



# Fair Texas Title

## THE Fair REPORT

## COLLIN COUNTY

MLS Data for May 2021 (COLLIN COUNTY)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	1	0.00	1	1	12	\$93,000	\$95,865	103.1%
\$100,000-199,999	9	28	0.32	3	15	25	\$163,776	\$165,882	101.3%
\$200,000-299,999	72	243	0.30	19	217	15	\$267,432	\$283,440	106.0%
\$300,000-399,999	214	514	0.42	32	507	14	\$354,256	\$375,074	105.9%
\$400,000-499,999	170	376	0.45	30	407	12	\$449,140	\$475,508	105.9%
\$500,000-599,999	137	231	0.59	21	265	15	\$547,366	\$578,061	105.6%
\$600,000-699,999	79	97	0.81	5	131	13	\$645,637	\$679,370	105.2%
\$700,000-799,999	53	62	0.85	5	75	13	\$755,632	\$796,697	105.4%
\$800,000-899,999	32	37	0.86	4	44	25	\$851,956	\$879,855	103.3%
\$900,000-1,000,000	22	21	1.05	5	32	21	\$949,404	\$987,149	104.0%
\$1,000,000 +	97	70	1.39	22	83	52	\$1,640,026	\$1,614,176	98.4%
Grand Total	885	1680	0.53	147	1777	16	\$489,767	\$512,082	104.6%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

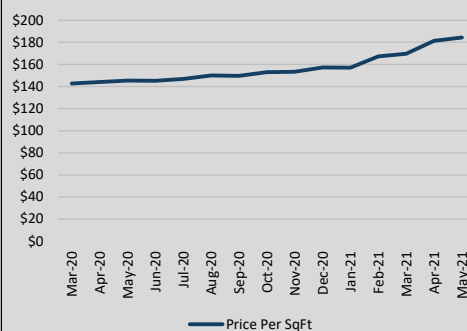
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$385,893		\$393,835	98.0%	\$143	1365	57
Apr-20	\$387,418	1,524	\$395,166	98.0%	\$144	1174	51
May-20	\$392,003	4,586	\$401,694	97.6%	\$145	1277	52
Jun-20	\$398,031	6,028	\$406,054	98.0%	\$145	1824	47
Jul-20	\$414,130	16,099	\$422,784	98.0%	\$147	2118	45
Aug-20	\$420,578	6,447	\$427,233	98.4%	\$150	1855	43
Sep-20	\$408,648	(11,930)	\$414,881	98.5%	\$150	1720	38
Oct-20	\$416,773	8,126	\$422,965	98.5%	\$153	1746	37
Nov-20	\$413,809	(2,964)	\$419,296	98.7%	\$153	1425	34
Dec-20	\$420,082	6,273	\$425,412	98.7%	\$157	1574	37
Jan-21	\$418,734	(1,348)	\$422,941	99.0%	\$157	971	39
Feb-21	\$451,813	33,079	\$451,609	100.0%	\$167	1009	32
Mar-21	\$461,143	9,330	\$452,850	101.8%	\$170	1368	25
Apr-21	\$493,031	31,888	\$474,897	103.8%	\$181	1534	17
May-21	\$512,082	19,051	\$489,767	104.6%	\$184	1680	16

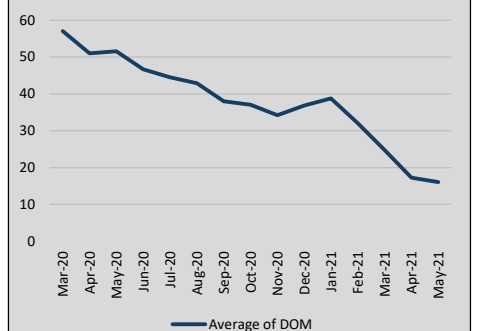
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## COOKE COUNTY

MLS Data for May 2021 (COOKE COUNTY)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	6	2	3.00	0	2	14	\$56,500	\$128,038	226.6%
\$100,000-199,999	11	5	2.20	3	15	13	\$151,600	\$149,600	98.7%
\$200,000-299,999	12	10	1.20	0	21	47	\$250,330	\$251,196	100.3%
\$300,000-399,999	10	5	2.00	1	7	19	\$367,380	\$351,280	95.6%
\$400,000-499,999	5	5	1.00	0	2	154	\$468,940	\$474,600	101.2%
\$500,000-599,999	5	3	1.67	1	2	81	\$564,667	\$562,667	99.6%
\$600,000-699,999	2	3	0.67	0	1	10	\$646,467	\$631,667	97.7%
\$700,000-799,999	0	0	-	0	4	-	-	-	-
\$800,000-899,999	1	0	-	0	1	-	-	-	-
\$900,000-1,000,000	2	0	-	0	1	-	-	-	-
\$1,000,000 +	17	2	8.50	2	3	21	\$2,604,950	\$2,601,250	99.9%
Grand Total	71	35	2.03	7	59	50	\$468,549	\$469,455	100.2%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$341,003		\$354,422	96.2%	\$158	47	87
Apr-20	\$243,708	(97,296)	\$250,396	97.3%	\$121	33	62
May-20	\$265,847	22,140	\$275,410	96.5%	\$137	45	65
Jun-20	\$290,745	24,898	\$300,360	96.8%	\$135	40	62
Jul-20	\$309,536	18,791	\$318,965	97.0%	\$142	55	88
Aug-20	\$320,158	10,622	\$331,508	96.6%	\$152	72	69
Sep-20	\$355,523	35,365	\$364,739	97.5%	\$162	35	53
Oct-20	\$365,936	10,413	\$382,145	95.8%	\$156	45	79
Nov-20	\$293,933	(72,002)	\$302,211	97.3%	\$154	34	48
Dec-20	\$346,854	52,921	\$354,408	97.9%	\$162	44	74
Jan-21	\$313,521	(33,334)	\$328,445	95.5%	\$158	29	37
Feb-21	\$343,989	30,468	\$355,441	96.8%	\$153	28	72
Mar-21	\$431,167	87,178	\$412,733	104.5%	\$203	41	57
Apr-21	\$396,319	(34,847)	\$411,288	96.4%	\$195	32	53
May-21	\$469,455	73,136	\$468,549	100.2%	\$212	35	50

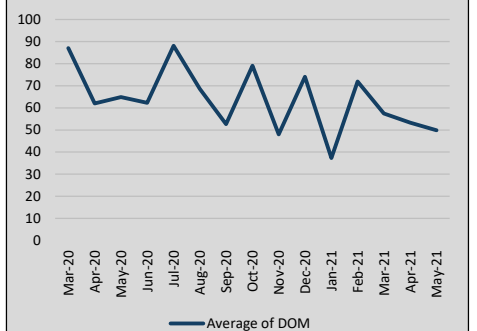
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## DALLAS COUNTY

MLS Data for May 2021 (DALLAS COUNTY)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	44	32	1.38	15	22	25	\$85,769	\$87,793	102.4%
\$100,000-199,999	258	357	0.72	52	332	24	\$165,546	\$168,091	101.5%
\$200,000-299,999	440	739	0.60	79	766	19	\$250,195	\$256,342	102.5%
\$300,000-399,999	380	444	0.86	52	469	24	\$350,886	\$358,722	102.2%
\$400,000-499,999	289	254	1.14	44	286	29	\$452,163	\$457,026	101.1%
\$500,000-599,999	197	180	1.09	26	194	25	\$551,465	\$558,298	101.2%
\$600,000-699,999	127	113	1.12	12	120	29	\$651,243	\$661,514	101.6%
\$700,000-799,999	91	73	1.25	19	59	16	\$755,560	\$765,343	101.3%
\$800,000-899,999	62	46	1.35	12	45	37	\$861,147	\$867,522	100.7%
\$900,000-1,000,000	43	36	1.19	8	47	44	\$962,708	\$963,670	100.1%
\$1,000,000 +	280	189	1.48	52	163	65	\$2,106,877	\$2,049,205	97.3%
Grand Total	2211	2463	0.90	371	2503	27	\$494,463	\$495,584	100.2%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

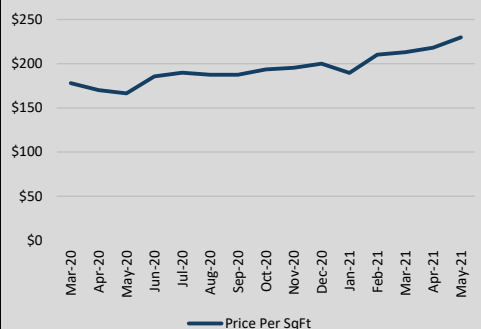
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$376,399		\$386,683	97.3%	\$178	2071	46
Apr-20	\$344,293	(32,106)	\$353,097	97.5%	\$170	1618	43
May-20	\$333,864	(10,429)	\$342,950	97.4%	\$166	1719	41
Jun-20	\$391,437	57,573	\$401,699	97.4%	\$186	2368	43
Jul-20	\$410,295	18,858	\$421,045	97.4%	\$190	2786	40
Aug-20	\$399,138	(11,157)	\$409,112	97.6%	\$188	2411	38
Sep-20	\$404,325	5,187	\$413,886	97.7%	\$187	2389	36
Oct-20	\$418,607	14,282	\$430,530	97.2%	\$194	2249	35
Nov-20	\$414,928	(3,679)	\$426,459	97.3%	\$195	2045	36
Dec-20	\$429,549	14,621	\$441,029	97.4%	\$200	2369	40
Jan-21	\$398,853	(30,696)	\$408,209	97.7%	\$190	1667	42
Feb-21	\$461,210	62,357	\$468,729	98.4%	\$210	1655	42
Mar-21	\$456,697	(4,513)	\$461,838	98.9%	\$213	2448	37
Apr-21	\$456,577	(119)	\$457,362	99.8%	\$218	2493	29
May-21	\$495,584	39,007	\$494,463	100.2%	\$230	2463	27

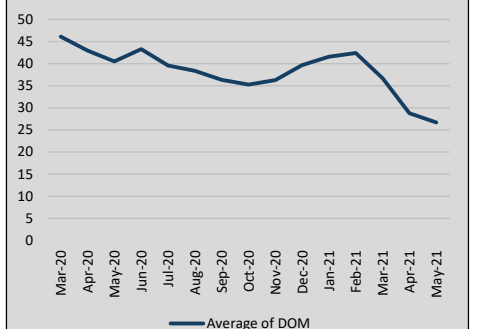
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## DENTON COUNTY

### MLS Data for May 2021 (DENTON COUNTY)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	2	1	2.00	1	0	40	\$99,500	\$99,500	100.0%
\$100,000-199,999	14	25	0.56	6	16	8	\$177,836	\$183,686	103.3%
\$200,000-299,999	91	333	0.27	25	258	11	\$264,085	\$278,563	105.5%
\$300,000-399,999	204	471	0.43	34	499	14	\$349,535	\$365,172	104.5%
\$400,000-499,999	174	276	0.63	20	273	15	\$446,245	\$465,909	104.4%
\$500,000-599,999	76	162	0.47	8	169	22	\$551,968	\$578,275	104.8%
\$600,000-699,999	54	86	0.63	11	96	24	\$646,067	\$670,839	103.8%
\$700,000-799,999	37	40	0.93	2	47	7	\$743,635	\$787,198	105.9%
\$800,000-899,999	35	29	1.21	3	41	18	\$851,338	\$893,367	104.9%
\$900,000-1,000,000	16	14	1.14	2	18	9	\$953,314	\$996,786	104.6%
\$1,000,000 +	73	42	1.74	15	48	41	\$1,466,821	\$1,496,744	102.0%
Grand Total	776	1479	0.52	127	1465	15	\$442,629	\$462,222	104.4%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

