

Local Market Updates

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



February 2021

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 2021

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



- 34.8%

- 13.0%

+ 10.9%

Change in
New Listings

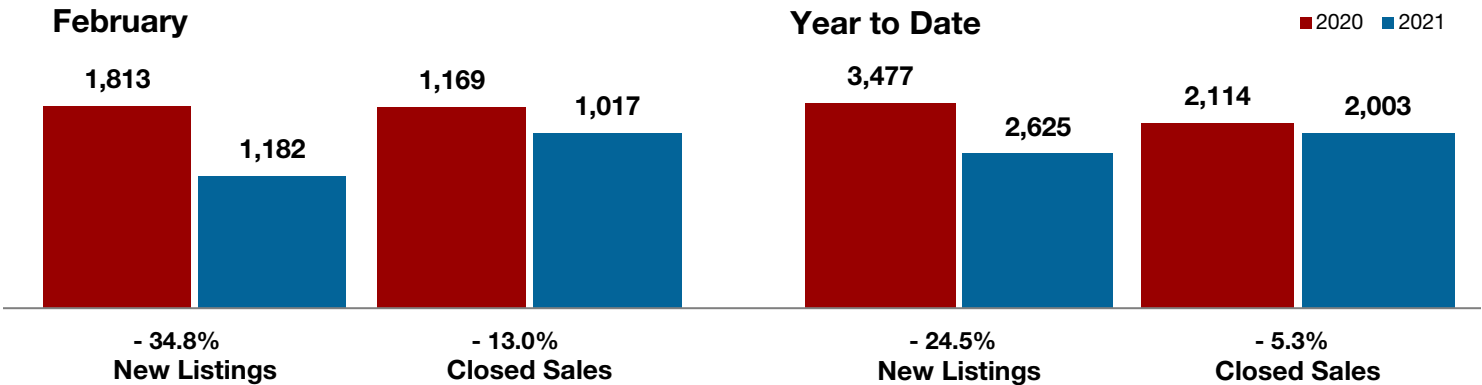
Change in
Closed Sales

Change in
Median Sales Price

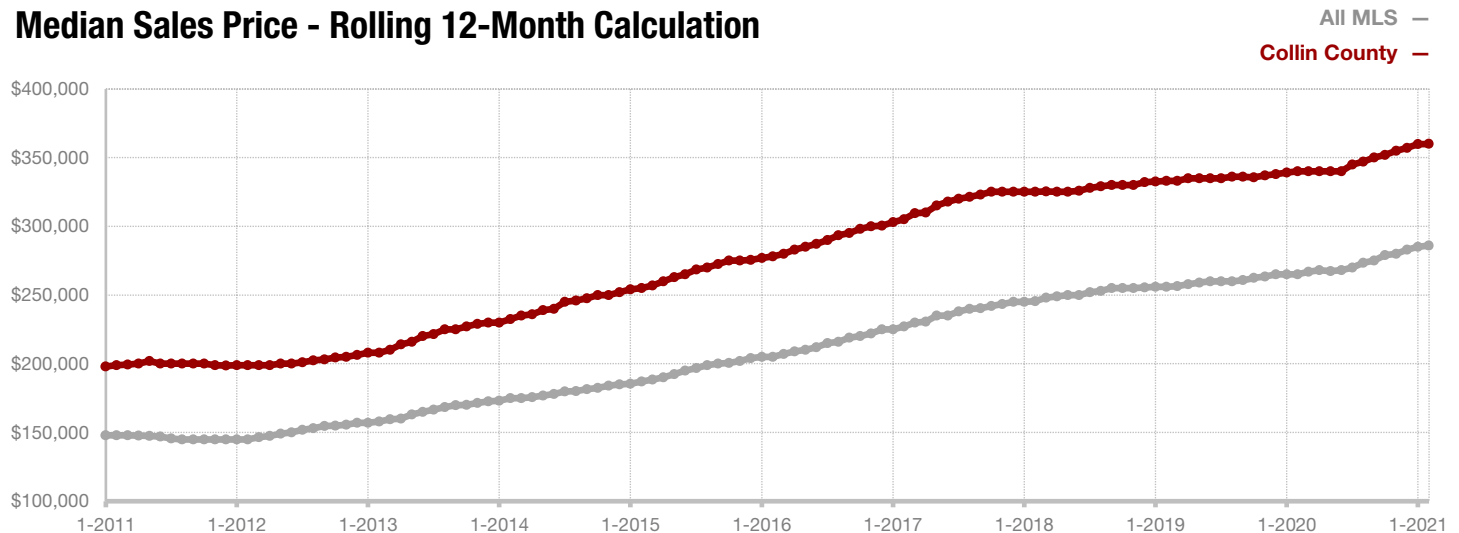
Collin County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,813	1,182	- 34.8%	3,477	2,625	- 24.5%
Pending Sales	1,388	1,012	- 27.1%	2,715	2,512	- 7.5%
Closed Sales	1,169	1,017	- 13.0%	2,114	2,003	- 5.3%
Average Sales Price*	\$371,946	\$451,626	+ 21.4%	\$372,339	\$435,639	+ 17.0%
Median Sales Price*	\$338,000	\$375,000	+ 10.9%	\$335,000	\$375,000	+ 11.9%
Percent of Original List Price Received*	96.1%	100.7%	+ 4.8%	95.6%	99.8%	+ 4.4%
Days on Market Until Sale	68	32	- 52.9%	70	35	- 50.0%
Inventory of Homes for Sale	3,656	1,000	- 72.6%	--	--	--
Months Supply of Inventory	2.5	0.6	- 66.7%	--	--	--

