



# THE FAIR REPORT

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MARKET CONDITION REPORT | DECEMBER 2024 MLS DATA

# TABLE OF CONTENTS

## I. DALLAS FT.WORTH

*Combined counties in North Texas* **4**

## II. COUNTIES

*Collin County* **5**  
*Cooke County* **6**  
*Dallas County* **7**  
*Denton County* **8**  
*Ellis County* **9**  
*Fannin County* **10**  
*Grayson County* **11**  
*Henderson County* **12**  
*Hill County* **13**  
*Hood County* **14**  
*Hunt County* **15**  
*Johnson County* **16**  
*Kaufman County* **17**  
*Lamar County* **18**  
*Parker County* **19**  
*Rockwall County* **20**  
*Tarrant County* **21**  
*Wise County* **22**

## III. CITIES

*Addison* **23**  
*Aledo* **24**  
*Allen* **25**  
*Alvarado* **26**  
*Anna* **27**  
*Arlington* **28**  
*Aubrey* **29**  
*Benbrook* **30**  
*Burleson* **31**  
*Caddo Mills* **32**  
*Carrollton* **33**  
*Celina* **34**  
*Colleyville* **35**  
*Coppell* **36**

*Corinth* **37**  
*Dallas Luxury Market* **38**  
*Highland Park ISD* **39**  
*Town of Highland Park* **40**  
*City of University Park* **41**  
*Bluffview, Devonshire & Vicinity* **42**  
*East Dallas & Vicinity* **43**  
*Far North Dallas & Vicinity* **44**  
*Lake Highlands & Vicinity* **45**  
*Lakewood & Vicinity* **46**  
*Northwest Dallas & Vicinity* **47**  
*Oaklawn & Vicinity* **48**  
*Preston Hollow & Vicinity* **49**  
*Denison* **50**  
*Denton* **51**  
*Duncanville* **52**  
*Eules* **53**  
*Fairview* **54**  
*Farmers Branch* **55**  
*Fate* **56**  
*Flower Mound* **57**  
*Forney* **58**  
*Fort Worth* **59**  
*Frisco* **60**  
*Gainesville* **61**  
*Garland* **62**  
*Grand Prairie* **63**  
*Grapevine* **64**  
*Greenville* **65**  
*Haltom City* **66**  
*Heath* **67**  
*Irving* **68**  
*Keller* **69**  
*Leonard* **70**  
*Lewisville* **71**  
*Little Elm* **72**  
*LoveJoy ISD* **73**  
*Lucas* **74**



<i>Mansfield</i>	<b>75</b>
<i>McKinney</i>	<b>76</b>
<i>Mclendon-Chisolm</i>	<b>77</b>
<i>Melissa</i>	<b>78</b>
<i>Mesquite</i>	<b>79</b>
<i>Midlothian</i>	<b>80</b>
<i>Murphy</i>	<b>81</b>
<i>Parker</i>	<b>82</b>
<i>Plano</i>	<b>83</b>
<i>Pottsboro</i>	<b>84</b>
<i>Princeton</i>	<b>85</b>
<i>Prosper</i>	<b>86</b>
<i>Providence Village</i>	<b>87</b>
<i>Richardson</i>	<b>88</b>
<i>Rockwall</i>	<b>89</b>
<i>Rowlett</i>	<b>90</b>
<i>Royse City</i>	<b>91</b>
<i>Sachse</i>	<b>92</b>
<i>Sanger</i>	<b>93</b>
<i>Savannah</i>	<b>94</b>
<i>Sherman</i>	<b>95</b>
<i>Southlake</i>	<b>96</b>
<i>Terrell</i>	<b>97</b>
<i>The Colony</i>	<b>98</b>
<i>Van Alstyne</i>	<b>99</b>
<i>Weatherford</i>	<b>100</b>
<i>Whitesboro</i>	<b>101</b>
<i>Willow Park</i>	<b>102</b>
<i>Wylie</i>	<b>103</b>



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

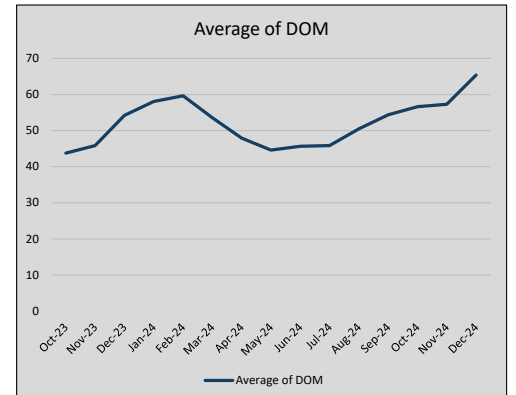
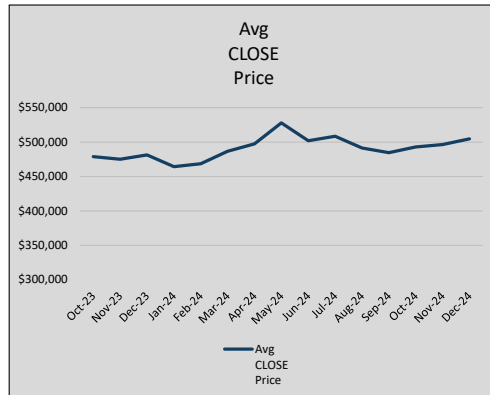
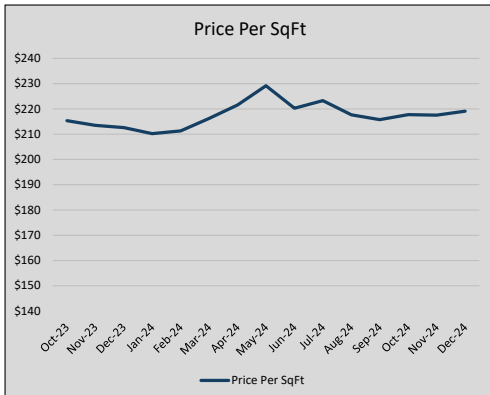
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	162	43	3.77	54	31	61	\$73,110	\$70,897	97.0%
\$100,000-199,999	1345	309	4.35	343	241	51	\$166,549	\$158,881	95.4%
\$200,000-299,999	4737	1482	3.20	1041	1108	54	\$262,323	\$258,047	98.4%
\$300,000-399,999	7020	2076	3.38	1477	1429	65	\$351,342	\$344,435	98.0%
\$400,000-499,999	4944	1317	3.75	1045	1006	74	\$450,390	\$440,158	97.7%
\$500,000-599,999	3257	849	3.84	673	603	75	\$554,200	\$541,251	97.7%
\$600,000-699,999	2084	560	3.72	476	348	69	\$651,892	\$633,218	97.1%
\$700,000-799,999	1256	333	3.77	324	211	71	\$755,123	\$731,318	96.8%
\$800,000-899,999	790	211	3.74	203	117	58	\$854,354	\$828,522	97.0%
\$900,000-1,000,000	516	115	4.49	143	106	73	\$961,944	\$925,597	96.2%
\$1,000,000 +	2232	460	4.85	723	297	67	\$1,919,818	\$1,838,179	95.7%
<b>Grand Total</b>	<b>28343</b>	<b>7755</b>	<b>3.65</b>	<b>6502</b>	<b>5497</b>	<b>65</b>	<b>\$519,273</b>	<b>\$504,678</b>	<b>97.2%</b>

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
Oct-23	\$478,924		\$489,687	97.8%	\$215	6987	44
Nov-23	\$474,969	(3,955)	\$487,097	97.5%	\$214	6259	46
Dec-23	\$481,417	6,448	\$495,623	97.1%	\$213	6608	54
Jan-24	\$464,305	(17,112)	\$477,789	97.2%	\$210	5538	58
Feb-24	\$468,622	4,317	\$479,836	97.7%	\$211	6922	60
Mar-24	\$486,519	17,897	\$496,965	97.9%	\$216	8283	54
Apr-24	\$497,510	10,990	\$505,234	98.5%	\$222	9007	48
May-24	\$527,917	30,407	\$536,907	98.3%	\$229	9549	45
Jun-24	\$501,915	(26,002)	\$510,859	98.2%	\$220	8678	46
Jul-24	\$508,517	6,603	\$520,528	97.7%	\$223	8919	46
Aug-24	\$491,413	(17,105)	\$503,753	97.6%	\$218	8612	51
Sep-24	\$484,749	(6,664)	\$498,088	97.3%	\$216	7563	54
Oct-24	\$492,954	8,205	\$507,419	97.1%	\$218	7918	57
Nov-24	\$496,395	3,441	\$510,291	97.3%	\$218	7254	57
Dec-24	\$504,678	8,283	\$519,273	97.2%	\$219	7755	65





# THE FAIR REPORT

## COLLIN COUNTY

### MLS Data for December 2024 (COLLIN COUNTY)

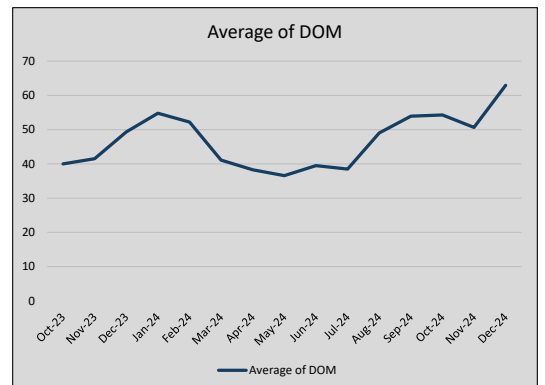
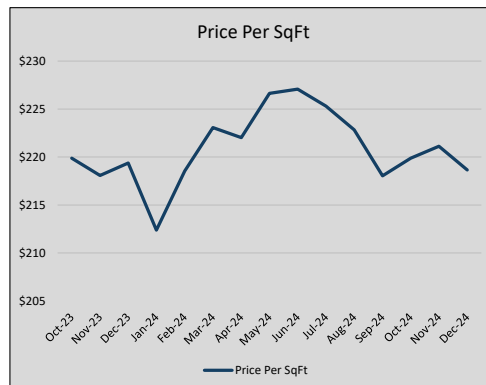
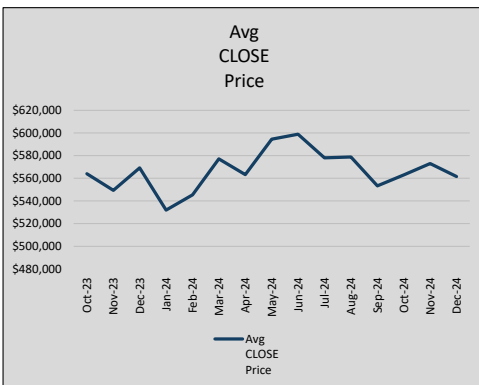
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	3	0	-	-	-	-
\$100,000-199,999	33	18	1.83	2	9	82	\$174,711	\$174,921	100.1%
\$200,000-299,999	204	87	2.34	38	66	51	\$258,468	\$250,567	96.9%
\$300,000-399,999	858	277	3.10	130	196	58	\$359,449	\$350,242	97.4%
\$400,000-499,999	832	263	3.16	174	222	65	\$453,151	\$441,726	97.5%
\$500,000-599,999	615	207	2.97	130	162	73	\$558,080	\$545,440	97.7%
\$600,000-699,999	450	166	2.71	113	101	66	\$652,307	\$632,964	97.0%
\$700,000-799,999	278	107	2.60	91	58	65	\$752,220	\$730,508	97.1%
\$800,000-899,999	192	48	4.00	48	29	48	\$850,832	\$830,004	97.6%
\$900,000-1,000,000	114	23	4.96	17	21	62	\$957,996	\$933,806	97.5%
\$1,000,000 +	365	84	4.35	103	61	60	\$1,529,763	\$1,466,212	95.8%
<b>Grand Total</b>	<b>3941</b>	<b>1280</b>	<b>3.08</b>	<b>849</b>	<b>925</b>	<b>63</b>	<b>\$578,160</b>	<b>\$561,532</b>	<b>97.1%</b>

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
Oct-23	\$563,965		\$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
Oct-24	\$562,902	9,596	\$578,600	97.3%	\$220	1316	54
Nov-24	\$572,984	10,081	\$587,795	97.5%	\$221	1262	51
Dec-24	\$561,532	(11,452)	\$578,160	97.1%	\$219	1280	63





# THE FAIR REPORT

## COOKE COUNTY

### MLS Data for December 2024 (COOKE COUNTY)

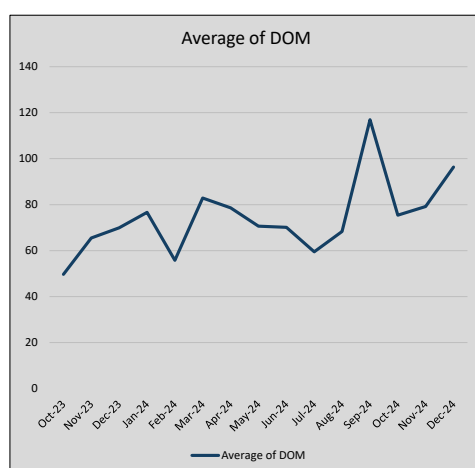
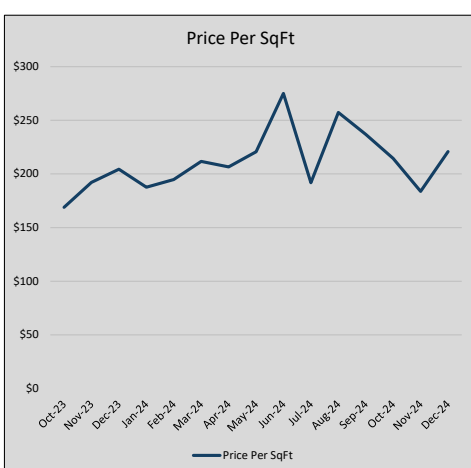
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	18	3	6.00	1	2	14	\$174,562	\$175,000	100.3%
\$200,000-299,999	49	8	6.13	10	11	133	\$261,474	\$252,686	96.6%
\$300,000-399,999	56	16	3.50	8	8	106	\$340,074	\$330,219	97.1%
\$400,000-499,999	27	7	3.86	3	8	81	\$454,814	\$443,543	97.5%
\$500,000-599,999	30	4	7.50	7	2	117	\$552,225	\$539,975	97.8%
\$600,000-699,999	18	1	18.00	3	1	21	\$679,500	\$660,000	97.1%
\$700,000-799,999	9	0	-	4	2	-	-	-	-
\$800,000-899,999	9	2	4.50	0	1	87	\$888,500	\$864,000	97.2%
\$900,000-1,000,000	9	0	-	1	1	-	-	-	-
\$1,000,000 +	30	3	10.00	7	2	71	\$1,783,333	\$1,638,333	91.9%
<b>Grand Total</b>	<b>256</b>	<b>44</b>	<b>5.82</b>	<b>44</b>	<b>38</b>	<b>96</b>	<b>\$483,085</b>	<b>\$463,584</b>	<b>96.0%</b>

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
Oct-23	\$303,957		\$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
Oct-24	\$425,223	(31,507)	\$434,634	97.8%	\$214	54	75
Nov-24	\$389,697	(35,525)	\$398,669	97.7%	\$184	37	79
Dec-24	\$463,584	73,886	\$483,085	96.0%	\$221	44	96





# THE FAIR REPORT

## DALLAS COUNTY

### MLS Data for December 2024 (DALLAS COUNTY)

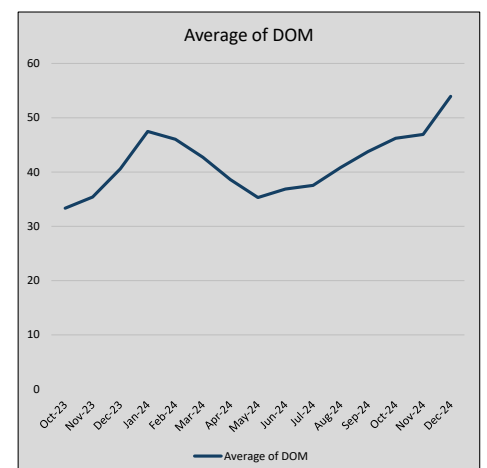
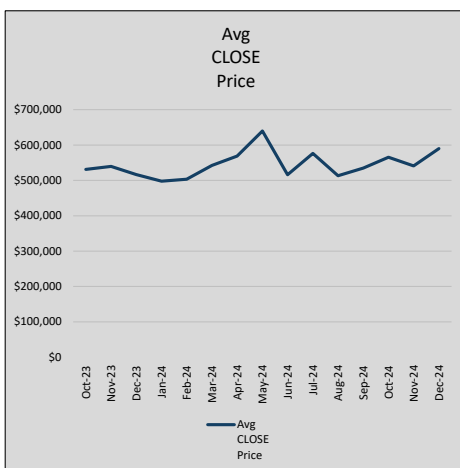
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	52	16	3.25	20	6	83	\$78,655	\$83,593	106.3%
\$100,000-199,999	424	95	4.46	127	66	45	\$163,288	\$155,559	95.3%
\$200,000-299,999	1182	383	3.09	346	317	49	\$261,623	\$261,591	100.0%
\$300,000-399,999	1257	382	3.29	323	295	56	\$347,997	\$340,484	97.8%
\$400,000-499,999	772	191	4.04	207	206	54	\$453,286	\$442,603	97.6%
\$500,000-599,999	503	120	4.19	162	87	65	\$551,287	\$540,073	98.0%
\$600,000-699,999	279	93	3.00	85	55	52	\$653,869	\$638,145	97.6%
\$700,000-799,999	189	46	4.11	67	32	51	\$763,575	\$744,853	97.5%
\$800,000-899,999	137	41	3.34	48	25	40	\$855,451	\$835,974	97.7%
\$900,000-1,000,000	84	25	3.36	35	24	81	\$963,276	\$941,612	97.8%
\$1,000,000 +	536	160	3.35	254	83	56	\$2,397,582	\$2,303,719	96.1%
<b>Grand Total</b>	<b>5415</b>	<b>1552</b>	<b>3.49</b>	<b>1674</b>	<b>1196</b>	<b>54</b>	<b>\$606,535</b>	<b>\$590,037</b>	<b>97.3%</b>

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
Oct-23	\$531,218		\$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
Oct-24	\$565,266	30,225	\$584,554	96.7%	\$269	1666	46
Nov-24	\$540,879	(24,387)	\$557,343	97.0%	\$261	1470	47
Dec-24	\$590,037	49,158	\$606,535	97.3%	\$279	1552	54





# THE FAIR REPORT

## DENTON COUNTY

### MLS Data for December 2024 (DENTON COUNTY)

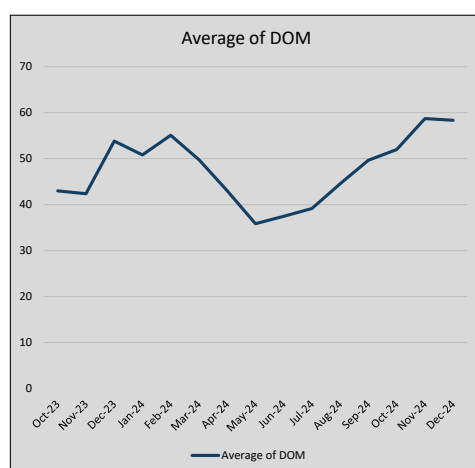
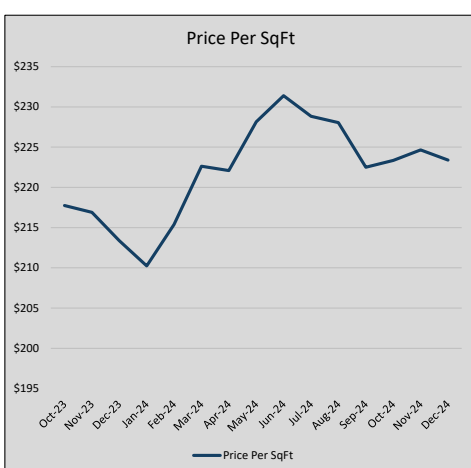
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	4	1	4.00	1	0	61	\$50,000	\$40,000	80.0%
\$100,000-199,999	8	2	4.00	5	3	47	\$185,412	\$164,912	88.9%
\$200,000-299,999	141	88	1.60	33	61	39	\$272,037	\$269,346	99.0%
\$300,000-399,999	728	252	2.89	188	207	55	\$354,314	\$346,404	97.8%
\$400,000-499,999	803	252	3.19	196	177	64	\$447,740	\$437,650	97.7%
\$500,000-599,999	513	157	3.27	86	109	62	\$553,962	\$540,101	97.5%
\$600,000-699,999	350	94	3.72	83	63	55	\$650,946	\$626,470	96.2%
\$700,000-799,999	206	74	2.78	55	45	63	\$749,837	\$719,214	95.9%
\$800,000-899,999	129	50	2.58	44	28	62	\$855,818	\$824,175	96.3%
\$900,000-1,000,000	95	29	3.28	33	18	82	\$968,360	\$925,755	95.6%
\$1,000,000 +	386	100	3.86	90	66	56	\$1,567,478	\$1,521,537	97.1%
<b>Grand Total</b>	<b>3363</b>	<b>1099</b>	<b>3.06</b>	<b>814</b>	<b>777</b>	<b>58</b>	<b>\$598,497</b>	<b>\$581,227</b>	<b>97.1%</b>

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
Oct-23	\$538,331		\$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
Oct-24	\$567,225	13,246	\$582,625	97.4%	\$223	1058	52
Nov-24	\$562,150	(5,075)	\$578,216	97.2%	\$225	1044	59
Dec-24	\$581,227	19,078	\$598,497	97.1%	\$223	1099	58







# THE FAIR REPORT

## ELLIS COUNTY

### MLS Data for December 2024 (ELLIS COUNTY)

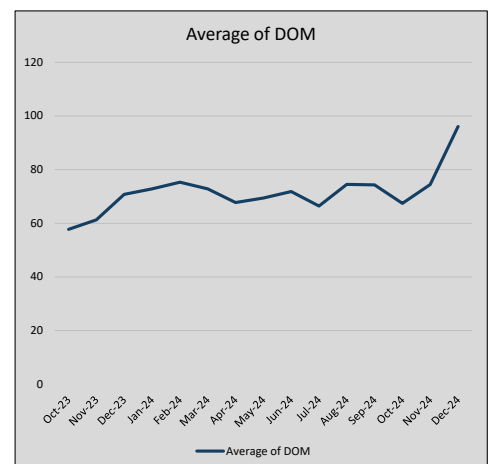
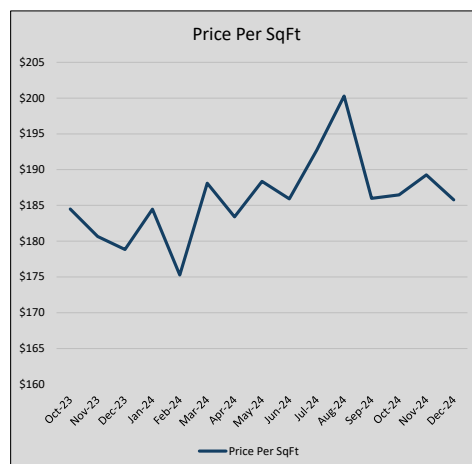
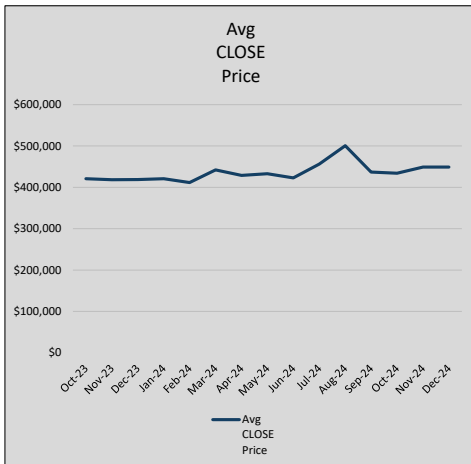
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	1	-	-	-	-
\$100,000-199,999	12	6	2.00	3	3	70	\$146,500	\$126,920	86.6%
\$200,000-299,999	108	38	2.84	14	34	66	\$265,625	\$259,469	97.7%
\$300,000-399,999	252	80	3.15	60	56	79	\$353,169	\$348,294	98.6%
\$400,000-499,999	296	86	3.44	42	48	113	\$454,253	\$449,410	98.9%
\$500,000-599,999	240	43	5.58	23	23	111	\$550,727	\$533,539	96.9%
\$600,000-699,999	147	23	6.39	12	18	126	\$649,132	\$631,683	97.3%
\$700,000-799,999	83	16	5.19	11	2	130	\$747,615	\$732,699	98.0%
\$800,000-899,999	27	7	3.86	8	3	40	\$839,248	\$818,000	97.5%
\$900,000-1,000,000	14	3	4.67	2	2	51	\$966,333	\$918,333	95.0%
\$1,000,000 +	43	1	43.00	11	2	5	\$1,350,000	\$1,250,000	92.6%
<b>Grand Total</b>	<b>1223</b>	<b>303</b>	<b>4.04</b>	<b>186</b>	<b>192</b>	<b>96</b>	<b>\$458,709</b>	<b>\$449,040</b>	<b>97.9%</b>

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
Oct-23	\$420,802		\$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
Oct-24	\$434,251	(2,792)	\$444,606	97.7%	\$186	300	67
Nov-24	\$449,102	14,852	\$457,764	98.1%	\$189	253	74
Dec-24	\$449,040	(62)	\$458,709	97.9%	\$186	303	96





# THE FAIR REPORT

## FANNIN COUNTY

### MLS Data for December 2024 (FANNIN COUNTY)

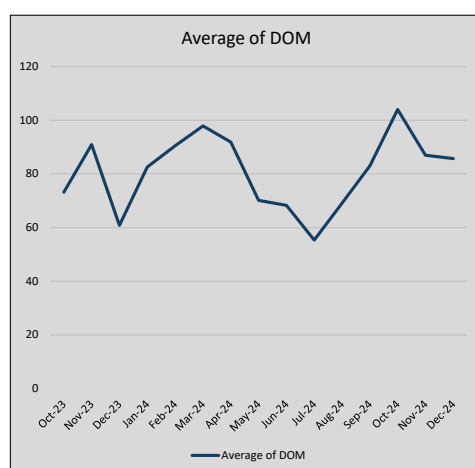
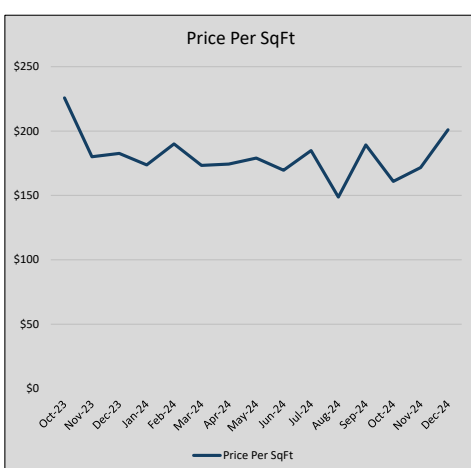
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	8	1	8.00	2	1	83	\$60,000	\$53,000	88.3%
\$100,000-199,999	30	4	7.50	9	6	46	\$167,975	\$166,850	99.3%
\$200,000-299,999	61	10	6.10	9	8	93	\$231,550	\$226,650	97.9%
\$300,000-399,999	41	8	5.13	4	4	62	\$348,800	\$333,513	95.6%
\$400,000-499,999	31	6	5.17	6	4	85	\$458,500	\$445,500	97.2%
\$500,000-599,999	26	3	8.67	3	4	117	\$551,157	\$543,857	98.7%
\$600,000-699,999	16	1	16.00	2	3	92	\$607,900	\$575,000	94.6%
\$700,000-799,999	5	2	2.50	1	0	127	\$789,213	\$759,000	96.2%
\$800,000-899,999	6	0	-	1	0	-	-	-	-
\$900,000-1,000,000	7	0	-	0	1	-	-	-	-
\$1,000,000 +	18	1	18.00	8	0	188	\$1,849,000	\$1,691,829	91.5%
<b>Grand Total</b>	<b>249</b>	<b>36</b>	<b>6.92</b>	<b>45</b>	<b>31</b>	<b>86</b>	<b>\$396,600</b>	<b>\$381,789</b>	<b>96.3%</b>

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
Oct-23	\$353,439		\$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
Oct-24	\$302,995	(51,962)	\$328,913	92.1%	\$161	29	104
Nov-24	\$331,004	28,009	\$337,920	98.0%	\$172	22	87
Dec-24	\$381,789	50,785	\$396,600	96.3%	\$201	36	86





# THE FAIR REPORT

## GRAYSON COUNTY

### MLS Data for December 2024 (GRAYSON COUNTY)

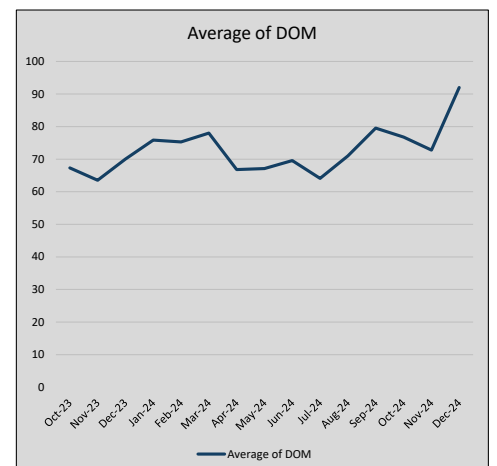
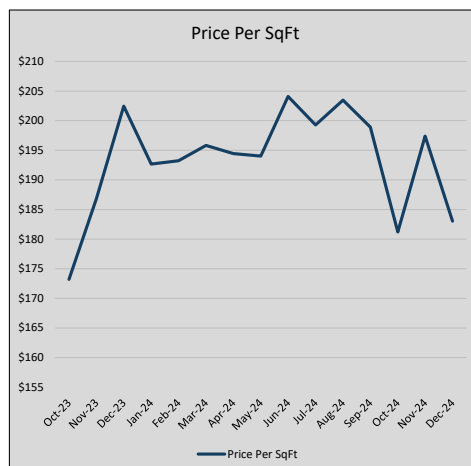
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	6	5	1.20	2	1	24	\$80,600	\$72,600	90.1%
\$100,000-199,999	122	25	4.88	28	23	75	\$167,882	\$153,310	91.3%
\$200,000-299,999	260	45	5.78	44	39	75	\$259,758	\$252,323	97.1%
\$300,000-399,999	271	64	4.23	43	28	98	\$354,531	\$345,879	97.6%
\$400,000-499,999	145	27	5.37	19	11	110	\$452,540	\$435,029	96.1%
\$500,000-599,999	105	17	6.18	13	9	100	\$561,398	\$548,207	97.7%
\$600,000-699,999	57	5	11.40	7	5	65	\$666,371	\$657,716	98.7%
\$700,000-799,999	34	5	6.80	7	4	149	\$783,580	\$756,640	96.6%
\$800,000-899,999	36	3	12.00	8	3	114	\$849,665	\$829,167	97.6%
\$900,000-1,000,000	19	0	-	6	6	-	-	-	-
\$1,000,000 +	86	4	21.50	23	5	169	\$1,218,500	\$1,107,007	90.8%
<b>Grand Total</b>	<b>1141</b>	<b>200</b>	<b>5.71</b>	<b>200</b>	<b>134</b>	<b>92</b>	<b>\$377,071</b>	<b>\$363,696</b>	<b>96.5%</b>

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
Oct-23	\$354,991		\$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
Oct-24	\$350,564	(67,512)	\$360,463	97.3%	\$181	198	77
Nov-24	\$390,763	40,199	\$400,699	97.5%	\$197	165	73
Dec-24	\$363,696	(27,067)	\$377,071	96.5%	\$183	200	92





# THE FAIR REPORT

## HENDERSON COUNTY

### MLS Data for December 2024 (HENDERSON COUNTY)

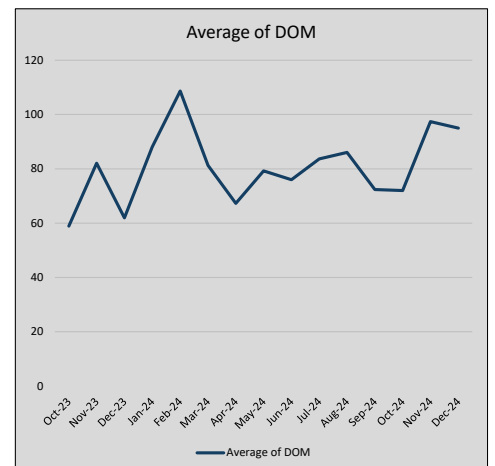
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	24	3	8.00	4	2	29	\$57,000	\$57,000	100.0%
\$100,000-199,999	83	10	8.30	22	7	71	\$164,130	\$150,810	91.9%
\$200,000-299,999	166	28	5.93	36	17	91	\$262,352	\$253,037	96.4%
\$300,000-399,999	85	14	6.07	19	5	88	\$340,234	\$333,857	98.1%
\$400,000-499,999	58	9	6.44	13	4	116	\$454,978	\$430,711	94.7%
\$500,000-599,999	33	5	6.60	13	5	116	\$571,800	\$563,800	98.6%
\$600,000-699,999	32	3	10.67	11	0	146	\$657,967	\$628,933	95.6%
\$700,000-799,999	19	2	9.50	1	2	59	\$799,000	\$740,000	92.6%
\$800,000-899,999	19	1	19.00	3	0	197	\$899,000	\$825,000	91.8%
\$900,000-1,000,000	15	1	15.00	4	1	105	\$999,000	\$932,500	93.3%
\$1,000,000 +	70	5	14.00	30	1	130	\$1,947,100	\$1,819,860	93.5%
<b>Grand Total</b>	<b>604</b>	<b>81</b>	<b>7.46</b>	<b>156</b>	<b>44</b>	<b>95</b>	<b>\$445,440</b>	<b>\$424,162</b>	<b>95.2%</b>

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
Oct-23	\$329,529		\$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
Oct-24	\$477,846	18,361	\$499,937	95.6%	\$256	74	72
Nov-24	\$443,718	(34,128)	\$470,064	94.4%	\$225	70	97
Dec-24	\$424,162	(19,556)	\$445,440	95.2%	\$214	81	95





