



THE FAIR REPORT

MARKET CONDITION REPORT | SEPTEMBER 2024 MLS DATA

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SELLERS MARKET

A **number less than 4 Month's Inventory**
indicates a SELLERS MARKET



BUYERS MARKET

A **number greater than 6 Month's Inventory**
indicates a BUYERS MARKET



THE FAIR REPORT

NORTH TEXAS

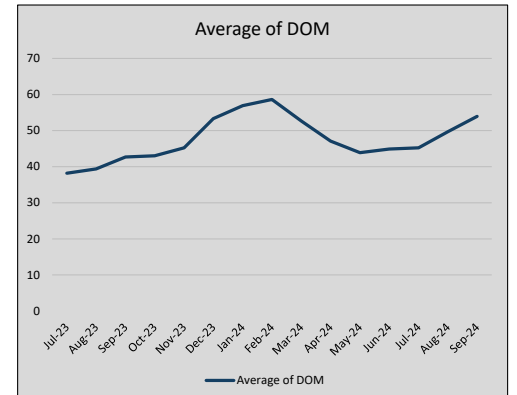
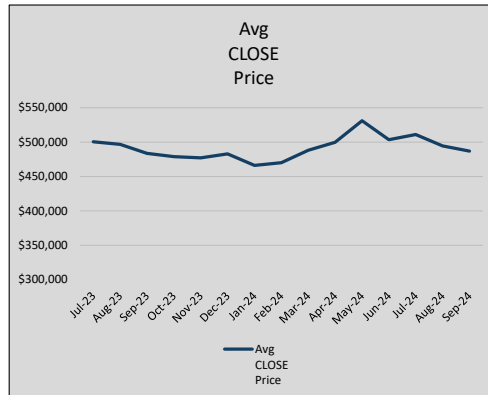
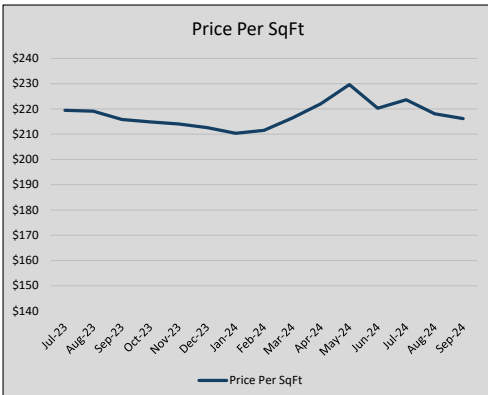
MLS Data for September 2024 (Combined Counties of COLLIN, COOKE, DALLAS, DENTON, ELLIS FANNIN, GRAYSON, HENDERSON, HILL, HOOD, HUNT, JOHNSON, KAUFMAN, LAMAR, PARKER, ROCKWALL, TARRANT)

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	159	40	3.98	36	39	44	\$79,832	\$71,675	89.8%
\$100,000-199,999	1296	314	4.13	205	334	49	\$164,605	\$157,645	95.8%
\$200,000-299,999	4847	1387	3.49	629	1475	44	\$262,950	\$257,766	98.0%
\$300,000-399,999	7596	2104	3.61	1046	1974	53	\$350,952	\$344,712	98.2%
\$400,000-499,999	5636	1168	4.83	686	1193	57	\$449,187	\$440,568	98.1%
\$500,000-599,999	3750	808	4.64	454	844	62	\$551,500	\$539,868	97.9%
\$600,000-699,999	2617	505	5.18	298	572	61	\$654,333	\$638,164	97.5%
\$700,000-799,999	1517	325	4.67	185	331	59	\$752,185	\$732,939	97.4%
\$800,000-899,999	950	172	5.52	136	205	62	\$853,904	\$831,844	97.4%
\$900,000-1,000,000	689	131	5.26	92	134	57	\$952,849	\$928,606	97.5%
\$1,000,000 +	2890	401	7.21	394	465	56	\$1,754,557	\$1,670,635	95.2%
Grand Total	31947	7355	4.34	4161	7566	54	\$500,126	\$486,891	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
Jul-23	\$500,390		\$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
Jul-24	\$511,023	7,642	\$522,954	97.7%	\$224	8676	45
Aug-24	\$494,458	(16,565)	\$506,888	97.5%	\$218	8349	50
Sep-24	\$486,891	(7,567)	\$500,126	97.4%	\$216	7355	54





THE FAIR REPORT

COLLIN COUNTY

MLS Data for September 2024 (COLLIN COUNTY)

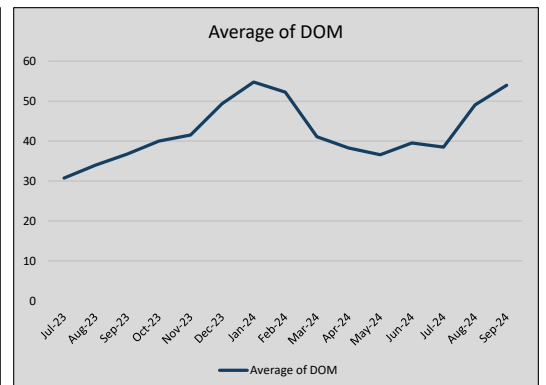
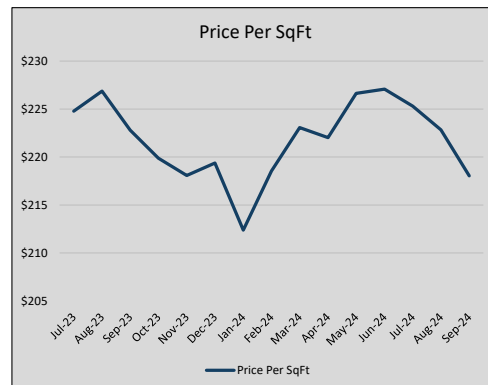
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	2	0.00	6	0	53	\$81,950	\$74,950	91.5%
\$100,000-199,999	29	10	2.90	3	6	81	\$185,037	\$176,067	95.2%
\$200,000-299,999	201	82	2.45	19	91	47	\$270,864	\$264,763	97.7%
\$300,000-399,999	842	303	2.78	83	280	57	\$354,902	\$348,518	98.2%
\$400,000-499,999	1015	255	3.98	123	238	46	\$449,803	\$438,976	97.6%
\$500,000-599,999	739	190	3.89	107	205	62	\$548,681	\$536,782	97.8%
\$600,000-699,999	605	153	3.95	75	172	53	\$649,958	\$632,395	97.3%
\$700,000-799,999	387	92	4.21	61	87	49	\$750,922	\$733,690	97.7%
\$800,000-899,999	217	46	4.72	38	51	71	\$850,316	\$831,337	97.8%
\$900,000-1,000,000	127	34	3.74	20	31	45	\$945,674	\$920,887	97.4%
\$1,000,000 +	494	89	5.55	65	93	51	\$1,381,172	\$1,325,788	96.0%
Grand Total	4656	1256	3.71	600	1254	54	\$568,017	\$553,306	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
Jul-23	\$587,336		\$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
Jul-24	\$578,033	(20,898)	\$590,086	98.0%	\$225	1435	38
Aug-24	\$578,797	764	\$593,864	97.5%	\$223	1407	49
Sep-24	\$553,306	(25,491)	\$568,017	97.4%	\$218	1256	54





THE FAIR REPORT

COOKE COUNTY

MLS Data for September 2024 (COOKE COUNTY)

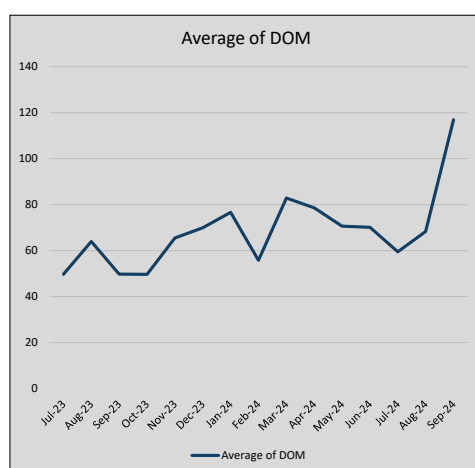
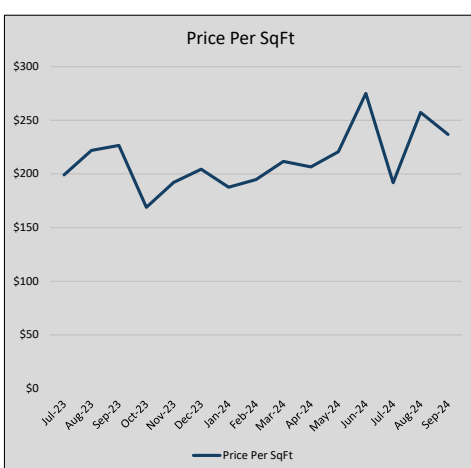
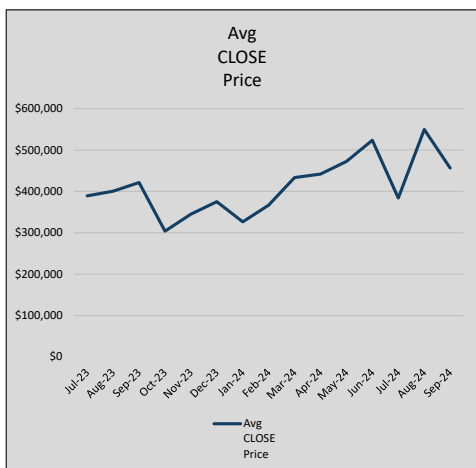
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	14	5	2.80	1	8	70	\$163,740	\$159,100	97.2%
\$200,000-299,999	53	6	8.83	8	15	65	\$254,817	\$254,759	100.0%
\$300,000-399,999	69	13	5.31	12	14	138	\$356,300	\$333,949	93.7%
\$400,000-499,999	38	5	7.60	3	5	165	\$438,680	\$414,800	94.6%
\$500,000-599,999	33	4	8.25	2	4	160	\$555,500	\$502,500	90.5%
\$600,000-699,999	19	2	9.50	2	1	13	\$655,000	\$623,875	95.2%
\$700,000-799,999	11	1	11.00	1	1	57	\$785,000	\$750,000	95.5%
\$800,000-899,999	11	1	11.00	1	0	202	\$874,990	\$849,000	97.0%
\$900,000-1,000,000	13	2	6.50	2	0	125	\$992,000	\$962,000	97.0%
\$1,000,000 +	26	3	8.67	4	5	125	\$1,216,667	\$1,220,833	100.3%
Grand Total	287	42	6.83	36	53	117	\$476,164	\$456,730	95.9%

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
Jul-23	\$389,115		\$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
Jul-24	\$384,022	(139,663)	\$399,049	96.2%	\$192	58	59
Aug-24	\$549,779	165,757	\$576,589	95.4%	\$257	35	68
Sep-24	\$456,730	(93,049)	\$476,164	95.9%	\$237	42	117





THE FAIR REPORT

DALLAS COUNTY

MLS Data for September 2024 (DALLAS COUNTY)

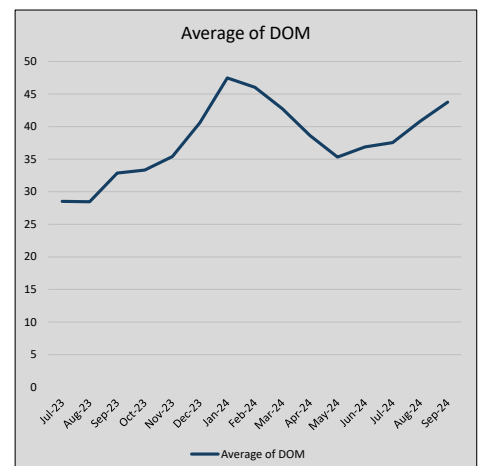
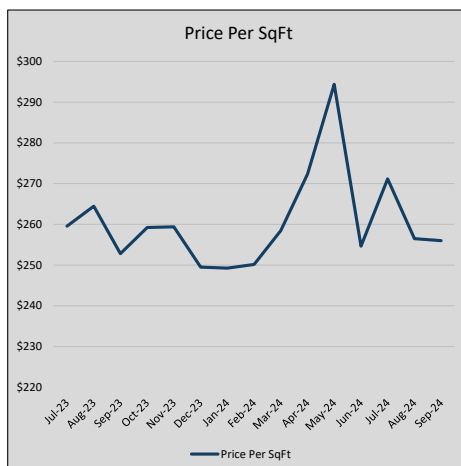
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	67	12	5.58	8	12	67	\$90,358	\$79,875	88.4%
\$100,000-199,999	439	110	3.99	71	109	40	\$165,476	\$157,812	95.4%
\$200,000-299,999	1369	365	3.75	192	378	38	\$262,238	\$256,784	97.9%
\$300,000-399,999	1483	409	3.63	236	370	44	\$349,212	\$342,952	98.2%
\$400,000-499,999	939	167	5.62	131	183	48	\$452,185	\$443,627	98.1%
\$500,000-599,999	635	151	4.21	90	120	45	\$553,193	\$541,961	98.0%
\$600,000-699,999	399	86	4.64	43	77	50	\$659,975	\$643,989	97.6%
\$700,000-799,999	247	70	3.53	36	65	41	\$754,738	\$737,174	97.7%
\$800,000-899,999	183	37	4.95	26	41	36	\$854,745	\$842,562	98.6%
\$900,000-1,000,000	137	31	4.42	18	36	69	\$960,129	\$945,244	98.4%
\$1,000,000 +	765	129	5.93	116	165	47	\$2,126,375	\$2,036,533	95.8%
Grand Total	6663	1567	4.25	967	1556	44	\$550,198	\$535,041	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
Jul-23	\$528,971		\$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
Jul-24	\$576,323	60,115	\$591,098	97.5%	\$271	1816	38
Aug-24	\$513,268	(63,054)	\$525,641	97.6%	\$256	1776	41
Sep-24	\$535,041	21,772	\$550,198	97.2%	\$256	1567	44





THE FAIR REPORT

DENTON COUNTY

MLS Data for September 2024 (DENTON COUNTY)

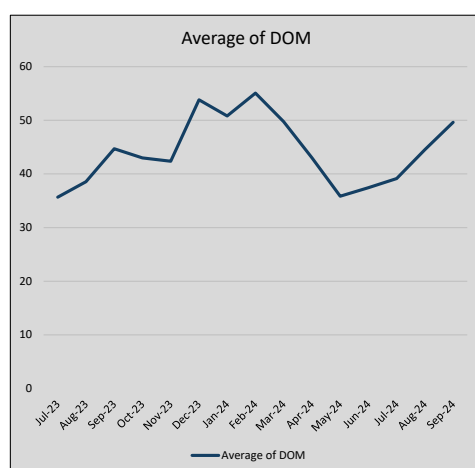
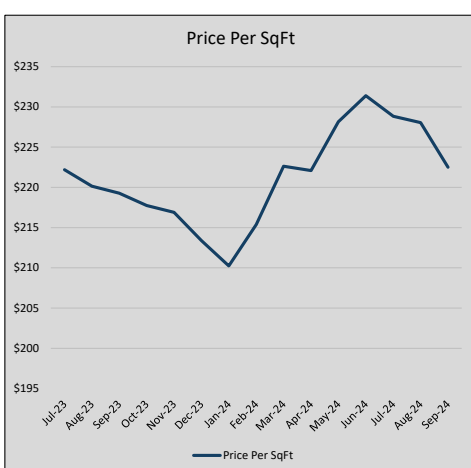
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	1	-	-	-	-
\$100,000-199,999	13	6	2.17	1	5	17	\$179,267	\$172,250	96.1%
\$200,000-299,999	171	71	2.41	21	66	40	\$272,080	\$267,630	98.4%
\$300,000-399,999	861	287	3.00	119	272	45	\$356,651	\$349,627	98.0%
\$400,000-499,999	892	235	3.80	138	223	46	\$448,483	\$440,415	98.2%
\$500,000-599,999	608	146	4.16	73	157	52	\$550,920	\$540,798	98.2%
\$600,000-699,999	429	106	4.05	48	110	52	\$657,065	\$641,218	97.6%
\$700,000-799,999	255	83	3.07	34	66	61	\$755,125	\$733,929	97.2%
\$800,000-899,999	193	36	5.36	30	42	62	\$856,637	\$828,267	96.7%
\$900,000-1,000,000	134	20	6.70	19	28	45	\$946,213	\$920,816	97.3%
\$1,000,000 +	509	77	6.61	66	82	65	\$1,540,140	\$1,443,423	93.7%
Grand Total	4065	1067	3.81	550	1052	50	\$571,001	\$553,978	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
Jul-23	\$570,674		\$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
Jul-24	\$577,002	(12,660)	\$590,250	97.8%	\$229	1285	39
Aug-24	\$586,870	9,868	\$601,397	97.6%	\$228	1232	45
Sep-24	\$553,978	(32,892)	\$571,001	97.0%	\$223	1067	50





THE FAIR REPORT

ELLIS COUNTY

MLS Data for September 2024 (ELLIS COUNTY)

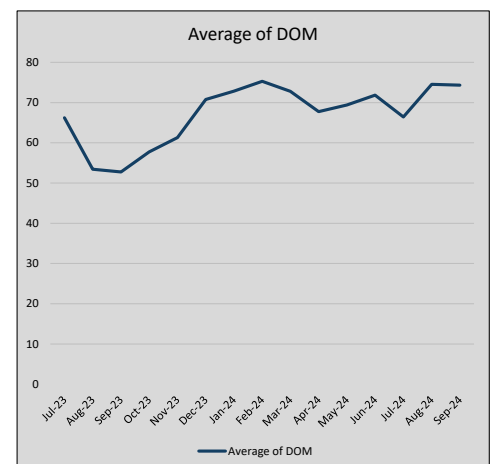
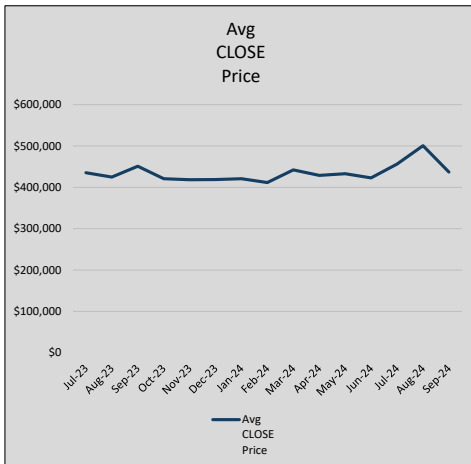
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	2	1.00	1	0	5	\$99,450	\$91,500	92.0%
\$100,000-199,999	16	8	2.00	1	5	53	\$166,325	\$164,750	99.1%
\$200,000-299,999	93	49	1.90	11	36	41	\$263,479	\$258,738	98.2%
\$300,000-399,999	274	72	3.81	32	88	44	\$351,109	\$347,019	98.8%
\$400,000-499,999	358	68	5.26	27	65	71	\$440,025	\$432,951	98.4%
\$500,000-599,999	245	42	5.83	15	53	125	\$550,179	\$537,661	97.7%
\$600,000-699,999	185	26	7.12	14	27	117	\$656,983	\$639,650	97.4%
\$700,000-799,999	96	11	8.73	3	13	125	\$750,645	\$736,684	98.1%
\$800,000-899,999	35	5	7.00	3	5	158	\$846,580	\$820,100	96.9%
\$900,000-1,000,000	14	2	7.00	1	0	22	\$957,749	\$920,250	96.1%
\$1,000,000 +	41	3	13.67	6	2	143	\$1,416,333	\$1,335,333	94.3%
Grand Total	1359	288	4.72	114	294	74	\$446,129	\$437,043	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
Jul-23	\$435,488		\$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
Jul-24	\$456,199	33,320	\$465,920	97.9%	\$193	325	66
Aug-24	\$500,731	44,532	\$508,483	98.5%	\$200	314	75
Sep-24	\$437,043	(63,688)	\$446,129	98.0%	\$186	288	74





THE FAIR REPORT

FANNIN COUNTY

MLS Data for September 2024 (FANNIN COUNTY)

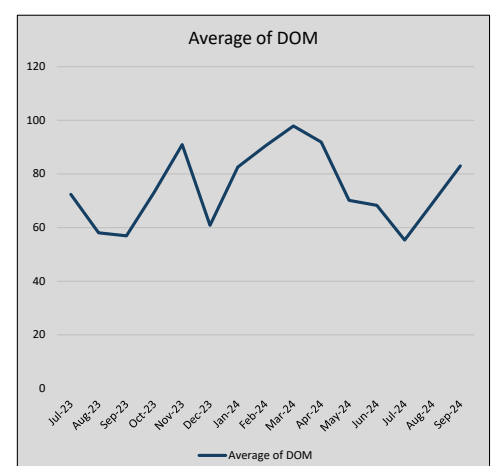
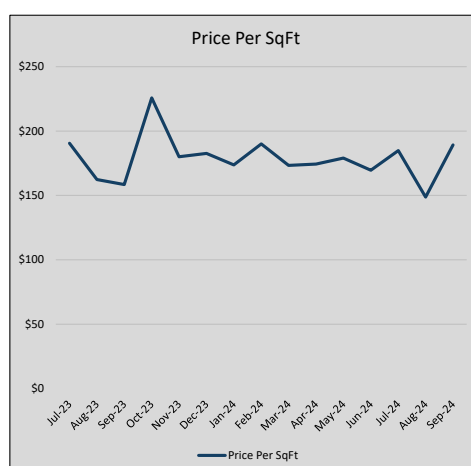
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	10	2	5.00	1	3	13	\$52,250	\$49,250	94.3%
\$100,000-199,999	27	4	6.75	5	6	46	\$172,350	\$166,250	96.5%
\$200,000-299,999	53	7	7.57	5	9	95	\$246,971	\$239,857	97.1%
\$300,000-399,999	50	4	12.50	7	5	99	\$356,250	\$347,000	97.4%
\$400,000-499,999	33	5	6.60	4	4	36	\$468,980	\$456,300	97.3%
\$500,000-599,999	38	3	12.67	5	2	162	\$567,477	\$560,835	98.8%
\$600,000-699,999	21	2	10.50	5	1	167	\$633,838	\$612,138	96.6%
\$700,000-799,999	8	0	-	0	2	-	-	-	-
\$800,000-899,999	9	0	-	1	0	-	-	-	-
\$900,000-1,000,000	9	1	9.00	1	0	54	\$949,990	\$920,000	96.8%
\$1,000,000 +	28	0	-	6	0	-	-	-	-
Grand Total	286	28	10.21	40	32	83	\$364,739	\$354,956	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
Jul-23	\$318,480		\$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
Jul-24	\$365,789	25,019	\$374,006	97.8%	\$185	36	55
Aug-24	\$271,315	(94,474)	\$282,186	96.1%	\$149	54	69
Sep-24	\$354,956	83,642	\$364,739	97.3%	\$189	28	83





THE FAIR REPORT

GRAYSON COUNTY

MLS Data for September 2024 (GRAYSON COUNTY)

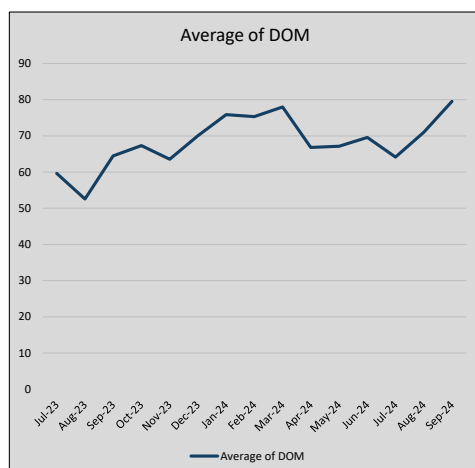
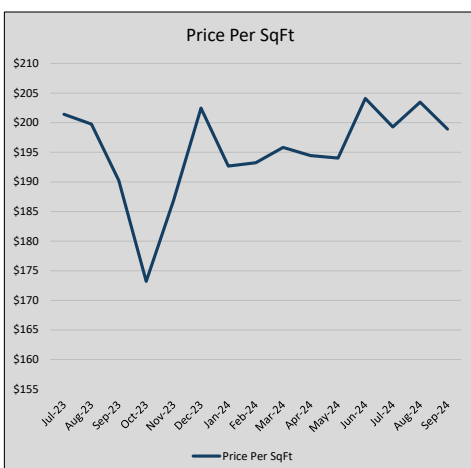
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	10	3	3.33	1	3	63	\$81,500	\$76,170	93.5%
\$100,000-199,999	128	20	6.40	18	38	44	\$159,050	\$149,945	94.3%
\$200,000-299,999	273	50	5.46	22	41	53	\$253,806	\$245,669	96.8%
\$300,000-399,999	277	46	6.02	21	49	74	\$362,173	\$353,389	97.6%
\$400,000-499,999	153	34	4.50	17	26	133	\$449,796	\$438,556	97.5%
\$500,000-599,999	102	15	6.80	10	19	92	\$547,817	\$535,213	97.7%
\$600,000-699,999	70	10	7.00	11	11	126	\$655,024	\$635,378	97.0%
\$700,000-799,999	44	5	8.80	4	7	50	\$748,648	\$731,506	97.7%
\$800,000-899,999	36	5	7.20	5	4	81	\$858,597	\$838,398	97.6%
\$900,000-1,000,000	31	2	15.50	6	2	132	\$982,500	\$943,000	96.0%
\$1,000,000 +	97	10	9.70	12	4	69	\$1,394,300	\$1,282,000	91.9%
Grand Total	1221	200	6.11	127	204	80	\$433,903	\$418,076	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
Jul-23	\$383,865		\$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
Jul-24	\$395,329	(29,752)	\$410,409	96.3%	\$199	218	64
Aug-24	\$413,530	18,200	\$428,287	96.6%	\$203	220	71
Sep-24	\$418,076	4,546	\$433,903	96.4%	\$199	200	80





THE FAIR REPORT

HENDERSON COUNTY

MLS Data for September 2024 (HENDERSON COUNTY)

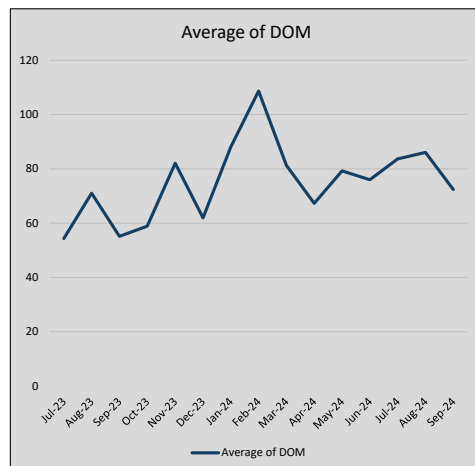
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	22	4	5.50	3	6	44	\$71,500	\$67,750	94.8%
\$100,000-199,999	103	13	7.92	14	14	51	\$152,215	\$143,038	94.0%
\$200,000-299,999	180	28	6.43	35	25	65	\$260,046	\$249,348	95.9%
\$300,000-399,999	117	16	7.31	11	12	98	\$357,918	\$352,524	98.5%
\$400,000-499,999	65	8	8.13	13	6	50	\$472,112	\$456,500	96.7%
\$500,000-599,999	55	5	11.00	14	5	121	\$578,200	\$546,800	94.6%
\$600,000-699,999	38	3	12.67	4	2	96	\$661,667	\$621,667	94.0%
\$700,000-799,999	27	3	9.00	3	1	93	\$739,600	\$708,333	95.8%
\$800,000-899,999	20	4	5.00	6	2	80	\$864,750	\$808,000	93.4%
\$900,000-1,000,000	21	1	21.00	4	1	57	\$959,000	\$900,000	93.8%
\$1,000,000 +	104	7	14.86	16	7	68	\$1,966,571	\$1,858,857	94.5%
Grand Total	752	92	8.17	123	81	72	\$481,831	\$459,485	95.4%

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
Jul-23	\$472,923		\$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
Jul-24	\$511,639	3,273	\$534,523	95.7%	\$262	107	84
Aug-24	\$437,325	(74,314)	\$455,294	96.1%	\$241	118	86
Sep-24	\$459,485	22,160	\$481,831	95.4%	\$233	92	72





THE FAIR REPORT

HILL COUNTY

MLS Data for September 2024 (HILL COUNTY)

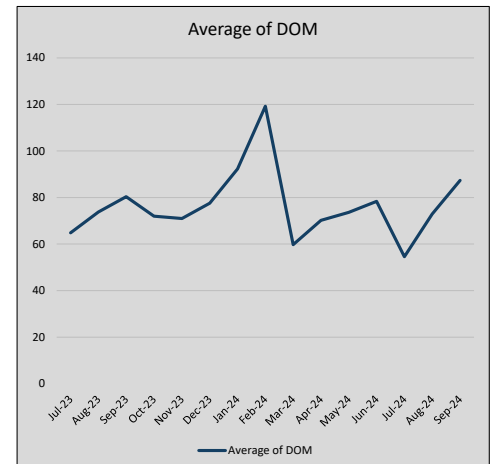
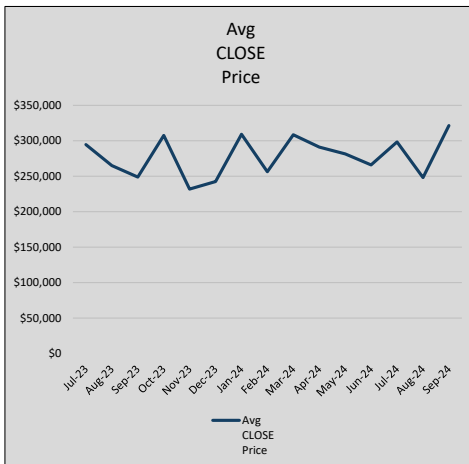
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	7	2	3.50	1	4	9	\$57,450	\$55,050	95.8%
\$100,000-199,999	32	4	8.00	5	12	55	\$150,975	\$139,475	92.4%
\$200,000-299,999	64	13	4.92	4	16	82	\$258,777	\$254,646	98.4%
\$300,000-399,999	36	4	9.00	3	5	109	\$348,675	\$371,200	106.5%
\$400,000-499,999	25	5	5.00	0	2	92	\$451,979	\$428,200	94.7%
\$500,000-599,999	10	3	3.33	1	2	107	\$551,633	\$543,000	98.4%
\$600,000-699,999	15	1	15.00	2	1	115	\$699,000	\$675,000	96.6%
\$700,000-799,999	11	1	11.00	1	0	240	\$759,500	\$700,000	92.2%
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	11	0	-	0	1	-	-	-	-
Grand Total	214	33	6.48	17	43	87	\$328,815	\$321,461	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
Jul-23	\$294,531		\$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
Jul-24	\$298,461	32,553	\$305,523	97.7%	\$159	44	55
Aug-24	\$248,051	(50,410)	\$261,603	94.8%	\$144	36	73
Sep-24	\$321,461	73,409	\$328,815	97.8%	\$191	33	87





THE FAIR REPORT

HOOD COUNTY

MLS Data for September 2024 (HOOD COUNTY)

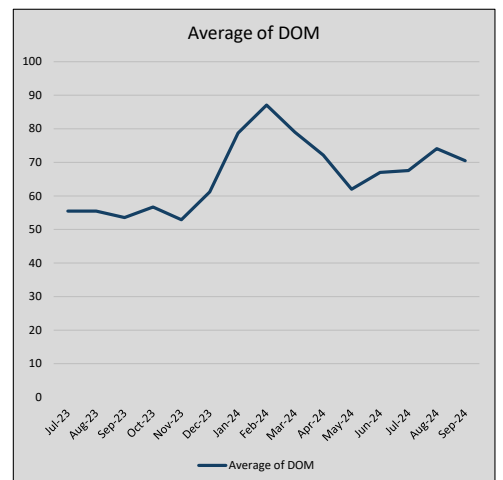
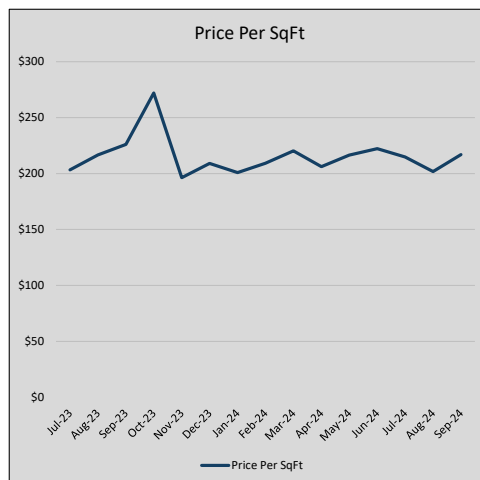
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	14	0	-	1	1	-	-	-	-
\$100,000-199,999	57	9	6.33	13	13	101	\$150,567	\$292,689	194.4%
\$200,000-299,999	181	29	6.24	11	23	58	\$270,512	\$269,368	99.6%
\$300,000-399,999	128	32	4.00	22	33	68	\$347,571	\$339,405	97.7%
\$400,000-499,999	84	10	8.40	15	17	109	\$441,359	\$435,189	98.6%
\$500,000-599,999	68	13	5.23	8	16	66	\$554,900	\$500,524	90.2%
\$600,000-699,999	38	3	12.67	2	9	82	\$636,633	\$623,333	97.9%
\$700,000-799,999	26	4	6.50	2	6	21	\$775,750	\$750,000	96.7%
\$800,000-899,999	14	4	3.50	2	5	71	\$850,975	\$831,700	97.7%
\$900,000-1,000,000	15	1	15.00	3	4	49	\$995,000	\$840,000	84.4%
\$1,000,000 +	68	7	9.71	6	9	76	\$1,696,286	\$1,545,000	91.1%
Grand Total	693	112	6.19	85	136	71	\$475,315	\$464,441	97.7%