* 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 2021

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- 37.3%

- 7.6%

+ 28.6%

Change in
New Listings

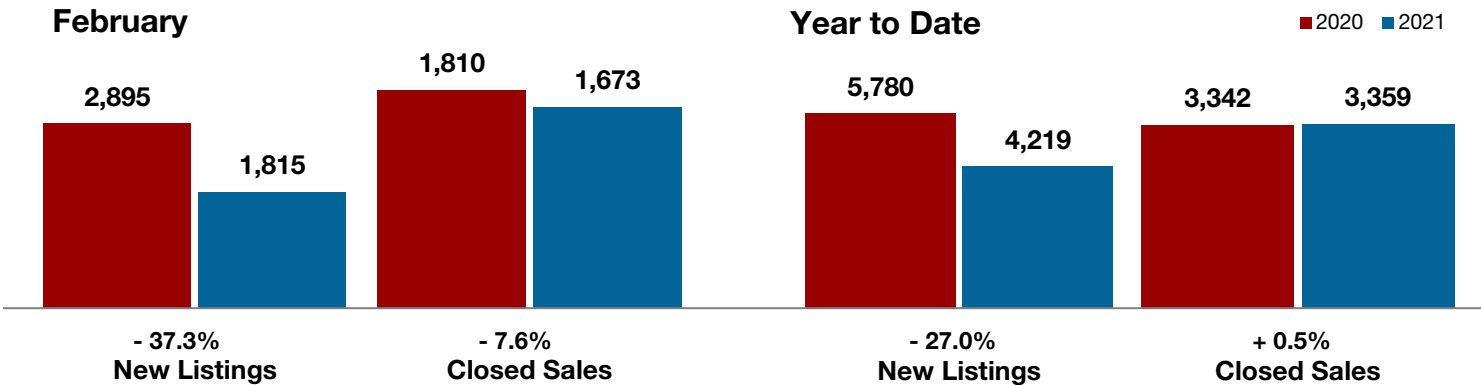
Change in
Closed Sales

Change in
Median Sales Price

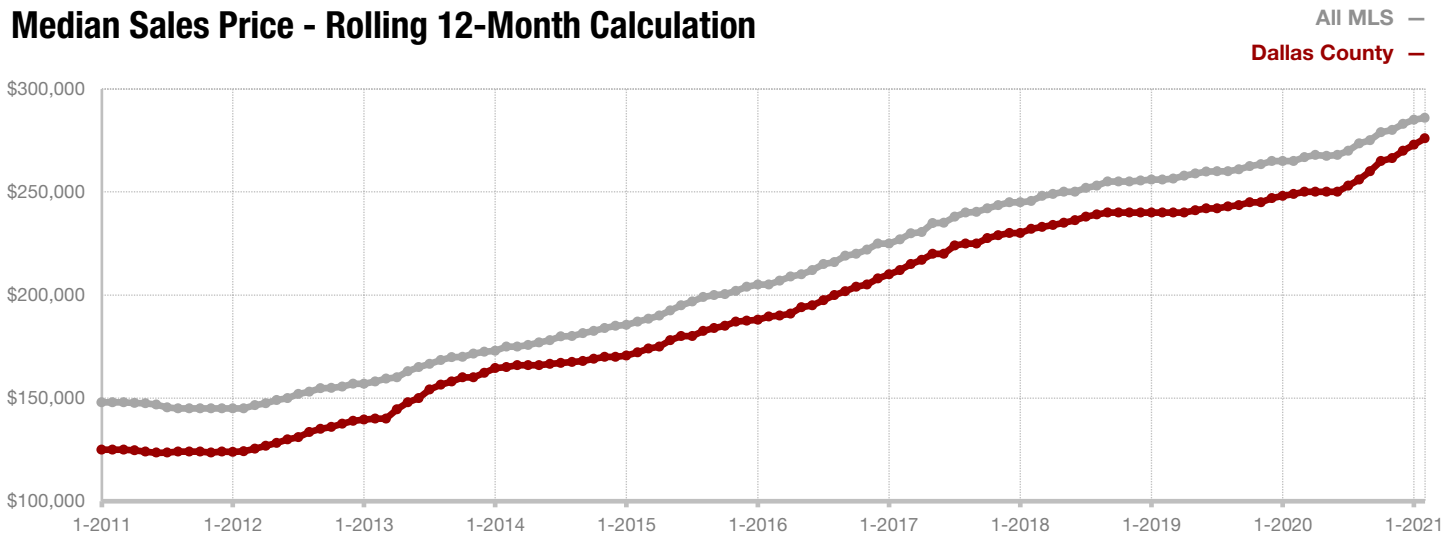
Dallas County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,895	1,815	- 37.3%	5,780	4,219	- 27.0%
Pending Sales	2,149	1,714	- 20.2%	4,120	4,016	- 2.5%
Closed Sales	1,810	1,673	- 7.6%	3,342	3,359	+ 0.5%
Average Sales Price*	\$356,132	\$460,169	+ 29.2%	\$353,773	\$428,754	+ 21.2%
Median Sales Price*	\$245,000	\$315,000	+ 28.6%	\$241,000	\$290,000	+ 20.3%
Percent of Original List Price Received*	95.6%	97.9%	+ 2.4%	95.3%	97.6%	+ 2.4%
Days on Market Until Sale	54	42	- 22.2%	55	42	- 23.6%
Inventory of Homes for Sale	5,847	2,782	- 52.4%	--	--	--
Months Supply of Inventory	2.7	1.3	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2021

