

Local Market Updates

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



July 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 – July 2011

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Anderson County

0.0%

Change in
New Listings

0.0%

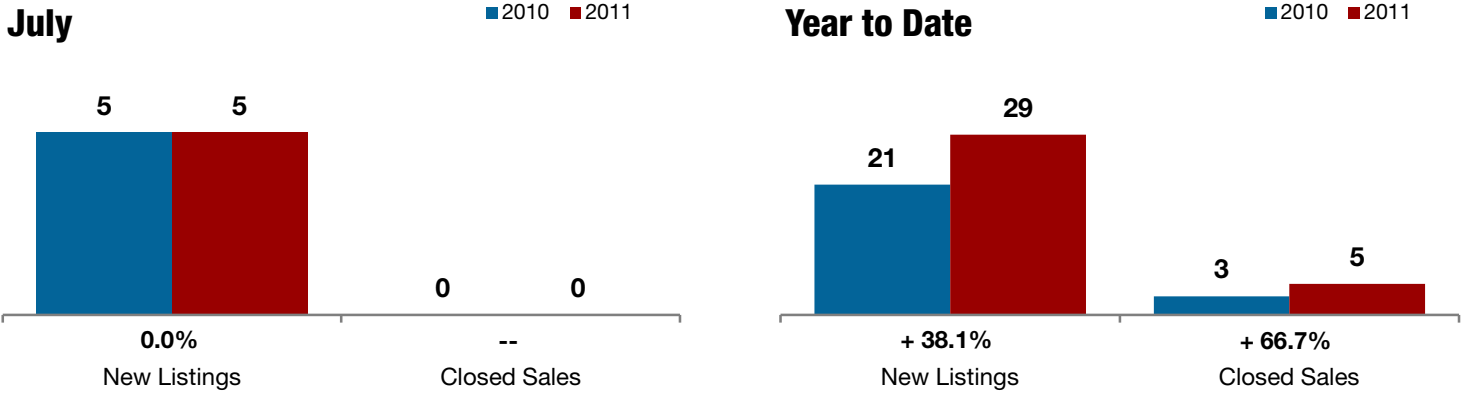
Change in
Closed Sales

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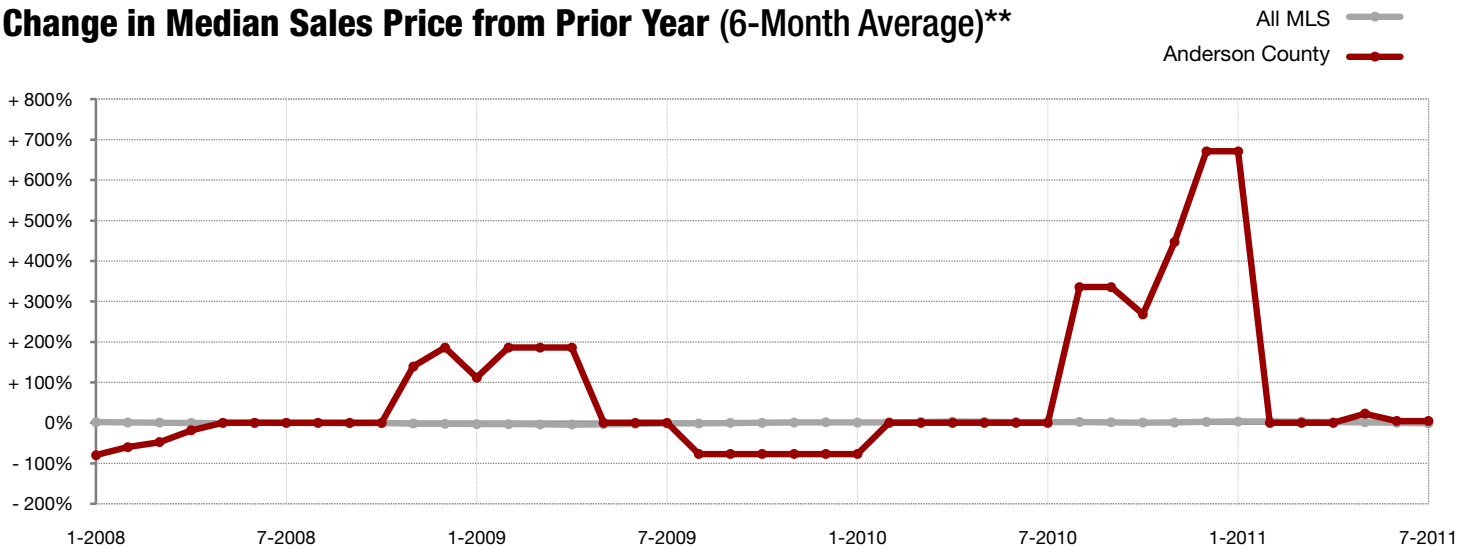
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	5	5	0.0%	21	29	+ 38.1%
Pending Sales	1	1	0.0%	4	8	+ 100.0%
Closed Sales	0	0	--	3	5	+ 66.7%
Average Sales Price*	\$0	\$0	--	\$59,000	\$238,929	+ 305.0%
Median Sales Price*	\$0	\$0	--	\$50,000	\$227,500	+ 355.0%
Percent of Original List Price Received*	0.0%	0.0%	--	74.9%	95.4%	+ 27.4%
Days on Market Until Sale	0	0	--	44	116	+ 163.2%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	14.4	16.8	+ 16.7%	--	--	--

*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.



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



**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.

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Bosque County

- 29.2%

Change in
New Listings

+ 25.0%

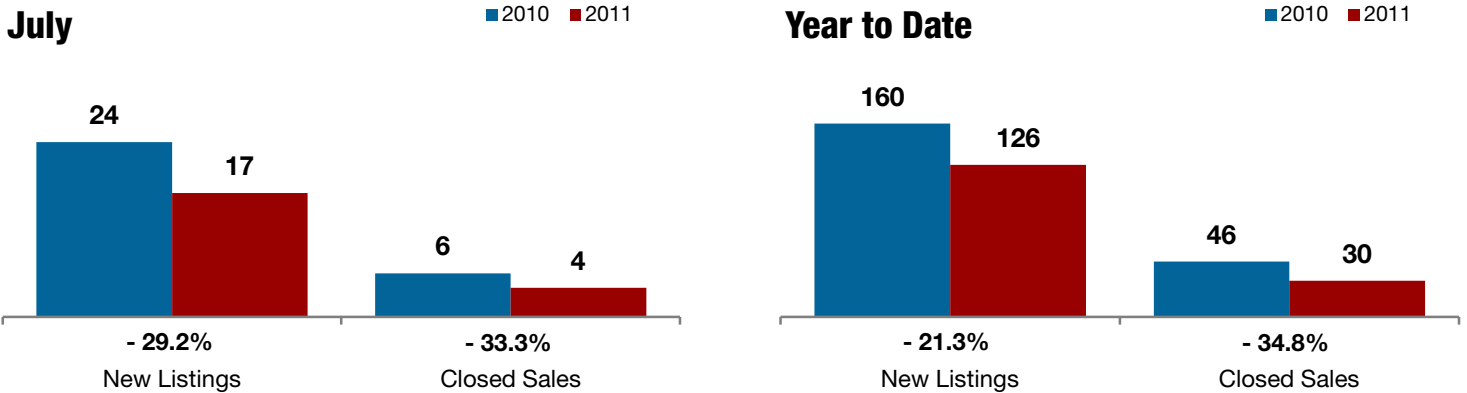
Change in
Closed Sales

- 25.4%

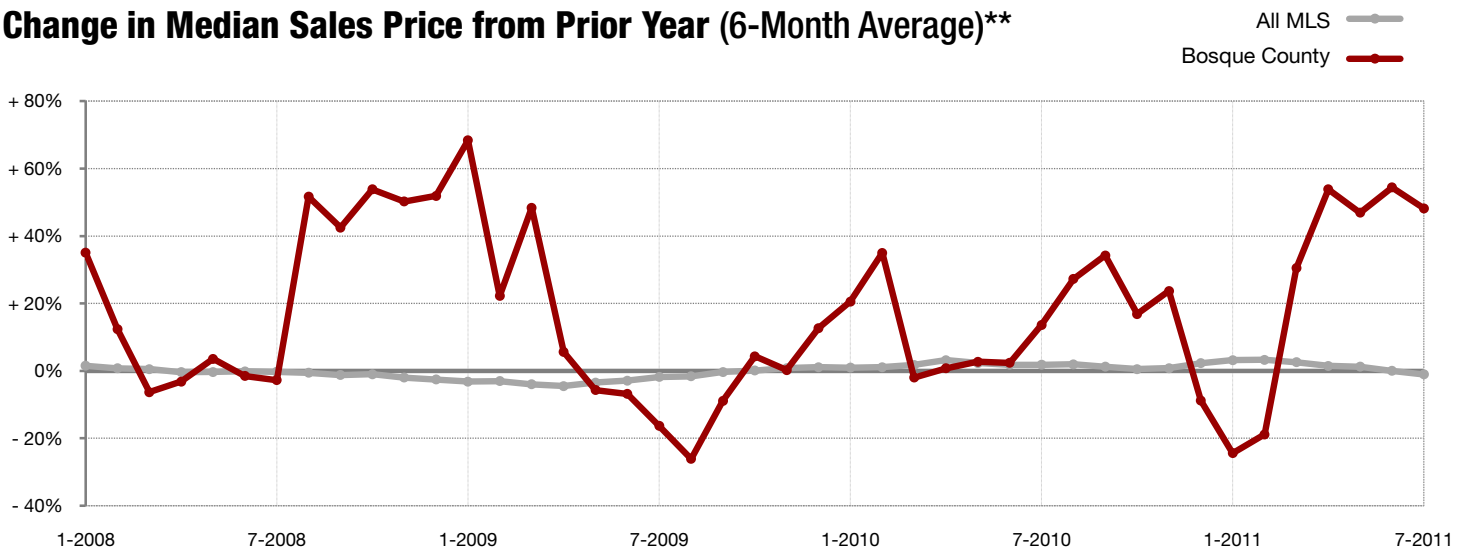
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	24	17	- 29.2%	160	126	- 21.3%
Pending Sales	4	5	+ 25.0%	43	35	- 18.6%
Closed Sales	6	4	- 33.3%	46	30	- 34.8%
Average Sales Price*	\$117,583	\$145,583	+ 23.8%	\$108,551	\$121,420	+ 11.9%
Median Sales Price*	\$104,500	\$78,000	- 25.4%	\$88,000	\$78,000	- 11.4%
Percent of Original List Price Received*	92.0%	78.6%	- 14.6%	87.1%	88.0%	+ 1.0%
Days on Market Until Sale	95	172	+ 82.3%	149	173	+ 16.4%
Inventory of Homes for Sale	172	151	- 12.2%	--	--	--
Months Supply of Inventory	26.5	28.8	+ 8.7%	--	--	--

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



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- 19.0%

Change in
New Listings

+ 9.1%

Change in
Closed Sales

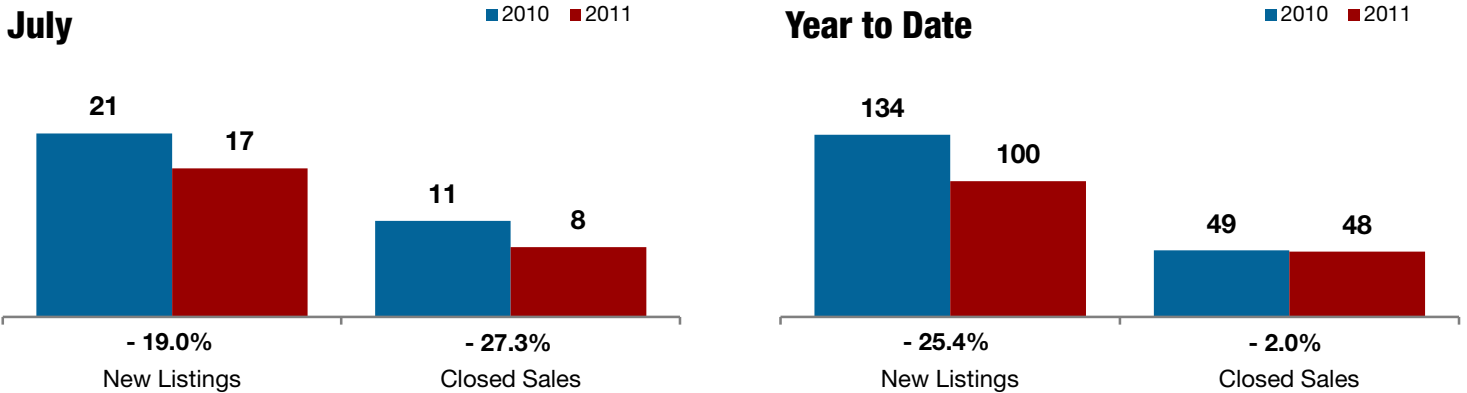
+ 20.2%

Change in
Median Sales Price

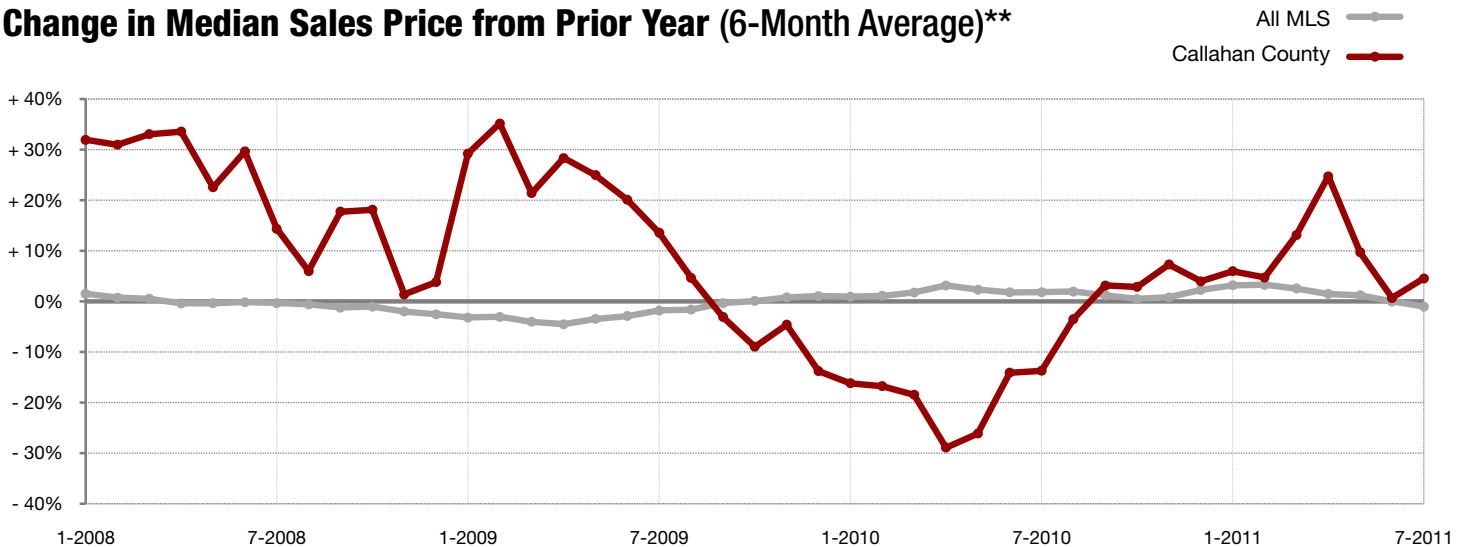
Callahan County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	21	17	- 19.0%	134	100	- 25.4%
Pending Sales	11	12	+ 9.1%	58	57	- 1.7%
Closed Sales	11	8	- 27.3%	49	48	- 2.0%
Average Sales Price*	\$102,225	\$114,750	+ 12.3%	\$108,940	\$120,950	+ 11.0%
Median Sales Price*	\$76,950	\$92,500	+ 20.2%	\$92,500	\$90,750	- 1.9%
Percent of Original List Price Received*	88.6%	93.9%	+ 6.0%	92.8%	95.0%	+ 2.4%
Days on Market Until Sale	116	92	- 20.7%	107	108	+ 0.4%
Inventory of Homes for Sale	81	63	- 22.2%	--	--	--
Months Supply of Inventory	9.9	7.6	- 23.0%	--	--	--

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



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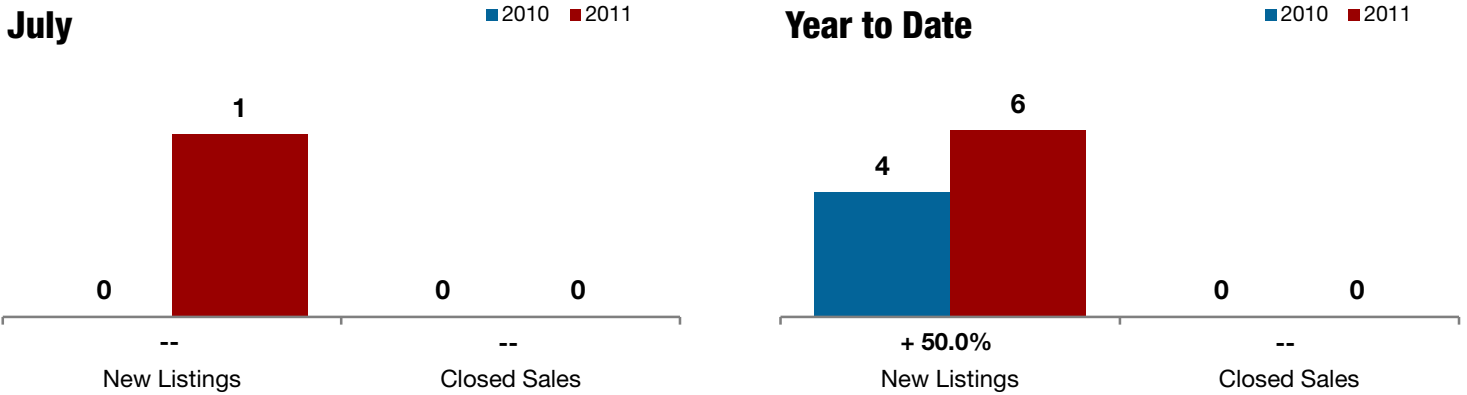
A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



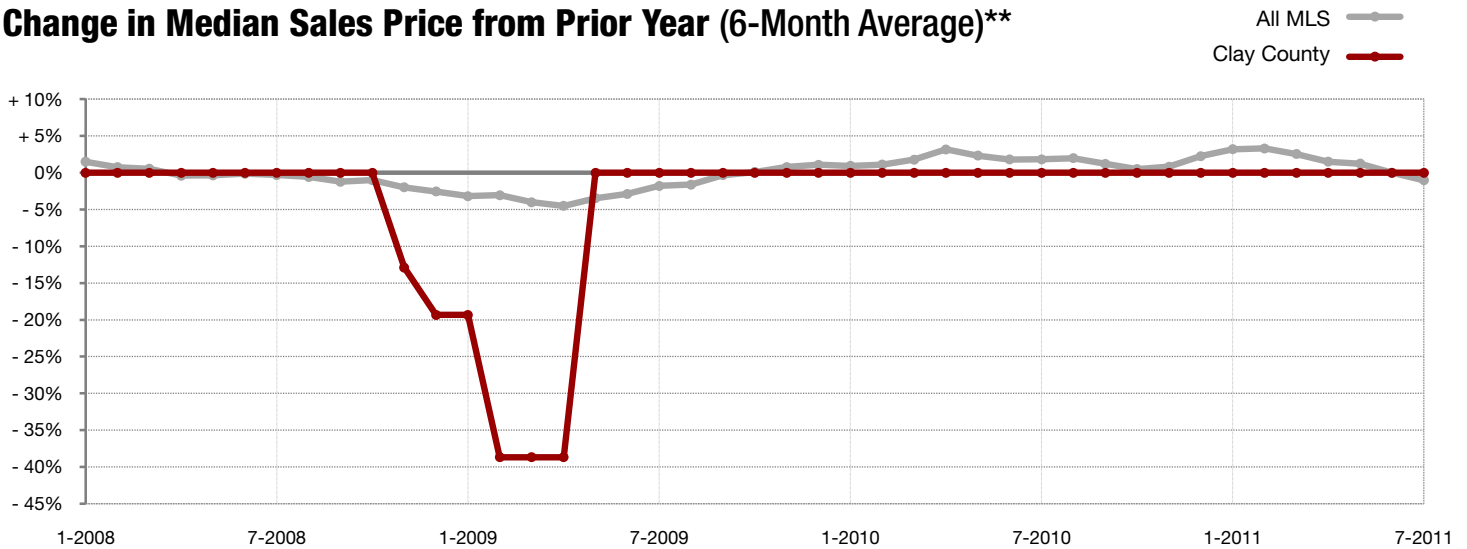
Clay County

	Change in New Listings			Change in Closed Sales			Change in Median Sales Price		
	2010	2011	+ / -	2010	2011	+ / -	2010	2011	+ / -
July	0	1	--	0	0	--	\$0	\$0	--
Year to Date	4	6	+ 50.0%	0	0	--	\$0	\$0	--
New Listings	0	1	--	0	0	--	\$0	\$0	--
Pending Sales	0	1	--	0	2	--	0.0%	0.0%	--
Closed Sales	0	0	--	0	0	--	0	0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--	5	4	- 20.0%
Median Sales Price*	\$0	\$0	--	\$0	\$0	--	5.0	4.0	- 20.0%
Percent of Original List Price Received*	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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Change in Median Sales Price from Prior Year (6-Month Average)**



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Coleman County

+ 100.0%

Change in
New Listings

- 100.0%

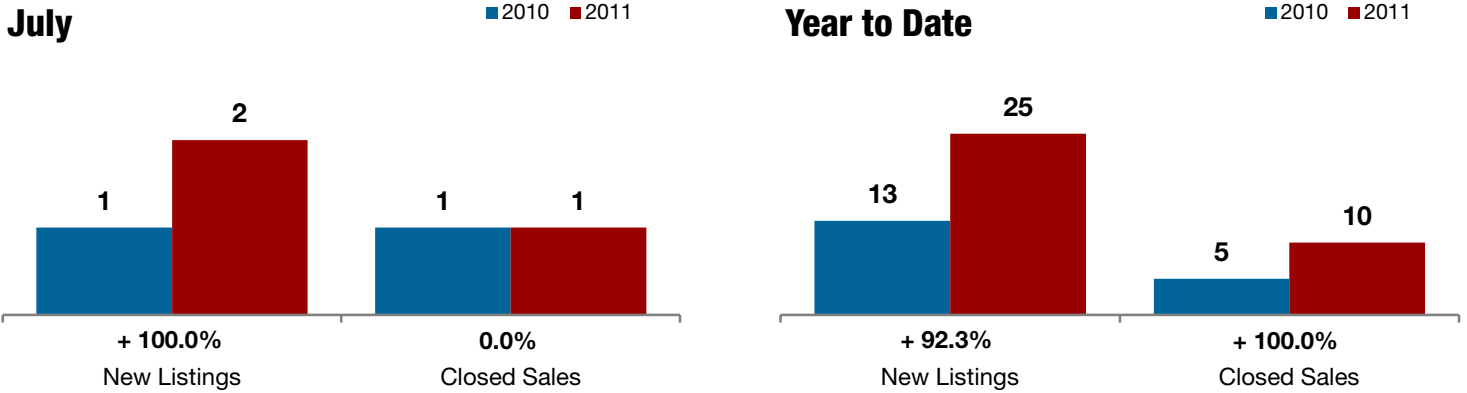
Change in
Closed Sales

- 84.1%

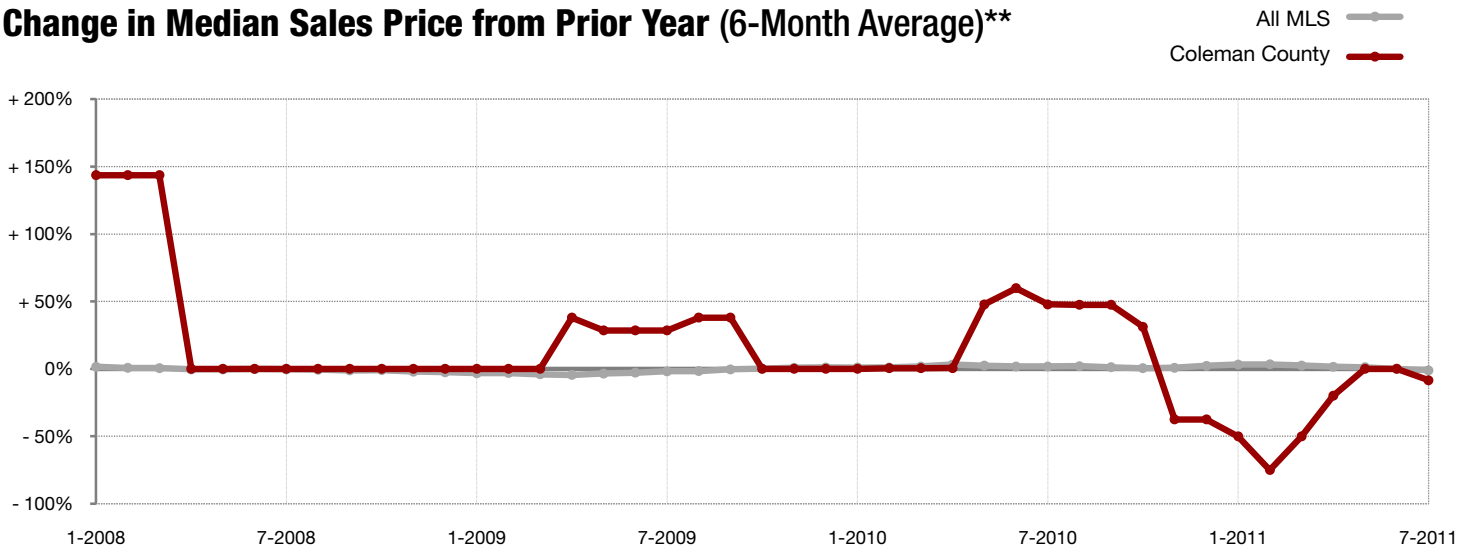
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1	2	+ 100.0%	13	25	+ 92.3%
Pending Sales	1	0	- 100.0%	6	12	+ 100.0%
Closed Sales	1	1	0.0%	5	10	+ 100.0%
Average Sales Price*	\$315,000	\$50,000	- 84.1%	\$79,653	\$67,510	- 15.2%
Median Sales Price*	\$315,000	\$50,000	- 84.1%	\$21,500	\$41,500	+ 93.0%
Percent of Original List Price Received*	94.0%	65.4%	- 30.5%	82.1%	74.6%	- 9.1%
Days on Market Until Sale	137	163	+ 19.0%	64	173	+ 168.2%
Inventory of Homes for Sale	10	21	+ 110.0%	--	--	--
Months Supply of Inventory	8.9	12.0	+ 35.0%	--	--	--

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



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Collin County

- 18.5%

Change in
New Listings

+ 13.1%

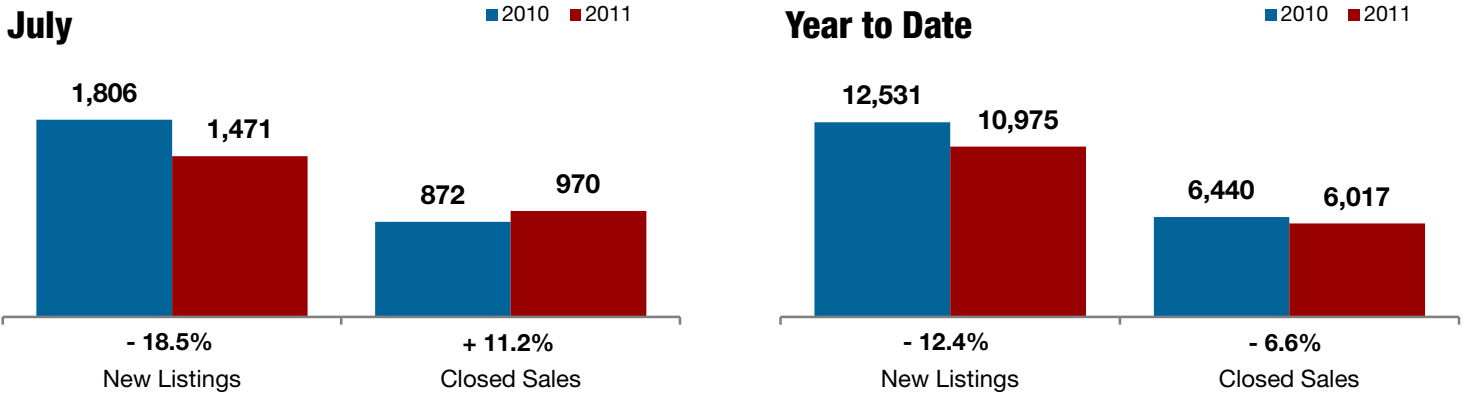
Change in
Closed Sales

- 2.3%

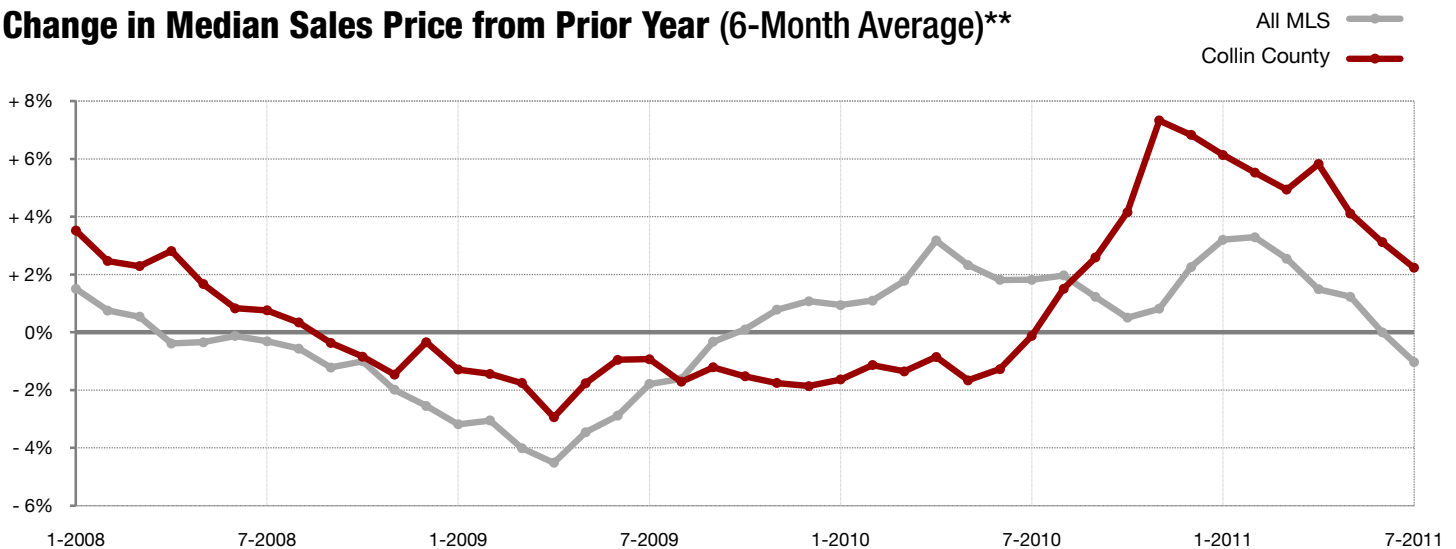
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1,806	1,471	- 18.5%	12,531	10,975	- 12.4%
Pending Sales	869	983	+ 13.1%	6,848	6,654	- 2.8%
Closed Sales	872	970	+ 11.2%	6,440	6,017	- 6.6%
Average Sales Price*	\$244,868	\$249,832	+ 2.0%	\$236,041	\$243,172	+ 3.0%
Median Sales Price*	\$215,000	\$210,000	- 2.3%	\$195,000	\$200,000	+ 2.6%
Percent of Original List Price Received*	94.1%	94.1%	- 0.1%	94.6%	93.4%	- 1.3%
Days on Market Until Sale	80	85	+ 6.0%	83	97	+ 17.1%
Inventory of Homes for Sale	5,957	4,795	- 19.5%	--	--	--
Months Supply of Inventory	6.5	5.7	- 12.6%	--	--	--

