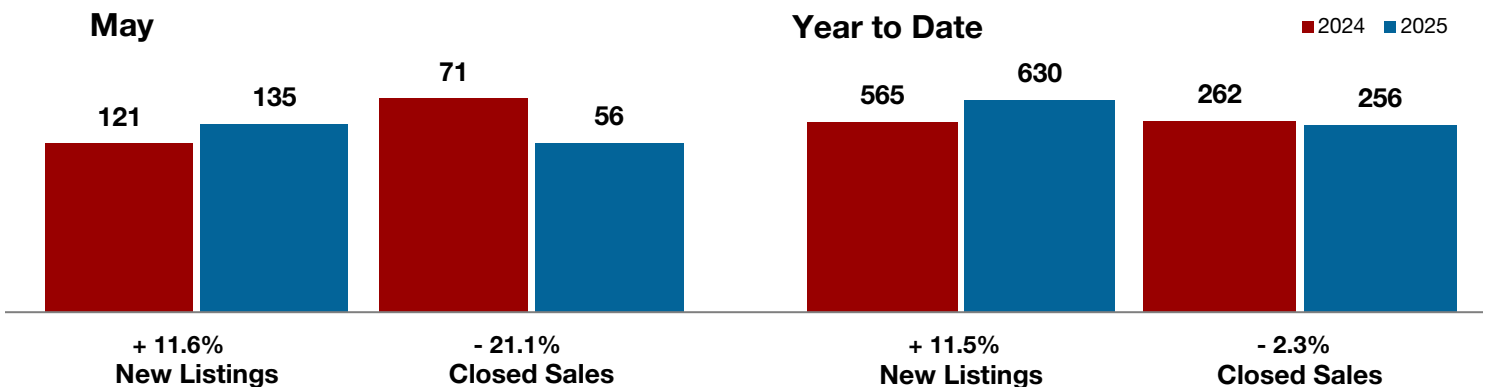
Change in  
New Listings

Change in  
Closed Sales

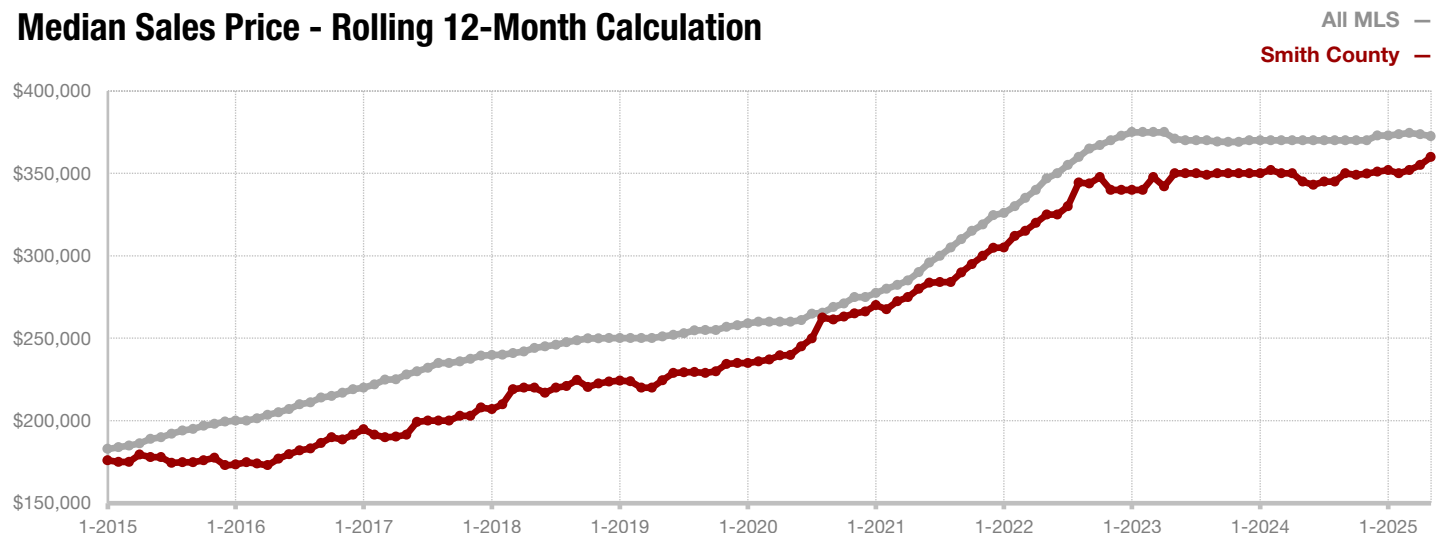
Change in  
Median Sales Price

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	121	135	+ 11.6%	565	630	+ 11.5%
Pending Sales	55	53	- 3.6%	285	278	- 2.5%
Closed Sales	71	56	- 21.1%	262	256	- 2.3%
Average Sales Price*	\$472,497	\$519,477	+ 9.9%	\$431,792	\$437,872	+ 1.4%
Median Sales Price*	\$339,000	\$375,000	+ 10.6%	\$335,500	\$350,000	+ 4.3%
Percent of Original List Price Received*	96.2%	93.5%	- 2.8%	94.1%	94.1%	0.0%
Days on Market Until Sale	58	81	+ 39.7%	75	85	+ 13.3%
Inventory of Homes for Sale	377	447	+ 18.6%	--	--	--
Months Supply of Inventory	6.8	8.2	+ 20.6%	--	--	--

