



THE FAIR REPORT

MARKET CONDITION REPORT | JANUARY 2025 MLS DATA

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SELLERS MARKET

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



BUYERS MARKET

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



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NORTH TEXAS

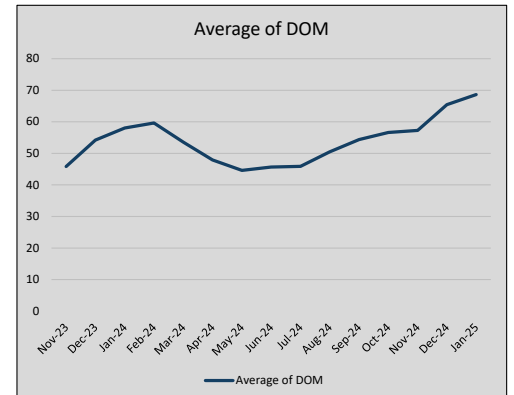
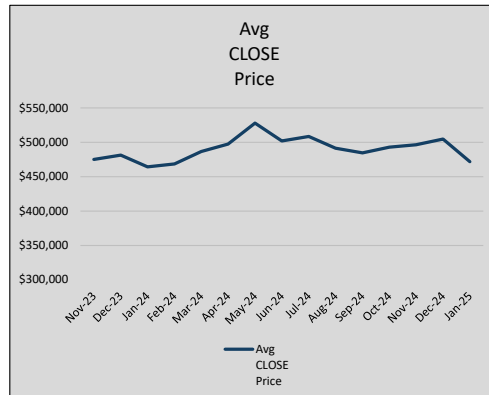
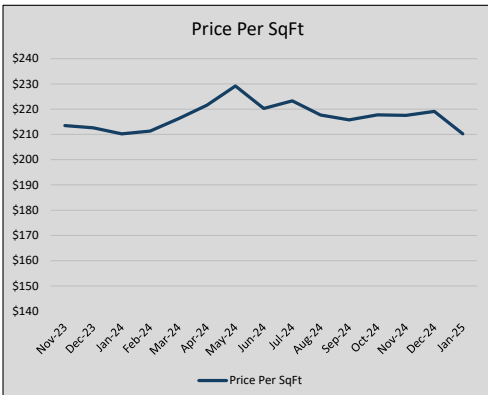
MLS Data for January 2025 (Combined Counties of COLLIN, COOKE, DALLAS, DENTON, ELLIS FANNIN, GRAYSON, HENDERSON, HILL, HOOD, HUNT, JOHNSON, KAUFMAN, LAMAR, PARKER, ROCKWALL, TARRANT)

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	177	45	3.93	35	19	78	\$74,529	\$88,894	119.3%
\$100,000-199,999	1443	296	4.88	250	226	50	\$164,433	\$155,120	94.3%
\$200,000-299,999	4826	1139	4.24	749	1060	59	\$261,601	\$254,571	97.3%
\$300,000-399,999	7258	1532	4.74	987	1484	65	\$350,215	\$341,573	97.5%
\$400,000-499,999	5065	969	5.23	620	998	76	\$449,234	\$438,537	97.6%
\$500,000-599,999	3227	643	5.02	393	614	81	\$551,480	\$536,636	97.3%
\$600,000-699,999	2161	356	6.07	303	386	74	\$651,612	\$632,816	97.1%
\$700,000-799,999	1357	217	6.25	158	255	69	\$750,149	\$724,777	96.6%
\$800,000-899,999	844	98	8.61	132	148	67	\$850,413	\$824,124	96.9%
\$900,000-1,000,000	571	108	5.29	102	94	80	\$960,539	\$930,045	96.8%
\$1,000,000 +	2423	282	8.59	342	404	78	\$1,806,620	\$1,722,592	95.3%
Grand Total	29352	5685	5.16	4071	5688	69	\$486,848	\$471,891	96.9%

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
Nov-23	\$474,969		\$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
Jan-25	\$471,891	(32,787)	\$486,848	96.9%	\$210	5685	69





THE FAIR REPORT

COLLIN COUNTY

MLS Data for January 2025 (COLLIN COUNTY)

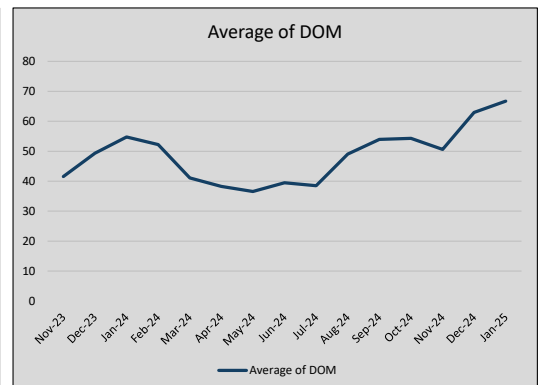
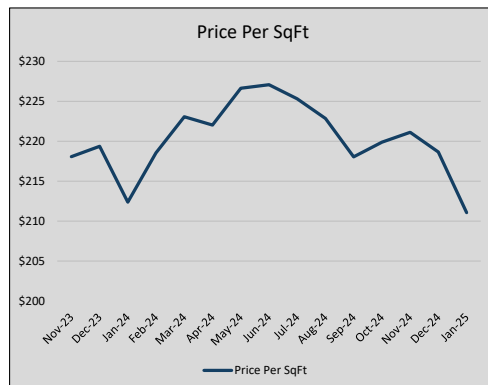
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	0	-	2	0	-	-	-	-
\$100,000-199,999	30	15	2.00	4	8	36	\$187,986	\$180,057	95.8%
\$200,000-299,999	220	75	2.93	34	72	47	\$265,548	\$257,946	97.1%
\$300,000-399,999	901	233	3.87	95	183	62	\$358,308	\$349,089	97.4%
\$400,000-499,999	829	222	3.73	94	219	67	\$447,188	\$436,948	97.7%
\$500,000-599,999	593	179	3.31	71	139	70	\$549,405	\$533,777	97.2%
\$600,000-699,999	441	110	4.01	66	88	74	\$652,771	\$634,917	97.3%
\$700,000-799,999	314	60	5.23	32	77	75	\$740,655	\$718,750	97.0%
\$800,000-899,999	190	23	8.26	33	36	73	\$836,026	\$809,644	96.8%
\$900,000-1,000,000	124	22	5.64	22	20	81	\$956,669	\$923,288	96.5%
\$1,000,000 +	369	49	7.53	67	105	81	\$1,667,839	\$1,581,789	94.8%
Grand Total	4013	988	4.06	520	947	67	\$548,668	\$531,721	96.9%

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
Nov-23	\$549,435		\$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
Jan-25	\$531,721	(29,811)	\$548,668	96.9%	\$211	988	67





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COOKE COUNTY

MLS Data for January 2025 (COOKE COUNTY)

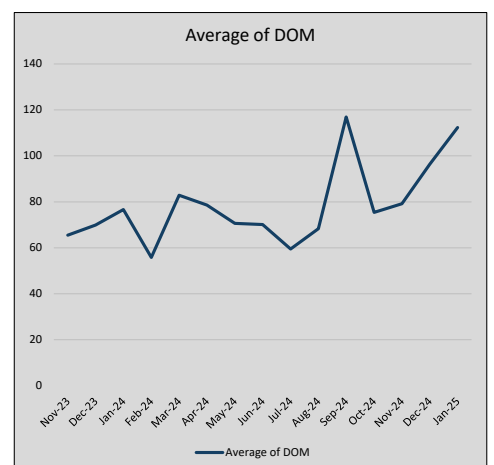
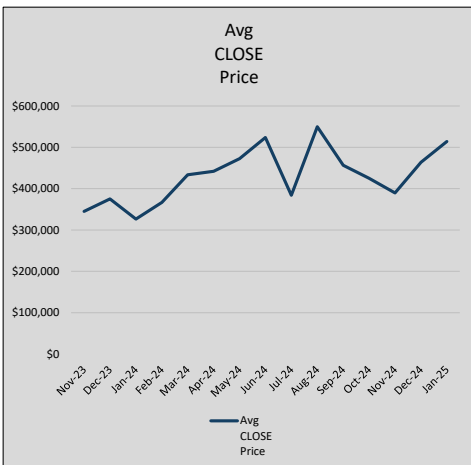
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	1	2.00	0	0	98	\$99,900	\$83,500	83.6%
\$100,000-199,999	18	1	18.00	3	4	30	\$199,500	\$199,500	100.0%
\$200,000-299,999	40	6	6.67	4	7	79	\$257,667	\$234,083	90.8%
\$300,000-399,999	60	8	7.50	8	7	94	\$336,761	\$324,300	96.3%
\$400,000-499,999	25	4	6.25	1	9	99	\$467,771	\$448,046	95.8%
\$500,000-599,999	38	2	19.00	1	5	254	\$559,900	\$547,450	97.8%
\$600,000-699,999	14	1	14.00	3	2	256	\$610,000	\$610,000	100.0%
\$700,000-799,999	12	3	4.00	1	2	56	\$775,633	\$720,703	92.9%
\$800,000-899,999	11	0	-	0	1	-	-	-	-
\$900,000-1,000,000	7	1	7.00	5	0	265	\$947,000	\$898,500	94.9%
\$1,000,000 +	38	3	12.67	0	1	144	\$1,530,333	\$1,526,667	99.8%
Grand Total	265	30	8.83	26	38	112	\$533,509	\$513,986	96.3%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$345,183		\$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
Jan-25	\$513,986	50,403	\$533,509	96.3%	\$229	30	112





THE FAIR REPORT

DALLAS COUNTY

MLS Data for January 2025 (DALLAS COUNTY)

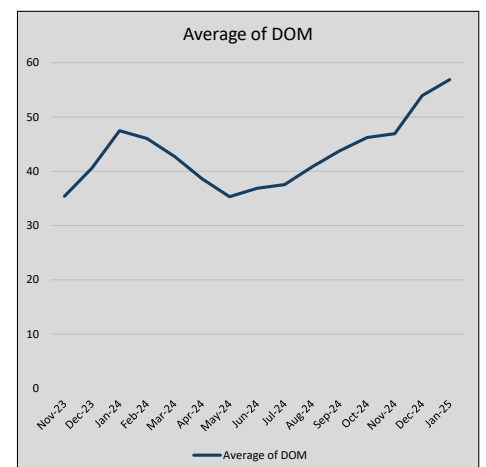
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	58	11	5.27	13	4	69	\$82,677	\$176,268	213.2%
\$100,000-199,999	460	100	4.60	93	63	43	\$164,212	\$155,150	94.5%
\$200,000-299,999	1248	325	3.84	241	254	56	\$257,171	\$249,406	97.0%
\$300,000-399,999	1353	290	4.67	212	283	54	\$345,472	\$334,289	96.8%
\$400,000-499,999	833	165	5.05	142	154	57	\$448,743	\$435,744	97.1%
\$500,000-599,999	530	103	5.15	90	76	65	\$550,912	\$534,162	97.0%
\$600,000-699,999	299	60	4.98	56	55	72	\$657,178	\$643,155	97.9%
\$700,000-799,999	204	35	5.83	34	43	57	\$752,055	\$731,242	97.2%
\$800,000-899,999	126	19	6.63	32	36	50	\$853,546	\$828,011	97.0%
\$900,000-1,000,000	92	28	3.29	24	21	60	\$967,756	\$930,651	96.2%
\$1,000,000 +	675	91	7.42	101	105	64	\$2,187,058	\$2,095,351	95.8%
Grand Total	5878	1227	4.79	1038	1094	57	\$521,576	\$504,500	96.7%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$539,517		\$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
Jan-25	\$504,500	(85,537)	\$521,576	96.7%	\$249	1227	57





THE FAIR REPORT

DENTON COUNTY

MLS Data for January 2025 (DENTON COUNTY)

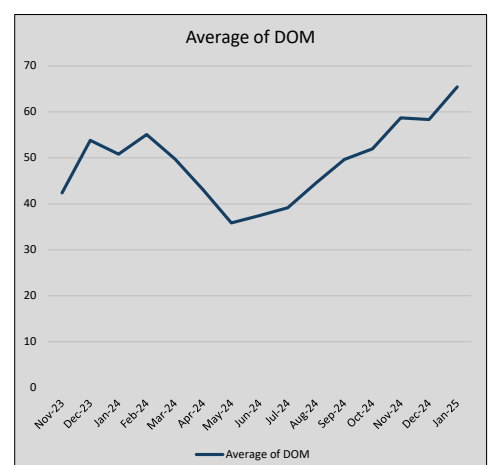
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	4	0	-	4	3	-	-	-	-
\$100,000-199,999	18	5	3.60	0	2	34	\$186,960	\$189,077	101.1%
\$200,000-299,999	116	77	1.51	15	72	54	\$266,467	\$258,985	97.2%
\$300,000-399,999	831	234	3.55	104	219	59	\$357,860	\$350,234	97.9%
\$400,000-499,999	873	188	4.64	101	162	73	\$450,857	\$438,855	97.3%
\$500,000-599,999	490	114	4.30	55	115	70	\$548,446	\$535,035	97.6%
\$600,000-699,999	336	72	4.67	47	80	66	\$650,612	\$628,610	96.6%
\$700,000-799,999	220	48	4.58	25	49	62	\$751,730	\$728,007	96.8%
\$800,000-899,999	148	30	4.93	19	29	61	\$853,997	\$820,641	96.1%
\$900,000-1,000,000	95	18	5.28	21	30	73	\$946,322	\$915,083	96.7%
\$1,000,000 +	403	63	6.40	51	71	78	\$1,553,809	\$1,493,774	96.1%
Grand Total	3534	849	4.16	442	832	65	\$560,597	\$543,868	97.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$522,282		\$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
Jan-25	\$543,868	(37,360)	\$560,597	97.0%	\$217	849	65





THE FAIR REPORT

ELLIS COUNTY

MLS Data for January 2025 (ELLIS COUNTY)

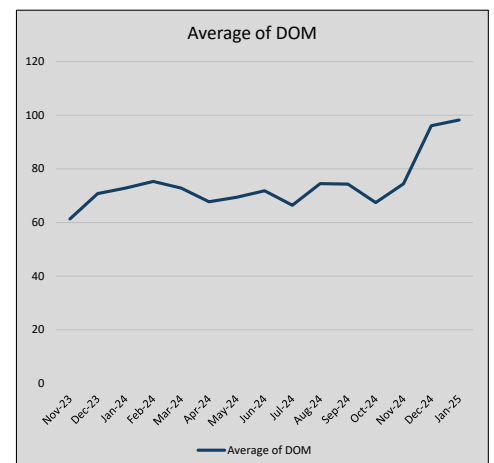
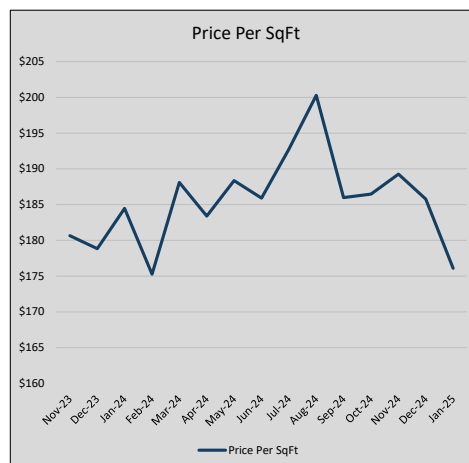
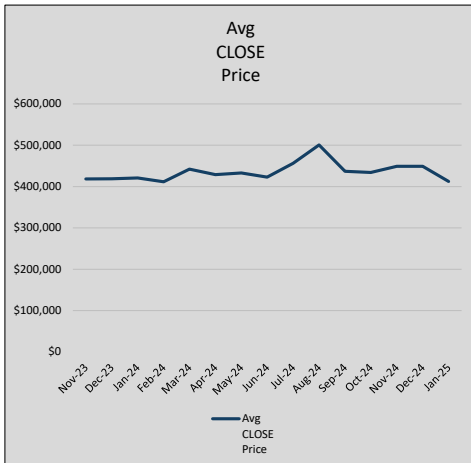
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	4	1	4.00	0	1	62	\$85,000	\$75,000	88.2%
\$100,000-199,999	11	6	1.83	2	4	22	\$158,450	\$148,450	93.7%
\$200,000-299,999	117	34	3.44	16	36	56	\$269,193	\$263,418	97.9%
\$300,000-399,999	250	61	4.10	39	64	74	\$353,388	\$340,424	96.3%
\$400,000-499,999	293	48	6.10	28	44	109	\$452,453	\$442,577	97.8%
\$500,000-599,999	220	28	7.86	23	44	192	\$550,988	\$534,332	97.0%
\$600,000-699,999	149	13	11.46	14	18	137	\$648,790	\$630,057	97.1%
\$700,000-799,999	86	2	43.00	8	10	57	\$775,000	\$780,000	100.6%
\$800,000-899,999	34	3	11.33	5	4	41	\$856,667	\$840,000	98.1%
\$900,000-1,000,000	13	2	6.50	3	2	80	\$937,500	\$920,500	98.2%
\$1,000,000 +	41	1	41.00	4	6	133	\$1,250,000	\$1,050,000	84.0%
Grand Total	1218	199	6.12	142	233	98	\$424,973	\$412,334	97.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$418,647		\$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
Jan-25	\$412,334	(36,706)	\$424,973	97.0%	\$176	199	98





THE FAIR REPORT

FANNIN COUNTY

MLS Data for January 2025 (FANNIN COUNTY)

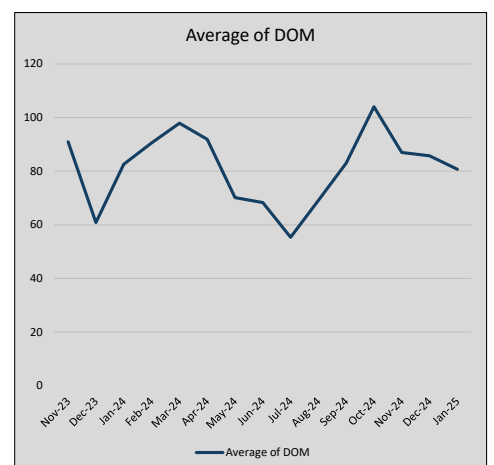
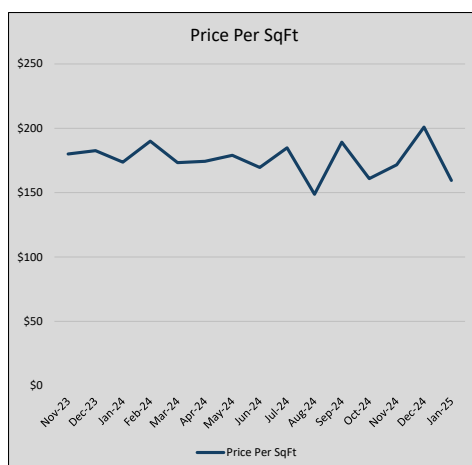
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	6	0	-	0	0	-	-	-	-
\$100,000-199,999	26	4	6.50	1	12	33	\$154,450	\$138,262	89.5%
\$200,000-299,999	71	3	23.67	8	2	31	\$265,000	\$269,000	101.5%
\$300,000-399,999	42	2	21.00	6	5	51	\$362,500	\$320,000	88.3%
\$400,000-499,999	32	1	32.00	5	2	52	\$499,000	\$479,000	96.0%
\$500,000-599,999	18	4	4.50	3	5	183	\$560,058	\$515,675	92.1%
\$600,000-699,999	14	2	7.00	4	0	91	\$641,613	\$597,613	93.1%
\$700,000-799,999	7	0	-	0	0	-	-	-	-
\$800,000-899,999	4	0	-	0	0	-	-	-	-
\$900,000-1,000,000	7	0	-	1	1	-	-	-	-
\$1,000,000 +	20	0	-	4	0	-	-	-	-
Grand Total	247	16	15.44	32	27	81	\$385,016	\$358,561	93.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$313,654		\$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
Jan-25	\$358,561	(23,228)	\$385,016	93.1%	\$159	16	81





THE FAIR REPORT

GRAYSON COUNTY

MLS Data for January 2025 (GRAYSON COUNTY)

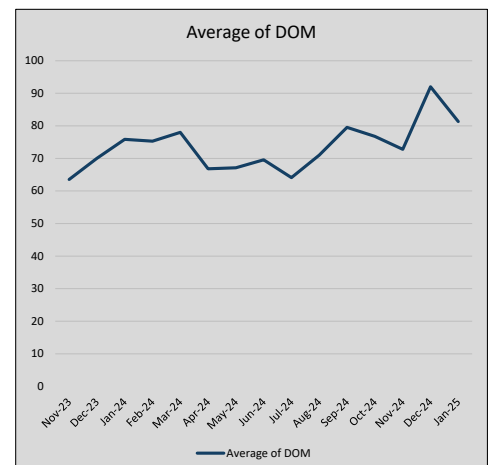
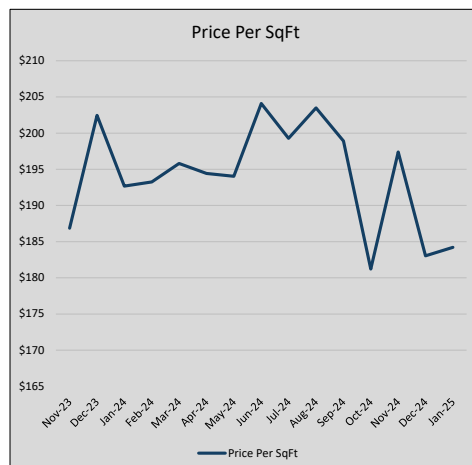
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	11	3	3.67	1	0	125	\$68,230	\$66,563	97.6%
\$100,000-199,999	128	22	5.82	24	19	67	\$157,005	\$150,026	95.6%
\$200,000-299,999	249	51	4.88	33	26	58	\$256,776	\$252,809	98.5%
\$300,000-399,999	278	30	9.27	22	31	93	\$340,946	\$326,696	95.8%
\$400,000-499,999	144	7	20.57	14	18	94	\$455,216	\$438,213	96.3%
\$500,000-599,999	105	10	10.50	11	7	155	\$539,721	\$526,090	97.5%
\$600,000-699,999	72	3	24.00	5	5	138	\$639,333	\$610,833	95.5%
\$700,000-799,999	37	3	12.33	3	5	89	\$781,556	\$779,932	99.8%
\$800,000-899,999	41	2	20.50	3	4	17	\$820,245	\$802,745	97.9%
\$900,000-1,000,000	24	4	6.00	2	1	113	\$967,474	\$937,500	96.9%
\$1,000,000 +	89	3	29.67	6	7	78	\$1,525,000	\$1,300,000	85.2%
Grand Total	1178	138	8.54	124	123	81	\$361,699	\$347,468	96.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$346,404		\$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
Jan-25	\$347,468	(16,228)	\$361,699	96.1%	\$184	138	81





THE FAIR REPORT

HENDERSON COUNTY

MLS Data for January 2025 (HENDERSON COUNTY)

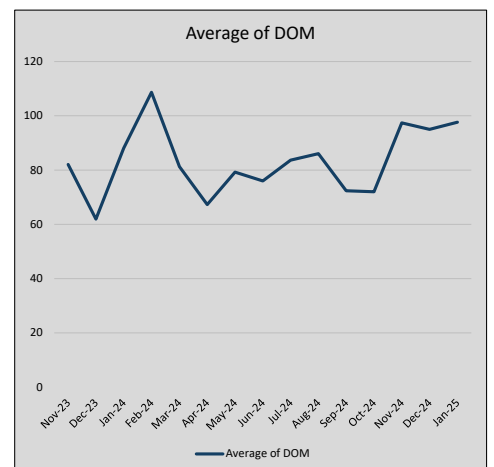
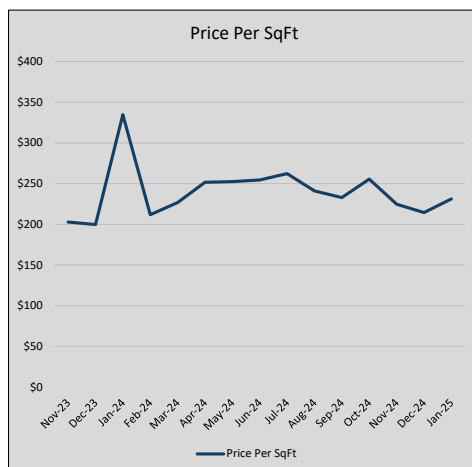
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	25	1	25.00	2	1	69	\$56,050	\$48,000	85.6%
\$100,000-199,999	78	6	13.00	11	7	19	\$169,358	\$160,517	94.8%
\$200,000-299,999	180	13	13.85	19	15	119	\$246,390	\$230,596	93.6%
\$300,000-399,999	91	5	18.20	16	6	122	\$347,860	\$328,260	94.4%
\$400,000-499,999	59	2	29.50	12	3	67	\$460,250	\$450,000	97.8%
\$500,000-599,999	32	4	8.00	7	6	134	\$537,250	\$491,750	91.5%
\$600,000-699,999	30	2	15.00	7	2	36	\$617,050	\$513,300	83.2%
\$700,000-799,999	20	2	10.00	5	2	94	\$725,000	\$667,500	92.1%
\$800,000-899,999	17	0	-	6	0	-	-	-	-
\$900,000-1,000,000	17	2	8.50	4	0	99	\$954,500	\$861,125	90.2%
\$1,000,000 +	77	2	38.50	12	1	175	\$2,745,000	\$2,467,500	89.9%
Grand Total	626	39	16.05	101	43	98	\$491,466	\$449,641	91.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$383,660		\$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
Jan-25	\$449,641	25,479	\$491,466	91.5%	\$231	39	98





THE FAIR REPORT

HILL COUNTY

MLS Data for January 2025 (HILL COUNTY)

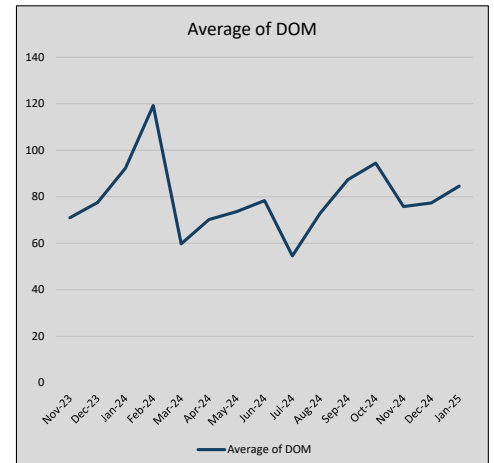
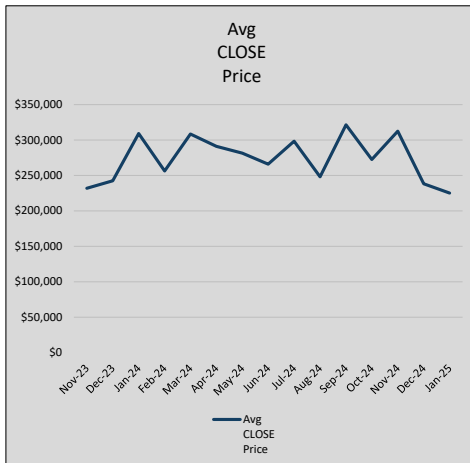
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	11	7	1.57	0	0	76	\$53,957	\$45,134	83.6%
\$100,000-199,999	35	10	3.50	3	3	87	\$131,890	\$116,500	88.3%
\$200,000-299,999	82	11	7.45	10	5	89	\$263,155	\$253,127	96.2%
\$300,000-399,999	29	4	7.25	5	0	34	\$351,625	\$345,375	98.2%
\$400,000-499,999	18	0	-	0	5	-	-	-	-
\$500,000-599,999	8	2	4.00	1	3	82	\$577,450	\$545,000	94.4%
\$600,000-699,999	10	0	-	0	0	-	-	-	-
\$700,000-799,999	14	2	7.00	0	3	182	\$772,000	\$685,000	88.7%
\$800,000-899,999	2	0	-	1	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	12	0	-	1	2	-	-	-	-
Grand Total	222	36	6.17	21	21	85	\$241,575	\$225,190	93.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$231,885		\$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
Jan-25	\$225,190	(13,074)	\$241,575	93.2%	\$151	36	85





THE FAIR REPORT

HOOD COUNTY

MLS Data for January 2025 (HOOD COUNTY)

