

Local Market Updates

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



February 2025

Anderson County
Bosque County
Brown County
Callahan County
Clay County
Coleman County
Collin County
Comanche County
Cooke County
Dallas County
Delta County
Denton County
Eastland County
Ellis County
Erath County
Fannin County
Franklin County
Freestone County
Grayson County
Hamilton County
Harrison County
Henderson County
Hill County
Hood County
Hopkins County
Hunt County

Jack County
Johnson County
Jones County
Kaufman County
Lamar County
Limestone County
Montague County
Navarro County
Nolan County
Palo Pinto County
Parker County
Rains County
Rockwall County
Shackelford County
Smith County
Somervell County
Stephens County
Stonewall County
Tarrant County
Taylor County
Upshur County
Van Zandt County
Wise County
Wood County
Young County



Local Market Update – February 2025

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



- 45.5%

0.0%

- 60.0%

Change in
New Listings

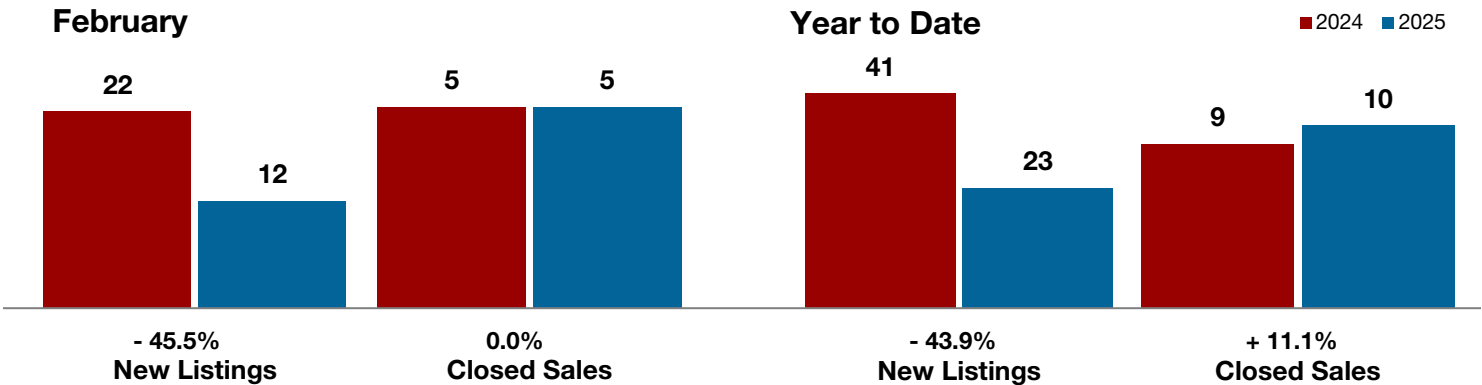
Change in
Closed Sales

Change in
Median Sales Price

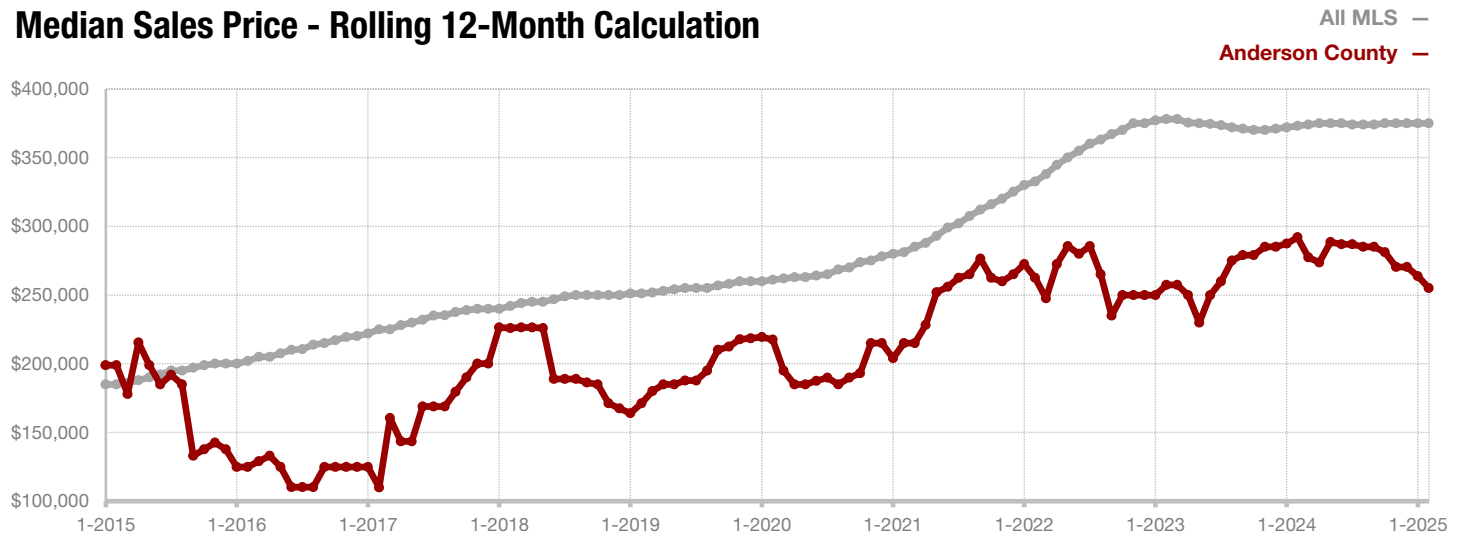
Anderson County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	22	12	- 45.5%	41	23	- 43.9%
Pending Sales	13	9	- 30.8%	16	13	- 18.8%
Closed Sales	5	5	0.0%	9	10	+ 11.1%
Average Sales Price*	\$434,300	\$238,610	- 45.1%	\$407,933	\$241,005	- 40.9%
Median Sales Price*	\$440,000	\$176,000	- 60.0%	\$415,000	\$194,250	- 53.2%
Percent of Original List Price Received*	92.6%	84.8%	- 8.4%	93.0%	87.0%	- 6.5%
Days on Market Until Sale	58	39	- 32.8%	68	53	- 22.1%
Inventory of Homes for Sale	65	51	- 21.5%	--	--	--
Months Supply of Inventory	10.1	7.8	- 22.8%	--	--	--

* 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 2025

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



+ 11.1%

0.0%

+ 32.6%

Change in
New Listings

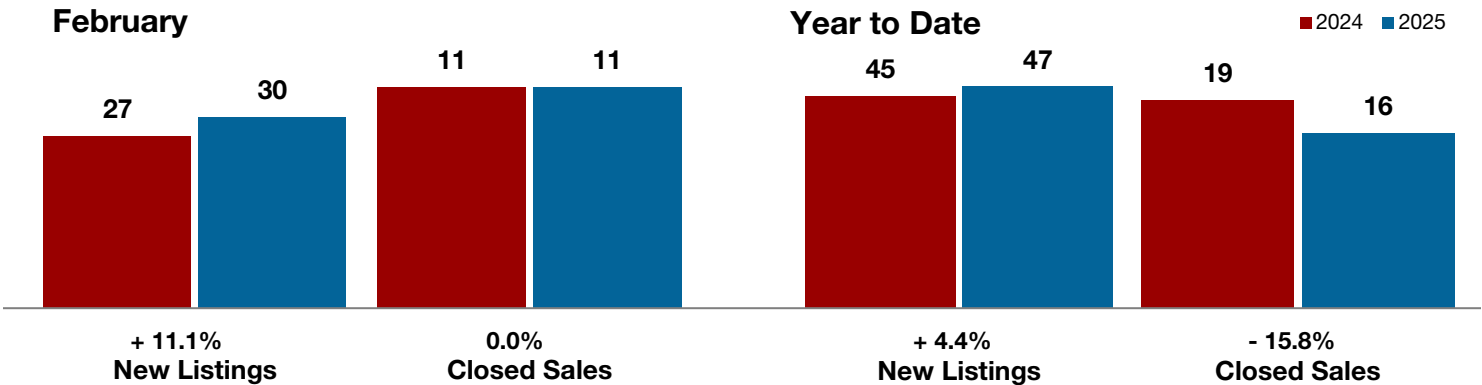
Change in
Closed Sales

Change in
Median Sales Price

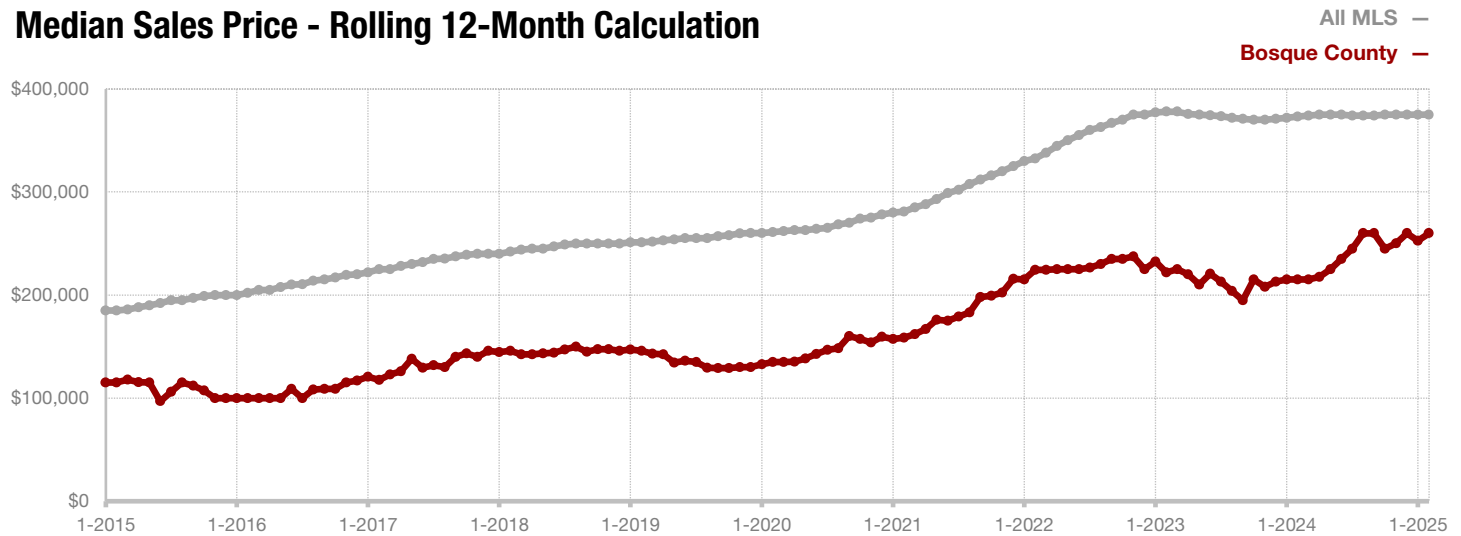
Bosque County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	27	30	+ 11.1%	45	47	+ 4.4%
Pending Sales	12	12	0.0%	23	21	- 8.7%
Closed Sales	11	11	0.0%	19	16	- 15.8%
Average Sales Price*	\$298,500	\$293,864	- 1.6%	\$435,774	\$271,094	- 37.8%
Median Sales Price*	\$215,000	\$285,000	+ 32.6%	\$215,000	\$222,500	+ 3.5%
Percent of Original List Price Received*	84.6%	86.4%	+ 2.1%	86.2%	86.7%	+ 0.6%
Days on Market Until Sale	99	94	- 5.1%	89	100	+ 12.4%
Inventory of Homes for Sale	87	111	+ 27.6%	--	--	--
Months Supply of Inventory	6.6	9.3	+ 40.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



- 9.1%

Change in
New Listings

+ 8.3%

Change in
Closed Sales

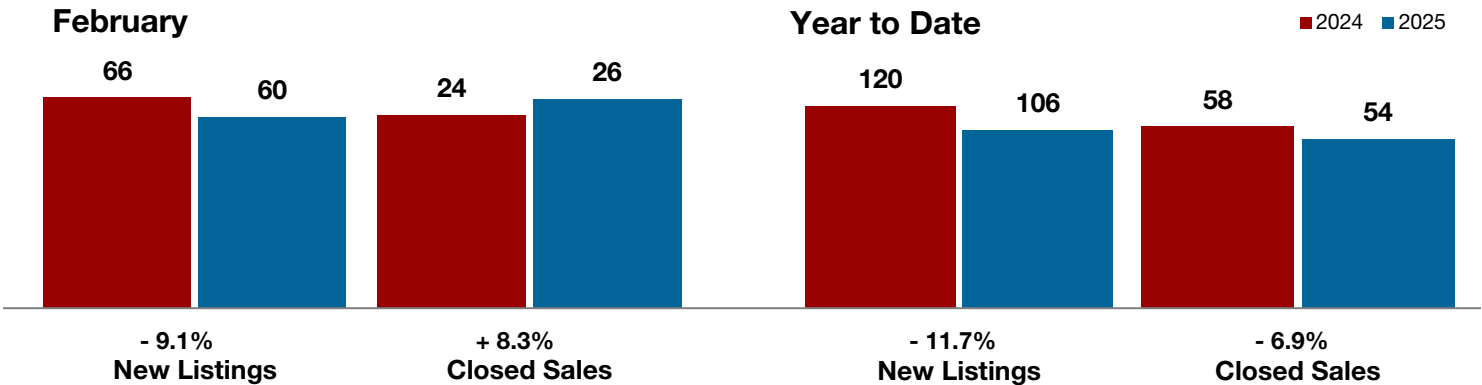
+ 14.5%

Change in
Median Sales Price

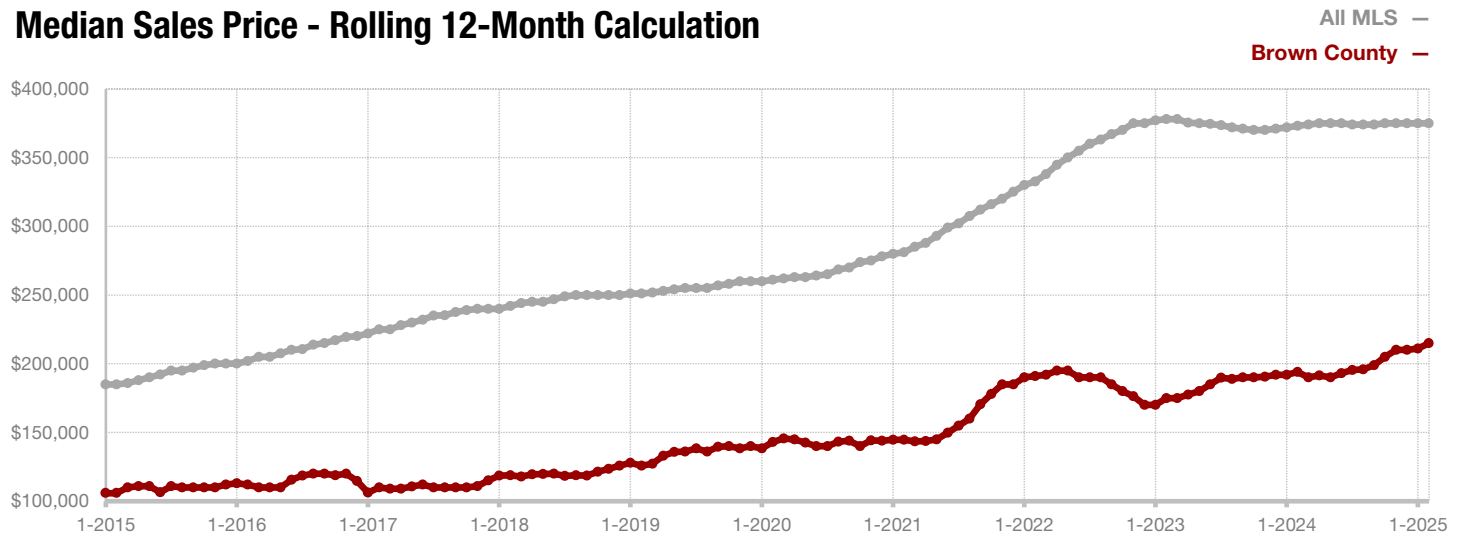
Brown County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	66	60	- 9.1%	120	106	- 11.7%
Pending Sales	34	24	- 29.4%	62	47	- 24.2%
Closed Sales	24	26	+ 8.3%	58	54	- 6.9%
Average Sales Price*	\$290,217	\$351,573	+ 21.1%	\$281,321	\$310,025	+ 10.2%
Median Sales Price*	\$214,000	\$245,000	+ 14.5%	\$209,000	\$231,250	+ 10.6%
Percent of Original List Price Received*	88.5%	92.1%	+ 4.1%	90.4%	92.6%	+ 2.4%
Days on Market Until Sale	69	84	+ 21.7%	71	79	+ 11.3%
Inventory of Homes for Sale	196	198	+ 1.0%	--	--	--
Months Supply of Inventory	5.2	6.0	+ 15.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 46.7%

- 40.0%

+ 16.3%

Change in
New Listings

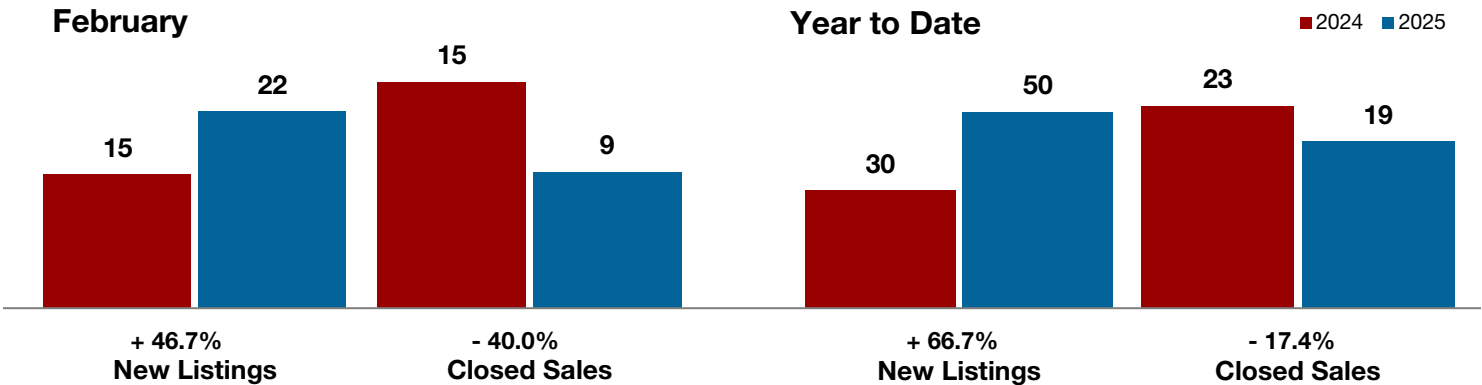
Change in
Closed Sales

Change in
Median Sales Price

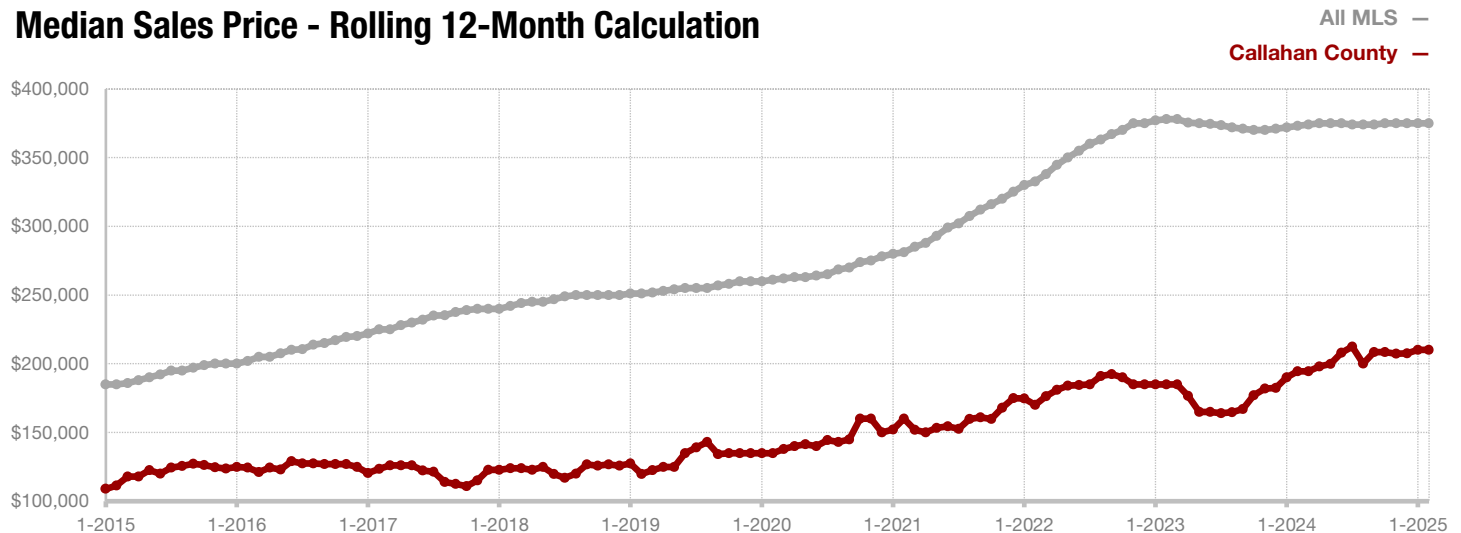
Callahan County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	15	22	+ 46.7%	30	50	+ 66.7%
Pending Sales	13	14	+ 7.7%	23	22	- 4.3%
Closed Sales	15	9	- 40.0%	23	19	- 17.4%
Average Sales Price*	\$348,714	\$269,666	- 22.7%	\$394,315	\$258,467	- 34.5%
Median Sales Price*	\$215,000	\$250,000	+ 16.3%	\$215,000	\$250,000	+ 16.3%
Percent of Original List Price Received*	88.8%	89.7%	+ 1.0%	89.4%	92.6%	+ 3.6%
Days on Market Until Sale	64	80	+ 25.0%	74	73	- 1.4%
Inventory of Homes for Sale	48	84	+ 75.0%	--	--	--
Months Supply of Inventory	3.6	7.0	+ 94.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 200.0%

- 20.0%

- 44.0%

Change in
New Listings

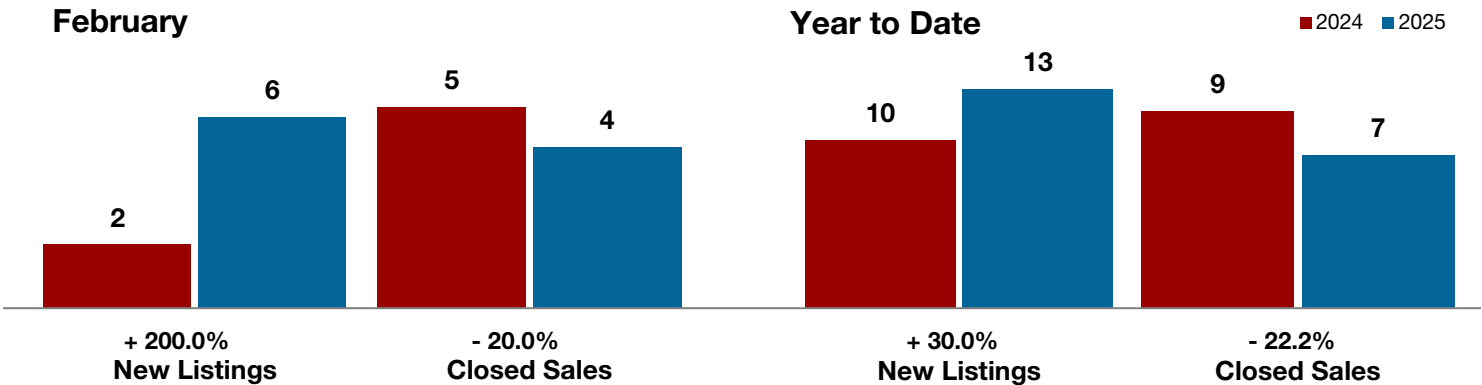
Change in
Closed Sales

Change in
Median Sales Price

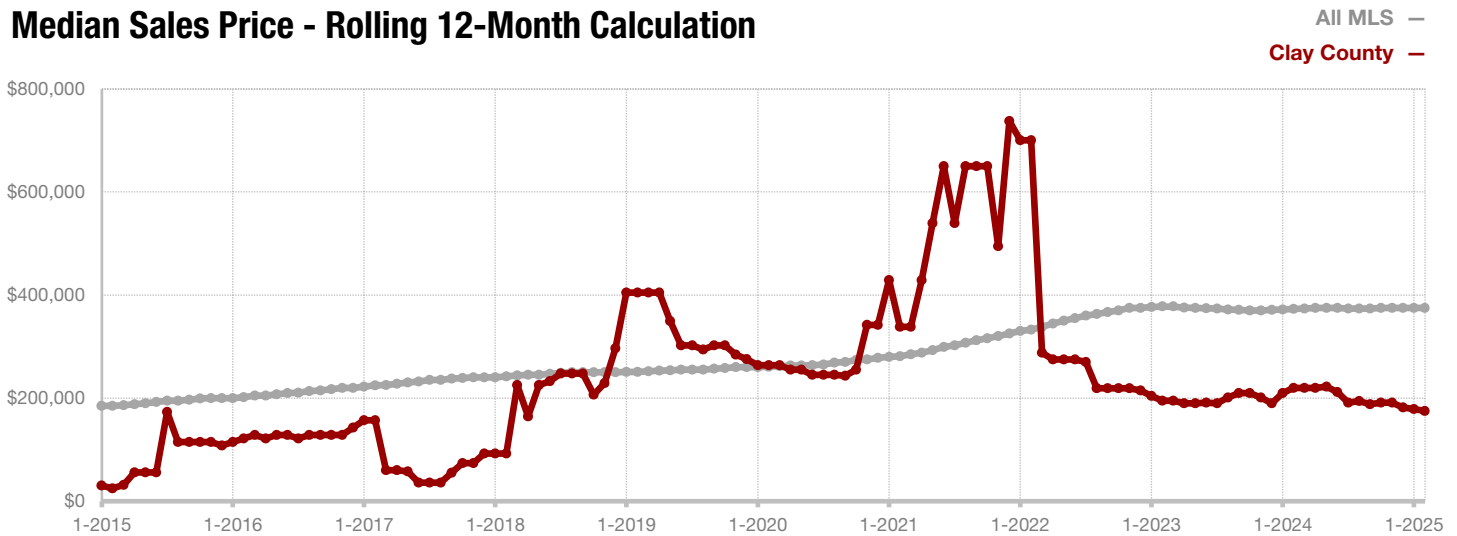
Clay County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2	6	+ 200.0%	10	13	+ 30.0%
Pending Sales	3	2	- 33.3%	7	7	0.0%
Closed Sales	5	4	- 20.0%	9	7	- 22.2%
Average Sales Price*	\$250,080	\$165,375	- 33.9%	\$314,938	\$192,857	- 38.8%
Median Sales Price*	\$244,500	\$137,000	- 44.0%	\$244,500	\$165,000	- 32.5%
Percent of Original List Price Received*	88.1%	96.0%	+ 9.0%	85.0%	92.7%	+ 9.1%
Days on Market Until Sale	111	117	+ 5.4%	136	101	- 25.7%
Inventory of Homes for Sale	25	29	+ 16.0%	--	--	--
Months Supply of Inventory	7.9	9.9	+ 25.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



- 36.4%

+ 85.7%

+ 8.5%

Change in
New Listings

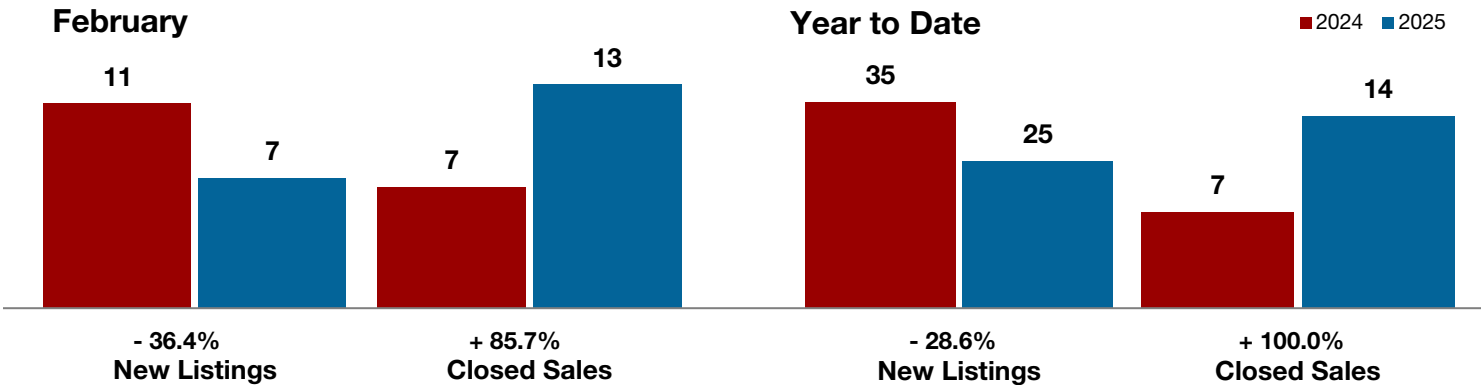
Change in
Closed Sales

Change in
Median Sales Price

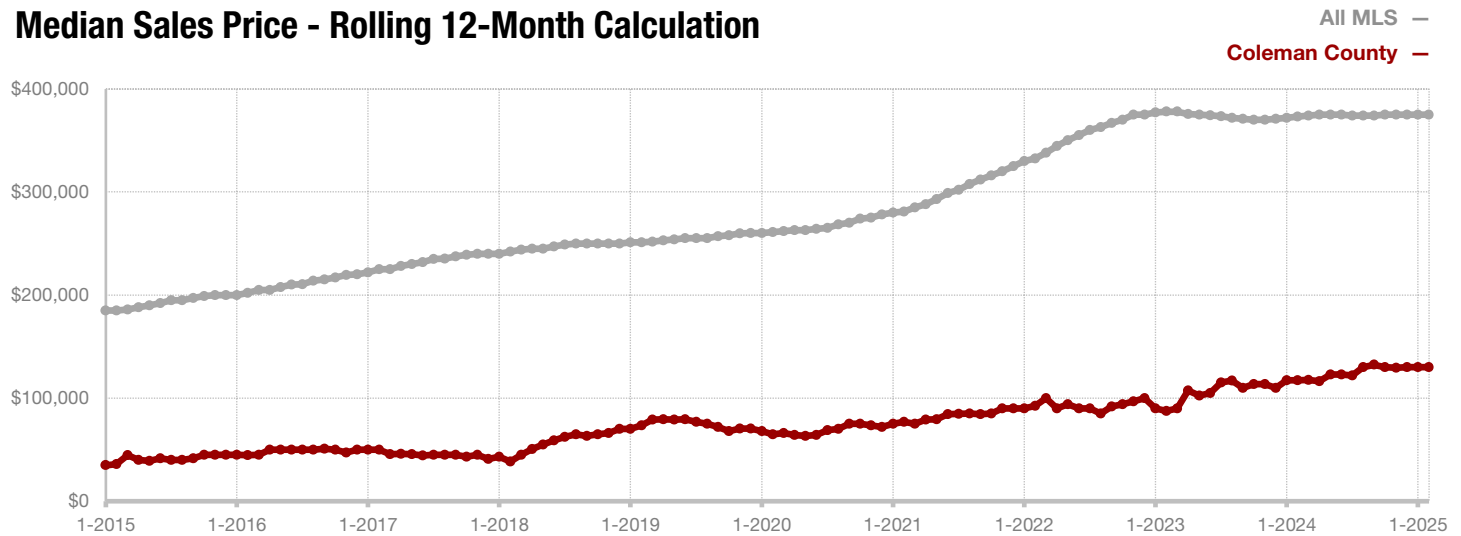
Coleman County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	11	7	- 36.4%	35	25	- 28.6%
Pending Sales	9	8	- 11.1%	14	16	+ 14.3%
Closed Sales	7	13	+ 85.7%	7	14	+ 100.0%
Average Sales Price*	\$91,929	\$134,730	+ 46.6%	\$91,929	\$136,528	+ 48.5%
Median Sales Price*	\$115,000	\$124,735	+ 8.5%	\$115,000	\$126,318	+ 9.8%
Percent of Original List Price Received*	82.8%	88.3%	+ 6.6%	82.8%	89.1%	+ 7.6%
Days on Market Until Sale	80	89	+ 11.3%	80	85	+ 6.3%
Inventory of Homes for Sale	61	59	- 3.3%	--	--	--
Months Supply of Inventory	9.9	8.8	- 11.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 7.6%

