

Local Market Updates

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



January 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

Local Market Update – January 2026

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



0.0%

- 80.0%

+ 28.5%

Change in
New Listings

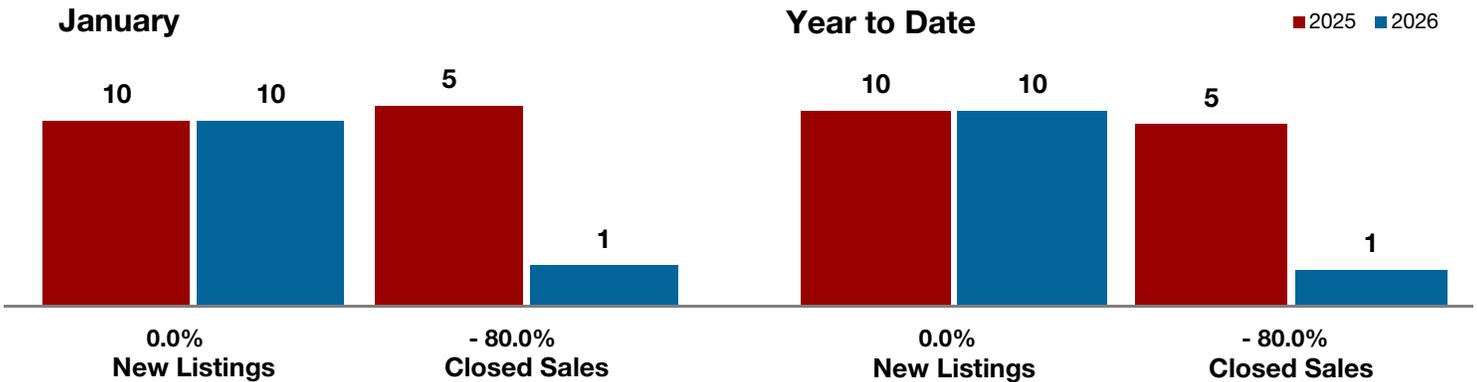
Change in
Closed Sales

Change in
Median Sales Price

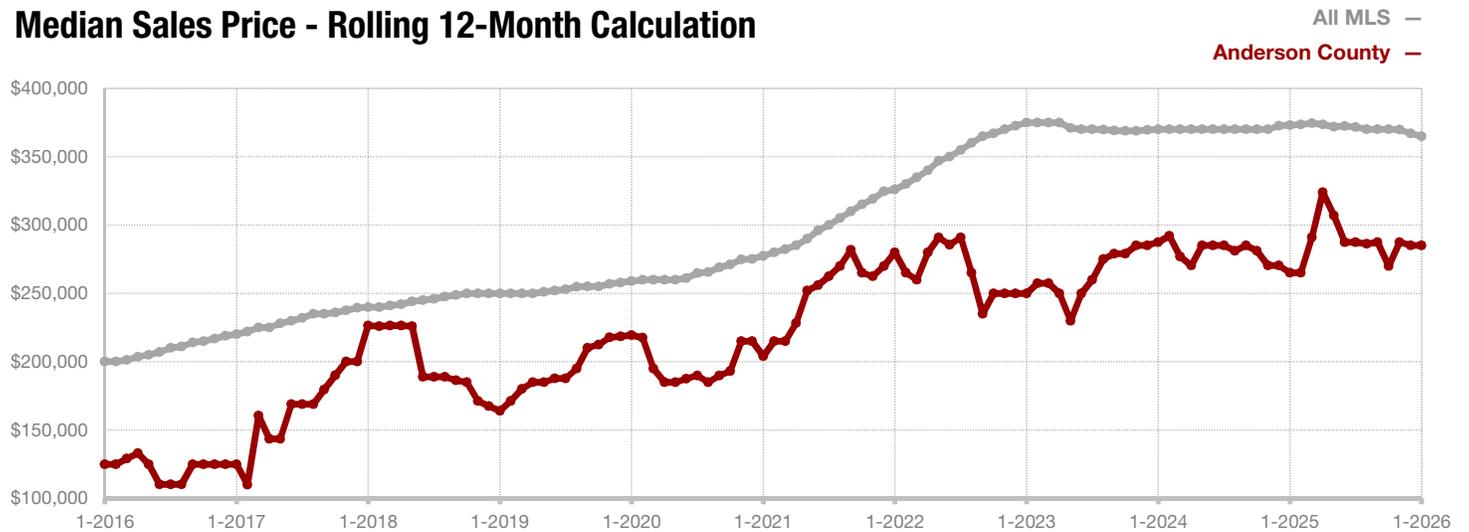
Anderson County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	10	10	0.0%	10	10	0.0%
Pending Sales	4	9	+ 125.0%	4	9	+ 125.0%
Closed Sales	5	1	- 80.0%	5	1	- 80.0%
Average Sales Price*	\$243,400	\$273,000	+ 12.2%	\$243,400	\$273,000	+ 12.2%
Median Sales Price*	\$212,500	\$273,000	+ 28.5%	\$212,500	\$273,000	+ 28.5%
Percent of Original List Price Received*	89.2%	95.8%	+ 7.4%	89.2%	95.8%	+ 7.4%
Days on Market Until Sale	66	62	- 6.1%	66	62	- 6.1%
Inventory of Homes for Sale	59	61	+ 3.4%	--	--	--
Months Supply of Inventory	8.4	8.8	+ 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 – January 2026

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



- 13.8%

+ 37.5%

- 12.1%

Change in
New Listings

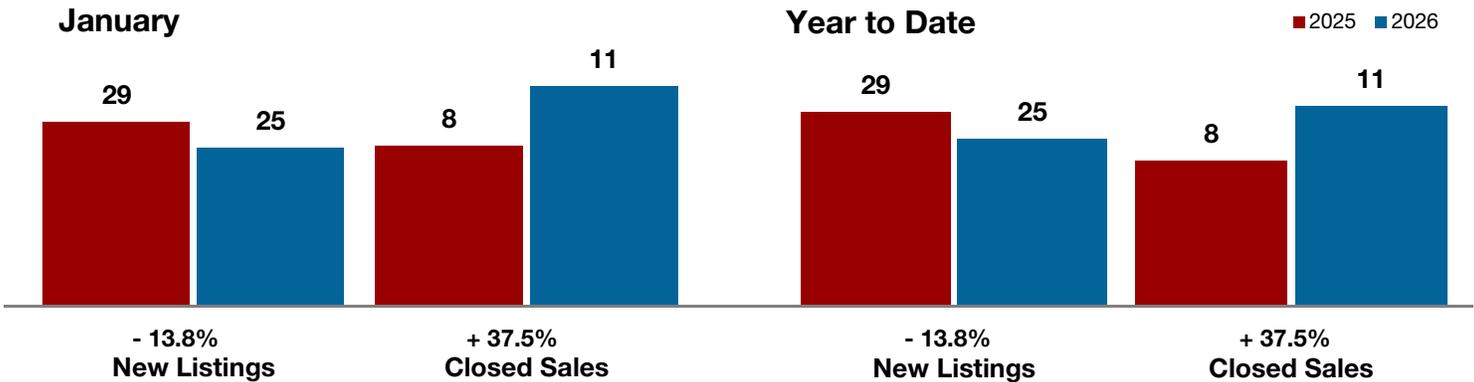
Change in
Closed Sales

Change in
Median Sales Price

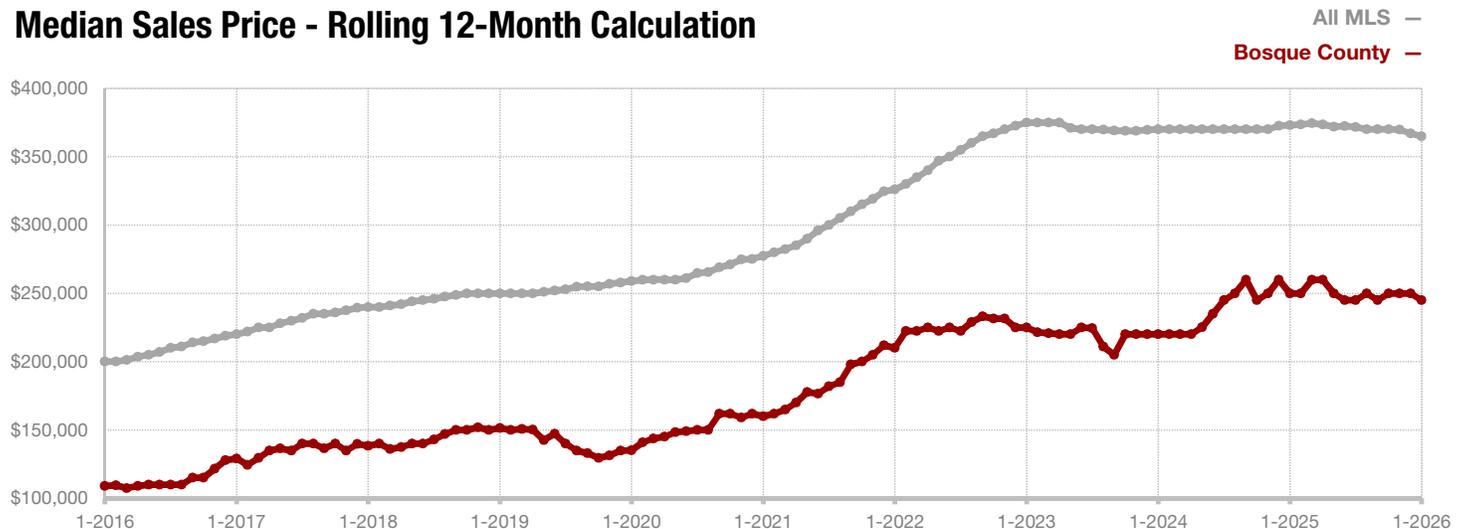
Bosque County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	29	25	- 13.8%	29	25	- 13.8%
Pending Sales	16	12	- 25.0%	16	12	- 25.0%
Closed Sales	8	11	+ 37.5%	8	11	+ 37.5%
Average Sales Price*	\$260,000	\$184,409	- 29.1%	\$260,000	\$184,409	- 29.1%
Median Sales Price*	\$190,000	\$167,000	- 12.1%	\$190,000	\$167,000	- 12.1%
Percent of Original List Price Received*	88.8%	82.2%	- 7.4%	88.8%	82.2%	- 7.4%
Days on Market Until Sale	144	123	- 14.6%	144	123	- 14.6%
Inventory of Homes for Sale	180	129	- 28.3%	--	--	--
Months Supply of Inventory	9.2	7.1	- 22.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



+ 4.3%

+ 32.1%

- 5.4%

Change in
New Listings

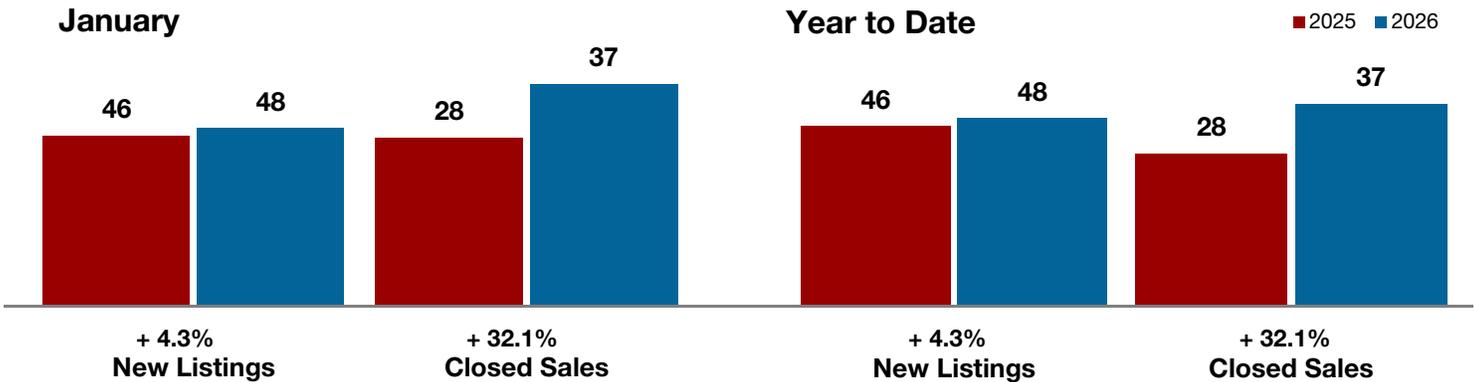
Change in
Closed Sales

Change in
Median Sales Price

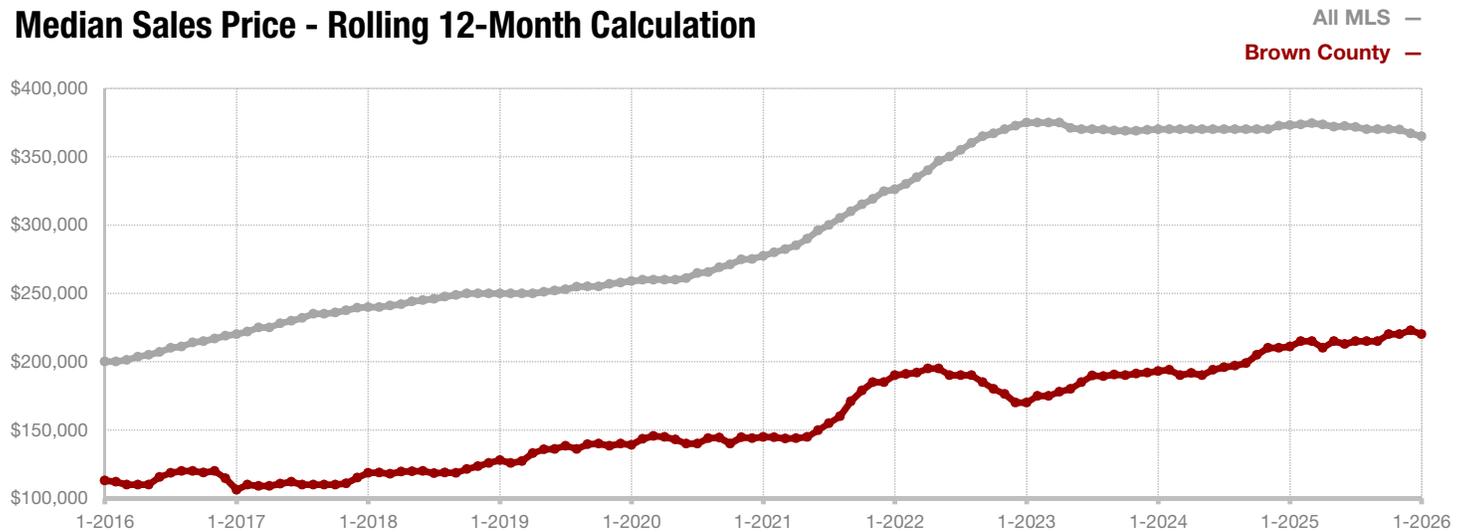
Brown County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	46	48	+ 4.3%	46	48	+ 4.3%
Pending Sales	20	37	+ 85.0%	20	37	+ 85.0%
Closed Sales	28	37	+ 32.1%	28	37	+ 32.1%
Average Sales Price*	\$271,445	\$230,346	- 15.1%	\$271,445	\$230,346	- 15.1%
Median Sales Price*	\$212,500	\$200,938	- 5.4%	\$212,500	\$200,938	- 5.4%
Percent of Original List Price Received*	93.0%	88.1%	- 5.3%	93.0%	88.1%	- 5.3%
Days on Market Until Sale	74	91	+ 23.0%	74	91	+ 23.0%
Inventory of Homes for Sale	202	212	+ 5.0%	--	--	--
Months Supply of Inventory	6.0	5.3	- 11.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 14.3%

+ 130.0%

+ 3.3%

Change in
New Listings

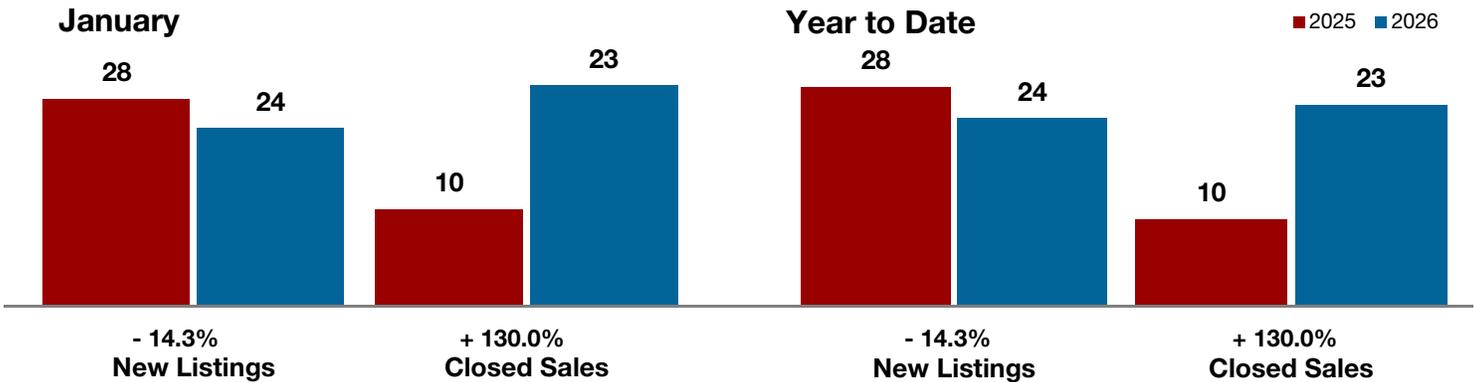
Change in
Closed Sales

Change in
Median Sales Price

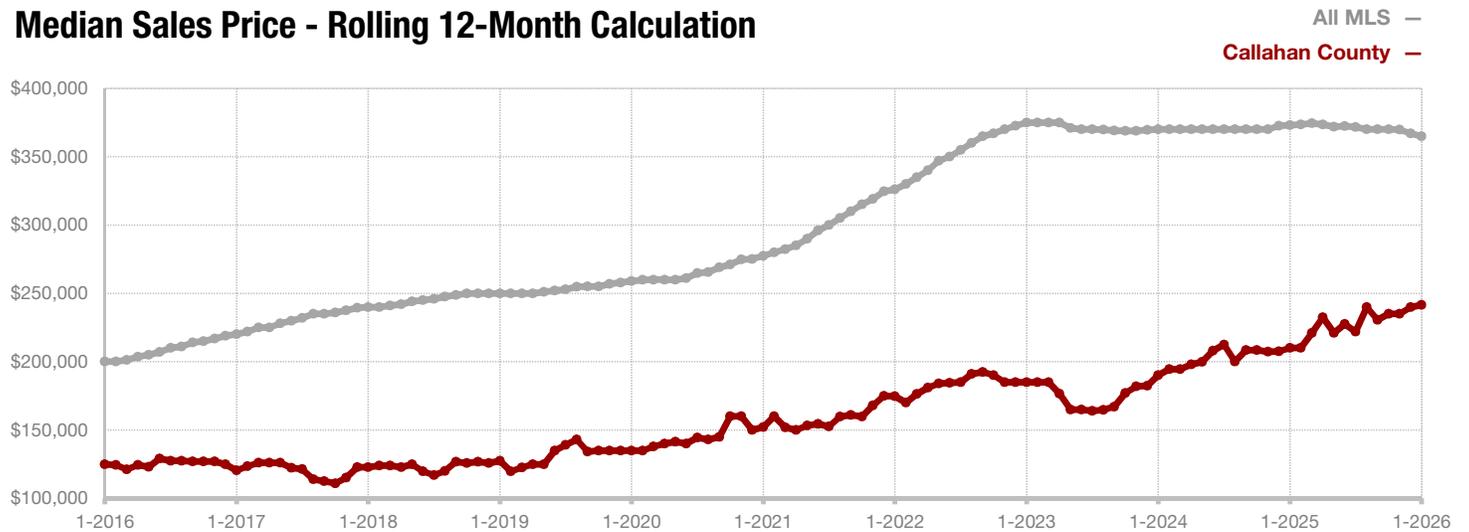
Callahan County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	28	24	- 14.3%	28	24	- 14.3%
Pending Sales	7	14	+ 100.0%	7	14	+ 100.0%
Closed Sales	10	23	+ 130.0%	10	23	+ 130.0%
Average Sales Price*	\$248,389	\$245,795	- 1.0%	\$248,389	\$245,795	- 1.0%
Median Sales Price*	\$240,000	\$247,987	+ 3.3%	\$240,000	\$247,987	+ 3.3%
Percent of Original List Price Received*	95.2%	94.8%	- 0.4%	95.2%	94.8%	- 0.4%
Days on Market Until Sale	66	80	+ 21.2%	66	80	+ 21.2%
Inventory of Homes for Sale	92	57	- 38.0%	--	--	--
Months Supply of Inventory	7.8	3.3	- 57.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



+ 28.6%

- 100.0%

--

Change in
New Listings

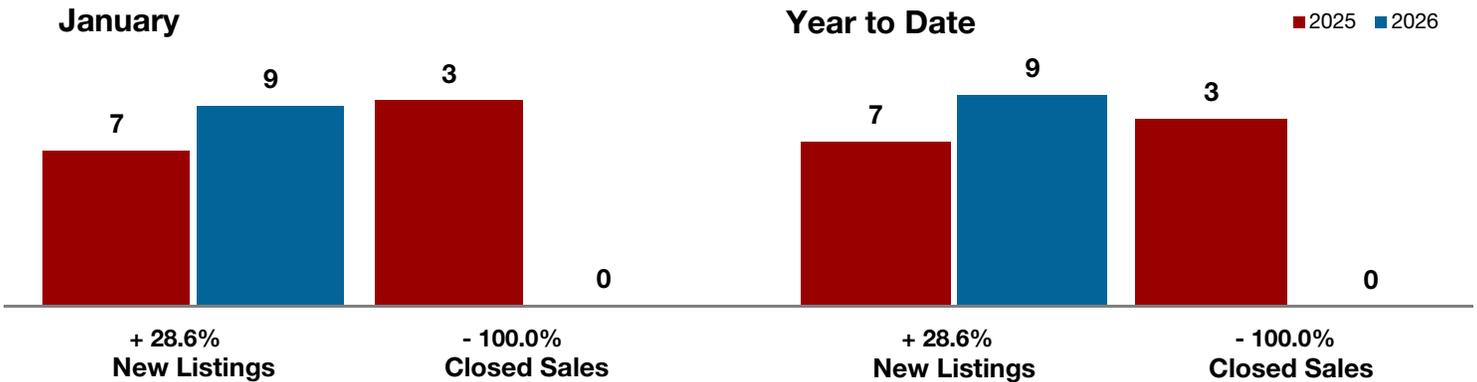
Change in
Closed Sales

Change in
Median Sales Price

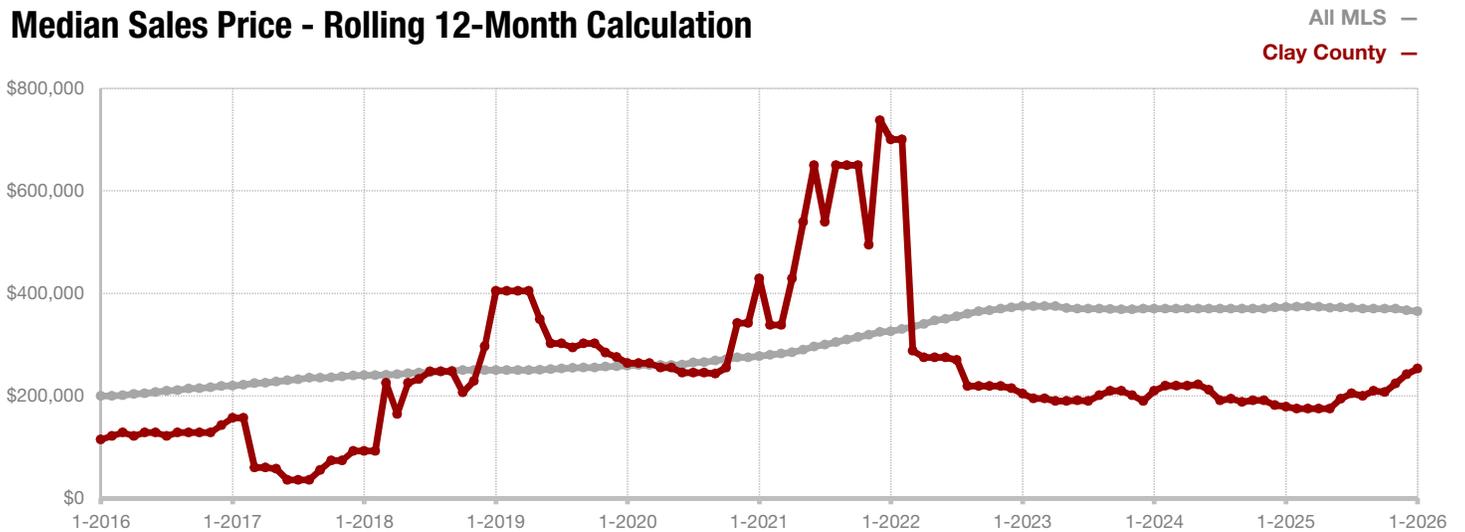
Clay County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	7	9	+ 28.6%	7	9	+ 28.6%
Pending Sales	5	0	- 100.0%	5	0	- 100.0%
Closed Sales	3	0	- 100.0%	3	0	- 100.0%
Average Sales Price*	\$229,500	--	--	\$229,500	--	--
Median Sales Price*	\$238,500	--	--	\$238,500	--	--
Percent of Original List Price Received*	89.5%	--	--	89.5%	--	--
Days on Market Until Sale	80	--	--	80	--	--
Inventory of Homes for Sale	35	24	- 31.4%	--	--	--
Months Supply of Inventory	11.7	6.3	- 46.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



+ 5.6%

+ 500.0%

- 34.3%

Change in
New Listings

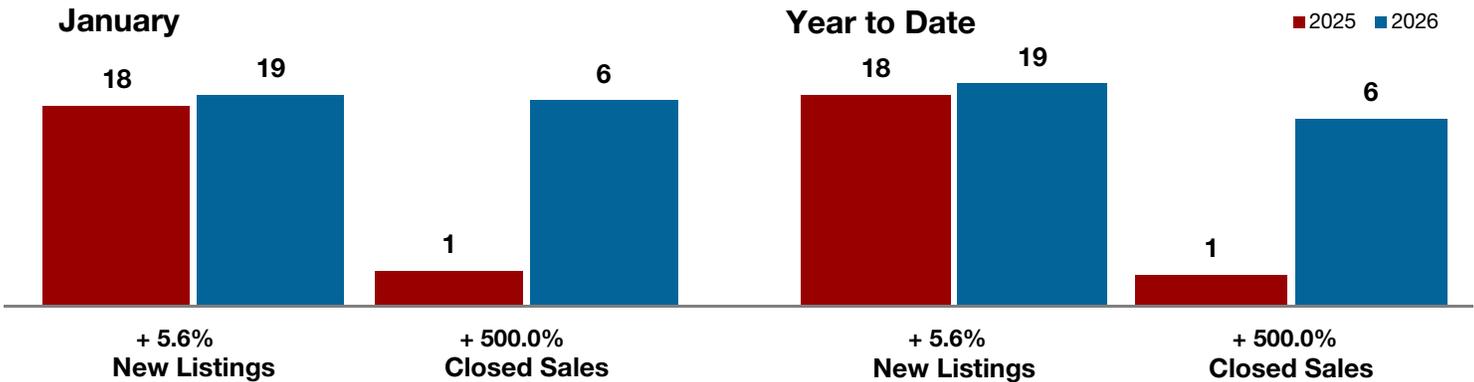
Change in
Closed Sales

Change in
Median Sales Price

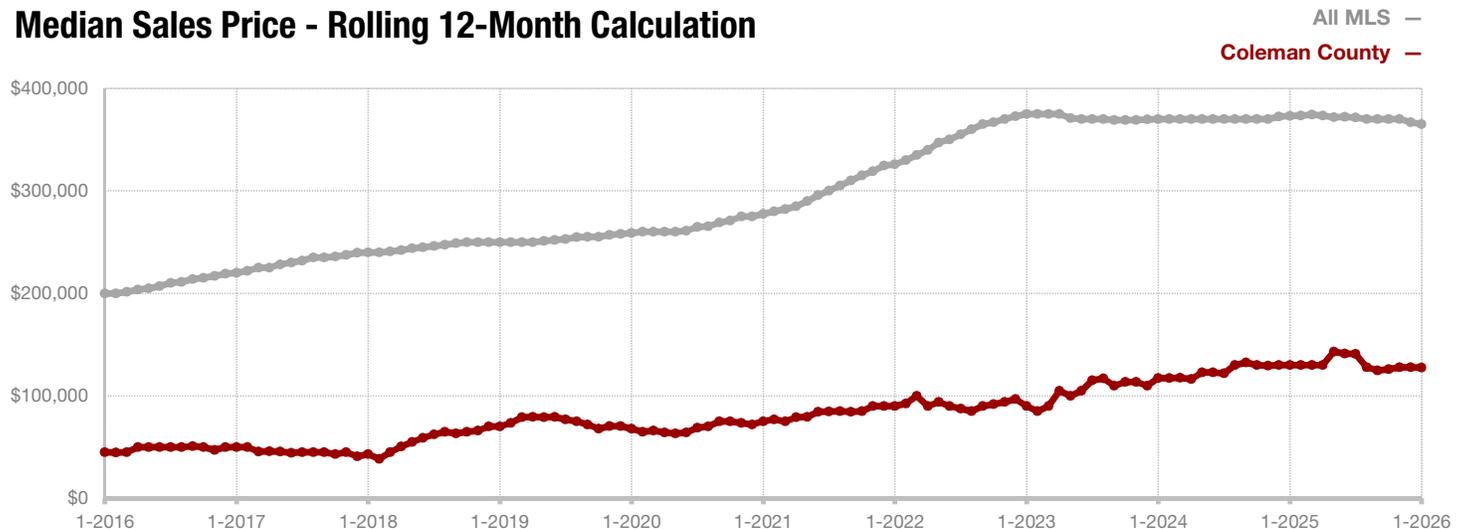
Coleman County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	18	19	+ 5.6%	18	19	+ 5.6%
Pending Sales	9	8	- 11.1%	9	8	- 11.1%
Closed Sales	1	6	+ 500.0%	1	6	+ 500.0%
Average Sales Price*	\$159,900	\$131,250	- 17.9%	\$159,900	\$131,250	- 17.9%
Median Sales Price*	\$159,900	\$105,000	- 34.3%	\$159,900	\$105,000	- 34.3%
Percent of Original List Price Received*	100.0%	87.8%	- 12.2%	100.0%	87.8%	- 12.2%
Days on Market Until Sale	27	92	+ 240.7%	27	92	+ 240.7%
Inventory of Homes for Sale	73	75	+ 2.7%	--	--	--
Months Supply of Inventory	10.7	10.1	- 5.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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- 4.4%

