

Local Market Updates

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



June 2011

Click on a county to see to a detailed area report.

Anderson County
Bosque 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 – June 2011

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Anderson County

- 60.0%

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- 68.3%

Change in
New Listings

Change in
Closed Sales

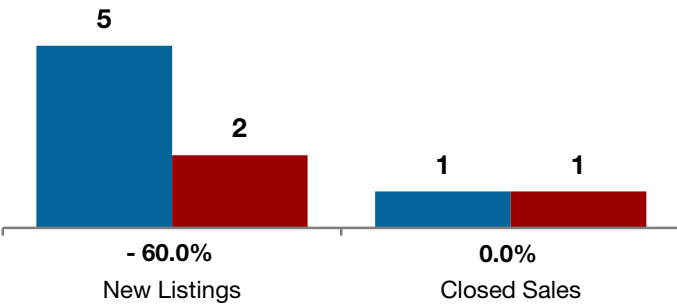
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	5	2	- 60.0%	16	24	+ 50.0%
Pending Sales	0	2	--	3	8	+ 166.7%
Closed Sales	1	1	0.0%	3	5	+ 66.7%
Average Sales Price*	\$112,000	\$35,500	- 68.3%	\$59,000	\$238,929	+ 305.0%
Median Sales Price*	\$112,000	\$35,500	- 68.3%	\$50,000	\$227,500	+ 355.0%
Percent of Original List Price Received*	91.8%	93.4%	+ 1.8%	74.9%	95.4%	+ 27.4%
Days on Market Until Sale	9	26	+ 188.9%	44	116	+ 163.2%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	12.0	12.4	+ 3.0%	--	--	--

*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.

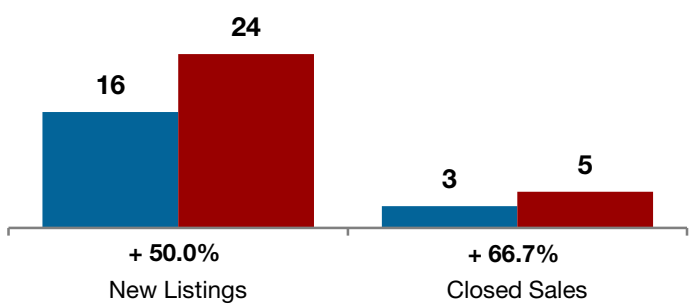
June

■ 2010 ■ 2011



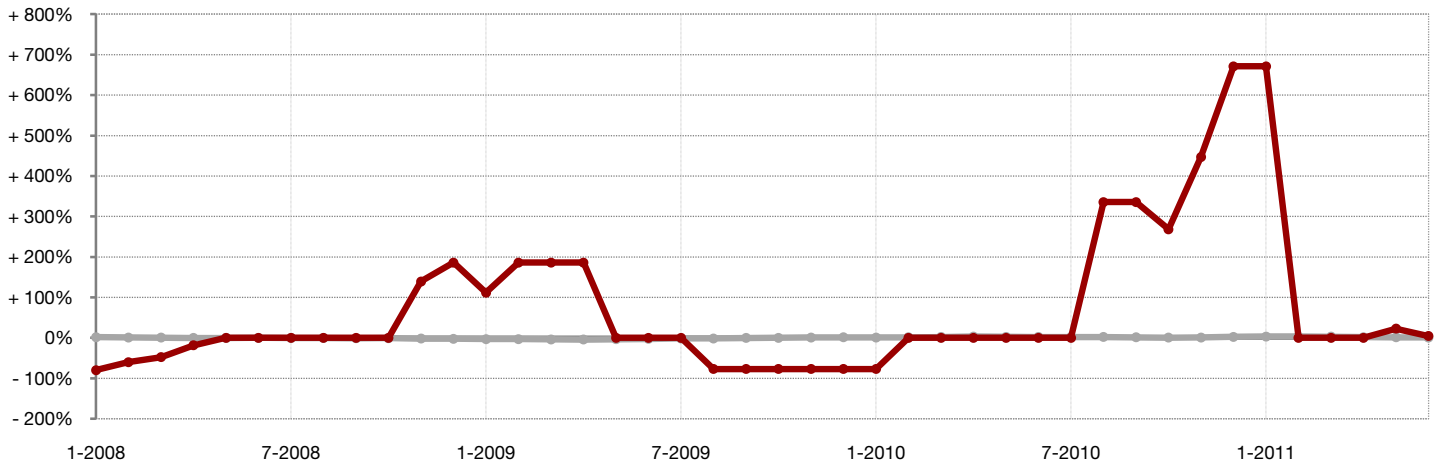
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Anderson County —



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Bosque County

+ 5.3%

Change in
New Listings

- 16.7%

Change in
Closed Sales

- 68.7%

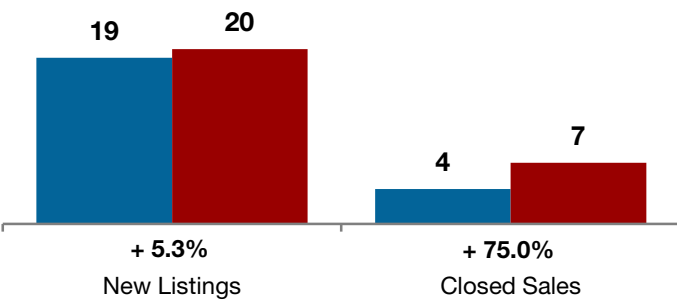
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	19	20	+ 5.3%	136	109	- 19.9%
Pending Sales	6	5	- 16.7%	39	30	- 23.1%
Closed Sales	4	7	+ 75.0%	40	26	- 35.0%
Average Sales Price*	\$130,550	\$135,086	+ 3.5%	\$107,086	\$118,400	+ 10.6%
Median Sales Price*	\$125,750	\$39,400	- 68.7%	\$88,000	\$82,950	- 5.7%
Percent of Original List Price Received*	88.8%	85.5%	- 3.7%	86.3%	89.2%	+ 3.3%
Days on Market Until Sale	94	146	+ 55.8%	157	173	+ 10.5%
Inventory of Homes for Sale	164	151	- 7.9%	--	--	--
Months Supply of Inventory	24.0	29.2	+ 21.8%	--	--	--

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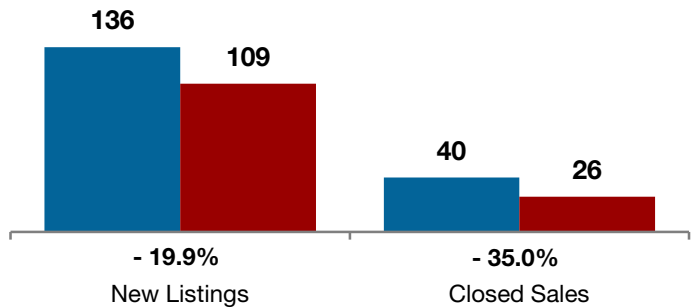
June

■ 2010 ■ 2011



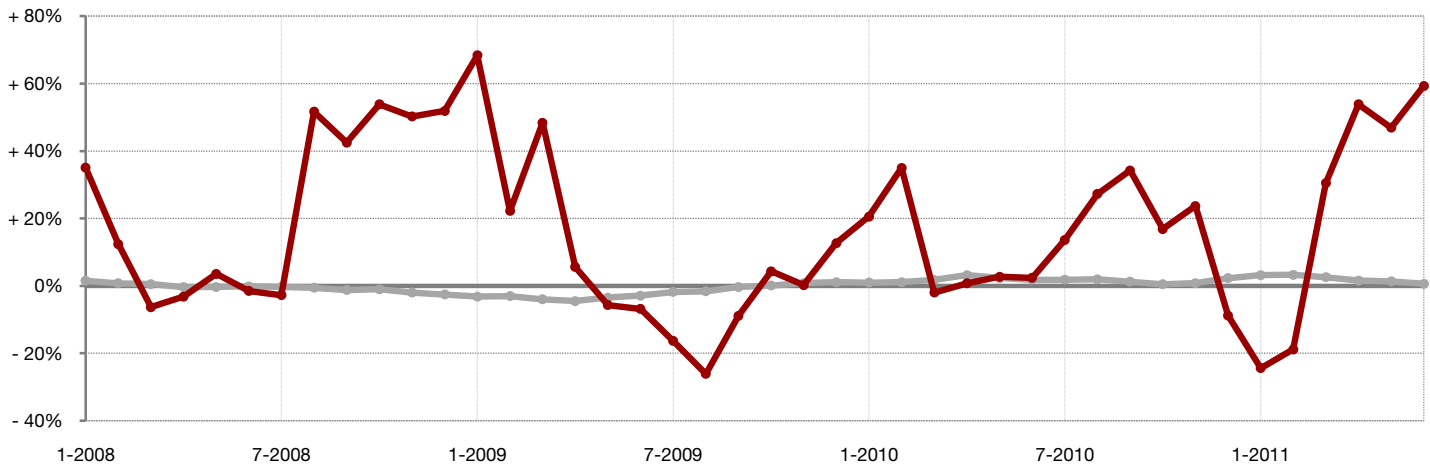
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Bosque County —



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- 25.0%

Change in
New Listings

- 45.5%

Change in
Closed Sales

- 30.1%

Change in
Median Sales Price

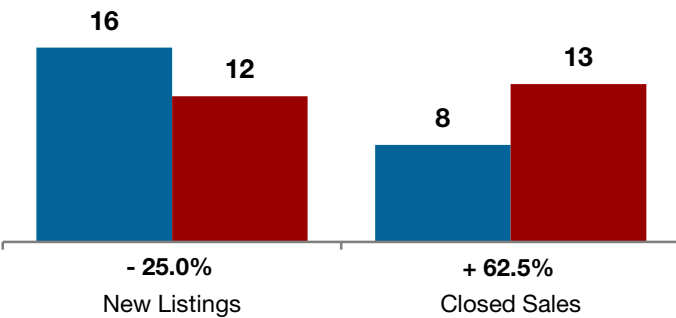
Callahan County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	16	12	- 25.0%	113	83	- 26.5%
Pending Sales	11	6	- 45.5%	47	44	- 6.4%
Closed Sales	8	13	+ 62.5%	38	40	+ 5.3%
Average Sales Price*	\$115,000	\$147,400	+ 28.2%	\$110,707	\$122,190	+ 10.4%
Median Sales Price*	\$123,000	\$86,000	- 30.1%	\$105,500	\$88,750	- 15.9%
Percent of Original List Price Received*	93.5%	95.1%	+ 1.6%	93.9%	95.2%	+ 1.4%
Days on Market Until Sale	154	153	- 0.6%	105	111	+ 5.8%
Inventory of Homes for Sale	78	63	- 19.2%	--	--	--
Months Supply of Inventory	10.1	7.8	- 22.6%	--	--	--

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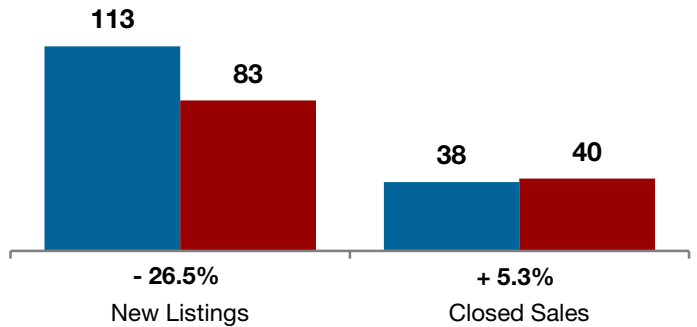
June

■ 2010 ■ 2011



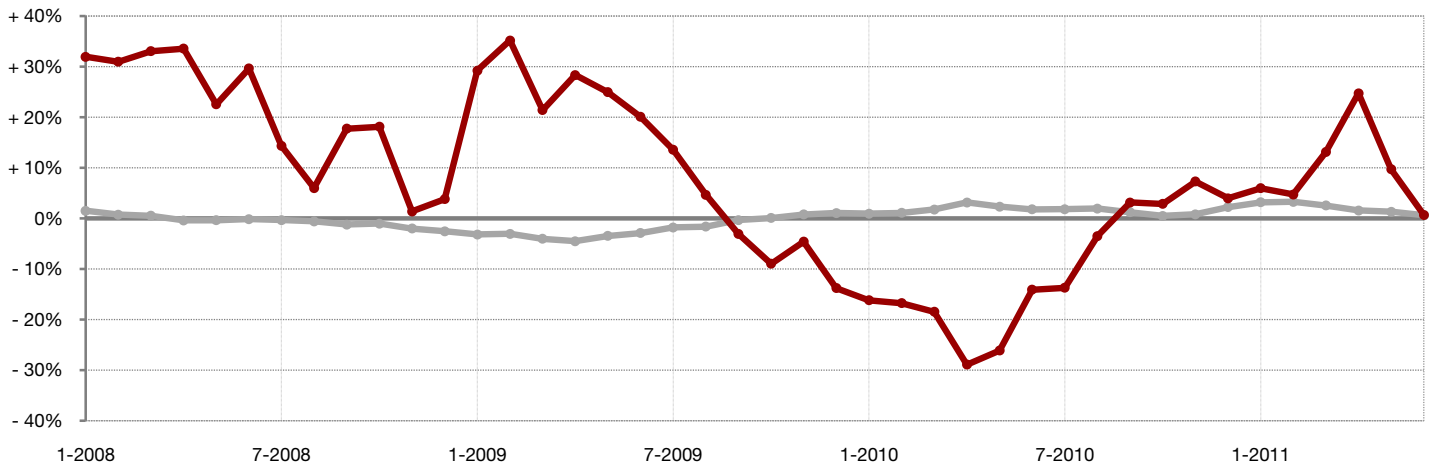
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Callahan County —



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Clay County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	0	0	--	4	5	+ 25.0%
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	--	0	0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	5.0	4.0	- 20.0%	--	--	--

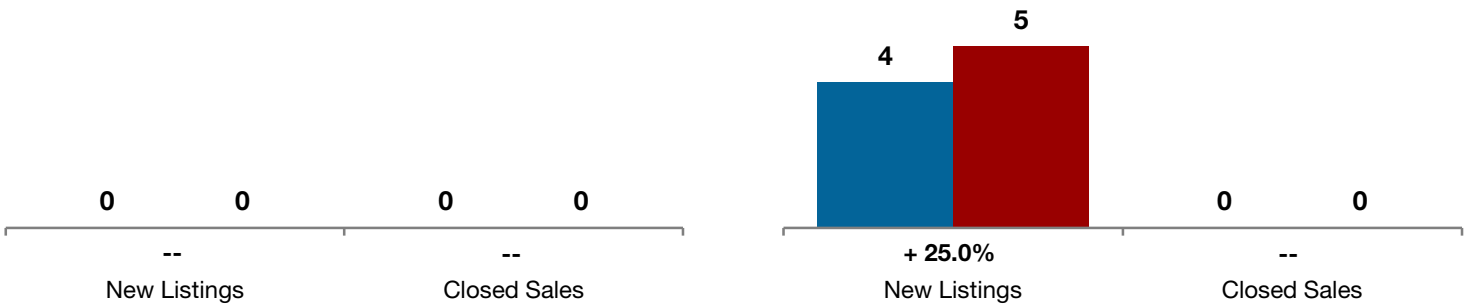
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June

■ 2010 ■ 2011

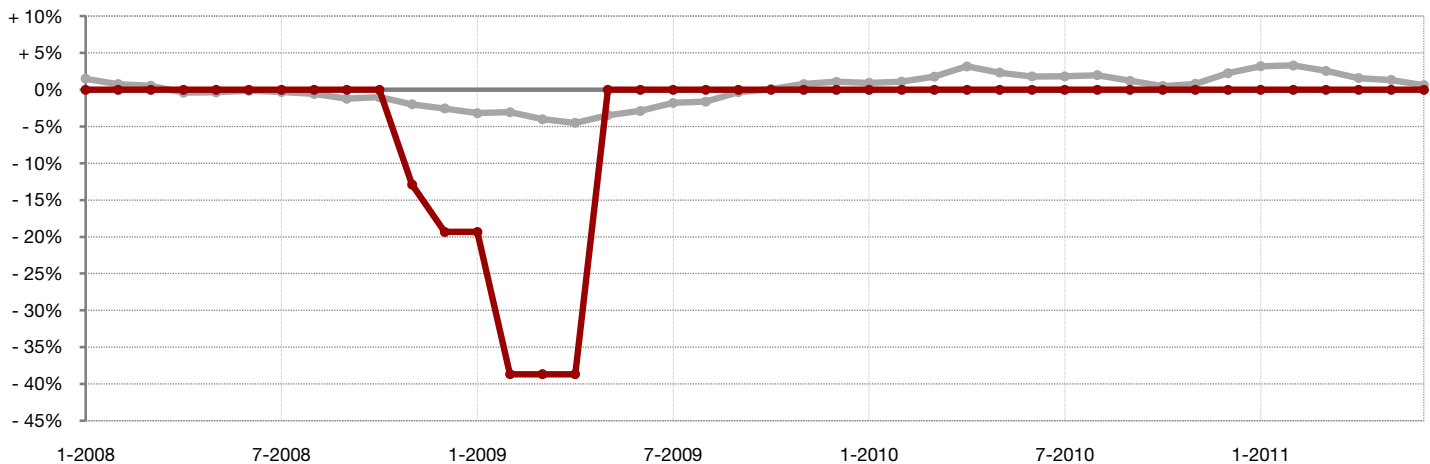
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Clay County



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Coleman County

+ 133.3%

+ 200.0%

--

Change in
New Listings

Change in
Closed Sales

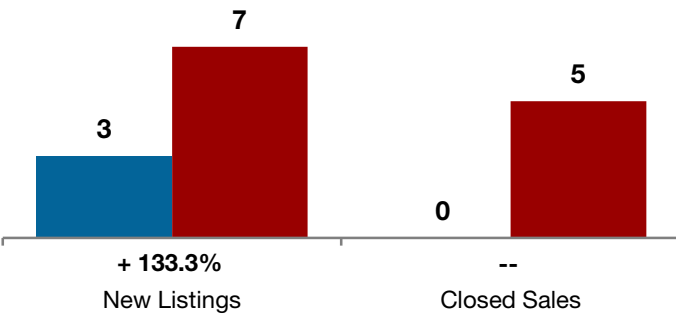
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3	7	+ 133.3%	12	23	+ 91.7%
Pending Sales	1	3	+ 200.0%	5	12	+ 140.0%
Closed Sales	0	5	--	4	9	+ 125.0%
Average Sales Price*	\$0	\$60,393	--	\$20,816	\$70,428	+ 238.3%
Median Sales Price*	\$0	\$34,835	--	\$19,250	\$35,750	+ 85.7%
Percent of Original List Price Received*	0.0%	72.9%	--	79.1%	76.2%	- 3.7%
Days on Market Until Sale	0	166	--	46	174	+ 275.7%
Inventory of Homes for Sale	11	19	+ 72.7%	--	--	--
Months Supply of Inventory	9.6	11.4	+ 18.4%	--	--	--

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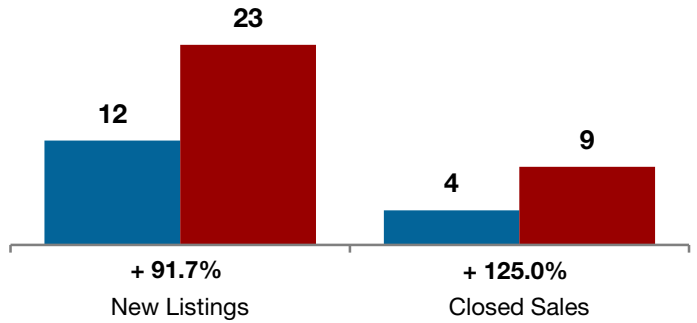
June

■ 2010 ■ 2011



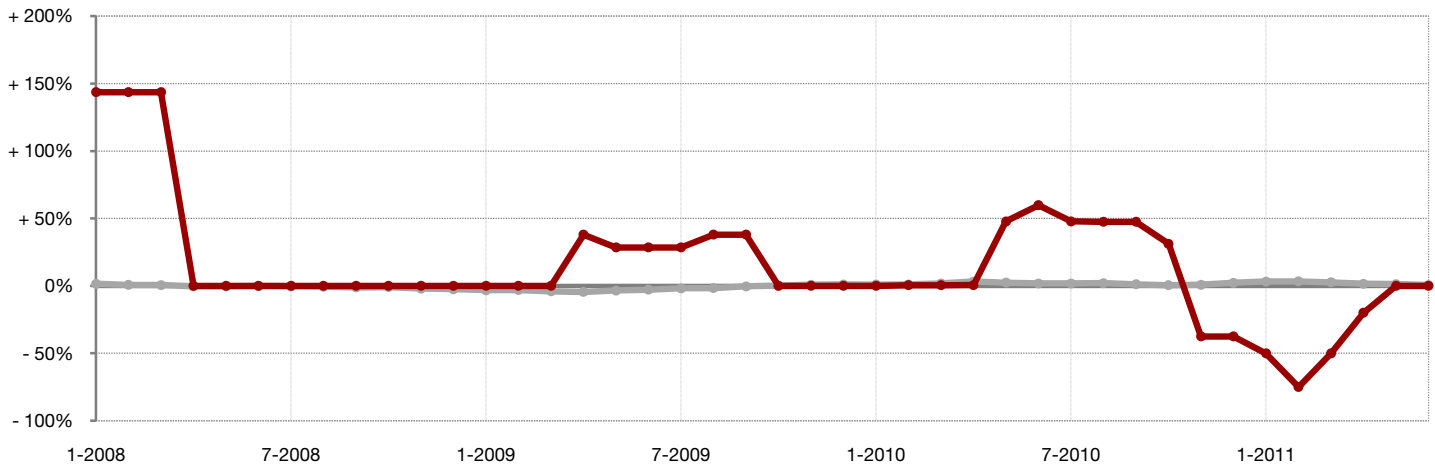
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Coleman County —



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Collin County

- 2.2%

Change in
New Listings

+ 19.8%

Change in
Closed Sales

- 2.4%

Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1,780	1,740	- 2.2%	10,724	9,498	- 11.4%
Pending Sales	840	1,006	+ 19.8%	5,977	5,616	- 6.0%
Closed Sales	1,097	1,116	+ 1.7%	5,568	4,972	- 10.7%
Average Sales Price*	\$251,134	\$251,639	+ 0.2%	\$234,657	\$242,250	+ 3.2%
Median Sales Price*	\$210,000	\$205,000	- 2.4%	\$192,000	\$199,000	+ 3.6%
Percent of Original List Price Received*	94.9%	94.2%	- 0.8%	94.7%	93.2%	- 1.5%
Days on Market Until Sale	75	84	+ 11.5%	83	100	+ 19.6%
Inventory of Homes for Sale	5,705	4,945	- 13.3%	--	--	--
Months Supply of Inventory	6.1	5.9	- 1.9%	--	--	--

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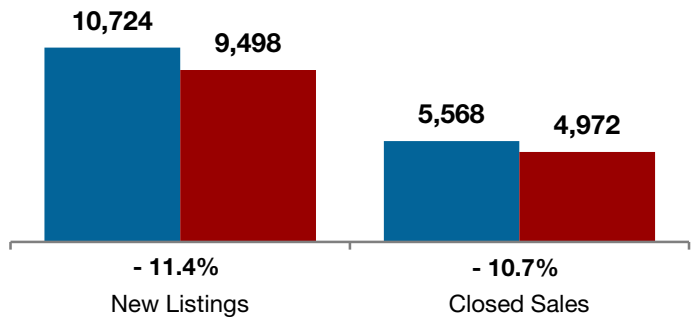
June

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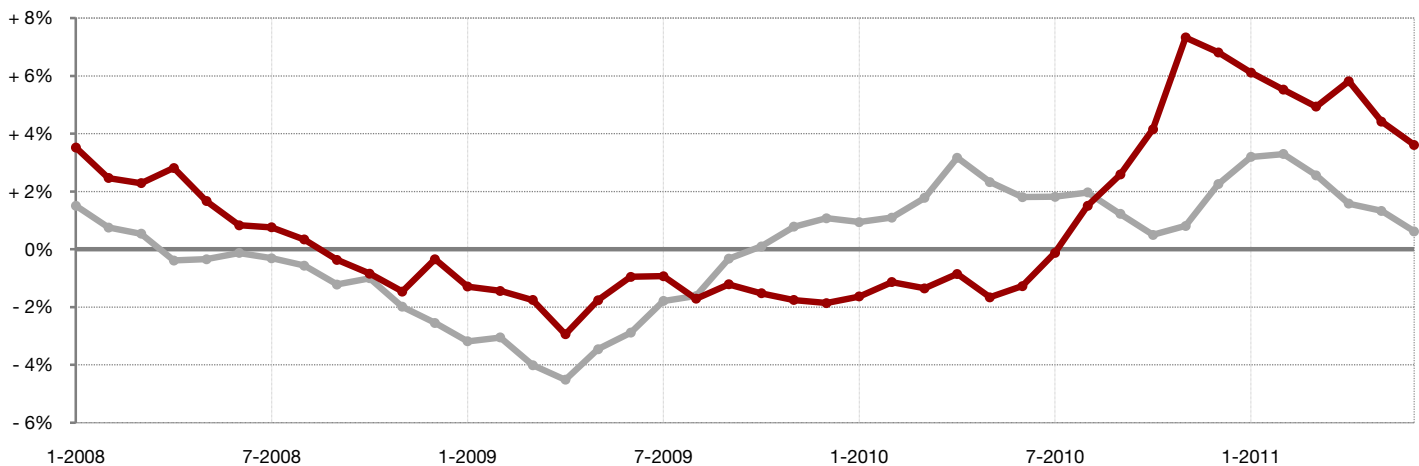
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Collin County —



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+ 50.0%

Change in
New Listings

- 63.6%

Change in
Closed Sales

+ 42.5%

Change in
Median Sales Price

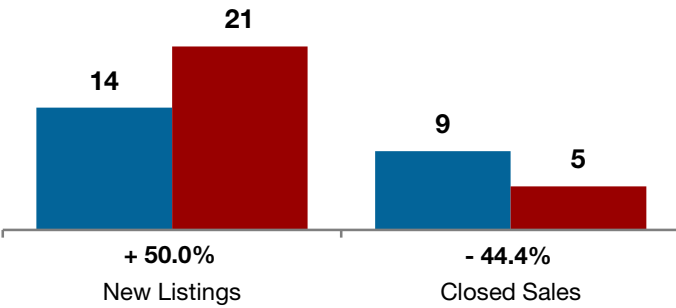
Comanche County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	14	21	+ 50.0%	83	87	+ 4.8%
Pending Sales	11	4	- 63.6%	43	29	- 32.6%
Closed Sales	9	5	- 44.4%	35	30	- 14.3%
Average Sales Price*	\$119,611	\$148,500	+ 24.2%	\$103,483	\$112,910	+ 9.1%
Median Sales Price*	\$89,500	\$127,500	+ 42.5%	\$74,000	\$101,750	+ 37.5%
Percent of Original List Price Received*	83.9%	78.1%	- 6.9%	85.5%	84.8%	- 0.8%
Days on Market Until Sale	211	329	+ 56.1%	167	195	+ 16.9%
Inventory of Homes for Sale	88	117	+ 33.0%	--	--	--
Months Supply of Inventory	12.3	21.3	+ 73.2%	--	--	--

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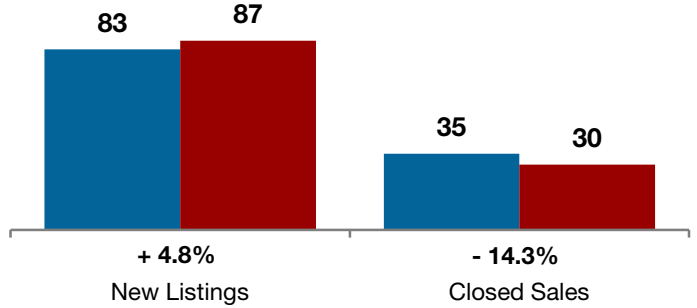
June