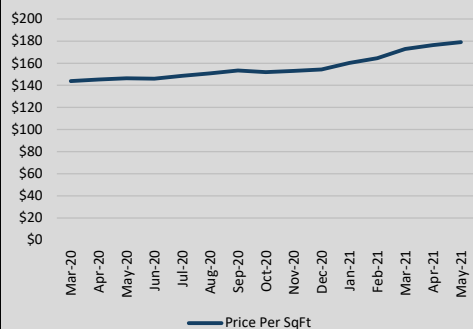
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$364,122		\$371,404	98.0%	\$144	1315	55
Apr-20	\$365,761	1,639	\$373,330	98.0%	\$145	1141	47
May-20	\$367,769	2,008	\$374,988	98.1%	\$146	1258	47
Jun-20	\$371,357	3,588	\$377,422	98.4%	\$146	1741	46
Jul-20	\$392,487	21,130	\$398,613	98.5%	\$149	1975	43
Aug-20	\$392,554	67	\$398,186	98.6%	\$151	1761	36
Sep-20	\$393,124	570	\$398,708	98.6%	\$153	1594	35
Oct-20	\$394,769	1,645	\$399,968	98.7%	\$152	1580	35
Nov-20	\$394,193	(577)	\$399,547	98.7%	\$153	1358	34
Dec-20	\$403,039	8,846	\$407,755	98.8%	\$154	1457	35
Jan-21	\$406,805	3,767	\$411,347	98.9%	\$160	903	36
Feb-21	\$412,361	5,555	\$413,834	99.6%	\$165	905	30
Mar-21	\$448,578	36,218	\$444,597	100.9%	\$173	1217	27
Apr-21	\$463,762	15,184	\$450,319	103.0%	\$176	1369	18
May-21	\$462,222	(1,540)	\$442,629	104.4%	\$179	1479	15

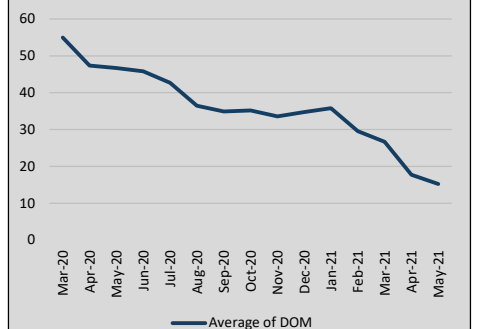
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

### ELLIS COUNTY

#### MLS Data for May 2021 (ELLIS)

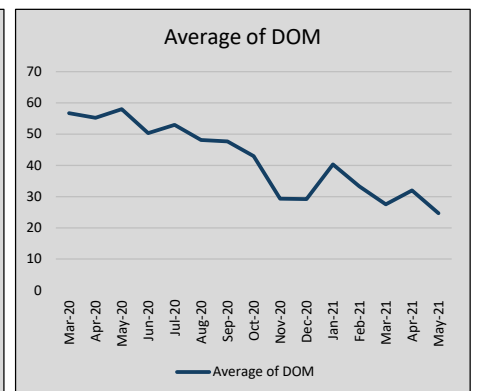
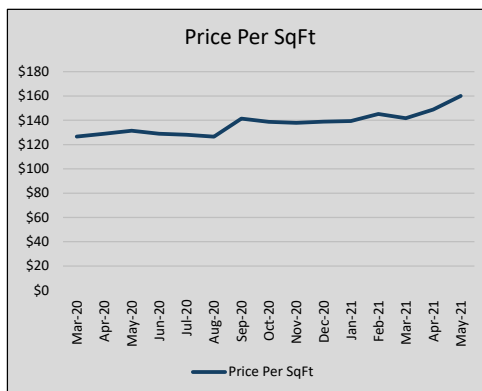
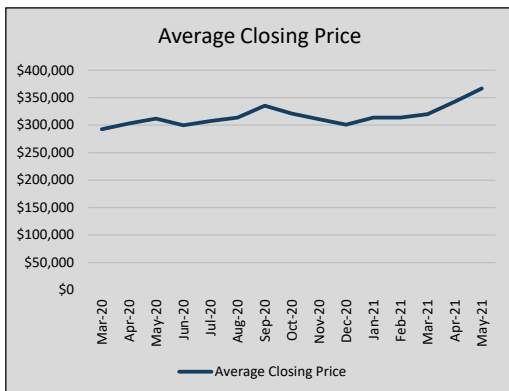
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	2	3	0.67	1	4	33	\$61,000	\$51,800	84.9%
\$100,000-199,999	4	18	0.22	0	26	13	\$172,288	\$181,944	105.6%
\$200,000-299,999	36	91	0.40	1	98	14	\$253,700	\$258,889	102.0%
\$300,000-399,999	60	83	0.72	2	98	31	\$352,117	\$353,686	100.4%
\$400,000-499,999	36	47	0.77	1	45	32	\$452,724	\$458,086	101.2%
\$500,000-599,999	23	16	1.44	0	27	35	\$542,335	\$555,723	102.5%
\$600,000-699,999	12	6	2.00	1	9	14	\$632,983	\$637,667	100.7%
\$700,000-799,999	4	3	1.33	2	9	23	\$766,267	\$755,833	98.6%
\$800,000-899,999	11	0	-	0	1	-	-	-	-
\$900,000-1,000,000	7	2	3.50	0	1	6	\$970,000	\$947,500	97.7%
\$1,000,000 +	13	2	6.50	1	3	156	\$2,325,000	\$2,325,000	100.0%
Grand Total	208	271	0.77	9	321	25	\$362,504	\$366,810	101.2%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

#### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$292,574		\$297,209	98.4%	\$127	284	57
Apr-20	\$303,033	10,459	\$307,009	98.7%	\$129	251	55
May-20	\$311,803	8,770	\$318,075	98.0%	\$131	249	58
Jun-20	\$299,848	(11,955)	\$303,322	98.9%	\$129	327	50
Jul-20	\$307,427	7,579	\$311,991	98.5%	\$128	377	53
Aug-20	\$313,672	6,245	\$317,006	98.9%	\$127	327	48
Sep-20	\$335,390	21,719	\$338,516	99.1%	\$141	317	48
Oct-20	\$321,116	(14,275)	\$324,184	99.1%	\$139	301	43
Nov-20	\$310,943	(10,173)	\$313,032	99.3%	\$138	221	29
Dec-20	\$300,737	(10,206)	\$303,829	99.0%	\$139	279	29
Jan-21	\$313,691	12,954	\$317,922	98.7%	\$139	185	40
Feb-21	\$313,932	241	\$313,670	100.1%	\$145	199	33
Mar-21	\$320,080	6,148	\$321,040	99.7%	\$142	231	28
Apr-21	\$342,714	22,634	\$338,920	101.1%	\$149	250	32
May-21	\$366,810	24,096	\$362,504	101.2%	\$160	271	25





# Fair Texas Title

## THE Fair REPORT

### FANNIN COUNTY

#### MLS Data for May 2021 (FANNIN COUNTY)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	4	3	1.33	1	3	213	\$73,300	\$65,833	89.8%
\$100,000-199,999	11	12	0.92	0	17	75	\$161,283	\$153,667	95.3%
\$200,000-299,999	12	7	1.71	0	6	58	\$260,714	\$255,500	98.0%
\$300,000-399,999	23	9	2.56	1	7	47	\$349,656	\$341,556	97.7%
\$400,000-499,999	4	3	1.33	0	5	5	\$416,333	\$445,729	107.1%
\$500,000-599,999	6	2	3.00	0	4	5	\$574,950	\$600,000	104.4%
\$600,000-699,999	1	2	0.50	0	2	50	\$637,500	\$632,500	99.2%
\$700,000-799,999	5	0	-	0	1	-	-	-	-
\$800,000-899,999	1	0	-	1	3	-	-	-	-
\$900,000-1,000,000	2	1	2.00	0	1	32	\$996,500	\$470,000	47.2%
\$1,000,000 +	1	0	-	1	2	-	-	-	-
Grand Total	70	39	1.79	4	51	65	\$302,503	\$286,569	94.7%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

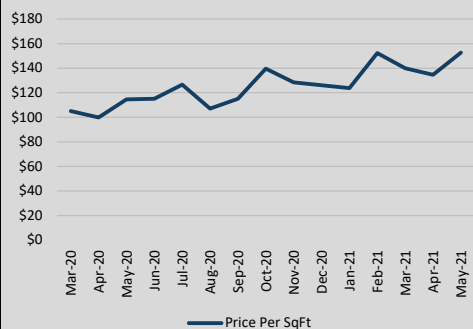
#### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$164,696		\$169,720	97.0%	\$105	22	37
Apr-20	\$185,270	20,574	\$196,482	94.3%	\$100	22	71
May-20	\$221,353	36,082	\$227,323	97.4%	\$115	34	69
Jun-20	\$196,760	(24,593)	\$203,431	96.7%	\$115	45	65
Jul-20	\$257,055	60,295	\$260,121	98.8%	\$127	54	71
Aug-20	\$211,214	(45,841)	\$219,179	96.4%	\$107	49	72
Sep-20	\$222,192	10,978	\$235,500	94.3%	\$115	32	67
Oct-20	\$300,465	78,273	\$308,215	97.5%	\$140	31	96
Nov-20	\$221,125	(79,340)	\$227,159	97.3%	\$128	24	43
Dec-20	\$249,501	28,376	\$251,957	99.0%	\$126	34	62
Jan-21	\$230,455	(19,046)	\$236,887	97.3%	\$124	33	66
Feb-21	\$309,611	79,156	\$316,903	97.7%	\$152	31	64
Mar-21	\$269,999	(39,612)	\$276,177	97.8%	\$140	36	45
Apr-21	\$246,189	(23,810)	\$259,096	95.0%	\$135	48	52
May-21	\$286,569	40,380	\$302,503	94.7%	\$153	39	65

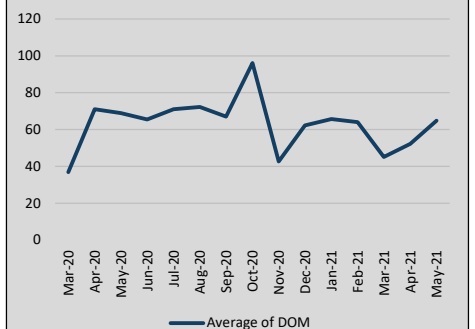
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

### GRAYSON COUNTY

MLS Data for May 2021 (GRAYSON COUNTY)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	11	12	0.92	3	8	34	\$71,025	\$71,908	101.2%
\$100,000-199,999	52	66	0.79	11	74	15	\$153,577	\$154,821	100.8%
\$200,000-299,999	28	69	0.41	8	70	29	\$249,220	\$251,118	100.8%
\$300,000-399,999	40	40	1.00	0	37	27	\$344,842	\$346,765	100.6%
\$400,000-499,999	26	21	1.24	4	16	48	\$449,138	\$447,944	99.7%
\$500,000-599,999	18	7	2.57	1	17	83	\$540,367	\$539,570	99.9%
\$600,000-699,999	11	4	2.75	0	7	87	\$622,975	\$609,375	97.8%
\$700,000-799,999	4	4	1.00	0	4	97	\$755,975	\$746,250	98.7%
\$800,000-899,999	8	0	-	0	4	-	-	-	-
\$900,000-1,000,000	2	0	-	1	2	-	-	-	-
\$1,000,000 +	21	3	7.00	2	7	189	\$1,358,333	\$1,250,000	92.0%
Grand Total	221	226	0.98	30	246	33	\$286,653	\$285,996	99.8%