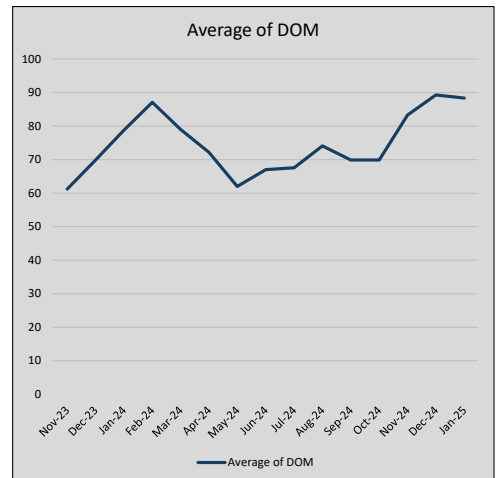
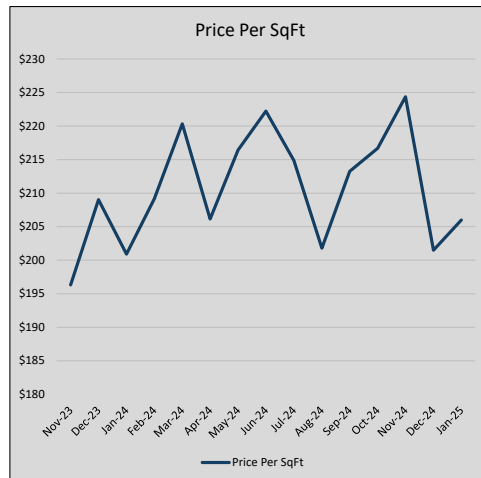
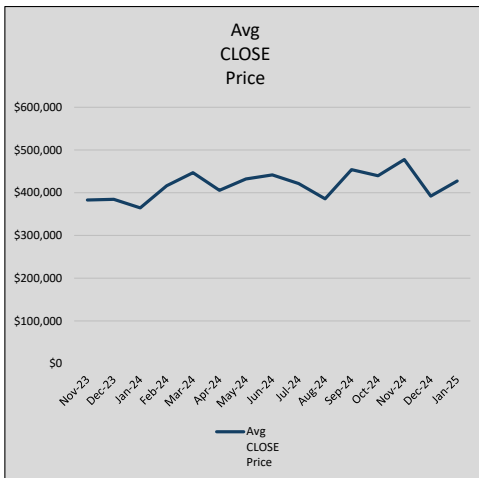
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	21	7	3.00	1	2	71	\$84,986	\$63,714	75.0%
\$100,000-199,999	60	7	8.57	11	4	90	\$155,371	\$149,571	96.3%
\$200,000-299,999	154	22	7.00	30	24	70	\$267,822	\$262,036	97.8%
\$300,000-399,999	145	11	13.18	10	27	90	\$359,989	\$353,580	98.2%
\$400,000-499,999	85	8	10.63	11	7	133	\$450,175	\$445,779	99.0%
\$500,000-599,999	43	8	5.38	14	7	40	\$550,975	\$541,100	98.2%
\$600,000-699,999	41	5	8.20	0	4	68	\$645,280	\$624,980	96.9%
\$700,000-799,999	28	3	9.33	1	4	104	\$772,997	\$765,000	99.0%
\$800,000-899,999	17	2	8.50	4	1	92	\$885,000	\$905,000	102.3%
\$900,000-1,000,000	18	3	6.00	0	1	168	\$982,667	\$946,833	96.4%
\$1,000,000 +	42	4	10.50	3	9	176	\$1,344,360	\$1,274,750	94.8%
Grand Total	654	80	8.18	85	90	88	\$439,806	\$427,645	97.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$382,990		\$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
Jan-25	\$427,645	35,297	\$439,806	97.2%	\$206	80	88





THE FAIR REPORT

HUNT COUNTY

MLS Data for January 2025 (HUNT COUNTY)

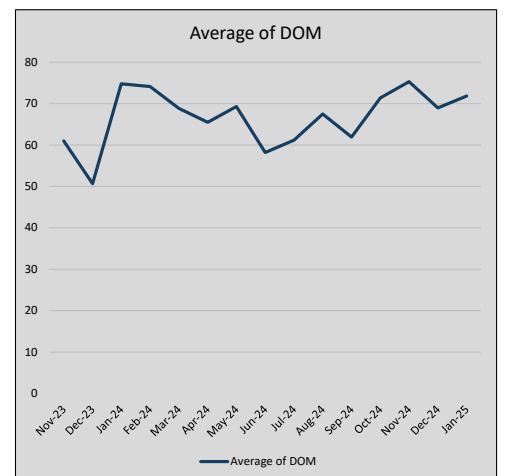
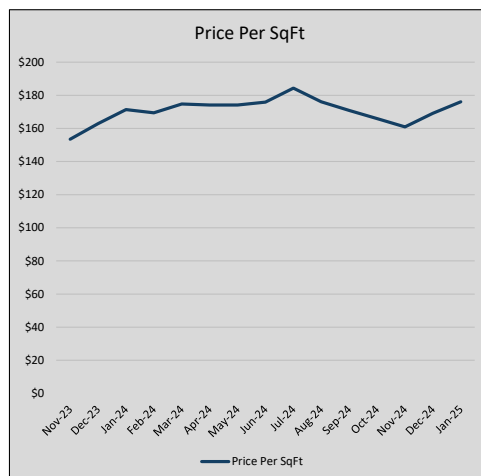
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	5	2	2.50	0	1	46	\$79,950	\$77,500	96.9%
\$100,000-199,999	73	12	6.08	13	17	62	\$175,733	\$168,871	96.1%
\$200,000-299,999	304	31	9.81	50	33	63	\$258,113	\$245,405	95.1%
\$300,000-399,999	208	20	10.40	22	30	77	\$345,346	\$336,112	97.3%
\$400,000-499,999	97	14	6.93	5	15	83	\$453,149	\$437,847	96.6%
\$500,000-599,999	52	9	5.78	9	6	95	\$559,411	\$535,100	95.7%
\$600,000-699,999	40	1	40.00	5	5	56	\$675,000	\$656,400	97.2%
\$700,000-799,999	24	1	24.00	3	3	154	\$775,000	\$840,000	108.4%
\$800,000-899,999	11	1	11.00	3	0	12	\$850,000	\$850,000	100.0%
\$900,000-1,000,000	8	1	8.00	1	0	46	\$949,500	\$888,000	93.5%
\$1,000,000 +	28	0	-	1	1	-	-	-	-
Grand Total	850	92	9.24	112	111	72	\$345,711	\$333,602	96.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$285,963		\$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
Jan-25	\$333,602	4,274	\$345,711	96.5%	\$176	92	72





THE FAIR REPORT

JOHNSON COUNTY

MLS Data for January 2025 (JOHNSON COUNTY)

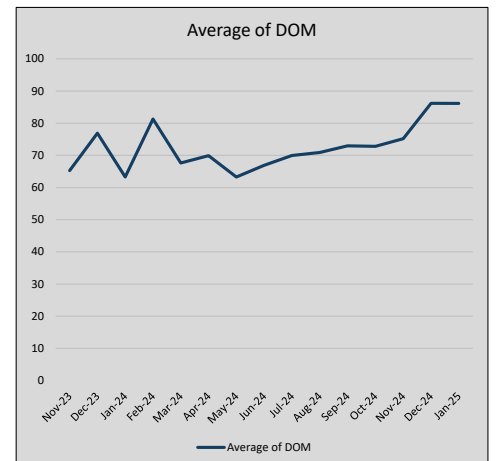
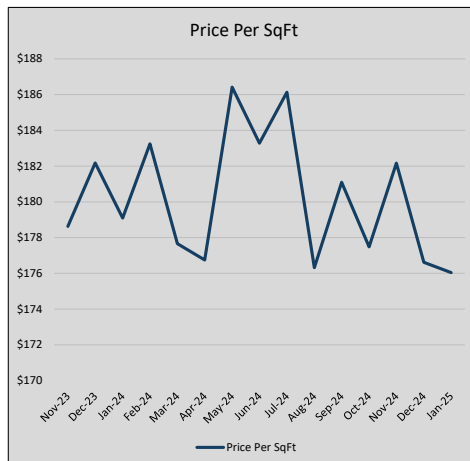
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	1	3.00	1	0	15	\$89,000	\$60,000	67.4%
\$100,000-199,999	39	11	3.55	9	6	39	\$175,663	\$155,582	88.6%
\$200,000-299,999	239	43	5.56	22	52	67	\$267,956	\$265,085	98.9%
\$300,000-399,999	372	52	7.15	62	60	78	\$345,851	\$340,065	98.3%
\$400,000-499,999	166	39	4.26	14	35	108	\$452,449	\$445,538	98.5%
\$500,000-599,999	149	15	9.93	11	31	107	\$562,576	\$547,302	97.3%
\$600,000-699,999	70	8	8.75	12	23	101	\$626,722	\$608,432	97.1%
\$700,000-799,999	33	3	11.00	2	4	203	\$714,997	\$696,273	97.4%
\$800,000-899,999	15	0	-	2	2	-	-	-	-
\$900,000-1,000,000	8	4	2.00	3	1	141	\$956,250	\$911,250	95.3%
\$1,000,000 +	36	1	36.00	2	1	88	\$1,799,700	\$1,725,000	95.8%
Grand Total	1130	177	6.38	140	215	86	\$397,713	\$388,504	97.7%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$362,281		\$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
Jan-25	\$388,504	(12,247)	\$397,713	97.7%	\$176	177	86





THE FAIR REPORT

KAUFMAN COUNTY

MLS Data for January 2025 (KAUFMAN COUNTY)

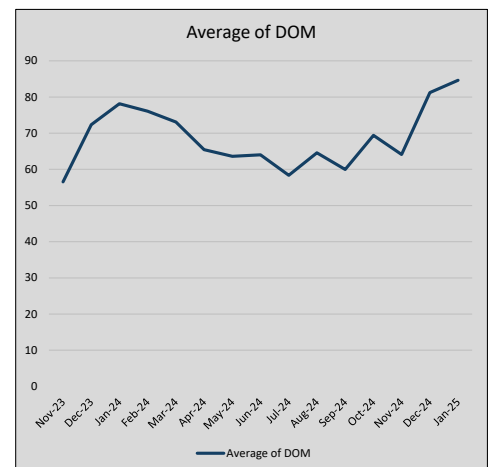
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	1	1.00	1	0	332	\$89,900	\$72,000	80.1%
\$100,000-199,999	41	7	5.86	6	8	49	\$157,880	\$150,781	95.5%
\$200,000-299,999	321	63	5.10	37	91	72	\$259,785	\$255,508	98.4%
\$300,000-399,999	473	75	6.31	44	75	78	\$342,182	\$336,217	98.3%
\$400,000-499,999	312	30	10.40	23	28	122	\$446,614	\$438,774	98.2%
\$500,000-599,999	117	7	16.71	10	10	81	\$542,684	\$527,821	97.3%
\$600,000-699,999	72	10	7.20	7	7	111	\$646,381	\$622,135	96.2%
\$700,000-799,999	32	0	-	2	0	-	-	-	-
\$800,000-899,999	13	0	-	1	1	-	-	-	-
\$900,000-1,000,000	8	1	8.00	1	0	148	\$995,999	\$980,000	98.4%
\$1,000,000 +	37	2	18.50	3	3	28	\$1,370,000	\$1,325,000	96.7%
Grand Total	1427	196	7.28	135	223	85	\$360,317	\$352,807	97.9%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$355,560		\$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
Jan-25	\$352,807	17,916	\$360,317	97.9%	\$162	196	85





THE FAIR REPORT

LAMAR COUNTY

MLS Data for January 2025 (LAMAR COUNTY)

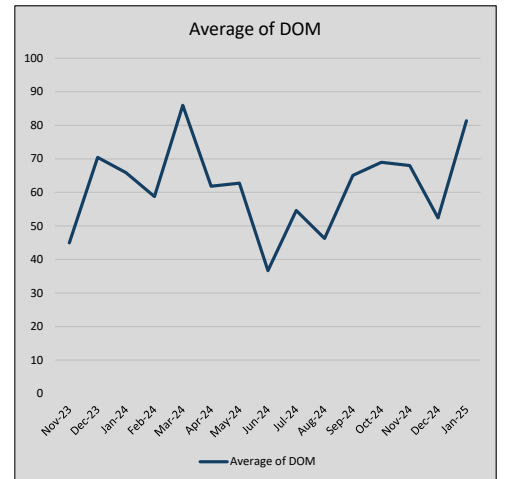
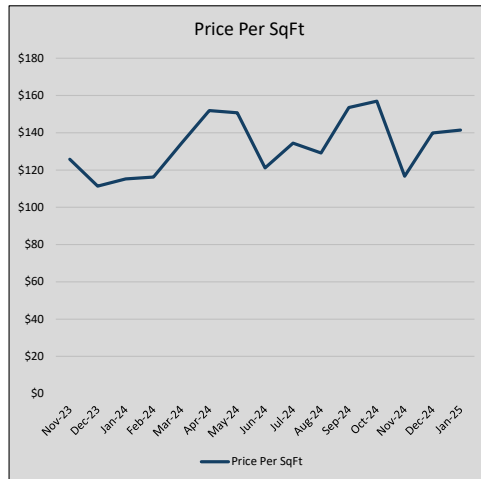
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	15	2	7.50	4	5	15	\$60,000	\$47,500	79.2%
\$100,000-199,999	58	11	5.27	11	7	60	\$159,735	\$153,909	96.4%
\$200,000-299,999	44	4	11.00	9	4	95	\$266,950	\$253,396	94.9%
\$300,000-399,999	64	2	32.00	5	3	144	\$374,700	\$347,500	92.7%
\$400,000-499,999	17	3	5.67	2	1	148	\$486,300	\$452,933	93.1%
\$500,000-599,999	11	3	3.67	1	2	97	\$559,633	\$510,167	91.2%
\$600,000-699,999	5	0	-	1	0	-	-	-	-
\$700,000-799,999	6	1	6.00	1	0	27	\$759,900	\$749,900	98.7%
\$800,000-899,999	2	0	-	2	0	-	-	-	-
\$900,000-1,000,000	2	0	-	0	1	-	-	-	-
\$1,000,000 +	6	0	-	1	1	-	-	-	-
Grand Total	230	26	8.85	37	24	81	\$292,000	\$274,453	94.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$238,884		\$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
Jan-25	\$274,453	15,699	\$292,000	94.0%	\$141	26	81





THE FAIR REPORT

PARKER COUNTY

MLS Data for January 2025 (PARKER COUNTY)

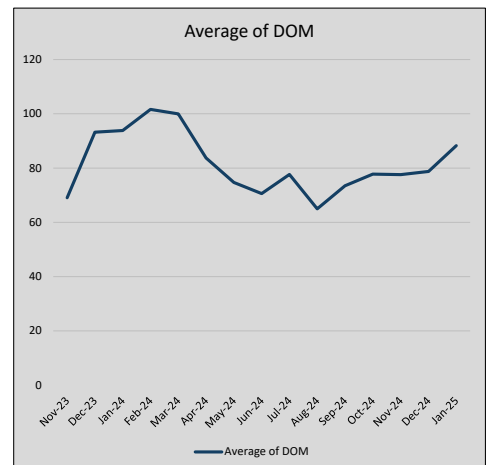
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	3	1.00	2	1	59	\$70,940	\$63,717	89.8%
\$100,000-199,999	29	8	3.63	5	3	49	\$151,738	\$134,125	88.4%
\$200,000-299,999	108	25	4.32	15	36	74	\$267,512	\$260,050	97.2%
\$300,000-399,999	172	46	3.74	24	51	96	\$350,877	\$342,644	97.7%
\$400,000-499,999	192	31	6.19	27	44	101	\$455,661	\$447,697	98.3%
\$500,000-599,999	253	27	9.37	20	36	90	\$559,172	\$531,909	95.1%
\$600,000-699,999	165	15	11.00	25	26	73	\$657,951	\$637,787	96.9%
\$700,000-799,999	86	10	8.60	18	9	75	\$749,020	\$676,926	90.4%
\$800,000-899,999	65	4	16.25	7	10	193	\$848,950	\$840,563	99.0%
\$900,000-1,000,000	37	2	18.50	4	5	78	\$974,950	\$969,950	99.5%
\$1,000,000 +	101	6	16.83	19	11	75	\$1,536,333	\$1,449,167	94.3%
Grand Total	1211	177	6.84	166	232	88	\$482,493	\$463,844	96.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$514,879		\$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
Jan-25	\$463,844	(69,266)	\$482,493	96.1%	\$207	177	88





THE FAIR REPORT

ROCKWALL COUNTY

MLS Data for January 2025 (ROCKWALL COUNTY)

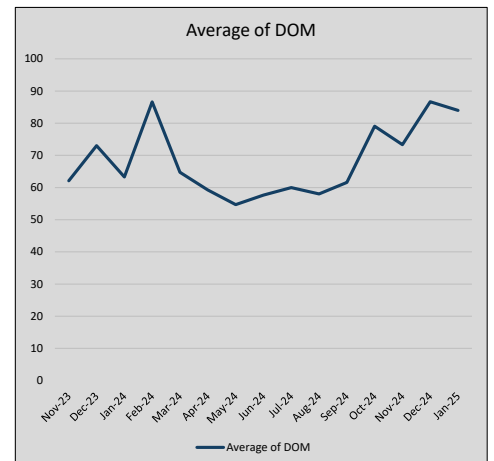
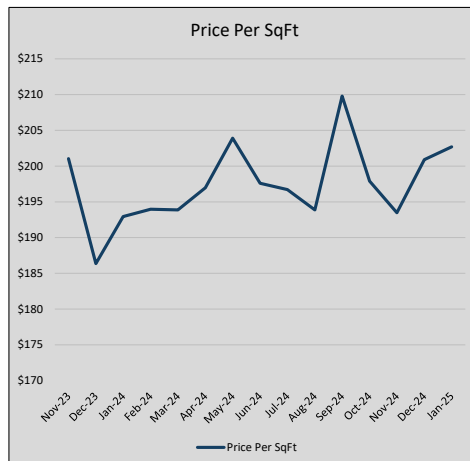
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	6	1	6.00	2	0	39	\$179,000	\$156,000	87.2%
\$200,000-299,999	78	16	4.88	3	12	63	\$266,898	\$263,233	98.6%
\$300,000-399,999	224	44	5.09	26	35	83	\$354,267	\$346,085	97.7%
\$400,000-499,999	189	28	6.75	16	33	79	\$451,427	\$436,341	96.7%
\$500,000-599,999	101	14	7.21	9	19	110	\$558,991	\$538,843	96.4%
\$600,000-699,999	97	9	10.78	8	10	89	\$642,270	\$622,900	97.0%
\$700,000-799,999	79	7	11.29	7	7	59	\$761,688	\$744,341	97.7%
\$800,000-899,999	54	2	27.00	2	6	154	\$846,995	\$769,495	90.9%
\$900,000-1,000,000	28	2	14.00	4	4	75	\$969,450	\$930,655	96.0%
\$1,000,000 +	75	10	7.50	11	11	102	\$1,891,200	\$1,761,862	93.2%
Grand Total	931	133	7.00	88	137	84	\$557,594	\$535,280	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
Nov-23	\$514,395		\$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
Jan-25	\$535,280	(20,288)	\$557,594	96.0%	\$203	133	84





THE FAIR REPORT

TARRANT COUNTY

MLS Data for January 2025 (TARRANT COUNTY)

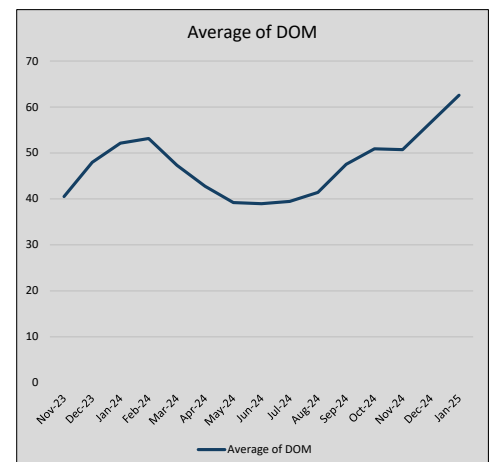
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	4	2	2.00	3	1	73	\$72,500	\$67,500	93.1%
\$100,000-199,999	297	68	4.37	45	55	53	\$165,096	\$156,452	94.8%
\$200,000-299,999	1138	321	3.55	194	306	56	\$263,476	\$256,770	97.5%
\$300,000-399,999	1642	392	4.19	273	386	64	\$346,150	\$339,624	98.1%
\$400,000-499,999	789	164	4.81	118	200	71	\$445,644	\$438,095	98.3%
\$500,000-599,999	411	103	3.99	49	91	69	\$553,123	\$548,669	99.2%
\$600,000-699,999	262	40	6.55	36	56	48	\$651,931	\$636,074	97.6%
\$700,000-799,999	138	35	3.94	13	29	59	\$754,764	\$731,674	96.9%
\$800,000-899,999	79	10	7.90	9	13	30	\$859,230	\$835,420	97.2%
\$900,000-1,000,000	59	18	3.28	7	5	66	\$964,019	\$957,574	99.3%
\$1,000,000 +	336	46	7.30	52	66	80	\$1,648,422	\$1,569,367	95.2%
Grand Total	5155	1199	4.30	799	1208	63	\$430,326	\$419,953	97.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$424,669		\$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
Jan-25	\$419,953	(23,099)	\$430,326	97.6%	\$195	1199	63





THE FAIR REPORT

WISE COUNTY

MLS Data for January 2025 (WISE COUNTY)

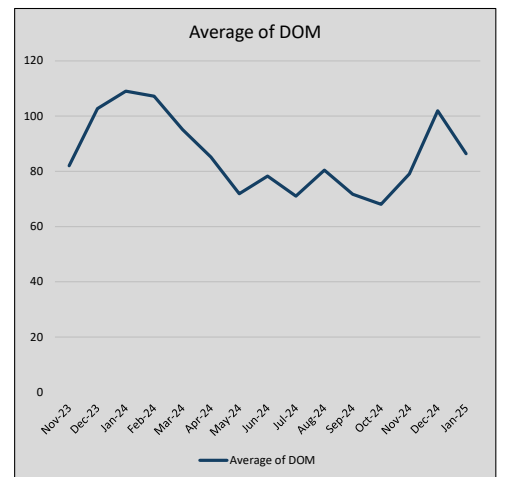
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	3	0.67	1	0	105	\$69,833	\$61,667	88.3%
\$100,000-199,999	36	2	18.00	7	4	171	\$164,450	\$140,750	85.6%
\$200,000-299,999	117	19	6.16	9	13	85	\$256,771	\$250,067	97.4%
\$300,000-399,999	123	23	5.35	14	19	50	\$351,526	\$343,520	97.7%
\$400,000-499,999	112	15	7.47	7	19	107	\$448,953	\$434,473	96.8%
\$500,000-599,999	56	11	5.09	8	12	110	\$568,029	\$551,223	97.0%
\$600,000-699,999	44	5	8.80	7	5	75	\$661,778	\$650,260	98.3%
\$700,000-799,999	17	2	8.50	3	8	57	\$742,450	\$642,500	86.5%
\$800,000-899,999	15	2	7.50	3	5	179	\$881,000	\$875,000	99.3%
\$900,000-1,000,000	23	0	-	0	2	-	-	-	-
\$1,000,000 +	38	1	38.00	4	3	93	\$1,050,000	\$1,035,000	98.6%
Grand Total	583	83	7.02	63	90	86	\$410,730	\$397,838	96.9%

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
Nov-23	\$402,159		\$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
Jan-25	\$397,838	(24,052)	\$410,730	96.9%	\$198	83	86





THE FAIR REPORT

ADDISON

MLS Data for January 2025 (City of Addison)

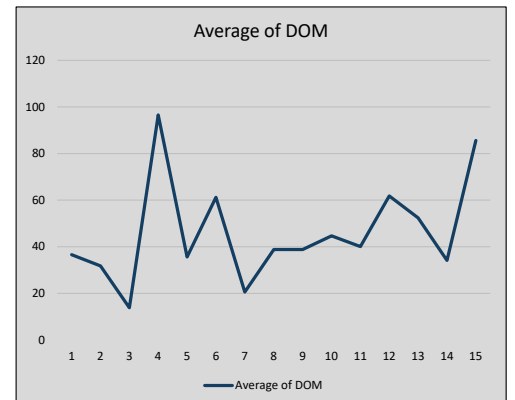
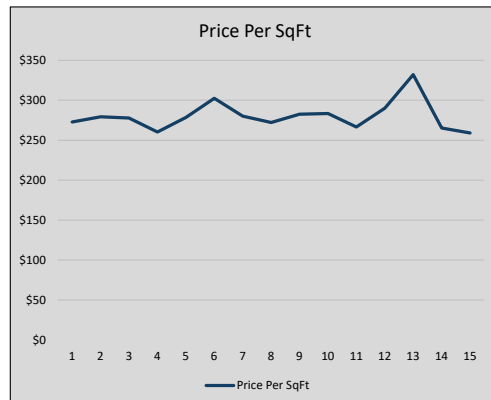
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	0	-	0	0	-	-	-	-
\$200,000-299,999	5	1	5.00	0	1	129	\$279,000	\$268,000	96.1%
\$300,000-399,999	1	0	-	0	0	-	-	-	-
\$400,000-499,999	9	1	9.00	1	4	85	\$449,000	\$422,000	94.0%
\$500,000-599,999	9	3	3.00	1	3	44	\$548,000	\$530,333	96.8%
\$600,000-699,999	5	3	1.67	0	3	113	\$658,333	\$632,667	96.1%
\$700,000-799,999	2	0	-	1	0	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	2	0	-	1	0	-	-	-	-
Grand Total	37	8	4.63	4	11	86	\$543,375	\$522,375	96.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$607,784		\$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
Jan-25	\$522,375	33,708	\$543,375	96.1%	\$259	8	86





THE FAIR REPORT

ALEDO

MLS Data for January 2025 (City of Aledo)

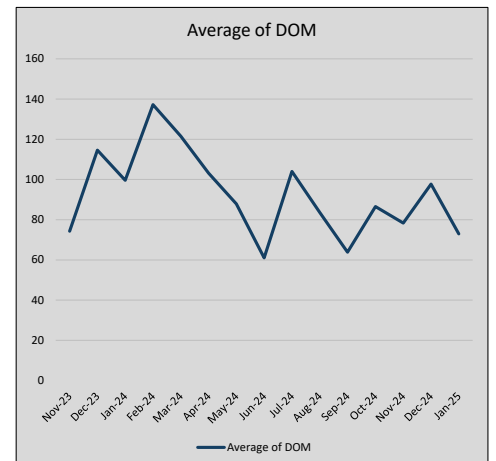
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	3	2	1.50	1	0	45	\$287,000	\$274,125	95.5%
\$300,000-399,999	5	0	-	0	3	-	-	-	-
\$400,000-499,999	37	8	4.63	4	8	79	\$455,655	\$439,287	96.4%
\$500,000-599,999	38	5	7.60	2	6	65	\$543,989	\$519,248	95.5%
\$600,000-699,999	29	5	5.80	2	4	57	\$662,704	\$633,000	95.5%
\$700,000-799,999	26	3	8.67	7	1	121	\$746,500	\$518,833	69.5%
\$800,000-899,999	15	2	7.50	0	6	96	\$857,450	\$842,500	98.3%
\$900,000-1,000,000	7	1	7.00	0	1	67	\$949,900	\$949,900	100.0%
\$1,000,000 +	18	1	18.00	2	4	16	\$1,000,000	\$900,000	90.0%
Grand Total	178	27	6.59	19	33	73	\$598,408	\$552,414	92.3%

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
Nov-23	\$639,616		\$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
Jan-25	\$552,414	(139,638)	\$598,408	92.3%	\$199	27	73





THE FAIR REPORT

ALLEN

MLS Data for January 2025 (City of Allen)

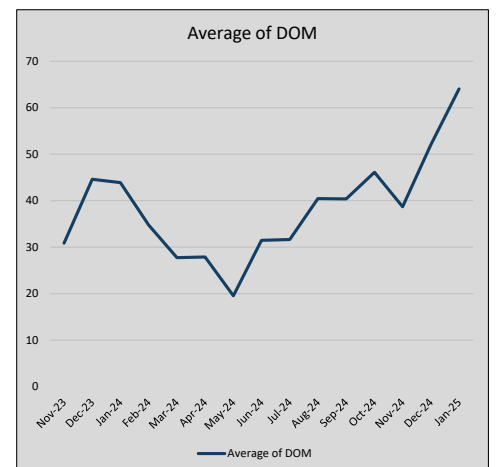
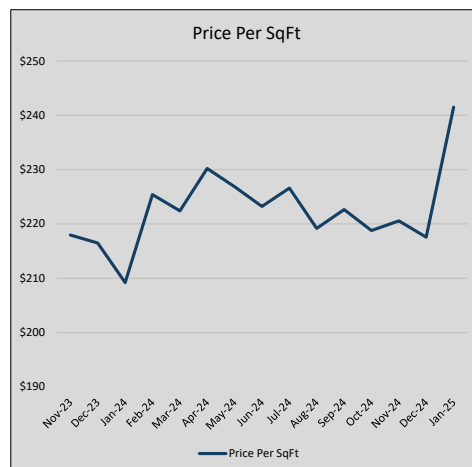
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	1	2	0.50	0	3	26	\$254,950	\$252,450	99.0%
\$300,000-399,999	26	12	2.17	2	6	72	\$359,525	\$346,397	96.3%
\$400,000-499,999	58	15	3.87	6	22	51	\$453,980	\$446,147	98.3%
\$500,000-599,999	41	11	3.73	4	17	40	\$542,708	\$536,354	98.8%
\$600,000-699,999	25	11	2.27	2	9	74	\$651,901	\$632,902	97.1%
\$700,000-799,999	15	6	2.50	1	7	115	\$750,300	\$728,333	97.1%
\$800,000-899,999	16	0	-	2	3	-	-	-	-
\$900,000-1,000,000	8	2	4.00	0	1	52	\$932,500	\$915,000	98.1%
\$1,000,000 +	8	8	1.00	4	7	71	\$1,987,126	\$1,892,889	95.3%
Grand Total	199	67	2.97	21	75	64	\$702,066	\$679,982	96.9%

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
Nov-23	\$562,982		\$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
Jan-25	\$679,982	152,752	\$702,066	96.9%	\$242	67	64





THE FAIR REPORT

ALVARADO

MLS Data for January 2025 (City of Alvarado)

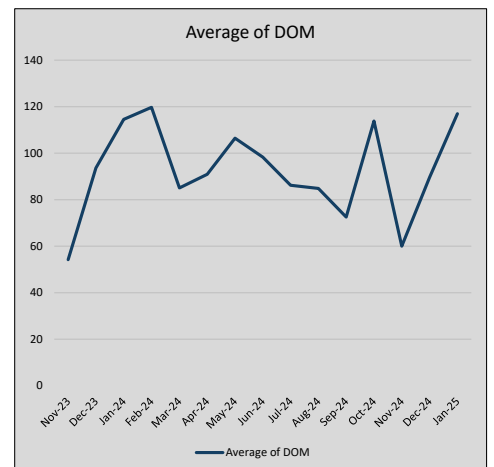
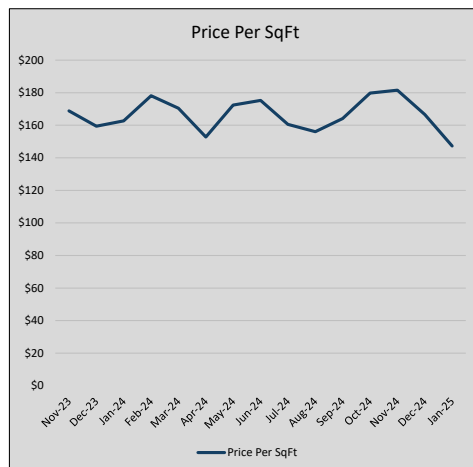
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	1	0.00	1	0	15	\$89,000	\$60,000	67.4%
\$100,000-199,999	8	2	4.00	1	1	10	\$169,950	\$161,250	94.9%
\$200,000-299,999	19	3	6.33	2	5	135	\$271,633	\$261,500	96.3%
\$300,000-399,999	28	7	4.00	2	5	99	\$334,091	\$330,534	98.9%
\$400,000-499,999	16	5	3.20	2	2	204	\$452,980	\$444,780	98.2%
\$500,000-599,999	15	1	15.00	1	4	73	\$515,000	\$490,000	95.1%
\$600,000-699,999	4	0	-	0	3	-	-	-	-
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	7	0	-	0	0	-	-	-	-
Grand Total	98	19	5.16	9	20	117	\$334,860	\$326,034	97.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$319,294		\$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
Jan-25	\$326,034	(31,744)	\$334,860	97.4%	\$147	19	117





