

Local Market Updates

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



April 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 – April 2013

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



- 25.0%

Change in
New Listings

- 50.0%

Change in
Closed Sales

- 53.6%

Change in
Median Sales Price

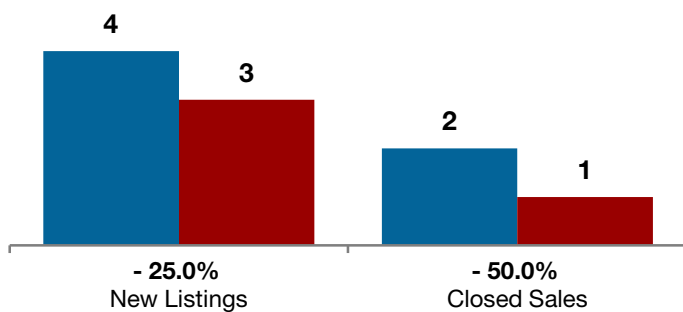
Anderson County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	4	3	- 25.0%	13	12	- 7.7%
Pending Sales	3	1	- 66.7%	8	4	- 50.0%
Closed Sales	2	1	- 50.0%	6	4	- 33.3%
Average Sales Price*	\$210,000	\$97,500	- 53.6%	\$131,697	\$99,668	- 24.3%
Median Sales Price*	\$210,000	\$97,500	- 53.6%	\$133,000	\$96,200	- 27.7%
Percent of Original List Price Received*	89.9%	81.9%	- 8.9%	92.3%	89.8%	- 2.7%
Days on Market Until Sale	156	212	+ 36.3%	127	105	- 17.4%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	7.9	8.6	+ 8.4%	--	--	--

*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.

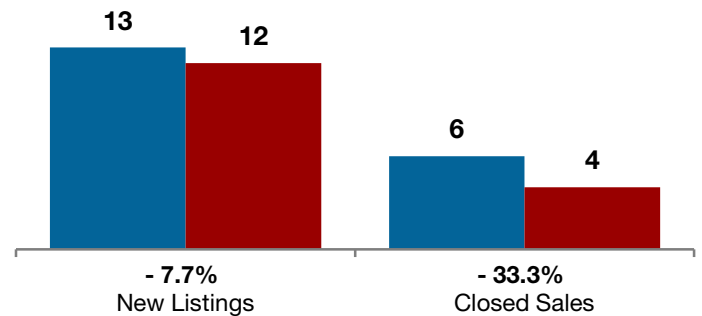
April

■ 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 – April 2013

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- 37.9%

+ 16.7%

- 10.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

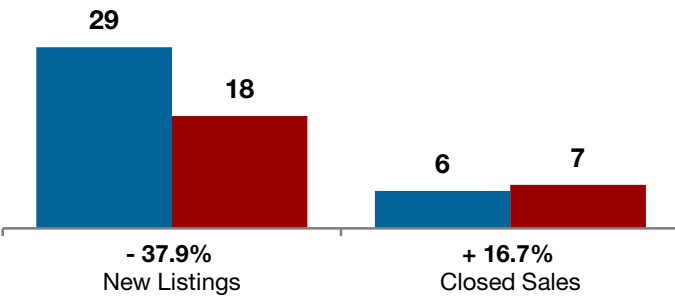
Bosque County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	29	18	- 37.9%	81	87	+ 7.4%
Pending Sales	8	6	- 25.0%	25	32	+ 28.0%
Closed Sales	6	7	+ 16.7%	17	31	+ 82.4%
Average Sales Price*	\$96,950	\$199,471	+ 105.7%	\$123,635	\$292,656	+ 136.7%
Median Sales Price*	\$107,750	\$96,000	- 10.9%	\$105,000	\$104,000	- 1.0%
Percent of Original List Price Received*	84.3%	83.3%	- 1.1%	86.9%	86.4%	- 0.6%
Days on Market Until Sale	177	121	- 31.7%	206	164	- 20.7%
Inventory of Homes for Sale	155	139	- 10.3%	--	--	--
Months Supply of Inventory	26.2	20.3	- 22.4%	--	--	--

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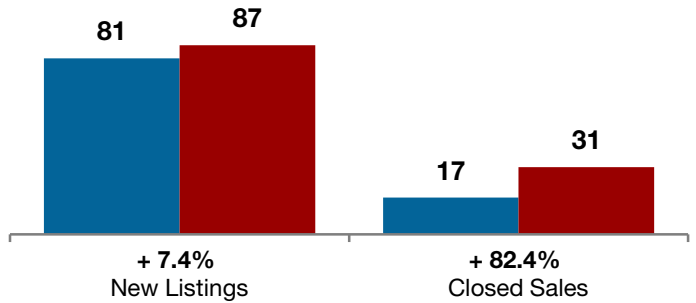
April

■ 2012 ■ 2013



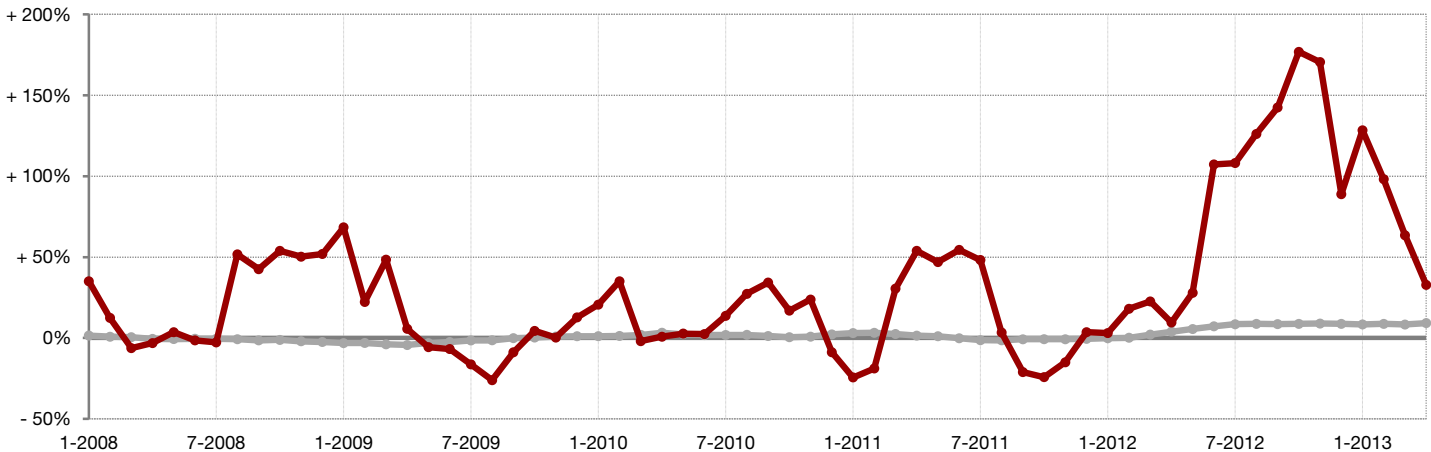
Year to Date

■ 2012 ■ 2013



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

All MLS —
Bosque County —



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Local Market Update – April 2013

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+ 12.5%

Change in
New Listings

+ 16.0%

Change in
Closed Sales

0.0%

Change in
Median Sales Price

Brown County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	64	72	+ 12.5%	264	252	- 4.5%
Pending Sales	30	29	- 3.3%	115	123	+ 7.0%
Closed Sales	25	29	+ 16.0%	94	106	+ 12.8%
Average Sales Price*	\$89,956	\$92,626	+ 3.0%	\$91,337	\$103,695	+ 13.5%
Median Sales Price*	\$75,000	\$75,000	0.0%	\$75,000	\$85,625	+ 14.2%
Percent of Original List Price Received*	89.1%	88.2%	- 1.0%	88.5%	88.1%	- 0.5%
Days on Market Until Sale	134	100	- 25.7%	120	127	+ 6.0%
Inventory of Homes for Sale	417	335	- 19.7%	--	--	--
Months Supply of Inventory	15.7	10.5	- 33.1%	--	--	--

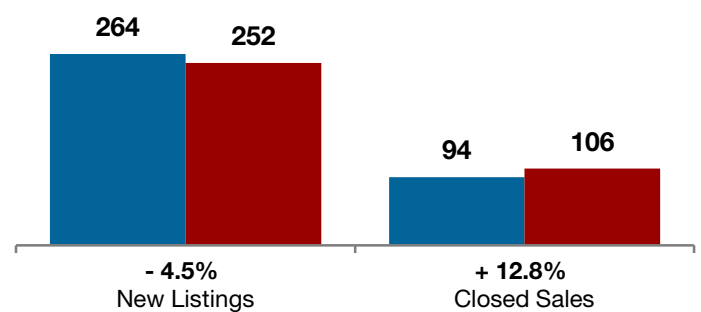
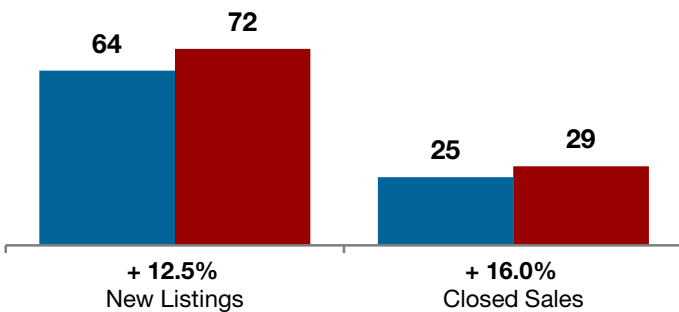
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April

■ 2012 ■ 2013

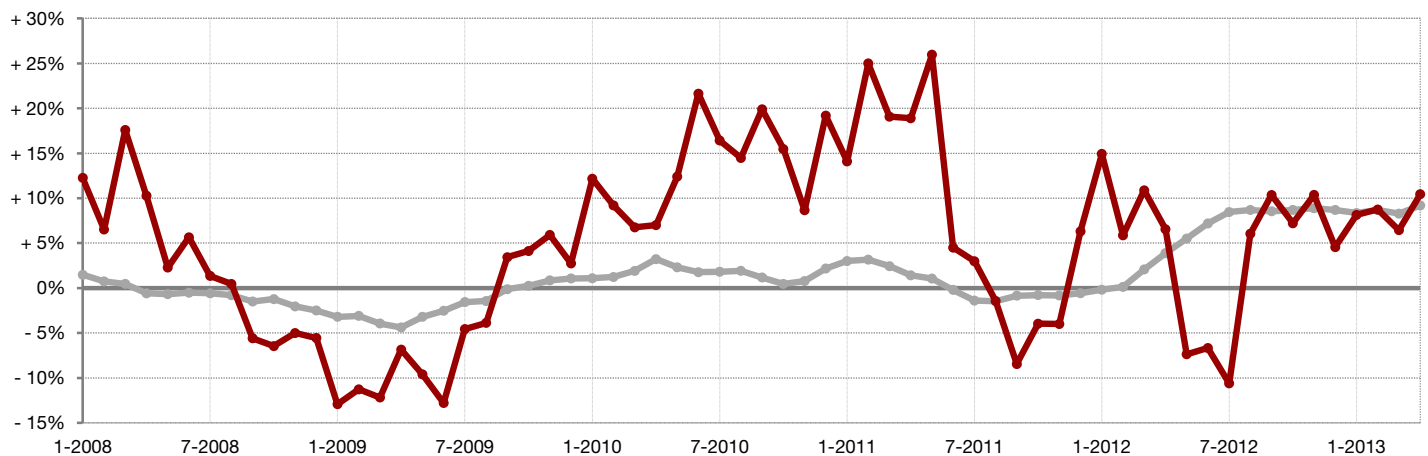
Year to Date

■ 2012 ■ 2013



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

All MLS — Brown County —



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+ 54.5%

Change in
New Listings

+ 225.0%

Change in
Closed Sales

+ 5.6%

Change in
Median Sales Price

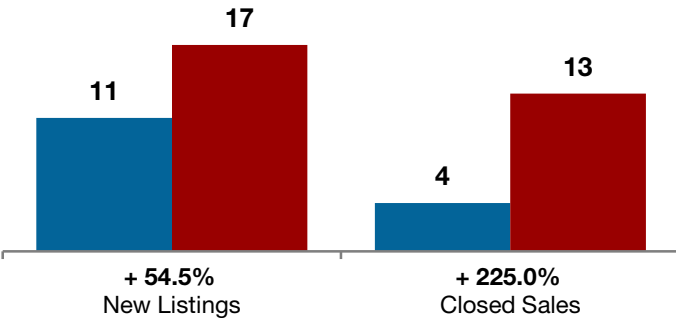
Callahan County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	11	17	+ 54.5%	45	66	+ 46.7%
Pending Sales	18	7	- 61.1%	28	42	+ 50.0%
Closed Sales	4	13	+ 225.0%	18	34	+ 88.9%
Average Sales Price*	\$117,250	\$149,477	+ 27.5%	\$97,183	\$137,932	+ 41.9%
Median Sales Price*	\$139,250	\$147,000	+ 5.6%	\$98,200	\$129,800	+ 32.2%
Percent of Original List Price Received*	90.1%	93.0%	+ 3.2%	90.8%	92.1%	+ 1.5%
Days on Market Until Sale	216	138	- 35.9%	112	143	+ 27.4%
Inventory of Homes for Sale	65	72	+ 10.8%	--	--	--
Months Supply of Inventory	7.6	9.1	+ 20.1%	--	--	--

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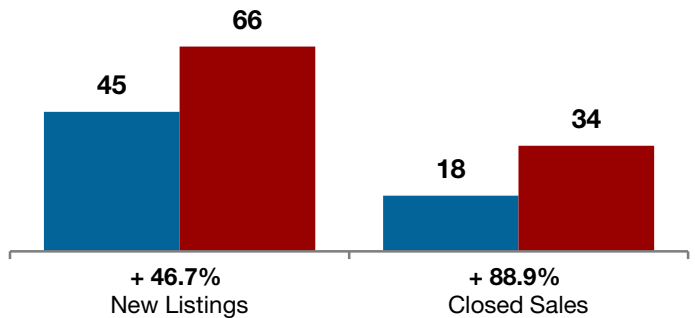
April

■ 2012 ■ 2013



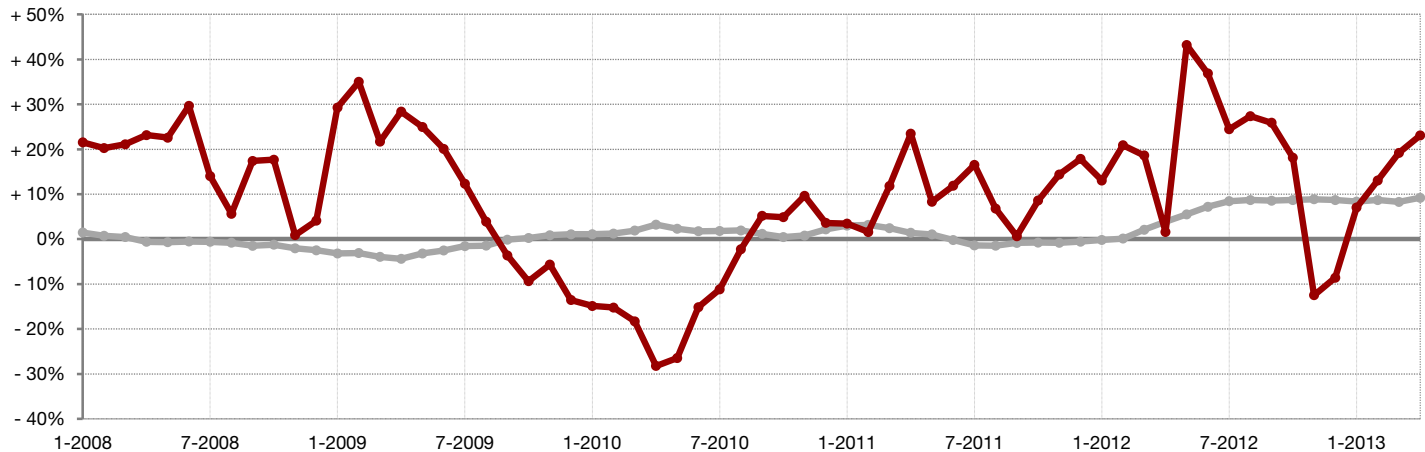
Year to Date

■ 2012 ■ 2013



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

All MLS — Callahan County —



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Clay County

- 100.0%

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Change in
New Listings

Change in
Closed Sales

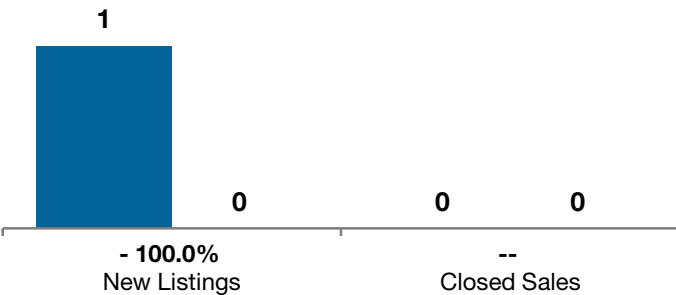
Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	1	0	- 100.0%	1	3	+ 200.0%
Pending Sales	0	1	--	0	2	--
Closed Sales	0	0	--	2	1	- 50.0%
Average Sales Price*	\$0	\$0	--	\$56,475	\$25,000	- 55.7%
Median Sales Price*	\$0	\$0	--	\$56,475	\$25,000	- 55.7%
Percent of Original List Price Received*	0.0%	0.0%	--	84.1%	84.7%	+ 0.8%
Days on Market Until Sale	0	0	--	130	96	- 26.2%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.4	4.0	+ 180.0%	--	--	--

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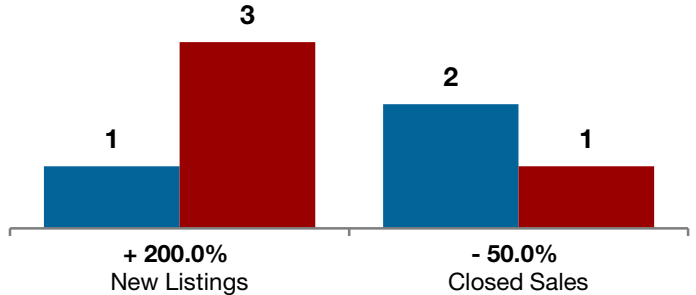
April

■ 2012 ■ 2013



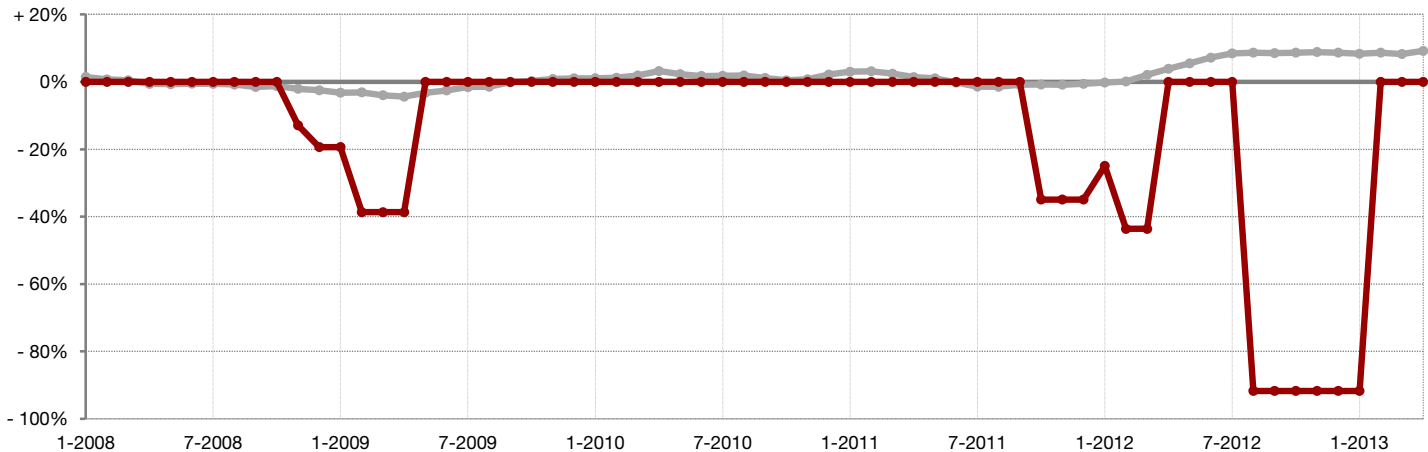
Year to Date

■ 2012 ■ 2013



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

All MLS — Clay County —



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Local Market Update – April 2013

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+ 44.4%

- 10.0%

+ 163.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

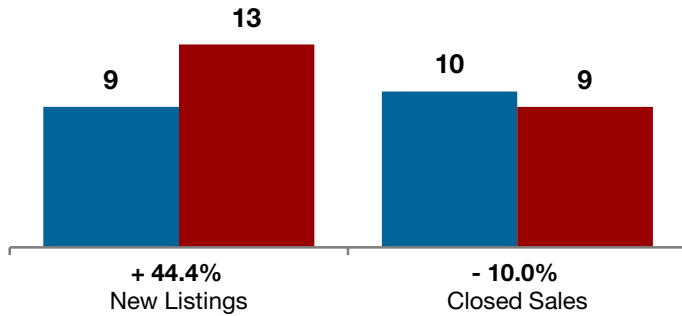
Coleman County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	9	13	+ 44.4%	48	34	- 29.2%
Pending Sales	2	7	+ 250.0%	14	18	+ 28.6%
Closed Sales	10	9	- 10.0%	15	19	+ 26.7%
Average Sales Price*	\$135,376	\$72,588	- 46.4%	\$104,084	\$54,155	- 48.0%
Median Sales Price*	\$24,628	\$65,000	+ 163.9%	\$25,000	\$40,500	+ 62.0%
Percent of Original List Price Received*	97.8%	83.5%	- 14.7%	96.6%	81.6%	- 15.6%
Days on Market Until Sale	157	152	- 3.4%	153	139	- 8.8%
Inventory of Homes for Sale	86	65	- 24.4%	--	--	--
Months Supply of Inventory	19.1	15.5	- 18.7%	--	--	--

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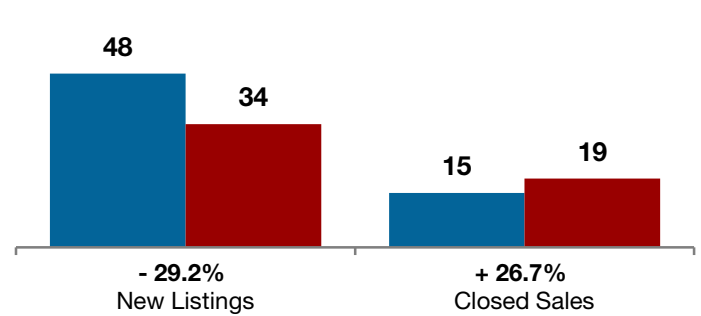
April

■ 2012 ■ 2013



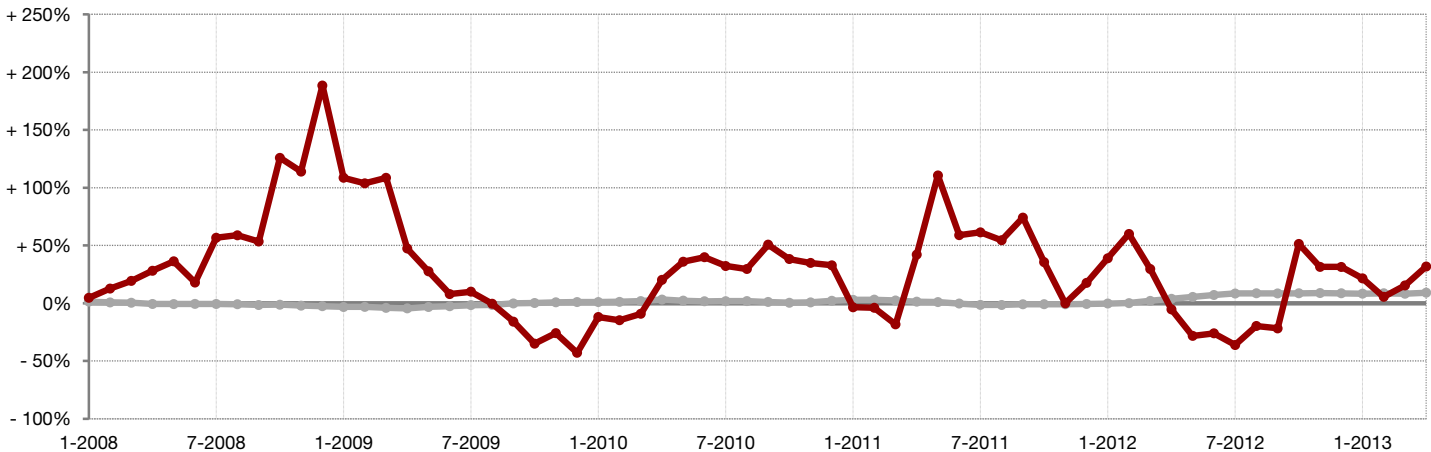
Year to Date

■ 2012 ■ 2013



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

All MLS — Coleman County —



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Local Market Update – April 2013

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Collin County

+ 13.9%

Change in
New Listings

+ 29.2%

Change in
Closed Sales

+ 13.0%

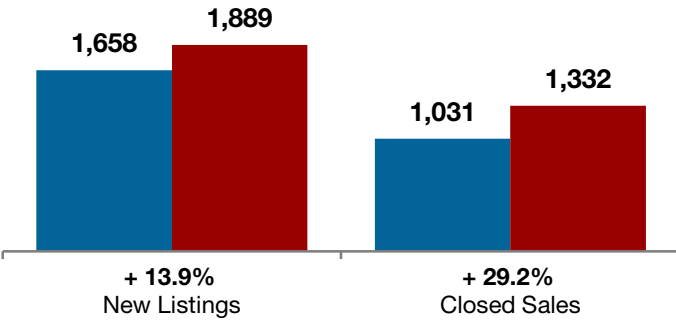
Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	1,658	1,889	+ 13.9%	6,119	6,260	+ 2.3%
Pending Sales	1,268	1,329	+ 4.8%	4,287	4,982	+ 16.2%
Closed Sales	1,031	1,332	+ 29.2%	3,410	4,140	+ 21.4%
Average Sales Price*	\$245,518	\$268,185	+ 9.2%	\$237,563	\$257,875	+ 8.6%
Median Sales Price*	\$205,000	\$231,750	+ 13.0%	\$197,865	\$219,000	+ 10.7%
Percent of Original List Price Received*	95.3%	96.9%	+ 1.7%	94.0%	95.8%	+ 1.8%
Days on Market Until Sale	59	42	- 29.0%	75	52	- 30.5%
Inventory of Homes for Sale	4,004	2,768	- 30.9%	--	--	--
Months Supply of Inventory	4.2	2.4	- 42.0%	--	--	--

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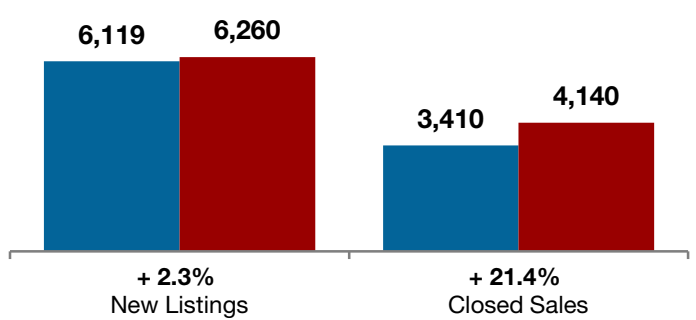
April