Change in
New Listings

- 7.0%

Change in
Closed Sales

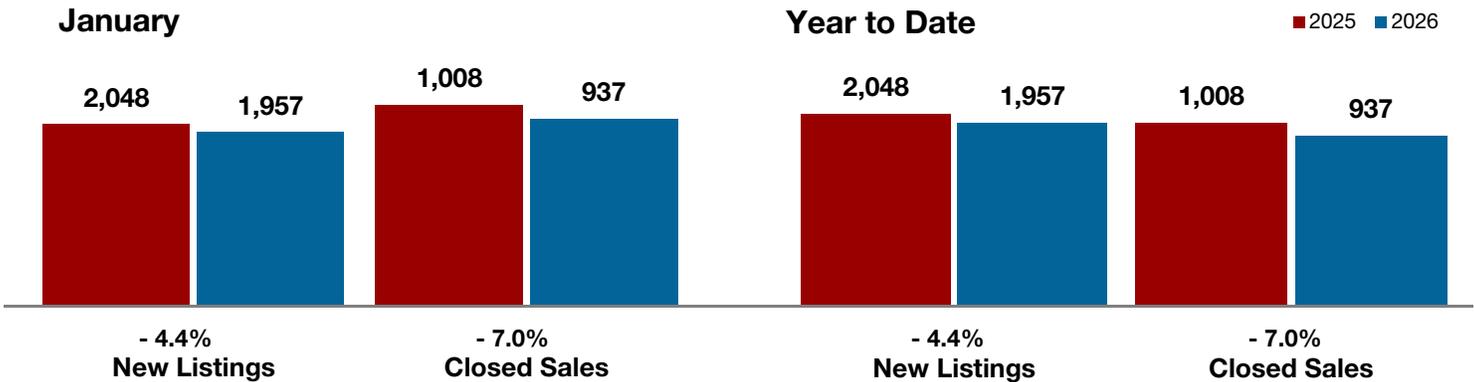
- 5.0%

Change in
Median Sales Price

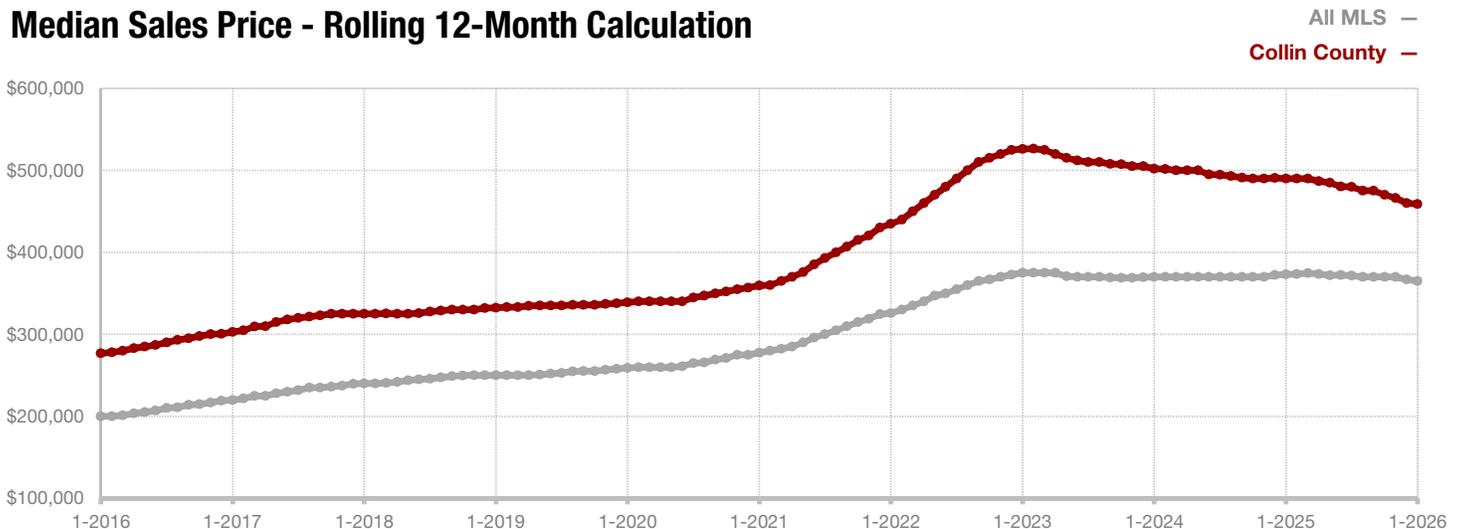
Collin County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	2,048	1,957	- 4.4%	2,048	1,957	- 4.4%
Pending Sales	1,264	1,112	- 12.0%	1,264	1,112	- 12.0%
Closed Sales	1,008	937	- 7.0%	1,008	937	- 7.0%
Average Sales Price*	\$531,493	\$515,316	- 3.0%	\$531,493	\$515,316	- 3.0%
Median Sales Price*	\$460,000	\$436,990	- 5.0%	\$460,000	\$436,990	- 5.0%
Percent of Original List Price Received*	93.9%	92.0%	- 2.0%	93.9%	92.0%	- 2.0%
Days on Market Until Sale	67	78	+ 16.4%	67	78	+ 16.4%
Inventory of Homes for Sale	4,513	4,945	+ 9.6%	--	--	--
Months Supply of Inventory	3.3	3.4	+ 3.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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- 44.7%

- 57.1%

+ 30.4%

Change in
New Listings

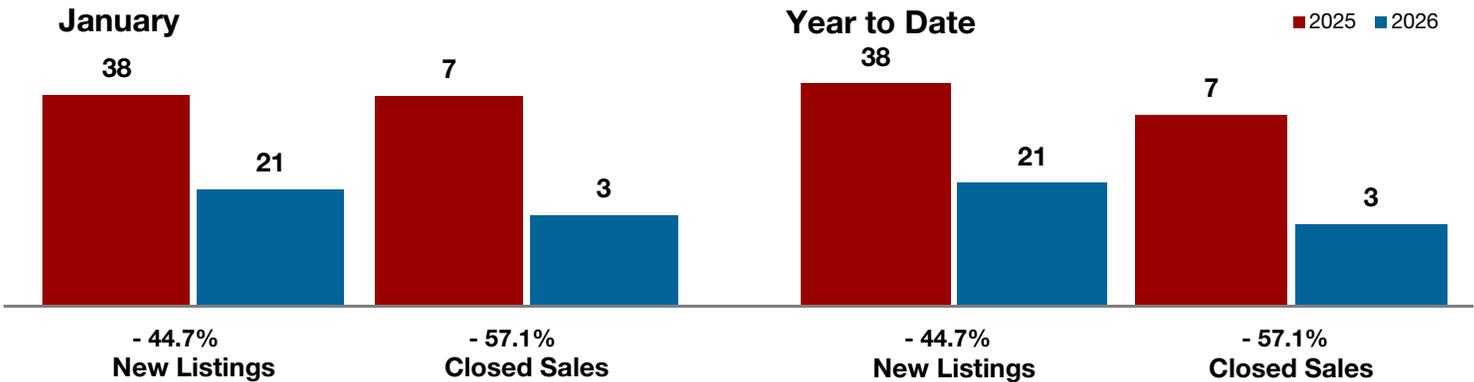
Change in
Closed Sales

Change in
Median Sales Price

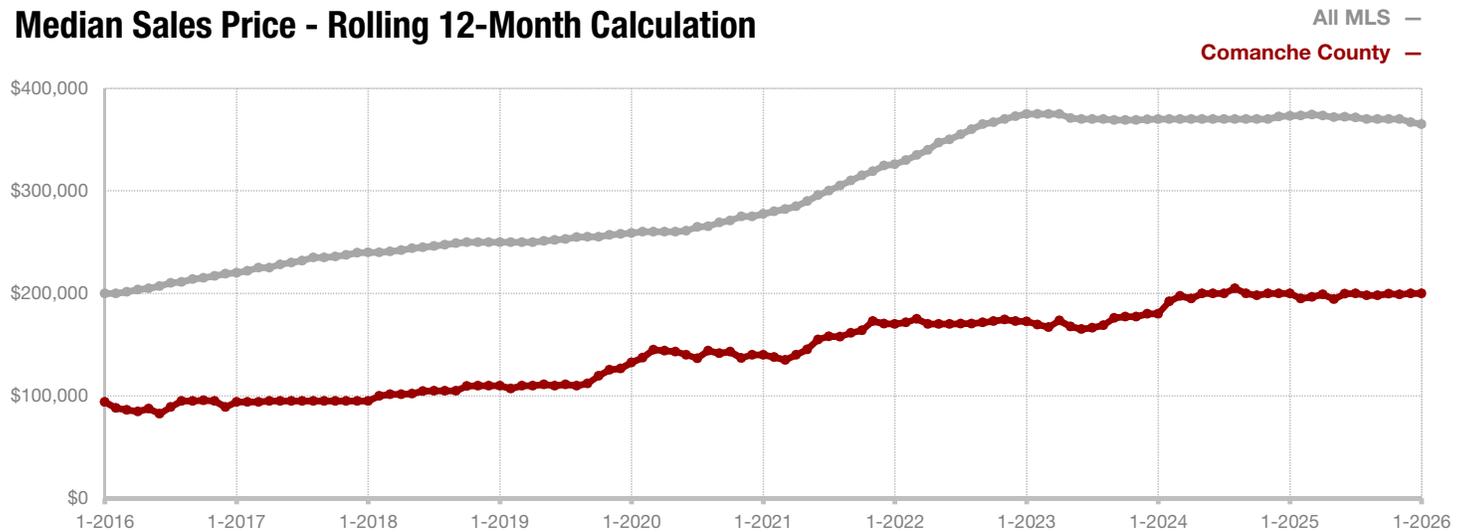
Comanche County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	38	21	- 44.7%	38	21	- 44.7%
Pending Sales	16	8	- 50.0%	16	8	- 50.0%
Closed Sales	7	3	- 57.1%	7	3	- 57.1%
Average Sales Price*	\$242,857	\$276,667	+ 13.9%	\$242,857	\$276,667	+ 13.9%
Median Sales Price*	\$230,000	\$300,000	+ 30.4%	\$230,000	\$300,000	+ 30.4%
Percent of Original List Price Received*	93.2%	87.0%	- 6.7%	93.2%	87.0%	- 6.7%
Days on Market Until Sale	45	139	+ 208.9%	45	139	+ 208.9%
Inventory of Homes for Sale	130	112	- 13.8%	--	--	--
Months Supply of Inventory	9.9	7.8	- 21.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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- 13.9%

+ 23.3%

- 0.4%

Change in
New Listings

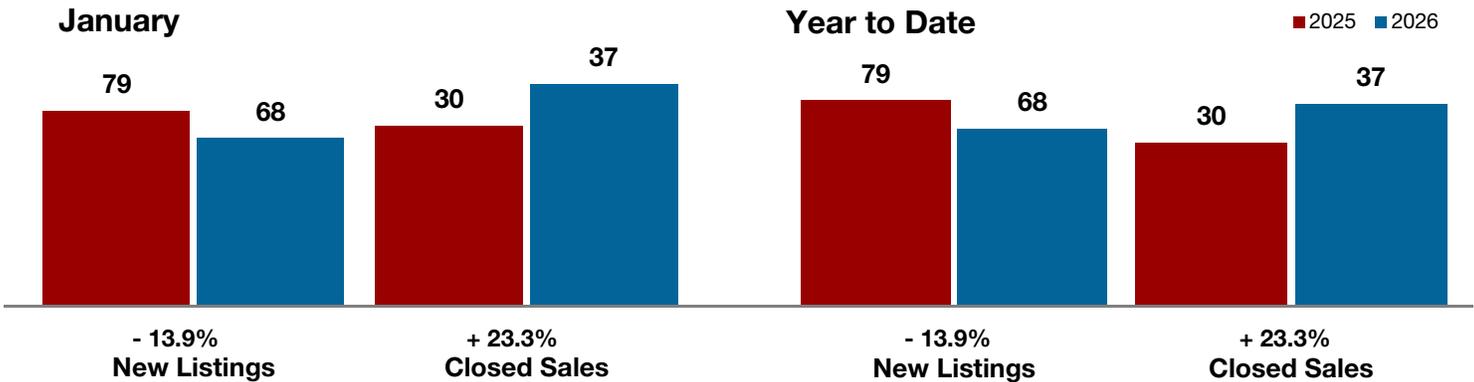
Change in
Closed Sales

Change in
Median Sales Price

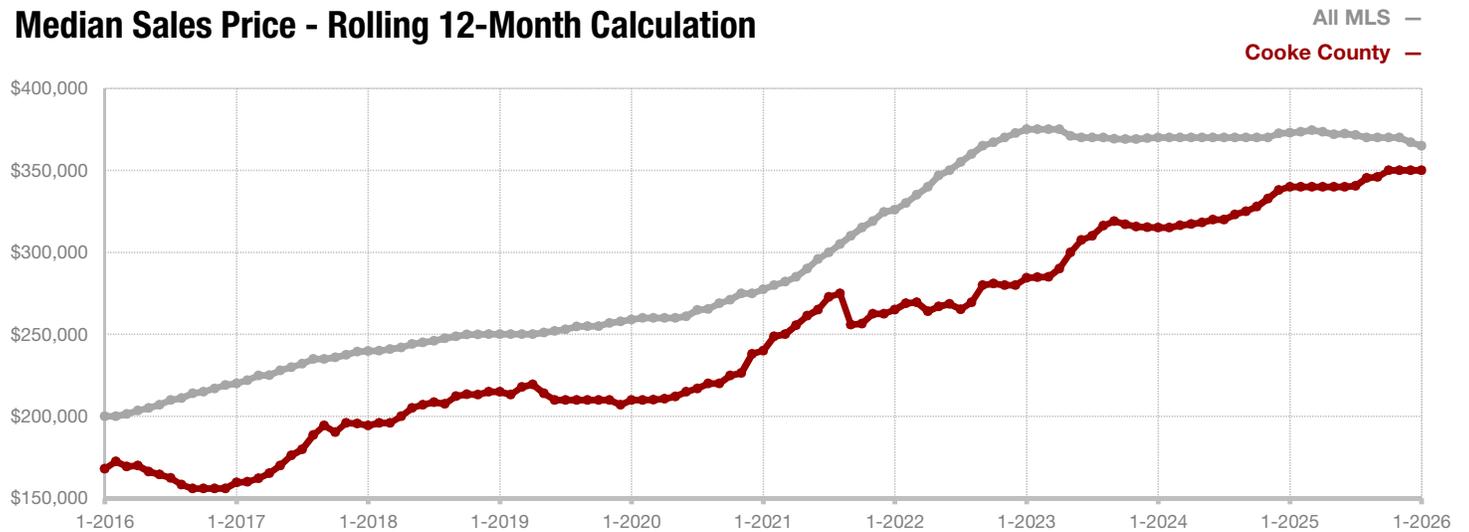
Cooke County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	79	68	- 13.9%	79	68	- 13.9%
Pending Sales	42	43	+ 2.4%	42	43	+ 2.4%
Closed Sales	30	37	+ 23.3%	30	37	+ 23.3%
Average Sales Price*	\$513,986	\$541,824	+ 5.4%	\$513,986	\$541,824	+ 5.4%
Median Sales Price*	\$346,250	\$344,900	- 0.4%	\$346,250	\$344,900	- 0.4%
Percent of Original List Price Received*	90.2%	88.0%	- 2.4%	90.2%	88.0%	- 2.4%
Days on Market Until Sale	112	108	- 3.6%	112	108	- 3.6%
Inventory of Homes for Sale	294	269	- 8.5%	--	--	--
Months Supply of Inventory	6.4	6.3	- 1.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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- 10.2%

- 13.2%

+ 1.0%

Change in
New Listings

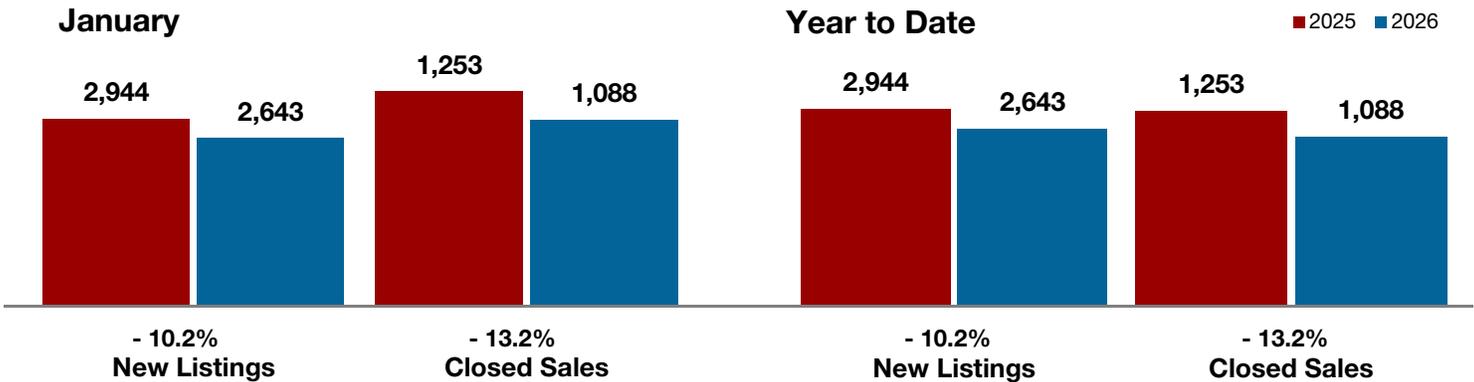
Change in
Closed Sales

Change in
Median Sales Price

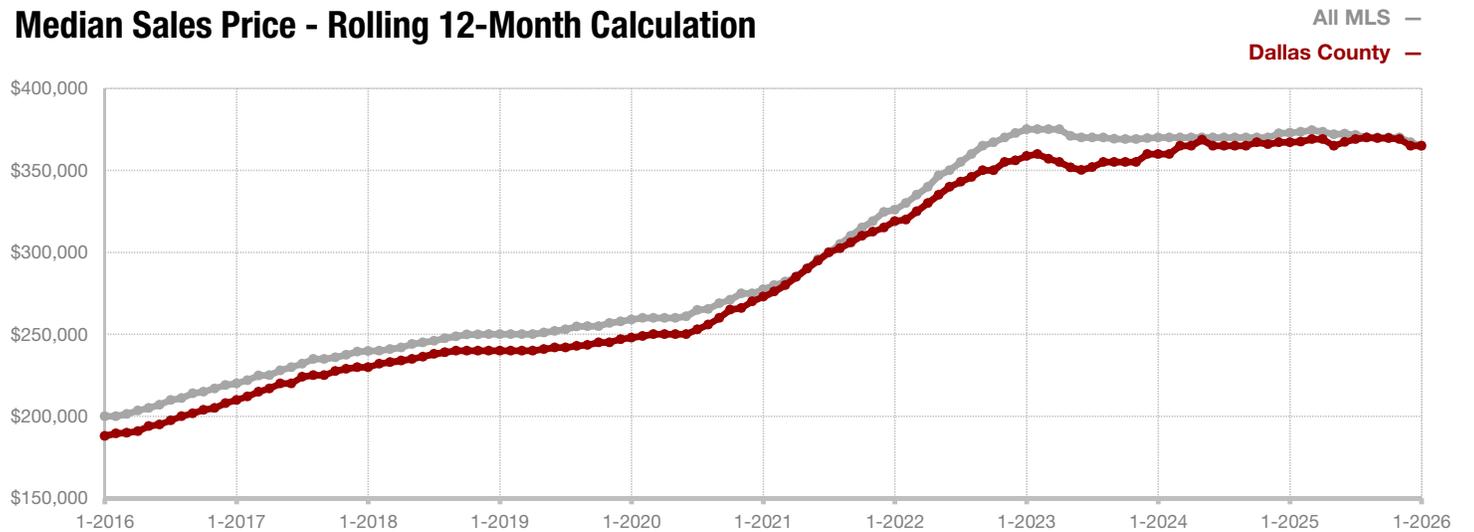
Dallas County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	2,944	2,643	- 10.2%	2,944	2,643	- 10.2%
Pending Sales	1,505	1,247	- 17.1%	1,505	1,247	- 17.1%
Closed Sales	1,253	1,088	- 13.2%	1,253	1,088	- 13.2%
Average Sales Price*	\$502,037	\$509,479	+ 1.5%	\$502,037	\$509,479	+ 1.5%
Median Sales Price*	\$343,410	\$347,000	+ 1.0%	\$343,410	\$347,000	+ 1.0%
Percent of Original List Price Received*	93.9%	93.6%	- 0.3%	93.9%	93.6%	- 0.3%
Days on Market Until Sale	57	62	+ 8.8%	57	62	+ 8.8%
Inventory of Homes for Sale	6,598	6,367	- 3.5%	--	--	--
Months Supply of Inventory	3.9	3.9	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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+ 16.7%

- 50.0%

+ 5.6%

Change in
New Listings

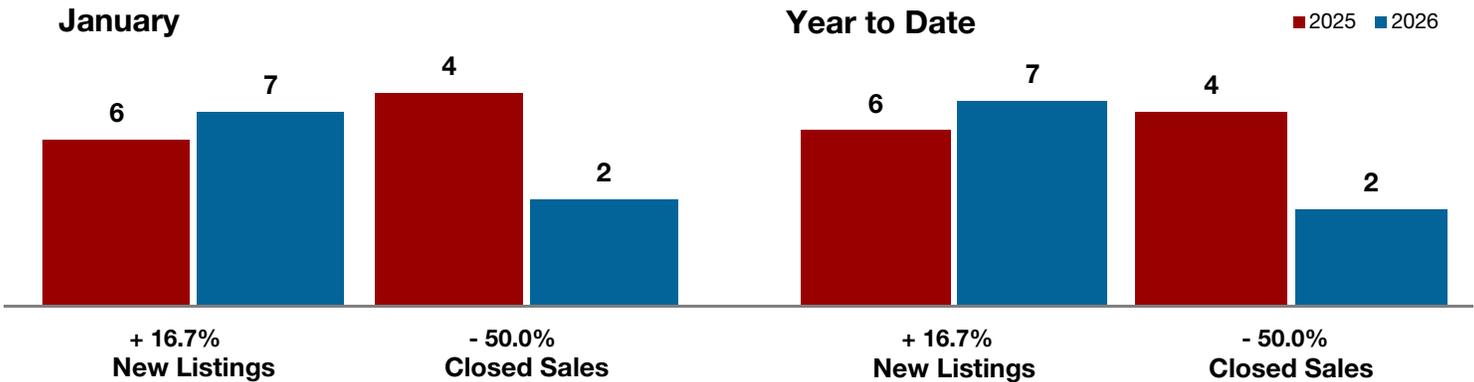
Change in
Closed Sales

Change in
Median Sales Price

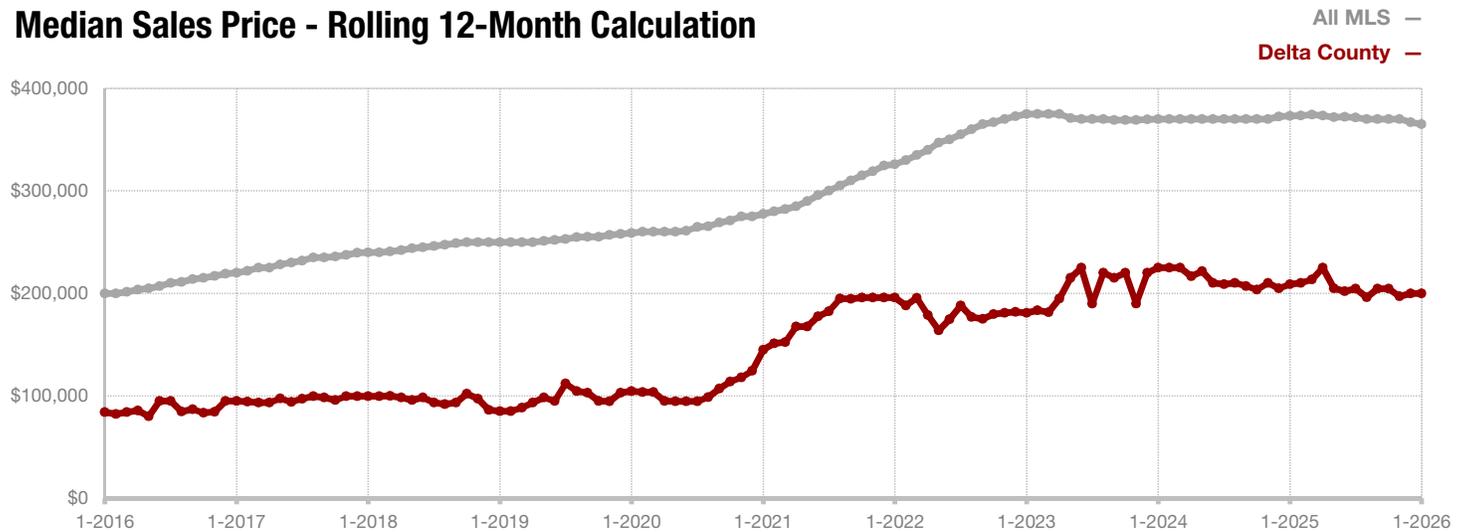
Delta County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	6	7	+ 16.7%	6	7	+ 16.7%
Pending Sales	8	1	- 87.5%	8	1	- 87.5%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Average Sales Price*	\$281,250	\$272,000	- 3.3%	\$281,250	\$272,000	- 3.3%
Median Sales Price*	\$257,500	\$272,000	+ 5.6%	\$257,500	\$272,000	+ 5.6%
Percent of Original List Price Received*	89.0%	92.7%	+ 4.2%	89.0%	92.7%	+ 4.2%
Days on Market Until Sale	74	150	+ 102.7%	74	150	+ 102.7%
Inventory of Homes for Sale	33	32	- 3.0%	--	--	--
Months Supply of Inventory	7.8	8.2	+ 5.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 4.7%

- 16.1%

- 5.1%

Change in
New Listings

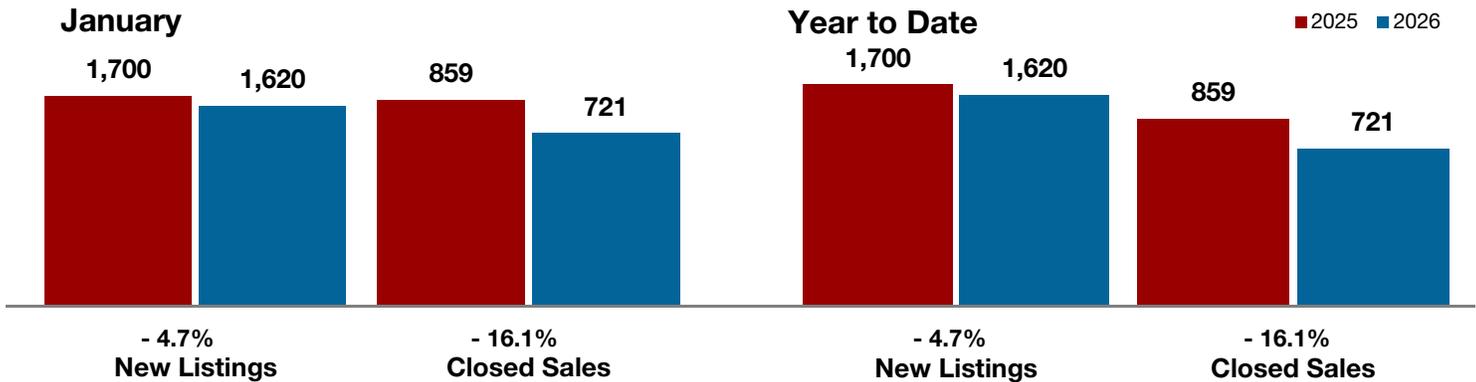
Change in
Closed Sales

Change in
Median Sales Price

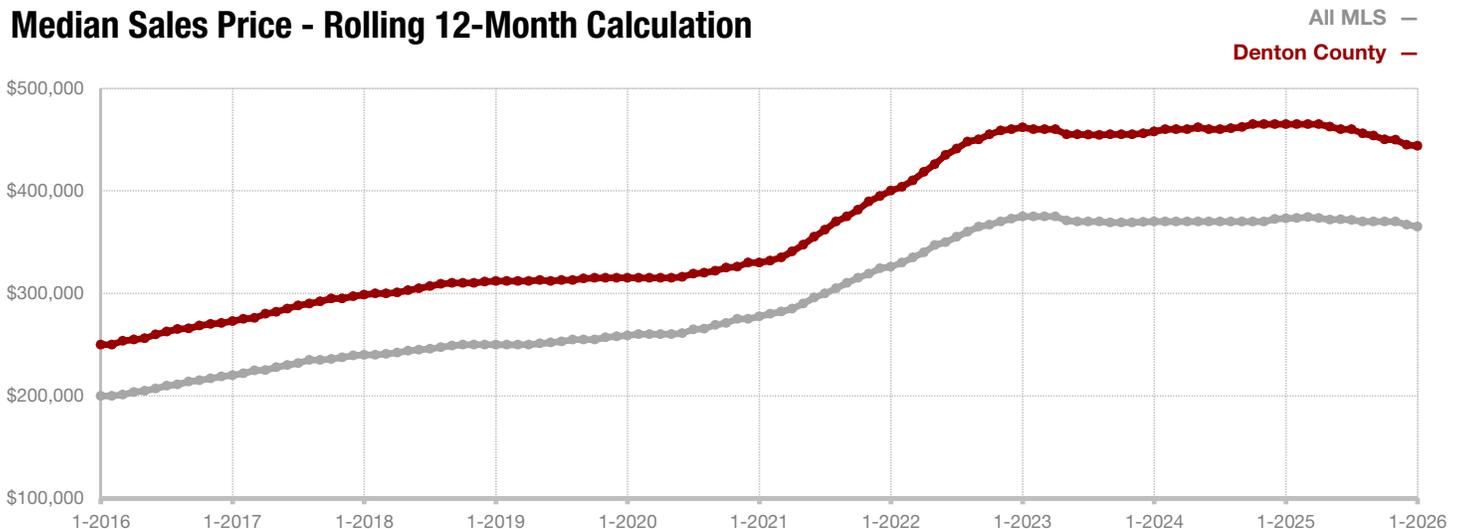
Denton County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	1,700	1,620	- 4.7%	1,700	1,620	- 4.7%
Pending Sales	1,077	976	- 9.4%	1,077	976	- 9.4%
Closed Sales	859	721	- 16.1%	859	721	- 16.1%
Average Sales Price*	\$544,010	\$532,670	- 2.1%	\$544,010	\$532,670	- 2.1%
Median Sales Price*	\$447,734	\$425,000	- 5.1%	\$447,734	\$425,000	- 5.1%
Percent of Original List Price Received*	94.4%	92.8%	- 1.7%	94.4%	92.8%	- 1.7%
Days on Market Until Sale	65	82	+ 26.2%	65	82	+ 26.2%
Inventory of Homes for Sale	3,878	4,115	+ 6.1%	--	--	--
Months Supply of Inventory	3.3	3.5	+ 6.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 60.0%

- 18.8%

- 28.2%

Change in
New Listings

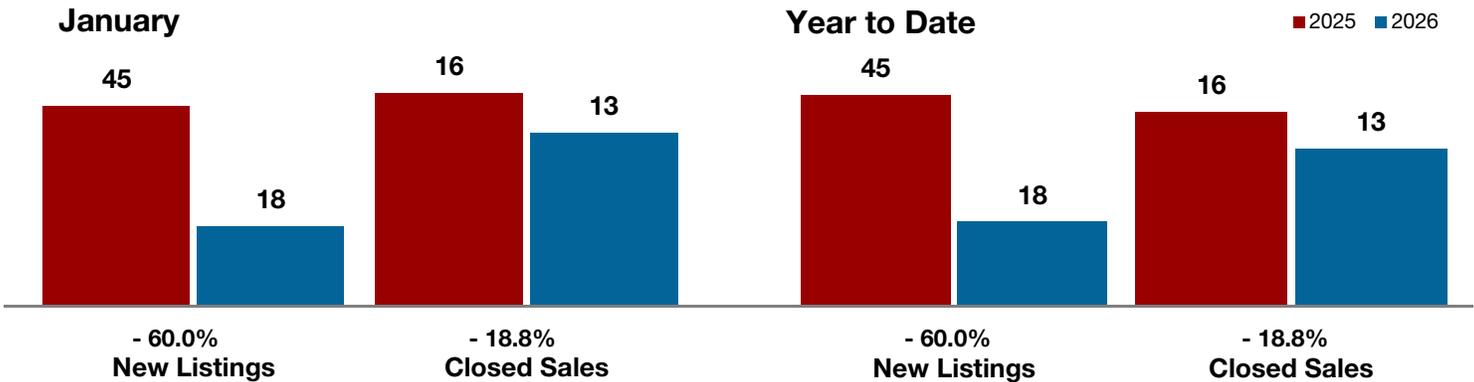
Change in
Closed Sales

Change in
Median Sales Price

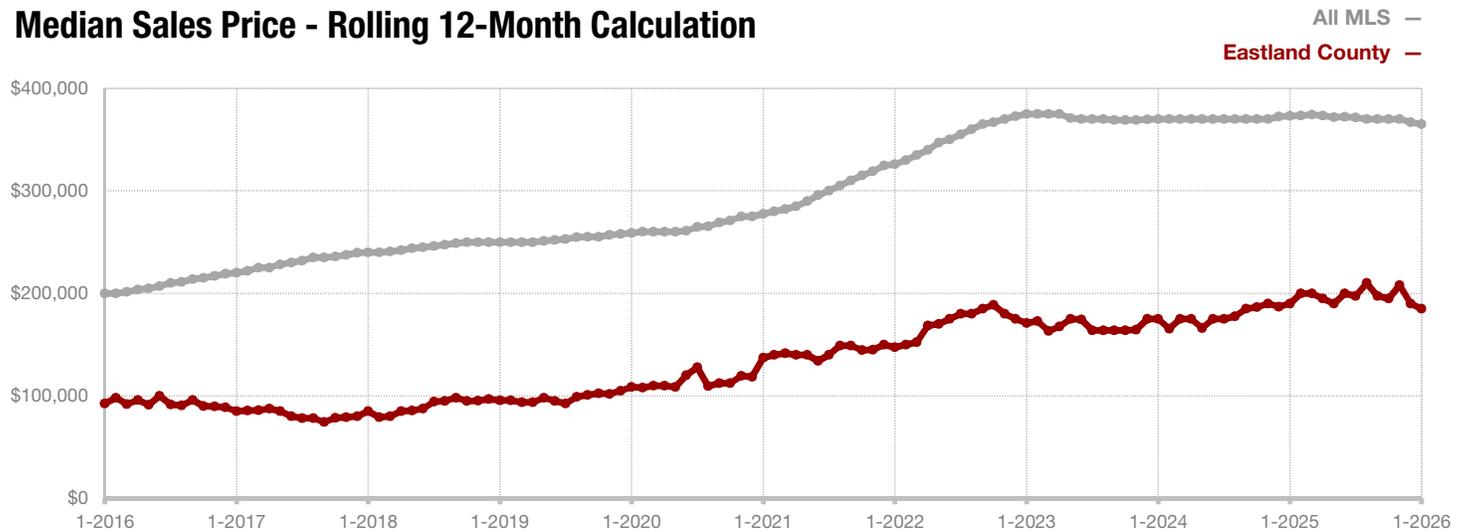
Eastland County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	45	18	- 60.0%	45	18	- 60.0%
Pending Sales	9	16	+ 77.8%	9	16	+ 77.8%
Closed Sales	16	13	- 18.8%	16	13	- 18.8%
Average Sales Price*	\$606,162	\$233,750	- 61.4%	\$606,162	\$233,750	- 61.4%
Median Sales Price*	\$221,500	\$158,997	- 28.2%	\$221,500	\$158,997	- 28.2%
Percent of Original List Price Received*	95.3%	81.6%	- 14.4%	95.3%	81.6%	- 14.4%
Days on Market Until Sale	101	199	+ 97.0%	101	199	+ 97.0%
Inventory of Homes for Sale	157	115	- 26.8%	--	--	--
Months Supply of Inventory	12.4	7.7	- 37.9%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 20.4%

