

Local Market Updates

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



May 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 – May 2011

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



+ 100.0%

Change in
New Listings

+ 50.0%

Change in
Closed Sales

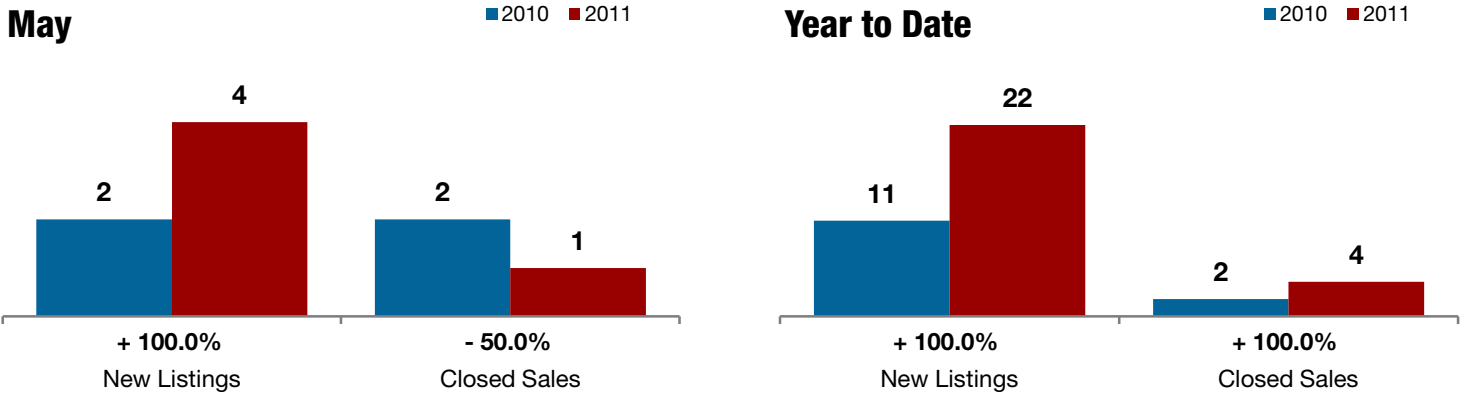
+ 90.8%

Change in
Median Sales Price

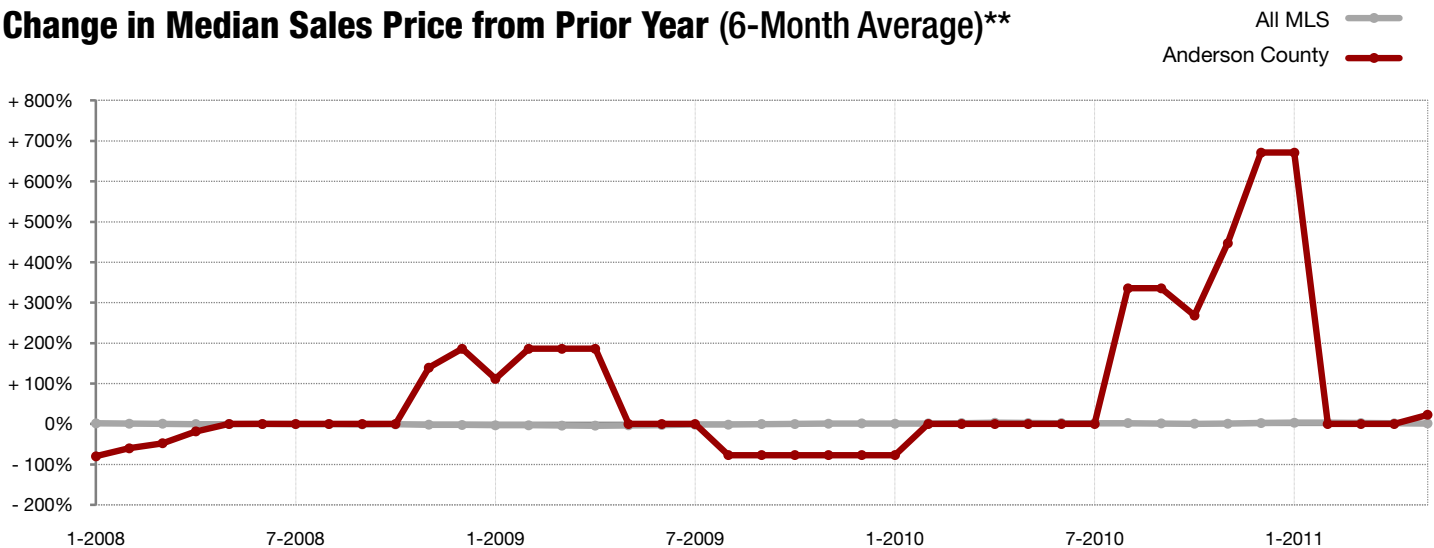
Anderson County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	2	4	+ 100.0%	11	22	+ 100.0%
Pending Sales	2	3	+ 50.0%	3	6	+ 100.0%
Closed Sales	2	1	- 50.0%	2	4	+ 100.0%
Average Sales Price*	\$32,500	\$62,011	+ 90.8%	\$32,500	\$289,786	+ 791.7%
Median Sales Price*	\$32,500	\$62,011	+ 90.8%	\$32,500	\$231,250	+ 611.5%
Percent of Original List Price Received*	66.4%	103.4%	+ 55.6%	66.4%	95.9%	+ 44.4%
Days on Market Until Sale	62	103	+ 67.5%	62	138	+ 124.8%
Inventory of Homes for Sale	11	22	+ 100.0%	--	--	--
Months Supply of Inventory	8.3	17.1	+ 107.4%	--	--	--

*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.



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.

Local Market Update – May 2011

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- 20.8% **+ 133.3%** **- 34.0%**

Change in
New Listings

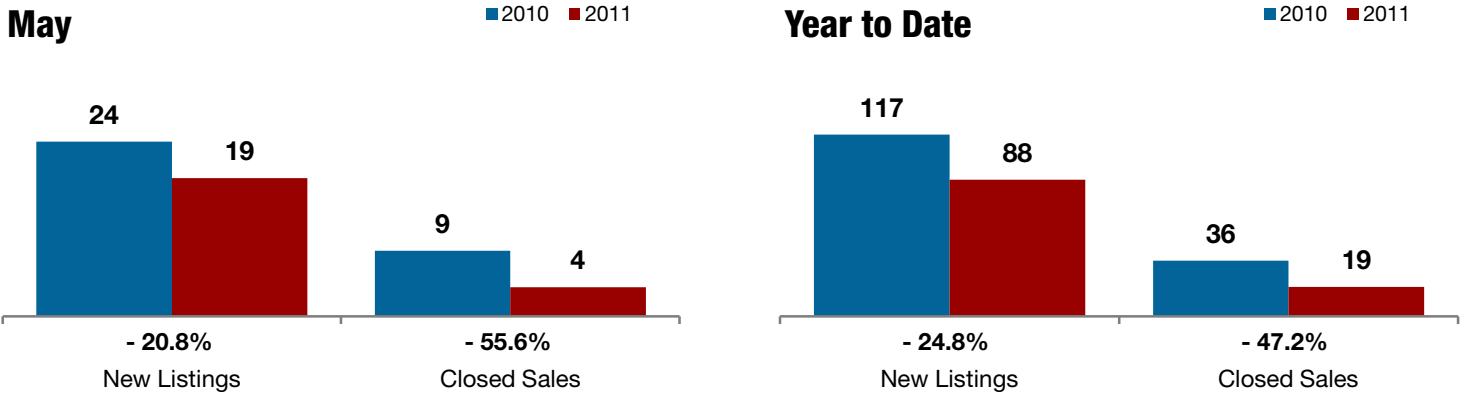
Change in
Closed Sales

Change in
Median Sales Price

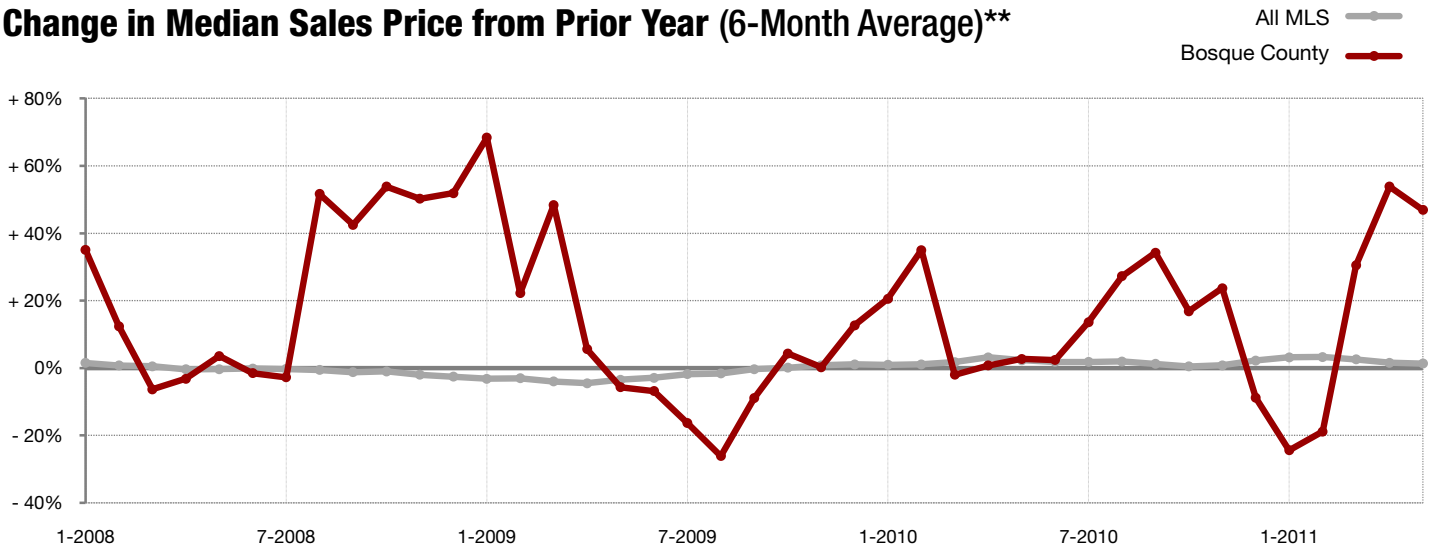
Bosque County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	24	19	- 20.8%	117	88	- 24.8%
Pending Sales	3	7	+ 133.3%	33	25	- 24.2%
Closed Sales	9	4	- 55.6%	36	19	- 47.2%
Average Sales Price*	\$130,571	\$64,275	- 50.8%	\$104,242	\$111,529	+ 7.0%
Median Sales Price*	\$88,000	\$58,050	- 34.0%	\$88,000	\$116,000	+ 31.8%
Percent of Original List Price Received*	90.8%	97.9%	+ 7.9%	86.0%	90.7%	+ 5.5%
Days on Market Until Sale	234	118	- 49.4%	164	183	+ 11.4%
Inventory of Homes for Sale	161	149	- 7.5%	--	--	--
Months Supply of Inventory	22.7	28.4	+ 24.9%	--	--	--

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Local Market Update – May 2011

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- 50.0%

+ 116.7%

- 57.1%

Change in
New Listings

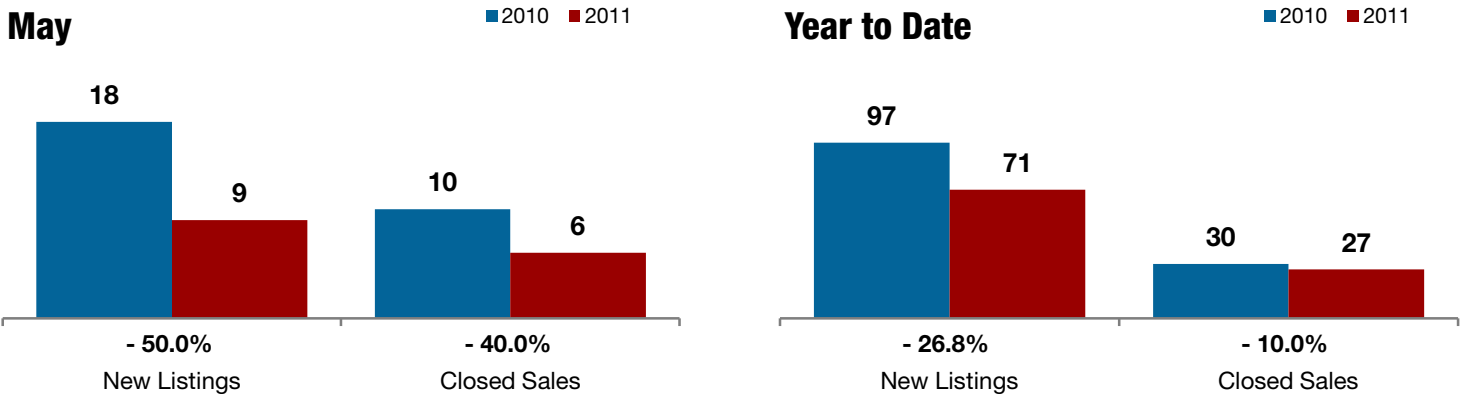
Change in
Closed Sales

Change in
Median Sales Price

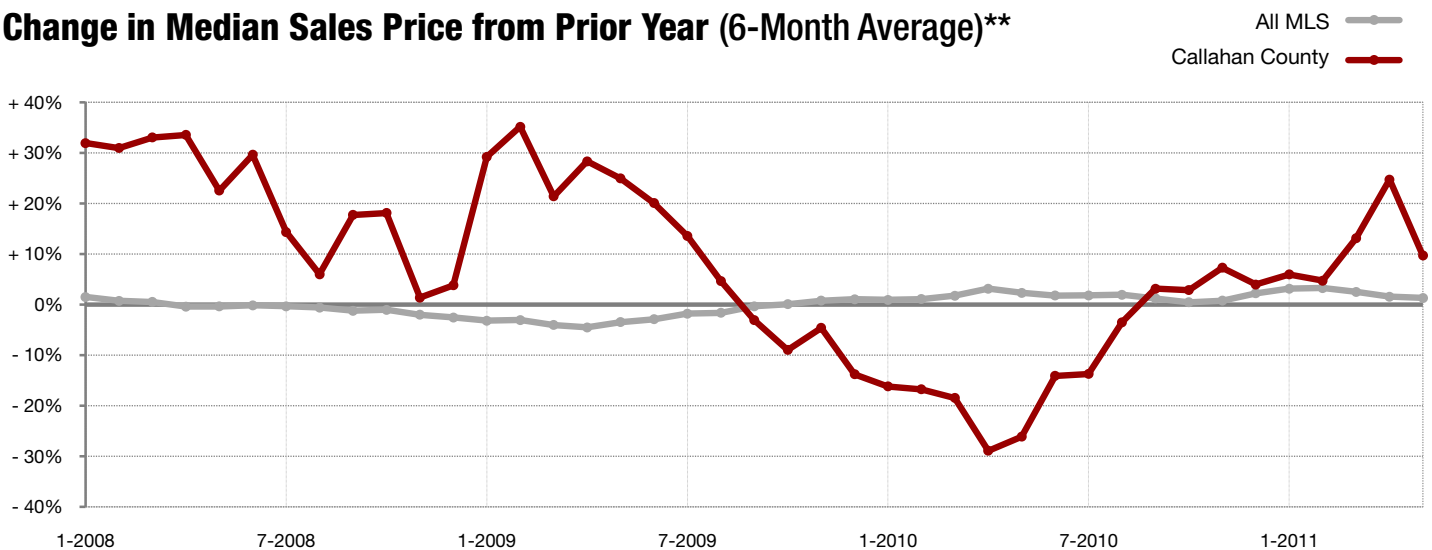
Callahan County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	18	9	- 50.0%	97	71	- 26.8%
Pending Sales	6	13	+ 116.7%	36	39	+ 8.3%
Closed Sales	10	6	- 40.0%	30	27	- 10.0%
Average Sales Price*	\$137,039	\$65,500	- 52.2%	\$109,562	\$110,052	+ 0.4%
Median Sales Price*	\$132,950	\$57,000	- 57.1%	\$92,500	\$91,500	- 1.1%
Percent of Original List Price Received*	99.9%	94.4%	- 5.5%	93.9%	95.2%	+ 1.4%
Days on Market Until Sale	77	41	- 47.0%	92	90	- 1.2%
Inventory of Homes for Sale	79	61	- 22.8%	--	--	--
Months Supply of Inventory	10.8	7.1	- 34.0%	--	--	--

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



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Clay County

+ 100.0%

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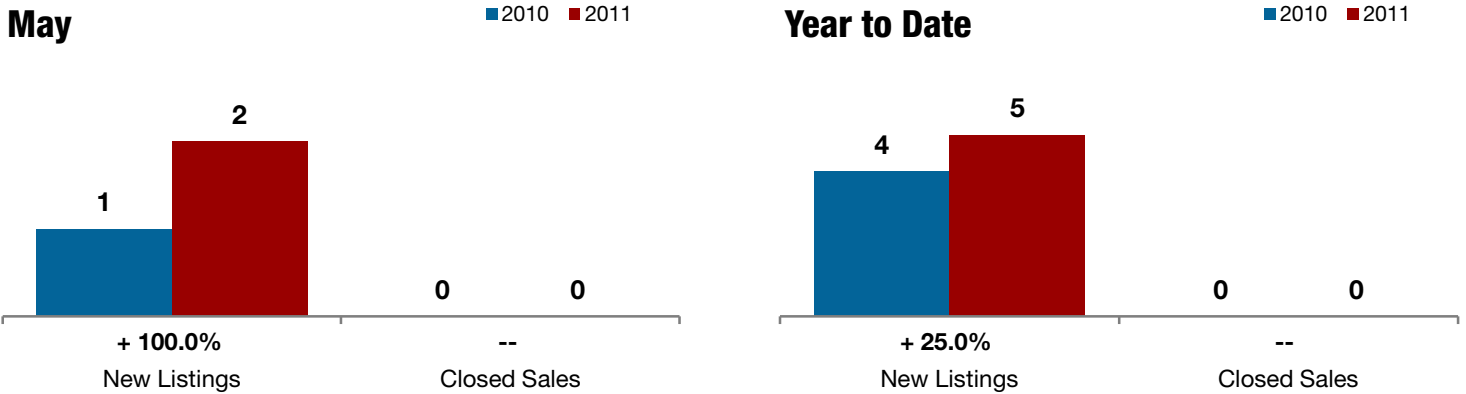
Change in
New Listings

Change in
Closed Sales

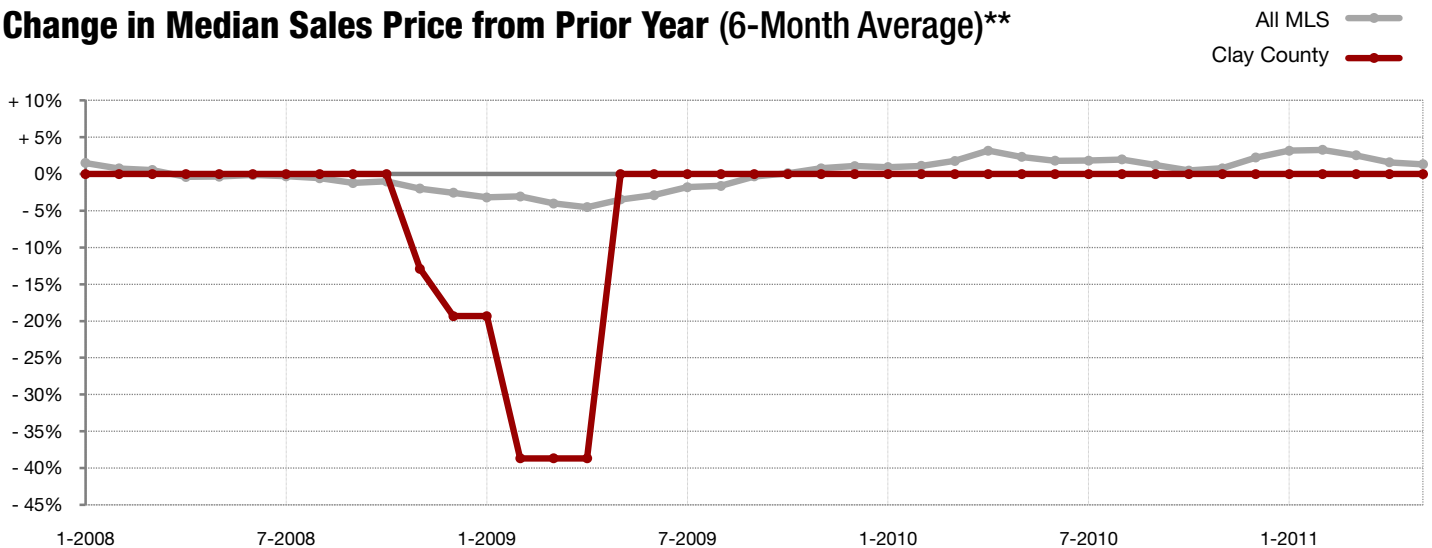
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1	2	+ 100.0%	4	5	+ 25.0%
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	5.0	5.0	0.0%	--	--	--

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Coleman County

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- 100.0%

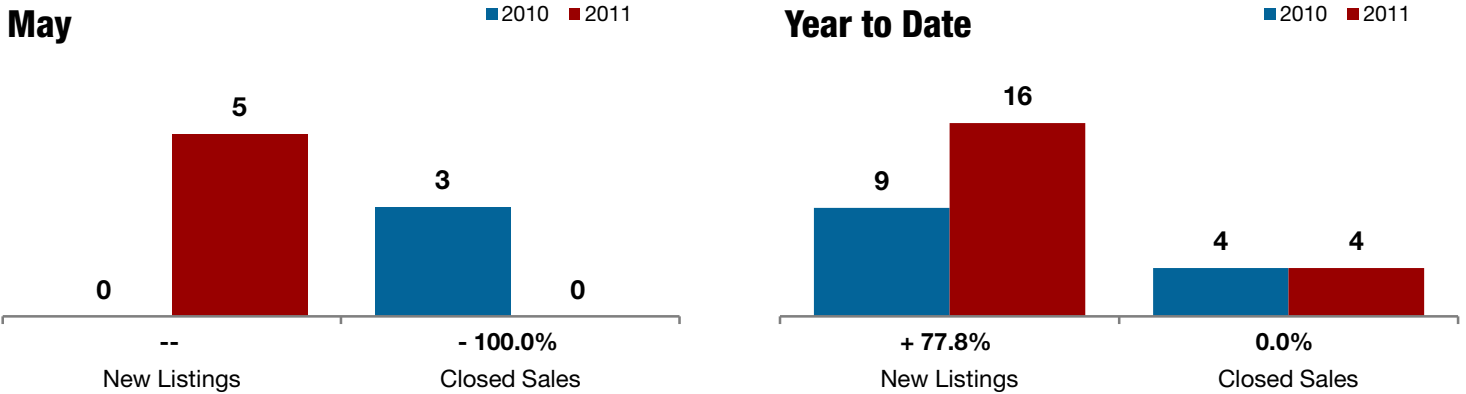
Change in
New Listings

Change in
Closed Sales

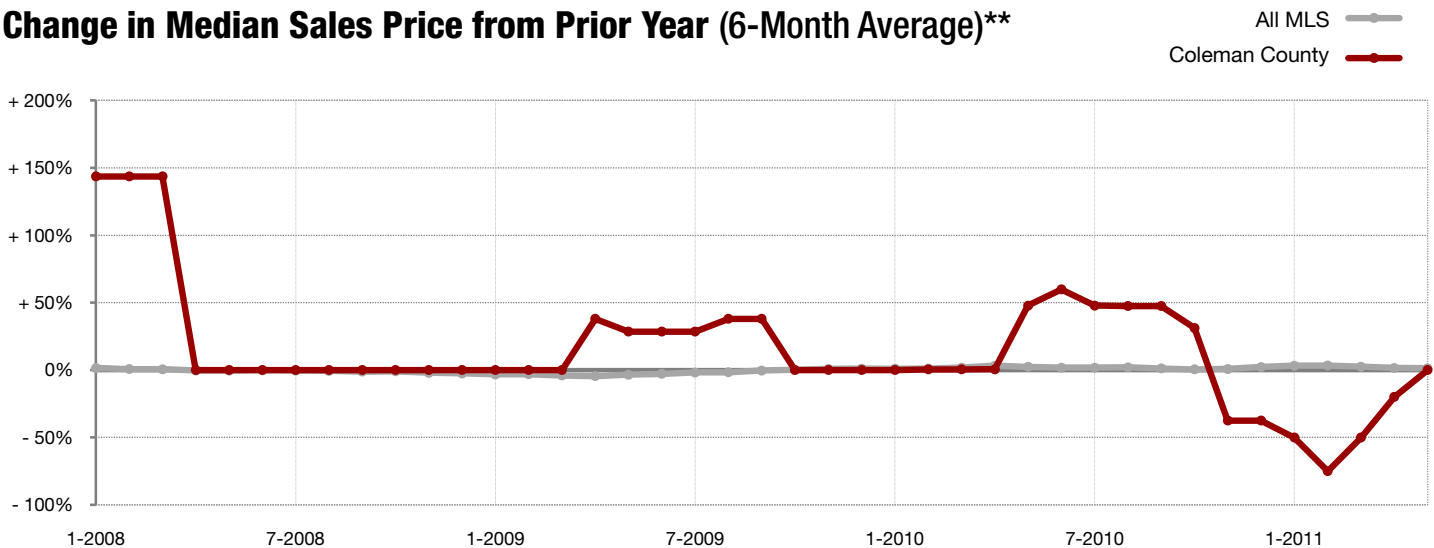
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	0	5	--	9	16	+ 77.8%
Pending Sales	0	3	--	4	9	+ 125.0%
Closed Sales	3	0	- 100.0%	4	4	0.0%
Average Sales Price*	\$22,088	\$0	- 100.0%	\$20,816	\$90,500	+ 334.8%
Median Sales Price*	\$21,500	\$0	- 100.0%	\$19,250	\$90,500	+ 370.1%
Percent of Original List Price Received*	82.3%	0.0%	- 100.0%	79.1%	82.8%	+ 4.7%
Days on Market Until Sale	42	0	- 100.0%	46	183	+ 295.7%
Inventory of Homes for Sale	9	16	+ 77.8%	--	--	--
Months Supply of Inventory	7.7	11.1	+ 43.6%	--	--	--

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Collin County

+ 5.0%

Change in
New Listings

+ 46.5%

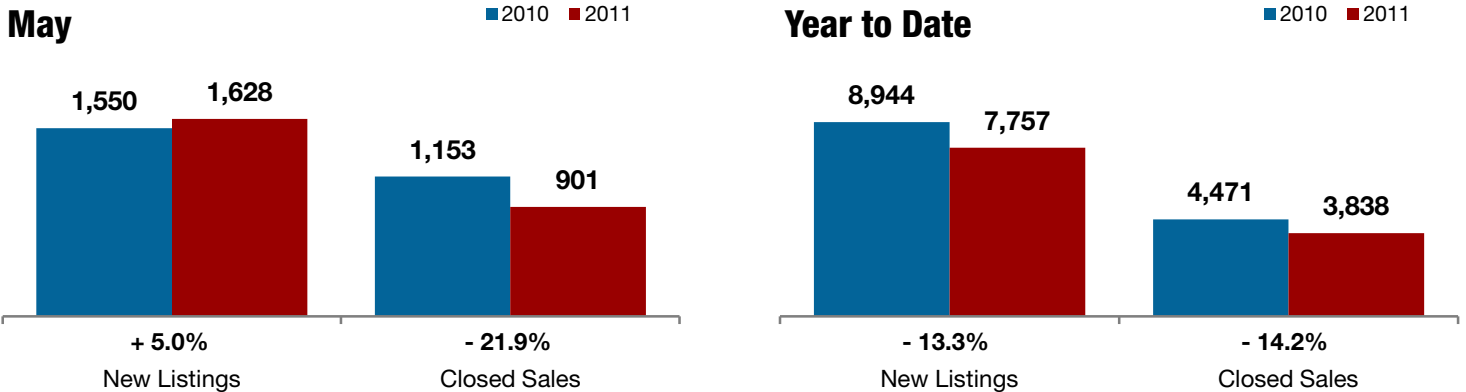
Change in
Closed Sales

+ 3.9%

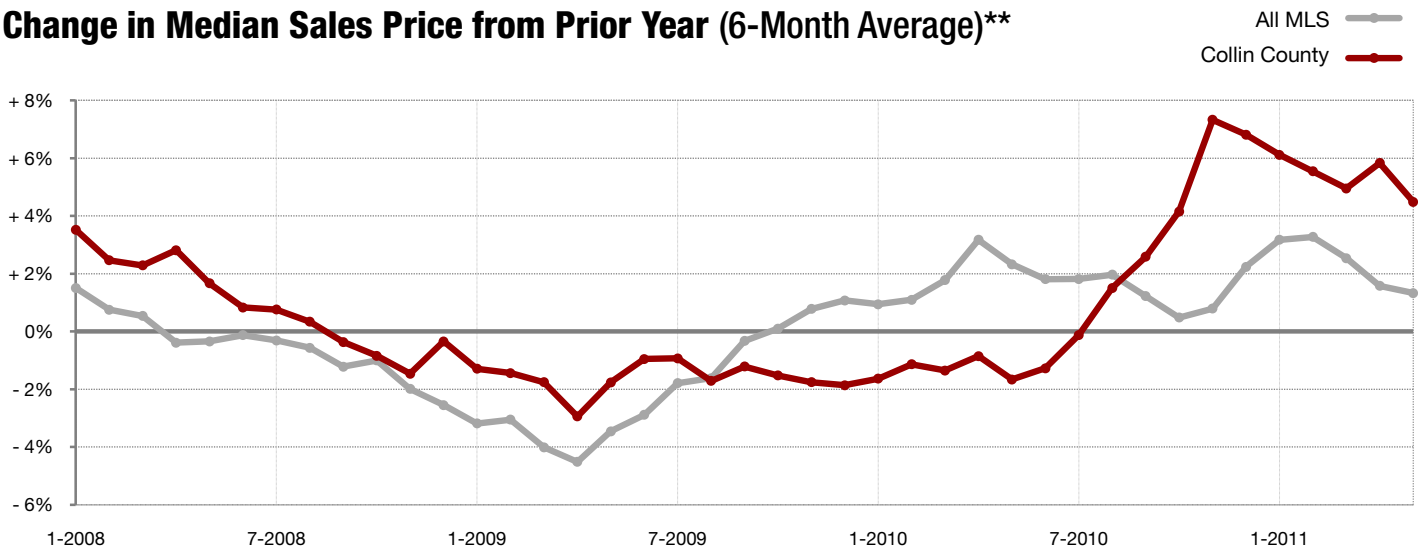
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1,550	1,628	+ 5.0%	8,944	7,757	- 13.3%
Pending Sales	740	1,084	+ 46.5%	5,137	4,594	- 10.6%
Closed Sales	1,153	901	- 21.9%	4,471	3,838	- 14.2%
Average Sales Price*	\$235,192	\$242,003	+ 2.9%	\$230,622	\$239,581	+ 3.9%
Median Sales Price*	\$191,000	\$198,500	+ 3.9%	\$187,500	\$197,500	+ 5.3%
Percent of Original List Price Received*	94.9%	93.7%	- 1.3%	94.6%	92.9%	- 1.8%
Days on Market Until Sale	74	92	+ 23.0%	85	104	+ 22.1%
Inventory of Homes for Sale	5,415	4,890	- 9.7%	--	--	--
Months Supply of Inventory	5.6	6.0	+ 7.4%	--	--	--