■ 2012 ■ 2013



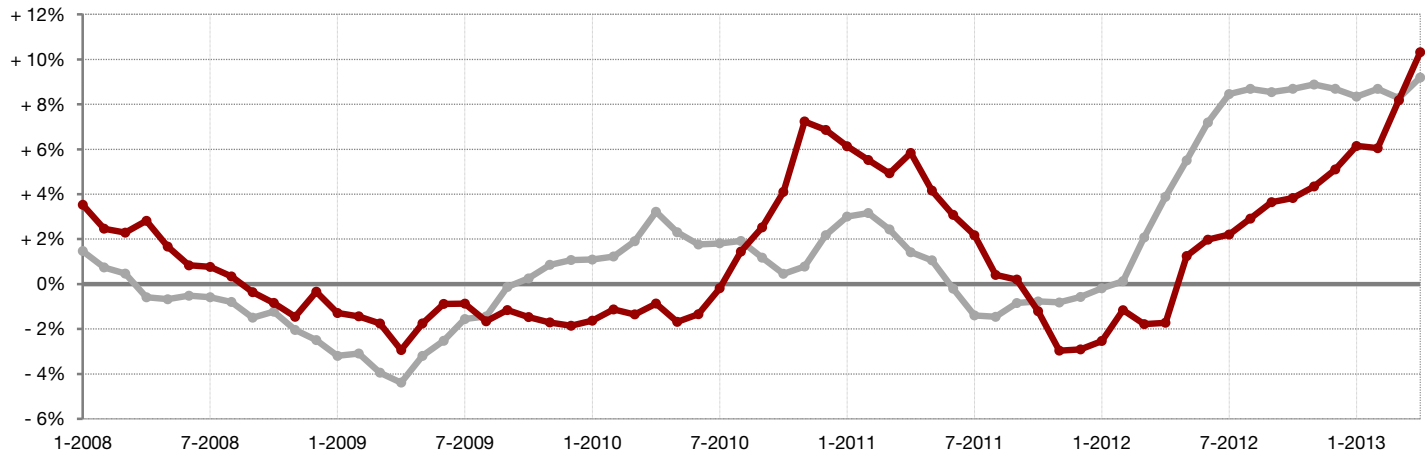
Year to Date

■ 2012 ■ 2013



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

All MLS — Collin County —



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- 8.3%

Change in
New Listings

+ 125.0%

Change in
Closed Sales

- 64.1%

Change in
Median Sales Price

Comanche County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	24	22	- 8.3%	65	70	+ 7.7%
Pending Sales	4	8	+ 100.0%	24	36	+ 50.0%
Closed Sales	4	9	+ 125.0%	21	23	+ 9.5%
Average Sales Price*	\$117,000	\$113,327	- 3.1%	\$83,708	\$90,424	+ 8.0%
Median Sales Price*	\$135,000	\$48,500	- 64.1%	\$50,000	\$49,000	- 2.0%
Percent of Original List Price Received*	90.6%	90.3%	- 0.4%	87.5%	91.4%	+ 4.5%
Days on Market Until Sale	85	234	+ 176.6%	188	161	- 14.7%
Inventory of Homes for Sale	130	116	- 10.8%	--	--	--
Months Supply of Inventory	23.6	17.4	- 26.4%	--	--	--

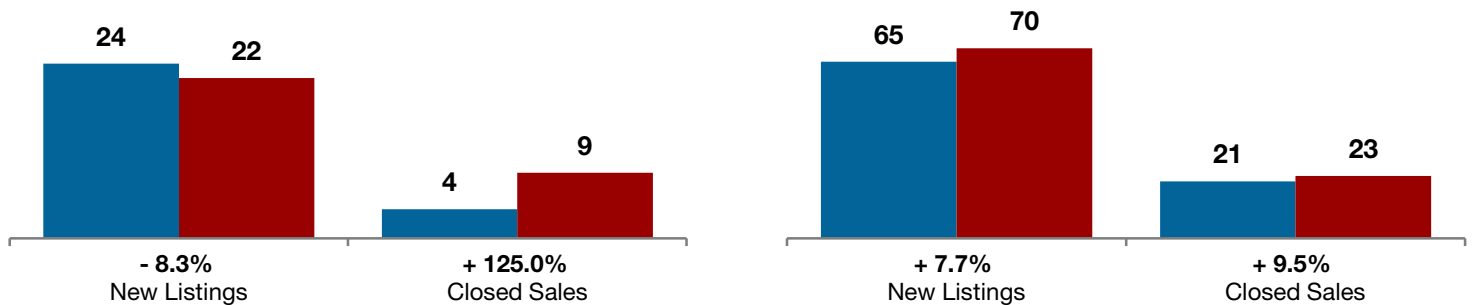
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April

■ 2012 ■ 2013

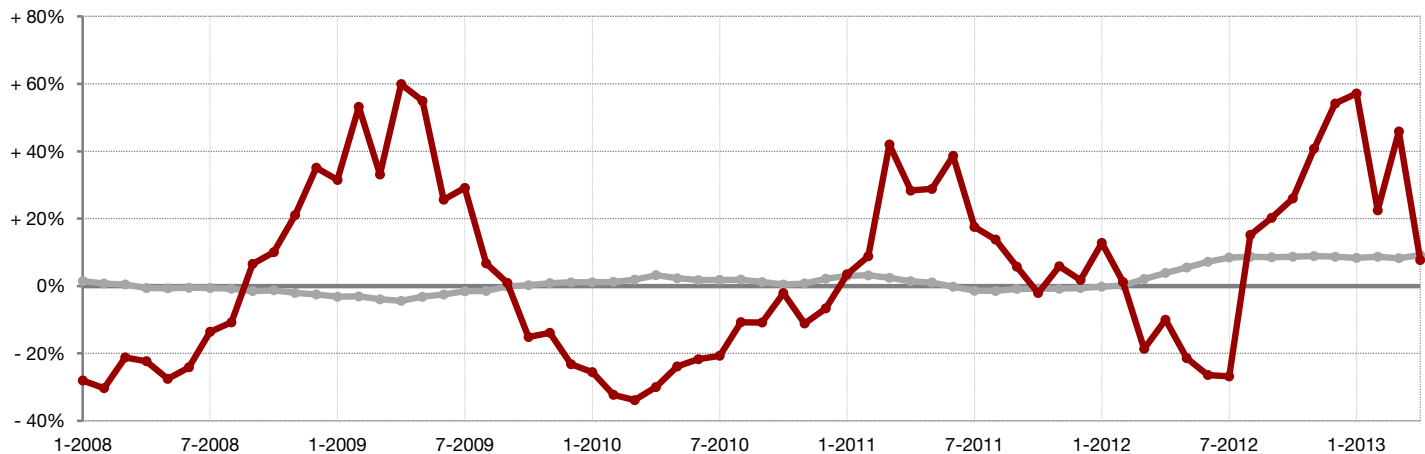
Year to Date

■ 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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Local Market Update – April 2013

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- 22.0%

+ 77.8%

- 9.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Cooke County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	59	46	- 22.0%	205	250	+ 22.0%
Pending Sales	26	46	+ 76.9%	100	136	+ 36.0%
Closed Sales	27	48	+ 77.8%	90	109	+ 21.1%
Average Sales Price*	\$182,518	\$198,375	+ 8.7%	\$190,357	\$181,017	- 4.9%
Median Sales Price*	\$158,000	\$143,250	- 9.3%	\$107,250	\$130,000	+ 21.2%
Percent of Original List Price Received*	88.1%	93.6%	+ 6.2%	84.4%	92.0%	+ 9.0%
Days on Market Until Sale	114	85	- 25.4%	131	100	- 23.4%
Inventory of Homes for Sale	290	266	- 8.3%	--	--	--
Months Supply of Inventory	12.1	7.7	- 36.2%	--	--	--

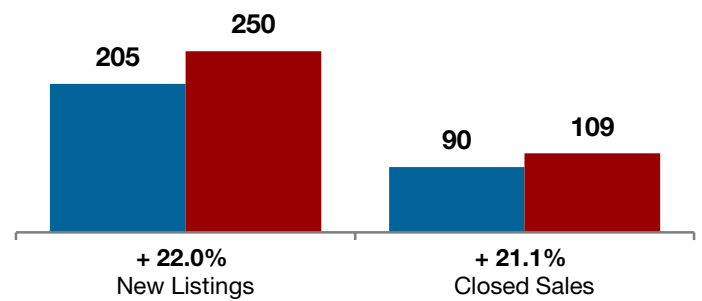
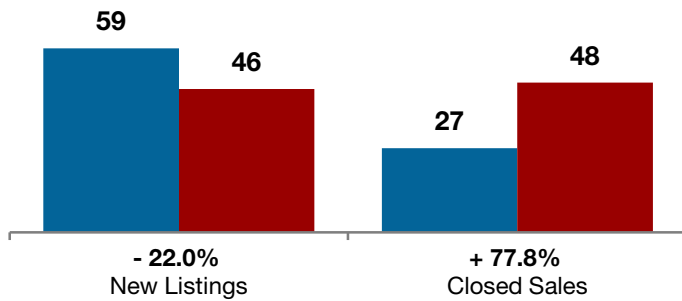
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April

■ 2012 ■ 2013

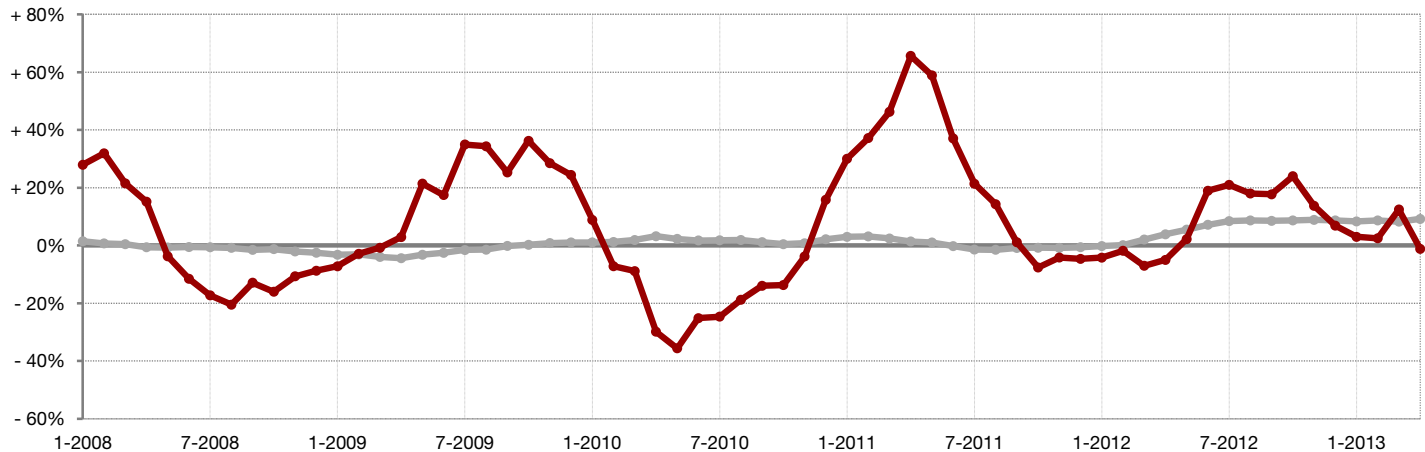
Year to Date

■ 2012 ■ 2013



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

All MLS —
Cooke County —



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Dallas County

+ 7.3%

Change in
New Listings

+ 10.6%

Change in
Closed Sales

+ 29.0%

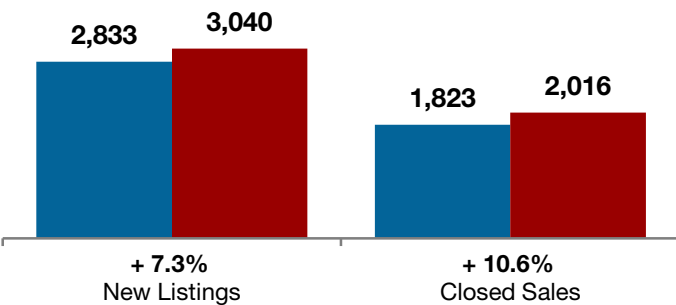
Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	2,833	3,040	+ 7.3%	10,885	10,649	- 2.2%
Pending Sales	2,052	2,090	+ 1.9%	7,199	8,139	+ 13.1%
Closed Sales	1,823	2,016	+ 10.6%	5,924	6,842	+ 15.5%
Average Sales Price*	\$226,300	\$291,464	+ 28.8%	\$220,007	\$244,378	+ 11.1%
Median Sales Price*	\$134,100	\$173,000	+ 29.0%	\$130,000	\$150,000	+ 15.4%
Percent of Original List Price Received*	93.6%	95.4%	+ 1.9%	92.5%	94.1%	+ 1.7%
Days on Market Until Sale	74	54	- 26.4%	83	62	- 25.4%
Inventory of Homes for Sale	8,415	5,562	- 33.9%	--	--	--
Months Supply of Inventory	5.2	3.0	- 42.1%	--	--	--

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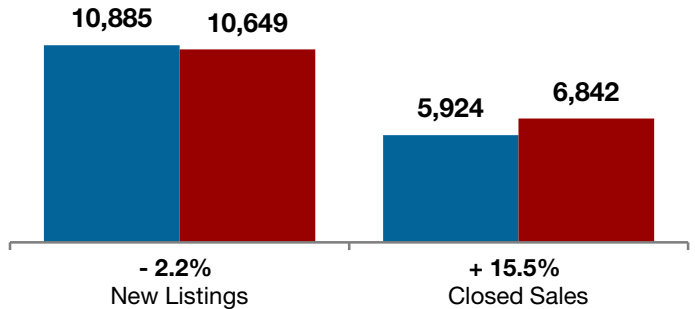
April

■ 2012 ■ 2013



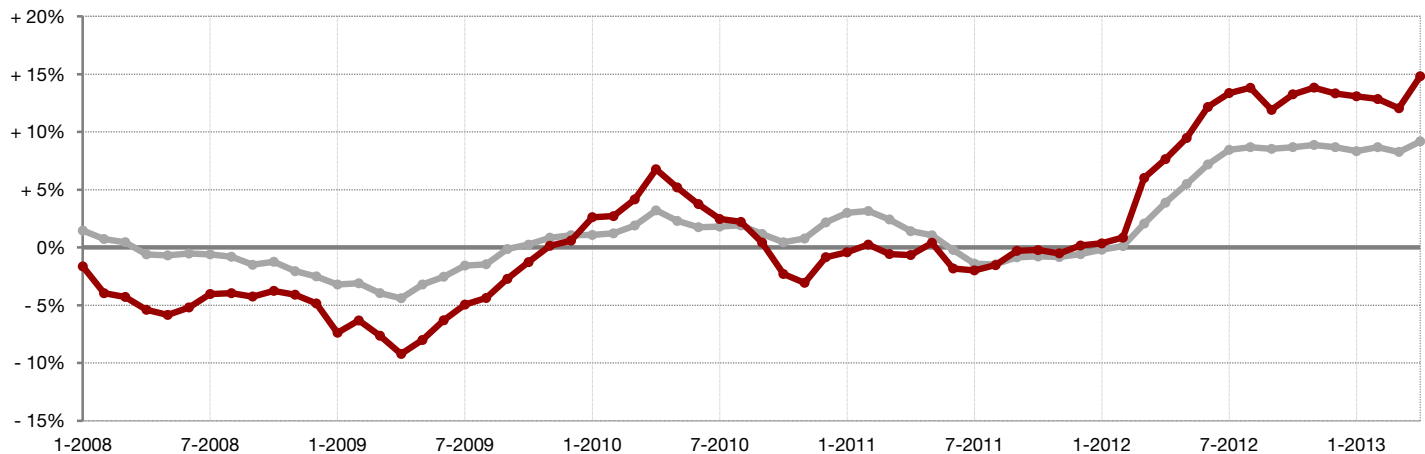
Year to Date

■ 2012 ■ 2013



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

All MLS —
Dallas County —



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Delta County

- 45.5%

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Change in
New Listings

Change in
Closed Sales

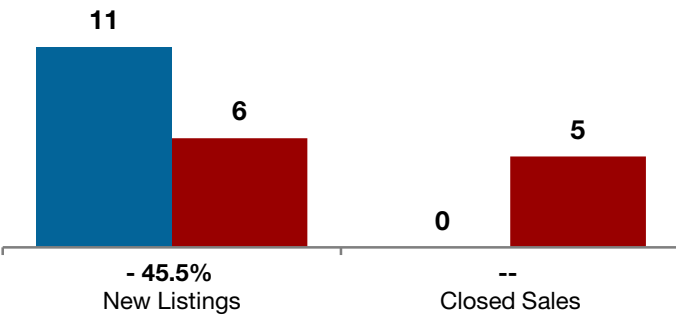
Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	11	6	- 45.5%	31	18	- 41.9%
Pending Sales	0	2	--	13	11	- 15.4%
Closed Sales	0	5	--	12	9	- 25.0%
Average Sales Price*	\$0	\$52,608	--	\$114,005	\$69,338	- 39.2%
Median Sales Price*	\$0	\$65,000	--	\$43,700	\$65,000	+ 48.7%
Percent of Original List Price Received*	0.0%	88.7%	--	93.0%	85.3%	- 8.3%
Days on Market Until Sale	0	163	--	103	165	+ 60.6%
Inventory of Homes for Sale	52	38	- 26.9%	--	--	--
Months Supply of Inventory	15.5	12.7	- 18.1%	--	--	--

*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.

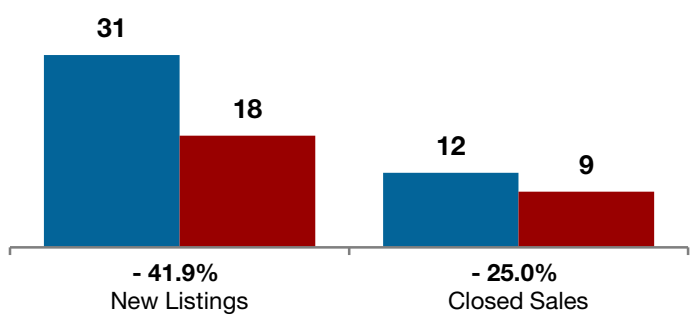
April

■ 2012 ■ 2013



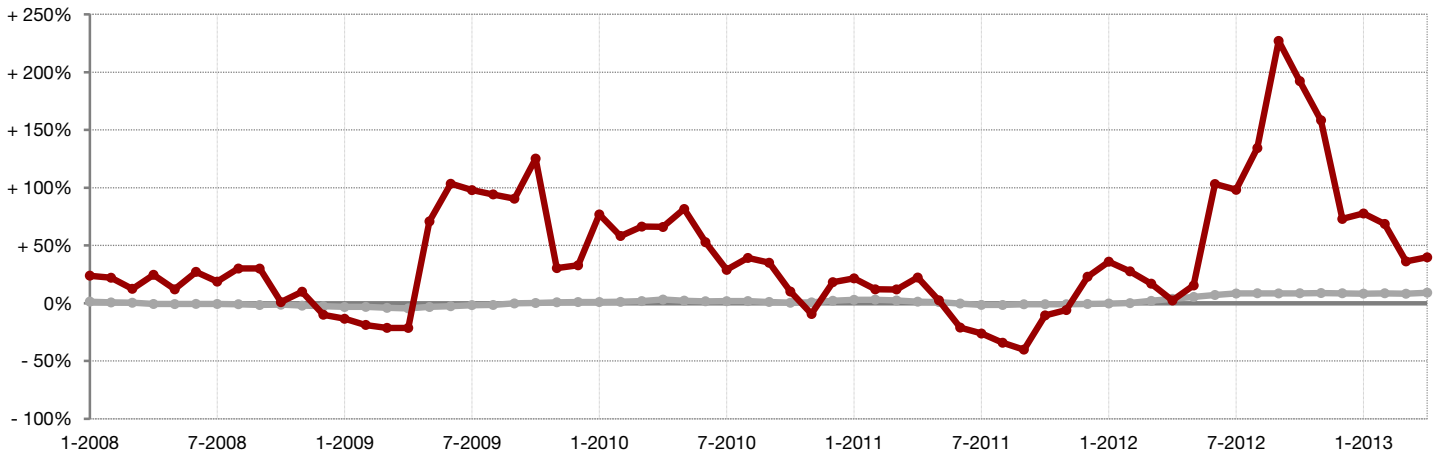
Year to Date

■ 2012 ■ 2013



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

All MLS — All MLS
Delta County — 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 – April 2013

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Denton County

+ 21.9%

Change in
New Listings

+ 14.0%

Change in
Closed Sales

+ 13.5%

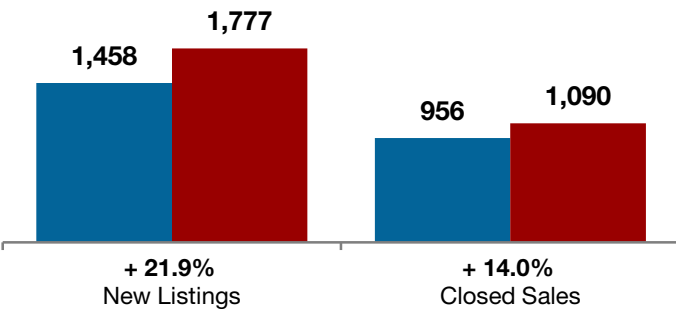
Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	1,458	1,777	+ 21.9%	5,370	5,652	+ 5.3%
Pending Sales	1,027	1,155	+ 12.5%	3,593	4,331	+ 20.5%
Closed Sales	956	1,090	+ 14.0%	2,909	3,524	+ 21.1%
Average Sales Price*	\$262,104	\$252,161	- 3.8%	\$231,722	\$236,669	+ 2.1%
Median Sales Price*	\$185,000	\$210,000	+ 13.5%	\$179,900	\$194,000	+ 7.8%
Percent of Original List Price Received*	95.4%	96.5%	+ 1.1%	93.7%	95.6%	+ 2.0%
Days on Market Until Sale	69	50	- 27.6%	79	57	- 27.4%
Inventory of Homes for Sale	3,820	2,733	- 28.5%	--	--	--
Months Supply of Inventory	4.8	2.8	- 41.6%	--	--	--

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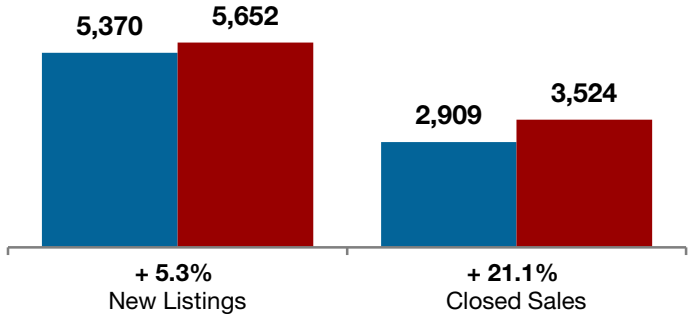
April

■ 2012 ■ 2013



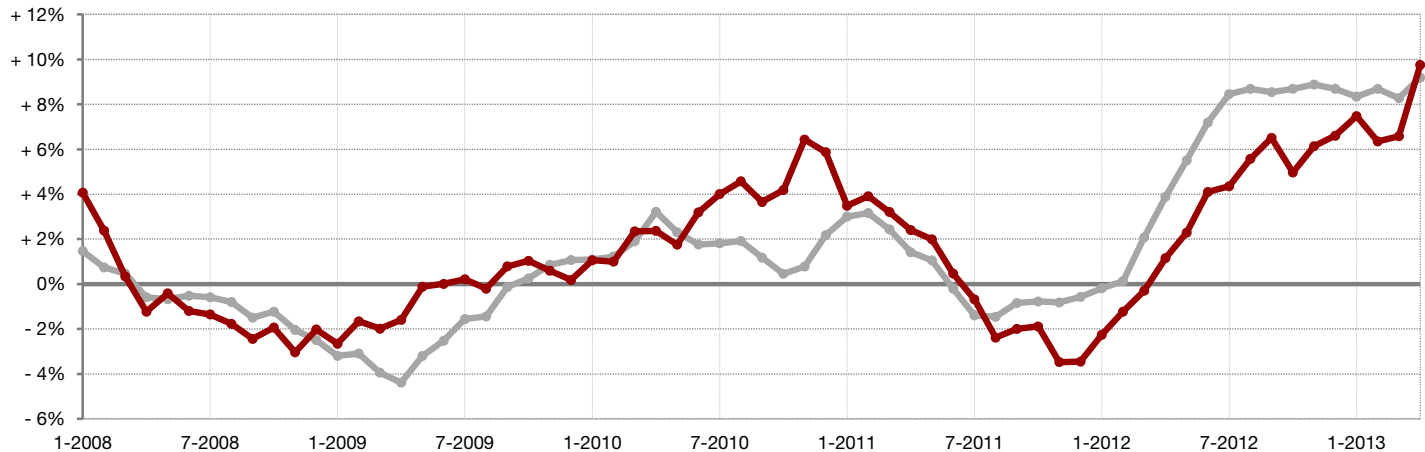
Year to Date

■ 2012 ■ 2013



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

All MLS —
Denton County —



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Local Market Update – April 2013

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Eastland County

+ 66.7%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 12.3%

Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	18	30	+ 66.7%	72	87	+ 20.8%
Pending Sales	6	12	+ 100.0%	31	38	+ 22.6%
Closed Sales	6	6	0.0%	29	29	0.0%
Average Sales Price*	\$158,193	\$128,250	- 18.9%	\$95,905	\$86,576	- 9.7%
Median Sales Price*	\$118,000	\$132,500	+ 12.3%	\$58,500	\$70,000	+ 19.7%
Percent of Original List Price Received*	93.1%	88.2%	- 5.3%	87.1%	83.7%	- 3.9%
Days on Market Until Sale	195	213	+ 9.2%	121	196	+ 62.5%
Inventory of Homes for Sale	125	135	+ 8.0%	--	--	--
Months Supply of Inventory	14.3	16.0	+ 12.3%	--	--	--

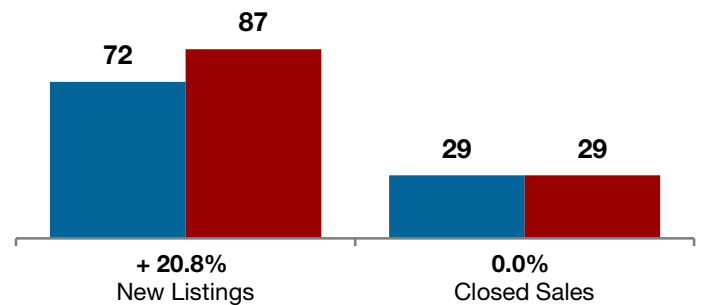
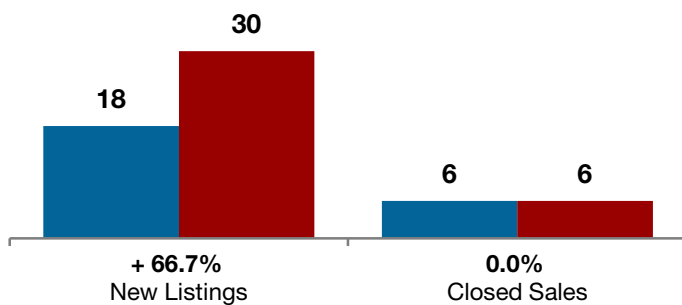
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April

■ 2012 ■ 2013

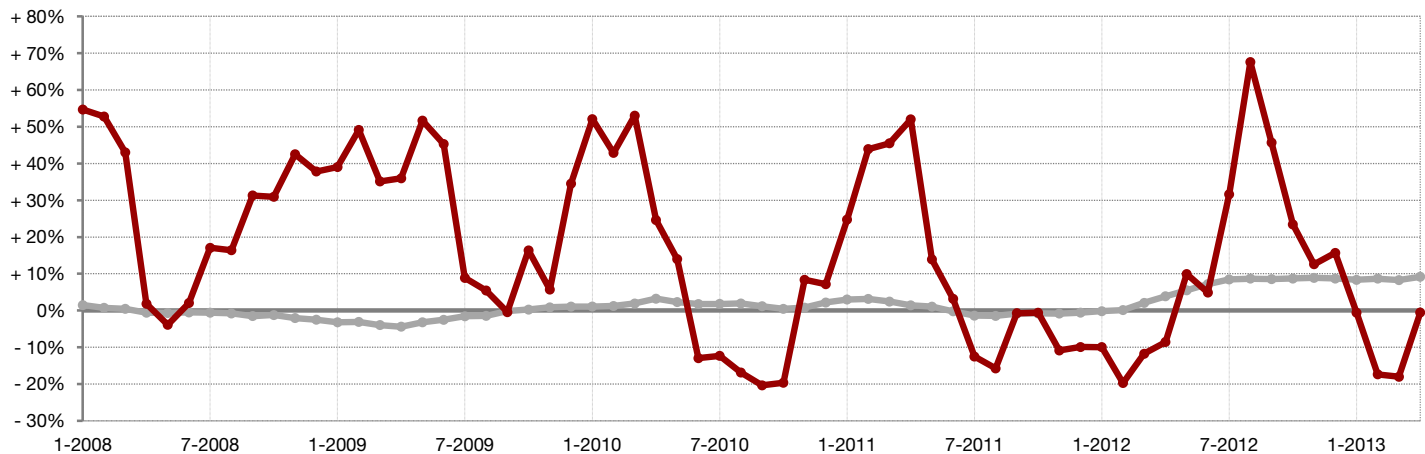
Year to Date

■ 2012 ■ 2013



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

All MLS — Eastland County —



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Local Market Update – April 2013

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Ellis County

+ 11.5%

Change in
New Listings

+ 27.8%

Change in
Closed Sales

+ 8.9%

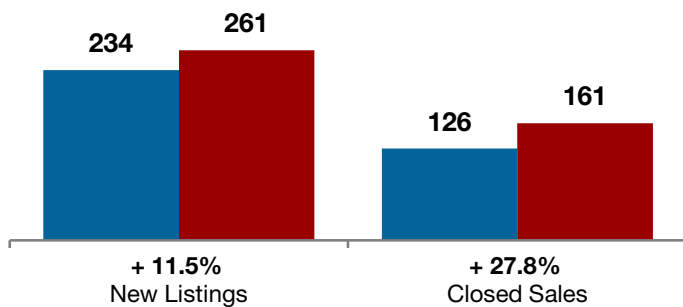
Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	234	261	+ 11.5%	851	971	+ 14.1%
Pending Sales	168	153	- 8.9%	564	597	+ 5.9%
Closed Sales	126	161	+ 27.8%	460	509	+ 10.7%
Average Sales Price*	\$151,000	\$163,616	+ 8.4%	\$146,536	\$158,029	+ 7.8%
Median Sales Price*	\$135,000	\$147,000	+ 8.9%	\$135,000	\$142,900	+ 5.9%
Percent of Original List Price Received*	94.0%	95.6%	+ 1.6%	93.1%	95.0%	+ 2.1%
Days on Market Until Sale	91	80	- 11.9%	95	81	- 15.2%
Inventory of Homes for Sale	834	724	- 13.2%	--	--	--
Months Supply of Inventory	6.5	5.2	- 20.5%	--	--	--

*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.