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
Jul-23	\$396,523		\$405,024	97.9%	\$203	135	55
Aug-23	\$408,878	12,355	\$419,138	97.6%	\$217	159	55
Sep-23	\$446,011	37,133	\$462,034	96.5%	\$226	108	54
Oct-23	\$541,102	95,091	\$567,275	95.4%	\$272	97	57
Nov-23	\$382,990	(158,113)	\$393,563	97.3%	\$196	77	53
Dec-23	\$384,798	1,808	\$398,463	96.6%	\$209	84	61
Jan-24	\$364,585	(20,213)	\$388,044	94.0%	\$201	69	79
Feb-24	\$416,493	51,909	\$430,767	96.7%	\$209	92	87
Mar-24	\$447,113	30,620	\$460,120	97.2%	\$220	131	79
Apr-24	\$405,629	(41,484)	\$412,236	98.4%	\$206	126	72
May-24	\$432,164	26,534	\$448,713	96.3%	\$216	158	62
Jun-24	\$441,571	9,407	\$452,885	97.5%	\$222	127	67
Jul-24	\$421,532	(20,039)	\$437,035	96.5%	\$215	135	68
Aug-24	\$385,757	(35,775)	\$394,866	97.7%	\$202	144	74
Sep-24	\$464,441	78,684	\$475,315	97.7%	\$217	112	71





THE FAIR REPORT

HUNT COUNTY

MLS Data for September 2024 (HUNT COUNTY)

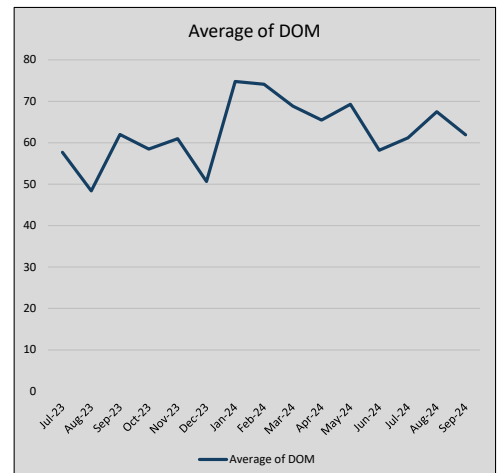
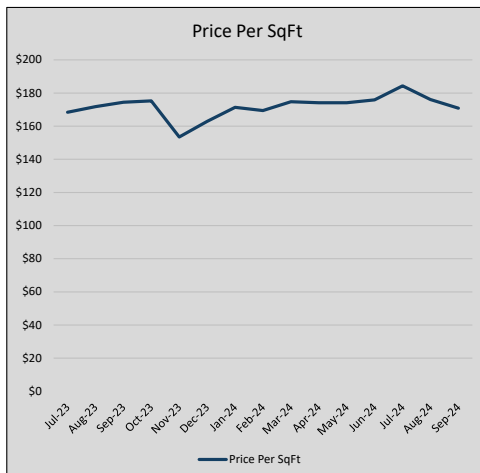
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	8	3	2.67	3	2	44	\$72,966	\$66,667	91.4%
\$100,000-199,999	80	17	4.71	19	29	62	\$151,613	\$143,082	94.4%
\$200,000-299,999	298	65	4.58	29	65	53	\$256,413	\$249,987	97.5%
\$300,000-399,999	218	29	7.52	25	28	76	\$334,483	\$325,761	97.4%
\$400,000-499,999	98	16	6.13	11	22	71	\$456,190	\$446,748	97.9%
\$500,000-599,999	67	13	5.15	6	14	70	\$574,246	\$564,969	98.4%
\$600,000-699,999	47	4	11.75	6	3	61	\$684,225	\$680,666	99.5%
\$700,000-799,999	24	1	24.00	2	2	36	\$725,000	\$687,900	94.9%
\$800,000-899,999	13	0	-	0	1	-	-	-	-
\$900,000-1,000,000	7	0	-	0	0	-	-	-	-
\$1,000,000 +	30	1	30.00	2	0	51	\$2,095,000	\$2,055,000	98.1%
Grand Total	890	149	5.97	103	166	62	\$332,109	\$324,072	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
Jul-23	\$337,250		\$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
Jul-24	\$338,879	16,644	\$352,071	96.3%	\$184	160	61
Aug-24	\$330,932	(7,947)	\$340,254	97.3%	\$176	149	67
Sep-24	\$324,072	(6,860)	\$332,109	97.6%	\$171	149	62





THE FAIR REPORT

JOHNSON COUNTY

MLS Data for September 2024 (JOHNSON COUNTY)

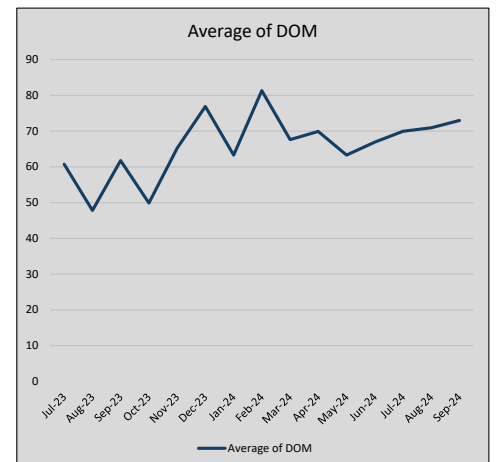
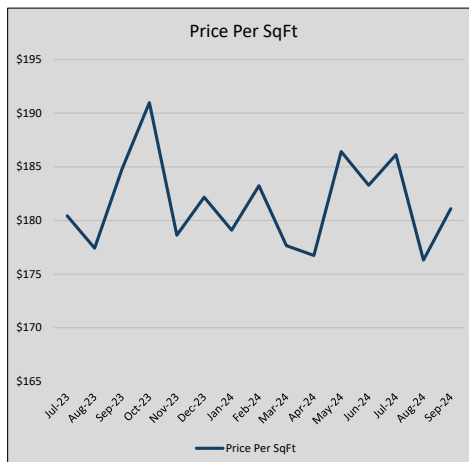
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	5	0.60	1	0	25	\$73,480	\$60,195	81.9%
\$100,000-199,999	46	13	3.54	9	15	48	\$174,200	\$175,446	100.7%
\$200,000-299,999	252	66	3.82	28	75	53	\$263,738	\$260,900	98.9%
\$300,000-399,999	435	82	5.30	68	70	82	\$346,870	\$342,003	98.6%
\$400,000-499,999	206	35	5.89	21	50	82	\$447,073	\$441,354	98.7%
\$500,000-599,999	177	27	6.56	15	28	82	\$549,399	\$538,024	97.9%
\$600,000-699,999	105	5	21.00	9	24	128	\$650,496	\$631,398	97.1%
\$700,000-799,999	45	1	45.00	5	10	62	\$729,900	\$650,000	89.1%
\$800,000-899,999	17	2	8.50	1	4	122	\$833,950	\$772,500	92.6%
\$900,000-1,000,000	17	2	8.50	0	3	19	\$964,739	\$953,238	98.8%
\$1,000,000 +	42	4	10.50	5	4	157	\$1,506,250	\$1,348,750	89.5%
Grand Total	1345	242	5.56	162	283	73	\$382,513	\$373,855	97.7%

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
Jul-23	\$389,173		\$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
Jul-24	\$396,069	11,876	\$402,557	98.4%	\$186	294	70
Aug-24	\$370,883	(25,185)	\$378,169	98.1%	\$176	275	71
Sep-24	\$373,855	2,972	\$382,513	97.7%	\$181	242	73





THE FAIR REPORT

KAUFMAN COUNTY

MLS Data for September 2024 (KAUFMAN COUNTY)

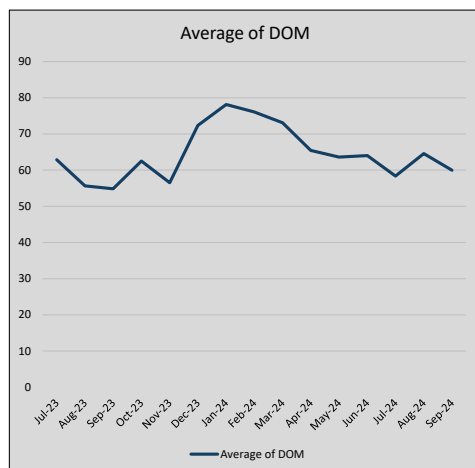
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	4	0	-	2	0	-	-	-	-
\$100,000-199,999	32	5	6.40	2	6	42	\$167,760	\$157,796	94.1%
\$200,000-299,999	285	118	2.42	39	124	46	\$261,121	\$256,490	98.2%
\$300,000-399,999	513	130	3.95	75	103	63	\$342,798	\$334,098	97.5%
\$400,000-499,999	367	27	13.59	23	42	106	\$445,423	\$439,262	98.6%
\$500,000-599,999	134	17	7.88	13	17	70	\$543,797	\$519,120	95.5%
\$600,000-699,999	68	6	11.33	5	9	49	\$662,900	\$642,200	96.9%
\$700,000-799,999	30	0	-	3	0	-	-	-	-
\$800,000-899,999	16	1	16.00	0	2	26	\$899,990	\$850,000	94.4%
\$900,000-1,000,000	10	1	10.00	4	3	86	\$929,000	\$915,000	98.5%
\$1,000,000 +	45	0	-	6	0	-	-	-	-
Grand Total	1504	305	4.93	172	306	60	\$338,663	\$330,462	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
Jul-23	\$354,917		\$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
Jul-24	\$335,000	(11,354)	\$343,981	97.4%	\$164	315	58
Aug-24	\$340,786	5,786	\$348,535	97.8%	\$165	335	65
Sep-24	\$330,462	(10,324)	\$338,663	97.6%	\$159	305	60





THE FAIR REPORT

LAMAR COUNTY

MLS Data for September 2024 (LAMAR COUNTY)

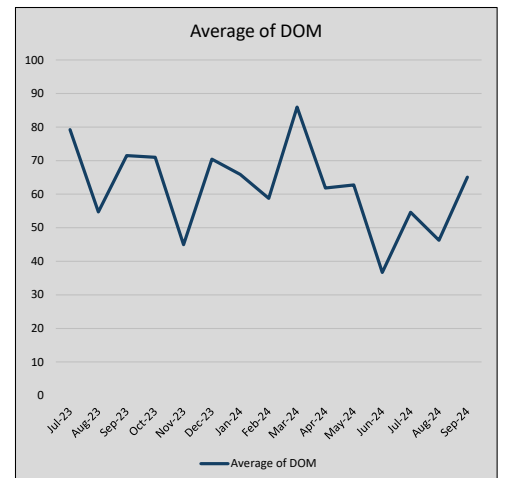
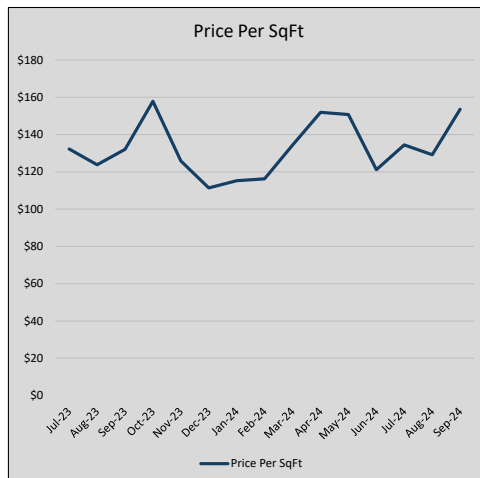
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	14	2	7.00	3	2	46	\$67,500	\$64,750	95.9%
\$100,000-199,999	49	12	4.08	5	12	79	\$143,592	\$139,367	97.1%
\$200,000-299,999	47	3	15.67	9	5	64	\$228,300	\$214,000	93.7%
\$300,000-399,999	47	7	6.71	2	5	63	\$358,486	\$347,229	96.9%
\$400,000-499,999	26	6	4.33	5	1	75	\$451,550	\$440,000	97.4%
\$500,000-599,999	15	2	7.50	1	1	34	\$535,123	\$522,500	97.6%
\$600,000-699,999	7	1	7.00	0	0	18	\$649,900	\$649,900	100.0%
\$700,000-799,999	4	1	4.00	0	0	22	\$774,900	\$755,000	97.4%
\$800,000-899,999	2	1	2.00	0	0	42	\$850,000	\$830,000	97.6%
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	10	0	-	2	0	-	-	-	-
Grand Total	222	35	6.34	27	26	65	\$317,336	\$308,411	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
Jul-23	\$270,642		\$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
Jul-24	\$263,463	50,428	\$276,300	95.4%	\$134	41	55
Aug-24	\$234,045	(29,418)	\$245,958	95.2%	\$129	37	46
Sep-24	\$308,411	74,367	\$317,336	97.2%	\$154	35	65





THE FAIR REPORT

PARKER COUNTY

MLS Data for September 2024 (PARKER COUNTY)

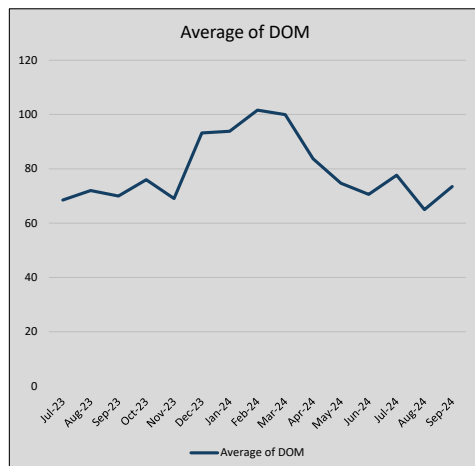
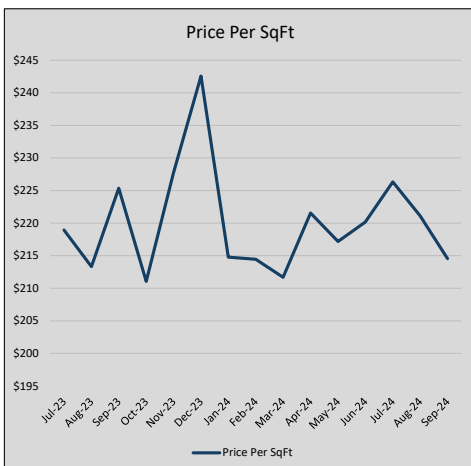
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	5	1	5.00	0	3	7	\$79,000	\$50,000	63.3%
\$100,000-199,999	27	10	2.70	4	4	30	\$177,880	\$172,100	96.8%
\$200,000-299,999	131	26	5.04	8	33	74	\$263,657	\$259,853	98.6%
\$300,000-399,999	198	51	3.88	26	52	74	\$357,320	\$351,175	98.3%
\$400,000-499,999	233	53	4.40	29	44	87	\$447,002	\$440,787	98.6%
\$500,000-599,999	220	31	7.10	28	38	66	\$564,656	\$556,032	98.5%
\$600,000-699,999	190	13	14.62	23	31	63	\$661,668	\$662,603	100.1%
\$700,000-799,999	91	13	7.00	12	13	88	\$747,898	\$742,683	99.3%
\$800,000-899,999	64	9	7.11	7	10	51	\$854,054	\$829,890	97.2%
\$900,000-1,000,000	43	9	4.78	9	10	92	\$944,656	\$906,312	95.9%
\$1,000,000 +	139	7	19.86	15	14	75	\$1,475,057	\$1,389,429	94.2%
Grand Total	1341	223	6.01	161	252	73	\$506,591	\$496,217	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
Jul-23	\$504,320		\$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
Jul-24	\$534,977	30,964	\$551,220	97.1%	\$226	295	78
Aug-24	\$517,979	(16,998)	\$534,559	96.9%	\$221	254	65
Sep-24	\$496,217	(21,762)	\$506,591	98.0%	\$215	223	73





THE FAIR REPORT

ROCKWALL COUNTY

MLS Data for September 2024 (ROCKWALL COUNTY)

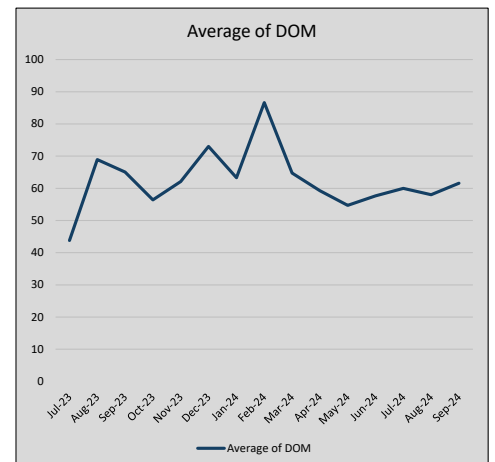
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	6	0	-	1	4	-	-	-	-
\$200,000-299,999	63	18	3.50	5	20	53	\$260,073	\$249,794	96.0%
\$300,000-399,999	233	49	4.76	22	46	60	\$356,053	\$346,808	97.4%
\$400,000-499,999	215	42	5.12	18	41	58	\$457,588	\$447,978	97.9%
\$500,000-599,999	123	25	4.92	12	28	68	\$550,150	\$539,802	98.1%
\$600,000-699,999	104	14	7.43	11	13	46	\$640,402	\$625,664	97.7%
\$700,000-799,999	71	13	5.46	5	13	65	\$732,981	\$713,634	97.4%
\$800,000-899,999	38	5	7.60	3	11	45	\$859,312	\$833,247	97.0%
\$900,000-1,000,000	35	3	11.67	4	6	142	\$965,475	\$918,333	95.1%
\$1,000,000 +	93	11	8.45	5	11	83	\$1,645,363	\$1,617,727	98.3%
Grand Total	982	180	5.46	86	193	62	\$549,371	\$536,404	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
Jul-23	\$485,440		\$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
Jul-24	\$536,354	22,465	\$551,255	97.3%	\$197	180	60
Aug-24	\$498,700	(37,653)	\$515,357	96.8%	\$194	223	58
Sep-24	\$536,404	37,704	\$549,371	97.6%	\$210	180	62





THE FAIR REPORT

TARRANT COUNTY

MLS Data for September 2024 (TARRANT COUNTY)

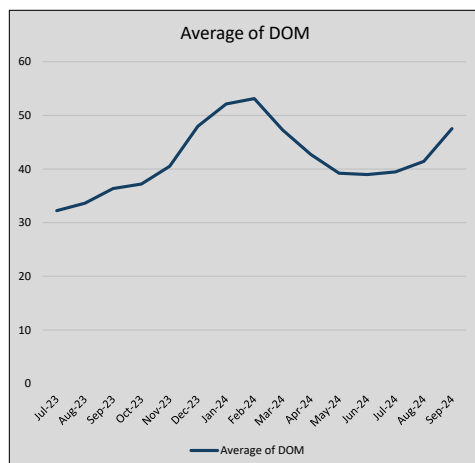
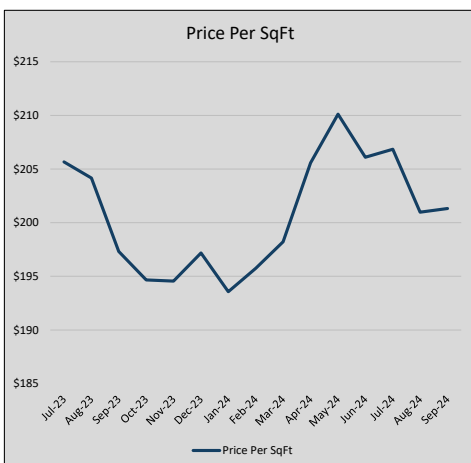
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	6	2	3.00	5	3	36	\$98,000	\$93,500	95.4%
\$100,000-199,999	255	77	3.31	46	61	54	\$165,875	\$159,175	96.0%
\$200,000-299,999	1314	420	3.13	194	476	40	\$263,940	\$259,505	98.3%
\$300,000-399,999	1943	602	3.23	304	575	46	\$348,300	\$343,369	98.6%
\$400,000-499,999	973	207	4.70	123	241	51	\$447,637	\$441,011	98.5%
\$500,000-599,999	549	134	4.10	62	151	52	\$550,219	\$539,503	98.1%
\$600,000-699,999	315	73	4.32	40	90	67	\$650,823	\$635,778	97.7%
\$700,000-799,999	166	30	5.53	15	51	78	\$754,113	\$727,538	96.5%
\$800,000-899,999	95	20	4.75	15	32	55	\$851,580	\$830,475	97.5%
\$900,000-1,000,000	88	23	3.83	4	14	36	\$954,421	\$931,070	97.6%
\$1,000,000 +	456	60	7.60	68	77	49	\$1,926,792	\$1,826,694	94.8%
Grand Total	6160	1648	3.74	876	1771	48	\$439,693	\$429,363	97.7%

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
Jul-23	\$452,849		\$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
Jul-24	\$453,307	(5,599)	\$461,600	98.2%	\$207	2067	39
Aug-24	\$435,105	(18,202)	\$444,948	97.8%	\$201	1884	41
Sep-24	\$429,363	(5,742)	\$439,693	97.7%	\$201	1648	48





THE FAIR REPORT

WISE COUNTY

MLS Data for September 2024 (WISE COUNTY)

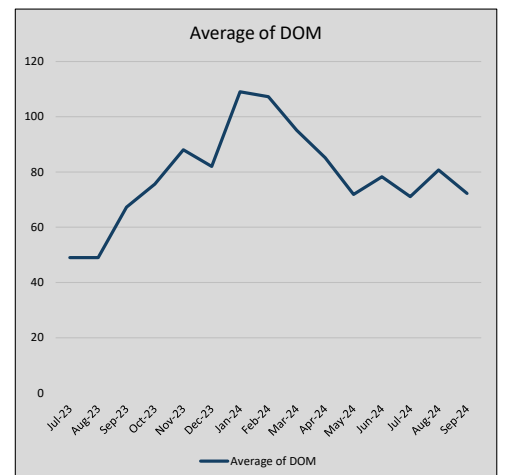
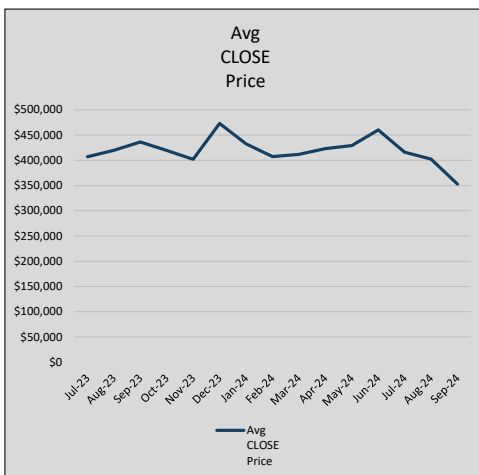
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	4	1	4.00	0	1	32	\$99,000	\$87,000	87.9%
\$100,000-199,999	25	8	3.13	2	7	47	\$156,800	\$146,800	93.6%
\$200,000-299,999	97	21	4.62	14	19	59	\$260,024	\$254,880	98.0%
\$300,000-399,999	129	38	3.39	10	27	60	\$343,894	\$335,168	97.5%
\$400,000-499,999	111	10	11.10	7	19	143	\$456,710	\$442,655	96.9%
\$500,000-599,999	82	6	13.67	7	18	97	\$556,194	\$538,425	96.8%
\$600,000-699,999	51	8	6.38	13	2	96	\$652,635	\$633,186	97.0%
\$700,000-799,999	29	1	29.00	3	4	52	\$749,500	\$745,000	99.4%
\$800,000-899,999	24	0	-	4	1	-	-	-	-
\$900,000-1,000,000	13	0	-	3	1	-	-	-	-
\$1,000,000 +	45	0	-	7	2	-	-	-	-
Grand Total	610	93	6.56	70	101	72	\$362,976	\$352,880	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
Jul-23	\$406,976		\$413,933	98.3%	\$209	125	49
Aug-23	\$419,970	12,994	\$433,774	96.8%	\$204	123	49
Sep-23	\$436,310	16,340	\$445,840	97.9%	\$208	108	67
Oct-23	\$419,643	(16,668)	\$433,276	96.9%	\$197	90	76
Nov-23	\$402,159	(17,484)	\$413,326	97.3%	\$185	74	88
Dec-23	\$473,092	70,933	\$488,996	96.7%	\$214	93	82
Jan-24	\$432,727	(40,365)	\$448,472	96.5%	\$207	91	109
Feb-24	\$407,249	(25,477)	\$421,910	96.5%	\$198	90	107
Mar-24	\$411,731	4,482	\$421,879	97.6%	\$191	96	95
Apr-24	\$423,075	11,344	\$430,549	98.3%	\$199	112	85
May-24	\$429,228	6,153	\$442,097	97.1%	\$209	139	72
Jun-24	\$460,261	31,033	\$477,520	96.4%	\$217	113	78
Jul-24	\$416,005	(44,256)	\$430,071	96.7%	\$203	108	71
Aug-24	\$402,469	(13,535)	\$414,066	97.2%	\$200	117	81
Sep-24	\$352,880	(49,589)	\$362,976	97.2%	\$181	93	72





THE FAIR REPORT

ADDISON

MLS Data for September 2024 (City of Addison)

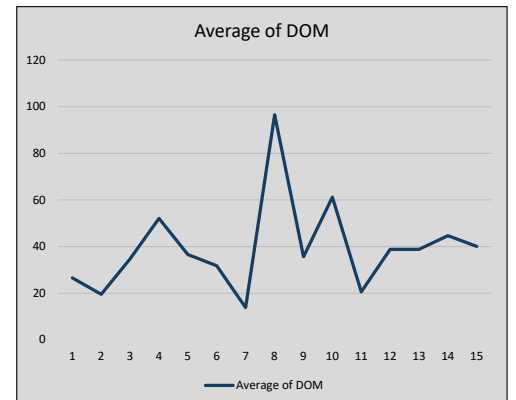
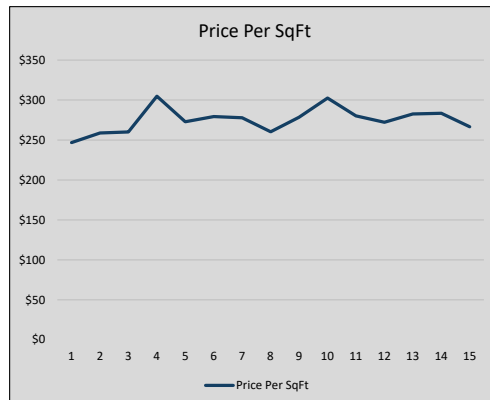
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	3	0	-	0	2	-	-	-	-
\$300,000-399,999	0	1	0.00	0	2	18	\$320,000	\$320,000	100.0%
\$400,000-499,999	8	1	8.00	1	1	1	\$495,400	\$507,000	102.3%
\$500,000-599,999	13	6	2.17	1	1	26	\$550,667	\$544,750	98.9%
\$600,000-699,999	10	1	10.00	0	4	149	\$659,999	\$650,000	98.5%
\$700,000-799,999	3	1	3.00	0	1	63	\$775,000	\$760,000	98.1%
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	1	0.00	0	0	54	\$975,000	\$975,000	100.0%
\$1,000,000 +	2	0	-	1	0	-	-	-	-
Grand Total	42	11	3.82	3	11	40	\$593,582	\$589,136	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
Jul-23	\$465,167		\$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
Jul-24	\$604,125	70,361	\$612,279	98.7%	\$283	14	39
Aug-24	\$589,440	(14,685)	\$607,970	97.0%	\$283	10	45
Sep-24	\$589,136	(304)	\$593,582	99.3%	\$267	11	40





THE FAIR REPORT

ALEDO

MLS Data for September 2024 (City of Aledo)

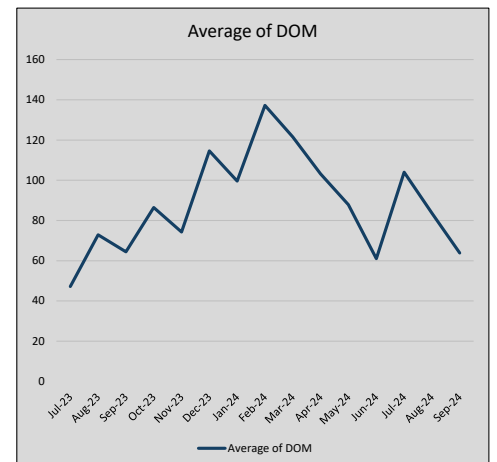
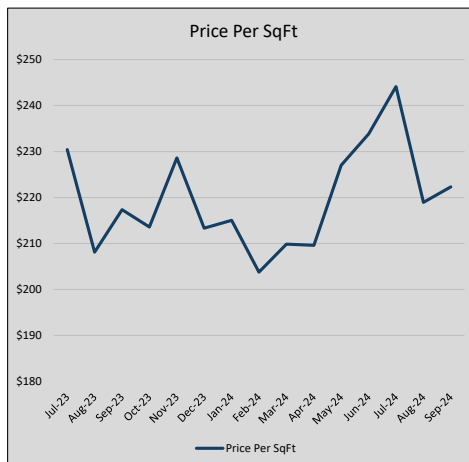
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	1	17	\$190,000	\$180,000	94.7%
\$200,000-299,999	1	2	0.50	1	0	20	\$240,000	\$225,250	93.9%
\$300,000-399,999	8	4	2.00	1	3	66	\$332,475	\$326,500	98.2%
\$400,000-499,999	39	11	3.55	4	10	62	\$454,716	\$448,627	98.7%
\$500,000-599,999	29	4	7.25	8	7	18	\$580,667	\$564,269	97.2%
\$600,000-699,999	30	4	7.50	4	6	40	\$670,973	\$696,359	103.8%
\$700,000-799,999	34	7	4.86	3	4	93	\$744,102	\$736,411	99.0%
\$800,000-899,999	19	3	6.33	0	5	67	\$882,967	\$867,005	98.2%
\$900,000-1,000,000	14	6	2.33	3	2	102	\$954,483	\$928,635	97.3%
\$1,000,000 +	25	3	8.33	7	6	62	\$1,464,167	\$1,325,667	90.5%
Grand Total	199	45	4.42	31	44	64	\$666,341	\$649,303	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
Jul-23	\$616,606		\$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
Jul-24	\$737,632	128,980	\$769,017	95.9%	\$244	43	104
Aug-24	\$607,965	(129,667)	\$618,879	98.2%	\$219	28	84
Sep-24	\$649,303	41,337	\$666,341	97.4%	\$222	45	64





THE FAIR REPORT

ALLEN

MLS Data for September 2024 (City of Allen)

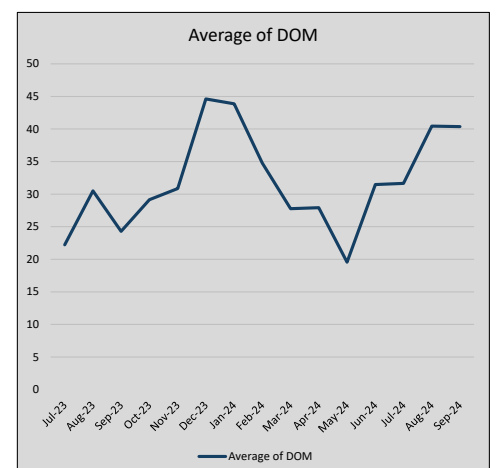
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	5	2	2.50	2	1	31	\$282,500	\$264,500	93.6%
\$300,000-399,999	44	18	2.44	6	18	28	\$354,677	\$356,055	100.4%
\$400,000-499,999	85	27	3.15	11	15	40	\$455,055	\$443,946	97.6%
\$500,000-599,999	45	15	3.00	11	12	39	\$546,953	\$530,769	97.0%
\$600,000-699,999	31	14	2.21	6	19	55	\$642,469	\$621,341	96.7%
\$700,000-799,999	25	7	3.57	3	8	45	\$742,686	\$723,856	97.5%
\$800,000-899,999	9	7	1.29	3	5	42	\$849,984	\$839,893	98.8%
\$900,000-1,000,000	5	0	-	1	0	-	-	-	-
\$1,000,000 +	16	9	1.78	5	4	44	\$1,158,556	\$1,102,613	95.2%
Grand Total	265	99	2.68	49	82	40	\$585,962	\$570,249	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
Jul-23	\$600,698		\$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
Jul-24	\$588,140	(41,941)	\$598,214	98.3%	\$227	100	32
Aug-24	\$594,135	5,994	\$608,416	97.7%	\$219	121	40
Sep-24	\$570,249	(23,886)	\$585,962	97.3%	\$223	99	40





THE FAIR REPORT

ALVARADO

MLS Data for September 2024 (City of Alvarado)

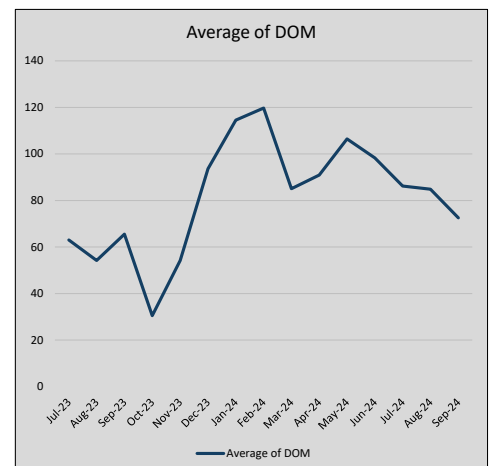
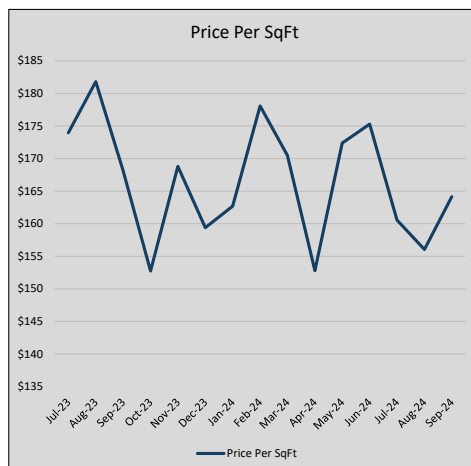
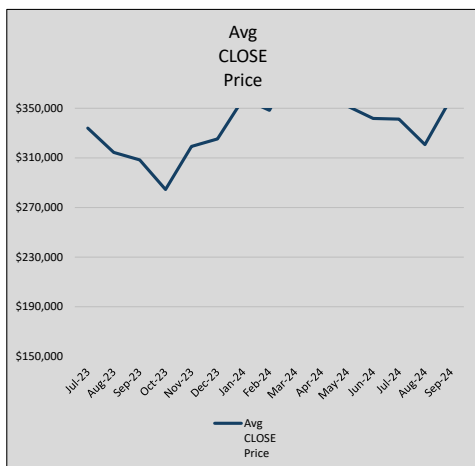
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	1	0	-	-	-	-
\$100,000-199,999	7	2	3.50	5	2	54	\$187,000	\$189,250	101.2%
\$200,000-299,999	23	4	5.75	3	6	25	\$244,775	\$249,825	102.1%
\$300,000-399,999	51	12	4.25	6	5	68	\$358,836	\$354,054	98.7%
\$400,000-499,999	16	2	8.00	2	4	91	\$435,000	\$430,000	98.9%
\$500,000-599,999	19	4	4.75	1	3	133	\$525,000	\$525,000	100.0%
\$600,000-699,999	8	0	-	1	1	-	-	-	-
\$700,000-799,999	2	0	-	0	0	-	-	-	-
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	0	-	0	1	-	-	-	-
\$1,000,000 +	5	0	-	0	0	-	-	-	-
Grand Total	136	24	5.67	19	22	73	\$359,547	\$357,769	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
Jul-23	\$334,061		\$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
Jul-24	\$341,291	(466)	\$348,384	98.0%	\$161	19	86
Aug-24	\$320,722	(20,569)	\$335,022	95.7%	\$156	26	85
Sep-24	\$357,769	37,047	\$359,547	99.5%	\$164	24	73