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- 7.1%

Change in
New Listings

- 66.7%

Change in
Closed Sales

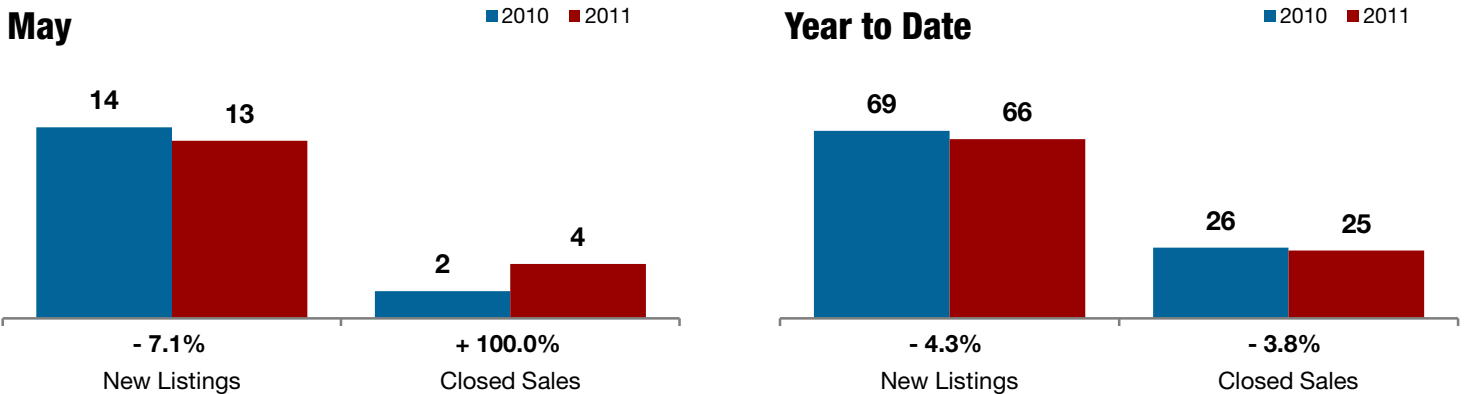
- 38.1%

Change in
Median Sales Price

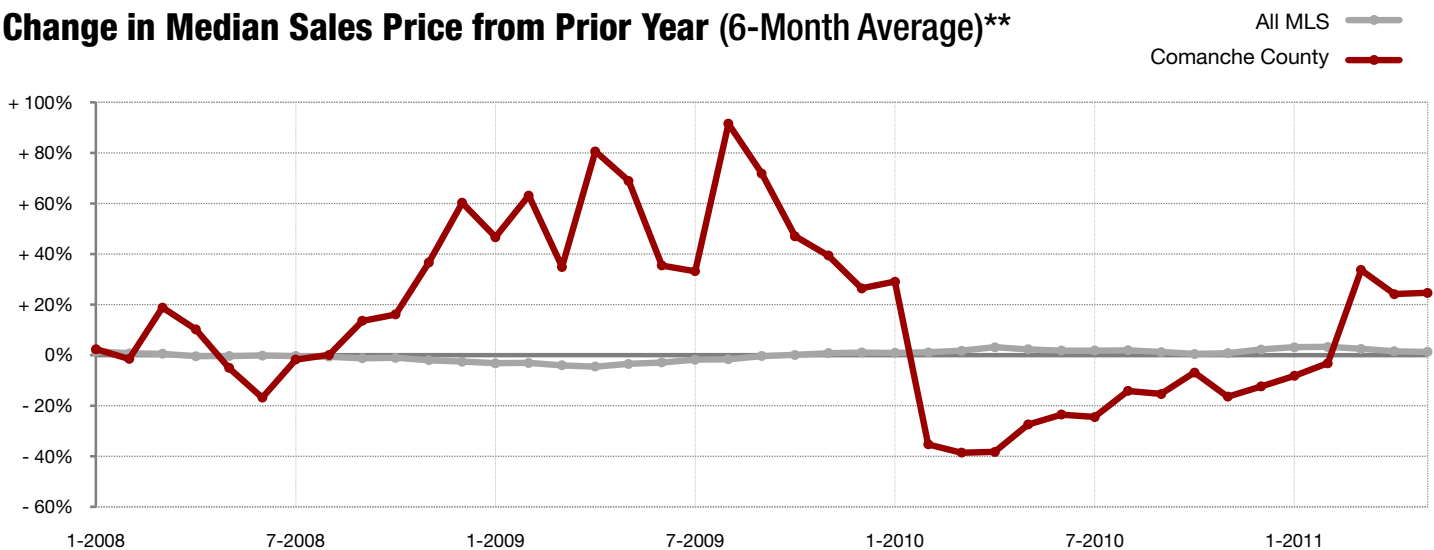
Comanche County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	14	13	- 7.1%	69	66	- 4.3%
Pending Sales	6	2	- 66.7%	32	23	- 28.1%
Closed Sales	2	4	+ 100.0%	26	25	- 3.8%
Average Sales Price*	\$177,500	\$103,600	- 41.6%	\$97,435	\$105,792	+ 8.6%
Median Sales Price*	\$177,500	\$109,950	- 38.1%	\$65,357	\$98,500	+ 50.7%
Percent of Original List Price Received*	90.6%	86.9%	- 4.1%	86.1%	86.1%	+ 0.1%
Days on Market Until Sale	143	150	+ 4.9%	151	168	+ 10.9%
Inventory of Homes for Sale	93	113	+ 21.5%	--	--	--
Months Supply of Inventory	13.8	19.1	+ 38.6%	--	--	--

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- 25.0%

Change in
New Listings

- 35.3%

Change in
Closed Sales

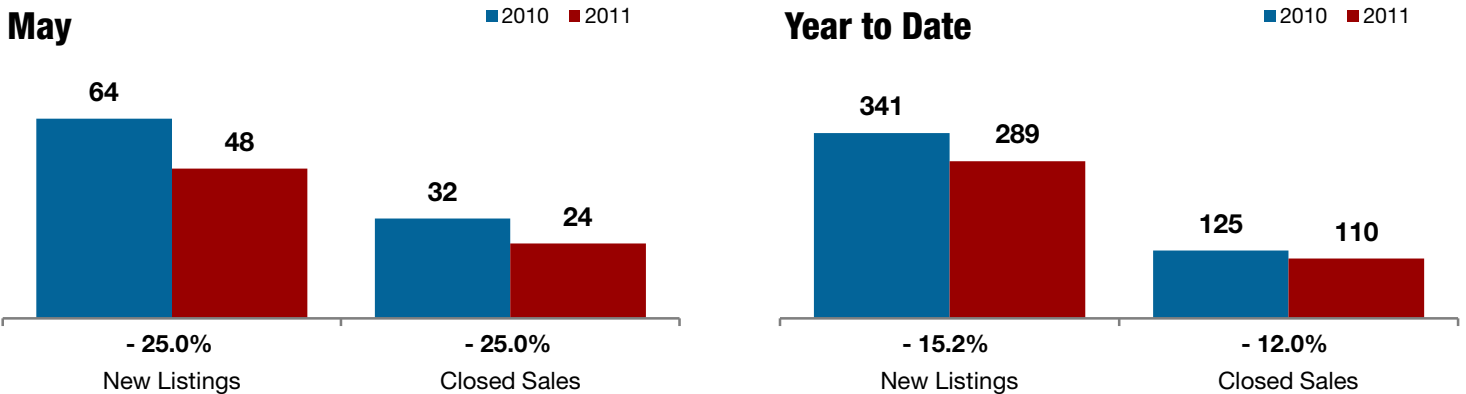
- 9.0%

Change in
Median Sales Price

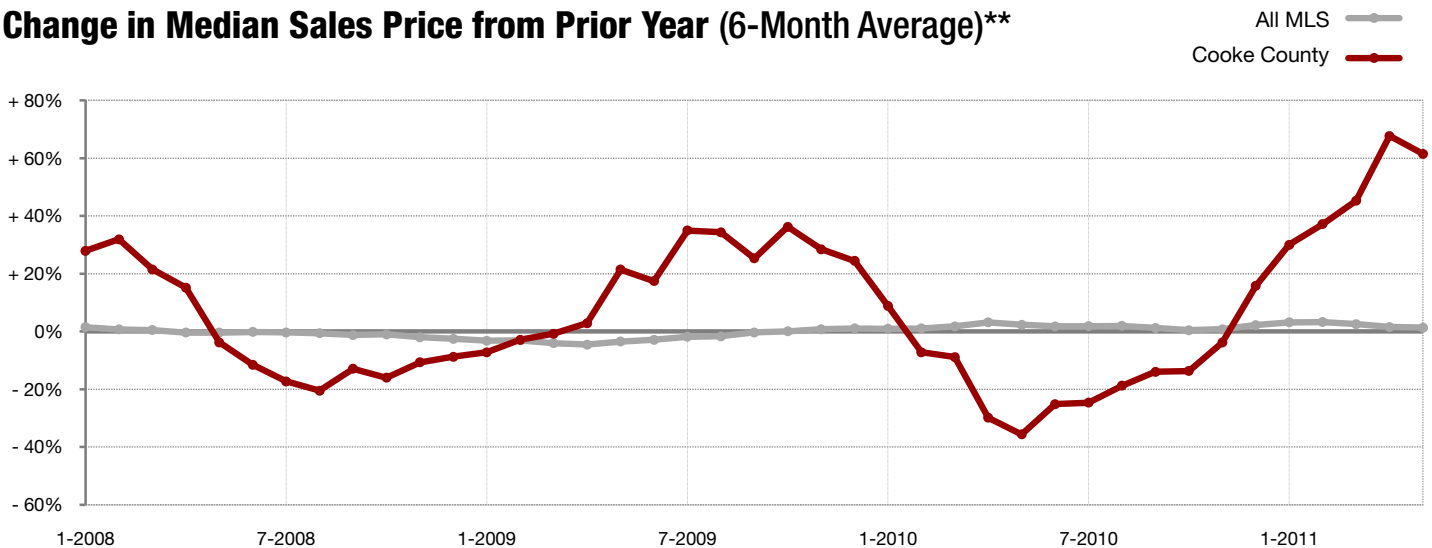
Cooke County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	64	48	- 25.0%	341	289	- 15.2%
Pending Sales	34	22	- 35.3%	144	123	- 14.6%
Closed Sales	32	24	- 25.0%	125	110	- 12.0%
Average Sales Price*	\$140,594	\$129,656	- 7.8%	\$128,234	\$162,592	+ 26.8%
Median Sales Price*	\$100,000	\$91,050	- 9.0%	\$90,500	\$133,500	+ 47.5%
Percent of Original List Price Received*	92.1%	91.5%	- 0.6%	88.4%	89.4%	+ 1.2%
Days on Market Until Sale	123	109	- 11.6%	130	182	+ 40.1%
Inventory of Homes for Sale	357	319	- 10.6%	--	--	--
Months Supply of Inventory	14.1	13.1	- 7.0%	--	--	--

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- 3.8%

Change in
New Listings

+ 26.5%

Change in
Closed Sales

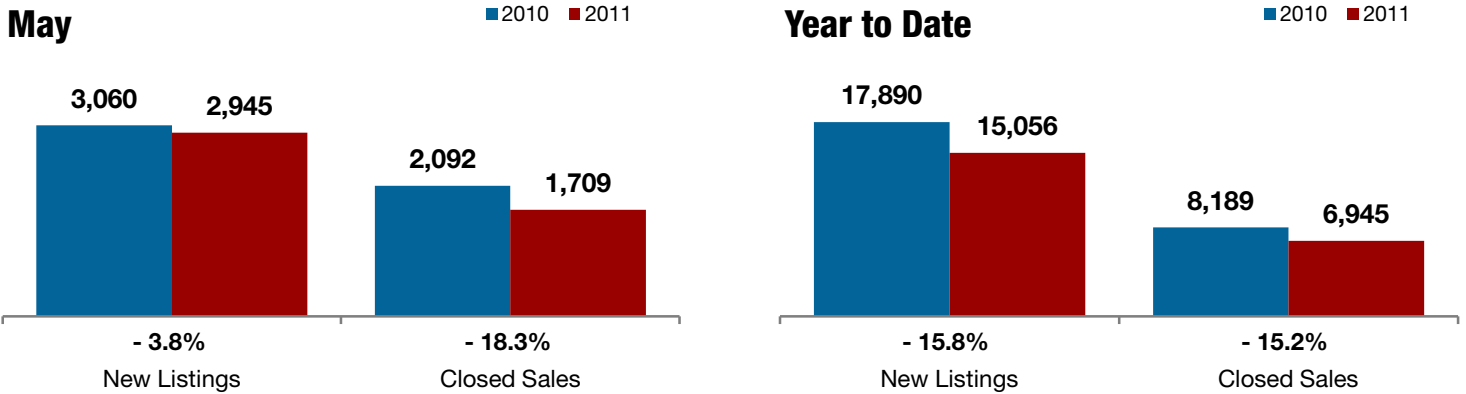
+ 2.7%

Change in
Median Sales Price

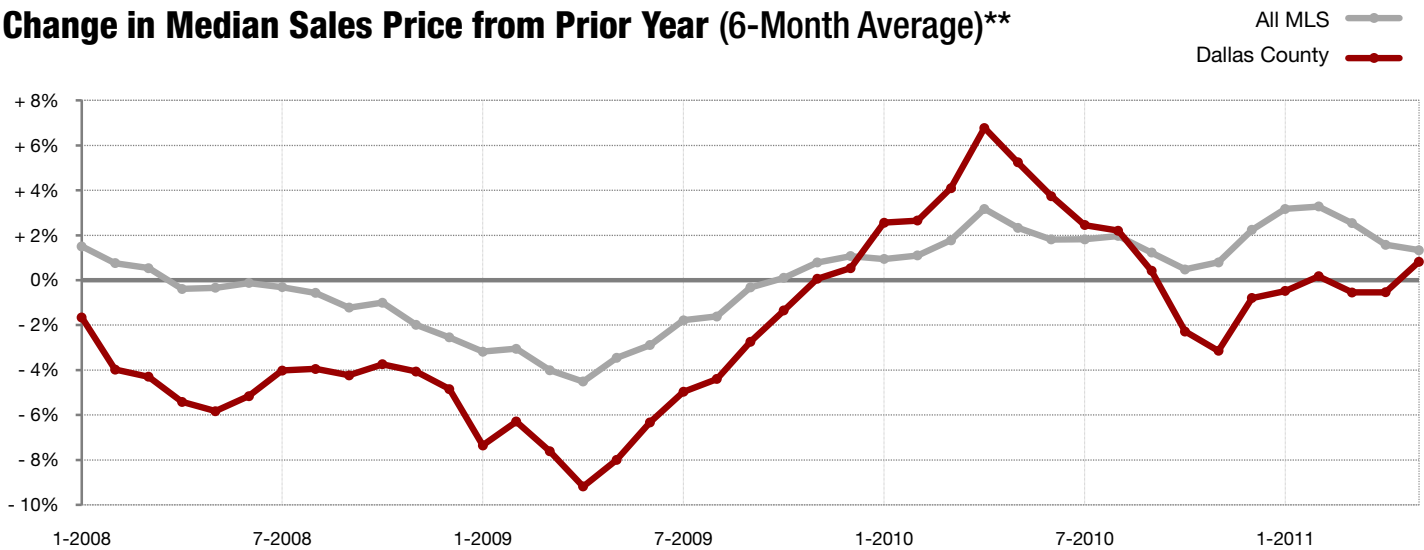
Dallas County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3,060	2,945	- 3.8%	17,890	15,056	- 15.8%
Pending Sales	1,423	1,800	+ 26.5%	9,272	8,217	- 11.4%
Closed Sales	2,092	1,709	- 18.3%	8,189	6,945	- 15.2%
Average Sales Price*	\$211,450	\$239,534	+ 13.3%	\$205,063	\$224,925	+ 9.7%
Median Sales Price*	\$131,500	\$135,000	+ 2.7%	\$125,000	\$124,000	- 0.8%
Percent of Original List Price Received*	94.1%	91.7%	- 2.6%	93.5%	90.9%	- 2.8%
Days on Market Until Sale	90	101	+ 12.1%	93	110	+ 18.2%
Inventory of Homes for Sale	12,416	10,748	- 13.4%	--	--	--
Months Supply of Inventory	7.1	7.5	+ 5.5%	--	--	--

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Delta County

- 25.0%

Change in
New Listings

- 25.0%

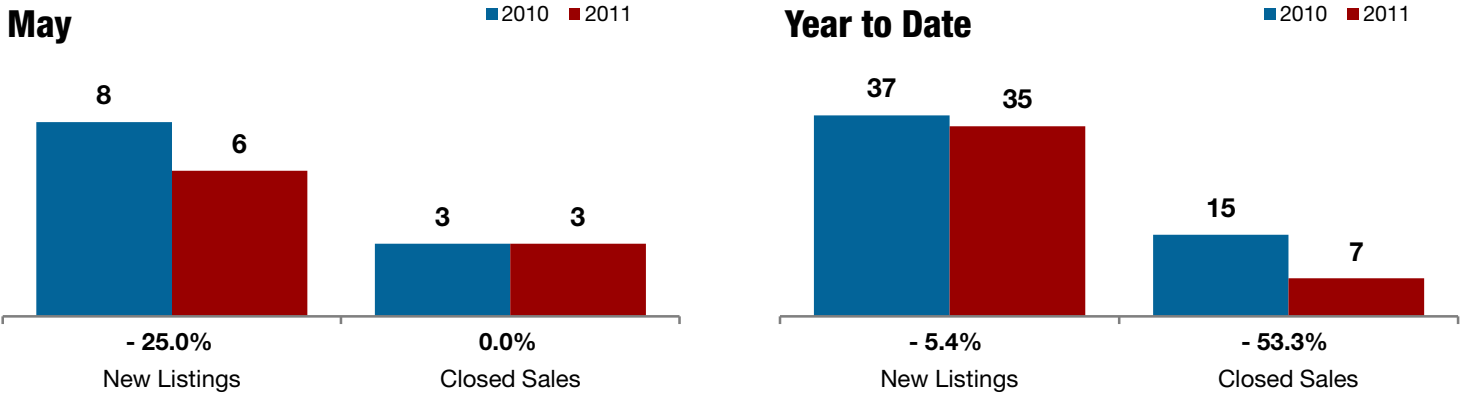
Change in
Closed Sales

- 57.0%

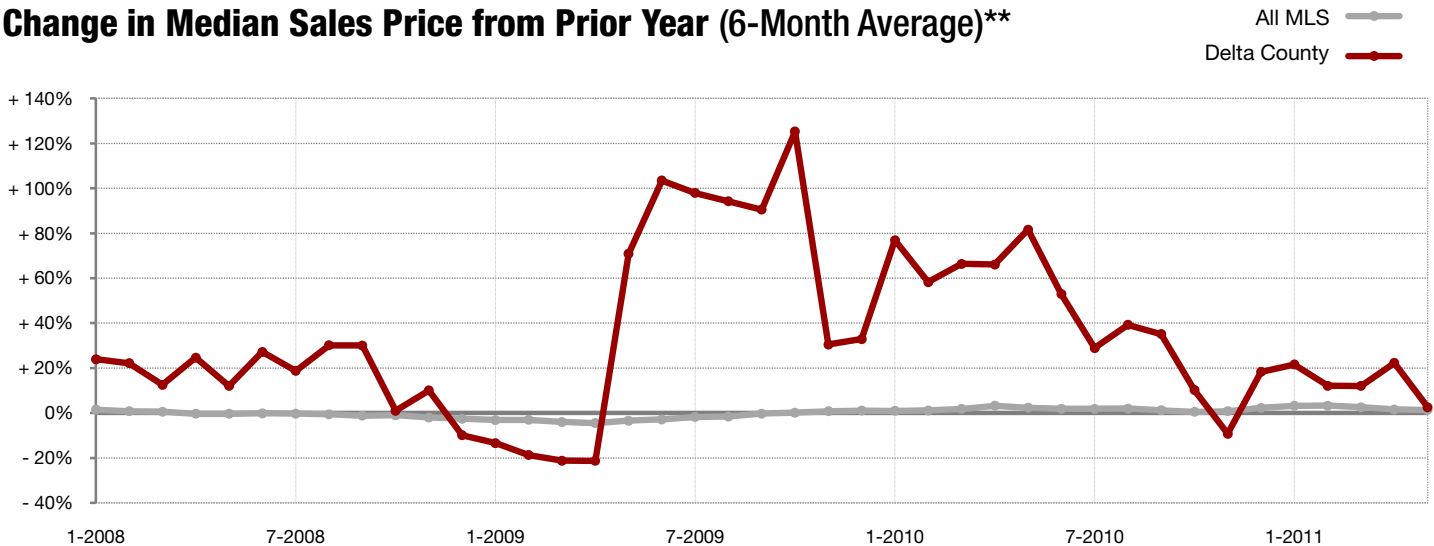
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	8	6	- 25.0%	37	35	- 5.4%
Pending Sales	4	3	- 25.0%	16	6	- 62.5%
Closed Sales	3	3	0.0%	15	7	- 53.3%
Average Sales Price*	\$133,333	\$68,000	- 49.0%	\$103,464	\$105,275	+ 1.8%
Median Sales Price*	\$165,000	\$71,000	- 57.0%	\$92,500	\$90,200	- 2.5%
Percent of Original List Price Received*	92.6%	86.0%	- 7.1%	87.9%	86.8%	- 1.2%
Days on Market Until Sale	289	165	- 43.1%	292	186	- 36.5%
Inventory of Homes for Sale	47	56	+ 19.1%	--	--	--
Months Supply of Inventory	17.1	29.5	+ 72.5%	--	--	--

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+ 6.5%

Change in
New Listings

+ 51.4%

Change in
Closed Sales

+ 4.8%

Change in
Median Sales Price

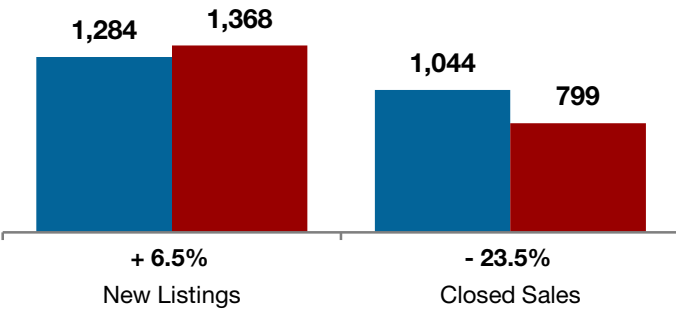
Denton County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1,284	1,368	+ 6.5%	7,691	6,655	- 13.5%
Pending Sales	576	872	+ 51.4%	4,262	3,687	- 13.5%
Closed Sales	1,044	799	- 23.5%	3,767	3,061	- 18.7%
Average Sales Price*	\$216,859	\$225,849	+ 4.1%	\$211,923	\$221,660	+ 4.6%
Median Sales Price*	\$177,000	\$185,500	+ 4.8%	\$175,000	\$177,200	+ 1.3%
Percent of Original List Price Received*	95.7%	94.2%	- 1.6%	95.3%	93.1%	- 2.2%
Days on Market Until Sale	77	99	+ 29.6%	84	106	+ 26.2%
Inventory of Homes for Sale	4,809	4,508	- 6.3%	--	--	--
Months Supply of Inventory	6.1	7.0	+ 14.6%	--	--	--

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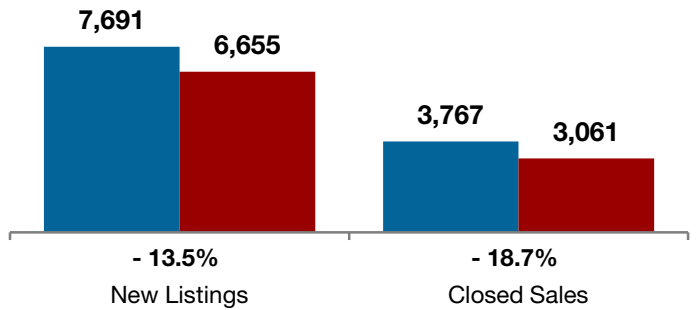
May

■ 2010 ■ 2011



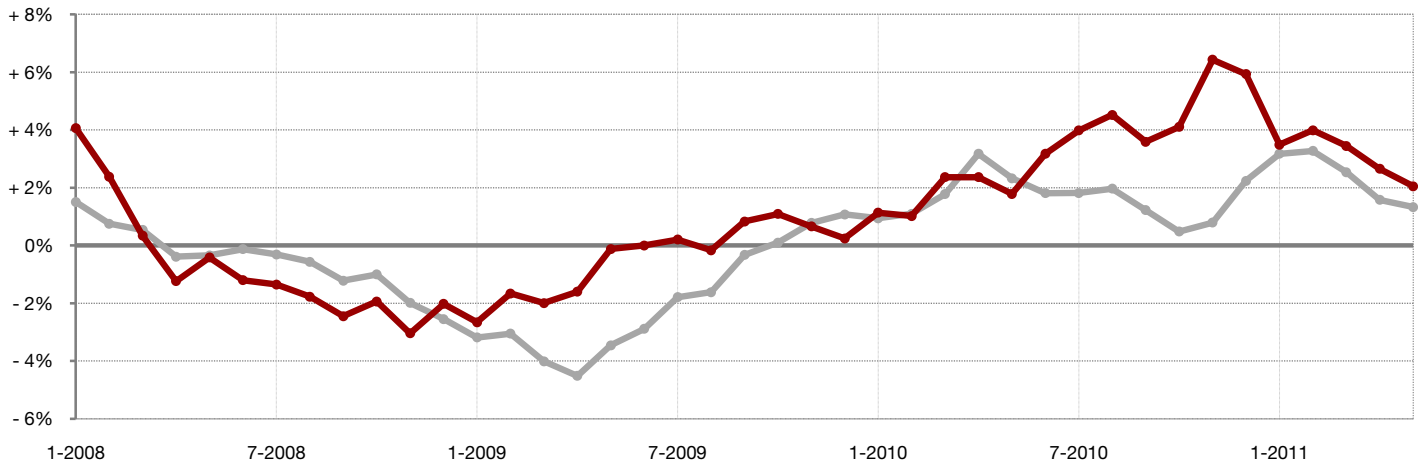
Year to Date

■ 2010 ■ 2011



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

All MLS — Denton County —



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Eastland County

0.0%

Change in
New Listings

+ 100.0%

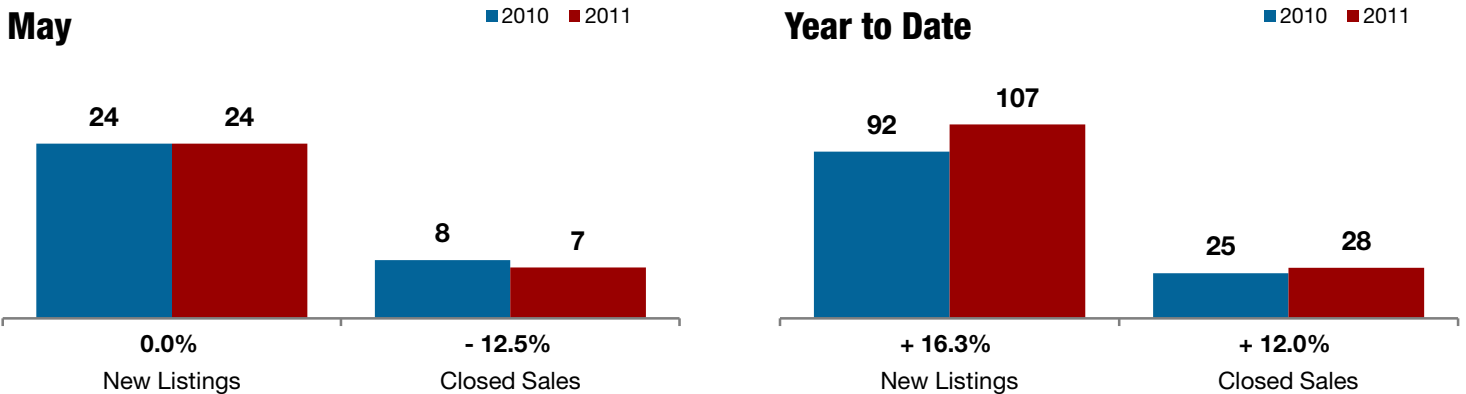
Change in
Closed Sales

- 14.5%

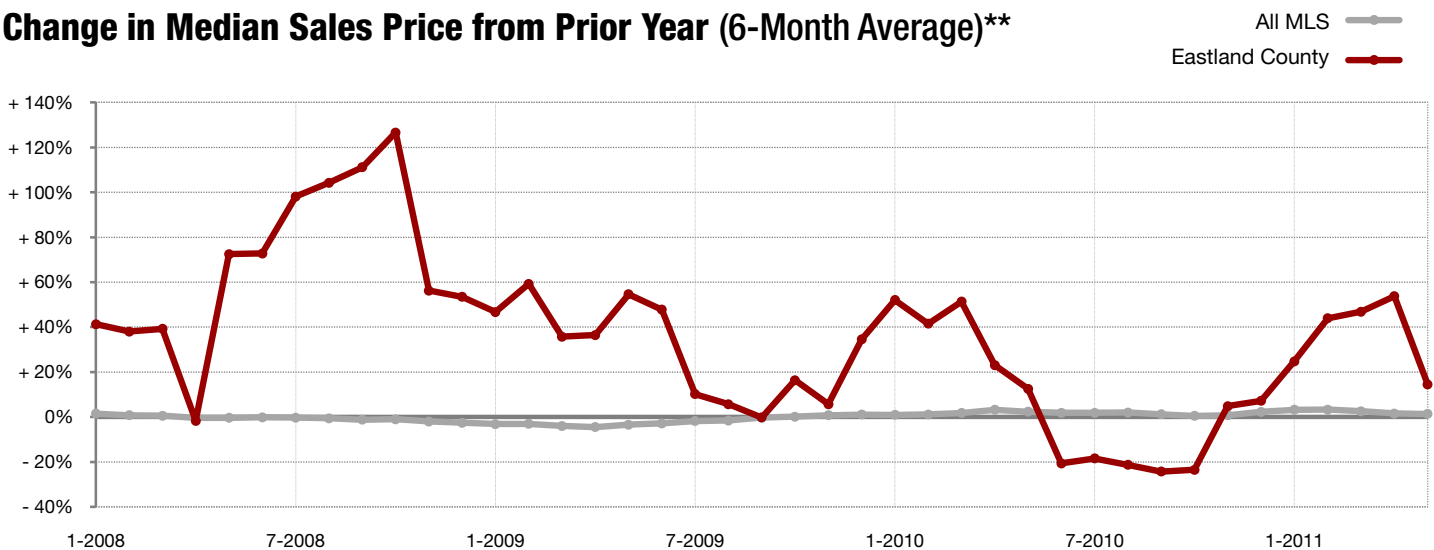
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	24	24	0.0%	92	107	+ 16.3%
Pending Sales	6	12	+ 100.0%	30	36	+ 20.0%
Closed Sales	8	7	- 12.5%	25	28	+ 12.0%
Average Sales Price*	\$137,716	\$130,214	- 5.4%	\$101,191	\$83,764	- 17.2%
Median Sales Price*	\$58,500	\$50,000	- 14.5%	\$50,000	\$55,750	+ 11.5%
Percent of Original List Price Received*	80.7%	75.8%	- 6.1%	84.0%	84.7%	+ 0.9%
Days on Market Until Sale	93	261	+ 181.7%	173	215	+ 24.4%
Inventory of Homes for Sale	121	111	- 8.3%	--	--	--
Months Supply of Inventory	19.9	14.6	- 26.4%	--	--	--

*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.