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- 42.0%

- 17.5%

+ 13.2%

Change in
New Listings

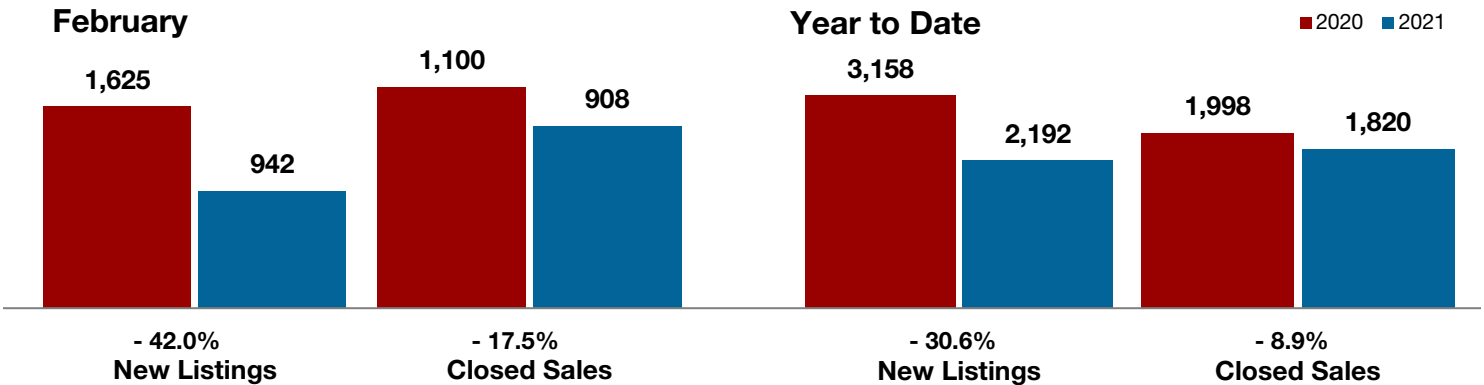
Change in
Closed Sales

Change in
Median Sales Price

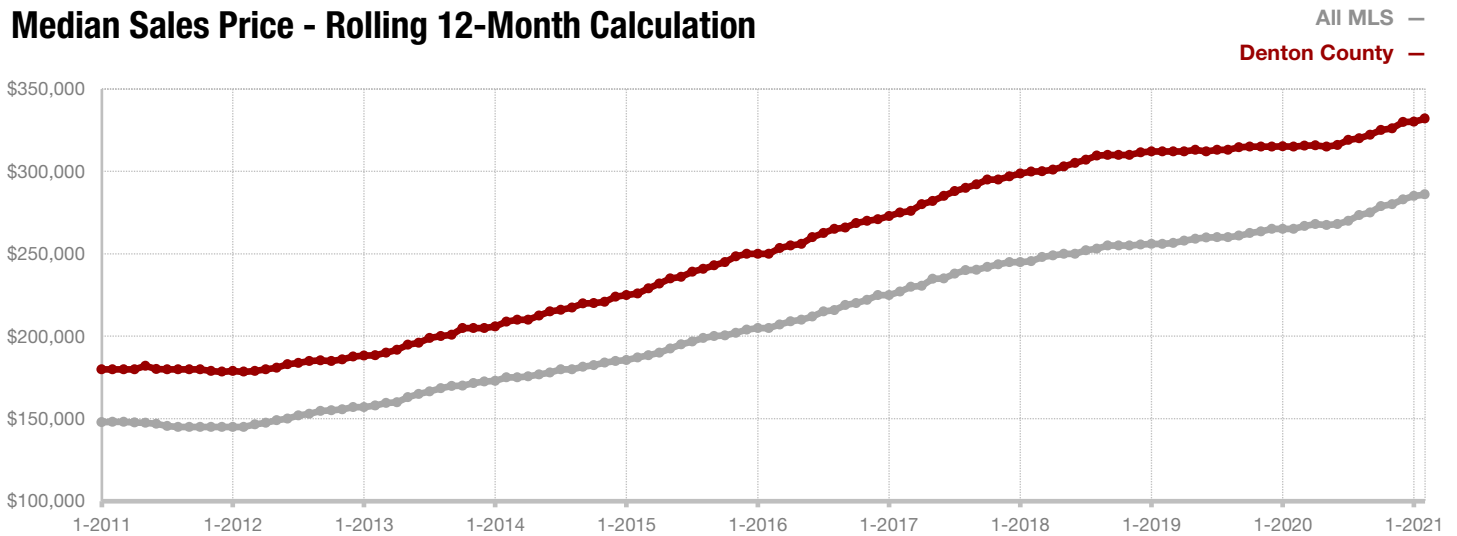
Denton County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,625	942	- 42.0%	3,158	2,192	- 30.6%
Pending Sales	1,313	938	- 28.6%	2,571	2,217	- 13.8%
Closed Sales	1,100	908	- 17.5%	1,998	1,820	- 8.9%
Average Sales Price*	\$351,419	\$412,309	+ 17.3%	\$354,659	\$409,552	+ 15.5%
Median Sales Price*	\$309,250	\$350,000	+ 13.2%	\$310,000	\$345,000	+ 11.3%
Percent of Original List Price Received*	96.4%	100.0%	+ 3.7%	96.1%	99.5%	+ 3.5%
Days on Market Until Sale	66	30	- 54.5%	65	33	- 49.2%
Inventory of Homes for Sale	3,199	950	- 70.3%	--	--	--
Months Supply of Inventory	2.4	0.6	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 27.0%

