

# Local Market Updates

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



## February 2026

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



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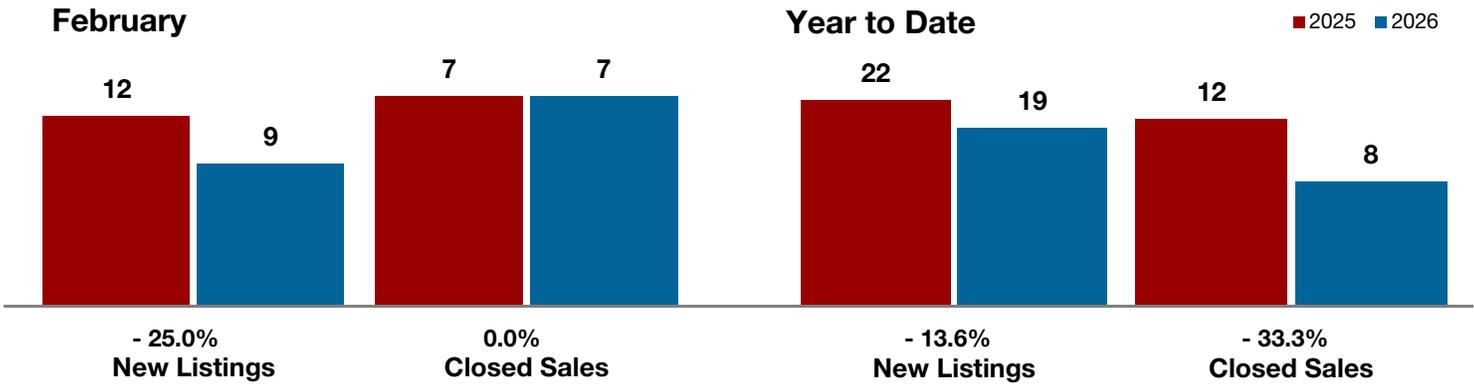


<b>- 25.0%</b>	<b>0.0%</b>	<b>- 37.8%</b>
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

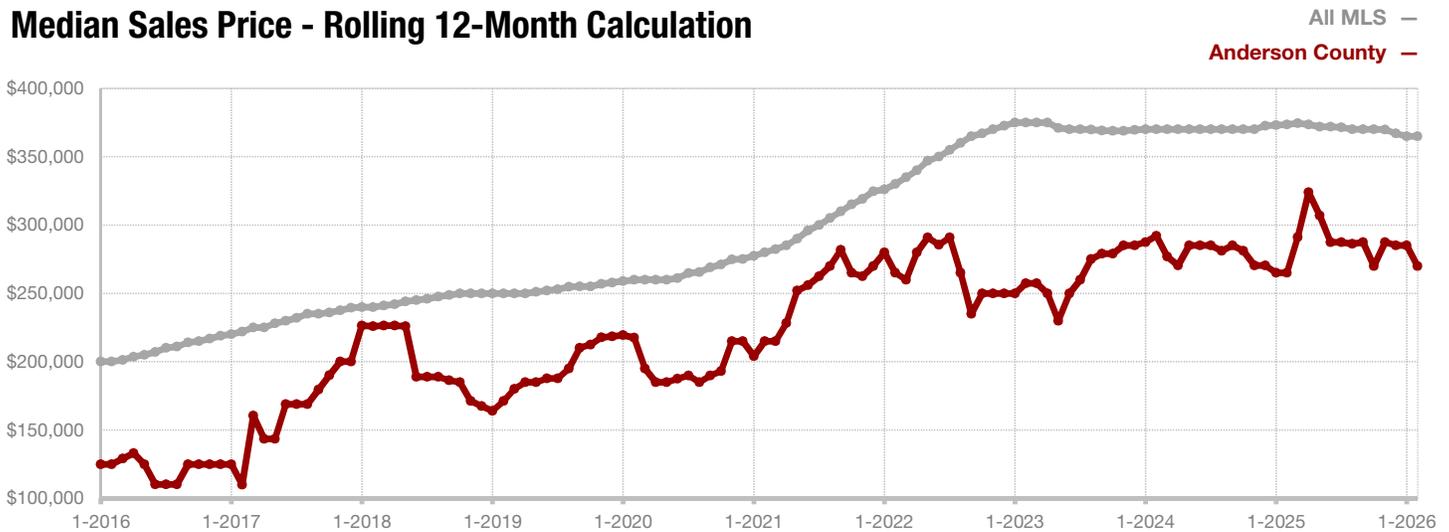
## Anderson County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	12	9	- 25.0%	22	19	- 13.6%
Pending Sales	10	2	- 80.0%	14	12	- 14.3%
Closed Sales	7	7	0.0%	12	8	- 33.3%
Average Sales Price*	\$317,579	<b>\$173,571</b>	- 45.3%	\$286,671	<b>\$186,000</b>	- 35.1%
Median Sales Price*	\$291,050	<b>\$181,000</b>	- 37.8%	\$251,775	<b>\$198,000</b>	- 21.4%
Percent of Original List Price Received*	88.3%	<b>87.1%</b>	- 1.4%	88.7%	<b>88.3%</b>	- 0.5%
Days on Market Until Sale	63	<b>98</b>	+ 55.6%	64	<b>93</b>	+ 45.3%
Inventory of Homes for Sale	54	<b>59</b>	+ 9.3%	--	--	--
Months Supply of Inventory	8.0	<b>9.3</b>	+ 16.3%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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**- 43.5%**

**- 41.2%**

**+ 30.9%**

Change in  
New Listings

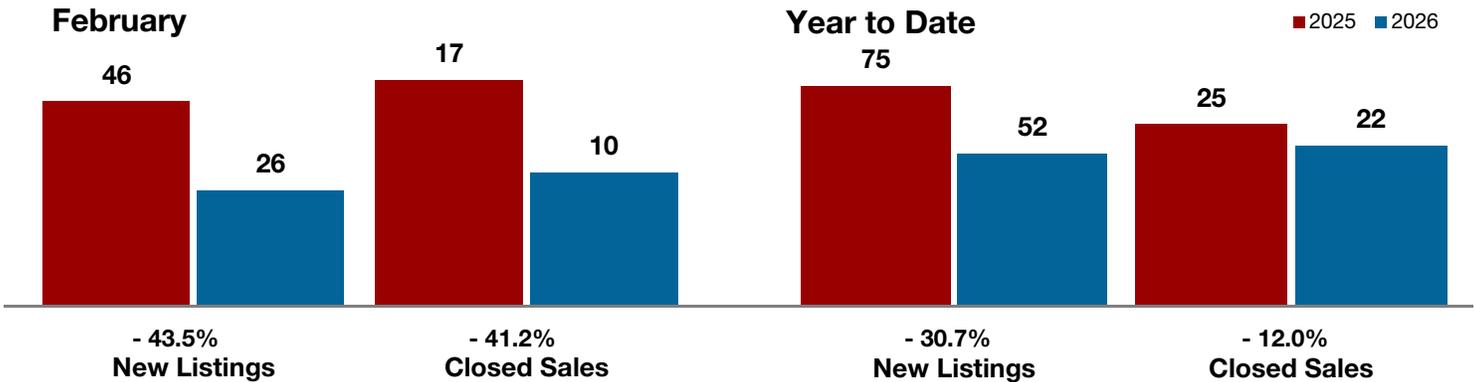
Change in  
Closed Sales

Change in  
Median Sales Price

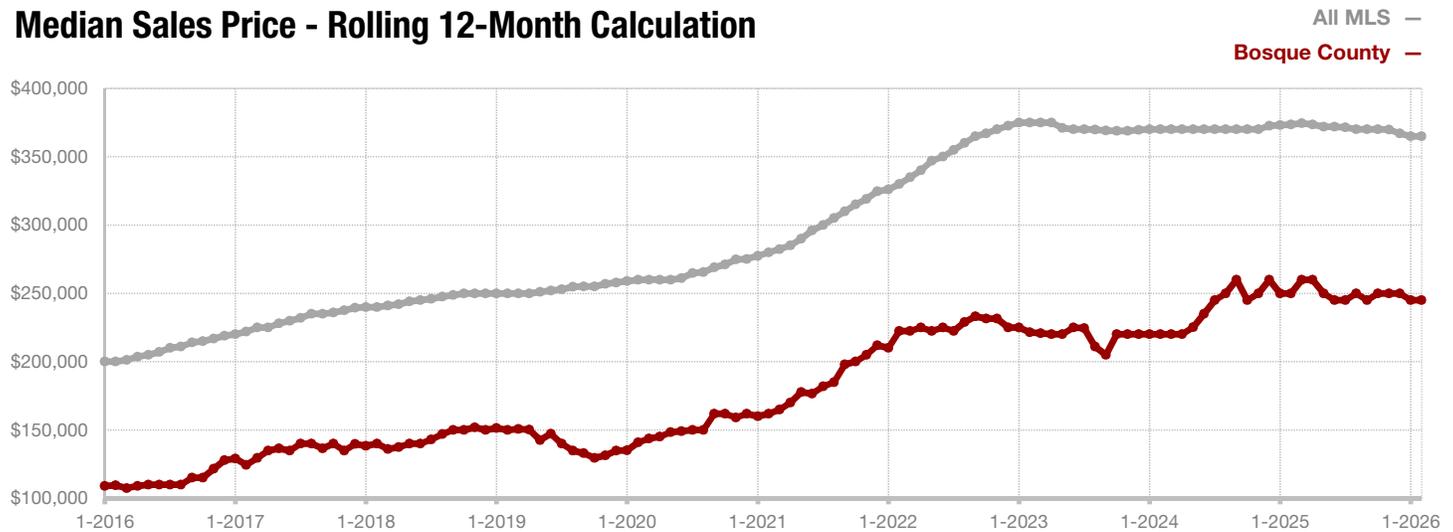
## Bosque County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	46	26	- 43.5%	75	52	- 30.7%
Pending Sales	24	11	- 54.2%	40	24	- 40.0%
Closed Sales	17	10	- 41.2%	25	22	- 12.0%
Average Sales Price*	\$252,735	<b>\$346,204</b>	+ 37.0%	\$255,060	<b>\$264,343</b>	+ 3.6%
Median Sales Price*	\$160,000	<b>\$209,500</b>	+ 30.9%	\$160,000	<b>\$195,000</b>	+ 21.9%
Percent of Original List Price Received*	89.1%	<b>90.2%</b>	+ 1.2%	89.0%	<b>86.7%</b>	- 2.6%
Days on Market Until Sale	84	<b>95</b>	+ 13.1%	103	<b>105</b>	+ 1.9%
Inventory of Homes for Sale	185	<b>128</b>	- 30.8%	--	--	--
Months Supply of Inventory	9.3	<b>7.5</b>	- 19.4%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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**- 4.9%**

**+ 42.3%**

**- 14.3%**

Change in  
New Listings

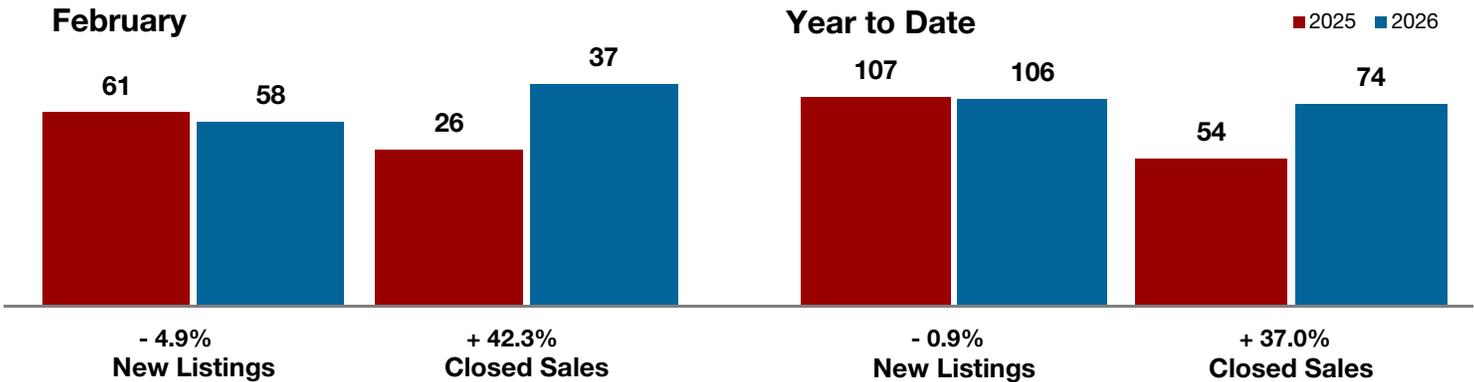
Change in  
Closed Sales

Change in  
Median Sales Price

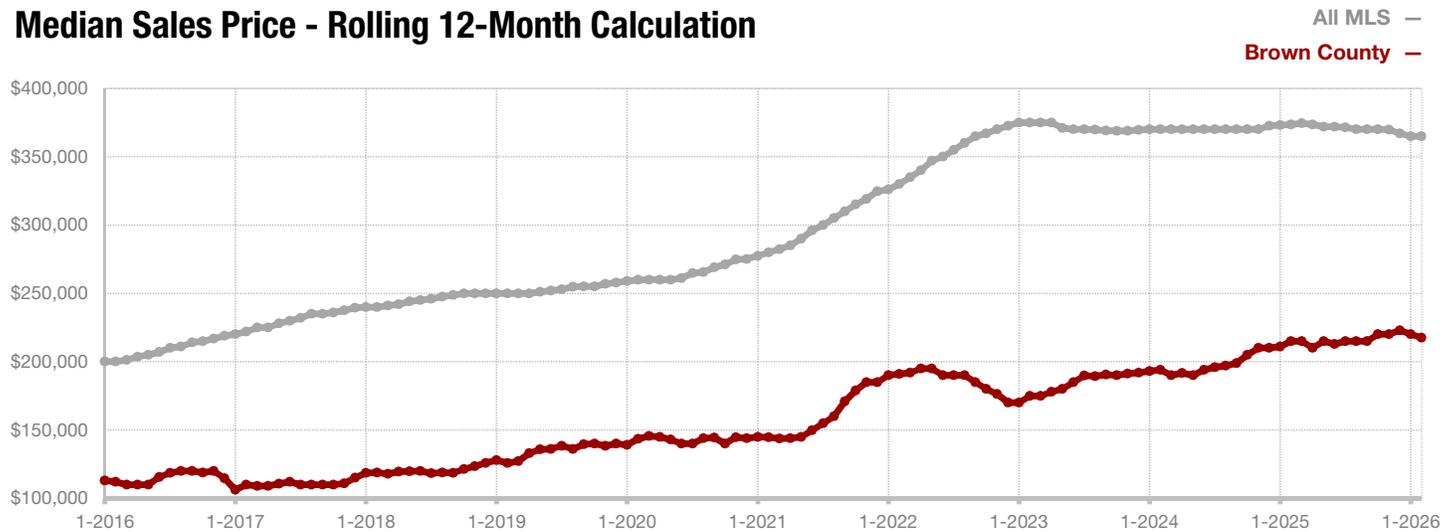
## Brown County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	61	58	- 4.9%	107	106	- 0.9%
Pending Sales	35	28	- 20.0%	55	65	+ 18.2%
Closed Sales	26	37	+ 42.3%	54	74	+ 37.0%
Average Sales Price*	\$351,573	<b>\$286,844</b>	- 18.4%	\$310,025	<b>\$258,595</b>	- 16.6%
Median Sales Price*	\$245,000	<b>\$209,990</b>	- 14.3%	\$231,250	<b>\$206,495</b>	- 10.7%
Percent of Original List Price Received*	92.1%	<b>88.9%</b>	- 3.5%	92.6%	<b>88.5%</b>	- 4.4%
Days on Market Until Sale	84	124	+ 47.6%	79	107	+ 35.4%
Inventory of Homes for Sale	214	227	+ 6.1%	--	--	--
Months Supply of Inventory	6.3	5.8	- 7.9%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



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**- 13.6%**

**+ 66.7%**

**- 20.0%**

Change in  
New Listings

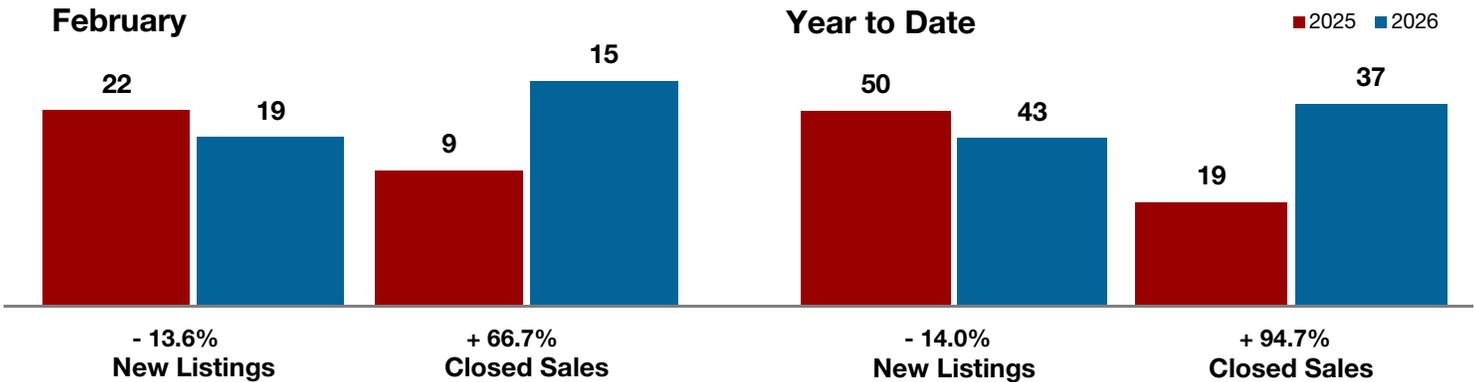
Change in  
Closed Sales

Change in  
Median Sales Price

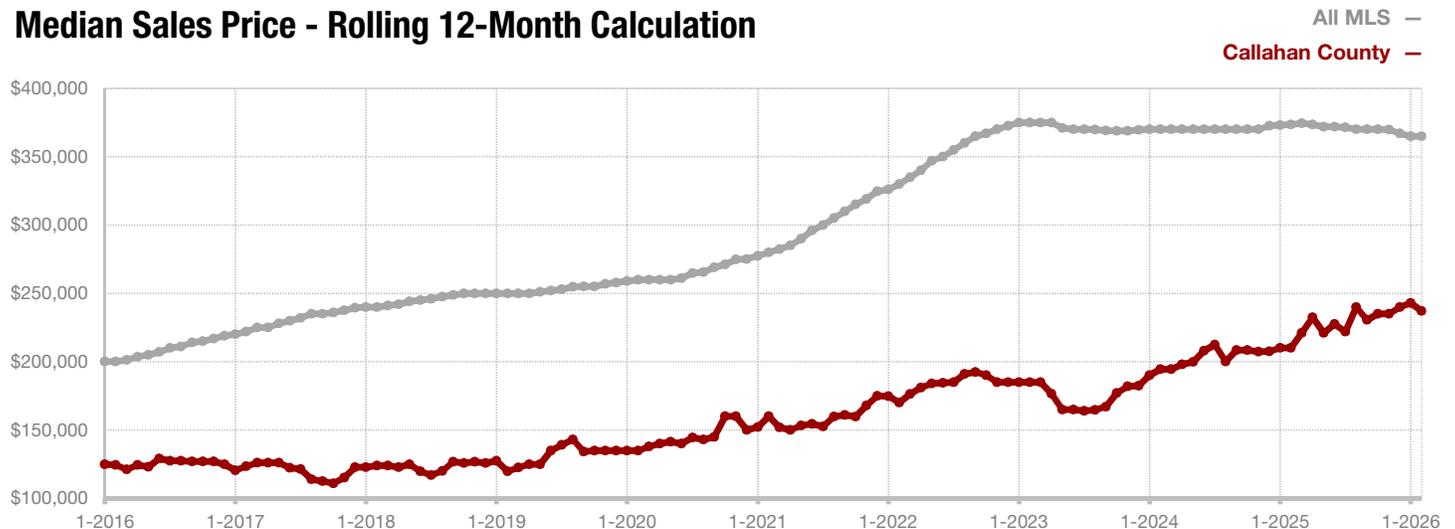
## Callahan County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	22	19	- 13.6%	50	43	- 14.0%
Pending Sales	14	19	+ 35.7%	21	32	+ 52.4%
Closed Sales	9	15	+ 66.7%	19	37	+ 94.7%
Average Sales Price*	\$269,666	<b>\$226,720</b>	- 15.9%	\$258,467	<b>\$239,054</b>	- 7.5%
Median Sales Price*	\$250,000	<b>\$199,996</b>	- 20.0%	\$250,000	<b>\$237,000</b>	- 5.2%
Percent of Original List Price Received*	89.7%	<b>93.6%</b>	+ 4.3%	92.6%	<b>94.4%</b>	+ 1.9%
Days on Market Until Sale	80	<b>88</b>	+ 10.0%	73	<b>83</b>	+ 13.7%
Inventory of Homes for Sale	90	<b>55</b>	- 38.9%	--	--	--
Months Supply of Inventory	7.6	<b>3.1</b>	- 59.2%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



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**- 66.7%**

**- 100.0%**

**--**

Change in  
New Listings

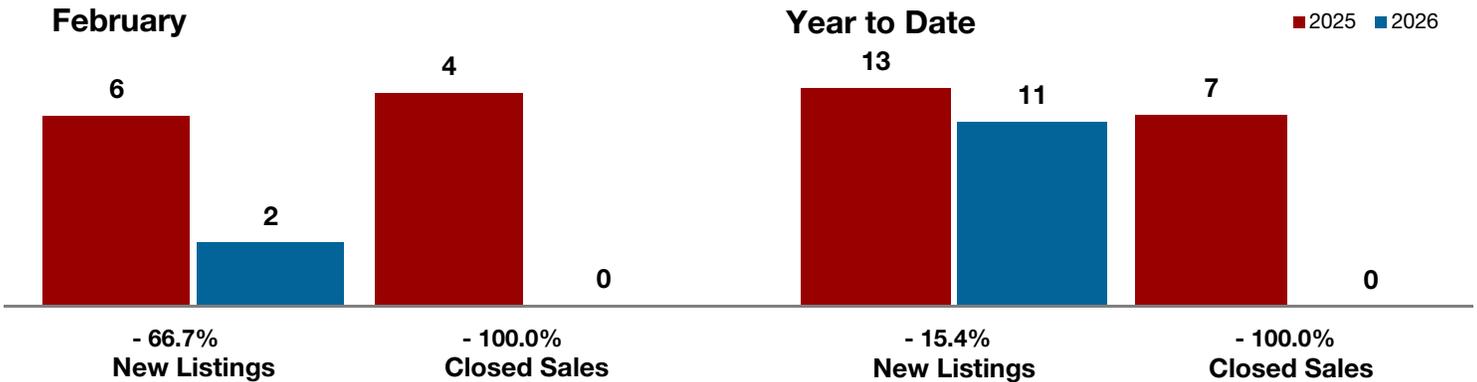
Change in  
Closed Sales

Change in  
Median Sales Price

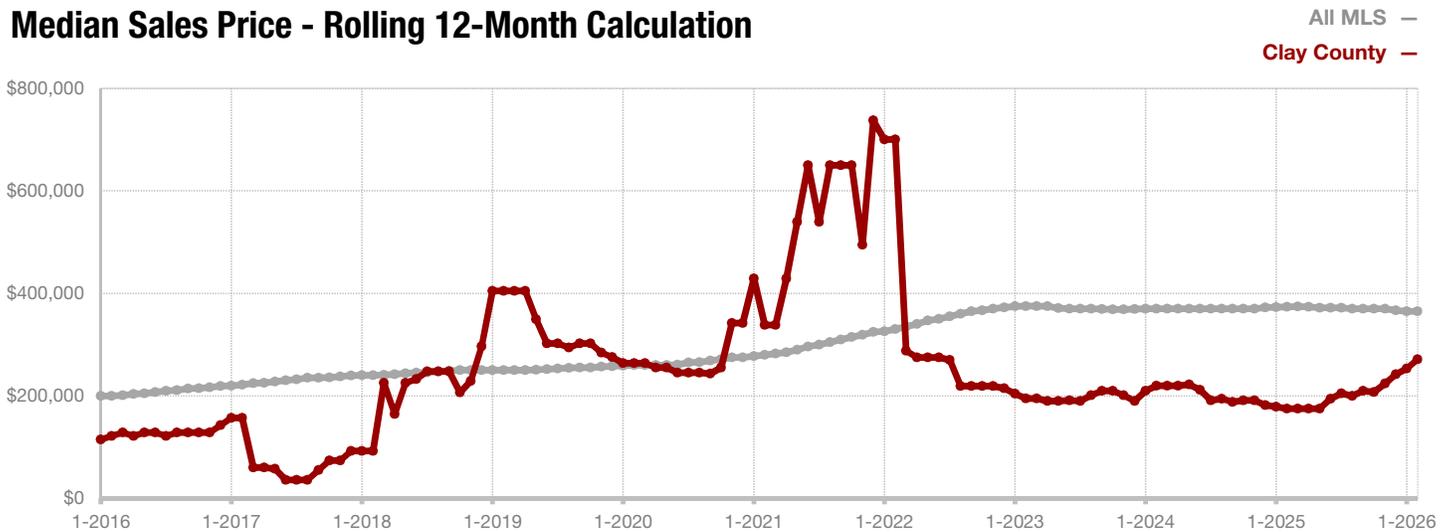
## Clay County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	6	2	- 66.7%	13	11	- 15.4%
Pending Sales	4	1	- 75.0%	9	1	- 88.9%
Closed Sales	4	0	- 100.0%	7	0	- 100.0%
Average Sales Price*	\$165,375	--	--	\$192,857	--	--
Median Sales Price*	\$137,000	--	--	\$165,000	--	--
Percent of Original List Price Received*	96.0%	--	--	92.7%	--	--
Days on Market Until Sale	117	--	--	101	--	--
Inventory of Homes for Sale	31	21	- 32.3%	--	--	--
Months Supply of Inventory	10.1	6.2	- 38.6%	--	--	--

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**+ 42.9%**

**- 46.2%**

**+ 8.2%**

Change in  
New Listings

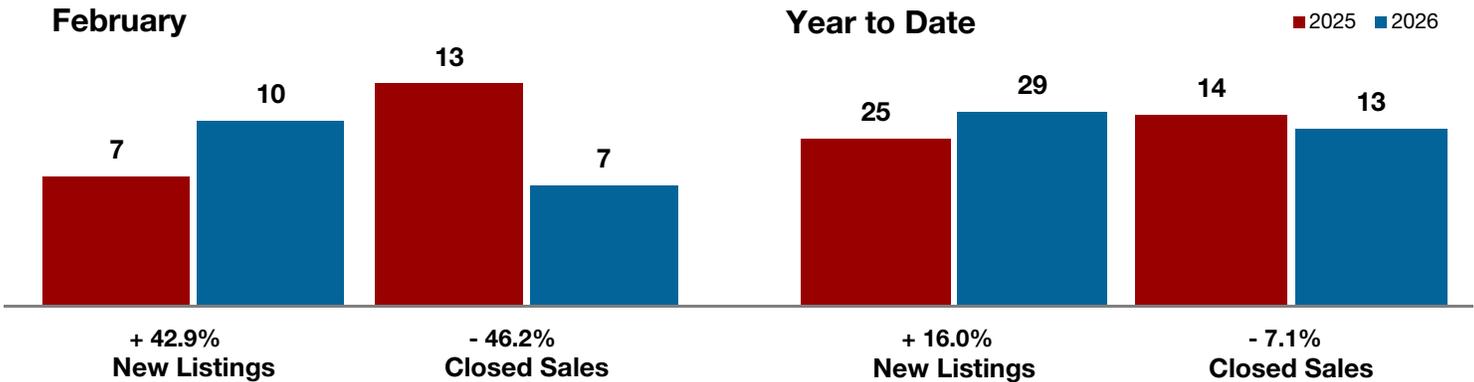
Change in  
Closed Sales

Change in  
Median Sales Price

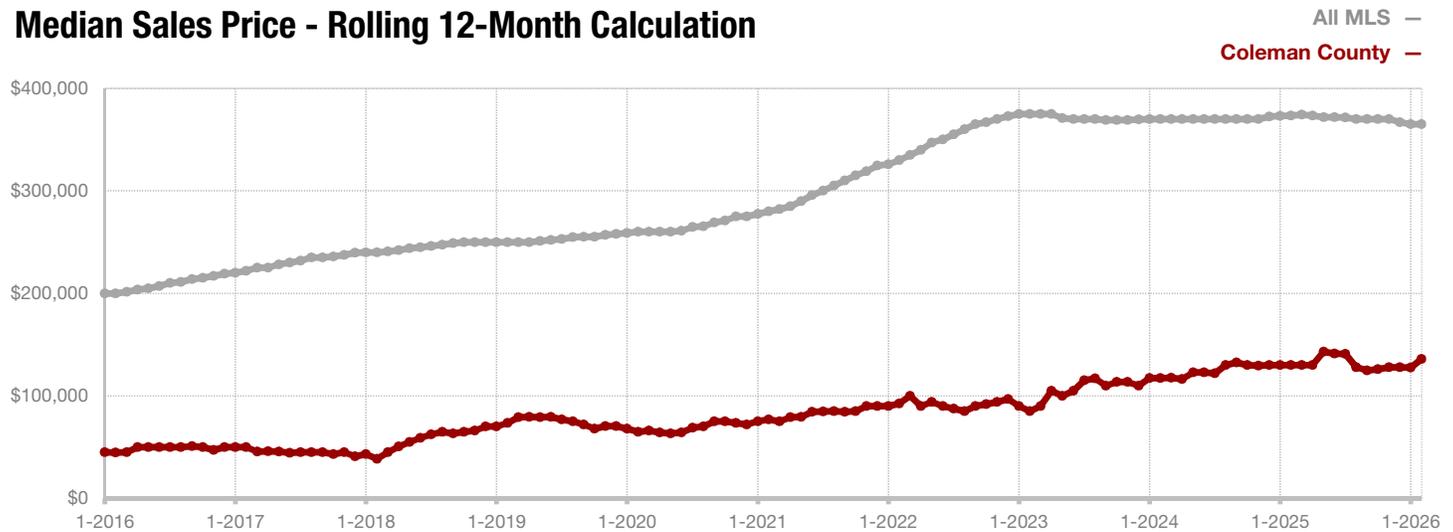
## Coleman County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	7	10	+ 42.9%	25	29	+ 16.0%
Pending Sales	9	2	- 77.8%	18	11	- 38.9%
Closed Sales	13	7	- 46.2%	14	13	- 7.1%
Average Sales Price*	\$134,730	<b>\$109,729</b>	- 18.6%	\$136,528	<b>\$119,662</b>	- 12.4%
Median Sales Price*	\$124,735	<b>\$135,000</b>	+ 8.2%	\$126,318	<b>\$135,000</b>	+ 6.9%
Percent of Original List Price Received*	88.3%	<b>91.7%</b>	+ 3.9%	89.1%	<b>89.8%</b>	+ 0.8%
Days on Market Until Sale	89	<b>76</b>	- 14.6%	85	<b>83</b>	- 2.4%
Inventory of Homes for Sale	66	<b>76</b>	+ 15.2%	--	--	--
Months Supply of Inventory	9.7	<b>10.9</b>	+ 12.4%	--	--	--