Change in
New Listings

- 3.4%

Change in
Closed Sales

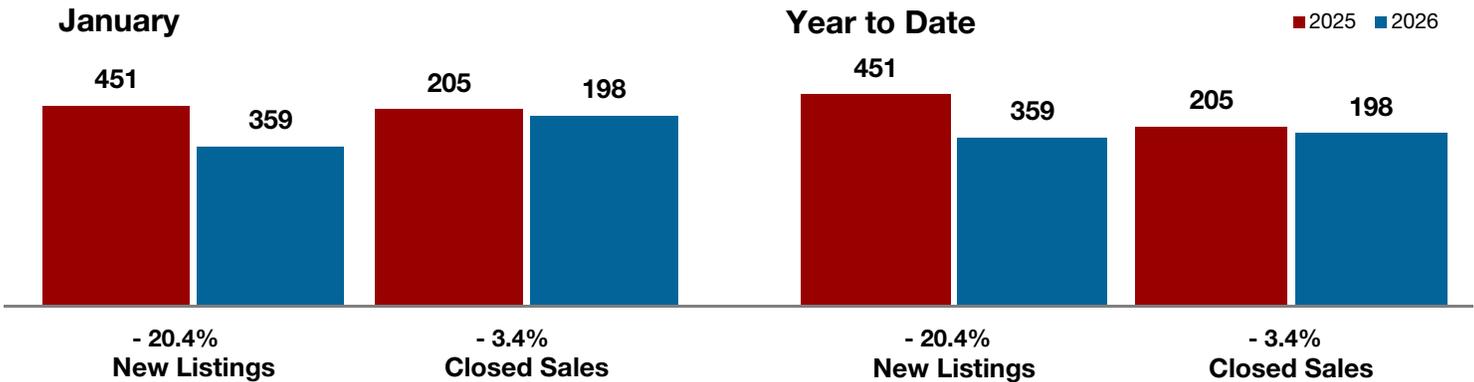
+ 9.1%

Change in
Median Sales Price

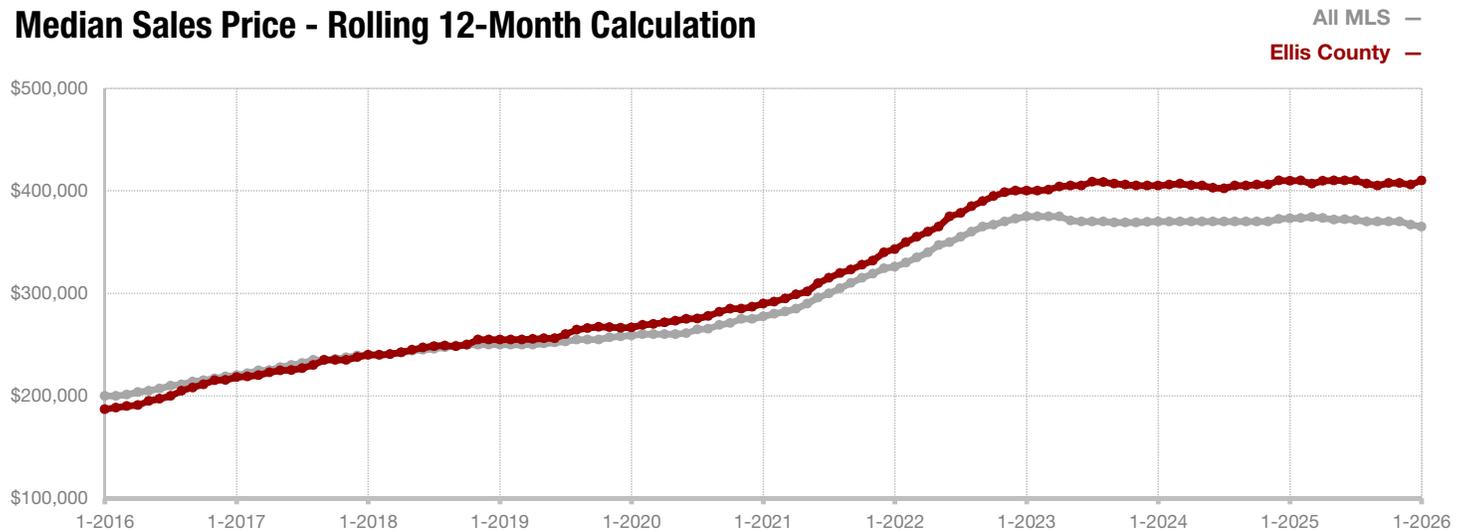
Ellis County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	451	359	- 20.4%	451	359	- 20.4%
Pending Sales	272	260	- 4.4%	272	260	- 4.4%
Closed Sales	205	198	- 3.4%	205	198	- 3.4%
Average Sales Price*	\$415,429	\$491,110	+ 18.2%	\$415,429	\$491,110	+ 18.2%
Median Sales Price*	\$391,900	\$427,445	+ 9.1%	\$391,900	\$427,445	+ 9.1%
Percent of Original List Price Received*	93.3%	94.5%	+ 1.3%	93.3%	94.5%	+ 1.3%
Days on Market Until Sale	85	91	+ 7.1%	85	91	+ 7.1%
Inventory of Homes for Sale	1,371	1,201	- 12.4%	--	--	--
Months Supply of Inventory	4.7	4.1	- 12.8%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 6.3%

+ 30.8%

- 17.5%

Change in
New Listings

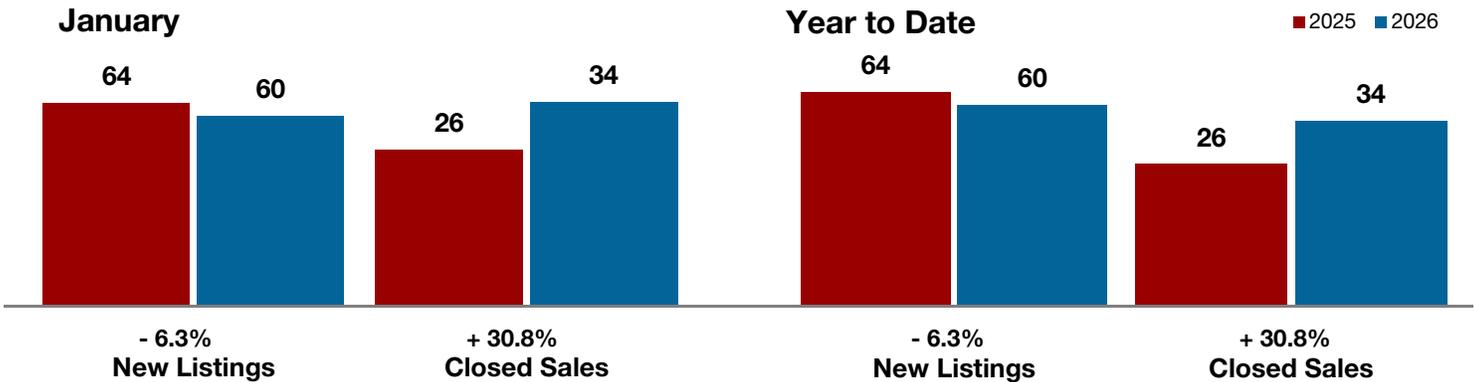
Change in
Closed Sales

Change in
Median Sales Price

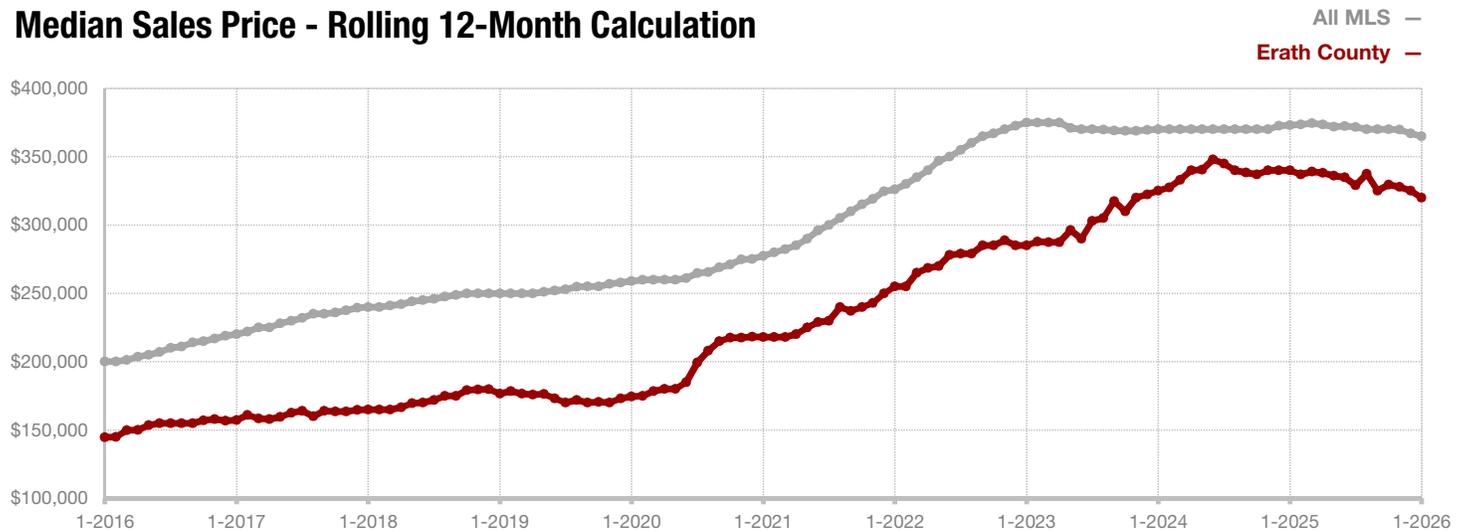
Erath County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	64	60	- 6.3%	64	60	- 6.3%
Pending Sales	40	32	- 20.0%	40	32	- 20.0%
Closed Sales	26	34	+ 30.8%	26	34	+ 30.8%
Average Sales Price*	\$535,112	\$411,762	- 23.1%	\$535,112	\$411,762	- 23.1%
Median Sales Price*	\$389,500	\$321,250	- 17.5%	\$389,500	\$321,250	- 17.5%
Percent of Original List Price Received*	91.6%	92.4%	+ 0.9%	91.6%	92.4%	+ 0.9%
Days on Market Until Sale	80	74	- 7.5%	80	74	- 7.5%
Inventory of Homes for Sale	232	246	+ 6.0%	--	--	--
Months Supply of Inventory	6.2	6.9	+ 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 – January 2026

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



+ 15.9%

+ 56.3%

- 6.3%

Change in
New Listings

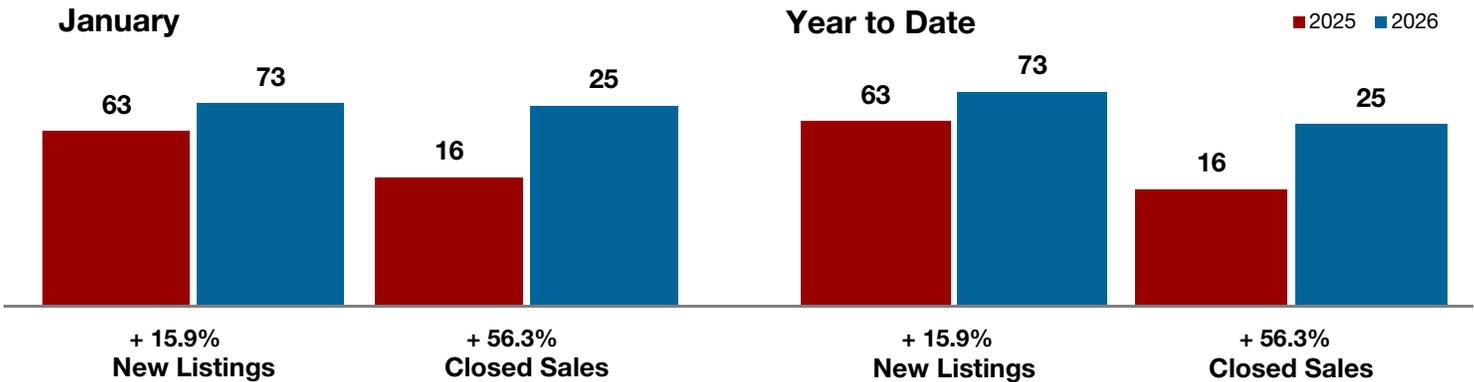
Change in
Closed Sales

Change in
Median Sales Price

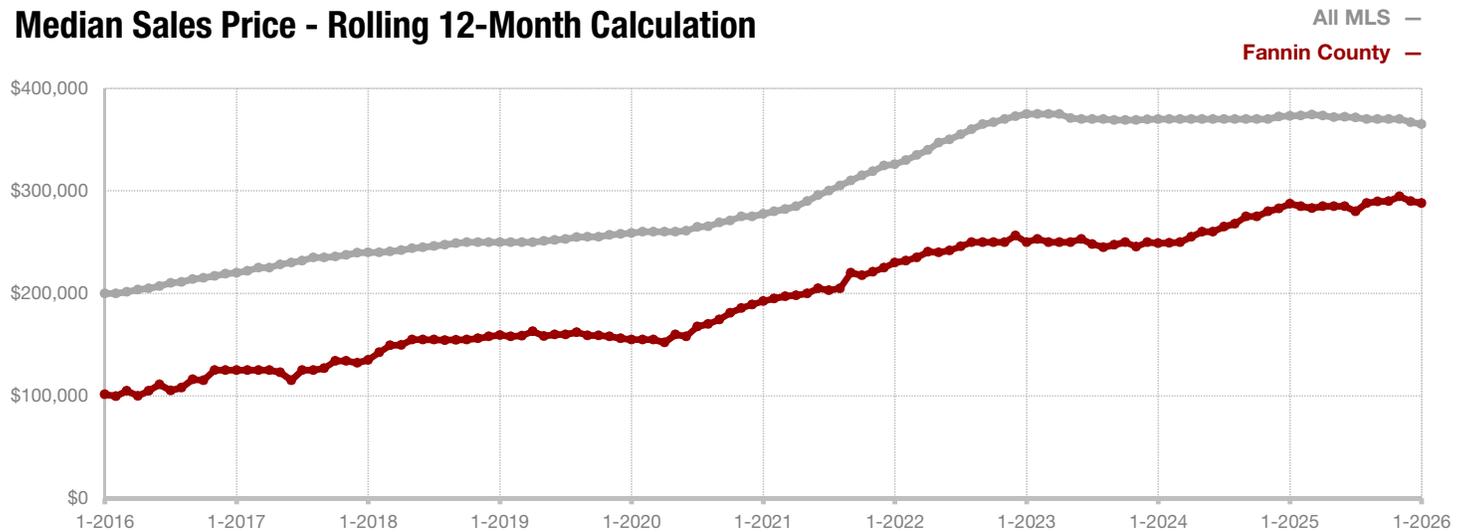
Fannin County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	63	73	+ 15.9%	63	73	+ 15.9%
Pending Sales	22	31	+ 40.9%	22	31	+ 40.9%
Closed Sales	16	25	+ 56.3%	16	25	+ 56.3%
Average Sales Price*	\$358,561	\$376,476	+ 5.0%	\$358,561	\$376,476	+ 5.0%
Median Sales Price*	\$320,000	\$300,000	- 6.3%	\$320,000	\$300,000	- 6.3%
Percent of Original List Price Received*	88.7%	87.7%	- 1.1%	88.7%	87.7%	- 1.1%
Days on Market Until Sale	81	96	+ 18.5%	81	96	+ 18.5%
Inventory of Homes for Sale	278	286	+ 2.9%	--	--	--
Months Supply of Inventory	7.7	7.9	+ 2.6%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 40.7%

+ 25.0%

+ 396.1%

Change in
New Listings

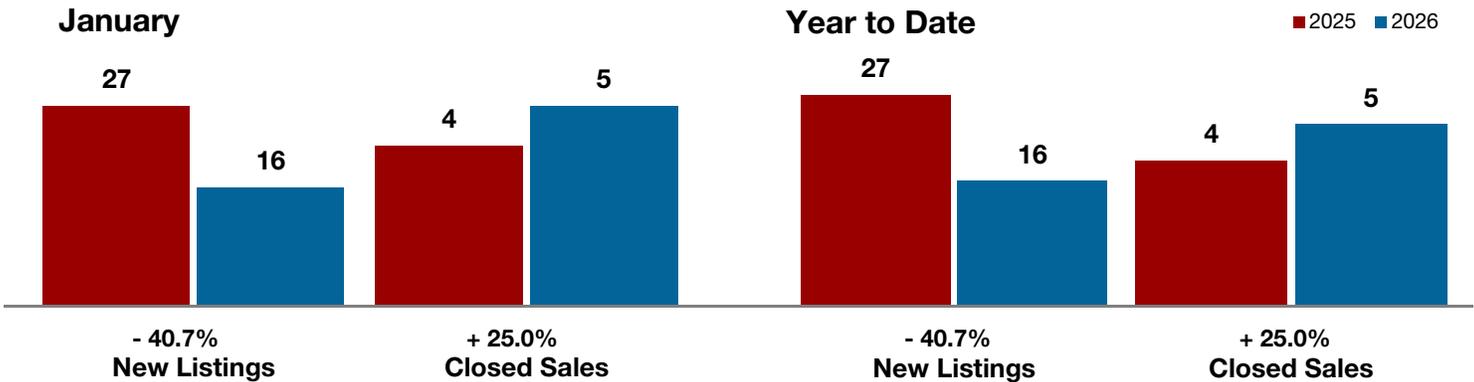
Change in
Closed Sales

Change in
Median Sales Price

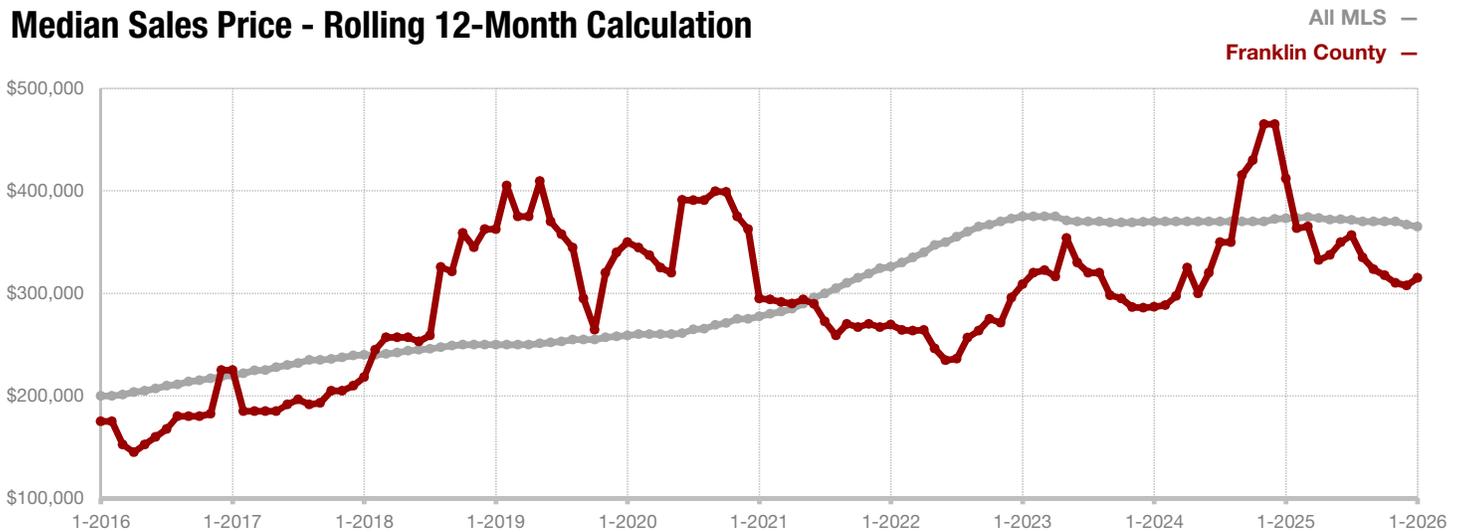
Franklin County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	27	16	- 40.7%	27	16	- 40.7%
Pending Sales	5	5	0.0%	5	5	0.0%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Average Sales Price*	\$194,250	\$1,287,900	+ 563.0%	\$194,250	\$1,287,900	+ 563.0%
Median Sales Price*	\$193,500	\$960,000	+ 396.1%	\$193,500	\$960,000	+ 396.1%
Percent of Original List Price Received*	90.5%	90.1%	- 0.4%	90.5%	90.1%	- 0.4%
Days on Market Until Sale	68	140	+ 105.9%	68	140	+ 105.9%
Inventory of Homes for Sale	60	61	+ 1.7%	--	--	--
Months Supply of Inventory	7.8	8.0	+ 2.6%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 33.3%

- 45.5%

+ 59.7%

Change in
New Listings

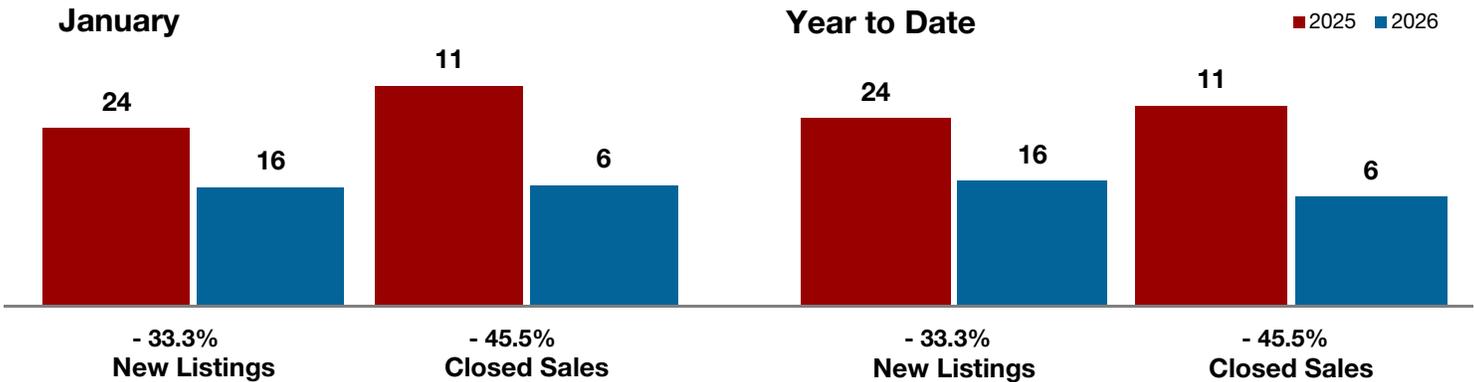
Change in
Closed Sales

Change in
Median Sales Price

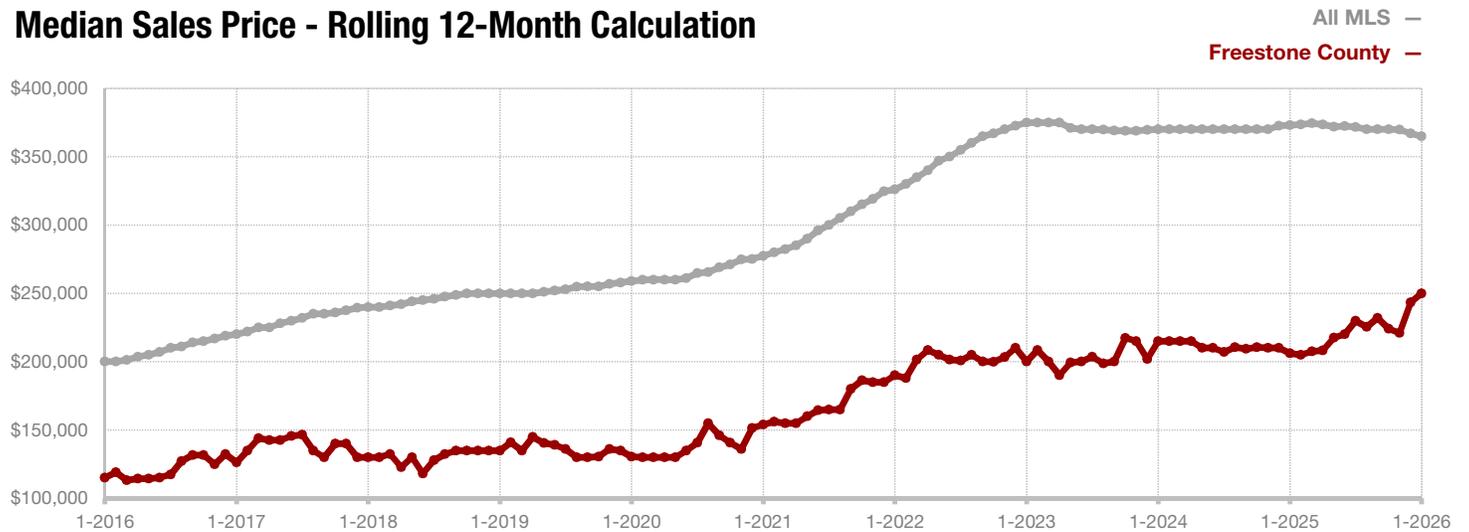
Freestone County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	24	16	- 33.3%	24	16	- 33.3%
Pending Sales	16	7	- 56.3%	16	7	- 56.3%
Closed Sales	11	6	- 45.5%	11	6	- 45.5%
Average Sales Price*	\$245,782	\$287,500	+ 17.0%	\$245,782	\$287,500	+ 17.0%
Median Sales Price*	\$175,000	\$279,500	+ 59.7%	\$175,000	\$279,500	+ 59.7%
Percent of Original List Price Received*	90.9%	88.3%	- 2.9%	90.9%	88.3%	- 2.9%
Days on Market Until Sale	95	129	+ 35.8%	95	129	+ 35.8%
Inventory of Homes for Sale	101	78	- 22.8%	--	--	--
Months Supply of Inventory	6.4	6.4	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 0.8%

Change in
New Listings

- 6.4%

Change in
Closed Sales

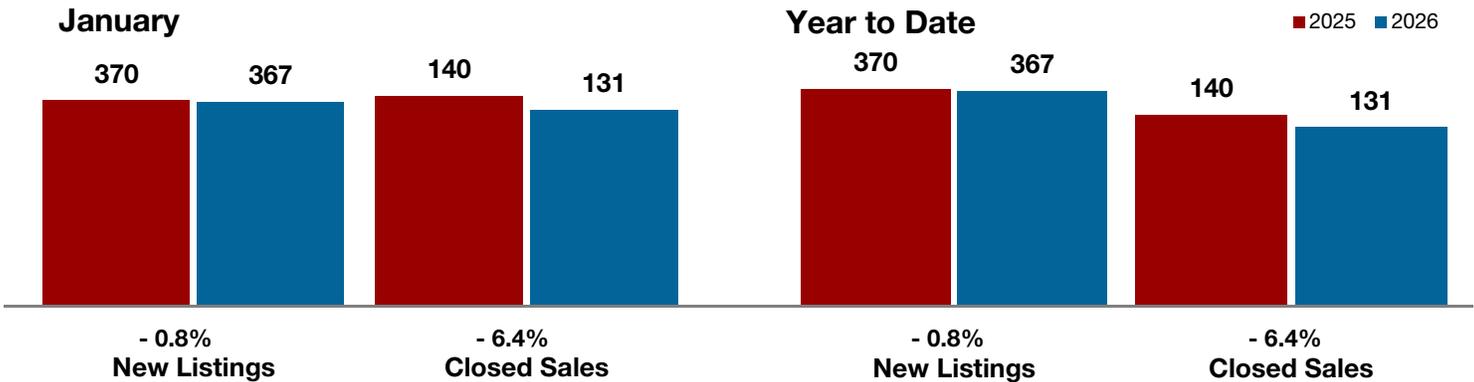
+ 2.1%

Change in
Median Sales Price

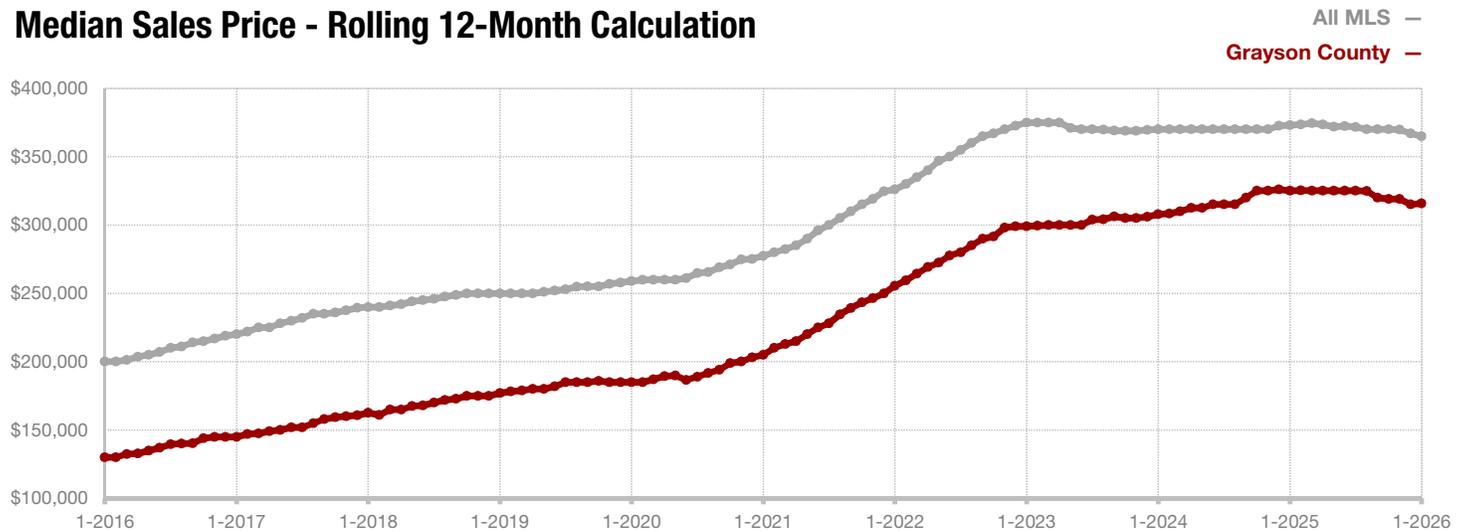
Grayson County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	370	367	- 0.8%	370	367	- 0.8%
Pending Sales	175	171	- 2.3%	175	171	- 2.3%
Closed Sales	140	131	- 6.4%	140	131	- 6.4%
Average Sales Price*	\$351,425	\$350,905	- 0.1%	\$351,425	\$350,905	- 0.1%
Median Sales Price*	\$293,750	\$299,900	+ 2.1%	\$293,750	\$299,900	+ 2.1%
Percent of Original List Price Received*	92.7%	90.4%	- 2.5%	92.7%	90.4%	- 2.5%
Days on Market Until Sale	82	90	+ 9.8%	82	90	+ 9.8%
Inventory of Homes for Sale	1,263	1,293	+ 2.4%	--	--	--
Months Supply of Inventory	6.3	6.3	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 5.6%