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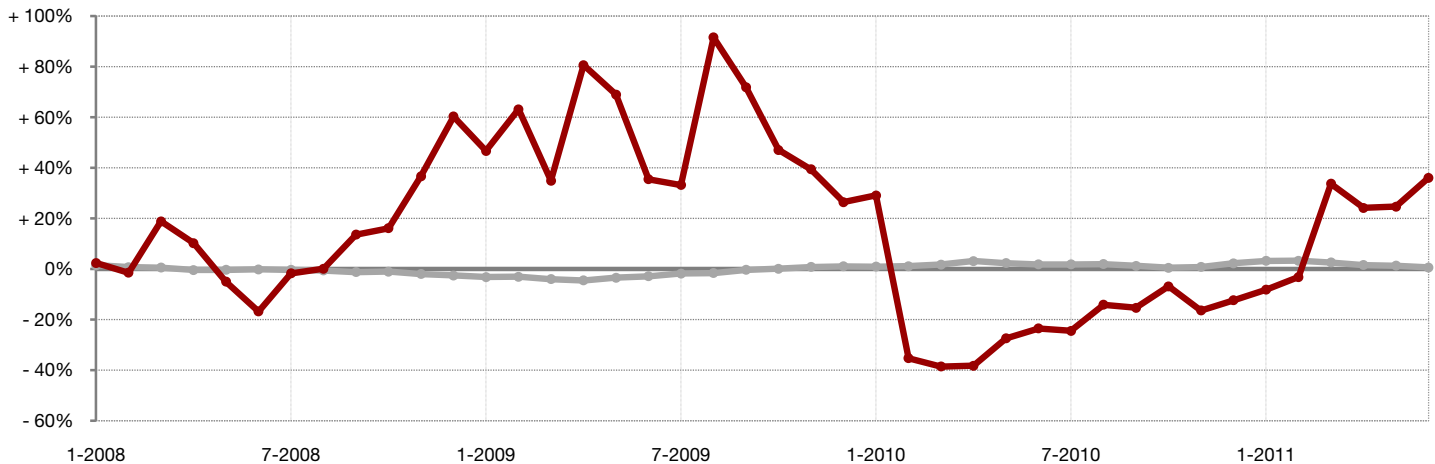
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — All MLS
Comanche County — Comanche County



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- 26.3%

+ 43.8%

- 11.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

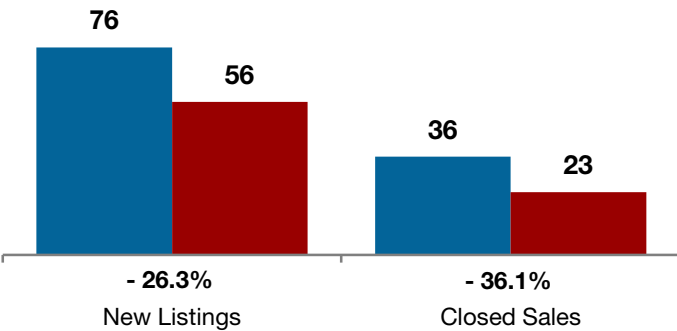
Cooke County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	76	56	- 26.3%	417	345	- 17.3%
Pending Sales	16	23	+ 43.8%	160	145	- 9.4%
Closed Sales	36	23	- 36.1%	161	134	- 16.8%
Average Sales Price*	\$213,489	\$159,762	- 25.2%	\$147,537	\$161,997	+ 9.8%
Median Sales Price*	\$129,950	\$115,000	- 11.5%	\$95,000	\$133,500	+ 40.5%
Percent of Original List Price Received*	90.8%	90.6%	- 0.2%	88.9%	89.8%	+ 0.9%
Days on Market Until Sale	75	140	+ 87.7%	118	175	+ 48.9%
Inventory of Homes for Sale	375	315	- 16.0%	--	--	--
Months Supply of Inventory	15.5	12.7	- 18.0%	--	--	--

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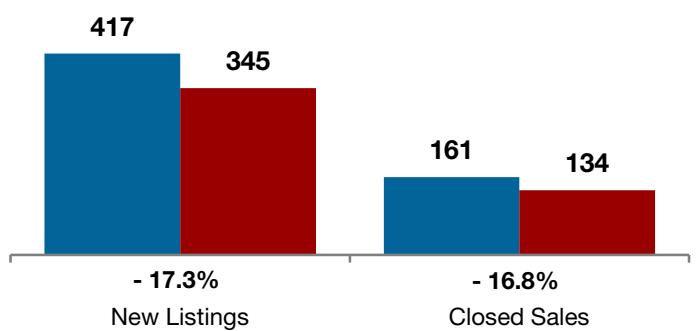
June

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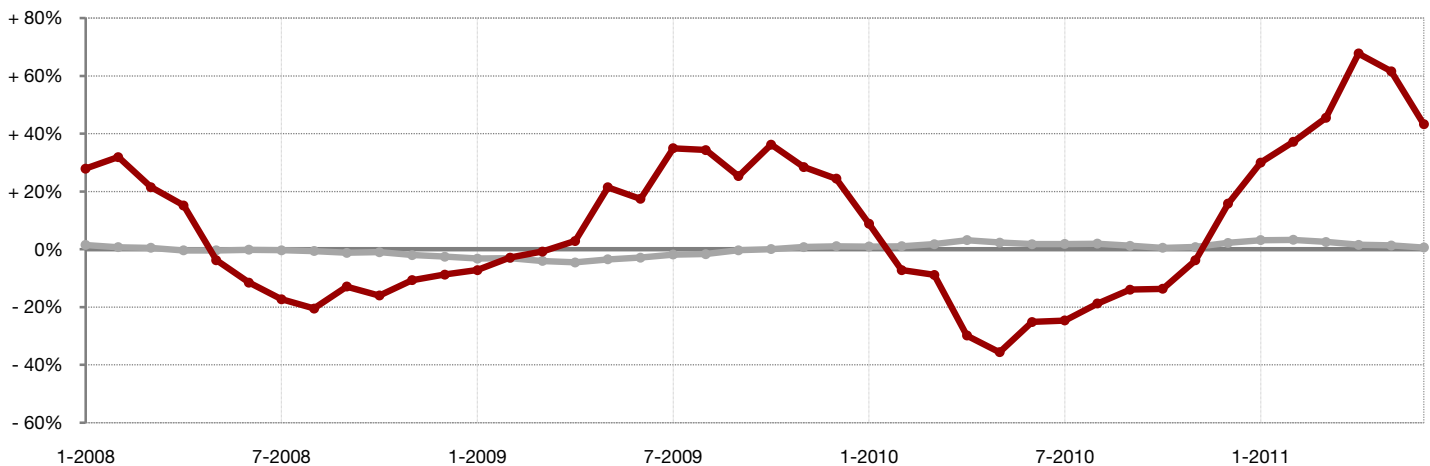
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS —
Cooke County —



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- 12.9%

+ 24.5%

- 0.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Dallas County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3,343	2,912	- 12.9%	21,234	17,974	- 15.4%
Pending Sales	1,402	1,745	+ 24.5%	10,671	9,912	- 7.1%
Closed Sales	2,074	1,779	- 14.2%	10,263	8,772	- 14.5%
Average Sales Price*	\$230,432	\$228,797	- 0.7%	\$210,194	\$225,399	+ 7.2%
Median Sales Price*	\$131,000	\$130,000	- 0.8%	\$125,500	\$125,000	- 0.4%
Percent of Original List Price Received*	93.7%	91.3%	- 2.6%	93.6%	91.0%	- 2.8%
Days on Market Until Sale	87	104	+ 19.0%	92	109	+ 18.3%
Inventory of Homes for Sale	12,758	10,486	- 17.8%	--	--	--
Months Supply of Inventory	7.4	7.2	- 3.7%	--	--	--

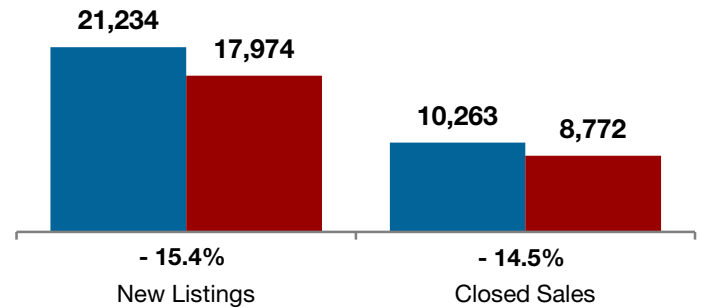
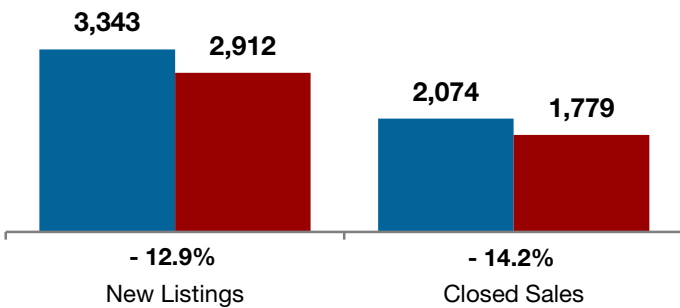
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June

■ 2010 ■ 2011

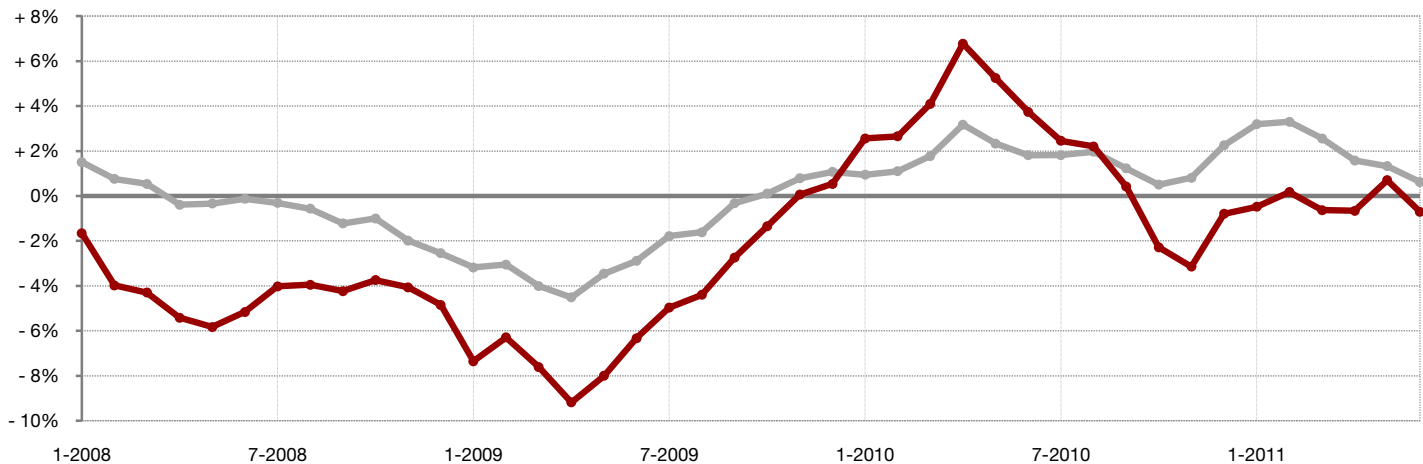
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Dallas County —



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Delta County

+ 16.7%

Change in
New Listings

0.0%

Change in
Closed Sales

- 64.4%

Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	12	14	+ 16.7%	49	50	+ 2.0%
Pending Sales	2	2	0.0%	18	9	- 50.0%
Closed Sales	6	2	- 66.7%	21	9	- 57.1%
Average Sales Price*	\$70,900	\$14,950	- 78.9%	\$93,695	\$85,203	- 9.1%
Median Sales Price*	\$42,000	\$14,950	- 64.4%	\$84,750	\$84,800	+ 0.1%
Percent of Original List Price Received*	85.7%	87.4%	+ 2.0%	87.2%	86.9%	- 0.3%
Days on Market Until Sale	75	16	- 78.7%	235	143	- 39.1%
Inventory of Homes for Sale	49	55	+ 12.2%	--	--	--
Months Supply of Inventory	17.8	27.5	+ 54.3%	--	--	--

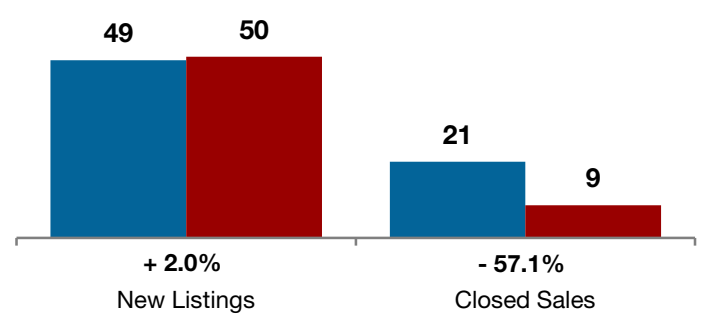
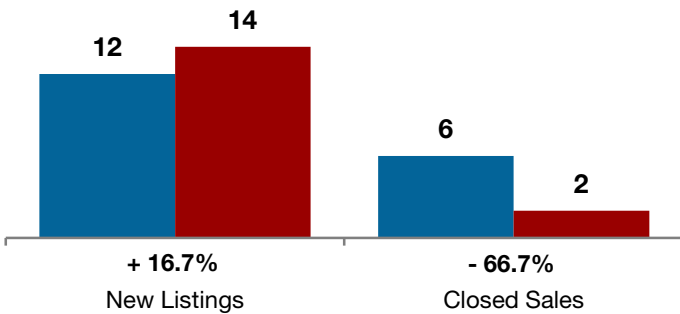
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June

■ 2010 ■ 2011

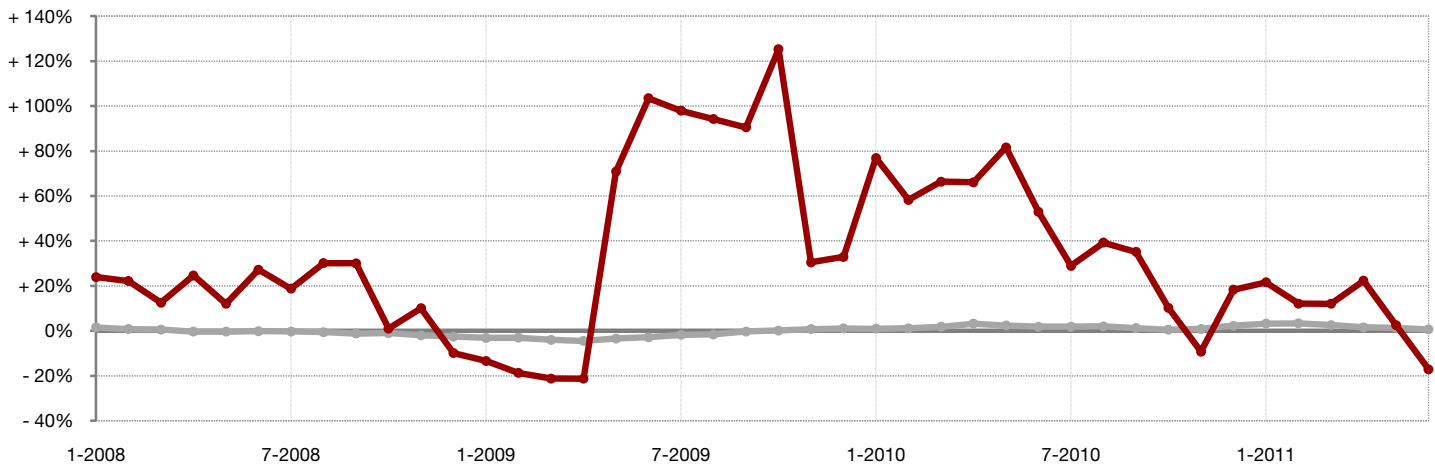
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — All MLS
Delta County — Delta County



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Denton County

- 1.1%

Change in
New Listings

+ 31.5%

Change in
Closed Sales

- 2.9%

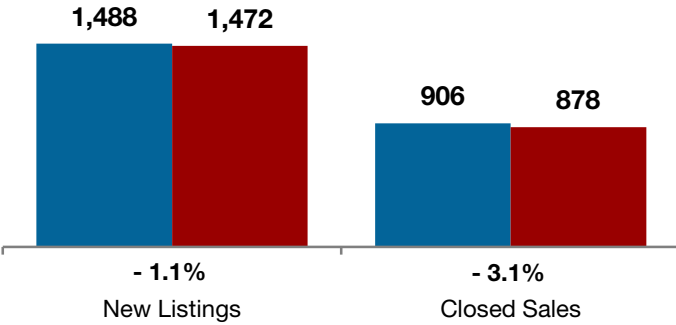
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1,488	1,472	- 1.1%	9,179	8,130	- 11.4%
Pending Sales	669	880	+ 31.5%	4,931	4,566	- 7.4%
Closed Sales	906	878	- 3.1%	4,673	3,961	- 15.2%
Average Sales Price*	\$239,079	\$228,131	- 4.6%	\$217,193	\$223,105	+ 2.7%
Median Sales Price*	\$190,621	\$185,000	- 2.9%	\$177,000	\$179,000	+ 1.1%
Percent of Original List Price Received*	95.1%	94.0%	- 1.1%	95.2%	93.3%	- 2.0%
Days on Market Until Sale	87	96	+ 10.4%	84	104	+ 22.8%
Inventory of Homes for Sale	5,057	4,471	- 11.6%	--	--	--
Months Supply of Inventory	6.6	6.7	+ 1.9%	--	--	--

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

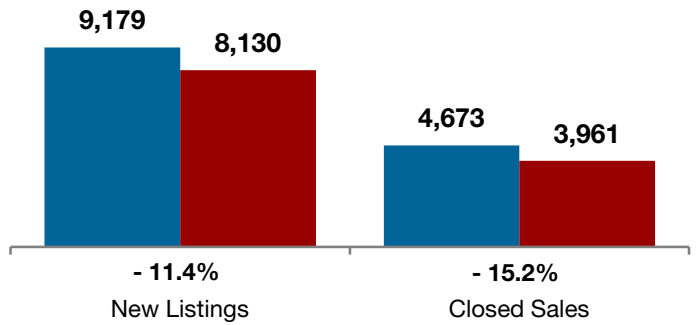
June

■ 2010 ■ 2011



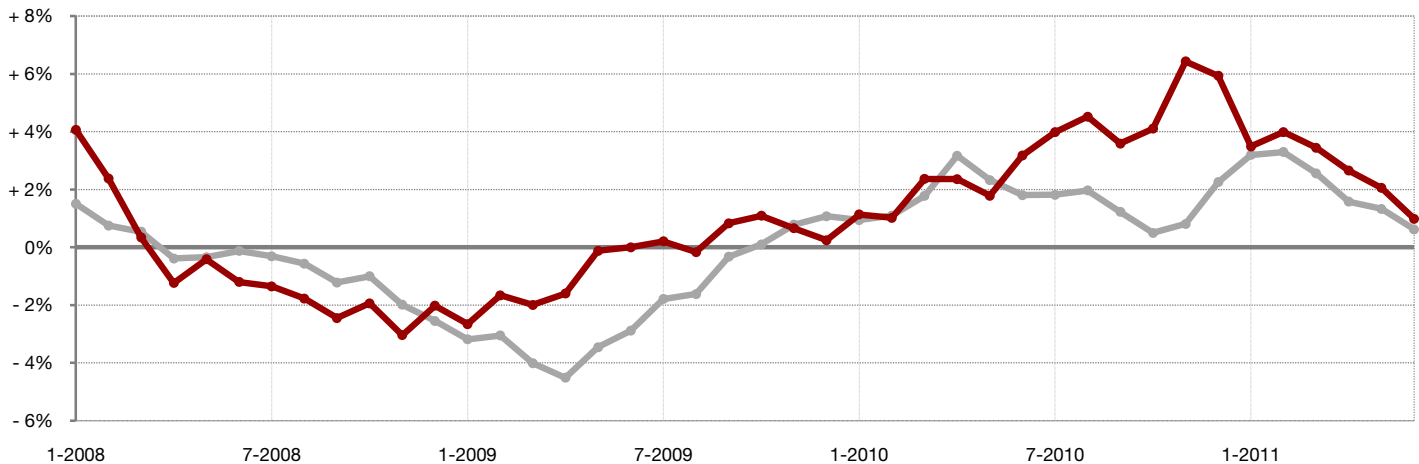
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Denton County —



**Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data comes from North Texas Real Estate Information Services, Inc. Powered by 10K Research and Marketing.

Local Market Update – June 2011

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+ 111.8%

Change in
New Listings

+ 83.3%

Change in
Closed Sales

- 3.6%

Change in
Median Sales Price

Eastland County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	17	36	+ 111.8%	109	143	+ 31.2%
Pending Sales	6	11	+ 83.3%	36	47	+ 30.6%
Closed Sales	7	11	+ 57.1%	32	39	+ 21.9%
Average Sales Price*	\$69,150	\$61,709	- 10.8%	\$94,989	\$76,832	- 19.1%
Median Sales Price*	\$70,000	\$67,500	- 3.6%	\$55,000	\$57,000	+ 3.6%
Percent of Original List Price Received*	77.3%	90.0%	+ 16.4%	82.7%	86.4%	+ 4.4%
Days on Market Until Sale	171	176	+ 2.7%	173	204	+ 18.3%
Inventory of Homes for Sale	124	122	- 1.6%	--	--	--
Months Supply of Inventory	19.8	15.3	- 23.1%	--	--	--

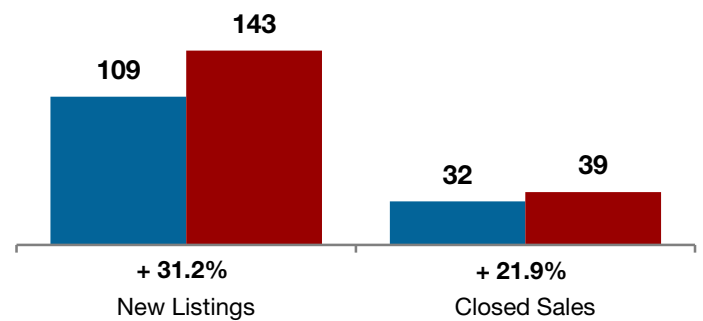
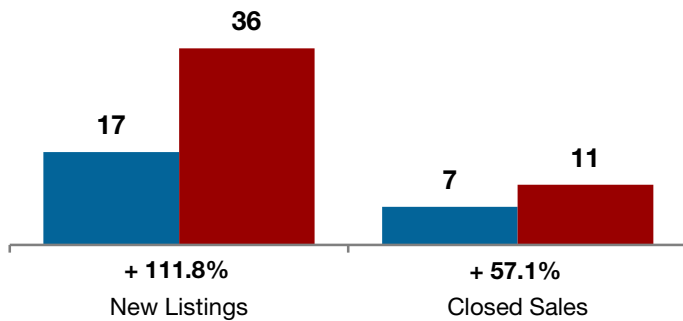
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June

■ 2010 ■ 2011

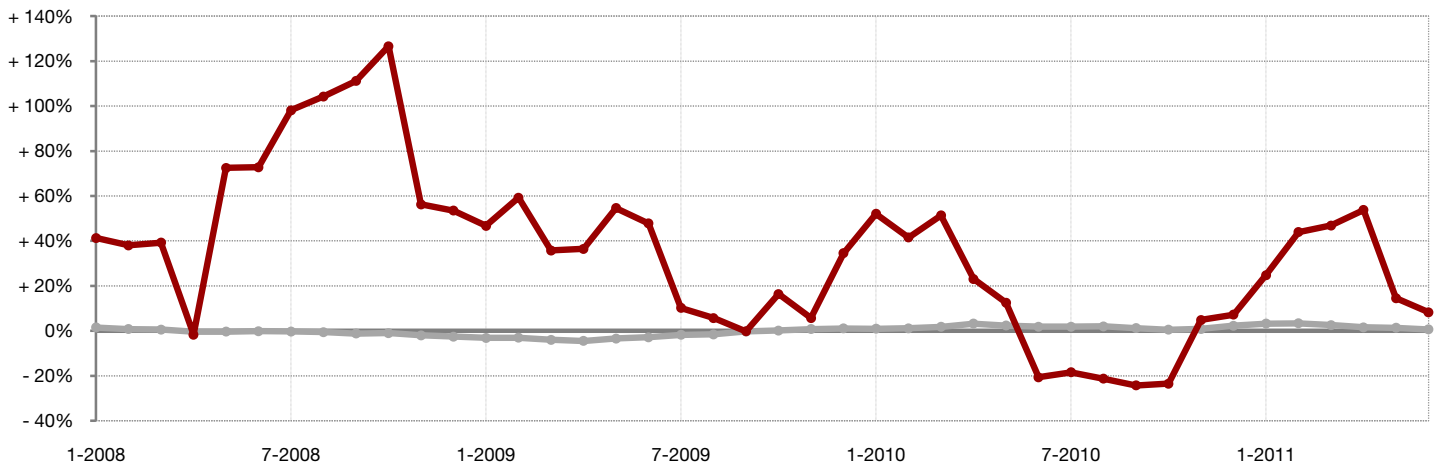
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Eastland County —



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Local Market Update – June 2011

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Ellis County

- 11.3%

Change in
New Listings

- 0.8%

Change in
Closed Sales

+ 4.5%

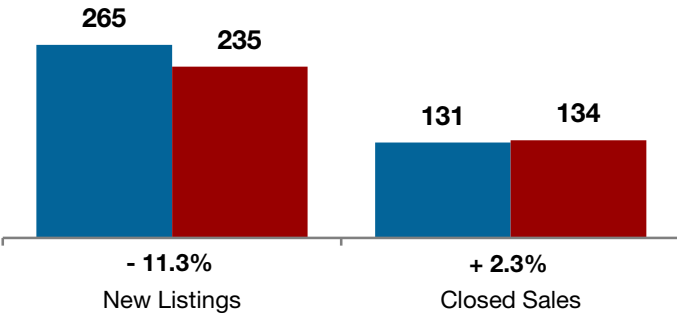
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	265	235	- 11.3%	1,552	1,328	- 14.4%
Pending Sales	124	123	- 0.8%	786	727	- 7.5%
Closed Sales	131	134	+ 2.3%	734	638	- 13.1%
Average Sales Price*	\$149,076	\$165,162	+ 10.8%	\$149,853	\$147,706	- 1.4%
Median Sales Price*	\$132,000	\$137,900	+ 4.5%	\$133,000	\$130,000	- 2.3%
Percent of Original List Price Received*	93.3%	91.4%	- 2.1%	93.2%	91.7%	- 1.7%
Days on Market Until Sale	93	148	+ 59.5%	109	129	+ 18.5%
Inventory of Homes for Sale	1,065	892	- 16.2%	--	--	--
Months Supply of Inventory	8.6	8.2	- 5.2%	--	--	--

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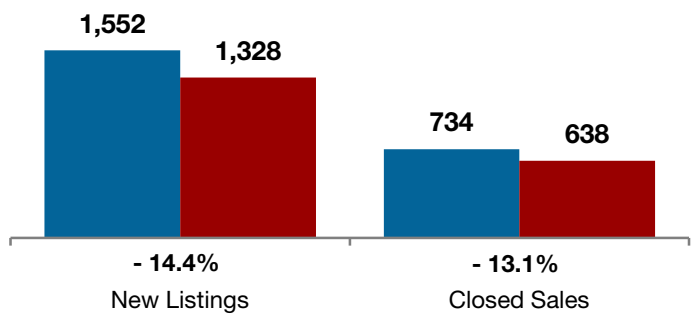
June