+ 25.0%

- 3.7%

Change in
New Listings

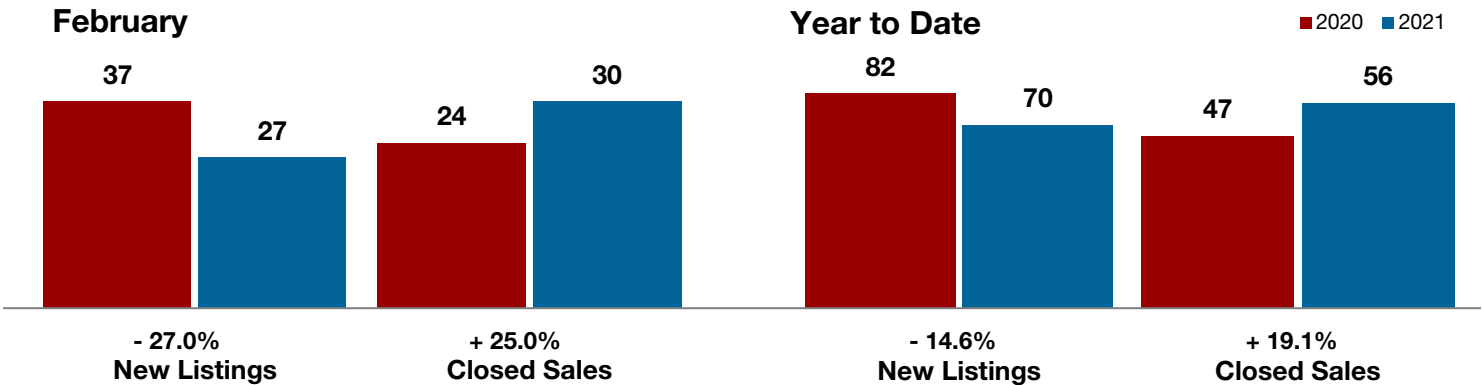
Change in
Closed Sales

Change in
Median Sales Price

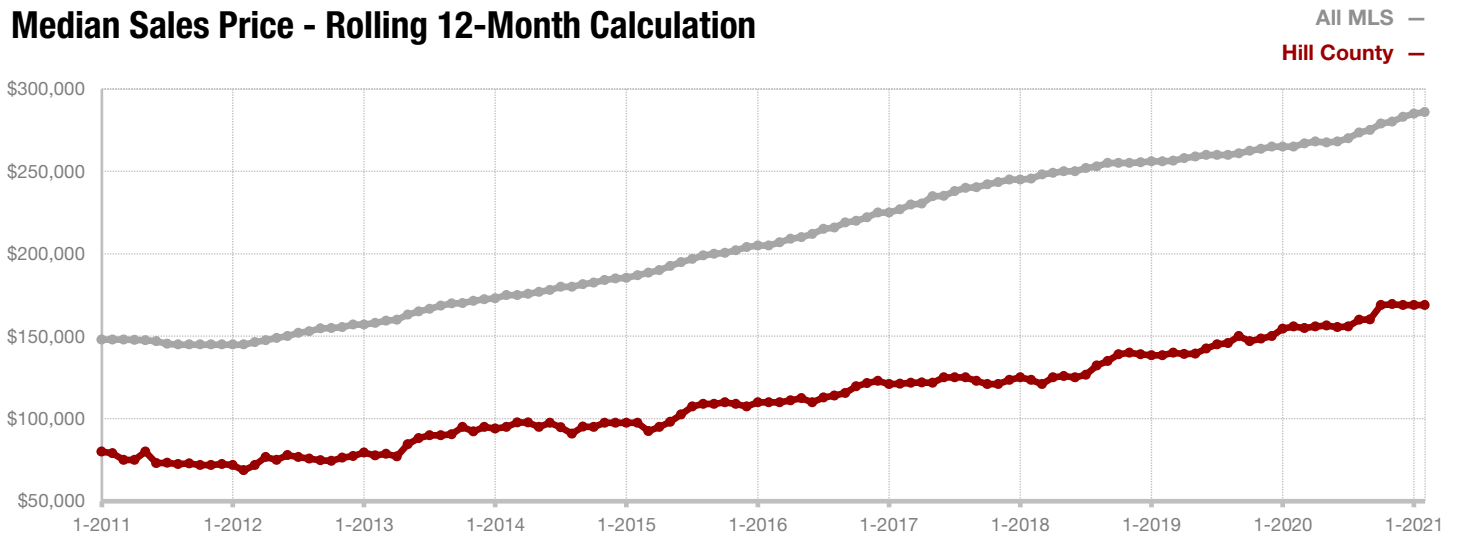
Hill County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	37	27	- 27.0%	82	70	- 14.6%
Pending Sales	27	35	+ 29.6%	53	74	+ 39.6%
Closed Sales	24	30	+ 25.0%	47	56	+ 19.1%
Average Sales Price*	\$167,607	\$185,574	+ 10.7%	\$169,652	\$186,790	+ 10.1%
Median Sales Price*	\$150,000	\$144,500	- 3.7%	\$150,000	\$150,000	0.0%
Percent of Original List Price Received*	91.3%	92.3%	+ 1.1%	90.7%	92.9%	+ 2.4%
Days on Market Until Sale	84	59	- 29.8%	97	61	- 37.1%
Inventory of Homes for Sale	137	68	- 50.4%	--	--	--
Months Supply of Inventory	4.4	1.9	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 39.3%

