

Local Market Updates

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



March 2013

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

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 – March 2013

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+ 66.7%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 32.1%

Change in
Median Sales Price

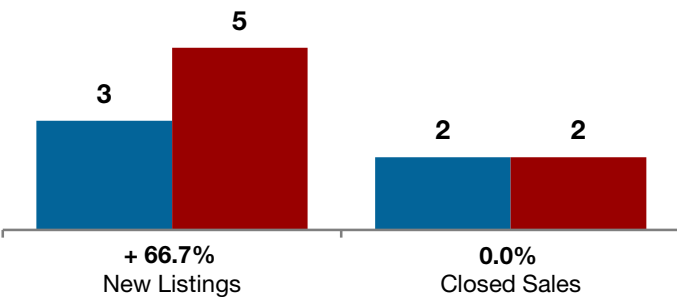
Anderson County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	3	5	+ 66.7%	9	9	0.0%
Pending Sales	0	2	--	5	3	- 40.0%
Closed Sales	2	2	0.0%	4	3	- 25.0%
Average Sales Price*	\$78,092	\$103,135	+ 32.1%	\$92,546	\$100,390	+ 8.5%
Median Sales Price*	\$78,092	\$103,135	+ 32.1%	\$78,092	\$94,900	+ 21.5%
Percent of Original List Price Received*	100.8%	91.6%	- 9.1%	95.0%	92.7%	- 2.5%
Days on Market Until Sale	20	103	+ 412.5%	113	69	- 38.6%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	8.6	7.0	- 17.9%	--	--	--

*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.

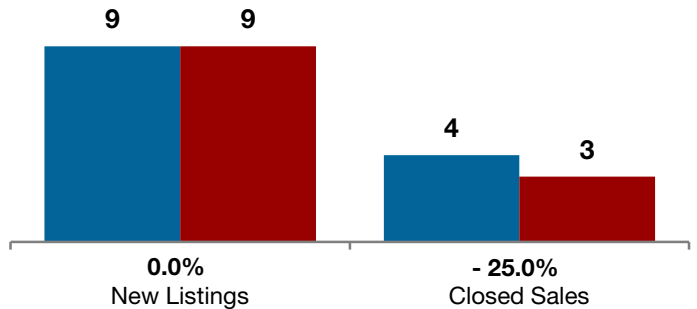
March

■ 2012 ■ 2013



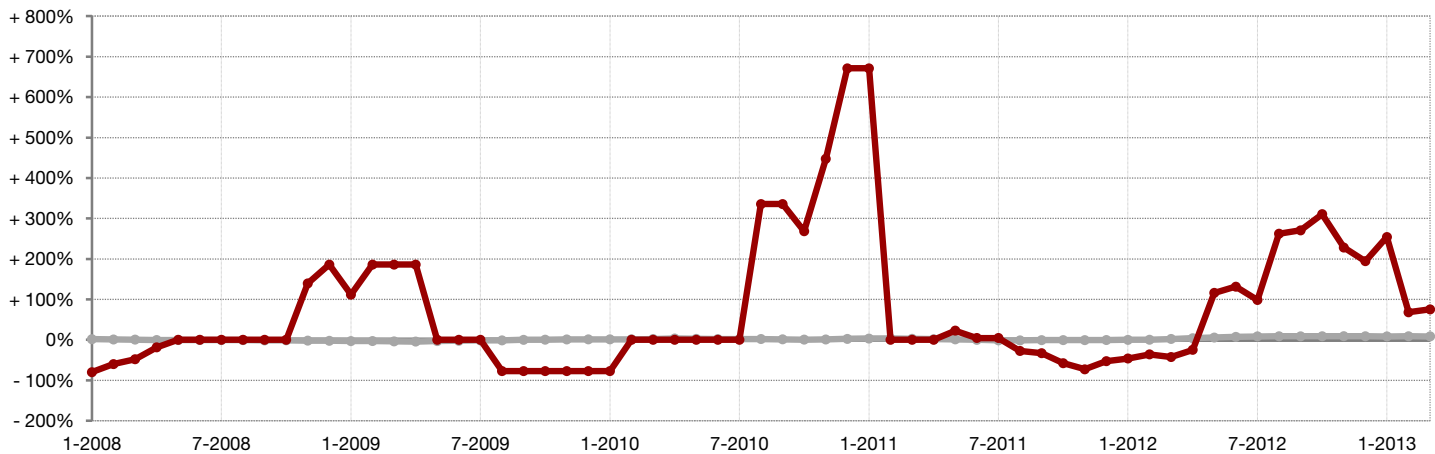
Year to Date

■ 2012 ■ 2013



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

All MLS — Anderson County —



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Local Market Update – March 2013

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Bosque County

+ 25.0%

Change in
New Listings

+ 28.6%

Change in
Closed Sales

- 38.5%

Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	24	30	+ 25.0%	52	69	+ 32.7%
Pending Sales	6	10	+ 66.7%	17	26	+ 52.9%
Closed Sales	7	9	+ 28.6%	11	23	+ 109.1%
Average Sales Price*	\$196,986	\$278,211	+ 41.2%	\$138,191	\$332,046	+ 140.3%
Median Sales Price*	\$170,000	\$104,500	- 38.5%	\$84,900	\$119,500	+ 40.8%
Percent of Original List Price Received*	89.5%	87.3%	- 2.4%	88.0%	87.0%	- 1.2%
Days on Market Until Sale	254	150	- 41.1%	222	174	- 21.7%
Inventory of Homes for Sale	148	142	- 4.1%	--	--	--
Months Supply of Inventory	25.4	20.3	- 20.0%	--	--	--

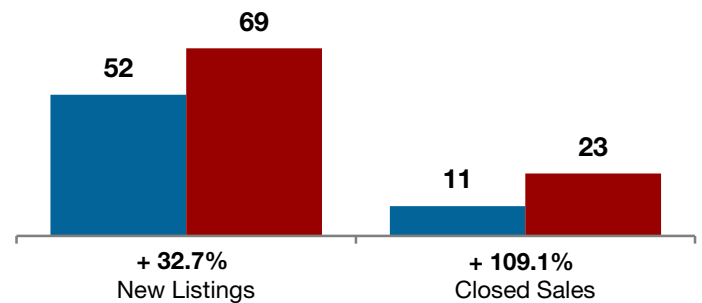
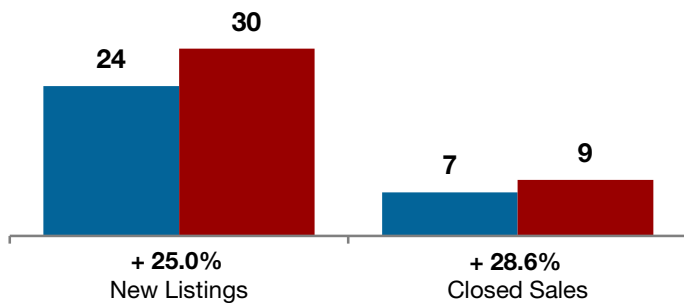
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March

■ 2012 ■ 2013

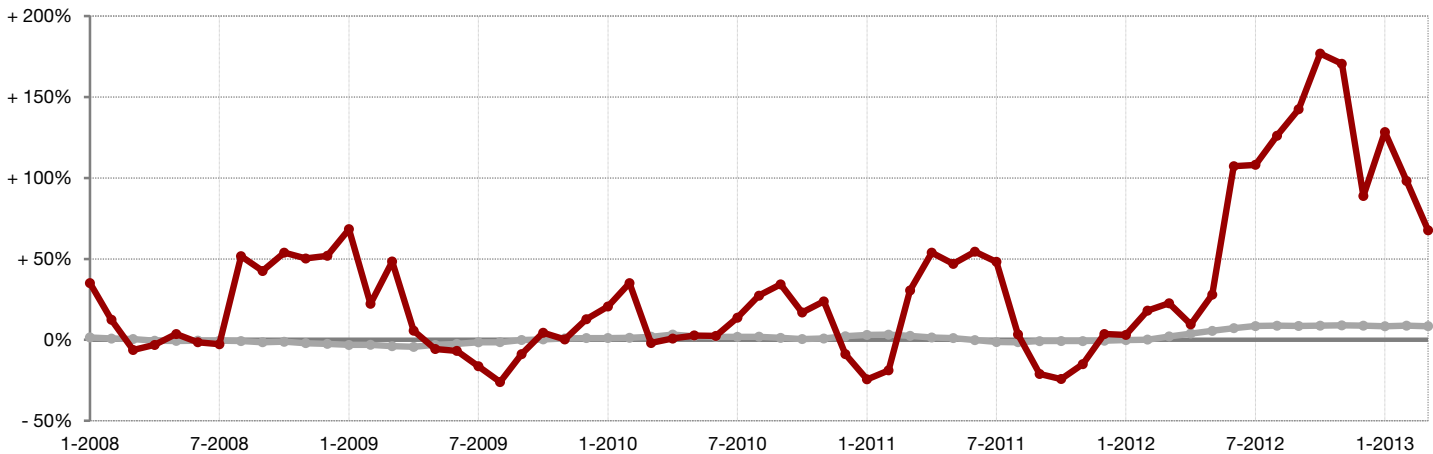
Year to Date

■ 2012 ■ 2013



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

All MLS — Bosque County —



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Brown County

- 4.5%

Change in
New Listings

+ 12.5%

Change in
Closed Sales

+ 7.2%

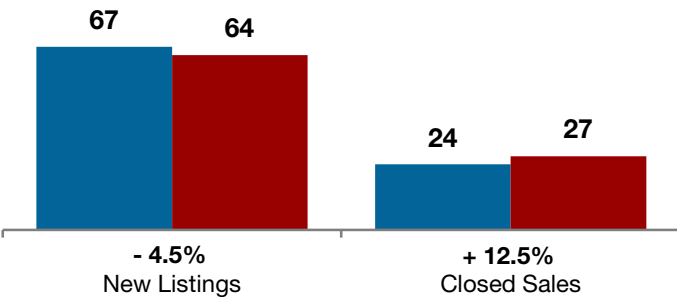
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	67	64	- 4.5%	200	177	- 11.5%
Pending Sales	36	24	- 33.3%	85	87	+ 2.4%
Closed Sales	24	27	+ 12.5%	69	74	+ 7.2%
Average Sales Price*	\$95,056	\$98,580	+ 3.7%	\$91,837	\$95,412	+ 3.9%
Median Sales Price*	\$84,250	\$90,312	+ 7.2%	\$75,000	\$88,250	+ 17.7%
Percent of Original List Price Received*	92.0%	92.0%	+ 0.0%	88.2%	88.2%	+ 0.0%
Days on Market Until Sale	94	114	+ 21.8%	115	128	+ 11.7%
Inventory of Homes for Sale	408	315	- 22.8%	--	--	--
Months Supply of Inventory	15.1	10.1	- 33.5%	--	--	--

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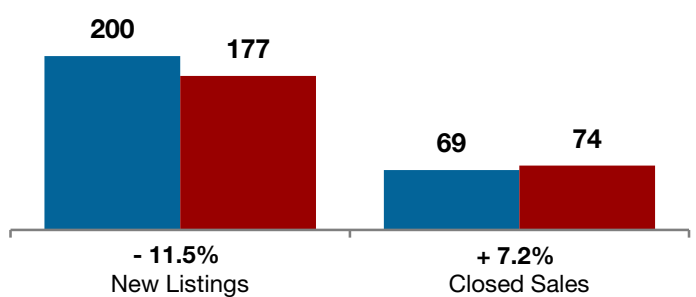
March

■ 2012 ■ 2013



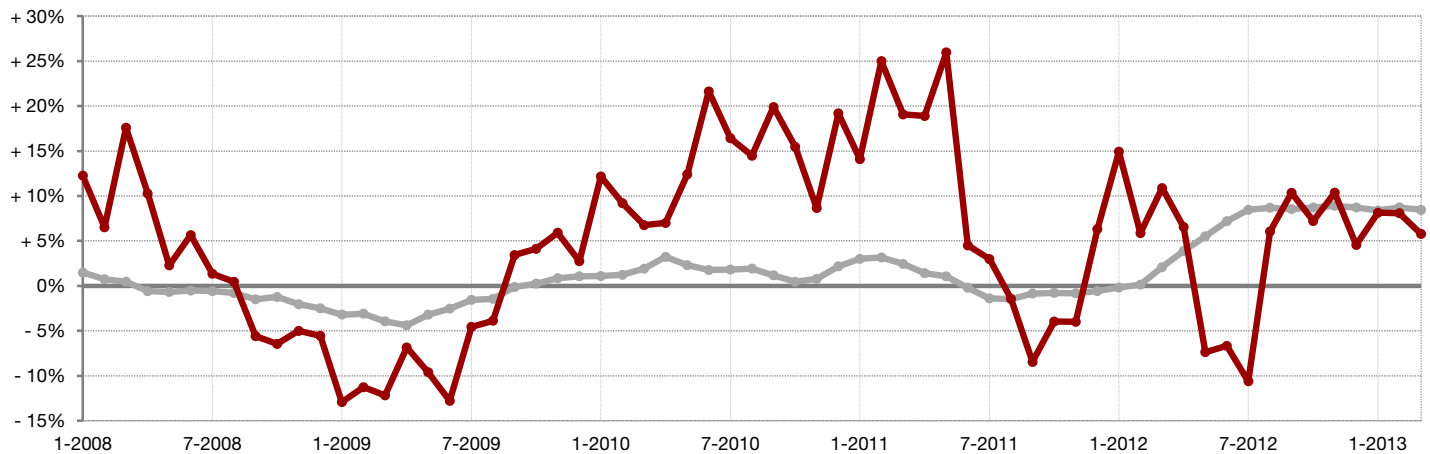
Year to Date

■ 2012 ■ 2013



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

All MLS — Brown County —



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Local Market Update – March 2013

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+ 31.3%

Change in
New Listings

+ 125.0%

Change in
Closed Sales

+ 24.3%

Change in
Median Sales Price

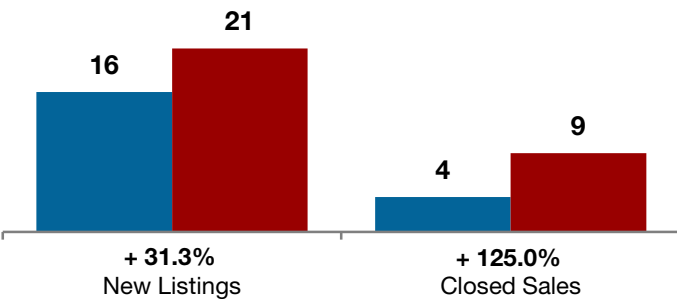
Callahan County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	16	21	+ 31.3%	34	49	+ 44.1%
Pending Sales	4	13	+ 225.0%	10	33	+ 230.0%
Closed Sales	4	9	+ 125.0%	14	21	+ 50.0%
Average Sales Price*	\$87,825	\$144,300	+ 64.3%	\$91,450	\$130,786	+ 43.0%
Median Sales Price*	\$87,450	\$108,700	+ 24.3%	\$88,450	\$110,000	+ 24.4%
Percent of Original List Price Received*	90.3%	89.1%	- 1.3%	91.1%	91.6%	+ 0.5%
Days on Market Until Sale	106	149	+ 40.9%	82	145	+ 76.5%
Inventory of Homes for Sale	75	66	- 12.0%	--	--	--
Months Supply of Inventory	9.9	7.6	- 23.0%	--	--	--

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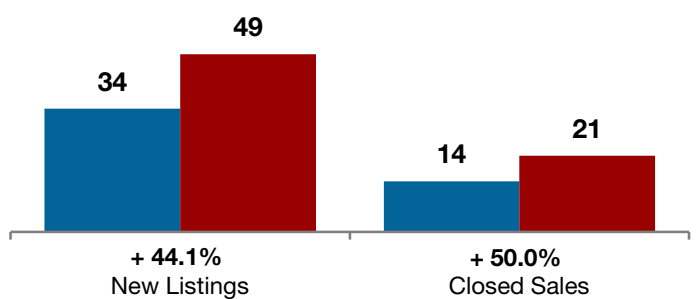
March

■ 2012 ■ 2013



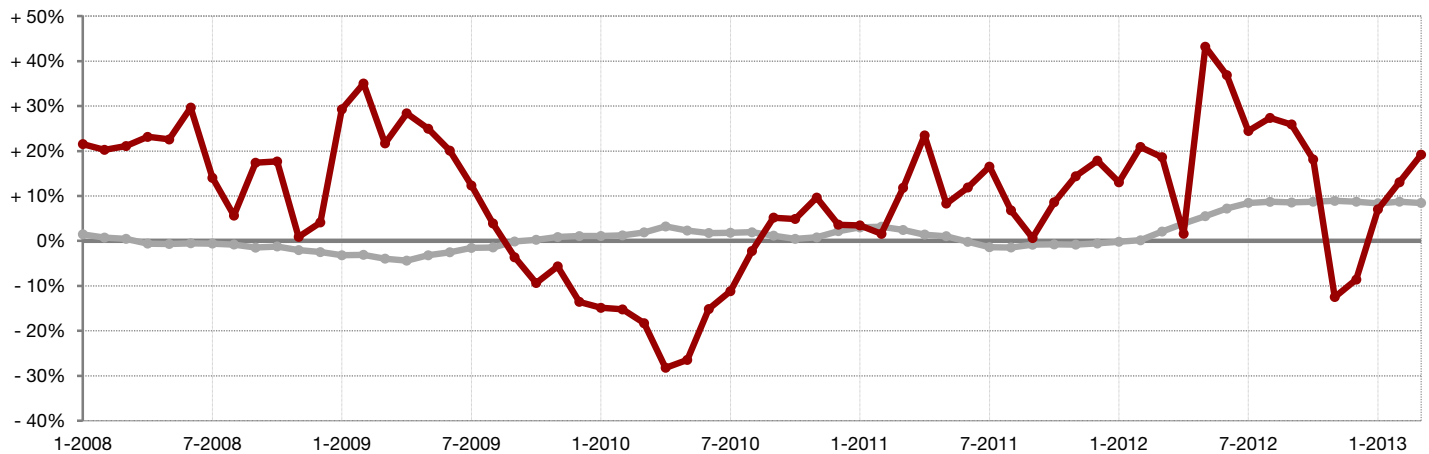
Year to Date

■ 2012 ■ 2013



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

All MLS — Callahan County —



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Clay County

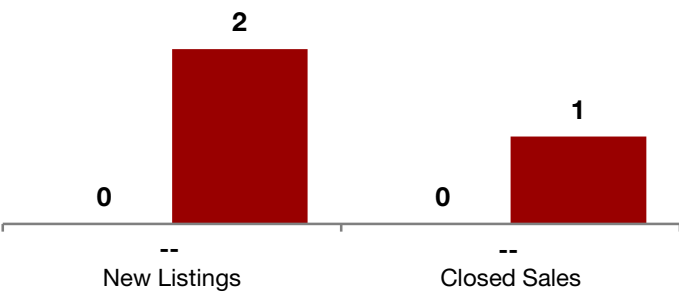
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Change in New Listings	Change in Closed Sales	Change in Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	0	2	--	0	3	--
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	2	1	- 50.0%
Average Sales Price*	\$0	\$25,000	--	\$56,475	\$25,000	- 55.7%
Median Sales Price*	\$0	\$25,000	--	\$56,475	\$25,000	- 55.7%
Percent of Original List Price Received*	0.0%	84.7%	--	84.1%	84.7%	+ 0.8%
Days on Market Until Sale	0	96	--	130	96	- 26.2%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.7	6.0	+ 740.0%	--	--	--

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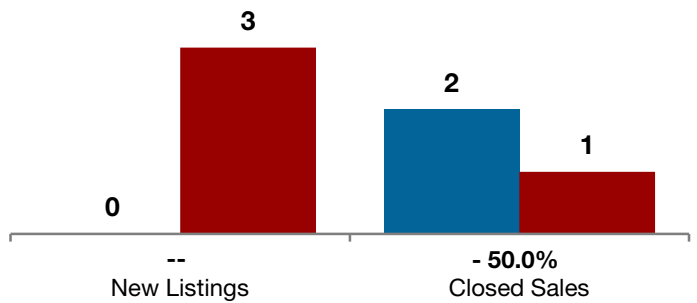
March

■ 2012 ■ 2013



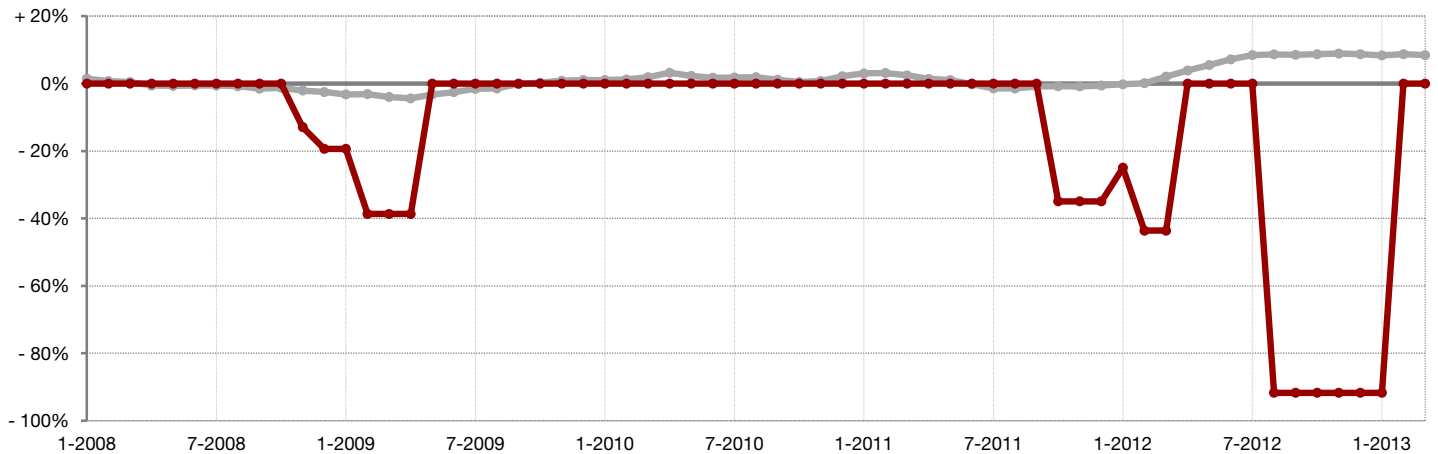
Year to Date

■ 2012 ■ 2013



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

All MLS — Clay County



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Coleman County

- 25.0%

Change in
New Listings

+ 200.0%

Change in
Closed Sales

+ 25.7%

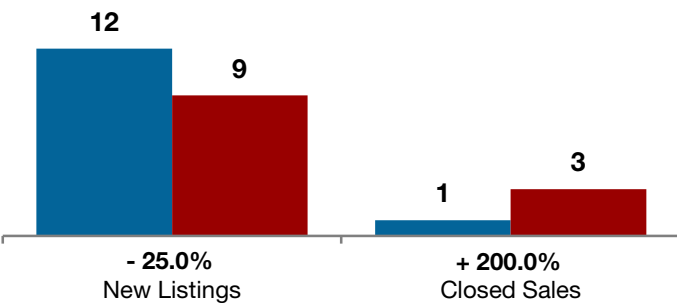
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	12	9	- 25.0%	39	21	- 46.2%
Pending Sales	6	7	+ 16.7%	12	11	- 8.3%
Closed Sales	1	3	+ 200.0%	5	10	+ 100.0%
Average Sales Price*	\$35,000	\$42,667	+ 21.9%	\$41,500	\$35,722	- 13.9%
Median Sales Price*	\$35,000	\$44,000	+ 25.7%	\$35,000	\$39,000	+ 11.4%
Percent of Original List Price Received*	63.8%	82.6%	+ 29.5%	89.5%	78.3%	- 12.5%
Days on Market Until Sale	378	144	- 62.0%	142	128	- 9.6%
Inventory of Homes for Sale	87	68	- 21.8%	--	--	--
Months Supply of Inventory	18.3	18.2	- 0.4%	--	--	--

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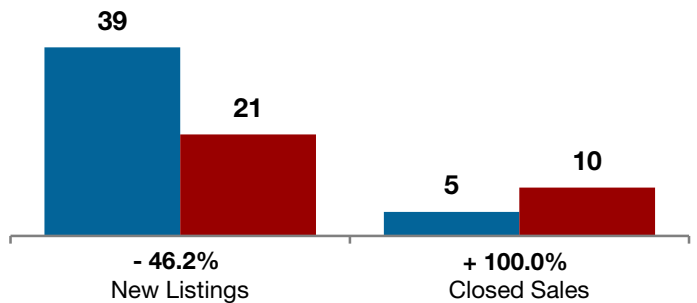
March

■ 2012 ■ 2013



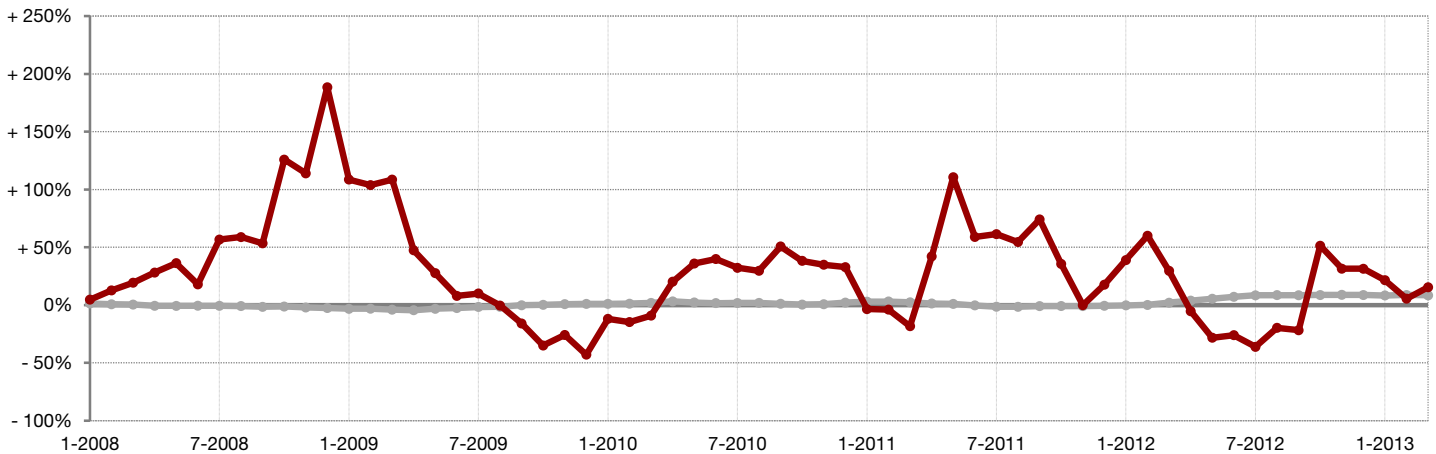
Year to Date

■ 2012 ■ 2013



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

All MLS —
Coleman County —



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Collin County

- 3.8%

Change in
New Listings

+ 13.0%

Change in
Closed Sales

+ 14.5%

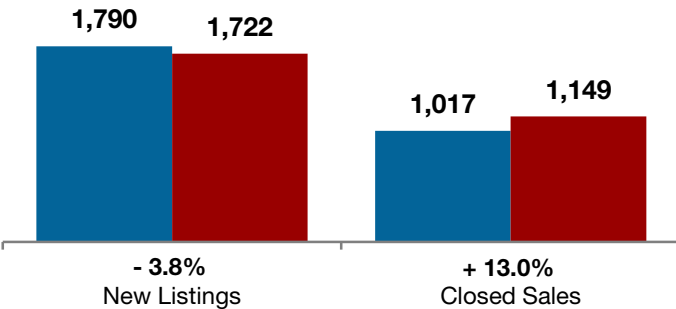
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	1,790	1,722	- 3.8%	4,461	4,358	- 2.3%
Pending Sales	1,202	1,207	+ 0.4%	3,019	3,389	+ 12.3%
Closed Sales	1,017	1,149	+ 13.0%	2,379	2,696	+ 13.3%
Average Sales Price*	\$227,357	\$257,916	+ 13.4%	\$234,119	\$253,182	+ 8.1%
Median Sales Price*	\$192,000	\$219,900	+ 14.5%	\$194,500	\$215,000	+ 10.5%
Percent of Original List Price Received*	93.6%	96.2%	+ 2.8%	93.5%	95.2%	+ 1.9%
Days on Market Until Sale	75	50	- 33.9%	81	56	- 30.9%
Inventory of Homes for Sale	3,950	2,696	- 31.7%	--	--	--
Months Supply of Inventory	4.3	2.4	- 42.8%	--	--	--

