



THE FAIR REPORT

MARKET CONDITION REPORT | JUNE 2024 MLS DATA

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SELLERS MARKET

A **number less than 4** indicates a SELLERS MARKET due to LIMITED INVENTORY



BUYERS MARKET

A **number greater than 6** indicates a BUYERS MARKET due to EXCESS INVENTORY



THE FAIR REPORT

NORTH TEXAS

MLS Data for June 2024 (Combined Counties of COLLIN, COOKE, DALLAS, DENTON, ELLIS FANNIN, GRAYSON, HENDERSON, HILL, HOOD, HUNT, JOHNSON, KAUFMAN, LAMAR, PARKER, ROCKWALL, TARRANT)

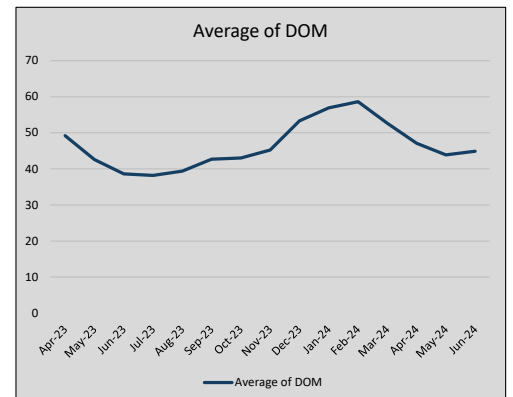
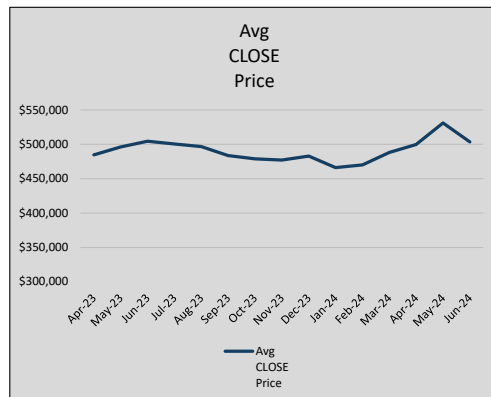
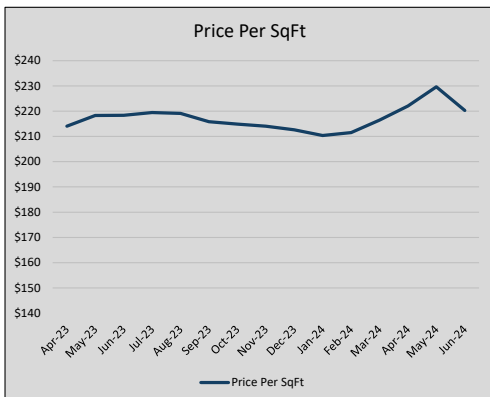
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	153	47	3.26	43	39	67	\$74,410	\$68,280	91.8%
\$100,000-199,999	1082	346	3.13	188	338	48	\$165,472	\$158,396	95.7%
\$200,000-299,999	3837	1537	2.50	540	1501	42	\$262,834	\$259,751	98.8%
\$300,000-399,999	6657	2218	3.00	777	2263	43	\$349,627	\$345,775	98.9%
\$400,000-499,999	5101	1471	3.47	516	1350	45	\$448,486	\$449,028	100.1%
\$500,000-599,999	3504	893	3.92	413	878	53	\$552,765	\$543,738	98.4%
\$600,000-699,999	2530	592	4.27	293	584	47	\$651,579	\$641,654	98.5%
\$700,000-799,999	1536	391	3.93	194	367	44	\$750,251	\$738,868	98.5%
\$800,000-899,999	941	250	3.76	138	239	42	\$852,881	\$838,823	98.4%
\$900,000-1,000,000	641	151	4.25	81	173	41	\$957,464	\$945,311	98.7%
\$1,000,000 +	2908	542	5.37	356	536	45	\$1,644,536	\$1,579,452	96.0%
Grand Total	28890	8438	3.42	3539	8268	45	\$512,178	\$503,381	98.3%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$484,680		\$491,688	98.6%	\$214	8225	49
May-23	\$496,106	11,426	\$502,608	98.7%	\$218	9802	43
Jun-23	\$504,454	8,348	\$510,804	98.8%	\$218	9507	39
Jul-23	\$500,390	(4,063)	\$507,350	98.6%	\$219	8334	38
Aug-23	\$496,788	(3,602)	\$507,068	98.0%	\$219	8835	39
Sep-23	\$483,698	(13,090)	\$494,412	97.8%	\$216	7341	43
Oct-23	\$478,822	(4,876)	\$489,327	97.9%	\$215	6800	43
Nov-23	\$477,011	(1,811)	\$489,170	97.5%	\$214	6108	45
Dec-23	\$482,800	5,789	\$496,988	97.1%	\$213	6431	53
Jan-24	\$466,119	(16,681)	\$479,436	97.2%	\$210	5378	57
Feb-24	\$470,153	4,034	\$481,279	97.7%	\$212	6740	59
Mar-24	\$488,051	17,898	\$498,459	97.9%	\$216	8056	53
Apr-24	\$499,781	11,729	\$507,524	98.5%	\$222	8769	47
May-24	\$531,035	31,254	\$539,837	98.4%	\$230	9252	44
Jun-24	\$503,381	(27,654)	\$512,178	98.3%	\$220	8438	45





THE FAIR REPORT

COLLIN COUNTY

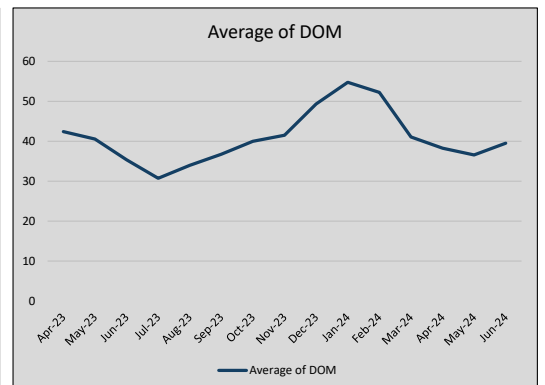
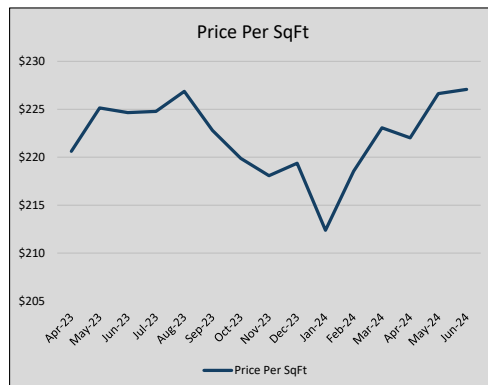
MLS Data for June 2024 (COLLIN COUNTY)

List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	2	0	-	-	-	-
\$100,000-199,999	16	13	1.23	7	9	37	\$183,176	\$177,655	97.0%
\$200,000-299,999	174	71	2.45	15	80	27	\$271,463	\$264,248	97.3%
\$300,000-399,999	717	269	2.67	52	269	41	\$359,157	\$353,755	98.5%
\$400,000-499,999	896	333	2.69	78	268	39	\$450,227	\$474,898	105.5%
\$500,000-599,999	677	239	2.83	94	212	41	\$551,529	\$544,288	98.7%
\$600,000-699,999	585	168	3.48	76	166	42	\$651,085	\$640,808	98.4%
\$700,000-799,999	362	123	2.94	49	111	36	\$747,706	\$736,618	98.5%
\$800,000-899,999	237	74	3.20	32	55	39	\$858,336	\$844,919	98.4%
\$900,000-1,000,000	148	37	4.00	21	41	39	\$948,595	\$932,701	98.3%
\$1,000,000 +	469	116	4.04	52	118	43	\$1,466,496	\$1,418,163	96.7%
Grand Total	4281	1443	2.97	478	1329	40	\$602,972	\$598,931	99.3%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY
 Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$580,692		\$587,801	98.8%	\$221	1282	42
May-23	\$589,486	8,794	\$596,147	98.9%	\$225	1569	41
Jun-23	\$608,280	18,794	\$613,703	99.1%	\$225	1525	35
Jul-23	\$587,336	(20,943)	\$593,568	99.0%	\$225	1373	31
Aug-23	\$593,748	6,412	\$604,757	98.2%	\$227	1399	34
Sep-23	\$570,603	(23,145)	\$583,059	97.9%	\$223	1155	37
Oct-23	\$563,965	(6,638)	\$574,955	98.1%	\$220	1134	40
Nov-23	\$549,435	(14,530)	\$562,636	97.7%	\$218	989	42
Dec-23	\$569,270	19,836	\$587,537	96.9%	\$219	1094	49
Jan-24	\$531,942	(37,328)	\$546,807	97.3%	\$212	905	55
Feb-24	\$545,381	13,438	\$557,059	97.9%	\$219	1124	52
Mar-24	\$577,188	31,807	\$587,546	98.2%	\$223	1303	41
Apr-24	\$563,215	(13,973)	\$569,472	98.9%	\$222	1437	38
May-24	\$594,567	31,352	\$602,970	98.6%	\$227	1585	37
Jun-24	\$598,931	4,364	\$602,972	99.3%	\$227	1443	40





THE FAIR REPORT

COOKE COUNTY

MLS Data for June 2024 (COOKE COUNTY)

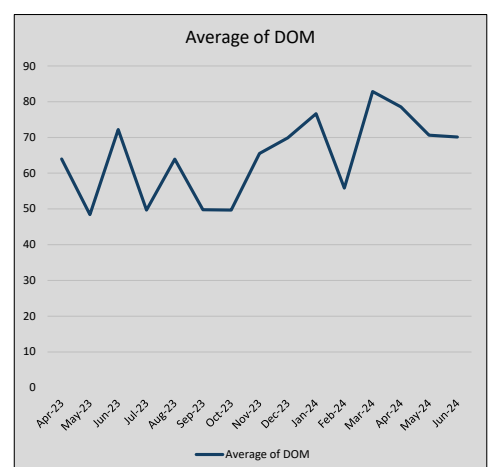
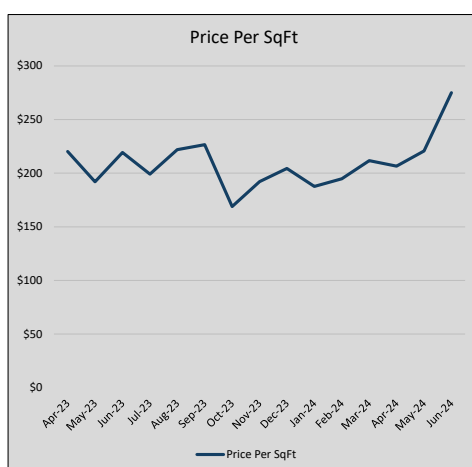
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	1	0.00	0	0	1	\$76,788	\$76,788	100.0%
\$100,000-199,999	13	4	3.25	2	10	21	\$174,225	\$150,750	86.5%
\$200,000-299,999	32	15	2.13	5	18	46	\$251,580	\$248,000	98.6%
\$300,000-399,999	78	13	6.00	6	13	61	\$357,684	\$348,402	97.4%
\$400,000-499,999	32	2	16.00	1	5	65	\$496,900	\$496,900	100.0%
\$500,000-599,999	27	2	13.50	3	8	137	\$565,725	\$563,225	99.6%
\$600,000-699,999	17	2	8.50	1	2	47	\$632,000	\$627,450	99.3%
\$700,000-799,999	12	1	12.00	3	1	52	\$705,000	\$690,000	97.9%
\$800,000-899,999	9	0	-	1	2	-	-	-	-
\$900,000-1,000,000	13	3	4.33	1	0	202	\$997,541	\$950,000	95.2%
\$1,000,000 +	37	4	9.25	4	3	140	\$2,393,400	\$2,192,250	91.6%
Grand Total	270	47	5.74	27	62	70	\$550,165	\$523,684	95.2%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$461,759		\$477,854	96.6%	\$220	34	64
May-23	\$389,359	(72,399)	\$406,037	95.9%	\$192	57	48
Jun-23	\$409,176	19,817	\$427,955	95.6%	\$219	48	72
Jul-23	\$389,115	(20,061)	\$391,424	99.4%	\$199	34	50
Aug-23	\$400,586	11,472	\$421,223	95.1%	\$222	51	64
Sep-23	\$421,439	20,853	\$448,422	94.0%	\$227	38	50
Oct-23	\$303,957	(117,482)	\$315,432	96.4%	\$169	37	50
Nov-23	\$345,183	41,226	\$362,131	95.3%	\$192	40	66
Dec-23	\$375,374	30,191	\$378,330	99.2%	\$204	33	70
Jan-24	\$326,477	(48,897)	\$340,276	95.9%	\$188	26	77
Feb-24	\$366,626	40,149	\$379,447	96.6%	\$195	38	56
Mar-24	\$433,745	67,119	\$457,605	94.8%	\$212	57	83
Apr-24	\$442,190	8,445	\$462,332	95.6%	\$207	39	79
May-24	\$472,588	30,398	\$493,627	95.7%	\$221	59	71
Jun-24	\$523,684	51,096	\$550,165	95.2%	\$275	47	70





THE FAIR REPORT

DALLAS COUNTY

MLS Data for June 2024 (DALLAS COUNTY)

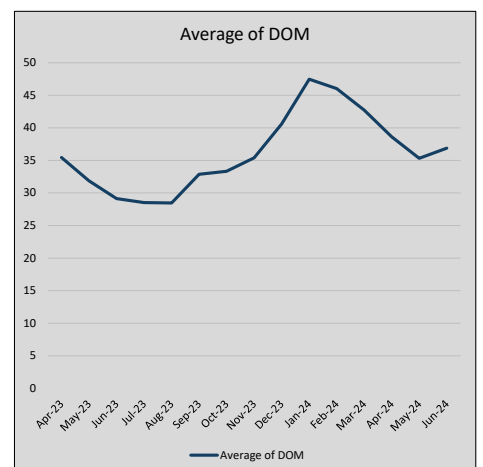
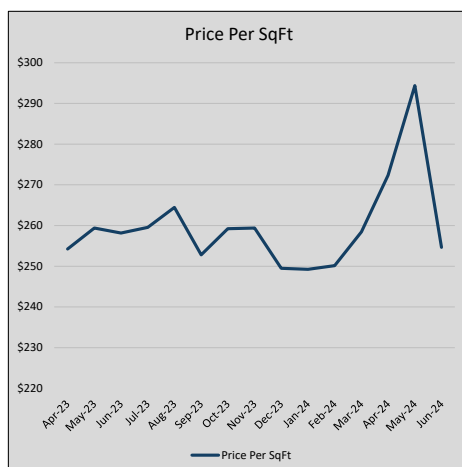
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	47	12	3.92	8	8	94	\$84,416	\$80,842	95.8%
\$100,000-199,999	357	120	2.98	61	109	42	\$165,933	\$157,881	95.1%
\$200,000-299,999	1032	408	2.53	161	403	37	\$261,063	\$255,587	97.9%
\$300,000-399,999	1256	398	3.16	176	432	37	\$347,325	\$341,473	98.3%
\$400,000-499,999	810	206	3.93	119	197	38	\$446,584	\$439,964	98.5%
\$500,000-599,999	561	140	4.01	85	122	36	\$552,825	\$543,703	98.3%
\$600,000-699,999	382	106	3.60	61	89	29	\$649,466	\$641,463	98.8%
\$700,000-799,999	229	63	3.63	41	67	31	\$749,731	\$742,202	99.0%
\$800,000-899,999	155	60	2.58	27	54	33	\$851,160	\$842,188	98.9%
\$900,000-1,000,000	119	29	4.10	12	43	40	\$960,572	\$959,014	99.8%
\$1,000,000 +	749	144	5.20	109	155	36	\$1,790,877	\$1,738,729	97.1%
Grand Total	5697	1686	3.38	860	1679	37	\$526,664	\$516,208	98.0%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$516,032		\$520,718	99.1%	\$254	1830	35
May-23	\$535,383	19,351	\$539,926	99.2%	\$259	2233	32
Jun-23	\$542,268	6,885	\$549,267	98.7%	\$258	2057	29
Jul-23	\$528,971	(13,298)	\$534,384	99.0%	\$260	1827	29
Aug-23	\$551,105	22,134	\$563,871	97.7%	\$264	1803	28
Sep-23	\$515,654	(35,450)	\$524,501	98.3%	\$253	1586	33
Oct-23	\$531,218	15,563	\$541,984	98.0%	\$259	1552	33
Nov-23	\$539,517	8,299	\$552,978	97.6%	\$259	1358	35
Dec-23	\$516,321	(23,197)	\$529,297	97.5%	\$249	1359	41
Jan-24	\$497,791	(18,529)	\$511,036	97.4%	\$249	1232	47
Feb-24	\$503,438	5,646	\$514,051	97.9%	\$250	1469	46
Mar-24	\$542,358	38,920	\$553,215	98.0%	\$258	1723	43
Apr-24	\$568,663	26,305	\$576,148	98.7%	\$272	1969	39
May-24	\$639,719	71,056	\$652,235	98.1%	\$294	1970	35
Jun-24	\$516,208	(123,511)	\$526,664	98.0%	\$255	1686	37





THE FAIR REPORT

DENTON COUNTY

MLS Data for June 2024 (DENTON COUNTY)

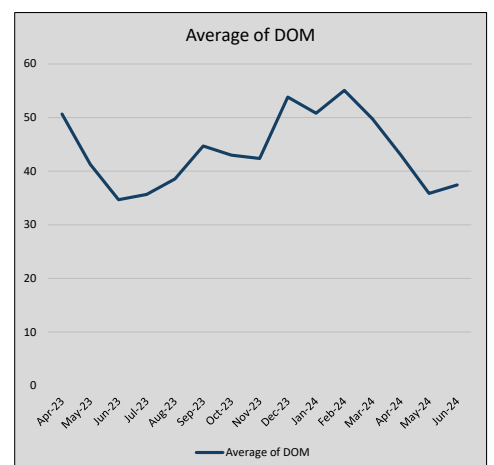
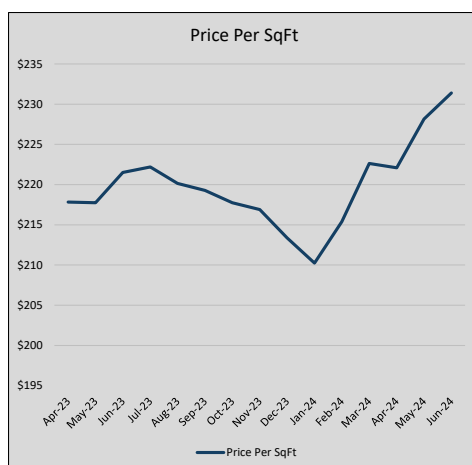
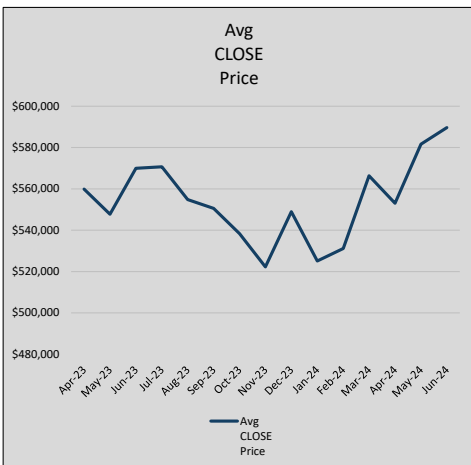
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	1	0.00	4	0	46	\$35,000	\$32,500	92.9%
\$100,000-199,999	11	3	3.67	1	1	17	\$148,300	\$142,000	95.8%
\$200,000-299,999	104	76	1.37	13	68	24	\$272,132	\$268,065	98.5%
\$300,000-399,999	666	316	2.11	92	340	30	\$351,487	\$347,351	98.8%
\$400,000-499,999	803	311	2.58	69	245	36	\$448,536	\$442,500	98.7%
\$500,000-599,999	558	170	3.28	55	162	45	\$552,216	\$543,820	98.5%
\$600,000-699,999	409	117	3.50	43	116	41	\$653,437	\$646,094	98.9%
\$700,000-799,999	299	78	3.83	36	74	41	\$749,936	\$739,570	98.6%
\$800,000-899,999	164	54	3.04	24	61	44	\$851,564	\$833,300	97.9%
\$900,000-1,000,000	128	47	2.72	22	41	35	\$954,828	\$940,404	98.5%
\$1,000,000 +	530	117	4.53	59	105	51	\$1,581,096	\$1,517,315	96.0%
Grand Total	3672	1290	2.85	418	1213	37	\$601,860	\$589,662	98.0%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$559,881		\$569,308	98.3%	\$218	1210	51
May-23	\$547,784	(12,097)	\$552,373	99.2%	\$218	1444	41
Jun-23	\$569,959	22,175	\$575,250	99.1%	\$222	1477	35
Jul-23	\$570,674	715	\$578,115	98.7%	\$222	1262	36
Aug-23	\$554,816	(15,858)	\$565,072	98.2%	\$220	1335	39
Sep-23	\$550,612	(4,204)	\$564,057	97.6%	\$219	1182	45
Oct-23	\$538,331	(12,281)	\$548,626	98.1%	\$218	977	43
Nov-23	\$522,282	(16,049)	\$534,977	97.6%	\$217	921	42
Dec-23	\$548,992	26,710	\$567,573	96.7%	\$213	921	54
Jan-24	\$525,153	(23,839)	\$540,899	97.1%	\$210	788	51
Feb-24	\$531,136	5,983	\$544,865	97.5%	\$215	1006	55
Mar-24	\$566,331	35,195	\$579,129	97.8%	\$223	1188	50
Apr-24	\$553,109	(13,222)	\$561,924	98.4%	\$222	1307	43
May-24	\$581,610	28,501	\$590,818	98.4%	\$228	1410	36
Jun-24	\$589,662	8,051	\$601,860	98.0%	\$231	1290	37





THE FAIR REPORT

ELLIS COUNTY

MLS Data for June 2024 (ELLIS COUNTY)

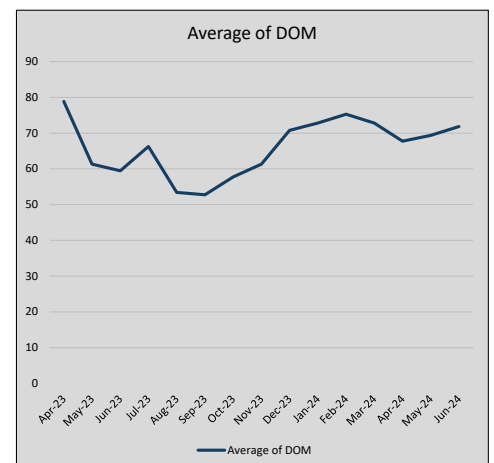
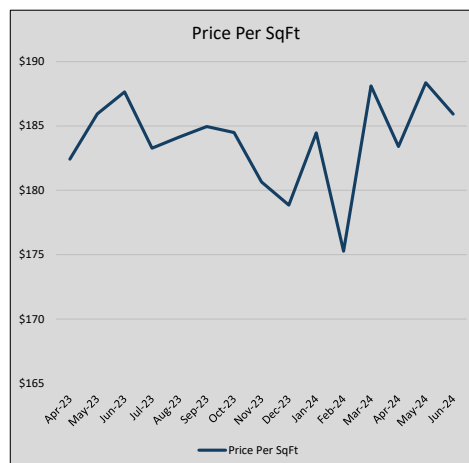
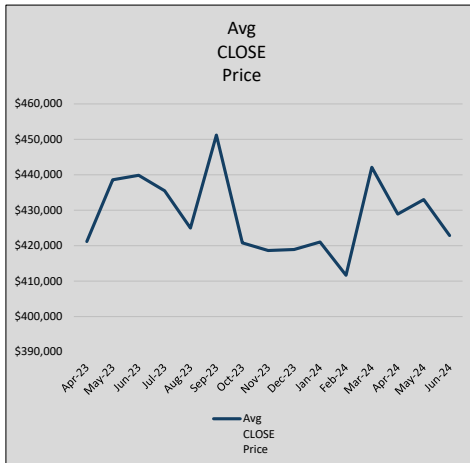
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	4	1	4.00	1	0	14	\$88,400	\$89,000	100.7%
\$100,000-199,999	14	9	1.56	5	5	32	\$166,655	\$160,778	96.5%
\$200,000-299,999	94	42	2.24	17	50	44	\$264,705	\$260,088	98.3%
\$300,000-399,999	239	79	3.03	28	97	53	\$345,864	\$339,361	98.1%
\$400,000-499,999	318	64	4.97	19	73	82	\$450,900	\$445,919	98.9%
\$500,000-599,999	259	43	6.02	15	52	124	\$553,506	\$541,146	97.8%
\$600,000-699,999	165	19	8.68	16	21	70	\$655,959	\$638,055	97.3%
\$700,000-799,999	103	14	7.36	3	16	96	\$743,893	\$717,785	96.5%
\$800,000-899,999	34	2	17.00	1	3	61	\$849,700	\$847,250	99.7%
\$900,000-1,000,000	11	1	11.00	2	3	1	\$925,000	\$925,000	100.0%
\$1,000,000 +	49	0	-	8	5	-	-	-	-
Grand Total	1290	274	4.71	115	325	72	\$431,349	\$422,879	98.0%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$421,157		\$429,068	98.2%	\$182	288	79
May-23	\$438,605	17,448	\$444,625	98.6%	\$186	312	61
Jun-23	\$439,855	1,249	\$446,810	98.4%	\$188	316	59
Jul-23	\$435,488	(4,367)	\$442,091	98.5%	\$183	271	66
Aug-23	\$424,967	(10,520)	\$430,510	98.7%	\$184	300	53
Sep-23	\$451,208	26,241	\$460,999	97.9%	\$185	245	53
Oct-23	\$420,802	(30,406)	\$432,704	97.2%	\$184	217	58
Nov-23	\$418,647	(2,155)	\$427,605	97.9%	\$181	231	61
Dec-23	\$418,927	281	\$428,204	97.8%	\$179	244	71
Jan-24	\$421,032	2,105	\$431,457	97.6%	\$184	191	73
Feb-24	\$411,644	(9,389)	\$423,014	97.3%	\$175	233	75
Mar-24	\$442,118	30,474	\$452,124	97.8%	\$188	291	73
Apr-24	\$428,913	(13,205)	\$434,928	98.6%	\$183	280	68
May-24	\$433,010	4,097	\$438,891	98.7%	\$188	315	69
Jun-24	\$422,879	(10,131)	\$431,349	98.0%	\$186	274	72





THE FAIR REPORT

FANNIN COUNTY

MLS Data for June 2024 (FANNIN COUNTY)

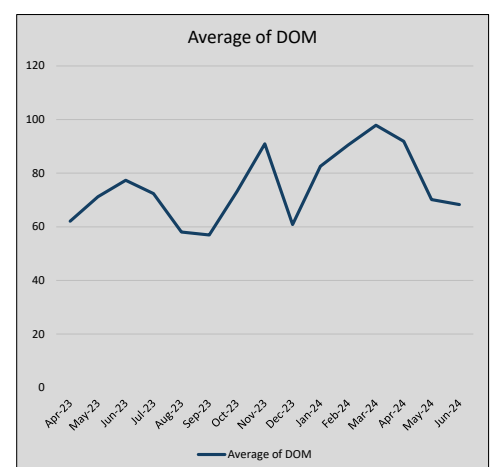
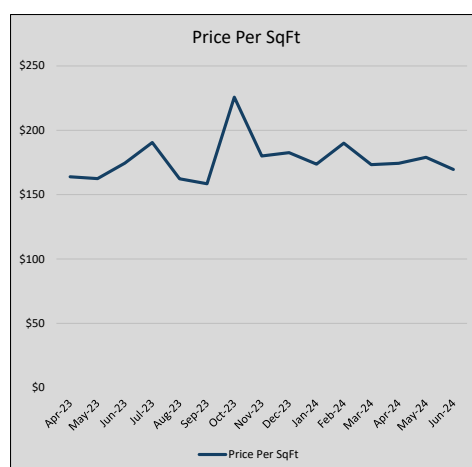
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	6	2	3.00	0	4	53	\$89,500	\$68,750	76.8%
\$100,000-199,999	24	7	3.43	4	10	83	\$150,714	\$144,051	95.6%
\$200,000-299,999	57	13	4.38	11	13	61	\$244,983	\$223,515	91.2%
\$300,000-399,999	41	5	8.20	1	7	77	\$348,800	\$341,000	97.8%
\$400,000-499,999	21	3	7.00	2	3	79	\$482,333	\$473,333	98.1%
\$500,000-599,999	24	5	4.80	1	3	34	\$558,999	\$538,999	96.4%
\$600,000-699,999	19	4	4.75	2	1	74	\$659,938	\$652,498	98.9%
\$700,000-799,999	8	2	4.00	1	0	116	\$772,000	\$745,000	96.5%
\$800,000-899,999	9	0	-	1	1	-	-	-	-
\$900,000-1,000,000	6	0	-	0	1	-	-	-	-
\$1,000,000 +	26	0	-	3	0	-	-	-	-
Grand Total	241	41	5.88	26	43	68	\$355,818	\$340,769	95.8%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$278,733		\$285,352	97.7%	\$164	30	62
May-23	\$282,492	3,759	\$290,925	97.1%	\$163	53	71
Jun-23	\$333,267	50,775	\$350,370	95.1%	\$174	49	77
Jul-23	\$318,480	(14,787)	\$326,994	97.4%	\$191	47	72
Aug-23	\$276,892	(41,588)	\$288,372	96.0%	\$162	39	58
Sep-23	\$268,254	(8,639)	\$278,263	96.4%	\$158	25	57
Oct-23	\$353,439	85,185	\$394,933	89.5%	\$226	32	73
Nov-23	\$313,654	(39,785)	\$334,400	93.8%	\$180	36	91
Dec-23	\$313,063	(591)	\$329,211	95.1%	\$183	30	61
Jan-24	\$296,667	(16,397)	\$312,496	94.9%	\$174	30	83
Feb-24	\$344,423	47,756	\$354,231	97.2%	\$190	22	91
Mar-24	\$320,543	(23,880)	\$332,756	96.3%	\$173	45	98
Apr-24	\$307,164	(13,379)	\$317,294	96.8%	\$174	38	92
May-24	\$330,029	22,865	\$339,175	97.3%	\$179	43	70
Jun-24	\$340,769	10,741	\$355,818	95.8%	\$170	41	68





THE FAIR REPORT

GRAYSON COUNTY

MLS Data for June 2024 (GRAYSON COUNTY)

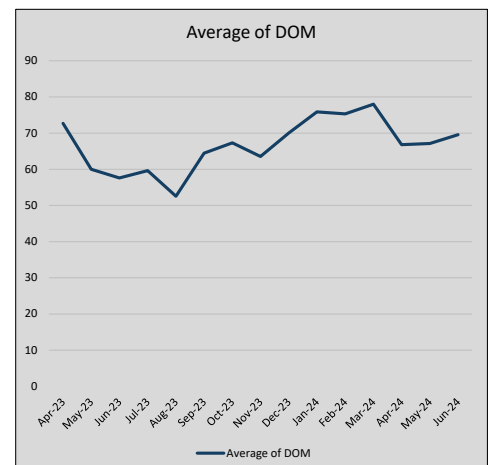
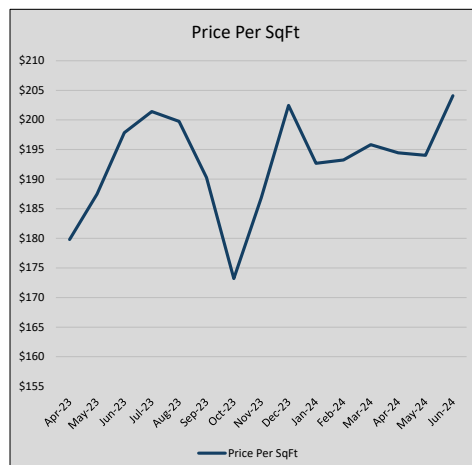
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	13	1	13.00	1	3	42	\$75,000	\$65,000	86.7%
\$100,000-199,999	91	20	4.55	16	29	49	\$165,405	\$162,407	98.2%
\$200,000-299,999	196	78	2.51	28	63	59	\$253,875	\$249,615	98.3%
\$300,000-399,999	216	51	4.24	16	46	65	\$351,695	\$344,384	97.9%
\$400,000-499,999	193	27	7.15	18	33	97	\$451,153	\$443,773	98.4%
\$500,000-599,999	109	22	4.95	5	19	94	\$556,201	\$537,165	96.6%
\$600,000-699,999	80	12	6.67	6	16	101	\$656,470	\$648,427	98.8%
\$700,000-799,999	43	10	4.30	4	5	47	\$758,405	\$743,541	98.0%
\$800,000-899,999	44	2	22.00	6	5	71	\$894,500	\$829,500	92.7%
\$900,000-1,000,000	23	0	-	4	3	-	-	-	-
\$1,000,000 +	112	14	8.00	6	12	74	\$1,544,497	\$1,408,763	91.2%
Grand Total	1120	237	4.73	110	234	70	\$440,561	\$425,082	96.5%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$341,726		\$352,007	97.1%	\$180	225	73
May-23	\$362,356	20,630	\$373,035	97.1%	\$187	239	60
Jun-23	\$409,706	47,351	\$418,699	97.9%	\$198	226	58
Jul-23	\$383,865	(25,841)	\$393,494	97.6%	\$201	234	60
Aug-23	\$381,447	(2,419)	\$396,634	96.2%	\$200	242	53
Sep-23	\$371,429	(10,017)	\$384,571	96.6%	\$190	179	64
Oct-23	\$354,991	(16,439)	\$366,835	96.8%	\$173	161	67
Nov-23	\$346,404	(8,586)	\$359,948	96.2%	\$187	127	64
Dec-23	\$390,122	43,718	\$405,943	96.1%	\$202	155	70
Jan-24	\$379,385	(10,737)	\$392,975	96.5%	\$193	154	76
Feb-24	\$367,956	(11,430)	\$378,986	97.1%	\$193	149	75
Mar-24	\$384,610	16,655	\$396,650	97.0%	\$196	200	78
Apr-24	\$374,902	(9,708)	\$384,533	97.5%	\$194	234	67
May-24	\$367,193	(7,709)	\$377,386	97.3%	\$194	210	67
Jun-24	\$425,082	57,889	\$440,561	96.5%	\$204	237	70





THE FAIR REPORT

HENDERSON COUNTY

MLS Data for June 2024 (HENDERSON COUNTY)

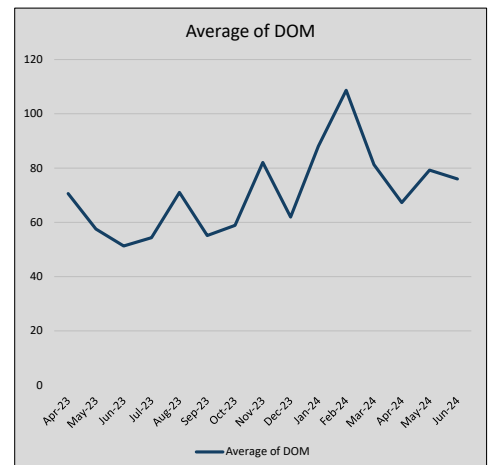
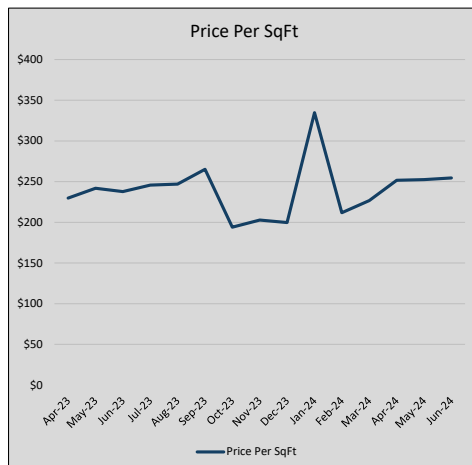
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	24	7	3.43	4	8	54	\$78,571	\$69,000	87.8%
\$100,000-199,999	95	17	5.59	17	18	73	\$164,152	\$160,229	97.6%
\$200,000-299,999	195	20	9.75	23	34	115	\$262,666	\$250,370	95.3%
\$300,000-399,999	105	12	8.75	13	19	64	\$355,433	\$558,292	157.1%
\$400,000-499,999	61	6	10.17	9	8	97	\$458,483	\$436,167	95.1%
\$500,000-599,999	53	3	17.67	8	8	26	\$530,663	\$518,667	97.7%
\$600,000-699,999	47	1	47.00	6	7	17	\$649,000	\$600,000	92.4%
\$700,000-799,999	21	4	5.25	0	4	47	\$769,750	\$731,250	95.0%
\$800,000-899,999	22	1	22.00	1	2	5	\$839,000	\$770,000	91.8%
\$900,000-1,000,000	25	2	12.50	1	4	46	\$952,500	\$907,500	95.3%
\$1,000,000 +	115	7	16.43	17	6	62	\$2,424,286	\$2,210,357	91.2%
Grand Total	763	80	9.54	99	118	76	\$508,050	\$508,366	100.1%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$437,272		\$460,640	94.9%	\$230	49	71
May-23	\$409,247	(28,025)	\$421,532	97.1%	\$242	103	58
Jun-23	\$421,274	12,027	\$435,921	96.6%	\$238	110	51
Jul-23	\$472,923	51,648	\$491,328	96.3%	\$246	98	54
Aug-23	\$434,360	(38,562)	\$460,190	94.4%	\$247	116	71
Sep-23	\$486,093	51,732	\$514,502	94.5%	\$265	101	55
Oct-23	\$329,529	(156,564)	\$345,501	95.4%	\$194	77	59
Nov-23	\$383,660	54,132	\$395,217	97.1%	\$203	63	82
Dec-23	\$342,327	(41,334)	\$355,437	96.3%	\$200	56	62
Jan-24	\$656,779	314,452	\$685,897	95.8%	\$335	53	88
Feb-24	\$394,926	(261,853)	\$417,534	94.6%	\$212	53	109
Mar-24	\$424,960	30,034	\$451,523	94.1%	\$227	106	81
Apr-24	\$463,788	38,828	\$470,835	98.5%	\$252	105	67
May-24	\$501,620	37,832	\$520,876	96.3%	\$252	98	79
Jun-24	\$508,366	6,746	\$508,050	100.1%	\$255	80	76





THE FAIR REPORT

HILL COUNTY

MLS Data for June 2024 (HILL COUNTY)

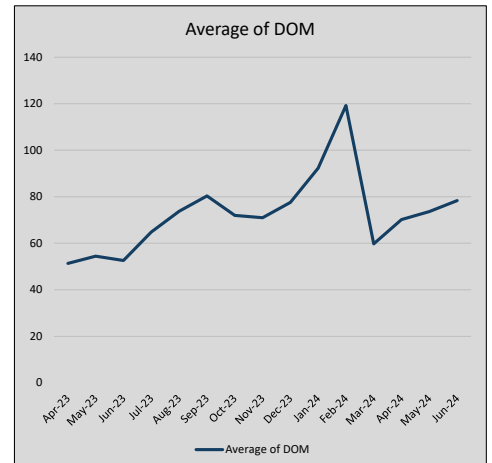
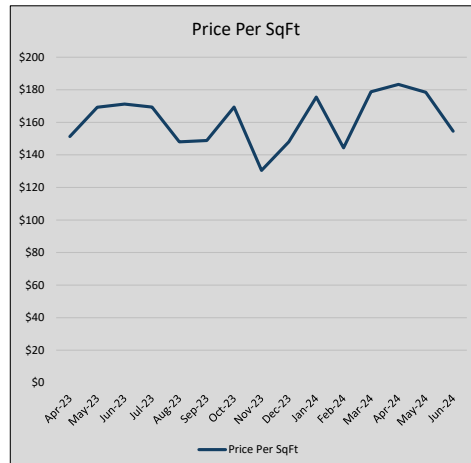
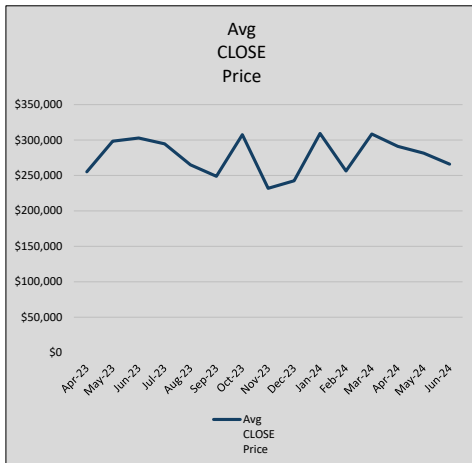
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	11	3	3.67	13	7	56	\$65,633	\$58,000	88.4%
\$100,000-199,999	39	11	3.55	5	9	63	\$160,343	\$154,982	96.7%
\$200,000-299,999	50	12	4.17	13	16	125	\$266,125	\$260,317	97.8%
\$300,000-399,999	25	4	6.25	1	8	45	\$351,000	\$355,500	101.3%
\$400,000-499,999	21	5	4.20	5	4	60	\$412,800	\$408,000	98.8%
\$500,000-599,999	13	1	13.00	2	2	6	\$589,900	\$540,000	91.5%
\$600,000-699,999	14	0	-	1	1	-	-	-	-
\$700,000-799,999	9	0	-	1	0	-	-	-	-
\$800,000-899,999	3	1	3.00	0	0	56	\$869,000	\$834,000	96.0%
\$900,000-1,000,000	0	0	-	1	0	-	-	-	-
\$1,000,000 +	12	0	-	1	2	-	-	-	-
Grand Total	197	37	5.32	43	49	78	\$272,461	\$265,908	97.6%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$255,262		\$276,766	92.2%	\$151	47	51
May-23	\$298,436	43,174	\$305,888	97.6%	\$169	49	54
Jun-23	\$302,928	4,493	\$310,518	97.6%	\$171	37	53
Jul-23	\$294,531	(8,397)	\$306,094	96.2%	\$169	34	65
Aug-23	\$264,948	(29,583)	\$278,214	95.2%	\$148	43	74
Sep-23	\$248,786	(16,162)	\$260,538	95.5%	\$149	37	80
Oct-23	\$307,438	58,651	\$329,778	93.2%	\$169	32	72
Nov-23	\$231,885	(75,553)	\$241,072	96.2%	\$130	26	71
Dec-23	\$242,549	10,664	\$250,710	96.7%	\$148	27	78
Jan-24	\$309,277	66,728	\$318,153	97.2%	\$176	15	92
Feb-24	\$256,396	(52,881)	\$269,504	95.1%	\$144	26	119
Mar-24	\$308,547	52,151	\$315,857	97.7%	\$179	33	60
Apr-24	\$291,137	(17,410)	\$299,166	97.3%	\$183	38	70
May-24	\$281,467	(9,670)	\$286,786	98.1%	\$178	43	74
Jun-24	\$265,908	(15,559)	\$272,461	97.6%	\$155	37	78





THE FAIR REPORT

HUNT COUNTY

MLS Data for June 2024 (HUNT COUNTY)

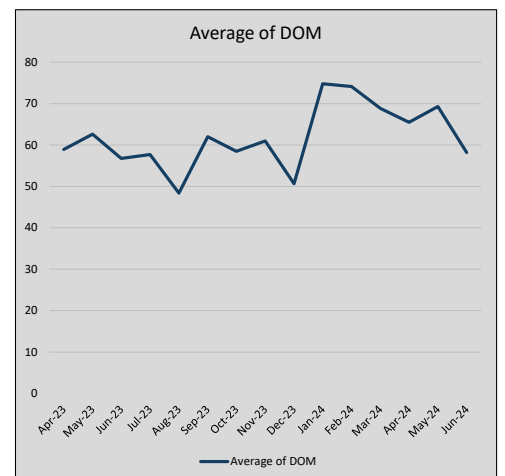
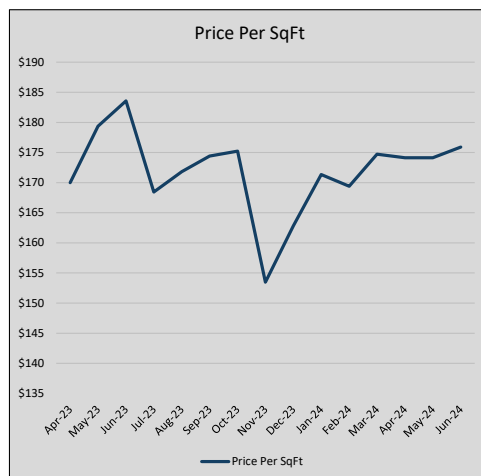
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	9	5	1.80	1	1	74	\$78,160	\$72,790	93.1%
\$100,000-199,999	77	20	3.85	11	21	68	\$166,462	\$159,838	96.0%
\$200,000-299,999	260	64	4.06	27	73	72	\$268,709	\$262,381	97.6%
\$300,000-399,999	220	47	4.68	15	36	37	\$334,195	\$326,754	97.8%
\$400,000-499,999	78	10	7.80	4	13	41	\$435,265	\$415,272	95.4%
\$500,000-599,999	55	6	9.17	10	8	45	\$558,483	\$550,667	98.6%
\$600,000-699,999	48	6	8.00	3	11	44	\$664,204	\$641,300	96.6%
\$700,000-799,999	28	4	7.00	4	0	90	\$727,944	\$698,000	95.9%
\$800,000-899,999	13	2	6.50	2	0	51	\$874,995	\$817,000	93.4%
\$900,000-1,000,000	4	0	-	1	0	-	-	-	-
\$1,000,000 +	26	2	13.00	1	1	98	\$1,175,000	\$1,025,000	87.2%
Grand Total	818	166	4.93	79	164	58	\$333,284	\$322,235	96.7%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$319,317		\$325,075	98.2%	\$170	177	59
May-23	\$336,394	17,077	\$344,458	97.7%	\$179	183	63
Jun-23	\$360,212	23,817	\$370,021	97.3%	\$184	189	57
Jul-23	\$337,250	(22,962)	\$344,861	97.8%	\$168	162	58
Aug-23	\$320,343	(16,907)	\$329,495	97.2%	\$172	159	48
Sep-23	\$326,152	5,809	\$336,793	96.8%	\$174	160	62
Oct-23	\$318,400	(7,752)	\$327,533	97.2%	\$175	159	58
Nov-23	\$285,963	(32,438)	\$298,259	95.9%	\$153	128	61
Dec-23	\$289,288	3,326	\$298,887	96.8%	\$163	133	51
Jan-24	\$340,331	51,043	\$348,533	97.6%	\$171	127	75
Feb-24	\$350,336	10,005	\$363,366	96.4%	\$169	153	74
Mar-24	\$345,598	(4,739)	\$358,811	96.3%	\$175	166	69
Apr-24	\$323,536	(22,062)	\$334,477	96.7%	\$174	154	65
May-24	\$340,769	17,233	\$345,440	98.6%	\$174	194	69
Jun-24	\$322,235	(18,534)	\$333,284	96.7%	\$176	166	58