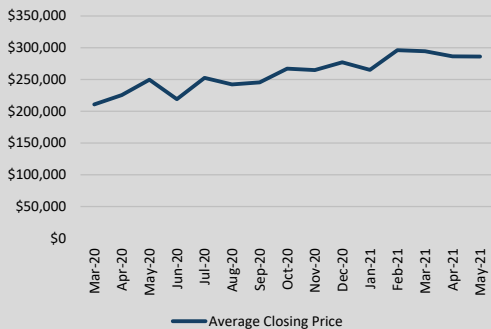
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

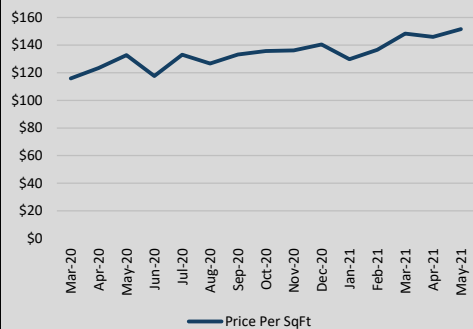
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$210,728		\$217,157	97.0%	\$116	166	77
Apr-20	\$225,327	14,598	\$232,080	97.1%	\$123	136	54
May-20	\$249,665	24,338	\$262,878	95.0%	\$133	172	64
Jun-20	\$219,006	(30,659)	\$223,997	97.8%	\$118	239	62
Jul-20	\$252,644	33,639	\$261,608	96.6%	\$133	253	56
Aug-20	\$242,061	(10,583)	\$246,816	98.1%	\$127	244	58
Sep-20	\$245,590	3,528	\$251,107	97.8%	\$133	248	56
Oct-20	\$267,060	21,470	\$271,541	98.3%	\$136	246	56
Nov-20	\$264,658	(2,402)	\$271,028	97.6%	\$136	175	52
Dec-20	\$277,205	12,547	\$286,649	96.7%	\$140	200	54
Jan-21	\$265,222	(11,983)	\$271,964	97.5%	\$130	169	57
Feb-21	\$296,162	30,939	\$302,983	97.7%	\$137	145	61
Mar-21	\$294,521	(1,641)	\$295,949	99.5%	\$148	206	52
Apr-21	\$286,490	(8,031)	\$290,218	98.7%	\$146	203	39
May-21	\$285,996	(494)	\$286,653	99.8%	\$152	226	33

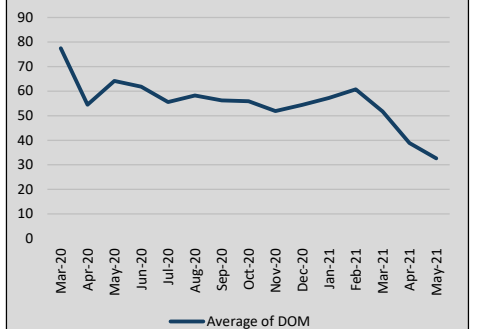
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT HENDERSON COUNTY

MLS Data for May 2021 (HENDERSON COUNTY)

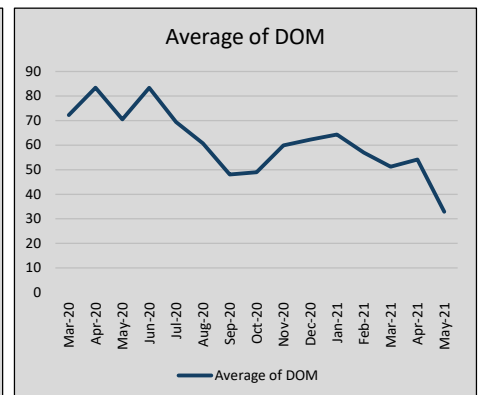
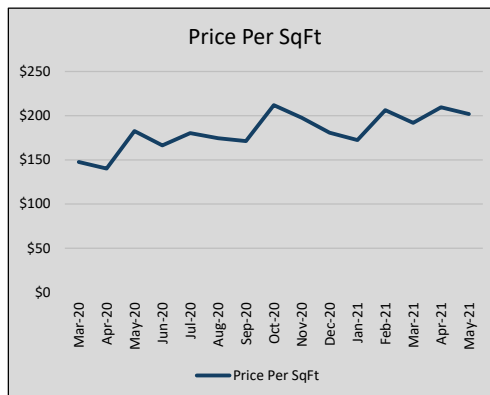
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	16	13	1.23	9	12	37	\$77,010	\$76,619	99.5%
\$100,000-199,999	35	19	1.84	8	36	32	\$164,281	\$165,607	100.8%
\$200,000-299,999	26	16	1.63	3	29	21	\$251,950	\$254,006	100.8%
\$300,000-399,999	15	15	1.00	1	12	18	\$349,813	\$351,364	100.4%
\$400,000-499,999	9	5	1.80	1	10	47	\$436,780	\$429,780	98.4%
\$500,000-599,999	11	7	1.57	1	7	60	\$576,555	\$564,299	97.9%
\$600,000-699,999	8	8	1.00	2	5	31	\$654,688	\$657,375	100.4%
\$700,000-799,999	11	4	2.75	1	5	14	\$760,750	\$772,066	101.5%
\$800,000-899,999	6	0	-	1	4	-	-	-	-
\$900,000-1,000,000	4	1	4.00	0	2	30	\$949,000	\$934,000	98.4%
\$1,000,000 +	25	4	6.25	2	6	83	\$1,706,250	\$1,596,000	93.5%
Grand Total	166	92	1.80	29	128	33	\$387,773	\$383,059	98.8%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$247,125		\$256,564	96.3%	\$148	65	72
Apr-20	\$266,586	19,460	\$285,378	93.4%	\$140	57	83
May-20	\$322,477	55,891	\$334,548	96.4%	\$183	83	71
Jun-20	\$328,086	5,609	\$338,690	96.9%	\$166	133	83
Jul-20	\$373,597	45,511	\$384,240	97.2%	\$180	141	69
Aug-20	\$338,183	(35,414)	\$344,087	98.3%	\$174	119	61
Sep-20	\$322,648	(15,535)	\$328,927	98.1%	\$171	102	48
Oct-20	\$402,304	79,656	\$420,954	95.6%	\$212	105	49
Nov-20	\$371,472	(30,832)	\$381,229	97.4%	\$198	88	60
Dec-20	\$343,855	(27,617)	\$358,883	95.8%	\$181	106	62
Jan-21	\$361,515	17,660	\$375,281	96.3%	\$172	61	64
Feb-21	\$404,249	42,734	\$437,071	92.5%	\$206	65	57
Mar-21	\$394,646	(9,603)	\$422,454	93.4%	\$192	109	51
Apr-21	\$393,584	(1,062)	\$395,809	99.4%	\$210	84	54
May-21	\$383,059	(10,525)	\$387,773	98.8%	\$202	92	33



Fair Texas Title





# Fair Texas Title

## THE Fair REPORT

### HILL COUNTY

#### MLS Data for May 2021 (HILL COUNTY)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	15	9	1.67	0	2	32	\$78,299	\$75,644	96.6%
\$100,000-199,999	16	9	1.78	1	12	30	\$166,411	\$162,989	97.9%
\$200,000-299,999	10	7	1.43	1	17	30	\$236,421	\$231,500	97.9%
\$300,000-399,999	10	3	3.33	2	6	44	\$372,800	\$352,833	94.6%
\$400,000-499,999	8	1	8.00	3	6	6	\$449,900	\$449,900	100.0%
\$500,000-599,999	1	1	1.00	0	1	-	\$550,900	\$450,000	81.7%
\$600,000-699,999	1	0	-	0	1	-	-	-	-
\$700,000-799,999	1	1	1.00	1	0	249	\$795,000	\$750,000	94.3%
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	1	1	1.00	0	0	1256	\$1,570,000	\$1,278,000	81.4%
Grand Total	65	32	2.03	8	45	76	\$260,673	\$242,331	93.0%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

#### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$167,724		\$168,127	99.8%	\$98	24	58
Apr-20	\$207,671	39,947	\$220,938	94.0%	\$122	31	90
May-20	\$163,782	(43,889)	\$166,508	98.4%	\$106	23	68
Jun-20	\$188,011	24,229	\$195,221	96.3%	\$99	43	70
Jul-20	\$226,996	38,985	\$234,820	96.7%	\$122	34	69
Aug-20	\$212,917	(14,078)	\$218,796	97.3%	\$114	38	74
Sep-20	\$246,615	33,698	\$253,387	97.3%	\$127	54	98
Oct-20	\$219,178	(27,436)	\$221,024	99.2%	\$120	41	52
Nov-20	\$204,147	(15,032)	\$217,882	93.7%	\$111	33	65
Dec-20	\$209,413	5,266	\$217,236	96.4%	\$118	24	44
Jan-21	\$182,440	(26,973)	\$189,256	96.4%	\$114	25	66
Feb-21	\$185,574	3,134	\$198,311	93.6%	\$108	30	59
Mar-21	\$255,469	69,895	\$269,014	95.0%	\$135	41	78
Apr-21	\$231,597	(23,871)	\$233,632	99.1%	\$139	31	22
May-21	\$242,331	10,734	\$260,673	93.0%	\$132	32	76

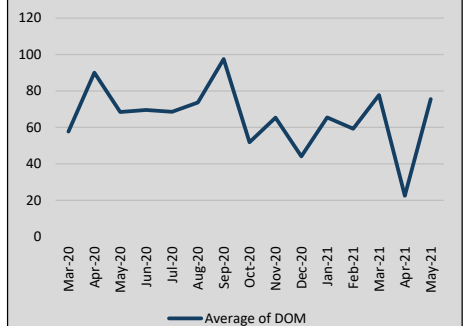
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