THE FAIR REPORT

ANNA

MLS Data for September 2024 (City of Anna)

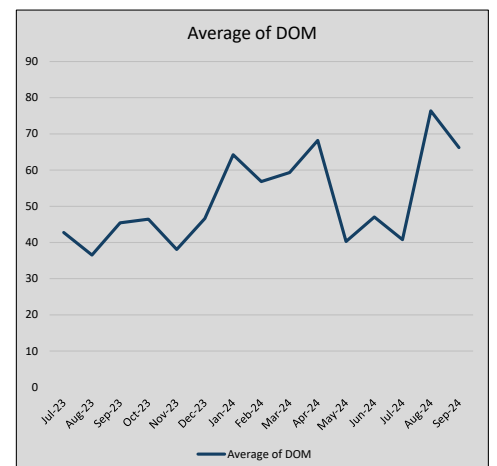
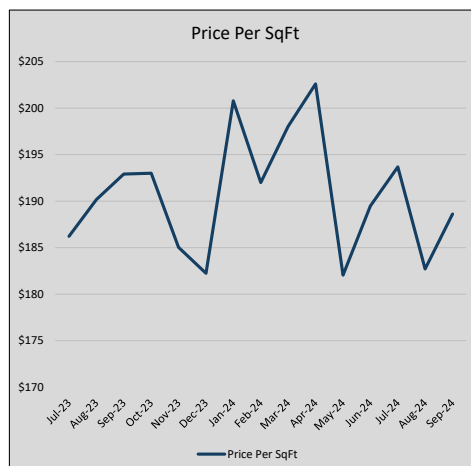
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	2	0	-	-	-	-
\$100,000-199,999	2	0	-	0	0	-	-	-	-
\$200,000-299,999	12	4	3.00	1	6	37	\$285,224	\$281,875	98.8%
\$300,000-399,999	125	32	3.91	15	30	62	\$351,337	\$347,401	98.9%
\$400,000-499,999	121	12	10.08	12	10	71	\$436,672	\$427,969	98.0%
\$500,000-599,999	39	2	19.50	4	3	124	\$547,698	\$534,995	97.7%
\$600,000-699,999	7	1	7.00	1	0	107	\$649,950	\$649,950	100.0%
\$700,000-799,999	4	0	-	0	1	-	-	-	-
\$800,000-899,999	4	0	-	0	0	-	-	-	-
\$900,000-1,000,000	3	0	-	1	1	-	-	-	-
\$1,000,000 +	15	1	15.00	0	0	109	\$1,025,000	\$1,025,001	100.0%
Grand Total	332	52	6.38	36	51	66	\$392,194	\$387,017	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
Jul-23	\$402,141		\$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
Jul-24	\$423,386	4,816	\$431,514	98.1%	\$194	58	41
Aug-24	\$405,683	(17,702)	\$413,688	98.1%	\$183	57	76
Sep-24	\$387,017	(18,666)	\$392,194	98.7%	\$189	52	66





THE FAIR REPORT

ARLINGTON

MLS Data for September 2024 (City of Arlington)

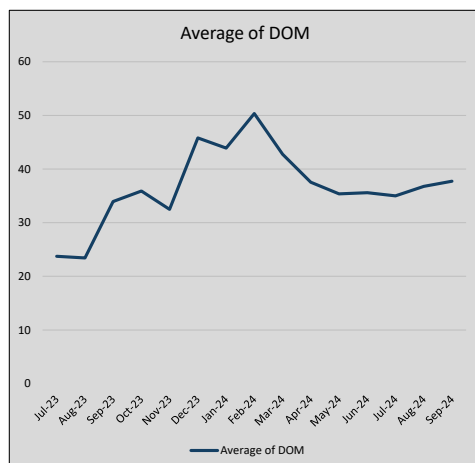
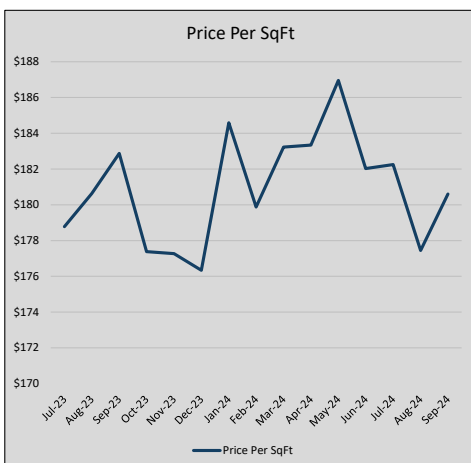
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	3	0	-	-	-	-
\$100,000-199,999	47	9	5.22	9	13	59	\$168,543	\$177,989	105.6%
\$200,000-299,999	199	61	3.26	20	78	30	\$267,832	\$264,891	98.9%
\$300,000-399,999	255	89	2.87	42	99	36	\$346,460	\$341,155	98.5%
\$400,000-499,999	157	24	6.54	24	26	52	\$453,837	\$447,667	98.6%
\$500,000-599,999	61	16	3.81	6	13	32	\$542,519	\$540,255	99.6%
\$600,000-699,999	32	5	6.40	6	11	66	\$646,760	\$635,700	98.3%
\$700,000-799,999	9	0	-	3	4	-	-	-	-
\$800,000-899,999	11	2	5.50	2	3	45	\$845,000	\$796,500	94.3%
\$900,000-1,000,000	9	2	4.50	1	0	68	\$915,000	\$897,500	98.1%
\$1,000,000 +	21	4	5.25	6	2	27	\$1,296,000	\$1,292,500	99.7%
Grand Total	802	212	3.78	122	249	38	\$378,301	\$373,810	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
Jul-23	\$364,473		\$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
Jul-24	\$368,441	3,075	\$372,480	98.9%	\$182	314	35
Aug-24	\$353,760	(14,681)	\$359,023	98.5%	\$177	260	37
Sep-24	\$373,810	20,049	\$378,301	98.8%	\$181	212	38





THE FAIR REPORT

AUBREY

MLS Data for September 2024 (City of Aubrey)

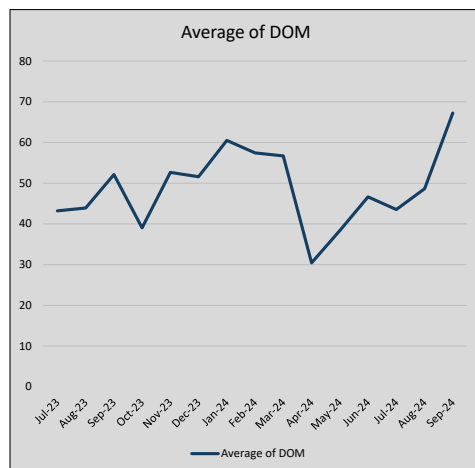
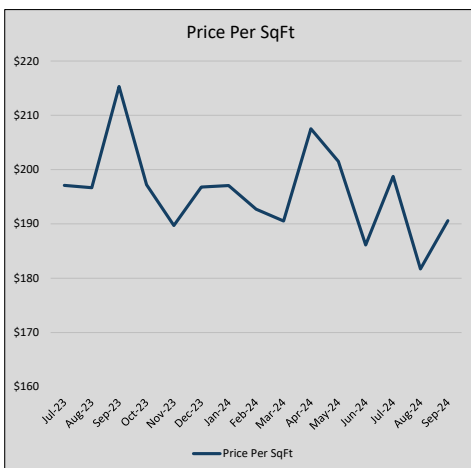
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	1	1.00	1	1	13	\$250,000	\$225,000	90.0%
\$300,000-399,999	104	28	3.71	20	30	65	\$353,194	\$345,587	97.8%
\$400,000-499,999	96	12	8.00	5	9	88	\$455,027	\$445,062	97.8%
\$500,000-599,999	35	7	5.00	6	7	48	\$536,752	\$527,157	98.2%
\$600,000-699,999	18	3	6.00	3	3	80	\$634,997	\$609,066	95.9%
\$700,000-799,999	12	2	6.00	3	3	110	\$773,153	\$715,500	92.5%
\$800,000-899,999	4	1	4.00	2	1	15	\$857,009	\$818,581	95.5%
\$900,000-1,000,000	3	0	-	0	0	-	-	-	-
\$1,000,000 +	11	1	11.00	3	1	17	\$1,025,000	\$885,000	86.3%
Grand Total	284	55	5.16	43	55	67	\$448,915	\$434,438	96.8%

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
Jul-23	\$456,487		\$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
Jul-24	\$481,049	29,587	\$505,342	95.2%	\$199	101	44
Aug-24	\$425,795	(55,254)	\$436,564	97.5%	\$182	87	49
Sep-24	\$434,438	8,643	\$448,915	96.8%	\$191	55	67





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BENBROOK

MLS Data for September 2024 (City of Benbrook)

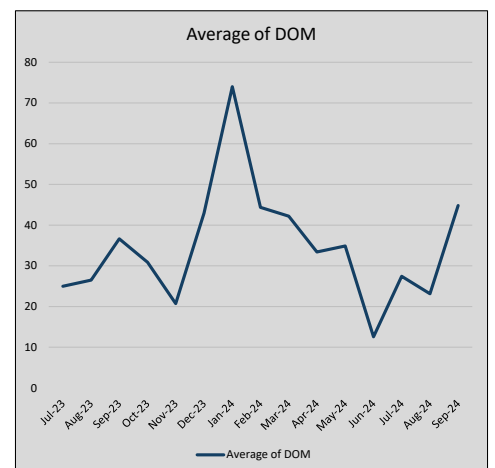
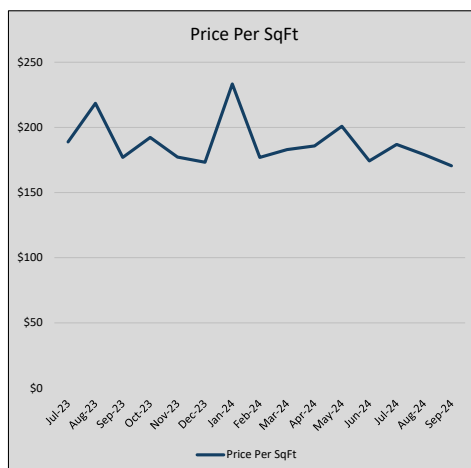
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	1	-	-	-	-
\$200,000-299,999	22	6	3.67	5	12	49	\$248,301	\$231,333	93.2%
\$300,000-399,999	31	7	4.43	5	8	40	\$344,100	\$332,414	96.6%
\$400,000-499,999	14	4	3.50	6	1	48	\$442,250	\$433,725	98.1%
\$500,000-599,999	8	0	-	8	2	-	-	-	-
\$600,000-699,999	9	0	-	1	2	-	-	-	-
\$700,000-799,999	3	0	-	0	1	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	3	0	-	0	0	-	-	-	-
Grand Total	92	17	5.41	25	27	45	\$333,383	\$320,576	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
Jul-23	\$357,077		\$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
Jul-24	\$385,650	59,113	\$390,746	98.7%	\$187	28	27
Aug-24	\$330,628	(55,022)	\$338,324	97.7%	\$179	25	23
Sep-24	\$320,576	(10,052)	\$333,383	96.2%	\$171	17	45





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BURLESON

MLS Data for September 2024 (City of Burleson)

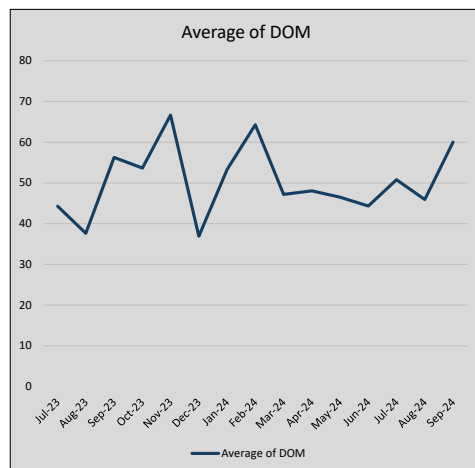
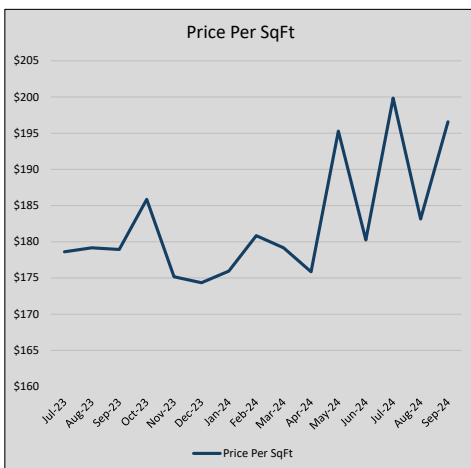
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	2	5	0.40	0	0	23	\$157,400	\$159,600	101.4%
\$200,000-299,999	48	19	2.53	9	17	53	\$273,411	\$272,648	99.7%
\$300,000-399,999	98	23	4.26	14	25	67	\$352,859	\$346,161	98.1%
\$400,000-499,999	68	22	3.09	7	24	60	\$449,899	\$443,414	98.6%
\$500,000-599,999	34	4	8.50	2	2	11	\$544,975	\$550,000	100.9%
\$600,000-699,999	14	1	14.00	3	6	38	\$642,500	\$622,000	96.8%
\$700,000-799,999	11	1	11.00	2	5	81	\$775,000	\$775,000	100.0%
\$800,000-899,999	6	0	-	0	3	-	-	-	-
\$900,000-1,000,000	2	1	2.00	0	2	23	\$949,900	\$949,000	99.9%
\$1,000,000 +	13	4	3.25	0	3	157	\$1,506,250	\$1,348,750	89.5%
Grand Total	297	80	3.71	37	87	60	\$432,096	\$420,452	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
Jul-23	\$402,314		\$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
Jul-24	\$444,142	49,087	\$451,956	98.3%	\$200	92	51
Aug-24	\$397,991	(46,151)	\$407,217	97.7%	\$183	79	46
Sep-24	\$420,452	22,461	\$432,096	97.3%	\$197	80	60





THE FAIR REPORT

CADDO MILLS

MLS Data for September 2024 (City of Caddo Mills)

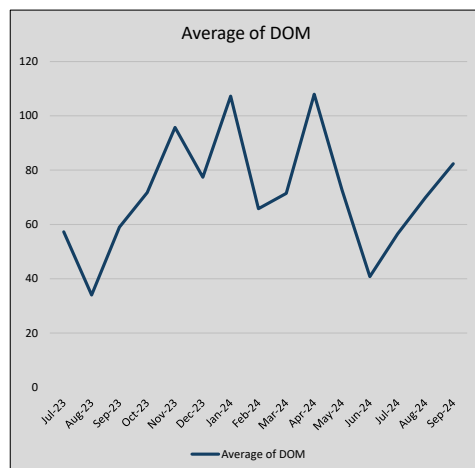
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	1	3.00	0	0	33	\$180,000	\$145,000	80.6%
\$200,000-299,999	30	3	10.00	0	6	102	\$271,997	\$259,663	95.5%
\$300,000-399,999	34	5	6.80	3	4	79	\$330,092	\$317,763	96.3%
\$400,000-499,999	24	6	4.00	4	6	100	\$444,998	\$437,203	98.2%
\$500,000-599,999	12	4	3.00	2	3	76	\$545,150	\$539,175	98.9%
\$600,000-699,999	11	2	5.50	1	1	45	\$693,950	\$705,332	101.6%
\$700,000-799,999	7	0	-	1	0	-	-	-	-
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	7	0	-	0	0	-	-	-	-
Grand Total	131	21	6.24	11	20	82	\$423,092	\$414,447	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
Jul-23	\$395,098		\$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
Jul-24	\$574,035	202,583	\$615,135	93.3%	\$233	20	57
Aug-24	\$350,538	(223,496)	\$358,950	97.7%	\$166	18	70
Sep-24	\$414,447	63,909	\$423,092	98.0%	\$187	21	82





THE FAIR REPORT

CARROLLTON

MLS Data for September 2024 (City of Carrollton)

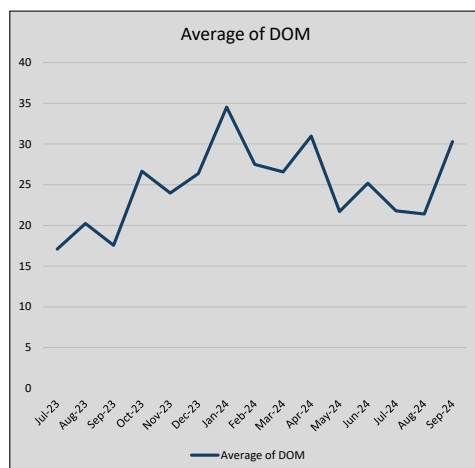
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	1	2.00	0	1	16	\$190,000	\$190,500	100.3%
\$200,000-299,999	23	10	2.30	3	2	32	\$258,170	\$253,113	98.0%
\$300,000-399,999	69	28	2.46	14	32	34	\$372,339	\$364,239	97.8%
\$400,000-499,999	78	24	3.25	14	23	30	\$445,679	\$439,492	98.6%
\$500,000-599,999	42	13	3.23	3	13	29	\$547,969	\$537,269	98.0%
\$600,000-699,999	15	6	2.50	2	4	35	\$643,283	\$642,500	99.9%
\$700,000-799,999	5	4	1.25	2	4	15	\$733,500	\$720,775	98.3%
\$800,000-899,999	6	0	-	1	5	-	-	-	-
\$900,000-1,000,000	1	3	0.33	0	1	10	\$941,633	\$916,167	97.3%
\$1,000,000 +	2	1	2.00	0	4	51	\$1,275,000	\$1,230,000	96.5%
Grand Total	243	90	2.70	39	89	30	\$465,674	\$457,436	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
Jul-23	\$485,001		\$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
Jul-24	\$500,615	34,697	\$507,760	98.6%	\$222	129	22
Aug-24	\$471,198	(29,418)	\$477,278	98.7%	\$218	101	21
Sep-24	\$457,436	(13,762)	\$465,674	98.2%	\$220	90	30





THE FAIR REPORT

CELINA

MLS Data for September 2024 (City of Celina)

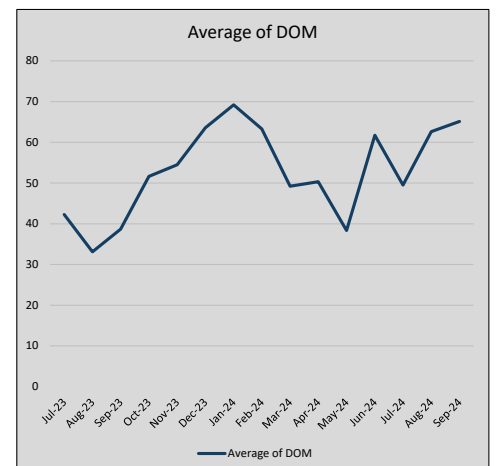
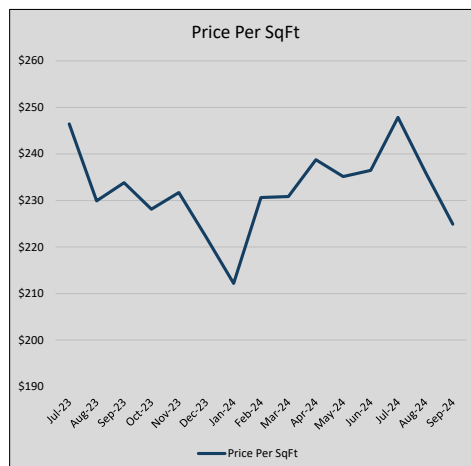
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	0	18	\$175,000	\$165,000	94.3%
\$200,000-299,999	1	0	-	0	1	-	-	-	-
\$300,000-399,999	17	7	2.43	0	6	59	\$371,857	\$351,857	94.6%
\$400,000-499,999	58	11	5.27	13	13	44	\$453,107	\$439,768	97.1%
\$500,000-599,999	96	18	5.33	12	22	71	\$564,943	\$548,982	97.2%
\$600,000-699,999	117	32	3.66	8	33	59	\$654,615	\$636,072	97.2%
\$700,000-799,999	70	24	2.92	5	17	62	\$743,683	\$717,727	96.5%
\$800,000-899,999	24	4	6.00	5	6	184	\$869,053	\$812,895	93.5%
\$900,000-1,000,000	22	6	3.67	3	4	75	\$941,526	\$929,393	98.7%
\$1,000,000 +	79	5	15.80	10	14	55	\$1,137,547	\$1,092,396	96.0%
Grand Total	484	108	4.48	56	116	65	\$662,411	\$640,896	96.8%

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
Jul-23	\$662,705		\$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
Jul-24	\$755,477	40,038	\$776,958	97.2%	\$248	113	50
Aug-24	\$700,369	(55,108)	\$720,175	97.2%	\$236	110	63
Sep-24	\$640,896	(59,473)	\$662,411	96.8%	\$225	108	65





THE FAIR REPORT

COLLEYVILLE

MLS Data for September 2024 (City of Colleyville)

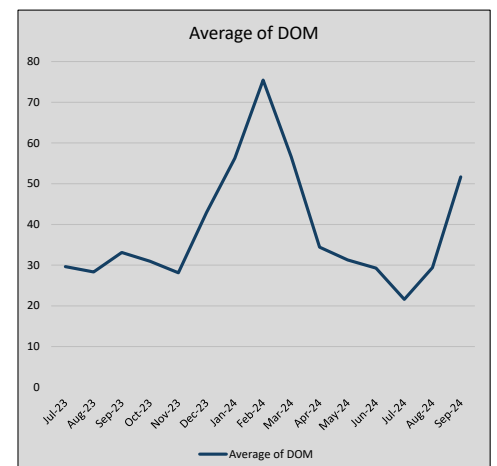
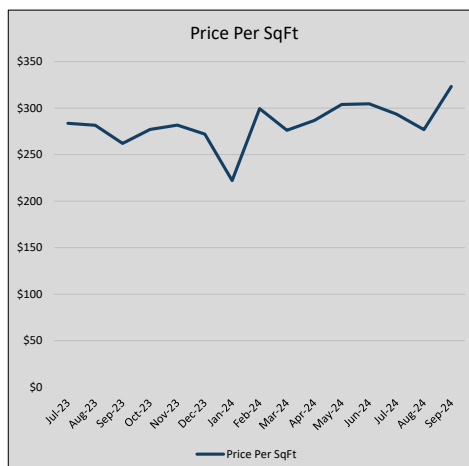
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	2	0	-	0	0	-	-	-	-
\$300,000-399,999	2	1	2.00	0	0	40	\$319,900	\$314,900	98.4%
\$400,000-499,999	2	0	-	0	1	-	-	-	-
\$500,000-599,999	7	3	2.33	0	4	98	\$561,500	\$533,333	95.0%
\$600,000-699,999	6	3	2.00	2	1	36	\$669,667	\$638,333	95.3%
\$700,000-799,999	5	5	1.00	0	2	46	\$768,799	\$738,600	96.1%
\$800,000-899,999	7	2	3.50	0	4	30	\$835,000	\$803,250	96.2%
\$900,000-1,000,000	4	2	2.00	1	3	90	\$987,200	\$974,700	98.7%
\$1,000,000 +	50	9	5.56	6	15	42	\$2,210,111	\$2,110,300	95.5%
Grand Total	85	25	3.40	9	30	52	\$1,255,712	\$1,202,860	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
Jul-23	\$1,035,393		\$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
Jul-24	\$1,072,669	(190,617)	\$1,091,894	98.2%	\$294	32	22
Aug-24	\$1,120,114	47,445	\$1,154,716	97.0%	\$277	30	29
Sep-24	\$1,202,860	82,746	\$1,255,712	95.8%	\$323	25	52





THE FAIR REPORT

COPPELL

MLS Data for September 2024 (City of Coppell)

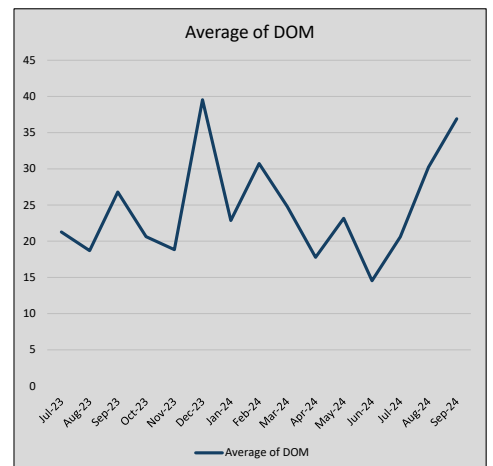
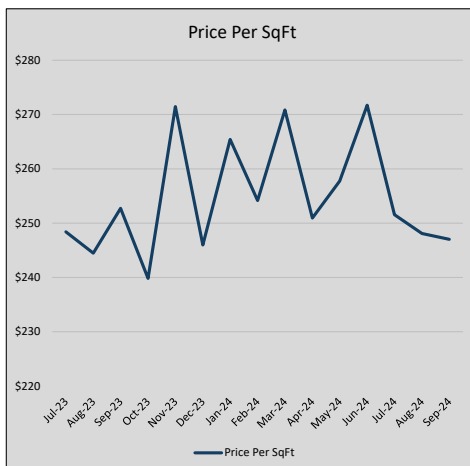
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	2	0	-	0	0	-	-	-	-
\$300,000-399,999	3	2	1.50	0	4	35	\$357,500	\$351,500	98.3%
\$400,000-499,999	19	9	2.11	3	3	23	\$444,778	\$438,433	98.6%
\$500,000-599,999	8	5	1.60	1	5	45	\$546,800	\$536,100	98.0%
\$600,000-699,999	9	2	4.50	1	5	42	\$648,950	\$617,450	95.1%
\$700,000-799,999	14	4	3.50	1	3	55	\$783,000	\$766,250	97.9%
\$800,000-899,999	10	0	-	1	2	-	-	-	-
\$900,000-1,000,000	3	1	3.00	2	2	110	\$915,000	\$915,000	100.0%
\$1,000,000 +	6	2	3.00	2	3	4	\$1,237,500	\$1,262,600	102.0%
Grand Total	75	25	3.00	11	27	37	\$610,876	\$602,780	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
Jul-23	\$656,126		\$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
Jul-24	\$694,406	(34,746)	\$703,995	98.6%	\$252	40	21
Aug-24	\$720,980	26,574	\$736,513	97.9%	\$248	31	30
Sep-24	\$602,780	(118,200)	\$610,876	98.7%	\$247	25	37





THE FAIR REPORT

CORINTH

MLS Data for September 2024 (City of Corinth)

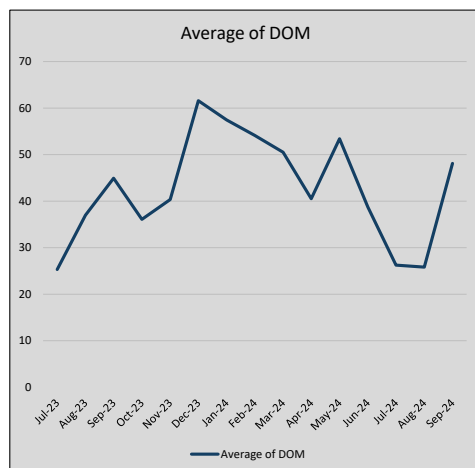
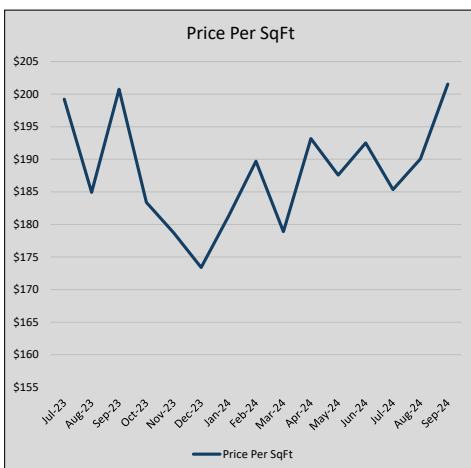
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	1	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	1	0.00	0	0	53	\$287,000	\$285,000	99.3%
\$300,000-399,999	15	6	2.50	0	11	39	\$358,817	\$356,483	99.3%
\$400,000-499,999	29	6	4.83	2	9	34	\$454,550	\$451,583	99.3%
\$500,000-599,999	17	1	17.00	3	1	8	\$595,000	\$595,000	100.0%
\$600,000-699,999	8	4	2.00	0	4	49	\$663,467	\$646,000	97.4%
\$700,000-799,999	4	1	4.00	1	0	220	\$734,531	\$710,000	96.7%
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	1	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	74	19	3.89	6	27	48	\$481,610	\$474,863	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
Jul-23	\$434,755		\$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
Jul-24	\$452,678	(70,460)	\$457,000	99.1%	\$185	25	26
Aug-24	\$434,408	(18,270)	\$436,978	99.4%	\$190	27	26
Sep-24	\$474,863	40,455	\$481,610	98.6%	\$202	19	48





THE FAIR REPORT

DALLAS LUXURY MARKET

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

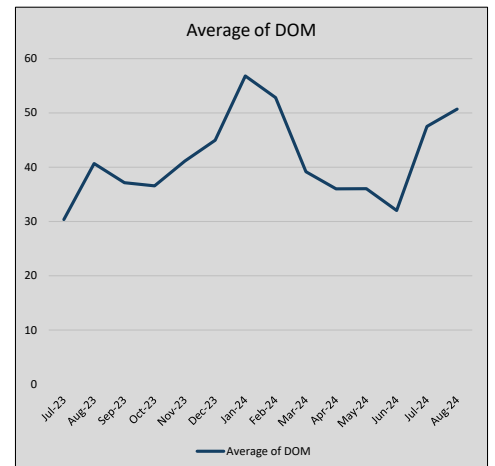
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$0-999,999	0	1	0.00	0	0	5	\$994,000	\$1,050,000	105.6%
\$1,000,000-1,999,999	330	73	4.52	63	95	41	\$1,410,539	\$1,373,396	97.4%
\$2,000,000-2,999,999	118	11	10.73	23	19	61	\$2,533,818	\$2,424,742	95.7%
\$3,000,000-3,999,999	64	5	12.80	6	8	19	\$3,656,500	\$3,553,000	97.2%
\$4,000,000-4,999,999	25	5	5.00	2	5	148	\$4,507,000	\$4,270,585	94.8%
\$5,000,000-5,999,999	8	1	8.00	2	0	13	\$5,895,000	\$5,725,000	97.1%
\$6,000,000-6,999,999	7	1	7.00	1	0	109	\$6,595,000	\$6,400,000	97.0%
\$7,000,000-7,999,999	5	0	-	1	1	-	-	-	-
\$8,000,000-8,999,999	2	0	-	0	1	-	-	-	-
\$9,000,000-9,999,999	0	0	-	0	0	-	-	-	-
\$10,000,000+	12	0	-	1	0	-	-	-	-
Total	571	97	5.89	99	129	48	\$1,908,689	\$1,847,660	96.8%

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
Jul-23	\$1,830,040		\$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	\$1,854,591	151,727	\$1,881,333	98.6%	\$462	173	36
May-24	\$1,921,537	66,946	\$1,964,966	97.8%	\$483	197	36
Jun-24	\$1,568,331	(353,207)	\$1,597,980	98.1%	\$412	106	32
Jul-24	\$1,883,773	315,442	\$1,948,719	96.7%	\$449	150	48
Aug-24	\$1,809,237	(74,536)	\$1,857,171	97.4%	\$453	110	51
Sep-24	\$1,847,660	38,423	\$1,908,689	96.8%	\$433	97	48





THE FAIR REPORT

HIGHLAND PARK ISD

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

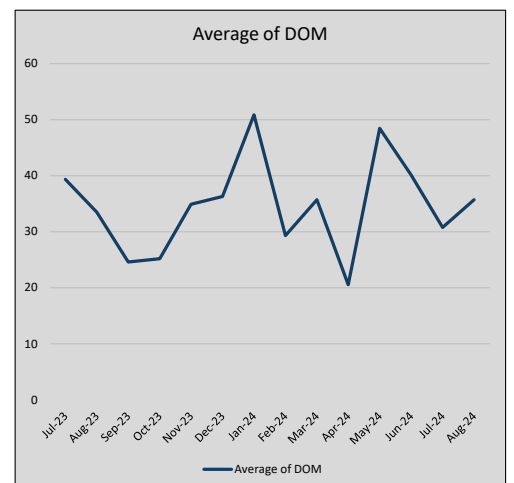
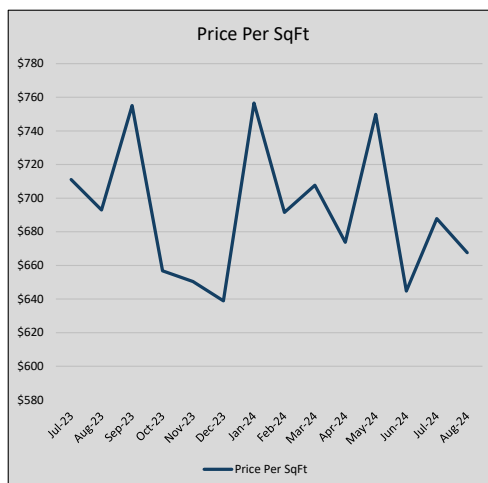
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	3	0	-	0	0	-	-	-	-
\$500,000-999,999	13	1	13.00	0	4	16	\$775,000	\$745,000	96.1%
\$1,000,000-1,499,999	8	2	4.00	1	3	14	\$1,291,000	\$1,291,000	100.0%
\$1,500,000-1,999,999	14	8	1.75	1	6	19	\$1,787,375	\$1,743,660	97.6%
\$2,000,000-2,499,999	12	3	4.00	1	4	56	\$2,424,333	\$2,301,667	94.9%
\$2,500,000-2,999,999	8	7	1.14	2	1	26	\$2,833,571	\$2,652,736	93.6%
\$3,000,000-3,499,999	12	1	12.00	2	1	14	\$3,495,000	\$2,970,000	85.0%
\$3,500,000-4,000,000	9	1	9.00	1	2	1	\$3,599,999	\$3,400,000	94.4%
\$4,000,000+	56	6	9.33	7	5	125	\$5,424,000	\$4,996,429	92.1%
Grand Total	135	29	4.66	15	26	45	\$2,910,448	\$2,727,552	93.7%