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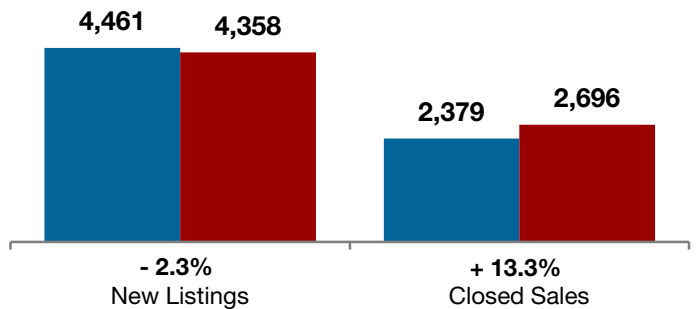
March

■ 2012 ■ 2013



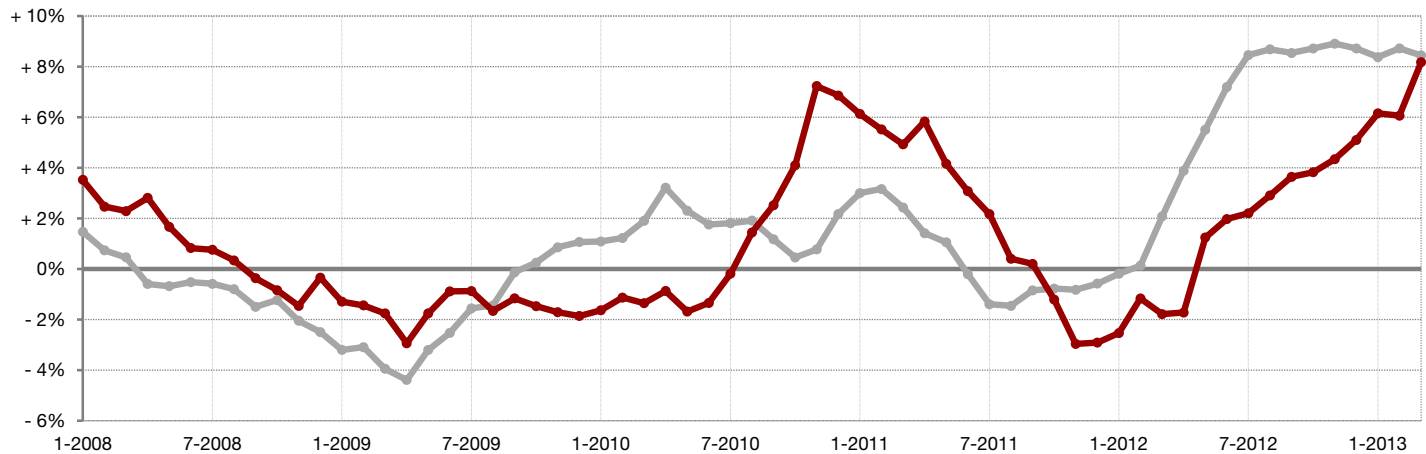
Year to Date

■ 2012 ■ 2013



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

All MLS — Collin County —



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Local Market Update – March 2013

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+ 46.7%

Change in
New Listings

+ 66.7%

Change in
Closed Sales

+ 46.8%

Change in
Median Sales Price

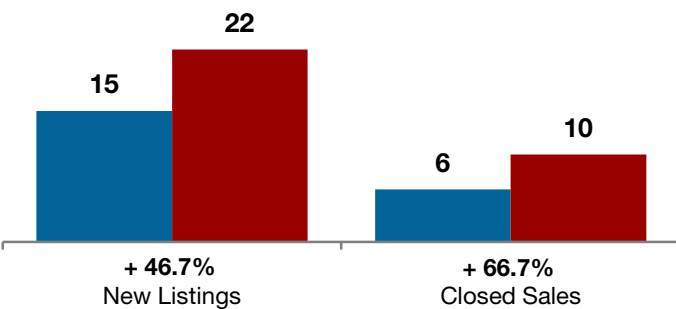
Comanche County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	15	22	+ 46.7%	41	46	+ 12.2%
Pending Sales	10	14	+ 40.0%	20	27	+ 35.0%
Closed Sales	6	10	+ 66.7%	17	14	- 17.6%
Average Sales Price*	\$52,000	\$82,331	+ 58.3%	\$75,874	\$75,701	- 0.2%
Median Sales Price*	\$47,000	\$69,000	+ 46.8%	\$49,000	\$51,000	+ 4.1%
Percent of Original List Price Received*	96.9%	96.9%	+ 0.0%	86.4%	92.5%	+ 7.1%
Days on Market Until Sale	205	138	- 32.8%	213	119	- 44.2%
Inventory of Homes for Sale	118	111	- 5.9%	--	--	--
Months Supply of Inventory	21.5	18.0	- 16.1%	--	--	--

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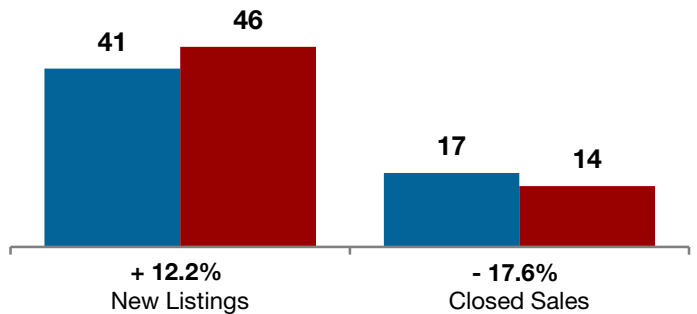
March

■ 2012 ■ 2013



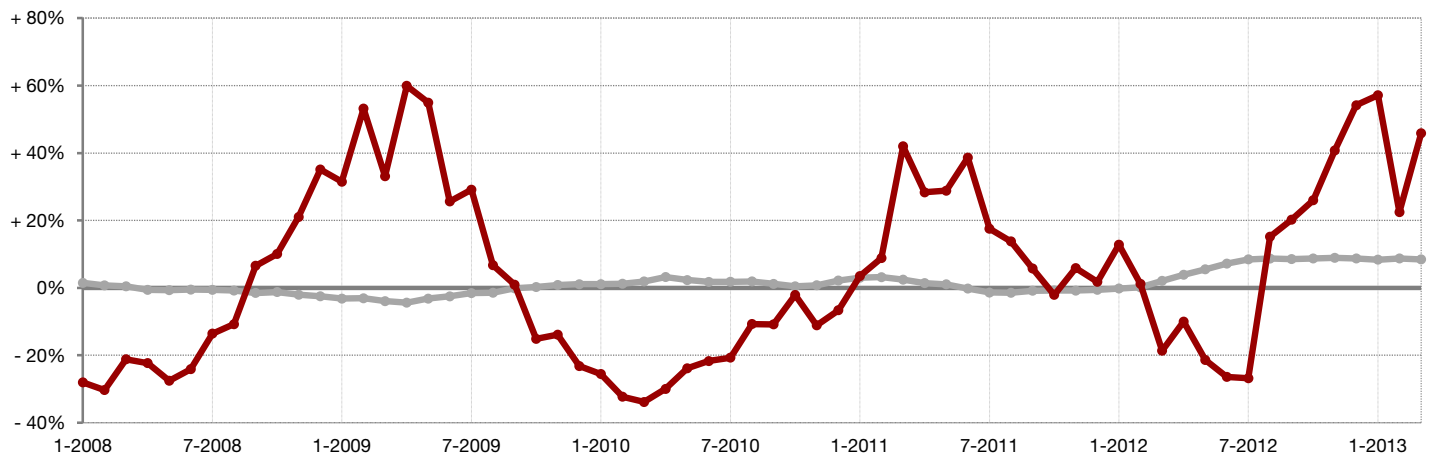
Year to Date

■ 2012 ■ 2013



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

All MLS — All MLS
Comanche County — Comanche County



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Cooke County

+ 71.4%

Change in
New Listings

- 11.5%

Change in
Closed Sales

+ 20.4%

Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	49	84	+ 71.4%	146	203	+ 39.0%
Pending Sales	32	29	- 9.4%	74	83	+ 12.2%
Closed Sales	26	23	- 11.5%	63	59	- 6.3%
Average Sales Price*	\$168,979	\$153,315	- 9.3%	\$193,716	\$167,390	- 13.6%
Median Sales Price*	\$95,500	\$115,000	+ 20.4%	\$102,000	\$115,000	+ 12.7%
Percent of Original List Price Received*	83.0%	90.9%	+ 9.6%	83.0%	90.3%	+ 8.8%
Days on Market Until Sale	127	72	- 42.9%	139	115	- 17.3%
Inventory of Homes for Sale	281	287	+ 2.1%	--	--	--
Months Supply of Inventory	11.5	8.9	- 22.9%	--	--	--

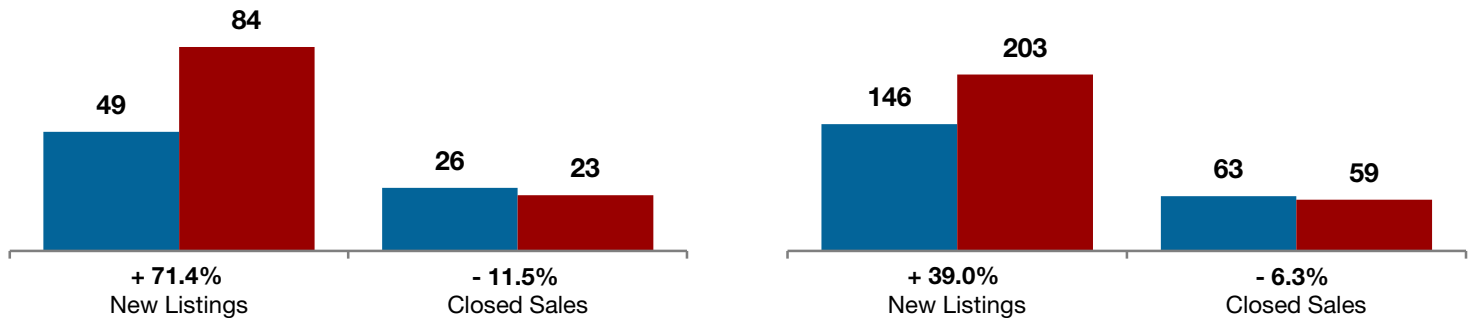
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March

■ 2012 ■ 2013

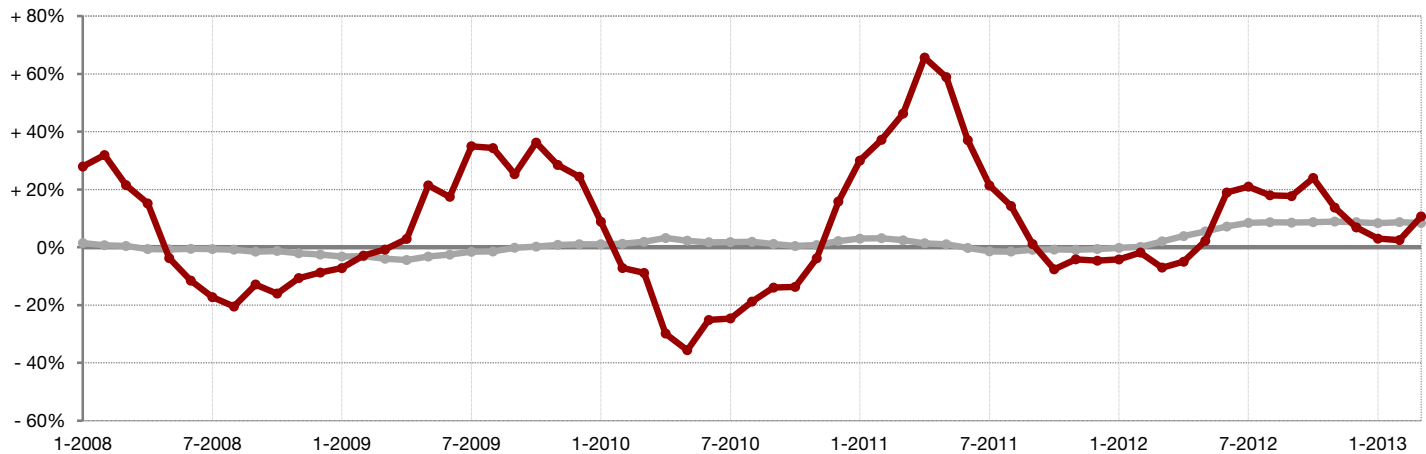
Year to Date

■ 2012 ■ 2013



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

All MLS —
Cooke County —



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Dallas County

- 5.9%

Change in
New Listings

+ 10.6%

Change in
Closed Sales

+ 11.9%

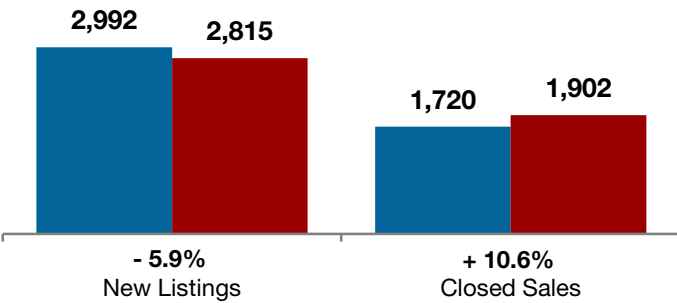
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	2,992	2,815	- 5.9%	8,052	7,591	- 5.7%
Pending Sales	2,049	2,087	+ 1.9%	5,147	5,803	+ 12.7%
Closed Sales	1,720	1,902	+ 10.6%	4,101	4,647	+ 13.3%
Average Sales Price*	\$240,481	\$259,949	+ 8.1%	\$217,206	\$226,663	+ 4.4%
Median Sales Price*	\$145,000	\$162,274	+ 11.9%	\$129,900	\$142,625	+ 9.8%
Percent of Original List Price Received*	93.0%	93.4%	+ 0.4%	92.1%	93.5%	+ 1.5%
Days on Market Until Sale	83	61	- 26.0%	87	65	- 25.4%
Inventory of Homes for Sale	8,393	5,406	- 35.6%	--	--	--
Months Supply of Inventory	5.3	3.0	- 43.5%	--	--	--

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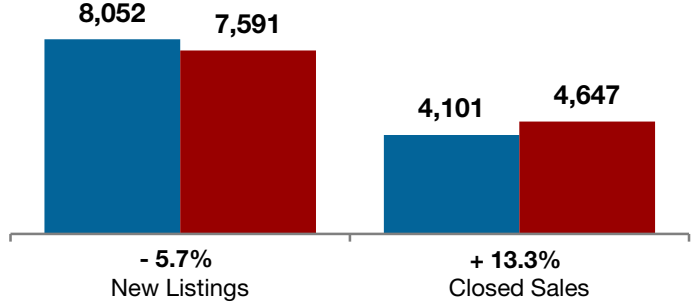
March

■ 2012 ■ 2013



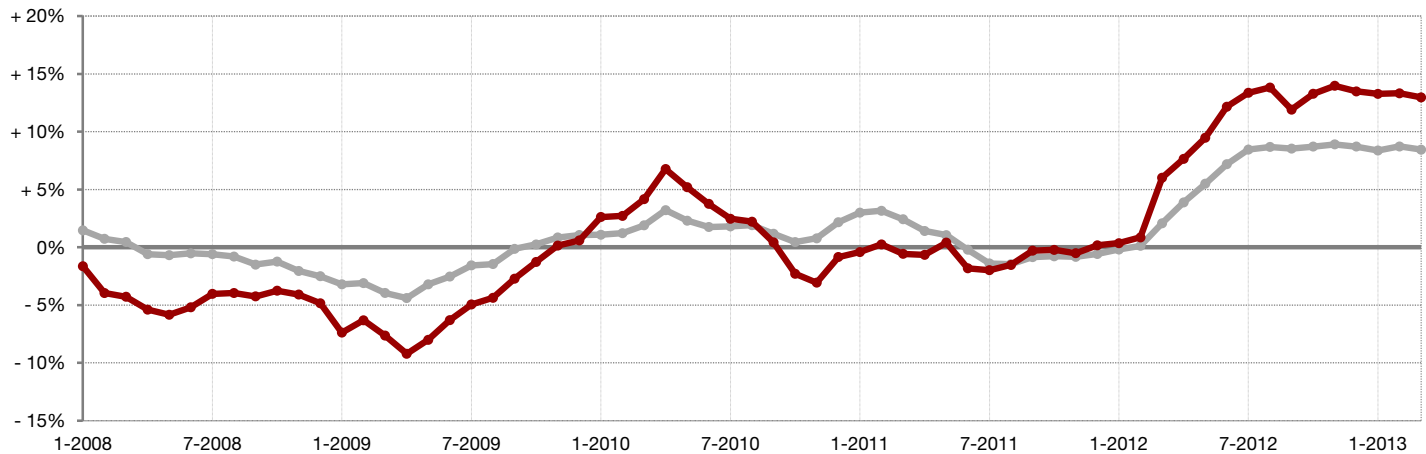
Year to Date

■ 2012 ■ 2013



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

All MLS —
Dallas County —



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Local Market Update – March 2013

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Delta County

- 42.9%

Change in
New Listings

- 100.0%

Change in
Closed Sales

- 100.0%

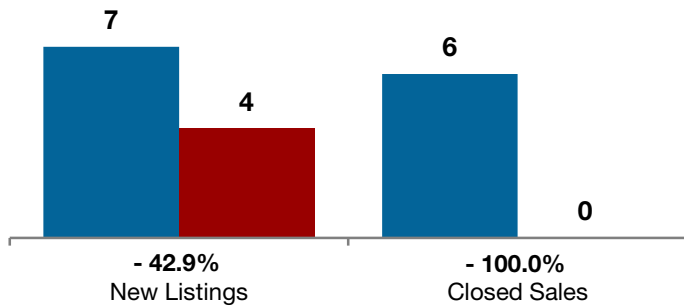
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	7	4	- 42.9%	20	12	- 40.0%
Pending Sales	5	1	- 80.0%	13	8	- 38.5%
Closed Sales	6	0	- 100.0%	12	4	- 66.7%
Average Sales Price*	\$52,150	\$0	- 100.0%	\$114,005	\$90,250	- 20.8%
Median Sales Price*	\$39,250	\$0	- 100.0%	\$43,700	\$85,000	+ 94.5%
Percent of Original List Price Received*	87.1%	0.0%	- 100.0%	93.0%	82.9%	- 10.9%
Days on Market Until Sale	86	0	- 100.0%	103	169	+ 63.6%
Inventory of Homes for Sale	43	39	- 9.3%	--	--	--
Months Supply of Inventory	13.6	13.0	- 4.3%	--	--	--

*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.

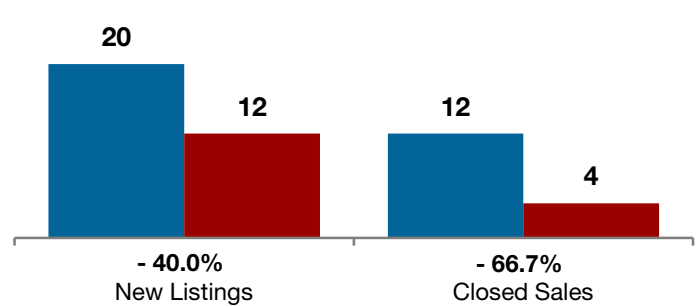
March

■ 2012 ■ 2013



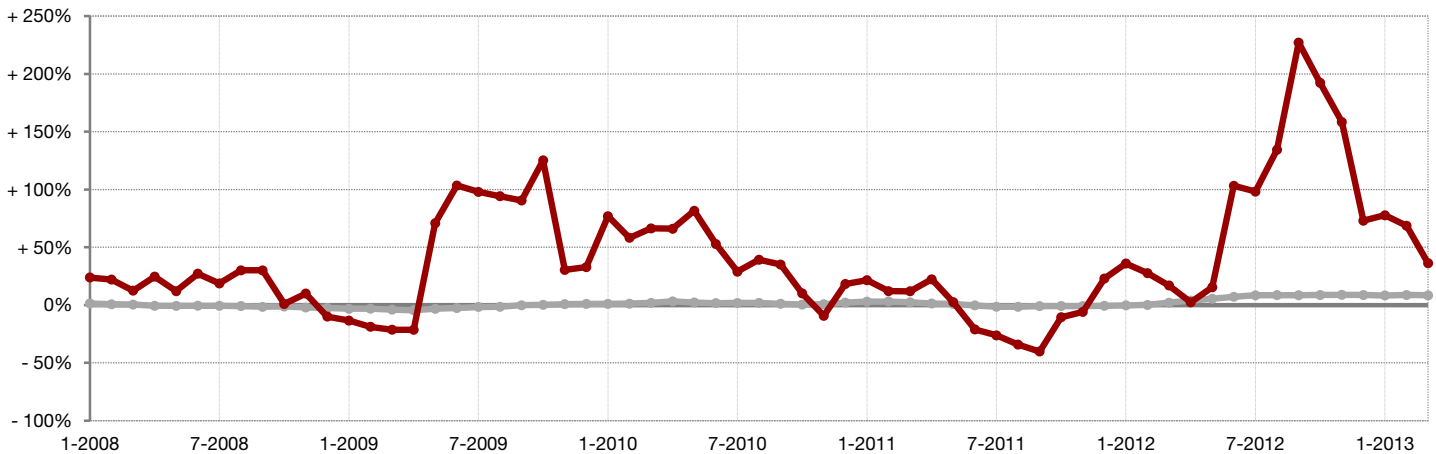
Year to Date

■ 2012 ■ 2013



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

All MLS — Delta 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 – March 2013

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Denton County

- 1.0%

Change in
New Listings

+ 14.0%

Change in
Closed Sales

+ 10.3%

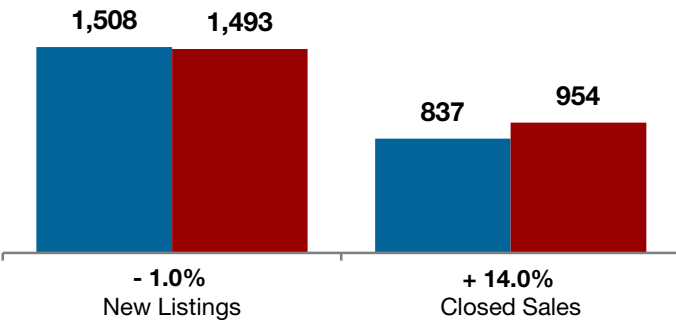
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	1,508	1,493	- 1.0%	3,912	3,865	- 1.2%
Pending Sales	1,036	1,094	+ 5.6%	2,566	2,973	+ 15.9%
Closed Sales	837	954	+ 14.0%	1,953	2,343	+ 20.0%
Average Sales Price*	\$216,774	\$243,321	+ 12.2%	\$216,849	\$228,853	+ 5.5%
Median Sales Price*	\$179,500	\$198,000	+ 10.3%	\$178,000	\$189,000	+ 6.2%
Percent of Original List Price Received*	93.6%	95.7%	+ 2.3%	92.7%	95.1%	+ 2.6%
Days on Market Until Sale	80	52	- 35.2%	84	60	- 28.4%
Inventory of Homes for Sale	3,700	2,535	- 31.5%	--	--	--
Months Supply of Inventory	4.8	2.7	- 43.8%	--	--	--

*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.

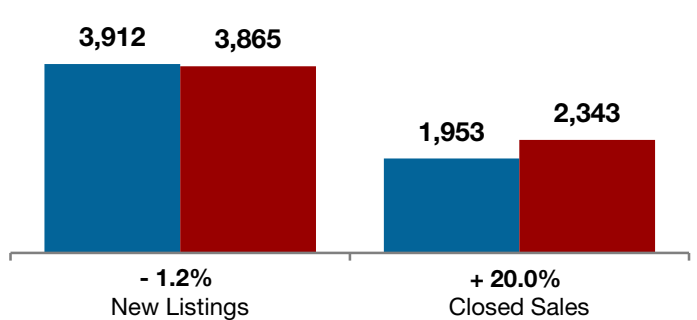
March

■ 2012 ■ 2013



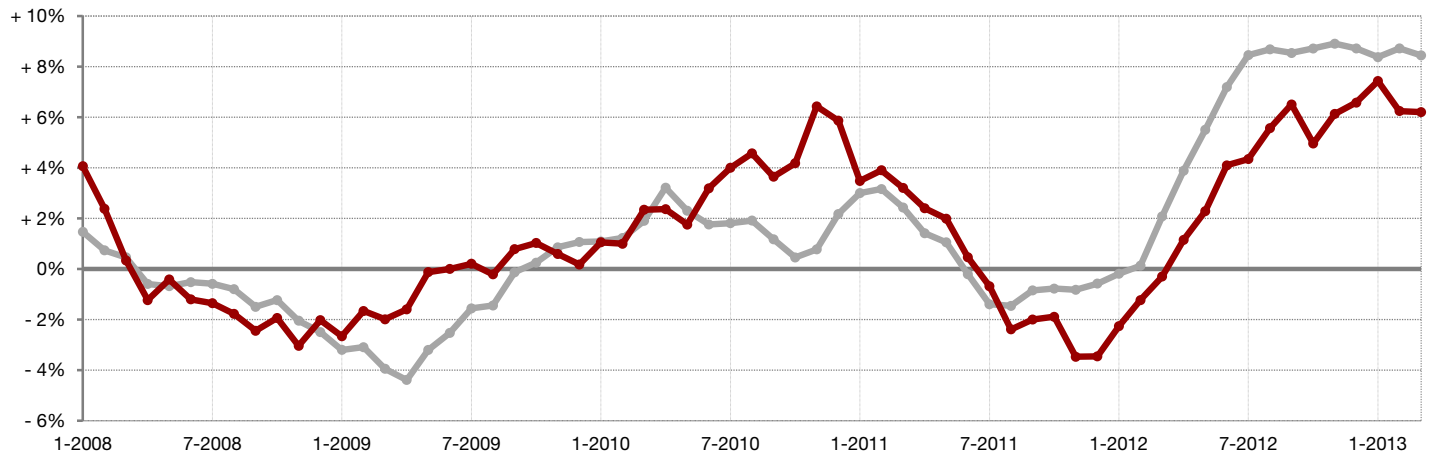
Year to Date

■ 2012 ■ 2013



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

All MLS — Denton County —



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Local Market Update – March 2013

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+ 20.0%

Change in
New Listings

+ 14.3%

Change in
Closed Sales

- 17.2%

Change in
Median Sales Price

Eastland County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	20	24	+ 20.0%	54	57	+ 5.6%
Pending Sales	10	11	+ 10.0%	25	24	- 4.0%
Closed Sales	7	8	+ 14.3%	23	23	0.0%
Average Sales Price*	\$96,214	\$89,527	- 7.0%	\$79,656	\$75,705	- 5.0%
Median Sales Price*	\$80,000	\$66,250	- 17.2%	\$56,000	\$62,500	+ 11.6%
Percent of Original List Price Received*	89.2%	78.6%	- 11.9%	85.2%	81.8%	- 4.0%
Days on Market Until Sale	143	207	+ 44.8%	100	192	+ 91.1%
Inventory of Homes for Sale	122	126	+ 3.3%	--	--	--
Months Supply of Inventory	13.9	16.3	+ 16.6%	--	--	--

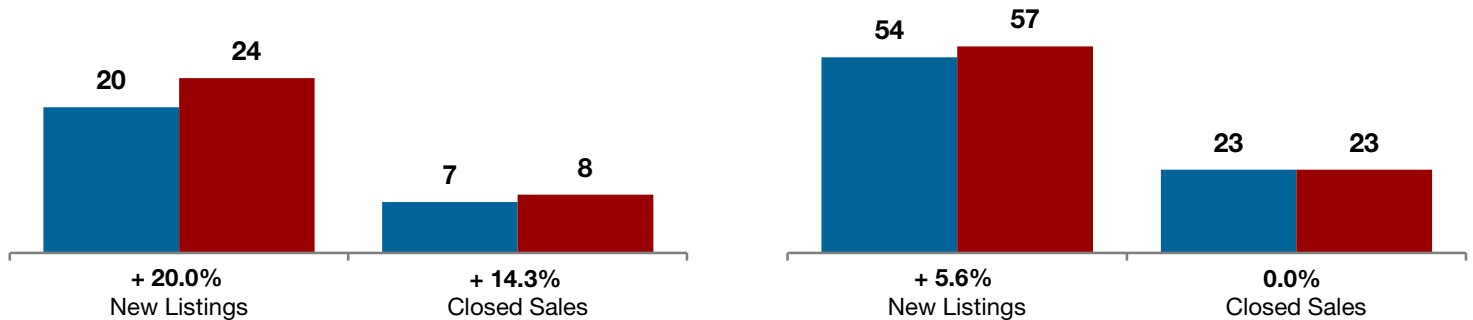
*Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