## HUNT COUNTY

### MLS Data for May 2021 (HUNT COUNTY)

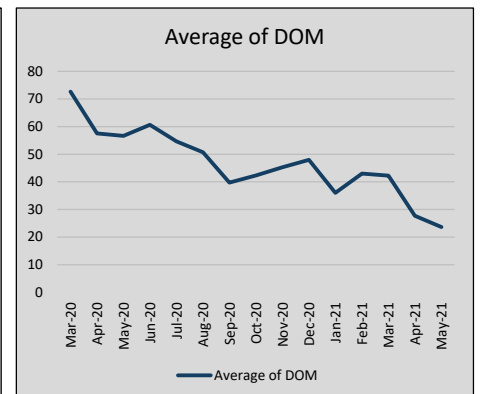
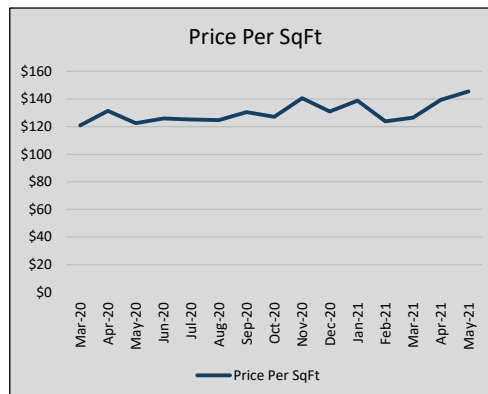
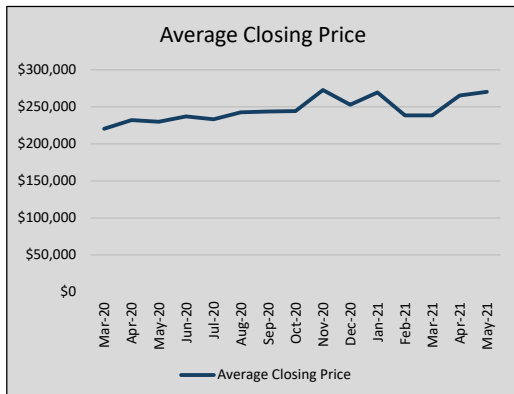
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	8	5	1.60	1	5	27	\$68,500	\$64,200	93.7%
\$100,000-199,999	39	53	0.74	6	48	16	\$161,158	\$160,928	99.9%
\$200,000-299,999	40	52	0.77	3	52	23	\$252,849	\$254,153	100.5%
\$300,000-399,999	21	14	1.50	3	27	35	\$358,333	\$357,924	99.9%
\$400,000-499,999	10	14	0.71	2	20	44	\$451,978	\$444,006	98.2%
\$500,000-599,999	11	7	1.57	2	6	24	\$552,127	\$543,543	98.4%
\$600,000-699,999	7	1	7.00	0	2	12	\$649,900	\$685,000	105.4%
\$700,000-799,999	3	2	1.50	0	4	21	\$762,500	\$758,750	99.5%
\$800,000-899,999	3	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	1	2.00	0	1	30	\$949,900	\$960,000	101.1%
\$1,000,000 +	10	0	-	1	4	-	-	-	-
Grand Total	154	149	1.03	18	169	24	\$270,913	\$270,204	99.7%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$220,408		\$225,312	97.8%	\$121	100	73
Apr-20	\$232,201	11,793	\$236,364	98.2%	\$131	86	58
May-20	\$229,944	(2,256)	\$232,204	99.0%	\$122	96	57
Jun-20	\$237,022	7,078	\$241,193	98.3%	\$126	145	61
Jul-20	\$233,087	(3,935)	\$236,085	98.7%	\$125	152	55
Aug-20	\$242,554	9,467	\$247,079	98.2%	\$125	150	51
Sep-20	\$243,683	1,130	\$245,277	99.4%	\$130	153	40
Oct-20	\$244,401	718	\$248,824	98.2%	\$127	130	42
Nov-20	\$272,700	28,299	\$278,443	97.9%	\$141	131	45
Dec-20	\$252,966	(19,735)	\$258,403	97.9%	\$131	154	48
Jan-21	\$269,338	16,372	\$274,001	98.3%	\$139	98	36
Feb-21	\$238,538	(30,800)	\$244,023	97.8%	\$124	99	43
Mar-21	\$238,343	(195)	\$241,990	98.5%	\$127	174	42
Apr-21	\$265,289	26,946	\$265,834	99.8%	\$139	124	28
May-21	\$270,204	4,916	\$270,913	99.7%	\$145	149	24



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

### JOHNSON COUNTY

MLS Data for May 2021 (JOHNSON COUNTY)

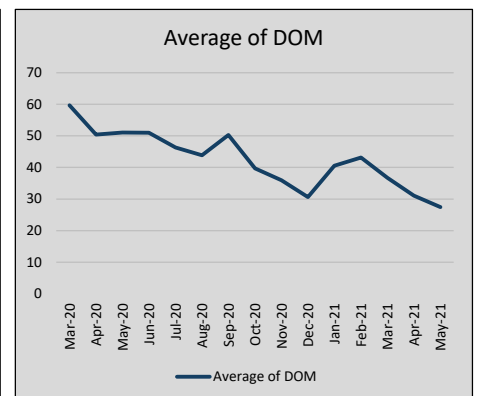
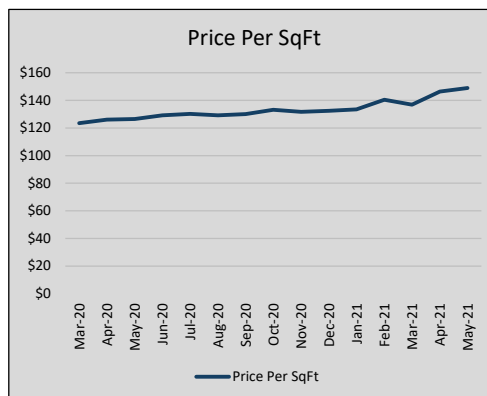
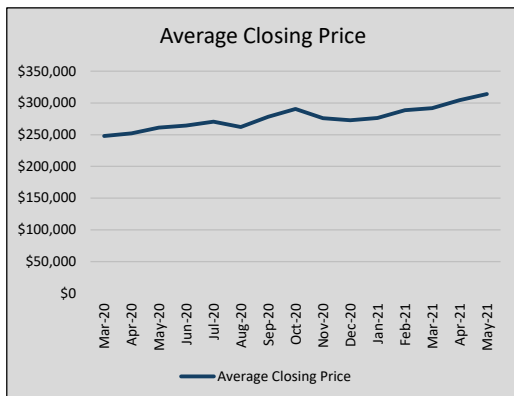
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	1	4	0.25	1	3	37	\$68,725	\$63,750	92.8%
\$100,000-199,999	29	45	0.64	2	44	16	\$164,975	\$168,906	102.4%
\$200,000-299,999	47	84	0.56	8	116	11	\$248,414	\$254,896	102.6%
\$300,000-399,999	45	59	0.76	7	79	46	\$343,137	\$347,263	101.2%
\$400,000-499,999	32	32	1.00	6	27	26	\$447,417	\$446,409	99.8%
\$500,000-599,999	20	10	2.00	1	15	22	\$547,568	\$546,011	99.7%
\$600,000-699,999	11	7	1.57	0	5	73	\$654,129	\$652,000	99.7%
\$700,000-799,999	5	1	5.00	0	5	288	\$775,000	\$765,000	98.7%
\$800,000-899,999	6	0	-	1	2	-	-	-	-
\$900,000-1,000,000	3	2	1.50	0	2	148	\$936,950	\$893,700	95.4%
\$1,000,000 +	18	0	-	6	4	-	-	-	-
Grand Total	217	244	0.89	32	302	27	\$310,785	\$314,005	101.0%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$247,943		\$251,658	98.5%	\$123	261	60
Apr-20	\$252,190	4,247	\$255,778	98.6%	\$126	187	50
May-20	\$261,275	9,085	\$264,964	98.6%	\$127	250	51
Jun-20	\$264,403	3,128	\$268,475	98.5%	\$129	328	51
Jul-20	\$270,548	6,146	\$273,388	99.0%	\$130	349	46
Aug-20	\$262,171	(8,377)	\$264,749	99.0%	\$129	298	44
Sep-20	\$278,202	16,031	\$282,019	98.6%	\$130	310	50
Oct-20	\$290,390	12,188	\$294,200	98.7%	\$133	317	40
Nov-20	\$275,831	(14,559)	\$278,897	98.9%	\$132	242	36
Dec-20	\$272,888	(2,943)	\$275,916	98.9%	\$132	310	31
Jan-21	\$276,154	3,266	\$280,637	98.4%	\$133	196	41
Feb-21	\$288,602	12,449	\$291,474	99.0%	\$140	179	43
Mar-21	\$291,894	3,292	\$292,907	99.7%	\$137	280	37
Apr-21	\$304,310	12,415	\$302,540	100.6%	\$146	256	31
May-21	\$314,005	9,695	\$310,785	101.0%	\$149	244	27



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## KAUFMAN COUNTY

MLS Data for May 2021 (KAUFMAN COUNTY)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	2	3	0.67	0	6	4	\$88,133	\$102,667	116.5%
\$100,000-199,999	17	26	0.65	2	28	27	\$172,099	\$173,028	100.5%
\$200,000-299,999	86	152	0.57	5	142	21	\$258,910	\$265,634	102.6%
\$300,000-399,999	73	92	0.79	14	76	32	\$346,357	\$351,975	101.6%
\$400,000-499,999	52	20	2.60	3	49	30	\$437,555	\$439,461	100.4%
\$500,000-599,999	17	7	2.43	1	13	41	\$543,542	\$546,571	100.6%
\$600,000-699,999	5	4	1.25	0	3	8	\$646,225	\$651,475	100.8%
\$700,000-799,999	2	1	2.00	0	2	7	\$749,998	\$750,000	100.0%
\$800,000-899,999	3	0	-	1	2	-	-	-	-
\$900,000-1,000,000	2	0	-	0	1	-	-	-	-
\$1,000,000 +	12	0	-	0	0	-	-	-	-
Grand Total	271	305	0.89	26	322	26	\$301,144	\$306,675	101.8%

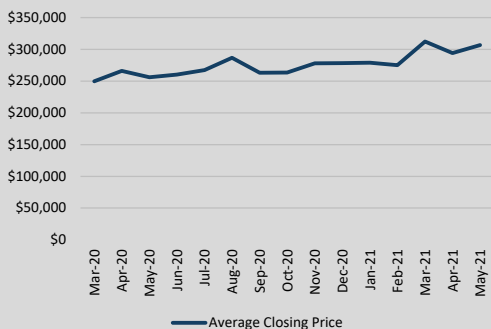
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

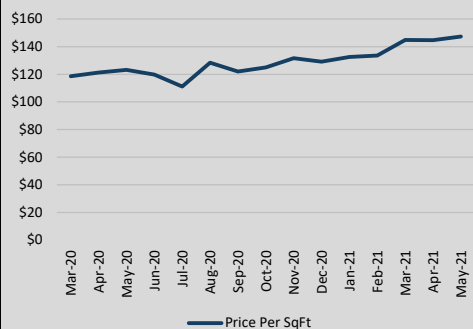
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$249,685		\$253,802	98.4%	\$119	256	53
Apr-20	\$265,898	16,213	\$272,926	97.4%	\$121	213	69
May-20	\$256,020	(9,878)	\$261,571	97.9%	\$123	251	68
Jun-20	\$260,256	4,236	\$264,736	98.3%	\$120	389	55
Jul-20	\$267,270	7,015	\$270,849	98.7%	\$111	366	50
Aug-20	\$286,552	19,282	\$290,978	98.5%	\$128	327	48
Sep-20	\$263,293	(23,259)	\$267,240	98.5%	\$122	312	38
Oct-20	\$263,301	8	\$266,207	98.9%	\$125	292	27
Nov-20	\$278,098	14,797	\$280,617	99.1%	\$132	267	32
Dec-20	\$278,384	287	\$282,163	98.7%	\$129	306	35
Jan-21	\$278,885	500	\$281,781	99.0%	\$133	212	38
Feb-21	\$275,183	(3,702)	\$277,890	99.0%	\$134	224	30
Mar-21	\$312,313	37,130	\$313,607	99.6%	\$145	256	33
Apr-21	\$294,225	(18,089)	\$292,901	100.5%	\$145	258	33
May-21	\$306,675	12,450	\$301,144	101.8%	\$147	305	26

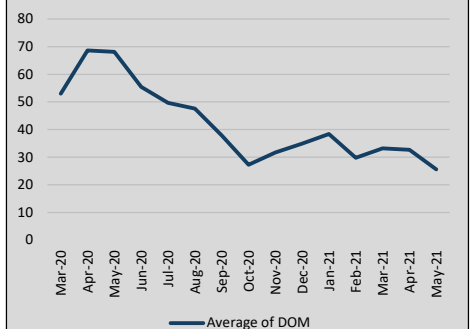
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## LAMAR COUNTY

MLS Data for May 2021 (LAMAR COUNTY)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	7	4	1.75	2	1	20	\$77,300	\$63,250	81.8%
\$100,000-199,999	6	8	0.75	3	11	19	\$167,763	\$168,875	100.7%
\$200,000-299,999	9	9	1.00	3	6	48	\$249,367	\$252,628	101.3%
\$300,000-399,999	2	4	0.50	0	4	43	\$331,450	\$327,000	98.7%
\$400,000-499,999	5	1	5.00	0	0	83	\$425,000	\$413,000	97.2%
\$500,000-599,999	0	0	-	0	1	-	-	-	-
\$600,000-699,999	0	0	-	0	0	-	-	-	-
\$700,000-799,999	2	0	-	0	0	-	-	-	-
\$800,000-899,999	0	1	0.00	0	0	4	\$850,000	\$880,000	103.5%
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	2	0	-	-	-	-
Grand Total	31	27	1.15	10	23	34	\$240,607	\$239,950	99.7%