# THE FAIR REPORT

## HILL COUNTY

### MLS Data for December 2024 (HILL COUNTY)

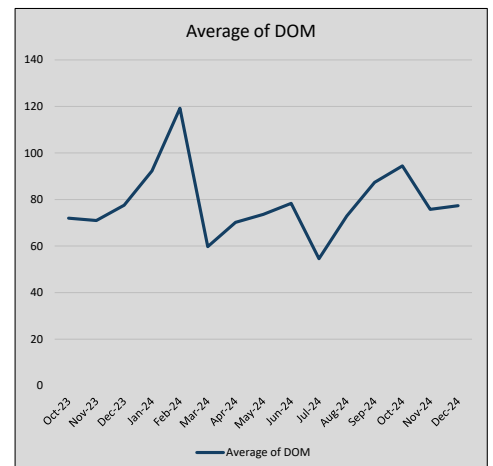
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	14	2	7.00	1	1	22	\$78,625	\$69,000	87.8%
\$100,000-199,999	34	6	5.67	9	5	76	\$139,650	\$131,150	93.9%
\$200,000-299,999	78	7	11.14	6	9	104	\$263,986	\$250,229	94.8%
\$300,000-399,999	27	4	6.75	2	5	59	\$319,700	\$303,863	95.0%
\$400,000-499,999	26	0	-	5	1	-	-	-	-
\$500,000-599,999	7	1	7.00	0	2	94	\$545,000	\$491,600	90.2%
\$600,000-699,999	6	1	6.00	5	0	69	\$690,000	\$620,000	89.9%
\$700,000-799,999	16	0	-	0	1	-	-	-	-
\$800,000-899,999	3	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	0	-	1	0	-	-	-	-
\$1,000,000 +	12	0	-	1	1	-	-	-	-
<b>Grand Total</b>	<b>225</b>	<b>21</b>	<b>10.71</b>	<b>30</b>	<b>25</b>	<b>77</b>	<b>\$255,088</b>	<b>\$238,264</b>	<b>93.4%</b>

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
Oct-23	\$307,438		\$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
Oct-24	\$272,624	(48,836)	\$292,765	93.1%	\$141	37	94
Nov-24	\$312,390	39,766	\$317,159	98.5%	\$168	21	76
Dec-24	\$238,264	(74,126)	\$255,088	93.4%	\$145	21	77





# THE FAIR REPORT

## HOOD COUNTY

### MLS Data for December 2024 (HOOD COUNTY)

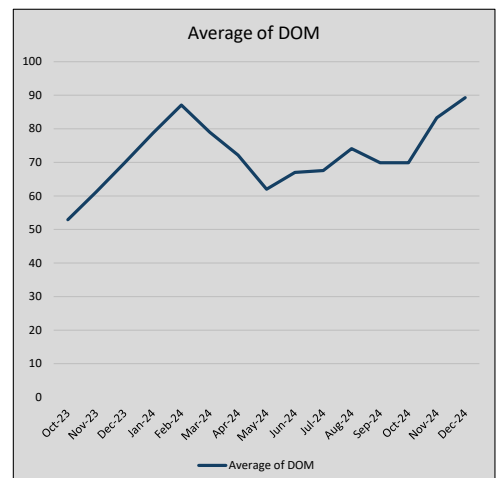
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	13	0	-	6	5	-	-	-	-
\$100,000-199,999	54	12	4.50	21	6	71	\$154,616	\$153,060	99.0%
\$200,000-299,999	156	29	5.38	32	22	108	\$254,771	\$248,921	97.7%
\$300,000-399,999	130	21	6.19	23	14	66	\$337,894	\$330,396	97.8%
\$400,000-499,999	85	18	4.72	20	8	86	\$459,870	\$447,045	97.2%
\$500,000-599,999	44	7	6.29	9	7	135	\$559,271	\$542,714	97.0%
\$600,000-699,999	26	8	3.25	14	3	66	\$673,750	\$653,313	97.0%
\$700,000-799,999	28	2	14.00	7	2	136	\$749,500	\$707,900	94.4%
\$800,000-899,999	14	1	14.00	1	1	10	\$875,000	\$835,000	95.4%
\$900,000-1,000,000	16	3	5.33	2	2	92	\$981,567	\$940,000	95.8%
\$1,000,000 +	44	2	22.00	13	6	134	\$1,235,000	\$1,137,500	92.1%
<b>Grand Total</b>	<b>610</b>	<b>103</b>	<b>5.92</b>	<b>148</b>	<b>76</b>	<b>89</b>	<b>\$404,959</b>	<b>\$392,348</b>	<b>96.9%</b>

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
Oct-23	\$541,102		\$567,275	95.4%	\$272	97	53
Nov-23	\$382,990	(158,113)	\$393,563	97.3%	\$196	77	61
Dec-23	\$384,798	1,808	\$398,463	96.6%	\$209	84	70
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	\$454,199	68,443	\$476,861	95.2%	\$213	113	70
Oct-24	\$439,913	(14,287)	\$453,897	96.9%	\$217	102	70
Nov-24	\$477,684	37,771	\$498,514	95.8%	\$224	97	83
Dec-24	\$392,348	(85,335)	\$404,959	96.9%	\$202	103	89





# THE FAIR REPORT

## HUNT COUNTY

### MLS Data for December 2024 (HUNT COUNTY)

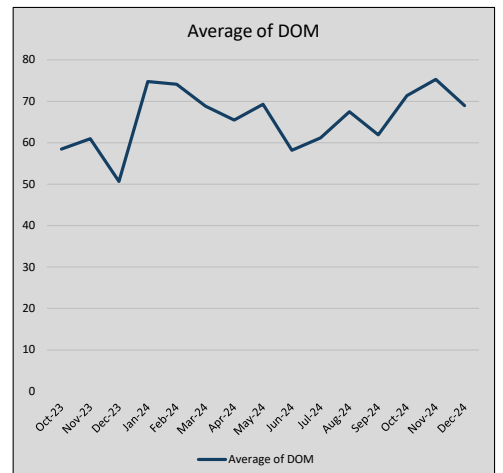
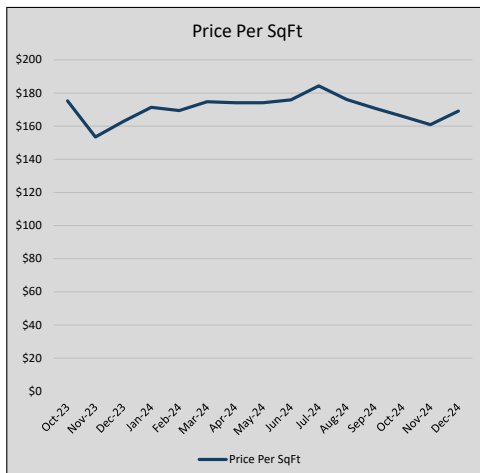
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	6	3	2.00	0	5	106	\$50,533	\$47,200	93.4%
\$100,000-199,999	60	15	4.00	9	15	63	\$168,213	\$162,833	96.8%
\$200,000-299,999	270	44	6.14	51	35	53	\$262,964	\$258,575	98.3%
\$300,000-399,999	210	36	5.83	31	15	76	\$341,408	\$331,381	97.1%
\$400,000-499,999	102	6	17.00	19	15	94	\$469,500	\$426,348	90.8%
\$500,000-599,999	47	8	5.88	18	7	94	\$558,050	\$538,000	96.4%
\$600,000-699,999	35	8	4.38	11	2	73	\$633,128	\$610,521	96.4%
\$700,000-799,999	20	1	20.00	9	2	142	\$770,000	\$750,000	97.4%
\$800,000-899,999	10	1	10.00	2	1	116	\$800,000	\$720,000	90.0%
\$900,000-1,000,000	7	0	-	2	1	-	-	-	-
\$1,000,000 +	28	1	28.00	6	3	17	\$1,299,000	\$1,400,000	107.8%
<b>Grand Total</b>	<b>795</b>	<b>123</b>	<b>6.46</b>	<b>158</b>	<b>101</b>	<b>69</b>	<b>\$339,442</b>	<b>\$329,328</b>	<b>97.0%</b>

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
Oct-23	\$318,400		\$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
Oct-24	\$312,098	(11,974)	\$320,370	97.4%	\$166	170	71
Nov-24	\$295,472	(16,626)	\$301,443	98.0%	\$161	149	75
Dec-24	\$329,328	33,856	\$339,442	97.0%	\$169	123	69





# THE FAIR REPORT

## JOHNSON COUNTY

### MLS Data for December 2024 (JOHNSON COUNTY)

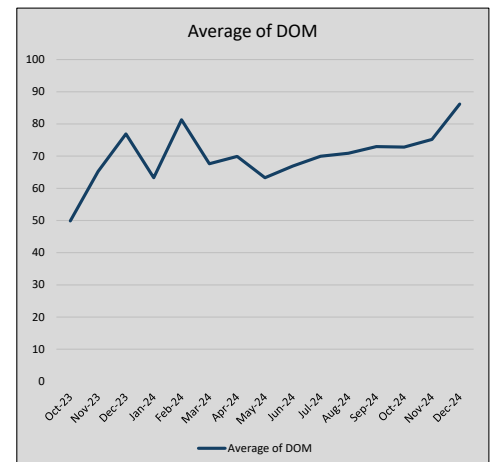
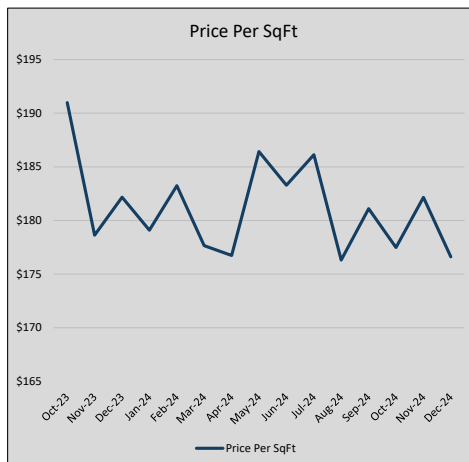
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	4	0	-	2	0	-	-	-	-
\$100,000-199,999	37	12	3.08	9	8	54	\$175,467	\$166,600	94.9%
\$200,000-299,999	261	70	3.73	44	47	60	\$268,086	\$264,725	98.7%
\$300,000-399,999	367	92	3.99	82	49	95	\$350,748	\$347,750	99.1%
\$400,000-499,999	177	47	3.77	31	29	87	\$451,737	\$443,894	98.3%
\$500,000-599,999	154	27	5.70	23	19	73	\$548,735	\$532,684	97.1%
\$600,000-699,999	81	15	5.40	9	9	160	\$653,821	\$623,476	95.4%
\$700,000-799,999	30	11	2.73	7	3	121	\$753,421	\$730,508	97.0%
\$800,000-899,999	16	7	2.29	2	2	118	\$851,008	\$818,771	96.2%
\$900,000-1,000,000	5	2	2.50	4	5	70	\$977,950	\$962,863	98.5%
\$1,000,000 +	32	1	32.00	6	3	144	\$1,099,000	\$1,000,000	91.0%
<b>Grand Total</b>	<b>1164</b>	<b>284</b>	<b>4.10</b>	<b>219</b>	<b>174</b>	<b>86</b>	<b>\$409,489</b>	<b>\$400,751</b>	<b>97.9%</b>

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
Oct-23	\$398,115		\$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
Oct-24	\$396,675	22,820	\$405,581	97.8%	\$177	256	73
Nov-24	\$401,255	4,580	\$414,185	96.9%	\$182	236	75
Dec-24	\$400,751	(504)	\$409,489	97.9%	\$177	284	86







# THE FAIR REPORT

## KAUFMAN COUNTY

MLS Data for December 2024 (KAUFMAN COUNTY)

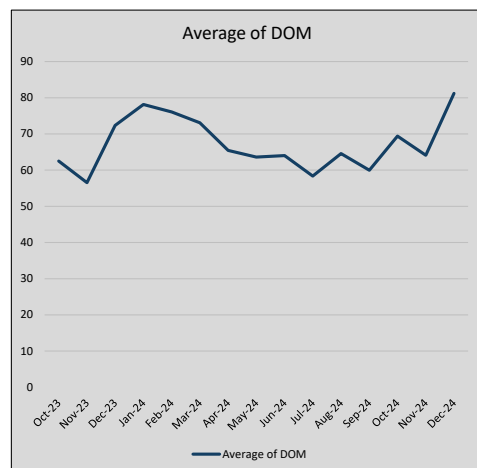
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	2	-	-	-	-
\$100,000-199,999	32	14	2.29	9	5	29	\$159,007	\$156,529	98.4%
\$200,000-299,999	287	112	2.56	59	68	50	\$262,617	\$258,098	98.3%
\$300,000-399,999	468	126	3.71	96	62	89	\$352,022	\$345,895	98.3%
\$400,000-499,999	302	52	5.81	42	37	145	\$441,949	\$428,217	96.9%
\$500,000-599,999	103	13	7.92	13	10	94	\$539,879	\$508,925	94.3%
\$600,000-699,999	71	6	11.83	12	13	57	\$637,800	\$599,000	93.9%
\$700,000-799,999	28	1	28.00	2	3	17	\$765,000	\$756,000	98.8%
\$800,000-899,999	11	0	-	2	0	-	-	-	-
\$900,000-1,000,000	8	1	8.00	1	1	32	\$979,900	\$925,000	94.4%
\$1,000,000 +	34	0	-	9	3	-	-	-	-
<b>Grand Total</b>	<b>1344</b>	<b>325</b>	<b>4.14</b>	<b>246</b>	<b>204</b>	<b>81</b>	<b>\$343,278</b>	<b>\$334,891</b>	<b>97.6%</b>

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
Oct-23	\$359,234		\$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
Oct-24	\$342,838	12,376	\$352,957	97.1%	\$164	315	69
Nov-24	\$333,405	(9,433)	\$342,299	97.4%	\$163	293	64
Dec-24	\$334,891	1,486	\$343,278	97.6%	\$162	325	81





# THE FAIR REPORT

## LAMAR COUNTY

### MLS Data for December 2024 (LAMAR COUNTY)

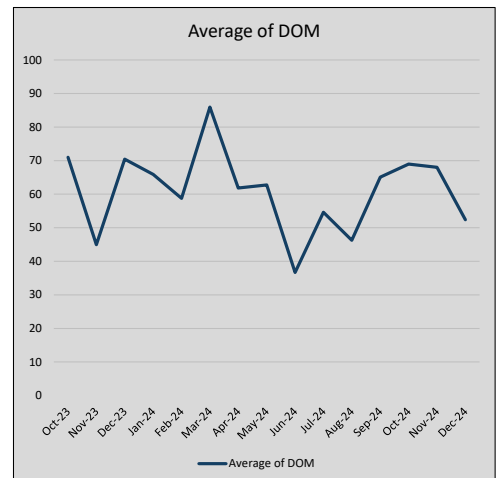
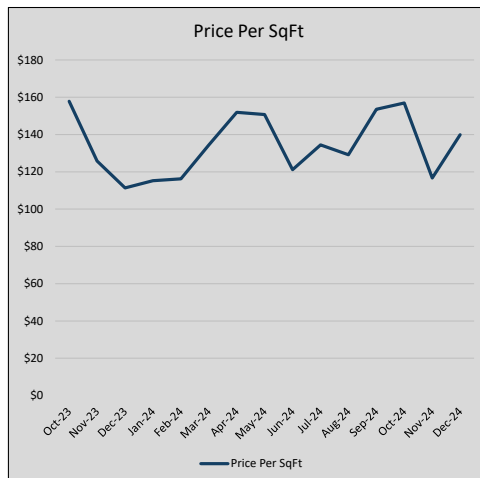
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	19	5	3.80	3	2	69	\$69,500	\$54,600	78.6%
\$100,000-199,999	51	6	8.50	11	12	20	\$167,533	\$153,833	91.8%
\$200,000-299,999	44	11	4.00	5	4	44	\$252,236	\$248,864	98.7%
\$300,000-399,999	57	9	6.33	7	2	77	\$358,511	\$339,767	94.8%
\$400,000-499,999	22	3	7.33	4	3	49	\$447,967	\$438,333	97.8%
\$500,000-599,999	11	0	-	1	2	-	-	-	-
\$600,000-699,999	3	0	-	1	0	-	-	-	-
\$700,000-799,999	8	1	8.00	0	0	43	\$769,600	\$750,000	97.5%
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	1	0	-	-	-	-
\$1,000,000 +	8	0	-	2	0	-	-	-	-
<b>Grand Total</b>	<b>226</b>	<b>35</b>	<b>6.46</b>	<b>35</b>	<b>25</b>	<b>52</b>	<b>\$270,497</b>	<b>\$258,754</b>	<b>95.7%</b>

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
Oct-23	\$345,479		\$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
Oct-24	\$315,805	7,394	\$335,569	94.1%	\$157	39	69
Nov-24	\$216,769	(99,036)	\$223,469	97.0%	\$117	35	68
Dec-24	\$258,754	41,986	\$270,497	95.7%	\$140	35	52





# THE FAIR REPORT

## PARKER COUNTY

### MLS Data for December 2024 (PARKER COUNTY)

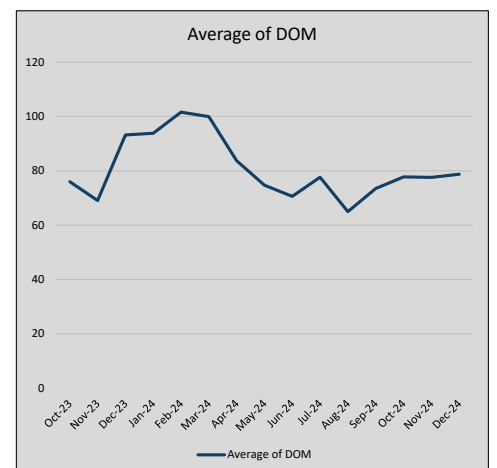
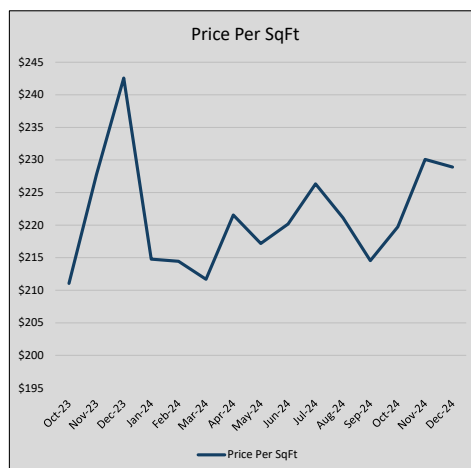
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	1	2.00	1	4	126	\$60,000	\$60,000	100.0%
\$100,000-199,999	33	8	4.13	6	12	43	\$177,475	\$168,949	95.2%
\$200,000-299,999	113	42	2.69	17	24	57	\$254,580	\$246,952	97.0%
\$300,000-399,999	187	37	5.05	22	42	61	\$356,448	\$350,754	98.4%
\$400,000-499,999	201	41	4.90	37	35	78	\$454,402	\$447,511	98.5%
\$500,000-599,999	231	46	5.02	45	30	96	\$554,842	\$547,751	98.7%
\$600,000-699,999	155	31	5.00	34	19	89	\$650,991	\$636,974	97.8%
\$700,000-799,999	69	13	5.31	21	11	100	\$745,423	\$725,854	97.4%
\$800,000-899,999	51	10	5.10	3	11	96	\$865,769	\$840,500	97.1%
\$900,000-1,000,000	35	5	7.00	13	3	117	\$957,798	\$923,349	96.4%
\$1,000,000 +	107	10	10.70	27	8	86	\$2,168,312	\$1,956,872	90.2%
<b>Grand Total</b>	<b>1184</b>	<b>244</b>	<b>4.85</b>	<b>226</b>	<b>199</b>	<b>79</b>	<b>\$551,291</b>	<b>\$533,110</b>	<b>96.7%</b>

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
Oct-23	\$499,266		\$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
Oct-24	\$513,340	17,123	\$534,218	96.1%	\$220	241	78
Nov-24	\$540,296	26,955	\$554,273	97.5%	\$230	228	78
Dec-24	\$533,110	(7,186)	\$551,291	96.7%	\$229	244	79





# THE FAIR REPORT

## ROCKWALL COUNTY

### MLS Data for December 2024 (ROCKWALL COUNTY)

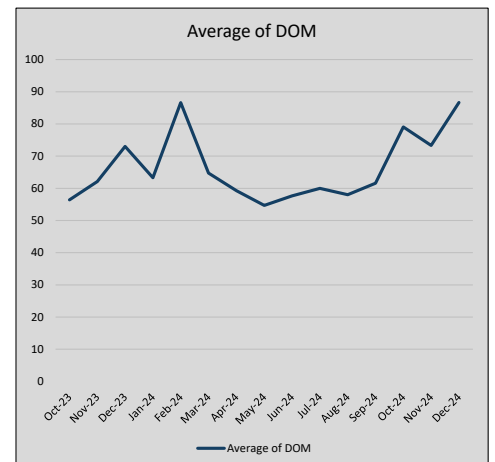
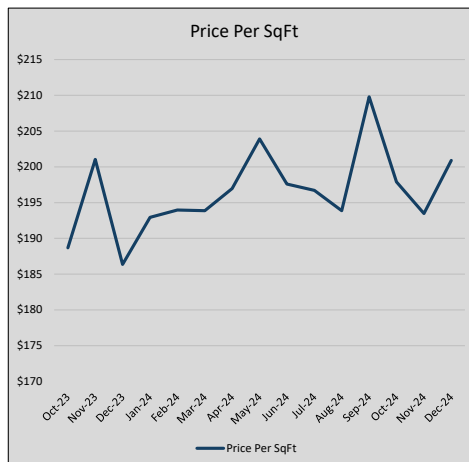
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	1	3.00	1	2	21	\$199,999	\$177,000	88.5%
\$200,000-299,999	62	16	3.88	9	23	63	\$276,422	\$266,994	96.6%
\$300,000-399,999	211	49	4.31	40	47	118	\$356,614	\$349,028	97.9%
\$400,000-499,999	188	42	4.48	26	20	76	\$446,765	\$434,863	97.3%
\$500,000-599,999	109	19	5.74	15	15	68	\$556,531	\$546,863	98.3%
\$600,000-699,999	88	23	3.83	16	9	93	\$654,892	\$640,747	97.8%
\$700,000-799,999	80	12	6.67	10	8	65	\$764,749	\$728,271	95.2%
\$800,000-899,999	42	6	7.00	6	2	50	\$867,871	\$833,149	96.0%
\$900,000-1,000,000	23	2	11.50	4	5	34	\$985,000	\$892,500	90.6%
\$1,000,000 +	71	13	5.46	27	9	98	\$1,717,762	\$1,630,986	94.9%
<b>Grand Total</b>	<b>877</b>	<b>183</b>	<b>4.79</b>	<b>154</b>	<b>140</b>	<b>87</b>	<b>\$574,769</b>	<b>\$555,569</b>	<b>96.7%</b>

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
Oct-23	\$500,157		\$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
Oct-24	\$516,187	(20,217)	\$528,789	97.6%	\$198	200	79
Nov-24	\$495,432	(20,755)	\$514,983	96.2%	\$193	182	73
Dec-24	\$555,569	60,137	\$574,769	96.7%	\$201	183	87





# THE FAIR REPORT

## TARRANT COUNTY

### MLS Data for December 2024 (TARRANT COUNTY)

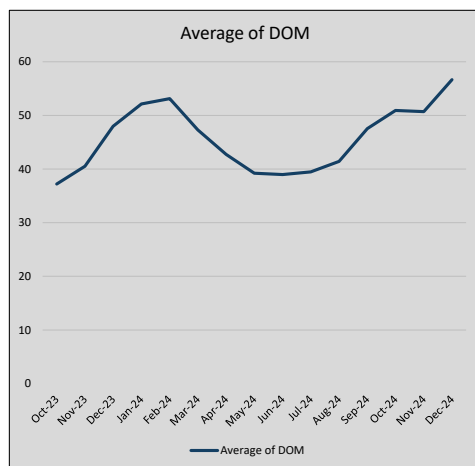
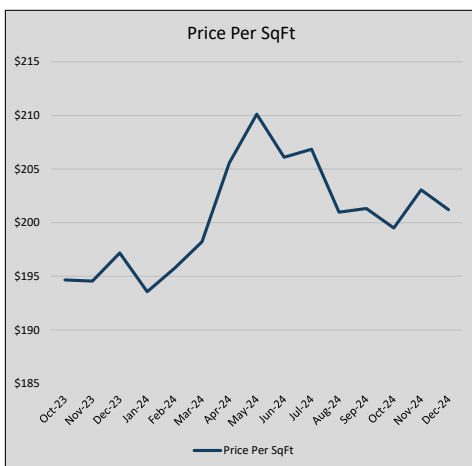
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	5	4	1.25	7	1	16	\$72,500	\$69,125	95.3%
\$100,000-199,999	278	68	4.09	62	55	43	\$171,730	\$164,470	95.8%
\$200,000-299,999	1196	440	2.72	271	312	49	\$262,765	\$256,624	97.7%
\$300,000-399,999	1699	587	2.89	377	377	55	\$349,109	\$343,752	98.5%
\$400,000-499,999	766	246	3.11	189	161	63	\$446,144	\$437,675	98.1%
\$500,000-599,999	420	151	2.78	97	103	64	\$553,100	\$541,112	97.8%
\$600,000-699,999	238	78	3.05	52	41	63	\$648,885	\$636,144	98.0%
\$700,000-799,999	127	39	3.26	25	34	62	\$758,445	\$736,697	97.1%
\$800,000-899,999	66	29	2.28	22	10	56	\$853,685	\$826,580	96.8%
\$900,000-1,000,000	47	20	2.35	14	15	57	\$944,395	\$900,946	95.4%
\$1,000,000 +	322	73	4.41	99	42	88	\$1,915,752	\$1,819,469	95.0%
<b>Grand Total</b>	<b>5164</b>	<b>1735</b>	<b>2.98</b>	<b>1215</b>	<b>1151</b>	<b>57</b>	<b>\$455,025</b>	<b>\$443,052</b>	<b>97.4%</b>

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
Oct-23	\$409,221		\$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
Oct-24	\$430,466	1,103	\$441,290	97.5%	\$200	1754	51
Nov-24	\$450,641	20,175	\$462,180	97.5%	\$203	1608	51
Dec-24	\$443,052	(7,589)	\$455,025	97.4%	\$201	1735	57





# THE FAIR REPORT

## WISE COUNTY

### MLS Data for December 2024 (WISE COUNTY)

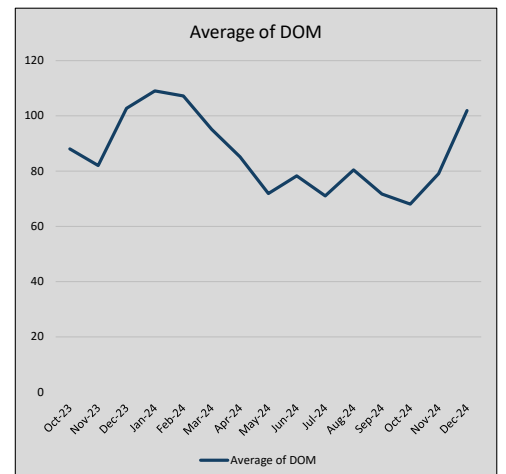
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	2	1.50	1	0	29	\$97,450	\$97,500	100.1%
\$100,000-199,999	33	4	8.25	9	2	33	\$168,000	\$162,625	96.8%
\$200,000-299,999	99	24	4.13	17	11	78	\$254,437	\$252,731	99.3%
\$300,000-399,999	116	22	5.27	22	17	77	\$343,345	\$339,400	98.9%
\$400,000-499,999	111	21	5.29	12	17	152	\$450,753	\$443,333	98.4%
\$500,000-599,999	66	21	3.14	15	7	142	\$549,846	\$535,762	97.4%
\$600,000-699,999	32	4	8.00	6	6	82	\$654,775	\$643,949	98.3%
\$700,000-799,999	27	1	27.00	6	2	-	\$761,900	\$761,057	99.9%
\$800,000-899,999	20	5	4.00	5	1	57	\$842,180	\$813,318	96.6%
\$900,000-1,000,000	15	1	15.00	3	0	53	\$999,900	\$800,000	80.0%
\$1,000,000 +	40	2	20.00	7	2	157	\$1,182,500	\$1,000,000	84.6%
<b>Grand Total</b>	<b>562</b>	<b>107</b>	<b>5.25</b>	<b>103</b>	<b>65</b>	<b>102</b>	<b>\$434,545</b>	<b>\$421,890</b>	<b>97.1%</b>

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
Oct-23	\$419,643		\$433,276	96.9%	\$197	90	88
Nov-23	\$402,159	(17,484)	\$413,326	97.3%	\$185	74	82
Dec-23	\$473,092	70,933	\$488,996	96.7%	\$214	93	103
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%	\$198	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	\$405,618	(10,386)	\$415,509	97.6%	\$202	119	80
Sep-24	\$355,212	(50,407)	\$365,523	97.2%	\$182	95	72
Oct-24	\$384,548	29,337	\$394,928	97.4%	\$197	109	68
Nov-24	\$366,207	(18,341)	\$375,622	97.5%	\$182	82	79
Dec-24	\$421,890	55,683	\$434,545	97.1%	\$190	107	102





# THE FAIR REPORT

## ADDISON

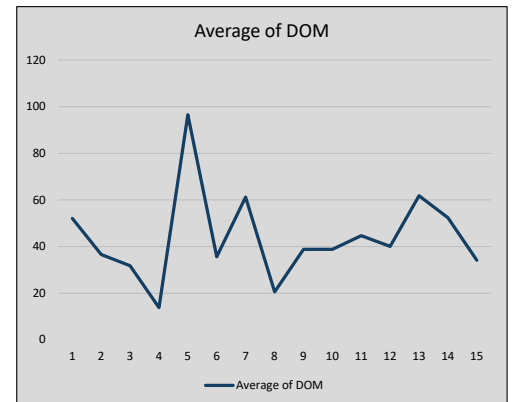
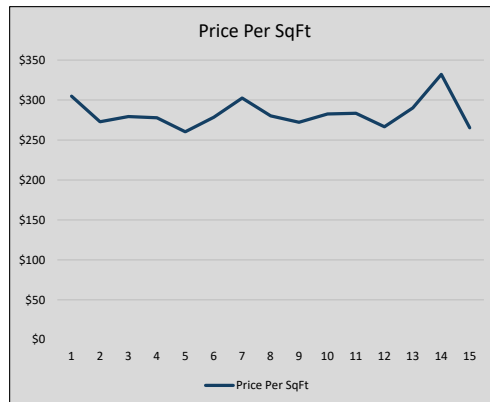
MLS Data for December 2024 (City of Addison)

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	-	1	0	-	-	-	-
\$200,000-299,999	2	0	-	0	1	-	-	-	-
\$300,000-399,999	2	0	-	0	1	-	-	-	-
\$400,000-499,999	11	5	2.20	3	1	33	\$472,180	\$455,400	96.4%
\$500,000-599,999	7	0	-	9	2	-	-	-	-
\$600,000-699,999	9	1	9.00	5	2	38	\$675,000	\$655,000	97.0%
\$700,000-799,999	3	0	-	1	0	-	-	-	-
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	1	0	-	0	0	-	-	-	-
<b>Grand Total</b>	<b>38</b>	<b>6</b>	<b>6.33</b>	<b>19</b>	<b>7</b>	<b>34</b>	<b>\$505,983</b>	<b>\$488,667</b>	<b>96.6%</b>

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
Oct-23	\$692,278		\$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
Oct-24	\$698,357	109,221	\$735,736	94.9%	\$290	14	62
Nov-24	\$830,000	131,643	\$880,500	94.3%	\$332	8	52
Dec-24	\$488,667	(341,333)	\$505,983	96.6%	\$265	6	34





# THE FAIR REPORT

## ALEDO

### MLS Data for December 2024 (City of Aledo)

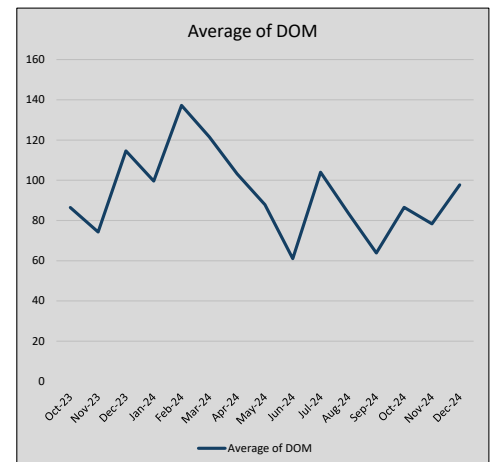
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	4	0	-	0	1	-	-	-	-
\$300,000-399,999	7	0	-	0	0	-	-	-	-
\$400,000-499,999	38	6	6.33	8	8	77	\$461,648	\$443,948	96.2%
\$500,000-599,999	36	12	3.00	1	4	107	\$551,668	\$535,860	97.1%
\$600,000-699,999	26	8	3.25	8	3	75	\$662,225	\$648,988	98.0%
\$700,000-799,999	20	4	5.00	9	2	117	\$742,225	\$726,549	97.9%
\$800,000-899,999	18	3	6.00	1	6	148	\$869,963	\$835,000	96.0%
\$900,000-1,000,000	7	2	3.50	5	0	86	\$937,500	\$915,000	97.6%
\$1,000,000 +	21	5	4.20	3	3	96	\$1,317,180	\$1,231,000	93.5%
<b>Grand Total</b>	<b>179</b>	<b>40</b>	<b>4.48</b>	<b>35</b>	<b>27</b>	<b>98</b>	<b>\$718,185</b>	<b>\$692,053</b>	<b>96.4%</b>

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
Oct-23	\$597,561		\$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
Oct-24	\$580,878	(68,424)	\$597,588	97.2%	\$219	37	87
Nov-24	\$745,475	164,596	\$762,292	97.8%	\$235	40	78
Dec-24	\$692,053	(53,422)	\$718,185	96.4%	\$229	40	98







# THE FAIR REPORT

## ALLEN

MLS Data for December 2024 (City of Allen)