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
Jul-23	\$3,304,216		\$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
Jul-24	\$3,117,709	598,220	\$3,263,423	95.5%	\$688	34	31
Aug-24	\$2,782,249	(335,460)	\$2,840,350	98.0%	\$668	20	36
Sep-24	\$2,727,552	(54,697)	\$2,910,448	93.7%	\$682	29	45





THE FAIR REPORT

TOWN OF HIGHLAND PARK

MLS Data for September 2024 (Town of Highland Park)

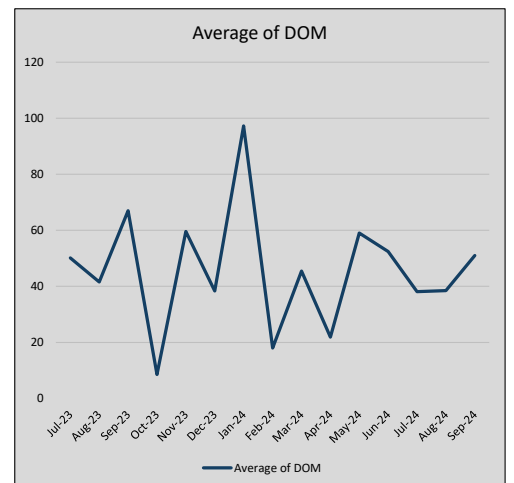
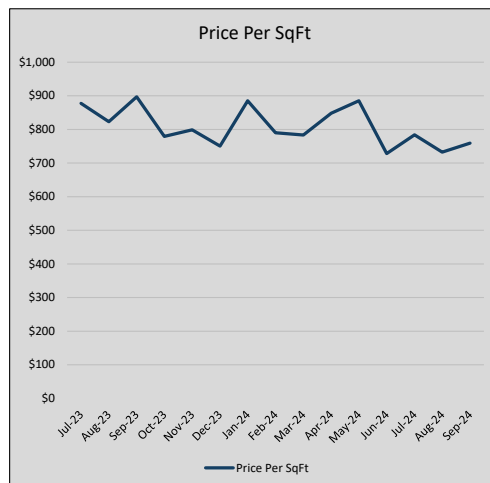
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-999,999	3	1	3.00	0	1	16	\$775,000	\$745,000	96.1%
\$1,000,000-1,499,999	2	2	1.00	0	1	19	\$1,275,000	\$1,260,750	98.9%
\$1,500,000-1,999,999	2	3	0.67	1	2	12	\$1,725,000	\$1,689,167	97.9%
\$2,000,000-2,499,999	9	1	9.00	1	1	5	\$2,299,998	\$2,086,450	90.7%
\$2,500,000-2,999,999	4	2	2.00	1	0	5	\$2,798,500	\$2,802,500	100.1%
\$3,000,000-3,499,999	4	1	4.00	0	0	14	\$3,495,000	\$2,970,000	85.0%
\$3,500,000-4,000,000	5	0	-	0	0	-	-	-	-
\$4,000,000+	28	4	7.00	5	3	149	\$5,761,000	\$5,281,250	91.7%
Grand Total	57	14	4.07	8	8	51	\$3,066,857	\$2,865,746	93.4%

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
Jul-23	\$4,039,500		\$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
Jul-24	\$4,291,892	1,174,522	\$4,514,833	95.1%	\$784	12	38
Aug-24	\$3,978,000	(313,892)	\$4,000,667	99.4%	\$732	6	39
Sep-24	\$2,865,746	(1,112,254)	\$3,066,857	93.4%	\$759	14	51





THE FAIR REPORT

CITY OF UNIVERSITY PARK

MLS Data for September 2024 (City of University Park)

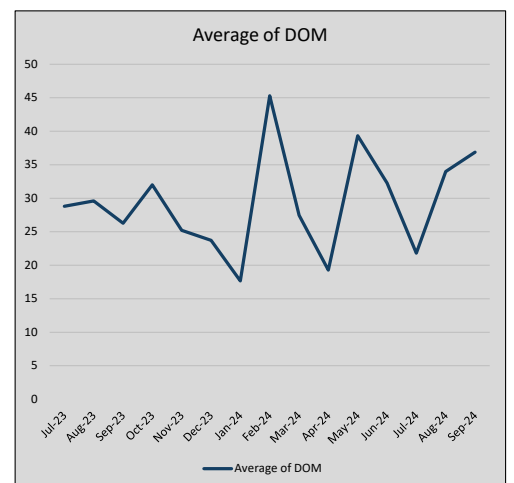
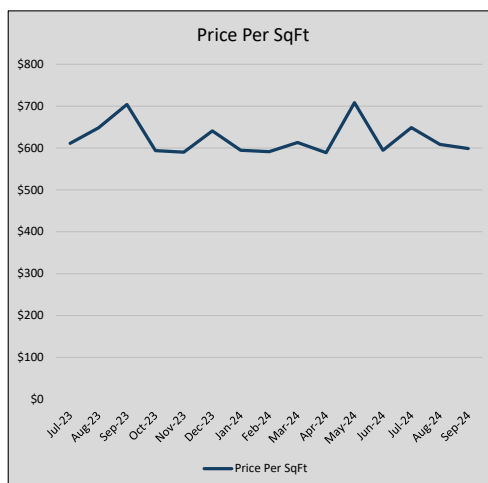
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	2	0	-	0	0	-	-	-	-
\$500,000-999,999	10	0	-	0	3	-	-	-	-
\$1,000,000-1,499,999	8	1	8.00	1	3	-	\$1,482,000	\$1,482,000	100.0%
\$1,500,000-1,999,999	12	4	3.00	0	5	23	\$1,831,250	\$1,770,694	96.7%
\$2,000,000-2,499,999	4	3	1.33	0	3	56	\$2,424,333	\$2,301,667	94.9%
\$2,500,000-2,999,999	4	5	0.80	1	1	34	\$2,847,600	\$2,592,830	91.1%
\$3,000,000-3,499,999	7	0	-	2	1	-	-	-	-
\$3,500,000-4,000,000	4	1	4.00	1	2	1	\$3,599,999	\$3,400,000	94.4%
\$4,000,000+	28	2	14.00	1	2	79	\$4,750,000	\$4,426,788	93.2%
Grand Total	79	16	4.94	6	20	37	\$2,713,625	\$2,542,969	93.7%

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
Jul-23	\$2,729,837		\$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
Jul-24	\$2,634,845	386,626	\$2,732,275	96.4%	\$649	20	22
Aug-24	\$2,088,799	(546,046)	\$2,168,133	96.3%	\$609	15	34
Sep-24	\$2,542,969	454,170	\$2,713,625	93.7%	\$599	16	37





THE FAIR REPORT

Bluffview, Devonshire & Vicinity

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

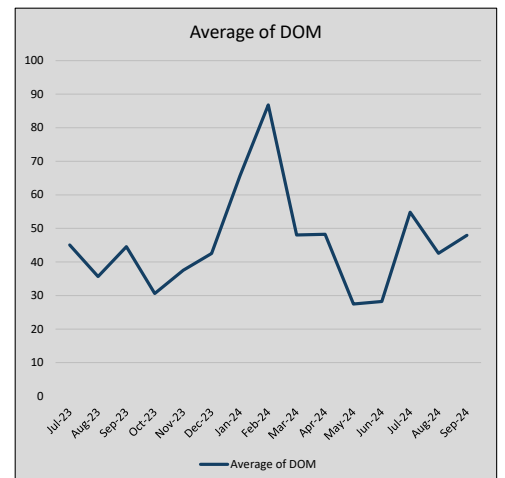
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	3	0	-	3	2	-	-	-	-
\$200,000-299,999	3	1	3.00	0	3	93	\$279,900	\$260,000	92.9%
\$300,000-399,999	4	0	-	1	1	-	-	-	-
\$400,000-499,999	4	0	-	0	0	-	-	-	-
\$500,000-599,999	7	0	-	6	1	-	-	-	-
\$600,000-699,999	5	0	-	0	1	-	-	-	-
\$700,000-799,999	6	3	2.00	1	2	33	\$733,000	\$723,167	98.7%
\$800,000-899,999	5	2	2.50	0	2	7	\$897,000	\$887,500	98.9%
\$900,000-1,000,000	8	1	8.00	3	0	59	\$949,000	\$887,550	93.5%
\$1,000,000 +	61	9	6.78	14	17	56	\$1,834,222	\$1,758,550	95.9%
Grand Total	107	16	6.69	28	29	48	\$1,358,119	\$1,307,438	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
Jul-23	\$1,275,800		\$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
Jul-24	\$1,407,547	405,403	\$1,416,919	99.3%	\$509	32	55
Aug-24	\$1,162,219	(245,328)	\$1,203,900	96.5%	\$451	16	43
Sep-24	\$1,307,438	145,219	\$1,358,119	96.3%	\$423	16	48





THE FAIR REPORT

EAST DALLAS AND VICINITY

MLS Data for September 2024

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

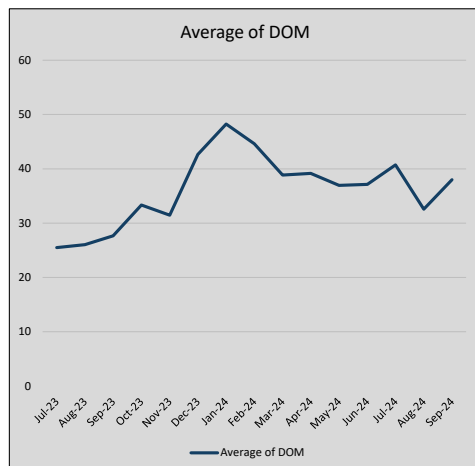
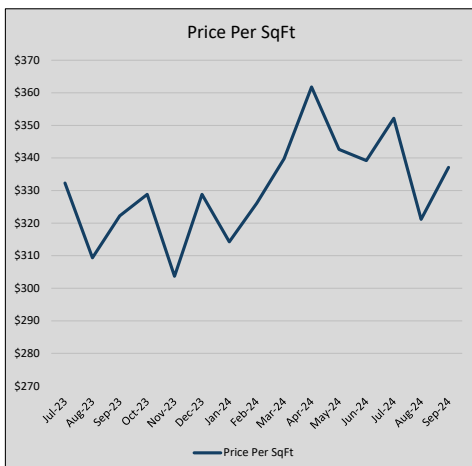
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	1	2.00	0	0	11	\$82,000	\$79,000	96.3%
\$100,000-199,999	26	12	2.17	3	8	22	\$170,308	\$162,000	95.1%
\$200,000-299,999	117	20	5.85	13	20	33	\$253,340	\$242,014	95.5%
\$300,000-399,999	92	21	4.38	16	19	41	\$357,238	\$345,371	96.7%
\$400,000-499,999	99	21	4.71	20	9	63	\$458,400	\$447,828	97.7%
\$500,000-599,999	106	25	4.24	23	26	31	\$552,790	\$544,346	98.5%
\$600,000-699,999	77	22	3.50	8	11	36	\$653,591	\$643,961	98.5%
\$700,000-799,999	62	15	4.13	12	18	22	\$752,053	\$740,207	98.4%
\$800,000-899,999	36	12	3.00	8	10	27	\$852,492	\$846,792	99.3%
\$900,000-1,000,000	23	11	2.09	4	8	68	\$964,500	\$954,009	98.9%
\$1,000,000 +	128	28	4.57	22	31	38	\$1,705,945	\$1,668,146	97.8%
Grand Total	768	188	4.09	129	160	38	\$704,289	\$690,229	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
Jul-23	\$644,980		\$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
Jul-24	\$759,702	70,786	\$775,160	98.0%	\$352	186	41
Aug-24	\$616,636	(143,067)	\$631,309	97.7%	\$321	197	33
Sep-24	\$690,229	73,593	\$704,289	98.0%	\$337	188	38





THE FAIR REPORT

FAR NORTH DALLAS AND VICINITY

MLS Data for September 2024
(Far North Dallas and Vicinity - 75240, 75248, 75252, 75254)

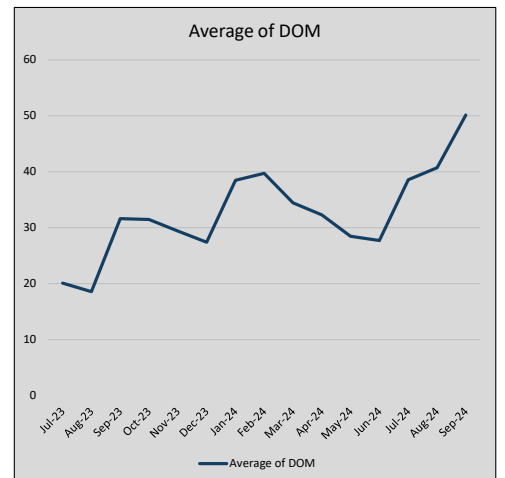
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	1	0.00	0	1	18	\$85,000	\$62,500	73.5%
\$100,000-199,999	37	6	6.17	6	2	120	\$168,483	\$159,981	95.0%
\$200,000-299,999	57	10	5.70	7	8	48	\$260,560	\$257,520	98.8%
\$300,000-399,999	18	5	3.60	7	7	18	\$366,580	\$361,800	98.7%
\$400,000-499,999	30	5	6.00	2	6	51	\$450,980	\$439,900	97.5%
\$500,000-599,999	30	5	6.00	2	11	43	\$576,998	\$564,100	97.8%
\$600,000-699,999	26	8	3.25	5	12	34	\$647,875	\$633,875	97.8%
\$700,000-799,999	27	6	4.50	3	6	60	\$739,150	\$709,167	95.9%
\$800,000-899,999	25	3	8.33	3	3	70	\$833,333	\$820,000	98.4%
\$900,000-1,000,000	18	6	3.00	1	5	22	\$940,667	\$907,167	96.4%
\$1,000,000 +	42	7	6.00	5	11	51	\$1,679,857	\$1,556,571	92.7%
Grand Total	310	62	5.00	41	72	50	\$648,309	\$621,800	95.9%

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
Jul-23	\$630,970		\$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
Jul-24	\$663,851	57,363	\$689,767	96.2%	\$266	101	39
Aug-24	\$661,241	(2,610)	\$684,096	96.7%	\$272	92	41
Sep-24	\$621,800	(39,441)	\$648,309	95.9%	\$259	62	50





THE FAIR REPORT

LAKE HIGHLANDS AND VICINITY

MLS Data for September 2024
(Lake Highlands and Vicinity - 75231, 75238, 75243)

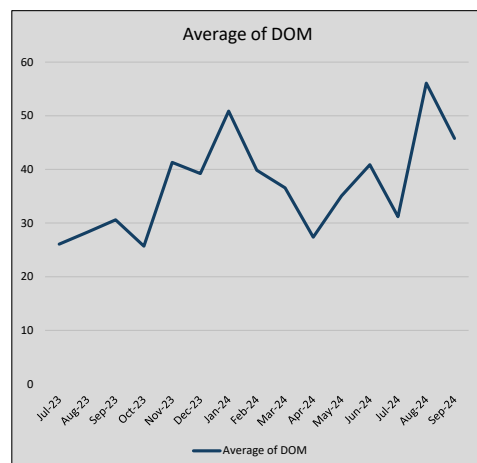
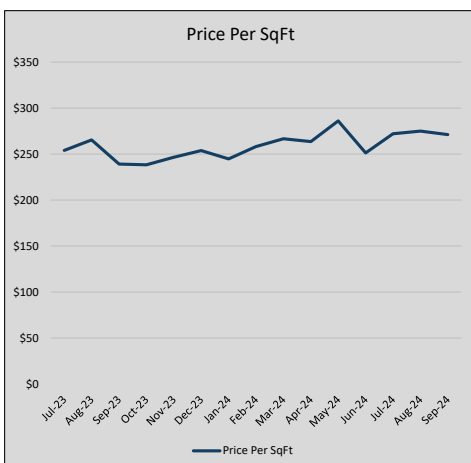
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	47	5	9.40	2	3	137	\$91,380	\$79,600	87.1%
\$100,000-199,999	100	11	9.09	15	18	71	\$152,136	\$147,591	97.0%
\$200,000-299,999	36	5	7.20	5	7	59	\$233,000	\$207,800	89.2%
\$300,000-399,999	29	6	4.83	4	3	30	\$367,250	\$359,833	98.0%
\$400,000-499,999	22	3	7.33	4	6	24	\$466,000	\$433,000	92.9%
\$500,000-599,999	33	12	2.75	4	8	29	\$549,325	\$530,809	96.6%
\$600,000-699,999	31	3	10.33	4	6	33	\$625,000	\$624,000	99.8%
\$700,000-799,999	25	7	3.57	0	6	35	\$762,814	\$761,129	99.8%
\$800,000-899,999	15	6	2.50	1	7	14	\$842,300	\$840,833	99.8%
\$900,000-1,000,000	8	4	2.00	0	2	20	\$972,000	\$996,950	102.6%
\$1,000,000 +	24	3	8.00	3	7	36	\$1,499,667	\$1,432,900	95.5%
Grand Total	370	65	5.69	42	73	46	\$525,297	\$514,148	97.9%

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
Jul-23	\$506,871		\$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
Jul-24	\$578,472	111,525	\$592,125	97.7%	\$272	77	31
Aug-24	\$523,930	(54,542)	\$532,206	98.4%	\$275	103	56
Sep-24	\$514,148	(9,782)	\$525,297	97.9%	\$271	65	46





THE FAIR REPORT

LAKWOOD AND VICINITY

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

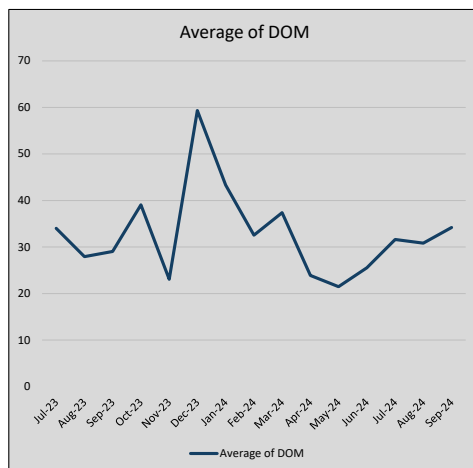
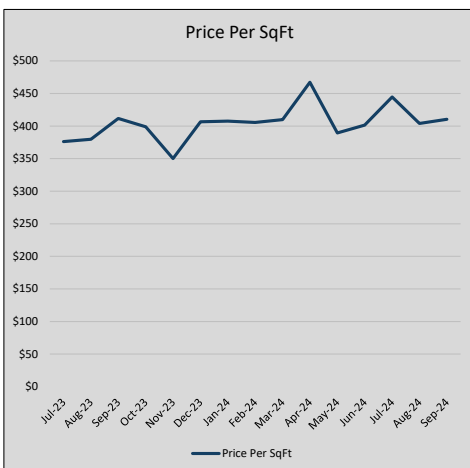
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	6	1	6.00	2	2	47	\$150,000	\$140,000	93.3%
\$200,000-299,999	6	1	6.00	0	1	31	\$239,000	\$231,500	96.9%
\$300,000-399,999	4	2	2.00	0	1	8	\$312,500	\$303,250	97.0%
\$400,000-499,999	7	2	3.50	2	1	120	\$459,950	\$445,000	96.7%
\$500,000-599,999	9	1	9.00	6	1	112	\$599,000	\$550,000	91.8%
\$600,000-699,999	16	3	5.33	2	2	13	\$655,333	\$639,667	97.6%
\$700,000-799,999	19	6	3.17	1	7	11	\$752,333	\$745,350	99.1%
\$800,000-899,999	7	6	1.17	1	5	36	\$854,167	\$844,833	98.9%
\$900,000-1,000,000	5	2	2.50	1	2	66	\$999,498	\$962,500	96.3%
\$1,000,000 +	53	12	4.42	9	19	28	\$1,697,079	\$1,657,000	97.6%
Grand Total	132	36	3.67	24	41	34	\$1,013,940	\$991,308	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
Jul-23	\$955,974		\$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
Jul-24	\$1,292,439	198,523	\$1,334,222	96.9%	\$445	39	32
Aug-24	\$907,872	(384,568)	\$936,422	97.0%	\$404	36	31
Sep-24	\$991,308	83,436	\$1,013,940	97.8%	\$410	36	34





THE FAIR REPORT

NORTHWEST DALLAS AND VICINITY

MLS Data for September 2024
(Northwest Dallas and Vicinity - 75220, 75229, 75234, 75244)

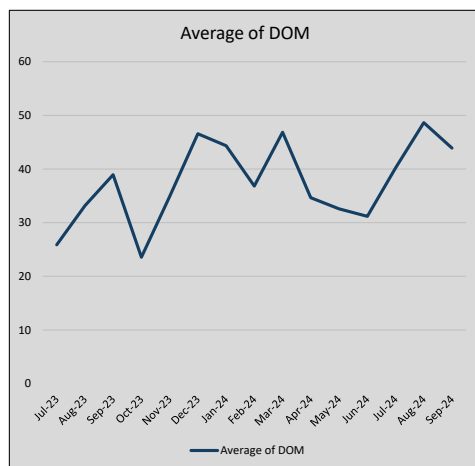
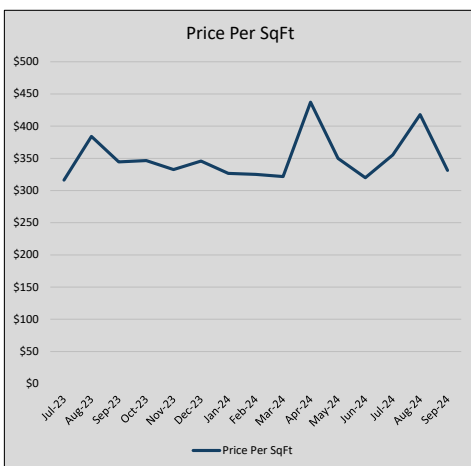
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	1	3.00	0	0	15	\$91,400	\$79,000	86.4%
\$100,000-199,999	17	3	5.67	1	2	6	\$170,166	\$163,167	95.9%
\$200,000-299,999	11	6	1.83	5	7	43	\$251,150	\$245,333	97.7%
\$300,000-399,999	28	12	2.33	6	11	25	\$357,725	\$349,950	97.8%
\$400,000-499,999	40	4	10.00	3	9	8	\$483,200	\$433,750	89.8%
\$500,000-599,999	35	10	3.50	1	8	48	\$545,100	\$534,700	98.1%
\$600,000-699,999	34	8	4.25	2	4	39	\$659,613	\$646,119	98.0%
\$700,000-799,999	13	10	1.30	2	9	57	\$758,500	\$725,050	95.6%
\$800,000-899,999	14	3	4.67	1	4	13	\$858,167	\$833,333	97.1%
\$900,000-1,000,000	17	1	17.00	0	2	47	\$949,900	\$910,000	95.8%
\$1,000,000 +	120	20	6.00	16	26	68	\$1,984,800	\$1,910,008	96.2%
Grand Total	332	78	4.26	37	82	44	\$895,738	\$863,481	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
Jul-23	\$728,864		\$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
Jul-24	\$918,327	145,962	\$951,355	96.5%	\$355	89	40
Aug-24	\$1,151,870	233,543	\$1,187,105	97.0%	\$418	77	49
Sep-24	\$863,481	(288,389)	\$895,738	96.4%	\$331	78	44





THE FAIR REPORT

OAKLAWN AND VICINITY

MLS Data for September 2024

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

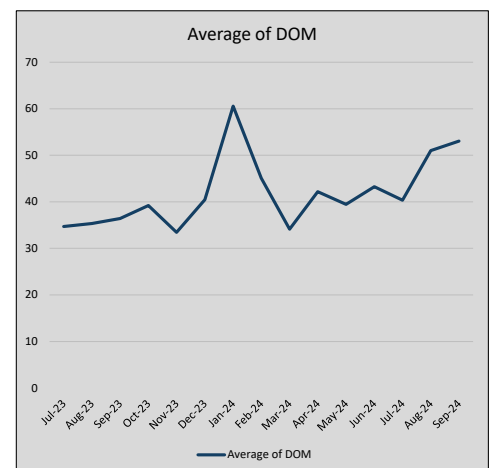
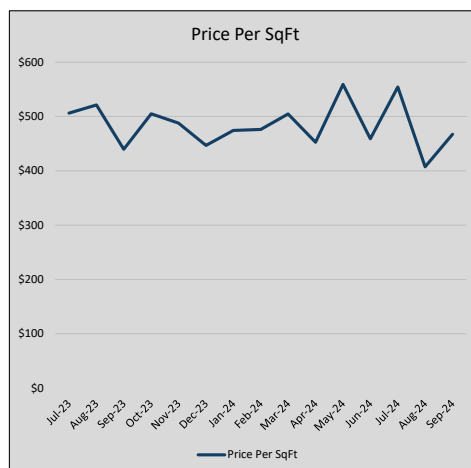
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	1	-	-	-	-
\$100,000-199,999	45	7	6.43	7	5	74	\$153,913	\$144,143	93.7%
\$200,000-299,999	75	11	6.82	12	12	45	\$259,609	\$250,669	96.6%
\$300,000-399,999	58	11	5.27	13	13	29	\$357,545	\$347,000	97.1%
\$400,000-499,999	74	10	7.40	5	4	36	\$460,670	\$455,990	99.0%
\$500,000-599,999	93	9	10.33	14	22	43	\$536,844	\$533,856	99.4%
\$600,000-699,999	46	11	4.18	6	8	52	\$655,409	\$637,513	97.3%
\$700,000-799,999	47	5	9.40	9	5	27	\$753,980	\$730,700	96.9%
\$800,000-899,999	29	2	14.50	5	1	92	\$842,000	\$823,750	97.8%
\$900,000-1,000,000	32	3	10.67	2	6	190	\$964,667	\$961,333	99.7%
\$1,000,000 +	176	29	6.07	29	20	57	\$2,635,276	\$2,504,150	95.0%
Grand Total	675	98	6.89	103	97	53	\$1,115,151	\$1,069,040	95.9%

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
Jul-23	\$1,057,079		\$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
Jul-24	\$1,273,842	334,167	\$1,322,946	96.3%	\$555	97	40
Aug-24	\$796,801	(477,041)	\$812,308	98.1%	\$407	110	51
Sep-24	\$1,069,040	272,240	\$1,115,151	95.9%	\$467	98	53





THE FAIR REPORT

PRESTON HOLLOW AND VICINITY

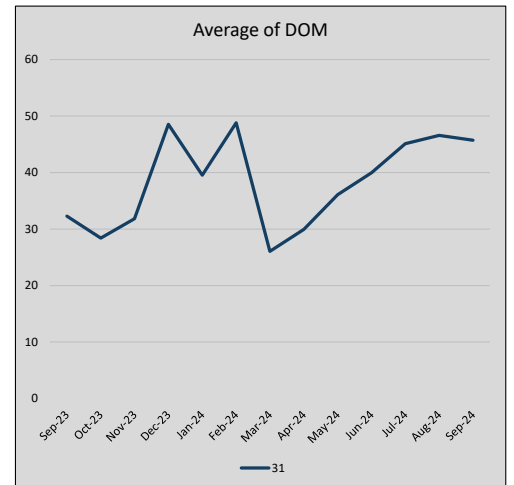
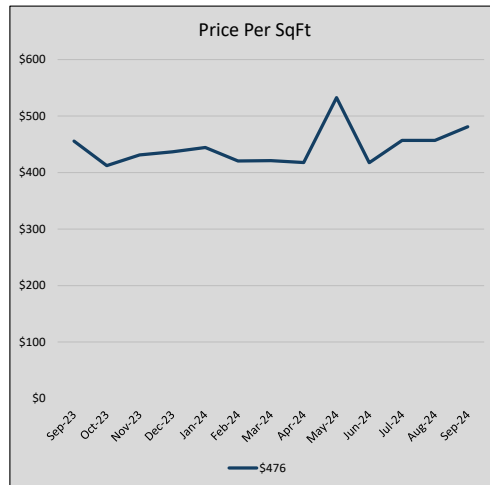
MLS Data for September 2024 (Preston Hollow and Vicinity - 75225, 75230)

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	69	16	4.31	8	18	76	\$294,863	\$281,110	95.3%
\$500,000-999,999	17	8	2.13	1	10	35	\$730,500	\$699,500	95.8%
\$1,000,000-1,499,999	21	6	3.50	3	9	30	\$1,253,167	\$1,187,434	94.8%
\$1,500,000-1,999,999	25	5	5.00	3	12	16	\$1,784,780	\$1,721,200	96.4%
\$2,000,000-2,499,999	20	2	10.00	6	6	21	\$2,387,000	\$2,302,500	96.5%
\$2,500,000-2,999,999	14	3	4.67	3	3	13	\$2,849,000	\$2,600,000	91.3%
\$3,000,000-3,499,999	16	0	-	1	2	-	-	-	-
\$3,500,000-4,000,000	13	2	6.50	2	3	3	\$3,799,250	\$3,662,500	96.4%
\$4,000,000+	33	6	5.50	3	2	59	\$5,139,167	\$4,908,096	95.5%
Grand Total	228	48	4.75	30	65	46	\$1,640,817	\$1,562,561	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
Jul-23	\$1,595,789		\$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
Jul-24	\$1,701,819	398,076	\$1,763,829	96.5%	\$457	69	45
Aug-24	\$1,468,611	(233,207)	\$1,507,408	97.4%	\$457	51	47
Sep-24	\$1,562,561	93,950	\$1,640,817	95.2%	\$481	48	46





THE FAIR REPORT

DENISON

MLS Data for September 2024 (City of Denison)

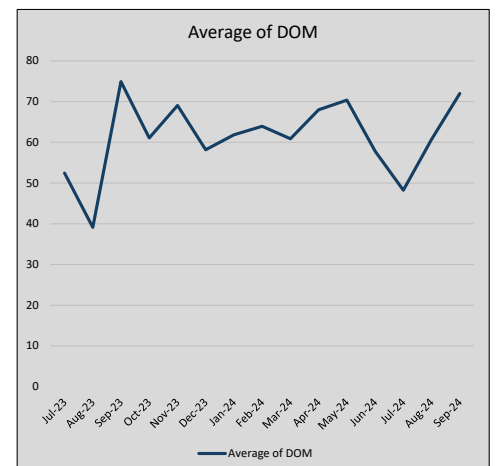
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	6	1	6.00	0	0	35	\$89,500	\$89,500	100.0%
\$100,000-199,999	44	7	6.29	8	17	55	\$162,914	\$152,143	93.4%
\$200,000-299,999	97	12	8.08	8	10	49	\$248,542	\$242,542	97.6%
\$300,000-399,999	41	5	8.20	7	8	80	\$364,740	\$353,780	97.0%
\$400,000-499,999	19	6	3.17	1	2	125	\$444,467	\$439,795	98.9%
\$500,000-599,999	19	3	6.33	1	5	65	\$543,000	\$528,333	97.3%
\$600,000-699,999	12	0	-	1	0	-	-	-	-
\$700,000-799,999	5	0	-	0	2	-	-	-	-
\$800,000-899,999	5	0	-	0	2	-	-	-	-
\$900,000-1,000,000	5	0	-	1	0	-	-	-	-
\$1,000,000 +	8	1	8.00	1	1	165	\$1,299,000	\$1,250,000	96.2%
Grand Total	261	35	7.46	28	47	72	\$332,311	\$323,076	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
Jul-23	\$264,874		\$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
Jul-24	\$284,729	(17,839)	\$303,667	93.8%	\$174	43	48
Aug-24	\$282,517	(2,212)	\$289,511	97.6%	\$162	36	61
Sep-24	\$323,076	40,560	\$332,311	97.2%	\$167	35	72





THE FAIR REPORT

DENTON

MLS Data for September 2024 (City of Denton)