■ 2010 ■ 2011



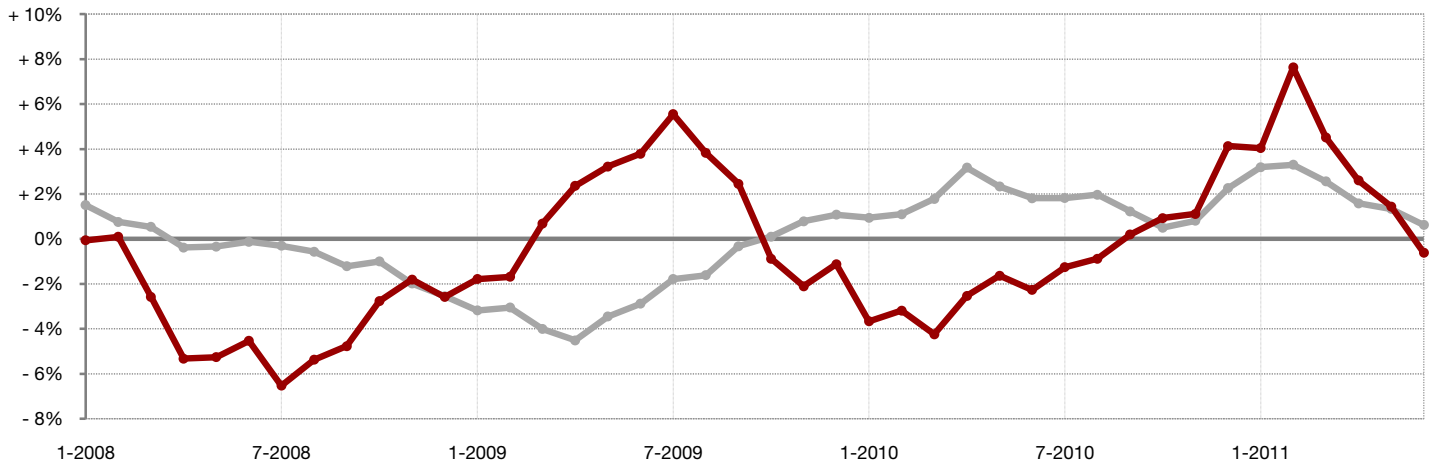
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Ellis County —



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Local Market Update – June 2011

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Erath County

- 19.2%

Change in
New Listings

+ 7.1%

Change in
Closed Sales

- 19.2%

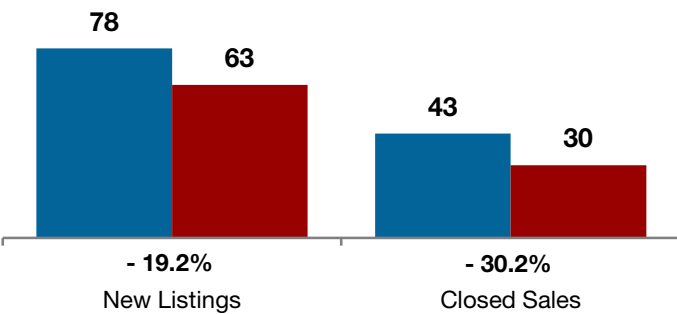
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	78	63	- 19.2%	412	338	- 18.0%
Pending Sales	28	30	+ 7.1%	167	153	- 8.4%
Closed Sales	43	30	- 30.2%	165	146	- 11.5%
Average Sales Price*	\$160,806	\$125,980	- 21.7%	\$138,439	\$132,130	- 4.6%
Median Sales Price*	\$129,900	\$105,000	- 19.2%	\$115,000	\$115,000	0.0%
Percent of Original List Price Received*	90.7%	88.6%	- 2.3%	90.3%	89.3%	- 1.1%
Days on Market Until Sale	104	117	+ 12.8%	146	182	+ 25.3%
Inventory of Homes for Sale	379	368	- 2.9%	--	--	--
Months Supply of Inventory	14.4	16.4	+ 13.3%	--	--	--

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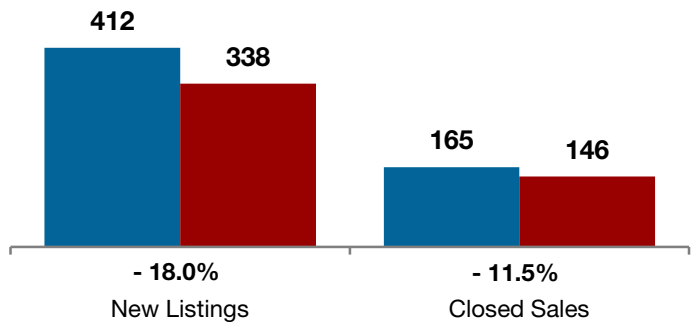
June

■ 2010 ■ 2011



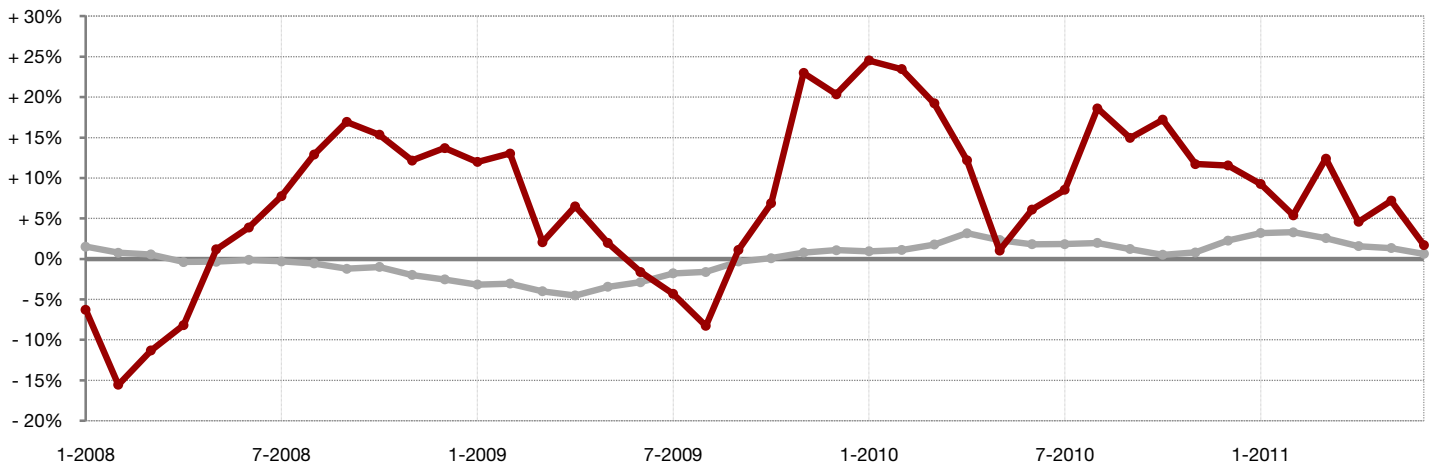
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Erath County —



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Local Market Update – June 2011

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- 33.3%

+ 50.0%

+ 141.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

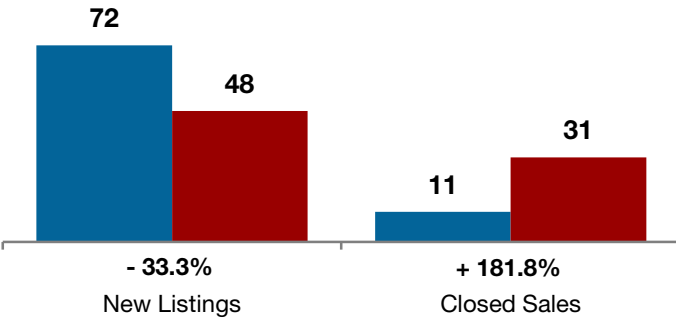
Fannin County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	72	48	- 33.3%	375	293	- 21.9%
Pending Sales	18	27	+ 50.0%	126	123	- 2.4%
Closed Sales	11	31	+ 181.8%	115	111	- 3.5%
Average Sales Price*	\$55,033	\$133,412	+ 142.4%	\$87,251	\$101,121	+ 15.9%
Median Sales Price*	\$43,000	\$104,000	+ 141.9%	\$70,000	\$65,000	- 7.1%
Percent of Original List Price Received*	85.6%	89.2%	+ 4.2%	86.9%	87.1%	+ 0.2%
Days on Market Until Sale	103	174	+ 69.4%	134	138	+ 2.6%
Inventory of Homes for Sale	378	290	- 23.3%	--	--	--
Months Supply of Inventory	17.8	14.4	- 18.8%	--	--	--

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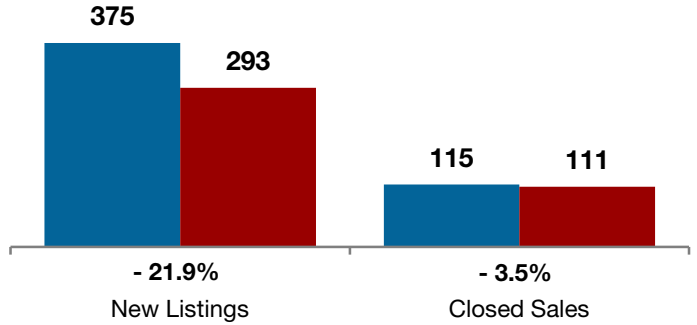
June

■ 2010 ■ 2011



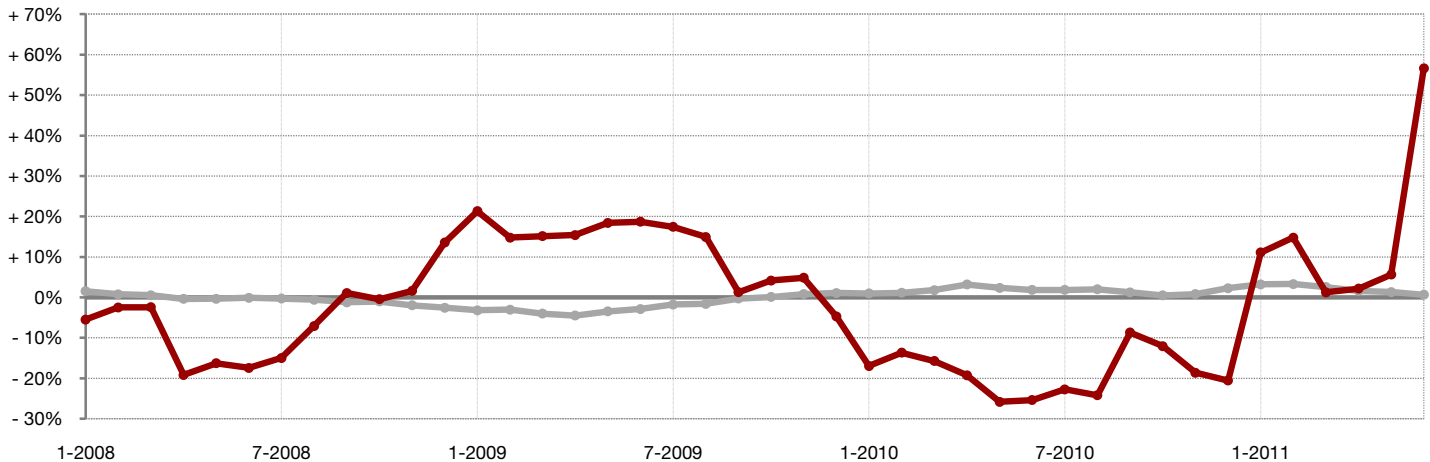
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Fannin County —



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Local Market Update – June 2011

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- 33.3% **- 100.0%** **+ 380.9%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Franklin County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	6	4	- 33.3%	43	70	+ 62.8%
Pending Sales	2	0	- 100.0%	17	13	- 23.5%
Closed Sales	2	2	0.0%	18	15	- 16.7%
Average Sales Price*	\$58,750	\$282,500	+ 380.9%	\$125,800	\$282,600	+ 124.6%
Median Sales Price*	\$58,750	\$80,000	+ 380.9%	\$48,500	\$80,000	+ 64.9%
Percent of Original List Price Received*	72.3%	90.7%	+ 25.5%	79.5%	79.5%	- 0.0%
Days on Market Until Sale	69	125	+ 82.5%	115	103	- 10.9%
Inventory of Homes for Sale	45	68	+ 51.1%	--	--	--
Months Supply of Inventory	13.6	31.2	+ 128.6%	--	--	--

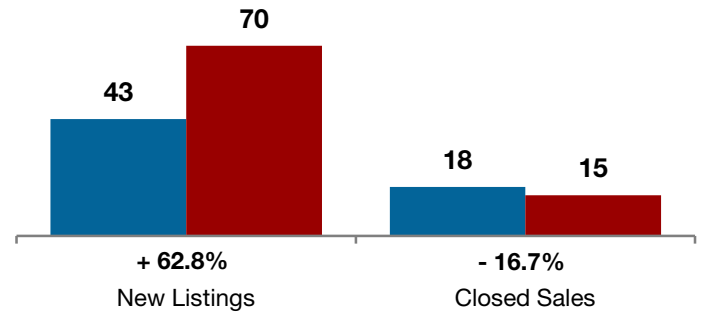
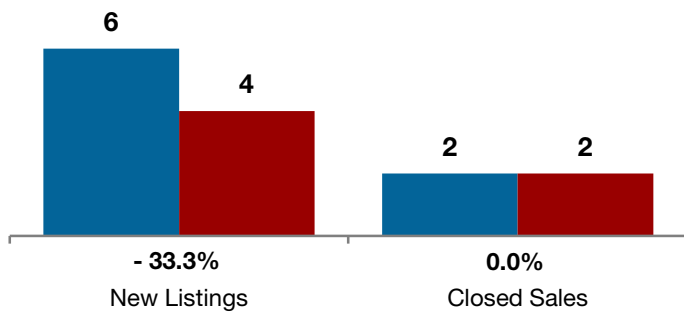
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June

■ 2010 ■ 2011

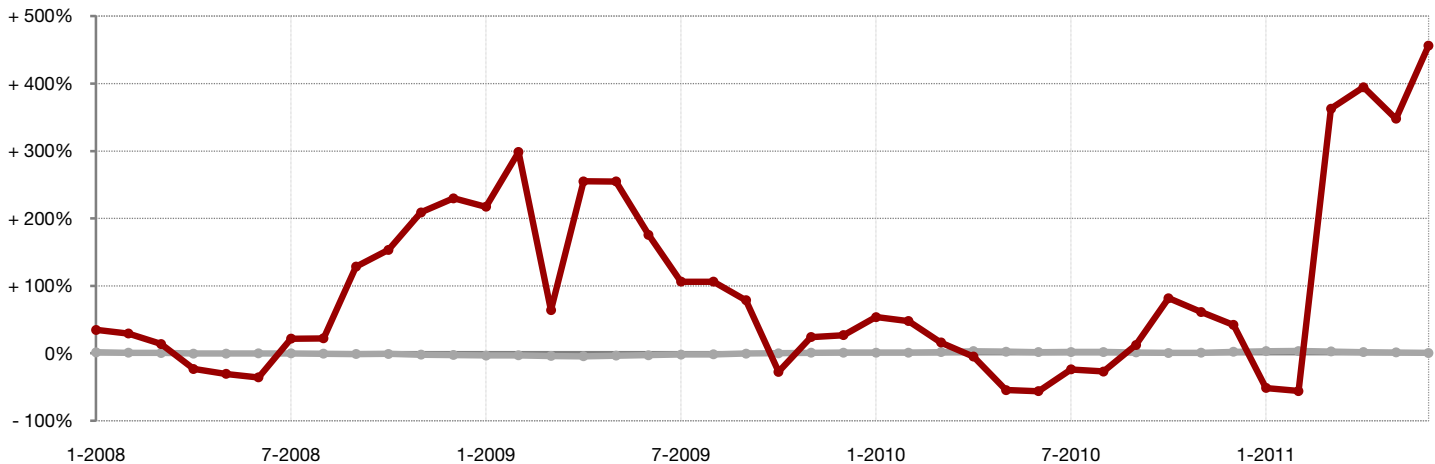
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS —●—
Franklin County —●—



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Local Market Update – June 2011

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+ 12.5%

Change in
New Listings

- 62.5%

Change in
Closed Sales

- 48.9%

Change in
Median Sales Price

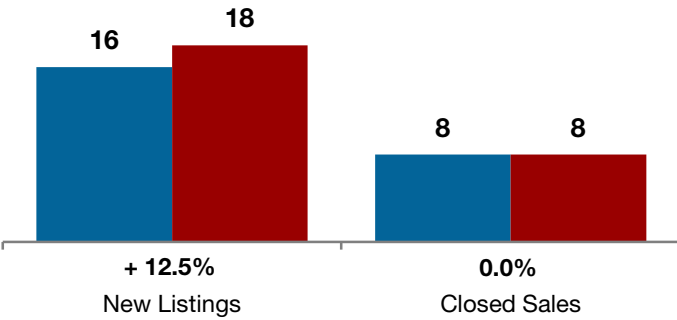
Freestone County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	16	18	+ 12.5%	91	116	+ 27.5%
Pending Sales	8	3	- 62.5%	41	47	+ 14.6%
Closed Sales	8	8	0.0%	37	46	+ 24.3%
Average Sales Price*	\$153,375	\$100,286	- 34.6%	\$118,098	\$124,082	+ 5.1%
Median Sales Price*	\$137,000	\$70,000	- 48.9%	\$98,000	\$82,250	- 16.1%
Percent of Original List Price Received*	93.1%	90.7%	- 2.5%	88.6%	89.1%	+ 0.5%
Days on Market Until Sale	150	275	+ 83.9%	149	170	+ 13.9%
Inventory of Homes for Sale	88	102	+ 15.9%	--	--	--
Months Supply of Inventory	15.8	14.9	- 5.3%	--	--	--

*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.

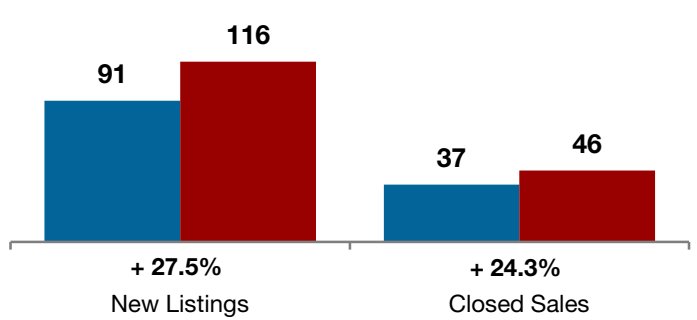
June

■ 2010 ■ 2011



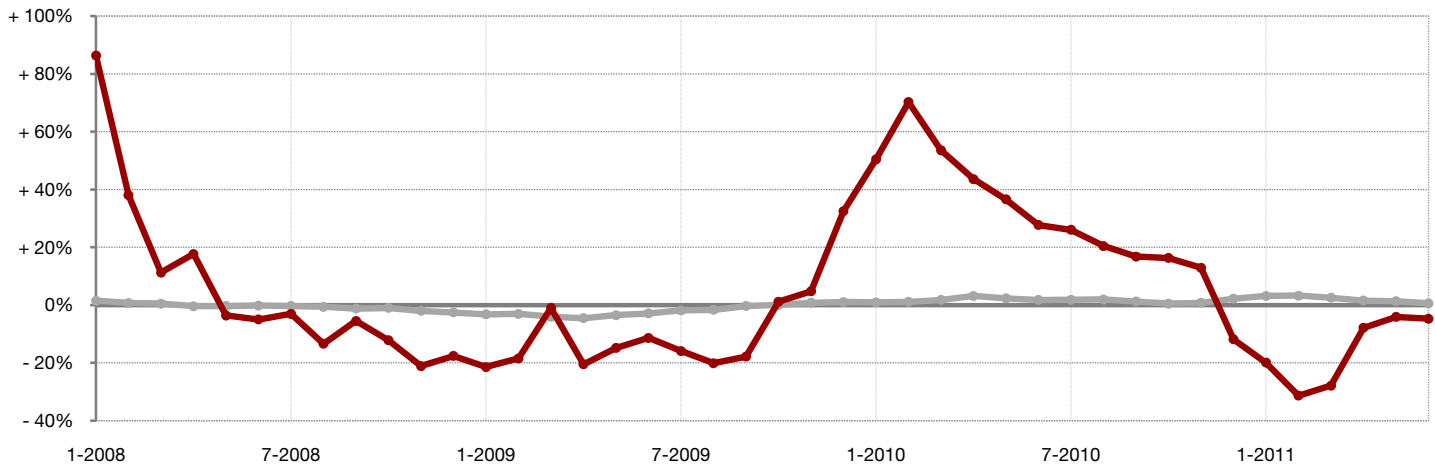
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Freestone County —



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Local Market Update – June 2011

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- 22.4%

+ 15.1%

- 9.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

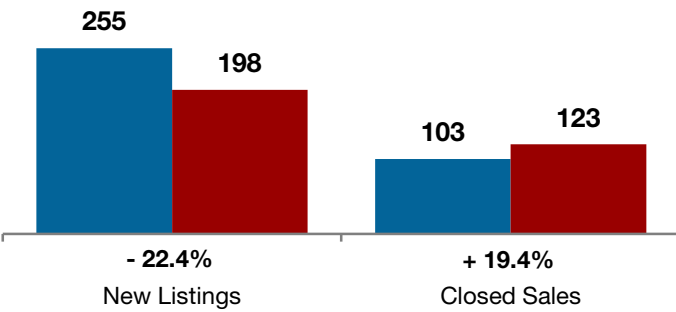
Grayson County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	255	198	- 22.4%	1,408	1,189	- 15.6%
Pending Sales	86	99	+ 15.1%	584	581	- 0.5%
Closed Sales	103	123	+ 19.4%	579	545	- 5.9%
Average Sales Price*	\$125,287	\$133,590	+ 6.6%	\$118,345	\$118,947	+ 0.5%
Median Sales Price*	\$100,264	\$90,500	- 9.7%	\$92,500	\$85,000	- 8.1%
Percent of Original List Price Received*	88.4%	87.4%	- 1.2%	89.6%	88.1%	- 1.7%
Days on Market Until Sale	144	146	+ 1.4%	127	142	+ 11.9%
Inventory of Homes for Sale	1,193	1,021	- 14.4%	--	--	--
Months Supply of Inventory	12.8	11.6	- 9.1%	--	--	--

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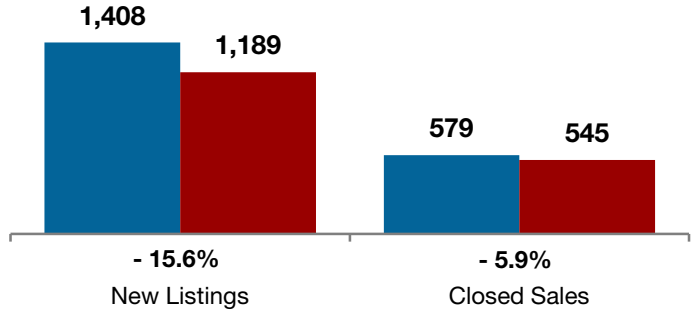
June

■ 2010 ■ 2011



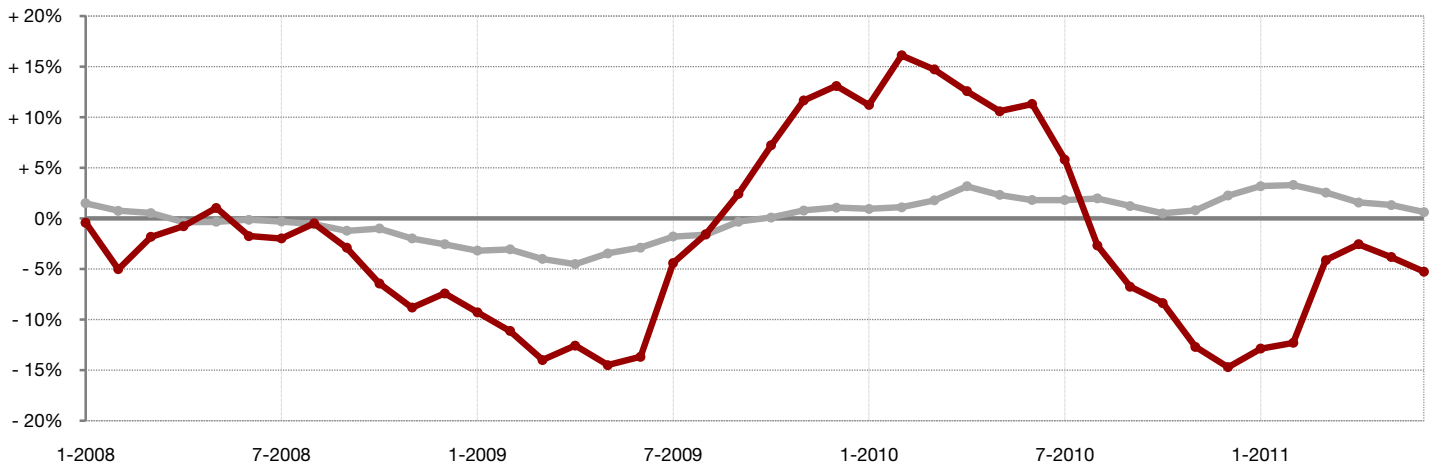
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Grayson County —



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Local Market Update – June 2011

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Hamilton County

+ 100.0%

Change in
New Listings

0.0%

Change in
Closed Sales

- 1.9%

Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	5	10	+ 100.0%	31	37	+ 19.4%
Pending Sales	2	2	0.0%	10	10	0.0%
Closed Sales	3	2	- 33.3%	10	8	- 20.0%
Average Sales Price*	\$67,495	\$66,200	- 1.9%	\$90,459	\$82,800	- 8.5%
Median Sales Price*	\$67,495	\$66,200	- 1.9%	\$69,900	\$69,900	0.0%
Percent of Original List Price Received*	77.8%	81.3%	+ 4.4%	84.0%	85.4%	+ 1.7%
Days on Market Until Sale	298	70	- 76.5%	282	188	- 33.4%
Inventory of Homes for Sale	55	69	+ 25.5%	--	--	--
Months Supply of Inventory	22.8	41.4	+ 81.9%	--	--	--

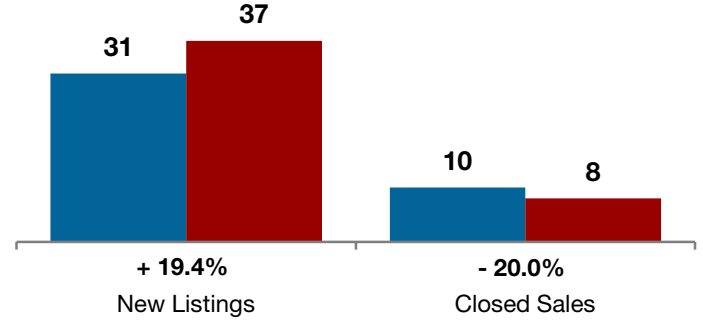
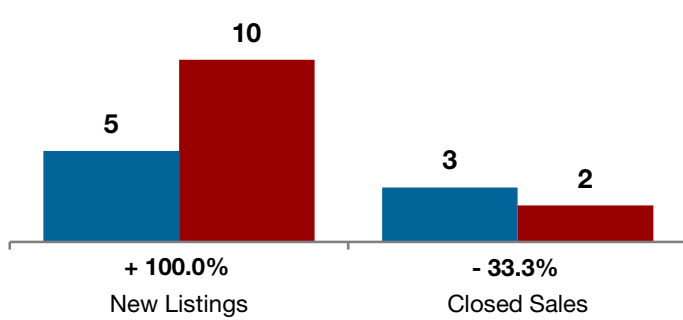
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June

■ 2010 ■ 2011

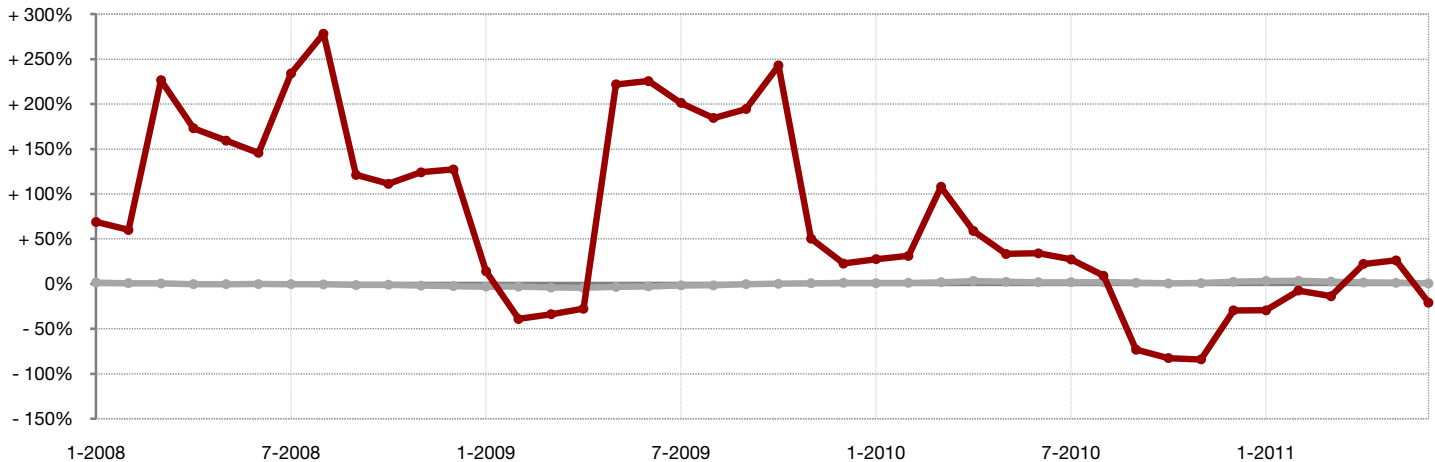
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Hamilton County



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Local Market Update – June 2011

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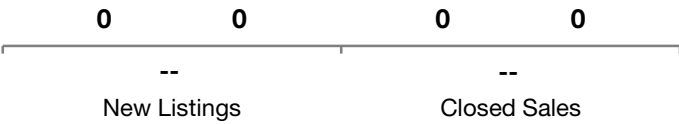
Harrison County

	Change in New Listings			Change in Closed Sales			Change in Median Sales Price		
	June 2010	June 2011	+ / -	Year to Date 2010	Year to Date 2011	+ / -	Year to Date 2010	Year to Date 2011	+ / -
New Listings	0	0	--	1	1	0.0%	1	1	0.0%
Pending Sales	0	0	--	0	1	--	0	1	--
Closed Sales	0	0	--	0	1	--	0	1	--
Average Sales Price*	\$0	\$0	--	\$0	\$79,900	--	\$0	\$79,900	--
Median Sales Price*	\$0	\$0	--	\$0	\$79,900	--	\$0	\$79,900	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	101.1%	--	0.0%	101.1%	--
Days on Market Until Sale	0	0	--	0	49	--	0	49	--
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--	--	--	--
Months Supply of Inventory	0.0	1.0	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.