■ 2012 ■ 2013

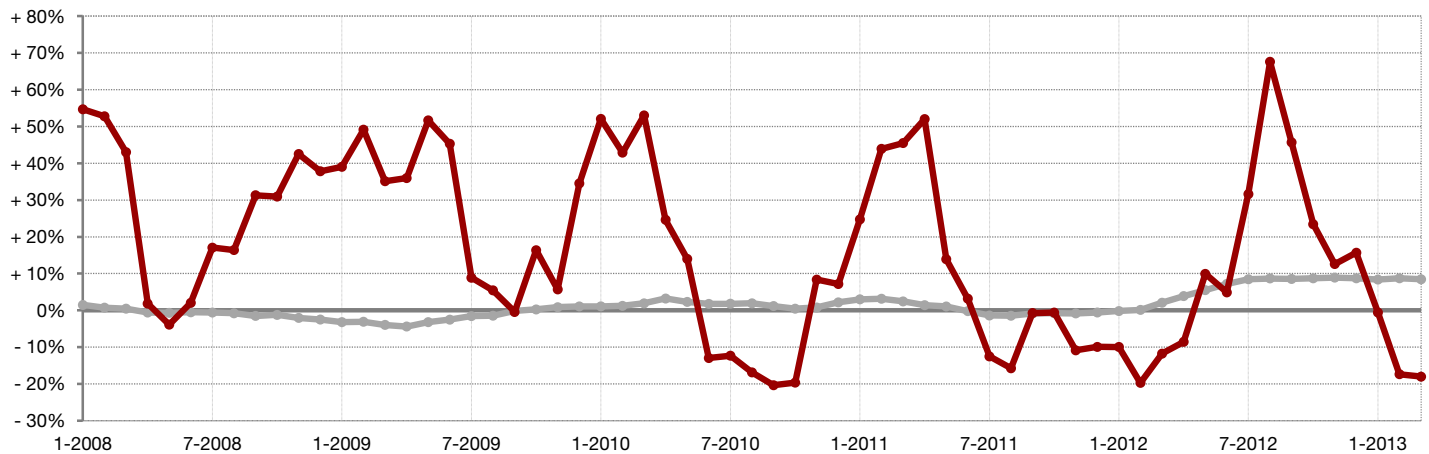
Year to Date

■ 2012 ■ 2013



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

All MLS — Eastland County —



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Local Market Update – March 2013

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Ellis County

+ 23.3%

Change in
New Listings

- 12.3%

Change in
Closed Sales

+ 16.1%

Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	215	265	+ 23.3%	617	709	+ 14.9%
Pending Sales	143	158	+ 10.5%	396	421	+ 6.3%
Closed Sales	138	121	- 12.3%	334	335	+ 0.3%
Average Sales Price*	\$140,655	\$154,826	+ 10.1%	\$144,846	\$155,870	+ 7.6%
Median Sales Price*	\$124,900	\$145,000	+ 16.1%	\$136,000	\$139,450	+ 2.5%
Percent of Original List Price Received*	93.1%	94.7%	+ 1.7%	92.7%	94.7%	+ 2.2%
Days on Market Until Sale	100	72	- 28.4%	97	81	- 15.8%
Inventory of Homes for Sale	826	705	- 14.6%	--	--	--
Months Supply of Inventory	6.6	5.1	- 23.1%	--	--	--

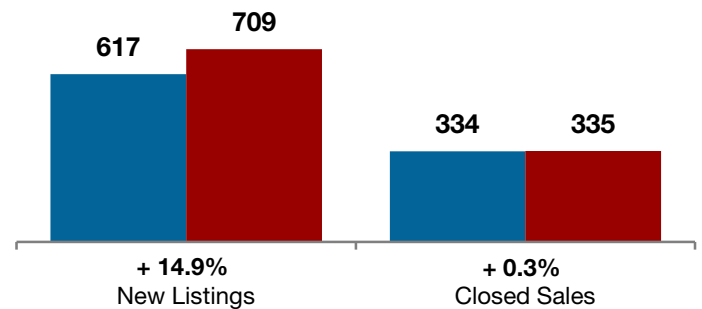
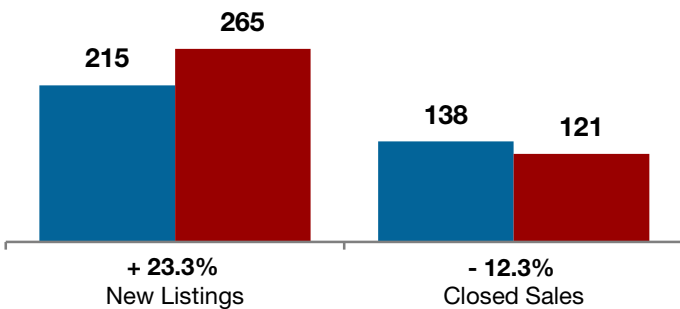
*Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

■ 2012 ■ 2013

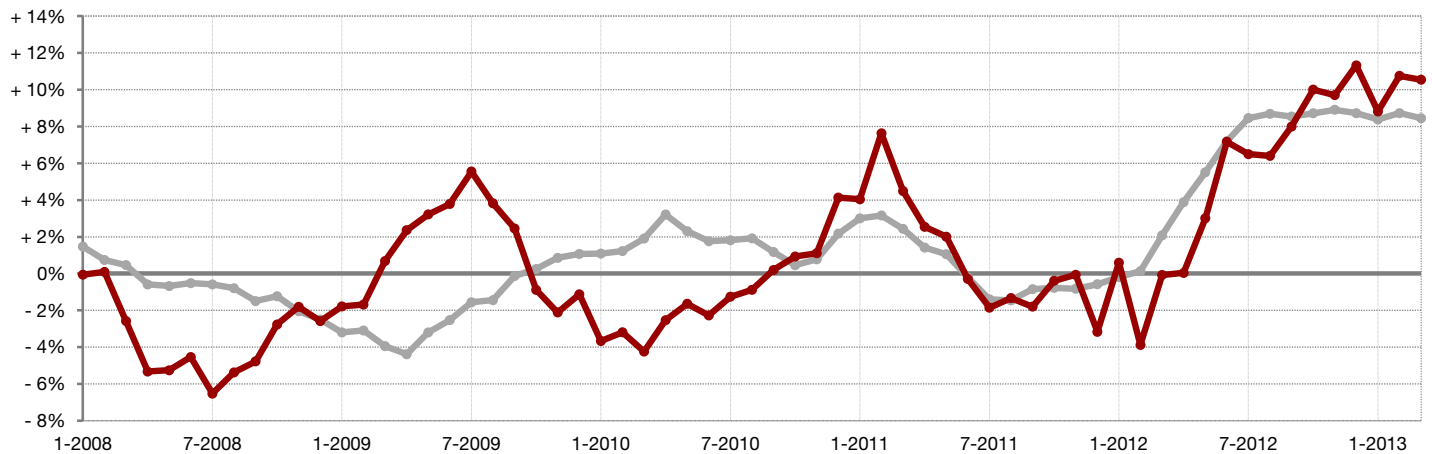
Year to Date

■ 2012 ■ 2013



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

All MLS — Ellis County —



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Local Market Update – March 2013

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+ 13.8%

Change in
New Listings

+ 23.8%

Change in
Closed Sales

- 0.4%

Change in
Median Sales Price

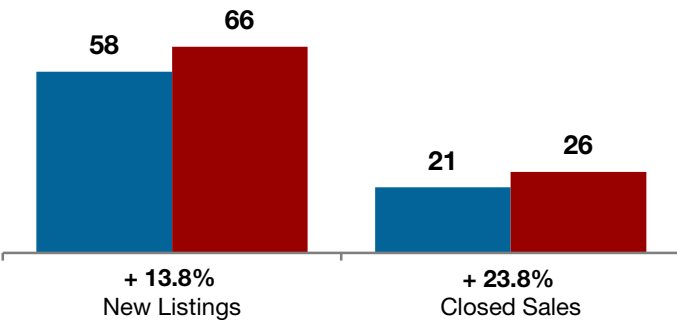
Erath County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	58	66	+ 13.8%	164	195	+ 18.9%
Pending Sales	22	25	+ 13.6%	65	83	+ 27.7%
Closed Sales	21	26	+ 23.8%	55	73	+ 32.7%
Average Sales Price*	\$145,797	\$162,272	+ 11.3%	\$146,237	\$151,113	+ 3.3%
Median Sales Price*	\$136,000	\$135,500	- 0.4%	\$125,000	\$125,000	0.0%
Percent of Original List Price Received*	88.0%	91.0%	+ 3.4%	83.8%	89.8%	+ 7.1%
Days on Market Until Sale	133	87	- 34.4%	128	98	- 23.2%
Inventory of Homes for Sale	377	330	- 12.5%	--	--	--
Months Supply of Inventory	14.7	10.4	- 28.9%	--	--	--

*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.

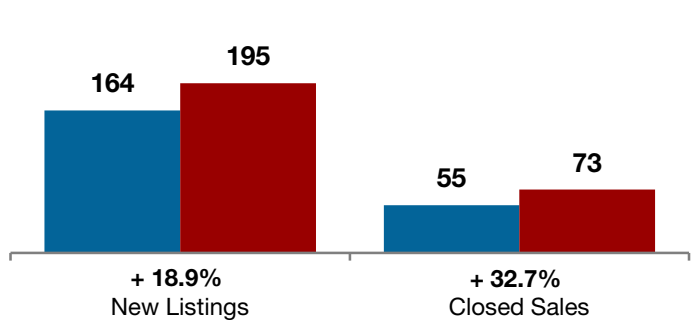
March

■ 2012 ■ 2013



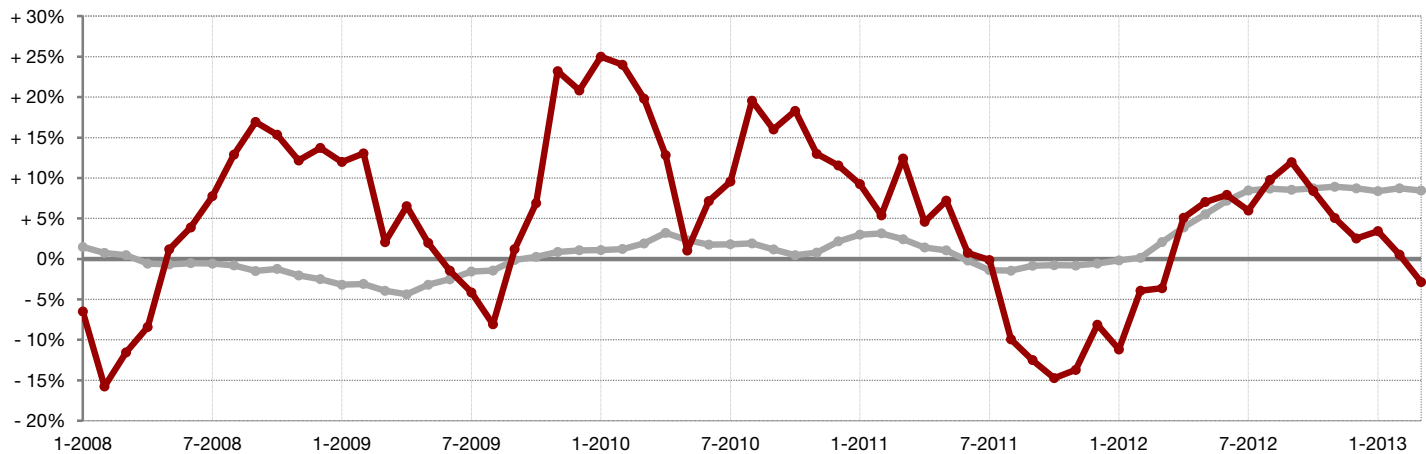
Year to Date

■ 2012 ■ 2013



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

All MLS — Erath County —



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Local Market Update – March 2013

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+ 6.1%

Change in
New Listings

+ 10.0%

Change in
Closed Sales

- 17.1%

Change in
Median Sales Price

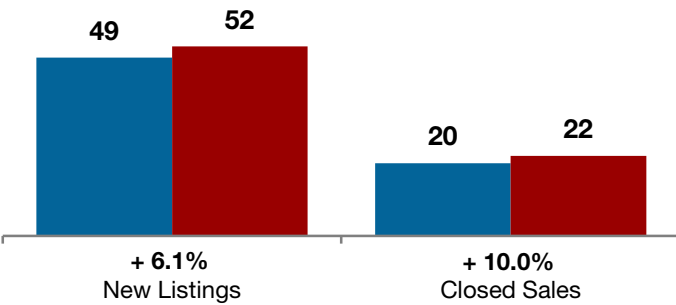
Fannin County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	49	52	+ 6.1%	142	148	+ 4.2%
Pending Sales	15	28	+ 86.7%	61	74	+ 21.3%
Closed Sales	20	22	+ 10.0%	64	59	- 7.8%
Average Sales Price*	\$197,891	\$107,948	- 45.5%	\$129,646	\$111,563	- 13.9%
Median Sales Price*	\$111,000	\$92,000	- 17.1%	\$71,000	\$86,000	+ 21.1%
Percent of Original List Price Received*	91.6%	90.2%	- 1.5%	88.9%	88.3%	- 0.7%
Days on Market Until Sale	110	96	- 12.8%	99	106	+ 6.7%
Inventory of Homes for Sale	273	228	- 16.5%	--	--	--
Months Supply of Inventory	12.8	9.9	- 22.3%	--	--	--

*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.

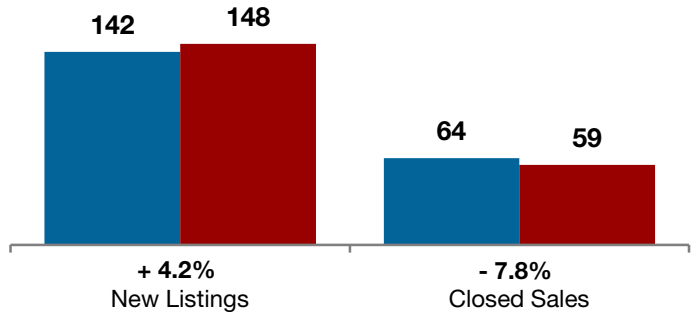
March

■ 2012 ■ 2013



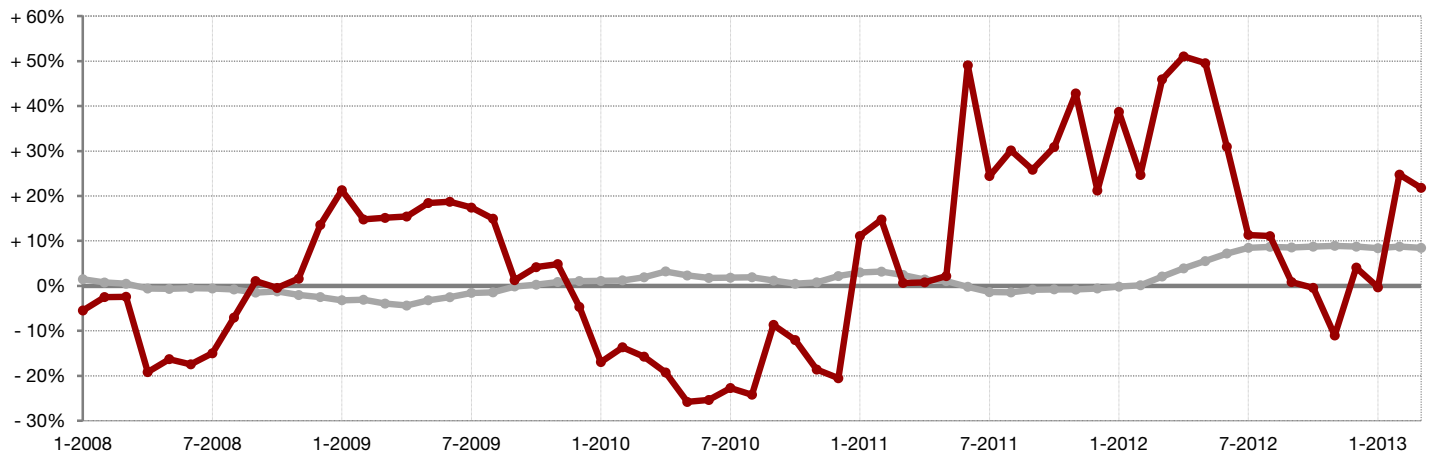
Year to Date

■ 2012 ■ 2013



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

All MLS — Fannin County —



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Local Market Update – March 2013

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+ 16.7% **+ 600.0%** **- 75.6%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

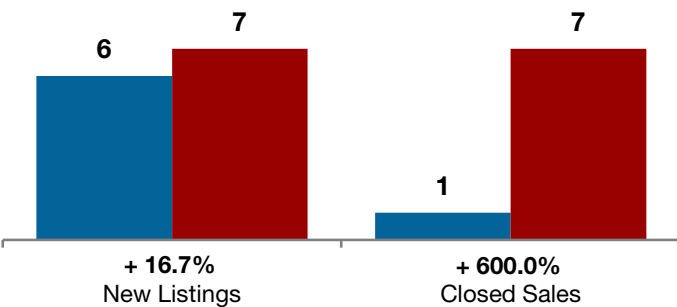
Franklin County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	6	7	+ 16.7%	23	25	+ 8.7%
Pending Sales	4	2	- 50.0%	14	12	- 14.3%
Closed Sales	1	7	+ 600.0%	9	10	+ 11.1%
Average Sales Price*	\$900,000	\$357,214	- 60.3%	\$267,444	\$337,050	+ 26.0%
Median Sales Price*	\$900,000	\$220,000	- 75.6%	\$147,000	\$157,000	+ 6.8%
Percent of Original List Price Received*	92.9%	86.6%	- 6.7%	90.5%	86.3%	- 4.6%
Days on Market Until Sale	29	177	+ 509.2%	124	157	+ 26.7%
Inventory of Homes for Sale	51	46	- 9.8%	--	--	--
Months Supply of Inventory	14.8	15.3	+ 3.9%	--	--	--

*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.

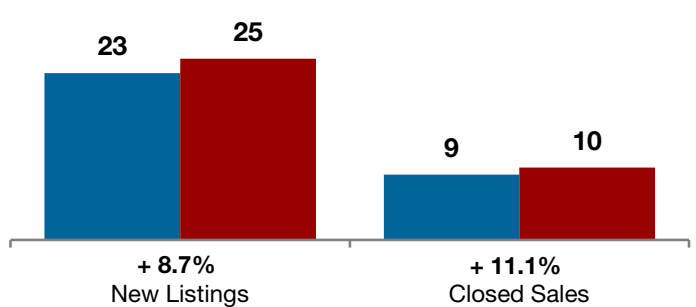
March

■ 2012 ■ 2013



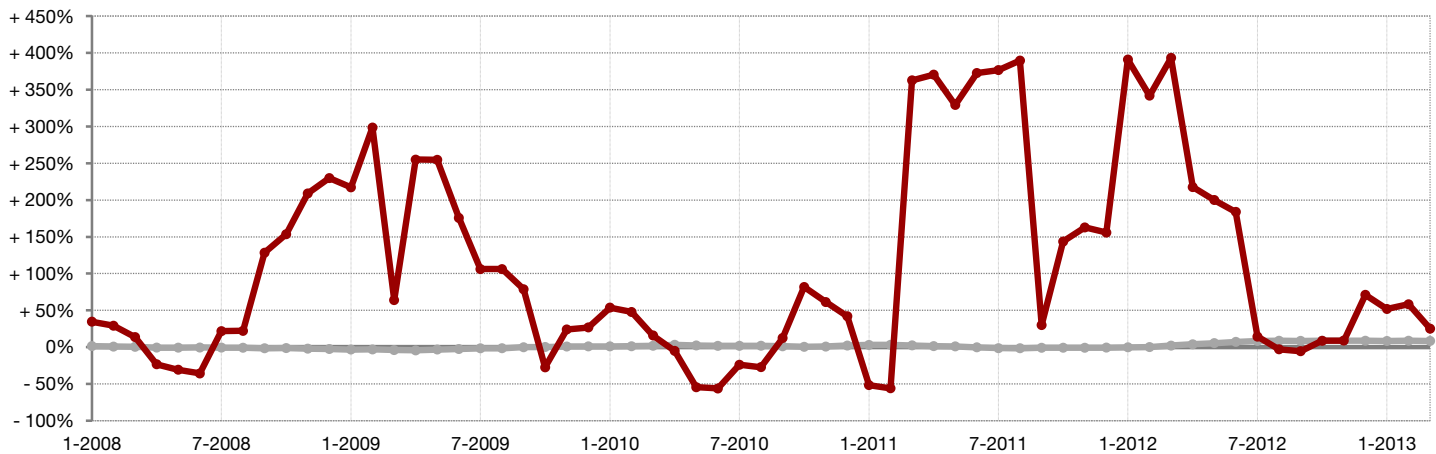
Year to Date

■ 2012 ■ 2013



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

All MLS — Franklin County —



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Local Market Update – March 2013

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+ 31.3%

Change in
New Listings

- 38.5%

Change in
Closed Sales

+ 15.9%

Change in
Median Sales Price

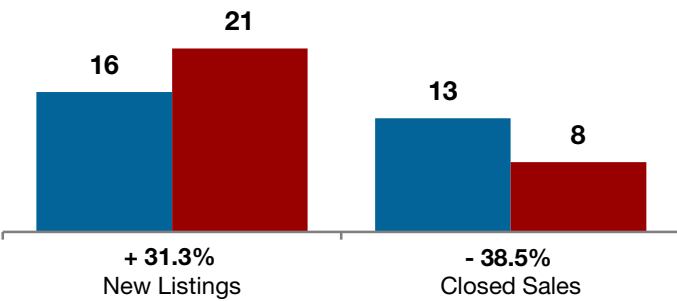
Freestone County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	16	21	+ 31.3%	54	54	0.0%
Pending Sales	8	7	- 12.5%	22	23	+ 4.5%
Closed Sales	13	8	- 38.5%	19	21	+ 10.5%
Average Sales Price*	\$131,692	\$151,438	+ 15.0%	\$121,684	\$128,550	+ 5.6%
Median Sales Price*	\$116,000	\$134,500	+ 15.9%	\$116,000	\$124,000	+ 6.9%
Percent of Original List Price Received*	90.3%	83.8%	- 7.1%	90.2%	86.8%	- 3.8%
Days on Market Until Sale	112	216	+ 92.6%	99	164	+ 64.8%
Inventory of Homes for Sale	106	98	- 7.5%	--	--	--
Months Supply of Inventory	14.3	13.7	- 4.3%	--	--	--

*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.

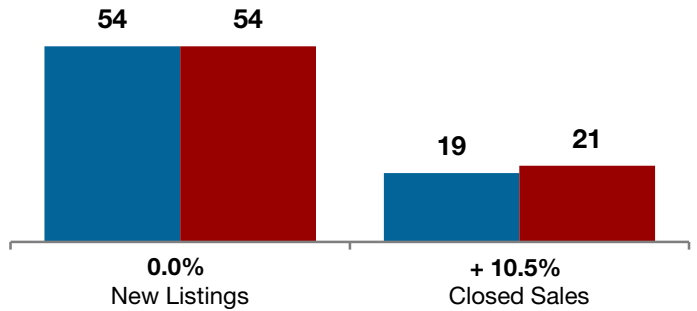
March

■ 2012 ■ 2013



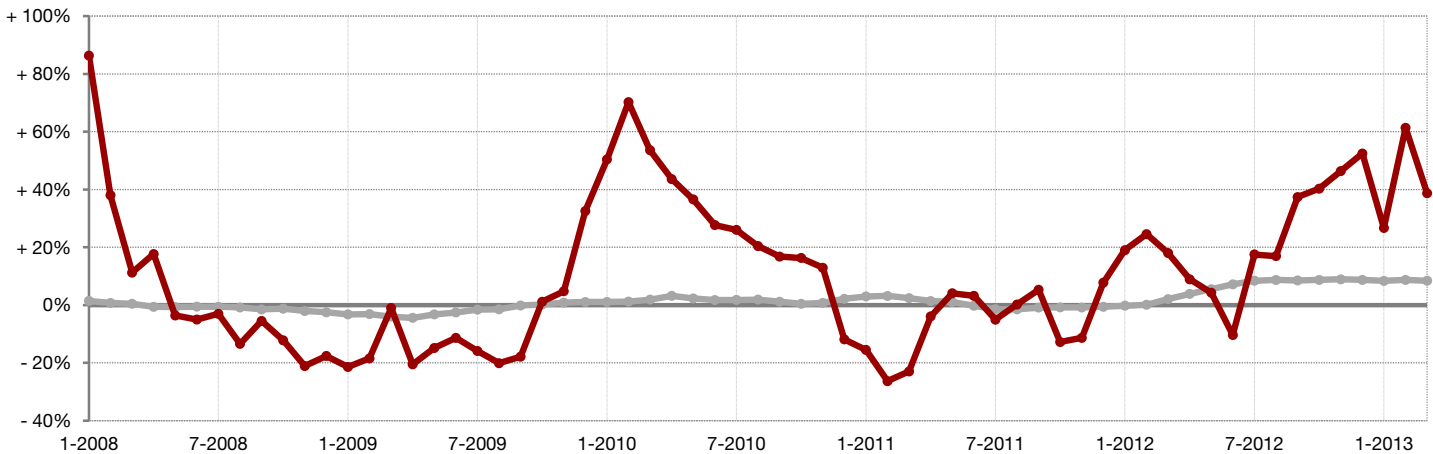
Year to Date

■ 2012 ■ 2013



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

All MLS — Freestone County —



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Local Market Update – March 2013

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Grayson County

- 0.4%

Change in
New Listings

- 2.9%

Change in
Closed Sales

+ 4.2%

Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	224	223	- 0.4%	595	621	+ 4.4%
Pending Sales	104	88	- 15.4%	276	290	+ 5.1%
Closed Sales	104	101	- 2.9%	247	262	+ 6.1%
Average Sales Price*	\$113,493	\$138,434	+ 22.0%	\$117,832	\$120,404	+ 2.2%
Median Sales Price*	\$95,950	\$100,000	+ 4.2%	\$93,000	\$94,700	+ 1.8%
Percent of Original List Price Received*	91.6%	91.4%	- 0.2%	88.9%	91.2%	+ 2.6%
Days on Market Until Sale	90	88	- 2.1%	118	85	- 27.8%
Inventory of Homes for Sale	972	875	- 10.0%	--	--	--
Months Supply of Inventory	10.6	8.7	- 17.5%	--	--	--

*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.

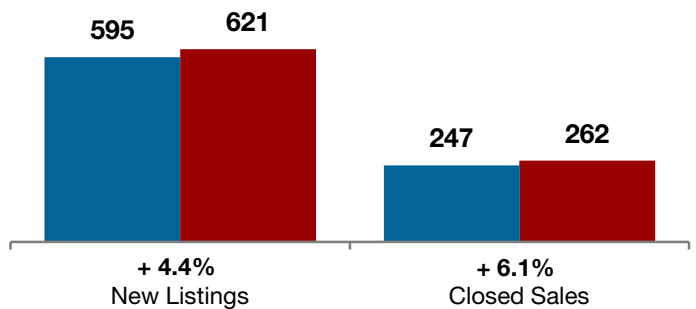
March

■ 2012 ■ 2013



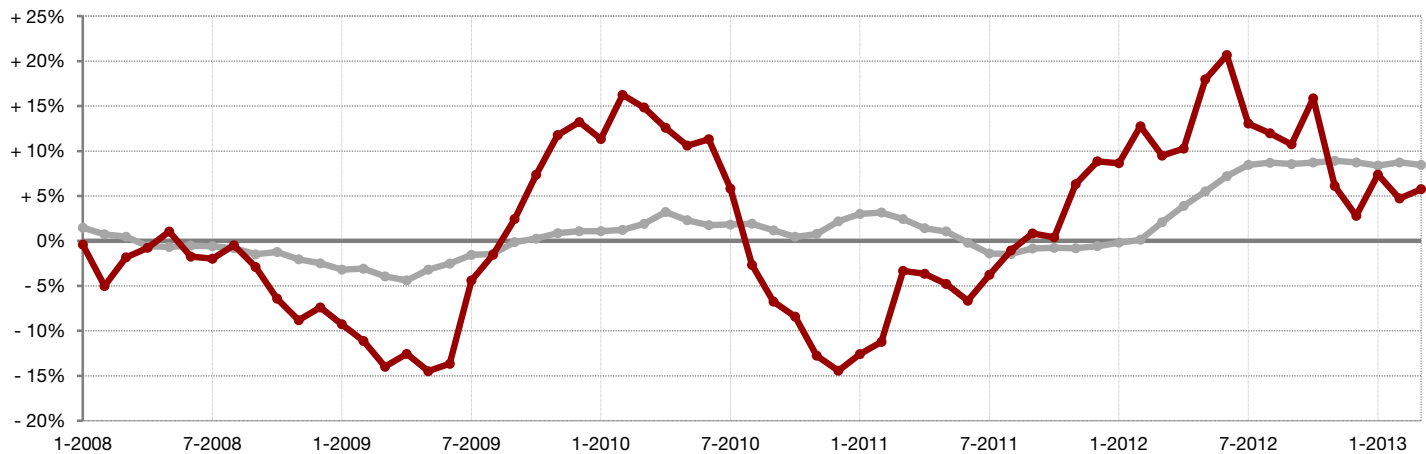
Year to Date

■ 2012 ■ 2013



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

All MLS — Grayson County —



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Hamilton County

+ 50.0%

Change in
New Listings

+ 50.0%

Change in
Closed Sales

+ 24.8%

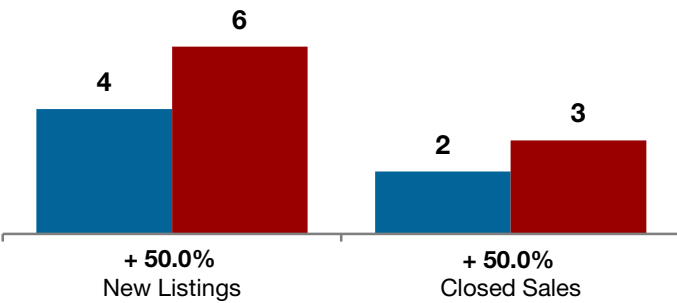
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	4	6	+ 50.0%	26	22	- 15.4%
Pending Sales	3	1	- 66.7%	6	12	+ 100.0%
Closed Sales	2	3	+ 50.0%	3	10	+ 233.3%
Average Sales Price*	\$88,163	\$109,000	+ 23.6%	\$80,442	\$194,390	+ 141.7%
Median Sales Price*	\$88,163	\$110,000	+ 24.8%	\$65,000	\$122,500	+ 88.5%
Percent of Original List Price Received*	61.9%	82.8%	+ 33.8%	59.6%	92.6%	+ 55.3%
Days on Market Until Sale	241	242	+ 0.6%	241	201	- 16.7%
Inventory of Homes for Sale	82	70	- 14.6%	--	--	--
Months Supply of Inventory	51.8	22.0	- 57.5%	--	--	--

*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.