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



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Local Market Update – May 2011

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



Ellis County

- 27.8%

Change in
New Listings

+ 54.1%

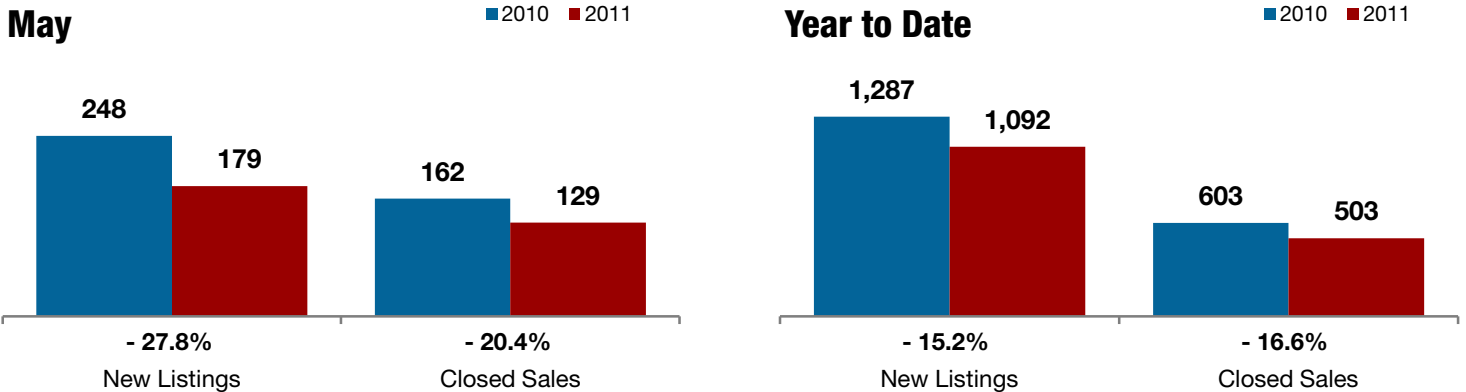
Change in
Closed Sales

- 3.7%

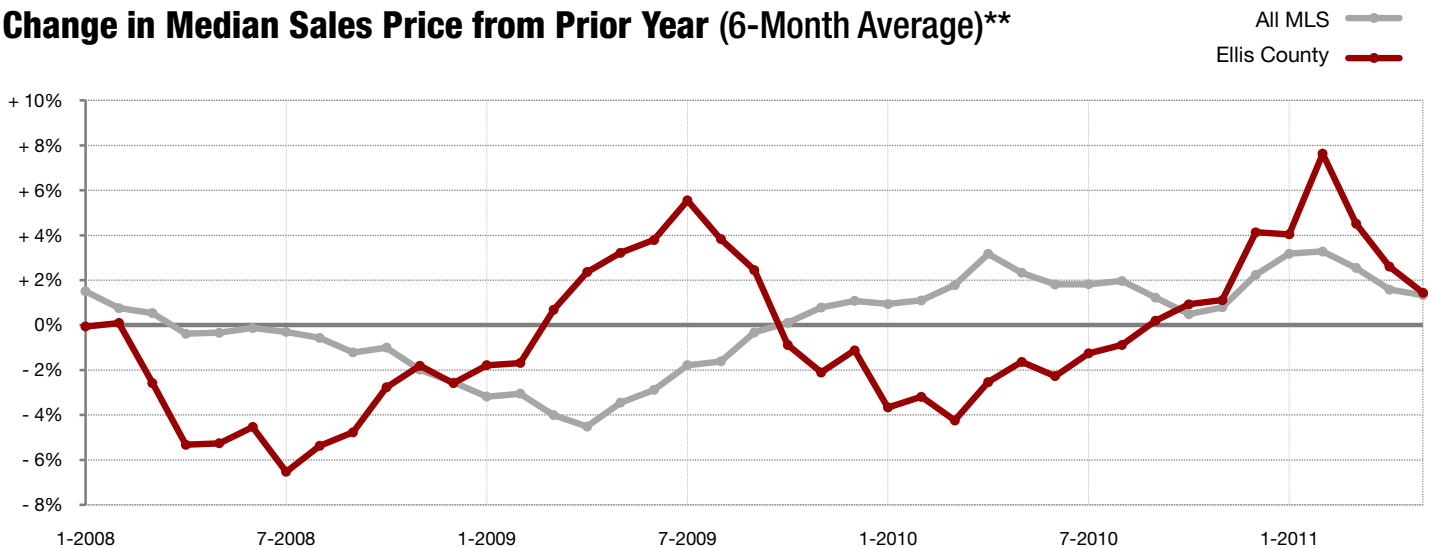
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	248	179	- 27.8%	1,287	1,092	- 15.2%
Pending Sales	98	151	+ 54.1%	662	606	- 8.5%
Closed Sales	162	129	- 20.4%	603	503	- 16.6%
Average Sales Price*	\$162,780	\$141,491	- 13.1%	\$150,024	\$143,016	- 4.7%
Median Sales Price*	\$135,000	\$130,000	- 3.7%	\$133,500	\$129,950	- 2.7%
Percent of Original List Price Received*	93.9%	92.0%	- 2.1%	93.2%	91.7%	- 1.6%
Days on Market Until Sale	109	120	+ 9.2%	112	124	+ 10.6%
Inventory of Homes for Sale	1,040	888	- 14.6%	--	--	--
Months Supply of Inventory	8.4	8.1	- 3.4%	--	--	--

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



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Local Market Update – May 2011

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Erath County

- 21.8%

Change in
New Listings

+ 25.0%

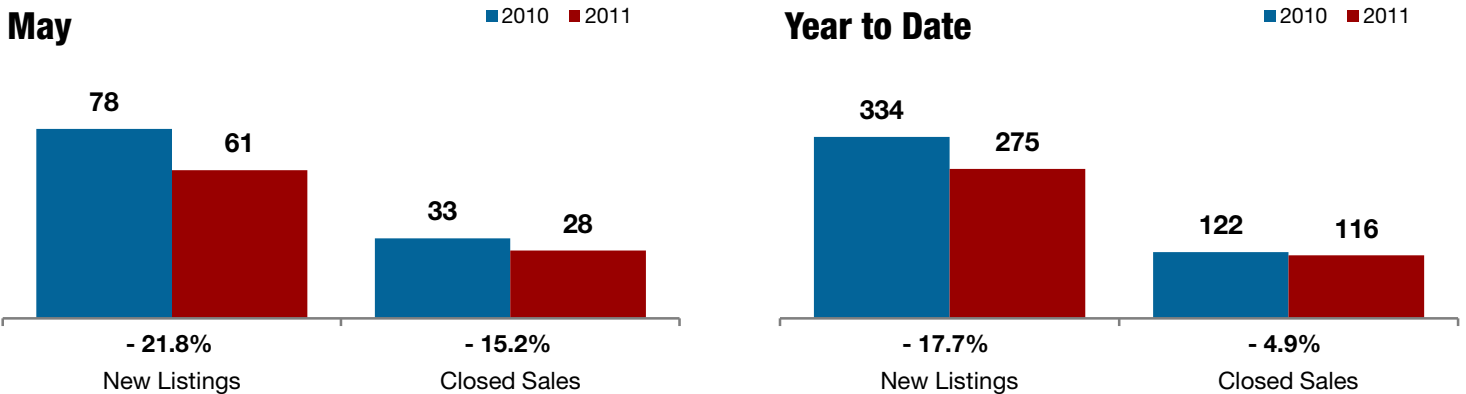
Change in
Closed Sales

+ 0.3%

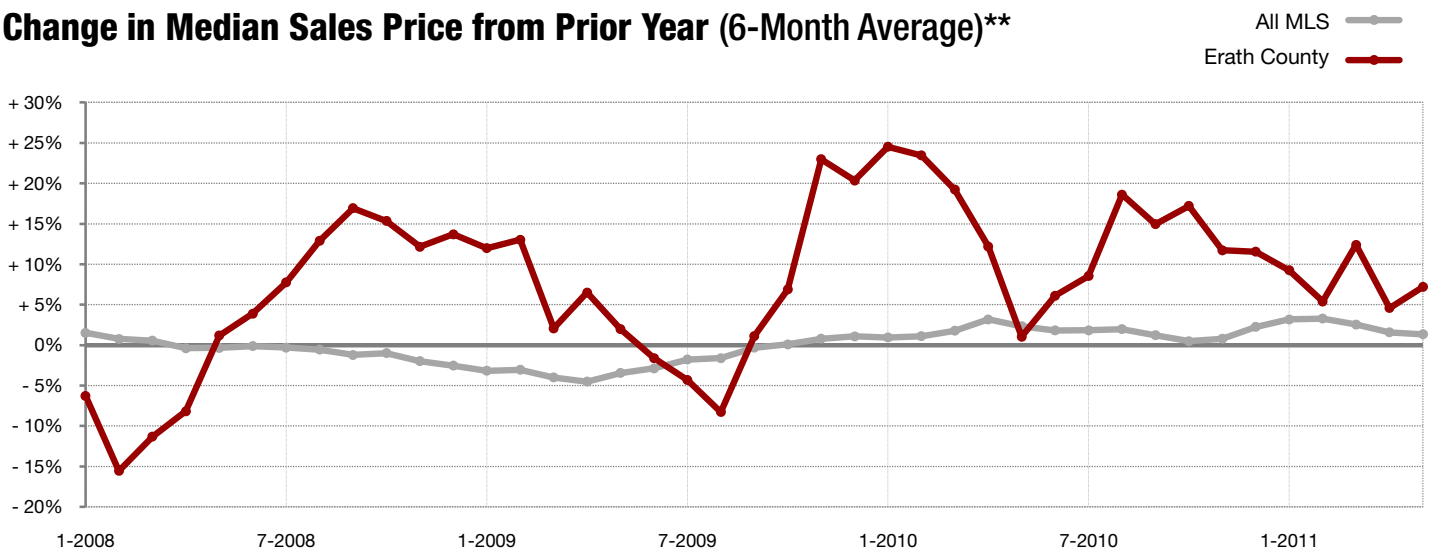
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	78	61	- 21.8%	334	275	- 17.7%
Pending Sales	20	25	+ 25.0%	139	123	- 11.5%
Closed Sales	33	28	- 15.2%	122	116	- 4.9%
Average Sales Price*	\$123,360	\$110,901	- 10.1%	\$130,555	\$133,667	+ 2.4%
Median Sales Price*	\$100,500	\$100,775	+ 0.3%	\$111,000	\$117,900	+ 6.2%
Percent of Original List Price Received*	90.6%	90.1%	- 0.5%	90.1%	89.4%	- 0.8%
Days on Market Until Sale	150	209	+ 39.4%	160	199	+ 24.1%
Inventory of Homes for Sale	369	353	- 4.3%	--	--	--
Months Supply of Inventory	14.0	15.8	+ 12.8%	--	--	--

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



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Local Market Update – May 2011

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



- 32.8%

+ 20.0%

- 14.7%

Change in
New Listings

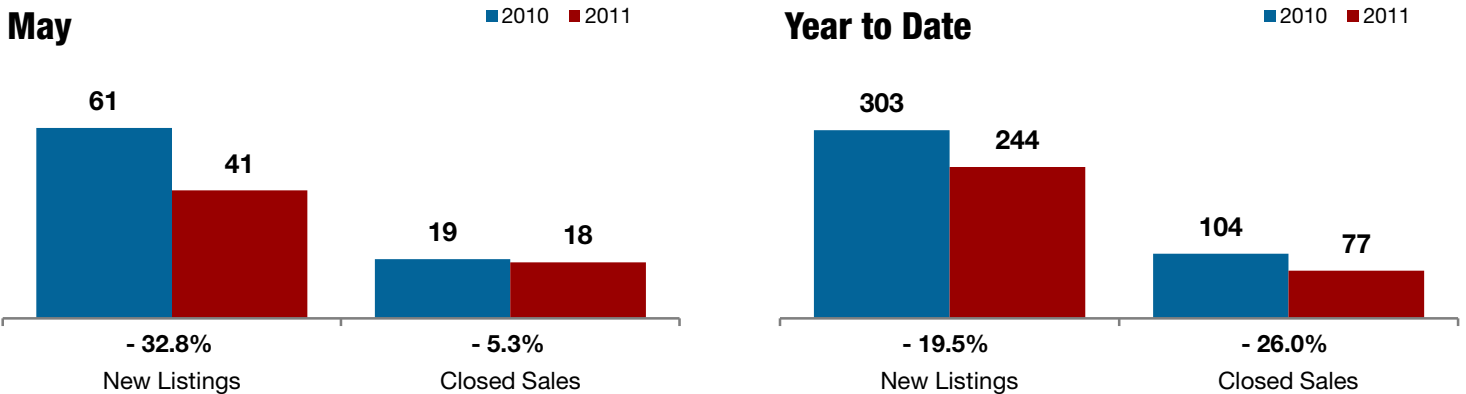
Change in
Closed Sales

Change in
Median Sales Price

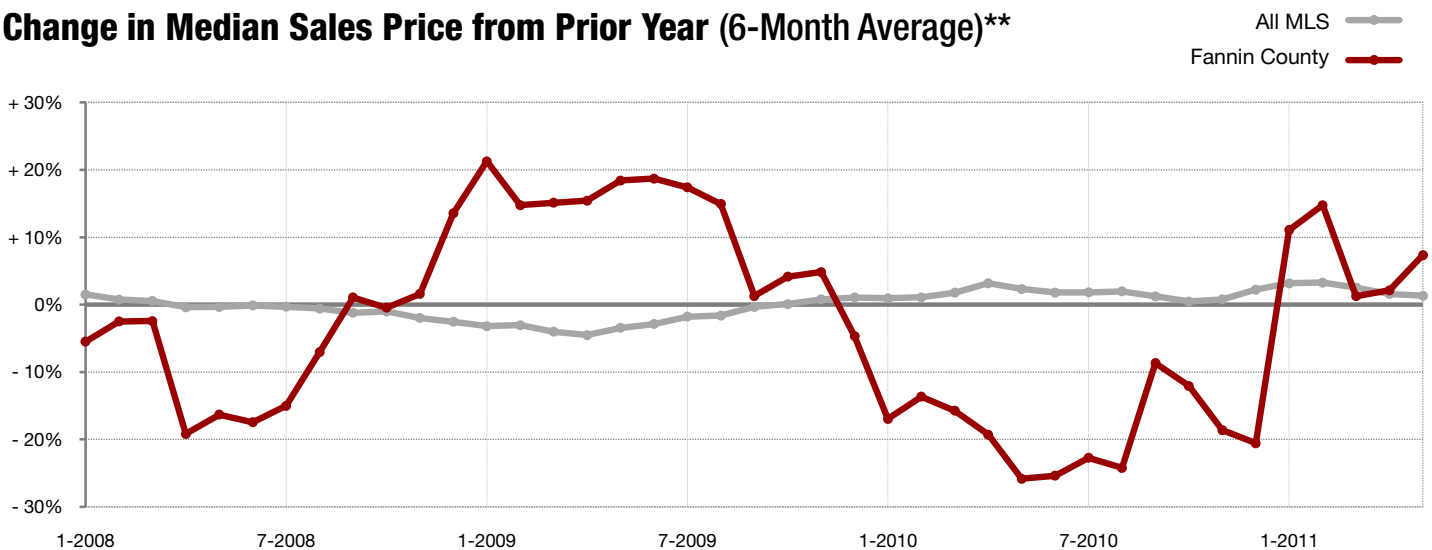
Fannin County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	61	41	- 32.8%	303	244	- 19.5%
Pending Sales	15	18	+ 20.0%	108	96	- 11.1%
Closed Sales	19	18	- 5.3%	104	77	- 26.0%
Average Sales Price*	\$103,487	\$139,250	+ 34.6%	\$90,180	\$90,905	+ 0.8%
Median Sales Price*	\$95,500	\$81,500	- 14.7%	\$70,000	\$57,000	- 18.6%
Percent of Original List Price Received*	88.2%	87.4%	- 0.9%	87.0%	86.3%	- 0.9%
Days on Market Until Sale	140	116	- 17.0%	137	125	- 8.9%
Inventory of Homes for Sale	358	292	- 18.4%	--	--	--
Months Supply of Inventory	16.5	15.1	- 8.6%	--	--	--

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



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Local Market Update – May 2011

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+ 33.3%

+ 100.0%

--

Change in
New Listings

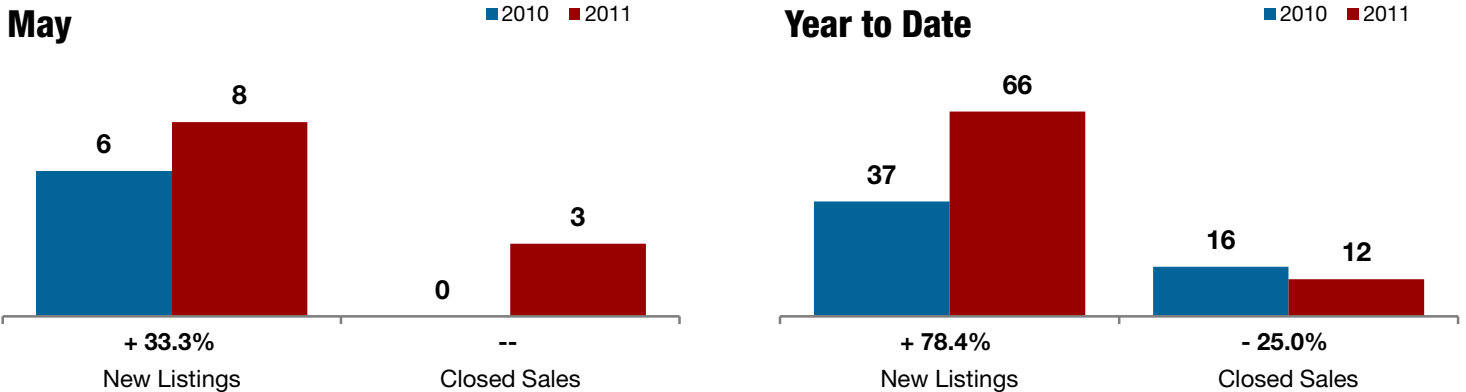
Change in
Closed Sales

Change in
Median Sales Price

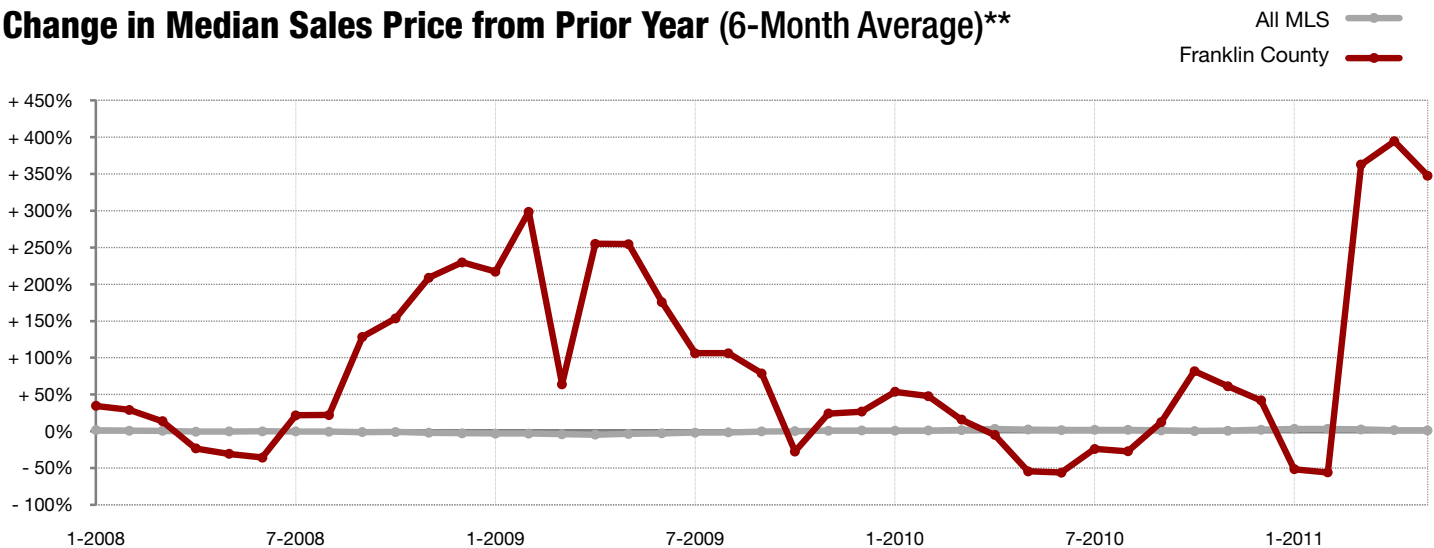
Franklin County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	6	8	+ 33.3%	37	66	+ 78.4%
Pending Sales	1	2	+ 100.0%	15	13	- 13.3%
Closed Sales	0	3	--	16	12	- 25.0%
Average Sales Price*	\$0	\$321,667	--	\$135,379	\$299,950	+ 121.6%
Median Sales Price*	\$0	\$315,000	--	\$48,500	\$82,000	+ 69.1%
Percent of Original List Price Received*	0.0%	87.9%	--	80.6%	76.9%	- 4.5%
Days on Market Until Sale	0	29	--	121	80	- 33.7%
Inventory of Homes for Sale	44	69	+ 56.8%	--	--	--
Months Supply of Inventory	12.9	31.8	+ 146.1%	--	--	--

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



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Local Market Update – May 2011

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+ 58.3%

Change in
New Listings

+ 60.0%

Change in
Closed Sales

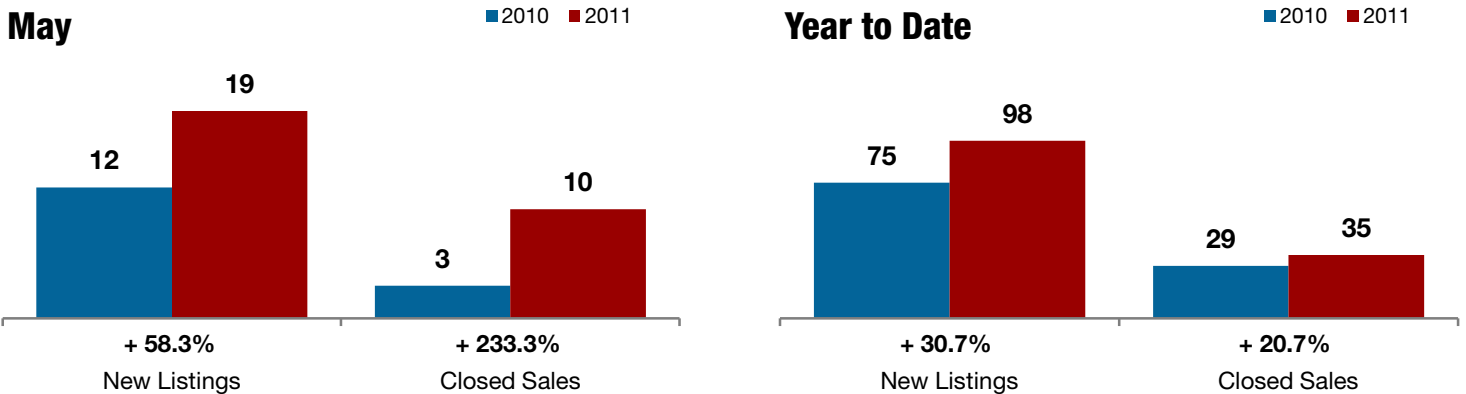
- 13.3%

Change in
Median Sales Price

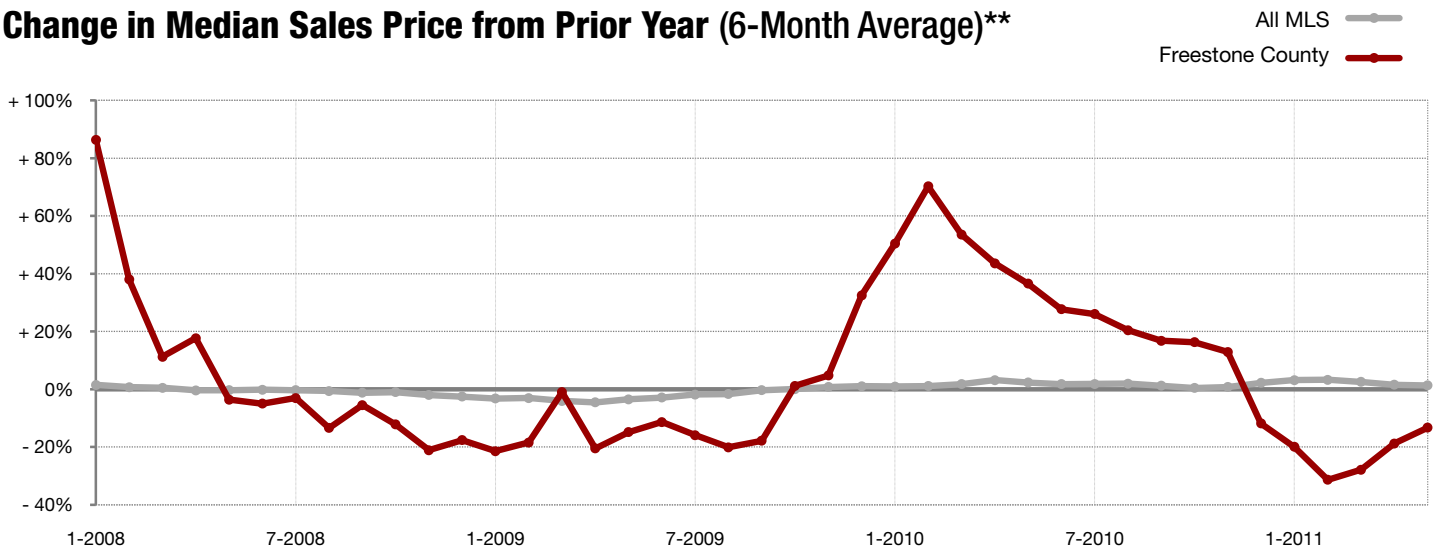
Freestone County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	12	19	+ 58.3%	75	98	+ 30.7%
Pending Sales	5	8	+ 60.0%	33	44	+ 33.3%
Closed Sales	3	10	+ 233.3%	29	35	+ 20.7%
Average Sales Price*	\$64,833	\$122,865	+ 89.5%	\$108,367	\$118,168	+ 9.0%
Median Sales Price*	\$71,500	\$62,000	- 13.3%	\$91,000	\$91,000	0.0%
Percent of Original List Price Received*	76.3%	84.8%	+ 11.2%	87.3%	88.5%	+ 1.3%
Days on Market Until Sale	182	188	+ 3.1%	149	138	- 6.9%
Inventory of Homes for Sale	82	100	+ 22.0%	--	--	--
Months Supply of Inventory	15.1	13.8	- 8.9%	--	--	--

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



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Local Market Update – May 2011

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- 22.4%

+ 35.1%

- 21.8%

Change in
New Listings

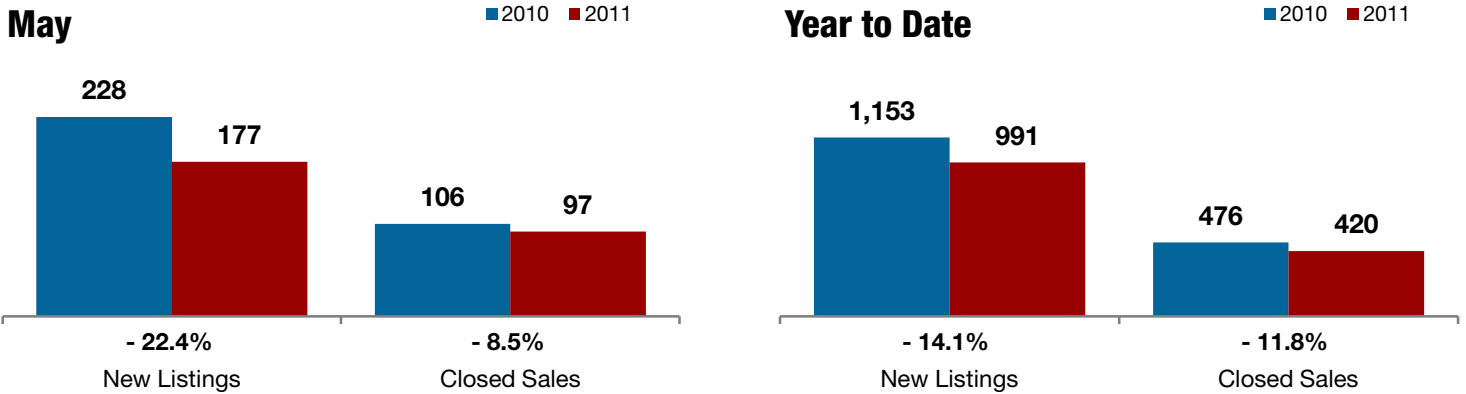
Change in
Closed Sales

Change in
Median Sales Price

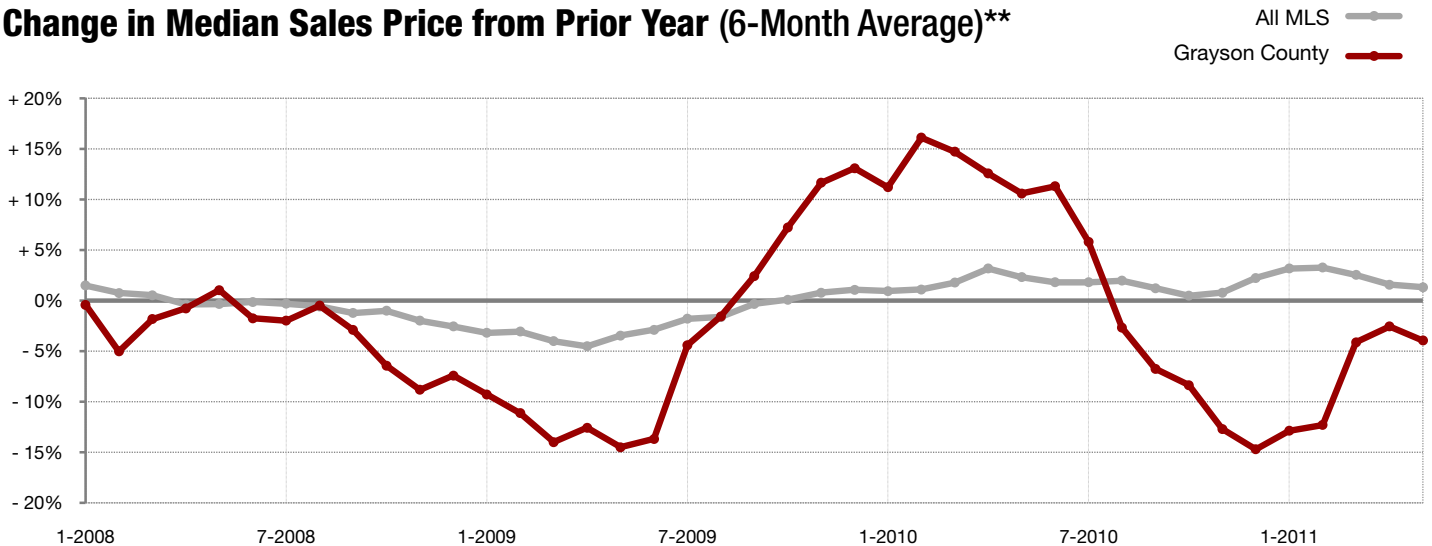
Grayson County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	228	177	- 22.4%	1,153	991	- 14.1%
Pending Sales	74	100	+ 35.1%	498	479	- 3.8%
Closed Sales	106	97	- 8.5%	476	420	- 11.8%
Average Sales Price*	\$128,800	\$101,737	- 21.0%	\$116,865	\$114,841	- 1.7%
Median Sales Price*	\$97,000	\$75,815	- 21.8%	\$90,011	\$81,500	- 9.5%
Percent of Original List Price Received*	88.9%	86.7%	- 2.5%	89.8%	88.2%	- 1.8%
Days on Market Until Sale	146	128	- 12.7%	123	140	+ 14.5%
Inventory of Homes for Sale	1,119	1,027	- 8.2%	--	--	--
Months Supply of Inventory	11.8	11.9	+ 0.6%	--	--	--

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



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Local Market Update – May 2011