THE FAIR REPORT

JOHNSON COUNTY

MLS Data for June 2024 (JOHNSON COUNTY)

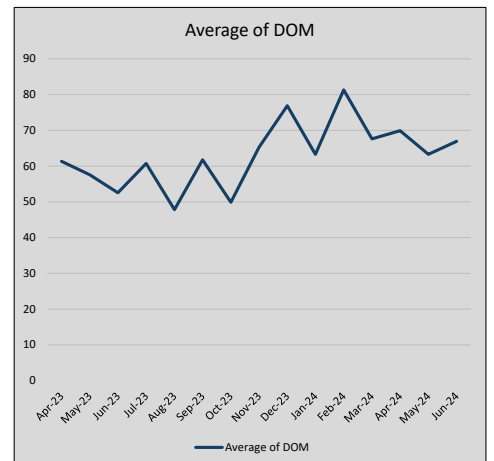
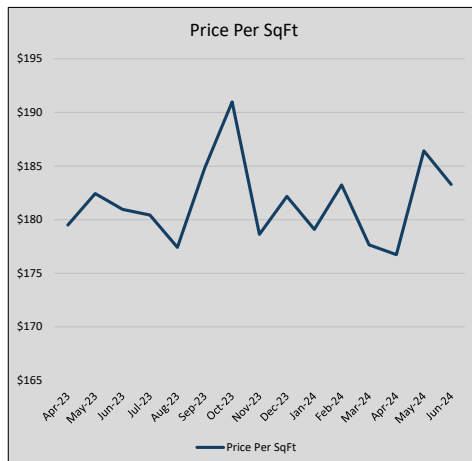
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	6	0	-	0	2	-	-	-	-
\$100,000-199,999	29	17	1.71	8	11	75	\$163,512	\$151,371	92.6%
\$200,000-299,999	162	65	2.49	22	79	49	\$264,623	\$302,811	114.4%
\$300,000-399,999	409	109	3.75	49	107	84	\$348,183	\$343,047	98.5%
\$400,000-499,999	224	45	4.98	16	45	56	\$453,638	\$445,966	98.3%
\$500,000-599,999	176	25	7.04	10	34	62	\$566,092	\$553,209	97.7%
\$600,000-699,999	86	18	4.78	5	8	61	\$641,032	\$626,386	97.7%
\$700,000-799,999	42	3	14.00	5	11	78	\$738,333	\$741,667	100.5%
\$800,000-899,999	27	2	13.50	3	4	33	\$812,450	\$774,000	95.3%
\$900,000-1,000,000	14	1	14.00	2	1	42	\$910,000	\$900,000	98.9%
\$1,000,000 +	47	0	-	4	0	-	-	-	-
Grand Total	1222	285	4.29	124	302	67	\$381,708	\$384,192	100.7%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$376,286		\$384,307	97.9%	\$179	285	61
May-23	\$393,249	16,963	\$399,524	98.4%	\$182	319	58
Jun-23	\$374,759	(18,490)	\$382,216	98.0%	\$181	295	53
Jul-23	\$389,173	14,414	\$396,182	98.2%	\$180	236	61
Aug-23	\$385,142	(4,031)	\$392,083	98.2%	\$177	304	48
Sep-23	\$387,792	2,650	\$394,286	98.4%	\$185	224	62
Oct-23	\$398,115	10,323	\$408,536	97.4%	\$191	194	50
Nov-23	\$362,281	(35,834)	\$368,208	98.4%	\$179	185	65
Dec-23	\$389,230	26,949	\$397,569	97.9%	\$182	216	77
Jan-24	\$373,408	(15,822)	\$381,793	97.8%	\$179	173	63
Feb-24	\$365,982	(7,426)	\$374,290	97.8%	\$183	234	81
Mar-24	\$374,228	8,246	\$380,509	98.3%	\$178	236	68
Apr-24	\$388,894	14,666	\$394,344	98.6%	\$177	268	70
May-24	\$393,918	5,025	\$400,450	98.4%	\$186	278	63
Jun-24	\$384,192	(9,726)	\$381,708	100.7%	\$183	285	67





THE FAIR REPORT

KAUFMAN COUNTY

MLS Data for June 2024 (KAUFMAN COUNTY)

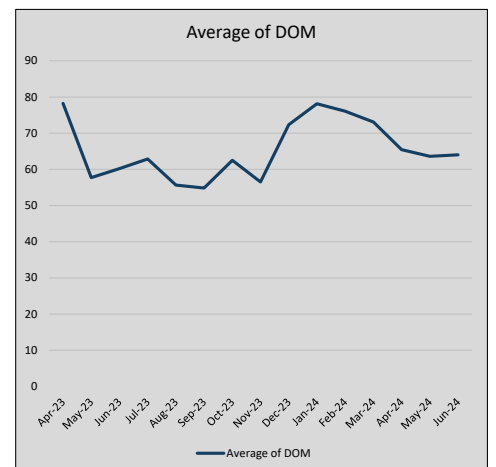
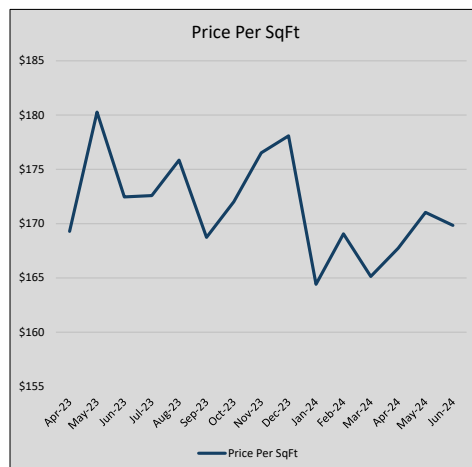
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	2	1.00	0	1	321	\$88,588	\$88,250	99.6%
\$100,000-199,999	36	5	7.20	4	11	18	\$168,998	\$147,000	87.0%
\$200,000-299,999	294	122	2.41	41	117	50	\$261,830	\$255,653	97.6%
\$300,000-399,999	463	137	3.38	53	117	59	\$345,097	\$338,372	98.1%
\$400,000-499,999	318	36	8.83	27	46	84	\$445,587	\$434,433	97.5%
\$500,000-599,999	140	15	9.33	11	18	109	\$557,361	\$542,778	97.4%
\$600,000-699,999	82	9	9.11	5	10	141	\$644,707	\$636,205	98.7%
\$700,000-799,999	29	4	7.25	3	3	69	\$735,247	\$718,443	97.7%
\$800,000-899,999	21	1	21.00	2	2	26	\$839,000	\$783,000	93.3%
\$900,000-1,000,000	8	0	-	3	0	-	-	-	-
\$1,000,000 +	39	3	13.00	4	2	68	\$1,429,667	\$1,353,333	94.7%
Grand Total	1432	334	4.29	153	327	64	\$354,840	\$346,353	97.6%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$347,196		\$353,047	98.3%	\$169	301	78
May-23	\$383,024	35,828	\$390,488	98.1%	\$180	320	58
Jun-23	\$366,029	(16,994)	\$371,546	98.5%	\$172	353	60
Jul-23	\$354,917	(11,112)	\$360,643	98.4%	\$173	260	63
Aug-23	\$361,968	7,051	\$372,428	97.2%	\$176	336	56
Sep-23	\$349,505	(12,464)	\$357,482	97.8%	\$169	253	55
Oct-23	\$359,234	9,729	\$367,653	97.7%	\$172	211	63
Nov-23	\$355,560	(3,674)	\$370,635	95.9%	\$177	237	57
Dec-23	\$373,671	18,112	\$390,807	95.6%	\$178	238	72
Jan-24	\$339,150	(34,521)	\$350,937	96.6%	\$164	230	78
Feb-24	\$353,866	14,715	\$366,534	96.5%	\$169	242	76
Mar-24	\$345,979	(7,887)	\$357,622	96.7%	\$165	320	73
Apr-24	\$347,363	1,384	\$355,110	97.8%	\$168	320	65
May-24	\$352,252	4,889	\$359,287	98.0%	\$171	354	64
Jun-24	\$346,353	(5,899)	\$354,840	97.6%	\$170	334	64





THE FAIR REPORT

LAMAR COUNTY

MLS Data for June 2024 (LAMAR COUNTY)

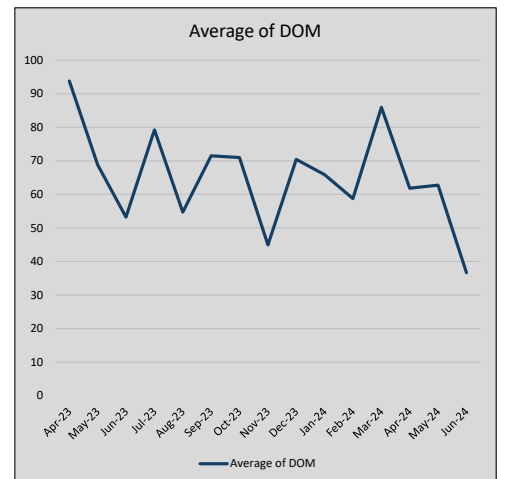
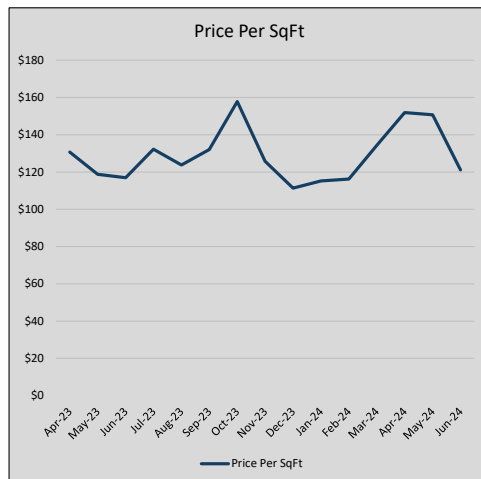
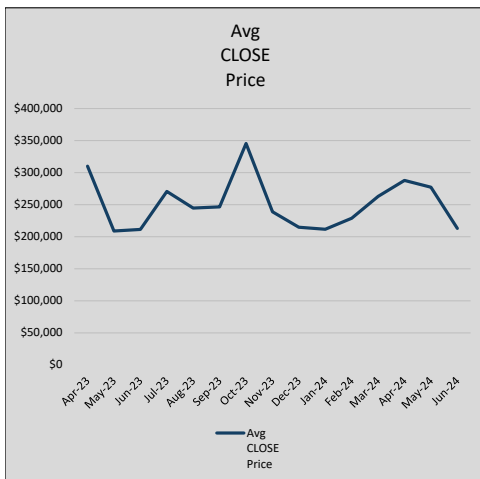
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	17	8	2.13	2	3	24	\$50,788	\$41,975	82.6%
\$100,000-199,999	52	11	4.73	6	8	49	\$151,509	\$136,536	90.1%
\$200,000-299,999	47	10	4.70	5	15	38	\$243,830	\$240,690	98.7%
\$300,000-399,999	41	7	5.86	1	7	35	\$358,814	\$350,257	97.6%
\$400,000-499,999	24	3	8.00	0	0	27	\$437,333	\$432,333	98.9%
\$500,000-599,999	12	1	12.00	0	0	23	\$528,000	\$528,000	100.0%
\$600,000-699,999	5	0	-	0	0	-	-	-	-
\$700,000-799,999	7	0	-	0	0	-	-	-	-
\$800,000-899,999	1	0	-	2	0	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	10	0	-	0	0	-	-	-	-
Grand Total	218	40	5.45	16	33	37	\$221,573	\$213,035	96.1%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$310,081		\$287,356	107.9%	\$131	16	94
May-23	\$208,908	(101,174)	\$216,755	96.4%	\$119	22	69
Jun-23	\$211,411	2,504	\$218,060	97.0%	\$117	35	53
Jul-23	\$270,642	59,230	\$278,107	97.3%	\$132	30	79
Aug-23	\$244,808	(25,834)	\$255,638	95.8%	\$124	26	55
Sep-23	\$246,656	1,848	\$261,146	94.5%	\$132	26	72
Oct-23	\$345,479	98,824	\$367,174	94.1%	\$158	31	71
Nov-23	\$238,884	(106,595)	\$251,019	95.2%	\$126	31	45
Dec-23	\$214,808	(24,076)	\$228,039	94.2%	\$111	24	70
Jan-24	\$211,728	(3,080)	\$220,604	96.0%	\$115	25	66
Feb-24	\$228,801	17,073	\$236,899	96.6%	\$116	35	59
Mar-24	\$262,939	34,138	\$273,522	96.1%	\$134	42	86
Apr-24	\$287,749	24,809	\$294,361	97.8%	\$152	36	62
May-24	\$277,291	(10,458)	\$293,128	94.6%	\$151	43	63
Jun-24	\$213,035	(64,256)	\$221,573	96.1%	\$121	40	37





THE FAIR REPORT

PARKER COUNTY

MLS Data for June 2024 (PARKER COUNTY)

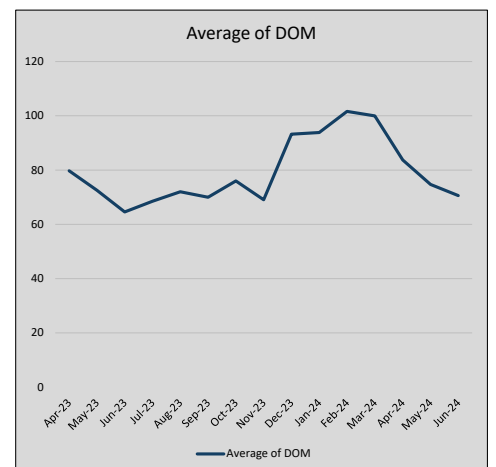
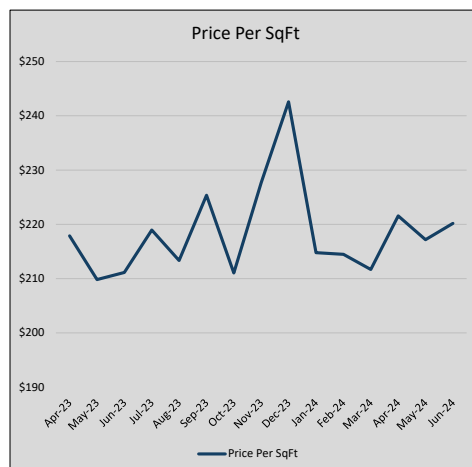
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	2	1.50	2	0	37	\$74,450	\$69,500	93.4%
\$100,000-199,999	20	9	2.22	4	7	45	\$158,544	\$151,878	95.8%
\$200,000-299,999	90	32	2.81	13	41	49	\$263,253	\$258,850	98.3%
\$300,000-399,999	187	53	3.53	15	52	70	\$352,962	\$348,835	98.8%
\$400,000-499,999	229	59	3.88	25	56	77	\$458,448	\$451,758	98.5%
\$500,000-599,999	203	45	4.51	33	52	101	\$549,928	\$542,468	98.6%
\$600,000-699,999	167	24	6.96	26	33	54	\$646,742	\$638,832	98.8%
\$700,000-799,999	99	12	8.25	15	15	65	\$772,983	\$740,783	95.8%
\$800,000-899,999	57	18	3.17	11	7	59	\$840,674	\$829,387	98.7%
\$900,000-1,000,000	44	3	14.67	2	11	91	\$976,666	\$951,667	97.4%
\$1,000,000 +	144	10	14.40	19	17	60	\$1,362,400	\$1,322,400	97.1%
Grand Total	1243	267	4.66	165	291	71	\$513,055	\$504,013	98.2%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$514,848		\$525,928	97.9%	\$218	278	80
May-23	\$488,670	(26,178)	\$497,905	98.1%	\$210	284	73
Jun-23	\$479,727	(8,943)	\$488,156	98.3%	\$211	291	65
Jul-23	\$504,320	24,593	\$516,155	97.7%	\$219	278	68
Aug-23	\$491,157	(13,163)	\$500,233	98.2%	\$213	293	72
Sep-23	\$511,914	20,757	\$526,300	97.3%	\$225	220	70
Oct-23	\$499,266	(12,648)	\$512,107	97.5%	\$211	204	76
Nov-23	\$514,879	15,613	\$529,366	97.3%	\$228	162	69
Dec-23	\$573,813	58,934	\$591,968	96.9%	\$243	196	93
Jan-24	\$511,888	(61,925)	\$527,574	97.0%	\$215	149	94
Feb-24	\$508,905	(2,983)	\$520,722	97.7%	\$214	219	102
Mar-24	\$486,756	(22,149)	\$498,187	97.7%	\$212	244	100
Apr-24	\$509,529	22,773	\$521,158	97.8%	\$222	276	84
May-24	\$510,863	1,334	\$515,905	99.0%	\$217	303	75
Jun-24	\$504,013	(6,850)	\$513,055	98.2%	\$220	267	71





THE FAIR REPORT

ROCKWALL COUNTY

MLS Data for June 2024 (ROCKWALL COUNTY)

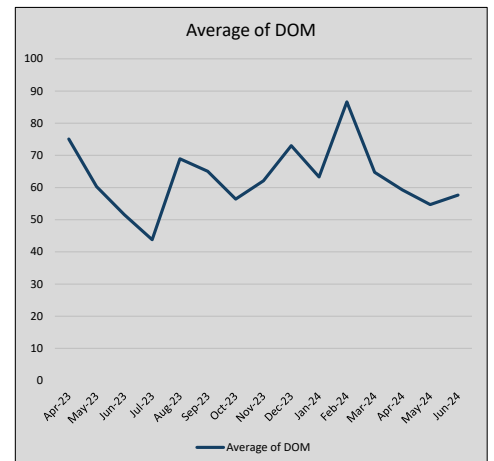
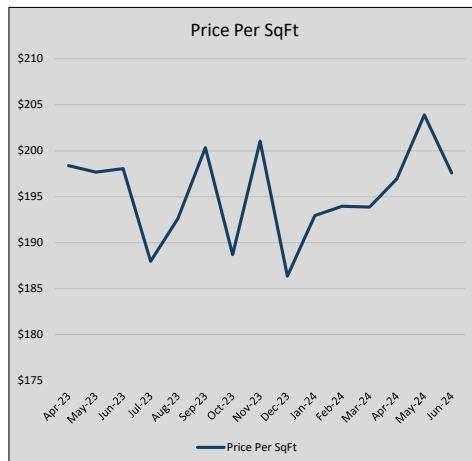
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	6	1	6.00	2	0	91	\$187,900	\$184,000	97.9%
\$200,000-299,999	57	16	3.56	3	15	37	\$272,479	\$271,858	99.8%
\$300,000-399,999	199	57	3.49	20	49	44	\$348,209	\$344,355	98.9%
\$400,000-499,999	194	45	4.31	19	51	59	\$446,851	\$438,649	98.2%
\$500,000-599,999	114	22	5.18	8	24	61	\$573,421	\$565,436	98.6%
\$600,000-699,999	112	13	8.62	8	13	93	\$659,511	\$639,323	96.9%
\$700,000-799,999	60	13	4.62	7	14	63	\$740,081	\$738,046	99.7%
\$800,000-899,999	46	3	15.33	4	3	49	\$884,967	\$873,333	98.7%
\$900,000-1,000,000	24	4	6.00	2	3	65	\$978,723	\$975,750	99.7%
\$1,000,000 +	94	11	8.55	12	14	93	\$1,348,527	\$1,299,991	96.4%
Grand Total	906	185	4.90	86	186	58	\$522,796	\$513,889	98.3%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$518,706		\$529,547	98.0%	\$198	195	75
May-23	\$520,507	1,802	\$535,304	97.2%	\$198	243	60
Jun-23	\$515,004	(5,503)	\$528,665	97.4%	\$198	224	52
Jul-23	\$485,440	(29,564)	\$496,330	97.8%	\$188	212	44
Aug-23	\$509,362	23,922	\$519,219	98.1%	\$193	229	69
Sep-23	\$527,354	17,992	\$547,396	96.3%	\$200	182	65
Oct-23	\$500,157	(27,197)	\$517,864	96.6%	\$189	158	56
Nov-23	\$514,395	14,239	\$534,460	96.2%	\$201	149	62
Dec-23	\$479,877	(34,518)	\$496,067	96.7%	\$186	163	73
Jan-24	\$487,257	7,380	\$507,061	96.1%	\$193	112	63
Feb-24	\$500,070	12,813	\$516,712	96.8%	\$194	190	87
Mar-24	\$499,016	(1,054)	\$513,142	97.2%	\$194	177	65
Apr-24	\$499,291	275	\$514,978	97.0%	\$197	175	59
May-24	\$541,297	42,006	\$553,138	97.9%	\$204	202	55
Jun-24	\$513,889	(27,409)	\$522,796	98.3%	\$198	185	58





THE FAIR REPORT

TARRANT COUNTY

MLS Data for June 2024 (TARRANT COUNTY)

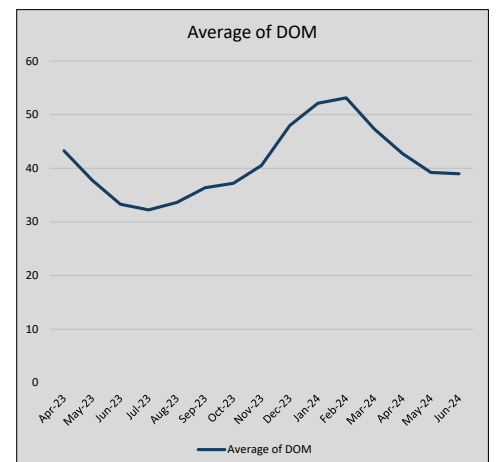
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	11	2	5.50	4	2	2	\$80,000	\$83,000	103.8%
\$100,000-199,999	202	79	2.56	35	80	42	\$166,651	\$162,412	97.5%
\$200,000-299,999	993	493	2.01	143	416	37	\$262,918	\$259,571	98.7%
\$300,000-399,999	1795	661	2.72	239	664	37	\$348,301	\$344,473	98.9%
\$400,000-499,999	879	316	2.78	105	303	37	\$445,365	\$439,832	98.8%
\$500,000-599,999	523	154	3.40	73	154	47	\$549,558	\$540,565	98.4%
\$600,000-699,999	312	93	3.35	34	90	50	\$653,134	\$642,518	98.4%
\$700,000-799,999	185	60	3.08	22	46	46	\$756,016	\$748,070	98.9%
\$800,000-899,999	99	30	3.30	21	40	49	\$848,398	\$839,358	98.9%
\$900,000-1,000,000	72	24	3.00	7	22	30	\$965,332	\$957,235	99.2%
\$1,000,000 +	449	114	3.94	57	96	37	\$1,711,292	\$1,632,062	95.4%
Grand Total	5520	2026	2.72	740	1913	39	\$468,089	\$458,906	98.0%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$428,249		\$433,892	98.7%	\$198	1978	43
May-23	\$444,600	16,351	\$451,680	98.4%	\$202	2372	38
Jun-23	\$446,431	1,831	\$450,950	99.0%	\$202	2275	33
Jul-23	\$452,849	6,418	\$459,551	98.5%	\$206	1976	32
Aug-23	\$442,031	(10,818)	\$449,450	98.3%	\$204	2160	34
Sep-23	\$418,164	(23,867)	\$425,483	98.3%	\$197	1728	36
Oct-23	\$409,221	(8,943)	\$417,026	98.1%	\$195	1624	37
Nov-23	\$424,669	15,448	\$433,865	97.9%	\$195	1425	41
Dec-23	\$426,259	1,590	\$437,017	97.5%	\$197	1542	48
Jan-24	\$411,506	(14,752)	\$422,521	97.4%	\$194	1168	52
Feb-24	\$415,487	3,981	\$423,821	98.0%	\$196	1547	53
Mar-24	\$414,488	(999)	\$421,250	98.4%	\$198	1925	47
Apr-24	\$444,604	30,116	\$451,619	98.4%	\$206	2093	43
May-24	\$464,900	20,296	\$470,927	98.7%	\$210	2145	39
Jun-24	\$458,906	(5,994)	\$468,089	98.0%	\$206	2026	39





THE FAIR REPORT

ADDISON

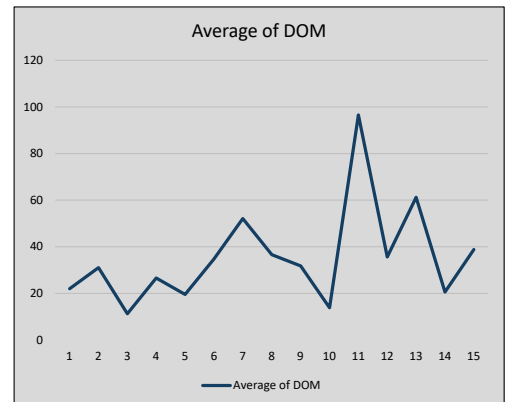
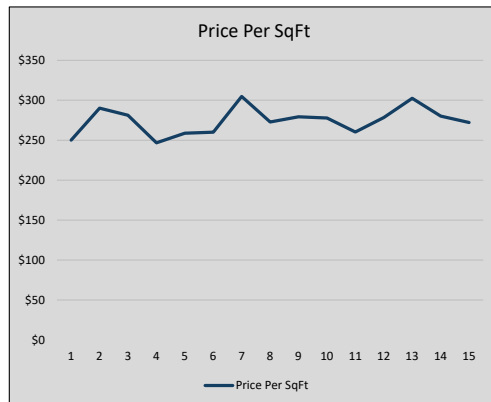
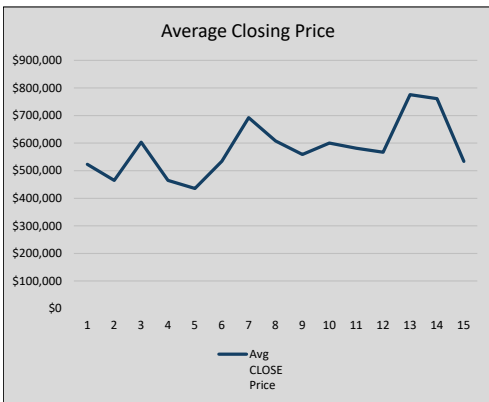
MLS Data for June 2024 (City of Addison)

List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	1	-	-	-	-
\$200,000-299,999	1	0	-	0	2	-	-	-	-
\$300,000-399,999	0	0	-	0	1	-	-	-	-
\$400,000-499,999	3	5	0.60	1	1	21	\$425,380	\$413,000	97.1%
\$500,000-599,999	11	3	3.67	1	3	69	\$566,500	\$557,000	98.3%
\$600,000-699,999	6	1	6.00	1	4	2	\$649,900	\$649,900	100.0%
\$700,000-799,999	8	2	4.00	0	1	55	\$783,500	\$742,750	94.8%
\$800,000-899,999	4	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	4	0	-	1	1	-	-	-	-
Grand Total	39	11	3.55	4	14	39	\$549,391	\$533,764	97.2%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY
 Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$522,810		\$520,868	100.4%	\$250	19	22
May-23	\$464,935	(57,875)	\$466,841	99.6%	\$290	17	31
Jun-23	\$603,042	138,106	\$595,608	101.2%	\$281	12	11
Jul-23	\$465,167	(137,875)	\$468,044	99.4%	\$247	9	27
Aug-23	\$435,573	(29,594)	\$438,482	99.3%	\$259	11	20
Sep-23	\$534,550	98,977	\$546,040	97.9%	\$260	10	35
Oct-23	\$692,278	157,728	\$711,211	97.3%	\$305	9	52
Nov-23	\$607,784	(84,493)	\$618,555	98.3%	\$273	16	37
Dec-23	\$559,063	(48,722)	\$560,850	99.7%	\$279	8	32
Jan-24	\$600,083	41,021	\$593,150	101.2%	\$278	6	14
Feb-24	\$581,489	(18,594)	\$601,200	96.7%	\$260	9	97
Mar-24	\$566,929	(14,560)	\$570,564	99.4%	\$279	14	36
Apr-24	\$775,596	208,668	\$805,608	96.3%	\$302	13	61
May-24	\$761,258	(14,338)	\$786,800	96.8%	\$280	11	21
Jun-24	\$533,764	(227,495)	\$549,391	97.2%	\$272	11	39





THE FAIR REPORT

ALEDO

MLS Data for June 2024 (City of Aledo)

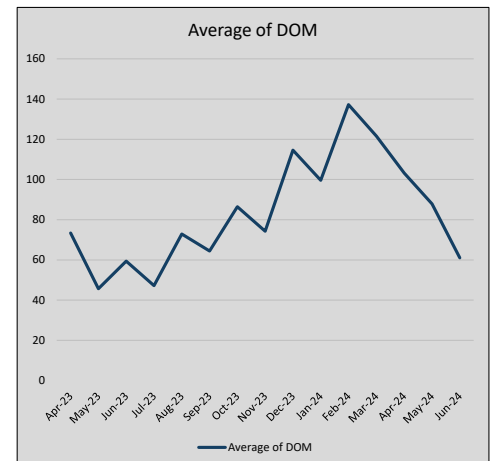
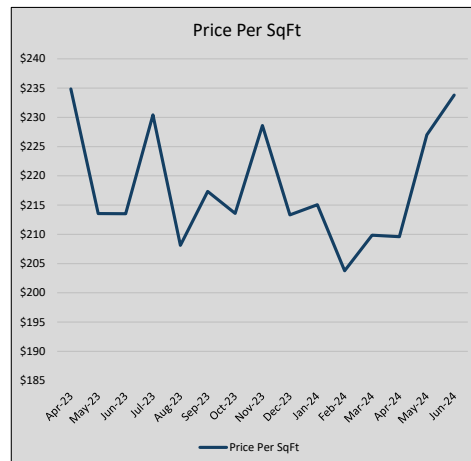
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	2	0	-	0	1	-	-	-	-
\$300,000-399,999	7	5	1.40	0	0	38	\$354,580	\$346,800	97.8%
\$400,000-499,999	41	17	2.41	3	8	63	\$464,061	\$455,001	98.0%
\$500,000-599,999	36	10	3.60	3	8	91	\$553,995	\$542,526	97.9%
\$600,000-699,999	26	5	5.20	1	5	52	\$650,200	\$645,800	99.3%
\$700,000-799,999	34	3	11.33	4	2	44	\$758,300	\$756,000	99.7%
\$800,000-899,999	14	7	2.00	4	3	61	\$827,699	\$822,141	99.3%
\$900,000-1,000,000	8	1	8.00	0	4	11	\$995,000	\$995,000	100.0%
\$1,000,000 +	35	3	11.67	2	2	34	\$1,449,667	\$1,300,000	89.7%
Grand Total	204	51	4.00	17	33	61	\$624,817	\$608,652	97.4%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$631,002		\$654,464	96.4%	\$235	46	73
May-23	\$577,299	(53,703)	\$593,069	97.3%	\$214	41	46
Jun-23	\$583,385	6,087	\$595,422	98.0%	\$214	47	59
Jul-23	\$616,606	33,221	\$630,168	97.8%	\$230	42	47
Aug-23	\$593,268	(23,338)	\$604,256	98.2%	\$208	35	73
Sep-23	\$622,598	29,330	\$634,005	98.2%	\$217	33	64
Oct-23	\$597,561	(25,037)	\$606,736	98.5%	\$214	38	86
Nov-23	\$639,616	42,055	\$655,451	97.6%	\$229	24	74
Dec-23	\$698,694	59,078	\$720,101	97.0%	\$213	29	115
Jan-24	\$684,428	(14,267)	\$711,095	96.2%	\$215	22	100
Feb-24	\$565,865	(118,563)	\$576,492	98.2%	\$204	28	137
Mar-24	\$658,886	93,021	\$679,915	96.9%	\$210	29	122
Apr-24	\$611,935	(46,951)	\$621,323	98.5%	\$210	44	103
May-24	\$679,730	67,794	\$699,468	97.2%	\$227	56	88
Jun-24	\$608,652	(71,078)	\$624,817	97.4%	\$234	51	61





THE FAIR REPORT

ALLEN

MLS Data for June 2024 (City of Allen)

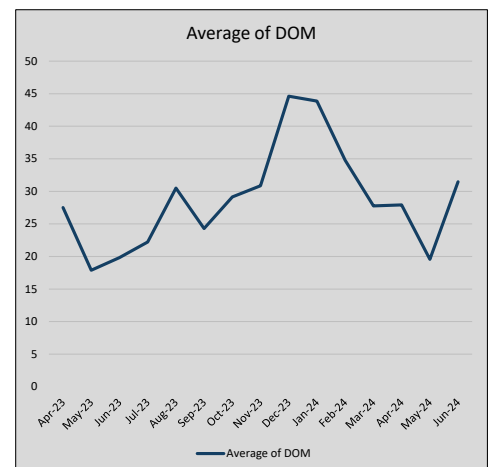
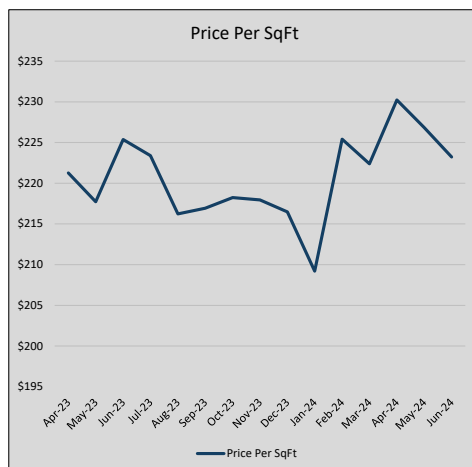
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	5	0	-	1	2	-	-	-	-
\$300,000-399,999	40	16	2.50	5	22	67	\$359,299	\$357,156	99.4%
\$400,000-499,999	76	32	2.38	9	21	25	\$462,412	\$453,625	98.1%
\$500,000-599,999	44	16	2.75	8	16	25	\$550,144	\$546,938	99.4%
\$600,000-699,999	36	10	3.60	5	20	35	\$636,970	\$629,990	98.9%
\$700,000-799,999	26	8	3.25	3	6	19	\$745,494	\$738,438	99.1%
\$800,000-899,999	17	12	1.42	1	4	15	\$846,883	\$851,694	100.6%
\$900,000-1,000,000	4	3	1.33	1	3	9	\$929,667	\$918,000	98.7%
\$1,000,000 +	15	15	1.00	3	12	36	\$1,177,320	\$1,093,728	92.9%
Grand Total	263	112	2.35	36	106	31	\$645,476	\$630,082	97.6%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$589,658		\$589,583	100.0%	\$221	106	28
May-23	\$557,676	(31,983)	\$552,252	101.0%	\$218	101	18
Jun-23	\$650,014	92,338	\$650,090	100.0%	\$225	112	20
Jul-23	\$600,698	(49,316)	\$600,971	100.0%	\$223	91	22
Aug-23	\$574,302	(26,396)	\$579,160	99.2%	\$216	92	31
Sep-23	\$588,808	14,506	\$597,090	98.6%	\$217	72	24
Oct-23	\$551,572	(37,236)	\$556,809	99.1%	\$218	90	29
Nov-23	\$562,982	11,410	\$572,147	98.4%	\$218	63	31
Dec-23	\$574,378	11,396	\$590,812	97.2%	\$216	86	45
Jan-24	\$531,589	(42,788)	\$544,655	97.6%	\$209	69	44
Feb-24	\$549,127	17,538	\$558,139	98.4%	\$225	94	35
Mar-24	\$574,365	25,237	\$577,514	99.5%	\$222	91	28
Apr-24	\$593,611	19,246	\$594,582	99.8%	\$230	103	28
May-24	\$618,124	24,513	\$618,133	100.0%	\$227	121	20
Jun-24	\$630,082	11,957	\$645,476	97.6%	\$223	112	31





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ALVARADO

MLS Data for June 2024 (City of Alvarado)

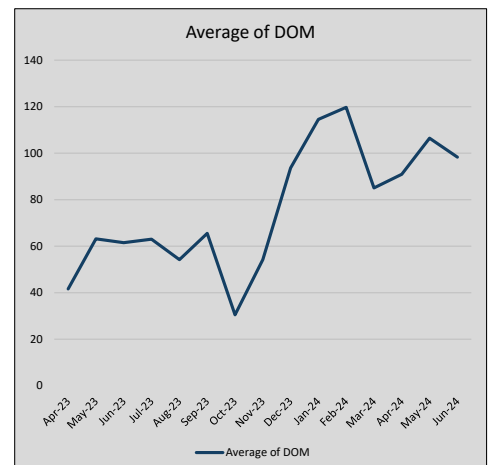
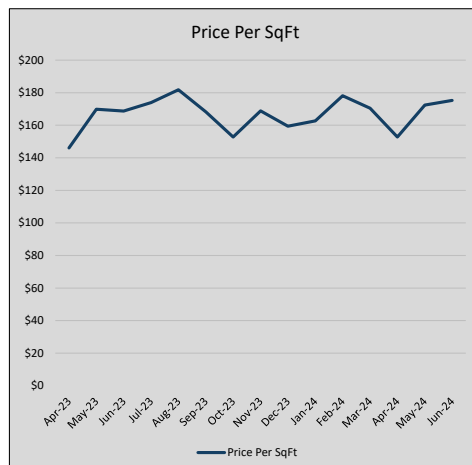
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	0	-	0	0	-	-	-	-
\$100,000-199,999	7	2	3.50	4	1	259	\$119,500	\$107,500	90.0%
\$200,000-299,999	17	9	1.89	1	3	33	\$258,911	\$257,533	99.5%
\$300,000-399,999	39	16	2.44	6	11	131	\$346,168	\$340,198	98.3%
\$400,000-499,999	20	2	10.00	1	1	82	\$410,406	\$411,223	100.2%
\$500,000-599,999	23	2	11.50	2	6	49	\$574,900	\$567,400	98.7%
\$600,000-699,999	4	1	4.00	0	0	42	\$609,775	\$609,775	100.0%
\$700,000-799,999	2	1	2.00	0	1	39	\$750,000	\$735,000	98.0%
\$800,000-899,999	1	0	-	2	0	-	-	-	-
\$900,000-1,000,000	2	0	-	1	0	-	-	-	-
\$1,000,000 +	2	0	-	0	0	-	-	-	-
Grand Total	119	33	3.61	17	23	98	\$346,614	\$341,757	98.6%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$273,781		\$281,707	97.2%	\$146	28	42
May-23	\$345,419	71,638	\$352,797	97.9%	\$170	29	63
Jun-23	\$345,870	451	\$347,633	99.5%	\$169	31	61
Jul-23	\$334,061	(11,809)	\$335,747	99.5%	\$174	27	63
Aug-23	\$314,484	(19,577)	\$321,692	97.8%	\$182	28	54
Sep-23	\$308,399	(6,086)	\$313,864	98.3%	\$168	29	66
Oct-23	\$284,546	(23,852)	\$289,519	98.3%	\$153	22	31
Nov-23	\$319,294	34,747	\$325,885	98.0%	\$169	24	54
Dec-23	\$325,282	5,988	\$333,036	97.7%	\$159	23	94
Jan-24	\$357,945	32,663	\$372,433	96.1%	\$163	20	115
Feb-24	\$348,400	(9,545)	\$357,444	97.5%	\$178	25	120
Mar-24	\$387,455	39,055	\$400,600	96.7%	\$170	33	85
Apr-24	\$359,112	(28,343)	\$363,823	98.7%	\$153	27	91
May-24	\$351,866	(7,246)	\$355,399	99.0%	\$172	27	106
Jun-24	\$341,757	(10,108)	\$346,614	98.6%	\$175	33	98





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ANNA

MLS Data for June 2024 (City of Anna)

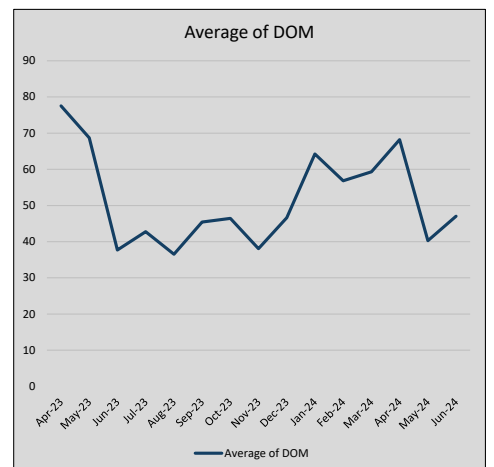
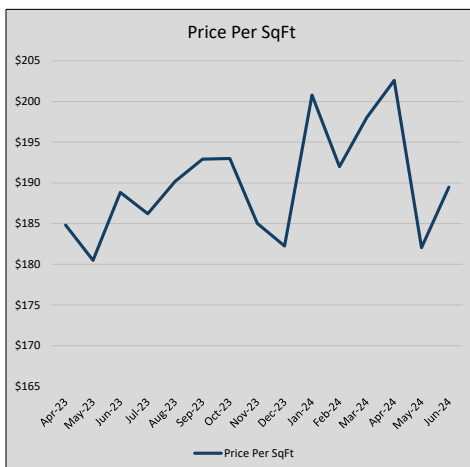
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	8	3	2.67	0	8	18	\$289,667	\$279,167	96.4%
\$300,000-399,999	88	30	2.93	9	22	40	\$360,089	\$356,211	98.9%
\$400,000-499,999	115	17	6.76	6	13	58	\$439,945	\$433,945	98.6%
\$500,000-599,999	47	5	9.40	4	6	89	\$546,485	\$614,001	112.4%
\$600,000-699,999	14	2	7.00	2	2	28	\$659,450	\$613,476	93.0%
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	4	0	-	1	0	-	-	-	-
\$1,000,000 +	6	1	6.00	1	1	-	\$1,079,220	\$1,079,220	100.0%
Grand Total	282	58	4.86	24	52	47	\$418,643	\$418,570	100.0%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$434,630		\$441,678	98.4%	\$185	56	78
May-23	\$408,736	(25,893)	\$413,193	98.9%	\$180	83	69
Jun-23	\$418,047	9,310	\$423,639	98.7%	\$189	78	38
Jul-23	\$402,141	(15,906)	\$405,358	99.2%	\$186	70	43
Aug-23	\$414,273	12,132	\$420,035	98.6%	\$190	77	37
Sep-23	\$413,838	(435)	\$420,271	98.5%	\$193	58	45
Oct-23	\$388,927	(24,911)	\$396,153	98.2%	\$193	65	46
Nov-23	\$399,365	10,438	\$405,102	98.6%	\$185	63	38
Dec-23	\$422,910	23,546	\$431,045	98.1%	\$182	68	47
Jan-24	\$441,647	18,737	\$440,936	100.2%	\$201	47	64
Feb-24	\$419,384	(22,263)	\$429,617	97.6%	\$192	65	57
Mar-24	\$448,421	29,036	\$466,963	96.0%	\$198	76	59
Apr-24	\$433,031	(15,390)	\$443,846	97.6%	\$203	73	68
May-24	\$413,942	(19,089)	\$420,176	98.5%	\$182	70	40
Jun-24	\$418,570	4,628	\$418,643	100.0%	\$189	58	47





THE FAIR REPORT

ARLINGTON

MLS Data for June 2024 (City of Arlington)

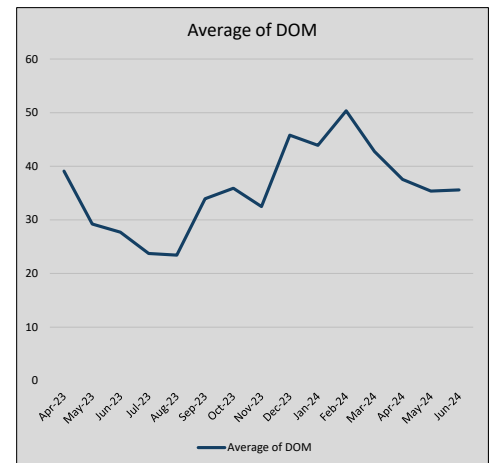
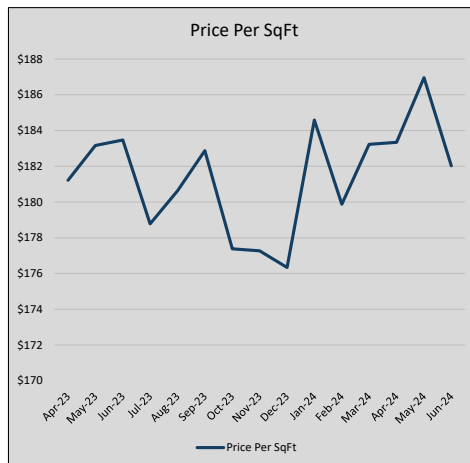
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	0	-	1	0	-	-	-	-
\$100,000-199,999	39	13	3.00	10	11	69	\$164,012	\$162,971	99.4%
\$200,000-299,999	126	74	1.70	24	66	32	\$266,860	\$263,801	98.9%
\$300,000-399,999	220	97	2.27	25	121	31	\$348,197	\$344,630	99.0%
\$400,000-499,999	119	44	2.70	18	53	32	\$439,684	\$434,601	98.8%
\$500,000-599,999	62	21	2.95	18	18	48	\$548,584	\$540,956	98.6%
\$600,000-699,999	21	3	7.00	5	10	8	\$629,967	\$623,633	99.0%
\$700,000-799,999	12	4	3.00	1	1	89	\$751,073	\$728,292	97.0%
\$800,000-899,999	9	1	9.00	2	3	4	\$800,000	\$800,000	100.0%
\$900,000-1,000,000	3	2	1.50	0	0	21	\$994,450	\$962,500	96.8%
\$1,000,000 +	16	2	8.00	4	3	77	\$1,344,500	\$1,150,000	85.5%
Grand Total	629	261	2.41	108	286	36	\$371,239	\$365,366	98.4%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$348,880		\$351,979	99.1%	\$181	278	39
May-23	\$383,305	34,425	\$386,259	99.2%	\$183	342	29
Jun-23	\$375,179	(8,126)	\$377,309	99.4%	\$183	305	28
Jul-23	\$364,473	(10,706)	\$368,216	99.0%	\$179	257	24
Aug-23	\$355,640	(8,833)	\$359,017	99.1%	\$181	299	23
Sep-23	\$372,276	16,637	\$379,840	98.0%	\$183	252	34
Oct-23	\$339,643	(32,634)	\$345,506	98.3%	\$177	243	36
Nov-23	\$360,535	20,892	\$366,420	98.4%	\$177	220	33
Dec-23	\$340,414	(20,120)	\$349,390	97.4%	\$176	252	46
Jan-24	\$373,283	32,868	\$383,297	97.4%	\$185	160	44
Feb-24	\$362,240	(11,043)	\$368,701	98.2%	\$180	219	50
Mar-24	\$356,106	(6,134)	\$361,391	98.5%	\$183	291	43
Apr-24	\$353,696	(2,410)	\$358,743	98.6%	\$183	275	38
May-24	\$371,091	17,395	\$374,024	99.2%	\$187	297	35
Jun-24	\$365,366	(5,724)	\$371,239	98.4%	\$182	261	36