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**+ 14.4%**

**- 5.9%**

**- 8.6%**

Change in  
New Listings

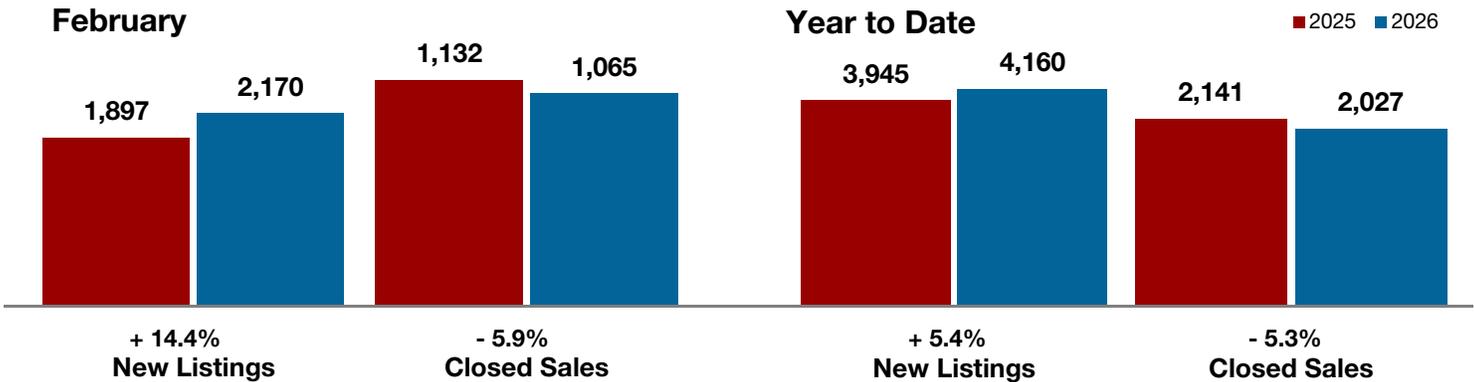
Change in  
Closed Sales

Change in  
Median Sales Price

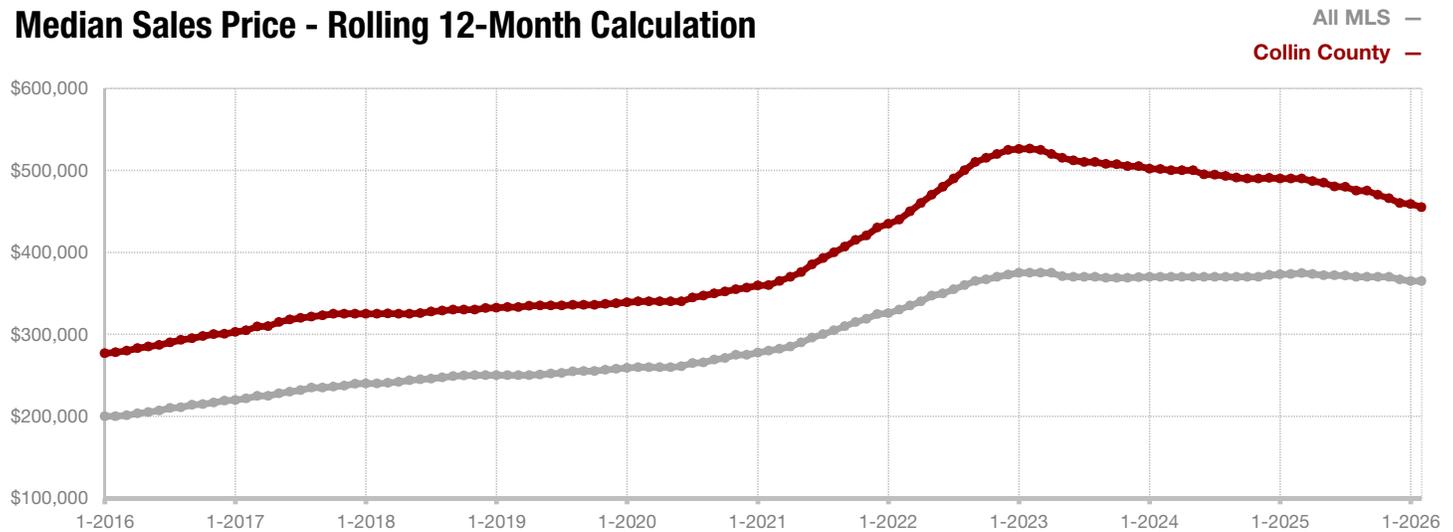
## Collin County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	1,897	<b>2,170</b>	+ 14.4%	3,945	<b>4,160</b>	+ 5.4%
Pending Sales	1,328	<b>1,295</b>	- 2.5%	2,591	<b>2,495</b>	- 3.7%
Closed Sales	1,132	<b>1,065</b>	- 5.9%	2,141	<b>2,027</b>	- 5.3%
Average Sales Price*	\$547,421	<b>\$509,586</b>	- 6.9%	\$539,897	<b>\$512,328</b>	- 5.1%
Median Sales Price*	\$476,000	<b>\$435,000</b>	- 8.6%	\$470,838	<b>\$435,000</b>	- 7.6%
Percent of Original List Price Received*	95.0%	<b>92.9%</b>	- 2.2%	94.5%	<b>92.5%</b>	- 2.1%
Days on Market Until Sale	66	<b>80</b>	+ 21.2%	66	<b>79</b>	+ 19.7%
Inventory of Homes for Sale	4,618	<b>5,218</b>	+ 13.0%	--	--	--
Months Supply of Inventory	3.4	<b>3.6</b>	+ 5.9%	--	--	--

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**- 14.8%**

**- 7.1%**

**+ 9.2%**

Change in  
New Listings

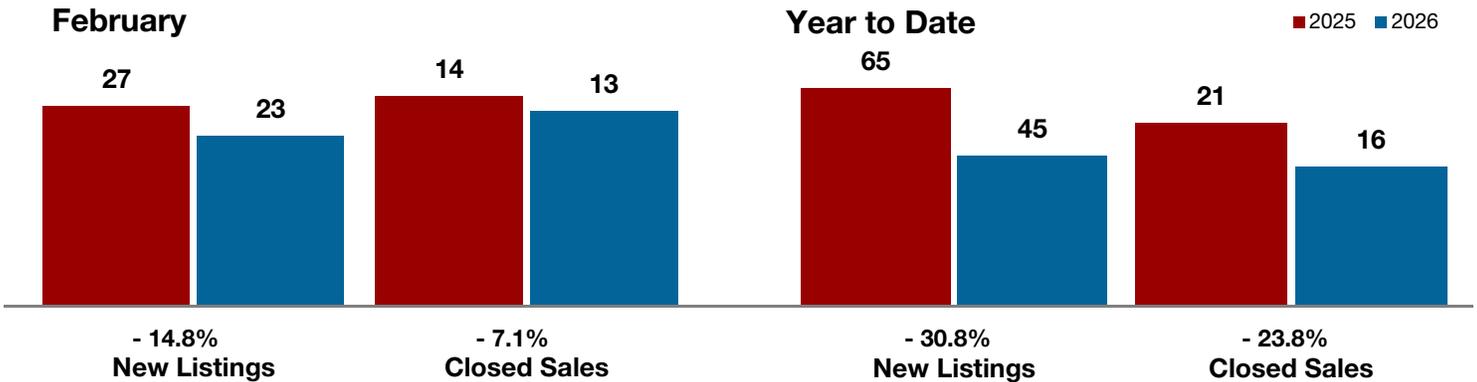
Change in  
Closed Sales

Change in  
Median Sales Price

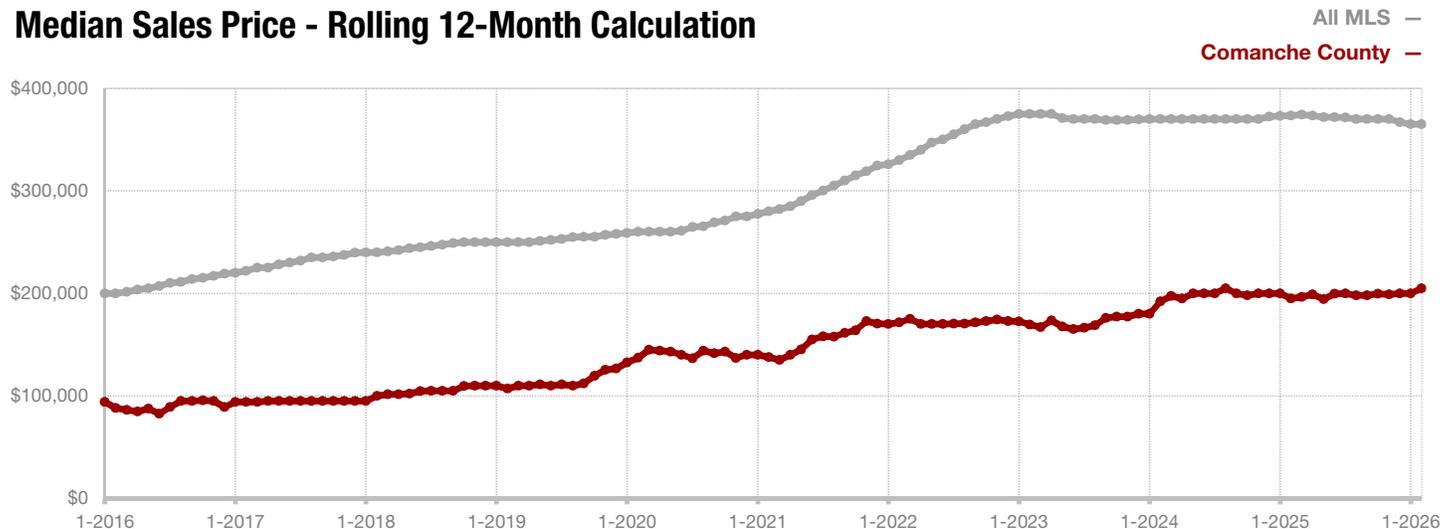
## Comanche County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	27	23	- 14.8%	65	45	- 30.8%
Pending Sales	13	7	- 46.2%	29	19	- 34.5%
Closed Sales	14	13	- 7.1%	21	16	- 23.8%
Average Sales Price*	\$189,867	<b>\$242,738</b>	+ 27.8%	\$209,389	<b>\$249,100</b>	+ 19.0%
Median Sales Price*	\$169,450	<b>\$185,000</b>	+ 9.2%	\$193,000	<b>\$215,000</b>	+ 11.4%
Percent of Original List Price Received*	98.0%	<b>85.1%</b>	- 13.2%	96.2%	<b>85.4%</b>	- 11.2%
Days on Market Until Sale	82	<b>73</b>	- 11.0%	70	<b>85</b>	+ 21.4%
Inventory of Homes for Sale	133	<b>117</b>	- 12.0%	--	--	--
Months Supply of Inventory	10.5	<b>8.2</b>	- 21.9%	--	--	--

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**+ 22.4%**

**- 16.3%**

**+ 1.0%**

Change in  
New Listings

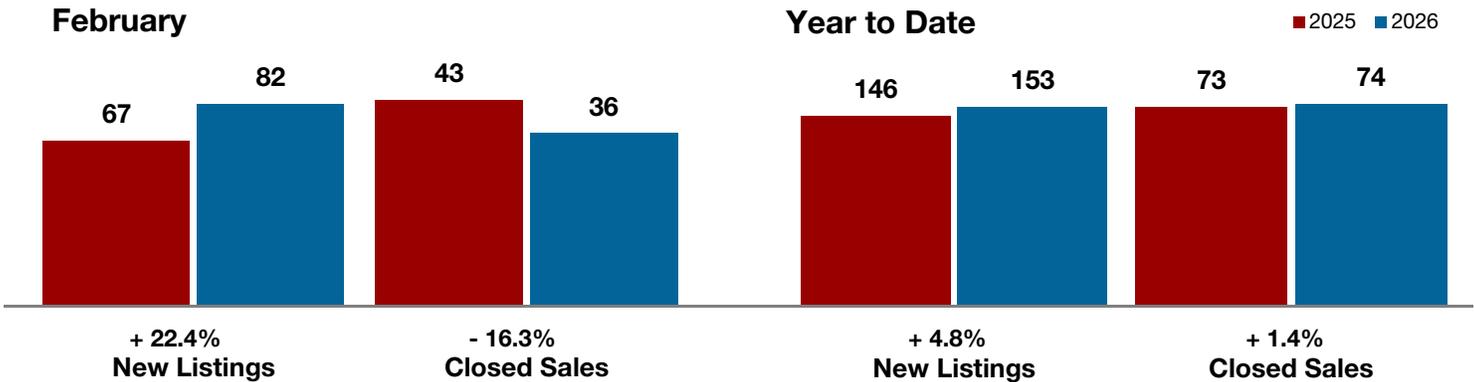
Change in  
Closed Sales

Change in  
Median Sales Price

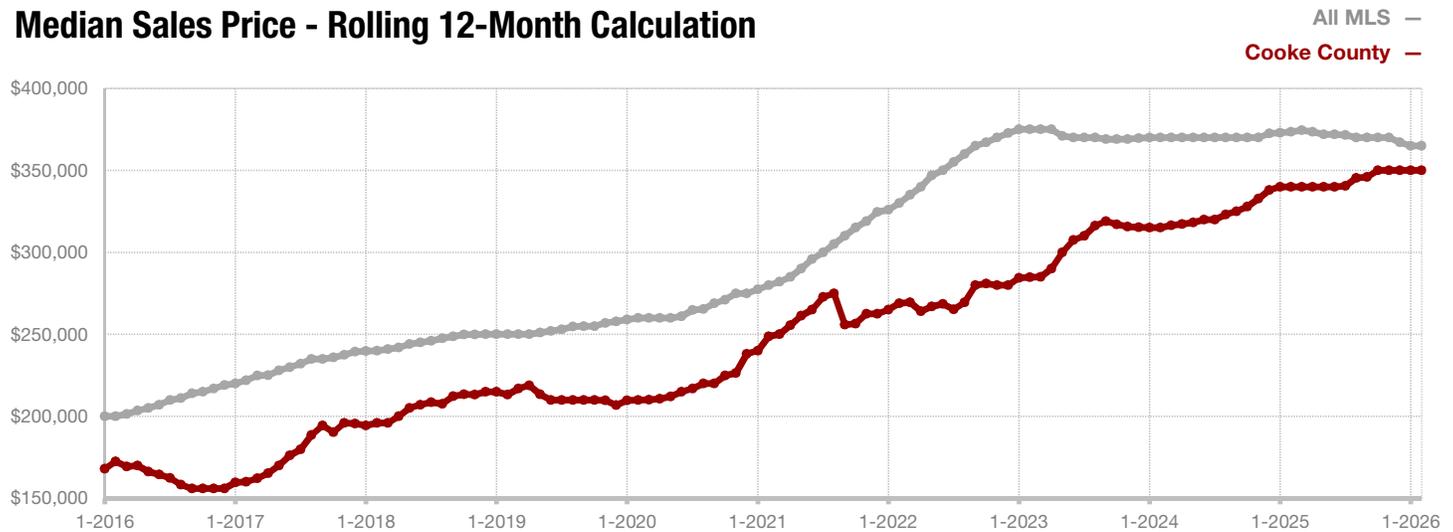
## Cooke County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	67	82	+ 22.4%	146	153	+ 4.8%
Pending Sales	40	21	- 47.5%	82	68	- 17.1%
Closed Sales	43	36	- 16.3%	73	74	+ 1.4%
Average Sales Price*	\$527,179	\$389,107	- 26.2%	\$521,757	\$465,788	- 10.7%
Median Sales Price*	\$334,650	\$338,138	+ 1.0%	\$340,000	\$343,695	+ 1.1%
Percent of Original List Price Received*	91.7%	89.4%	- 2.5%	91.1%	88.8%	- 2.5%
Days on Market Until Sale	86	74	- 14.0%	97	92	- 5.2%
Inventory of Homes for Sale	290	304	+ 4.8%	--	--	--
Months Supply of Inventory	6.4	7.3	+ 14.1%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



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**- 1.9%**

**- 11.3%**

**- 2.7%**

Change in  
New Listings

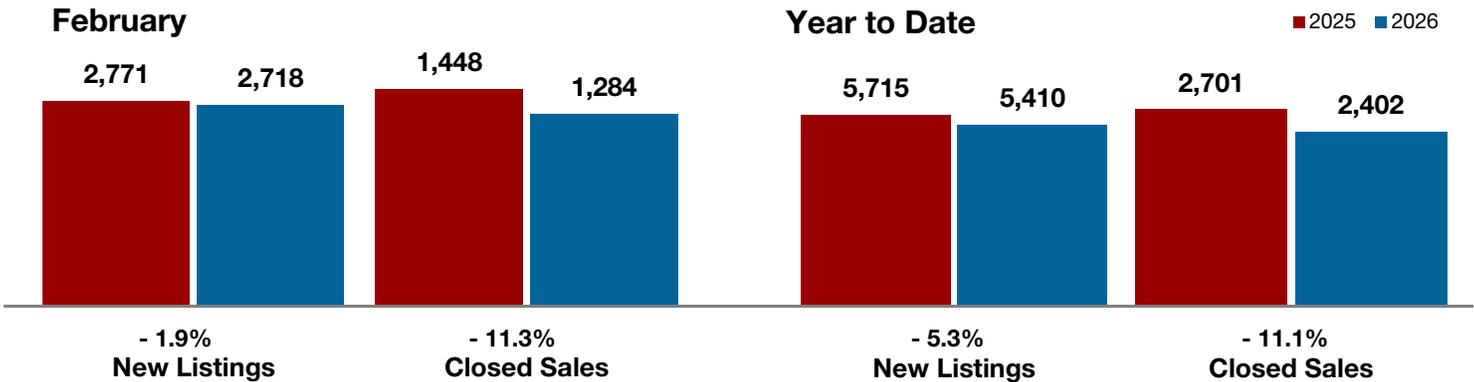
Change in  
Closed Sales

Change in  
Median Sales Price

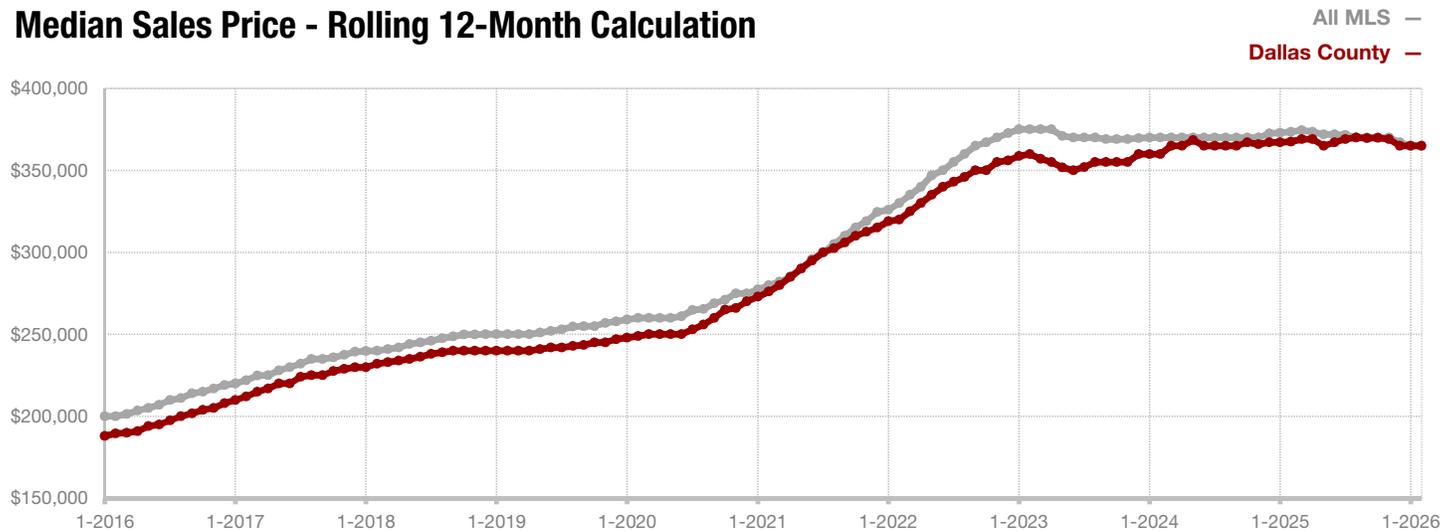
## Dallas County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	2,771	<b>2,718</b>	- 1.9%	5,715	<b>5,410</b>	- 5.3%
Pending Sales	1,621	<b>1,474</b>	- 9.1%	3,126	<b>2,818</b>	- 9.9%
Closed Sales	1,448	<b>1,284</b>	- 11.3%	2,701	<b>2,402</b>	- 11.1%
Average Sales Price*	\$539,458	<b>\$543,244</b>	+ 0.7%	\$522,106	<b>\$526,723</b>	+ 0.9%
Median Sales Price*	\$370,000	<b>\$359,945</b>	- 2.7%	\$356,600	<b>\$352,250</b>	- 1.2%
Percent of Original List Price Received*	94.8%	<b>93.9%</b>	- 0.9%	94.4%	<b>93.7%</b>	- 0.7%
Days on Market Until Sale	56	<b>62</b>	+ 10.7%	57	<b>62</b>	+ 8.8%
Inventory of Homes for Sale	6,854	<b>6,726</b>	- 1.9%	--	--	--
Months Supply of Inventory	4.0	<b>4.1</b>	+ 2.5%	--	--	--

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**- 37.5%**

**- 60.0%**

**- 6.9%**

Change in  
New Listings

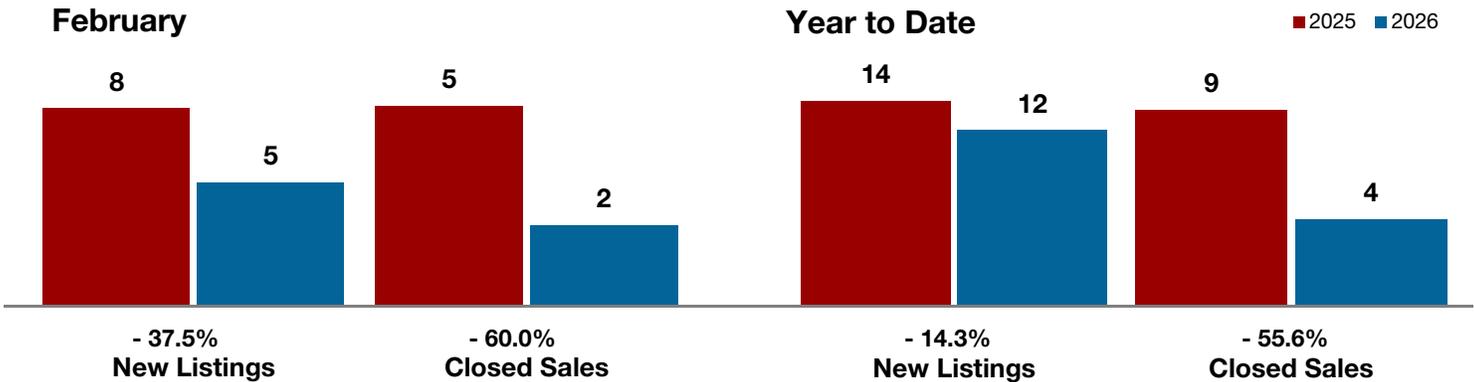
Change in  
Closed Sales

Change in  
Median Sales Price

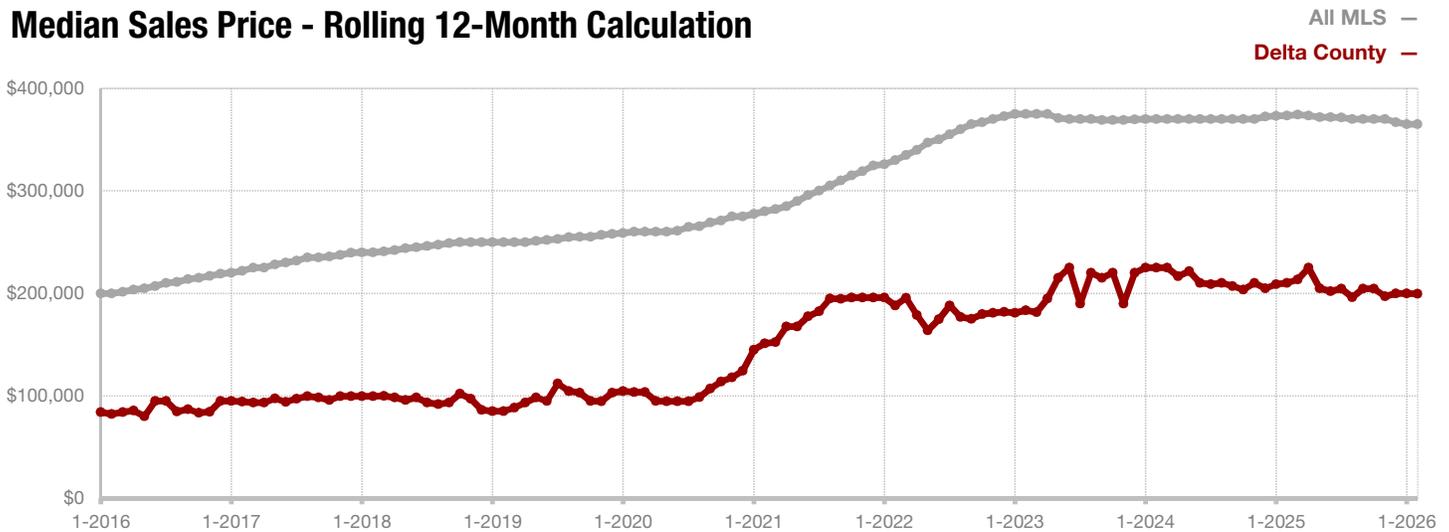
## Delta County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	8	5	- 37.5%	14	12	- 14.3%
Pending Sales	1	2	+ 100.0%	9	3	- 66.7%
Closed Sales	5	2	- 60.0%	9	4	- 55.6%
Average Sales Price*	\$262,500	<b>\$209,500</b>	- 20.2%	\$270,833	<b>\$240,750</b>	- 11.1%
Median Sales Price*	\$225,000	<b>\$209,500</b>	- 6.9%	\$255,000	<b>\$245,000</b>	- 3.9%
Percent of Original List Price Received*	98.5%	<b>81.4%</b>	- 17.4%	94.3%	<b>87.0%</b>	- 7.7%
Days on Market Until Sale	58	<b>73</b>	+ 25.9%	65	<b>112</b>	+ 72.3%
Inventory of Homes for Sale	34	<b>28</b>	- 17.6%	--	--	--
Months Supply of Inventory	8.0	<b>7.0</b>	- 12.5%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



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**+ 9.3%**

**- 7.7%**

**- 3.7%**

Change in  
New Listings

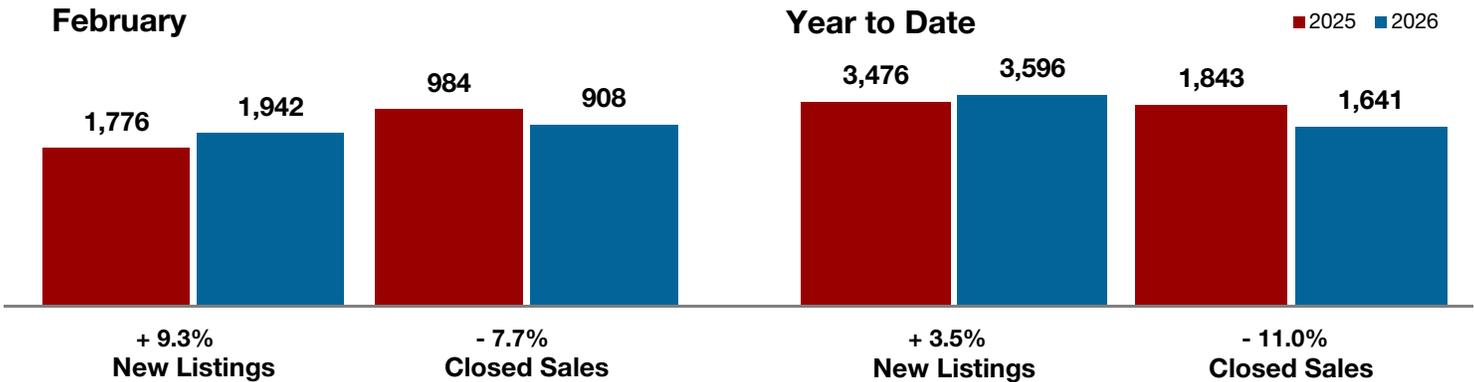
Change in  
Closed Sales

Change in  
Median Sales Price

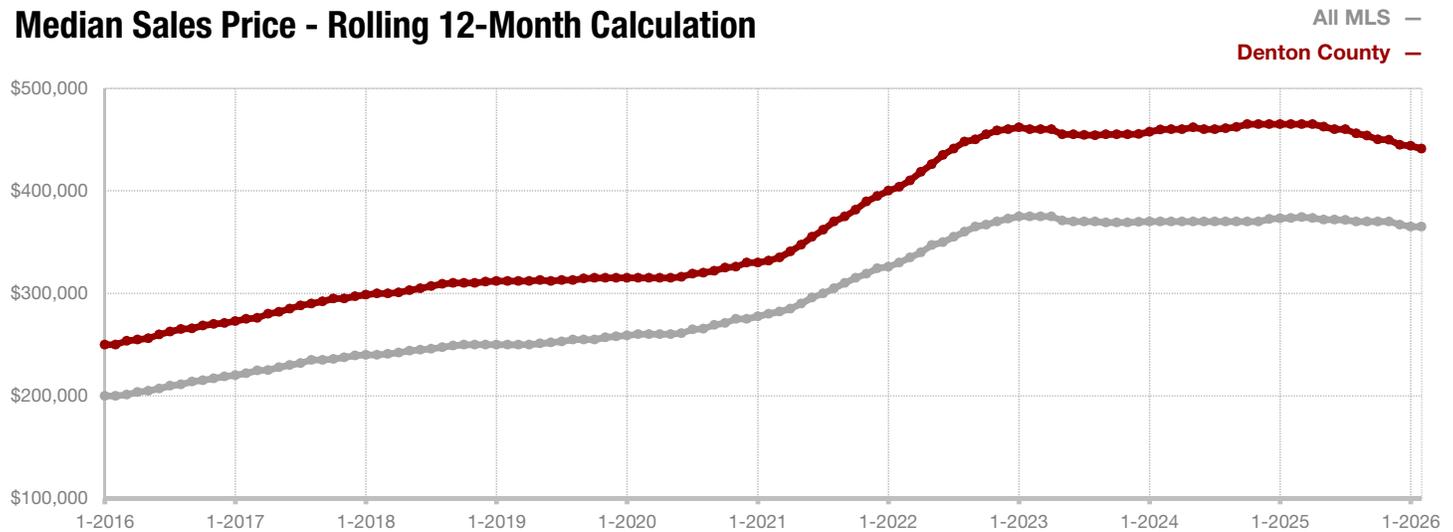
## Denton County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	1,776	1,942	+ 9.3%	3,476	3,596	+ 3.5%
Pending Sales	1,128	1,066	- 5.5%	2,205	2,130	- 3.4%
Closed Sales	984	908	- 7.7%	1,843	1,641	- 11.0%
Average Sales Price*	\$528,523	\$522,484	- 1.1%	\$535,741	\$529,574	- 1.2%
Median Sales Price*	\$445,000	\$428,500	- 3.7%	\$445,000	\$425,000	- 4.5%
Percent of Original List Price Received*	94.7%	93.9%	- 0.8%	94.6%	93.4%	- 1.3%
Days on Market Until Sale	63	76	+ 20.6%	64	78	+ 21.9%
Inventory of Homes for Sale	4,109	4,475	+ 8.9%	--	--	--
Months Supply of Inventory	3.5	3.8	+ 8.6%	--	--	--

\* 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 – February 2026

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



**- 17.2%**

**+ 333.3%**

**+ 13.4%**

Change in  
New Listings

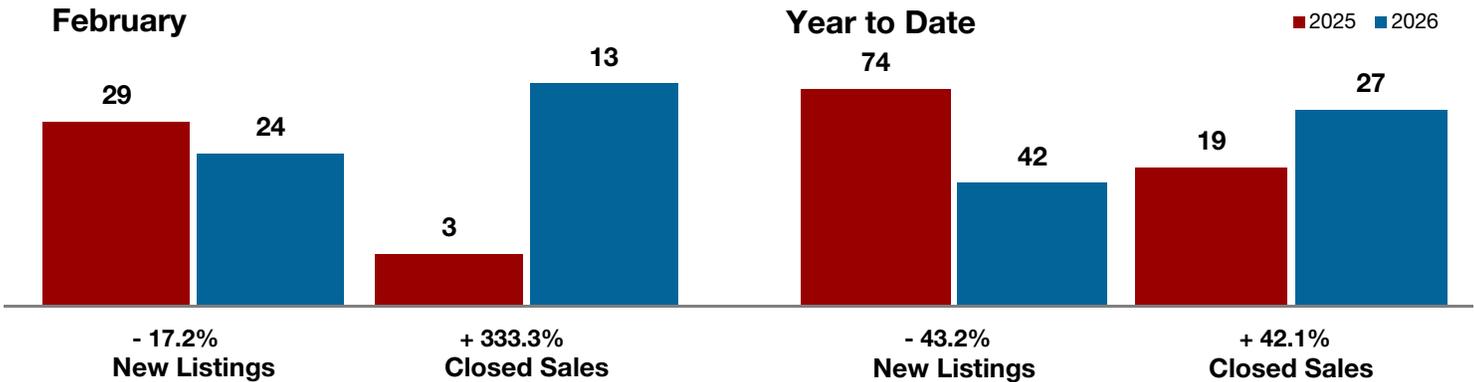
Change in  
Closed Sales

Change in  
Median Sales Price

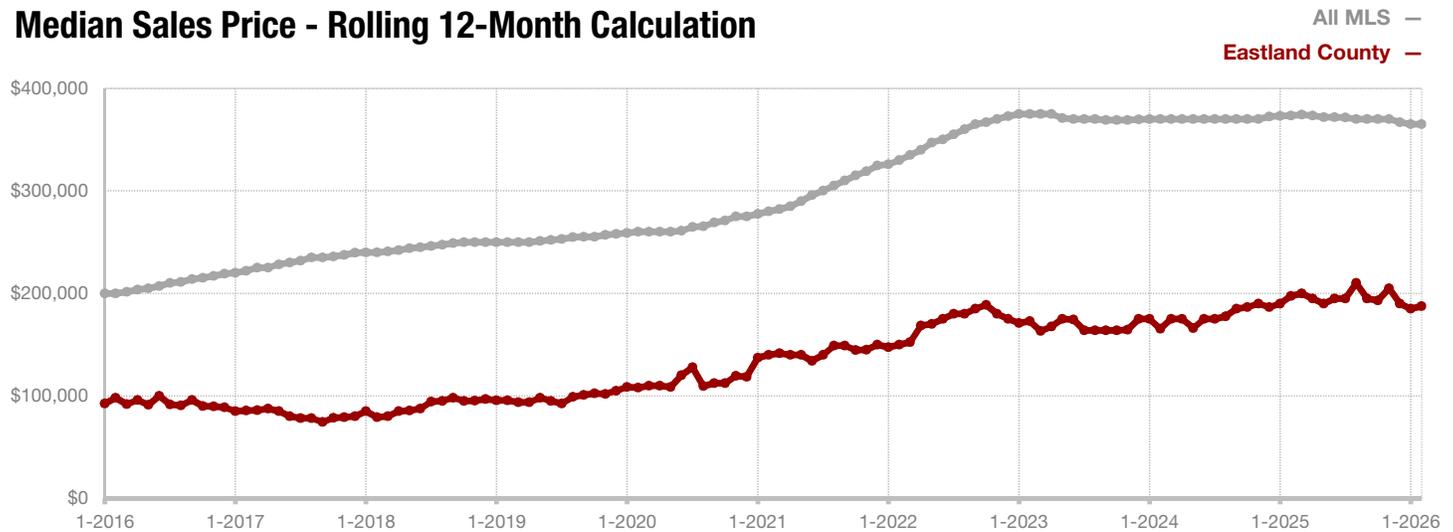
## Eastland County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	29	24	- 17.2%	74	42	- 43.2%
Pending Sales	16	13	- 18.8%	25	30	+ 20.0%
Closed Sales	3	13	+ 333.3%	19	27	+ 42.1%
Average Sales Price*	\$237,600	\$185,153	- 22.1%	\$547,968	\$204,990	- 62.6%
Median Sales Price*	\$167,500	\$190,000	+ 13.4%	\$218,000	\$159,990	- 26.6%
Percent of Original List Price Received*	86.7%	85.1%	- 1.8%	93.9%	83.3%	- 11.3%
Days on Market Until Sale	41	135	+ 229.3%	91	165	+ 81.3%
Inventory of Homes for Sale	161	119	- 26.1%	--	--	--
Months Supply of Inventory	12.2	8.0	- 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.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 8.6%**