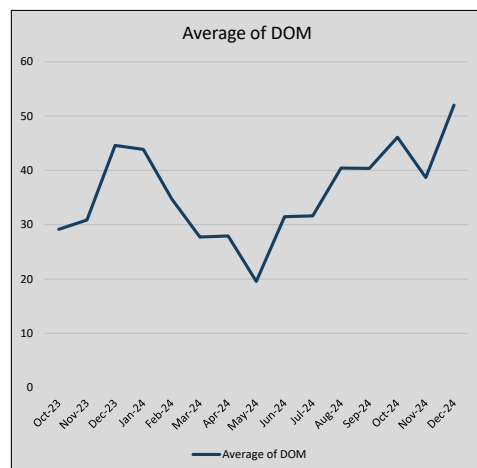
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	1	1	1.00	0	0	3	\$170,000	\$238,500	140.3%
\$200,000-299,999	3	2	1.50	3	2	125	\$289,450	\$278,500	96.2%
\$300,000-399,999	22	14	1.57	9	16	52	\$355,645	\$351,664	98.9%
\$400,000-499,999	46	21	2.19	24	21	56	\$452,069	\$438,411	97.0%
\$500,000-599,999	37	13	2.85	10	15	53	\$550,740	\$544,931	98.9%
\$600,000-699,999	24	7	3.43	8	13	48	\$659,403	\$640,160	97.1%
\$700,000-799,999	8	6	1.33	8	6	45	\$740,143	\$723,708	97.8%
\$800,000-899,999	8	2	4.00	6	1	9	\$859,950	\$862,000	100.2%
\$900,000-1,000,000	3	1	3.00	2	2	19	\$949,900	\$913,000	96.1%
\$1,000,000 +	10	3	3.33	3	5	46	\$1,197,455	\$1,145,400	95.7%
<b>Grand Total</b>	<b>162</b>	<b>70</b>	<b>2.31</b>	<b>74</b>	<b>81</b>	<b>52</b>	<b>\$538,569</b>	<b>\$527,230</b>	<b>97.9%</b>

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
Oct-23	\$551,572		\$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
Oct-24	\$549,695	(20,554)	\$559,963	98.2%	\$219	78	46
Nov-24	\$559,809	10,115	\$572,045	97.9%	\$221	76	39
Dec-24	\$527,230	(32,579)	\$538,569	97.9%	\$218	70	52





# THE FAIR REPORT

## ALVARADO

MLS Data for December 2024 (City of Alvarado)

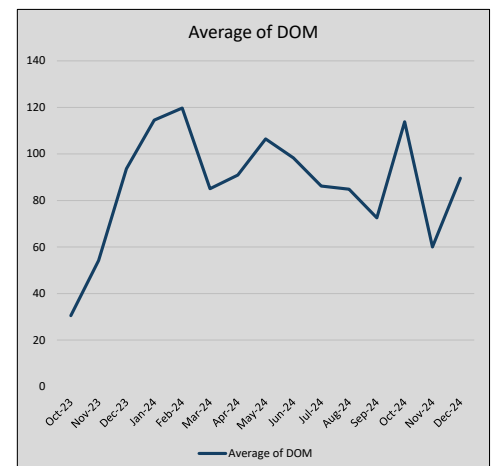
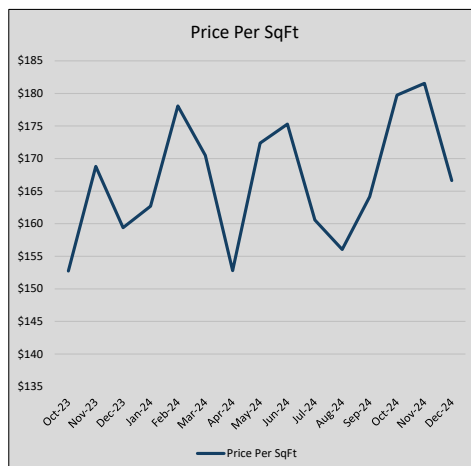
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	0	-	0	0	-	-	-	-
\$100,000-199,999	10	2	5.00	0	1	29	\$189,000	\$190,000	100.5%
\$200,000-299,999	21	5	4.20	3	6	57	\$282,671	\$272,200	96.3%
\$300,000-399,999	26	12	2.17	5	7	100	\$366,862	\$359,449	98.0%
\$400,000-499,999	21	2	10.50	0	4	188	\$465,563	\$419,750	90.2%
\$500,000-599,999	18	1	18.00	1	1	110	\$571,200	\$560,000	98.0%
\$600,000-699,999	7	0	-	2	0	-	-	-	-
\$700,000-799,999	0	1	0.00	1	0	35	\$799,000	\$775,000	97.0%
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	2	0	-	-	-	-
\$1,000,000 +	6	0	-	0	0	-	-	-	-
<b>Grand Total</b>	<b>111</b>	<b>23</b>	<b>4.83</b>	<b>14</b>	<b>19</b>	<b>90</b>	<b>\$369,349</b>	<b>\$357,778</b>	<b>96.9%</b>

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
Oct-23	\$284,546		\$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
Oct-24	\$369,664	11,895	\$374,294	98.8%	\$180	20	114
Nov-24	\$378,929	9,265	\$386,019	98.2%	\$182	26	60
Dec-24	\$357,778	(21,151)	\$369,349	96.9%	\$167	23	90





# THE FAIR REPORT

## ANNA

### MLS Data for December 2024 (City of Anna)

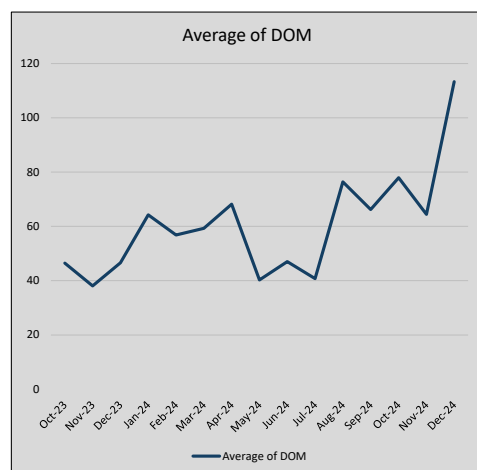
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	0	5	\$105,000	\$110,000	104.8%
\$200,000-299,999	18	4	4.50	1	8	38	\$287,375	\$283,000	98.5%
\$300,000-399,999	114	32	3.56	16	31	102	\$360,584	\$352,011	97.6%
\$400,000-499,999	98	15	6.53	11	15	175	\$453,390	\$444,044	97.9%
\$500,000-599,999	37	5	7.40	5	5	68	\$564,022	\$537,182	95.2%
\$600,000-699,999	9	2	4.50	1	2	143	\$616,534	\$589,500	95.6%
\$700,000-799,999	6	0	-	0	0	-	-	-	-
\$800,000-899,999	2	0	-	1	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	19	0	-	2	3	-	-	-	-
<b>Grand Total</b>	<b>304</b>	<b>59</b>	<b>5.15</b>	<b>37</b>	<b>64</b>	<b>113</b>	<b>\$400,800</b>	<b>\$390,372</b>	<b>97.4%</b>

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
Oct-23	\$388,927		\$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
Oct-24	\$396,577	9,560	\$404,649	98.0%	\$180	54	78
Nov-24	\$423,504	26,927	\$430,966	98.3%	\$190	56	64
Dec-24	\$390,372	(33,132)	\$400,800	97.4%	\$169	59	113





# THE FAIR REPORT

## ARLINGTON

MLS Data for December 2024 (City of Arlington)

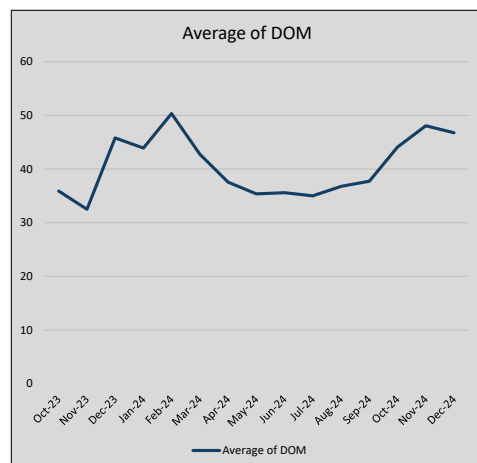
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	53	8	6.63	16	7	45	\$171,988	\$164,625	95.7%
\$200,000-299,999	182	71	2.56	51	62	46	\$263,518	\$254,893	96.7%
\$300,000-399,999	245	93	2.63	52	59	45	\$347,240	\$341,797	98.4%
\$400,000-499,999	105	34	3.09	35	31	56	\$437,778	\$431,724	98.6%
\$500,000-599,999	49	25	1.96	10	12	43	\$554,092	\$542,760	98.0%
\$600,000-699,999	17	8	2.13	7	5	39	\$653,246	\$641,969	98.3%
\$700,000-799,999	10	1	10.00	2	2	36	\$760,000	\$760,000	100.0%
\$800,000-899,999	2	5	0.40	4	1	51	\$861,600	\$817,000	94.8%
\$900,000-1,000,000	7	4	1.75	1	2	58	\$924,750	\$890,000	96.2%
\$1,000,000 +	18	0	-	5	1	-	-	-	-
<b>Grand Total</b>	<b>688</b>	<b>249</b>	<b>2.76</b>	<b>184</b>	<b>182</b>	<b>47</b>	<b>\$381,963</b>	<b>\$373,453</b>	<b>97.8%</b>

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
Oct-23	\$339,643		\$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
Oct-24	\$350,139	(23,670)	\$355,745	98.4%	\$176	238	44
Nov-24	\$378,617	28,478	\$387,386	97.7%	\$187	211	48
Dec-24	\$373,453	(5,164)	\$381,963	97.8%	\$179	249	47





# THE FAIR REPORT

## AUBREY

### MLS Data for December 2024 (City of Aubrey)

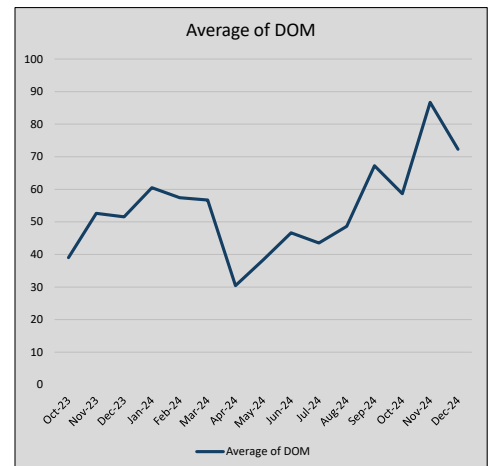
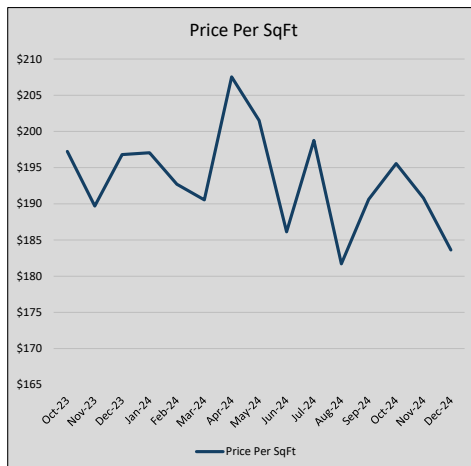
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	4	2	2.00	1	2	28	\$289,995	\$288,495	99.5%
\$300,000-399,999	100	39	2.56	19	27	73	\$367,834	\$354,533	96.4%
\$400,000-499,999	73	14	5.21	32	8	90	\$443,923	\$426,348	96.0%
\$500,000-599,999	36	14	2.57	6	3	43	\$549,603	\$526,004	95.7%
\$600,000-699,999	21	2	10.50	7	0	44	\$663,302	\$591,735	89.2%
\$700,000-799,999	12	3	4.00	1	0	139	\$738,708	\$677,352	91.7%
\$800,000-899,999	3	3	1.00	0	1	99	\$851,345	\$786,333	92.4%
\$900,000-1,000,000	3	0	-	0	0	-	-	-	-
\$1,000,000 +	19	0	-	2	0	-	-	-	-
<b>Grand Total</b>	<b>271</b>	<b>77</b>	<b>3.52</b>	<b>68</b>	<b>41</b>	<b>72</b>	<b>\$453,658</b>	<b>\$432,613</b>	<b>95.4%</b>

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
Oct-23	\$431,896		\$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
Oct-24	\$430,145	(4,293)	\$442,980	97.1%	\$196	53	59
Nov-24	\$424,902	(5,243)	\$435,353	97.6%	\$191	53	87
Dec-24	\$432,613	7,711	\$453,658	95.4%	\$184	77	72





# THE FAIR REPORT

## BENBROOK

MLS Data for December 2024 (City of Benbrook)

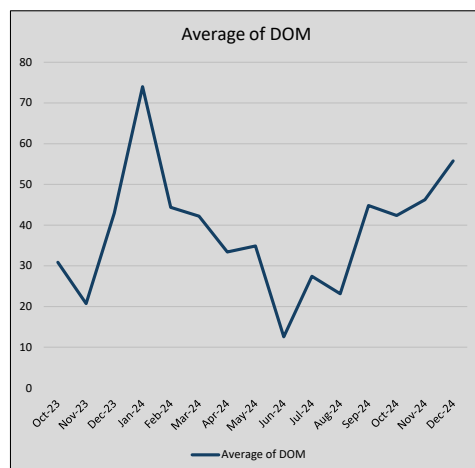
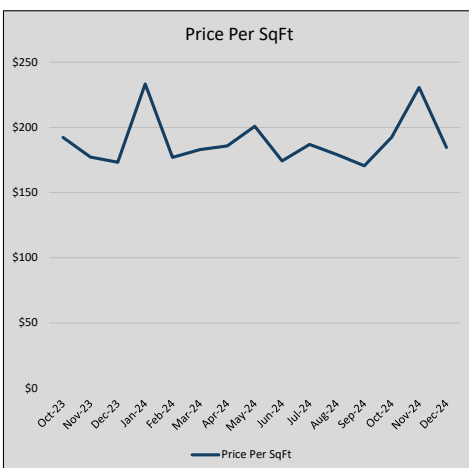
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	19	11	1.73	4	6	53	\$266,809	\$260,861	97.8%
\$300,000-399,999	24	12	2.00	11	9	64	\$365,066	\$357,750	98.0%
\$400,000-499,999	9	7	1.29	3	4	23	\$443,857	\$434,071	97.8%
\$500,000-599,999	6	0	-	1	0	-	-	-	-
\$600,000-699,999	5	2	2.50	0	1	133	\$636,750	\$636,750	100.0%
\$700,000-799,999	5	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	4	0	-	1	0	-	-	-	-
<b>Grand Total</b>	<b>73</b>	<b>32</b>	<b>2.28</b>	<b>20</b>	<b>20</b>	<b>56</b>	<b>\$365,506</b>	<b>\$358,577</b>	<b>98.1%</b>

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
Oct-23	\$368,946		\$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
Oct-24	\$331,583	11,007	\$334,654	99.1%	\$192	24	42
Nov-24	\$514,049	182,466	\$526,227	97.7%	\$231	29	46
Dec-24	\$358,577	(155,472)	\$365,506	98.1%	\$185	32	56





# THE FAIR REPORT

## BURLESON

MLS Data for December 2024 (City of Burleson)

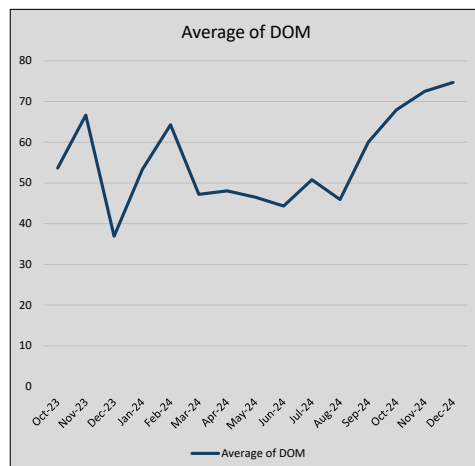
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	1	1	1.00	1	1	10	\$195,000	\$185,000	94.9%
\$200,000-299,999	51	21	2.43	8	16	39	\$260,410	\$253,838	97.5%
\$300,000-399,999	79	19	4.16	22	13	90	\$355,765	\$344,998	97.0%
\$400,000-499,999	59	14	4.21	15	11	92	\$451,856	\$438,449	97.0%
\$500,000-599,999	36	4	9.00	7	10	56	\$542,422	\$537,318	99.1%
\$600,000-699,999	18	5	3.60	0	0	177	\$664,586	\$647,600	97.4%
\$700,000-799,999	11	2	5.50	3	1	48	\$725,000	\$693,750	95.7%
\$800,000-899,999	4	3	1.33	3	1	17	\$874,966	\$873,333	99.8%
\$900,000-1,000,000	3	0	-	1	2	-	-	-	-
\$1,000,000 +	9	1	9.00	2	1	144	\$1,099,000	\$1,000,000	91.0%
<b>Grand Total</b>	<b>272</b>	<b>70</b>	<b>3.89</b>	<b>62</b>	<b>56</b>	<b>75</b>	<b>\$420,223</b>	<b>\$408,623</b>	<b>97.2%</b>

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
Oct-23	\$444,122		\$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
Oct-24	\$440,814	20,362	\$454,536	97.0%	\$188	73	68
Nov-24	\$396,663	(44,151)	\$410,861	96.5%	\$178	71	72
Dec-24	\$408,623	11,960	\$420,223	97.2%	\$175	70	75





# THE FAIR REPORT

## CADDO MILLS

MLS Data for December 2024 (City of Caddo Mills)

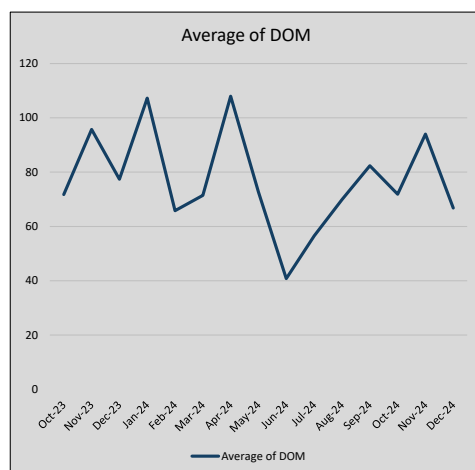
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	0	-	0	1	-	-	-	-
\$200,000-299,999	13	5	2.60	3	4	44	\$268,980	\$261,400	97.2%
\$300,000-399,999	42	9	4.67	3	3	72	\$354,552	\$341,394	96.3%
\$400,000-499,999	31	0	-	1	3	-	-	-	-
\$500,000-599,999	8	1	8.00	3	0	75	\$510,000	\$500,000	98.0%
\$600,000-699,999	8	1	8.00	1	0	123	\$698,000	\$675,000	96.7%
\$700,000-799,999	7	0	-	5	1	-	-	-	-
\$800,000-899,999	1	0	-	1	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	5	0	-	2	0	-	-	-	-
<b>Grand Total</b>	<b>119</b>	<b>16</b>	<b>7.44</b>	<b>19</b>	<b>12</b>	<b>67</b>	<b>\$358,992</b>	<b>\$347,159</b>	<b>96.7%</b>

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
Oct-23	\$384,195		\$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
Oct-24	\$386,038	(28,409)	\$398,978	96.8%	\$182	20	72
Nov-24	\$356,940	(29,098)	\$362,533	98.5%	\$168	24	94
Dec-24	\$347,159	(9,781)	\$358,992	96.7%	\$182	16	67







# THE FAIR REPORT

## CARROLLTON

### MLS Data for December 2024 (City of Carrollton)

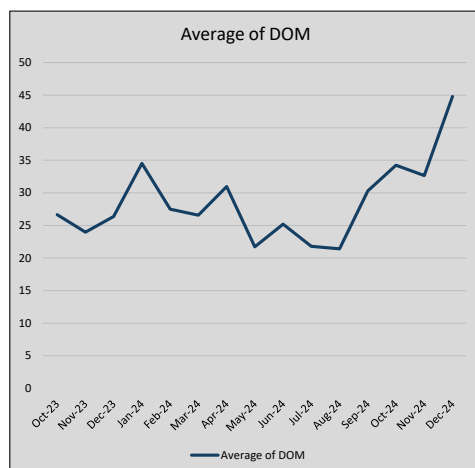
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	3	1	3.00	1	0	99	\$175,000	\$162,000	92.6%
\$200,000-299,999	20	8	2.50	5	9	44	\$276,113	\$268,375	97.2%
\$300,000-399,999	43	22	1.95	15	22	40	\$362,065	\$346,682	95.8%
\$400,000-499,999	56	31	1.81	21	25	54	\$449,690	\$435,725	96.9%
\$500,000-599,999	19	7	2.71	8	9	23	\$551,171	\$544,857	98.9%
\$600,000-699,999	12	5	2.40	5	3	36	\$664,760	\$646,800	97.3%
\$700,000-799,999	5	5	1.00	4	2	41	\$763,580	\$734,000	96.1%
\$800,000-899,999	7	1	7.00	1	2	34	\$875,000	\$862,500	98.6%
\$900,000-1,000,000	3	1	3.00	0	0	12	\$985,000	\$961,000	97.6%
\$1,000,000 +	1	2	0.50	1	2	59	\$1,075,000	\$1,035,000	96.3%
<b>Grand Total</b>	<b>169</b>	<b>83</b>	<b>2.04</b>	<b>62</b>	<b>74</b>	<b>45</b>	<b>\$473,489</b>	<b>\$458,494</b>	<b>96.8%</b>

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
Oct-23	\$451,913		\$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
Oct-24	\$502,531	45,096	\$511,195	98.3%	\$227	90	34
Nov-24	\$463,788	(38,743)	\$471,558	98.4%	\$214	93	33
Dec-24	\$458,494	(5,294)	\$473,489	96.8%	\$207	83	45





# THE FAIR REPORT

## CELINA

### MLS Data for December 2024 (City of Celina)

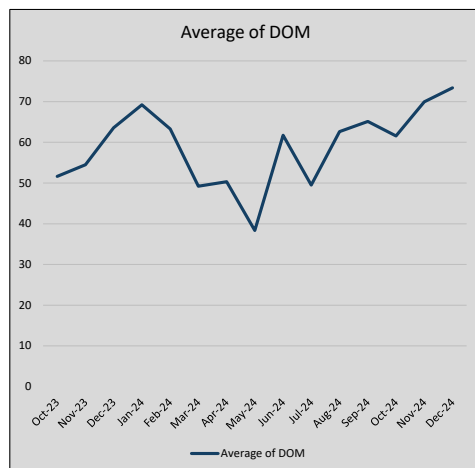
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	1	0	-	-	-	-
\$300,000-399,999	17	5	3.40	3	6	85	\$382,085	\$374,898	98.1%
\$400,000-499,999	94	17	5.53	5	20	89	\$457,653	\$446,564	97.6%
\$500,000-599,999	108	23	4.70	16	32	82	\$560,168	\$546,805	97.6%
\$600,000-699,999	98	33	2.97	12	14	82	\$654,776	\$631,263	96.4%
\$700,000-799,999	65	32	2.03	10	6	77	\$751,903	\$719,606	95.7%
\$800,000-899,999	25	15	1.67	4	5	17	\$848,525	\$830,214	97.8%
\$900,000-1,000,000	12	5	2.40	4	1	86	\$940,137	\$913,242	97.1%
\$1,000,000 +	70	10	7.00	14	9	61	\$1,146,048	\$1,049,960	91.6%
<b>Grand Total</b>	<b>489</b>	<b>140</b>	<b>3.49</b>	<b>70</b>	<b>93</b>	<b>73</b>	<b>\$693,799</b>	<b>\$667,291</b>	<b>96.2%</b>

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
Oct-23	\$660,206		\$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
Oct-24	\$717,987	77,091	\$736,000	97.6%	\$237	97	62
Nov-24	\$698,983	(19,005)	\$723,334	96.6%	\$229	109	70
Dec-24	\$667,291	(31,692)	\$693,799	96.2%	\$221	140	73





# THE FAIR REPORT

## COLLEYVILLE

### MLS Data for December 2024 (City of Colleyville)

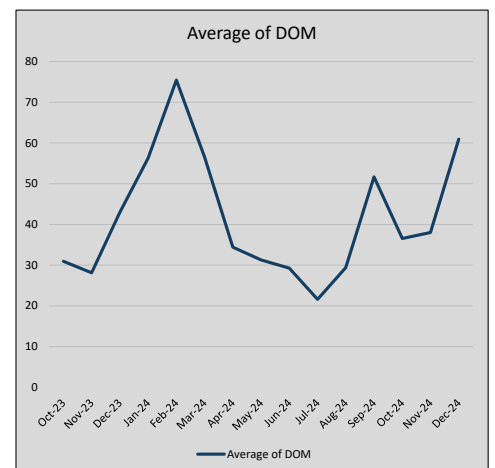
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	2	1	2.00	1	0	10	\$295,000	\$272,000	92.2%
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	1	0	-	0	0	-	-	-	-
\$500,000-599,999	3	2	1.50	1	4	40	\$569,950	\$560,000	98.3%
\$600,000-699,999	3	2	1.50	0	1	107	\$661,925	\$651,500	98.4%
\$700,000-799,999	1	3	0.33	2	2	12	\$790,633	\$778,300	98.4%
\$800,000-899,999	4	1	4.00	1	1	36	\$859,000	\$850,000	99.0%
\$900,000-1,000,000	2	3	0.67	1	1	87	\$951,300	\$885,000	93.0%
\$1,000,000 +	40	10	4.00	8	6	71	\$1,616,790	\$1,548,948	95.8%
<b>Grand Total</b>	<b>56</b>	<b>22</b>	<b>2.55</b>	<b>14</b>	<b>15</b>	<b>61</b>	<b>\$1,136,884</b>	<b>\$1,092,017</b>	<b>96.1%</b>

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
Oct-23	\$955,888		\$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
Oct-24	\$1,045,075	(157,785)	\$1,062,081	98.4%	\$271	35	37
Nov-24	\$1,209,089	164,014	\$1,265,619	95.5%	\$310	27	38
Dec-24	\$1,092,017	(117,072)	\$1,136,884	96.1%	\$296	22	61





# THE FAIR REPORT

## COPPELL

### MLS Data for December 2024 (City of Coppell)

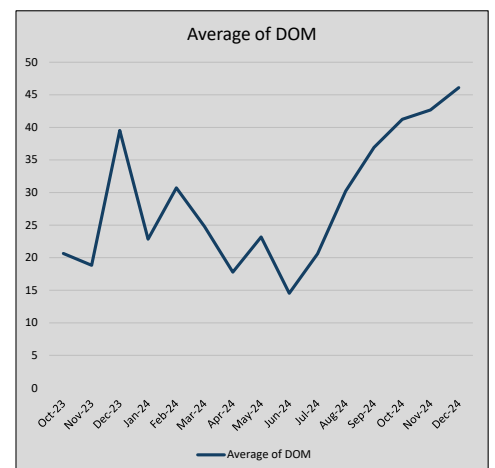
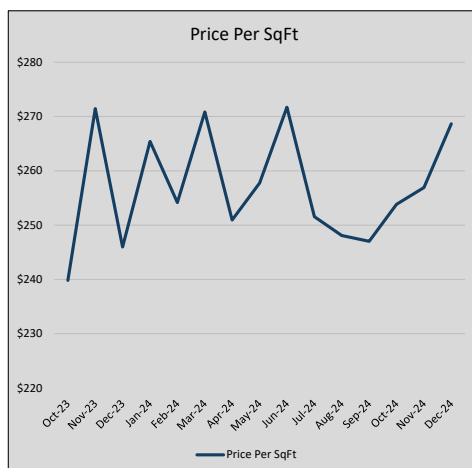
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	0	-	1	1	-	-	-	-
\$300,000-399,999	0	0	-	0	2	-	-	-	-
\$400,000-499,999	15	4	3.75	5	2	61	\$450,750	\$431,750	95.8%
\$500,000-599,999	9	5	1.80	3	2	59	\$575,600	\$577,000	100.2%
\$600,000-699,999	8	8	1.00	1	2	45	\$668,925	\$664,125	99.3%
\$700,000-799,999	5	4	1.25	4	1	76	\$737,450	\$718,600	97.4%
\$800,000-899,999	5	2	2.50	3	2	19	\$862,450	\$850,000	98.6%
\$900,000-1,000,000	1	1	1.00	1	1	4	\$989,000	\$989,000	100.0%
\$1,000,000 +	8	6	1.33	1	0	24	\$1,237,500	\$1,245,833	100.7%
<b>Grand Total</b>	<b>52</b>	<b>30</b>	<b>1.73</b>	<b>20</b>	<b>13</b>	<b>46</b>	<b>\$770,703</b>	<b>\$765,447</b>	<b>99.3%</b>

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
Oct-23	\$628,633		\$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
Oct-24	\$662,841	60,061	\$680,421	97.4%	\$254	29	41
Nov-24	\$741,158	78,317	\$765,353	96.8%	\$257	19	43
Dec-24	\$765,447	24,289	\$770,703	99.3%	\$269	30	46





# THE FAIR REPORT

## CORINTH

### MLS Data for December 2024 (City of Corinth)

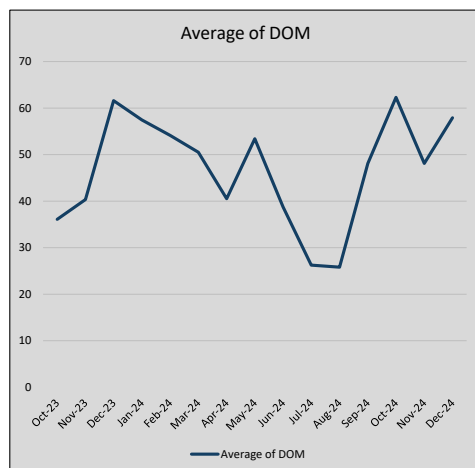
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	1	0.00	1	0	11	\$250,000	\$230,018	92.0%
\$300,000-399,999	22	7	3.14	0	10	72	\$362,269	\$357,770	98.8%
\$400,000-499,999	39	10	3.90	3	7	53	\$449,848	\$433,216	96.3%
\$500,000-599,999	32	2	16.00	2	6	41	\$535,926	\$529,976	98.9%
\$600,000-699,999	9	0	-	1	1	-	-	-	-
\$700,000-799,999	1	1	1.00	1	0	103	\$749,261	\$700,000	93.4%
\$800,000-899,999	0	2	0.00	0	0	51	\$860,989	\$839,739	97.5%
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	1	0	-	0	0	-	-	-	-
<b>Grand Total</b>	<b>105</b>	<b>23</b>	<b>4.57</b>	<b>8</b>	<b>25</b>	<b>58</b>	<b>\$470,759</b>	<b>\$456,782</b>	<b>97.0%</b>

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
Oct-23	\$450,738		\$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
Oct-24	\$479,855	4,992	\$484,818	99.0%	\$194	23	62
Nov-24	\$434,688	(45,167)	\$444,799	97.7%	\$188	31	48
Dec-24	\$456,782	22,094	\$470,759	97.0%	\$186	23	58





# THE FAIR REPORT

## DALLAS LUXURY MARKET

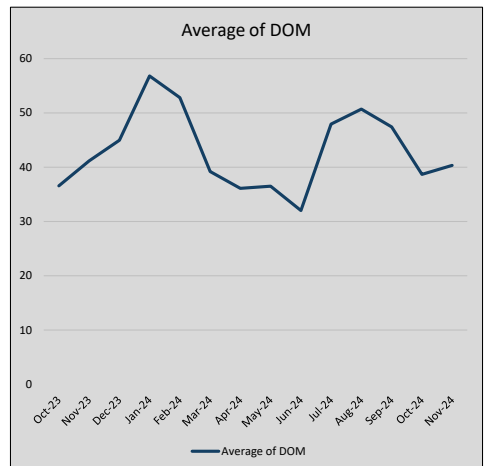
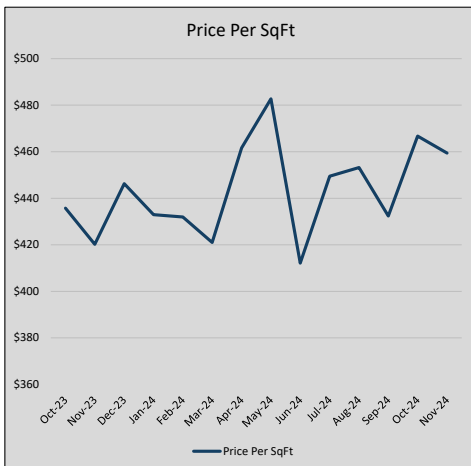
MLS Data for December 2024 (City of Dallas \$1,000,000 or More)

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	3	0.00	0	0	9	\$712,998	\$1,494,667	209.6%
\$1,000,000-1,999,999	235	69	3.41	119	46	42	\$1,431,206	\$1,389,104	97.1%
\$2,000,000-2,999,999	71	23	3.09	38	11	66	\$2,514,957	\$2,394,643	95.2%
\$3,000,000-3,999,999	37	4	9.25	24	4	96	\$3,404,250	\$3,220,419	94.6%
\$4,000,000-4,999,999	20	5	4.00	10	0	10	\$4,566,000	\$4,504,000	98.6%
\$5,000,000-5,999,999	9	3	3.00	3	1	54	\$5,328,333	\$5,198,333	97.6%
\$6,000,000-6,999,999	7	0	-	3	0	-	-	-	-
\$7,000,000-7,999,999	4	0	-	1	0	-	-	-	-
\$8,000,000-8,999,999	0	0	-	2	0	-	-	-	-
\$9,000,000-9,999,999	2	1	2.00	0	0	15	\$9,995,000	\$9,865,000	98.7%
\$10,000,000+	11	0	-	2	0	-	-	-	-
<b>Total</b>	<b>396</b>	<b>108</b>	<b>3.67</b>	<b>202</b>	<b>62</b>	<b>47</b>	<b>\$2,047,807</b>	<b>\$2,002,506</b>	<b>97.8%</b>

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
Oct-23	\$1,764,363		\$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	\$1,915,593	61,002	\$1,959,434	97.8%	\$483	199	37
Jun-24	\$1,568,331	(347,263)	\$1,597,980	98.1%	\$412	106	32
Jul-24	\$1,884,046	315,715	\$1,949,721	96.6%	\$449	151	48
Aug-24	\$1,809,237	(74,809)	\$1,857,171	97.4%	\$453	110	51
Sep-24	\$1,839,112	29,875	\$1,901,356	96.7%	\$432	98	47
Oct-24	\$1,851,773	12,661	\$1,905,872	97.2%	\$467	134	39
Nov-24	\$1,831,264	(20,510)	\$1,887,519	97.0%	\$459	115	40
Dec-24	\$2,002,506	171,243	\$2,047,807	97.8%	\$480	108	47