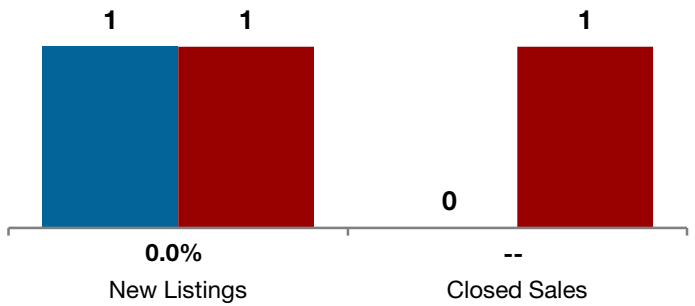
June

■ 2010 ■ 2011



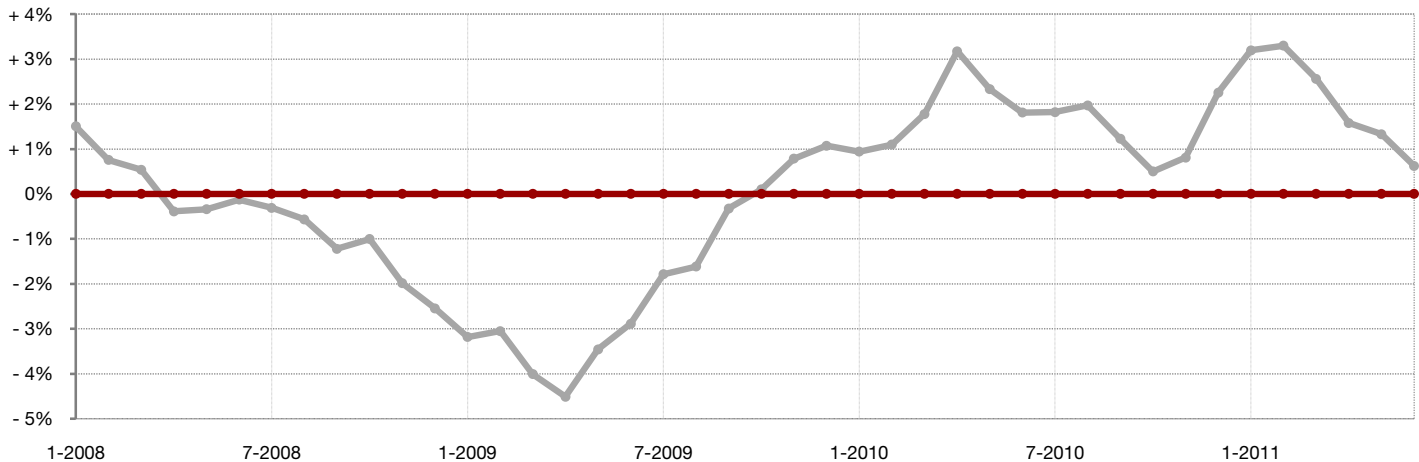
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Harrison County —



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Local Market Update – June 2011

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Henderson County

+ 1.0%

Change in
New Listings

- 6.7%

Change in
Closed Sales

- 31.2%

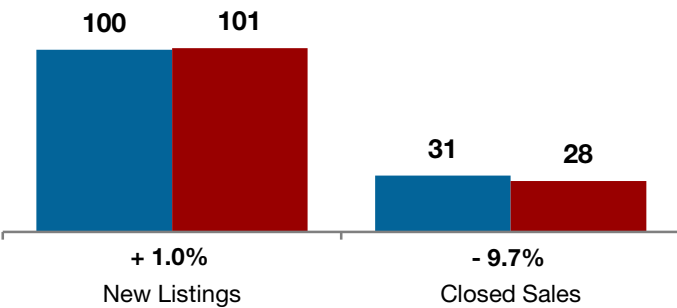
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	100	101	+ 1.0%	554	563	+ 1.6%
Pending Sales	30	28	- 6.7%	154	167	+ 8.4%
Closed Sales	31	28	- 9.7%	135	151	+ 11.9%
Average Sales Price*	\$258,200	\$151,246	- 41.4%	\$178,980	\$168,596	- 5.8%
Median Sales Price*	\$165,000	\$113,500	- 31.2%	\$117,500	\$98,500	- 16.2%
Percent of Original List Price Received*	88.0%	91.3%	+ 3.7%	88.4%	88.8%	+ 0.5%
Days on Market Until Sale	156	104	- 33.5%	155	139	- 10.1%
Inventory of Homes for Sale	519	536	+ 3.3%	--	--	--
Months Supply of Inventory	20.6	20.4	- 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.

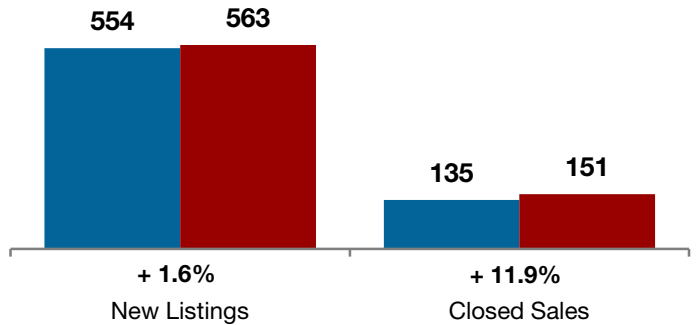
June

■ 2010 ■ 2011



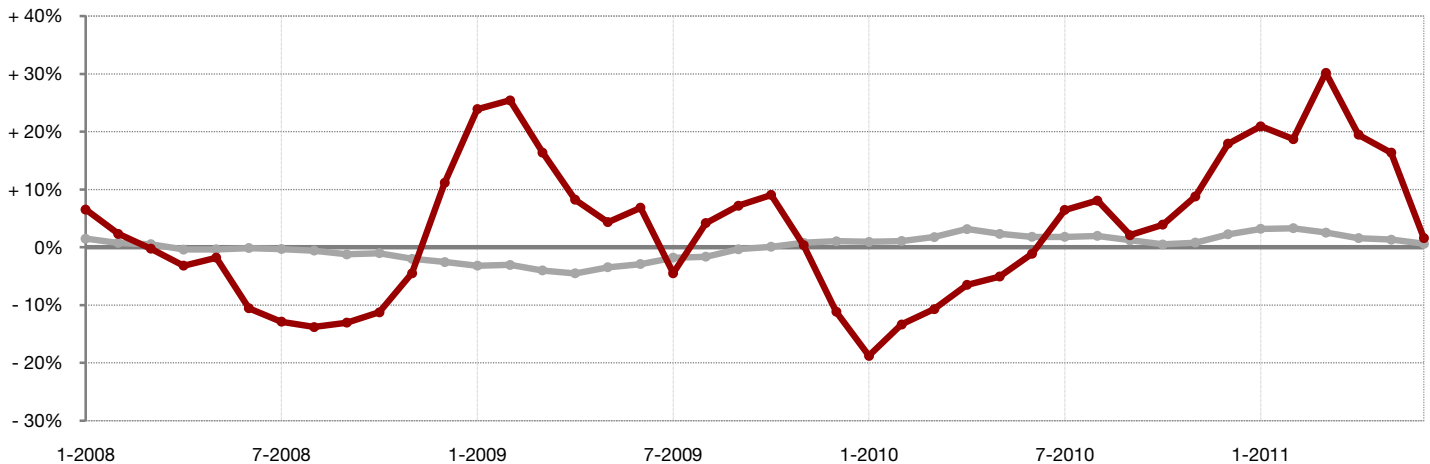
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Henderson County —



**Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data comes from North Texas Real Estate Information Services, Inc. Powered by 10K Research and Marketing.

Local Market Update – June 2011

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Hill County

- 8.0%

Change in
New Listings

- 25.0%

Change in
Closed Sales

- 55.1%

Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	50	46	- 8.0%	313	271	- 13.4%
Pending Sales	20	15	- 25.0%	115	106	- 7.8%
Closed Sales	17	23	+ 35.3%	108	99	- 8.3%
Average Sales Price*	\$117,781	\$77,600	- 34.1%	\$135,507	\$93,514	- 31.0%
Median Sales Price*	\$99,750	\$44,750	- 55.1%	\$88,000	\$63,000	- 28.4%
Percent of Original List Price Received*	86.1%	81.1%	- 5.8%	86.4%	82.7%	- 4.3%
Days on Market Until Sale	138	167	+ 20.6%	175	179	+ 2.0%
Inventory of Homes for Sale	313	302	- 3.5%	--	--	--
Months Supply of Inventory	16.4	17.3	+ 5.2%	--	--	--

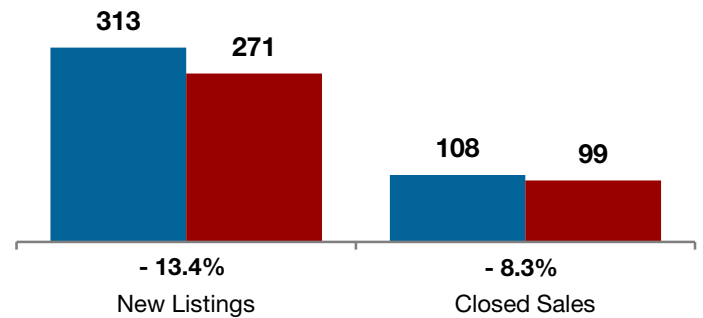
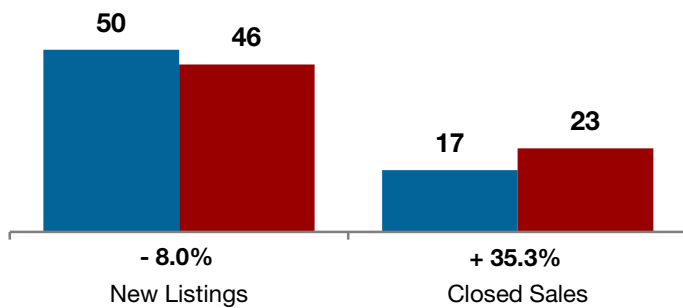
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June

■ 2010 ■ 2011

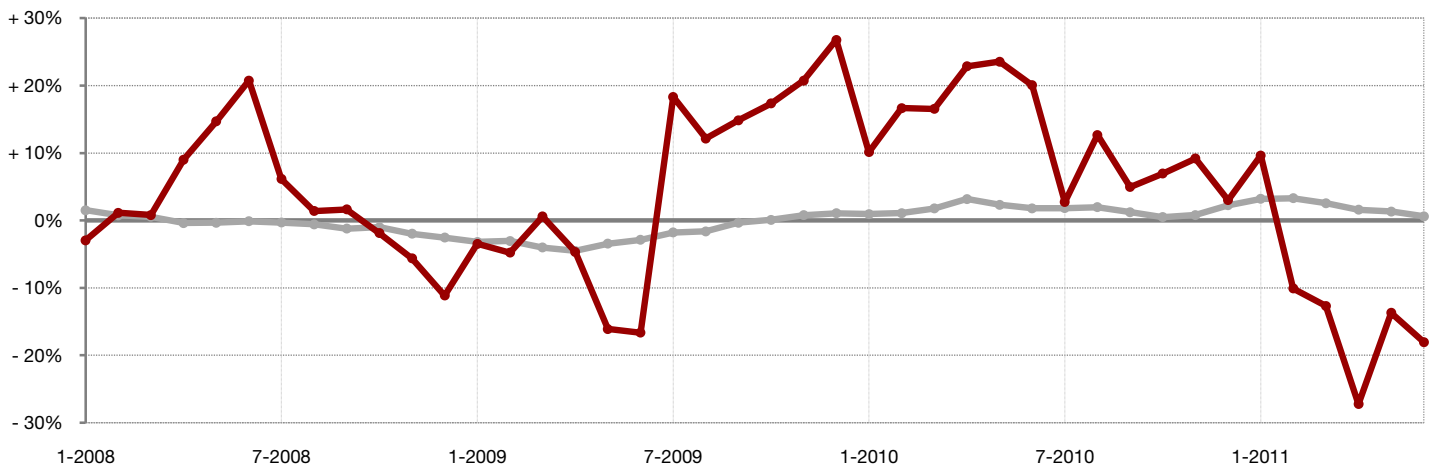
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Hill County —



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Local Market Update – June 2011

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Hood County

- 20.1%

Change in
New Listings

+ 65.5%

Change in
Closed Sales

+ 1.0%

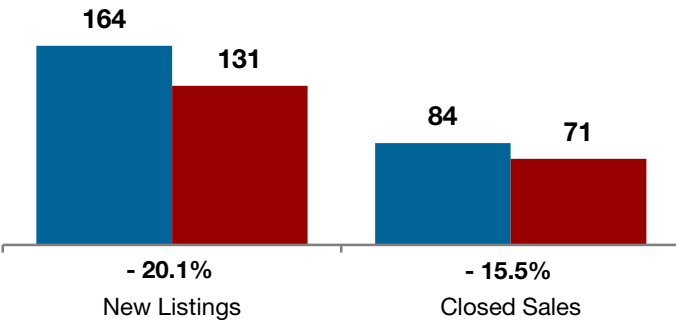
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	164	131	- 20.1%	1,002	908	- 9.4%
Pending Sales	55	91	+ 65.5%	422	386	- 8.5%
Closed Sales	84	71	- 15.5%	393	332	- 15.5%
Average Sales Price*	\$218,783	\$195,968	- 10.4%	\$194,920	\$203,612	+ 4.5%
Median Sales Price*	\$180,623	\$182,500	+ 1.0%	\$154,250	\$168,500	+ 9.2%
Percent of Original List Price Received*	90.7%	92.6%	+ 2.1%	89.9%	90.9%	+ 1.0%
Days on Market Until Sale	144	131	- 8.6%	135	156	+ 15.6%
Inventory of Homes for Sale	830	749	- 9.8%	--	--	--
Months Supply of Inventory	12.9	12.3	- 5.1%	--	--	--

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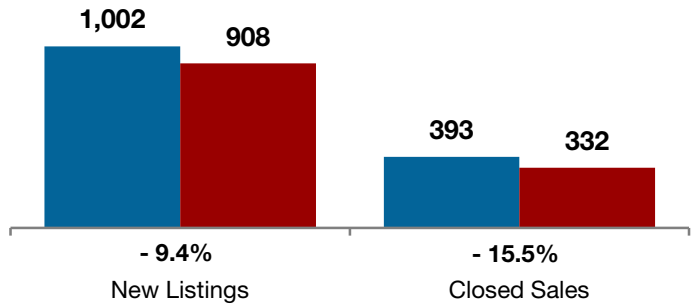
June

■ 2010 ■ 2011



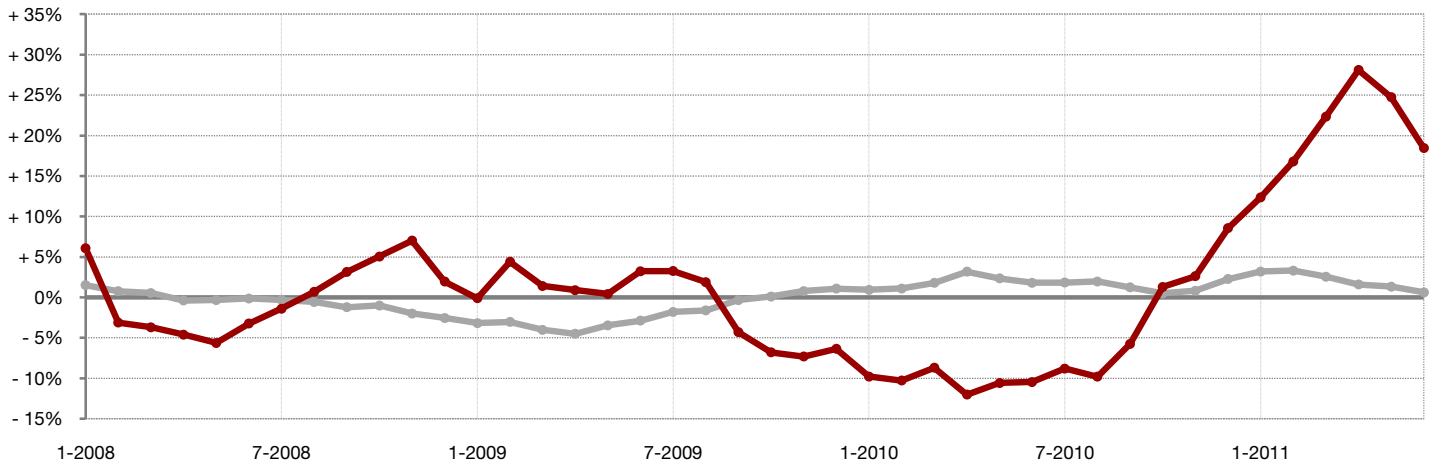
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Hood County —



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Local Market Update – June 2011

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Hopkins County

- 2.1%

Change in
New Listings

- 24.0%

Change in
Closed Sales

+ 19.8%

Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	48	47	- 2.1%	254	240	- 5.5%
Pending Sales	25	19	- 24.0%	107	111	+ 3.7%
Closed Sales	16	16	0.0%	95	92	- 3.2%
Average Sales Price*	\$87,303	\$144,731	+ 65.8%	\$113,840	\$108,252	- 4.9%
Median Sales Price*	\$84,750	\$101,500	+ 19.8%	\$94,900	\$86,000	- 9.4%
Percent of Original List Price Received*	87.5%	91.3%	+ 4.3%	90.4%	88.9%	- 1.7%
Days on Market Until Sale	135	156	+ 14.9%	115	129	+ 11.8%
Inventory of Homes for Sale	231	215	- 6.9%	--	--	--
Months Supply of Inventory	14.1	12.5	- 11.0%	--	--	--

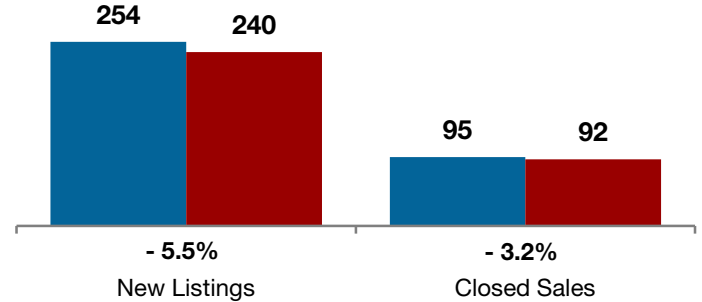
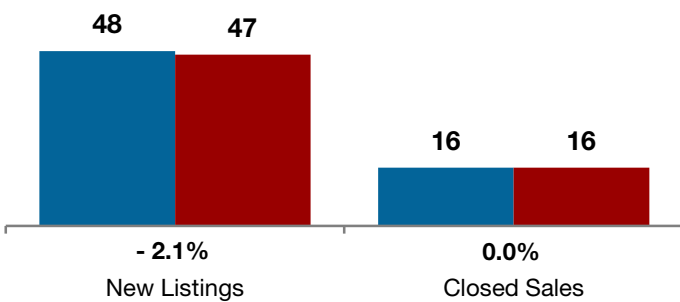
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June

■ 2010 ■ 2011

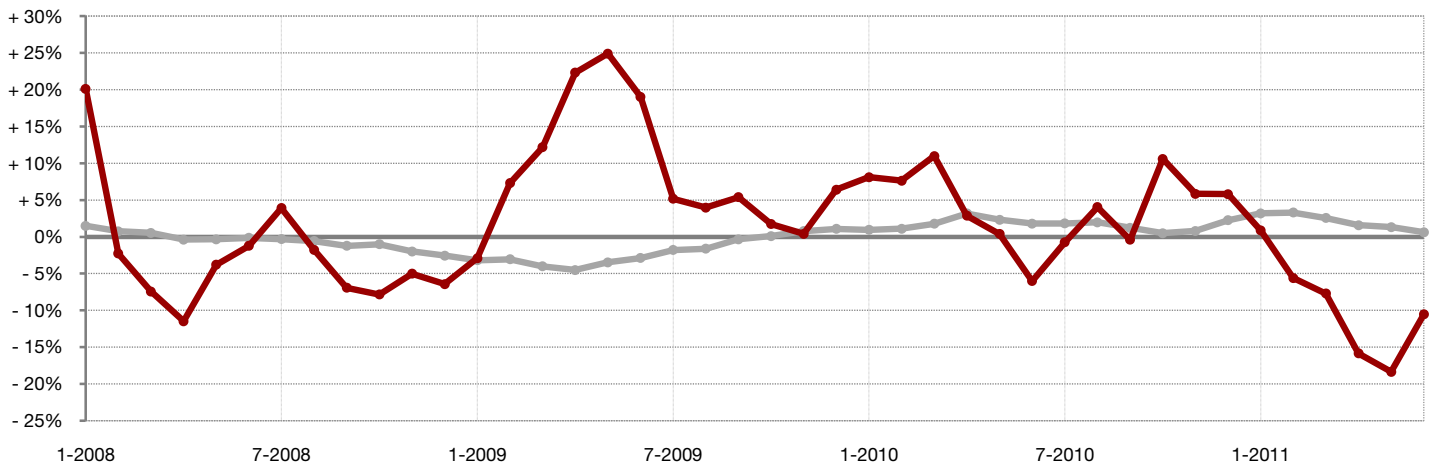
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Hopkins County —



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Local Market Update – June 2011

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Hunt County

- 23.3%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 8.9%

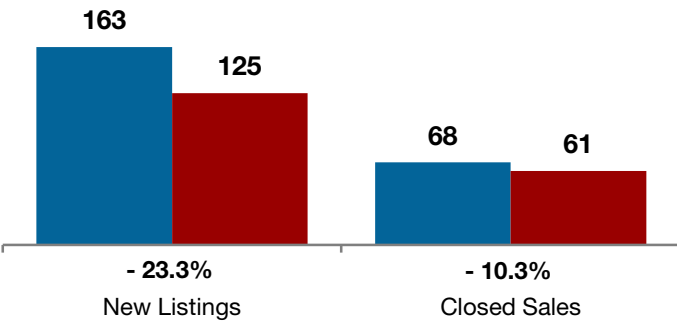
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	163	125	- 23.3%	826	728	- 11.9%
Pending Sales	62	62	0.0%	392	356	- 9.2%
Closed Sales	68	61	- 10.3%	374	337	- 9.9%
Average Sales Price*	\$109,305	\$132,704	+ 21.4%	\$98,211	\$108,345	+ 10.3%
Median Sales Price*	\$90,000	\$98,000	+ 8.9%	\$84,900	\$85,000	+ 0.1%
Percent of Original List Price Received*	88.1%	88.9%	+ 0.9%	89.7%	88.9%	- 0.9%
Days on Market Until Sale	137	144	+ 4.6%	112	128	+ 14.0%
Inventory of Homes for Sale	638	561	- 12.1%	--	--	--
Months Supply of Inventory	10.5	9.8	- 7.3%	--	--	--

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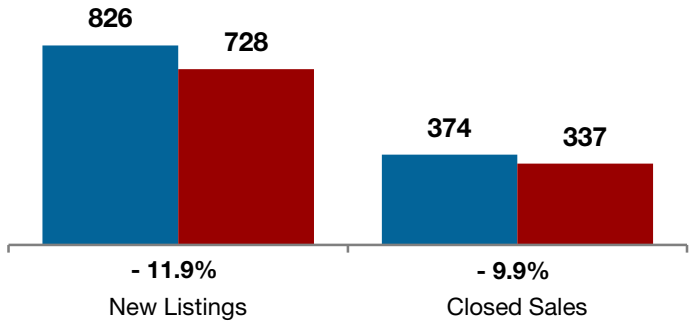
June

■ 2010 ■ 2011



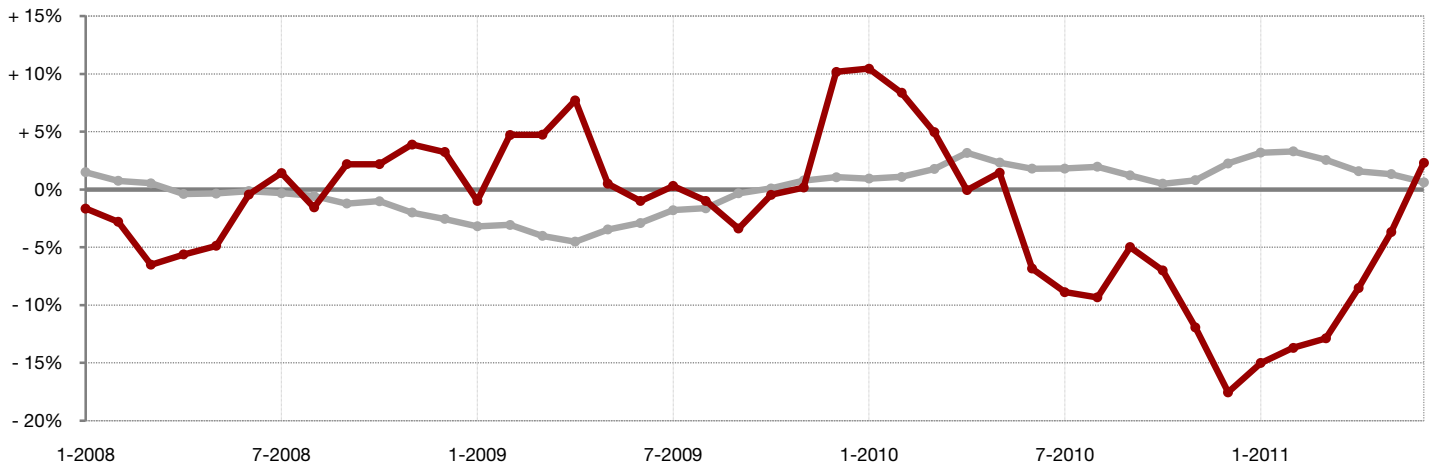
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Hunt County —



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Local Market Update – June 2011

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Jack County

- 66.7%

Change in
New Listings

- 50.0%

Change in
Closed Sales

+ 16.3%

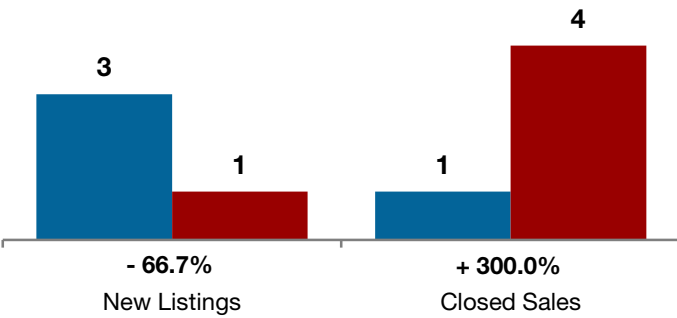
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3	1	- 66.7%	29	21	- 27.6%
Pending Sales	2	1	- 50.0%	8	11	+ 37.5%
Closed Sales	1	4	+ 300.0%	9	9	0.0%
Average Sales Price*	\$40,000	\$98,750	+ 146.9%	\$107,258	\$274,375	+ 155.8%
Median Sales Price*	\$40,000	\$46,500	+ 16.3%	\$59,750	\$51,000	- 14.6%
Percent of Original List Price Received*	80.2%	97.1%	+ 21.1%	87.7%	84.8%	- 3.4%
Days on Market Until Sale	123	65	- 47.4%	145	147	+ 1.4%
Inventory of Homes for Sale	23	19	- 17.4%	--	--	--
Months Supply of Inventory	14.4	10.6	- 26.6%	--	--	--