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



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- 33.3%

Change in
New Listings

- 60.0%

Change in
Closed Sales

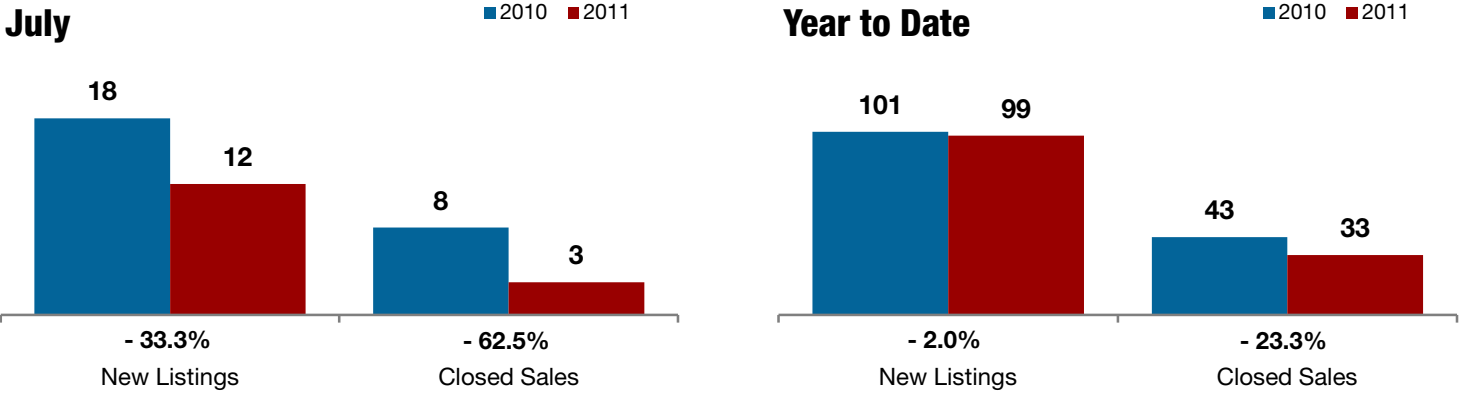
- 62.0%

Change in
Median Sales Price

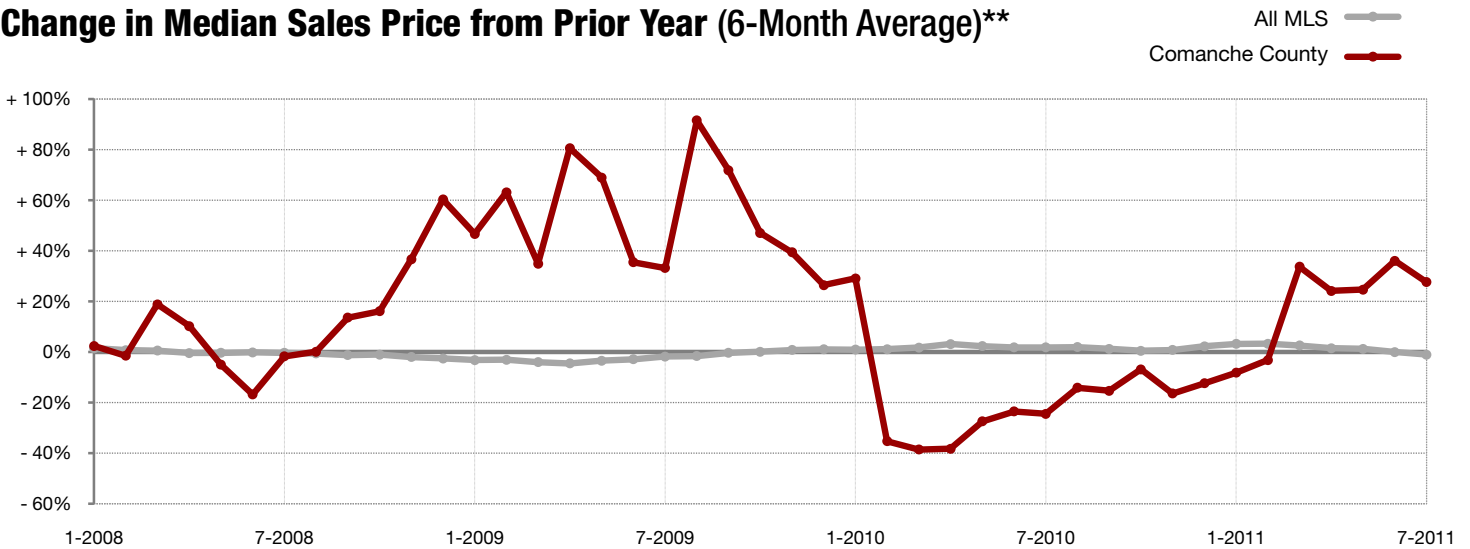
Comanche County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	18	12	- 33.3%	101	99	- 2.0%
Pending Sales	5	2	- 60.0%	48	31	- 35.4%
Closed Sales	8	3	- 62.5%	43	33	- 23.3%
Average Sales Price*	\$99,829	\$73,500	- 26.4%	\$102,843	\$109,327	+ 6.3%
Median Sales Price*	\$102,000	\$38,800	- 62.0%	\$81,000	\$98,500	+ 21.6%
Percent of Original List Price Received*	94.7%	88.6%	- 6.5%	87.1%	85.1%	- 2.2%
Days on Market Until Sale	93	94	+ 0.6%	153	186	+ 21.3%
Inventory of Homes for Sale	95	114	+ 20.0%	--	--	--
Months Supply of Inventory	13.7	21.7	+ 58.1%	--	--	--

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



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- 46.5%

+ 13.6%

- 17.3%

Change in
New Listings

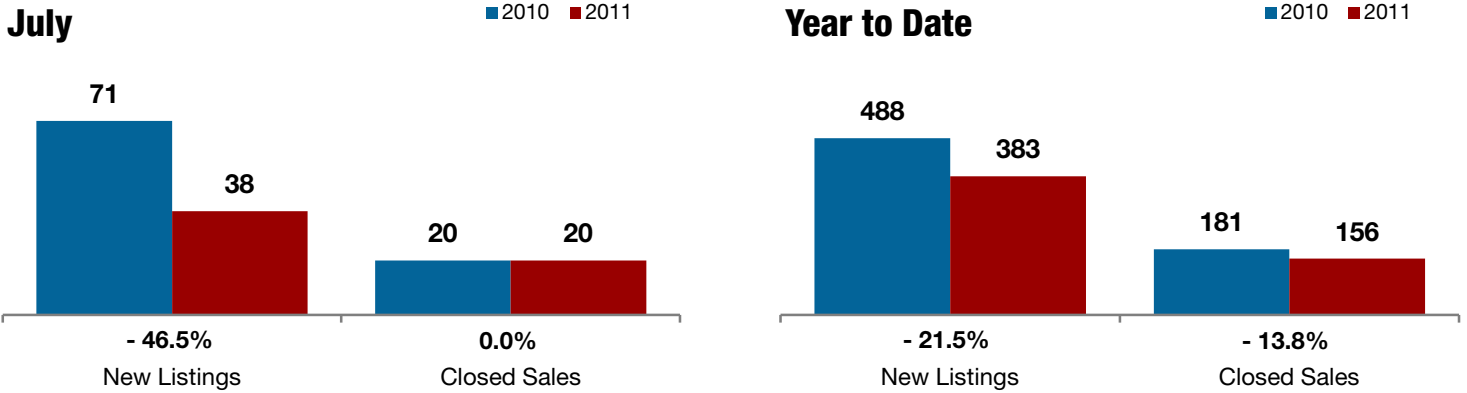
Change in
Closed Sales

Change in
Median Sales Price

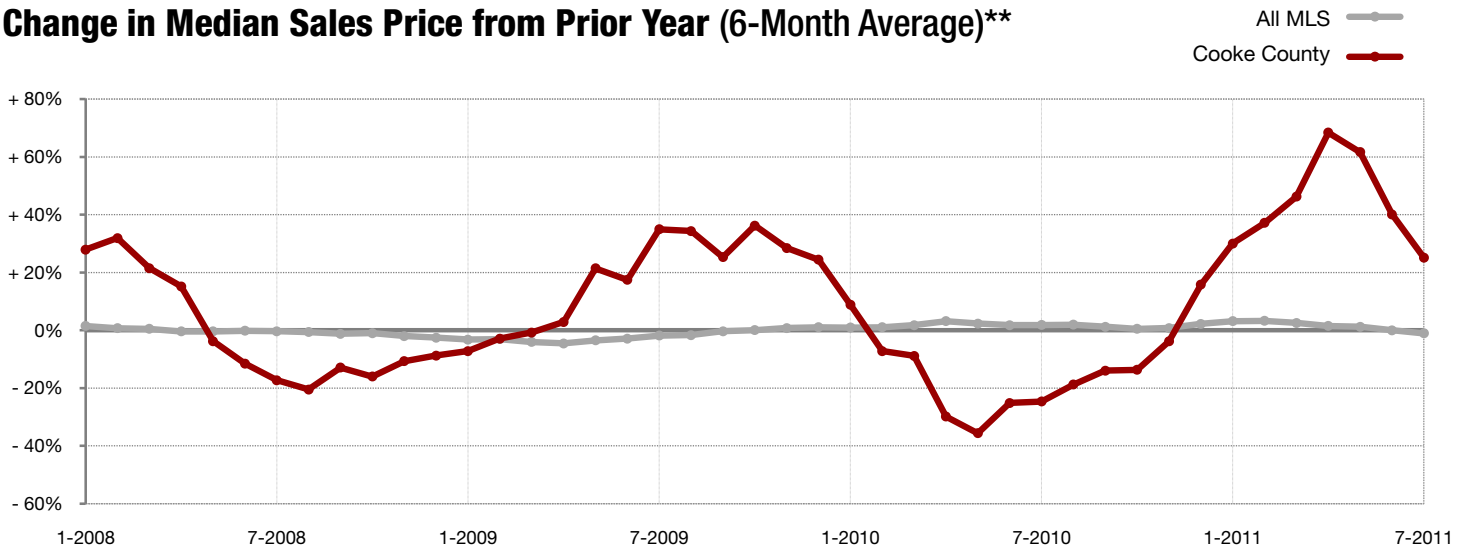
Cooke County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	71	38	- 46.5%	488	383	- 21.5%
Pending Sales	22	25	+ 13.6%	182	172	- 5.5%
Closed Sales	20	20	0.0%	181	156	- 13.8%
Average Sales Price*	\$216,004	\$182,680	- 15.4%	\$155,187	\$164,684	+ 6.1%
Median Sales Price*	\$139,700	\$115,500	- 17.3%	\$100,000	\$127,000	+ 27.0%
Percent of Original List Price Received*	89.7%	88.2%	- 1.7%	89.0%	89.5%	+ 0.5%
Days on Market Until Sale	200	151	- 24.6%	127	170	+ 34.2%
Inventory of Homes for Sale	386	299	- 22.5%	--	--	--
Months Supply of Inventory	16.1	11.9	- 26.4%	--	--	--

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



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- 24.1%

+ 21.3%

- 0.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Dallas County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3,379	2,565	- 24.1%	24,614	20,560	- 16.5%
Pending Sales	1,396	1,693	+ 21.3%	12,062	11,592	- 3.9%
Closed Sales	1,392	1,533	+ 10.1%	11,656	10,407	- 10.7%
Average Sales Price*	\$246,430	\$218,957	- 11.1%	\$214,510	\$223,651	+ 4.3%
Median Sales Price*	\$131,000	\$130,225	- 0.6%	\$126,188	\$125,000	- 0.9%
Percent of Original List Price Received*	92.3%	91.1%	- 1.3%	93.4%	91.0%	- 2.6%
Days on Market Until Sale	92	101	+ 10.7%	92	108	+ 17.2%
Inventory of Homes for Sale	13,105	10,093	- 23.0%	--	--	--
Months Supply of Inventory	7.8	6.8	- 13.2%	--	--	--

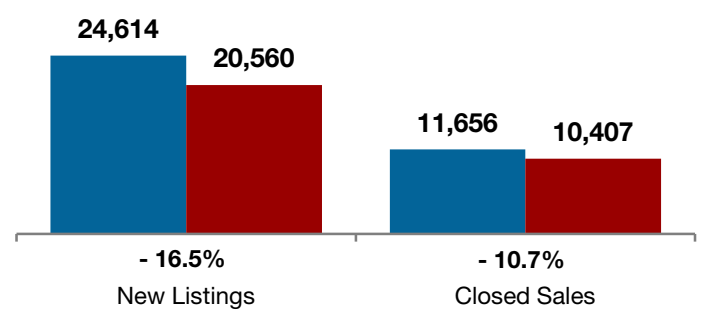
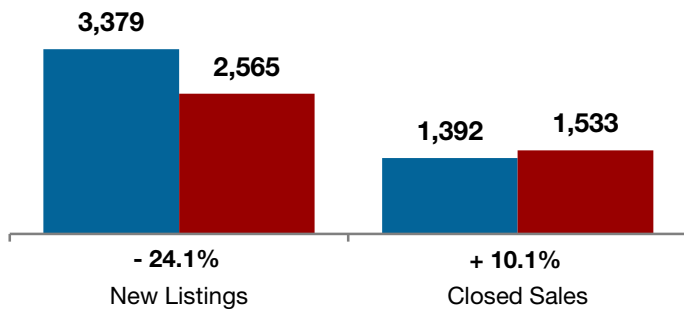
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July

■ 2010 ■ 2011

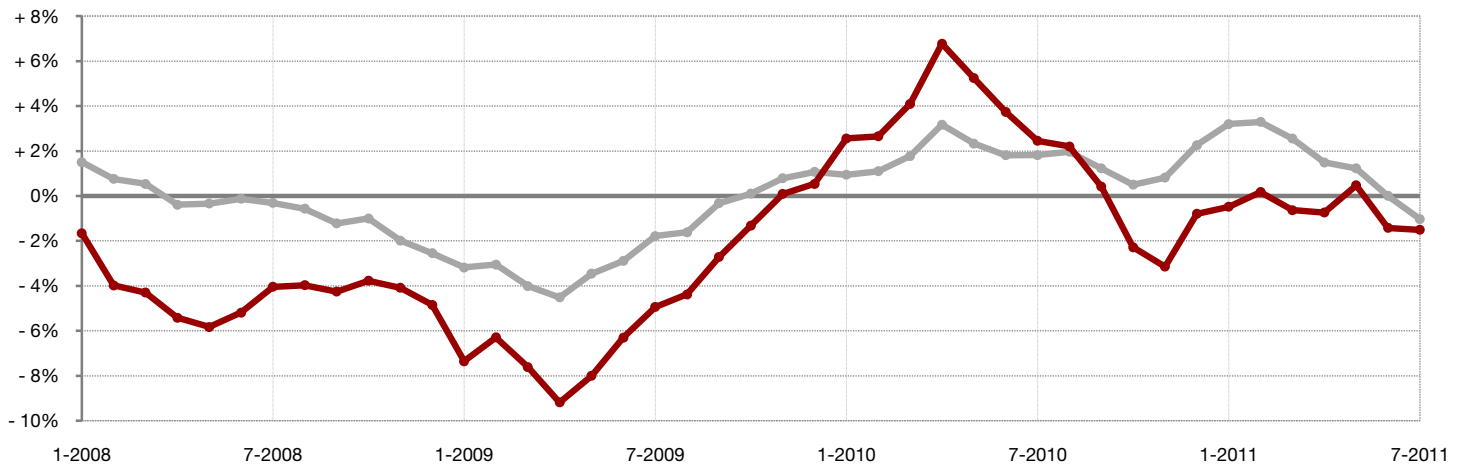
Year to Date

■ 2010 ■ 2011



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

All MLS — Dallas County —



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Delta County

0.0%

+ 50.0%

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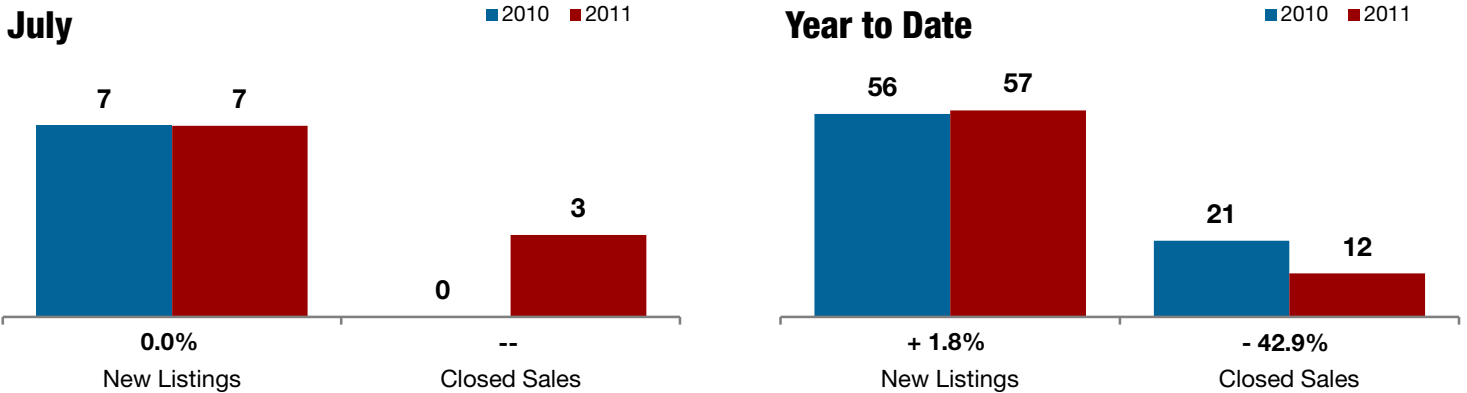
Change in
New Listings

Change in
Closed Sales

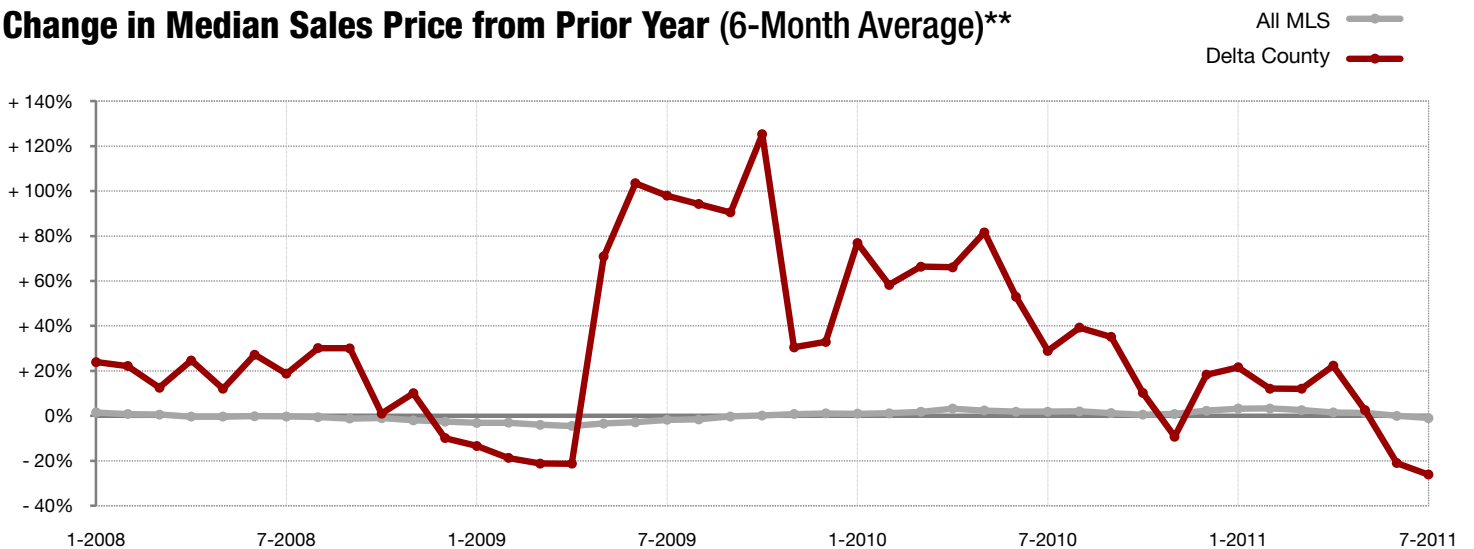
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	7	7	0.0%	56	57	+ 1.8%
Pending Sales	2	3	+ 50.0%	20	12	- 40.0%
Closed Sales	0	3	--	21	12	- 42.9%
Average Sales Price*	\$0	\$70,000	--	\$93,695	\$83,683	- 10.7%
Median Sales Price*	\$0	\$70,000	--	\$84,750	\$77,900	- 8.1%
Percent of Original List Price Received*	0.0%	94.7%	--	87.2%	87.7%	+ 0.6%
Days on Market Until Sale	0	416	--	235	218	- 7.5%
Inventory of Homes for Sale	48	54	+ 12.5%	--	--	--
Months Supply of Inventory	18.6	25.7	+ 38.4%	--	--	--

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Denton County

- 19.7%

Change in
New Listings

+ 18.8%

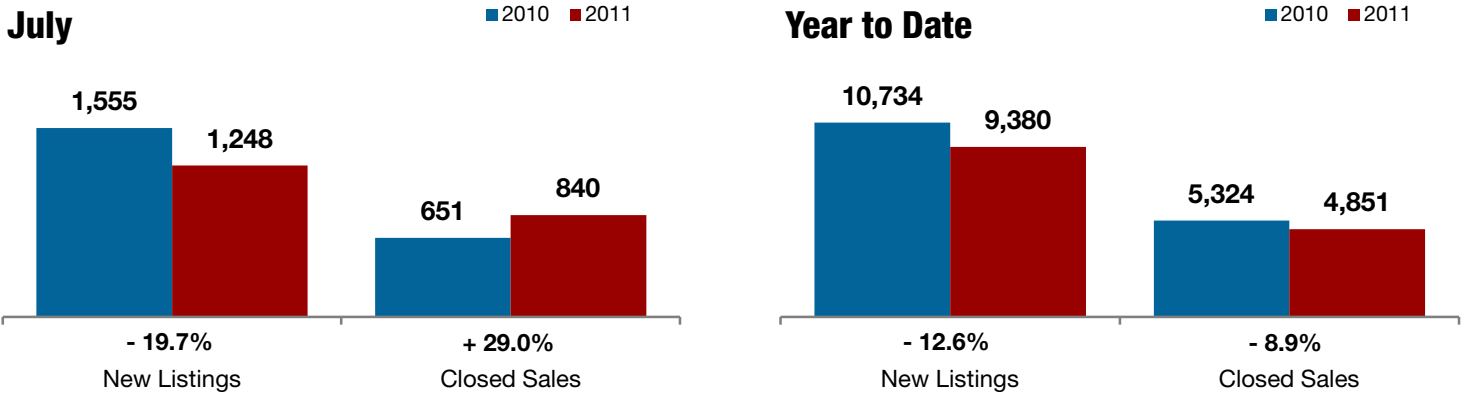
Change in
Closed Sales

- 6.5%

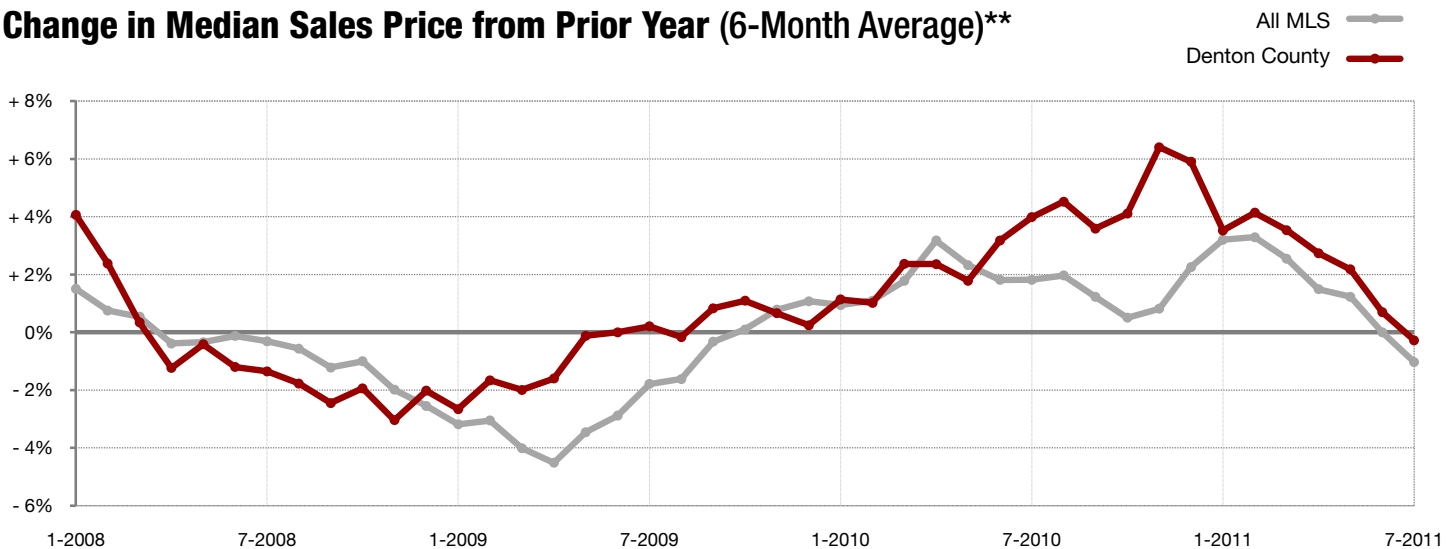
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1,555	1,248	- 19.7%	10,734	9,380	- 12.6%
Pending Sales	643	764	+ 18.8%	5,573	5,378	- 3.5%
Closed Sales	651	840	+ 29.0%	5,324	4,851	- 8.9%
Average Sales Price*	\$251,287	\$227,915	- 9.3%	\$221,366	\$223,660	+ 1.0%
Median Sales Price*	\$200,000	\$187,076	- 6.5%	\$179,000	\$180,000	+ 0.6%
Percent of Original List Price Received*	93.8%	93.7%	- 0.2%	95.0%	93.4%	- 1.7%
Days on Market Until Sale	88	93	+ 4.8%	85	102	+ 20.1%
Inventory of Homes for Sale	5,344	4,347	- 18.7%	--	--	--
Months Supply of Inventory	7.2	6.4	- 10.6%	--	--	--

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Eastland County

+ 43.5%

Change in
New Listings

- 33.3%

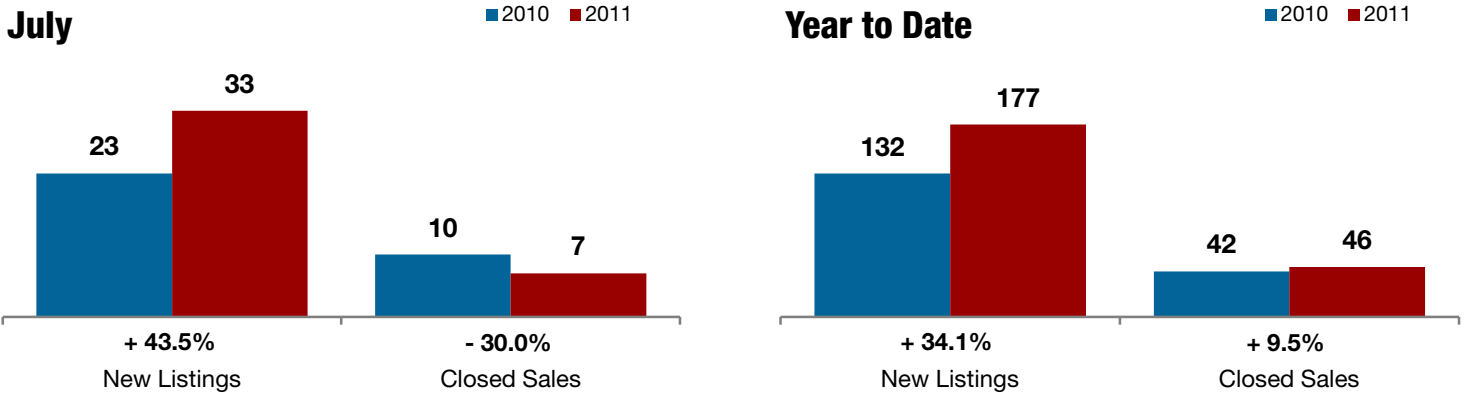
Change in
Closed Sales

- 15.9%

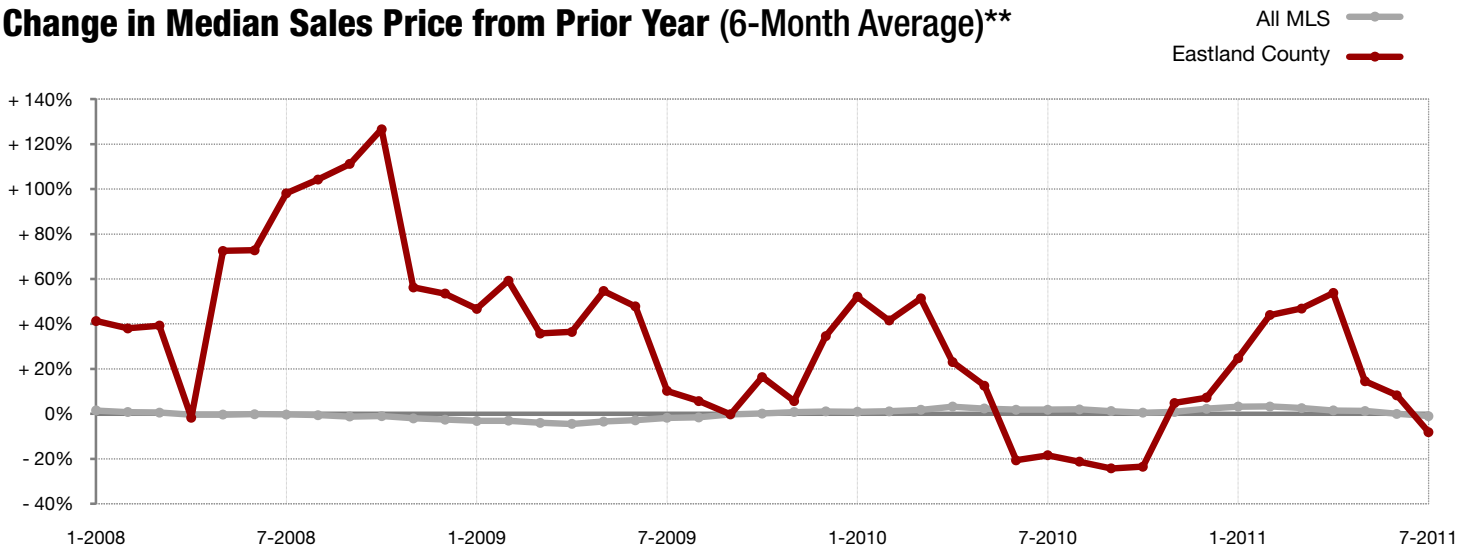
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	23	33	+ 43.5%	132	177	+ 34.1%
Pending Sales	12	8	- 33.3%	48	57	+ 18.8%
Closed Sales	10	7	- 30.0%	42	46	+ 9.5%
Average Sales Price*	\$79,040	\$66,214	- 16.2%	\$91,099	\$75,063	- 17.6%
Median Sales Price*	\$56,500	\$47,500	- 15.9%	\$55,000	\$55,750	+ 1.4%
Percent of Original List Price Received*	79.5%	87.5%	+ 10.0%	81.9%	86.6%	+ 5.6%
Days on Market Until Sale	288	140	- 51.3%	200	194	- 2.8%
Inventory of Homes for Sale	128	136	+ 6.3%	--	--	--
Months Supply of Inventory	19.2	17.4	- 9.6%	--	--	--

*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.