# THE FAIR REPORT

## HIGHLAND PARK ISD

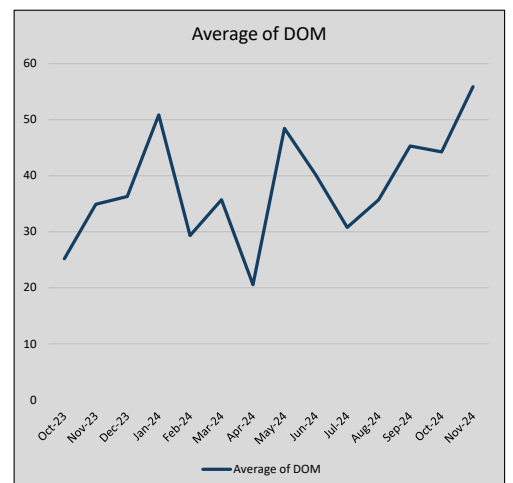
MLS Data for December 2024 (Highland Park ISD - All Cities)

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	2	0	-	2	2	-	-	-	-
\$500,000-999,999	10	3	3.33	2	2	50	\$856,333	\$830,985	97.0%
\$1,000,000-1,499,999	4	2	2.00	2	3	12	\$1,050,000	\$1,075,000	102.4%
\$1,500,000-1,999,999	13	8	1.63	5	3	51	\$1,799,000	\$1,735,750	96.5%
\$2,000,000-2,499,999	10	9	1.11	5	0	78	\$2,257,889	\$2,177,556	96.4%
\$2,500,000-2,999,999	2	6	0.33	5	1	23	\$2,835,667	\$2,697,500	95.1%
\$3,000,000-3,499,999	2	2	1.00	5	2	127	\$3,222,500	\$3,100,000	96.2%
\$3,500,000-4,000,000	7	3	2.33	2	1	42	\$3,963,000	\$3,835,833	96.8%
\$4,000,000+	28	11	2.55	22	3	109	\$6,700,818	\$6,265,227	93.5%
Grand Total	78	44	1.77	50	17	68	\$3,373,614	\$3,203,113	94.9%

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
Oct-23	\$2,271,271		\$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
Oct-24	\$3,179,323	451,771	\$3,504,381	90.7%	\$745	26	44
Nov-24	\$3,165,105	(14,218)	\$3,352,863	94.4%	\$754	19	56
Dec-24	\$3,203,113	38,007	\$3,373,614	94.9%	\$739	44	68





# THE FAIR REPORT

## TOWN OF HIGHLAND PARK

MLS Data for December 2024 (Town of Highland Park)

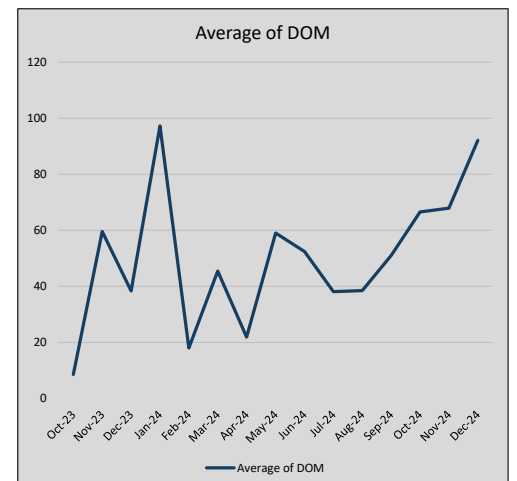
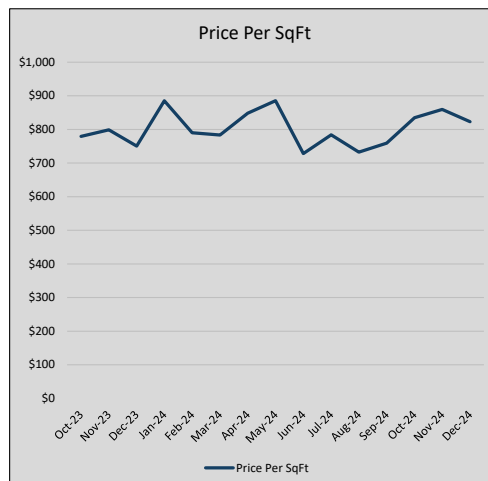
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-999,999	0	2	0.00	0	2	44	\$847,000	\$817,977	96.6%
\$1,000,000-1,499,999	0	2	0.00	0	0	53	\$1,247,000	\$1,174,500	94.2%
\$1,500,000-1,999,999	5	1	5.00	2	0	61	\$1,825,000	\$1,785,000	97.8%
\$2,000,000-2,499,999	4	2	2.00	1	0	122	\$2,474,000	\$2,325,000	94.0%
\$2,500,000-2,999,999	1	3	0.33	2	1	16	\$2,779,667	\$2,671,667	96.1%
\$3,000,000-3,499,999	2	1	2.00	1	0	185	\$3,250,000	\$3,200,000	98.5%
\$3,500,000-4,000,000	5	1	5.00	1	0	59	\$3,995,000	\$3,995,000	100.0%
\$4,000,000+	12	6	2.00	7	2	145	\$7,738,333	\$7,280,000	94.1%
Grand Total	29	18	1.61	14	5	92	\$4,054,167	\$3,850,553	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
Oct-23	\$3,049,641		\$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
Oct-24	\$4,136,776	1,271,029	\$4,808,000	86.0%	\$835	11	67
Nov-24	\$3,933,222	(203,553)	\$4,153,333	94.7%	\$859	9	68
Dec-24	\$3,850,553	(82,669)	\$4,054,167	95.0%	\$823	18	92







# THE FAIR REPORT

## CITY OF UNIVERSITY PARK

### MLS Data for December 2024 (City of University Park)

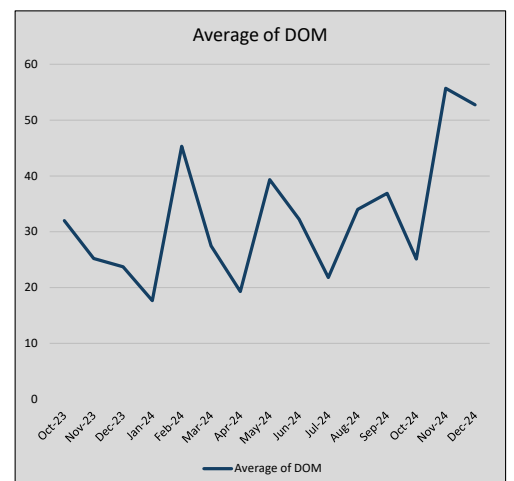
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	1	0	-	2	1	-	-	-	-
\$500,000-999,999	5	1	5.00	2	0	61	\$875,000	\$857,000	97.9%
\$1,000,000-1,499,999	4	2	2.00	2	3	12	\$1,050,000	\$1,075,000	102.4%
\$1,500,000-1,999,999	9	5	1.80	3	3	58	\$1,753,800	\$1,667,400	95.1%
\$2,000,000-2,499,999	7	7	1.00	3	0	66	\$2,196,143	\$2,135,429	97.2%
\$2,500,000-2,999,999	0	4	0.00	3	0	32	\$2,817,500	\$2,667,500	94.7%
\$3,000,000-3,499,999	1	1	1.00	3	2	69	\$3,195,000	\$3,000,000	93.9%
\$3,500,000-4,000,000	1	2	0.50	1	0	34	\$3,947,000	\$3,756,250	95.2%
\$4,000,000+	16	5	3.20	15	1	65	\$5,455,800	\$5,047,500	92.5%
Grand Total	44	27	1.63	34	10	53	\$2,842,778	\$2,693,037	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
Oct-23	\$1,933,640		\$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
Oct-24	\$2,377,376	(165,593)	\$2,439,465	97.5%	\$655	17	25
Nov-24	\$2,264,500	(112,876)	\$2,407,140	94.1%	\$624	10	56
Dec-24	\$2,693,037	428,537	\$2,842,778	94.7%	\$669	27	53





# THE FAIR REPORT

## Bluffview, Devonshire & Vicinity

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

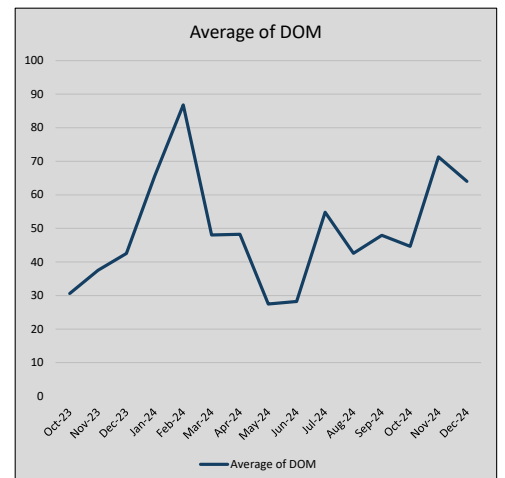
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	0	-	1	0	-	-	-	-
\$200,000-299,999	3	3	1.00	1	1	95	\$275,000	\$270,667	98.4%
\$300,000-399,999	2	1	2.00	0	1	36	\$380,000	\$380,000	100.0%
\$400,000-499,999	3	1	3.00	0	0	89	\$470,000	\$400,000	85.1%
\$500,000-599,999	9	1	9.00	1	0	203	\$589,000	\$573,000	97.3%
\$600,000-699,999	5	2	2.50	2	0	12	\$669,500	\$613,750	91.7%
\$700,000-799,999	2	1	2.00	1	0	51	\$765,000	\$740,000	96.7%
\$800,000-899,999	2	0	-	1	0	-	-	-	-
\$900,000-1,000,000	3	0	-	2	2	-	-	-	-
\$1,000,000 +	34	12	2.83	22	3	55	\$2,241,083	\$2,138,250	95.4%
<b>Grand Total</b>	<b>66</b>	<b>21</b>	<b>3.14</b>	<b>31</b>	<b>7</b>	<b>64</b>	<b>\$1,488,619</b>	<b>\$1,418,643</b>	<b>95.3%</b>

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
Oct-23	\$1,421,983		\$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
Oct-24	\$1,410,265	102,828	\$1,455,241	96.9%	\$506	28	45
Nov-24	\$1,569,167	158,901	\$1,648,543	95.2%	\$534	21	71
Dec-24	\$1,418,643	(150,524)	\$1,488,619	95.3%	\$457	21	64





# THE FAIR REPORT

## EAST DALLAS AND VICINITY

MLS Data for December 2024

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

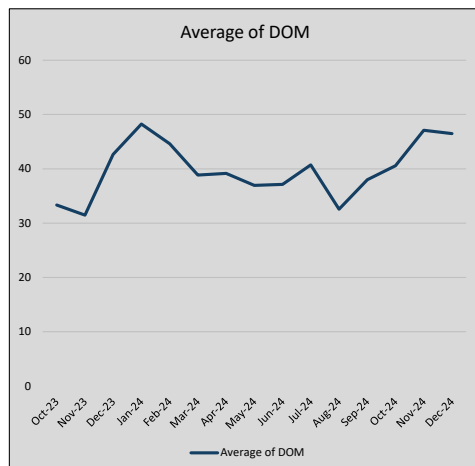
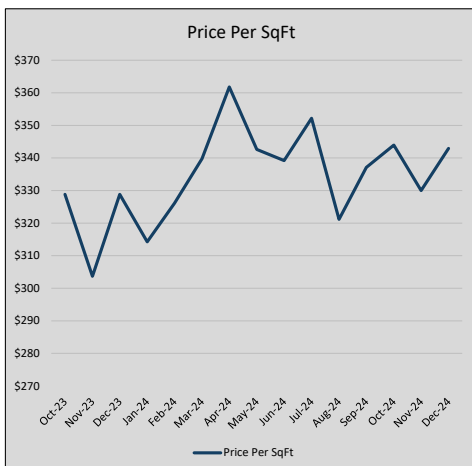
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	2	0.50	0	1	337	\$80,000	\$74,000	92.5%
\$100,000-199,999	23	6	3.83	9	5	30	\$158,917	\$146,833	92.4%
\$200,000-299,999	88	24	3.67	41	22	44	\$263,762	\$255,796	97.0%
\$300,000-399,999	76	22	3.45	27	11	41	\$354,344	\$347,073	97.9%
\$400,000-499,999	51	23	2.22	30	18	50	\$454,165	\$440,261	96.9%
\$500,000-599,999	79	20	3.95	38	11	46	\$540,580	\$529,650	98.0%
\$600,000-699,999	55	20	2.75	14	13	34	\$654,335	\$637,875	97.5%
\$700,000-799,999	42	19	2.21	16	7	54	\$772,968	\$754,276	97.6%
\$800,000-899,999	24	9	2.67	8	8	39	\$853,544	\$831,167	97.4%
\$900,000-1,000,000	13	8	1.63	7	5	62	\$967,562	\$942,625	97.4%
\$1,000,000 +	93	26	3.58	47	18	34	\$1,702,804	\$1,635,642	96.1%
<b>Grand Total</b>	<b>545</b>	<b>179</b>	<b>3.04</b>	<b>237</b>	<b>119</b>	<b>46</b>	<b>\$692,543</b>	<b>\$671,283</b>	<b>96.9%</b>

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
Oct-23	\$666,904		\$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
Oct-24	\$708,011	17,782	\$719,995	98.3%	\$344	191	41
Nov-24	\$645,876	(62,135)	\$660,590	97.8%	\$330	161	47
Dec-24	\$671,283	25,407	\$692,543	96.9%	\$343	179	46





# THE FAIR REPORT

## FAR NORTH DALLAS AND VICINITY

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

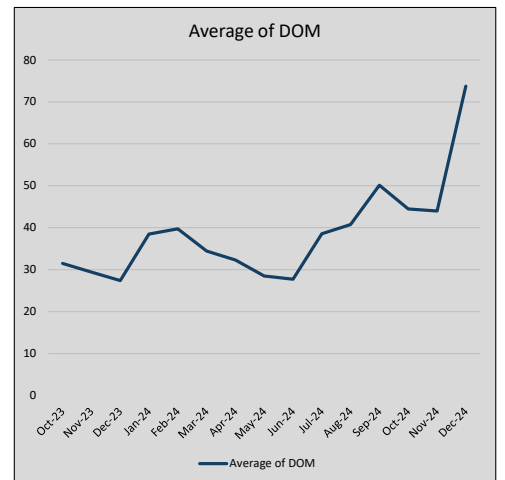
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	31	5	6.20	11	1	238	\$150,800	\$148,000	98.1%
\$200,000-299,999	50	4	12.50	16	3	208	\$257,975	\$247,000	95.7%
\$300,000-399,999	19	5	3.80	8	1	54	\$375,380	\$382,600	101.9%
\$400,000-499,999	11	10	1.10	4	6	40	\$446,150	\$435,112	97.5%
\$500,000-599,999	19	14	1.36	8	6	69	\$564,836	\$545,661	96.6%
\$600,000-699,999	17	5	3.40	8	6	58	\$660,760	\$646,200	97.8%
\$700,000-799,999	17	1	17.00	8	7	5	\$774,500	\$781,000	100.8%
\$800,000-899,999	20	5	4.00	9	2	28	\$857,940	\$825,200	96.2%
\$900,000-1,000,000	18	2	9.00	6	2	69	\$977,000	\$958,500	98.1%
\$1,000,000 +	33	10	3.30	9	6	27	\$1,509,290	\$1,453,000	96.3%
<b>Grand Total</b>	<b>235</b>	<b>61</b>	<b>3.85</b>	<b>88</b>	<b>40</b>	<b>74</b>	<b>\$679,457</b>	<b>\$659,285</b>	<b>97.0%</b>

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
Oct-23	\$782,970		\$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
Oct-24	\$687,320	65,520	\$706,904	97.2%	\$260	71	44
Nov-24	\$695,156	7,836	\$708,948	98.1%	\$279	84	44
Dec-24	\$659,285	(35,871)	\$679,457	97.0%	\$268	61	74





# THE FAIR REPORT

## LAKE HIGHLANDS AND VICINITY

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

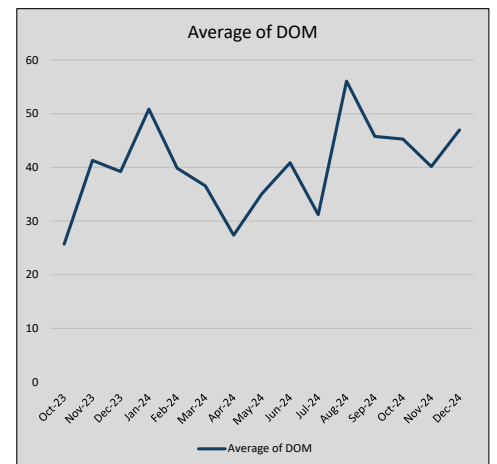
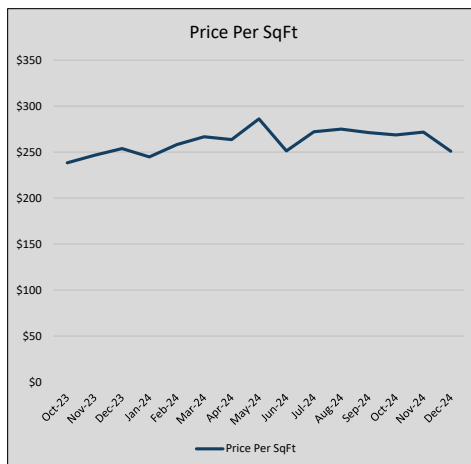
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	43	7	6.14	13	0	66	\$80,070	\$69,286	86.5%
\$100,000-199,999	88	12	7.33	27	7	43	\$138,963	\$136,775	98.4%
\$200,000-299,999	39	4	9.75	12	11	36	\$248,450	\$223,000	89.8%
\$300,000-399,999	15	2	7.50	8	2	7	\$363,950	\$362,500	99.6%
\$400,000-499,999	24	4	6.00	11	3	52	\$450,975	\$429,375	95.2%
\$500,000-599,999	15	10	1.50	9	8	65	\$568,115	\$553,950	97.5%
\$600,000-699,999	15	11	1.36	8	8	45	\$648,100	\$638,886	98.6%
\$700,000-799,999	11	3	3.67	7	5	31	\$728,000	\$706,000	97.0%
\$800,000-899,999	3	5	0.60	6	4	40	\$850,800	\$830,000	97.6%
\$900,000-1,000,000	4	3	1.33	0	3	73	\$964,833	\$940,000	97.4%
\$1,000,000 +	9	5	1.80	10	6	22	\$1,293,500	\$1,255,000	97.0%
<b>Grand Total</b>	<b>266</b>	<b>66</b>	<b>4.03</b>	<b>111</b>	<b>57</b>	<b>47</b>	<b>\$520,665</b>	<b>\$505,925</b>	<b>97.2%</b>

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
Oct-23	\$433,378		\$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
Oct-24	\$511,687	(2,460)	\$525,425	97.4%	\$269	81	45
Nov-24	\$547,420	35,733	\$561,460	97.5%	\$272	77	40
Dec-24	\$505,925	(41,495)	\$520,665	97.2%	\$251	66	47





# THE FAIR REPORT

## LAKWOOD AND VICINITY

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

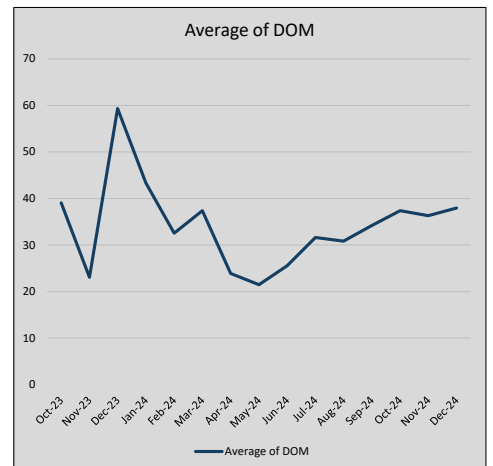
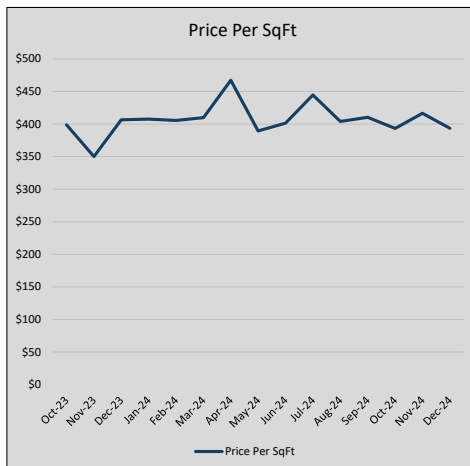
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	1	1.00	0	0	62	\$80,000	\$68,000	85.0%
\$100,000-199,999	7	1	7.00	3	0	14	\$140,000	\$130,000	92.9%
\$200,000-299,999	2	2	1.00	2	0	35	\$286,950	\$265,200	92.4%
\$300,000-399,999	5	1	5.00	0	0	62	\$389,000	\$360,000	92.5%
\$400,000-499,999	1	2	0.50	4	0	21	\$439,500	\$431,250	98.1%
\$500,000-599,999	6	3	2.00	5	1	17	\$525,000	\$539,833	102.8%
\$600,000-699,999	10	6	1.67	3	3	27	\$667,150	\$649,833	97.4%
\$700,000-799,999	10	7	1.43	5	1	63	\$779,643	\$759,929	97.5%
\$800,000-899,999	8	4	2.00	0	1	43	\$857,250	\$822,500	95.9%
\$900,000-1,000,000	3	2	1.50	2	1	4	\$949,998	\$946,250	99.6%
\$1,000,000 +	33	7	4.71	17	8	41	\$2,075,714	\$1,991,429	95.9%
<b>Grand Total</b>	<b>86</b>	<b>36</b>	<b>2.39</b>	<b>41</b>	<b>15</b>	<b>38</b>	<b>\$915,453</b>	<b>\$886,428</b>	<b>96.8%</b>

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
Oct-23	\$999,254		\$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
Oct-24	\$1,103,900	112,592	\$1,130,290	97.7%	\$393	40	37
Nov-24	\$1,011,567	(92,333)	\$1,030,522	98.2%	\$416	32	36
Dec-24	\$886,428	(125,140)	\$915,453	96.8%	\$393	36	38





# THE FAIR REPORT

## NORTHWEST DALLAS AND VICINITY

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

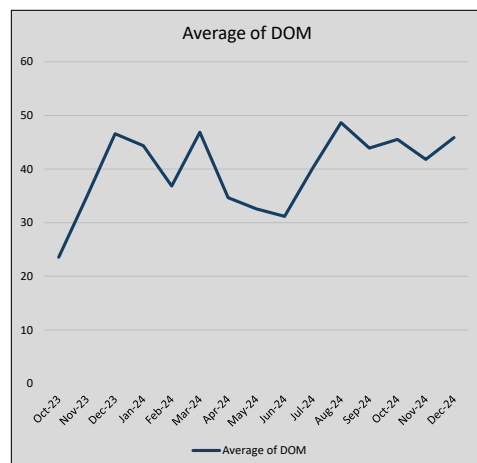
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	0	-	0	1	-	-	-	-
\$100,000-199,999	16	1	16.00	5	0	15	\$135,000	\$125,000	92.6%
\$200,000-299,999	9	4	2.25	5	5	10	\$274,919	\$255,750	93.0%
\$300,000-399,999	23	11	2.09	10	8	29	\$355,845	\$344,536	96.8%
\$400,000-499,999	39	10	3.90	14	7	51	\$469,009	\$467,600	99.7%
\$500,000-599,999	30	14	2.14	11	3	41	\$548,557	\$539,479	98.3%
\$600,000-699,999	17	10	1.70	8	8	64	\$639,740	\$620,356	97.0%
\$700,000-799,999	8	3	2.67	9	1	37	\$761,333	\$741,883	97.4%
\$800,000-899,999	10	7	1.43	3	2	46	\$846,857	\$823,071	97.2%
\$900,000-1,000,000	6	3	2.00	3	2	34	\$948,333	\$895,833	94.5%
\$1,000,000 +	91	19	4.79	39	11	60	\$2,347,047	\$2,292,141	97.7%
<b>Grand Total</b>	<b>251</b>	<b>82</b>	<b>3.06</b>	<b>107</b>	<b>48</b>	<b>46</b>	<b>\$970,331</b>	<b>\$946,286</b>	<b>97.5%</b>

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
Oct-23	\$873,494		\$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
Oct-24	\$1,055,431	191,950	\$1,086,909	97.1%	\$379	95	46
Nov-24	\$1,016,173	(39,258)	\$1,046,174	97.1%	\$360	72	42
Dec-24	\$946,286	(69,886)	\$970,331	97.5%	\$362	82	46





# THE FAIR REPORT

## OAKLAWN AND VICINITY

MLS Data for December 2024

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

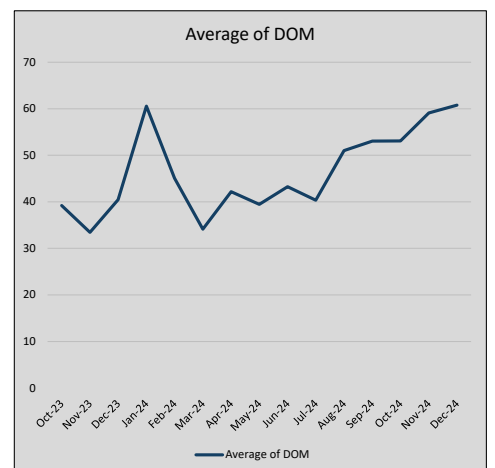
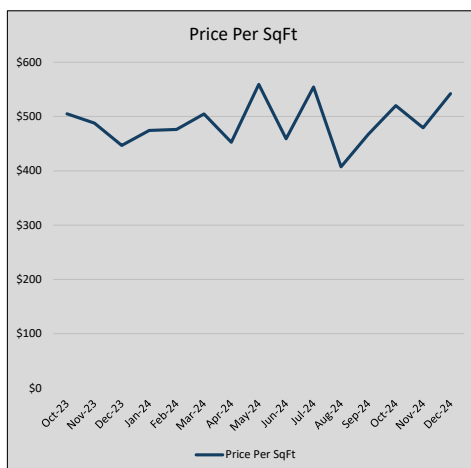
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	1	0.00	1	0	57	\$94,995	\$85,000	89.5%
\$100,000-199,999	41	3	13.67	8	3	93	\$124,300	\$117,500	94.5%
\$200,000-299,999	67	11	6.09	20	7	79	\$248,972	\$242,272	97.3%
\$300,000-399,999	46	7	6.57	10	4	48	\$369,143	\$351,286	95.2%
\$400,000-499,999	57	11	5.18	14	12	51	\$458,036	\$446,045	97.4%
\$500,000-599,999	68	10	6.80	31	9	71	\$537,120	\$532,700	99.2%
\$600,000-699,999	40	13	3.08	4	6	28	\$659,323	\$649,319	98.5%
\$700,000-799,999	32	8	4.00	11	5	73	\$782,625	\$753,031	96.2%
\$800,000-899,999	20	6	3.33	9	4	45	\$851,317	\$822,500	96.6%
\$900,000-1,000,000	18	6	3.00	8	1	63	\$981,000	\$953,333	97.2%
\$1,000,000 +	119	39	3.05	62	14	66	\$3,085,846	\$2,932,192	95.0%
<b>Grand Total</b>	<b>508</b>	<b>115</b>	<b>4.42</b>	<b>178</b>	<b>65</b>	<b>61</b>	<b>\$1,411,950</b>	<b>\$1,350,182</b>	<b>95.6%</b>

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
Oct-23	\$1,016,028		\$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
Oct-24	\$1,050,014	(19,026)	\$1,142,434	91.9%	\$520	109	53
Nov-24	\$931,730	(118,284)	\$974,550	95.6%	\$479	96	59
Dec-24	\$1,350,182	418,452	\$1,411,950	95.6%	\$542	115	61







# THE FAIR REPORT

## PRESTON HOLLOW AND VICINITY

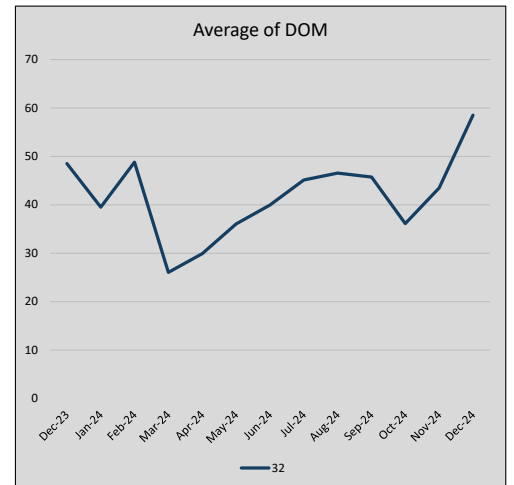
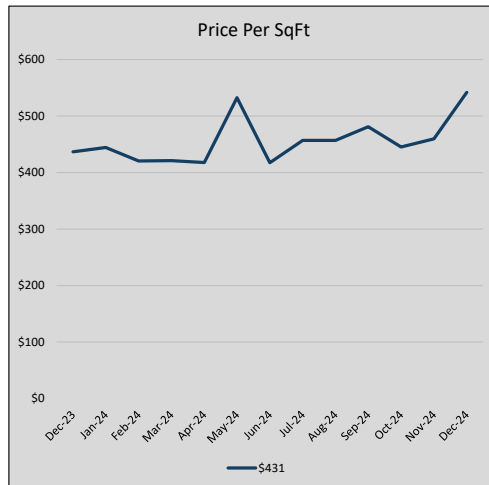
MLS Data for December 2024 (Preston Hollow and Vicinity - 75225, 75230)

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	10	6.90	15	8	61	\$270,890	\$261,240	96.4%
\$500,000-999,999	19	3	6.33	3	8	14	\$771,333	\$798,333	103.5%
\$1,000,000-1,499,999	15	7	2.14	6	3	49	\$1,339,286	\$1,263,071	94.3%
\$1,500,000-1,999,999	17	11	1.55	7	3	36	\$1,728,273	\$1,694,000	98.0%
\$2,000,000-2,499,999	8	5	1.60	8	3	96	\$2,289,000	\$2,239,560	97.8%
\$2,500,000-2,999,999	7	7	1.00	5	2	109	\$2,714,000	\$2,517,000	92.7%
\$3,000,000-3,499,999	8	3	2.67	6	0	84	\$3,239,667	\$3,166,667	97.7%
\$3,500,000-4,000,000	6	1	6.00	3	2	46	\$3,899,000	\$3,700,000	94.9%
\$4,000,000+	23	9	2.56	19	1	39	\$5,195,444	\$4,967,500	95.6%
<b>Grand Total</b>	<b>172</b>	<b>56</b>	<b>3.07</b>	<b>72</b>	<b>30</b>	<b>59</b>	<b>\$2,218,373</b>	<b>\$2,128,700</b>	<b>96.0%</b>

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
Oct-23	\$1,394,581		\$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
Oct-24	\$1,470,086	(92,475)	\$1,520,554	96.7%	\$445	61	36
Nov-24	\$1,451,236	(18,850)	\$1,523,294	95.3%	\$460	53	43
Dec-24	\$2,128,700	677,464	\$2,218,373	96.0%	\$542	56	59





# THE FAIR REPORT

## DENISON

MLS Data for December 2024 (City of Denison)

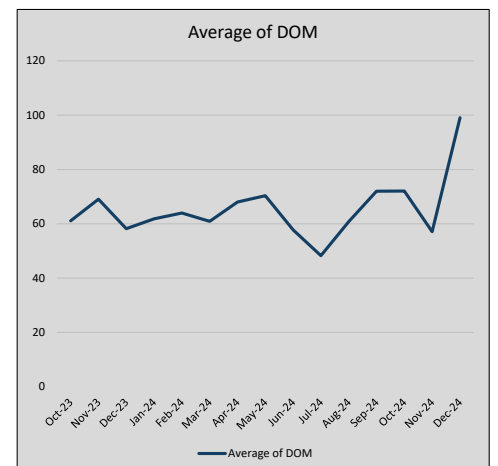
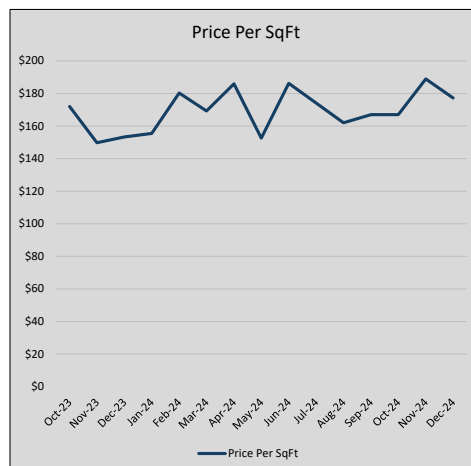
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	5	3	1.67	0	0	34	\$79,333	\$73,500	92.6%
\$100,000-199,999	55	8	6.88	9	9	90	\$173,613	\$161,338	92.9%
\$200,000-299,999	103	8	12.88	15	16	80	\$241,550	\$235,875	97.7%
\$300,000-399,999	38	4	9.50	6	3	138	\$385,975	\$379,725	98.4%
\$400,000-499,999	23	1	23.00	4	0	234	\$419,000	\$401,285	95.8%
\$500,000-599,999	19	2	9.50	4	1	71	\$542,500	\$545,000	100.5%
\$600,000-699,999	2	0	-	2	2	-	-	-	-
\$700,000-799,999	4	1	4.00	1	1	179	\$769,000	\$769,000	100.0%
\$800,000-899,999	3	2	1.50	1	0	152	\$849,500	\$825,000	97.1%
\$900,000-1,000,000	2	0	-	0	2	-	-	-	-
\$1,000,000 +	8	0	-	3	0	-	-	-	-
<b>Grand Total</b>	<b>262</b>	<b>29</b>	<b>9.03</b>	<b>45</b>	<b>34</b>	<b>99</b>	<b>\$312,938</b>	<b>\$304,393</b>	<b>97.3%</b>

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
Oct-23	\$298,101		\$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
Oct-24	\$296,125	(26,951)	\$304,106	97.4%	\$167	50	72
Nov-24	\$358,490	62,365	\$368,494	97.3%	\$189	40	57
Dec-24	\$304,393	(54,097)	\$312,938	97.3%	\$177	29	99





# THE FAIR REPORT

## DENTON

MLS Data for December 2024 (City of Denton)