- 6.4%

- 0.7%

Change in
New Listings

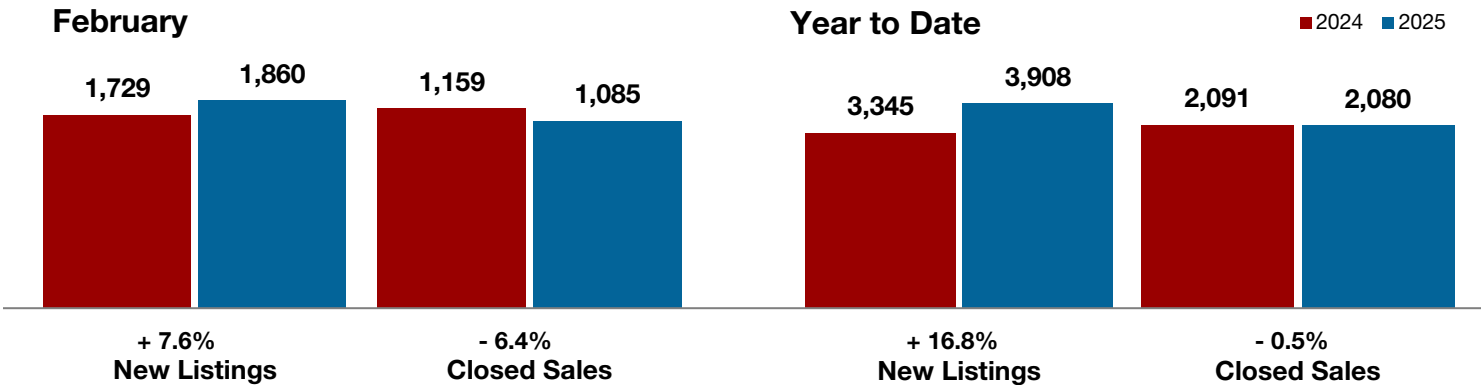
Change in
Closed Sales

Change in
Median Sales Price

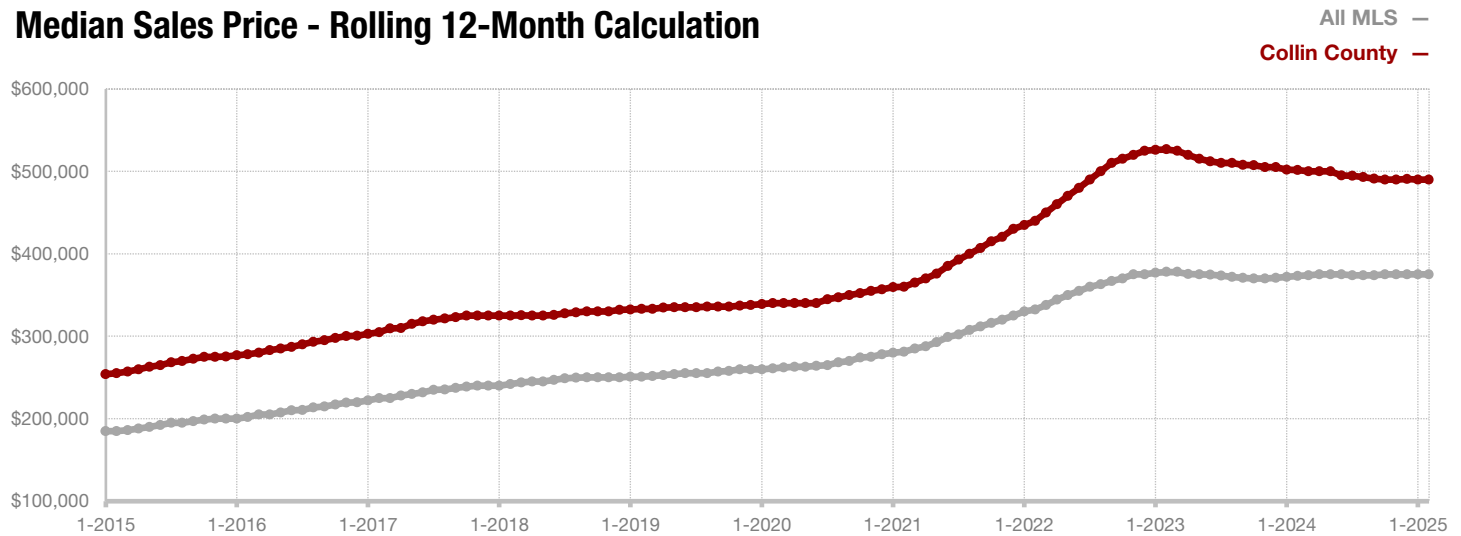
Collin County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	1,729	1,860	+ 7.6%	3,345	3,908	+ 16.8%
Pending Sales	1,274	1,231	- 3.4%	2,537	2,491	- 1.8%
Closed Sales	1,159	1,085	- 6.4%	2,091	2,080	- 0.5%
Average Sales Price*	\$542,246	\$551,465	+ 1.7%	\$537,195	\$541,946	+ 0.9%
Median Sales Price*	\$483,500	\$480,000	- 0.7%	\$480,000	\$472,500	- 1.6%
Percent of Original List Price Received*	96.2%	95.1%	- 1.1%	95.8%	94.5%	- 1.4%
Days on Market Until Sale	52	66	+ 26.9%	54	66	+ 22.2%
Inventory of Homes for Sale	2,893	4,462	+ 54.2%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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0.0%

- 12.5%

- 38.9%

Change in
New Listings

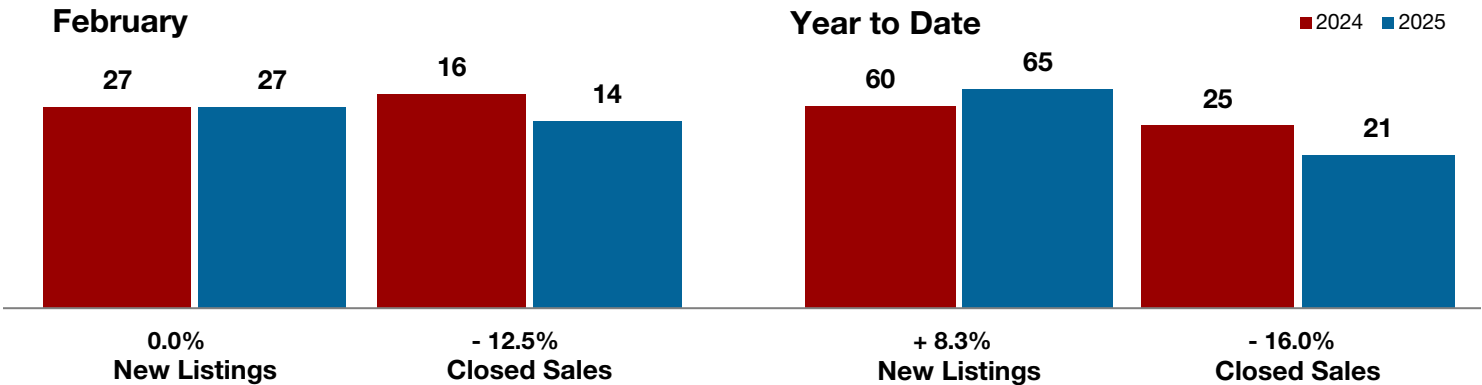
Change in
Closed Sales

Change in
Median Sales Price

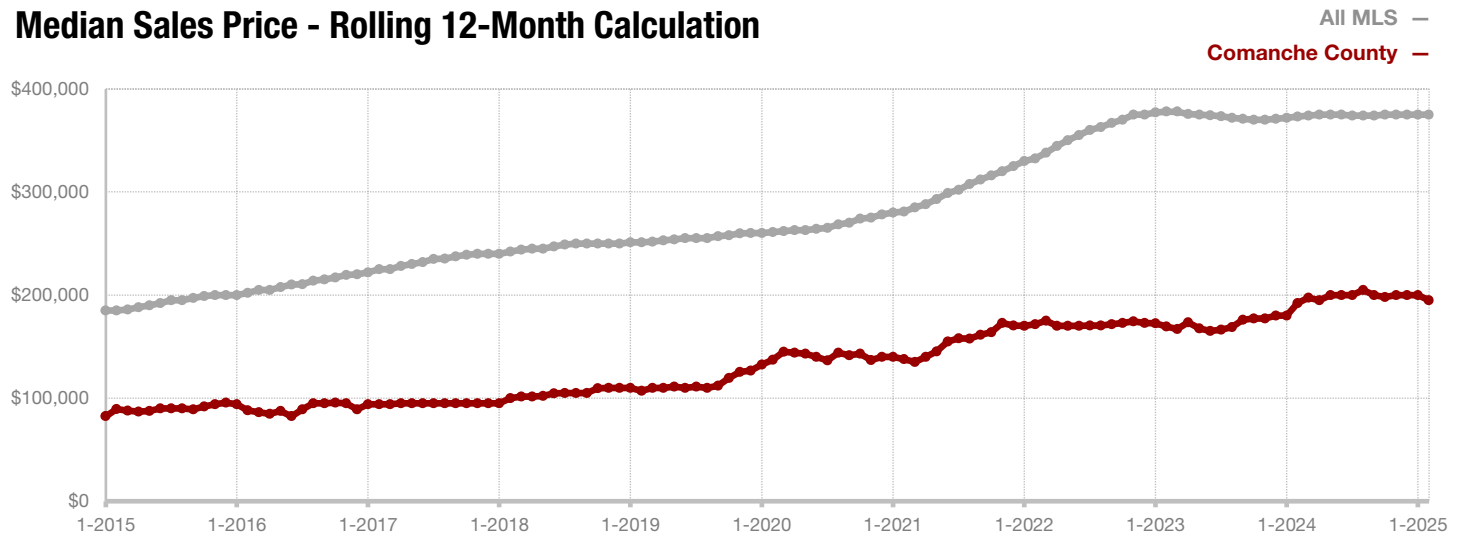
Comanche County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	27	27	0.0%	60	65	+ 8.3%
Pending Sales	19	12	- 36.8%	34	29	- 14.7%
Closed Sales	16	14	- 12.5%	25	21	- 16.0%
Average Sales Price*	\$259,892	\$189,867	- 26.9%	\$306,347	\$209,389	- 31.6%
Median Sales Price*	\$277,500	\$169,450	- 38.9%	\$210,000	\$193,000	- 8.1%
Percent of Original List Price Received*	91.5%	98.0%	+ 7.1%	91.3%	96.2%	+ 5.4%
Days on Market Until Sale	65	82	+ 26.2%	59	70	+ 18.6%
Inventory of Homes for Sale	131	118	- 9.9%	--	--	--
Months Supply of Inventory	10.0	9.3	- 7.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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- 13.0%

+ 7.7%

+ 5.6%

Change in
New Listings

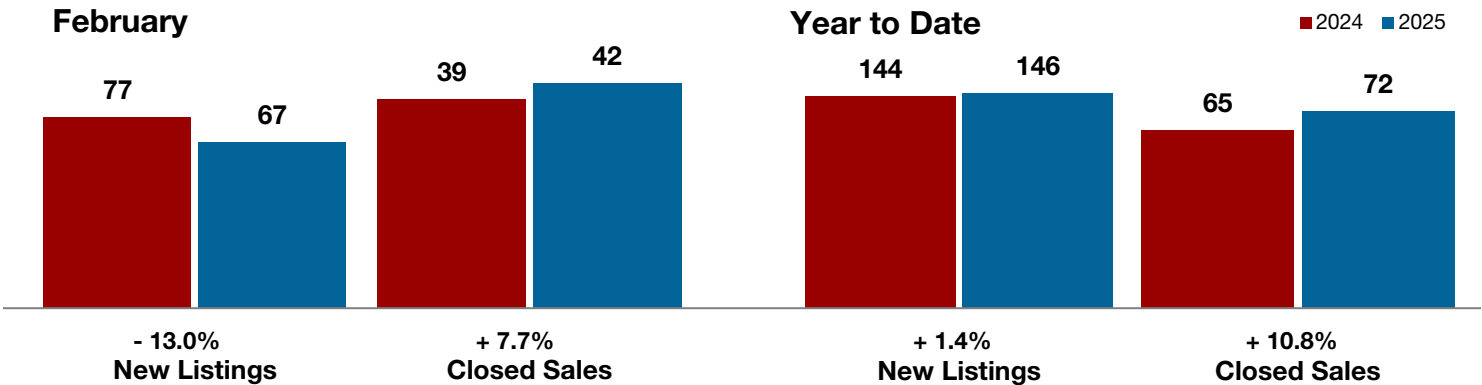
Change in
Closed Sales

Change in
Median Sales Price

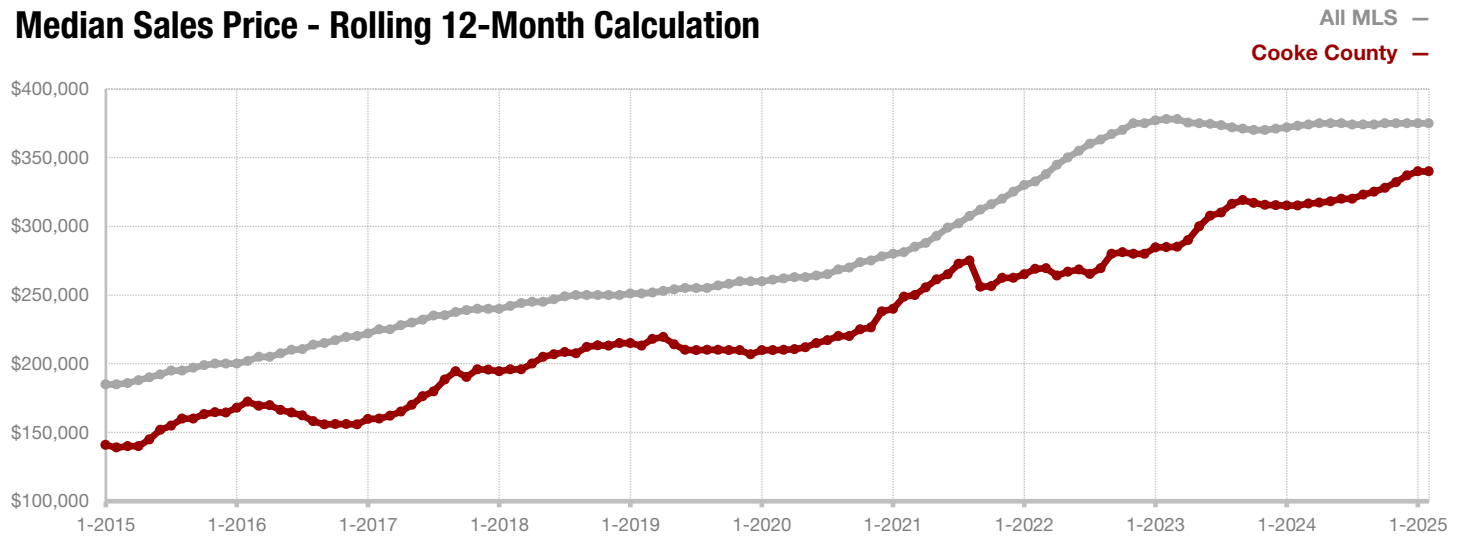
Cooke County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	77	67	- 13.0%	144	146	+ 1.4%
Pending Sales	52	33	- 36.5%	97	75	- 22.7%
Closed Sales	39	42	+ 7.7%	65	72	+ 10.8%
Average Sales Price*	\$365,610	\$535,195	+ 46.4%	\$349,957	\$526,358	+ 50.4%
Median Sales Price*	\$317,146	\$334,825	+ 5.6%	\$291,450	\$340,275	+ 16.8%
Percent of Original List Price Received*	95.0%	91.5%	- 3.7%	93.6%	90.9%	- 2.9%
Days on Market Until Sale	55	88	+ 60.0%	64	98	+ 53.1%
Inventory of Homes for Sale	235	287	+ 22.1%	--	--	--
Months Supply of Inventory	5.6	6.4	+ 14.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 4.0%

Change in
New Listings

- 6.5%

Change in
Closed Sales

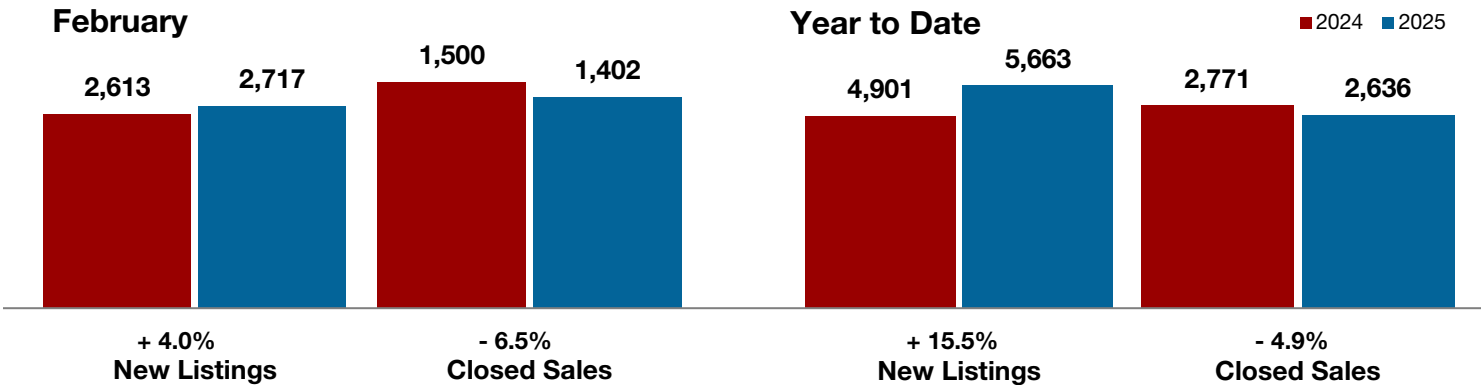
+ 0.3%

Change in
Median Sales Price

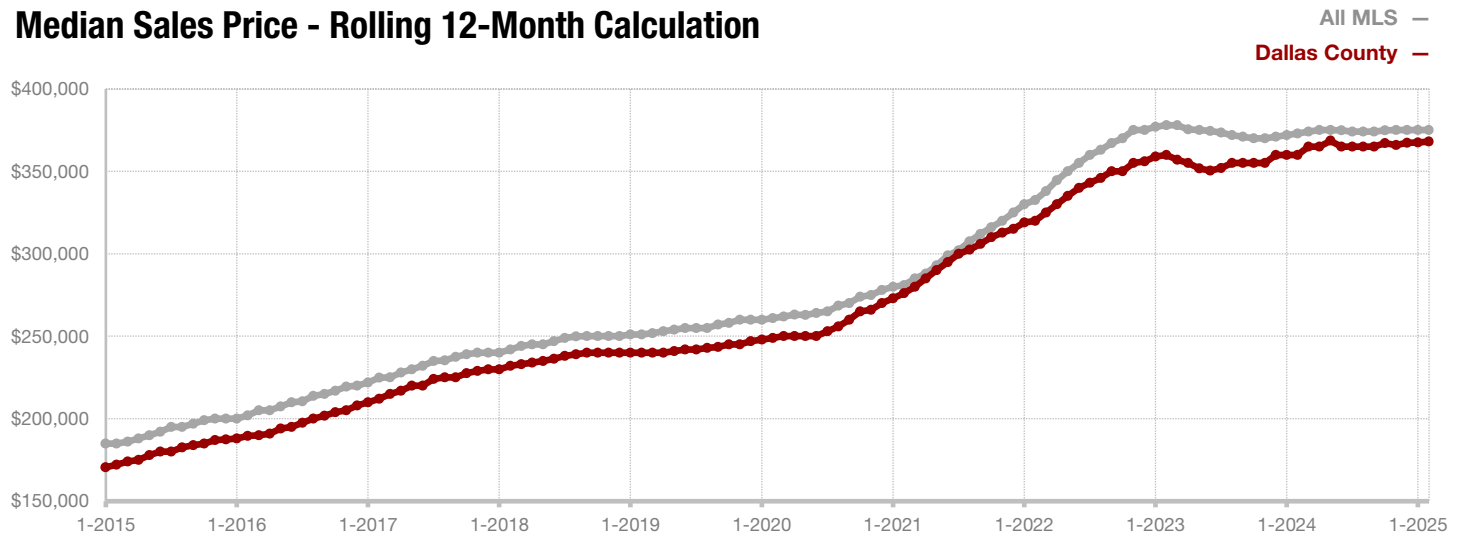
Dallas County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2,613	2,717	+ 4.0%	4,901	5,663	+ 15.5%
Pending Sales	1,704	1,509	- 11.4%	3,279	3,022	- 7.8%
Closed Sales	1,500	1,402	- 6.5%	2,771	2,636	- 4.9%
Average Sales Price*	\$500,548	\$534,530	+ 6.8%	\$500,566	\$520,598	+ 4.0%
Median Sales Price*	\$369,000	\$370,000	+ 0.3%	\$357,563	\$359,200	+ 0.5%
Percent of Original List Price Received*	95.9%	94.8%	- 1.1%	95.5%	94.3%	- 1.3%
Days on Market Until Sale	46	57	+ 23.9%	47	57	+ 21.3%
Inventory of Homes for Sale	4,793	6,467	+ 34.9%	--	--	--
Months Supply of Inventory	2.8	3.8	+ 35.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



- 20.0%

- 40.0%

+ 55.2%

Change in
New Listings

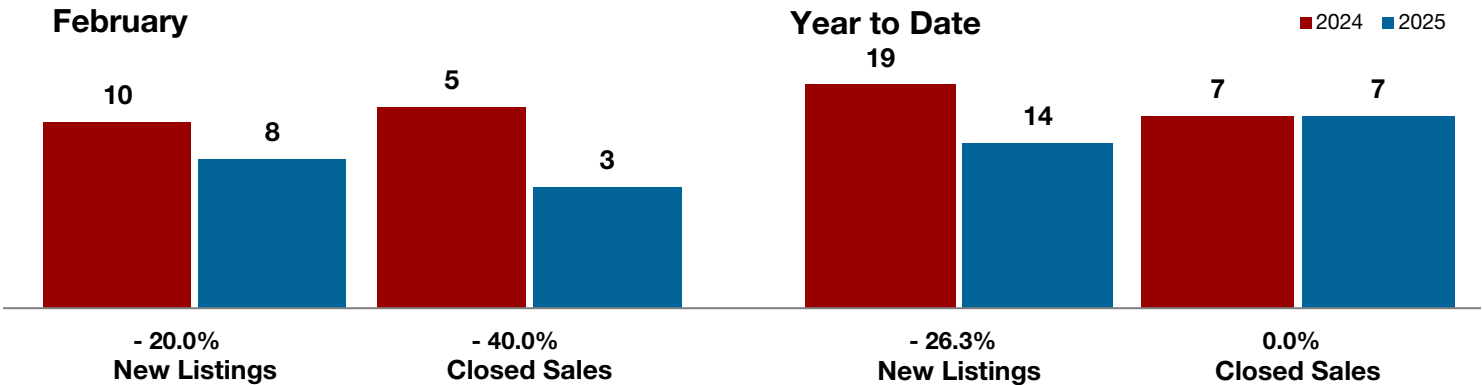
Change in
Closed Sales

Change in
Median Sales Price

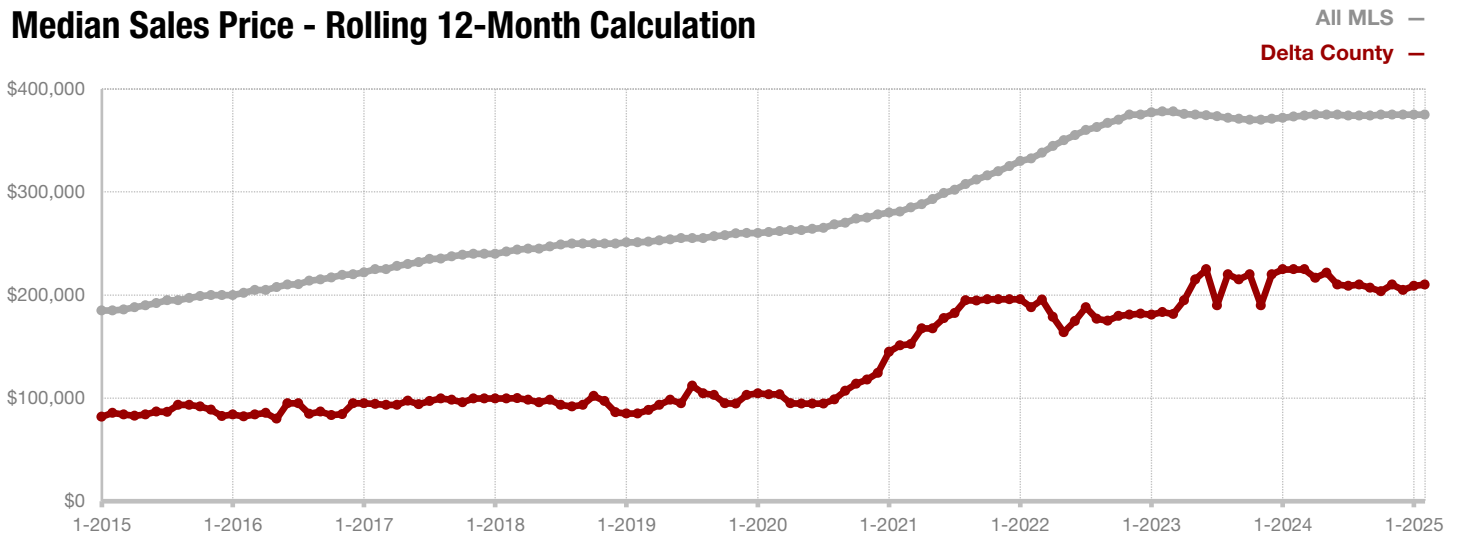
Delta County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	10	8	- 20.0%	19	14	- 26.3%
Pending Sales	1	2	+ 100.0%	7	11	+ 57.1%
Closed Sales	5	3	- 40.0%	7	7	0.0%
Average Sales Price*	\$208,900	\$279,167	+ 33.6%	\$212,071	\$280,357	+ 32.2%
Median Sales Price*	\$145,000	\$225,000	+ 55.2%	\$165,000	\$255,000	+ 54.5%
Percent of Original List Price Received*	95.4%	101.8%	+ 6.7%	89.7%	94.5%	+ 5.4%
Days on Market Until Sale	49	62	+ 26.5%	62	69	+ 11.3%
Inventory of Homes for Sale	37	27	- 27.0%	--	--	--
Months Supply of Inventory	6.9	6.1	- 11.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 10.0%

- 7.9%

0.0%

Change in
New Listings

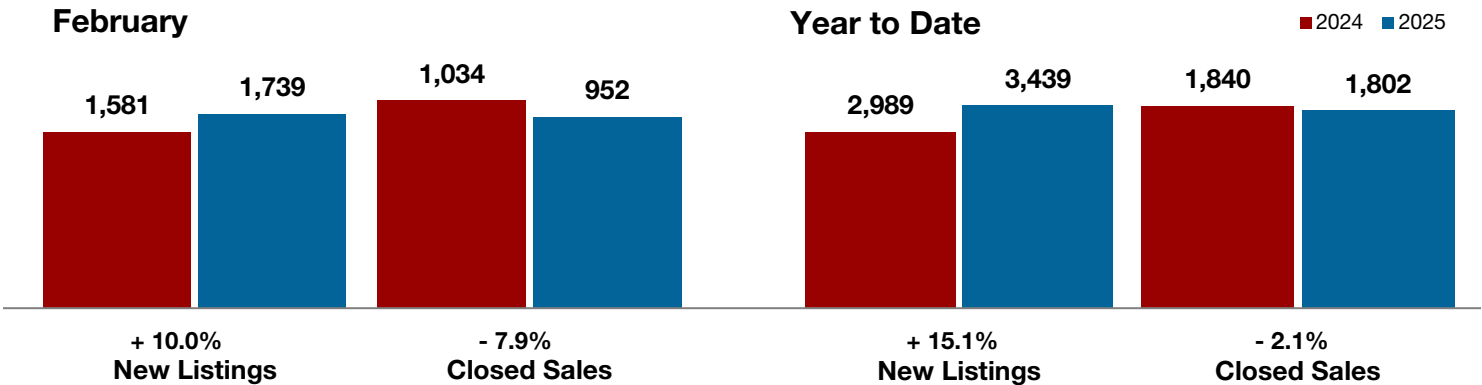
Change in
Closed Sales

Change in
Median Sales Price

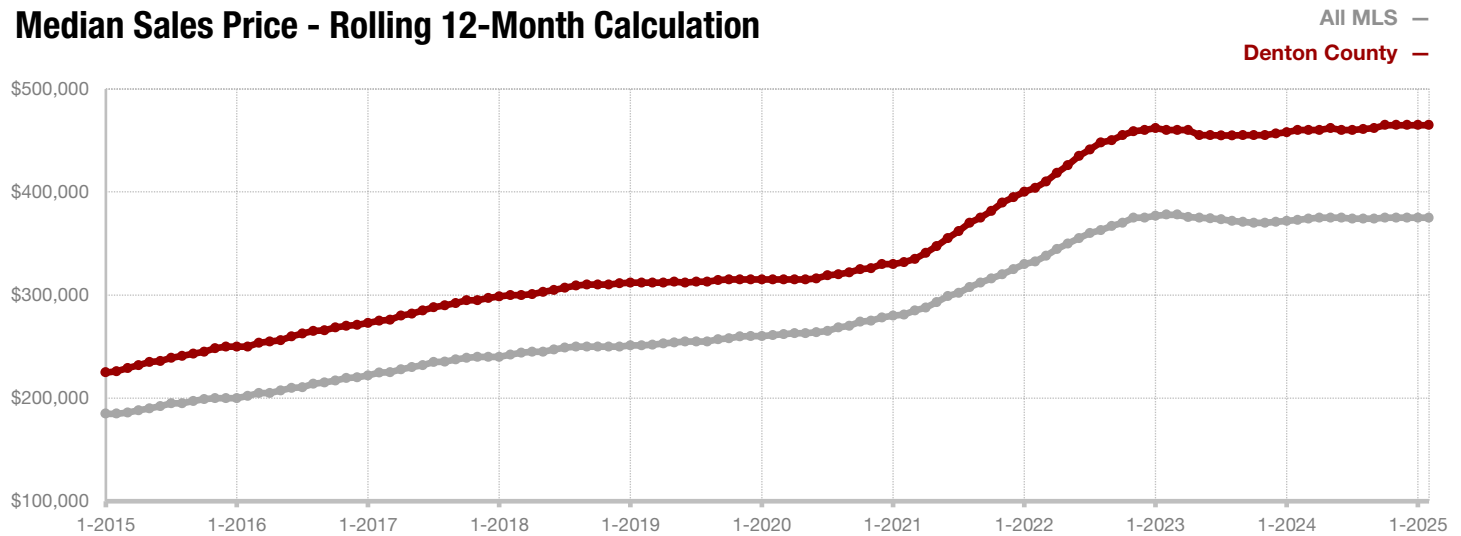
Denton County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	1,581	1,739	+ 10.0%	2,989	3,439	+ 15.1%
Pending Sales	1,194	1,047	- 12.3%	2,310	2,126	- 8.0%
Closed Sales	1,034	952	- 7.9%	1,840	1,802	- 2.1%
Average Sales Price*	\$529,538	\$528,781	- 0.1%	\$526,373	\$536,023	+ 1.8%
Median Sales Price*	\$445,000	\$445,000	0.0%	\$442,762	\$445,316	+ 0.6%
Percent of Original List Price Received*	96.2%	94.8%	- 1.5%	95.9%	94.6%	- 1.4%
Days on Market Until Sale	55	63	+ 14.5%	53	64	+ 20.8%
Inventory of Homes for Sale	2,721	3,987	+ 46.5%	--	--	--
Months Supply of Inventory	2.3	3.4	+ 47.8%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 20.8%