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



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Local Market Update – July 2011

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



Ellis County

+ 2.4%

Change in
New Listings

- 0.8%

Change in
Closed Sales

- 7.4%

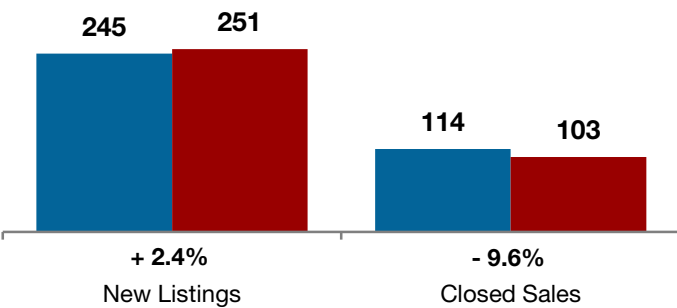
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	245	251	+ 2.4%	1,797	1,579	- 12.1%
Pending Sales	126	125	- 0.8%	912	857	- 6.0%
Closed Sales	114	103	- 9.6%	848	751	- 11.4%
Average Sales Price*	\$160,626	\$148,453	- 7.6%	\$151,310	\$147,326	- 2.6%
Median Sales Price*	\$143,700	\$133,000	- 7.4%	\$134,000	\$130,000	- 3.0%
Percent of Original List Price Received*	90.3%	92.4%	+ 2.4%	92.8%	91.7%	- 1.2%
Days on Market Until Sale	108	110	+ 1.8%	109	126	+ 15.8%
Inventory of Homes for Sale	1,052	931	- 11.5%	--	--	--
Months Supply of Inventory	8.6	8.5	- 1.2%	--	--	--

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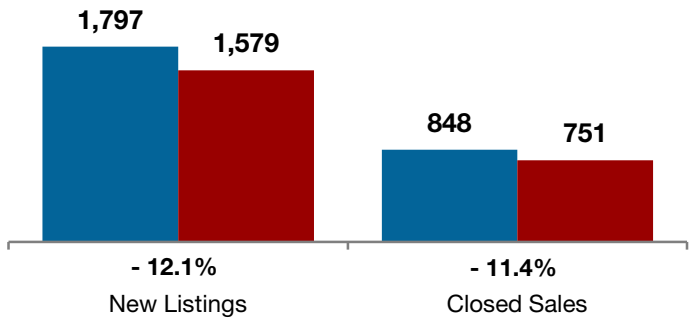
July

■ 2010 ■ 2011



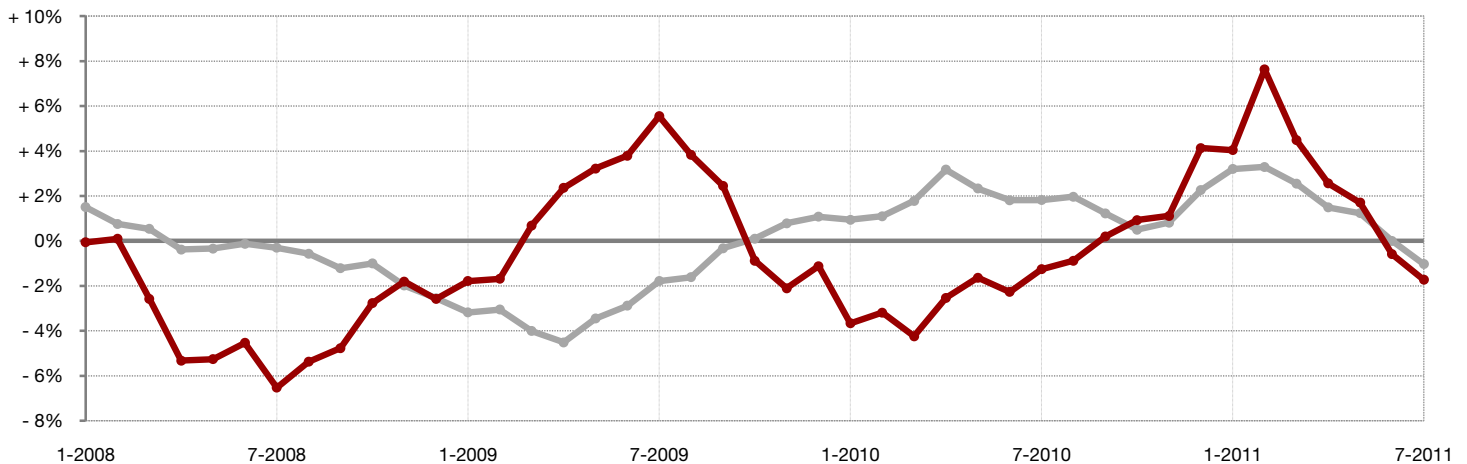
Year to Date

■ 2010 ■ 2011



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

All MLS — Ellis County —



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Local Market Update – July 2011

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Erath County

+ 13.4%

Change in
New Listings

+ 54.5%

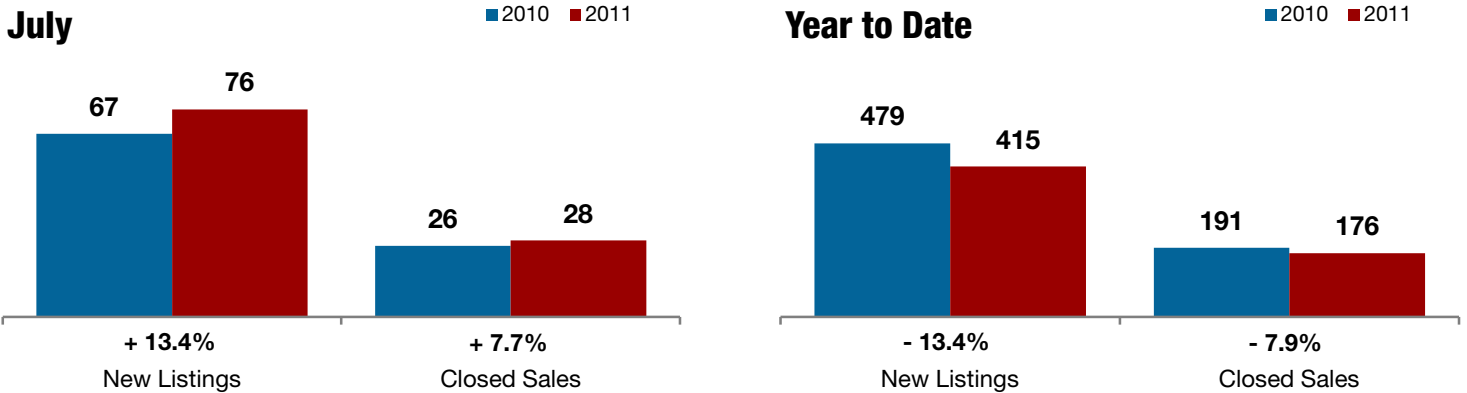
Change in
Closed Sales

+ 1.7%

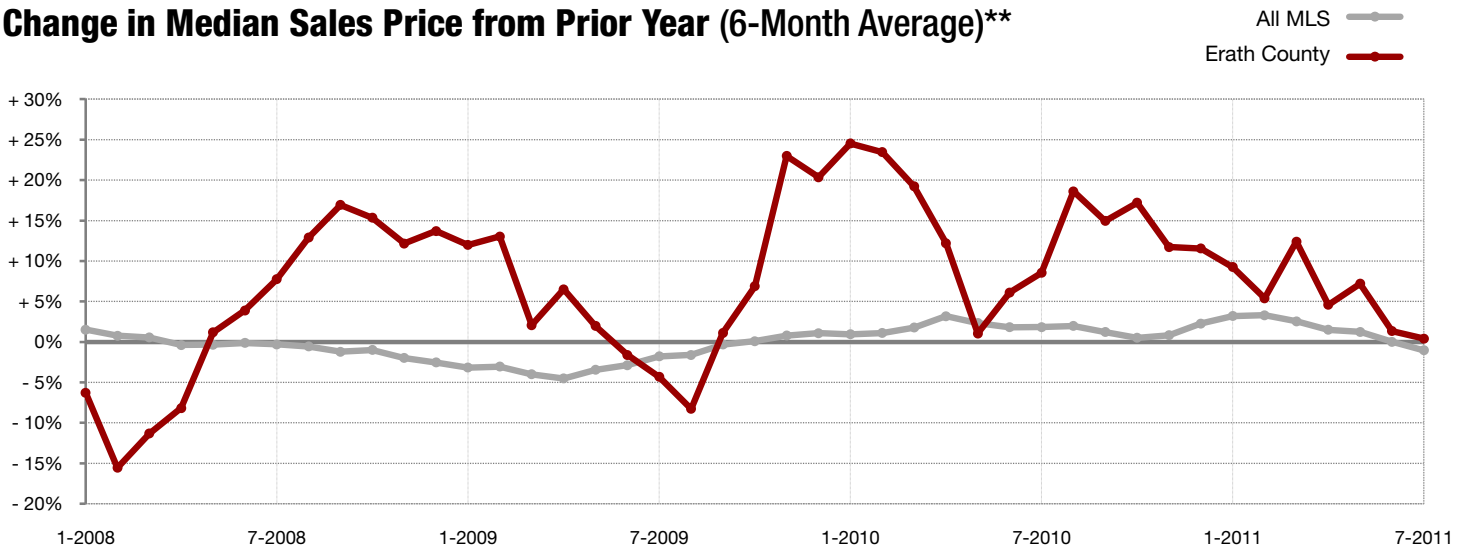
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	67	76	+ 13.4%	479	415	- 13.4%
Pending Sales	22	34	+ 54.5%	188	189	+ 0.5%
Closed Sales	26	28	+ 7.7%	191	176	- 7.9%
Average Sales Price*	\$134,132	\$143,703	+ 7.1%	\$137,853	\$133,666	- 3.0%
Median Sales Price*	\$132,250	\$134,450	+ 1.7%	\$118,000	\$115,000	- 2.5%
Percent of Original List Price Received*	89.7%	92.6%	+ 3.3%	90.2%	89.6%	- 0.6%
Days on Market Until Sale	147	167	+ 13.4%	146	181	+ 23.8%
Inventory of Homes for Sale	385	387	+ 0.5%	--	--	--
Months Supply of Inventory	15.6	16.4	+ 4.8%	--	--	--

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



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Local Market Update – July 2011

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



- 5.8%

+ 5.6%

+ 14.7%

Change in
New Listings

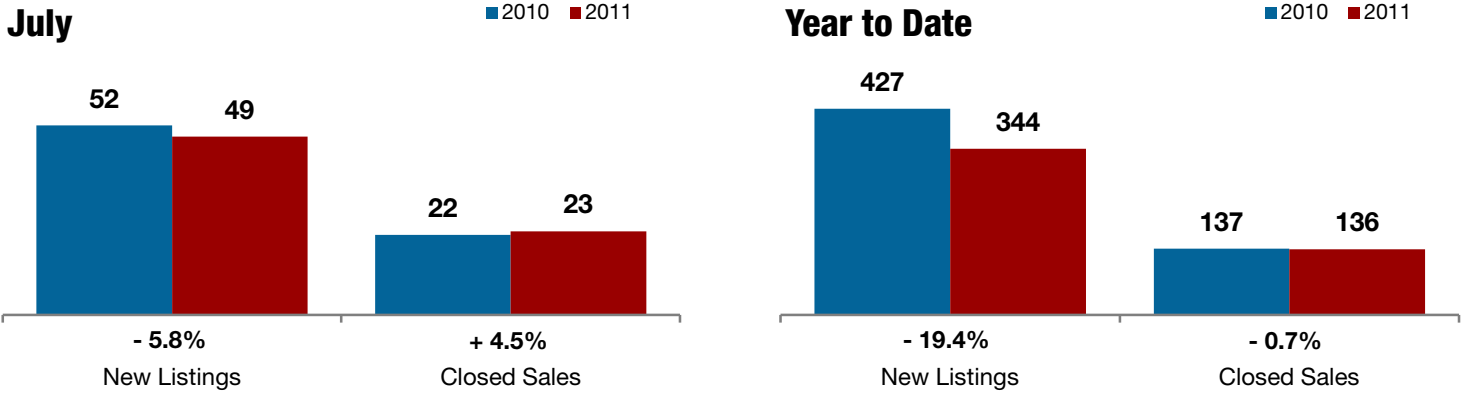
Change in
Closed Sales

Change in
Median Sales Price

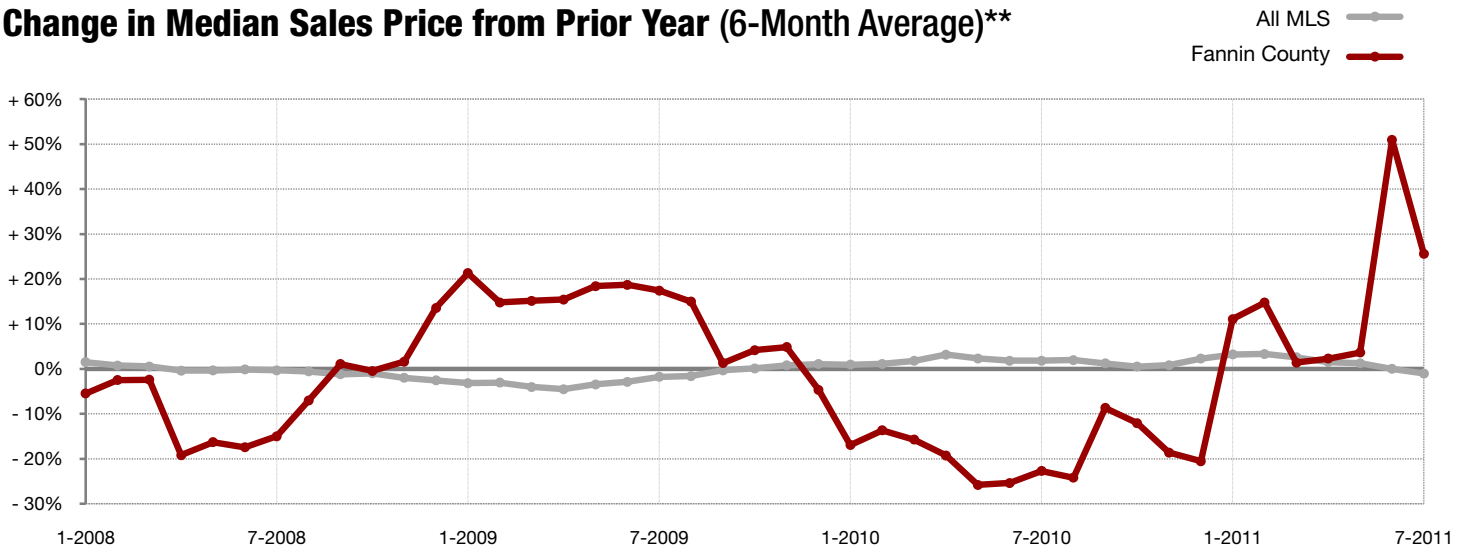
Fannin County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	52	49	- 5.8%	427	344	- 19.4%
Pending Sales	18	19	+ 5.6%	144	140	- 2.8%
Closed Sales	22	23	+ 4.5%	137	136	- 0.7%
Average Sales Price*	\$106,666	\$153,623	+ 44.0%	\$90,156	\$110,856	+ 23.0%
Median Sales Price*	\$74,000	\$84,900	+ 14.7%	\$70,000	\$73,000	+ 4.3%
Percent of Original List Price Received*	84.3%	83.8%	- 0.6%	86.5%	86.7%	+ 0.2%
Days on Market Until Sale	166	141	- 15.4%	139	139	- 0.2%
Inventory of Homes for Sale	369	288	- 22.0%	--	--	--
Months Supply of Inventory	17.9	14.4	- 19.3%	--	--	--

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



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Local Market Update – July 2011

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Franklin County

+ 75.0%

Change in
New Listings

0.0%

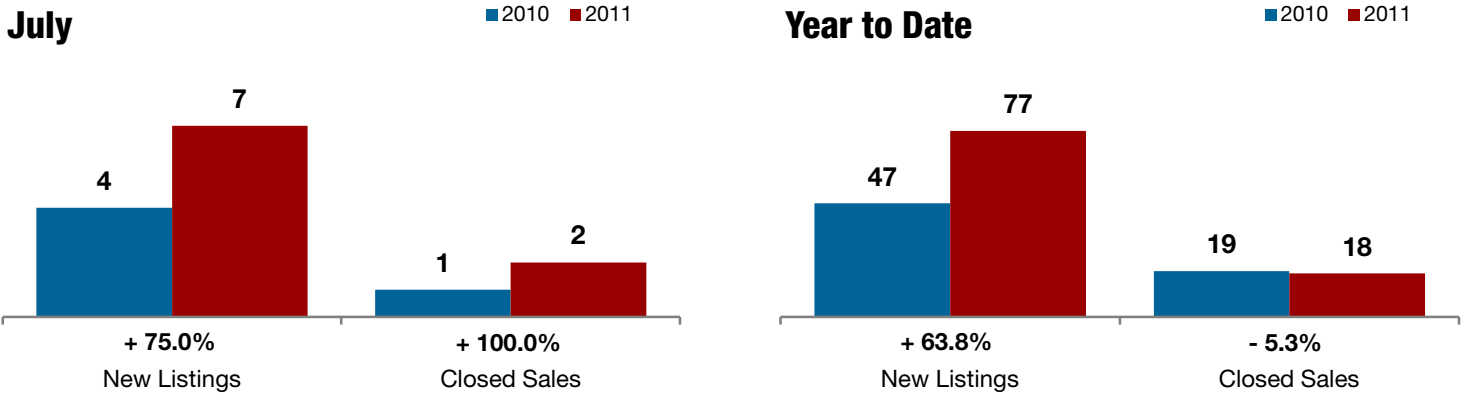
Change in
Closed Sales

- 65.9%

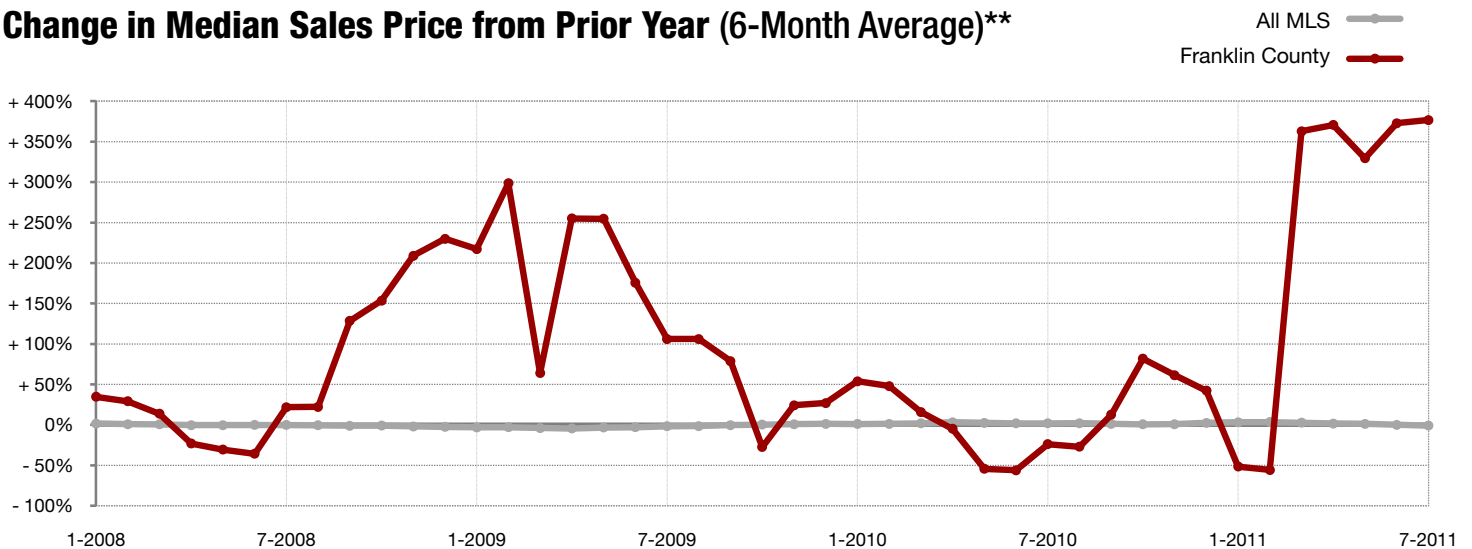
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	4	7	+ 75.0%	47	77	+ 63.8%
Pending Sales	1	1	0.0%	18	16	- 11.1%
Closed Sales	1	2	+ 100.0%	19	18	- 5.3%
Average Sales Price*	\$259,000	\$88,425	- 65.9%	\$133,635	\$251,881	+ 88.5%
Median Sales Price*	\$259,000	\$88,425	- 65.9%	\$52,000	\$82,000	+ 57.7%
Percent of Original List Price Received*	97.4%	91.5%	- 6.0%	80.6%	80.3%	- 0.3%
Days on Market Until Sale	315	193	- 38.9%	126	113	- 10.3%
Inventory of Homes for Sale	43	62	+ 44.2%	--	--	--
Months Supply of Inventory	13.0	28.6	+ 119.6%	--	--	--

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



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Local Market Update – July 2011

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



+ 47.1%

Change in
New Listings

+ 57.1%

Change in
Closed Sales

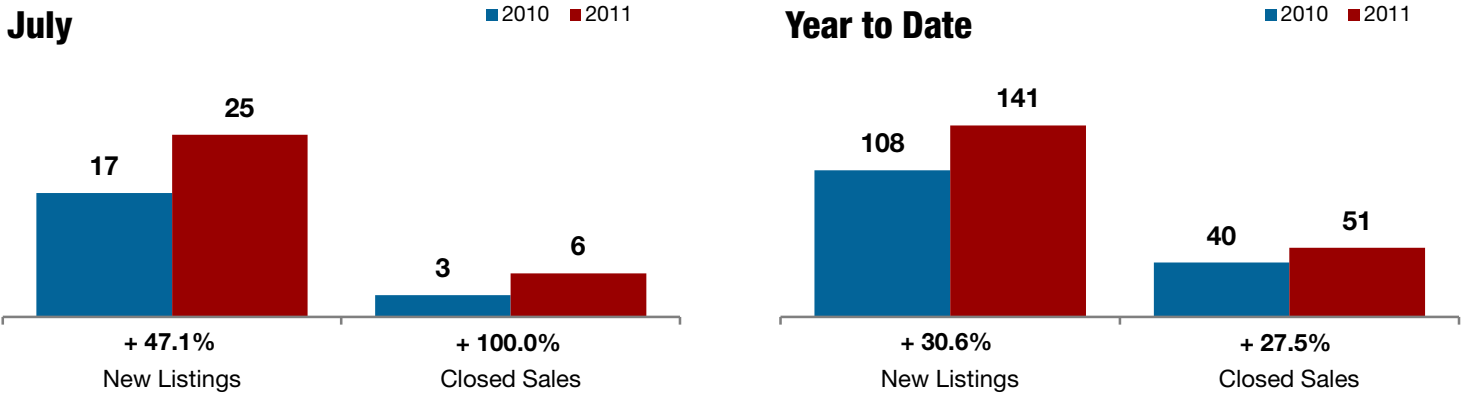
- 46.0%

Change in
Median Sales Price

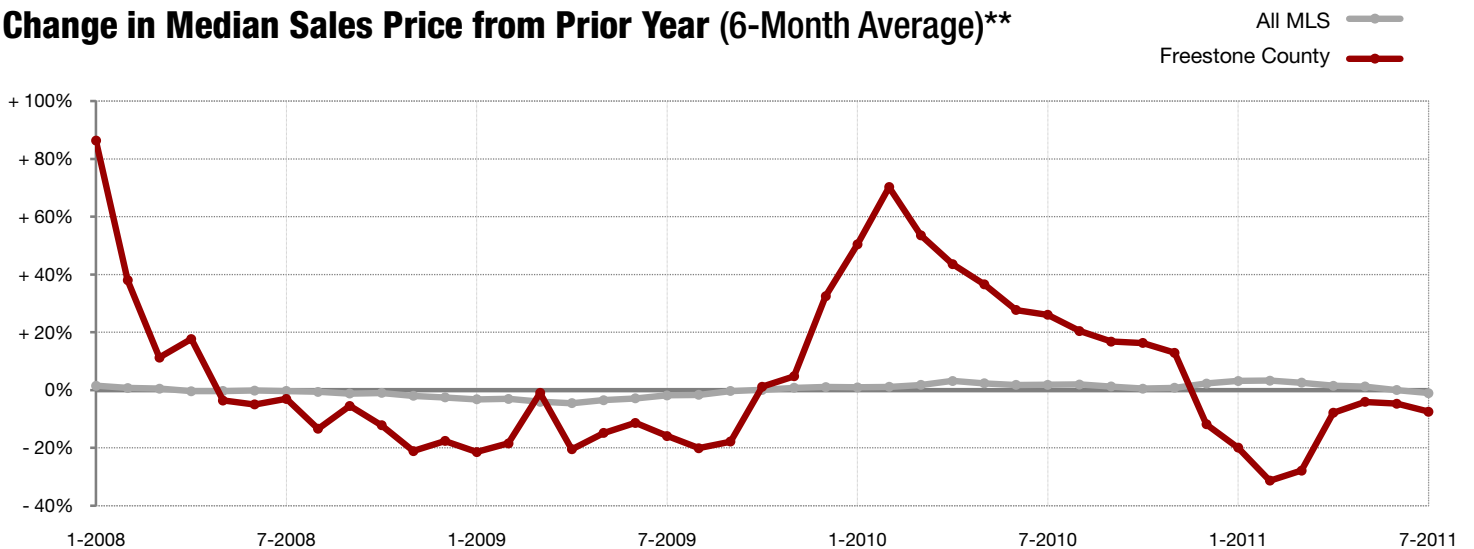
Freestone County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	17	25	+ 47.1%	108	141	+ 30.6%
Pending Sales	7	11	+ 57.1%	48	58	+ 20.8%
Closed Sales	3	6	+ 100.0%	40	51	+ 27.5%
Average Sales Price*	\$133,750	\$77,317	- 42.2%	\$119,272	\$118,237	- 0.9%
Median Sales Price*	\$125,000	\$67,500	- 46.0%	\$107,000	\$76,750	- 28.3%
Percent of Original List Price Received*	84.9%	86.7%	+ 2.1%	88.3%	88.8%	+ 0.5%
Days on Market Until Sale	156	233	+ 49.0%	149	170	+ 13.6%
Inventory of Homes for Sale	88	101	+ 14.8%	--	--	--
Months Supply of Inventory	15.1	14.1	- 6.6%	--	--	--

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



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Local Market Update – July 2011

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Grayson County

- 8.3%

Change in
New Listings

- 2.1%

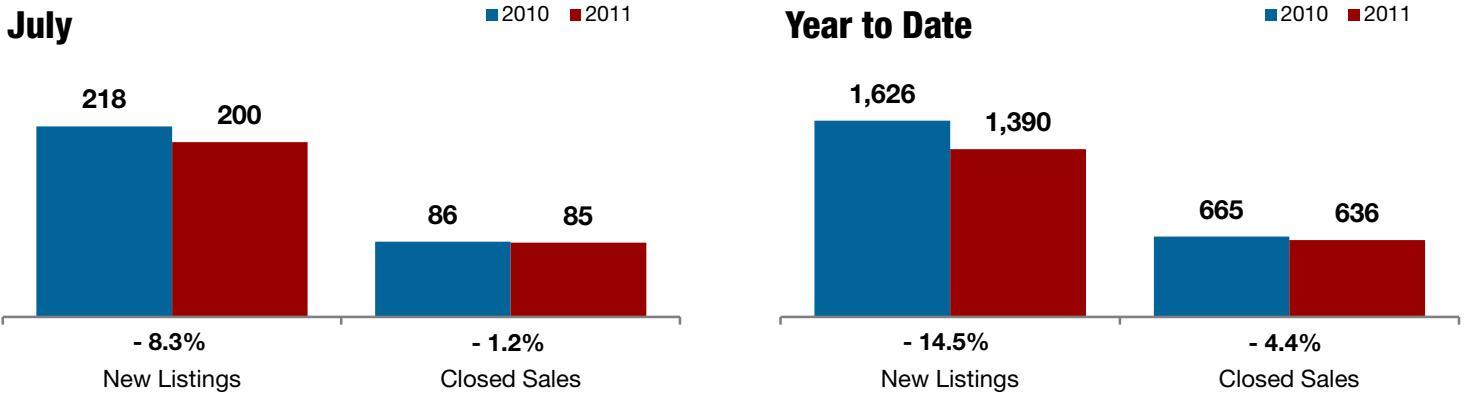
Change in
Closed Sales

+ 15.0%

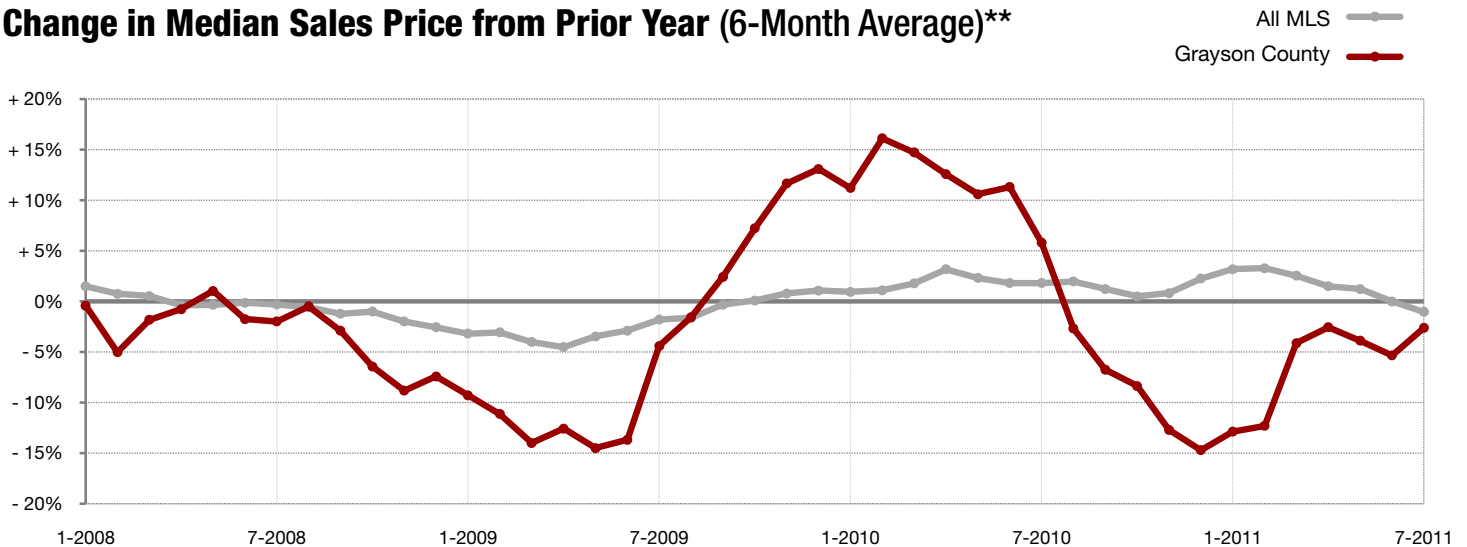
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	218	200	- 8.3%	1,626	1,390	- 14.5%
Pending Sales	95	93	- 2.1%	679	680	+ 0.1%
Closed Sales	86	85	- 1.2%	665	636	- 4.4%
Average Sales Price*	\$113,900	\$149,652	+ 31.4%	\$117,767	\$123,298	+ 4.7%
Median Sales Price*	\$100,000	\$115,000	+ 15.0%	\$94,200	\$90,000	- 4.5%
Percent of Original List Price Received*	87.9%	88.3%	+ 0.6%	89.3%	88.2%	- 1.3%
Days on Market Until Sale	110	149	+ 35.6%	124	142	+ 14.5%
Inventory of Homes for Sale	1,214	1,041	- 14.3%	--	--	--
Months Supply of Inventory	12.9	11.8	- 8.2%	--	--	--

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



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Local Market Update – July 2011

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Hamilton County

+ 20.0%

Change in
New Listings

- 50.0%

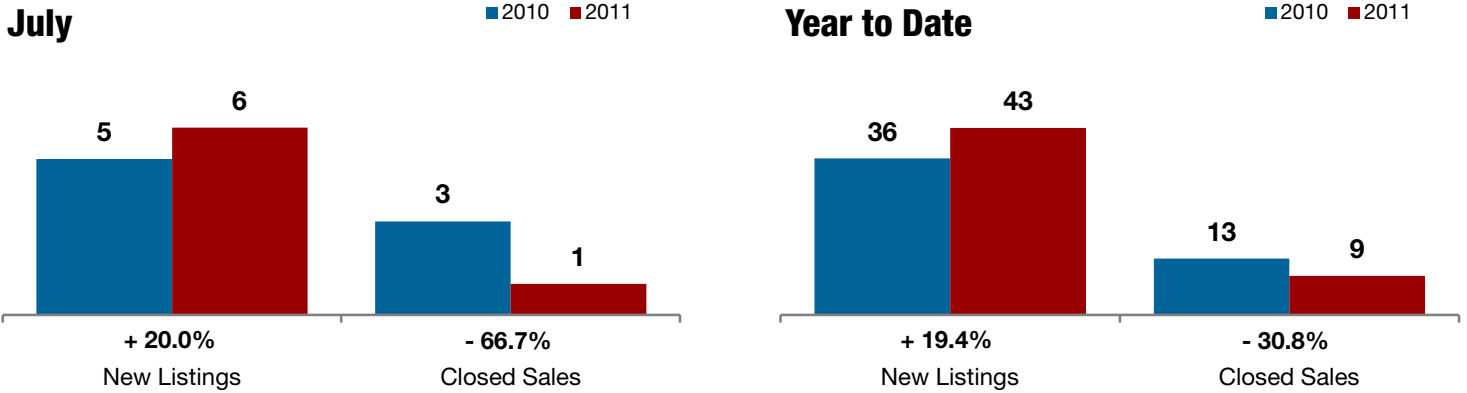
Change in
Closed Sales

+ 140.6%

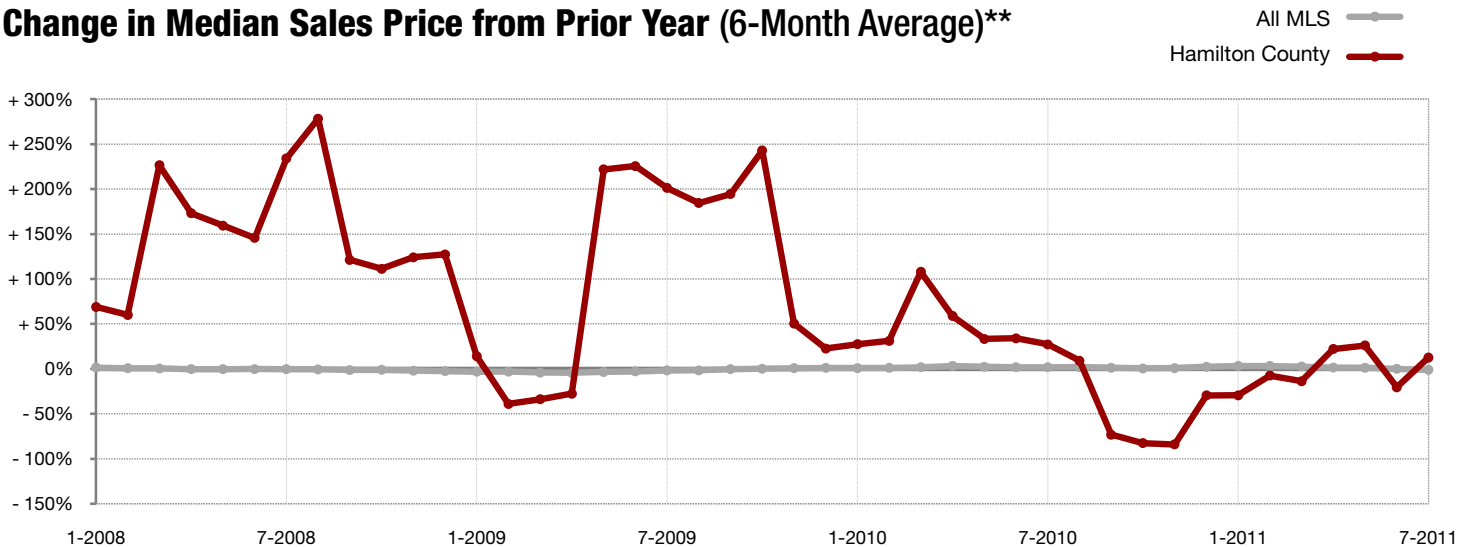
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	5	6	+ 20.0%	36	43	+ 19.4%
Pending Sales	2	1	- 50.0%	12	10	- 16.7%
Closed Sales	3	1	- 66.7%	13	9	- 30.8%
Average Sales Price*	\$37,400	\$90,000	+ 140.6%	\$80,812	\$83,700	+ 3.6%
Median Sales Price*	\$37,400	\$90,000	+ 140.6%	\$67,500	\$73,600	+ 9.0%
Percent of Original List Price Received*	75.9%	60.4%	- 20.4%	82.5%	82.3%	- 0.3%
Days on Market Until Sale	218	545	+ 149.6%	267	227	- 14.9%
Inventory of Homes for Sale	53	74	+ 39.6%	--	--	--
Months Supply of Inventory	23.6	51.2	+ 117.5%	--	--	--