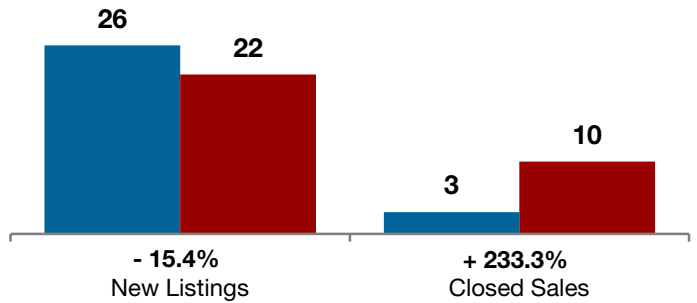
March

■ 2012 ■ 2013



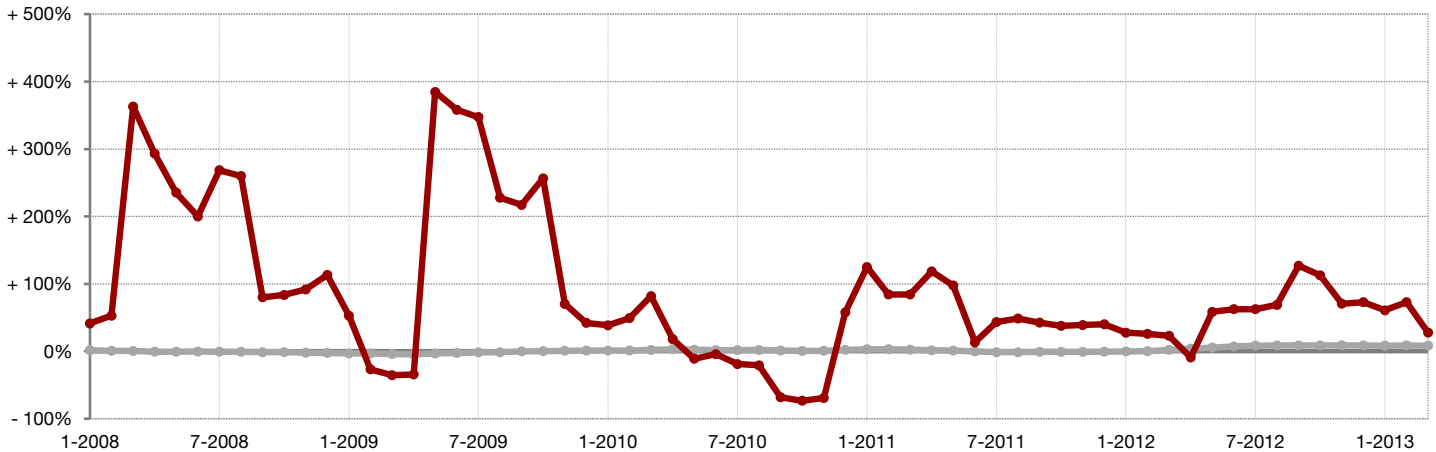
Year to Date

■ 2012 ■ 2013



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

All MLS — Hamilton County —



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Harrison County

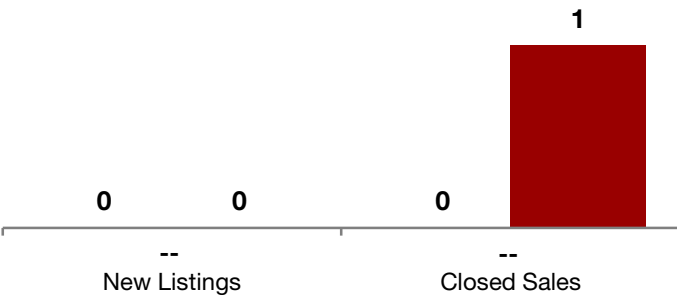
--	--	--
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	0	0	--	1	0	- 100.0%
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	1	--	0	1	--
Average Sales Price*	\$0	\$28,041	--	\$0	\$28,041	--
Median Sales Price*	\$0	\$28,041	--	\$0	\$28,041	--
Percent of Original List Price Received*	0.0%	93.5%	--	0.0%	93.5%	--
Days on Market Until Sale	0	54	--	0	54	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	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.

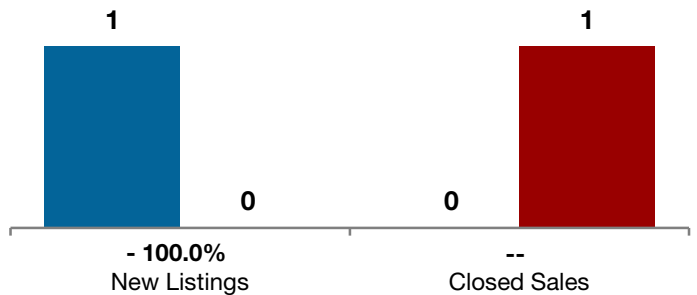
March

■ 2012 ■ 2013



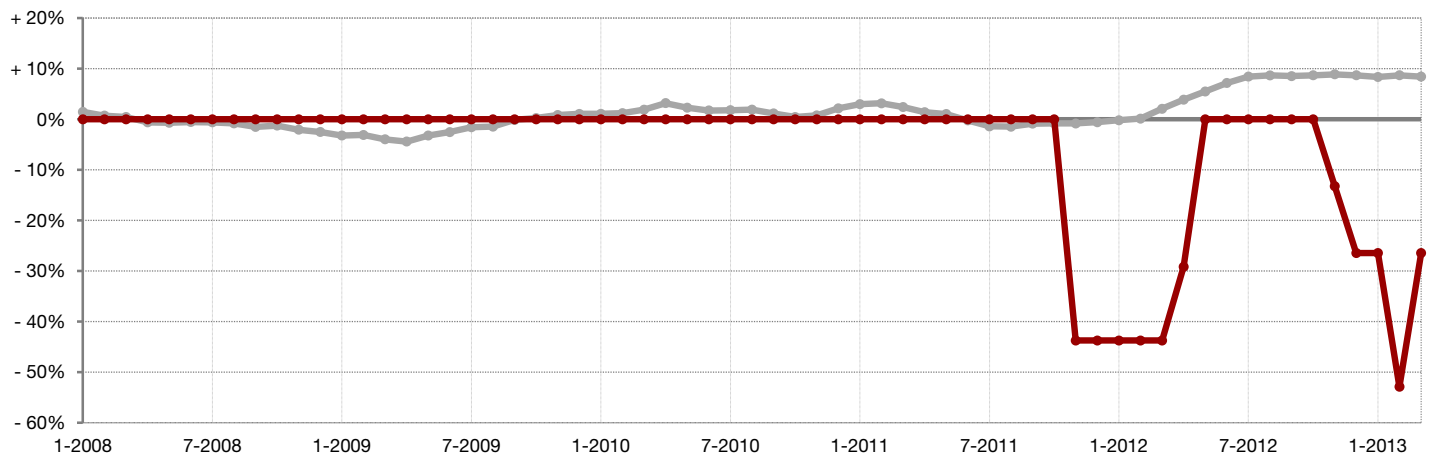
Year to Date

■ 2012 ■ 2013



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

All MLS — Harrison 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 – March 2013

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



Henderson County

- 18.0%

Change in
New Listings

+ 40.9%

Change in
Closed Sales

- 1.9%

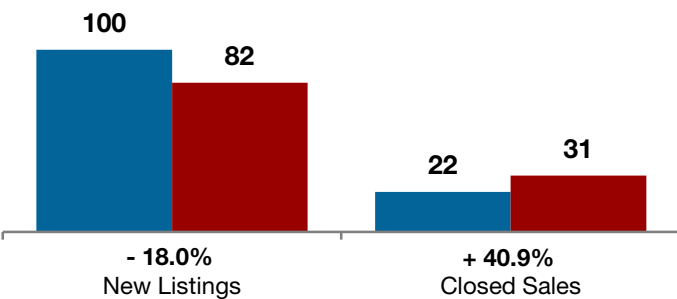
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	100	82	- 18.0%	267	262	- 1.9%
Pending Sales	19	27	+ 42.1%	73	91	+ 24.7%
Closed Sales	22	31	+ 40.9%	63	73	+ 15.9%
Average Sales Price*	\$188,716	\$148,355	- 21.4%	\$143,195	\$176,961	+ 23.6%
Median Sales Price*	\$109,550	\$107,500	- 1.9%	\$77,500	\$106,575	+ 37.5%
Percent of Original List Price Received*	89.4%	93.3%	+ 4.4%	86.7%	92.0%	+ 6.1%
Days on Market Until Sale	152	159	+ 4.2%	138	156	+ 12.6%
Inventory of Homes for Sale	537	473	- 11.9%	--	--	--
Months Supply of Inventory	20.5	15.2	- 25.8%	--	--	--

*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.

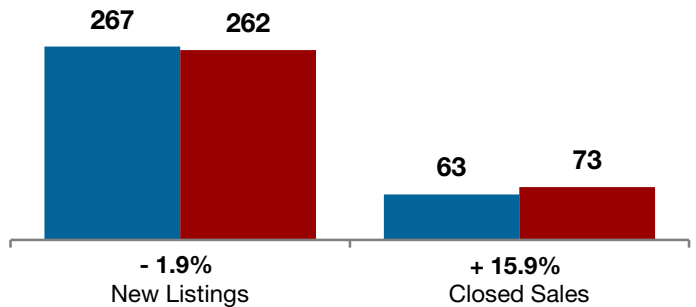
March

■ 2012 ■ 2013



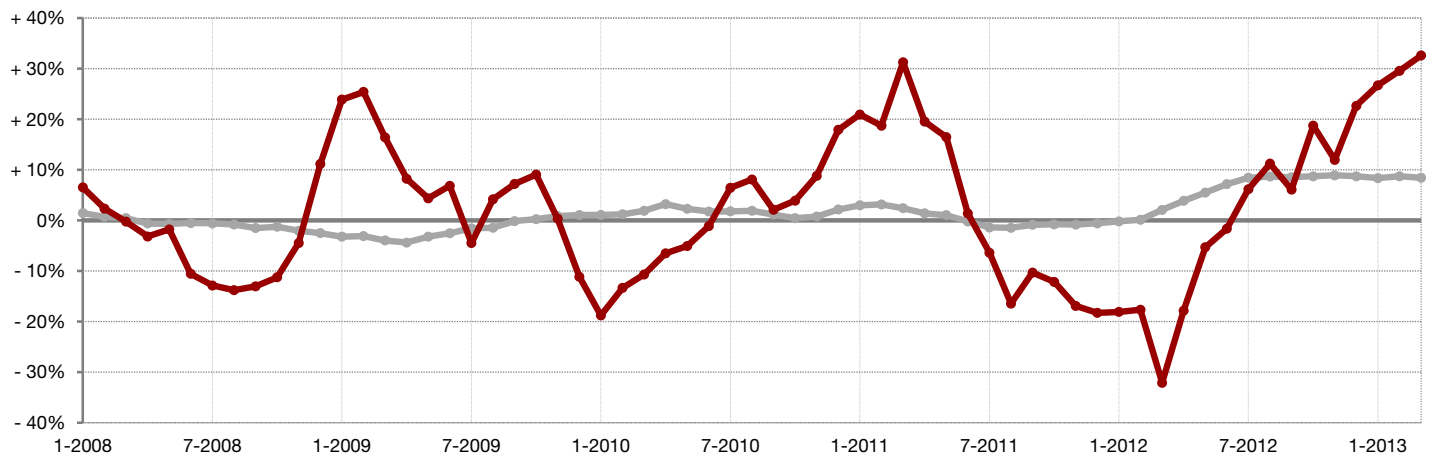
Year to Date

■ 2012 ■ 2013



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

All MLS — Henderson County —



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Local Market Update – March 2013

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Hill County

- 2.8%

Change in
New Listings

- 19.0%

Change in
Closed Sales

+ 12.5%

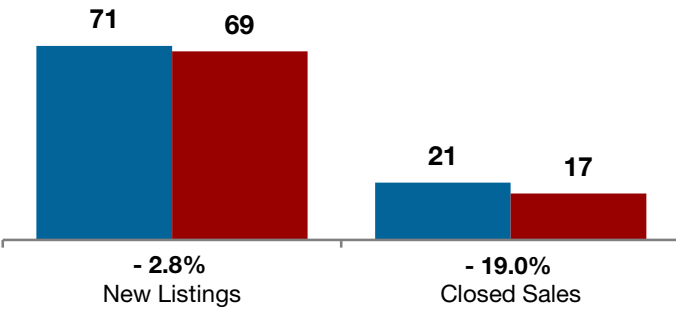
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	71	69	- 2.8%	185	169	- 8.6%
Pending Sales	23	23	0.0%	67	44	- 34.3%
Closed Sales	21	17	- 19.0%	57	37	- 35.1%
Average Sales Price*	\$91,752	\$100,059	+ 9.1%	\$89,830	\$88,430	- 1.6%
Median Sales Price*	\$80,000	\$90,000	+ 12.5%	\$70,000	\$82,500	+ 17.9%
Percent of Original List Price Received*	87.1%	88.2%	+ 1.3%	88.0%	90.4%	+ 2.7%
Days on Market Until Sale	116	181	+ 55.5%	127	136	+ 7.4%
Inventory of Homes for Sale	339	327	- 3.5%	--	--	--
Months Supply of Inventory	19.4	17.3	- 10.8%	--	--	--

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

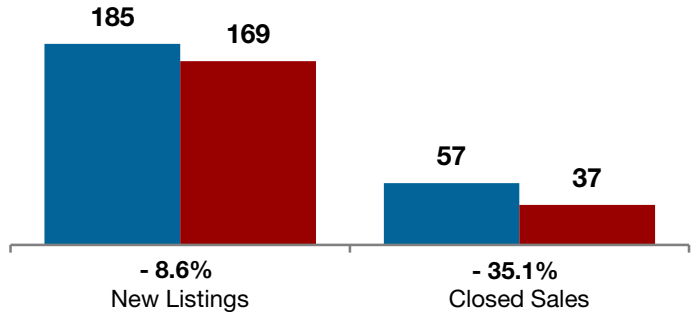
March

■ 2012 ■ 2013



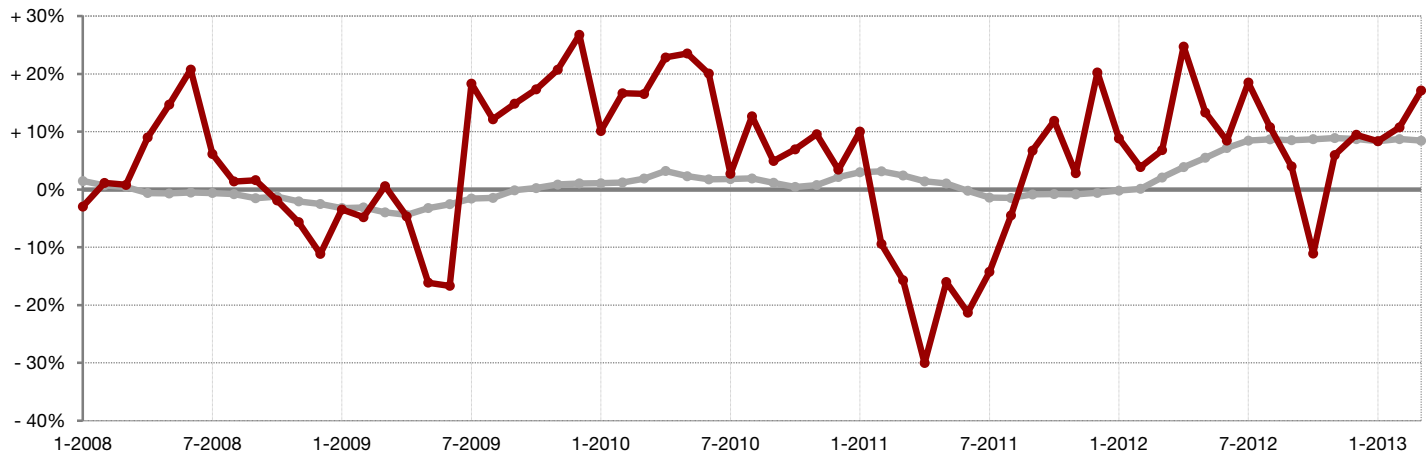
Year to Date

■ 2012 ■ 2013



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

All MLS — Hill County —



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Local Market Update – March 2013

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



Hood County

- 12.8%

Change in
New Listings

+ 37.9%

Change in
Closed Sales

+ 15.8%

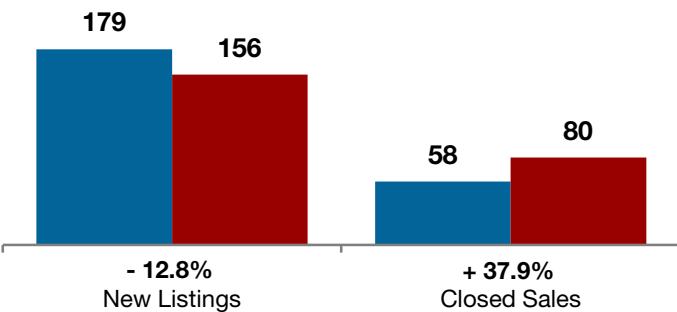
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	179	156	- 12.8%	439	425	- 3.2%
Pending Sales	70	66	- 5.7%	166	203	+ 22.3%
Closed Sales	58	80	+ 37.9%	147	182	+ 23.8%
Average Sales Price*	\$187,576	\$179,775	- 4.2%	\$178,906	\$181,919	+ 1.7%
Median Sales Price*	\$146,625	\$169,750	+ 15.8%	\$148,000	\$163,000	+ 10.1%
Percent of Original List Price Received*	89.0%	93.7%	+ 5.3%	90.4%	92.2%	+ 2.0%
Days on Market Until Sale	123	98	- 19.9%	115	110	- 4.2%
Inventory of Homes for Sale	743	632	- 14.9%	--	--	--
Months Supply of Inventory	11.6	9.1	- 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.

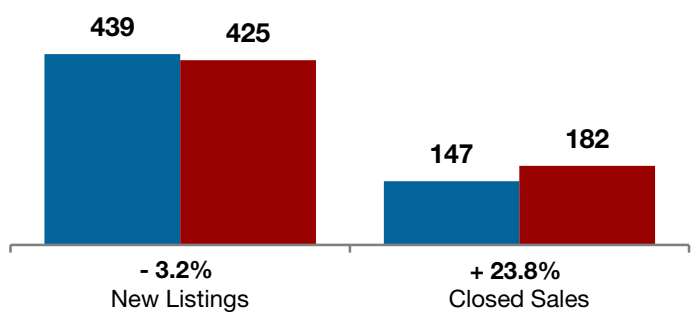
March

■ 2012 ■ 2013



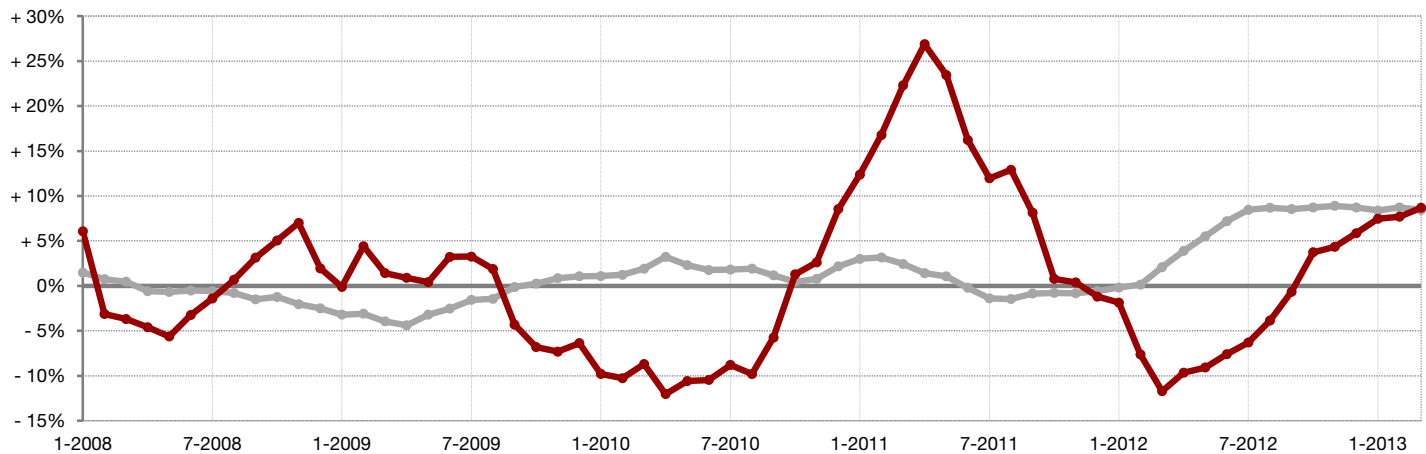
Year to Date

■ 2012 ■ 2013



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

All MLS — Hood County —



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Local Market Update – March 2013

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



Hopkins County

+ 2.1%

Change in
New Listings

+ 84.2%

Change in
Closed Sales

+ 5.6%

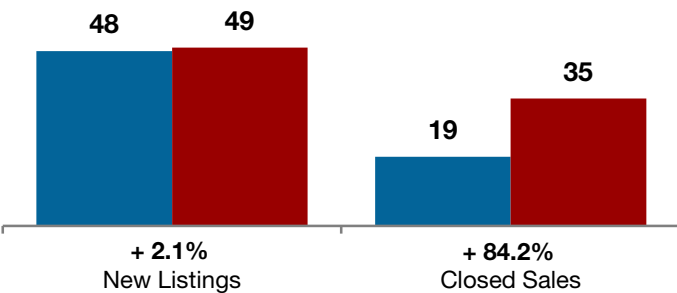
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	48	49	+ 2.1%	155	139	- 10.3%
Pending Sales	31	27	- 12.9%	68	80	+ 17.6%
Closed Sales	19	35	+ 84.2%	49	69	+ 40.8%
Average Sales Price*	\$97,935	\$105,937	+ 8.2%	\$125,813	\$111,355	- 11.5%
Median Sales Price*	\$90,000	\$95,000	+ 5.6%	\$81,000	\$90,500	+ 11.7%
Percent of Original List Price Received*	91.7%	92.0%	+ 0.3%	85.3%	88.5%	+ 3.7%
Days on Market Until Sale	78	123	+ 56.4%	102	98	- 3.8%
Inventory of Homes for Sale	252	186	- 26.2%	--	--	--
Months Supply of Inventory	13.3	8.0	- 39.9%	--	--	--

*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.