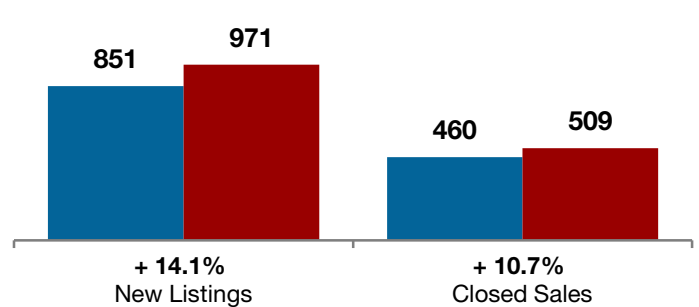
April

■ 2012 ■ 2013



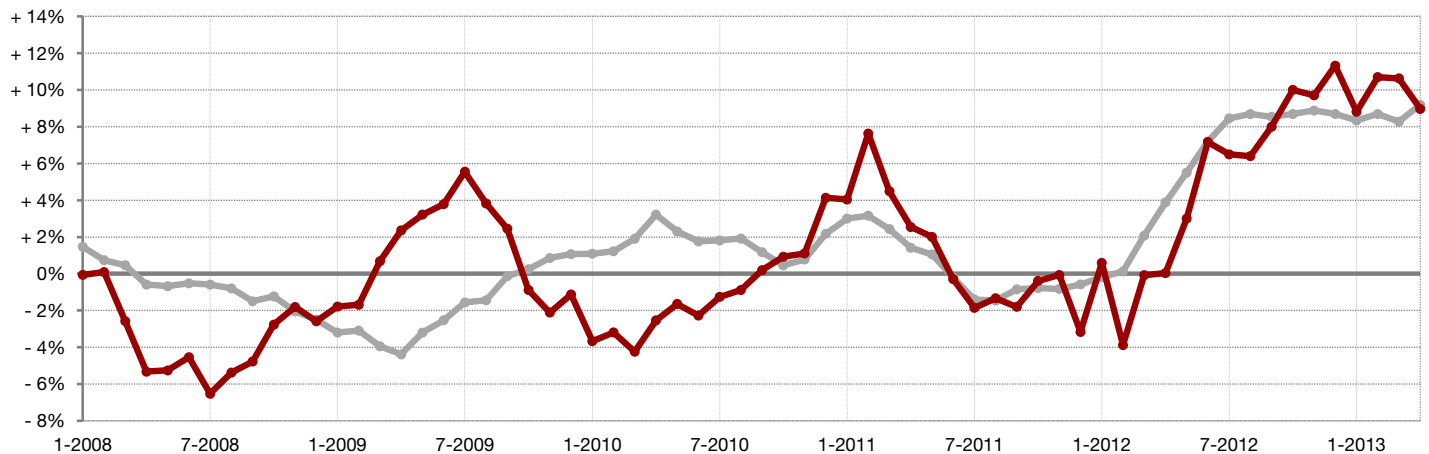
Year to Date

■ 2012 ■ 2013



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

All MLS — Ellis County —



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Local Market Update – April 2013

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+ 14.3%

Change in
New Listings

- 2.9%

Change in
Closed Sales

- 5.0%

Change in
Median Sales Price

Erath County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	63	72	+ 14.3%	227	268	+ 18.1%
Pending Sales	55	28	- 49.1%	120	121	+ 0.8%
Closed Sales	34	33	- 2.9%	89	107	+ 20.2%
Average Sales Price*	\$137,568	\$135,667	- 1.4%	\$142,925	\$146,413	+ 2.4%
Median Sales Price*	\$126,250	\$120,000	- 5.0%	\$125,000	\$125,000	0.0%
Percent of Original List Price Received*	94.0%	84.9%	- 9.7%	87.3%	88.4%	+ 1.2%
Days on Market Until Sale	102	122	+ 20.0%	118	106	- 10.0%
Inventory of Homes for Sale	367	334	- 9.0%	--	--	--
Months Supply of Inventory	13.3	11.1	- 16.8%	--	--	--

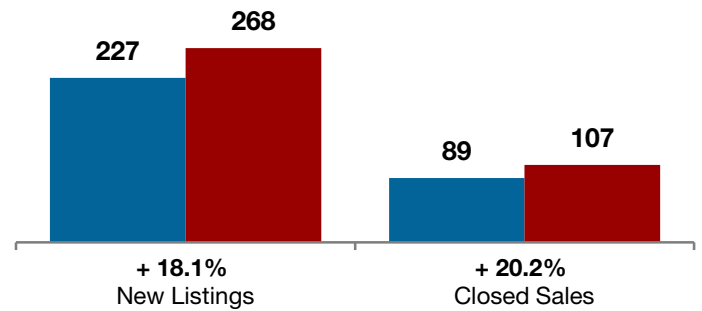
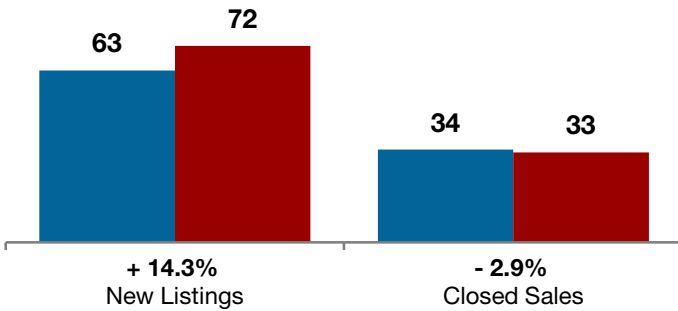
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April

■ 2012 ■ 2013

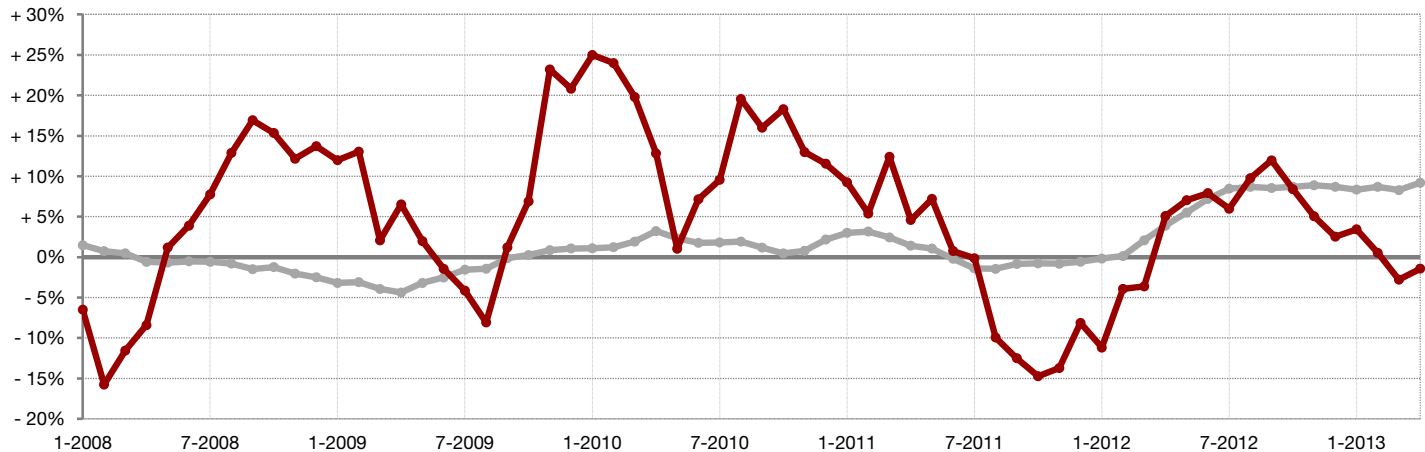
Year to Date

■ 2012 ■ 2013



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

All MLS — Erath County —



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Local Market Update – April 2013

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+ 23.3%

Change in
New Listings

+ 4.5%

Change in
Closed Sales

+ 17.4%

Change in
Median Sales Price

Fannin County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	43	53	+ 23.3%	185	202	+ 9.2%
Pending Sales	37	20	- 45.9%	98	92	- 6.1%
Closed Sales	22	23	+ 4.5%	86	84	- 2.3%
Average Sales Price*	\$110,514	\$100,962	- 8.6%	\$124,752	\$107,138	- 14.1%
Median Sales Price*	\$72,250	\$84,800	+ 17.4%	\$72,250	\$85,000	+ 17.6%
Percent of Original List Price Received*	90.2%	89.2%	- 1.0%	89.2%	88.4%	- 0.9%
Days on Market Until Sale	67	132	+ 95.8%	91	112	+ 22.4%
Inventory of Homes for Sale	251	236	- 6.0%	--	--	--
Months Supply of Inventory	11.1	11.0	- 0.9%	--	--	--

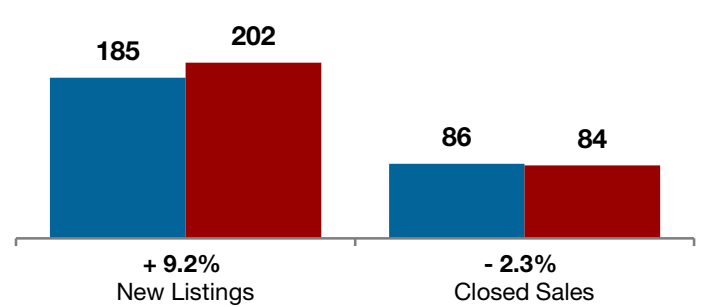
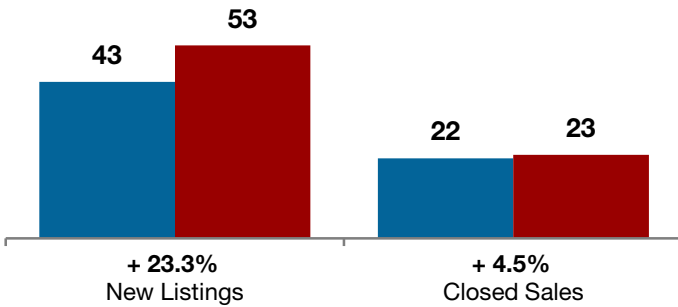
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April

■ 2012 ■ 2013

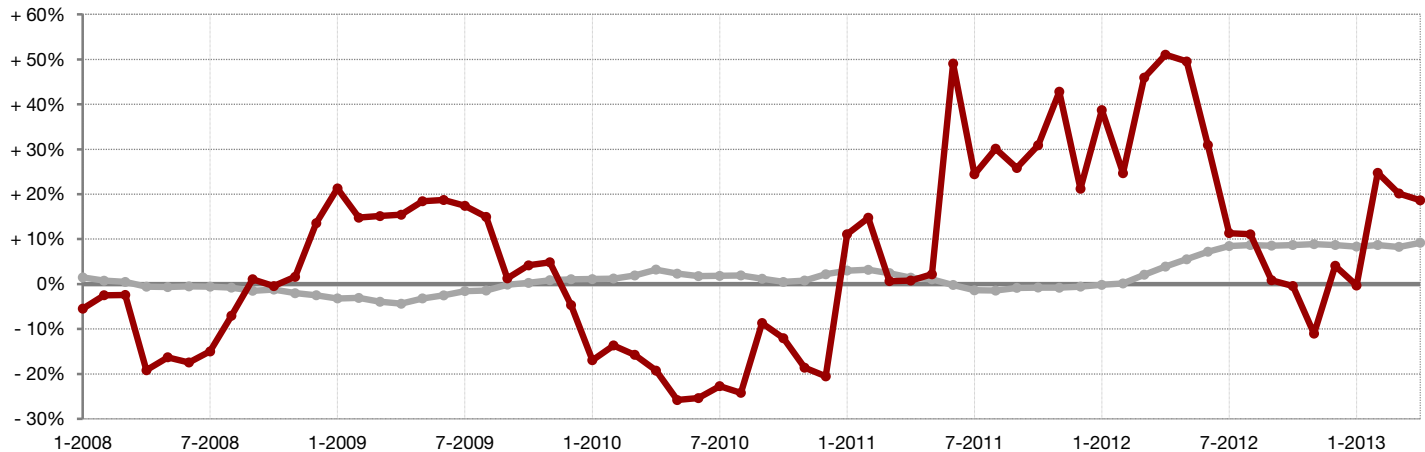
Year to Date

■ 2012 ■ 2013



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

All MLS — Fannin County —



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Local Market Update – April 2013

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Franklin County

+ 100.0%

Change in
New Listings

- 40.0%

Change in
Closed Sales

+ 73.1%

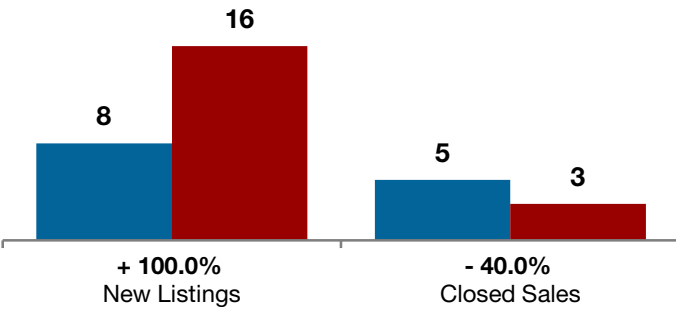
Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	8	16	+ 100.0%	31	41	+ 32.3%
Pending Sales	2	2	0.0%	16	14	- 12.5%
Closed Sales	5	3	- 40.0%	14	13	- 7.1%
Average Sales Price*	\$209,900	\$111,333	- 47.0%	\$246,893	\$284,962	+ 15.4%
Median Sales Price*	\$38,998	\$67,500	+ 73.1%	\$117,750	\$94,000	- 20.2%
Percent of Original List Price Received*	86.7%	88.8%	+ 2.4%	89.3%	86.6%	- 3.1%
Days on Market Until Sale	230	69	- 69.9%	165	135	- 18.0%
Inventory of Homes for Sale	54	58	+ 7.4%	--	--	--
Months Supply of Inventory	17.5	19.3	+ 10.7%	--	--	--

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

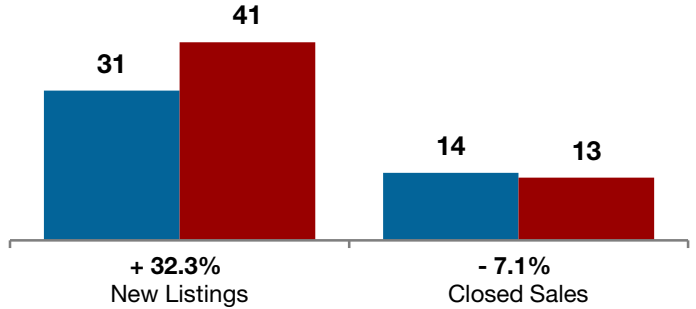
April

■ 2012 ■ 2013



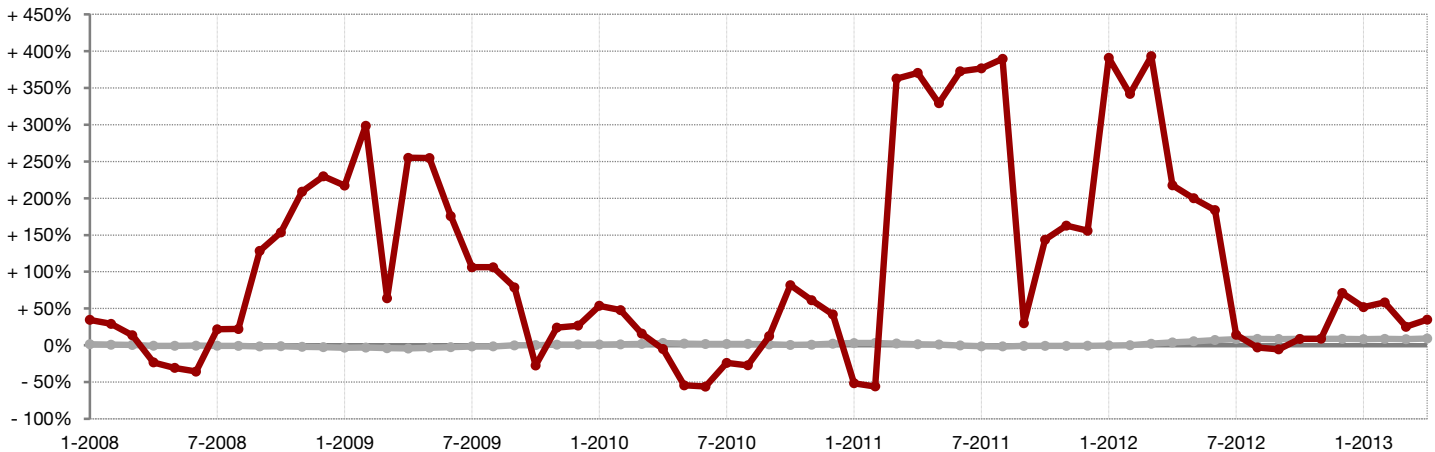
Year to Date

■ 2012 ■ 2013



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

All MLS —
Franklin County —



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Local Market Update – April 2013

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+ 8.3%

Change in
New Listings

- 37.5%

Change in
Closed Sales

+ 19.7%

Change in
Median Sales Price

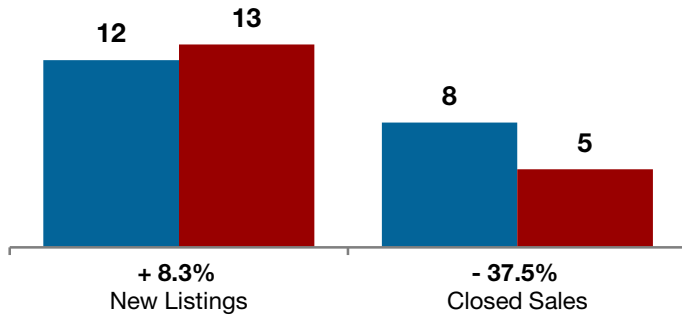
Freestone County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	12	13	+ 8.3%	66	67	+ 1.5%
Pending Sales	4	3	- 25.0%	26	31	+ 19.2%
Closed Sales	8	5	- 37.5%	27	27	0.0%
Average Sales Price*	\$108,600	\$157,900	+ 45.4%	\$117,807	\$132,187	+ 12.2%
Median Sales Price*	\$86,900	\$104,000	+ 19.7%	\$88,000	\$110,000	+ 25.0%
Percent of Original List Price Received*	87.2%	94.8%	+ 8.7%	89.4%	88.4%	- 1.1%
Days on Market Until Sale	148	95	- 35.9%	113	150	+ 33.6%
Inventory of Homes for Sale	109	102	- 6.4%	--	--	--
Months Supply of Inventory	16.4	13.6	- 16.8%	--	--	--

*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.

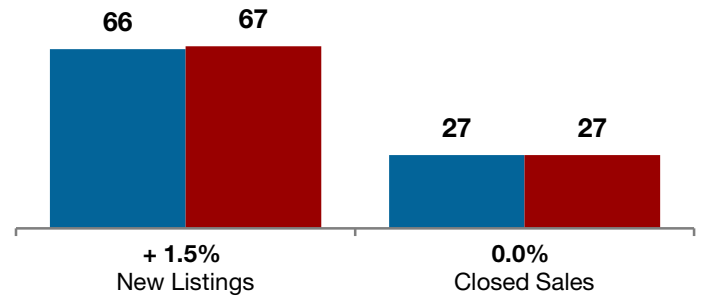
April

■ 2012 ■ 2013



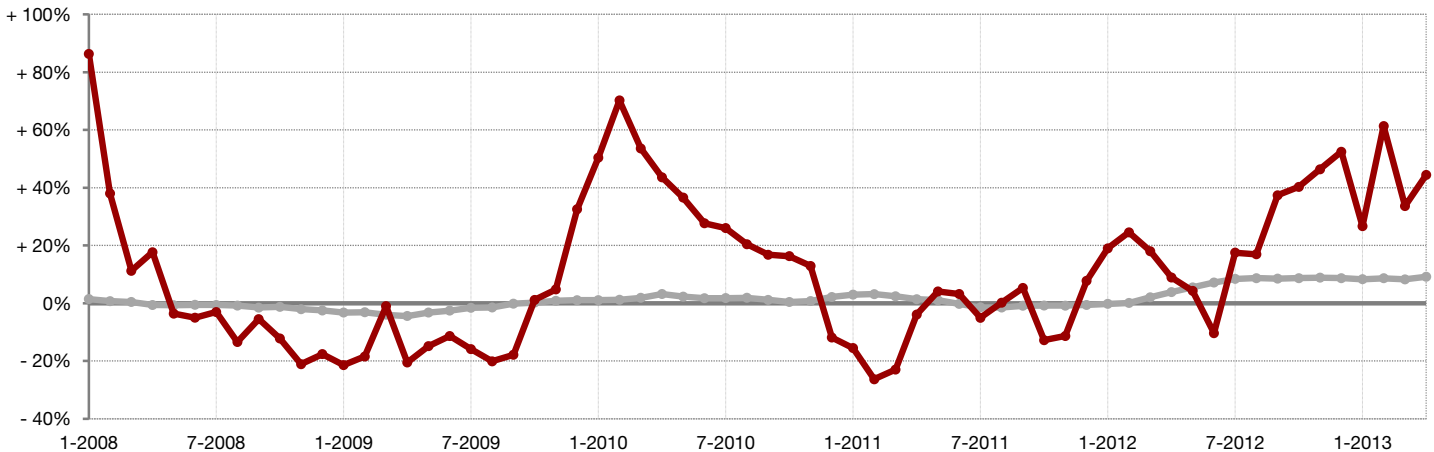
Year to Date

■ 2012 ■ 2013



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

All MLS — Freestone County —



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Local Market Update – April 2013

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+ 11.3%

Change in
New Listings

+ 39.5%

Change in
Closed Sales

+ 23.6%

Change in
Median Sales Price

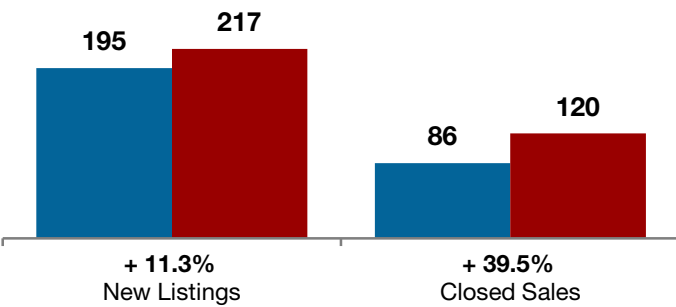
Grayson County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	195	217	+ 11.3%	790	839	+ 6.2%
Pending Sales	95	121	+ 27.4%	371	443	+ 19.4%
Closed Sales	86	120	+ 39.5%	334	386	+ 15.6%
Average Sales Price*	\$114,804	\$123,859	+ 7.9%	\$116,849	\$121,595	+ 4.1%
Median Sales Price*	\$89,000	\$110,000	+ 23.6%	\$92,000	\$96,250	+ 4.6%
Percent of Original List Price Received*	88.5%	92.2%	+ 4.1%	88.8%	91.3%	+ 2.8%
Days on Market Until Sale	106	103	- 3.3%	115	91	- 20.7%
Inventory of Homes for Sale	998	858	- 14.0%	--	--	--
Months Supply of Inventory	10.9	8.2	- 25.5%	--	--	--

*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.