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



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Local Market Update – July 2011

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Harrison County

0.0%

--

--

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1	1	0.0%	2	2	0.0%
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Average Sales Price*	\$0	\$0	--	\$0	\$79,900	--
Median Sales Price*	\$0	\$0	--	\$0	\$79,900	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	101.1%	--
Days on Market Until Sale	0	0	--	0	49	--
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.0	1.0	0.0	--	--	--

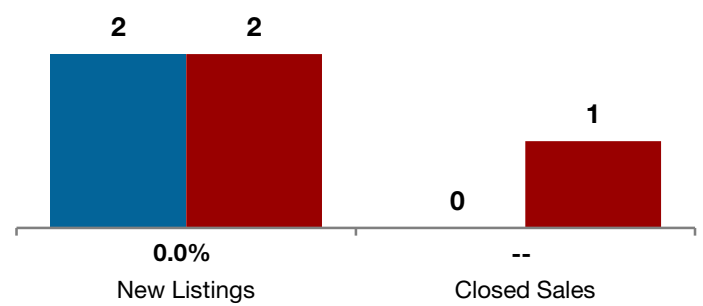
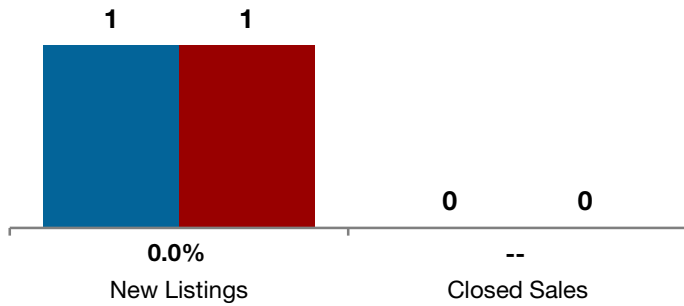
*Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

■ 2010 ■ 2011

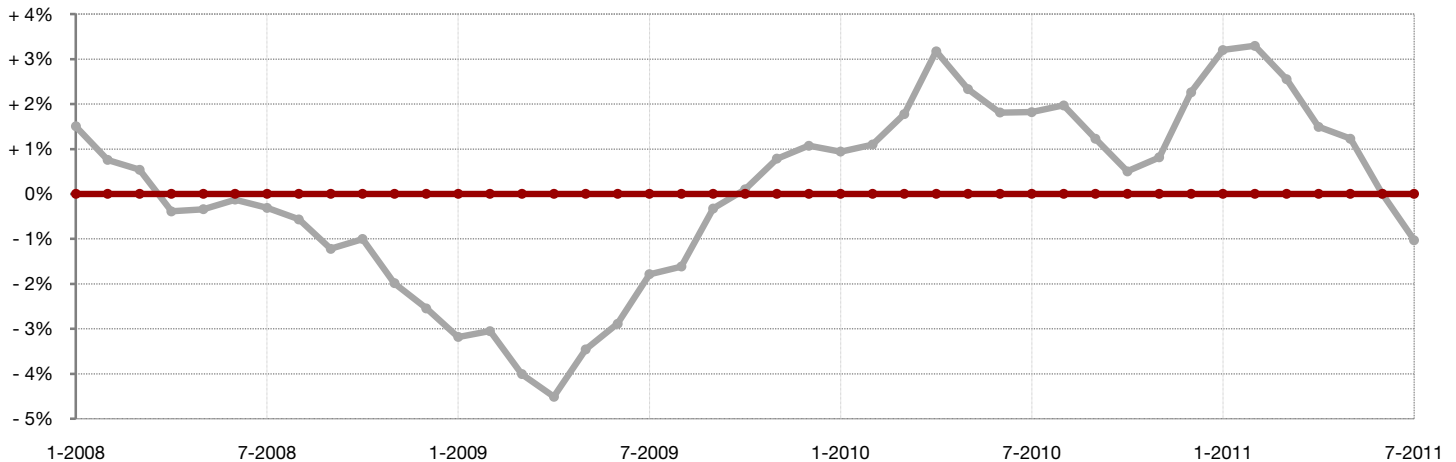
Year to Date

■ 2010 ■ 2011



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

All MLS — Harrison County —



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Local Market Update – July 2011

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Henderson County

+ 10.6%

Change in
New Listings

+ 19.4%

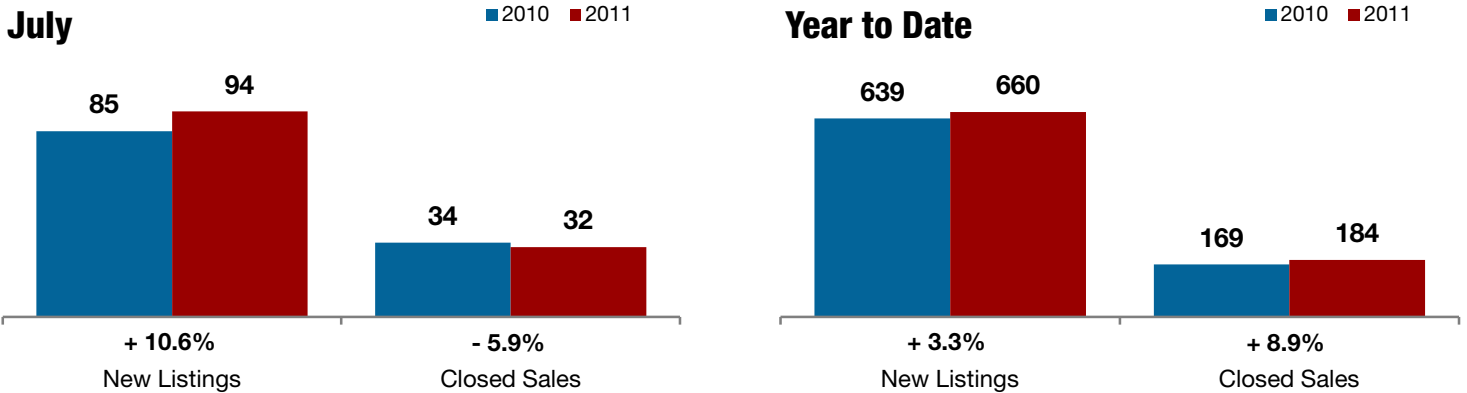
Change in
Closed Sales

- 33.3%

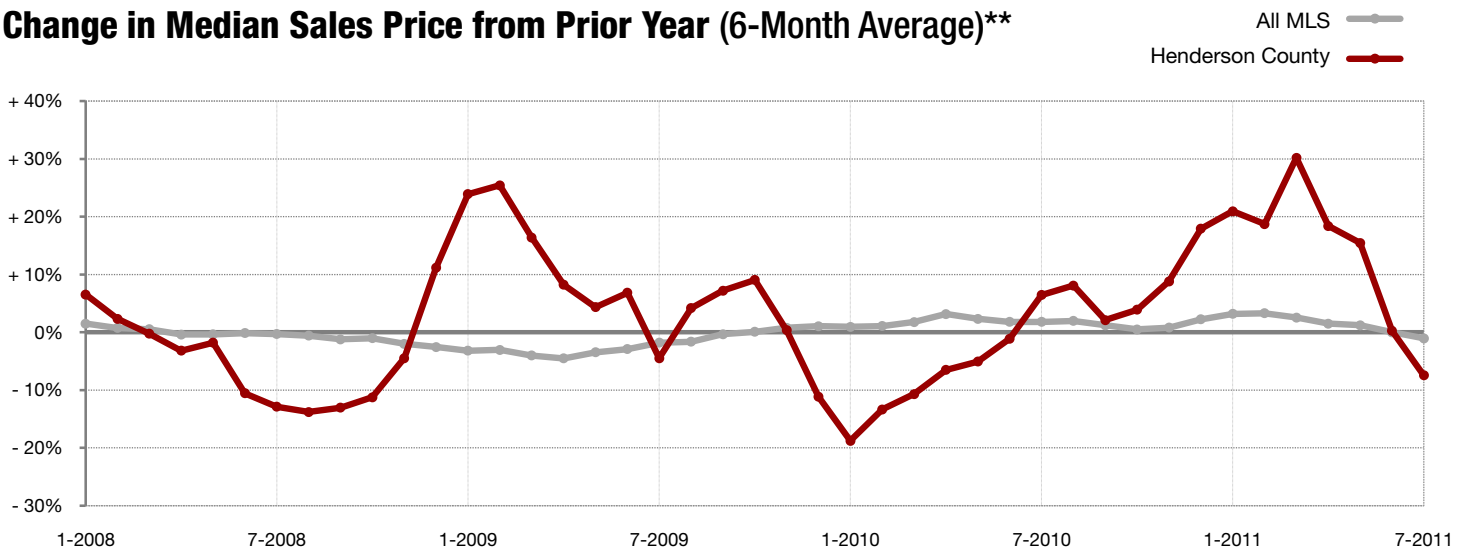
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	85	94	+ 10.6%	639	660	+ 3.3%
Pending Sales	31	37	+ 19.4%	185	206	+ 11.4%
Closed Sales	34	32	- 5.9%	169	184	+ 8.9%
Average Sales Price*	\$212,332	\$172,442	- 18.8%	\$185,733	\$169,016	- 9.0%
Median Sales Price*	\$138,000	\$92,000	- 33.3%	\$122,500	\$97,850	- 20.1%
Percent of Original List Price Received*	87.3%	90.8%	+ 4.0%	88.1%	89.1%	+ 1.1%
Days on Market Until Sale	100	141	+ 40.2%	144	140	- 2.4%
Inventory of Homes for Sale	522	524	+ 0.4%	--	--	--
Months Supply of Inventory	20.2	19.5	- 3.7%	--	--	--

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



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Local Market Update – July 2011

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Hill County

- 1.9%

Change in
New Listings

- 46.2%

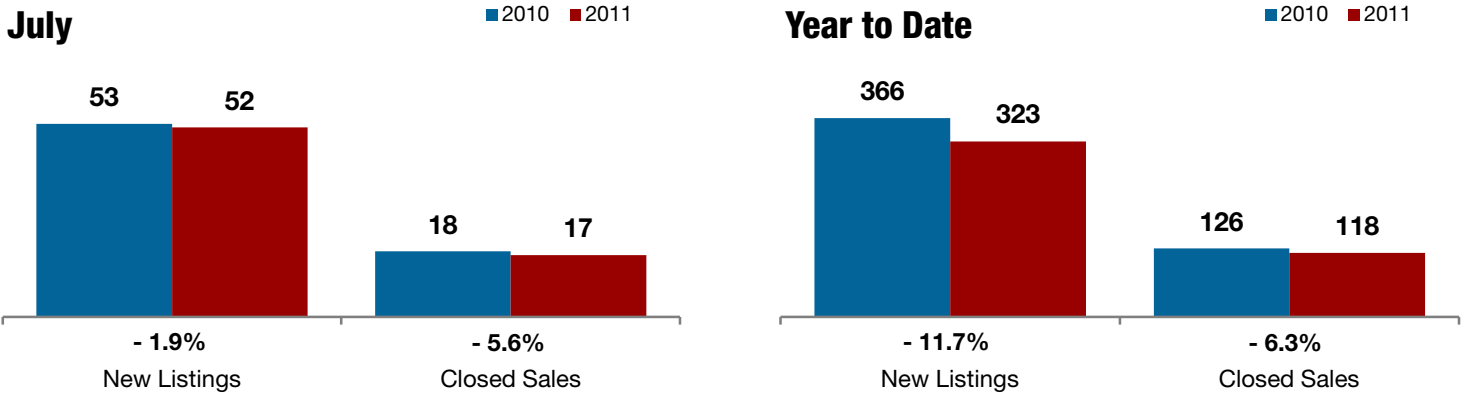
Change in
Closed Sales

+ 25.3%

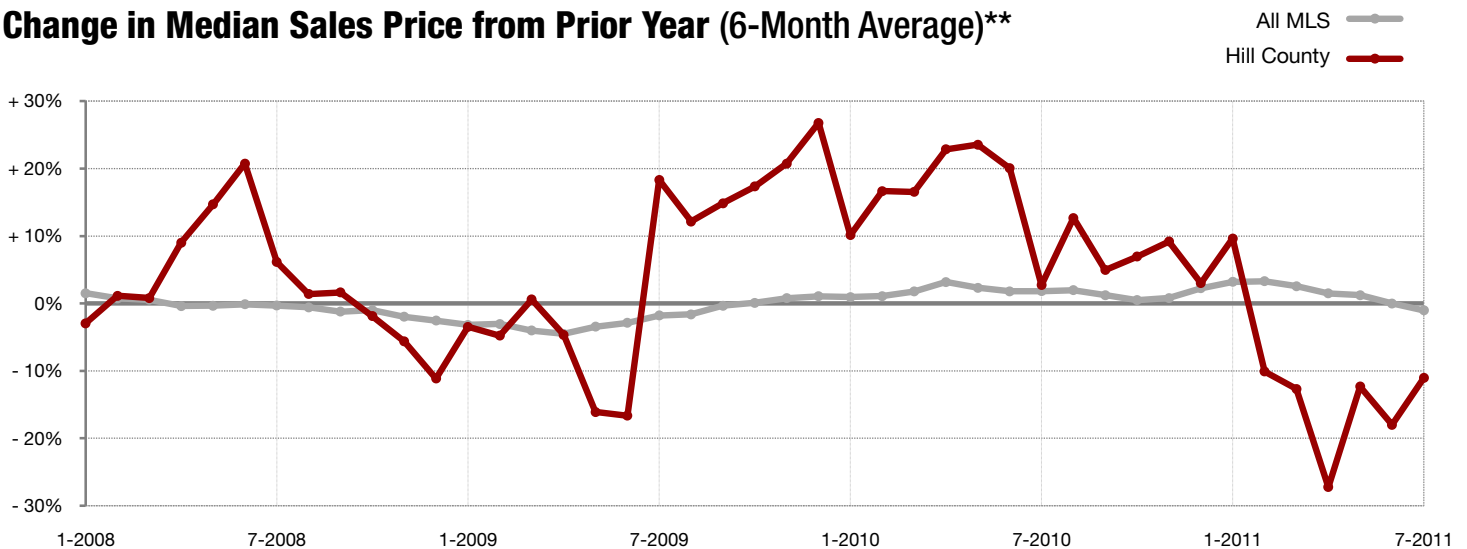
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	53	52	- 1.9%	366	323	- 11.7%
Pending Sales	26	14	- 46.2%	141	120	- 14.9%
Closed Sales	18	17	- 5.6%	126	118	- 6.3%
Average Sales Price*	\$93,906	\$123,430	+ 31.4%	\$129,267	\$97,772	- 24.4%
Median Sales Price*	\$77,000	\$96,500	+ 25.3%	\$86,000	\$69,000	- 19.8%
Percent of Original List Price Received*	83.6%	82.2%	- 1.7%	86.0%	82.8%	- 3.7%
Days on Market Until Sale	217	241	+ 11.5%	181	188	+ 3.7%
Inventory of Homes for Sale	309	318	+ 2.9%	--	--	--
Months Supply of Inventory	15.4	19.3	+ 25.3%	--	--	--

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



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Local Market Update – July 2011

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Hood County

- 12.4%

Change in
New Listings

+ 15.3%

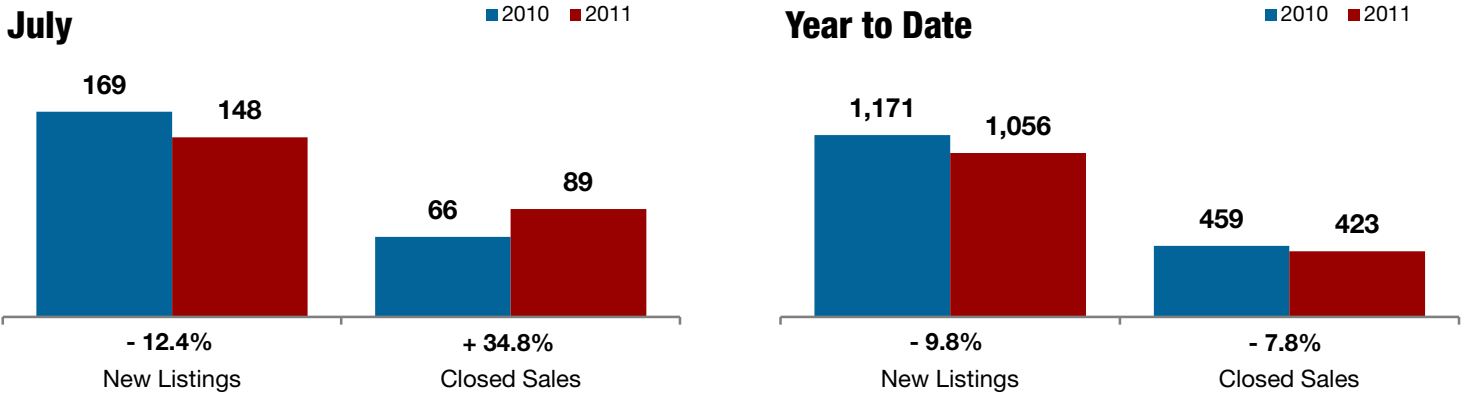
Change in
Closed Sales

+ 0.4%

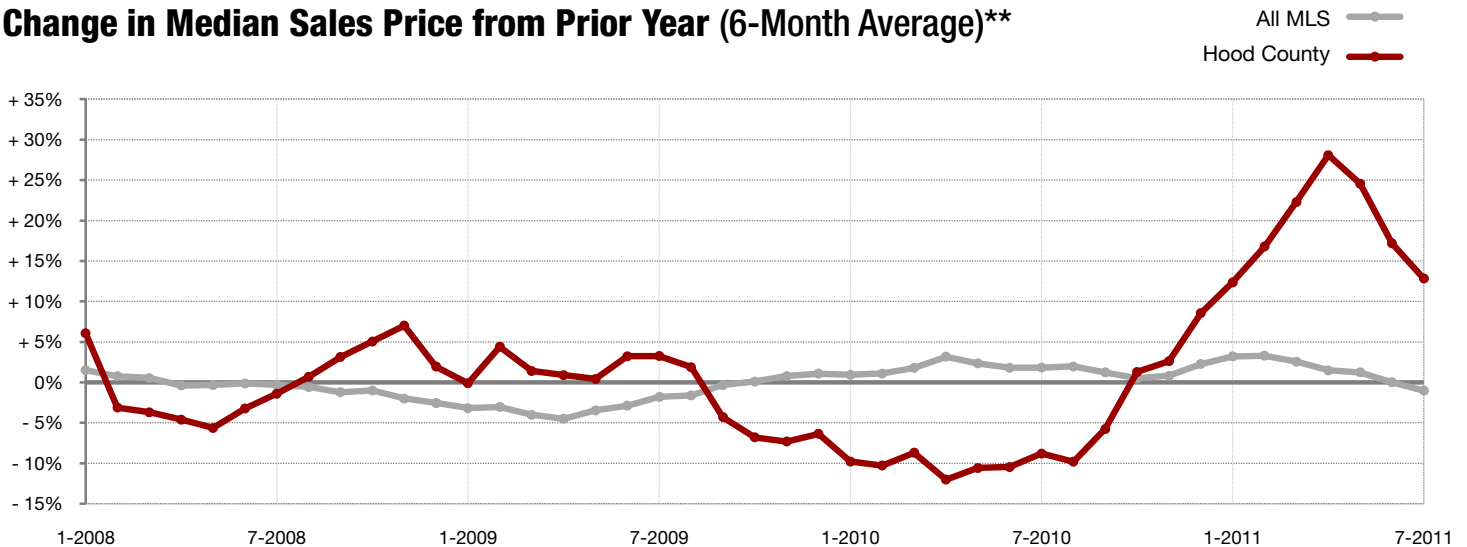
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	169	148	- 12.4%	1,171	1,056	- 9.8%
Pending Sales	72	83	+ 15.3%	494	476	- 3.6%
Closed Sales	66	89	+ 34.8%	459	423	- 7.8%
Average Sales Price*	\$178,458	\$192,475	+ 7.9%	\$192,516	\$201,115	+ 4.5%
Median Sales Price*	\$164,300	\$165,000	+ 0.4%	\$154,950	\$165,992	+ 7.1%
Percent of Original List Price Received*	88.8%	89.9%	+ 1.2%	89.8%	90.7%	+ 1.0%
Days on Market Until Sale	141	147	+ 4.3%	136	154	+ 13.0%
Inventory of Homes for Sale	847	739	- 12.8%	--	--	--
Months Supply of Inventory	13.0	11.8	- 9.4%	--	--	--

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Local Market Update – July 2011

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



- 28.9%

+ 11.8%

- 3.9%

Change in
New Listings

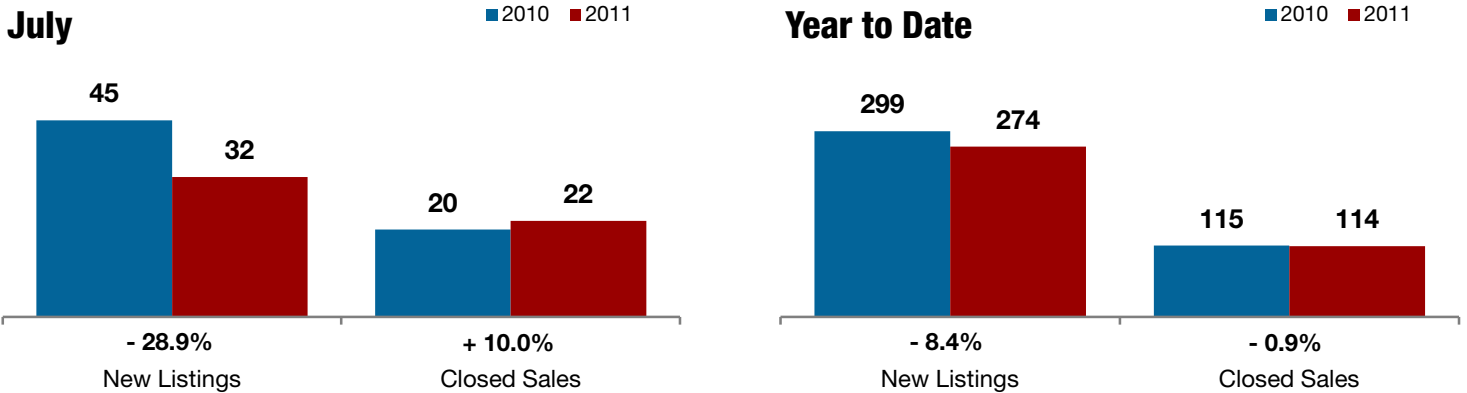
Change in
Closed Sales

Change in
Median Sales Price

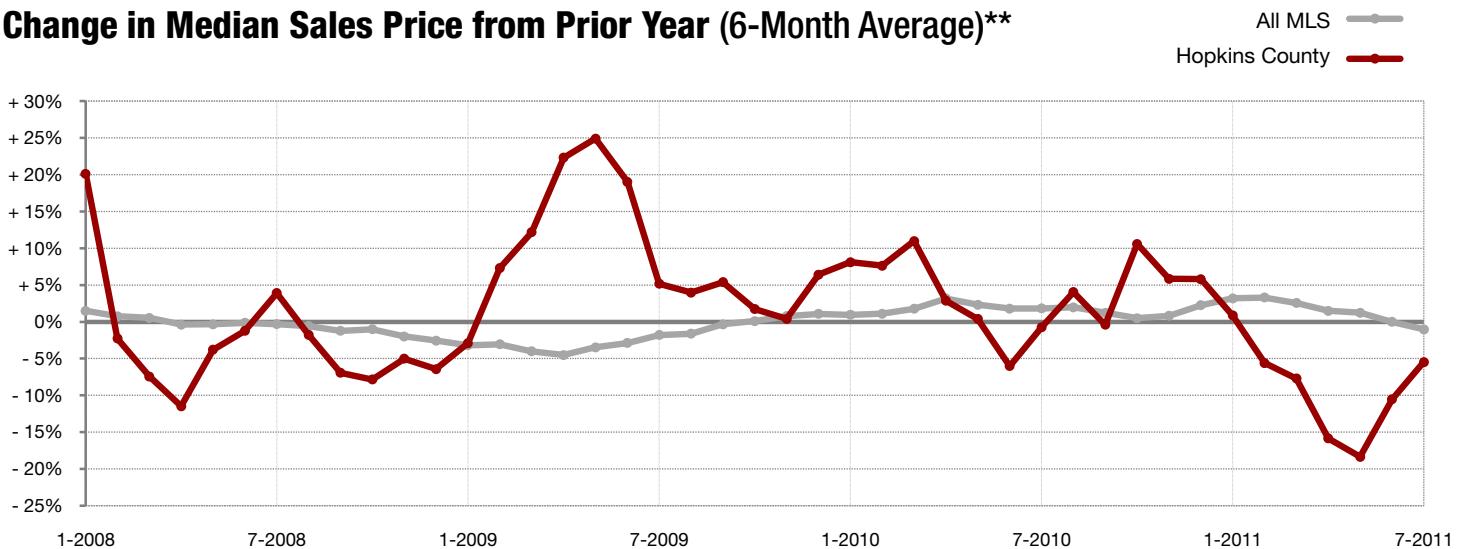
Hopkins County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	45	32	- 28.9%	299	274	- 8.4%
Pending Sales	17	19	+ 11.8%	124	133	+ 7.3%
Closed Sales	20	22	+ 10.0%	115	114	- 0.9%
Average Sales Price*	\$123,391	\$101,771	- 17.5%	\$115,432	\$107,132	- 7.2%
Median Sales Price*	\$90,000	\$86,450	- 3.9%	\$92,450	\$86,225	- 6.7%
Percent of Original List Price Received*	92.1%	89.9%	- 2.3%	90.7%	89.1%	- 1.8%
Days on Market Until Sale	153	142	- 7.0%	122	131	+ 8.1%
Inventory of Homes for Sale	228	206	- 9.6%	--	--	--
Months Supply of Inventory	13.7	11.7	- 14.8%	--	--	--

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



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Local Market Update – July 2011

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Hunt County

- 12.8%

Change in
New Listings

- 20.6%

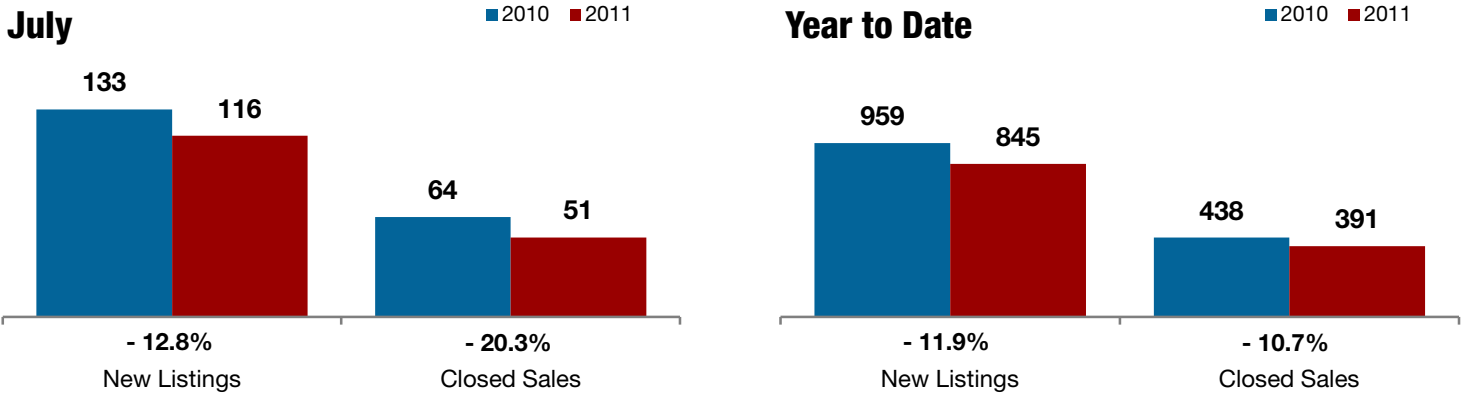
Change in
Closed Sales

- 2.7%

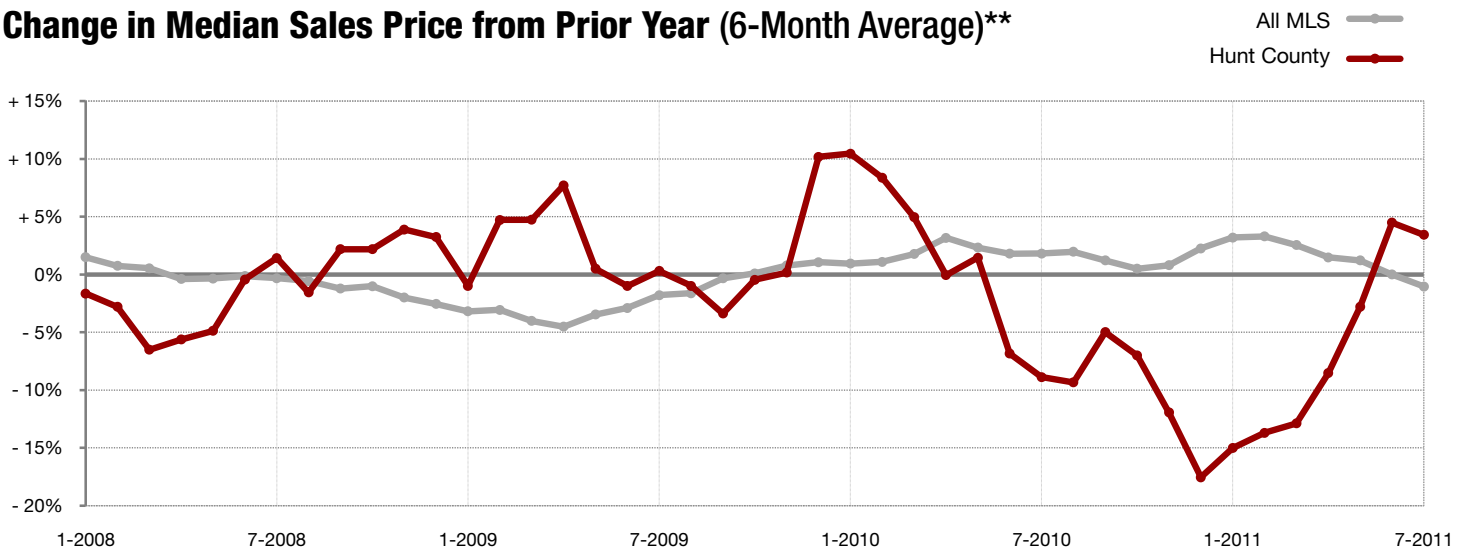
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	133	116	- 12.8%	959	845	- 11.9%
Pending Sales	63	50	- 20.6%	455	405	- 11.0%
Closed Sales	64	51	- 20.3%	438	391	- 10.7%
Average Sales Price*	\$95,891	\$111,675	+ 16.5%	\$97,861	\$108,855	+ 11.2%
Median Sales Price*	\$92,500	\$90,000	- 2.7%	\$85,000	\$85,250	+ 0.3%
Percent of Original List Price Received*	88.8%	88.2%	- 0.7%	89.6%	88.8%	- 0.9%
Days on Market Until Sale	99	118	+ 19.1%	110	128	+ 15.6%
Inventory of Homes for Sale	654	586	- 10.4%	--	--	--
Months Supply of Inventory	10.7	10.4	- 2.6%	--	--	--

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



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Local Market Update – July 2011