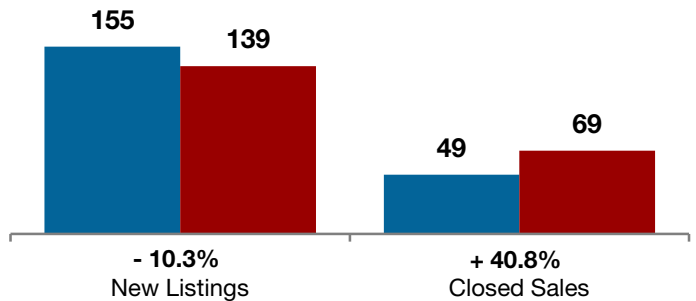
March

■ 2012 ■ 2013



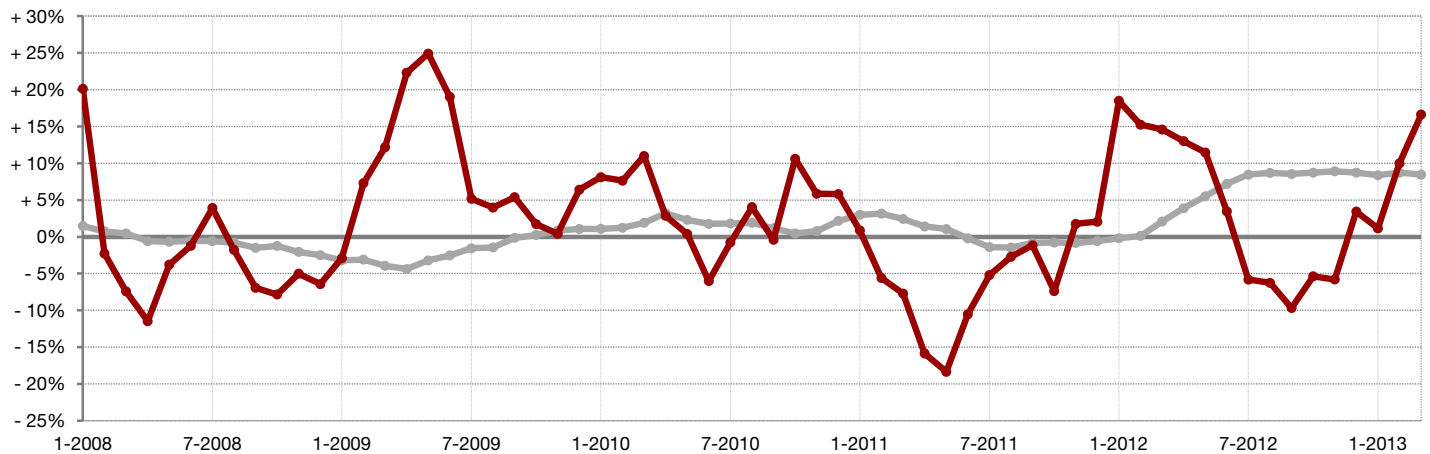
Year to Date

■ 2012 ■ 2013



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

All MLS — Hopkins County —



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Local Market Update – March 2013

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Hunt County

- 11.2%

Change in
New Listings

+ 8.1%

Change in
Closed Sales

+ 10.4%

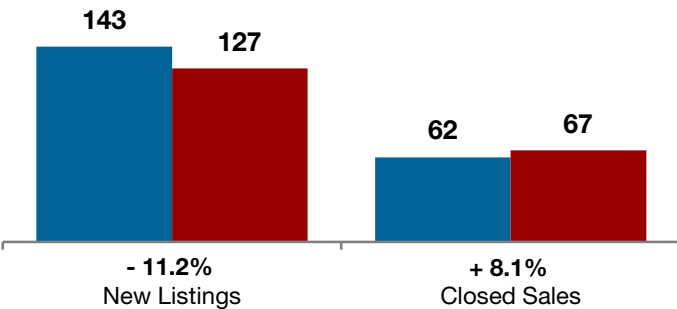
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	143	127	- 11.2%	342	374	+ 9.4%
Pending Sales	74	76	+ 2.7%	191	214	+ 12.0%
Closed Sales	62	67	+ 8.1%	151	164	+ 8.6%
Average Sales Price*	\$97,270	\$116,805	+ 20.1%	\$93,397	\$111,419	+ 19.3%
Median Sales Price*	\$87,850	\$97,000	+ 10.4%	\$85,750	\$95,000	+ 10.8%
Percent of Original List Price Received*	91.1%	91.4%	+ 0.4%	89.7%	90.0%	+ 0.4%
Days on Market Until Sale	105	86	- 18.3%	106	91	- 14.3%
Inventory of Homes for Sale	559	497	- 11.1%	--	--	--
Months Supply of Inventory	9.9	7.7	- 22.7%	--	--	--

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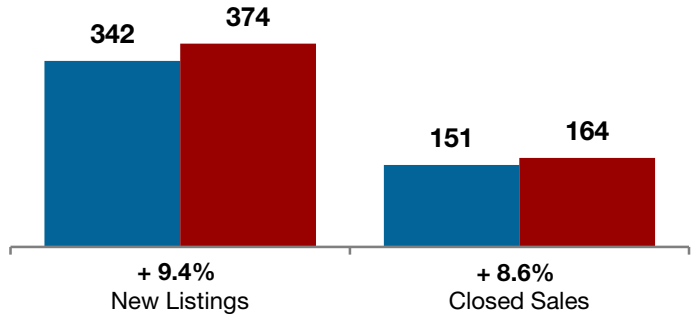
March

■ 2012 ■ 2013



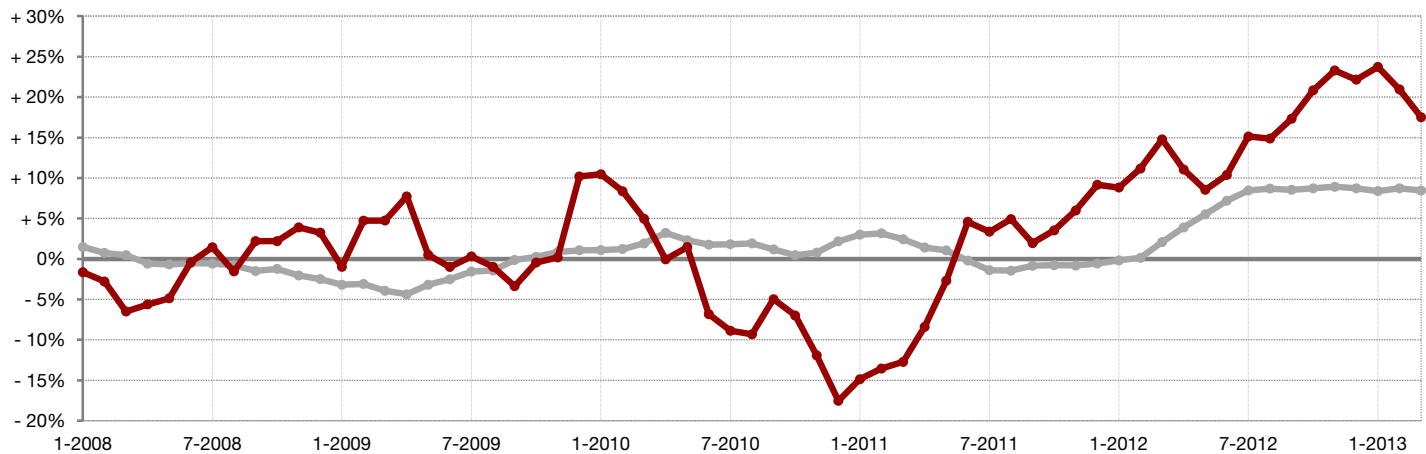
Year to Date

■ 2012 ■ 2013



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

All MLS — Hunt County



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Local Market Update – March 2013

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Jack County

+ 50.0%

- 100.0%

- 100.0%

Change in
New Listings

Change in
Closed Sales

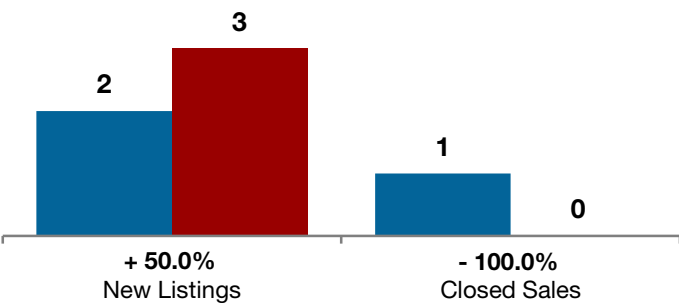
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	2	3	+ 50.0%	7	11	+ 57.1%
Pending Sales	0	1	--	2	5	+ 150.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Average Sales Price*	\$275,000	\$0	- 100.0%	\$190,500	\$31,500	- 83.5%
Median Sales Price*	\$275,000	\$0	- 100.0%	\$190,500	\$31,500	- 83.5%
Percent of Original List Price Received*	91.7%	0.0%	- 100.0%	93.2%	64.4%	- 30.9%
Days on Market Until Sale	87	0	- 100.0%	100	41	- 58.8%
Inventory of Homes for Sale	17	26	+ 52.9%	--	--	--
Months Supply of Inventory	10.9	11.4	+ 4.1%	--	--	--

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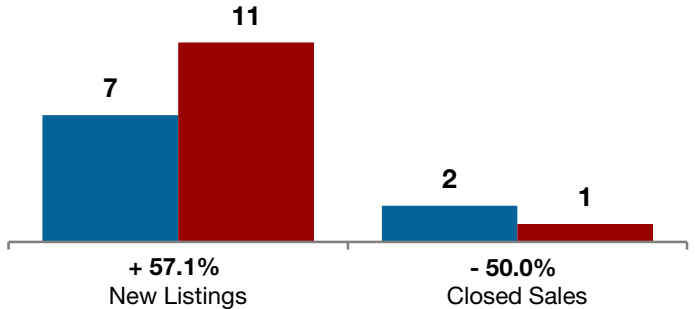
March

■ 2012 ■ 2013



Year to Date

■ 2012 ■ 2013



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

All MLS —
Jack County —



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Local Market Update – March 2013

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Johnson County

+ 3.2%

Change in
New Listings

+ 0.7%

Change in
Closed Sales

+ 1.4%

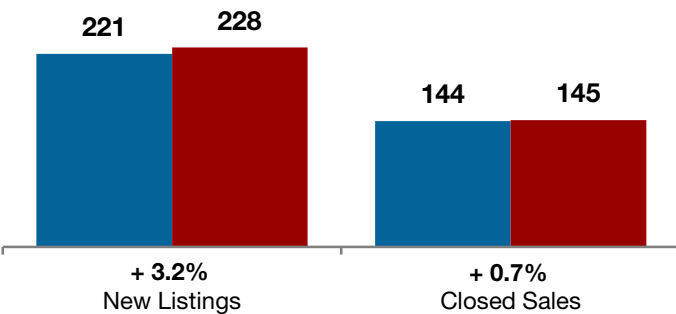
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	221	228	+ 3.2%	618	669	+ 8.3%
Pending Sales	145	152	+ 4.8%	383	429	+ 12.0%
Closed Sales	144	145	+ 0.7%	309	362	+ 17.2%
Average Sales Price*	\$140,332	\$136,493	- 2.7%	\$120,542	\$132,429	+ 9.9%
Median Sales Price*	\$115,250	\$116,900	+ 1.4%	\$103,000	\$119,900	+ 16.4%
Percent of Original List Price Received*	92.1%	94.1%	+ 2.2%	92.2%	92.8%	+ 0.6%
Days on Market Until Sale	94	72	- 23.3%	90	86	- 4.3%
Inventory of Homes for Sale	770	707	- 8.2%	--	--	--
Months Supply of Inventory	6.6	5.3	- 20.1%	--	--	--

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

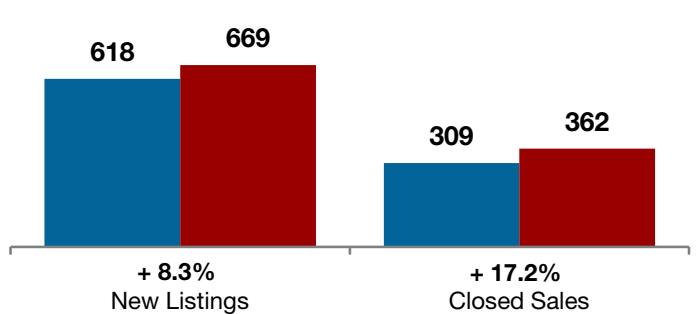
March

■ 2012 ■ 2013



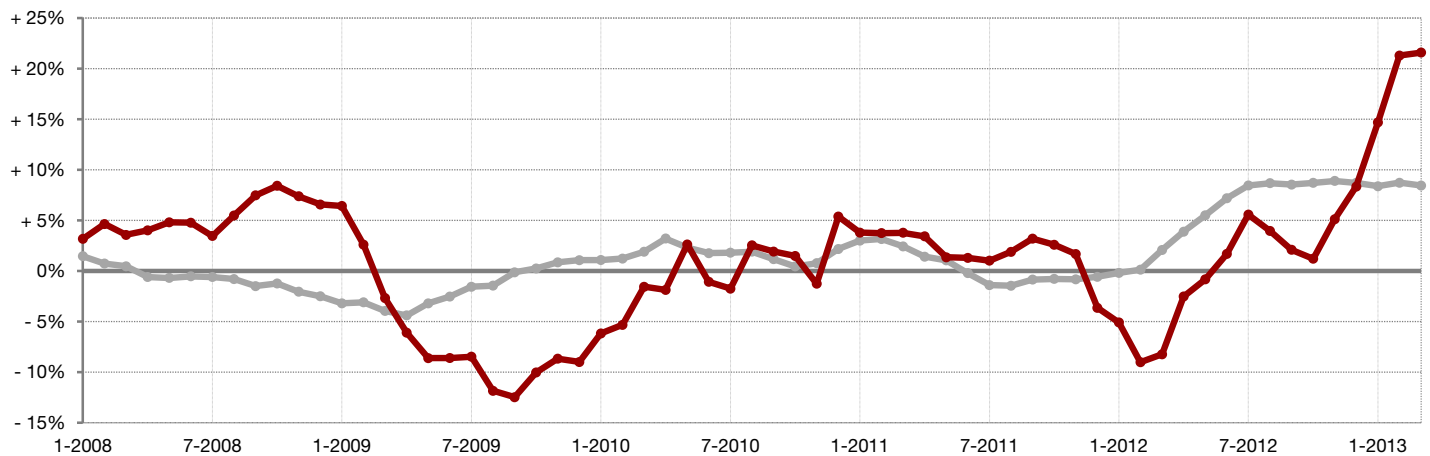
Year to Date

■ 2012 ■ 2013



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

All MLS — Johnson County —



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Local Market Update – March 2013

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



Jones County

+ 200.0%

Change in
New Listings

- 11.1%

Change in
Closed Sales

+ 28.9%

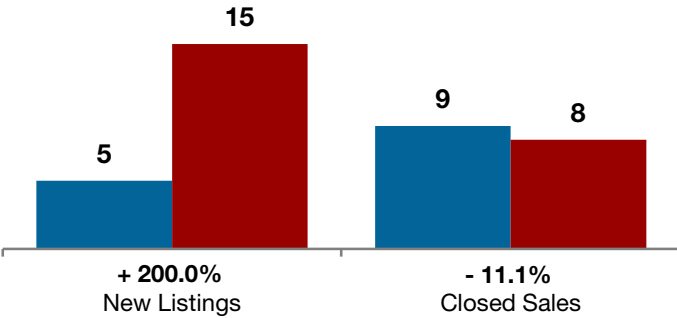
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	5	15	+ 200.0%	25	35	+ 40.0%
Pending Sales	5	10	+ 100.0%	22	27	+ 22.7%
Closed Sales	9	8	- 11.1%	20	24	+ 20.0%
Average Sales Price*	\$53,478	\$95,063	+ 77.8%	\$79,610	\$76,304	- 4.2%
Median Sales Price*	\$51,403	\$66,250	+ 28.9%	\$51,403	\$59,175	+ 15.1%
Percent of Original List Price Received*	85.9%	83.1%	- 3.3%	79.9%	84.3%	+ 5.4%
Days on Market Until Sale	265	167	- 37.1%	169	101	- 40.5%
Inventory of Homes for Sale	44	44	0.0%	--	--	--
Months Supply of Inventory	6.1	6.7	+ 8.9%	--	--	--

*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.

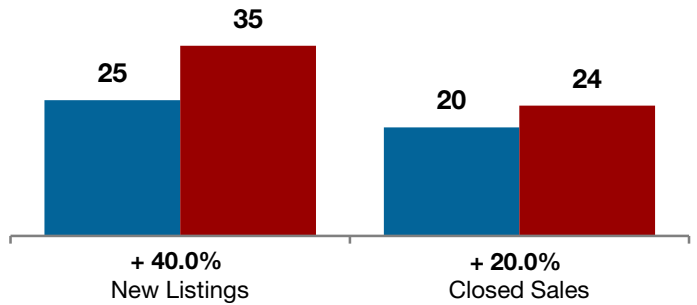
March

■ 2012 ■ 2013



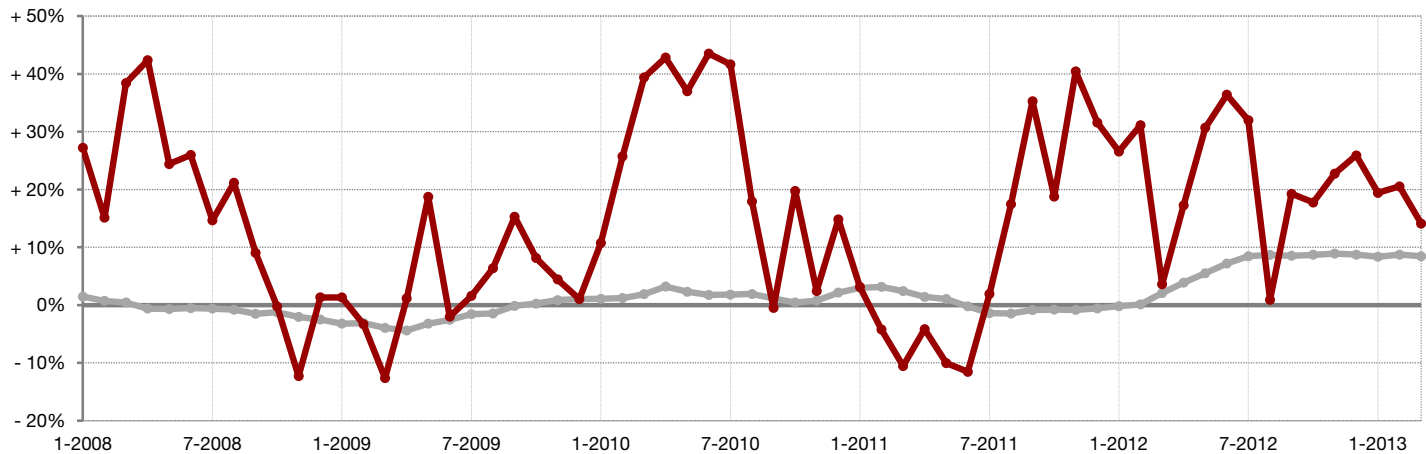
Year to Date

■ 2012 ■ 2013



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

All MLS — Jones County —



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Local Market Update – March 2013

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



+ 16.1%

Change in
New Listings

+ 22.0%

Change in
Closed Sales

+ 9.6%

Change in
Median Sales Price

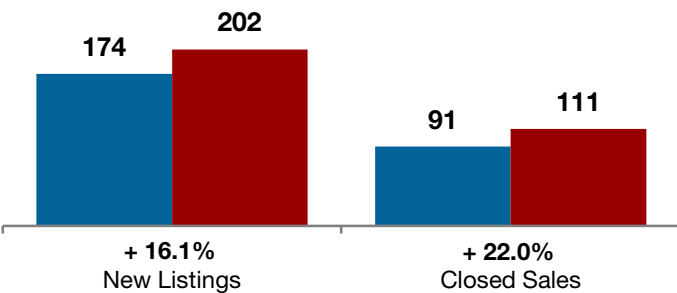
Kaufman County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	174	202	+ 16.1%	504	539	+ 6.9%
Pending Sales	107	123	+ 15.0%	286	375	+ 31.1%
Closed Sales	91	111	+ 22.0%	237	311	+ 31.2%
Average Sales Price*	\$145,062	\$149,923	+ 3.4%	\$127,465	\$143,269	+ 12.4%
Median Sales Price*	\$125,000	\$137,000	+ 9.6%	\$115,750	\$133,899	+ 15.7%
Percent of Original List Price Received*	91.7%	92.2%	+ 0.6%	91.5%	92.2%	+ 0.7%
Days on Market Until Sale	112	87	- 21.9%	99	81	- 18.2%
Inventory of Homes for Sale	681	611	- 10.3%	--	--	--
Months Supply of Inventory	7.4	5.3	- 28.4%	--	--	--

*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.

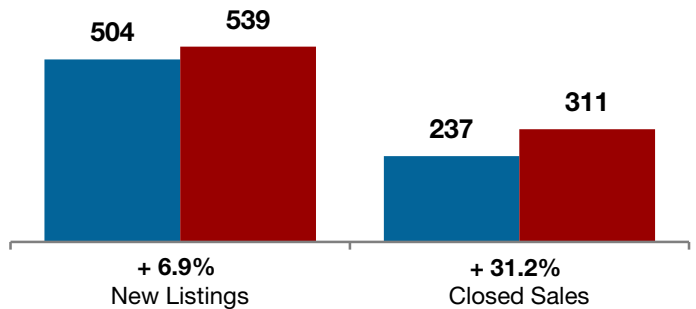
March

■ 2012 ■ 2013



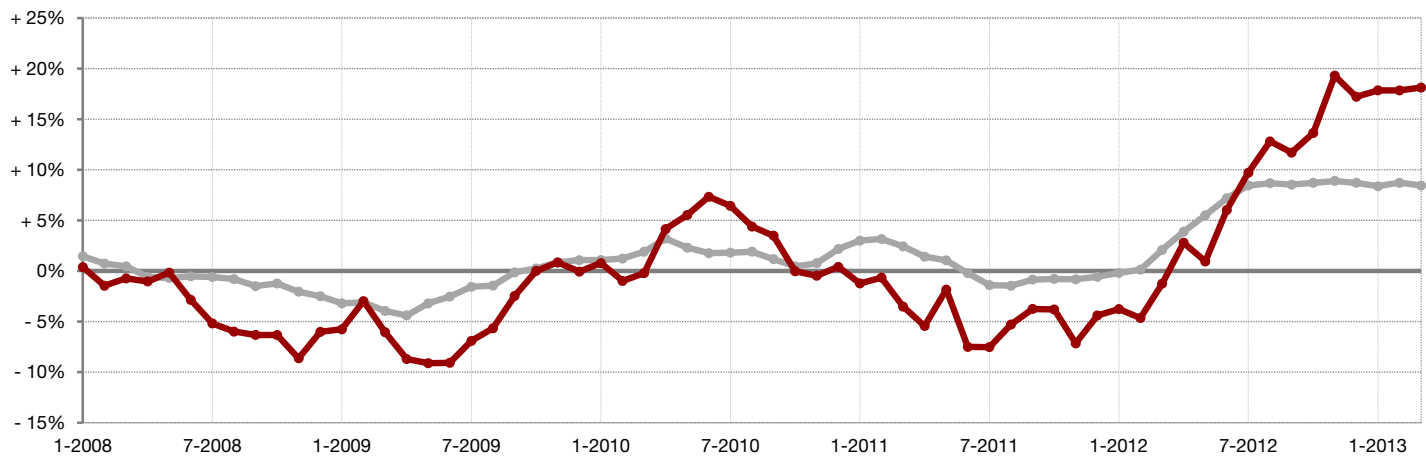
Year to Date

■ 2012 ■ 2013



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

All MLS — Kaufman County —



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Local Market Update – March 2013

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



- 11.1%

+ 250.0%

- 14.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

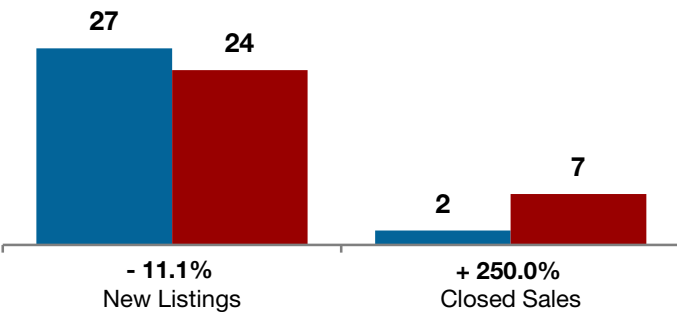
Lamar County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	27	24	- 11.1%	69	63	- 8.7%
Pending Sales	13	3	- 76.9%	24	19	- 20.8%
Closed Sales	2	7	+ 250.0%	16	24	+ 50.0%
Average Sales Price*	\$115,000	\$110,714	- 3.7%	\$72,275	\$134,676	+ 86.3%
Median Sales Price*	\$115,000	\$98,000	- 14.8%	\$67,450	\$101,091	+ 49.9%
Percent of Original List Price Received*	100.2%	94.3%	- 5.9%	86.4%	87.7%	+ 1.6%
Days on Market Until Sale	11	104	+ 887.8%	86	109	+ 25.6%
Inventory of Homes for Sale	120	111	- 7.5%	--	--	--
Months Supply of Inventory	13.3	11.4	- 14.6%	--	--	--

*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.

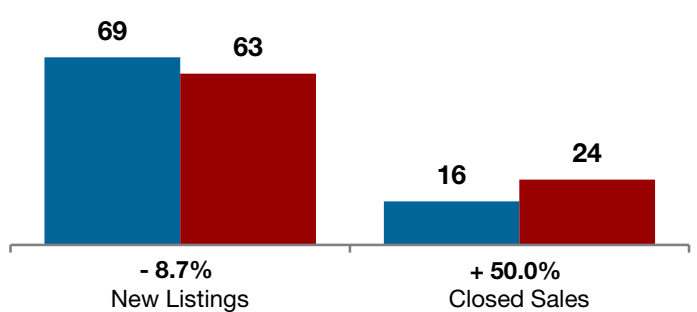
March

■ 2012 ■ 2013



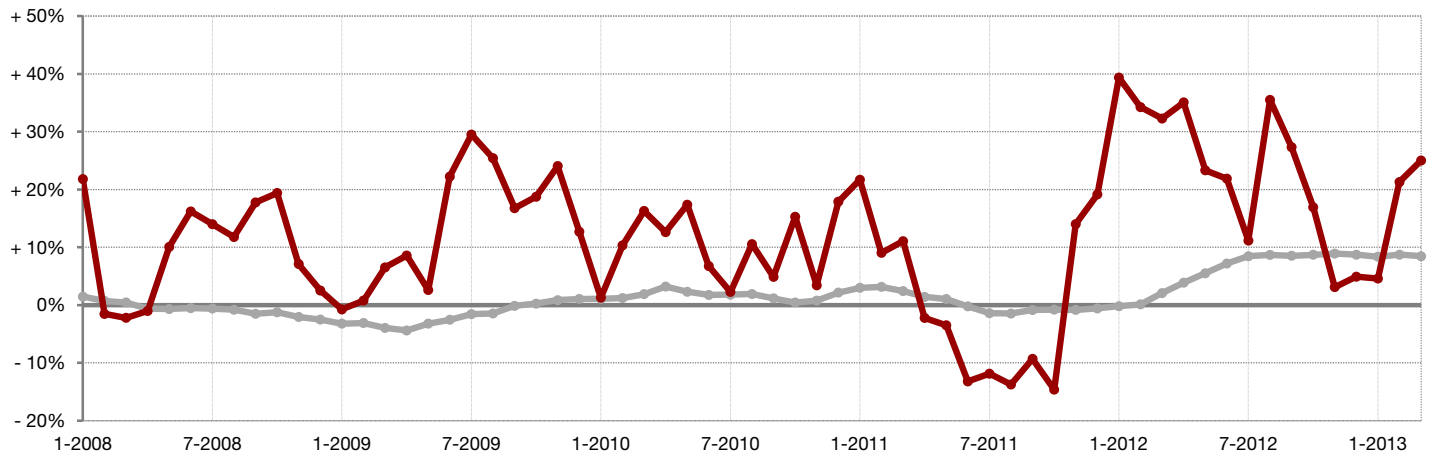
Year to Date

■ 2012 ■ 2013



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

All MLS —
Lamar County —



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Local Market Update – March 2013

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



- 40.0% **- 100.0%** **- 100.0%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

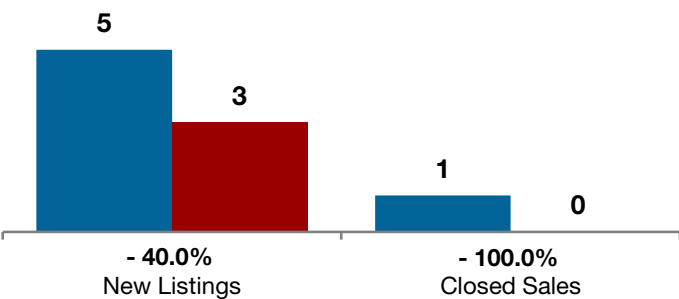
Limestone County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	5	3	- 40.0%	16	9	- 43.8%
Pending Sales	1	0	- 100.0%	7	3	- 57.1%
Closed Sales	1	0	- 100.0%	6	2	- 66.7%
Average Sales Price*	\$19,900	\$0	- 100.0%	\$23,685	\$40,500	+ 71.0%
Median Sales Price*	\$19,900	\$0	- 100.0%	\$23,255	\$40,500	+ 74.2%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	75.7%	85.4%	+ 12.7%
Days on Market Until Sale	13	0	- 100.0%	89	122	+ 37.0%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--
Months Supply of Inventory	14.4	10.5	- 27.4%	--	--	--

*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.