+ 4.0%

+ 22.6%

Change in
New Listings

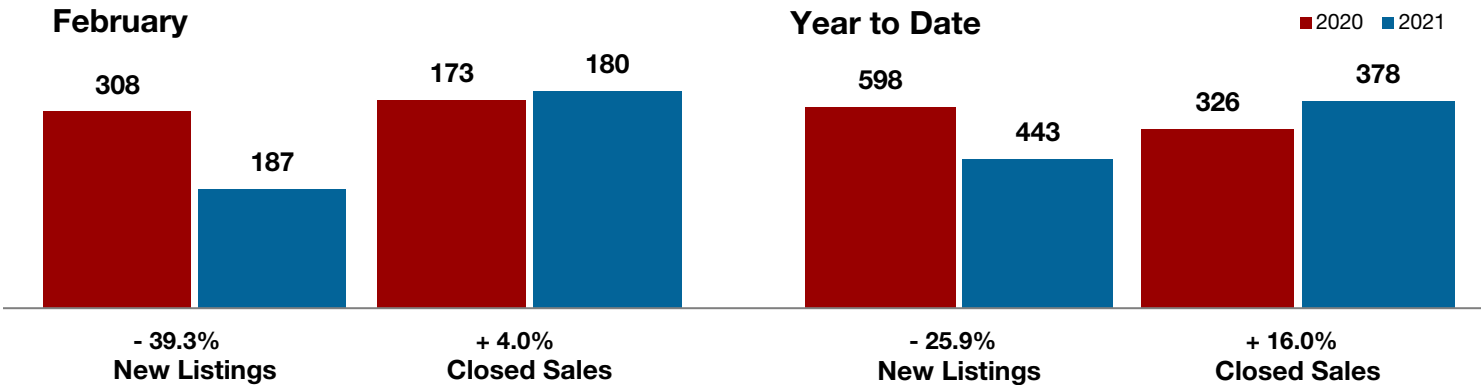
Change in
Closed Sales

Change in
Median Sales Price

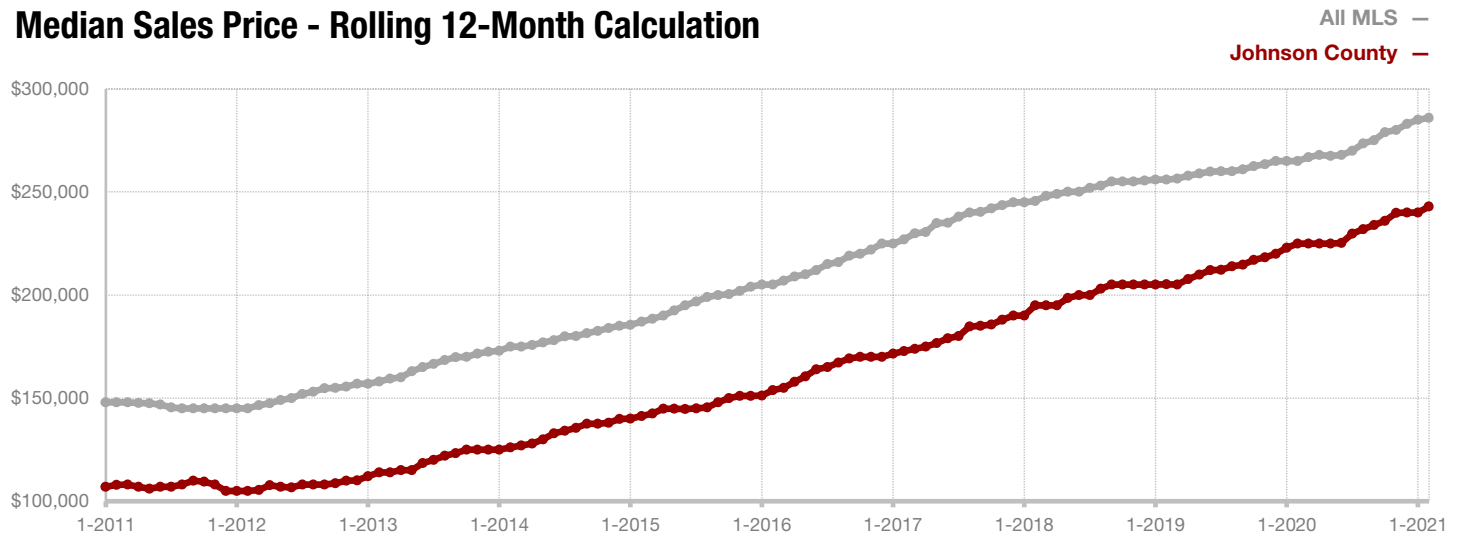
Johnson County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	308	187	- 39.3%	598	443	- 25.9%
Pending Sales	233	209	- 10.3%	459	468	+ 2.0%
Closed Sales	173	180	+ 4.0%	326	378	+ 16.0%
Average Sales Price*	\$243,516	\$288,706	+ 18.6%	\$246,262	\$282,550	+ 14.7%
Median Sales Price*	\$219,000	\$268,500	+ 22.6%	\$225,000	\$257,000	+ 14.2%
Percent of Original List Price Received*	96.2%	97.8%	+ 1.7%	96.1%	97.6%	+ 1.6%
Days on Market Until Sale	59	43	- 27.1%	60	42	- 30.0%
Inventory of Homes for Sale	697	281	- 59.7%	--	--	--
Months Supply of Inventory	3.0	1.0	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 39.8%