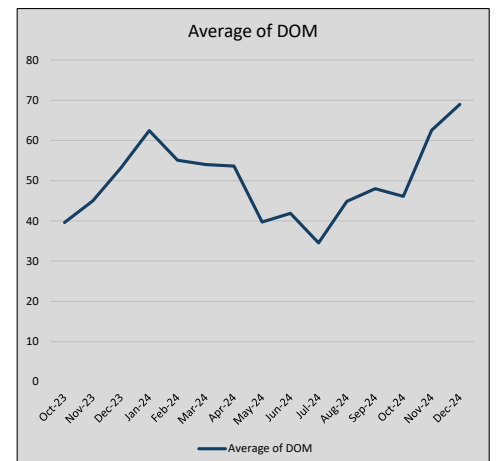
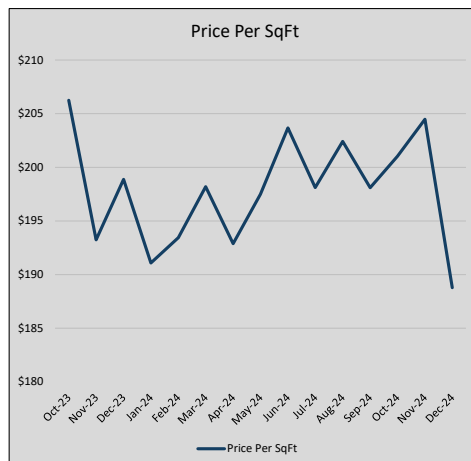
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	1	2.00	0	0	61	\$50,000	\$40,000	80.0%
\$100,000-199,999	3	1	3.00	5	2	68	\$185,000	\$144,000	77.8%
\$200,000-299,999	43	16	2.69	6	12	41	\$275,662	\$270,144	98.0%
\$300,000-399,999	92	39	2.36	25	40	75	\$350,566	\$345,035	98.4%
\$400,000-499,999	111	18	6.17	29	12	70	\$442,232	\$434,861	98.3%
\$500,000-599,999	56	11	5.09	7	10	75	\$544,835	\$542,117	99.5%
\$600,000-699,999	22	5	4.40	1	5	55	\$641,994	\$633,698	98.7%
\$700,000-799,999	14	2	7.00	3	2	104	\$717,000	\$675,000	94.1%
\$800,000-899,999	4	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	3	0.67	0	2	113	\$998,800	\$891,333	89.2%
\$1,000,000 +	12	0	-	7	0	-	-	-	-
<b>Grand Total</b>	<b>361</b>	<b>96</b>	<b>3.76</b>	<b>83</b>	<b>85</b>	<b>69</b>	<b>\$415,744</b>	<b>\$405,687</b>	<b>97.6%</b>

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
Oct-23	\$444,793		\$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
Oct-24	\$451,903	34,156	\$466,359	96.9%	\$201	136	46
Nov-24	\$442,861	(9,042)	\$457,404	96.8%	\$204	126	63
Dec-24	\$405,687	(37,174)	\$415,744	97.6%	\$189	96	69





# THE FAIR REPORT

## DUNCANVILLE

MLS Data for December 2024 (City of Duncanville)

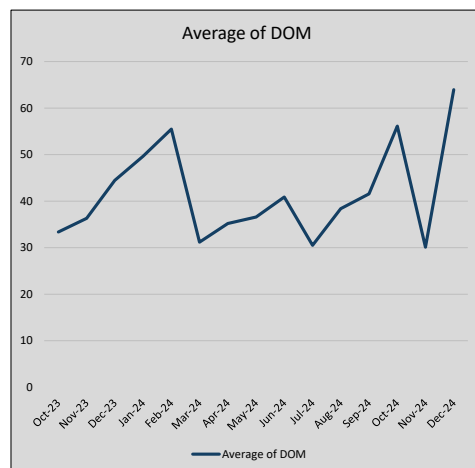
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	3	1.00	1	1	27	\$182,667	\$187,000	102.4%
\$200,000-299,999	18	8	2.25	7	3	43	\$257,472	\$250,563	97.3%
\$300,000-399,999	24	5	4.80	3	7	66	\$319,360	\$312,500	97.9%
\$400,000-499,999	6	2	3.00	2	2	49	\$449,200	\$427,500	95.2%
\$500,000-599,999	5	4	1.25	2	0	132	\$531,194	\$528,000	99.4%
\$600,000-699,999	2	1	2.00	1	0	92	\$625,000	\$630,000	100.8%
\$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 +	1	0	-	0	0	-	-	-	-
<b>Grand Total</b>	<b>59</b>	<b>23</b>	<b>2.57</b>	<b>16</b>	<b>13</b>	<b>64</b>	<b>\$341,424</b>	<b>\$335,870</b>	<b>98.4%</b>

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
Oct-23	\$351,473		\$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
Oct-24	\$300,752	(59,006)	\$309,481	97.2%	\$169	21	56
Nov-24	\$318,977	18,224	\$322,389	98.9%	\$148	18	30
Dec-24	\$335,870	16,893	\$341,424	98.4%	\$166	23	64





# THE FAIR REPORT

## EULESS

MLS Data for December 2024 (City of Euleess)

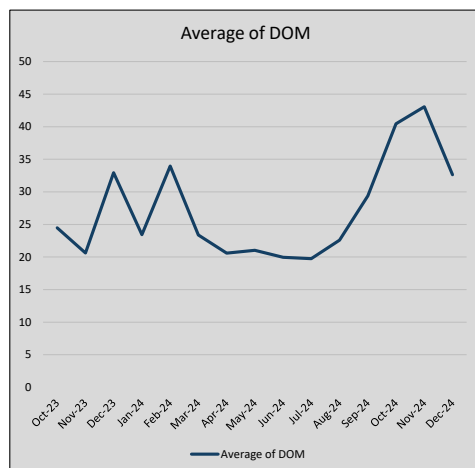
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	0	7	\$199,900	\$183,650	91.9%
\$200,000-299,999	18	9	2.00	0	9	34	\$255,533	\$250,139	97.9%
\$300,000-399,999	16	16	1.00	5	11	34	\$340,768	\$336,650	98.8%
\$400,000-499,999	5	4	1.25	1	4	39	\$429,998	\$433,748	100.9%
\$500,000-599,999	4	3	1.33	0	0	24	\$532,830	\$518,667	97.3%
\$600,000-699,999	4	2	2.00	2	0	7	\$684,450	\$702,500	102.6%
\$700,000-799,999	1	1	1.00	0	2	75	\$704,990	\$664,990	94.3%
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
<b>Grand Total</b>	<b>49</b>	<b>36</b>	<b>1.36</b>	<b>8</b>	<b>26</b>	<b>33</b>	<b>\$370,677</b>	<b>\$366,174</b>	<b>98.8%</b>

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
Oct-23	\$408,500		\$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
Oct-24	\$390,225	(35,247)	\$392,814	99.3%	\$204	35	40
Nov-24	\$371,452	(18,774)	\$377,781	98.3%	\$209	32	43
Dec-24	\$366,174	(5,277)	\$370,677	98.8%	\$207	36	33





# THE FAIR REPORT

## FAIRVIEW

MLS Data for December 2024 (City of Fairview)

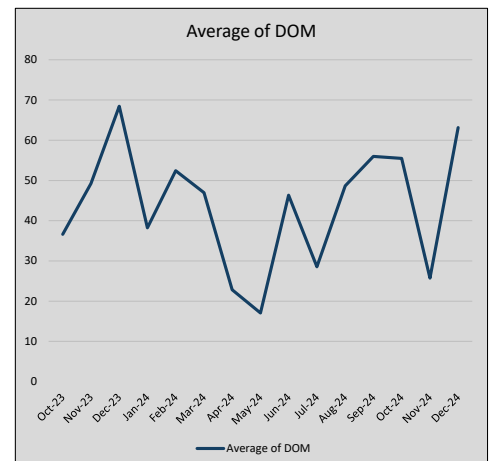
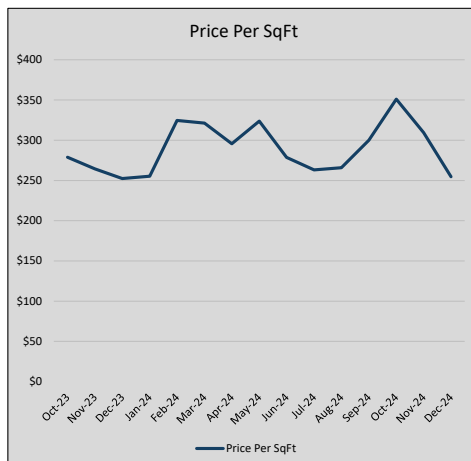
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	3	1	3.00	0	0	40	\$350,000	\$340,000	97.1%
\$400,000-499,999	2	3	0.67	3	3	40	\$448,000	\$436,667	97.5%
\$500,000-599,999	2	3	0.67	1	1	68	\$569,667	\$556,667	97.7%
\$600,000-699,999	3	2	1.50	0	2	207	\$680,000	\$620,000	91.2%
\$700,000-799,999	1	2	0.50	1	0	5	\$755,000	\$783,900	103.8%
\$800,000-899,999	0	1	0.00	0	0	13	\$865,000	\$850,000	98.3%
\$900,000-1,000,000	2	2	1.00	0	0	26	\$942,500	\$929,000	98.6%
\$1,000,000 +	9	2	4.50	3	2	80	\$1,849,500	\$1,800,000	97.3%
<b>Grand Total</b>	<b>22</b>	<b>16</b>	<b>1.38</b>	<b>8</b>	<b>8</b>	<b>63</b>	<b>\$795,125</b>	<b>\$777,238</b>	<b>97.8%</b>

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
Oct-23	\$945,364		\$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
Oct-24	\$1,267,656	286,940	\$1,311,655	96.6%	\$351	16	56
Nov-24	\$1,021,908	(245,748)	\$1,041,792	98.1%	\$310	12	26
Dec-24	\$777,238	(244,671)	\$795,125	97.8%	\$255	16	63





# THE FAIR REPORT

## FARMERS BRANCH

MLS Data for December 2024 (City of Farmers Branch)

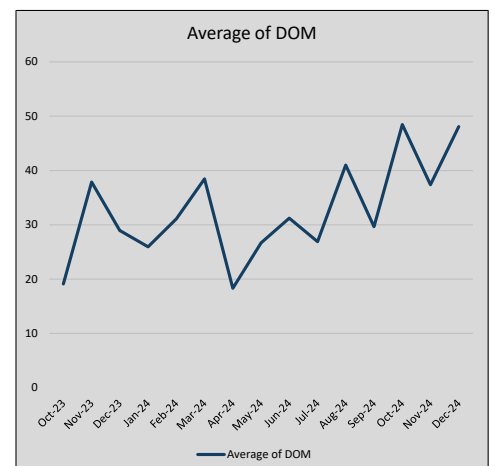
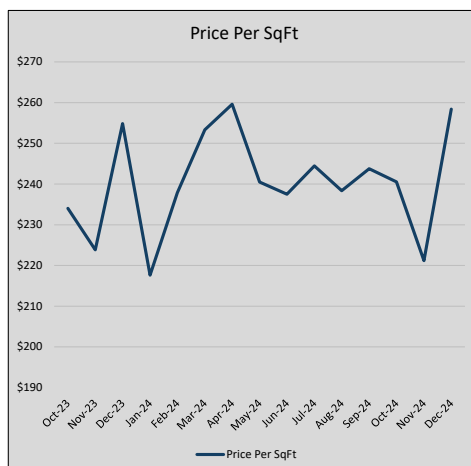
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	1	3.00	0	0	15	\$135,000	\$125,000	92.6%
\$200,000-299,999	7	3	2.33	4	3	6	\$284,892	\$265,000	93.0%
\$300,000-399,999	16	6	2.67	4	6	43	\$351,650	\$339,983	96.7%
\$400,000-499,999	25	5	5.00	3	5	65	\$478,420	\$468,100	97.8%
\$500,000-599,999	11	3	3.67	6	1	37	\$528,300	\$515,500	97.6%
\$600,000-699,999	6	2	3.00	1	5	108	\$654,250	\$635,000	97.1%
\$700,000-799,999	1	1	1.00	3	1	106	\$790,000	\$760,000	96.2%
\$800,000-899,999	2	2	1.00	1	1	43	\$862,000	\$817,500	94.8%
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	3	3	1.00	1	0	40	\$1,274,667	\$1,258,333	98.7%
<b>Grand Total</b>	<b>74</b>	<b>26</b>	<b>2.85</b>	<b>23</b>	<b>22</b>	<b>48</b>	<b>\$566,272</b>	<b>\$549,496</b>	<b>97.0%</b>

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
Oct-23	\$415,537		\$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
Oct-24	\$480,054	29,246	\$489,281	98.1%	\$241	26	48
Nov-24	\$427,657	(52,397)	\$438,122	97.6%	\$221	23	37
Dec-24	\$549,496	121,840	\$566,272	97.0%	\$258	26	48





# THE FAIR REPORT

## FATE

### MLS Data for December 2024 (City of Fate)

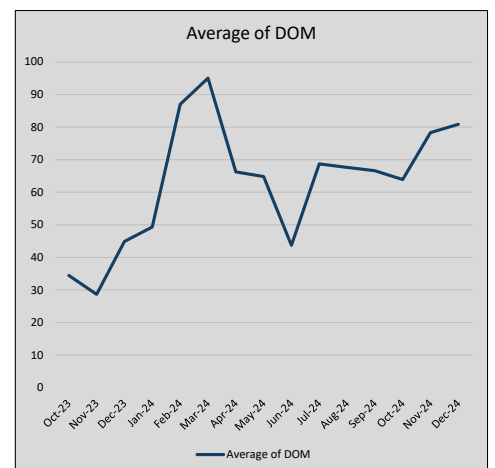
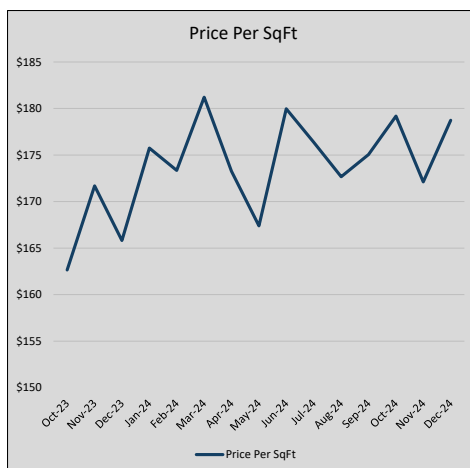
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	7	3	2.33	0	9	79	\$271,633	\$262,300	96.6%
\$300,000-399,999	52	10	5.20	13	18	136	\$348,985	\$338,206	96.9%
\$400,000-499,999	55	21	2.62	10	6	55	\$452,291	\$435,709	96.3%
\$500,000-599,999	19	4	4.75	2	6	67	\$534,225	\$518,168	97.0%
\$600,000-699,999	6	1	6.00	3	2	103	\$647,990	\$647,990	100.0%
\$700,000-799,999	8	0	-	0	0	-	-	-	-
\$800,000-899,999	5	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	2	1	2.00	0	0	111	\$1,350,000	\$1,275,000	94.4%
<b>Grand Total</b>	<b>154</b>	<b>40</b>	<b>3.85</b>	<b>28</b>	<b>41</b>	<b>81</b>	<b>\$448,444</b>	<b>\$432,863</b>	<b>96.5%</b>

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
Oct-23	\$387,394		\$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
Oct-24	\$419,032	(24,473)	\$422,985	99.1%	\$179	50	64
Nov-24	\$453,042	34,010	\$473,410	95.7%	\$172	39	78
Dec-24	\$432,863	(20,180)	\$448,444	96.5%	\$179	40	81







# THE FAIR REPORT

## FLOWER MOUND

MLS Data for December 2024 (City of Flower Mound)

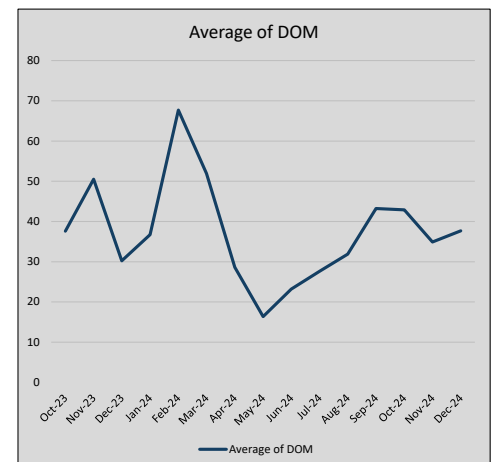
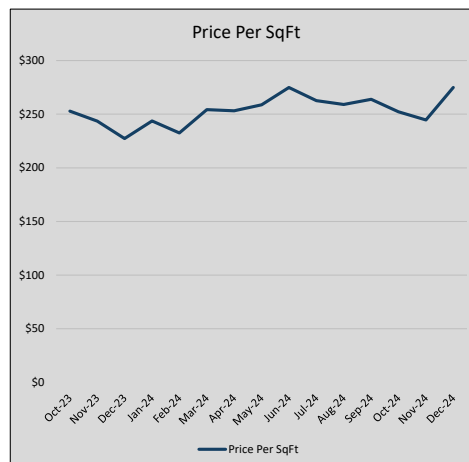
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	1	1.00	0	0	7	\$214,900	\$290,000	134.9%
\$300,000-399,999	6	2	3.00	7	3	107	\$374,950	\$362,500	96.7%
\$400,000-499,999	23	11	2.09	6	18	29	\$436,582	\$436,568	100.0%
\$500,000-599,999	18	16	1.13	4	11	41	\$553,873	\$542,308	97.9%
\$600,000-699,999	12	13	0.92	5	2	20	\$651,504	\$647,462	99.4%
\$700,000-799,999	9	6	1.50	5	6	22	\$737,150	\$715,019	97.0%
\$800,000-899,999	3	4	0.75	5	2	48	\$836,000	\$822,487	98.4%
\$900,000-1,000,000	10	1	10.00	1	0	73	\$950,000	\$915,000	96.3%
\$1,000,000 +	43	9	4.78	15	9	58	\$2,458,555	\$2,412,056	98.1%
<b>Grand Total</b>	<b>125</b>	<b>63</b>	<b>1.98</b>	<b>48</b>	<b>51</b>	<b>38</b>	<b>\$856,232</b>	<b>\$843,091</b>	<b>98.5%</b>

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
Oct-23	\$743,040		\$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
Oct-24	\$723,633	(81,383)	\$743,333	97.3%	\$252	66	43
Nov-24	\$718,356	(5,277)	\$730,322	98.4%	\$245	66	35
Dec-24	\$843,091	124,735	\$856,232	98.5%	\$275	63	38





# THE FAIR REPORT

## FORNEY

### MLS Data for December 2024 (City of Forney)

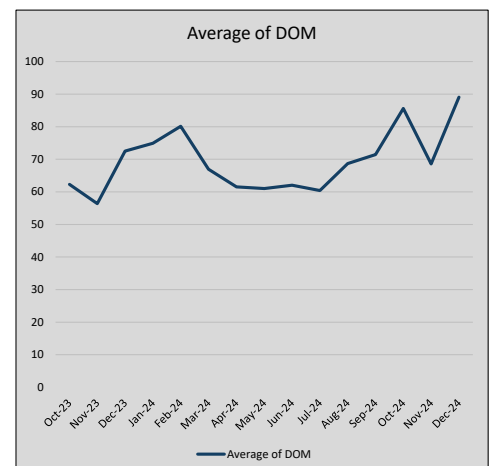
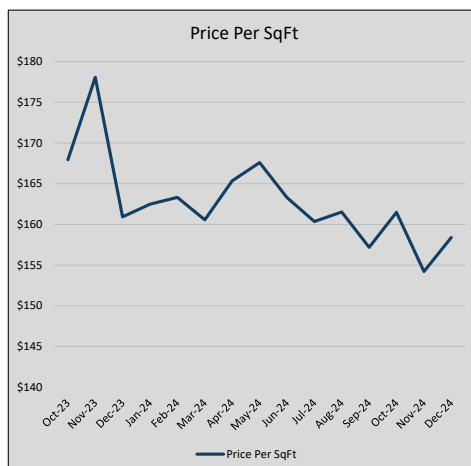
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	2	1.00	1	0	16	\$192,450	\$180,000	93.5%
\$200,000-299,999	101	47	2.15	23	18	52	\$270,502	\$263,838	97.5%
\$300,000-399,999	248	72	3.44	54	33	91	\$352,730	\$347,622	98.6%
\$400,000-499,999	200	36	5.56	24	29	139	\$440,688	\$425,382	96.5%
\$500,000-599,999	68	12	5.67	4	5	101	\$539,952	\$510,585	94.6%
\$600,000-699,999	31	4	7.75	5	5	58	\$646,950	\$609,750	94.2%
\$700,000-799,999	7	1	7.00	1	0	17	\$765,000	\$756,000	98.8%
\$800,000-899,999	3	0	-	1	0	-	-	-	-
\$900,000-1,000,000	1	0	-	1	0	-	-	-	-
\$1,000,000 +	6	0	-	5	1	-	-	-	-
<b>Grand Total</b>	<b>667</b>	<b>174</b>	<b>3.83</b>	<b>119</b>	<b>91</b>	<b>89</b>	<b>\$368,920</b>	<b>\$358,764</b>	<b>97.2%</b>

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
Oct-23	\$378,510		\$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
Oct-24	\$368,817	9,741	\$376,638	97.9%	\$161	142	86
Nov-24	\$350,063	(18,754)	\$359,760	97.3%	\$154	142	69
Dec-24	\$358,764	8,701	\$368,920	97.2%	\$158	174	89





# THE FAIR REPORT

## FORT WORTH

### MLS Data for December 2024 (City of Fort Worth)

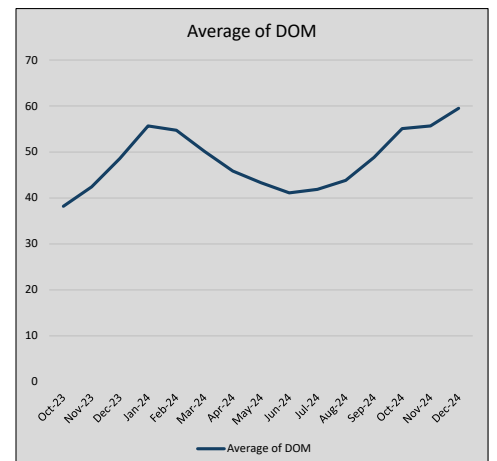
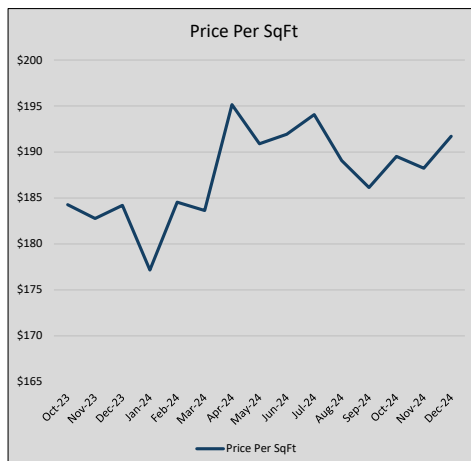
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	4	3	1.33	4	3	8	\$80,333	\$76,500	95.2%
\$100,000-199,999	165	40	4.13	36	32	47	\$169,516	\$163,052	96.2%
\$200,000-299,999	630	226	2.79	147	151	49	\$261,393	\$256,325	98.1%
\$300,000-399,999	1047	325	3.22	225	202	58	\$348,056	\$343,554	98.7%
\$400,000-499,999	418	120	3.48	98	69	68	\$443,127	\$435,280	98.2%
\$500,000-599,999	230	57	4.04	50	50	71	\$550,733	\$537,349	97.6%
\$600,000-699,999	118	21	5.62	21	20	62	\$653,106	\$635,887	97.4%
\$700,000-799,999	58	21	2.76	9	14	78	\$755,826	\$732,968	97.0%
\$800,000-899,999	27	11	2.45	6	6	80	\$853,031	\$817,413	95.8%
\$900,000-1,000,000	23	8	2.88	5	3	65	\$963,874	\$900,582	93.4%
\$1,000,000 +	119	32	3.72	33	11	91	\$1,668,563	\$1,601,203	96.0%
<b>Grand Total</b>	<b>2839</b>	<b>864</b>	<b>3.29</b>	<b>634</b>	<b>561</b>	<b>60</b>	<b>\$421,131</b>	<b>\$411,319</b>	<b>97.7%</b>

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
Oct-23	\$379,624		\$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
Oct-24	\$401,863	25,301	\$415,948	96.6%	\$190	857	55
Nov-24	\$407,728	5,865	\$416,595	97.9%	\$188	823	56
Dec-24	\$411,319	3,590	\$421,131	97.7%	\$192	864	60





# THE FAIR REPORT

## FRISCO

### MLS Data for December 2024 (City of Frisco)

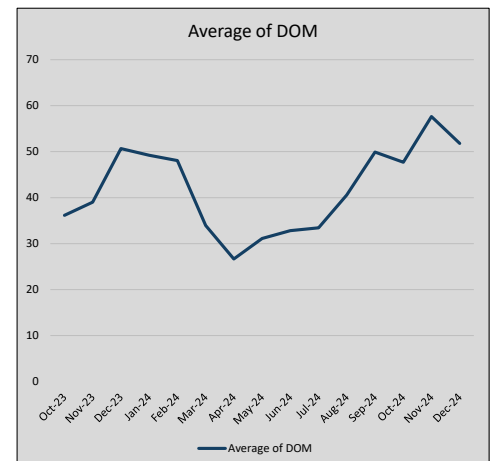
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	1	1.00	0	0	36	\$200,000	\$195,000	97.5%
\$300,000-399,999	19	9	2.11	4	5	66	\$383,704	\$378,356	98.6%
\$400,000-499,999	75	36	2.08	22	17	43	\$460,683	\$450,413	97.8%
\$500,000-599,999	84	29	2.90	20	25	70	\$555,347	\$539,947	97.2%
\$600,000-699,999	66	24	2.75	31	19	47	\$645,645	\$628,759	97.4%
\$700,000-799,999	61	20	3.05	20	15	63	\$757,469	\$743,077	98.1%
\$800,000-899,999	53	13	4.08	15	12	39	\$855,990	\$838,492	98.0%
\$900,000-1,000,000	41	9	4.56	11	8	39	\$951,246	\$934,926	98.3%
\$1,000,000 +	120	50	2.40	39	30	49	\$1,383,631	\$1,343,136	97.1%
<b>Grand Total</b>	<b>520</b>	<b>191</b>	<b>2.72</b>	<b>163</b>	<b>131</b>	<b>52</b>	<b>\$816,013</b>	<b>\$795,271</b>	<b>97.5%</b>

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
Oct-23	\$744,842		\$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
Oct-24	\$736,743	(62,639)	\$753,810	97.7%	\$252	208	48
Nov-24	\$923,289	186,546	\$948,043	97.4%	\$288	165	58
Dec-24	\$795,271	(128,017)	\$816,013	97.5%	\$264	191	52





# THE FAIR REPORT

## GAINESVILLE

MLS Data for December 2024 (City of Gainesville)

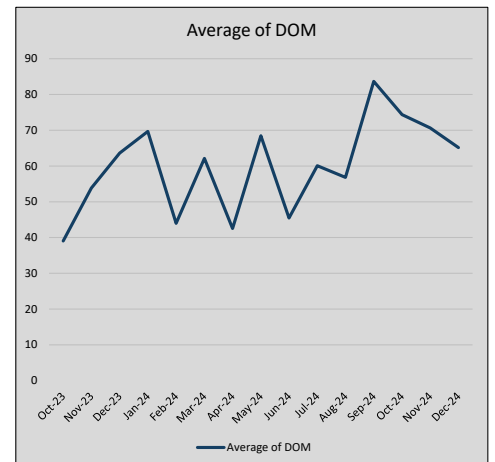
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	18	3	6.00	1	1	14	\$174,562	\$175,000	100.3%
\$200,000-299,999	45	6	7.50	9	10	38	\$258,633	\$251,083	97.1%
\$300,000-399,999	28	12	2.33	4	5	87	\$337,475	\$327,051	96.9%
\$400,000-499,999	10	2	5.00	1	1	64	\$414,525	\$410,075	98.9%
\$500,000-599,999	3	1	3.00	3	0	108	\$534,000	\$516,000	96.6%
\$600,000-699,999	7	0	-	0	1	-	-	-	-
\$700,000-799,999	5	0	-	1	1	-	-	-	-
\$800,000-899,999	2	0	-	0	1	-	-	-	-
\$900,000-1,000,000	3	0	-	0	1	-	-	-	-
\$1,000,000 +	8	3	2.67	4	0	71	\$1,783,333	\$1,638,333	91.9%
<b>Grand Total</b>	<b>130</b>	<b>27</b>	<b>4.81</b>	<b>23</b>	<b>21</b>	<b>65</b>	<b>\$475,490</b>	<b>\$452,121</b>	<b>95.1%</b>

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
Oct-23	\$250,837		\$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
Oct-24	\$286,622	(108,392)	\$293,152	97.8%	\$154	25	74
Nov-24	\$321,705	35,083	\$329,248	97.7%	\$155	21	71
Dec-24	\$452,121	130,416	\$475,490	95.1%	\$220	27	65





# THE FAIR REPORT

## GARLAND

MLS Data for December 2024 (City of Garland)

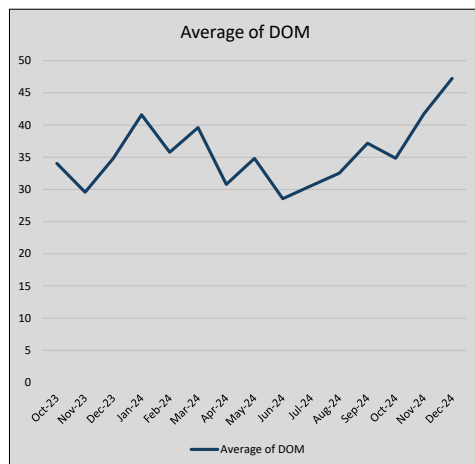
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	34	7	4.86	7	2	70	\$165,957	\$162,571	98.0%
\$200,000-299,999	135	57	2.37	33	35	44	\$265,521	\$258,796	97.5%
\$300,000-399,999	171	52	3.29	59	38	43	\$343,546	\$337,169	98.1%
\$400,000-499,999	81	11	7.36	19	11	47	\$461,097	\$456,090	98.9%
\$500,000-599,999	40	10	4.00	16	5	72	\$550,269	\$529,760	96.3%
\$600,000-699,999	7	2	3.50	4	1	65	\$657,450	\$650,000	98.9%
\$700,000-799,999	4	0	-	1	0	-	-	-	-
\$800,000-899,999	0	0	-	1	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	5	1	5.00	0	0	6	\$1,249,000	\$1,245,300	99.7%
<b>Grand Total</b>	<b>477</b>	<b>140</b>	<b>3.41</b>	<b>140</b>	<b>92</b>	<b>47</b>	<b>\$337,853</b>	<b>\$330,586</b>	<b>97.8%</b>

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
Oct-23	\$331,549		\$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
Oct-24	\$335,567	(6,256)	\$347,240	96.6%	\$176	162	35
Nov-24	\$326,890	(8,676)	\$339,236	96.4%	\$177	100	42
Dec-24	\$330,586	3,696	\$337,853	97.8%	\$185	140	47





# THE FAIR REPORT

## GRAND PRAIRIE

MLS Data for December 2024 (City of Grand Prairie)

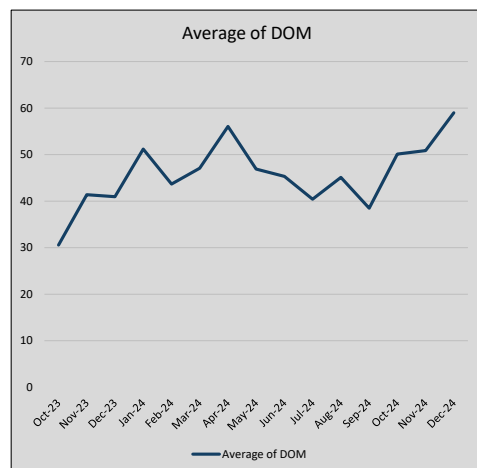
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	12	2	6.00	2	4	4	\$182,000	\$171,500	94.2%
\$200,000-299,999	44	24	1.83	9	26	41	\$265,183	\$262,567	99.0%
\$300,000-399,999	86	39	2.21	26	24	64	\$358,061	\$351,027	98.0%
\$400,000-499,999	72	22	3.27	21	23	58	\$444,115	\$435,086	98.0%
\$500,000-599,999	29	3	9.67	5	2	47	\$559,967	\$545,333	97.4%
\$600,000-699,999	18	2	9.00	3	1	70	\$642,400	\$642,400	100.0%
\$700,000-799,999	9	0	-	2	0	-	-	-	-
\$800,000-899,999	4	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	1	0.00	0	1	21	\$950,000	\$935,000	98.4%
\$1,000,000 +	2	1	2.00	1	0	481	\$1,250,000	\$1,250,000	100.0%
<b>Grand Total</b>	<b>276</b>	<b>94</b>	<b>2.94</b>	<b>69</b>	<b>81</b>	<b>59</b>	<b>\$379,021</b>	<b>\$372,472</b>	<b>98.3%</b>

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
Oct-23	\$337,268		\$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
Oct-24	\$363,419	8,028	\$373,469	97.3%	\$168	118	50
Nov-24	\$373,815	10,396	\$380,458	98.3%	\$170	105	51
Dec-24	\$372,472	(1,343)	\$379,021	98.3%	\$176	94	59





# THE FAIR REPORT

## GRAPEVINE

MLS Data for December 2024 (City of Grapevine)

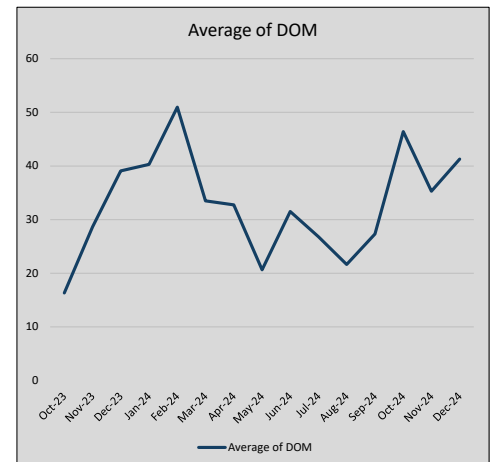
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	2	3	0.67	0	0	53	\$293,233	\$284,000	96.9%
\$300,000-399,999	9	3	3.00	6	3	21	\$362,939	\$347,667	95.8%
\$400,000-499,999	17	7	2.43	5	6	30	\$468,271	\$457,714	97.7%
\$500,000-599,999	13	8	1.63	6	2	43	\$561,000	\$555,000	98.9%
\$600,000-699,999	17	8	2.13	2	1	50	\$658,173	\$640,438	97.3%
\$700,000-799,999	7	3	2.33	1	0	70	\$766,333	\$757,000	98.8%
\$800,000-899,999	5	4	1.25	3	0	25	\$839,813	\$822,500	97.9%
\$900,000-1,000,000	2	2	1.00	1	0	13	\$932,000	\$942,500	101.1%
\$1,000,000 +	11	2	5.50	0	3	72	\$1,325,000	\$1,225,000	92.5%
<b>Grand Total</b>	<b>83</b>	<b>40</b>	<b>2.08</b>	<b>24</b>	<b>15</b>	<b>41</b>	<b>\$629,301</b>	<b>\$613,963</b>	<b>97.6%</b>