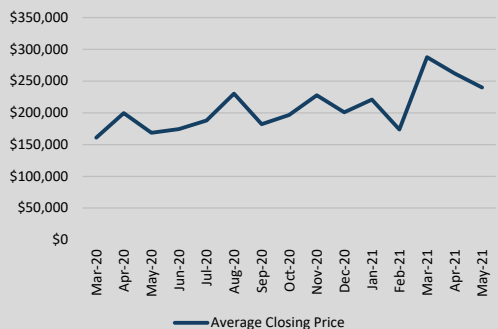
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$160,908		\$166,100	96.9%	\$82	26	63
Apr-20	\$199,614	38,706	\$208,392	95.8%	\$98	25	67
May-20	\$168,574	(31,040)	\$180,243	93.5%	\$91	21	102
Jun-20	\$174,313	5,739	\$178,652	97.6%	\$86	29	69
Jul-20	\$187,846	13,533	\$199,940	94.0%	\$89	25	68
Aug-20	\$230,119	42,273	\$235,088	97.9%	\$92	16	66
Sep-20	\$182,277	(47,842)	\$187,871	97.0%	\$99	28	56
Oct-20	\$196,808	14,531	\$200,950	97.9%	\$97	20	50
Nov-20	\$227,773	30,966	\$231,526	98.4%	\$110	19	51
Dec-20	\$200,775	(26,999)	\$206,040	97.4%	\$102	20	57
Jan-21	\$220,842	20,068	\$226,621	97.4%	\$94	19	63
Feb-21	\$173,624	(47,219)	\$183,494	94.6%	\$83	17	85
Mar-21	\$287,652	114,028	\$291,952	98.5%	\$135	25	72
Apr-21	\$262,253	(25,399)	\$267,247	98.1%	\$122	17	53
May-21	\$239,950	(22,303)	\$240,607	99.7%	\$116	27	34

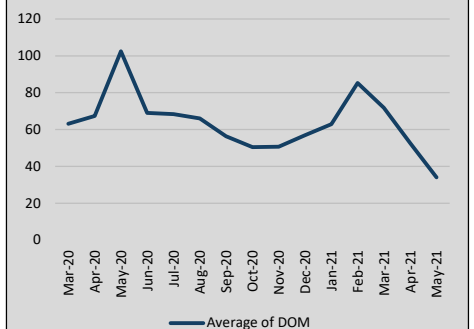
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## PARKER COUNTY

MLS Data for May 2021 (PARKER COUNTY)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	2	3	0.67	1	1	55	\$83,467	\$76,500	91.7%
\$100,000-199,999	7	23	0.30	1	27	48	\$158,565	\$160,361	101.1%
\$200,000-299,999	26	56	0.46	2	65	11	\$264,346	\$269,921	102.1%
\$300,000-399,999	60	87	0.69	8	84	37	\$361,522	\$364,895	100.9%
\$400,000-499,999	40	58	0.69	4	83	40	\$448,868	\$452,407	100.8%
\$500,000-599,999	22	24	0.92	3	26	42	\$552,318	\$550,018	99.6%
\$600,000-699,999	16	11	1.45	0	21	18	\$648,018	\$645,400	99.6%
\$700,000-799,999	11	7	1.57	0	12	44	\$737,301	\$729,719	99.0%
\$800,000-899,999	9	7	1.29	2	7	35	\$857,701	\$850,143	99.1%
\$900,000-1,000,000	7	2	3.50	1	5	29	\$956,375	\$956,375	100.0%
\$1,000,000 +	35	7	5.00	2	10	122	\$1,490,857	\$1,413,143	94.8%
Grand Total	235	285	0.82	24	341	36	\$421,351	\$421,693	100.1%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

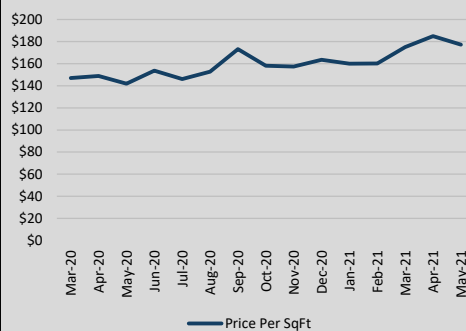
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$349,045		\$353,196	98.8%	\$147	240	83
Apr-20	\$342,019	(7,026)	\$348,268	98.2%	\$149	229	60
May-20	\$324,812	(17,207)	\$332,011	97.8%	\$142	235	72
Jun-20	\$372,610	47,798	\$380,546	97.9%	\$154	306	68
Jul-20	\$346,326	(26,284)	\$352,484	98.3%	\$146	367	72
Aug-20	\$351,898	5,572	\$355,493	99.0%	\$153	323	59
Sep-20	\$416,736	64,837	\$426,272	97.8%	\$173	300	57
Oct-20	\$372,691	(44,045)	\$379,048	98.3%	\$158	330	60
Nov-20	\$383,512	10,821	\$391,282	98.0%	\$157	256	52
Dec-20	\$376,105	(7,407)	\$380,006	99.0%	\$164	320	52
Jan-21	\$365,128	(10,977)	\$370,485	98.6%	\$160	220	49
Feb-21	\$380,348	15,220	\$387,187	98.2%	\$160	198	57
Mar-21	\$418,592	38,245	\$426,013	98.3%	\$175	275	44
Apr-21	\$448,901	30,308	\$452,610	99.2%	\$185	255	46
May-21	\$421,693	(27,208)	\$421,351	100.1%	\$177	285	36

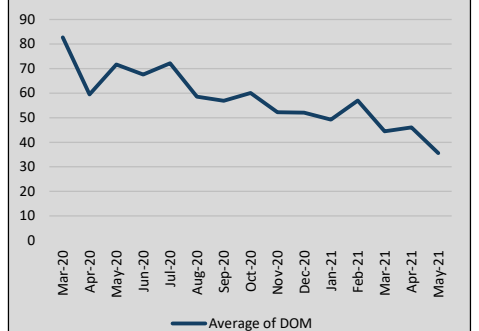
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

## ROCKWALL COUNTY

MLS Data for May 2021 (ROCKWALL COUNTY)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	6	0.33	1	4	15	\$168,333	\$178,757	106.2%
\$200,000-299,999	22	57	0.39	2	52	17	\$262,514	\$273,700	104.3%
\$300,000-399,999	59	104	0.57	6	69	30	\$349,819	\$359,841	102.9%
\$400,000-499,999	34	39	0.87	3	42	22	\$444,329	\$459,971	103.5%
\$500,000-599,999	18	12	1.50	3	31	7	\$561,549	\$576,908	102.7%
\$600,000-699,999	4	8	0.50	0	21	7	\$635,799	\$656,811	103.3%
\$700,000-799,999	5	3	1.67	2	10	5	\$751,600	\$800,667	106.5%
\$800,000-899,999	4	3	1.33	0	7	17	\$847,333	\$818,000	96.5%
\$900,000-1,000,000	5	0	-	0	1	-	-	-	-
\$1,000,000 +	18	11	1.64	2	1	52	\$1,609,991	\$1,607,909	99.9%
Grand Total	171	243	0.70	19	238	24	\$428,045	\$439,326	102.6%

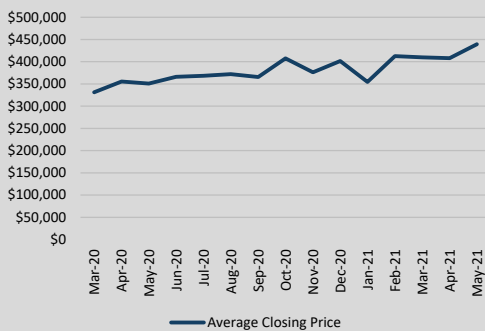
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

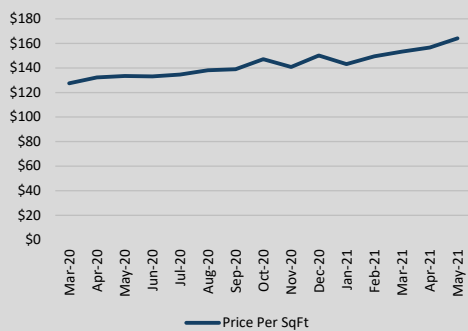
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$331,271		\$339,147	97.7%	\$127	176	69
Apr-20	\$355,623	24,352	\$364,176	97.7%	\$132	166	66
May-20	\$350,868	(4,755)	\$359,617	97.6%	\$133	210	65
Jun-20	\$365,980	15,112	\$373,266	98.0%	\$133	275	69
Jul-20	\$368,524	2,543	\$373,927	98.6%	\$135	323	63
Aug-20	\$372,252	3,728	\$380,088	97.9%	\$138	326	49
Sep-20	\$365,621	(6,631)	\$373,163	98.0%	\$139	244	43
Oct-20	\$407,579	41,958	\$416,905	97.8%	\$147	237	42
Nov-20	\$376,390	(31,189)	\$380,925	98.8%	\$141	198	35
Dec-20	\$401,542	25,152	\$408,681	98.3%	\$150	239	37
Jan-21	\$354,458	(47,084)	\$359,782	98.5%	\$143	166	33
Feb-21	\$412,729	58,271	\$414,219	99.6%	\$149	131	36
Mar-21	\$409,713	(3,016)	\$410,550	99.8%	\$153	209	33
Apr-21	\$408,138	(1,575)	\$406,471	100.4%	\$157	211	27
May-21	\$439,326	31,187	\$428,045	102.6%	\$164	243	24

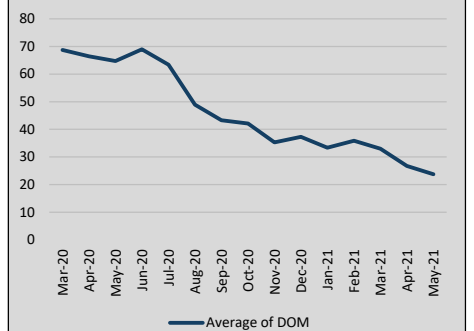
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## TARRANT COUNTY

MLS Data for May 2021 (TARRANT COUNTY)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	7	12	0.58	8	4	22	\$84,700	\$84,696	100.0%
\$100,000-199,999	108	260	0.42	20	258	14	\$169,092	\$174,552	103.2%
\$200,000-299,999	442	989	0.45	61	935	11	\$254,210	\$264,051	103.9%
\$300,000-399,999	395	587	0.67	34	643	20	\$345,369	\$352,131	102.0%
\$400,000-499,999	238	255	0.93	18	284	27	\$445,817	\$454,352	101.9%
\$500,000-599,999	132	111	1.19	9	123	24	\$543,367	\$559,567	103.0%
\$600,000-699,999	46	58	0.79	4	67	21	\$646,683	\$666,067	103.0%
\$700,000-799,999	33	43	0.77	6	46	33	\$753,416	\$775,594	102.9%
\$800,000-899,999	33	22	1.50	3	35	14	\$858,502	\$886,727	103.3%
\$900,000-1,000,000	27	18	1.50	1	24	15	\$961,100	\$1,026,486	106.8%
\$1,000,000 +	144	83	1.73	12	69	49	\$1,547,078	\$1,530,466	98.9%
Grand Total	1605	2438	0.66	176	2488	18	\$372,281	\$381,138	102.4%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