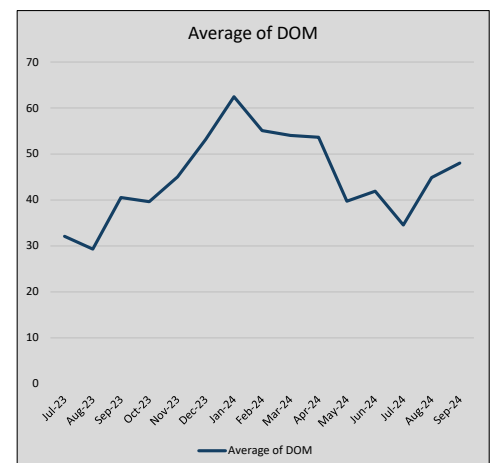
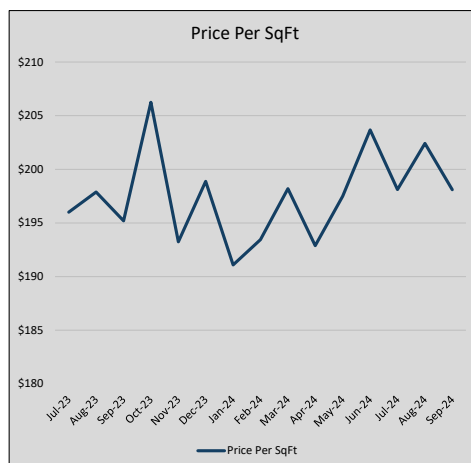
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	6	2	3.00	0	4	21	\$173,000	\$175,000	101.2%
\$200,000-299,999	46	15	3.07	2	13	43	\$246,673	\$243,910	98.9%
\$300,000-399,999	121	46	2.63	15	43	38	\$356,453	\$349,394	98.0%
\$400,000-499,999	88	32	2.75	15	40	51	\$433,193	\$429,421	99.1%
\$500,000-599,999	67	14	4.79	2	13	76	\$549,877	\$540,064	98.2%
\$600,000-699,999	11	2	5.50	1	5	28	\$689,500	\$674,500	97.8%
\$700,000-799,999	10	3	3.33	1	1	86	\$717,688	\$716,582	99.8%
\$800,000-899,999	6	3	2.00	1	1	62	\$849,667	\$826,667	97.3%
\$900,000-1,000,000	7	0	-	1	2	-	-	-	-
\$1,000,000 +	15	2	7.50	3	7	34	\$1,275,000	\$1,175,000	92.2%
Grand Total	377	119	3.17	41	129	48	\$425,500	\$417,747	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
Jul-23	\$422,446		\$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
Jul-24	\$404,442	(21,406)	\$410,823	98.4%	\$198	133	35
Aug-24	\$452,411	47,969	\$460,988	98.1%	\$202	119	45
Sep-24	\$417,747	(34,664)	\$425,500	98.2%	\$198	119	48





THE FAIR REPORT

DUNCANVILLE

MLS Data for September 2024 (City of Duncanville)

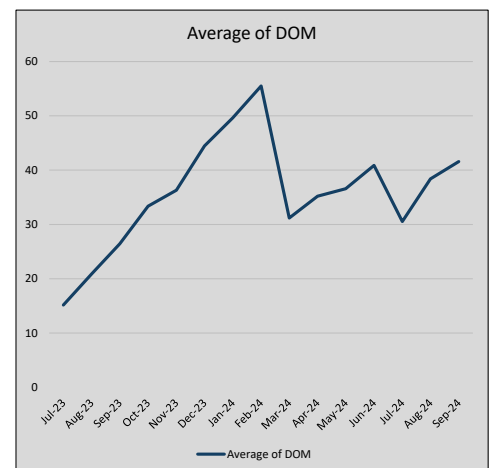
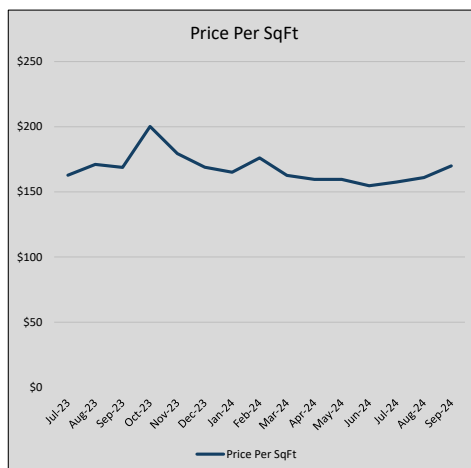
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	4	0	-	1	1	-	-	-	-
\$200,000-299,999	15	8	1.88	0	9	24	\$271,612	\$268,063	98.7%
\$300,000-399,999	24	5	4.80	1	5	71	\$342,739	\$351,000	102.4%
\$400,000-499,999	9	3	3.00	1	3	79	\$435,633	\$424,300	97.4%
\$500,000-599,999	9	2	4.50	1	0	25	\$518,000	\$492,500	95.1%
\$600,000-699,999	3	1	3.00	0	1	-40	\$699,900	\$678,000	96.9%
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$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	65	19	3.42	4	19	42	\$364,705	\$359,758	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
Jul-23	\$354,964		\$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
Jul-24	\$321,232	27,082	\$330,579	97.2%	\$158	34	31
Aug-24	\$310,306	(10,926)	\$316,461	98.1%	\$161	18	38
Sep-24	\$359,758	49,452	\$364,705	98.6%	\$170	19	42





THE FAIR REPORT

EULESS

MLS Data for September 2024 (City of Euleless)

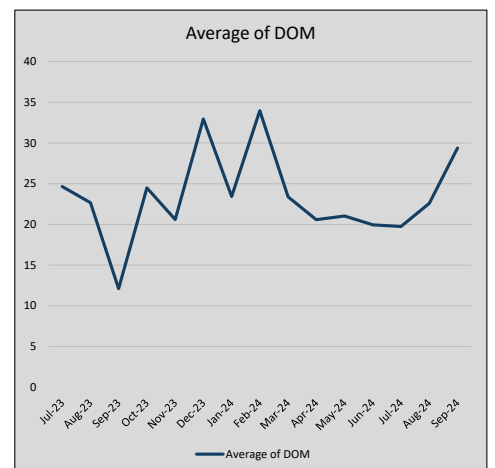
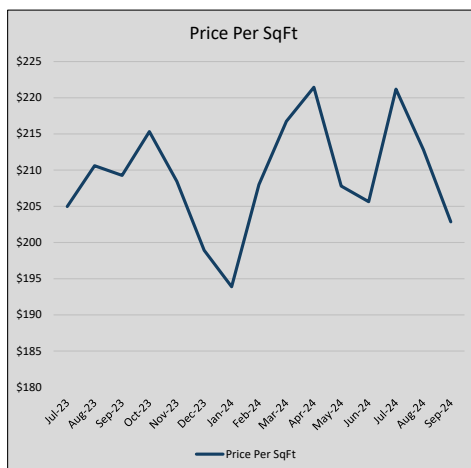
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	9	7	1.29	4	9	41	\$279,929	\$281,986	100.7%
\$300,000-399,999	32	6	5.33	1	10	27	\$346,983	\$341,900	98.5%
\$400,000-499,999	14	12	1.17	2	7	29	\$445,383	\$441,025	99.0%
\$500,000-599,999	6	4	1.50	1	4	27	\$548,250	\$536,875	97.9%
\$600,000-699,999	3	1	3.00	1	1	4	\$649,000	\$651,000	100.3%
\$700,000-799,999	3	1	3.00	0	1	3	\$726,990	\$699,000	96.1%
\$800,000-899,999	1	1	1.00	0	0	32	\$809,000	\$800,000	98.9%
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	68	32	2.13	9	32	29	\$430,124	\$425,472	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
Jul-23	\$421,786		\$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
Jul-24	\$386,335	(14,733)	\$387,041	99.8%	\$221	43	20
Aug-24	\$375,430	(10,905)	\$393,689	95.4%	\$213	37	23
Sep-24	\$425,472	50,042	\$430,124	98.9%	\$203	32	29





THE FAIR REPORT

FAIRVIEW

MLS Data for September 2024 (City of Fairview)

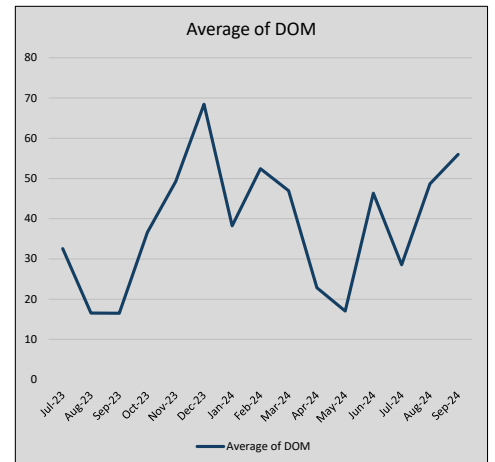
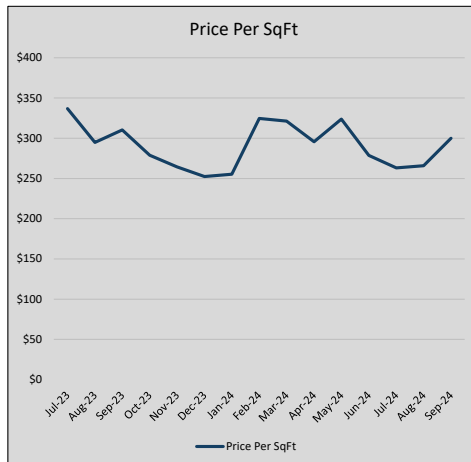
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	2	3	0.67	1	0	27	\$385,933	\$389,833	101.0%
\$400,000-499,999	8	2	4.00	0	4	84	\$435,000	\$414,500	95.3%
\$500,000-599,999	5	2	2.50	1	1	32	\$527,400	\$505,000	95.8%
\$600,000-699,999	6	2	3.00	0	1	24	\$657,250	\$652,250	99.2%
\$700,000-799,999	3	1	3.00	0	1	34	\$764,900	\$750,000	98.1%
\$800,000-899,999	0	0	-	0	1	-	-	-	-
\$900,000-1,000,000	0	1	0.00	0	1	108	\$925,000	\$900,000	97.3%
\$1,000,000 +	16	7	2.29	2	5	72	\$1,786,141	\$1,669,986	93.5%
Grand Total	40	18	2.22	4	14	56	\$1,032,777	\$980,717	95.0%

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
Jul-23	\$1,223,333		\$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
Jul-24	\$612,116	(176,443)	\$621,312	98.5%	\$263	16	29
Aug-24	\$768,292	156,175	\$790,658	97.2%	\$266	12	49
Sep-24	\$980,717	212,425	\$1,032,777	95.0%	\$300	18	56





THE FAIR REPORT

FARMERS BRANCH

MLS Data for September 2024 (City of Farmers Branch)

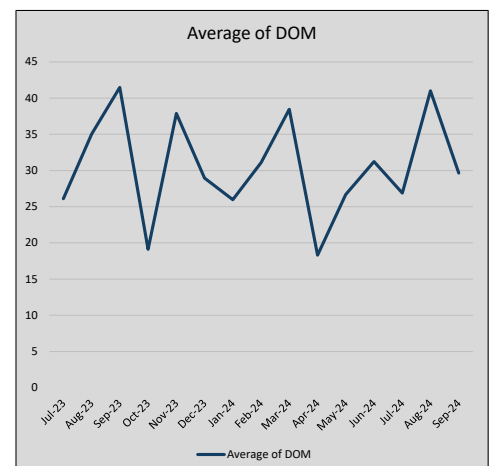
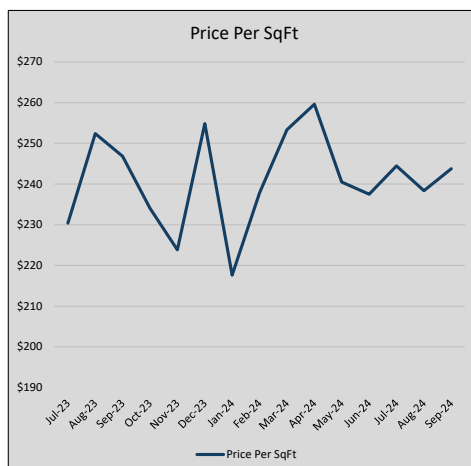
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	1	3.00	0	0	8	\$193,000	\$192,000	99.5%
\$200,000-299,999	7	6	1.17	3	6	43	\$251,150	\$245,333	97.7%
\$300,000-399,999	14	8	1.75	3	7	23	\$348,975	\$341,313	97.8%
\$400,000-499,999	22	1	22.00	2	6	14	\$499,900	\$485,000	97.0%
\$500,000-599,999	14	4	3.50	0	3	18	\$529,750	\$522,625	98.7%
\$600,000-699,999	8	2	4.00	1	1	10	\$637,500	\$635,000	99.6%
\$700,000-799,999	5	2	2.50	0	1	70	\$767,000	\$740,500	96.5%
\$800,000-899,999	3	1	3.00	0	1	22	\$899,500	\$850,000	94.5%
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	5	1	5.00	2	1	55	\$1,175,000	\$1,150,000	97.9%
Grand Total	82	26	3.15	11	26	30	\$461,312	\$450,808	97.7%

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
Jul-23	\$396,413		\$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
Jul-24	\$476,488	11,266	\$481,315	99.0%	\$244	25	27
Aug-24	\$404,354	(72,134)	\$420,658	96.1%	\$238	24	41
Sep-24	\$450,808	46,454	\$461,312	97.7%	\$244	26	30





THE FAIR REPORT

FATE

MLS Data for September 2024 (City of Fate)

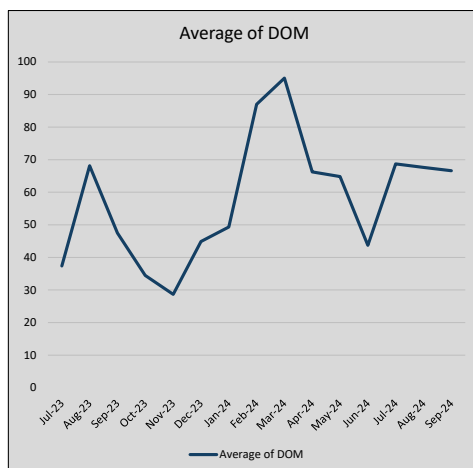
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	4	1	4.00	0	1	123	\$275,000	\$275,000	100.0%
\$300,000-399,999	58	20	2.90	10	17	67	\$367,190	\$353,710	96.3%
\$400,000-499,999	68	22	3.09	4	16	58	\$454,120	\$445,165	98.0%
\$500,000-599,999	34	9	3.78	1	10	67	\$554,771	\$548,667	98.9%
\$600,000-699,999	11	0	-	0	1	-	-	-	-
\$700,000-799,999	5	1	5.00	0	1	143	\$709,880	\$670,000	94.4%
\$800,000-899,999	1	2	0.50	0	0	85	\$839,380	\$820,980	97.8%
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	2	0	-	0	0	-	-	-	-
Grand Total	184	55	3.35	15	46	67	\$454,382	\$443,505	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
Jul-23	\$412,383		\$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
Jul-24	\$435,786	6,385	\$446,357	97.6%	\$176	65	69
Aug-24	\$408,905	(26,880)	\$419,771	97.4%	\$173	58	68
Sep-24	\$443,505	34,600	\$454,382	97.6%	\$175	55	67





THE FAIR REPORT

FLOWER MOUND

MLS Data for September 2024 (City of Flower Mound)

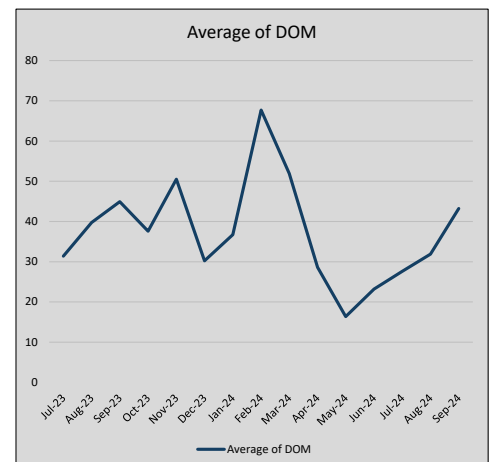
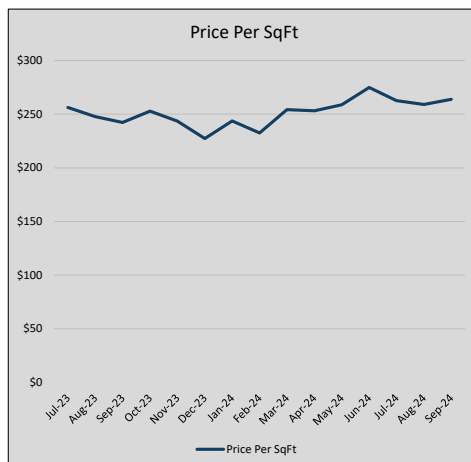
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	1	1.00	0	1	19	\$290,000	\$325,000	112.1%
\$300,000-399,999	16	5	3.20	1	4	23	\$349,800	\$341,140	97.5%
\$400,000-499,999	21	14	1.50	4	16	26	\$459,021	\$450,468	98.1%
\$500,000-599,999	29	17	1.71	4	15	36	\$558,109	\$553,241	99.1%
\$600,000-699,999	20	13	1.54	4	13	43	\$647,036	\$639,647	98.9%
\$700,000-799,999	12	8	1.50	1	6	85	\$750,867	\$737,507	98.2%
\$800,000-899,999	11	3	3.67	2	4	45	\$839,967	\$818,333	97.4%
\$900,000-1,000,000	6	3	2.00	2	4	37	\$952,633	\$951,333	99.9%
\$1,000,000 +	67	12	5.58	8	7	58	\$2,262,315	\$1,992,871	88.1%
Grand Total	183	76	2.41	26	70	43	\$853,910	\$805,017	94.3%

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
Jul-23	\$765,297		\$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
Jul-24	\$764,663	(73,845)	\$780,392	98.0%	\$263	78	28
Aug-24	\$835,640	70,978	\$866,909	96.4%	\$259	91	32
Sep-24	\$805,017	(30,623)	\$853,910	94.3%	\$264	76	43





THE FAIR REPORT

FORNEY

MLS Data for September 2024 (City of Forney)

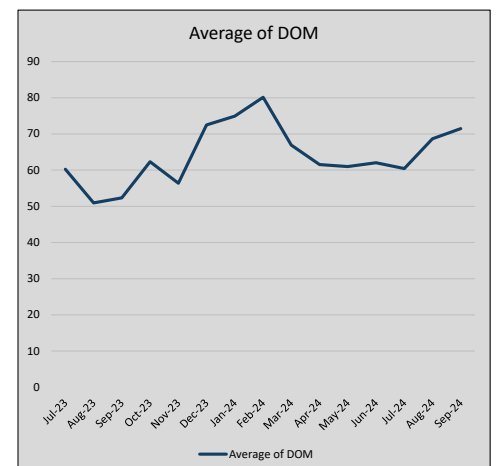
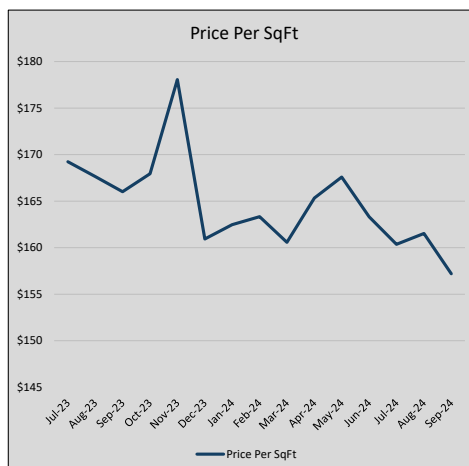
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	103	35	2.94	13	42	54	\$271,765	\$267,434	98.4%
\$300,000-399,999	287	92	3.12	35	56	71	\$347,447	\$338,367	97.4%
\$400,000-499,999	237	22	10.77	16	28	103	\$445,615	\$438,871	98.5%
\$500,000-599,999	86	10	8.60	7	8	83	\$542,807	\$533,436	98.3%
\$600,000-699,999	22	4	5.50	1	3	52	\$662,125	\$639,750	96.6%
\$700,000-799,999	9	0	-	0	0	-	-	-	-
\$800,000-899,999	3	1	3.00	0	0	26	\$899,990	\$850,000	94.4%
\$900,000-1,000,000	4	0	-	0	1	-	-	-	-
\$1,000,000 +	10	0	-	2	0	-	-	-	-
Grand Total	762	164	4.65	75	138	71	\$367,421	\$359,076	97.7%

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
Jul-23	\$374,824		\$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
Jul-24	\$351,883	(9,505)	\$360,779	97.5%	\$160	146	60
Aug-24	\$366,992	15,109	\$373,167	98.3%	\$162	151	69
Sep-24	\$359,076	(7,916)	\$367,421	97.7%	\$157	164	71





THE FAIR REPORT

FORT WORTH

MLS Data for September 2024 (City of Fort Worth)

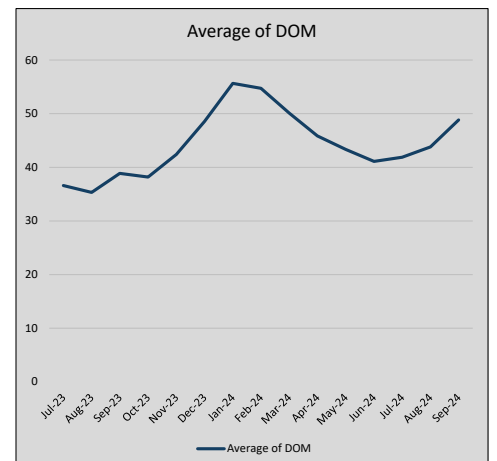
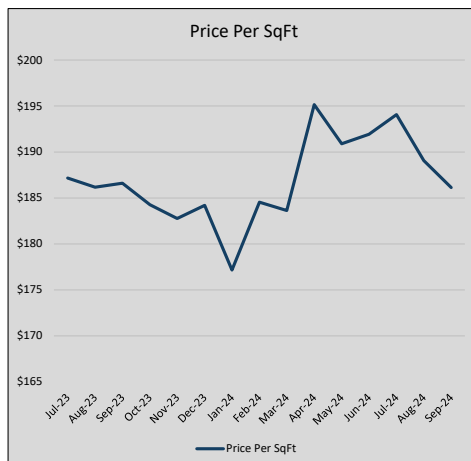
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	5	1	5.00	1	2	47	\$97,000	\$97,000	100.0%
\$100,000-199,999	154	45	3.42	31	33	59	\$160,009	\$147,998	92.5%
\$200,000-299,999	694	229	3.03	103	225	43	\$263,828	\$258,859	98.1%
\$300,000-399,999	1189	349	3.41	198	310	48	\$347,826	\$343,320	98.7%
\$400,000-499,999	523	107	4.89	65	132	53	\$445,948	\$437,877	98.2%
\$500,000-599,999	273	63	4.33	32	71	51	\$549,874	\$535,885	97.5%
\$600,000-699,999	149	16	9.31	14	27	40	\$648,740	\$634,502	97.8%
\$700,000-799,999	62	10	6.20	4	14	83	\$743,894	\$715,673	96.2%
\$800,000-899,999	34	6	5.67	6	8	121	\$859,982	\$833,250	96.9%
\$900,000-1,000,000	35	6	5.83	1	4	30	\$949,117	\$911,133	96.0%
\$1,000,000 +	170	15	11.33	17	27	69	\$1,791,593	\$1,647,000	91.9%
Grand Total	3288	847	3.88	472	853	49	\$386,082	\$376,562	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
Jul-23	\$386,195		\$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
Jul-24	\$409,448	6,455	\$418,449	97.8%	\$194	1005	42
Aug-24	\$399,675	(9,773)	\$407,926	98.0%	\$189	903	44
Sep-24	\$376,562	(23,114)	\$386,082	97.5%	\$186	847	49





THE FAIR REPORT

FRISCO

MLS Data for September 2024 (City of Frisco)

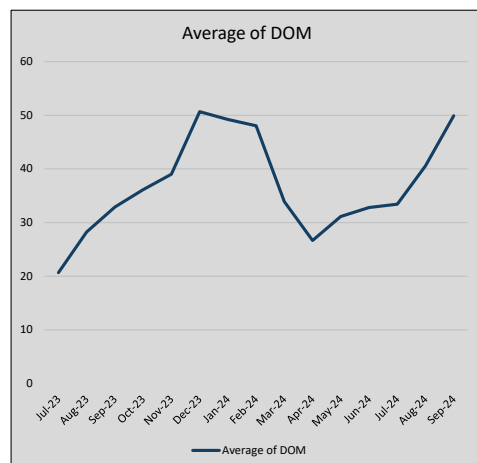
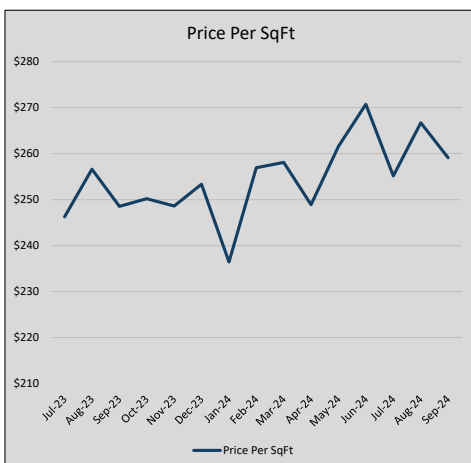
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	2	0	-	0	0	-	-	-	-
\$300,000-399,999	20	4	5.00	4	10	96	\$364,997	\$354,250	97.1%
\$400,000-499,999	84	21	4.00	16	35	47	\$447,314	\$444,419	99.4%
\$500,000-599,999	108	32	3.38	15	33	38	\$547,772	\$530,750	96.9%
\$600,000-699,999	92	25	3.68	20	24	52	\$655,719	\$644,333	98.3%
\$700,000-799,999	84	19	4.42	18	30	42	\$762,719	\$744,476	97.6%
\$800,000-899,999	53	8	6.63	9	13	66	\$852,238	\$834,541	97.9%
\$900,000-1,000,000	41	9	4.56	7	12	54	\$964,109	\$944,556	98.0%
\$1,000,000 +	184	35	5.26	30	27	55	\$1,452,680	\$1,404,026	96.7%
Grand Total	668	153	4.37	119	184	50	\$820,952	\$799,382	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
Jul-23	\$797,007		\$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
Jul-24	\$784,252	(108,120)	\$801,973	97.8%	\$255	242	33
Aug-24	\$818,103	33,852	\$837,792	97.6%	\$267	211	41
Sep-24	\$799,382	(18,722)	\$820,952	97.4%	\$259	153	50





THE FAIR REPORT

GAINESVILLE

MLS Data for September 2024 (City of Gainesville)

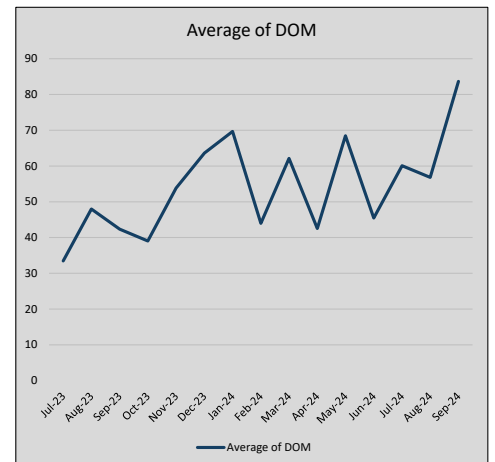
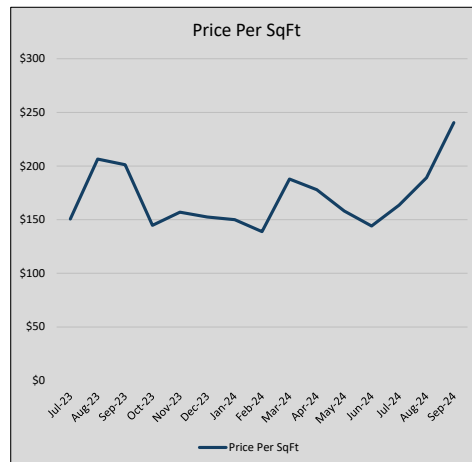
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	12	5	2.40	0	6	70	\$163,740	\$159,100	97.2%
\$200,000-299,999	45	2	22.50	7	12	27	\$227,500	\$233,250	102.5%
\$300,000-399,999	34	5	6.80	8	7	65	\$346,760	\$332,849	96.0%
\$400,000-499,999	7	1	7.00	1	0	99	\$465,000	\$447,500	96.2%
\$500,000-599,999	3	2	1.50	1	1	199	\$564,000	\$487,500	86.4%
\$600,000-699,999	4	0	-	0	1	-	-	-	-
\$700,000-799,999	5	1	5.00	0	0	57	\$785,000	\$750,000	95.5%
\$800,000-899,999	4	1	4.00	0	0	202	\$874,990	\$849,000	97.0%
\$900,000-1,000,000	2	0	-	1	0	-	-	-	-
\$1,000,000 +	8	1	8.00	2	0	22	\$1,250,000	\$1,162,500	93.0%
Grand Total	124	18	6.89	20	27	84	\$417,249	\$395,014	94.7%

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
Jul-23	\$248,827		\$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
Jul-24	\$307,814	62,572	\$319,088	96.5%	\$163	29	60
Aug-24	\$346,217	38,403	\$354,436	97.7%	\$189	11	57
Sep-24	\$395,014	48,796	\$417,249	94.7%	\$240	18	84





THE FAIR REPORT

GARLAND

MLS Data for September 2024 (City of Garland)

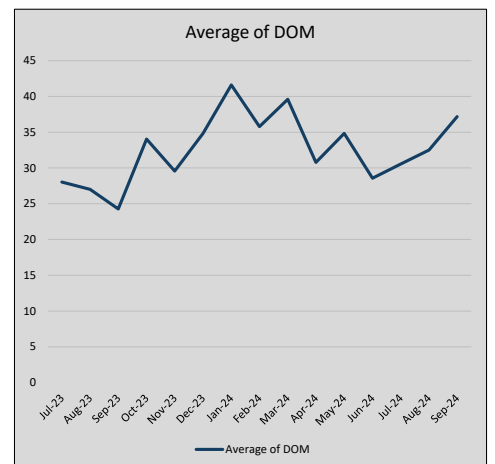
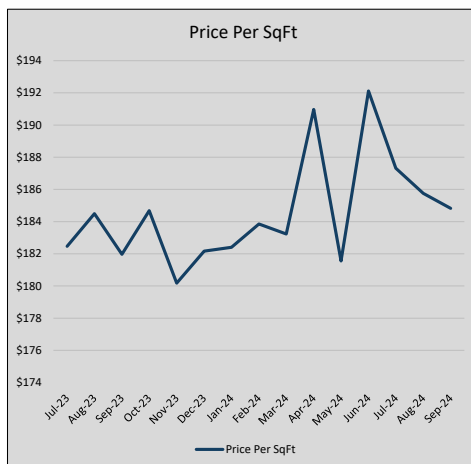
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	30	9	3.33	2	7	45	\$174,556	\$167,833	96.1%
\$200,000-299,999	130	48	2.71	14	58	28	\$266,820	\$262,572	98.4%
\$300,000-399,999	197	62	3.18	37	51	37	\$350,330	\$343,705	98.1%
\$400,000-499,999	76	11	6.91	12	17	36	\$452,664	\$449,709	99.3%
\$500,000-599,999	51	10	5.10	11	8	57	\$553,708	\$542,679	98.0%
\$600,000-699,999	16	2	8.00	3	1	80	\$677,000	\$662,500	97.9%
\$700,000-799,999	1	1	1.00	1	1	5	\$760,000	\$758,000	99.7%
\$800,000-899,999	2	2	1.00	0	0	105	\$859,000	\$842,000	98.0%
\$900,000-1,000,000	0	0	-	1	0	-	-	-	-
\$1,000,000 +	4	0	-	0	0	-	-	-	-
Grand Total	507	145	3.50	82	143	37	\$347,912	\$341,822	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
Jul-23	\$344,007		\$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
Jul-24	\$340,819	(8,807)	\$345,811	98.6%	\$187	187	31
Aug-24	\$331,562	(9,256)	\$336,714	98.5%	\$186	175	33
Sep-24	\$341,822	10,260	\$347,912	98.2%	\$185	145	37





THE FAIR REPORT

GRAND PRAIRIE

MLS Data for September 2024 (City of Grand Prairie)

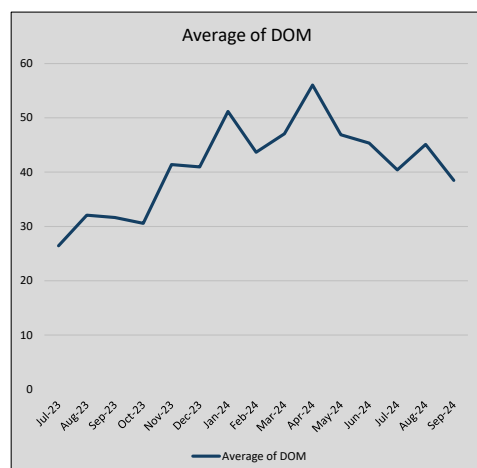
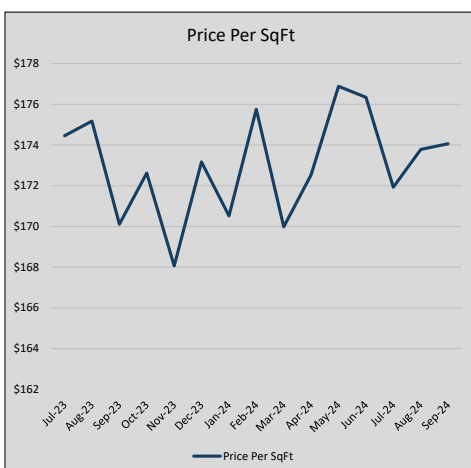
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	18	2	9.00	0	4	26	\$152,450	\$144,250	94.6%
\$200,000-299,999	58	31	1.87	4	31	23	\$265,250	\$264,068	99.6%
\$300,000-399,999	121	39	3.10	19	50	48	\$346,090	\$340,744	98.5%
\$400,000-499,999	89	13	6.85	13	28	42	\$438,513	\$426,560	97.3%
\$500,000-599,999	33	10	3.30	3	6	31	\$554,875	\$542,984	97.9%
\$600,000-699,999	14	4	3.50	0	8	74	\$641,200	\$611,250	95.3%
\$700,000-799,999	9	0	-	1	2	-	-	-	-
\$800,000-899,999	4	0	-	0	1	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	2	0	-	0	0	-	-	-	-
Grand Total	349	99	3.53	40	130	38	\$362,014	\$355,391	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
Jul-23	\$359,686		\$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
Jul-24	\$374,418	(6,599)	\$379,138	98.8%	\$172	115	40
Aug-24	\$366,702	(7,716)	\$372,898	98.3%	\$174	123	45
Sep-24	\$355,391	(11,311)	\$362,014	98.2%	\$174	99	38





THE FAIR REPORT

GRAPEVINE

MLS Data for September 2024 (City of Grapevine)