- 66.7%

+ 28.8%

Change in
New Listings

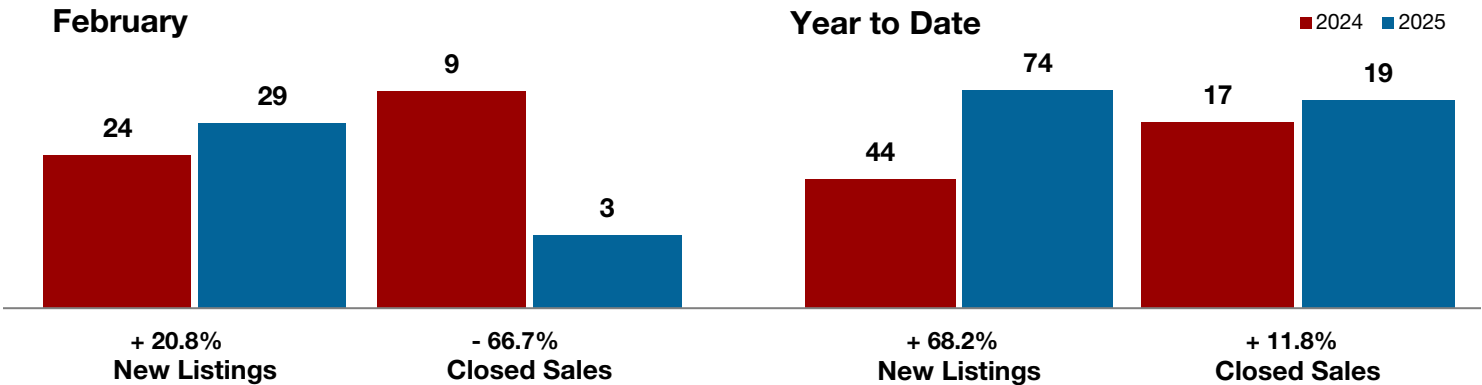
Change in
Closed Sales

Change in
Median Sales Price

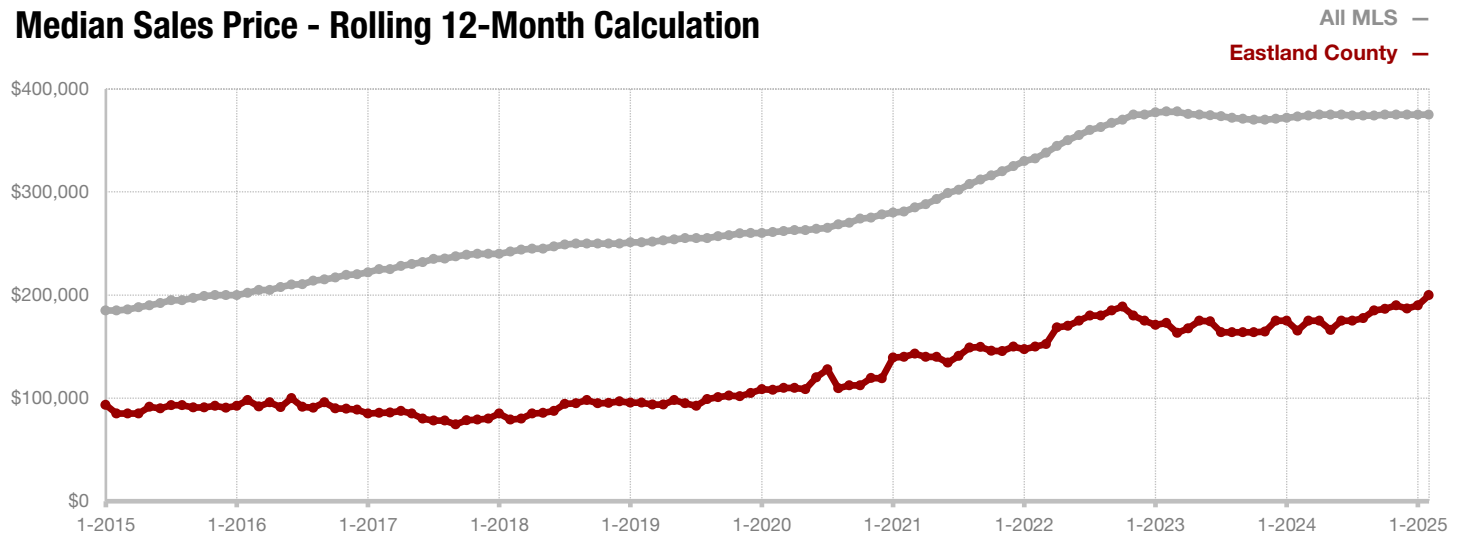
Eastland County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	24	29	+ 20.8%	44	74	+ 68.2%
Pending Sales	10	13	+ 30.0%	23	22	- 4.3%
Closed Sales	9	3	- 66.7%	17	19	+ 11.8%
Average Sales Price*	\$160,611	\$237,600	+ 47.9%	\$151,276	\$547,968	+ 262.2%
Median Sales Price*	\$130,000	\$167,500	+ 28.8%	\$129,000	\$218,000	+ 69.0%
Percent of Original List Price Received*	87.8%	86.7%	- 1.3%	85.0%	93.9%	+ 10.5%
Days on Market Until Sale	71	41	- 42.3%	79	91	+ 15.2%
Inventory of Homes for Sale	110	150	+ 36.4%	--	--	--
Months Supply of Inventory	8.9	11.5	+ 29.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 7.5%

Change in
New Listings

- 2.5%

Change in
Closed Sales

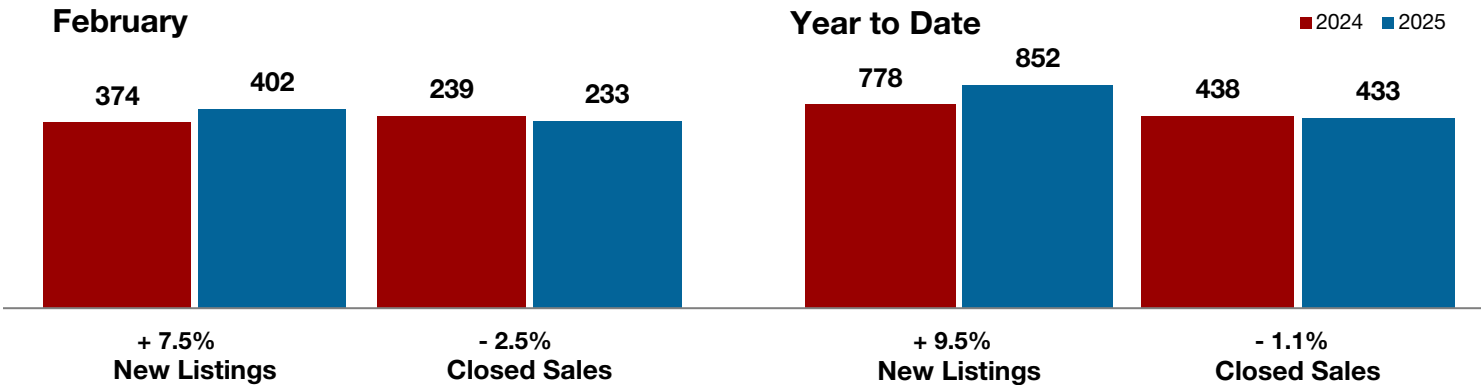
+ 3.8%

Change in
Median Sales Price

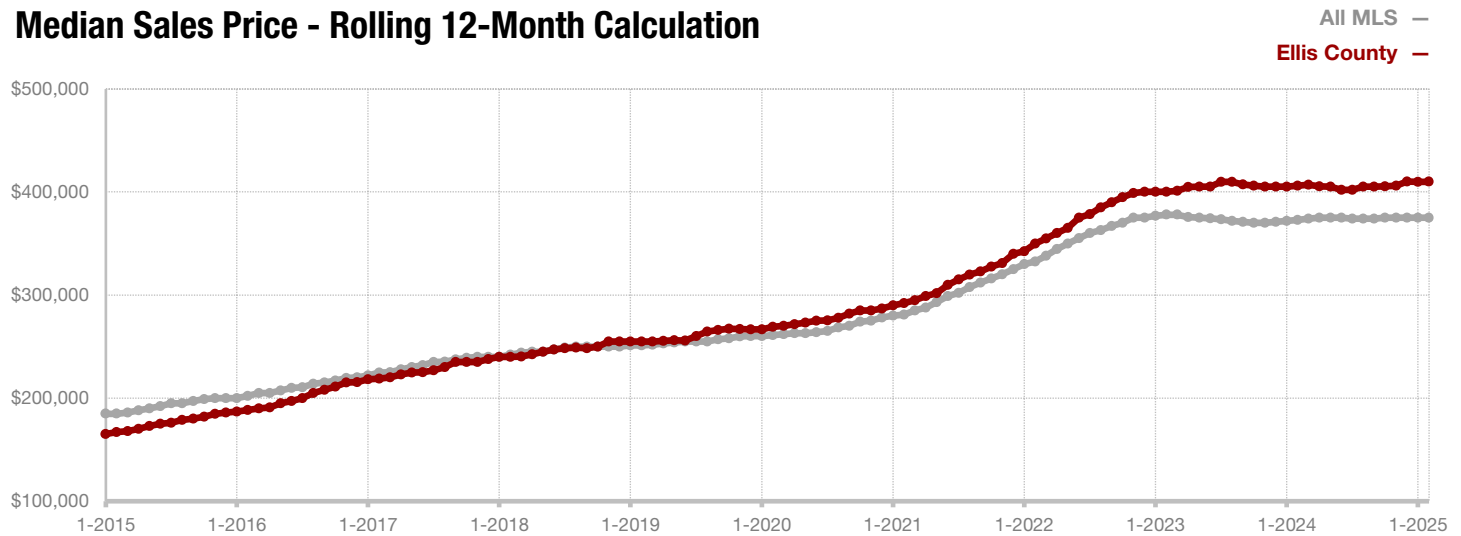
Ellis County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	374	402	+ 7.5%	778	852	+ 9.5%
Pending Sales	283	277	- 2.1%	561	547	- 2.5%
Closed Sales	239	233	- 2.5%	438	433	- 1.1%
Average Sales Price*	\$408,999	\$434,265	+ 6.2%	\$414,614	\$425,899	+ 2.7%
Median Sales Price*	\$390,000	\$405,000	+ 3.8%	\$395,000	\$399,995	+ 1.3%
Percent of Original List Price Received*	94.1%	94.4%	+ 0.3%	93.9%	93.9%	0.0%
Days on Market Until Sale	75	90	+ 20.0%	75	88	+ 17.3%
Inventory of Homes for Sale	1,102	1,317	+ 19.5%	--	--	--
Months Supply of Inventory	4.1	4.6	+ 12.2%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 1.9%

- 10.8%

- 4.5%

Change in
New Listings

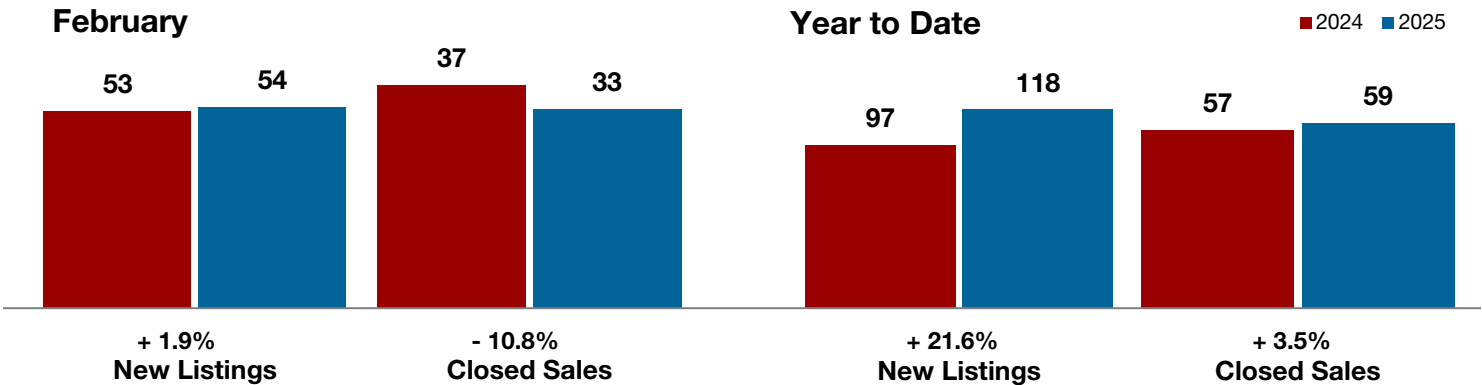
Change in
Closed Sales

Change in
Median Sales Price

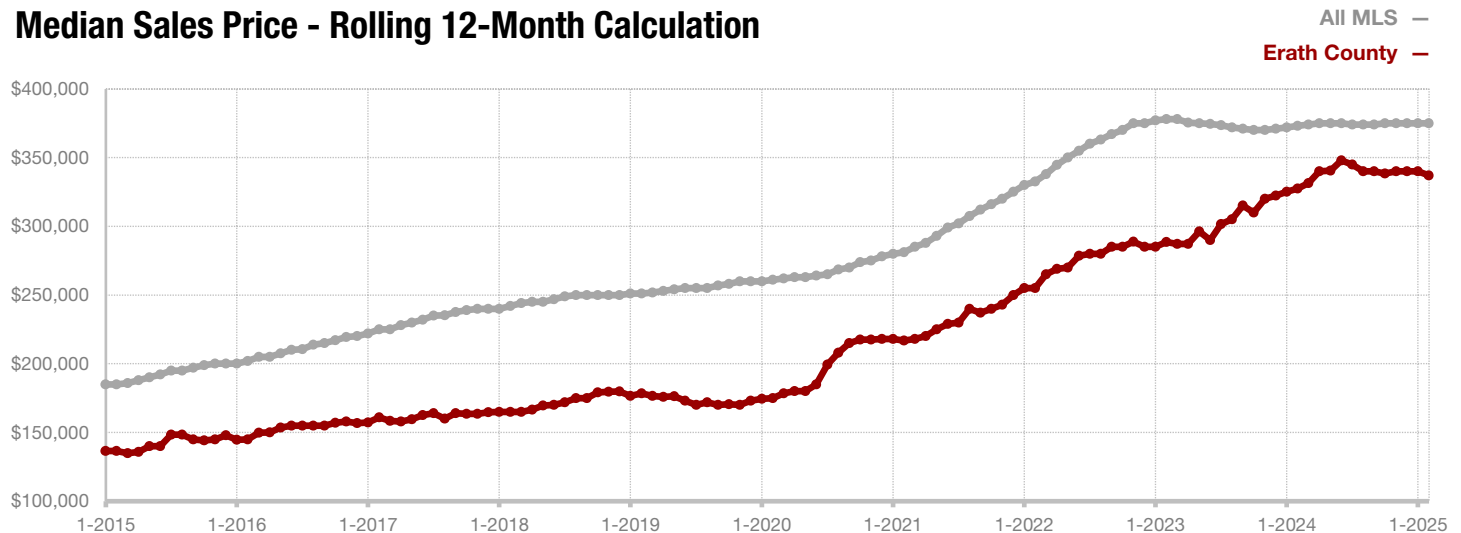
Erath County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	53	54	+ 1.9%	97	118	+ 21.6%
Pending Sales	38	20	- 47.4%	69	59	- 14.5%
Closed Sales	37	33	- 10.8%	57	59	+ 3.5%
Average Sales Price*	\$334,003	\$425,648	+ 27.4%	\$370,168	\$473,887	+ 28.0%
Median Sales Price*	\$302,500	\$289,000	- 4.5%	\$316,000	\$320,000	+ 1.3%
Percent of Original List Price Received*	98.6%	93.5%	- 5.2%	95.6%	92.7%	- 3.0%
Days on Market Until Sale	85	100	+ 17.6%	87	91	+ 4.6%
Inventory of Homes for Sale	176	226	+ 28.4%	--	--	--
Months Supply of Inventory	4.7	6.3	+ 34.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



- 17.8%

+ 16.7%

- 24.2%

Change in
New Listings

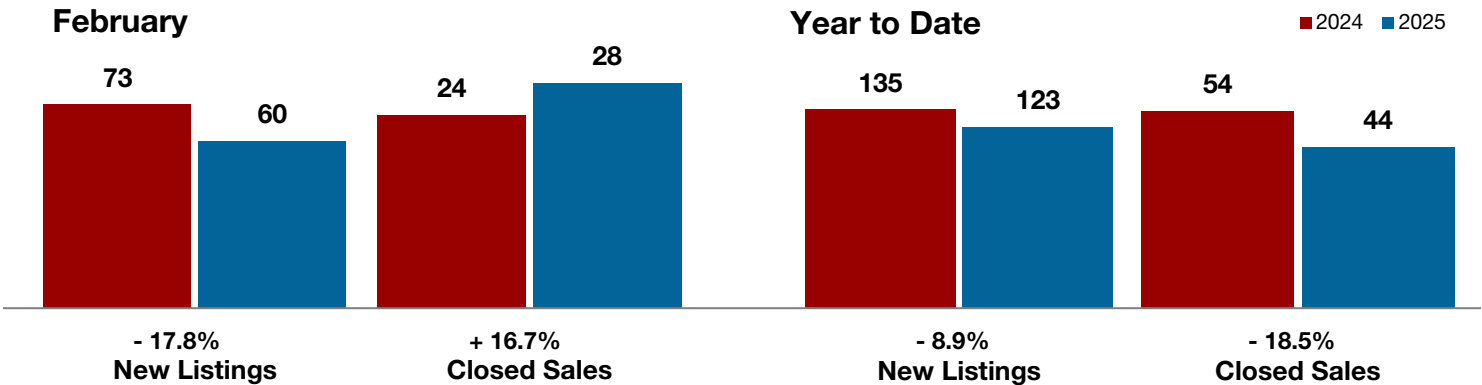
Change in
Closed Sales

Change in
Median Sales Price

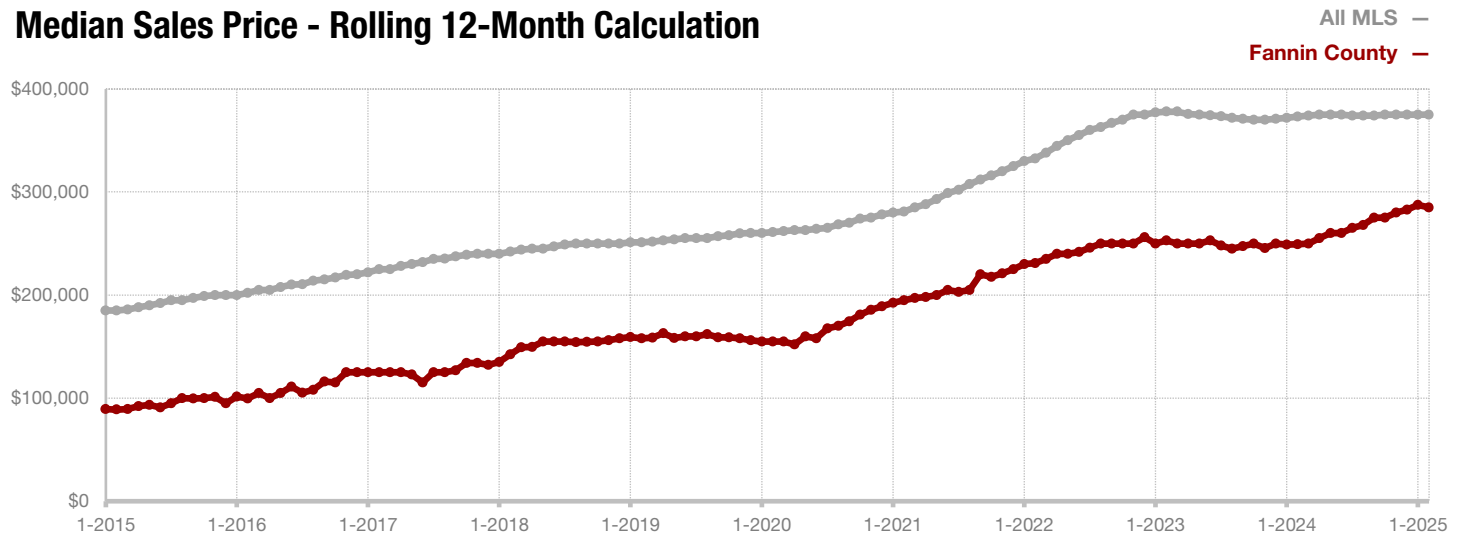
Fannin County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	73	60	- 17.8%	135	123	- 8.9%
Pending Sales	49	40	- 18.4%	78	62	- 20.5%
Closed Sales	24	28	+ 16.7%	54	44	- 18.5%
Average Sales Price*	\$325,200	\$268,081	- 17.6%	\$309,348	\$300,982	- 2.7%
Median Sales Price*	\$277,000	\$210,000	- 24.2%	\$254,750	\$228,500	- 10.3%
Percent of Original List Price Received*	93.0%	86.1%	- 7.4%	90.9%	87.0%	- 4.3%
Days on Market Until Sale	92	85	- 7.6%	87	83	- 4.6%
Inventory of Homes for Sale	248	255	+ 2.8%	--	--	--
Months Supply of Inventory	6.6	7.3	+ 10.6%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 10.5%

- 33.3%

- 20.6%

Change in
New Listings

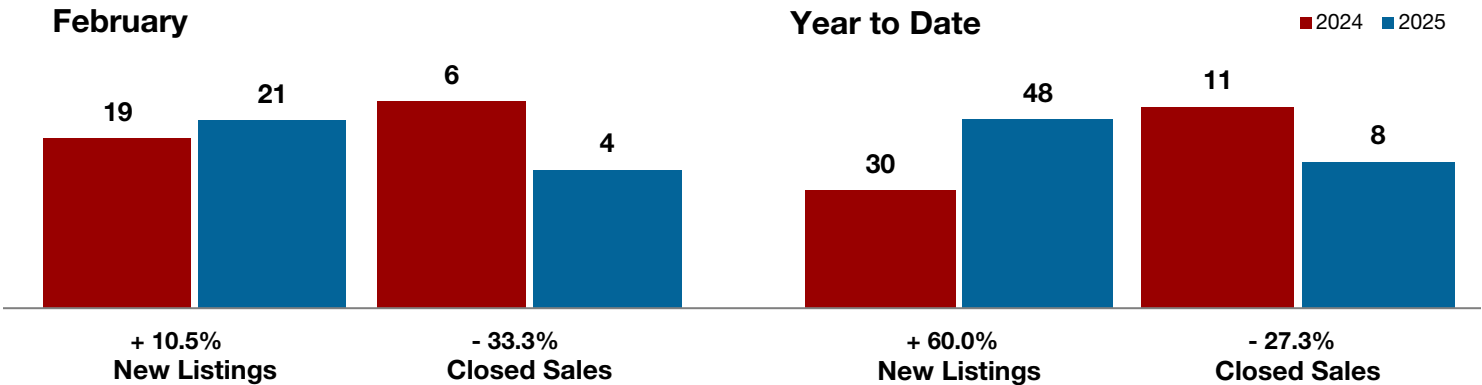
Change in
Closed Sales

Change in
Median Sales Price

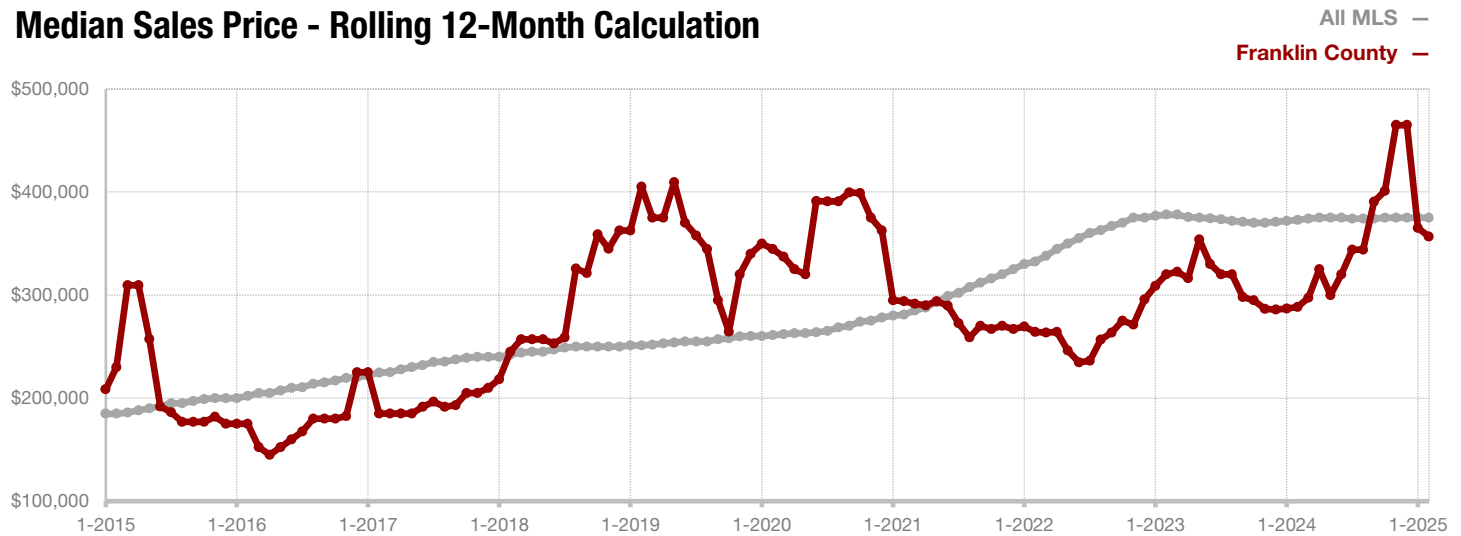
Franklin County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	19	21	+ 10.5%	30	48	+ 60.0%
Pending Sales	7	3	- 57.1%	14	8	- 42.9%
Closed Sales	6	4	- 33.3%	11	8	- 27.3%
Average Sales Price*	\$441,500	\$350,370	- 20.6%	\$521,636	\$272,310	- 47.8%
Median Sales Price*	\$427,500	\$339,240	- 20.6%	\$465,000	\$289,000	- 37.8%
Percent of Original List Price Received*	90.7%	97.3%	+ 7.3%	92.7%	93.9%	+ 1.3%
Days on Market Until Sale	116	64	- 44.8%	81	66	- 18.5%
Inventory of Homes for Sale	49	68	+ 38.8%	--	--	--
Months Supply of Inventory	6.1	9.3	+ 52.5%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 26.3%

+ 11.1%

+ 12.6%

Change in
New Listings

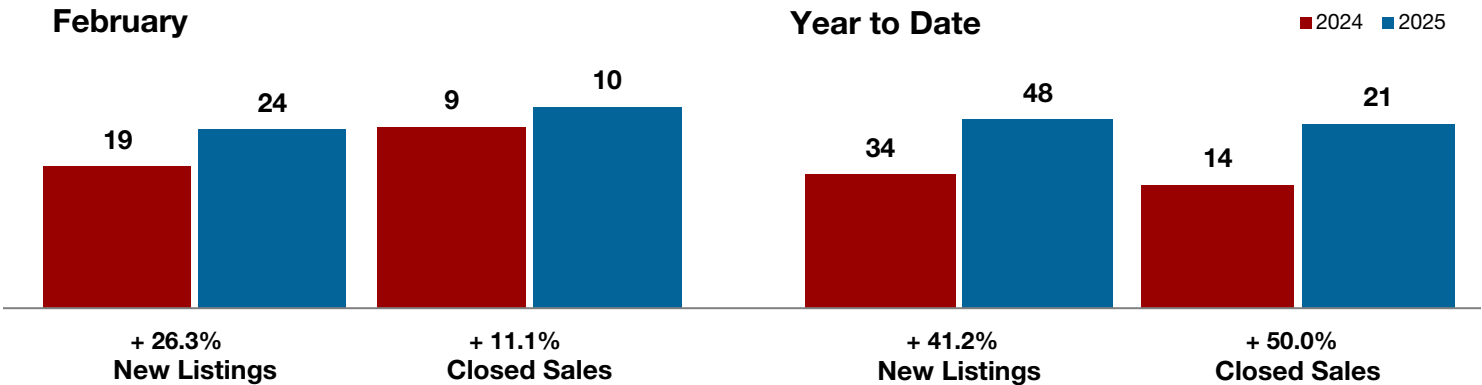
Change in
Closed Sales

Change in
Median Sales Price

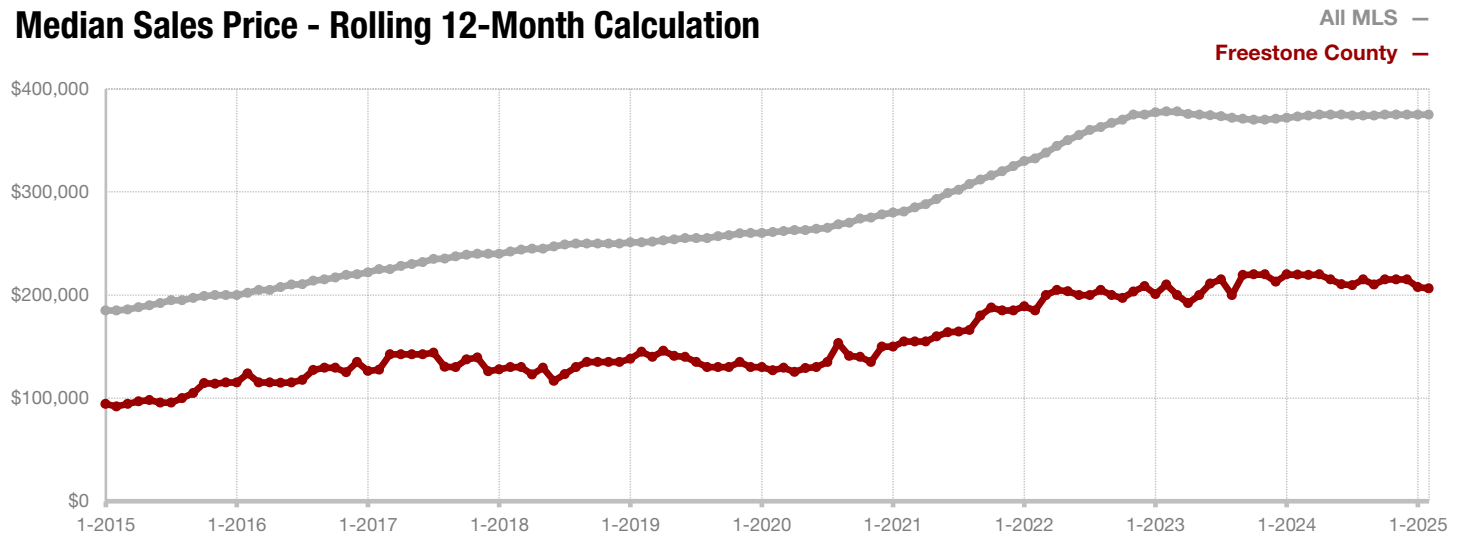
Freestone County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	19	24	+ 26.3%	34	48	+ 41.2%
Pending Sales	8	9	+ 12.5%	17	24	+ 41.2%
Closed Sales	9	10	+ 11.1%	14	21	+ 50.0%
Average Sales Price*	\$214,817	\$383,840	+ 78.7%	\$265,811	\$311,524	+ 17.2%
Median Sales Price*	\$215,000	\$242,000	+ 12.6%	\$277,000	\$179,000	- 35.4%
Percent of Original List Price Received*	88.5%	93.5%	+ 5.6%	91.1%	92.1%	+ 1.1%
Days on Market Until Sale	78	68	- 12.8%	82	82	0.0%
Inventory of Homes for Sale	99	95	- 4.0%	--	--	--
Months Supply of Inventory	7.8	6.4	- 17.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 3.4%

- 2.0%

+ 5.8%

Change in
New Listings

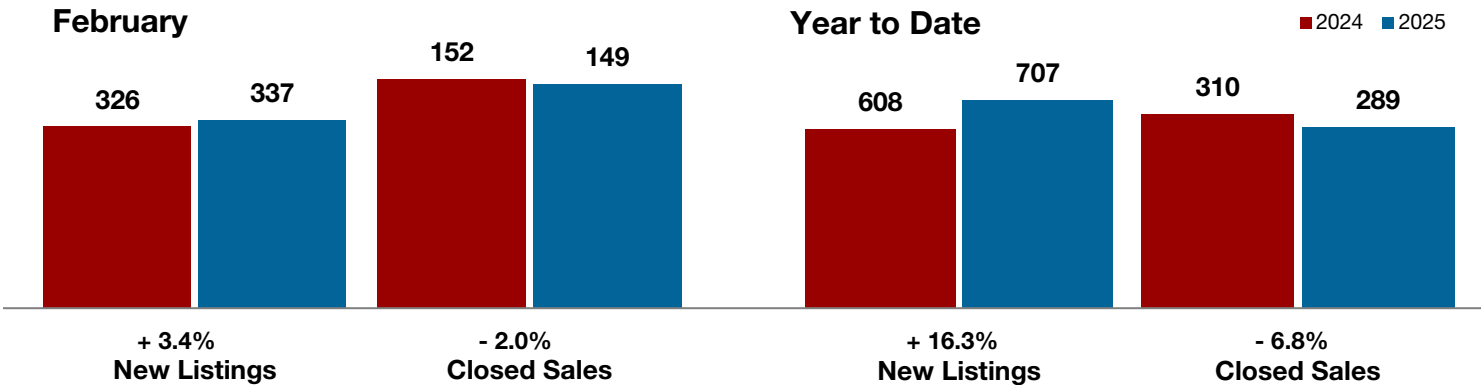
Change in
Closed Sales

Change in
Median Sales Price

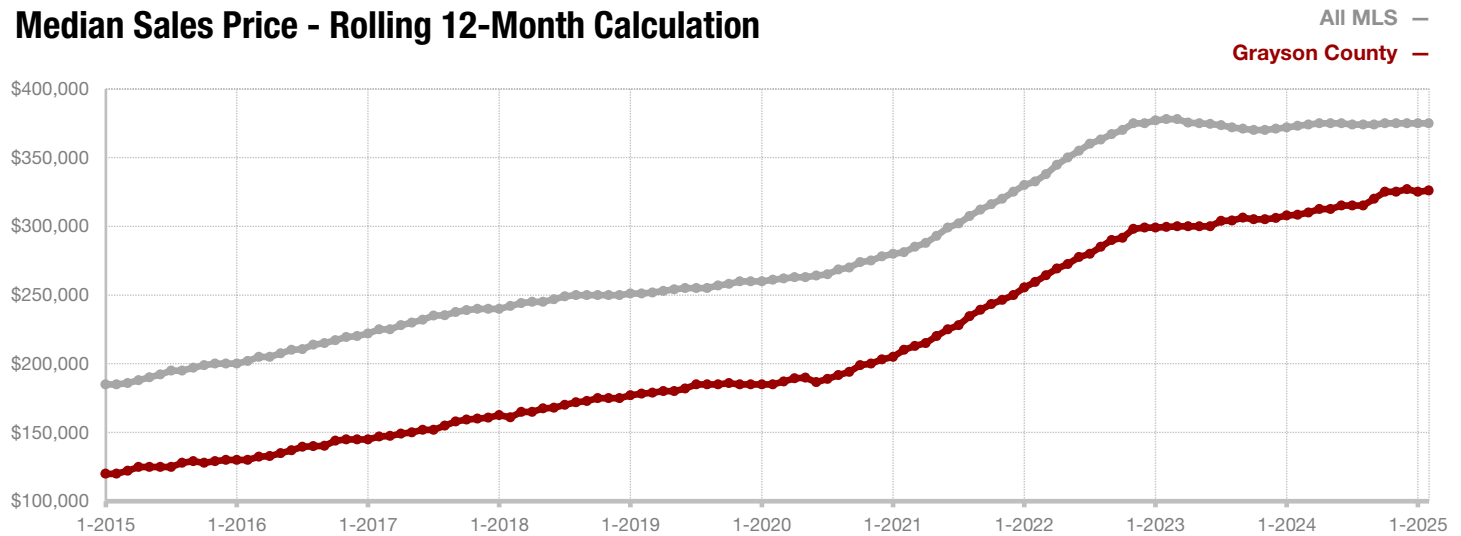
Grayson County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	326	337	+ 3.4%	608	707	+ 16.3%
Pending Sales	207	159	- 23.2%	394	333	- 15.5%
Closed Sales	152	149	- 2.0%	310	289	- 6.8%
Average Sales Price*	\$365,871	\$382,943	+ 4.7%	\$371,644	\$367,632	- 1.1%
Median Sales Price*	\$300,500	\$318,000	+ 5.8%	\$300,000	\$299,775	- 0.1%
Percent of Original List Price Received*	94.6%	91.0%	- 3.8%	93.7%	91.8%	- 2.0%
Days on Market Until Sale	74	107	+ 44.6%	75	95	+ 26.7%
Inventory of Homes for Sale	894	1,264	+ 41.4%	--	--	--
Months Supply of Inventory	4.5	6.4	+ 42.2%	--	--	--