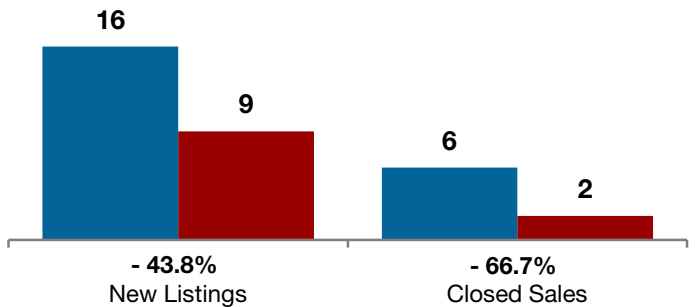
March

■ 2012 ■ 2013



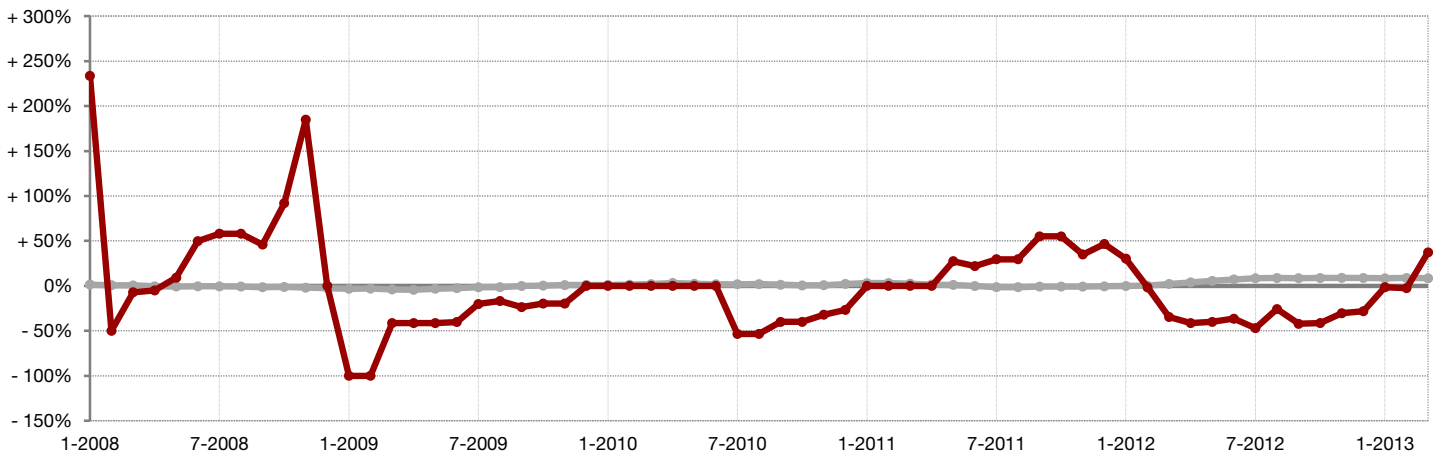
Year to Date

■ 2012 ■ 2013



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

All MLS — Limestone 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 – March 2013

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



+ 25.0%

Change in
New Listings

- 45.5%

Change in
Closed Sales

- 32.6%

Change in
Median Sales Price

Montague County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	28	35	+ 25.0%	69	86	+ 24.6%
Pending Sales	15	11	- 26.7%	30	29	- 3.3%
Closed Sales	11	6	- 45.5%	23	25	+ 8.7%
Average Sales Price*	\$205,718	\$106,351	- 48.3%	\$131,939	\$114,925	- 12.9%
Median Sales Price*	\$89,000	\$60,000	- 32.6%	\$76,500	\$68,000	- 11.1%
Percent of Original List Price Received*	88.8%	91.1%	+ 2.6%	88.4%	89.3%	+ 1.0%
Days on Market Until Sale	144	91	- 37.0%	164	99	- 39.6%
Inventory of Homes for Sale	122	187	+ 53.3%	--	--	--
Months Supply of Inventory	17.4	19.3	+ 11.0%	--	--	--

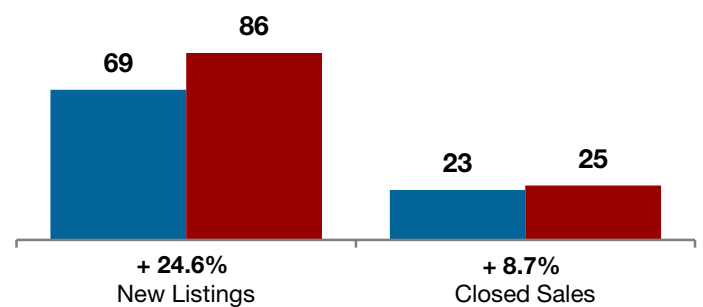
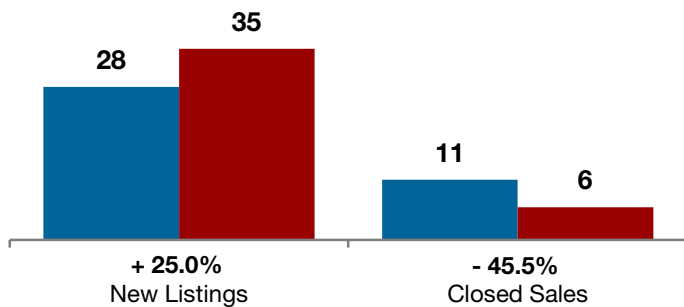
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March

■ 2012 ■ 2013

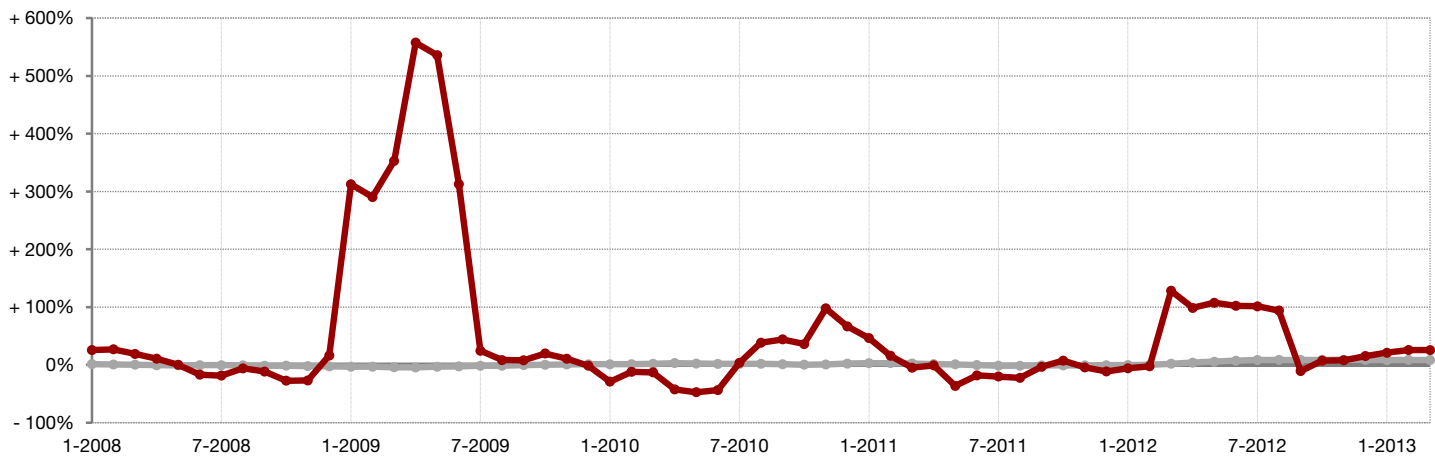
Year to Date

■ 2012 ■ 2013



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

All MLS —
Montague County —



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Local Market Update – March 2013

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



+ 43.2%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 19.8%

Change in
Median Sales Price

Navarro County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	44	63	+ 43.2%	176	168	- 4.5%
Pending Sales	29	22	- 24.1%	90	78	- 13.3%
Closed Sales	34	34	0.0%	72	85	+ 18.1%
Average Sales Price*	\$128,431	\$127,949	- 0.4%	\$119,905	\$139,101	+ 16.0%
Median Sales Price*	\$96,000	\$115,000	+ 19.8%	\$84,900	\$112,500	+ 32.5%
Percent of Original List Price Received*	91.2%	89.4%	- 1.9%	90.2%	90.5%	+ 0.4%
Days on Market Until Sale	121	113	- 6.3%	120	106	- 11.4%
Inventory of Homes for Sale	353	267	- 24.4%	--	--	--
Months Supply of Inventory	14.0	9.3	- 34.0%	--	--	--

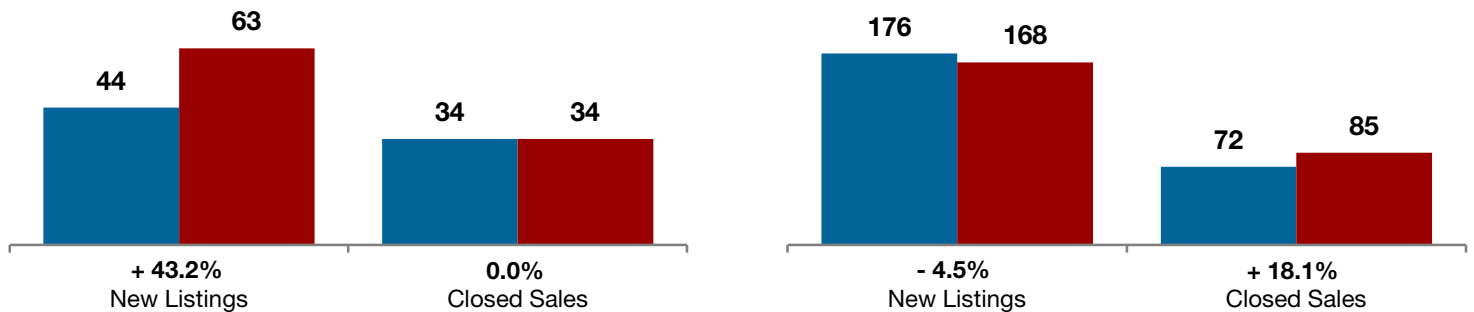
*Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

■ 2012 ■ 2013

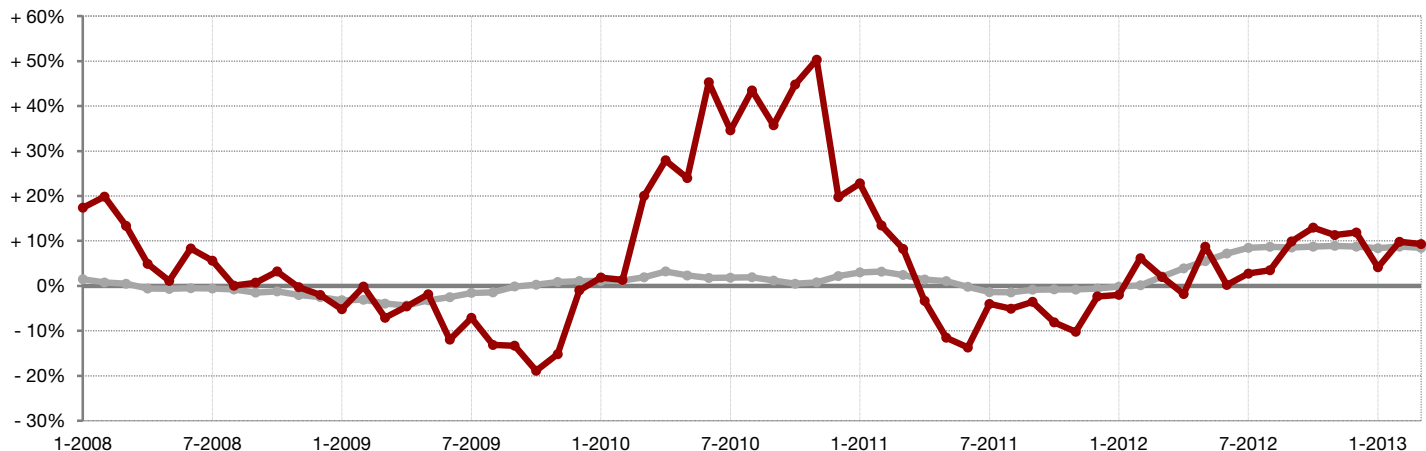
Year to Date

■ 2012 ■ 2013



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

All MLS — Navarro County —



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Local Market Update – March 2013

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Nolan County

-- + 100.0% + 191.1%

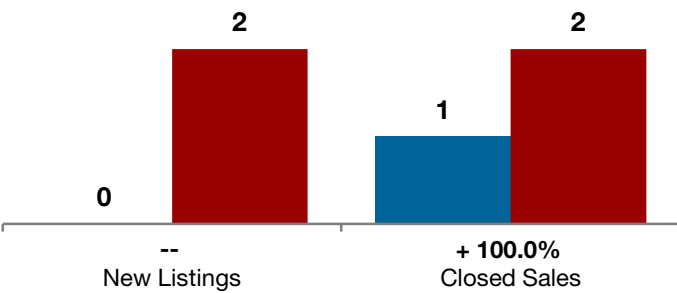
Change in New Listings Change in Closed Sales Change in Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	0	2	--	2	7	+ 250.0%
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	1	2	+ 100.0%	2	2	0.0%
Average Sales Price*	\$23,700	\$69,000	+ 191.1%	\$48,850	\$69,000	+ 41.2%
Median Sales Price*	\$23,700	\$69,000	+ 191.1%	\$48,850	\$69,000	+ 41.2%
Percent of Original List Price Received*	100.0%	93.9%	- 6.1%	65.8%	93.9%	+ 42.8%
Days on Market Until Sale	1	16	+ 1500.0%	81	16	- 80.2%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	5.6	5.8	+ 4.2%	--	--	--

*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.

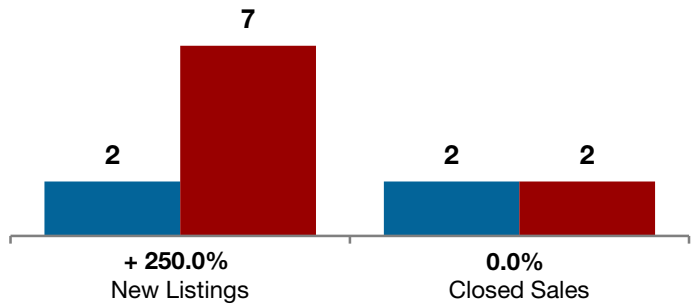
March

■ 2012 ■ 2013



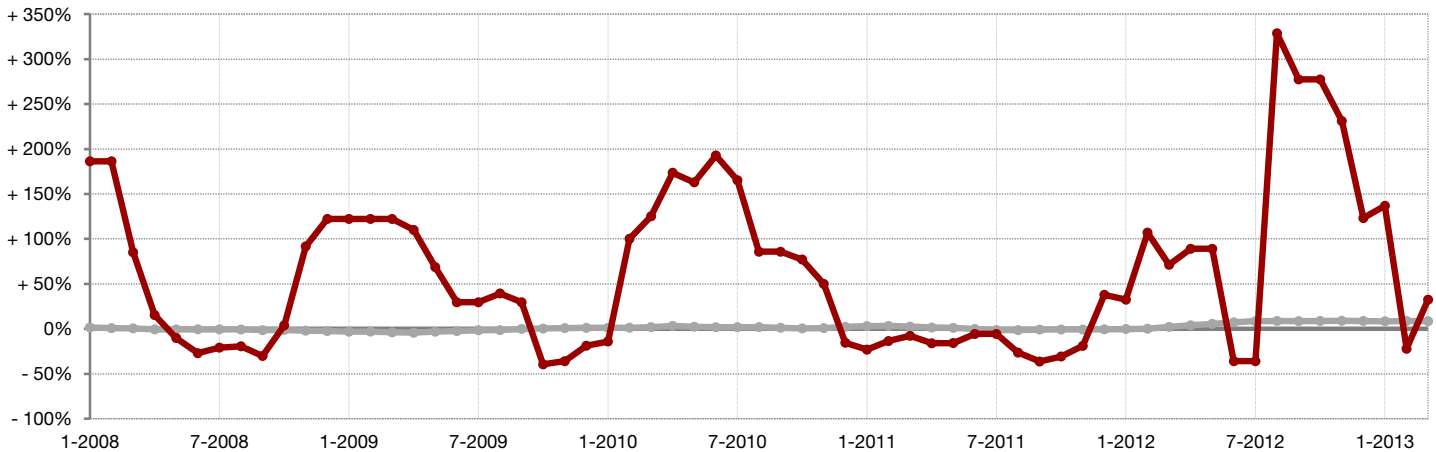
Year to Date

■ 2012 ■ 2013



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

All MLS — Nolan County —



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Local Market Update – March 2013

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+ 11.3%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 35.4%

Change in
Median Sales Price

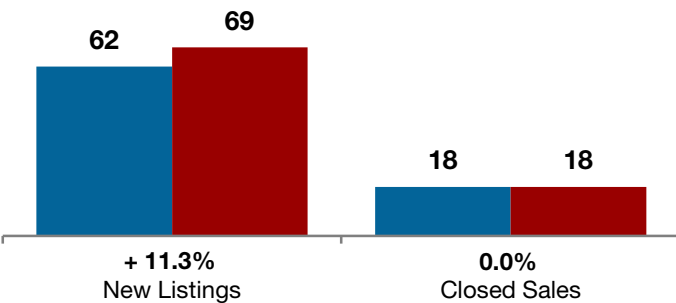
Palo Pinto County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	62	69	+ 11.3%	191	209	+ 9.4%
Pending Sales	21	16	- 23.8%	48	59	+ 22.9%
Closed Sales	18	18	0.0%	39	50	+ 28.2%
Average Sales Price*	\$331,080	\$406,156	+ 22.7%	\$213,939	\$341,178	+ 59.5%
Median Sales Price*	\$197,500	\$267,500	+ 35.4%	\$77,000	\$165,000	+ 114.3%
Percent of Original List Price Received*	76.9%	87.9%	+ 14.2%	79.2%	82.8%	+ 4.5%
Days on Market Until Sale	168	145	- 13.8%	154	191	+ 24.6%
Inventory of Homes for Sale	383	398	+ 3.9%	--	--	--
Months Supply of Inventory	20.6	18.6	- 9.8%	--	--	--

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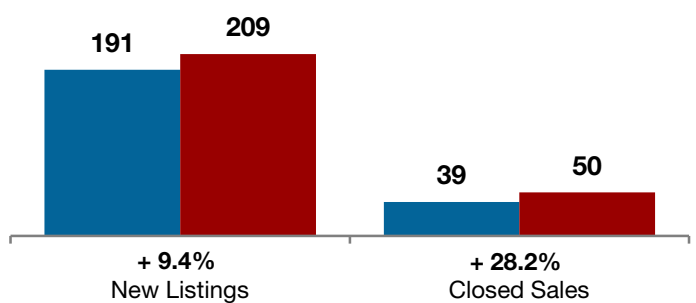
March

■ 2012 ■ 2013



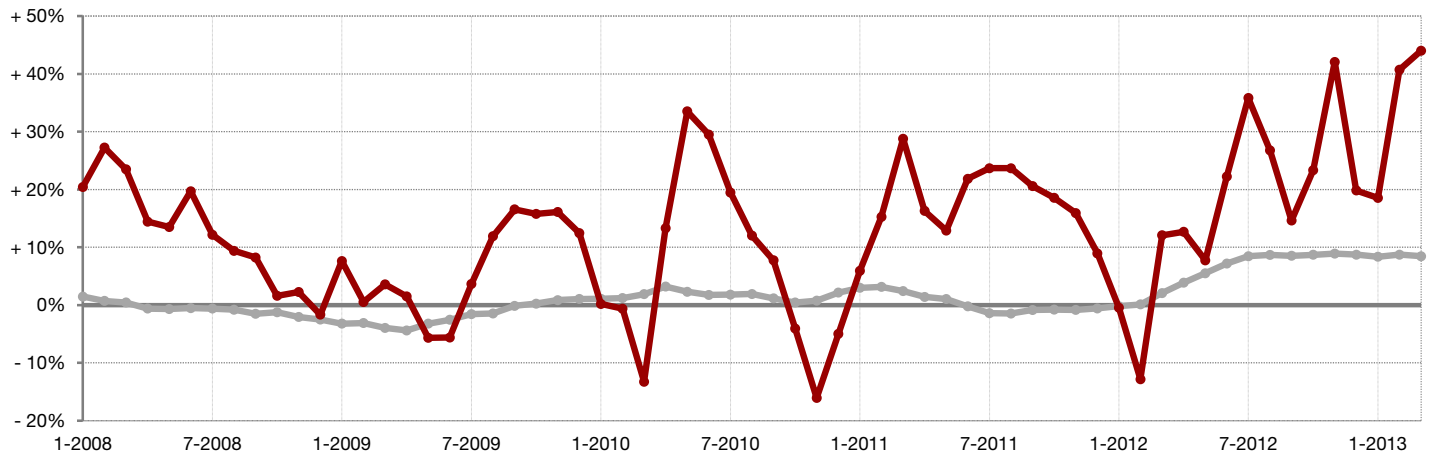
Year to Date

■ 2012 ■ 2013



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

All MLS — Palo Pinto County —



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Local Market Update – March 2013

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+ 18.4%

Change in
New Listings

+ 22.7%

Change in
Closed Sales

+ 24.8%

Change in
Median Sales Price

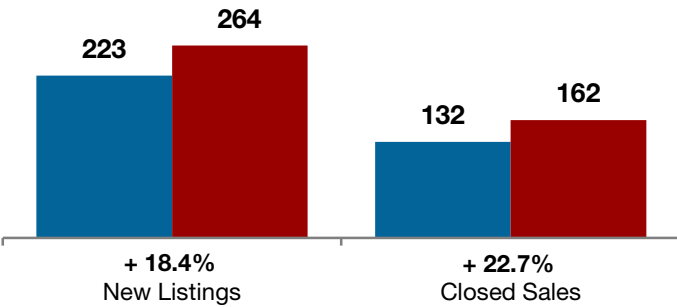
Parker County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	223	264	+ 18.4%	664	699	+ 5.3%
Pending Sales	128	128	0.0%	360	429	+ 19.2%
Closed Sales	132	162	+ 22.7%	300	370	+ 23.3%
Average Sales Price*	\$175,488	\$194,081	+ 10.6%	\$174,271	\$199,599	+ 14.5%
Median Sales Price*	\$145,000	\$180,950	+ 24.8%	\$155,000	\$176,750	+ 14.0%
Percent of Original List Price Received*	93.6%	93.1%	- 0.5%	92.3%	92.5%	+ 0.3%
Days on Market Until Sale	115	89	- 22.3%	103	96	- 6.4%
Inventory of Homes for Sale	988	861	- 12.9%	--	--	--
Months Supply of Inventory	8.3	6.5	- 22.0%	--	--	--

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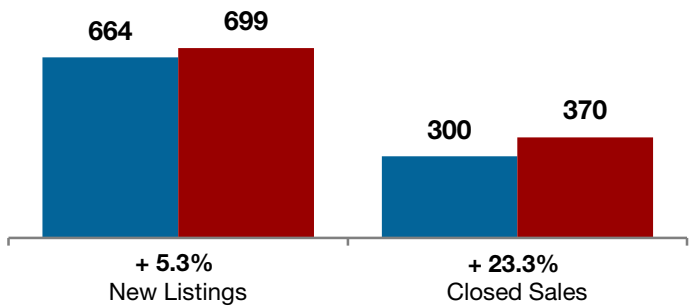
March

■ 2012 ■ 2013



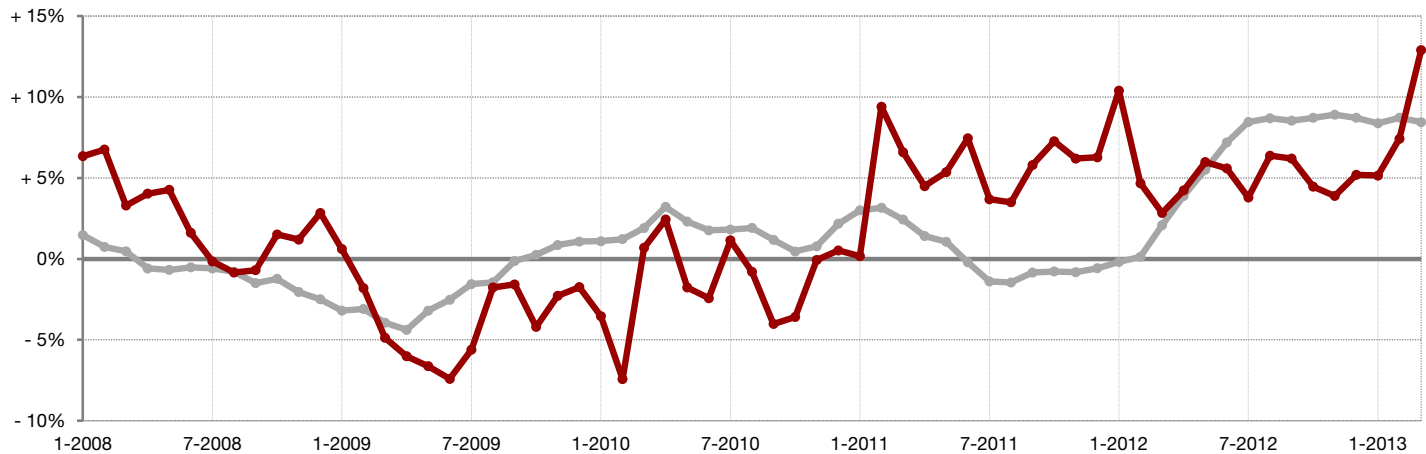
Year to Date

■ 2012 ■ 2013



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

All MLS — Parker County —



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Local Market Update – March 2013

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Rains County

+ 47.1%

Change in
New Listings

+ 100.0%

Change in
Closed Sales

- 40.4%

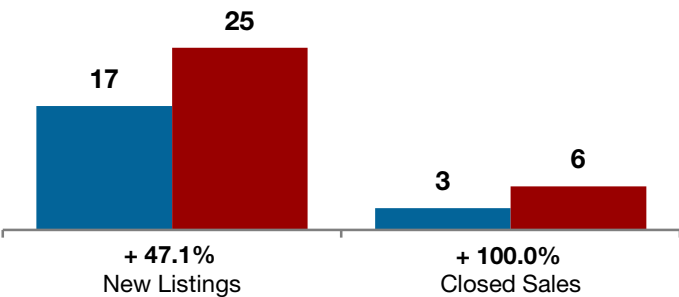
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	17	25	+ 47.1%	49	58	+ 18.4%
Pending Sales	5	8	+ 60.0%	15	26	+ 73.3%
Closed Sales	3	6	+ 100.0%	12	14	+ 16.7%
Average Sales Price*	\$175,667	\$107,533	- 38.8%	\$120,575	\$102,264	- 15.2%
Median Sales Price*	\$162,000	\$96,600	- 40.4%	\$122,500	\$75,600	- 38.3%
Percent of Original List Price Received*	91.1%	91.8%	+ 0.9%	86.7%	91.0%	+ 4.9%
Days on Market Until Sale	125	71	- 43.1%	126	118	- 6.4%
Inventory of Homes for Sale	115	118	+ 2.6%	--	--	--
Months Supply of Inventory	20.0	20.2	+ 1.1%	--	--	--

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

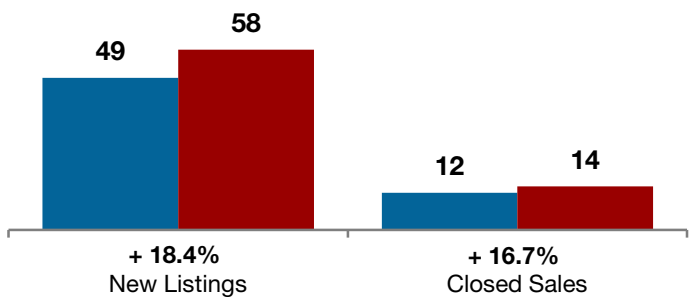
March

■ 2012 ■ 2013



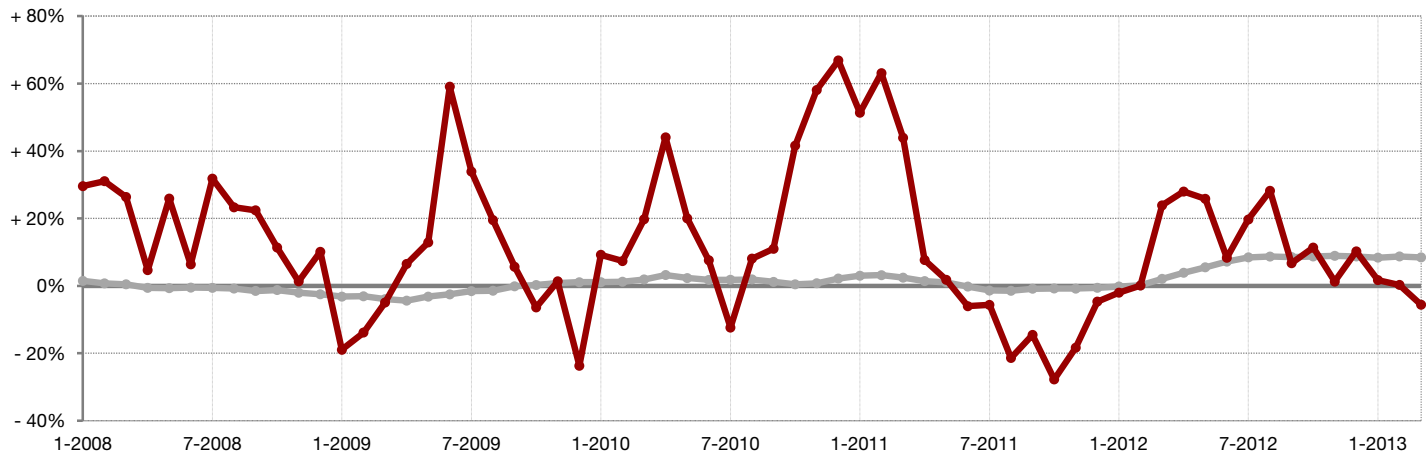
Year to Date

■ 2012 ■ 2013



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

All MLS — All MLS
Rains County — Rains County



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Local Market Update – March 2013

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Rockwall County

+ 14.5%

Change in
New Listings

+ 36.7%

Change in
Closed Sales

+ 3.8%

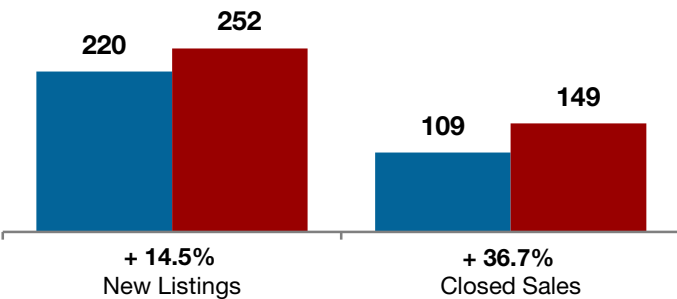
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	220	252	+ 14.5%	559	625	+ 11.8%
Pending Sales	127	154	+ 21.3%	335	420	+ 25.4%
Closed Sales	109	149	+ 36.7%	277	372	+ 34.3%
Average Sales Price*	\$229,153	\$222,028	- 3.1%	\$211,519	\$217,949	+ 3.0%
Median Sales Price*	\$182,990	\$189,900	+ 3.8%	\$162,900	\$181,500	+ 11.4%
Percent of Original List Price Received*	90.4%	93.4%	+ 3.3%	90.6%	92.6%	+ 2.2%
Days on Market Until Sale	102	70	- 32.0%	101	76	- 24.3%
Inventory of Homes for Sale	674	553	- 18.0%	--	--	--
Months Supply of Inventory	6.4	4.4	- 30.6%	--	--	--