THE FAIR REPORT

ANNA

MLS Data for January 2025 (City of Anna)

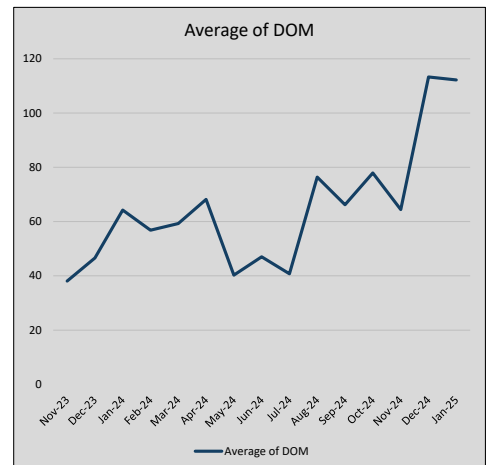
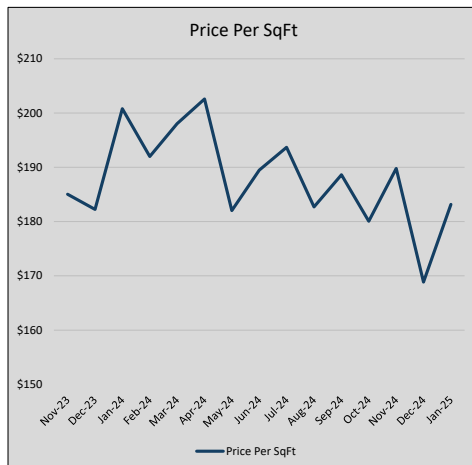
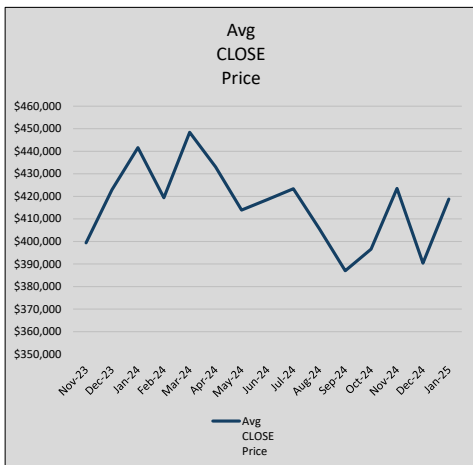
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	17	7	2.43	5	8	70	\$286,384	\$281,413	98.3%
\$300,000-399,999	116	29	4.00	13	13	108	\$359,849	\$352,935	98.1%
\$400,000-499,999	92	16	5.75	10	8	165	\$449,460	\$436,988	97.2%
\$500,000-599,999	39	6	6.50	4	1	92	\$548,528	\$533,346	97.2%
\$600,000-699,999	12	2	6.00	4	0	58	\$647,495	\$617,500	95.4%
\$700,000-799,999	4	1	4.00	0	0	-	\$745,000	\$745,000	100.0%
\$800,000-899,999	2	0	-	3	0	-	-	-	-
\$900,000-1,000,000	1	0	-	1	0	-	-	-	-
\$1,000,000 +	12	1	12.00	1	4	42	\$1,650,000	\$1,587,500	96.2%
Grand Total	296	62	4.77	41	34	112	\$429,239	\$418,780	97.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$399,365		\$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
Jan-25	\$418,780	28,409	\$429,239	97.6%	\$183	62	112





THE FAIR REPORT

ARLINGTON

MLS Data for January 2025 (City of Arlington)

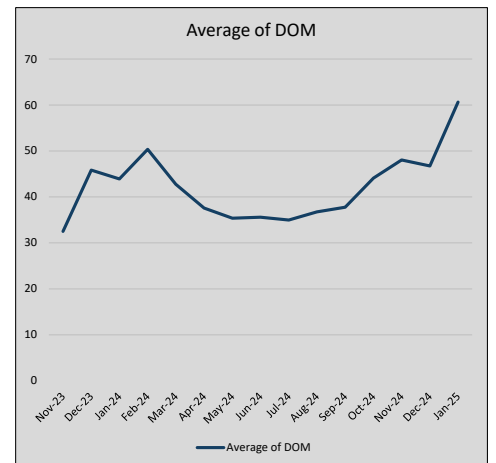
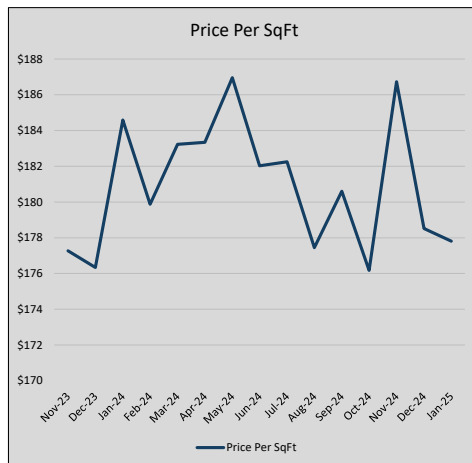
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	77	9	8.56	5	6	45	\$170,221	\$163,000	95.8%
\$200,000-299,999	169	63	2.68	28	58	61	\$266,554	\$258,025	96.8%
\$300,000-399,999	251	55	4.56	53	66	62	\$344,265	\$336,144	97.6%
\$400,000-499,999	131	23	5.70	13	38	74	\$445,870	\$435,865	97.8%
\$500,000-599,999	42	12	3.50	6	15	47	\$565,406	\$557,189	98.5%
\$600,000-699,999	18	1	18.00	5	6	91	\$669,989	\$656,000	97.9%
\$700,000-799,999	9	4	2.25	1	4	38	\$783,473	\$764,000	97.5%
\$800,000-899,999	2	1	2.00	0	1	1	\$850,000	\$820,000	96.5%
\$900,000-1,000,000	8	2	4.00	0	0	65	\$967,000	\$957,500	99.0%
\$1,000,000 +	20	0	-	4	1	-	-	-	-
Grand Total	727	170	4.28	115	195	61	\$358,160	\$349,227	97.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$360,535		\$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
Jan-25	\$349,227	(24,226)	\$358,160	97.5%	\$178	170	61





THE FAIR REPORT

AUBREY

MLS Data for January 2025 (City of Aubrey)

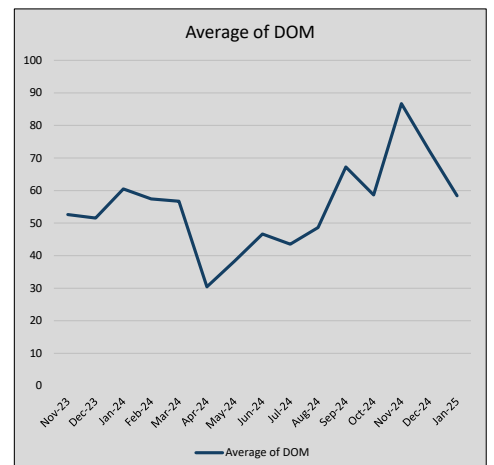
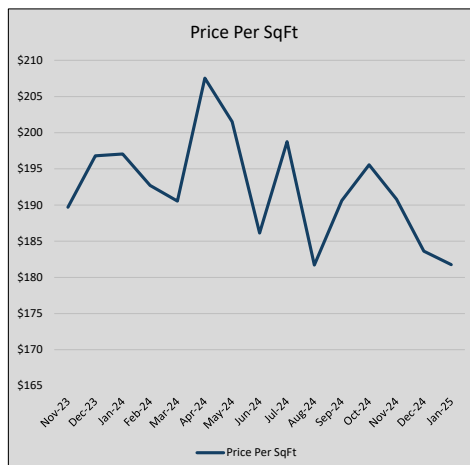
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	2	2	1.00	0	2	66	\$297,495	\$285,615	96.0%
\$300,000-399,999	106	28	3.79	17	33	54	\$359,823	\$348,225	96.8%
\$400,000-499,999	83	10	8.30	10	12	64	\$433,153	\$421,927	97.4%
\$500,000-599,999	33	8	4.13	3	4	81	\$548,283	\$543,096	99.1%
\$600,000-699,999	21	2	10.50	0	0	103	\$653,823	\$584,200	89.4%
\$700,000-799,999	19	1	19.00	2	2	4	\$749,045	\$784,714	104.8%
\$800,000-899,999	5	3	1.67	0	0	5	\$840,205	\$752,341	89.5%
\$900,000-1,000,000	1	0	-	1	0	-	-	-	-
\$1,000,000 +	21	0	-	0	1	-	-	-	-
Grand Total	292	54	5.41	33	54	58	\$443,799	\$427,698	96.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$416,463		\$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
Jan-25	\$427,698	(4,915)	\$443,799	96.4%	\$182	54	58





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BENBROOK

MLS Data for January 2025 (City of Benbrook)

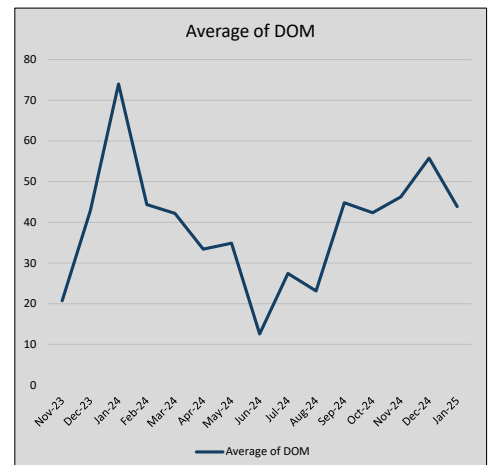
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	17	10	1.70	3	5	25	\$261,677	\$255,742	97.7%
\$300,000-399,999	17	8	2.13	2	10	70	\$346,113	\$338,450	97.8%
\$400,000-499,999	5	3	1.67	2	5	49	\$433,000	\$425,000	98.2%
\$500,000-599,999	5	0	-	1	2	-	-	-	-
\$600,000-699,999	8	1	8.00	1	0	12	\$675,000	\$675,000	100.0%
\$700,000-799,999	0	0	-	0	2	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	4	0	-	0	2	-	-	-	-
Grand Total	57	22	2.59	9	26	44	\$334,530	\$327,955	98.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$320,344		\$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
Jan-25	\$327,955	(30,622)	\$334,530	98.0%	\$178	22	44





THE FAIR REPORT

BURLESON

MLS Data for January 2025 (City of Burleson)

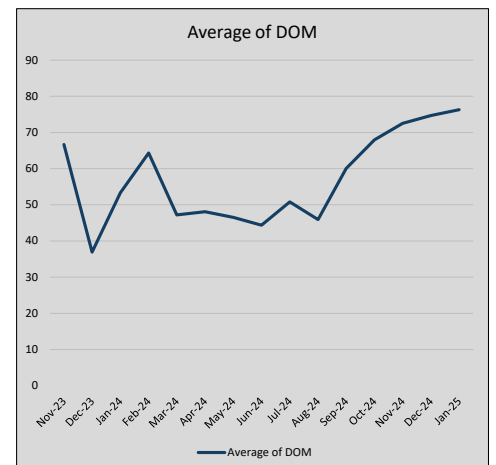
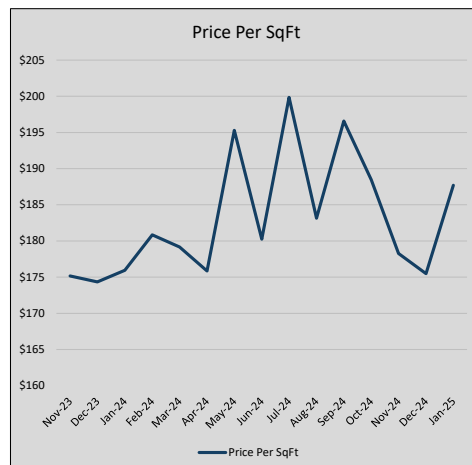
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	1	1	7	\$199,999	\$205,000	102.5%
\$200,000-299,999	49	15	3.27	6	17	50	\$267,913	\$264,287	98.6%
\$300,000-399,999	81	21	3.86	10	15	61	\$354,705	\$349,895	98.6%
\$400,000-499,999	67	13	5.15	3	10	84	\$456,559	\$450,451	98.7%
\$500,000-599,999	35	5	7.00	2	10	84	\$593,579	\$567,778	95.7%
\$600,000-699,999	17	0	-	2	2	-	-	-	-
\$700,000-799,999	9	1	9.00	0	0	553	\$720,000	\$725,000	100.7%
\$800,000-899,999	6	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	2	0.00	0	1	160	\$978,250	\$1,129,600	115.5%
\$1,000,000 +	10	1	10.00	0	2	88	\$1,799,700	\$1,725,000	95.8%
Grand Total	276	59	4.68	24	58	76	\$424,523	\$422,391	99.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$375,750		\$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
Jan-25	\$422,391	13,768	\$424,523	99.5%	\$188	59	76





THE FAIR REPORT

CADDO MILLS

MLS Data for January 2025 (City of Caddo Mills)

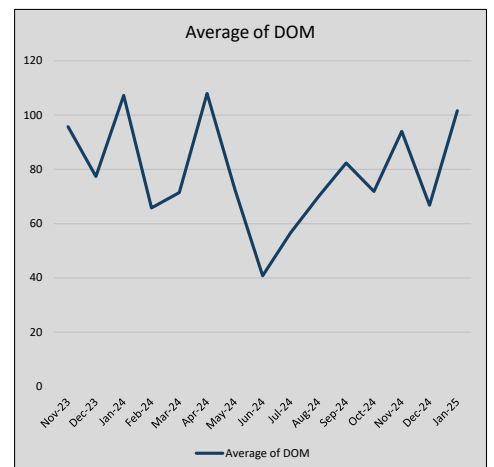
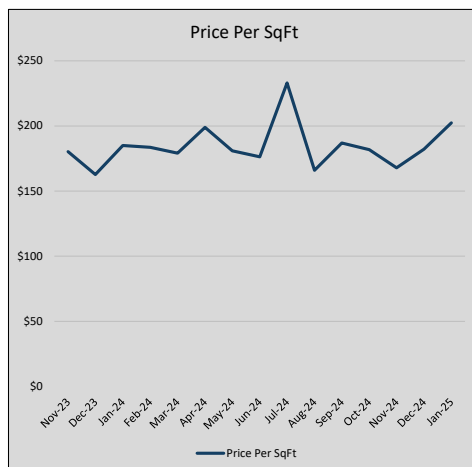
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	1	1.00	0	0	163	\$179,000	\$179,000	100.0%
\$200,000-299,999	26	0	-	1	2	-	-	-	-
\$300,000-399,999	33	4	8.25	1	11	104	\$353,450	\$338,475	95.8%
\$400,000-499,999	27	2	13.50	1	7	94	\$442,500	\$432,500	97.7%
\$500,000-599,999	6	0	-	0	1	-	-	-	-
\$600,000-699,999	11	0	-	2	1	-	-	-	-
\$700,000-799,999	7	0	-	0	1	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	1	0.00	0	0	46	\$949,500	\$888,000	93.5%
\$1,000,000 +	4	0	-	0	1	-	-	-	-
Grand Total	116	8	14.50	5	24	102	\$428,412	\$410,738	95.9%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$398,203		\$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
Jan-25	\$410,738	63,579	\$428,412	95.9%	\$202	8	102





THE FAIR REPORT

CARROLLTON

MLS Data for January 2025 (City of Carrollton)

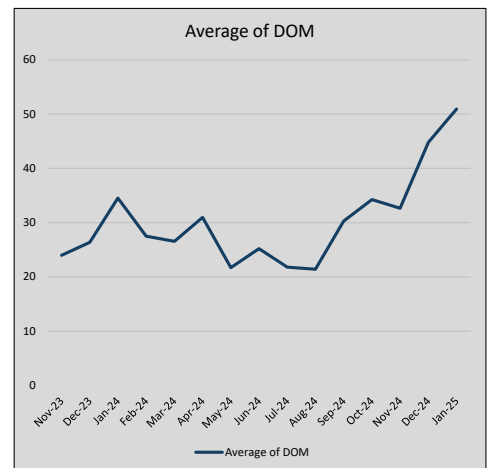
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	4	0	-	0	0	-	-	-	-
\$200,000-299,999	25	4	6.25	5	6	33	\$284,237	\$294,750	103.7%
\$300,000-399,999	60	13	4.62	6	18	53	\$352,019	\$343,599	97.6%
\$400,000-499,999	62	18	3.44	12	19	68	\$446,639	\$432,933	96.9%
\$500,000-599,999	15	7	2.14	0	4	36	\$547,557	\$540,214	98.7%
\$600,000-699,999	10	1	10.00	3	2	84	\$625,000	\$615,000	98.4%
\$700,000-799,999	8	1	8.00	1	3	10	\$759,000	\$759,000	100.0%
\$800,000-899,999	9	1	9.00	3	0	2	\$875,000	\$885,000	101.1%
\$900,000-1,000,000	2	0	-	2	3	-	-	-	-
\$1,000,000 +	4	2	2.00	0	3	6	\$1,387,500	\$1,364,250	98.3%
Grand Total	199	47	4.23	32	58	51	\$481,268	\$472,502	98.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$466,201		\$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
Jan-25	\$472,502	14,008	\$481,268	98.2%	\$221	47	51





THE FAIR REPORT

CELINA

MLS Data for January 2025 (City of Celina)

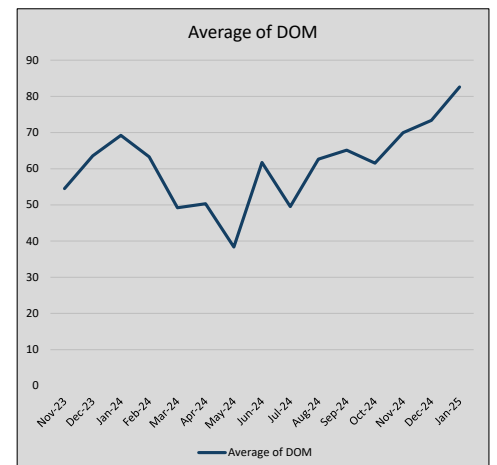
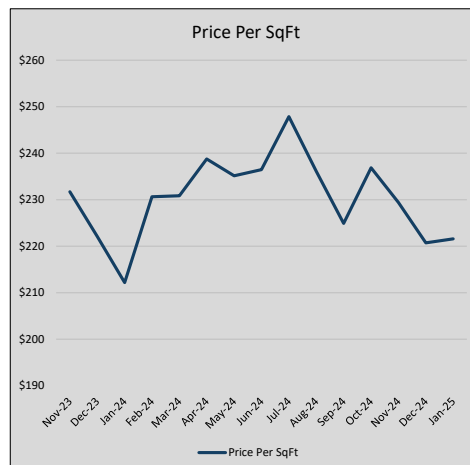
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	2	0	-	0	0	-	-	-	-
\$300,000-399,999	35	7	5.00	5	3	80	\$373,730	\$364,124	97.4%
\$400,000-499,999	82	15	5.47	11	11	59	\$454,292	\$442,731	97.5%
\$500,000-599,999	105	30	3.50	7	22	98	\$558,123	\$546,209	97.9%
\$600,000-699,999	109	18	6.06	11	13	98	\$651,216	\$633,500	97.3%
\$700,000-799,999	67	10	6.70	7	11	55	\$748,717	\$716,346	95.7%
\$800,000-899,999	30	4	7.50	4	2	61	\$849,492	\$822,584	96.8%
\$900,000-1,000,000	21	1	21.00	3	2	71	\$989,900	\$940,000	95.0%
\$1,000,000 +	61	7	8.71	11	10	84	\$1,403,823	\$1,294,132	92.2%
Grand Total	512	92	5.57	59	74	83	\$647,803	\$624,259	96.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$666,985		\$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
Jan-25	\$624,259	(43,032)	\$647,803	96.4%	\$222	92	83





THE FAIR REPORT

COLLEYVILLE

MLS Data for January 2025 (City of Colleyville)

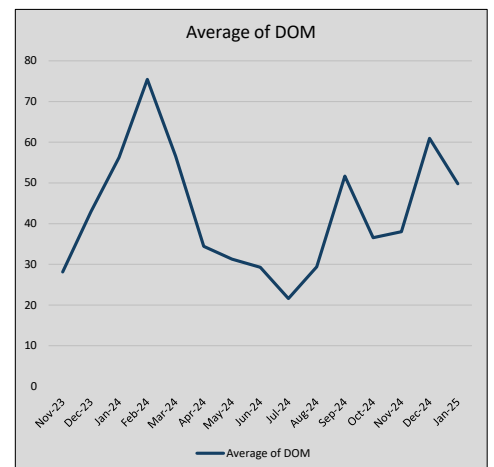
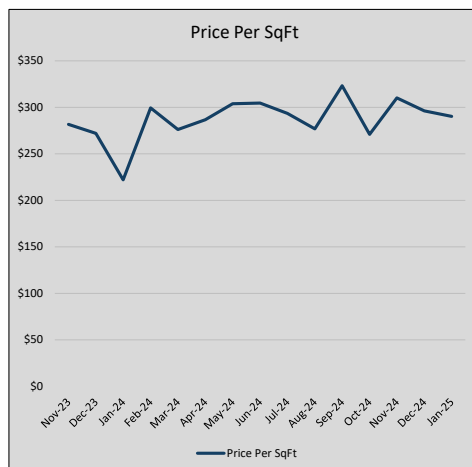
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	1	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	1	0	-	0	0	-	-	-	-
\$500,000-599,999	3	3	1.00	1	3	93	\$552,333	\$543,000	98.3%
\$600,000-699,999	6	3	2.00	0	2	14	\$661,333	\$667,083	100.9%
\$700,000-799,999	4	3	1.33	0	2	39	\$730,000	\$710,000	97.3%
\$800,000-899,999	5	1	5.00	0	0	2	\$875,000	\$880,000	100.6%
\$900,000-1,000,000	5	0	-	0	0	-	-	-	-
\$1,000,000 +	29	10	2.90	7	17	56	\$1,464,249	\$1,405,472	96.0%
Grand Total	53	20	2.65	8	25	50	\$1,067,425	\$1,034,749	96.9%

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
Nov-23	\$1,002,812		\$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
Jan-25	\$1,034,749	(57,268)	\$1,067,425	96.9%	\$290	20	50





THE FAIR REPORT

COPPELL

MLS Data for January 2025 (City of Coppell)

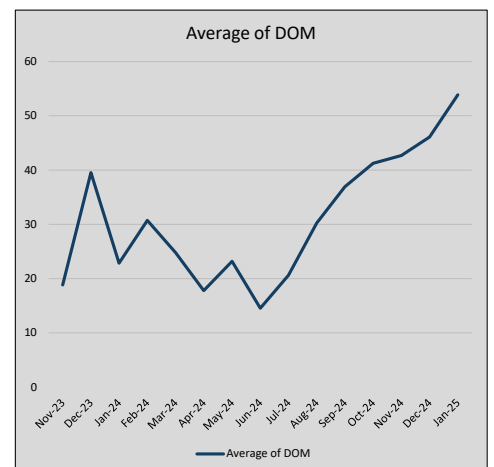
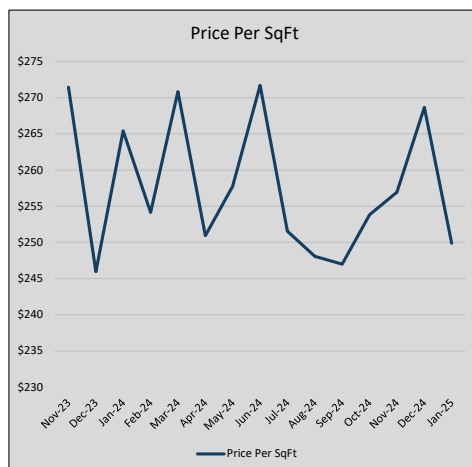
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	1	0.00	1	1	96	\$260,000	\$240,000	92.3%
\$300,000-399,999	1	2	0.50	0	1	54	\$352,450	\$362,500	102.9%
\$400,000-499,999	11	4	2.75	3	1	30	\$462,175	\$452,250	97.9%
\$500,000-599,999	9	2	4.50	2	1	32	\$551,500	\$531,500	96.4%
\$600,000-699,999	3	2	1.50	2	3	124	\$642,000	\$612,500	95.4%
\$700,000-799,999	10	0	-	4	1	-	-	-	-
\$800,000-899,999	5	3	1.67	2	3	49	\$827,633	\$785,067	94.9%
\$900,000-1,000,000	1	1	1.00	1	1	25	\$936,000	\$905,000	96.7%
\$1,000,000 +	5	0	-	0	4	-	-	-	-
Grand Total	45	15	3.00	15	16	54	\$574,633	\$554,813	96.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$750,811		\$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
Jan-25	\$554,813	(210,633)	\$574,633	96.6%	\$250	15	54





THE FAIR REPORT

CORINTH

MLS Data for January 2025 (City of Corinth)

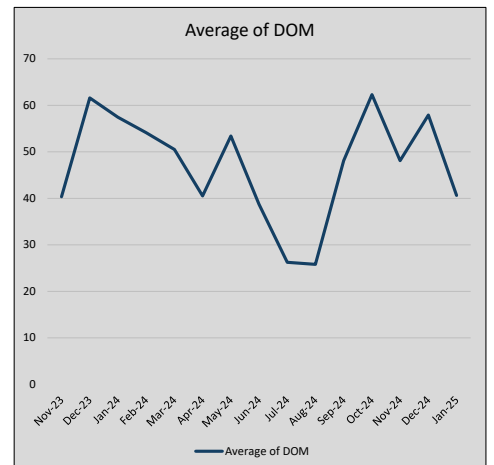
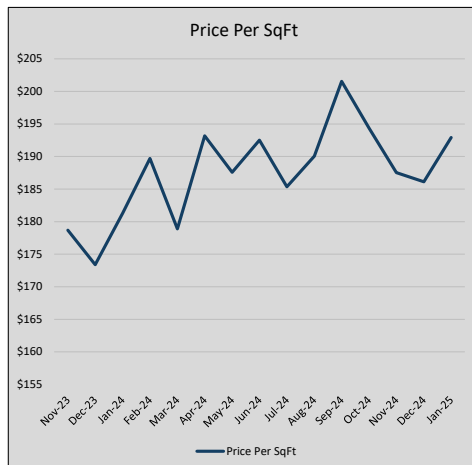
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	0	-	0	0	-	-	-	-
\$300,000-399,999	16	9	1.78	2	6	27	\$365,564	\$360,455	98.6%
\$400,000-499,999	25	7	3.57	1	10	48	\$436,622	\$421,214	96.5%
\$500,000-599,999	24	7	3.43	1	5	41	\$536,511	\$513,488	95.7%
\$600,000-699,999	13	2	6.50	2	1	86	\$667,500	\$655,000	98.1%
\$700,000-799,999	2	0	-	1	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	1	1.00	0	0	21	\$950,000	\$935,000	98.4%
\$1,000,000 +	1	0	-	0	0	-	-	-	-
Grand Total	83	26	3.19	7	22	41	\$476,423	\$462,770	97.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$443,963		\$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
Jan-25	\$462,770	5,987	\$476,423	97.1%	\$193	26	41





THE FAIR REPORT

DALLAS LUXURY MARKET

MLS Data for January 2025 (City of Dallas \$1,000,000 or More)

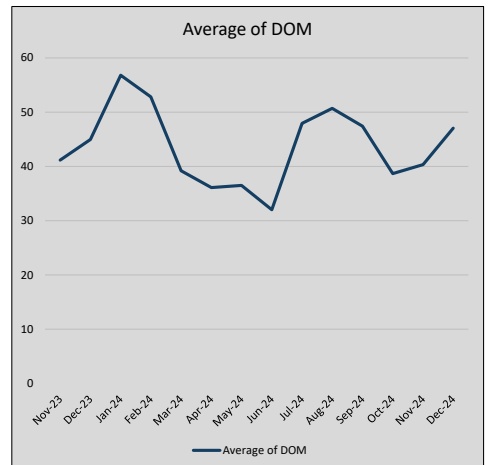
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$0-999,999	0	3	0.00	0	3	16	\$696,292	\$1,074,658	154.3%
\$1,000,000-1,999,999	307	48	6.40	57	504	60	\$1,440,799	\$1,408,752	97.8%
\$2,000,000-2,999,999	103	17	6.06	9	149	62	\$2,443,059	\$2,269,118	92.9%
\$3,000,000-3,999,999	59	3	19.67	7	75	67	\$3,881,333	\$3,950,000	101.8%
\$4,000,000-4,999,999	23	0	-	7	30	-	-	-	-
\$5,000,000-5,999,999	11	2	5.50	0	15	157	\$5,850,000	\$5,431,250	92.8%
\$6,000,000-6,999,999	8	0	-	2	10	-	-	-	-
\$7,000,000-7,999,999	2	0	-	0	2	-	-	-	-
\$8,000,000-8,999,999	3	0	-	0	3	-	-	-	-
\$9,000,000-9,999,999	5	0	-	0	7	-	-	-	-
\$10,000,000+	14	0	-	3	19	-	-	-	-
Total	535	73	7.33	85	817	62	\$1,864,702	\$1,810,021	97.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$1,765,752		\$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	\$1,993,538	162,275	\$2,039,387	97.8%	\$479	109	47
Jan-25	\$1,810,021	(183,517)	\$1,864,702	97.1%	\$451	73	62