THE FAIR REPORT

AUBREY

MLS Data for June 2024 (City of Aubrey)

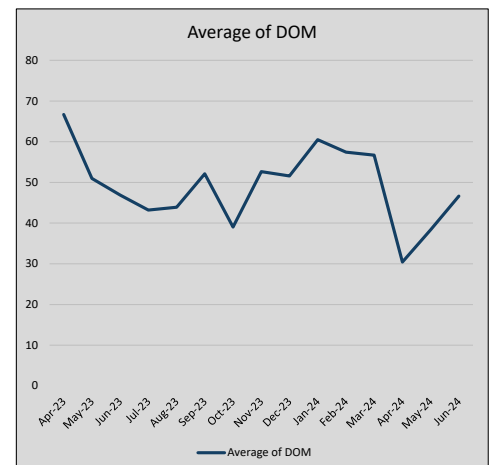
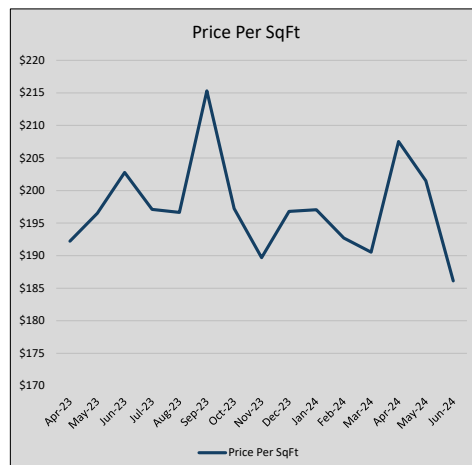
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	2	2	1.00	1	5	82	\$282,000	\$279,500	99.1%
\$300,000-399,999	115	34	3.38	14	40	27	\$359,026	\$346,544	96.5%
\$400,000-499,999	94	43	2.19	10	22	36	\$442,667	\$432,628	97.7%
\$500,000-599,999	37	11	3.36	2	22	80	\$556,141	\$530,731	95.4%
\$600,000-699,999	22	6	3.67	2	1	105	\$668,490	\$634,265	94.9%
\$700,000-799,999	14	2	7.00	1	4	137	\$751,210	\$712,000	94.8%
\$800,000-899,999	6	2	3.00	1	0	110	\$838,138	\$797,500	95.2%
\$900,000-1,000,000	3	2	1.50	1	0	71	\$984,250	\$964,234	98.0%
\$1,000,000 +	12	1	12.00	1	1	3	\$1,139,289	\$965,000	84.7%
Grand Total	305	103	2.96	33	95	47	\$468,161	\$451,462	96.4%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$462,974		\$477,914	96.9%	\$192	84	67
May-23	\$440,336	(22,638)	\$450,671	97.7%	\$197	126	51
Jun-23	\$467,676	27,340	\$481,509	97.1%	\$203	125	47
Jul-23	\$456,487	(11,189)	\$468,864	97.4%	\$197	113	43
Aug-23	\$419,594	(36,893)	\$431,096	97.3%	\$197	118	44
Sep-23	\$494,204	74,610	\$516,345	95.7%	\$215	96	52
Oct-23	\$431,896	(62,308)	\$443,518	97.4%	\$197	95	39
Nov-23	\$416,463	(15,432)	\$430,674	96.7%	\$190	78	53
Dec-23	\$473,963	57,499	\$492,162	96.3%	\$197	68	52
Jan-24	\$459,323	(14,640)	\$505,206	90.9%	\$197	50	61
Feb-24	\$433,815	(25,508)	\$449,954	96.4%	\$193	99	57
Mar-24	\$424,443	(9,371)	\$433,723	97.9%	\$191	95	57
Apr-24	\$447,954	23,511	\$455,706	98.3%	\$208	105	30
May-24	\$420,008	(27,946)	\$431,030	97.4%	\$202	104	38
Jun-24	\$451,462	31,454	\$468,161	96.4%	\$186	103	47





THE FAIR REPORT

BENBROOK

MLS Data for June 2024 (City of Benbrook)

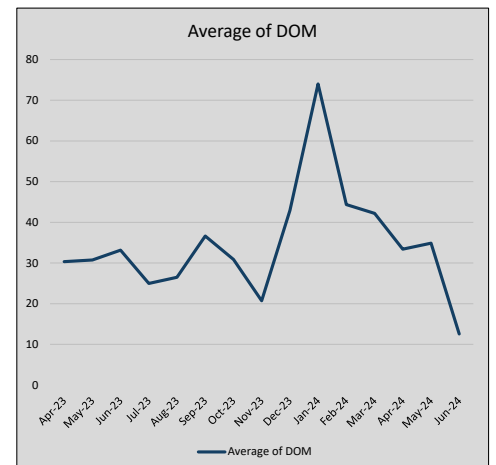
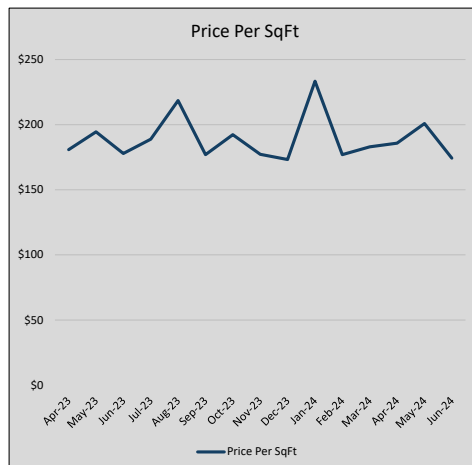
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	1	-	-	-	-
\$200,000-299,999	16	10	1.60	0	5	12	\$271,930	\$273,838	100.7%
\$300,000-399,999	33	7	4.71	1	13	9	\$334,271	\$331,129	99.1%
\$400,000-499,999	19	3	6.33	0	5	21	\$447,667	\$433,667	96.9%
\$500,000-599,999	11	1	11.00	2	3	21	\$530,000	\$500,000	94.3%
\$600,000-699,999	9	0	-	0	1	-	-	-	-
\$700,000-799,999	2	0	-	1	0	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	2	0	-	0	0	-	-	-	-
Grand Total	95	21	4.52	4	29	13	\$330,105	\$326,537	98.9%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$352,583		\$353,233	99.8%	\$181	24	30
May-23	\$439,480	86,897	\$446,620	98.4%	\$194	30	31
Jun-23	\$326,638	(112,842)	\$330,603	98.8%	\$178	30	33
Jul-23	\$357,077	30,439	\$362,135	98.6%	\$189	26	25
Aug-23	\$473,171	116,094	\$479,323	98.7%	\$219	35	27
Sep-23	\$352,919	(120,252)	\$360,561	97.9%	\$177	21	37
Oct-23	\$368,946	16,027	\$367,978	100.3%	\$192	27	31
Nov-23	\$320,344	(48,603)	\$330,913	96.8%	\$177	16	21
Dec-23	\$377,470	57,127	\$379,244	99.5%	\$173	28	43
Jan-24	\$497,190	119,720	\$517,505	96.1%	\$233	10	74
Feb-24	\$331,850	(165,340)	\$337,050	98.5%	\$177	22	44
Mar-24	\$333,285	1,435	\$339,441	98.2%	\$183	34	42
Apr-24	\$379,533	46,248	\$383,919	98.9%	\$186	40	33
May-24	\$436,029	56,495	\$449,890	96.9%	\$201	25	35
Jun-24	\$326,537	(109,491)	\$330,105	98.9%	\$174	21	13





THE FAIR REPORT

BURLESON

MLS Data for June 2024 (City of Burleson)

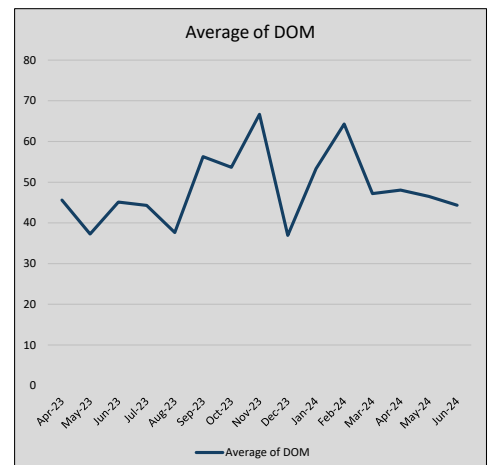
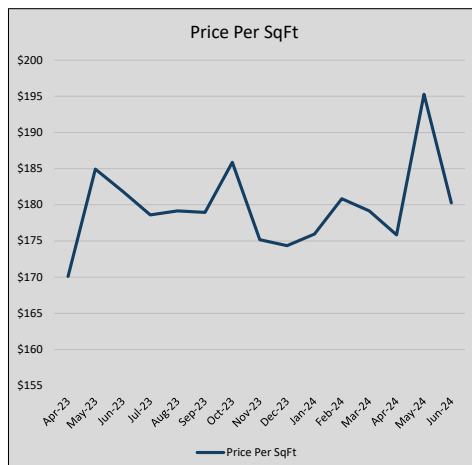
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	0	2	0.00	0	3	25	\$184,000	\$167,500	91.0%
\$200,000-299,999	29	15	1.93	4	28	39	\$271,580	\$268,067	98.7%
\$300,000-399,999	103	36	2.86	9	36	43	\$356,619	\$352,732	98.9%
\$400,000-499,999	76	16	4.75	4	16	61	\$454,901	\$449,970	98.9%
\$500,000-599,999	32	6	5.33	3	5	51	\$567,983	\$563,400	99.2%
\$600,000-699,999	19	2	9.50	1	0	10	\$648,636	\$647,658	99.8%
\$700,000-799,999	11	2	5.50	4	5	5	\$772,500	\$807,438	104.5%
\$800,000-899,999	10	0	-	0	2	-	-	-	-
\$900,000-1,000,000	4	0	-	0	1	-	-	-	-
\$1,000,000 +	17	1	17.00	2	0	59	\$1,075,000	\$1,060,000	98.6%
Grand Total	302	80	3.78	27	96	44	\$398,545	\$395,056	99.1%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$378,553		\$385,340	98.2%	\$170	82	46
May-23	\$422,490	43,937	\$427,434	98.8%	\$185	105	37
Jun-23	\$378,158	(44,332)	\$385,688	98.0%	\$182	107	45
Jul-23	\$402,314	24,156	\$408,554	98.5%	\$179	78	44
Aug-23	\$393,859	(8,455)	\$400,637	98.3%	\$179	103	38
Sep-23	\$401,214	7,355	\$410,216	97.8%	\$179	65	56
Oct-23	\$444,122	42,908	\$456,365	97.3%	\$186	61	54
Nov-23	\$375,750	(68,372)	\$381,703	98.4%	\$175	53	67
Dec-23	\$372,707	(3,044)	\$377,910	98.6%	\$174	67	37
Jan-24	\$386,484	13,778	\$395,853	97.6%	\$176	55	53
Feb-24	\$373,374	(13,110)	\$380,932	98.0%	\$181	66	64
Mar-24	\$373,106	(268)	\$378,303	98.6%	\$179	92	47
Apr-24	\$384,139	11,034	\$389,494	98.6%	\$176	93	48
May-24	\$430,467	46,327	\$436,685	98.6%	\$195	86	47
Jun-24	\$395,056	(35,411)	\$398,545	99.1%	\$180	80	44





THE FAIR REPORT

CADDO MILLS

MLS Data for June 2024 (City of Caddo Mills)

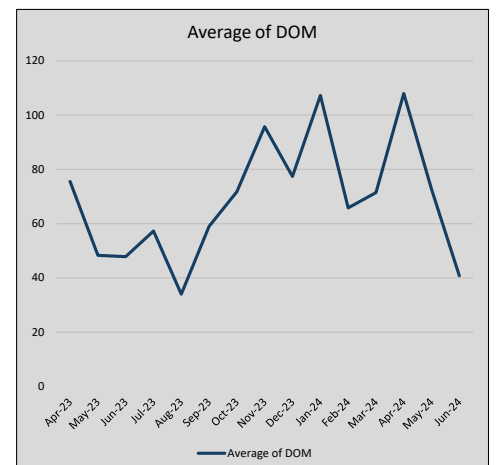
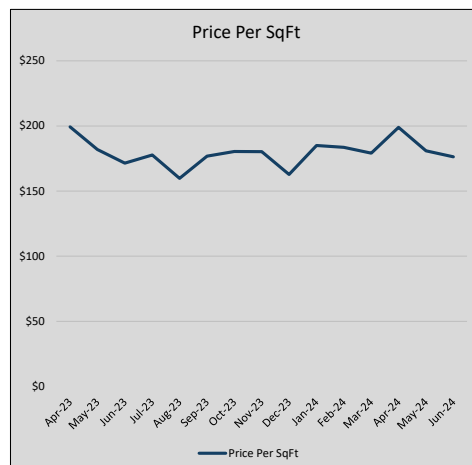
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	0	-	0	0	-	-	-	-
\$200,000-299,999	18	9	2.00	1	7	60	\$283,986	\$274,510	96.7%
\$300,000-399,999	44	12	3.67	1	8	36	\$320,689	\$315,105	98.3%
\$400,000-499,999	13	1	13.00	1	2	11	\$414,900	\$410,000	98.8%
\$500,000-599,999	14	3	4.67	3	3	33	\$582,000	\$573,000	98.5%
\$600,000-699,999	9	3	3.00	0	3	21	\$673,409	\$673,267	100.0%
\$700,000-799,999	9	0	-	1	0	-	-	-	-
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	3	0	-	1	0	-	-	-	-
\$1,000,000 +	4	0	-	0	0	-	-	-	-
Grand Total	118	28	4.21	8	23	41	\$378,045	\$371,452	98.3%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$389,725		\$387,552	100.6%	\$199	22	76
May-23	\$345,557	(44,168)	\$353,335	97.8%	\$182	32	48
Jun-23	\$354,543	8,986	\$358,361	98.9%	\$171	44	48
Jul-23	\$395,098	40,556	\$404,645	97.6%	\$178	24	57
Aug-23	\$321,091	(74,008)	\$333,172	96.4%	\$160	29	34
Sep-23	\$369,098	48,007	\$380,610	97.0%	\$177	36	59
Oct-23	\$384,195	15,097	\$391,498	98.1%	\$180	29	72
Nov-23	\$398,203	14,007	\$398,911	99.8%	\$180	10	96
Dec-23	\$359,341	(38,861)	\$369,320	97.3%	\$163	15	77
Jan-24	\$419,638	60,297	\$421,927	99.5%	\$185	23	107
Feb-24	\$391,489	(28,150)	\$397,704	98.4%	\$184	17	66
Mar-24	\$408,324	16,835	\$416,734	98.0%	\$179	29	71
Apr-24	\$427,123	18,799	\$430,767	99.2%	\$199	26	108
May-24	\$383,803	(43,320)	\$386,880	99.2%	\$181	31	73
Jun-24	\$371,452	(12,352)	\$378,045	98.3%	\$176	28	41





THE FAIR REPORT

CARROLLTON

MLS Data for June 2024 (City of Carrollton)

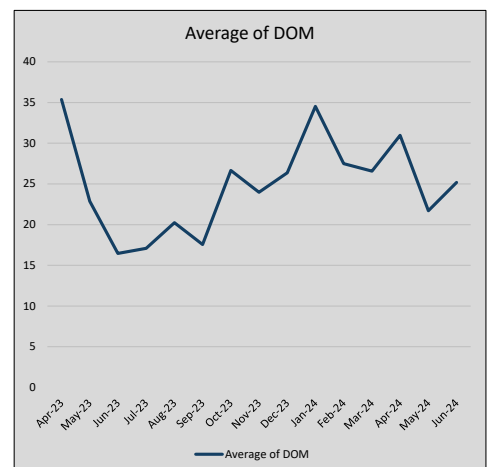
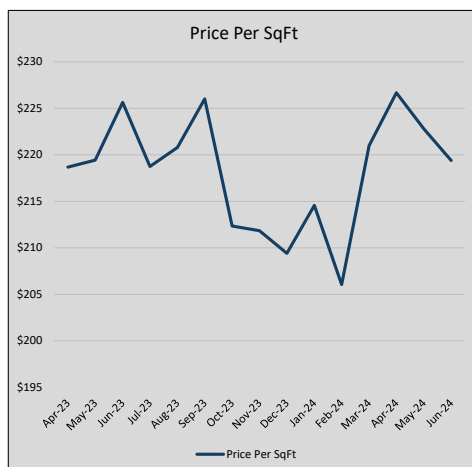
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	0	-	1	2	-	-	-	-
\$200,000-299,999	19	4	4.75	7	6	63	\$261,975	\$253,500	96.8%
\$300,000-399,999	36	31	1.16	4	42	25	\$359,849	\$359,659	99.9%
\$400,000-499,999	56	24	2.33	7	36	26	\$448,000	\$441,803	98.6%
\$500,000-599,999	31	5	6.20	4	19	26	\$534,000	\$527,500	98.8%
\$600,000-699,999	15	10	1.50	4	11	13	\$667,059	\$663,228	99.4%
\$700,000-799,999	6	1	6.00	2	2	23	\$715,000	\$700,000	97.9%
\$800,000-899,999	2	4	0.50	2	2	23	\$838,250	\$825,500	98.5%
\$900,000-1,000,000	3	0	-	0	2	-	-	-	-
\$1,000,000 +	3	1	3.00	1	4	3	\$1,265,000	\$1,235,000	97.6%
Grand Total	174	80	2.18	32	126	25	\$470,360	\$465,918	99.1%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$468,005		\$467,635	100.1%	\$219	102	35
May-23	\$495,764	27,759	\$494,071	100.3%	\$219	98	23
Jun-23	\$525,072	29,307	\$521,717	100.6%	\$226	121	16
Jul-23	\$485,001	(40,071)	\$481,274	100.8%	\$219	102	17
Aug-23	\$505,976	20,975	\$510,873	99.0%	\$221	102	20
Sep-23	\$471,329	(34,647)	\$477,391	98.7%	\$226	100	18
Oct-23	\$451,913	(19,416)	\$457,252	98.8%	\$212	84	27
Nov-23	\$466,201	14,288	\$474,480	98.3%	\$212	88	24
Dec-23	\$452,307	(13,894)	\$461,297	98.1%	\$209	69	26
Jan-24	\$452,675	369	\$458,501	98.7%	\$215	53	35
Feb-24	\$441,818	(10,858)	\$443,423	99.6%	\$206	61	27
Mar-24	\$448,360	6,542	\$453,929	98.8%	\$221	85	27
Apr-24	\$492,338	43,978	\$495,197	99.4%	\$227	98	31
May-24	\$513,033	20,695	\$512,265	100.1%	\$223	117	22
Jun-24	\$465,918	(47,115)	\$470,360	99.1%	\$219	80	25





THE FAIR REPORT

CELINA

MLS Data for June 2024 (City of Celina)

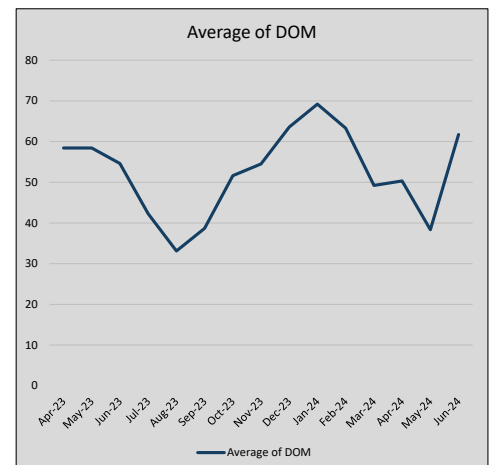
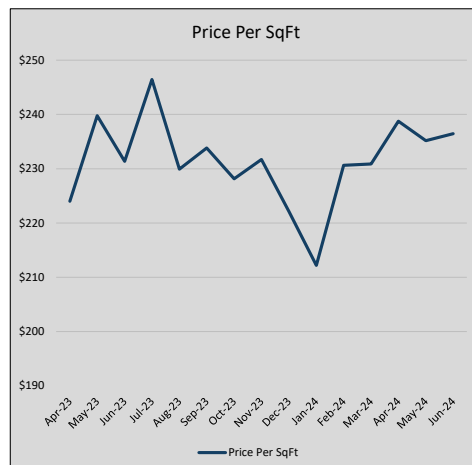
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	0	50	\$199,900	\$190,000	95.0%
\$200,000-299,999	2	1	2.00	0	0	232	\$299,900	\$260,000	86.7%
\$300,000-399,999	8	3	2.67	4	5	28	\$359,633	\$353,000	98.2%
\$400,000-499,999	49	10	4.90	7	15	38	\$447,887	\$439,687	98.2%
\$500,000-599,999	72	21	3.43	11	27	56	\$563,079	\$546,567	97.1%
\$600,000-699,999	89	20	4.45	11	21	44	\$671,185	\$661,580	98.6%
\$700,000-799,999	82	23	3.57	4	16	58	\$749,111	\$741,489	99.0%
\$800,000-899,999	29	9	3.22	3	12	90	\$855,027	\$769,874	90.0%
\$900,000-1,000,000	21	7	3.00	2	5	85	\$949,992	\$914,180	96.2%
\$1,000,000 +	74	11	6.73	4	11	91	\$1,368,366	\$1,348,986	98.6%
Grand Total	426	106	4.02	47	112	62	\$735,214	\$715,439	97.3%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$630,607		\$650,505	96.9%	\$224	97	58
May-23	\$714,355	83,747	\$735,790	97.1%	\$240	129	58
Jun-23	\$686,816	(27,538)	\$699,217	98.2%	\$231	125	55
Jul-23	\$662,705	(24,111)	\$677,949	97.8%	\$246	119	42
Aug-23	\$668,050	5,345	\$678,886	98.4%	\$230	151	33
Sep-23	\$631,719	(36,331)	\$643,933	98.1%	\$234	79	39
Oct-23	\$660,206	28,487	\$674,648	97.9%	\$228	82	52
Nov-23	\$666,985	6,779	\$691,056	96.5%	\$232	88	55
Dec-23	\$648,551	(18,434)	\$667,469	97.2%	\$222	133	64
Jan-24	\$610,700	(37,851)	\$626,310	97.5%	\$212	87	69
Feb-24	\$653,160	42,461	\$670,518	97.4%	\$231	87	63
Mar-24	\$651,772	(1,388)	\$667,163	97.7%	\$231	100	49
Apr-24	\$710,696	58,924	\$728,870	97.5%	\$239	97	50
May-24	\$696,426	(14,270)	\$706,393	98.6%	\$235	109	38
Jun-24	\$715,439	19,013	\$735,214	97.3%	\$236	106	62





THE FAIR REPORT

COLLEYVILLE

MLS Data for June 2024 (City of Colleyville)

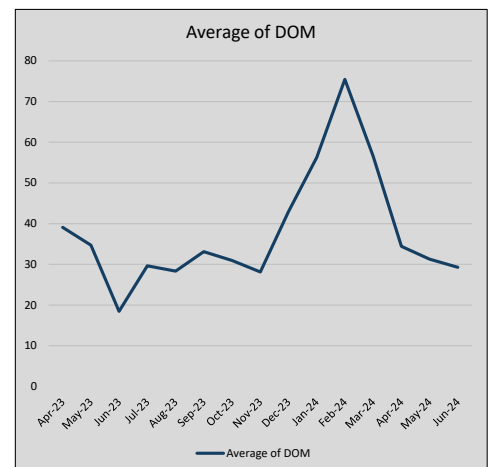
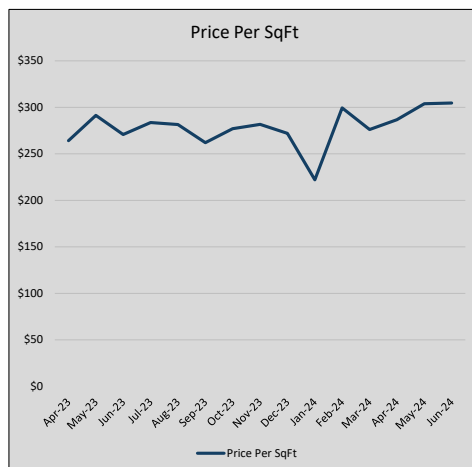
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	1	0.00	1	0	19	\$282,900	\$282,900	100.0%
\$300,000-399,999	2	0	-	0	0	-	-	-	-
\$400,000-499,999	2	1	2.00	0	0	6	\$495,000	\$501,000	101.2%
\$500,000-599,999	6	1	6.00	1	0	11	\$569,000	\$550,000	96.7%
\$600,000-699,999	5	2	2.50	1	5	21	\$637,500	\$605,375	95.0%
\$700,000-799,999	5	6	0.83	1	5	13	\$766,915	\$741,815	96.7%
\$800,000-899,999	5	4	1.25	0	3	11	\$856,475	\$868,975	101.5%
\$900,000-1,000,000	6	1	6.00	1	5	2	\$985,000	\$979,000	99.4%
\$1,000,000 +	53	24	2.21	3	11	40	\$1,708,350	\$1,628,375	95.3%
Grand Total	84	40	2.10	8	29	29	\$1,315,867	\$1,263,286	96.0%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$963,286		\$971,096	99.2%	\$264	28	39
May-23	\$1,099,821	136,535	\$1,120,565	98.1%	\$291	34	35
Jun-23	\$1,049,997	(49,824)	\$1,061,826	98.9%	\$271	31	18
Jul-23	\$1,035,393	(14,604)	\$1,047,858	98.8%	\$284	34	30
Aug-23	\$1,112,712	77,319	\$1,147,502	97.0%	\$281	41	28
Sep-23	\$934,515	(178,197)	\$958,248	97.5%	\$262	27	33
Oct-23	\$955,888	21,373	\$968,232	98.7%	\$277	31	31
Nov-23	\$1,002,812	46,924	\$1,025,517	97.8%	\$282	17	28
Dec-23	\$884,364	(118,448)	\$896,441	98.7%	\$272	22	43
Jan-24	\$729,113	(155,251)	\$752,456	96.9%	\$222	16	56
Feb-24	\$1,296,833	567,721	\$1,354,461	95.7%	\$299	18	75
Mar-24	\$1,156,053	(140,780)	\$1,174,110	98.5%	\$276	26	57
Apr-24	\$1,156,286	233	\$1,191,436	97.0%	\$287	37	34
May-24	\$1,267,217	110,931	\$1,277,829	99.2%	\$304	35	31
Jun-24	\$1,263,286	(3,931)	\$1,315,867	96.0%	\$305	40	29





THE FAIR REPORT

COPPELL

MLS Data for June 2024 (City of Coppell)

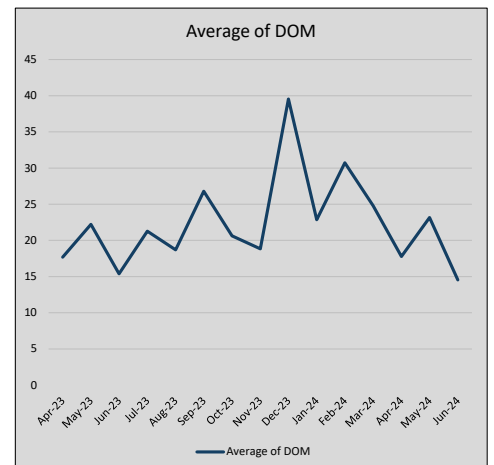
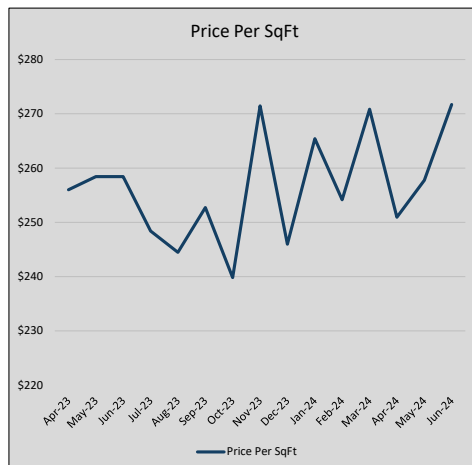
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	3	0.33	1	1	62	\$288,000	\$268,167	93.1%
\$300,000-399,999	2	1	2.00	0	0	4	\$379,900	\$395,000	104.0%
\$400,000-499,999	14	4	3.50	1	4	6	\$474,725	\$474,750	100.0%
\$500,000-599,999	13	4	3.25	4	8	13	\$548,750	\$549,450	100.1%
\$600,000-699,999	16	6	2.67	2	2	21	\$642,000	\$650,167	101.3%
\$700,000-799,999	18	5	3.60	2	2	7	\$766,600	\$759,000	99.0%
\$800,000-899,999	9	5	1.80	3	6	7	\$854,580	\$873,400	102.2%
\$900,000-1,000,000	10	4	2.50	0	3	10	\$957,475	\$1,004,375	104.9%
\$1,000,000 +	8	3	2.67	3	1	6	\$1,300,000	\$1,381,167	106.2%
Grand Total	91	35	2.60	16	27	15	\$715,017	\$729,151	102.0%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$635,440		\$618,031	102.8%	\$256	25	18
May-23	\$758,733	123,293	\$751,243	101.0%	\$258	45	22
Jun-23	\$732,996	(25,736)	\$736,014	99.6%	\$258	49	15
Jul-23	\$656,126	(76,871)	\$654,331	100.3%	\$248	39	21
Aug-23	\$672,812	16,686	\$678,640	99.1%	\$244	41	19
Sep-23	\$623,422	(49,390)	\$630,698	98.8%	\$253	30	27
Oct-23	\$628,633	5,211	\$637,300	98.6%	\$240	25	21
Nov-23	\$750,811	122,177	\$746,874	100.5%	\$271	19	19
Dec-23	\$665,750	(85,061)	\$687,762	96.8%	\$246	24	40
Jan-24	\$681,164	15,414	\$689,710	98.8%	\$265	20	23
Feb-24	\$731,611	50,447	\$744,656	98.2%	\$254	32	31
Mar-24	\$735,557	3,946	\$746,088	98.6%	\$271	24	25
Apr-24	\$722,319	(13,238)	\$720,432	100.3%	\$251	50	18
May-24	\$772,634	50,316	\$777,851	99.3%	\$258	35	23
Jun-24	\$729,151	(43,483)	\$715,017	102.0%	\$272	35	15





THE FAIR REPORT

CORINTH

MLS Data for June 2024 (City of Corinth)

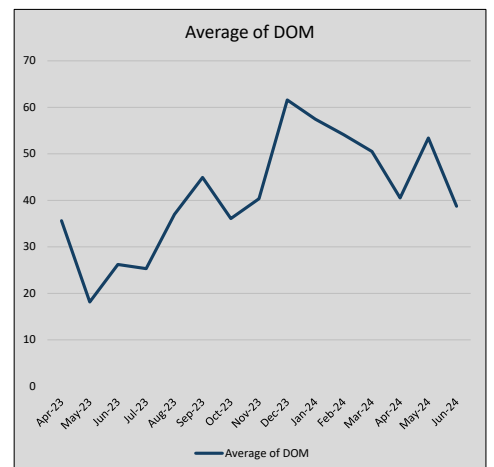
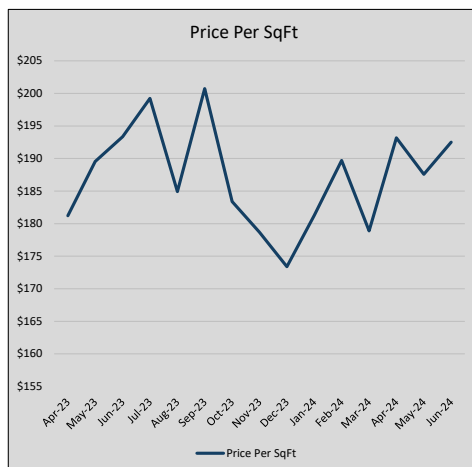
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	1	1.00	0	0	21	\$275,000	\$276,500	100.5%
\$300,000-399,999	18	6	3.00	0	12	10	\$354,467	\$346,250	97.7%
\$400,000-499,999	17	5	3.40	1	6	83	\$442,505	\$434,880	98.3%
\$500,000-599,999	12	6	2.00	1	3	34	\$570,720	\$566,497	99.3%
\$600,000-699,999	10	7	1.43	2	3	40	\$649,584	\$641,286	98.7%
\$700,000-799,999	4	3	1.33	0	0	37	\$755,333	\$743,833	98.5%
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	63	28	2.25	4	24	39	\$530,419	\$523,139	98.6%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$480,696		\$485,332	99.0%	\$181	27	36
May-23	\$478,529	(2,167)	\$475,913	100.5%	\$190	31	18
Jun-23	\$490,101	11,571	\$491,531	99.7%	\$193	38	26
Jul-23	\$434,755	(55,346)	\$436,539	99.6%	\$199	35	25
Aug-23	\$467,237	32,482	\$475,677	98.2%	\$185	35	37
Sep-23	\$487,329	20,093	\$499,637	97.5%	\$201	35	45
Oct-23	\$450,738	(36,592)	\$457,044	98.6%	\$183	35	36
Nov-23	\$443,963	(6,775)	\$457,092	97.1%	\$179	32	40
Dec-23	\$475,022	31,059	\$494,104	96.1%	\$173	34	62
Jan-24	\$452,841	(22,182)	\$468,134	96.7%	\$181	16	57
Feb-24	\$459,062	6,221	\$473,124	97.0%	\$190	36	54
Mar-24	\$437,589	(21,472)	\$453,347	96.5%	\$179	26	51
Apr-24	\$454,178	16,589	\$459,242	98.9%	\$193	28	41
May-24	\$462,854	8,675	\$472,466	98.0%	\$188	33	53
Jun-24	\$523,139	60,285	\$530,419	98.6%	\$193	28	39





THE FAIR REPORT

DALLAS LUXURY MARKET

MLS Data for June 2024 (City of Dallas \$1,000,000 or More)

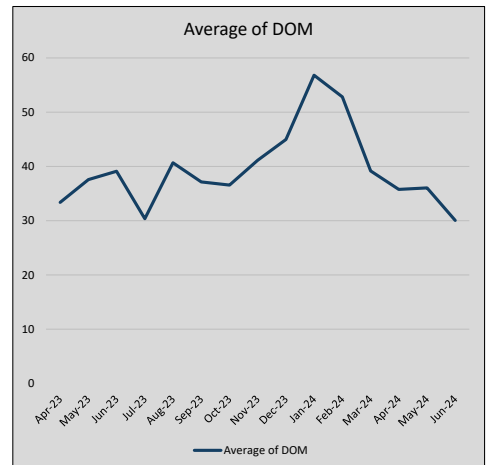
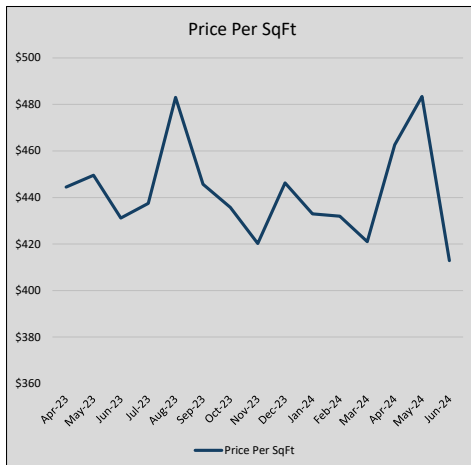
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$0-999,999	0	4	0.00	0	0	5	\$986,000	\$1,065,803	108.1%
\$1,000,000-1,999,999	332	85	3.91	50	98	27	\$1,456,105	\$1,433,694	98.5%
\$2,000,000-2,999,999	117	15	7.80	13	24	54	\$2,461,867	\$2,371,057	96.3%
\$3,000,000-3,999,999	54	1	54.00	10	7	48	\$3,495,000	\$3,300,000	94.4%
\$4,000,000-4,999,999	31	0	-	5	1	-	-	-	-
\$5,000,000-5,999,999	11	0	-	2	0	-	-	-	-
\$6,000,000-6,999,999	3	0	-	0	2	-	-	-	-
\$7,000,000-7,999,999	7	0	-	1	0	-	-	-	-
\$8,000,000-8,999,999	4	0	-	1	0	-	-	-	-
\$9,000,000-9,999,999	2	0	-	0	0	-	-	-	-
\$10,000,000+	15	0	-	1	0	-	-	-	-
Total	576	105	5.49	83	132	30	\$1,601,294	\$1,571,362	98.1%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$1,811,029		\$1,831,163	98.9%	\$444	115	33
May-23	\$1,849,363	38,335	\$1,883,789	98.2%	\$450	133	38
Jun-23	\$1,817,815	(31,548)	\$1,877,660	96.8%	\$431	147	39
Jul-23	\$1,830,040	12,224	\$1,864,654	98.1%	\$437	107	30
Aug-23	\$2,132,312	302,273	\$2,210,898	96.4%	\$483	114	41
Sep-23	\$1,914,090	(218,222)	\$1,958,484	97.7%	\$446	108	37
Oct-23	\$1,764,363	(149,727)	\$1,816,550	97.1%	\$436	117	37
Nov-23	\$1,765,752	1,389	\$1,819,068	97.1%	\$420	101	41
Dec-23	\$1,870,648	104,896	\$1,940,346	96.4%	\$446	92	45
Jan-24	\$1,796,797	(73,850)	\$1,844,594	97.4%	\$433	75	57
Feb-24	\$1,621,548	(175,250)	\$1,669,279	97.1%	\$432	89	53
Mar-24	\$1,702,865	81,317	\$1,737,915	98.0%	\$421	136	39
Apr-24	\$1,858,339	155,475	\$1,884,864	98.6%	\$463	172	36
May-24	\$1,921,537	63,198	\$1,964,966	97.8%	\$483	197	36
Jun-24	\$1,571,362	(350,175)	\$1,601,294	98.1%	\$413	105	30





THE FAIR REPORT

HIGHLAND PARK ISD

MLS Data for June 2024 (Highland Park ISD - All Cities)

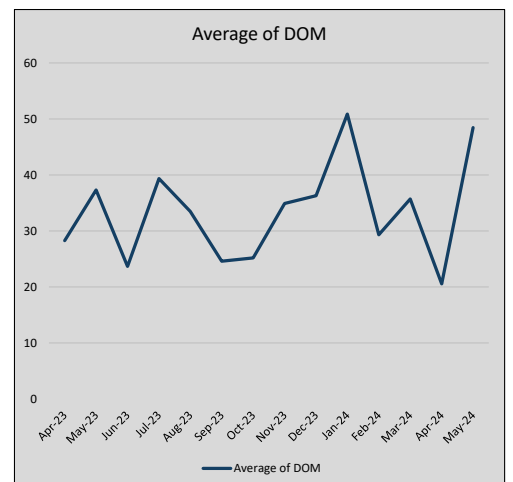
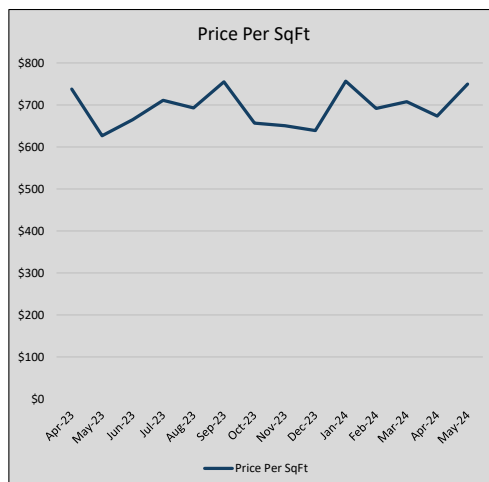
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	6	0	-	0	0	-	-	-	-
\$500,000-999,999	9	2	4.50	0	2	21	\$637,500	\$618,000	96.9%
\$1,000,000-1,499,999	6	5	1.20	2	2	66	\$1,340,800	\$1,217,000	90.8%
\$1,500,000-1,999,999	6	4	1.50	5	2	9	\$1,825,000	\$1,853,604	101.6%
\$2,000,000-2,499,999	11	4	2.75	1	4	36	\$2,323,500	\$2,250,000	96.8%
\$2,500,000-2,999,999	9	3	3.00	7	4	35	\$2,866,667	\$2,645,125	92.3%
\$3,000,000-3,499,999	5	3	1.67	0	2	49	\$3,261,667	\$3,186,386	97.7%
\$3,500,000-4,000,000	12	3	4.00	1	0	50	\$3,766,667	\$3,492,086	92.7%
\$4,000,000+	58	3	19.33	9	6	45	\$5,749,667	\$5,440,000	94.6%
Grand Total	122	27	4.52	25	22	40	\$2,648,407	\$2,519,489	95.1%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$3,358,009		\$3,420,636	98.2%	\$738	22	28
May-23	\$2,487,773	(870,235)	\$2,497,583	99.6%	\$627	41	37
Jun-23	\$2,461,924	(25,850)	\$2,506,909	98.2%	\$665	34	24
Jul-23	\$3,304,216	842,293	\$3,355,461	98.5%	\$711	28	39
Aug-23	\$2,995,039	(309,177)	\$3,167,450	94.6%	\$693	30	34
Sep-23	\$2,885,524	(109,515)	\$2,892,132	99.8%	\$755	15	25
Oct-23	\$2,271,271	(614,253)	\$2,316,577	98.0%	\$657	31	25
Nov-23	\$2,710,681	439,410	\$2,791,816	97.1%	\$650	25	35
Dec-23	\$2,553,279	(157,402)	\$2,514,059	101.6%	\$639	17	36
Jan-24	\$3,042,033	488,754	\$3,202,333	95.0%	\$757	15	51
Feb-24	\$2,530,163	(511,871)	\$2,588,273	97.8%	\$692	22	29
Mar-24	\$2,851,843	321,680	\$2,965,318	96.2%	\$708	28	36
Apr-24	\$2,607,433	(244,410)	\$2,589,880	100.7%	\$674	25	21
May-24	\$3,306,101	698,668	\$3,425,122	96.5%	\$750	48	48
Jun-24	\$2,519,489	(786,612)	\$2,648,407	95.1%	\$645	27	40





THE FAIR REPORT

TOWN OF HIGHLAND PARK

MLS Data for June 2024 (Town of Highland Park)

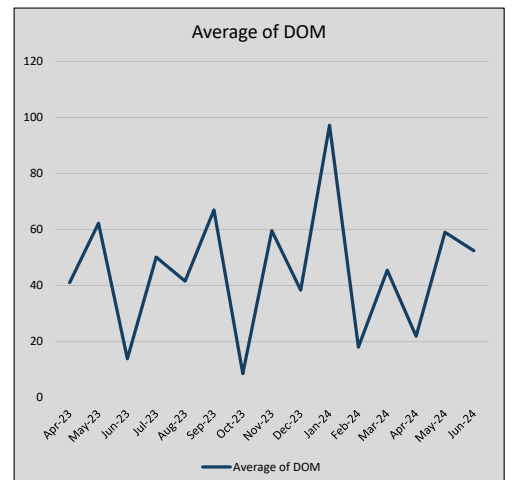
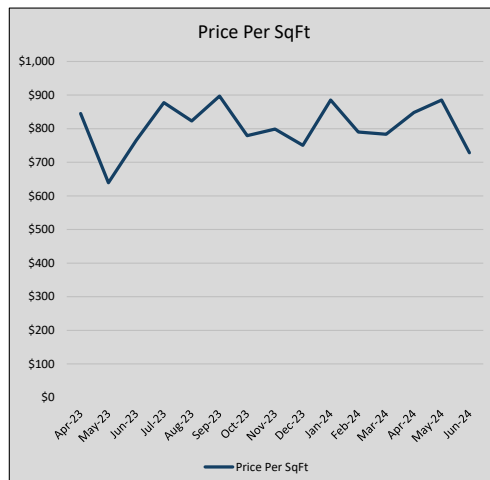
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-999,999	4	0	-	0	1	-	-	-	-
\$1,000,000-1,499,999	0	1	0.00	0	2	5	\$1,295,000	\$1,295,000	100.0%
\$1,500,000-1,999,999	2	1	2.00	4	1	7	\$1,950,000	\$1,912,500	98.1%
\$2,000,000-2,499,999	6	3	2.00	0	1	39	\$2,331,333	\$2,266,667	97.2%
\$2,500,000-2,999,999	5	1	5.00	3	0	88	\$2,750,000	\$2,600,200	94.6%
\$3,000,000-3,499,999	2	1	2.00	0	1	135	\$3,295,000	\$3,071,000	93.2%
\$3,500,000-4,000,000	3	1	3.00	0	0	60	\$3,750,000	\$3,625,000	96.7%
\$4,000,000+	34	2	17.00	5	4	57	\$6,374,500	\$5,935,000	93.1%
Grand Total	56	10	5.60	12	10	52	\$3,278,300	\$3,117,370	95.1%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$4,127,961		\$4,206,000	98.1%	\$845	8	41
May-23	\$2,326,077	(1,801,884)	\$2,346,692	99.1%	\$639	13	62
Jun-23	\$3,121,800	795,723	\$3,193,067	97.8%	\$766	15	14
Jul-23	\$4,039,500	917,700	\$4,119,500	98.1%	\$877	12	50
Aug-23	\$3,597,742	(441,758)	\$3,728,778	96.5%	\$823	9	42
Sep-23	\$3,847,500	249,758	\$3,872,450	99.4%	\$897	2	67
Oct-23	\$3,049,641	(797,859)	\$3,066,364	99.5%	\$779	11	9
Nov-23	\$4,005,357	955,716	\$4,207,643	95.2%	\$799	7	60
Dec-23	\$3,211,667	(793,690)	\$2,974,000	108.0%	\$751	6	38
Jan-24	\$3,575,125	363,458	\$3,861,625	92.6%	\$885	8	97
Feb-24	\$3,232,250	(342,875)	\$3,269,000	98.9%	\$790	10	18
Mar-24	\$3,512,596	280,346	\$3,680,769	95.4%	\$783	13	45
Apr-24	\$3,324,556	(188,041)	\$3,320,889	100.1%	\$848	9	22
May-24	\$3,875,803	551,248	\$4,012,824	96.6%	\$885	17	59
Jun-24	\$3,117,370	(758,433)	\$3,278,300	95.1%	\$728	10	52