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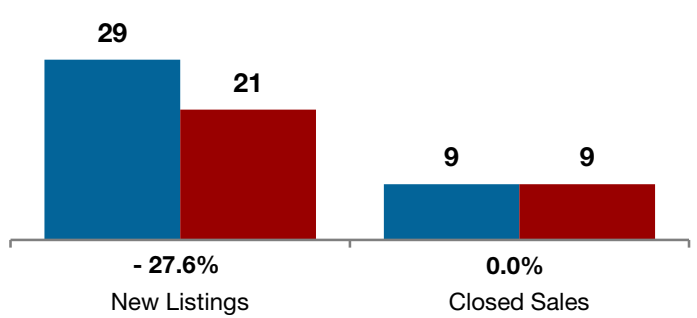
June

■ 2010 ■ 2011



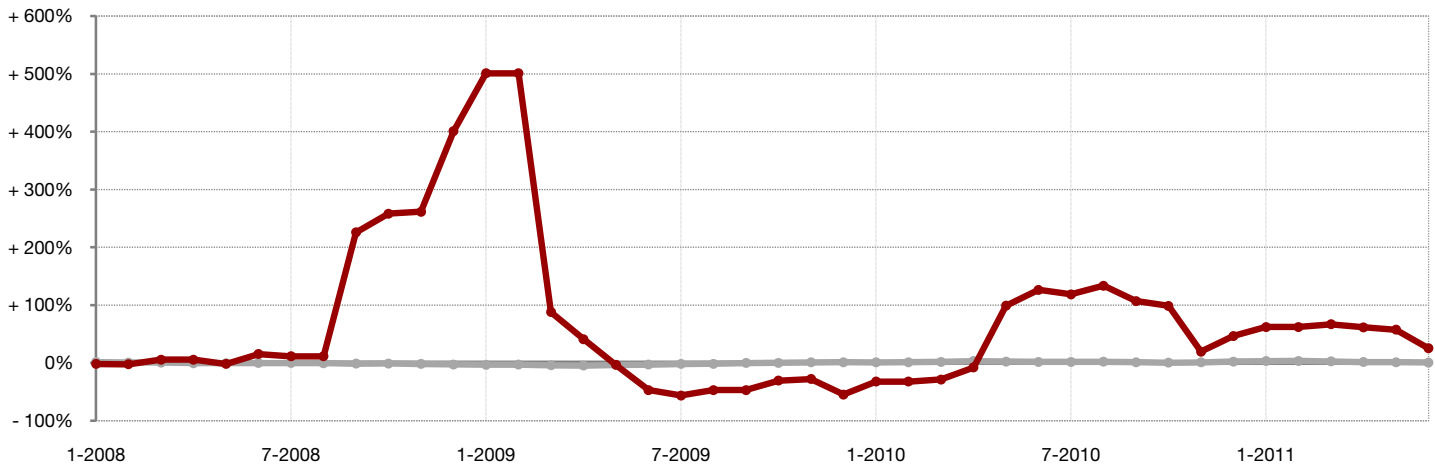
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Jack County —



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Local Market Update – June 2011

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Johnson County

- 24.4%

Change in
New Listings

+ 18.2%

Change in
Closed Sales

+ 13.8%

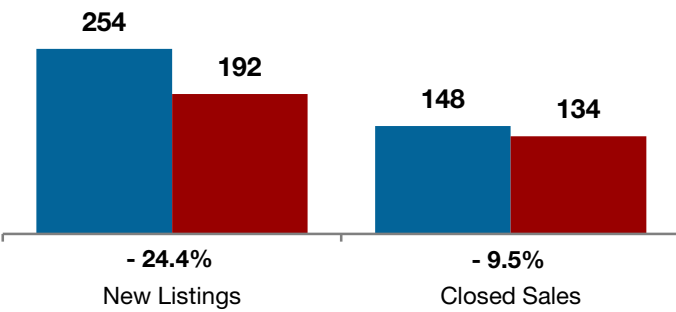
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	254	192	- 24.4%	1,482	1,264	- 14.7%
Pending Sales	110	130	+ 18.2%	761	734	- 3.5%
Closed Sales	148	134	- 9.5%	723	663	- 8.3%
Average Sales Price*	\$107,785	\$119,759	+ 11.1%	\$114,325	\$113,702	- 0.5%
Median Sales Price*	\$95,700	\$108,950	+ 13.8%	\$104,998	\$103,200	- 1.7%
Percent of Original List Price Received*	95.2%	91.8%	- 3.5%	92.6%	92.0%	- 0.7%
Days on Market Until Sale	87	123	+ 41.9%	98	121	+ 23.4%
Inventory of Homes for Sale	1,009	828	- 17.9%	--	--	--
Months Supply of Inventory	8.4	7.4	- 11.4%	--	--	--

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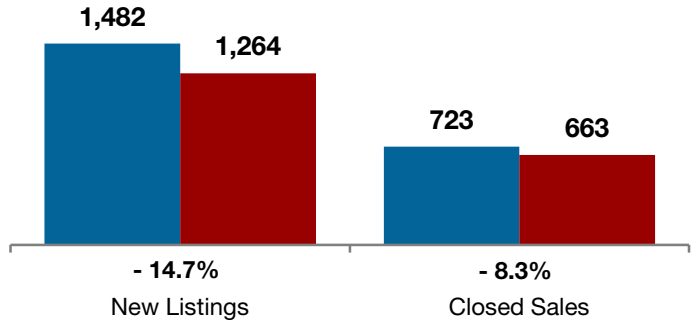
June

■ 2010 ■ 2011



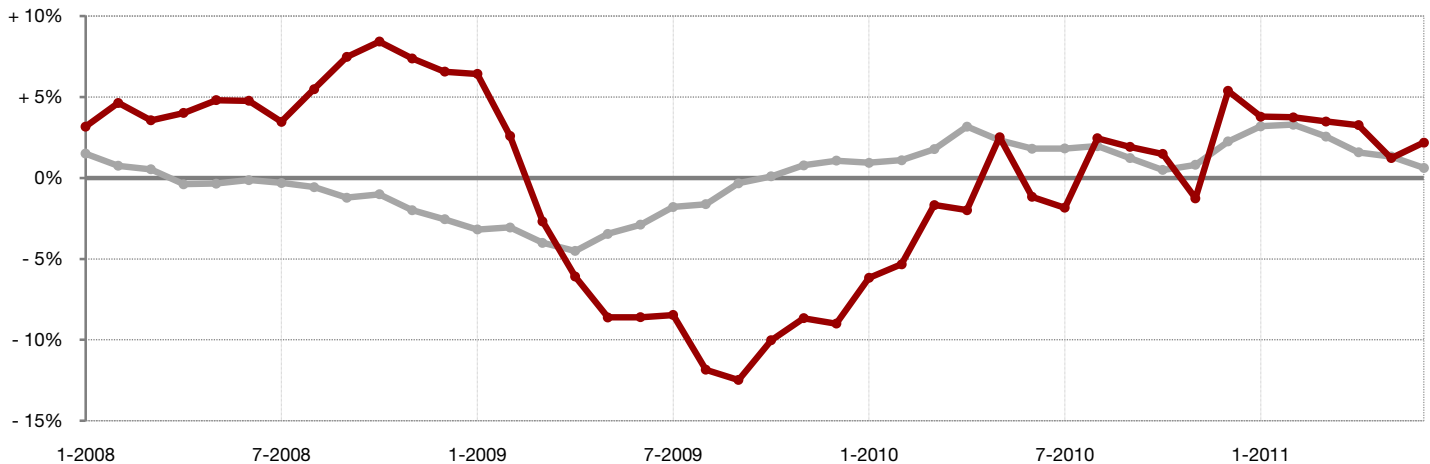
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Johnson County —



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Local Market Update – June 2011

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Jones County

- 50.0%

Change in
New Listings

- 12.5%

Change in
Closed Sales

+ 7.2%

Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	20	10	- 50.0%	80	76	- 5.0%
Pending Sales	8	7	- 12.5%	36	47	+ 30.6%
Closed Sales	5	9	+ 80.0%	33	41	+ 24.2%
Average Sales Price*	\$115,890	\$74,175	- 36.0%	\$119,952	\$73,184	- 39.0%
Median Sales Price*	\$59,200	\$63,450	+ 7.2%	\$95,000	\$57,600	- 39.4%
Percent of Original List Price Received*	89.8%	93.2%	+ 3.8%	90.2%	88.6%	- 1.8%
Days on Market Until Sale	276	184	- 33.2%	135	127	- 5.8%
Inventory of Homes for Sale	62	53	- 14.5%	--	--	--
Months Supply of Inventory	10.3	9.1	- 12.1%	--	--	--

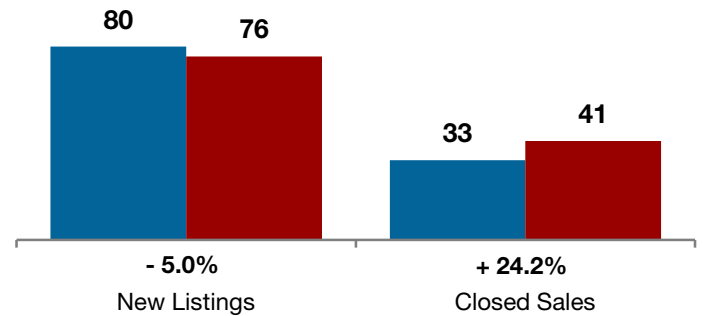
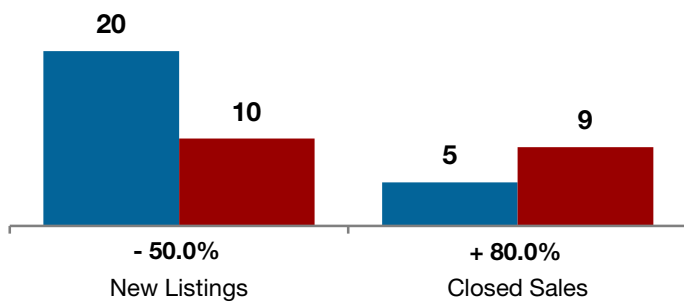
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June

■ 2010 ■ 2011

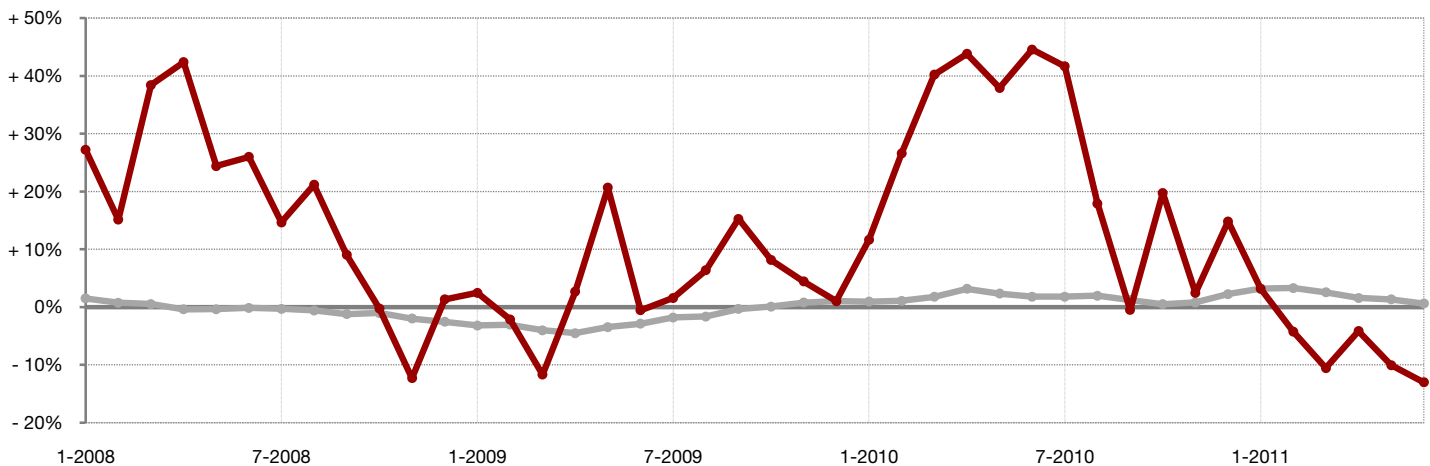
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Jones County —



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Kaufman County

- 21.8%

Change in
New Listings

- 9.4%

Change in
Closed Sales

- 19.5%

Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	243	190	- 21.8%	1,272	1,035	- 18.6%
Pending Sales	106	96	- 9.4%	639	553	- 13.5%
Closed Sales	124	89	- 28.2%	601	484	- 19.5%
Average Sales Price*	\$134,038	\$125,005	- 6.7%	\$134,007	\$124,479	- 7.1%
Median Sales Price*	\$128,400	\$103,299	- 19.5%	\$126,950	\$116,000	- 8.6%
Percent of Original List Price Received*	92.8%	91.4%	- 1.6%	92.6%	90.6%	- 2.2%
Days on Market Until Sale	81	126	+ 56.3%	105	123	+ 16.5%
Inventory of Homes for Sale	882	735	- 16.7%	--	--	--
Months Supply of Inventory	8.9	8.7	- 2.7%	--	--	--

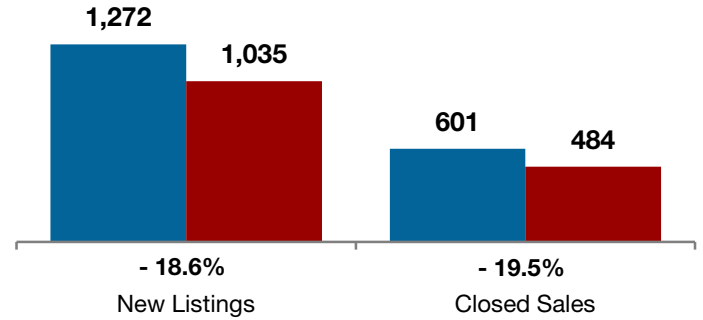
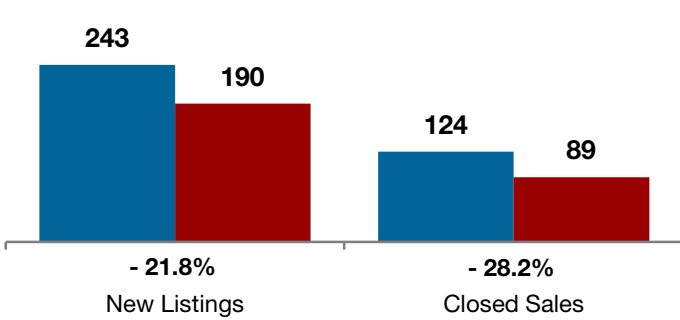
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June

■ 2010 ■ 2011

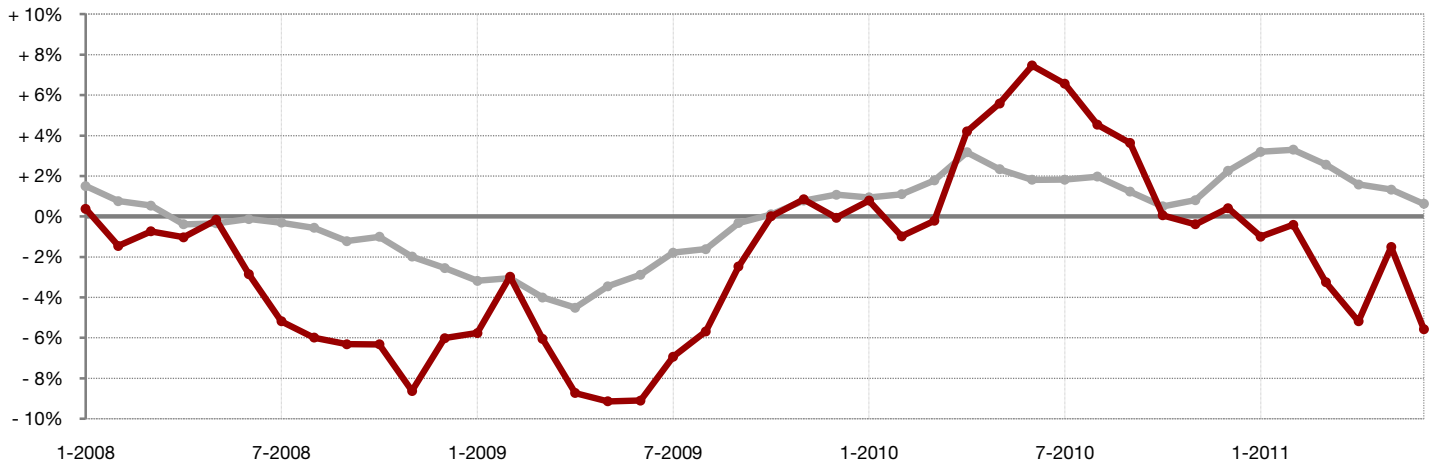
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Kaufman County —



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Lamar County

0.0%

Change in
New Listings

- 12.5%

Change in
Closed Sales

- 2.0%

Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	31	31	0.0%	150	161	+ 7.3%
Pending Sales	8	7	- 12.5%	56	59	+ 5.4%
Closed Sales	10	11	+ 10.0%	62	48	- 22.6%
Average Sales Price*	\$102,358	\$146,255	+ 42.9%	\$121,295	\$126,940	+ 4.7%
Median Sales Price*	\$122,500	\$120,000	- 2.0%	\$113,000	\$116,500	+ 3.1%
Percent of Original List Price Received*	95.6%	88.1%	- 7.9%	90.0%	88.5%	- 1.6%
Days on Market Until Sale	72	111	+ 55.1%	95	126	+ 32.5%
Inventory of Homes for Sale	128	139	+ 8.6%	--	--	--
Months Supply of Inventory	12.0	15.3	+ 27.5%	--	--	--

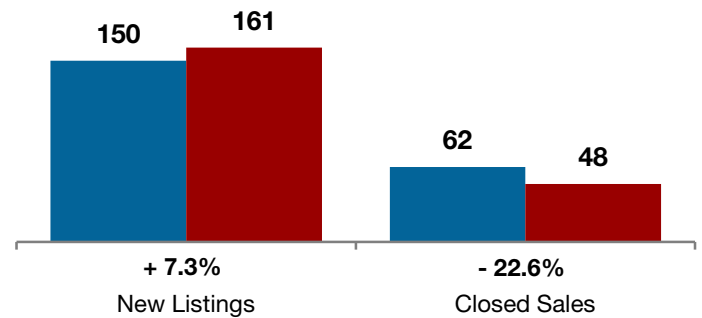
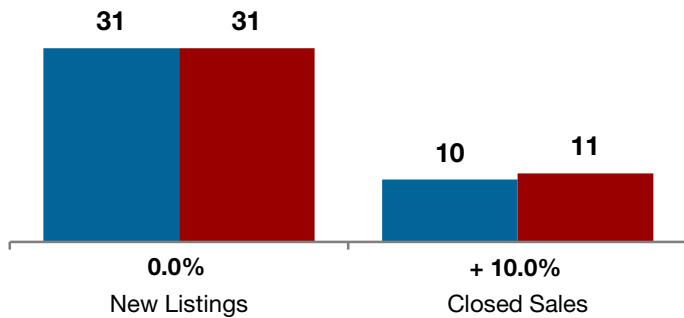
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June

■ 2010 ■ 2011

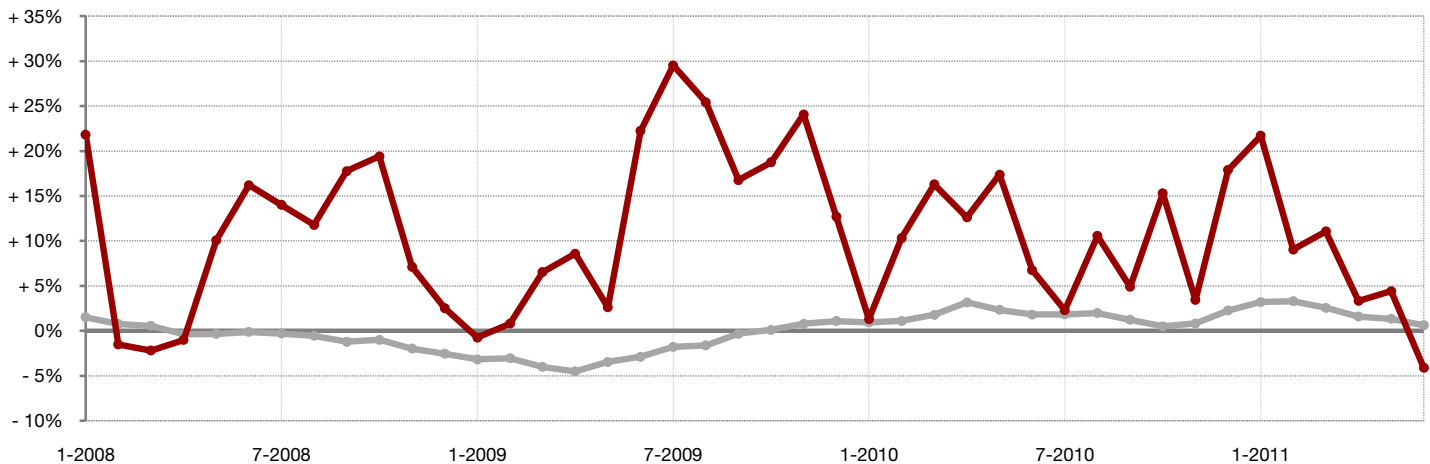
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — All MLS
Lamar County — Lamar County



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+ 166.7%

- 50.0%

--

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

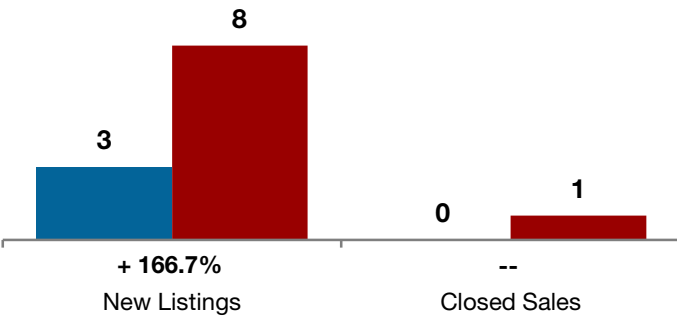
Limestone County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3	8	+ 166.7%	13	23	+ 76.9%
Pending Sales	2	1	- 50.0%	3	7	+ 133.3%
Closed Sales	0	1	--	1	4	+ 300.0%
Average Sales Price*	\$0	\$22,005	--	\$20,000	\$57,876	+ 189.4%
Median Sales Price*	\$0	\$22,005	--	\$20,000	\$53,500	+ 167.5%
Percent of Original List Price Received*	0.0%	110.0%	--	69.0%	92.6%	+ 34.2%
Days on Market Until Sale	0	26	--	44	67	+ 52.3%
Inventory of Homes for Sale	11	19	+ 72.7%	--	--	--
Months Supply of Inventory	9.2	15.5	+ 69.6%	--	--	--

*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.

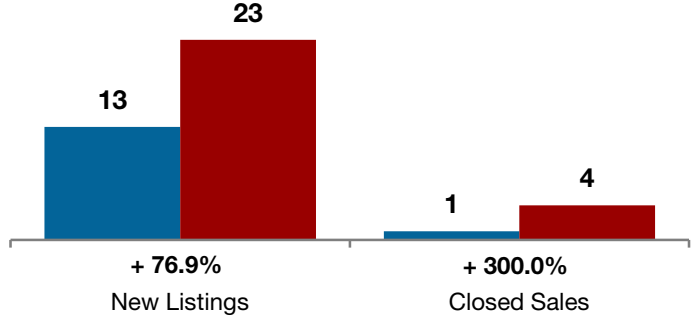
June

■ 2010 ■ 2011



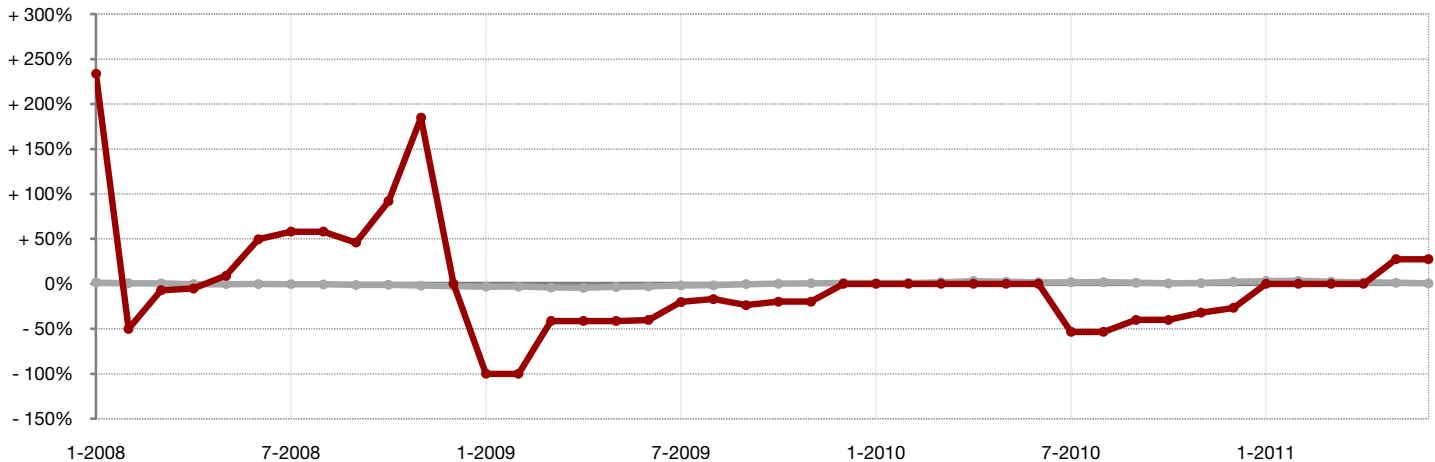
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Limestone County —



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Local Market Update – June 2011

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Montague County

0.0%

Change in
New Listings

+ 20.0%

Change in
Closed Sales

+ 13.7%

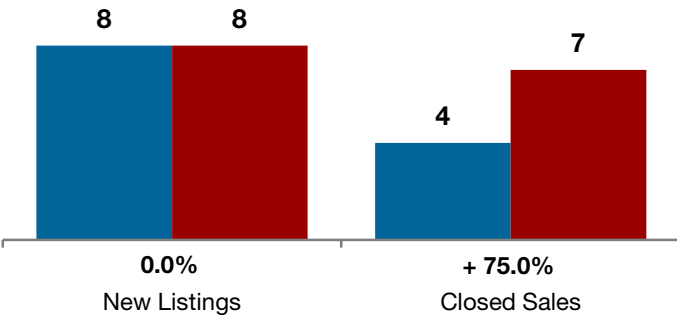
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	8	8	0.0%	68	67	- 1.5%
Pending Sales	5	6	+ 20.0%	22	27	+ 22.7%
Closed Sales	4	7	+ 75.0%	21	24	+ 14.3%
Average Sales Price*	\$81,750	\$131,993	+ 61.5%	\$109,840	\$98,337	- 10.5%
Median Sales Price*	\$65,250	\$74,200	+ 13.7%	\$87,000	\$70,003	- 19.5%
Percent of Original List Price Received*	88.2%	87.9%	- 0.3%	85.0%	85.3%	+ 0.3%
Days on Market Until Sale	179	184	+ 2.8%	161	140	- 13.0%
Inventory of Homes for Sale	75	71	- 5.3%	--	--	--
Months Supply of Inventory	18.0	16.1	- 10.7%	--	--	--

*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.