+ 200.0%

- 25.4%

Change in
New Listings

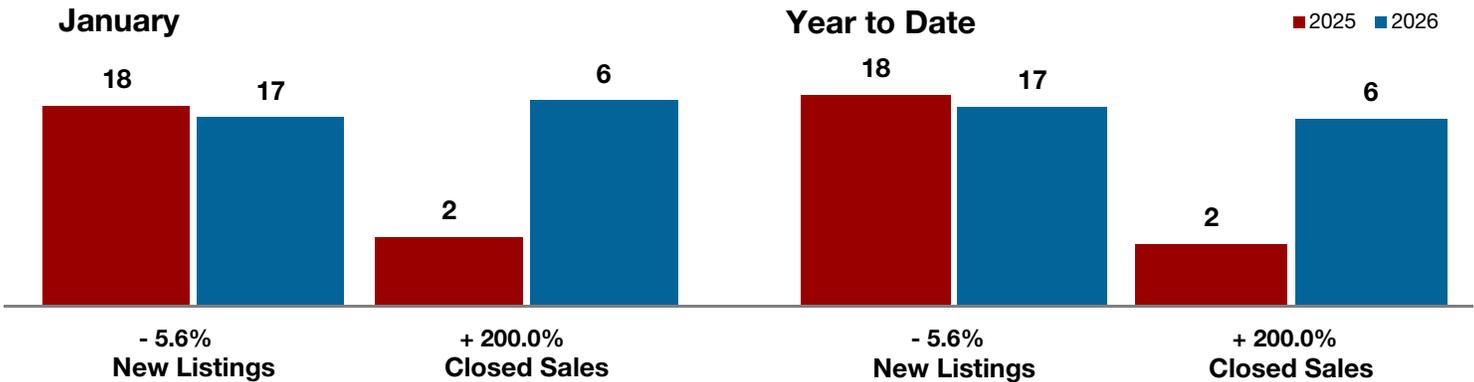
Change in
Closed Sales

Change in
Median Sales Price

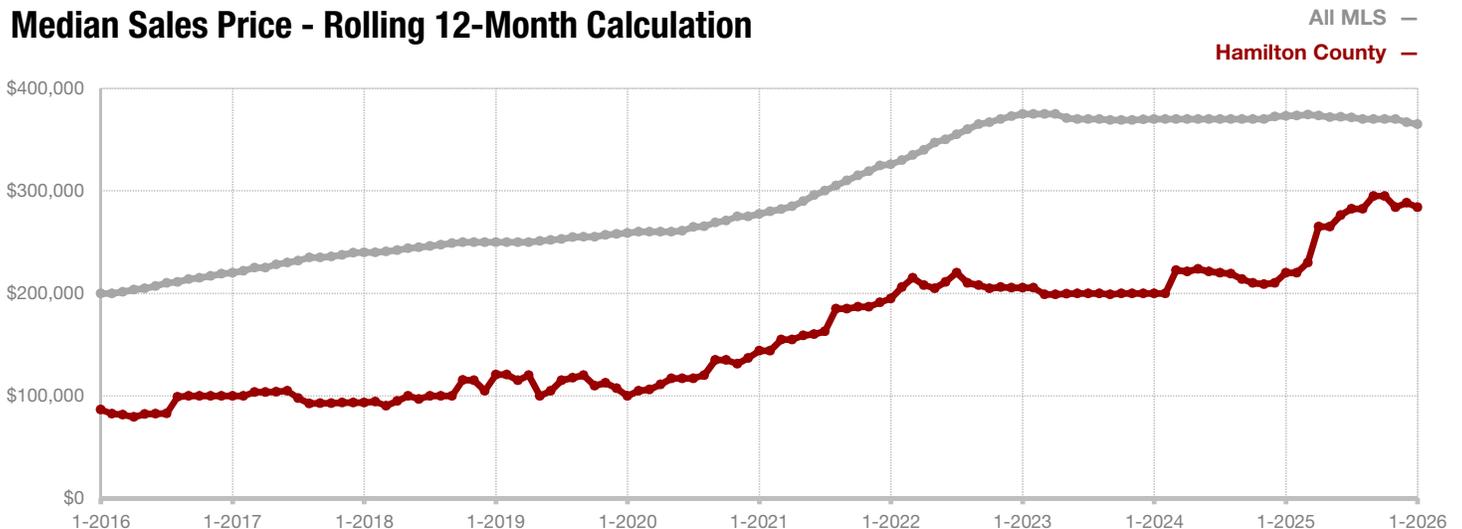
Hamilton County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	18	17	- 5.6%	18	17	- 5.6%
Pending Sales	4	6	+ 50.0%	4	6	+ 50.0%
Closed Sales	2	6	+ 200.0%	2	6	+ 200.0%
Average Sales Price*	\$318,500	\$581,717	+ 82.6%	\$318,500	\$581,717	+ 82.6%
Median Sales Price*	\$318,500	\$237,500	- 25.4%	\$318,500	\$237,500	- 25.4%
Percent of Original List Price Received*	97.3%	81.5%	- 16.2%	97.3%	81.5%	- 16.2%
Days on Market Until Sale	152	131	- 13.8%	152	131	- 13.8%
Inventory of Homes for Sale	71	72	+ 1.4%	--	--	--
Months Supply of Inventory	11.5	10.7	- 7.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 20.0%

- 100.0%

--

Change in
New Listings

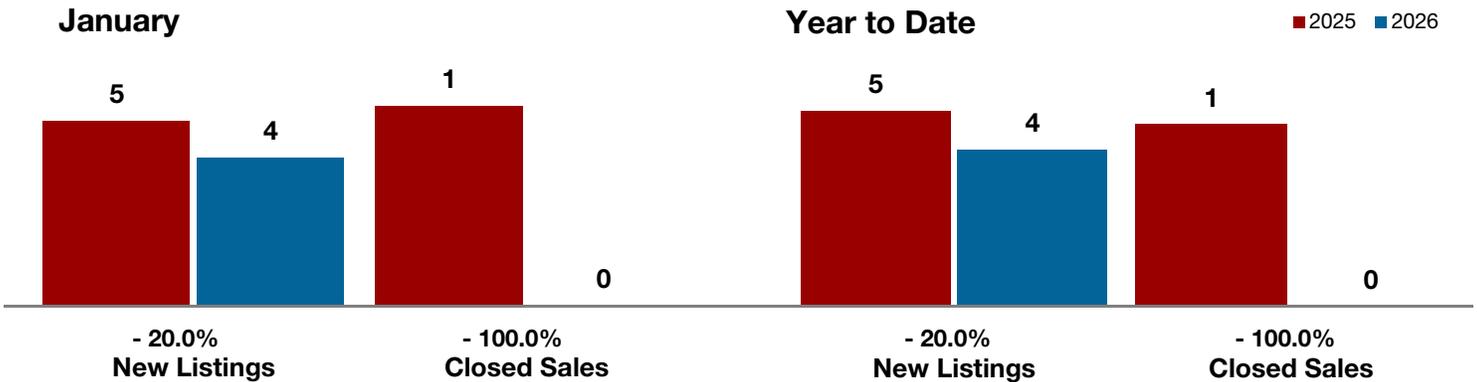
Change in
Closed Sales

Change in
Median Sales Price

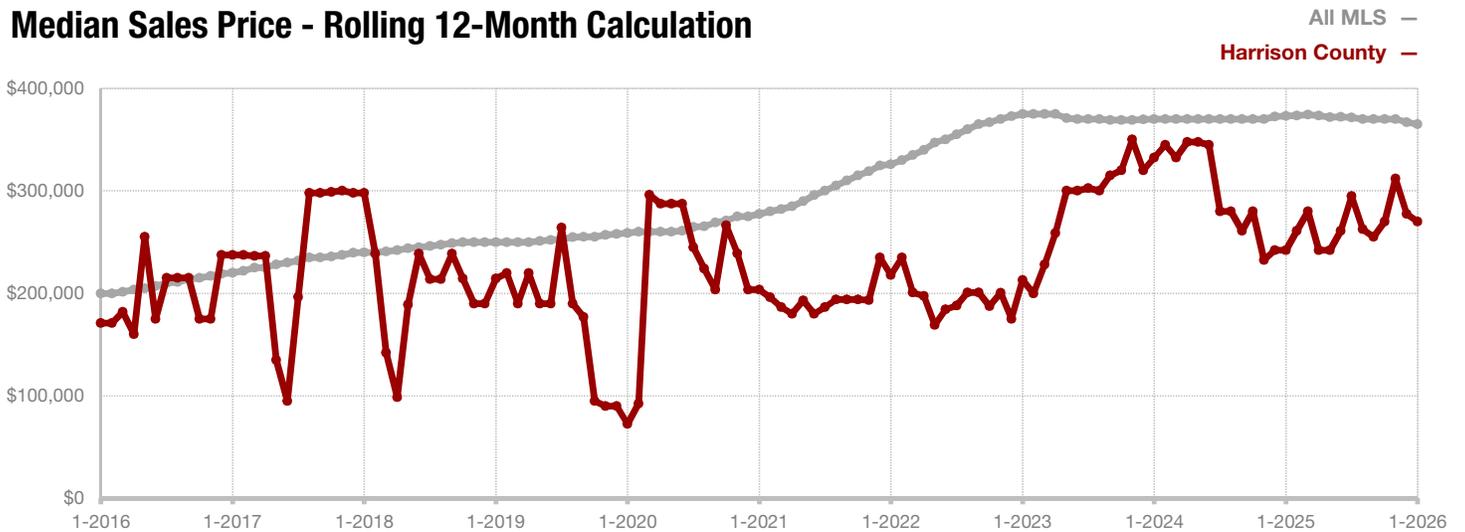
Harrison County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	5	4	- 20.0%	5	4	- 20.0%
Pending Sales	4	3	- 25.0%	4	3	- 25.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Average Sales Price*	\$335,000	--	--	\$335,000	--	--
Median Sales Price*	\$335,000	--	--	\$335,000	--	--
Percent of Original List Price Received*	89.3%	--	--	89.3%	--	--
Days on Market Until Sale	141	--	--	141	--	--
Inventory of Homes for Sale	28	23	- 17.9%	--	--	--
Months Supply of Inventory	8.1	9.7	+ 19.8%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



+ 10.9%

+ 22.5%

- 18.2%

Change in
New Listings

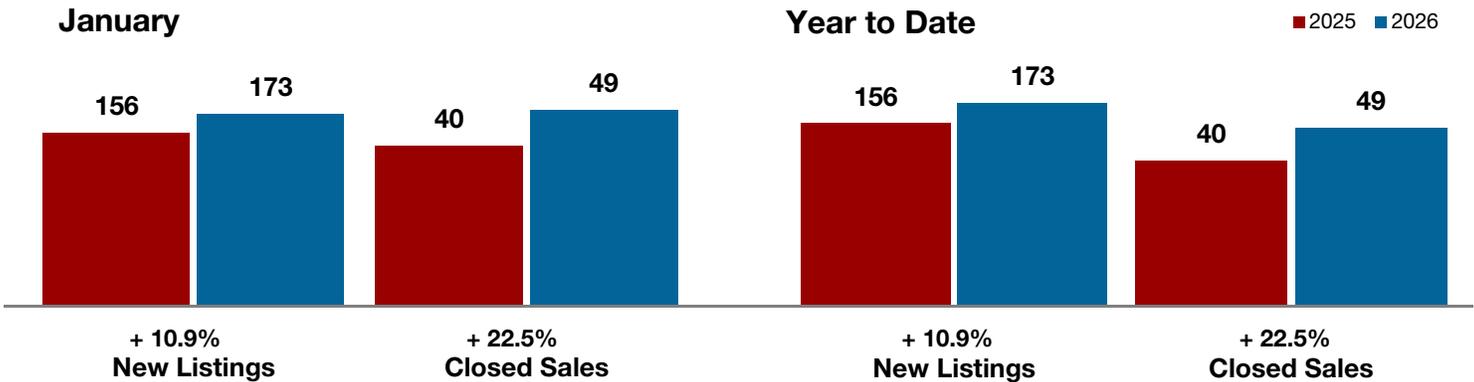
Change in
Closed Sales

Change in
Median Sales Price

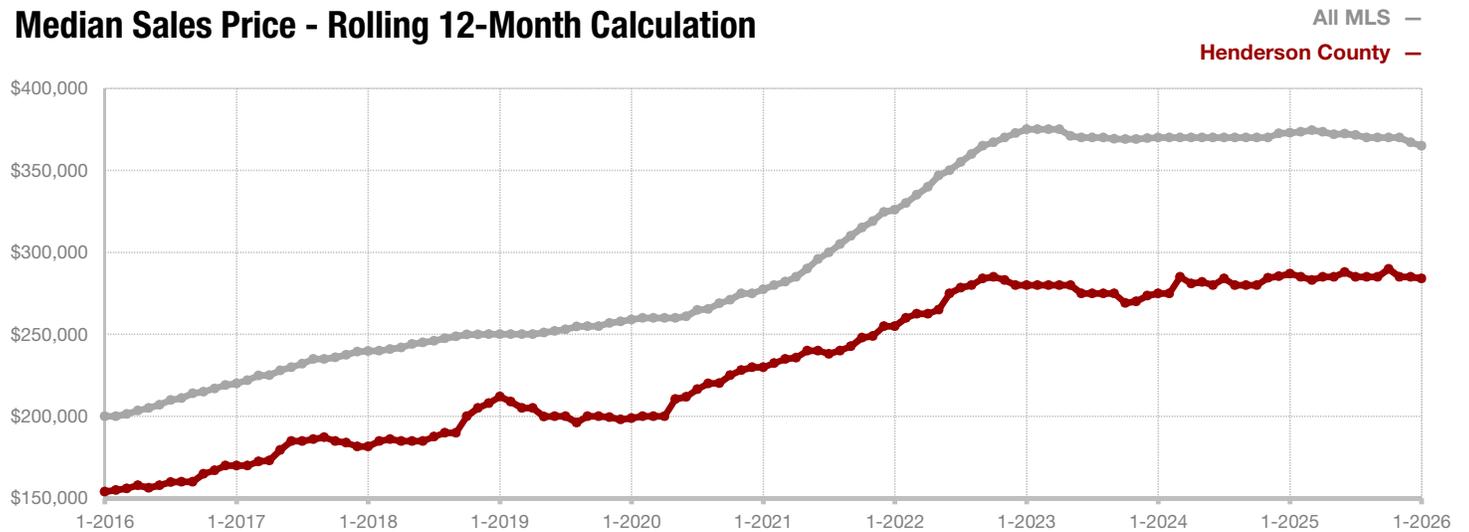
Henderson County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	156	173	+ 10.9%	156	173	+ 10.9%
Pending Sales	66	59	- 10.6%	66	59	- 10.6%
Closed Sales	40	49	+ 22.5%	40	49	+ 22.5%
Average Sales Price*	\$443,025	\$542,342	+ 22.4%	\$443,025	\$542,342	+ 22.4%
Median Sales Price*	\$287,450	\$235,000	- 18.2%	\$287,450	\$235,000	- 18.2%
Percent of Original List Price Received*	87.3%	87.6%	+ 0.3%	87.3%	87.6%	+ 0.3%
Days on Market Until Sale	96	122	+ 27.1%	96	122	+ 27.1%
Inventory of Homes for Sale	664	673	+ 1.4%	--	--	--
Months Supply of Inventory	7.5	8.5	+ 13.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



+ 13.0%

- 36.7%

+ 57.0%

Change in
New Listings

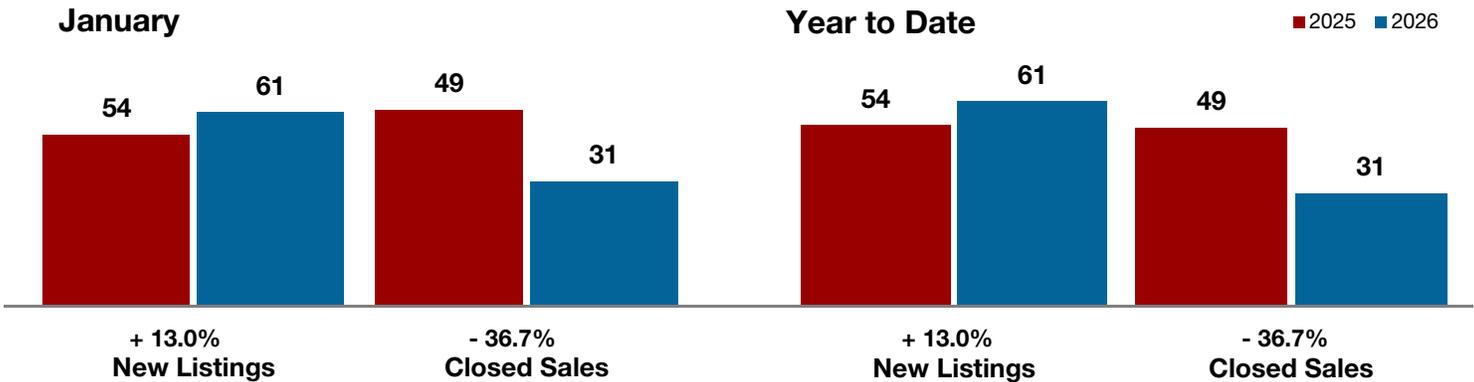
Change in
Closed Sales

Change in
Median Sales Price

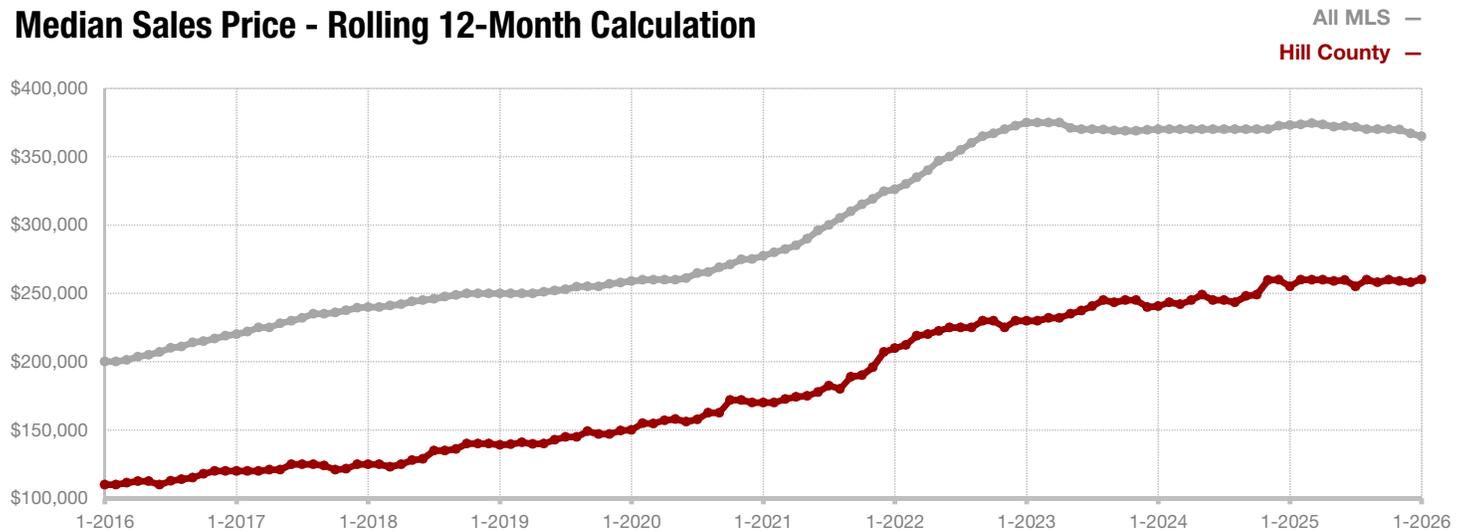
Hill County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	54	61	+ 13.0%	54	61	+ 13.0%
Pending Sales	44	22	- 50.0%	44	22	- 50.0%
Closed Sales	49	31	- 36.7%	49	31	- 36.7%
Average Sales Price*	\$225,626	\$420,831	+ 86.5%	\$225,626	\$420,831	+ 86.5%
Median Sales Price*	\$216,500	\$340,000	+ 57.0%	\$216,500	\$340,000	+ 57.0%
Percent of Original List Price Received*	87.5%	91.6%	+ 4.7%	87.5%	91.6%	+ 4.7%
Days on Market Until Sale	87	110	+ 26.4%	87	110	+ 26.4%
Inventory of Homes for Sale	306	275	- 10.1%	--	--	--
Months Supply of Inventory	6.3	7.4	+ 17.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



Hood County

- 14.5%

Change in
New Listings

- 7.5%

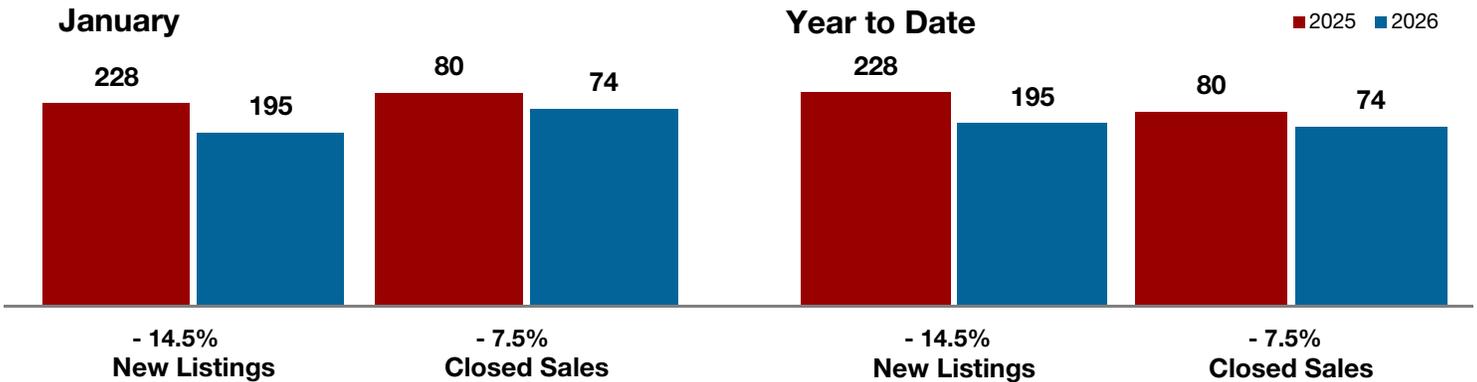
Change in
Closed Sales

- 6.7%

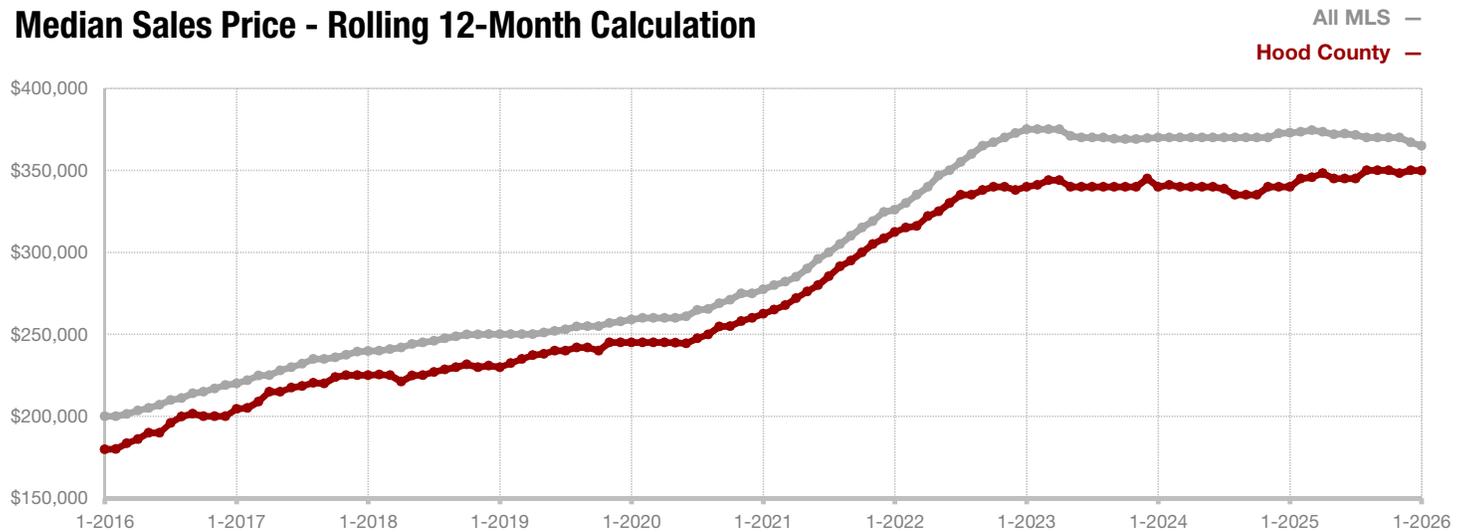
Change in
Median Sales Price

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	228	195	- 14.5%	228	195	- 14.5%
Pending Sales	109	86	- 21.1%	109	86	- 21.1%
Closed Sales	80	74	- 7.5%	80	74	- 7.5%
Average Sales Price*	\$427,645	\$369,078	- 13.7%	\$427,645	\$369,078	- 13.7%
Median Sales Price*	\$342,500	\$319,500	- 6.7%	\$342,500	\$319,500	- 6.7%
Percent of Original List Price Received*	92.2%	91.3%	- 1.0%	92.2%	91.3%	- 1.0%
Days on Market Until Sale	88	99	+ 12.5%	88	99	+ 12.5%
Inventory of Homes for Sale	675	711	+ 5.3%	--	--	--
Months Supply of Inventory	5.8	5.6	- 3.4%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 40.0%

Change in
New Listings

- 4.3%

Change in
Closed Sales

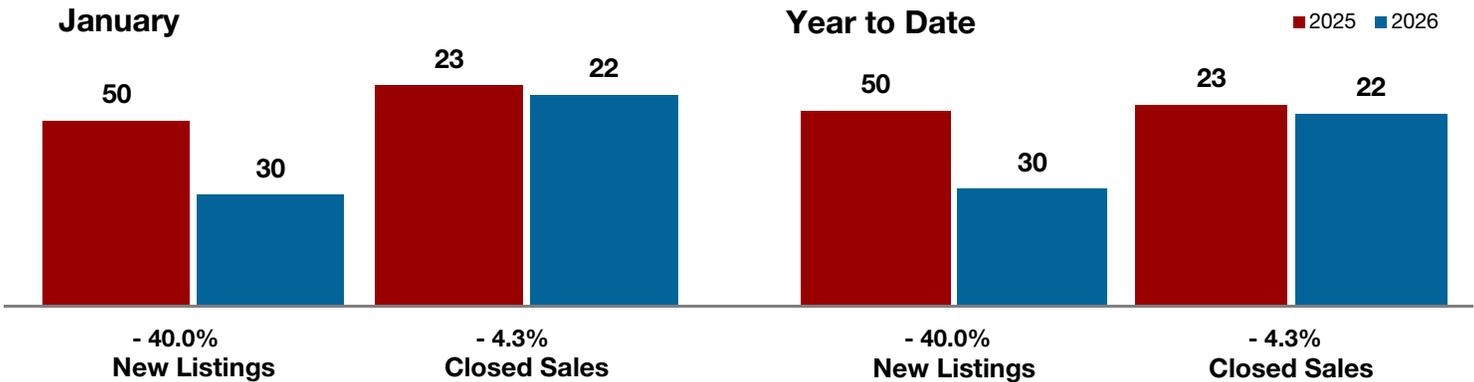
+ 29.6%

Change in
Median Sales Price

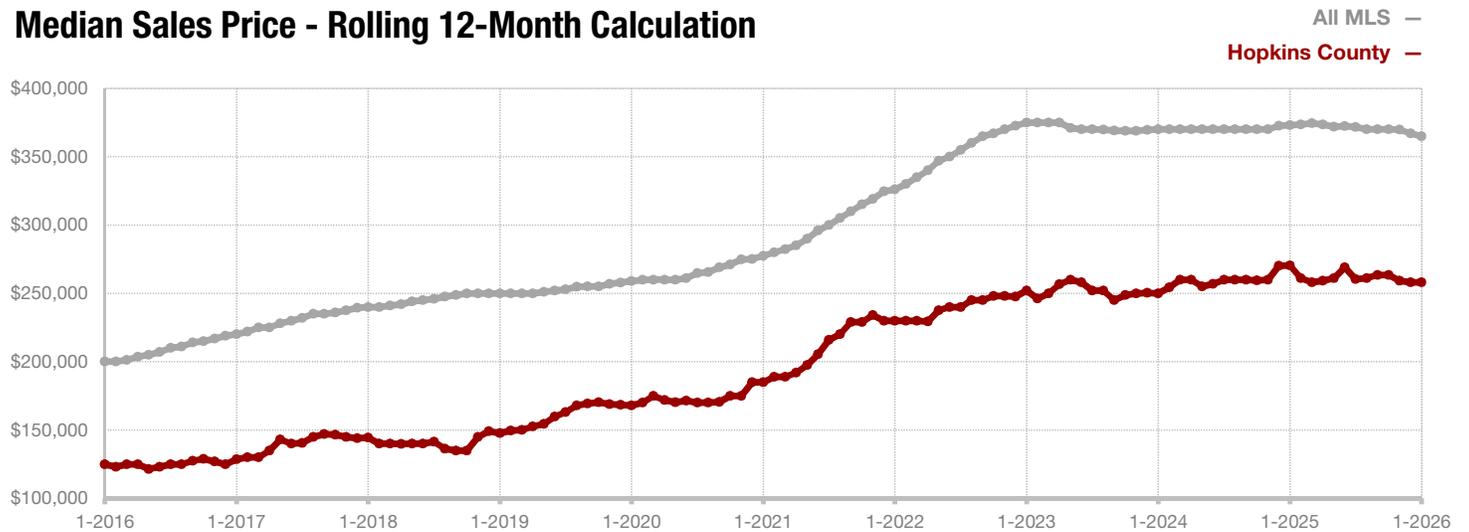
Hopkins County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	50	30	- 40.0%	50	30	- 40.0%
Pending Sales	18	19	+ 5.6%	18	19	+ 5.6%
Closed Sales	23	22	- 4.3%	23	22	- 4.3%
Average Sales Price*	\$274,209	\$355,377	+ 29.6%	\$274,209	\$355,377	+ 29.6%
Median Sales Price*	\$258,500	\$335,000	+ 29.6%	\$258,500	\$335,000	+ 29.6%
Percent of Original List Price Received*	94.1%	89.5%	- 4.9%	94.1%	89.5%	- 4.9%
Days on Market Until Sale	62	98	+ 58.1%	62	98	+ 58.1%
Inventory of Homes for Sale	193	175	- 9.3%	--	--	--
Months Supply of Inventory	8.3	6.9	- 16.9%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 11.7%