**- 16.3%**

**+ 3.7%**

Change in  
New Listings

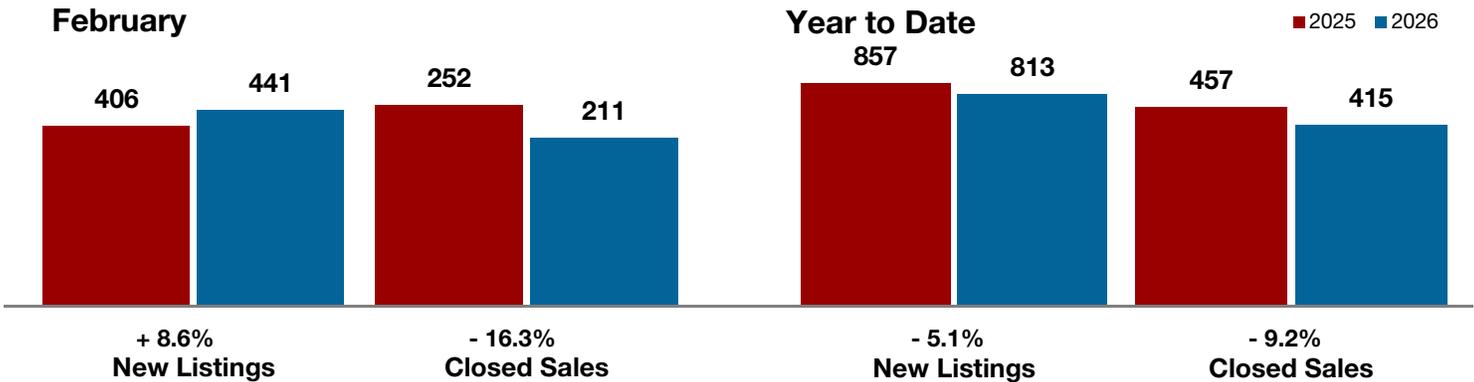
Change in  
Closed Sales

Change in  
Median Sales Price

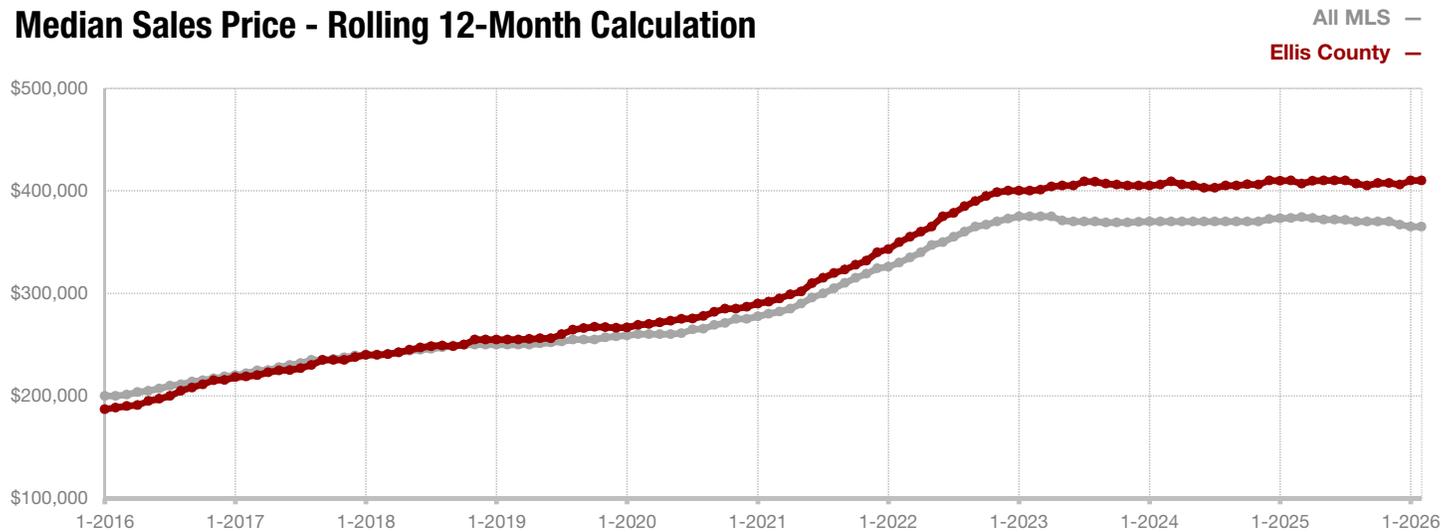
## Ellis County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	406	441	+ 8.6%	857	813	- 5.1%
Pending Sales	301	283	- 6.0%	573	552	- 3.7%
Closed Sales	252	211	- 16.3%	457	415	- 9.2%
Average Sales Price*	\$435,635	\$464,641	+ 6.7%	\$426,595	\$475,735	+ 11.5%
Median Sales Price*	\$405,202	\$420,000	+ 3.7%	\$400,000	\$421,280	+ 5.3%
Percent of Original List Price Received*	94.5%	93.4%	- 1.2%	94.0%	94.0%	0.0%
Days on Market Until Sale	89	89	0.0%	87	89	+ 2.3%
Inventory of Homes for Sale	1,367	1,271	- 7.0%	--	--	--
Months Supply of Inventory	4.7	4.3	- 8.5%	--	--	--

\* 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 – February 2026

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



**- 16.7%**

**- 29.4%**

**+ 67.8%**

Change in  
New Listings

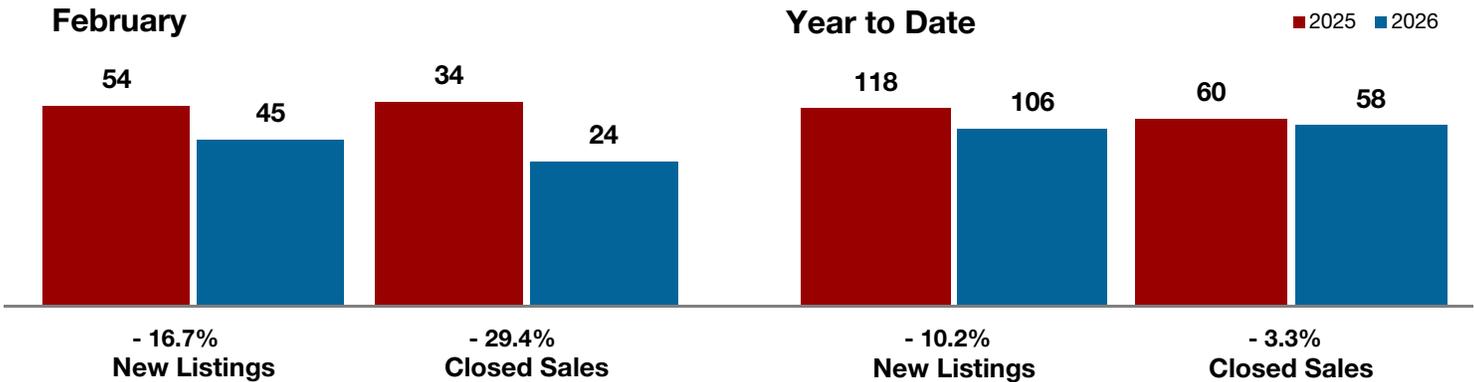
Change in  
Closed Sales

Change in  
Median Sales Price

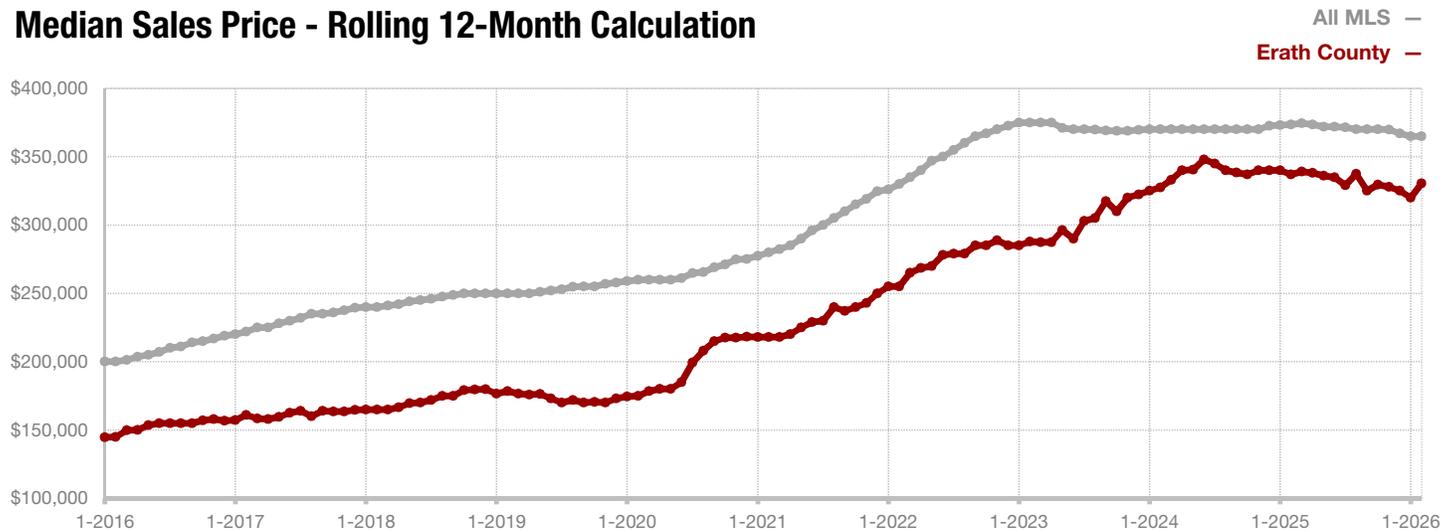
## Erath County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	54	45	- 16.7%	118	106	- 10.2%
Pending Sales	29	19	- 34.5%	69	56	- 18.8%
Closed Sales	34	24	- 29.4%	60	58	- 3.3%
Average Sales Price*	\$424,159	\$757,657	+ 78.6%	\$472,239	\$554,891	+ 17.5%
Median Sales Price*	\$289,000	\$485,000	+ 67.8%	\$320,000	\$358,000	+ 11.9%
Percent of Original List Price Received*	93.4%	91.7%	- 1.8%	92.6%	92.1%	- 0.5%
Days on Market Until Sale	98	89	- 9.2%	90	80	- 11.1%
Inventory of Homes for Sale	230	245	+ 6.5%	--	--	--
Months Supply of Inventory	6.2	7.0	+ 12.9%	--	--	--

\* 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 – February 2026

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



**- 16.7%**

**- 14.3%**

**+ 59.0%**

Change in  
New Listings

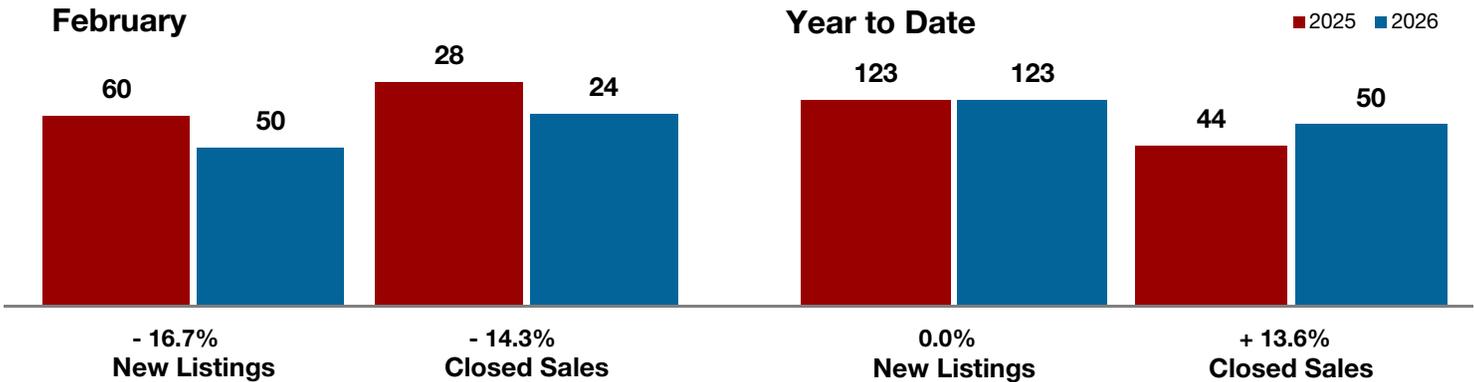
Change in  
Closed Sales

Change in  
Median Sales Price

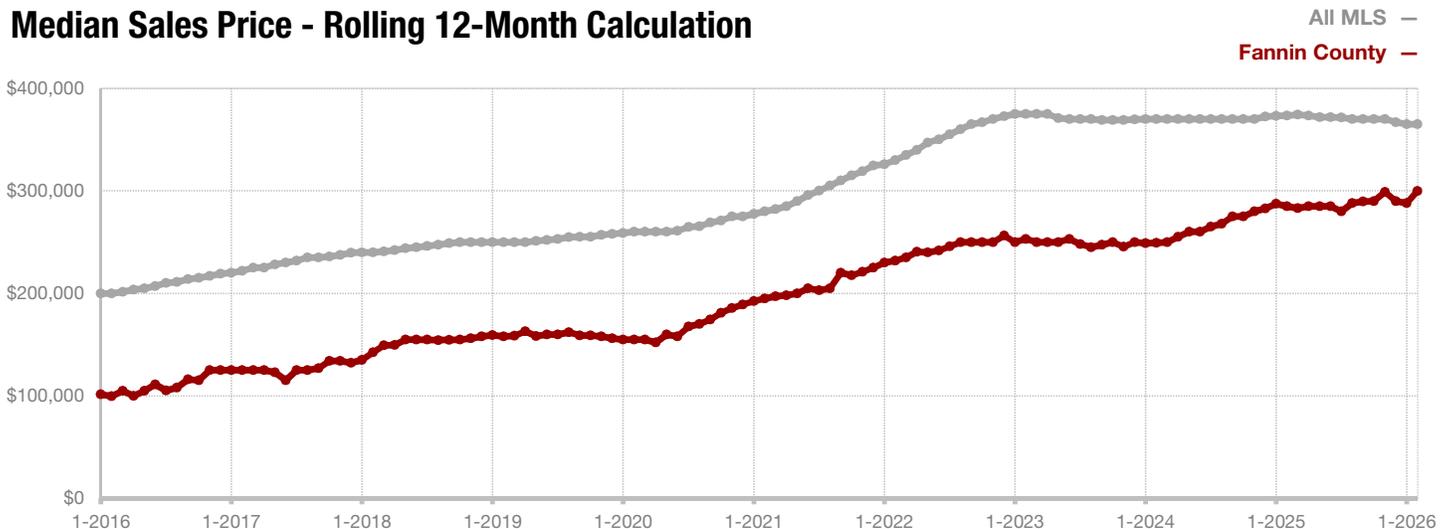
## Fannin County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	60	50	- 16.7%	123	123	0.0%
Pending Sales	45	26	- 42.2%	67	63	- 6.0%
Closed Sales	28	24	- 14.3%	44	50	+ 13.6%
Average Sales Price*	\$268,081	<b>\$387,819</b>	+ 44.7%	\$300,982	<b>\$378,191</b>	+ 25.7%
Median Sales Price*	\$210,000	<b>\$334,000</b>	+ 59.0%	\$228,500	<b>\$309,000</b>	+ 35.2%
Percent of Original List Price Received*	86.1%	<b>90.5%</b>	+ 5.1%	87.0%	<b>89.0%</b>	+ 2.3%
Days on Market Until Sale	85	105	+ 23.5%	83	100	+ 20.5%
Inventory of Homes for Sale	265	285	+ 7.5%	--	--	--
Months Supply of Inventory	7.5	8.1	+ 8.0%	--	--	--

\* 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 – February 2026

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



**+ 28.6%**

**0.0%**

**- 38.3%**

Change in  
New Listings

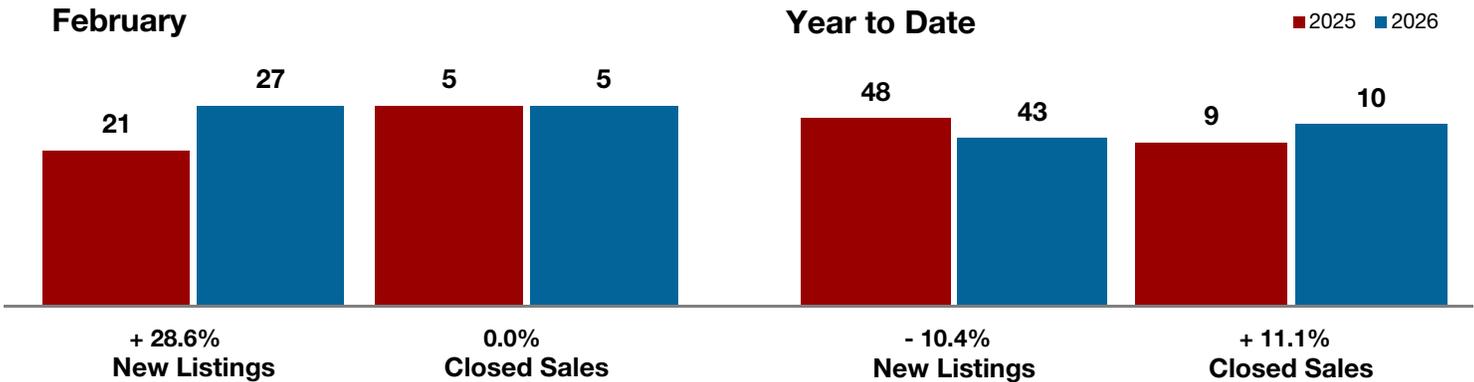
Change in  
Closed Sales

Change in  
Median Sales Price

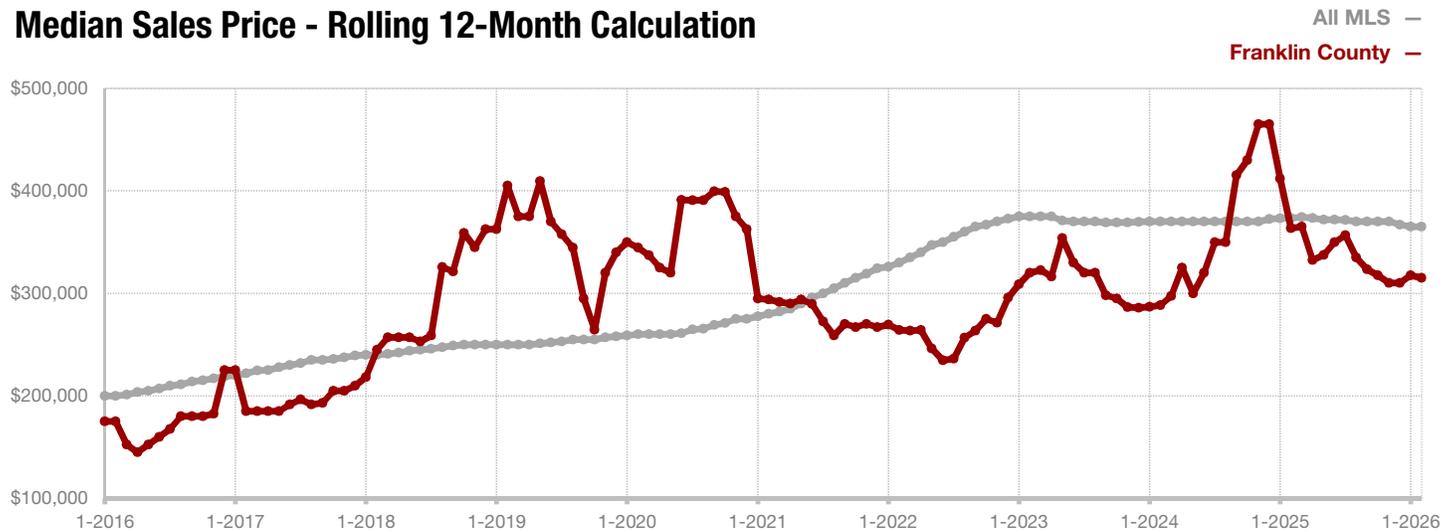
## Franklin County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	21	27	+ 28.6%	48	43	- 10.4%
Pending Sales	5	6	+ 20.0%	10	14	+ 40.0%
Closed Sales	5	5	0.0%	9	10	+ 11.1%
Average Sales Price*	\$324,296	<b>\$261,200</b>	- 19.5%	\$266,498	<b>\$774,550</b>	+ 190.6%
Median Sales Price*	\$315,000	<b>\$194,500</b>	- 38.3%	\$278,000	<b>\$306,000</b>	+ 10.1%
Percent of Original List Price Received*	97.4%	<b>90.0%</b>	- 7.6%	94.3%	<b>90.0%</b>	- 4.6%
Days on Market Until Sale	53	<b>84</b>	+ 58.5%	60	<b>112</b>	+ 86.7%
Inventory of Homes for Sale	72	<b>76</b>	+ 5.6%	--	--	--
Months Supply of Inventory	9.6	<b>9.6</b>	0.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**- 12.0%**

**- 33.3%**

**+ 59.7%**

Change in  
New Listings

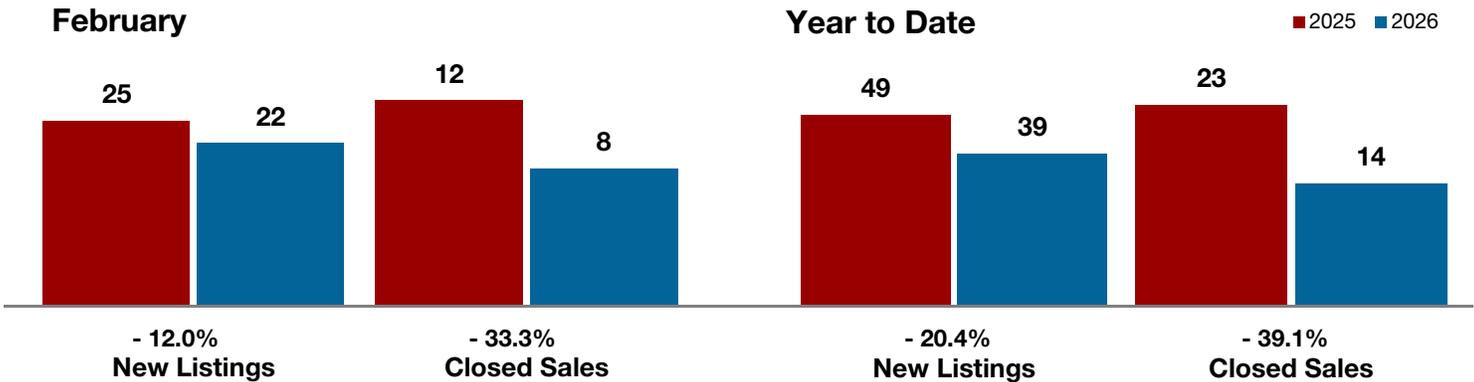
Change in  
Closed Sales

Change in  
Median Sales Price

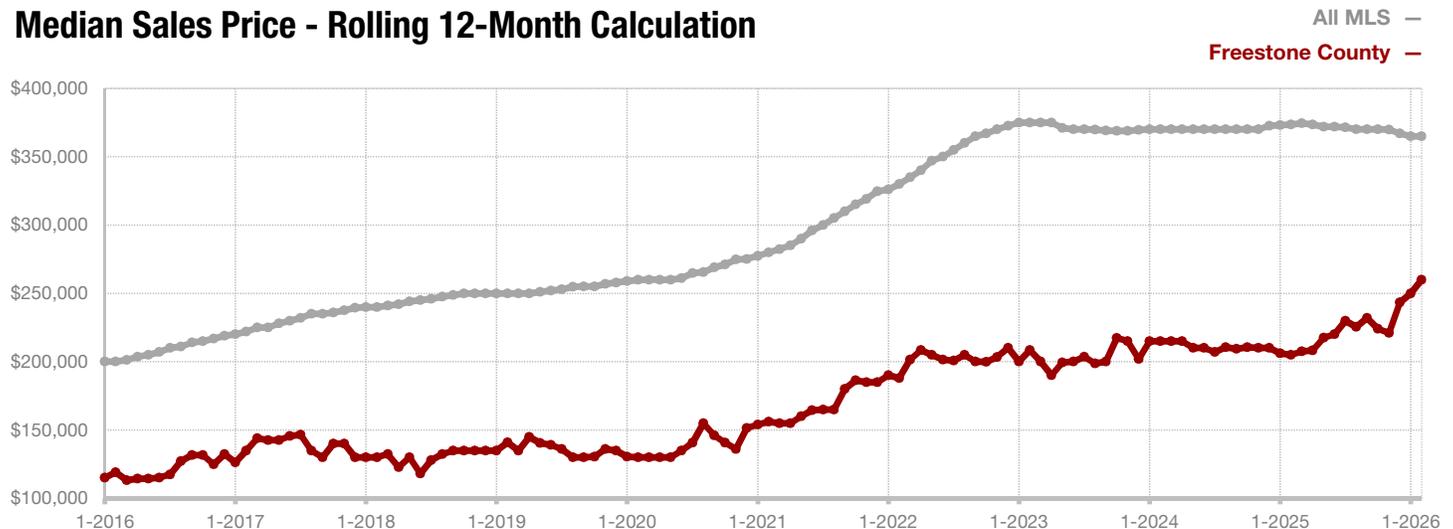
## Freestone County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	25	22	- 12.0%	49	39	- 20.4%
Pending Sales	15	9	- 40.0%	31	19	- 38.7%
Closed Sales	12	8	- 33.3%	23	14	- 39.1%
Average Sales Price*	\$347,367	<b>\$382,438</b>	+ 10.1%	\$298,783	<b>\$341,750</b>	+ 14.4%
Median Sales Price*	\$202,000	<b>\$322,500</b>	+ 59.7%	\$179,000	<b>\$322,500</b>	+ 80.2%
Percent of Original List Price Received*	91.0%	<b>91.4%</b>	+ 0.4%	90.9%	<b>90.1%</b>	- 0.9%
Days on Market Until Sale	66	97	+ 47.0%	80	111	+ 38.8%
Inventory of Homes for Sale	103	79	- 23.3%	--	--	--
Months Supply of Inventory	6.3	6.6	+ 4.8%	--	--	--

\* 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 – February 2026

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



**+ 8.8%**

**+ 3.8%**

**- 4.0%**

Change in  
New Listings

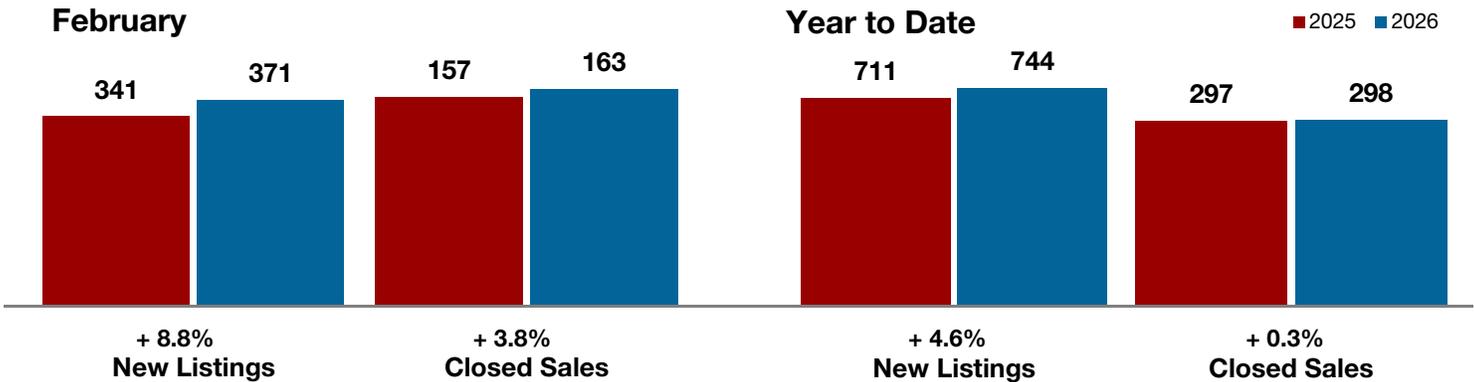
Change in  
Closed Sales

Change in  
Median Sales Price

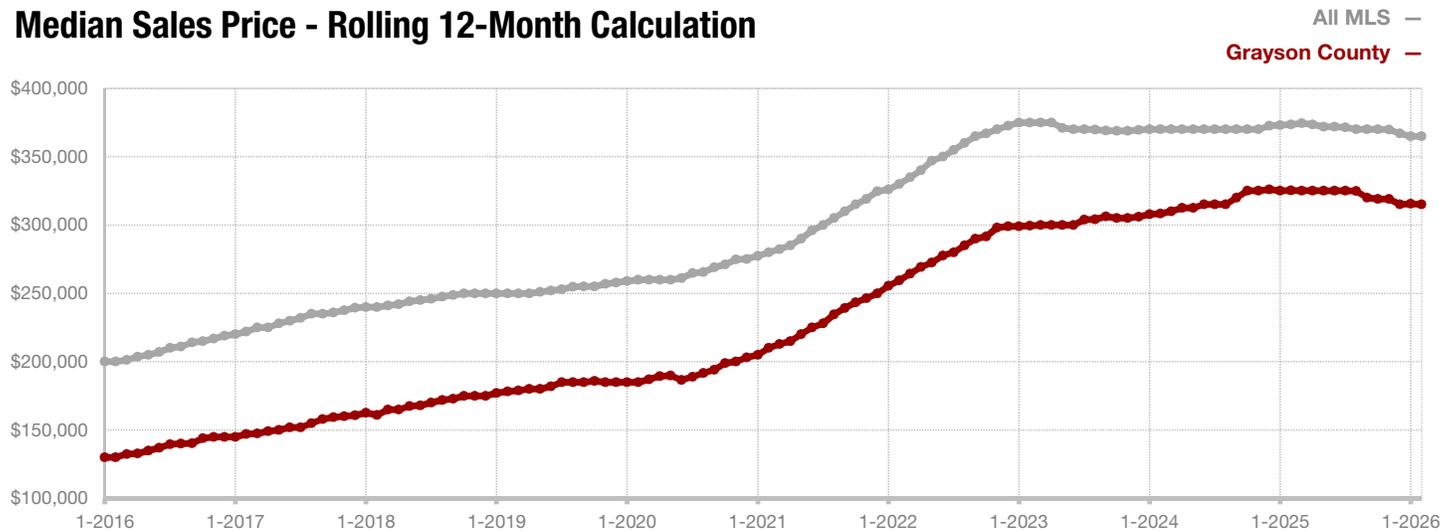
## Grayson County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	341	371	+ 8.8%	711	744	+ 4.6%
Pending Sales	179	167	- 6.7%	354	348	- 1.7%
Closed Sales	157	163	+ 3.8%	297	298	+ 0.3%
Average Sales Price*	\$379,970	\$371,753	- 2.2%	\$366,515	\$361,099	- 1.5%
Median Sales Price*	\$315,000	\$302,500	- 4.0%	\$299,750	\$300,180	+ 0.1%
Percent of Original List Price Received*	91.1%	91.7%	+ 0.7%	91.9%	91.2%	- 0.8%
Days on Market Until Sale	106	94	- 11.3%	95	94	- 1.1%
Inventory of Homes for Sale	1,300	1,352	+ 4.0%	--	--	--
Months Supply of Inventory	6.5	6.6	+ 1.5%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 185.7%**    **+ 100.0%**    **- 22.1%**