* 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 – February 2025

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



- 46.2%

- 50.0%

+ 2.0%

Change in
New Listings

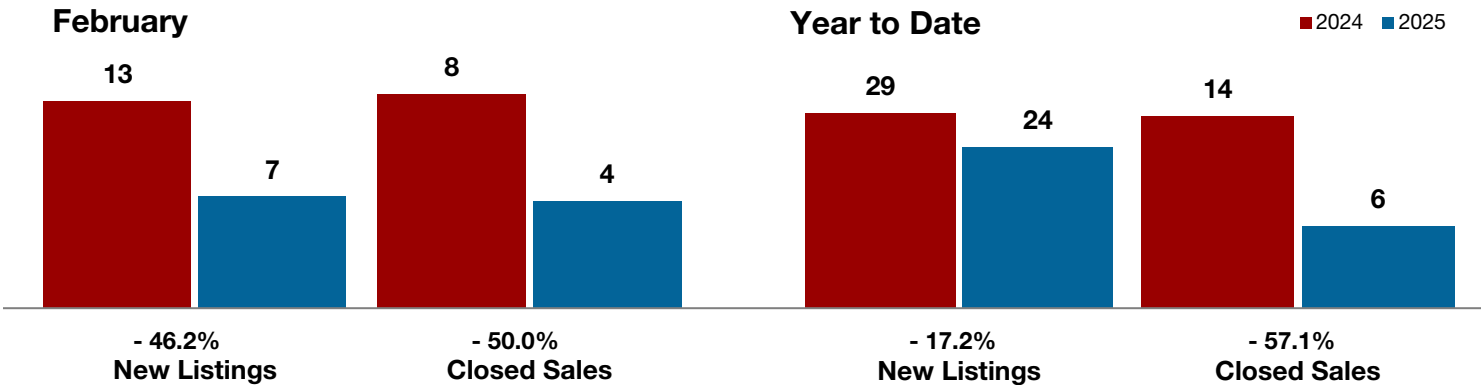
Change in
Closed Sales

Change in
Median Sales Price

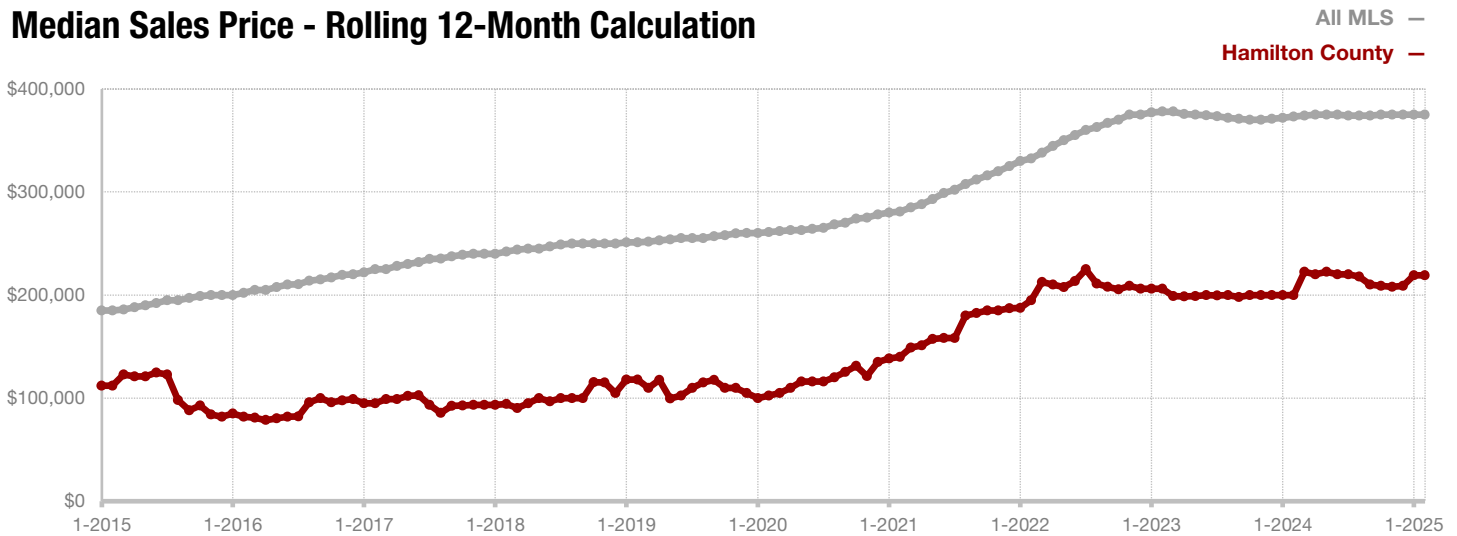
Hamilton County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	13	7	- 46.2%	29	24	- 17.2%
Pending Sales	6	4	- 33.3%	15	8	- 46.7%
Closed Sales	8	4	- 50.0%	14	6	- 57.1%
Average Sales Price*	\$362,375	\$296,375	- 18.2%	\$398,886	\$303,750	- 23.9%
Median Sales Price*	\$209,500	\$213,750	+ 2.0%	\$192,000	\$266,000	+ 38.5%
Percent of Original List Price Received*	86.7%	85.5%	- 1.4%	84.1%	89.5%	+ 6.4%
Days on Market Until Sale	103	99	- 3.9%	104	117	+ 12.5%
Inventory of Homes for Sale	58	62	+ 6.9%	--	--	--
Months Supply of Inventory	9.2	10.5	+ 14.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



- 25.0%

Change in
New Listings

- 33.3%

Change in
Closed Sales

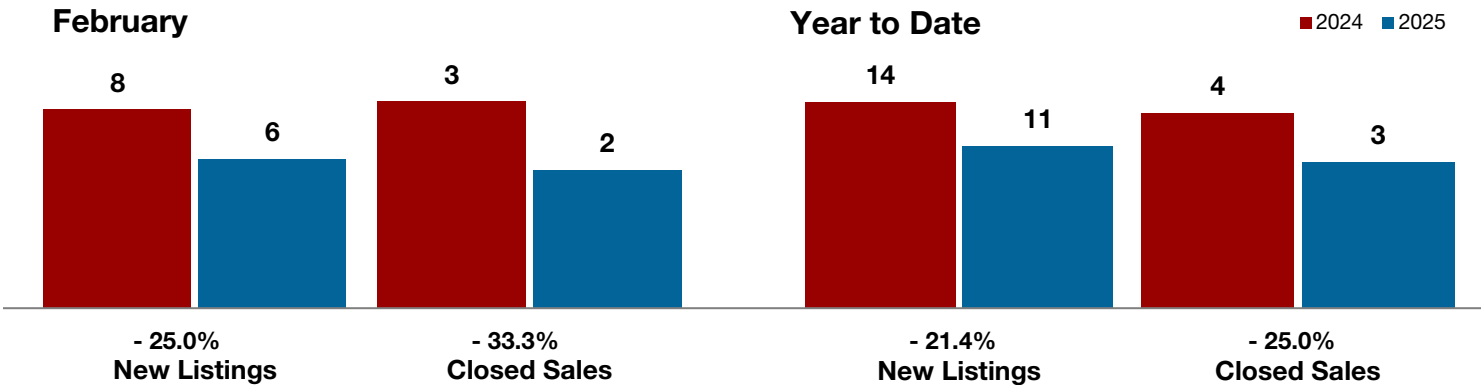
- 8.6%

Change in
Median Sales Price

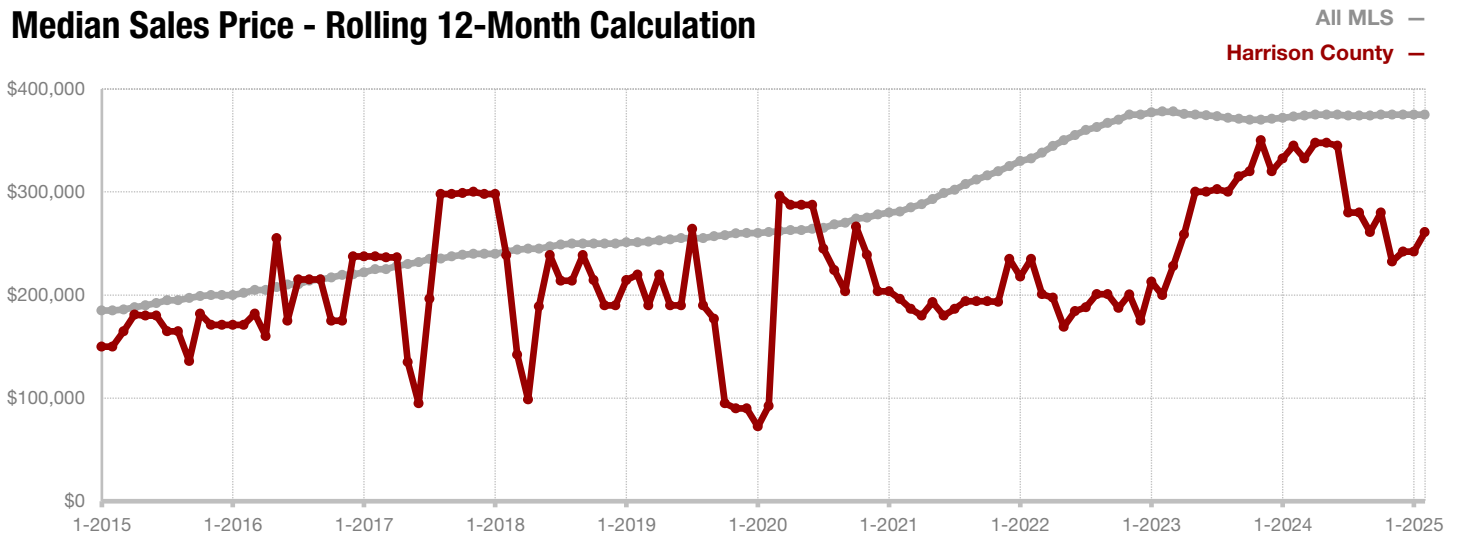
Harrison County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	8	6	- 25.0%	14	11	- 21.4%
Pending Sales	7	0	- 100.0%	9	5	- 44.4%
Closed Sales	3	2	- 33.3%	4	3	- 25.0%
Average Sales Price*	\$360,333	\$359,250	- 0.3%	\$356,500	\$351,167	- 1.5%
Median Sales Price*	\$393,000	\$359,250	- 8.6%	\$369,000	\$335,000	- 9.2%
Percent of Original List Price Received*	85.9%	89.2%	+ 3.8%	89.1%	89.2%	+ 0.1%
Days on Market Until Sale	121	189	+ 56.2%	93	173	+ 86.0%
Inventory of Homes for Sale	30	18	- 40.0%	--	--	--
Months Supply of Inventory	11.1	5.6	- 49.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



- 7.1%

+ 25.9%

- 1.8%

Change in
New Listings

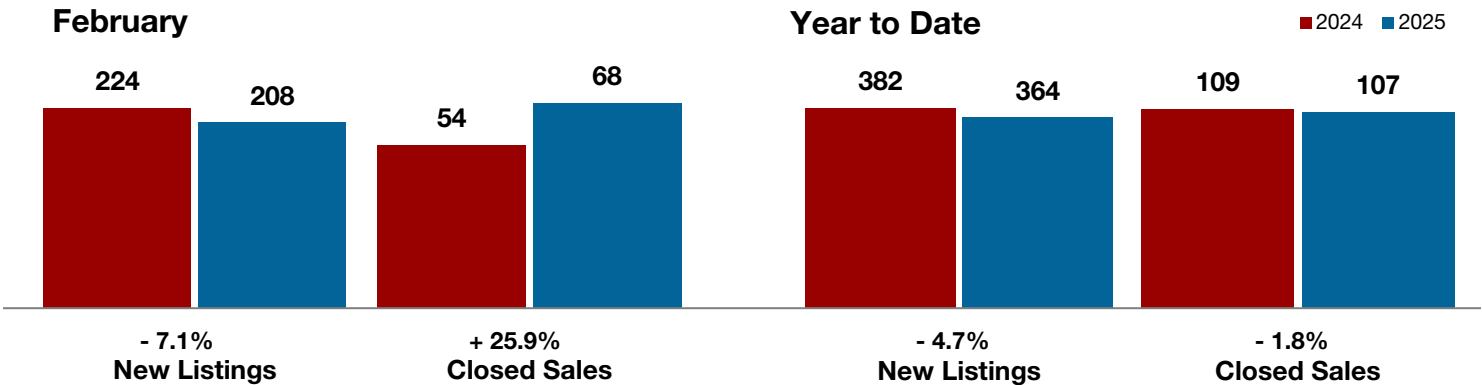
Change in
Closed Sales

Change in
Median Sales Price

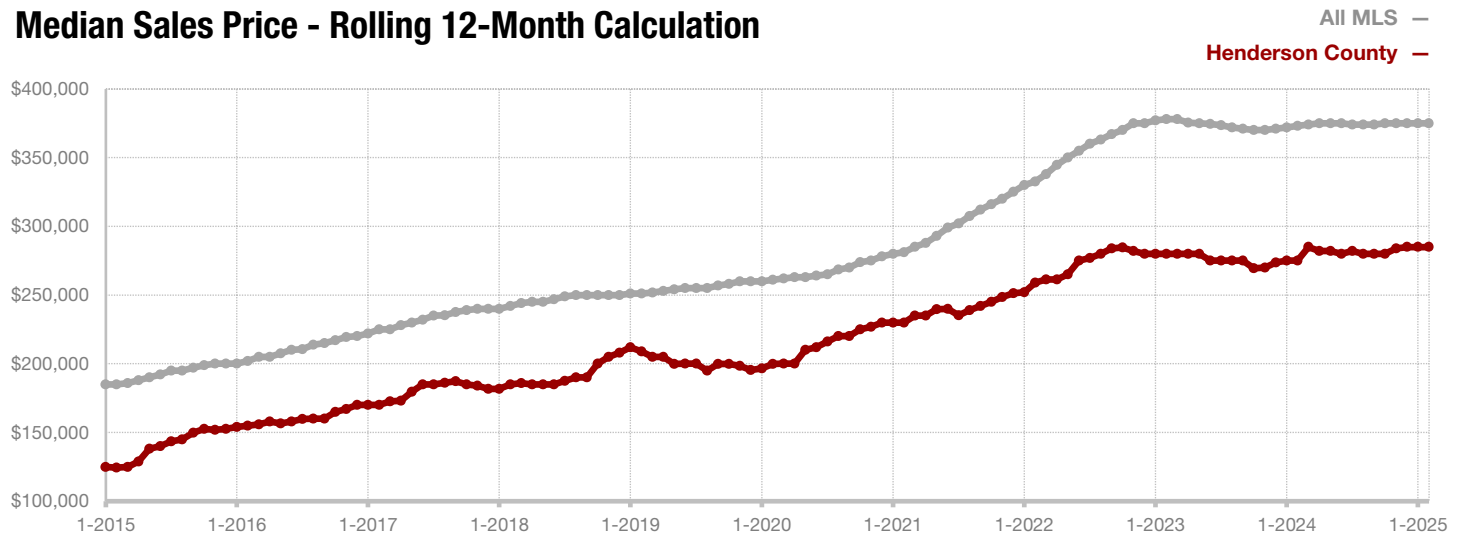
Henderson County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	224	208	- 7.1%	382	364	- 4.7%
Pending Sales	98	72	- 26.5%	171	138	- 19.3%
Closed Sales	54	68	+ 25.9%	109	107	- 1.8%
Average Sales Price*	\$394,650	\$383,345	- 2.9%	\$518,064	\$407,509	- 21.3%
Median Sales Price*	\$272,500	\$267,500	- 1.8%	\$275,000	\$271,800	- 1.2%
Percent of Original List Price Received*	87.4%	94.0%	+ 7.6%	88.6%	91.4%	+ 3.2%
Days on Market Until Sale	108	105	- 2.8%	97	102	+ 5.2%
Inventory of Homes for Sale	698	667	- 4.4%	--	--	--
Months Supply of Inventory	8.1	7.8	- 3.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



Hill County

- 9.2%

Change in
New Listings

+ 3.8%

Change in
Closed Sales

+ 12.2%

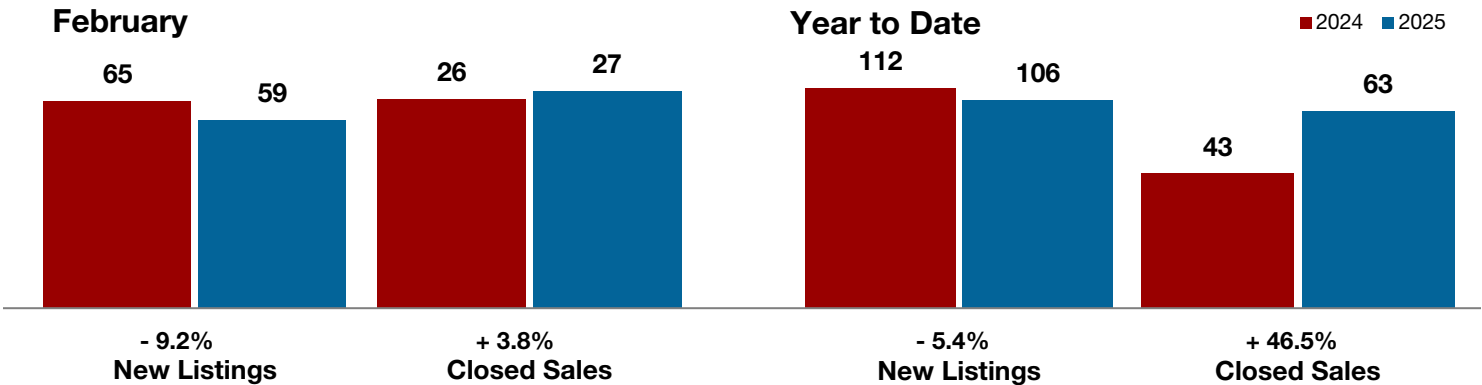
Change in
Median Sales Price

February

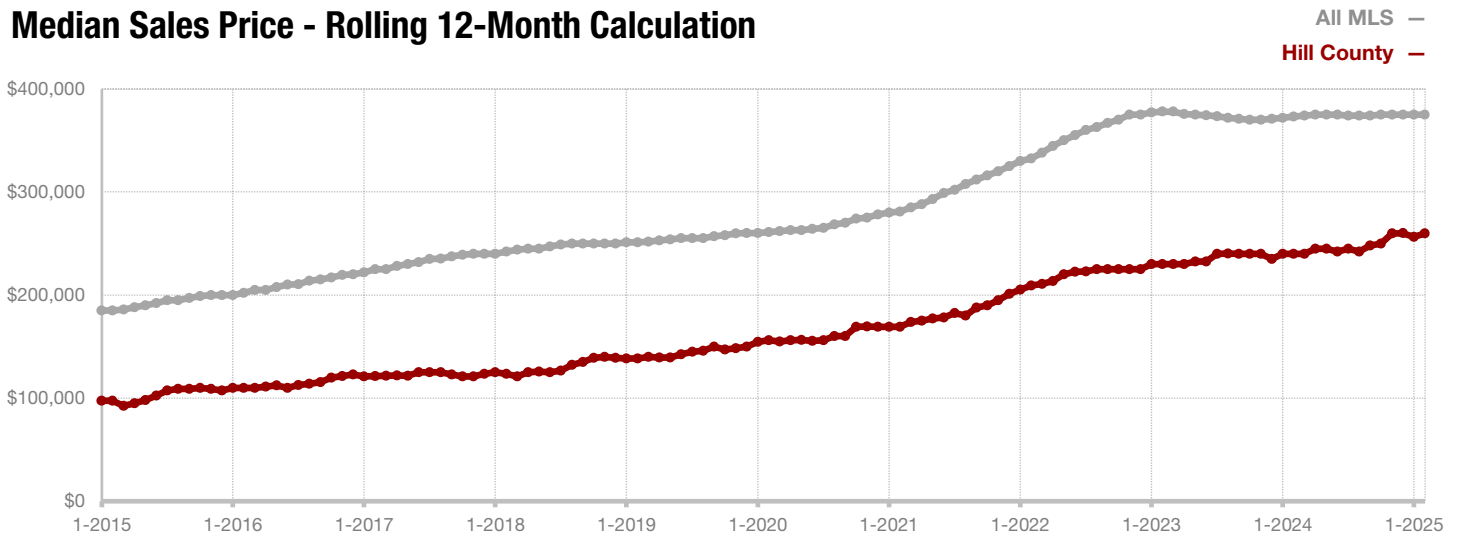
Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	65	59	- 9.2%	112	106	- 5.4%
Pending Sales	32	32	0.0%	62	69	+ 11.3%
Closed Sales	26	27	+ 3.8%	43	63	+ 46.5%
Average Sales Price*	\$256,396	\$292,290	+ 14.0%	\$275,522	\$253,329	- 8.1%
Median Sales Price*	\$240,000	\$269,300	+ 12.2%	\$254,000	\$242,000	- 4.7%
Percent of Original List Price Received*	89.6%	89.6%	0.0%	90.9%	87.9%	- 3.3%
Days on Market Until Sale	119	101	- 15.1%	107	91	- 15.0%
Inventory of Homes for Sale	191	233	+ 22.0%	--	--	--
Months Supply of Inventory	5.5	6.7	+ 21.8%	--	--	--

* 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 2025

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



Hood County

- 3.6%

+ 1.1%

+ 11.1%

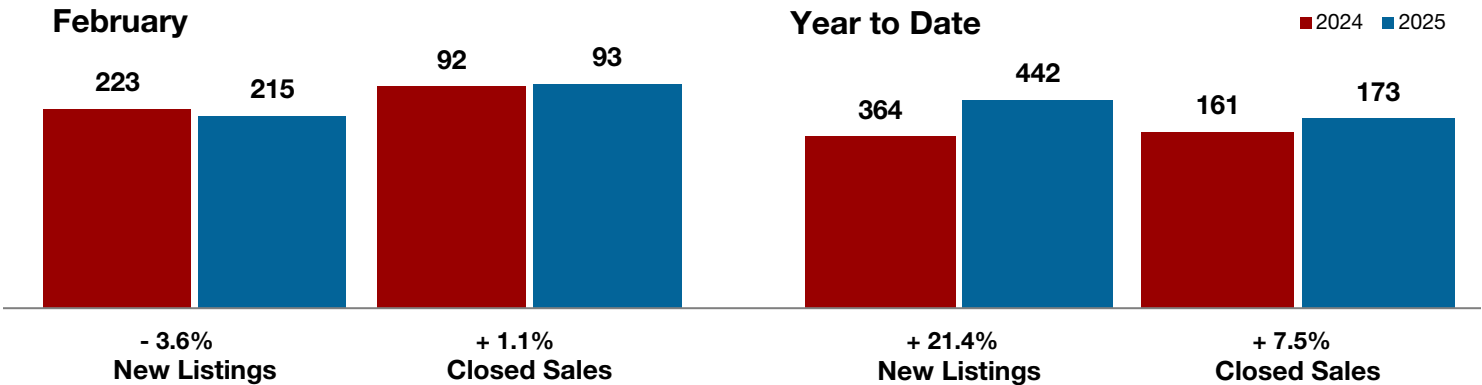
Change in
New Listings

Change in
Closed Sales

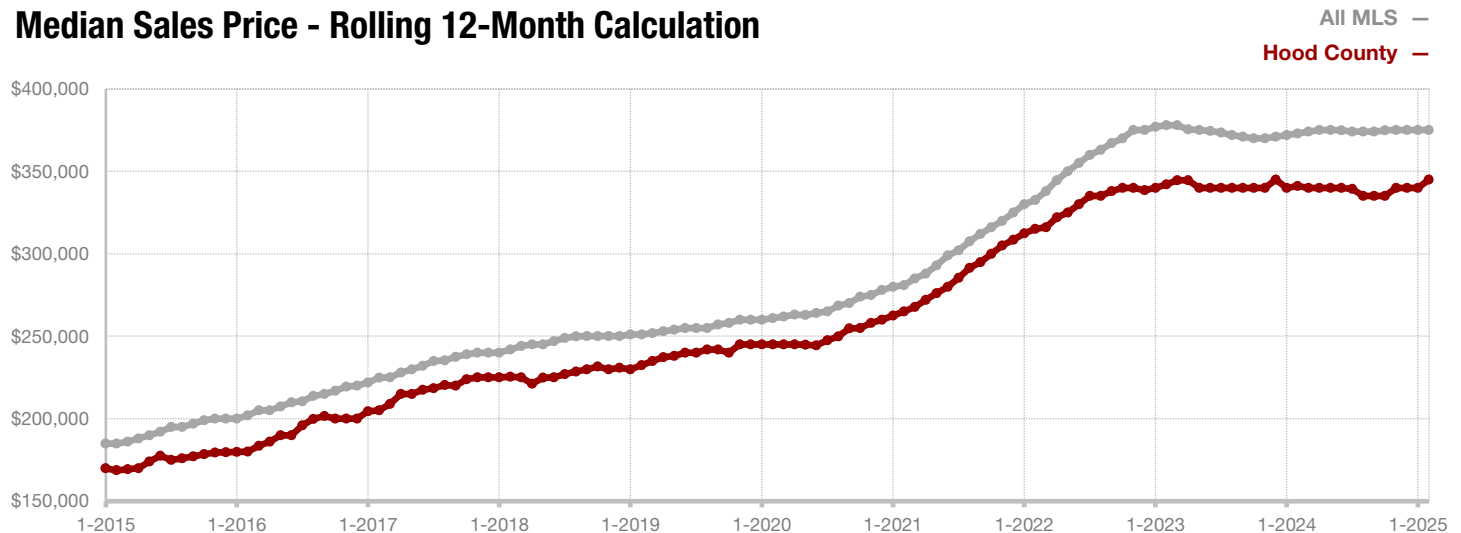
Change in
Median Sales Price

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	223	215	- 3.6%	364	442	+ 21.4%
Pending Sales	122	79	- 35.2%	231	187	- 19.0%
Closed Sales	92	93	+ 1.1%	161	173	+ 7.5%
Average Sales Price*	\$416,493	\$454,389	+ 9.1%	\$395,519	\$442,022	+ 11.8%
Median Sales Price*	\$337,500	\$375,000	+ 11.1%	\$305,000	\$370,000	+ 21.3%
Percent of Original List Price Received*	92.7%	94.1%	+ 1.5%	92.7%	93.2%	+ 0.5%
Days on Market Until Sale	87	87	0.0%	84	88	+ 4.8%
Inventory of Homes for Sale	568	702	+ 23.6%	--	--	--
Months Supply of Inventory	4.9	6.2	+ 26.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 14.3%

+ 28.6%

- 9.0%

Change in
New Listings

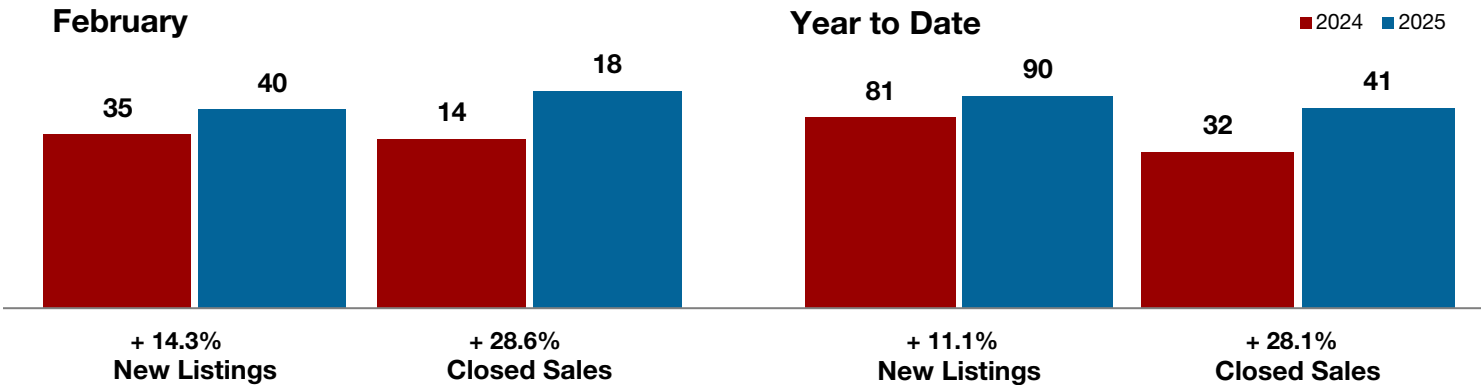
Change in
Closed Sales

Change in
Median Sales Price

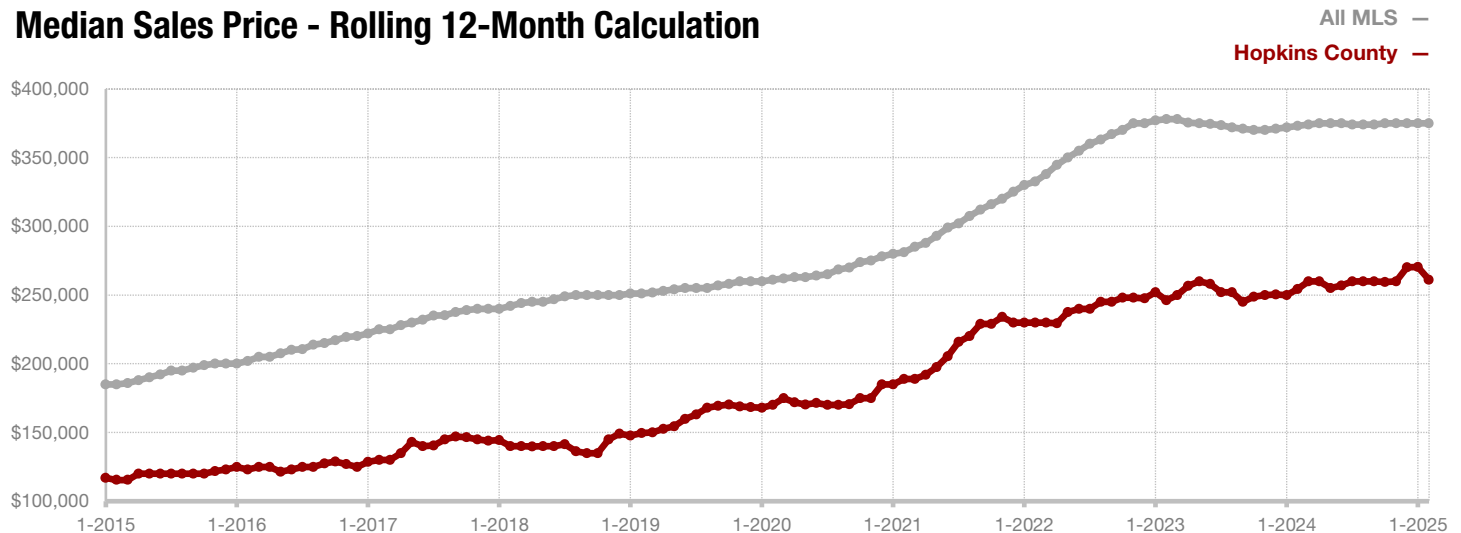
Hopkins County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	35	40	+ 14.3%	81	90	+ 11.1%
Pending Sales	16	22	+ 37.5%	38	41	+ 7.9%
Closed Sales	14	18	+ 28.6%	32	41	+ 28.1%
Average Sales Price*	\$333,314	\$317,642	- 4.7%	\$294,314	\$293,277	- 0.4%
Median Sales Price*	\$279,200	\$254,000	- 9.0%	\$238,000	\$258,000	+ 8.4%
Percent of Original List Price Received*	89.5%	93.3%	+ 4.2%	94.0%	93.8%	- 0.2%
Days on Market Until Sale	144	82	- 43.1%	81	71	- 12.3%
Inventory of Homes for Sale	160	177	+ 10.6%	--	--	--
Months Supply of Inventory	6.1	7.4	+ 21.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