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
Oct-23	\$603,947		\$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
Oct-24	\$656,300	43,304	\$662,868	99.0%	\$263	35	46
Nov-24	\$704,406	48,106	\$729,559	96.6%	\$299	34	35
Dec-24	\$613,963	(90,443)	\$629,301	97.6%	\$275	40	41







# THE FAIR REPORT

## GREENVILLE

MLS Data for December 2024 (City of Greenville)

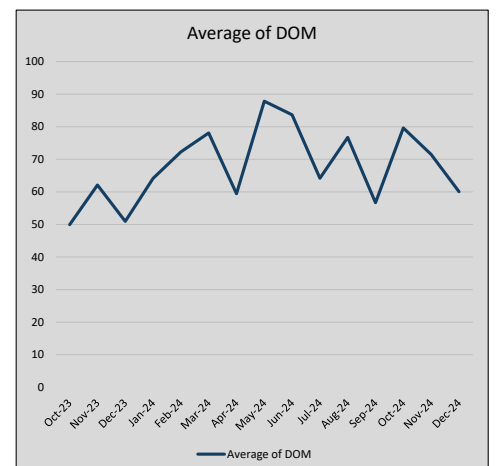
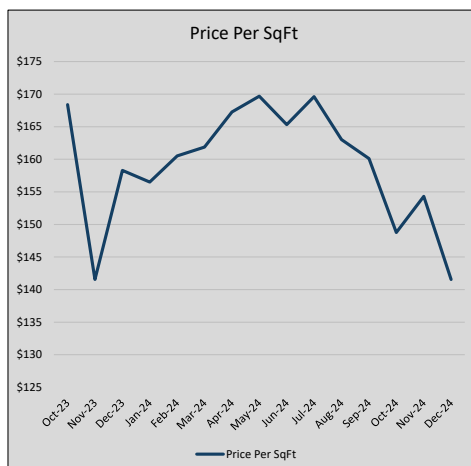
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	3	0.33	0	3	106	\$50,533	\$47,200	93.4%
\$100,000-199,999	23	8	2.88	3	8	44	\$172,600	\$165,500	95.9%
\$200,000-299,999	163	19	8.58	28	13	55	\$259,388	\$256,277	98.8%
\$300,000-399,999	80	13	6.15	12	5	58	\$328,407	\$321,520	97.9%
\$400,000-499,999	27	2	13.50	8	2	119	\$495,599	\$470,000	94.8%
\$500,000-599,999	9	1	9.00	6	2	45	\$599,900	\$575,000	95.8%
\$600,000-699,999	5	1	5.00	2	0	11	\$614,295	\$544,295	88.6%
\$700,000-799,999	2	0	-	1	0	-	-	-	-
\$800,000-899,999	2	1	2.00	0	0	116	\$800,000	\$720,000	90.0%
\$900,000-1,000,000	1	0	-	1	0	-	-	-	-
\$1,000,000 +	3	0	-	0	1	-	-	-	-
<b>Grand Total</b>	<b>316</b>	<b>48</b>	<b>6.58</b>	<b>61</b>	<b>34</b>	<b>60</b>	<b>\$286,155</b>	<b>\$276,957</b>	<b>96.8%</b>

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
Oct-23	\$270,862		\$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
Oct-24	\$269,628	(17,046)	\$277,290	97.2%	\$149	57	80
Nov-24	\$262,440	(7,188)	\$269,065	97.5%	\$154	60	72
Dec-24	\$276,957	14,517	\$286,155	96.8%	\$142	48	60





# THE FAIR REPORT

## HALTOM CITY

MLS Data for December 2024 (City of Haltom City)

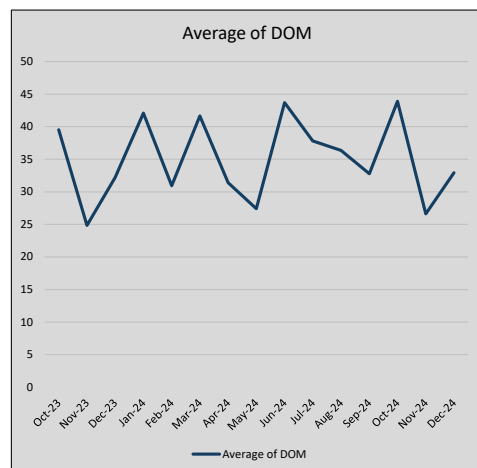
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	3	1	3.00	1	1	26	\$185,000	\$170,000	91.9%
\$200,000-299,999	49	6	8.17	6	9	48	\$247,333	\$244,750	99.0%
\$300,000-399,999	13	4	3.25	4	4	21	\$366,555	\$359,968	98.2%
\$400,000-499,999	6	4	1.50	1	1	24	\$415,245	\$412,995	99.5%
\$500,000-599,999	0	0	-	0	0	-	-	-	-
\$600,000-699,999	0	0	-	0	0	-	-	-	-
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	1	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	1	0	-	0	0	-	-	-	-
<b>Grand Total</b>	<b>72</b>	<b>15</b>	<b>4.80</b>	<b>14</b>	<b>15</b>	<b>33</b>	<b>\$319,747</b>	<b>\$315,357</b>	<b>98.6%</b>

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
Oct-23	\$268,713		\$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
Oct-24	\$274,082	2,795	\$279,580	98.0%	\$171	29	44
Nov-24	\$288,323	14,241	\$295,939	97.4%	\$179	33	27
Dec-24	\$315,357	27,034	\$319,747	98.6%	\$172	15	33





# THE FAIR REPORT

## HEATH

MLS Data for December 2024 (City of Heath)

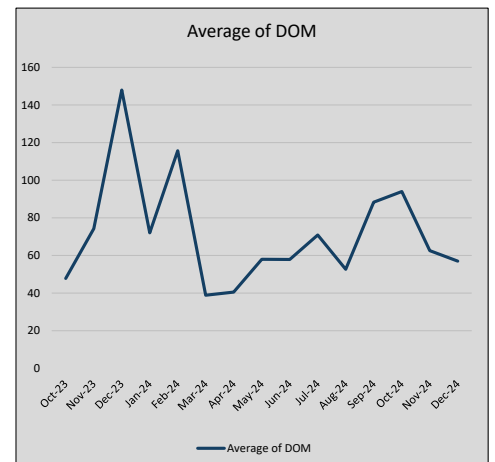
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	0	-	0	0	-	-	-	-
\$300,000-399,999	10	2	5.00	6	1	16	\$356,900	\$339,000	95.0%
\$400,000-499,999	9	1	9.00	1	0	88	\$474,900	\$450,000	94.8%
\$500,000-599,999	10	0	-	3	2	-	-	-	-
\$600,000-699,999	20	3	6.67	2	1	105	\$679,930	\$675,517	99.4%
\$700,000-799,999	10	0	-	0	1	-	-	-	-
\$800,000-899,999	11	2	5.50	0	0	88	\$874,995	\$859,995	98.3%
\$900,000-1,000,000	4	1	4.00	1	0	33	\$995,000	\$975,000	98.0%
\$1,000,000 +	39	7	5.57	19	6	38	\$2,094,000	\$1,968,975	94.0%
<b>Grand Total</b>	<b>114</b>	<b>16</b>	<b>7.13</b>	<b>32</b>	<b>11</b>	<b>57</b>	<b>\$1,289,468</b>	<b>\$1,227,023</b>	<b>95.2%</b>

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
Oct-23	\$793,794		\$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
Oct-24	\$859,729	(351,644)	\$876,040	98.1%	\$235	20	94
Nov-24	\$820,985	(38,744)	\$859,806	95.5%	\$241	13	63
Dec-24	\$1,227,023	406,038	\$1,289,468	95.2%	\$296	16	57





# THE FAIR REPORT

## IRVING

### MLS Data for December 2024 (City of Irving)

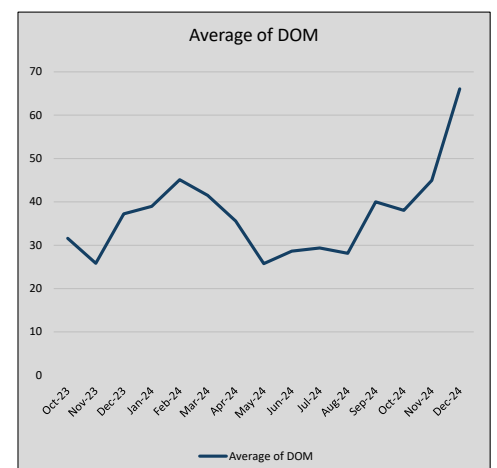
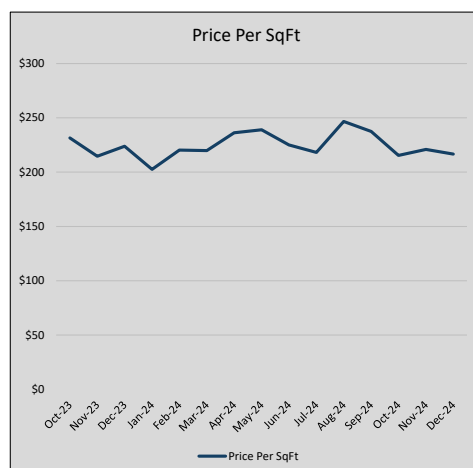
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	18	2	9.00	5	6	38	\$162,500	\$157,500	96.9%
\$200,000-299,999	46	14	3.29	12	7	43	\$258,450	\$237,957	92.1%
\$300,000-399,999	59	27	2.19	11	16	67	\$351,103	\$342,202	97.5%
\$400,000-499,999	36	13	2.77	10	14	49	\$440,816	\$432,854	98.2%
\$500,000-599,999	31	6	5.17	9	7	52	\$556,150	\$549,567	98.8%
\$600,000-699,999	9	7	1.29	6	3	74	\$669,771	\$656,714	98.1%
\$700,000-799,999	17	3	5.67	3	4	63	\$779,000	\$767,667	98.5%
\$800,000-899,999	10	2	5.00	4	1	55	\$862,450	\$821,500	95.3%
\$900,000-1,000,000	8	2	4.00	2	3	401	\$937,450	\$1,010,402	107.8%
\$1,000,000 +	25	1	25.00	4	6	27	\$1,800,000	\$1,750,000	97.2%
<b>Grand Total</b>	<b>259</b>	<b>77</b>	<b>3.36</b>	<b>66</b>	<b>67</b>	<b>66</b>	<b>\$453,452</b>	<b>\$443,171</b>	<b>97.7%</b>

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
Oct-23	\$503,979		\$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
Oct-24	\$481,452	(6,885)	\$493,206	97.6%	\$215	89	38
Nov-24	\$445,844	(35,608)	\$458,846	97.2%	\$221	89	45
Dec-24	\$443,171	(2,673)	\$453,452	97.7%	\$217	77	66





# THE FAIR REPORT

## KELLER

### MLS Data for December 2024 (City of Keller)

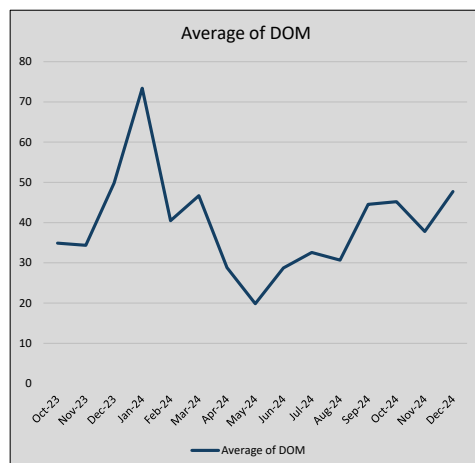
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	4	5	0.80	1	4	28	\$349,200	\$344,600	98.7%
\$400,000-499,999	4	2	2.00	4	5	92	\$457,450	\$455,450	99.6%
\$500,000-599,999	12	10	1.20	2	7	64	\$553,600	\$547,100	98.8%
\$600,000-699,999	10	12	0.83	5	6	31	\$640,708	\$630,188	98.4%
\$700,000-799,999	9	3	3.00	2	6	81	\$759,966	\$731,667	96.3%
\$800,000-899,999	5	4	1.25	3	2	15	\$856,000	\$849,750	99.3%
\$900,000-1,000,000	4	1	4.00	2	3	13	\$925,000	\$950,000	102.7%
\$1,000,000 +	16	6	2.67	10	5	68	\$1,804,833	\$1,725,000	95.6%
<b>Grand Total</b>	<b>64</b>	<b>43</b>	<b>1.49</b>	<b>29</b>	<b>38</b>	<b>48</b>	<b>\$775,425</b>	<b>\$757,236</b>	<b>97.7%</b>

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
Oct-23	\$703,706		\$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
Oct-24	\$665,222	(79,643)	\$673,522	98.8%	\$236	51	45
Nov-24	\$689,597	24,375	\$700,301	98.5%	\$234	39	38
Dec-24	\$757,236	67,639	\$775,425	97.7%	\$246	43	48





# THE FAIR REPORT

## LEONARD

### MLS Data for December 2024 (City of Leonard)

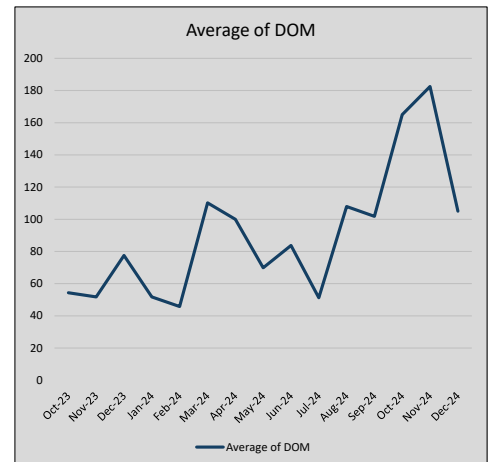
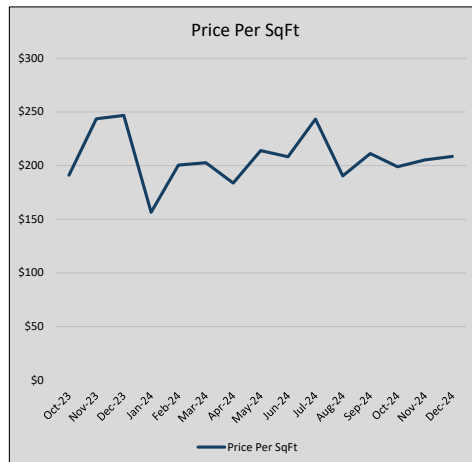
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	1	0.00	0	0	83	\$60,000	\$53,000	88.3%
\$100,000-199,999	5	0	-	2	1	-	-	-	-
\$200,000-299,999	10	0	-	0	0	-	-	-	-
\$300,000-399,999	4	0	-	0	1	-	-	-	-
\$400,000-499,999	7	3	2.33	1	1	105	\$479,000	\$471,000	98.3%
\$500,000-599,999	12	3	4.00	1	2	117	\$551,157	\$543,857	98.7%
\$600,000-699,999	6	1	6.00	0	1	92	\$607,900	\$575,000	94.6%
\$700,000-799,999	3	0	-	0	0	-	-	-	-
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	1	0	-	1	0	-	-	-	-
<b>Grand Total</b>	<b>52</b>	<b>8</b>	<b>6.50</b>	<b>5</b>	<b>6</b>	<b>105</b>	<b>\$469,796</b>	<b>\$459,071</b>	<b>97.7%</b>

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
Oct-23	\$345,176		\$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
Oct-24	\$352,992	(136,868)	\$363,633	97.1%	\$199	6	165
Nov-24	\$581,048	228,056	\$582,838	99.7%	\$205	2	183
Dec-24	\$459,071	(121,976)	\$469,796	97.7%	\$209	8	105





# THE FAIR REPORT

## LEWISVILLE

MLS Data for December 2024 (City of Lewisville)

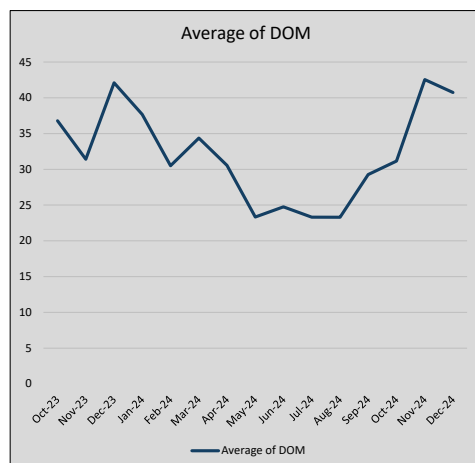
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	0	25	\$185,823	\$185,823	100.0%
\$200,000-299,999	7	5	1.40	6	5	27	\$250,835	\$245,835	98.0%
\$300,000-399,999	55	18	3.06	21	18	37	\$353,089	\$346,550	98.1%
\$400,000-499,999	62	17	3.65	14	11	37	\$445,782	\$439,435	98.6%
\$500,000-599,999	8	9	0.89	3	4	18	\$539,988	\$534,443	99.0%
\$600,000-699,999	18	5	3.60	2	8	68	\$646,600	\$629,400	97.3%
\$700,000-799,999	9	4	2.25	3	5	19	\$761,220	\$734,615	96.5%
\$800,000-899,999	2	2	1.00	1	1	18	\$852,500	\$852,500	100.0%
\$900,000-1,000,000	2	2	1.00	0	0	29	\$974,720	\$880,000	90.3%
\$1,000,000 +	7	1	7.00	2	1	473	\$3,800,000	\$3,715,000	97.8%
<b>Grand Total</b>	<b>170</b>	<b>64</b>	<b>2.66</b>	<b>52</b>	<b>53</b>	<b>41</b>	<b>\$530,720</b>	<b>\$518,730</b>	<b>97.7%</b>

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
Oct-23	\$480,552		\$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
Oct-24	\$491,481	(48,552)	\$505,148	97.3%	\$230	69	31
Nov-24	\$592,939	101,458	\$605,996	97.8%	\$237	57	43
Dec-24	\$518,730	(74,208)	\$530,720	97.7%	\$236	64	41





# THE FAIR REPORT

## LITTLE ELM

MLS Data for December 2024 (City of Little Elm)

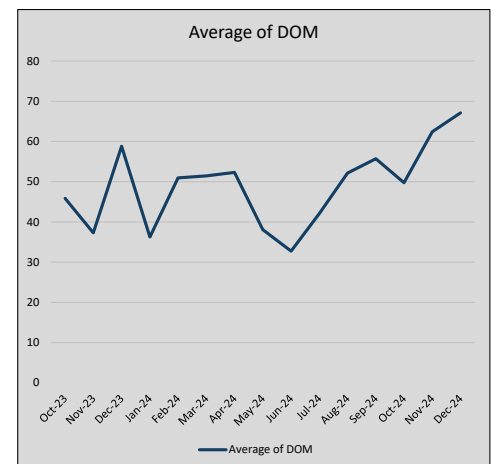
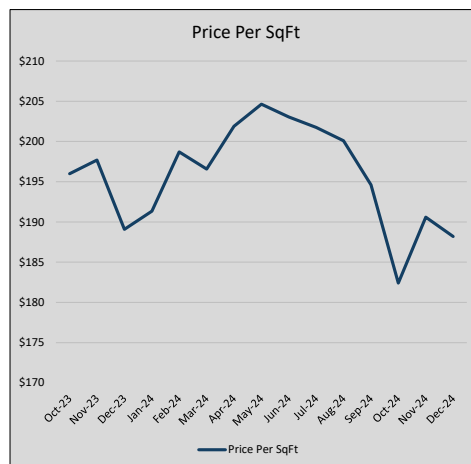
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	1	-	-	-	-
\$200,000-299,999	4	1	4.00	1	1	6	\$249,996	\$261,000	104.4%
\$300,000-399,999	88	27	3.26	18	28	60	\$353,682	\$342,810	96.9%
\$400,000-499,999	133	32	4.16	33	28	60	\$451,452	\$435,881	96.6%
\$500,000-599,999	89	27	3.30	16	11	73	\$553,086	\$531,926	96.2%
\$600,000-699,999	55	14	3.93	12	3	55	\$650,905	\$601,822	92.5%
\$700,000-799,999	19	9	2.11	2	3	83	\$742,615	\$707,137	95.2%
\$800,000-899,999	7	1	7.00	0	0	403	\$887,096	\$820,000	92.4%
\$900,000-1,000,000	3	0	-	0	0	-	-	-	-
\$1,000,000 +	11	0	-	1	0	-	-	-	-
<b>Grand Total</b>	<b>411</b>	<b>111</b>	<b>3.70</b>	<b>83</b>	<b>75</b>	<b>67</b>	<b>\$503,266</b>	<b>\$481,412</b>	<b>95.7%</b>

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
Oct-23	\$456,281		\$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
Oct-24	\$478,076	2,540	\$487,312	98.1%	\$182	87	50
Nov-24	\$456,295	(21,781)	\$471,300	96.8%	\$191	96	62
Dec-24	\$481,412	25,118	\$503,266	95.7%	\$188	111	67







# THE FAIR REPORT

## LOVEJOY ISD

### MLS Data for December 2024 (Lovejoy ISD)

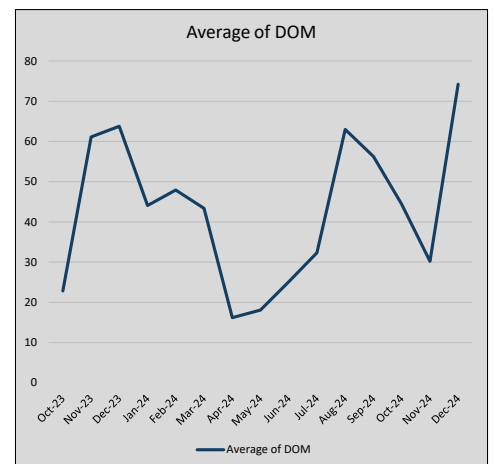
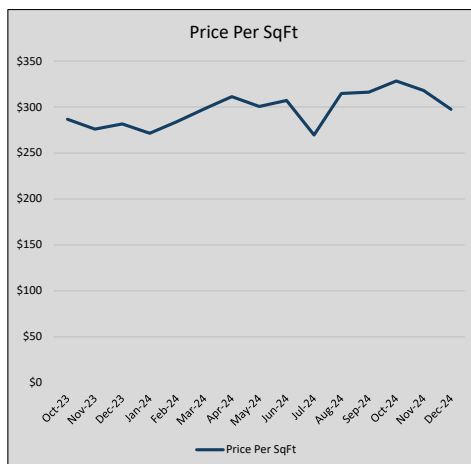
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	1	0	-	0	0	-	-	-	-
\$400,000-499,999	1	2	0.50	2	1	50	\$459,500	\$447,500	97.4%
\$500,000-599,999	1	1	1.00	1	1	13	\$525,000	\$530,000	101.0%
\$600,000-699,999	2	5	0.40	0	2	138	\$687,980	\$650,440	94.5%
\$700,000-799,999	1	3	0.33	1	2	30	\$789,333	\$781,667	99.0%
\$800,000-899,999	1	2	0.50	2	0	77	\$880,000	\$837,500	95.2%
\$900,000-1,000,000	7	2	3.50	0	0	26	\$942,500	\$929,000	98.6%
\$1,000,000 +	27	5	5.40	9	3	77	\$1,631,600	\$1,546,000	94.8%
Grand Total	41	20	2.05	15	9	74	\$952,745	\$914,260	96.0%

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

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

### 15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Oct-23	\$946,150		\$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
Oct-24	\$1,178,161	39,171	\$1,208,360	97.5%	\$328	23	44
Nov-24	\$1,380,495	202,335	\$1,426,347	96.8%	\$318	19	30
Dec-24	\$914,260	(466,235)	\$952,745	96.0%	\$298	20	74





# THE FAIR REPORT

## LUCAS

### MLS Data for December 2024 (City of Lucas)

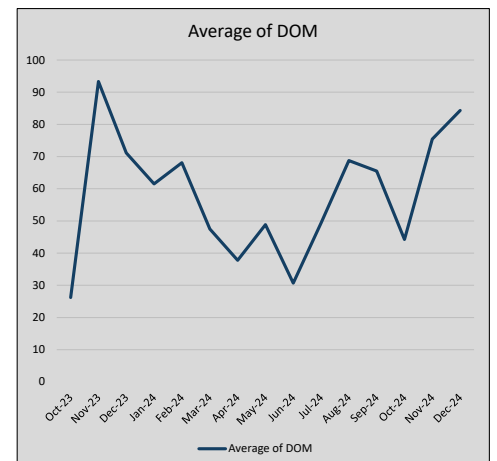
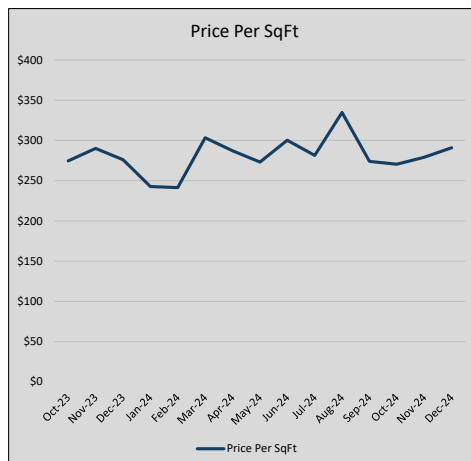
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	1	0	-	1	0	-	-	-	-
\$500,000-599,999	2	1	2.00	0	0	69	\$589,000	\$570,000	96.8%
\$600,000-699,999	5	3	1.67	0	0	102	\$693,000	\$658,000	94.9%
\$700,000-799,999	3	2	1.50	1	2	62	\$759,200	\$752,200	99.1%
\$800,000-899,999	7	2	3.50	1	1	108	\$866,378	\$800,128	92.4%
\$900,000-1,000,000	5	0	-	1	0	-	-	-	-
\$1,000,000 +	29	5	5.80	7	2	77	\$1,267,000	\$1,181,000	93.2%
<b>Grand Total</b>	<b>52</b>	<b>13</b>	<b>4.00</b>	<b>11</b>	<b>5</b>	<b>84</b>	<b>\$942,627</b>	<b>\$888,743</b>	<b>94.3%</b>

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
Oct-23	\$1,065,778		\$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
Oct-24	\$981,284	(69,853)	\$1,006,305	97.5%	\$271	15	44
Nov-24	\$1,266,651	285,367	\$1,311,557	96.6%	\$279	13	75
Dec-24	\$888,743	(377,908)	\$942,627	94.3%	\$291	13	84





# THE FAIR REPORT

## MANSFIELD

MLS Data for December 2024 (City of Mansfield)

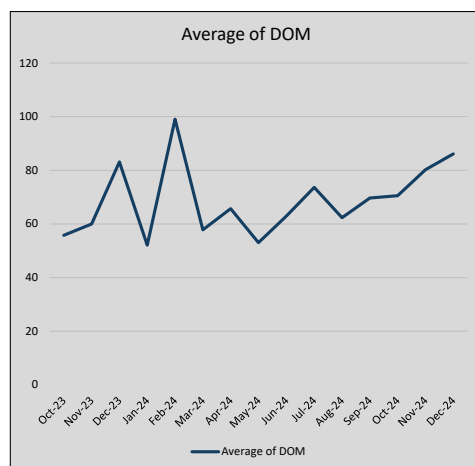
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	1	2	0.50	0	0	7	\$190,000	\$195,751	103.0%
\$200,000-299,999	13	6	2.17	7	6	41	\$275,583	\$263,833	95.7%
\$300,000-399,999	47	25	1.88	9	8	40	\$352,740	\$344,206	97.6%
\$400,000-499,999	69	27	2.56	16	19	68	\$460,683	\$453,846	98.5%
\$500,000-599,999	71	31	2.29	13	22	98	\$558,331	\$539,773	96.7%
\$600,000-699,999	57	22	2.59	5	4	144	\$642,815	\$618,448	96.2%
\$700,000-799,999	27	9	3.00	0	3	144	\$745,938	\$717,200	96.1%
\$800,000-899,999	11	4	2.75	1	1	97	\$857,989	\$805,950	93.9%
\$900,000-1,000,000	2	1	2.00	1	2	-	\$960,900	\$960,726	100.0%
\$1,000,000 +	12	1	12.00	3	3	20	\$1,800,000	\$1,685,000	93.6%
<b>Grand Total</b>	<b>310</b>	<b>128</b>	<b>2.42</b>	<b>56</b>	<b>68</b>	<b>86</b>	<b>\$528,492</b>	<b>\$511,692</b>	<b>96.8%</b>

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
Oct-23	\$529,721		\$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
Oct-24	\$532,211	33,299	\$548,249	97.1%	\$188	93	71
Nov-24	\$551,972	19,762	\$568,805	97.0%	\$191	100	80
Dec-24	\$511,692	(40,280)	\$528,492	96.8%	\$186	128	86





# THE FAIR REPORT

## MCKINNEY

MLS Data for December 2024 (City of McKinney)

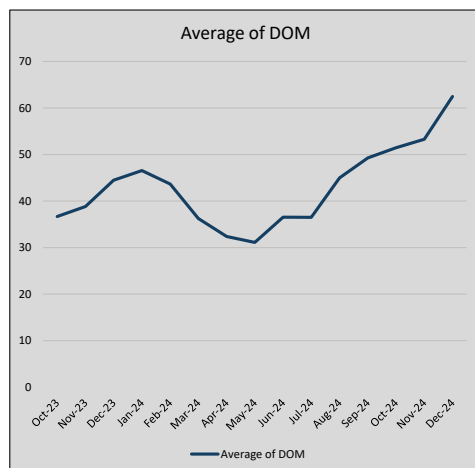
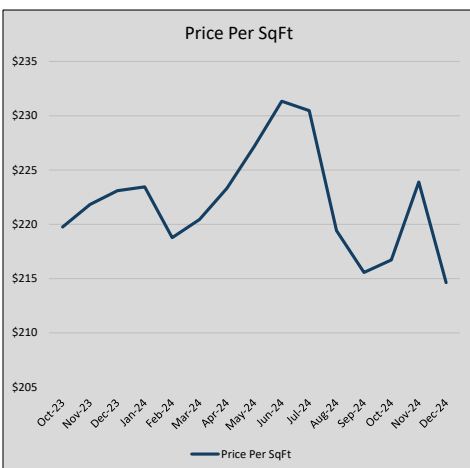
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	11	5	2.20	2	4	99	\$278,959	\$256,200	91.8%
\$300,000-399,999	106	45	2.36	20	20	45	\$366,021	\$355,947	97.2%
\$400,000-499,999	172	65	2.65	43	57	57	\$457,811	\$446,668	97.6%
\$500,000-599,999	110	48	2.29	22	32	69	\$551,407	\$542,345	98.4%
\$600,000-699,999	120	43	2.79	37	25	63	\$645,264	\$624,006	96.7%
\$700,000-799,999	79	28	2.82	20	13	76	\$748,344	\$730,513	97.6%
\$800,000-899,999	51	10	5.10	7	8	82	\$844,869	\$829,779	98.2%
\$900,000-1,000,000	17	2	8.50	2	6	24	\$967,000	\$954,500	98.7%
\$1,000,000 +	40	10	4.00	7	6	81	\$1,278,293	\$1,233,643	96.5%
<b>Grand Total</b>	<b>706</b>	<b>256</b>	<b>2.76</b>	<b>160</b>	<b>171</b>	<b>62</b>	<b>\$570,143</b>	<b>\$555,447</b>	<b>97.4%</b>

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
Oct-23	\$549,960		\$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
Oct-24	\$541,916	(11,936)	\$557,714	97.2%	\$217	270	51
Nov-24	\$583,245	41,329	\$598,456	97.5%	\$224	255	53
Dec-24	\$555,447	(27,798)	\$570,143	97.4%	\$215	256	62





# THE FAIR REPORT

## MCLENDON-CHISOLM

MLS Data for December 2024 (City of McLendon Chisholm)

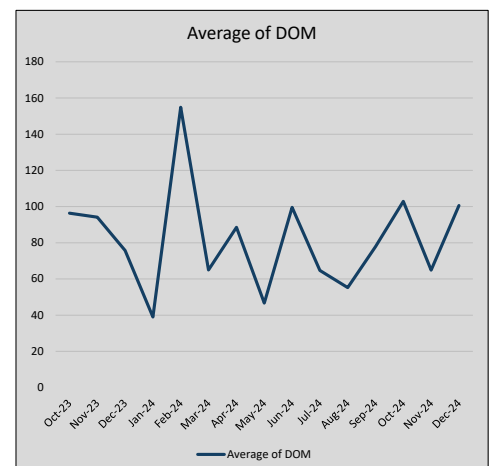
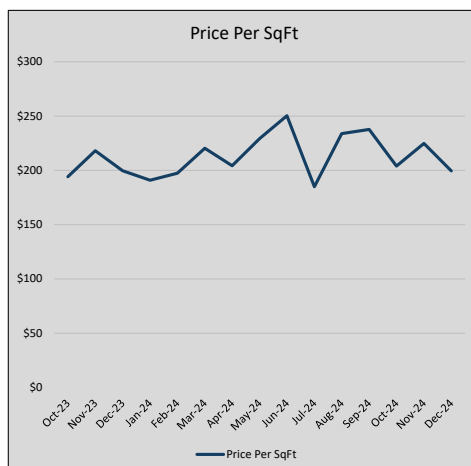
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	1	0	-	0	0	-	-	-	-
\$400,000-499,999	6	1	6.00	1	0	196	\$449,380	\$449,380	100.0%
\$500,000-599,999	20	4	5.00	2	0	140	\$580,495	\$573,000	98.7%
\$600,000-699,999	18	4	4.50	2	1	78	\$668,859	\$640,529	95.8%
\$700,000-799,999	8	3	2.67	1	0	55	\$765,896	\$671,471	87.7%
\$800,000-899,999	1	0	-	1	0	-	-	-	-
\$900,000-1,000,000	1	0	-	1	0	-	-	-	-
\$1,000,000 +	5	1	5.00	2	0	75	\$1,275,000	\$1,275,000	100.0%
Grand Total	60	13	4.62	10	1	101	\$693,807	\$660,993	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
Oct-23	\$607,769		\$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
Oct-24	\$536,215	(219,344)	\$570,147	94.0%	\$204	9	103
Nov-24	\$738,853	202,638	\$773,634	95.5%	\$225	7	65
Dec-24	\$660,993	(77,860)	\$693,807	95.3%	\$199	13	101