\* 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 – May 2025

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



**+ 18.8%**

**- 5.9%**

**+ 13.0%**

Change in  
New Listings

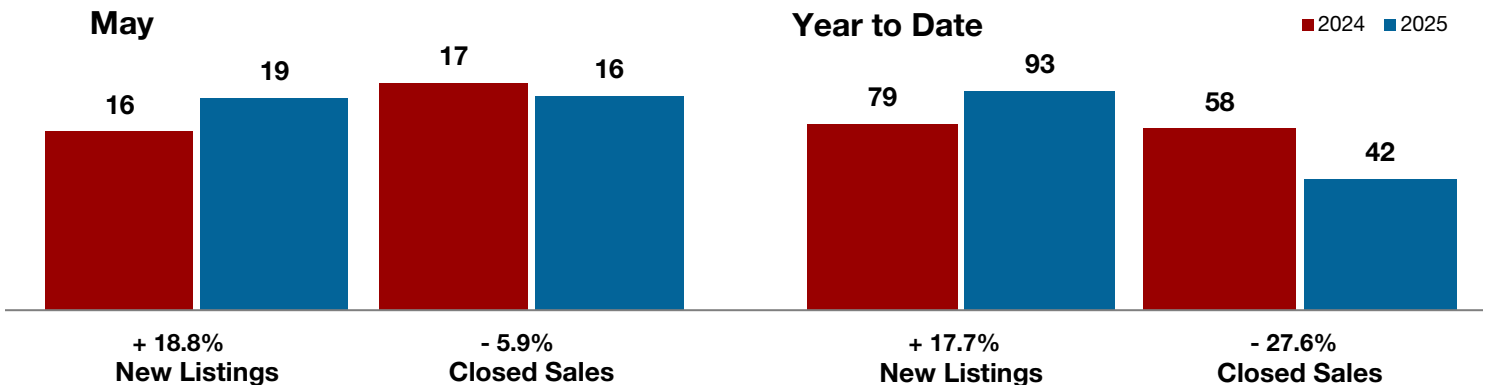
Change in  
Closed Sales

Change in  
Median Sales Price

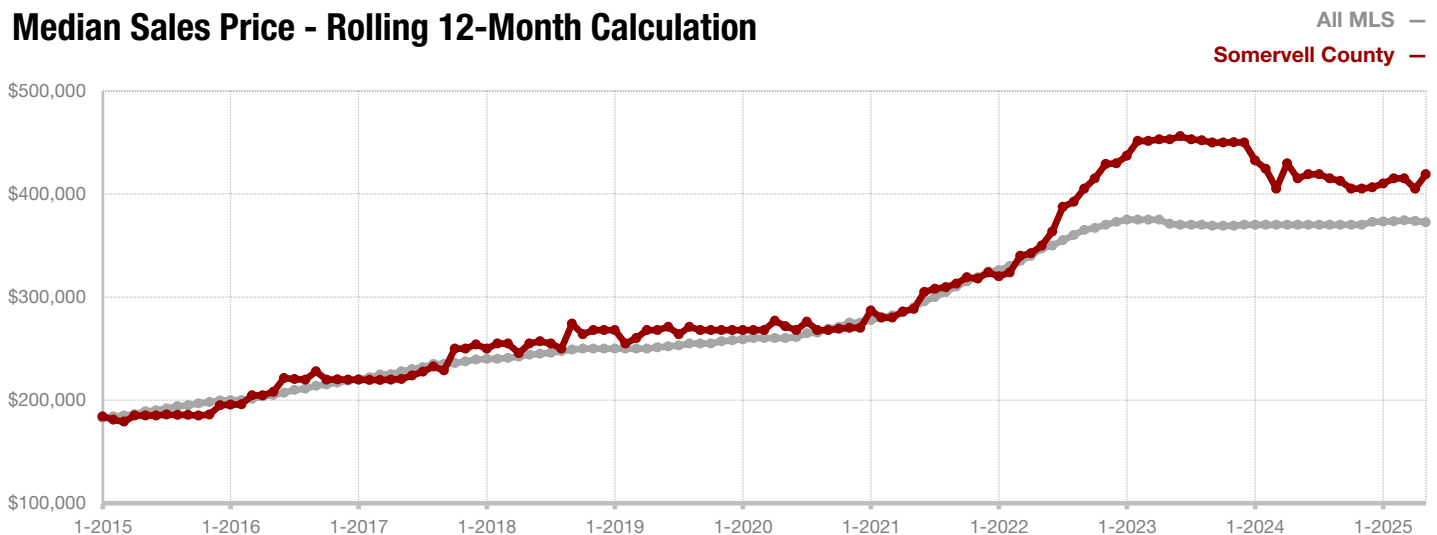
## Somervell County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	16	19	+ 18.8%	79	93	+ 17.7%
Pending Sales	9	12	+ 33.3%	56	51	- 8.9%
Closed Sales	17	16	- 5.9%	58	42	- 27.6%
Average Sales Price*	\$408,641	<b>\$472,425</b>	+ 15.6%	\$477,283	<b>\$468,492</b>	- 1.8%
Median Sales Price*	\$405,000	<b>\$457,500</b>	+ 13.0%	\$407,500	<b>\$440,000</b>	+ 8.0%
Percent of Original List Price Received*	93.4%	<b>94.8%</b>	+ 1.5%	92.7%	<b>96.0%</b>	+ 3.6%
Days on Market Until Sale	175	78	- 55.4%	144	88	- 38.9%
Inventory of Homes for Sale	55	65	+ 18.2%	--	--	--
Months Supply of Inventory	6.3	7.7	+ 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 – May 2025