Change in  
New Listings

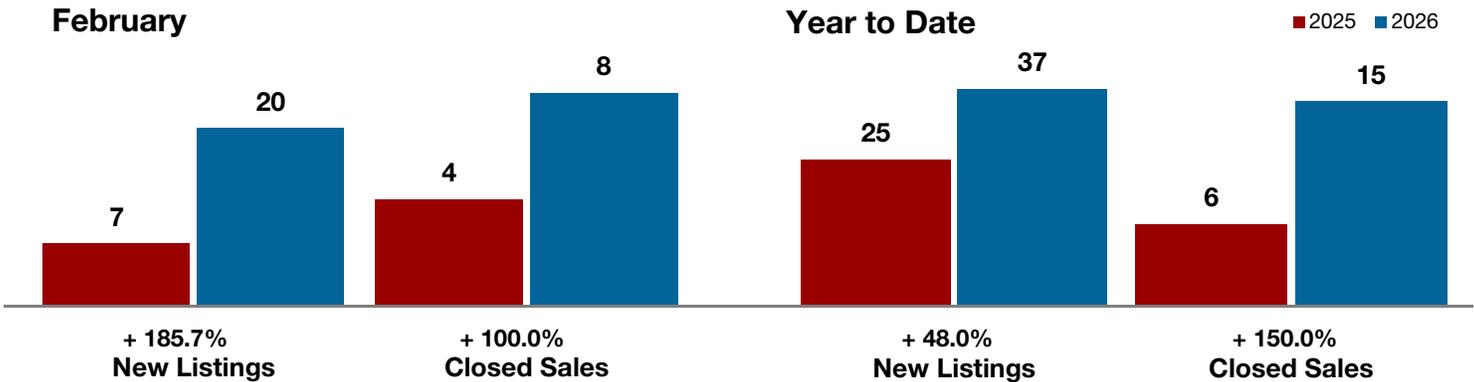
Change in  
Closed Sales

Change in  
Median Sales Price

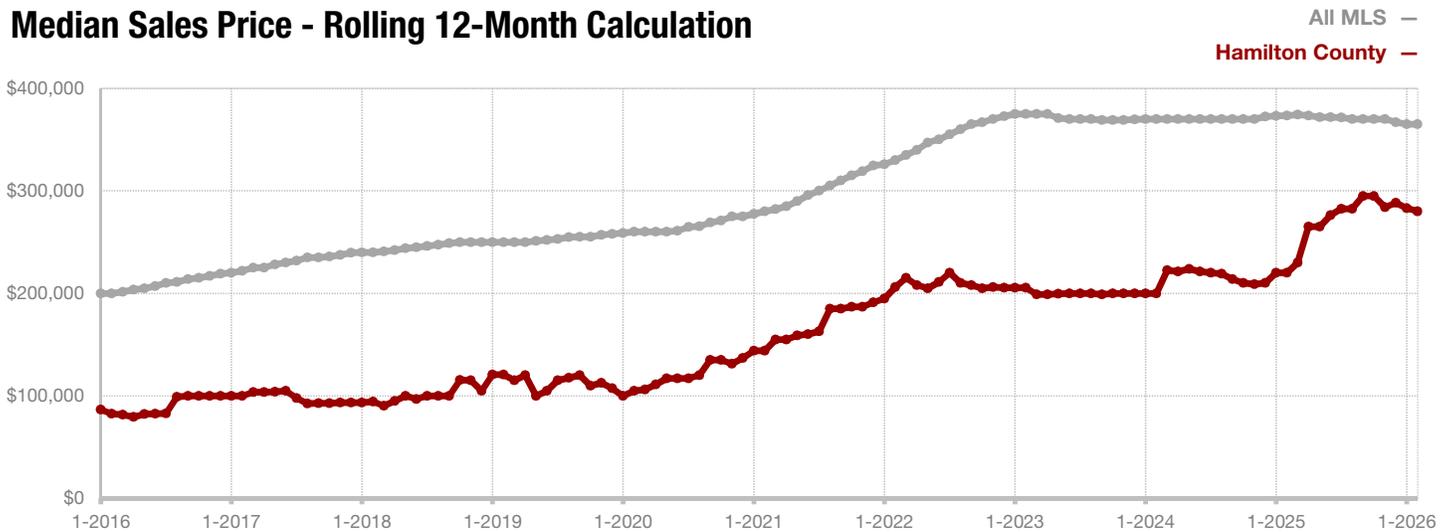
## Hamilton County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	7	20	+ 185.7%	25	37	+ 48.0%
Pending Sales	5	5	0.0%	9	13	+ 44.4%
Closed Sales	4	8	+ 100.0%	6	15	+ 150.0%
Average Sales Price*	\$296,375	\$207,188	- 30.1%	\$303,750	\$347,187	+ 14.3%
Median Sales Price*	\$213,750	\$166,500	- 22.1%	\$266,000	\$138,000	- 48.1%
Percent of Original List Price Received*	85.5%	86.8%	+ 1.5%	89.5%	82.9%	- 7.4%
Days on Market Until Sale	99	106	+ 7.1%	117	113	- 3.4%
Inventory of Homes for Sale	72	76	+ 5.6%	--	--	--
Months Supply of Inventory	11.8	11.1	- 5.9%	--	--	--

\* 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 – February 2026

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



**+ 16.7%**

**+ 100.0%**

**- 5.5%**

Change in  
New Listings

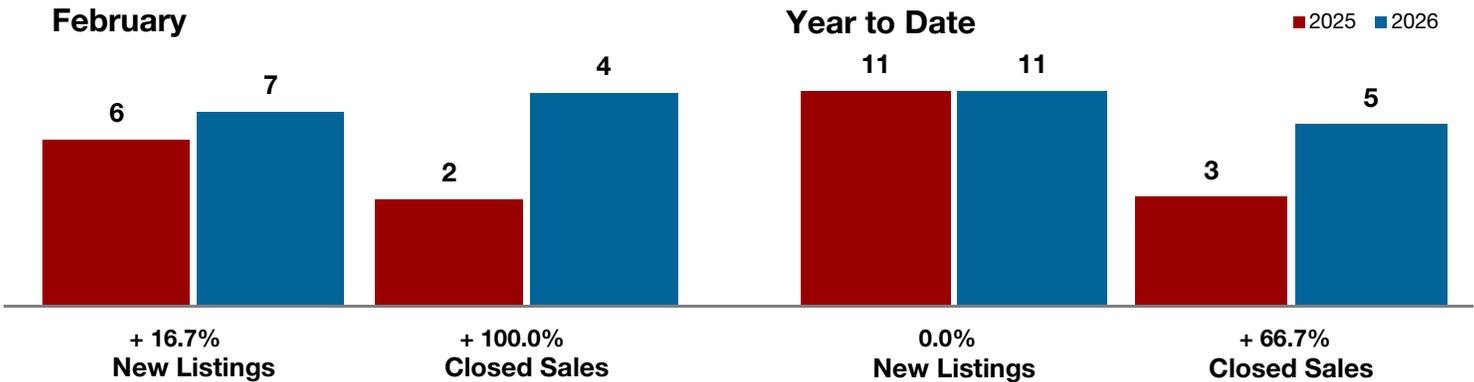
Change in  
Closed Sales

Change in  
Median Sales Price

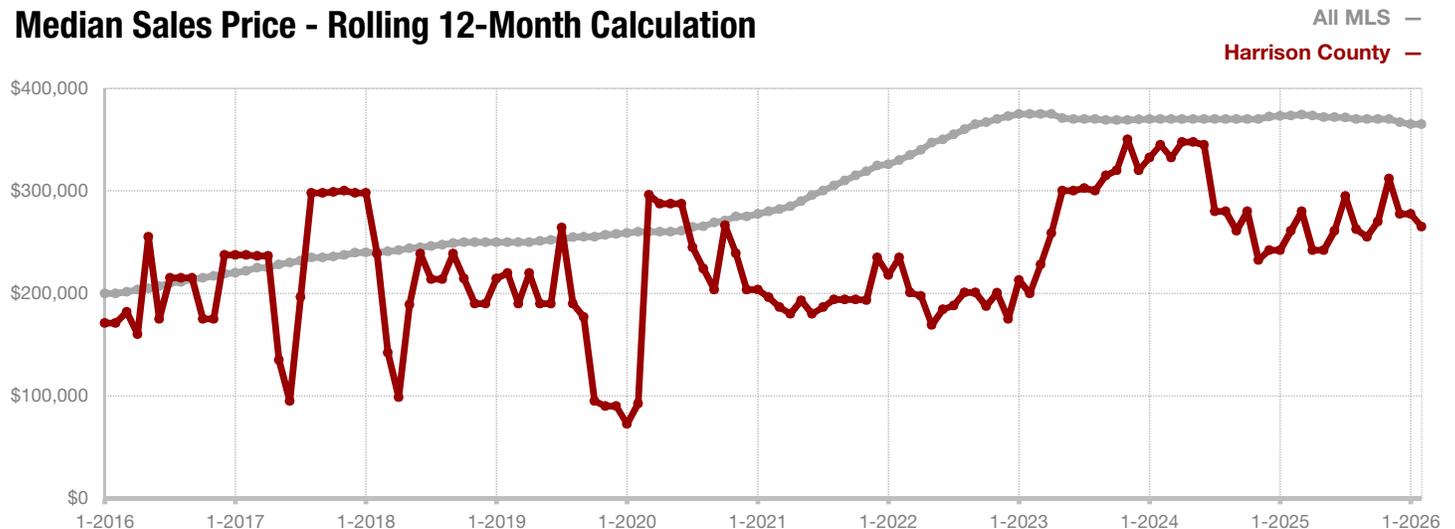
## Harrison County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	6	7	+ 16.7%	11	11	0.0%
Pending Sales	0	1	--	4	4	0.0%
Closed Sales	2	4	+ 100.0%	3	5	+ 66.7%
Average Sales Price*	\$359,250	<b>\$487,125</b>	+ 35.6%	\$351,167	<b>\$471,100</b>	+ 34.2%
Median Sales Price*	\$359,250	<b>\$339,500</b>	- 5.5%	\$335,000	<b>\$407,000</b>	+ 21.5%
Percent of Original List Price Received*	89.2%	<b>93.8%</b>	+ 5.2%	89.2%	<b>94.2%</b>	+ 5.6%
Days on Market Until Sale	189	<b>96</b>	- 49.2%	173	<b>93</b>	- 46.2%
Inventory of Homes for Sale	30	<b>26</b>	- 13.3%	--	--	--
Months Supply of Inventory	9.7	<b>11.6</b>	+ 19.6%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**- 4.3%**

**- 19.2%**

**+ 9.1%**

Change in  
New Listings

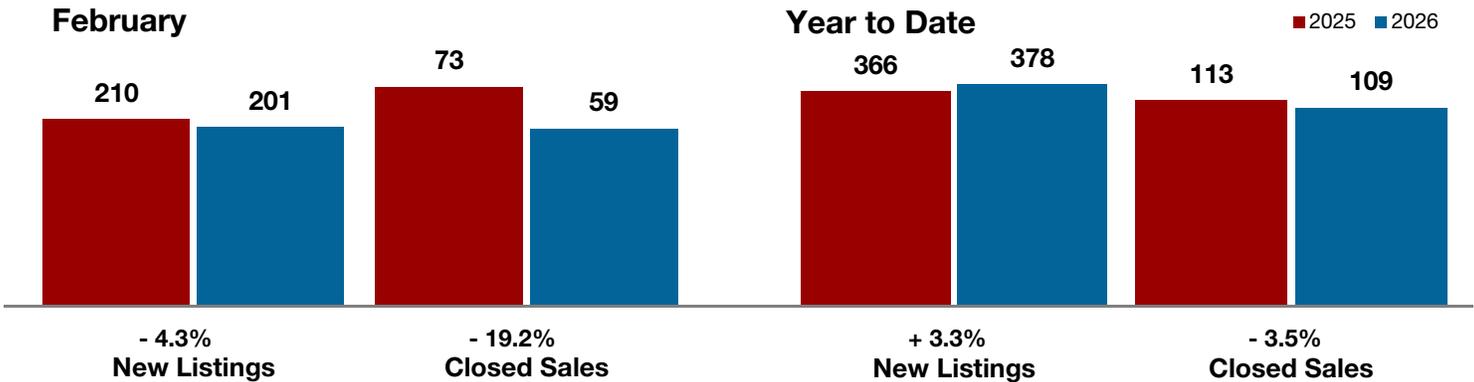
Change in  
Closed Sales

Change in  
Median Sales Price

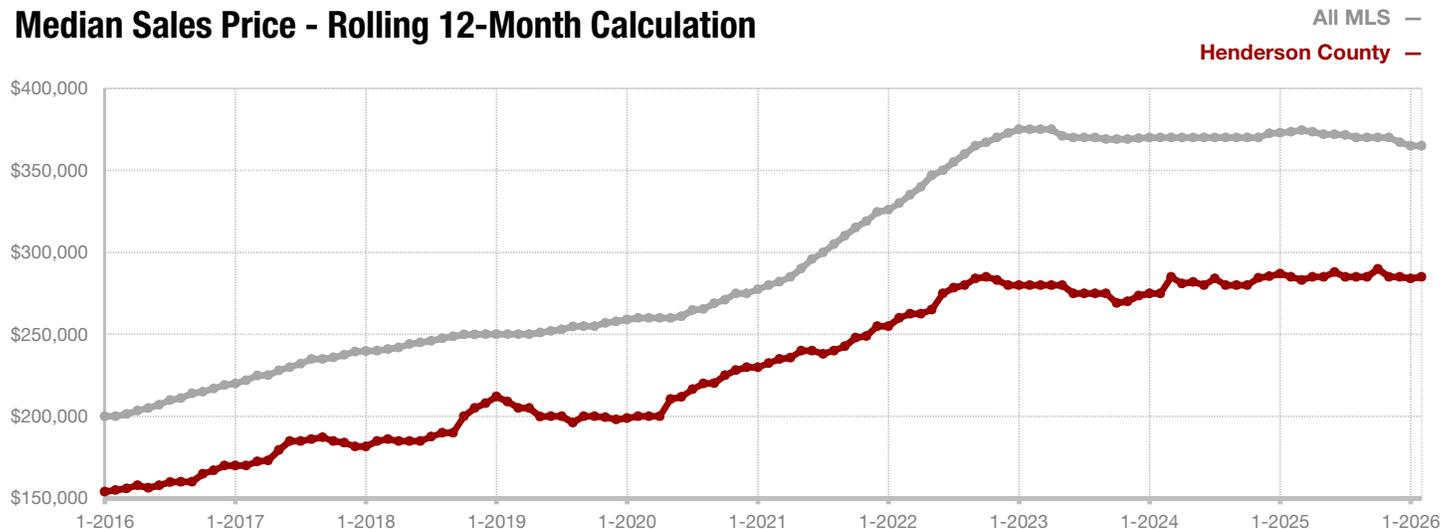
## Henderson County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	210	201	- 4.3%	366	378	+ 3.3%
Pending Sales	74	77	+ 4.1%	140	140	0.0%
Closed Sales	73	59	- 19.2%	113	109	- 3.5%
Average Sales Price*	\$369,965	<b>\$429,382</b>	+ 16.1%	\$395,827	<b>\$490,756</b>	+ 24.0%
Median Sales Price*	\$253,990	<b>\$277,000</b>	+ 9.1%	\$259,490	<b>\$267,500</b>	+ 3.1%
Percent of Original List Price Received*	94.0%	<b>87.8%</b>	- 6.6%	91.6%	<b>87.8%</b>	- 4.1%
Days on Market Until Sale	107	<b>106</b>	- 0.9%	103	<b>112</b>	+ 8.7%
Inventory of Homes for Sale	714	<b>710</b>	- 0.6%	--	--	--
Months Supply of Inventory	8.3	<b>8.9</b>	+ 7.2%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**- 5.3%**

**- 35.1%**

**- 17.8%**

Change in  
New Listings

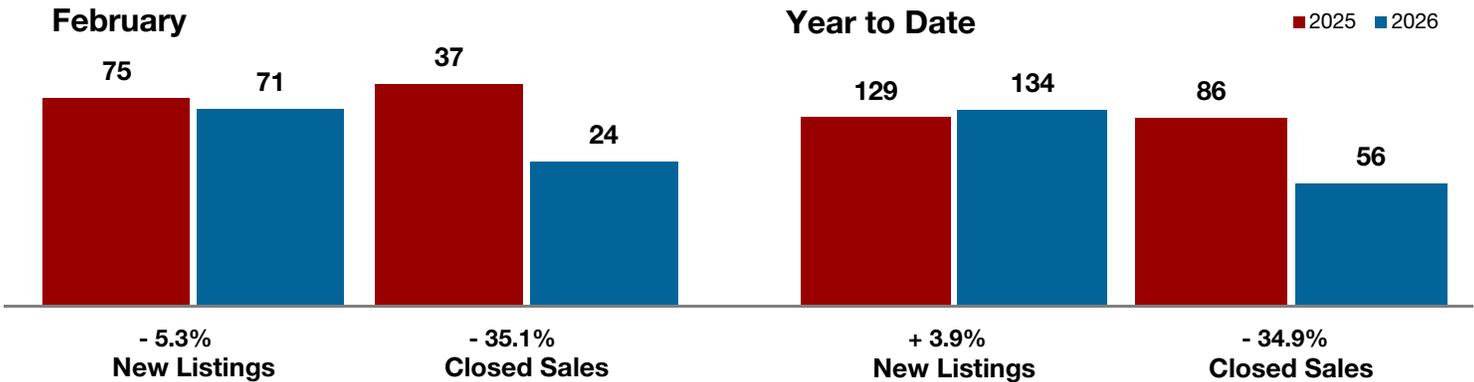
Change in  
Closed Sales

Change in  
Median Sales Price

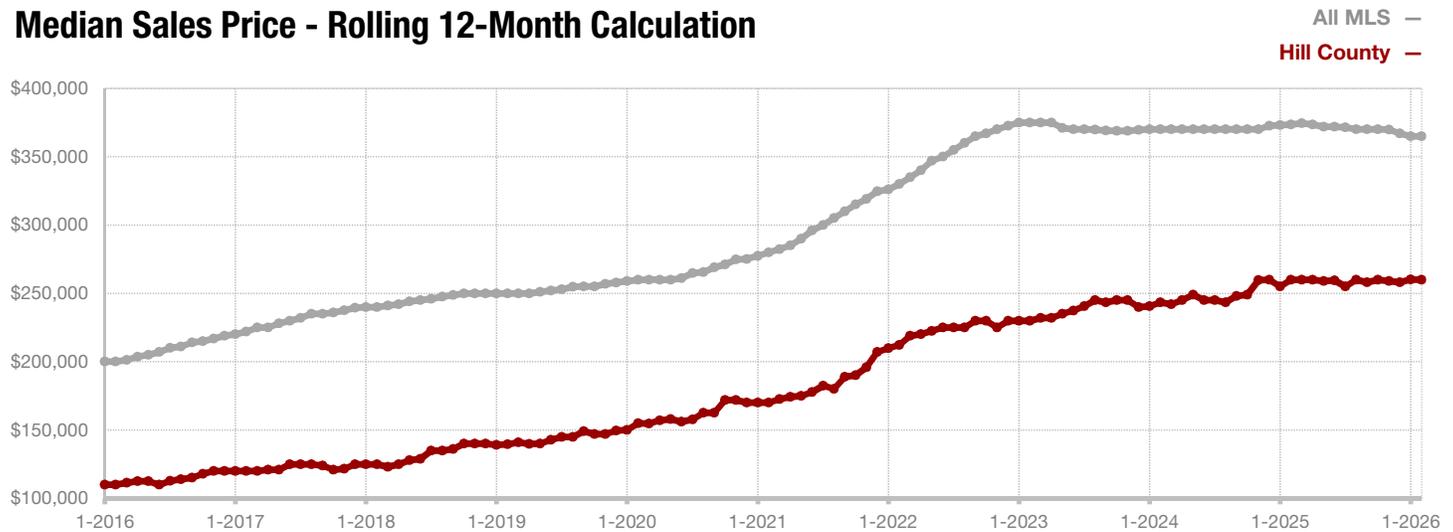
## Hill County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	75	71	- 5.3%	129	134	+ 3.9%
Pending Sales	47	33	- 29.8%	91	58	- 36.3%
Closed Sales	37	24	- 35.1%	86	56	- 34.9%
Average Sales Price*	\$298,614	<b>\$210,633</b>	- 29.5%	\$256,539	<b>\$330,969</b>	+ 29.0%
Median Sales Price*	\$273,600	<b>\$224,900</b>	- 17.8%	\$235,000	<b>\$260,000</b>	+ 10.6%
Percent of Original List Price Received*	89.6%	91.1%	+ 1.7%	88.4%	91.5%	+ 3.5%
Days on Market Until Sale	109	99	- 9.2%	96	103	+ 7.3%
Inventory of Homes for Sale	313	283	- 9.6%	--	--	--
Months Supply of Inventory	6.5	7.8	+ 20.0%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 6.0%**

**- 7.4%**

**- 12.0%**

Change in  
New Listings

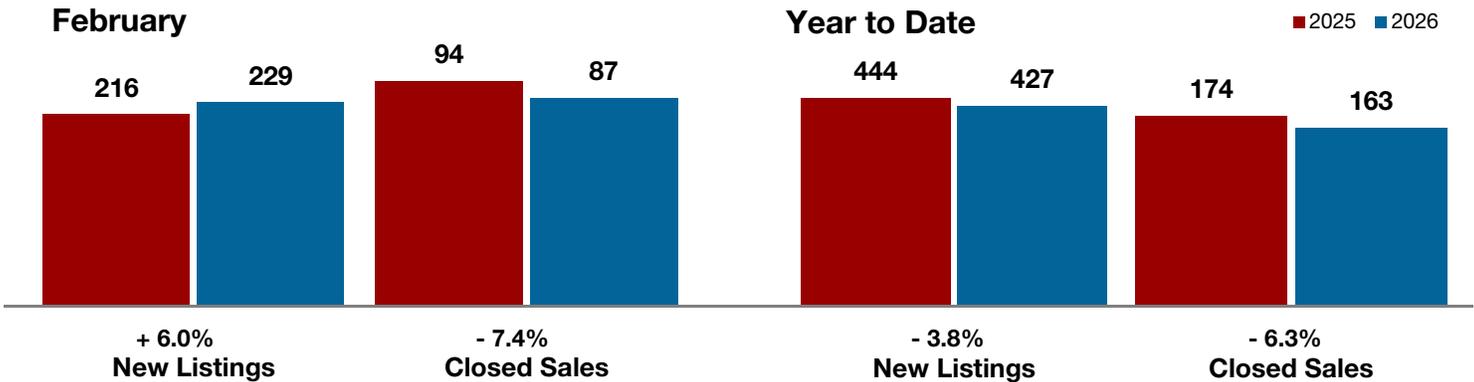
Change in  
Closed Sales

Change in  
Median Sales Price

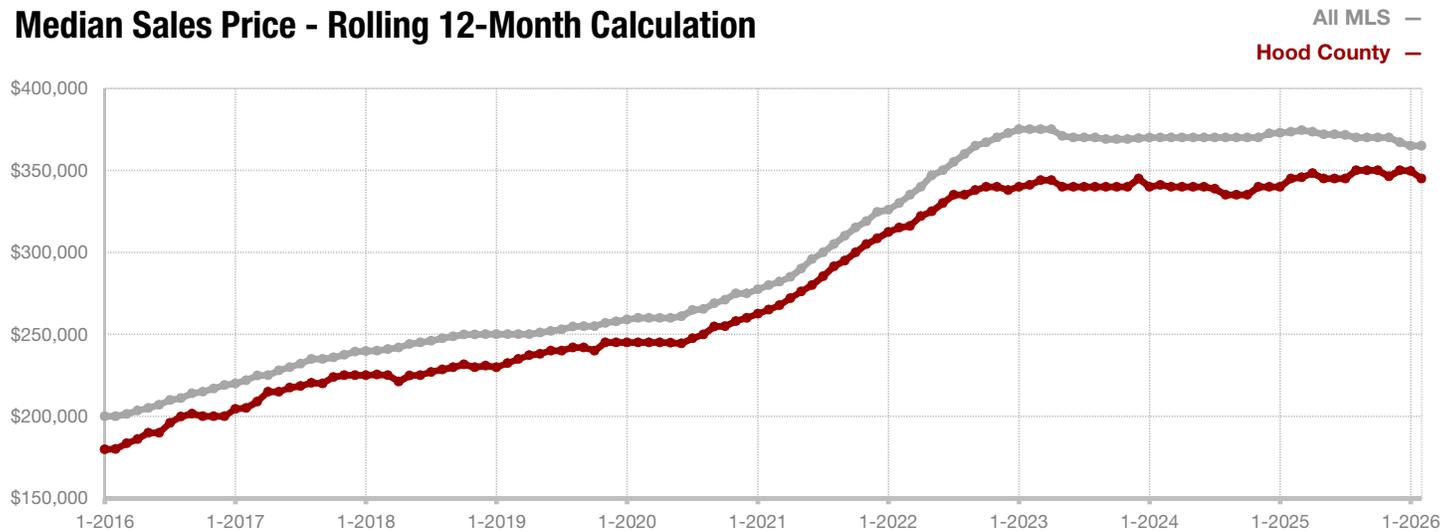
## Hood County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	216	<b>229</b>	+ 6.0%	444	<b>427</b>	- 3.8%
Pending Sales	104	<b>95</b>	- 8.7%	213	<b>195</b>	- 8.5%
Closed Sales	94	<b>87</b>	- 7.4%	174	<b>163</b>	- 6.3%
Average Sales Price*	\$452,002	<b>\$381,528</b>	- 15.6%	\$440,803	<b>\$376,581</b>	- 14.6%
Median Sales Price*	\$375,000	<b>\$330,000</b>	- 12.0%	\$367,500	<b>\$324,900</b>	- 11.6%
Percent of Original List Price Received*	94.1%	<b>92.9%</b>	- 1.3%	93.2%	<b>92.2%</b>	- 1.1%
Days on Market Until Sale	87	<b>96</b>	+ 10.3%	87	<b>96</b>	+ 10.3%
Inventory of Homes for Sale	710	<b>769</b>	+ 8.3%	--	--	--
Months Supply of Inventory	6.1	<b>6.0</b>	- 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.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 22.5%**

**0.0%**

**- 9.4%**

Change in  
New Listings

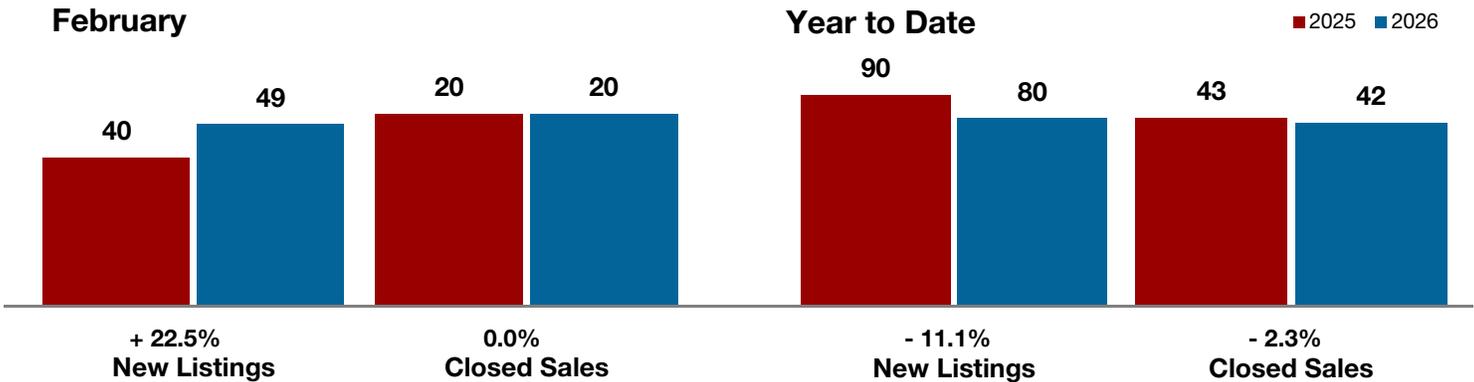
Change in  
Closed Sales

Change in  
Median Sales Price

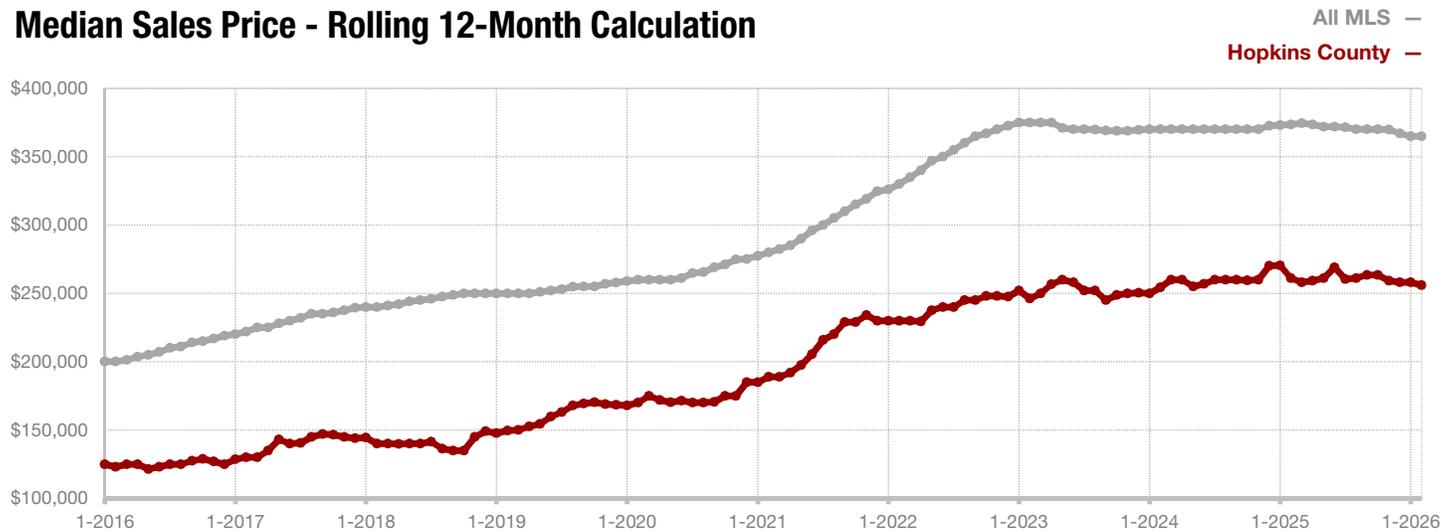
## Hopkins County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	40	<b>49</b>	+ 22.5%	90	<b>80</b>	- 11.1%
Pending Sales	23	<b>12</b>	- 47.8%	41	<b>35</b>	- 14.6%
Closed Sales	20	<b>20</b>	0.0%	43	<b>42</b>	- 2.3%
Average Sales Price*	\$309,623	<b>\$254,275</b>	- 17.9%	\$290,680	<b>\$307,233</b>	+ 5.7%
Median Sales Price*	\$254,000	<b>\$230,000</b>	- 9.4%	\$258,000	<b>\$251,000</b>	- 2.7%
Percent of Original List Price Received*	93.9%	<b>94.5%</b>	+ 0.6%	94.0%	<b>91.9%</b>	- 2.2%
Days on Market Until Sale	78	<b>67</b>	- 14.1%	70	<b>83</b>	+ 18.6%
Inventory of Homes for Sale	191	<b>194</b>	+ 1.6%	--	--	--
Months Supply of Inventory	8.0	<b>7.8</b>	- 2.5%	--	--	--

\* 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 – February 2026

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



**+ 2.7%**

**- 24.3%**

**- 2.3%**

Change in  
New Listings

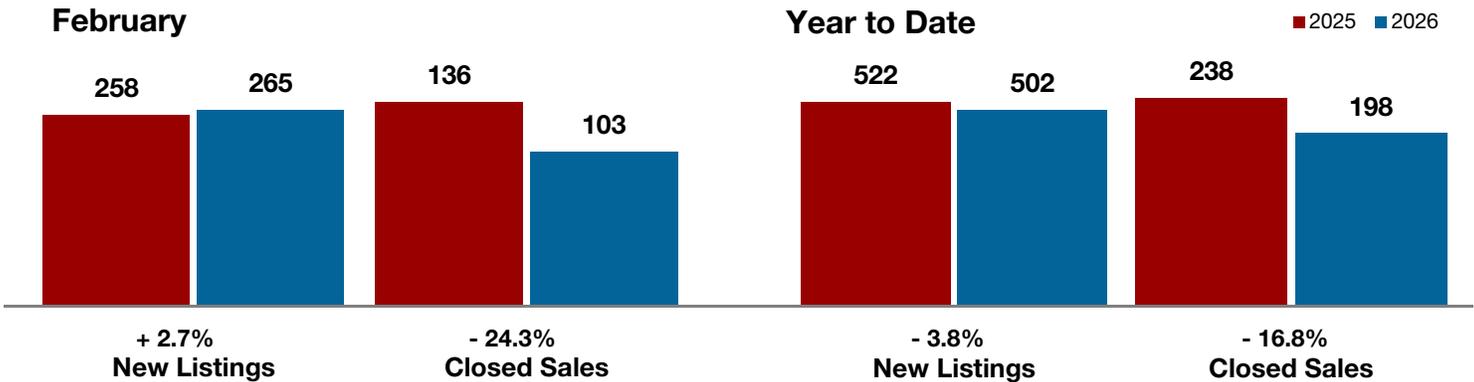
Change in  
Closed Sales

Change in  
Median Sales Price

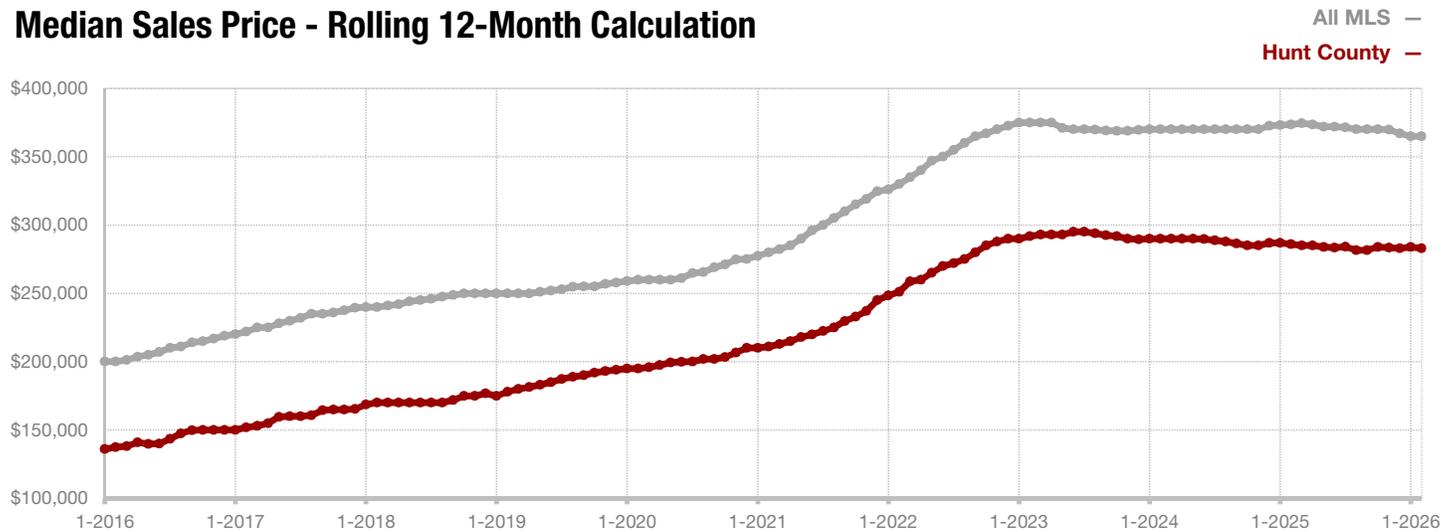
## Hunt County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	258	265	+ 2.7%	522	502	- 3.8%
Pending Sales	126	134	+ 6.3%	274	258	- 5.8%
Closed Sales	136	103	- 24.3%	238	198	- 16.8%
Average Sales Price*	\$316,657	<b>\$319,850</b>	+ 1.0%	\$320,444	<b>\$336,746</b>	+ 5.1%
Median Sales Price*	\$289,500	<b>\$282,750</b>	- 2.3%	\$289,493	<b>\$288,200</b>	- 0.4%
Percent of Original List Price Received*	94.0%	<b>91.5%</b>	- 2.7%	93.2%	<b>91.2%</b>	- 2.1%
Days on Market Until Sale	84	<b>102</b>	+ 21.4%	80	<b>107</b>	+ 33.8%
Inventory of Homes for Sale	934	<b>882</b>	- 5.6%	--	--	--
Months Supply of Inventory	6.1	<b>6.2</b>	+ 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.