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Jack County

- 71.4%

Change in
New Listings

0.0%

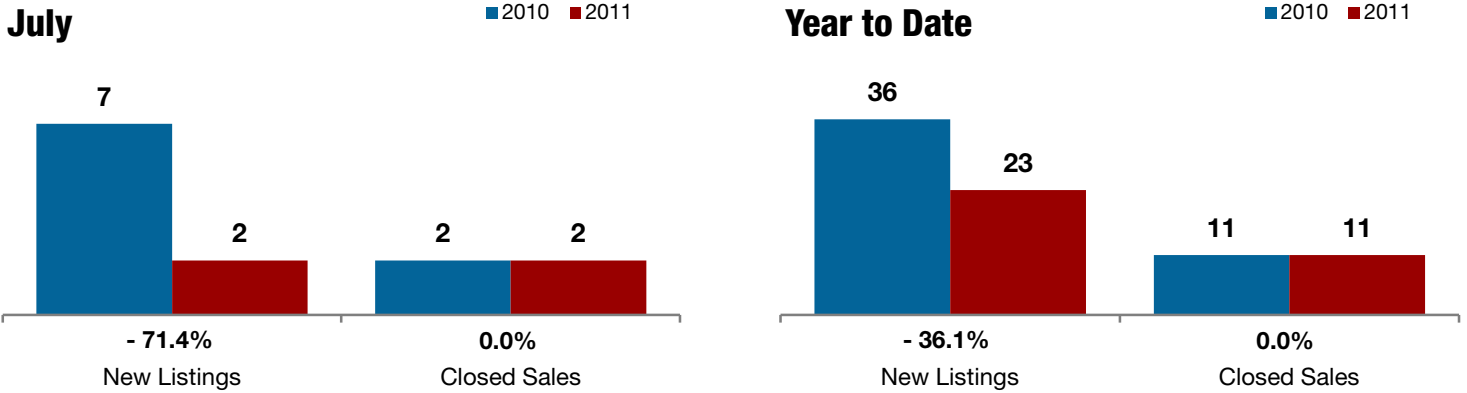
Change in
Closed Sales

+ 294.8%

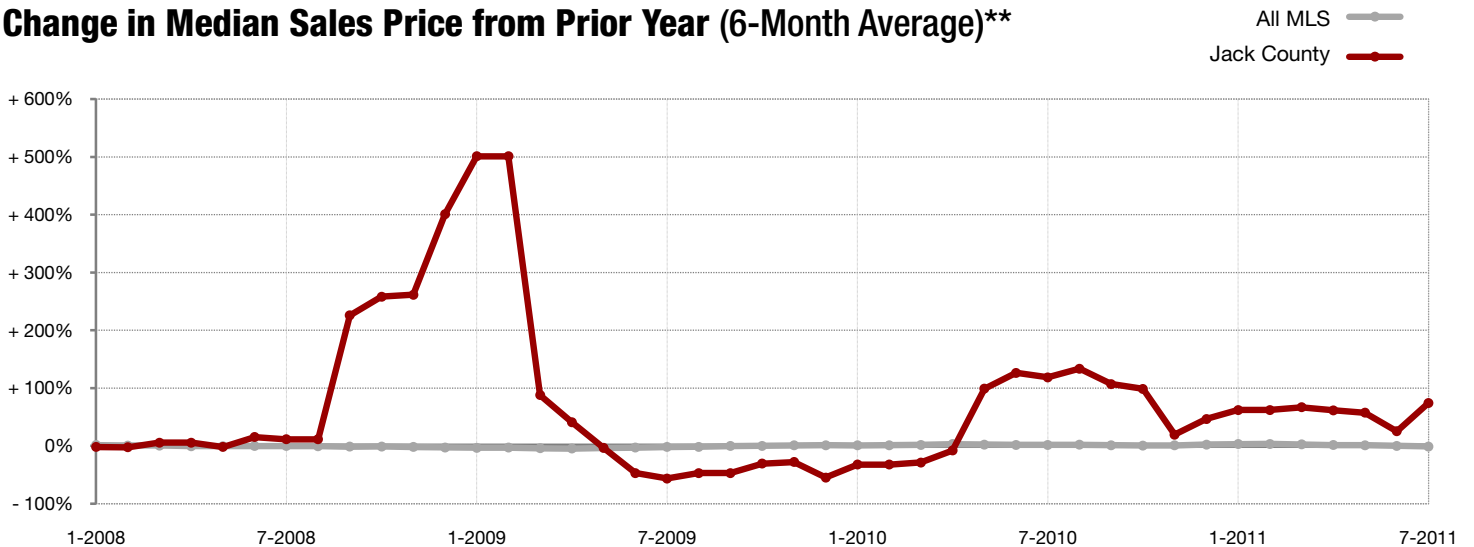
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	7	2	- 71.4%	36	23	- 36.1%
Pending Sales	2	2	0.0%	10	12	+ 20.0%
Closed Sales	2	2	0.0%	11	11	0.0%
Average Sales Price*	\$145,000	\$572,500	+ 294.8%	\$111,452	\$334,000	+ 199.7%
Median Sales Price*	\$145,000	\$572,500	+ 294.8%	\$69,500	\$95,250	+ 37.1%
Percent of Original List Price Received*	80.6%	86.5%	+ 7.3%	86.9%	85.1%	- 2.1%
Days on Market Until Sale	193	143	- 26.0%	154	146	- 4.9%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	15.3	11.2	- 26.8%	--	--	--

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



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Local Market Update – July 2011

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



Johnson County

- 13.9%

Change in
New Listings

+ 13.9%

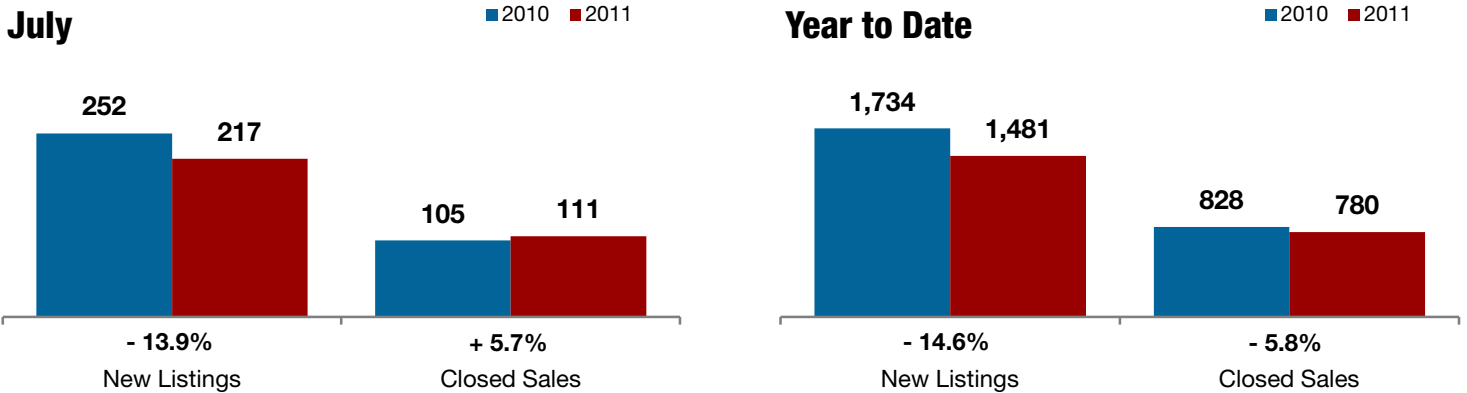
Change in
Closed Sales

- 3.5%

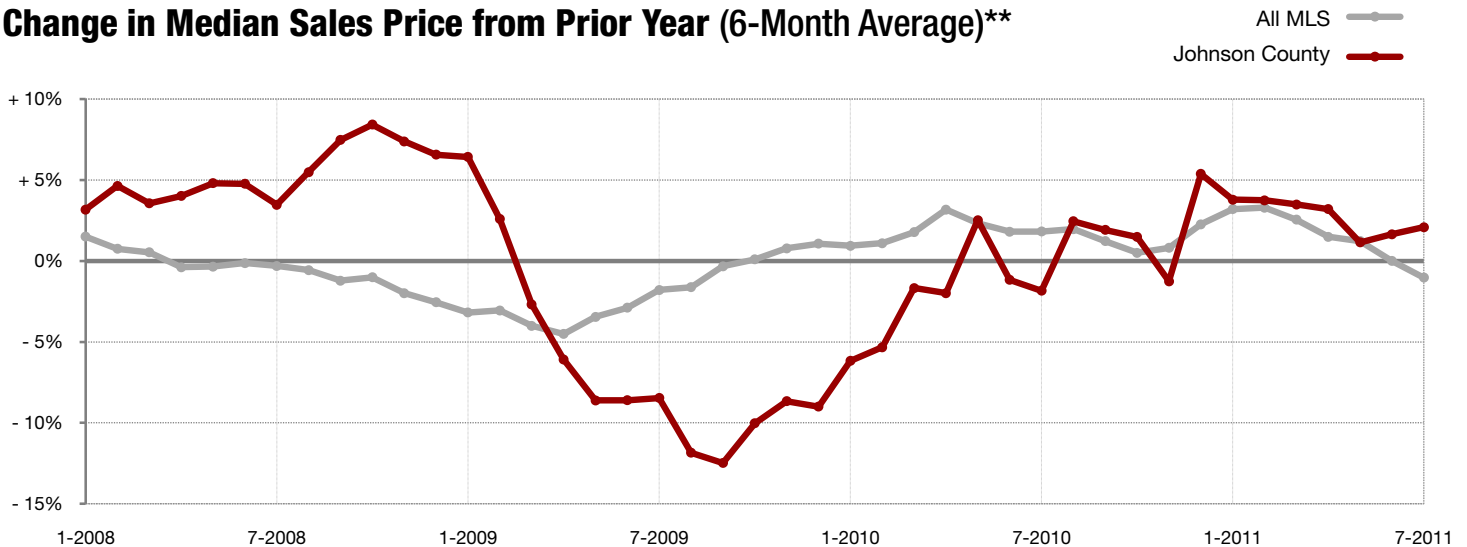
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	252	217	- 13.9%	1,734	1,481	- 14.6%
Pending Sales	115	131	+ 13.9%	876	858	- 2.1%
Closed Sales	105	111	+ 5.7%	828	780	- 5.8%
Average Sales Price*	\$108,719	\$122,782	+ 12.9%	\$113,606	\$114,887	+ 1.1%
Median Sales Price*	\$115,000	\$110,950	- 3.5%	\$105,000	\$105,000	0.0%
Percent of Original List Price Received*	93.0%	90.6%	- 2.5%	92.7%	91.8%	- 1.0%
Days on Market Until Sale	90	116	+ 29.6%	97	120	+ 23.6%
Inventory of Homes for Sale	1,030	821	- 20.3%	--	--	--
Months Supply of Inventory	8.7	7.3	- 15.4%	--	--	--

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



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Local Market Update – July 2011

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



Jones County

+ 62.5%

Change in
New Listings

+ 16.7%

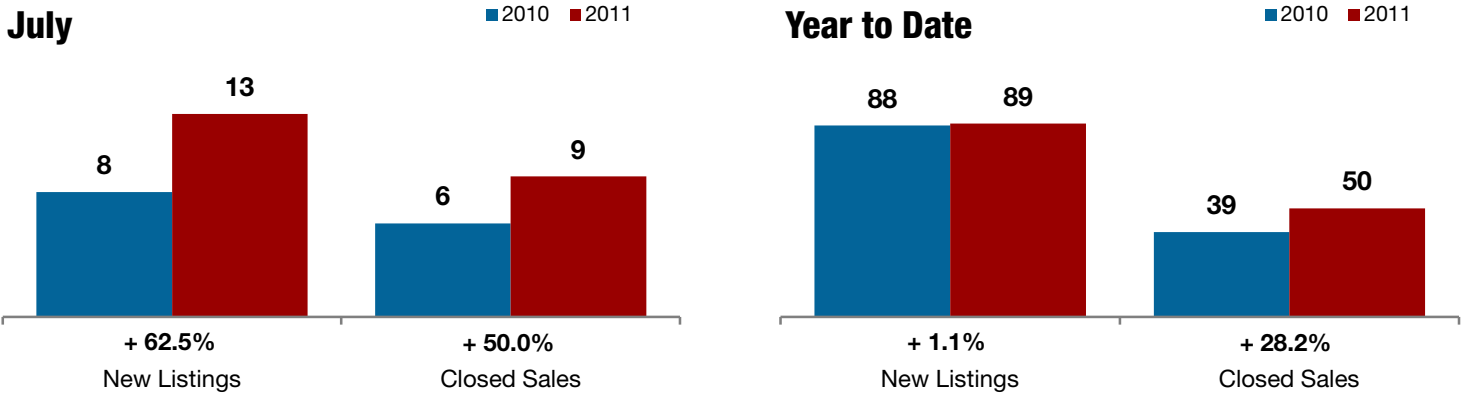
Change in
Closed Sales

+ 51.0%

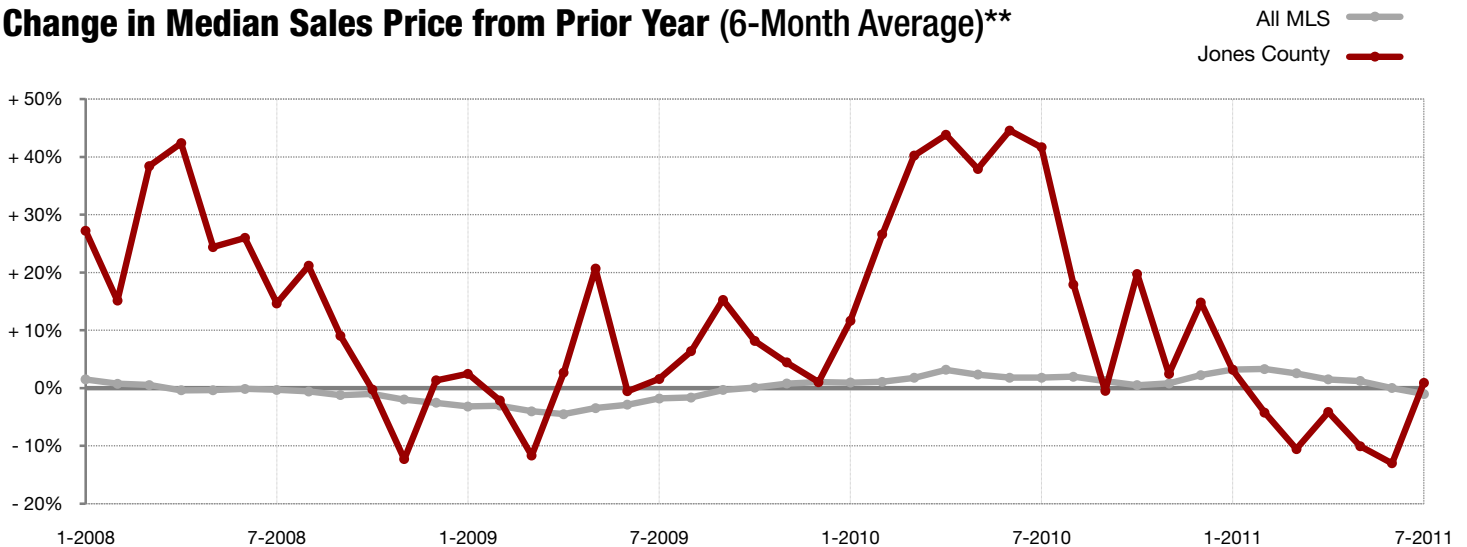
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	8	13	+ 62.5%	88	89	+ 1.1%
Pending Sales	6	7	+ 16.7%	42	55	+ 31.0%
Closed Sales	6	9	+ 50.0%	39	50	+ 28.2%
Average Sales Price*	\$60,942	\$93,822	+ 54.0%	\$110,382	\$76,974	- 30.3%
Median Sales Price*	\$56,950	\$86,000	+ 51.0%	\$88,050	\$62,000	- 29.6%
Percent of Original List Price Received*	93.5%	86.7%	- 7.3%	90.7%	88.2%	- 2.8%
Days on Market Until Sale	50	195	+ 290.6%	122	139	+ 14.3%
Inventory of Homes for Sale	61	54	- 11.5%	--	--	--
Months Supply of Inventory	10.2	9.0	- 11.5%	--	--	--

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



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Local Market Update – July 2011

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+ 3.9%

Change in
New Listings

+ 12.2%

Change in
Closed Sales

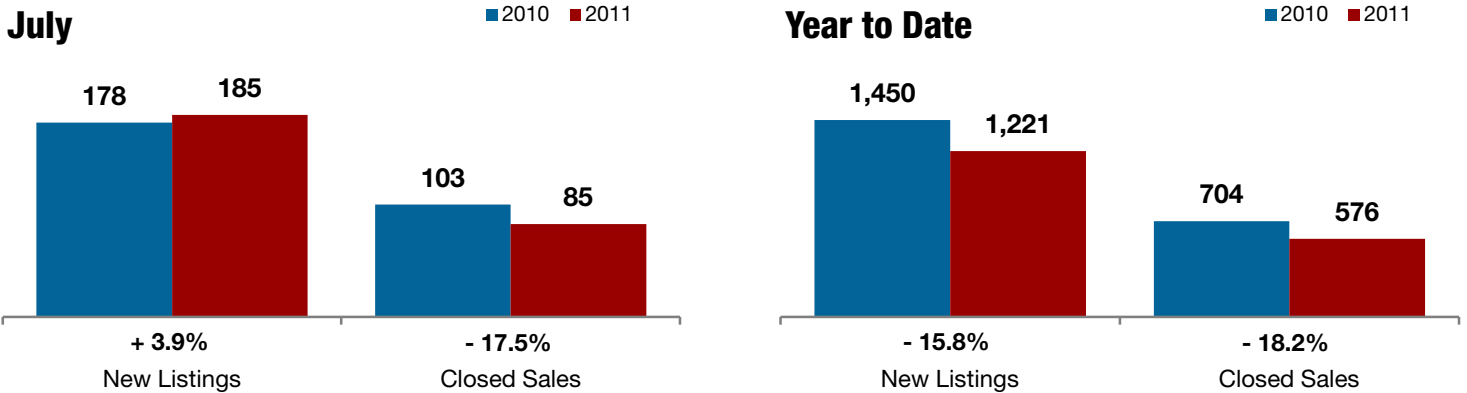
- 4.2%

Change in
Median Sales Price

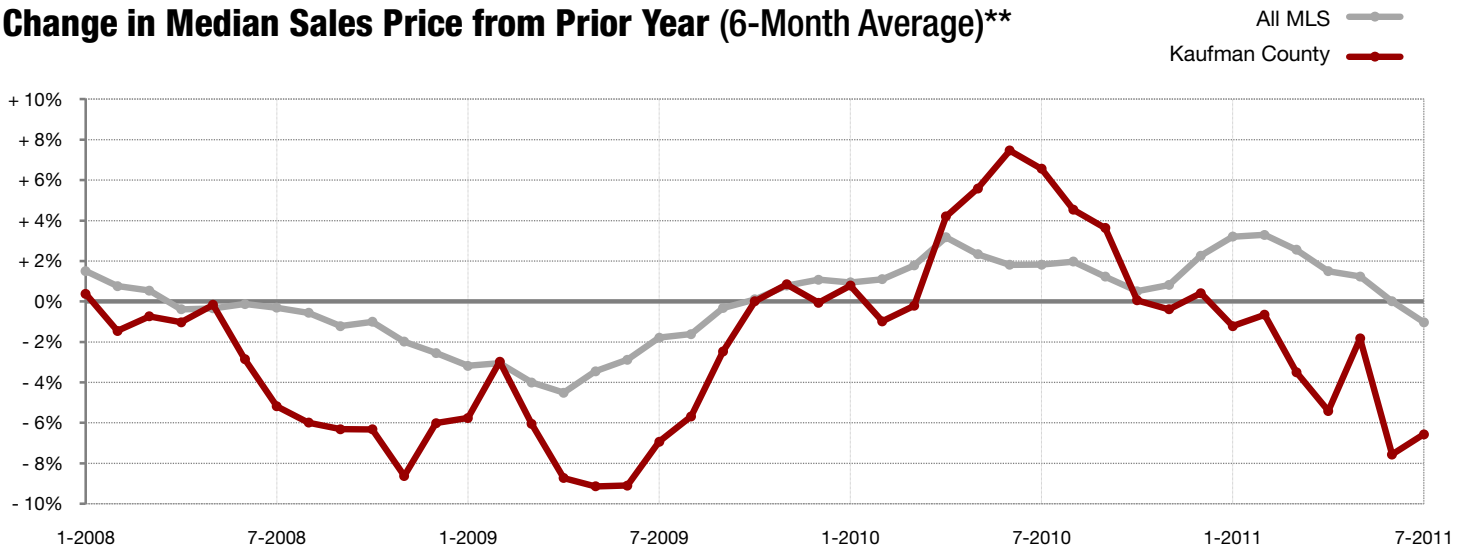
Kaufman County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	178	185	+ 3.9%	1,450	1,221	- 15.8%
Pending Sales	98	110	+ 12.2%	736	657	- 10.7%
Closed Sales	103	85	- 17.5%	704	576	- 18.2%
Average Sales Price*	\$126,745	\$124,363	- 1.9%	\$132,951	\$123,967	- 6.8%
Median Sales Price*	\$125,900	\$120,600	- 4.2%	\$126,900	\$115,300	- 9.1%
Percent of Original List Price Received*	94.1%	88.8%	- 5.6%	92.8%	90.2%	- 2.7%
Days on Market Until Sale	111	136	+ 22.7%	106	124	+ 17.1%
Inventory of Homes for Sale	881	739	- 16.1%	--	--	--
Months Supply of Inventory	8.9	8.7	- 2.3%	--	--	--

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



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Local Market Update – July 2011

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+ 100.0%

Change in
New Listings

- 40.0%

Change in
Closed Sales

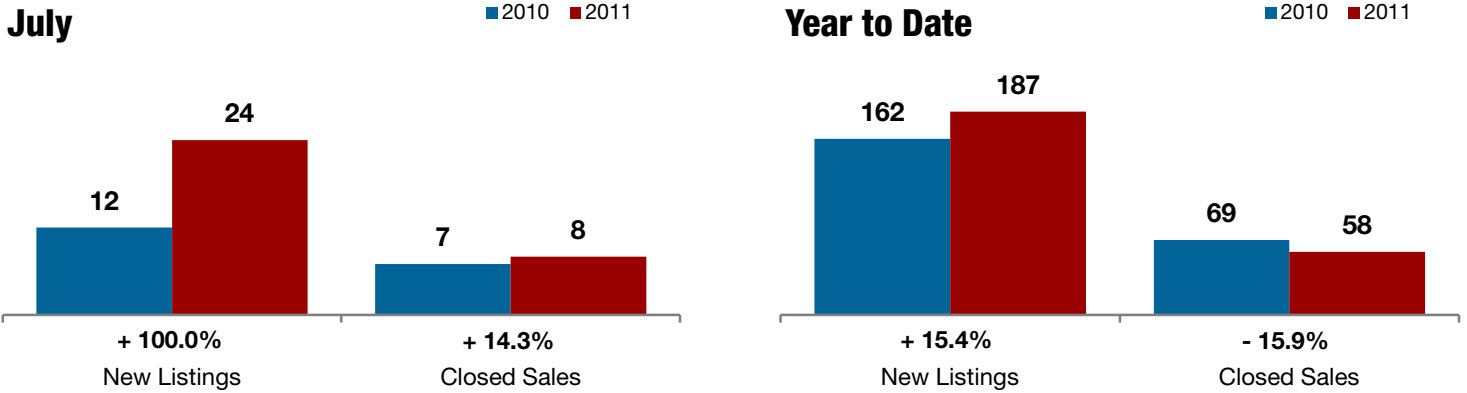
- 1.4%

Change in
Median Sales Price

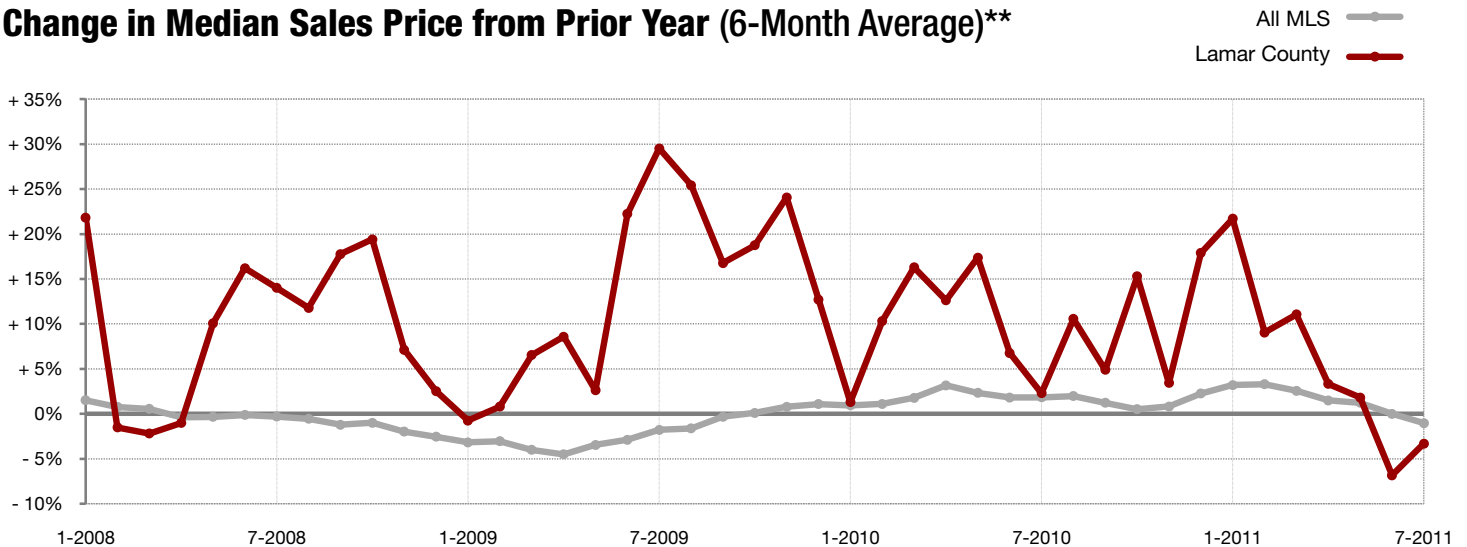
Lamar County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	12	24	+ 100.0%	162	187	+ 15.4%
Pending Sales	10	6	- 40.0%	66	68	+ 3.0%
Closed Sales	7	8	+ 14.3%	69	58	- 15.9%
Average Sales Price*	\$108,214	\$70,953	- 34.4%	\$119,907	\$117,625	- 1.9%
Median Sales Price*	\$77,000	\$75,950	- 1.4%	\$110,100	\$101,500	- 7.8%
Percent of Original List Price Received*	88.3%	91.5%	+ 3.6%	89.8%	88.7%	- 1.2%
Days on Market Until Sale	94	85	- 9.4%	95	120	+ 27.0%
Inventory of Homes for Sale	116	144	+ 24.1%	--	--	--
Months Supply of Inventory	11.2	16.0	+ 42.5%	--	--	--

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



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Local Market Update – July 2011

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Limestone County

0.0%

Change in
New Listings

--

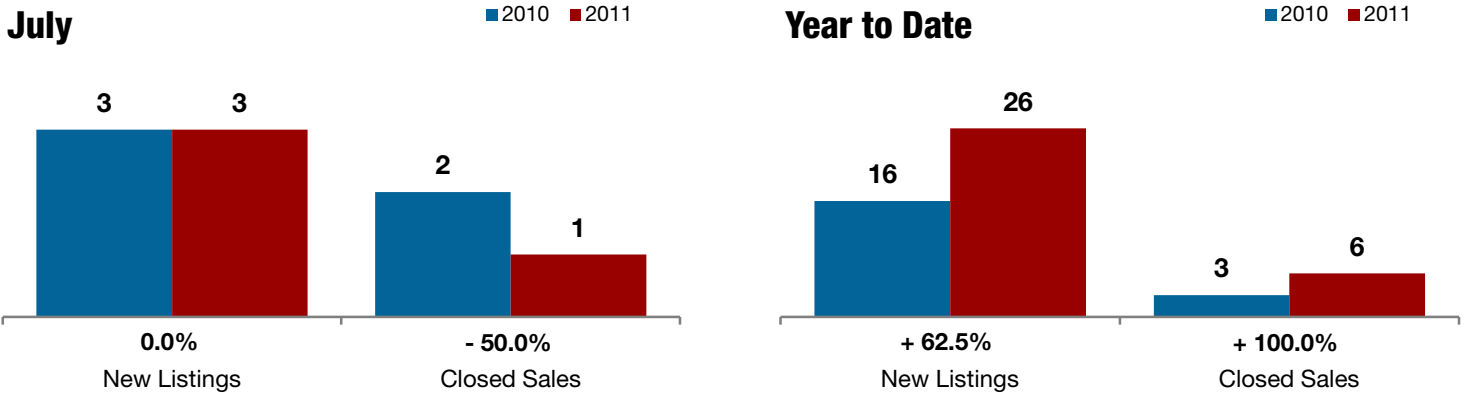
Change in
Closed Sales

+ 67.9%

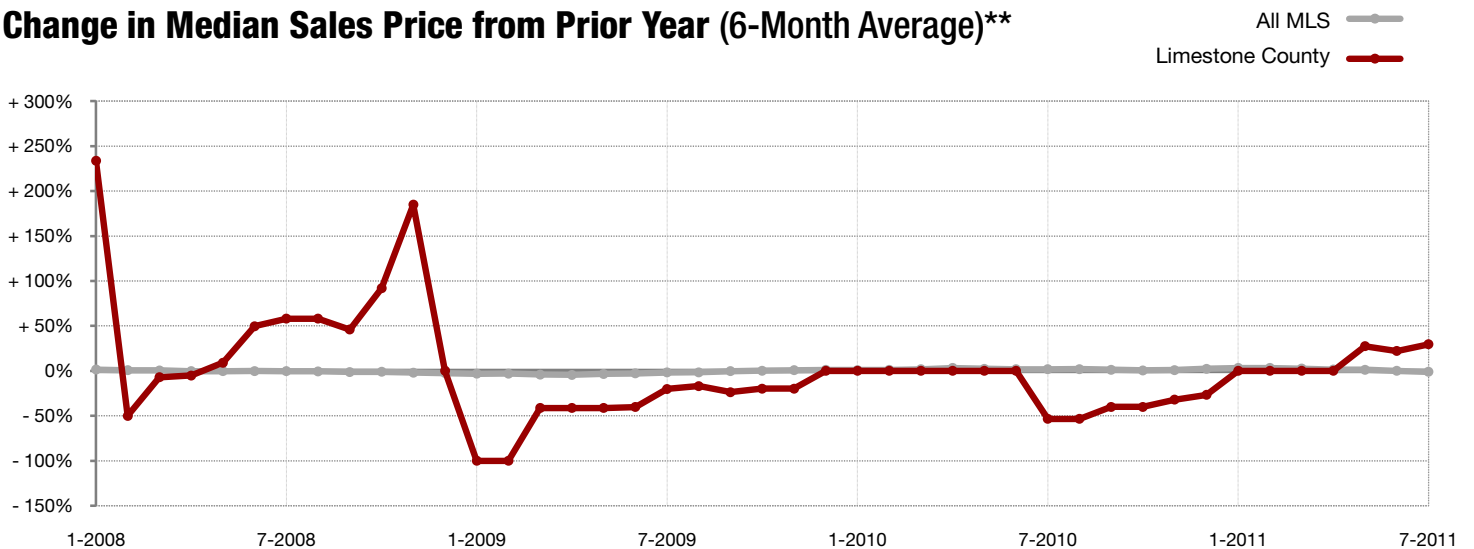
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3	3	0.0%	16	26	+ 62.5%
Pending Sales	0	1	--	3	8	+ 166.7%
Closed Sales	2	1	- 50.0%	3	6	+ 100.0%
Average Sales Price*	\$28,000	\$47,000	+ 67.9%	\$25,333	\$51,084	+ 101.6%
Median Sales Price*	\$28,000	\$47,000	+ 67.9%	\$20,000	\$44,500	+ 122.5%
Percent of Original List Price Received*	93.8%	65.3%	- 30.4%	85.5%	86.0%	+ 0.5%
Days on Market Until Sale	179	143	- 20.1%	134	73	- 45.4%
Inventory of Homes for Sale	13	19	+ 46.2%	--	--	--
Months Supply of Inventory	10.4	15.8	+ 52.2%	--	--	--

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



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Local Market Update – July 2011