THE FAIR REPORT

CITY OF UNIVERSITY PARK

MLS Data for June 2024 (City of University Park)

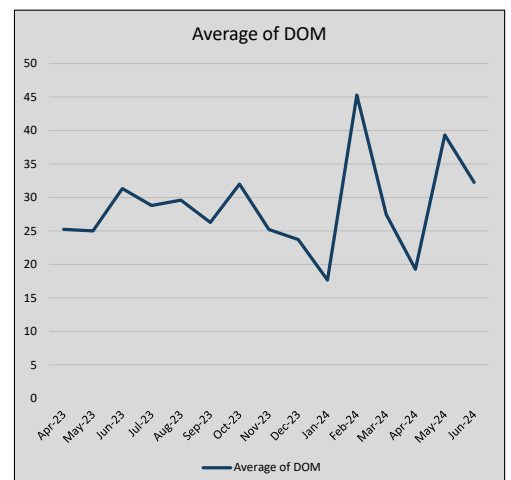
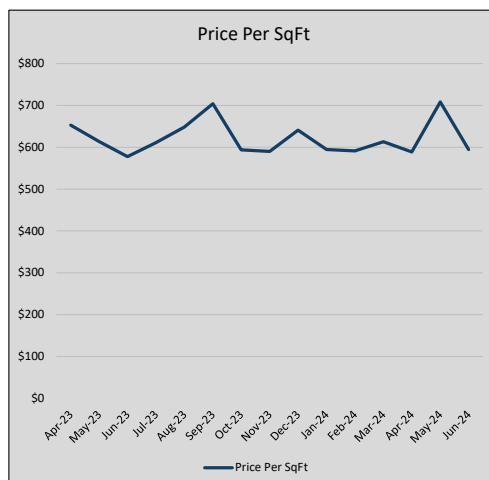
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	4	0	-	0	0	-	-	-	-
\$500,000-999,999	7	1	7.00	0	2	20	\$675,000	\$625,000	92.6%
\$1,000,000-1,499,999	6	5	1.20	0	2	66	\$1,340,800	\$1,217,000	90.8%
\$1,500,000-1,999,999	4	2	2.00	1	2	2	\$1,877,500	\$1,968,458	104.8%
\$2,000,000-2,499,999	5	1	5.00	1	2	26	\$2,300,000	\$2,200,000	95.7%
\$2,500,000-2,999,999	6	2	3.00	4	3	9	\$2,925,000	\$2,667,588	91.2%
\$3,000,000-3,499,999	3	2	1.50	0	1	6	\$3,245,000	\$3,244,080	100.0%
\$3,500,000-4,000,000	9	2	4.50	1	0	45	\$3,775,000	\$3,425,629	90.7%
\$4,000,000+	23	1	23.00	4	2	21	\$4,500,000	\$4,450,000	98.9%
Grand Total	67	16	4.19	11	14	32	\$2,364,000	\$2,248,219	95.1%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$3,018,958		\$3,064,667	98.5%	\$653	12	25
May-23	\$2,599,541	(419,417)	\$2,611,686	99.5%	\$614	29	25
Jun-23	\$1,827,689	(771,852)	\$1,829,161	99.9%	\$578	18	31
Jul-23	\$2,729,837	902,148	\$2,746,927	99.4%	\$611	15	29
Aug-23	\$2,817,325	87,488	\$3,013,225	93.5%	\$648	20	30
Sep-23	\$2,613,419	(203,906)	\$2,620,498	99.7%	\$704	14	26
Oct-23	\$1,933,640	(679,779)	\$1,984,347	97.4%	\$594	17	32
Nov-23	\$2,257,188	323,548	\$2,287,279	98.7%	\$590	14	25
Dec-23	\$2,121,714	(135,474)	\$2,137,286	99.3%	\$641	7	24
Jan-24	\$2,600,083	478,369	\$2,598,000	100.1%	\$595	6	18
Feb-24	\$2,085,000	(515,083)	\$2,180,300	95.6%	\$591	10	45
Mar-24	\$2,143,815	58,815	\$2,207,685	97.1%	\$613	13	27
Apr-24	\$2,241,166	97,350	\$2,221,706	100.9%	\$589	17	19
May-24	\$2,992,496	751,330	\$3,093,245	96.7%	\$708	28	39
Jun-24	\$2,248,219	(744,277)	\$2,364,000	95.1%	\$595	16	32





THE FAIR REPORT

Bluffview, Devonshire & Vicinity

MLS Data for June 2024
(Bluffview, Devonshire & Vicinity - 75209)

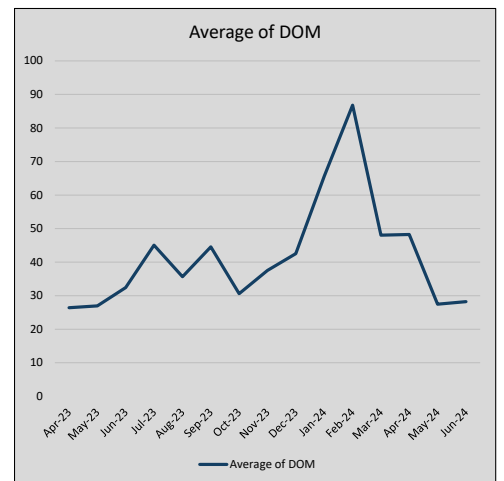
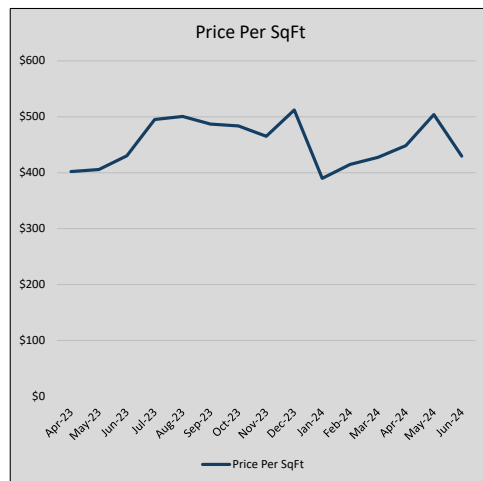
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	4	1	4.00	1	1	47	\$180,000	\$180,000	100.0%
\$200,000-299,999	8	1	8.00	0	0	9	\$270,000	\$270,000	100.0%
\$300,000-399,999	4	3	1.33	0	1	23	\$348,650	\$345,617	99.1%
\$400,000-499,999	4	0	-	0	1	-	-	-	-
\$500,000-599,999	11	1	11.00	2	1	48	\$560,000	\$555,000	99.1%
\$600,000-699,999	2	1	2.00	0	2	9	\$629,950	\$629,950	100.0%
\$700,000-799,999	5	1	5.00	1	3	9	\$739,000	\$729,000	98.6%
\$800,000-899,999	4	1	4.00	0	2	8	\$889,000	\$889,000	100.0%
\$900,000-1,000,000	7	1	7.00	0	1	58	\$945,000	\$935,000	98.9%
\$1,000,000 +	63	8	7.88	7	17	31	\$1,641,750	\$1,601,723	97.6%
Grand Total	112	18	6.22	11	29	28	\$1,021,828	\$1,002,144	98.1%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$969,667		\$976,310	99.3%	\$402	29	26
May-23	\$1,118,031	148,364	\$1,129,497	99.0%	\$406	32	27
Jun-23	\$1,149,084	31,053	\$1,192,448	96.4%	\$430	21	32
Jul-23	\$1,275,800	126,716	\$1,288,246	99.0%	\$495	15	45
Aug-23	\$1,677,818	402,018	\$1,745,758	96.1%	\$501	19	36
Sep-23	\$1,208,038	(469,780)	\$1,227,527	98.4%	\$487	26	45
Oct-23	\$1,421,983	213,944	\$1,452,435	97.9%	\$484	20	31
Nov-23	\$1,304,771	(117,211)	\$1,358,381	96.1%	\$465	21	38
Dec-23	\$1,933,695	628,924	\$2,003,706	96.5%	\$512	17	43
Jan-24	\$1,120,780	(812,915)	\$1,152,605	97.2%	\$390	22	66
Feb-24	\$1,103,500	(17,280)	\$1,156,667	95.4%	\$415	15	87
Mar-24	\$1,353,143	249,643	\$1,392,795	97.2%	\$428	30	48
Apr-24	\$1,193,226	(159,917)	\$1,231,380	96.9%	\$449	30	48
May-24	\$1,398,516	205,290	\$1,428,829	97.9%	\$504	38	27
Jun-24	\$1,002,144	(396,372)	\$1,021,828	98.1%	\$430	18	28





THE FAIR REPORT

EAST DALLAS AND VICINITY

MLS Data for June 2024

(East Dallas and Vicinity - 75204, 75206, 75214, 75218, 75223, 75226, 75228, 75246)

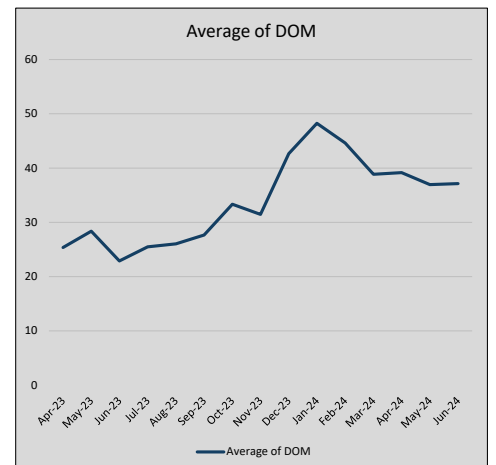
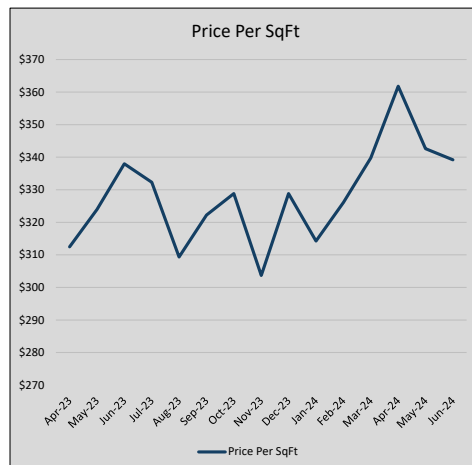
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	2	0.00	0	0	292	\$85,000	\$70,000	82.4%
\$100,000-199,999	17	7	2.43	0	5	52	\$158,100	\$145,500	92.0%
\$200,000-299,999	79	15	5.27	12	16	23	\$264,040	\$255,922	96.9%
\$300,000-399,999	94	32	2.94	9	27	58	\$352,587	\$345,312	97.9%
\$400,000-499,999	89	22	4.05	12	20	38	\$452,013	\$436,864	96.6%
\$500,000-599,999	92	33	2.79	17	20	21	\$561,451	\$549,865	97.9%
\$600,000-699,999	69	23	3.00	17	17	31	\$660,435	\$649,927	98.4%
\$700,000-799,999	44	13	3.38	11	16	55	\$759,323	\$763,738	100.6%
\$800,000-899,999	26	21	1.24	7	12	28	\$839,250	\$824,799	98.3%
\$900,000-1,000,000	20	8	2.50	1	11	21	\$956,438	\$946,438	99.0%
\$1,000,000 +	129	32	4.03	21	27	27	\$1,586,937	\$1,553,797	97.9%
Grand Total	659	208	3.17	107	171	37	\$702,458	\$688,916	98.1%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$611,814		\$607,782	100.7%	\$312	217	25
May-23	\$642,826	31,011	\$649,971	98.9%	\$324	250	28
Jun-23	\$710,270	67,445	\$720,109	98.6%	\$338	238	23
Jul-23	\$644,980	(65,290)	\$647,237	99.7%	\$332	220	25
Aug-23	\$610,887	(34,093)	\$622,876	98.1%	\$309	171	26
Sep-23	\$645,617	34,730	\$656,121	98.4%	\$322	188	28
Oct-23	\$666,904	21,287	\$680,057	98.1%	\$329	168	33
Nov-23	\$589,509	(77,395)	\$602,692	97.8%	\$304	181	31
Dec-23	\$656,598	67,089	\$669,813	98.0%	\$329	138	43
Jan-24	\$620,875	(35,724)	\$636,881	97.5%	\$314	150	48
Feb-24	\$620,962	87	\$632,504	98.2%	\$326	172	45
Mar-24	\$687,442	66,480	\$697,523	98.6%	\$340	206	39
Apr-24	\$775,659	88,217	\$781,136	99.3%	\$362	253	39
May-24	\$704,217	(71,442)	\$714,330	98.6%	\$343	246	37
Jun-24	\$688,916	(15,301)	\$702,458	98.1%	\$339	208	37





THE FAIR REPORT

FAR NORTH DALLAS AND VICINITY

MLS Data for June 2024

(Far North Dallas and Vicinity - 75240, 75248, 75252, 75254)

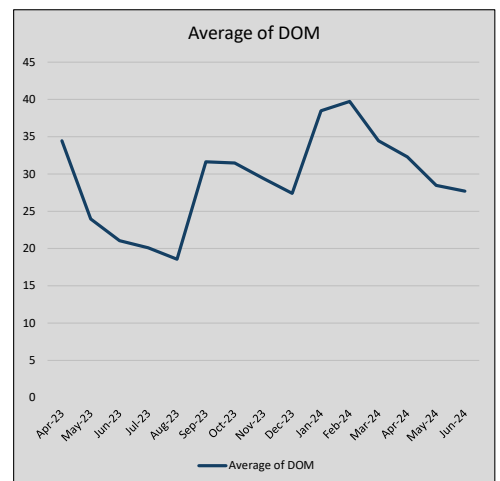
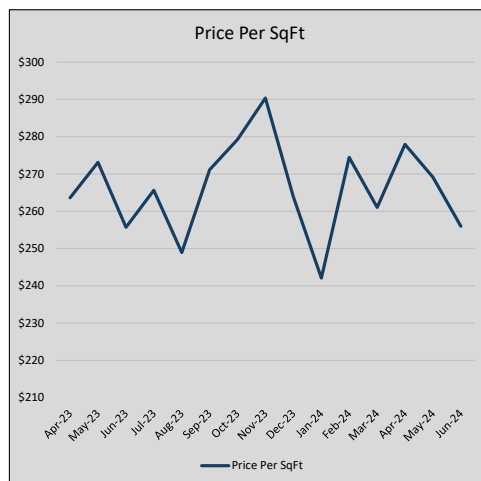
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	33	7	4.71	7	6	60	\$174,914	\$170,000	97.2%
\$200,000-299,999	35	7	5.00	4	14	24	\$234,693	\$233,271	99.4%
\$300,000-399,999	10	2	5.00	3	8	26	\$317,000	\$312,500	98.6%
\$400,000-499,999	17	10	1.70	1	9	29	\$454,190	\$455,715	100.3%
\$500,000-599,999	24	15	1.60	1	11	14	\$555,153	\$549,600	99.0%
\$600,000-699,999	27	7	3.86	3	9	21	\$661,986	\$652,729	98.6%
\$700,000-799,999	27	6	4.50	12	8	32	\$773,000	\$753,250	97.4%
\$800,000-899,999	22	7	3.14	2	8	24	\$868,129	\$864,714	99.6%
\$900,000-1,000,000	18	4	4.50	2	4	28	\$943,750	\$904,250	95.8%
\$1,000,000 +	48	7	6.86	9	16	35	\$1,265,571	\$1,237,071	97.7%
Grand Total	261	72	3.63	44	93	28	\$616,017	\$606,488	98.5%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$622,473		\$632,170	98.5%	\$264	85	34
May-23	\$696,749	74,276	\$693,084	100.5%	\$273	108	24
Jun-23	\$598,248	(98,501)	\$600,801	99.6%	\$256	99	21
Jul-23	\$630,970	32,722	\$631,046	100.0%	\$266	97	20
Aug-23	\$550,374	(80,596)	\$558,844	98.5%	\$249	76	19
Sep-23	\$664,269	113,895	\$678,474	97.9%	\$271	69	32
Oct-23	\$782,970	118,701	\$802,114	97.6%	\$279	62	31
Nov-23	\$789,694	6,724	\$808,158	97.7%	\$290	62	29
Dec-23	\$592,143	(197,551)	\$602,680	98.3%	\$264	61	27
Jan-24	\$635,878	43,735	\$660,232	96.3%	\$242	42	38
Feb-24	\$645,342	9,464	\$657,882	98.1%	\$274	60	40
Mar-24	\$657,197	11,854	\$671,392	97.9%	\$261	65	34
Apr-24	\$701,993	44,796	\$721,618	97.3%	\$278	86	32
May-24	\$655,708	(46,285)	\$672,490	97.5%	\$269	100	28
Jun-24	\$606,488	(49,220)	\$616,017	98.5%	\$256	72	28





THE FAIR REPORT

LAKE HIGHLANDS AND VICINITY

MLS Data for June 2024

(Lake Highlands and Vicinity - 75231, 75238, 75243)

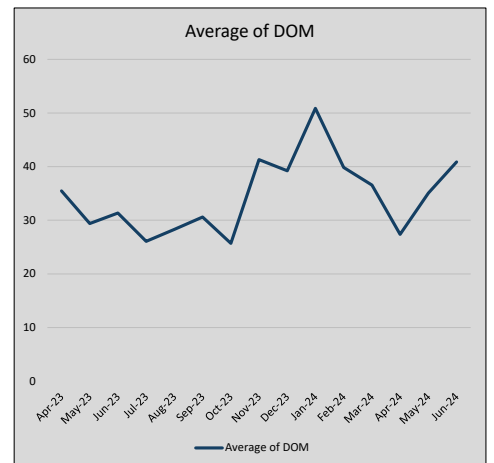
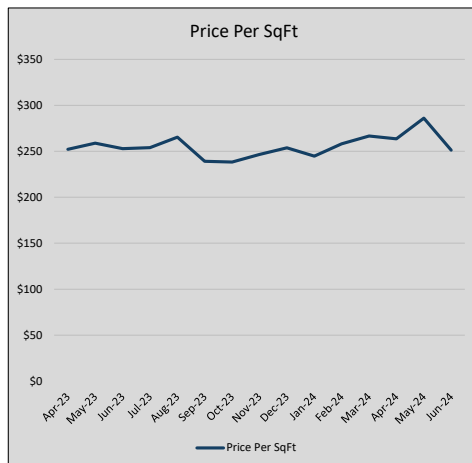
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	36	5	7.20	1	5	102	\$77,400	\$72,600	93.8%
\$100,000-199,999	86	19	4.53	15	16	46	\$142,084	\$139,816	98.4%
\$200,000-299,999	19	10	1.90	3	6	47	\$240,190	\$233,750	97.3%
\$300,000-399,999	24	3	8.00	2	7	48	\$354,667	\$347,000	97.8%
\$400,000-499,999	13	7	1.86	4	7	27	\$463,345	\$468,714	101.2%
\$500,000-599,999	27	9	3.00	5	7	27	\$548,844	\$542,761	98.9%
\$600,000-699,999	22	9	2.44	3	8	23	\$646,978	\$633,867	98.0%
\$700,000-799,999	17	7	2.43	1	4	35	\$731,986	\$720,825	98.5%
\$800,000-899,999	9	3	3.00	2	4	42	\$857,967	\$847,300	98.8%
\$900,000-1,000,000	5	2	2.50	2	6	5	\$975,000	\$1,018,750	104.5%
\$1,000,000 +	24	5	4.80	1	12	44	\$1,449,980	\$1,399,000	96.5%
Grand Total	282	79	3.57	39	82	41	\$474,127	\$466,947	98.5%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$476,858		\$479,531	99.4%	\$252	92	35
May-23	\$499,821	22,963	\$496,836	100.6%	\$259	132	29
Jun-23	\$520,055	20,233	\$521,827	99.7%	\$253	117	31
Jul-23	\$506,871	(13,184)	\$511,423	99.1%	\$254	79	26
Aug-23	\$506,252	(619)	\$513,861	98.5%	\$265	93	28
Sep-23	\$425,032	(81,221)	\$429,762	98.9%	\$239	90	31
Oct-23	\$433,378	8,347	\$441,429	98.2%	\$238	66	26
Nov-23	\$500,387	67,009	\$525,521	95.2%	\$246	64	41
Dec-23	\$525,447	25,060	\$540,164	97.3%	\$254	64	39
Jan-24	\$396,395	(129,052)	\$409,046	96.9%	\$245	46	51
Feb-24	\$502,106	105,710	\$510,726	98.3%	\$258	87	40
Mar-24	\$552,538	50,432	\$553,374	99.8%	\$267	79	37
Apr-24	\$493,359	(59,179)	\$498,653	98.9%	\$263	94	27
May-24	\$638,417	145,058	\$643,759	99.2%	\$286	101	35
Jun-24	\$466,947	(171,470)	\$474,127	98.5%	\$251	79	41





THE FAIR REPORT

LAKWOOD AND VICINITY

MLS Data for June 2024
(Lakewood and Vicinity - 75214)

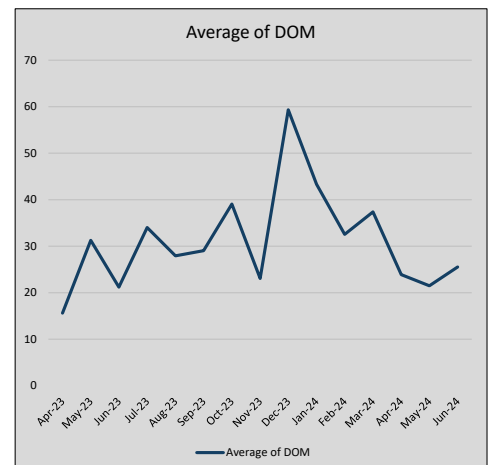
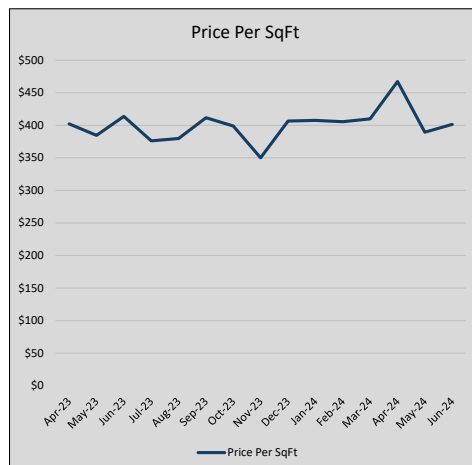
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	8	0	-	0	1	-	-	-	-
\$200,000-299,999	6	0	-	0	0	-	-	-	-
\$300,000-399,999	2	0	-	0	2	-	-	-	-
\$400,000-499,999	6	2	3.00	2	3	21	\$437,500	\$423,750	96.9%
\$500,000-599,999	11	6	1.83	2	3	21	\$575,166	\$570,625	99.2%
\$600,000-699,999	14	4	3.50	2	2	24	\$643,249	\$620,583	96.5%
\$700,000-799,999	8	4	2.00	1	3	29	\$764,725	\$780,475	102.1%
\$800,000-899,999	9	7	1.29	1	4	33	\$830,686	\$811,107	97.6%
\$900,000-1,000,000	7	2	3.50	0	1	13	\$932,500	\$916,750	98.3%
\$1,000,000 +	60	20	3.00	8	13	26	\$1,630,250	\$1,591,975	97.7%
Grand Total	131	45	2.91	16	32	26	\$1,116,504	\$1,093,916	98.0%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$1,078,153		\$1,056,447	102.1%	\$402	32	16
May-23	\$1,002,270	(75,883)	\$1,036,452	96.7%	\$385	44	31
Jun-23	\$1,078,335	76,064	\$1,099,502	98.1%	\$414	51	21
Jul-23	\$955,974	(122,361)	\$970,821	98.5%	\$376	52	34
Aug-23	\$996,800	40,826	\$1,033,387	96.5%	\$380	23	28
Sep-23	\$1,251,419	254,619	\$1,262,910	99.1%	\$412	29	29
Oct-23	\$999,254	(252,164)	\$1,022,783	97.7%	\$399	41	39
Nov-23	\$727,901	(271,353)	\$739,932	98.4%	\$350	40	23
Dec-23	\$1,016,684	288,782	\$1,035,435	98.2%	\$407	24	59
Jan-24	\$1,023,168	6,485	\$1,056,275	96.9%	\$408	22	43
Feb-24	\$909,119	(114,050)	\$927,476	98.0%	\$405	34	33
Mar-24	\$1,097,737	188,619	\$1,118,225	98.2%	\$410	46	37
Apr-24	\$1,385,640	287,902	\$1,395,552	99.3%	\$467	55	24
May-24	\$943,898	(441,742)	\$953,819	99.0%	\$389	62	21
Jun-24	\$1,093,916	150,018	\$1,116,504	98.0%	\$402	45	26





THE FAIR REPORT

NORTHWEST DALLAS AND VICINITY

MLS Data for June 2024

(Northwest Dallas and Vicinity - 75220, 75229, 75234, 75244)

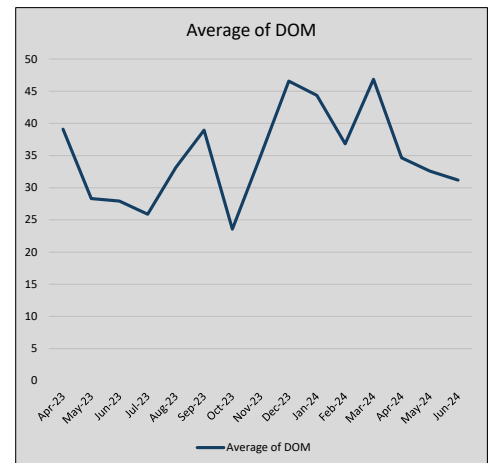
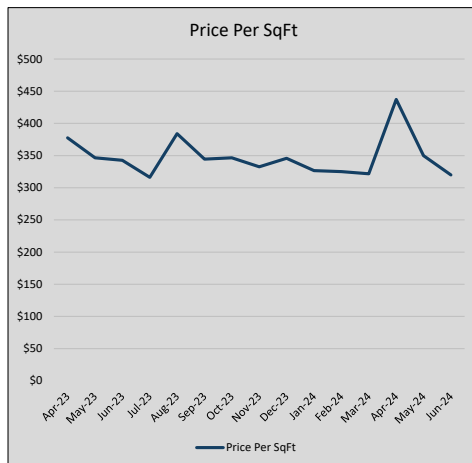
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	1	2	-	-	-	-
\$100,000-199,999	20	7	2.86	2	2	62	\$138,457	\$135,593	97.9%
\$200,000-299,999	11	6	1.83	3	3	35	\$262,833	\$250,417	95.3%
\$300,000-399,999	37	10	3.70	5	10	22	\$349,840	\$351,550	100.5%
\$400,000-499,999	29	8	3.63	2	9	28	\$437,663	\$414,656	94.7%
\$500,000-599,999	18	10	1.80	3	7	23	\$555,339	\$543,700	97.9%
\$600,000-699,999	22	8	2.75	6	6	41	\$669,811	\$667,125	99.6%
\$700,000-799,999	13	9	1.44	2	5	15	\$750,978	\$735,500	97.9%
\$800,000-899,999	12	9	1.33	0	8	55	\$837,833	\$834,056	99.5%
\$900,000-1,000,000	16	5	3.20	0	4	9	\$963,380	\$985,180	102.3%
\$1,000,000 +	111	18	6.17	15	22	27	\$1,730,167	\$1,689,028	97.6%
Grand Total	290	90	3.22	39	78	31	\$785,744	\$772,364	98.3%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$1,082,404		\$1,091,280	99.2%	\$378	87	39
May-23	\$871,193	(211,211)	\$883,837	98.6%	\$347	139	28
Jun-23	\$921,185	49,992	\$940,114	98.0%	\$343	105	28
Jul-23	\$728,864	(192,321)	\$739,100	98.6%	\$316	96	26
Aug-23	\$1,098,743	369,879	\$1,129,469	97.3%	\$384	103	33
Sep-23	\$962,396	(136,347)	\$985,490	97.7%	\$345	79	39
Oct-23	\$873,494	(88,902)	\$883,456	98.9%	\$346	71	24
Nov-23	\$863,014	(10,480)	\$880,562	98.0%	\$333	71	35
Dec-23	\$938,539	75,525	\$974,610	96.3%	\$346	72	47
Jan-24	\$805,704	(132,835)	\$817,357	98.6%	\$327	71	44
Feb-24	\$842,203	36,498	\$867,447	97.1%	\$325	72	37
Mar-24	\$810,410	(31,792)	\$821,957	98.6%	\$322	81	47
Apr-24	\$1,306,218	495,807	\$1,318,910	99.0%	\$437	88	35
May-24	\$940,176	(366,041)	\$950,963	98.9%	\$350	119	33
Jun-24	\$772,364	(167,812)	\$785,744	98.3%	\$320	90	31





THE FAIR REPORT

OAKLAWN AND VICINITY

MLS Data for June 2024

(Oak Lawn and Vicinity - 75201, 75204, 75205, 75219, 75235)

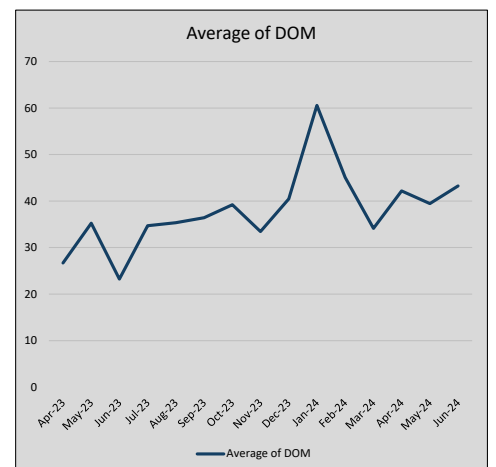
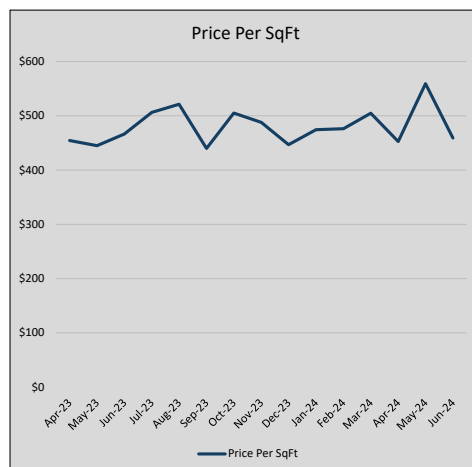
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	1	0.00	0	0	3	\$99,995	\$87,000	87.0%
\$100,000-199,999	40	9	4.44	3	8	42	\$175,878	\$166,500	94.7%
\$200,000-299,999	66	11	6.00	14	7	75	\$258,691	\$251,127	97.1%
\$300,000-399,999	53	12	4.42	4	16	60	\$350,658	\$337,938	96.4%
\$400,000-499,999	55	11	5.00	11	8	25	\$459,708	\$449,718	97.8%
\$500,000-599,999	63	6	10.50	14	5	31	\$569,917	\$563,583	98.9%
\$600,000-699,999	61	11	5.55	15	11	44	\$653,374	\$630,408	96.5%
\$700,000-799,999	33	5	6.60	14	4	37	\$757,080	\$745,287	98.4%
\$800,000-899,999	27	10	2.70	3	3	26	\$852,183	\$830,800	97.5%
\$900,000-1,000,000	20	1	20.00	3	4	33	\$950,000	\$890,000	93.7%
\$1,000,000 +	172	29	5.93	26	16	43	\$2,263,931	\$2,172,935	96.0%
Grand Total	590	106	5.57	107	82	43	\$974,632	\$939,675	96.4%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$852,513		\$863,429	98.7%	\$454	112	27
May-23	\$850,862	(1,651)	\$858,405	99.1%	\$445	129	35
Jun-23	\$940,250	89,388	\$957,287	98.2%	\$467	140	23
Jul-23	\$1,057,079	116,828	\$1,076,182	98.2%	\$506	111	35
Aug-23	\$1,150,926	93,847	\$1,208,071	95.3%	\$521	111	35
Sep-23	\$859,405	(291,520)	\$882,133	97.4%	\$440	88	36
Oct-23	\$1,016,028	156,623	\$1,042,832	97.4%	\$505	101	39
Nov-23	\$1,064,958	48,930	\$1,094,828	97.3%	\$488	78	33
Dec-23	\$847,418	(217,540)	\$851,368	99.5%	\$447	70	40
Jan-24	\$940,262	92,844	\$987,969	95.2%	\$475	74	61
Feb-24	\$941,020	758	\$969,055	97.1%	\$476	93	45
Mar-24	\$1,078,633	137,613	\$1,118,058	96.5%	\$505	112	34
Apr-24	\$914,515	(164,118)	\$927,570	98.6%	\$453	139	42
May-24	\$1,229,641	315,126	\$1,280,089	96.1%	\$559	161	39
Jun-24	\$939,675	(289,965)	\$974,632	96.4%	\$459	106	43





THE FAIR REPORT

PRESTON HOLLOW AND VICINITY

MLS Data for June 2024 (Preston Hollow and Vicinity - 75225, 75230)

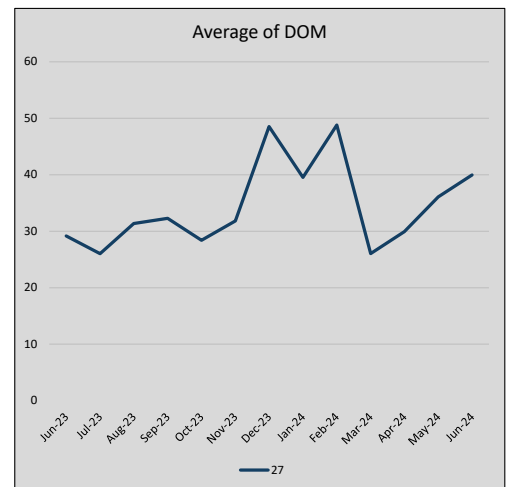
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	60	16	3.75	11	11	36	\$327,081	\$323,219	98.8%
\$500,000-999,999	22	7	3.14	1	4	62	\$700,343	\$677,929	96.8%
\$1,000,000-1,499,999	19	12	1.58	5	12	33	\$1,312,583	\$1,277,933	97.4%
\$1,500,000-1,999,999	15	4	3.75	4	3	20	\$1,834,750	\$1,922,125	104.8%
\$2,000,000-2,499,999	16	3	5.33	4	7	82	\$2,348,000	\$2,220,000	94.5%
\$2,500,000-2,999,999	14	4	3.50	4	7	38	\$2,898,750	\$2,746,294	94.7%
\$3,000,000-3,499,999	9	1	9.00	0	4	5	\$3,295,000	\$3,300,000	100.2%
\$3,500,000-4,000,000	15	2	7.50	4	2	45	\$3,775,000	\$3,425,629	90.7%
\$4,000,000+	32	1	32.00	6	3	21	\$4,500,000	\$4,450,000	98.9%
Grand Total	202	50	4.04	39	53	40	\$1,344,194	\$1,303,743	97.0%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$1,471,136		\$1,499,182	98.1%	\$458	63	31
May-23	\$1,609,515	138,379	\$1,631,559	98.6%	\$473	80	27
Jun-23	\$1,383,605	(225,910)	\$1,415,108	97.8%	\$414	77	29
Jul-23	\$1,595,789	212,185	\$1,619,743	98.5%	\$462	67	26
Aug-23	\$1,604,275	8,486	\$1,657,492	96.8%	\$476	62	31
Sep-23	\$1,519,256	(85,019)	\$1,547,098	98.2%	\$456	48	32
Oct-23	\$1,394,581	(124,675)	\$1,430,775	97.5%	\$412	61	28
Nov-23	\$1,402,894	8,313	\$1,441,538	97.3%	\$431	52	32
Dec-23	\$1,463,864	60,970	\$1,525,342	96.0%	\$437	38	49
Jan-24	\$1,404,374	(59,490)	\$1,430,528	98.2%	\$444	41	40
Feb-24	\$1,272,668	(131,706)	\$1,293,412	98.4%	\$420	41	49
Mar-24	\$1,446,295	173,627	\$1,479,305	97.8%	\$421	55	26
Apr-24	\$1,313,103	(133,191)	\$1,315,030	99.9%	\$418	63	30
May-24	\$2,198,378	885,274	\$2,238,286	98.2%	\$533	76	36
Jun-24	\$1,303,743	(894,635)	\$1,344,194	97.0%	\$417	50	40





THE FAIR REPORT

DENISON

MLS Data for June 2024 (City of Denison)

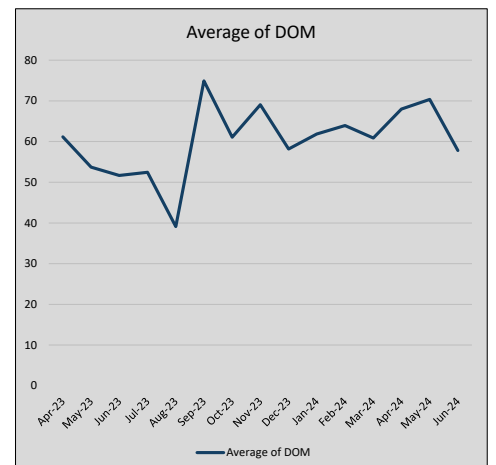
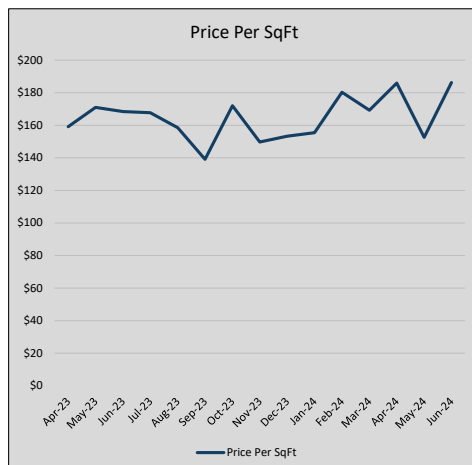
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	6	0	-	0	3	-	-	-	-
\$100,000-199,999	29	7	4.14	6	11	84	\$161,671	\$158,871	98.3%
\$200,000-299,999	69	31	2.23	8	16	57	\$244,724	\$243,185	99.4%
\$300,000-399,999	32	7	4.57	3	2	67	\$370,257	\$364,148	98.3%
\$400,000-499,999	22	5	4.40	2	3	37	\$442,446	\$430,246	97.2%
\$500,000-599,999	21	1	21.00	0	3	38	\$501,000	\$475,000	94.8%
\$600,000-699,999	9	1	9.00	1	1	11	\$650,000	\$660,000	101.5%
\$700,000-799,999	5	0	-	2	0	-	-	-	-
\$800,000-899,999	3	0	-	0	1	-	-	-	-
\$900,000-1,000,000	5	0	-	0	0	-	-	-	-
\$1,000,000 +	12	1	12.00	0	1	20	\$1,650,000	\$1,550,000	93.9%
Grand Total	213	53	4.02	22	41	58	\$307,984	\$302,568	98.2%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$264,064		\$273,025	96.7%	\$159	54	61
May-23	\$271,940	7,876	\$279,731	97.2%	\$171	61	54
Jun-23	\$271,744	(196)	\$277,414	98.0%	\$168	49	52
Jul-23	\$264,874	(6,870)	\$270,086	98.1%	\$168	58	52
Aug-23	\$248,958	(15,916)	\$255,339	97.5%	\$159	58	39
Sep-23	\$244,849	(4,110)	\$256,913	95.3%	\$139	34	75
Oct-23	\$298,101	53,253	\$305,252	97.7%	\$172	43	61
Nov-23	\$227,672	(70,429)	\$232,723	97.8%	\$150	25	69
Dec-23	\$241,858	14,186	\$254,254	95.1%	\$153	31	58
Jan-24	\$239,153	(2,705)	\$248,371	96.3%	\$156	39	62
Feb-24	\$299,366	60,213	\$308,232	97.1%	\$180	44	64
Mar-24	\$279,722	(19,644)	\$285,475	98.0%	\$169	46	61
Apr-24	\$329,893	50,171	\$342,198	96.4%	\$186	71	68
May-24	\$260,760	(69,133)	\$270,203	96.5%	\$153	55	70
Jun-24	\$302,568	41,808	\$307,984	98.2%	\$186	53	58





THE FAIR REPORT

DENTON

MLS Data for June 2024 (City of Denton)

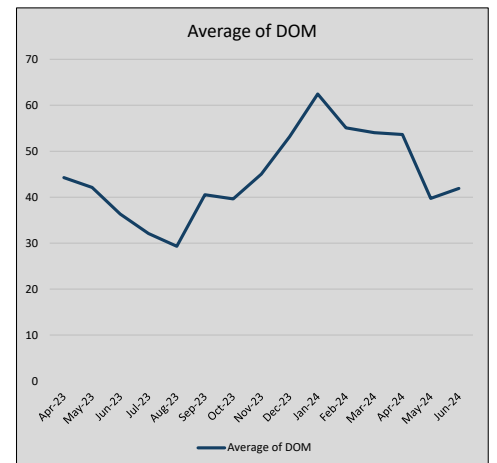
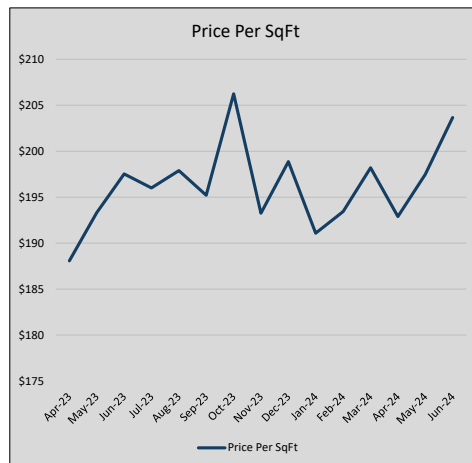
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	2	0	-	-	-	-
\$100,000-199,999	3	0	-	1	1	-	-	-	-
\$200,000-299,999	28	19	1.47	3	19	24	\$263,578	\$255,266	96.8%
\$300,000-399,999	106	49	2.16	9	47	27	\$352,420	\$348,023	98.8%
\$400,000-499,999	115	40	2.88	7	28	55	\$443,337	\$436,736	98.5%
\$500,000-599,999	50	13	3.85	5	16	84	\$532,827	\$523,841	98.3%
\$600,000-699,999	25	10	2.50	2	7	41	\$651,409	\$640,539	98.3%
\$700,000-799,999	20	3	6.67	3	4	18	\$758,000	\$745,000	98.3%
\$800,000-899,999	6	3	2.00	0	1	80	\$846,633	\$838,333	99.0%
\$900,000-1,000,000	4	2	2.00	0	2	15	\$958,700	\$927,500	96.7%
\$1,000,000 +	15	0	-	2	3	-	-	-	-
Grand Total	372	139	2.68	34	128	42	\$432,965	\$425,848	98.4%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$424,527		\$432,787	98.1%	\$188	140	44
May-23	\$426,910	2,383	\$428,413	99.6%	\$193	170	42
Jun-23	\$421,358	(5,552)	\$426,555	98.8%	\$198	177	36
Jul-23	\$422,446	1,088	\$429,379	98.4%	\$196	147	32
Aug-23	\$413,562	(8,884)	\$418,761	98.8%	\$198	160	29
Sep-23	\$406,295	(7,267)	\$414,056	98.1%	\$195	150	41
Oct-23	\$444,793	38,498	\$453,293	98.1%	\$206	102	40
Nov-23	\$418,858	(25,935)	\$427,717	97.9%	\$193	102	45
Dec-23	\$433,634	14,776	\$454,735	95.4%	\$199	103	53
Jan-24	\$423,009	(10,625)	\$432,274	97.9%	\$191	97	62
Feb-24	\$380,777	(42,232)	\$385,237	98.8%	\$193	129	55
Mar-24	\$429,969	49,192	\$439,421	97.8%	\$198	143	54
Apr-24	\$420,384	(9,585)	\$430,479	97.7%	\$193	139	54
May-24	\$423,563	3,178	\$429,573	98.6%	\$198	167	40
Jun-24	\$425,848	2,285	\$432,965	98.4%	\$204	139	42





THE FAIR REPORT

DUNCANVILLE

MLS Data for June 2024 (City of Duncanville)

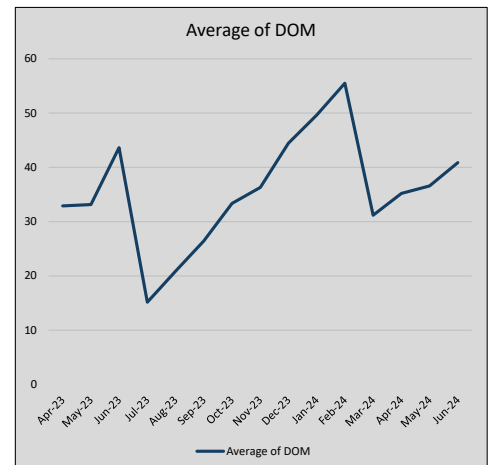
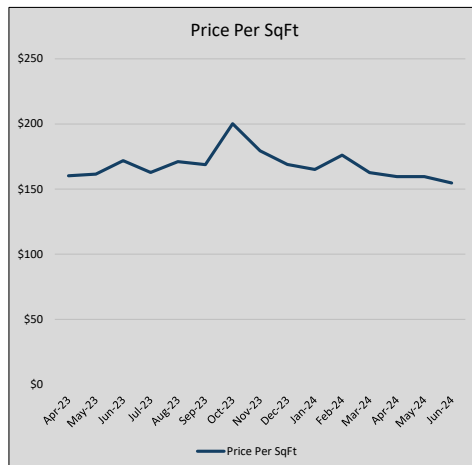
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	3	0.67	0	1	21	\$179,967	\$174,833	97.1%
\$200,000-299,999	13	10	1.30	2	12	16	\$252,530	\$245,690	97.3%
\$300,000-399,999	12	10	1.20	4	10	56	\$337,100	\$311,400	92.4%
\$400,000-499,999	11	1	11.00	3	2	106	\$465,900	\$467,500	100.3%
\$500,000-599,999	4	2	2.00	0	1	86	\$565,950	\$542,500	95.9%
\$600,000-699,999	3	0	-	1	0	-	-	-	-
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	45	26	1.73	10	26	41	\$309,000	\$294,150	95.2%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$302,027		\$303,463	99.5%	\$160	22	33
May-23	\$300,514	(1,513)	\$299,725	100.3%	\$161	32	33
Jun-23	\$324,250	23,736	\$328,556	98.7%	\$172	16	44
Jul-23	\$354,964	30,714	\$353,031	100.5%	\$163	26	15
Aug-23	\$343,847	(11,116)	\$346,482	99.2%	\$171	17	21
Sep-23	\$293,239	(50,608)	\$295,722	99.2%	\$169	29	26
Oct-23	\$351,473	58,233	\$353,645	99.4%	\$200	11	33
Nov-23	\$289,984	(61,489)	\$291,431	99.5%	\$179	19	36
Dec-23	\$312,439	22,454	\$318,359	98.1%	\$169	22	44
Jan-24	\$277,053	(35,386)	\$280,711	98.7%	\$165	17	50
Feb-24	\$300,642	23,589	\$305,057	98.6%	\$176	14	56
Mar-24	\$271,403	(29,239)	\$279,871	97.0%	\$163	17	31
Apr-24	\$318,153	46,750	\$323,484	98.4%	\$160	25	35
May-24	\$306,186	(11,967)	\$313,760	97.6%	\$160	22	37
Jun-24	\$294,150	(12,036)	\$309,000	95.2%	\$155	26	41