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



**+ 80.0%**

**- 40.0%**

**+ 151.4%**

Change in  
New Listings

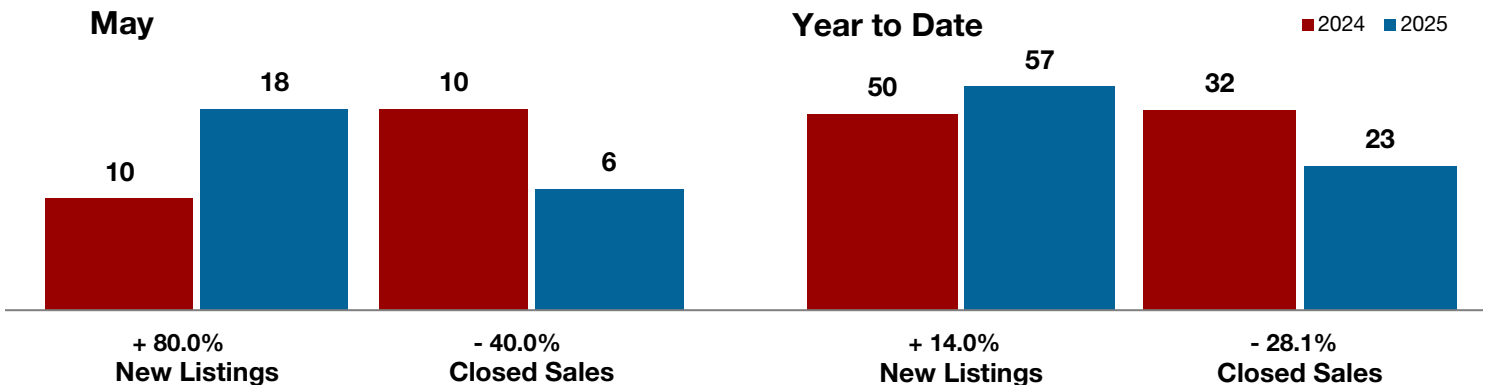
Change in  
Closed Sales

Change in  
Median Sales Price

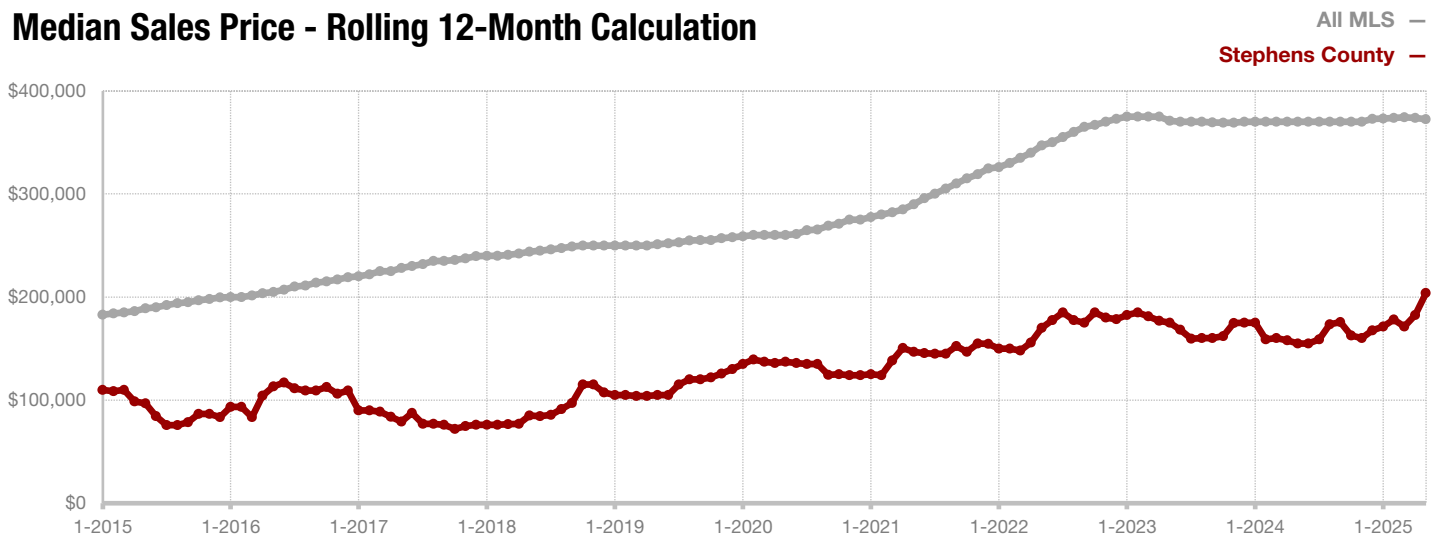
## Stephens County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	10	18	+ 80.0%	50	57	+ 14.0%
Pending Sales	8	6	- 25.0%	32	25	- 21.9%
Closed Sales	10	6	- 40.0%	32	23	- 28.1%
Average Sales Price*	\$116,220	\$436,333	+ 275.4%	\$181,234	\$279,708	+ 54.3%
Median Sales Price*	\$138,250	\$347,500	+ 151.4%	\$140,000	\$222,000	+ 58.6%
Percent of Original List Price Received*	93.5%	93.7%	+ 0.2%	88.6%	88.9%	+ 0.3%
Days on Market Until Sale	48	72	+ 50.0%	98	117	+ 19.4%
Inventory of Homes for Sale	50	62	+ 24.0%	--	--	--
Months Supply of Inventory	7.9	11.6	+ 46.8%	--	--	--

\* 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 – May 2025

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



- 100.0%

- 100.0%

--

## Stonewall County

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

May

Year to Date

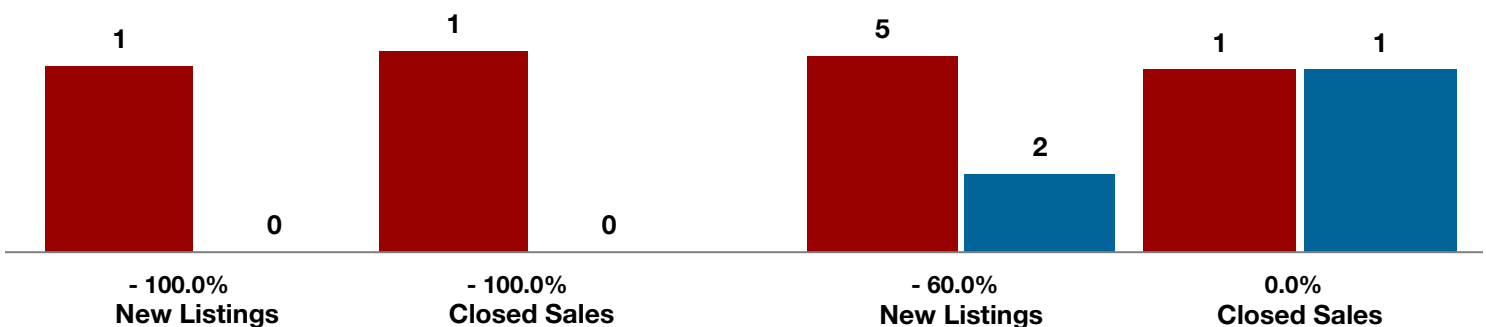
	2024	2025	+ / -	2024	2025	+ / -
New Listings	1	0	- 100.0%	5	2	- 60.0%
Pending Sales	0	1	--	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Average Sales Price*	\$152,000	--	--	\$152,000	<b>\$72,500</b>	- 52.3%
Median Sales Price*	\$152,000	--	--	\$152,000	<b>\$72,500</b>	- 52.3%
Percent of Original List Price Received*	82.2%	--	--	82.2%	<b>69.4%</b>	- 15.6%
Days on Market Until Sale	10	--	--	10	<b>298</b>	+ 2880.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	4.0	2.0	- 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.