Change in
New Listings

- 7.8%

Change in
Closed Sales

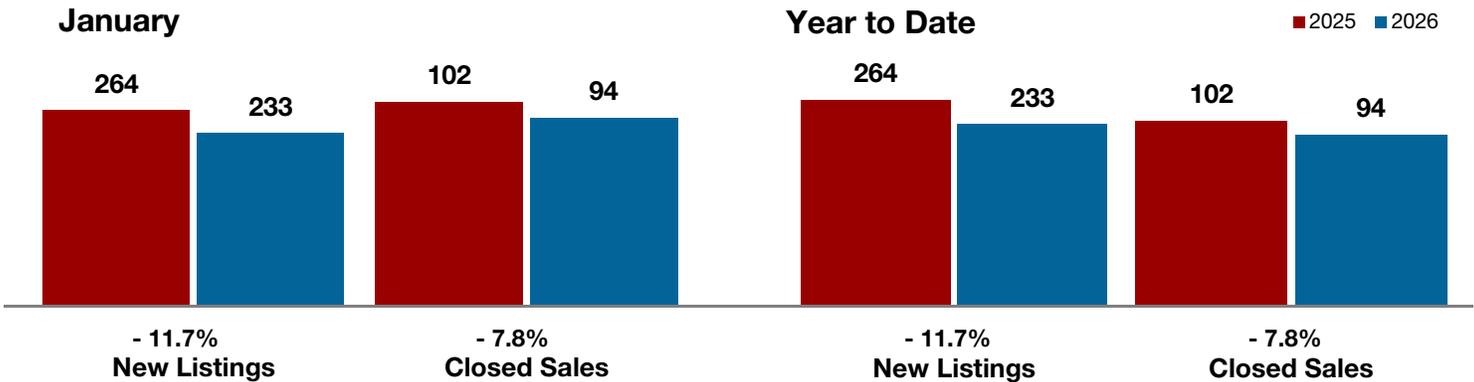
+ 5.0%

Change in
Median Sales Price

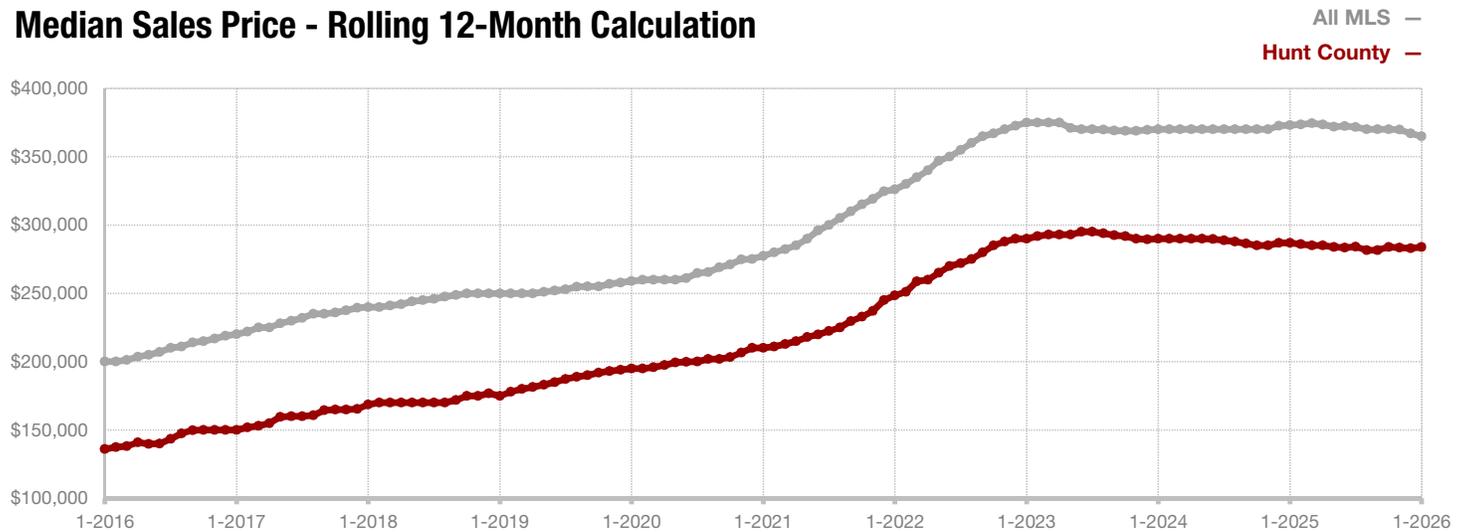
Hunt County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	264	233	- 11.7%	264	233	- 11.7%
Pending Sales	148	116	- 21.6%	148	116	- 21.6%
Closed Sales	102	94	- 7.8%	102	94	- 7.8%
Average Sales Price*	\$325,492	\$356,318	+ 9.5%	\$325,492	\$356,318	+ 9.5%
Median Sales Price*	\$289,493	\$304,000	+ 5.0%	\$289,493	\$304,000	+ 5.0%
Percent of Original List Price Received*	92.1%	90.7%	- 1.5%	92.1%	90.7%	- 1.5%
Days on Market Until Sale	74	112	+ 51.4%	74	112	+ 51.4%
Inventory of Homes for Sale	879	870	- 1.0%	--	--	--
Months Supply of Inventory	5.5	6.2	+ 12.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 53.3% **+ 100.0%** **+ 302.9%**

Change in
New Listings

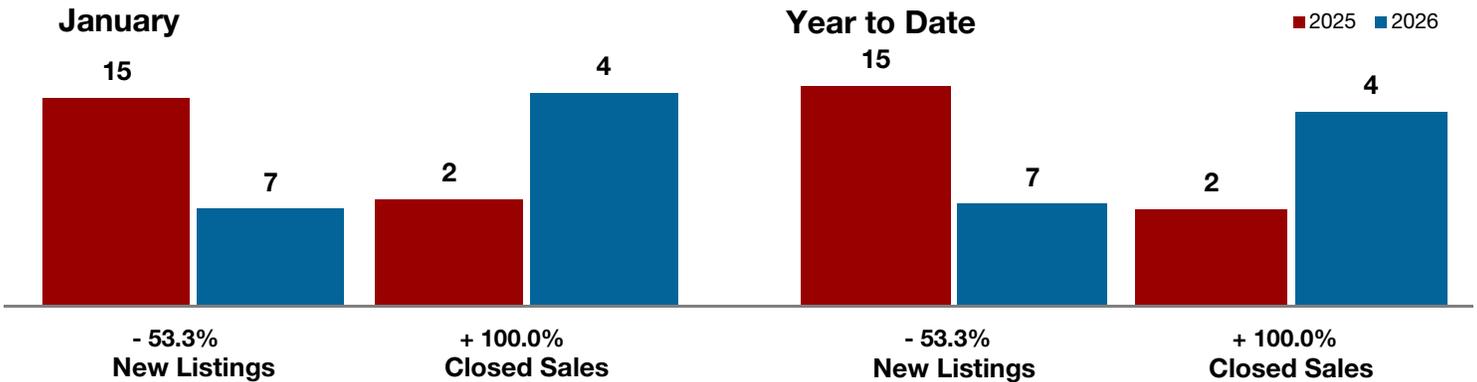
Change in
Closed Sales

Change in
Median Sales Price

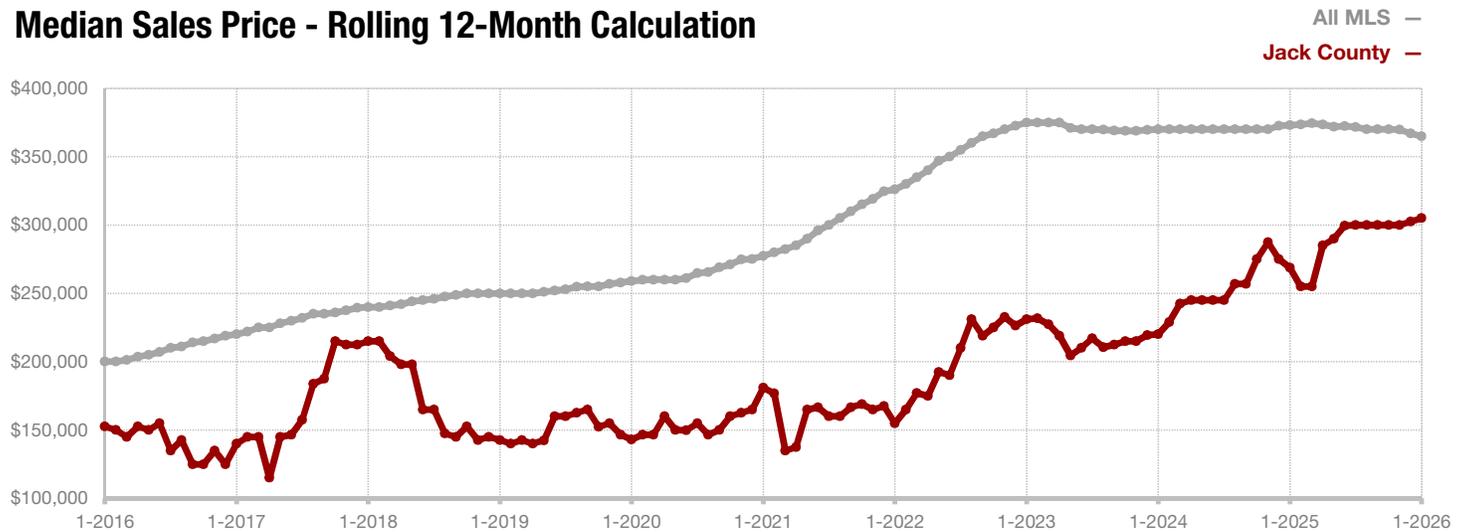
Jack County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	15	7	- 53.3%	15	7	- 53.3%
Pending Sales	5	5	0.0%	5	5	0.0%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Average Sales Price*	\$85,000	\$353,750	+ 316.2%	\$85,000	\$353,750	+ 316.2%
Median Sales Price*	\$85,000	\$342,500	+ 302.9%	\$85,000	\$342,500	+ 302.9%
Percent of Original List Price Received*	85.1%	97.7%	+ 14.8%	85.1%	97.7%	+ 14.8%
Days on Market Until Sale	46	59	+ 28.3%	46	59	+ 28.3%
Inventory of Homes for Sale	61	45	- 26.2%	--	--	--
Months Supply of Inventory	13.8	7.5	- 45.7%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



+ 1.4%

Change in
New Listings

- 3.9%

Change in
Closed Sales

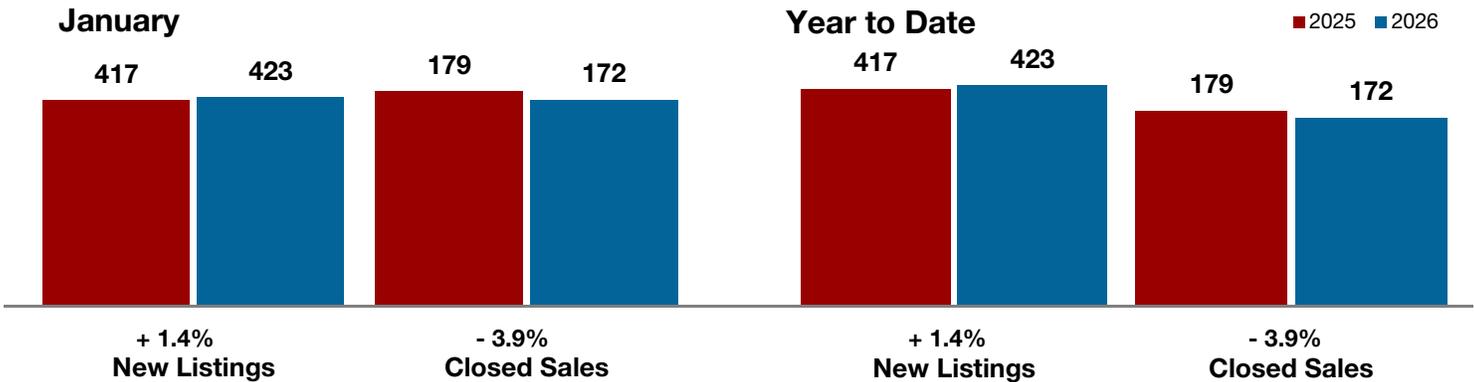
+ 0.3%

Change in
Median Sales Price

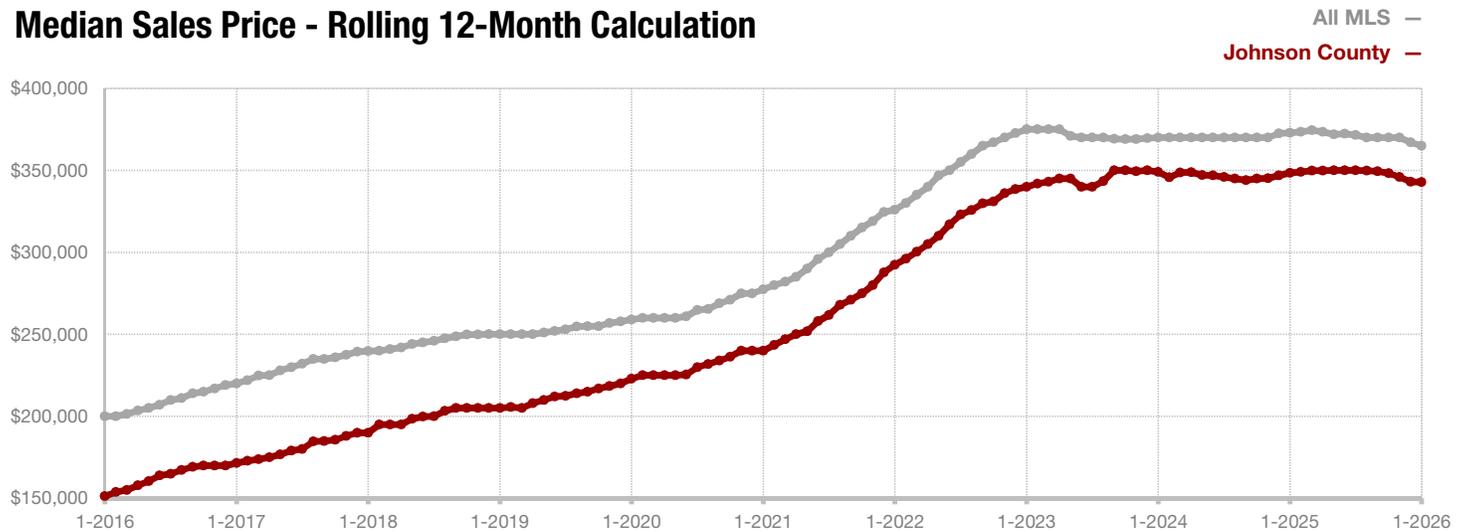
Johnson County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	417	423	+ 1.4%	417	423	+ 1.4%
Pending Sales	265	246	- 7.2%	265	246	- 7.2%
Closed Sales	179	172	- 3.9%	179	172	- 3.9%
Average Sales Price*	\$388,939	\$387,233	- 0.4%	\$388,939	\$387,233	- 0.4%
Median Sales Price*	\$350,000	\$351,000	+ 0.3%	\$350,000	\$351,000	+ 0.3%
Percent of Original List Price Received*	93.6%	93.5%	- 0.1%	93.6%	93.5%	- 0.1%
Days on Market Until Sale	86	92	+ 7.0%	86	92	+ 7.0%
Inventory of Homes for Sale	1,301	1,247	- 4.2%	--	--	--
Months Supply of Inventory	4.9	4.5	- 8.2%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



+ 46.7%

+ 54.5%

- 25.0%

Change in
New Listings

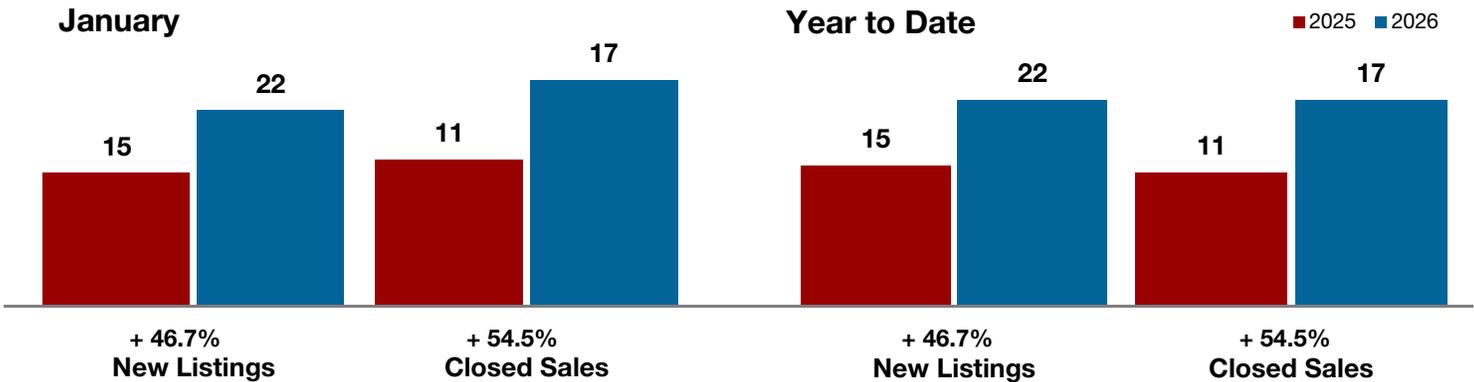
Change in
Closed Sales

Change in
Median Sales Price

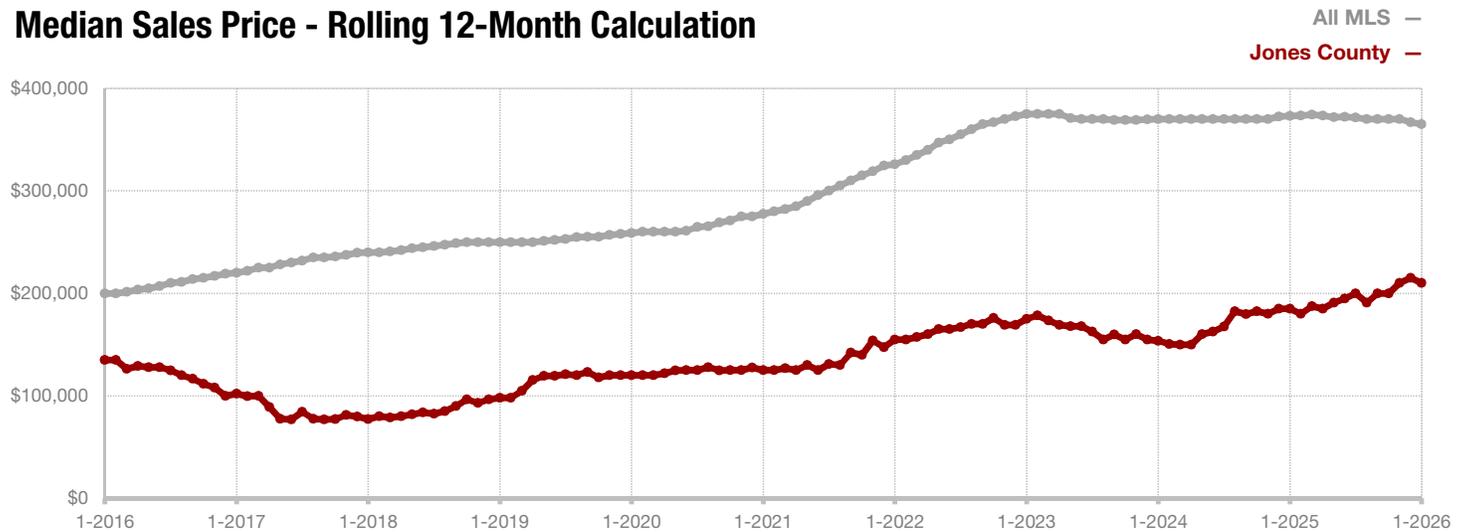
Jones County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	15	22	+ 46.7%	15	22	+ 46.7%
Pending Sales	8	11	+ 37.5%	8	11	+ 37.5%
Closed Sales	11	17	+ 54.5%	11	17	+ 54.5%
Average Sales Price*	\$278,813	\$224,337	- 19.5%	\$278,813	\$224,337	- 19.5%
Median Sales Price*	\$200,000	\$150,000	- 25.0%	\$200,000	\$150,000	- 25.0%
Percent of Original List Price Received*	89.5%	92.9%	+ 3.8%	89.5%	92.9%	+ 3.8%
Days on Market Until Sale	121	81	- 33.1%	121	81	- 33.1%
Inventory of Homes for Sale	76	66	- 13.2%	--	--	--
Months Supply of Inventory	7.4	4.4	- 40.5%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



0.0%

Change in
New Listings

- 9.3%

Change in
Closed Sales

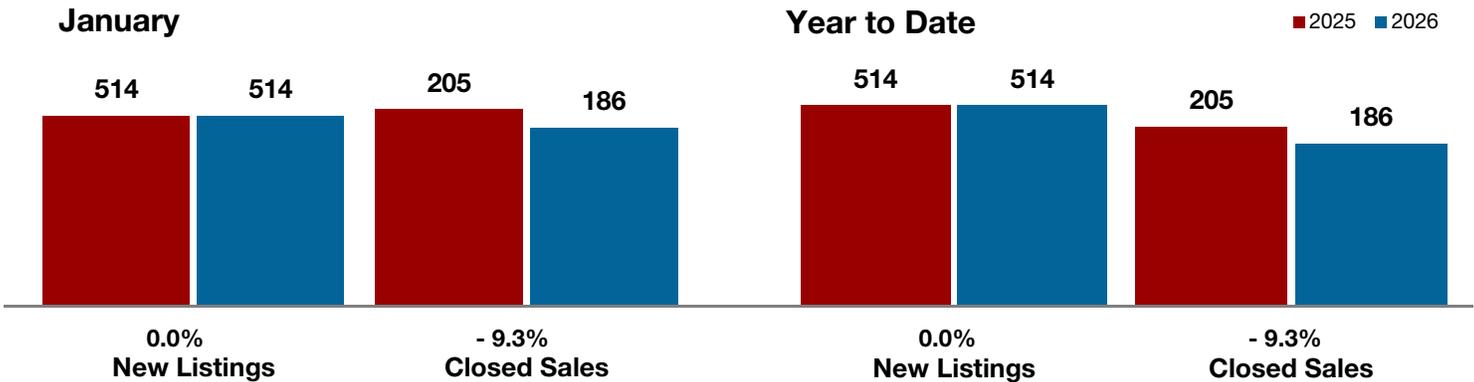
- 6.0%

Change in
Median Sales Price

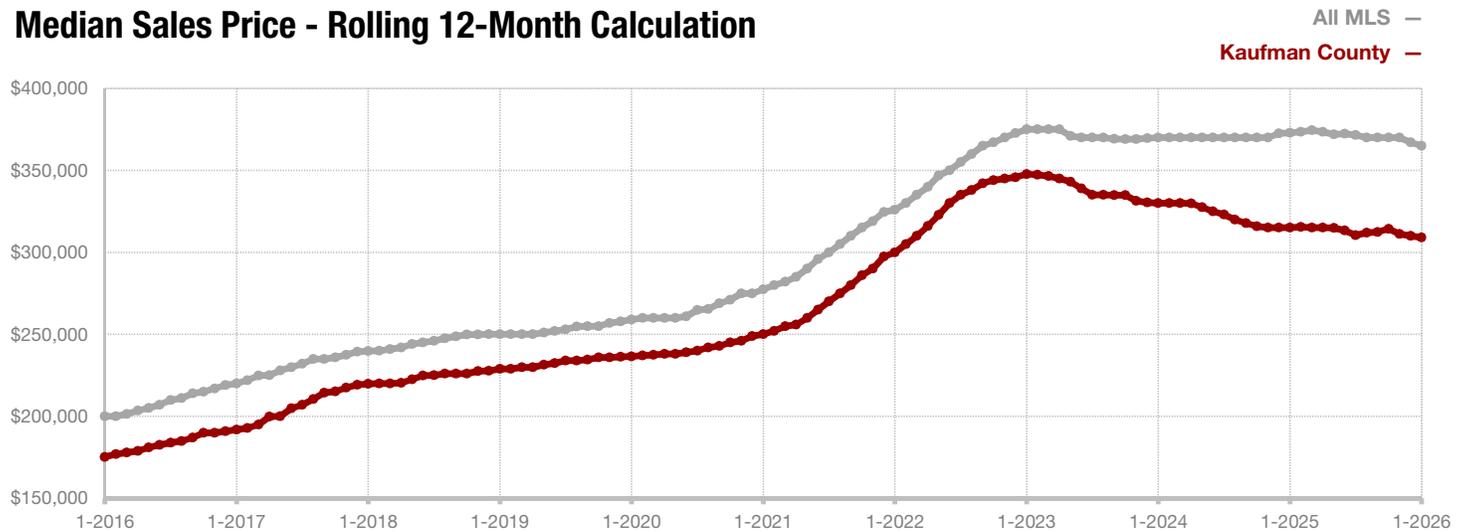
Kaufman County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	514	514	0.0%	514	514	0.0%
Pending Sales	279	250	- 10.4%	279	250	- 10.4%
Closed Sales	205	186	- 9.3%	205	186	- 9.3%
Average Sales Price*	\$349,798	\$317,753	- 9.2%	\$349,798	\$317,753	- 9.2%
Median Sales Price*	\$319,190	\$299,990	- 6.0%	\$319,190	\$299,990	- 6.0%
Percent of Original List Price Received*	93.4%	92.0%	- 1.5%	93.4%	92.0%	- 1.5%
Days on Market Until Sale	83	86	+ 3.6%	83	86	+ 3.6%
Inventory of Homes for Sale	1,519	1,535	+ 1.1%	--	--	--
Months Supply of Inventory	4.8	4.9	+ 2.1%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



+ 25.8%

Change in
New Listings

+ 23.1%

Change in
Closed Sales

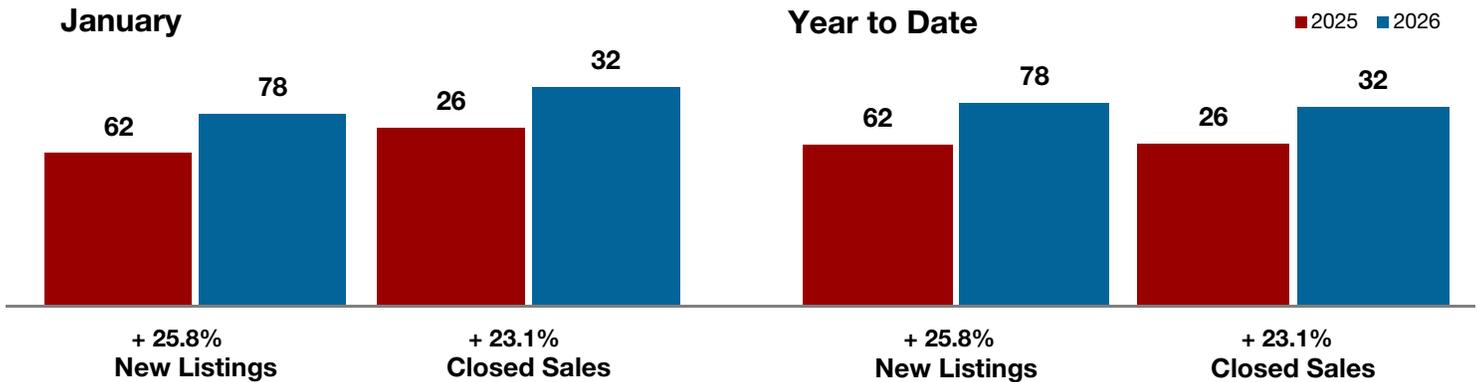
+ 22.5%

Change in
Median Sales Price

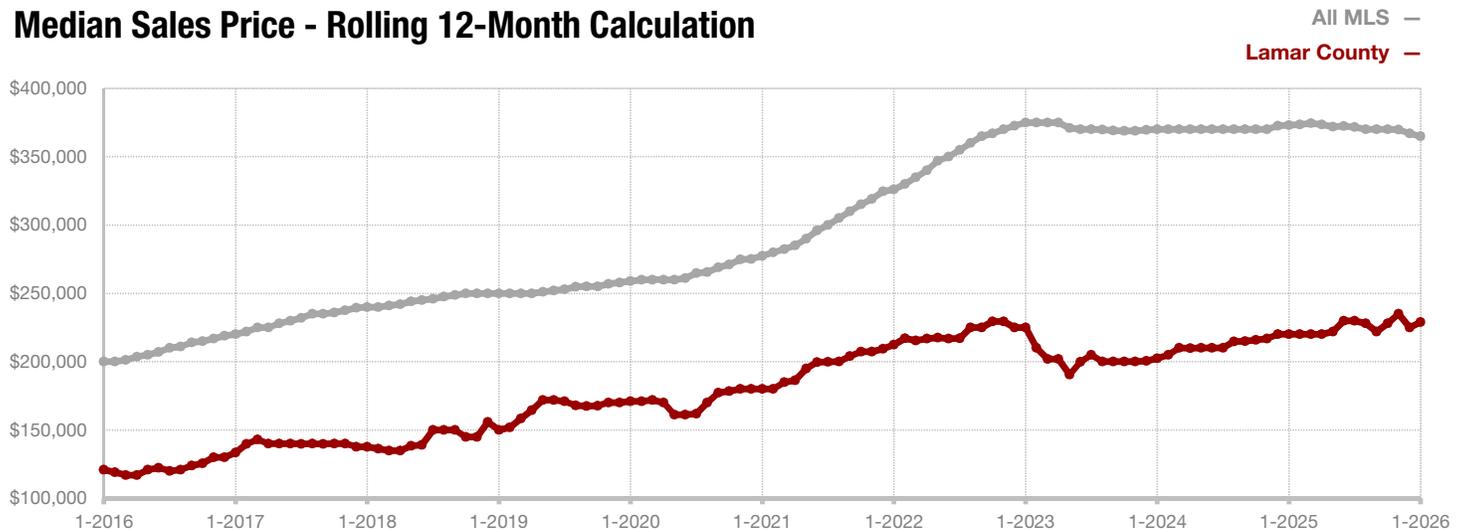
Lamar County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	62	78	+ 25.8%	62	78	+ 25.8%
Pending Sales	18	38	+ 111.1%	18	38	+ 111.1%
Closed Sales	26	32	+ 23.1%	26	32	+ 23.1%
Average Sales Price*	\$274,453	\$238,218	- 13.2%	\$274,453	\$238,218	- 13.2%
Median Sales Price*	\$216,293	\$265,000	+ 22.5%	\$216,293	\$265,000	+ 22.5%
Percent of Original List Price Received*	90.2%	87.4%	- 3.1%	90.2%	87.4%	- 3.1%
Days on Market Until Sale	81	112	+ 38.3%	81	112	+ 38.3%
Inventory of Homes for Sale	260	334	+ 28.5%	--	--	--
Months Supply of Inventory	7.5	8.5	+ 13.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