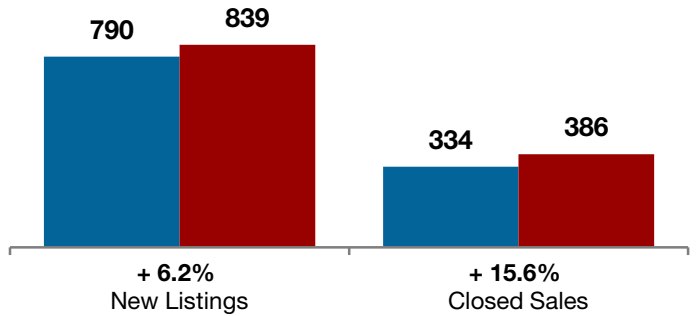
April

■ 2012 ■ 2013



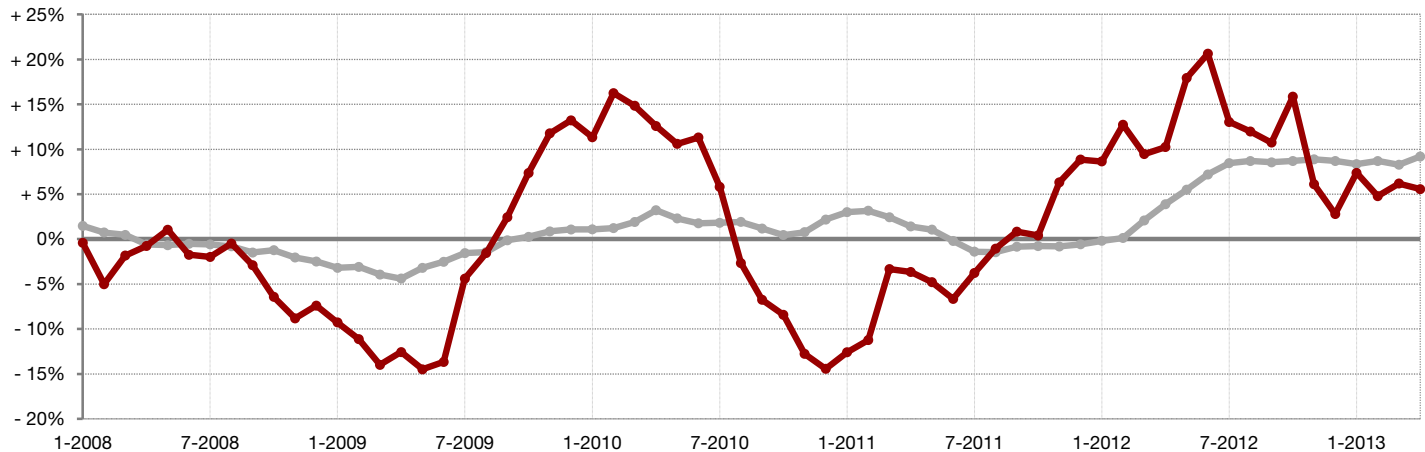
Year to Date

■ 2012 ■ 2013



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

All MLS — Grayson County —



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Local Market Update – April 2013

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Hamilton County

- 61.5%

Change in
New Listings

0.0%

Change in
Closed Sales

- 14.3%

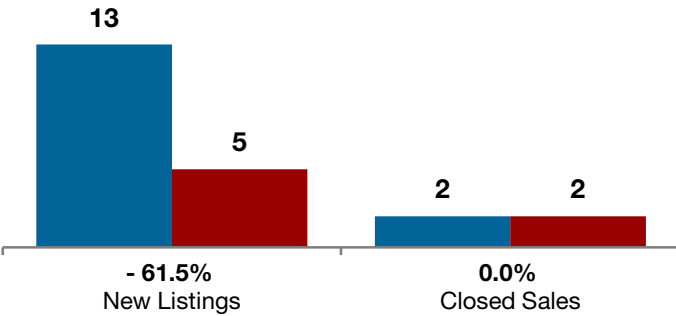
Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	13	5	- 61.5%	39	27	- 30.8%
Pending Sales	6	4	- 33.3%	12	16	+ 33.3%
Closed Sales	2	2	0.0%	5	12	+ 140.0%
Average Sales Price*	\$68,000	\$58,250	- 14.3%	\$75,465	\$171,700	+ 127.5%
Median Sales Price*	\$68,000	\$58,250	- 14.3%	\$65,000	\$96,000	+ 47.7%
Percent of Original List Price Received*	74.8%	83.9%	+ 12.2%	64.3%	92.1%	+ 43.1%
Days on Market Until Sale	102	142	+ 39.9%	171	191	+ 11.5%
Inventory of Homes for Sale	84	66	- 21.4%	--	--	--
Months Supply of Inventory	45.8	22.0	- 52.0%	--	--	--

*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.

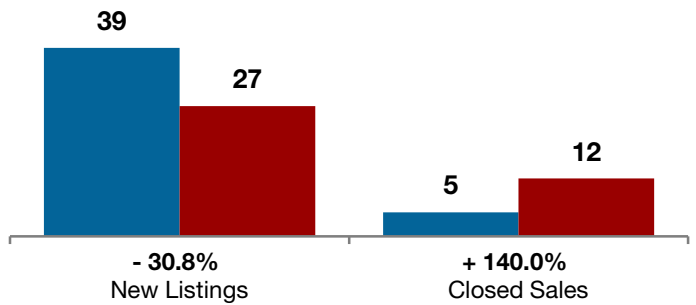
April

■ 2012 ■ 2013



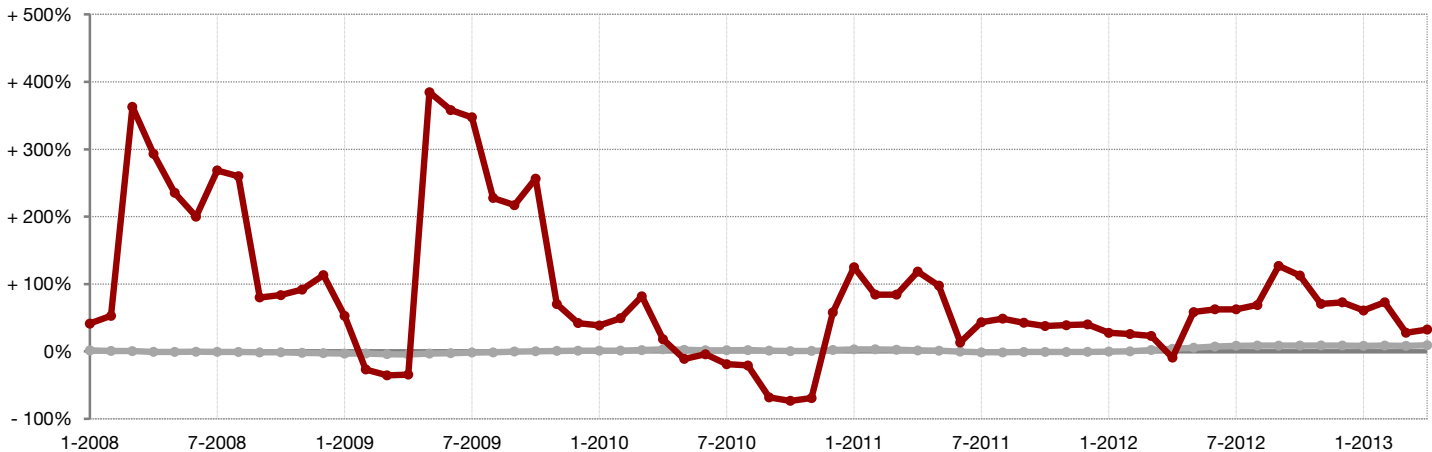
Year to Date

■ 2012 ■ 2013



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

All MLS — Hamilton County —



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Local Market Update – April 2013

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Harrison County

0.0%

Change in
New Listings

- 100.0%

Change in
Closed Sales

- 100.0%

Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	1	1	0.0%	2	1	- 50.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Average Sales Price*	\$54,000	\$0	- 100.0%	\$54,000	\$28,041	- 48.1%
Median Sales Price*	\$54,000	\$0	- 100.0%	\$54,000	\$28,041	- 48.1%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	93.5%	- 6.5%
Days on Market Until Sale	29	0	- 100.0%	29	54	+ 86.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--

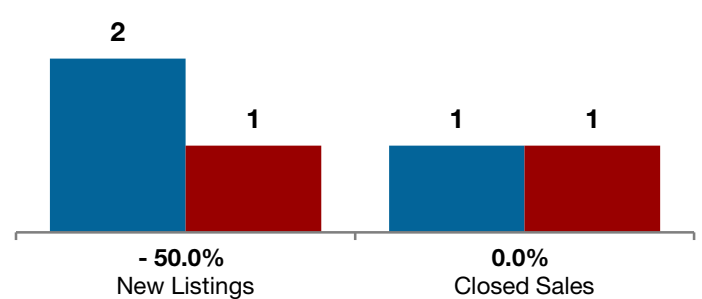
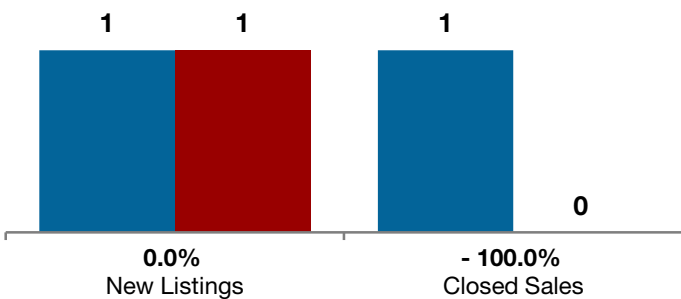
*Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

■ 2012 ■ 2013

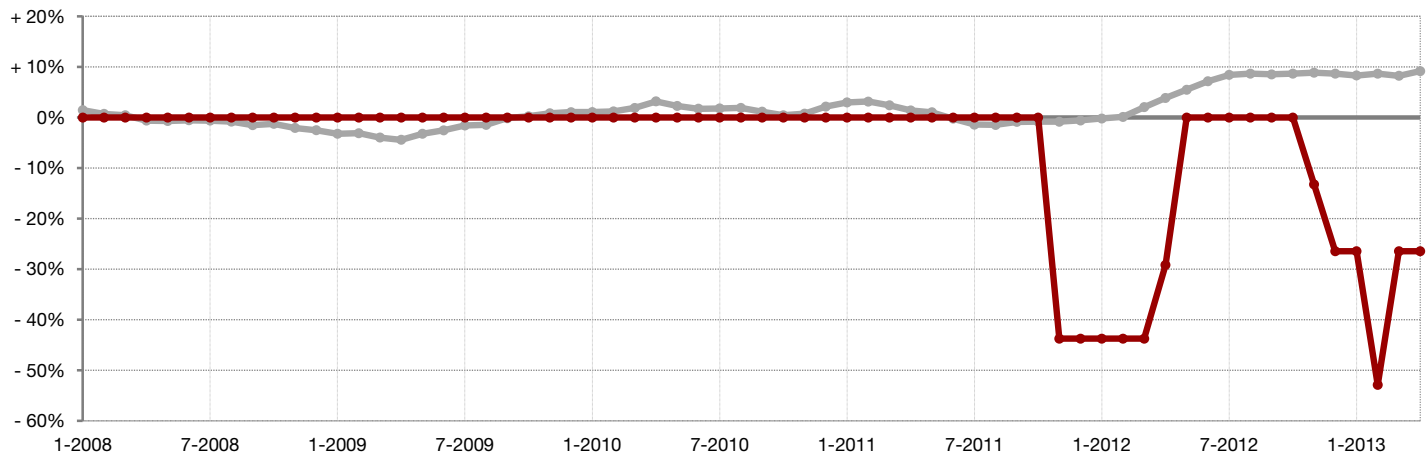
Year to Date

■ 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 – April 2013

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Henderson County

- 22.7%

Change in
New Listings

+ 16.0%

Change in
Closed Sales

+ 25.4%

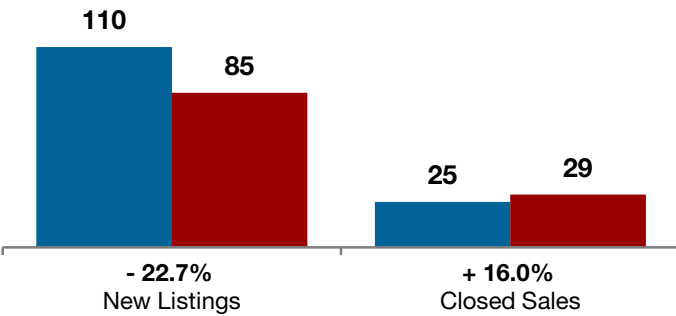
Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	110	85	- 22.7%	377	350	- 7.2%
Pending Sales	37	20	- 45.9%	110	117	+ 6.4%
Closed Sales	25	29	+ 16.0%	88	105	+ 19.3%
Average Sales Price*	\$201,524	\$160,808	- 20.2%	\$159,766	\$172,223	+ 7.8%
Median Sales Price*	\$90,000	\$112,900	+ 25.4%	\$86,125	\$110,525	+ 28.3%
Percent of Original List Price Received*	90.9%	85.4%	- 6.1%	88.2%	90.2%	+ 2.2%
Days on Market Until Sale	149	131	- 12.2%	141	145	+ 2.3%
Inventory of Homes for Sale	566	501	- 11.5%	--	--	--
Months Supply of Inventory	21.2	16.6	- 22.0%	--	--	--

*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.

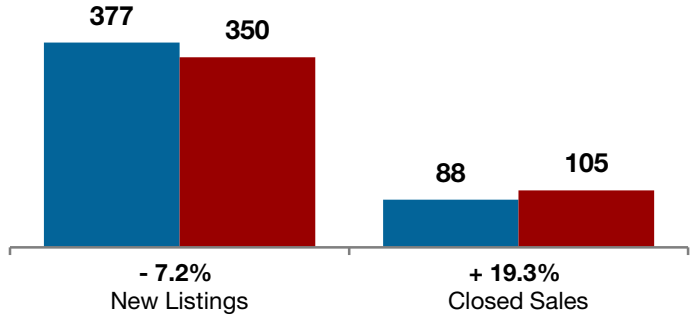
April

■ 2012 ■ 2013



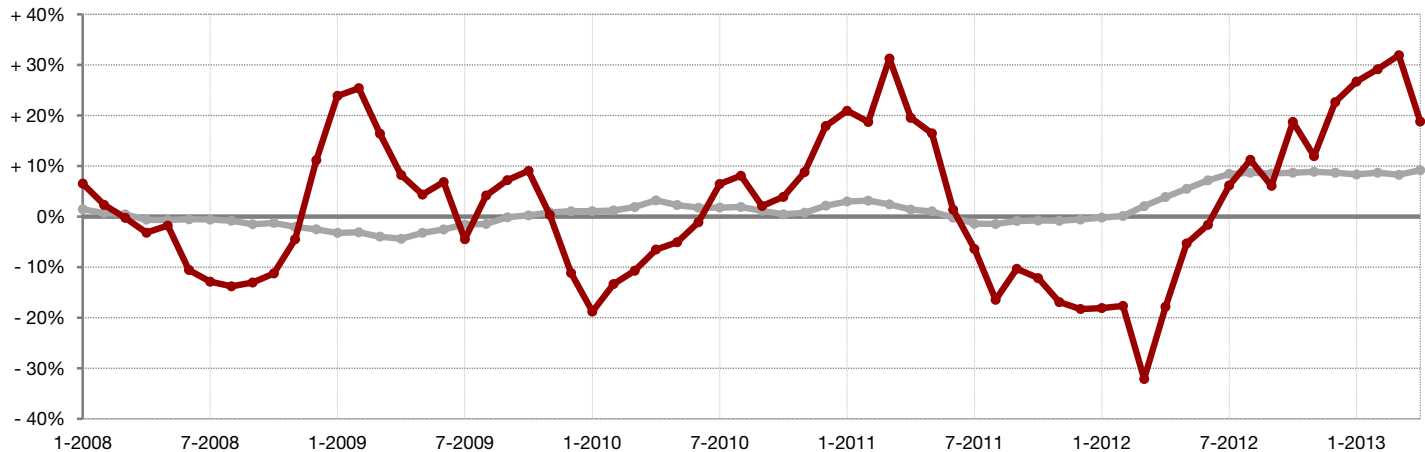
Year to Date

■ 2012 ■ 2013



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

All MLS — Henderson County —



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Local Market Update – April 2013

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Hill County

+ 14.3%

Change in
New Listings

+ 11.1%

Change in
Closed Sales

- 37.5%

Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	42	48	+ 14.3%	227	217	- 4.4%
Pending Sales	25	27	+ 8.0%	92	75	- 18.5%
Closed Sales	18	20	+ 11.1%	75	57	- 24.0%
Average Sales Price*	\$156,344	\$107,600	- 31.2%	\$105,794	\$95,156	- 10.1%
Median Sales Price*	\$130,650	\$81,650	- 37.5%	\$80,000	\$82,500	+ 3.1%
Percent of Original List Price Received*	91.1%	91.6%	+ 0.5%	89.1%	90.8%	+ 1.9%
Days on Market Until Sale	147	75	- 49.1%	132	115	- 12.9%
Inventory of Homes for Sale	334	315	- 5.7%	--	--	--
Months Supply of Inventory	18.3	16.2	- 11.4%	--	--	--

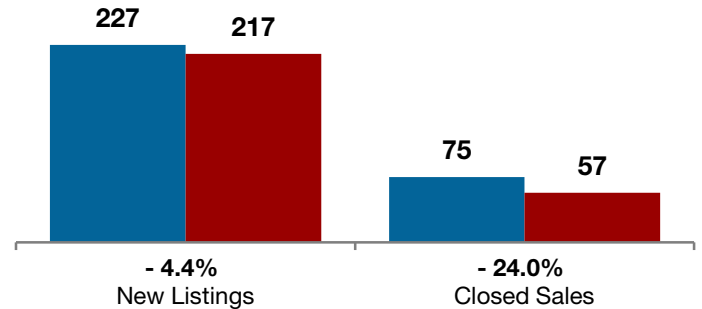
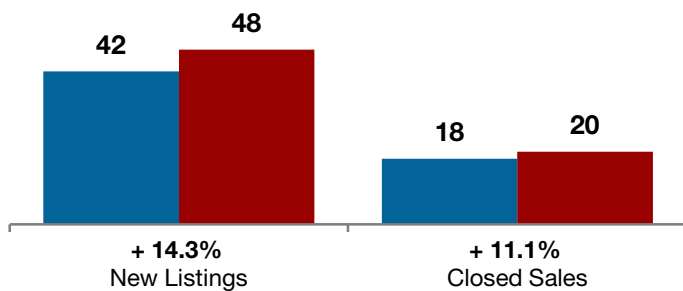
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April

■ 2012 ■ 2013

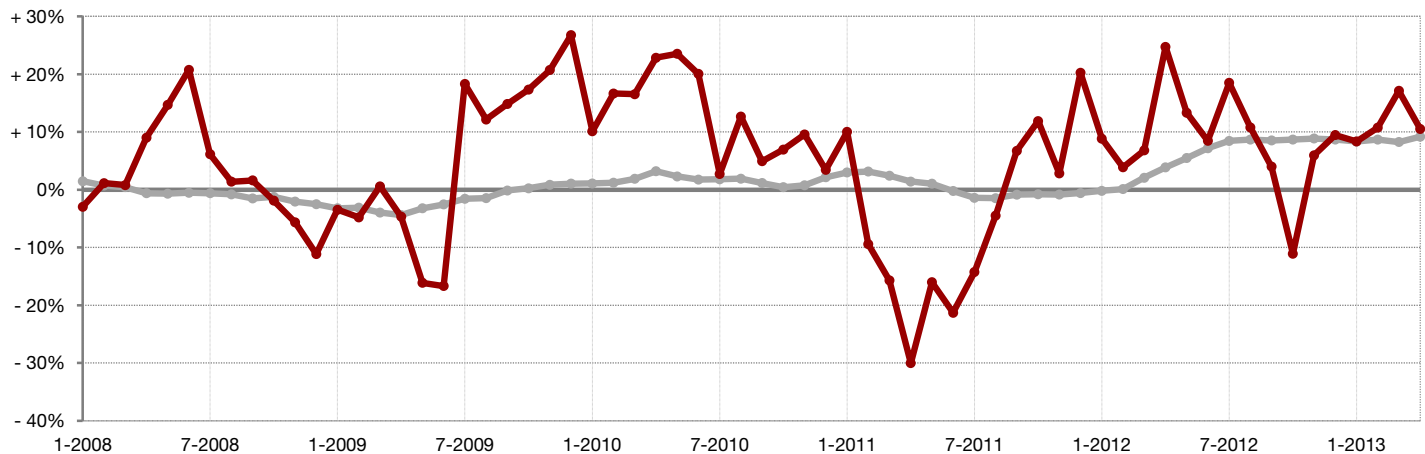
Year to Date

■ 2012 ■ 2013



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

All MLS — Hill County —



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Local Market Update – April 2013

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Hood County

- 3.4%

Change in
New Listings

+ 28.3%

Change in
Closed Sales

- 2.9%

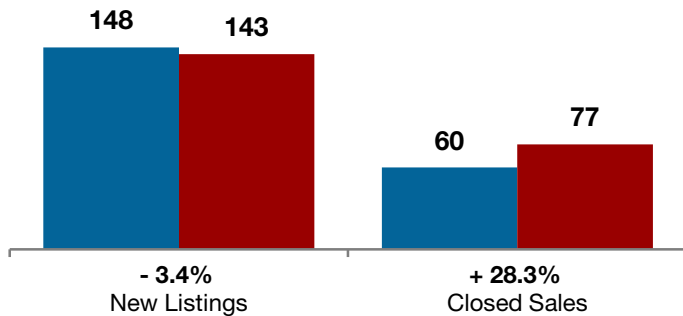
Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	148	143	- 3.4%	587	568	- 3.2%
Pending Sales	78	64	- 17.9%	244	275	+ 12.7%
Closed Sales	60	77	+ 28.3%	207	261	+ 26.1%
Average Sales Price*	\$194,522	\$190,751	- 1.9%	\$183,432	\$183,711	+ 0.2%
Median Sales Price*	\$181,250	\$176,000	- 2.9%	\$158,900	\$165,000	+ 3.8%
Percent of Original List Price Received*	91.3%	95.3%	+ 4.3%	90.7%	93.1%	+ 2.7%
Days on Market Until Sale	110	91	- 17.3%	114	104	- 8.1%
Inventory of Homes for Sale	767	646	- 15.8%	--	--	--
Months Supply of Inventory	11.8	9.3	- 20.8%	--	--	--

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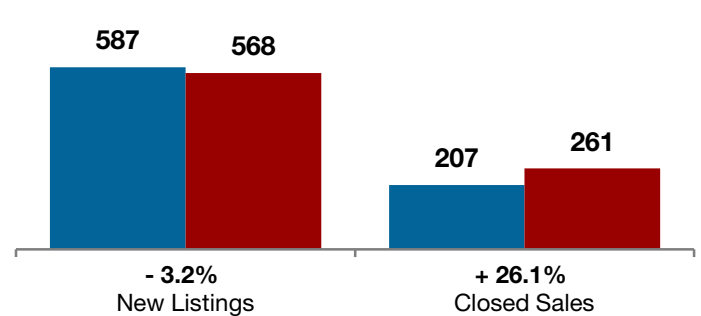
April

■ 2012 ■ 2013



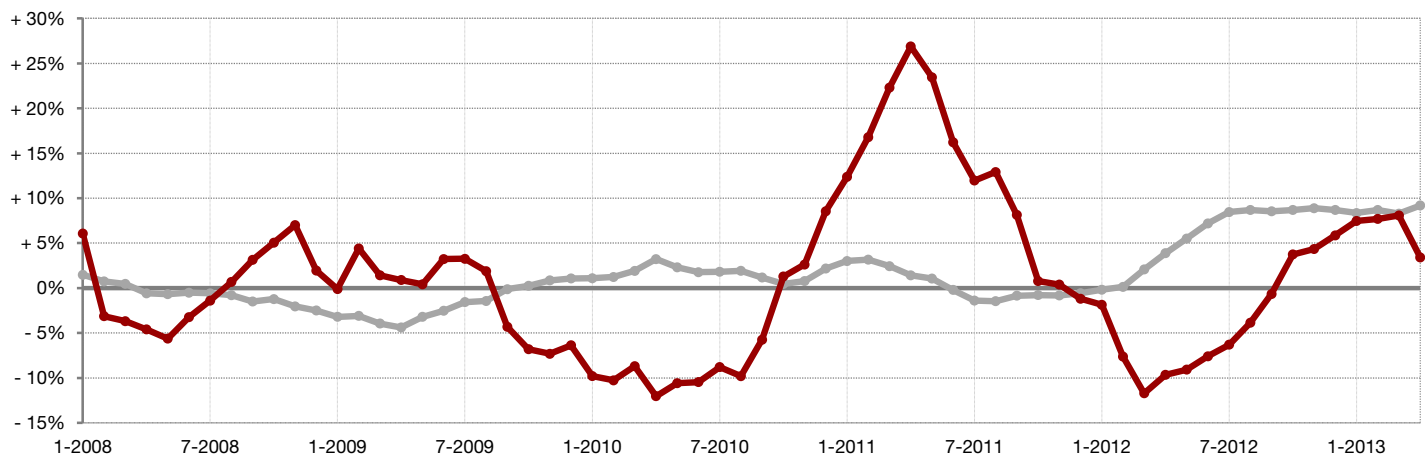
Year to Date

■ 2012 ■ 2013



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

All MLS — Hood County —



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Local Market Update – April 2013

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+ 2.3%

Change in
New Listings

- 6.7%

Change in
Closed Sales

+ 36.7%

Change in
Median Sales Price

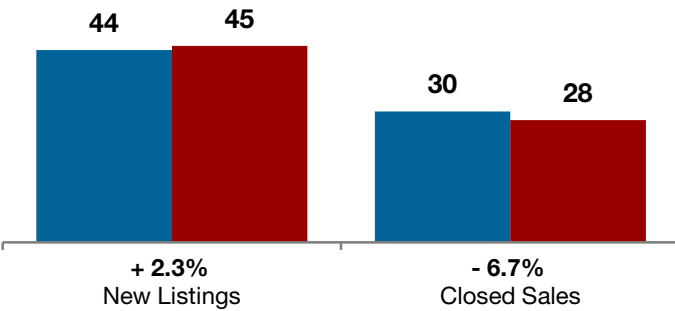
Hopkins County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	44	45	+ 2.3%	199	189	- 5.0%
Pending Sales	30	18	- 40.0%	98	103	+ 5.1%
Closed Sales	30	28	- 6.7%	79	98	+ 24.1%
Average Sales Price*	\$113,954	\$122,420	+ 7.4%	\$121,309	\$114,946	- 5.2%
Median Sales Price*	\$74,600	\$102,000	+ 36.7%	\$80,000	\$94,000	+ 17.5%
Percent of Original List Price Received*	89.0%	92.0%	+ 3.4%	86.6%	89.7%	+ 3.6%
Days on Market Until Sale	135	70	- 48.0%	115	90	- 21.5%
Inventory of Homes for Sale	243	191	- 21.4%	--	--	--
Months Supply of Inventory	12.3	8.4	- 31.5%	--	--	--

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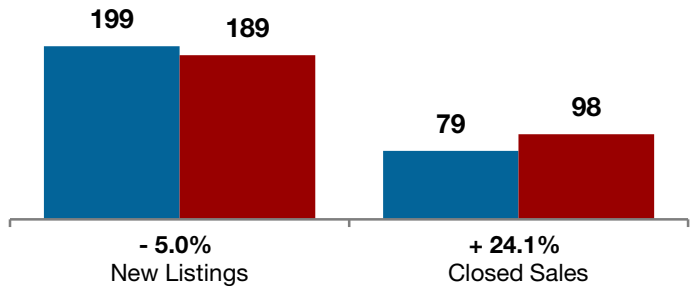
April