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+ 60.0%

Change in
New Listings

- 50.0%

Change in
Closed Sales

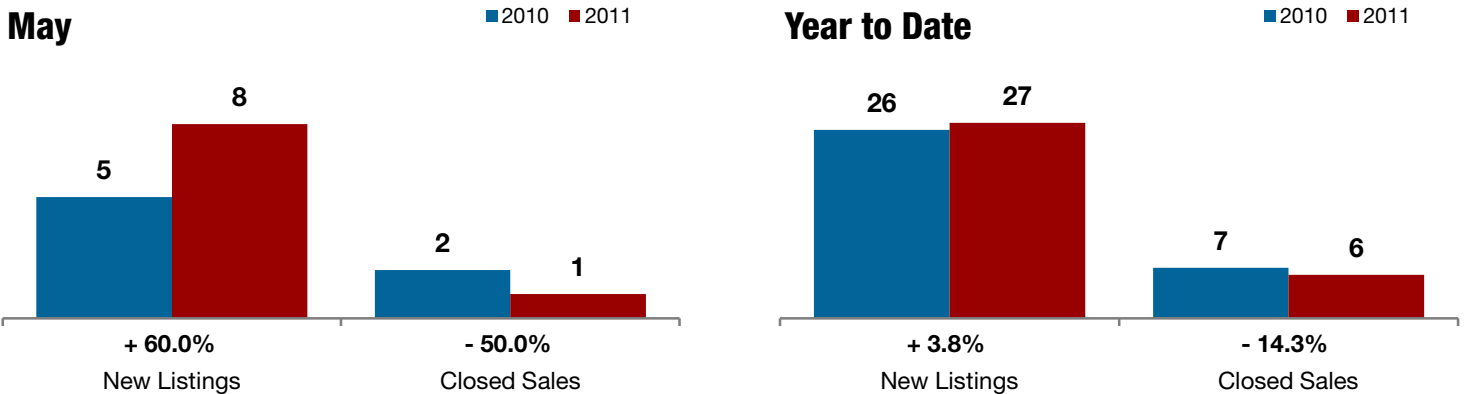
- 48.0%

Change in
Median Sales Price

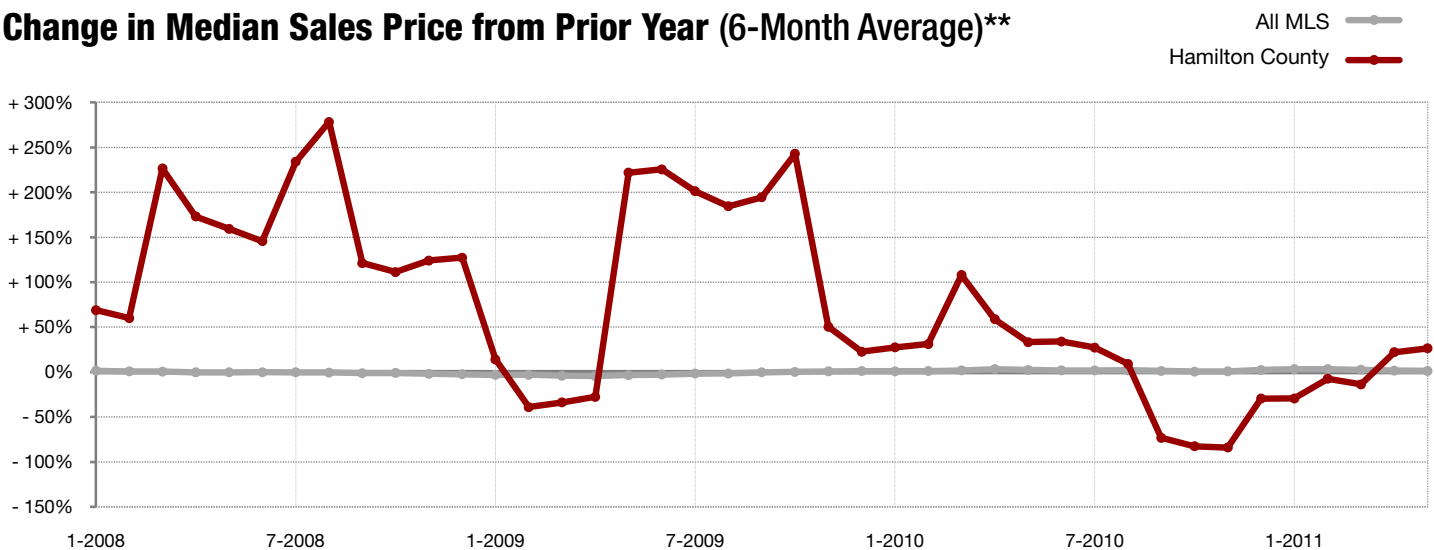
Hamilton County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	5	8	+ 60.0%	26	27	+ 3.8%
Pending Sales	2	1	- 50.0%	8	8	0.0%
Closed Sales	2	1	- 50.0%	7	6	- 14.3%
Average Sales Price*	\$148,750	\$77,300	- 48.0%	\$97,020	\$89,440	- 7.8%
Median Sales Price*	\$148,750	\$77,300	- 48.0%	\$69,900	\$77,300	+ 10.6%
Percent of Original List Price Received*	91.0%	81.4%	- 10.6%	85.8%	87.1%	+ 1.5%
Days on Market Until Sale	205	49	- 76.1%	275	227	- 17.4%
Inventory of Homes for Sale	55	63	+ 14.5%	--	--	--
Months Supply of Inventory	23.6	37.8	+ 60.4%	--	--	--

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



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Local Market Update – May 2011

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Henderson County

+ 3.2%

Change in
New Listings

+ 3.4%

Change in
Closed Sales

+ 4.3%

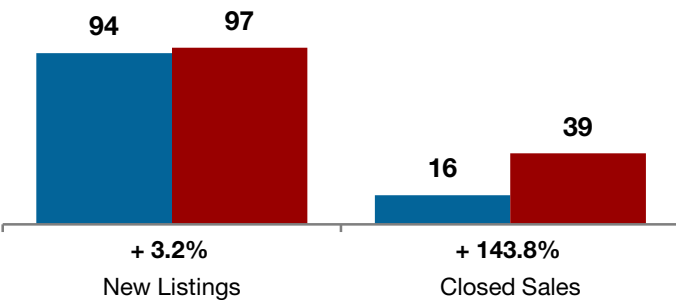
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	94	97	+ 3.2%	454	462	+ 1.8%
Pending Sales	29	30	+ 3.4%	124	141	+ 13.7%
Closed Sales	16	39	+ 143.8%	104	122	+ 17.3%
Average Sales Price*	\$129,820	\$229,189	+ 76.5%	\$154,174	\$173,798	+ 12.7%
Median Sales Price*	\$94,900	\$99,000	+ 4.3%	\$95,000	\$95,800	+ 0.8%
Percent of Original List Price Received*	97.5%	89.8%	- 7.8%	88.5%	88.2%	- 0.3%
Days on Market Until Sale	114	163	+ 42.5%	154	148	- 3.9%
Inventory of Homes for Sale	494	501	+ 1.4%	--	--	--
Months Supply of Inventory	19.4	18.8	- 3.0%	--	--	--

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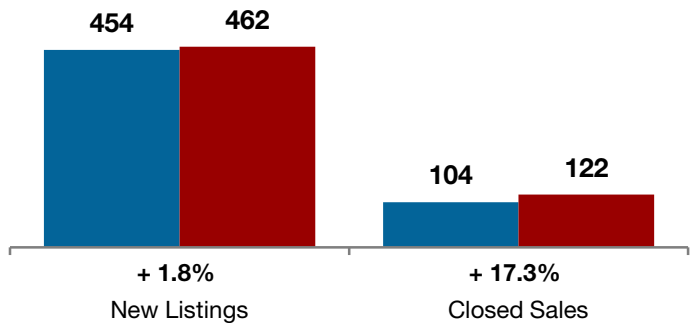
May

■ 2010 ■ 2011



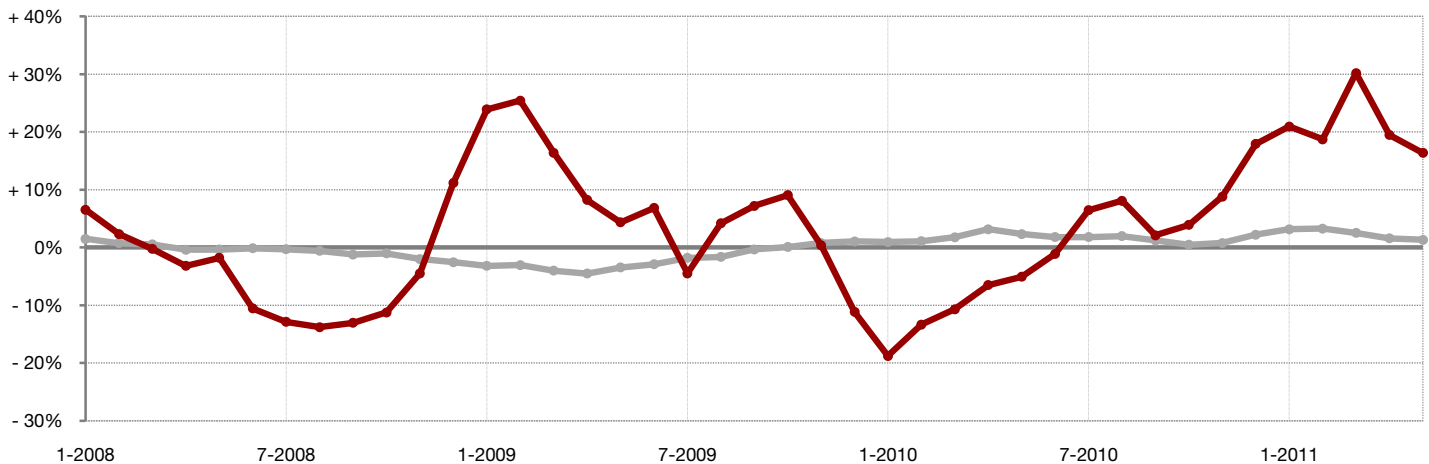
Year to Date

■ 2010 ■ 2011



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

All MLS — Henderson County —



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Local Market Update – May 2011

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Hill County

- 6.7%

Change in
New Listings

+ 36.8%

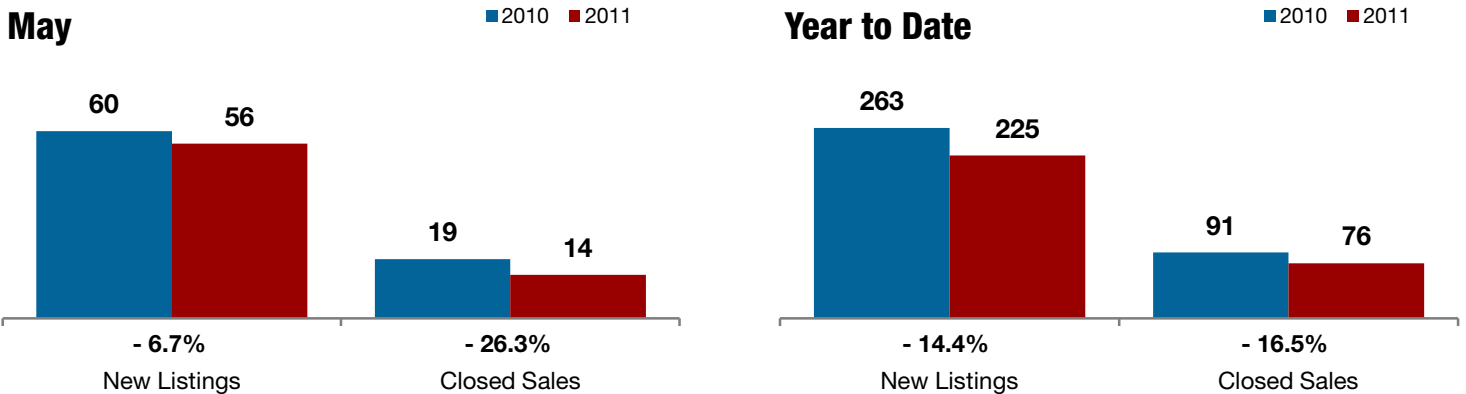
Change in
Closed Sales

+ 74.5%

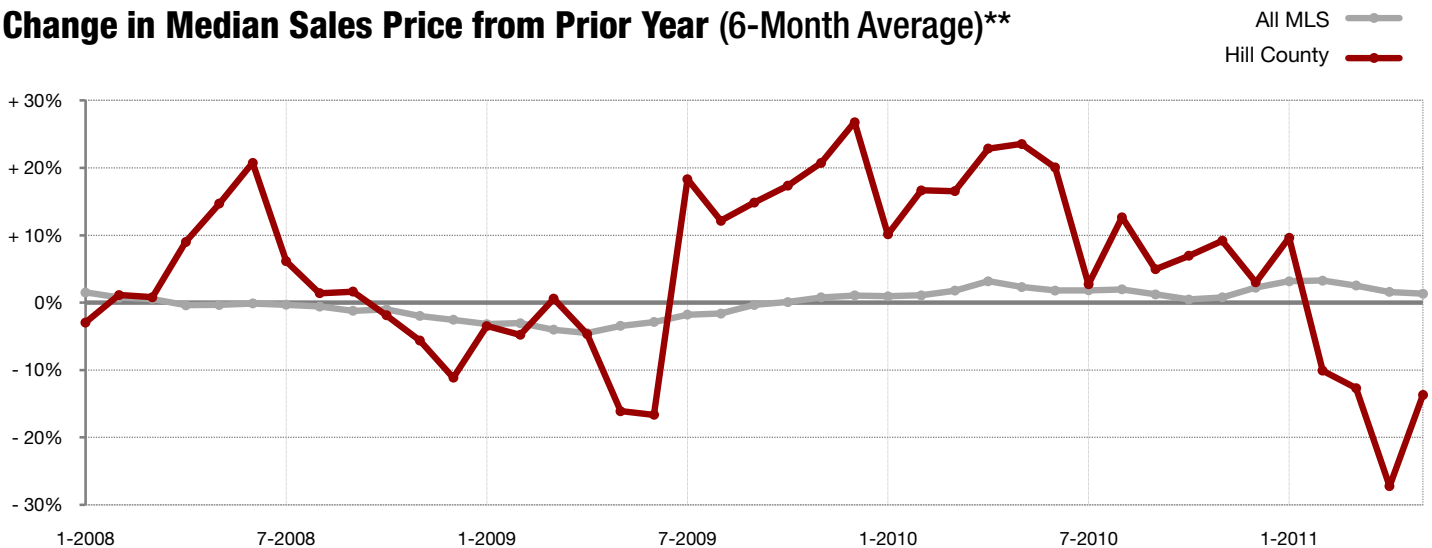
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	60	56	- 6.7%	263	225	- 14.4%
Pending Sales	19	26	+ 36.8%	95	92	- 3.2%
Closed Sales	19	14	- 26.3%	91	76	- 16.5%
Average Sales Price*	\$70,988	\$96,904	+ 36.5%	\$138,805	\$98,182	- 29.3%
Median Sales Price*	\$61,750	\$107,750	+ 74.5%	\$84,000	\$72,900	- 13.2%
Percent of Original List Price Received*	88.4%	87.2%	- 1.4%	86.4%	83.2%	- 3.8%
Days on Market Until Sale	153	208	+ 35.8%	182	183	+ 0.3%
Inventory of Homes for Sale	308	299	- 2.9%	--	--	--
Months Supply of Inventory	16.3	16.6	+ 2.0%	--	--	--

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



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Local Market Update – May 2011

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Hood County

+ 2.5%

Change in
New Listings

- 4.5%

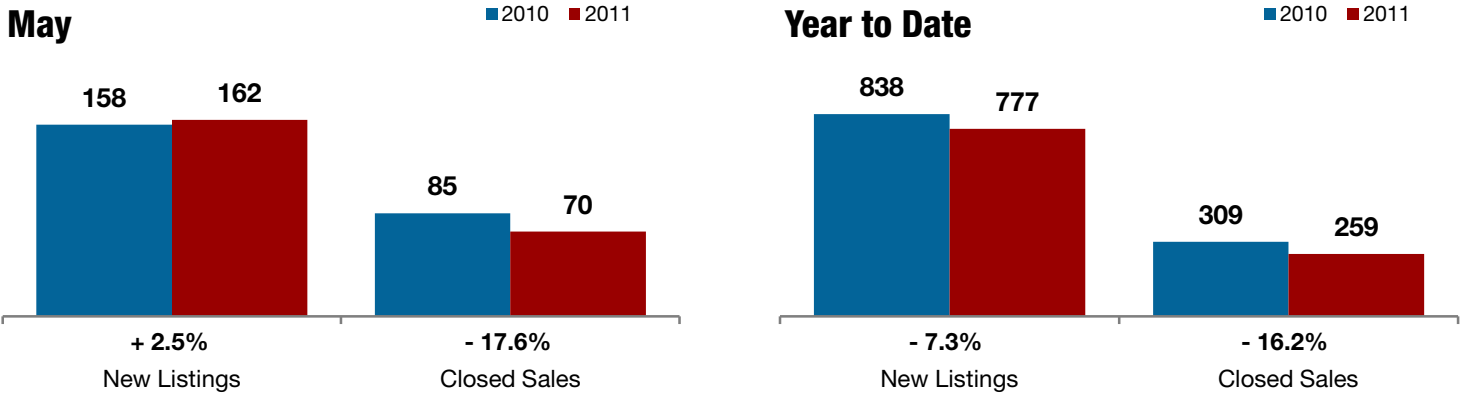
Change in
Closed Sales

- 1.2%

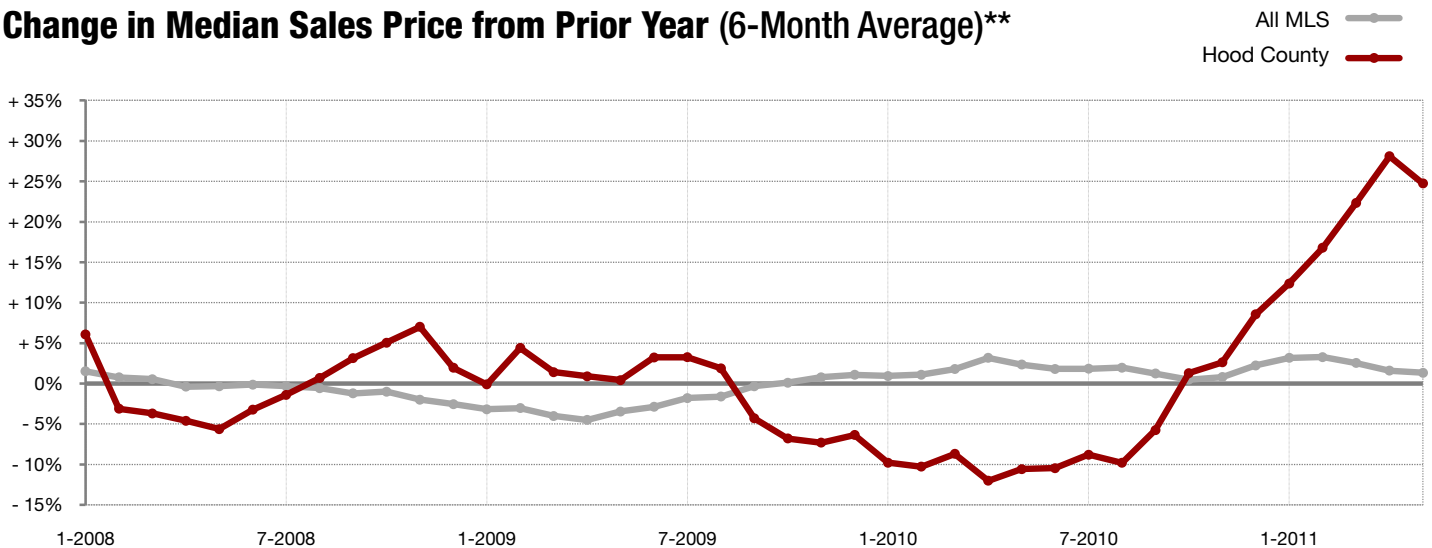
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	158	162	+ 2.5%	838	777	- 7.3%
Pending Sales	67	64	- 4.5%	367	295	- 19.6%
Closed Sales	85	70	- 17.6%	309	259	- 16.2%
Average Sales Price*	\$193,513	\$185,953	- 3.9%	\$188,282	\$206,691	+ 9.8%
Median Sales Price*	\$155,000	\$153,117	- 1.2%	\$144,750	\$166,496	+ 15.0%
Percent of Original List Price Received*	92.2%	88.9%	- 3.6%	89.7%	90.5%	+ 0.8%
Days on Market Until Sale	129	190	+ 46.8%	133	164	+ 23.1%
Inventory of Homes for Sale	813	796	- 2.1%	--	--	--
Months Supply of Inventory	12.3	13.7	+ 11.4%	--	--	--

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Local Market Update – May 2011

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



- 12.2%

+ 25.0%

- 31.8%

Change in
New Listings

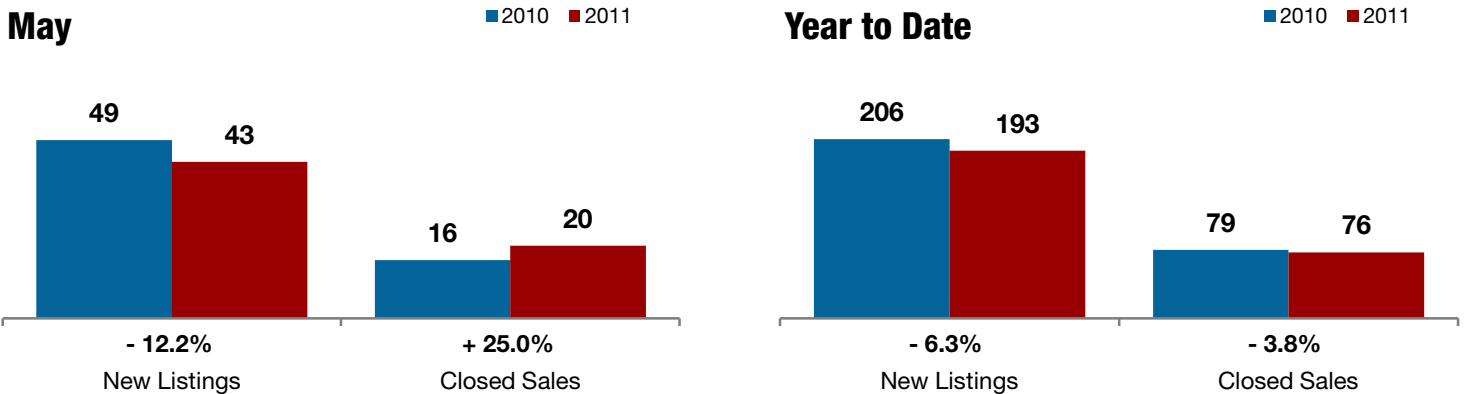
Change in
Closed Sales

Change in
Median Sales Price

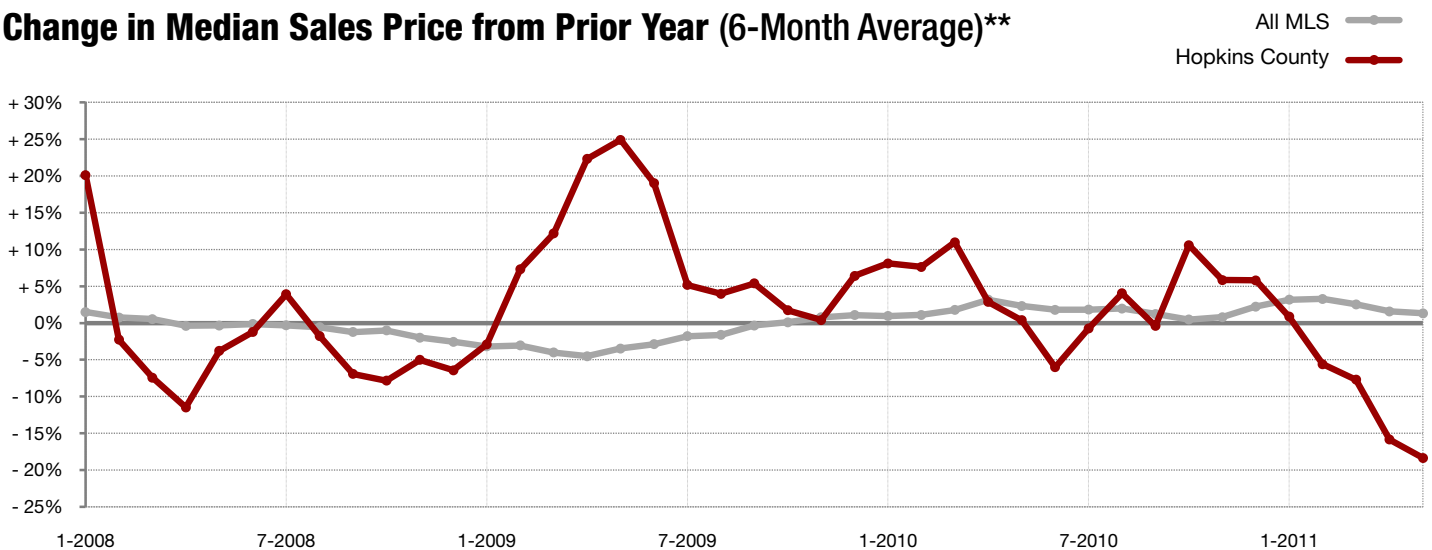
Hopkins County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	49	43	- 12.2%	206	193	- 6.3%
Pending Sales	12	15	+ 25.0%	82	91	+ 11.0%
Closed Sales	16	20	+ 25.0%	79	76	- 3.8%
Average Sales Price*	\$160,569	\$117,538	- 26.8%	\$119,215	\$100,469	- 15.7%
Median Sales Price*	\$128,450	\$87,625	- 31.8%	\$100,000	\$85,000	- 15.0%
Percent of Original List Price Received*	91.9%	89.5%	- 2.7%	91.0%	88.4%	- 2.9%
Days on Market Until Sale	183	94	- 48.7%	111	123	+ 10.7%
Inventory of Homes for Sale	220	213	- 3.2%	--	--	--
Months Supply of Inventory	13.2	12.1	- 8.2%	--	--	--

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Local Market Update – May 2011

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Hunt County

+ 6.8%

Change in
New Listings

+ 33.3%

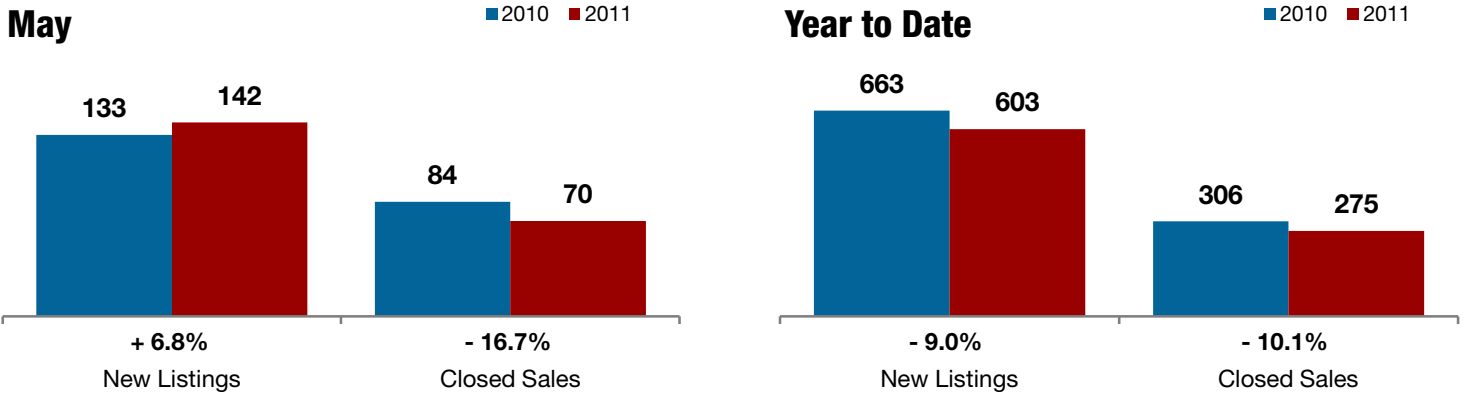
Change in
Closed Sales

- 2.7%

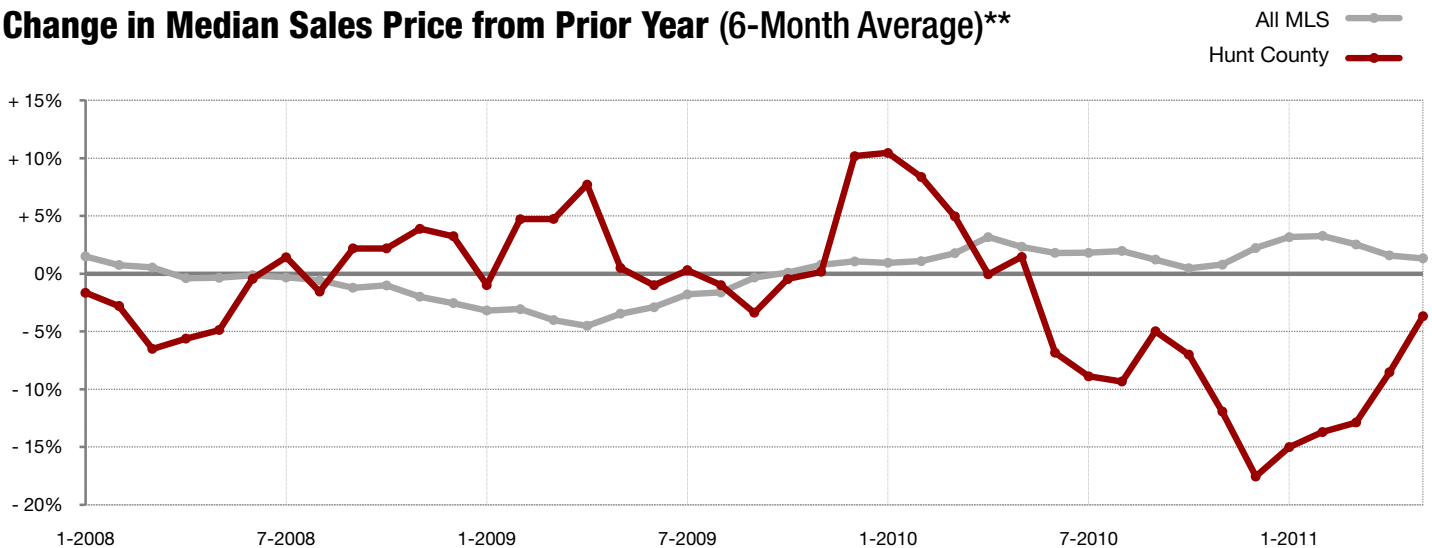
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	133	142	+ 6.8%	663	603	- 9.0%
Pending Sales	48	64	+ 33.3%	330	292	- 11.5%
Closed Sales	84	70	- 16.7%	306	275	- 10.1%
Average Sales Price*	\$109,663	\$101,679	- 7.3%	\$95,678	\$102,969	+ 7.6%
Median Sales Price*	\$87,500	\$85,150	- 2.7%	\$83,000	\$80,451	- 3.1%
Percent of Original List Price Received*	91.2%	87.9%	- 3.6%	90.1%	88.8%	- 1.4%
Days on Market Until Sale	103	124	+ 21.0%	107	124	+ 16.4%
Inventory of Homes for Sale	599	563	- 6.0%	--	--	--
Months Supply of Inventory	9.9	9.8	- 0.4%	--	--	--

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



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Local Market Update – May 2011