THE FAIR REPORT

EULESS

MLS Data for June 2024 (City of Euless)

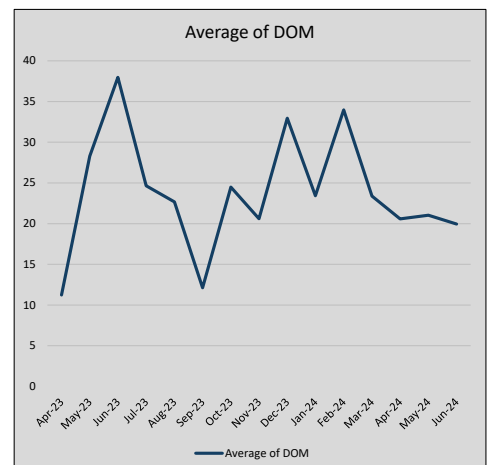
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	13	7	1.86	1	9	6	\$263,357	\$262,429	99.6%
\$300,000-399,999	13	16	0.81	3	17	26	\$341,775	\$341,388	99.9%
\$400,000-499,999	15	5	3.00	3	7	23	\$460,880	\$447,300	97.1%
\$500,000-599,999	5	6	0.83	2	2	25	\$547,167	\$534,500	97.7%
\$600,000-699,999	3	2	1.50	2	3	5	\$639,950	\$647,950	101.3%
\$700,000-799,999	1	1	1.00	0	0	5	\$774,900	\$800,900	103.4%
\$800,000-899,999	1	0	-	0	1	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	1	-	-	-	-
Grand Total	51	37	1.38	11	40	20	\$404,165	\$401,068	99.2%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$408,412		\$403,124	101.3%	\$206	30	11
May-23	\$422,991	14,580	\$422,339	100.2%	\$213	41	28
Jun-23	\$397,603	(25,389)	\$394,869	100.7%	\$204	33	38
Jul-23	\$421,786	24,183	\$421,824	100.0%	\$205	29	25
Aug-23	\$416,065	(5,721)	\$417,560	99.6%	\$211	37	23
Sep-23	\$375,958	(40,107)	\$378,854	99.2%	\$209	26	12
Oct-23	\$408,500	32,542	\$418,220	97.7%	\$215	25	24
Nov-23	\$391,327	(17,173)	\$391,364	100.0%	\$208	33	21
Dec-23	\$400,603	9,276	\$402,379	99.6%	\$199	19	33
Jan-24	\$382,624	(17,979)	\$392,576	97.5%	\$194	21	23
Feb-24	\$372,413	(10,211)	\$376,596	98.9%	\$208	28	34
Mar-24	\$397,241	24,829	\$400,353	99.2%	\$217	24	23
Apr-24	\$404,391	7,150	\$404,862	99.9%	\$221	51	21
May-24	\$412,980	8,589	\$409,712	100.8%	\$208	25	21
Jun-24	\$401,068	(11,913)	\$404,165	99.2%	\$206	37	20





THE FAIR REPORT

FAIRVIEW

MLS Data for June 2024 (City of Fairview)

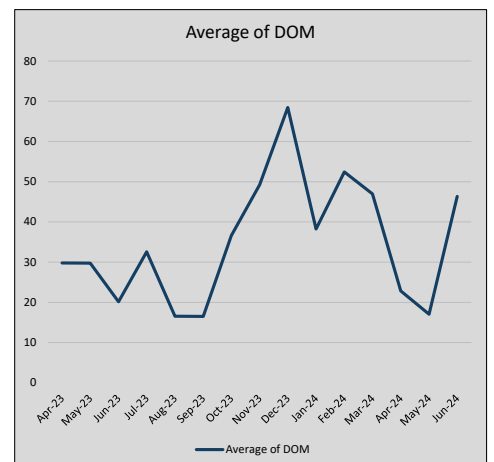
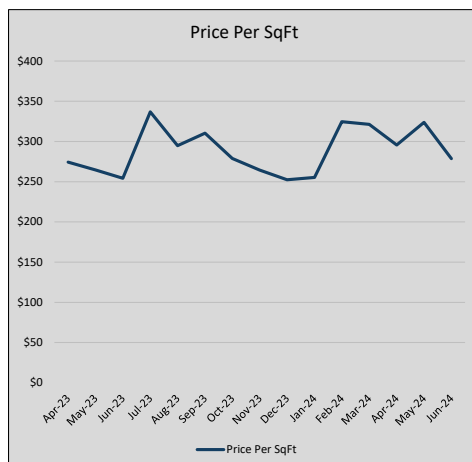
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	4	3	1.33	0	3	142	\$377,633	\$360,000	95.3%
\$400,000-499,999	6	4	1.50	3	5	35	\$472,350	\$463,625	98.2%
\$500,000-599,999	4	3	1.33	0	1	6	\$550,000	\$558,333	101.5%
\$600,000-699,999	6	2	3.00	1	0	48	\$667,000	\$652,000	97.8%
\$700,000-799,999	3	0	-	1	1	-	-	-	-
\$800,000-899,999	1	1	1.00	1	0	31	\$849,900	\$842,000	99.1%
\$900,000-1,000,000	4	0	-	0	0	-	-	-	-
\$1,000,000 +	24	4	6.00	1	1	20	\$1,725,000	\$1,662,500	96.4%
Grand Total	52	17	3.06	7	11	46	\$809,188	\$788,559	97.5%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$882,977		\$901,350	98.0%	\$274	14	30
May-23	\$645,167	(237,810)	\$654,925	98.5%	\$265	12	30
Jun-23	\$677,886	32,719	\$678,814	99.9%	\$254	14	20
Jul-23	\$1,223,333	545,448	\$1,265,444	96.7%	\$337	9	33
Aug-23	\$780,353	(442,980)	\$801,116	97.4%	\$295	17	17
Sep-23	\$949,167	168,814	\$1,006,625	94.3%	\$310	12	17
Oct-23	\$945,364	(3,802)	\$964,573	98.0%	\$279	16	37
Nov-23	\$990,822	45,458	\$1,043,711	94.9%	\$264	9	49
Dec-23	\$825,111	(165,711)	\$876,432	94.1%	\$252	9	68
Jan-24	\$625,000	(200,111)	\$656,675	95.2%	\$255	8	38
Feb-24	\$1,054,740	429,740	\$1,069,888	98.6%	\$325	12	52
Mar-24	\$1,016,875	(37,865)	\$1,038,627	97.9%	\$321	22	47
Apr-24	\$1,129,004	112,129	\$1,144,817	98.6%	\$296	12	23
May-24	\$1,231,300	102,296	\$1,250,600	98.5%	\$324	15	17
Jun-24	\$788,559	(442,741)	\$809,188	97.5%	\$279	17	46





THE FAIR REPORT

FARMERS BRANCH

MLS Data for June 2024 (City of Farmers Branch)

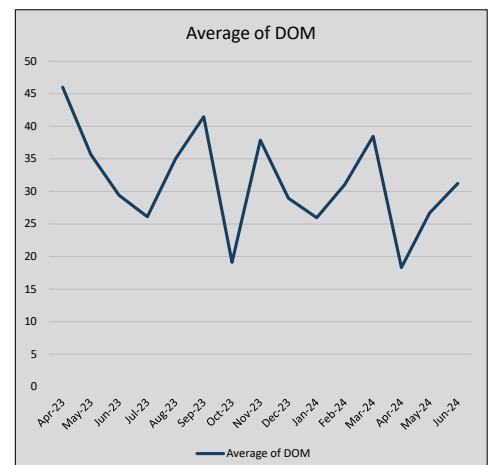
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	0	-	0	0	-	-	-	-
\$200,000-299,999	9	3	3.00	0	3	45	\$249,667	\$207,833	83.2%
\$300,000-399,999	21	5	4.20	4	5	23	\$345,900	\$353,700	102.3%
\$400,000-499,999	14	2	7.00	0	5	43	\$413,200	\$403,000	97.5%
\$500,000-599,999	7	4	1.75	2	2	26	\$552,497	\$546,250	98.9%
\$600,000-699,999	8	2	4.00	3	2	49	\$674,750	\$675,500	100.1%
\$700,000-799,999	2	1	2.00	1	2	14	\$700,000	\$700,000	100.0%
\$800,000-899,999	5	0	-	0	2	-	-	-	-
\$900,000-1,000,000	2	1	2.00	0	1	11	\$950,000	\$940,000	98.9%
\$1,000,000 +	6	0	-	1	0	-	-	-	-
Grand Total	76	18	4.22	11	22	31	\$473,022	\$465,222	98.4%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$457,521		\$462,221	99.0%	\$226	27	46
May-23	\$447,248	(10,273)	\$451,788	99.0%	\$230	40	36
Jun-23	\$542,461	95,213	\$550,676	98.5%	\$237	27	29
Jul-23	\$396,413	(146,048)	\$404,662	98.0%	\$230	36	26
Aug-23	\$540,158	143,745	\$539,565	100.1%	\$252	35	35
Sep-23	\$537,184	(2,974)	\$542,200	99.1%	\$247	19	41
Oct-23	\$415,537	(121,647)	\$422,877	98.3%	\$234	19	19
Nov-23	\$451,588	36,051	\$462,100	97.7%	\$224	17	38
Dec-23	\$561,605	110,017	\$583,810	96.2%	\$255	19	29
Jan-24	\$442,682	(118,923)	\$455,525	97.2%	\$218	22	26
Feb-24	\$497,910	55,228	\$513,323	97.0%	\$238	24	31
Mar-24	\$514,208	16,298	\$523,940	98.1%	\$253	26	38
Apr-24	\$495,422	(18,786)	\$498,622	99.4%	\$260	23	18
May-24	\$484,992	(10,430)	\$488,534	99.3%	\$240	38	27
Jun-24	\$465,222	(19,770)	\$473,022	98.4%	\$238	18	31





THE FAIR REPORT

FATE

MLS Data for June 2024 (City of Fate)

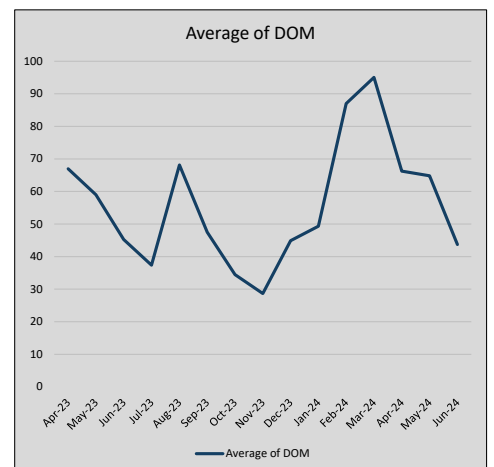
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	4	3	1.33	0	4	11	\$284,633	\$282,833	99.4%
\$300,000-399,999	65	18	3.61	10	24	27	\$350,493	\$342,227	97.6%
\$400,000-499,999	76	16	4.75	7	24	65	\$444,708	\$436,450	98.1%
\$500,000-599,999	37	5	7.40	2	6	22	\$597,658	\$581,507	97.3%
\$600,000-699,999	15	4	3.75	1	1	96	\$659,415	\$635,781	96.4%
\$700,000-799,999	7	1	7.00	0	1	2	\$739,369	\$739,369	100.0%
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	1	0	-	1	0	-	-	-	-
Grand Total	206	47	4.38	21	60	44	\$439,221	\$429,400	97.8%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$400,116		\$409,562	97.7%	\$168	40	67
May-23	\$385,314	(14,802)	\$397,073	97.0%	\$173	49	59
Jun-23	\$419,632	34,318	\$431,561	97.2%	\$177	55	45
Jul-23	\$412,383	(7,249)	\$418,907	98.4%	\$166	38	37
Aug-23	\$417,959	5,577	\$426,563	98.0%	\$168	58	68
Sep-23	\$382,963	(34,996)	\$390,582	98.0%	\$167	37	47
Oct-23	\$387,394	4,431	\$396,528	97.7%	\$163	34	34
Nov-23	\$366,087	(21,307)	\$374,919	97.6%	\$172	30	29
Dec-23	\$373,382	7,296	\$378,369	98.7%	\$166	36	45
Jan-24	\$370,169	(3,213)	\$380,016	97.4%	\$176	30	49
Feb-24	\$400,508	30,339	\$405,623	98.7%	\$173	42	87
Mar-24	\$483,949	83,441	\$494,956	97.8%	\$181	43	95
Apr-24	\$421,275	(62,674)	\$430,299	97.9%	\$173	40	66
May-24	\$430,468	9,193	\$438,580	98.2%	\$167	48	65
Jun-24	\$429,400	(1,067)	\$439,221	97.8%	\$180	47	44





THE FAIR REPORT

FLOWER MOUND

MLS Data for June 2024 (City of Flower Mound)

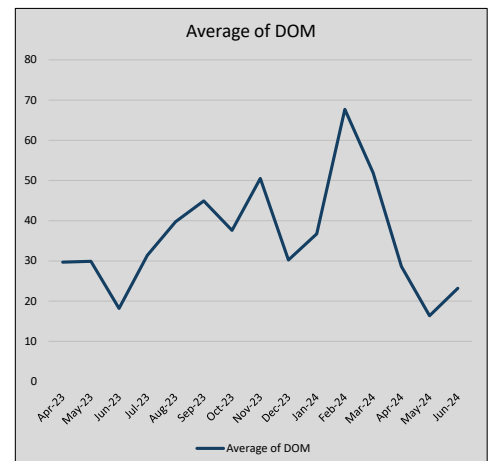
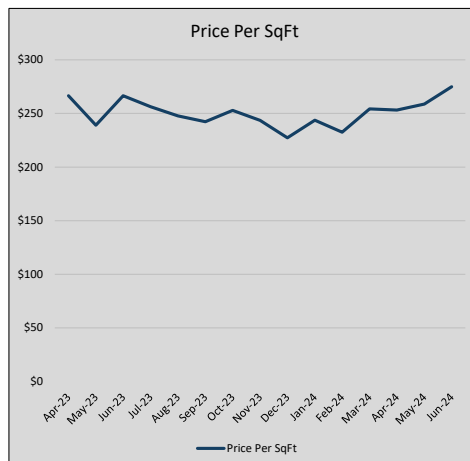
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	1	1.00	0	0	30	\$260,000	\$220,000	84.6%
\$300,000-399,999	3	4	0.75	2	7	7	\$368,500	\$376,750	102.2%
\$400,000-499,999	19	16	1.19	0	13	19	\$441,538	\$436,759	98.9%
\$500,000-599,999	24	24	1.00	5	10	17	\$560,720	\$563,919	100.6%
\$600,000-699,999	29	18	1.61	6	15	10	\$655,211	\$660,944	100.9%
\$700,000-799,999	18	14	1.29	0	9	15	\$746,921	\$752,079	100.7%
\$800,000-899,999	14	4	3.50	4	6	21	\$864,500	\$860,250	99.5%
\$900,000-1,000,000	8	6	1.33	3	3	26	\$951,650	\$933,667	98.1%
\$1,000,000 +	71	18	3.94	7	13	58	\$1,993,494	\$1,906,944	95.7%
Grand Total	187	105	1.78	27	76	23	\$852,927	\$838,508	98.3%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$838,525		\$843,745	99.4%	\$267	80	30
May-23	\$657,622	(180,903)	\$655,322	100.4%	\$239	100	30
Jun-23	\$839,294	181,672	\$839,531	100.0%	\$266	107	18
Jul-23	\$765,297	(73,997)	\$780,465	98.1%	\$256	89	31
Aug-23	\$759,428	(5,870)	\$774,783	98.0%	\$248	89	40
Sep-23	\$690,350	(69,077)	\$707,582	97.6%	\$242	77	45
Oct-23	\$743,040	52,690	\$756,939	98.2%	\$253	69	38
Nov-23	\$659,522	(83,519)	\$647,357	101.9%	\$244	60	51
Dec-23	\$678,828	19,306	\$697,293	97.4%	\$227	55	30
Jan-24	\$768,814	89,986	\$785,864	97.8%	\$244	37	37
Feb-24	\$679,321	(89,493)	\$701,961	96.8%	\$233	55	68
Mar-24	\$801,261	121,940	\$821,162	97.6%	\$254	88	52
Apr-24	\$725,602	(75,659)	\$731,689	99.2%	\$253	89	29
May-24	\$822,869	97,267	\$820,119	100.3%	\$259	98	16
Jun-24	\$838,508	15,639	\$852,927	98.3%	\$275	105	23





THE FAIR REPORT

FORNEY

MLS Data for June 2024 (City of Forney)

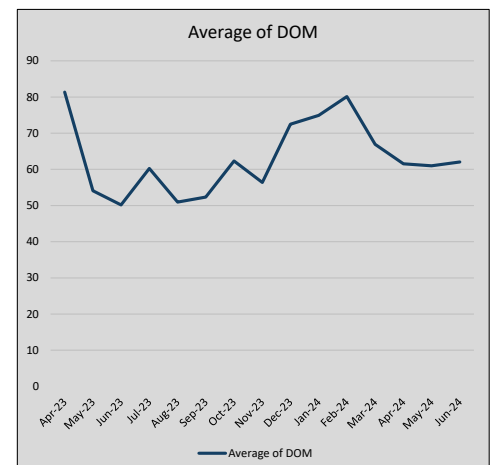
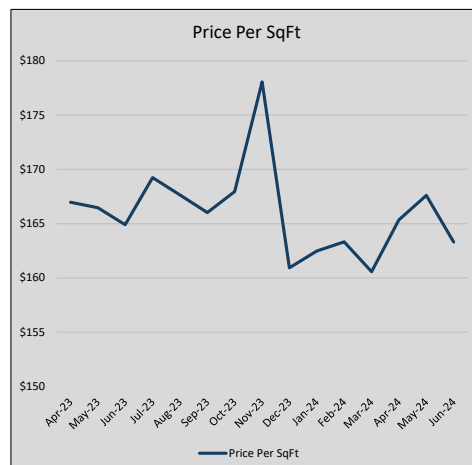
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	2	1.00	0	0	32	\$157,500	\$150,000	95.2%
\$200,000-299,999	101	44	2.30	14	41	40	\$276,562	\$268,394	97.0%
\$300,000-399,999	269	76	3.54	28	75	57	\$351,129	\$342,626	97.6%
\$400,000-499,999	202	20	10.10	18	25	62	\$452,389	\$445,545	98.5%
\$500,000-599,999	93	9	10.33	3	11	148	\$554,691	\$532,964	96.1%
\$600,000-699,999	28	5	5.60	2	4	176	\$630,600	\$614,776	97.5%
\$700,000-799,999	8	3	2.67	2	0	81	\$717,329	\$702,924	98.0%
\$800,000-899,999	4	1	4.00	1	1	26	\$839,000	\$783,000	93.3%
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	9	0	-	0	1	-	-	-	-
Grand Total	717	160	4.48	68	158	62	\$370,960	\$361,388	97.4%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$381,552		\$387,214	98.5%	\$167	140	81
May-23	\$376,460	(5,092)	\$382,802	98.3%	\$166	174	54
Jun-23	\$365,479	(10,981)	\$370,948	98.5%	\$165	196	50
Jul-23	\$374,824	9,345	\$379,093	98.9%	\$169	148	60
Aug-23	\$363,590	(11,235)	\$373,076	97.5%	\$168	175	51
Sep-23	\$371,650	8,060	\$379,199	98.0%	\$166	133	52
Oct-23	\$378,510	6,860	\$384,842	98.4%	\$168	102	62
Nov-23	\$378,166	(344)	\$397,246	95.2%	\$178	120	56
Dec-23	\$362,535	(15,630)	\$371,884	97.5%	\$161	134	72
Jan-24	\$351,444	(11,091)	\$364,124	96.5%	\$162	131	75
Feb-24	\$362,450	11,006	\$371,674	97.5%	\$163	116	80
Mar-24	\$354,310	(8,141)	\$364,986	97.1%	\$161	178	67
Apr-24	\$352,282	(2,028)	\$359,384	98.0%	\$165	172	62
May-24	\$375,428	23,147	\$382,528	98.1%	\$168	186	61
Jun-24	\$361,388	(14,040)	\$370,960	97.4%	\$163	160	62





THE FAIR REPORT

FORT WORTH

MLS Data for June 2024 (City of Fort Worth)

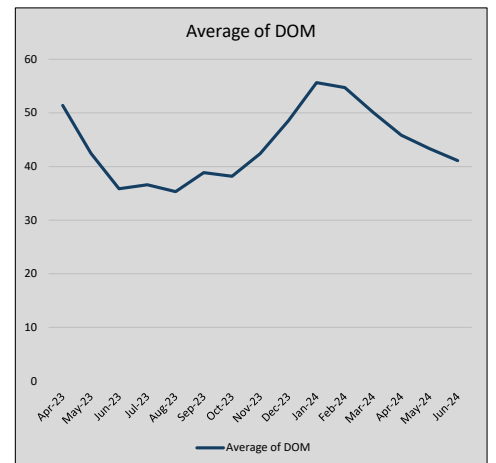
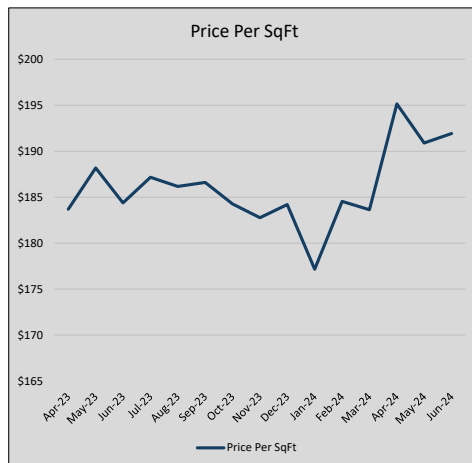
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	8	2	4.00	2	2	2	\$80,000	\$83,000	103.8%
\$100,000-199,999	127	46	2.76	20	53	35	\$166,220	\$162,458	97.7%
\$200,000-299,999	555	274	2.03	67	218	41	\$263,864	\$260,429	98.7%
\$300,000-399,999	1109	393	2.82	173	339	41	\$347,252	\$343,880	99.0%
\$400,000-499,999	484	167	2.90	58	150	35	\$447,806	\$442,018	98.7%
\$500,000-599,999	274	71	3.86	32	74	45	\$546,703	\$534,257	97.7%
\$600,000-699,999	122	39	3.13	11	34	58	\$661,825	\$650,868	98.3%
\$700,000-799,999	64	14	4.57	8	17	20	\$746,621	\$740,047	99.1%
\$800,000-899,999	32	12	2.67	12	16	69	\$841,900	\$832,457	98.9%
\$900,000-1,000,000	35	4	8.75	4	7	119	\$951,250	\$940,475	98.9%
\$1,000,000 +	168	35	4.80	12	34	46	\$1,543,885	\$1,445,085	93.6%
Grand Total	2978	1057	2.82	399	944	41	\$410,958	\$402,994	98.1%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$386,068		\$392,022	98.5%	\$184	1041	51
May-23	\$397,497	11,429	\$407,336	97.6%	\$188	1216	42
Jun-23	\$385,148	(12,350)	\$388,581	99.1%	\$184	1201	36
Jul-23	\$386,195	1,047	\$391,518	98.6%	\$187	1040	37
Aug-23	\$384,288	(1,906)	\$390,433	98.4%	\$186	1079	35
Sep-23	\$384,070	(218)	\$390,010	98.5%	\$187	916	39
Oct-23	\$379,624	(4,445)	\$387,053	98.1%	\$184	831	38
Nov-23	\$381,461	1,836	\$390,769	97.6%	\$183	684	42
Dec-23	\$387,812	6,351	\$397,043	97.7%	\$184	728	49
Jan-24	\$354,356	(33,456)	\$361,907	97.9%	\$177	608	56
Feb-24	\$375,161	20,806	\$383,677	97.8%	\$185	819	55
Mar-24	\$367,363	(7,799)	\$373,474	98.4%	\$184	948	50
Apr-24	\$399,148	31,786	\$406,419	98.2%	\$195	1043	46
May-24	\$401,503	2,355	\$408,996	98.2%	\$191	1042	43
Jun-24	\$402,994	1,490	\$410,958	98.1%	\$192	1057	41





THE FAIR REPORT

FRISCO

MLS Data for June 2024 (City of Frisco)

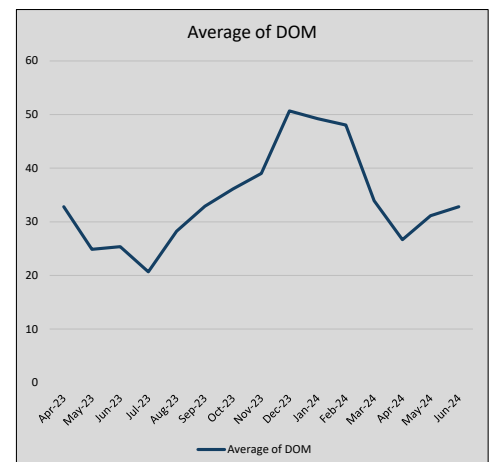
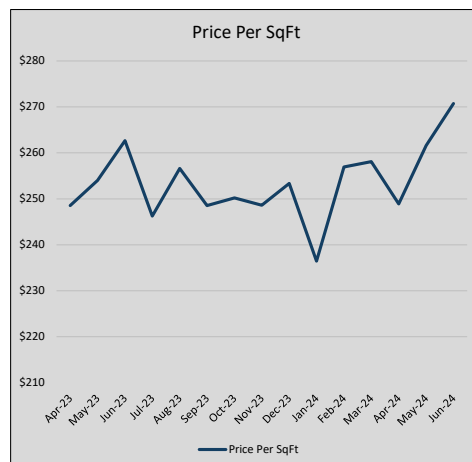
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	3	1	3.00	0	1	80	\$279,000	\$257,000	92.1%
\$300,000-399,999	10	7	1.43	5	6	12	\$385,486	\$382,214	99.2%
\$400,000-499,999	75	25	3.00	9	36	37	\$455,483	\$449,676	98.7%
\$500,000-599,999	102	31	3.29	14	26	30	\$553,421	\$551,219	99.6%
\$600,000-699,999	87	42	2.07	13	30	33	\$650,511	\$645,922	99.3%
\$700,000-799,999	91	21	4.33	11	29	27	\$743,738	\$735,517	98.9%
\$800,000-899,999	58	19	3.05	6	17	18	\$851,805	\$845,868	99.3%
\$900,000-1,000,000	42	18	2.33	12	15	44	\$959,069	\$938,189	97.8%
\$1,000,000 +	176	59	2.98	17	49	37	\$1,597,990	\$1,562,766	97.8%
Grand Total	644	223	2.89	88	209	33	\$906,679	\$892,372	98.4%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$760,805		\$765,050	99.4%	\$249	194	33
May-23	\$772,678	11,872	\$777,181	99.4%	\$254	264	25
Jun-23	\$815,556	42,879	\$819,106	99.6%	\$263	250	25
Jul-23	\$797,007	(18,549)	\$803,943	99.1%	\$246	209	21
Aug-23	\$818,498	21,491	\$836,357	97.9%	\$257	217	28
Sep-23	\$780,606	(37,893)	\$795,315	98.2%	\$249	198	33
Oct-23	\$744,842	(35,764)	\$762,803	97.6%	\$250	175	36
Nov-23	\$734,961	(9,880)	\$753,927	97.5%	\$249	132	39
Dec-23	\$808,568	73,606	\$836,434	96.7%	\$253	150	51
Jan-24	\$715,983	(92,585)	\$736,171	97.3%	\$236	119	49
Feb-24	\$792,225	76,243	\$809,665	97.8%	\$257	147	48
Mar-24	\$764,870	(27,356)	\$775,691	98.6%	\$258	188	34
Apr-24	\$762,358	(2,512)	\$767,192	99.4%	\$249	224	27
May-24	\$792,228	29,870	\$809,885	97.8%	\$262	251	31
Jun-24	\$892,372	100,144	\$906,679	98.4%	\$271	223	33





THE FAIR REPORT

GAINESVILLE

MLS Data for June 2024 (City of Gainesville)

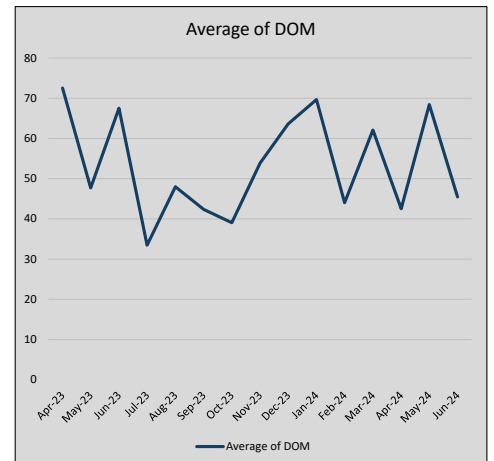
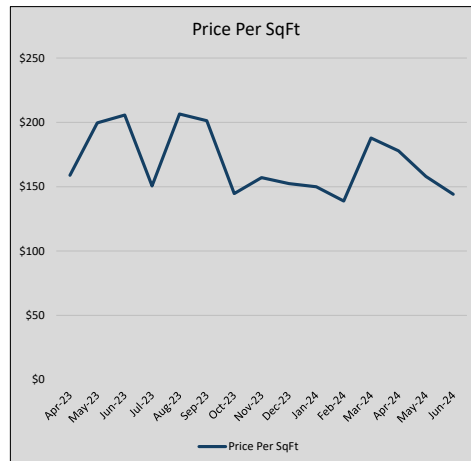
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	1	0.00	0	0	1	\$76,788	\$76,788	100.0%
\$100,000-199,999	8	4	2.00	2	8	21	\$174,225	\$150,750	86.5%
\$200,000-299,999	27	10	2.70	5	12	43	\$250,480	\$247,400	98.8%
\$300,000-399,999	33	3	11.00	1	6	89	\$348,300	\$337,300	96.8%
\$400,000-499,999	10	1	10.00	0	0	83	\$493,900	\$493,900	100.0%
\$500,000-599,999	6	0	-	0	1	-	-	-	-
\$600,000-699,999	6	0	-	0	1	-	-	-	-
\$700,000-799,999	3	0	-	0	1	-	-	-	-
\$800,000-899,999	4	0	-	0	0	-	-	-	-
\$900,000-1,000,000	3	0	-	1	0	-	-	-	-
\$1,000,000 +	5	0	-	1	0	-	-	-	-
Grand Total	105	19	5.53	10	29	45	\$253,541	\$245,241	96.7%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$291,508		\$293,473	99.3%	\$159	13	73
May-23	\$435,911	144,404	\$466,036	93.5%	\$200	24	48
Jun-23	\$356,547	(79,364)	\$363,976	98.0%	\$206	17	68
Jul-23	\$248,827	(107,720)	\$252,050	98.7%	\$151	15	33
Aug-23	\$316,000	67,173	\$338,007	93.5%	\$207	28	48
Sep-23	\$329,007	13,007	\$348,400	94.4%	\$201	22	42
Oct-23	\$250,837	(78,170)	\$259,720	96.6%	\$145	22	39
Nov-23	\$243,274	(7,563)	\$249,765	97.4%	\$157	22	54
Dec-23	\$265,496	22,223	\$256,707	103.4%	\$152	19	64
Jan-24	\$227,893	(37,603)	\$237,340	96.0%	\$150	15	70
Feb-24	\$258,184	30,291	\$273,416	94.4%	\$139	19	44
Mar-24	\$342,037	83,853	\$357,239	95.7%	\$188	27	62
Apr-24	\$357,752	15,715	\$379,362	94.3%	\$178	21	43
May-24	\$285,090	(72,663)	\$293,886	97.0%	\$158	27	68
Jun-24	\$245,241	(39,848)	\$253,541	96.7%	\$144	19	45





THE FAIR REPORT

GARLAND

MLS Data for June 2024 (City of Garland)

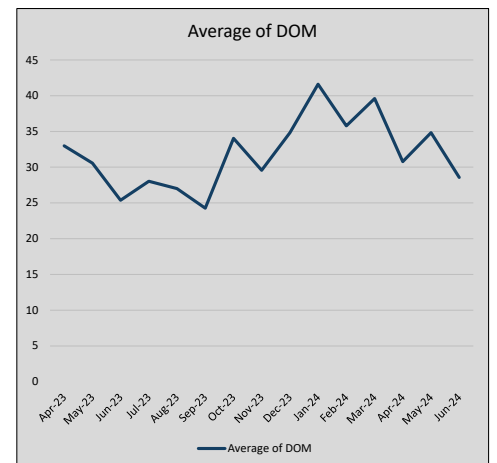
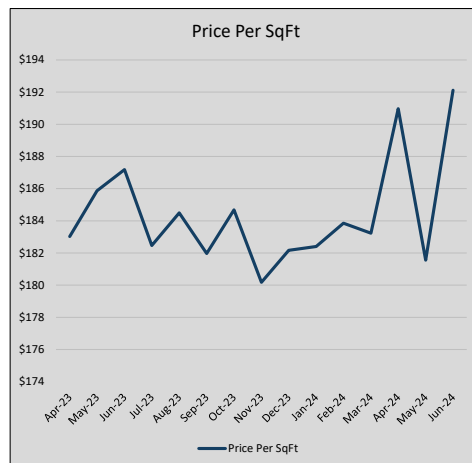
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	23	7	3.29	1	8	67	\$170,743	\$164,043	96.1%
\$200,000-299,999	94	57	1.65	13	60	26	\$267,739	\$266,441	99.5%
\$300,000-399,999	152	65	2.34	22	67	22	\$345,097	\$341,855	99.1%
\$400,000-499,999	65	26	2.50	12	19	43	\$439,555	\$435,779	99.1%
\$500,000-599,999	38	11	3.45	2	8	29	\$550,545	\$541,773	98.4%
\$600,000-699,999	19	5	3.80	1	4	22	\$627,760	\$622,900	99.2%
\$700,000-799,999	4	1	4.00	0	1	25	\$727,000	\$705,000	97.0%
\$800,000-899,999	2	1	2.00	0	0	4	\$850,000	\$820,000	96.5%
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	2	0	-	0	0	-	-	-	-
Grand Total	400	173	2.31	51	168	29	\$353,109	\$349,626	99.0%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$344,184		\$347,762	99.0%	\$183	183	33
May-23	\$343,231	(954)	\$343,869	99.8%	\$186	198	31
Jun-23	\$345,627	2,396	\$346,354	99.8%	\$187	176	25
Jul-23	\$344,007	(1,620)	\$347,013	99.1%	\$182	149	28
Aug-23	\$335,696	(8,311)	\$339,101	99.0%	\$184	194	27
Sep-23	\$352,688	16,993	\$357,646	98.6%	\$182	171	24
Oct-23	\$331,549	(21,139)	\$336,824	98.4%	\$185	152	34
Nov-23	\$340,694	9,145	\$346,232	98.4%	\$180	114	30
Dec-23	\$342,141	1,447	\$345,979	98.9%	\$182	140	35
Jan-24	\$340,803	(1,338)	\$347,429	98.1%	\$182	122	42
Feb-24	\$344,534	3,731	\$351,166	98.1%	\$184	154	36
Mar-24	\$353,421	8,887	\$361,058	97.9%	\$183	179	40
Apr-24	\$355,208	1,787	\$361,370	98.3%	\$191	155	31
May-24	\$342,390	(12,818)	\$346,363	98.9%	\$182	198	35
Jun-24	\$349,626	7,236	\$353,109	99.0%	\$192	173	29





THE FAIR REPORT

GRAND PRAIRIE

MLS Data for June 2024 (City of Grand Prairie)

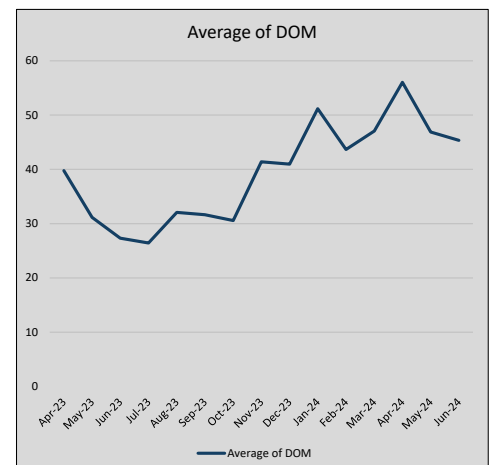
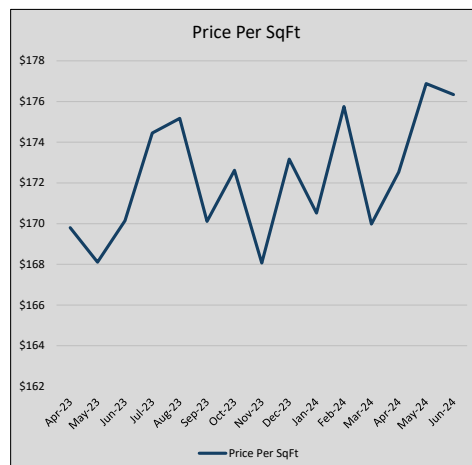
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	5	10	0.50	4	4	47	\$179,480	\$177,900	99.1%
\$200,000-299,999	36	28	1.29	8	26	30	\$255,039	\$247,606	97.1%
\$300,000-399,999	96	34	2.82	12	45	45	\$355,623	\$352,419	99.1%
\$400,000-499,999	92	21	4.38	6	20	50	\$442,550	\$437,376	98.8%
\$500,000-599,999	30	9	3.33	3	10	38	\$560,389	\$553,389	98.8%
\$600,000-699,999	13	4	3.25	2	3	82	\$632,475	\$611,225	96.6%
\$700,000-799,999	13	0	-	1	2	-	-	-	-
\$800,000-899,999	4	0	-	1	0	-	-	-	-
\$900,000-1,000,000	1	1	1.00	0	0	2	\$926,387	\$926,387	100.0%
\$1,000,000 +	4	2	2.00	0	0	198	\$1,750,000	\$1,650,000	94.3%
Grand Total	294	109	2.70	37	110	45	\$388,261	\$381,017	98.1%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$360,370		\$364,278	98.9%	\$170	101	40
May-23	\$361,832	1,461	\$364,323	99.3%	\$168	139	31
Jun-23	\$385,941	24,109	\$387,513	99.6%	\$170	108	27
Jul-23	\$359,686	(26,255)	\$360,914	99.7%	\$174	111	26
Aug-23	\$383,248	23,563	\$385,765	99.3%	\$175	116	32
Sep-23	\$337,914	(45,334)	\$343,412	98.4%	\$170	104	32
Oct-23	\$337,268	(646)	\$341,909	98.6%	\$173	102	31
Nov-23	\$367,175	29,908	\$376,808	97.4%	\$168	103	41
Dec-23	\$347,948	(19,227)	\$355,292	97.9%	\$173	77	41
Jan-24	\$364,919	16,971	\$377,408	96.7%	\$171	80	51
Feb-24	\$358,637	(6,282)	\$363,298	98.7%	\$176	89	44
Mar-24	\$347,811	(10,826)	\$353,961	98.3%	\$170	123	47
Apr-24	\$380,249	32,438	\$387,263	98.2%	\$173	122	56
May-24	\$359,723	(20,527)	\$366,164	98.2%	\$177	121	47
Jun-24	\$381,017	21,295	\$388,261	98.1%	\$176	109	45





THE FAIR REPORT

GRAPEVINE

MLS Data for June 2024 (City of Grapevine)

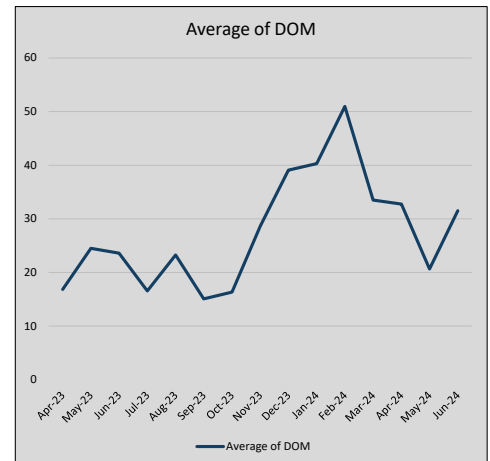
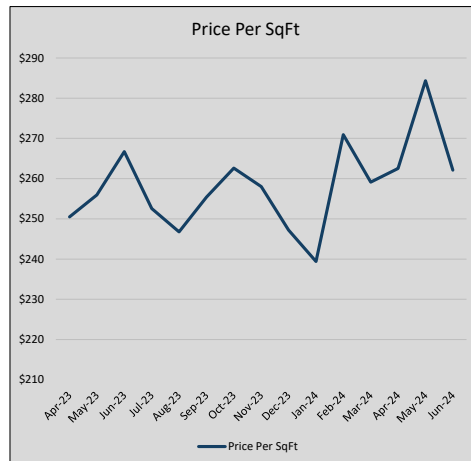
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	1	0.00	0	0	8	\$279,900	\$279,900	100.0%
\$300,000-399,999	5	3	1.67	0	3	17	\$391,333	\$370,667	94.7%
\$400,000-499,999	10	10	1.00	2	3	56	\$457,880	\$452,046	98.7%
\$500,000-599,999	15	4	3.75	1	9	21	\$530,475	\$529,600	99.8%
\$600,000-699,999	23	7	3.29	2	5	25	\$653,257	\$643,643	98.5%
\$700,000-799,999	8	6	1.33	2	3	29	\$732,467	\$730,873	99.8%
\$800,000-899,999	6	1	6.00	3	4	6	\$874,000	\$874,000	100.0%
\$900,000-1,000,000	2	0	-	0	2	-	-	-	-
\$1,000,000 +	11	6	1.83	3	1	23	\$1,299,000	\$1,306,000	100.5%
Grand Total	80	38	2.11	13	30	32	\$678,689	\$674,513	99.4%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$650,556		\$645,308	100.8%	\$251	37	17
May-23	\$641,986	(8,570)	\$637,341	100.7%	\$256	60	25
Jun-23	\$589,196	(52,790)	\$586,925	100.4%	\$267	51	24
Jul-23	\$601,535	12,339	\$606,603	99.2%	\$253	37	17
Aug-23	\$545,117	(56,418)	\$551,609	98.8%	\$247	44	23
Sep-23	\$583,246	38,128	\$590,808	98.7%	\$255	26	15
Oct-23	\$603,947	20,701	\$616,015	98.0%	\$263	33	16
Nov-23	\$614,452	10,505	\$635,186	96.7%	\$258	21	29
Dec-23	\$513,376	(101,077)	\$523,458	98.1%	\$247	26	39
Jan-24	\$563,430	50,054	\$577,835	97.5%	\$239	26	40
Feb-24	\$642,719	79,290	\$660,097	97.4%	\$271	31	51
Mar-24	\$617,127	(25,593)	\$616,351	100.1%	\$259	43	33
Apr-24	\$648,474	31,347	\$650,116	99.7%	\$263	38	33
May-24	\$688,711	40,238	\$694,255	99.2%	\$284	53	21
Jun-24	\$674,513	(14,198)	\$678,689	99.4%	\$262	38	32





THE FAIR REPORT

GREENVILLE

MLS Data for June 2024 (City of Greenville)

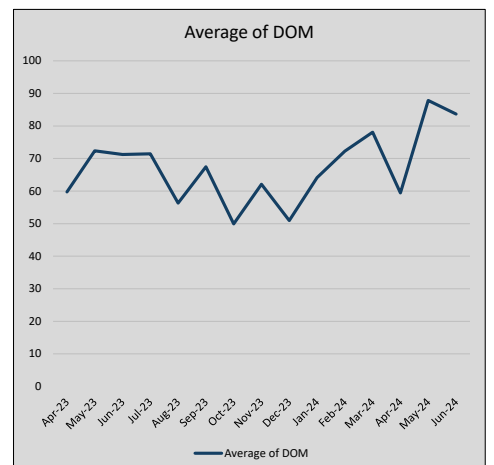
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	1	2.00	1	0	33	\$59,999	\$55,000	91.7%
\$100,000-199,999	27	9	3.00	3	10	88	\$166,715	\$158,872	95.3%
\$200,000-299,999	148	31	4.77	15	42	97	\$262,088	\$258,704	98.7%
\$300,000-399,999	65	8	8.13	6	6	46	\$341,263	\$333,831	97.8%
\$400,000-499,999	21	4	5.25	0	5	51	\$447,690	\$414,370	92.6%
\$500,000-599,999	14	1	14.00	0	0	68	\$525,000	\$525,000	100.0%
\$600,000-699,999	12	0	-	1	5	-	-	-	-
\$700,000-799,999	6	0	-	0	0	-	-	-	-
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	5	1	5.00	0	0	123	\$1,250,000	\$1,100,000	88.0%
Grand Total	302	55	5.49	26	68	84	\$290,564	\$281,051	96.7%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$262,234		\$268,630	97.6%	\$154	76	60
May-23	\$310,301	48,068	\$315,462	98.4%	\$178	78	72
Jun-23	\$306,575	(3,727)	\$320,203	95.7%	\$172	64	71
Jul-23	\$295,116	(11,459)	\$302,979	97.4%	\$164	65	71
Aug-23	\$255,591	(39,525)	\$261,282	97.8%	\$150	49	56
Sep-23	\$269,528	13,937	\$278,497	96.8%	\$158	50	67
Oct-23	\$270,862	1,333	\$280,520	96.6%	\$168	54	50
Nov-23	\$266,370	(4,492)	\$277,221	96.1%	\$142	37	62
Dec-23	\$283,787	17,418	\$292,227	97.1%	\$158	49	51
Jan-24	\$281,875	(1,912)	\$289,082	97.5%	\$157	41	64
Feb-24	\$294,312	12,437	\$311,164	94.6%	\$161	59	72
Mar-24	\$291,180	(3,132)	\$304,508	95.6%	\$162	47	78
Apr-24	\$291,244	63	\$298,800	97.5%	\$167	55	59
May-24	\$324,614	33,370	\$338,969	95.8%	\$170	60	88
Jun-24	\$281,051	(43,563)	\$290,564	96.7%	\$165	55	84