■ 2012 ■ 2013



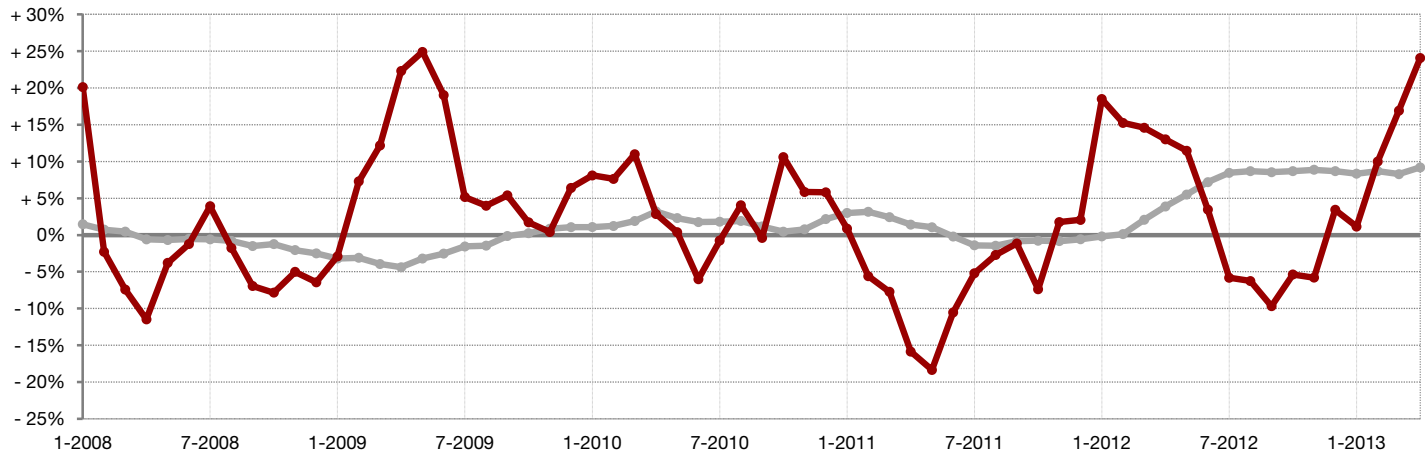
Year to Date

■ 2012 ■ 2013



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

All MLS — Hopkins County —



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Local Market Update – April 2013

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Hunt County

+ 1.6%

Change in
New Listings

+ 37.0%

Change in
Closed Sales

+ 40.5%

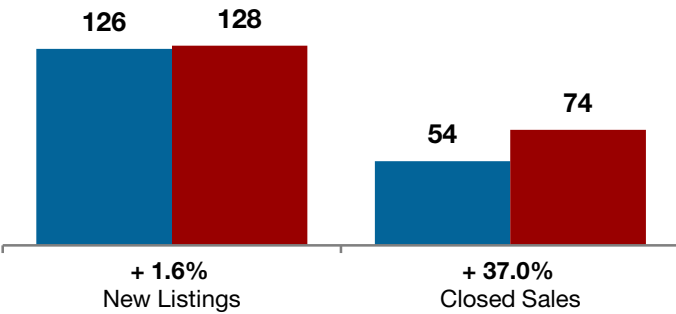
Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	126	128	+ 1.6%	468	506	+ 8.1%
Pending Sales	60	67	+ 11.7%	251	295	+ 17.5%
Closed Sales	54	74	+ 37.0%	205	243	+ 18.5%
Average Sales Price*	\$103,701	\$127,597	+ 23.0%	\$96,050	\$118,810	+ 23.7%
Median Sales Price*	\$85,000	\$119,415	+ 40.5%	\$85,000	\$100,000	+ 17.6%
Percent of Original List Price Received*	89.4%	90.4%	+ 1.1%	89.6%	90.3%	+ 0.8%
Days on Market Until Sale	92	89	- 3.8%	103	91	- 11.5%
Inventory of Homes for Sale	566	503	- 11.1%	--	--	--
Months Supply of Inventory	10.2	7.6	- 25.8%	--	--	--

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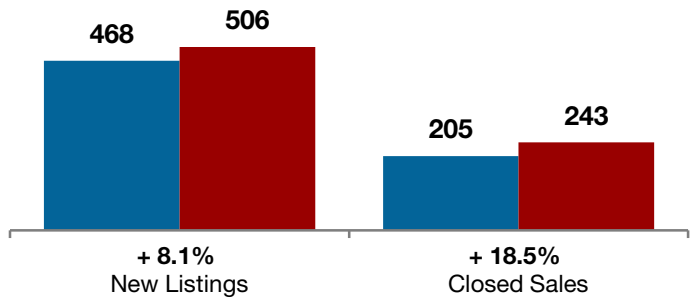
April

■ 2012 ■ 2013



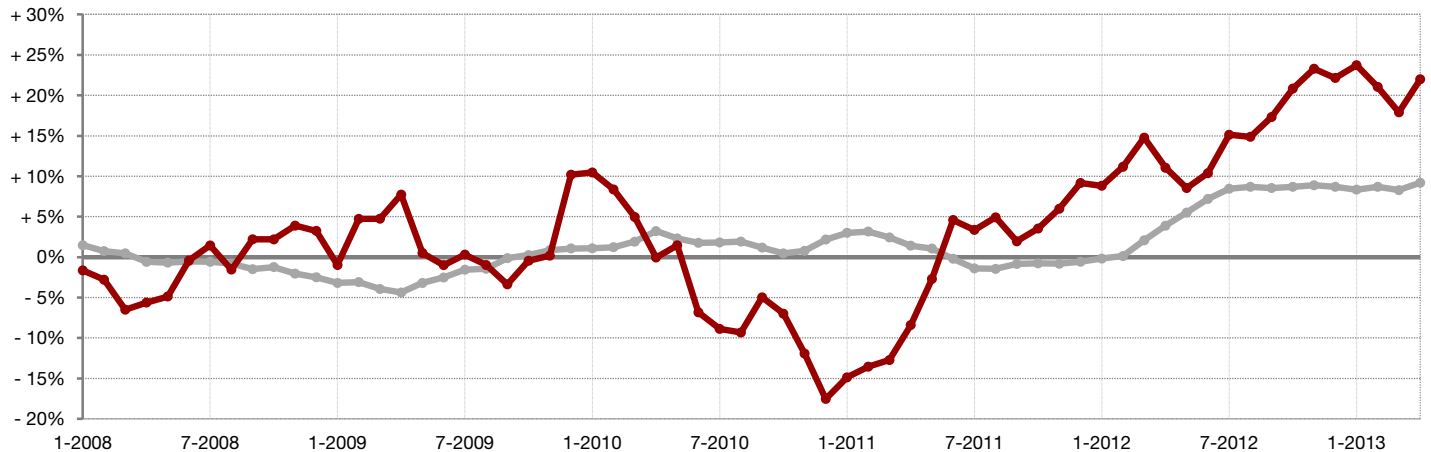
Year to Date

■ 2012 ■ 2013



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

All MLS —
Hunt County —



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Local Market Update – April 2013

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Jack County

+ 100.0%

--

--

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	2	4	+ 100.0%	9	15	+ 66.7%
Pending Sales	0	3	--	2	10	+ 400.0%
Closed Sales	0	5	--	2	6	+ 200.0%
Average Sales Price*	\$0	\$103,500	--	\$190,500	\$91,500	- 52.0%
Median Sales Price*	\$0	\$85,000	--	\$190,500	\$67,500	- 64.6%
Percent of Original List Price Received*	0.0%	87.0%	--	93.2%	85.3%	- 8.5%
Days on Market Until Sale	0	137	--	100	121	+ 21.6%
Inventory of Homes for Sale	16	21	+ 31.3%	--	--	--
Months Supply of Inventory	9.8	8.0	- 18.8%	--	--	--

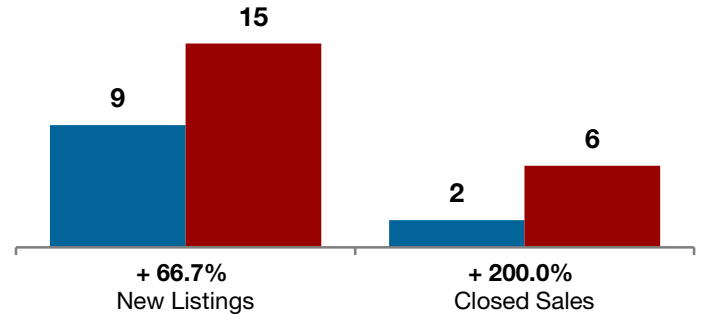
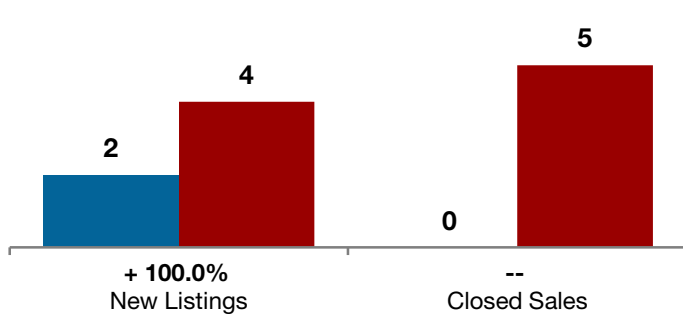
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April

■ 2012 ■ 2013

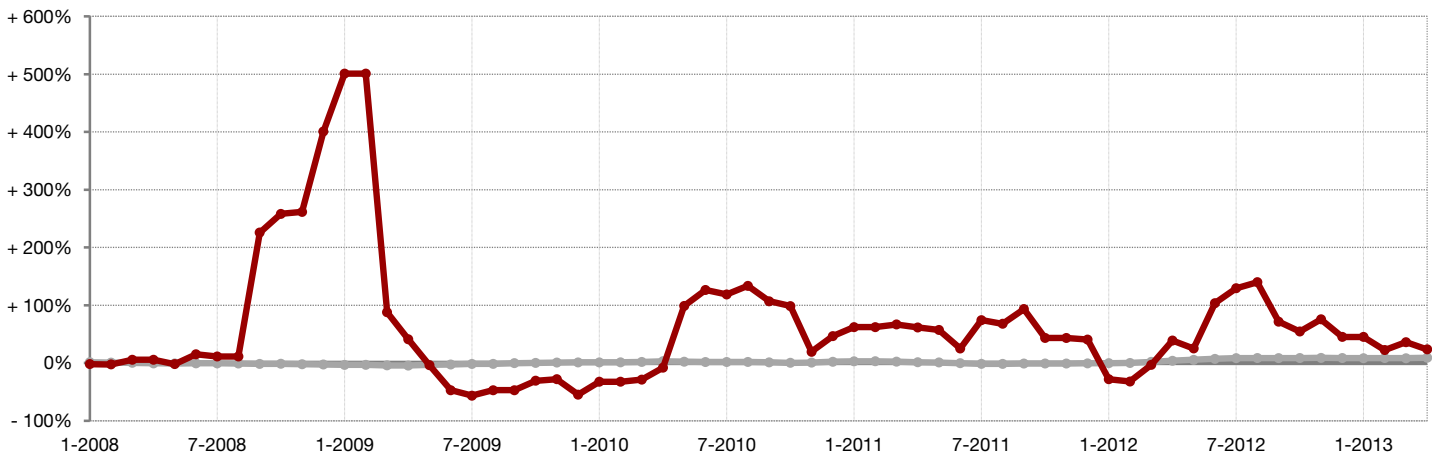
Year to Date

■ 2012 ■ 2013



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

All MLS —
Jack County —



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Local Market Update – April 2013

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Johnson County

+ 0.8%

Change in
New Listings

+ 20.3%

Change in
Closed Sales

+ 22.4%

Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	260	262	+ 0.8%	878	934	+ 6.4%
Pending Sales	163	146	- 10.4%	545	600	+ 10.1%
Closed Sales	118	142	+ 20.3%	427	521	+ 22.0%
Average Sales Price*	\$121,791	\$147,229	+ 20.9%	\$120,887	\$135,630	+ 12.2%
Median Sales Price*	\$108,950	\$133,400	+ 22.4%	\$105,000	\$121,000	+ 15.2%
Percent of Original List Price Received*	93.4%	92.1%	- 1.4%	92.6%	92.6%	+ 0.0%
Days on Market Until Sale	80	89	+ 11.2%	87	86	- 1.2%
Inventory of Homes for Sale	802	731	- 8.9%	--	--	--
Months Supply of Inventory	6.7	5.4	- 19.2%	--	--	--

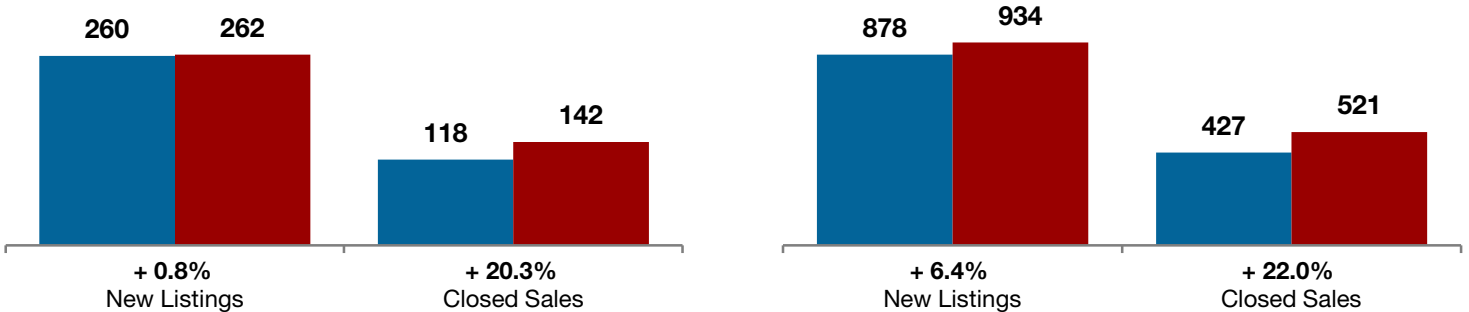
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April

■ 2012 ■ 2013

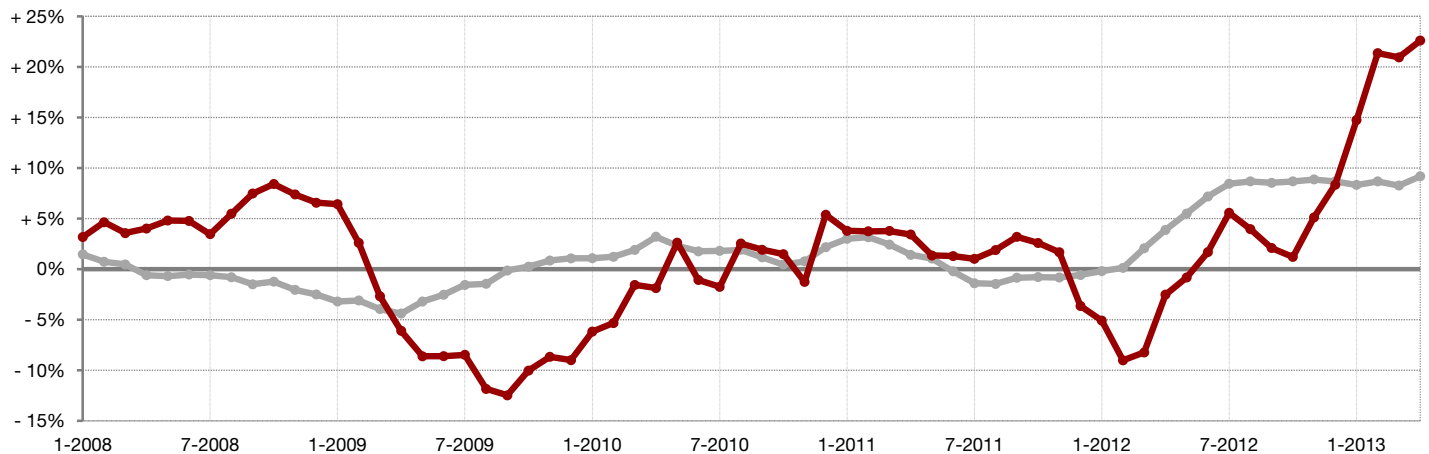
Year to Date

■ 2012 ■ 2013



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

All MLS — Johnson County —



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Local Market Update – April 2013

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Jones County

+ 400.0%

Change in
New Listings

+ 80.0%

Change in
Closed Sales

+ 23.1%

Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	5	25	+ 400.0%	30	60	+ 100.0%
Pending Sales	3	4	+ 33.3%	25	32	+ 28.0%
Closed Sales	5	9	+ 80.0%	25	33	+ 32.0%
Average Sales Price*	\$53,810	\$120,362	+ 123.7%	\$74,235	\$88,320	+ 19.0%
Median Sales Price*	\$64,900	\$79,900	+ 23.1%	\$53,202	\$63,350	+ 19.1%
Percent of Original List Price Received*	80.4%	84.8%	+ 5.4%	80.0%	84.5%	+ 5.6%
Days on Market Until Sale	127	93	- 26.5%	161	99	- 38.6%
Inventory of Homes for Sale	44	54	+ 22.7%	--	--	--
Months Supply of Inventory	6.6	8.0	+ 21.2%	--	--	--

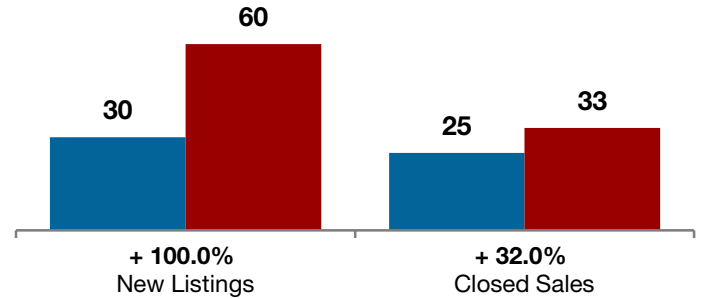
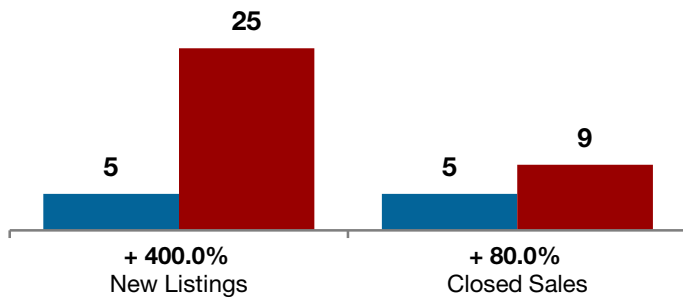
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April

■ 2012 ■ 2013

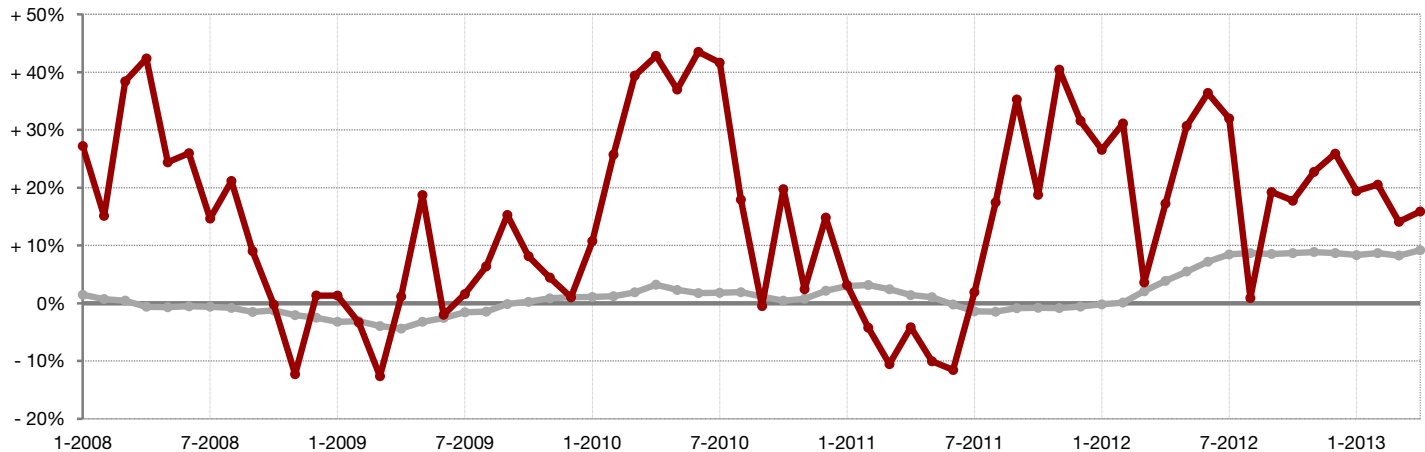
Year to Date

■ 2012 ■ 2013



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

All MLS — Jones County —



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Local Market Update – April 2013

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Kaufman County

+ 6.0%

Change in
New Listings

+ 48.1%

Change in
Closed Sales

+ 2.1%

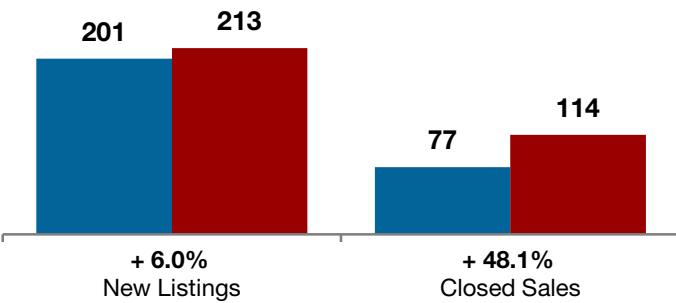
Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	201	213	+ 6.0%	705	755	+ 7.1%
Pending Sales	108	133	+ 23.1%	394	522	+ 32.5%
Closed Sales	77	114	+ 48.1%	314	436	+ 38.9%
Average Sales Price*	\$124,152	\$145,746	+ 17.4%	\$126,650	\$143,485	+ 13.3%
Median Sales Price*	\$128,000	\$130,750	+ 2.1%	\$118,500	\$133,000	+ 12.2%
Percent of Original List Price Received*	93.2%	94.1%	+ 1.0%	91.9%	92.7%	+ 0.8%
Days on Market Until Sale	69	77	+ 11.4%	92	80	- 12.3%
Inventory of Homes for Sale	710	618	- 13.0%	--	--	--
Months Supply of Inventory	7.6	5.2	- 31.9%	--	--	--

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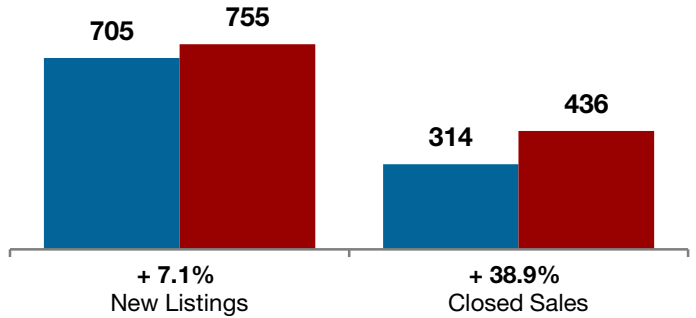
April

■ 2012 ■ 2013



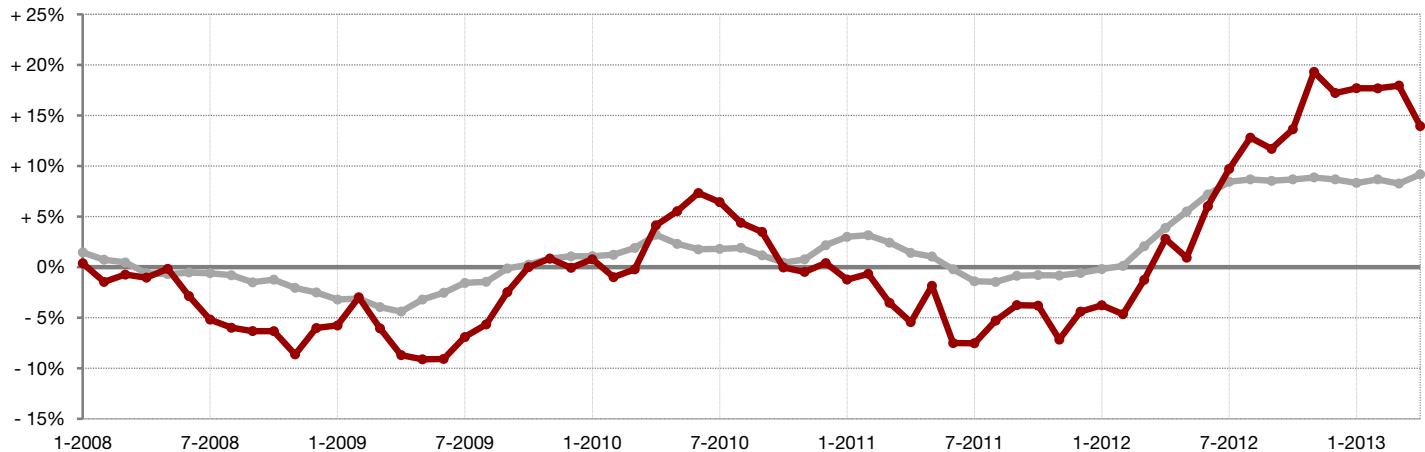
Year to Date

■ 2012 ■ 2013



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

All MLS —
Kaufman County —



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Local Market Update – April 2013

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- 46.9%

+ 11.1%

- 20.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

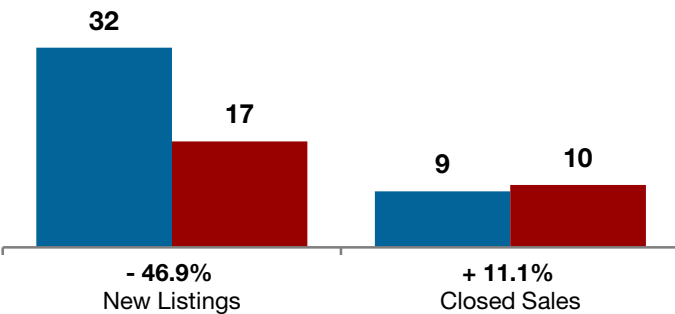
Lamar County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	32	17	- 46.9%	101	80	- 20.8%
Pending Sales	12	12	0.0%	36	33	- 8.3%
Closed Sales	9	10	+ 11.1%	25	34	+ 36.0%
Average Sales Price*	\$93,493	\$90,690	- 3.0%	\$79,914	\$121,739	+ 52.3%
Median Sales Price*	\$75,000	\$59,500	- 20.7%	\$69,900	\$99,000	+ 41.6%
Percent of Original List Price Received*	91.5%	85.0%	- 7.0%	88.5%	87.1%	- 1.5%
Days on Market Until Sale	61	110	+ 80.0%	77	109	+ 41.0%
Inventory of Homes for Sale	127	99	- 22.0%	--	--	--
Months Supply of Inventory	13.9	10.0	- 27.9%	--	--	--

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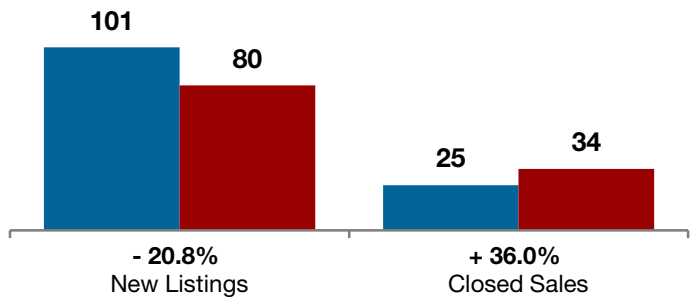
April

■ 2012 ■ 2013



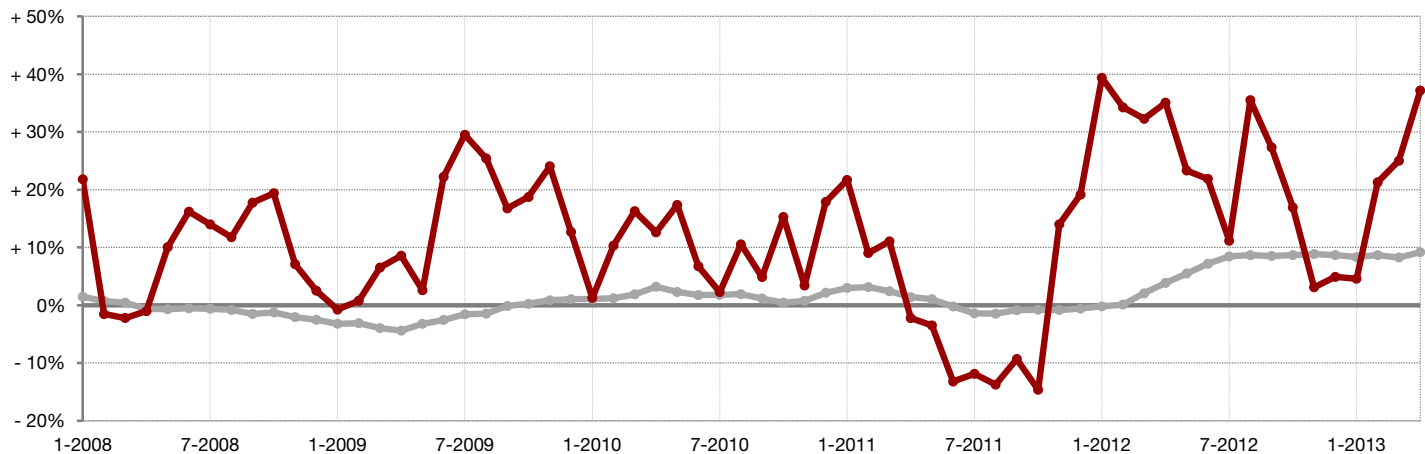
Year to Date

■ 2012 ■ 2013



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

All MLS —
Lamar County —



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Local Market Update – April 2013

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



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

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

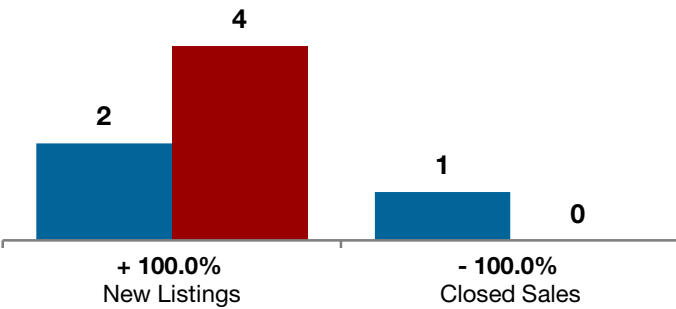
Limestone County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	2	4	+ 100.0%	18	13	- 27.8%
Pending Sales	0	0	--	7	3	- 57.1%
Closed Sales	1	0	- 100.0%	7	2	- 71.4%
Average Sales Price*	\$30,000	\$0	- 100.0%	\$24,587	\$40,500	+ 64.7%
Median Sales Price*	\$30,000	\$0	- 100.0%	\$24,500	\$40,500	+ 65.3%
Percent of Original List Price Received*	85.7%	0.0%	- 100.0%	77.3%	85.4%	+ 10.4%
Days on Market Until Sale	192	0	- 100.0%	103	122	+ 17.5%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	15.6	12.9	- 17.2%	--	--	--

*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.