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+ 100.0%

Change in
New Listings

+ 20.0%

Change in
Closed Sales

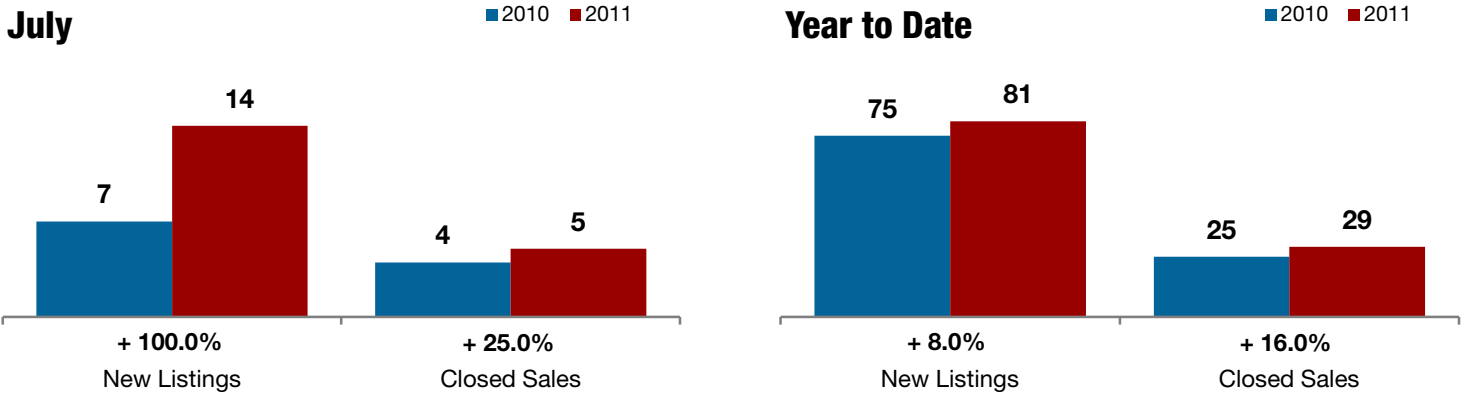
- 6.9%

Change in
Median Sales Price

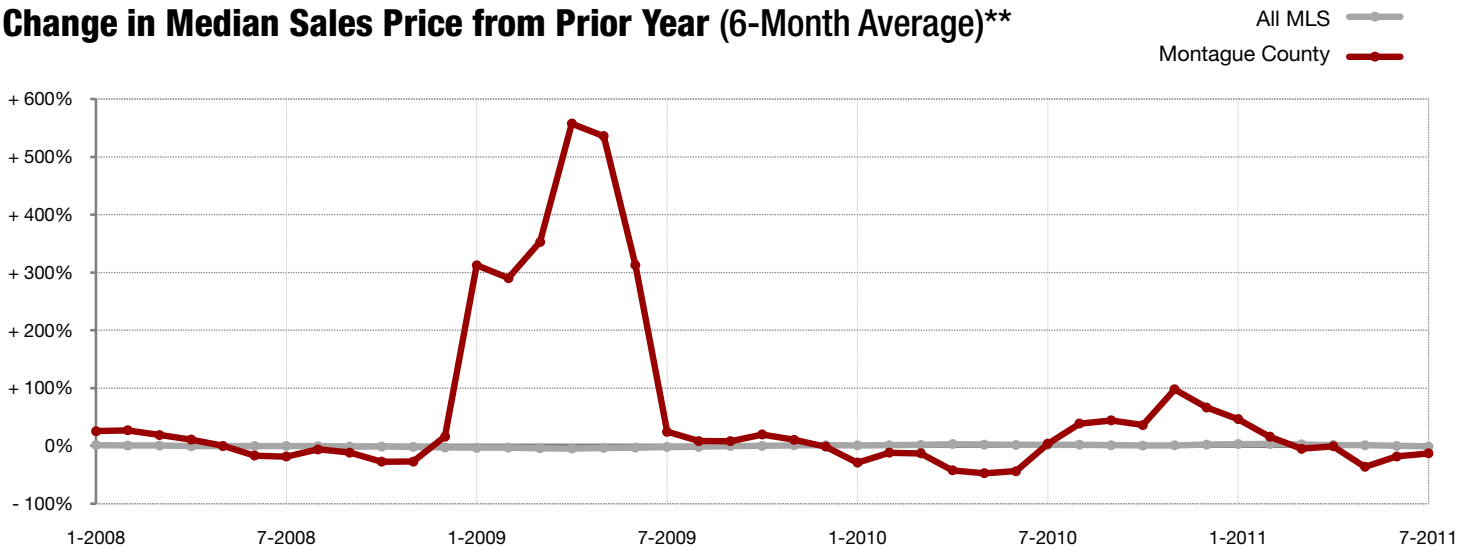
Montague County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	7	14	+ 100.0%	75	81	+ 8.0%
Pending Sales	5	6	+ 20.0%	27	32	+ 18.5%
Closed Sales	4	5	+ 25.0%	25	29	+ 16.0%
Average Sales Price*	\$132,875	\$161,880	+ 21.8%	\$113,525	\$110,104	- 3.0%
Median Sales Price*	\$145,000	\$135,000	- 6.9%	\$105,000	\$70,750	- 32.6%
Percent of Original List Price Received*	79.4%	74.9%	- 5.7%	84.1%	83.3%	- 1.0%
Days on Market Until Sale	227	184	- 19.0%	172	148	- 13.8%
Inventory of Homes for Sale	72	74	+ 2.8%	--	--	--
Months Supply of Inventory	17.6	16.8	- 5.0%	--	--	--

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



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Local Market Update – July 2011

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



+ 3.8%

Change in
New Listings

- 13.0%

Change in
Closed Sales

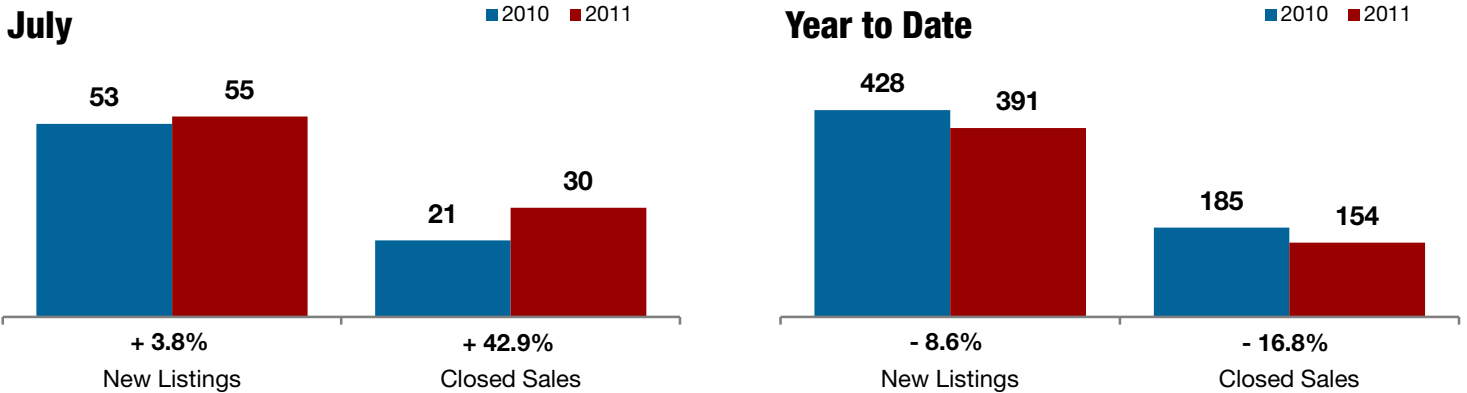
+ 10.1%

Change in
Median Sales Price

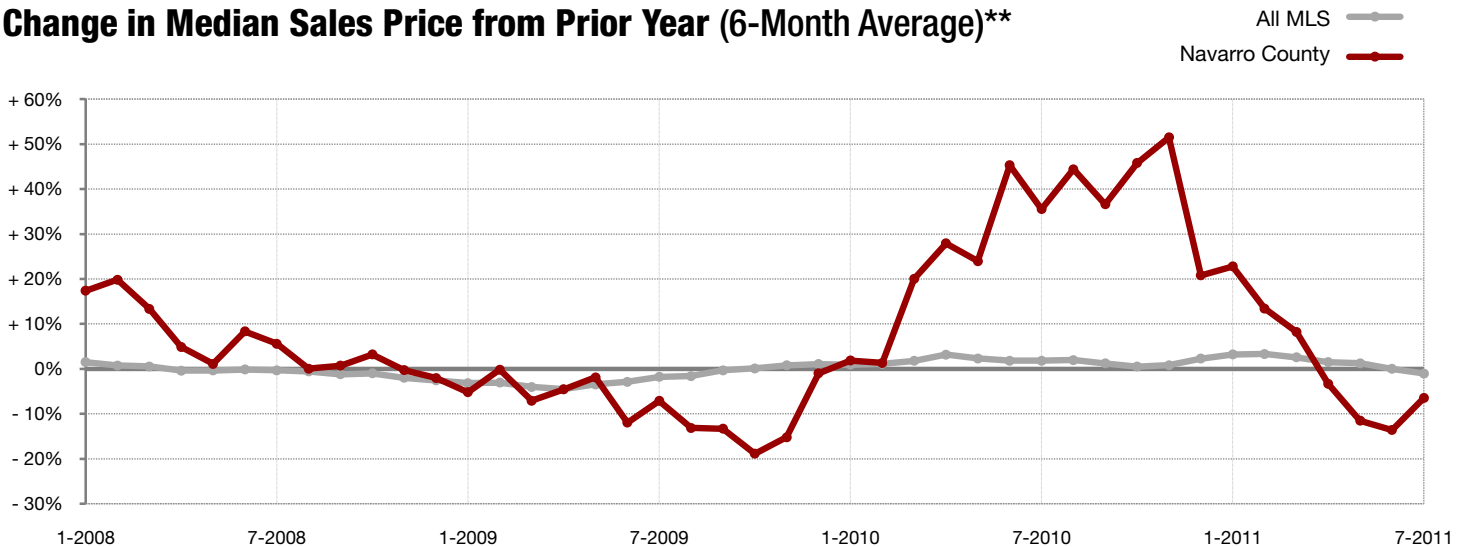
Navarro County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	53	55	+ 3.8%	428	391	- 8.6%
Pending Sales	23	20	- 13.0%	187	163	- 12.8%
Closed Sales	21	30	+ 42.9%	185	154	- 16.8%
Average Sales Price*	\$136,010	\$87,075	- 36.0%	\$139,127	\$119,757	- 13.9%
Median Sales Price*	\$68,000	\$74,900	+ 10.1%	\$105,000	\$85,000	- 19.0%
Percent of Original List Price Received*	85.4%	88.6%	+ 3.7%	88.6%	89.0%	+ 0.4%
Days on Market Until Sale	132	112	- 14.5%	153	138	- 9.8%
Inventory of Homes for Sale	371	347	- 6.5%	--	--	--
Months Supply of Inventory	13.5	15.5	+ 15.5%	--	--	--

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



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Local Market Update – July 2011

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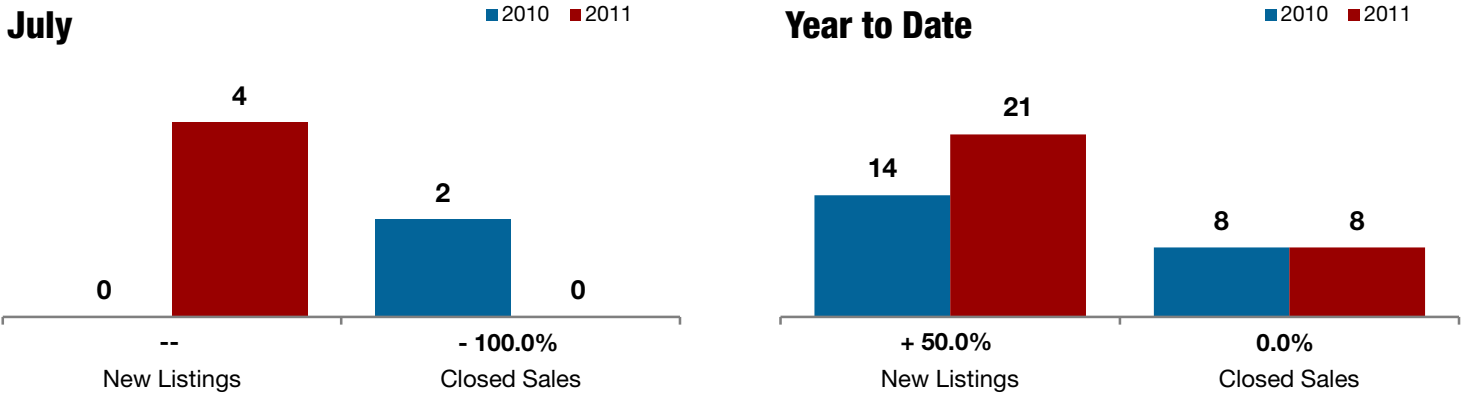


Nolan County

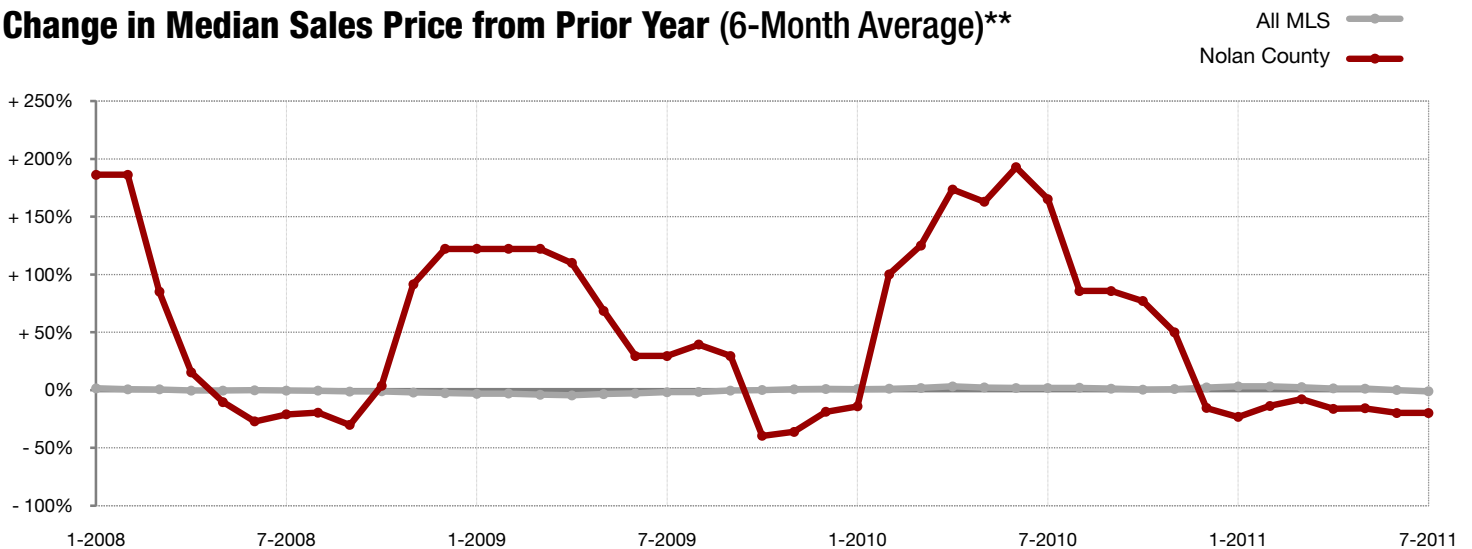
--	--	- 100.0%
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	0	4	--	14	21	+ 50.0%
Pending Sales	0	2	--	7	12	+ 71.4%
Closed Sales	2	0	- 100.0%	8	8	0.0%
Average Sales Price*	\$258,500	\$0	- 100.0%	\$147,781	\$72,119	- 51.2%
Median Sales Price*	\$258,500	\$0	- 100.0%	\$95,500	\$66,950	- 29.9%
Percent of Original List Price Received*	82.1%	0.0%	- 100.0%	81.8%	88.0%	+ 7.6%
Days on Market Until Sale	83	0	- 100.0%	178	36	- 80.0%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	5.7	6.9	+ 20.0%	--	--	--

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



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Local Market Update – July 2011

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- 7.2%

Change in
New Listings

- 19.2%

Change in
Closed Sales

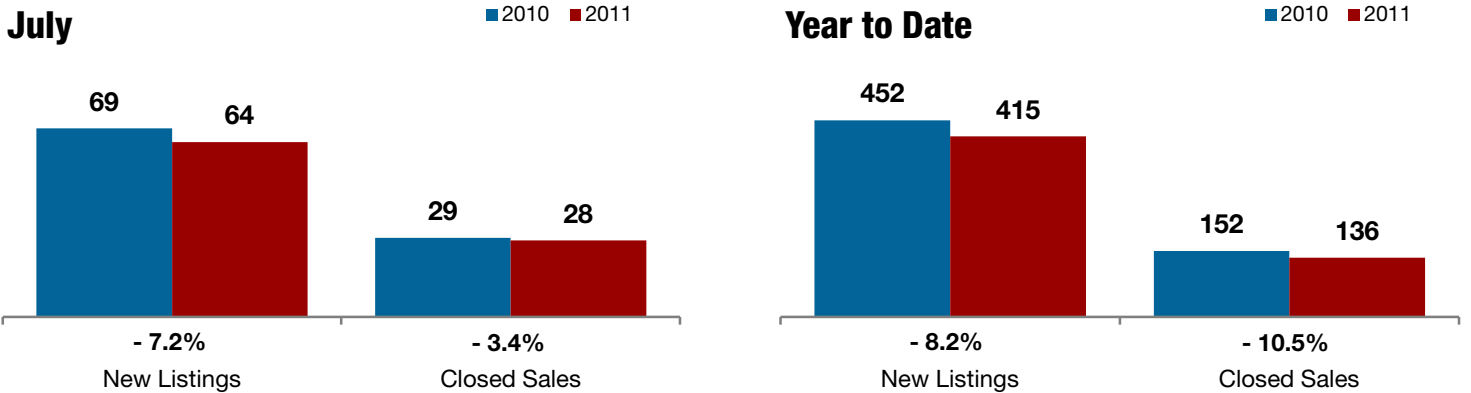
+ 23.6%

Change in
Median Sales Price

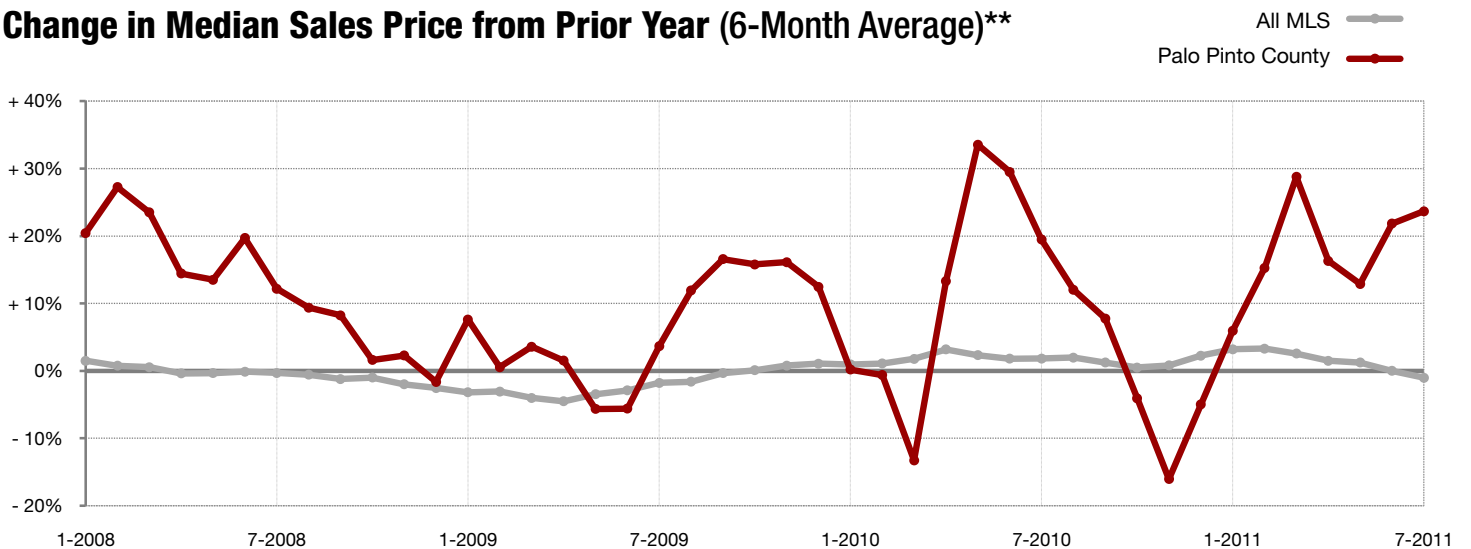
Palo Pinto County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	69	64	- 7.2%	452	415	- 8.2%
Pending Sales	26	21	- 19.2%	168	148	- 11.9%
Closed Sales	29	28	- 3.4%	152	136	- 10.5%
Average Sales Price*	\$134,275	\$160,722	+ 19.7%	\$208,951	\$248,309	+ 18.8%
Median Sales Price*	\$89,000	\$110,000	+ 23.6%	\$125,500	\$122,500	- 2.4%
Percent of Original List Price Received*	88.9%	86.1%	- 3.2%	86.8%	87.5%	+ 0.8%
Days on Market Until Sale	185	121	- 34.3%	176	179	+ 2.0%
Inventory of Homes for Sale	403	376	- 6.7%	--	--	--
Months Supply of Inventory	18.8	20.1	+ 6.6%	--	--	--

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



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Local Market Update – July 2011

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



- 19.5%

+ 21.6%

- 9.7%

Change in
New Listings

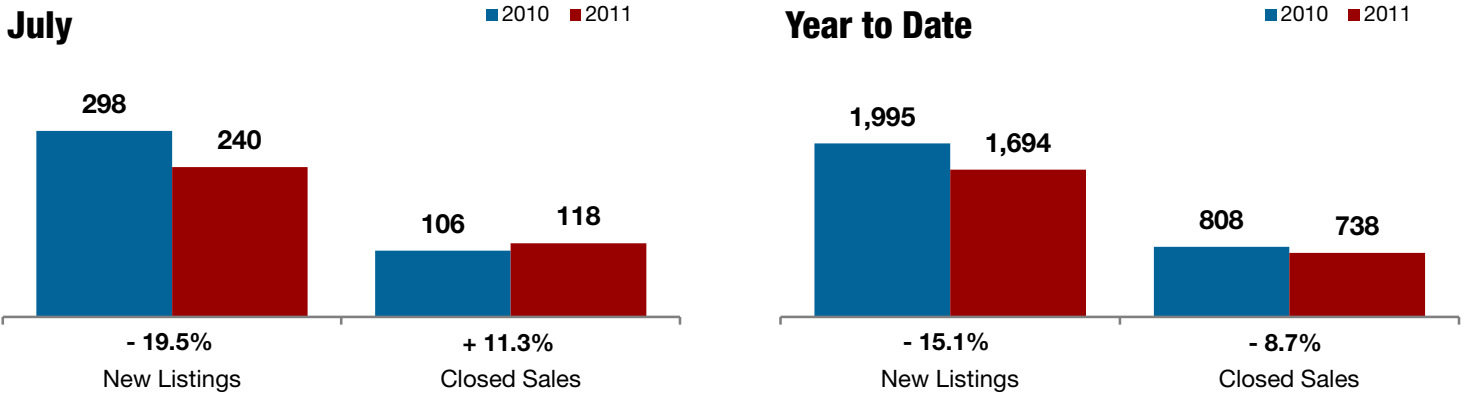
Change in
Closed Sales

Change in
Median Sales Price

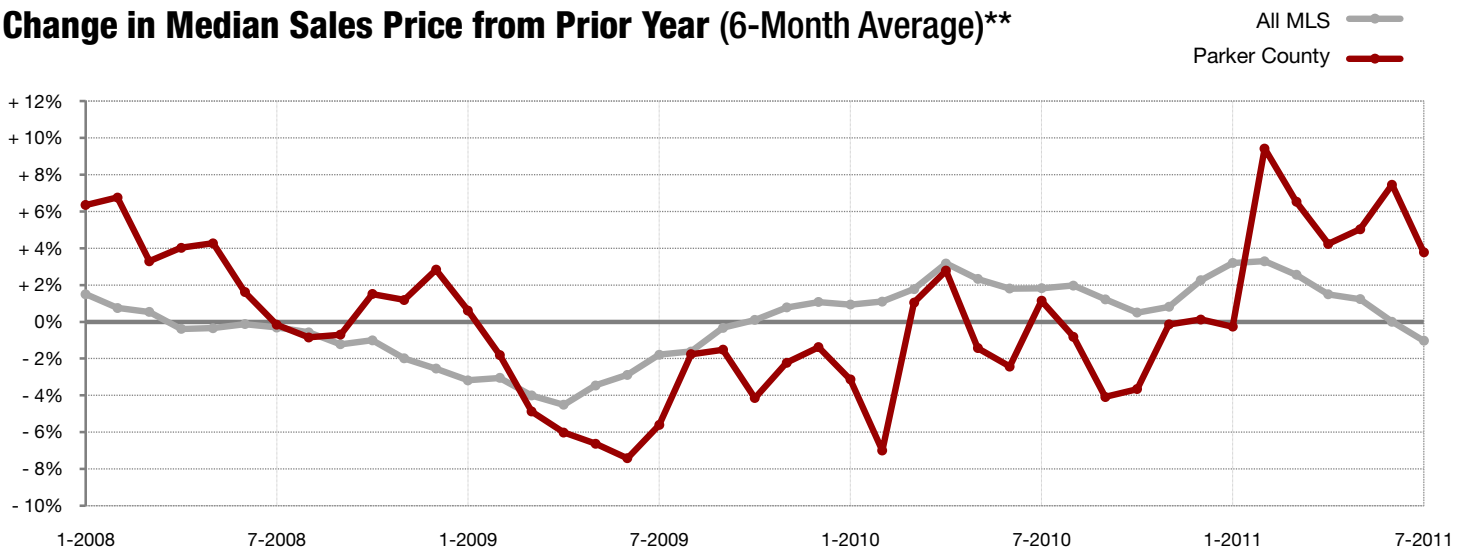
Parker County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	298	240	- 19.5%	1,995	1,694	- 15.1%
Pending Sales	102	124	+ 21.6%	852	843	- 1.1%
Closed Sales	106	118	+ 11.3%	808	738	- 8.7%
Average Sales Price*	\$196,340	\$187,729	- 4.4%	\$176,512	\$177,859	+ 0.8%
Median Sales Price*	\$178,000	\$160,789	- 9.7%	\$150,000	\$156,000	+ 4.0%
Percent of Original List Price Received*	91.5%	91.4%	- 0.2%	92.6%	92.0%	- 0.6%
Days on Market Until Sale	122	134	+ 9.8%	120	128	+ 6.6%
Inventory of Homes for Sale	1,309	1,096	- 16.3%	--	--	--
Months Supply of Inventory	11.5	10.4	- 9.6%	--	--	--

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



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Local Market Update – July 2011

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Rains County

+ 25.0%

Change in
New Listings

+ 12.5%

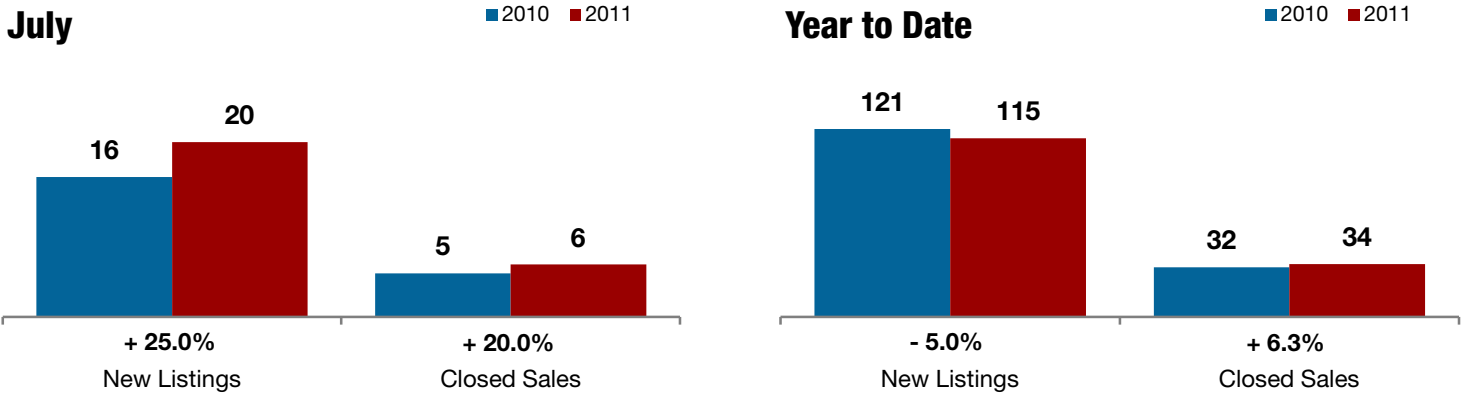
Change in
Closed Sales

- 34.8%

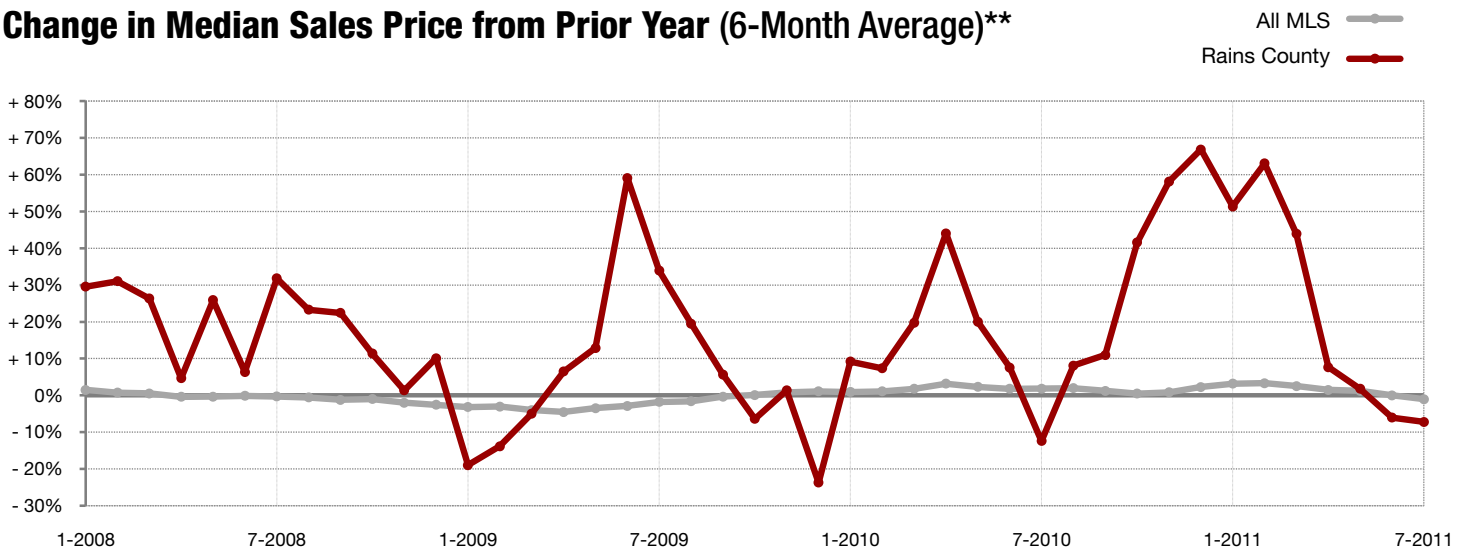
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	16	20	+ 25.0%	121	115	- 5.0%
Pending Sales	8	9	+ 12.5%	36	38	+ 5.6%
Closed Sales	5	6	+ 20.0%	32	34	+ 6.3%
Average Sales Price*	\$111,980	\$107,017	- 4.4%	\$133,215	\$161,892	+ 21.5%
Median Sales Price*	\$108,000	\$70,450	- 34.8%	\$117,450	\$75,000	- 36.1%
Percent of Original List Price Received*	94.4%	80.3%	- 14.9%	86.9%	83.2%	- 4.2%
Days on Market Until Sale	67	162	+ 143.0%	137	149	+ 8.8%
Inventory of Homes for Sale	92	100	+ 8.7%	--	--	--
Months Supply of Inventory	16.2	20.3	+ 25.3%	--	--	--

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



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Local Market Update – July 2011