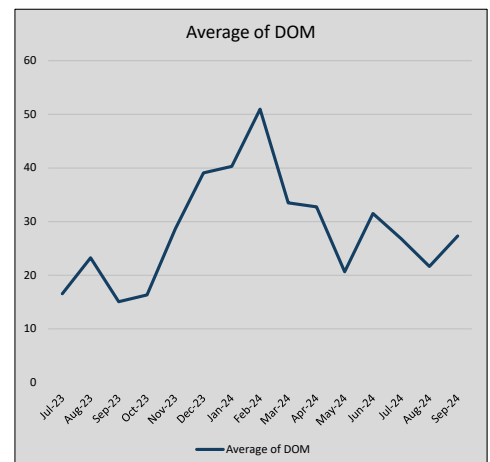
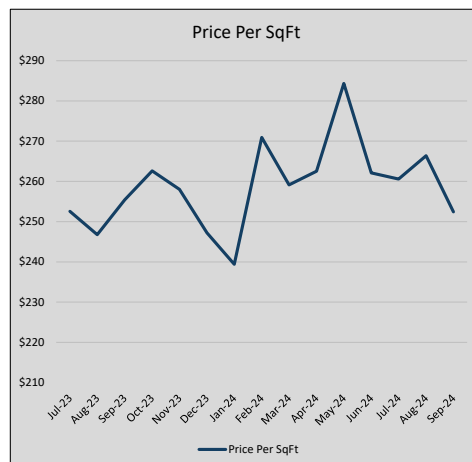
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	0	-	0	1	-	-	-	-
\$300,000-399,999	12	0	-	0	3	-	-	-	-
\$400,000-499,999	24	5	4.80	3	4	16	\$448,820	\$447,596	99.7%
\$500,000-599,999	23	9	2.56	2	9	37	\$546,767	\$542,044	99.1%
\$600,000-699,999	13	8	1.63	2	7	29	\$671,475	\$662,875	98.7%
\$700,000-799,999	10	3	3.33	1	7	22	\$771,262	\$741,667	96.2%
\$800,000-899,999	6	3	2.00	1	3	20	\$829,933	\$839,833	101.2%
\$900,000-1,000,000	2	0	-	0	1	-	-	-	-
\$1,000,000 +	18	0	-	2	1	-	-	-	-
Grand Total	109	28	3.89	11	36	27	\$619,300	\$612,996	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
Jul-23	\$601,535		\$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
Jul-24	\$640,033	(34,481)	\$649,294	98.6%	\$261	43	27
Aug-24	\$625,640	(14,392)	\$641,032	97.6%	\$266	31	22
Sep-24	\$612,996	(12,645)	\$619,300	99.0%	\$252	28	27





THE FAIR REPORT

GREENVILLE

MLS Data for September 2024 (City of Greenville)

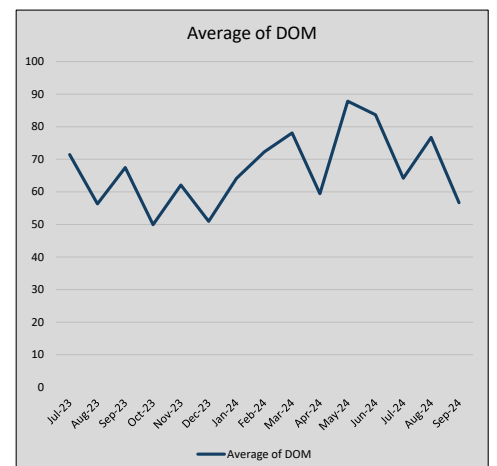
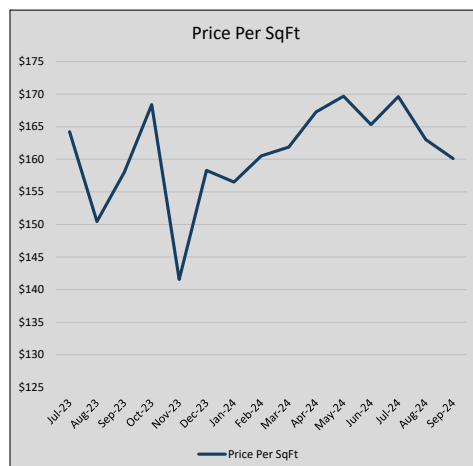
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	1	3.00	0	2	11	\$59,999	\$55,000	91.7%
\$100,000-199,999	36	7	5.14	10	15	59	\$159,760	\$154,857	96.9%
\$200,000-299,999	173	24	7.21	19	28	52	\$250,498	\$245,523	98.0%
\$300,000-399,999	87	6	14.50	7	5	71	\$348,967	\$346,133	99.2%
\$400,000-499,999	31	5	6.20	2	8	69	\$458,830	\$443,950	96.8%
\$500,000-599,999	12	1	12.00	0	2	56	\$565,000	\$549,000	97.2%
\$600,000-699,999	9	1	9.00	3	0	73	\$650,000	\$622,000	95.7%
\$700,000-799,999	5	1	5.00	0	0	36	\$725,000	\$687,900	94.9%
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	4	0	-	0	0	-	-	-	-
Grand Total	364	46	7.91	41	60	57	\$293,874	\$286,674	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
Jul-23	\$295,116		\$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
Jul-24	\$281,860	809	\$287,433	98.1%	\$170	67	64
Aug-24	\$294,738	12,878	\$299,778	98.3%	\$163	52	77
Sep-24	\$286,674	(8,064)	\$293,874	97.5%	\$160	46	57





THE FAIR REPORT

HALTOM CITY

MLS Data for September 2024 (City of Haltom City)

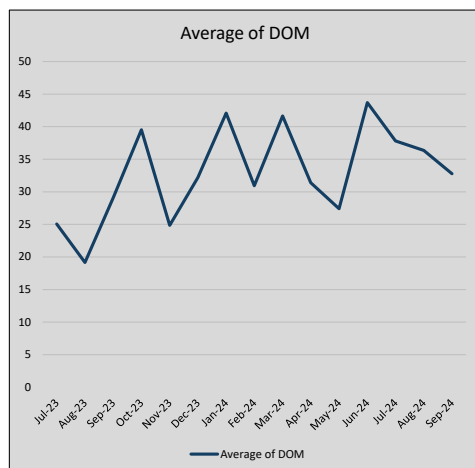
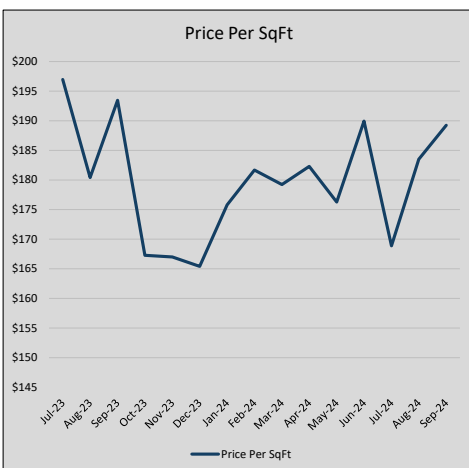
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	4	4	1.00	0	0	18	\$164,500	\$158,748	96.5%
\$200,000-299,999	44	17	2.59	5	18	25	\$251,951	\$247,381	98.2%
\$300,000-399,999	28	11	2.55	2	6	50	\$355,304	\$349,157	98.3%
\$400,000-499,999	3	0	-	2	2	-	-	-	-
\$500,000-599,999	0	0	-	1	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 +	1	0	-	0	0	-	-	-	-
Grand Total	81	32	2.53	10	26	33	\$276,547	\$271,287	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
Jul-23	\$285,499		\$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
Jul-24	\$287,951	6,469	\$291,864	98.7%	\$169	32	38
Aug-24	\$274,505	(13,446)	\$278,898	98.4%	\$183	29	36
Sep-24	\$271,287	(3,218)	\$276,547	98.1%	\$189	32	33





THE FAIR REPORT

HEATH

MLS Data for September 2024 (City of Heath)

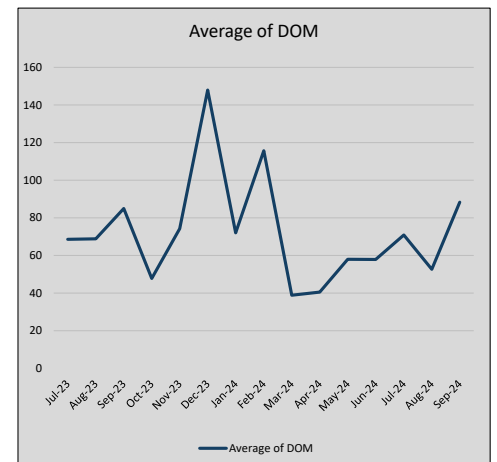
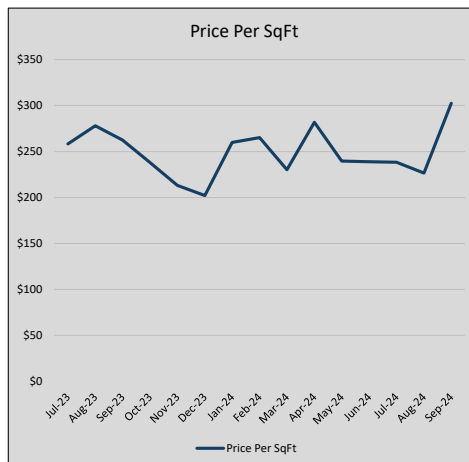
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	1	-	-	-	-
\$300,000-399,999	11	2	5.50	5	2	34	\$380,000	\$372,500	98.0%
\$400,000-499,999	10	1	10.00	0	5	11	\$470,000	\$465,000	98.9%
\$500,000-599,999	13	2	6.50	2	1	133	\$574,900	\$562,700	97.9%
\$600,000-699,999	9	1	9.00	3	0	23	\$689,000	\$669,200	97.1%
\$700,000-799,999	8	1	8.00	0	3	86	\$739,000	\$736,000	99.6%
\$800,000-899,999	6	0	-	0	2	-	-	-	-
\$900,000-1,000,000	13	1	13.00	0	3	352	\$999,000	\$930,000	93.1%
\$1,000,000 +	54	7	7.71	4	5	74	\$1,933,429	\$1,928,571	99.7%
Grand Total	124	15	8.27	14	22	88	\$1,222,720	\$1,211,373	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
Jul-23	\$946,958		\$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
Jul-24	\$965,282	62,724	\$996,725	96.8%	\$238	16	71
Aug-24	\$792,882	(172,401)	\$829,060	95.6%	\$227	20	53
Sep-24	\$1,211,373	418,492	\$1,222,720	99.1%	\$302	15	88





THE FAIR REPORT

IRVING

MLS Data for September 2024 (City of Irving)

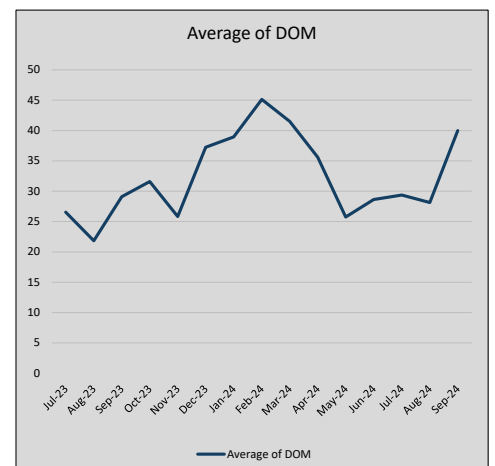
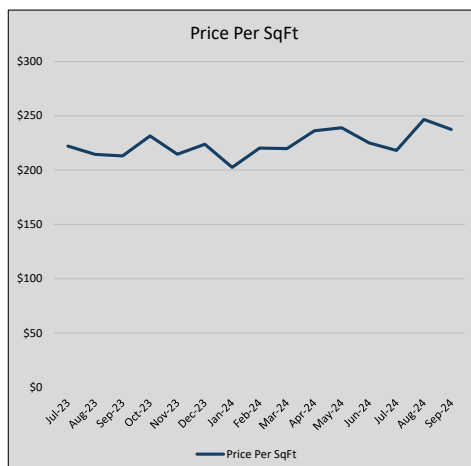
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	18	7	2.57	2	3	39	\$176,929	\$163,714	92.5%
\$200,000-299,999	53	20	2.65	12	13	31	\$261,170	\$257,765	98.7%
\$300,000-399,999	72	20	3.60	11	21	19	\$344,672	\$341,145	99.0%
\$400,000-499,999	53	13	4.08	12	16	25	\$456,292	\$453,846	99.5%
\$500,000-599,999	30	11	2.73	6	7	46	\$553,845	\$535,591	96.7%
\$600,000-699,999	17	11	1.55	2	6	33	\$672,126	\$666,435	99.2%
\$700,000-799,999	16	7	2.29	1	3	55	\$740,400	\$728,986	98.5%
\$800,000-899,999	12	2	6.00	3	4	24	\$856,000	\$852,500	99.6%
\$900,000-1,000,000	16	3	5.33	6	6	227	\$964,904	\$933,868	96.8%
\$1,000,000 +	28	4	7.00	3	4	83	\$1,553,500	\$1,500,250	96.6%
Grand Total	315	98	3.21	58	83	40	\$497,718	\$488,337	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
Jul-23	\$475,139		\$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
Jul-24	\$454,685	4,833	\$465,856	97.6%	\$218	108	29
Aug-24	\$548,599	93,914	\$561,039	97.8%	\$247	121	28
Sep-24	\$488,337	(60,262)	\$497,718	98.1%	\$238	98	40





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KELLER

MLS Data for September 2024 (City of Keller)

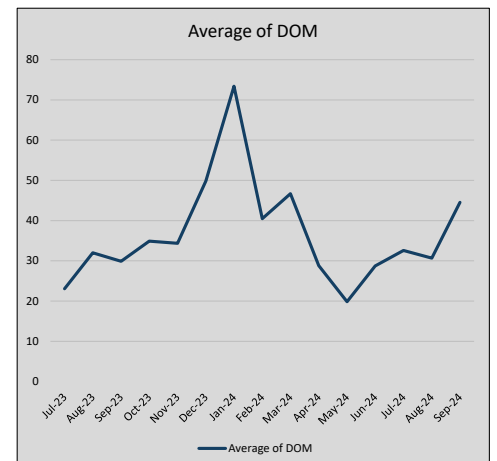
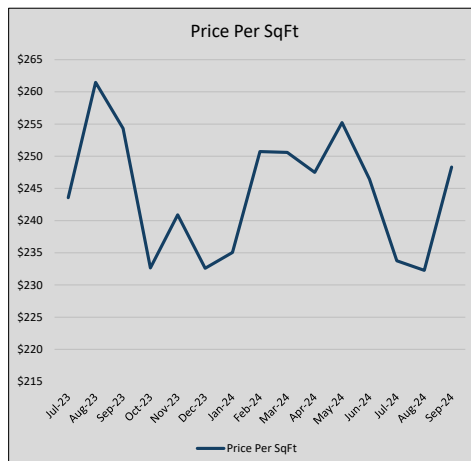
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	0	0	-	0	1	-	-	-	-
\$200,000-299,999	2	1	2.00	0	3	139	\$299,000	\$240,000	80.3%
\$300,000-399,999	5	4	1.25	1	5	28	\$348,473	\$340,998	97.9%
\$400,000-499,999	21	4	5.25	1	3	27	\$481,850	\$471,125	97.8%
\$500,000-599,999	20	8	2.50	2	7	43	\$552,738	\$540,481	97.8%
\$600,000-699,999	22	5	4.40	1	9	64	\$639,960	\$636,000	99.4%
\$700,000-799,999	17	0	-	2	4	-	-	-	-
\$800,000-899,999	8	4	2.00	2	6	33	\$859,500	\$824,750	96.0%
\$900,000-1,000,000	5	2	2.50	1	1	76	\$952,000	\$940,000	98.7%
\$1,000,000 +	25	10	2.50	10	4	39	\$1,237,668	\$1,213,350	98.0%
Grand Total	125	38	3.29	21	43	45	\$762,123	\$744,864	97.7%

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
Jul-23	\$795,232		\$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
Jul-24	\$727,193	(95,516)	\$734,193	99.0%	\$234	59	33
Aug-24	\$680,040	(47,153)	\$687,068	99.0%	\$232	51	31
Sep-24	\$744,864	64,824	\$762,123	97.7%	\$248	38	45





THE FAIR REPORT

LEONARD

MLS Data for September 2024 (City of Leonard)

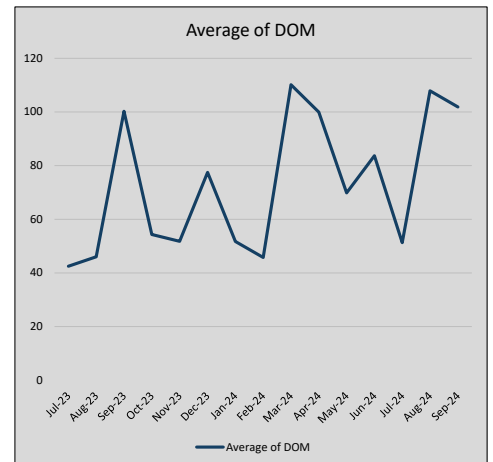
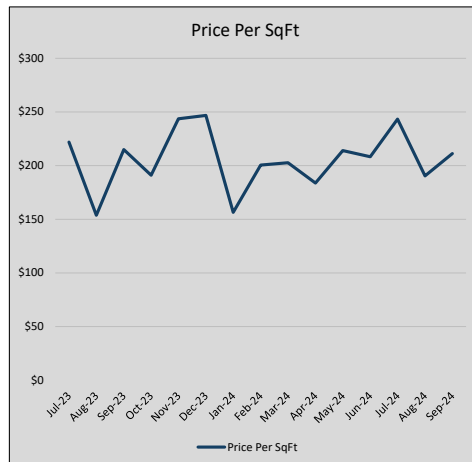
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	5	0	-	2	0	-	-	-	-
\$200,000-299,999	4	2	2.00	1	1	69	\$242,500	\$243,250	100.3%
\$300,000-399,999	4	1	4.00	2	1	122	\$399,999	\$399,000	99.8%
\$400,000-499,999	9	2	4.50	0	2	28	\$487,450	\$485,750	99.7%
\$500,000-599,999	16	1	16.00	0	2	169	\$567,530	\$547,605	96.5%
\$600,000-699,999	11	1	11.00	4	1	278	\$604,275	\$594,275	98.3%
\$700,000-799,999	2	0	-	0	0	-	-	-	-
\$800,000-899,999	1	0	-	2	0	-	-	-	-
\$900,000-1,000,000	0	1	0.00	0	0	54	\$949,990	\$920,000	96.8%
\$1,000,000 +	2	0	-	2	0	-	-	-	-
Grand Total	55	8	6.88	13	7	102	\$497,712	\$489,860	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
Jul-23	\$374,750		\$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
Jul-24	\$490,286	51,201	\$497,879	98.5%	\$243	7	51
Aug-24	\$379,400	(110,886)	\$392,307	96.7%	\$190	10	108
Sep-24	\$489,860	110,460	\$497,712	98.4%	\$211	8	102





THE FAIR REPORT

LEWISVILLE

MLS Data for September 2024 (City of Lewisville)

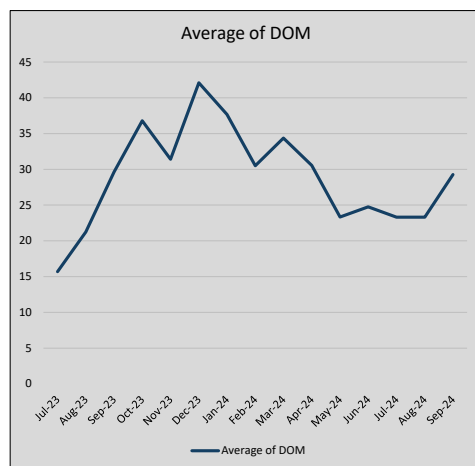
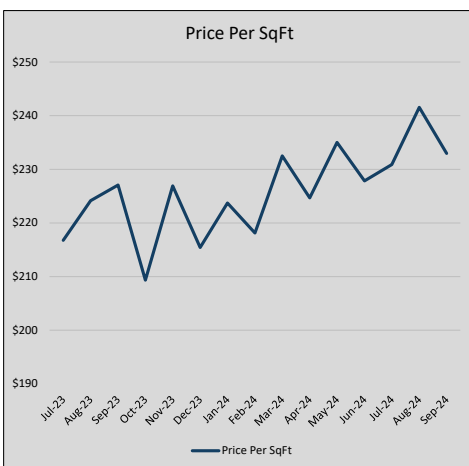
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	1	0	-	-	-	-
\$200,000-299,999	12	4	3.00	0	1	33	\$278,750	\$273,000	97.9%
\$300,000-399,999	64	16	4.00	11	21	27	\$350,596	\$345,894	98.7%
\$400,000-499,999	70	21	3.33	18	17	28	\$451,376	\$446,333	98.9%
\$500,000-599,999	15	6	2.50	4	5	38	\$531,650	\$521,317	98.1%
\$600,000-699,999	14	6	2.33	0	2	37	\$666,699	\$656,284	98.4%
\$700,000-799,999	7	8	0.88	2	4	31	\$772,724	\$754,016	97.6%
\$800,000-899,999	11	1	11.00	2	0	20	\$859,000	\$867,115	100.9%
\$900,000-1,000,000	6	2	3.00	0	1	21	\$912,500	\$889,000	97.4%
\$1,000,000 +	8	2	4.00	0	3	14	\$1,962,000	\$1,950,000	99.4%
Grand Total	207	66	3.14	38	54	29	\$548,232	\$540,033	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
Jul-23	\$456,140		\$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
Jul-24	\$518,911	30,837	\$521,470	99.5%	\$231	73	23
Aug-24	\$563,603	44,692	\$572,439	98.5%	\$242	90	23
Sep-24	\$540,033	(23,570)	\$548,232	98.5%	\$233	66	29





THE FAIR REPORT

LITTLE ELM

MLS Data for September 2024 (City of Little Elm)

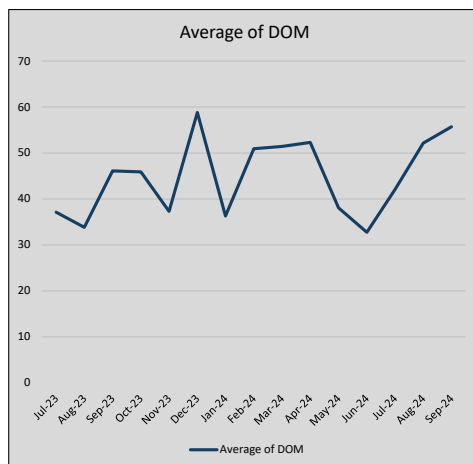
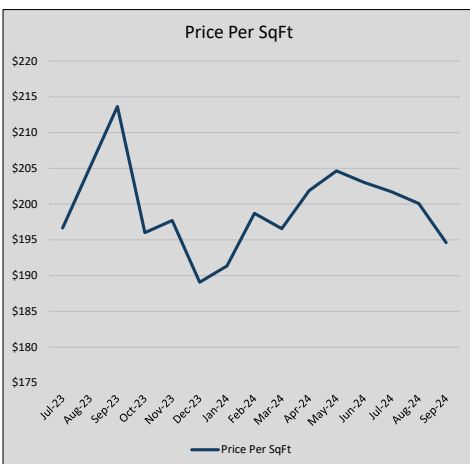
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	6	2	3.00	0	0	60	\$287,950	\$278,200	96.6%
\$300,000-399,999	105	39	2.69	11	27	57	\$364,663	\$359,151	98.5%
\$400,000-499,999	147	33	4.45	31	17	41	\$456,151	\$442,855	97.1%
\$500,000-599,999	105	18	5.83	15	25	58	\$545,910	\$541,766	99.2%
\$600,000-699,999	65	17	3.82	1	13	69	\$649,562	\$625,832	96.3%
\$700,000-799,999	15	1	15.00	0	4	63	\$799,000	\$785,000	98.2%
\$800,000-899,999	12	2	6.00	1	0	115	\$850,166	\$803,452	94.5%
\$900,000-1,000,000	3	1	3.00	0	0	103	\$936,340	\$975,714	104.2%
\$1,000,000 +	10	1	10.00	0	0	71	\$1,299,000	\$1,275,000	98.2%
Grand Total	469	114	4.11	60	86	56	\$486,441	\$475,536	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
Jul-23	\$467,781		\$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
Jul-24	\$447,396	(17,144)	\$453,513	98.7%	\$202	101	42
Aug-24	\$473,532	26,136	\$488,167	97.0%	\$200	103	52
Sep-24	\$475,536	2,003	\$486,441	97.8%	\$195	114	56





THE FAIR REPORT

LOVEJOY ISD

MLS Data for September 2024 (Lovejoy ISD)

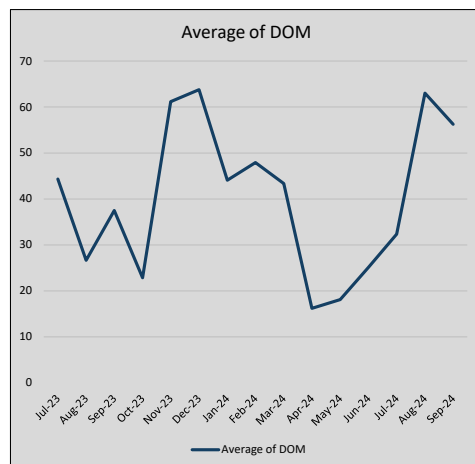
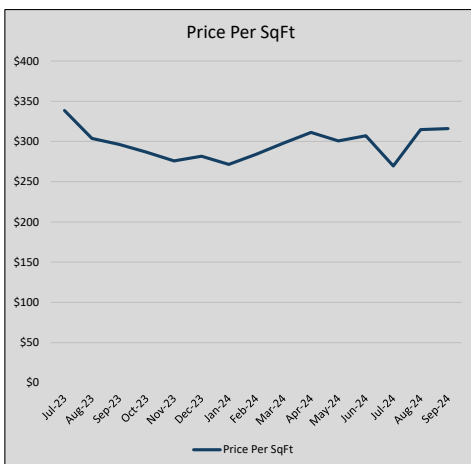
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	1	2	0.50	0	0	37	\$393,900	\$404,750	102.8%
\$400,000-499,999	5	0	-	0	3	-	-	-	-
\$500,000-599,999	1	1	1.00	1	0	7	\$529,900	\$520,000	98.1%
\$600,000-699,999	5	4	1.25	2	3	42	\$653,600	\$632,375	96.8%
\$700,000-799,999	6	1	6.00	1	3	34	\$764,900	\$750,000	98.1%
\$800,000-899,999	4	2	2.00	1	3	38	\$887,000	\$869,625	98.0%
\$900,000-1,000,000	5	0	-	1	3	-	-	-	-
\$1,000,000 +	48	11	4.36	6	8	75	\$1,693,544	\$1,597,322	94.3%
Grand Total	75	21	3.57	12	23	56	\$1,195,238	\$1,138,990	95.3%

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
Jul-23	\$1,399,226		\$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
Jul-24	\$948,979	(231,912)	\$975,833	97.2%	\$270	24	32
Aug-24	\$1,225,748	276,768	\$1,264,592	96.9%	\$315	20	63
Sep-24	\$1,138,990	(86,757)	\$1,195,238	95.3%	\$316	21	56





THE FAIR REPORT

LUCAS

MLS Data for September 2024 (City of Lucas)

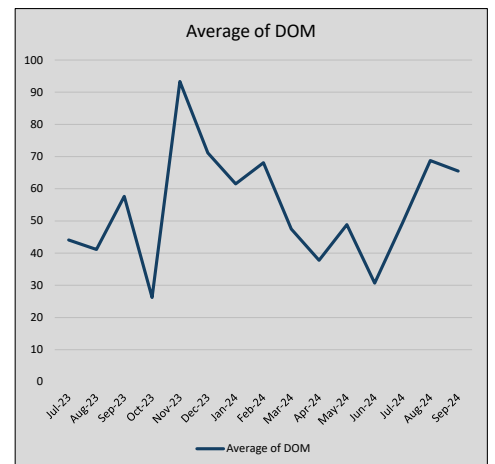
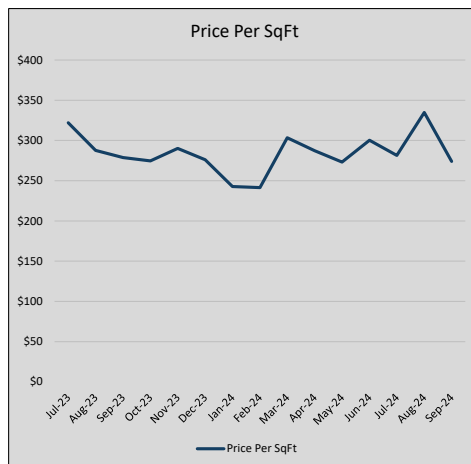
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	0	1	0.00	0	0	16	\$425,000	\$390,000	91.8%
\$500,000-599,999	2	0	-	0	0	-	-	-	-
\$600,000-699,999	7	2	3.50	0	3	20	\$632,450	\$560,000	88.5%
\$700,000-799,999	4	1	4.00	0	2	12	\$750,000	\$750,000	100.0%
\$800,000-899,999	11	2	5.50	1	1	84	\$874,500	\$862,500	98.6%
\$900,000-1,000,000	6	0	-	0	2	-	-	-	-
\$1,000,000 +	43	6	7.17	3	6	92	\$1,537,667	\$1,438,107	93.5%
Grand Total	73	12	6.08	4	14	66	\$1,117,908	\$1,051,137	94.0%

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
Jul-23	\$1,333,205		\$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
Jul-24	\$1,127,620	(27,418)	\$1,152,414	97.8%	\$281	17	49
Aug-24	\$1,369,854	242,234	\$1,423,775	96.2%	\$335	14	69
Sep-24	\$1,051,137	(318,717)	\$1,117,908	94.0%	\$274	12	66





THE FAIR REPORT

MANSFIELD

MLS Data for September 2024 (City of Mansfield)

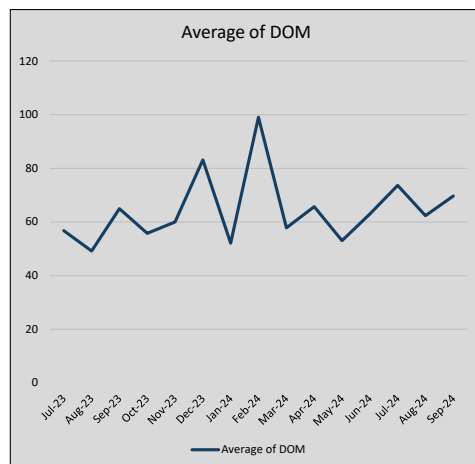
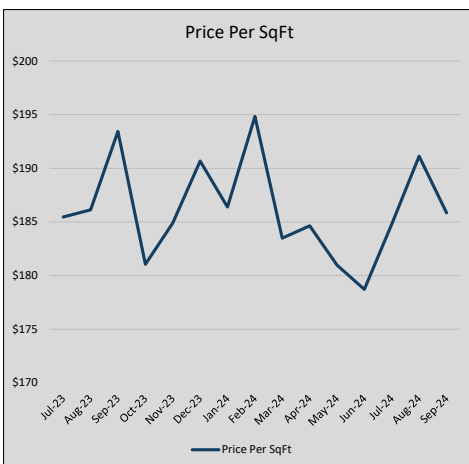
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	1	-	-	-	-
\$200,000-299,999	16	6	2.67	2	4	36	\$261,317	\$261,083	99.9%
\$300,000-399,999	48	19	2.53	5	19	43	\$359,016	\$352,674	98.2%
\$400,000-499,999	81	17	4.76	3	18	65	\$456,237	\$452,337	99.1%
\$500,000-599,999	108	25	4.32	5	24	94	\$549,377	\$535,504	97.5%
\$600,000-699,999	79	13	6.08	7	14	87	\$653,067	\$636,872	97.5%
\$700,000-799,999	46	0	-	1	8	-	-	-	-
\$800,000-899,999	19	2	9.50	2	4	122	\$833,950	\$772,500	92.6%
\$900,000-1,000,000	9	4	2.25	0	1	31	\$957,369	\$934,369	97.6%
\$1,000,000 +	15	0	-	3	2	-	-	-	-
Grand Total	421	86	4.90	28	95	70	\$510,080	\$498,912	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
Jul-23	\$510,397		\$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
Jul-24	\$514,072	4,603	\$525,736	97.8%	\$185	107	74
Aug-24	\$503,510	(10,562)	\$517,300	97.3%	\$191	89	62
Sep-24	\$498,912	(4,598)	\$510,080	97.8%	\$186	86	70





THE FAIR REPORT

MCKINNEY

MLS Data for September 2024 (City of McKinney)

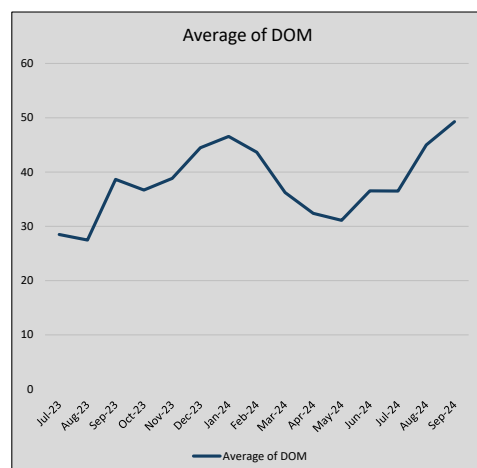
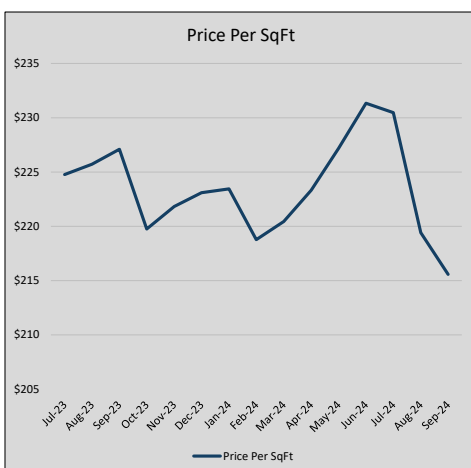
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	13	9	1.44	1	12	36	\$272,782	\$261,455	95.8%
\$300,000-399,999	106	48	2.21	15	35	38	\$361,225	\$354,030	98.0%
\$400,000-499,999	235	71	3.31	31	63	39	\$449,761	\$436,001	96.9%
\$500,000-599,999	149	36	4.14	23	43	68	\$543,140	\$526,710	97.0%
\$600,000-699,999	159	30	5.30	16	43	52	\$650,037	\$629,054	96.8%
\$700,000-799,999	103	28	3.68	15	18	57	\$751,122	\$738,269	98.3%
\$800,000-899,999	50	9	5.56	5	13	91	\$848,321	\$833,721	98.3%
\$900,000-1,000,000	21	11	1.91	3	6	47	\$938,570	\$920,119	98.0%
\$1,000,000 +	44	12	3.67	3	18	58	\$1,210,123	\$1,187,200	98.1%
Grand Total	880	254	3.46	113	251	49	\$568,083	\$553,852	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
Jul-23	\$567,908		\$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
Jul-24	\$589,735	(8,015)	\$602,581	97.9%	\$230	286	37
Aug-24	\$570,799	(18,936)	\$585,803	97.4%	\$219	271	45
Sep-24	\$553,852	(16,947)	\$568,083	97.5%	\$216	254	49