+ 35.3%

- 50.0%

+ 145.1%

Change in
New Listings

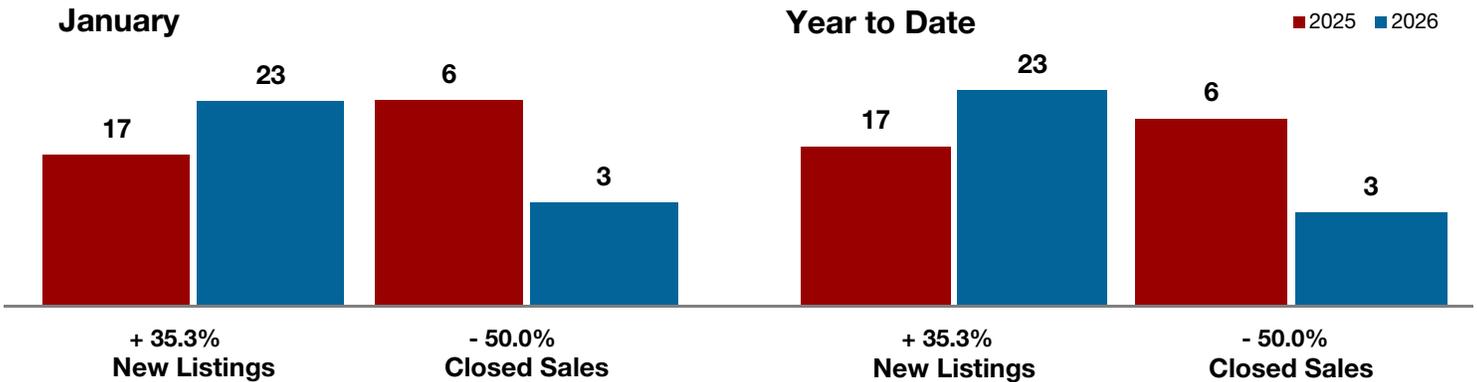
Change in
Closed Sales

Change in
Median Sales Price

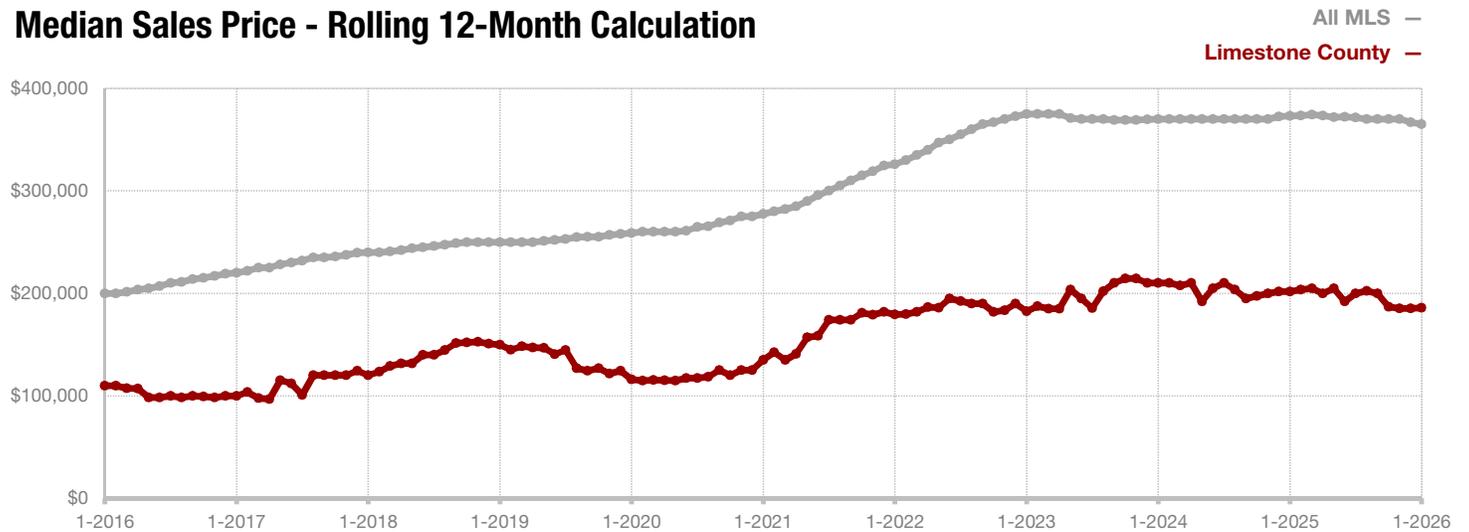
Limestone County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	17	23	+ 35.3%	17	23	+ 35.3%
Pending Sales	7	11	+ 57.1%	7	11	+ 57.1%
Closed Sales	6	3	- 50.0%	6	3	- 50.0%
Average Sales Price*	\$175,500	\$366,667	+ 108.9%	\$175,500	\$366,667	+ 108.9%
Median Sales Price*	\$153,000	\$375,000	+ 145.1%	\$153,000	\$375,000	+ 145.1%
Percent of Original List Price Received*	84.5%	78.8%	- 6.7%	84.5%	78.8%	- 6.7%
Days on Market Until Sale	120	146	+ 21.7%	120	146	+ 21.7%
Inventory of Homes for Sale	126	109	- 13.5%	--	--	--
Months Supply of Inventory	9.9	9.8	- 1.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 7.7%

Change in
New Listings

- 7.7%

Change in
Closed Sales

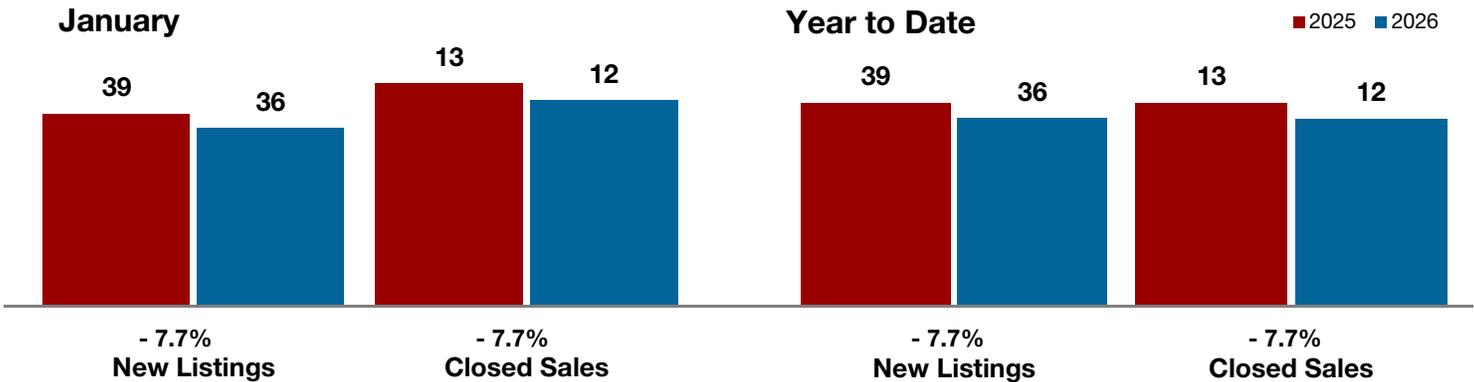
- 40.2%

Change in
Median Sales Price

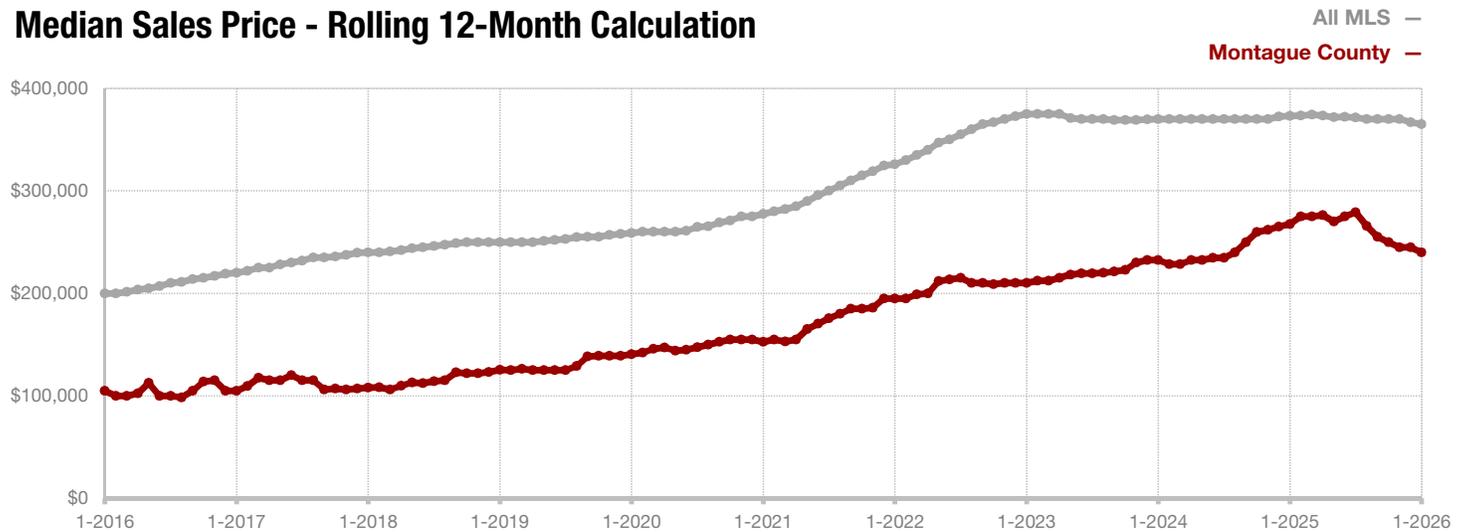
Montague County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	39	36	- 7.7%	39	36	- 7.7%
Pending Sales	10	18	+ 80.0%	10	18	+ 80.0%
Closed Sales	13	12	- 7.7%	13	12	- 7.7%
Average Sales Price*	\$500,035	\$290,975	- 41.8%	\$500,035	\$290,975	- 41.8%
Median Sales Price*	\$450,000	\$269,000	- 40.2%	\$450,000	\$269,000	- 40.2%
Percent of Original List Price Received*	95.9%	88.6%	- 7.6%	95.9%	88.6%	- 7.6%
Days on Market Until Sale	85	86	+ 1.2%	85	86	+ 1.2%
Inventory of Homes for Sale	170	176	+ 3.5%	--	--	--
Months Supply of Inventory	9.1	9.7	+ 6.6%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 31.3%

+ 45.0%

+ 0.2%

Change in
New Listings

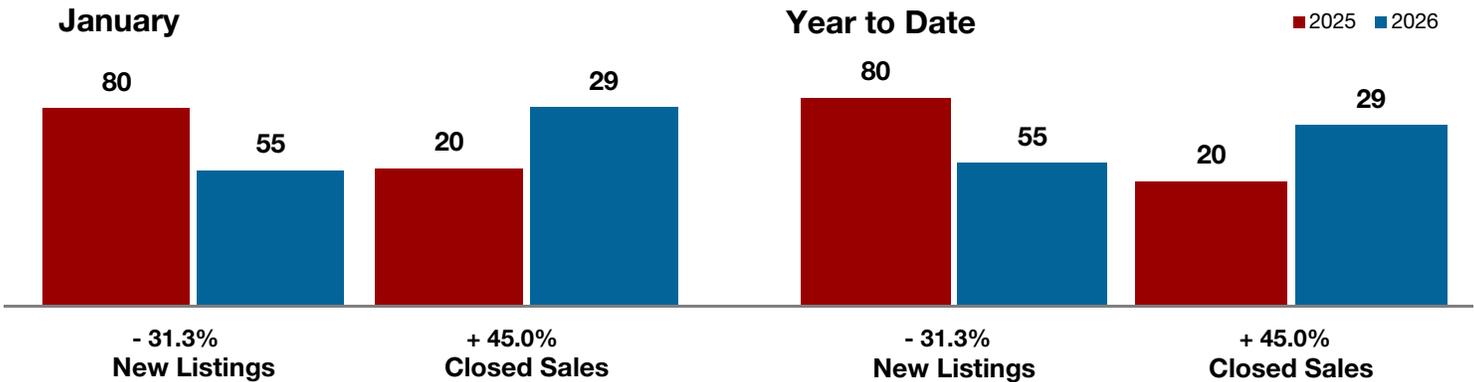
Change in
Closed Sales

Change in
Median Sales Price

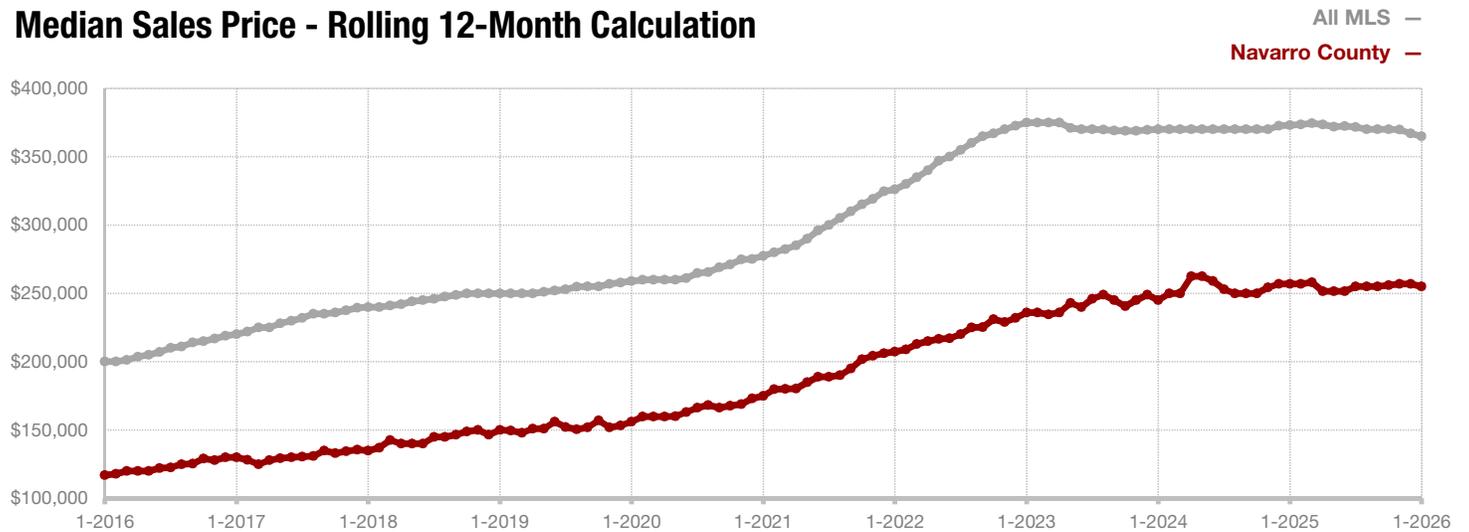
Navarro County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	80	55	- 31.3%	80	55	- 31.3%
Pending Sales	39	22	- 43.6%	39	22	- 43.6%
Closed Sales	20	29	+ 45.0%	20	29	+ 45.0%
Average Sales Price*	\$298,992	\$328,376	+ 9.8%	\$298,992	\$328,376	+ 9.8%
Median Sales Price*	\$235,500	\$236,000	+ 0.2%	\$235,500	\$236,000	+ 0.2%
Percent of Original List Price Received*	94.1%	92.0%	- 2.2%	94.1%	92.0%	- 2.2%
Days on Market Until Sale	64	96	+ 50.0%	64	96	+ 50.0%
Inventory of Homes for Sale	295	249	- 15.6%	--	--	--
Months Supply of Inventory	7.5	6.1	- 18.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 33.3%

0.0%

+ 28.6%

Change in
New Listings

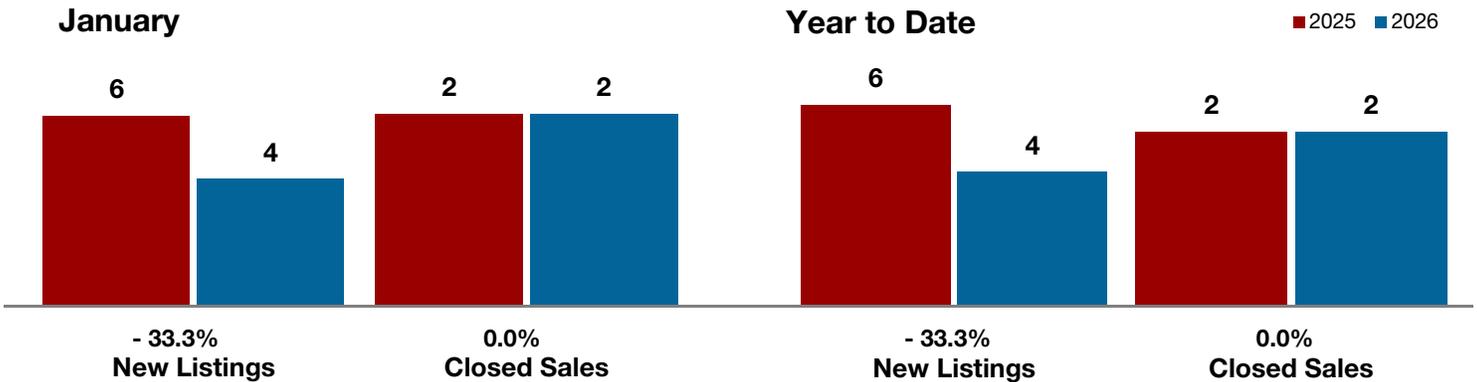
Change in
Closed Sales

Change in
Median Sales Price

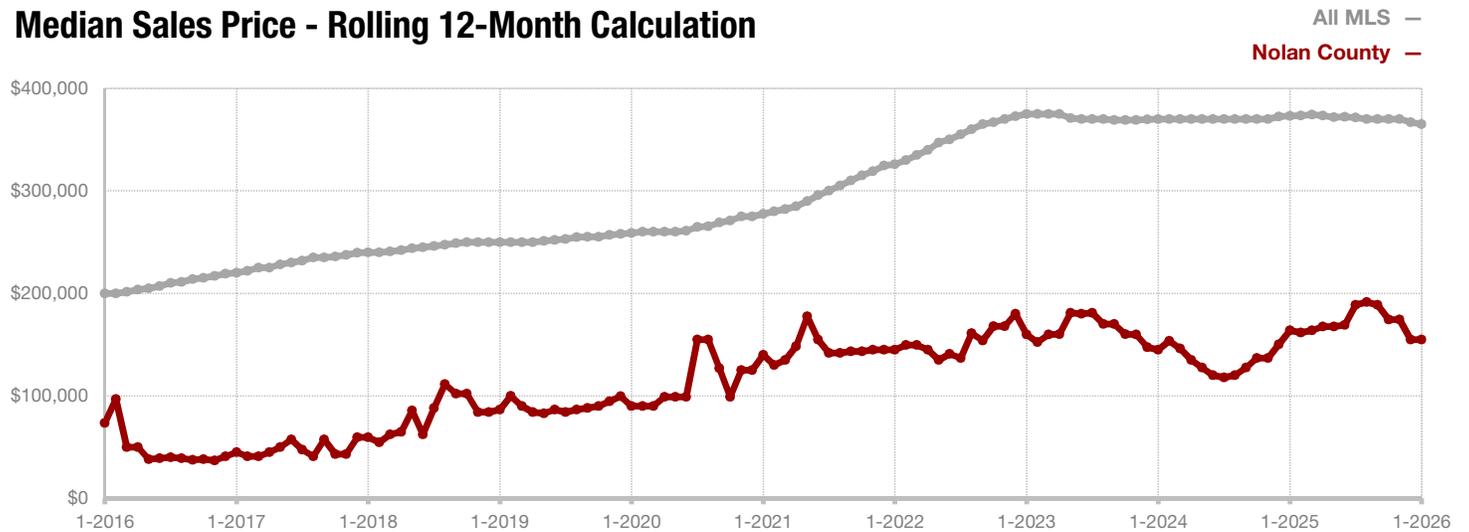
Nolan County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	6	4	- 33.3%	6	4	- 33.3%
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	2	2	0.0%	2	2	0.0%
Average Sales Price*	\$130,825	\$168,250	+ 28.6%	\$130,825	\$168,250	+ 28.6%
Median Sales Price*	\$130,825	\$168,250	+ 28.6%	\$130,825	\$168,250	+ 28.6%
Percent of Original List Price Received*	68.1%	107.8%	+ 58.3%	68.1%	107.8%	+ 58.3%
Days on Market Until Sale	120	94	- 21.7%	120	94	- 21.7%
Inventory of Homes for Sale	28	25	- 10.7%	--	--	--
Months Supply of Inventory	8.0	8.9	+ 11.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 8.1%

Change in
New Listings

- 7.4%

Change in
Closed Sales

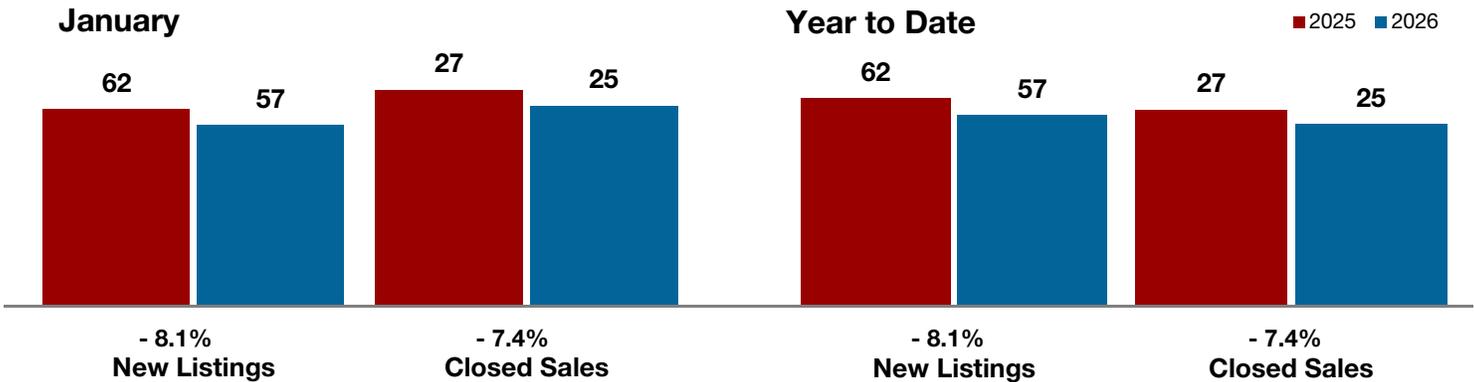
- 16.9%

Change in
Median Sales Price

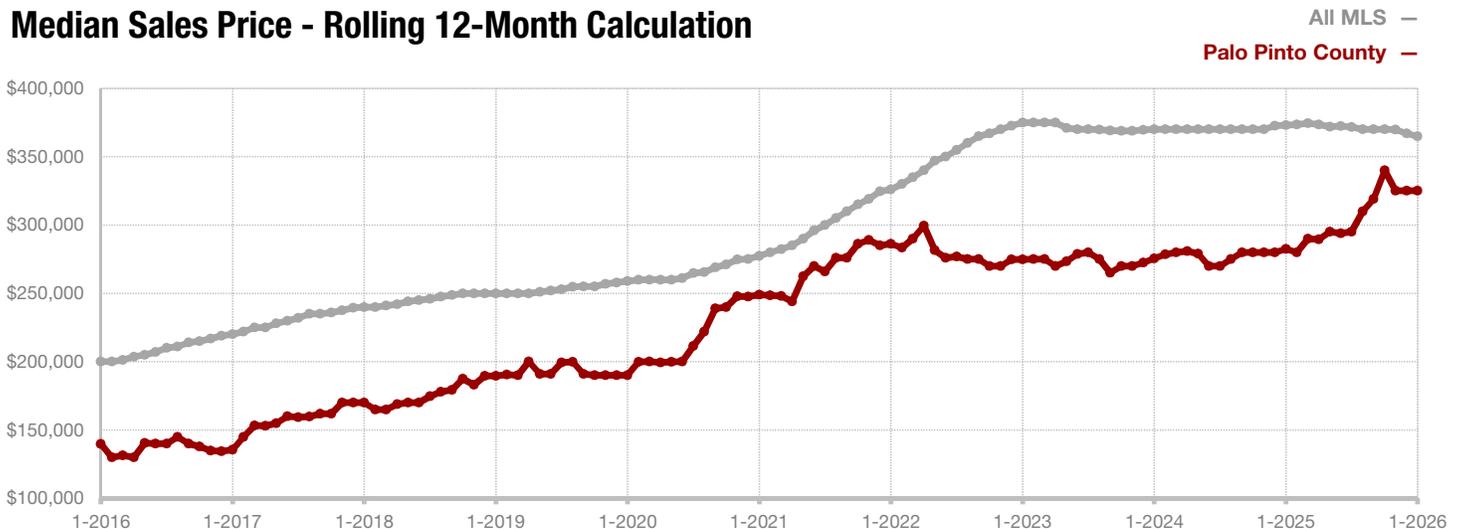
Palo Pinto County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	62	57	- 8.1%	62	57	- 8.1%
Pending Sales	21	19	- 9.5%	21	19	- 9.5%
Closed Sales	27	25	- 7.4%	27	25	- 7.4%
Average Sales Price*	\$405,104	\$496,588	+ 22.6%	\$405,104	\$496,588	+ 22.6%
Median Sales Price*	\$319,000	\$265,000	- 16.9%	\$319,000	\$265,000	- 16.9%
Percent of Original List Price Received*	91.7%	85.1%	- 7.2%	91.7%	85.1%	- 7.2%
Days on Market Until Sale	88	103	+ 17.0%	88	103	+ 17.0%
Inventory of Homes for Sale	268	266	- 0.7%	--	--	--
Months Supply of Inventory	7.6	8.0	+ 5.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 9.1%

Change in
New Listings

- 9.6%

Change in
Closed Sales

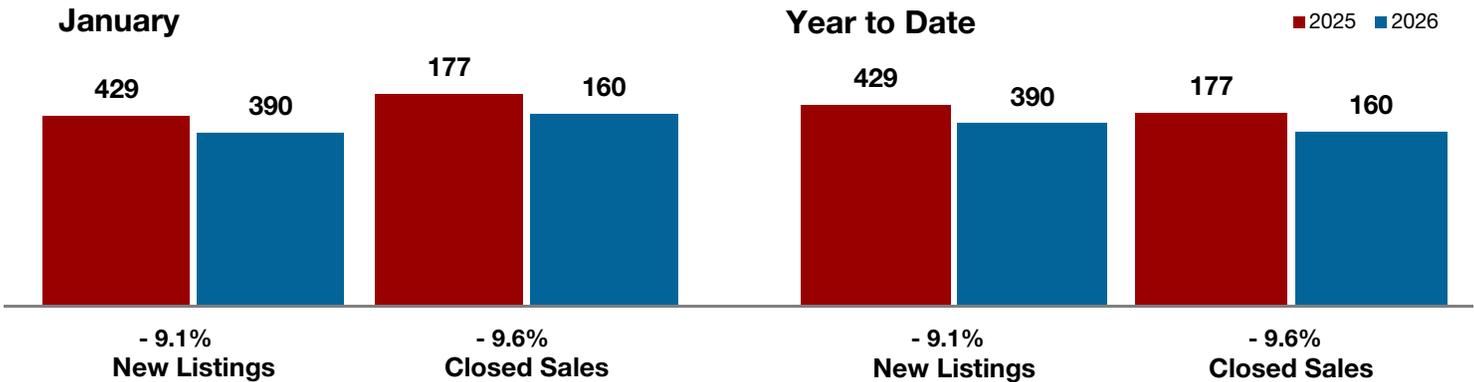
0.0%

Change in
Median Sales Price

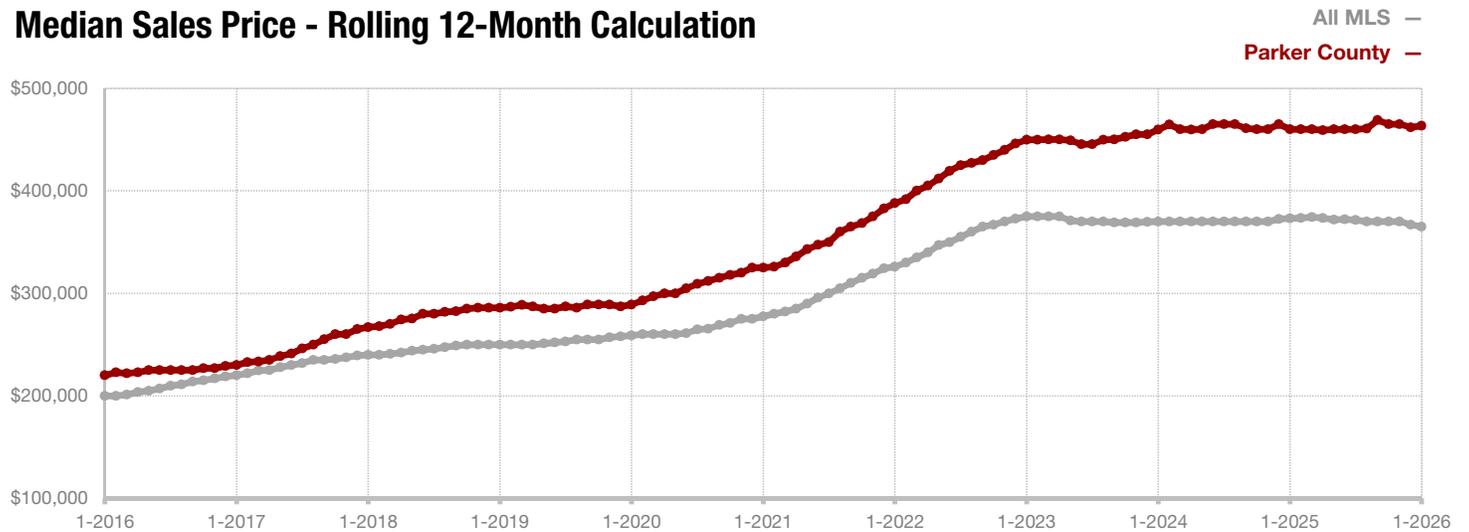
Parker County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	429	390	- 9.1%	429	390	- 9.1%
Pending Sales	238	198	- 16.8%	238	198	- 16.8%
Closed Sales	177	160	- 9.6%	177	160	- 9.6%
Average Sales Price*	\$468,923	\$459,715	- 2.0%	\$468,923	\$459,715	- 2.0%
Median Sales Price*	\$427,000	\$427,000	0.0%	\$427,000	\$427,000	0.0%
Percent of Original List Price Received*	94.4%	94.2%	- 0.2%	94.4%	94.2%	- 0.2%
Days on Market Until Sale	88	89	+ 1.1%	88	89	+ 1.1%
Inventory of Homes for Sale	1,311	1,319	+ 0.6%	--	--	--
Months Supply of Inventory	5.2	5.2	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 13.0%

- 36.4%

+ 129.0%

Change in
New Listings

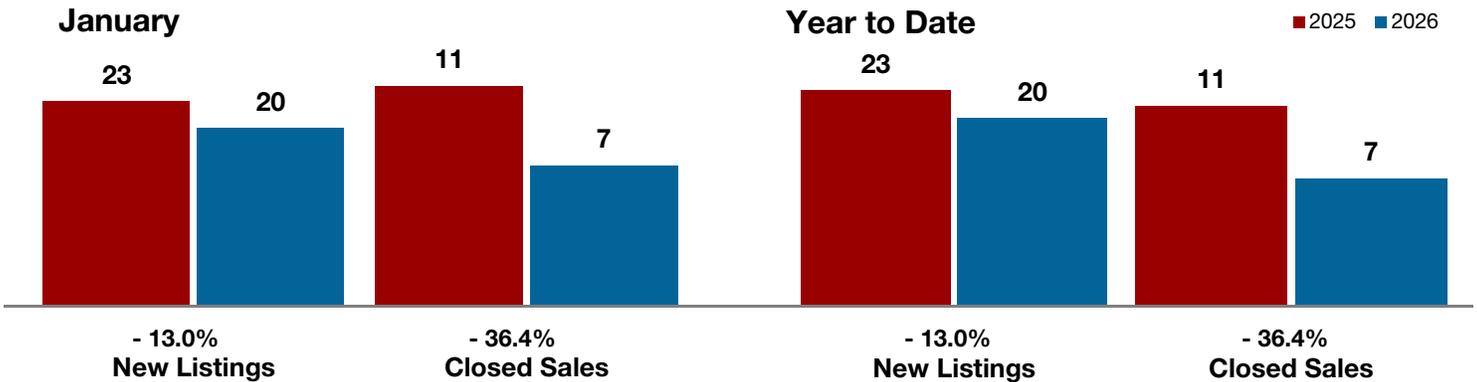
Change in
Closed Sales

Change in
Median Sales Price

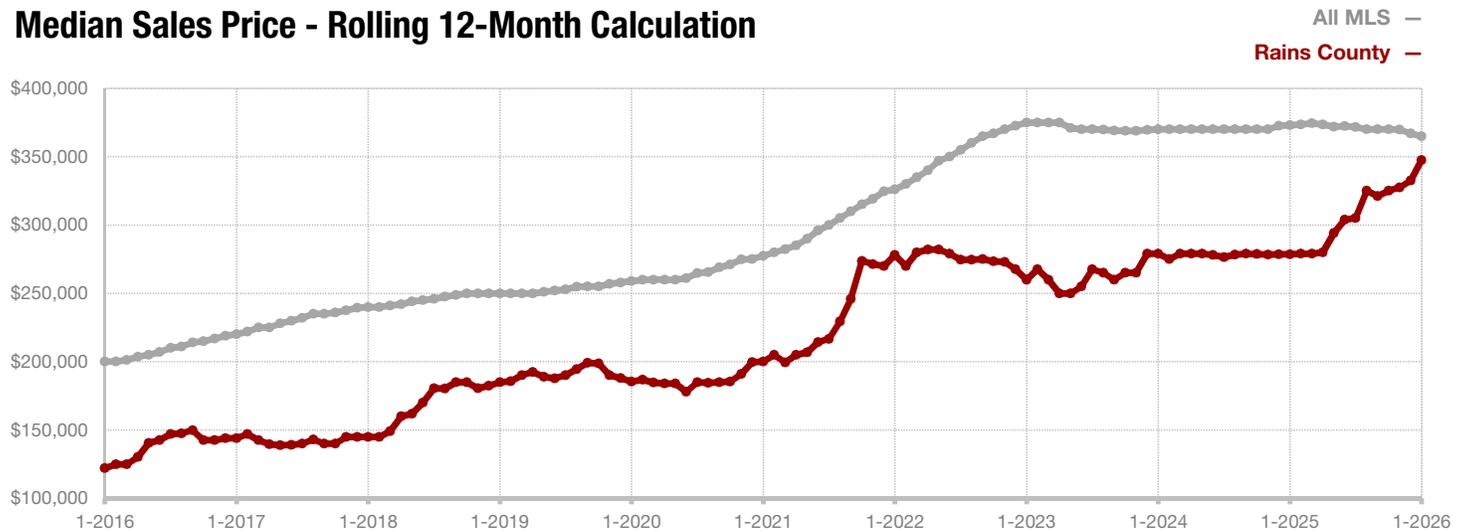
Rains County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	23	20	- 13.0%	23	20	- 13.0%
Pending Sales	11	6	- 45.5%	11	6	- 45.5%
Closed Sales	11	7	- 36.4%	11	7	- 36.4%
Average Sales Price*	\$266,318	\$639,571	+ 140.2%	\$266,318	\$639,571	+ 140.2%
Median Sales Price*	\$214,000	\$490,000	+ 129.0%	\$214,000	\$490,000	+ 129.0%
Percent of Original List Price Received*	89.2%	91.4%	+ 2.5%	89.2%	91.4%	+ 2.5%
Days on Market Until Sale	60	72	+ 20.0%	60	72	+ 20.0%
Inventory of Homes for Sale	105	100	- 4.8%	--	--	--
Months Supply of Inventory	9.3	8.3	- 10.8%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 8.0%