THE FAIR REPORT

HALTOM CITY

MLS Data for June 2024 (City of Haltom City)

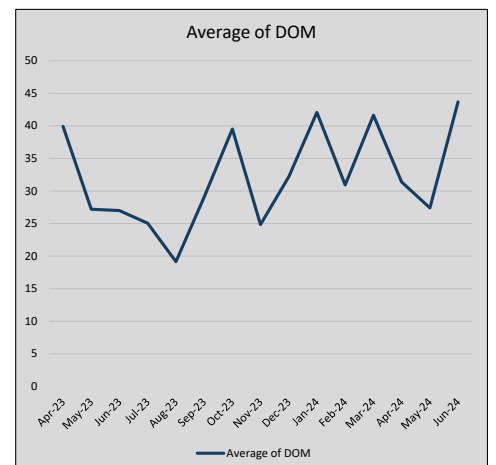
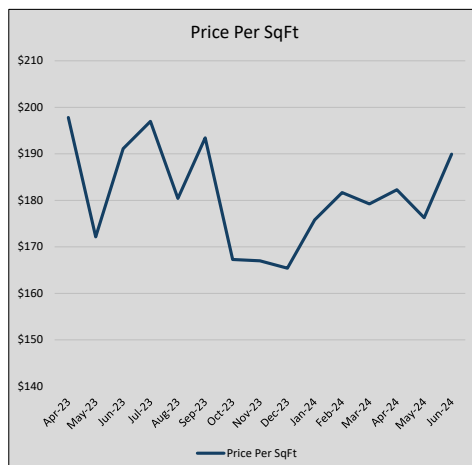
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	2	5	0.40	1	2	48	\$163,904	\$167,800	102.4%
\$200,000-299,999	30	23	1.30	10	16	52	\$257,301	\$257,559	100.1%
\$300,000-399,999	31	11	2.82	5	8	27	\$353,029	\$347,944	98.6%
\$400,000-499,999	5	3	1.67	0	1	36	\$413,327	\$410,663	99.4%
\$500,000-599,999	0	0	-	0	0	-	-	-	-
\$600,000-699,999	0	0	-	0	0	-	-	-	-
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	70	42	1.67	16	27	44	\$282,398	\$281,481	99.7%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$282,374		\$289,356	97.6%	\$198	26	40
May-23	\$287,586	5,212	\$290,138	99.1%	\$172	34	27
Jun-23	\$284,306	(3,280)	\$283,276	100.4%	\$191	25	27
Jul-23	\$285,499	1,193	\$285,344	100.1%	\$197	18	25
Aug-23	\$278,217	(7,282)	\$278,698	99.8%	\$180	32	19
Sep-23	\$287,212	8,995	\$288,645	99.5%	\$193	24	29
Oct-23	\$268,713	(18,499)	\$278,787	96.4%	\$167	27	40
Nov-23	\$283,923	15,210	\$283,919	100.0%	\$167	13	25
Dec-23	\$240,489	(43,434)	\$248,925	96.6%	\$165	33	32
Jan-24	\$263,124	22,635	\$271,649	96.9%	\$176	12	42
Feb-24	\$271,484	8,360	\$274,262	99.0%	\$182	16	31
Mar-24	\$314,020	42,535	\$316,925	99.1%	\$179	37	42
Apr-24	\$287,981	(26,039)	\$289,364	99.5%	\$182	32	31
May-24	\$298,816	10,835	\$302,419	98.8%	\$176	39	27
Jun-24	\$281,481	(17,334)	\$282,398	99.7%	\$190	42	44





THE FAIR REPORT

HEATH

MLS Data for June 2024 (City of Heath)

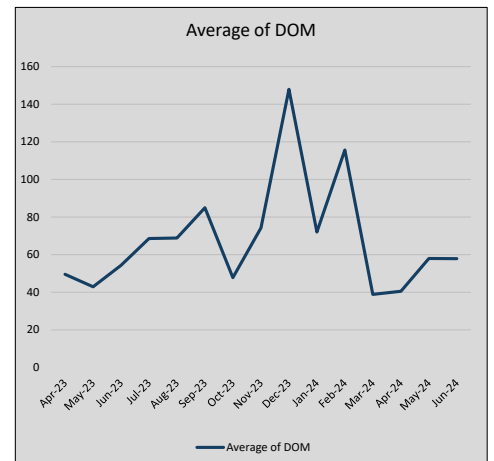
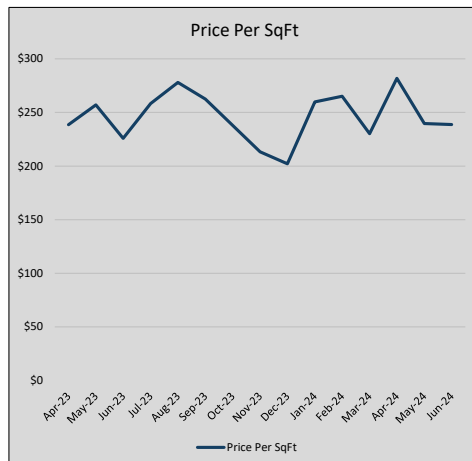
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	14	1	14.00	0	3	66	\$339,900	\$339,900	100.0%
\$400,000-499,999	14	1	14.00	3	2	15	\$409,000	\$409,000	100.0%
\$500,000-599,999	7	2	3.50	1	1	30	\$574,000	\$550,000	95.8%
\$600,000-699,999	20	1	20.00	2	1	12	\$640,000	\$632,589	98.8%
\$700,000-799,999	10	2	5.00	1	0	41	\$742,000	\$734,500	99.0%
\$800,000-899,999	10	1	10.00	1	2	3	\$895,000	\$900,000	100.6%
\$900,000-1,000,000	7	1	7.00	0	1	3	\$979,900	\$968,000	98.8%
\$1,000,000 +	54	8	6.75	8	8	93	\$1,254,238	\$1,190,625	94.9%
Grand Total	136	17	8.00	16	18	58	\$937,041	\$902,558	96.3%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$836,620		\$866,024	96.6%	\$239	25	50
May-23	\$1,000,737	164,118	\$1,046,837	95.6%	\$257	27	43
Jun-23	\$856,349	(144,388)	\$884,369	96.8%	\$226	22	54
Jul-23	\$946,958	90,609	\$991,489	95.5%	\$258	19	69
Aug-23	\$896,174	(50,784)	\$933,339	96.0%	\$278	23	69
Sep-23	\$887,749	(8,425)	\$924,095	96.1%	\$262	19	85
Oct-23	\$793,794	(93,955)	\$819,913	96.8%	\$238	17	48
Nov-23	\$803,112	9,318	\$831,161	96.6%	\$213	16	74
Dec-23	\$708,497	(94,615)	\$730,640	97.0%	\$202	16	148
Jan-24	\$908,500	200,003	\$970,822	93.6%	\$260	12	72
Feb-24	\$1,154,250	245,750	\$1,204,674	95.8%	\$265	16	116
Mar-24	\$654,567	(499,683)	\$670,642	97.6%	\$230	12	39
Apr-24	\$1,118,963	464,396	\$1,184,606	94.5%	\$282	16	41
May-24	\$849,398	(269,565)	\$892,534	95.2%	\$240	26	58
Jun-24	\$902,558	53,161	\$937,041	96.3%	\$239	17	58





THE FAIR REPORT

IRVING

MLS Data for June 2024 (City of Irving)

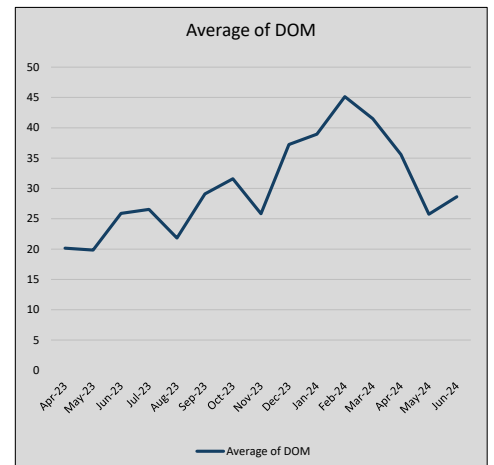
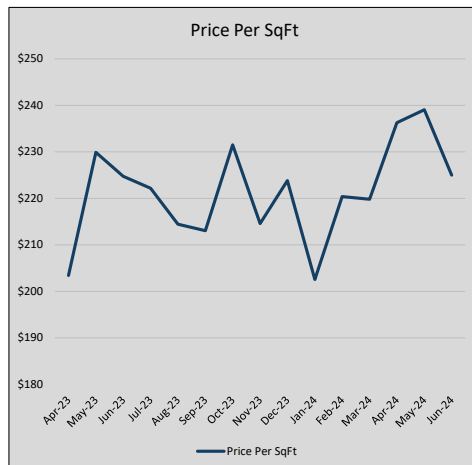
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	13	4	3.25	0	5	34	\$177,500	\$144,250	81.3%
\$200,000-299,999	53	32	1.66	7	8	26	\$258,509	\$246,411	95.3%
\$300,000-399,999	58	23	2.52	9	24	31	\$333,491	\$326,517	97.9%
\$400,000-499,999	36	11	3.27	6	14	20	\$444,627	\$438,273	98.6%
\$500,000-599,999	31	5	6.20	4	6	19	\$529,940	\$526,600	99.4%
\$600,000-699,999	19	9	2.11	2	11	31	\$648,722	\$644,389	99.3%
\$700,000-799,999	13	6	2.17	3	8	12	\$735,650	\$730,250	99.3%
\$800,000-899,999	10	4	2.50	1	6	91	\$864,250	\$841,750	97.4%
\$900,000-1,000,000	18	3	6.00	3	5	50	\$976,433	\$980,333	100.4%
\$1,000,000 +	29	4	7.25	1	4	6	\$1,377,348	\$1,380,000	100.2%
Grand Total	280	101	2.77	36	91	29	\$458,824	\$449,852	98.0%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$436,701		\$437,769	99.8%	\$203	101	20
May-23	\$531,578	94,877	\$533,314	99.7%	\$230	119	20
Jun-23	\$496,372	(35,206)	\$499,350	99.4%	\$225	131	26
Jul-23	\$475,139	(21,233)	\$478,216	99.4%	\$222	98	27
Aug-23	\$499,479	24,340	\$509,374	98.1%	\$214	106	22
Sep-23	\$438,838	(60,642)	\$444,393	98.7%	\$213	94	29
Oct-23	\$503,979	65,141	\$514,003	98.0%	\$231	93	32
Nov-23	\$426,134	(77,845)	\$435,603	97.8%	\$215	83	26
Dec-23	\$547,387	121,254	\$575,287	95.2%	\$224	80	37
Jan-24	\$414,979	(132,409)	\$432,186	96.0%	\$203	66	39
Feb-24	\$439,796	24,817	\$446,965	98.4%	\$220	68	45
Mar-24	\$491,767	51,971	\$502,104	97.9%	\$220	82	42
Apr-24	\$450,195	(41,572)	\$454,834	99.0%	\$236	110	36
May-24	\$523,987	73,792	\$531,771	98.5%	\$239	107	26
Jun-24	\$449,852	(74,135)	\$458,824	98.0%	\$225	101	29





THE FAIR REPORT

KELLER

MLS Data for June 2024 (City of Keller)

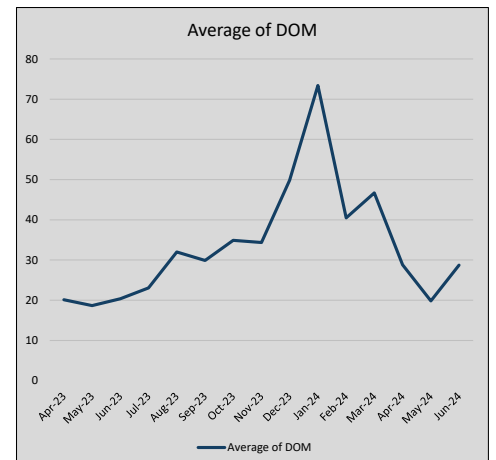
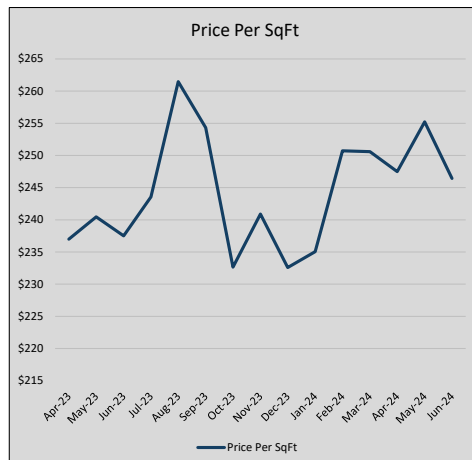
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	2	0	-	0	0	-	-	-	-
\$300,000-399,999	8	5	1.60	1	3	33	\$349,700	\$352,500	100.8%
\$400,000-499,999	11	7	1.57	0	8	24	\$443,557	\$435,729	98.2%
\$500,000-599,999	20	7	2.86	2	7	36	\$558,986	\$544,557	97.4%
\$600,000-699,999	17	11	1.55	2	9	37	\$646,064	\$640,291	99.1%
\$700,000-799,999	14	8	1.75	3	4	32	\$764,378	\$765,000	100.1%
\$800,000-899,999	11	7	1.57	2	6	32	\$875,000	\$866,471	99.0%
\$900,000-1,000,000	3	6	0.50	0	5	7	\$965,067	\$963,733	99.9%
\$1,000,000 +	35	13	2.69	6	7	25	\$1,516,285	\$1,462,923	96.5%
Grand Total	121	64	1.89	16	49	29	\$837,736	\$822,709	98.2%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$714,768		\$727,957	98.2%	\$237	64	20
May-23	\$716,644	1,876	\$715,591	100.1%	\$240	55	19
Jun-23	\$732,180	15,536	\$736,476	99.4%	\$238	78	20
Jul-23	\$795,232	63,051	\$801,171	99.3%	\$244	53	23
Aug-23	\$824,389	29,157	\$839,255	98.2%	\$261	51	32
Sep-23	\$844,475	20,086	\$856,681	98.6%	\$254	26	30
Oct-23	\$703,706	(140,769)	\$727,546	96.7%	\$233	34	35
Nov-23	\$754,739	51,033	\$771,903	97.8%	\$241	50	34
Dec-23	\$709,468	(45,270)	\$737,124	96.2%	\$233	40	50
Jan-24	\$682,490	(26,978)	\$700,404	97.4%	\$235	25	73
Feb-24	\$851,323	168,833	\$865,888	98.3%	\$251	42	41
Mar-24	\$746,123	(105,200)	\$758,070	98.4%	\$251	45	47
Apr-24	\$777,981	31,858	\$782,647	99.4%	\$247	60	29
May-24	\$760,804	(17,177)	\$764,270	99.5%	\$255	66	20
Jun-24	\$822,709	61,906	\$837,736	98.2%	\$246	64	29





THE FAIR REPORT

LEONARD

MLS Data for June 2024 (City of Leonard)

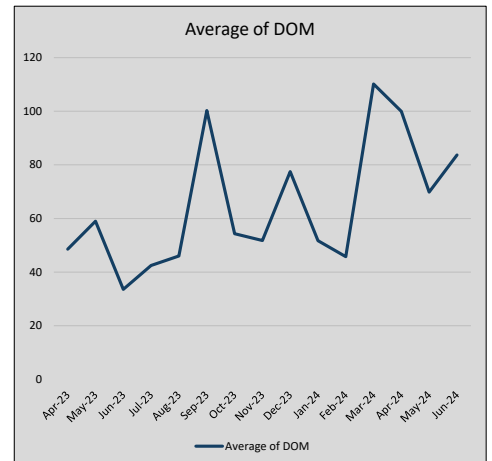
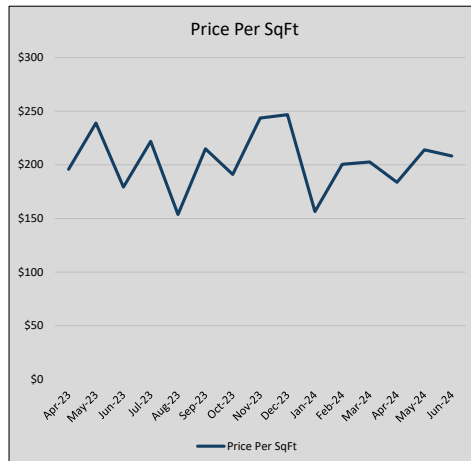
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	4	0	-	0	1	-	-	-	-
\$200,000-299,999	9	3	3.00	2	2	55	\$258,300	\$246,666	95.5%
\$300,000-399,999	6	1	6.00	1	0	141	\$350,000	\$355,000	101.4%
\$400,000-499,999	5	2	2.50	2	2	113	\$498,750	\$490,000	98.2%
\$500,000-599,999	9	3	3.00	0	1	74	\$588,617	\$555,283	94.3%
\$600,000-699,999	7	1	7.00	0	1	85	\$674,990	\$650,000	96.3%
\$700,000-799,999	1	0	-	0	0	-	-	-	-
\$800,000-899,999	3	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	3	0	-	1	0	-	-	-	-
Grand Total	48	10	4.80	6	8	84	\$456,324	\$439,085	96.2%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$375,393		\$382,614	98.1%	\$196	7	49
May-23	\$523,333	147,940	\$532,656	98.2%	\$239	9	59
Jun-23	\$389,857	(133,476)	\$412,750	94.5%	\$179	7	34
Jul-23	\$374,750	(15,107)	\$382,450	98.0%	\$222	4	43
Aug-23	\$267,360	(107,390)	\$277,780	96.2%	\$154	5	46
Sep-23	\$431,482	164,122	\$440,839	97.9%	\$215	7	100
Oct-23	\$345,176	(86,306)	\$366,967	94.1%	\$191	6	54
Nov-23	\$404,711	59,535	\$411,100	98.4%	\$244	5	52
Dec-23	\$516,650	111,939	\$534,600	96.6%	\$247	6	78
Jan-24	\$244,250	(272,400)	\$248,625	98.2%	\$157	4	52
Feb-24	\$365,680	121,430	\$365,580	100.0%	\$201	5	46
Mar-24	\$459,650	93,970	\$478,942	96.0%	\$203	12	110
Apr-24	\$363,593	(96,057)	\$369,090	98.5%	\$184	17	100
May-24	\$482,500	118,907	\$501,633	96.2%	\$214	6	70
Jun-24	\$439,085	(43,415)	\$456,324	96.2%	\$208	10	84





THE FAIR REPORT

LEWISVILLE

MLS Data for June 2024 (City of Lewisville)

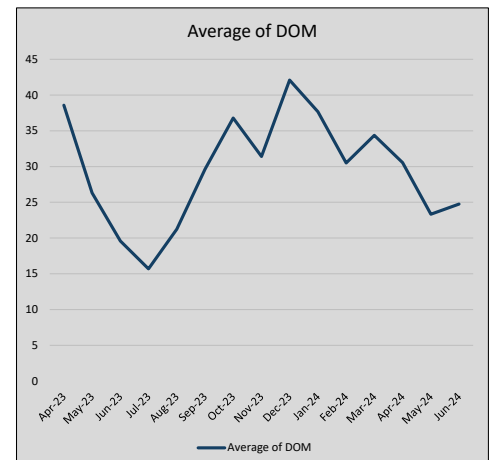
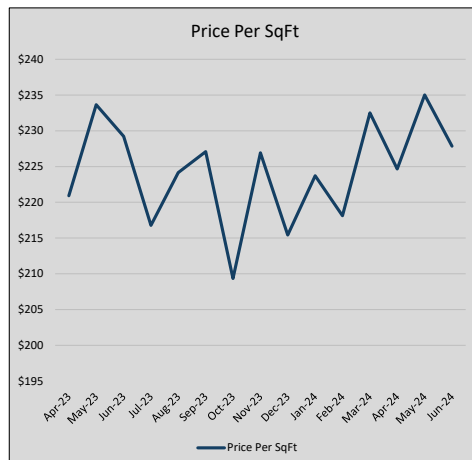
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	6	7	0.86	0	1	7	\$272,629	\$271,343	99.5%
\$300,000-399,999	36	31	1.16	13	22	20	\$349,119	\$350,822	100.5%
\$400,000-499,999	58	26	2.23	3	22	30	\$458,279	\$452,954	98.8%
\$500,000-599,999	16	4	4.00	2	10	13	\$528,750	\$525,625	99.4%
\$600,000-699,999	12	3	4.00	2	4	7	\$656,333	\$668,333	101.8%
\$700,000-799,999	19	5	3.80	5	3	26	\$775,425	\$754,631	97.3%
\$800,000-899,999	4	7	0.57	0	4	53	\$856,421	\$849,185	99.2%
\$900,000-1,000,000	2	2	1.00	0	3	14	\$945,393	\$982,884	104.0%
\$1,000,000 +	5	2	2.50	0	3	46	\$1,100,000	\$1,060,000	96.4%
Grand Total	158	87	1.82	25	72	25	\$490,727	\$488,074	99.5%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$501,455		\$506,138	99.1%	\$221	70	39
May-23	\$517,323	15,868	\$516,572	100.1%	\$234	96	26
Jun-23	\$574,012	56,690	\$571,072	100.5%	\$229	82	20
Jul-23	\$456,140	(117,872)	\$461,352	98.9%	\$217	81	16
Aug-23	\$492,981	36,841	\$497,030	99.2%	\$224	100	21
Sep-23	\$518,343	25,362	\$526,826	98.4%	\$227	81	30
Oct-23	\$480,552	(37,791)	\$487,963	98.5%	\$209	63	37
Nov-23	\$460,577	(19,975)	\$469,664	98.1%	\$227	65	31
Dec-23	\$466,014	5,436	\$482,241	96.6%	\$215	52	42
Jan-24	\$532,500	66,486	\$541,808	98.3%	\$224	50	38
Feb-24	\$437,439	(95,061)	\$441,971	99.0%	\$218	60	31
Mar-24	\$582,984	145,546	\$585,321	99.6%	\$233	79	34
Apr-24	\$502,944	(80,040)	\$507,505	99.1%	\$225	90	31
May-24	\$540,699	37,755	\$542,566	99.7%	\$235	107	23
Jun-24	\$488,074	(52,625)	\$490,727	99.5%	\$228	87	25





THE FAIR REPORT

LITTLE ELM

MLS Data for June 2024 (City of Little Elm)

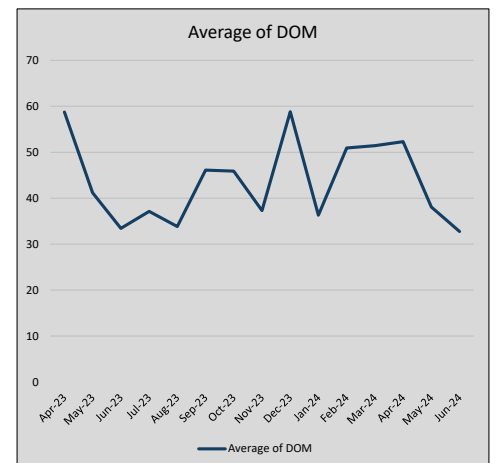
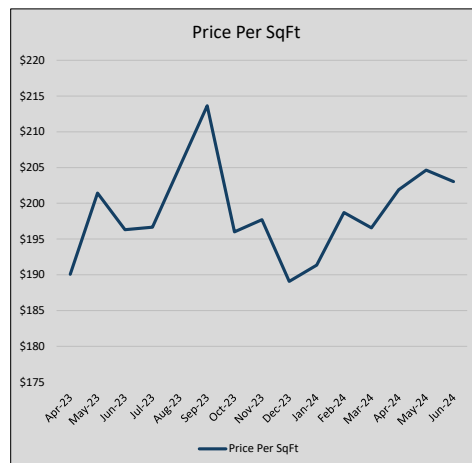
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	5	1	5.00	2	1	4	\$299,900	\$305,000	101.7%
\$300,000-399,999	69	40	1.73	17	44	26	\$355,432	\$350,818	98.7%
\$400,000-499,999	135	35	3.86	16	28	34	\$448,769	\$441,892	98.5%
\$500,000-599,999	90	16	5.63	15	18	40	\$557,893	\$552,094	99.0%
\$600,000-699,999	62	10	6.20	8	4	50	\$645,852	\$632,544	97.9%
\$700,000-799,999	21	4	5.25	2	3	27	\$737,225	\$713,625	96.8%
\$800,000-899,999	14	2	7.00	0	3	11	\$870,000	\$855,000	98.3%
\$900,000-1,000,000	3	0	-	0	2	-	-	-	-
\$1,000,000 +	6	1	6.00	0	2	103	\$1,250,000	\$1,107,500	88.6%
Grand Total	405	109	3.72	60	105	33	\$472,916	\$464,540	98.2%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$472,457		\$480,412	98.3%	\$190	129	59
May-23	\$484,258	11,801	\$489,882	98.9%	\$201	128	41
Jun-23	\$490,693	6,435	\$497,583	98.6%	\$196	138	33
Jul-23	\$467,781	(22,912)	\$472,364	99.0%	\$197	87	37
Aug-23	\$483,510	15,729	\$492,376	98.2%	\$205	108	34
Sep-23	\$535,917	52,406	\$547,191	97.9%	\$214	101	46
Oct-23	\$456,281	(79,636)	\$462,884	98.6%	\$196	84	46
Nov-23	\$456,485	204	\$470,048	97.1%	\$198	85	37
Dec-23	\$470,327	13,842	\$484,089	97.2%	\$189	95	59
Jan-24	\$450,278	(20,049)	\$458,909	98.1%	\$191	74	36
Feb-24	\$459,635	9,357	\$470,229	97.7%	\$199	83	51
Mar-24	\$480,287	20,652	\$492,640	97.5%	\$197	95	51
Apr-24	\$472,390	(7,896)	\$480,543	98.3%	\$202	130	52
May-24	\$466,228	(6,162)	\$473,209	98.5%	\$205	116	38
Jun-24	\$464,540	(1,688)	\$472,916	98.2%	\$203	109	33





THE FAIR REPORT

LOVEJOY ISD

MLS Data for June 2024 (Lovejoy ISD)

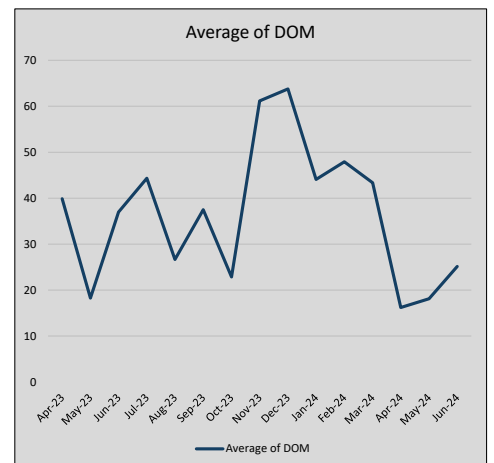
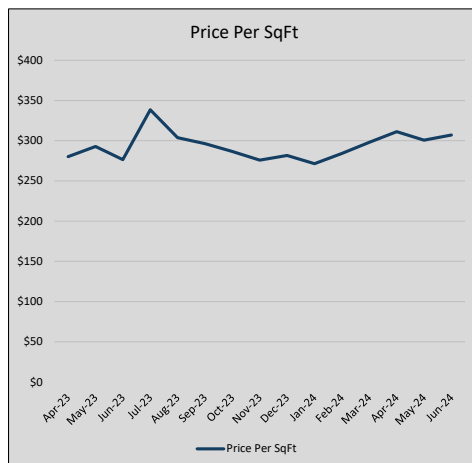
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	1	0	-	0	1	-	-	-	-
\$400,000-499,999	3	3	1.00	1	3	24	\$492,833	\$493,533	100.1%
\$500,000-599,999	2	1	2.00	0	1	3	\$565,000	\$565,000	100.0%
\$600,000-699,999	5	0	-	1	1	-	-	-	-
\$700,000-799,999	7	3	2.33	0	1	17	\$746,638	\$738,333	98.9%
\$800,000-899,999	8	5	1.60	2	1	24	\$855,760	\$856,600	100.1%
\$900,000-1,000,000	5	0	-	0	2	-	-	-	-
\$1,000,000 +	53	10	5.30	6	11	31	\$1,822,100	\$1,743,600	95.7%
Grand Total	84	22	3.82	10	21	25	\$1,217,419	\$1,180,891	97.0%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$994,327		\$1,022,433	97.3%	\$280	18	40
May-23	\$921,413	(72,914)	\$927,430	99.4%	\$293	23	18
Jun-23	\$1,016,200	94,787	\$1,069,675	95.0%	\$277	20	37
Jul-23	\$1,399,226	383,026	\$1,444,872	96.8%	\$339	18	44
Aug-23	\$946,533	(452,693)	\$979,571	96.6%	\$304	24	27
Sep-23	\$1,146,974	200,440	\$1,198,053	95.7%	\$296	19	37
Oct-23	\$946,150	(200,824)	\$960,145	98.5%	\$287	20	23
Nov-23	\$991,558	45,408	\$1,043,569	95.0%	\$276	13	61
Dec-23	\$981,615	(9,942)	\$1,026,145	95.7%	\$282	13	64
Jan-24	\$833,500	(148,115)	\$881,591	94.5%	\$271	11	44
Feb-24	\$919,025	85,525	\$936,250	98.2%	\$284	15	48
Mar-24	\$1,071,225	152,200	\$1,103,197	97.1%	\$298	30	43
Apr-24	\$1,178,432	107,207	\$1,205,136	97.8%	\$311	14	16
May-24	\$1,304,028	125,596	\$1,323,733	98.5%	\$301	27	18
Jun-24	\$1,180,891	(123,137)	\$1,217,419	97.0%	\$307	22	25





THE FAIR REPORT

LUCAS

MLS Data for June 2024 (City of Lucas)

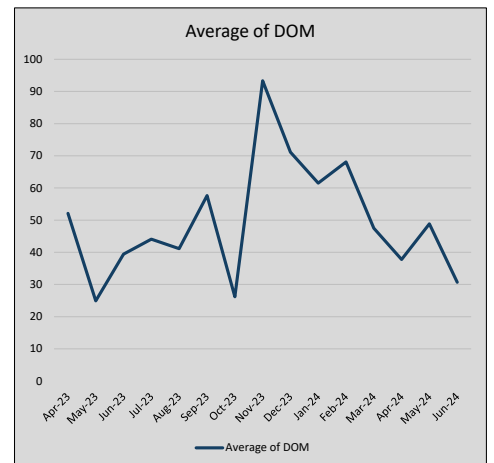
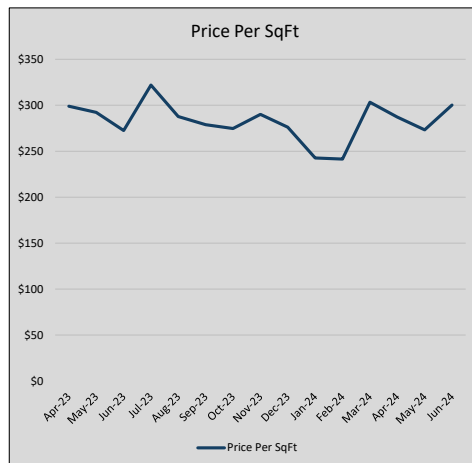
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-599,999	0	0	-	0	0	-	-	-	-
\$600,000-699,999	6	1	6.00	1	2	43	\$629,990	\$624,990	99.2%
\$700,000-799,999	9	4	2.25	1	1	16	\$767,500	\$753,375	98.2%
\$800,000-899,999	6	2	3.00	1	0	39	\$850,000	\$833,000	98.0%
\$900,000-1,000,000	7	1	7.00	0	2	1	\$942,000	\$950,000	100.8%
\$1,000,000 +	45	5	9.00	4	12	43	\$1,844,200	\$1,752,200	95.0%
Grand Total	73	13	5.62	7	17	31	\$1,197,153	\$1,155,038	96.5%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$1,170,134		\$1,199,433	97.6%	\$299	9	52
May-23	\$974,992	(195,142)	\$986,431	98.8%	\$292	13	25
Jun-23	\$1,163,993	189,001	\$1,222,099	95.2%	\$272	14	39
Jul-23	\$1,333,205	169,212	\$1,381,356	96.5%	\$322	12	44
Aug-23	\$1,076,767	(256,438)	\$1,108,519	97.1%	\$288	18	41
Sep-23	\$1,228,818	152,052	\$1,283,545	95.7%	\$279	11	58
Oct-23	\$1,065,778	(163,040)	\$1,078,500	98.8%	\$275	9	26
Nov-23	\$1,244,444	178,667	\$1,308,100	95.1%	\$290	9	93
Dec-23	\$1,115,751	(128,694)	\$1,140,141	97.9%	\$276	6	71
Jan-24	\$966,333	(149,418)	\$1,030,633	93.8%	\$243	6	62
Feb-24	\$841,485	(124,849)	\$873,533	96.3%	\$241	13	68
Mar-24	\$1,273,512	432,028	\$1,314,747	96.9%	\$303	10	48
Apr-24	\$1,008,887	(264,626)	\$1,043,381	96.7%	\$287	9	38
May-24	\$1,236,429	227,543	\$1,275,117	97.0%	\$273	12	49
Jun-24	\$1,155,038	(81,392)	\$1,197,153	96.5%	\$300	13	31





THE FAIR REPORT

MANSFIELD

MLS Data for June 2024 (City of Mansfield)

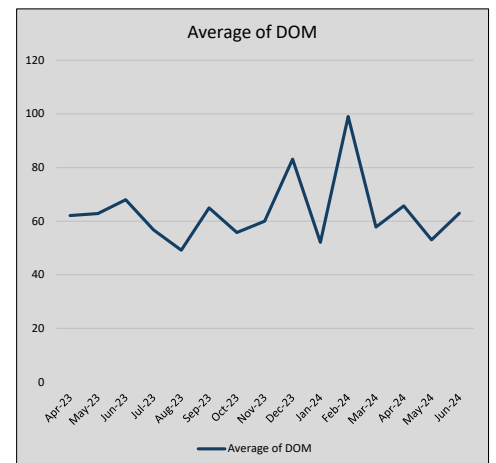
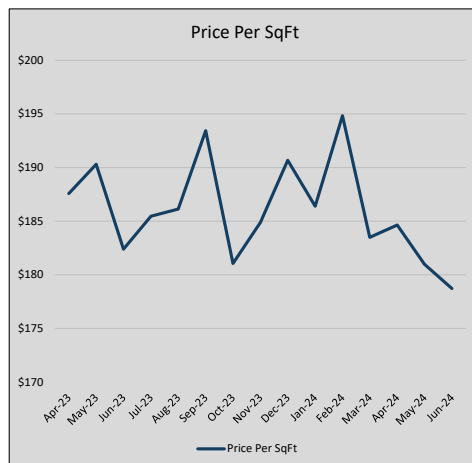
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	1	0	-	-	-	-
\$200,000-299,999	11	4	2.75	3	3	60	\$263,750	\$262,125	99.4%
\$300,000-399,999	50	16	3.13	5	16	43	\$361,395	\$357,868	99.0%
\$400,000-499,999	67	26	2.58	8	27	46	\$452,260	\$444,342	98.2%
\$500,000-599,999	113	19	5.95	6	26	68	\$553,880	\$544,675	98.3%
\$600,000-699,999	63	18	3.50	8	13	77	\$642,418	\$627,402	97.7%
\$700,000-799,999	46	5	9.20	4	4	156	\$749,757	\$716,959	95.6%
\$800,000-899,999	17	2	8.50	0	4	43	\$825,000	\$828,750	100.5%
\$900,000-1,000,000	9	0	-	0	0	-	-	-	-
\$1,000,000 +	12	1	12.00	6	2	49	\$1,150,000	\$1,150,000	100.0%
Grand Total	389	91	4.27	41	95	63	\$519,034	\$509,468	98.2%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$496,870		\$509,386	97.5%	\$188	101	62
May-23	\$527,335	30,465	\$534,853	98.6%	\$190	106	63
Jun-23	\$503,121	(24,214)	\$514,095	97.9%	\$182	122	68
Jul-23	\$510,397	7,276	\$521,554	97.9%	\$185	100	57
Aug-23	\$516,862	6,465	\$527,472	98.0%	\$186	114	49
Sep-23	\$513,178	(3,684)	\$523,107	98.1%	\$193	97	65
Oct-23	\$529,721	16,543	\$543,940	97.4%	\$181	74	56
Nov-23	\$519,162	(10,559)	\$531,836	97.6%	\$185	75	60
Dec-23	\$534,218	15,056	\$544,962	98.0%	\$191	84	83
Jan-24	\$514,594	(19,624)	\$524,474	98.1%	\$186	48	52
Feb-24	\$542,530	27,935	\$551,530	98.4%	\$195	68	99
Mar-24	\$471,009	(71,521)	\$480,819	98.0%	\$183	75	58
Apr-24	\$527,043	56,034	\$537,966	98.0%	\$185	105	66
May-24	\$505,956	(21,087)	\$512,588	98.7%	\$181	104	53
Jun-24	\$509,468	3,512	\$519,034	98.2%	\$179	91	63





THE FAIR REPORT

MCKINNEY

MLS Data for June 2024 (City of McKinney)

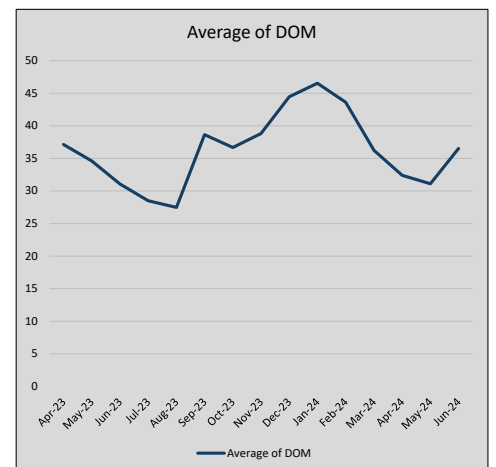
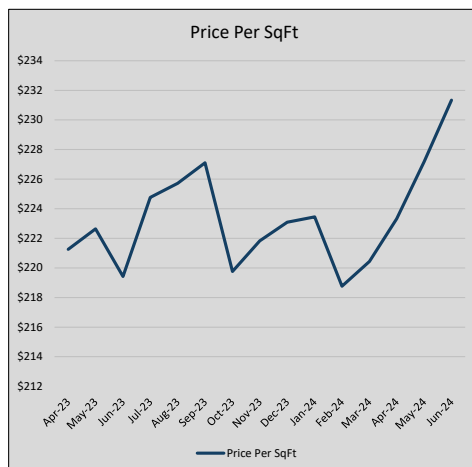
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	0	-	0	1	-	-	-	-
\$200,000-299,999	11	2	5.50	3	4	20	\$274,950	\$262,450	95.5%
\$300,000-399,999	73	38	1.92	5	42	27	\$363,559	\$357,661	98.4%
\$400,000-499,999	172	104	1.65	19	63	27	\$447,326	\$496,274	110.9%
\$500,000-599,999	163	67	2.43	19	36	39	\$552,979	\$540,280	97.7%
\$600,000-699,999	133	43	3.09	18	44	46	\$645,381	\$631,620	97.9%
\$700,000-799,999	91	29	3.14	11	36	45	\$744,518	\$735,114	98.7%
\$800,000-899,999	60	12	5.00	8	12	75	\$858,806	\$845,275	98.4%
\$900,000-1,000,000	20	7	2.86	2	8	34	\$934,857	\$915,714	98.0%
\$1,000,000 +	52	17	3.06	7	14	47	\$1,489,798	\$1,395,513	93.7%
Grand Total	777	319	2.44	92	260	37	\$593,904	\$597,750	100.6%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$550,372		\$556,283	98.9%	\$221	255	37
May-23	\$561,906	11,534	\$564,546	99.5%	\$223	330	35
Jun-23	\$583,271	21,365	\$584,959	99.7%	\$219	299	31
Jul-23	\$567,908	(15,362)	\$571,599	99.4%	\$225	296	28
Aug-23	\$569,439	1,531	\$576,547	98.8%	\$226	273	27
Sep-23	\$570,391	952	\$582,695	97.9%	\$227	206	39
Oct-23	\$549,960	(20,431)	\$560,491	98.1%	\$220	182	37
Nov-23	\$548,252	(1,708)	\$558,529	98.2%	\$222	170	39
Dec-23	\$544,767	(3,485)	\$559,863	97.3%	\$223	166	44
Jan-24	\$552,195	7,427	\$572,215	96.5%	\$223	174	47
Feb-24	\$519,036	(33,159)	\$526,411	98.6%	\$219	229	44
Mar-24	\$559,900	40,864	\$569,161	98.4%	\$220	296	36
Apr-24	\$559,810	(91)	\$562,618	99.5%	\$223	292	32
May-24	\$587,008	27,198	\$596,773	98.4%	\$227	299	31
Jun-24	\$597,750	10,742	\$593,904	100.6%	\$231	319	37





THE FAIR REPORT

MCLENDON-CHISOLM

MLS Data for June 2024 (City of McLendon Chisholm)

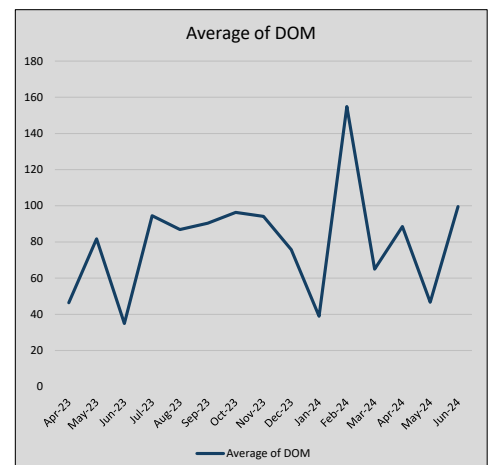
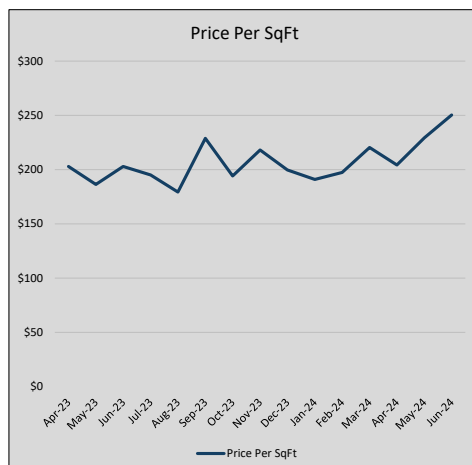
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	1	0	-	0	0	-	-	-	-
\$400,000-499,999	6	2	3.00	0	0	75	\$452,000	\$440,000	97.3%
\$500,000-599,999	16	2	8.00	0	2	87	\$575,000	\$572,500	99.6%
\$600,000-699,999	20	0	-	0	4	-	-	-	-
\$700,000-799,999	5	4	1.25	1	2	100	\$763,200	\$753,494	98.7%
\$800,000-899,999	6	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	8	2	4.00	0	1	138	\$1,849,950	\$1,849,950	100.0%
Grand Total	63	10	6.30	1	9	100	\$880,670	\$873,887	99.2%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$613,795		\$624,294	98.3%	\$203	18	46
May-23	\$574,786	(39,009)	\$596,582	96.3%	\$186	13	82
Jun-23	\$664,603	89,817	\$677,452	98.1%	\$203	15	35
Jul-23	\$612,827	(51,776)	\$630,529	97.2%	\$195	12	95
Aug-23	\$589,335	(23,492)	\$612,189	96.3%	\$179	9	87
Sep-23	\$917,548	328,213	\$1,108,941	82.7%	\$229	8	90
Oct-23	\$607,769	(309,779)	\$619,156	98.2%	\$194	9	96
Nov-23	\$719,359	111,590	\$753,912	95.4%	\$218	7	94
Dec-23	\$636,678	(82,681)	\$654,654	97.3%	\$200	11	76
Jan-24	\$636,506	(171)	\$685,270	92.9%	\$191	6	39
Feb-24	\$642,175	5,669	\$677,588	94.8%	\$197	8	155
Mar-24	\$777,631	135,456	\$804,377	96.7%	\$220	9	65
Apr-24	\$577,916	(199,715)	\$604,119	95.7%	\$204	8	89
May-24	\$753,484	175,568	\$799,155	94.3%	\$229	7	47
Jun-24	\$873,887	120,403	\$880,670	99.2%	\$250	10	100





THE FAIR REPORT

MELISSA

MLS Data for June 2024 (City of Melissa)