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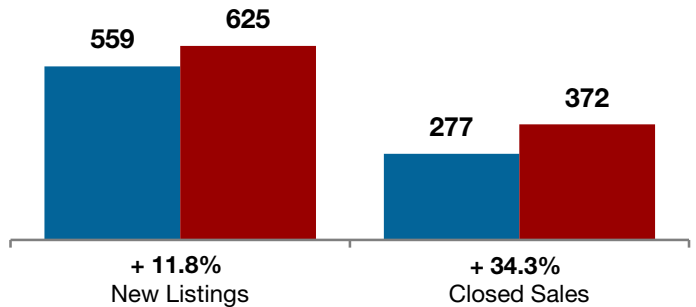
March

■ 2012 ■ 2013



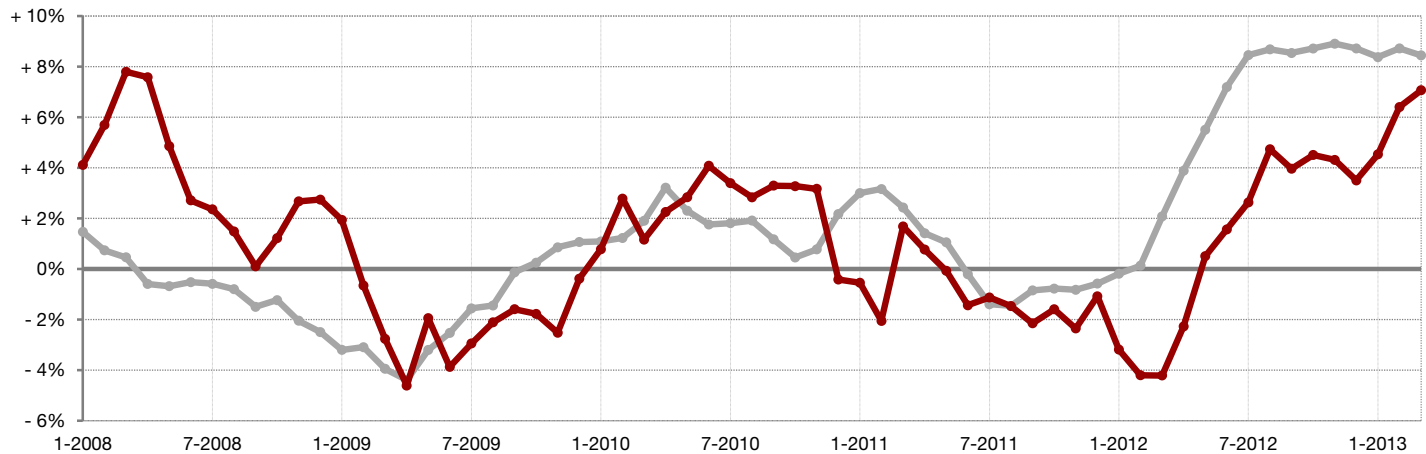
Year to Date

■ 2012 ■ 2013



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

All MLS — Rockwall County —



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Local Market Update – March 2013

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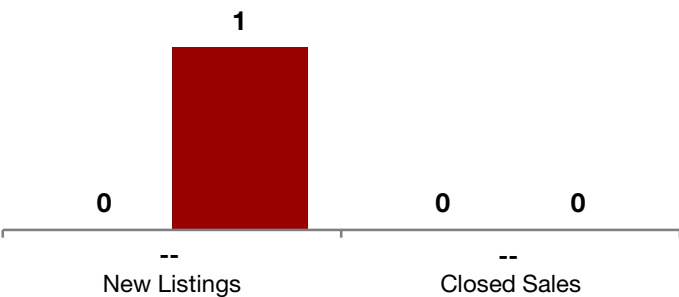
Shackelford County

	Change in New Listings			Change in Closed Sales			Change in Median Sales Price		
	March			Year to Date					
	2012	2013	+ / -	2012	2013	+ / -	2012	2013	+ / -
New Listings	0	1	--	0	3	--	0	3	--
Pending Sales	0	0	--	0	0	--	0	0	--
Closed Sales	0	0	--	1	0	- 100.0%	1	0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$148,500	\$0	- 100.0%	\$148,500	\$0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$148,500	\$0	- 100.0%	\$148,500	\$0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	82.7%	0.0%	- 100.0%	82.7%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	146	0	- 100.0%	146	0	- 100.0%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--	--	--	--
Months Supply of Inventory	0.8	4.0	+ 433.3%	--	--	--	--	--	--

*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.

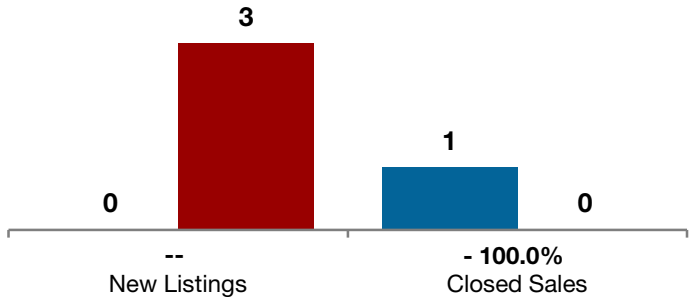
March

■ 2012 ■ 2013



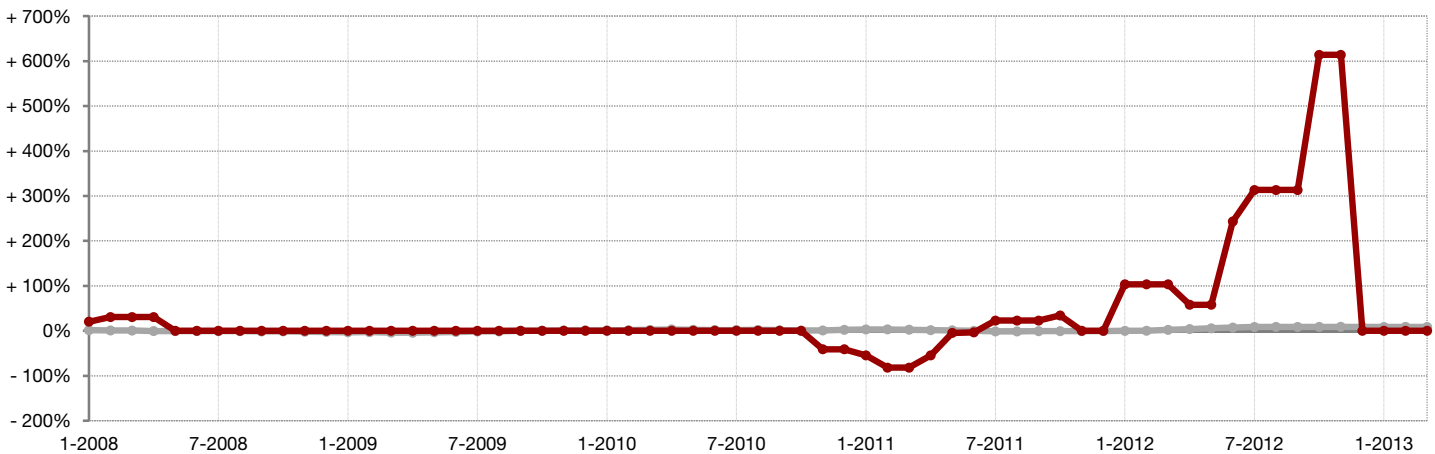
Year to Date

■ 2012 ■ 2013



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

All MLS — Shackelford County —



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Local Market Update – March 2013

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+ 22.4%

- 12.5%

+ 21.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

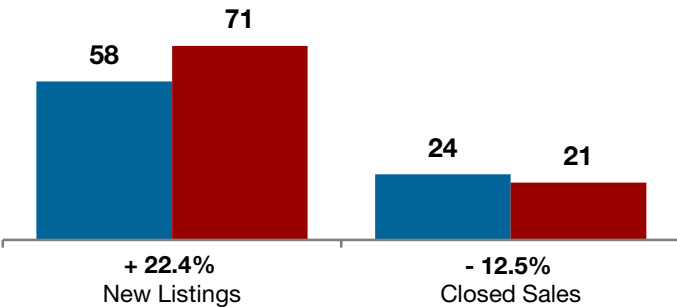
Smith County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	58	71	+ 22.4%	148	176	+ 18.9%
Pending Sales	34	28	- 17.6%	66	76	+ 15.2%
Closed Sales	24	21	- 12.5%	52	70	+ 34.6%
Average Sales Price*	\$213,758	\$189,350	- 11.4%	\$208,193	\$182,494	- 12.3%
Median Sales Price*	\$153,250	\$186,500	+ 21.7%	\$170,900	\$155,000	- 9.3%
Percent of Original List Price Received*	91.0%	90.4%	- 0.6%	89.4%	93.5%	+ 4.5%
Days on Market Until Sale	123	118	- 4.3%	122	101	- 16.7%
Inventory of Homes for Sale	245	254	+ 3.7%	--	--	--
Months Supply of Inventory	12.8	9.7	- 24.4%	--	--	--

*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.

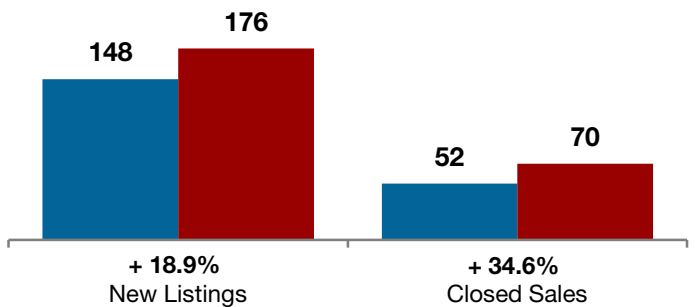
March

■ 2012 ■ 2013



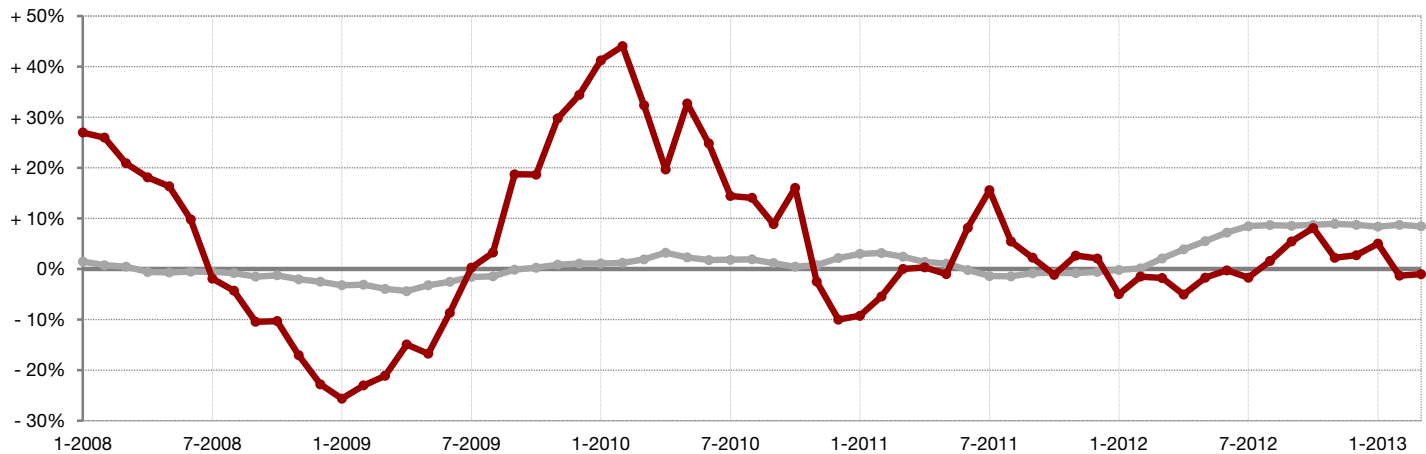
Year to Date

■ 2012 ■ 2013



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

All MLS — Smith County —



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Local Market Update – March 2013

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- 42.1%

+ 20.0%

- 17.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

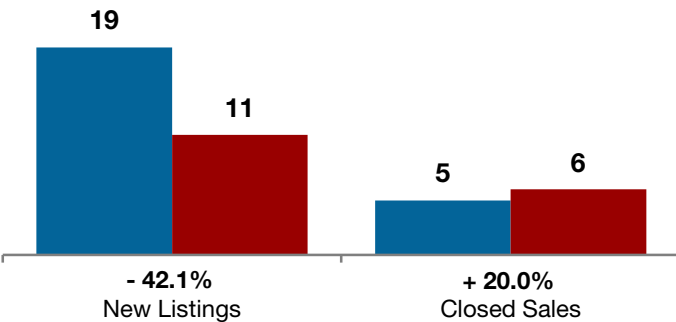
Somervell County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	19	11	- 42.1%	54	31	- 42.6%
Pending Sales	9	7	- 22.2%	21	19	- 9.5%
Closed Sales	5	6	+ 20.0%	18	12	- 33.3%
Average Sales Price*	\$178,060	\$150,483	- 15.5%	\$197,733	\$145,242	- 26.5%
Median Sales Price*	\$167,500	\$139,000	- 17.0%	\$173,700	\$127,250	- 26.7%
Percent of Original List Price Received*	92.8%	87.8%	- 5.4%	89.6%	90.3%	+ 0.7%
Days on Market Until Sale	123	124	+ 0.2%	147	106	- 27.6%
Inventory of Homes for Sale	96	72	- 25.0%	--	--	--
Months Supply of Inventory	14.8	13.3	- 10.0%	--	--	--

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

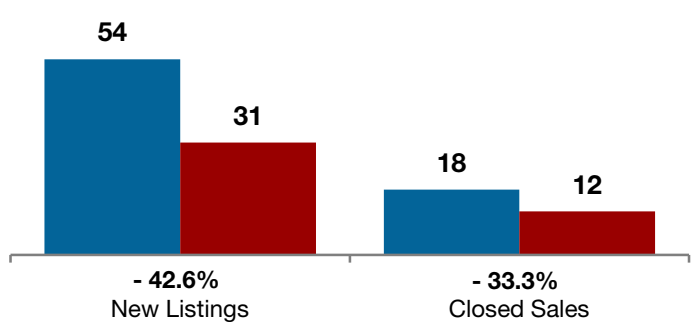
March

■ 2012 ■ 2013



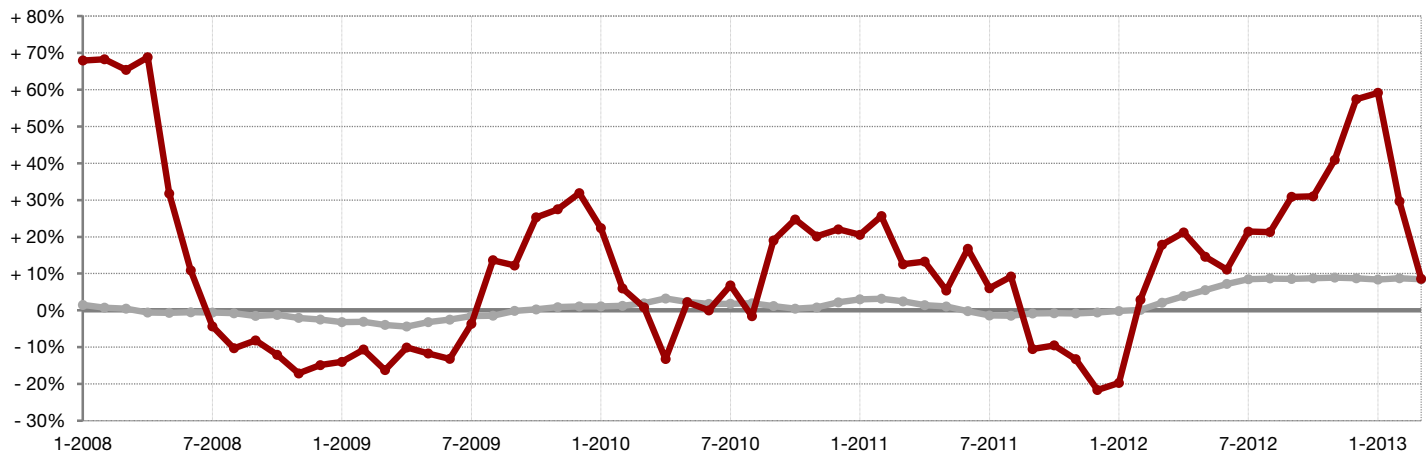
Year to Date

■ 2012 ■ 2013



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

All MLS —
Somervell County —



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Local Market Update – March 2013

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



Stephens County

0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 26.4%

Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	7	7	0.0%	21	22	+ 4.8%
Pending Sales	2	1	- 50.0%	12	10	- 16.7%
Closed Sales	4	4	0.0%	7	11	+ 57.1%
Average Sales Price*	\$107,000	\$105,975	- 1.0%	\$112,929	\$123,455	+ 9.3%
Median Sales Price*	\$98,500	\$124,500	+ 26.4%	\$57,000	\$104,000	+ 82.5%
Percent of Original List Price Received*	68.0%	90.8%	+ 33.5%	72.9%	88.4%	+ 21.3%
Days on Market Until Sale	231	159	- 31.2%	184	153	- 16.5%
Inventory of Homes for Sale	27	30	+ 11.1%	--	--	--
Months Supply of Inventory	11.4	9.4	- 17.9%	--	--	--

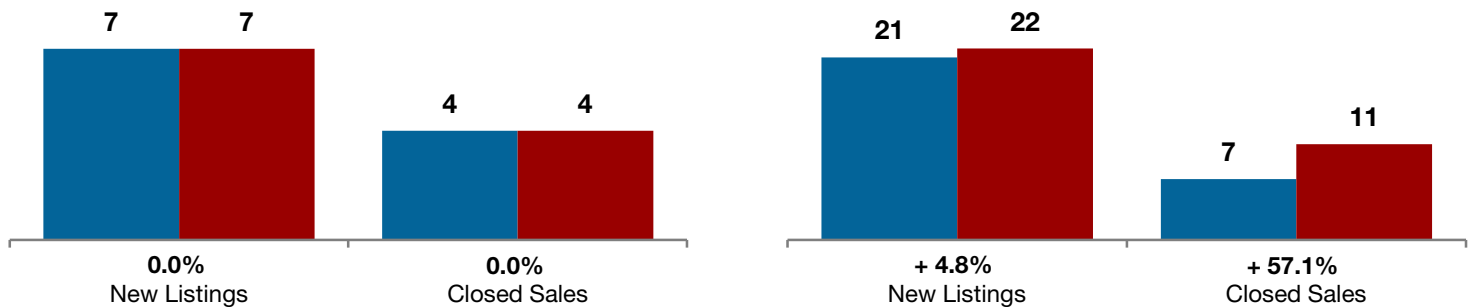
*Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

■ 2012 ■ 2013

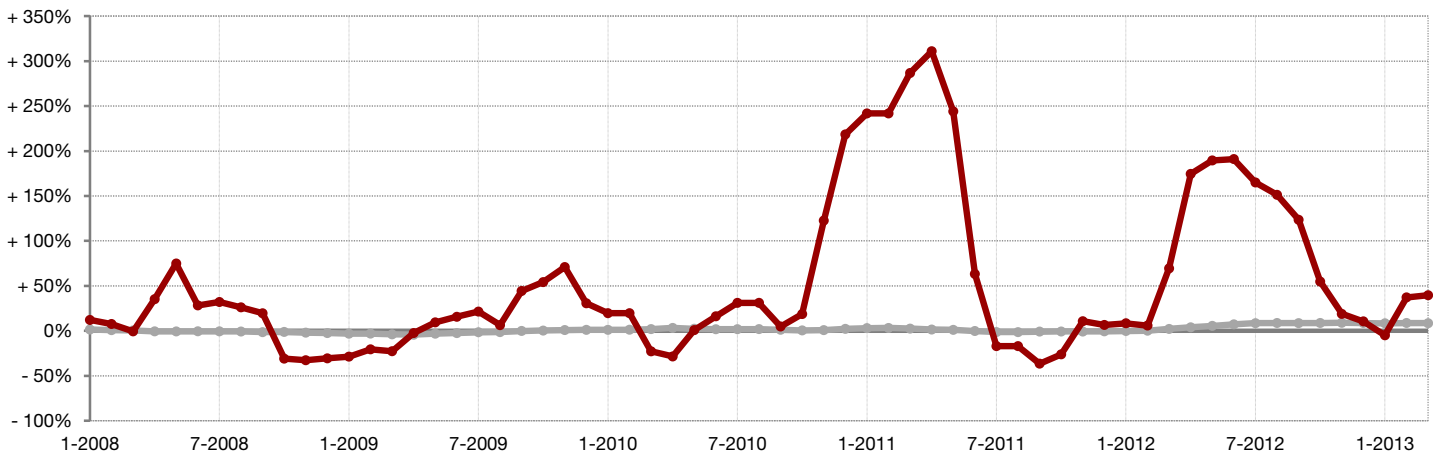
Year to Date

■ 2012 ■ 2013



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

All MLS — Stephens County —



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Local Market Update – March 2013

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Stonewall County

	Change in New Listings			Change in Closed Sales			Change in Median Sales Price		
	March	Year to Date		March	Year to Date		March	Year to Date	
	2012	2013	+ / -	2012	2013	+ / -	2012	2013	+ / -
New Listings	0	1	--	0	1	--	0	1	--
Pending Sales	0	0	--	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--	0	0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--	0	0	--
Inventory of Homes for Sale	0	1	0.0	--	--	--	--	--	--
Months Supply of Inventory	0.0	0.0	0.0	--	--	--	--	--	--

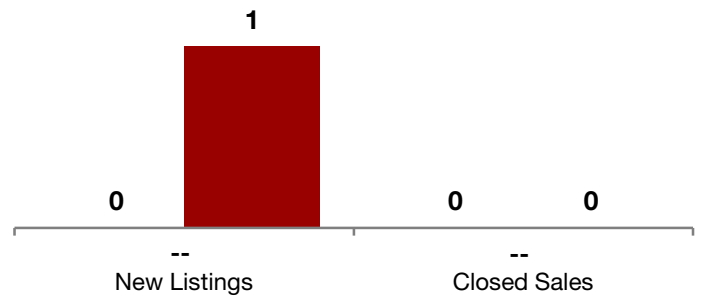
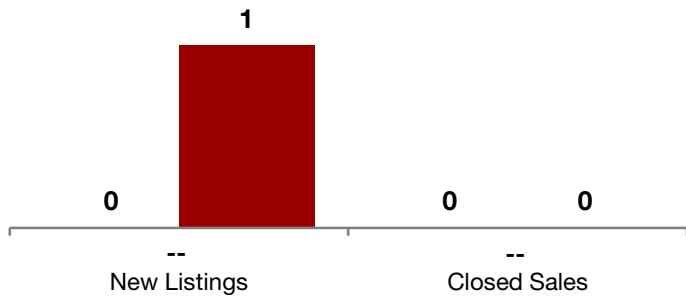
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March

■ 2012 ■ 2013

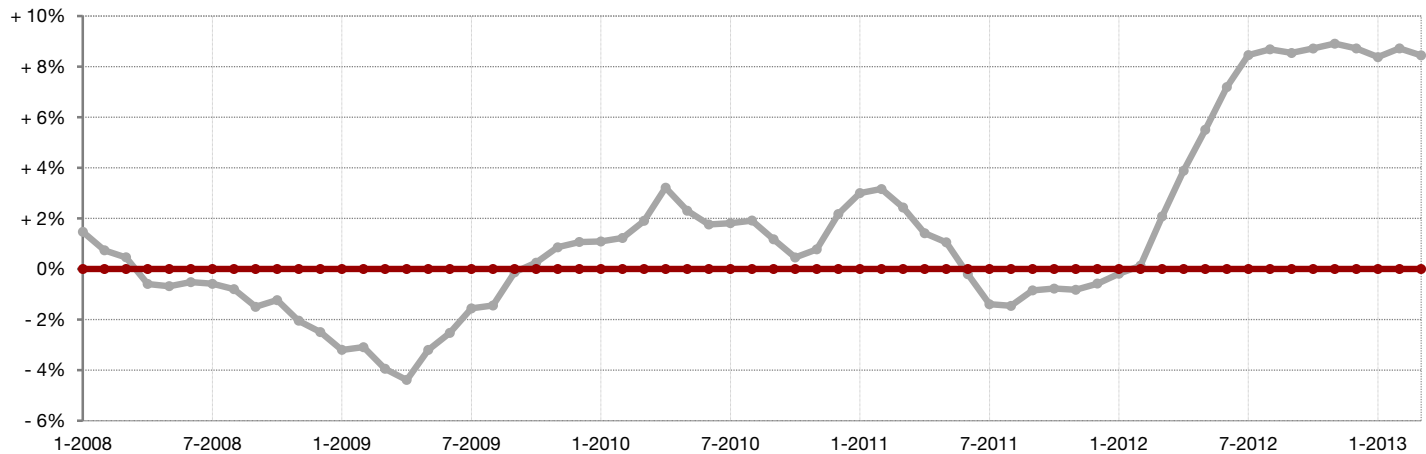
Year to Date

■ 2012 ■ 2013



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

All MLS —
Stonewall County —



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Local Market Update – March 2013

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Tarrant County

- 7.3%

Change in
New Listings

+ 14.3%

Change in
Closed Sales

+ 7.1%

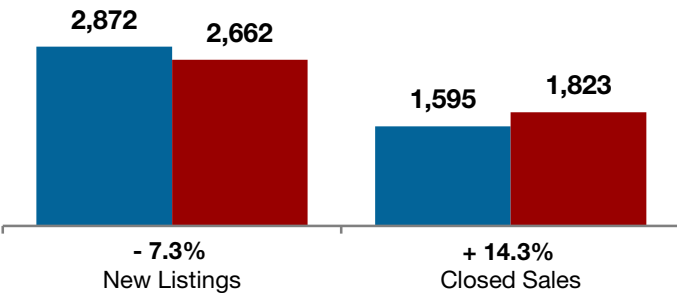
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	2,872	2,662	- 7.3%	7,528	7,379	- 2.0%
Pending Sales	1,918	2,070	+ 7.9%	4,878	5,666	+ 16.2%
Closed Sales	1,595	1,823	+ 14.3%	3,883	4,512	+ 16.2%
Average Sales Price*	\$173,134	\$193,711	+ 11.9%	\$170,460	\$181,236	+ 6.3%
Median Sales Price*	\$139,900	\$149,900	+ 7.1%	\$134,388	\$142,000	+ 5.7%
Percent of Original List Price Received*	93.2%	94.9%	+ 1.8%	92.8%	94.4%	+ 1.6%
Days on Market Until Sale	84	69	- 18.6%	86	71	- 17.8%
Inventory of Homes for Sale	7,840	5,605	- 28.5%	--	--	--
Months Supply of Inventory	5.1	3.2	- 37.8%	--	--	--

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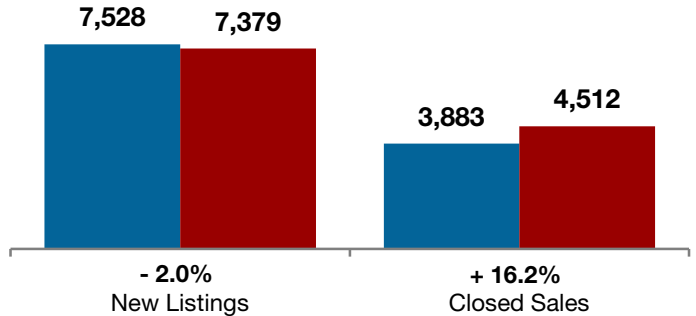
March

■ 2012 ■ 2013



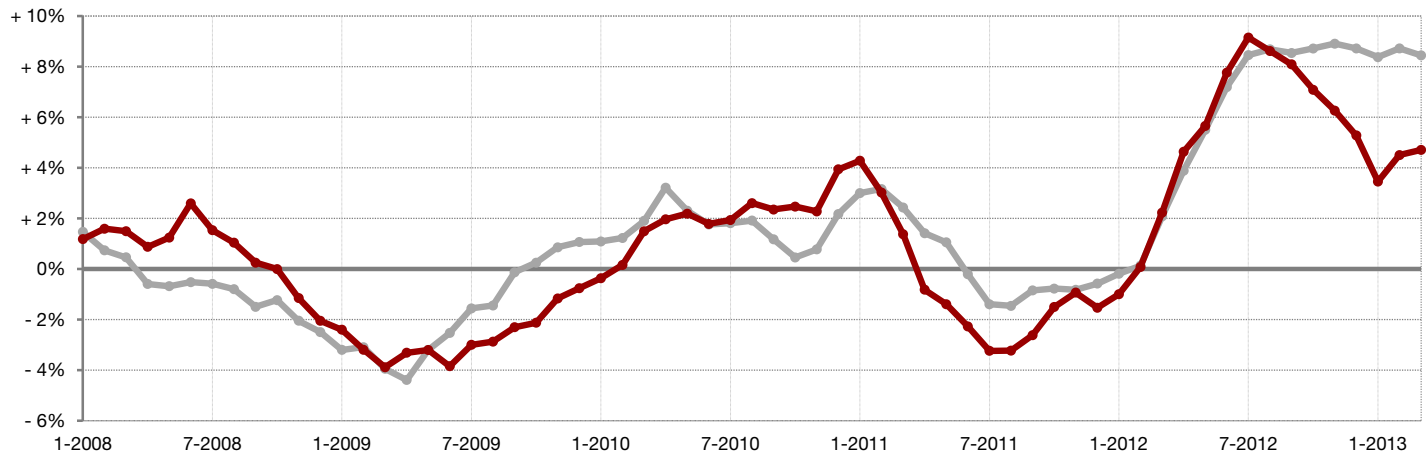
Year to Date

■ 2012 ■ 2013



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

All MLS — Tarrant County —



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Local Market Update – March 2013