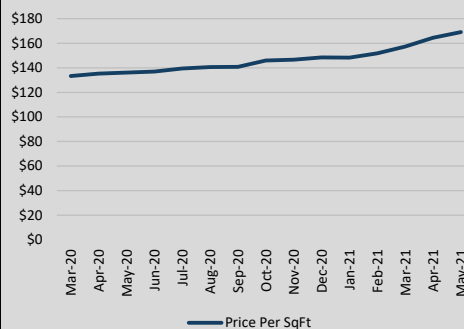
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$292,229		\$297,322	98.3%	\$133	2193	43
Apr-20	\$305,279	13,050	\$309,683	98.6%	\$135	1823	39
May-20	\$295,271	(10,008)	\$300,153	98.4%	\$136	2000	36
Jun-20	\$310,548	15,277	\$315,011	98.6%	\$137	2766	36
Jul-20	\$317,619	7,072	\$321,935	98.7%	\$139	3155	35
Aug-20	\$319,324	1,705	\$322,994	98.9%	\$141	2757	32
Sep-20	\$318,553	(771)	\$322,502	98.8%	\$141	2677	31
Oct-20	\$327,764	9,211	\$332,002	98.7%	\$146	2521	31
Nov-20	\$327,592	(173)	\$331,347	98.9%	\$147	2182	31
Dec-20	\$330,265	2,673	\$335,863	98.3%	\$149	2532	31
Jan-21	\$324,397	(5,867)	\$328,778	98.7%	\$148	1612	31
Feb-21	\$339,766	15,369	\$343,453	98.9%	\$152	1584	29
Mar-21	\$353,436	13,670	\$352,326	100.3%	\$157	2186	26
Apr-21	\$367,348	13,912	\$361,047	101.7%	\$164	2468	21
May-21	\$381,138	13,790	\$372,281	102.4%	\$169	2438	18

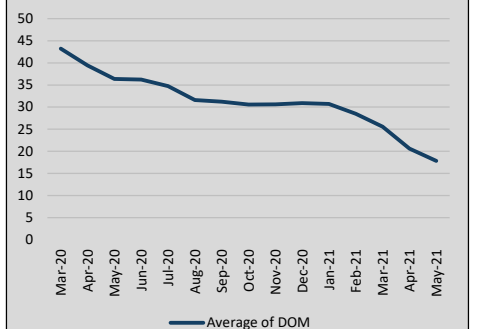
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title





# Fair Texas Title

## THE Fair REPORT

### ADDISON

#### MLS Data for May 2021 (City of Addison)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	1	1	9	\$195,000	\$195,000	100.0%
\$200,000-299,999	0	1	0.00	0	0	52	\$249,900	\$250,000	100.0%
\$300,000-399,999	7	3	2.33	0	4	70	\$368,667	\$366,000	99.3%
\$400,000-499,999	5	10	0.50	0	5	31	\$464,450	\$460,640	99.2%
\$500,000-599,999	2	4	0.50	0	1	31	\$564,250	\$557,875	98.9%
\$600,000-699,999	1	0	-	0	0	-	-	-	-
\$700,000-799,999	0	0	-	0	1	-	-	-	-
\$800,000-899,999	0	0	-	0	1	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	3	0	-	0	0	-	-	-	-
Grand Total	18	19	0.95	1	13	37	\$444,863	\$441,100	99.2%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

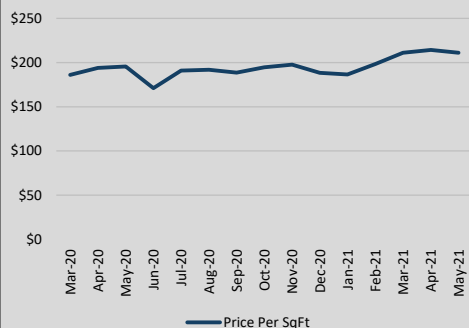
#### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$415,306		\$424,624	97.8%	\$186	16	34
Apr-20	\$419,067	3,760	\$429,050	97.7%	\$194	12	30
May-20	\$360,380	(58,687)	\$365,540	98.6%	\$196	10	35
Jun-20	\$348,273	(12,107)	\$356,654	97.7%	\$171	13	35
Jul-20	\$360,025	11,752	\$367,006	98.1%	\$191	16	30
Aug-20	\$315,478	(44,547)	\$321,626	98.1%	\$192	23	22
Sep-20	\$349,767	34,288	\$354,040	98.8%	\$189	15	47
Oct-20	\$380,806	31,039	\$380,635	100.0%	\$195	17	33
Nov-20	\$375,088	(5,718)	\$388,655	96.5%	\$198	16	21
Dec-20	\$375,814	726	\$393,418	95.5%	\$189	22	41
Jan-21	\$389,270	13,456	\$401,500	97.0%	\$187	15	31
Feb-21	\$440,420	51,150	\$441,689	99.7%	\$198	9	38
Mar-21	\$484,774	44,354	\$489,535	99.0%	\$211	23	68
Apr-21	\$398,243	(86,531)	\$401,852	99.1%	\$214	21	25
May-21	\$441,100	42,857	\$444,863	99.2%	\$211	19	37

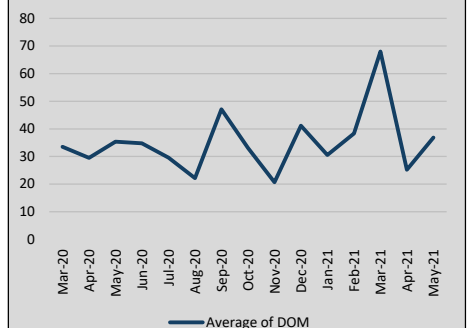
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

# ALEDO

### MLS Data for May 2021 (City of Aledo)

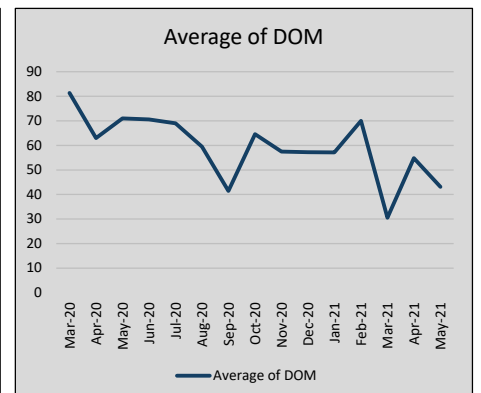
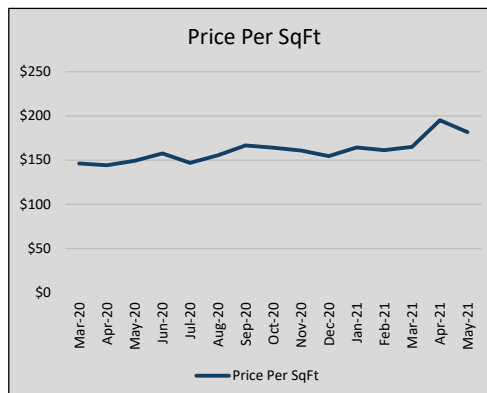
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	3	14	\$165,000	\$165,000	100.0%
\$200,000-299,999	2	2	1.00	0	1	3	\$273,950	\$286,000	104.4%
\$300,000-399,999	12	7	1.71	0	13	91	\$377,837	\$377,862	100.0%
\$400,000-499,999	12	8	1.50	1	13	39	\$440,916	\$426,646	96.8%
\$500,000-599,999	8	5	1.60	1	8	7	\$536,505	\$537,925	100.3%
\$600,000-699,999	3	4	0.75	0	6	26	\$648,600	\$634,250	97.8%
\$700,000-799,999	5	3	1.67	0	4	60	\$727,036	\$738,511	101.6%
\$800,000-899,999	2	3	0.67	0	1	41	\$851,636	\$834,000	97.9%
\$900,000-1,000,000	3	1	3.00	0	2	53	\$914,750	\$914,750	100.0%
\$1,000,000 +	4	0	-	0	3	-	-	-	-
Grand Total	51	34	1.50	2	54	43	\$523,905	\$519,238	99.1%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$411,572		\$421,032	97.8%	\$146	49	81
Apr-20	\$402,793	(8,779)	\$409,604	98.3%	\$144	45	63
May-20	\$432,304	29,511	\$443,506	97.5%	\$149	47	71
Jun-20	\$475,105	42,801	\$485,203	97.9%	\$158	64	71
Jul-20	\$423,984	(51,121)	\$430,357	98.5%	\$147	65	69
Aug-20	\$480,940	56,955	\$489,748	98.2%	\$155	49	59
Sep-20	\$468,364	(12,575)	\$470,118	99.6%	\$167	55	41
Oct-20	\$488,949	20,584	\$501,621	97.5%	\$164	51	65
Nov-20	\$518,390	29,442	\$528,290	98.1%	\$161	36	58
Dec-20	\$431,815	(86,576)	\$436,602	98.9%	\$154	51	57
Jan-21	\$487,661	55,846	\$499,345	97.7%	\$164	23	57
Feb-21	\$474,883	(12,778)	\$483,945	98.1%	\$161	37	70
Mar-21	\$484,412	9,529	\$491,951	98.5%	\$165	50	31
Apr-21	\$626,568	142,156	\$635,748	98.6%	\$195	45	55
May-21	\$519,238	(107,329)	\$523,905	99.1%	\$182	34	43



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

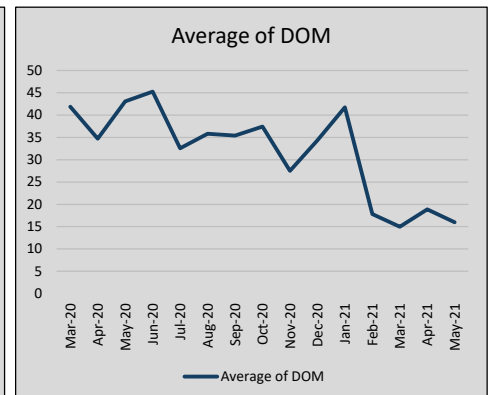
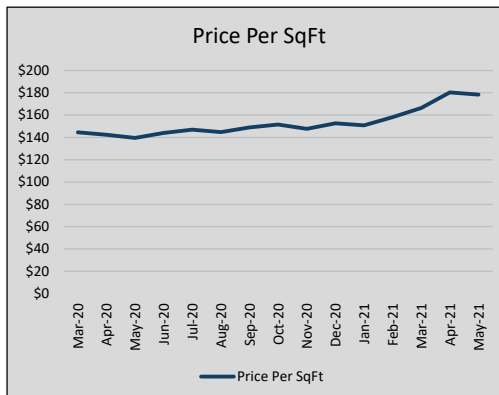
# ALLEN

### MLS Data for May 2021 (City of Allen)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	1	5	\$180,000	\$185,800	103.2%
\$200,000-299,999	4	21	0.19	1	19	7	\$266,086	\$286,345	107.6%
\$300,000-399,999	23	56	0.41	2	52	27	\$352,733	\$373,088	105.8%
\$400,000-499,999	12	34	0.35	2	44	8	\$441,930	\$479,012	108.4%
\$500,000-599,999	15	28	0.54	2	27	10	\$556,086	\$590,169	106.1%
\$600,000-699,999	9	12	0.75	0	18	6	\$645,400	\$704,665	109.2%
\$700,000-799,999	2	5	0.40	0	8	30	\$761,522	\$805,400	105.8%
\$800,000-899,999	1	1	1.00	0	8	2	\$849,900	\$900,000	105.9%
\$900,000-1,000,000	0	2	0.00	0	2	55	\$949,500	\$937,500	98.7%
\$1,000,000 +	7	2	3.50	3	4	28	\$1,605,000	\$1,607,500	100.2%
Grand Total	73	162	0.45	10	183	16	\$454,495	\$483,803	106.4%
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory									
Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus									