May

Year to Date

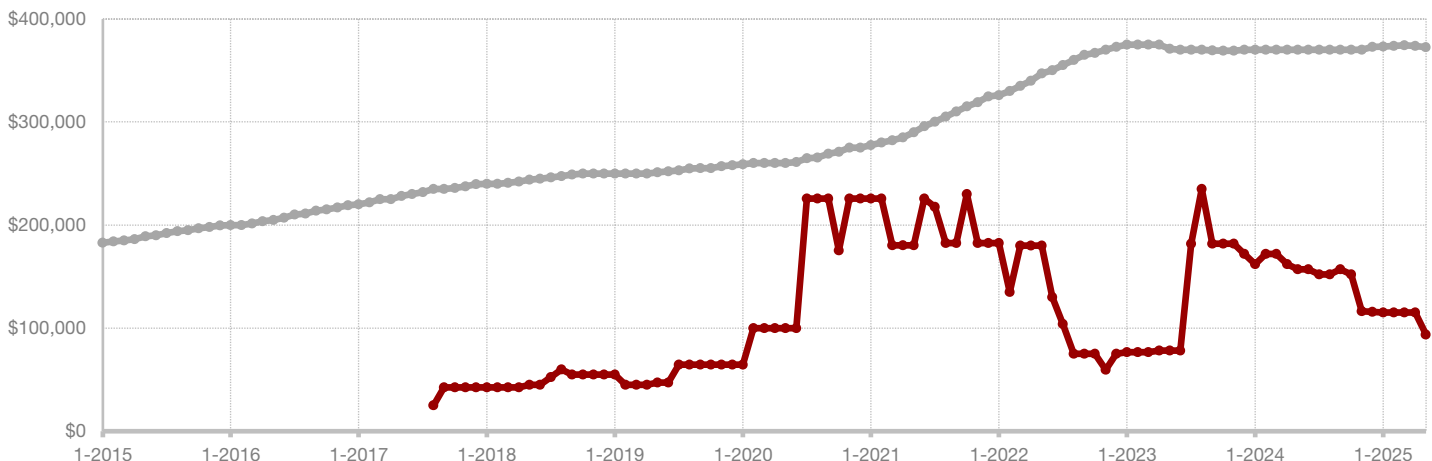
■ 2024 ■ 2025



## Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



# Local Market Update – May 2025

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



**+ 1.8%**

**- 7.2%**

**+ 1.4%**

Change in  
New Listings

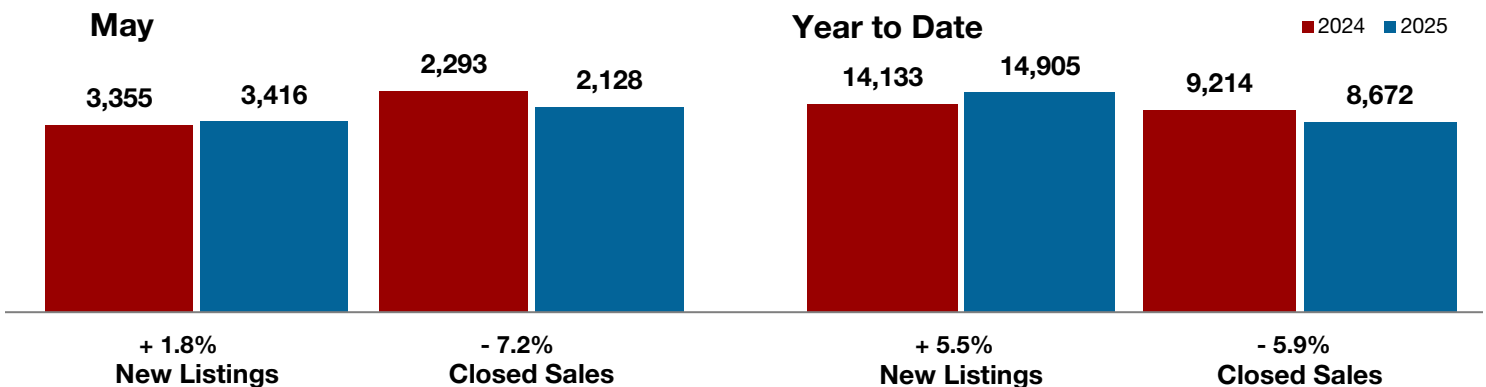
Change in  
Closed Sales

Change in  
Median Sales Price

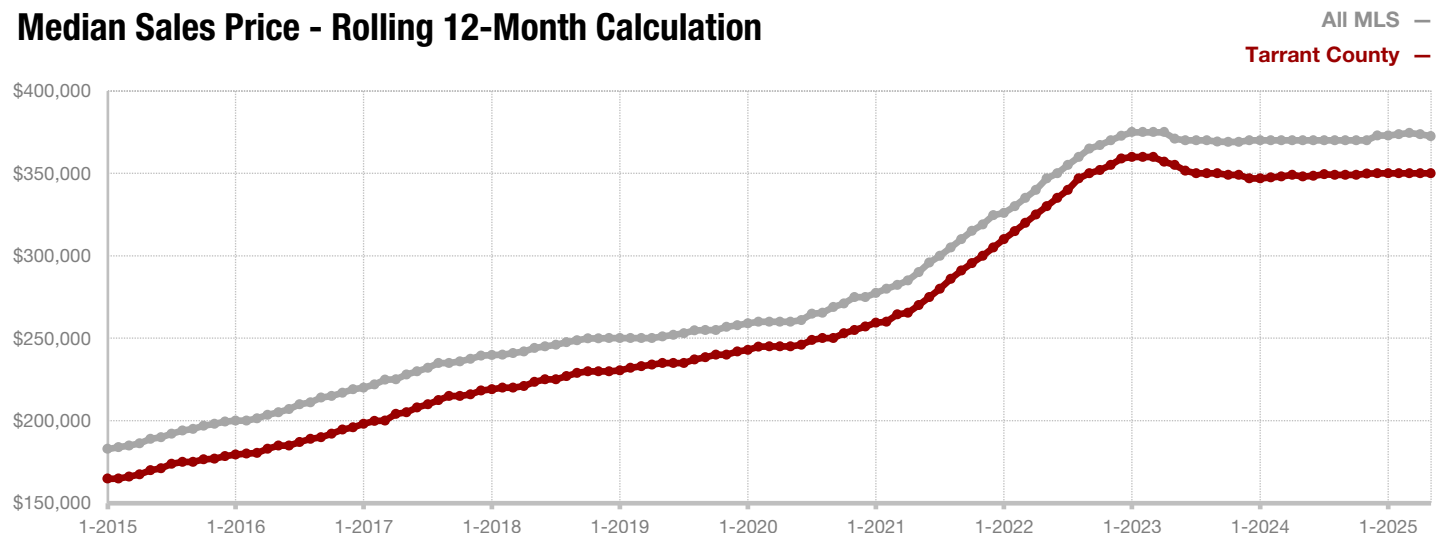
## Tarrant County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	3,355	<b>3,416</b>	+ 1.8%	14,133	<b>14,905</b>	+ 5.5%
Pending Sales	2,116	<b>1,901</b>	- 10.2%	10,092	<b>9,549</b>	- 5.4%
Closed Sales	2,293	<b>2,128</b>	- 7.2%	9,214	<b>8,672</b>	- 5.9%
Average Sales Price*	\$454,802	<b>\$441,813</b>	- 2.9%	\$430,547	<b>\$432,882</b>	+ 0.5%
Median Sales Price*	\$350,000	<b>\$355,000</b>	+ 1.4%	\$347,000	<b>\$349,500</b>	+ 0.7%
Percent of Original List Price Received*	97.4%	<b>96.3%</b>	- 1.1%	96.6%	<b>95.8%</b>	- 0.8%
Days on Market Until Sale	39	<b>46</b>	+ 17.9%	46	<b>55</b>	+ 19.6%
Inventory of Homes for Sale	5,832	<b>7,079</b>	+ 21.4%	--	--	--
Months Supply of Inventory	3.1	<b>3.9</b>	+ 25.8%	--	--	--