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 142.9%**

**- 25.0%**

**+ 34.5%**

Change in  
New Listings

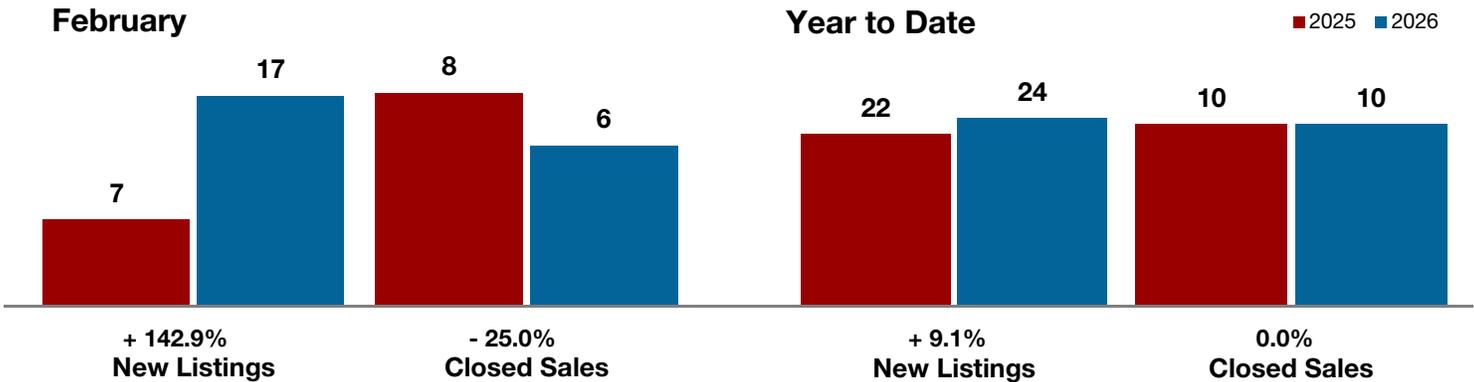
Change in  
Closed Sales

Change in  
Median Sales Price

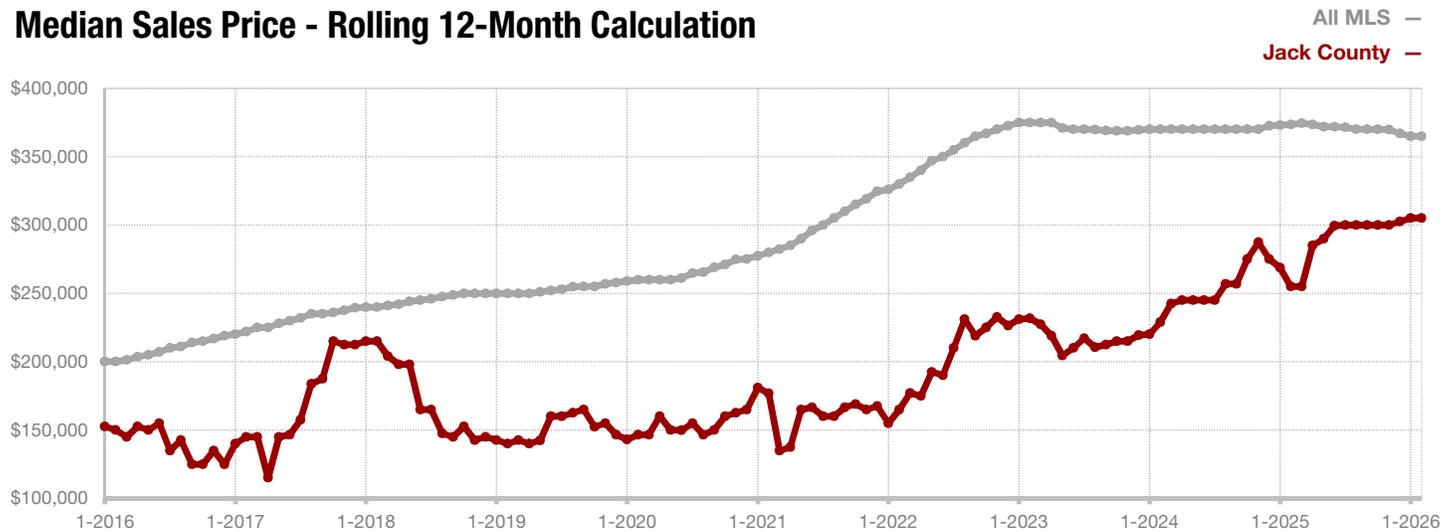
## Jack County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	7	17	+ 142.9%	22	24	+ 9.1%
Pending Sales	5	4	- 20.0%	10	8	- 20.0%
Closed Sales	8	6	- 25.0%	10	10	0.0%
Average Sales Price*	\$304,813	<b>\$381,700</b>	+ 25.2%	\$280,389	<b>\$369,278</b>	+ 31.7%
Median Sales Price*	\$193,251	<b>\$260,000</b>	+ 34.5%	\$170,000	<b>\$285,000</b>	+ 67.6%
Percent of Original List Price Received*	96.2%	<b>95.6%</b>	- 0.6%	95.0%	<b>96.5%</b>	+ 1.6%
Days on Market Until Sale	98	<b>87</b>	- 11.2%	87	<b>76</b>	- 12.6%
Inventory of Homes for Sale	56	<b>51</b>	- 8.9%	--	--	--
Months Supply of Inventory	12.0	<b>8.6</b>	- 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 – February 2026

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



**- 6.9%**

Change in  
New Listings

**- 21.1%**

Change in  
Closed Sales

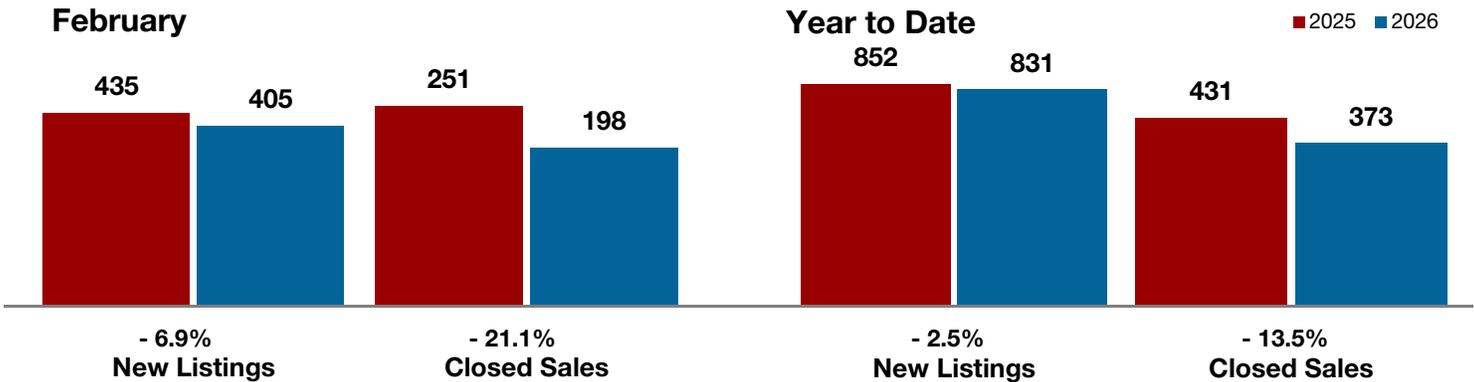
**- 5.0%**

Change in  
Median Sales Price

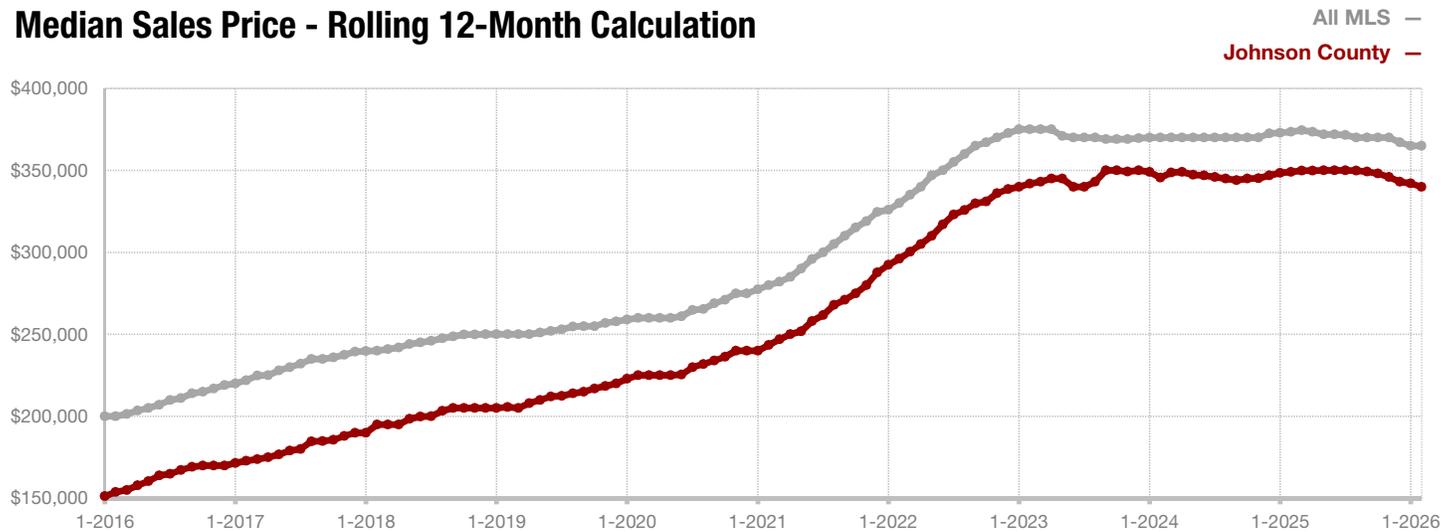
## Johnson County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	435	405	- 6.9%	852	831	- 2.5%
Pending Sales	306	284	- 7.2%	571	538	- 5.8%
Closed Sales	251	198	- 21.1%	431	373	- 13.5%
Average Sales Price*	\$380,161	<b>\$362,539</b>	- 4.6%	\$383,617	<b>\$373,079</b>	- 2.7%
Median Sales Price*	\$345,000	<b>\$327,900</b>	- 5.0%	\$345,000	<b>\$329,950</b>	- 4.4%
Percent of Original List Price Received*	93.6%	<b>93.0%</b>	- 0.6%	93.6%	<b>93.2%</b>	- 0.4%
Days on Market Until Sale	101	<b>94</b>	- 6.9%	95	<b>93</b>	- 2.1%
Inventory of Homes for Sale	1,287	<b>1,237</b>	- 3.9%	--	--	--
Months Supply of Inventory	4.8	<b>4.5</b>	- 6.3%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**- 44.8%**      **+ 133.3%**      **+ 37.1%**

Change in  
New Listings

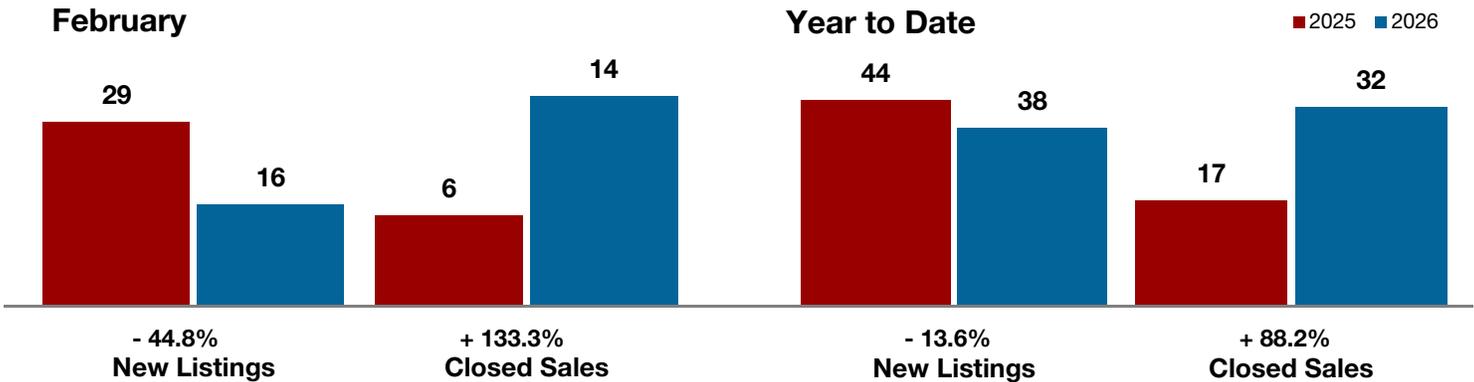
Change in  
Closed Sales

Change in  
Median Sales Price

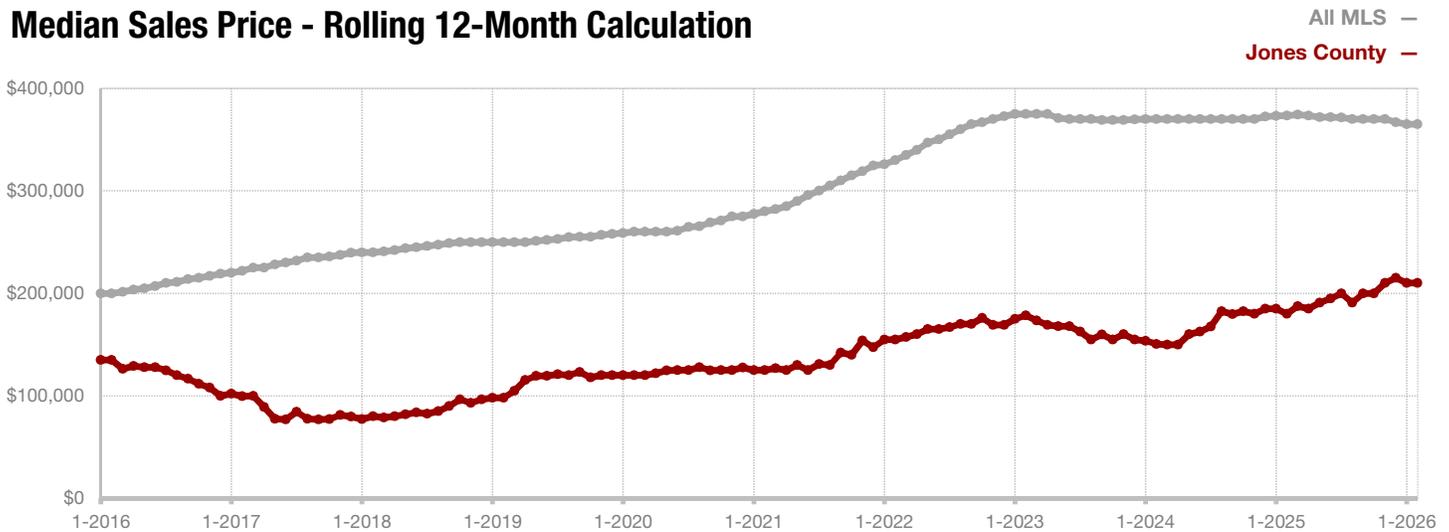
## Jones County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	29	16	- 44.8%	44	38	- 13.6%
Pending Sales	17	16	- 5.9%	25	30	+ 20.0%
Closed Sales	6	14	+ 133.3%	17	32	+ 88.2%
Average Sales Price*	\$121,117	<b>\$168,707</b>	+ 39.3%	\$223,156	<b>\$198,613</b>	- 11.0%
Median Sales Price*	\$121,000	<b>\$165,950</b>	+ 37.1%	\$177,700	<b>\$163,500</b>	- 8.0%
Percent of Original List Price Received*	94.1%	<b>92.2%</b>	- 2.0%	91.2%	<b>91.9%</b>	+ 0.8%
Days on Market Until Sale	48	48	0.0%	95	67	- 29.5%
Inventory of Homes for Sale	80	59	- 26.3%	--	--	--
Months Supply of Inventory	7.3	3.9	- 46.6%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**- 0.4%**

**- 24.6%**

**- 6.7%**

Change in  
New Listings

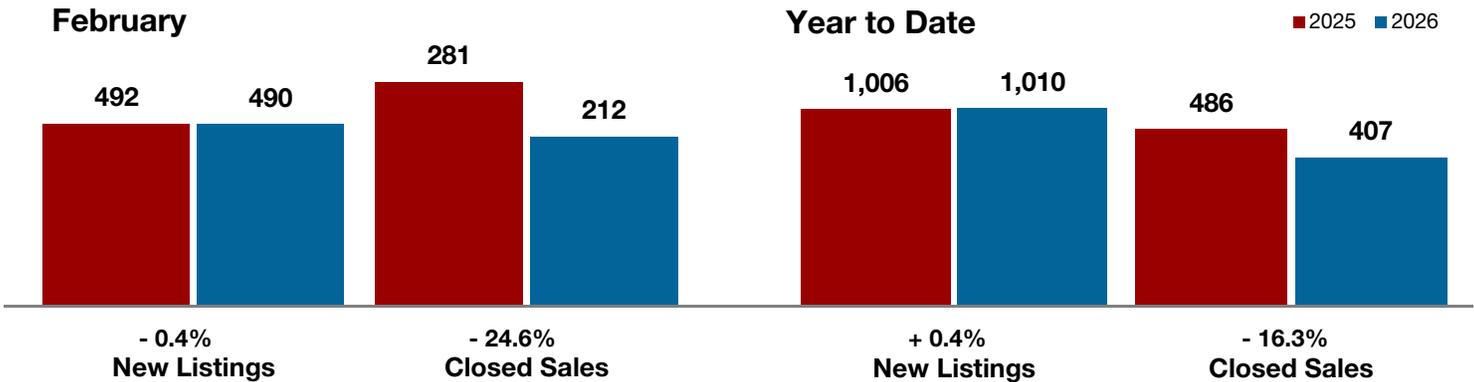
Change in  
Closed Sales

Change in  
Median Sales Price

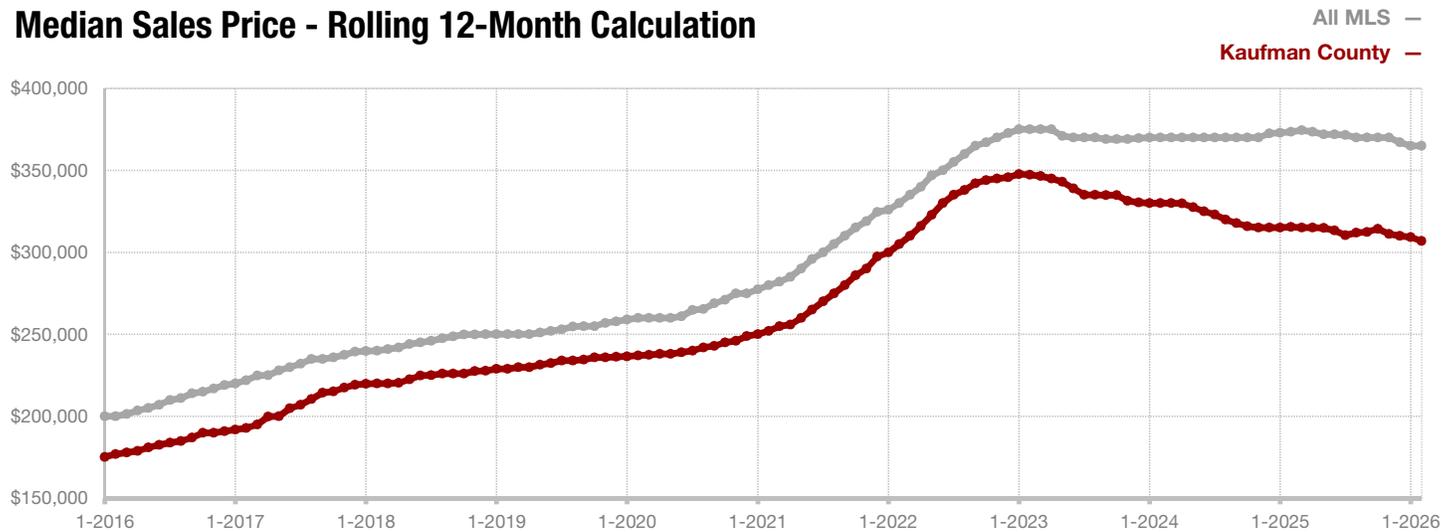
## Kaufman County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	492	490	- 0.4%	1,006	1,010	+ 0.4%
Pending Sales	308	277	- 10.1%	587	530	- 9.7%
Closed Sales	281	212	- 24.6%	486	407	- 16.3%
Average Sales Price*	\$362,258	<b>\$334,506</b>	- 7.7%	\$357,002	<b>\$328,397</b>	- 8.0%
Median Sales Price*	\$322,000	<b>\$300,365</b>	- 6.7%	\$320,000	<b>\$300,000</b>	- 6.3%
Percent of Original List Price Received*	93.7%	<b>92.8%</b>	- 1.0%	93.6%	<b>92.3%</b>	- 1.4%
Days on Market Until Sale	85	<b>83</b>	- 2.4%	85	<b>86</b>	+ 1.2%
Inventory of Homes for Sale	1,569	<b>1,576</b>	+ 0.4%	--	--	--
Months Supply of Inventory	4.9	<b>5.0</b>	+ 2.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 8.9%**

**+ 138.9%**

**+ 65.5%**

Change in  
New Listings

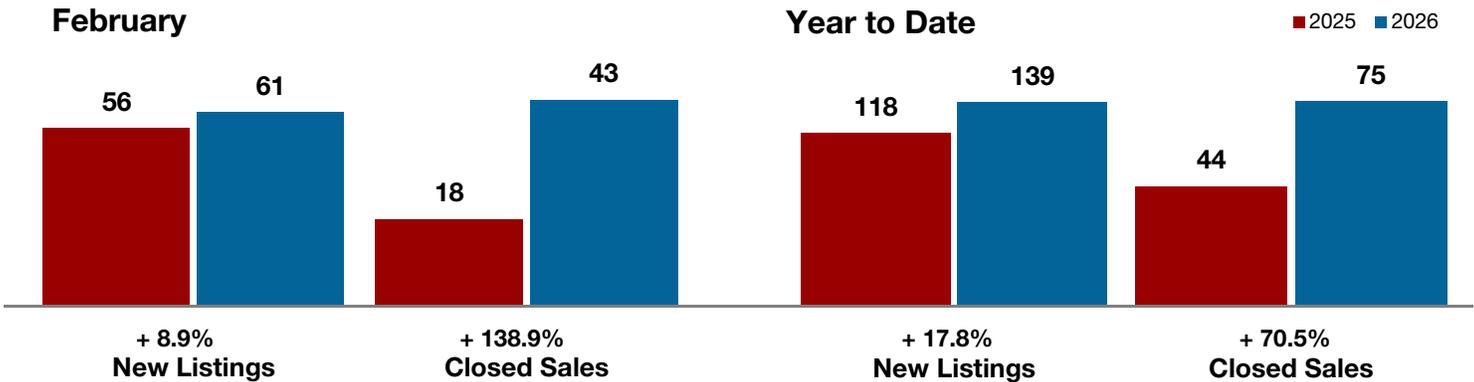
Change in  
Closed Sales

Change in  
Median Sales Price

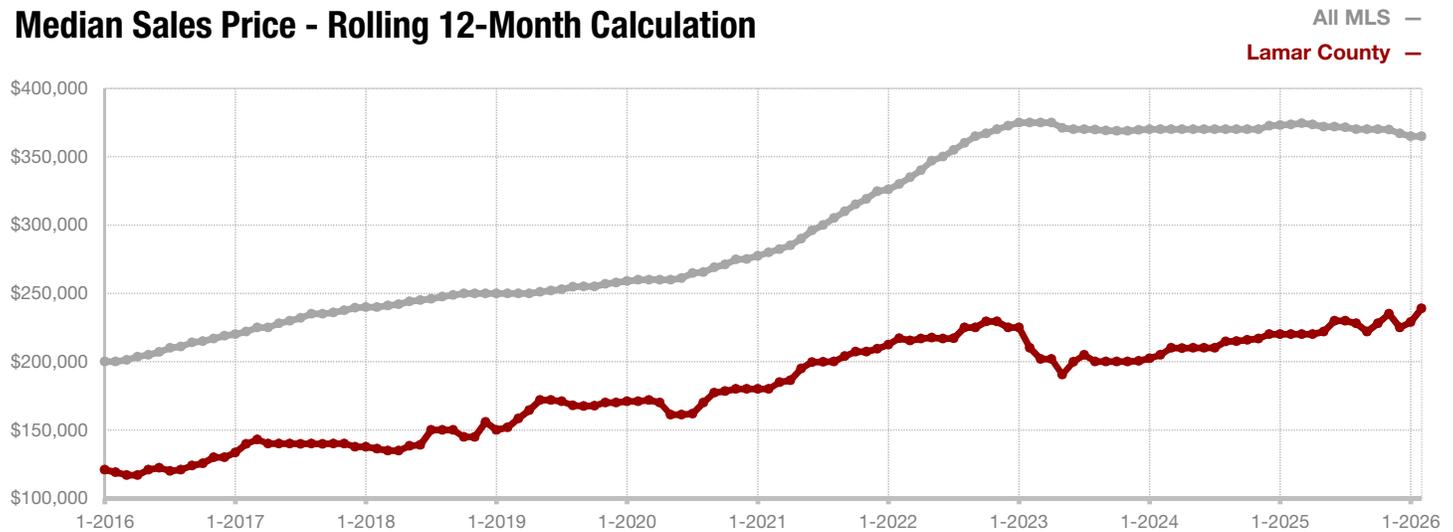
## Lamar County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	56	61	+ 8.9%	118	139	+ 17.8%
Pending Sales	47	42	- 10.6%	65	87	+ 33.8%
Closed Sales	18	43	+ 138.9%	44	75	+ 70.5%
Average Sales Price*	\$187,800	\$338,538	+ 80.3%	\$239,004	\$296,512	+ 24.1%
Median Sales Price*	\$162,250	\$268,500	+ 65.5%	\$188,500	\$266,750	+ 41.5%
Percent of Original List Price Received*	88.7%	89.5%	+ 0.9%	89.6%	88.6%	- 1.1%
Days on Market Until Sale	69	82	+ 18.8%	76	95	+ 25.0%
Inventory of Homes for Sale	251	275	+ 9.6%	--	--	--
Months Supply of Inventory	7.0	7.0	0.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**0.0%**

**+ 71.4%**

**- 32.4%**

Change in  
New Listings

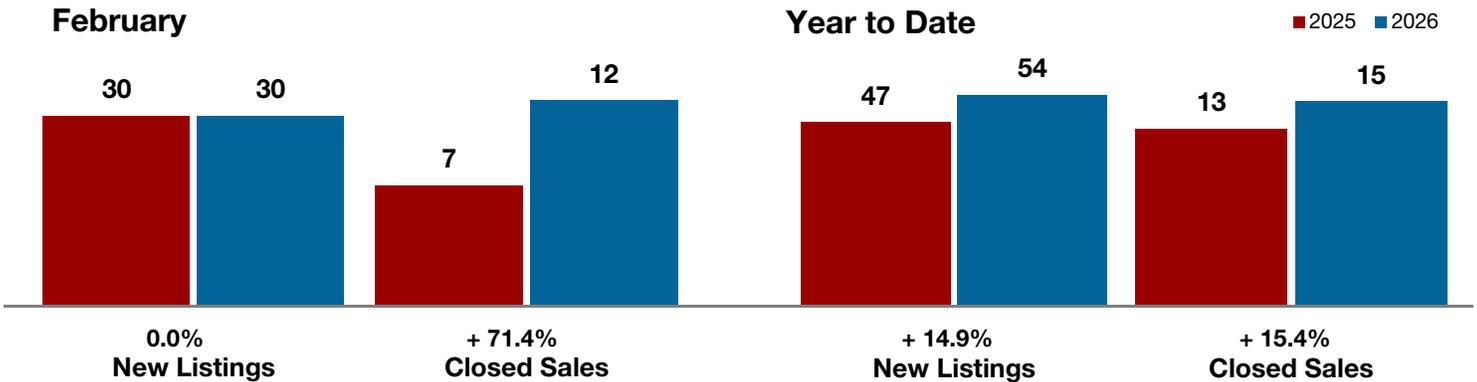
Change in  
Closed Sales

Change in  
Median Sales Price

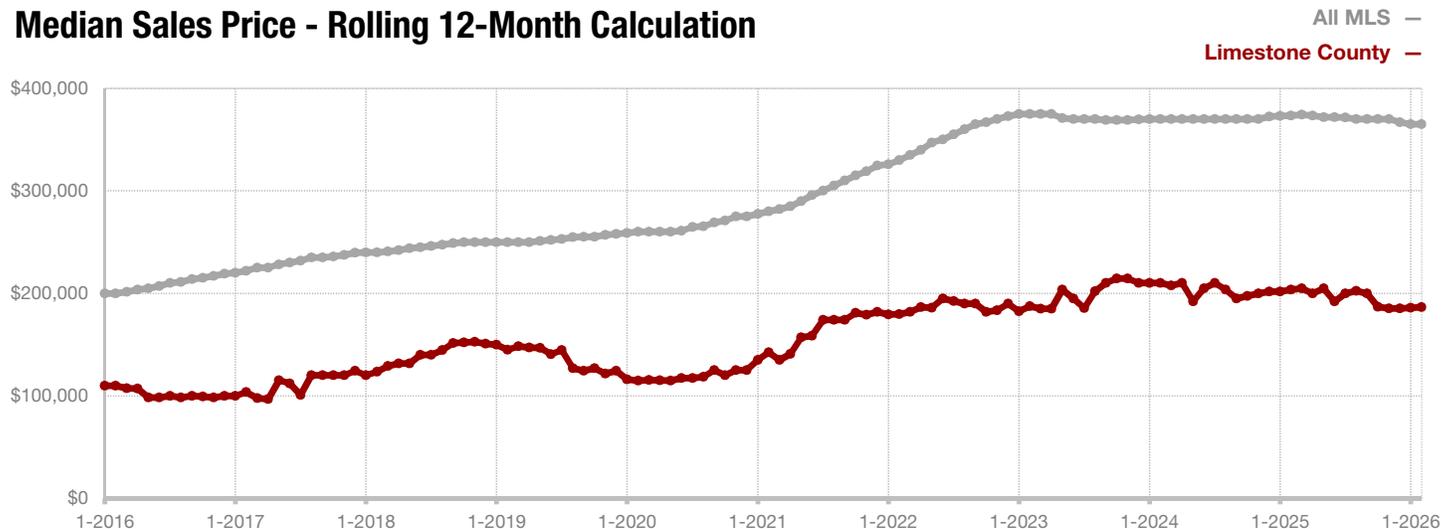
## Limestone County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	30	30	0.0%	47	54	+ 14.9%
Pending Sales	7	21	+ 200.0%	14	33	+ 135.7%
Closed Sales	7	12	+ 71.4%	13	15	+ 15.4%
Average Sales Price*	\$801,266	<b>\$354,633</b>	- 55.7%	\$512,451	<b>\$357,040</b>	- 30.3%
Median Sales Price*	\$339,000	<b>\$229,000</b>	- 32.4%	\$180,000	<b>\$245,000</b>	+ 36.1%
Percent of Original List Price Received*	79.7%	<b>87.5%</b>	+ 9.8%	81.9%	<b>85.8%</b>	+ 4.8%
Days on Market Until Sale	255	136	- 46.7%	193	138	- 28.5%
Inventory of Homes for Sale	139	107	- 23.0%	--	--	--
Months Supply of Inventory	11.2	8.6	- 23.2%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 9.1%**