+ 13.8%

+ 14.0%

Change in
New Listings

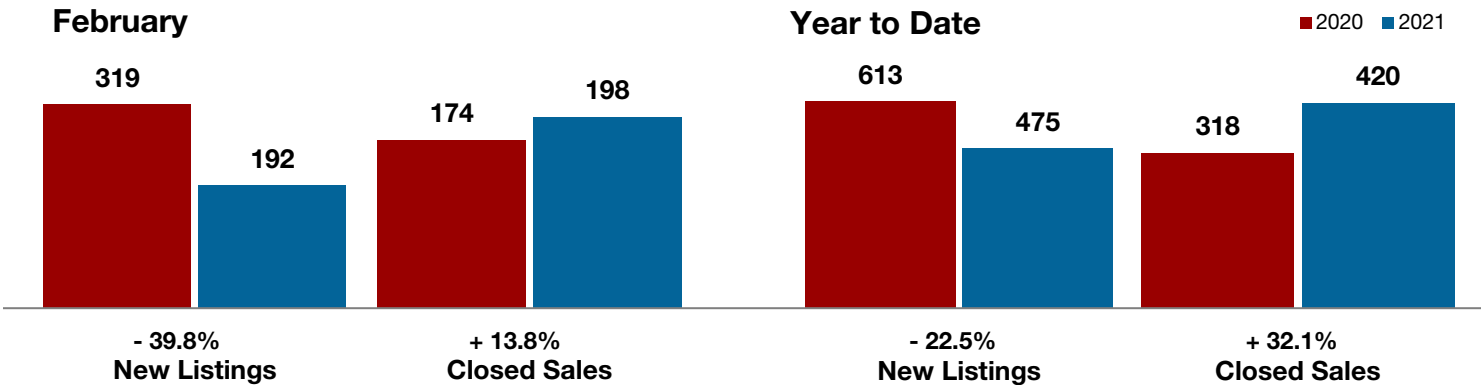
Change in
Closed Sales

Change in
Median Sales Price

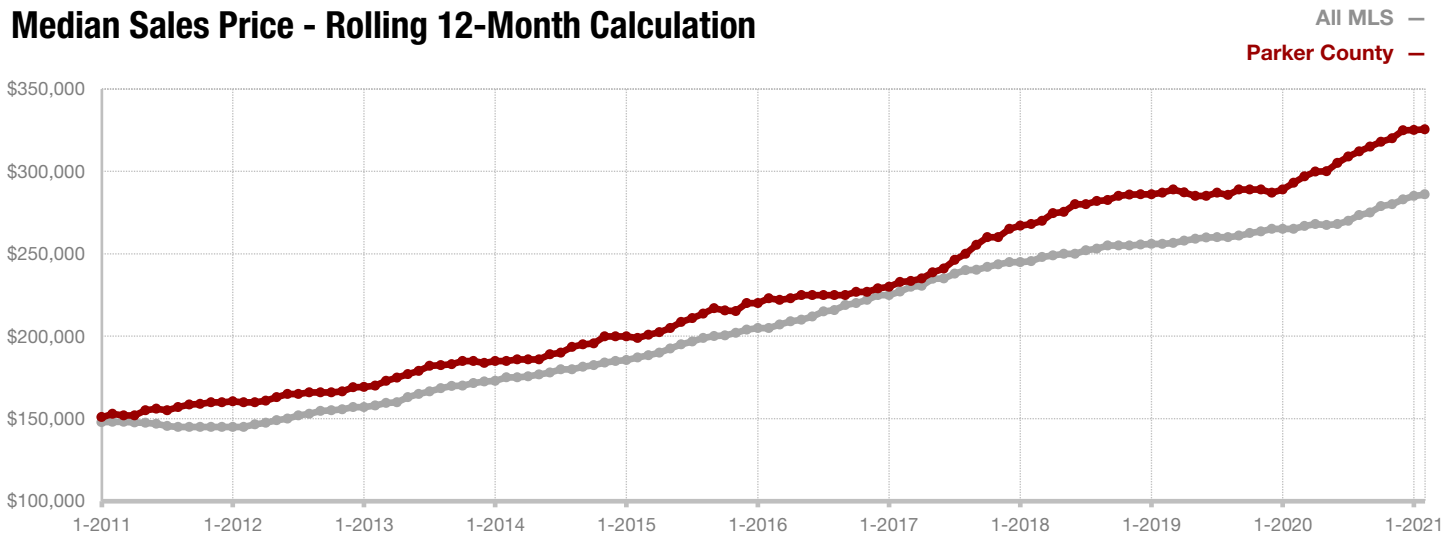
Parker County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	319	192	- 39.8%	613	475	- 22.5%
Pending Sales	247	195	- 21.1%	463	443	- 4.3%
Closed Sales	174	198	+ 13.8%	318	420	+ 32.1%
Average Sales Price*	\$339,309	\$380,348	+ 12.1%	\$329,205	\$372,084	+ 13.0%
Median Sales Price*	\$316,500	\$360,874	+ 14.0%	\$309,000	\$336,000	+ 8.7%
Percent of Original List Price Received*	95.3%	97.6%	+ 2.4%	95.1%	97.5%	+ 2.5%
Days on Market Until Sale	88	57	- 35.2%	83	53	- 36.1%
Inventory of Homes for Sale	859	413	- 51.9%	--	--	--
Months Supply of Inventory	3.6	1.4	- 75.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 37.7%