- 13.0%

- 20.6%

0.0%

Change in
New Listings

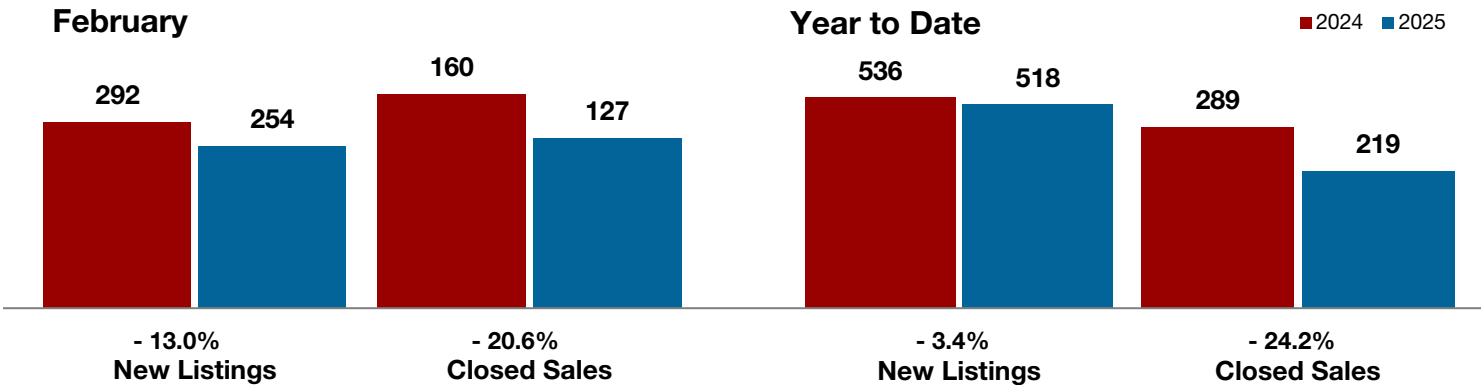
Change in
Closed Sales

Change in
Median Sales Price

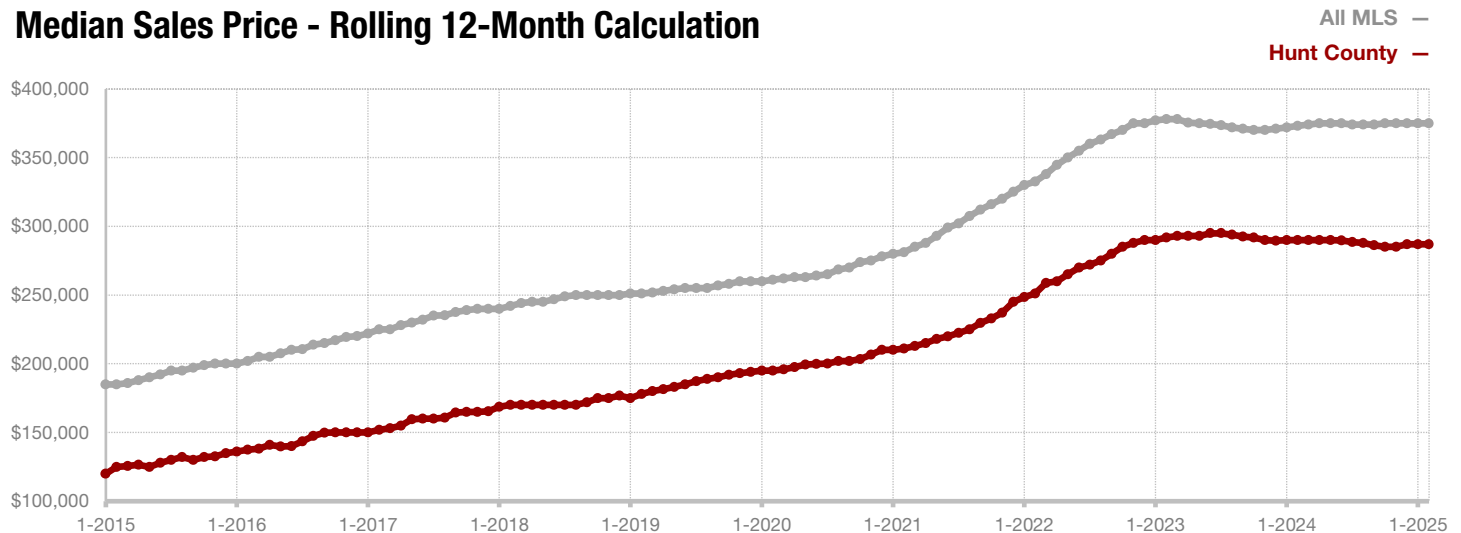
Hunt County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	292	254	- 13.0%	536	518	- 3.4%
Pending Sales	185	117	- 36.8%	344	263	- 23.5%
Closed Sales	160	127	- 20.6%	289	219	- 24.2%
Average Sales Price*	\$347,243	\$318,966	- 8.1%	\$343,522	\$324,840	- 5.4%
Median Sales Price*	\$290,000	\$290,000	0.0%	\$290,000	\$292,556	+ 0.9%
Percent of Original List Price Received*	91.0%	94.4%	+ 3.7%	91.8%	93.3%	+ 1.6%
Days on Market Until Sale	72	85	+ 18.1%	74	79	+ 6.8%
Inventory of Homes for Sale	713	893	+ 25.2%	--	--	--
Months Supply of Inventory	4.3	5.8	+ 34.9%	--	--	--

* 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 2025

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



- 40.0%

+ 250.0%

- 59.4%

Change in
New Listings

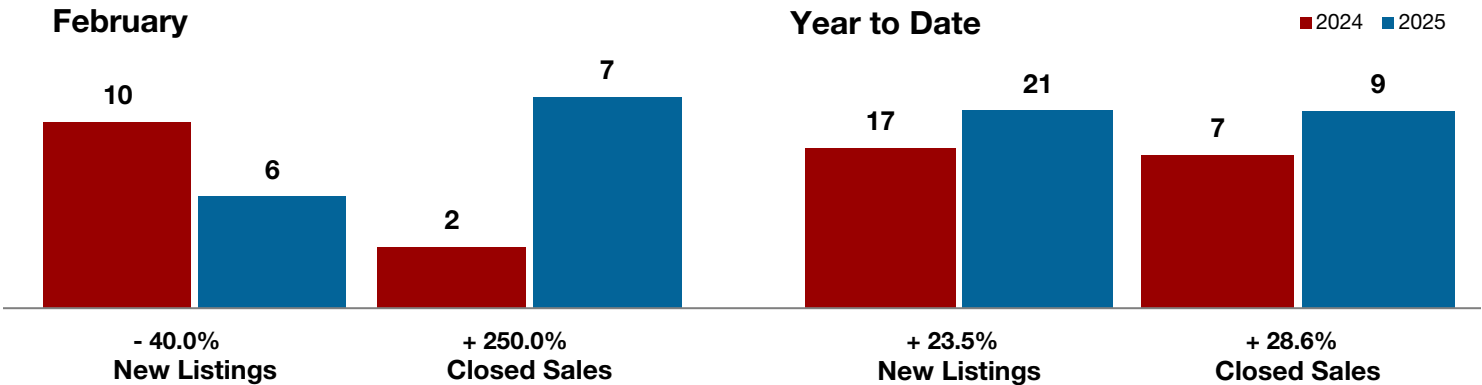
Change in
Closed Sales

Change in
Median Sales Price

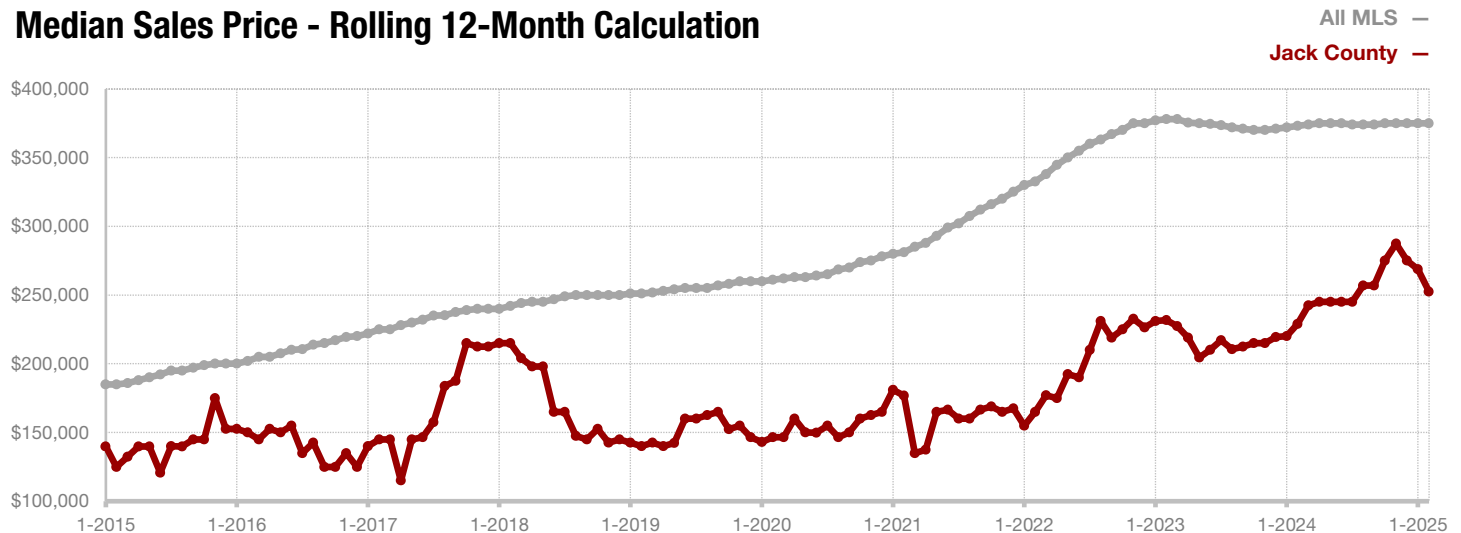
Jack County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	10	6	- 40.0%	17	21	+ 23.5%
Pending Sales	2	5	+ 150.0%	5	11	+ 120.0%
Closed Sales	2	7	+ 250.0%	7	9	+ 28.6%
Average Sales Price*	\$418,500	\$305,643	- 27.0%	\$1,253,429	\$278,063	- 77.8%
Median Sales Price*	\$418,500	\$170,000	- 59.4%	\$315,000	\$167,500	- 46.8%
Percent of Original List Price Received*	97.1%	95.7%	- 1.4%	84.4%	94.4%	+ 11.8%
Days on Market Until Sale	78	103	+ 32.1%	123	91	- 26.0%
Inventory of Homes for Sale	43	51	+ 18.6%	--	--	--
Months Supply of Inventory	10.3	10.9	+ 5.8%	--	--	--

* 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 2025

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



+ 1.4%

Change in
New Listings

+ 1.7%

Change in
Closed Sales

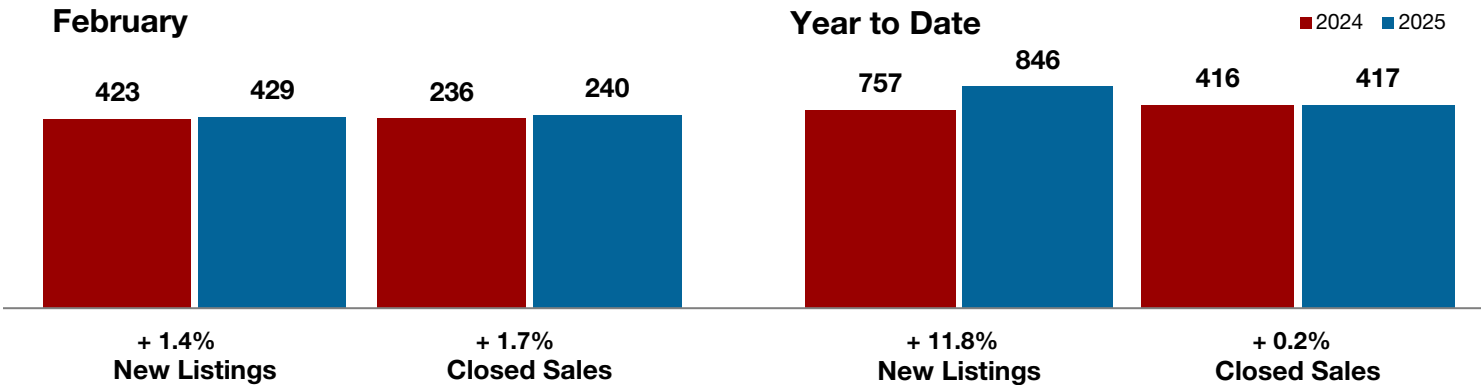
+ 1.3%

Change in
Median Sales Price

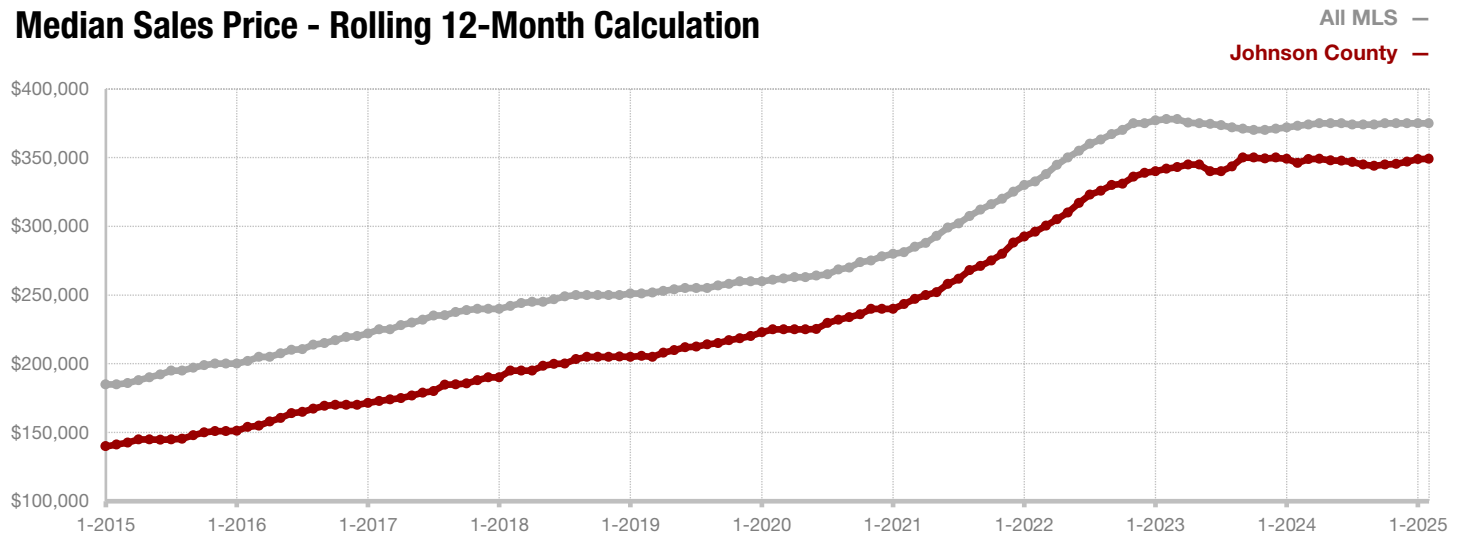
Johnson County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	423	429	+ 1.4%	757	846	+ 11.8%
Pending Sales	251	294	+ 17.1%	484	567	+ 17.1%
Closed Sales	236	240	+ 1.7%	416	417	+ 0.2%
Average Sales Price*	\$366,726	\$382,543	+ 4.3%	\$368,977	\$385,958	+ 4.6%
Median Sales Price*	\$343,000	\$347,450	+ 1.3%	\$340,000	\$349,995	+ 2.9%
Percent of Original List Price Received*	94.8%	93.5%	- 1.4%	95.0%	93.5%	- 1.6%
Days on Market Until Sale	81	102	+ 25.9%	73	95	+ 30.1%
Inventory of Homes for Sale	1,064	1,228	+ 15.4%	--	--	--
Months Supply of Inventory	4.3	4.6	+ 7.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 81.3%

+ 50.0%

- 4.0%

Change in
New Listings

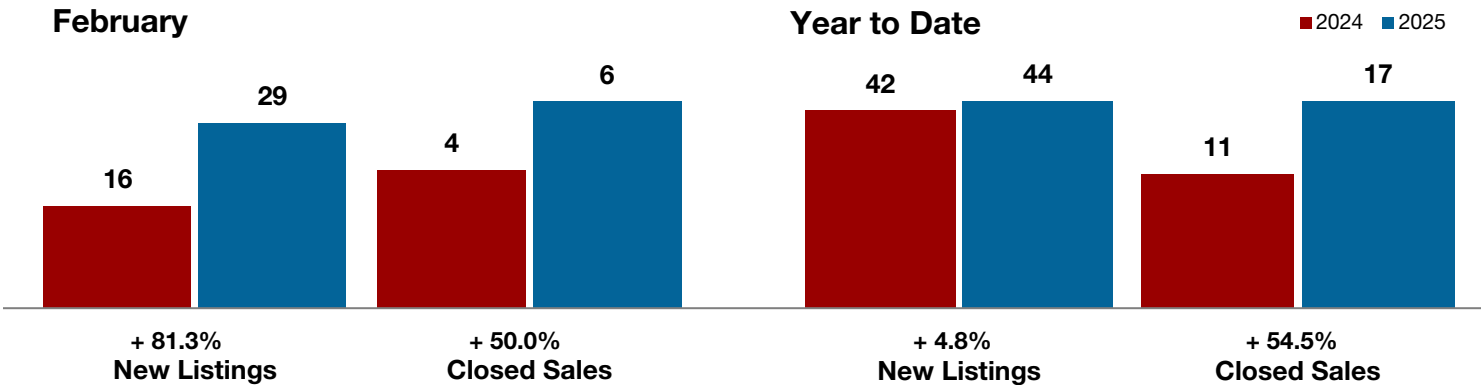
Change in
Closed Sales

Change in
Median Sales Price

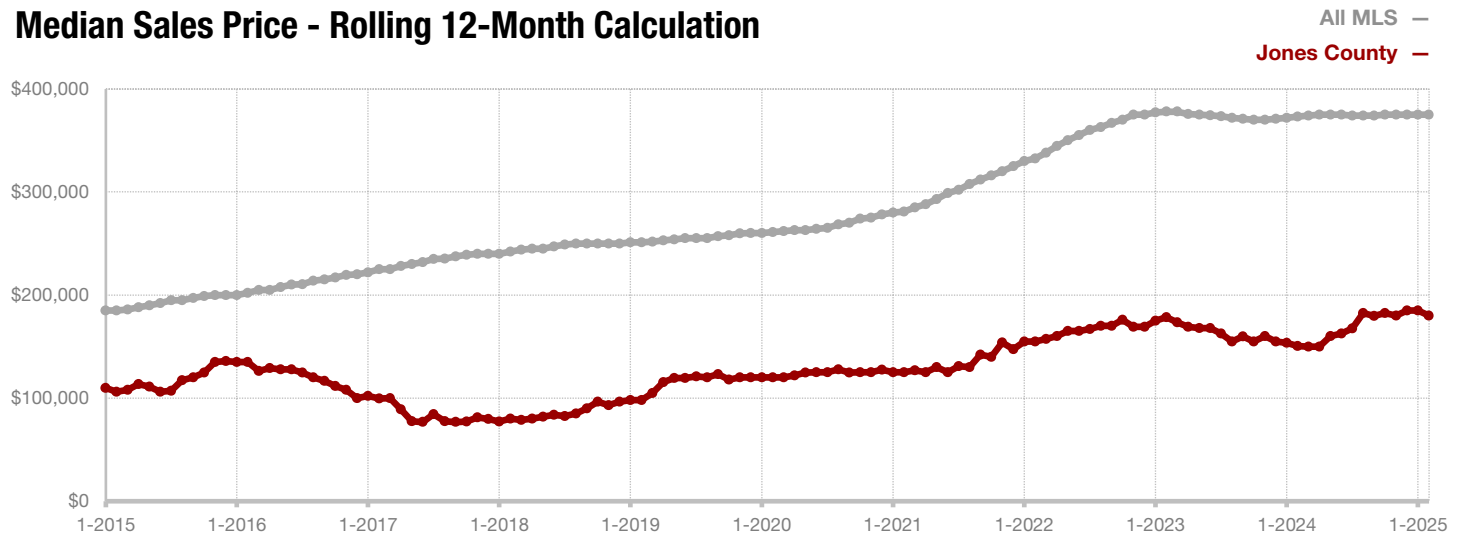
Jones County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	16	29	+ 81.3%	42	44	+ 4.8%
Pending Sales	9	15	+ 66.7%	21	23	+ 9.5%
Closed Sales	4	6	+ 50.0%	11	17	+ 54.5%
Average Sales Price*	\$134,250	\$121,117	- 9.8%	\$212,300	\$223,156	+ 5.1%
Median Sales Price*	\$126,000	\$121,000	- 4.0%	\$149,900	\$177,700	+ 18.5%
Percent of Original List Price Received*	85.4%	94.1%	+ 10.2%	89.4%	91.2%	+ 2.0%
Days on Market Until Sale	115	48	- 58.3%	72	95	+ 31.9%
Inventory of Homes for Sale	72	73	+ 1.4%	--	--	--
Months Supply of Inventory	6.0	6.7	+ 11.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



- 4.0%

Change in
New Listings

- 0.8%

Change in
Closed Sales

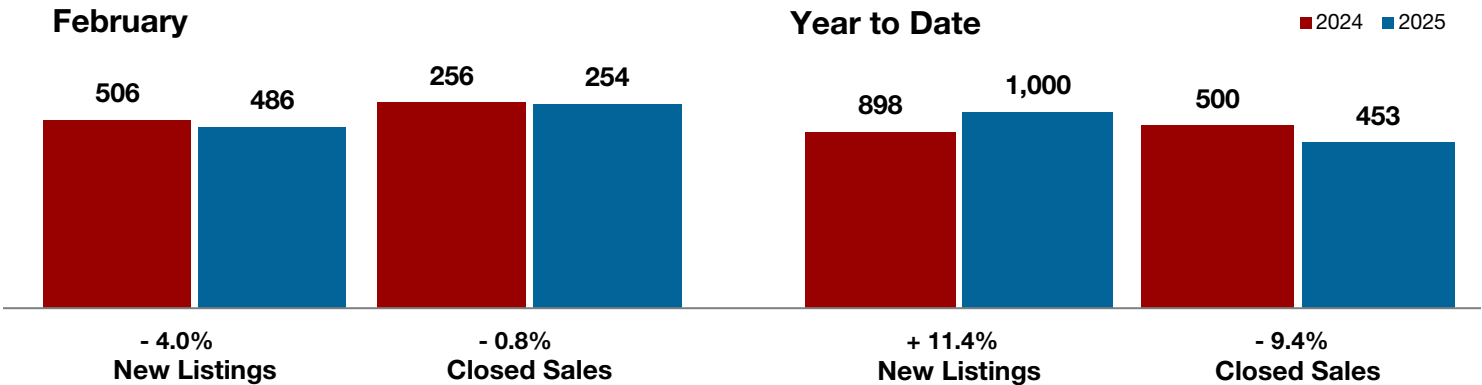
+ 3.8%

Change in
Median Sales Price

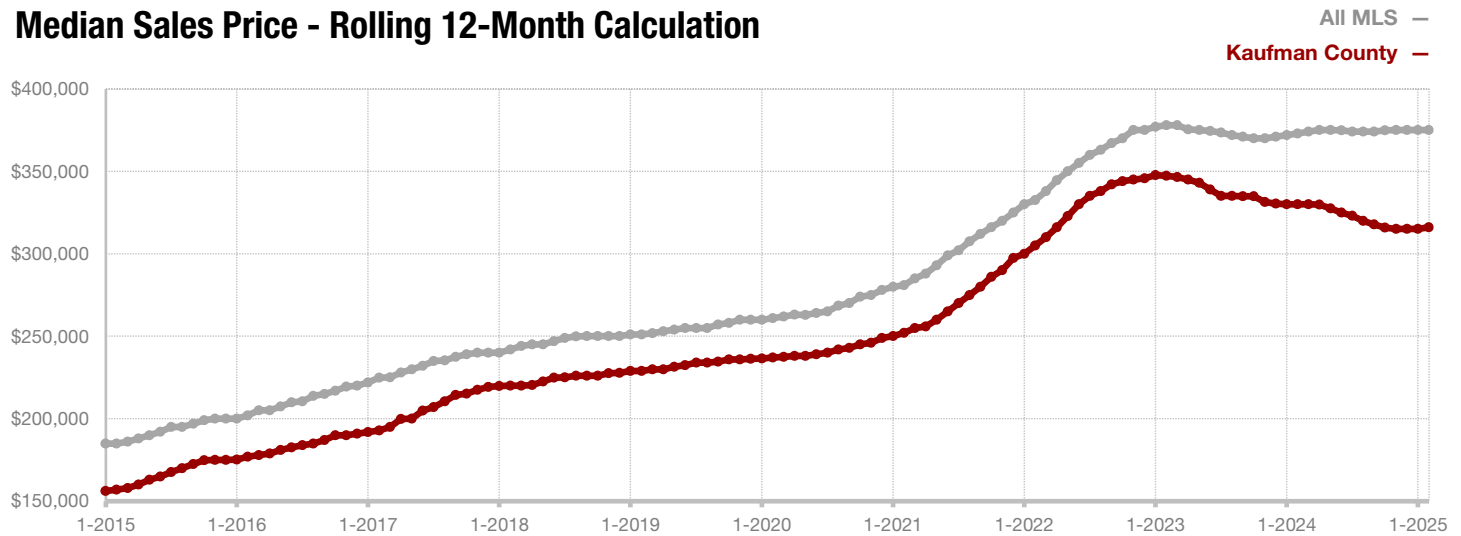
Kaufman County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	506	486	- 4.0%	898	1,000	+ 11.4%
Pending Sales	308	299	- 2.9%	608	585	- 3.8%
Closed Sales	256	254	- 0.8%	500	453	- 9.4%
Average Sales Price*	\$350,542	\$366,289	+ 4.5%	\$343,912	\$359,906	+ 4.7%
Median Sales Price*	\$314,450	\$326,495	+ 3.8%	\$315,500	\$323,000	+ 2.4%
Percent of Original List Price Received*	93.2%	93.8%	+ 0.6%	92.6%	93.7%	+ 1.2%
Days on Market Until Sale	74	85	+ 14.9%	75	85	+ 13.3%
Inventory of Homes for Sale	1,287	1,504	+ 16.9%	--	--	--
Months Supply of Inventory	4.5	4.7	+ 4.4%	--	--	--

* 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 2025

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



- 1.8%

- 48.6%

- 22.7%

Change in
New Listings

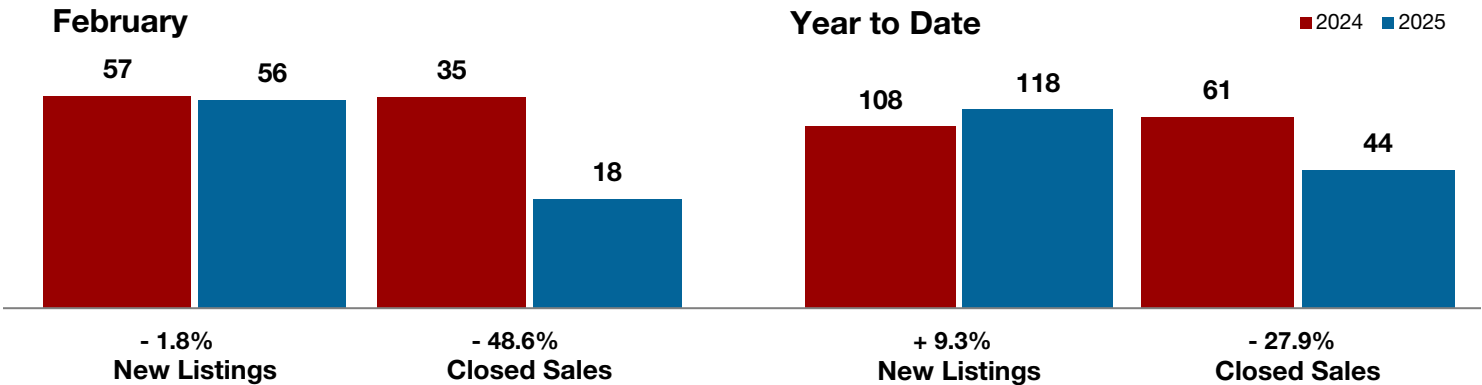
Change in
Closed Sales

Change in
Median Sales Price

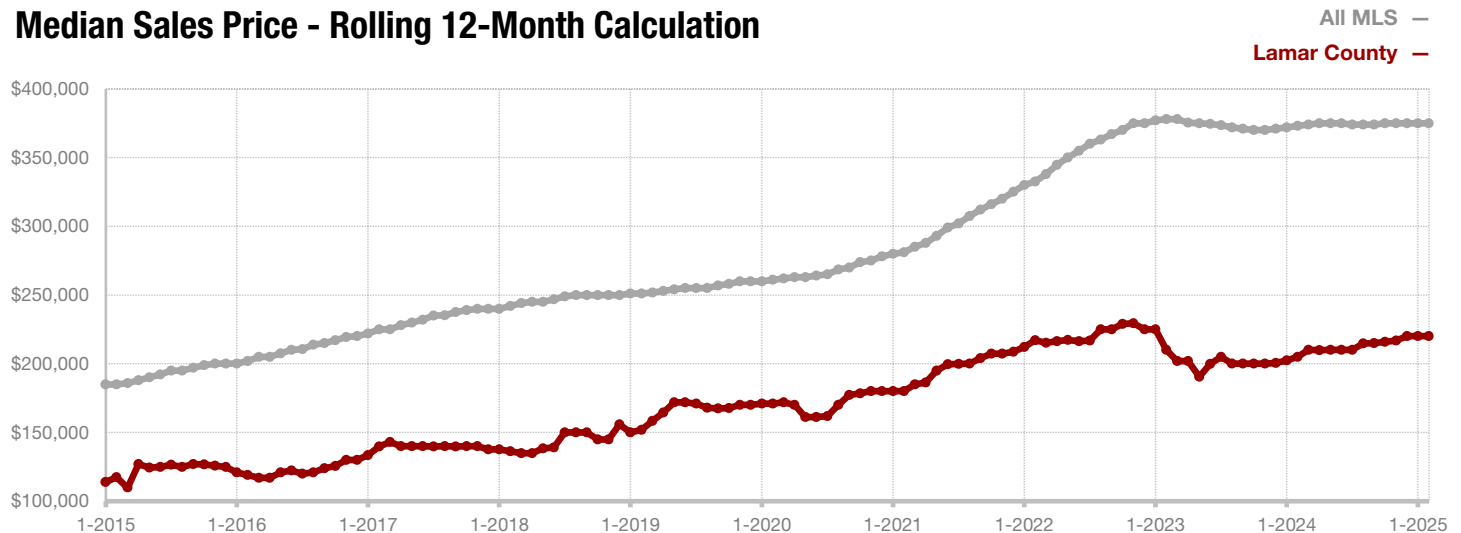
Lamar County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	57	56	- 1.8%	108	118	+ 9.3%
Pending Sales	35	40	+ 14.3%	77	58	- 24.7%
Closed Sales	35	18	- 48.6%	61	44	- 27.9%
Average Sales Price*	\$228,801	\$187,800	- 17.9%	\$219,283	\$239,004	+ 9.0%
Median Sales Price*	\$210,000	\$162,250	- 22.7%	\$202,000	\$188,500	- 6.7%
Percent of Original List Price Received*	92.0%	88.7%	- 3.6%	90.2%	89.6%	- 0.7%
Days on Market Until Sale	59	69	+ 16.9%	62	76	+ 22.6%
Inventory of Homes for Sale	206	240	+ 16.5%	--	--	--
Months Supply of Inventory	6.9	6.8	- 1.4%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 14.3%