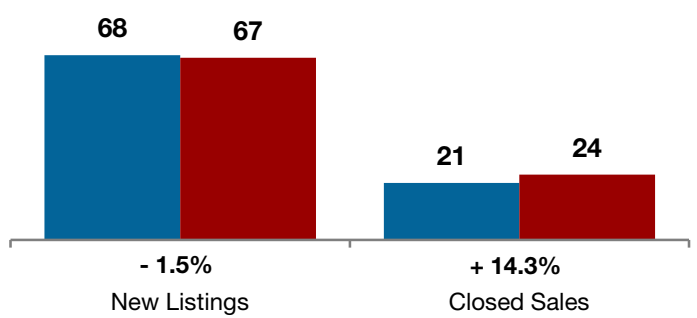
June

■ 2010 ■ 2011



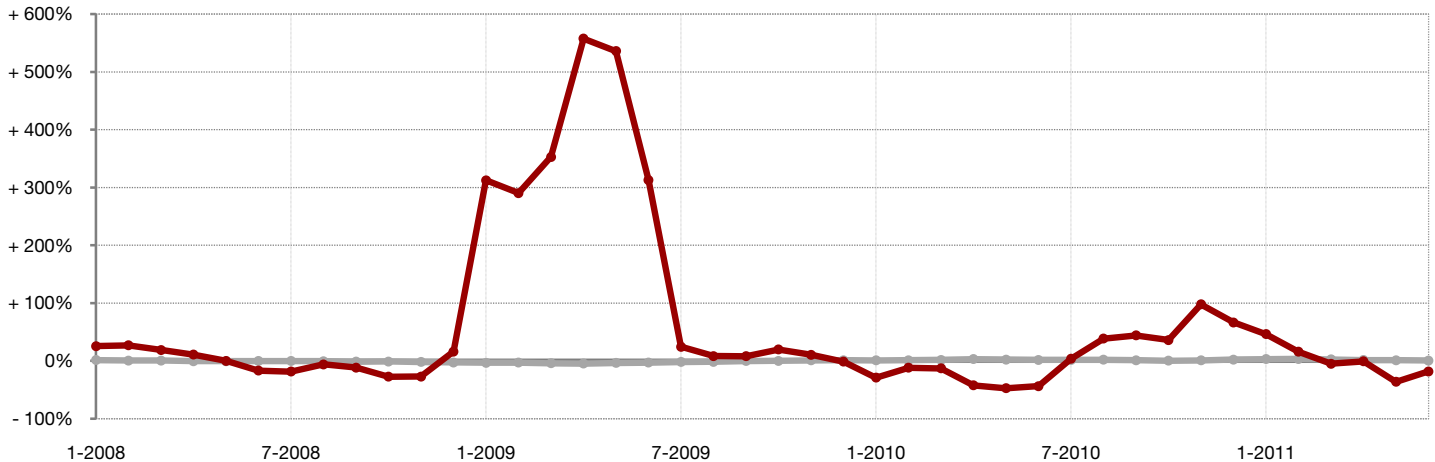
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS —
Montague County —



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Local Market Update – June 2011

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Navarro County

- 4.7%

Change in
New Listings

+ 4.2%

Change in
Closed Sales

- 19.1%

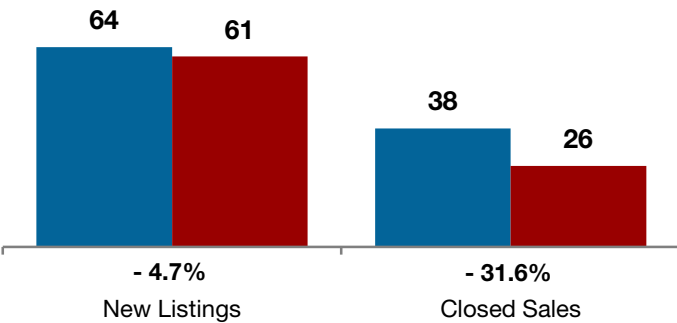
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	64	61	- 4.7%	375	336	- 10.4%
Pending Sales	24	25	+ 4.2%	164	136	- 17.1%
Closed Sales	38	26	- 31.6%	164	123	- 25.0%
Average Sales Price*	\$145,279	\$136,953	- 5.7%	\$139,531	\$128,050	- 8.2%
Median Sales Price*	\$130,963	\$105,953	- 19.1%	\$105,000	\$94,900	- 9.6%
Percent of Original List Price Received*	89.3%	91.6%	+ 2.5%	89.0%	89.0%	- 0.1%
Days on Market Until Sale	116	119	+ 3.0%	155	145	- 7.0%
Inventory of Homes for Sale	371	353	- 4.9%	--	--	--
Months Supply of Inventory	13.2	16.0	+ 21.8%	--	--	--

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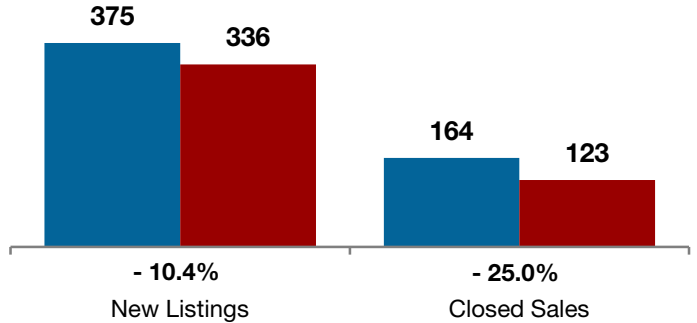
June

■ 2010 ■ 2011



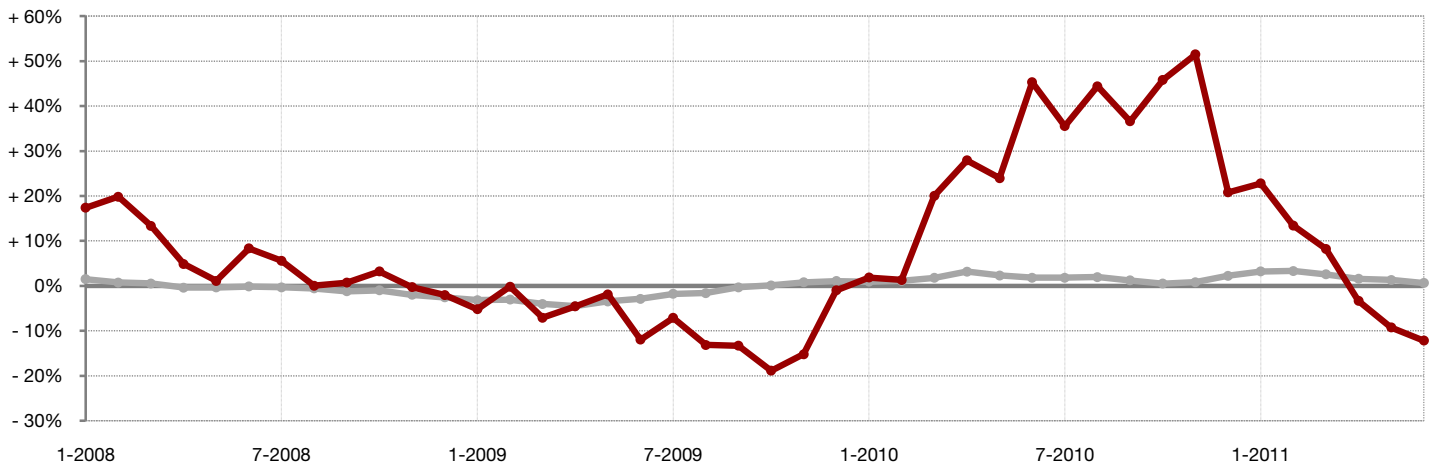
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Navarro County —



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Local Market Update – June 2011

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+ 200.0% **- 100.0%** **- 100.0%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

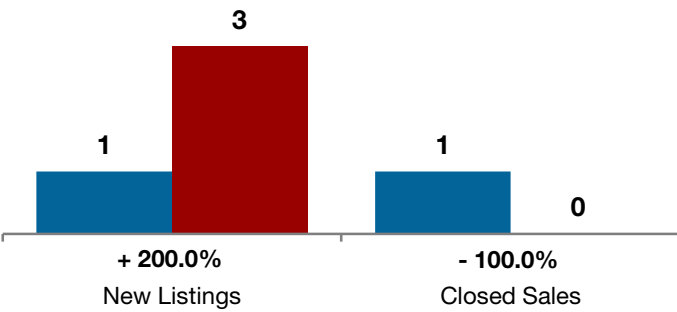
Nolan County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1	3	+ 200.0%	14	17	+ 21.4%
Pending Sales	1	0	- 100.0%	7	10	+ 42.9%
Closed Sales	1	0	- 100.0%	6	8	+ 33.3%
Average Sales Price*	\$40,250	\$0	- 100.0%	\$110,875	\$72,119	- 35.0%
Median Sales Price*	\$40,250	\$0	- 100.0%	\$95,500	\$66,950	- 29.9%
Percent of Original List Price Received*	80.7%	0.0%	- 100.0%	81.7%	88.0%	+ 7.7%
Days on Market Until Sale	50	0	- 100.0%	209	36	- 83.0%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	7.4	5.8	- 21.4%	--	--	--

*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.

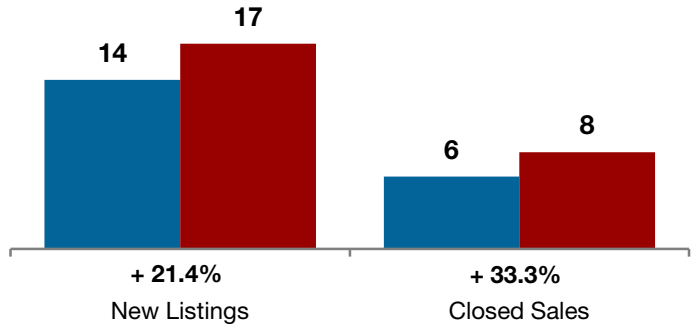
June

■ 2010 ■ 2011



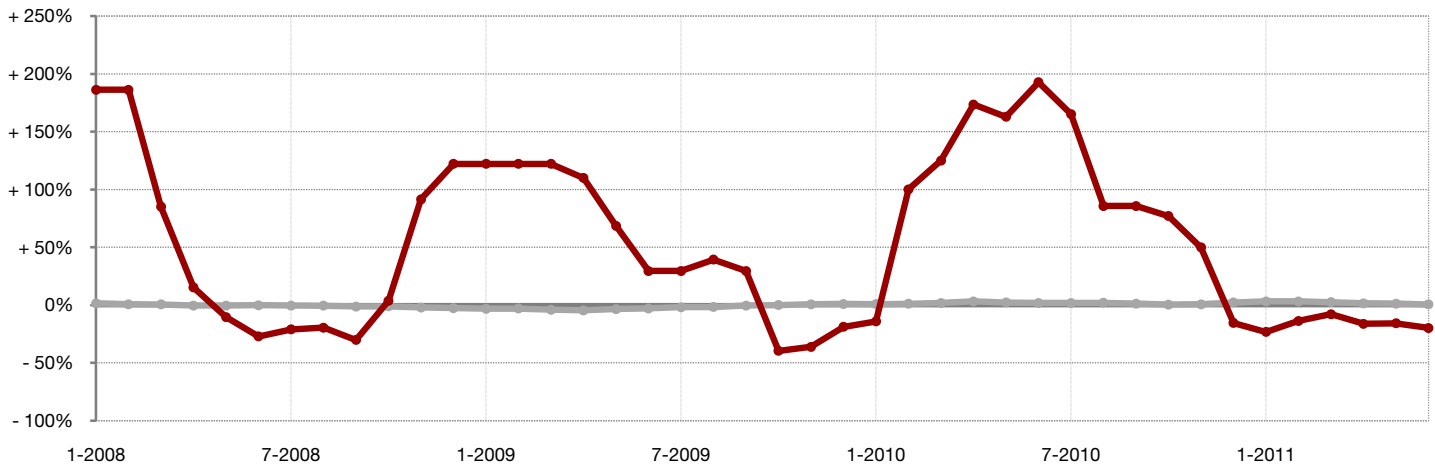
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Nolan County —



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Local Market Update – June 2011

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- 9.5%

Change in
New Listings

- 13.3%

Change in
Closed Sales

+ 70.4%

Change in
Median Sales Price

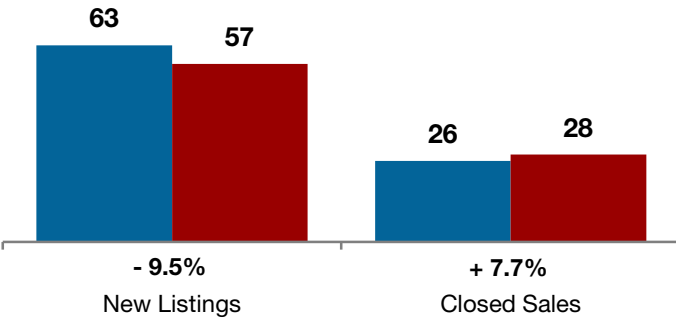
Palo Pinto County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	63	57	- 9.5%	383	350	- 8.6%
Pending Sales	30	26	- 13.3%	142	125	- 12.0%
Closed Sales	26	28	+ 7.7%	123	107	- 13.0%
Average Sales Price*	\$283,463	\$293,554	+ 3.6%	\$226,090	\$273,974	+ 21.2%
Median Sales Price*	\$86,250	\$147,000	+ 70.4%	\$131,000	\$124,500	- 5.0%
Percent of Original List Price Received*	86.5%	88.4%	+ 2.2%	86.3%	87.8%	+ 1.7%
Days on Market Until Sale	142	166	+ 16.3%	174	196	+ 12.6%
Inventory of Homes for Sale	401	365	- 9.0%	--	--	--
Months Supply of Inventory	19.0	19.2	+ 1.0%	--	--	--

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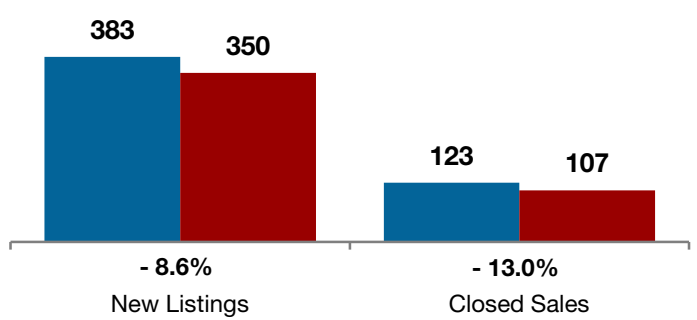
June

■ 2010 ■ 2011



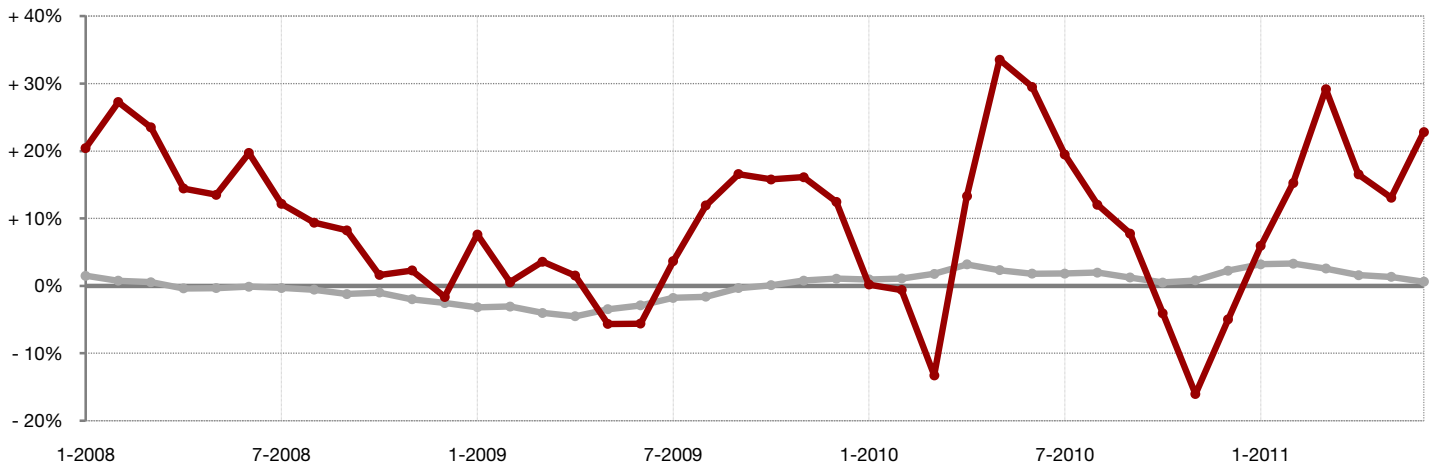
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — All MLS
Palo Pinto County — Palo Pinto County



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Local Market Update – June 2011

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- 19.3%

Change in
New Listings

- 0.9%

Change in
Closed Sales

+ 10.2%

Change in
Median Sales Price

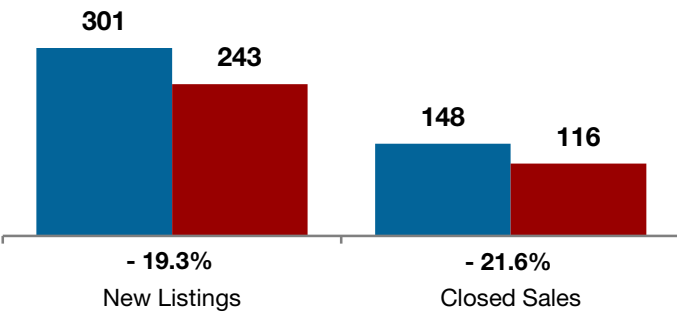
Parker County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	301	243	- 19.3%	1,697	1,453	- 14.4%
Pending Sales	114	113	- 0.9%	750	714	- 4.8%
Closed Sales	148	116	- 21.6%	702	615	- 12.4%
Average Sales Price*	\$173,291	\$185,977	+ 7.3%	\$173,503	\$175,984	+ 1.4%
Median Sales Price*	\$147,500	\$162,500	+ 10.2%	\$146,500	\$155,111	+ 5.9%
Percent of Original List Price Received*	92.3%	92.9%	+ 0.6%	92.7%	92.1%	- 0.7%
Days on Market Until Sale	126	117	- 7.2%	119	126	+ 5.6%
Inventory of Homes for Sale	1,276	1,108	- 13.2%	--	--	--
Months Supply of Inventory	10.8	10.7	- 0.3%	--	--	--

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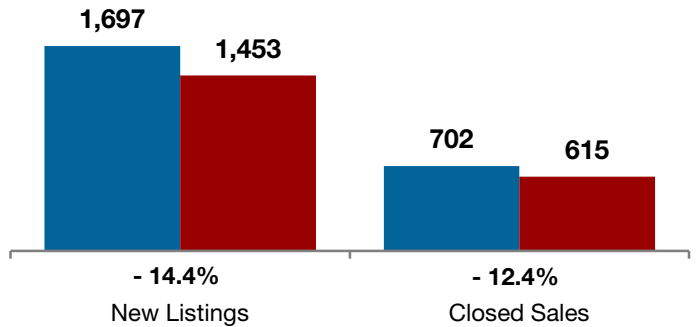
June

■ 2010 ■ 2011



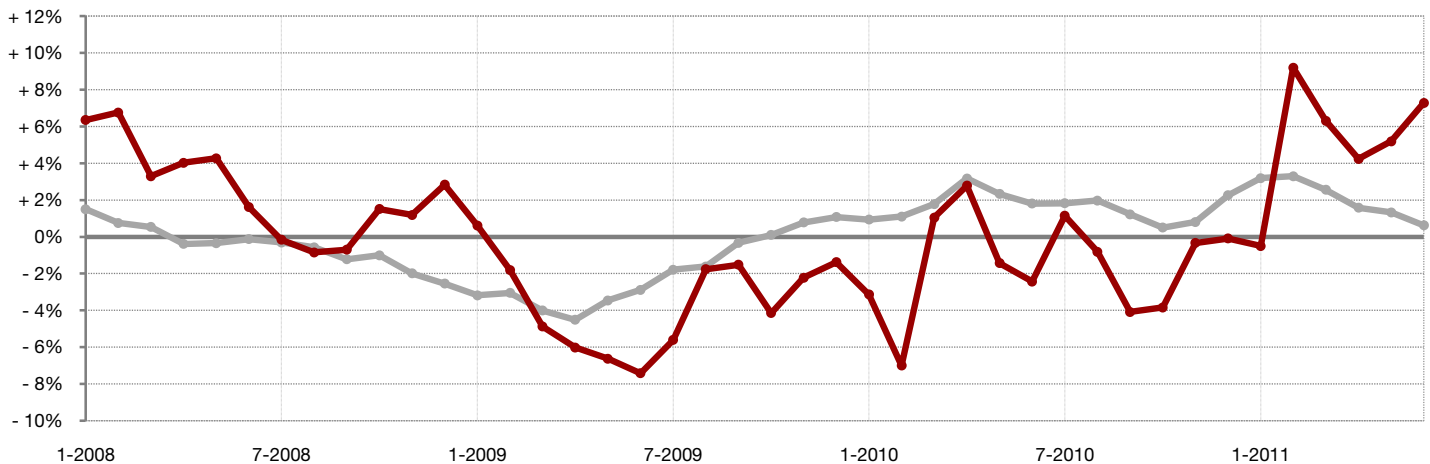
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Parker County —



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Local Market Update – June 2011

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Rains County

- 40.0%

Change in
New Listings

0.0%

Change in
Closed Sales

- 41.5%

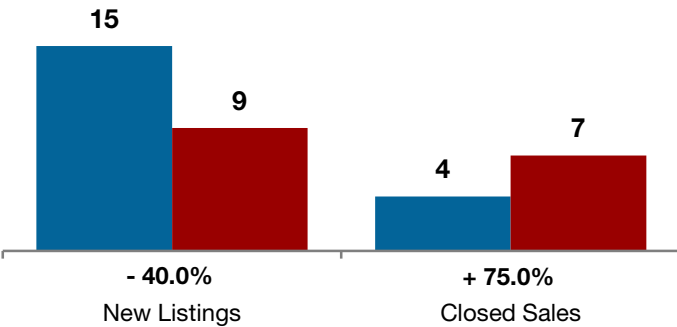
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	15	9	- 40.0%	105	94	- 10.5%
Pending Sales	6	6	0.0%	28	28	0.0%
Closed Sales	4	7	+ 75.0%	27	27	0.0%
Average Sales Price*	\$96,225	\$79,557	- 17.3%	\$137,147	\$179,142	+ 30.6%
Median Sales Price*	\$94,950	\$55,500	- 41.5%	\$124,900	\$75,000	- 40.0%
Percent of Original List Price Received*	74.4%	86.1%	+ 15.8%	85.5%	84.8%	- 0.8%
Days on Market Until Sale	120	148	+ 23.4%	151	147	- 2.1%
Inventory of Homes for Sale	97	95	- 2.1%	--	--	--
Months Supply of Inventory	16.9	20.0	+ 18.6%	--	--	--

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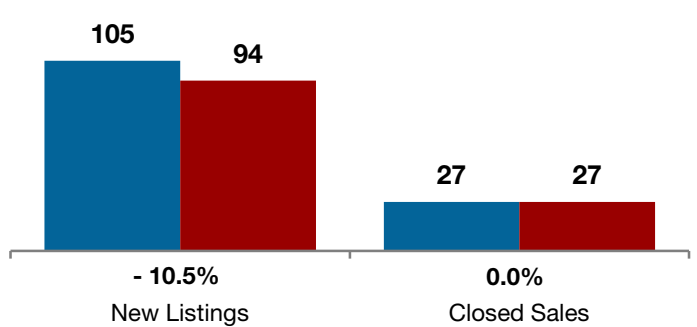
June

■ 2010 ■ 2011



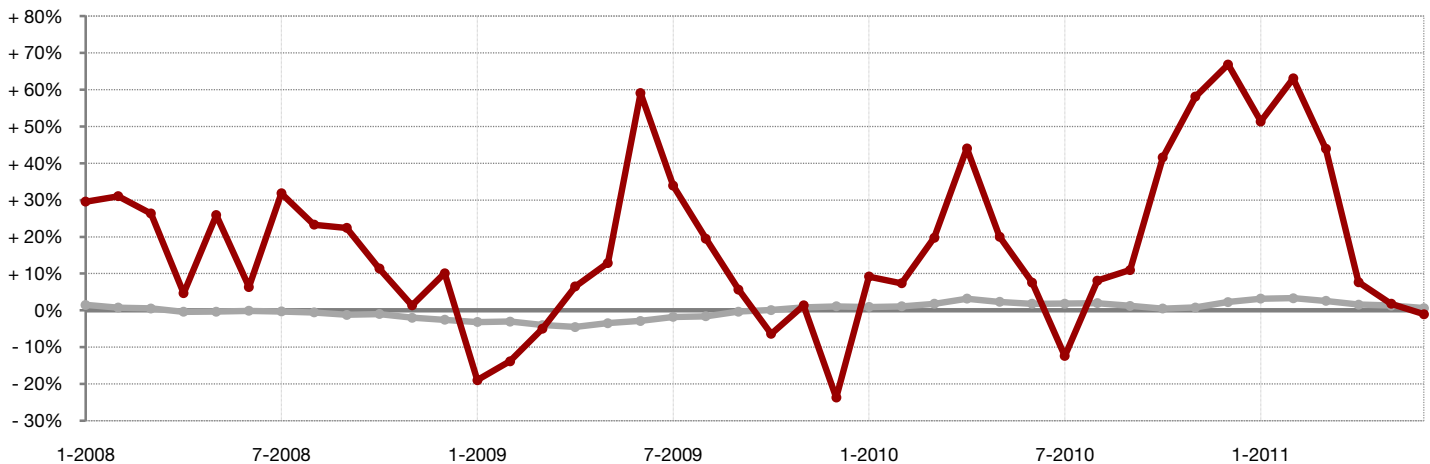
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Rains County —



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Rockwall County

- 11.9%

Change in
New Listings

- 4.2%

Change in
Closed Sales

- 3.6%

Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	226	199	- 11.9%	1,389	1,180	- 15.0%
Pending Sales	95	91	- 4.2%	647	594	- 8.2%
Closed Sales	139	119	- 14.4%	617	553	- 10.4%
Average Sales Price*	\$214,384	\$242,473	+ 13.1%	\$212,145	\$222,620	+ 4.9%
Median Sales Price*	\$192,000	\$185,000	- 3.6%	\$179,900	\$176,365	- 2.0%
Percent of Original List Price Received*	93.0%	93.4%	+ 0.4%	93.2%	92.2%	- 1.0%
Days on Market Until Sale	103	115	+ 12.5%	99	124	+ 24.8%
Inventory of Homes for Sale	908	785	- 13.5%	--	--	--
Months Supply of Inventory	8.6	8.7	+ 0.8%	--	--	--

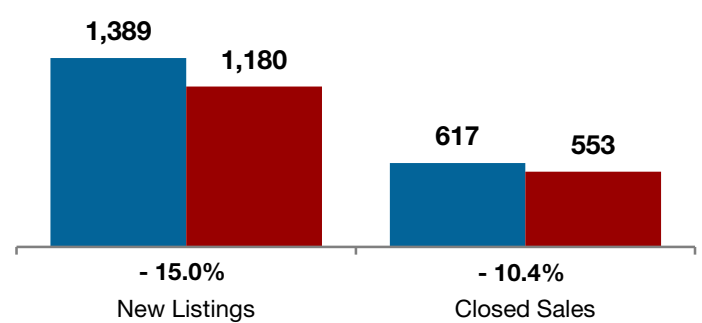
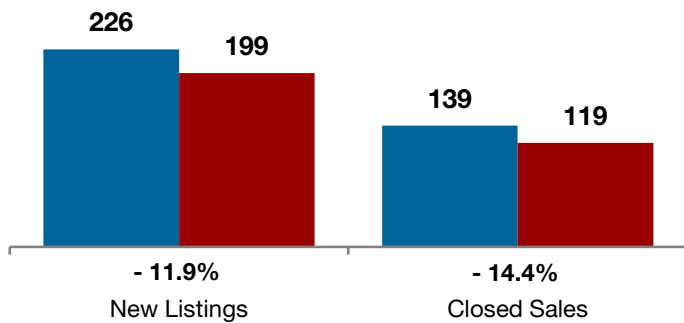
*Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

■ 2010 ■ 2011

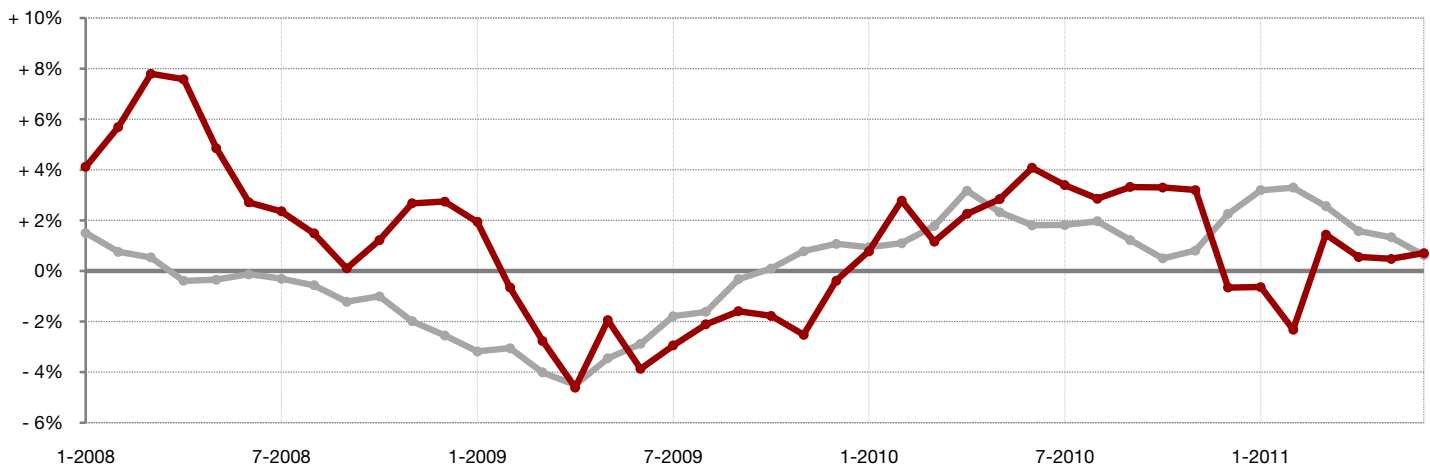
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Rockwall County —



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Shackelford County

- 100.0%

--

--

Change in
New Listings

Change in
Closed Sales

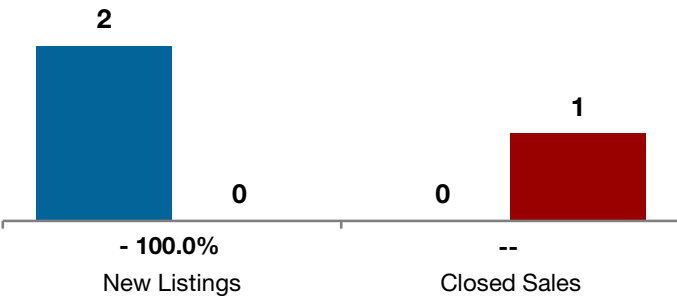
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	2	0	- 100.0%	7	7	0.0%
Pending Sales	0	0	--	5	3	- 40.0%
Closed Sales	0	1	--	6	4	- 33.3%
Average Sales Price*	\$0	\$28,000	--	\$142,509	\$73,725	- 48.3%
Median Sales Price*	\$0	\$28,000	--	\$77,277	\$68,500	- 11.4%
Percent of Original List Price Received*	0.0%	103.7%	--	93.1%	101.1%	+ 8.5%
Days on Market Until Sale	0	27	--	128	31	- 75.9%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	3.9	5.0	+ 28.6%	--	--	--

*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.