THE FAIR REPORT

HIGHLAND PARK ISD

MLS Data for January 2025 (Highland Park ISD - All Cities)

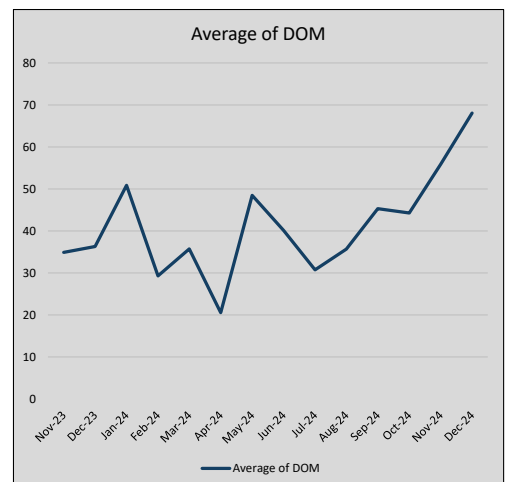
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	4	0	-	3	1	-	-	-	-
\$500,000-999,999	8	2	4.00	1	1	29	\$755,000	\$711,250	94.2%
\$1,000,000-1,499,999	11	2	5.50	1	0	96	\$1,197,500	\$1,166,250	97.4%
\$1,500,000-1,999,999	12	5	2.40	3	4	55	\$1,637,000	\$1,578,000	96.4%
\$2,000,000-2,499,999	13	1	13.00	3	4	17	\$2,300,000	\$2,100,000	91.3%
\$2,500,000-2,999,999	7	2	3.50	0	2	1	\$2,849,450	\$3,039,900	106.7%
\$3,000,000-3,499,999	5	2	2.50	0	4	146	\$3,324,500	\$3,224,500	97.0%
\$3,500,000-4,000,000	10	0	-	0	1	-	-	-	-
\$4,000,000+	32	5	6.40	6	5	71	\$7,883,600	\$7,429,064	94.2%
Grand Total	102	19	5.37	17	22	63	\$3,481,889	\$3,337,848	95.9%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$2,710,681		\$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
Jan-25	\$3,337,848	134,736	\$3,481,889	95.9%	\$862	19	63





THE FAIR REPORT

TOWN OF HIGHLAND PARK

MLS Data for January 2025 (Town of Highland Park)

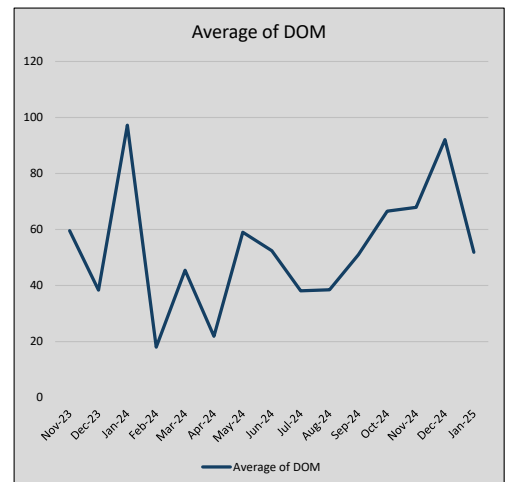
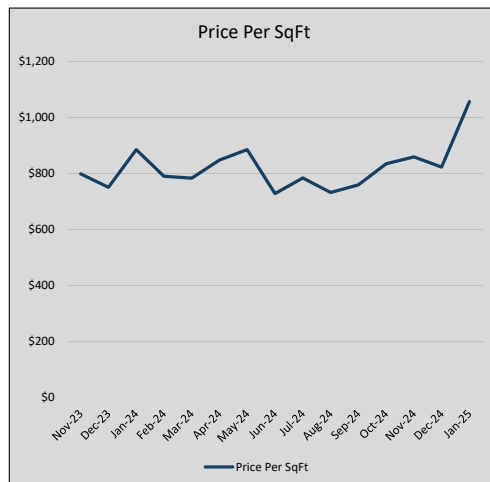
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-999,999	1	1	1.00	1	0	5	\$515,000	\$492,500	95.6%
\$1,000,000-1,499,999	1	0	-	1	0	-	-	-	-
\$1,500,000-1,999,999	2	2	1.00	1	0	23	\$1,575,000	\$1,516,750	96.3%
\$2,000,000-2,499,999	3	1	3.00	1	2	17	\$2,300,000	\$2,100,000	91.3%
\$2,500,000-2,999,999	2	0	-	0	1	-	-	-	-
\$3,000,000-3,499,999	1	0	-	1	0	-	-	-	-
\$3,500,000-4,000,000	2	0	-	0	0	-	-	-	-
\$4,000,000+	13	4	3.25	1	5	87	\$8,779,750	\$8,258,830	94.1%
Grand Total	25	8	3.13	6	8	52	\$5,135,500	\$4,832,665	94.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$4,005,357		\$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
Jan-25	\$4,832,665	982,112	\$5,135,500	94.1%	\$1,057	8	52





THE FAIR REPORT

CITY OF UNIVERSITY PARK

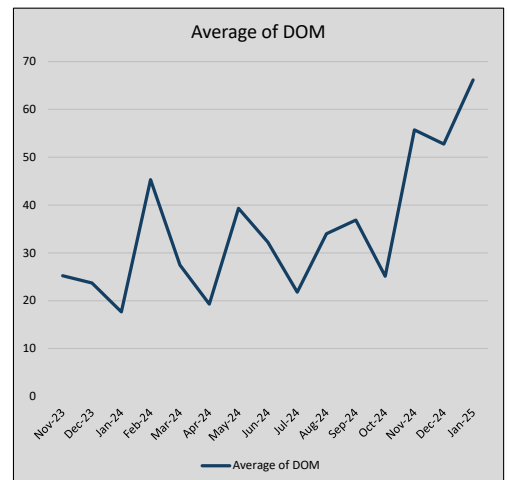
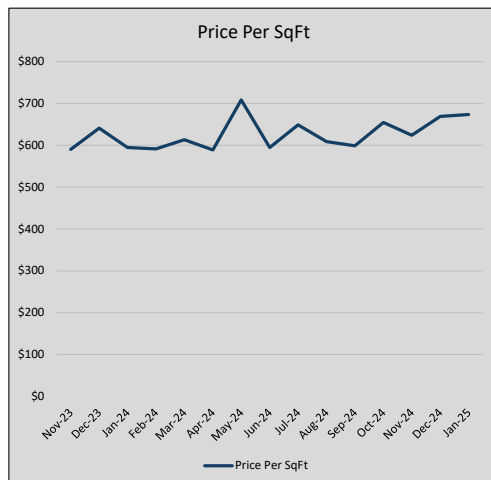
MLS Data for January 2025 (City of University Park)

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	3	0	-	3	0	-	-	-	-
\$500,000-999,999	3	1	3.00	0	1	53	\$995,000	\$930,000	93.5%
\$1,000,000-1,499,999	9	2	4.50	1	0	96	\$1,197,500	\$1,166,250	97.4%
\$1,500,000-1,999,999	10	4	2.50	2	4	62	\$1,633,750	\$1,575,000	96.4%
\$2,000,000-2,499,999	9	0	-	2	4	-	-	-	-
\$2,500,000-2,999,999	4	2	2.00	0	1	1	\$2,849,450	\$3,039,900	106.7%
\$3,000,000-3,499,999	4	2	2.00	0	4	146	\$3,324,500	\$3,224,500	97.0%
\$3,500,000-4,000,000	7	0	-	0	1	-	-	-	-
\$4,000,000+	19	1	19.00	5	0	9	\$4,299,000	\$4,110,000	95.6%
Grand Total	68	12	5.67	13	15	66	\$2,214,325	\$2,183,442	98.6%

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$2,257,188		\$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
Jan-25	\$2,183,442	(509,595)	\$2,214,325	98.6%	\$673	12	66





THE FAIR REPORT

Bluffview, Devonshire & Vicinity

MLS Data for January 2025
(Bluffview, Devonshire & Vicinity - 75209)

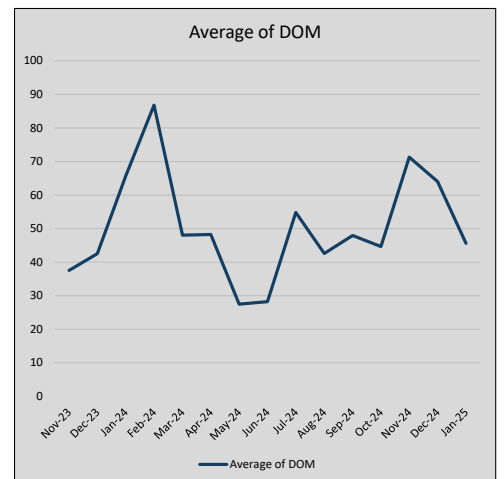
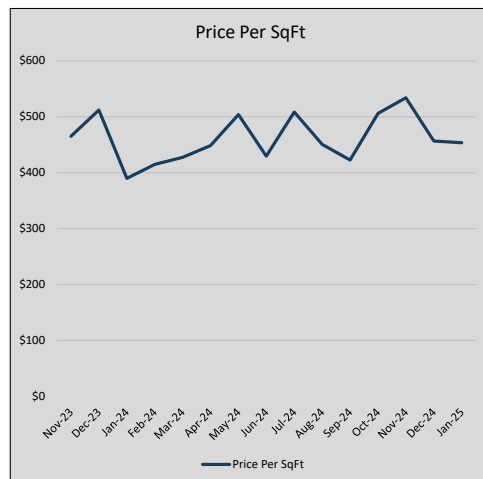
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	2	1	-	-	-	-
\$200,000-299,999	0	1	0.00	1	1	56	\$235,000	\$215,000	91.5%
\$300,000-399,999	2	0	-	0	1	-	-	-	-
\$400,000-499,999	4	0	-	2	1	-	-	-	-
\$500,000-599,999	8	3	2.67	1	0	36	\$533,000	\$503,333	94.4%
\$600,000-699,999	7	0	-	0	0	-	-	-	-
\$700,000-799,999	2	1	2.00	2	0	55	\$750,000	\$720,000	96.0%
\$800,000-899,999	5	0	-	0	0	-	-	-	-
\$900,000-1,000,000	6	2	3.00	0	0	12	\$987,488	\$985,488	99.8%
\$1,000,000 +	43	8	5.38	7	12	55	\$2,045,738	\$1,979,813	96.8%
Grand Total	78	15	5.20	15	16	46	\$1,394,992	\$1,350,298	96.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$1,304,771		\$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
Jan-25	\$1,350,298	(68,345)	\$1,394,992	96.8%	\$454	15	46





THE FAIR REPORT

EAST DALLAS AND VICINITY

MLS Data for January 2025

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

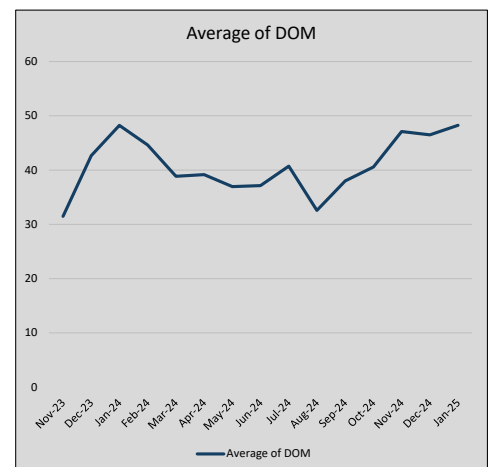
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	1	2.00	0	0	6	\$82,000	\$78,000	95.1%
\$100,000-199,999	21	10	2.10	8	6	27	\$166,040	\$160,752	96.8%
\$200,000-299,999	109	22	4.95	15	17	72	\$249,809	\$240,074	96.1%
\$300,000-399,999	83	12	6.92	11	15	41	\$344,325	\$336,121	97.6%
\$400,000-499,999	66	20	3.30	13	14	45	\$460,668	\$453,058	98.3%
\$500,000-599,999	92	16	5.75	17	11	49	\$549,850	\$537,703	97.8%
\$600,000-699,999	65	14	4.64	16	10	33	\$651,636	\$635,536	97.5%
\$700,000-799,999	47	7	6.71	5	13	40	\$747,698	\$720,129	96.3%
\$800,000-899,999	22	5	4.40	9	7	54	\$862,580	\$850,300	98.6%
\$900,000-1,000,000	15	7	2.14	3	7	52	\$965,386	\$953,571	98.8%
\$1,000,000 +	111	18	6.17	21	24	53	\$1,754,808	\$1,714,507	97.7%
Grand Total	633	132	4.80	118	124	48	\$654,508	\$639,326	97.7%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$589,509		\$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
Jan-25	\$639,326	(31,957)	\$654,508	97.7%	\$326	132	48





THE FAIR REPORT

FAR NORTH DALLAS AND VICINITY

MLS Data for January 2025

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

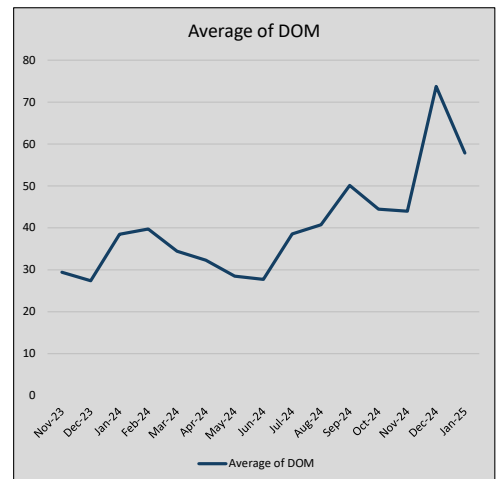
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	46	2	23.00	6	5	51	\$150,250	\$145,000	96.5%
\$200,000-299,999	54	11	4.91	9	7	52	\$244,900	\$234,318	95.7%
\$300,000-399,999	18	6	3.00	2	7	36	\$369,983	\$361,483	97.7%
\$400,000-499,999	12	4	3.00	2	2	50	\$451,225	\$445,250	98.7%
\$500,000-599,999	25	10	2.50	3	4	61	\$564,630	\$539,200	95.5%
\$600,000-699,999	20	7	2.86	3	7	54	\$675,100	\$669,557	99.2%
\$700,000-799,999	20	8	2.50	1	3	50	\$749,450	\$739,116	98.6%
\$800,000-899,999	14	2	7.00	5	8	39	\$825,000	\$786,250	95.3%
\$900,000-1,000,000	16	5	3.20	5	2	48	\$960,600	\$931,250	96.9%
\$1,000,000 +	44	9	4.89	7	6	102	\$1,909,222	\$1,803,278	94.5%
Grand Total	269	64	4.20	43	51	58	\$734,731	\$707,304	96.3%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$789,694		\$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
Jan-25	\$707,304	48,020	\$734,731	96.3%	\$278	64	58





THE FAIR REPORT

LAKE HIGHLANDS AND VICINITY

MLS Data for January 2025

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

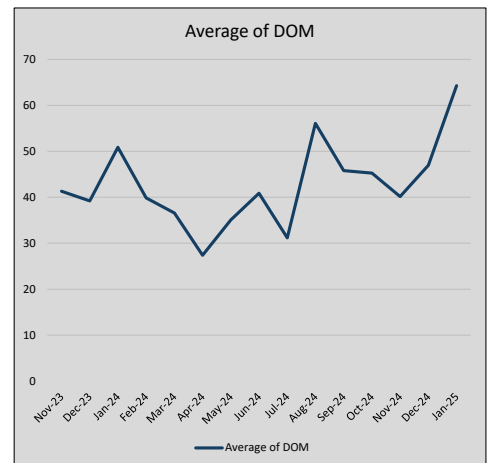
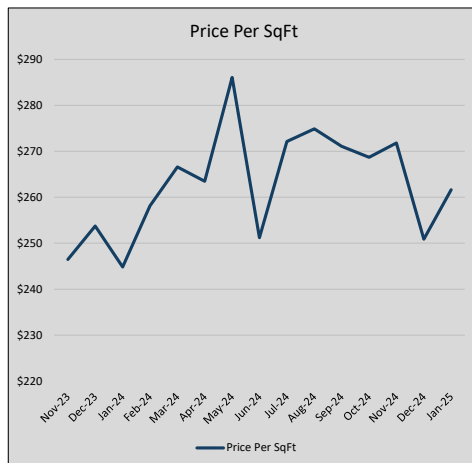
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	42	3	14.00	6	4	103	\$84,300	\$80,150	95.1%
\$100,000-199,999	112	7	16.00	17	6	114	\$143,814	\$135,286	94.1%
\$200,000-299,999	42	8	5.25	7	2	98	\$258,475	\$243,625	94.3%
\$300,000-399,999	18	2	9.00	1	4	71	\$354,500	\$334,000	94.2%
\$400,000-499,999	29	5	5.80	5	2	36	\$489,460	\$489,160	99.9%
\$500,000-599,999	14	9	1.56	1	8	45	\$540,489	\$520,556	96.3%
\$600,000-699,999	19	9	2.11	6	7	42	\$657,378	\$646,444	98.3%
\$700,000-799,999	9	6	1.50	1	5	65	\$759,650	\$739,167	97.3%
\$800,000-899,999	8	2	4.00	2	3	4	\$862,000	\$865,500	100.4%
\$900,000-1,000,000	6	2	3.00	1	1	80	\$957,000	\$952,000	99.5%
\$1,000,000 +	19	4	4.75	3	4	28	\$1,466,250	\$1,454,375	99.2%
Grand Total	318	57	5.58	50	46	64	\$549,568	\$537,557	97.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$500,387		\$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
Jan-25	\$537,557	31,632	\$549,568	97.8%	\$262	57	64





THE FAIR REPORT

LAKWOOD AND VICINITY

MLS Data for January 2025
(Lakewood and Vicinity - 75214)

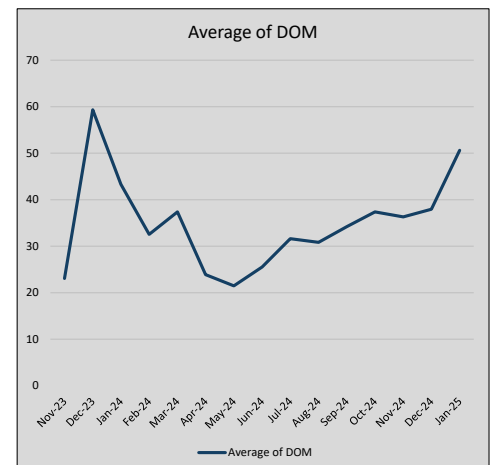
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	5	2	2.50	2	0	50	\$151,000	\$146,250	96.9%
\$200,000-299,999	4	1	4.00	0	0	105	\$215,000	\$207,000	96.3%
\$300,000-399,999	5	1	5.00	3	1	6	\$325,000	\$340,000	104.6%
\$400,000-499,999	3	0	-	1	1	-	-	-	-
\$500,000-599,999	11	1	11.00	3	1	135	\$569,000	\$570,000	100.2%
\$600,000-699,999	12	2	6.00	8	2	16	\$654,500	\$637,000	97.3%
\$700,000-799,999	16	2	8.00	3	8	21	\$764,995	\$737,500	96.4%
\$800,000-899,999	3	0	-	4	1	-	-	-	-
\$900,000-1,000,000	5	1	5.00	0	5	18	\$949,000	\$930,000	98.0%
\$1,000,000 +	39	6	6.50	8	11	62	\$2,306,650	\$2,260,833	98.0%
Grand Total	104	16	6.50	32	30	51	\$1,189,931	\$1,165,844	98.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$727,901		\$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
Jan-25	\$1,165,844	279,416	\$1,189,931	98.0%	\$466	16	51





THE FAIR REPORT

NORTHWEST DALLAS AND VICINITY

MLS Data for January 2025

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

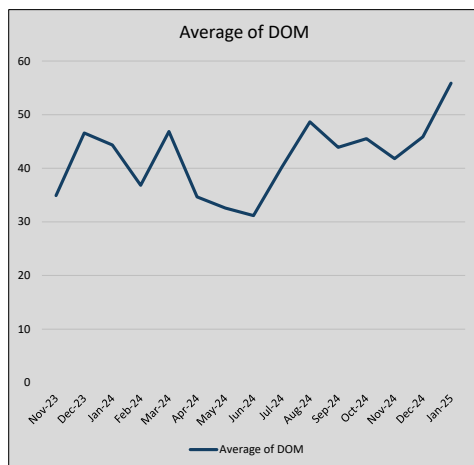
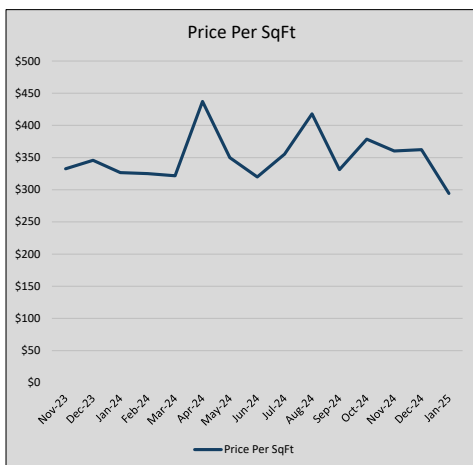
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	5	1	5.00	0	0	119	\$94,000	\$85,500	91.0%
\$100,000-199,999	18	0	-	1	1	-	-	-	-
\$200,000-299,999	8	8	1.00	4	0	50	\$254,675	\$250,225	98.3%
\$300,000-399,999	34	8	4.25	7	11	26	\$343,375	\$330,750	96.3%
\$400,000-499,999	47	8	5.88	9	9	83	\$453,623	\$440,498	97.1%
\$500,000-599,999	32	7	4.57	3	6	37	\$552,843	\$552,857	100.0%
\$600,000-699,999	14	8	1.75	5	6	24	\$649,238	\$639,875	98.6%
\$700,000-799,999	10	1	10.00	2	1	204	\$764,000	\$754,000	98.7%
\$800,000-899,999	9	2	4.50	2	3	22	\$819,950	\$785,000	95.7%
\$900,000-1,000,000	7	2	3.50	3	2	144	\$999,000	\$897,500	89.8%
\$1,000,000 +	113	10	11.30	18	16	69	\$1,656,190	\$1,607,700	97.1%
Grand Total	297	55	5.40	54	55	56	\$700,636	\$680,769	97.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$863,014		\$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
Jan-25	\$680,769	(265,518)	\$700,636	97.2%	\$294	55	56





THE FAIR REPORT

OAKLAWN AND VICINITY

MLS Data for January 2025

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

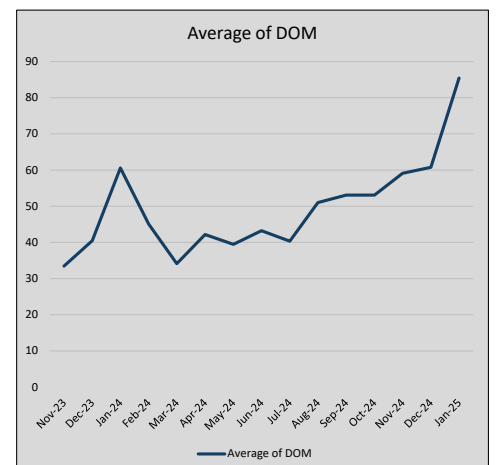
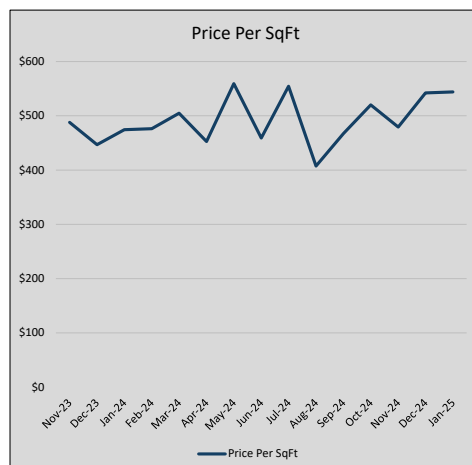
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	3	0	-	-	-	-
\$100,000-199,999	47	3	15.67	5	3	55	\$151,666	\$146,500	96.6%
\$200,000-299,999	72	8	9.00	14	12	124	\$246,162	\$236,011	95.9%
\$300,000-399,999	56	4	14.00	9	9	63	\$354,000	\$349,097	98.6%
\$400,000-499,999	57	9	6.33	9	13	68	\$458,656	\$446,150	97.3%
\$500,000-599,999	63	14	4.50	15	8	92	\$547,250	\$531,818	97.2%
\$600,000-699,999	46	8	5.75	4	7	128	\$646,725	\$638,675	98.8%
\$700,000-799,999	31	3	10.33	3	5	132	\$729,633	\$695,667	95.3%
\$800,000-899,999	18	5	3.60	4	6	53	\$871,800	\$839,200	96.3%
\$900,000-1,000,000	16	3	5.33	1	1	34	\$973,300	\$956,667	98.3%
\$1,000,000 +	158	18	8.78	21	23	73	\$3,820,944	\$3,622,268	94.8%
Grand Total	564	75	7.52	88	87	85	\$1,320,644	\$1,261,973	95.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$1,064,958		\$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
Jan-25	\$1,261,973	(88,208)	\$1,320,644	95.6%	\$544	75	85





THE FAIR REPORT

PRESTON HOLLOW AND VICINITY

MLS Data for January 2025 (Preston Hollow and Vicinity - 75225, 75230)

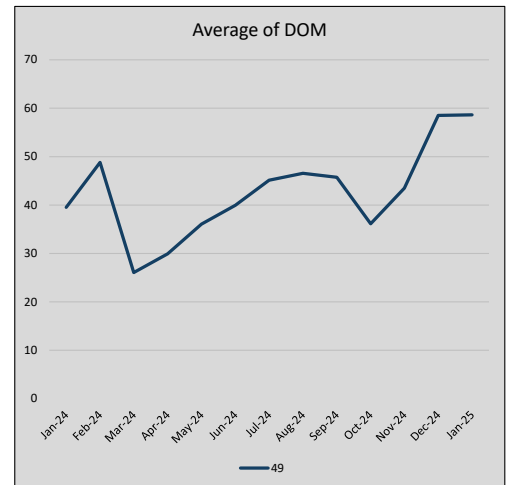
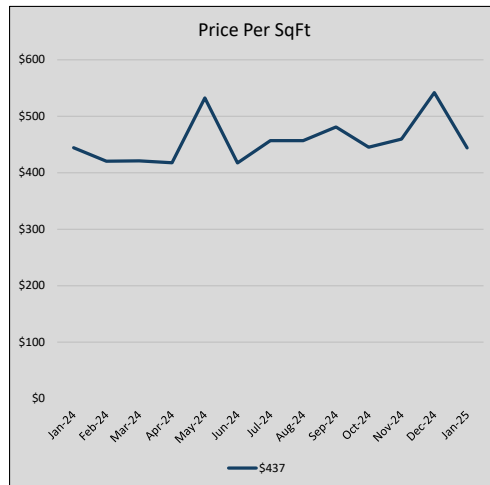
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	74	13	5.69	19	6	55	\$237,708	\$223,462	94.0%
\$500,000-999,999	18	9	2.00	5	3	56	\$747,267	\$706,722	94.6%
\$1,000,000-1,499,999	16	4	4.00	3	0	15	\$1,203,000	\$1,189,500	98.9%
\$1,500,000-1,999,999	16	5	3.20	1	3	132	\$1,797,800	\$1,729,024	96.2%
\$2,000,000-2,499,999	20	5	4.00	0	3	62	\$2,219,600	\$1,931,200	87.0%
\$2,500,000-2,999,999	9	3	3.00	0	1	48	\$2,816,300	\$2,859,933	101.5%
\$3,000,000-3,499,999	12	0	-	0	2	-	-	-	-
\$3,500,000-4,000,000	17	1	17.00	1	2	1	\$3,650,000	\$3,700,000	101.4%
\$4,000,000+	30	1	30.00	7	0	9	\$4,299,000	\$4,110,000	95.6%
Grand Total	212	41	5.17	36	20	59	\$1,246,646	\$1,188,157	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
Nov-23	\$1,402,894		\$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
Jan-25	\$1,188,157	(940,543)	\$1,246,646	95.3%	\$444	41	59





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DENISON

MLS Data for January 2025 (City of Denison)

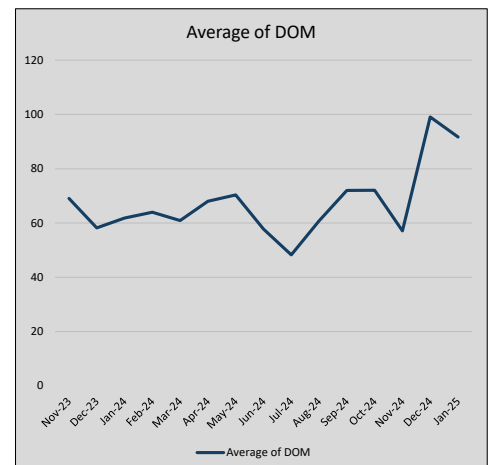
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	5	1	5.00	0	0	242	\$74,689	\$74,689	100.0%
\$100,000-199,999	65	8	8.13	8	7	82	\$145,488	\$137,497	94.5%
\$200,000-299,999	100	15	6.67	14	7	60	\$240,733	\$233,577	97.0%
\$300,000-399,999	40	4	10.00	4	2	98	\$324,350	\$323,225	99.7%
\$400,000-499,999	26	1	26.00	1	4	188	\$455,000	\$470,000	103.3%
\$500,000-599,999	18	0	-	2	2	-	-	-	-
\$600,000-699,999	3	1	3.00	0	0	212	\$649,000	\$575,000	88.6%
\$700,000-799,999	3	1	3.00	1	2	91	\$750,000	\$735,000	98.0%
\$800,000-899,999	3	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	2	1.00	1	0	169	\$997,450	\$962,500	96.5%
\$1,000,000 +	7	0	-	1	0	-	-	-	-
Grand Total	272	33	8.24	32	24	92	\$302,906	\$293,219	96.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$227,672		\$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
Jan-25	\$293,219	(11,174)	\$302,906	96.8%	\$166	33	92





