

Annual Report on the North Texas Region Housing Market

FOR RESIDENTIAL REAL ESTATE ACTIVITY FROM
NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



2011

2011 Annual Report on the North Texas Region Housing Market



Change from 2010:

- 13.9%

New Listings

+ 0.1%

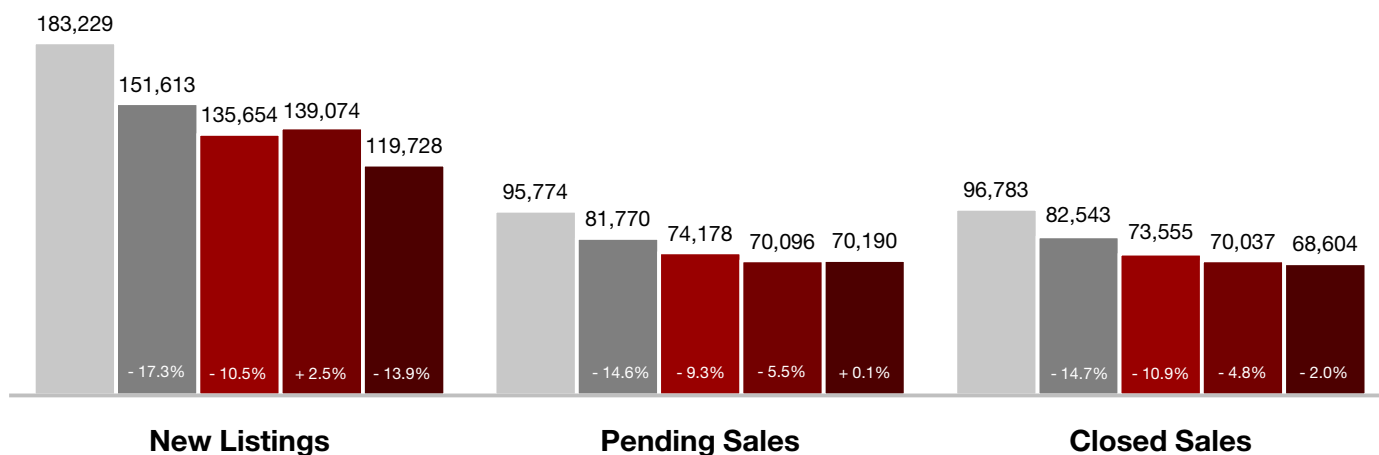
Pending Sales

- 2.0%

Closed Sales

Annual Market Activity

■ 2007 ■ 2008 ■ 2009 ■ 2010 ■ 2011



\$146,000

Median Sales Price in 2011

- 1.4%

Change from 2010

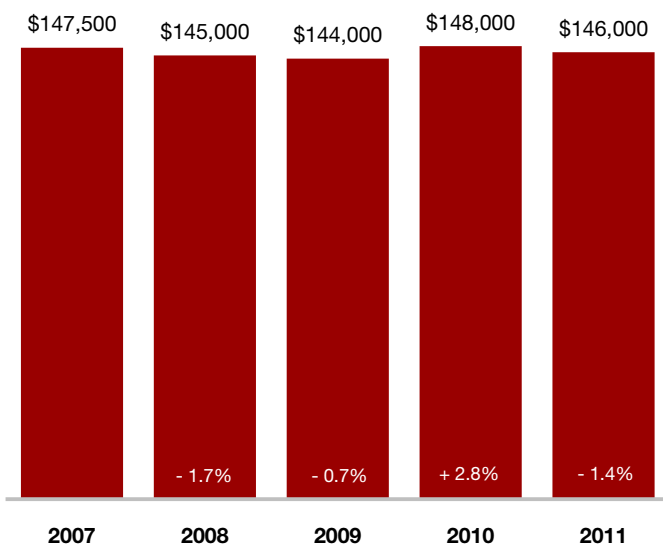
\$196,848

Average Sales Price in 2011

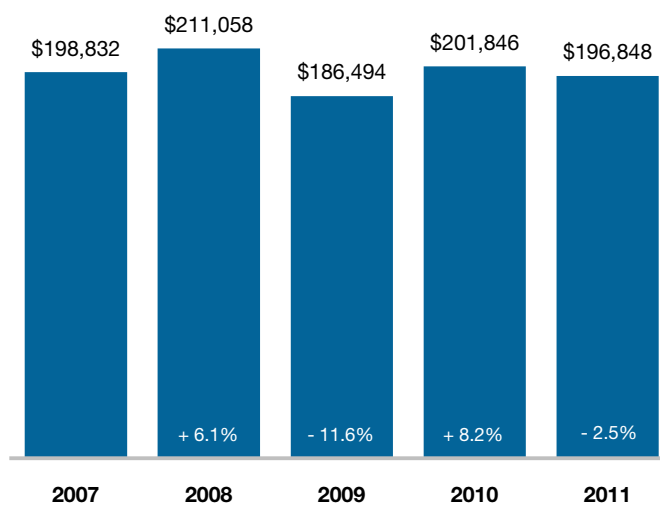
- 2.5%

Change from 2010

Median Sales Price