Change in
New Listings

+ 3.7%

Change in
Closed Sales

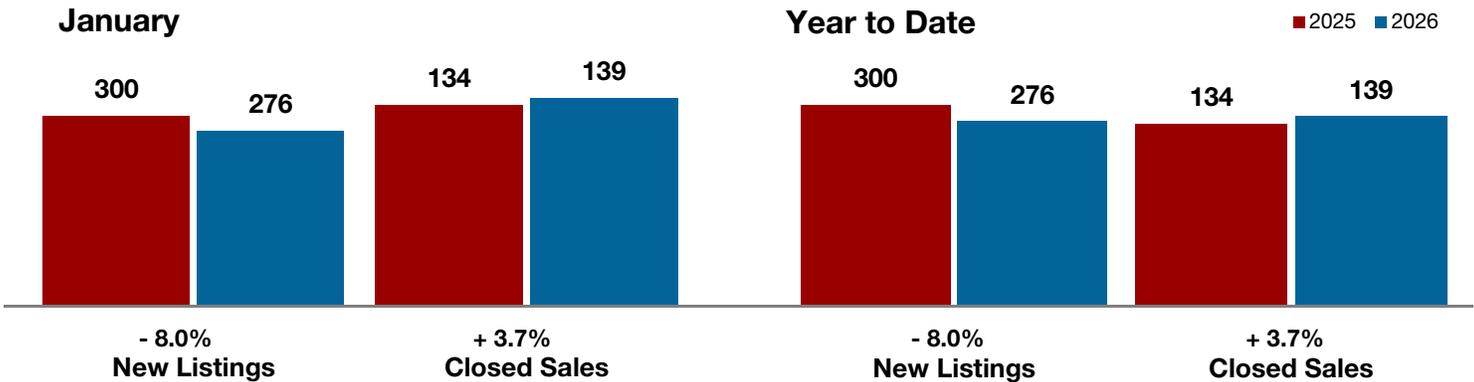
+ 4.6%

Change in
Median Sales Price

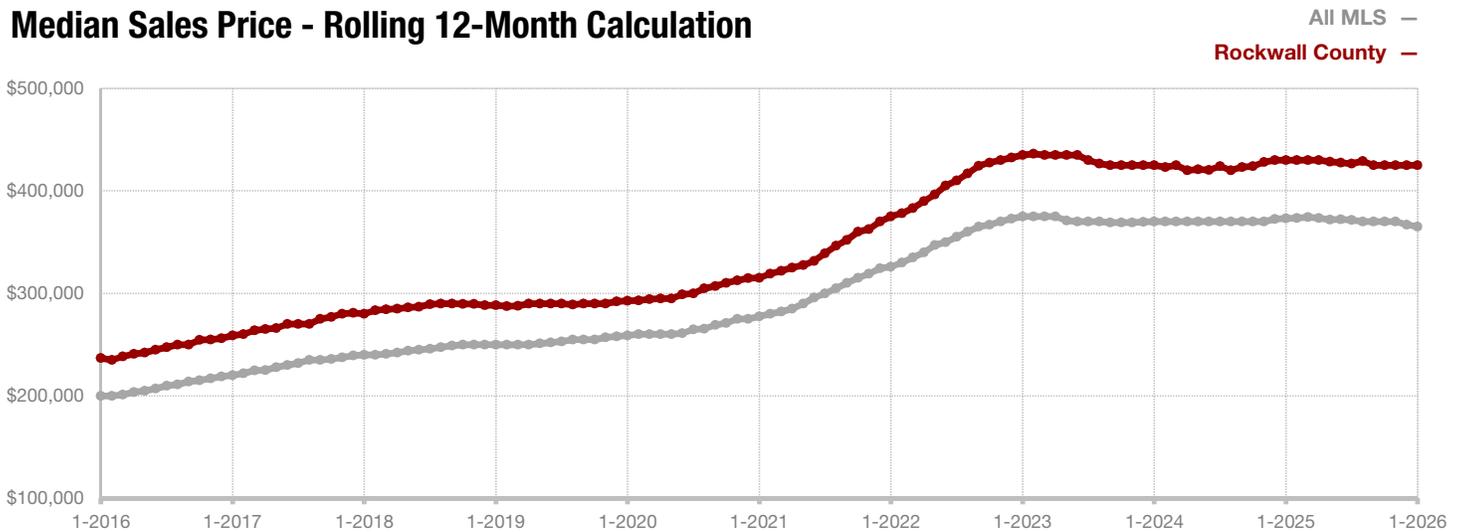
Rockwall County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	300	276	- 8.0%	300	276	- 8.0%
Pending Sales	167	161	- 3.6%	167	161	- 3.6%
Closed Sales	134	139	+ 3.7%	134	139	+ 3.7%
Average Sales Price*	\$533,402	\$510,349	- 4.3%	\$533,402	\$510,349	- 4.3%
Median Sales Price*	\$399,000	\$417,500	+ 4.6%	\$399,000	\$417,500	+ 4.6%
Percent of Original List Price Received*	93.1%	92.5%	- 0.6%	93.1%	92.5%	- 0.6%
Days on Market Until Sale	84	90	+ 7.1%	84	90	+ 7.1%
Inventory of Homes for Sale	979	985	+ 0.6%	--	--	--
Months Supply of Inventory	5.2	5.0	- 3.8%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



Shackelford County

- 66.7%

0.0%

- 47.3%

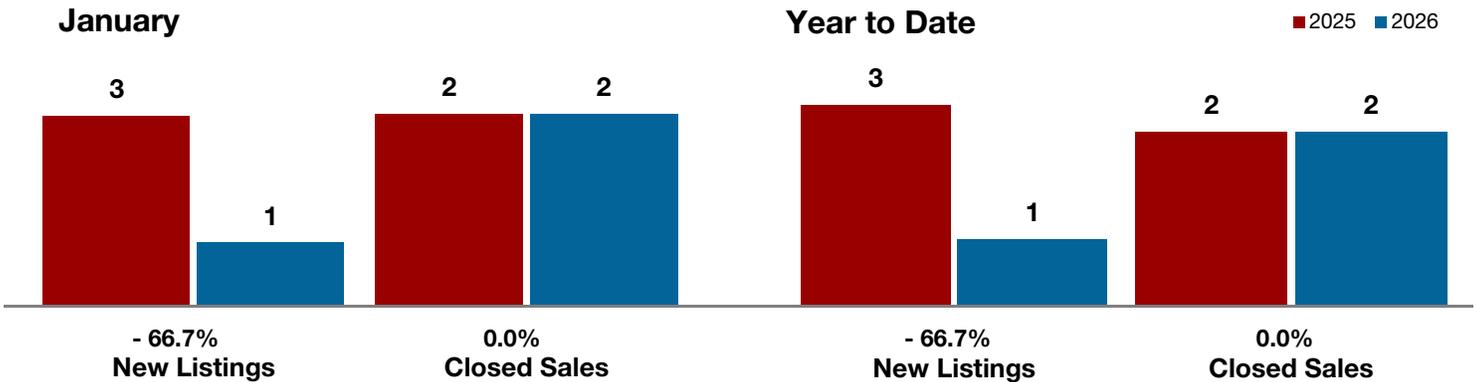
Change in
New Listings

Change in
Closed Sales

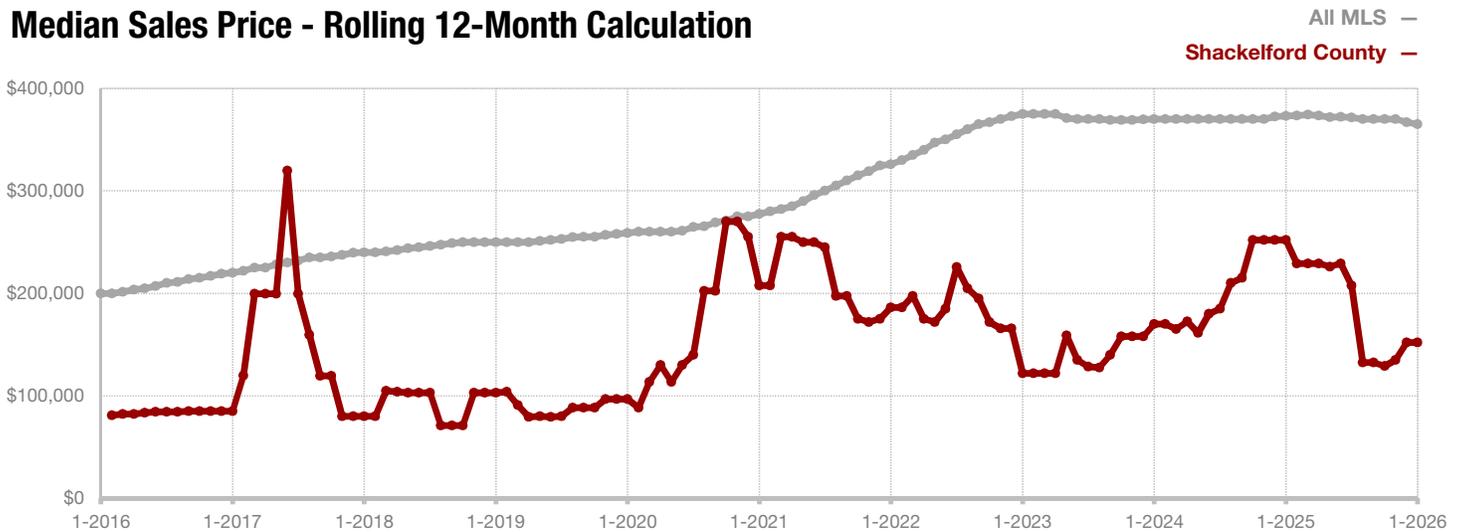
Change in
Median Sales Price

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	3	1	- 66.7%	3	1	- 66.7%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Average Sales Price*	\$237,000	\$125,000	- 47.3%	\$237,000	\$125,000	- 47.3%
Median Sales Price*	\$237,000	\$125,000	- 47.3%	\$237,000	\$125,000	- 47.3%
Percent of Original List Price Received*	78.9%	96.3%	+ 22.1%	78.9%	96.3%	+ 22.1%
Days on Market Until Sale	103	212	+ 105.8%	103	212	+ 105.8%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	10.8	2.7	- 75.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



+ 1.9%

- 28.9%

+ 9.2%

Change in
New Listings

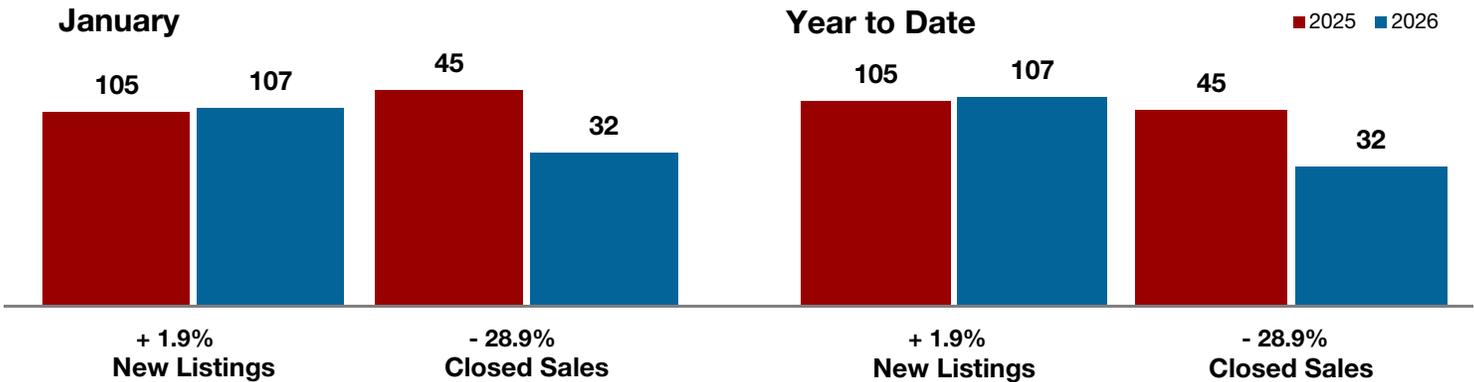
Change in
Closed Sales

Change in
Median Sales Price

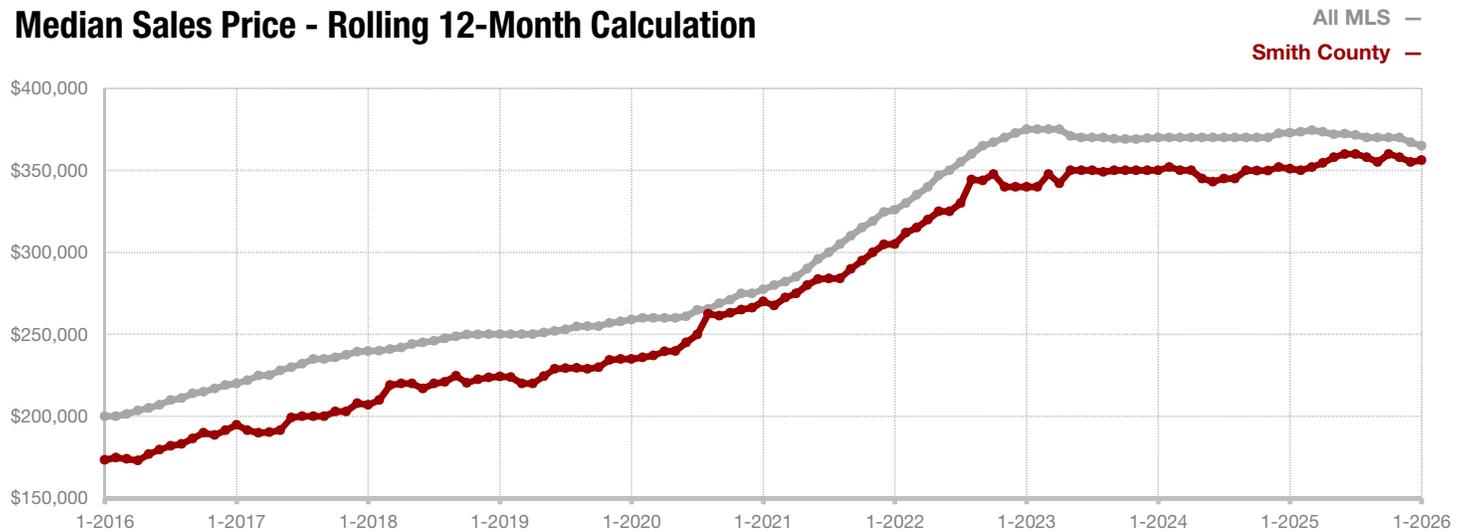
Smith County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	105	107	+ 1.9%	105	107	+ 1.9%
Pending Sales	46	39	- 15.2%	46	39	- 15.2%
Closed Sales	45	32	- 28.9%	45	32	- 28.9%
Average Sales Price*	\$338,971	\$340,474	+ 0.4%	\$338,971	\$340,474	+ 0.4%
Median Sales Price*	\$272,500	\$297,500	+ 9.2%	\$272,500	\$297,500	+ 9.2%
Percent of Original List Price Received*	92.3%	93.8%	+ 1.6%	92.3%	93.8%	+ 1.6%
Days on Market Until Sale	103	94	- 8.7%	103	94	- 8.7%
Inventory of Homes for Sale	371	420	+ 13.2%	--	--	--
Months Supply of Inventory	6.7	7.6	+ 13.4%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 31.6%

- 25.0%

+ 16.3%

Change in
New Listings

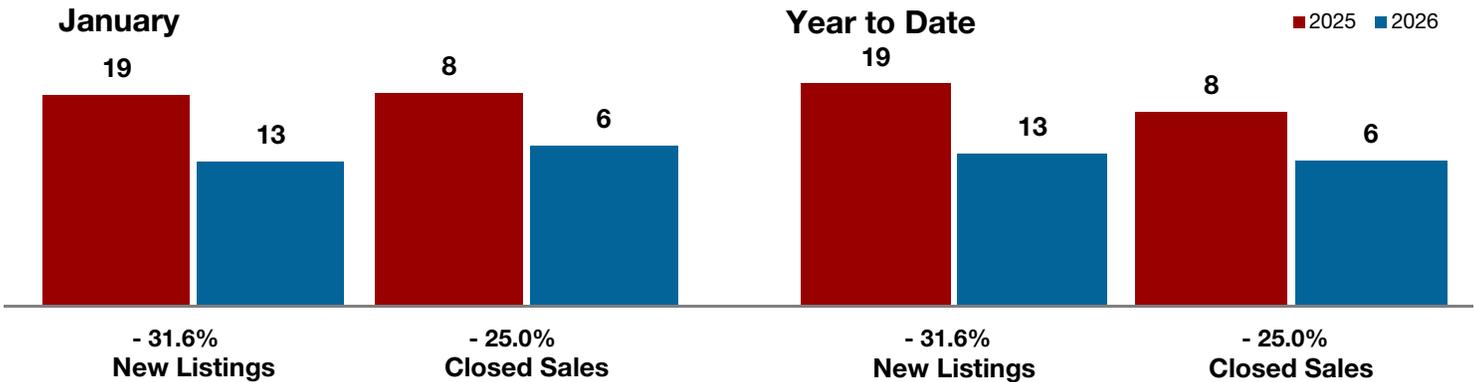
Change in
Closed Sales

Change in
Median Sales Price

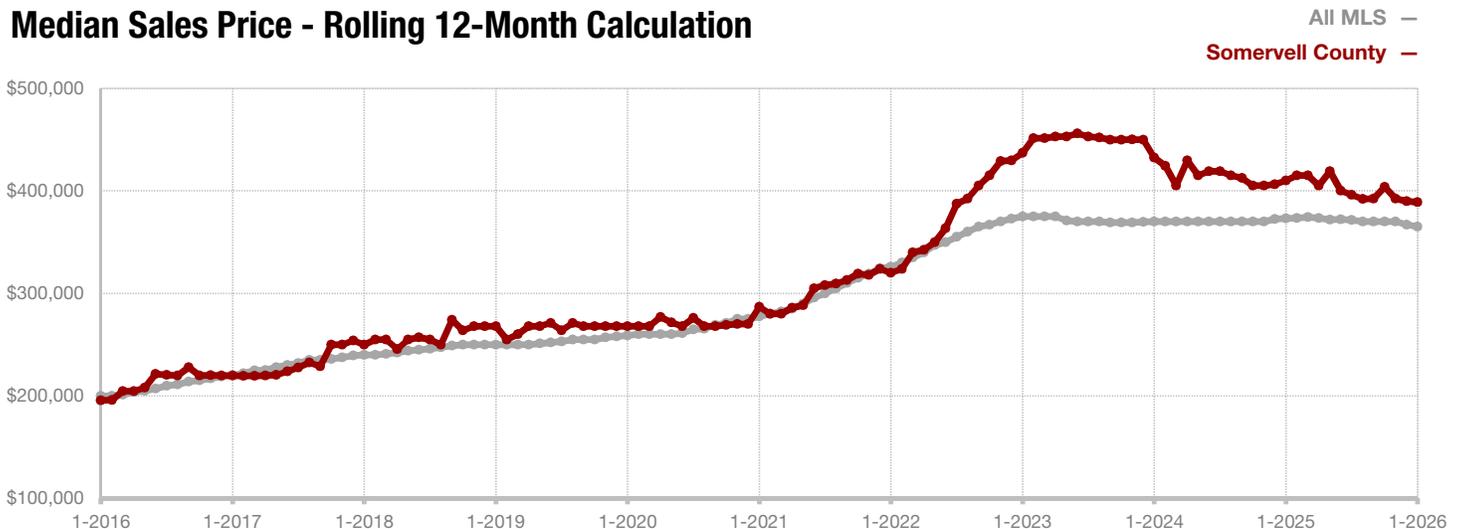
Somervell County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	19	13	- 31.6%	19	13	- 31.6%
Pending Sales	8	7	- 12.5%	8	7	- 12.5%
Closed Sales	8	6	- 25.0%	8	6	- 25.0%
Average Sales Price*	\$493,681	\$662,483	+ 34.2%	\$493,681	\$662,483	+ 34.2%
Median Sales Price*	\$462,000	\$537,450	+ 16.3%	\$462,000	\$537,450	+ 16.3%
Percent of Original List Price Received*	95.3%	95.5%	+ 0.2%	95.3%	95.5%	+ 0.2%
Days on Market Until Sale	144	109	- 24.3%	144	109	- 24.3%
Inventory of Homes for Sale	59	55	- 6.8%	--	--	--
Months Supply of Inventory	6.8	5.7	- 16.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



+ 125.0% **+ 75.0%** **- 69.7%**

Change in
New Listings

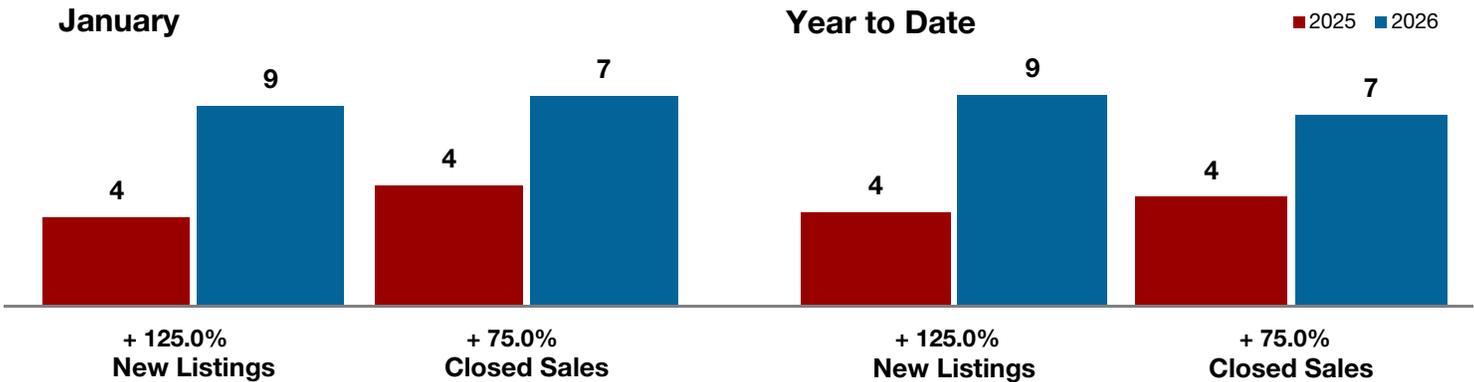
Change in
Closed Sales

Change in
Median Sales Price

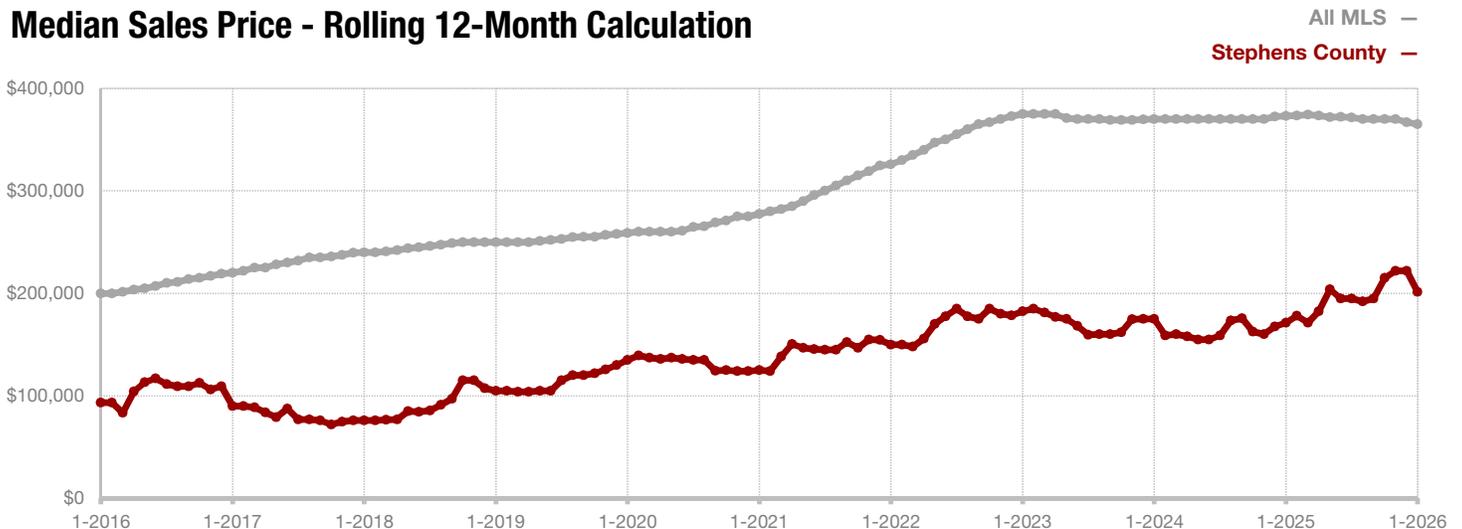
Stephens County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	4	9	+ 125.0%	4	9	+ 125.0%
Pending Sales	2	6	+ 200.0%	2	6	+ 200.0%
Closed Sales	4	7	+ 75.0%	4	7	+ 75.0%
Average Sales Price*	\$261,875	\$98,627	- 62.3%	\$261,875	\$98,627	- 62.3%
Median Sales Price*	\$262,500	\$79,500	- 69.7%	\$262,500	\$79,500	- 69.7%
Percent of Original List Price Received*	94.2%	87.7%	- 6.9%	94.2%	87.7%	- 6.9%
Days on Market Until Sale	75	184	+ 145.3%	75	184	+ 145.3%
Inventory of Homes for Sale	51	56	+ 9.8%	--	--	--
Months Supply of Inventory	8.7	9.3	+ 6.9%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



Stonewall County

-- - 100.0% --

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

January

Year to Date

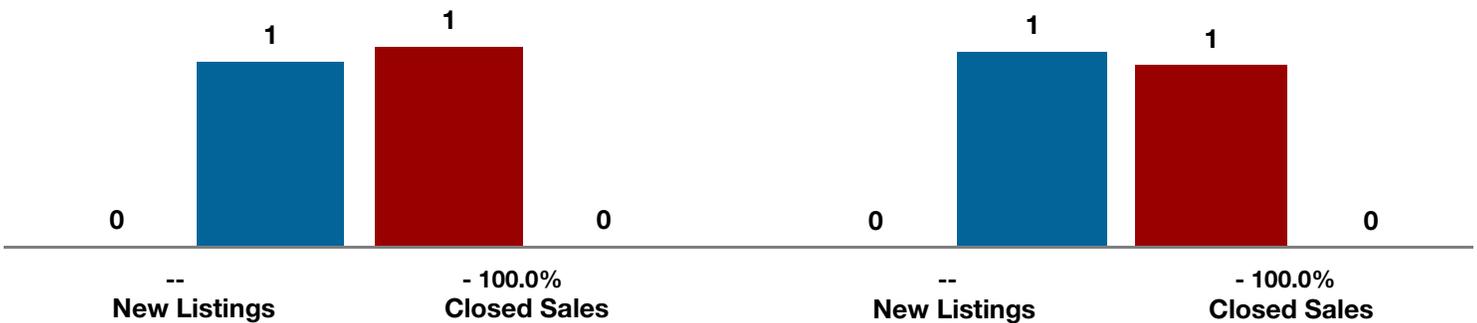
	2025	2026	+ / -	2025	2026	+ / -
New Listings	0	1	--	0	1	--
Pending Sales	0	1	--	0	1	--
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Average Sales Price*	\$72,500	--	--	\$72,500	--	--
Median Sales Price*	\$72,500	--	--	\$72,500	--	--
Percent of Original List Price Received*	69.4%	--	--	69.4%	--	--
Days on Market Until Sale	298	--	--	298	--	--
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 10.0%	--	--	--