THE FAIR REPORT

DENTON

MLS Data for January 2025 (City of Denton)

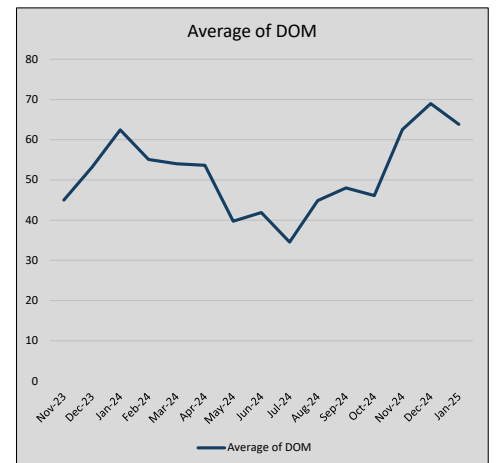
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	0	-	1	0	-	-	-	-
\$100,000-199,999	6	4	1.50	0	0	35	\$184,950	\$187,650	101.5%
\$200,000-299,999	33	12	2.75	2	14	53	\$251,244	\$248,400	98.9%
\$300,000-399,999	119	35	3.40	12	39	69	\$357,611	\$346,907	97.0%
\$400,000-499,999	142	12	11.83	14	32	70	\$444,048	\$429,753	96.8%
\$500,000-599,999	67	6	11.17	4	8	100	\$529,653	\$511,650	96.6%
\$600,000-699,999	24	5	4.80	0	5	39	\$616,376	\$596,388	96.8%
\$700,000-799,999	10	1	10.00	0	4	69	\$799,900	\$700,000	87.5%
\$800,000-899,999	7	1	7.00	0	0	30	\$849,000	\$802,000	94.5%
\$900,000-1,000,000	1	2	0.50	0	0	28	\$956,250	\$951,250	99.5%
\$1,000,000 +	17	0	-	2	0	-	-	-	-
Grand Total	428	78	5.49	35	102	64	\$402,832	\$390,853	97.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$418,858		\$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
Jan-25	\$390,853	(14,834)	\$402,832	97.0%	\$194	78	64





THE FAIR REPORT

DUNCANVILLE

MLS Data for January 2025 (City of Duncanville)

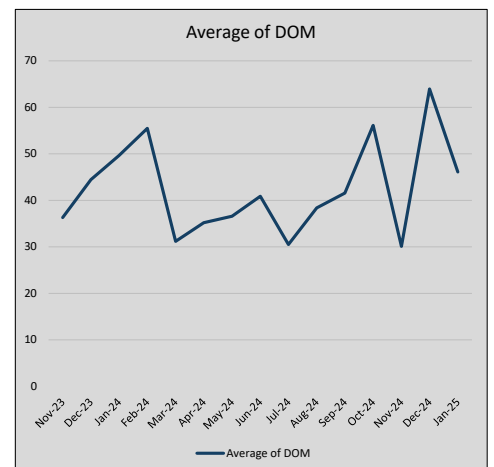
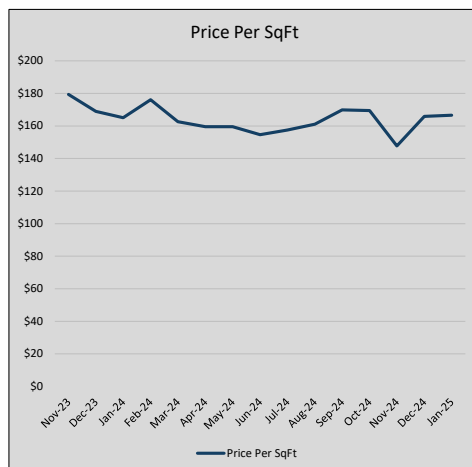
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	3	0.67	1	2	42	\$198,967	\$194,333	97.7%
\$200,000-299,999	16	5	3.20	2	7	34	\$248,998	\$240,600	96.6%
\$300,000-399,999	19	6	3.17	1	5	64	\$344,150	\$340,150	98.8%
\$400,000-499,999	9	1	9.00	0	1	25	\$425,000	\$425,000	100.0%
\$500,000-599,999	3	1	3.00	0	1	34	\$547,000	\$535,000	97.8%
\$600,000-699,999	2	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 +	2	0	-	0	0	-	-	-	-
Grand Total	53	16	3.31	4	16	46	\$304,924	\$299,181	98.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$289,984		\$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
Jan-25	\$299,181	(36,688)	\$304,924	98.1%	\$167	16	46





THE FAIR REPORT

EULESS

MLS Data for January 2025 (City of Eules)

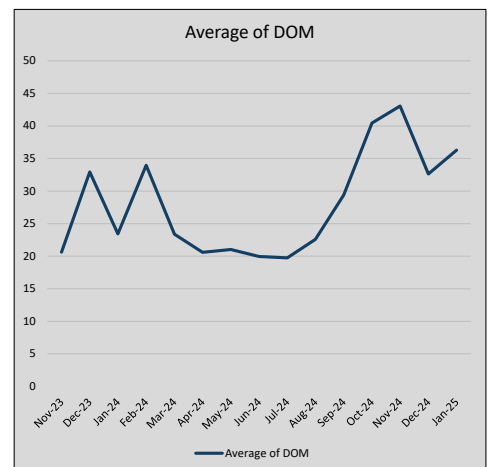
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	0	69	\$199,900	\$195,500	97.8%
\$200,000-299,999	11	9	1.22	3	6	36	\$265,983	\$261,711	98.4%
\$300,000-399,999	21	10	2.10	4	4	44	\$344,490	\$340,000	98.7%
\$400,000-499,999	10	4	2.50	1	3	17	\$469,500	\$469,500	100.0%
\$500,000-599,999	4	0	-	1	3	-	-	-	-
\$600,000-699,999	7	1	7.00	1	4	-3	\$624,000	\$624,000	100.0%
\$700,000-799,999	3	3	1.00	0	0	40	\$732,667	\$715,833	97.7%
\$800,000-899,999	0	0	-	0	1	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	56	28	2.00	10	21	36	\$383,523	\$378,586	98.7%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$391,327		\$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
Jan-25	\$378,586	12,411	\$383,523	98.7%	\$209	28	36





THE FAIR REPORT

FAIRVIEW

MLS Data for January 2025 (City of Fairview)

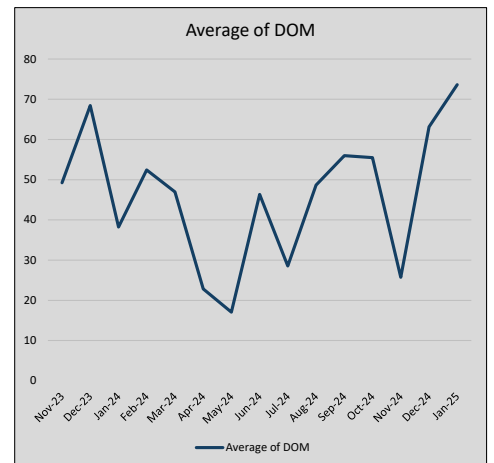
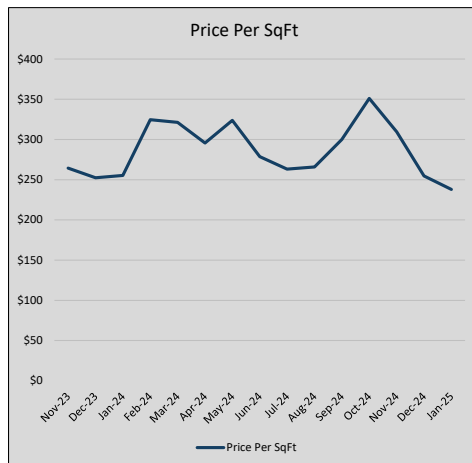
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	2	1	2.00	1	0	6	\$395,000	\$390,000	98.7%
\$400,000-499,999	5	3	1.67	1	2	73	\$449,630	\$446,330	99.3%
\$500,000-599,999	3	0	-	1	1	-	-	-	-
\$600,000-699,999	1	2	0.50	0	0	59	\$645,000	\$645,500	100.1%
\$700,000-799,999	1	0	-	0	1	-	-	-	-
\$800,000-899,999	0	0	-	0	1	-	-	-	-
\$900,000-1,000,000	1	1	1.00	0	0	234	\$995,000	\$975,000	98.0%
\$1,000,000 +	7	1	7.00	1	4	12	\$1,500,000	\$1,475,000	98.3%
Grand Total	20	8	2.50	4	9	74	\$691,111	\$683,749	98.9%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$990,822		\$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
Jan-25	\$683,749	(93,489)	\$691,111	98.9%	\$238	8	74





THE FAIR REPORT

FARMERS BRANCH

MLS Data for January 2025 (City of Farmers Branch)

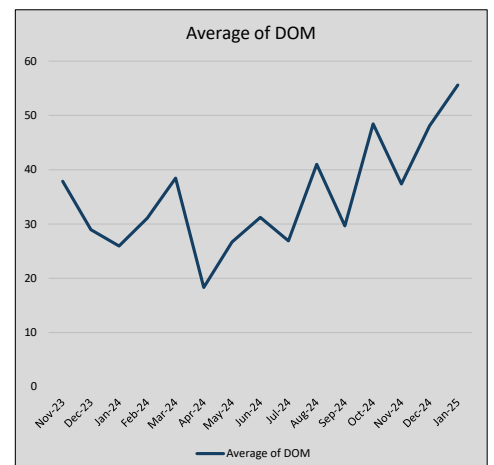
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	0	-	0	0	-	-	-	-
\$200,000-299,999	8	4	2.00	3	0	60	\$249,475	\$244,725	98.1%
\$300,000-399,999	22	6	3.67	6	9	18	\$342,833	\$338,500	98.7%
\$400,000-499,999	27	6	4.50	4	4	94	\$462,331	\$451,664	97.7%
\$500,000-599,999	15	1	15.00	1	2	5	\$539,900	\$550,000	101.9%
\$600,000-699,999	5	4	1.25	2	3	33	\$641,225	\$630,000	98.2%
\$700,000-799,999	2	1	2.00	0	0	204	\$764,000	\$754,000	98.7%
\$800,000-899,999	5	1	5.00	0	1	29	\$809,900	\$780,000	96.3%
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	3	0	-	4	1	-	-	-	-
Grand Total	91	23	3.96	20	20	56	\$456,852	\$448,865	98.3%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$451,588		\$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
Jan-25	\$448,865	(100,632)	\$456,852	98.3%	\$236	23	56





THE FAIR REPORT

FATE

MLS Data for January 2025 (City of Fate)

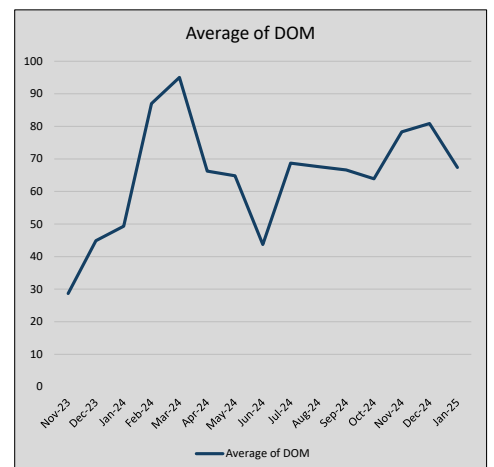
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	8	5	1.60	0	4	43	\$288,494	\$282,306	97.9%
\$300,000-399,999	45	13	3.46	9	16	71	\$349,400	\$337,477	96.6%
\$400,000-499,999	61	12	5.08	6	12	72	\$457,992	\$435,861	95.2%
\$500,000-599,999	8	4	2.00	0	4	83	\$533,327	\$513,452	96.3%
\$600,000-699,999	9	1	9.00	1	1	20	\$629,941	\$612,772	97.3%
\$700,000-799,999	6	0	-	1	0	-	-	-	-
\$800,000-899,999	4	0	-	1	1	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	2	0	-	0	0	-	-	-	-
Grand Total	143	35	4.09	18	38	67	\$406,966	\$391,304	96.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$366,087		\$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
Jan-25	\$391,304	(41,559)	\$406,966	96.2%	\$171	35	67





THE FAIR REPORT

FLOWER MOUND

MLS Data for January 2025 (City of Flower Mound)

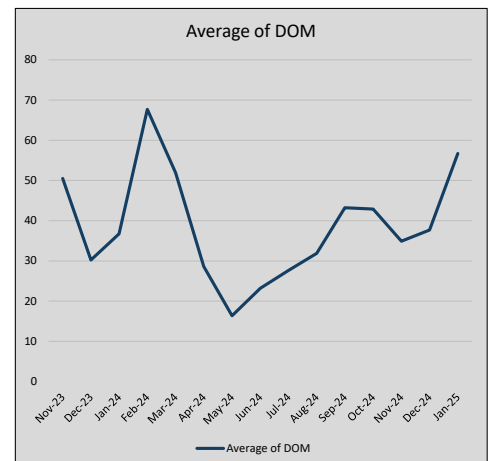
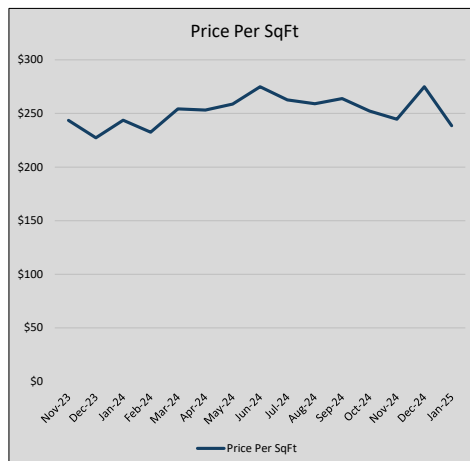
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	1	-	-	-	-
\$200,000-299,999	1	0	-	0	0	-	-	-	-
\$300,000-399,999	8	7	1.14	0	5	51	\$384,914	\$384,286	99.8%
\$400,000-499,999	19	19	1.00	2	8	62	\$474,821	\$468,142	98.6%
\$500,000-599,999	17	8	2.13	4	5	24	\$577,588	\$564,694	97.8%
\$600,000-699,999	17	10	1.70	6	6	64	\$660,395	\$641,300	97.1%
\$700,000-799,999	7	3	2.33	1	4	63	\$743,667	\$723,333	97.3%
\$800,000-899,999	8	2	4.00	0	4	22	\$837,500	\$818,500	97.7%
\$900,000-1,000,000	5	2	2.50	3	1	9	\$944,750	\$927,500	98.2%
\$1,000,000 +	39	9	4.33	5	10	87	\$1,619,878	\$1,559,333	96.3%
Grand Total	121	60	2.02	21	44	57	\$721,917	\$703,521	97.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$659,522		\$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
Jan-25	\$703,521	(139,571)	\$721,917	97.5%	\$239	60	57





THE FAIR REPORT

FORNEY

MLS Data for January 2025 (City of Forney)

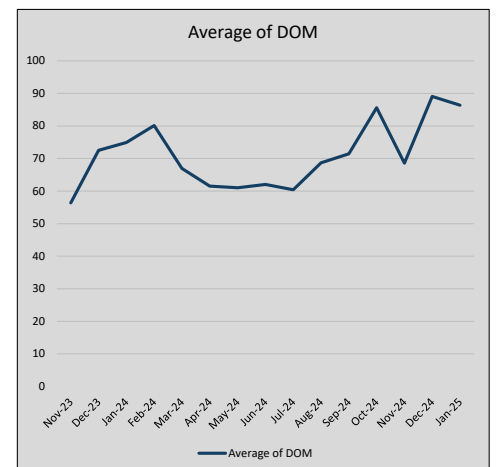
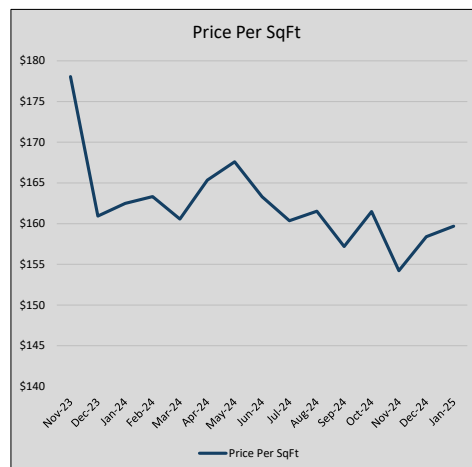
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	0	-	0	2	-	-	-	-
\$200,000-299,999	122	26	4.69	16	36	72	\$263,688	\$261,623	99.2%
\$300,000-399,999	259	41	6.32	22	39	73	\$342,488	\$337,382	98.5%
\$400,000-499,999	213	20	10.65	12	14	133	\$444,307	\$433,423	97.6%
\$500,000-599,999	69	4	17.25	7	5	69	\$548,700	\$537,475	98.0%
\$600,000-699,999	26	2	13.00	3	5	128	\$632,855	\$607,500	96.0%
\$700,000-799,999	7	0	-	2	0	-	-	-	-
\$800,000-899,999	3	0	-	1	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	8	1	8.00	1	0	48	\$1,250,000	\$1,200,000	96.0%
Grand Total	711	94	7.56	64	101	86	\$366,964	\$360,300	98.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$378,166		\$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
Jan-25	\$360,300	1,536	\$366,964	98.2%	\$160	94	86





THE FAIR REPORT

FORT WORTH

MLS Data for January 2025 (City of Fort Worth)

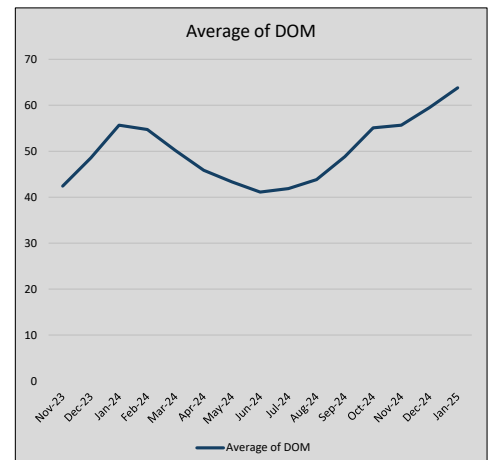
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	4	3	1.33	3	1	74	\$68,333	\$55,000	80.5%
\$100,000-199,999	157	40	3.93	28	35	49	\$159,887	\$147,841	92.5%
\$200,000-299,999	593	170	3.49	106	148	58	\$264,844	\$259,861	98.1%
\$300,000-399,999	990	215	4.60	159	222	64	\$347,909	\$342,441	98.4%
\$400,000-499,999	433	87	4.98	69	98	68	\$443,910	\$436,120	98.2%
\$500,000-599,999	232	47	4.94	25	37	83	\$550,332	\$537,728	97.7%
\$600,000-699,999	144	13	11.08	10	21	68	\$643,081	\$614,450	95.5%
\$700,000-799,999	68	12	5.67	5	13	70	\$742,401	\$706,959	95.2%
\$800,000-899,999	37	3	12.33	9	4	43	\$867,800	\$843,333	97.2%
\$900,000-1,000,000	22	3	7.33	6	3	47	\$956,667	\$915,125	95.7%
\$1,000,000 +	129	14	9.21	20	20	82	\$1,603,929	\$1,531,839	95.5%
Grand Total	2809	607	4.63	440	602	64	\$388,974	\$379,387	97.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$381,461		\$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
Jan-25	\$379,387	(31,931)	\$388,974	97.5%	\$182	607	64





THE FAIR REPORT

FRISCO

MLS Data for January 2025 (City of Frisco)

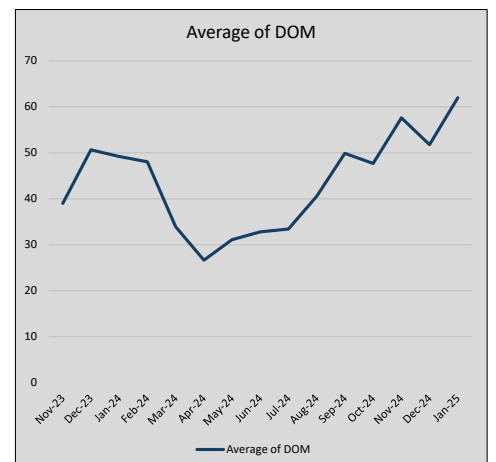
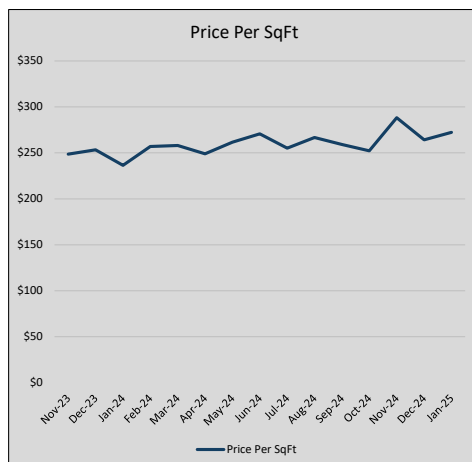
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	1	-	-	-	-
\$300,000-399,999	31	7	4.43	3	3	44	\$363,957	\$353,571	97.1%
\$400,000-499,999	72	21	3.43	10	17	58	\$447,090	\$439,620	98.3%
\$500,000-599,999	89	25	3.56	14	24	57	\$546,717	\$531,827	97.3%
\$600,000-699,999	54	18	3.00	9	16	66	\$658,927	\$644,172	97.8%
\$700,000-799,999	73	15	4.87	7	29	45	\$750,401	\$720,380	96.0%
\$800,000-899,999	45	14	3.21	10	9	69	\$844,371	\$827,868	98.0%
\$900,000-1,000,000	39	6	6.50	10	9	51	\$947,989	\$929,833	98.1%
\$1,000,000 +	127	34	3.74	13	23	76	\$1,810,012	\$1,746,763	96.5%
Grand Total	530	140	3.79	76	131	62	\$912,648	\$885,447	97.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$734,961		\$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
Jan-25	\$885,447	90,176	\$912,648	97.0%	\$272	140	62





THE FAIR REPORT

GAINESVILLE

MLS Data for January 2025 (City of Gainesville)

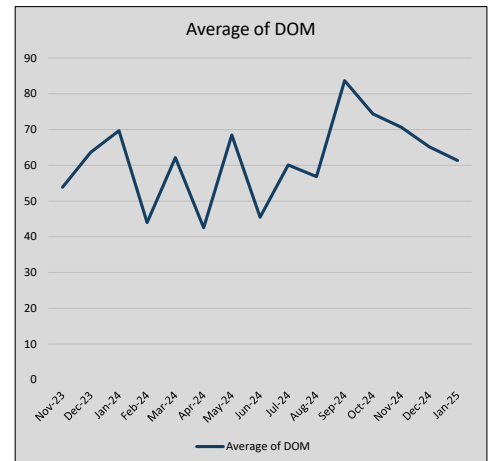
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	1	2.00	0	0	98	\$99,900	\$83,500	83.6%
\$100,000-199,999	18	0	-	2	4	-	-	-	-
\$200,000-299,999	36	5	7.20	4	5	44	\$259,400	\$236,900	91.3%
\$300,000-399,999	31	4	7.75	5	4	63	\$329,238	\$316,963	96.3%
\$400,000-499,999	10	0	-	1	2	-	-	-	-
\$500,000-599,999	6	0	-	0	1	-	-	-	-
\$600,000-699,999	5	0	-	2	1	-	-	-	-
\$700,000-799,999	5	1	5.00	1	0	84	\$749,000	\$653,000	87.2%
\$800,000-899,999	4	0	-	0	1	-	-	-	-
\$900,000-1,000,000	1	0	-	1	0	-	-	-	-
\$1,000,000 +	15	1	15.00	0	0	83	\$1,550,000	\$1,250,000	80.6%
Grand Total	133	12	11.08	16	18	61	\$417,738	\$369,904	88.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$243,274		\$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
Jan-25	\$369,904	(82,217)	\$417,738	88.5%	\$188	12	61





THE FAIR REPORT

GARLAND

MLS Data for January 2025 (City of Garland)

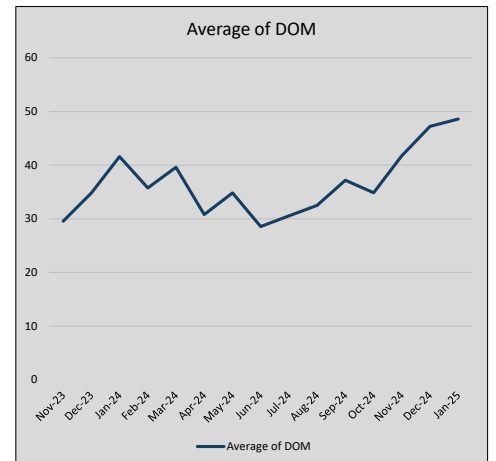
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	31	6	5.17	6	5	33	\$162,298	\$159,483	98.3%
\$200,000-299,999	161	41	3.93	24	33	48	\$255,730	\$245,168	95.9%
\$300,000-399,999	185	34	5.44	28	34	58	\$342,903	\$331,190	96.6%
\$400,000-499,999	68	19	3.58	12	18	32	\$446,586	\$433,425	97.1%
\$500,000-599,999	35	8	4.38	5	7	53	\$544,742	\$522,250	95.9%
\$600,000-699,999	15	2	7.50	3	1	85	\$689,000	\$667,500	96.9%
\$700,000-799,999	5	0	-	0	2	-	-	-	-
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	3	0	-	0	0	-	-	-	-
Grand Total	506	110	4.60	78	100	49	\$339,440	\$327,430	96.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$340,694		\$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
Jan-25	\$327,430	(3,156)	\$339,440	96.5%	\$174	110	49





THE FAIR REPORT

GRAND PRAIRIE

MLS Data for January 2025 (City of Grand Prairie)

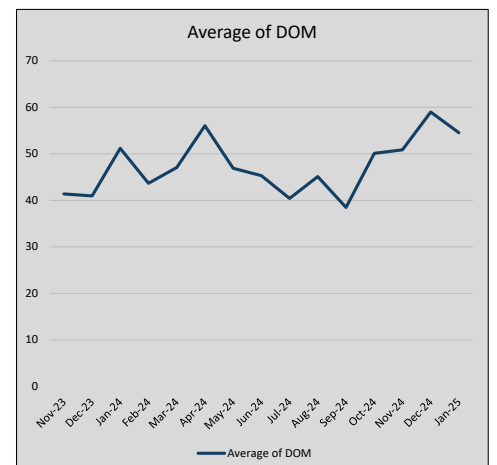
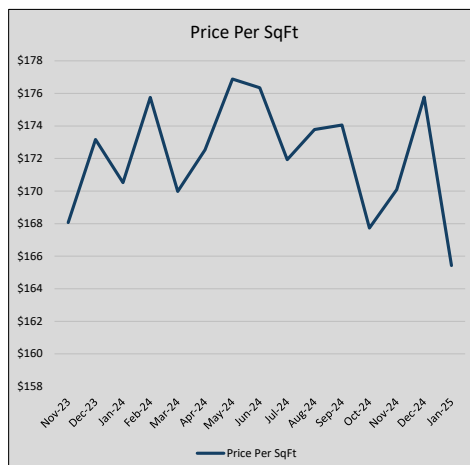
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	10	7	1.43	3	3	54	\$177,828	\$148,220	83.4%
\$200,000-299,999	53	22	2.41	8	14	41	\$262,486	\$256,041	97.5%
\$300,000-399,999	77	34	2.26	8	29	53	\$348,638	\$340,966	97.8%
\$400,000-499,999	73	19	3.84	14	17	73	\$435,112	\$425,270	97.7%
\$500,000-599,999	26	3	8.67	8	4	45	\$561,663	\$550,667	98.0%
\$600,000-699,999	15	1	15.00	3	2	19	\$670,000	\$630,000	94.0%
\$700,000-799,999	9	0	-	0	1	-	-	-	-
\$800,000-899,999	4	1	4.00	0	0	14	\$825,000	\$760,000	92.1%
\$900,000-1,000,000	1	1	1.00	0	0	186	\$942,950	\$930,000	98.6%
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	268	88	3.05	44	70	55	\$355,264	\$344,493	97.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$367,175		\$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
Jan-25	\$344,493	(27,978)	\$355,264	97.0%	\$165	88	55





THE FAIR REPORT

GRAPEVINE

MLS Data for January 2025 (City of Grapevine)

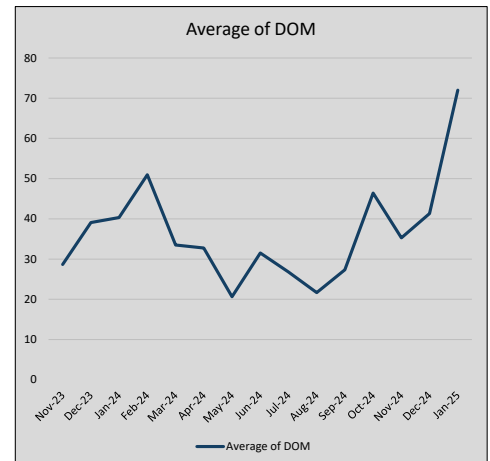
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	0	-	0	0	-	-	-	-
\$300,000-399,999	5	3	1.67	1	2	61	\$361,667	\$358,000	99.0%
\$400,000-499,999	18	7	2.57	2	6	59	\$456,779	\$453,757	99.3%
\$500,000-599,999	13	4	3.25	0	4	7	\$534,040	\$533,250	99.9%
\$600,000-699,999	12	3	4.00	4	6	27	\$689,540	\$683,333	99.1%
\$700,000-799,999	2	1	2.00	1	1	77	\$765,000	\$755,000	98.7%
\$800,000-899,999	6	0	-	0	2	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	15	4	3.75	1	0	202	\$1,675,000	\$1,588,000	94.8%
Grand Total	74	22	3.36	9	21	72	\$725,101	\$706,377	97.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$614,452		\$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
Jan-25	\$706,377	92,415	\$725,101	97.4%	\$298	22	72