THE FAIR REPORT

MCLENDON-CHISOLM

MLS Data for September 2024 (City of McLendon Chisholm)

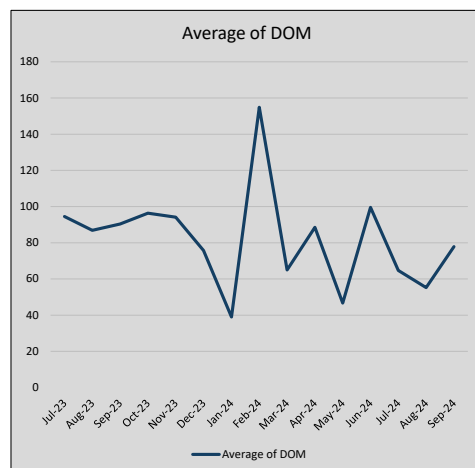
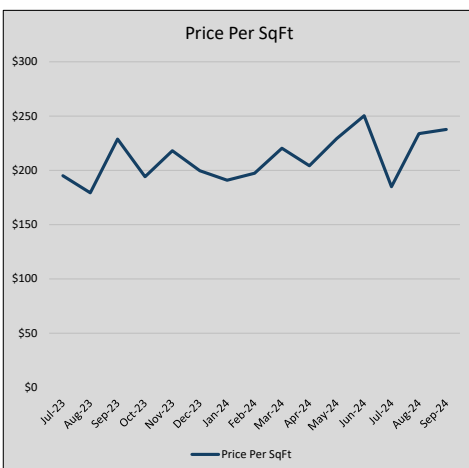
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	1	0	-	0	1	-	-	-	-
\$400,000-499,999	4	1	4.00	0	0	265	\$479,000	\$420,000	87.7%
\$500,000-599,999	14	0	-	1	5	-	-	-	-
\$600,000-699,999	20	2	10.00	0	3	74	\$658,319	\$604,820	91.9%
\$700,000-799,999	9	1	9.00	1	4	15	\$709,990	\$700,000	98.6%
\$800,000-899,999	2	1	2.00	0	0	-	\$833,900	\$834,275	100.0%
\$900,000-1,000,000	2	1	2.00	1	0	21	\$975,000	\$950,000	97.4%
\$1,000,000 +	5	1	5.00	0	2	97	\$1,199,999	\$1,175,000	97.9%
Grand Total	57	7	8.14	3	15	78	\$787,790	\$755,559	95.9%

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
Jul-23	\$612,827		\$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
Jul-24	\$578,464	(295,424)	\$612,987	94.4%	\$185	6	65
Aug-24	\$819,605	241,142	\$831,436	98.6%	\$234	13	55
Sep-24	\$755,559	(64,046)	\$787,790	95.9%	\$238	7	78





THE FAIR REPORT

MELISSA

MLS Data for September 2024 (City of Melissa)

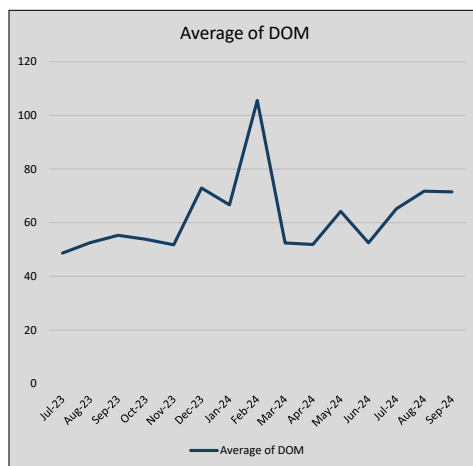
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	0	-	0	0	-	-	-	-
\$300,000-399,999	21	10	2.10	1	7	37	\$340,253	\$332,759	97.8%
\$400,000-499,999	44	8	5.50	4	10	43	\$448,005	\$426,517	95.2%
\$500,000-599,999	35	19	1.84	4	12	81	\$557,930	\$544,726	97.6%
\$600,000-699,999	38	5	7.60	1	4	125	\$633,953	\$608,557	96.0%
\$700,000-799,999	15	3	5.00	0	0	104	\$744,500	\$735,000	98.7%
\$800,000-899,999	3	1	3.00	0	1	137	\$885,000	\$885,000	100.0%
\$900,000-1,000,000	0	0	-	1	1	-	-	-	-
\$1,000,000 +	6	1	6.00	0	1	27	\$1,050,000	\$1,060,000	101.0%
Grand Total	163	47	3.47	11	36	72	\$530,330	\$516,645	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
Jul-23	\$536,742		\$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
Jul-24	\$499,732	(33,135)	\$510,107	98.0%	\$199	31	65
Aug-24	\$544,579	44,848	\$557,859	97.6%	\$205	45	72
Sep-24	\$516,645	(27,935)	\$530,330	97.4%	\$200	47	72





THE FAIR REPORT

MESQUITE

MLS Data for September 2024 (City of Mesquite)

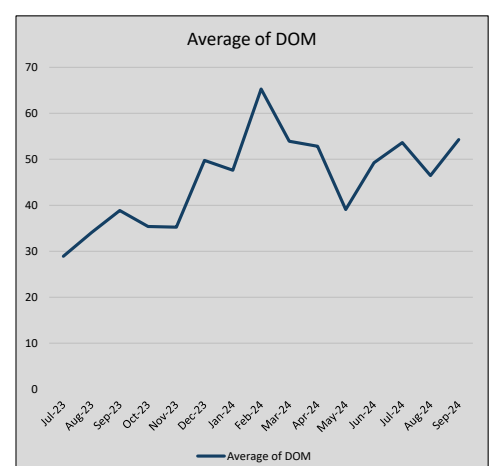
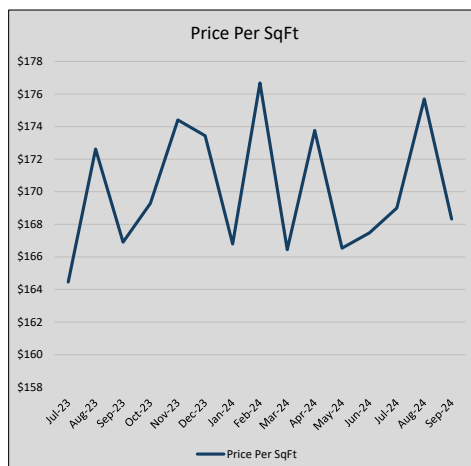
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	1	0.00	0	0	17	\$75,000	\$50,000	66.7%
\$100,000-199,999	17	12	1.42	1	2	32	\$165,958	\$152,867	92.1%
\$200,000-299,999	167	51	3.27	20	52	29	\$257,225	\$254,048	98.8%
\$300,000-399,999	157	40	3.93	36	25	60	\$343,797	\$341,768	99.4%
\$400,000-499,999	74	15	4.93	2	12	85	\$433,960	\$423,281	97.5%
\$500,000-599,999	34	9	3.78	4	2	134	\$562,033	\$526,042	93.6%
\$600,000-699,999	18	3	6.00	0	1	123	\$640,941	\$626,393	97.7%
\$700,000-799,999	3	1	3.00	0	0	20	\$765,298	\$794,293	103.8%
\$800,000-899,999	5	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	1	0	-	0	0	-	-	-	-
Grand Total	477	132	3.61	63	94	54	\$327,217	\$320,217	97.9%

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
Jul-23	\$301,715		\$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
Jul-24	\$296,336	(12,530)	\$302,551	97.9%	\$169	125	54
Aug-24	\$313,202	16,866	\$322,908	97.0%	\$176	113	46
Sep-24	\$320,217	7,015	\$327,217	97.9%	\$168	132	54





THE FAIR REPORT

MIDLOTHIAN

MLS Data for September 2024 (City of Midlothian)

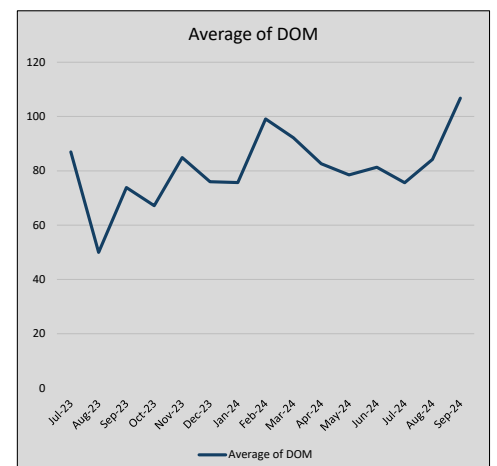
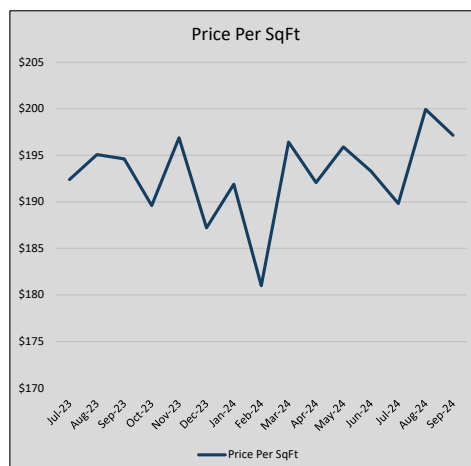
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	2	4	0.50	1	3	29	\$265,250	\$241,670	91.1%
\$300,000-399,999	42	9	4.67	7	12	58	\$359,244	\$354,778	98.8%
\$400,000-499,999	132	26	5.08	7	29	74	\$443,097	\$433,432	97.8%
\$500,000-599,999	121	25	4.84	5	26	139	\$550,881	\$530,239	96.3%
\$600,000-699,999	63	14	4.50	5	13	169	\$671,349	\$656,136	97.7%
\$700,000-799,999	49	7	7.00	2	7	94	\$747,471	\$733,789	98.2%
\$800,000-899,999	11	0	-	0	2	-	-	-	-
\$900,000-1,000,000	3	2	1.50	0	0	22	\$957,749	\$920,250	96.1%
\$1,000,000 +	10	2	5.00	2	1	192	\$1,575,000	\$1,522,500	96.7%
Grand Total	433	89	4.87	30	93	107	\$553,746	\$538,122	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
Jul-23	\$503,623		\$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
Jul-24	\$505,472	(1,975)	\$516,259	97.9%	\$190	102	76
Aug-24	\$575,911	70,439	\$586,590	98.2%	\$200	97	84
Sep-24	\$538,122	(37,789)	\$553,746	97.2%	\$197	89	107





THE FAIR REPORT

MURPHY

MLS Data for September 2024 (City of Murphy)

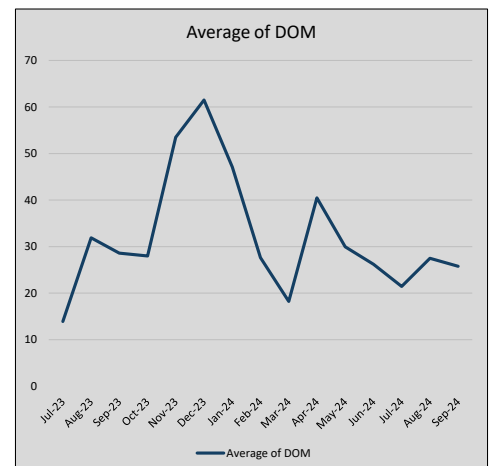
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	7	4	1.75	1	2	15	\$479,475	\$484,750	101.1%
\$500,000-599,999	20	1	20.00	0	4	27	\$539,900	\$535,000	99.1%
\$600,000-699,999	6	3	2.00	4	3	32	\$675,663	\$680,667	100.7%
\$700,000-799,999	11	2	5.50	1	2	13	\$717,500	\$717,500	100.0%
\$800,000-899,999	4	2	2.00	1	2	63	\$874,200	\$856,250	97.9%
\$900,000-1,000,000	3	1	3.00	0	0	1	\$935,000	\$910,000	97.3%
\$1,000,000 +	2	0	-	0	0	-	-	-	-
Grand Total	54	13	4.15	7	13	26	\$661,784	\$659,500	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
Jul-23	\$587,654		\$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
Jul-24	\$587,528	(109,279)	\$599,844	97.9%	\$198	18	21
Aug-24	\$573,000	(14,528)	\$574,963	99.7%	\$212	8	28
Sep-24	\$659,500	86,500	\$661,784	99.7%	\$202	13	26





THE FAIR REPORT

PARKER

MLS Data for September 2024 (City of Parker)

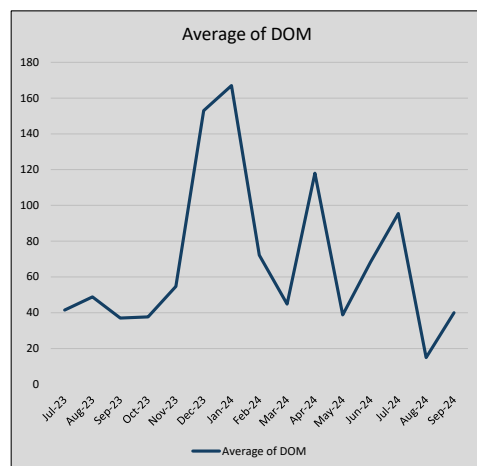
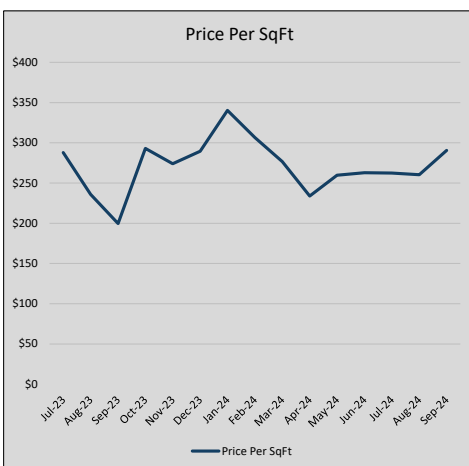
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-599,999	1	1	1.00	0	1	10	\$504,999	\$505,000	100.0%
\$600,000-699,999	0	0	-	0	0	-	-	-	-
\$700,000-799,999	2	0	-	0	0	-	-	-	-
\$800,000-899,999	3	0	-	0	1	-	-	-	-
\$900,000-1,000,000	2	0	-	0	1	-	-	-	-
\$1,000,000 +	22	7	3.14	6	2	44	\$1,324,986	\$1,245,214	94.0%
Grand Total	30	8	3.75	6	5	40	\$1,222,487	\$1,152,688	94.3%

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
Jul-23	\$1,327,170		\$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
Jul-24	\$1,275,000	2,214	\$1,334,950	95.5%	\$262	2	96
Aug-24	\$1,023,390	(251,610)	\$1,063,190	96.3%	\$260	10	15
Sep-24	\$1,152,688	129,298	\$1,222,487	94.3%	\$290	8	40





THE FAIR REPORT

PLANO

MLS Data for September 2024 (City of Plano)

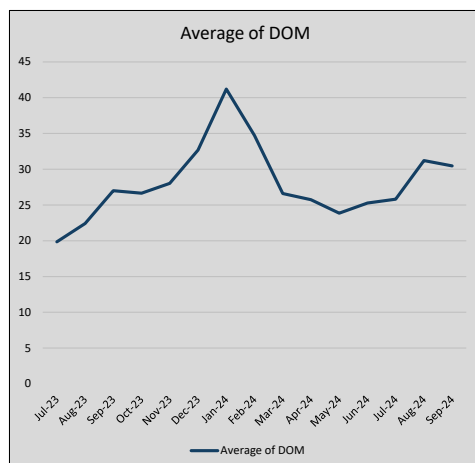
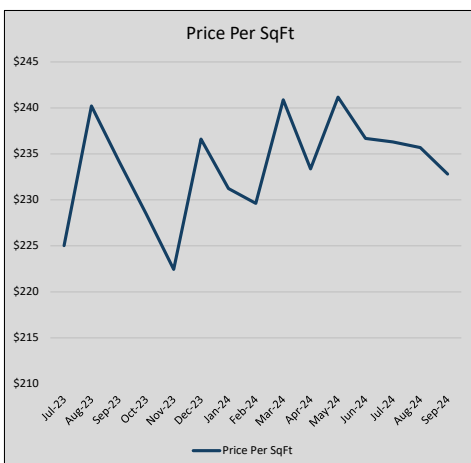
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	2	1	2.00	0	1	4	\$199,000	\$190,000	95.5%
\$200,000-299,999	21	7	3.00	3	8	16	\$264,029	\$260,700	98.7%
\$300,000-399,999	79	32	2.47	10	24	29	\$363,603	\$355,588	97.8%
\$400,000-499,999	141	41	3.44	30	31	25	\$456,886	\$448,083	98.1%
\$500,000-599,999	150	37	4.05	26	52	38	\$544,846	\$539,219	99.0%
\$600,000-699,999	93	27	3.44	10	27	25	\$648,535	\$638,915	98.5%
\$700,000-799,999	49	10	4.90	10	13	38	\$746,940	\$727,964	97.5%
\$800,000-899,999	28	9	3.11	8	4	38	\$848,543	\$821,978	96.9%
\$900,000-1,000,000	11	2	5.50	0	4	31	\$972,250	\$926,000	95.2%
\$1,000,000 +	57	13	4.38	3	16	42	\$1,596,154	\$1,559,212	97.7%
Grand Total	631	179	3.53	101	180	30	\$602,711	\$590,872	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
Jul-23	\$578,765		\$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
Jul-24	\$605,982	5,416	\$616,605	98.3%	\$236	229	26
Aug-24	\$609,423	3,441	\$623,847	97.7%	\$236	217	31
Sep-24	\$590,872	(18,551)	\$602,711	98.0%	\$233	179	30





THE FAIR REPORT

POTTSBORO

MLS Data for September 2024 (City of Pottsboro)

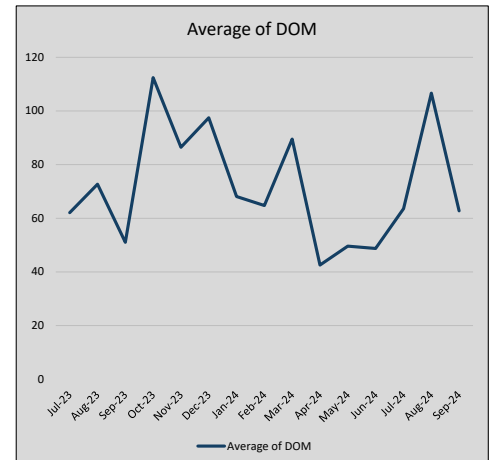
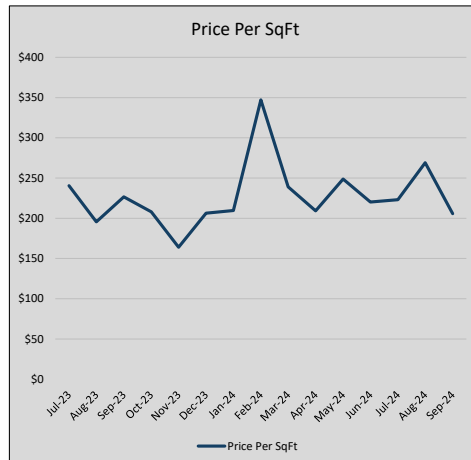
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	1	0	-	-	-	-
\$100,000-199,999	11	3	3.67	1	1	9	\$125,000	\$113,333	90.7%
\$200,000-299,999	30	1	30.00	1	2	6	\$275,000	\$275,000	100.0%
\$300,000-399,999	13	7	1.86	1	4	56	\$356,829	\$349,857	98.0%
\$400,000-499,999	12	3	4.00	3	0	66	\$459,300	\$456,000	99.3%
\$500,000-599,999	9	2	4.50	2	0	88	\$527,450	\$512,450	97.2%
\$600,000-699,999	8	2	4.00	5	1	178	\$697,450	\$685,000	98.2%
\$700,000-799,999	5	0	-	3	0	-	-	-	-
\$800,000-899,999	1	1	1.00	1	0	38	\$839,000	\$820,000	97.7%
\$900,000-1,000,000	4	0	-	0	0	-	-	-	-
\$1,000,000 +	15	0	-	1	0	-	-	-	-
Grand Total	109	19	5.74	19	8	63	\$411,289	\$402,468	97.9%

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
Jul-23	\$416,650		\$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
Jul-24	\$366,313	(28,702)	\$379,943	96.4%	\$223	16	64
Aug-24	\$517,959	151,647	\$544,112	95.2%	\$269	24	107
Sep-24	\$402,468	(115,491)	\$411,289	97.9%	\$206	19	63





THE FAIR REPORT

PRINCETON

MLS Data for September 2024 (City of Princeton)

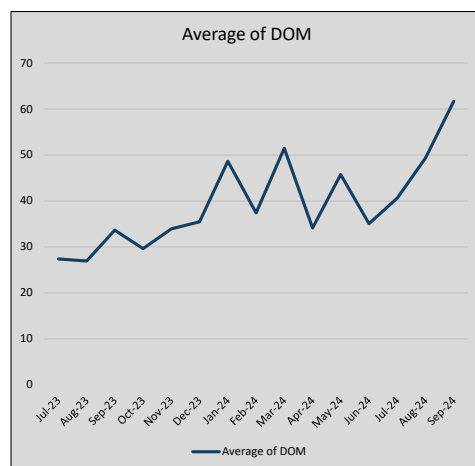
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	1	0.00	0	0	50	\$99,000	\$85,000	85.9%
\$100,000-199,999	8	5	1.60	0	3	39	\$191,715	\$185,935	97.0%
\$200,000-299,999	61	20	3.05	3	28	64	\$267,564	\$263,535	98.5%
\$300,000-399,999	184	72	2.56	16	66	59	\$349,953	\$342,202	97.8%
\$400,000-499,999	85	18	4.72	4	24	68	\$437,184	\$423,895	97.0%
\$500,000-599,999	9	1	9.00	2	1	55	\$560,000	\$545,000	97.3%
\$600,000-699,999	4	1	4.00	2	0	97	\$609,990	\$570,000	93.4%
\$700,000-799,999	7	1	7.00	2	0	190	\$799,000	\$800,000	100.1%
\$800,000-899,999	4	0	-	0	1	-	-	-	-
\$900,000-1,000,000	0	0	-	2	0	-	-	-	-
\$1,000,000 +	19	0	-	1	2	-	-	-	-
Grand Total	381	119	3.20	32	125	62	\$348,267	\$340,076	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
Jul-23	\$335,962		\$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
Jul-24	\$336,428	(9,164)	\$343,989	97.8%	\$182	123	41
Aug-24	\$357,260	20,832	\$364,248	98.1%	\$173	128	49
Sep-24	\$340,076	(17,185)	\$348,267	97.6%	\$175	119	62





THE FAIR REPORT

PROSPER

MLS Data for September 2024 (City of Prosper)

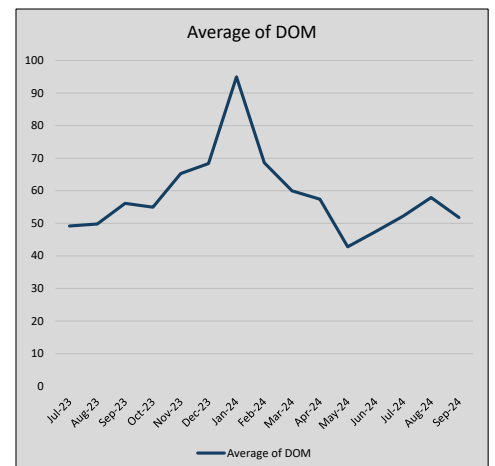
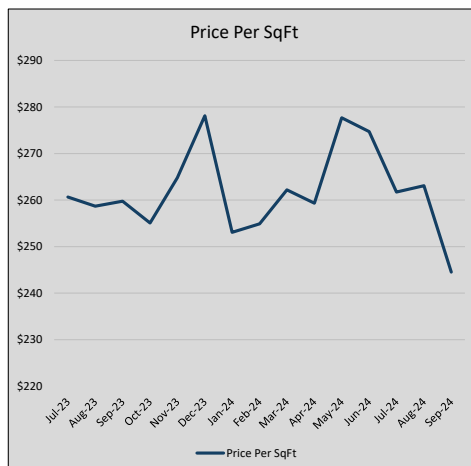
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	5	0	-	0	1	-	-	-	-
\$400,000-499,999	14	7	2.00	2	4	46	\$474,813	\$463,771	97.7%
\$500,000-599,999	19	4	4.75	4	6	29	\$541,225	\$523,875	96.8%
\$600,000-699,999	29	2	14.50	6	9	30	\$657,990	\$640,245	97.3%
\$700,000-799,999	29	8	3.63	5	4	39	\$775,836	\$739,625	95.3%
\$800,000-899,999	54	8	6.75	12	11	53	\$855,485	\$818,888	95.7%
\$900,000-1,000,000	44	4	11.00	6	7	43	\$947,743	\$913,250	96.4%
\$1,000,000 +	114	18	6.33	14	14	69	\$1,171,914	\$1,126,023	96.1%
Grand Total	308	51	6.04	49	56	52	\$877,266	\$843,371	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
Jul-23	\$929,168		\$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
Jul-24	\$959,528	(26,980)	\$984,829	97.4%	\$262	70	52
Aug-24	\$936,144	(23,384)	\$965,941	96.9%	\$263	83	58
Sep-24	\$843,371	(92,773)	\$877,266	96.1%	\$245	51	52





THE FAIR REPORT

PROVIDENCE VILLAGE

MLS Data for September 2024 (City of Providence Village)

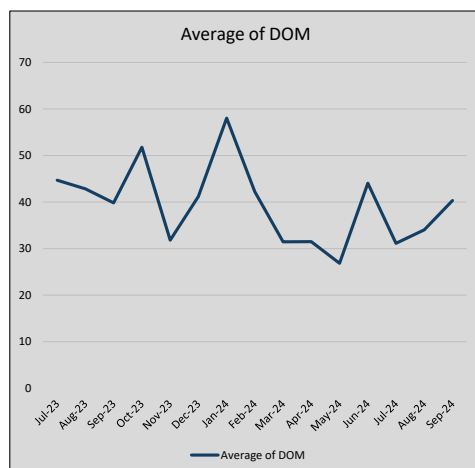
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	15	8	1.88	2	10	27	\$270,590	\$250,362	92.5%
\$300,000-399,999	49	22	2.23	2	19	43	\$349,579	\$327,816	93.8%
\$400,000-499,999	19	2	9.50	1	1	61	\$422,067	\$403,995	95.7%
\$500,000-599,999	4	0	-	1	0	-	-	-	-
\$600,000-699,999	0	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	87	32	2.72	7	30	40	\$334,362	\$313,214	93.7%

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
Jul-23	\$372,035		\$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
Jul-24	\$330,414	(1,832)	\$338,387	97.6%	\$172	26	31
Aug-24	\$337,604	7,190	\$360,477	93.7%	\$169	29	34
Sep-24	\$313,214	(24,390)	\$334,362	93.7%	\$170	32	40





THE FAIR REPORT

RICHARDSON

MLS Data for September 2024 (City of Richardson)

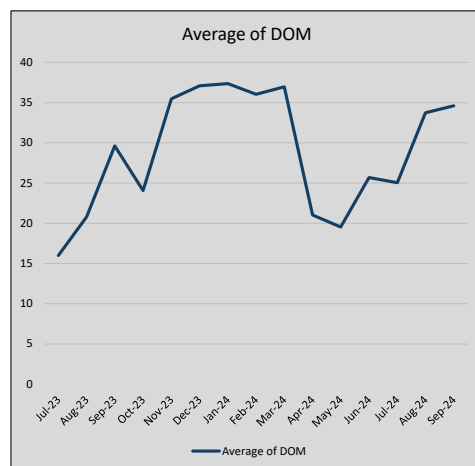
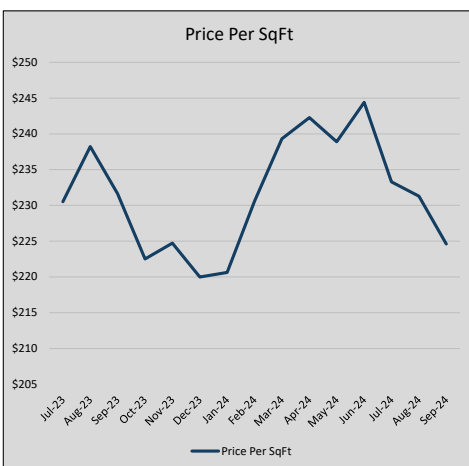
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	8	1	8.00	0	0	15	\$199,900	\$210,000	105.1%
\$200,000-299,999	18	6	3.00	2	6	31	\$252,400	\$259,867	103.0%
\$300,000-399,999	49	19	2.58	4	15	24	\$344,184	\$342,999	99.7%
\$400,000-499,999	71	17	4.18	8	23	24	\$459,129	\$452,726	98.6%
\$500,000-599,999	35	22	1.59	8	14	43	\$550,275	\$540,559	98.2%
\$600,000-699,999	29	13	2.23	4	7	51	\$660,585	\$647,423	98.0%
\$700,000-799,999	18	4	4.50	2	4	36	\$734,725	\$727,500	99.0%
\$800,000-899,999	11	2	5.50	0	5	37	\$867,250	\$850,000	98.0%
\$900,000-1,000,000	2	1	2.00	0	1	62	\$979,000	\$936,000	95.6%
\$1,000,000 +	8	1	8.00	1	3	24	\$1,199,500	\$1,100,000	91.7%
Grand Total	249	86	2.90	29	78	35	\$507,030	\$499,271	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
Jul-23	\$522,757		\$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
Jul-24	\$502,499	(89,244)	\$510,422	98.4%	\$233	70	25
Aug-24	\$480,447	(22,051)	\$491,764	97.7%	\$231	78	34
Sep-24	\$499,271	18,824	\$507,030	98.5%	\$225	86	35





THE FAIR REPORT

ROCKWALL

MLS Data for September 2024 (City of Rockwall)

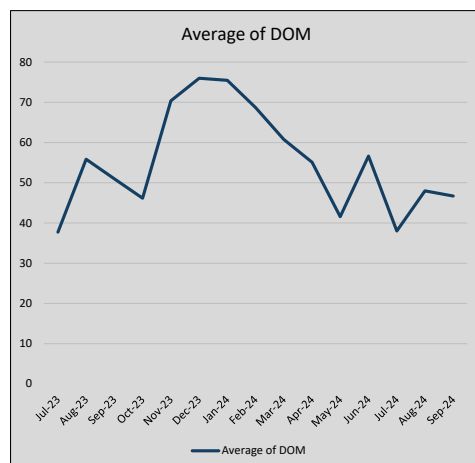
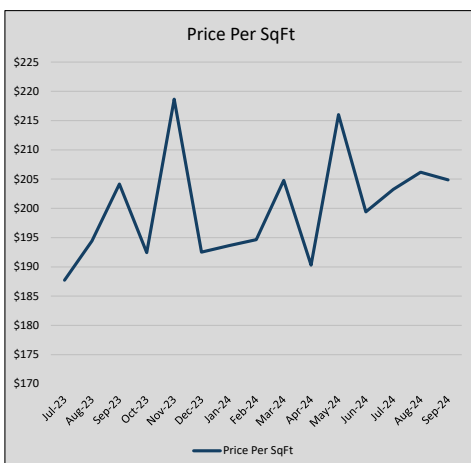
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	6	0	-	1	4	-	-	-	-
\$200,000-299,999	23	4	5.75	23	8	40	\$244,975	\$242,750	99.1%
\$300,000-399,999	47	16	2.94	5	6	35	\$350,029	\$342,988	98.0%
\$400,000-499,999	64	11	5.82	9	18	44	\$461,891	\$455,955	98.7%
\$500,000-599,999	50	11	4.55	6	7	63	\$551,015	\$543,533	98.6%
\$600,000-699,999	57	12	4.75	8	8	42	\$643,666	\$634,555	98.6%
\$700,000-799,999	46	3	15.33	3	4	66	\$741,630	\$713,663	96.2%
\$800,000-899,999	27	2	13.50	3	8	27	\$891,950	\$845,000	94.7%
\$900,000-1,000,000	13	1	13.00	3	2	53	\$922,425	\$875,000	94.9%
\$1,000,000 +	28	1	28.00	2	6	146	\$1,250,000	\$1,175,000	94.0%
Grand Total	361	61	5.92	42	71	47	\$518,484	\$507,357	97.9%

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
Jul-23	\$482,956		\$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
Jul-24	\$576,766	60,579	\$588,270	98.0%	\$203	52	38
Aug-24	\$539,797	(36,969)	\$560,868	96.2%	\$206	67	48
Sep-24	\$507,357	(32,440)	\$518,484	97.9%	\$205	61	47





THE FAIR REPORT

ROWLETT

MLS Data for September 2024 (City of Rowlett)