Change in  
New Listings

**+ 69.2%**

Change in  
Closed Sales

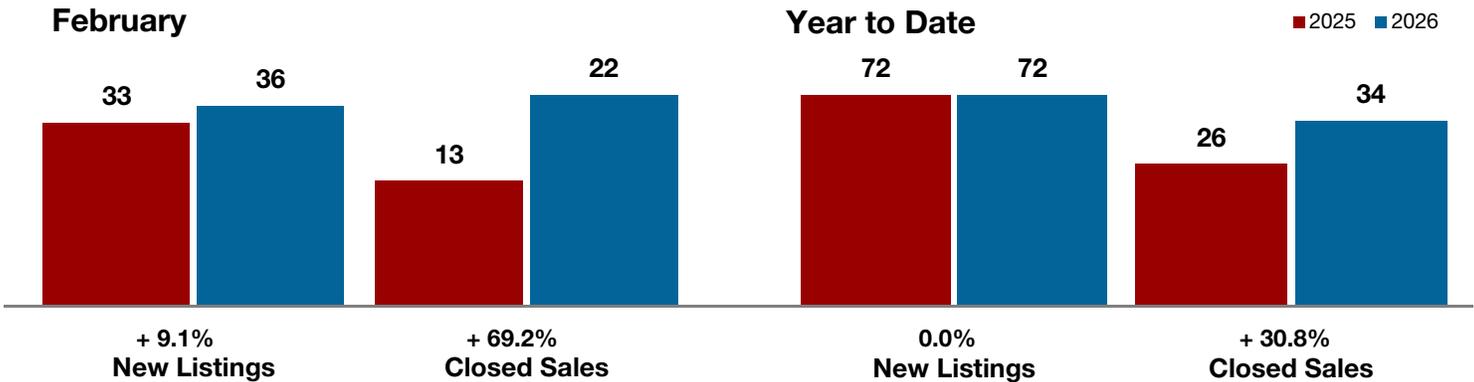
**+ 26.9%**

Change in  
Median Sales Price

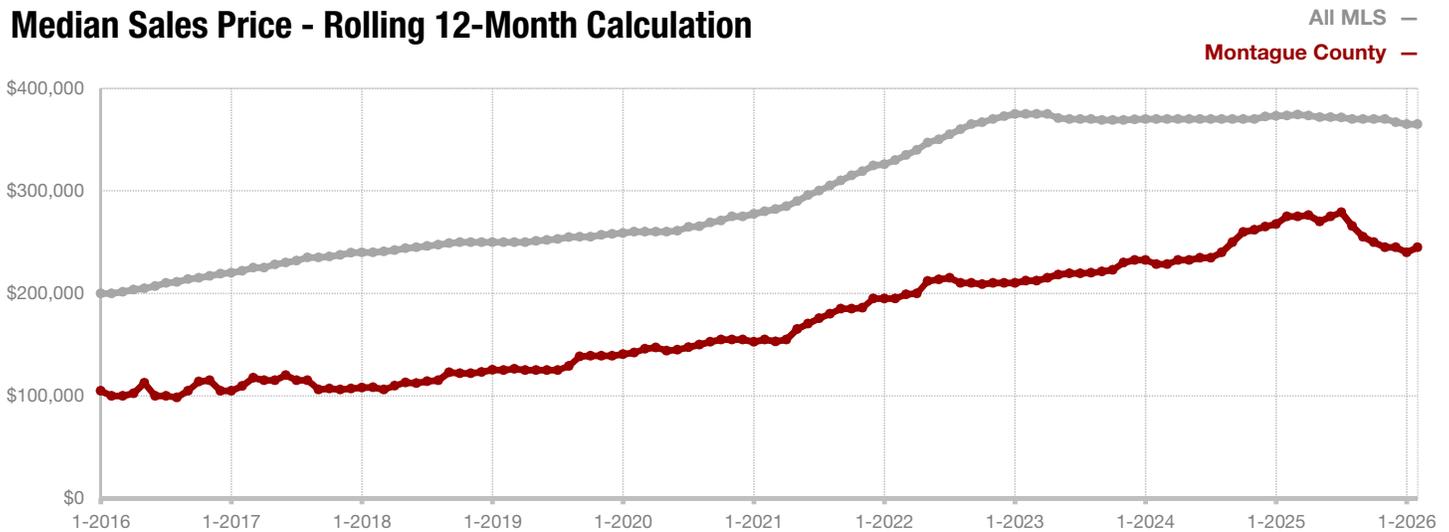
## Montague County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	33	<b>36</b>	+ 9.1%	72	<b>72</b>	0.0%
Pending Sales	13	<b>12</b>	- 7.7%	23	<b>32</b>	+ 39.1%
Closed Sales	13	<b>22</b>	+ 69.2%	26	<b>34</b>	+ 30.8%
Average Sales Price*	\$233,892	<b>\$342,780</b>	+ 46.6%	\$372,286	<b>\$324,496</b>	- 12.8%
Median Sales Price*	\$227,000	<b>\$288,000</b>	+ 26.9%	\$278,000	<b>\$287,000</b>	+ 3.2%
Percent of Original List Price Received*	97.0%	<b>94.5%</b>	- 2.6%	96.4%	<b>92.2%</b>	- 4.4%
Days on Market Until Sale	75	<b>117</b>	+ 56.0%	80	<b>106</b>	+ 32.5%
Inventory of Homes for Sale	163	<b>183</b>	+ 12.3%	--	--	--
Months Supply of Inventory	8.8	<b>10.1</b>	+ 14.8%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 4.4%**

**- 25.0%**

**+ 5.5%**

Change in  
New Listings

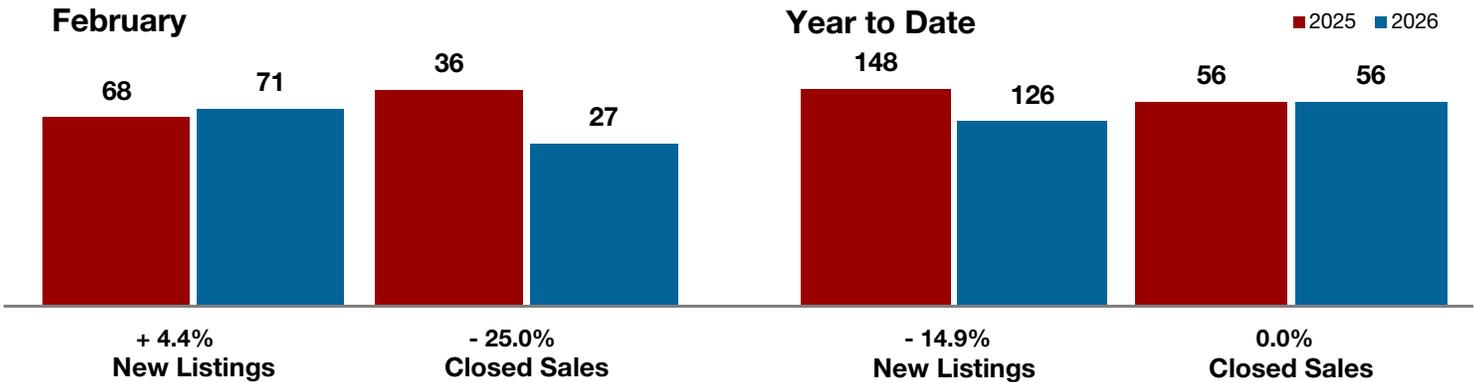
Change in  
Closed Sales

Change in  
Median Sales Price

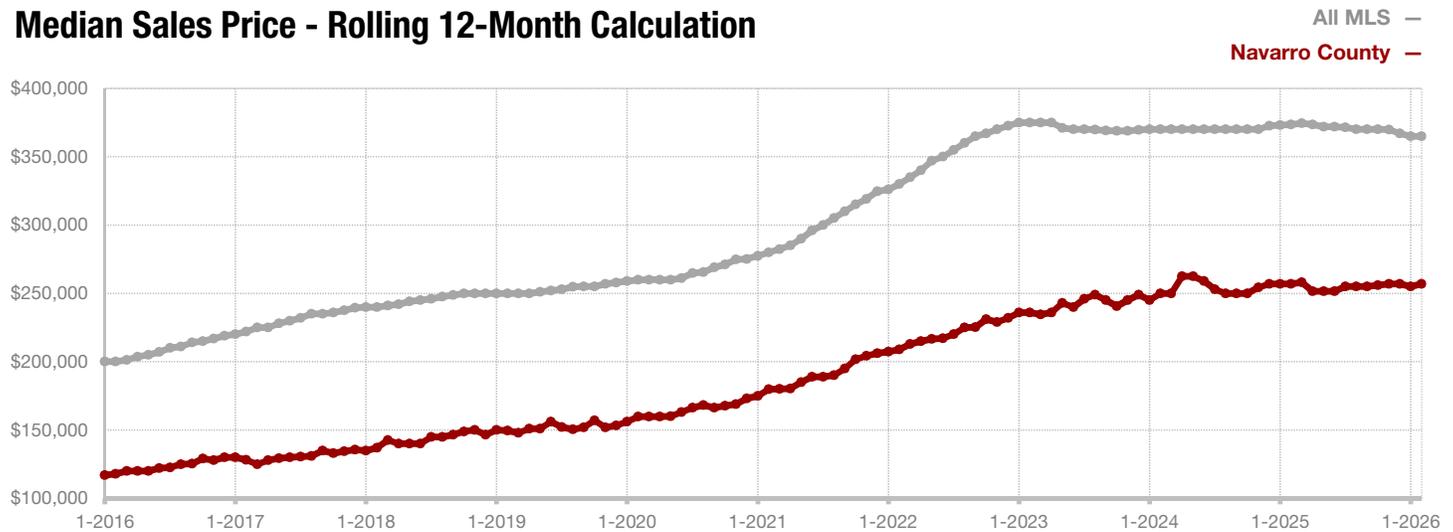
## Navarro County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	68	71	+ 4.4%	148	126	- 14.9%
Pending Sales	37	35	- 5.4%	76	61	- 19.7%
Closed Sales	36	27	- 25.0%	56	56	0.0%
Average Sales Price*	\$264,888	\$406,757	+ 53.6%	\$277,068	\$366,167	+ 32.2%
Median Sales Price*	\$255,000	\$269,000	+ 5.5%	\$247,500	\$257,500	+ 4.0%
Percent of Original List Price Received*	92.1%	91.2%	- 1.0%	92.8%	91.6%	- 1.3%
Days on Market Until Sale	86	116	+ 34.9%	78	106	+ 35.9%
Inventory of Homes for Sale	298	256	- 14.1%	--	--	--
Months Supply of Inventory	7.5	6.2	- 17.3%	--	--	--

\* 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 – February 2026

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



**+ 250.0%**

**- 66.7%**

**+ 27.0%**

Change in  
New Listings

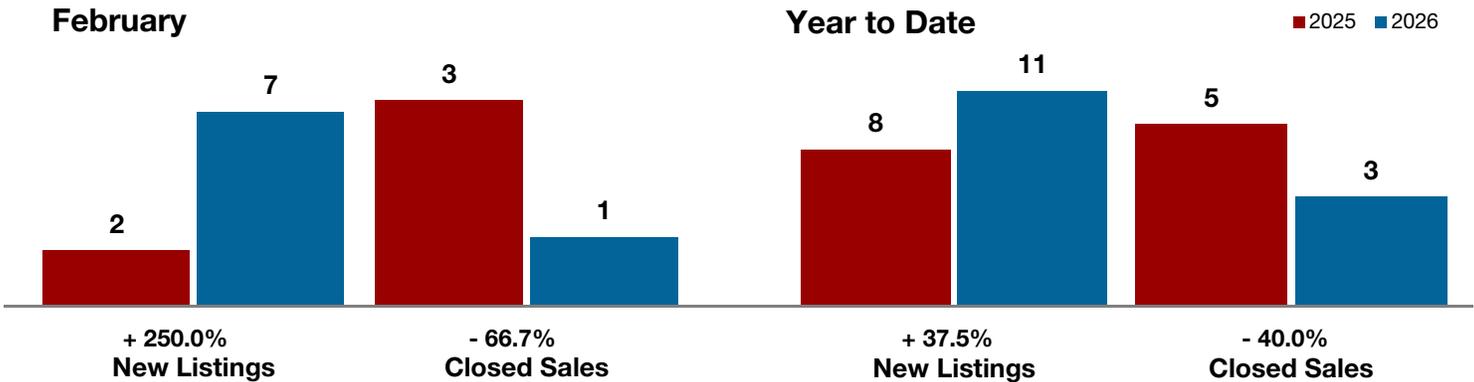
Change in  
Closed Sales

Change in  
Median Sales Price

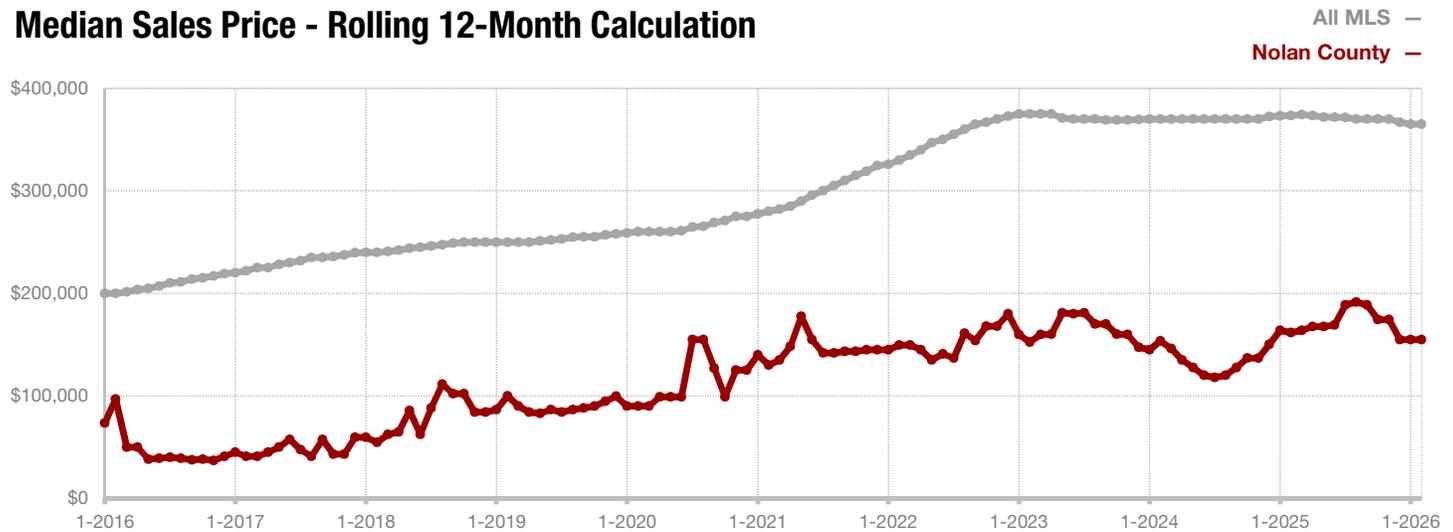
## Nolan County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	2	7	+ 250.0%	8	11	+ 37.5%
Pending Sales	0	2	--	3	3	0.0%
Closed Sales	3	1	- 66.7%	5	3	- 40.0%
Average Sales Price*	\$122,875	<b>\$110,000</b>	- 10.5%	\$126,055	<b>\$148,833</b>	+ 18.1%
Median Sales Price*	\$86,625	<b>\$110,000</b>	+ 27.0%	\$86,625	<b>\$110,000</b>	+ 27.0%
Percent of Original List Price Received*	76.0%	<b>66.7%</b>	- 12.2%	72.8%	<b>94.1%</b>	+ 29.3%
Days on Market Until Sale	68	211	+ 210.3%	89	133	+ 49.4%
Inventory of Homes for Sale	29	26	- 10.3%	--	--	--
Months Supply of Inventory	8.9	9.5	+ 6.7%	--	--	--

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



### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 25.7%**

**- 5.3%**

**+ 14.0%**

Change in  
New Listings

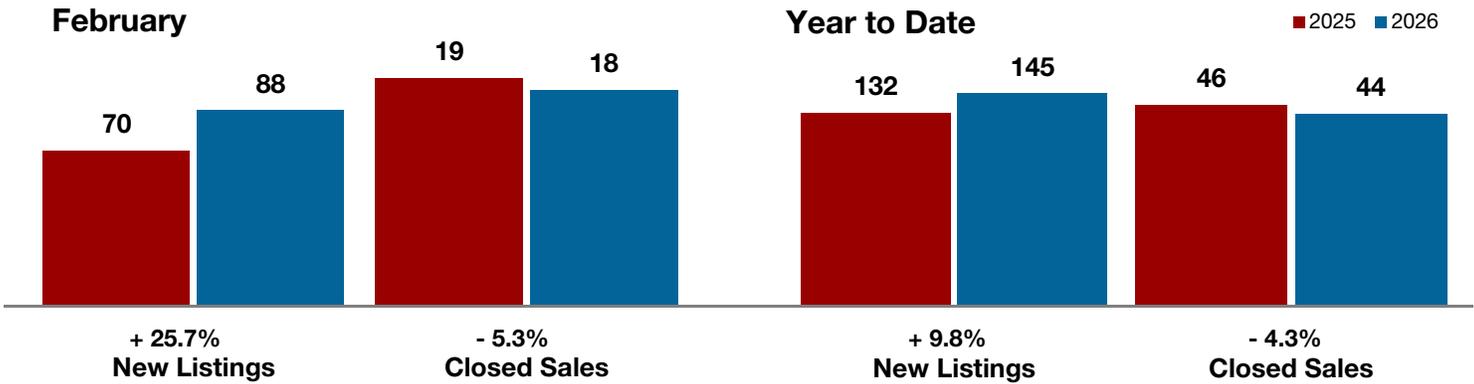
Change in  
Closed Sales

Change in  
Median Sales Price

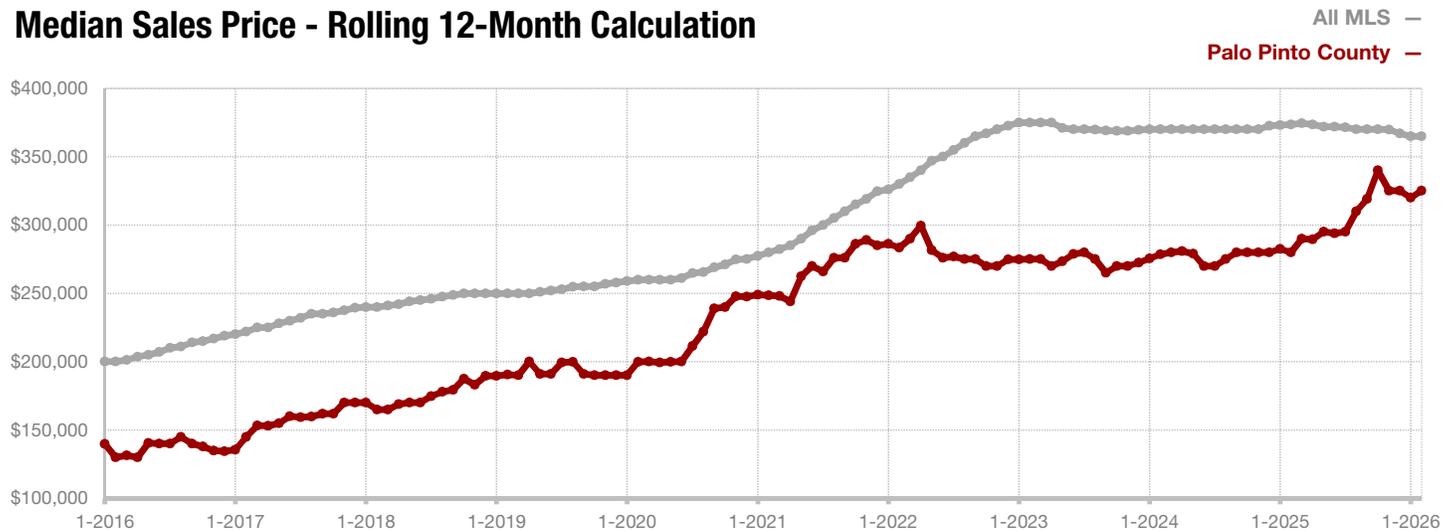
## Palo Pinto County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	70	<b>88</b>	+ 25.7%	132	<b>145</b>	+ 9.8%
Pending Sales	15	<b>24</b>	+ 60.0%	36	<b>43</b>	+ 19.4%
Closed Sales	19	<b>18</b>	- 5.3%	46	<b>44</b>	- 4.3%
Average Sales Price*	\$477,764	<b>\$617,177</b>	+ 29.2%	\$435,116	<b>\$541,657</b>	+ 24.5%
Median Sales Price*	\$375,000	<b>\$427,500</b>	+ 14.0%	\$324,500	<b>\$319,500</b>	- 1.5%
Percent of Original List Price Received*	93.0%	<b>91.4%</b>	- 1.7%	92.2%	<b>87.9%</b>	- 4.7%
Days on Market Until Sale	87	<b>104</b>	+ 19.5%	87	<b>102</b>	+ 17.2%
Inventory of Homes for Sale	293	<b>305</b>	+ 4.1%	--	--	--
Months Supply of Inventory	8.7	<b>8.9</b>	+ 2.3%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 4.9%**

Change in  
New Listings

**+ 3.4%**

Change in  
Closed Sales

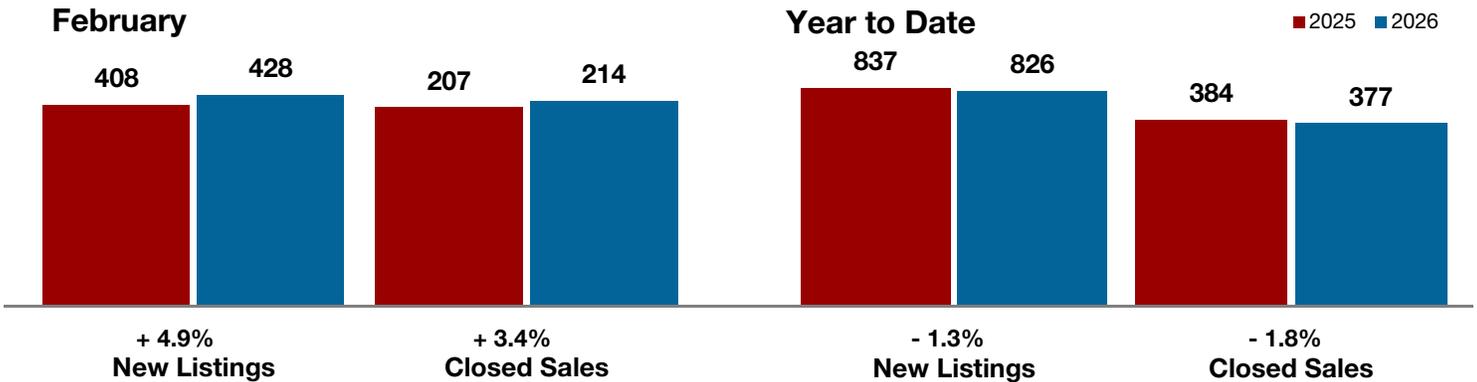
**+ 3.6%**

Change in  
Median Sales Price

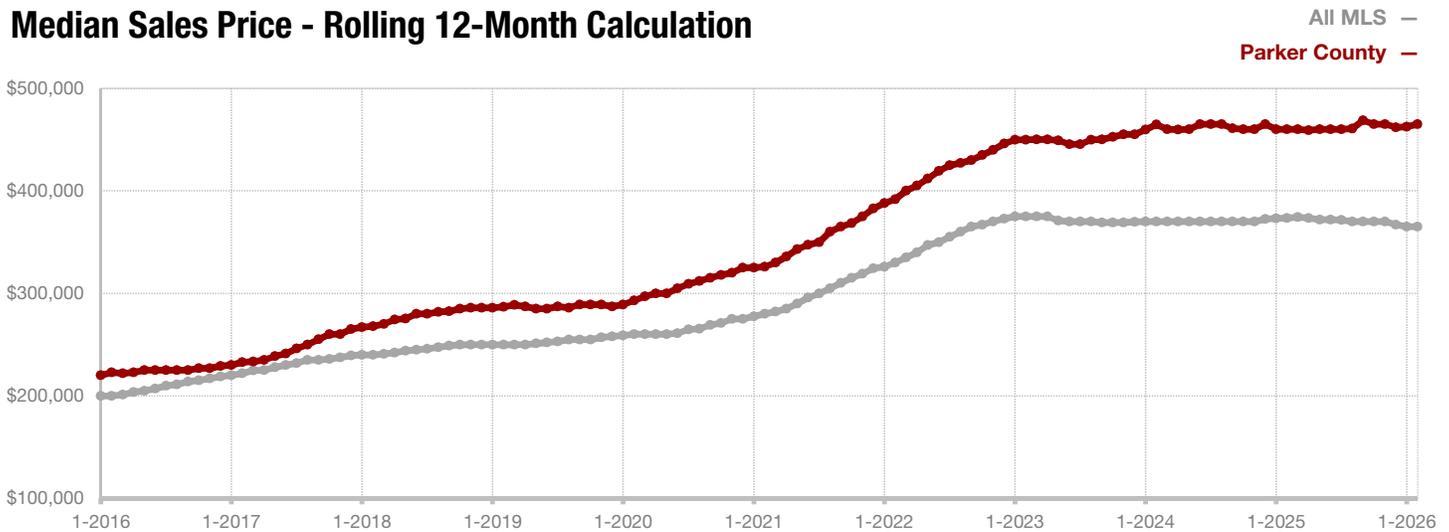
## Parker County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	408	<b>428</b>	+ 4.9%	837	<b>826</b>	- 1.3%
Pending Sales	244	<b>221</b>	- 9.4%	482	<b>448</b>	- 7.1%
Closed Sales	207	<b>214</b>	+ 3.4%	384	<b>377</b>	- 1.8%
Average Sales Price*	\$519,567	<b>\$517,523</b>	- 0.4%	\$496,294	<b>\$492,422</b>	- 0.8%
Median Sales Price*	\$445,245	<b>\$461,250</b>	+ 3.6%	\$432,900	<b>\$440,594</b>	+ 1.8%
Percent of Original List Price Received*	94.6%	<b>94.9%</b>	+ 0.3%	94.5%	<b>94.6%</b>	+ 0.1%
Days on Market Until Sale	103	<b>86</b>	- 16.5%	96	<b>87</b>	- 9.4%
Inventory of Homes for Sale	1,330	<b>1,366</b>	+ 2.7%	--	--	--
Months Supply of Inventory	5.3	<b>5.4</b>	+ 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 – February 2026

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



**+ 34.6%**

**- 63.6%**

**+ 59.1%**

Change in  
New Listings

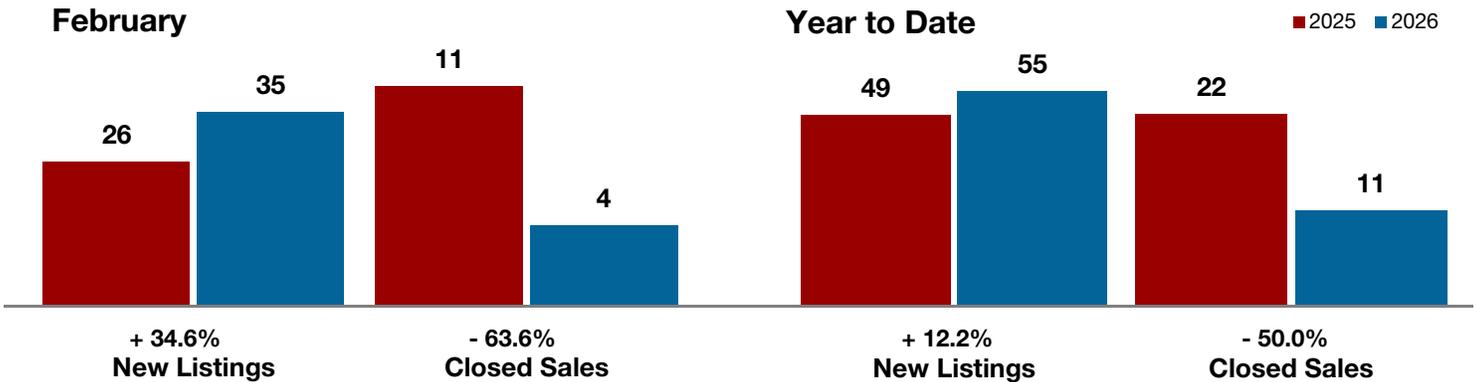
Change in  
Closed Sales

Change in  
Median Sales Price

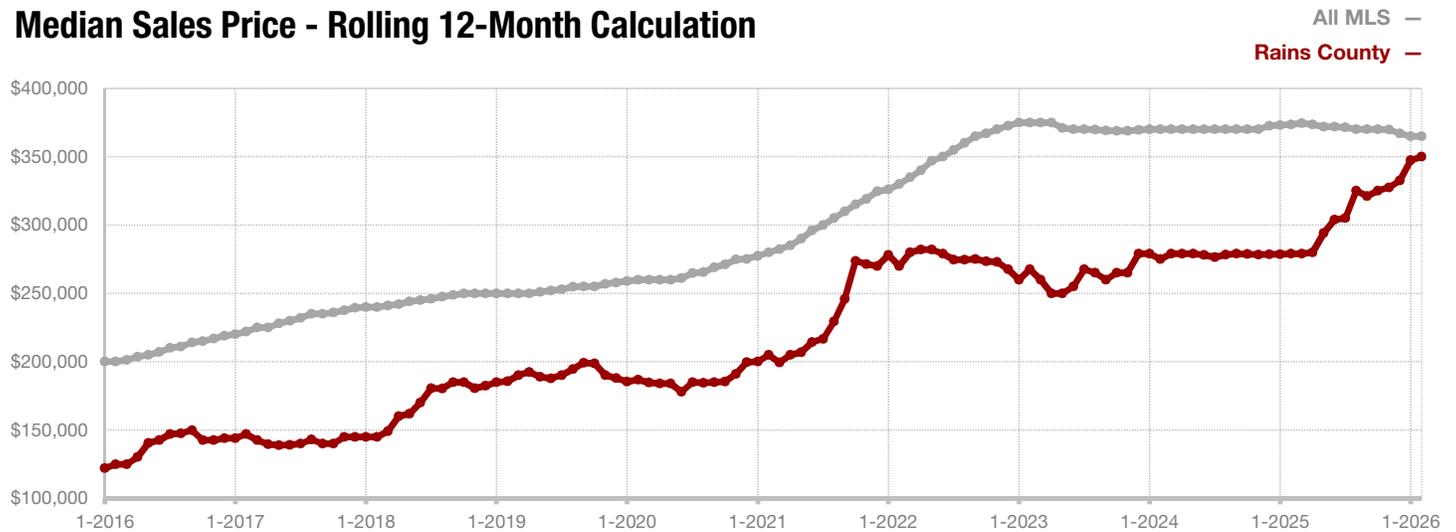
## Rains County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	26	35	+ 34.6%	49	55	+ 12.2%
Pending Sales	14	16	+ 14.3%	25	22	- 12.0%
Closed Sales	11	4	- 63.6%	22	11	- 50.0%
Average Sales Price*	\$272,091	\$480,750	+ 76.7%	\$269,205	\$581,818	+ 116.1%
Median Sales Price*	\$235,000	\$374,000	+ 59.1%	\$224,500	\$490,000	+ 118.3%
Percent of Original List Price Received*	96.8%	83.6%	- 13.6%	93.0%	88.5%	- 4.8%
Days on Market Until Sale	128	174	+ 35.9%	94	109	+ 16.0%
Inventory of Homes for Sale	110	111	+ 0.9%	--	--	--
Months Supply of Inventory	9.4	9.1	- 3.2%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 9.1%**