THE FAIR REPORT

GREENVILLE

MLS Data for January 2025 (City of Greenville)

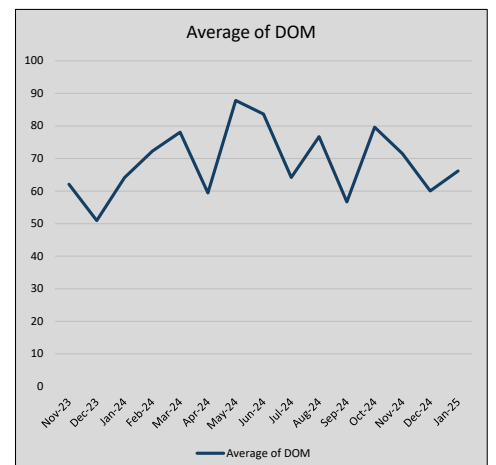
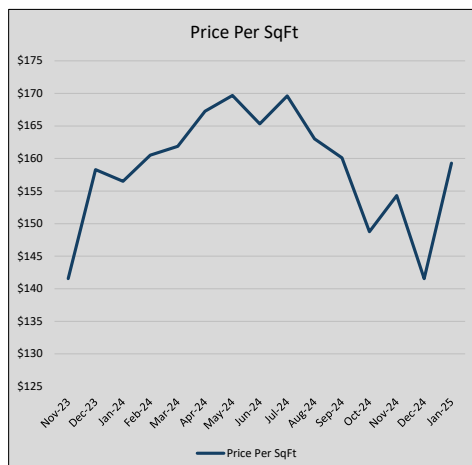
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	0	-	0	1	-	-	-	-
\$100,000-199,999	26	7	3.71	6	7	69	\$181,557	\$174,000	95.8%
\$200,000-299,999	170	14	12.14	35	13	55	\$260,159	\$253,057	97.3%
\$300,000-399,999	85	6	14.17	13	5	78	\$340,556	\$333,823	98.0%
\$400,000-499,999	28	5	5.60	0	2	72	\$452,325	\$432,596	95.6%
\$500,000-599,999	10	2	5.00	2	0	91	\$567,450	\$564,950	99.6%
\$600,000-699,999	2	1	2.00	1	0	56	\$675,000	\$656,400	97.2%
\$700,000-799,999	4	0	-	1	1	-	-	-	-
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	4	0	-	0	0	-	-	-	-
Grand Total	336	35	9.60	58	29	66	\$315,085	\$306,086	97.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$266,370		\$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
Jan-25	\$306,086	29,130	\$315,085	97.1%	\$159	35	66





THE FAIR REPORT

HALTOM CITY

MLS Data for January 2025 (City of Haltom City)

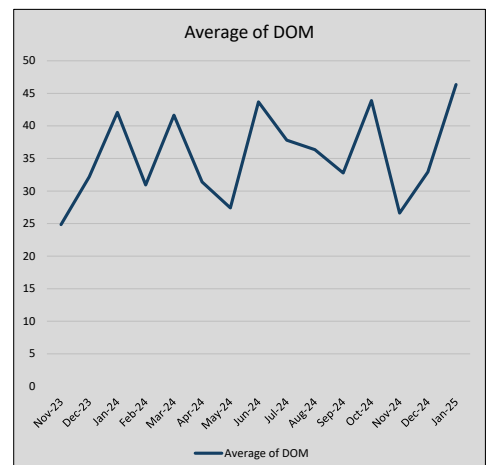
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	1	3.00	0	1	26	\$185,000	\$197,000	106.5%
\$200,000-299,999	50	11	4.55	5	11	50	\$253,856	\$243,099	95.8%
\$300,000-399,999	17	4	4.25	4	4	43	\$319,750	\$317,250	99.2%
\$400,000-499,999	3	1	3.00	1	2	39	\$459,000	\$439,500	95.8%
\$500,000-599,999	0	0	-	0	0	-	-	-	-
\$600,000-699,999	0	0	-	0	0	-	-	-	-
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	1	-	-	-	-
Grand Total	74	17	4.35	10	19	46	\$277,378	\$269,388	97.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$283,923		\$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
Jan-25	\$269,388	(45,969)	\$277,378	97.1%	\$174	17	46





THE FAIR REPORT

HEATH

MLS Data for January 2025 (City of Heath)

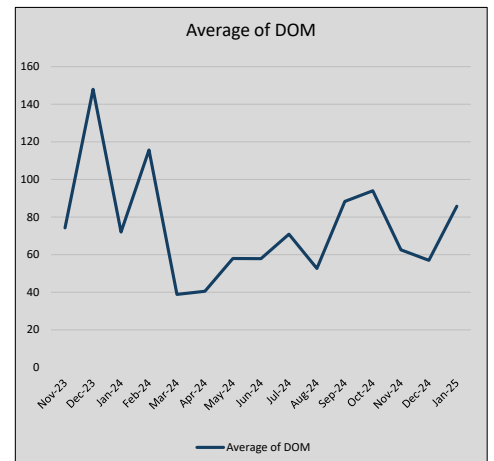
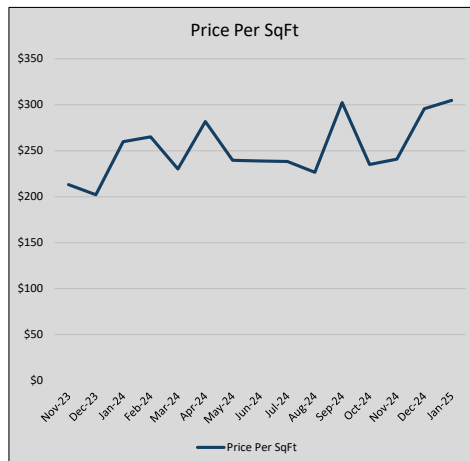
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	0	-	0	0	-	-	-	-
\$300,000-399,999	9	1	9.00	4	1	23	\$346,500	\$340,000	98.1%
\$400,000-499,999	12	0	-	1	2	-	-	-	-
\$500,000-599,999	9	2	4.50	2	1	130	\$557,000	\$549,500	98.7%
\$600,000-699,999	25	1	25.00	2	1	74	\$689,900	\$670,000	97.1%
\$700,000-799,999	11	1	11.00	1	0	127	\$748,990	\$748,990	100.0%
\$800,000-899,999	9	0	-	1	1	-	-	-	-
\$900,000-1,000,000	9	1	9.00	1	1	127	\$989,000	\$960,000	97.1%
\$1,000,000 +	46	6	7.67	9	7	70	\$1,960,333	\$1,897,271	96.8%
Grand Total	131	12	10.92	21	14	86	\$1,304,199	\$1,266,801	97.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$803,112		\$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
Jan-25	\$1,266,801	39,778	\$1,304,199	97.1%	\$305	12	86





THE FAIR REPORT

IRVING

MLS Data for January 2025 (City of Irving)

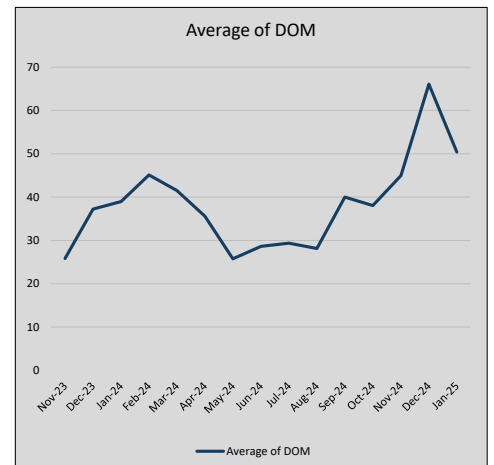
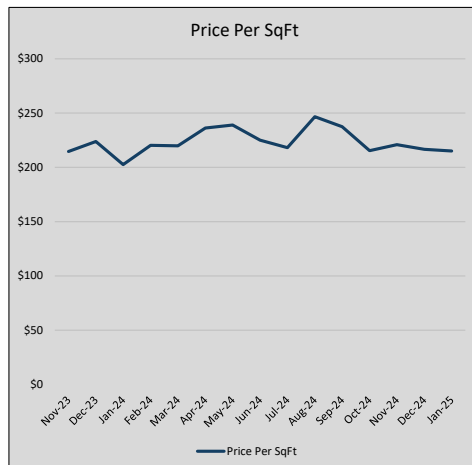
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	21	4	5.25	2	2	31	\$177,225	\$183,050	103.3%
\$200,000-299,999	48	11	4.36	9	9	32	\$272,352	\$262,496	96.4%
\$300,000-399,999	67	18	3.72	12	19	59	\$342,428	\$333,504	97.4%
\$400,000-499,999	40	12	3.33	6	7	44	\$447,742	\$441,834	98.7%
\$500,000-599,999	31	9	3.44	4	4	87	\$555,544	\$546,267	98.3%
\$600,000-699,999	14	4	3.50	2	2	61	\$660,500	\$649,250	98.3%
\$700,000-799,999	14	5	2.80	5	5	44	\$746,600	\$722,600	96.8%
\$800,000-899,999	7	0	-	1	2	-	-	-	-
\$900,000-1,000,000	11	1	11.00	4	4	12	\$995,000	\$915,000	92.0%
\$1,000,000 +	26	4	6.50	7	4	25	\$1,237,766	\$1,109,016	89.6%
Grand Total	279	68	4.10	52	58	50	\$478,858	\$461,797	96.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$426,134		\$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
Jan-25	\$461,797	18,626	\$478,858	96.4%	\$215	68	50





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KELLER

MLS Data for January 2025 (City of Keller)

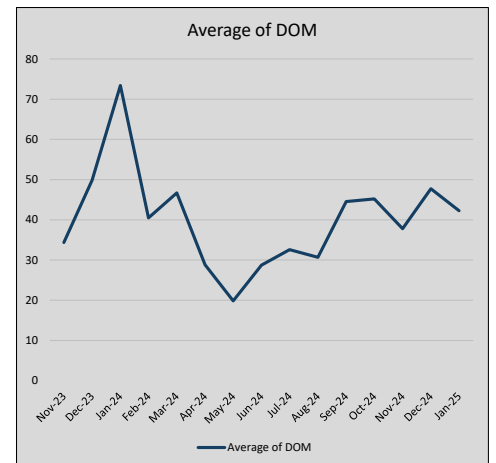
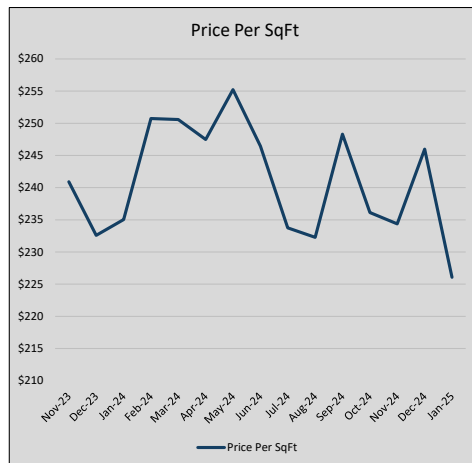
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	1	0.00	0	0	43	\$240,000	\$228,000	95.0%
\$300,000-399,999	5	2	2.50	0	3	3	\$330,000	\$330,000	100.0%
\$400,000-499,999	9	5	1.80	0	3	92	\$449,000	\$437,700	97.5%
\$500,000-599,999	7	6	1.17	2	4	51	\$577,242	\$571,146	98.9%
\$600,000-699,999	11	6	1.83	5	4	50	\$651,775	\$643,000	98.7%
\$700,000-799,999	9	8	1.13	1	5	23	\$761,000	\$748,375	98.3%
\$800,000-899,999	6	2	3.00	0	1	5	\$887,450	\$870,100	98.0%
\$900,000-1,000,000	5	4	1.25	0	2	32	\$965,975	\$934,125	96.7%
\$1,000,000 +	17	2	8.50	0	3	44	\$1,227,000	\$1,125,000	91.7%
Grand Total	69	36	1.92	8	25	42	\$686,108	\$668,752	97.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$754,739		\$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
Jan-25	\$668,752	(88,484)	\$686,108	97.5%	\$226	36	42





THE FAIR REPORT

LEONARD

MLS Data for January 2025 (City of Leonard)

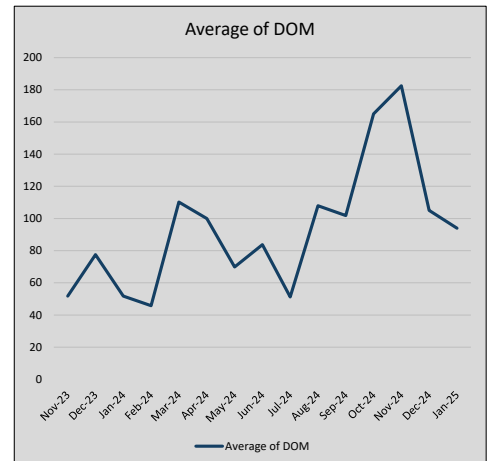
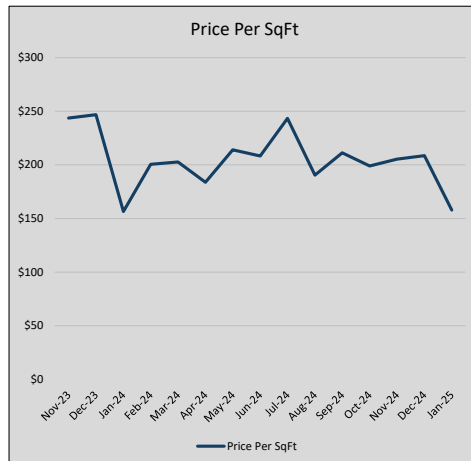
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	5	2	2.50	0	1	16	\$137,000	\$124,500	90.9%
\$200,000-299,999	9	0	-	0	0	-	-	-	-
\$300,000-399,999	7	1	7.00	1	0	18	\$375,000	\$325,000	86.7%
\$400,000-499,999	8	0	-	2	0	-	-	-	-
\$500,000-599,999	8	1	8.00	0	4	321	\$589,900	\$551,700	93.5%
\$600,000-699,999	6	1	6.00	1	0	99	\$608,225	\$560,225	92.1%
\$700,000-799,999	1	0	-	1	0	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	3	0	-	0	0	-	-	-	-
\$1,000,000 +	2	0	-	0	0	-	-	-	-
Grand Total	50	5	10.00	5	5	94	\$369,425	\$337,185	91.3%

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
Nov-23	\$404,711		\$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
Jan-25	\$337,185	(121,886)	\$369,425	91.3%	\$158	5	94





THE FAIR REPORT

LEWISVILLE

MLS Data for January 2025 (City of Lewisville)

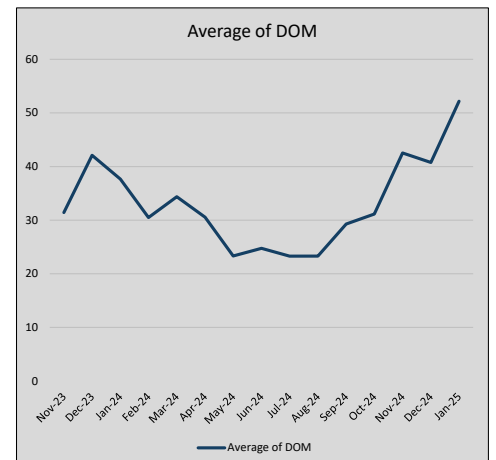
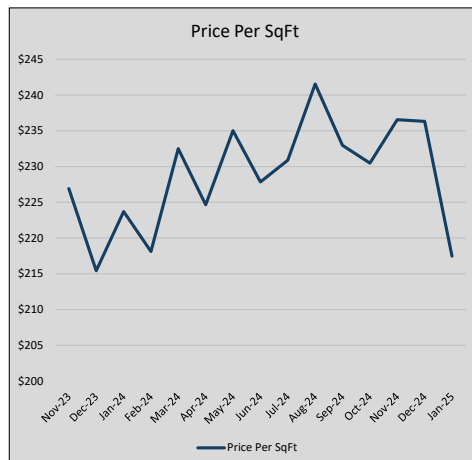
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	1	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	6	4	1.50	0	7	32	\$233,580	\$209,000	89.5%
\$300,000-399,999	57	24	2.38	7	18	56	\$360,383	\$355,308	98.6%
\$400,000-499,999	58	10	5.80	10	14	41	\$434,380	\$411,590	94.8%
\$500,000-599,999	9	8	1.13	0	3	69	\$536,225	\$535,300	99.8%
\$600,000-699,999	15	6	2.50	2	4	33	\$647,253	\$628,820	97.2%
\$700,000-799,999	15	6	2.50	3	2	49	\$761,983	\$743,667	97.6%
\$800,000-899,999	3	1	3.00	0	1	148	\$884,000	\$870,000	98.4%
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	7	2	3.50	1	4	52	\$1,280,000	\$1,257,500	98.2%
Grand Total	174	61	2.85	24	53	52	\$493,714	\$481,666	97.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$460,577		\$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
Jan-25	\$481,666	(37,065)	\$493,714	97.6%	\$217	61	52





THE FAIR REPORT

LITTLE ELM

MLS Data for January 2025 (City of Little Elm)

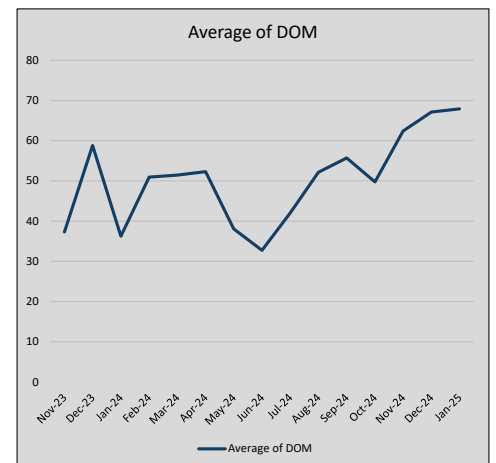
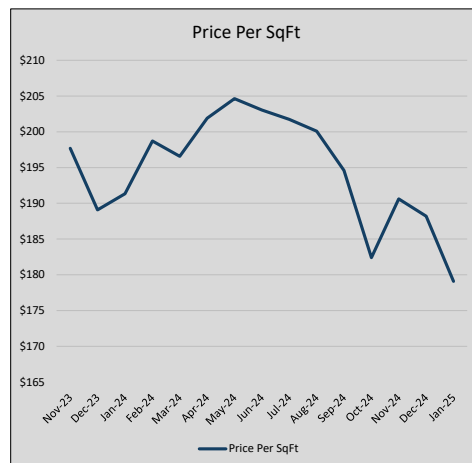
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	2	0	-	0	0	-	-	-	-
\$200,000-299,999	11	1	11.00	1	3	3	\$250,000	\$273,300	109.3%
\$300,000-399,999	104	33	3.15	11	21	63	\$358,145	\$346,540	96.8%
\$400,000-499,999	146	27	5.41	18	21	73	\$441,520	\$427,595	96.8%
\$500,000-599,999	72	20	3.60	10	22	63	\$551,152	\$533,823	96.9%
\$600,000-699,999	48	6	8.00	8	5	104	\$648,290	\$612,059	94.4%
\$700,000-799,999	14	4	3.50	1	3	61	\$740,450	\$733,976	99.1%
\$800,000-899,999	7	0	-	1	1	-	-	-	-
\$900,000-1,000,000	1	0	-	2	1	-	-	-	-
\$1,000,000 +	9	0	-	1	1	-	-	-	-
Grand Total	414	91	4.55	54	78	68	\$460,048	\$445,482	96.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$456,485		\$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
Jan-25	\$445,482	(35,930)	\$460,048	96.8%	\$179	91	68





THE FAIR REPORT

LOVEJOY ISD

MLS Data for January 2025 (Lovejoy ISD)

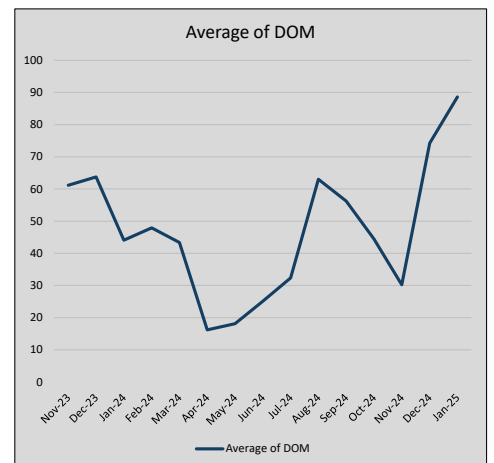
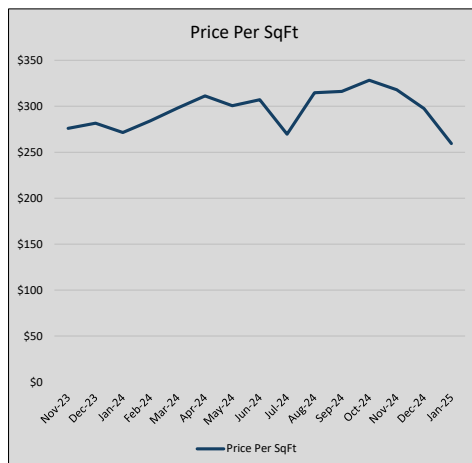
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	1	0	-	-	-	-
\$400,000-499,999	4	2	2.00	1	0	74	\$444,496	\$444,496	100.0%
\$500,000-599,999	3	1	3.00	1	0	4	\$540,000	\$551,000	102.0%
\$600,000-699,999	1	2	0.50	0	0	74	\$682,500	\$671,000	98.3%
\$700,000-799,999	4	4	1.00	0	1	133	\$762,950	\$751,750	98.5%
\$800,000-899,999	2	0	-	0	1	-	-	-	-
\$900,000-1,000,000	5	2	2.50	2	0	152	\$972,500	\$962,500	99.0%
\$1,000,000 +	24	2	12.00	2	6	9	\$1,725,000	\$1,687,500	97.8%
Grand Total	43	13	3.31	7	8	89	\$864,676	\$852,999	98.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$991,558		\$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
Jan-25	\$852,999	(61,261)	\$864,676	98.6%	\$259	13	89





THE FAIR REPORT

LUCAS

MLS Data for January 2025 (City of Lucas)

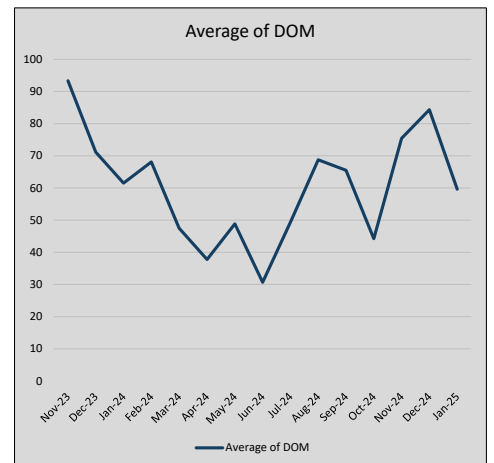
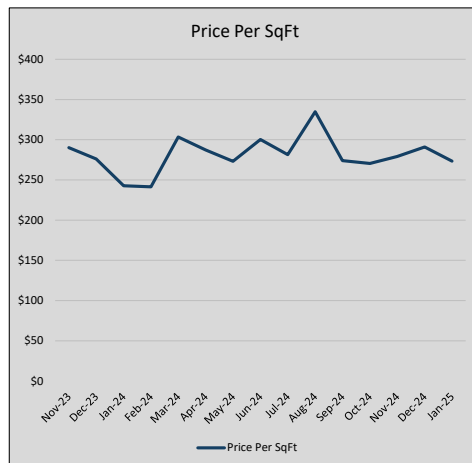
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	1	0	-	0	0	-	-	-	-
\$500,000-599,999	5	0	-	0	1	-	-	-	-
\$600,000-699,999	8	0	-	0	1	-	-	-	-
\$700,000-799,999	6	2	3.00	1	2	57	\$749,000	\$740,000	98.8%
\$800,000-899,999	3	2	1.50	0	0	90	\$817,450	\$762,500	93.3%
\$900,000-1,000,000	5	0	-	2	0	-	-	-	-
\$1,000,000 +	23	1	23.00	3	8	5	\$1,950,000	\$1,900,000	97.4%
Grand Total	51	5	10.20	6	12	60	\$1,016,580	\$981,000	96.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$1,244,444		\$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
Jan-25	\$981,000	92,257	\$1,016,580	96.5%	\$273	5	60





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MANSFIELD

MLS Data for January 2025 (City of Mansfield)

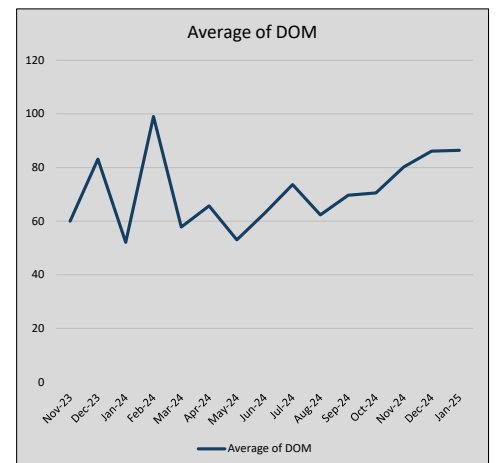
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	8	9	0.89	3	7	78	\$266,689	\$256,243	96.1%
\$300,000-399,999	62	12	5.17	4	13	53	\$351,425	\$346,417	98.6%
\$400,000-499,999	54	22	2.45	10	17	96	\$455,398	\$445,757	97.9%
\$500,000-599,999	65	21	3.10	4	14	81	\$556,506	\$548,454	98.6%
\$600,000-699,999	54	5	10.80	4	12	129	\$647,755	\$619,353	95.6%
\$700,000-799,999	24	3	8.00	2	3	130	\$731,475	\$683,607	93.5%
\$800,000-899,999	14	1	14.00	0	1	94	\$825,000	\$785,000	95.2%
\$900,000-1,000,000	5	3	1.67	0	0	104	\$947,167	\$910,250	96.1%
\$1,000,000 +	9	2	4.50	2	3	71	\$1,155,000	\$1,132,500	98.1%
Grand Total	295	78	3.78	29	70	86	\$509,390	\$496,355	97.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$519,162		\$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
Jan-25	\$496,355	(15,337)	\$509,390	97.4%	\$178	78	86





THE FAIR REPORT

MCKINNEY

MLS Data for January 2025 (City of McKinney)

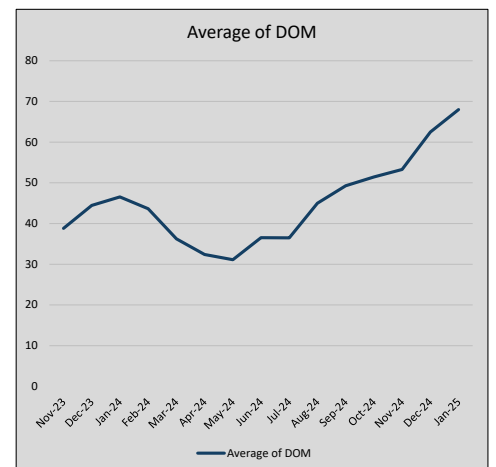
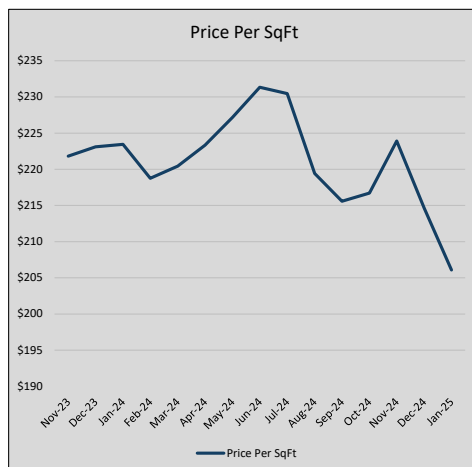
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	0	14	\$199,000	\$175,000	87.9%
\$200,000-299,999	10	8	1.25	4	2	67	\$264,350	\$263,000	99.5%
\$300,000-399,999	126	35	3.60	13	28	47	\$366,824	\$359,692	98.1%
\$400,000-499,999	167	65	2.57	26	56	64	\$447,378	\$436,919	97.7%
\$500,000-599,999	102	31	3.29	15	34	81	\$548,557	\$533,438	97.2%
\$600,000-699,999	127	23	5.52	18	17	70	\$660,260	\$646,899	98.0%
\$700,000-799,999	85	12	7.08	6	15	102	\$741,448	\$722,241	97.4%
\$800,000-899,999	55	5	11.00	10	8	47	\$828,349	\$801,196	96.7%
\$900,000-1,000,000	16	3	5.33	4	4	94	\$943,499	\$921,832	97.7%
\$1,000,000 +	37	2	18.50	7	13	154	\$1,244,450	\$1,155,750	92.9%
Grand Total	725	185	3.92	104	177	68	\$512,335	\$499,638	97.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$548,252		\$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
Jan-25	\$499,638	(55,808)	\$512,335	97.5%	\$206	185	68





THE FAIR REPORT

MCLENDON-CHISOLM

MLS Data for January 2025 (City of McLendon Chisholm)

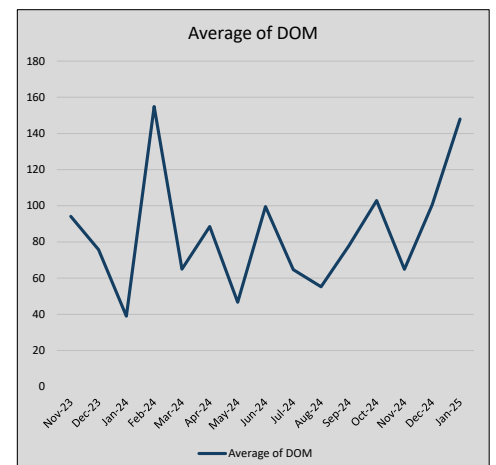
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	3	0	-	0	0	-	-	-	-
\$400,000-499,999	7	0	-	0	1	-	-	-	-
\$500,000-599,999	20	4	5.00	1	1	158	\$562,642	\$538,750	95.8%
\$600,000-699,999	15	3	5.00	1	2	135	\$643,596	\$617,144	95.9%
\$700,000-799,999	7	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	0	-	1	0	-	-	-	-
\$1,000,000 +	7	0	-	0	0	-	-	-	-
Grand Total	61	7	8.71	3	4	148	\$597,336	\$572,347	95.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$719,359		\$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
Jan-25	\$572,347	(88,645)	\$597,336	95.8%	\$184	7	148