\* 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 – May 2025

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

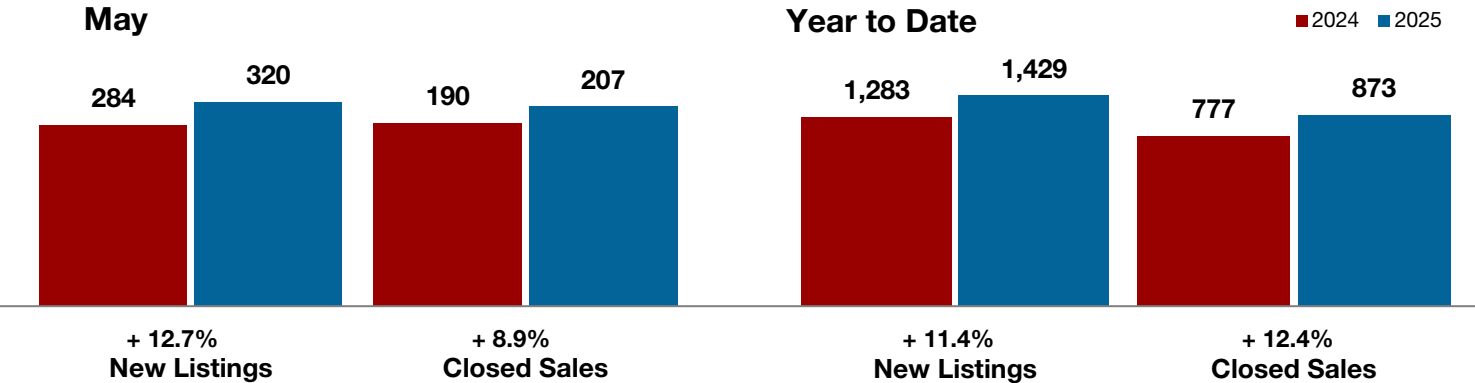


Taylor County

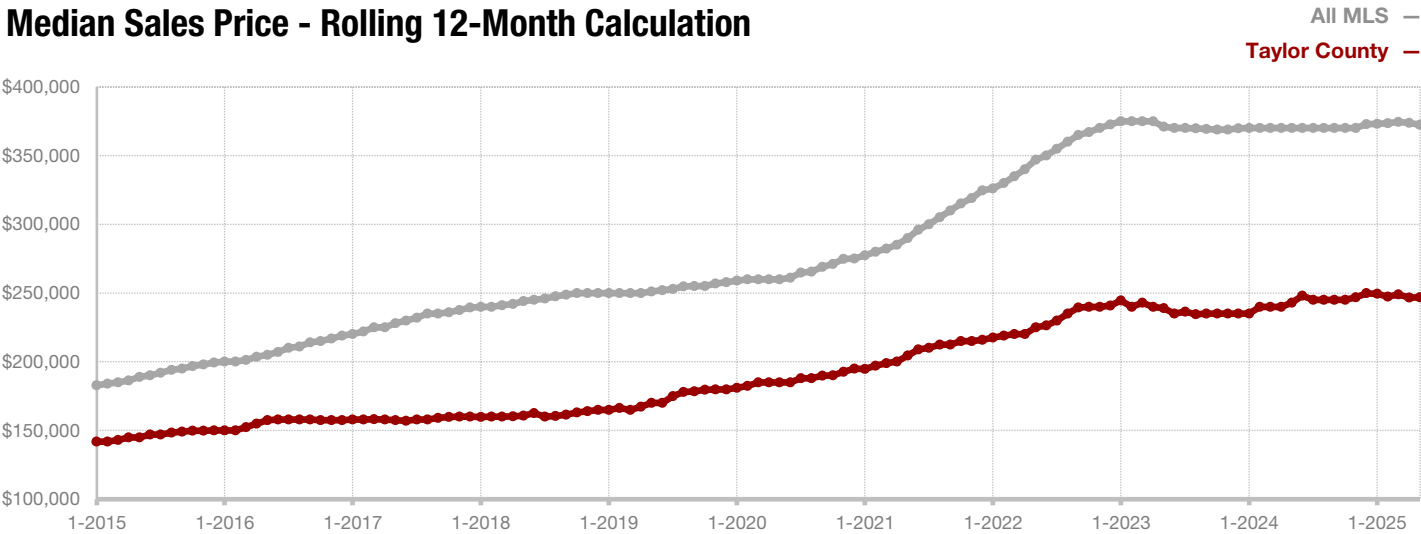
+ 12.7%	+ 8.9%	+ 9.0%
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	284	320	+ 12.7%	1,283	1,429	+ 11.4%
Pending Sales	196	219	+ 11.7%	921	1,032	+ 12.1%
Closed Sales	190	207	+ 8.9%	777	873	+ 12.4%
Average Sales Price*	\$291,330	\$306,990	+ 5.4%	\$277,632	\$281,229	+ 1.3%
Median Sales Price*	\$250,000	\$272,500	+ 9.0%	\$250,000	\$245,000	- 2.0%
Percent of Original List Price Received*	95.6%	96.0%	+ 0.4%	95.4%	96.0%	+ 0.6%
Days on Market Until Sale	55	53	- 3.6%	63	67	+ 6.3%
Inventory of Homes for Sale	703	671	- 4.6%	--	--	--
Months Supply of Inventory	4.3	3.9	- 9.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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