- 33.3%

+ 343.2%

Change in
New Listings

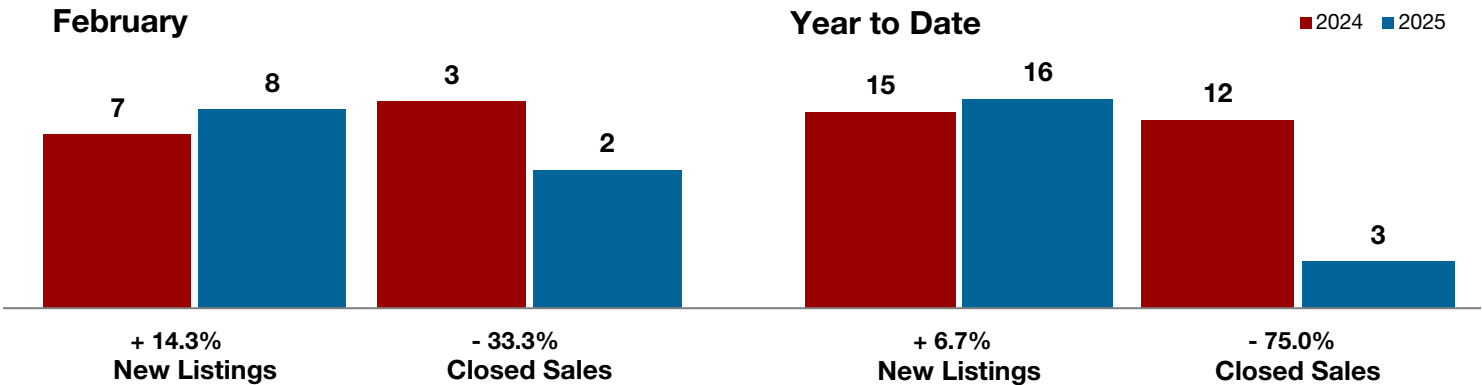
Change in
Closed Sales

Change in
Median Sales Price

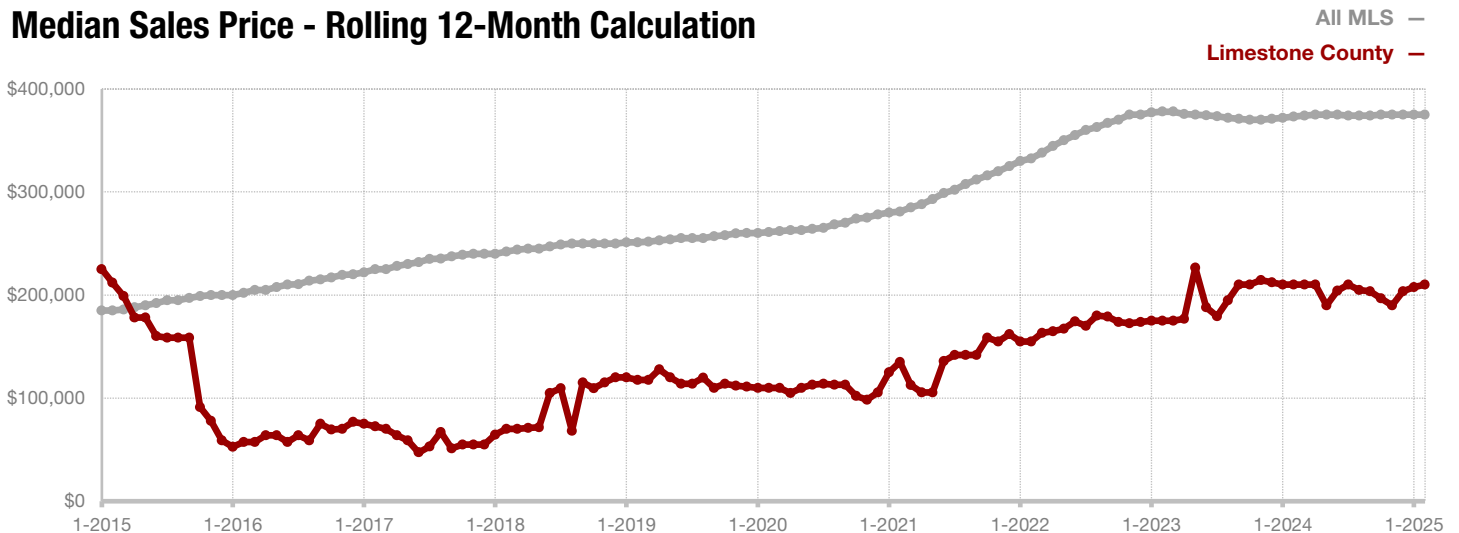
Limestone County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	7	8	+ 14.3%	15	16	+ 6.7%
Pending Sales	7	1	- 85.7%	8	4	- 50.0%
Closed Sales	3	2	- 33.3%	12	3	- 75.0%
Average Sales Price*	\$200,833	\$1,019,465	+ 407.6%	\$173,000	\$771,310	+ 345.8%
Median Sales Price*	\$230,000	\$1,019,465	+ 343.2%	\$138,000	\$339,000	+ 145.7%
Percent of Original List Price Received*	91.5%	80.4%	- 12.1%	92.7%	84.6%	- 8.7%
Days on Market Until Sale	160	453	+ 183.1%	78	373	+ 378.2%
Inventory of Homes for Sale	48	47	- 2.1%	--	--	--
Months Supply of Inventory	6.6	9.6	+ 45.5%	--	--	--

* 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 2025

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



- 15.4%

- 47.6%

+ 20.0%

Change in
New Listings

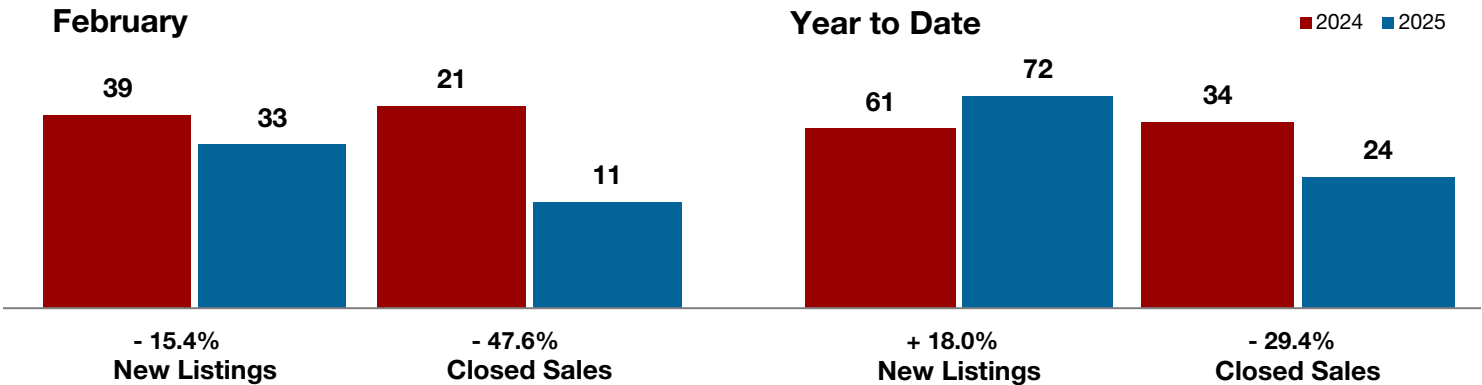
Change in
Closed Sales

Change in
Median Sales Price

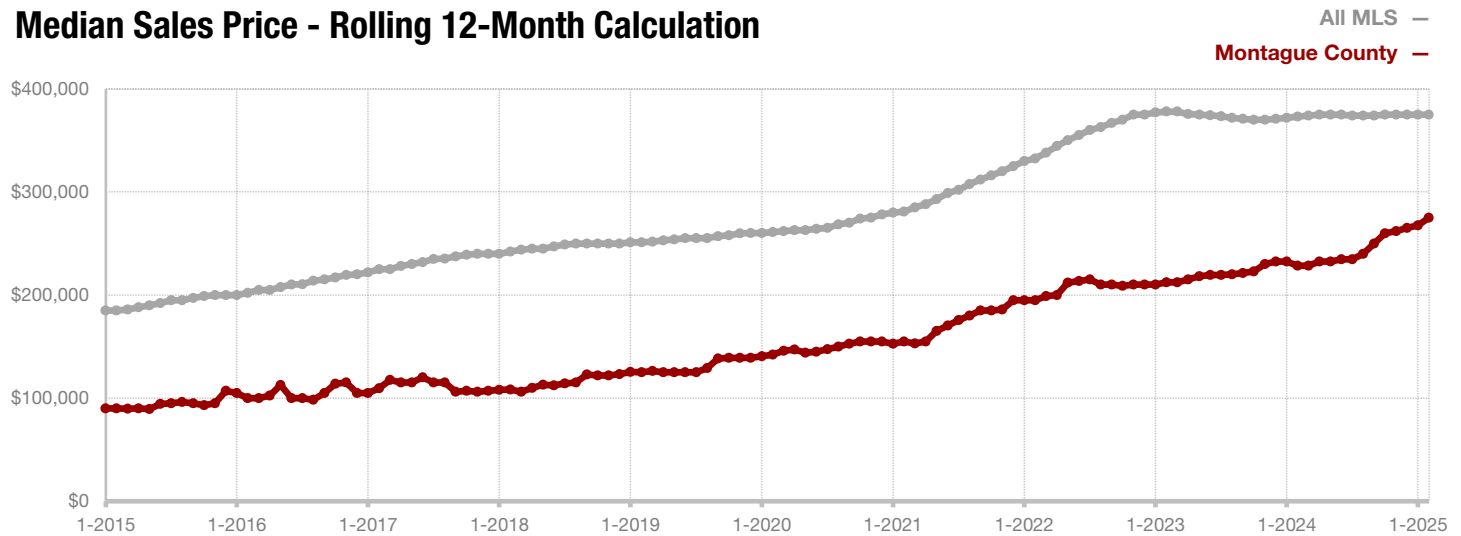
Montague County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	39	33	- 15.4%	61	72	+ 18.0%
Pending Sales	15	14	- 6.7%	36	24	- 33.3%
Closed Sales	21	11	- 47.6%	34	24	- 29.4%
Average Sales Price*	\$224,805	\$265,970	+ 18.3%	\$341,056	\$398,267	+ 16.8%
Median Sales Price*	\$200,000	\$240,000	+ 20.0%	\$232,500	\$290,000	+ 24.7%
Percent of Original List Price Received*	88.8%	97.6%	+ 9.9%	90.1%	96.6%	+ 7.2%
Days on Market Until Sale	83	87	+ 4.8%	90	86	- 4.4%
Inventory of Homes for Sale	141	152	+ 7.8%	--	--	--
Months Supply of Inventory	7.0	8.1	+ 15.7%	--	--	--

* 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 2025

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



+ 8.3%

- 24.4%

- 9.7%

Change in
New Listings

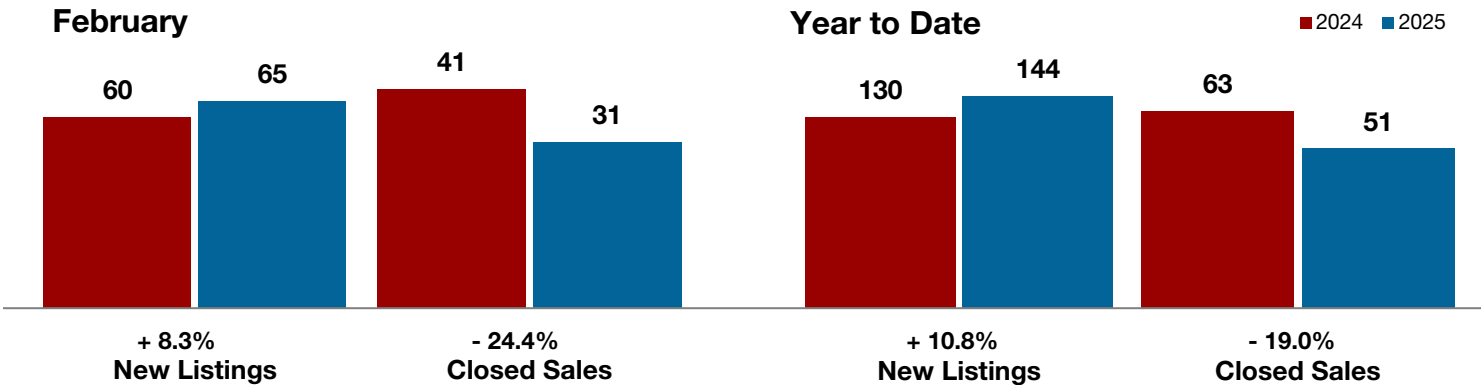
Change in
Closed Sales

Change in
Median Sales Price

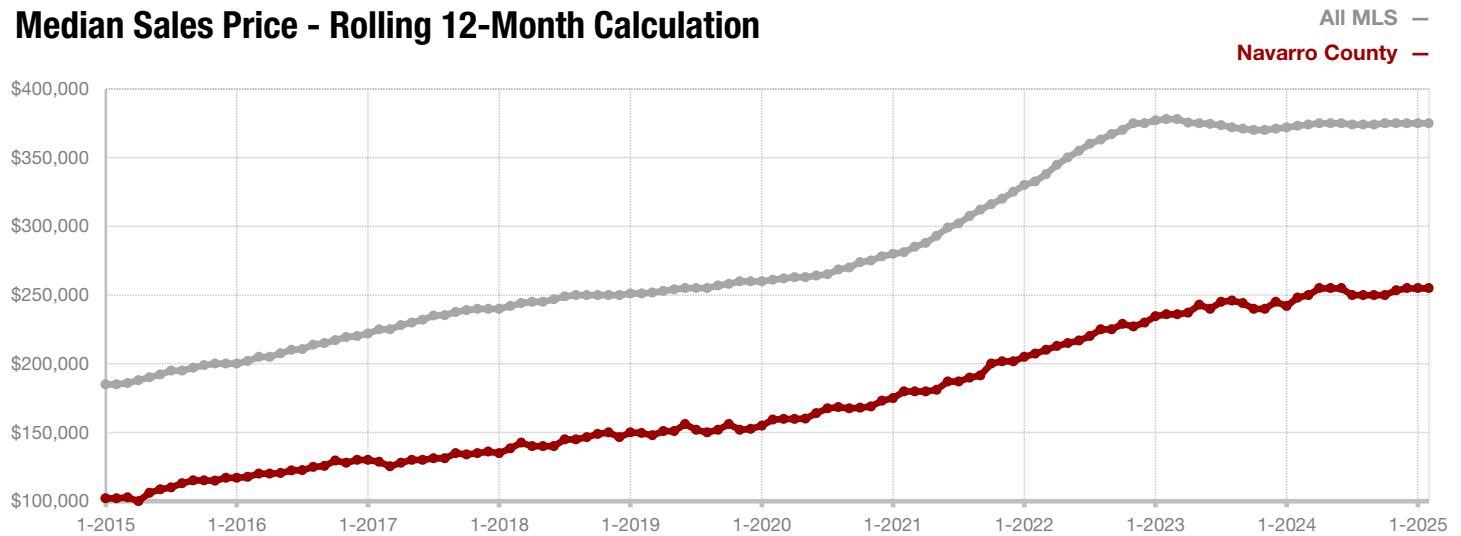
Navarro County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	60	65	+ 8.3%	130	144	+ 10.8%
Pending Sales	31	23	- 25.8%	79	62	- 21.5%
Closed Sales	41	31	- 24.4%	63	51	- 19.0%
Average Sales Price*	\$301,122	\$265,767	- 11.7%	\$333,332	\$279,057	- 16.3%
Median Sales Price*	\$255,000	\$230,250	- 9.7%	\$253,000	\$232,000	- 8.3%
Percent of Original List Price Received*	92.3%	91.9%	- 0.4%	94.3%	92.7%	- 1.7%
Days on Market Until Sale	78	94	+ 20.5%	65	82	+ 26.2%
Inventory of Homes for Sale	209	274	+ 31.1%	--	--	--
Months Supply of Inventory	5.2	7.2	+ 38.5%	--	--	--

* 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 2025

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



- 66.7%

+ 50.0%

- 62.0%

Change in
New Listings

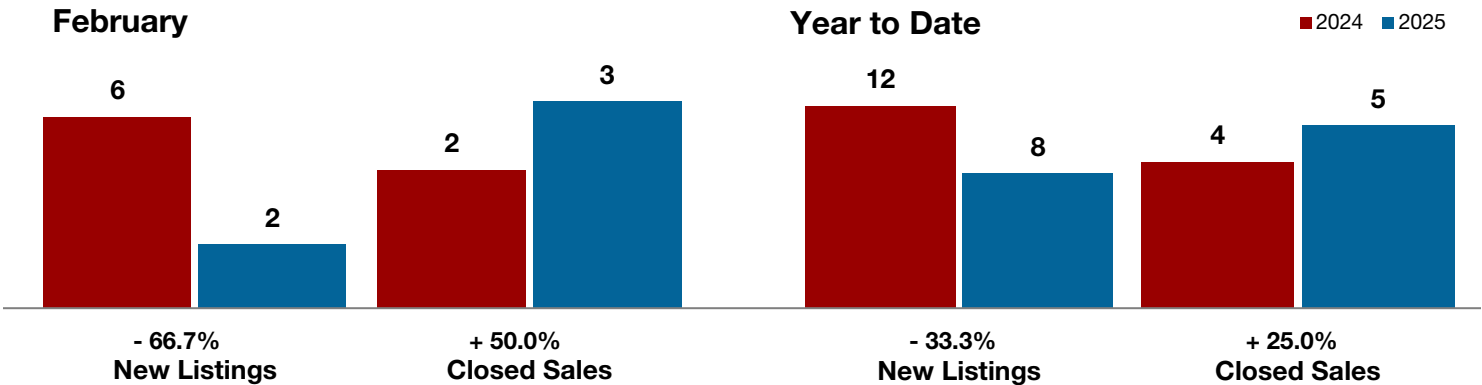
Change in
Closed Sales

Change in
Median Sales Price

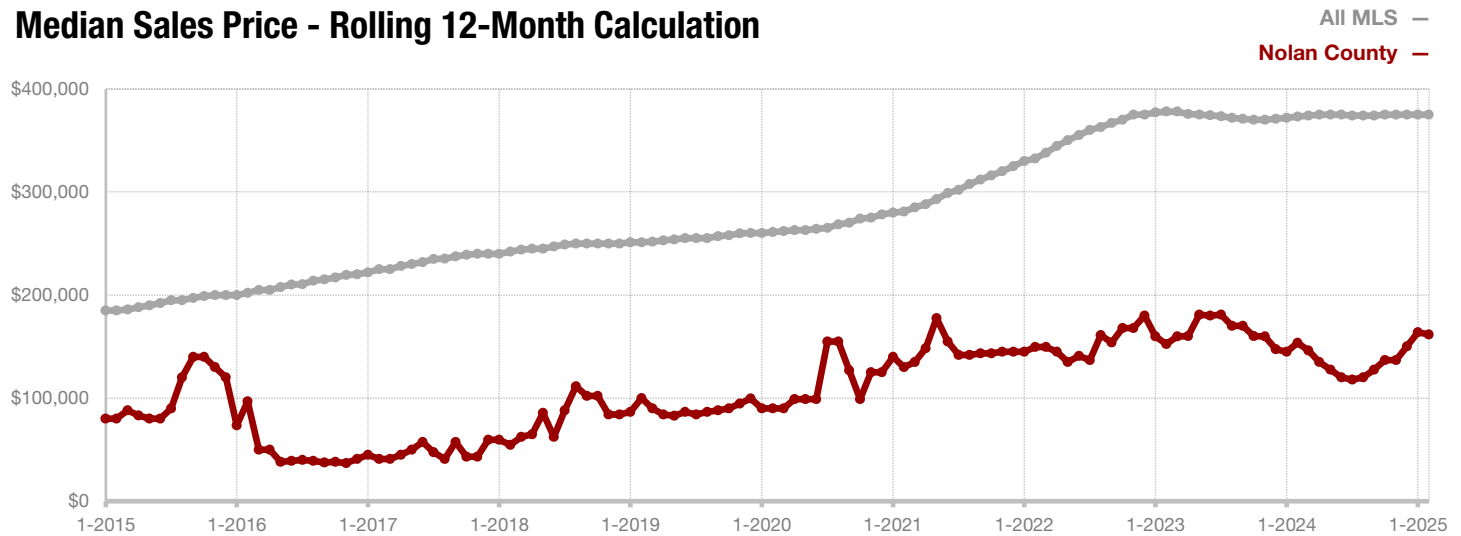
Nolan County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	6	2	- 66.7%	12	8	- 33.3%
Pending Sales	6	1	- 83.3%	9	4	- 55.6%
Closed Sales	2	3	+ 50.0%	4	5	+ 25.0%
Average Sales Price*	\$228,130	\$122,875	- 46.1%	\$168,315	\$126,055	- 25.1%
Median Sales Price*	\$228,130	\$86,625	- 62.0%	\$117,500	\$86,625	- 26.3%
Percent of Original List Price Received*	93.2%	76.0%	- 18.5%	85.6%	72.8%	- 15.0%
Days on Market Until Sale	138	68	- 50.7%	133	89	- 33.1%
Inventory of Homes for Sale	23	27	+ 17.4%	--	--	--
Months Supply of Inventory	8.8	8.8	0.0%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



- 9.1%

Change in
New Listings

- 47.2%

Change in
Closed Sales

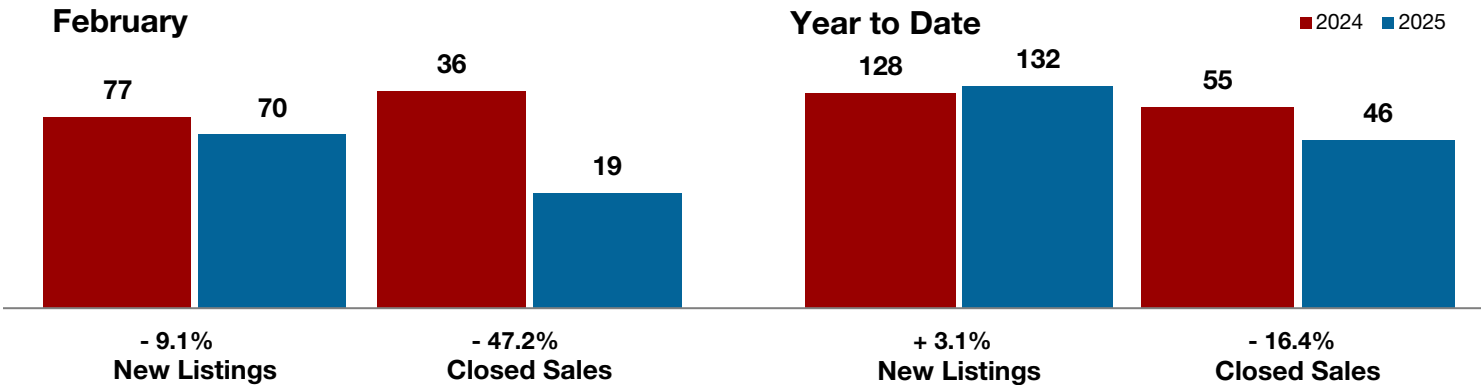
+ 22.5%

Change in
Median Sales Price

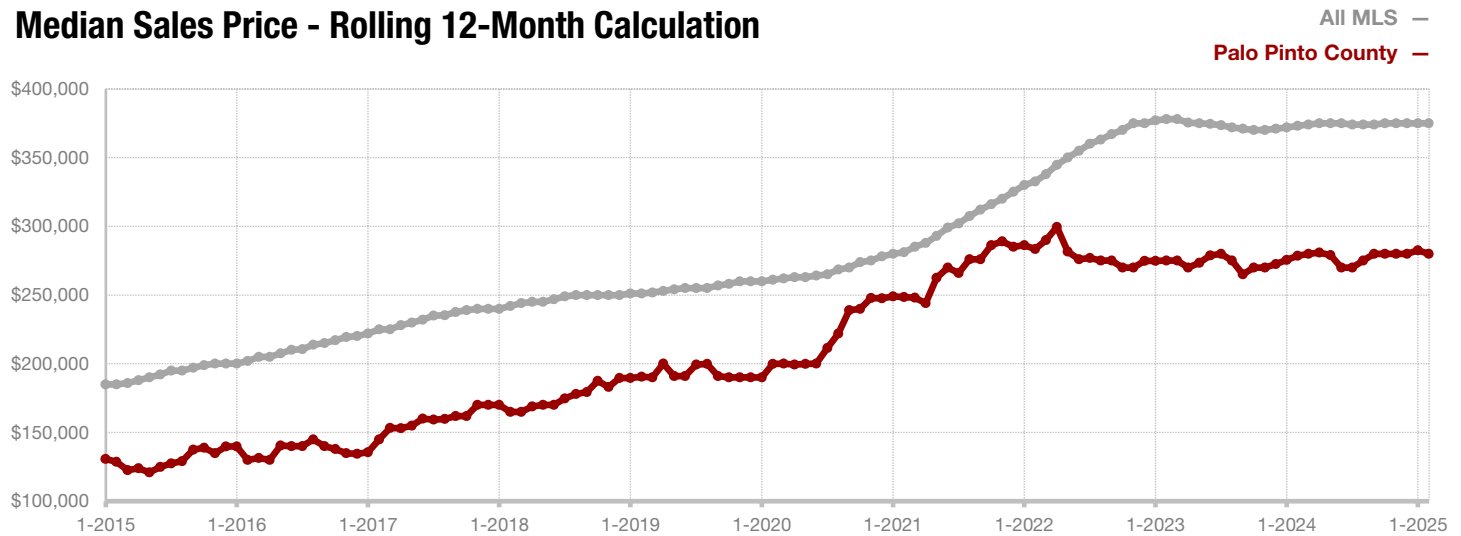
Palo Pinto County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	77	70	- 9.1%	128	132	+ 3.1%
Pending Sales	34	10	- 70.6%	67	32	- 52.2%
Closed Sales	36	19	- 47.2%	55	46	- 16.4%
Average Sales Price*	\$486,016	\$477,764	- 1.7%	\$471,196	\$435,116	- 7.7%
Median Sales Price*	\$306,000	\$375,000	+ 22.5%	\$317,000	\$324,500	+ 2.4%
Percent of Original List Price Received*	88.2%	93.0%	+ 5.4%	89.1%	92.2%	+ 3.5%
Days on Market Until Sale	91	87	- 4.4%	87	87	0.0%
Inventory of Homes for Sale	270	286	+ 5.9%	--	--	--
Months Supply of Inventory	7.2	8.6	+ 19.4%	--	--	--

* 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 2025

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



- 5.8%

Change in
New Listings

- 8.6%

Change in
Closed Sales

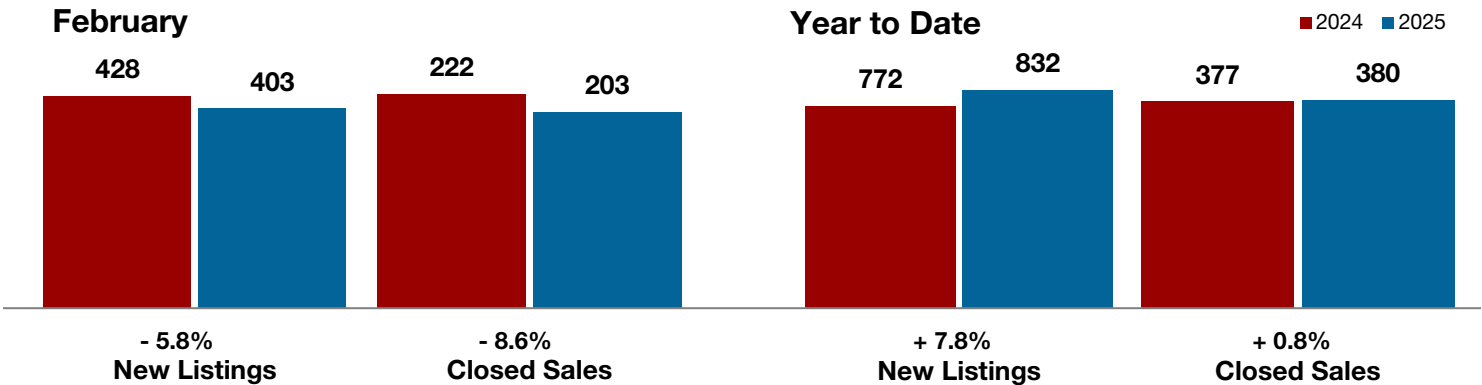
- 7.0%

Change in
Median Sales Price

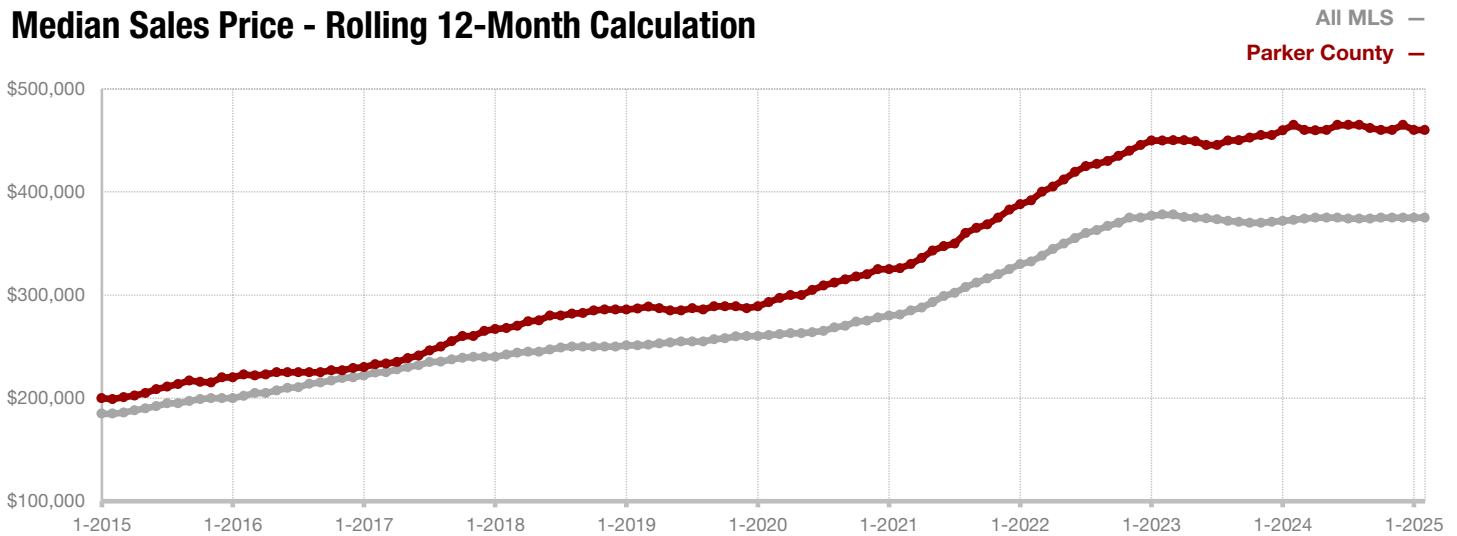
Parker County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	428	403	- 5.8%	772	832	+ 7.8%
Pending Sales	269	183	- 32.0%	490	414	- 15.5%
Closed Sales	222	203	- 8.6%	377	380	+ 0.8%
Average Sales Price*	\$510,654	\$522,086	+ 2.2%	\$508,203	\$496,862	- 2.2%
Median Sales Price*	\$484,000	\$450,000	- 7.0%	\$475,000	\$432,000	- 9.1%
Percent of Original List Price Received*	95.5%	94.5%	- 1.0%	94.6%	94.5%	- 0.1%
Days on Market Until Sale	103	102	- 1.0%	99	95	- 4.0%
Inventory of Homes for Sale	1,195	1,337	+ 11.9%	--	--	--
Months Supply of Inventory	4.9	5.5	+ 12.2%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



- 7.1%

- 23.1%

+ 6.1%

Change in
New Listings

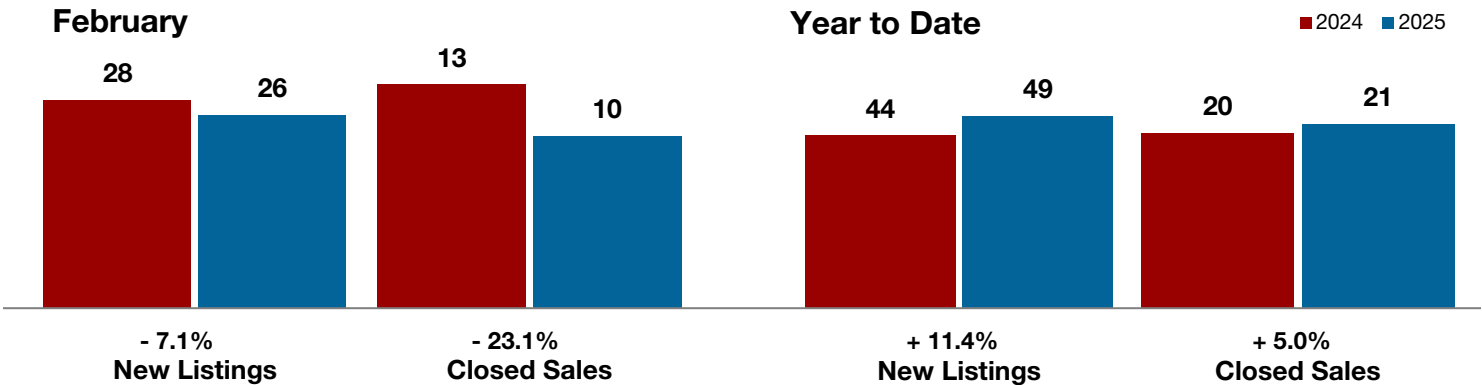
Change in
Closed Sales

Change in
Median Sales Price

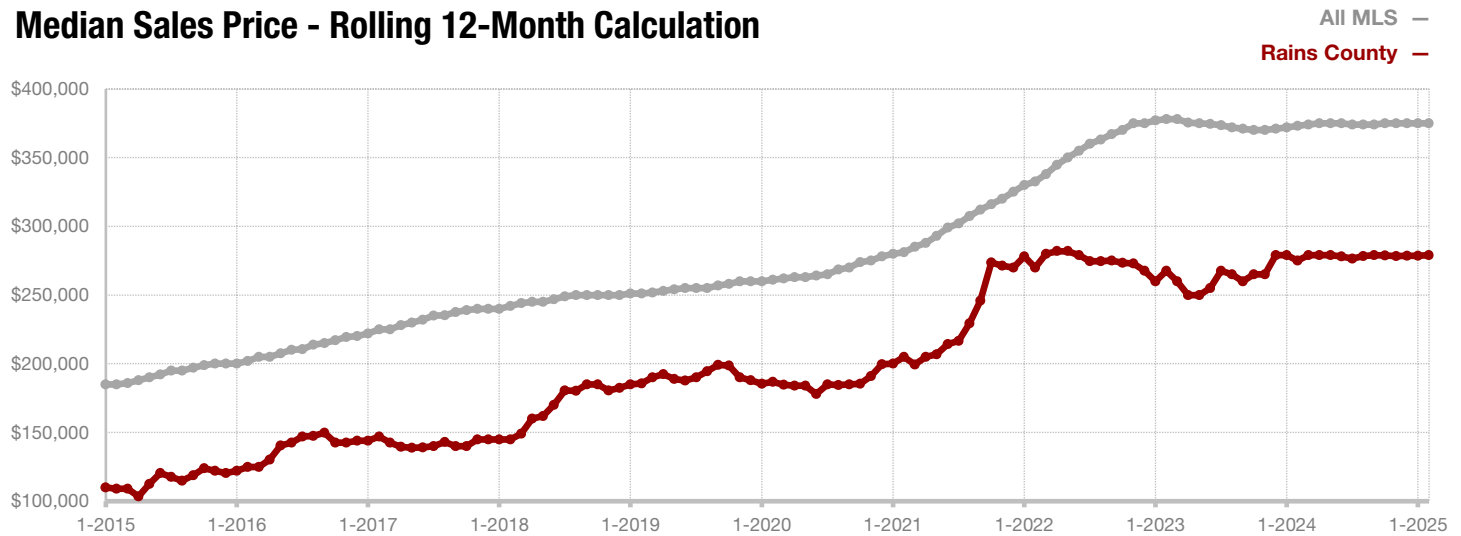
Rains County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	28	26	- 7.1%	44	49	+ 11.4%
Pending Sales	9	13	+ 44.4%	21	24	+ 14.3%
Closed Sales	13	10	- 23.1%	20	21	+ 5.0%
Average Sales Price*	\$283,142	\$286,300	+ 1.1%	\$278,180	\$275,833	- 0.8%
Median Sales Price*	\$245,000	\$260,000	+ 6.1%	\$254,950	\$235,000	- 7.8%
Percent of Original List Price Received*	89.3%	96.2%	+ 7.7%	88.3%	92.5%	+ 4.8%
Days on Market Until Sale	121	138	+ 14.0%	143	97	- 32.2%
Inventory of Homes for Sale	113	109	- 3.5%	--	--	--
Months Supply of Inventory	10.5	9.4	- 10.5%	--	--	--