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$385,486		\$391,268	98.5%	\$145	130	42
Apr-20	\$366,583	(18,903)	\$373,646	98.1%	\$142	92	35
May-20	\$378,611	12,028	\$384,162	98.6%	\$140	124	43
Jun-20	\$404,509	25,898	\$411,689	98.3%	\$144	176	45
Jul-20	\$421,048	16,539	\$426,406	98.7%	\$147	196	33
Aug-20	\$394,696	(26,352)	\$397,939	99.2%	\$145	170	36
Sep-20	\$400,563	5,867	\$404,725	99.0%	\$149	144	35
Oct-20	\$408,672	8,109	\$411,408	99.3%	\$152	166	37
Nov-20	\$397,925	(10,747)	\$400,509	99.4%	\$148	143	27
Dec-20	\$400,500	2,575	\$400,480	100.0%	\$153	135	34
Jan-21	\$402,701	2,201	\$402,424	100.1%	\$151	88	42
Feb-21	\$413,194	10,493	\$402,892	102.6%	\$158	77	18
Mar-21	\$429,870	16,676	\$410,112	104.8%	\$166	122	15
Apr-21	\$478,157	48,288	\$452,888	105.6%	\$180	147	19
May-21	\$483,803	5,646	\$454,495	106.4%	\$178	162	16



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

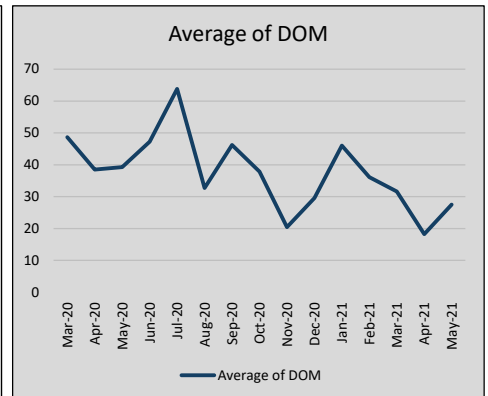
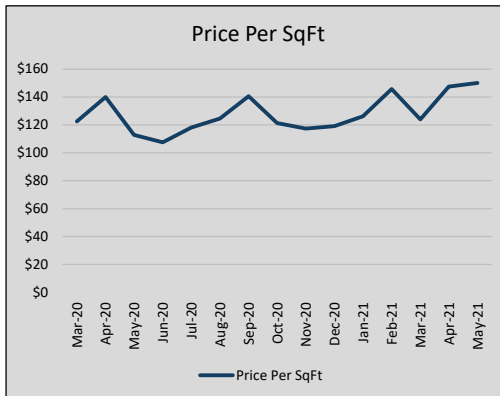
# ALVARADO

### MLS Data for May 2021 (City of Alvarado)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	1	2	0.50	1	1	67	\$87,500	\$81,000	92.6%
\$100,000-199,999	5	8	0.63	1	4	19	\$168,438	\$169,500	100.6%
\$200,000-299,999	11	4	2.75	0	11	4	\$244,975	\$246,725	100.7%
\$300,000-399,999	6	4	1.50	0	3	65	\$348,943	\$354,728	101.7%
\$400,000-499,999	4	3	1.33	0	2	6	\$425,333	\$432,767	101.7%
\$500,000-599,999	1	0	-	0	0	-	-	-	-
\$600,000-699,999	0	0	-	0	0	-	-	-	-
\$700,000-799,999	1	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	2	0	-	3	0	-	-	-	-
Grand Total	32	21	1.52	5	21	28	\$246,389	\$248,672	100.9%
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory									
Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus									

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$195,844		\$199,248	98.3%	\$123	27	49
Apr-20	\$217,200	21,356	\$221,183	98.2%	\$140	12	39
May-20	\$241,814	24,614	\$247,807	97.6%	\$113	14	39
Jun-20	\$201,738	(40,077)	\$208,832	96.6%	\$108	16	47
Jul-20	\$197,447	(4,290)	\$200,266	98.6%	\$118	21	64
Aug-20	\$226,527	29,079	\$227,234	99.7%	\$125	27	33
Sep-20	\$234,019	7,493	\$236,842	98.8%	\$141	22	46
Oct-20	\$247,271	13,252	\$253,355	97.6%	\$121	30	38
Nov-20	\$244,163	(3,108)	\$246,177	99.2%	\$117	18	20
Dec-20	\$236,170	(7,993)	\$239,812	98.5%	\$119	19	30
Jan-21	\$218,147	(18,023)	\$220,547	98.9%	\$126	19	46
Feb-21	\$295,683	77,536	\$292,374	101.1%	\$146	23	36
Mar-21	\$221,845	(73,838)	\$218,142	101.7%	\$124	17	32
Apr-21	\$283,507	61,662	\$291,679	97.2%	\$148	25	18
May-21	\$248,672	(34,835)	\$246,389	100.9%	\$150	21	28



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

# ANNA

### MLS Data for May 2021 (City of Anna)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	6	23	0.26	2	22	13	\$267,346	\$283,281	106.0%
\$300,000-399,999	11	9	1.22	2	20	20	\$360,849	\$364,549	101.0%
\$400,000-499,999	7	3	2.33	0	6	31	\$446,094	\$456,460	102.3%
\$500,000-599,999	1	0	-	0	0	-	-	-	-
\$600,000-699,999	0	0	-	0	0	-	-	-	-
\$700,000-799,999	1	0	-	0	1	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	4	0	-	0	0	-	-	-	-
Grand Total	31	35	0.89	5	49	16	\$306,711	\$319,023	104.0%

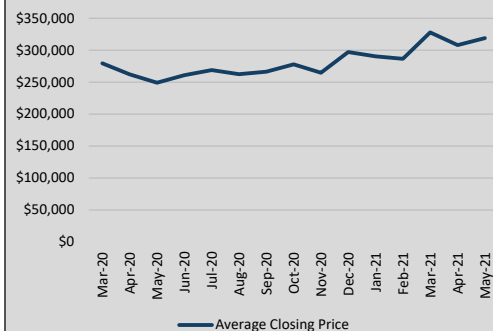
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

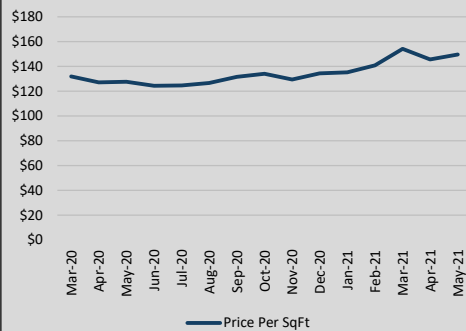
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$279,457		\$285,210	98.0%	\$132	54	56
Apr-20	\$262,232	(17,224)	\$265,445	98.8%	\$127	40	49
May-20	\$249,216	(13,016)	\$251,923	98.9%	\$128	31	27
Jun-20	\$260,946	11,730	\$263,841	98.9%	\$124	53	56
Jul-20	\$268,999	8,053	\$270,410	99.5%	\$125	75	45
Aug-20	\$262,496	(6,503)	\$263,910	99.5%	\$127	71	33
Sep-20	\$266,384	3,887	\$267,926	99.4%	\$132	64	30
Oct-20	\$277,867	11,484	\$281,005	98.9%	\$134	70	35
Nov-20	\$264,802	(13,065)	\$269,063	98.4%	\$129	40	20
Dec-20	\$297,095	32,293	\$307,316	96.7%	\$134	68	29
Jan-21	\$290,601	(6,494)	\$290,476	100.0%	\$135	39	32
Feb-21	\$286,716	(3,885)	\$286,989	99.9%	\$141	46	23
Mar-21	\$327,915	41,199	\$330,819	99.1%	\$154	46	30
Apr-21	\$308,182	(19,734)	\$298,226	103.3%	\$146	37	14
May-21	\$319,023	10,841	\$306,711	104.0%	\$150	35	16

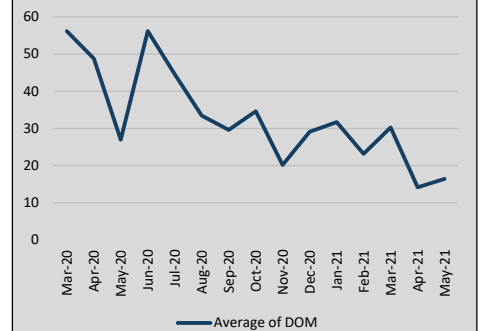
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

## ARLINGTON

MLS Data for May 2021 (City of Arlington)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	1	1	1.00	3	1	13	\$95,000	\$95,000	100.0%
\$100,000-199,999	24	37	0.65	1	43	10	\$161,849	\$169,389	104.7%
\$200,000-299,999	70	152	0.46	6	164	7	\$249,798	\$262,128	104.9%
\$300,000-399,999	49	81	0.60	4	107	11	\$345,997	\$355,427	102.7%
\$400,000-499,999	25	26	0.96	5	33	26	\$446,459	\$444,697	99.6%
\$500,000-599,999	3	12	0.25	0	10	37	\$538,965	\$532,177	98.7%
\$600,000-699,999	3	6	0.50	1	1	105	\$655,522	\$657,327	100.3%
\$700,000-799,999	4	1	4.00	1	3	3	\$735,000	\$725,000	98.6%
\$800,000-899,999	1	0	-	0	3	-	-	-	-
\$900,000-1,000,000	3	0	-	0	2	-	-	-	-
\$1,000,000 +	5	3	1.67	0	1	163	\$1,554,967	\$1,547,000	99.5%
Grand Total	188	319	0.59	21	368	15	\$311,871	\$320,544	102.8%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

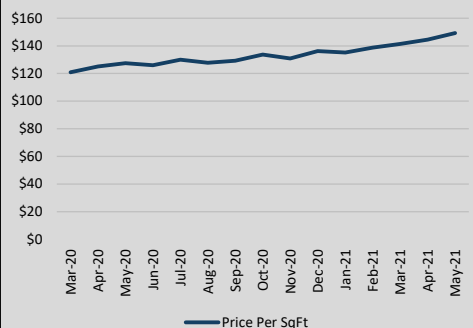
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$250,259		\$253,938	98.6%	\$121	312	40
Apr-20	\$266,159	15,901	\$269,874	98.6%	\$125	266	32
May-20	\$248,327	(17,832)	\$252,190	98.5%	\$127	320	27
Jun-20	\$257,752	9,425	\$260,264	99.0%	\$126	379	29
Jul-20	\$266,192	8,440	\$268,031	99.3%	\$130	465	28
Aug-20	\$270,803	4,611	\$271,910	99.6%	\$128	417	24
Sep-20	\$266,272	(4,531)	\$266,784	99.8%	\$129	419	26
Oct-20	\$271,343	5,071	\$272,312	99.6%	\$134	374	23
Nov-20	\$269,760	(1,583)	\$271,439	99.4%	\$131	343	23
Dec-20	\$278,682	8,923	\$279,520	99.7%	\$136	374	23
Jan-21	\$277,637	(1,045)	\$278,975	99.5%	\$135	263	23
Feb-21	\$286,099	8,462	\$284,869	100.4%	\$139	241	26
Mar-21	\$293,795	7,696	\$290,224	101.2%	\$141	333	20
Apr-21	\$299,887	6,092	\$294,051	102.0%	\$144	357	14
May-21	\$320,544	20,658	\$311,871	102.8%	\$149	319	15

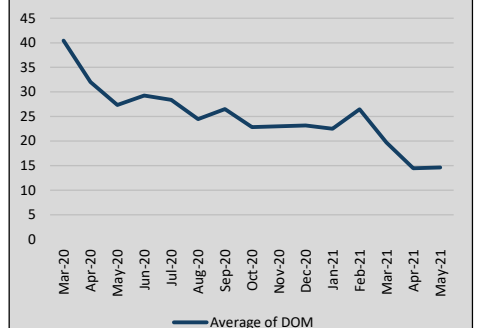
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