0.0%

- 40.0%

+ 51.3%

Change in  
New Listings

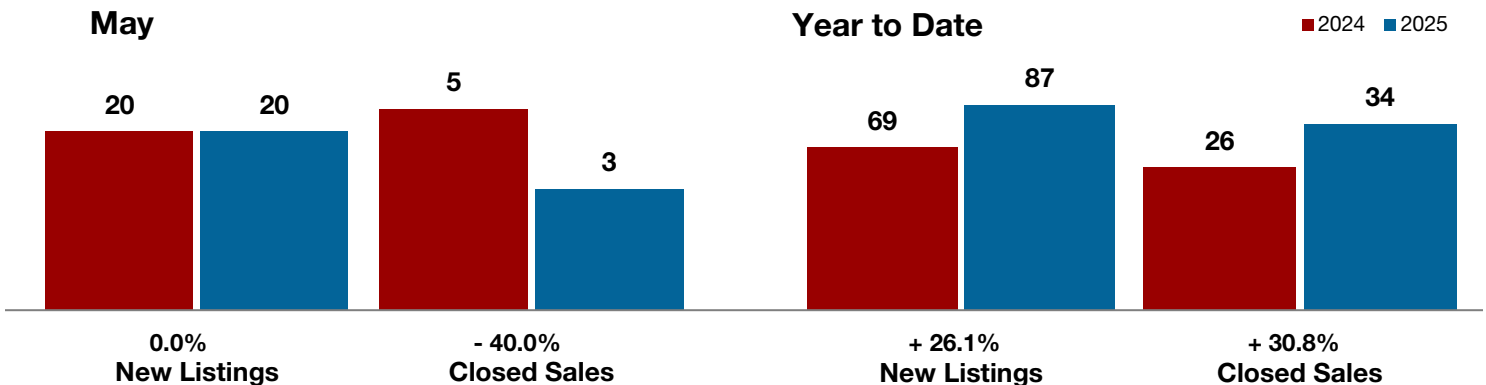
Change in  
Closed Sales

Change in  
Median Sales Price

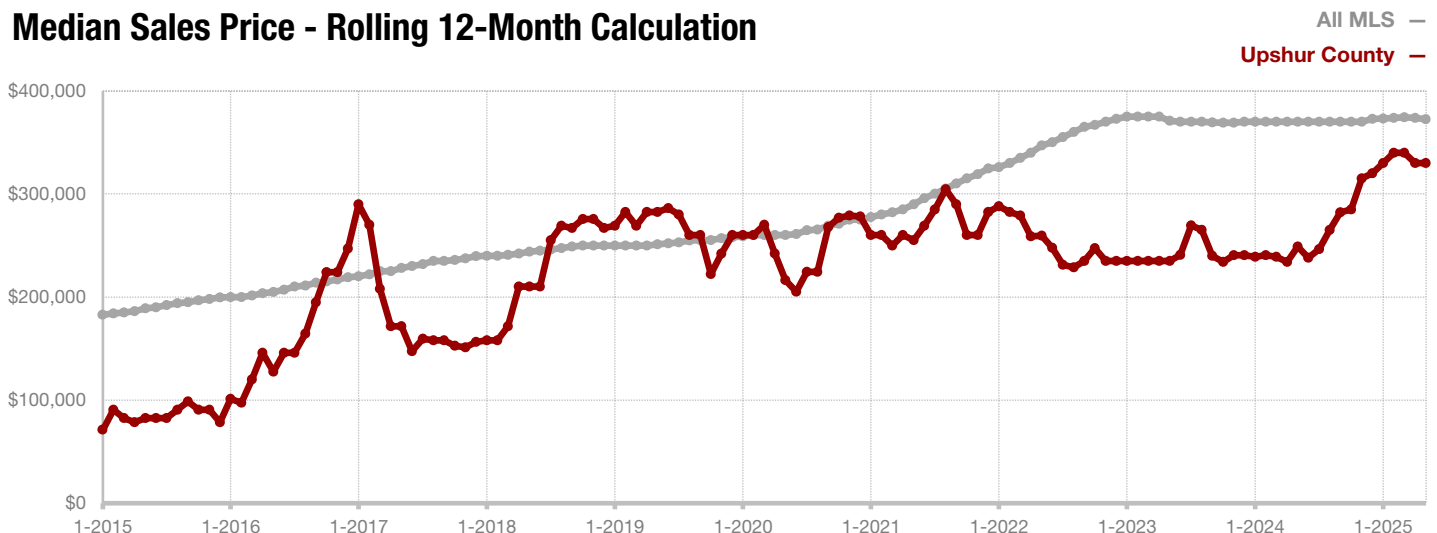
## Upshur County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	20	20	0.0%	69	87	+ 26.1%
Pending Sales	6	6	0.0%	24	36	+ 50.0%
Closed Sales	5	3	- 40.0%	26	34	+ 30.8%
Average Sales Price*	\$498,580	\$663,333	+ 33.0%	\$395,794	\$367,928	- 7.0%
Median Sales Price*	\$390,000	\$590,000	+ 51.3%	\$244,500	\$328,675	+ 34.4%
Percent of Original List Price Received*	97.1%	95.7%	- 1.4%	90.9%	92.6%	+ 1.9%
Days on Market Until Sale	26	98	+ 276.9%	75	95	+ 26.7%
Inventory of Homes for Sale	56	69	+ 23.2%	--	--	--
Months Supply of Inventory	10.3	11.8	+ 14.6%	--	--	--

\* 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 – May 2025

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



**+ 2.9%**

**+ 16.0%**

**+ 12.4%**

Change in  
New Listings

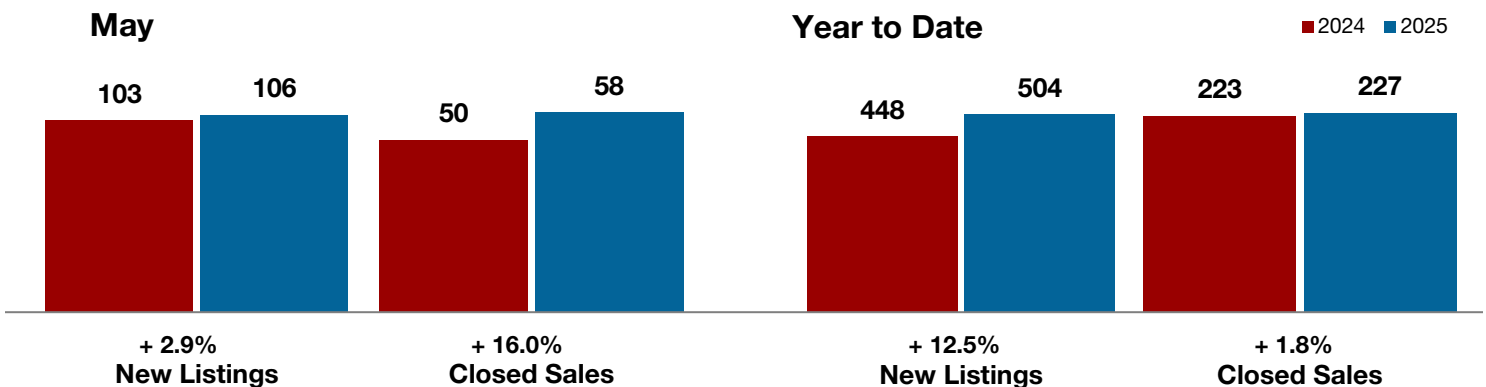
Change in  
Closed Sales

Change in  
Median Sales Price

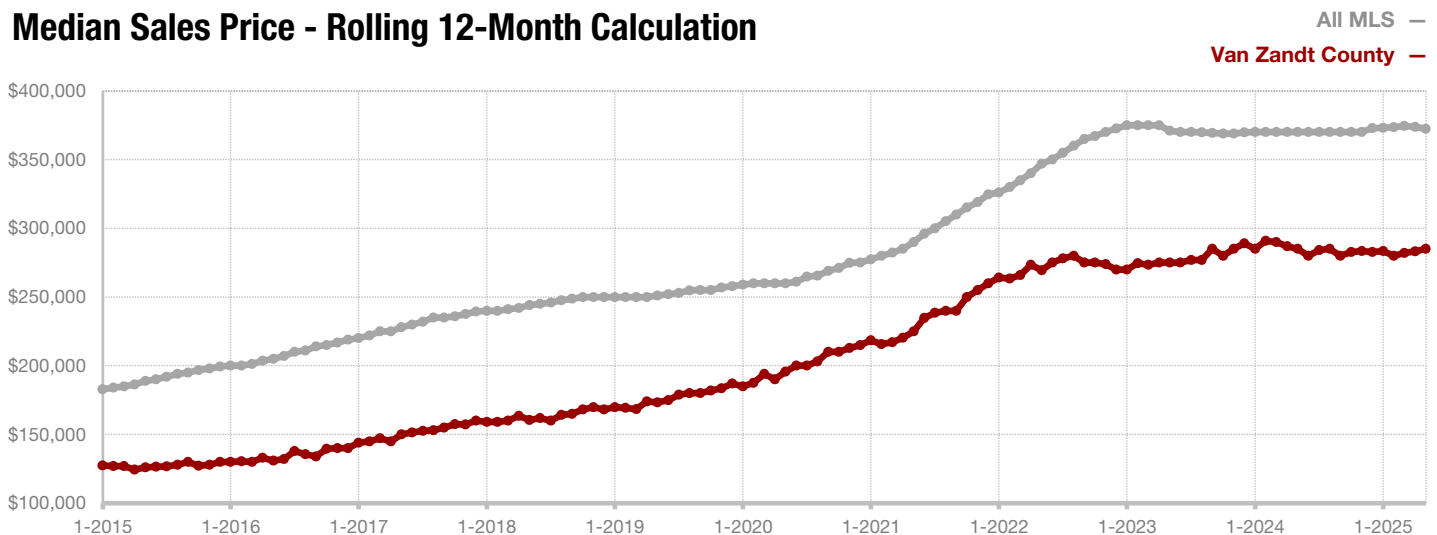
## Van Zandt County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	103	106	+ 2.9%	448	504	+ 12.5%
Pending Sales	51	45	- 11.8%	250	257	+ 2.8%
Closed Sales	50	58	+ 16.0%	223	227	+ 1.8%
Average Sales Price*	\$349,704	\$336,289	- 3.8%	\$330,226	\$329,819	- 0.1%
Median Sales Price*	\$282,450	\$317,500	+ 12.4%	\$279,245	\$294,995	+ 5.6%
Percent of Original List Price Received*	93.8%	94.3%	+ 0.5%	93.3%	91.9%	- 1.5%
Days on Market Until Sale	54	76	+ 40.7%	71	85	+ 19.7%
Inventory of Homes for Sale	335	395	+ 17.9%	--	--	--
Months Supply of Inventory	7.4	8.6	+ 16.2%	--	--	--