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Rockwall County

- 9.0%

Change in
New Listings

- 5.7%

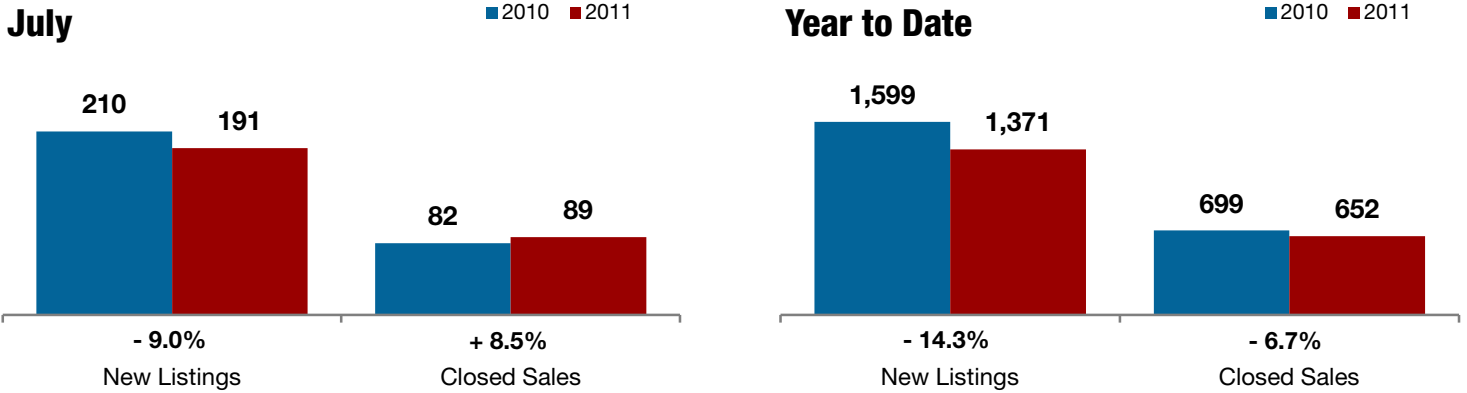
Change in
Closed Sales

+ 5.8%

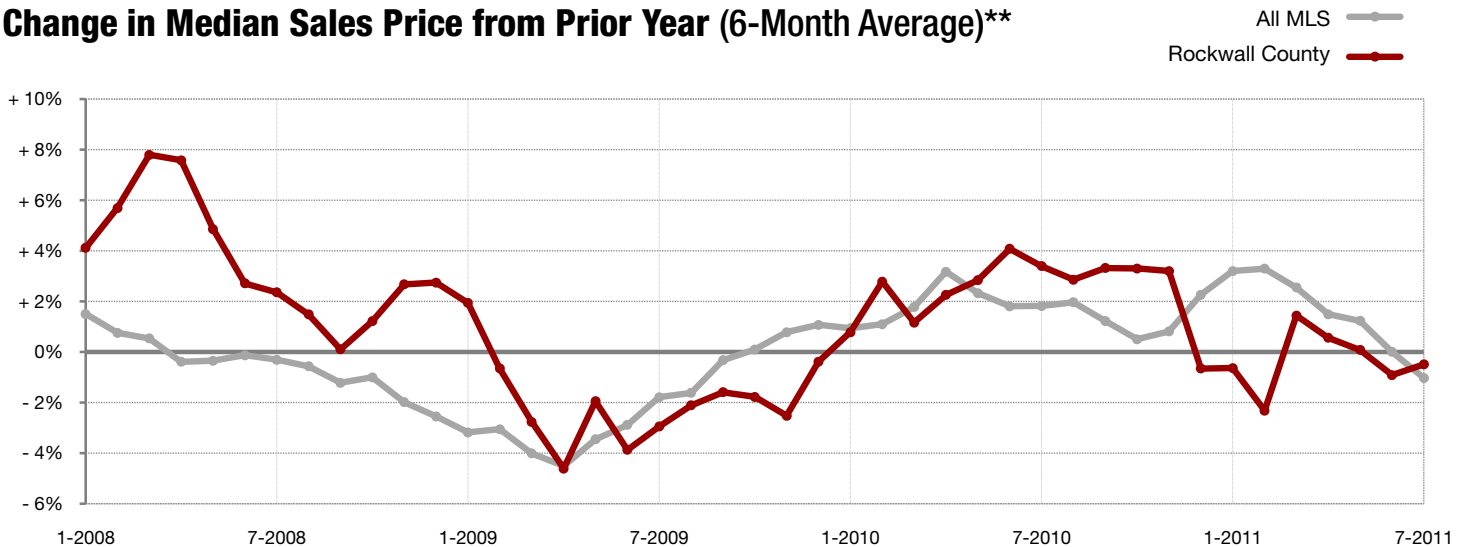
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	210	191	- 9.0%	1,599	1,371	- 14.3%
Pending Sales	123	116	- 5.7%	770	721	- 6.4%
Closed Sales	82	89	+ 8.5%	699	652	- 6.7%
Average Sales Price*	\$240,003	\$237,173	- 1.2%	\$215,382	\$223,886	+ 3.9%
Median Sales Price*	\$174,900	\$185,000	+ 5.8%	\$179,000	\$176,900	- 1.2%
Percent of Original List Price Received*	92.2%	92.3%	+ 0.1%	93.0%	92.2%	- 0.9%
Days on Market Until Sale	101	140	+ 38.1%	100	126	+ 26.5%
Inventory of Homes for Sale	882	772	- 12.5%	--	--	--
Months Supply of Inventory	8.4	8.5	+ 0.5%	--	--	--

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



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Local Market Update – July 2011

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Shackelford County

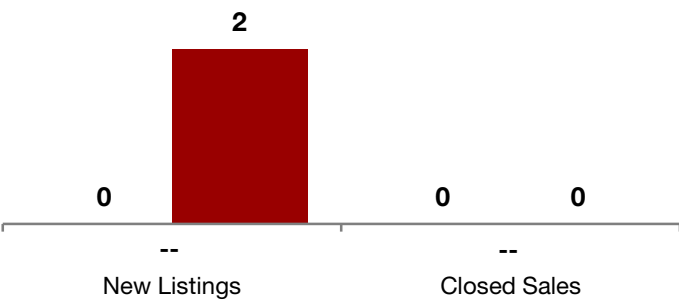
--	- 100.0%	--
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	0	2	--	7	9	+ 28.6%
Pending Sales	1	0	- 100.0%	6	3	- 50.0%
Closed Sales	0	0	--	6	4	- 33.3%
Average Sales Price*	\$0	\$0	--	\$142,509	\$73,725	- 48.3%
Median Sales Price*	\$0	\$0	--	\$77,277	\$68,500	- 11.4%
Percent of Original List Price Received*	0.0%	0.0%	--	93.1%	101.1%	+ 8.5%
Days on Market Until Sale	0	0	--	128	31	- 75.9%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	2.3	4.8	+ 105.7%	--	--	--

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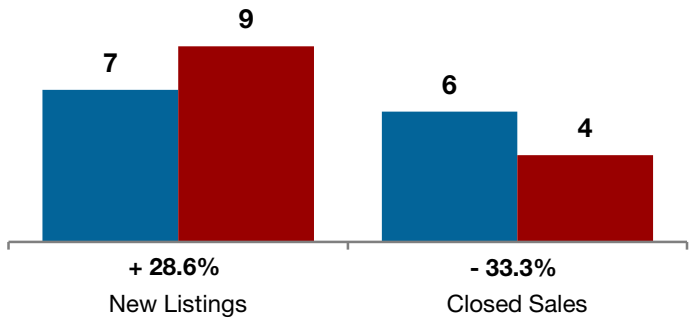
July

■ 2010 ■ 2011



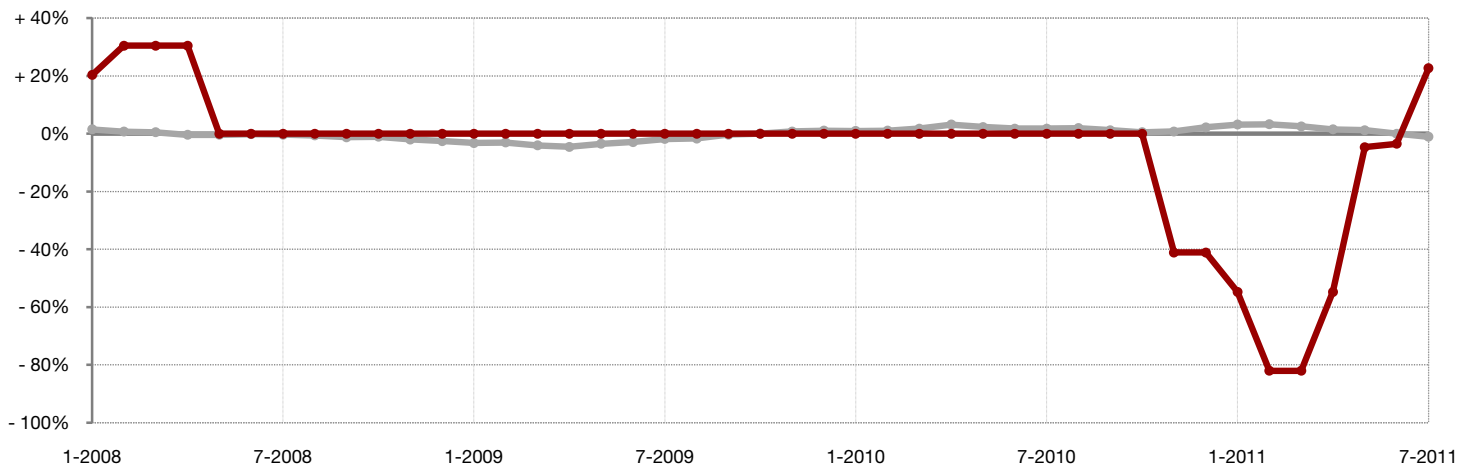
Year to Date

■ 2010 ■ 2011



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

All MLS — Shackelford County —



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Local Market Update – July 2011

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Smith County

- 16.0%

Change in
New Listings

0.0%

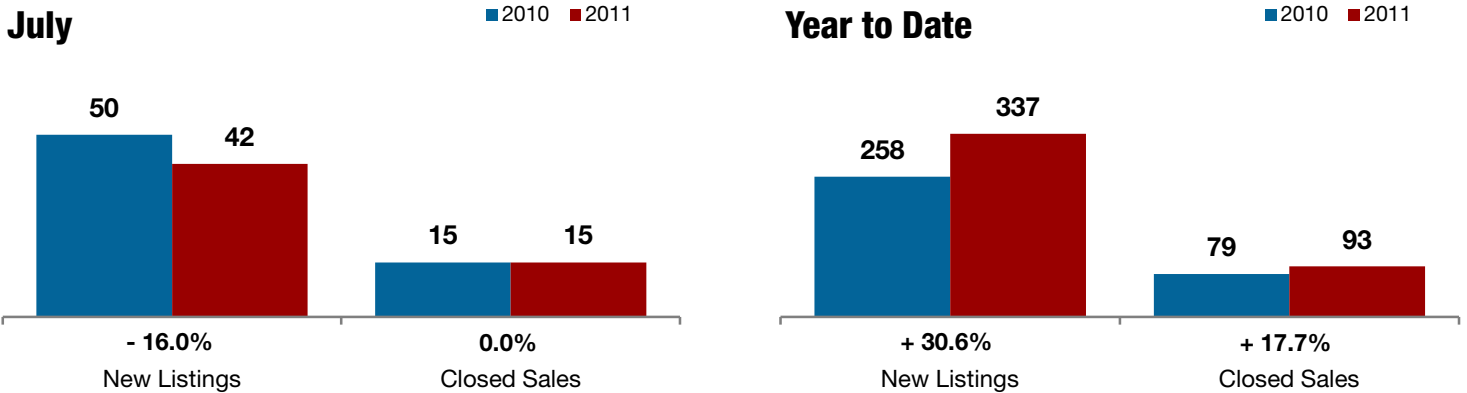
Change in
Closed Sales

+ 35.6%

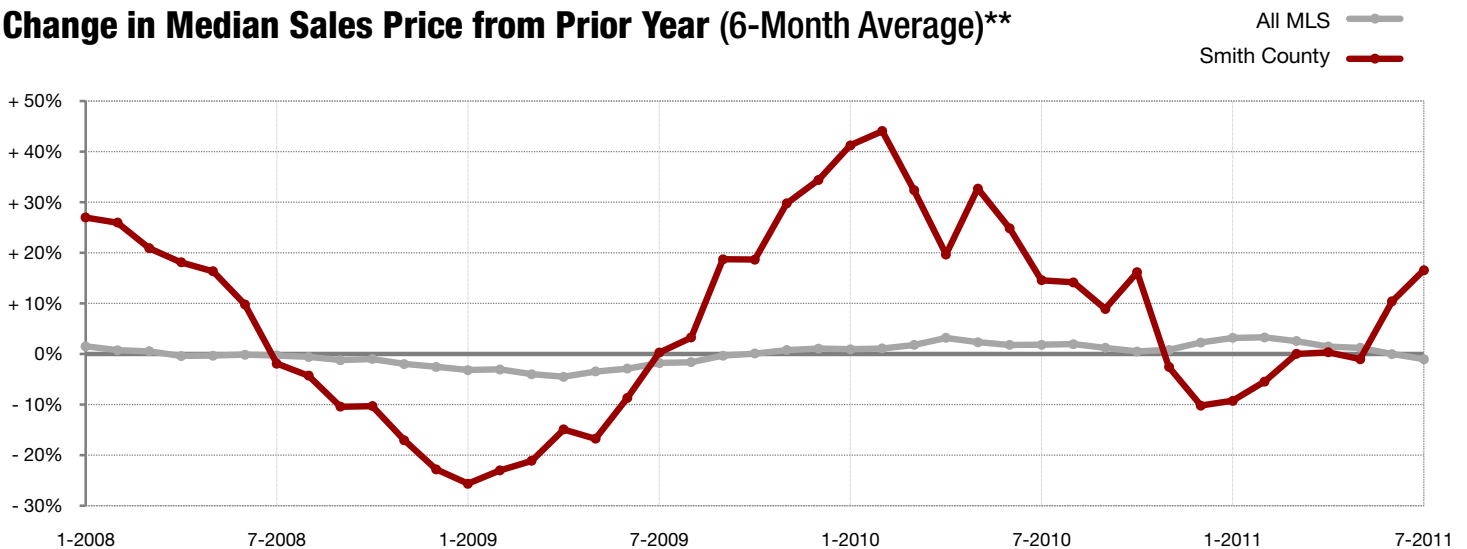
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	50	42	- 16.0%	258	337	+ 30.6%
Pending Sales	18	18	0.0%	88	105	+ 19.3%
Closed Sales	15	15	0.0%	79	93	+ 17.7%
Average Sales Price*	\$156,520	\$256,813	+ 64.1%	\$191,555	\$224,402	+ 17.1%
Median Sales Price*	\$130,000	\$176,300	+ 35.6%	\$157,000	\$185,000	+ 17.8%
Percent of Original List Price Received*	92.0%	88.2%	- 4.2%	94.4%	91.9%	- 2.6%
Days on Market Until Sale	104	89	- 14.5%	116	105	- 9.5%
Inventory of Homes for Sale	256	292	+ 14.1%	--	--	--
Months Supply of Inventory	21.9	20.7	- 5.5%	--	--	--

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



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Local Market Update – July 2011

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+ 6.3%

Change in
New Listings

+ 150.0%

Change in
Closed Sales

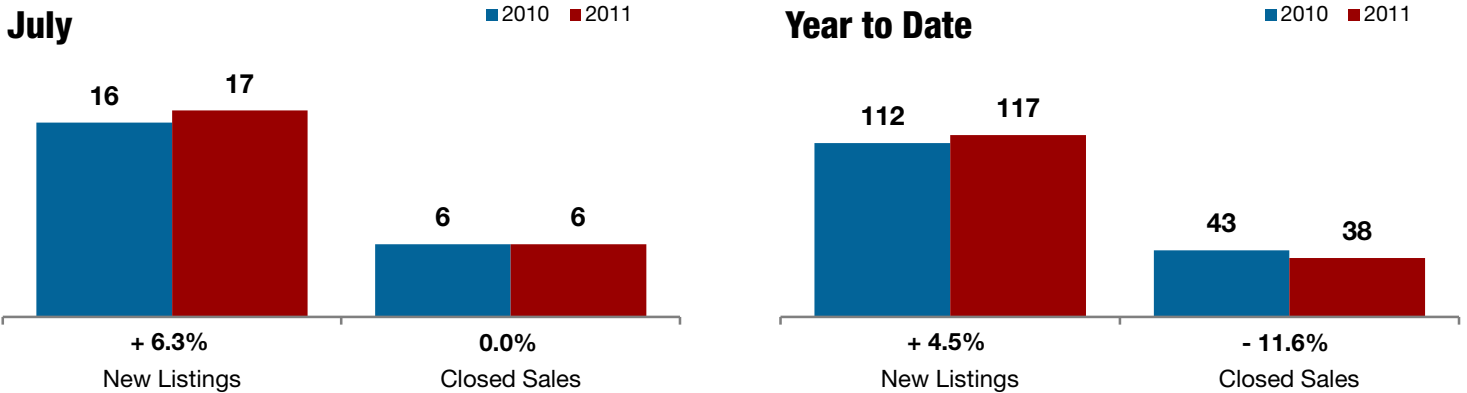
- 30.4%

Change in
Median Sales Price

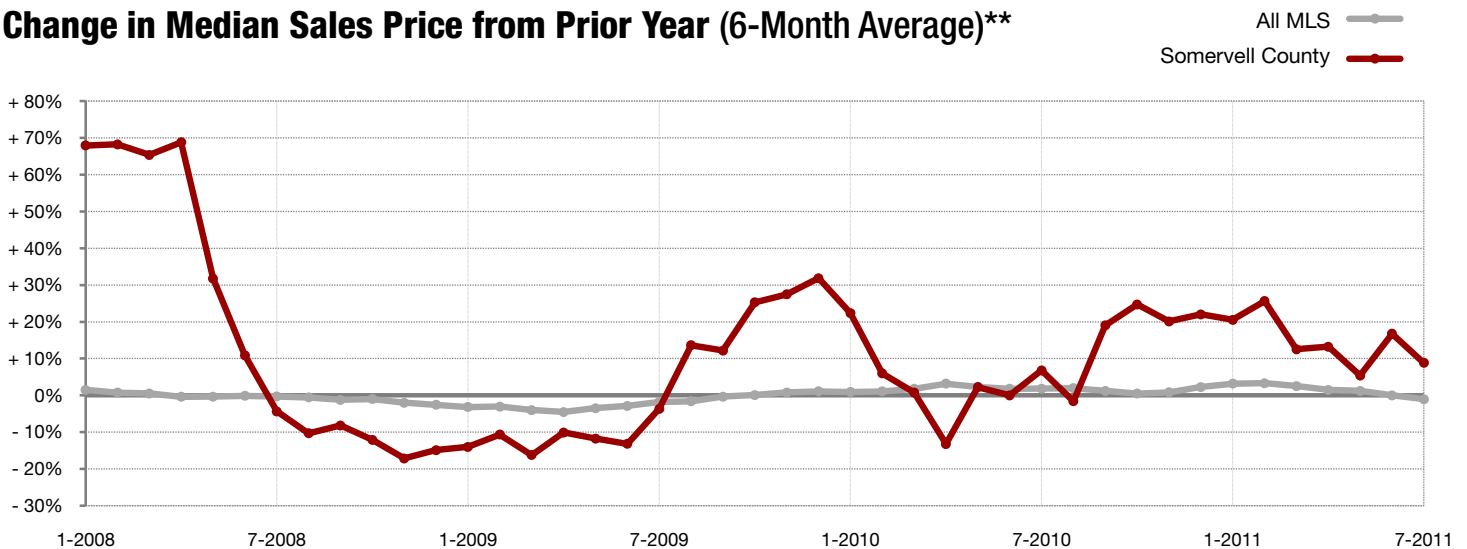
Somervell County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	16	17	+ 6.3%	112	117	+ 4.5%
Pending Sales	2	5	+ 150.0%	40	44	+ 10.0%
Closed Sales	6	6	0.0%	43	38	- 11.6%
Average Sales Price*	\$267,780	\$174,358	- 34.9%	\$197,256	\$169,570	- 14.0%
Median Sales Price*	\$275,000	\$191,300	- 30.4%	\$174,900	\$175,575	+ 0.4%
Percent of Original List Price Received*	92.2%	95.7%	+ 3.8%	92.1%	88.4%	- 4.0%
Days on Market Until Sale	291	133	- 54.5%	166	187	+ 12.5%
Inventory of Homes for Sale	96	99	+ 3.1%	--	--	--
Months Supply of Inventory	19.9	18.2	- 8.6%	--	--	--

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



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Local Market Update – July 2011

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Stephens County

- 25.0%

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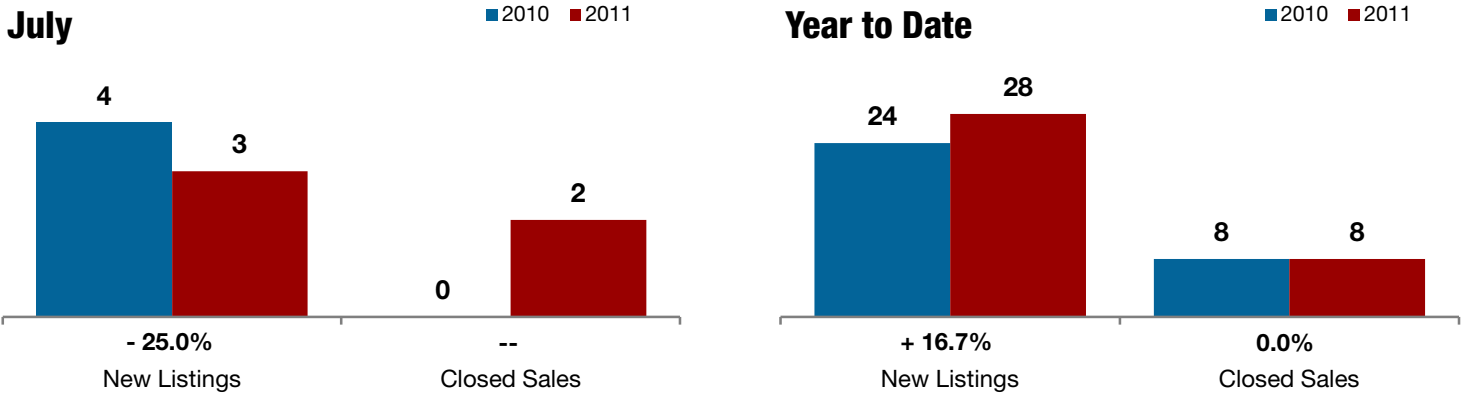
Change in
New Listings

Change in
Closed Sales

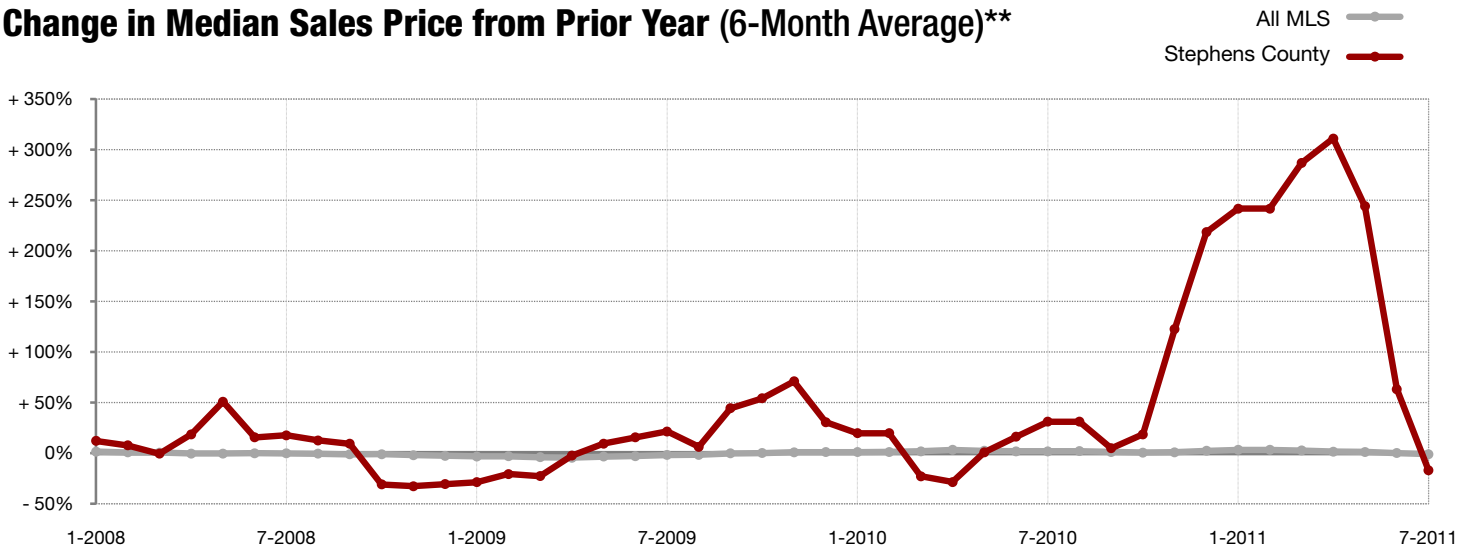
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	4	3	- 25.0%	24	28	+ 16.7%
Pending Sales	0	1	--	7	9	+ 28.6%
Closed Sales	0	2	--	8	8	0.0%
Average Sales Price*	\$0	\$153,500	--	\$140,828	\$112,344	- 20.2%
Median Sales Price*	\$0	\$153,500	--	\$57,750	\$105,500	+ 82.7%
Percent of Original List Price Received*	0.0%	91.6%	--	86.7%	96.6%	+ 11.5%
Days on Market Until Sale	0	191	--	78	106	+ 35.9%
Inventory of Homes for Sale	22	24	+ 9.1%	--	--	--
Months Supply of Inventory	14.1	12.0	- 15.2%	--	--	--

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



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Local Market Update – July 2011

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Stonewall County

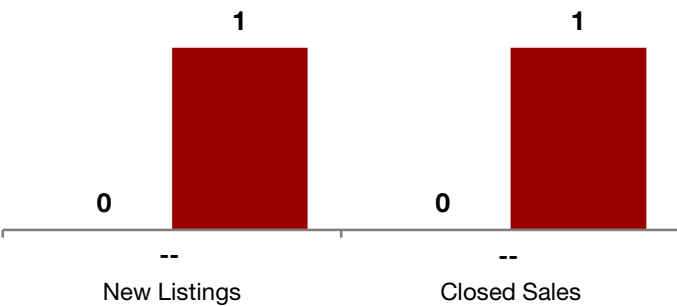
Change in New Listings	Change in Closed Sales	Change in Median Sales Price
---------------------------	---------------------------	---------------------------------

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	0	1	--	0	4	--
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	0	1	--
Average Sales Price*	\$0	\$265,000	--	\$0	\$265,000	--
Median Sales Price*	\$0	\$265,000	--	\$0	\$265,000	--
Percent of Original List Price Received*	0.0%	100.0%	--	0.0%	100.0%	--
Days on Market Until Sale	0	5	--	0	5	--
Inventory of Homes for Sale	0	3	0.0	--	--	--
Months Supply of Inventory	0.0	3.0	0.0	--	--	--

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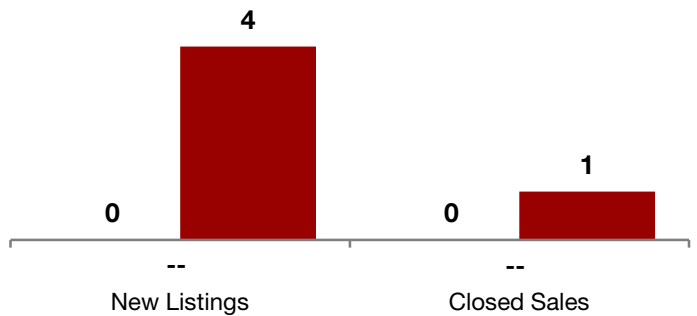
July

■ 2010 ■ 2011



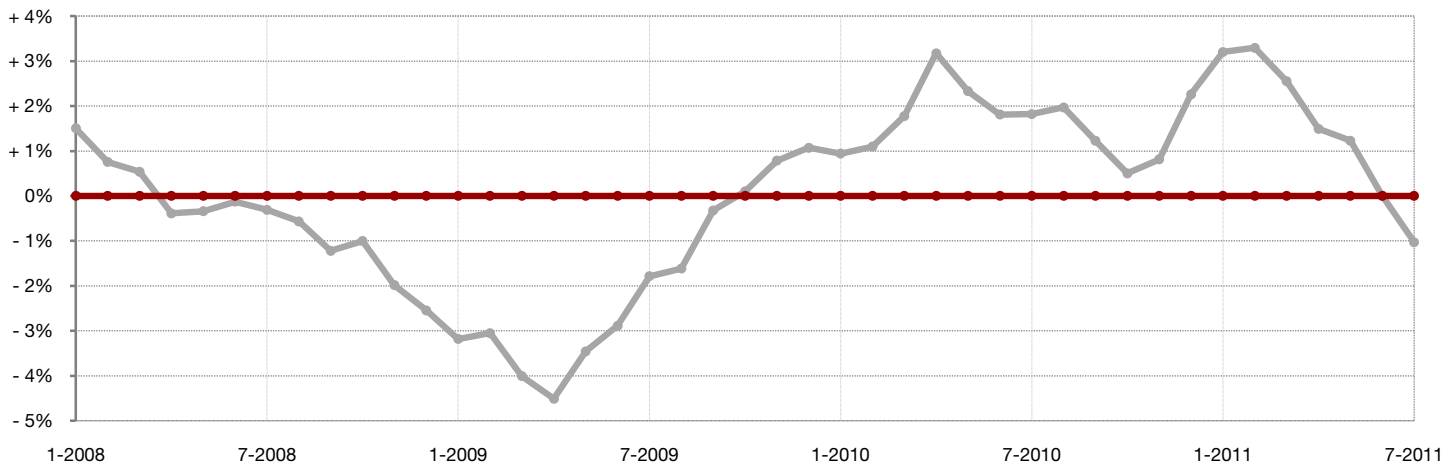
Year to Date

■ 2010 ■ 2011



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

All MLS — Stonewall County —



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Local Market Update – July 2011

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Tarrant County

- 20.4%

Change in
New Listings

+ 18.2%

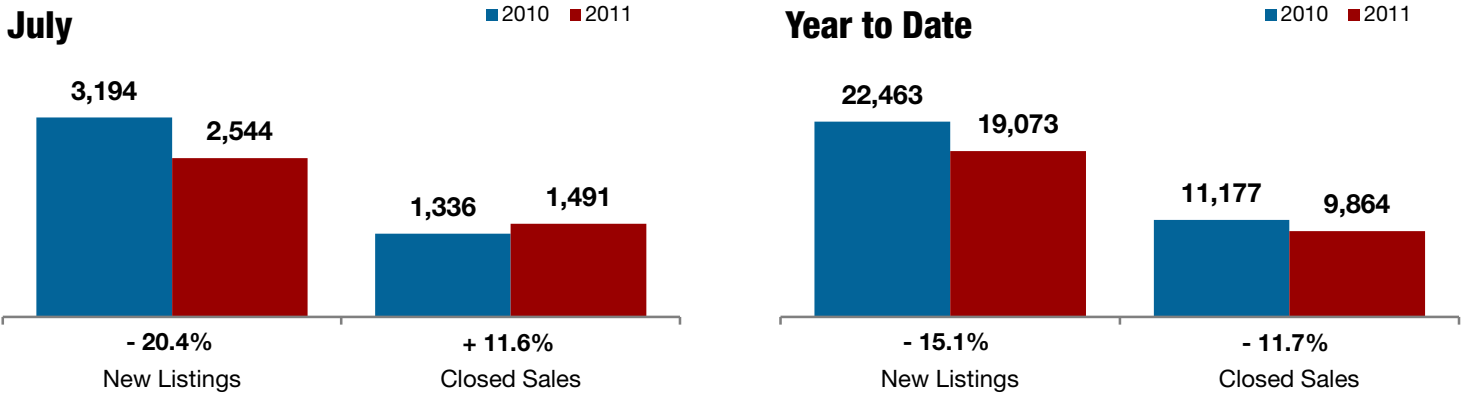
Change in
Closed Sales

- 3.8%

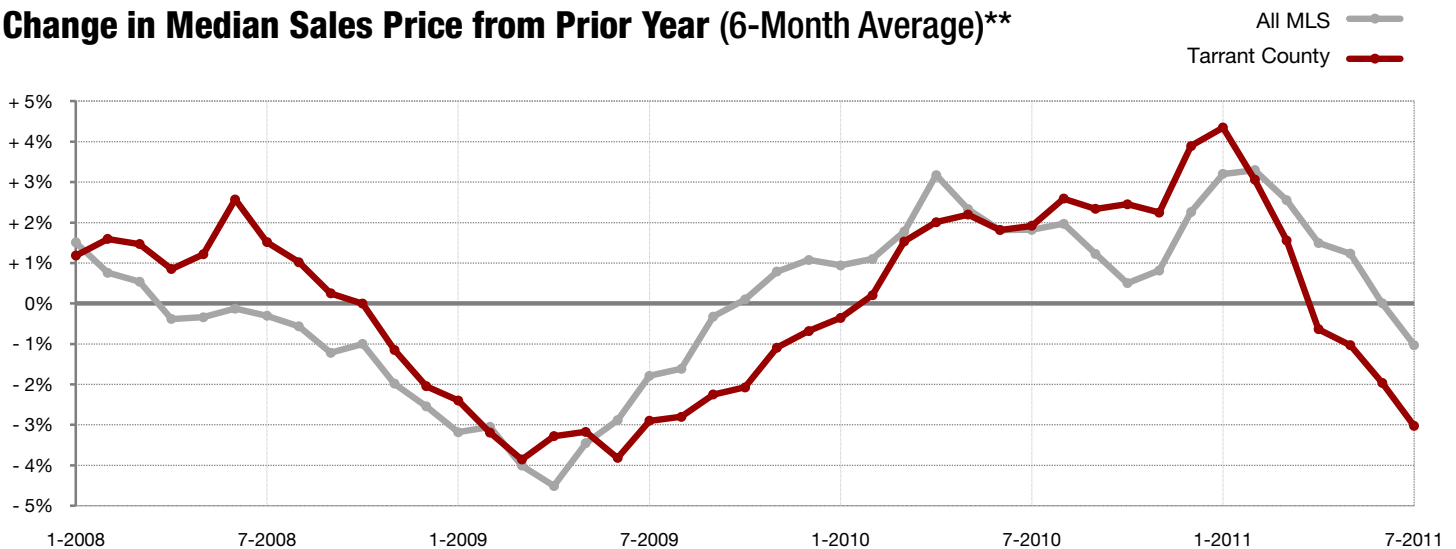
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3,194	2,544	- 20.4%	22,463	19,073	- 15.1%
Pending Sales	1,405	1,661	+ 18.2%	11,686	11,035	- 5.6%
Closed Sales	1,336	1,491	+ 11.6%	11,177	9,864	- 11.7%
Average Sales Price*	\$190,724	\$180,679	- 5.3%	\$172,434	\$174,339	+ 1.1%
Median Sales Price*	\$140,000	\$134,700	- 3.8%	\$135,000	\$131,036	- 2.9%
Percent of Original List Price Received*	93.3%	92.5%	- 0.8%	94.2%	92.5%	- 1.8%
Days on Market Until Sale	89	94	+ 6.5%	89	104	+ 16.9%
Inventory of Homes for Sale	11,631	9,250	- 20.5%	--	--	--
Months Supply of Inventory	7.2	6.5	- 9.9%	--	--	--