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Jack County

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

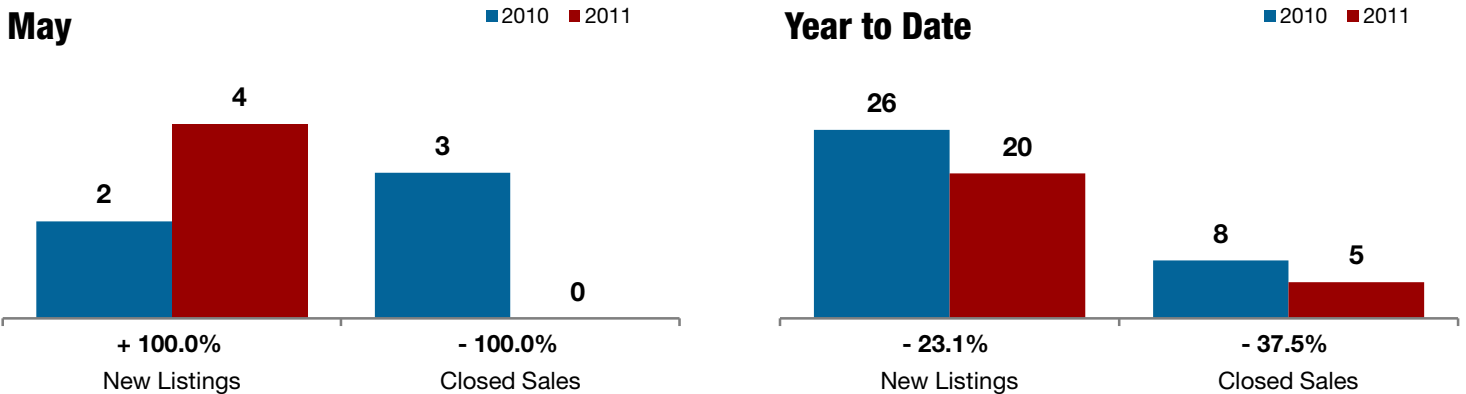
Change in
New Listings

Change in
Closed Sales

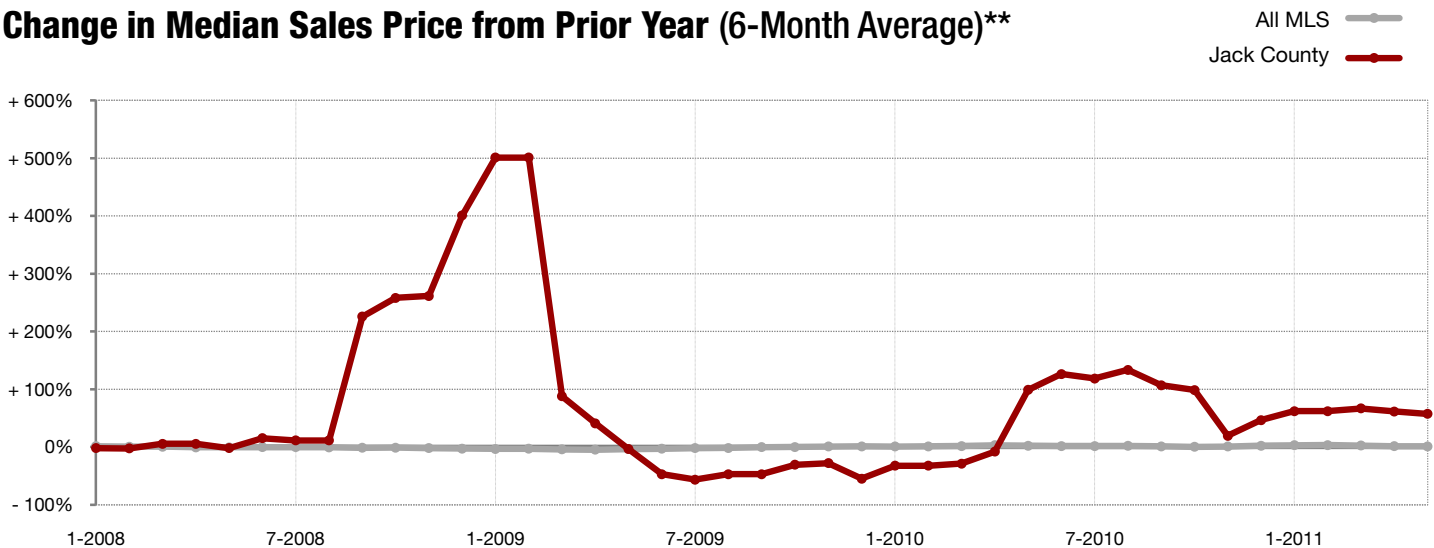
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	2	4	+ 100.0%	26	20	- 23.1%
Pending Sales	1	2	+ 100.0%	6	10	+ 66.7%
Closed Sales	3	0	- 100.0%	8	5	- 37.5%
Average Sales Price*	\$207,000	\$0	- 100.0%	\$116,866	\$450,000	+ 285.1%
Median Sales Price*	\$207,000	\$0	- 100.0%	\$69,500	\$92,000	+ 32.4%
Percent of Original List Price Received*	95.6%	0.0%	- 100.0%	88.8%	72.4%	- 18.4%
Days on Market Until Sale	128	0	- 100.0%	148	213	+ 44.0%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	16.7	11.1	- 33.9%	--	--	--

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



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Local Market Update – May 2011

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- 11.2%

+ 30.6%

- 7.0%

Change in
New Listings

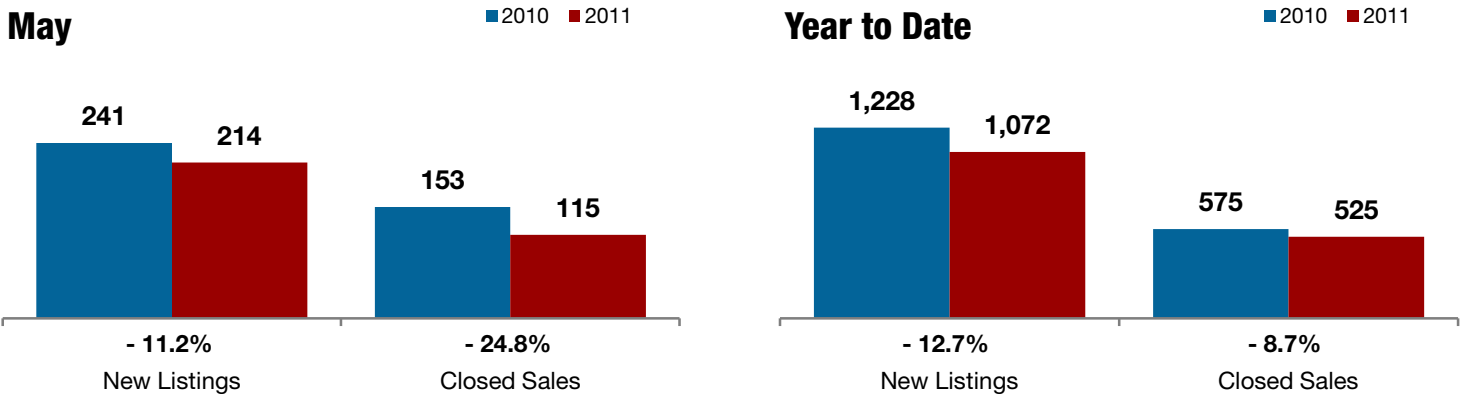
Change in
Closed Sales

Change in
Median Sales Price

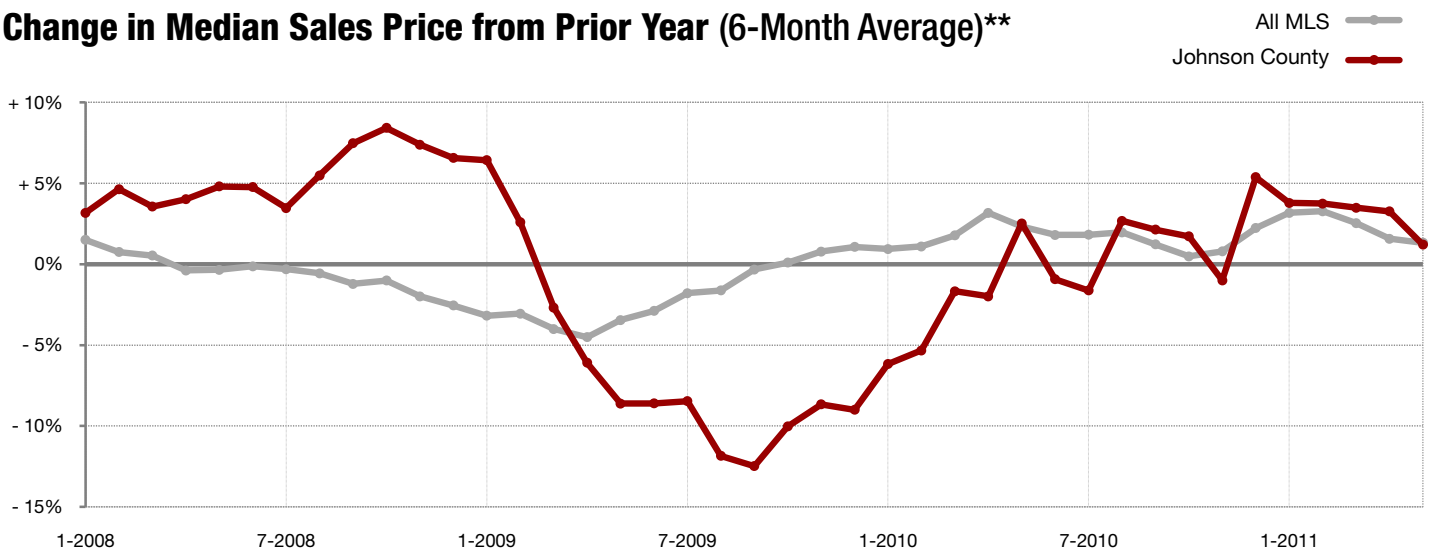
Johnson County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	241	214	- 11.2%	1,228	1,072	- 12.7%
Pending Sales	108	141	+ 30.6%	651	599	- 8.0%
Closed Sales	153	115	- 24.8%	575	525	- 8.7%
Average Sales Price*	\$125,945	\$113,273	- 10.1%	\$115,977	\$112,160	- 3.3%
Median Sales Price*	\$118,000	\$109,713	- 7.0%	\$105,000	\$100,000	- 4.8%
Percent of Original List Price Received*	93.1%	90.9%	- 2.4%	92.0%	92.0%	+ 0.0%
Days on Market Until Sale	111	126	+ 13.5%	101	121	+ 19.8%
Inventory of Homes for Sale	977	875	- 10.4%	--	--	--
Months Supply of Inventory	8.0	8.0	- 0.3%	--	--	--

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



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Local Market Update – May 2011

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- 41.2%

+ 160.0%

- 69.2%

Change in
New Listings

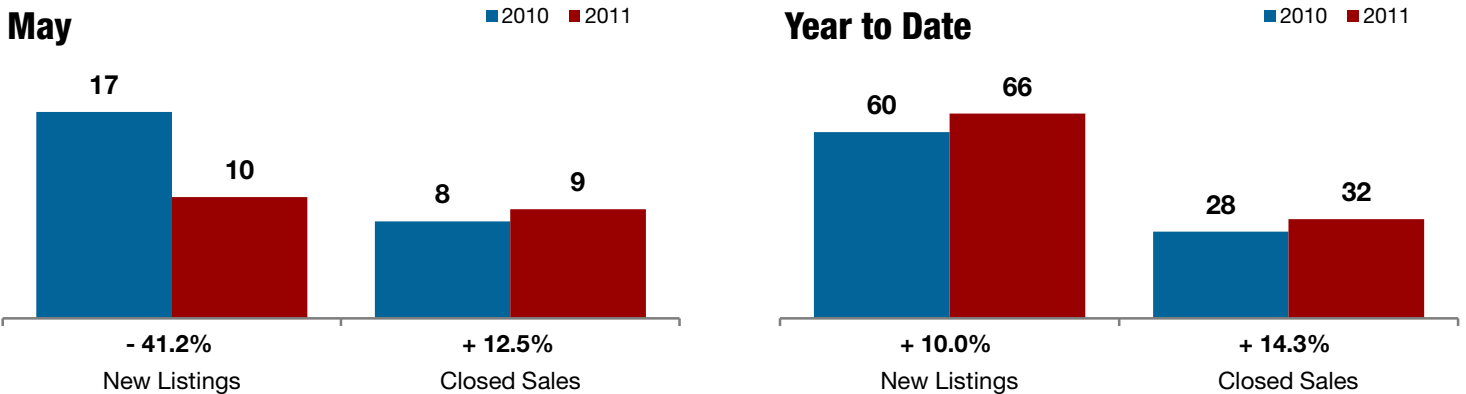
Change in
Closed Sales

Change in
Median Sales Price

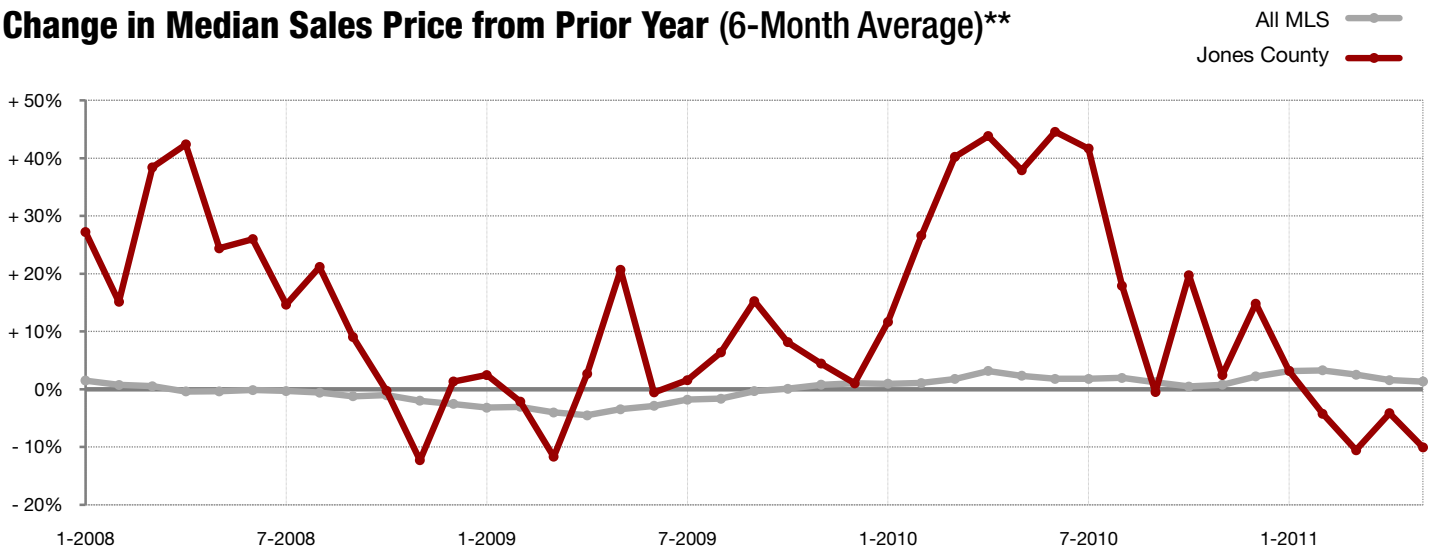
Jones County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	17	10	- 41.2%	60	66	+ 10.0%
Pending Sales	5	13	+ 160.0%	28	40	+ 42.9%
Closed Sales	8	9	+ 12.5%	28	32	+ 14.3%
Average Sales Price*	\$128,825	\$70,033	- 45.6%	\$120,733	\$72,936	- 39.6%
Median Sales Price*	\$129,750	\$39,900	- 69.2%	\$106,500	\$55,400	- 48.0%
Percent of Original List Price Received*	89.2%	81.9%	- 8.3%	90.2%	87.4%	- 3.2%
Days on Market Until Sale	108	117	+ 8.8%	110	111	+ 1.2%
Inventory of Homes for Sale	56	60	+ 7.1%	--	--	--
Months Supply of Inventory	9.9	10.1	+ 2.6%	--	--	--

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



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Local Market Update – May 2011

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- 23.8%

+ 10.7%

+ 17.6%

Change in
New Listings

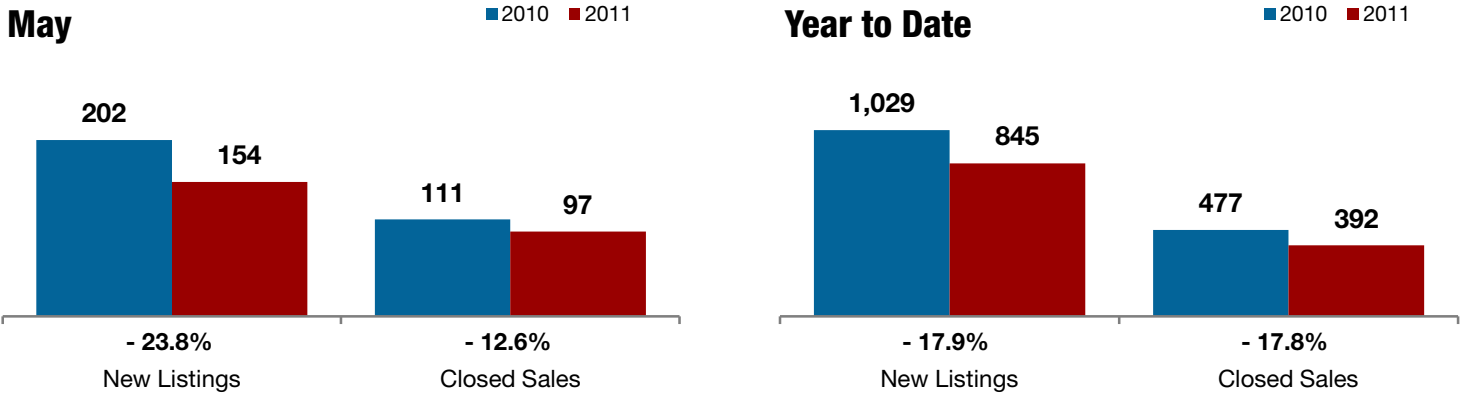
Change in
Closed Sales

Change in
Median Sales Price

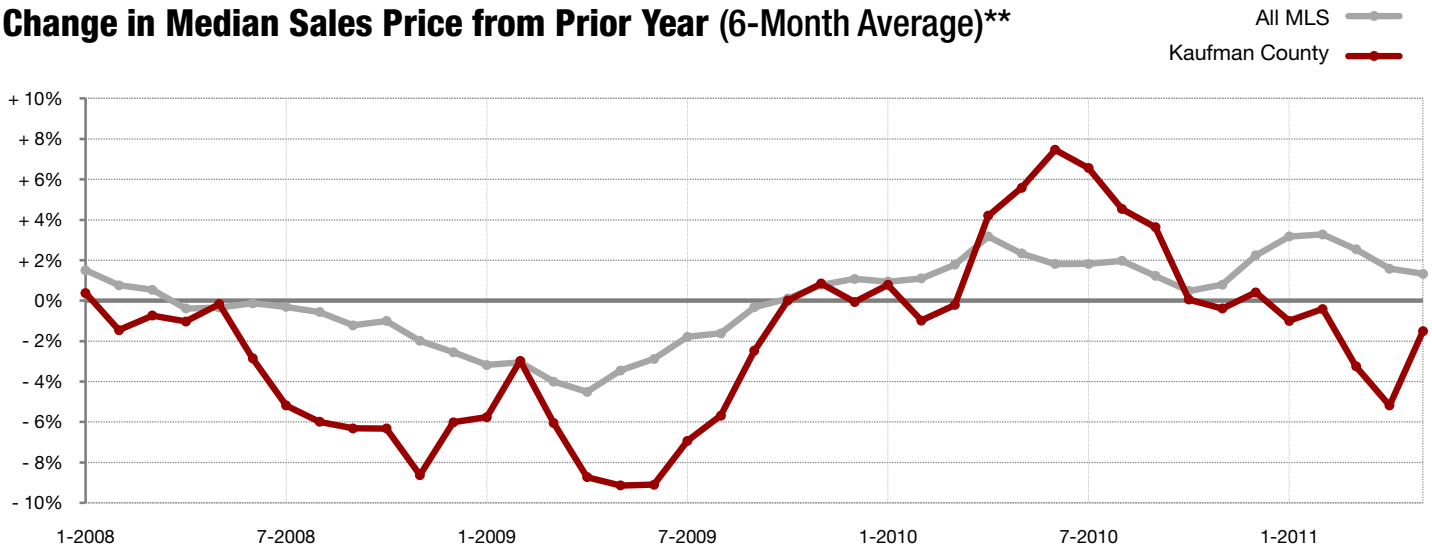
Kaufman County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	202	154	- 23.8%	1,029	845	- 17.9%
Pending Sales	84	93	+ 10.7%	533	455	- 14.6%
Closed Sales	111	97	- 12.6%	477	392	- 17.8%
Average Sales Price*	\$122,465	\$141,773	+ 15.8%	\$133,998	\$124,644	- 7.0%
Median Sales Price*	\$119,000	\$139,900	+ 17.6%	\$125,000	\$119,495	- 4.4%
Percent of Original List Price Received*	91.6%	92.1%	+ 0.5%	92.5%	90.4%	- 2.3%
Days on Market Until Sale	109	131	+ 20.0%	112	122	+ 9.0%
Inventory of Homes for Sale	835	734	- 12.1%	--	--	--
Months Supply of Inventory	8.3	8.6	+ 3.2%	--	--	--

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



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Local Market Update – May 2011

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



- 22.2%

+ 7.7%

- 11.8%

Change in
New Listings

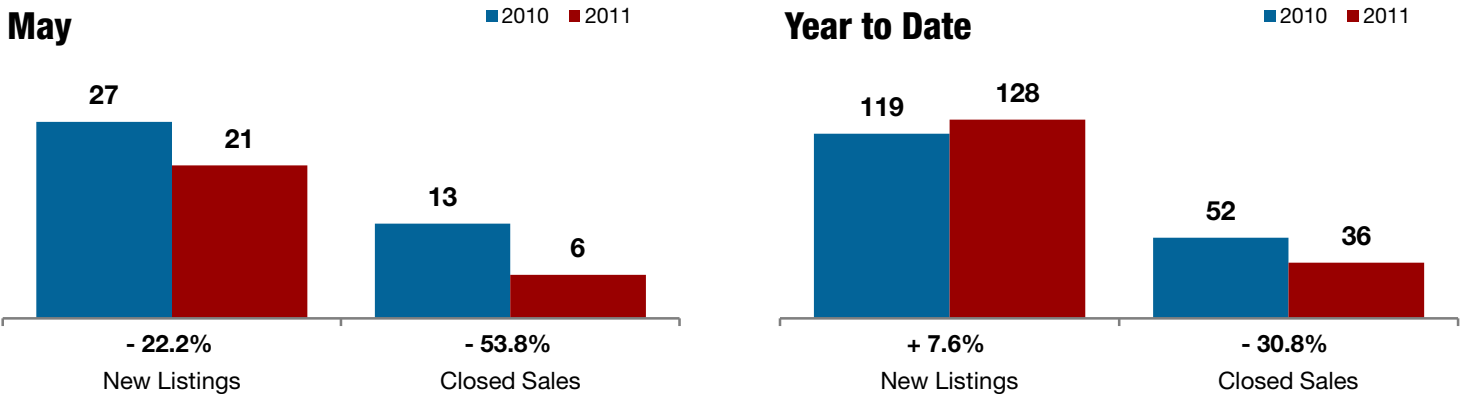
Change in
Closed Sales

Change in
Median Sales Price

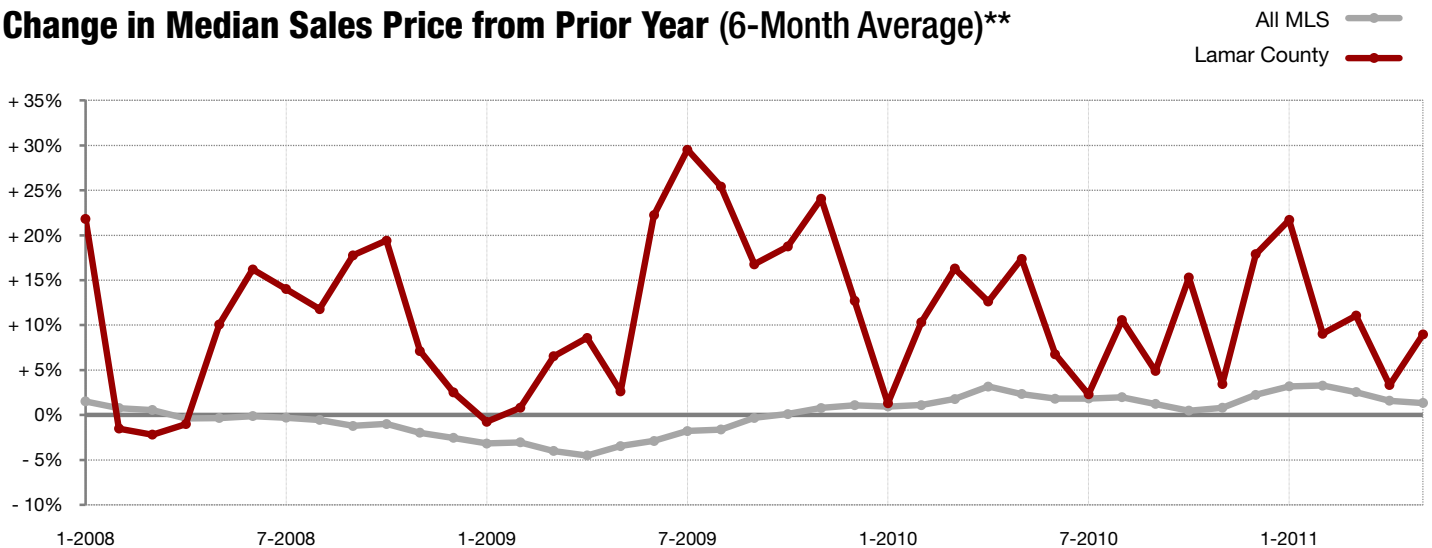
Lamar County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	27	21	- 22.2%	119	128	+ 7.6%
Pending Sales	13	14	+ 7.7%	48	51	+ 6.3%
Closed Sales	13	6	- 53.8%	52	36	- 30.8%
Average Sales Price*	\$117,025	\$120,333	+ 2.8%	\$125,159	\$123,701	- 1.2%
Median Sales Price*	\$127,500	\$112,500	- 11.8%	\$112,000	\$115,250	+ 2.9%
Percent of Original List Price Received*	83.5%	90.5%	+ 8.3%	88.8%	89.1%	+ 0.4%
Days on Market Until Sale	116	88	- 24.3%	99	131	+ 31.8%
Inventory of Homes for Sale	118	127	+ 7.6%	--	--	--
Months Supply of Inventory	10.6	14.0	+ 31.3%	--	--	--

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



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Local Market Update – May 2011

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



0.0%

--

+ 110.0%

Change in
New Listings

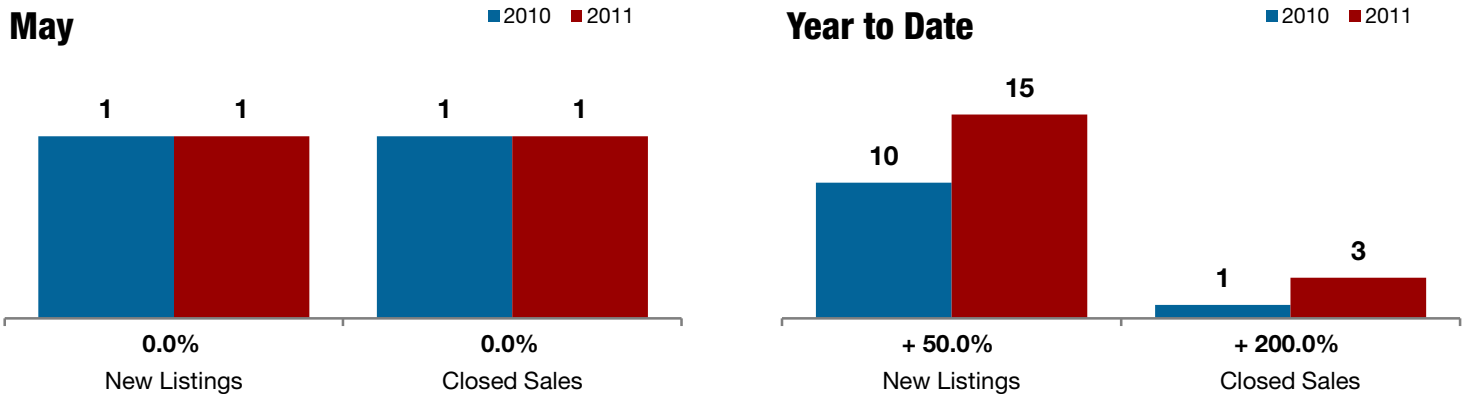
Change in
Closed Sales

Change in
Median Sales Price

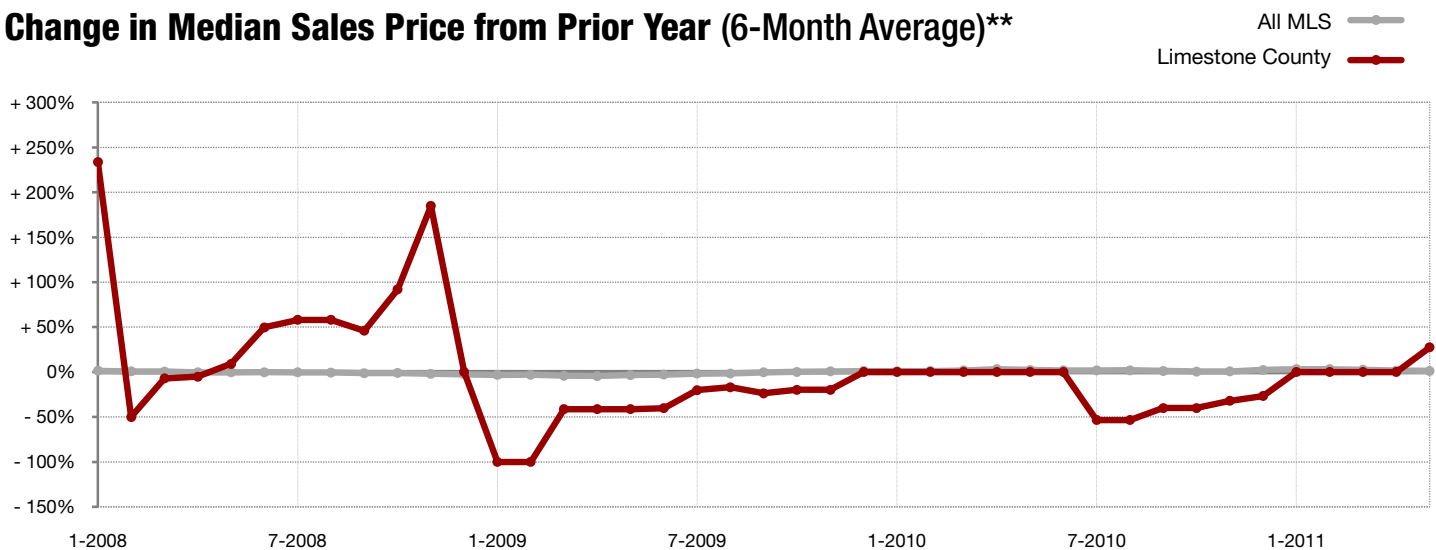
Limestone County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	1	1	0.0%	10	15	+ 50.0%
Pending Sales	0	4	--	1	7	+ 600.0%
Closed Sales	1	1	0.0%	1	3	+ 200.0%
Average Sales Price*	\$20,000	\$42,000	+ 110.0%	\$20,000	\$69,833	+ 249.2%
Median Sales Price*	\$20,000	\$42,000	+ 110.0%	\$20,000	\$65,000	+ 225.0%
Percent of Original List Price Received*	69.0%	70.1%	+ 1.7%	69.0%	86.8%	+ 25.8%
Days on Market Until Sale	44	66	+ 50.0%	44	81	+ 83.3%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	12.0	11.1	- 7.7%	--	--	--

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



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Local Market Update – May 2011