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



## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – May 2025

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



## Wise County

**+ 32.8%**

**- 15.8%**

**+ 8.7%**

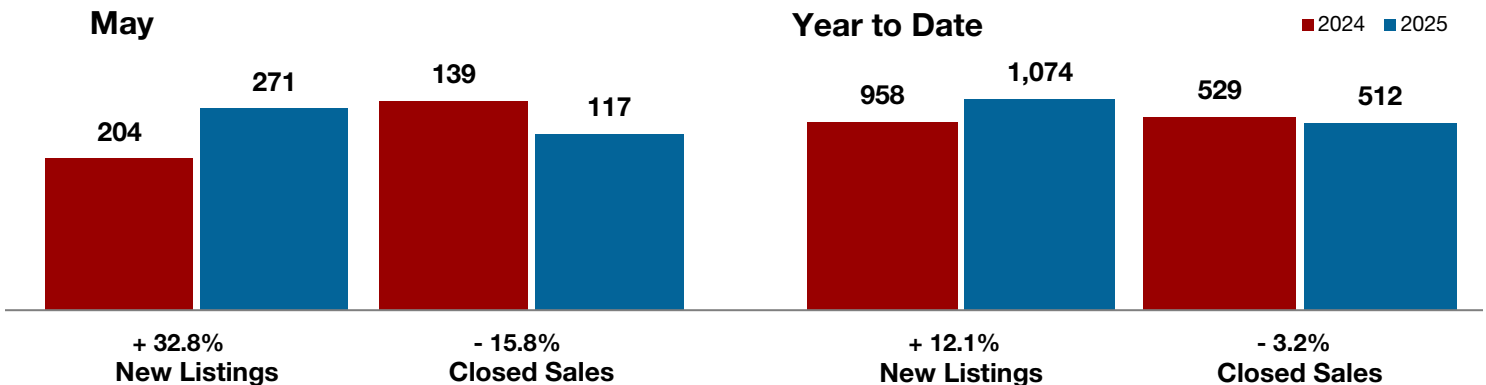
Change in  
New Listings

Change in  
Closed Sales

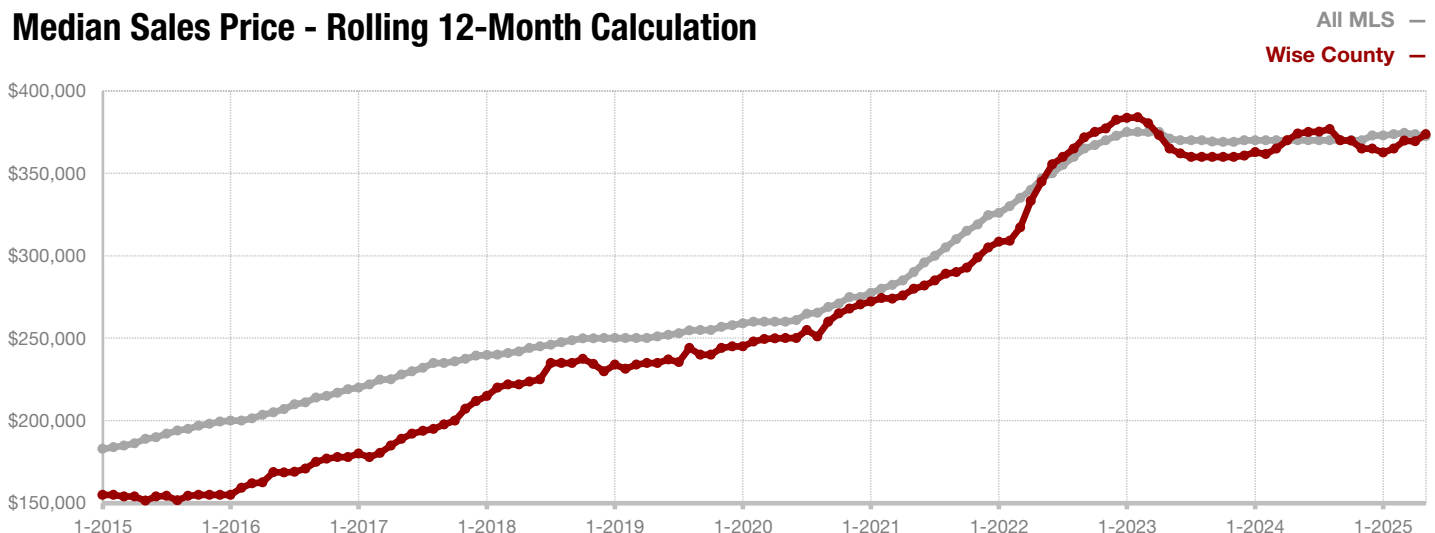
Change in  
Median Sales Price

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	204	271	+ 32.8%	958	1,074	+ 12.1%
Pending Sales	134	122	- 9.0%	574	564	- 1.7%
Closed Sales	139	117	- 15.8%	529	512	- 3.2%
Average Sales Price*	\$429,228	\$444,204	+ 3.5%	\$421,412	\$423,662	+ 0.5%
Median Sales Price*	\$375,000	\$407,500	+ 8.7%	\$375,000	\$385,000	+ 2.7%
Percent of Original List Price Received*	95.2%	94.4%	- 0.8%	94.9%	94.1%	- 0.8%
Days on Market Until Sale	72	89	+ 23.6%	91	90	- 1.1%
Inventory of Homes for Sale	621	738	+ 18.8%	--	--	--
Months Supply of Inventory	5.8	7.2	+ 24.1%	--	--	--