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



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Local Market Update – July 2011

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- 19.7%

Change in
New Listings

- 7.8%

Change in
Closed Sales

- 3.3%

Change in
Median Sales Price

Taylor County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	223	179	- 19.7%	1,616	1,351	- 16.4%
Pending Sales	128	118	- 7.8%	946	816	- 13.7%
Closed Sales	140	125	- 10.7%	876	762	- 13.0%
Average Sales Price*	\$148,397	\$146,904	- 1.0%	\$130,404	\$133,637	+ 2.5%
Median Sales Price*	\$135,000	\$130,500	- 3.3%	\$115,000	\$126,950	+ 10.4%
Percent of Original List Price Received*	93.1%	93.6%	+ 0.5%	93.6%	92.7%	- 0.9%
Days on Market Until Sale	88	82	- 6.2%	98	116	+ 18.8%
Inventory of Homes for Sale	834	714	- 14.4%	--	--	--
Months Supply of Inventory	6.7	6.8	+ 0.7%	--	--	--

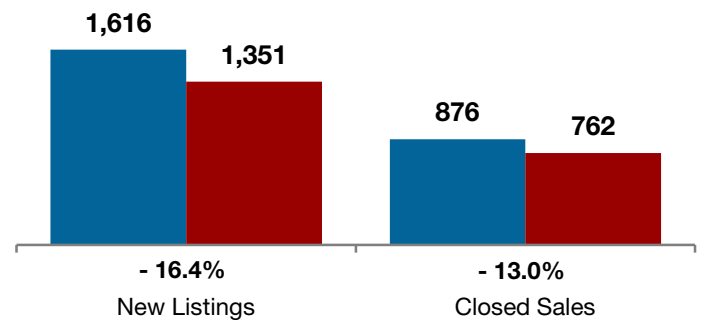
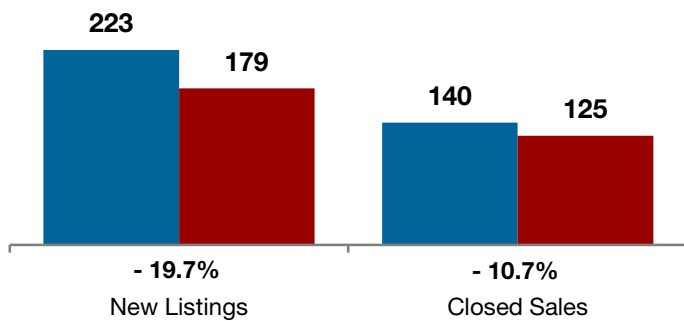
*Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

■ 2010 ■ 2011

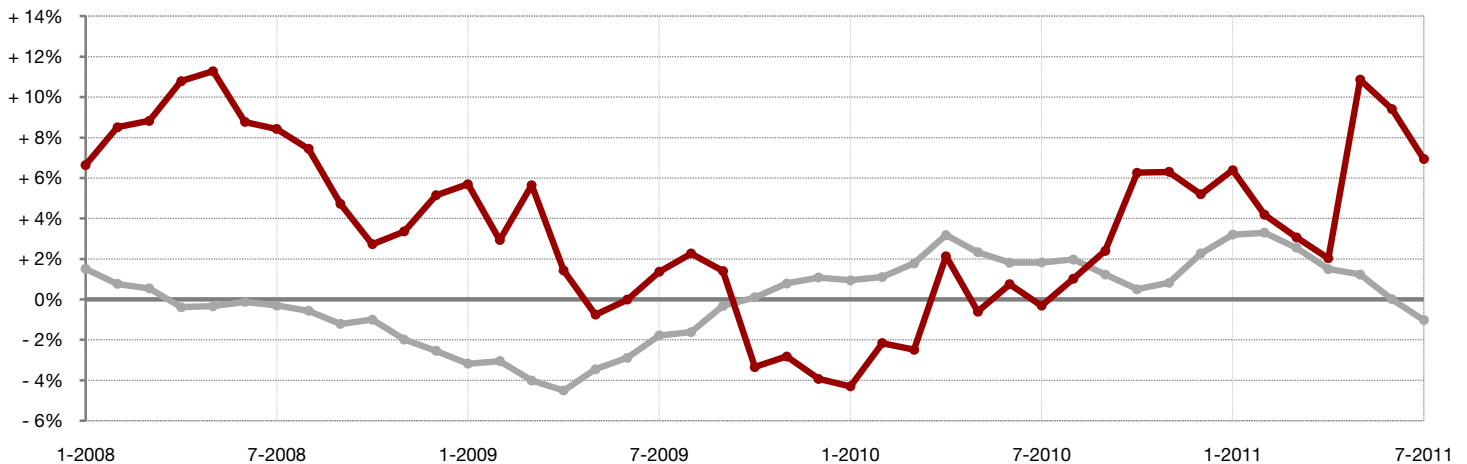
Year to Date

■ 2010 ■ 2011



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

All MLS — Taylor County —



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Local Market Update – July 2011

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Upshur County

+ 100.0%

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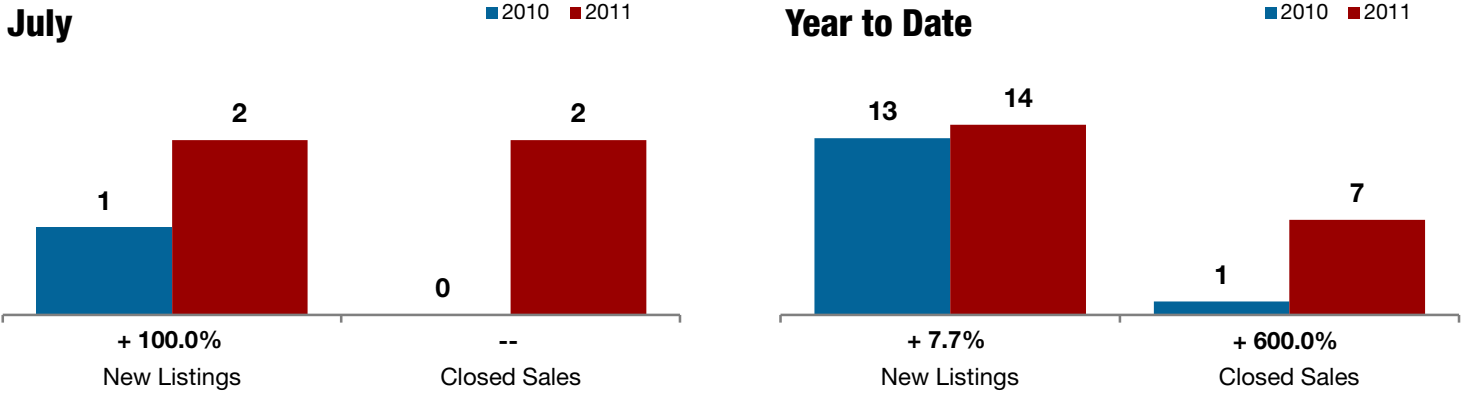
Change in
New Listings

Change in
Closed Sales

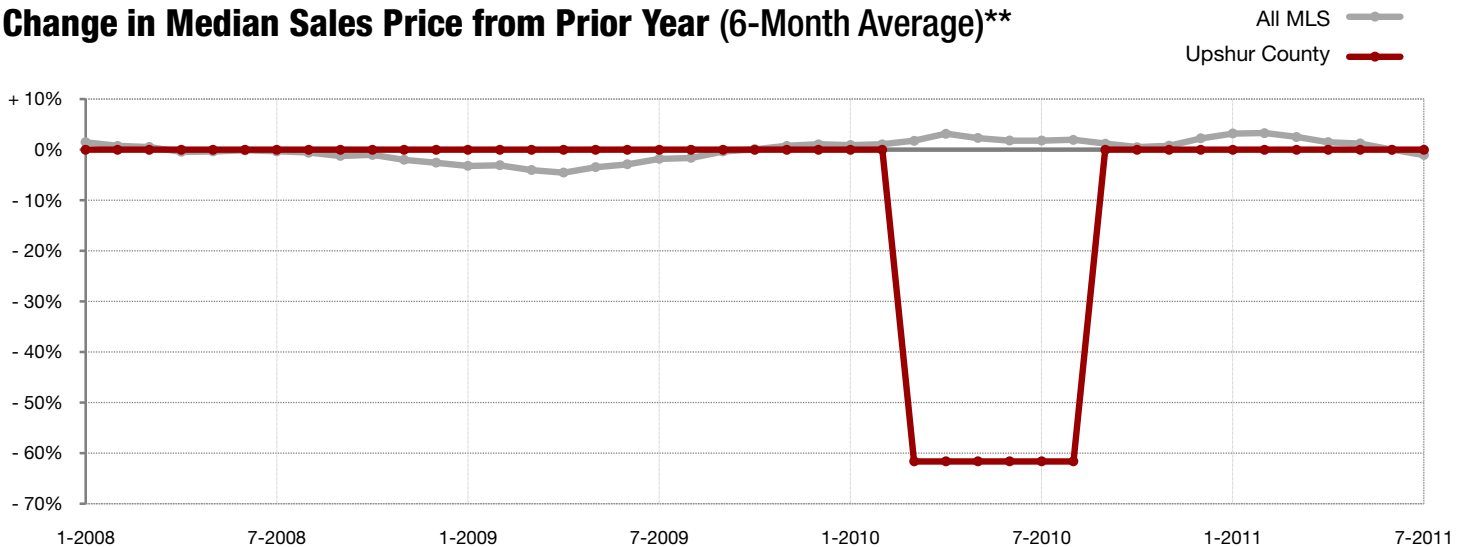
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1	2	+ 100.0%	13	14	+ 7.7%
Pending Sales	0	1	--	1	9	+ 800.0%
Closed Sales	0	2	--	1	7	+ 600.0%
Average Sales Price*	\$0	\$81,000	--	\$33,600	\$88,805	+ 164.3%
Median Sales Price*	\$0	\$81,000	--	\$33,600	\$78,000	+ 132.1%
Percent of Original List Price Received*	0.0%	85.3%	--	80.0%	93.6%	+ 17.0%
Days on Market Until Sale	0	114	--	83	66	- 20.5%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	15.0	4.5	- 69.7%	--	--	--

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



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Local Market Update – July 2011

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- 9.2%

Change in
New Listings

+ 19.0%

Change in
Closed Sales

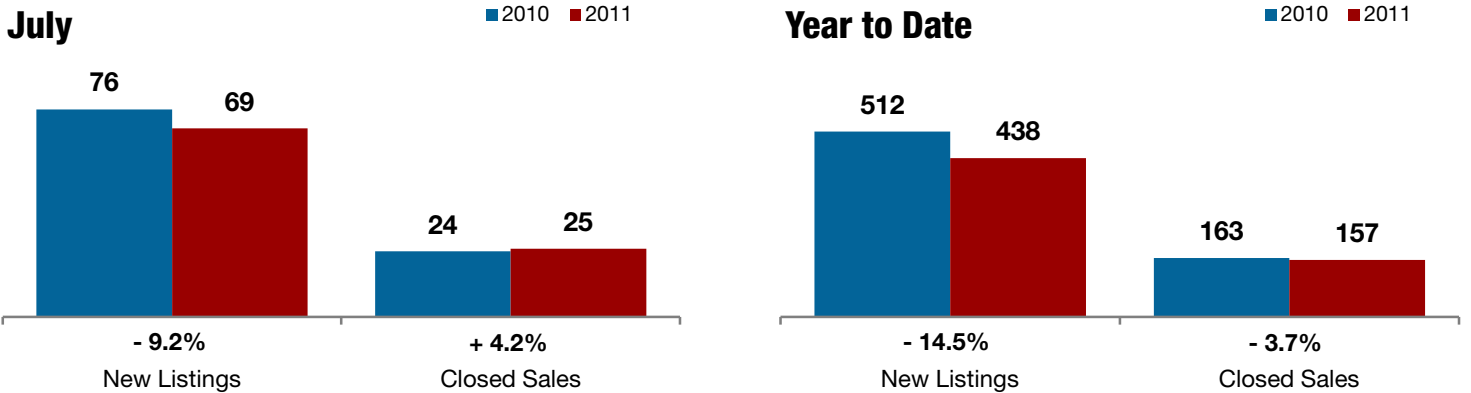
+ 9.5%

Change in
Median Sales Price

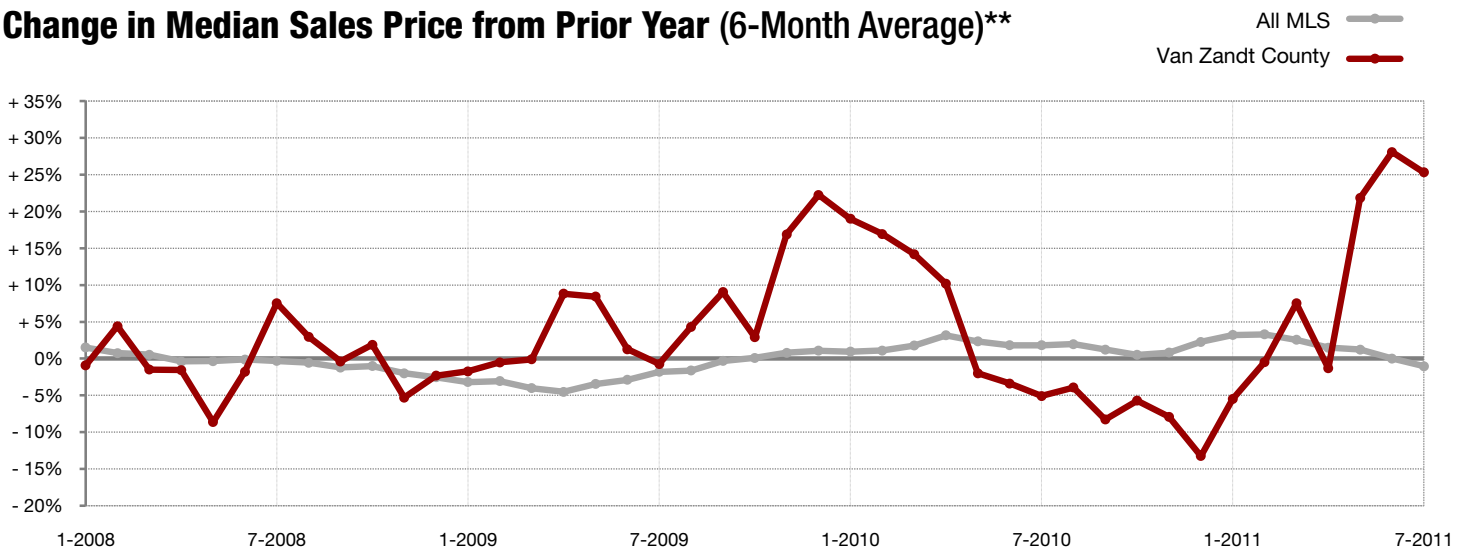
Van Zandt County

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	76	69	- 9.2%	512	438	- 14.5%
Pending Sales	21	25	+ 19.0%	175	169	- 3.4%
Closed Sales	24	25	+ 4.2%	163	157	- 3.7%
Average Sales Price*	\$107,976	\$138,772	+ 28.5%	\$130,111	\$135,868	+ 4.4%
Median Sales Price*	\$95,000	\$104,000	+ 9.5%	\$100,000	\$113,000	+ 13.0%
Percent of Original List Price Received*	88.6%	82.5%	- 6.9%	89.3%	85.9%	- 3.8%
Days on Market Until Sale	206	247	+ 19.9%	188	193	+ 2.7%
Inventory of Homes for Sale	446	401	- 10.1%	--	--	--
Months Supply of Inventory	19.3	17.9	- 7.1%	--	--	--

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



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Local Market Update – July 2011

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



Wise County

- 34.7%

Change in
New Listings

- 13.3%

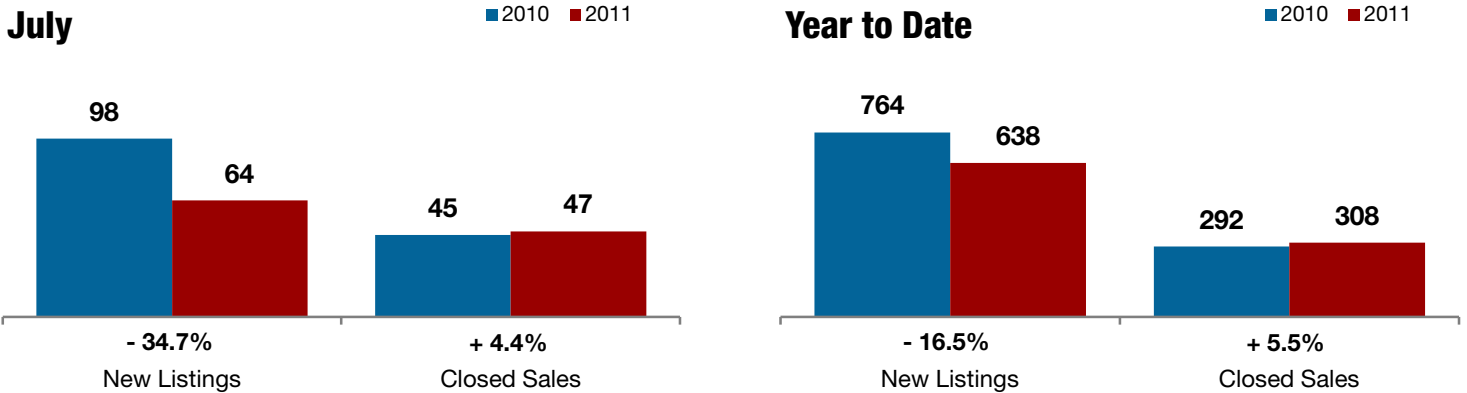
Change in
Closed Sales

- 24.0%

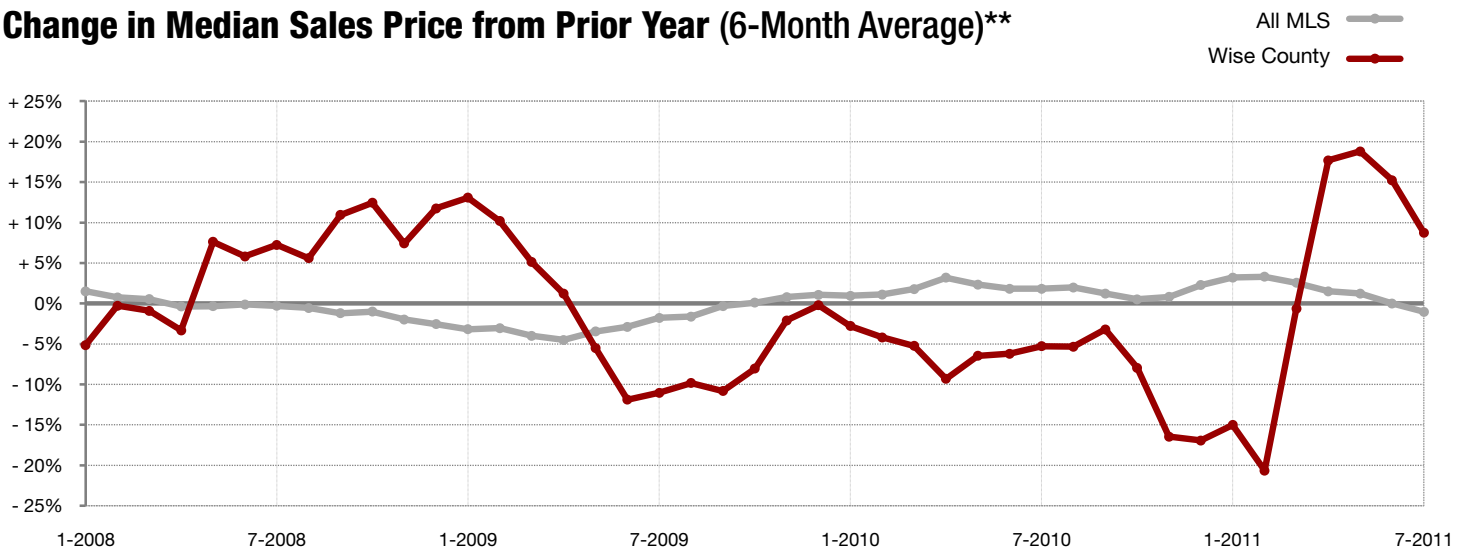
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	98	64	- 34.7%	764	638	- 16.5%
Pending Sales	45	39	- 13.3%	319	333	+ 4.4%
Closed Sales	45	47	+ 4.4%	292	308	+ 5.5%
Average Sales Price*	\$158,060	\$134,280	- 15.0%	\$129,453	\$149,733	+ 15.7%
Median Sales Price*	\$140,750	\$107,000	- 24.0%	\$110,750	\$121,900	+ 10.1%
Percent of Original List Price Received*	89.2%	92.2%	+ 3.4%	89.7%	91.7%	+ 2.2%
Days on Market Until Sale	132	106	- 19.8%	123	131	+ 7.1%
Inventory of Homes for Sale	576	475	- 17.5%	--	--	--
Months Supply of Inventory	13.6	11.5	- 15.2%	--	--	--

*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.



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



**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.

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Wood County

+ 7.0%

Change in
New Listings

+ 17.6%

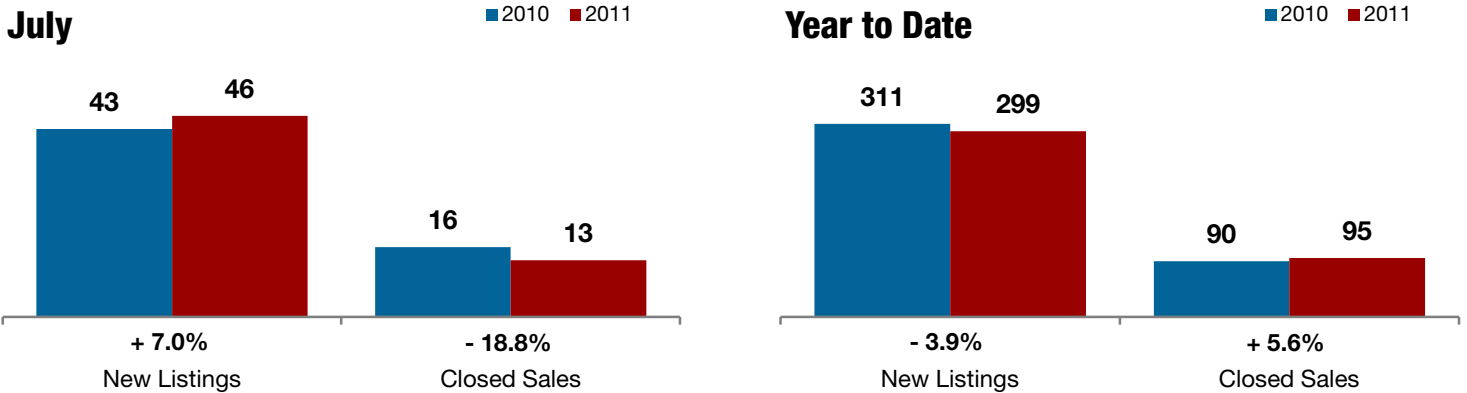
Change in
Closed Sales

+ 56.7%

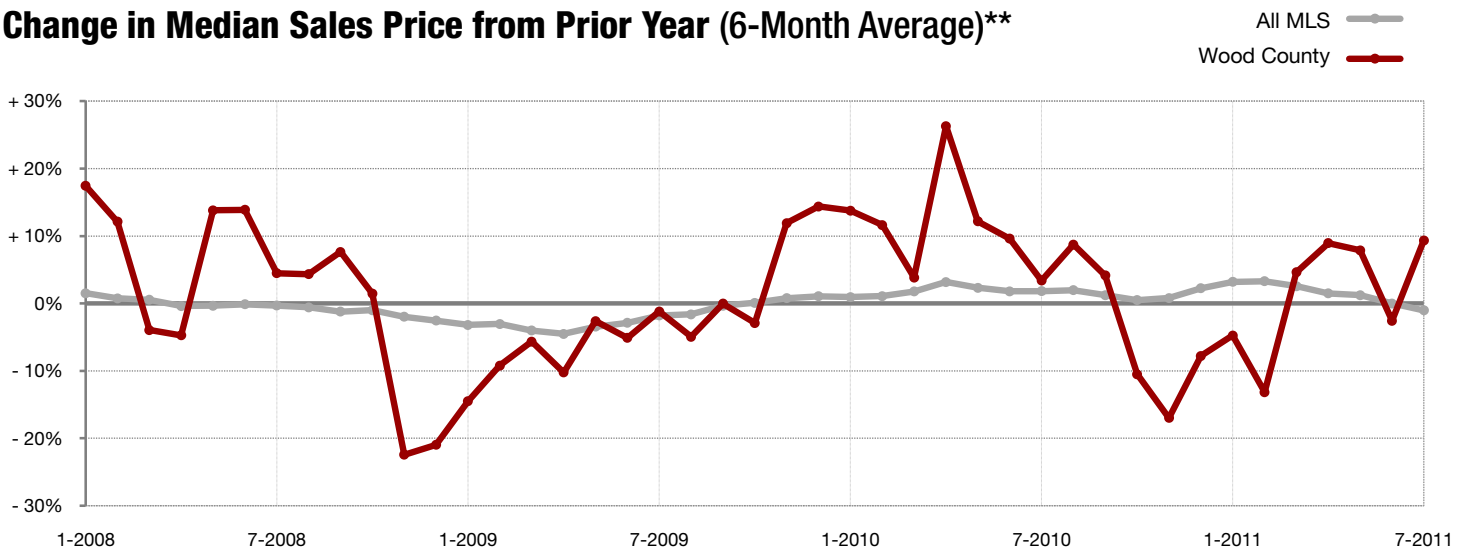
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	43	46	+ 7.0%	311	299	- 3.9%
Pending Sales	17	20	+ 17.6%	94	100	+ 6.4%
Closed Sales	16	13	- 18.8%	90	95	+ 5.6%
Average Sales Price*	\$102,283	\$142,923	+ 39.7%	\$173,349	\$143,745	- 17.1%
Median Sales Price*	\$84,567	\$132,500	+ 56.7%	\$124,900	\$115,750	- 7.3%
Percent of Original List Price Received*	89.9%	87.2%	- 3.0%	88.7%	87.3%	- 1.5%
Days on Market Until Sale	110	109	- 1.1%	148	132	- 11.0%
Inventory of Homes for Sale	264	248	- 6.1%	--	--	--
Months Supply of Inventory	19.8	18.3	- 7.8%	--	--	--

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



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Young County

+ 200.0%

Change in
New Listings

- 40.0%

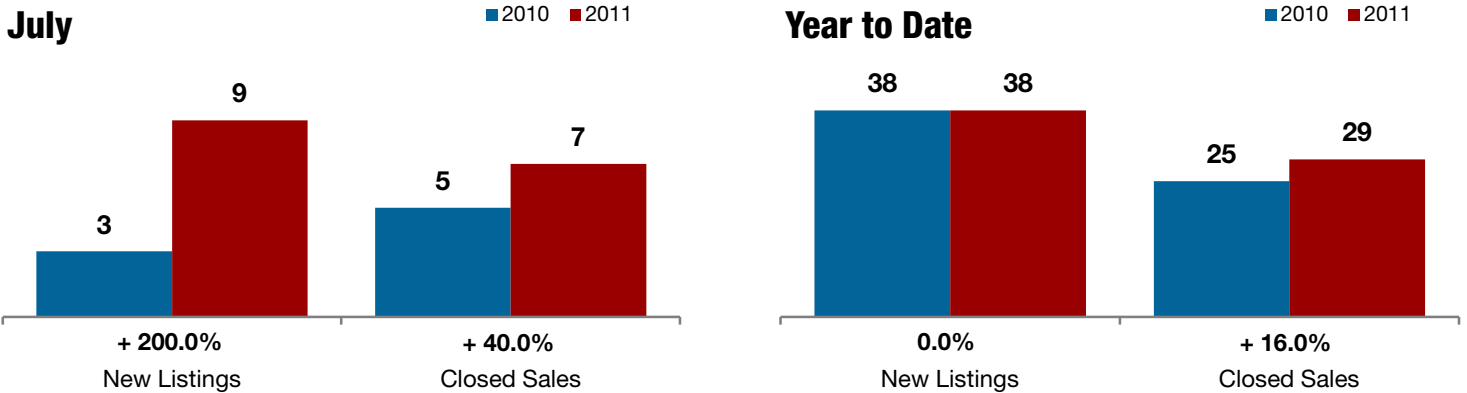
Change in
Closed Sales

+ 69.2%

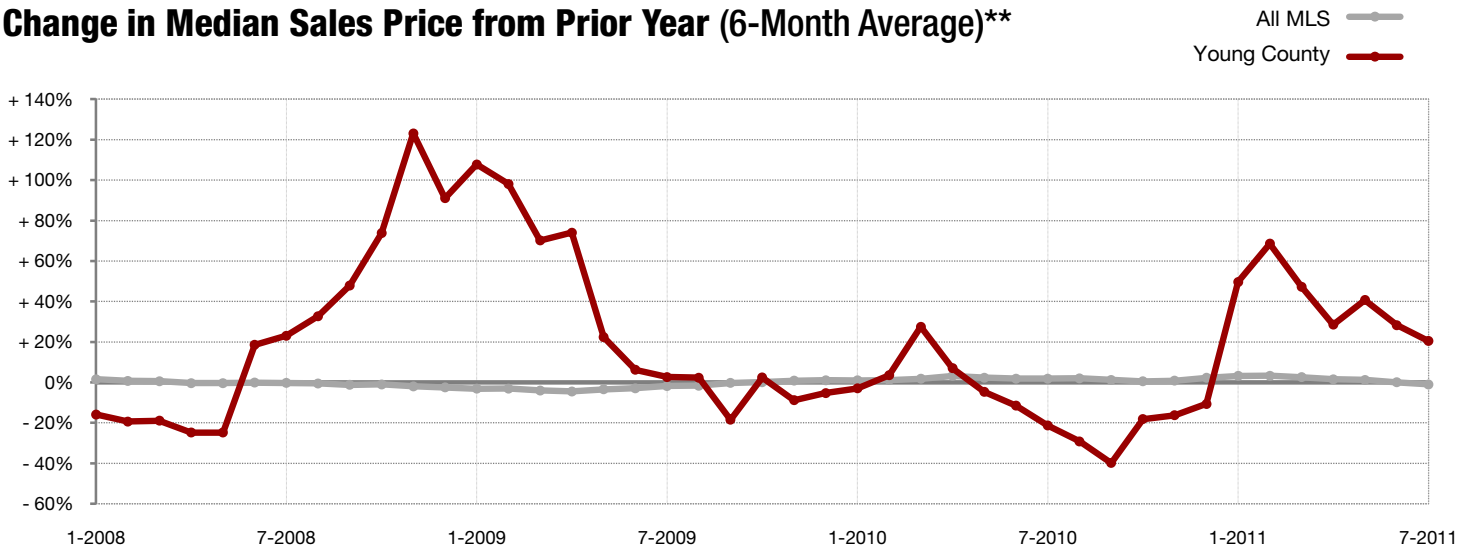
Change in
Median Sales Price

	July			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3	9	+ 200.0%	38	38	0.0%
Pending Sales	5	3	- 40.0%	25	28	+ 12.0%
Closed Sales	5	7	+ 40.0%	25	29	+ 16.0%
Average Sales Price*	\$82,322	\$99,714	+ 21.1%	\$82,831	\$110,310	+ 33.2%
Median Sales Price*	\$65,001	\$110,000	+ 69.2%	\$64,501	\$82,500	+ 27.9%
Percent of Original List Price Received*	91.0%	90.1%	- 1.0%	88.4%	92.8%	+ 4.9%
Days on Market Until Sale	81	131	+ 62.9%	113	117	+ 3.7%
Inventory of Homes for Sale	20	25	+ 25.0%	--	--	--
Months Supply of Inventory	5.2	7.7	+ 46.9%	--	--	--

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



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