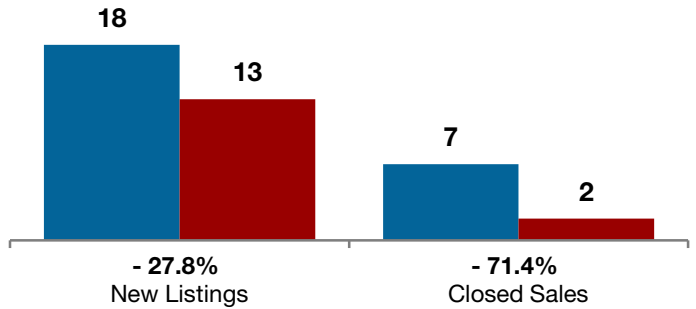
April

■ 2012 ■ 2013



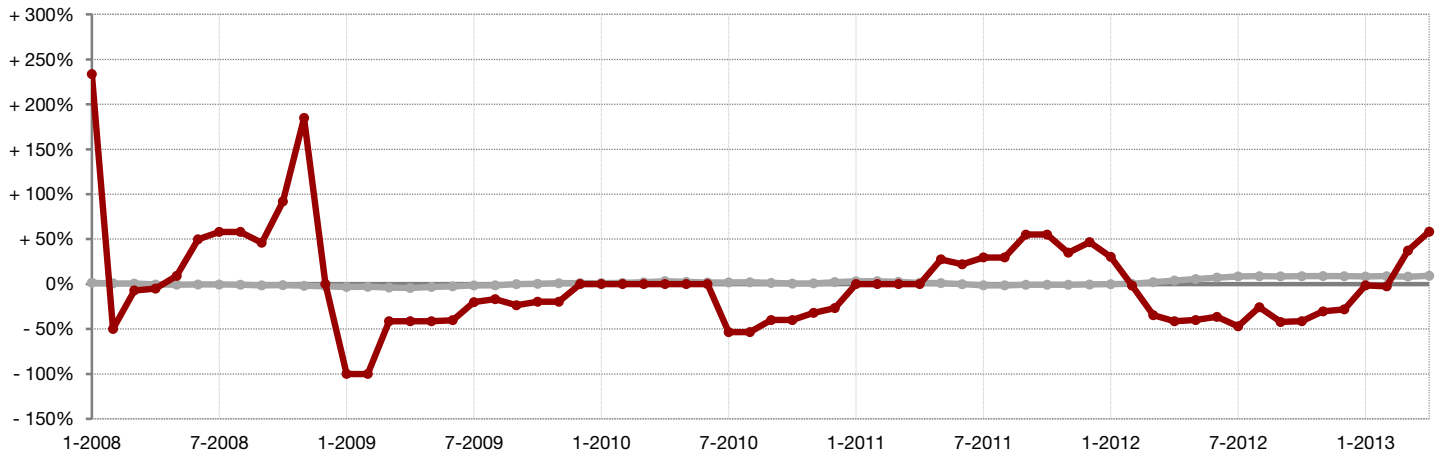
Year to Date

■ 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 – April 2013

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



- 4.3%

Change in
New Listings

+ 30.0%

Change in
Closed Sales

+ 35.7%

Change in
Median Sales Price

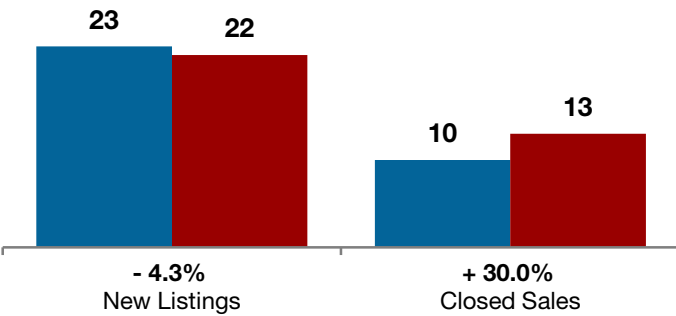
Montague County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	23	22	- 4.3%	92	110	+ 19.6%
Pending Sales	5	10	+ 100.0%	35	40	+ 14.3%
Closed Sales	10	13	+ 30.0%	33	40	+ 21.2%
Average Sales Price*	\$104,025	\$120,139	+ 15.5%	\$123,480	\$112,407	- 9.0%
Median Sales Price*	\$70,000	\$95,000	+ 35.7%	\$76,500	\$77,250	+ 1.0%
Percent of Original List Price Received*	92.3%	87.3%	- 5.5%	89.4%	88.5%	- 1.0%
Days on Market Until Sale	109	143	+ 31.1%	146	113	- 23.0%
Inventory of Homes for Sale	136	185	+ 36.0%	--	--	--
Months Supply of Inventory	18.8	18.0	- 3.8%	--	--	--

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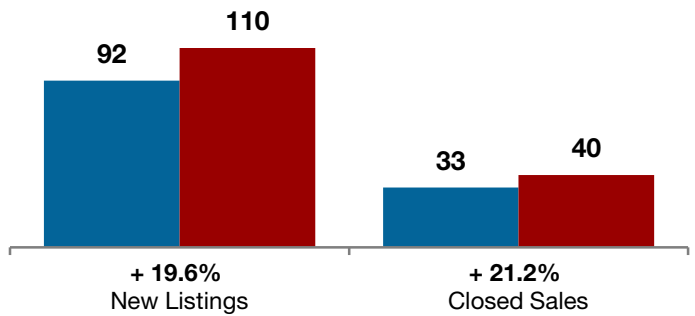
April

■ 2012 ■ 2013



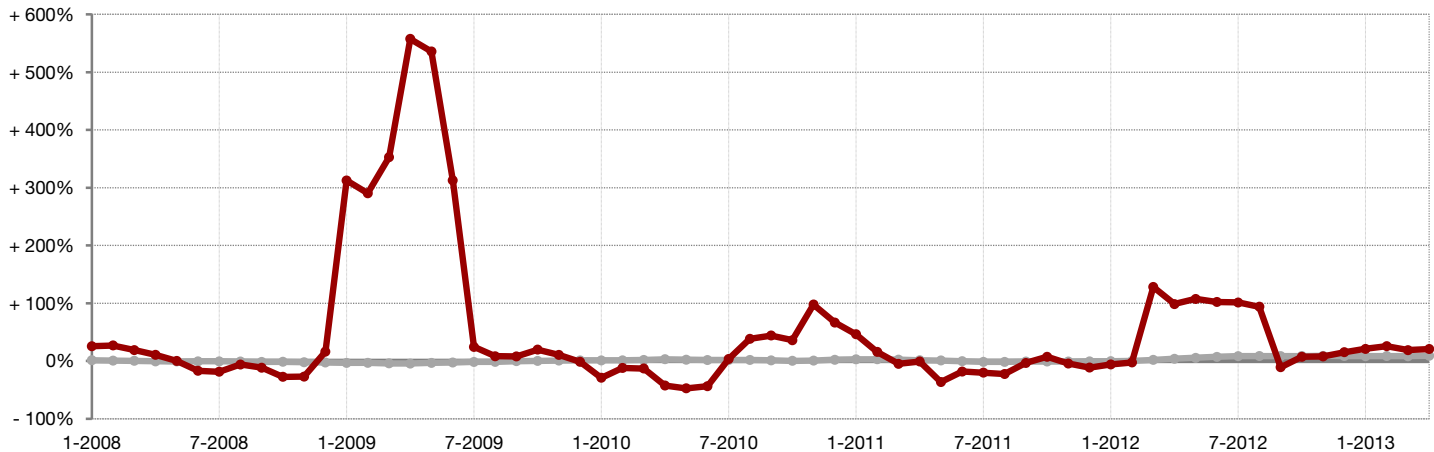
Year to Date

■ 2012 ■ 2013



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

All MLS —
Montague County —



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Local Market Update – April 2013

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- 12.1%

Change in
New Listings

- 17.2%

Change in
Closed Sales

+ 42.8%

Change in
Median Sales Price

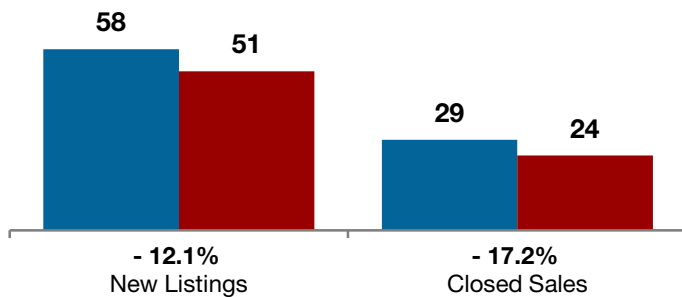
Navarro County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	58	51	- 12.1%	234	220	- 6.0%
Pending Sales	22	16	- 27.3%	112	98	- 12.5%
Closed Sales	29	24	- 17.2%	101	109	+ 7.9%
Average Sales Price*	\$144,302	\$137,896	- 4.4%	\$126,910	\$138,833	+ 9.4%
Median Sales Price*	\$83,000	\$118,500	+ 42.8%	\$84,800	\$115,000	+ 35.6%
Percent of Original List Price Received*	86.4%	89.1%	+ 3.2%	89.0%	90.2%	+ 1.4%
Days on Market Until Sale	183	125	- 31.5%	137	110	- 19.7%
Inventory of Homes for Sale	365	274	- 24.9%	--	--	--
Months Supply of Inventory	14.8	9.6	- 35.4%	--	--	--

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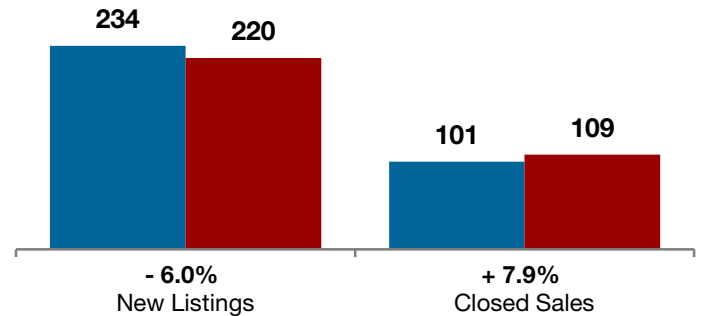
April

■ 2012 ■ 2013



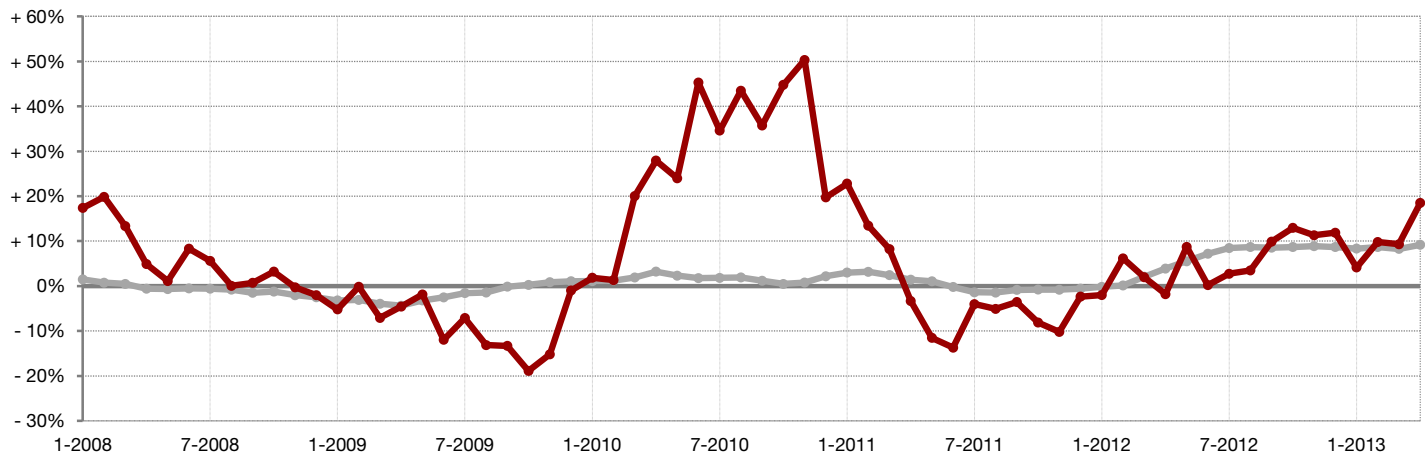
Year to Date

■ 2012 ■ 2013



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

All MLS — Navarro County —



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Local Market Update – April 2013

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



+ 24.5%

Change in
New Listings

+ 81.0%

Change in
Closed Sales

+ 70.6%

Change in
Median Sales Price

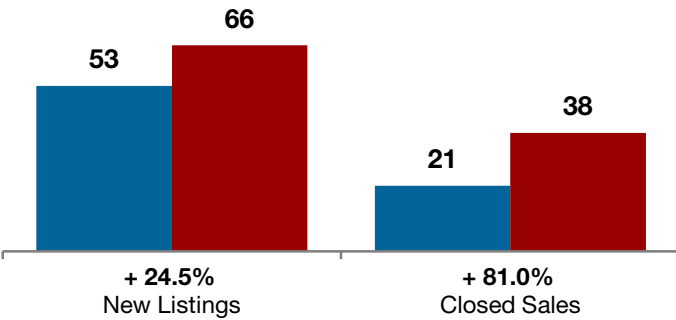
Palo Pinto County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	53	66	+ 24.5%	244	275	+ 12.7%
Pending Sales	30	15	- 50.0%	78	88	+ 12.8%
Closed Sales	21	38	+ 81.0%	60	89	+ 48.3%
Average Sales Price*	\$196,429	\$290,573	+ 47.9%	\$207,810	\$316,017	+ 52.1%
Median Sales Price*	\$85,000	\$145,000	+ 70.6%	\$84,750	\$159,750	+ 88.5%
Percent of Original List Price Received*	86.8%	86.9%	+ 0.2%	81.6%	84.4%	+ 3.4%
Days on Market Until Sale	138	176	+ 27.0%	148	183	+ 23.4%
Inventory of Homes for Sale	395	408	+ 3.3%	--	--	--
Months Supply of Inventory	19.8	19.1	- 3.6%	--	--	--

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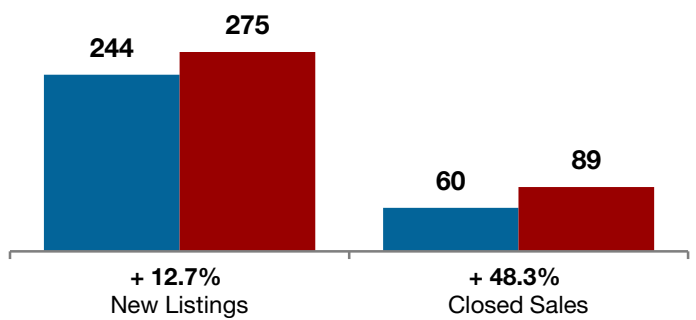
April

■ 2012 ■ 2013



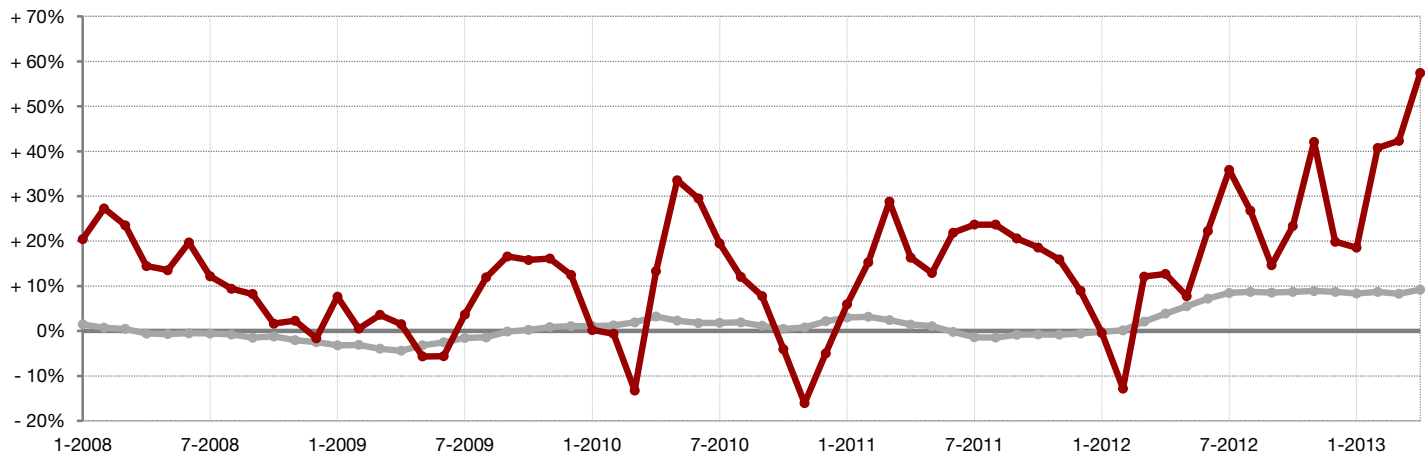
Year to Date

■ 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 – April 2013

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



+ 13.8%

Change in
New Listings

+ 17.8%

Change in
Closed Sales

+ 10.9%

Change in
Median Sales Price

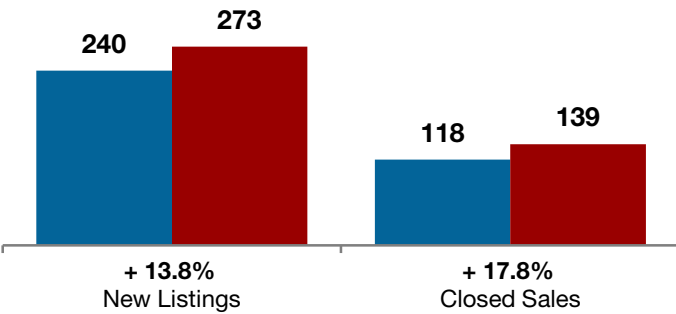
Parker County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	240	273	+ 13.8%	904	974	+ 7.7%
Pending Sales	147	153	+ 4.1%	507	610	+ 20.3%
Closed Sales	118	139	+ 17.8%	418	518	+ 23.9%
Average Sales Price*	\$184,074	\$205,047	+ 11.4%	\$177,045	\$200,415	+ 13.2%
Median Sales Price*	\$169,000	\$187,500	+ 10.9%	\$159,900	\$178,000	+ 11.3%
Percent of Original List Price Received*	94.0%	93.2%	- 0.9%	92.8%	92.7%	- 0.2%
Days on Market Until Sale	111	88	- 21.3%	105	94	- 10.3%
Inventory of Homes for Sale	982	873	- 11.1%	--	--	--
Months Supply of Inventory	8.2	6.4	- 21.4%	--	--	--

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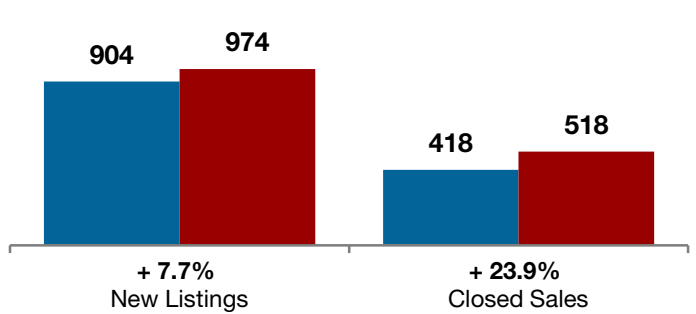
April

■ 2012 ■ 2013



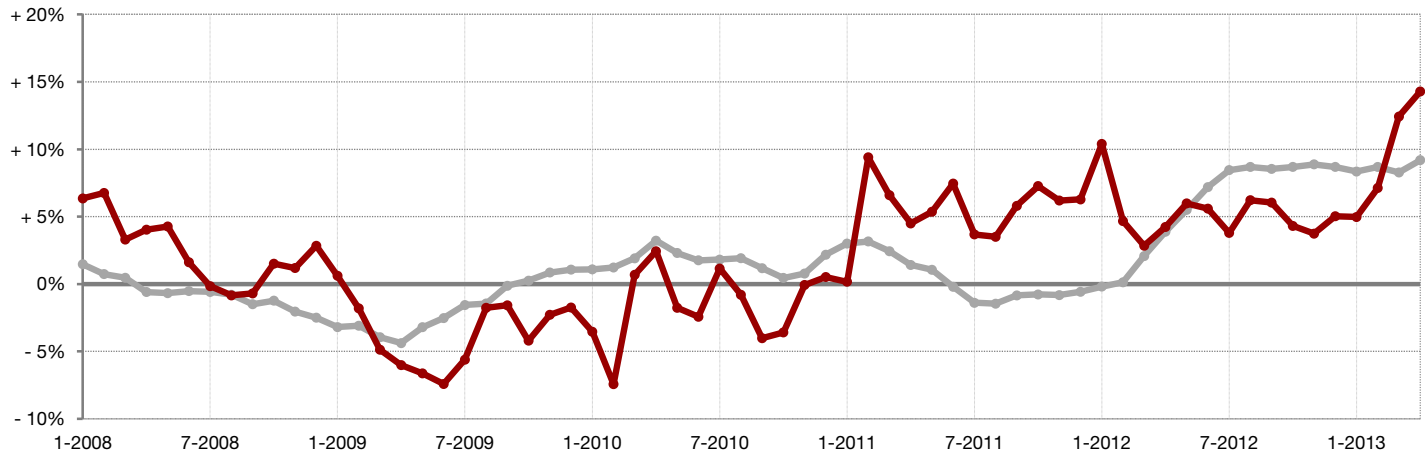
Year to Date

■ 2012 ■ 2013



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

All MLS — Parker County —



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Local Market Update – April 2013

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- 36.8%

+ 160.0%

- 51.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

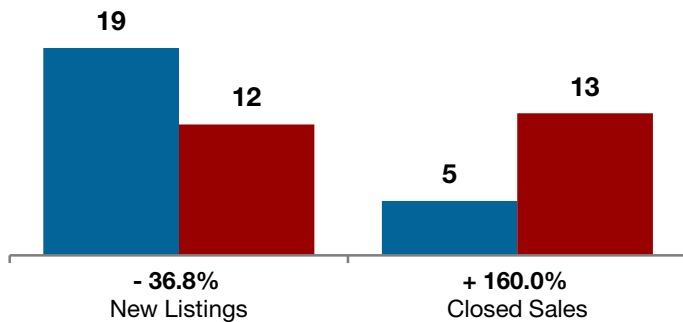
Rains County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	19	12	- 36.8%	68	70	+ 2.9%
Pending Sales	4	12	+ 200.0%	19	39	+ 105.3%
Closed Sales	5	13	+ 160.0%	17	28	+ 64.7%
Average Sales Price*	\$132,530	\$103,277	- 22.1%	\$124,091	\$101,939	- 17.9%
Median Sales Price*	\$140,000	\$67,500	- 51.8%	\$130,000	\$75,500	- 41.9%
Percent of Original List Price Received*	79.7%	85.1%	+ 6.7%	84.4%	88.0%	+ 4.3%
Days on Market Until Sale	88	193	+ 118.9%	117	152	+ 29.7%
Inventory of Homes for Sale	117	105	- 10.3%	--	--	--
Months Supply of Inventory	20.1	15.8	- 21.5%	--	--	--

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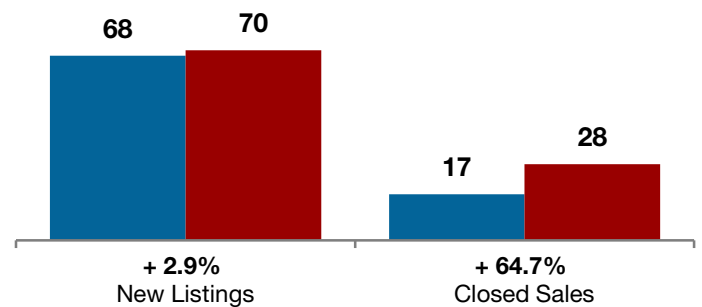
April