\* 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 – May 2025

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



**+ 1.3%**

**+ 2.8%**

**+ 8.7%**

Change in  
New Listings

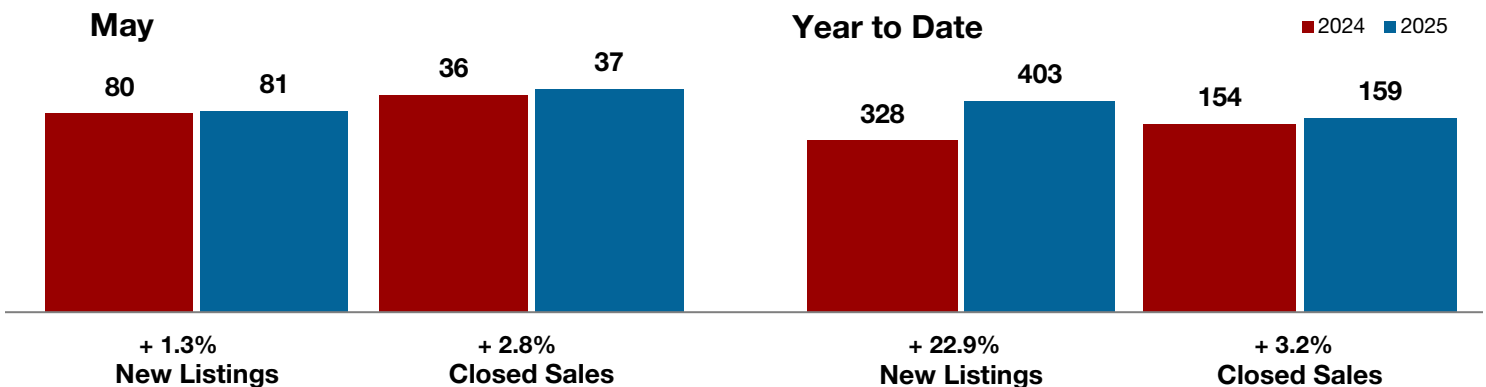
Change in  
Closed Sales

Change in  
Median Sales Price

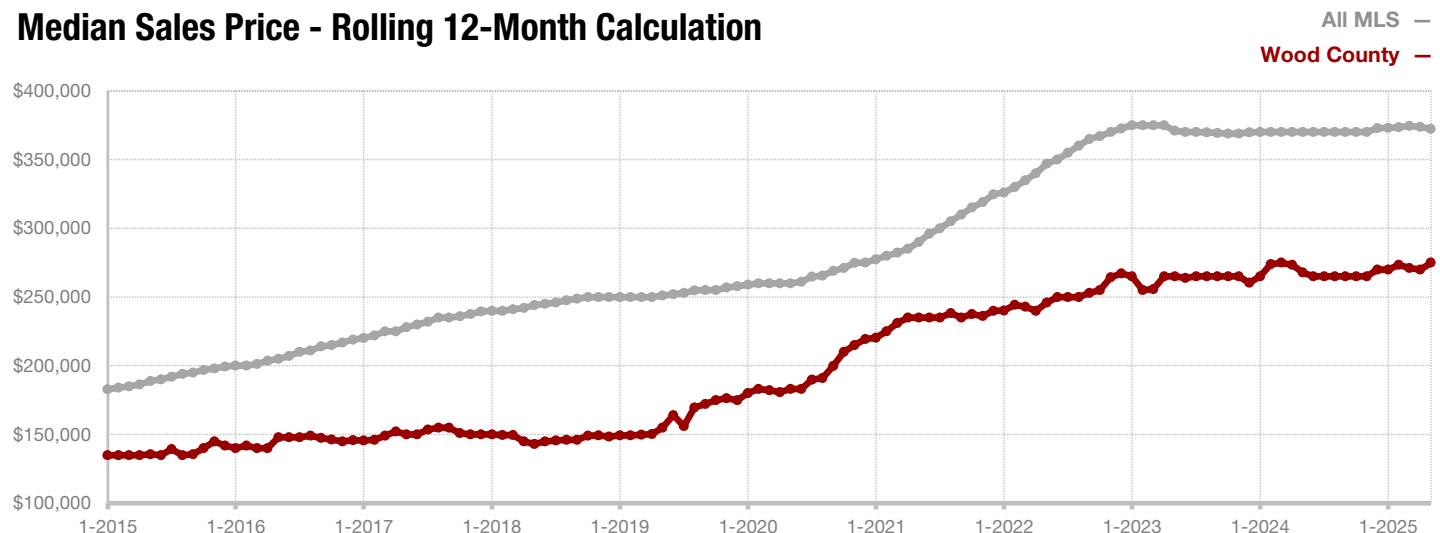
## Wood County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	80	81	+ 1.3%	328	403	+ 22.9%
Pending Sales	34	35	+ 2.9%	171	168	- 1.8%
Closed Sales	36	37	+ 2.8%	154	159	+ 3.2%
Average Sales Price*	\$261,817	\$312,649	+ 19.4%	\$323,253	\$346,588	+ 7.2%
Median Sales Price*	\$260,000	\$282,500	+ 8.7%	\$268,500	\$280,000	+ 4.3%
Percent of Original List Price Received*	91.3%	91.6%	+ 0.3%	91.4%	92.0%	+ 0.7%
Days on Market Until Sale	85	105	+ 23.5%	78	100	+ 28.2%
Inventory of Homes for Sale	270	335	+ 24.1%	--	--	--
Months Supply of Inventory	8.1	10.1	+ 24.7%	--	--	--

\* 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 – May 2025

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



**+ 20.0%**

**- 5.6%**

**+ 1.3%**

Change in  
New Listings

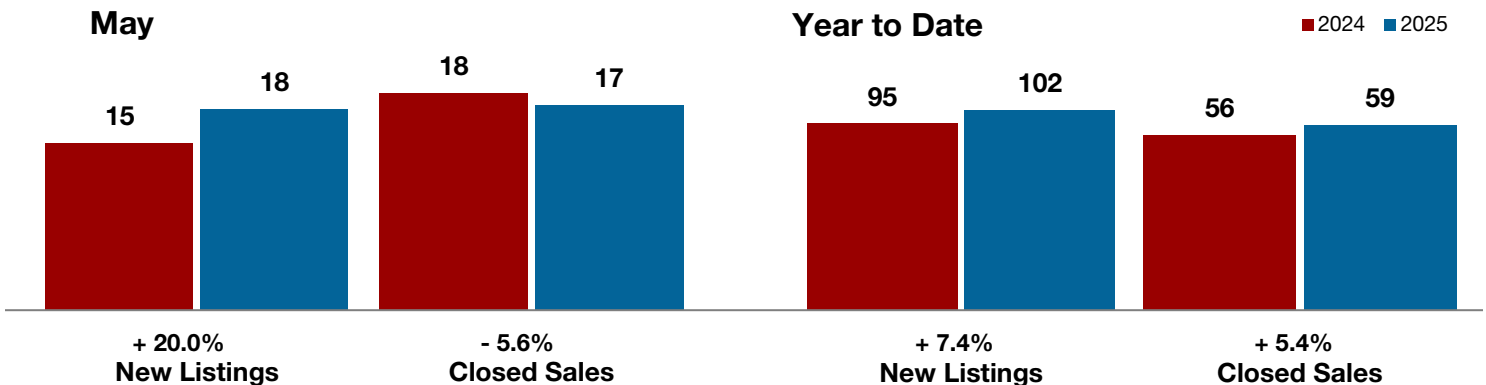
Change in  
Closed Sales

Change in  
Median Sales Price

## Young County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	15	18	+ 20.0%	95	102	+ 7.4%
Pending Sales	21	3	- 85.7%	69	53	- 23.2%
Closed Sales	18	17	- 5.6%	56	59	+ 5.4%
Average Sales Price*	\$251,489	\$238,051	- 5.3%	\$264,667	\$394,597	+ 49.1%
Median Sales Price*	\$219,250	\$222,000	+ 1.3%	\$222,500	\$259,900	+ 16.8%
Percent of Original List Price Received*	94.0%	90.0%	- 4.3%	89.9%	91.2%	+ 1.4%
Days on Market Until Sale	67	103	+ 53.7%	77	75	- 2.6%
Inventory of Homes for Sale	58	81	+ 39.7%	--	--	--
Months Supply of Inventory	4.9	8.7	+ 77.6%	--	--	--

\* 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