**- 10.5%**

**+ 9.1%**

Change in  
New Listings

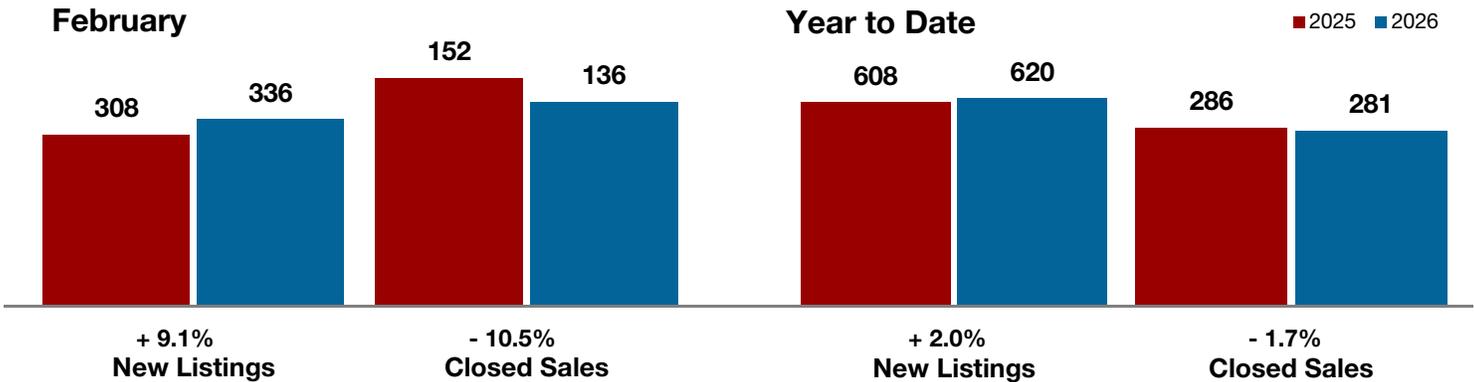
Change in  
Closed Sales

Change in  
Median Sales Price

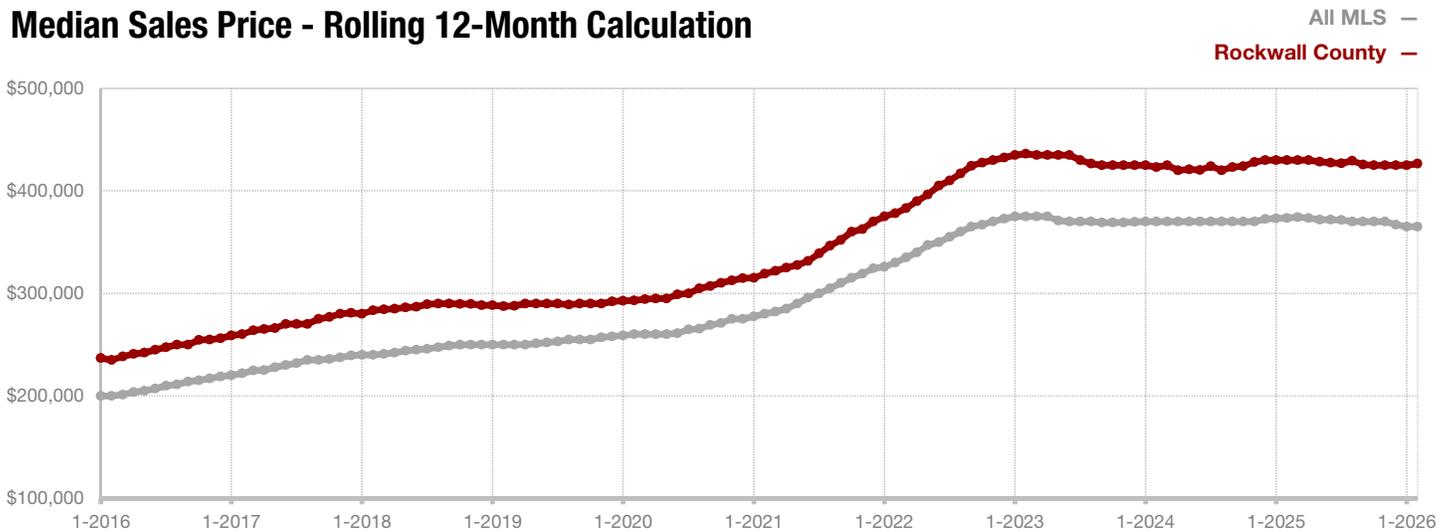
## Rockwall County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	308	<b>336</b>	+ 9.1%	608	<b>620</b>	+ 2.0%
Pending Sales	178	<b>195</b>	+ 9.6%	345	<b>363</b>	+ 5.2%
Closed Sales	152	<b>136</b>	- 10.5%	286	<b>281</b>	- 1.7%
Average Sales Price*	\$541,082	<b>\$504,880</b>	- 6.7%	\$537,484	<b>\$506,692</b>	- 5.7%
Median Sales Price*	\$412,495	<b>\$450,000</b>	+ 9.1%	\$408,025	<b>\$425,000</b>	+ 4.2%
Percent of Original List Price Received*	92.8%	<b>92.1%</b>	- 0.8%	92.9%	<b>92.3%</b>	- 0.6%
Days on Market Until Sale	91	<b>92</b>	+ 1.1%	88	<b>91</b>	+ 3.4%
Inventory of Homes for Sale	1,007	<b>1,029</b>	+ 2.2%	--	--	--
Months Supply of Inventory	5.4	<b>5.1</b>	- 5.6%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



## Shackelford County

**+ 100.0%**

**0.0%**

**+ 176.7%**

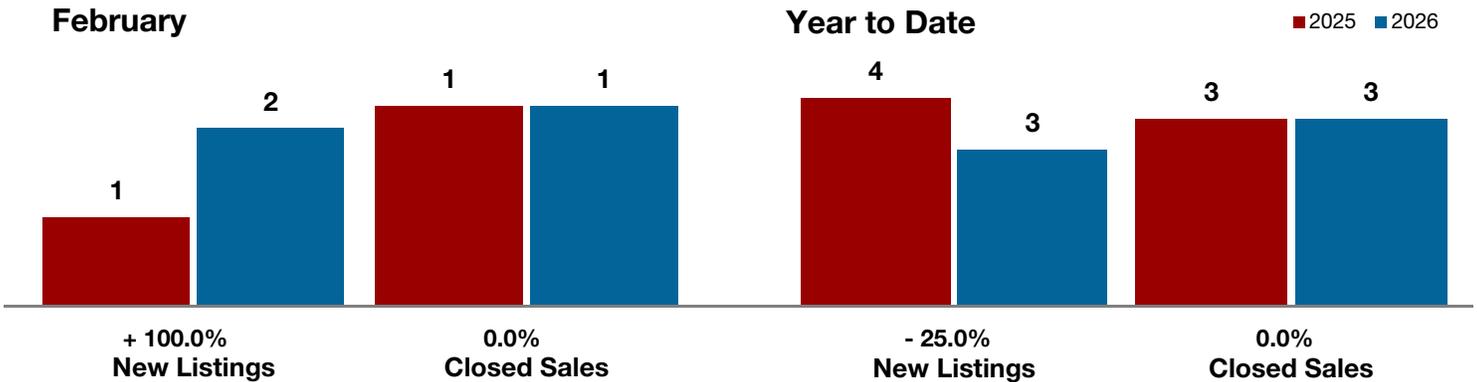
Change in  
New Listings

Change in  
Closed Sales

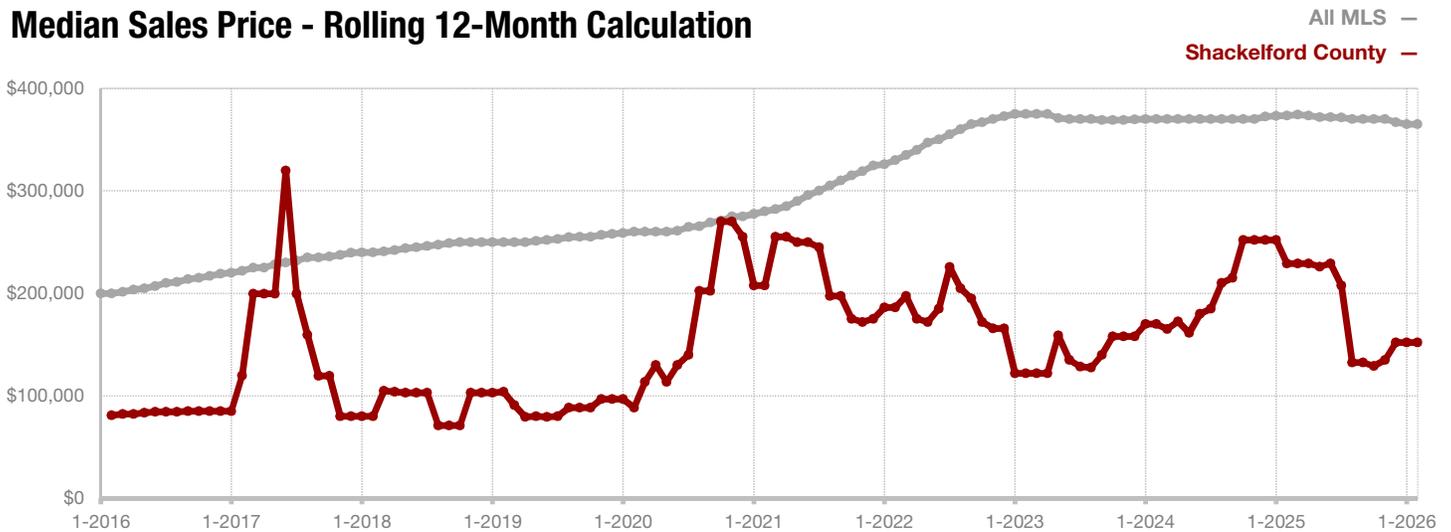
Change in  
Median Sales Price

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	1	2	+ 100.0%	4	3	- 25.0%
Pending Sales	1	2	+ 100.0%	2	3	+ 50.0%
Closed Sales	1	1	0.0%	3	3	0.0%
Average Sales Price*	\$30,000	<b>\$83,000</b>	+ 176.7%	\$168,000	<b>\$111,000</b>	- 33.9%
Median Sales Price*	\$30,000	<b>\$83,000</b>	+ 176.7%	\$30,000	<b>\$83,000</b>	+ 176.7%
Percent of Original List Price Received*	61.3%	<b>63.8%</b>	+ 4.1%	73.1%	<b>85.4%</b>	+ 16.8%
Days on Market Until Sale	142	<b>169</b>	+ 19.0%	116	<b>198</b>	+ 70.7%
Inventory of Homes for Sale	17	<b>5</b>	- 70.6%	--	--	--
Months Supply of Inventory	10.6	<b>2.3</b>	- 78.3%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 8.7%**

**+ 24.2%**

**- 7.6%**

Change in  
New Listings

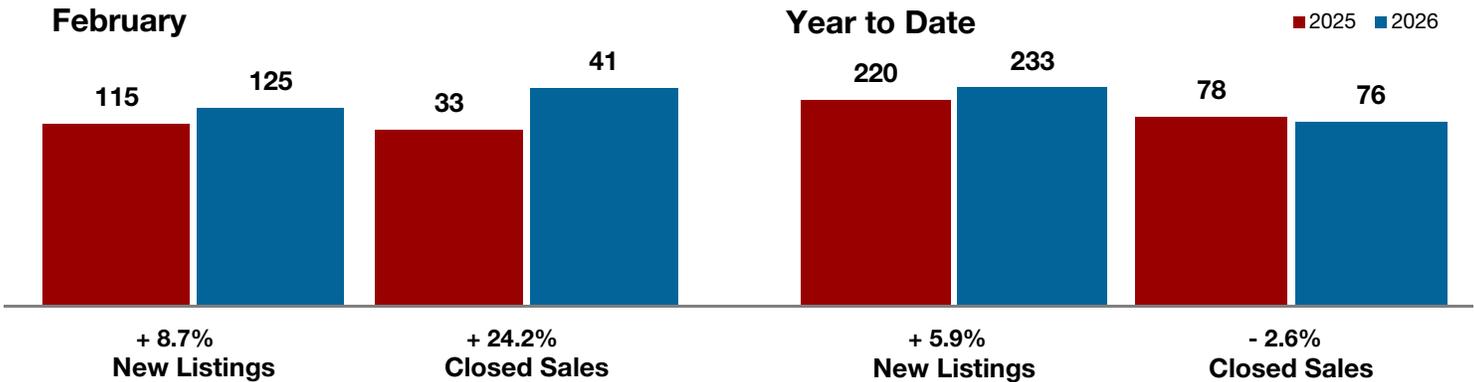
Change in  
Closed Sales

Change in  
Median Sales Price

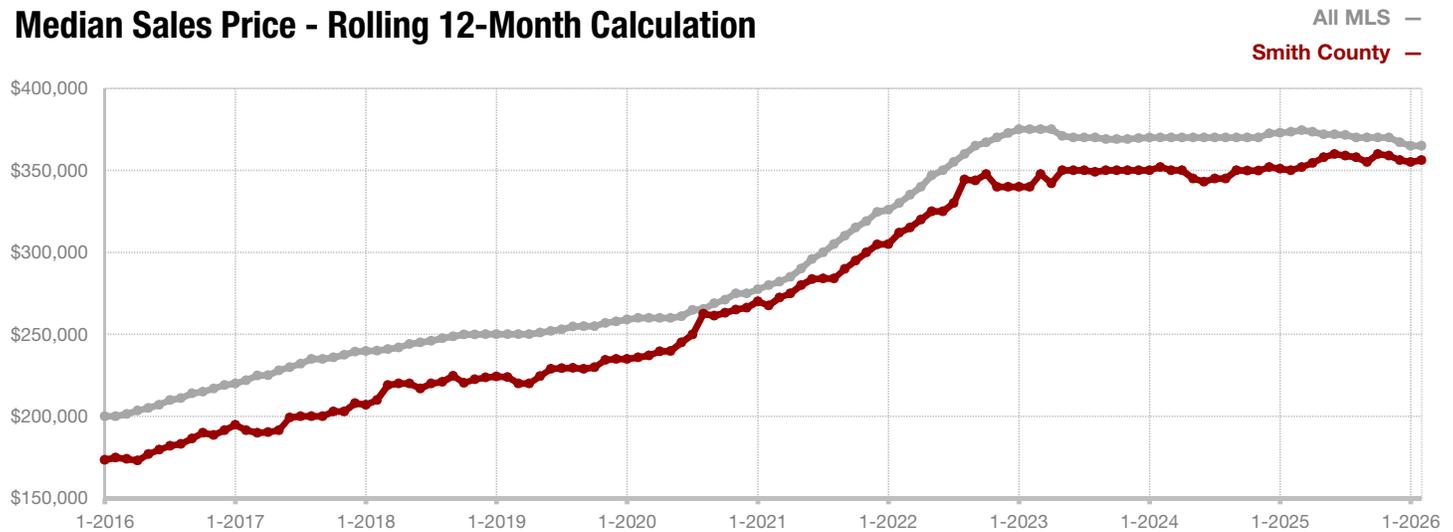
## Smith County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	115	125	+ 8.7%	220	233	+ 5.9%
Pending Sales	63	59	- 6.3%	109	99	- 9.2%
Closed Sales	33	41	+ 24.2%	78	76	- 2.6%
Average Sales Price*	\$434,430	\$387,341	- 10.8%	\$378,642	\$360,717	- 4.7%
Median Sales Price*	\$339,950	\$314,100	- 7.6%	\$328,380	\$305,000	- 7.1%
Percent of Original List Price Received*	93.5%	92.9%	- 0.6%	92.8%	92.9%	+ 0.1%
Days on Market Until Sale	82	73	- 11.0%	94	83	- 11.7%
Inventory of Homes for Sale	387	411	+ 6.2%	--	--	--
Months Supply of Inventory	6.9	7.4	+ 7.2%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 66.7%**

**+ 175.0%**

**- 9.5%**

Change in  
New Listings

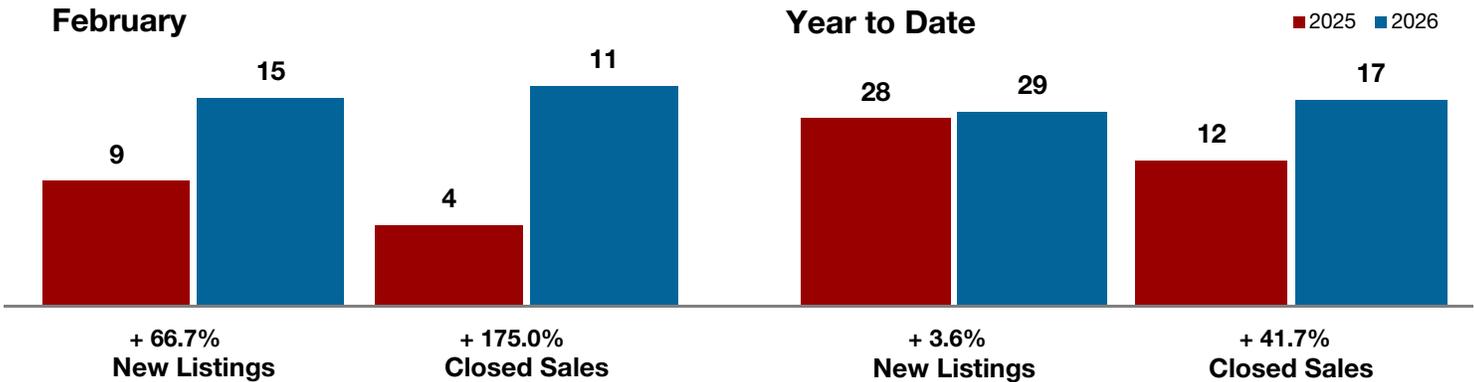
Change in  
Closed Sales

Change in  
Median Sales Price

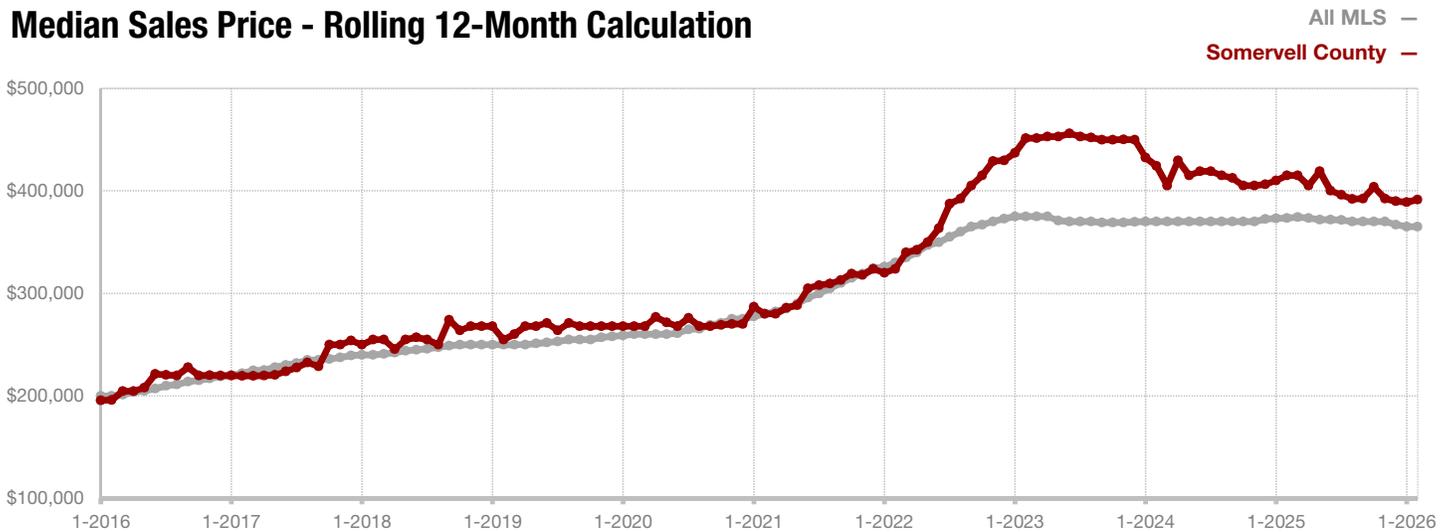
## Somervell County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	9	15	+ 66.7%	28	29	+ 3.6%
Pending Sales	6	7	+ 16.7%	14	15	+ 7.1%
Closed Sales	4	11	+ 175.0%	12	17	+ 41.7%
Average Sales Price*	\$577,500	\$438,864	- 24.0%	\$521,621	\$517,788	- 0.7%
Median Sales Price*	\$454,999	\$412,000	- 9.5%	\$462,000	\$430,000	- 6.9%
Percent of Original List Price Received*	91.4%	92.7%	+ 1.4%	94.0%	93.7%	- 0.3%
Days on Market Until Sale	117	92	- 21.4%	135	98	- 27.4%
Inventory of Homes for Sale	56	57	+ 1.8%	--	--	--
Months Supply of Inventory	6.6	5.8	- 12.1%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 60.0%**

**+ 400.0%**

**+ 91.7%**

Change in  
New Listings

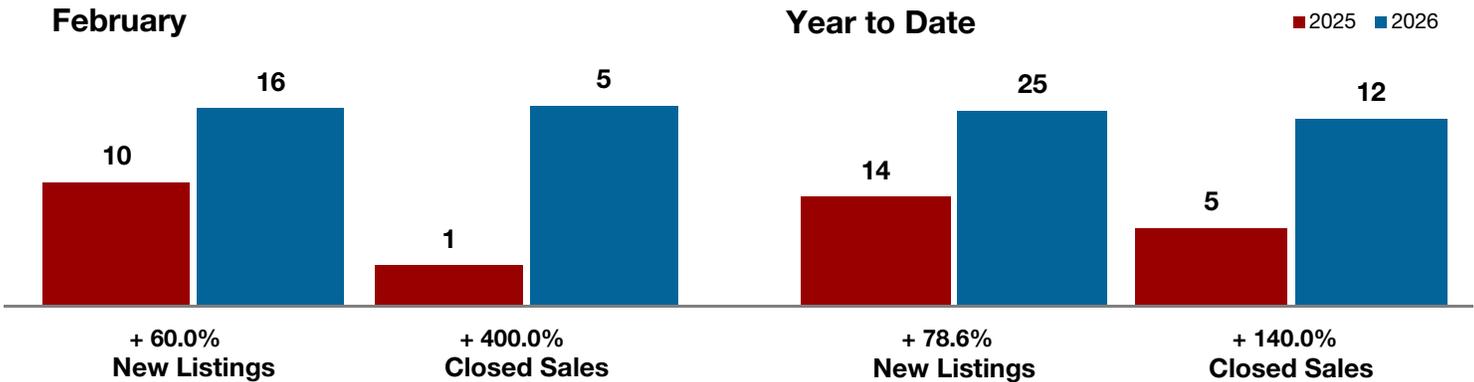
Change in  
Closed Sales

Change in  
Median Sales Price

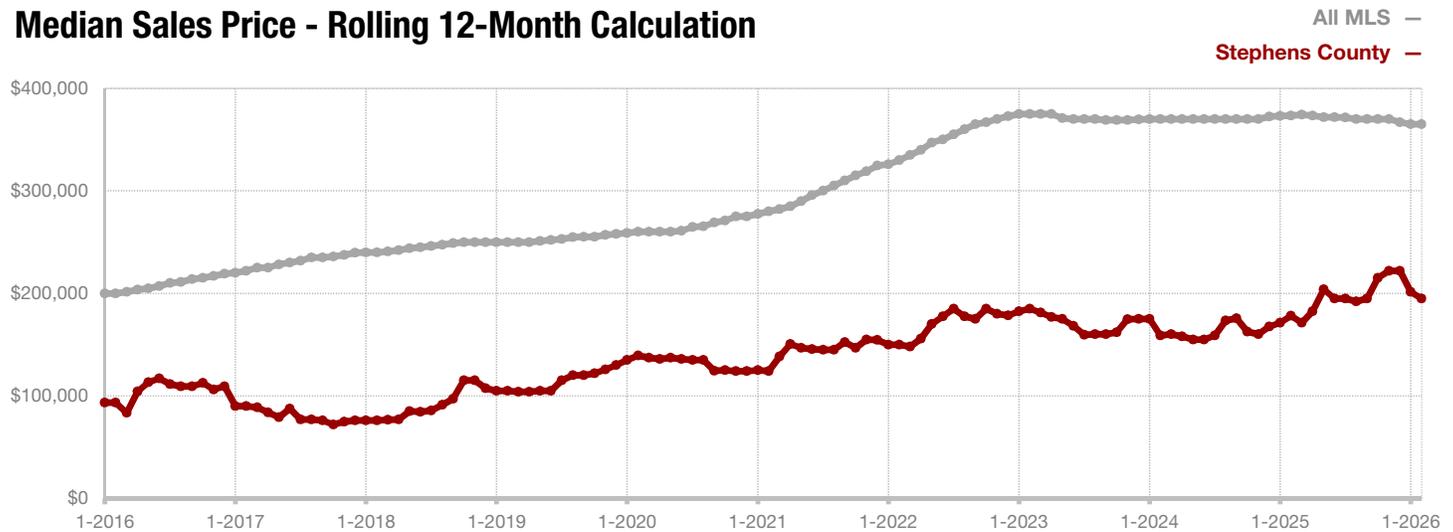
## Stephens County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	10	16	+ 60.0%	14	25	+ 78.6%
Pending Sales	4	5	+ 25.0%	6	11	+ 83.3%
Closed Sales	1	5	+ 400.0%	5	12	+ 140.0%
Average Sales Price*	\$75,000	\$148,125	+ 97.5%	\$224,500	\$116,626	- 48.1%
Median Sales Price*	\$75,000	\$143,750	+ 91.7%	\$260,000	\$117,500	- 54.8%
Percent of Original List Price Received*	93.8%	83.1%	- 11.4%	94.1%	86.0%	- 8.6%
Days on Market Until Sale	26	157	+ 503.8%	65	173	+ 166.2%
Inventory of Homes for Sale	53	61	+ 15.1%	--	--	--
Months Supply of Inventory	9.6	10.0	+ 4.2%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



## Stonewall County

**- 100.0%**

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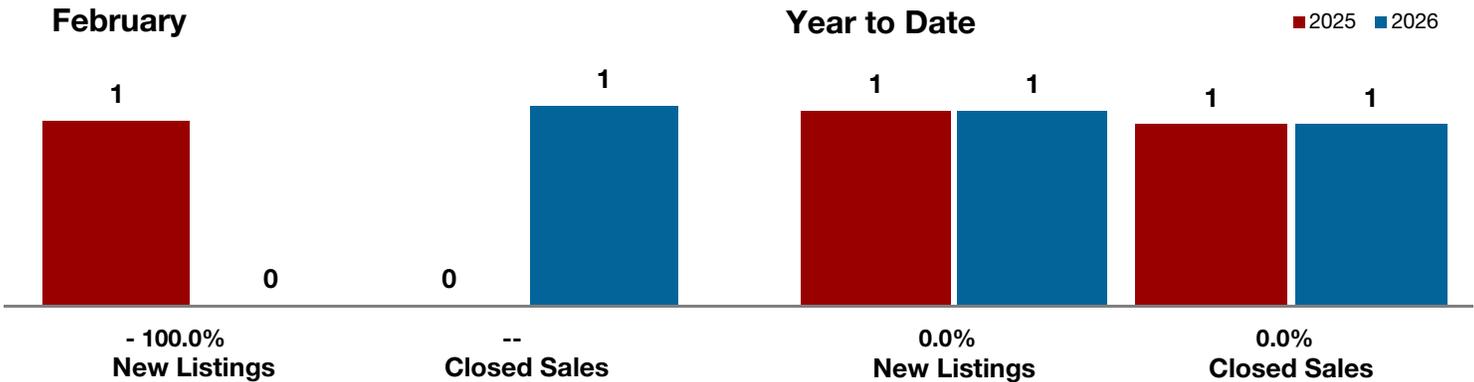
Change in  
New Listings

Change in  
Closed Sales

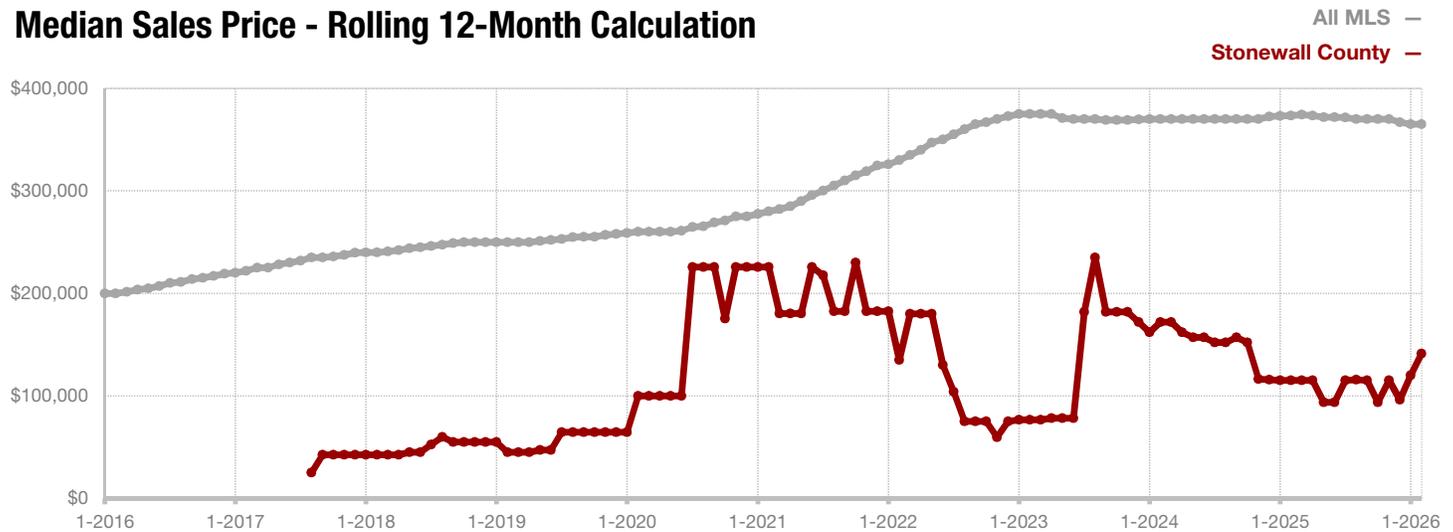
Change in  
Median Sales Price

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	1	--	1	1	0.0%
Average Sales Price*	--	\$448,477	--	\$72,500	\$448,477	+ 518.6%
Median Sales Price*	--	\$448,477	--	\$72,500	\$448,477	+ 518.6%
Percent of Original List Price Received*	--	84.8%	--	69.4%	84.8%	+ 22.2%
Days on Market Until Sale	--	88	--	298	88	- 70.5%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	3.0	3.2	+ 6.7%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 6.1%**