THE FAIR REPORT

MELISSA

MLS Data for January 2025 (City of Melissa)

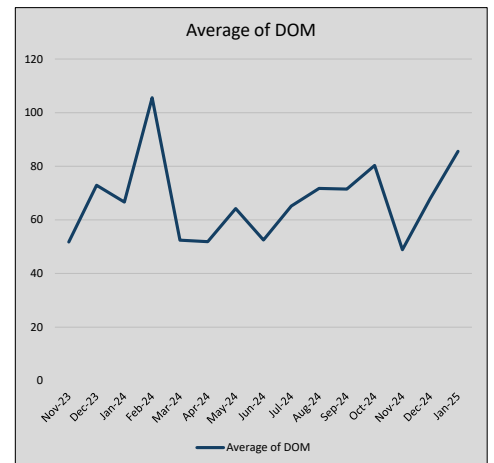
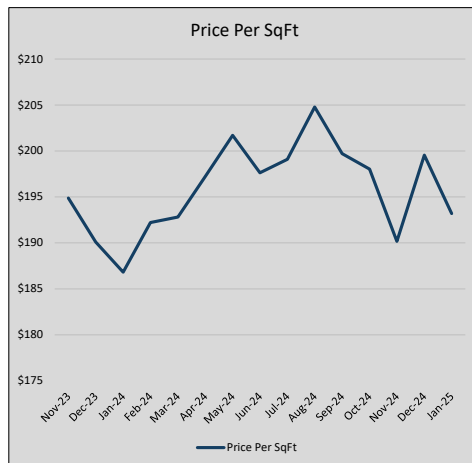
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	0	-	0	0	-	-	-	-
\$300,000-399,999	27	5	5.40	1	3	149	\$367,194	\$354,998	96.7%
\$400,000-499,999	33	9	3.67	4	6	60	\$434,473	\$426,777	98.2%
\$500,000-599,999	37	9	4.11	3	2	66	\$547,694	\$539,967	98.6%
\$600,000-699,999	21	9	2.33	2	1	91	\$651,880	\$626,872	96.2%
\$700,000-799,999	8	2	4.00	1	4	104	\$766,842	\$737,342	96.2%
\$800,000-899,999	2	0	-	0	1	-	-	-	-
\$900,000-1,000,000	2	0	-	1	0	-	-	-	-
\$1,000,000 +	4	0	-	0	4	-	-	-	-
Grand Total	135	34	3.97	12	21	86	\$531,649	\$517,418	97.3%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$482,062		\$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
Jan-25	\$517,418	23,010	\$531,649	97.3%	\$193	34	86





THE FAIR REPORT

MESQUITE

MLS Data for January 2025 (City of Mesquite)

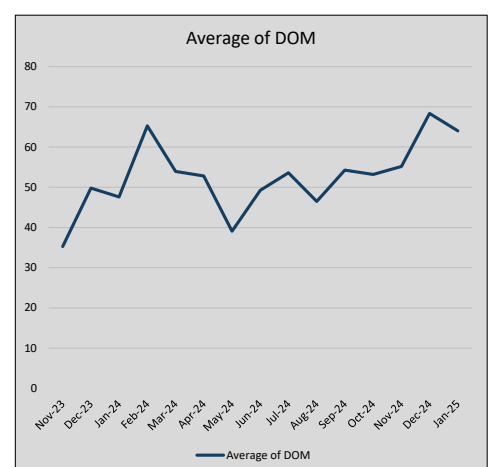
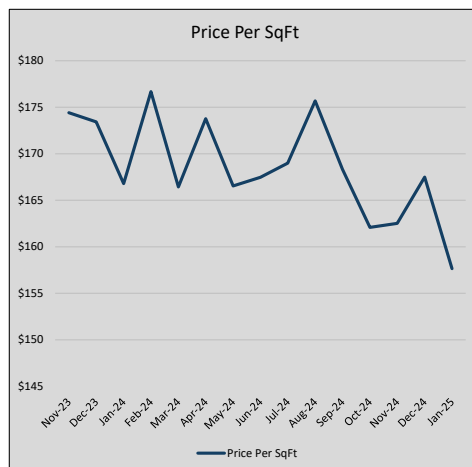
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	10	7	1.43	6	3	54	\$175,527	\$171,843	97.9%
\$200,000-299,999	145	44	3.30	38	25	49	\$257,822	\$252,764	98.0%
\$300,000-399,999	148	36	4.11	17	33	61	\$342,897	\$328,670	95.9%
\$400,000-499,999	66	14	4.71	8	9	117	\$447,212	\$420,365	94.0%
\$500,000-599,999	38	1	38.00	3	3	201	\$529,070	\$524,722	99.2%
\$600,000-699,999	26	1	26.00	0	1	79	\$623,144	\$618,000	99.2%
\$700,000-799,999	7	1	7.00	0	1	-	\$712,948	\$712,948	100.0%
\$800,000-899,999	3	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	1	0	-	0	0	-	-	-	-
Grand Total	444	104	4.27	72	75	64	\$317,724	\$306,706	96.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$298,303		\$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
Jan-25	\$306,706	9,697	\$317,724	96.5%	\$158	104	64





THE FAIR REPORT

MIDLOTHIAN

MLS Data for January 2025 (City of Midlothian)

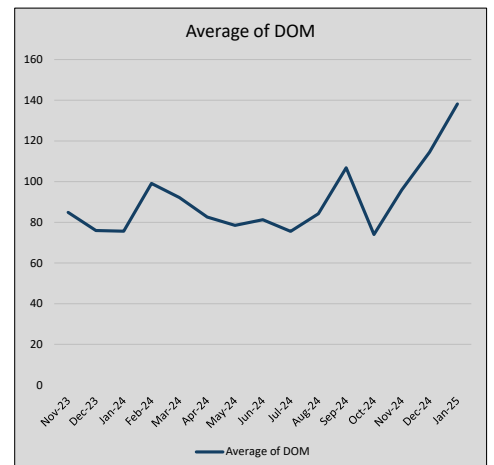
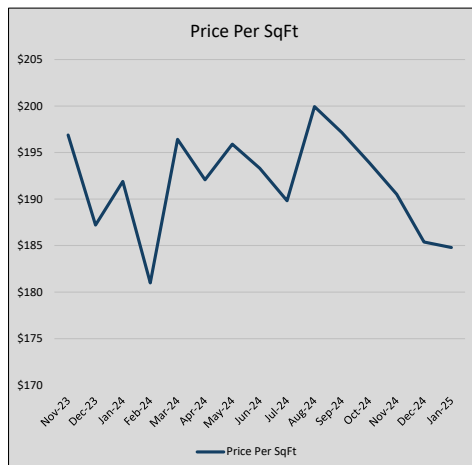
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	4	2	2.00	1	2	29	\$262,495	\$257,250	98.0%
\$300,000-399,999	32	14	2.29	6	14	105	\$359,925	\$350,764	97.5%
\$400,000-499,999	95	20	4.75	5	18	109	\$458,953	\$449,913	98.0%
\$500,000-599,999	97	17	5.71	7	13	249	\$549,755	\$533,709	97.1%
\$600,000-699,999	55	4	13.75	5	5	100	\$673,475	\$647,055	96.1%
\$700,000-799,999	45	1	45.00	3	6	-	\$799,999	\$799,999	100.0%
\$800,000-899,999	11	2	5.50	0	2	31	\$847,500	\$822,500	97.1%
\$900,000-1,000,000	4	2	2.00	0	1	80	\$937,500	\$920,500	98.2%
\$1,000,000 +	12	1	12.00	0	4	133	\$1,250,000	\$1,050,000	84.0%
Grand Total	355	63	5.63	27	65	138	\$514,329	\$498,742	97.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$508,843		\$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
Jan-25	\$498,742	8,048	\$514,329	97.0%	\$185	63	138





THE FAIR REPORT

MURPHY

MLS Data for January 2025 (City of Murphy)

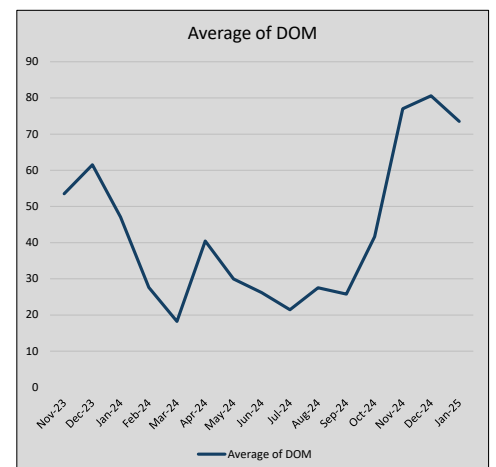
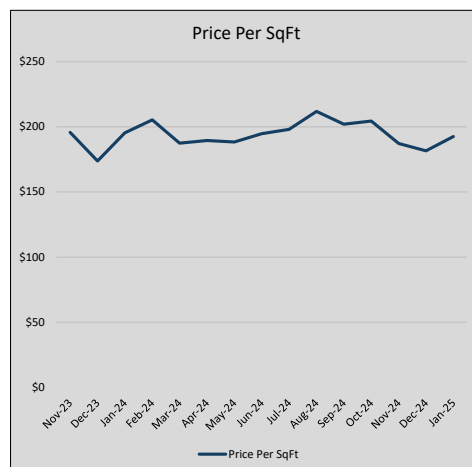
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	2	7	0.29	0	2	79	\$469,814	\$451,073	96.0%
\$500,000-599,999	7	3	2.33	2	4	35	\$568,297	\$553,356	97.4%
\$600,000-699,999	6	1	6.00	2	2	97	\$625,000	\$600,000	96.0%
\$700,000-799,999	5	0	-	1	1	-	-	-	-
\$800,000-899,999	5	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	1	0.00	0	0	126	\$950,000	\$920,000	96.8%
\$1,000,000 +	2	0	-	0	0	-	-	-	-
Grand Total	27	12	2.25	5	9	74	\$547,383	\$528,132	96.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$543,333		\$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
Jan-25	\$528,132	(32,054)	\$547,383	96.5%	\$193	12	74





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PARKER

MLS Data for January 2025 (City of Parker)

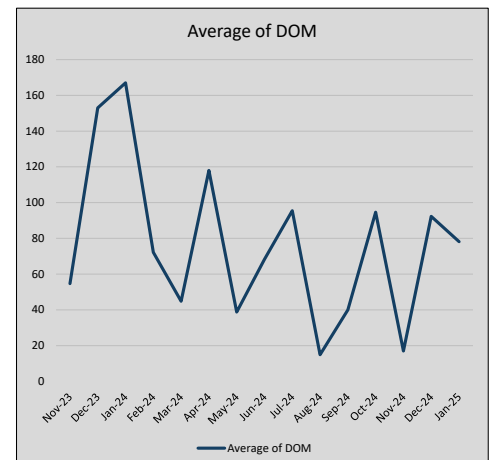
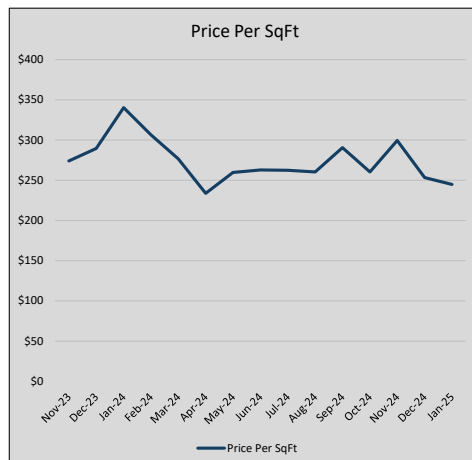
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-599,999	0	0	-	1	0	-	-	-	-
\$600,000-699,999	0	1	0.00	0	0	135	\$690,000	\$655,000	94.9%
\$700,000-799,999	3	0	-	1	0	-	-	-	-
\$800,000-899,999	1	0	-	0	1	-	-	-	-
\$900,000-1,000,000	0	1	0.00	0	0	218	\$950,000	\$850,000	89.5%
\$1,000,000 +	21	4	5.25	3	5	29	\$1,317,500	\$1,246,875	94.6%
Grand Total	25	6	4.17	5	6	78	\$1,151,667	\$1,082,083	94.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$1,266,833		\$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
Jan-25	\$1,082,083	(31,667)	\$1,151,667	94.0%	\$245	6	78





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PLANO

MLS Data for January 2025 (City of Plano)

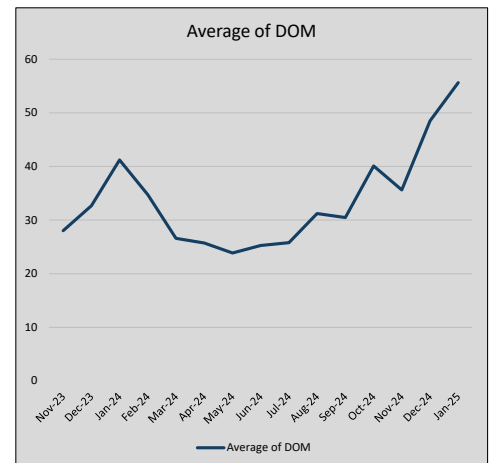
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	2	1	2.00	0	0	123	\$188,000	\$170,000	90.4%
\$200,000-299,999	12	3	4.00	1	4	37	\$263,300	\$233,333	88.6%
\$300,000-399,999	76	27	2.81	11	27	36	\$355,704	\$348,074	97.9%
\$400,000-499,999	111	33	3.36	14	26	65	\$443,648	\$432,675	97.5%
\$500,000-599,999	100	47	2.13	20	26	68	\$548,978	\$520,516	94.8%
\$600,000-699,999	52	20	2.60	5	25	53	\$643,805	\$627,470	97.5%
\$700,000-799,999	39	13	3.00	5	15	43	\$740,069	\$726,828	98.2%
\$800,000-899,999	22	3	7.33	3	7	53	\$851,333	\$817,500	96.0%
\$900,000-1,000,000	12	3	4.00	3	5	16	\$949,666	\$904,667	95.3%
\$1,000,000 +	29	4	7.25	8	20	49	\$1,398,750	\$1,341,250	95.9%
Grand Total	455	154	2.95	71	155	56	\$548,826	\$529,482	96.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$573,862		\$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
Jan-25	\$529,482	(158,120)	\$548,826	96.5%	\$218	154	56





THE FAIR REPORT

POTTSBORO

MLS Data for January 2025 (City of Pottsboro)

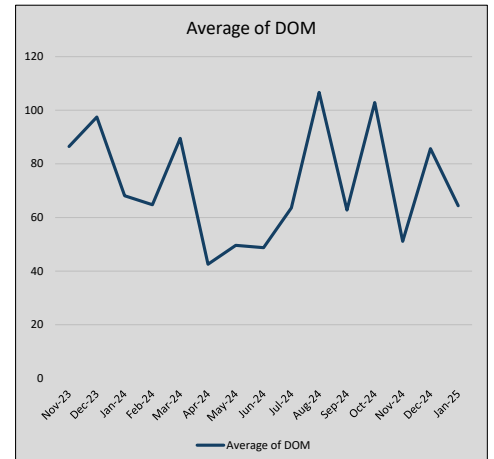
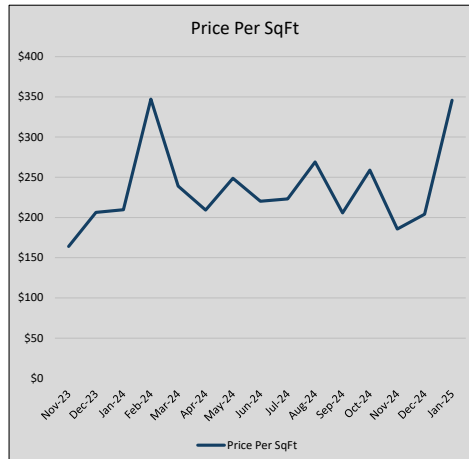
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	7	0	-	1	1	-	-	-	-
\$200,000-299,999	15	2	7.50	4	2	63	\$294,900	\$284,500	96.5%
\$300,000-399,999	14	0	-	1	2	-	-	-	-
\$400,000-499,999	13	1	13.00	0	1	18	\$429,000	\$395,000	92.1%
\$500,000-599,999	12	0	-	2	1	-	-	-	-
\$600,000-699,999	11	1	11.00	1	0	71	\$649,999	\$654,999	100.8%
\$700,000-799,999	3	0	-	1	0	-	-	-	-
\$800,000-899,999	5	0	-	2	0	-	-	-	-
\$900,000-1,000,000	4	0	-	0	0	-	-	-	-
\$1,000,000 +	12	1	12.00	1	1	107	\$2,475,000	\$2,000,000	80.8%
Grand Total	97	5	19.40	13	8	64	\$828,760	\$723,800	87.3%

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
Nov-23	\$275,375		\$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
Jan-25	\$723,800	332,386	\$828,760	87.3%	\$346	5	64





THE FAIR REPORT

PRINCETON

MLS Data for January 2025 (City of Princeton)

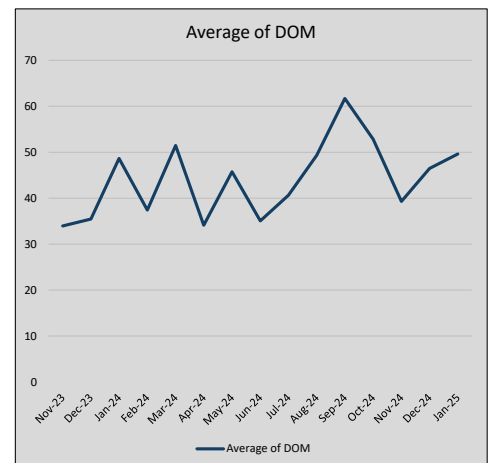
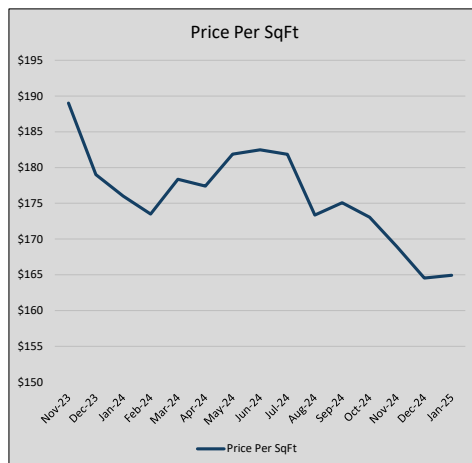
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	3	12	0.25	2	6	30	\$187,316	\$182,155	97.2%
\$200,000-299,999	84	28	3.00	6	37	25	\$248,767	\$243,859	98.0%
\$300,000-399,999	206	44	4.68	27	55	45	\$348,156	\$334,951	96.2%
\$400,000-499,999	50	20	2.50	7	31	69	\$443,063	\$433,656	97.9%
\$500,000-599,999	5	2	2.50	0	1	84	\$530,875	\$530,875	100.0%
\$600,000-699,999	3	0	-	1	2	-	-	-	-
\$700,000-799,999	6	0	-	0	0	-	-	-	-
\$800,000-899,999	4	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	23	1	23.00	4	0	728	\$1,230,000	\$1,006,000	81.8%
Grand Total	387	107	3.62	47	132	50	\$333,506	\$322,361	96.7%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$349,428		\$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
Jan-25	\$322,361	(3,209)	\$333,506	96.7%	\$165	107	50





THE FAIR REPORT

PROSPER

MLS Data for January 2025 (City of Prosper)

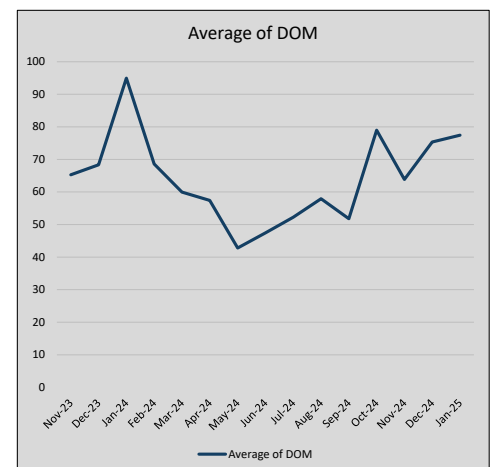
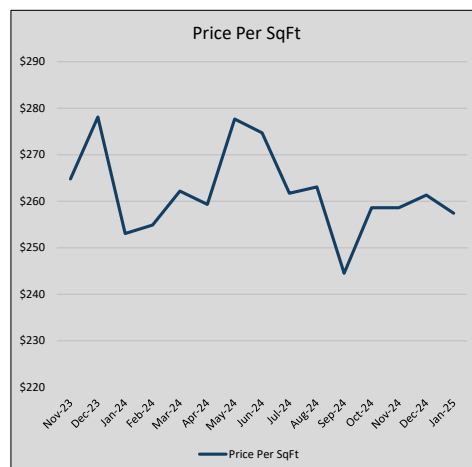
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	1	0.00	0	0	142	\$379,000	\$365,000	96.3%
\$400,000-499,999	23	2	11.50	4	4	97	\$452,820	\$444,995	98.3%
\$500,000-599,999	9	2	4.50	1	6	38	\$545,475	\$534,000	97.9%
\$600,000-699,999	14	4	3.50	1	2	62	\$647,250	\$620,000	95.8%
\$700,000-799,999	32	3	10.67	4	5	148	\$718,327	\$690,000	96.1%
\$800,000-899,999	38	7	5.43	1	9	105	\$865,498	\$820,234	94.8%
\$900,000-1,000,000	31	7	4.43	6	5	92	\$962,628	\$921,285	95.7%
\$1,000,000 +	89	15	5.93	11	21	46	\$1,338,559	\$1,298,435	97.0%
Grand Total	236	41	5.76	28	52	77	\$975,484	\$940,004	96.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$894,503		\$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
Jan-25	\$940,004	2,535	\$975,484	96.4%	\$257	41	77





THE FAIR REPORT

PROVIDENCE VILLAGE

MLS Data for January 2025 (City of Providence Village)

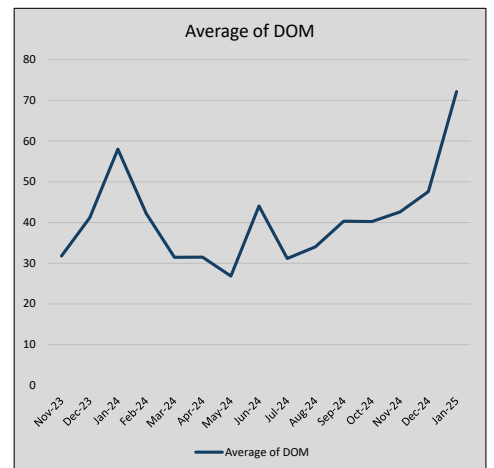
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	0	32	\$194,999	\$194,784	99.9%
\$200,000-299,999	11	8	1.38	1	8	78	\$278,096	\$256,259	92.1%
\$300,000-399,999	60	14	4.29	5	13	48	\$336,373	\$326,695	97.1%
\$400,000-499,999	16	7	2.29	2	3	120	\$435,051	\$415,700	95.6%
\$500,000-599,999	6	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	-	-	-	-
Grand Total	93	30	3.10	8	24	72	\$339,145	\$324,283	95.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$335,222		\$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
Jan-25	\$324,283	10,571	\$339,145	95.6%	\$169	30	72





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RICHARDSON

MLS Data for January 2025 (City of Richardson)

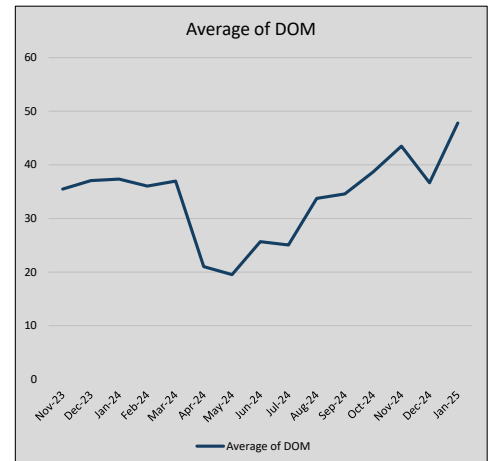
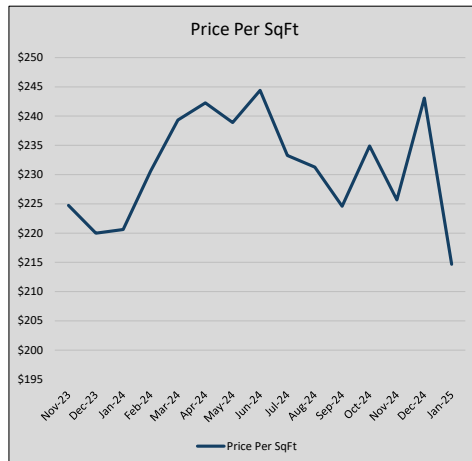
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	9	1	9.00	0	0	75	\$171,200	\$167,000	97.5%
\$200,000-299,999	17	2	8.50	4	3	14	\$273,950	\$258,500	94.4%
\$300,000-399,999	28	13	2.15	10	15	49	\$356,369	\$319,132	89.6%
\$400,000-499,999	51	18	2.83	9	11	49	\$444,219	\$435,111	97.9%
\$500,000-599,999	26	11	2.36	2	3	41	\$553,945	\$541,455	97.7%
\$600,000-699,999	8	9	0.89	3	6	57	\$640,422	\$626,222	97.8%
\$700,000-799,999	9	1	9.00	3	3	83	\$725,000	\$718,000	99.0%
\$800,000-899,999	5	1	5.00	3	3	12	\$874,900	\$875,000	100.0%
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	12	1	12.00	2	4	51	\$1,275,000	\$1,200,000	94.1%
Grand Total	166	57	2.91	36	48	48	\$492,631	\$474,556	96.3%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$434,776		\$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
Jan-25	\$474,556	(38,416)	\$492,631	96.3%	\$215	57	48





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ROCKWALL

MLS Data for January 2025 (City of Rockwall)

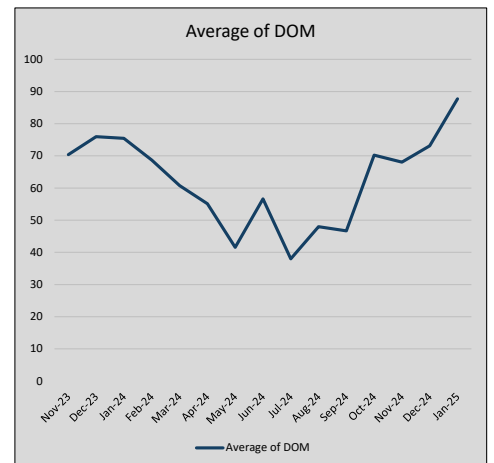
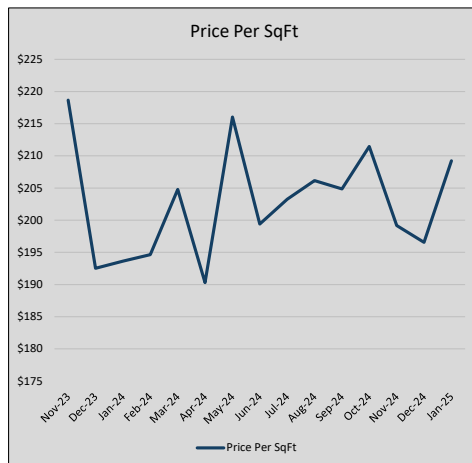
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	6	0	-	2	0	-	-	-	-
\$200,000-299,999	18	6	3.00	1	4	84	\$253,650	\$253,817	100.1%
\$300,000-399,999	44	11	4.00	6	5	75	\$350,348	\$345,496	98.6%
\$400,000-499,999	42	9	4.67	6	11	77	\$461,965	\$452,211	97.9%
\$500,000-599,999	46	3	15.33	7	10	58	\$587,667	\$562,667	95.7%
\$600,000-699,999	45	3	15.00	4	6	154	\$646,633	\$625,667	96.8%
\$700,000-799,999	51	5	10.20	3	7	53	\$772,600	\$748,300	96.9%
\$800,000-899,999	37	2	18.50	0	4	154	\$846,995	\$769,495	90.9%
\$900,000-1,000,000	15	1	15.00	0	3	23	\$949,900	\$901,310	94.9%
\$1,000,000 +	20	4	5.00	3	5	152	\$1,787,500	\$1,558,750	87.2%
Grand Total	324	44	7.36	32	55	88	\$611,209	\$576,706	94.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$613,818		\$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
Jan-25	\$576,706	7,807	\$611,209	94.4%	\$209	44	88





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ROWLETT

MLS Data for January 2025 (City of Rowlett)

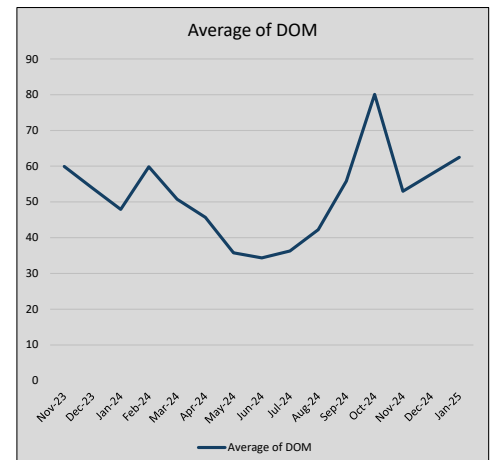
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	1	0.00	1	0	96	\$80,000	\$80,000	100.0%
\$100,000-199,999	0	1	0.00	0	0	28	\$195,000	\$195,000	100.0%
\$200,000-299,999	20	4	5.00	2	1	26	\$283,700	\$280,375	98.8%
\$300,000-399,999	93	15	6.20	11	23	45	\$341,299	\$339,185	99.4%
\$400,000-499,999	80	6	13.33	9	19	101	\$444,848	\$443,234	99.6%
\$500,000-599,999	42	6	7.00	4	6	91	\$533,630	\$514,817	96.5%
\$600,000-699,999	18	1	18.00	5	3	65	\$698,900	\$680,000	97.3%
\$700,000-799,999	11	0	-	1	1	-	-	-	-
\$800,000-899,999	5	0	-	0	0	-	-	-	-
\$900,000-1,000,000	3	0	-	0	0	-	-	-	-
\$1,000,000 +	2	0	-	1	0	-	-	-	-
Grand Total	274	34	8.06	34	53	63	\$385,266	\$379,782	98.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$453,015		\$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
Jan-25	\$379,782	(44,326)	\$385,266	98.6%	\$186	34	63