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- 29.4%

+ 133.3%

+ 9.0%

Change in
New Listings

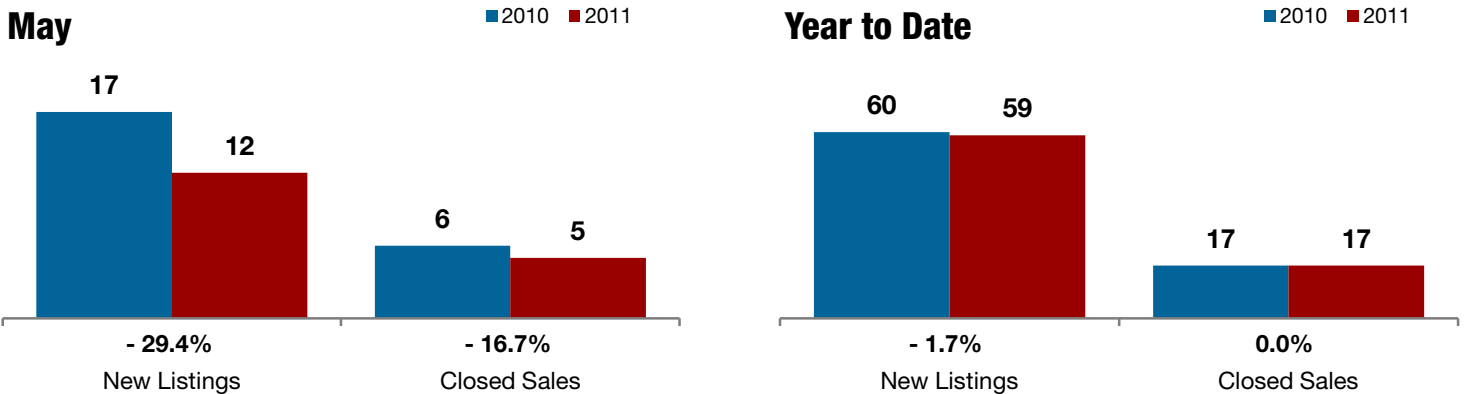
Change in
Closed Sales

Change in
Median Sales Price

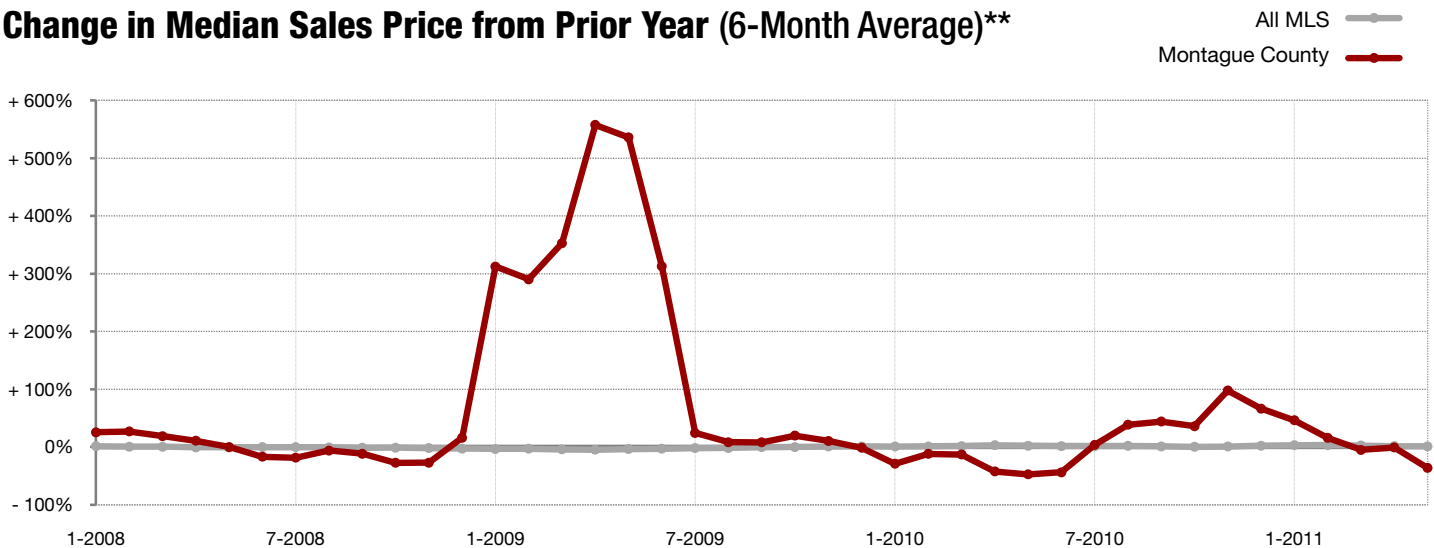
Montague County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	17	12	- 29.4%	60	59	- 1.7%
Pending Sales	3	7	+ 133.3%	17	21	+ 23.5%
Closed Sales	6	5	- 16.7%	17	17	0.0%
Average Sales Price*	\$86,470	\$63,971	- 26.0%	\$116,449	\$82,631	- 29.0%
Median Sales Price*	\$63,510	\$69,255	+ 9.0%	\$105,000	\$60,100	- 42.8%
Percent of Original List Price Received*	87.6%	81.5%	- 6.9%	84.3%	84.0%	- 0.3%
Days on Market Until Sale	128	118	- 7.9%	157	124	- 20.5%
Inventory of Homes for Sale	82	71	- 13.4%	--	--	--
Months Supply of Inventory	19.7	16.4	- 16.7%	--	--	--

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



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Local Market Update – May 2011

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- 12.7%

Change in
New Listings

- 38.2%

Change in
Closed Sales

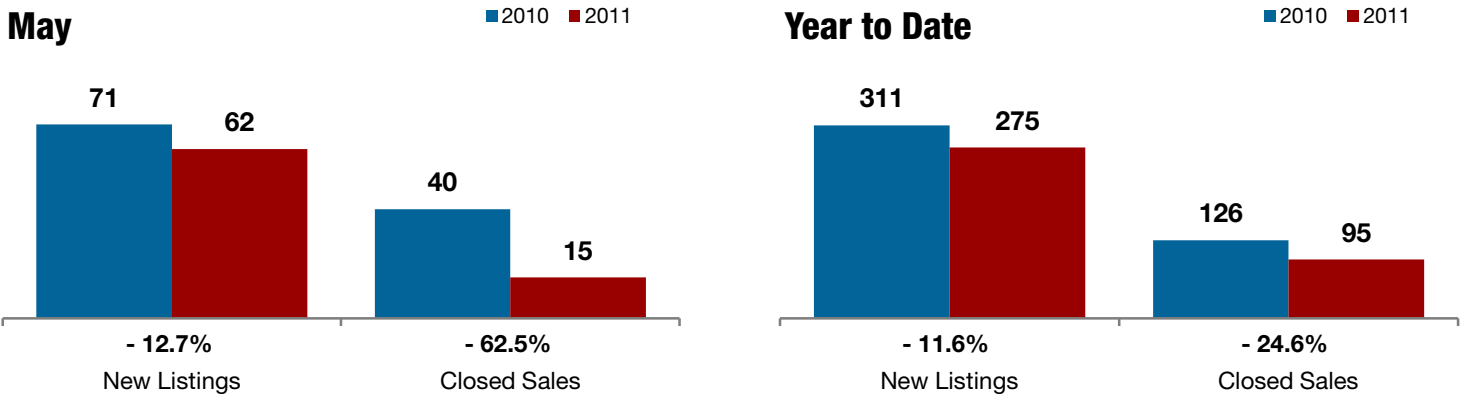
- 15.4%

Change in
Median Sales Price

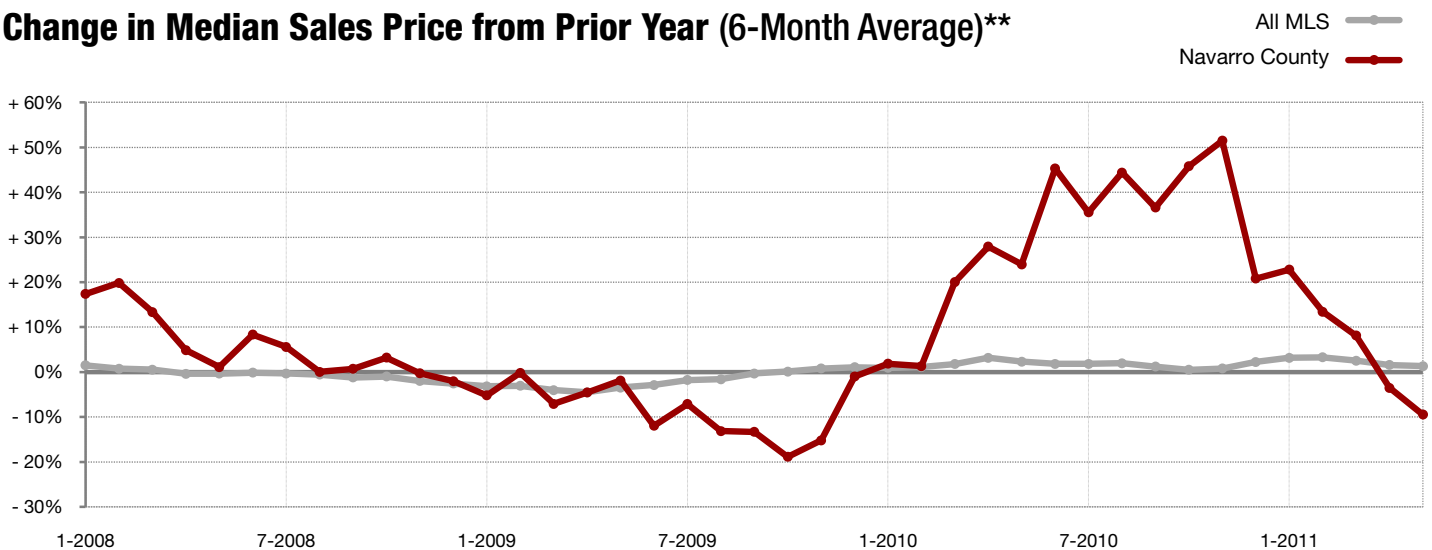
Navarro County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	71	62	- 12.7%	311	275	- 11.6%
Pending Sales	34	21	- 38.2%	140	110	- 21.4%
Closed Sales	40	15	- 62.5%	126	95	- 24.6%
Average Sales Price*	\$125,688	\$150,207	+ 19.5%	\$137,769	\$123,332	- 10.5%
Median Sales Price*	\$102,000	\$86,300	- 15.4%	\$102,500	\$89,200	- 13.0%
Percent of Original List Price Received*	92.8%	88.3%	- 4.8%	89.0%	88.1%	- 1.0%
Days on Market Until Sale	156	105	- 32.5%	167	153	- 8.5%
Inventory of Homes for Sale	358	349	- 2.5%	--	--	--
Months Supply of Inventory	12.5	15.9	+ 27.5%	--	--	--

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



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Local Market Update – May 2011

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- 50.0%

Change in
New Listings

- 50.0%

Change in
Closed Sales

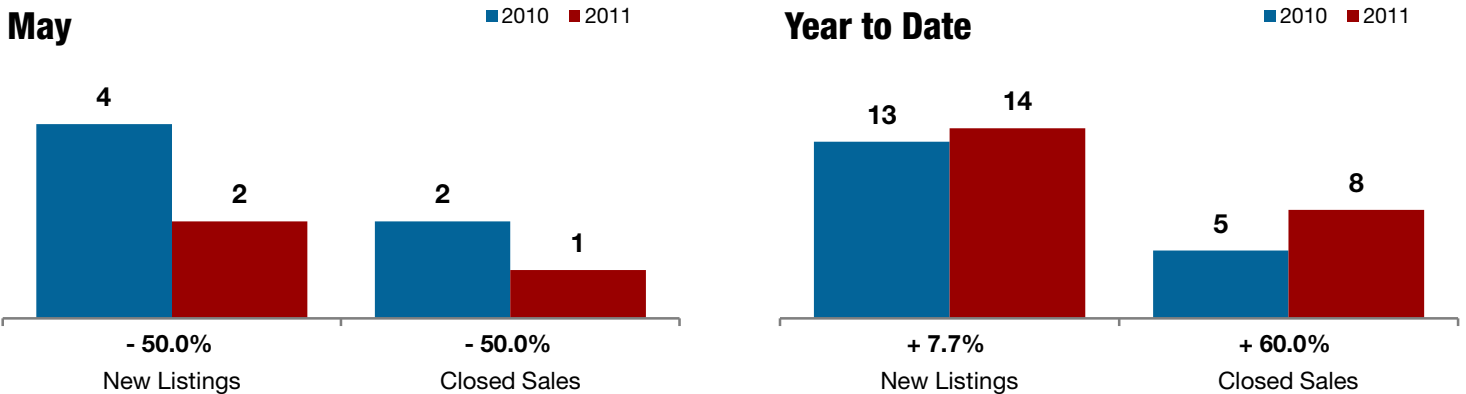
- 89.8%

Change in
Median Sales Price

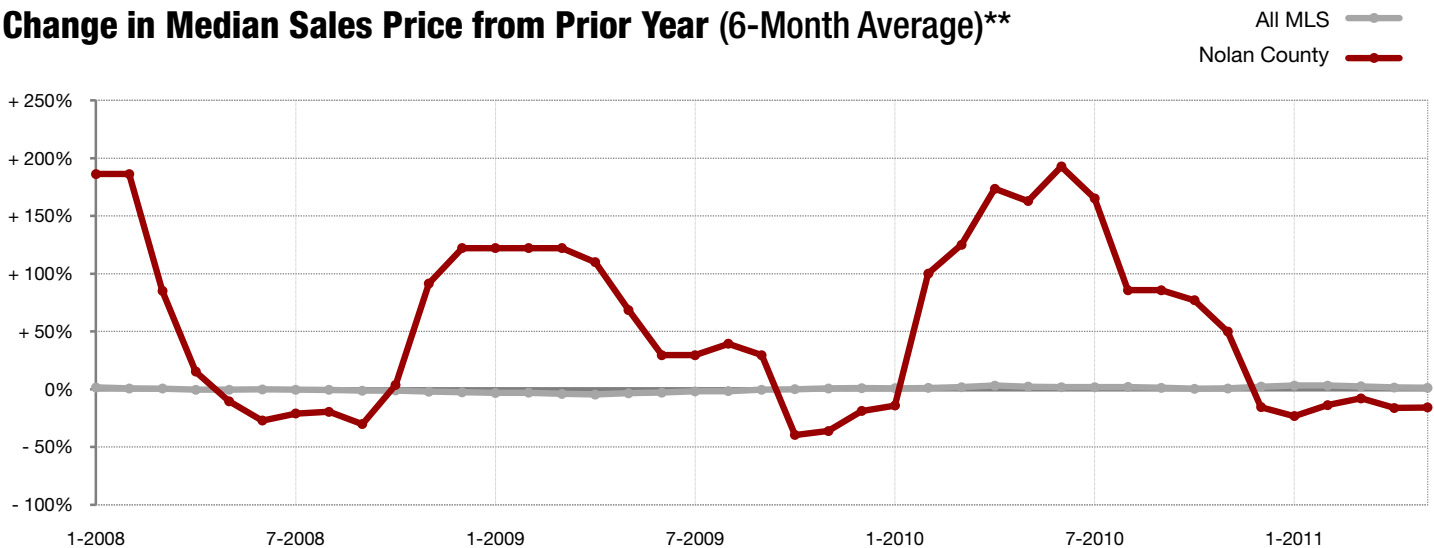
Nolan County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	4	2	- 50.0%	13	14	+ 7.7%
Pending Sales	2	1	- 50.0%	6	10	+ 66.7%
Closed Sales	2	1	- 50.0%	5	8	+ 60.0%
Average Sales Price*	\$102,500	\$10,501	- 89.8%	\$125,000	\$72,119	- 42.3%
Median Sales Price*	\$102,500	\$10,501	- 89.8%	\$115,000	\$66,950	- 41.8%
Percent of Original List Price Received*	73.8%	58.7%	- 20.5%	81.9%	88.0%	+ 7.5%
Days on Market Until Sale	84	33	- 60.7%	241	36	- 85.3%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	8.0	4.7	- 41.7%	--	--	--

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



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Local Market Update – May 2011

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



- 17.4%

+ 55.0%

+ 1.7%

Change in
New Listings

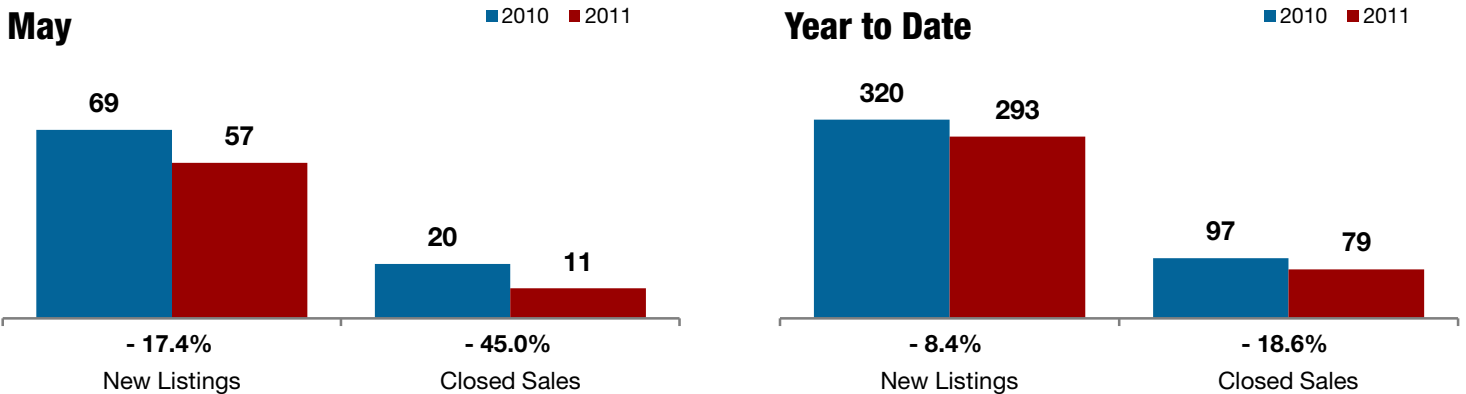
Change in
Closed Sales

Change in
Median Sales Price

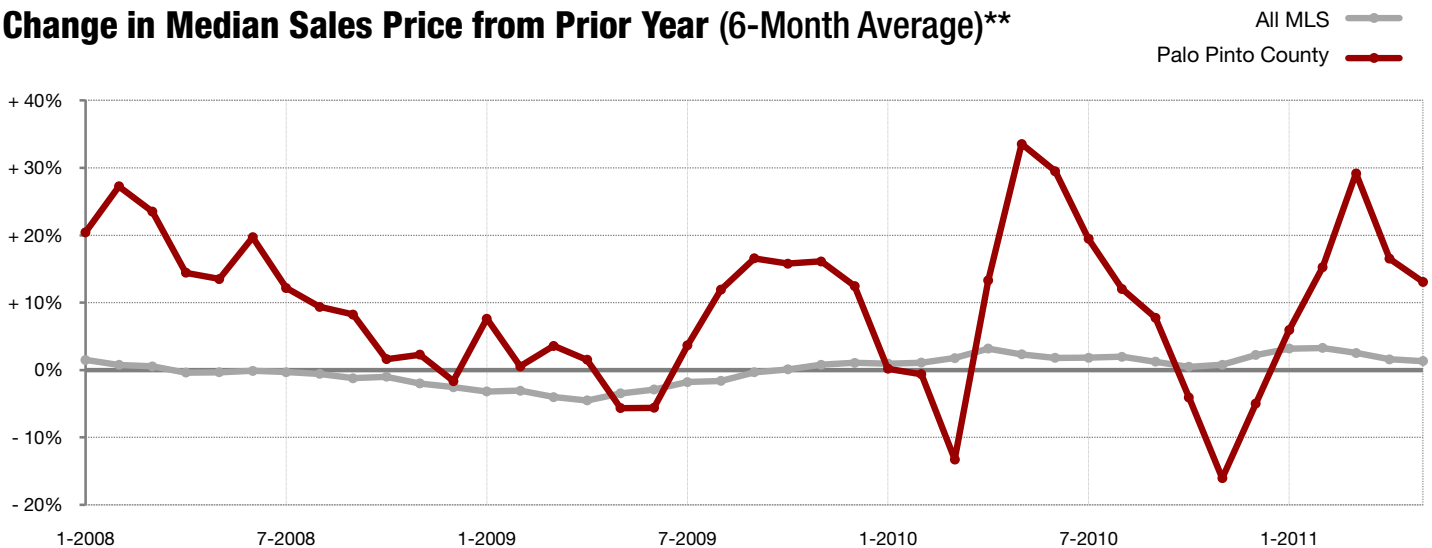
Palo Pinto County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	69	57	- 17.4%	320	293	- 8.4%
Pending Sales	20	31	+ 55.0%	112	101	- 9.8%
Closed Sales	20	11	- 45.0%	97	79	- 18.6%
Average Sales Price*	\$281,525	\$303,667	+ 7.9%	\$210,551	\$266,830	+ 26.7%
Median Sales Price*	\$186,750	\$190,000	+ 1.7%	\$135,850	\$121,250	- 10.7%
Percent of Original List Price Received*	85.4%	87.2%	+ 2.0%	86.3%	87.6%	+ 1.5%
Days on Market Until Sale	205	222	+ 8.3%	182	206	+ 13.2%
Inventory of Homes for Sale	415	361	- 13.0%	--	--	--
Months Supply of Inventory	20.0	18.5	- 7.4%	--	--	--

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Local Market Update – May 2011

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- 8.8%

Change in
New Listings

+ 1.7%

Change in
Closed Sales

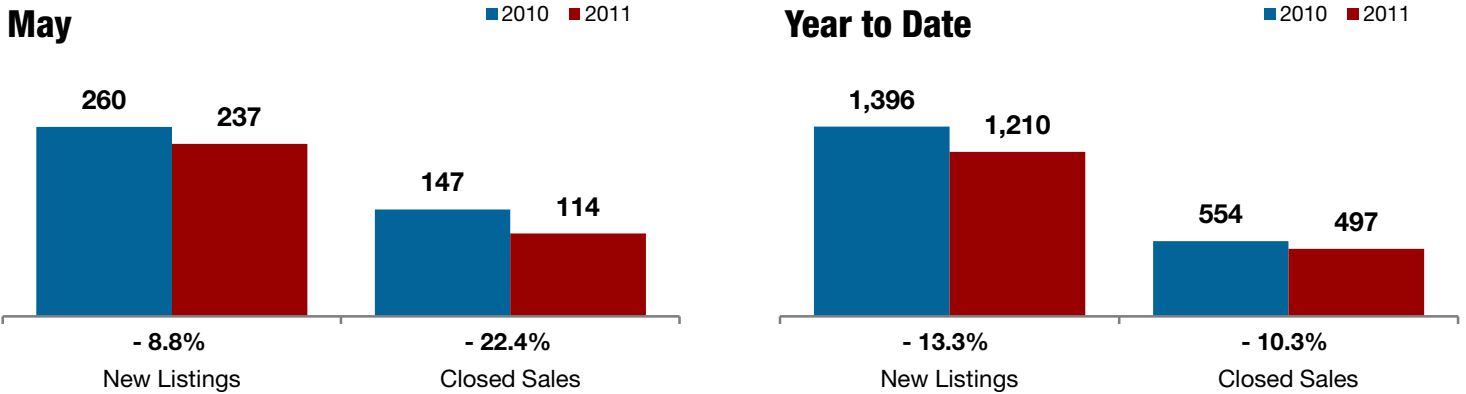
+ 11.0%

Change in
Median Sales Price

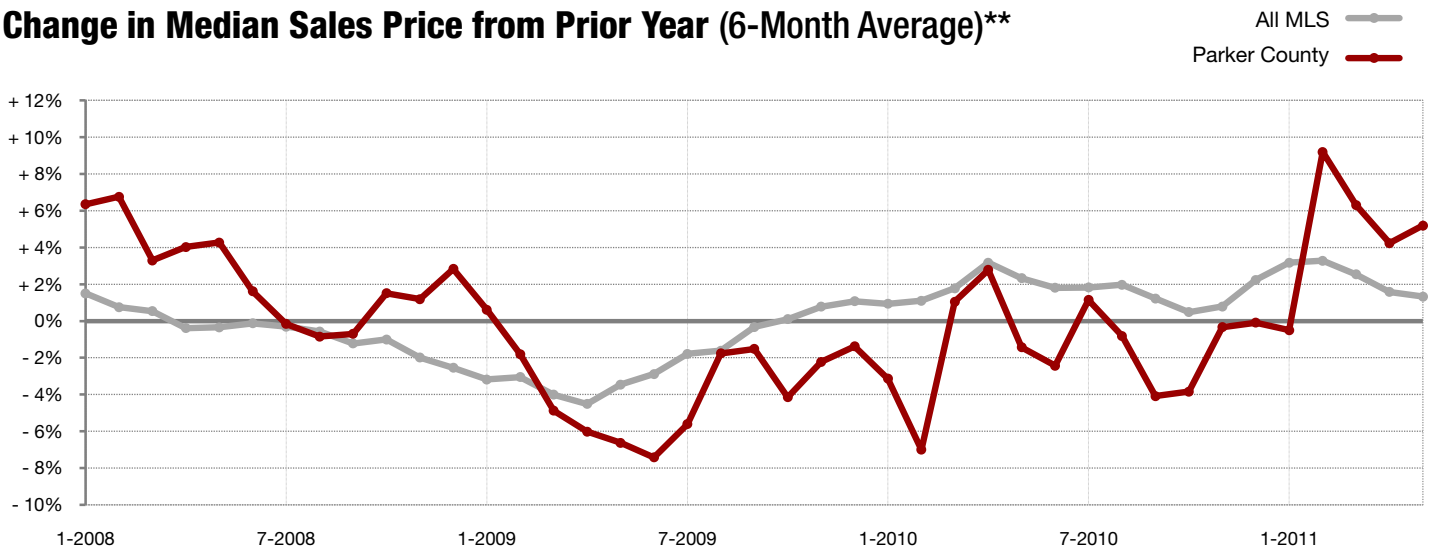
Parker County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	260	237	- 8.8%	1,396	1,210	- 13.3%
Pending Sales	120	122	+ 1.7%	636	601	- 5.5%
Closed Sales	147	114	- 22.4%	554	497	- 10.3%
Average Sales Price*	\$171,941	\$194,346	+ 13.0%	\$173,560	\$174,038	+ 0.3%
Median Sales Price*	\$140,500	\$156,000	+ 11.0%	\$146,000	\$154,308	+ 5.7%
Percent of Original List Price Received*	93.6%	93.7%	+ 0.1%	92.8%	91.7%	- 1.2%
Days on Market Until Sale	115	120	+ 4.4%	118	129	+ 9.4%
Inventory of Homes for Sale	1,249	1,112	- 11.0%	--	--	--
Months Supply of Inventory	10.5	10.8	+ 3.0%	--	--	--

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Local Market Update – May 2011

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



Rains County

- 4.8%

Change in
New Listings

+ 40.0%

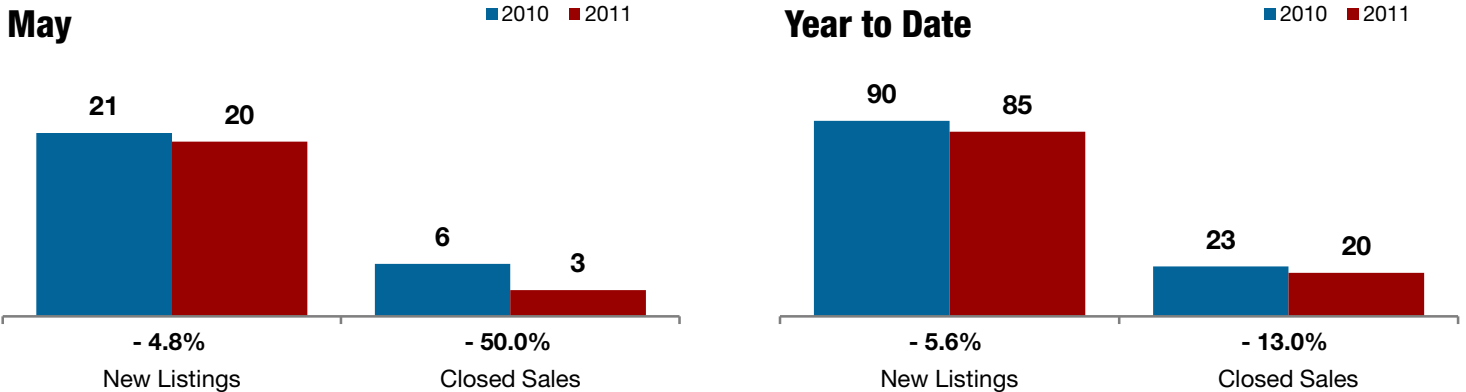
Change in
Closed Sales

- 15.0%

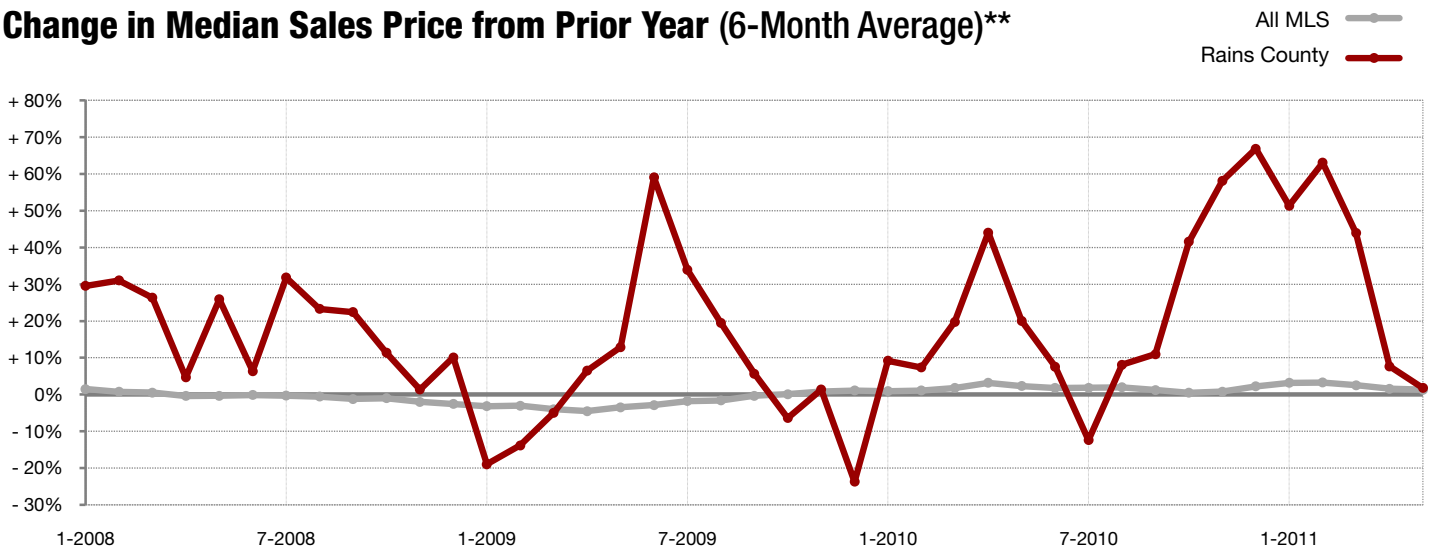
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	21	20	- 4.8%	90	85	- 5.6%
Pending Sales	5	7	+ 40.0%	22	22	0.0%
Closed Sales	6	3	- 50.0%	23	20	- 13.0%
Average Sales Price*	\$98,286	\$66,333	- 32.5%	\$144,264	\$217,869	+ 51.0%
Median Sales Price*	\$56,500	\$48,000	- 15.0%	\$125,500	\$87,500	- 30.3%
Percent of Original List Price Received*	91.8%	73.2%	- 20.3%	87.4%	84.4%	- 3.5%
Days on Market Until Sale	229	165	- 27.8%	156	147	- 5.6%
Inventory of Homes for Sale	97	97	0.0%	--	--	--
Months Supply of Inventory	15.9	20.4	+ 28.1%	--	--	--

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



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Local Market Update – May 2011