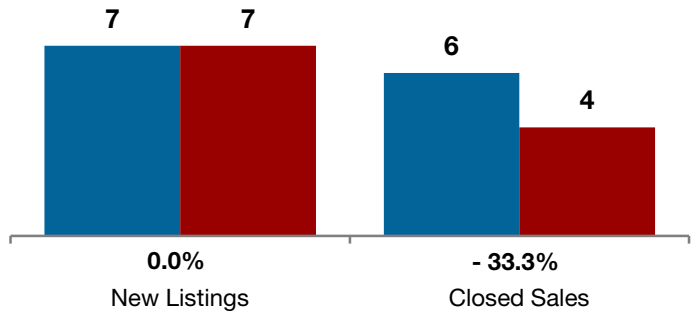
June

■ 2010 ■ 2011



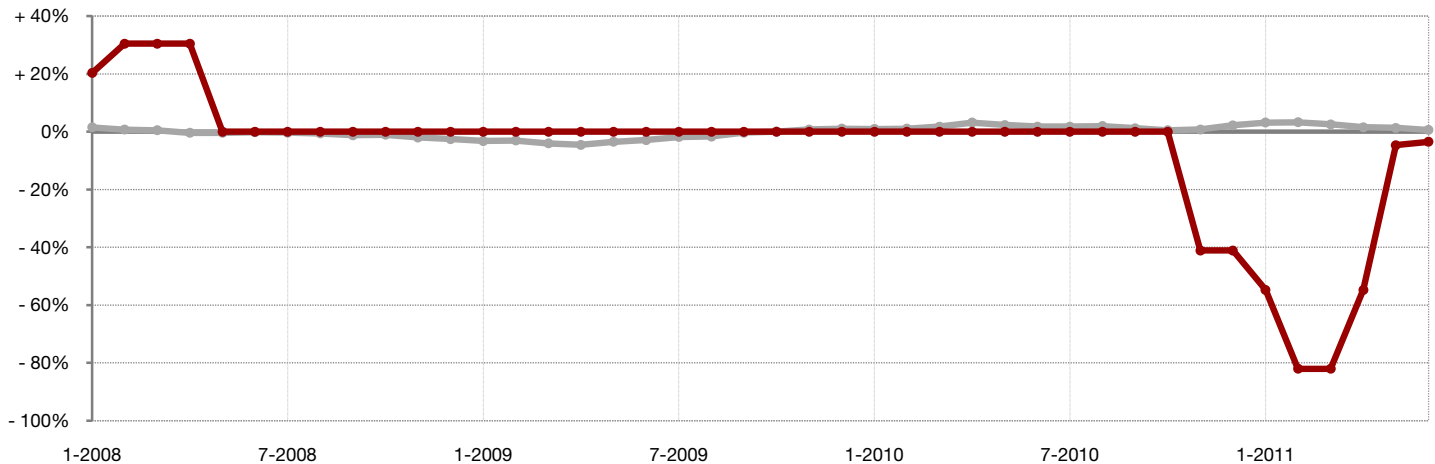
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — All MLS
Shackelford County — Shackelford County



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Smith County

+ 45.7%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 11.7%

Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	35	51	+ 45.7%	208	293	+ 40.9%
Pending Sales	12	12	0.0%	70	80	+ 14.3%
Closed Sales	17	21	+ 23.5%	64	75	+ 17.2%
Average Sales Price*	\$194,559	\$214,200	+ 10.1%	\$199,896	\$219,433	+ 9.8%
Median Sales Price*	\$170,000	\$189,900	+ 11.7%	\$170,000	\$185,000	+ 8.8%
Percent of Original List Price Received*	95.0%	93.3%	- 1.8%	94.9%	92.5%	- 2.5%
Days on Market Until Sale	106	79	- 25.5%	118	105	- 10.9%
Inventory of Homes for Sale	243	302	+ 24.3%	--	--	--
Months Supply of Inventory	21.3	22.4	+ 5.1%	--	--	--

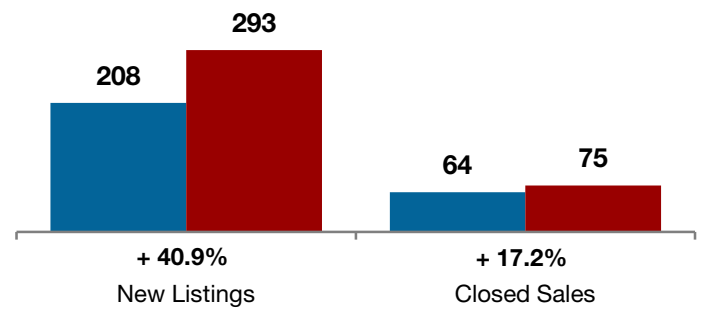
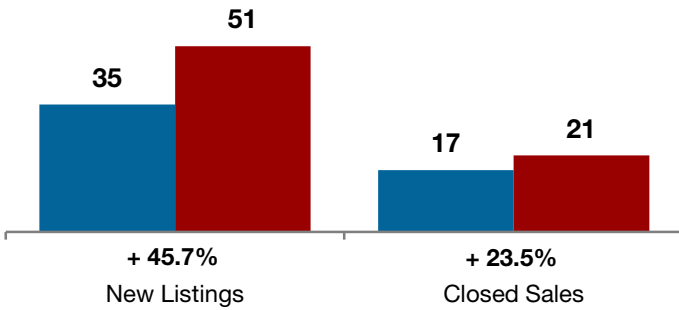
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June

■ 2010 ■ 2011

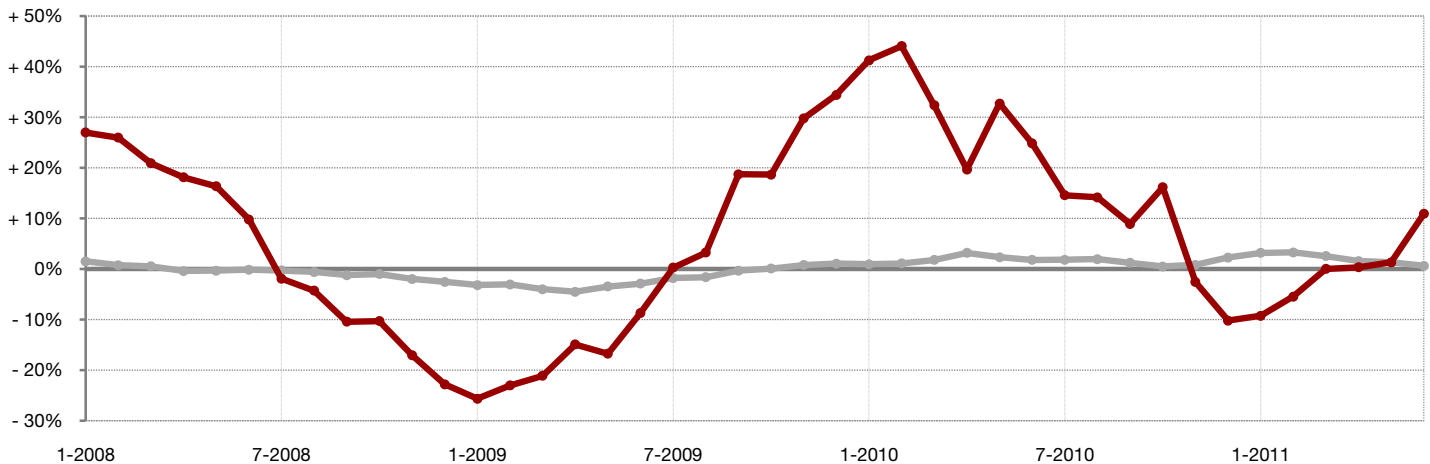
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS —
Smith County —



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- 38.9%

Change in
New Listings

+ 42.9%

Change in
Closed Sales

+ 33.7%

Change in
Median Sales Price

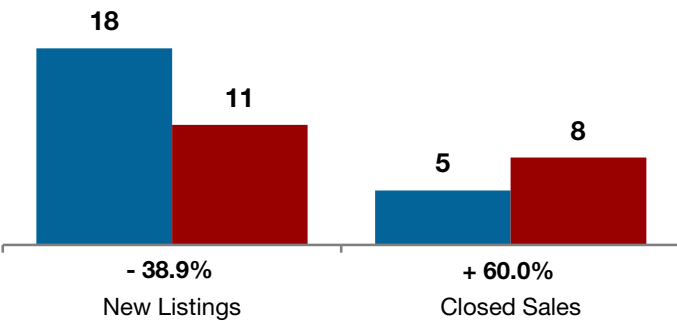
Somervell County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	18	11	- 38.9%	96	100	+ 4.2%
Pending Sales	7	10	+ 42.9%	38	38	0.0%
Closed Sales	5	8	+ 60.0%	37	31	- 16.2%
Average Sales Price*	\$189,380	\$165,806	- 12.4%	\$187,461	\$167,984	- 10.4%
Median Sales Price*	\$141,000	\$188,500	+ 33.7%	\$155,200	\$171,150	+ 10.3%
Percent of Original List Price Received*	94.6%	94.9%	+ 0.3%	92.0%	86.8%	- 5.7%
Days on Market Until Sale	128	115	- 9.8%	146	195	+ 33.8%
Inventory of Homes for Sale	92	109	+ 18.5%	--	--	--
Months Supply of Inventory	19.0	21.4	+ 12.5%	--	--	--

*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.

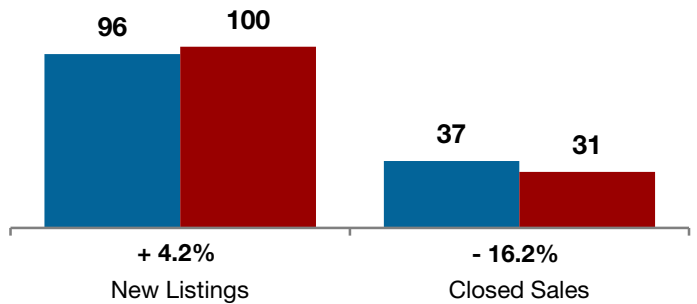
June

■ 2010 ■ 2011



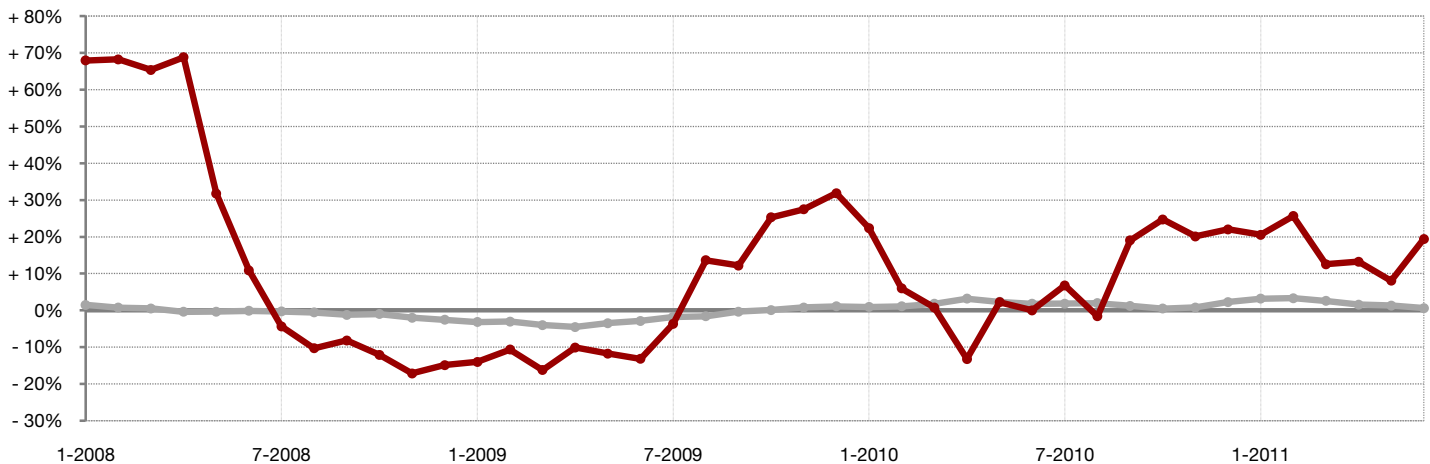
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS —
Somervell County —



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+ 200.0% **+ 300.0%** **- 54.0%**

 Change in Change in Change in
New Listings **Closed Sales** **Median Sales Price**

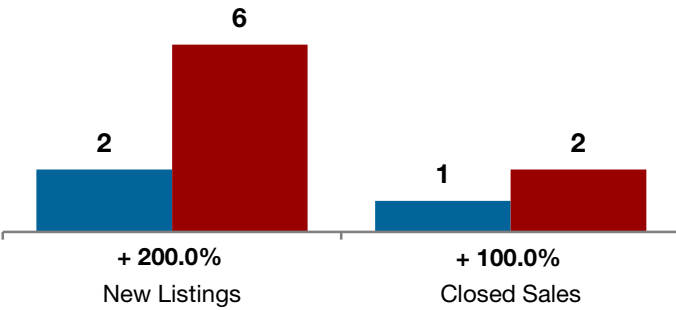
Stephens County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	2	6	+ 200.0%	20	25	+ 25.0%
Pending Sales	1	4	+ 300.0%	7	8	+ 14.3%
Closed Sales	1	2	+ 100.0%	8	6	- 25.0%
Average Sales Price*	\$140,000	\$64,450	- 54.0%	\$140,828	\$98,625	- 30.0%
Median Sales Price*	\$140,000	\$64,450	- 54.0%	\$57,750	\$64,450	+ 11.6%
Percent of Original List Price Received*	74.1%	93.9%	+ 26.8%	86.7%	98.3%	+ 13.4%
Days on Market Until Sale	65	62	- 5.4%	78	78	+ 0.1%
Inventory of Homes for Sale	18	24	+ 33.3%	--	--	--
Months Supply of Inventory	12.0	11.4	- 5.3%	--	--	--

*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.

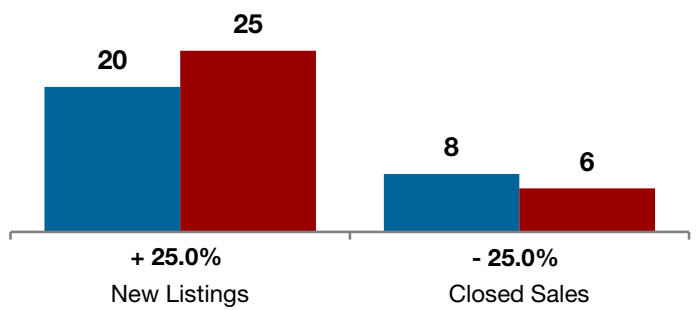
June

■ 2010 ■ 2011



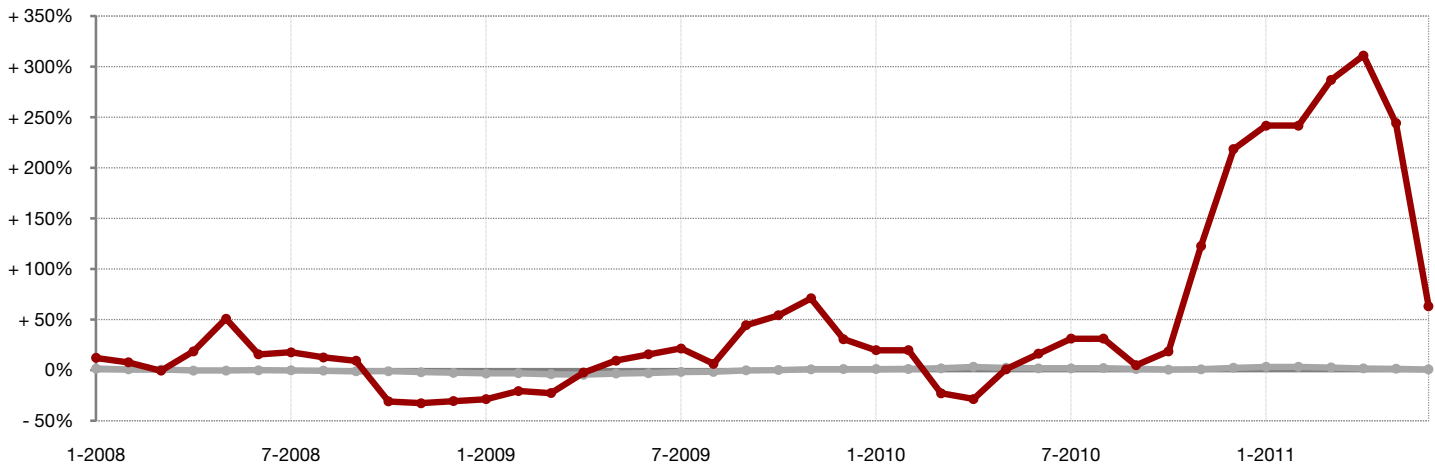
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Stephens County —



**Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data comes from North Texas Real Estate Information Services, Inc. Powered by 10K Research and Marketing.

Local Market Update – June 2011

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



Stonewall County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	0	3	--	0	3	--
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	--	0	0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	2	0.0	--	--	--
Months Supply of Inventory	0.0	2.0	0.0	--	--	--

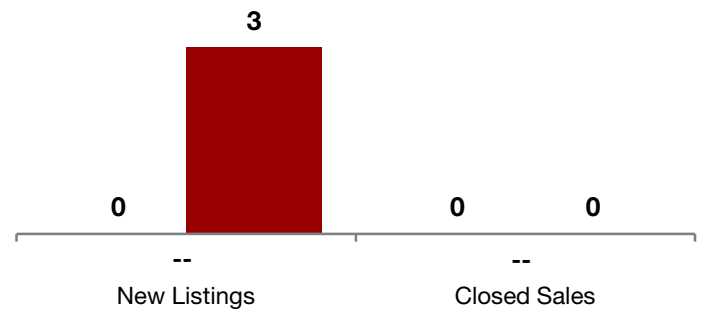
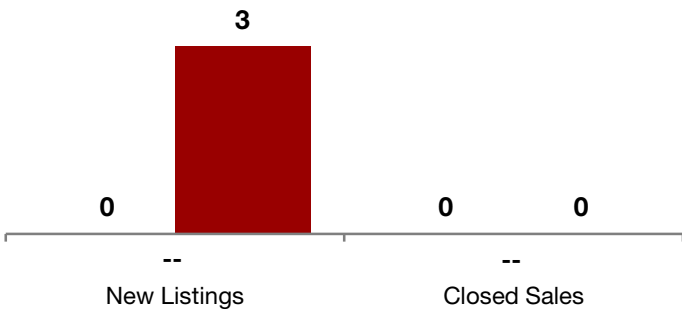
*Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

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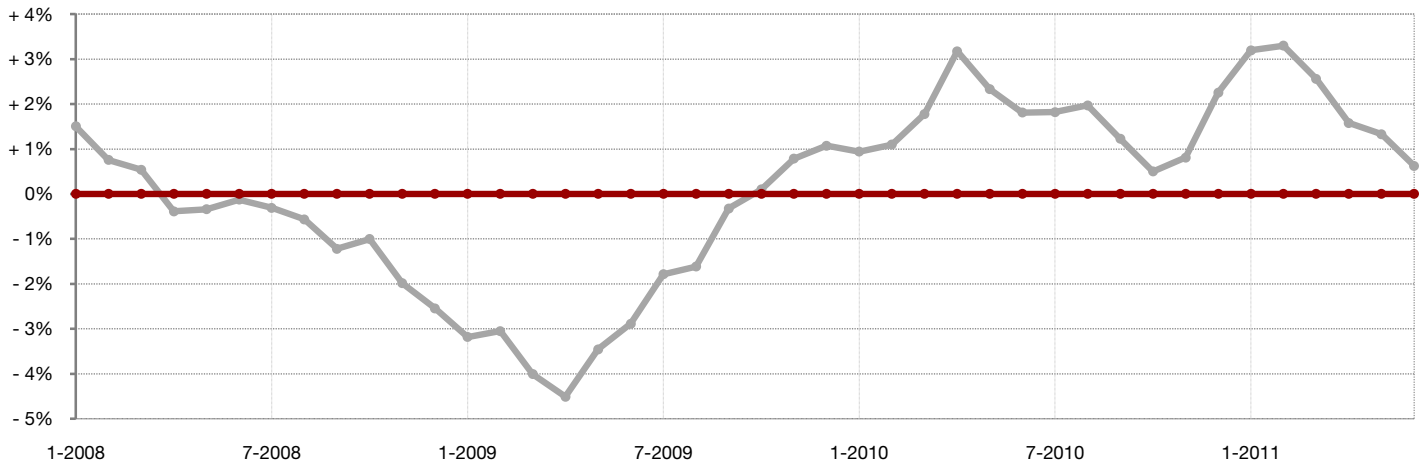
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS —●—
Stonewall County —●—



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Local Market Update – June 2011

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Tarrant County

- 11.8%

Change in
New Listings

+ 28.7%

Change in
Closed Sales

+ 1.0%

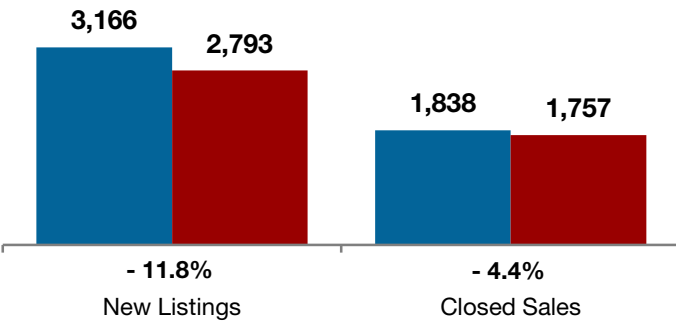
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3,166	2,793	- 11.8%	19,269	16,516	- 14.3%
Pending Sales	1,353	1,741	+ 28.7%	10,288	9,385	- 8.8%
Closed Sales	1,838	1,757	- 4.4%	9,841	8,239	- 16.3%
Average Sales Price*	\$183,932	\$185,702	+ 1.0%	\$169,954	\$173,631	+ 2.2%
Median Sales Price*	\$137,400	\$138,750	+ 1.0%	\$134,200	\$131,000	- 2.4%
Percent of Original List Price Received*	94.5%	93.4%	- 1.2%	94.3%	92.5%	- 1.9%
Days on Market Until Sale	84	96	+ 14.7%	89	107	+ 19.2%
Inventory of Homes for Sale	11,166	9,478	- 15.1%	--	--	--
Months Supply of Inventory	6.8	6.8	- 0.3%	--	--	--

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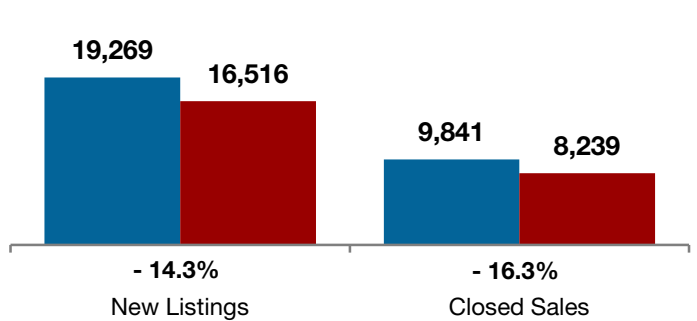
June

■ 2010 ■ 2011



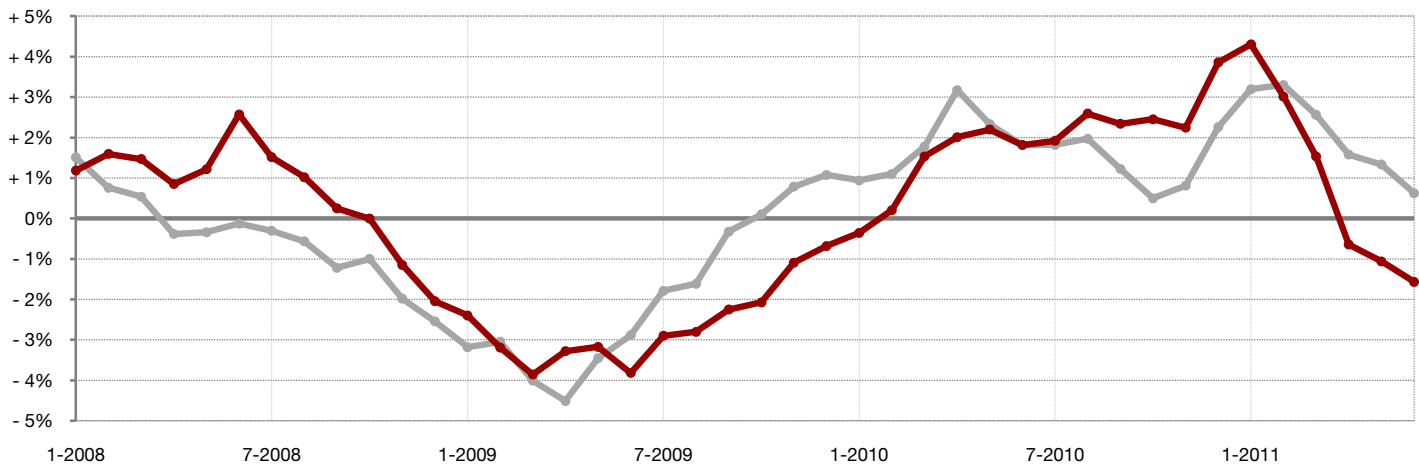
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Tarrant County —