■ 2012 ■ 2013



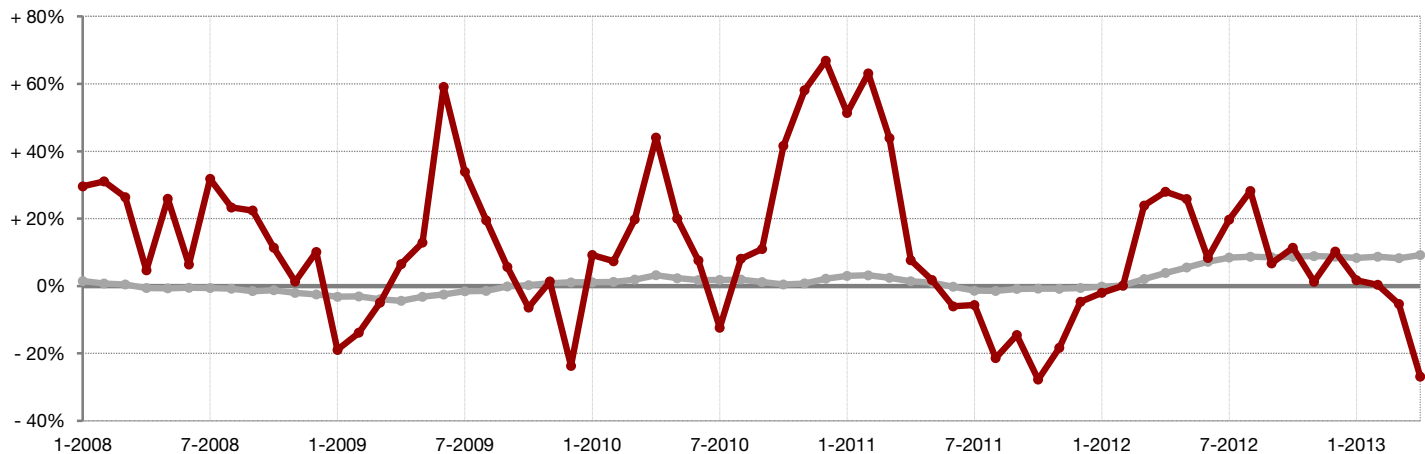
Year to Date

■ 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 – April 2013

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Rockwall County

+ 5.2%

Change in
New Listings

+ 29.7%

Change in
Closed Sales

+ 13.7%

Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	229	241	+ 5.2%	788	865	+ 9.8%
Pending Sales	127	170	+ 33.9%	462	623	+ 34.8%
Closed Sales	118	153	+ 29.7%	395	536	+ 35.7%
Average Sales Price*	\$211,595	\$241,820	+ 14.3%	\$211,542	\$225,632	+ 6.7%
Median Sales Price*	\$178,500	\$203,000	+ 13.7%	\$170,000	\$184,363	+ 8.4%
Percent of Original List Price Received*	92.7%	95.9%	+ 3.5%	91.2%	93.6%	+ 2.7%
Days on Market Until Sale	78	73	- 7.0%	94	76	- 19.6%
Inventory of Homes for Sale	730	548	- 24.9%	--	--	--
Months Supply of Inventory	6.8	4.2	- 38.6%	--	--	--

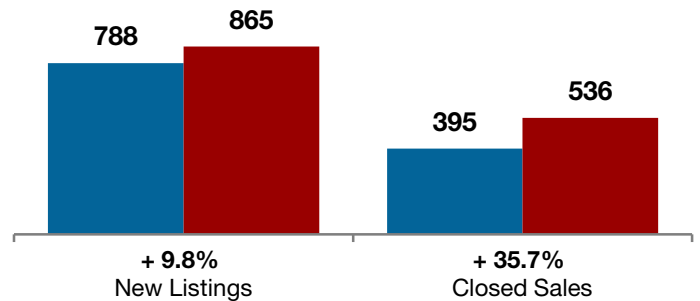
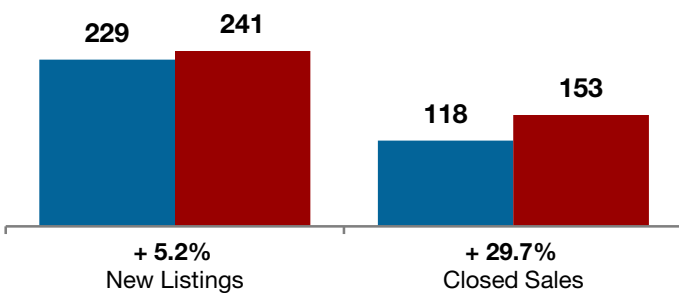
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April

■ 2012 ■ 2013

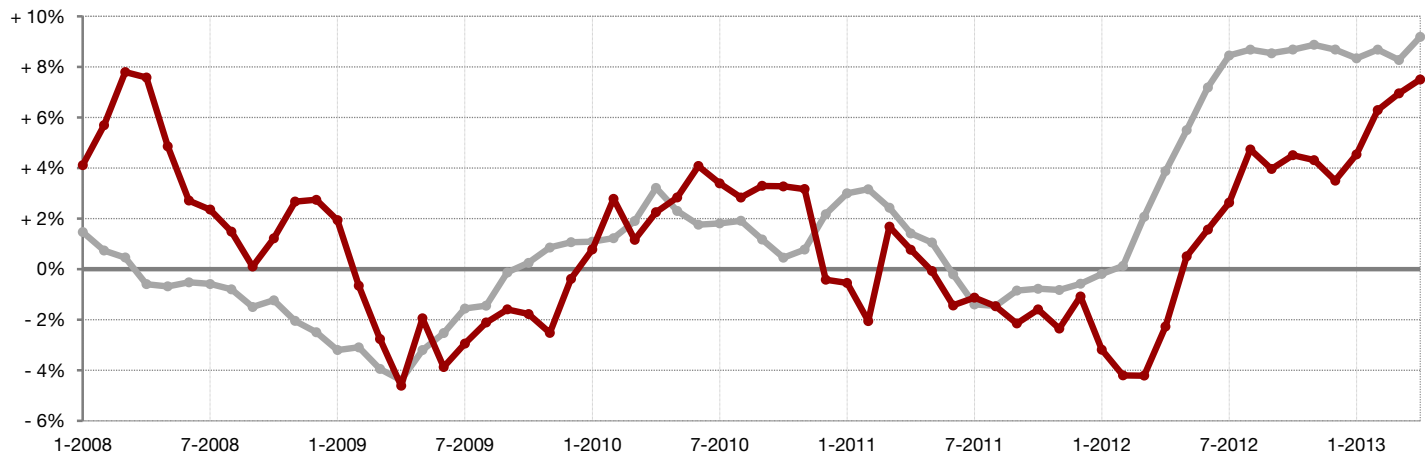
Year to Date

■ 2012 ■ 2013



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

All MLS —
Rockwall County —



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Local Market Update – April 2013

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Shackelford County

-- - 100.0% - 100.0%

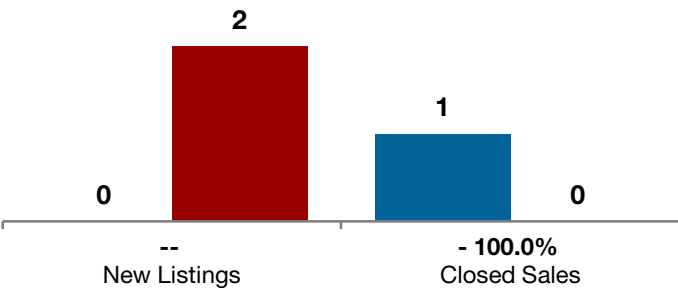
Change in New Listings Change in Closed Sales Change in Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	0	2	--	0	5	--
Pending Sales	0	1	--	0	1	--
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Average Sales Price*	\$72,000	\$0	- 100.0%	\$110,250	\$0	- 100.0%
Median Sales Price*	\$72,000	\$0	- 100.0%	\$110,250	\$0	- 100.0%
Percent of Original List Price Received*	102.9%	0.0%	- 100.0%	88.4%	0.0%	- 100.0%
Days on Market Until Sale	117	0	- 100.0%	132	0	- 100.0%
Inventory of Homes for Sale	0	5	0.0	--	--	--
Months Supply of Inventory	0.0	5.0	0.0	--	--	--

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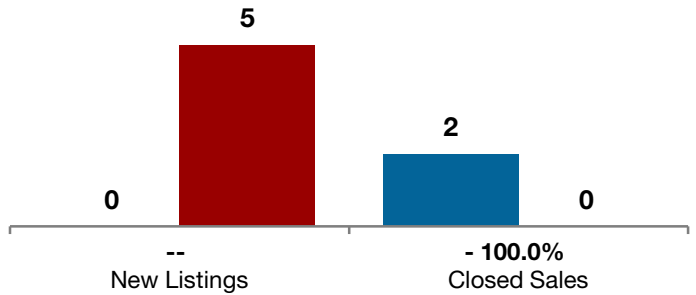
April

■ 2012 ■ 2013



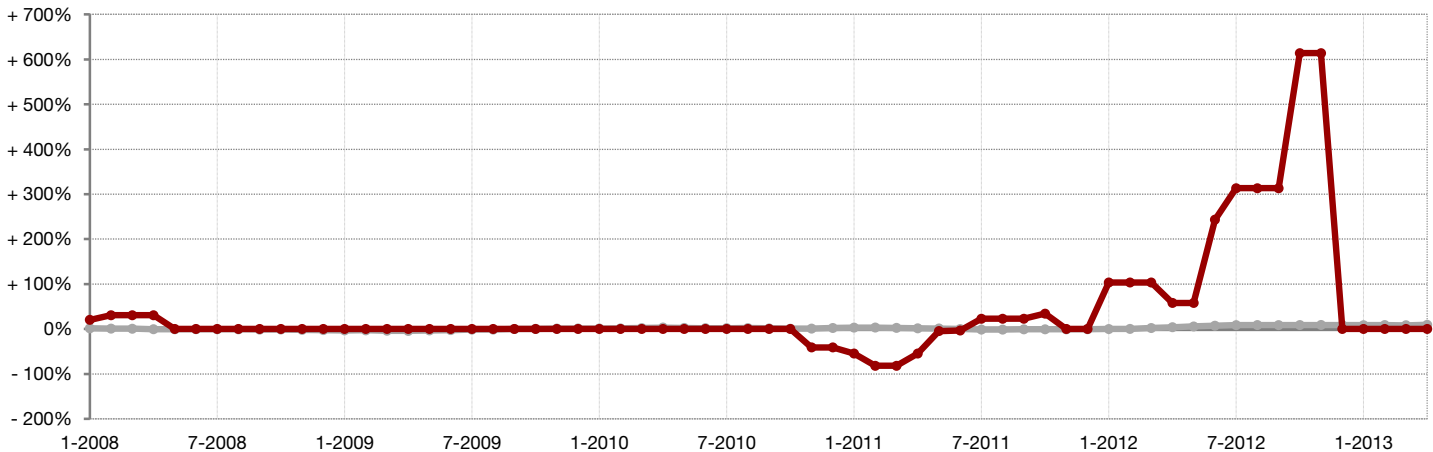
Year to Date

■ 2012 ■ 2013



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

All MLS — Shackelford County —



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Local Market Update – April 2013

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



+ 21.6%

Change in
New Listings

+ 87.0%

Change in
Closed Sales

+ 10.7%

Change in
Median Sales Price

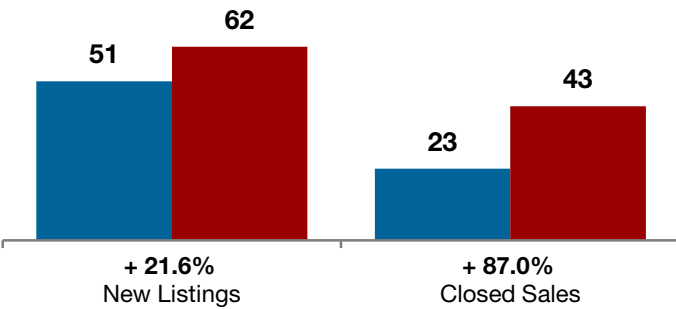
Smith County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	51	62	+ 21.6%	199	239	+ 20.1%
Pending Sales	25	24	- 4.0%	91	111	+ 22.0%
Closed Sales	23	43	+ 87.0%	75	114	+ 52.0%
Average Sales Price*	\$189,052	\$198,639	+ 5.1%	\$202,323	\$188,439	- 6.9%
Median Sales Price*	\$149,000	\$165,000	+ 10.7%	\$164,800	\$156,950	- 4.8%
Percent of Original List Price Received*	93.9%	95.2%	+ 1.4%	90.7%	94.2%	+ 3.9%
Days on Market Until Sale	55	79	+ 45.1%	101	92	- 8.7%
Inventory of Homes for Sale	250	262	+ 4.8%	--	--	--
Months Supply of Inventory	12.6	9.7	- 22.7%	--	--	--

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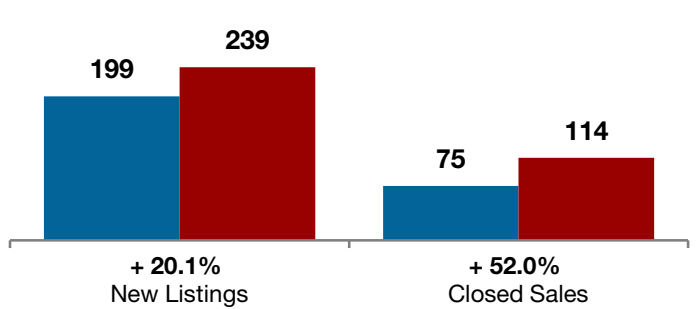
April

■ 2012 ■ 2013



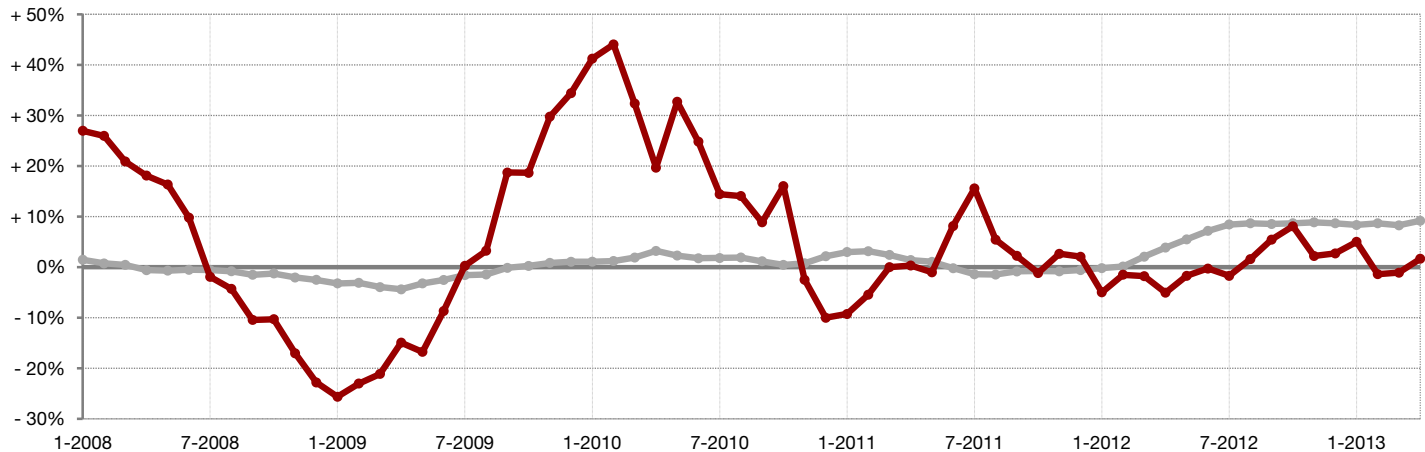
Year to Date

■ 2012 ■ 2013



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

All MLS —
Smith County —



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Local Market Update – April 2013

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



+ 62.5%

Change in
New Listings

+ 14.3%

Change in
Closed Sales

- 18.7%

Change in
Median Sales Price

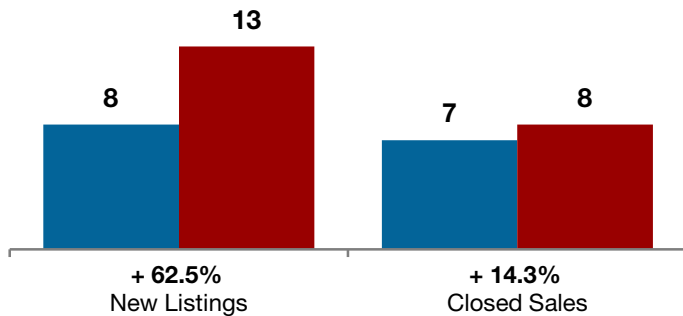
Somervell County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	8	13	+ 62.5%	62	44	- 29.0%
Pending Sales	4	4	0.0%	25	23	- 8.0%
Closed Sales	7	8	+ 14.3%	25	21	- 16.0%
Average Sales Price*	\$244,500	\$236,494	- 3.3%	\$210,828	\$175,255	- 16.9%
Median Sales Price*	\$208,500	\$169,450	- 18.7%	\$179,900	\$132,000	- 26.6%
Percent of Original List Price Received*	91.9%	92.9%	+ 1.1%	90.2%	91.3%	+ 1.2%
Days on Market Until Sale	154	127	- 17.8%	149	115	- 22.7%
Inventory of Homes for Sale	92	73	- 20.7%	--	--	--
Months Supply of Inventory	14.7	13.5	- 8.4%	--	--	--

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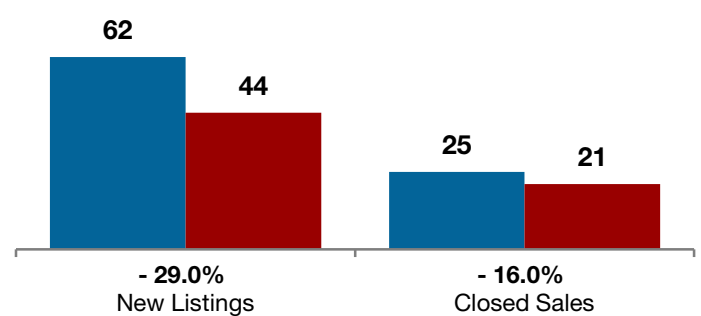
April

■ 2012 ■ 2013



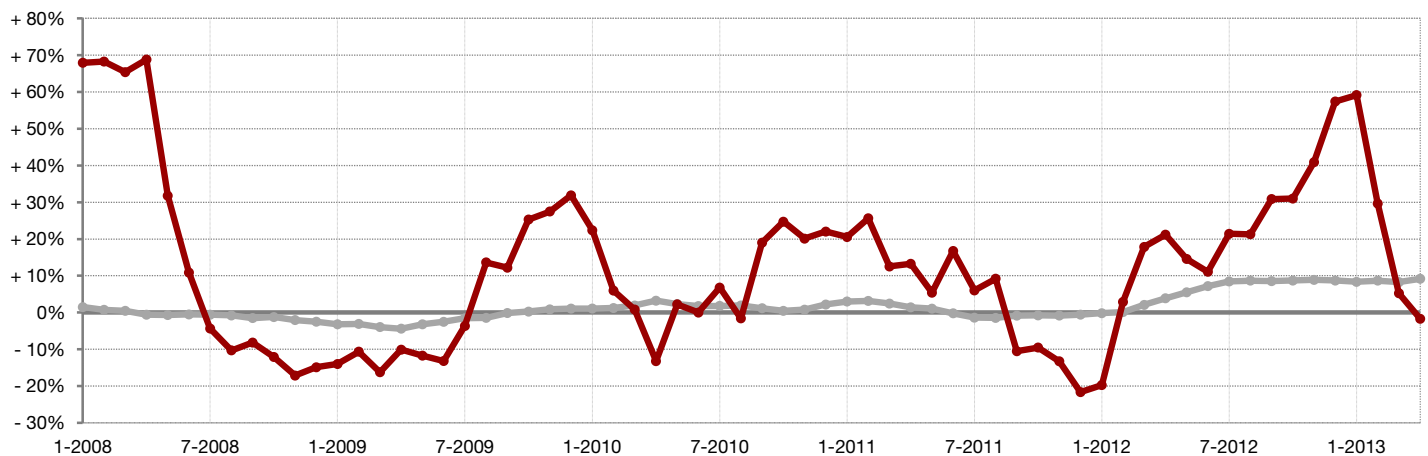
Year to Date

■ 2012 ■ 2013



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

All MLS —
Somervell County —



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Local Market Update – April 2013

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+ 140.0% **- 60.0%** **+ 1073.6%**
 Change in New Listings Change in Closed Sales Change in Median Sales Price

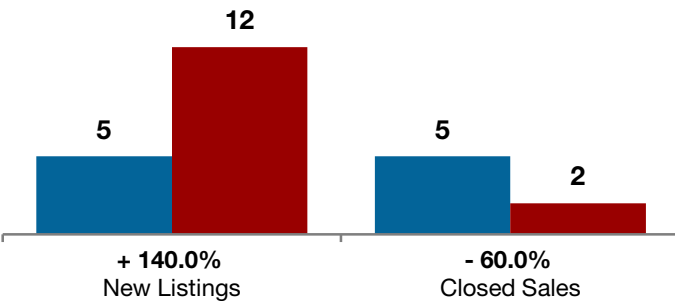
Stephens County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	5	12	+ 140.0%	26	34	+ 30.8%
Pending Sales	3	2	- 33.3%	15	13	- 13.3%
Closed Sales	5	2	- 60.0%	12	13	+ 8.3%
Average Sales Price*	\$342,200	\$1,291,000	+ 277.3%	\$208,458	\$303,077	+ 45.4%
Median Sales Price*	\$110,000	\$1,291,000	+ 1073.6%	\$86,500	\$104,000	+ 20.2%
Percent of Original List Price Received*	85.0%	89.6%	+ 5.4%	80.8%	89.2%	+ 10.4%
Days on Market Until Sale	104	40	- 62.2%	151	136	- 9.8%
Inventory of Homes for Sale	28	37	+ 32.1%	--	--	--
Months Supply of Inventory	11.0	11.6	+ 5.1%	--	--	--

*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.

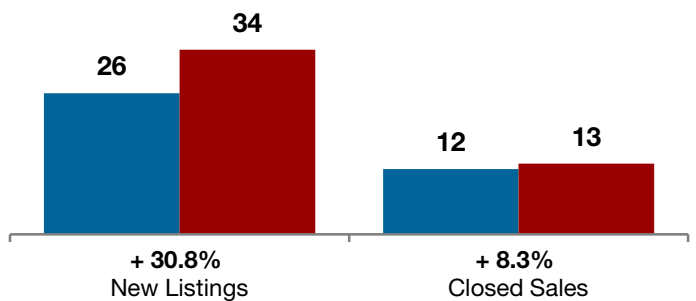
April

■ 2012 ■ 2013



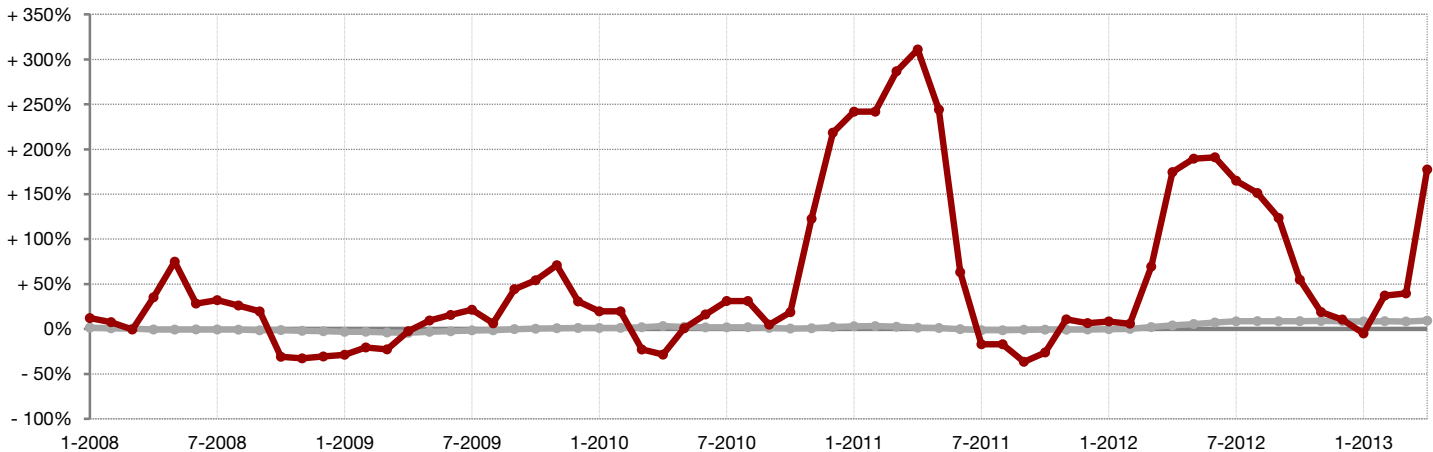
Year to Date

■ 2012 ■ 2013



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

All MLS — Stephens County —



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

Local Market Update – April 2013

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Tarrant County

+ 13.1%

Change in
New Listings

+ 11.9%

Change in
Closed Sales

+ 10.0%

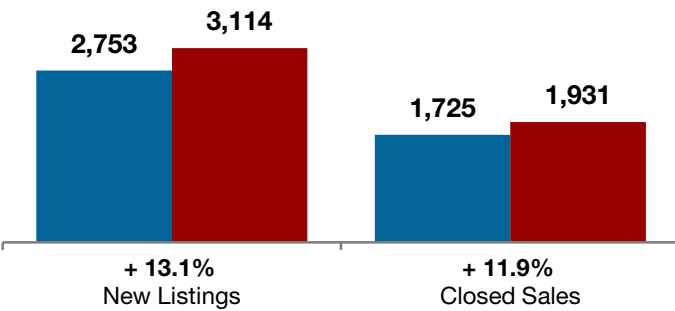
Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	2,753	3,114	+ 13.1%	10,281	10,512	+ 2.2%
Pending Sales	1,962	2,172	+ 10.7%	6,838	8,073	+ 18.1%
Closed Sales	1,725	1,931	+ 11.9%	5,608	6,627	+ 18.2%
Average Sales Price*	\$182,116	\$196,845	+ 8.1%	\$174,044	\$185,417	+ 6.5%
Median Sales Price*	\$140,000	\$154,000	+ 10.0%	\$136,000	\$145,000	+ 6.6%
Percent of Original List Price Received*	94.2%	95.8%	+ 1.7%	93.3%	94.8%	+ 1.7%
Days on Market Until Sale	75	58	- 22.6%	83	67	- 18.7%
Inventory of Homes for Sale	7,963	5,727	- 28.1%	--	--	--
Months Supply of Inventory	5.1	3.2	- 38.0%	--	--	--

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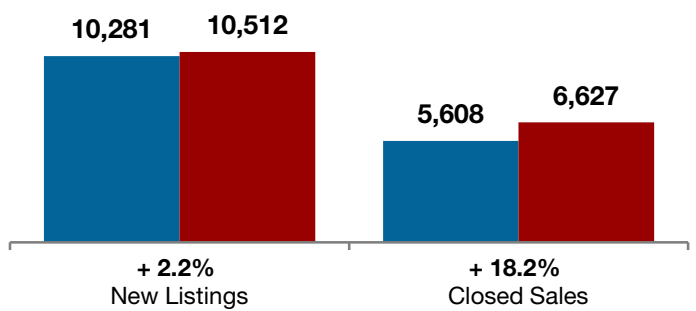
April