THE FAIR REPORT

ROYSE CITY

MLS Data for January 2025 (City of Royse City)

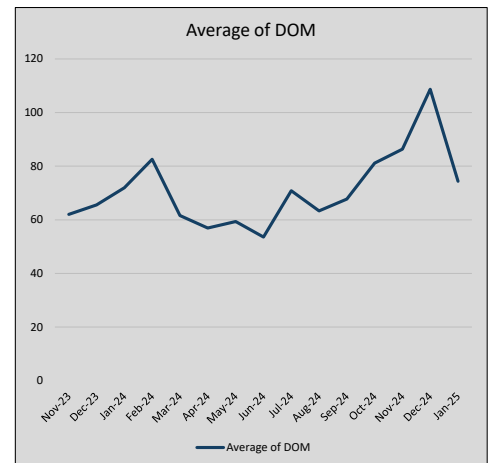
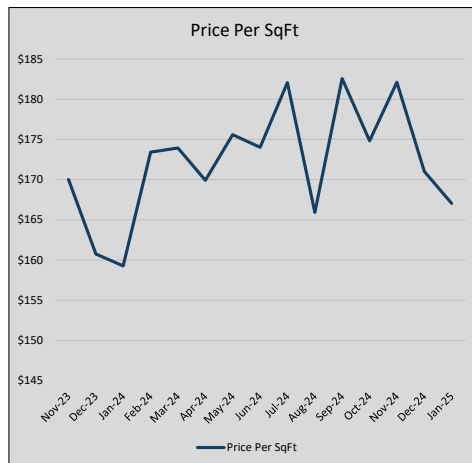
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	1	1	39	\$179,000	\$156,000	87.2%
\$200,000-299,999	71	10	7.10	3	13	44	\$257,490	\$249,640	97.0%
\$300,000-399,999	162	26	6.23	16	12	89	\$355,803	\$349,135	98.1%
\$400,000-499,999	88	8	11.00	2	7	74	\$433,070	\$420,154	97.0%
\$500,000-599,999	26	2	13.00	2	5	87	\$557,500	\$539,000	96.7%
\$600,000-699,999	20	2	10.00	1	3	70	\$644,950	\$632,450	98.1%
\$700,000-799,999	8	1	8.00	4	0	20	\$719,825	\$719,900	100.0%
\$800,000-899,999	8	0	-	1	1	-	-	-	-
\$900,000-1,000,000	5	0	-	2	0	-	-	-	-
\$1,000,000 +	14	0	-	0	0	-	-	-	-
Grand Total	402	50	8.04	32	42	74	\$371,881	\$363,079	97.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$351,645		\$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
Jan-25	\$363,079	(16,527)	\$371,881	97.6%	\$167	50	74





THE FAIR REPORT

SACHSE

MLS Data for January 2025 (City of Sachse)

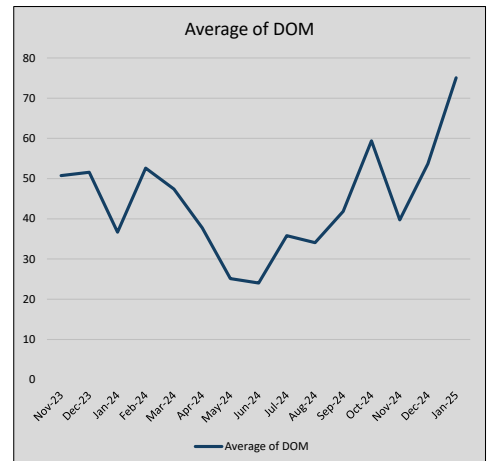
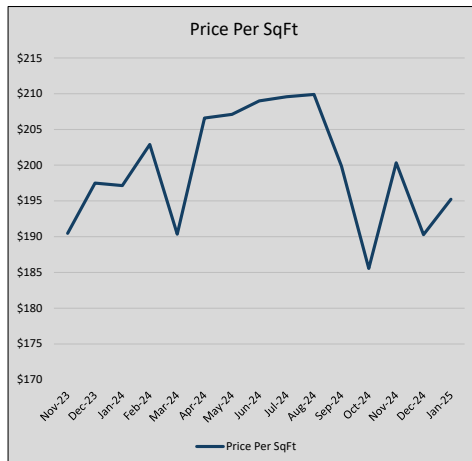
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	4	1	4.00	0	0	9	\$249,400	\$248,000	99.4%
\$300,000-399,999	19	4	4.75	1	1	125	\$356,923	\$354,223	99.2%
\$400,000-499,999	25	7	3.57	3	4	67	\$445,427	\$437,607	98.2%
\$500,000-599,999	13	1	13.00	2	1	72	\$558,000	\$540,000	96.8%
\$600,000-699,999	9	0	-	1	2	-	-	-	-
\$700,000-799,999	2	1	2.00	2	0	3	\$715,000	\$715,000	100.0%
\$800,000-899,999	4	0	-	1	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	77	14	5.50	10	8	75	\$433,434	\$427,367	98.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$464,568		\$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
Jan-25	\$427,367	(8,366)	\$433,434	98.6%	\$195	14	75





THE FAIR REPORT

SANGER

MLS Data for January 2025 (City of Sanger)

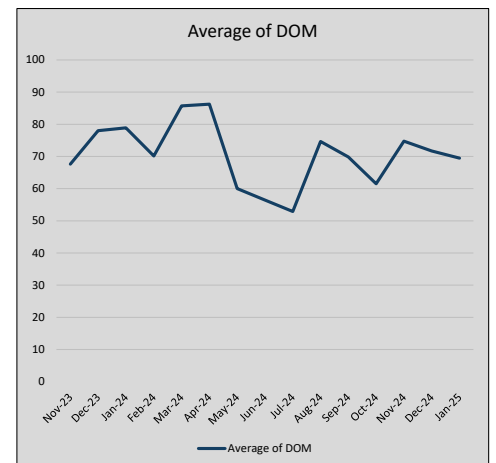
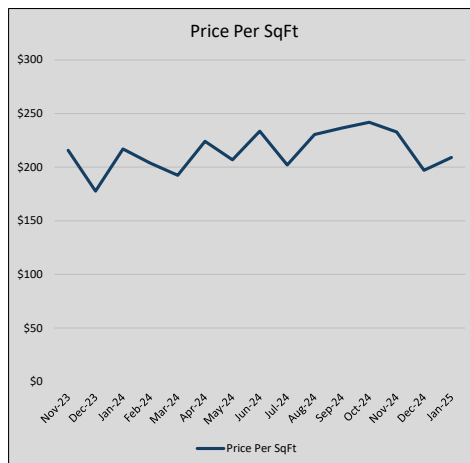
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	10	4	2.50	2	5	52	\$259,975	\$262,975	101.2%
\$300,000-399,999	19	3	6.33	2	8	64	\$368,233	\$354,000	96.1%
\$400,000-499,999	16	4	4.00	0	2	108	\$472,700	\$461,923	97.7%
\$500,000-599,999	15	1	15.00	0	1	3	\$534,900	\$525,000	98.1%
\$600,000-699,999	8	0	-	1	3	-	-	-	-
\$700,000-799,999	2	0	-	0	2	-	-	-	-
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	3	0	-	0	0	-	-	-	-
\$1,000,000 +	9	0	-	2	1	-	-	-	-
Grand Total	85	12	7.08	7	22	70	\$380,858	\$373,883	98.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$496,262		\$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
Jan-25	\$373,883	(76,117)	\$380,858	98.2%	\$209	12	70





THE FAIR REPORT

SAVANNAH

MLS Data for January 2025 (City of Savannah)

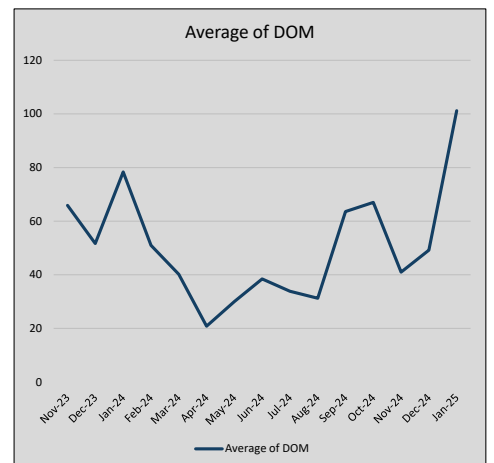
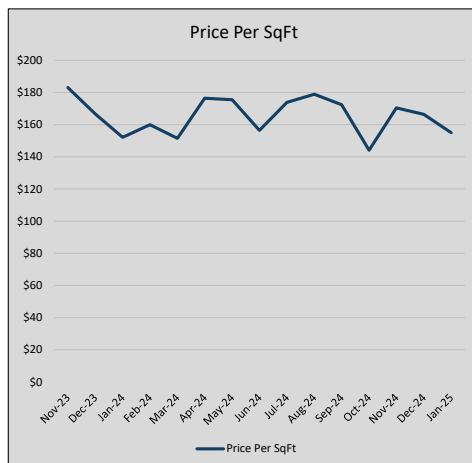
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	2	0.50	0	0	105	\$282,450	\$267,500	94.7%
\$300,000-399,999	24	2	12.00	1	4	72	\$346,000	\$330,500	95.5%
\$400,000-499,999	7	1	7.00	2	0	152	\$444,000	\$425,000	95.7%
\$500,000-599,999	1	0	-	1	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	-	-	-	-
Grand Total	33	5	6.60	4	4	101	\$340,180	\$324,200	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
Nov-23	\$444,043		\$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
Jan-25	\$324,200	(36,790)	\$340,180	95.3%	\$155	5	101





THE FAIR REPORT

SHERMAN

MLS Data for January 2025 (City of Sherman)

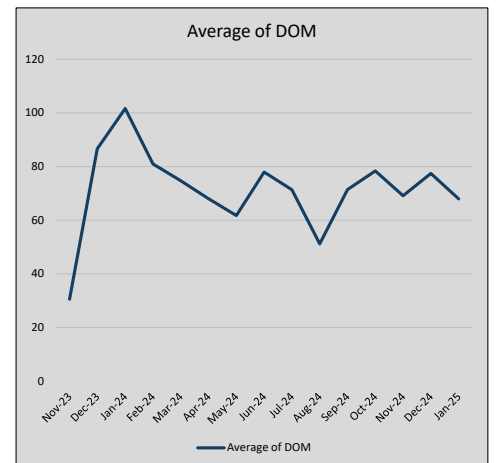
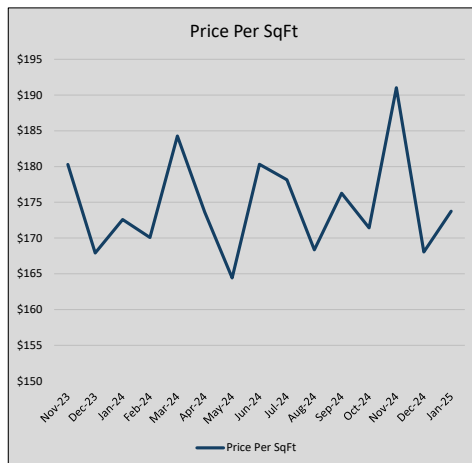
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	0	-	1	0	-	-	-	-
\$100,000-199,999	31	10	3.10	7	8	56	\$160,180	\$154,370	96.4%
\$200,000-299,999	80	20	4.00	7	15	61	\$265,179	\$259,915	98.0%
\$300,000-399,999	136	13	10.46	9	11	93	\$340,251	\$330,910	97.3%
\$400,000-499,999	48	0	-	5	6	-	-	-	-
\$500,000-599,999	19	4	4.75	2	1	65	\$548,275	\$529,925	96.7%
\$600,000-699,999	8	0	-	2	2	-	-	-	-
\$700,000-799,999	11	0	-	1	0	-	-	-	-
\$800,000-899,999	8	1	8.00	0	1	28	\$840,000	\$820,000	97.6%
\$900,000-1,000,000	4	0	-	0	0	-	-	-	-
\$1,000,000 +	13	1	13.00	1	0	55	\$1,000,000	\$900,000	90.0%
Grand Total	361	49	7.37	35	44	68	\$313,505	\$303,746	96.9%

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
Nov-23	\$324,804		\$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
Jan-25	\$303,746	(8,780)	\$313,505	96.9%	\$174	49	68





THE FAIR REPORT

SOUTHLAKE

MLS Data for January 2025 (City of Southlake)

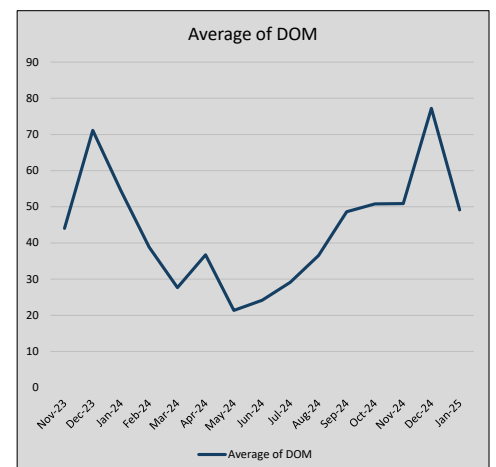
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	1	0	-	0	0	-	-	-	-
\$500,000-599,999	1	1	1.00	0	0	27	\$571,890	\$1,130,000	197.6%
\$600,000-699,999	3	1	3.00	0	0	18	\$650,000	\$575,000	88.5%
\$700,000-799,999	0	0	-	0	1	-	-	-	-
\$800,000-899,999	1	0	-	0	1	-	-	-	-
\$900,000-1,000,000	1	6	0.17	1	0	66	\$973,917	\$944,083	96.9%
\$1,000,000 +	41	11	3.73	13	15	45	\$1,932,909	\$1,849,073	95.7%
Grand Total	48	19	2.53	14	17	49	\$1,490,915	\$1,458,384	97.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$1,402,952		\$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
Jan-25	\$1,458,384	75,143	\$1,490,915	97.8%	\$348	19	49





THE FAIR REPORT

TERRELL

MLS Data for January 2025 (City of Terrell)

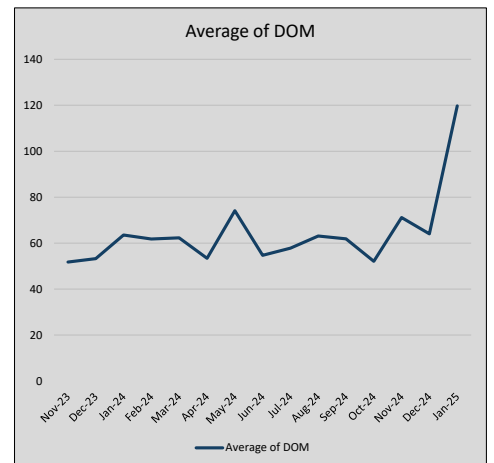
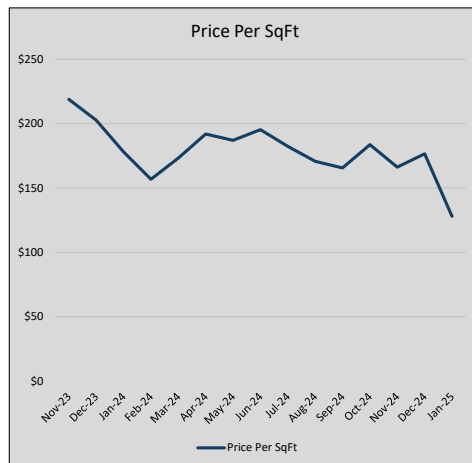
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	1	1.00	0	0	332	\$89,900	\$72,000	80.1%
\$100,000-199,999	16	2	8.00	3	2	65	\$160,000	\$154,500	96.6%
\$200,000-299,999	42	8	5.25	6	8	112	\$243,712	\$240,491	98.7%
\$300,000-399,999	35	3	11.67	4	5	135	\$350,000	\$343,333	98.1%
\$400,000-499,999	8	0	-	2	1	-	-	-	-
\$500,000-599,999	11	0	-	0	0	-	-	-	-
\$600,000-699,999	13	1	13.00	3	0	37	\$682,052	\$646,852	94.8%
\$700,000-799,999	5	0	-	0	0	-	-	-	-
\$800,000-899,999	4	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	1	0	-	-	-	-
\$1,000,000 +	6	0	-	0	0	-	-	-	-
Grand Total	141	15	9.40	19	16	120	\$272,776	\$265,452	97.3%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$363,782		\$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
Jan-25	\$265,452	(56,283)	\$272,776	97.3%	\$128	15	120





THE FAIR REPORT

THE COLONY

MLS Data for January 2025 (City of The Colony)

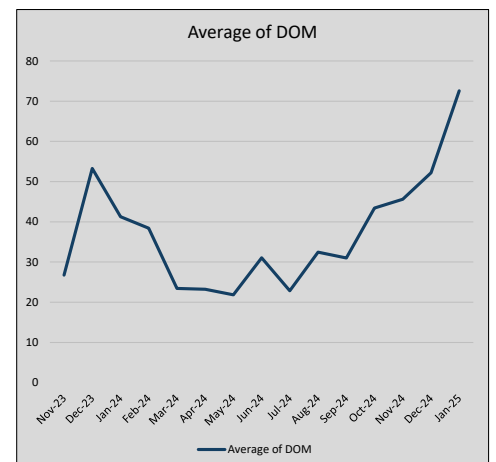
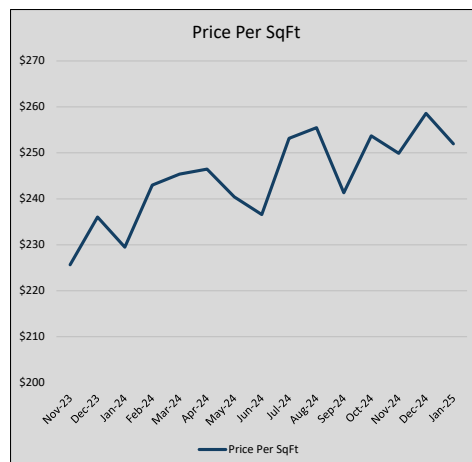
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	6	8	0.75	0	5	52	\$259,850	\$257,975	99.3%
\$300,000-399,999	25	10	2.50	5	12	49	\$350,040	\$349,705	99.9%
\$400,000-499,999	14	3	4.67	2	3	107	\$461,667	\$449,167	97.3%
\$500,000-599,999	11	3	3.67	1	3	85	\$550,904	\$536,667	97.4%
\$600,000-699,999	10	3	3.33	0	2	44	\$651,633	\$629,667	96.6%
\$700,000-799,999	9	2	4.50	0	1	133	\$734,500	\$707,500	96.3%
\$800,000-899,999	10	0	-	3	4	-	-	-	-
\$900,000-1,000,000	2	3	0.67	1	1	118	\$942,600	\$908,333	96.4%
\$1,000,000 +	20	6	3.33	4	5	89	\$1,192,641	\$1,153,094	96.7%
Grand Total	107	38	2.82	16	36	73	\$579,591	\$564,892	97.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$464,454		\$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
Jan-25	\$564,892	(83,890)	\$579,591	97.5%	\$252	38	73





THE FAIR REPORT

VAN ALSTYNE

MLS Data for January 2025 (City of Van Alstyne)

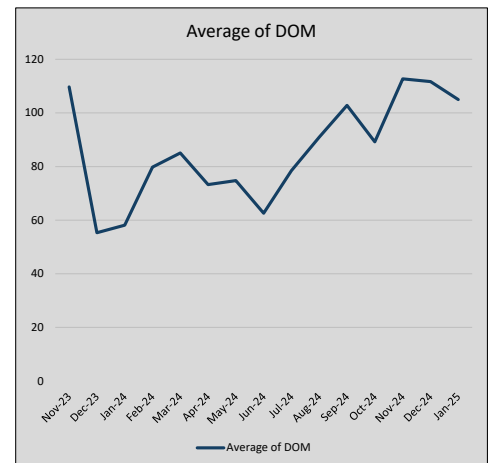
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	1	0	112	\$199,000	\$199,000	100.0%
\$200,000-299,999	8	3	2.67	0	0	24	\$241,333	\$234,333	97.1%
\$300,000-399,999	32	7	4.57	1	7	96	\$356,546	\$309,452	86.8%
\$400,000-499,999	26	3	8.67	4	5	71	\$449,663	\$443,330	98.6%
\$500,000-599,999	38	2	19.00	1	2	322	\$530,000	\$520,600	98.2%
\$600,000-699,999	20	1	20.00	0	1	132	\$619,000	\$602,500	97.3%
\$700,000-799,999	7	1	7.00	0	3	147	\$794,670	\$794,795	100.0%
\$800,000-899,999	12	1	12.00	1	1	5	\$800,490	\$785,490	98.1%
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	9	0	-	2	1	-	-	-	-
Grand Total	153	19	8.05	10	20	105	\$423,262	\$401,165	94.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$471,245		\$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
Jan-25	\$401,165	(40,723)	\$423,262	94.8%	\$180	19	105





THE FAIR REPORT

WEATHERFORD

MLS Data for January 2025 (City of Weatherford)

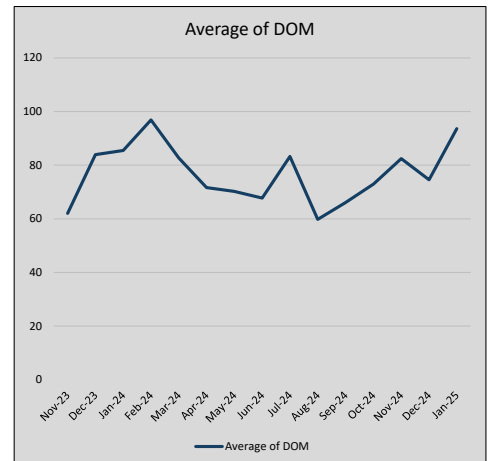
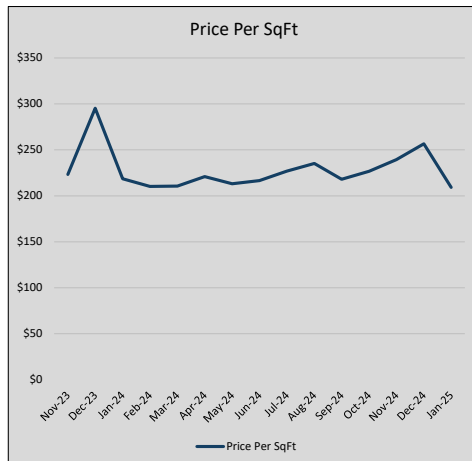
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	1	2.00	0	0	82	\$88,500	\$88,500	100.0%
\$100,000-199,999	13	3	4.33	0	3	27	\$136,533	\$121,667	89.1%
\$200,000-299,999	36	12	3.00	7	23	60	\$265,142	\$256,483	96.7%
\$300,000-399,999	64	24	2.67	10	19	109	\$349,700	\$339,142	97.0%
\$400,000-499,999	49	14	3.50	7	15	94	\$454,778	\$450,400	99.0%
\$500,000-599,999	93	12	7.75	9	14	110	\$570,092	\$529,700	92.9%
\$600,000-699,999	60	4	15.00	14	14	49	\$657,200	\$639,975	97.4%
\$700,000-799,999	32	4	8.00	5	6	40	\$768,475	\$764,013	99.4%
\$800,000-899,999	19	2	9.50	1	1	291	\$840,450	\$838,625	99.8%
\$900,000-1,000,000	19	0	-	1	3	-	-	-	-
\$1,000,000 +	47	2	23.50	10	3	123	\$1,625,000	\$1,575,000	96.9%
Grand Total	434	78	5.56	64	101	94	\$460,438	\$445,845	96.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$488,868		\$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
Jan-25	\$445,845	(105,440)	\$460,438	96.8%	\$209	78	94





THE FAIR REPORT

WHITESBORO

MLS Data for January 2025 (City of Whitesboro)

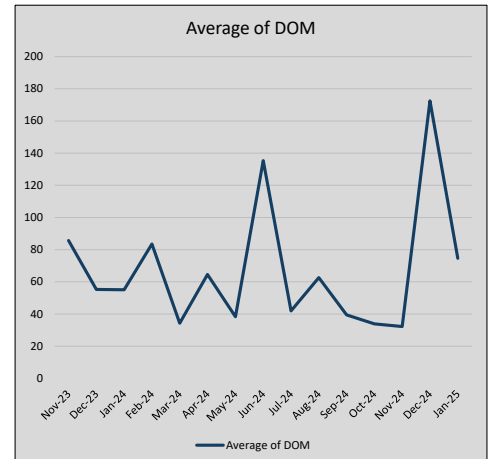
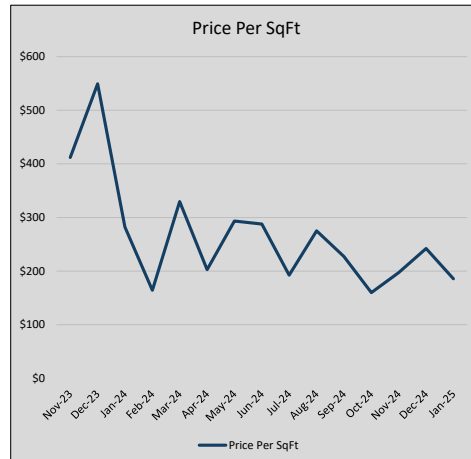
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	2	1.50	1	0	45	\$144,950	\$141,950	97.9%
\$200,000-299,999	15	5	3.00	2	1	49	\$257,660	\$255,260	99.1%
\$300,000-399,999	14	1	14.00	1	1	156	\$365,000	\$365,000	100.0%
\$400,000-499,999	5	0	-	0	0	-	-	-	-
\$500,000-599,999	10	1	10.00	0	0	181	\$599,900	\$575,000	95.8%
\$600,000-699,999	12	0	-	0	0	-	-	-	-
\$700,000-799,999	3	0	-	0	0	-	-	-	-
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	7	0	-	1	1	-	-	-	-
\$1,000,000 +	17	0	-	0	1	-	-	-	-
Grand Total	88	9	9.78	5	4	75	\$282,567	\$277,800	98.3%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$664,921		\$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
Jan-25	\$277,800	(255,700)	\$282,567	98.3%	\$186	9	75





THE FAIR REPORT

WILLOW PARK

MLS Data for January 2025 (City of Willow Park)

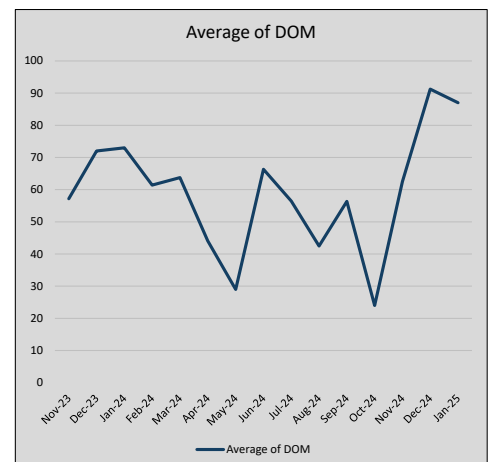
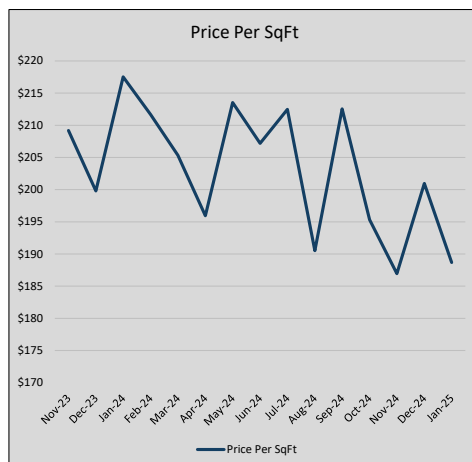
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	6	1	6.00	0	3	55	\$349,900	\$349,000	99.7%
\$400,000-499,999	6	1	6.00	0	2	64	\$495,000	\$475,000	96.0%
\$500,000-599,999	14	0	-	0	1	-	-	-	-
\$600,000-699,999	2	1	2.00	1	0	142	\$640,000	\$605,000	94.5%
\$700,000-799,999	1	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	29	3	9.67	1	6	87	\$494,967	\$476,333	96.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$419,333		\$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
Jan-25	\$476,333	(25,542)	\$494,967	96.2%	\$189	3	87





THE FAIR REPORT

WYLIE

MLS Data for January 2025 (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	2	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	11	0	-	1	0	-	-	-	-
\$300,000-399,999	52	8	6.50	8	21	31	\$347,375	\$343,625	98.9%
\$400,000-499,999	53	8	6.63	8	13	48	\$451,457	\$438,750	97.2%
\$500,000-599,999	30	8	3.75	3	5	55	\$543,350	\$536,875	98.8%
\$600,000-699,999	28	2	14.00	5	2	29	\$654,995	\$606,000	92.5%
\$700,000-799,999	20	2	10.00	1	1	96	\$712,450	\$677,500	95.1%
\$800,000-899,999	9	1	9.00	2	0	144	\$814,900	\$800,000	98.2%
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	2	0	-	2	1	-	-	-	-
Grand Total	209	29	7.21	30	43	51	\$492,664	\$480,034	97.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Nov-23	\$459,140		\$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
Jan-25	\$480,034	39,810	\$492,664	97.4%	\$201	29	51