- 16.2%

+ 15.2%

Change in
New Listings

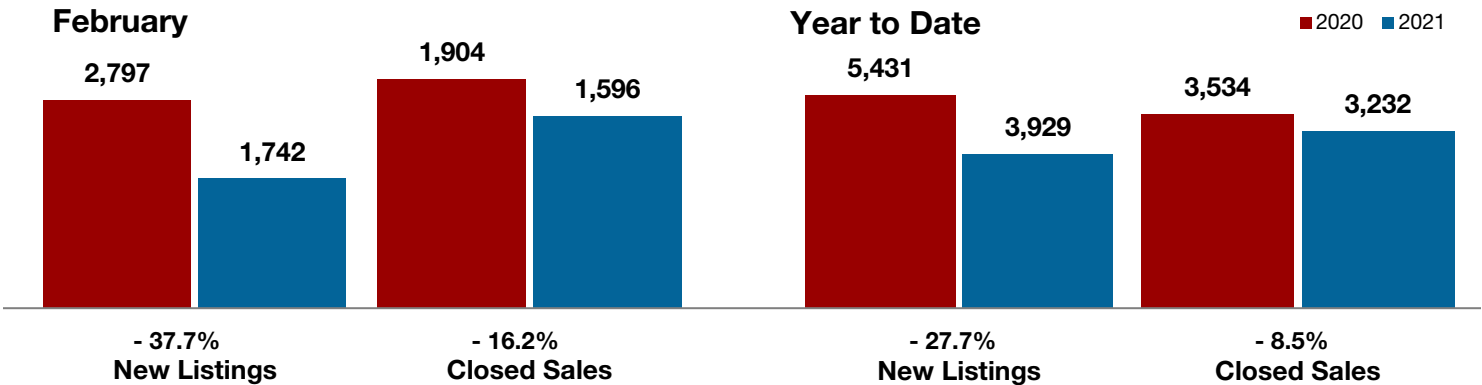
Change in
Closed Sales

Change in
Median Sales Price

Tarrant County

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,797	1,742	- 37.7%	5,431	3,929	- 27.7%
Pending Sales	2,355	1,638	- 30.4%	4,470	3,805	- 14.9%
Closed Sales	1,904	1,596	- 16.2%	3,534	3,232	- 8.5%
Average Sales Price*	\$293,097	\$339,291	+ 15.8%	\$283,700	\$331,577	+ 16.9%
Median Sales Price*	\$243,000	\$280,000	+ 15.2%	\$241,400	\$274,900	+ 13.9%
Percent of Original List Price Received*	96.8%	99.4%	+ 2.7%	96.7%	99.1%	+ 2.5%
Days on Market Until Sale	48	29	- 39.6%	47	30	- 36.2%
Inventory of Homes for Sale	4,703	1,833	- 61.0%	--	--	--
Months Supply of Inventory	2.0	0.8	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