**- 10.0%**

**- 0.5%**

Change in  
New Listings

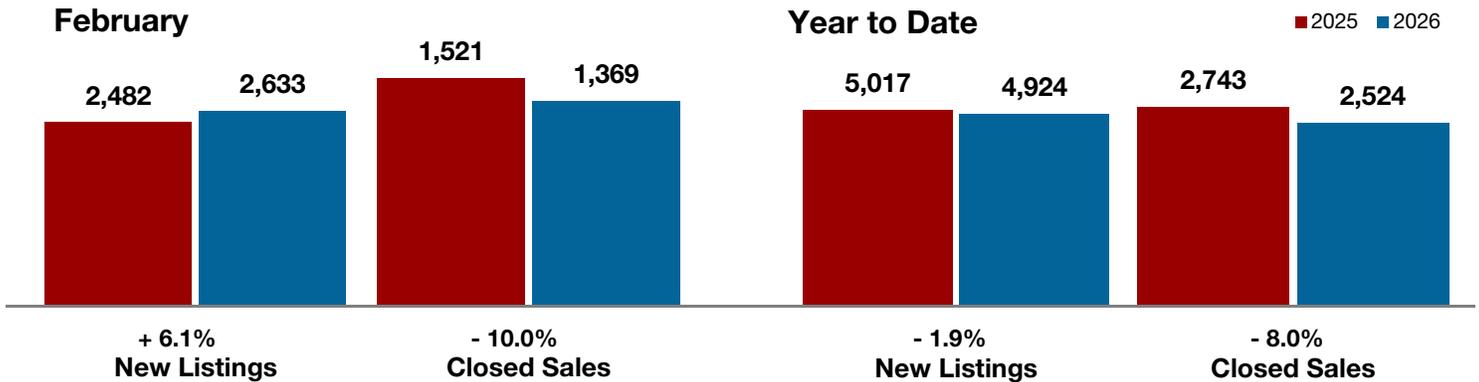
Change in  
Closed Sales

Change in  
Median Sales Price

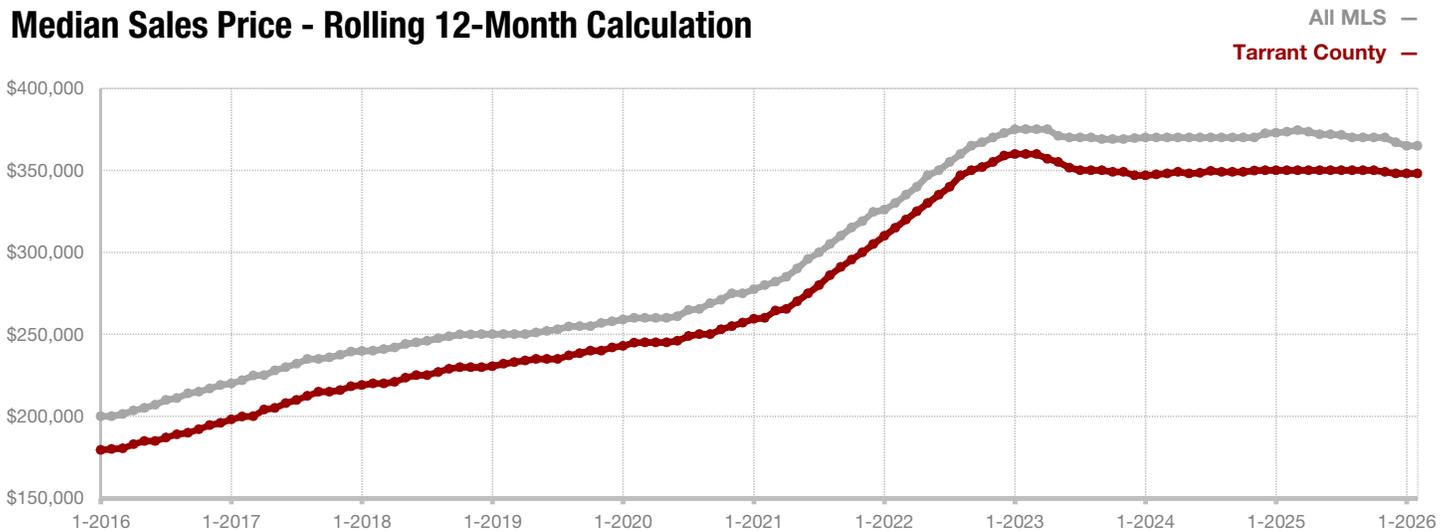
## Tarrant County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	2,482	<b>2,633</b>	+ 6.1%	5,017	<b>4,924</b>	- 1.9%
Pending Sales	1,740	<b>1,664</b>	- 4.4%	3,357	<b>3,186</b>	- 5.1%
Closed Sales	1,521	<b>1,369</b>	- 10.0%	2,743	<b>2,524</b>	- 8.0%
Average Sales Price*	\$414,739	<b>\$436,656</b>	+ 5.3%	\$417,299	<b>\$427,556</b>	+ 2.5%
Median Sales Price*	\$346,900	<b>\$345,000</b>	- 0.5%	\$344,888	<b>\$345,000</b>	+ 0.0%
Percent of Original List Price Received*	95.3%	<b>94.7%</b>	- 0.6%	95.1%	<b>94.6%</b>	- 0.5%
Days on Market Until Sale	62	<b>64</b>	+ 3.2%	62	<b>64</b>	+ 3.2%
Inventory of Homes for Sale	5,961	<b>5,815</b>	- 2.4%	--	--	--
Months Supply of Inventory	3.3	<b>3.2</b>	- 3.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**- 30.8%**

**0.0%**

**+ 8.1%**

Change in  
New Listings

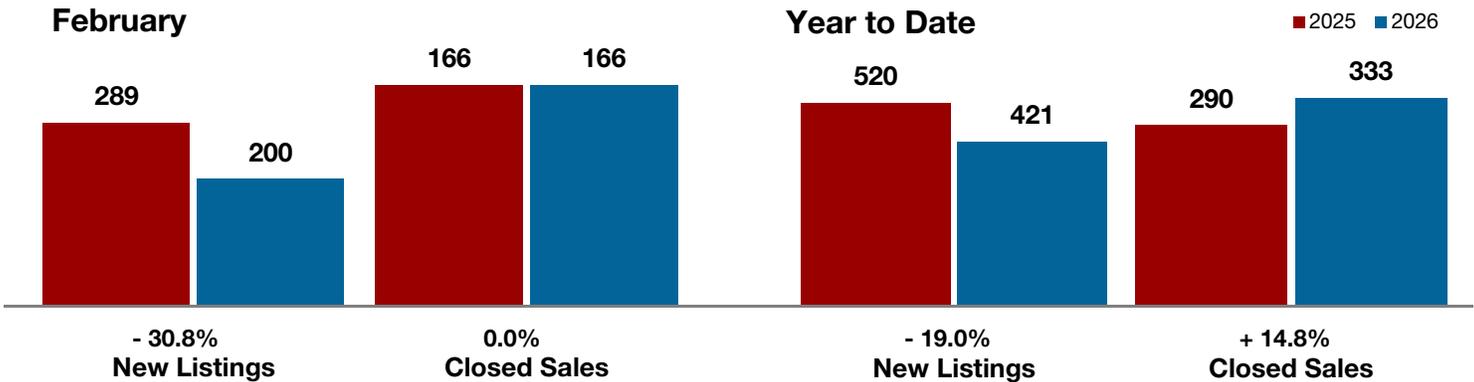
Change in  
Closed Sales

Change in  
Median Sales Price

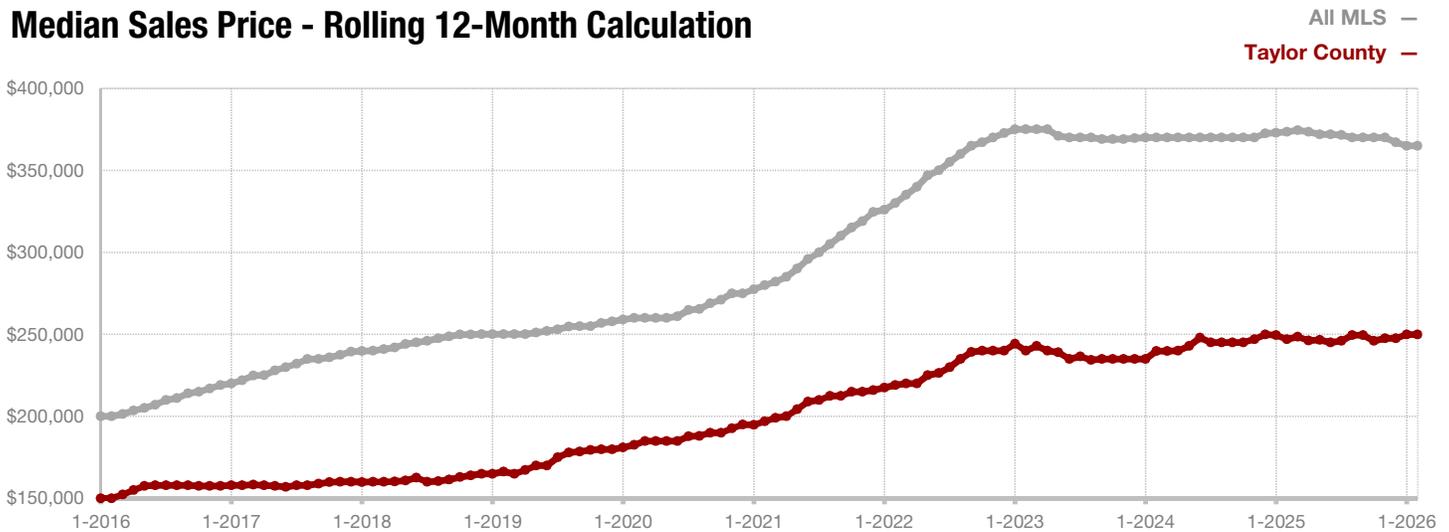
## Taylor County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	289	200	- 30.8%	520	421	- 19.0%
Pending Sales	199	201	+ 1.0%	365	402	+ 10.1%
Closed Sales	166	166	0.0%	290	333	+ 14.8%
Average Sales Price*	\$273,655	<b>\$301,307</b>	+ 10.1%	\$276,262	<b>\$298,833</b>	+ 8.2%
Median Sales Price*	\$239,000	<b>\$258,450</b>	+ 8.1%	\$239,000	<b>\$260,000</b>	+ 8.8%
Percent of Original List Price Received*	96.4%	<b>96.9%</b>	+ 0.5%	95.8%	<b>96.2%</b>	+ 0.4%
Days on Market Until Sale	70	<b>58</b>	- 17.1%	74	<b>53</b>	- 28.4%
Inventory of Homes for Sale	697	<b>337</b>	- 51.6%	--	--	--
Months Supply of Inventory	4.2	<b>1.6</b>	- 61.9%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**- 50.0%**

**- 12.5%**

**- 14.6%**

Change in  
New Listings

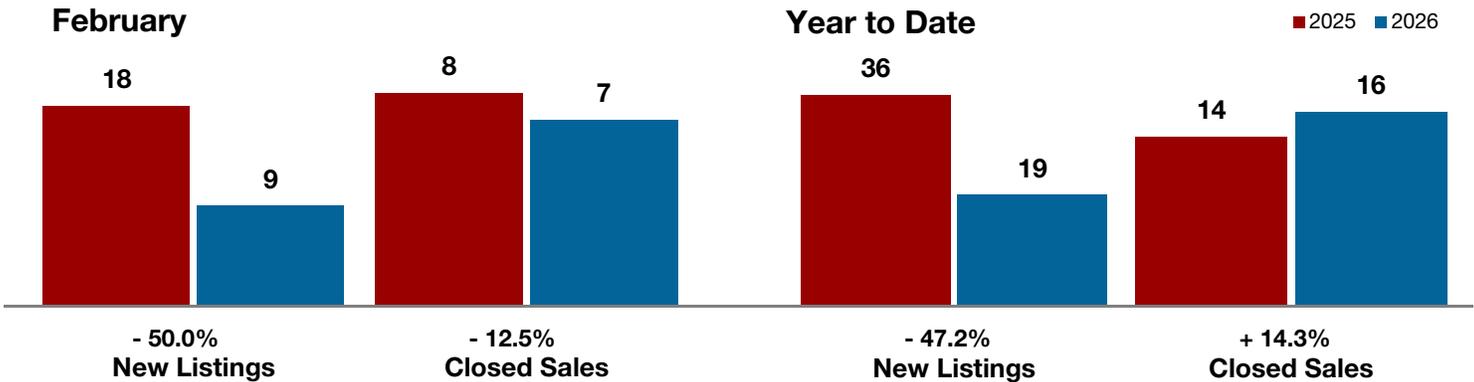
Change in  
Closed Sales

Change in  
Median Sales Price

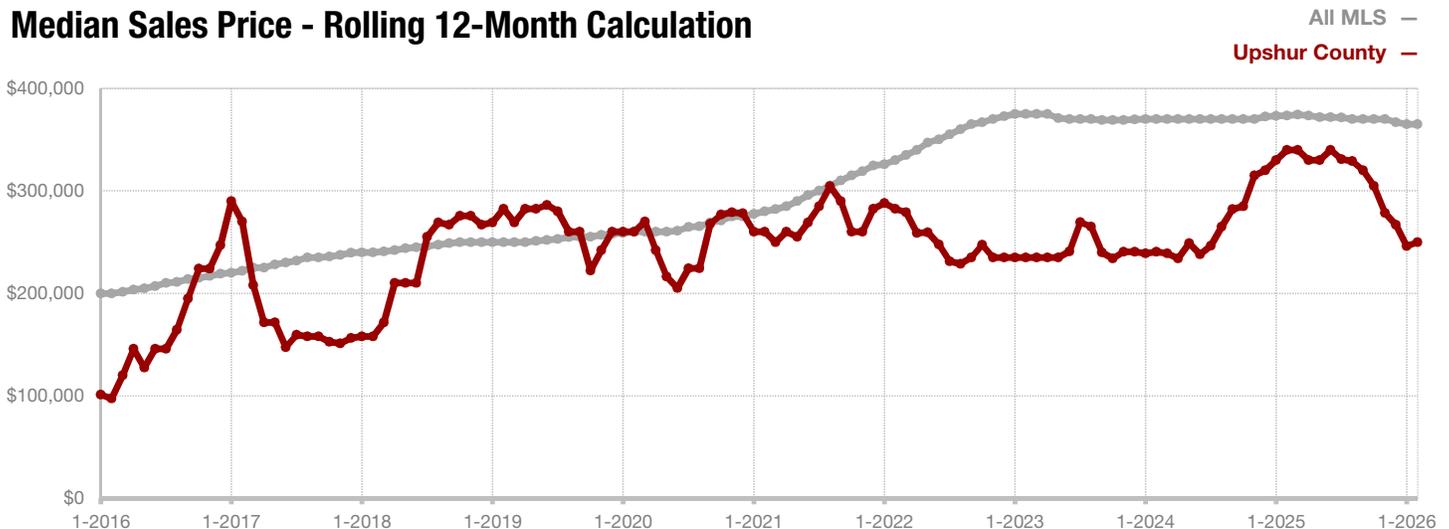
## Upshur County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	18	9	- 50.0%	36	19	- 47.2%
Pending Sales	11	5	- 54.5%	16	18	+ 12.5%
Closed Sales	8	7	- 12.5%	14	16	+ 14.3%
Average Sales Price*	\$386,238	<b>\$458,571</b>	+ 18.7%	\$343,671	<b>\$331,192</b>	- 3.6%
Median Sales Price*	\$332,500	<b>\$284,000</b>	- 14.6%	\$310,000	<b>\$189,048</b>	- 39.0%
Percent of Original List Price Received*	87.5%	<b>87.8%</b>	+ 0.3%	90.4%	<b>90.2%</b>	- 0.2%
Days on Market Until Sale	122	<b>154</b>	+ 26.2%	117	<b>107</b>	- 8.5%
Inventory of Homes for Sale	65	<b>59</b>	- 9.2%	--	--	--
Months Supply of Inventory	11.3	<b>8.7</b>	- 23.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**- 1.1%**

Change in  
New Listings

**- 13.5%**

Change in  
Closed Sales

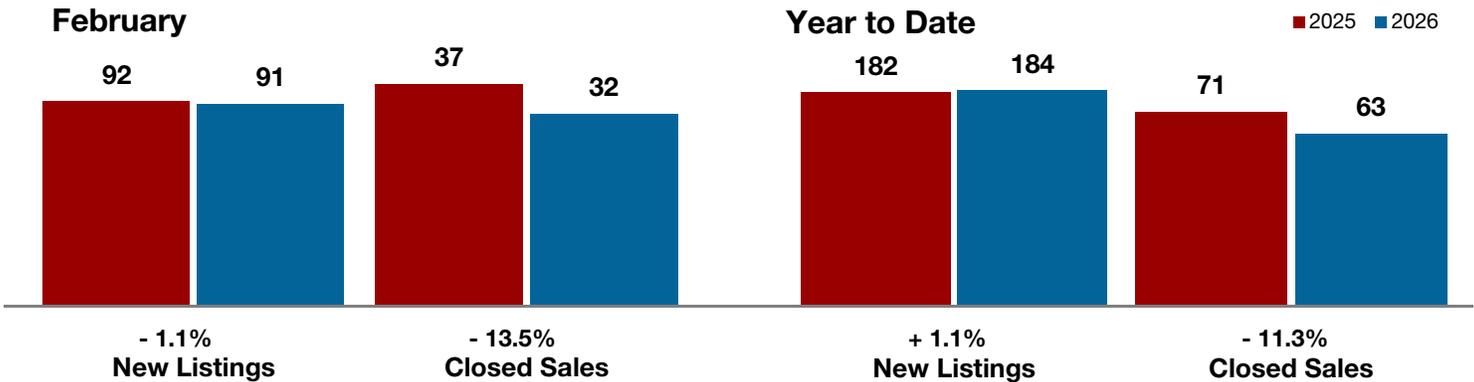
**+ 20.8%**

Change in  
Median Sales Price

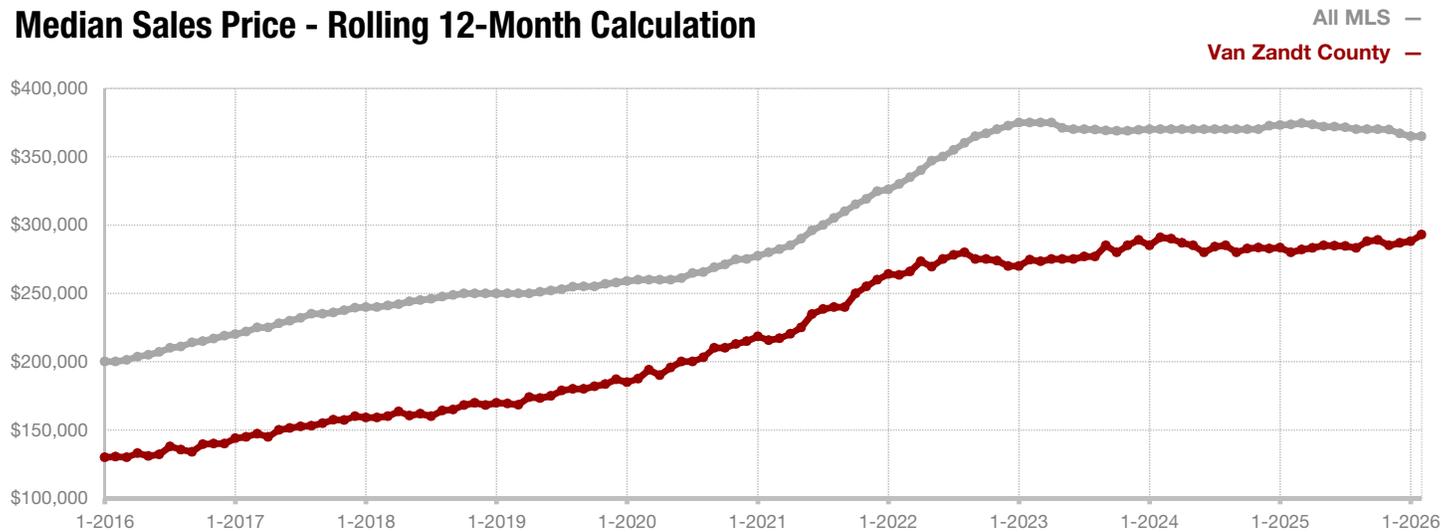
## Van Zandt County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	92	91	- 1.1%	182	184	+ 1.1%
Pending Sales	40	28	- 30.0%	98	67	- 31.6%
Closed Sales	37	32	- 13.5%	71	63	- 11.3%
Average Sales Price*	\$287,796	<b>\$373,978</b>	+ 29.9%	\$295,138	<b>\$357,479</b>	+ 21.1%
Median Sales Price*	\$267,000	<b>\$322,500</b>	+ 20.8%	\$267,200	<b>\$310,000</b>	+ 16.0%
Percent of Original List Price Received*	91.2%	91.5%	+ 0.3%	92.1%	92.0%	- 0.1%
Days on Market Until Sale	92	95	+ 3.3%	91	83	- 8.8%
Inventory of Homes for Sale	343	356	+ 3.8%	--	--	--
Months Supply of Inventory	7.4	8.0	+ 8.1%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 10.2%**

**- 7.1%**

**- 7.5%**

Change in  
New Listings

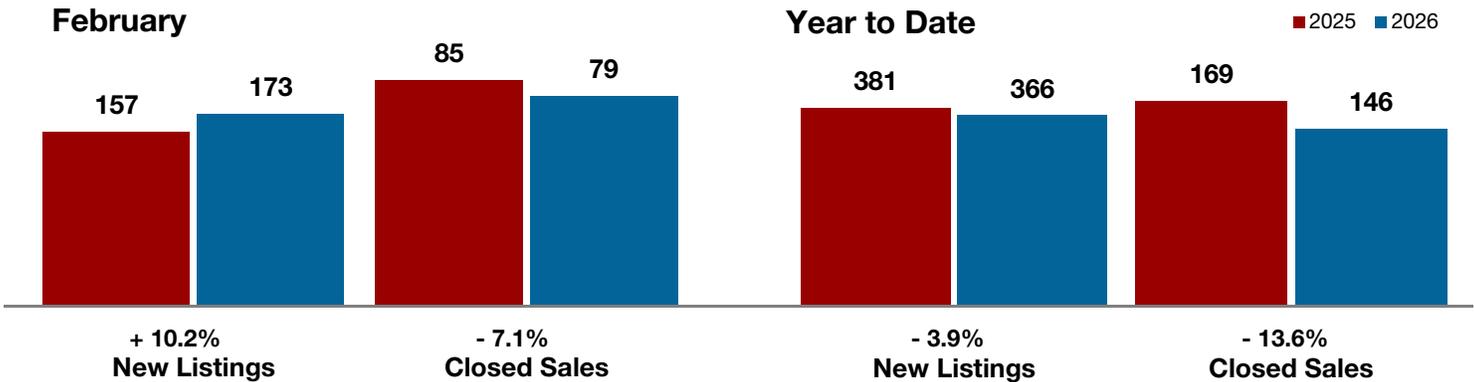
Change in  
Closed Sales

Change in  
Median Sales Price

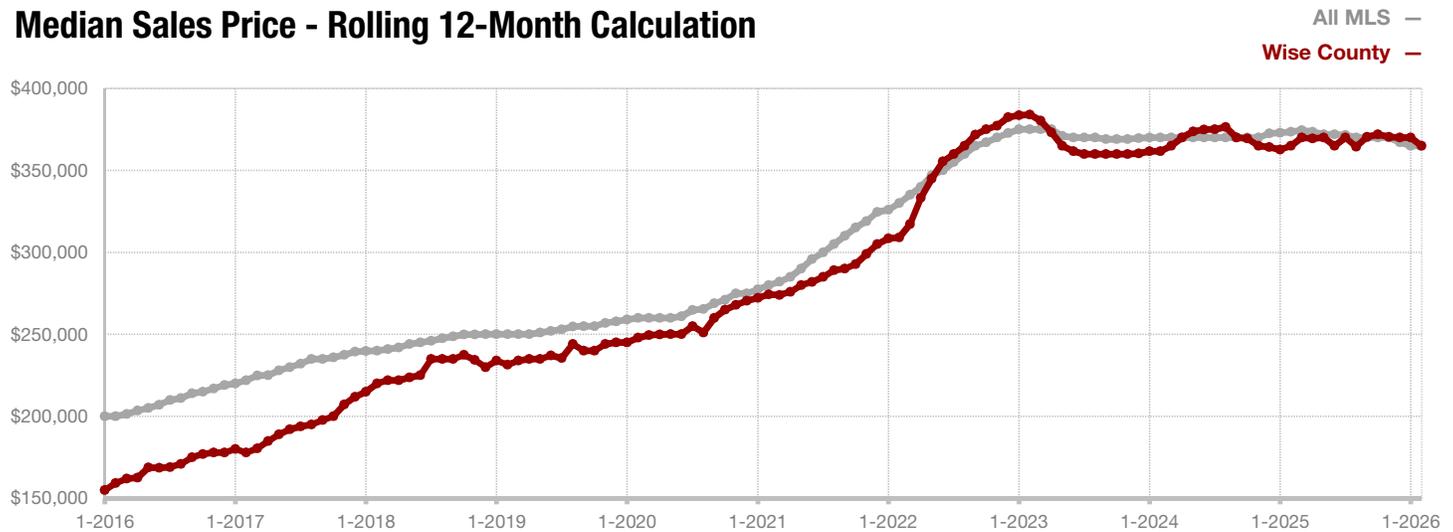
## Wise County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	157	173	+ 10.2%	381	366	- 3.9%
Pending Sales	104	108	+ 3.8%	207	197	- 4.8%
Closed Sales	85	79	- 7.1%	169	146	- 13.6%
Average Sales Price*	\$420,767	\$456,902	+ 8.6%	\$409,886	\$442,194	+ 7.9%
Median Sales Price*	\$382,000	\$353,445	- 7.5%	\$375,000	\$365,000	- 2.7%
Percent of Original List Price Received*	93.4%	93.1%	- 0.3%	93.3%	92.9%	- 0.4%
Days on Market Until Sale	93	90	- 3.2%	90	86	- 4.4%
Inventory of Homes for Sale	641	623	- 2.8%	--	--	--
Months Supply of Inventory	6.1	5.8	- 4.9%	--	--	--

\* 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 – February 2026

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



**- 4.8%**

**- 25.8%**

**- 22.6%**

Change in  
New Listings

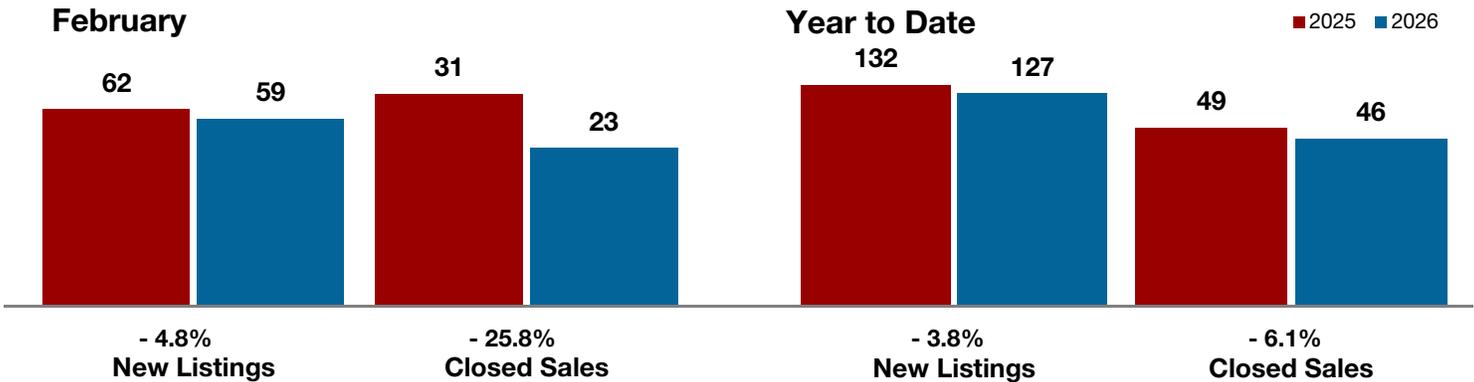
Change in  
Closed Sales

Change in  
Median Sales Price

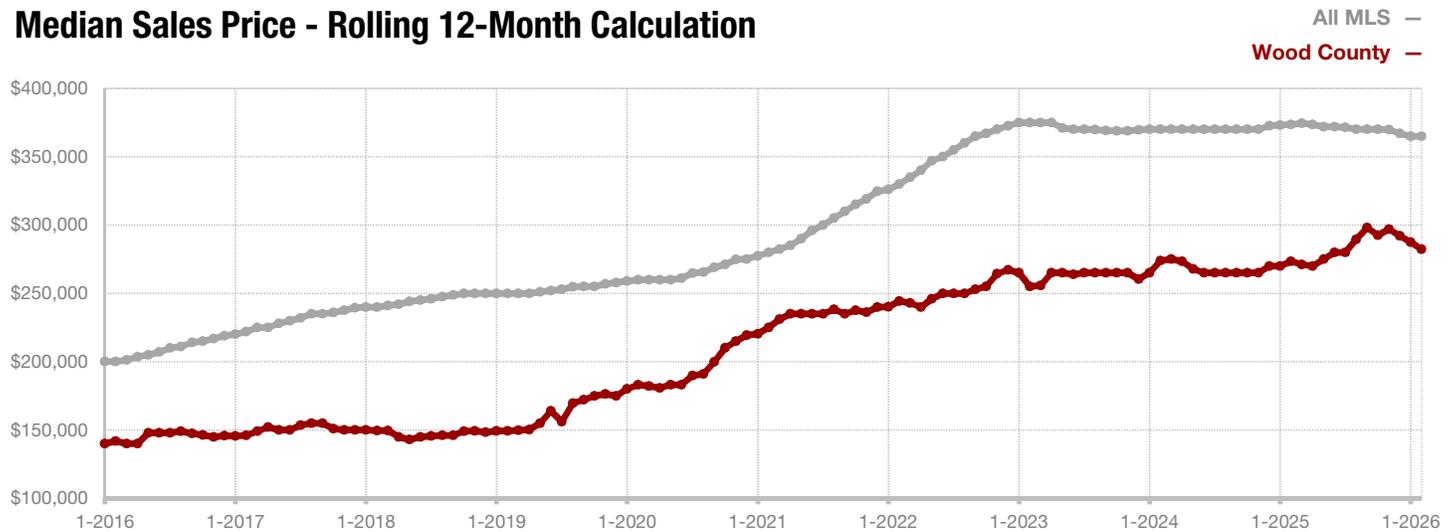
## Wood County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	62	59	- 4.8%	132	127	- 3.8%
Pending Sales	36	34	- 5.6%	62	66	+ 6.5%
Closed Sales	31	23	- 25.8%	49	46	- 6.1%
Average Sales Price*	\$387,623	\$270,760	- 30.1%	\$407,077	\$344,212	- 15.4%
Median Sales Price*	\$310,000	\$239,950	- 22.6%	\$315,000	\$250,000	- 20.6%
Percent of Original List Price Received*	92.7%	88.4%	- 4.6%	92.4%	88.3%	- 4.4%
Days on Market Until Sale	81	92	+ 13.6%	81	107	+ 32.1%
Inventory of Homes for Sale	256	272	+ 6.3%	--	--	--
Months Supply of Inventory	7.8	7.8	0.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# Local Market Update – February 2026

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



**+ 60.0%**

**+ 62.5%**

**- 33.3%**

Change in  
New Listings

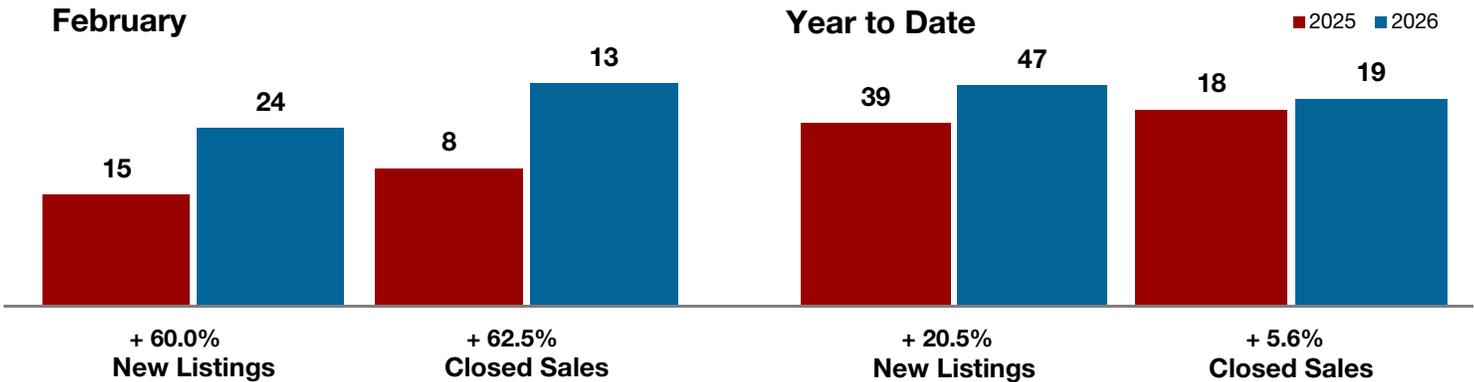
Change in  
Closed Sales

Change in  
Median Sales Price

## Young County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	15	24	+ 60.0%	39	47	+ 20.5%
Pending Sales	12	10	- 16.7%	19	27	+ 42.1%
Closed Sales	8	13	+ 62.5%	18	19	+ 5.6%
Average Sales Price*	\$1,001,238	\$209,998	- 79.0%	\$599,711	\$208,861	- 65.2%
Median Sales Price*	\$240,000	\$159,993	- 33.3%	\$240,000	\$159,993	- 33.3%
Percent of Original List Price Received*	93.5%	89.0%	- 4.8%	91.9%	87.0%	- 5.3%
Days on Market Until Sale	37	121	+ 227.0%	61	137	+ 124.6%
Inventory of Homes for Sale	73	85	+ 16.4%	--	--	--
Months Supply of Inventory	7.3	6.9	- 5.5%	--	--	--

\* 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