Average Sales Price



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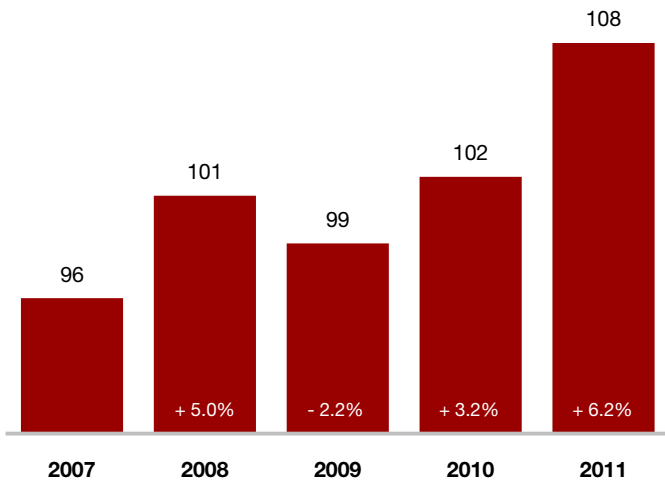
108

Days on Market in 2011

+ 6.2%

Change from 2010

Days on Market Until Sale



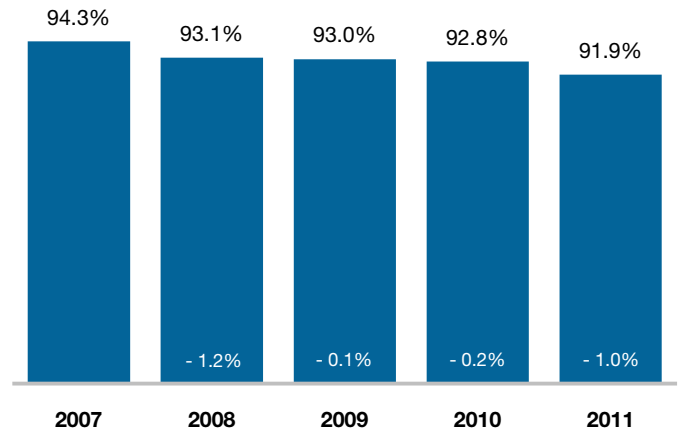
91.9%

Pct. of Orig. Price Received in 2011

- 1.0%

Change from 2010

Pct. of Orig. Price Received



5.3

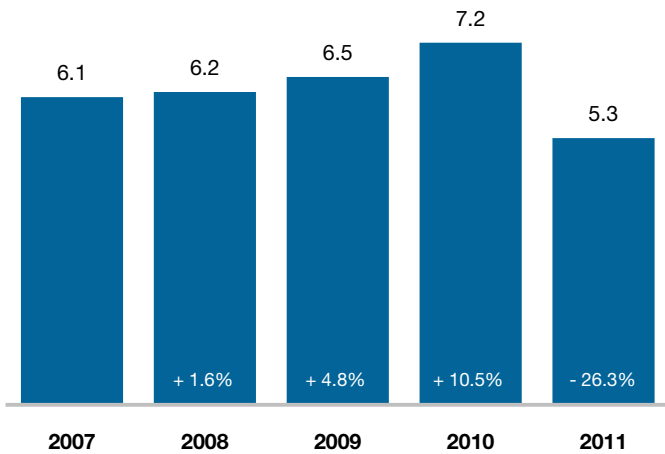
Months Supply in 2011

- 26.3%

Change from 2010

Months Supply of Inventory

At the end of each year.



30,817

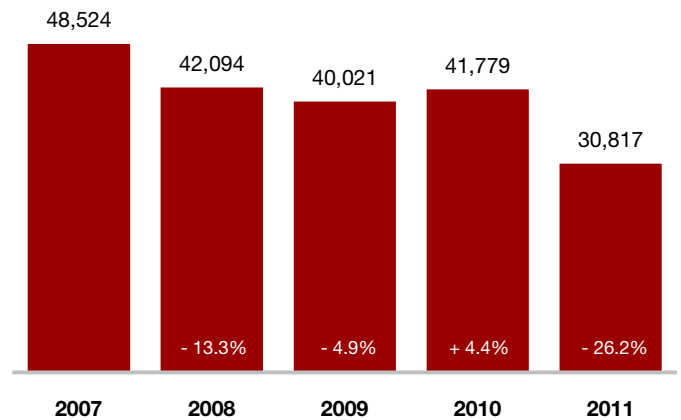
Homes for Sale in 2011

- 26.2%

Change from 2010

Inventory of Homes for Sale

At the end of each year.