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



- 3.3%

Change in
New Listings

+ 32.3%

Change in
Closed Sales

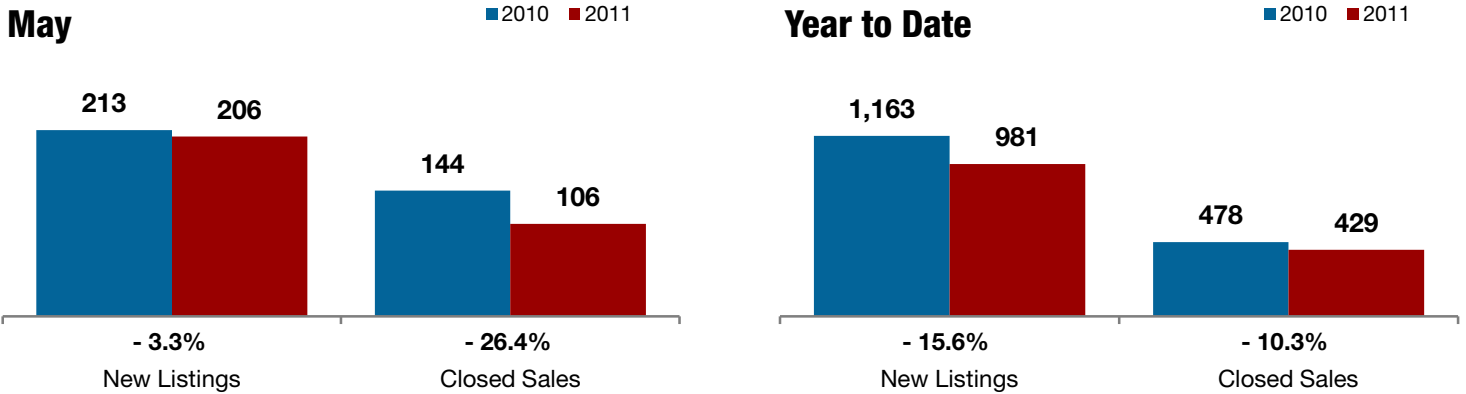
+ 5.0%

Change in
Median Sales Price

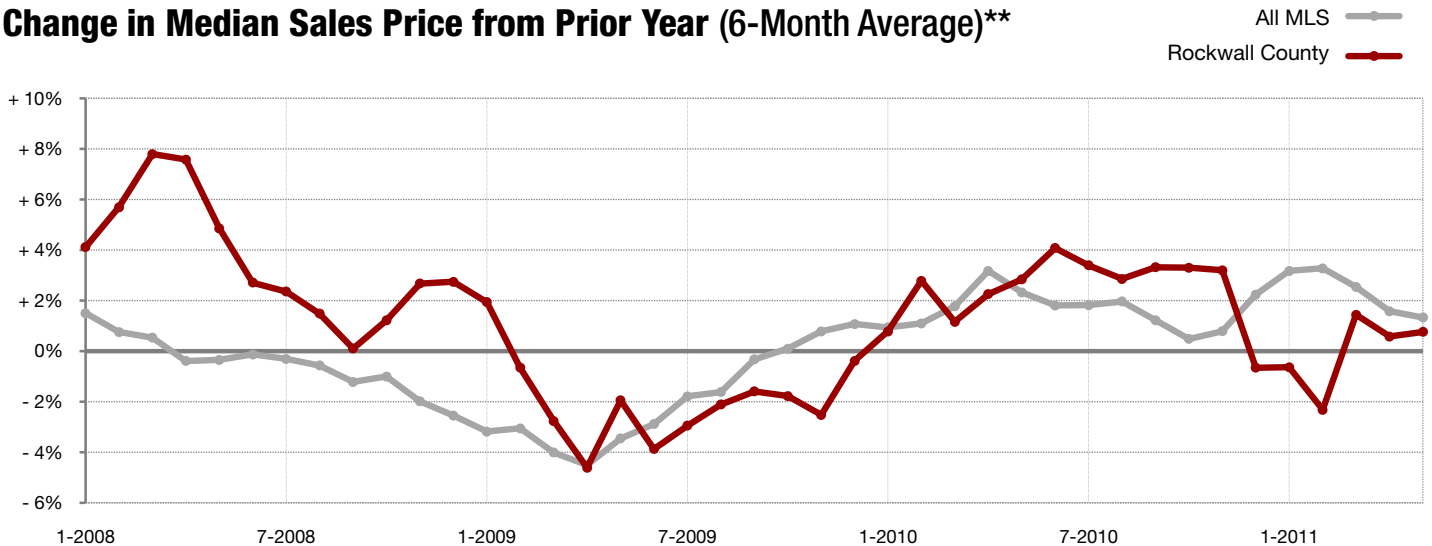
Rockwall County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	213	206	- 3.3%	1,163	981	- 15.6%
Pending Sales	96	127	+ 32.3%	553	505	- 8.7%
Closed Sales	144	106	- 26.4%	478	429	- 10.3%
Average Sales Price*	\$209,509	\$216,490	+ 3.3%	\$211,492	\$217,603	+ 2.9%
Median Sales Price*	\$185,750	\$195,040	+ 5.0%	\$178,000	\$176,365	- 0.9%
Percent of Original List Price Received*	94.3%	92.7%	- 1.7%	93.2%	91.8%	- 1.5%
Days on Market Until Sale	90	119	+ 32.3%	99	126	+ 27.7%
Inventory of Homes for Sale	882	778	- 11.8%	--	--	--
Months Supply of Inventory	8.2	8.5	+ 4.7%	--	--	--

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



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Local Market Update – May 2011

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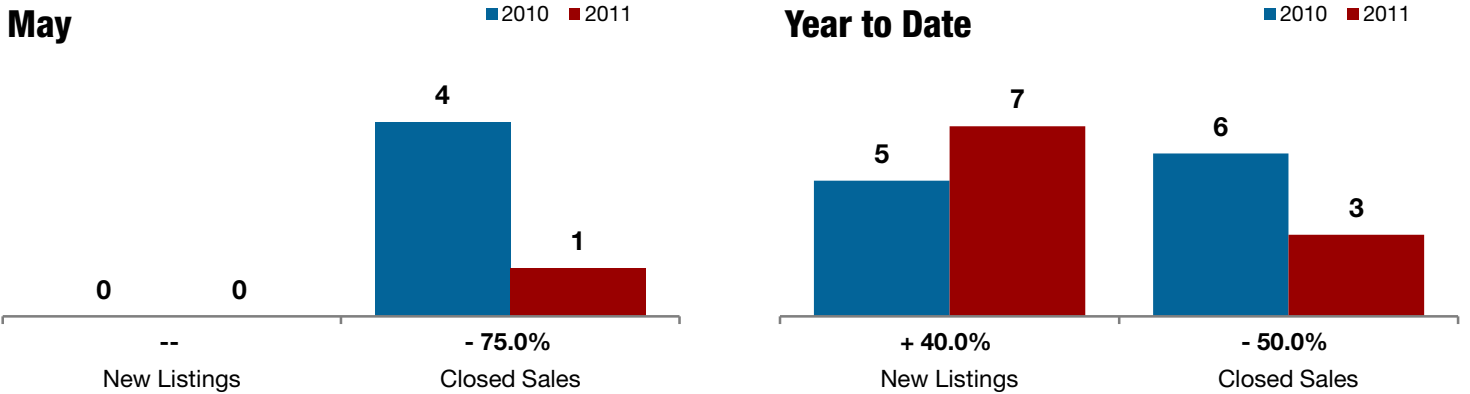


Shackelford County

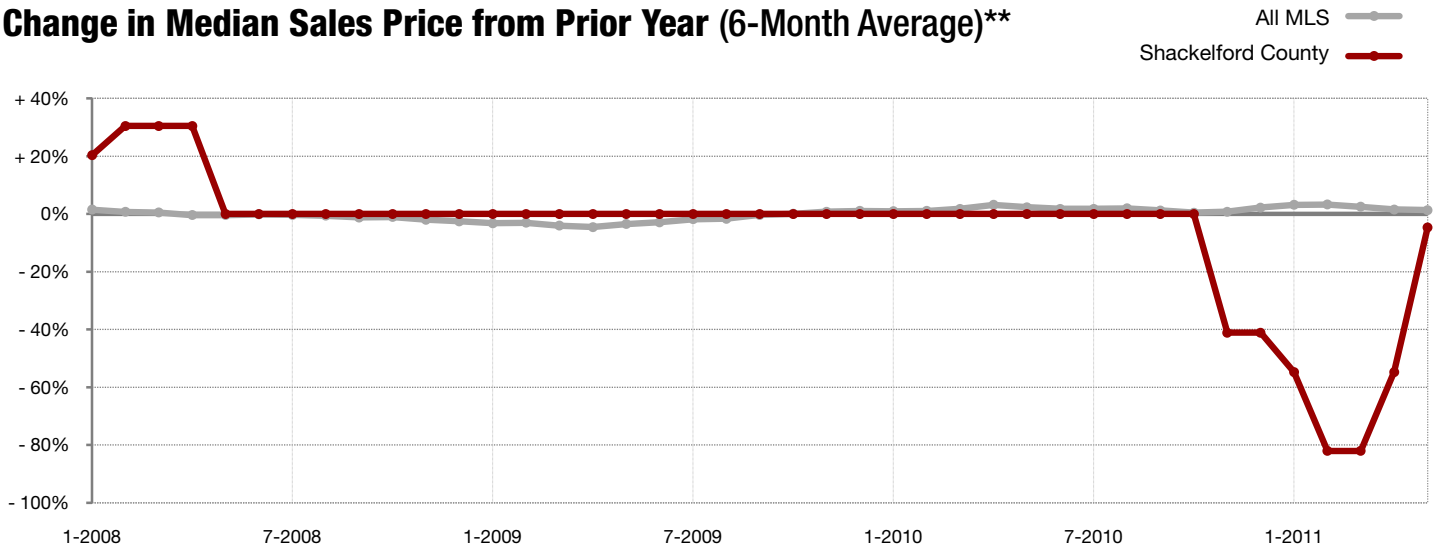
--	--	+ 68.1%
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	0	0	--	5	7	+ 40.0%
Pending Sales	0	0	--	5	3	- 40.0%
Closed Sales	4	1	- 75.0%	6	3	- 50.0%
Average Sales Price*	\$99,264	\$129,900	+ 30.9%	\$142,509	\$88,967	- 37.6%
Median Sales Price*	\$77,277	\$129,900	+ 68.1%	\$77,277	\$73,000	- 5.5%
Percent of Original List Price Received*	95.2%	104.0%	+ 9.3%	93.1%	100.2%	+ 7.6%
Days on Market Until Sale	157	17	- 89.2%	128	32	- 75.0%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	2.3	5.8	+ 150.0%	--	--	--

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



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Local Market Update – May 2011

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+ 2.4%

Change in
New Listings

+ 41.7%

Change in
Closed Sales

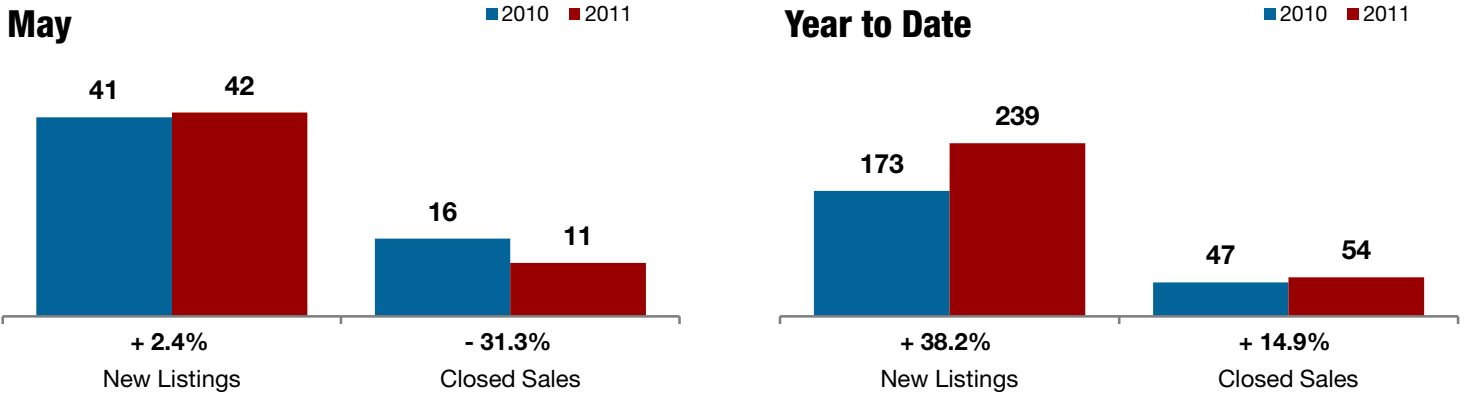
- 2.6%

Change in
Median Sales Price

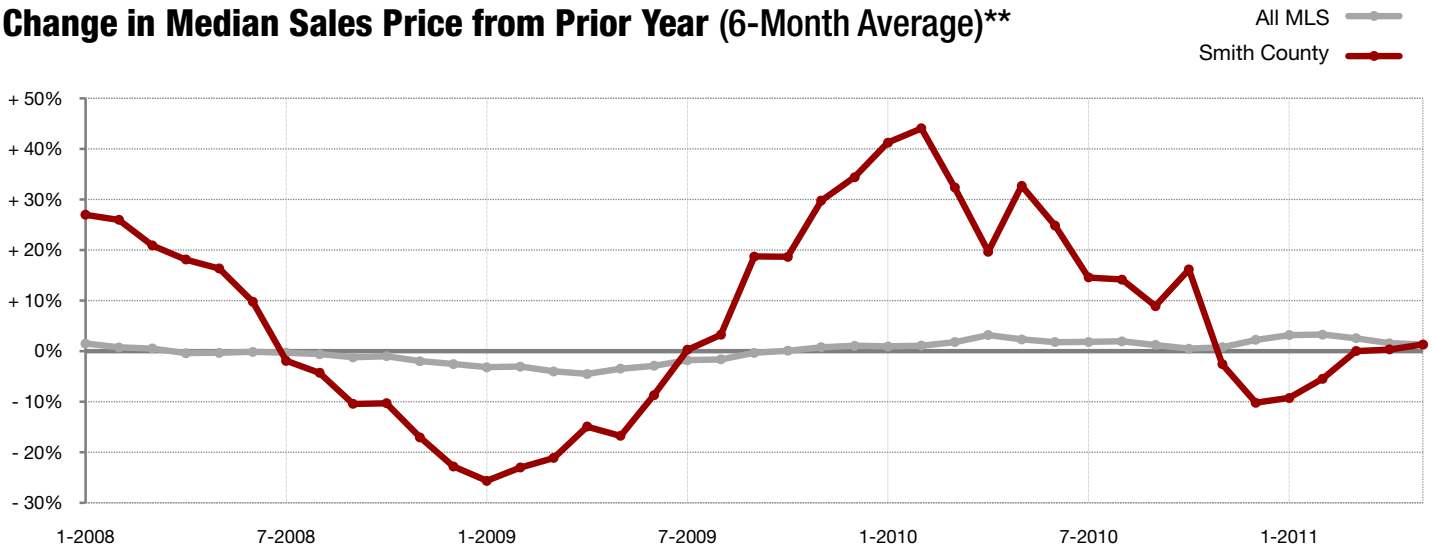
Smith County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	41	42	+ 2.4%	173	239	+ 38.2%
Pending Sales	12	17	+ 41.7%	58	64	+ 10.3%
Closed Sales	16	11	- 31.3%	47	54	+ 14.9%
Average Sales Price*	\$256,027	\$231,136	- 9.7%	\$201,869	\$221,274	+ 9.6%
Median Sales Price*	\$215,500	\$210,000	- 2.6%	\$165,000	\$185,000	+ 12.1%
Percent of Original List Price Received*	94.9%	95.8%	+ 0.9%	94.9%	92.3%	- 2.8%
Days on Market Until Sale	124	92	- 25.5%	123	116	- 5.7%
Inventory of Homes for Sale	243	287	+ 18.1%	--	--	--
Months Supply of Inventory	20.7	21.8	+ 5.4%	--	--	--

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



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+ 53.8%

Change in
New Listings

+ 16.7%

Change in
Closed Sales

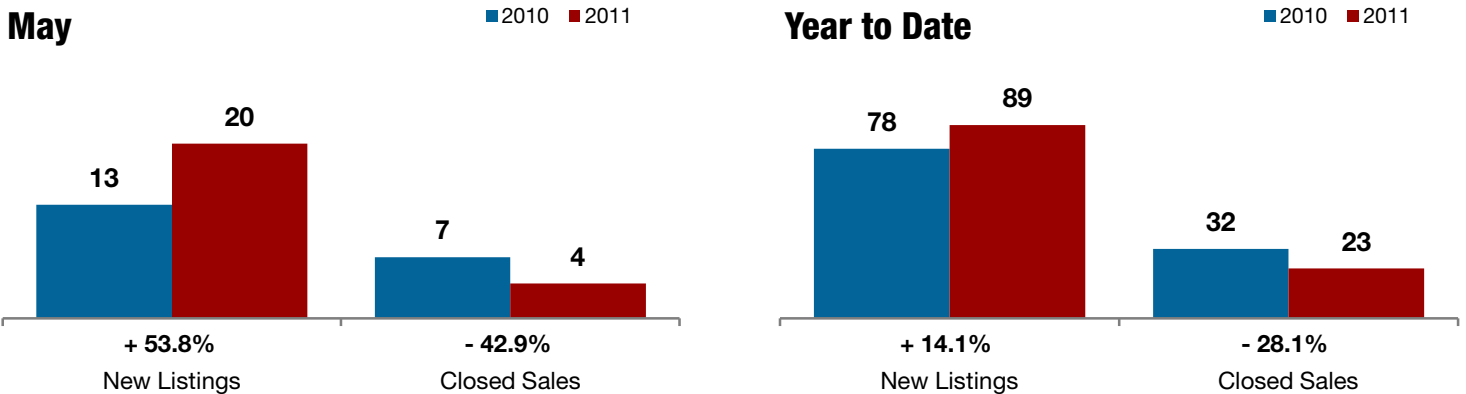
+ 32.1%

Change in
Median Sales Price

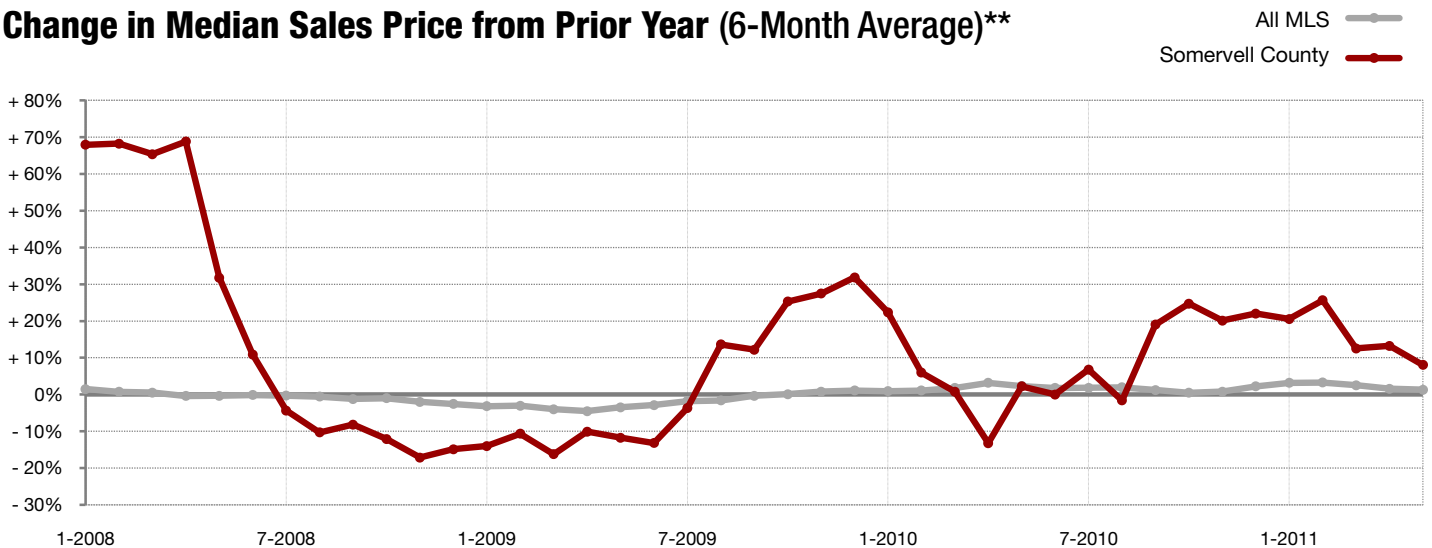
Somervell County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	13	20	+ 53.8%	78	89	+ 14.1%
Pending Sales	6	7	+ 16.7%	31	28	- 9.7%
Closed Sales	7	4	- 42.9%	32	23	- 28.1%
Average Sales Price*	\$188,286	\$226,975	+ 20.5%	\$187,152	\$168,742	- 9.8%
Median Sales Price*	\$187,000	\$247,000	+ 32.1%	\$181,000	\$171,150	- 5.4%
Percent of Original List Price Received*	96.0%	84.8%	- 11.7%	91.6%	83.9%	- 8.4%
Days on Market Until Sale	126	168	+ 32.9%	149	223	+ 49.9%
Inventory of Homes for Sale	89	117	+ 31.5%	--	--	--
Months Supply of Inventory	18.4	24.3	+ 31.9%	--	--	--

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



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+ 166.7%

Change in
New Listings

0.0%

Change in
Closed Sales

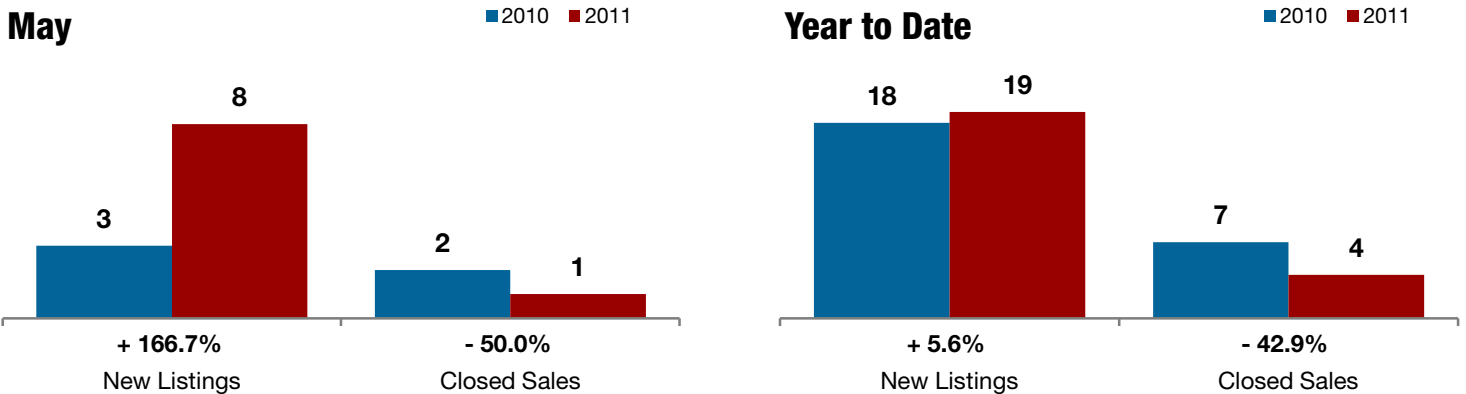
- 66.6%

Change in
Median Sales Price

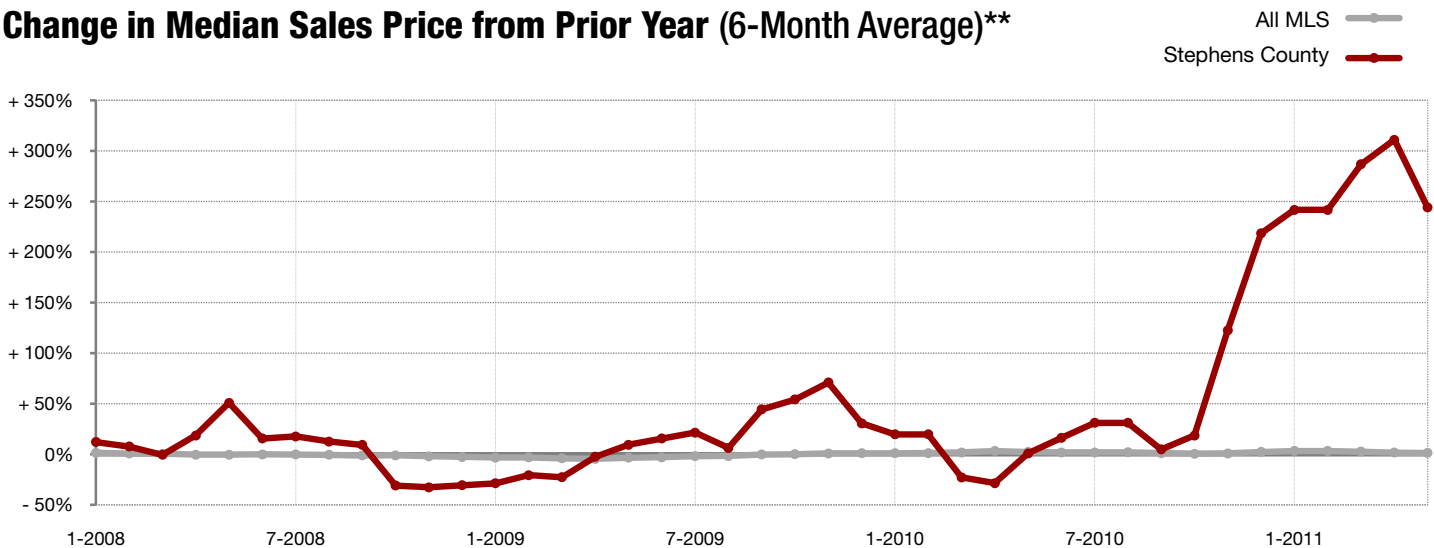
Stephens County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	3	8	+ 166.7%	18	19	+ 5.6%
Pending Sales	1	1	0.0%	6	4	- 33.3%
Closed Sales	2	1	- 50.0%	7	4	- 42.9%
Average Sales Price*	\$396,160	\$132,500	- 66.6%	\$140,946	\$115,713	- 17.9%
Median Sales Price*	\$396,160	\$132,500	- 66.6%	\$50,000	\$81,250	+ 62.5%
Percent of Original List Price Received*	75.4%	94.7%	+ 25.6%	88.5%	100.5%	+ 13.6%
Days on Market Until Sale	172	12	- 93.0%	80	87	+ 8.2%
Inventory of Homes for Sale	17	23	+ 35.3%	--	--	--
Months Supply of Inventory	10.9	12.9	+ 18.4%	--	--	--

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



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Local Market Update – May 2011

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Stonewall County

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

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

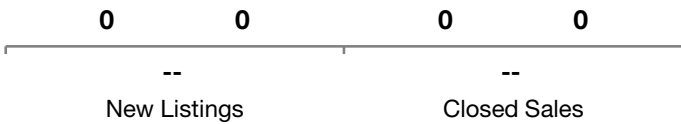
*Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

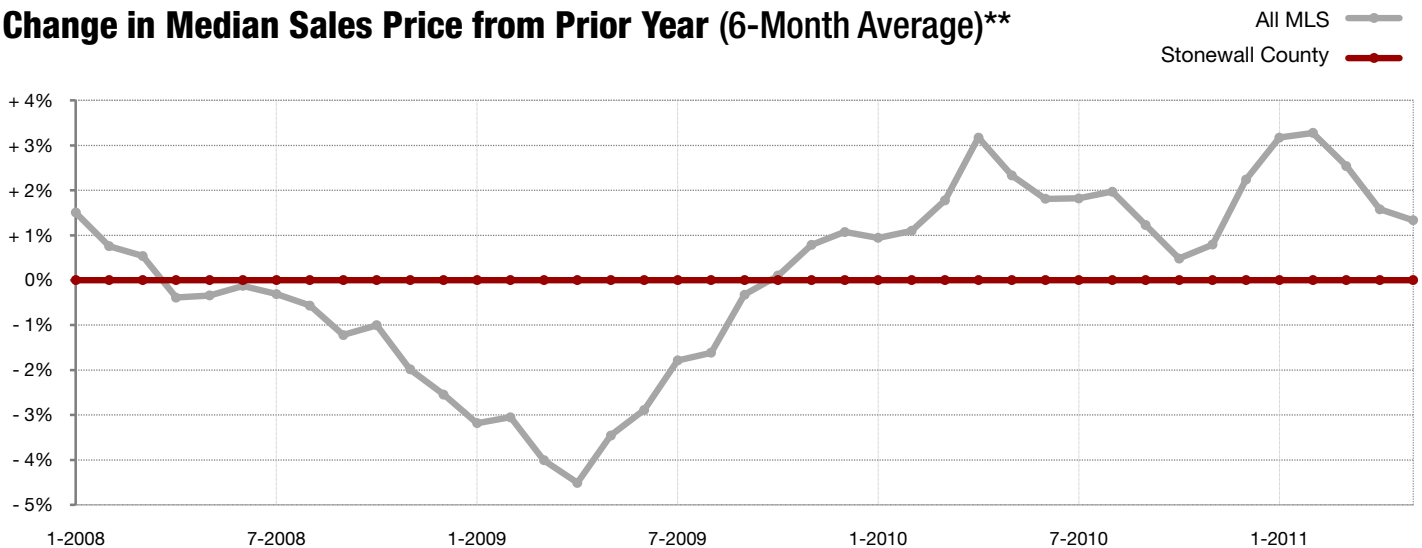
■ 2010 ■ 2011

Year to Date

■ 2010 ■ 2011



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



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Local Market Update – May 2011

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Tarrant County

- 6.4%

Change in
New Listings

+ 38.9%

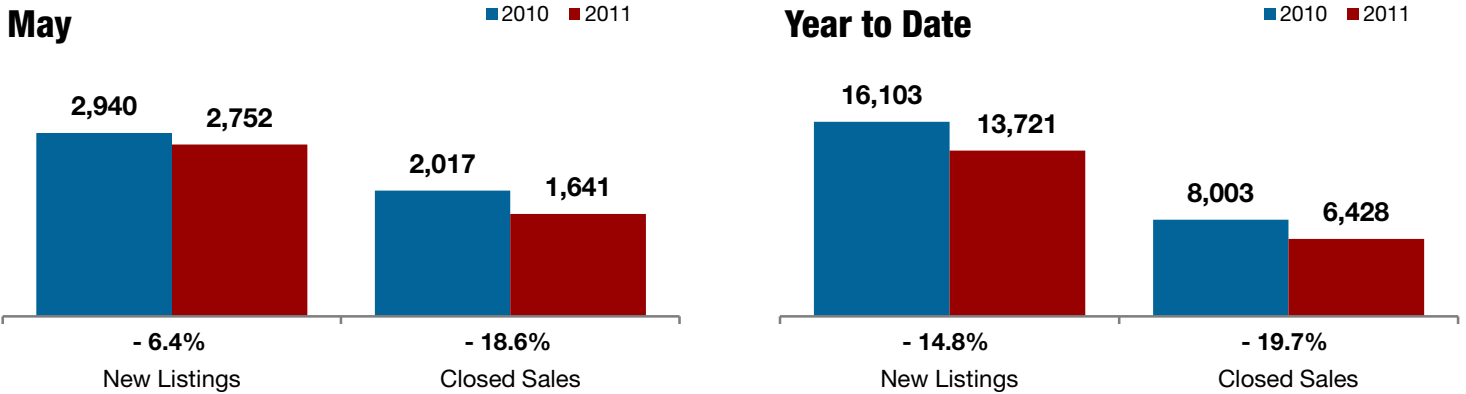
Change in
Closed Sales

- 1.1%

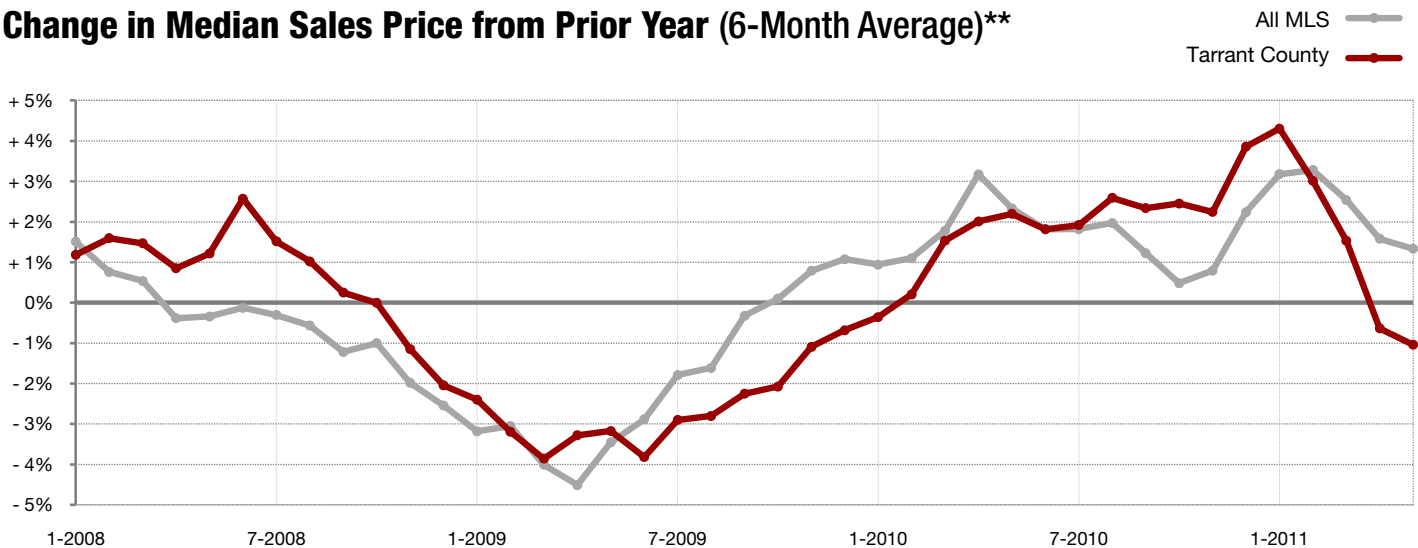
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	2,940	2,752	- 6.4%	16,103	13,721	- 14.8%
Pending Sales	1,290	1,792	+ 38.9%	8,935	7,679	- 14.1%
Closed Sales	2,017	1,641	- 18.6%	8,003	6,428	- 19.7%
Average Sales Price*	\$173,379	\$181,456	+ 4.7%	\$166,735	\$170,713	+ 2.4%
Median Sales Price*	\$136,468	\$135,000	- 1.1%	\$133,900	\$130,000	- 2.9%
Percent of Original List Price Received*	95.1%	92.5%	- 2.7%	94.3%	92.3%	- 2.1%
Days on Market Until Sale	86	100	+ 16.8%	91	109	+ 20.6%
Inventory of Homes for Sale	10,672	9,575	- 10.3%	--	--	--
Months Supply of Inventory	6.3	7.0	+ 10.2%	--	--	--