* 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 2025

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



+ 29.7%

- 28.6%

+ 4.1%

Change in
New Listings

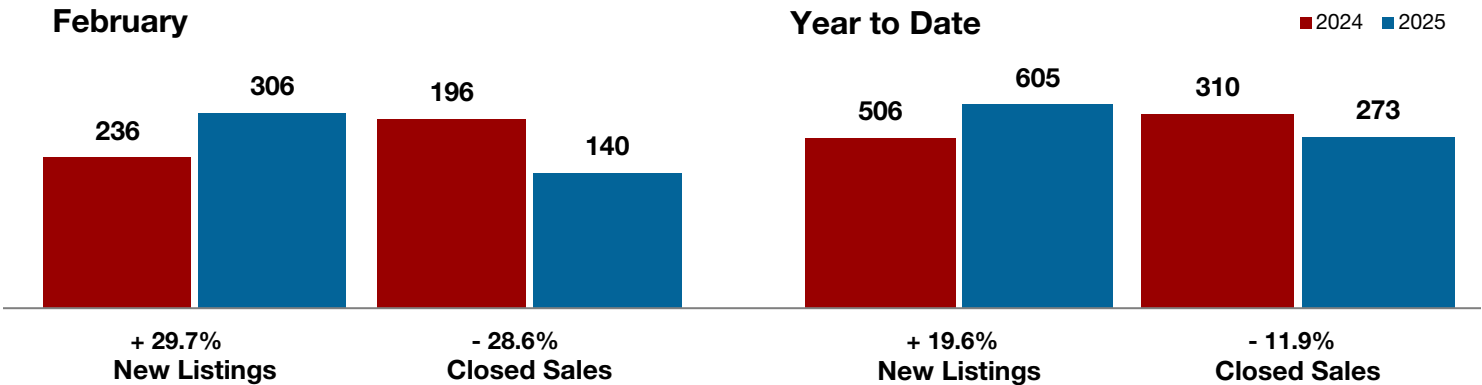
Change in
Closed Sales

Change in
Median Sales Price

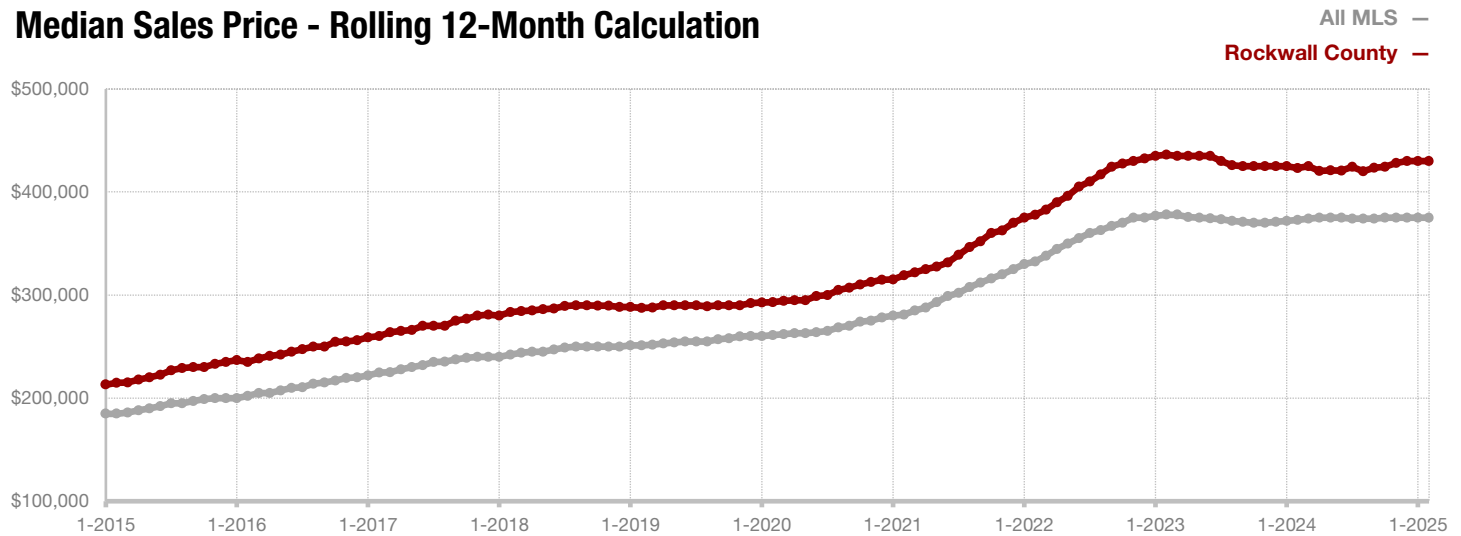
Rockwall County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	236	306	+ 29.7%	506	605	+ 19.6%
Pending Sales	181	163	- 9.9%	379	330	- 12.9%
Closed Sales	196	140	- 28.6%	310	273	- 11.9%
Average Sales Price*	\$496,490	\$559,539	+ 12.7%	\$491,997	\$547,721	+ 11.3%
Median Sales Price*	\$410,000	\$427,000	+ 4.1%	\$405,000	\$415,000	+ 2.5%
Percent of Original List Price Received*	93.4%	92.7%	- 0.7%	93.5%	92.8%	- 0.7%
Days on Market Until Sale	87	91	+ 4.6%	78	88	+ 12.8%
Inventory of Homes for Sale	655	978	+ 49.3%	--	--	--
Months Supply of Inventory	3.4	5.2	+ 52.9%	--	--	--

* 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 2025

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



Shackelford County

0.0%

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Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

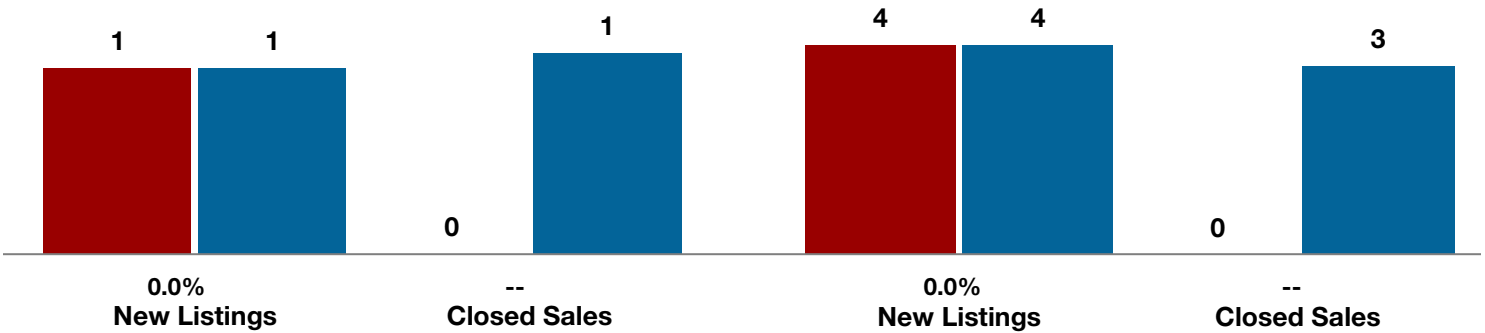
	2024	2025	+ / -	2024	2025	+ / -
New Listings	1	1	0.0%	4	4	0.0%
Pending Sales	0	1	--	0	2	--
Closed Sales	0	1	--	0	3	--
Average Sales Price*	--	\$30,000	--	--	\$168,000	--
Median Sales Price*	--	\$30,000	--	--	\$30,000	--
Percent of Original List Price Received*	--	61.3%	--	--	73.1%	--
Days on Market Until Sale	--	142	--	--	116	--
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	3.5	9.4	+ 168.6%	--	--	--

* 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.

February

Year to Date

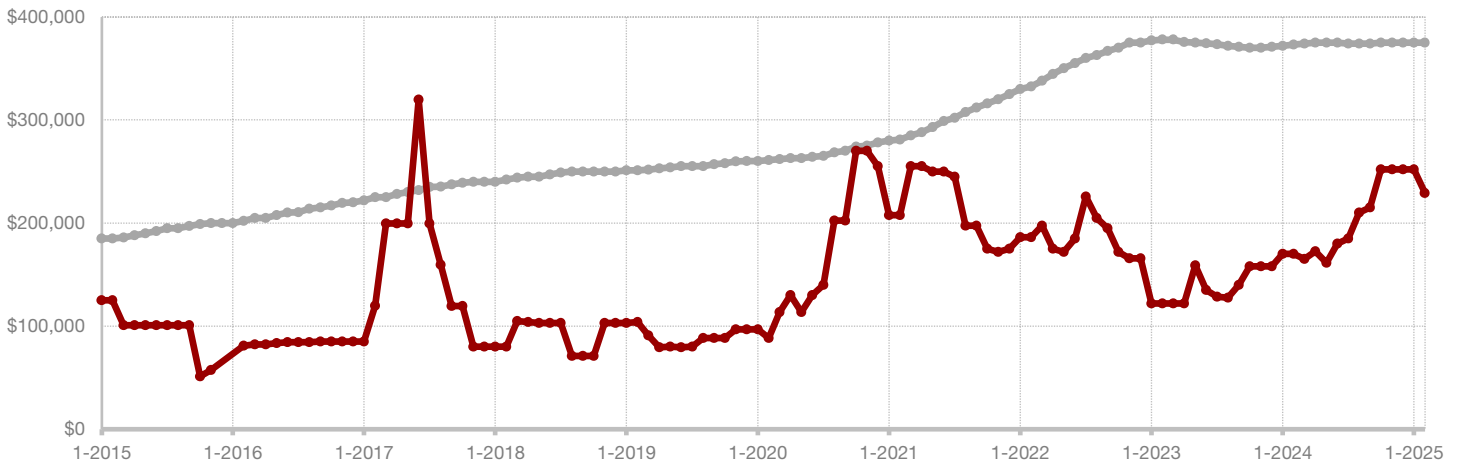
■ 2024 ■ 2025



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Shackelford County —



Local Market Update – February 2025

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



+ 17.9%

Change in
New Listings

- 5.7%

Change in
Closed Sales

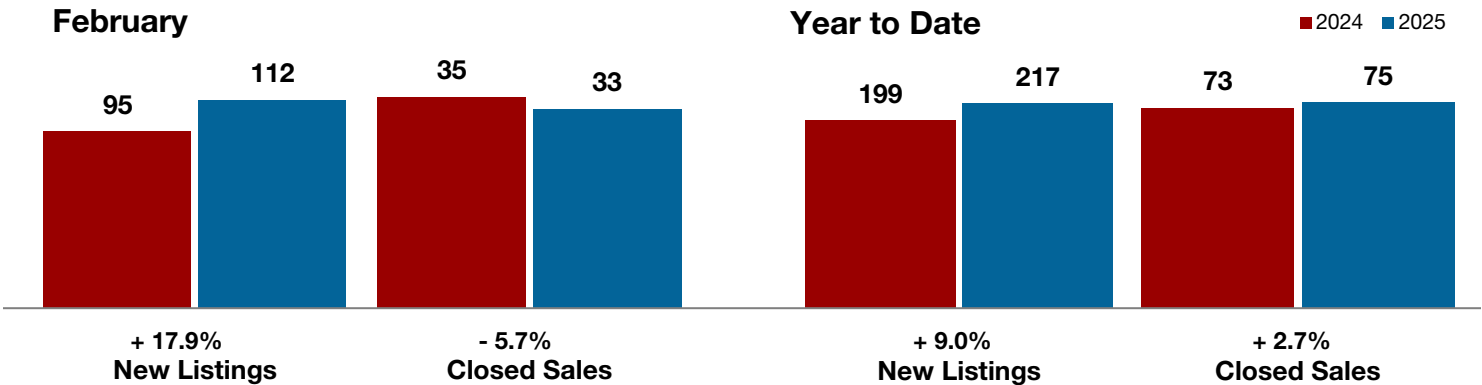
+ 1.2%

Change in
Median Sales Price

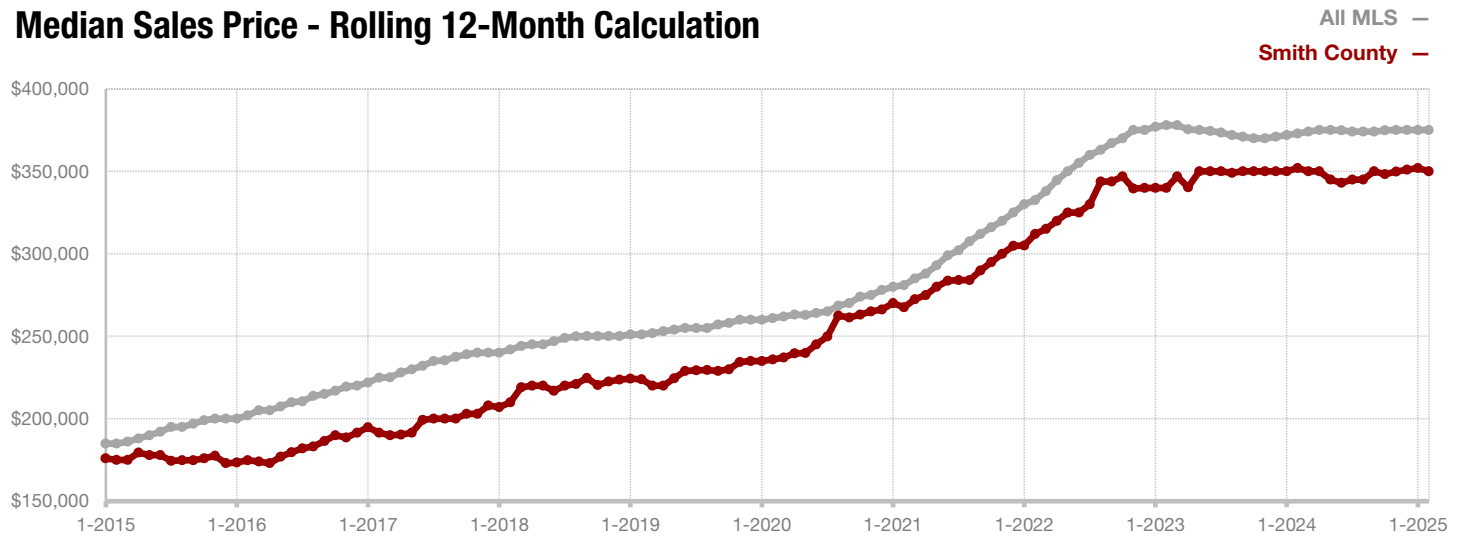
Smith County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	95	112	+ 17.9%	199	217	+ 9.0%
Pending Sales	54	56	+ 3.7%	93	101	+ 8.6%
Closed Sales	35	33	- 5.7%	73	75	+ 2.7%
Average Sales Price*	\$403,360	\$434,430	+ 7.7%	\$421,066	\$383,688	- 8.9%
Median Sales Price*	\$336,000	\$339,950	+ 1.2%	\$330,000	\$332,450	+ 0.7%
Percent of Original List Price Received*	93.3%	93.5%	+ 0.2%	93.0%	93.0%	0.0%
Days on Market Until Sale	74	82	+ 10.8%	71	92	+ 29.6%
Inventory of Homes for Sale	337	360	+ 6.8%	--	--	--
Months Supply of Inventory	6.0	6.5	+ 8.3%	--	--	--

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



Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



- 43.8%

- 50.0%

+ 22.6%

Change in
New Listings

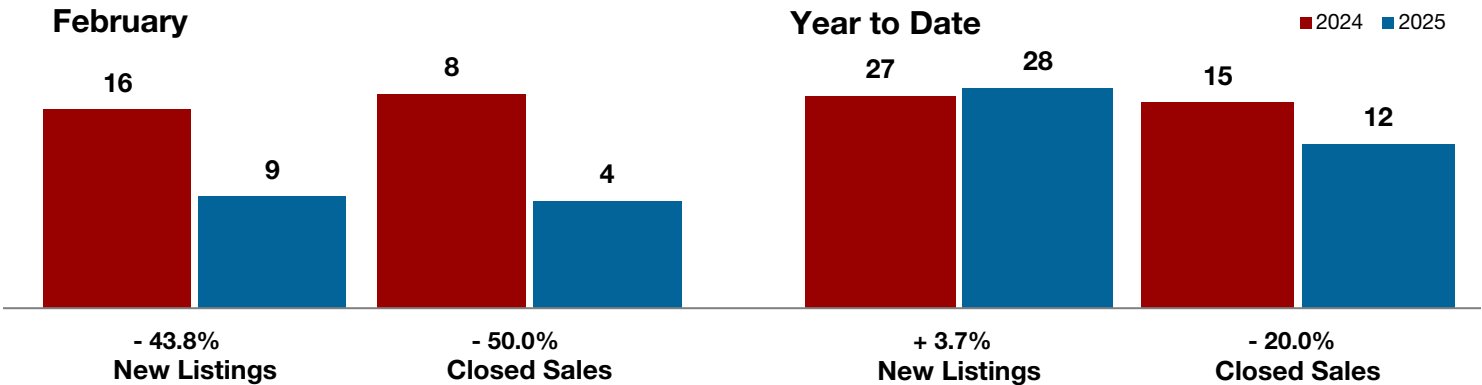
Change in
Closed Sales

Change in
Median Sales Price

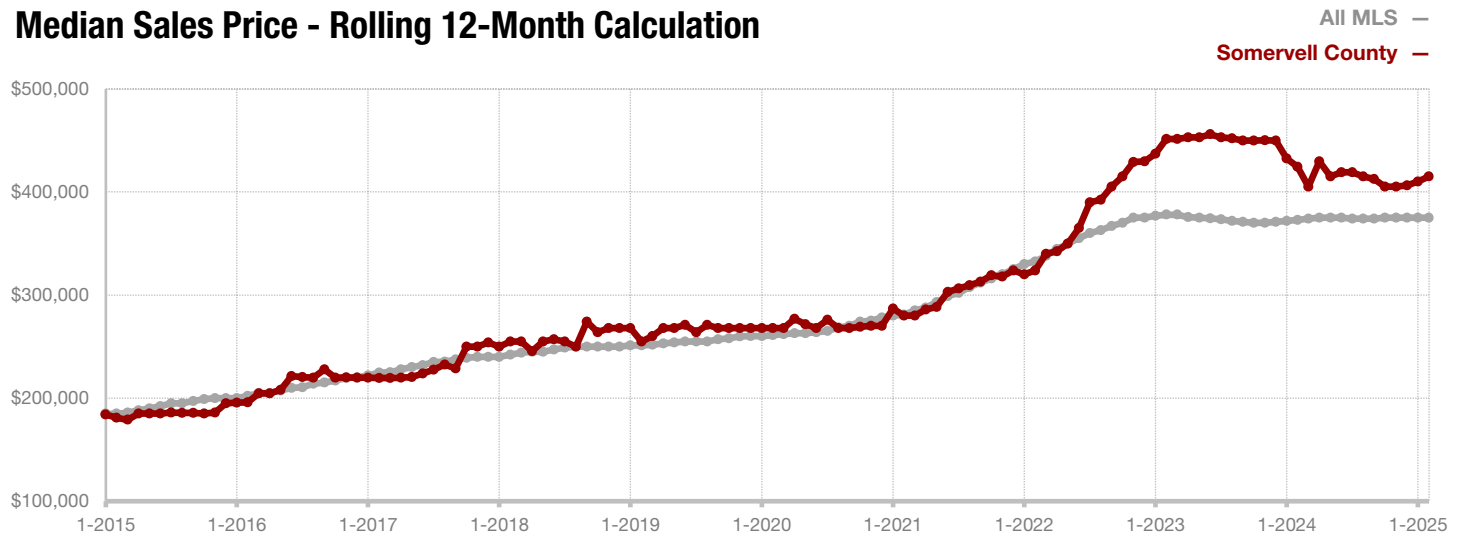
Somervell County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	16	9	- 43.8%	27	28	+ 3.7%
Pending Sales	8	4	- 50.0%	18	13	- 27.8%
Closed Sales	8	4	- 50.0%	15	12	- 20.0%
Average Sales Price*	\$406,500	\$577,500	+ 42.1%	\$442,100	\$521,621	+ 18.0%
Median Sales Price*	\$371,000	\$454,999	+ 22.6%	\$337,000	\$462,000	+ 37.1%
Percent of Original List Price Received*	92.6%	91.4%	- 1.3%	92.9%	94.0%	+ 1.2%
Days on Market Until Sale	140	117	- 16.4%	160	135	- 15.6%
Inventory of Homes for Sale	53	57	+ 7.5%	--	--	--
Months Supply of Inventory	6.1	6.8	+ 11.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



0.0%

- 75.0%

- 42.3%

Change in
New Listings

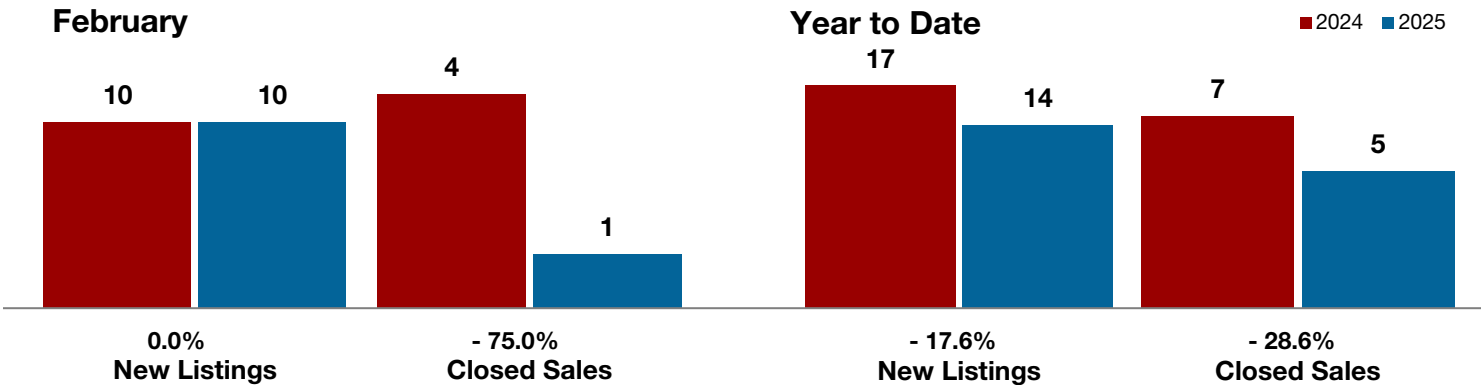
Change in
Closed Sales

Change in
Median Sales Price

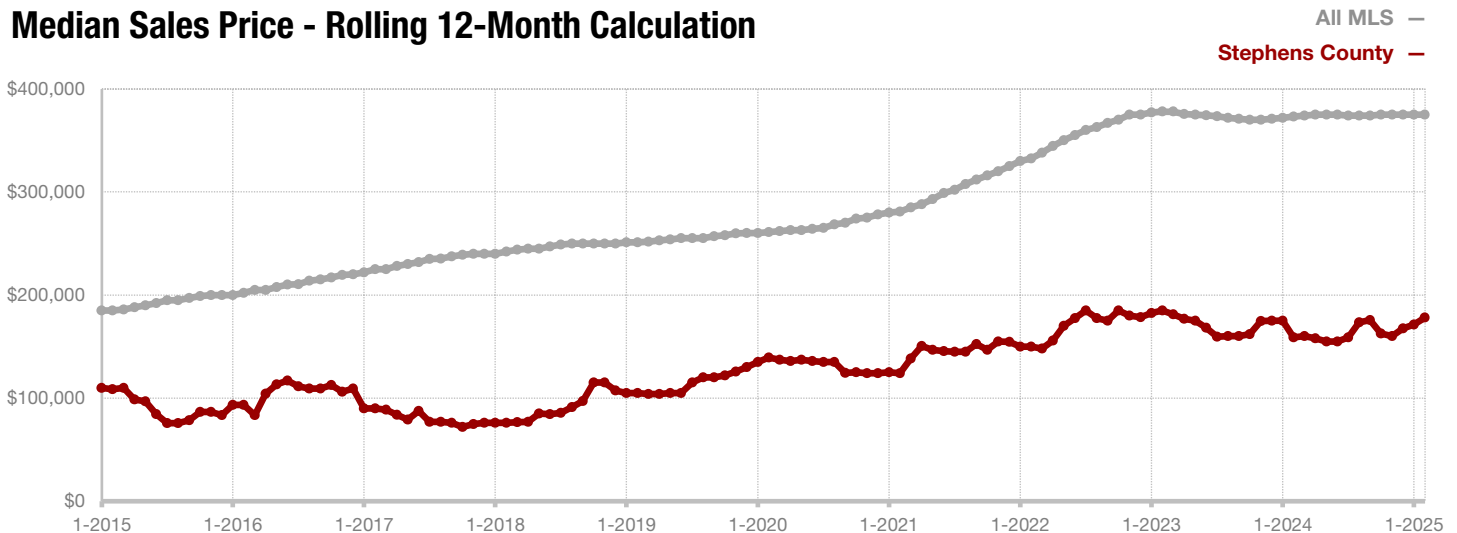
Stephens County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	10	10	0.0%	17	14	- 17.6%
Pending Sales	8	3	- 62.5%	11	5	- 54.5%
Closed Sales	4	1	- 75.0%	7	5	- 28.6%
Average Sales Price*	\$132,625	\$75,000	- 43.4%	\$133,000	\$224,500	+ 68.8%
Median Sales Price*	\$130,000	\$75,000	- 42.3%	\$120,000	\$260,000	+ 116.7%
Percent of Original List Price Received*	87.0%	93.8%	+ 7.8%	86.8%	94.1%	+ 8.4%
Days on Market Until Sale	61	26	- 57.4%	69	65	- 5.8%
Inventory of Homes for Sale	45	50	+ 11.1%	--	--	--
Months Supply of Inventory	8.1	9.2	+ 13.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



Stonewall County

0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

--

Change in
Median Sales Price

February

Year to Date

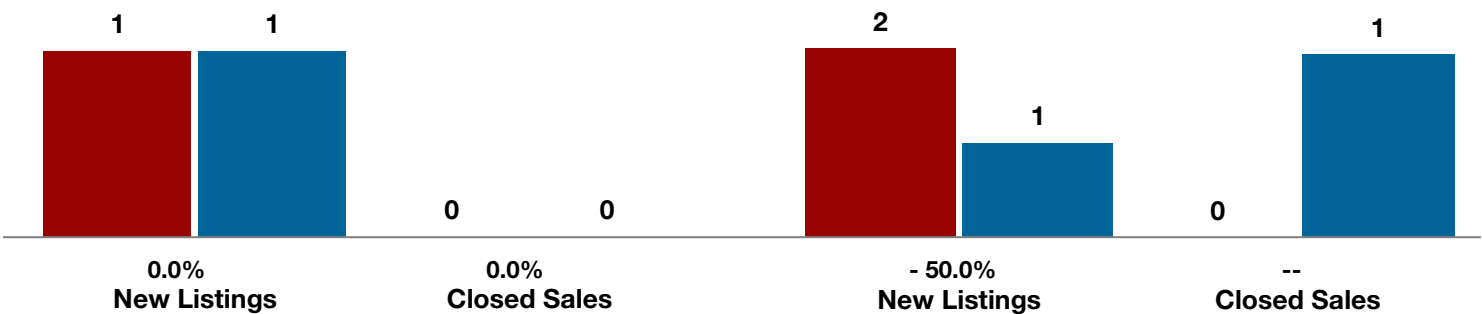
	2024	2025	+ / -	2024	2025	+ / -
New Listings	1	1	0.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	1	--
Average Sales Price*	--	--	--	--	\$72,500	--
Median Sales Price*	--	--	--	--	\$72,500	--
Percent of Original List Price Received*	--	--	--	--	69.4%	--
Days on Market Until Sale	--	--	--	--	298	--
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 50.0%	--	--	--