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Area Overviews	New Listings			Closed Sales		
	2010	2011	Percentage Change	2010	2011	Percentage Change
Anderson County	30	34	+ 13.3%	5	12	+ 140.0%
Bosque County	245	204	- 16.7%	74	63	- 14.9%
Callahan County	195	159	- 18.5%	99	92	- 7.1%
Clay County	4	7	+ 75.0%	1	5	+ 400.0%
Coleman County	25	33	+ 32.0%	8	15	+ 87.5%
Collin County	18,653	16,176	- 13.3%	10,236	10,398	+ 1.6%
Comanche County	167	164	- 1.8%	77	67	- 13.0%
Cooke County	708	580	- 18.1%	307	282	- 8.1%
Dallas County	37,595	31,033	- 17.5%	18,409	17,966	- 2.4%
Delta County	92	94	+ 2.2%	30	27	- 10.0%
Denton County	16,034	14,132	- 11.9%	8,305	8,498	+ 2.3%
Eastland County	205	254	+ 23.9%	82	94	+ 14.6%
Ellis County	2,786	2,430	- 12.8%	1,373	1,370	- 0.2%
Erath County	703	658	- 6.4%	279	313	+ 12.2%
Fannin County	654	558	- 14.7%	243	236	- 2.9%
Franklin County	79	104	+ 31.6%	26	32	+ 23.1%
Freestone County	179	208	+ 16.2%	72	88	+ 22.2%
Grayson County	2,483	2,158	- 13.1%	1,068	1,079	+ 1.0%
Hamilton County	58	68	+ 17.2%	16	16	0.0%
Harrison County	4	4	0.0%	1	3	+ 200.0%
Henderson County	971	1,054	+ 8.5%	295	320	+ 8.5%
Hill County	590	511	- 13.4%	216	191	- 11.6%
Hood County	1,788	1,635	- 8.6%	760	745	- 2.0%
Hopkins County	474	453	- 4.4%	206	201	- 2.4%
Hunt County	1,492	1,333	- 10.7%	718	651	- 9.3%
Jack County	53	38	- 28.3%	17	18	+ 5.9%
Johnson County	2,737	2,353	- 14.0%	1,345	1,352	+ 0.5%
Jones County	151	133	- 11.9%	59	84	+ 42.4%
Kaufman County	2,304	1,962	- 14.8%	1,107	1,068	- 3.5%
Lamar County	253	284	+ 12.3%	117	108	- 7.7%
Limestone County	34	33	- 2.9%	7	11	+ 57.1%
Montague County	129	127	- 1.6%	50	50	0.0%
Navarro County	684	650	- 5.0%	298	272	- 8.7%
Nolan County	28	24	- 14.3%	12	15	+ 25.0%
Palo Pinto County	687	613	- 10.8%	240	227	- 5.4%
Parker County	2,997	2,644	- 11.8%	1,291	1,362	+ 5.5%
Rains County	178	182	+ 2.2%	55	65	+ 18.2%
Rockwall County	2,424	2,106	- 13.1%	1,136	1,156	+ 1.8%
Shackelford County	11	10	- 9.1%	8	4	- 50.0%
Smith County	406	525	+ 29.3%	148	189	+ 27.7%
Somervell County	170	182	+ 7.1%	58	65	+ 12.1%
Stephens County	38	54	+ 42.1%	19	15	- 21.1%
Stonewall County	1	4	+ 300.0%	1	3	+ 200.0%
Tarrant County	34,081	28,979	- 15.0%	17,669	17,285	- 2.2%
Taylor County	2,405	2,044	- 15.0%	1,394	1,269	- 9.0%
Upshur County	21	26	+ 23.8%	3	11	+ 266.7%
Van Zandt County	775	679	- 12.4%	264	263	- 0.4%
Wise County	1,175	1,015	- 13.6%	477	512	+ 7.3%
Wood County	492	421	- 14.4%	152	170	+ 11.8%
Young County	63	71	+ 12.7%	35	53	+ 51.4%