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



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Local Market Update – May 2011

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- 10.6%

Change in
New Listings

+ 18.2%

Change in
Closed Sales

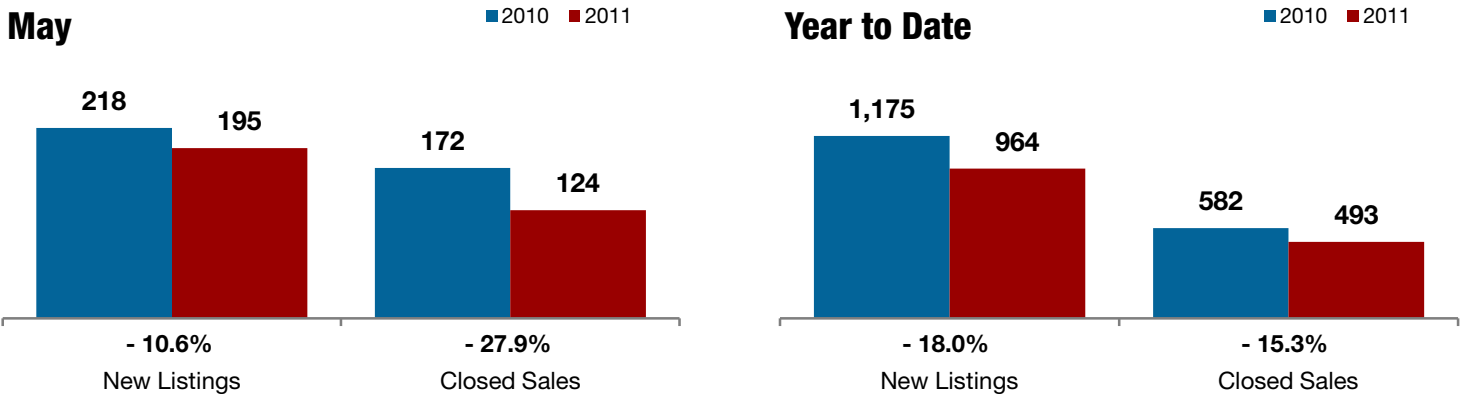
+ 26.8%

Change in
Median Sales Price

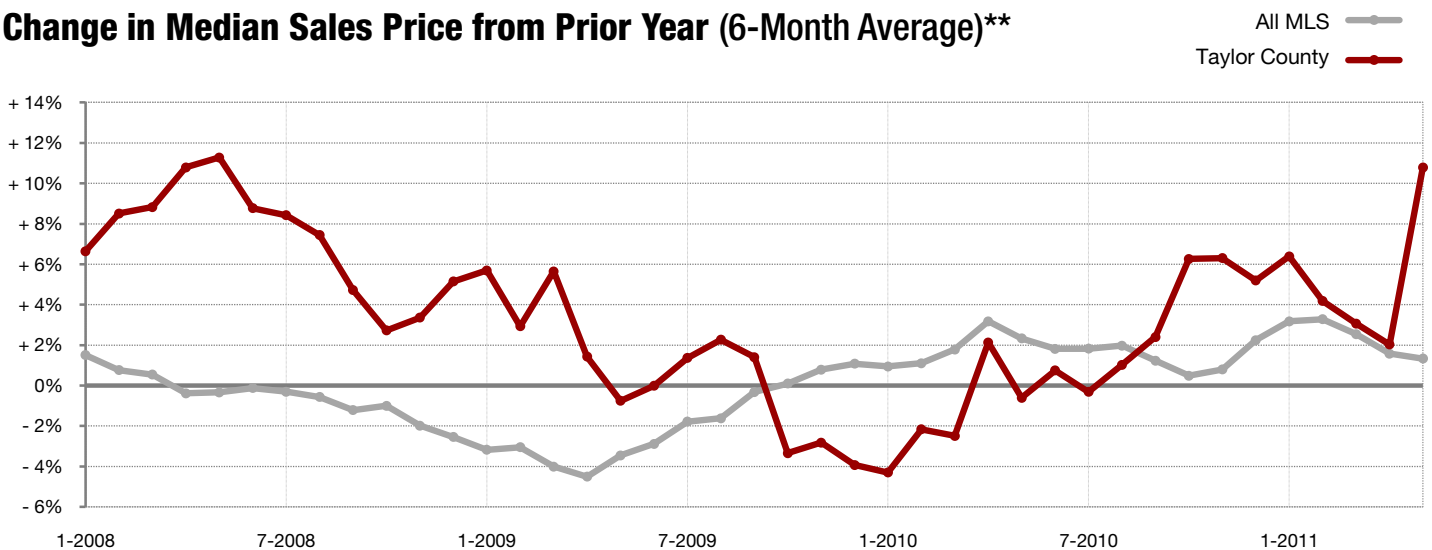
Taylor County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	218	195	- 10.6%	1,175	964	- 18.0%
Pending Sales	110	130	+ 18.2%	693	575	- 17.0%
Closed Sales	172	124	- 27.9%	582	493	- 15.3%
Average Sales Price*	\$116,931	\$134,493	+ 15.0%	\$123,256	\$129,619	+ 5.2%
Median Sales Price*	\$102,500	\$129,950	+ 26.8%	\$109,000	\$125,000	+ 14.7%
Percent of Original List Price Received*	93.8%	93.7%	- 0.2%	93.5%	92.7%	- 0.9%
Days on Market Until Sale	103	97	- 6.4%	106	124	+ 17.0%
Inventory of Homes for Sale	838	731	- 12.8%	--	--	--
Months Supply of Inventory	6.7	6.8	+ 2.5%	--	--	--

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



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Local Market Update – May 2011

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Upshur County

- 50.0%

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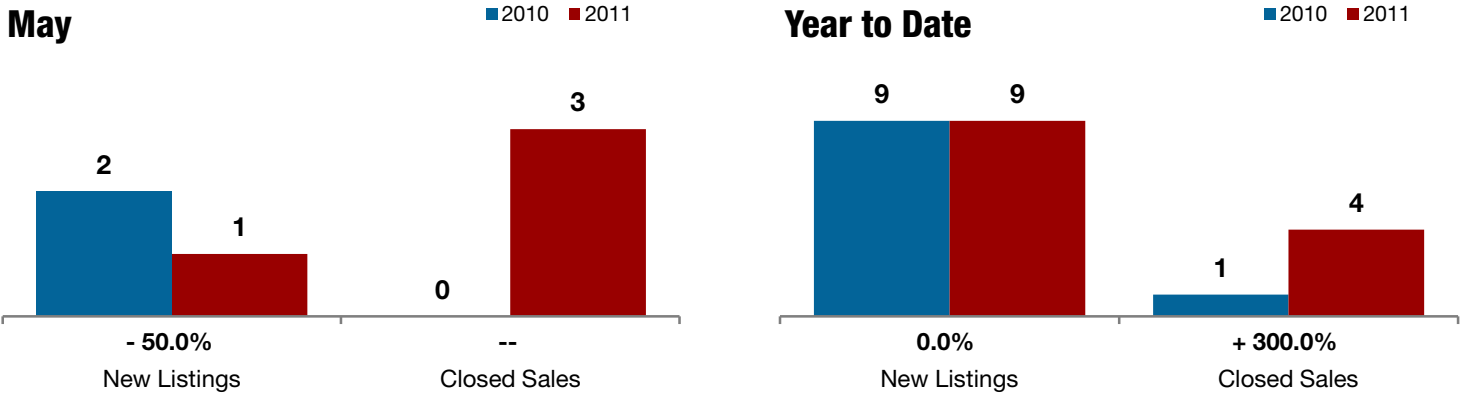
Change in
New Listings

Change in
Closed Sales

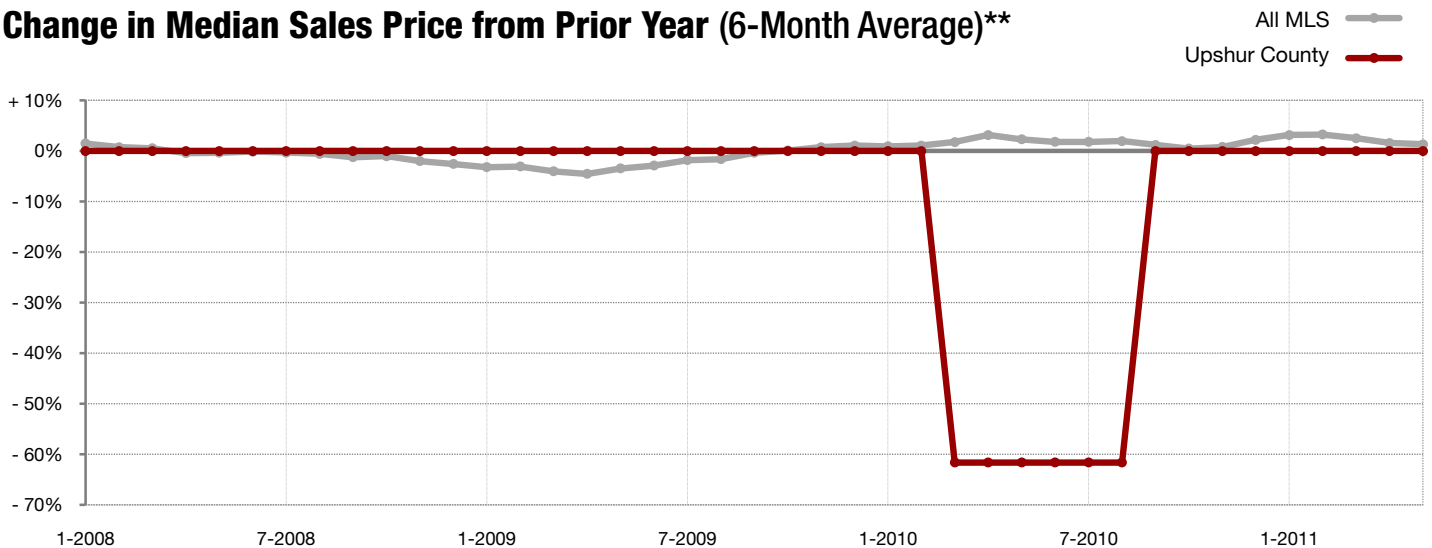
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	2	1	- 50.0%	9	9	0.0%
Pending Sales	0	3	--	1	8	+ 700.0%
Closed Sales	0	3	--	1	4	+ 300.0%
Average Sales Price*	\$0	\$111,212	--	\$33,600	\$110,284	+ 228.2%
Median Sales Price*	\$0	\$43,500	--	\$33,600	\$75,500	+ 124.7%
Percent of Original List Price Received*	0.0%	95.6%	--	80.0%	95.5%	+ 19.3%
Days on Market Until Sale	0	41	--	83	57	- 31.9%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	13.0	3.2	- 75.4%	--	--	--

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Local Market Update – May 2011

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- 16.0%

Change in
New Listings

+ 63.2%

Change in
Closed Sales

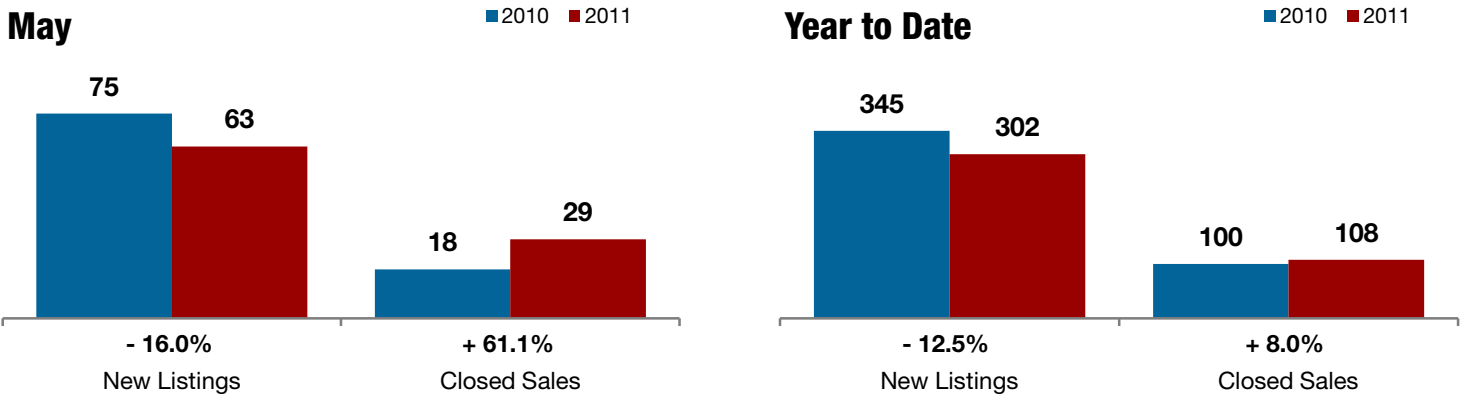
+ 89.2%

Change in
Median Sales Price

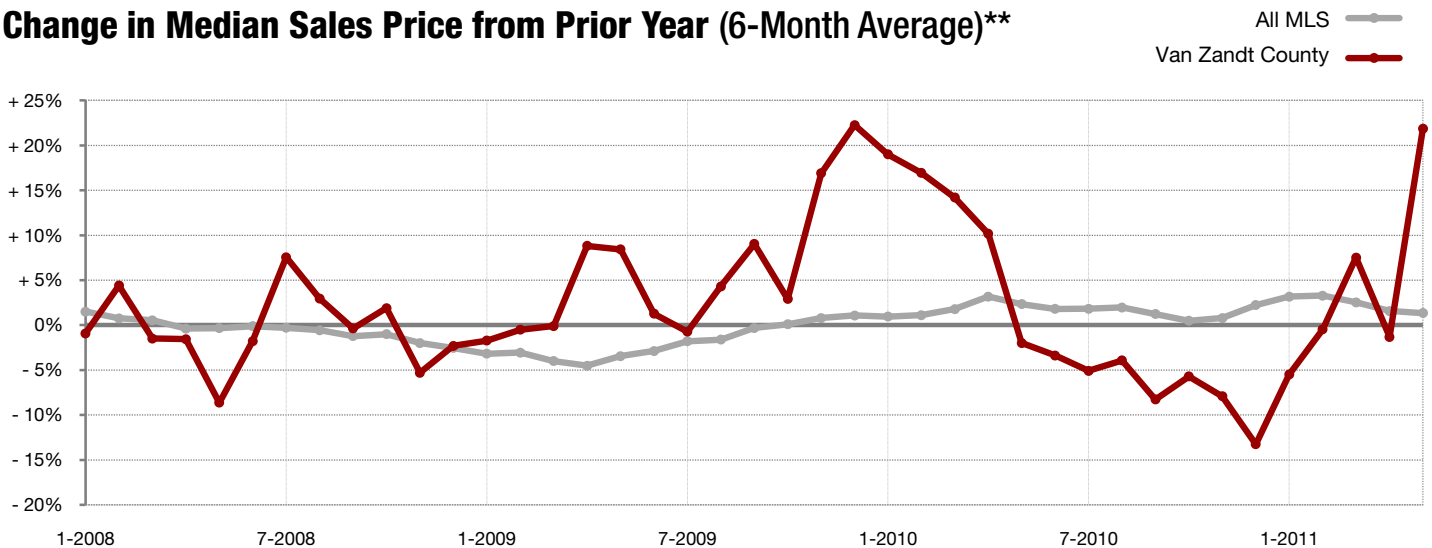
Van Zandt County

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	75	63	- 16.0%	345	302	- 12.5%
Pending Sales	19	31	+ 63.2%	117	115	- 1.7%
Closed Sales	18	29	+ 61.1%	100	108	+ 8.0%
Average Sales Price*	\$105,656	\$149,438	+ 41.4%	\$144,467	\$132,501	- 8.3%
Median Sales Price*	\$77,350	\$146,350	+ 89.2%	\$100,000	\$113,000	+ 13.0%
Percent of Original List Price Received*	91.4%	90.3%	- 1.2%	88.7%	85.9%	- 3.2%
Days on Market Until Sale	142	178	+ 25.4%	201	184	- 8.4%
Inventory of Homes for Sale	413	389	- 5.8%	--	--	--
Months Supply of Inventory	18.6	17.0	- 8.2%	--	--	--

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Wise County

- 15.5%

Change in
New Listings

+ 9.3%

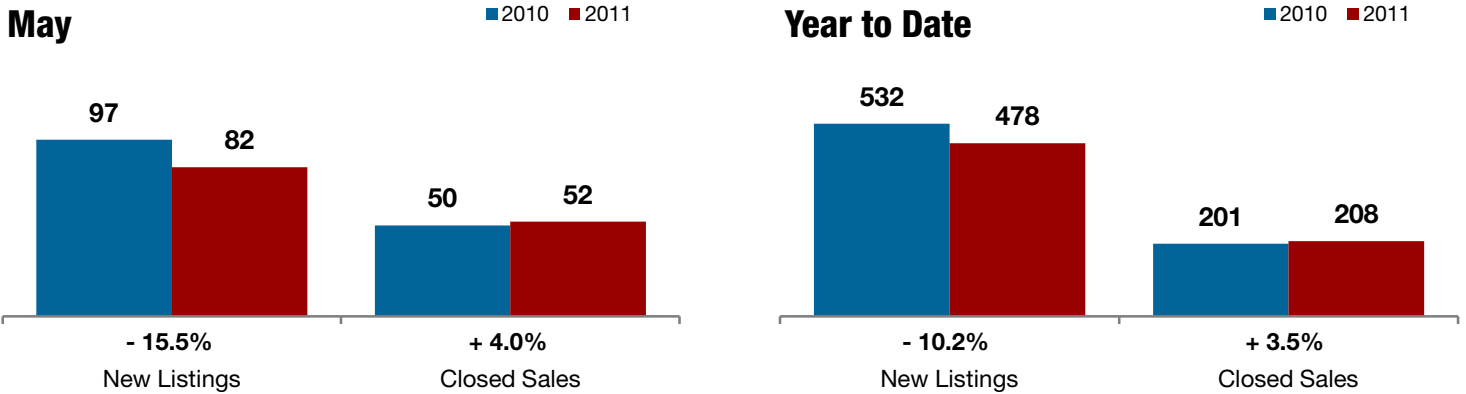
Change in
Closed Sales

- 9.6%

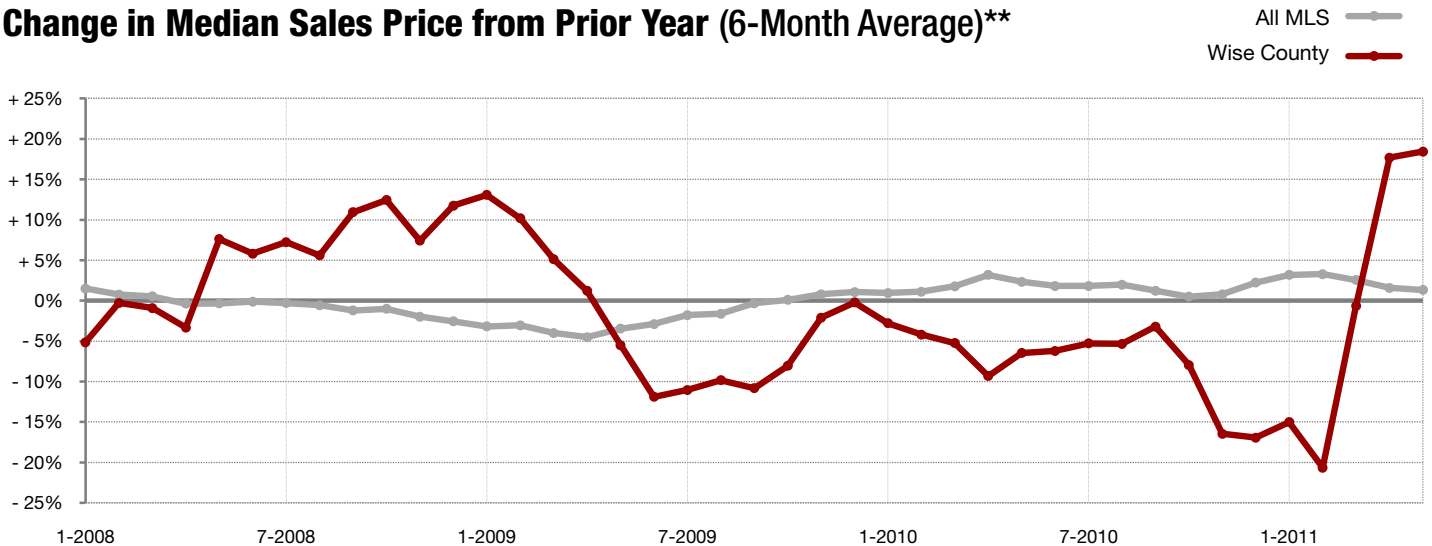
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	97	82	- 15.5%	532	478	- 10.2%
Pending Sales	43	47	+ 9.3%	227	239	+ 5.3%
Closed Sales	50	52	+ 4.0%	201	208	+ 3.5%
Average Sales Price*	\$150,469	\$149,446	- 0.7%	\$123,832	\$153,147	+ 23.7%
Median Sales Price*	\$135,500	\$122,500	- 9.6%	\$104,000	\$124,000	+ 19.2%
Percent of Original List Price Received*	93.1%	92.1%	- 1.0%	89.9%	91.3%	+ 1.6%
Days on Market Until Sale	181	172	- 4.7%	122	138	+ 13.2%
Inventory of Homes for Sale	530	472	- 10.9%	--	--	--
Months Supply of Inventory	12.2	11.5	- 6.1%	--	--	--

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Wood County

- 14.0%

Change in
New Listings

- 33.3%

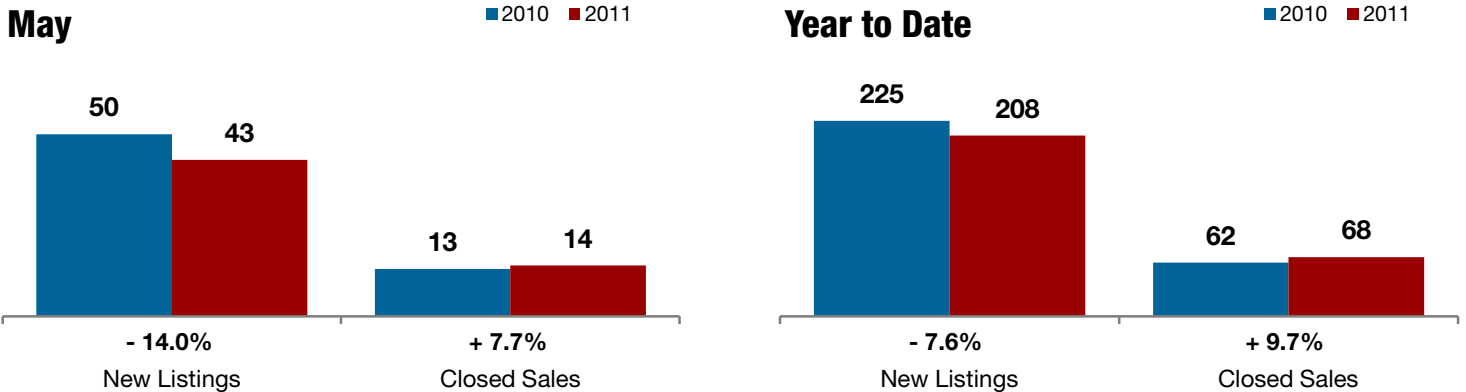
Change in
Closed Sales

- 31.2%

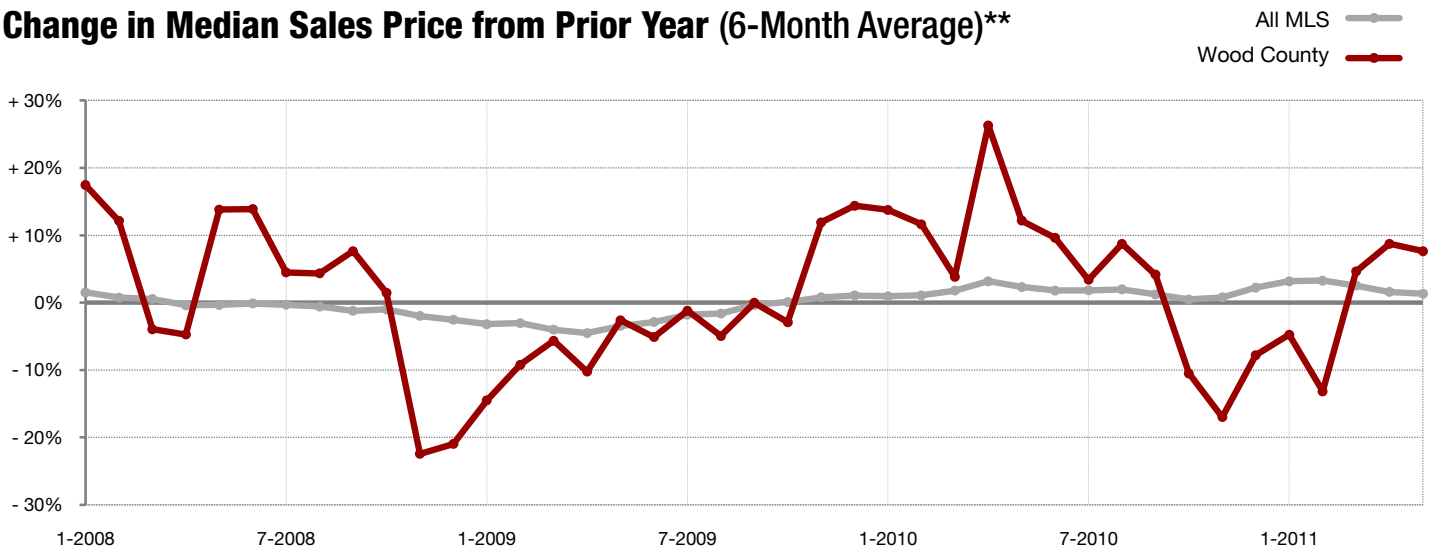
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	50	43	- 14.0%	225	208	- 7.6%
Pending Sales	12	8	- 33.3%	63	62	- 1.6%
Closed Sales	13	14	+ 7.7%	62	68	+ 9.7%
Average Sales Price*	\$168,300	\$147,071	- 12.6%	\$188,698	\$141,082	- 25.2%
Median Sales Price*	\$154,000	\$106,000	- 31.2%	\$125,000	\$115,750	- 7.4%
Percent of Original List Price Received*	92.3%	86.9%	- 5.9%	88.6%	87.1%	- 1.7%
Days on Market Until Sale	122	142	+ 16.2%	158	143	- 9.8%
Inventory of Homes for Sale	258	247	- 4.3%	--	--	--
Months Supply of Inventory	19.2	19.0	- 1.2%	--	--	--

*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.

Local Market Update – May 2011

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



Young County

- 33.3%

Change in
New Listings

+ 20.0%

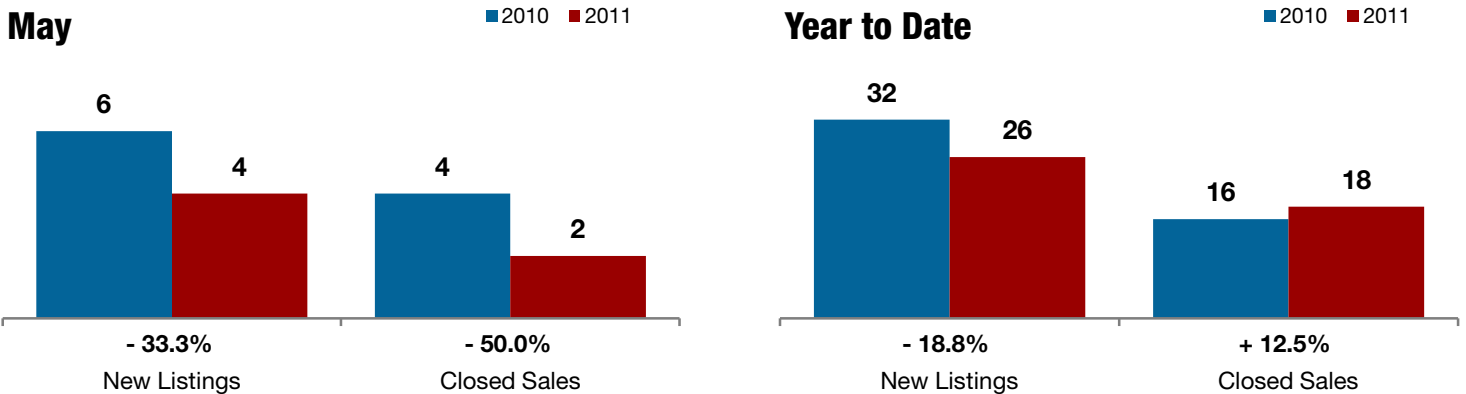
Change in
Closed Sales

+ 45.3%

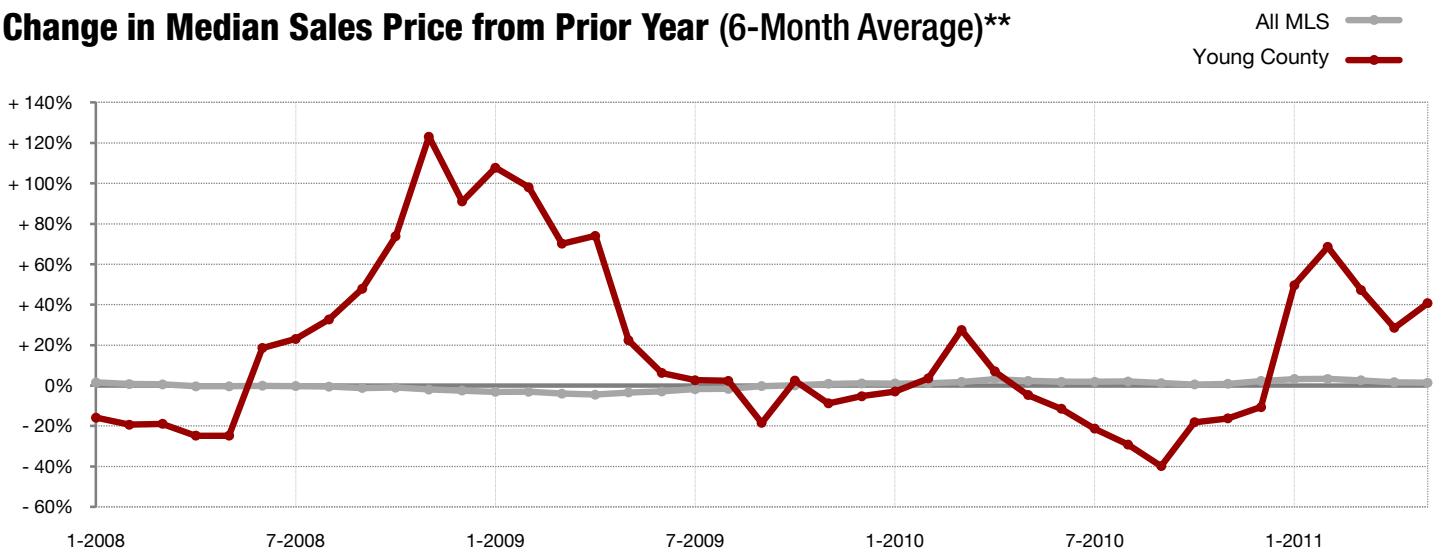
Change in
Median Sales Price

	May			Year to Date		
	2010	2011	+ / -	2010	2011	+ / -
New Listings	6	4	- 33.3%	32	26	- 18.8%
Pending Sales	5	6	+ 20.0%	19	20	+ 5.3%
Closed Sales	4	2	- 50.0%	16	18	+ 12.5%
Average Sales Price*	\$38,554	\$54,250	+ 40.7%	\$67,356	\$109,417	+ 62.4%
Median Sales Price*	\$37,348	\$54,250	+ 45.3%	\$53,000	\$78,500	+ 48.1%
Percent of Original List Price Received*	91.6%	88.4%	- 3.4%	87.6%	96.9%	+ 10.7%
Days on Market Until Sale	47	141	+ 198.9%	122	92	- 24.5%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	6.3	7.5	+ 18.7%	--	--	--

*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)**



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