# THE FAIR REPORT

## MELISSA

MLS Data for December 2024 (City of Melissa)

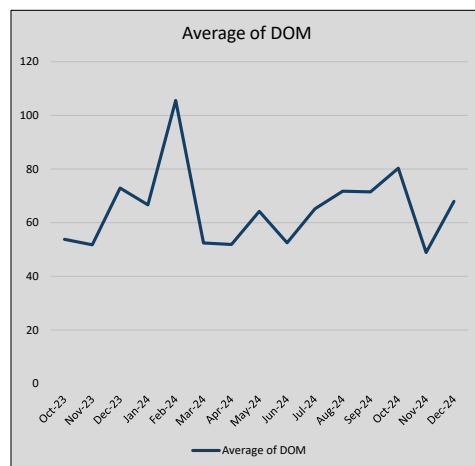
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	1	1.00	0	0	2	\$250,000	\$244,000	97.6%
\$300,000-399,999	22	7	3.14	1	2	96	\$360,410	\$343,520	95.3%
\$400,000-499,999	33	15	2.20	8	10	69	\$449,758	\$438,971	97.6%
\$500,000-599,999	31	10	3.10	9	5	68	\$574,209	\$563,490	98.1%
\$600,000-699,999	24	2	12.00	4	7	43	\$667,495	\$652,500	97.8%
\$700,000-799,999	8	1	8.00	3	1	20	\$720,000	\$720,000	100.0%
\$800,000-899,999	2	0	-	1	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	2	1	2.00	0	4	10	\$1,400,000	\$1,400,000	100.0%
<b>Grand Total</b>	<b>124</b>	<b>37</b>	<b>3.35</b>	<b>26</b>	<b>29</b>	<b>68</b>	<b>\$505,847</b>	<b>\$494,408</b>	<b>97.7%</b>

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
Oct-23	\$495,483		\$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
Oct-24	\$520,126	3,481	\$532,911	97.6%	\$198	40	80
Nov-24	\$493,667	(26,459)	\$505,973	97.6%	\$190	34	49
Dec-24	\$494,408	741	\$505,847	97.7%	\$200	37	68





# THE FAIR REPORT

## MESQUITE

MLS Data for December 2024 (City of Mesquite)

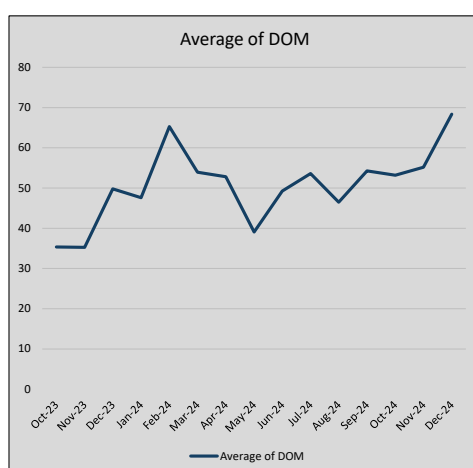
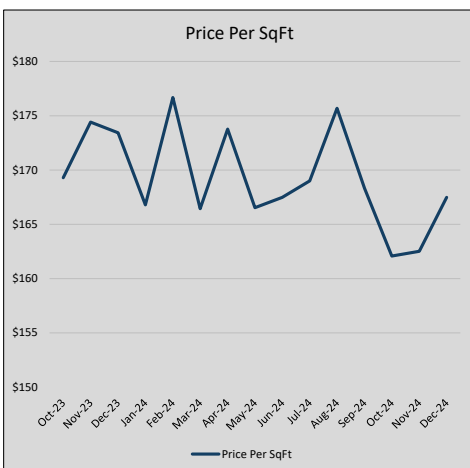
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	16	9	1.78	2	5	44	\$176,078	\$163,278	92.7%
\$200,000-299,999	152	52	2.92	50	43	54	\$261,949	\$257,219	98.2%
\$300,000-399,999	120	34	3.53	28	32	79	\$347,702	\$338,763	97.4%
\$400,000-499,999	79	5	15.80	8	13	171	\$474,864	\$469,824	98.9%
\$500,000-599,999	35	4	8.75	2	1	92	\$560,360	\$544,236	97.1%
\$600,000-699,999	21	0	-	0	1	-	-	-	-
\$700,000-799,999	6	0	-	0	1	-	-	-	-
\$800,000-899,999	3	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	2	0	-	0	0	-	-	-	-
<b>Grand Total</b>	<b>435</b>	<b>104</b>	<b>4.18</b>	<b>90</b>	<b>96</b>	<b>68</b>	<b>\$304,266</b>	<b>\$297,009</b>	<b>97.6%</b>

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
Oct-23	\$285,369		\$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
Oct-24	\$308,829	(11,387)	\$317,714	97.2%	\$162	98	53
Nov-24	\$306,839	(1,990)	\$314,370	97.6%	\$163	100	55
Dec-24	\$297,009	(9,831)	\$304,266	97.6%	\$167	104	68





# THE FAIR REPORT

## MIDLOTHIAN

### MLS Data for December 2024 (City of Midlothian)

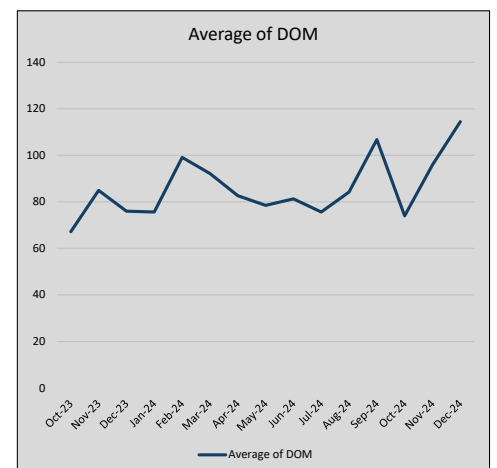
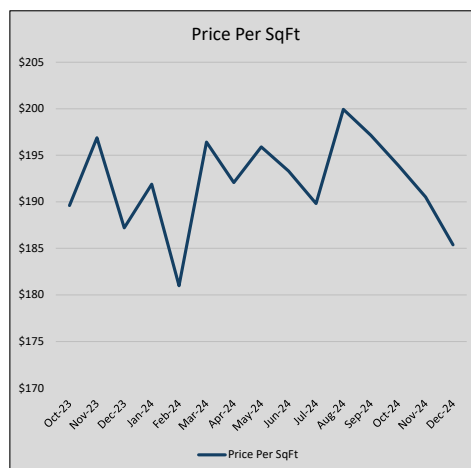
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	2	0.00	0	0	4	\$127,500	\$107,261	84.1%
\$200,000-299,999	1	2	0.50	0	0	86	\$286,500	\$280,625	97.9%
\$300,000-399,999	40	22	1.82	6	12	94	\$361,963	\$355,963	98.3%
\$400,000-499,999	98	50	1.96	4	20	131	\$457,395	\$453,004	99.0%
\$500,000-599,999	114	18	6.33	8	8	127	\$542,120	\$520,228	96.0%
\$600,000-699,999	56	6	9.33	3	6	97	\$658,117	\$620,353	94.3%
\$700,000-799,999	43	11	3.91	7	0	135	\$742,698	\$726,825	97.9%
\$800,000-899,999	12	4	3.00	3	2	25	\$847,250	\$833,000	98.3%
\$900,000-1,000,000	4	0	-	0	2	-	-	-	-
\$1,000,000 +	10	1	10.00	4	2	5	\$1,350,000	\$1,250,000	92.6%
<b>Grand Total</b>	<b>378</b>	<b>116</b>	<b>3.26</b>	<b>35</b>	<b>52</b>	<b>114</b>	<b>\$502,383</b>	<b>\$490,694</b>	<b>97.7%</b>

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
Oct-23	\$482,257		\$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
Oct-24	\$515,561	(22,561)	\$525,564	98.1%	\$194	92	74
Nov-24	\$518,069	2,508	\$529,888	97.8%	\$191	74	96
Dec-24	\$490,694	(27,376)	\$502,383	97.7%	\$185	116	114







# THE FAIR REPORT

## MURPHY

MLS Data for December 2024 (City of Murphy)

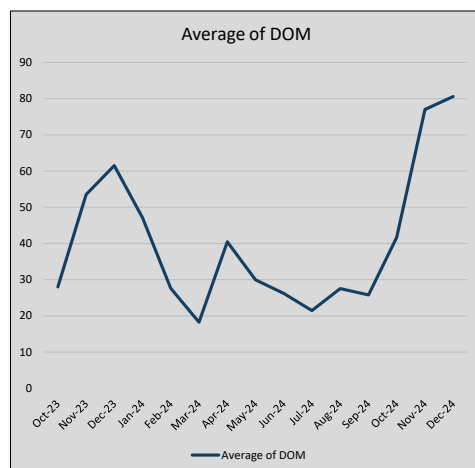
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	5	3	1.67	2	5	40	\$449,633	\$428,742	95.4%
\$500,000-599,999	10	5	2.00	2	0	113	\$579,878	\$567,400	97.8%
\$600,000-699,999	10	3	3.33	2	0	72	\$666,333	\$634,667	95.2%
\$700,000-799,999	5	1	5.00	5	1	67	\$709,500	\$695,000	98.0%
\$800,000-899,999	5	0	-	3	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	1	-	-	-	-
\$1,000,000 +	0	0	-	1	0	-	-	-	-
<b>Grand Total</b>	<b>35</b>	<b>12</b>	<b>2.92</b>	<b>15</b>	<b>7</b>	<b>81</b>	<b>\$579,732</b>	<b>\$560,185</b>	<b>96.6%</b>

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
Oct-23	\$627,111		\$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
Oct-24	\$625,491	(34,009)	\$636,509	98.3%	\$204	11	42
Nov-24	\$570,042	(55,449)	\$587,460	97.0%	\$187	12	77
Dec-24	\$560,185	(9,856)	\$579,732	96.6%	\$182	12	81





# THE FAIR REPORT

## PARKER

### MLS Data for December 2024 (City of Parker)

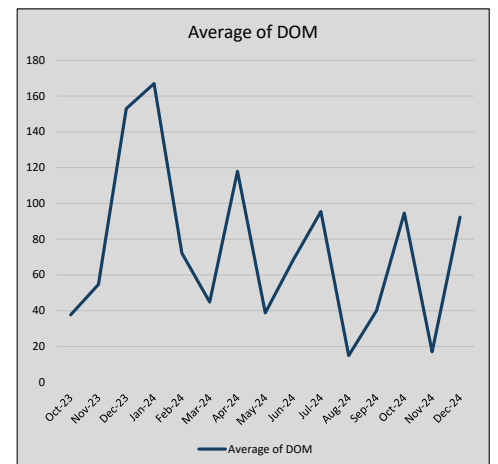
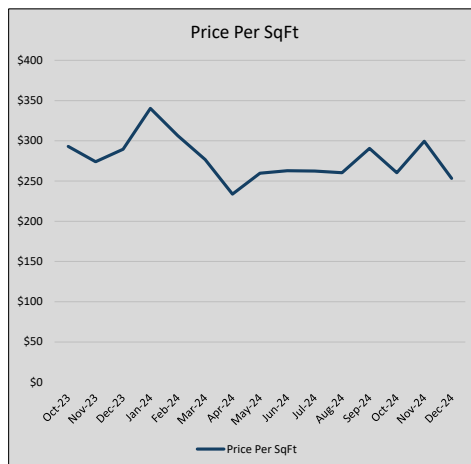
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-599,999	1	0	-	0	1	-	-	-	-
\$600,000-699,999	1	0	-	0	0	-	-	-	-
\$700,000-799,999	2	1	2.00	0	0	128	\$799,900	\$821,000	102.6%
\$800,000-899,999	2	1	2.00	0	0	6	\$899,000	\$910,000	101.2%
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	19	4	4.75	7	4	105	\$1,335,750	\$1,237,875	92.7%
<b>Grand Total</b>	<b>25</b>	<b>6</b>	<b>4.17</b>	<b>7</b>	<b>5</b>	<b>92</b>	<b>\$1,173,650</b>	<b>\$1,113,750</b>	<b>94.9%</b>

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
Oct-23	\$1,288,000		\$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
Oct-24	\$1,126,938	(25,750)	\$1,189,375	94.8%	\$260	8	95
Nov-24	\$1,390,000	263,063	\$1,419,000	98.0%	\$300	1	17
Dec-24	\$1,113,750	(276,250)	\$1,173,650	94.9%	\$253	6	92





# THE FAIR REPORT

## PLANO

### MLS Data for December 2024 (City of Plano)

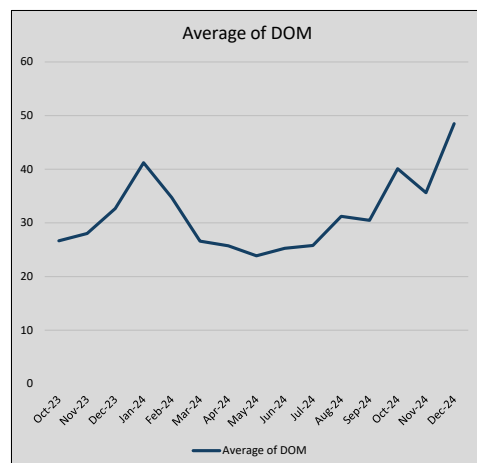
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	0	-	0	0	-	-	-	-
\$200,000-299,999	9	7	1.29	4	3	29	\$255,700	\$244,500	95.6%
\$300,000-399,999	70	33	2.12	21	31	43	\$363,821	\$356,790	98.1%
\$400,000-499,999	93	42	2.21	29	38	55	\$462,197	\$449,867	97.3%
\$500,000-599,999	100	40	2.50	31	38	58	\$559,966	\$543,236	97.0%
\$600,000-699,999	55	27	2.04	18	17	51	\$649,048	\$635,481	97.9%
\$700,000-799,999	33	14	2.36	11	13	50	\$746,857	\$733,107	98.2%
\$800,000-899,999	18	6	3.00	5	6	24	\$856,317	\$836,233	97.7%
\$900,000-1,000,000	14	4	3.50	3	2	10	\$982,250	\$955,750	97.3%
\$1,000,000 +	35	19	1.84	8	5	41	\$2,256,089	\$2,192,008	97.2%
<b>Grand Total</b>	<b>430</b>	<b>192</b>	<b>2.24</b>	<b>130</b>	<b>153</b>	<b>48</b>	<b>\$705,832</b>	<b>\$687,602</b>	<b>97.4%</b>

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
Oct-23	\$600,882		\$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
Oct-24	\$631,726	40,853	\$651,888	96.9%	\$246	190	40
Nov-24	\$652,319	20,593	\$670,151	97.3%	\$241	187	36
Dec-24	\$687,602	35,283	\$705,832	97.4%	\$260	192	48





# THE FAIR REPORT

## POTTSBORO

MLS Data for December 2024 (City of Pottsboro)

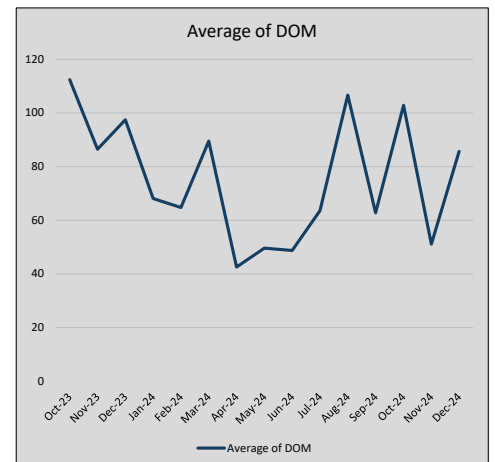
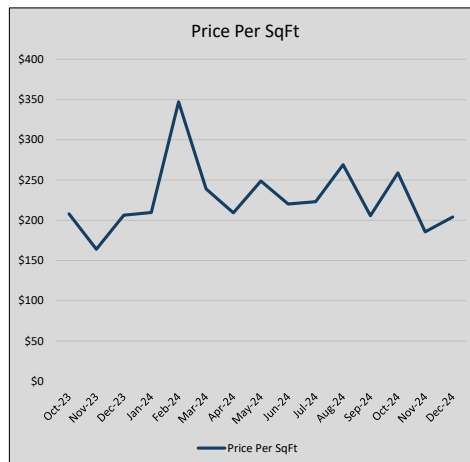
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	8	1	8.00	5	0	73	\$173,000	\$160,000	92.5%
\$200,000-299,999	14	2	7.00	5	3	118	\$269,500	\$260,500	96.7%
\$300,000-399,999	16	3	5.33	6	2	132	\$346,333	\$330,667	95.5%
\$400,000-499,999	12	1	12.00	1	1	5	\$485,000	\$477,725	98.5%
\$500,000-599,999	9	0	-	1	0	-	-	-	-
\$600,000-699,999	10	2	5.00	1	1	31	\$680,000	\$686,000	100.9%
\$700,000-799,999	3	0	-	1	0	-	-	-	-
\$800,000-899,999	3	0	-	0	0	-	-	-	-
\$900,000-1,000,000	3	0	-	1	0	-	-	-	-
\$1,000,000 +	11	0	-	1	1	-	-	-	-
<b>Grand Total</b>	<b>89</b>	<b>9</b>	<b>9.89</b>	<b>23</b>	<b>8</b>	<b>86</b>	<b>\$399,556</b>	<b>\$391,414</b>	<b>98.0%</b>

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
Oct-23	\$398,900		\$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
Oct-24	\$363,156	(39,313)	\$390,322	93.0%	\$259	9	103
Nov-24	\$263,211	(99,944)	\$276,811	95.1%	\$186	9	51
Dec-24	\$391,414	128,203	\$399,556	98.0%	\$204	9	86





# THE FAIR REPORT

## PRINCETON

MLS Data for December 2024 (City of Princeton)

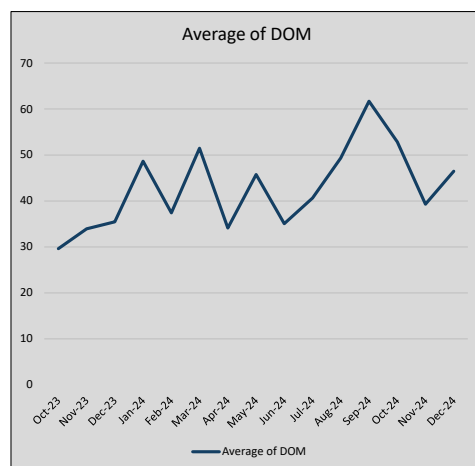
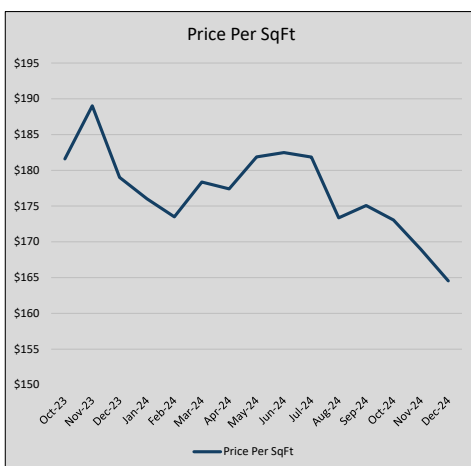
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	15	12	1.25	0	8	22	\$190,901	\$188,006	98.5%
\$200,000-299,999	76	39	1.95	15	23	32	\$244,981	\$238,937	97.5%
\$300,000-399,999	211	52	4.06	28	43	55	\$353,280	\$341,188	96.6%
\$400,000-499,999	60	32	1.88	3	13	60	\$444,035	\$433,502	97.6%
\$500,000-599,999	6	2	3.00	2	0	54	\$562,450	\$549,995	97.8%
\$600,000-699,999	4	1	4.00	2	0	5	\$640,150	\$640,150	100.0%
\$700,000-799,999	6	0	-	4	0	-	-	-	-
\$800,000-899,999	3	0	-	1	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	21	0	-	7	1	-	-	-	-
<b>Grand Total</b>	<b>403</b>	<b>138</b>	<b>2.92</b>	<b>62</b>	<b>88</b>	<b>46</b>	<b>\$334,709</b>	<b>\$325,570</b>	<b>97.3%</b>

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
Oct-23	\$330,701		\$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
Oct-24	\$346,749	6,674	\$356,174	97.4%	\$173	138	53
Nov-24	\$316,297	(30,452)	\$324,732	97.4%	\$169	173	39
Dec-24	\$325,570	9,272	\$334,709	97.3%	\$165	138	46





# THE FAIR REPORT

## PROSPER

MLS Data for December 2024 (City of Prosper)

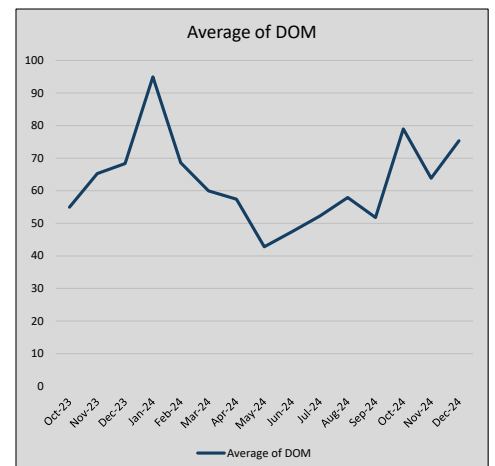
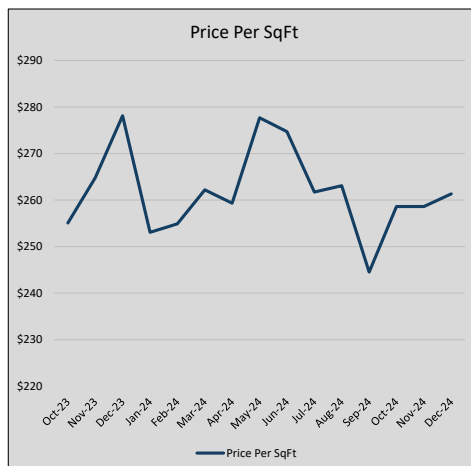
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	2	0.00	0	1	29	\$385,000	\$373,000	96.9%
\$400,000-499,999	17	5	3.40	1	2	60	\$458,780	\$441,400	96.2%
\$500,000-599,999	15	2	7.50	5	3	15	\$556,950	\$551,250	99.0%
\$600,000-699,999	15	10	1.50	6	2	76	\$653,786	\$637,372	97.5%
\$700,000-799,999	18	8	2.25	10	5	64	\$756,613	\$735,994	97.3%
\$800,000-899,999	42	13	3.23	10	5	55	\$853,008	\$835,015	97.9%
\$900,000-1,000,000	36	11	3.27	4	5	155	\$973,446	\$918,480	94.4%
\$1,000,000 +	74	30	2.47	20	20	67	\$1,351,916	\$1,288,642	95.3%
<b>Grand Total</b>	<b>217</b>	<b>81</b>	<b>2.68</b>	<b>56</b>	<b>43</b>	<b>75</b>	<b>\$976,827</b>	<b>\$937,468</b>	<b>96.0%</b>

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
Oct-23	\$881,687		\$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
Oct-24	\$926,758	83,388	\$955,630	97.0%	\$259	58	79
Nov-24	\$903,163	(23,595)	\$928,792	97.2%	\$259	72	64
Dec-24	\$937,468	34,305	\$976,827	96.0%	\$261	81	75





# THE FAIR REPORT

## PROVIDENCE VILLAGE

MLS Data for December 2024 (City of Providence Village)

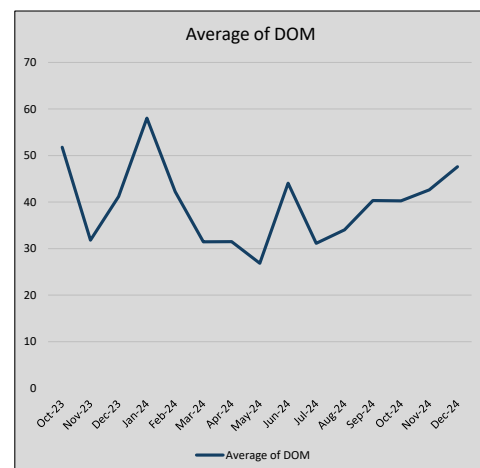
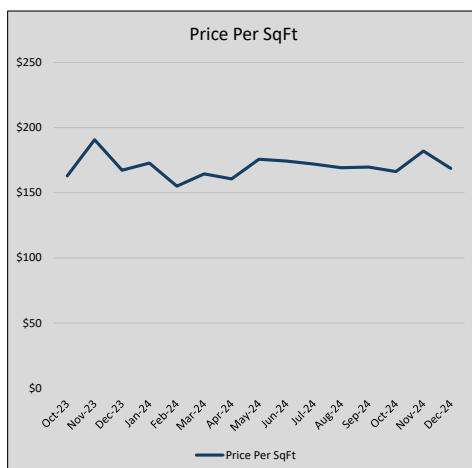
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	9	10	0.90	6	4	32	\$270,192	\$262,214	97.0%
\$300,000-399,999	53	14	3.79	6	12	52	\$323,857	\$313,344	96.8%
\$400,000-499,999	16	4	4.00	1	4	71	\$451,248	\$443,748	98.3%
\$500,000-599,999	4	0	-	0	0	-	-	-	-
\$600,000-699,999	0	0	-	0	0	-	-	-	-
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
<b>Grand Total</b>	<b>82</b>	<b>28</b>	<b>2.93</b>	<b>13</b>	<b>20</b>	<b>48</b>	<b>\$322,890</b>	<b>\$313,712</b>	<b>97.2%</b>

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
Oct-23	\$372,681		\$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
Oct-24	\$304,393	(8,820)	\$326,007	93.4%	\$166	30	40
Nov-24	\$298,130	(6,263)	\$312,782	95.3%	\$182	27	43
Dec-24	\$313,712	15,582	\$322,890	97.2%	\$169	28	48





# THE FAIR REPORT

## RICHARDSON

### MLS Data for December 2024 (City of Richardson)

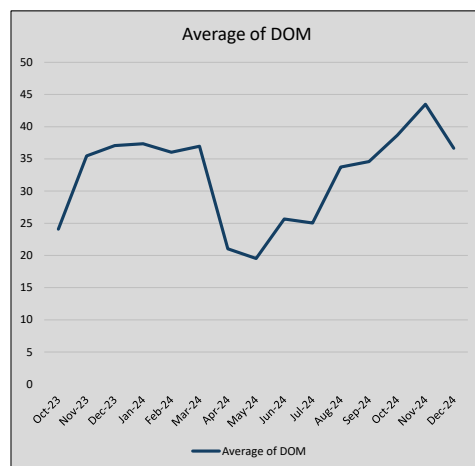
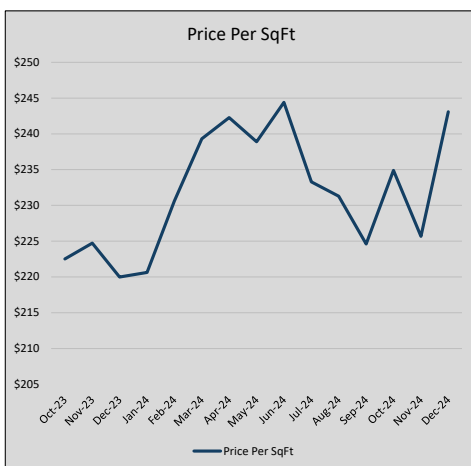
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	7	0	-	3	0	-	-	-	-
\$200,000-299,999	17	3	5.67	3	2	68	\$240,267	\$213,333	88.8%
\$300,000-399,999	38	22	1.73	13	10	35	\$358,790	\$348,470	97.1%
\$400,000-499,999	47	25	1.88	17	9	35	\$447,350	\$438,360	98.0%
\$500,000-599,999	27	12	2.25	6	11	35	\$557,867	\$536,963	96.3%
\$600,000-699,999	14	12	1.17	4	7	41	\$653,483	\$646,404	98.9%
\$700,000-799,999	6	3	2.00	2	2	25	\$739,667	\$693,333	93.7%
\$800,000-899,999	5	1	5.00	1	0	3	\$899,000	\$880,000	97.9%
\$900,000-1,000,000	1	1	1.00	0	0	4	\$975,000	\$1,000,000	102.6%
\$1,000,000 +	11	3	3.67	3	0	54	\$1,591,300	\$1,546,000	97.2%
<b>Grand Total</b>	<b>173</b>	<b>82</b>	<b>2.11</b>	<b>52</b>	<b>41</b>	<b>37</b>	<b>\$526,842</b>	<b>\$512,973</b>	<b>97.4%</b>

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
Oct-23	\$467,465		\$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
Oct-24	\$493,575	(5,696)	\$506,438	97.5%	\$235	85	39
Nov-24	\$475,471	(18,105)	\$488,061	97.4%	\$226	68	43
Dec-24	\$512,973	37,502	\$526,842	97.4%	\$243	82	37







# THE FAIR REPORT

## ROCKWALL

MLS Data for December 2024 (City of Rockwall)

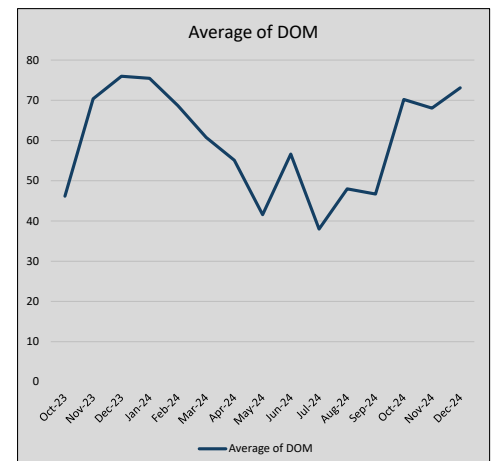
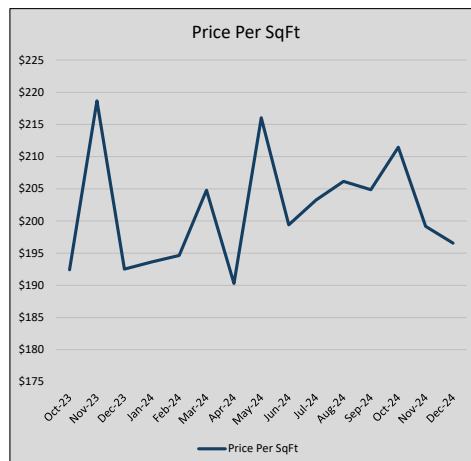
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	1	3.00	1	0	21	\$199,999	\$177,000	88.5%
\$200,000-299,999	16	5	3.20	4	7	37	\$268,400	\$256,000	95.4%
\$300,000-399,999	46	13	3.54	14	10	73	\$363,174	\$353,341	97.3%
\$400,000-499,999	49	9	5.44	11	10	56	\$441,790	\$435,167	98.5%
\$500,000-599,999	42	8	5.25	8	5	46	\$563,374	\$554,563	98.4%
\$600,000-699,999	40	14	2.86	10	6	94	\$645,736	\$631,359	97.8%
\$700,000-799,999	50	9	5.56	9	6	69	\$764,367	\$747,204	97.8%
\$800,000-899,999	25	4	6.25	5	2	32	\$864,309	\$819,727	94.8%
\$900,000-1,000,000	15	0	-	2	5	-	-	-	-
\$1,000,000 +	23	4	5.75	7	3	204	\$1,261,975	\$1,217,500	96.5%
<b>Grand Total</b>	<b>309</b>	<b>67</b>	<b>4.61</b>	<b>71</b>	<b>54</b>	<b>73</b>	<b>\$584,643</b>	<b>\$568,899</b>	<b>97.3%</b>

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
Oct-23	\$540,581		\$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
Oct-24	\$575,504	68,146	\$595,835	96.6%	\$211	75	70
Nov-24	\$502,428	(73,076)	\$521,878	96.3%	\$199	72	68
Dec-24	\$568,899	66,471	\$584,643	97.3%	\$197	67	73





# THE FAIR REPORT

## ROWLETT

MLS Data for December 2024 (City of Rowlett)

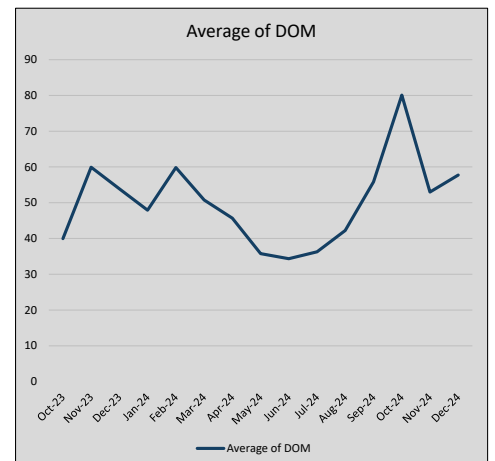
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	2	0.50	0	2	17	\$77,500	\$160,390	207.0%
\$100,000-199,999	0	0	-	1	0	-	-	-	-
\$200,000-299,999	6	7	0.86	4	4	53	\$285,043	\$279,856	98.2%
\$300,000-399,999	75	17	4.41	20	14	49	\$355,628	\$344,705	96.9%
\$400,000-499,999	85	15	5.67	18	12	60	\$454,779	\$450,867	99.1%
\$500,000-599,999	31	7	4.43	8	11	81	\$540,413	\$525,499	97.2%
\$600,000-699,999	25	1	25.00	3	3	211	\$699,900	\$690,000	98.6%
\$700,000-799,999	8	3	2.67	0	2	30	\$779,148	\$768,814	98.7%
\$800,000-899,999	4	1	4.00	1	1	49	\$899,990	\$900,000	100.0%
\$900,000-1,000,000	2	0	-	1	0	-	-	-	-
\$1,000,000 +	1	0	-	1	1	-	-	-	-
<b>Grand Total</b>	<b>238</b>	<b>53</b>	<b>4.49</b>	<b>57</b>	<b>50</b>	<b>58</b>	<b>\$429,017</b>	<b>\$424,107</b>	<b>98.9%</b>