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

January

Year to Date

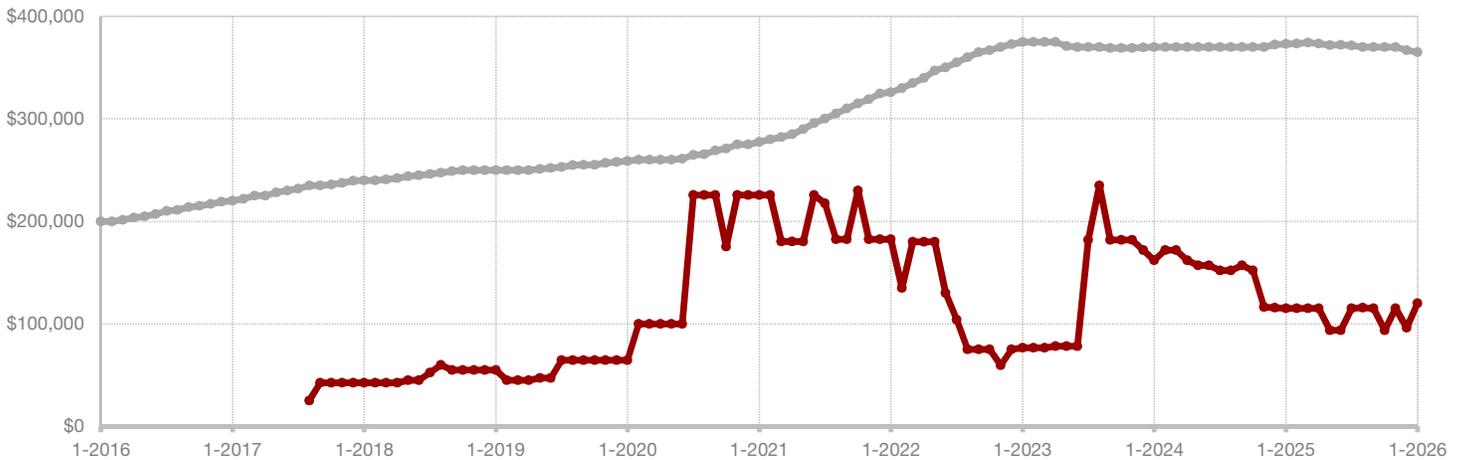
■ 2025 ■ 2026



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – January 2026

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- 11.9%

- 7.2%

- 0.3%

Change in
New Listings

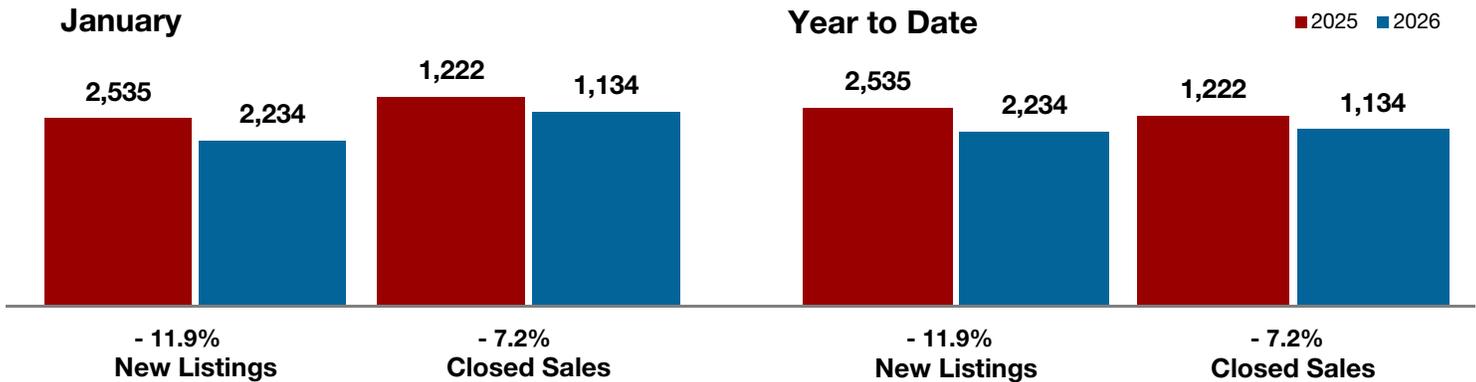
Change in
Closed Sales

Change in
Median Sales Price

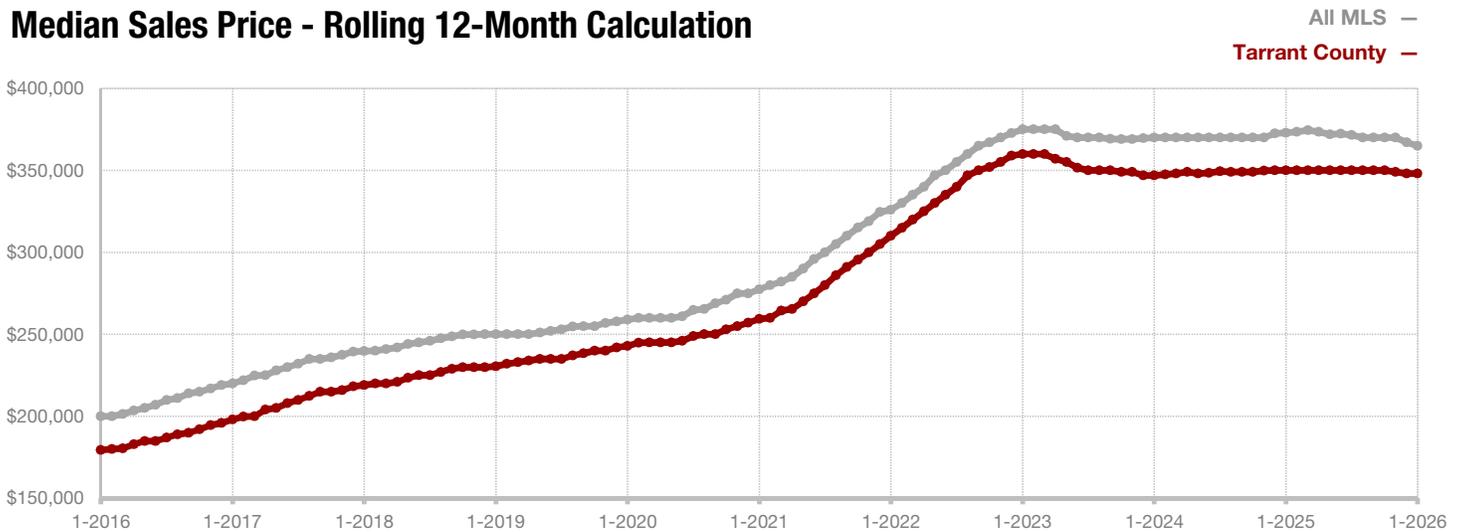
Tarrant County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	2,535	2,234	- 11.9%	2,535	2,234	- 11.9%
Pending Sales	1,617	1,418	- 12.3%	1,617	1,418	- 12.3%
Closed Sales	1,222	1,134	- 7.2%	1,222	1,134	- 7.2%
Average Sales Price*	\$420,482	\$418,214	- 0.5%	\$420,482	\$418,214	- 0.5%
Median Sales Price*	\$341,970	\$340,950	- 0.3%	\$341,970	\$340,950	- 0.3%
Percent of Original List Price Received*	94.8%	94.5%	- 0.3%	94.8%	94.5%	- 0.3%
Days on Market Until Sale	62	66	+ 6.5%	62	66	+ 6.5%
Inventory of Homes for Sale	5,942	5,522	- 7.1%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 6.1%

+ 28.2%

+ 15.8%

Change in
New Listings

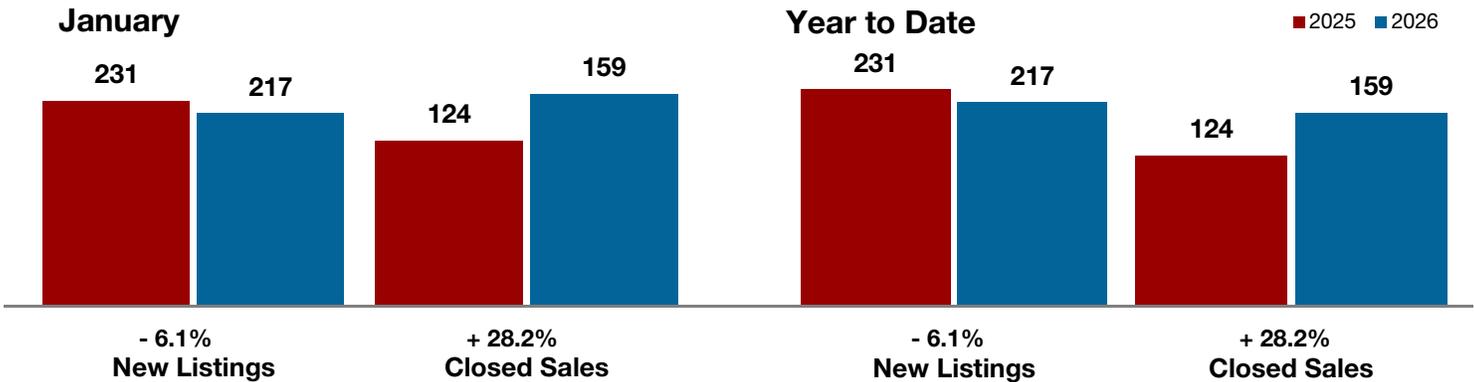
Change in
Closed Sales

Change in
Median Sales Price

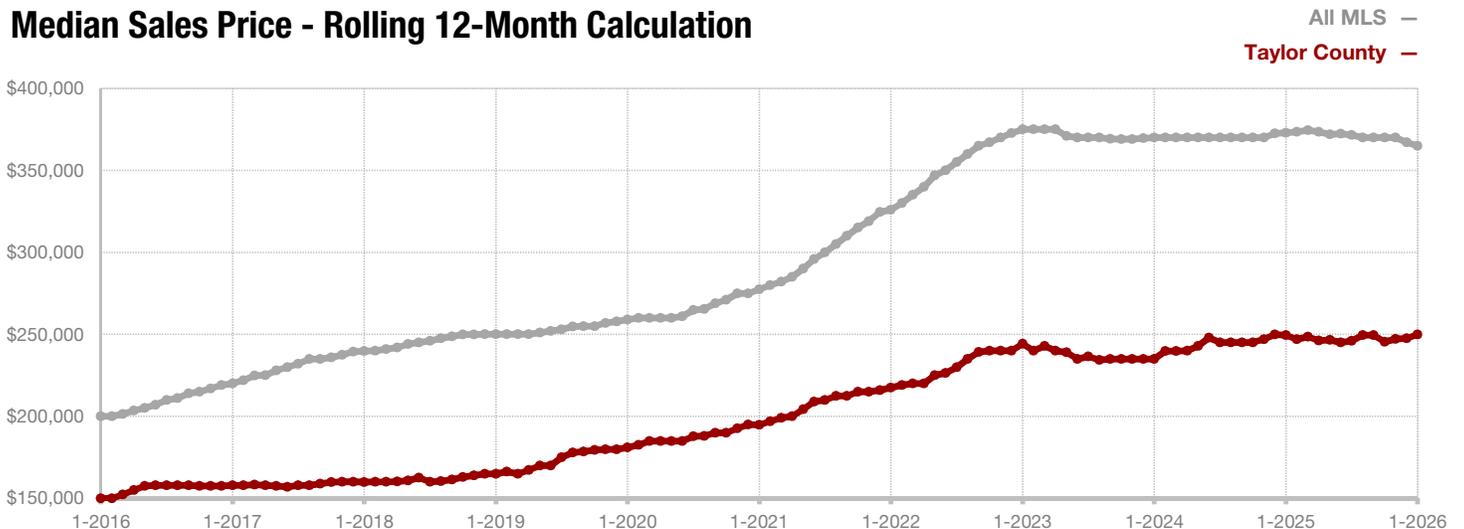
Taylor County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	231	217	- 6.1%	231	217	- 6.1%
Pending Sales	166	193	+ 16.3%	166	193	+ 16.3%
Closed Sales	124	159	+ 28.2%	124	159	+ 28.2%
Average Sales Price*	\$279,731	\$303,350	+ 8.4%	\$279,731	\$303,350	+ 8.4%
Median Sales Price*	\$237,500	\$275,000	+ 15.8%	\$237,500	\$275,000	+ 15.8%
Percent of Original List Price Received*	94.9%	95.8%	+ 0.9%	94.9%	95.8%	+ 0.9%
Days on Market Until Sale	78	48	- 38.5%	78	48	- 38.5%
Inventory of Homes for Sale	692	361	- 47.8%	--	--	--
Months Supply of Inventory	4.2	1.7	- 59.5%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 44.4%

+ 33.3%

- 35.4%

Change in
New Listings

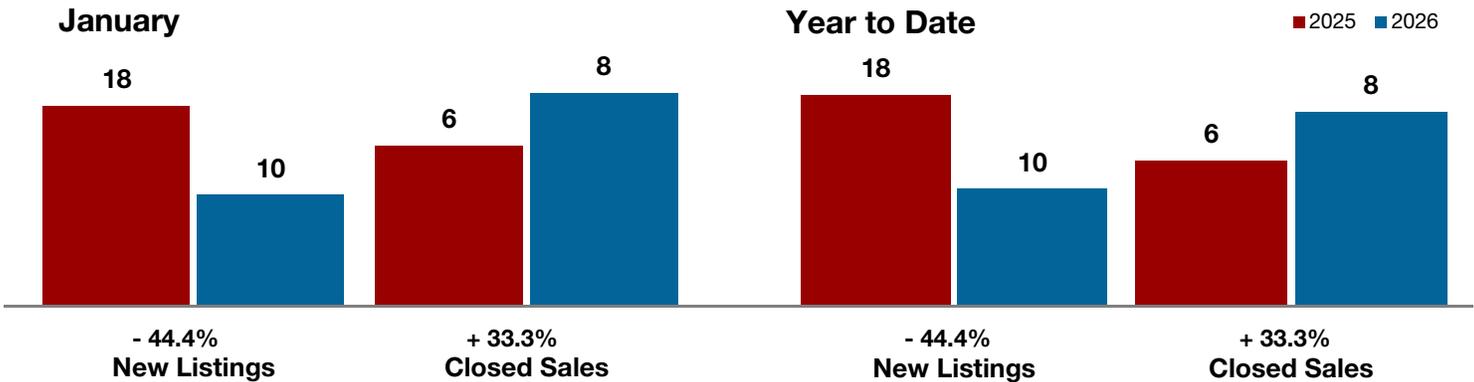
Change in
Closed Sales

Change in
Median Sales Price

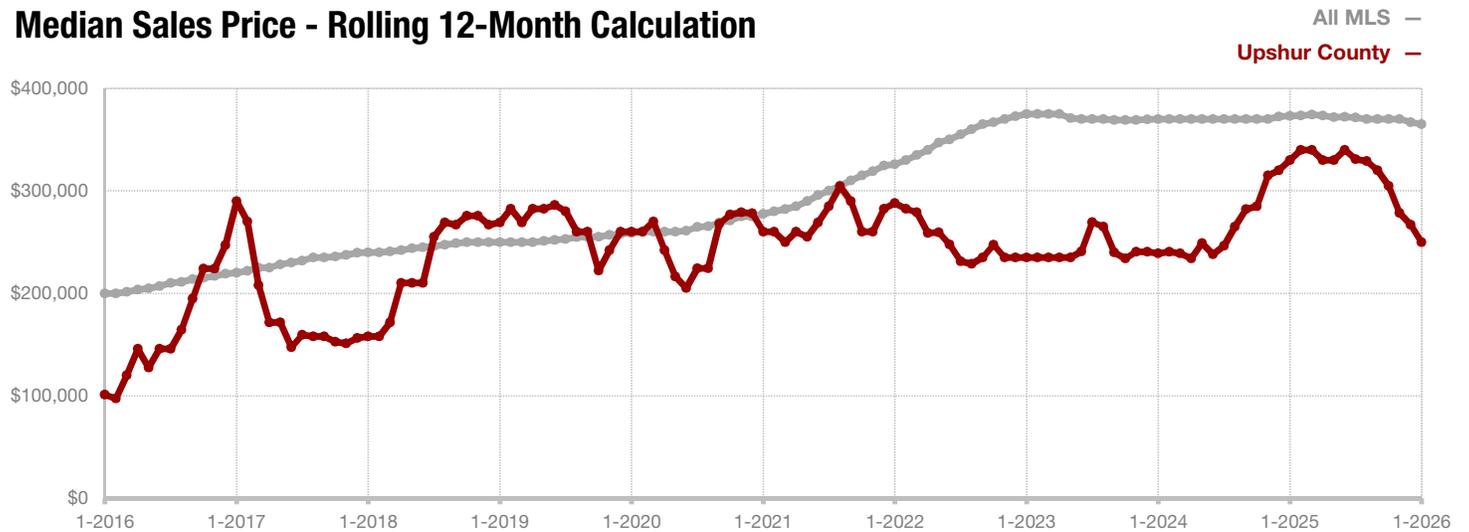
Upshur County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	18	10	- 44.4%	18	10	- 44.4%
Pending Sales	5	11	+ 120.0%	5	11	+ 120.0%
Closed Sales	6	8	+ 33.3%	6	8	+ 33.3%
Average Sales Price*	\$286,917	\$236,134	- 17.7%	\$286,917	\$236,134	- 17.7%
Median Sales Price*	\$247,750	\$159,995	- 35.4%	\$247,750	\$159,995	- 35.4%
Percent of Original List Price Received*	94.3%	92.5%	- 1.9%	94.3%	92.5%	- 1.9%
Days on Market Until Sale	110	76	- 30.9%	110	76	- 30.9%
Inventory of Homes for Sale	64	67	+ 4.7%	--	--	--
Months Supply of Inventory	12.6	9.5	- 24.6%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



+ 2.2%

- 11.8%

+ 7.5%

Change in
New Listings

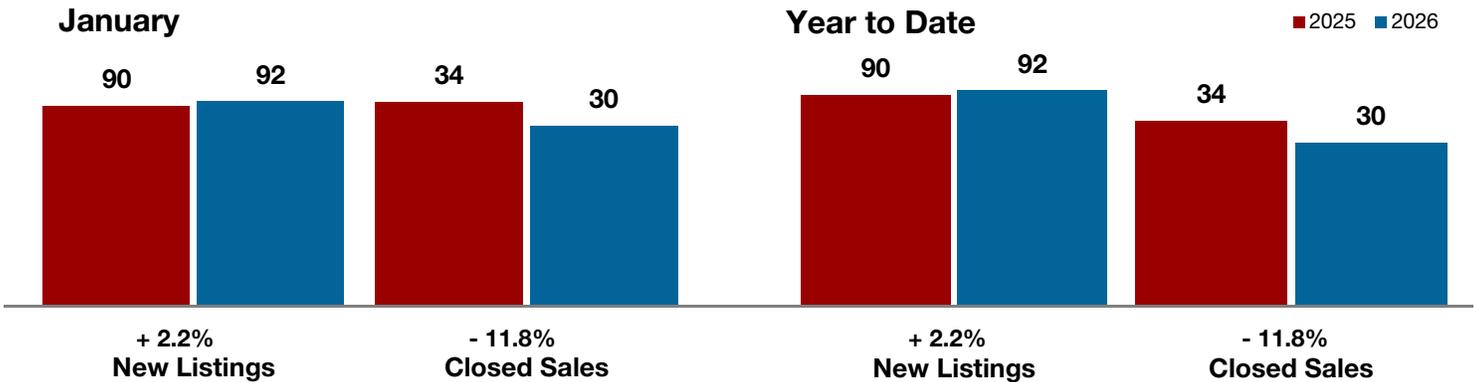
Change in
Closed Sales

Change in
Median Sales Price

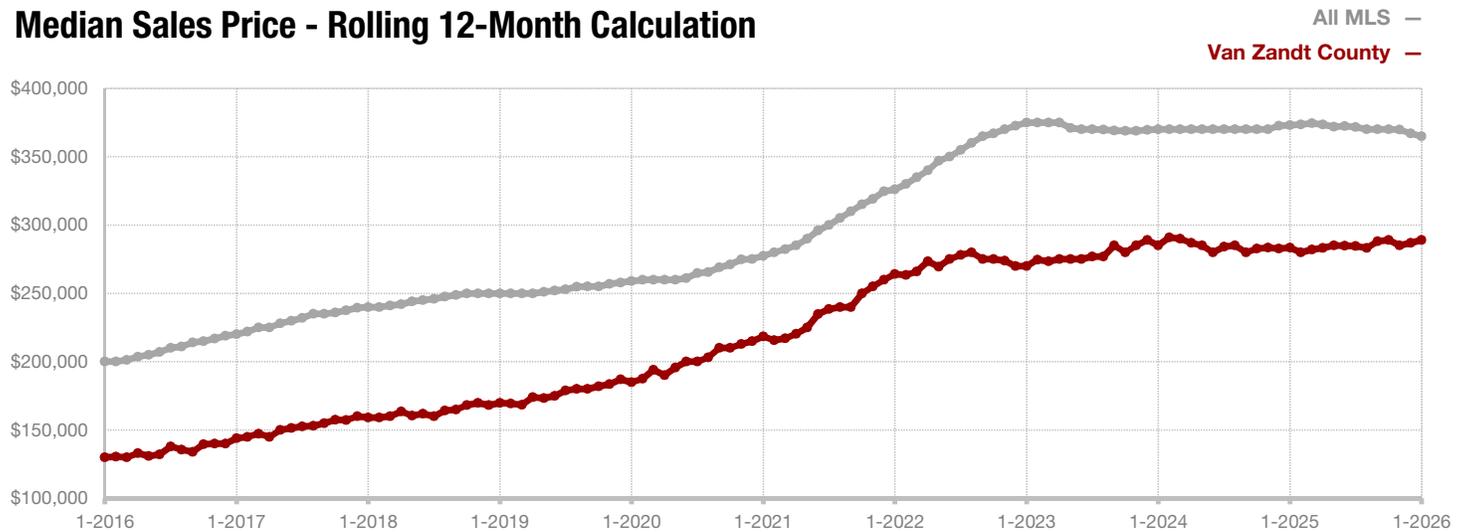
Van Zandt County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	90	92	+ 2.2%	90	92	+ 2.2%
Pending Sales	58	32	- 44.8%	58	32	- 44.8%
Closed Sales	34	30	- 11.8%	34	30	- 11.8%
Average Sales Price*	\$303,127	\$348,668	+ 15.0%	\$303,127	\$348,668	+ 15.0%
Median Sales Price*	\$283,600	\$305,000	+ 7.5%	\$283,600	\$305,000	+ 7.5%
Percent of Original List Price Received*	93.1%	92.5%	- 0.6%	93.1%	92.5%	- 0.6%
Days on Market Until Sale	90	71	- 21.1%	90	71	- 21.1%
Inventory of Homes for Sale	332	348	+ 4.8%	--	--	--
Months Supply of Inventory	7.1	7.7	+ 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 – January 2026

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



- 14.7%

- 20.2%

+ 6.8%

Change in
New Listings

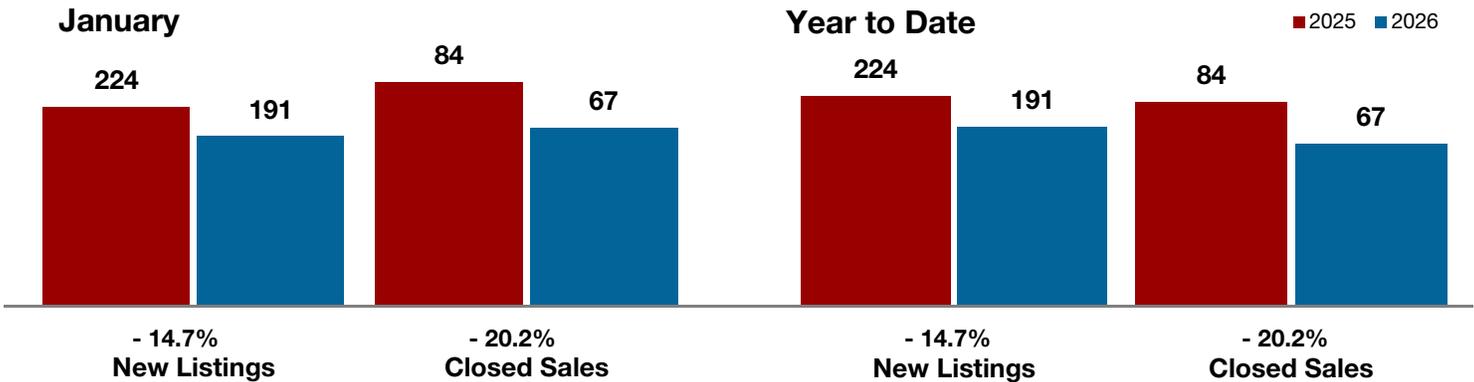
Change in
Closed Sales

Change in
Median Sales Price

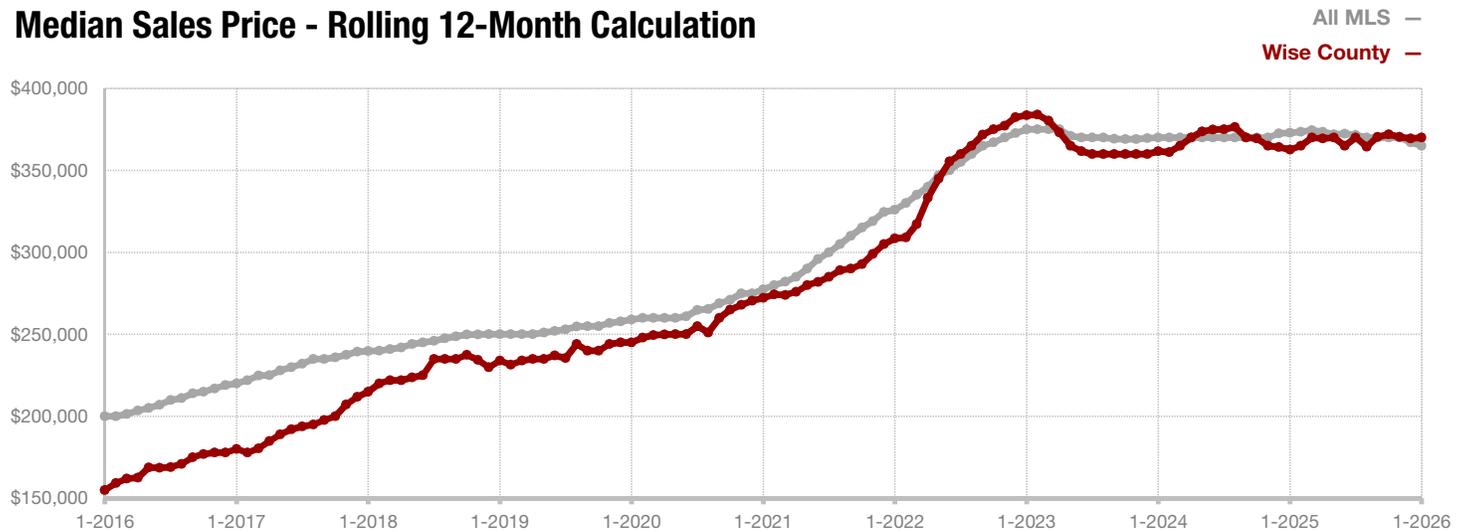
Wise County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	224	191	- 14.7%	224	191	- 14.7%
Pending Sales	103	83	- 19.4%	103	83	- 19.4%
Closed Sales	84	67	- 20.2%	84	67	- 20.2%
Average Sales Price*	\$398,876	\$424,853	+ 6.5%	\$398,876	\$424,853	+ 6.5%
Median Sales Price*	\$365,000	\$390,000	+ 6.8%	\$365,000	\$390,000	+ 6.8%
Percent of Original List Price Received*	93.1%	92.7%	- 0.4%	93.1%	92.7%	- 0.4%
Days on Market Until Sale	87	82	- 5.7%	87	82	- 5.7%
Inventory of Homes for Sale	661	618	- 6.5%	--	--	--
Months Supply of Inventory	6.3	5.8	- 7.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2026

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



- 2.9%

+ 16.7%

- 11.6%

Change in
New Listings

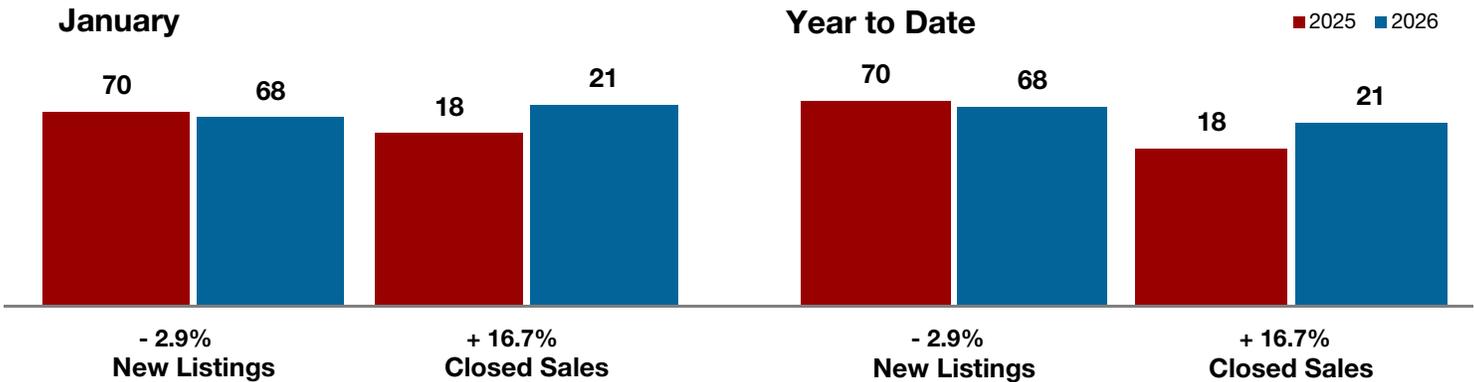
Change in
Closed Sales

Change in
Median Sales Price

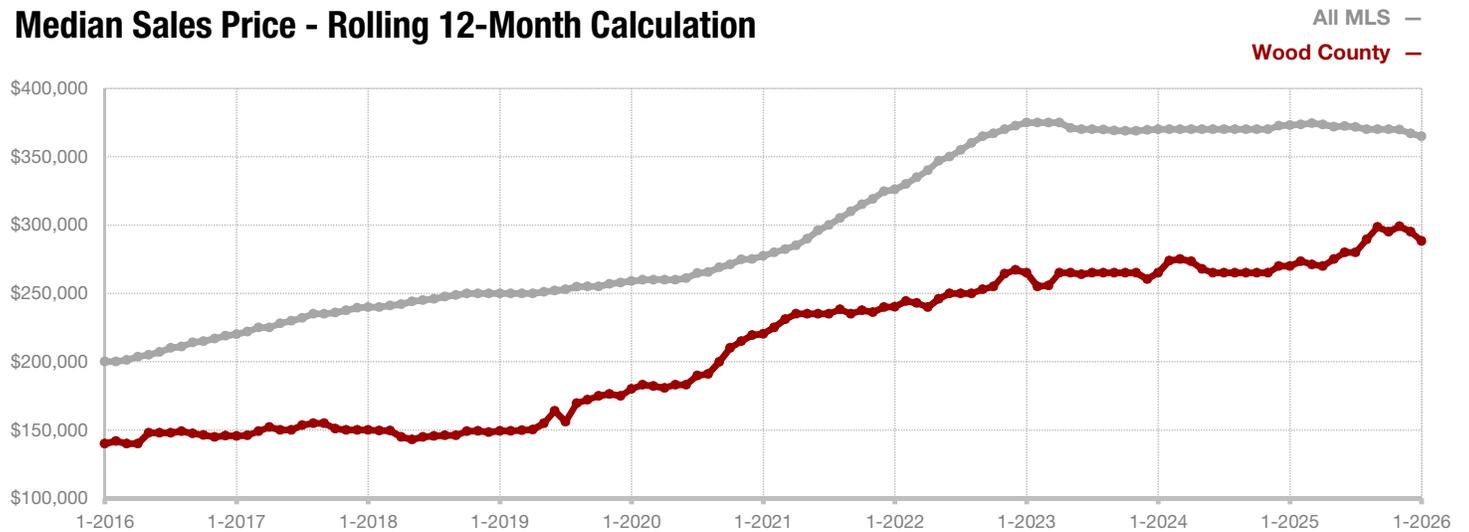
Wood County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	70	68	- 2.9%	70	68	- 2.9%
Pending Sales	26	31	+ 19.2%	26	31	+ 19.2%
Closed Sales	18	21	+ 16.7%	18	21	+ 16.7%
Average Sales Price*	\$440,583	\$432,277	- 1.9%	\$440,583	\$432,277	- 1.9%
Median Sales Price*	\$315,495	\$279,000	- 11.6%	\$315,495	\$279,000	- 11.6%
Percent of Original List Price Received*	91.8%	87.2%	- 5.0%	91.8%	87.2%	- 5.0%
Days on Market Until Sale	81	128	+ 58.0%	81	128	+ 58.0%
Inventory of Homes for Sale	262	285	+ 8.8%	--	--	--
Months Supply of Inventory	8.0	8.2	+ 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 – January 2026

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



- 4.2%

- 40.0%

- 33.6%

Change in
New Listings

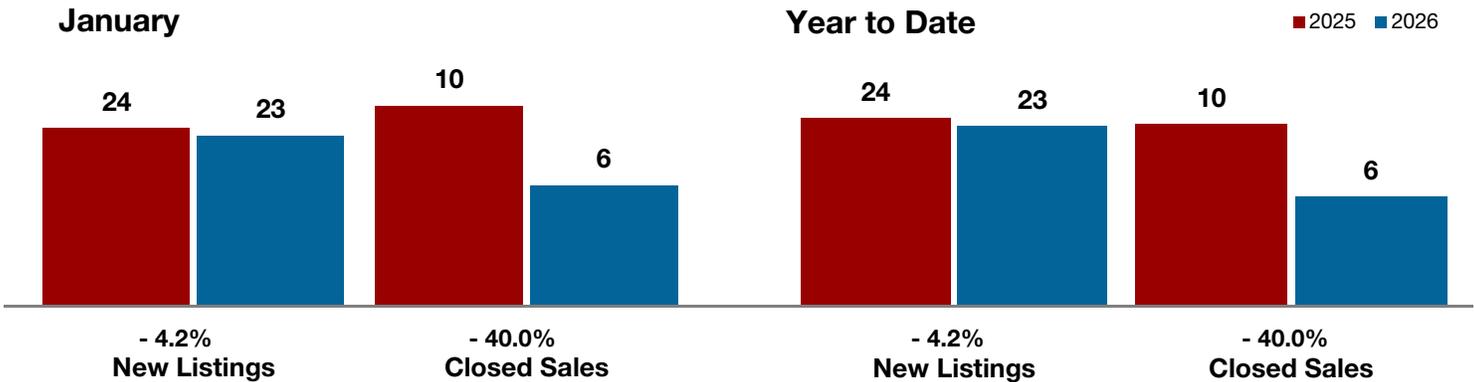
Change in
Closed Sales

Change in
Median Sales Price

Young County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	24	23	- 4.2%	24	23	- 4.2%
Pending Sales	7	14	+ 100.0%	7	14	+ 100.0%
Closed Sales	10	6	- 40.0%	10	6	- 40.0%
Average Sales Price*	\$278,490	\$206,397	- 25.9%	\$278,490	\$206,397	- 25.9%
Median Sales Price*	\$226,250	\$150,196	- 33.6%	\$226,250	\$150,196	- 33.6%
Percent of Original List Price Received*	90.7%	82.7%	- 8.8%	90.7%	82.7%	- 8.8%
Days on Market Until Sale	80	172	+ 115.0%	80	172	+ 115.0%
Inventory of Homes for Sale	78	83	+ 6.4%	--	--	--
Months Supply of Inventory	7.7	6.8	- 11.7%	--	--	--

* 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