■ 2012 ■ 2013



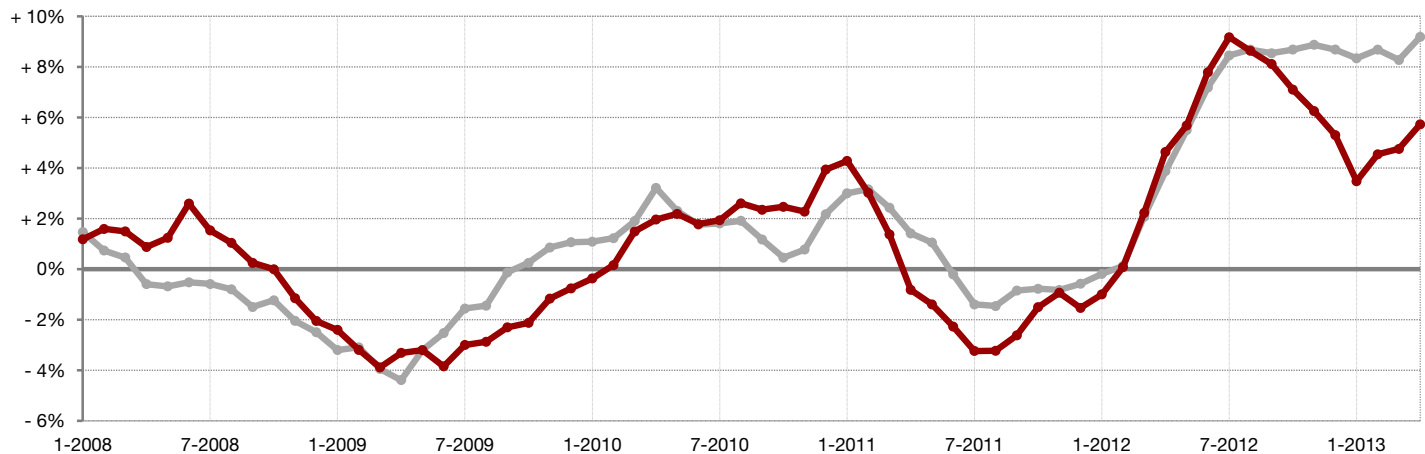
Year to Date

■ 2012 ■ 2013



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

All MLS — Tarrant County —



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Local Market Update – April 2013

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- 8.5%

Change in
New Listings

+ 10.6%

Change in
Closed Sales

+ 6.3%

Change in
Median Sales Price

Taylor County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	211	193	- 8.5%	802	728	- 9.2%
Pending Sales	124	157	+ 26.6%	534	558	+ 4.5%
Closed Sales	132	146	+ 10.6%	443	443	0.0%
Average Sales Price*	\$132,166	\$141,670	+ 7.2%	\$133,103	\$140,972	+ 5.9%
Median Sales Price*	\$118,500	\$125,950	+ 6.3%	\$121,000	\$126,750	+ 4.8%
Percent of Original List Price Received*	94.9%	95.1%	+ 0.2%	94.2%	94.3%	+ 0.1%
Days on Market Until Sale	88	77	- 12.8%	90	85	- 5.6%
Inventory of Homes for Sale	676	522	- 22.8%	--	--	--
Months Supply of Inventory	5.9	4.1	- 29.9%	--	--	--

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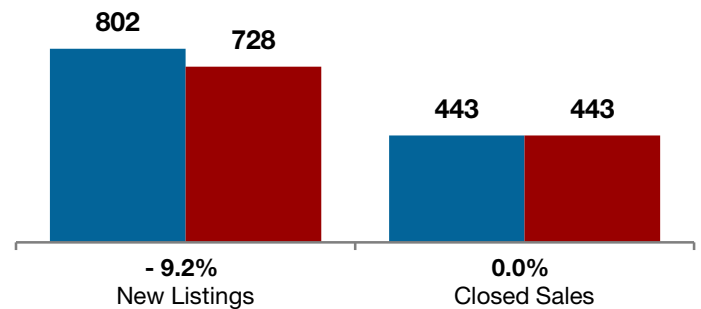
April

■ 2012 ■ 2013



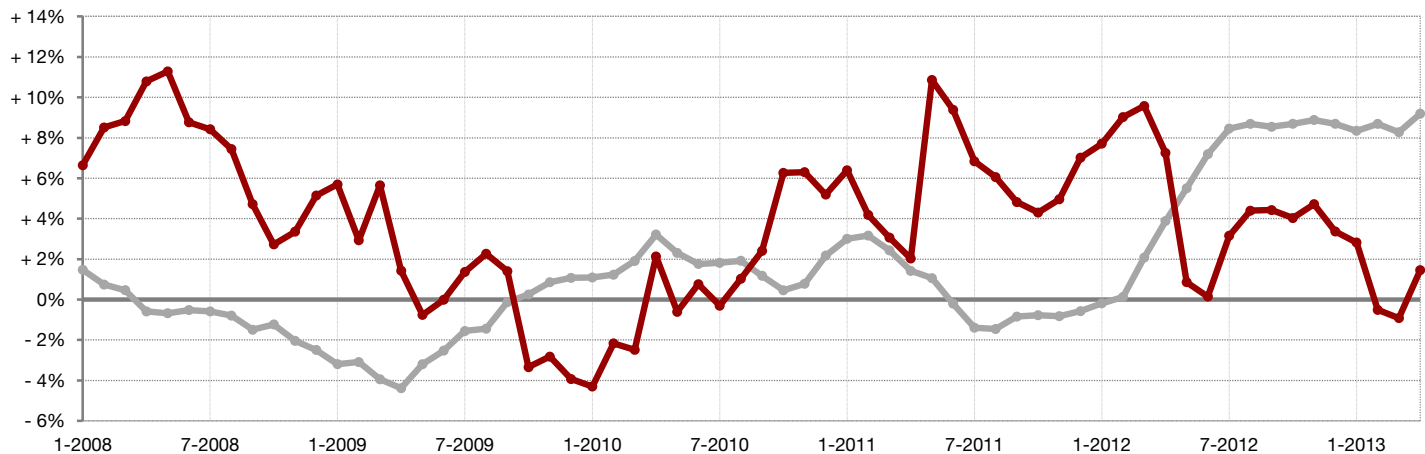
Year to Date

■ 2012 ■ 2013



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

All MLS — Taylor County —



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Local Market Update – April 2013

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Upshur County

- 50.0%

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Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	4	2	- 50.0%	6	7	+ 16.7%
Pending Sales	2	1	- 50.0%	7	2	- 71.4%
Closed Sales	0	0	--	7	1	- 85.7%
Average Sales Price*	\$0	\$0	--	\$71,741	\$75,000	+ 4.5%
Median Sales Price*	\$0	\$0	--	\$52,500	\$75,000	+ 42.9%
Percent of Original List Price Received*	0.0%	0.0%	--	82.9%	91.6%	+ 10.5%
Days on Market Until Sale	0	0	--	102	23	- 77.4%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	4.7	7.0	+ 50.0%	--	--	--

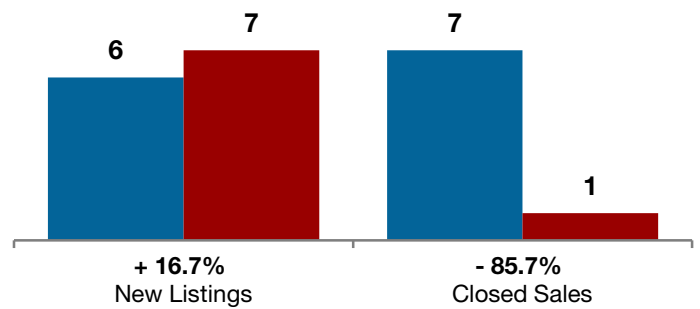
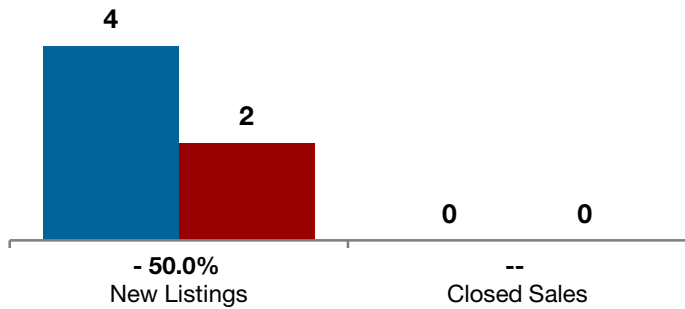
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April

■ 2012 ■ 2013

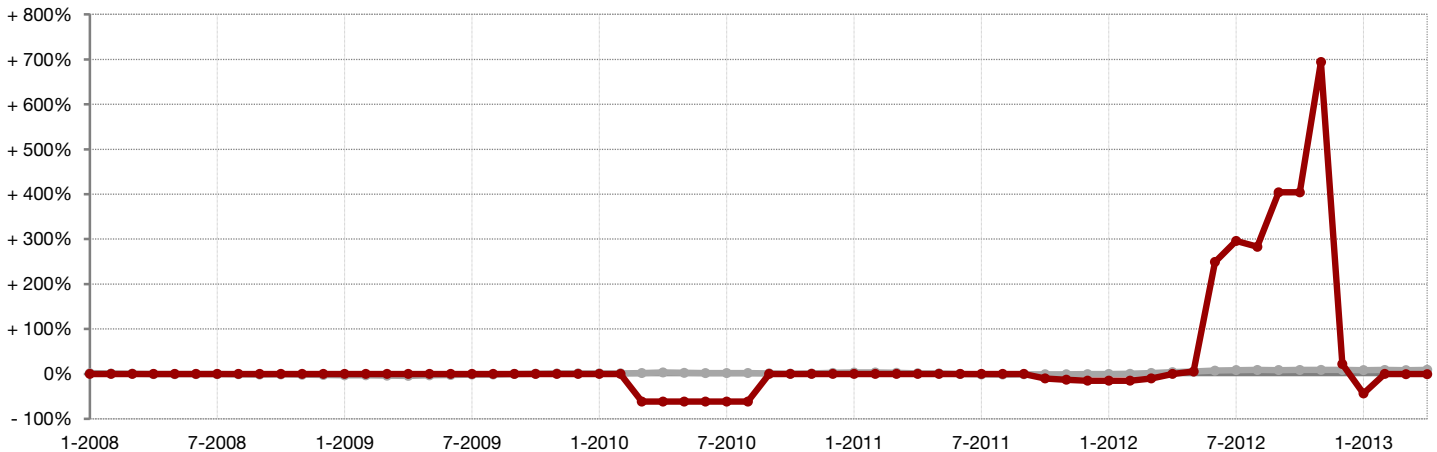
Year to Date

■ 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 – April 2013

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- 3.9%

Change in
New Listings

+ 17.4%

Change in
Closed Sales

- 1.7%

Change in
Median Sales Price

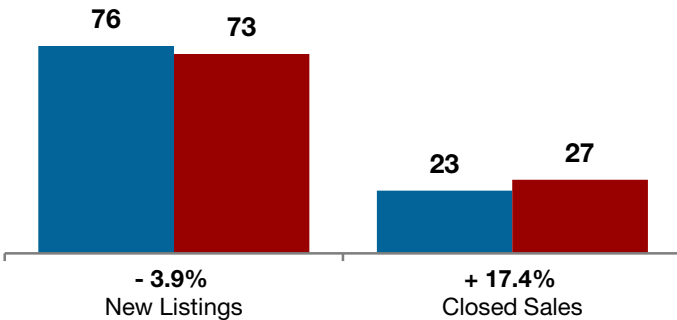
Van Zandt County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	76	73	- 3.9%	282	258	- 8.5%
Pending Sales	26	27	+ 3.8%	102	113	+ 10.8%
Closed Sales	23	27	+ 17.4%	90	92	+ 2.2%
Average Sales Price*	\$167,945	\$157,748	- 6.1%	\$139,816	\$139,346	- 0.3%
Median Sales Price*	\$117,000	\$115,000	- 1.7%	\$116,500	\$104,000	- 10.7%
Percent of Original List Price Received*	85.0%	87.8%	+ 3.3%	88.0%	89.0%	+ 1.1%
Days on Market Until Sale	118	137	+ 16.3%	152	138	- 9.0%
Inventory of Homes for Sale	396	345	- 12.9%	--	--	--
Months Supply of Inventory	16.7	13.1	- 21.9%	--	--	--

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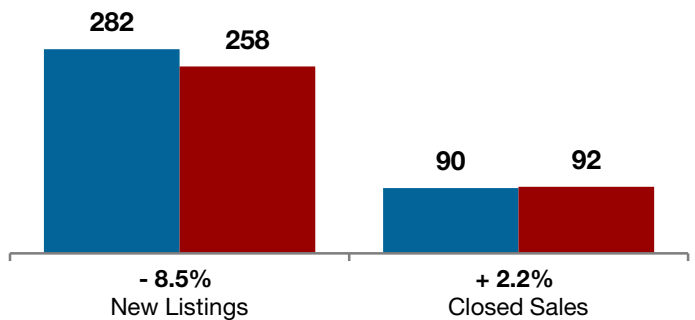
April

■ 2012 ■ 2013



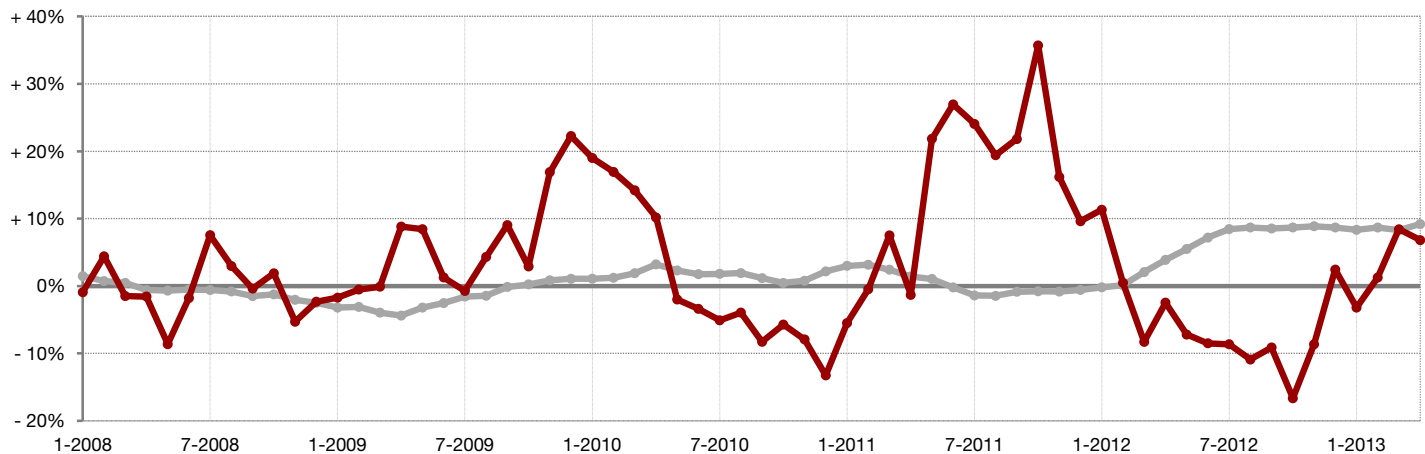
Year to Date

■ 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 – April 2013

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Wise County

+ 6.1%

Change in
New Listings

+ 23.7%

Change in
Closed Sales

+ 31.6%

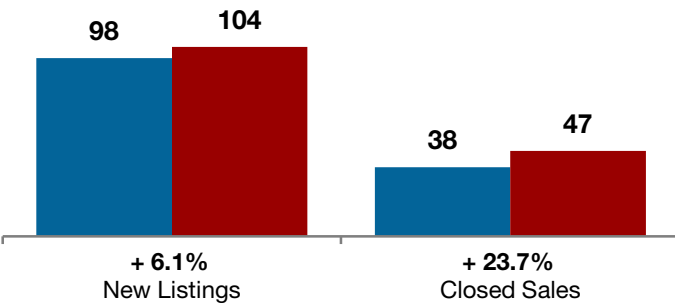
Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	98	104	+ 6.1%	359	386	+ 7.5%
Pending Sales	51	55	+ 7.8%	202	193	- 4.5%
Closed Sales	38	47	+ 23.7%	165	154	- 6.7%
Average Sales Price*	\$126,091	\$189,063	+ 49.9%	\$141,208	\$171,676	+ 21.6%
Median Sales Price*	\$120,250	\$158,200	+ 31.6%	\$123,000	\$149,000	+ 21.1%
Percent of Original List Price Received*	91.9%	91.1%	- 0.9%	89.9%	91.0%	+ 1.3%
Days on Market Until Sale	151	103	- 31.7%	124	103	- 17.4%
Inventory of Homes for Sale	449	444	- 1.1%	--	--	--
Months Supply of Inventory	9.8	9.5	- 3.4%	--	--	--

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April

■ 2012 ■ 2013



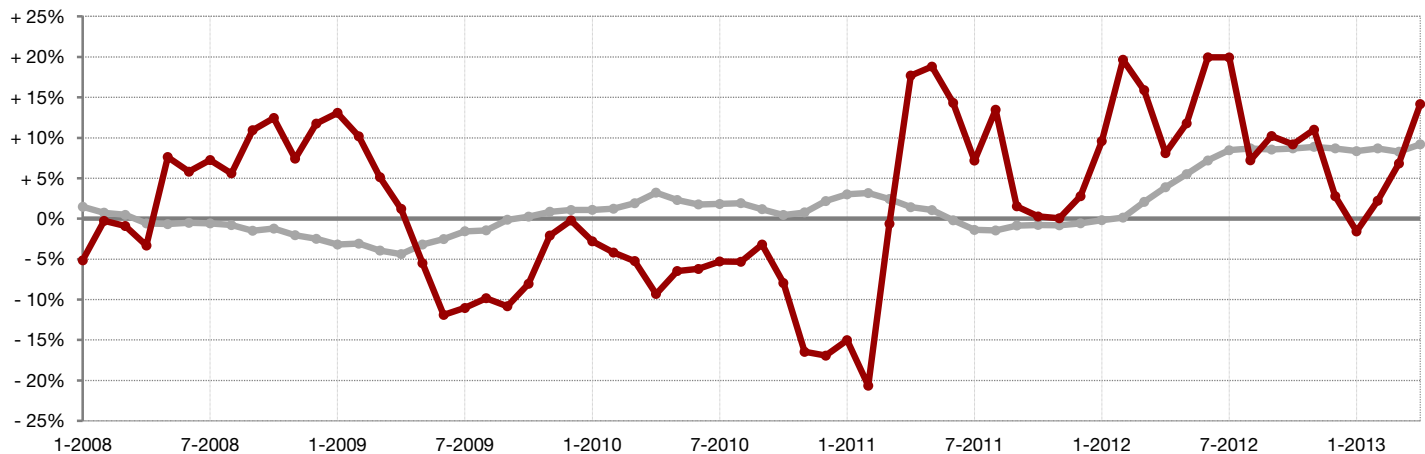
Year to Date

■ 2012 ■ 2013



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

All MLS — Wise County —



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Local Market Update – April 2013

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+ 18.5%

Change in
New Listings

+ 36.4%

Change in
Closed Sales

- 20.0%

Change in
Median Sales Price

Wood County

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	54	64	+ 18.5%	175	230	+ 31.4%
Pending Sales	11	16	+ 45.5%	50	72	+ 44.0%
Closed Sales	11	15	+ 36.4%	45	61	+ 35.6%
Average Sales Price*	\$130,345	\$303,786	+ 133.1%	\$126,926	\$207,276	+ 63.3%
Median Sales Price*	\$125,000	\$100,000	- 20.0%	\$95,000	\$102,500	+ 7.9%
Percent of Original List Price Received*	90.9%	84.1%	- 7.5%	89.1%	87.8%	- 1.5%
Days on Market Until Sale	74	136	+ 83.0%	134	118	- 11.5%
Inventory of Homes for Sale	243	281	+ 15.6%	--	--	--
Months Supply of Inventory	17.9	17.7	- 0.8%	--	--	--

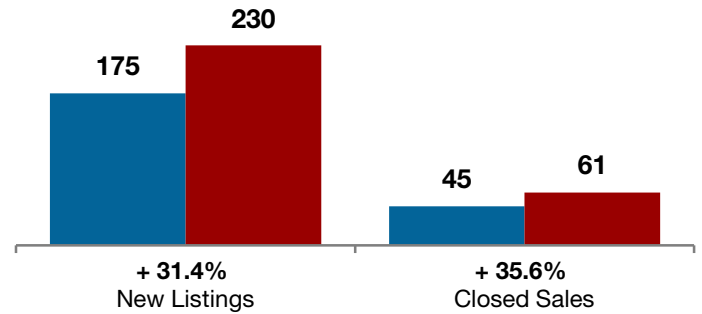
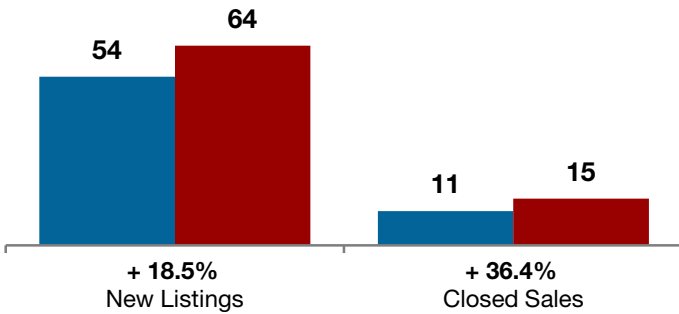
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April

■ 2012 ■ 2013

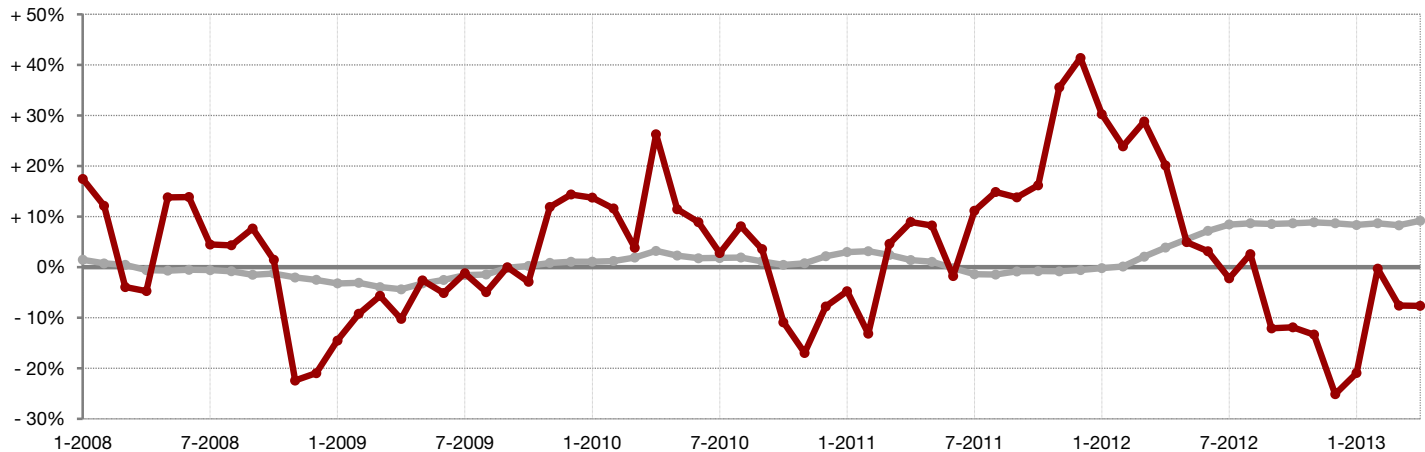
Year to Date

■ 2012 ■ 2013



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

All MLS — Wood County —



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Local Market Update – April 2013

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Young County

+ 133.3%

Change in
New Listings

+ 50.0%

Change in
Closed Sales

- 43.7%

Change in
Median Sales Price

	April			Year to Date		
	2012	2013	+ / -	2012	2013	+ / -
New Listings	6	14	+ 133.3%	34	69	+ 102.9%
Pending Sales	5	4	- 20.0%	20	20	0.0%
Closed Sales	6	9	+ 50.0%	14	17	+ 21.4%
Average Sales Price*	\$117,317	\$87,078	- 25.8%	\$101,986	\$119,953	+ 17.6%
Median Sales Price*	\$112,950	\$63,600	- 43.7%	\$109,900	\$125,000	+ 13.7%
Percent of Original List Price Received*	93.4%	90.1%	- 3.5%	92.2%	94.2%	+ 2.1%
Days on Market Until Sale	99	70	- 29.4%	88	74	- 15.6%
Inventory of Homes for Sale	32	74	+ 131.3%	--	--	--
Months Supply of Inventory	6.9	15.6	+ 127.2%	--	--	--

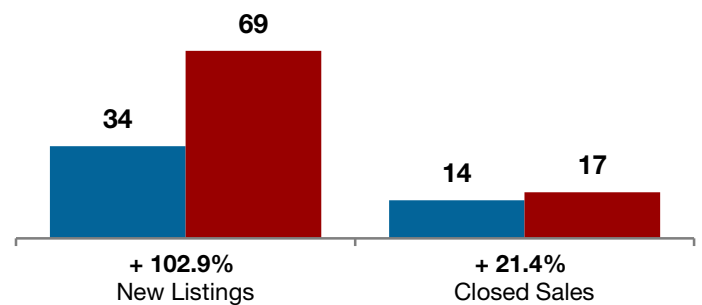
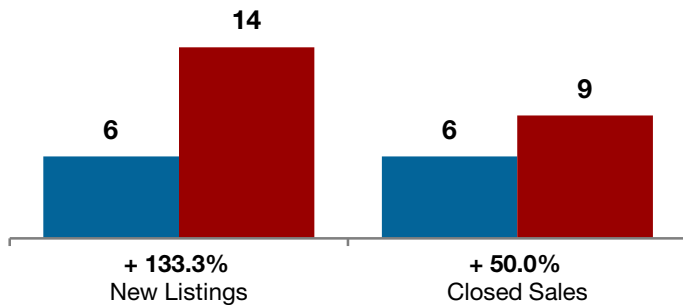
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April

■ 2012 ■ 2013

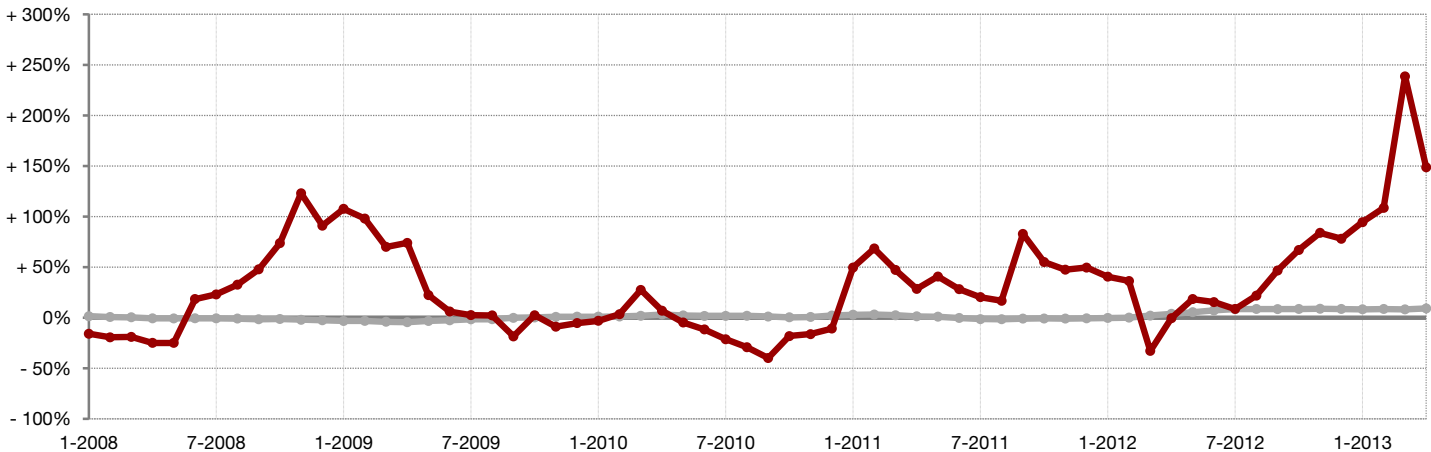
Year to Date

■ 2012 ■ 2013



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

All MLS —●—
Young County —●—



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