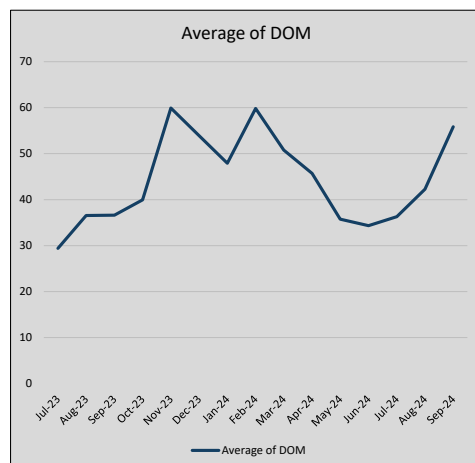
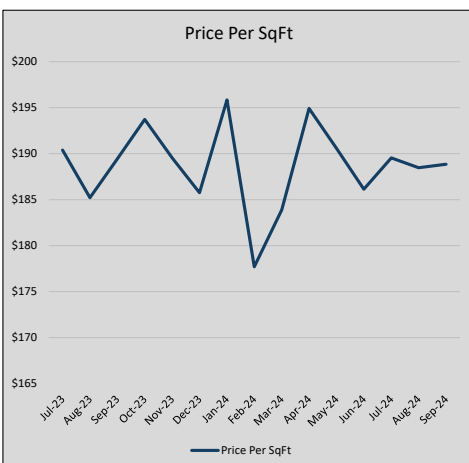
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	5	0	-	0	1	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	15	5	3.00	2	4	30	\$285,580	\$270,220	94.6%
\$300,000-399,999	74	24	3.08	12	17	41	\$357,785	\$347,833	97.2%
\$400,000-499,999	92	19	4.84	8	11	68	\$451,330	\$443,264	98.2%
\$500,000-599,999	44	7	6.29	2	5	29	\$562,857	\$548,286	97.4%
\$600,000-699,999	19	5	3.80	0	3	137	\$637,296	\$625,316	98.1%
\$700,000-799,999	9	6	1.50	3	0	54	\$749,000	\$721,042	96.3%
\$800,000-899,999	4	1	4.00	0	1	95	\$820,000	\$800,000	97.6%
\$900,000-1,000,000	3	0	-	0	1	-	-	-	-
\$1,000,000 +	3	0	-	1	2	-	-	-	-
Grand Total	268	67	4.00	28	45	56	\$463,142	\$450,925	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
Jul-23	\$415,200		\$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
Jul-24	\$454,603	11,522	\$463,811	98.0%	\$190	78	36
Aug-24	\$418,709	(35,894)	\$425,821	98.3%	\$188	67	42
Sep-24	\$450,925	32,215	\$463,142	97.4%	\$189	67	56





THE FAIR REPORT

ROYSE CITY

MLS Data for September 2024 (City of Royse City)

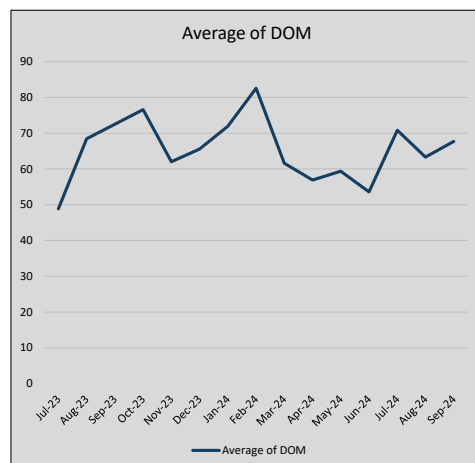
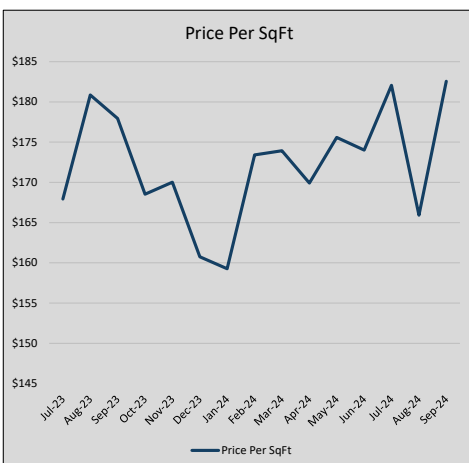
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	1	0	-	-	-	-
\$200,000-299,999	64	25	2.56	4	22	45	\$266,372	\$258,713	97.1%
\$300,000-399,999	173	28	6.18	12	36	96	\$338,659	\$333,405	98.4%
\$400,000-499,999	81	10	8.10	6	8	49	\$460,827	\$453,096	98.3%
\$500,000-599,999	19	6	3.17	5	10	90	\$551,623	\$529,463	96.0%
\$600,000-699,999	21	2	10.50	1	2	43	\$649,500	\$645,000	99.3%
\$700,000-799,999	11	2	5.50	1	2	35	\$725,000	\$719,500	99.2%
\$800,000-899,999	3	0	-	0	1	-	-	-	-
\$900,000-1,000,000	7	0	-	1	1	-	-	-	-
\$1,000,000 +	13	3	4.33	3	0	56	\$1,105,000	\$965,000	87.3%
Grand Total	393	76	5.17	34	82	68	\$396,365	\$383,354	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
Jul-23	\$387,414		\$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
Jul-24	\$408,845	33,040	\$419,182	97.5%	\$182	71	71
Aug-24	\$366,108	(42,736)	\$376,764	97.2%	\$166	80	63
Sep-24	\$383,354	17,246	\$396,365	96.7%	\$183	76	68





THE FAIR REPORT

SACHSE

MLS Data for September 2024 (City of Sachse)

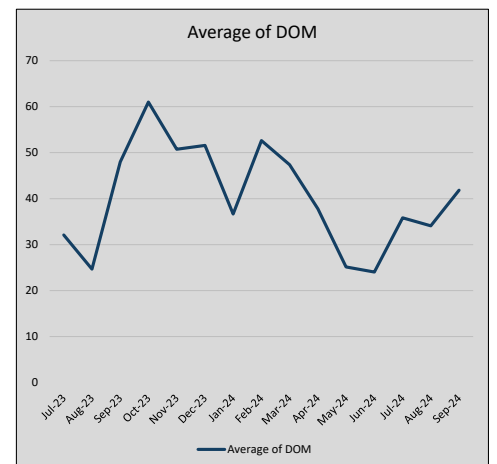
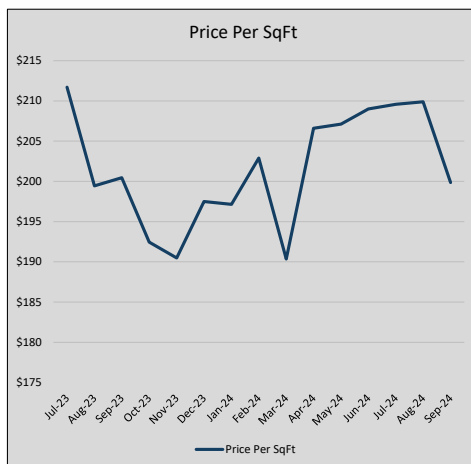
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	2	0	-	-	-	-
\$200,000-299,999	2	0	-	1	0	-	-	-	-
\$300,000-399,999	19	9	2.11	5	7	49	\$375,666	\$366,156	97.5%
\$400,000-499,999	21	6	3.50	3	11	38	\$434,945	\$429,125	98.7%
\$500,000-599,999	15	6	2.50	2	2	39	\$543,808	\$534,167	98.2%
\$600,000-699,999	9	0	-	3	2	-	-	-	-
\$700,000-799,999	1	3	0.33	0	2	46	\$765,967	\$744,667	97.2%
\$800,000-899,999	1	1	1.00	1	0	33	\$818,000	\$795,000	97.2%
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	1	1	1.00	0	0	5	\$1,250,000	\$1,285,000	102.8%
Grand Total	70	26	2.69	17	24	42	\$523,824	\$514,967	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
Jul-23	\$457,923		\$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
Jul-24	\$481,246	25,555	\$493,319	97.6%	\$210	41	36
Aug-24	\$418,574	(62,673)	\$429,809	97.4%	\$210	22	34
Sep-24	\$514,967	96,393	\$523,824	98.3%	\$200	26	42





THE FAIR REPORT

SANGER

MLS Data for September 2024 (City of Sanger)

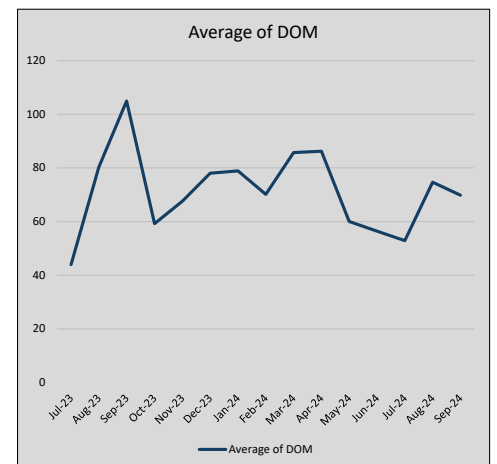
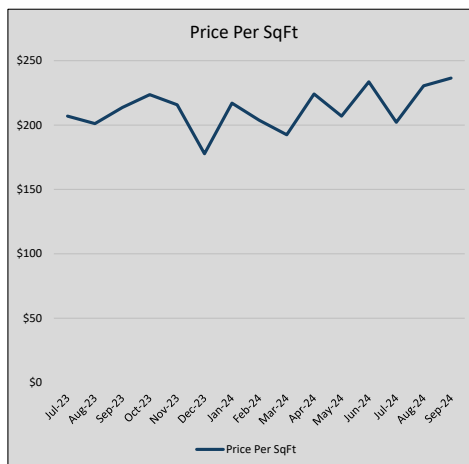
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	11	6	1.83	1	3	43	\$276,950	\$276,300	99.8%
\$300,000-399,999	26	5	5.20	3	9	41	\$322,100	\$334,500	103.8%
\$400,000-499,999	10	2	5.00	2	2	35	\$482,495	\$449,745	93.2%
\$500,000-599,999	11	1	11.00	1	2	45	\$599,000	\$580,000	96.8%
\$600,000-699,999	6	1	6.00	2	2	9	\$694,900	\$685,000	98.6%
\$700,000-799,999	3	1	3.00	1	0	480	\$765,000	\$765,000	100.0%
\$800,000-899,999	1	2	0.50	0	0	95	\$899,000	\$844,000	93.9%
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	6	0	-	0	1	-	-	-	-
Grand Total	75	18	4.17	10	19	70	\$449,672	\$441,544	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
Jul-23	\$398,038		\$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
Jul-24	\$432,887	(60,589)	\$438,579	98.7%	\$202	31	53
Aug-24	\$486,806	53,920	\$493,192	98.7%	\$230	24	75
Sep-24	\$441,544	(45,263)	\$449,672	98.2%	\$236	18	70





THE FAIR REPORT

SAVANNAH

MLS Data for September 2024 (City of Savannah)

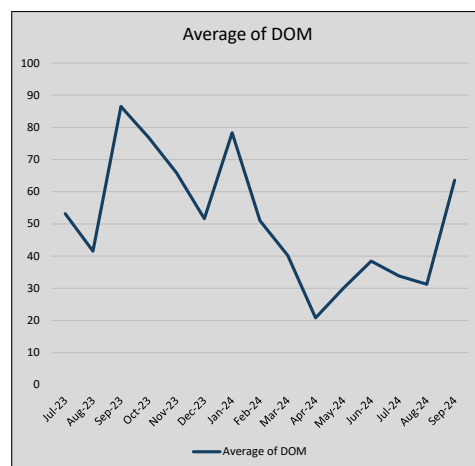
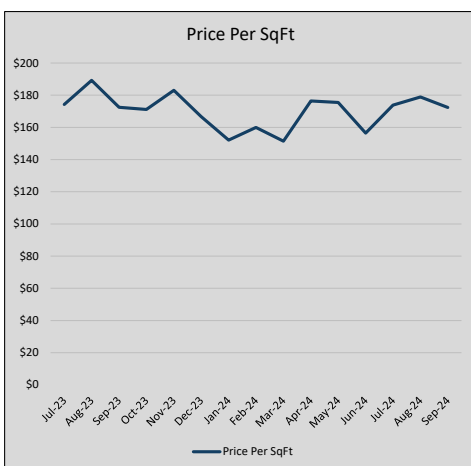
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	1	0.00	0	0	33	\$299,000	\$299,200	100.1%
\$300,000-399,999	20	4	5.00	2	6	71	\$357,500	\$347,750	97.3%
\$400,000-499,999	6	0	-	2	1	-	-	-	-
\$500,000-599,999	5	0	-	0	1	-	-	-	-
\$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	32	5	6.40	4	8	64	\$345,800	\$338,040	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
Jul-23	\$471,000		\$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
Jul-24	\$375,958	(23,186)	\$386,633	97.2%	\$174	12	34
Aug-24	\$386,625	10,667	\$391,088	98.9%	\$179	8	31
Sep-24	\$338,040	(48,585)	\$345,800	97.8%	\$172	5	64





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SHERMAN

MLS Data for September 2024 (City of Sherman)

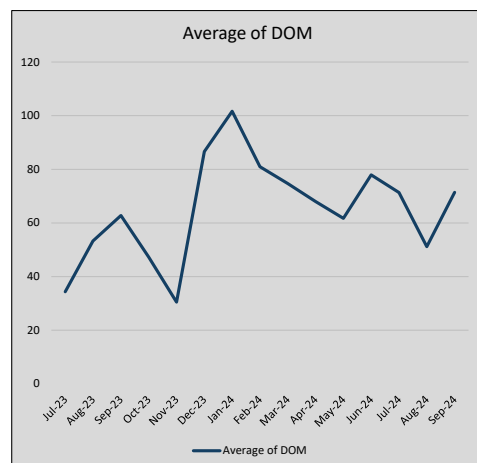
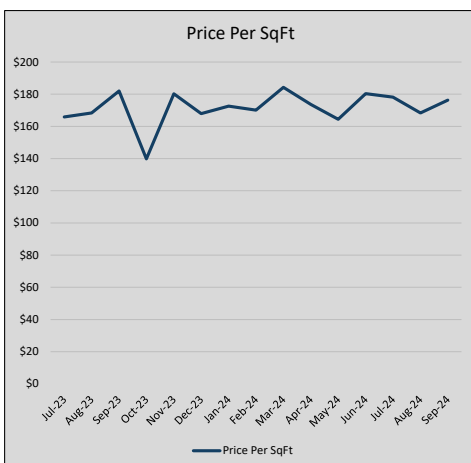
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	1	0.00	0	1	83	\$90,000	\$78,000	86.7%
\$100,000-199,999	38	5	7.60	4	10	26	\$162,780	\$160,400	98.5%
\$200,000-299,999	86	22	3.91	11	20	53	\$256,527	\$244,911	95.5%
\$300,000-399,999	110	16	6.88	7	13	94	\$359,276	\$345,821	96.3%
\$400,000-499,999	47	5	9.40	6	9	152	\$451,758	\$431,100	95.4%
\$500,000-599,999	19	2	9.50	4	5	55	\$574,450	\$560,000	97.5%
\$600,000-699,999	7	2	3.50	2	0	61	\$669,500	\$642,500	96.0%
\$700,000-799,999	11	0	-	0	0	-	-	-	-
\$800,000-899,999	9	1	9.00	3	0	53	\$874,997	\$847,000	96.8%
\$900,000-1,000,000	4	0	-	1	0	-	-	-	-
\$1,000,000 +	12	1	12.00	1	1	7	\$1,375,000	\$1,375,000	100.0%
Grand Total	343	55	6.24	39	59	71	\$350,774	\$337,885	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
Jul-23	\$322,660		\$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
Jul-24	\$324,193	(40,726)	\$331,724	97.7%	\$178	73	71
Aug-24	\$303,243	(20,950)	\$312,024	97.2%	\$168	65	51
Sep-24	\$337,885	34,642	\$350,774	96.3%	\$176	55	71





THE FAIR REPORT

SOUTHLAKE

MLS Data for September 2024 (City of Southlake)

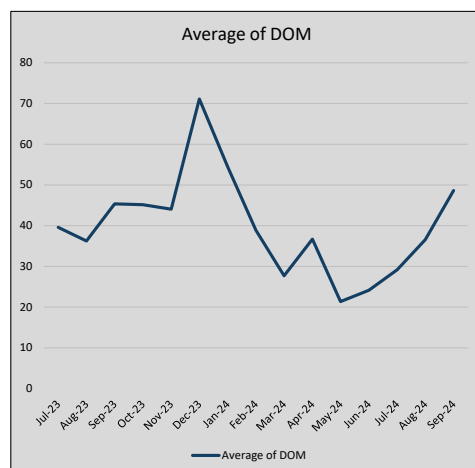
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	1	1	1.00	0	2	2	\$400,000	\$400,000	100.0%
\$500,000-599,999	2	0	-	0	0	-	-	-	-
\$600,000-699,999	1	0	-	1	2	-	-	-	-
\$700,000-799,999	3	2	1.50	0	2	97	\$749,500	\$715,000	95.4%
\$800,000-899,999	2	0	-	0	1	-	-	-	-
\$900,000-1,000,000	9	3	3.00	0	2	16	\$966,000	\$944,667	97.8%
\$1,000,000 +	86	15	5.73	14	22	52	\$1,621,523	\$1,580,093	97.4%
Grand Total	104	21	4.95	15	31	49	\$1,386,660	\$1,350,733	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
Jul-23	\$1,755,762		\$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
Jul-24	\$1,909,538	268,291	\$1,955,297	97.7%	\$404	40	29
Aug-24	\$1,640,653	(268,885)	\$1,714,639	95.7%	\$372	36	37
Sep-24	\$1,350,733	(289,920)	\$1,386,660	97.4%	\$367	21	49





THE FAIR REPORT

TERRELL

MLS Data for September 2024 (City of Terrell)

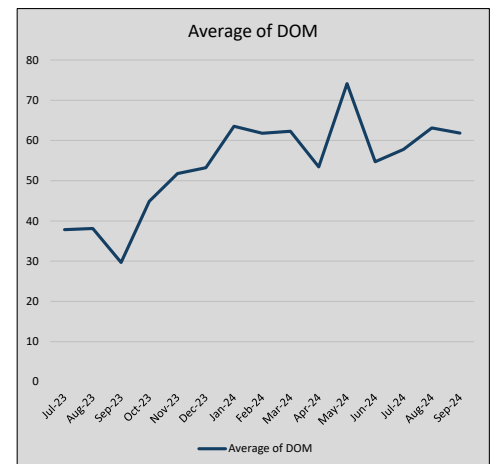
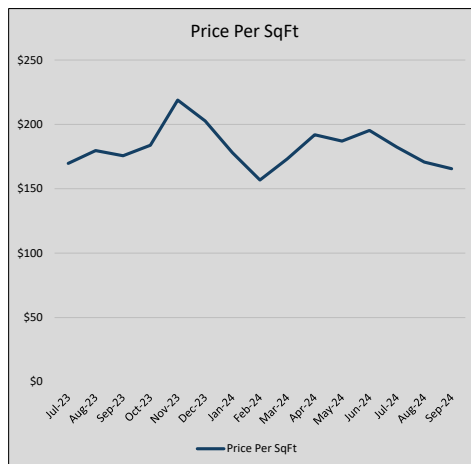
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	0	-	0	0	-	-	-	-
\$100,000-199,999	8	3	2.67	0	3	62	\$153,300	\$139,327	90.9%
\$200,000-299,999	44	20	2.20	8	14	66	\$254,295	\$250,955	98.7%
\$300,000-399,999	32	1	32.00	3	6	58	\$309,999	\$307,500	99.2%
\$400,000-499,999	10	0	-	1	3	-	-	-	-
\$500,000-599,999	6	2	3.00	1	2	13	\$562,400	\$549,950	97.8%
\$600,000-699,999	10	0	-	2	4	-	-	-	-
\$700,000-799,999	6	0	-	1	0	-	-	-	-
\$800,000-899,999	3	0	-	0	2	-	-	-	-
\$900,000-1,000,000	1	1	1.00	1	1	86	\$929,000	\$915,000	98.5%
\$1,000,000 +	5	0	-	0	0	-	-	-	-
Grand Total	128	27	4.74	17	35	62	\$292,948	\$287,388	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
Jul-23	\$278,878		\$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
Jul-24	\$336,963	(4,411)	\$346,557	97.2%	\$182	19	58
Aug-24	\$330,604	(6,360)	\$339,200	97.5%	\$171	38	63
Sep-24	\$287,388	(43,216)	\$292,948	98.1%	\$166	27	62





THE FAIR REPORT

THE COLONY

MLS Data for September 2024 (City of The Colony)

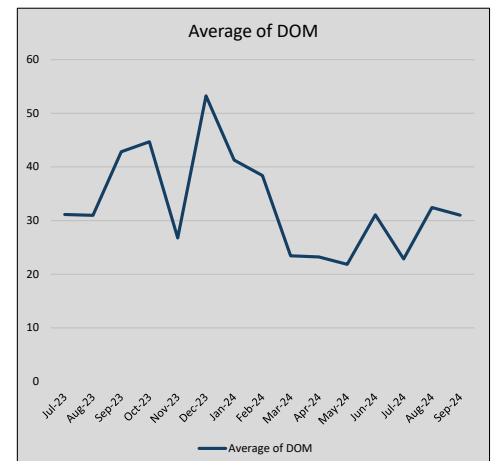
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	16	2	8.00	5	3	77	\$264,000	\$258,500	97.9%
\$300,000-399,999	50	14	3.57	3	14	31	\$358,714	\$354,500	98.8%
\$400,000-499,999	22	11	2.00	5	10	25	\$435,682	\$427,545	98.1%
\$500,000-599,999	23	2	11.50	1	3	30	\$537,400	\$528,700	98.4%
\$600,000-699,999	13	2	6.50	2	6	35	\$664,450	\$658,812	99.2%
\$700,000-799,999	11	3	3.67	2	1	27	\$716,300	\$712,342	99.4%
\$800,000-899,999	15	1	15.00	1	4	36	\$834,900	\$805,000	96.4%
\$900,000-1,000,000	11	0	-	1	0	-	-	-	-
\$1,000,000 +	29	4	7.25	4	3	24	\$1,184,700	\$1,151,937	97.2%
Grand Total	190	39	4.87	24	44	31	\$524,841	\$515,585	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
Jul-23	\$540,029		\$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
Jul-24	\$594,869	77,194	\$602,426	98.7%	\$253	50	23
Aug-24	\$609,383	14,514	\$619,518	98.4%	\$255	52	32
Sep-24	\$515,585	(93,799)	\$524,841	98.2%	\$241	39	31





THE FAIR REPORT

VAN ALSTYNE

MLS Data for September 2024 (City of Van Alstyne)

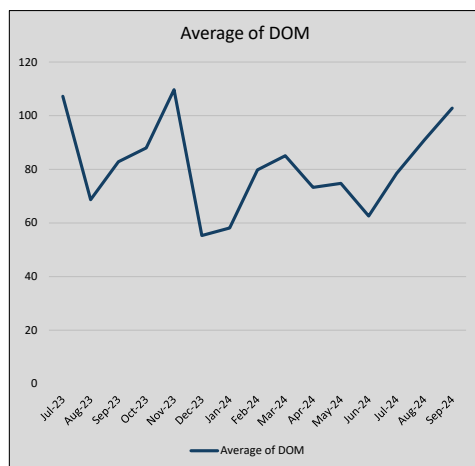
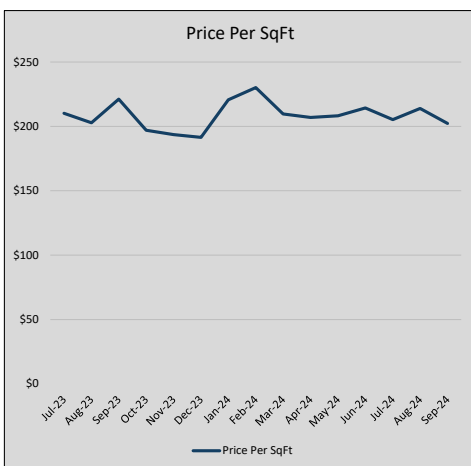
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	5	0	-	2	0	-	-	-	-
\$200,000-299,999	11	2	5.50	0	2	20	\$240,000	\$242,500	101.0%
\$300,000-399,999	52	12	4.33	2	16	74	\$369,589	\$362,989	98.2%
\$400,000-499,999	45	17	2.65	6	14	130	\$448,915	\$435,861	97.1%
\$500,000-599,999	29	5	5.80	2	5	136	\$552,091	\$542,060	98.2%
\$600,000-699,999	30	2	15.00	2	6	181	\$657,420	\$639,765	97.3%
\$700,000-799,999	9	4	2.25	2	1	37	\$754,561	\$736,882	97.7%
\$800,000-899,999	9	0	-	0	0	-	-	-	-
\$900,000-1,000,000	6	2	3.00	0	1	132	\$982,500	\$943,000	96.0%
\$1,000,000 +	9	2	4.50	1	2	74	\$1,647,500	\$1,500,000	91.0%
Grand Total	205	46	4.46	17	47	103	\$541,308	\$523,345	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
Jul-23	\$505,340		\$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
Jul-24	\$525,458	(10,142)	\$541,958	97.0%	\$205	42	78
Aug-24	\$558,492	33,034	\$576,000	97.0%	\$214	51	91
Sep-24	\$523,345	(35,147)	\$541,308	96.7%	\$202	46	103





THE FAIR REPORT

WEATHERFORD

MLS Data for September 2024 (City of Weatherford)

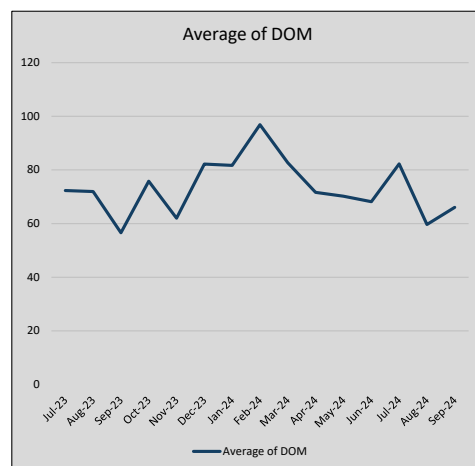
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	0	-	0	0	-	-	-	-
\$100,000-199,999	11	2	5.50	2	2	15	\$174,950	\$184,250	105.3%
\$200,000-299,999	55	9	6.11	3	15	78	\$253,333	\$248,589	98.1%
\$300,000-399,999	79	25	3.16	8	30	46	\$358,536	\$352,812	98.4%
\$400,000-499,999	59	19	3.11	13	16	98	\$446,068	\$439,105	98.4%
\$500,000-599,999	75	14	5.36	3	13	60	\$570,707	\$563,807	98.8%
\$600,000-699,999	73	5	14.60	8	12	63	\$669,780	\$664,380	99.2%
\$700,000-799,999	30	3	10.00	3	3	42	\$737,993	\$740,000	100.3%
\$800,000-899,999	23	2	11.50	5	4	45	\$832,400	\$822,500	98.8%
\$900,000-1,000,000	15	1	15.00	5	3	145	\$900,000	\$800,000	88.9%
\$1,000,000 +	59	3	19.67	4	3	72	\$1,377,667	\$1,299,667	94.3%
Grand Total	482	83	5.81	54	101	66	\$485,773	\$476,485	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
Jul-23	\$457,619		\$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
Jul-24	\$493,010	40,133	\$510,403	96.6%	\$227	123	82
Aug-24	\$543,695	50,686	\$564,408	96.3%	\$236	104	60
Sep-24	\$476,485	(67,210)	\$485,773	98.1%	\$218	83	66





THE FAIR REPORT

WHITESBORO

MLS Data for September 2024 (City of Whitesboro)

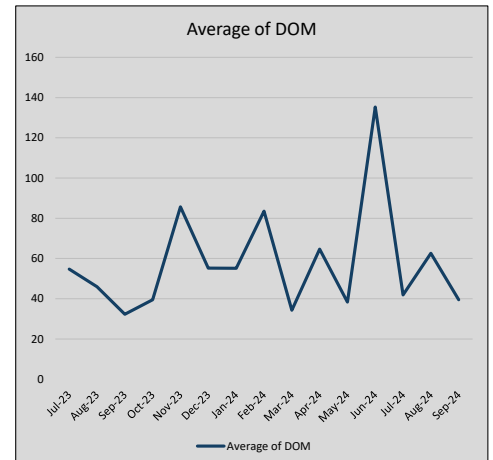
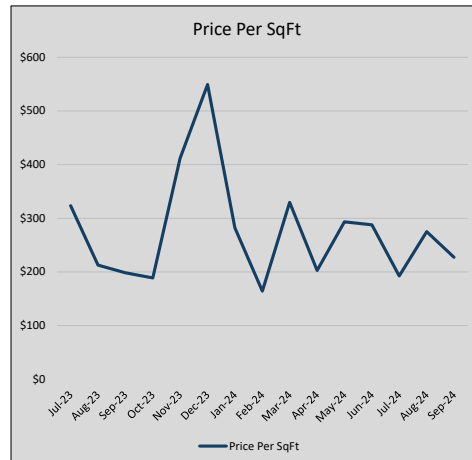
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	1	1.00	0	1	71	\$65,000	\$61,011	93.9%
\$100,000-199,999	6	0	-	0	4	-	-	-	-
\$200,000-299,999	13	1	13.00	0	2	25	\$205,000	\$195,000	95.1%
\$300,000-399,999	15	2	7.50	2	2	40	\$354,500	\$355,000	100.1%
\$400,000-499,999	8	0	-	1	0	-	-	-	-
\$500,000-599,999	7	0	-	0	0	-	-	-	-
\$600,000-699,999	7	1	7.00	0	0	7	\$620,000	\$608,000	98.1%
\$700,000-799,999	6	0	-	0	0	-	-	-	-
\$800,000-899,999	1	1	1.00	1	0	54	\$834,000	\$800,000	95.9%
\$900,000-1,000,000	3	0	-	1	0	-	-	-	-
\$1,000,000 +	19	0	-	2	0	-	-	-	-
Grand Total	86	6	14.33	7	9	40	\$405,500	\$395,669	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
Jul-23	\$576,193		\$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
Jul-24	\$304,733	(380,267)	\$313,250	97.3%	\$193	12	42
Aug-24	\$509,000	204,267	\$546,780	93.1%	\$275	15	63
Sep-24	\$395,669	(113,332)	\$405,500	97.6%	\$227	6	40





THE FAIR REPORT

WILLOW PARK

MLS Data for September 2024 (City of Willow Park)

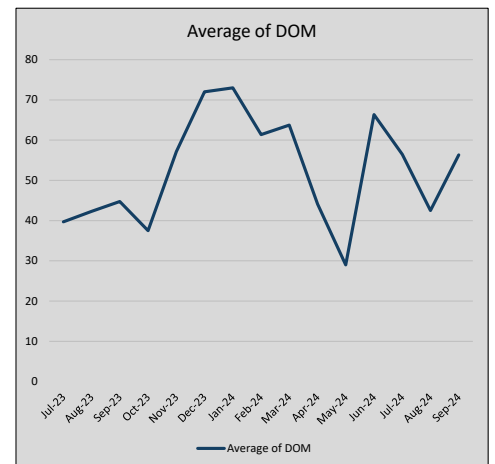
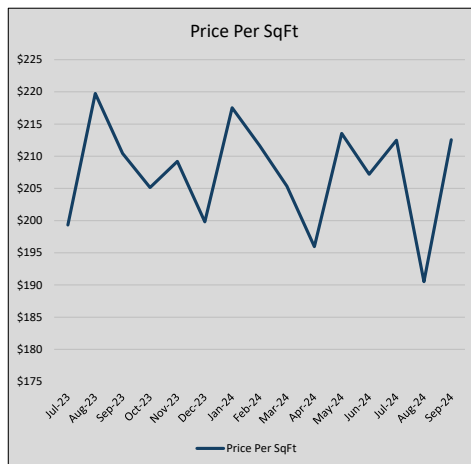
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	0	-	0	0	-	-	-	-
\$300,000-399,999	5	3	1.67	2	4	56	\$365,833	\$361,500	98.8%
\$400,000-499,999	7	0	-	1	2	-	-	-	-
\$500,000-599,999	9	0	-	2	1	-	-	-	-
\$600,000-699,999	8	0	-	1	0	-	-	-	-
\$700,000-799,999	2	0	-	1	1	-	-	-	-
\$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	33	3	11.00	7	8	56	\$365,833	\$361,500	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
Jul-23	\$478,565		\$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
Jul-24	\$451,111	(57,372)	\$463,878	97.2%	\$212	9	56
Aug-24	\$408,700	(42,411)	\$420,949	97.1%	\$191	10	43
Sep-24	\$361,500	(47,200)	\$365,833	98.8%	\$213	3	56





THE FAIR REPORT

WYLIE

MLS Data for September 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	1	1.00	1	0	55	\$64,900	\$64,900	100.0%
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	6	5	1.20	1	3	44	\$264,940	\$249,000	94.0%
\$300,000-399,999	58	15	3.87	5	23	51	\$374,525	\$368,215	98.3%
\$400,000-499,999	49	15	3.27	7	12	50	\$448,294	\$432,781	96.5%
\$500,000-599,999	47	14	3.36	6	16	61	\$540,992	\$529,821	97.9%
\$600,000-699,999	21	9	2.33	2	9	91	\$654,420	\$628,588	96.1%
\$700,000-799,999	18	3	6.00	1	1	47	\$752,947	\$731,667	97.2%
\$800,000-899,999	13	0	-	1	0	-	-	-	-
\$900,000-1,000,000	4	1	4.00	0	0	16	\$975,000	\$915,000	93.8%
\$1,000,000 +	3	0	-	1	0	-	-	-	-
Grand Total	221	63	3.51	25	64	58	\$483,006	\$468,407	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
Jul-23	\$482,505		\$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
Jul-24	\$504,107	(6,907)	\$516,514	97.6%	\$198	81	39
Aug-24	\$448,892	(55,215)	\$461,563	97.3%	\$198	73	49
Sep-24	\$468,407	19,514	\$483,006	97.0%	\$190	63	58