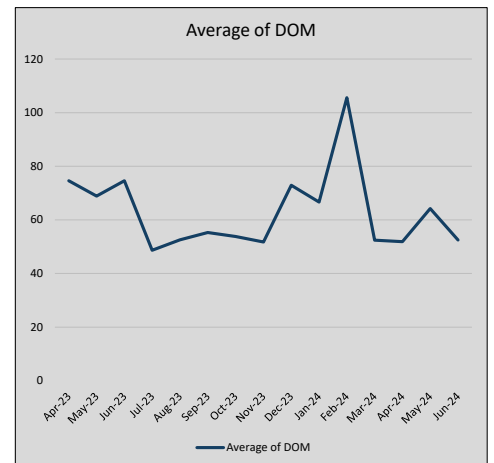
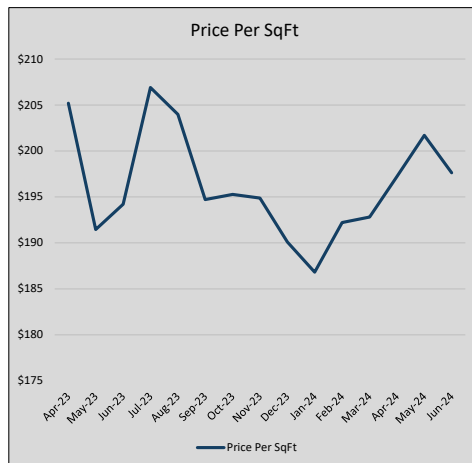
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	0	-	1	0	-	-	-	-
\$300,000-399,999	17	5	3.40	0	7	32	\$365,780	\$364,780	99.7%
\$400,000-499,999	43	15	2.87	2	5	50	\$460,248	\$453,110	98.4%
\$500,000-599,999	55	11	5.00	5	20	64	\$551,547	\$533,817	96.8%
\$600,000-699,999	34	7	4.86	3	1	66	\$645,688	\$631,407	97.8%
\$700,000-799,999	15	2	7.50	1	1	40	\$752,241	\$739,000	98.2%
\$800,000-899,999	6	1	6.00	1	2	18	\$849,990	\$800,000	94.1%
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	7	1	7.00	0	1	34	\$1,299,000	\$1,190,000	91.6%
Grand Total	179	42	4.26	13	38	53	\$546,974	\$532,867	97.4%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$550,330		\$569,974	96.6%	\$205	63	75
May-23	\$517,959	(32,371)	\$530,571	97.6%	\$191	83	69
Jun-23	\$531,789	13,830	\$541,423	98.2%	\$194	79	75
Jul-23	\$536,742	4,953	\$547,078	98.1%	\$207	75	49
Aug-23	\$531,583	(5,159)	\$549,563	96.7%	\$204	80	53
Sep-23	\$506,745	(24,838)	\$519,449	97.6%	\$195	83	55
Oct-23	\$495,483	(11,262)	\$510,110	97.1%	\$195	76	54
Nov-23	\$482,062	(13,420)	\$496,803	97.0%	\$195	67	52
Dec-23	\$474,110	(7,953)	\$493,279	96.1%	\$190	57	73
Jan-24	\$499,593	25,484	\$520,154	96.0%	\$187	44	67
Feb-24	\$490,140	(9,453)	\$504,781	97.1%	\$192	52	106
Mar-24	\$519,045	28,905	\$532,225	97.5%	\$193	54	52
Apr-24	\$513,787	(5,258)	\$524,150	98.0%	\$197	46	52
May-24	\$559,482	45,695	\$568,568	98.4%	\$202	49	64
Jun-24	\$532,867	(26,615)	\$546,974	97.4%	\$198	42	53





THE FAIR REPORT

MESQUITE

MLS Data for June 2024 (City of Mesquite)

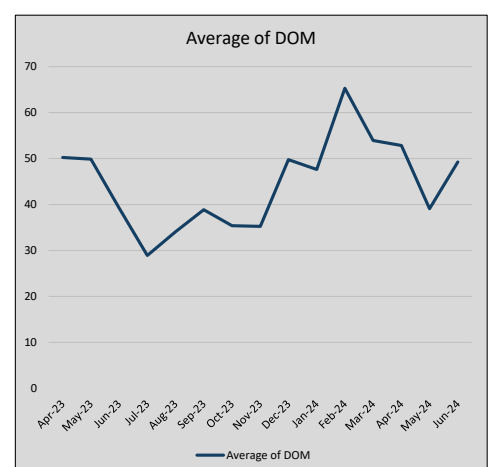
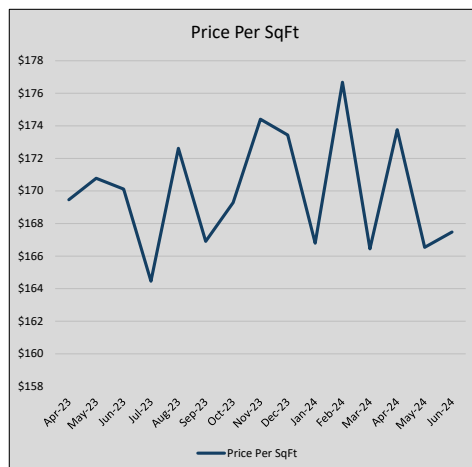
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	12	4	3.00	2	8	28	\$177,475	\$156,375	88.1%
\$200,000-299,999	110	41	2.68	25	52	31	\$260,083	\$254,305	97.8%
\$300,000-399,999	140	33	4.24	25	43	40	\$337,597	\$326,866	96.8%
\$400,000-499,999	70	5	14.00	4	11	154	\$472,396	\$472,596	100.0%
\$500,000-599,999	45	5	9.00	0	4	151	\$534,076	\$517,596	96.9%
\$600,000-699,999	26	1	26.00	1	3	133	\$674,566	\$699,566	103.7%
\$700,000-799,999	6	0	-	0	1	-	-	-	-
\$800,000-899,999	3	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	414	89	4.65	57	123	49	\$317,089	\$308,866	97.4%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$307,564		\$312,065	98.6%	\$169	138	50
May-23	\$299,973	(7,592)	\$305,633	98.1%	\$171	167	50
Jun-23	\$305,746	5,774	\$310,554	98.5%	\$170	149	39
Jul-23	\$301,715	(4,032)	\$305,576	98.7%	\$164	144	29
Aug-23	\$296,591	(5,124)	\$299,227	99.1%	\$173	132	34
Sep-23	\$307,149	10,558	\$312,167	98.4%	\$167	101	39
Oct-23	\$285,369	(21,780)	\$290,410	98.3%	\$169	113	35
Nov-23	\$298,303	12,935	\$304,354	98.0%	\$174	97	35
Dec-23	\$312,961	14,658	\$320,632	97.6%	\$173	98	50
Jan-24	\$294,276	(18,684)	\$301,816	97.5%	\$167	86	48
Feb-24	\$314,162	19,886	\$320,260	98.1%	\$177	96	65
Mar-24	\$308,675	(5,488)	\$314,289	98.2%	\$166	128	54
Apr-24	\$295,845	(12,830)	\$301,085	98.3%	\$174	122	53
May-24	\$307,115	11,270	\$313,164	98.1%	\$167	127	39
Jun-24	\$308,866	1,751	\$317,089	97.4%	\$167	89	49





THE FAIR REPORT

MIDLOTHIAN

MLS Data for June 2024 (City of Midlothian)

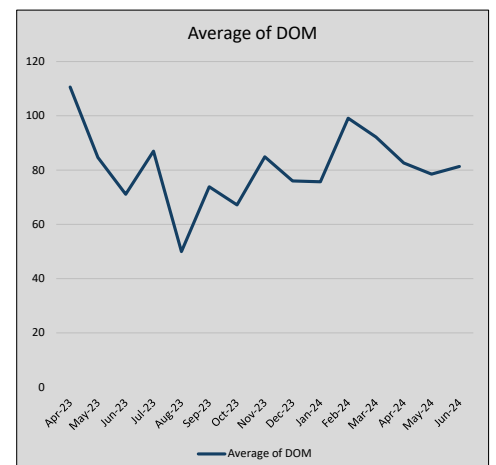
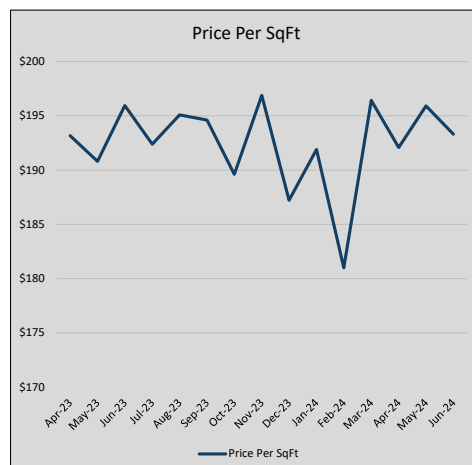
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	1	-	-	-	-
\$200,000-299,999	3	1	3.00	0	3	55	\$299,000	\$295,700	98.9%
\$300,000-399,999	29	18	1.61	3	18	22	\$345,566	\$342,561	99.1%
\$400,000-499,999	127	23	5.52	4	25	101	\$456,244	\$448,770	98.4%
\$500,000-599,999	124	24	5.17	6	29	116	\$563,979	\$553,370	98.1%
\$600,000-699,999	64	11	5.82	5	12	78	\$657,212	\$633,966	96.5%
\$700,000-799,999	49	6	8.17	2	5	83	\$732,933	\$720,082	98.2%
\$800,000-899,999	10	1	10.00	0	0	2	\$849,500	\$849,500	100.0%
\$900,000-1,000,000	2	1	2.00	0	1	1	\$925,000	\$925,000	100.0%
\$1,000,000 +	13	0	-	1	3	-	-	-	-
Grand Total	423	85	4.98	21	97	81	\$517,056	\$507,447	98.1%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$521,880		\$529,720	98.5%	\$193	70	111
May-23	\$521,966	87	\$530,864	98.3%	\$191	96	85
Jun-23	\$502,389	(19,577)	\$509,618	98.6%	\$196	105	71
Jul-23	\$503,623	1,234	\$509,700	98.8%	\$192	55	87
Aug-23	\$521,044	17,421	\$527,392	98.8%	\$195	78	50
Sep-23	\$530,453	9,410	\$544,234	97.5%	\$195	66	74
Oct-23	\$482,257	(48,196)	\$498,389	96.8%	\$190	53	67
Nov-23	\$508,843	26,585	\$517,590	98.3%	\$197	60	85
Dec-23	\$507,545	(1,297)	\$518,382	97.9%	\$187	67	76
Jan-24	\$473,607	(33,939)	\$482,417	98.2%	\$192	51	76
Feb-24	\$480,516	6,909	\$492,093	97.6%	\$181	66	99
Mar-24	\$523,083	42,567	\$532,430	98.2%	\$196	84	92
Apr-24	\$510,871	(12,212)	\$521,792	97.9%	\$192	75	83
May-24	\$502,031	(8,840)	\$506,655	99.1%	\$196	88	79
Jun-24	\$507,447	5,416	\$517,056	98.1%	\$193	85	81





THE FAIR REPORT

MURPHY

MLS Data for June 2024 (City of Murphy)

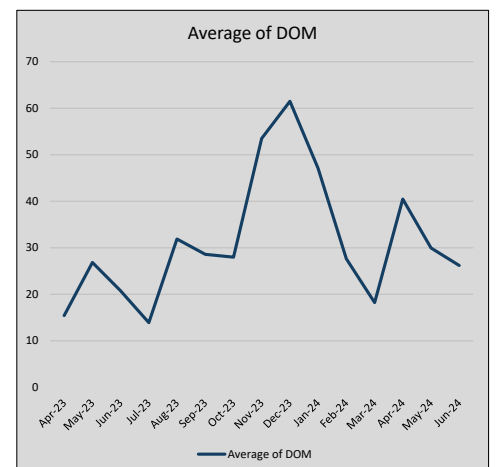
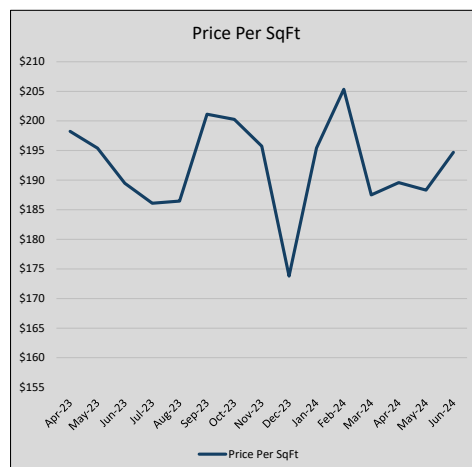
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	3	0	-	0	3	-	-	-	-
\$500,000-599,999	10	3	3.33	0	2	14	\$543,300	\$542,133	99.8%
\$600,000-699,999	11	4	2.75	1	4	29	\$642,200	\$632,725	98.5%
\$700,000-799,999	6	6	1.00	0	1	17	\$759,000	\$757,467	99.8%
\$800,000-899,999	7	1	7.00	0	0	89	\$800,000	\$725,000	90.6%
\$900,000-1,000,000	4	0	-	0	0	-	-	-	-
\$1,000,000 +	1	1	1.00	2	1	46	\$1,045,000	\$1,025,000	98.1%
Grand Total	42	15	2.80	3	11	26	\$706,513	\$696,807	98.6%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$671,492		\$675,067	99.5%	\$198	9	15
May-23	\$640,155	(31,337)	\$642,420	99.6%	\$195	20	27
Jun-23	\$626,048	(14,107)	\$624,304	100.3%	\$189	21	21
Jul-23	\$587,654	(38,394)	\$581,936	101.0%	\$186	11	14
Aug-23	\$618,263	30,609	\$634,142	97.5%	\$186	19	32
Sep-23	\$537,000	(81,263)	\$562,960	95.4%	\$201	5	29
Oct-23	\$627,111	90,111	\$638,822	98.2%	\$200	9	28
Nov-23	\$543,333	(83,778)	\$561,666	96.7%	\$196	6	54
Dec-23	\$534,650	(8,683)	\$566,467	94.4%	\$174	6	62
Jan-24	\$628,809	94,159	\$642,236	97.9%	\$195	11	47
Feb-24	\$617,646	(11,163)	\$621,415	99.4%	\$205	13	28
Mar-24	\$630,002	12,356	\$637,592	98.8%	\$187	13	18
Apr-24	\$617,873	(12,129)	\$628,500	98.3%	\$190	15	40
May-24	\$629,500	11,627	\$633,297	99.4%	\$188	18	30
Jun-24	\$696,807	67,307	\$706,513	98.6%	\$195	15	26





THE FAIR REPORT

PARKER

MLS Data for June 2024 (City of Parker)

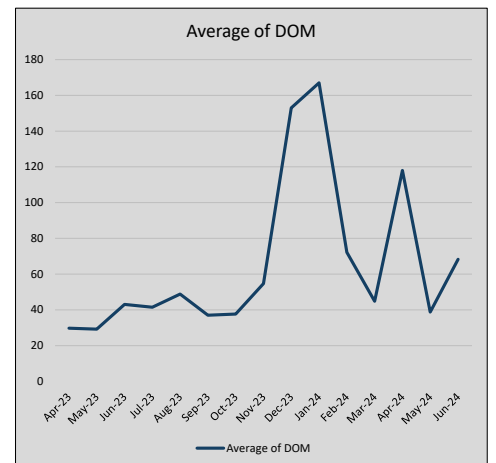
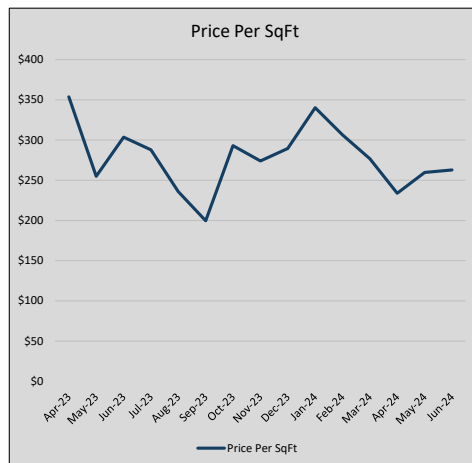
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-599,999	0	0	-	0	0	-	-	-	-
\$600,000-699,999	0	0	-	0	1	-	-	-	-
\$700,000-799,999	1	0	-	1	0	-	-	-	-
\$800,000-899,999	0	1	0.00	0	2	138	\$899,000	\$877,000	97.6%
\$900,000-1,000,000	1	1	1.00	0	0	73	\$950,000	\$942,500	99.2%
\$1,000,000 +	31	5	6.20	3	2	53	\$1,478,600	\$1,418,000	95.9%
Grand Total	33	7	4.71	4	5	68	\$1,320,286	\$1,272,786	96.4%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$1,428,138		\$1,667,225	85.7%	\$354	4	30
May-23	\$1,102,200	(325,938)	\$1,131,800	97.4%	\$255	5	29
Jun-23	\$1,764,510	662,310	\$1,855,487	95.1%	\$304	8	43
Jul-23	\$1,327,170	(437,340)	\$1,346,890	98.5%	\$288	10	42
Aug-23	\$1,087,143	(240,027)	\$1,135,686	95.7%	\$236	7	49
Sep-23	\$958,500	(128,643)	\$1,011,450	94.8%	\$200	2	37
Oct-23	\$1,288,000	329,500	\$1,425,629	90.3%	\$293	3	38
Nov-23	\$1,266,833	(21,167)	\$1,348,550	93.9%	\$274	6	55
Dec-23	\$933,000	(333,833)	\$960,000	97.2%	\$290	1	153
Jan-24	\$1,700,000	767,000	\$1,744,962	97.4%	\$340	1	167
Feb-24	\$1,257,000	(443,000)	\$1,444,600	87.0%	\$307	5	72
Mar-24	\$1,397,583	140,583	\$1,459,833	95.7%	\$277	6	45
Apr-24	\$995,000	(402,583)	\$1,042,250	95.5%	\$234	4	118
May-24	\$1,254,900	259,900	\$1,288,300	97.4%	\$260	10	39
Jun-24	\$1,272,786	17,886	\$1,320,286	96.4%	\$263	7	68





THE FAIR REPORT

PLANO

MLS Data for June 2024 (City of Plano)

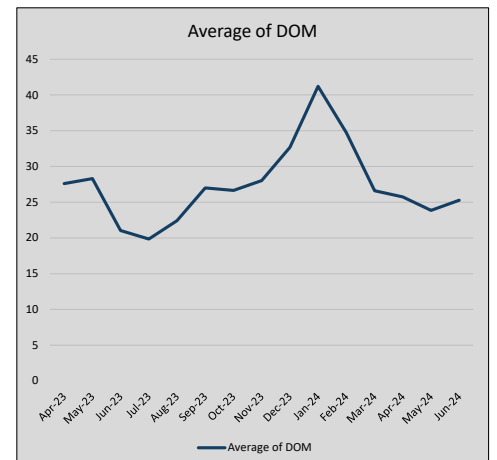
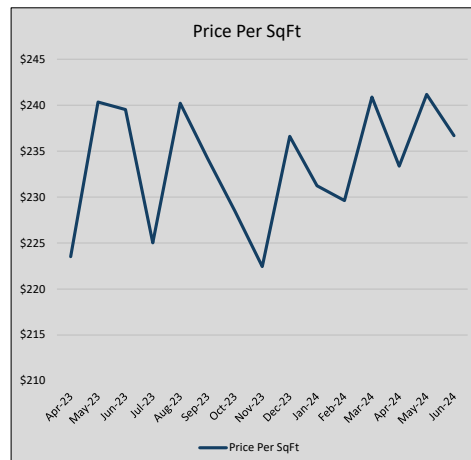
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	1	1	14	\$199,500	\$197,000	98.7%
\$200,000-299,999	19	7	2.71	3	11	22	\$258,414	\$249,107	96.4%
\$300,000-399,999	39	29	1.34	6	30	20	\$374,820	\$369,906	98.7%
\$400,000-499,999	84	61	1.38	18	41	25	\$453,582	\$450,368	99.3%
\$500,000-599,999	107	47	2.28	17	39	32	\$544,745	\$534,371	98.1%
\$600,000-699,999	84	27	3.11	11	28	26	\$645,874	\$636,430	98.5%
\$700,000-799,999	54	21	2.57	10	14	21	\$745,933	\$732,900	98.3%
\$800,000-899,999	32	10	3.20	6	10	18	\$872,500	\$874,750	100.3%
\$900,000-1,000,000	9	8	1.13	0	7	14	\$949,856	\$949,181	99.9%
\$1,000,000 +	47	12	3.92	7	20	38	\$1,679,748	\$1,646,242	98.0%
Grand Total	475	223	2.13	79	201	25	\$608,671	\$600,566	98.7%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$571,441		\$569,898	100.3%	\$224	212	28
May-23	\$637,576	66,135	\$640,194	99.6%	\$240	224	28
Jun-23	\$648,278	10,701	\$645,358	100.5%	\$240	227	21
Jul-23	\$578,765	(69,513)	\$579,814	99.8%	\$225	214	20
Aug-23	\$599,775	21,010	\$609,549	98.4%	\$240	227	22
Sep-23	\$592,610	(7,165)	\$603,456	98.2%	\$234	184	27
Oct-23	\$600,882	8,271	\$603,199	99.6%	\$228	171	27
Nov-23	\$573,862	(27,020)	\$580,971	98.8%	\$222	142	28
Dec-23	\$623,548	49,686	\$645,641	96.6%	\$237	170	33
Jan-24	\$557,928	(65,620)	\$571,807	97.6%	\$231	136	41
Feb-24	\$572,202	14,274	\$579,401	98.8%	\$230	160	35
Mar-24	\$636,105	63,903	\$642,264	99.0%	\$241	204	27
Apr-24	\$568,800	(67,305)	\$570,442	99.7%	\$233	240	26
May-24	\$636,391	67,591	\$640,974	99.3%	\$241	271	24
Jun-24	\$600,566	(35,825)	\$608,671	98.7%	\$237	223	25





THE FAIR REPORT

POTTSBORO

MLS Data for June 2024 (City of Pottsboro)

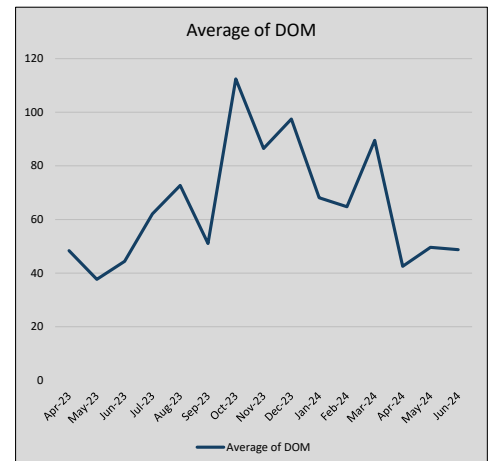
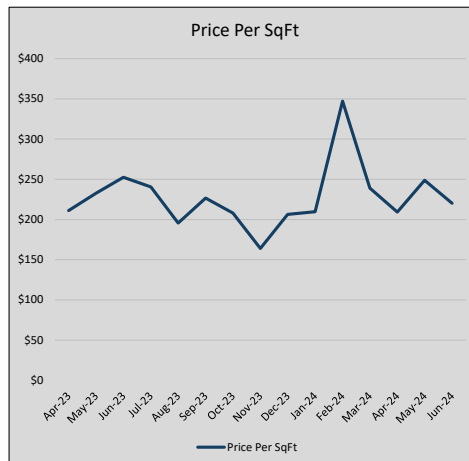
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	11	0	-	0	3	-	-	-	-
\$200,000-299,999	14	8	1.75	4	6	46	\$258,725	\$242,613	93.8%
\$300,000-399,999	20	3	6.67	1	8	88	\$356,333	\$349,667	98.1%
\$400,000-499,999	20	4	5.00	0	2	20	\$439,250	\$429,250	97.7%
\$500,000-599,999	5	0	-	1	0	-	-	-	-
\$600,000-699,999	11	0	-	0	3	-	-	-	-
\$700,000-799,999	7	2	3.50	0	0	36	\$799,000	\$772,182	96.6%
\$800,000-899,999	7	1	7.00	0	0	97	\$899,000	\$859,000	95.6%
\$900,000-1,000,000	3	0	-	1	0	-	-	-	-
\$1,000,000 +	14	0	-	1	2	-	-	-	-
Grand Total	113	18	6.28	8	24	49	\$410,711	\$395,015	96.2%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$321,021		\$329,416	97.5%	\$211	20	48
May-23	\$457,495	136,473	\$464,437	98.5%	\$233	19	38
Jun-23	\$527,776	70,282	\$539,351	97.9%	\$252	20	44
Jul-23	\$416,650	(111,126)	\$428,941	97.1%	\$241	22	62
Aug-23	\$331,494	(85,156)	\$346,575	95.6%	\$196	16	73
Sep-23	\$447,179	115,685	\$480,128	93.1%	\$227	14	51
Oct-23	\$398,900	(48,279)	\$407,738	97.8%	\$208	16	112
Nov-23	\$275,375	(123,525)	\$293,158	93.9%	\$164	12	87
Dec-23	\$392,750	117,375	\$414,733	94.7%	\$206	6	98
Jan-24	\$429,875	37,125	\$439,725	97.8%	\$210	8	68
Feb-24	\$675,678	245,803	\$708,522	95.4%	\$347	9	65
Mar-24	\$465,050	(210,628)	\$489,640	95.0%	\$239	10	90
Apr-24	\$363,429	(101,621)	\$379,309	95.8%	\$209	21	43
May-24	\$446,518	83,089	\$453,471	98.5%	\$249	14	50
Jun-24	\$395,015	(51,503)	\$410,711	96.2%	\$220	18	49





THE FAIR REPORT

PRINCETON

MLS Data for June 2024 (City of Princeton)

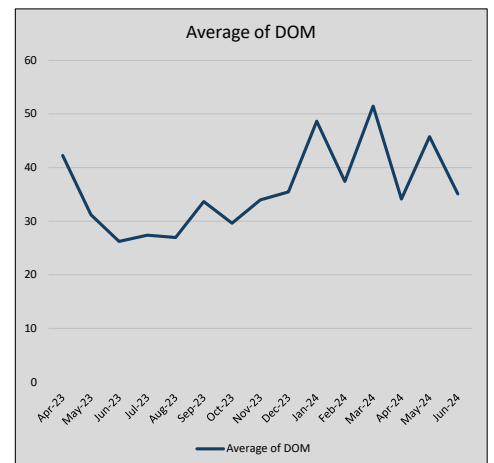
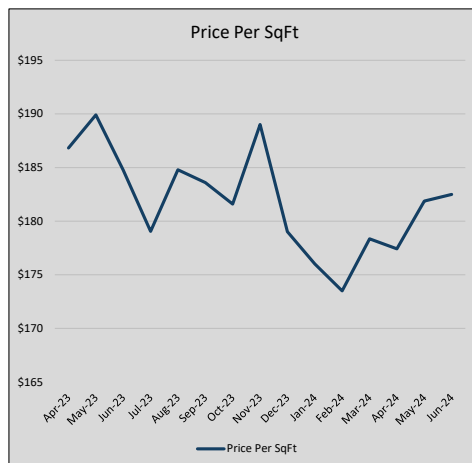
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	6	0.17	1	4	16	\$175,833	\$169,716	96.5%
\$200,000-299,999	40	21	1.90	4	24	12	\$261,592	\$254,454	97.3%
\$300,000-399,999	176	69	2.55	12	70	33	\$349,598	\$342,951	98.1%
\$400,000-499,999	103	17	6.06	4	23	67	\$441,808	\$435,623	98.6%
\$500,000-599,999	12	6	2.00	3	2	69	\$528,564	\$524,179	99.2%
\$600,000-699,999	5	0	-	0	0	-	-	-	-
\$700,000-799,999	1	0	-	0	0	-	-	-	-
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	7	1	7.00	0	0	7	\$930,000	\$895,000	96.2%
\$1,000,000 +	10	0	-	0	1	-	-	-	-
Grand Total	357	120	2.98	24	124	35	\$352,357	\$345,592	98.1%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$349,545		\$355,782	98.2%	\$187	74	42
May-23	\$346,028	(3,516)	\$352,221	98.2%	\$190	98	31
Jun-23	\$364,500	18,471	\$368,646	98.9%	\$185	103	26
Jul-23	\$335,962	(28,537)	\$338,941	99.1%	\$179	80	27
Aug-23	\$335,060	(903)	\$338,424	99.0%	\$185	70	27
Sep-23	\$356,158	21,098	\$363,707	97.9%	\$184	91	34
Oct-23	\$330,701	(25,457)	\$335,785	98.5%	\$182	78	30
Nov-23	\$349,428	18,727	\$357,252	97.8%	\$189	95	34
Dec-23	\$338,033	(11,395)	\$344,732	98.1%	\$179	98	35
Jan-24	\$326,338	(11,696)	\$329,228	99.1%	\$176	74	49
Feb-24	\$314,531	(11,806)	\$322,221	97.6%	\$174	94	37
Mar-24	\$341,841	27,310	\$347,935	98.2%	\$178	107	51
Apr-24	\$355,976	14,135	\$361,341	98.5%	\$177	115	34
May-24	\$335,707	(20,269)	\$342,914	97.9%	\$182	157	46
Jun-24	\$345,592	9,885	\$352,357	98.1%	\$182	120	35





THE FAIR REPORT

PROSPER

MLS Data for June 2024 (City of Prosper)

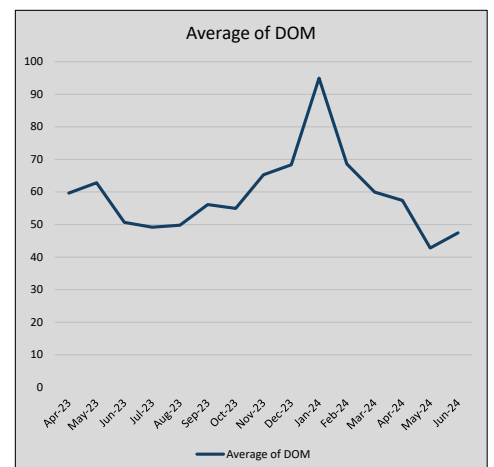
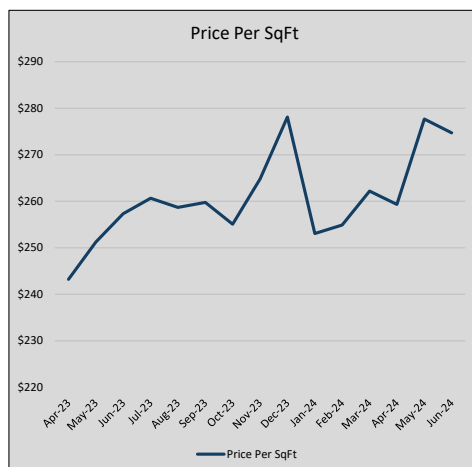
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	4	0	-	0	0	-	-	-	-
\$400,000-499,999	11	6	1.83	1	3	31	\$472,865	\$466,648	98.7%
\$500,000-599,999	17	3	5.67	1	6	51	\$569,777	\$562,333	98.7%
\$600,000-699,999	29	9	3.22	5	9	44	\$668,386	\$663,556	99.3%
\$700,000-799,999	25	8	3.13	3	6	44	\$757,772	\$736,750	97.2%
\$800,000-899,999	48	9	5.33	8	10	34	\$866,489	\$853,833	98.5%
\$900,000-1,000,000	51	12	4.25	11	11	56	\$953,210	\$930,725	97.6%
\$1,000,000 +	111	34	3.26	7	25	53	\$1,343,619	\$1,314,737	97.9%
Grand Total	296	81	3.65	36	70	47	\$1,006,718	\$986,508	98.0%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$854,429		\$875,222	97.6%	\$243	97	60
May-23	\$856,096	1,667	\$883,980	96.8%	\$251	123	63
Jun-23	\$893,827	37,731	\$912,304	98.0%	\$257	93	51
Jul-23	\$929,168	35,341	\$943,775	98.5%	\$261	75	49
Aug-23	\$849,755	(79,413)	\$873,436	97.3%	\$259	107	50
Sep-23	\$865,711	15,956	\$904,295	95.7%	\$260	81	56
Oct-23	\$881,687	15,976	\$915,093	96.3%	\$255	69	55
Nov-23	\$894,503	12,816	\$917,653	97.5%	\$265	46	65
Dec-23	\$1,030,249	135,746	\$1,075,539	95.8%	\$278	79	68
Jan-24	\$899,241	(131,008)	\$942,793	95.4%	\$253	52	95
Feb-24	\$895,068	(4,173)	\$923,915	96.9%	\$255	67	69
Mar-24	\$953,246	58,178	\$980,117	97.3%	\$262	69	60
Apr-24	\$881,781	(71,465)	\$907,187	97.2%	\$259	78	57
May-24	\$988,408	106,627	\$1,009,732	97.9%	\$278	75	43
Jun-24	\$986,508	(1,900)	\$1,006,718	98.0%	\$275	81	47





THE FAIR REPORT

PROVIDENCE VILLAGE

MLS Data for June 2024 (City of Providence Village)

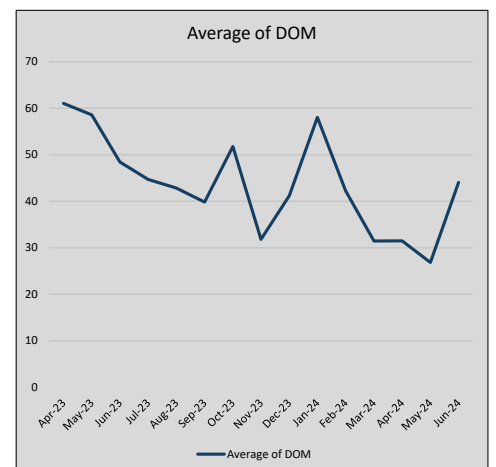
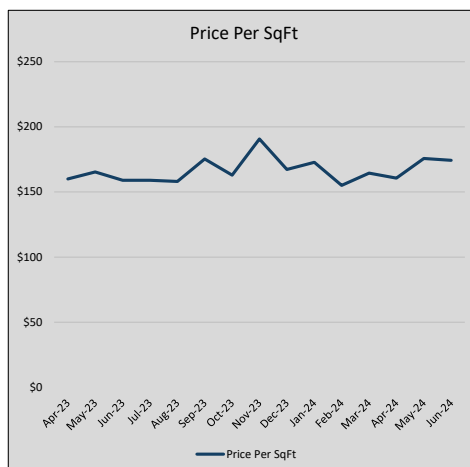
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	4	0.25	1	3	68	\$291,975	\$285,725	97.9%
\$300,000-399,999	41	22	1.86	2	16	40	\$333,052	\$326,192	97.9%
\$400,000-499,999	8	3	2.67	2	3	46	\$436,663	\$438,667	100.5%
\$500,000-599,999	2	0	-	0	0	-	-	-	-
\$600,000-699,999	1	0	-	0	0	-	-	-	-
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	53	29	1.83	5	22	44	\$338,104	\$332,246	98.3%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$345,688		\$350,497	98.6%	\$160	20	61
May-23	\$367,394	21,705	\$369,680	99.4%	\$165	35	59
Jun-23	\$377,445	10,051	\$380,487	99.2%	\$159	23	48
Jul-23	\$372,035	(5,411)	\$374,940	99.2%	\$159	23	45
Aug-23	\$376,339	4,305	\$380,323	99.0%	\$158	23	43
Sep-23	\$357,077	(19,262)	\$359,067	99.4%	\$175	13	40
Oct-23	\$372,681	15,604	\$369,063	101.0%	\$163	19	52
Nov-23	\$335,222	(37,459)	\$345,226	97.1%	\$191	15	32
Dec-23	\$359,981	24,759	\$367,897	97.8%	\$167	27	41
Jan-24	\$334,799	(25,183)	\$342,401	97.8%	\$173	32	58
Feb-24	\$349,967	15,169	\$363,905	96.2%	\$155	17	42
Mar-24	\$346,396	(3,571)	\$361,259	95.9%	\$165	18	31
Apr-24	\$362,563	16,167	\$378,933	95.7%	\$161	20	32
May-24	\$329,607	(32,956)	\$337,900	97.5%	\$176	20	27
Jun-24	\$332,246	2,639	\$338,104	98.3%	\$174	29	44





THE FAIR REPORT

RICHARDSON

MLS Data for June 2024 (City of Richardson)

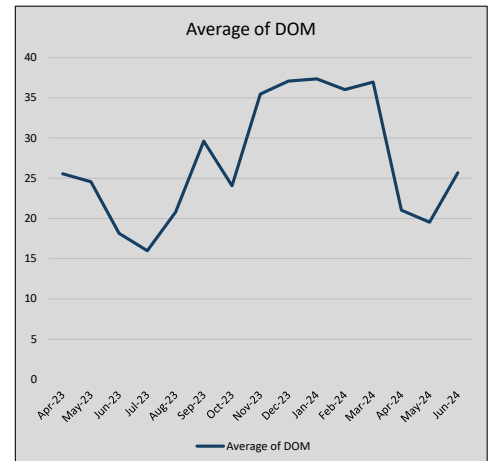
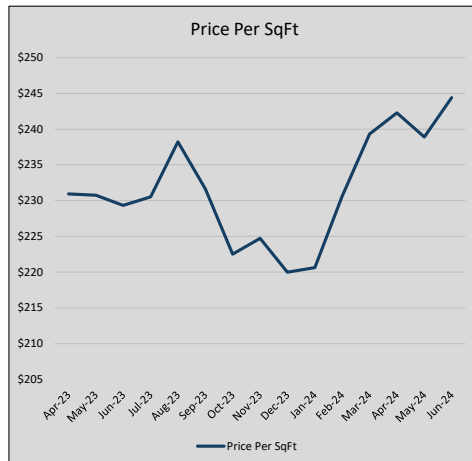
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	4	0	-	2	2	-	-	-	-
\$200,000-299,999	11	5	2.20	3	4	23	\$269,780	\$263,000	97.5%
\$300,000-399,999	27	13	2.08	3	11	45	\$354,300	\$350,704	99.0%
\$400,000-499,999	52	25	2.08	9	20	21	\$457,184	\$452,536	99.0%
\$500,000-599,999	39	13	3.00	7	13	12	\$553,500	\$546,727	98.8%
\$600,000-699,999	33	8	4.13	3	4	27	\$648,050	\$633,766	97.8%
\$700,000-799,999	11	6	1.83	3	4	38	\$751,650	\$731,067	97.3%
\$800,000-899,999	9	6	1.50	4	2	38	\$871,667	\$866,719	99.4%
\$900,000-1,000,000	5	0	-	1	0	-	-	-	-
\$1,000,000 +	7	7	1.00	3	0	13	\$1,456,986	\$1,451,827	99.6%
Grand Total	198	83	2.39	38	60	26	\$598,832	\$591,743	98.8%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$525,618		\$532,523	98.7%	\$231	91	26
May-23	\$514,548	(11,070)	\$510,467	100.8%	\$231	93	25
Jun-23	\$515,014	466	\$514,986	100.0%	\$229	102	18
Jul-23	\$522,757	7,743	\$523,593	99.8%	\$231	101	16
Aug-23	\$511,205	(11,552)	\$517,233	98.8%	\$238	97	21
Sep-23	\$476,131	(35,074)	\$477,658	99.7%	\$232	79	30
Oct-23	\$467,465	(8,666)	\$476,834	98.0%	\$223	66	24
Nov-23	\$434,776	(32,689)	\$451,596	96.3%	\$225	72	35
Dec-23	\$488,358	53,583	\$499,517	97.8%	\$220	55	37
Jan-24	\$478,555	(9,803)	\$486,135	98.4%	\$221	56	37
Feb-24	\$484,933	6,378	\$496,012	97.8%	\$231	73	36
Mar-24	\$536,902	51,969	\$543,573	98.8%	\$239	87	37
Apr-24	\$551,470	14,568	\$555,986	99.2%	\$242	115	21
May-24	\$560,793	9,323	\$563,475	99.5%	\$239	100	20
Jun-24	\$591,743	30,950	\$598,832	98.8%	\$244	83	26





THE FAIR REPORT

ROCKWALL

MLS Data for June 2024 (City of Rockwall)

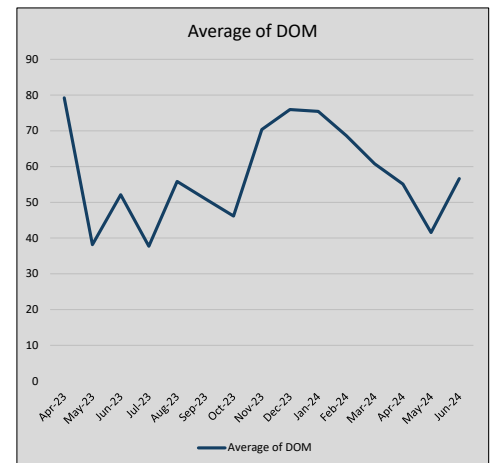
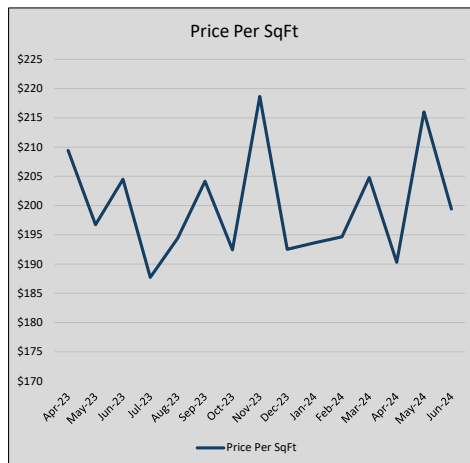
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	6	1	6.00	2	0	91	\$187,900	\$184,000	97.9%
\$200,000-299,999	17	6	2.83	1	2	53	\$258,483	\$262,792	101.7%
\$300,000-399,999	33	11	3.00	4	10	26	\$341,464	\$336,273	98.5%
\$400,000-499,999	49	15	3.27	7	14	57	\$457,419	\$448,000	97.9%
\$500,000-599,999	41	9	4.56	4	10	54	\$564,116	\$562,211	99.7%
\$600,000-699,999	56	8	7.00	2	7	102	\$661,999	\$641,936	97.0%
\$700,000-799,999	34	6	5.67	3	7	55	\$724,147	\$728,708	100.6%
\$800,000-899,999	27	2	13.50	1	1	72	\$879,950	\$860,000	97.7%
\$900,000-1,000,000	15	2	7.50	2	2	69	\$967,500	\$972,500	100.5%
\$1,000,000 +	30	1	30.00	3	2	5	\$1,100,000	\$1,075,000	97.7%
Grand Total	308	61	5.05	29	55	57	\$522,443	\$516,187	98.8%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$548,392		\$554,979	98.8%	\$209	60	79
May-23	\$533,747	(14,645)	\$544,640	98.0%	\$197	92	38
Jun-23	\$530,313	(3,434)	\$543,717	97.5%	\$205	89	52
Jul-23	\$482,956	(47,357)	\$493,516	97.9%	\$188	73	38
Aug-23	\$571,044	88,088	\$584,630	97.7%	\$194	71	56
Sep-23	\$581,740	10,696	\$592,271	98.2%	\$204	67	51
Oct-23	\$540,581	(41,159)	\$559,807	96.6%	\$192	54	46
Nov-23	\$613,818	73,237	\$637,009	96.4%	\$219	55	70
Dec-23	\$532,766	(81,052)	\$549,293	97.0%	\$193	51	76
Jan-24	\$518,374	(14,392)	\$535,233	96.9%	\$194	38	75
Feb-24	\$533,346	14,972	\$551,028	96.8%	\$195	63	69
Mar-24	\$547,121	13,775	\$557,547	98.1%	\$205	59	61
Apr-24	\$475,951	(71,170)	\$484,297	98.3%	\$190	64	55
May-24	\$578,602	102,652	\$580,635	99.6%	\$216	80	42
Jun-24	\$516,187	(62,416)	\$522,443	98.8%	\$199	61	57





THE FAIR REPORT

ROWLETT

MLS Data for June 2024 (City of Rowlett)

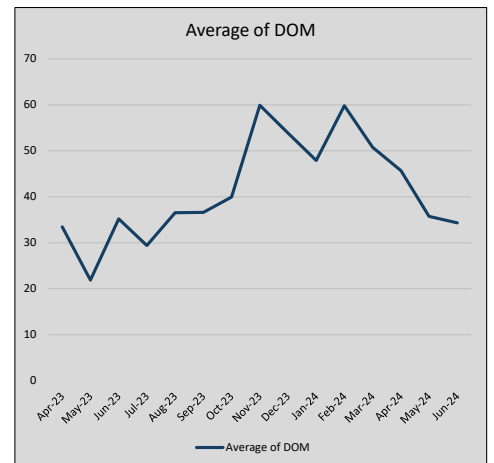
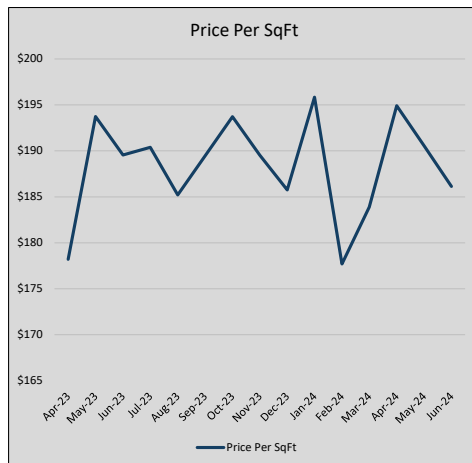
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	1	-	-	-	-
\$200,000-299,999	7	7	1.00	0	5	8	\$274,128	\$274,371	100.1%
\$300,000-399,999	55	27	2.04	5	31	31	\$358,367	\$355,729	99.3%
\$400,000-499,999	93	25	3.72	8	18	38	\$438,386	\$434,920	99.2%
\$500,000-599,999	40	7	5.71	6	9	36	\$550,256	\$536,429	97.5%
\$600,000-699,999	18	6	3.00	4	6	45	\$635,171	\$609,688	96.0%
\$700,000-799,999	12	2	6.00	2	6	4	\$712,932	\$707,932	99.3%
\$800,000-899,999	8	0	-	0	1	-	-	-	-
\$900,000-1,000,000	2	2	1.00	0	0	106	\$990,495	\$945,000	95.4%
\$1,000,000 +	6	1	6.00	0	0	49	\$1,199,999	\$1,000,000	83.3%
Grand Total	241	77	3.13	25	77	34	\$452,261	\$443,082	98.0%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$421,620		\$426,333	98.9%	\$178	60	33
May-23	\$451,667	30,047	\$456,728	98.9%	\$194	79	22
Jun-23	\$409,370	(42,297)	\$414,326	98.8%	\$190	71	35
Jul-23	\$415,200	5,830	\$419,380	99.0%	\$190	82	29
Aug-23	\$449,657	34,457	\$454,313	99.0%	\$185	81	37
Sep-23	\$425,150	(24,507)	\$427,637	99.4%	\$189	71	37
Oct-23	\$449,807	24,658	\$458,968	98.0%	\$194	56	40
Nov-23	\$453,015	3,207	\$461,345	98.2%	\$190	51	60
Dec-23	\$440,462	(12,552)	\$455,709	96.7%	\$186	57	54
Jan-24	\$426,852	(13,610)	\$433,238	98.5%	\$196	51	48
Feb-24	\$404,812	(22,040)	\$410,693	98.6%	\$178	63	60
Mar-24	\$436,960	32,149	\$443,966	98.4%	\$184	54	51
Apr-24	\$447,540	10,580	\$454,479	98.5%	\$195	74	46
May-24	\$423,996	(23,544)	\$427,083	99.3%	\$191	68	36
Jun-24	\$443,082	19,085	\$452,261	98.0%	\$186	77	34





THE FAIR REPORT

ROYSE CITY

MLS Data for June 2024 (City of Royse City)