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
Oct-23	\$449,807		\$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
Oct-24	\$479,921	28,996	\$491,320	97.7%	\$192	55	80
Nov-24	\$369,379	(110,541)	\$378,928	97.5%	\$173	51	53
Dec-24	\$424,107	54,728	\$429,017	98.9%	\$174	53	58





# THE FAIR REPORT

## ROYSE CITY

MLS Data for December 2024 (City of Royse City)

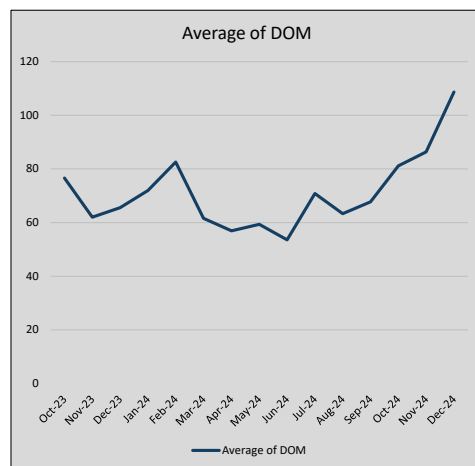
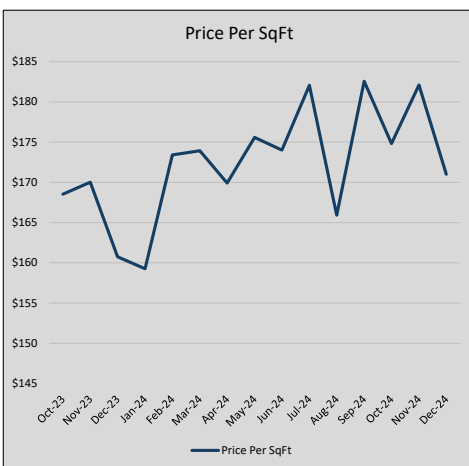
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	2	-	-	-	-
\$200,000-299,999	50	16	3.13	6	16	69	\$276,197	\$267,785	97.0%
\$300,000-399,999	154	29	5.31	18	19	136	\$348,475	\$343,990	98.7%
\$400,000-499,999	76	9	8.44	7	8	124	\$435,960	\$421,498	96.7%
\$500,000-599,999	29	5	5.80	0	2	83	\$552,625	\$530,845	96.1%
\$600,000-699,999	18	5	3.60	4	3	86	\$642,365	\$631,275	98.3%
\$700,000-799,999	8	0	-	2	1	-	-	-	-
\$800,000-899,999	2	0	-	0	1	-	-	-	-
\$900,000-1,000,000	6	1	6.00	0	1	35	\$975,000	\$810,000	83.1%
\$1,000,000 +	11	0	-	3	0	-	-	-	-
<b>Grand Total</b>	<b>355</b>	<b>65</b>	<b>5.46</b>	<b>40</b>	<b>53</b>	<b>109</b>	<b>\$390,746</b>	<b>\$379,605</b>	<b>97.1%</b>

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
Oct-23	\$375,926		\$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
Oct-24	\$368,951	(14,403)	\$375,990	98.1%	\$175	91	81
Nov-24	\$392,096	23,145	\$401,388	97.7%	\$182	76	86
Dec-24	\$379,605	(12,491)	\$390,746	97.1%	\$171	65	109





# THE FAIR REPORT

## SACHSE

MLS Data for December 2024 (City of Sachse)

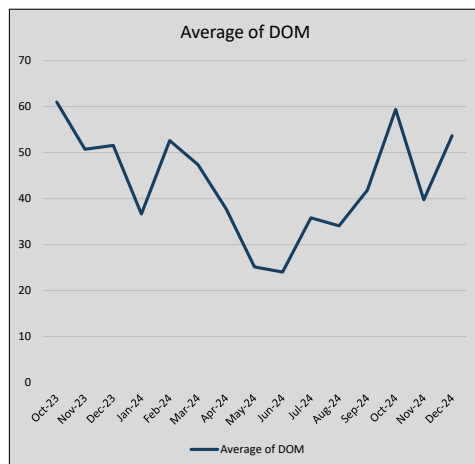
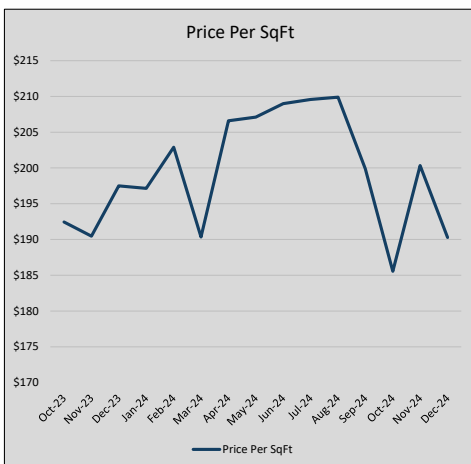
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	1	1	1.00	0	0	43	\$249,900	\$225,000	90.0%
\$300,000-399,999	18	8	2.25	3	5	43	\$344,210	\$341,350	99.2%
\$400,000-499,999	18	5	3.60	4	8	49	\$411,000	\$402,200	97.9%
\$500,000-599,999	12	7	1.71	4	3	66	\$549,098	\$539,113	98.2%
\$600,000-699,999	4	3	1.33	3	0	66	\$630,000	\$572,333	90.8%
\$700,000-799,999	5	0	-	1	1	-	-	-	-
\$800,000-899,999	4	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	1	0	-	1	0	-	-	-	-
<b>Grand Total</b>	<b>65</b>	<b>24</b>	<b>2.71</b>	<b>16</b>	<b>17</b>	<b>54</b>	<b>\$449,678</b>	<b>\$435,733</b>	<b>96.9%</b>

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
Oct-23	\$507,657		\$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
Oct-24	\$453,634	(61,334)	\$464,762	97.6%	\$186	24	59
Nov-24	\$444,450	(9,184)	\$458,923	96.8%	\$200	22	40
Dec-24	\$435,733	(8,717)	\$449,678	96.9%	\$190	24	54





# THE FAIR REPORT

## SANGER

MLS Data for December 2024 (City of Sanger)

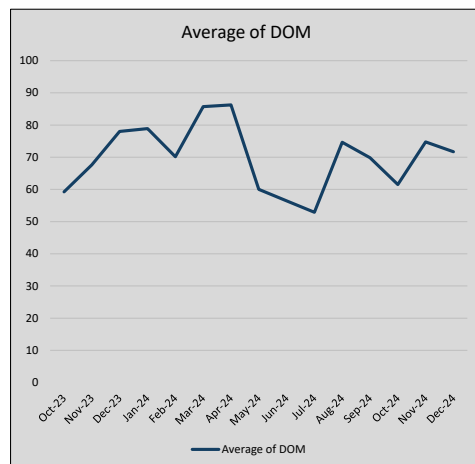
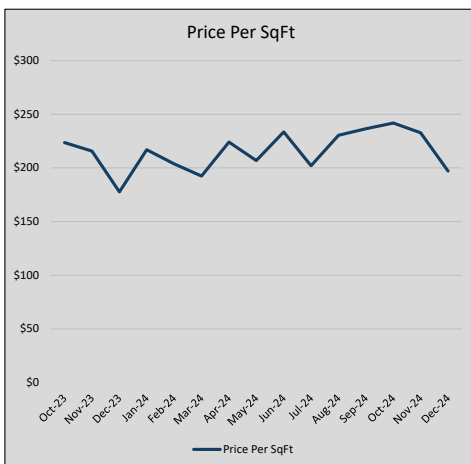
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	8	2	4.00	1	6	51	\$293,500	\$283,000	96.4%
\$300,000-399,999	25	0	-	6	3	-	-	-	-
\$400,000-499,999	13	3	4.33	0	2	64	\$451,000	\$456,000	101.1%
\$500,000-599,999	13	1	13.00	3	1	46	\$529,000	\$509,000	96.2%
\$600,000-699,999	7	0	-	1	0	-	-	-	-
\$700,000-799,999	2	1	2.00	1	1	163	\$799,999	\$707,000	88.4%
\$800,000-899,999	3	0	-	1	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	7	0	-	3	0	-	-	-	-
<b>Grand Total</b>	<b>79</b>	<b>7</b>	<b>11.29</b>	<b>16</b>	<b>13</b>	<b>72</b>	<b>\$467,000</b>	<b>\$450,000</b>	<b>96.4%</b>

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
Oct-23	\$464,723		\$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
Oct-24	\$498,663	57,119	\$498,489	100.0%	\$242	19	62
Nov-24	\$483,613	(15,050)	\$500,588	96.6%	\$233	24	75
Dec-24	\$450,000	(33,613)	\$467,000	96.4%	\$197	7	72





# THE FAIR REPORT

## SAVANNAH

MLS Data for December 2024 (City of Savannah)

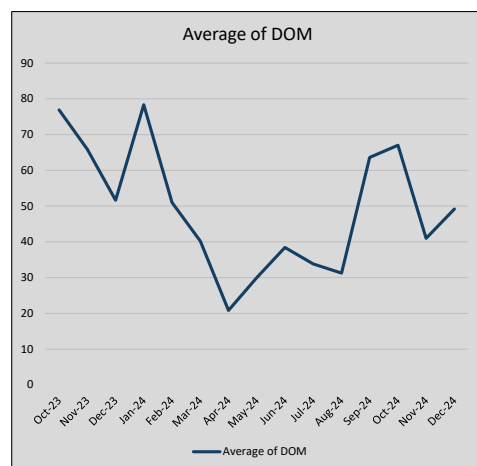
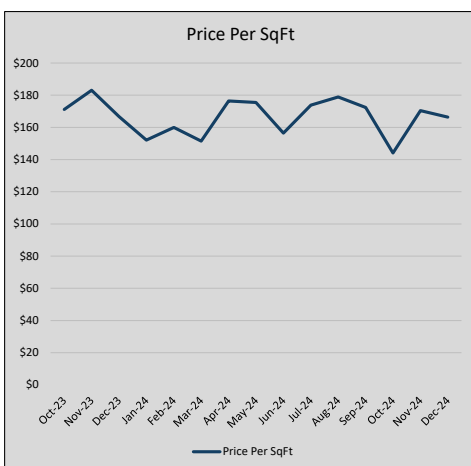
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	3	0.33	0	2	43	\$289,633	\$296,633	102.4%
\$300,000-399,999	18	5	3.60	6	1	45	\$341,200	\$330,400	96.8%
\$400,000-499,999	7	0	-	0	0	-	-	-	-
\$500,000-599,999	4	2	2.00	1	0	70	\$554,400	\$534,000	96.3%
\$600,000-699,999	0	0	-	0	0	-	-	-	-
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
<b>Grand Total</b>	<b>30</b>	<b>10</b>	<b>3.00</b>	<b>7</b>	<b>3</b>	<b>49</b>	<b>\$368,370</b>	<b>\$360,990</b>	<b>98.0%</b>

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
Oct-23	\$343,071		\$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
Oct-24	\$375,667	37,627	\$379,817	98.9%	\$144	6	67
Nov-24	\$417,633	41,967	\$418,633	99.8%	\$170	3	41
Dec-24	\$360,990	(56,643)	\$368,370	98.0%	\$166	10	49





# THE FAIR REPORT

## SHERMAN

MLS Data for December 2024 (City of Sherman)

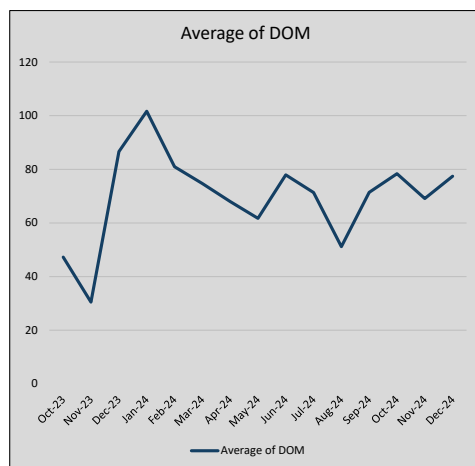
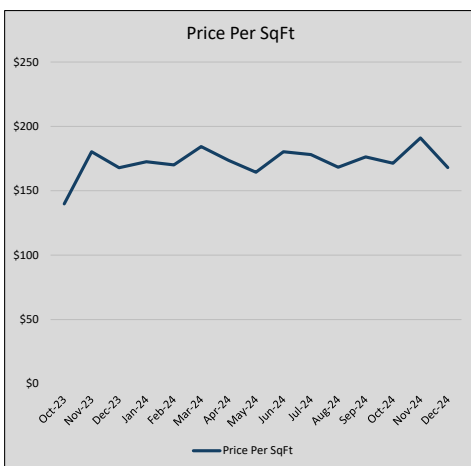
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	1	0.00	0	0	6	\$80,000	\$70,500	88.1%
\$100,000-199,999	34	9	3.78	7	8	50	\$172,017	\$162,917	94.7%
\$200,000-299,999	85	22	3.86	18	9	72	\$257,465	\$250,085	97.1%
\$300,000-399,999	146	31	4.71	18	7	89	\$350,909	\$343,831	98.0%
\$400,000-499,999	47	6	7.83	8	4	75	\$434,930	\$424,083	97.5%
\$500,000-599,999	14	1	14.00	2	1	22	\$515,000	\$495,000	96.1%
\$600,000-699,999	8	0	-	3	0	-	-	-	-
\$700,000-799,999	7	1	7.00	2	0	147	\$775,000	\$740,000	95.5%
\$800,000-899,999	9	0	-	1	1	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	13	1	13.00	4	0	164	\$1,250,000	\$1,025,000	82.0%
<b>Grand Total</b>	<b>365</b>	<b>72</b>	<b>5.07</b>	<b>63</b>	<b>30</b>	<b>77</b>	<b>\$323,891</b>	<b>\$312,526</b>	<b>96.5%</b>

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
Oct-23	\$317,097		\$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
Oct-24	\$320,944	(16,942)	\$328,213	97.8%	\$171	58	78
Nov-24	\$352,486	31,542	\$360,037	97.9%	\$191	46	69
Dec-24	\$312,526	(39,960)	\$323,891	96.5%	\$168	72	77





# THE FAIR REPORT

## SOUTHLAKE

MLS Data for December 2024 (City of Southlake)

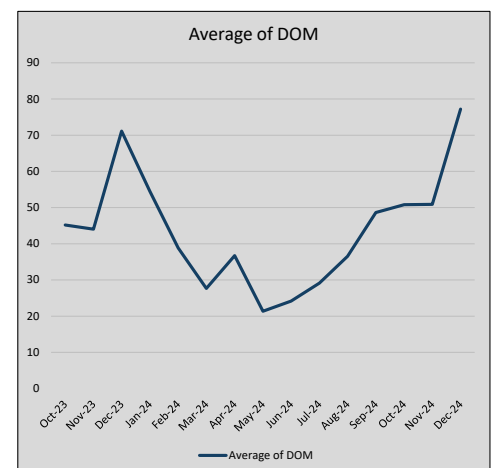
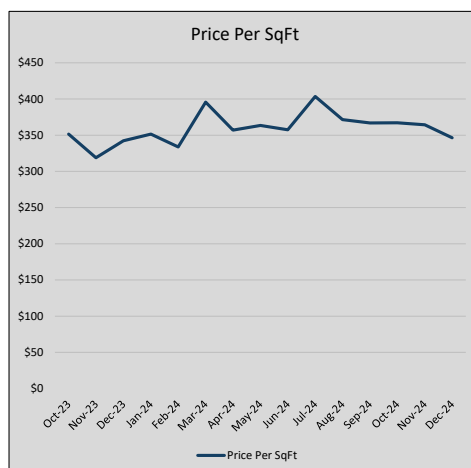
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	1	-	-	-	-
\$400,000-499,999	4	1	4.00	0	0	9	\$450,000	\$437,000	97.1%
\$500,000-599,999	1	2	0.50	0	0	81	\$574,500	\$556,750	96.9%
\$600,000-699,999	1	1	1.00	1	1	28	\$650,000	\$627,500	96.5%
\$700,000-799,999	0	1	0.00	0	0	40	\$789,500	\$772,500	97.8%
\$800,000-899,999	1	1	1.00	0	0	25	\$855,000	\$840,000	98.2%
\$900,000-1,000,000	0	2	0.00	0	3	106	\$949,998	\$895,500	94.3%
\$1,000,000 +	51	20	2.55	23	11	84	\$1,720,300	\$1,657,462	96.3%
<b>Grand Total</b>	<b>58</b>	<b>28</b>	<b>2.07</b>	<b>24</b>	<b>16</b>	<b>77</b>	<b>\$1,435,696</b>	<b>\$1,383,241</b>	<b>96.3%</b>

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
Oct-23	\$1,361,694		\$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
Oct-24	\$1,391,566	40,833	\$1,471,640	94.6%	\$367	37	51
Nov-24	\$1,673,353	281,787	\$1,756,538	95.3%	\$364	23	51
Dec-24	\$1,383,241	(290,112)	\$1,435,696	96.3%	\$346	28	77







# THE FAIR REPORT

## TERRELL

### MLS Data for December 2024 (City of Terrell)

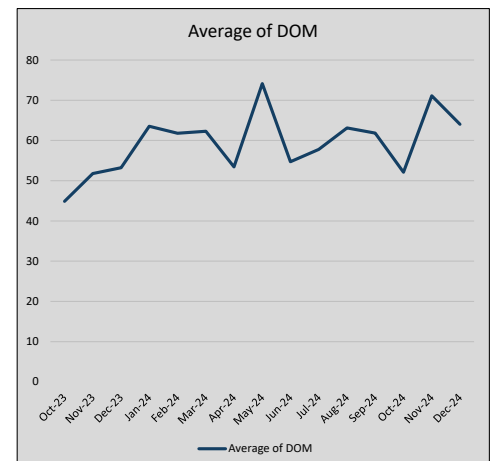
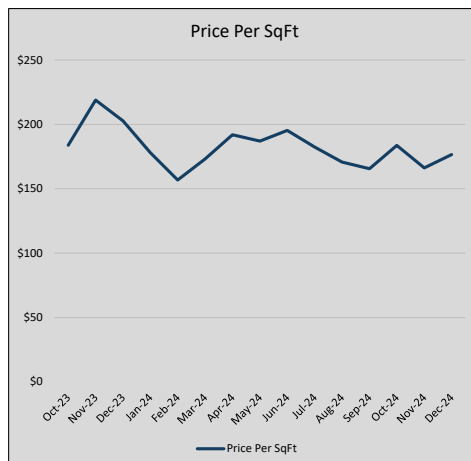
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	1	-	-	-	-
\$100,000-199,999	13	5	2.60	1	1	18	\$152,280	\$154,700	101.6%
\$200,000-299,999	46	11	4.18	6	7	40	\$249,095	\$243,545	97.8%
\$300,000-399,999	30	10	3.00	8	3	82	\$364,180	\$356,163	97.8%
\$400,000-499,999	8	3	2.67	1	0	138	\$471,600	\$467,467	99.1%
\$500,000-599,999	6	1	6.00	0	1	76	\$559,900	\$559,000	99.8%
\$600,000-699,999	11	1	11.00	0	2	57	\$620,000	\$570,000	91.9%
\$700,000-799,999	4	1	4.00	0	0	142	\$770,000	\$750,000	97.4%
\$800,000-899,999	3	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	1	0	-	-	-	-
\$1,000,000 +	7	0	-	1	0	-	-	-	-
<b>Grand Total</b>	<b>129</b>	<b>32</b>	<b>4.03</b>	<b>18</b>	<b>15</b>	<b>64</b>	<b>\$328,373</b>	<b>\$321,735</b>	<b>98.0%</b>

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
Oct-23	\$326,124		\$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
Oct-24	\$335,553	48,165	\$347,755	96.5%	\$184	31	52
Nov-24	\$294,796	(40,758)	\$300,263	98.2%	\$166	25	71
Dec-24	\$321,735	26,940	\$328,373	98.0%	\$177	32	64





# THE FAIR REPORT

## THE COLONY

MLS Data for December 2024 (City of The Colony)

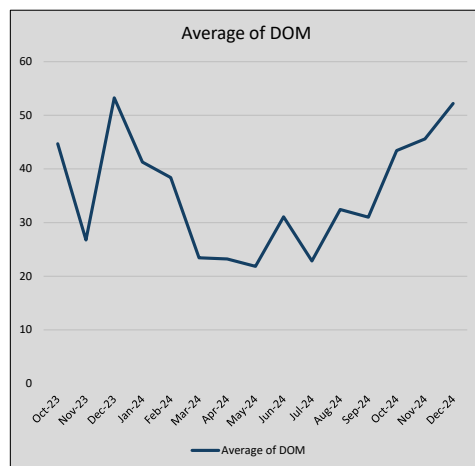
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	10	6	1.67	3	6	76	\$288,398	\$286,167	99.2%
\$300,000-399,999	27	15	1.80	5	8	47	\$346,793	\$341,213	98.4%
\$400,000-499,999	15	7	2.14	3	4	64	\$448,557	\$436,143	97.2%
\$500,000-599,999	13	6	2.17	4	1	55	\$558,667	\$547,333	98.0%
\$600,000-699,999	4	1	4.00	3	5	43	\$659,000	\$655,705	99.5%
\$700,000-799,999	10	1	10.00	4	2	7	\$750,000	\$745,000	99.3%
\$800,000-899,999	16	5	3.20	2	0	96	\$865,145	\$832,800	96.3%
\$900,000-1,000,000	3	3	1.00	0	3	71	\$948,050	\$916,667	96.7%
\$1,000,000 +	18	9	2.00	4	7	10	\$1,436,866	\$1,433,176	99.7%
<b>Grand Total</b>	<b>116</b>	<b>53</b>	<b>2.19</b>	<b>28</b>	<b>36</b>	<b>52</b>	<b>\$659,148</b>	<b>\$648,783</b>	<b>98.4%</b>

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
Oct-23	\$535,896		\$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
Oct-24	\$609,614	94,029	\$623,843	97.7%	\$254	58	43
Nov-24	\$579,593	(30,021)	\$591,126	98.0%	\$250	41	46
Dec-24	\$648,783	69,190	\$659,148	98.4%	\$259	53	52





# THE FAIR REPORT

## VAN ALSTYNE

### MLS Data for December 2024 (City of Van Alstyne)

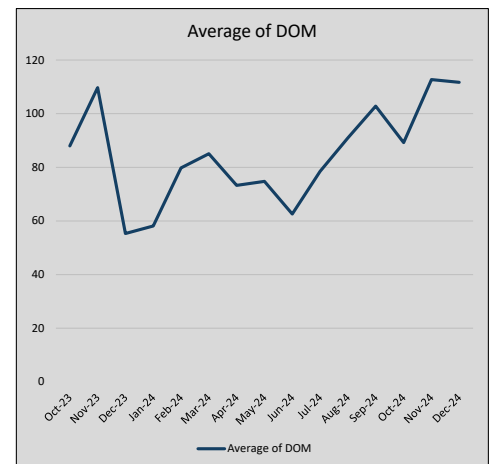
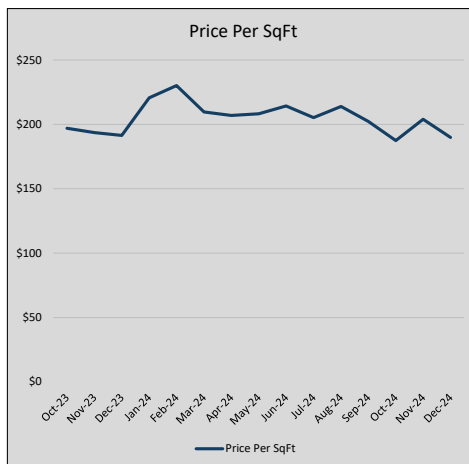
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	1	2	-	-	-	-
\$200,000-299,999	8	3	2.67	0	3	75	\$256,298	\$247,600	96.6%
\$300,000-399,999	21	17	1.24	6	9	111	\$364,477	\$353,565	97.0%
\$400,000-499,999	30	18	1.67	2	4	114	\$455,617	\$439,015	96.4%
\$500,000-599,999	40	11	3.64	2	3	122	\$570,808	\$554,329	97.1%
\$600,000-699,999	12	3	4.00	0	1	88	\$657,284	\$638,860	97.2%
\$700,000-799,999	8	1	8.00	0	2	149	\$775,000	\$750,200	96.8%
\$800,000-899,999	9	0	-	1	1	-	-	-	-
\$900,000-1,000,000	1	0	-	1	1	-	-	-	-
\$1,000,000 +	9	0	-	3	0	-	-	-	-
<b>Grand Total</b>	<b>139</b>	<b>53</b>	<b>2.62</b>	<b>16</b>	<b>26</b>	<b>112</b>	<b>\$456,450</b>	<b>\$441,888</b>	<b>96.8%</b>

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
Oct-23	\$481,484		\$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
Oct-24	\$446,382	(76,963)	\$459,211	97.2%	\$187	49	89
Nov-24	\$487,594	41,212	\$501,060	97.3%	\$204	31	113
Dec-24	\$441,888	(45,705)	\$456,450	96.8%	\$190	53	112





# THE FAIR REPORT

## WEATHERFORD

### MLS Data for December 2024 (City of Weatherford)

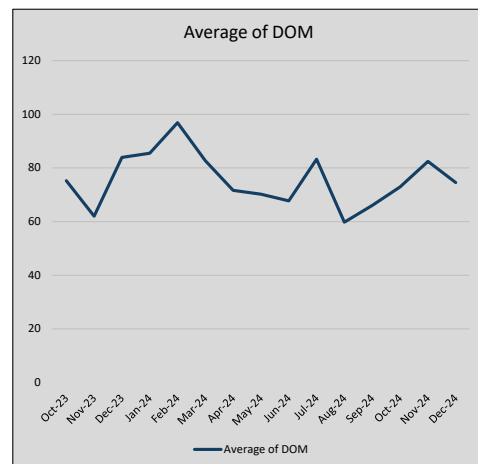
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	1	-	-	-	-
\$100,000-199,999	14	2	7.00	3	5	27	\$172,450	\$160,000	92.8%
\$200,000-299,999	51	21	2.43	6	10	62	\$243,728	\$232,193	95.3%
\$300,000-399,999	69	26	2.65	7	20	64	\$359,908	\$351,420	97.6%
\$400,000-499,999	52	11	4.73	12	16	82	\$438,495	\$433,920	99.0%
\$500,000-599,999	72	9	8.00	18	14	63	\$562,433	\$555,767	98.8%
\$600,000-699,999	67	5	13.40	12	8	125	\$646,250	\$618,790	95.8%
\$700,000-799,999	23	5	4.60	7	6	111	\$765,960	\$737,000	96.2%
\$800,000-899,999	14	5	2.80	2	2	86	\$883,780	\$868,000	98.2%
\$900,000-1,000,000	12	1	12.00	7	1	251	\$999,000	\$975,000	97.6%
\$1,000,000 +	40	5	8.00	13	1	75	\$3,019,444	\$2,682,744	88.8%
<b>Grand Total</b>	<b>414</b>	<b>90</b>	<b>4.60</b>	<b>88</b>	<b>84</b>	<b>75</b>	<b>\$580,915</b>	<b>\$551,285</b>	<b>94.9%</b>

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
Oct-23	\$466,664		\$481,568	96.9%	\$201	89	75
Nov-23	\$488,868	22,204	\$504,289	96.9%	\$223	64	62
Dec-23	\$674,253	185,386	\$705,334	95.6%	\$295	91	84
Jan-24	\$484,734	(189,520)	\$505,445	95.9%	\$219	58	85
Feb-24	\$496,364	11,630	\$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	\$450,912	(14,357)	\$458,613	98.3%	\$217	116	68
Jul-24	\$490,566	39,654	\$507,860	96.6%	\$227	124	83
Aug-24	\$540,418	49,852	\$560,683	96.4%	\$235	106	60
Sep-24	\$476,485	(63,932)	\$485,773	98.1%	\$218	83	66
Oct-24	\$492,328	15,843	\$503,508	97.8%	\$227	94	73
Nov-24	\$546,620	54,292	\$559,405	97.7%	\$239	79	82
Dec-24	\$551,285	4,665	\$580,915	94.9%	\$257	90	75





# THE FAIR REPORT

## WHITESBORO

### MLS Data for December 2024 (City of Whitesboro)

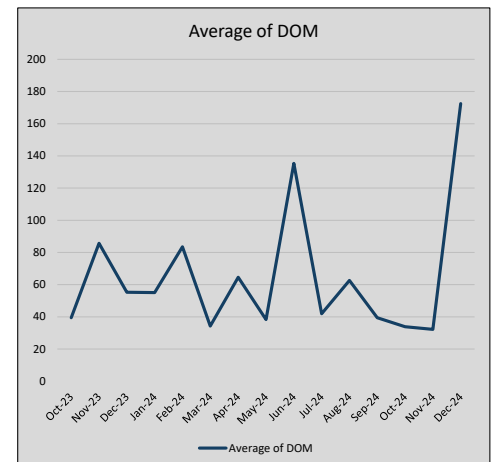
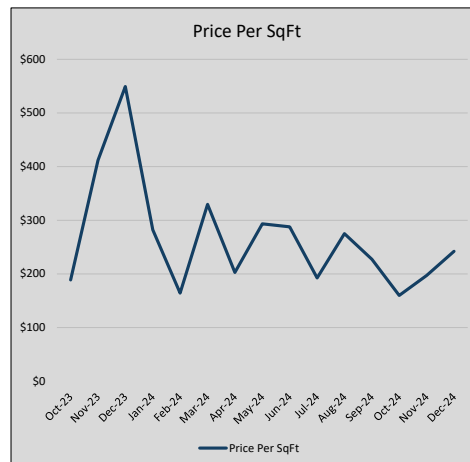
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	4	1	4.00	1	2	198	\$165,000	\$148,000	89.7%
\$200,000-299,999	14	0	-	4	4	-	-	-	-
\$300,000-399,999	12	0	-	2	2	-	-	-	-
\$400,000-499,999	5	3	1.67	0	0	141	\$472,633	\$434,333	91.9%
\$500,000-599,999	7	0	-	0	1	-	-	-	-
\$600,000-699,999	13	0	-	1	1	-	-	-	-
\$700,000-799,999	2	1	2.00	0	0	62	\$799,000	\$775,000	97.0%
\$800,000-899,999	2	0	-	1	0	-	-	-	-
\$900,000-1,000,000	4	0	-	0	0	-	-	-	-
\$1,000,000 +	18	1	18.00	4	0	353	\$1,250,000	\$975,000	78.0%
<b>Grand Total</b>	<b>81</b>	<b>6</b>	<b>13.50</b>	<b>14</b>	<b>10</b>	<b>173</b>	<b>\$605,317</b>	<b>\$533,500</b>	<b>88.1%</b>

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
Oct-23	\$329,750		\$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
Oct-24	\$213,063	(182,606)	\$222,250	95.9%	\$160	8	34
Nov-24	\$320,378	107,315	\$326,867	98.0%	\$197	9	32
Dec-24	\$533,500	213,122	\$605,317	88.1%	\$242	6	173





# THE FAIR REPORT

## WILLOW PARK

MLS Data for December 2024 (City of Willow Park)

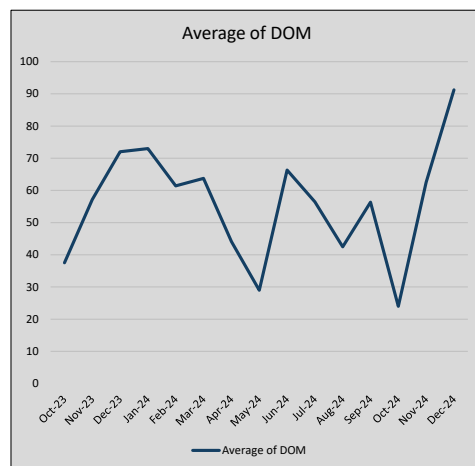
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	10	0	-	1	1	-	-	-	-
\$400,000-499,999	10	4	2.50	0	0	51	\$440,000	\$430,000	97.7%
\$500,000-599,999	16	2	8.00	2	0	164	\$539,950	\$517,500	95.8%
\$600,000-699,999	4	2	2.00	0	0	100	\$637,500	\$630,000	98.8%
\$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	-	-	-	-
<b>Grand Total</b>	<b>41</b>	<b>8</b>	<b>5.13</b>	<b>3</b>	<b>1</b>	<b>91</b>	<b>\$514,362</b>	<b>\$501,875</b>	<b>97.6%</b>

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
Oct-23	\$570,000		\$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
Oct-24	\$456,797	95,297	\$466,030	98.0%	\$195	10	24
Nov-24	\$360,625	(96,172)	\$358,350	100.6%	\$187	4	63
Dec-24	\$501,875	141,250	\$514,362	97.6%	\$201	8	91





# THE FAIR REPORT

## WYLIE

### MLS Data for December 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	0	0	-	1	0	-	-	-	-
\$100,000-199,999	1	0	-	1	0	-	-	-	-
\$200,000-299,999	10	5	2.00	0	2	90	\$271,758	\$258,400	95.1%
\$300,000-399,999	54	23	2.35	12	10	44	\$353,755	\$345,131	97.6%
\$400,000-499,999	43	8	5.38	10	8	56	\$435,540	\$429,544	98.6%
\$500,000-599,999	32	10	3.20	8	8	97	\$550,150	\$539,000	98.0%
\$600,000-699,999	31	5	6.20	0	2	42	\$669,935	\$657,000	98.1%
\$700,000-799,999	22	3	7.33	2	2	142	\$764,109	\$716,663	93.8%
\$800,000-899,999	9	1	9.00	2	1	64	\$800,000	\$721,000	90.1%
\$900,000-1,000,000	1	0	-	1	1	-	-	-	-
\$1,000,000 +	3	0	-	0	0	-	-	-	-
<b>Grand Total</b>	<b>206</b>	<b>55</b>	<b>3.75</b>	<b>37</b>	<b>34</b>	<b>65</b>	<b>\$453,145</b>	<b>\$440,225</b>	<b>97.1%</b>

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
Oct-23	\$480,555		\$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
Oct-24	\$458,193	(10,214)	\$467,096	98.1%	\$185	58	58
Nov-24	\$455,645	(2,548)	\$466,554	97.7%	\$189	51	71
Dec-24	\$440,225	(15,420)	\$453,145	97.1%	\$188	55	65