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Taylor County

+ 3.2%

Change in
New Listings

- 16.1%

Change in
Closed Sales

- 1.1%

Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	186	192	+ 3.2%	591	534	- 9.6%
Pending Sales	152	135	- 11.2%	410	377	- 8.0%
Closed Sales	137	115	- 16.1%	311	295	- 5.1%
Average Sales Price*	\$133,045	\$136,112	+ 2.3%	\$133,502	\$140,517	+ 5.3%
Median Sales Price*	\$122,450	\$121,150	- 1.1%	\$123,000	\$127,000	+ 3.3%
Percent of Original List Price Received*	94.9%	95.3%	+ 0.4%	93.9%	93.9%	- 0.0%
Days on Market Until Sale	83	78	- 5.9%	92	89	- 2.7%
Inventory of Homes for Sale	649	557	- 14.2%	--	--	--
Months Supply of Inventory	5.7	4.6	- 18.9%	--	--	--

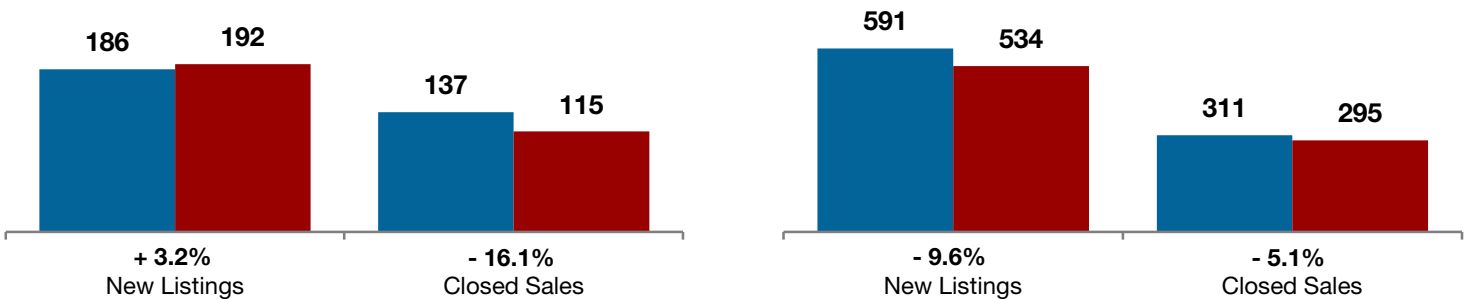
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March

■ 2012 ■ 2013

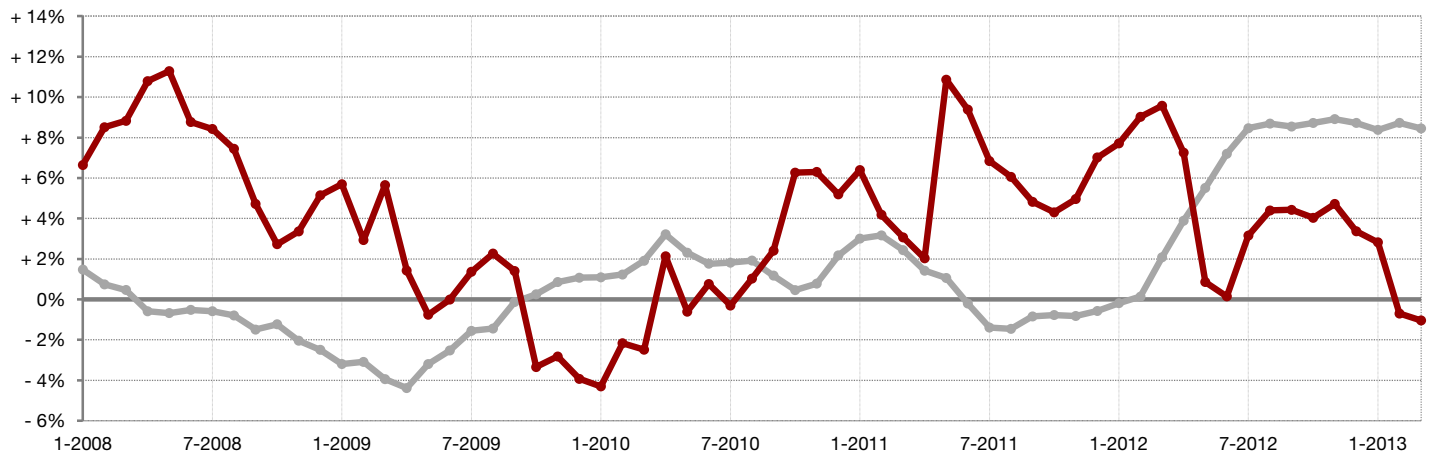
Year to Date

■ 2012 ■ 2013



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

All MLS — Taylor County —



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Local Market Update – March 2013

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Upshur County

-- - **66.7%** - **1.3%**

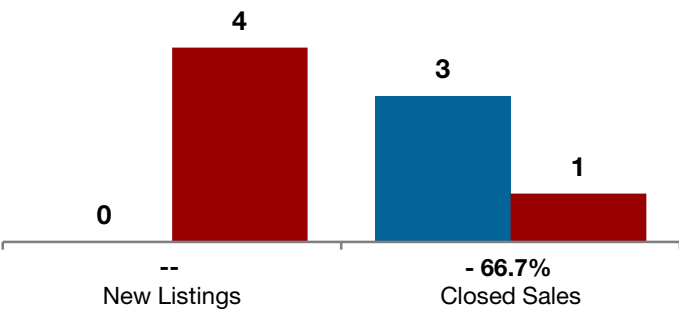
Change in Change in Change in
New Listings Closed Sales Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	0	4	--	2	5	+ 150.0%
Pending Sales	1	1	0.0%	5	1	- 80.0%
Closed Sales	3	1	- 66.7%	7	1	- 85.7%
Average Sales Price*	\$120,167	\$75,000	- 37.6%	\$71,741	\$75,000	+ 4.5%
Median Sales Price*	\$76,000	\$75,000	- 1.3%	\$52,500	\$75,000	+ 42.9%
Percent of Original List Price Received*	86.9%	91.6%	+ 5.4%	82.9%	91.6%	+ 10.5%
Days on Market Until Sale	58	23	- 60.1%	102	23	- 77.4%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	3.3	6.2	+ 86.7%	--	--	--

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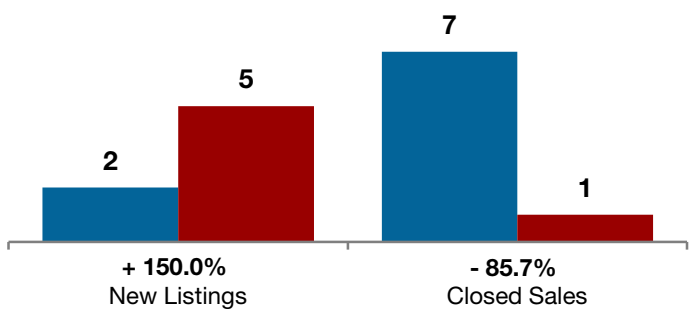
March

■ 2012 ■ 2013



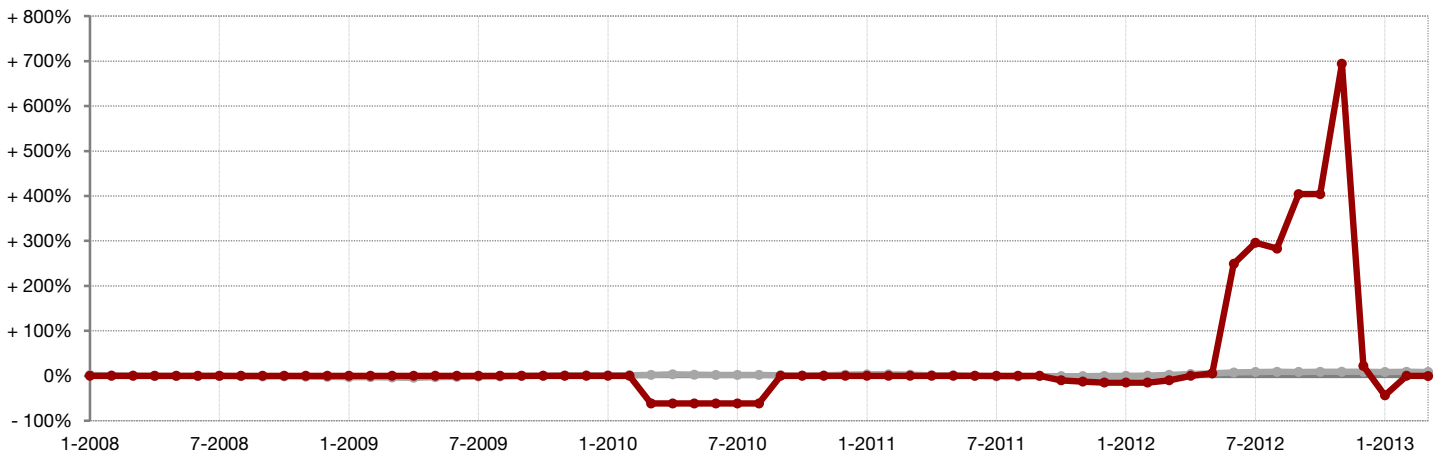
Year to Date

■ 2012 ■ 2013



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

All MLS — All MLS
Upshur County — Upshur County



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Local Market Update – March 2013

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- 20.0%

+ 11.1%

+ 37.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

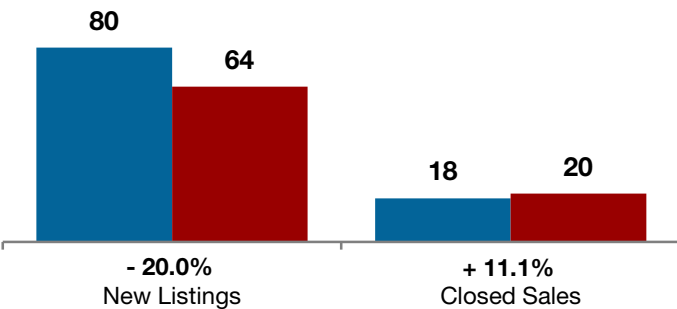
Van Zandt County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	80	64	- 20.0%	206	184	- 10.7%
Pending Sales	23	34	+ 47.8%	76	79	+ 3.9%
Closed Sales	18	20	+ 11.1%	67	64	- 4.5%
Average Sales Price*	\$123,665	\$155,558	+ 25.8%	\$130,159	\$132,385	+ 1.7%
Median Sales Price*	\$89,000	\$122,500	+ 37.6%	\$115,000	\$98,250	- 14.6%
Percent of Original List Price Received*	84.8%	91.3%	+ 7.6%	89.4%	89.5%	+ 0.1%
Days on Market Until Sale	148	119	- 19.9%	163	136	- 16.6%
Inventory of Homes for Sale	378	328	- 13.2%	--	--	--
Months Supply of Inventory	16.3	12.7	- 21.9%	--	--	--

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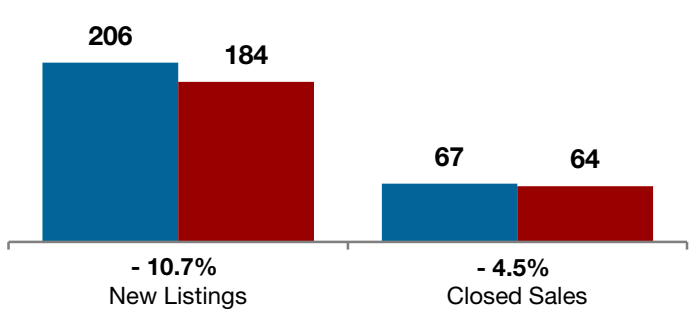
March

■ 2012 ■ 2013



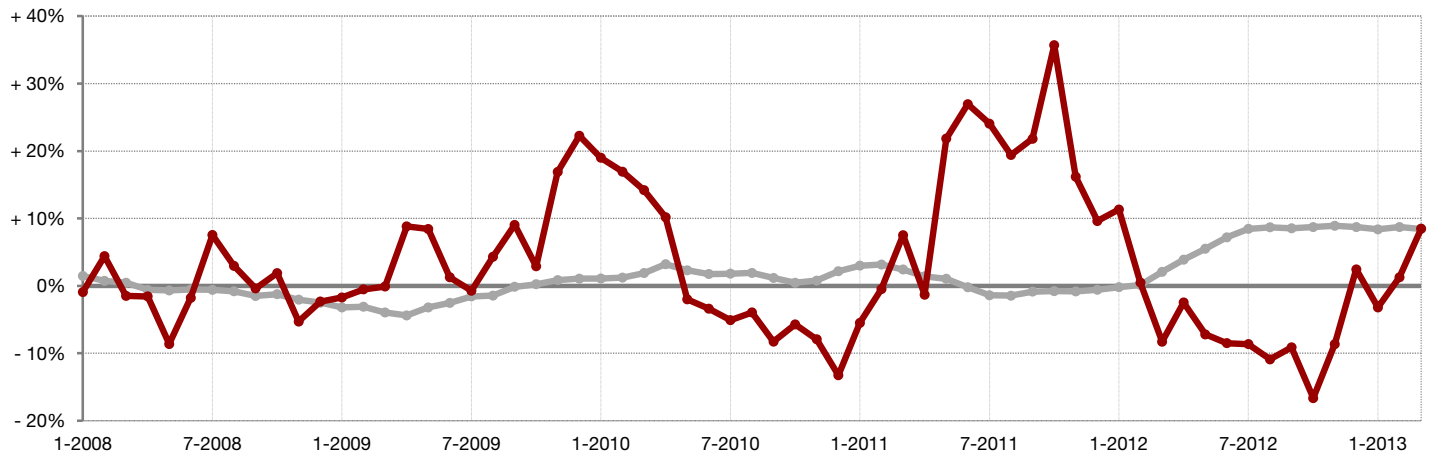
Year to Date

■ 2012 ■ 2013



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

All MLS — Van Zandt County —



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Local Market Update – March 2013

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Wise County

- 7.5%

Change in
New Listings

- 24.6%

Change in
Closed Sales

+ 31.1%

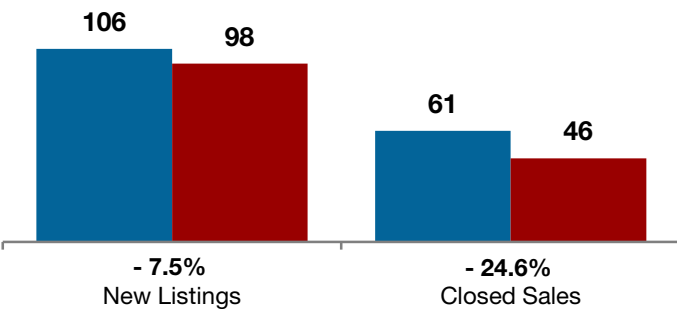
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	106	98	- 7.5%	261	282	+ 8.0%
Pending Sales	50	53	+ 6.0%	151	136	- 9.9%
Closed Sales	61	46	- 24.6%	127	103	- 18.9%
Average Sales Price*	\$145,055	\$166,813	+ 15.0%	\$145,731	\$165,948	+ 13.9%
Median Sales Price*	\$135,000	\$177,000	+ 31.1%	\$125,000	\$150,000	+ 20.0%
Percent of Original List Price Received*	91.5%	91.2%	- 0.4%	89.4%	91.0%	+ 1.9%
Days on Market Until Sale	123	108	- 12.2%	116	103	- 11.7%
Inventory of Homes for Sale	436	430	- 1.4%	--	--	--
Months Supply of Inventory	9.6	9.3	- 3.0%	--	--	--

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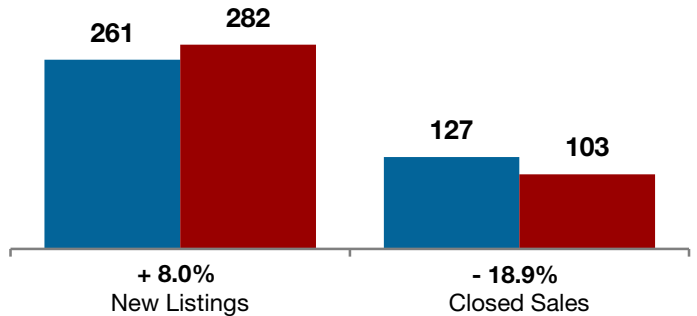
March

■ 2012 ■ 2013



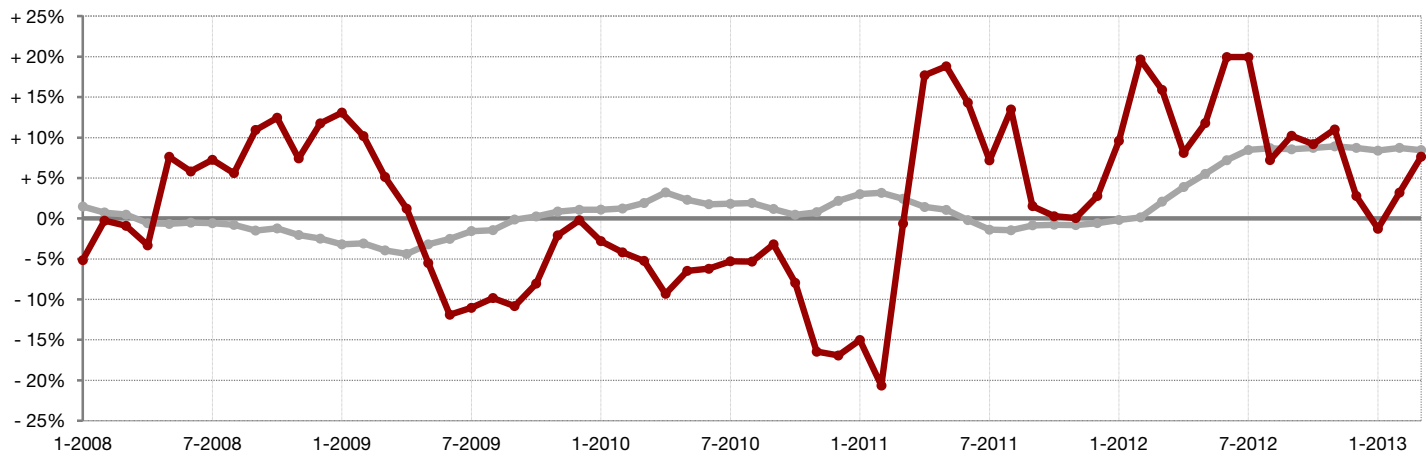
Year to Date

■ 2012 ■ 2013



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

All MLS — Wise County —



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Local Market Update – March 2013

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Wood County

+ 40.0%

Change in
New Listings

+ 114.3%

Change in
Closed Sales

- 59.5%

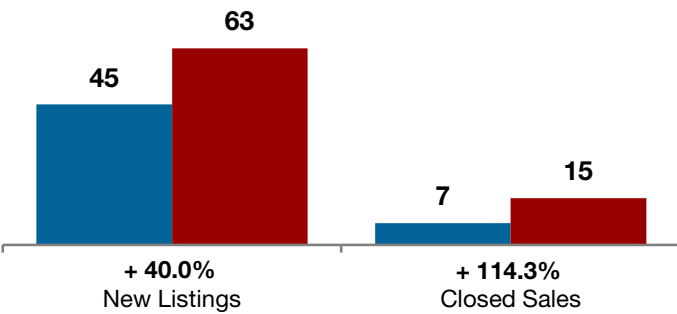
Change in
Median Sales Price

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	45	63	+ 40.0%	121	161	+ 33.1%
Pending Sales	14	18	+ 28.6%	39	54	+ 38.5%
Closed Sales	7	15	+ 114.3%	34	44	+ 29.4%
Average Sales Price*	\$258,743	\$252,664	- 2.3%	\$125,821	\$177,785	+ 41.3%
Median Sales Price*	\$304,600	\$123,500	- 59.5%	\$87,000	\$89,500	+ 2.9%
Percent of Original List Price Received*	89.4%	89.8%	+ 0.4%	88.5%	89.8%	+ 1.5%
Days on Market Until Sale	96	71	- 25.7%	153	116	- 24.2%
Inventory of Homes for Sale	217	257	+ 18.4%	--	--	--
Months Supply of Inventory	15.6	16.9	+ 8.1%	--	--	--

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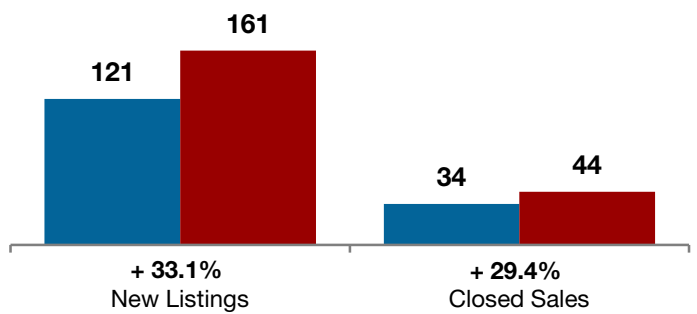
March

■ 2012 ■ 2013



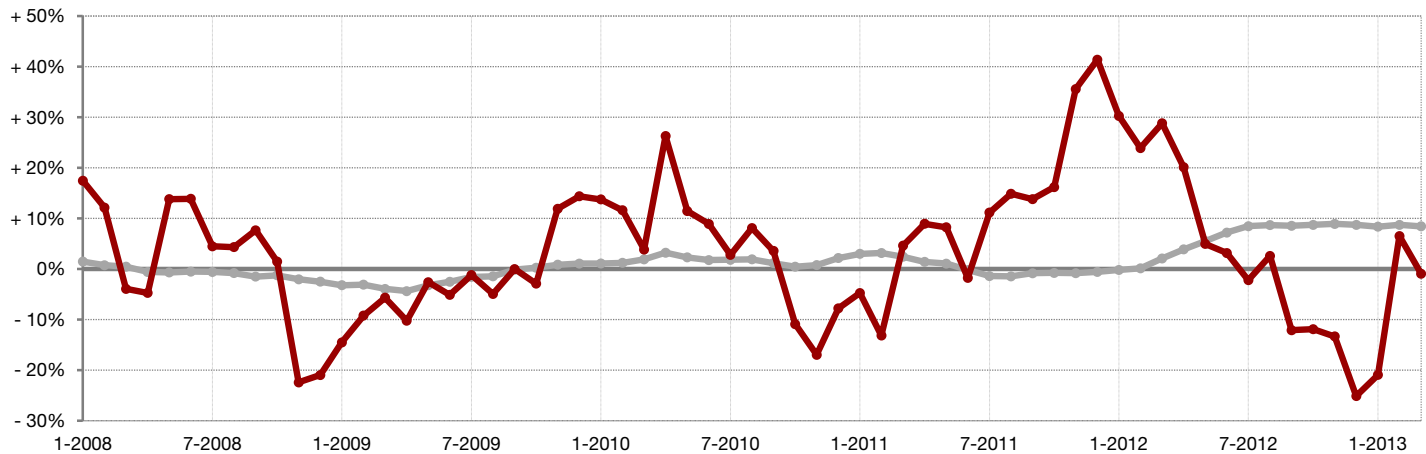
Year to Date

■ 2012 ■ 2013



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

All MLS — Wood County —



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Local Market Update – March 2013

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+ 125.0% **+ 100.0%** **+ 977.1%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

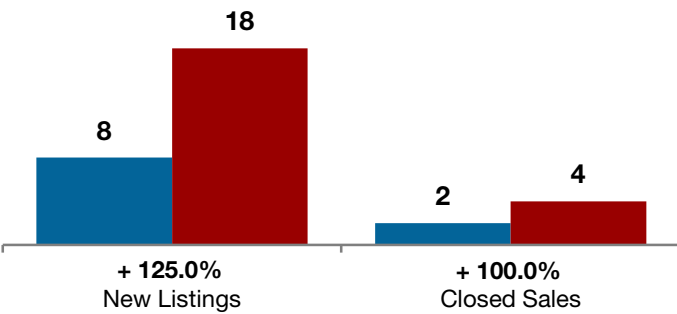
Young County

	March			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	8	18	+ 125.0%	28	54	+ 92.9%
Pending Sales	6	5	- 16.7%	15	12	- 20.0%
Closed Sales	2	4	+ 100.0%	8	7	- 12.5%
Average Sales Price*	\$17,500	\$190,375	+ 987.9%	\$90,488	\$159,000	+ 75.7%
Median Sales Price*	\$17,500	\$188,500	+ 977.1%	\$95,450	\$126,500	+ 32.5%
Percent of Original List Price Received*	82.5%	94.8%	+ 14.8%	91.1%	96.2%	+ 5.6%
Days on Market Until Sale	103	91	- 11.5%	79	72	- 9.1%
Inventory of Homes for Sale	32	73	+ 128.1%	--	--	--
Months Supply of Inventory	7.1	16.2	+ 128.1%	--	--	--

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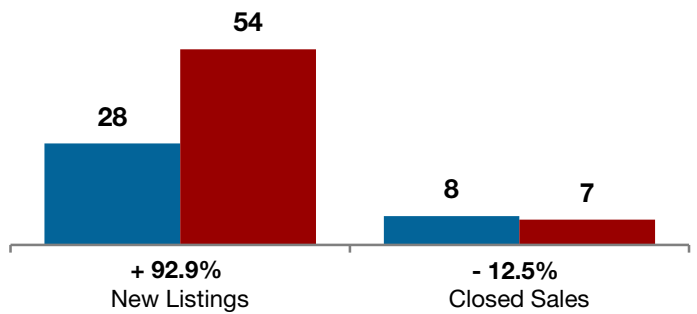
March

■ 2012 ■ 2013



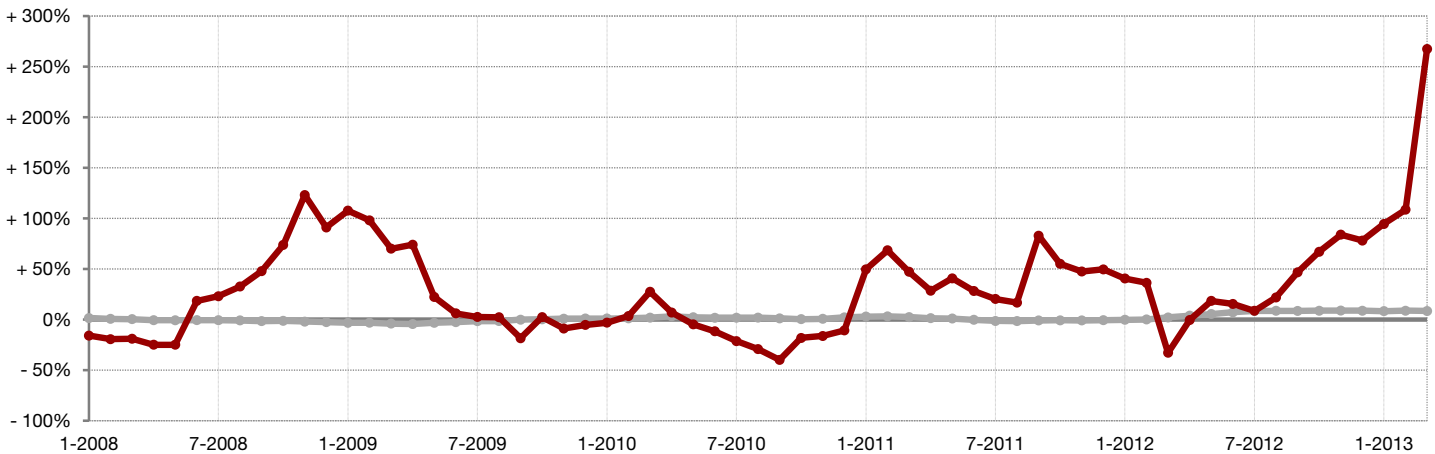
Year to Date

■ 2012 ■ 2013



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

All MLS — Young County —



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