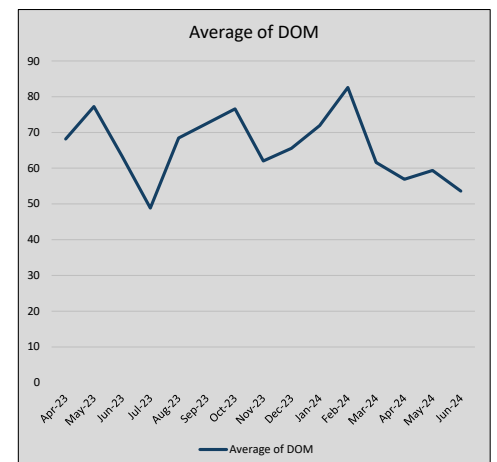
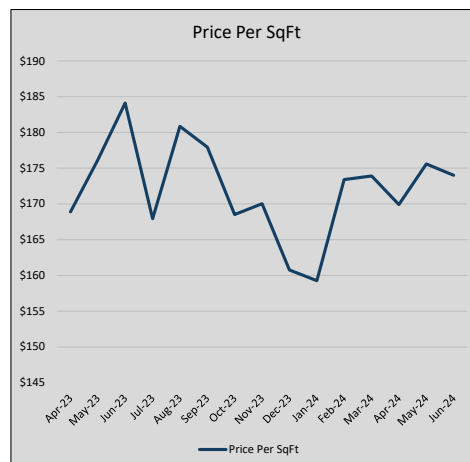
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	48	15	3.20	4	17	33	\$284,696	\$280,411	98.5%
\$300,000-399,999	167	50	3.34	10	24	48	\$343,480	\$341,685	99.5%
\$400,000-499,999	70	13	5.38	3	14	74	\$436,983	\$431,029	98.6%
\$500,000-599,999	20	5	4.00	5	6	118	\$564,389	\$554,431	98.2%
\$600,000-699,999	19	2	9.50	5	2	55	\$675,000	\$606,500	89.9%
\$700,000-799,999	11	3	3.67	1	0	51	\$744,222	\$730,633	98.2%
\$800,000-899,999	2	0	-	2	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	15	0	-	2	5	-	-	-	-
Grand Total	354	88	4.02	33	69	54	\$381,021	\$375,805	98.6%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$365,216		\$372,154	98.1%	\$169	91	68
May-23	\$390,149	24,933	\$398,879	97.8%	\$176	115	77
Jun-23	\$406,412	16,263	\$415,002	97.9%	\$184	87	63
Jul-23	\$387,414	(18,998)	\$392,260	98.8%	\$168	114	49
Aug-23	\$401,902	14,488	\$408,990	98.3%	\$181	97	68
Sep-23	\$372,104	(29,798)	\$381,413	97.6%	\$178	89	73
Oct-23	\$375,926	3,822	\$389,545	96.5%	\$169	80	77
Nov-23	\$351,645	(24,281)	\$364,577	96.5%	\$170	83	62
Dec-23	\$333,564	(18,081)	\$347,349	96.0%	\$161	71	66
Jan-24	\$356,230	22,666	\$363,409	98.0%	\$159	59	72
Feb-24	\$397,820	41,591	\$409,100	97.2%	\$173	92	83
Mar-24	\$375,310	(22,510)	\$390,403	96.1%	\$174	77	62
Apr-24	\$353,464	(21,847)	\$362,716	97.4%	\$170	71	57
May-24	\$377,930	24,467	\$386,426	97.8%	\$176	76	59
Jun-24	\$375,805	(2,125)	\$381,021	98.6%	\$174	88	54





THE FAIR REPORT

SACHSE

MLS Data for June 2024 (City of Sachse)

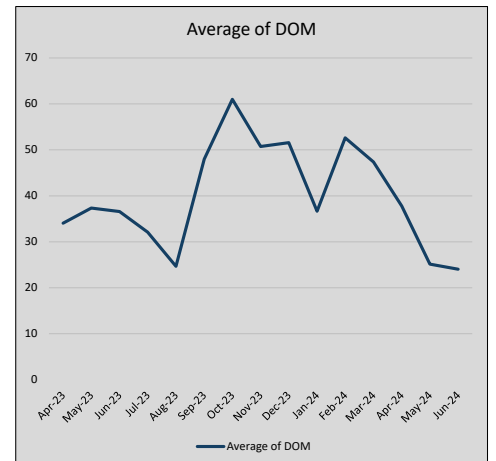
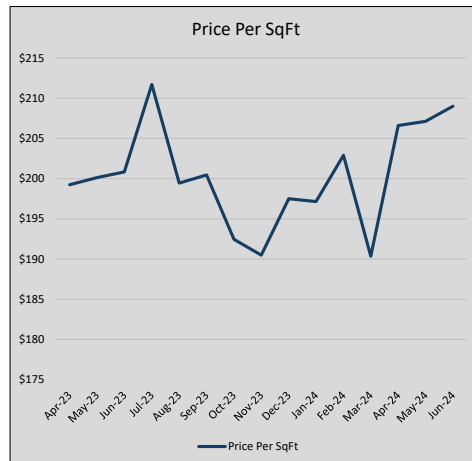
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	1	1.00	0	0	2	\$299,900	\$290,000	96.7%
\$300,000-399,999	24	10	2.40	1	8	27	\$380,982	\$369,896	97.1%
\$400,000-499,999	22	6	3.67	3	8	12	\$441,491	\$436,317	98.8%
\$500,000-599,999	17	8	2.13	4	6	37	\$552,788	\$549,613	99.4%
\$600,000-699,999	3	2	1.50	0	4	5	\$644,450	\$649,950	100.9%
\$700,000-799,999	4	0	-	0	2	-	-	-	-
\$800,000-899,999	1	0	-	0	1	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	3	0	-	0	0	-	-	-	-
Grand Total	75	27	2.78	8	29	24	\$461,847	\$455,691	98.7%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$448,972		\$443,267	101.3%	\$199	24	34
May-23	\$500,466	51,494	\$503,604	99.4%	\$200	49	37
Jun-23	\$453,077	(47,389)	\$453,415	99.9%	\$201	46	37
Jul-23	\$457,923	4,846	\$460,234	99.5%	\$212	32	32
Aug-23	\$470,537	12,614	\$477,201	98.6%	\$199	22	25
Sep-23	\$467,877	(2,660)	\$479,238	97.6%	\$200	17	48
Oct-23	\$507,657	39,780	\$515,280	98.5%	\$192	22	61
Nov-23	\$464,568	(43,089)	\$472,694	98.3%	\$190	26	51
Dec-23	\$480,202	15,634	\$490,999	97.8%	\$197	24	52
Jan-24	\$415,123	(65,079)	\$430,582	96.4%	\$197	12	37
Feb-24	\$471,495	56,372	\$483,317	97.6%	\$203	24	53
Mar-24	\$463,555	(7,940)	\$479,892	96.6%	\$190	26	47
Apr-24	\$480,498	16,944	\$485,742	98.9%	\$207	38	38
May-24	\$503,497	22,999	\$512,112	98.3%	\$207	26	25
Jun-24	\$455,691	(47,806)	\$461,847	98.7%	\$209	27	24





THE FAIR REPORT

SANGER

MLS Data for June 2024 (City of Sanger)

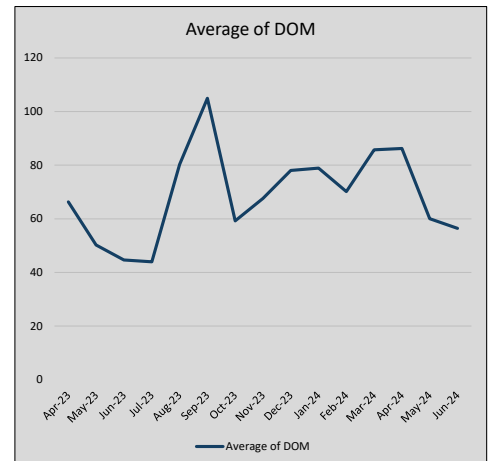
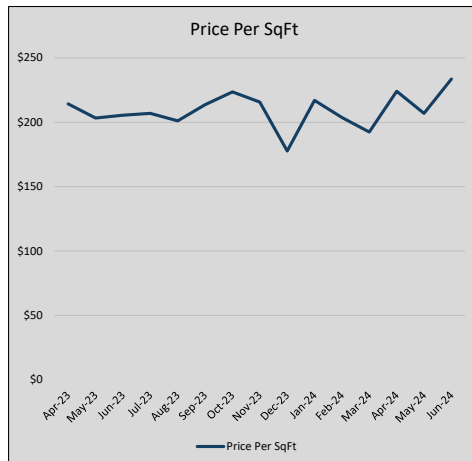
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	7	5	1.40	0	4	34	\$253,000	\$250,400	99.0%
\$300,000-399,999	29	7	4.14	5	8	51	\$329,445	\$324,714	98.6%
\$400,000-499,999	9	3	3.00	2	5	47	\$453,133	\$440,617	97.2%
\$500,000-599,999	11	5	2.20	2	1	42	\$542,380	\$543,020	100.1%
\$600,000-699,999	6	3	2.00	0	1	140	\$665,225	\$678,636	102.0%
\$700,000-799,999	4	1	4.00	1	2	43	\$700,000	\$680,000	97.1%
\$800,000-899,999	3	0	-	1	1	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	11	2	5.50	2	1	63	\$1,497,500	\$1,276,250	85.2%
Grand Total	81	26	3.12	14	23	56	\$512,811	\$493,475	96.2%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$485,698		\$492,893	98.5%	\$214	39	66
May-23	\$460,178	(25,519)	\$466,952	98.5%	\$203	36	50
Jun-23	\$445,814	(14,364)	\$449,532	99.2%	\$206	37	45
Jul-23	\$398,038	(47,776)	\$409,087	97.3%	\$207	30	44
Aug-23	\$416,540	18,501	\$418,503	99.5%	\$201	37	80
Sep-23	\$447,072	30,532	\$457,837	97.6%	\$214	24	105
Oct-23	\$464,723	17,651	\$469,649	99.0%	\$224	27	59
Nov-23	\$496,262	31,539	\$502,166	98.8%	\$216	17	68
Dec-23	\$364,904	(131,357)	\$376,211	97.0%	\$178	28	78
Jan-24	\$471,801	106,896	\$480,522	98.2%	\$217	19	79
Feb-24	\$481,557	9,756	\$498,839	96.5%	\$204	19	70
Mar-24	\$397,156	(84,401)	\$405,315	98.0%	\$193	24	86
Apr-24	\$448,511	51,355	\$450,302	99.6%	\$224	31	86
May-24	\$420,212	(28,299)	\$424,632	99.0%	\$207	25	60
Jun-24	\$493,475	73,263	\$512,811	96.2%	\$234	26	56





THE FAIR REPORT

SAVANNAH

MLS Data for June 2024 (City of Savannah)

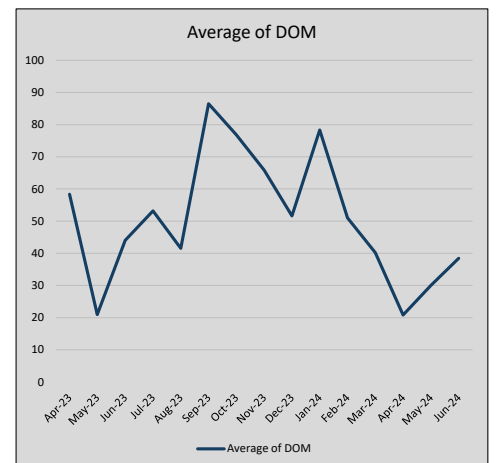
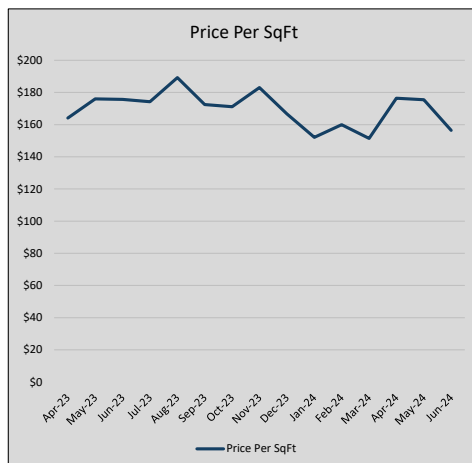
List Price	Actives	Closed	Months Inventory	Failures (ex. cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	1	1.00	0	0	8	\$299,000	\$270,000	90.3%
\$300,000-399,999	9	4	2.25	0	8	55	\$351,425	\$345,450	98.3%
\$400,000-499,999	10	2	5.00	3	0	26	\$429,000	\$416,500	97.1%
\$500,000-599,999	4	2	2.00	0	1	33	\$562,000	\$553,750	98.5%
\$600,000-699,999	0	0	-	0	1	-	-	-	-
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	1	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	25	9	2.78	4	10	38	\$409,633	\$399,144	97.4%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$417,154		\$421,754	98.9%	\$164	13	58
May-23	\$418,054	900	\$424,016	98.6%	\$176	13	21
Jun-23	\$458,879	40,826	\$458,071	100.2%	\$176	21	44
Jul-23	\$471,000	12,121	\$483,744	97.4%	\$174	9	53
Aug-23	\$363,243	(107,757)	\$365,732	99.3%	\$189	12	42
Sep-23	\$470,796	107,553	\$476,256	98.9%	\$172	10	87
Oct-23	\$343,071	(127,725)	\$343,440	99.9%	\$171	7	77
Nov-23	\$444,043	100,971	\$453,362	97.9%	\$183	8	66
Dec-23	\$349,153	(94,889)	\$355,967	98.1%	\$167	3	52
Jan-24	\$399,500	50,347	\$413,325	96.7%	\$152	6	78
Feb-24	\$451,141	51,641	\$464,550	97.1%	\$160	7	51
Mar-24	\$397,600	(53,541)	\$398,980	99.7%	\$151	5	40
Apr-24	\$421,150	23,550	\$425,967	98.9%	\$176	6	21
May-24	\$400,627	(20,523)	\$402,755	99.5%	\$175	11	30
Jun-24	\$399,144	(1,483)	\$409,633	97.4%	\$156	9	38





THE FAIR REPORT

SHERMAN

MLS Data for June 2024 (City of Sherman)

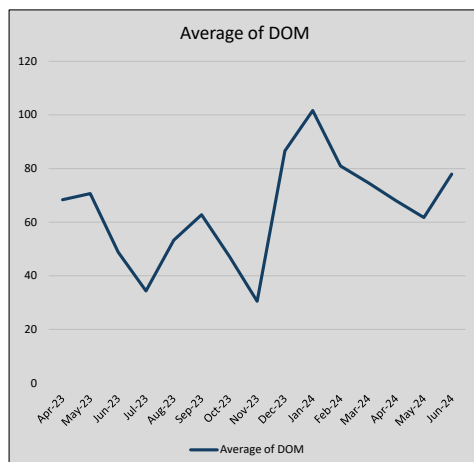
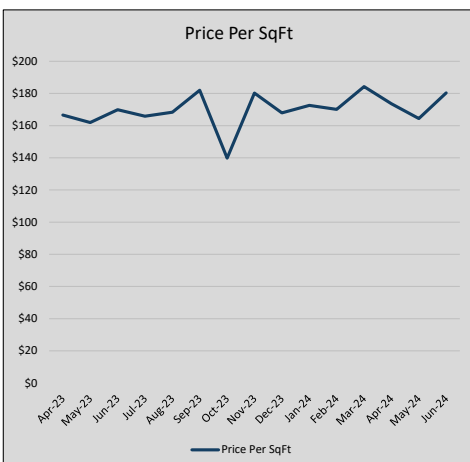
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	18	9	2.00	2	8	26	\$170,267	\$169,782	99.7%
\$200,000-299,999	69	32	2.16	9	24	62	\$257,390	\$253,520	98.5%
\$300,000-399,999	74	16	4.63	6	25	80	\$331,233	\$327,914	99.0%
\$400,000-499,999	51	8	6.38	7	7	150	\$449,826	\$439,175	97.6%
\$500,000-599,999	26	7	3.71	2	6	131	\$556,288	\$540,500	97.2%
\$600,000-699,999	4	1	4.00	0	0	129	\$644,900	\$619,500	96.1%
\$700,000-799,999	14	1	14.00	0	1	58	\$764,990	\$752,000	98.3%
\$800,000-899,999	10	1	10.00	1	1	44	\$890,000	\$800,000	89.9%
\$900,000-1,000,000	0	0	-	1	0	-	-	-	-
\$1,000,000 +	12	3	4.00	1	0	80	\$1,557,667	\$1,369,333	87.9%
Grand Total	279	78	3.58	29	72	78	\$378,643	\$364,919	96.4%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$324,571		\$333,197	97.4%	\$167	83	68
May-23	\$305,931	(18,640)	\$315,582	96.9%	\$162	80	71
Jun-23	\$352,933	47,002	\$357,732	98.7%	\$170	67	49
Jul-23	\$322,660	(30,273)	\$330,645	97.6%	\$166	57	34
Aug-23	\$321,434	(1,227)	\$332,279	96.7%	\$168	75	53
Sep-23	\$343,398	21,964	\$354,529	96.9%	\$182	61	63
Oct-23	\$317,097	(26,300)	\$327,169	96.9%	\$140	52	47
Nov-23	\$324,804	7,706	\$330,352	98.3%	\$180	34	31
Dec-23	\$332,186	7,382	\$341,733	97.2%	\$168	56	87
Jan-24	\$332,489	303	\$349,166	95.2%	\$173	59	102
Feb-24	\$311,960	(20,530)	\$320,227	97.4%	\$170	52	81
Mar-24	\$347,279	35,319	\$361,336	96.1%	\$184	62	75
Apr-24	\$327,252	(20,027)	\$335,735	97.5%	\$174	48	68
May-24	\$288,404	(38,849)	\$293,961	98.1%	\$164	54	62
Jun-24	\$364,919	76,516	\$378,643	96.4%	\$180	78	78





THE FAIR REPORT

SOUTHLAKE

MLS Data for June 2024 (City of Southlake)

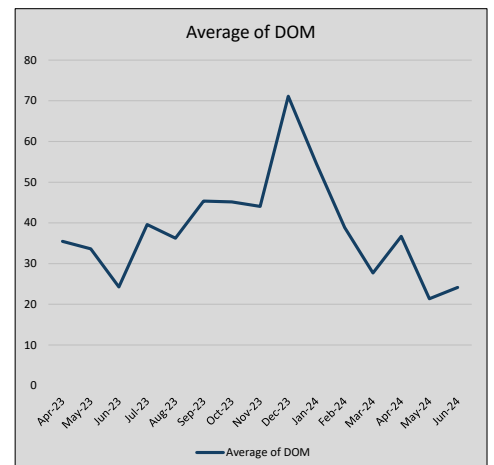
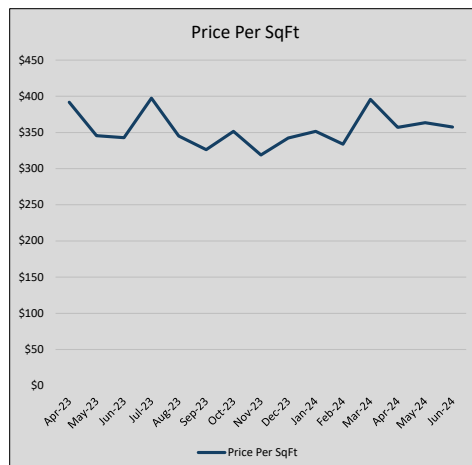
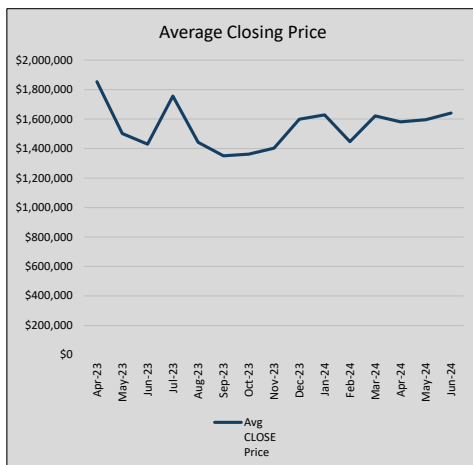
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	1	0	-	0	0	-	-	-	-
\$500,000-599,999	3	0	-	0	0	-	-	-	-
\$600,000-699,999	0	0	-	0	1	-	-	-	-
\$700,000-799,999	4	0	-	0	0	-	-	-	-
\$800,000-899,999	3	0	-	0	1	-	-	-	-
\$900,000-1,000,000	4	10	0.40	0	0	22	\$967,738	\$965,950	99.8%
\$1,000,000 +	95	29	3.28	19	36	25	\$1,923,216	\$1,874,108	97.4%
Grand Total	110	39	2.82	19	38	24	\$1,678,222	\$1,641,247	97.8%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$1,853,419		\$1,902,219	97.4%	\$392	35	35
May-23	\$1,502,263	(351,156)	\$1,533,410	98.0%	\$346	56	34
Jun-23	\$1,429,888	(72,375)	\$1,462,270	97.8%	\$343	65	24
Jul-23	\$1,755,762	325,874	\$1,818,600	96.5%	\$397	53	40
Aug-23	\$1,442,698	(313,063)	\$1,470,640	98.1%	\$345	51	36
Sep-23	\$1,350,775	(91,923)	\$1,413,250	95.6%	\$326	20	45
Oct-23	\$1,361,694	10,919	\$1,414,410	96.3%	\$352	18	45
Nov-23	\$1,402,952	41,258	\$1,441,090	97.4%	\$319	21	44
Dec-23	\$1,599,000	196,048	\$1,689,256	94.7%	\$342	25	71
Jan-24	\$1,627,899	28,899	\$1,685,253	96.6%	\$351	17	54
Feb-24	\$1,446,317	(181,582)	\$1,471,818	98.3%	\$334	22	39
Mar-24	\$1,621,150	174,833	\$1,645,731	98.5%	\$396	28	28
Apr-24	\$1,580,483	(40,667)	\$1,604,333	98.5%	\$357	38	37
May-24	\$1,596,006	15,523	\$1,622,647	98.4%	\$363	44	21
Jun-24	\$1,641,247	45,241	\$1,678,222	97.8%	\$357	39	24





THE FAIR REPORT

TERRELL

MLS Data for June 2024 (City of Terrell)

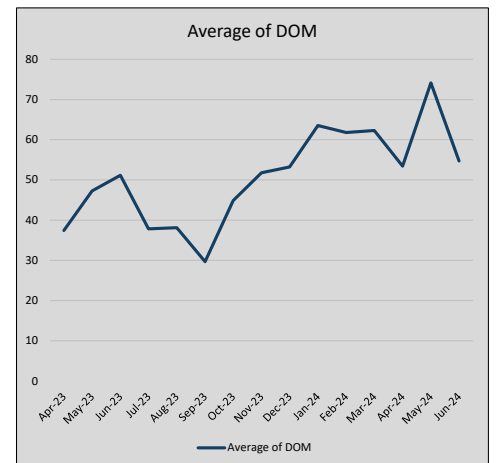
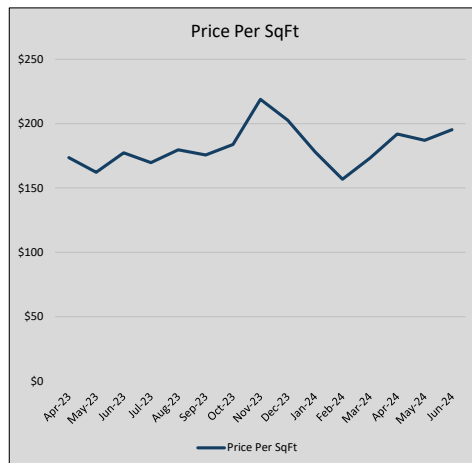
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	9	1	9.00	2	5	16	\$175,000	\$165,000	94.3%
\$200,000-299,999	51	15	3.40	10	17	65	\$259,040	\$251,830	97.2%
\$300,000-399,999	29	7	4.14	7	1	37	\$337,700	\$323,914	95.9%
\$400,000-499,999	12	3	4.00	0	4	33	\$425,000	\$405,833	95.5%
\$500,000-599,999	4	0	-	0	2	-	-	-	-
\$600,000-699,999	14	1	14.00	1	1	116	\$649,900	\$637,500	98.1%
\$700,000-799,999	4	0	-	1	1	-	-	-	-
\$800,000-899,999	6	1	6.00	1	0	73	\$850,000	\$850,000	100.0%
\$900,000-1,000,000	3	0	-	1	0	-	-	-	-
\$1,000,000 +	5	1	5.00	1	1	52	\$1,090,000	\$985,000	90.4%
Grand Total	137	29	4.72	24	32	55	\$354,807	\$341,374	96.2%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$269,271		\$273,789	98.3%	\$174	36	37
May-23	\$295,028	25,758	\$301,545	97.8%	\$162	30	47
Jun-23	\$338,752	43,724	\$345,116	98.2%	\$177	40	51
Jul-23	\$278,878	(59,874)	\$283,304	98.4%	\$170	21	38
Aug-23	\$306,908	28,030	\$312,114	98.3%	\$180	32	38
Sep-23	\$323,234	16,326	\$328,355	98.4%	\$176	32	30
Oct-23	\$326,124	2,889	\$338,900	96.2%	\$184	25	45
Nov-23	\$363,782	37,658	\$382,324	95.2%	\$219	36	52
Dec-23	\$375,313	11,530	\$394,508	95.1%	\$203	24	53
Jan-24	\$279,028	(96,285)	\$283,150	98.5%	\$178	18	64
Feb-24	\$276,661	(2,366)	\$289,352	95.6%	\$157	21	62
Mar-24	\$355,760	79,098	\$367,001	96.9%	\$173	21	62
Apr-24	\$375,403	19,644	\$398,717	94.2%	\$192	23	53
May-24	\$358,372	(17,031)	\$369,113	97.1%	\$187	36	74
Jun-24	\$341,374	(16,998)	\$354,807	96.2%	\$195	29	55





THE FAIR REPORT

THE COLONY

MLS Data for June 2024 (City of The Colony)

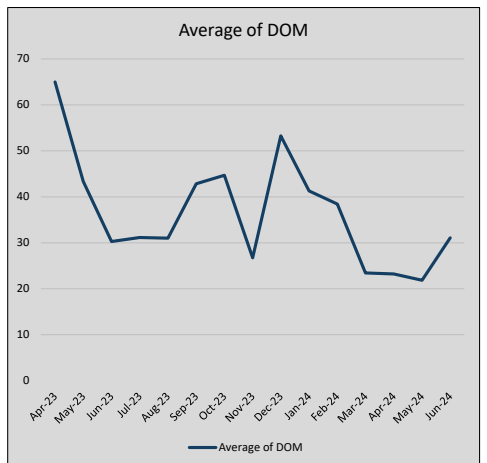
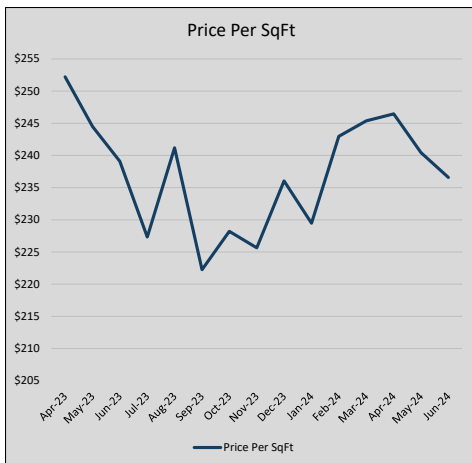
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	7	1	7.00	2	1	29	\$245,000	\$245,000	100.0%
\$300,000-399,999	16	23	0.70	2	19	25	\$352,308	\$350,104	99.4%
\$400,000-499,999	20	8	2.50	1	6	31	\$449,313	\$445,125	99.1%
\$500,000-599,999	18	4	4.50	1	4	46	\$536,325	\$523,375	97.6%
\$600,000-699,999	13	1	13.00	2	3	2	\$625,000	\$620,000	99.2%
\$700,000-799,999	11	3	3.67	1	6	89	\$769,660	\$737,500	95.8%
\$800,000-899,999	13	2	6.50	2	5	28	\$820,000	\$815,000	99.4%
\$900,000-1,000,000	8	3	2.67	1	3	22	\$958,000	\$954,667	99.7%
\$1,000,000 +	30	3	10.00	2	6	18	\$1,212,967	\$1,190,000	98.1%
Grand Total	136	48	2.83	14	53	31	\$524,474	\$517,675	98.7%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$646,121		\$651,151	99.2%	\$252	61	65
May-23	\$604,266	(41,855)	\$602,897	100.2%	\$244	56	43
Jun-23	\$586,247	(18,019)	\$588,525	99.6%	\$239	46	30
Jul-23	\$540,029	(46,217)	\$542,989	99.5%	\$227	51	31
Aug-23	\$589,131	49,102	\$593,063	99.3%	\$241	46	31
Sep-23	\$485,330	(103,802)	\$491,363	98.8%	\$222	46	43
Oct-23	\$535,896	50,567	\$541,224	99.0%	\$228	39	45
Nov-23	\$464,454	(71,442)	\$474,400	97.9%	\$226	36	27
Dec-23	\$561,484	97,029	\$573,671	97.9%	\$236	31	53
Jan-24	\$553,040	(8,444)	\$557,765	99.2%	\$229	28	41
Feb-24	\$603,599	50,559	\$611,183	98.8%	\$243	41	38
Mar-24	\$498,077	(105,521)	\$504,626	98.7%	\$245	31	23
Apr-24	\$522,702	24,625	\$528,719	98.9%	\$246	37	23
May-24	\$551,820	29,118	\$554,637	99.5%	\$240	53	22
Jun-24	\$517,675	(34,145)	\$524,474	98.7%	\$237	48	31





THE FAIR REPORT

VAN ALSTYNE

MLS Data for June 2024 (City of Van Alstyne)

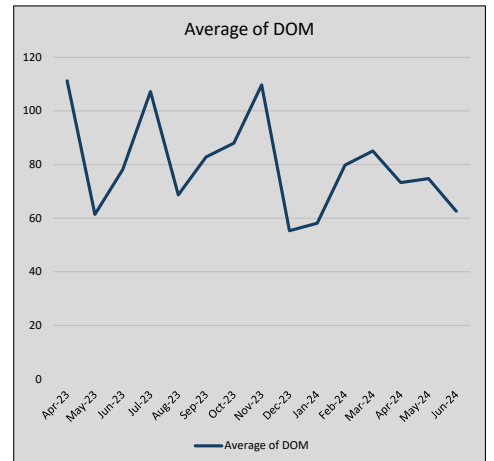
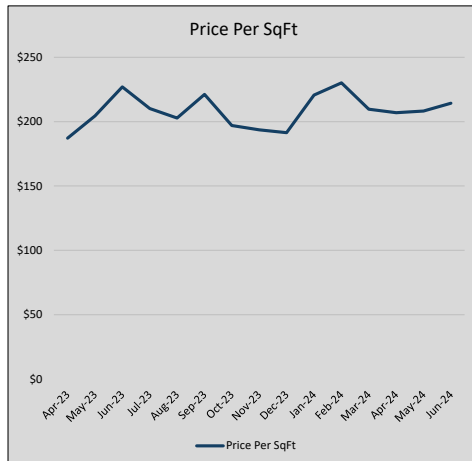
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	4	0	-	1	0	-	-	-	-
\$200,000-299,999	4	0	-	3	2	-	-	-	-
\$300,000-399,999	41	11	3.73	0	8	36	\$374,429	\$365,029	97.5%
\$400,000-499,999	75	6	12.50	6	16	113	\$464,069	\$461,709	99.5%
\$500,000-599,999	34	11	3.09	1	6	35	\$559,959	\$550,649	98.3%
\$600,000-699,999	42	6	7.00	1	8	118	\$661,457	\$661,104	99.9%
\$700,000-799,999	9	4	2.25	0	2	55	\$749,540	\$744,763	99.4%
\$800,000-899,999	5	0	-	1	0	-	-	-	-
\$900,000-1,000,000	6	0	-	1	0	-	-	-	-
\$1,000,000 +	16	1	16.00	1	6	61	\$1,188,500	\$1,100,000	92.6%
Grand Total	236	39	6.05	15	48	63	\$544,053	\$535,600	98.4%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$430,409		\$448,078	96.1%	\$187	28	111
May-23	\$464,453	34,044	\$480,317	96.7%	\$204	34	61
Jun-23	\$597,508	133,055	\$608,274	98.2%	\$227	22	78
Jul-23	\$505,340	(92,168)	\$511,935	98.7%	\$210	39	107
Aug-23	\$470,728	(34,612)	\$479,289	98.2%	\$203	34	69
Sep-23	\$500,517	29,789	\$511,600	97.8%	\$221	20	83
Oct-23	\$481,484	(19,032)	\$499,351	96.4%	\$197	21	88
Nov-23	\$471,245	(10,240)	\$486,520	96.9%	\$194	13	110
Dec-23	\$428,684	(42,561)	\$444,328	96.5%	\$191	22	55
Jan-24	\$577,850	149,166	\$592,894	97.5%	\$221	20	58
Feb-24	\$611,908	34,058	\$625,529	97.8%	\$230	14	80
Mar-24	\$490,091	(121,817)	\$497,377	98.5%	\$210	33	85
Apr-24	\$455,990	(34,101)	\$474,782	96.0%	\$207	39	73
May-24	\$489,087	33,097	\$497,907	98.2%	\$208	31	75
Jun-24	\$535,600	46,513	\$544,053	98.4%	\$214	39	63





THE FAIR REPORT

WEATHERFORD

MLS Data for June 2024 (City of Weatherford)

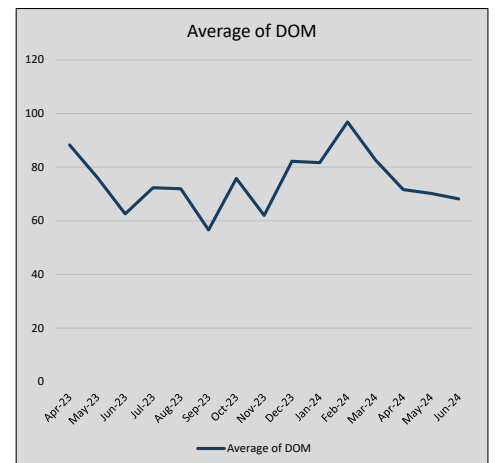
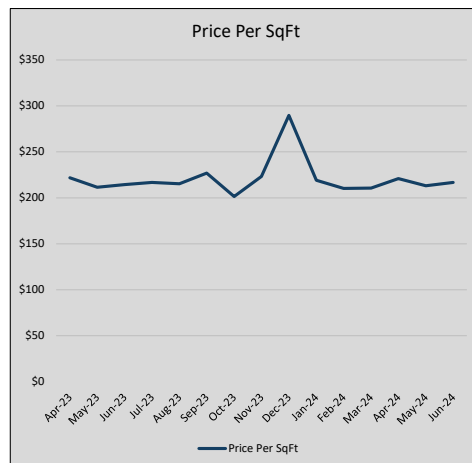
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	2	1.00	1	0	37	\$74,450	\$69,500	93.4%
\$100,000-199,999	9	8	1.13	2	3	46	\$156,050	\$148,113	94.9%
\$200,000-299,999	43	22	1.95	5	23	40	\$259,986	\$251,764	96.8%
\$300,000-399,999	72	29	2.48	8	33	70	\$353,853	\$348,055	98.4%
\$400,000-499,999	69	19	3.63	12	18	64	\$447,765	\$440,829	98.5%
\$500,000-599,999	58	14	4.14	13	18	96	\$559,457	\$552,957	98.8%
\$600,000-699,999	82	7	11.71	6	11	102	\$660,001	\$649,833	98.5%
\$700,000-799,999	34	4	8.50	2	6	123	\$768,500	\$747,750	97.3%
\$800,000-899,999	22	4	5.50	3	2	62	\$865,613	\$835,875	96.6%
\$900,000-1,000,000	17	0	-	2	5	-	-	-	-
\$1,000,000 +	61	6	10.17	10	7	81	\$1,345,833	\$1,354,000	100.6%
Grand Total	469	115	4.08	64	126	68	\$460,436	\$452,876	98.4%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$522,920		\$532,489	98.2%	\$222	118	88
May-23	\$475,558	(47,362)	\$483,565	98.3%	\$212	131	76
Jun-23	\$470,856	(4,702)	\$478,822	98.3%	\$214	120	63
Jul-23	\$457,619	(13,237)	\$469,114	97.5%	\$217	114	72
Aug-23	\$471,832	14,214	\$483,111	97.7%	\$215	143	72
Sep-23	\$473,692	1,859	\$492,829	96.1%	\$227	89	57
Oct-23	\$468,649	(5,043)	\$483,643	96.9%	\$201	88	76
Nov-23	\$488,868	20,219	\$504,289	96.9%	\$223	64	62
Dec-23	\$659,461	170,593	\$688,760	95.7%	\$290	88	82
Jan-24	\$491,835	(167,626)	\$512,119	96.0%	\$219	57	82
Feb-24	\$496,364	4,529	\$510,437	97.2%	\$210	86	97
Mar-24	\$441,676	(54,688)	\$452,697	97.6%	\$211	95	83
Apr-24	\$478,472	36,796	\$492,086	97.2%	\$221	103	72
May-24	\$465,269	(13,203)	\$458,234	101.5%	\$213	109	70
Jun-24	\$452,876	(12,392)	\$460,436	98.4%	\$217	115	68





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WHITESBORO

MLS Data for June 2024 (City of Whitesboro)

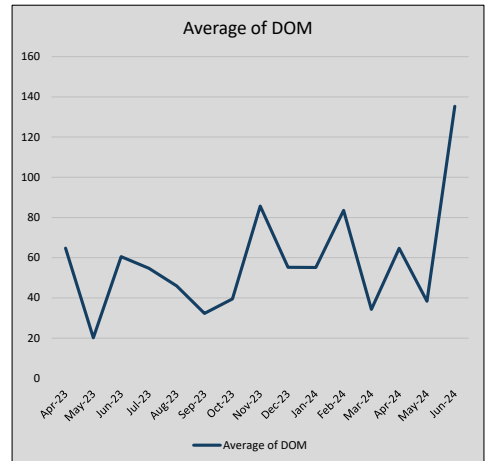
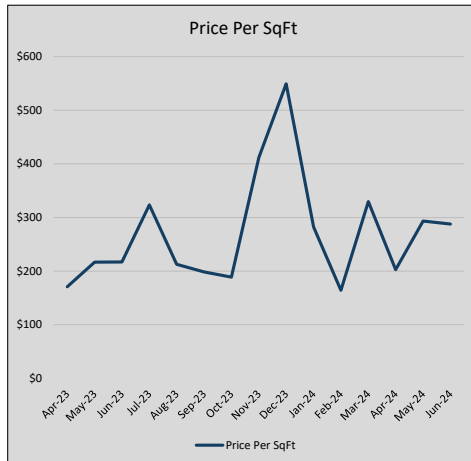
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	7	0	-	0	2	-	-	-	-
\$200,000-299,999	8	0	-	1	6	-	-	-	-
\$300,000-399,999	15	4	3.75	1	1	18	\$368,750	\$365,500	99.1%
\$400,000-499,999	6	0	-	1	1	-	-	-	-
\$500,000-599,999	5	1	5.00	1	1	614	\$540,000	\$398,000	73.7%
\$600,000-699,999	3	2	1.50	2	2	151	\$657,000	\$637,500	97.0%
\$700,000-799,999	2	0	-	0	0	-	-	-	-
\$800,000-899,999	3	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	1	1.00	0	0	325	\$995,000	\$925,000	93.0%
\$1,000,000 +	19	2	9.50	0	0	21	\$1,522,500	\$1,395,000	91.6%
Grand Total	70	10	7.00	6	13	135	\$736,900	\$685,000	93.0%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$317,364		\$328,655	96.6%	\$171	11	65
May-23	\$399,204	81,841	\$403,154	99.0%	\$217	12	20
Jun-23	\$343,925	(55,279)	\$361,893	95.0%	\$217	14	61
Jul-23	\$576,193	232,268	\$603,185	95.5%	\$323	14	55
Aug-23	\$374,353	(201,840)	\$393,647	95.1%	\$213	17	46
Sep-23	\$377,480	3,127	\$390,169	96.7%	\$199	10	32
Oct-23	\$329,750	(47,730)	\$381,233	86.5%	\$189	6	40
Nov-23	\$664,921	335,171	\$696,550	95.5%	\$412	7	86
Dec-23	\$893,044	228,123	\$947,229	94.3%	\$549	12	55
Jan-24	\$673,218	(219,827)	\$682,958	98.6%	\$282	8	55
Feb-24	\$314,429	(358,789)	\$322,557	97.5%	\$164	7	84
Mar-24	\$452,222	137,794	\$473,100	95.6%	\$330	9	34
Apr-24	\$378,189	(74,033)	\$386,114	97.9%	\$203	14	65
May-24	\$559,571	181,382	\$600,667	93.2%	\$293	14	38
Jun-24	\$685,000	125,429	\$736,900	93.0%	\$288	10	135





THE FAIR REPORT

WILLOW PARK

MLS Data for June 2024 (City of Willow Park)

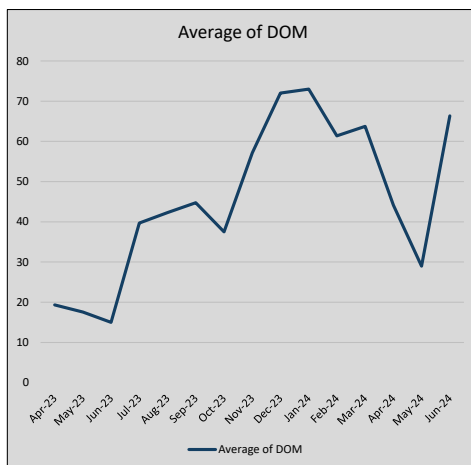
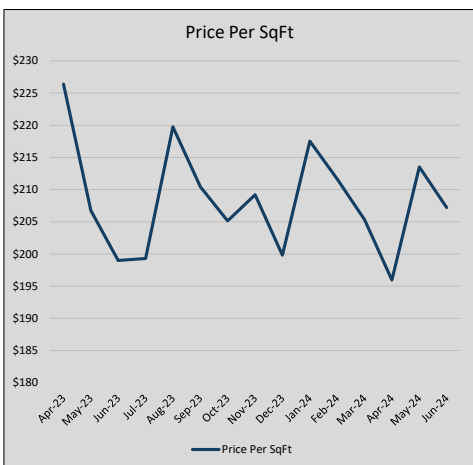
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	10	2	5.00	0	2	39	\$352,450	\$350,950	99.6%
\$400,000-499,999	5	1	5.00	1	6	8	\$425,000	\$425,000	100.0%
\$500,000-599,999	10	2	5.00	1	1	146	\$552,450	\$537,000	97.2%
\$600,000-699,999	5	0	-	1	1	-	-	-	-
\$700,000-799,999	1	0	-	0	1	-	-	-	-
\$800,000-899,999	2	1	2.00	0	0	21	\$869,000	\$850,000	97.8%
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	33	6	5.50	3	11	66	\$517,300	\$508,483	98.3%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$503,250		\$522,983	96.2%	\$226	6	19
May-23	\$453,700	(49,550)	\$461,034	98.4%	\$207	7	18
Jun-23	\$436,100	(17,600)	\$435,090	100.2%	\$199	10	15
Jul-23	\$478,565	42,465	\$486,628	98.3%	\$199	16	40
Aug-23	\$577,353	98,788	\$575,553	100.3%	\$220	7	42
Sep-23	\$545,600	(31,753)	\$587,225	92.9%	\$210	4	45
Oct-23	\$570,000	24,400	\$589,950	96.6%	\$205	2	38
Nov-23	\$419,333	(150,667)	\$429,633	97.6%	\$209	6	57
Dec-23	\$455,980	36,647	\$469,580	97.1%	\$200	5	72
Jan-24	\$482,833	26,853	\$482,667	100.0%	\$218	3	73
Feb-24	\$535,480	52,647	\$554,940	96.5%	\$212	5	61
Mar-24	\$486,700	(48,780)	\$499,250	97.5%	\$205	4	64
Apr-24	\$412,089	(74,611)	\$420,544	98.0%	\$196	9	44
May-24	\$460,099	48,010	\$466,780	98.6%	\$214	10	29
Jun-24	\$508,483	48,384	\$517,300	98.3%	\$207	6	66





THE FAIR REPORT

WYLIE

MLS Data for June 2024 (City of Wylie)

List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	4	0	-	1	0	-	-	-	-
\$200,000-299,999	7	0	-	1	6	-	-	-	-
\$300,000-399,999	58	14	4.14	4	17	67	\$368,608	\$361,737	98.1%
\$400,000-499,999	56	15	3.73	1	19	43	\$432,795	\$425,435	98.3%
\$500,000-599,999	47	15	3.13	5	13	32	\$553,419	\$545,836	98.6%
\$600,000-699,999	43	11	3.91	4	11	53	\$649,562	\$632,217	97.3%
\$700,000-799,999	16	6	2.67	0	5	38	\$727,536	\$710,604	97.7%
\$800,000-899,999	7	1	7.00	2	3	86	\$829,900	\$831,500	100.2%
\$900,000-1,000,000	3	0	-	2	2	-	-	-	-
\$1,000,000 +	3	0	-	0	2	-	-	-	-
Grand Total	245	62	3.95	20	78	48	\$520,871	\$511,015	98.1%

Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY

Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Apr-23	\$491,174		\$501,318	98.0%	\$191	72	60
May-23	\$498,211	7,037	\$505,131	98.6%	\$200	72	41
Jun-23	\$480,590	(17,620)	\$491,414	97.8%	\$195	81	45
Jul-23	\$482,505	1,915	\$488,711	98.7%	\$199	70	34
Aug-23	\$494,769	12,264	\$505,737	97.8%	\$204	73	54
Sep-23	\$483,144	(11,625)	\$497,635	97.1%	\$202	77	39
Oct-23	\$480,555	(2,589)	\$494,004	97.3%	\$195	60	41
Nov-23	\$459,140	(21,415)	\$472,771	97.1%	\$192	44	49
Dec-23	\$465,485	6,345	\$485,435	95.9%	\$202	63	51
Jan-24	\$448,806	(16,679)	\$459,435	97.7%	\$196	48	59
Feb-24	\$472,368	23,562	\$484,951	97.4%	\$203	57	73
Mar-24	\$473,768	1,400	\$484,816	97.7%	\$196	74	51
Apr-24	\$484,205	10,438	\$493,093	98.2%	\$209	72	55
May-24	\$470,907	(13,299)	\$477,704	98.6%	\$197	76	39
Jun-24	\$511,015	40,108	\$520,871	98.1%	\$196	62	48