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Area Overviews	Median Sales Price			Homes for Sale		
	2010	2011	Percentage Change	2010	2011	Percentage Change
Anderson County	\$112,000	\$57,605	- 48.6%	14	14	0.0%
Bosque County	\$85,000	\$75,900	- 10.7%	139	132	- 5.0%
Callahan County	\$92,000	\$87,250	- 5.2%	66	53	- 19.7%
Clay County	\$275,000	\$60,000	- 78.2%	2	2	0.0%
Coleman County	\$35,000	\$27,485	- 21.5%	14	15	+ 7.1%
Collin County	\$198,000	\$199,000	+ 0.5%	4,549	3,130	- 31.2%
Comanche County	\$70,500	\$83,250	+ 18.1%	95	107	+ 12.6%
Cooke County	\$113,875	\$122,278	+ 7.4%	294	247	- 16.0%
Dallas County	\$125,000	\$125,000	0.0%	10,651	7,032	- 34.0%
Delta County	\$80,000	\$73,900	- 7.6%	53	40	- 24.5%
Denton County	\$179,990	\$179,000	- 0.6%	4,278	3,009	- 29.7%
Eastland County	\$70,000	\$68,900	- 1.6%	103	122	+ 18.4%
Ellis County	\$133,500	\$130,000	- 2.6%	956	734	- 23.2%
Erath County	\$120,000	\$115,000	- 4.2%	338	329	- 2.7%
Fannin County	\$65,000	\$70,000	+ 7.7%	301	256	- 15.0%
Franklin County	\$54,000	\$112,000	+ 107.4%	43	50	+ 16.3%
Freestone County	\$94,500	\$80,000	- 15.3%	96	95	- 1.0%
Grayson County	\$90,000	\$90,000	0.0%	1,045	836	- 20.0%
Hamilton County	\$63,700	\$75,000	+ 17.7%	54	68	+ 25.9%
Harrison County	\$200,000	\$79,900	- 60.1%	2	1	- 50.0%
Henderson County	\$124,750	\$95,440	- 23.5%	408	467	+ 14.5%
Hill County	\$82,125	\$75,000	- 1.1%	282	267	- 5.3%
Hood County	\$155,000	\$162,875	+ 5.1%	692	639	- 7.7%
Hopkins County	\$90,000	\$89,000	- 1.1%	186	210	+ 12.9%
Hunt County	\$84,877	\$85,850	+ 1.1%	562	520	- 7.5%
Jack County	\$68,750	\$58,000	- 15.6%	22	13	- 40.9%
Johnson County	\$107,500	\$106,001	- 1.4%	916	686	- 25.1%
Jones County	\$72,000	\$68,000	- 5.6%	69	49	- 29.0%
Kaufman County	\$124,225	\$117,000	- 5.8%	816	589	- 27.8%
Lamar County	\$107,250	\$100,600	- 6.2%	103	113	+ 9.7%
Limestone County	\$53,000	\$47,000	- 11.3%	16	13	- 18.8%
Montague County	\$95,000	\$60,800	- 36.0%	71	65	- 8.5%
Navarro County	\$105,000	\$86,750	- 17.4%	365	310	- 15.1%
Nolan County	\$59,200	\$45,950	- 22.4%	12	5	- 58.3%
Palo Pinto County	\$116,500	\$116,000	- 0.4%	332	311	- 6.3%
Parker County	\$151,000	\$160,000	+ 6.0%	1,078	873	- 19.0%
Rains County	\$115,000	\$84,900	- 26.2%	73	93	+ 27.4%
Rockwall County	\$179,000	\$174,000	- 2.8%	768	572	- 25.5%
Shackelford County	\$63,277	\$68,500	+ 8.3%	3	2	- 33.3%
Smith County	\$158,000	\$167,750	+ 6.2%	220	235	+ 6.8%
Somervell County	\$169,450	\$163,500	- 3.5%	88	89	+ 1.1%
Stephens County	\$88,500	\$95,500	+ 7.9%	16	29	+ 81.3%
Stonewall County	\$106,000	\$31,000	- 70.8%	1	1	0.0%
Tarrant County	\$135,000	\$133,900	- 0.8%	9,412	6,615	- 29.7%
Taylor County	\$118,000	\$129,000	+ 9.3%	712	562	- 21.1%
Upshur County	\$223,000	\$61,950	- 72.2%	12	14	+ 16.7%
Van Zandt County	\$98,450	\$110,000	+ 11.7%	368	322	- 12.5%
Wise County	\$112,500	\$120,000	+ 6.7%	506	420	- 17.0%
Wood County	\$124,500	\$130,000	+ 4.4%	249	182	- 26.9%
Young County	\$67,501	\$76,000	+ 12.6%	23	25	+ 8.7%