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Local Market Update – June 2011

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Taylor County

- 6.0%

Change in
New Listings

- 1.6%

Change in
Closed Sales

- 3.0%

Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	218	205	- 6.0%	1,393	1,170	- 16.0%
Pending Sales	125	123	- 1.6%	818	696	- 14.9%
Closed Sales	154	139	- 9.7%	736	633	- 14.0%
Average Sales Price*	\$141,017	\$137,281	- 2.6%	\$126,977	\$131,384	+ 3.5%
Median Sales Price*	\$134,000	\$130,000	- 3.0%	\$111,000	\$125,950	+ 13.5%
Percent of Original List Price Received*	94.2%	92.5%	- 1.8%	93.7%	92.7%	- 1.1%
Days on Market Until Sale	74	117	+ 58.5%	99	123	+ 23.2%
Inventory of Homes for Sale	836	728	- 12.9%	--	--	--
Months Supply of Inventory	6.8	6.8	+ 0.9%	--	--	--

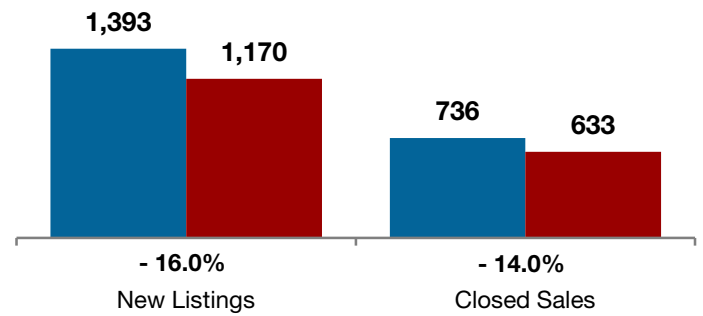
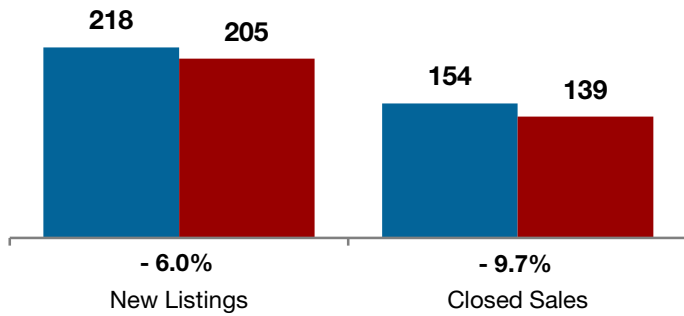
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June

■ 2010 ■ 2011

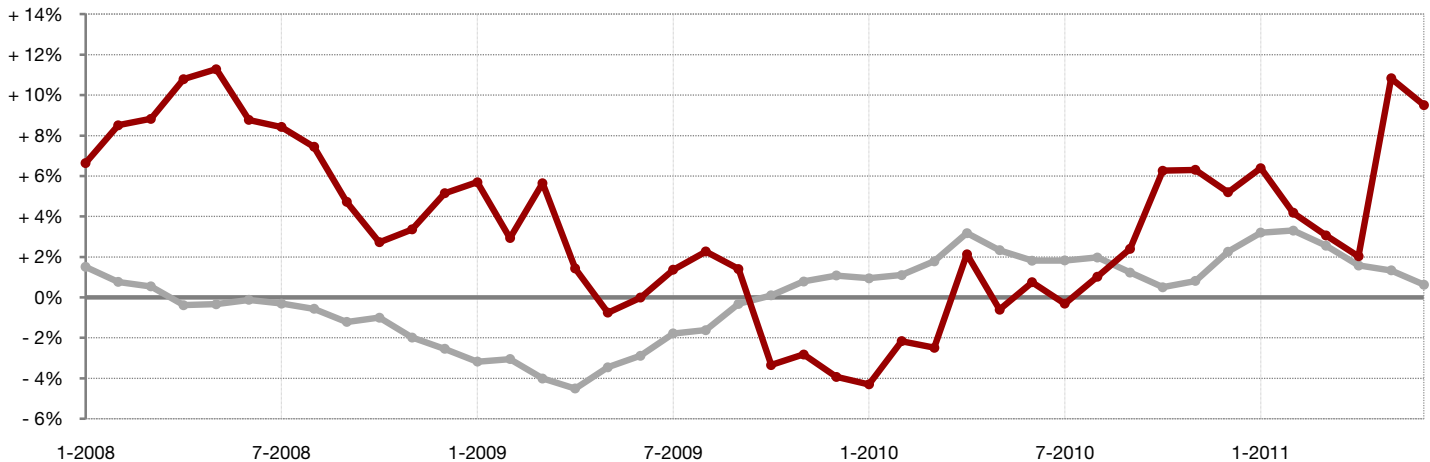
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Taylor County —



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Local Market Update – June 2011

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Upshur County

- 33.3%

--

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Change in
New Listings

Change in
Closed Sales

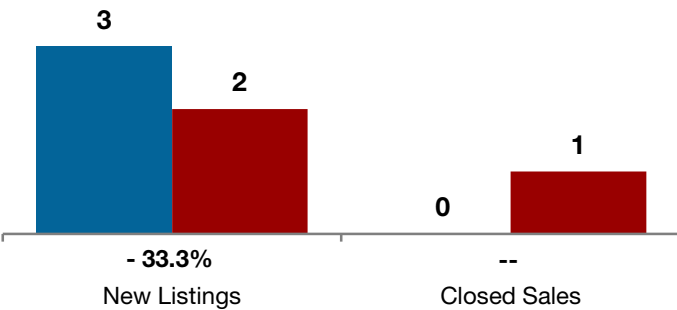
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3	2	- 33.3%	12	11	- 8.3%
Pending Sales	0	0	--	1	8	+ 700.0%
Closed Sales	0	1	--	1	5	+ 400.0%
Average Sales Price*	\$0	\$18,500	--	\$33,600	\$91,927	+ 173.6%
Median Sales Price*	\$0	\$18,500	--	\$33,600	\$43,500	+ 29.5%
Percent of Original List Price Received*	0.0%	102.8%	--	80.0%	96.9%	+ 21.2%
Days on Market Until Sale	0	9	--	83	47	- 43.4%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	15.0	3.2	- 78.7%	--	--	--

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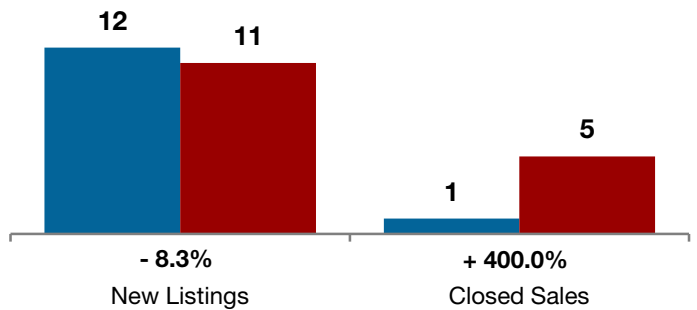
June

■ 2010 ■ 2011



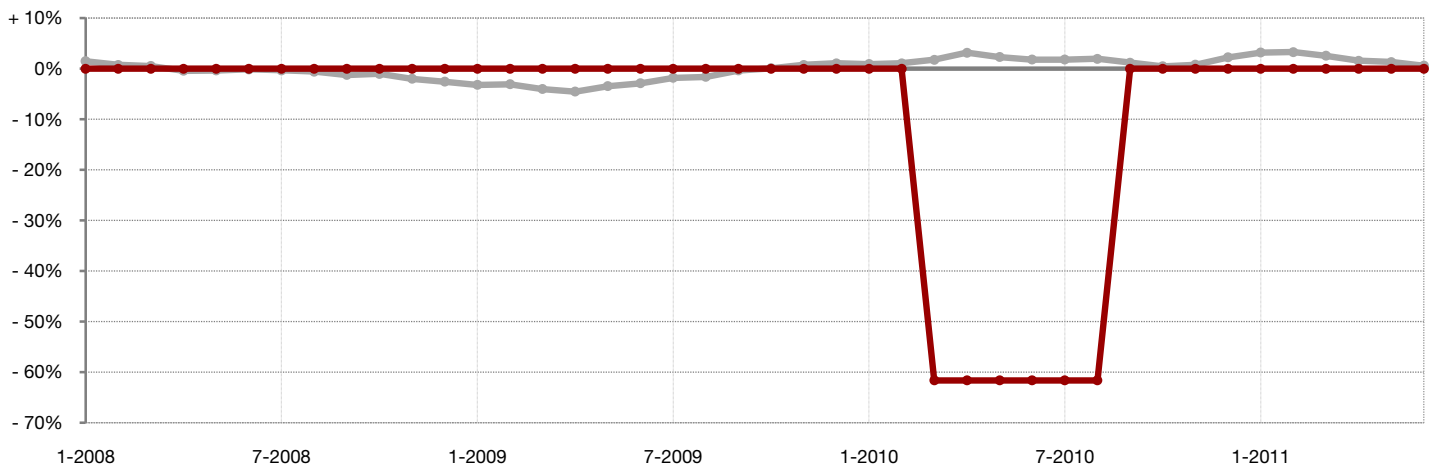
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS —●—
Upshur County —●—



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Local Market Update – June 2011

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- 27.5%

Change in
New Listings

- 34.2%

Change in
Closed Sales

+ 19.5%

Change in
Median Sales Price

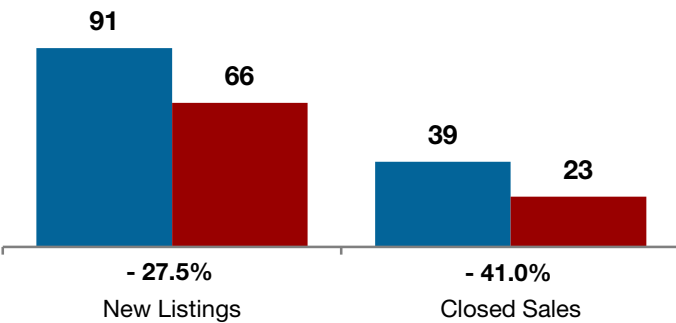
Van Zandt County

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	91	66	- 27.5%	436	368	- 15.6%
Pending Sales	38	25	- 34.2%	155	141	- 9.0%
Closed Sales	39	23	- 41.0%	139	131	- 5.8%
Average Sales Price*	\$107,059	\$152,453	+ 42.4%	\$133,580	\$136,143	+ 1.9%
Median Sales Price*	\$105,000	\$125,500	+ 19.5%	\$101,500	\$119,750	+ 18.0%
Percent of Original List Price Received*	91.1%	89.0%	- 2.3%	89.4%	86.5%	- 3.3%
Days on Market Until Sale	146	188	+ 28.6%	185	185	- 0.4%
Inventory of Homes for Sale	428	391	- 8.6%	--	--	--
Months Supply of Inventory	18.5	17.9	- 3.1%	--	--	--

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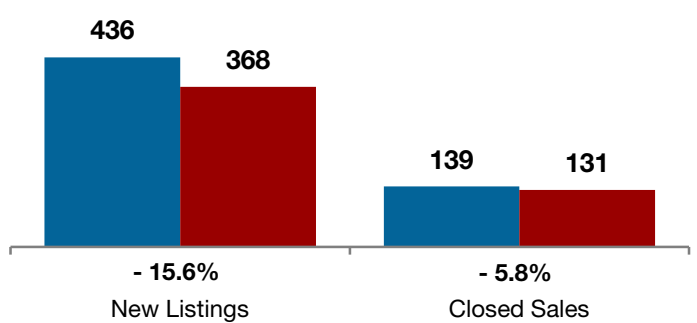
June

■ 2010 ■ 2011



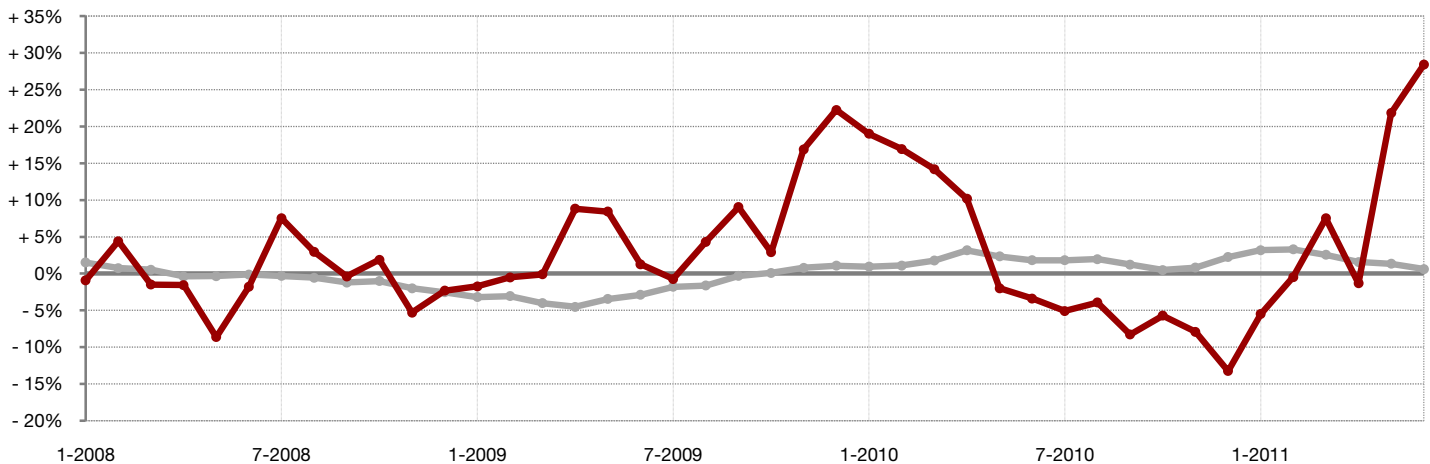
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Van Zandt County —



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Local Market Update – June 2011

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Wise County

- 29.1%

Change in
New Listings

+ 17.0%

Change in
Closed Sales

- 18.1%

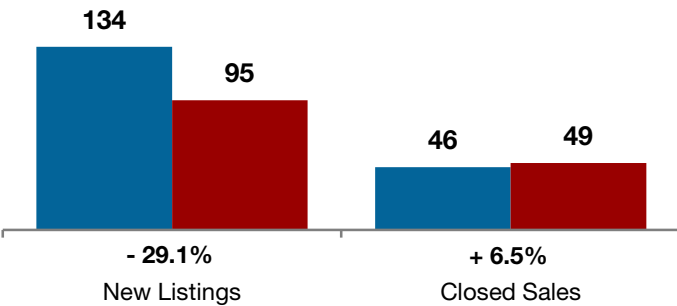
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	134	95	- 29.1%	666	573	- 14.0%
Pending Sales	47	55	+ 17.0%	274	294	+ 7.3%
Closed Sales	46	49	+ 6.5%	247	258	+ 4.5%
Average Sales Price*	\$126,282	\$141,916	+ 12.4%	\$124,294	\$151,298	+ 21.7%
Median Sales Price*	\$119,000	\$97,500	- 18.1%	\$105,250	\$122,700	+ 16.6%
Percent of Original List Price Received*	89.7%	92.7%	+ 3.4%	89.8%	91.6%	+ 2.0%
Days on Market Until Sale	115	123	+ 7.2%	121	136	+ 12.2%
Inventory of Homes for Sale	565	472	- 16.5%	--	--	--
Months Supply of Inventory	13.3	11.3	- 15.1%	--	--	--

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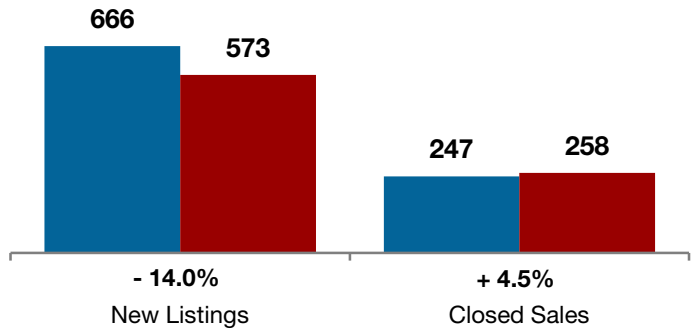
June

■ 2010 ■ 2011



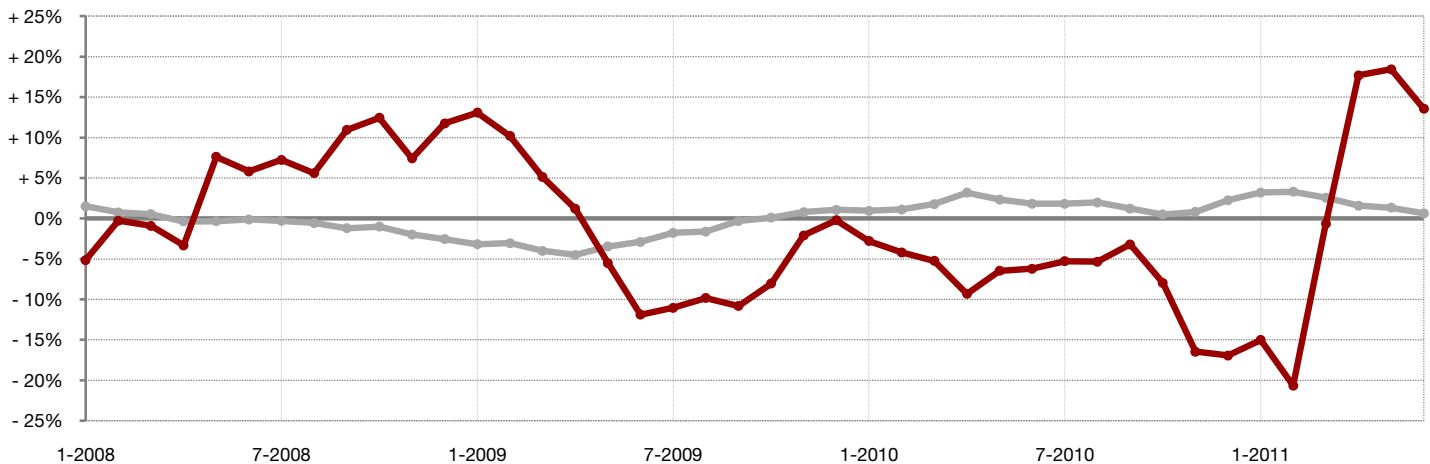
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Wise County —



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Local Market Update – June 2011

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Wood County

+ 2.3%

Change in
New Listings

- 14.3%

Change in
Closed Sales

- 25.4%

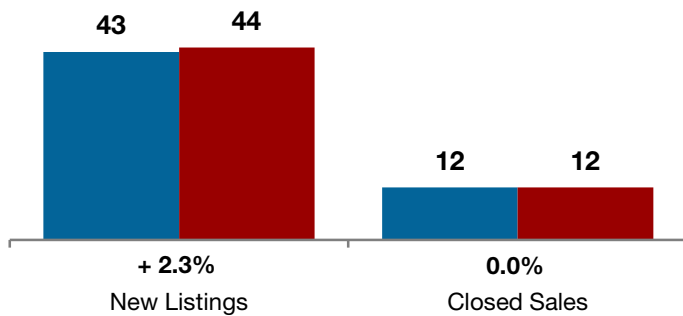
Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	43	44	+ 2.3%	268	252	- 6.0%
Pending Sales	14	12	- 14.3%	77	76	- 1.3%
Closed Sales	12	12	0.0%	74	82	+ 10.8%
Average Sales Price*	\$190,083	\$142,936	- 24.8%	\$188,925	\$143,880	- 23.8%
Median Sales Price*	\$134,000	\$99,900	- 25.4%	\$125,000	\$115,000	- 8.0%
Percent of Original List Price Received*	87.2%	87.9%	+ 0.9%	88.4%	87.3%	- 1.2%
Days on Market Until Sale	148	99	- 33.1%	156	136	- 13.3%
Inventory of Homes for Sale	265	249	- 6.0%	--	--	--
Months Supply of Inventory	19.5	19.2	- 1.8%	--	--	--

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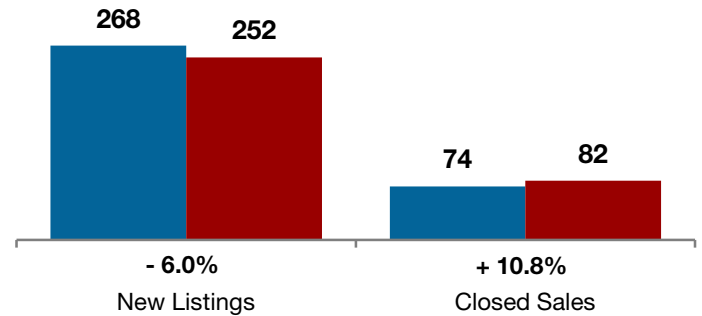
June

■ 2010 ■ 2011



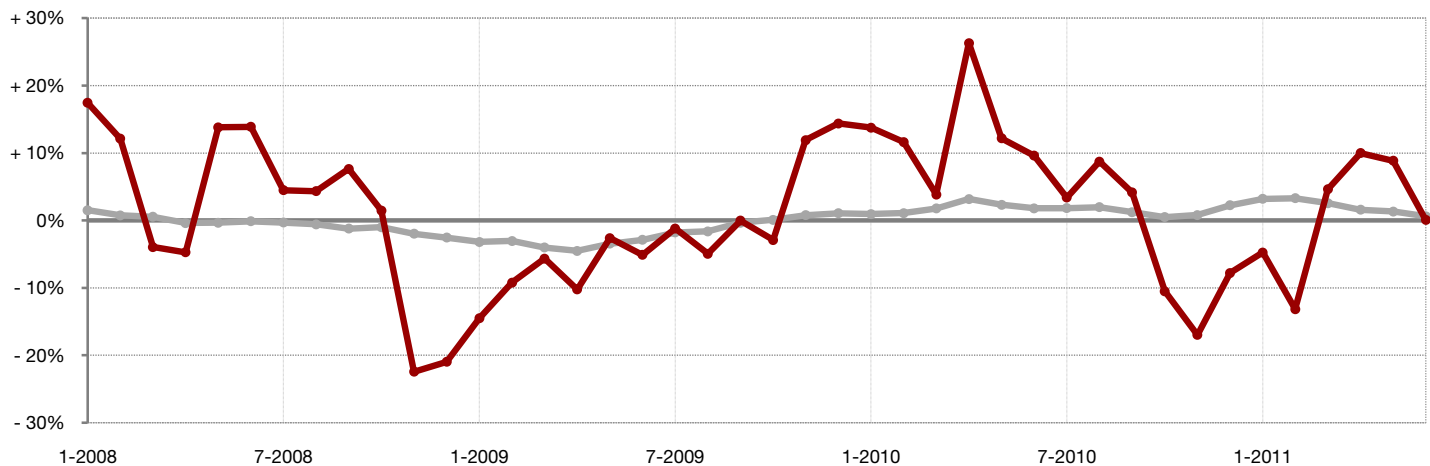
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Wood County —



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Local Market Update – June 2011

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Young County

0.0%

Change in
New Listings

+ 200.0%

Change in
Closed Sales

- 27.8%

Change in
Median Sales Price

	June			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3	3	0.0%	35	29	- 17.1%
Pending Sales	1	3	+ 200.0%	20	23	+ 15.0%
Closed Sales	4	4	0.0%	20	22	+ 10.0%
Average Sales Price*	\$141,500	\$132,875	- 6.1%	\$82,965	\$113,682	+ 37.0%
Median Sales Price*	\$102,500	\$74,000	- 27.8%	\$64,000	\$78,500	+ 22.7%
Percent of Original List Price Received*	88.3%	78.7%	- 10.9%	87.7%	93.6%	+ 6.7%
Days on Market Until Sale	116	203	+ 75.0%	121	112	- 7.0%
Inventory of Homes for Sale	23	22	- 4.3%	--	--	--
Months Supply of Inventory	6.3	6.8	+ 7.0%	--	--	--

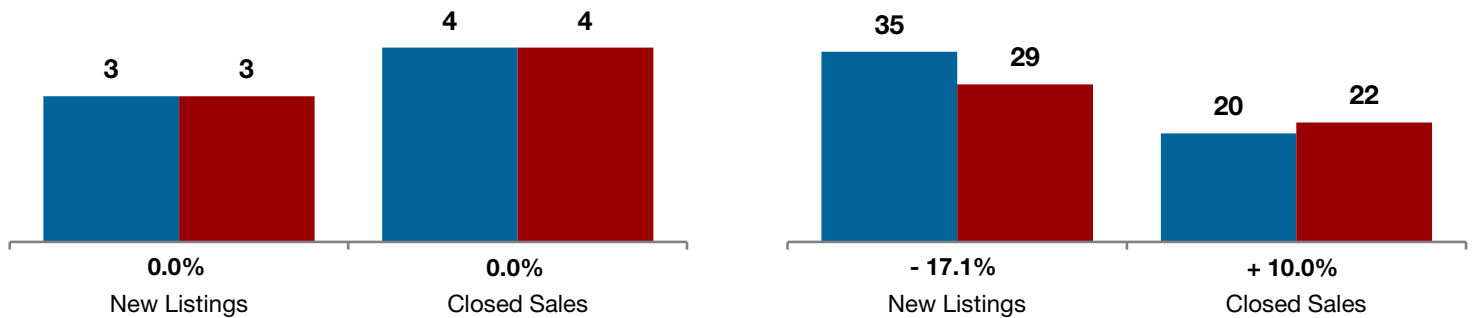
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June

■ 2010 ■ 2011

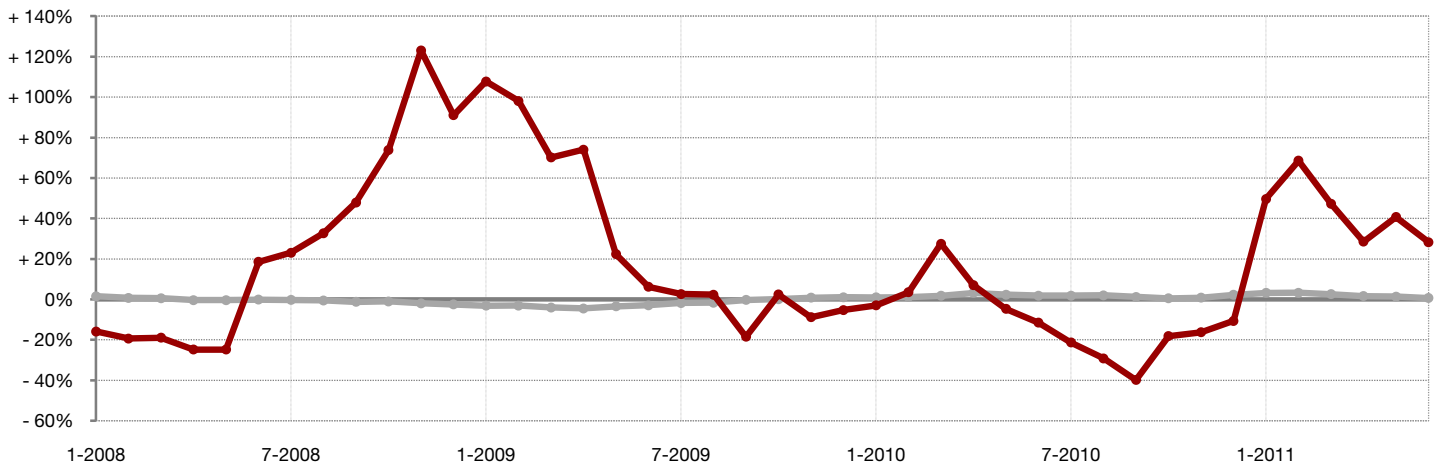
Year to Date

■ 2010 ■ 2011



Change in Median Sales Price from Prior Year (6-Month Average)**

All MLS — Young County —



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