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

February

Year to Date

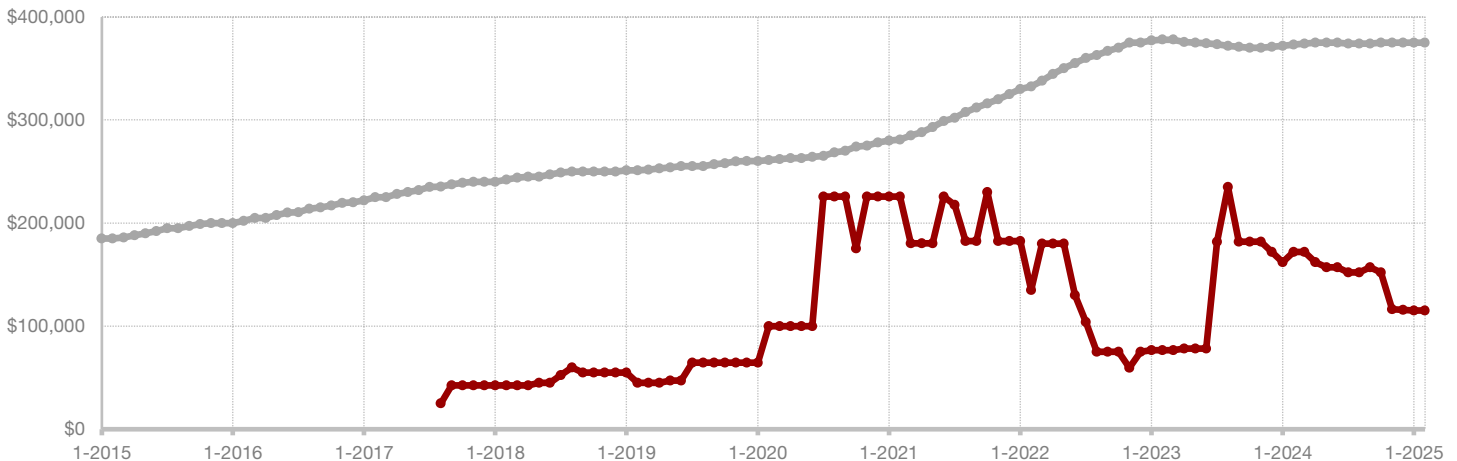
■ 2024 ■ 2025



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Stonewall County —



Local Market Update – February 2025

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



- 8.1%

Change in
New Listings

- 8.4%

Change in
Closed Sales

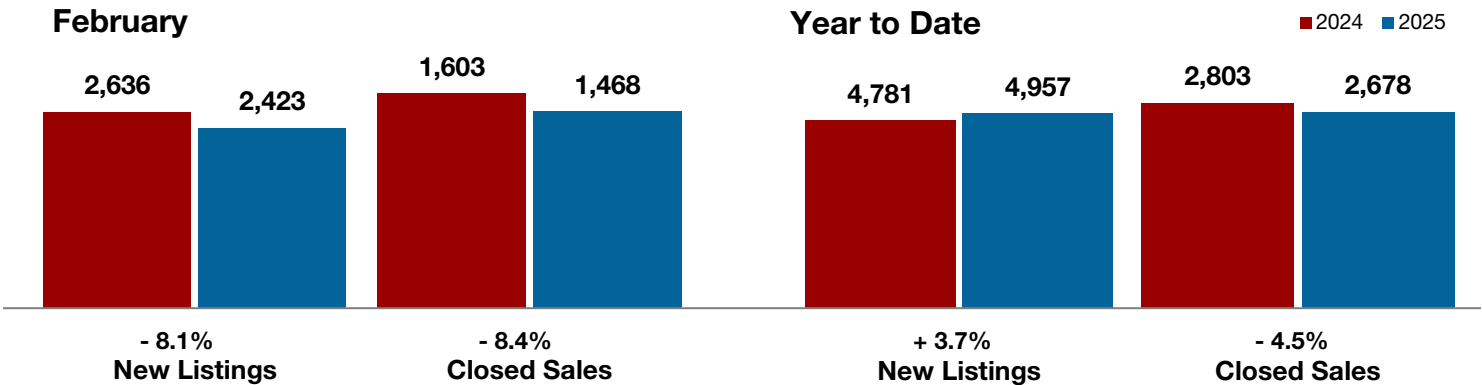
+ 0.8%

Change in
Median Sales Price

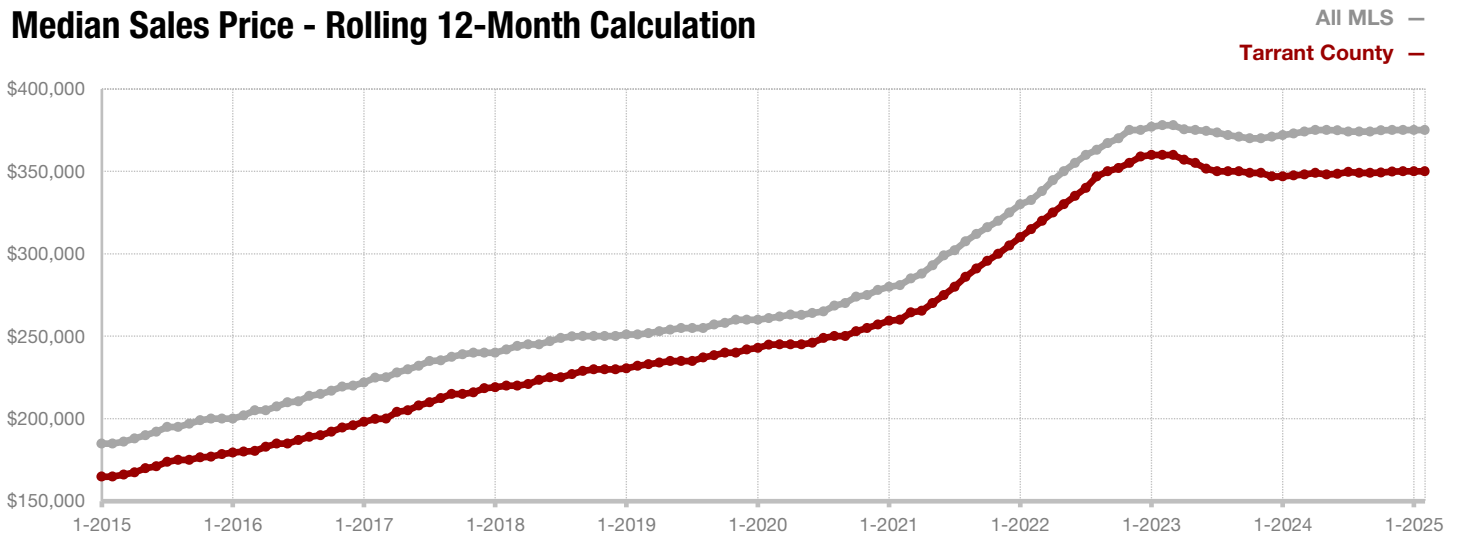
Tarrant County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	2,636	2,423	- 8.1%	4,781	4,957	+ 3.7%
Pending Sales	1,901	1,594	- 16.1%	3,568	3,210	- 10.0%
Closed Sales	1,603	1,468	- 8.4%	2,803	2,678	- 4.5%
Average Sales Price*	\$415,382	\$416,808	+ 0.3%	\$413,565	\$417,827	+ 1.0%
Median Sales Price*	\$344,000	\$346,900	+ 0.8%	\$340,000	\$344,888	+ 1.4%
Percent of Original List Price Received*	95.9%	95.3%	- 0.6%	95.5%	95.1%	- 0.4%
Days on Market Until Sale	53	62	+ 17.0%	53	62	+ 17.0%
Inventory of Homes for Sale	4,742	5,702	+ 20.2%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 25.8%

+ 31.2%

- 8.7%

Change in
New Listings

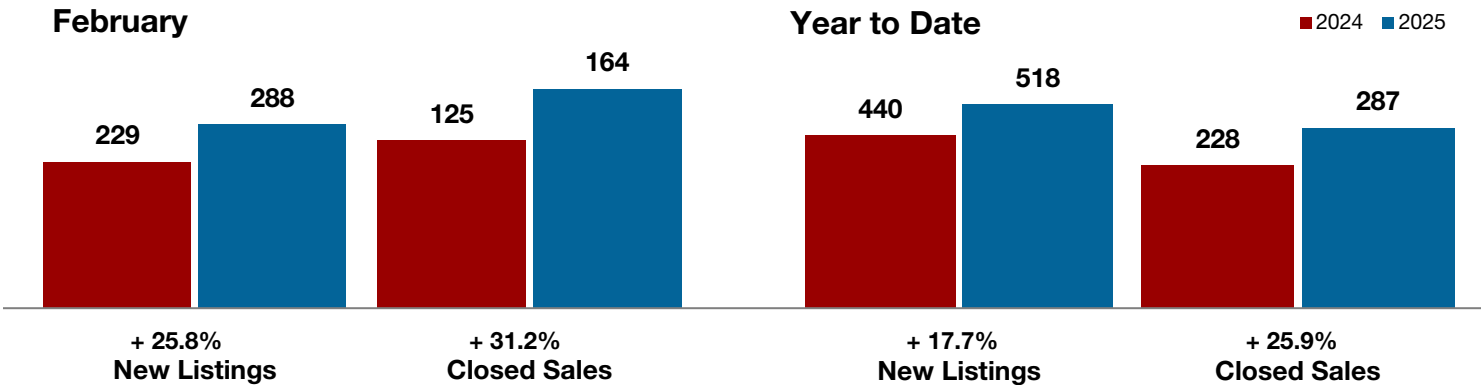
Change in
Closed Sales

Change in
Median Sales Price

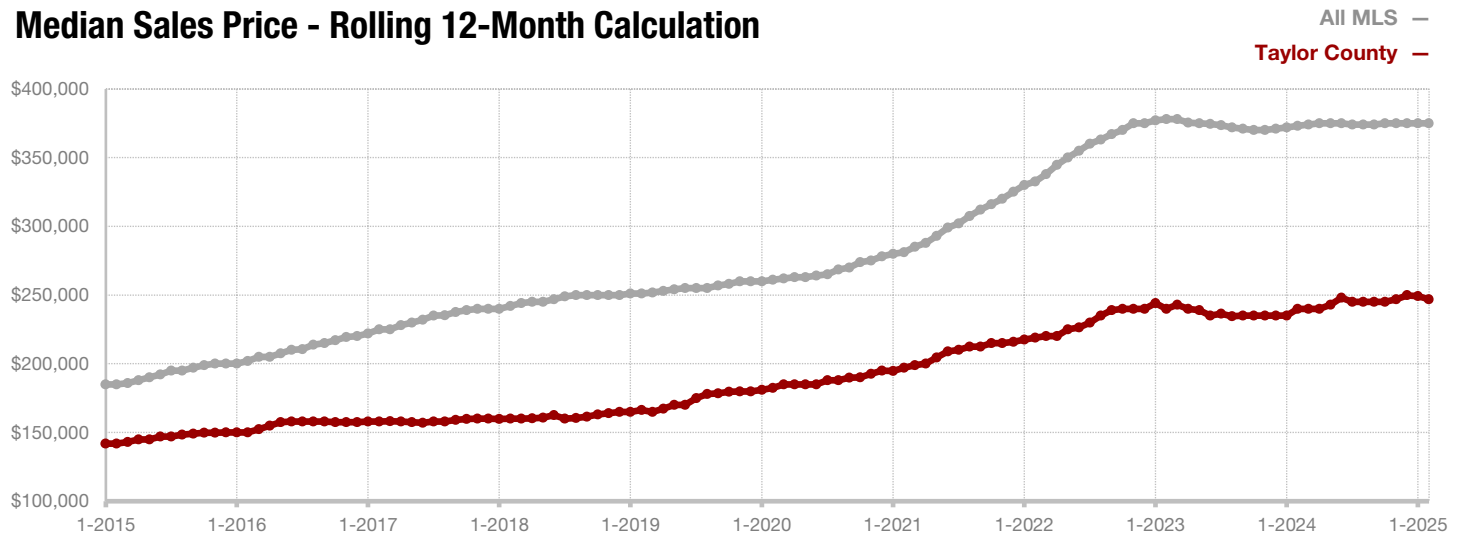
Taylor County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	229	288	+ 25.8%	440	518	+ 17.7%
Pending Sales	170	177	+ 4.1%	332	345	+ 3.9%
Closed Sales	125	164	+ 31.2%	228	287	+ 25.9%
Average Sales Price*	\$273,803	\$274,910	+ 0.4%	\$278,113	\$277,787	- 0.1%
Median Sales Price*	\$263,000	\$240,000	- 8.7%	\$258,425	\$240,000	- 7.1%
Percent of Original List Price Received*	95.4%	96.4%	+ 1.0%	95.1%	95.9%	+ 0.8%
Days on Market Until Sale	65	70	+ 7.7%	74	74	0.0%
Inventory of Homes for Sale	616	664	+ 7.8%	--	--	--
Months Supply of Inventory	3.8	4.0	+ 5.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 200.0%

+ 60.0%

+ 67.3%

Change in
New Listings

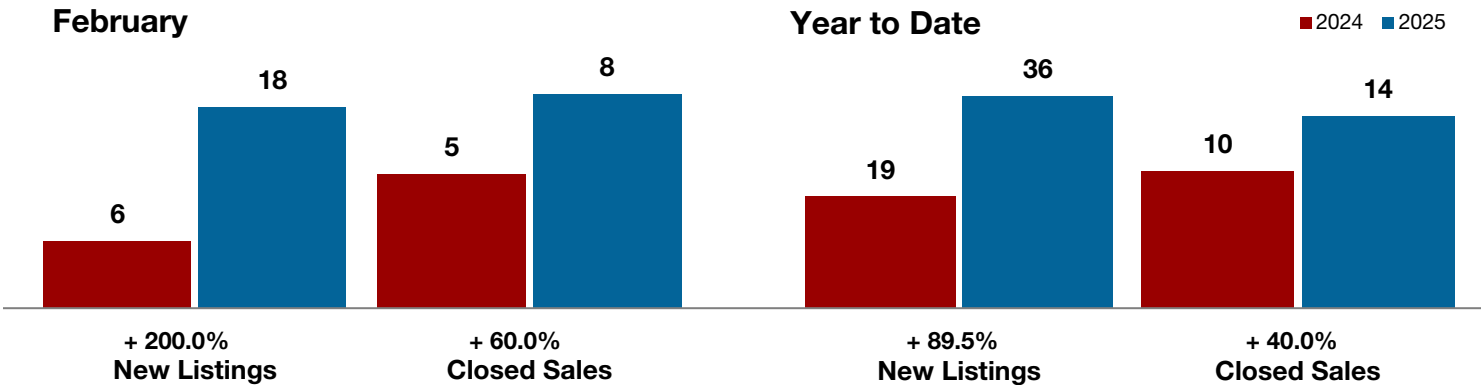
Change in
Closed Sales

Change in
Median Sales Price

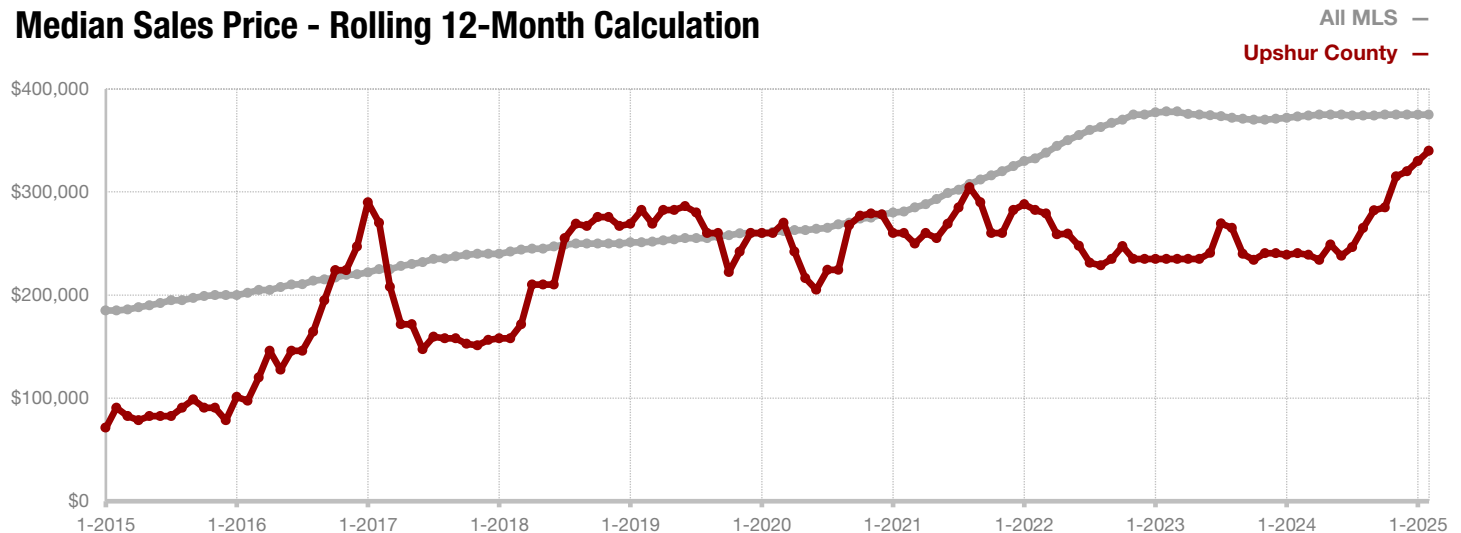
Upshur County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	6	18	+ 200.0%	19	36	+ 89.5%
Pending Sales	3	8	+ 166.7%	5	12	+ 140.0%
Closed Sales	5	8	+ 60.0%	10	14	+ 40.0%
Average Sales Price*	\$272,750	\$386,238	+ 41.6%	\$311,325	\$343,671	+ 10.4%
Median Sales Price*	\$198,800	\$332,500	+ 67.3%	\$208,900	\$310,000	+ 48.4%
Percent of Original List Price Received*	97.1%	87.5%	- 9.9%	92.6%	90.4%	- 2.4%
Days on Market Until Sale	50	122	+ 144.0%	79	117	+ 48.1%
Inventory of Homes for Sale	42	63	+ 50.0%	--	--	--
Months Supply of Inventory	9.0	11.6	+ 28.9%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



+ 1.1%

- 21.7%

- 18.1%

Change in
New Listings

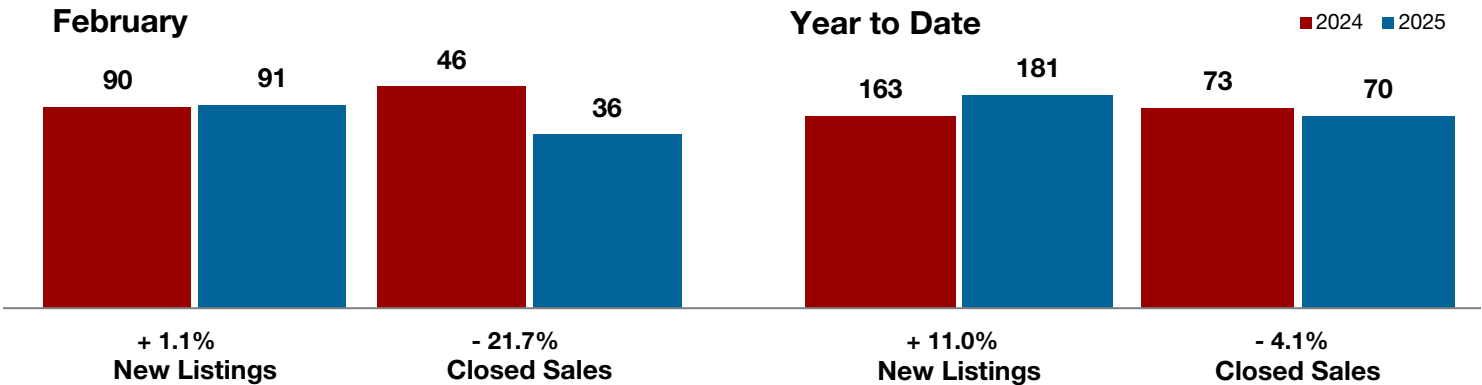
Change in
Closed Sales

Change in
Median Sales Price

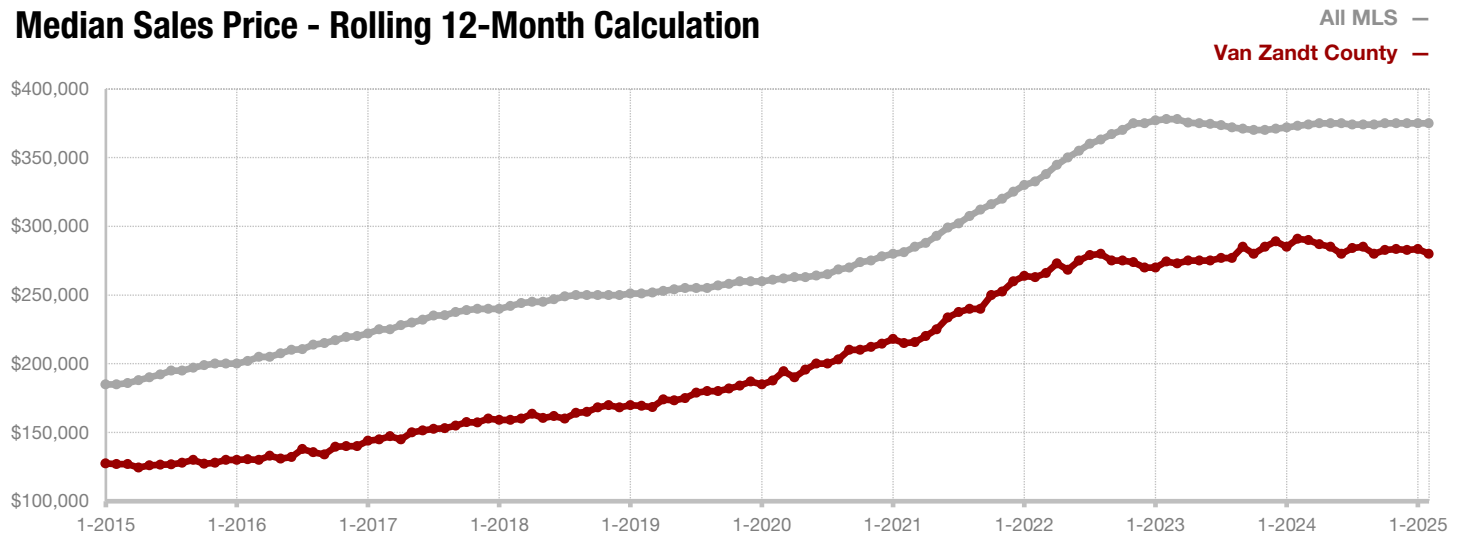
Van Zandt County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	90	91	+ 1.1%	163	181	+ 11.0%
Pending Sales	45	31	- 31.1%	89	91	+ 2.2%
Closed Sales	46	36	- 21.7%	73	70	- 4.1%
Average Sales Price*	\$364,894	\$293,291	- 19.6%	\$345,996	\$298,068	- 13.9%
Median Sales Price*	\$329,000	\$269,495	- 18.1%	\$285,995	\$269,595	- 5.7%
Percent of Original List Price Received*	92.0%	91.8%	- 0.2%	92.8%	92.4%	- 0.4%
Days on Market Until Sale	83	91	+ 9.6%	80	91	+ 13.8%
Inventory of Homes for Sale	290	328	+ 13.1%	--	--	--
Months Supply of Inventory	6.3	7.2	+ 14.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



- 12.4%

- 11.1%

+ 11.0%

Change in
New Listings

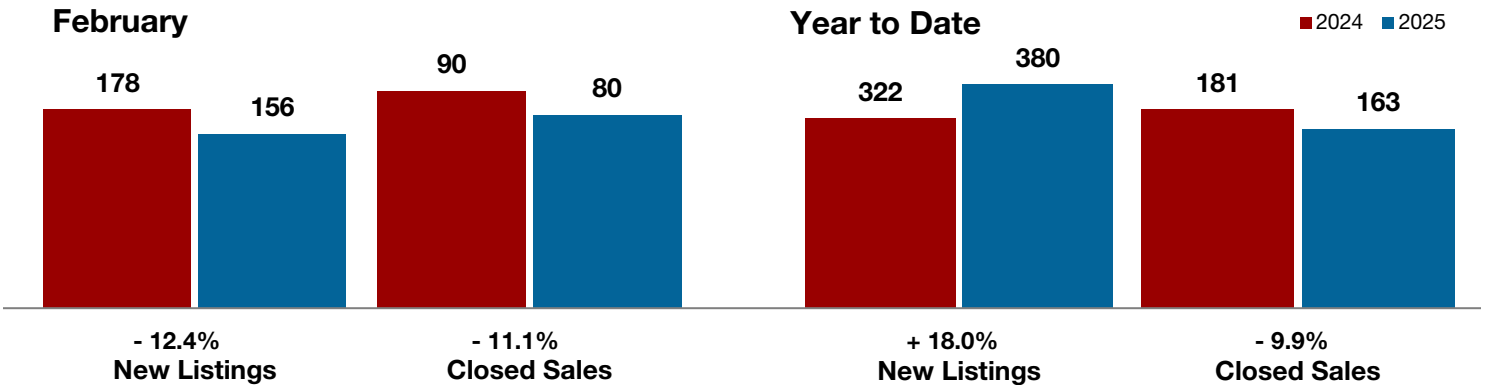
Change in
Closed Sales

Change in
Median Sales Price

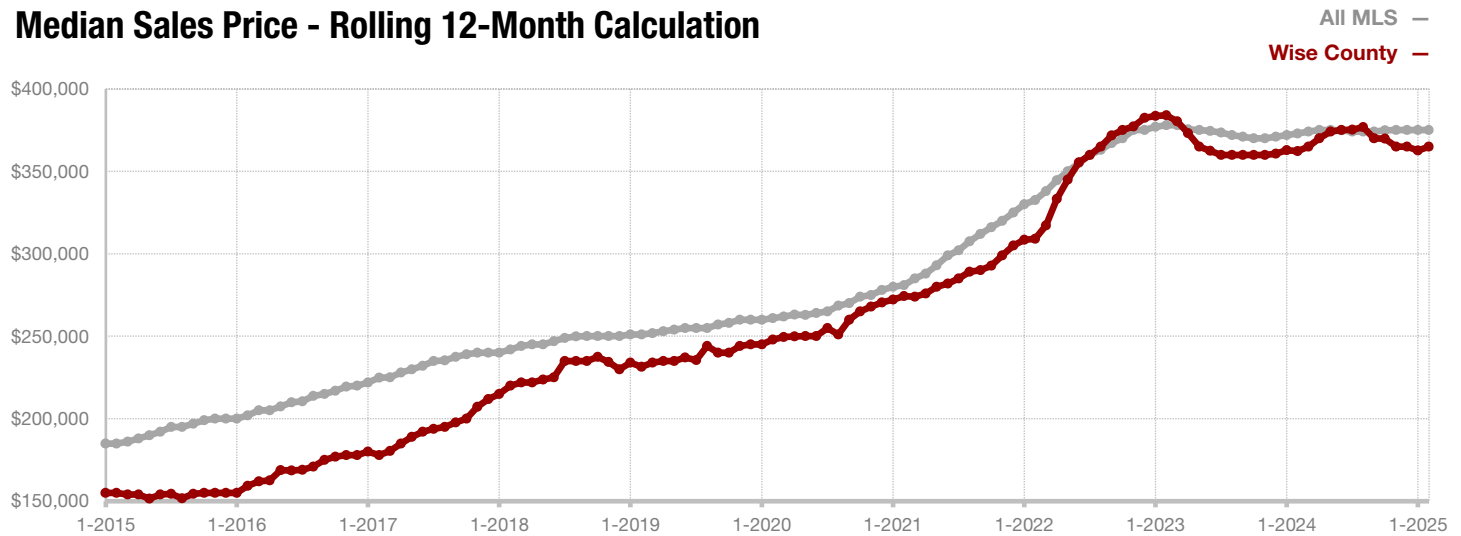
Wise County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	178	156	- 12.4%	322	380	+ 18.0%
Pending Sales	105	93	- 11.4%	198	197	- 0.5%
Closed Sales	90	80	- 11.1%	181	163	- 9.9%
Average Sales Price*	\$407,249	\$417,517	+ 2.5%	\$420,058	\$407,496	- 3.0%
Median Sales Price*	\$338,588	\$375,840	+ 11.0%	\$360,745	\$375,000	+ 4.0%
Percent of Original List Price Received*	94.0%	93.6%	- 0.4%	94.0%	93.4%	- 0.6%
Days on Market Until Sale	107	95	- 11.2%	108	90	- 16.7%
Inventory of Homes for Sale	528	628	+ 18.9%	--	--	--
Months Supply of Inventory	4.8	6.1	+ 27.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



- 4.7%

- 12.9%

+ 7.5%

Change in
New Listings

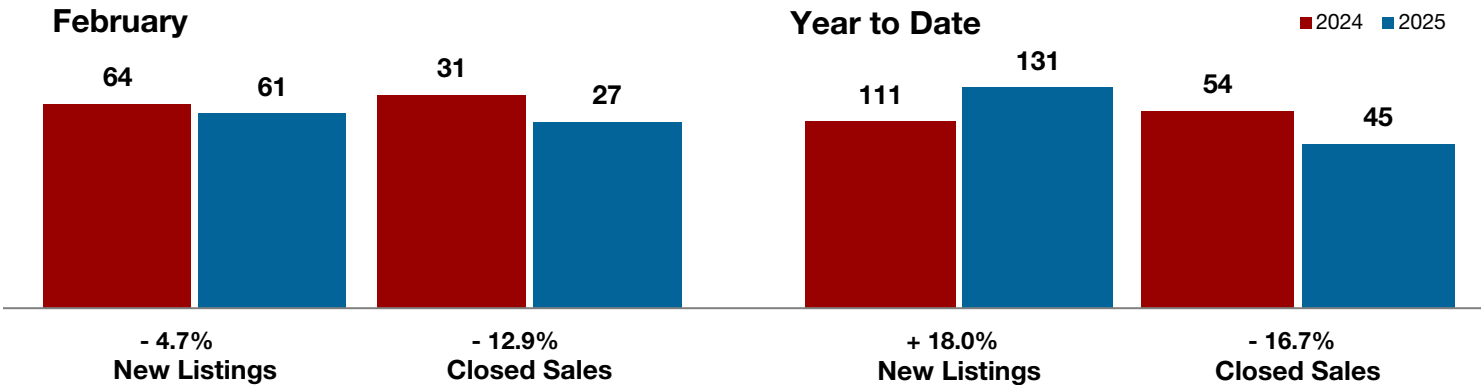
Change in
Closed Sales

Change in
Median Sales Price

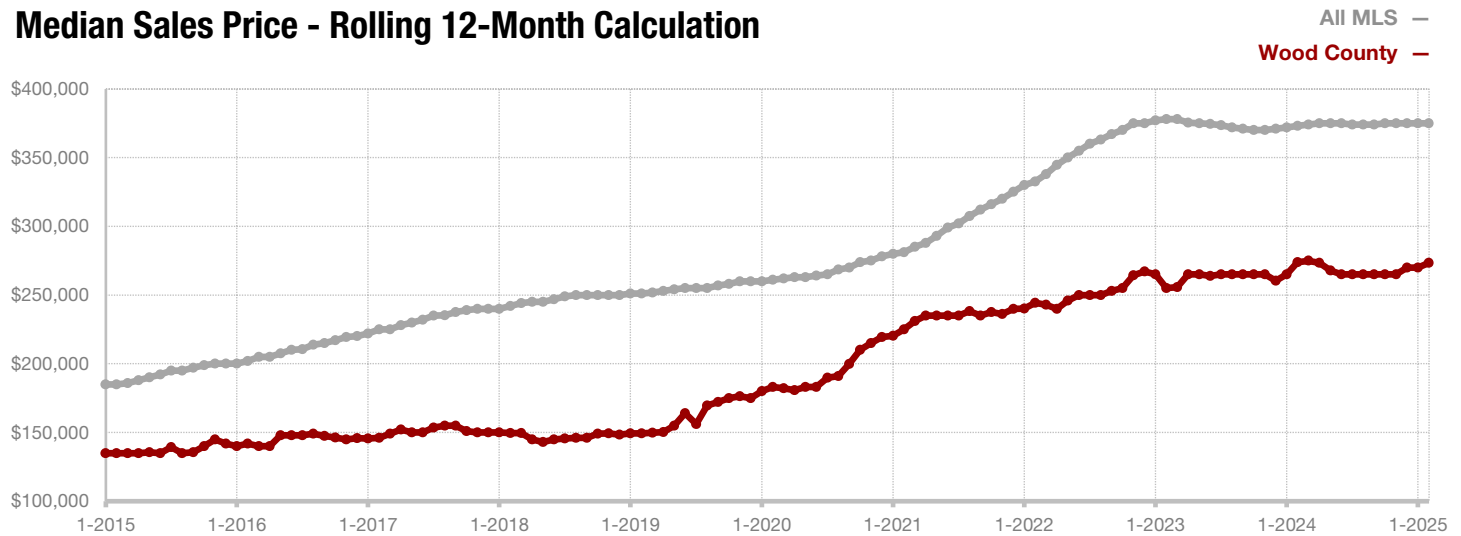
Wood County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	64	61	- 4.7%	111	131	+ 18.0%
Pending Sales	31	32	+ 3.2%	66	60	- 9.1%
Closed Sales	31	27	- 12.9%	54	45	- 16.7%
Average Sales Price*	\$427,905	\$394,326	- 7.8%	\$376,643	\$412,829	+ 9.6%
Median Sales Price*	\$288,500	\$310,000	+ 7.5%	\$287,375	\$315,000	+ 9.6%
Percent of Original List Price Received*	88.9%	92.7%	+ 4.3%	89.9%	92.3%	+ 2.7%
Days on Market Until Sale	79	88	+ 11.4%	80	85	+ 6.3%
Inventory of Homes for Sale	223	240	+ 7.6%	--	--	--
Months Supply of Inventory	6.4	7.3	+ 14.1%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2025

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



- 26.3%

- 27.3%

+ 53.3%

Change in
New Listings

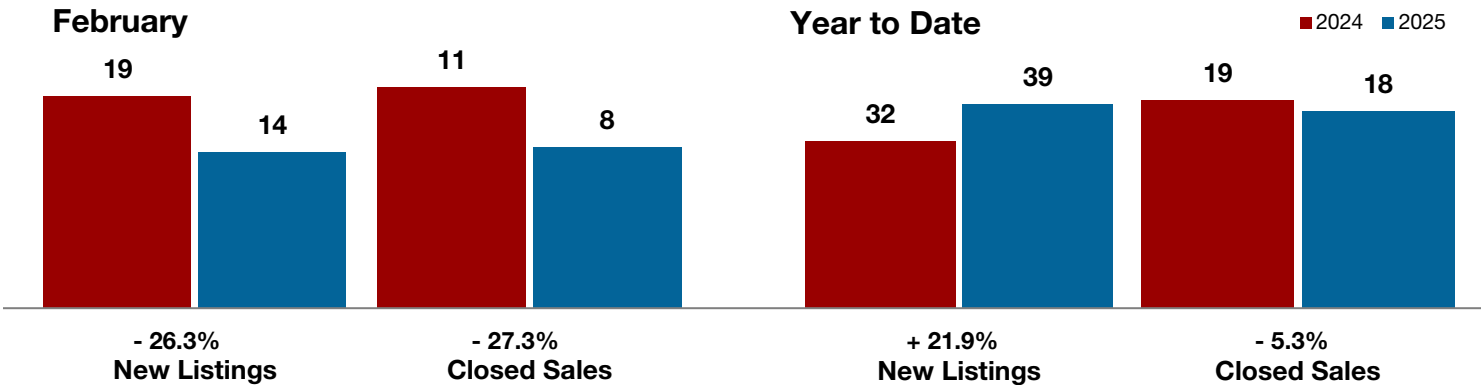
Change in
Closed Sales

Change in
Median Sales Price

Young County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	19	14	- 26.3%	32	39	+ 21.9%
Pending Sales	14	10	- 28.6%	26	17	- 34.6%
Closed Sales	11	8	- 27.3%	19	18	- 5.3%
Average Sales Price*	\$220,146	\$1,001,238	+ 354.8%	\$248,398	\$599,711	+ 141.4%
Median Sales Price*	\$156,600	\$240,000	+ 53.3%	\$160,000	\$240,000	+ 50.0%
Percent of Original List Price Received*	85.1%	93.5%	+ 9.9%	85.9%	91.9%	+ 7.0%
Days on Market Until Sale	86	37	- 57.0%	76	61	- 19.7%
Inventory of Homes for Sale	53	67	+ 26.4%	--	--	--
Months Supply of Inventory	4.7	6.8	+ 44.7%	--	--	--

* 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