# AUBREY

### MLS Data for May 2021 (City of Aubrey)

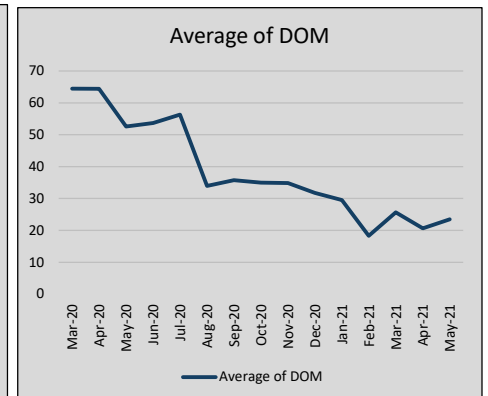
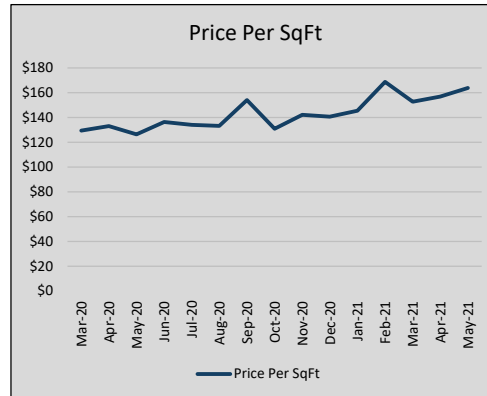
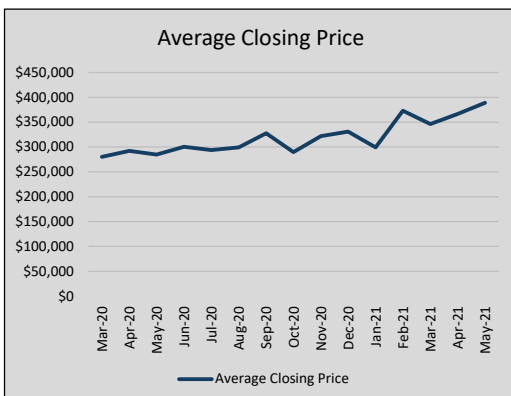
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	1	-	-	-	-
\$200,000-299,999	4	23	0.17	0	13	11	\$275,691	\$291,039	105.6%
\$300,000-399,999	12	37	0.32	1	28	21	\$349,136	\$357,845	102.5%
\$400,000-499,999	6	15	0.40	1	14	31	\$456,464	\$456,936	100.1%
\$500,000-599,999	1	6	0.17	2	15	63	\$557,729	\$557,114	99.9%
\$600,000-699,999	2	1	2.00	0	8	26	\$629,000	\$600,000	95.4%
\$700,000-799,999	1	0	-	0	1	-	-	-	-
\$800,000-899,999	0	0	-	1	1	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	1	1	1.00	0	3	50	\$1,650,000	\$1,550,000	93.9%
<b>Grand Total</b>	<b>29</b>	<b>83</b>	<b>0.35</b>	<b>5</b>	<b>84</b>	<b>23</b>	<b>\$382,304</b>	<b>\$388,926</b>	<b>101.7%</b>

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$280,237		\$285,020	98.3%	\$129	76	64
Apr-20	\$292,327	12,090	\$298,332	98.0%	\$133	76	64
May-20	\$284,756	(7,570)	\$290,041	98.2%	\$126	89	53
Jun-20	\$300,656	15,899	\$303,538	99.1%	\$136	97	54
Jul-20	\$294,018	(6,638)	\$298,560	98.5%	\$134	92	56
Aug-20	\$299,110	5,092	\$302,139	99.0%	\$133	94	34
Sep-20	\$327,478	28,368	\$330,866	99.0%	\$154	99	36
Oct-20	\$289,967	(37,511)	\$292,378	99.2%	\$131	73	35
Nov-20	\$321,717	31,750	\$325,215	98.9%	\$142	78	35
Dec-20	\$330,817	9,101	\$333,917	99.1%	\$141	89	32
Jan-21	\$299,047	(31,770)	\$304,743	98.1%	\$146	50	29
Feb-21	\$373,068	74,020	\$379,865	98.2%	\$169	47	18
Mar-21	\$346,273	(26,795)	\$349,247	99.1%	\$153	73	26
Apr-21	\$366,504	20,232	\$356,978	102.7%	\$157	91	21
May-21	\$388,926	22,422	\$382,304	101.7%	\$164	83	23



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

## BENBROOK

### MLS Data for May 2021 (City of Benbrook)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	5	0.00	0	1	13	\$178,260	\$174,610	98.0%
\$200,000-299,999	7	19	0.37	0	24	6	\$254,716	\$264,246	103.7%
\$300,000-399,999	5	7	0.71	1	10	26	\$335,400	\$335,129	99.9%
\$400,000-499,999	4	3	1.33	0	4	35	\$461,633	\$448,167	97.1%
\$500,000-599,999	1	1	1.00	0	1	11	\$569,500	\$590,000	103.6%
\$600,000-699,999	0	1	0.00	0	1	4	\$629,000	\$629,000	100.0%
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	1	0	-	1	1	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	2	0.00	0	0	110	\$1,887,500	\$1,790,300	94.9%
Grand Total	18	38	0.47	2	42	19	\$379,924	\$378,519	99.6%

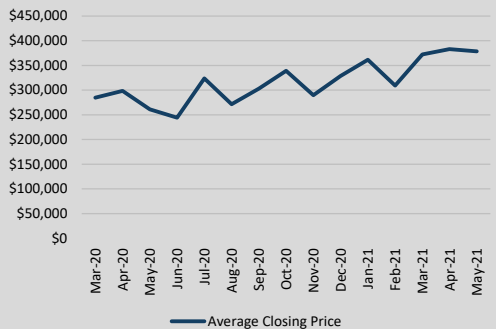
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

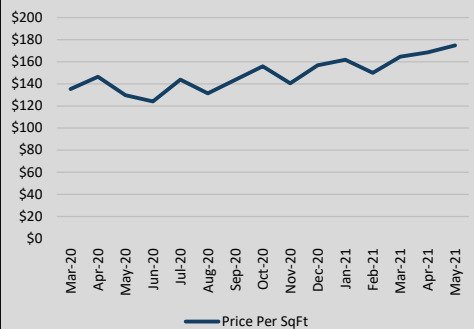
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$284,895		\$292,319	97.5%	\$135	44	56
Apr-20	\$298,327	13,432	\$308,229	96.8%	\$147	29	38
May-20	\$261,173	(37,154)	\$267,243	97.7%	\$130	29	31
Jun-20	\$244,276	(16,897)	\$246,800	99.0%	\$124	23	46
Jul-20	\$323,783	79,507	\$333,535	97.1%	\$144	44	49
Aug-20	\$271,526	(52,257)	\$272,331	99.7%	\$131	37	22
Sep-20	\$303,154	31,629	\$305,989	99.1%	\$144	35	43
Oct-20	\$338,981	35,826	\$345,262	98.2%	\$156	45	41
Nov-20	\$289,849	(49,132)	\$289,713	100.0%	\$141	38	28
Dec-20	\$328,708	38,859	\$331,018	99.3%	\$157	36	26
Jan-21	\$361,560	32,852	\$368,398	98.1%	\$162	24	36
Feb-21	\$309,148	(52,412)	\$312,003	99.1%	\$150	24	44
Mar-21	\$372,343	63,195	\$369,076	100.9%	\$165	24	23
Apr-21	\$383,063	10,720	\$382,581	100.1%	\$169	31	25
May-21	\$378,519	(4,544)	\$379,924	99.6%	\$175	38	19

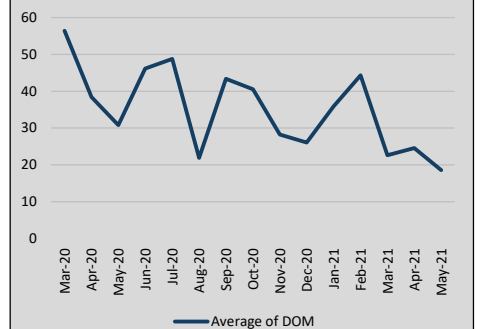
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title





# Fair Texas Title

## THE *Fair* REPORT

### BURLESON

MLS Data for May 2021 (City of Burleson)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	6	0.17	0	4	5	\$167,467	\$179,067	106.9%
\$200,000-299,999	16	51	0.31	1	56	9	\$249,566	\$258,510	103.6%
\$300,000-399,999	10	22	0.45	2	31	24	\$337,596	\$345,009	102.2%
\$400,000-499,999	10	11	0.91	4	12	15	\$445,746	\$448,259	100.6%
\$500,000-599,999	10	4	2.50	0	5	23	\$568,225	\$576,500	101.5%
\$600,000-699,999	2	4	0.50	0	1	43	\$677,475	\$690,000	101.8%
\$700,000-799,999	1	0	-	0	4	-	-	-	-
\$800,000-899,999	2	0	-	0	2	-	-	-	-
\$900,000-1,000,000	0	2	0.00	0	1	148	\$936,950	\$893,700	95.4%
\$1,000,000 +	10	1	10.00	2	2	83	\$1,266,500	\$1,020,000	80.5%
Grand Total	62	101	0.61	9	118	18	\$338,477	\$343,098	101.4%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

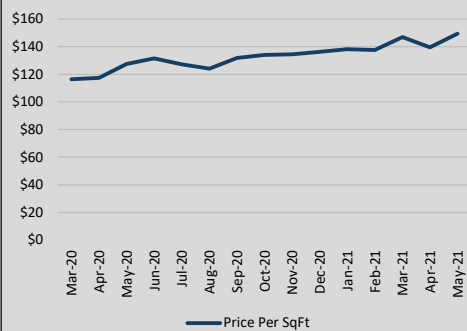
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$252,760		\$257,908	98.0%	\$116	98	55
Apr-20	\$256,926	4,166	\$260,451	98.6%	\$117	78	46
May-20	\$272,990	16,064	\$276,796	98.6%	\$128	96	35
Jun-20	\$288,397	15,407	\$292,695	98.5%	\$132	134	46
Jul-20	\$278,256	(10,141)	\$279,516	99.5%	\$127	158	36
Aug-20	\$279,222	966	\$282,558	98.8%	\$124	122	28
Sep-20	\$305,321	26,099	\$308,833	98.9%	\$132	137	51
Oct-20	\$301,527	(3,794)	\$304,680	99.0%	\$134	127	34
Nov-20	\$314,128	12,601	\$316,872	99.1%	\$134	99	33
Dec-20	\$299,629	(14,499)	\$303,958	98.6%	\$136	110	35
Jan-21	\$297,868	(1,761)	\$300,473	99.1%	\$138	74	35
Feb-21	\$313,995	16,127	\$317,393	98.9%	\$138	63	38
Mar-21	\$345,205	31,210	\$343,155	100.6%	\$147	99	31
Apr-21	\$305,394	(39,811)	\$300,770	101.5%	\$140	90	23
May-21	\$343,098	37,703	\$338,477	101.4%	\$149	101	18

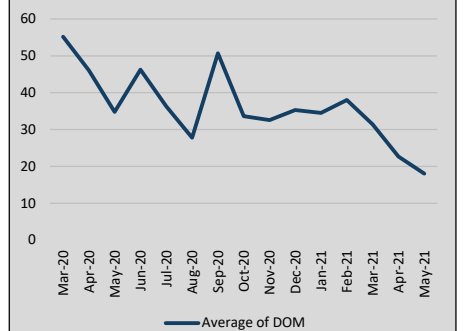
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

### CADDO MILLS

MLS Data for May 2021 (City of Caddo Mills)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	1	3.00	0	3	17	\$160,000	\$150,000	93.8%
\$200,000-299,999	2	4	0.50	0	1	27	\$254,218	\$257,624	101.3%
\$300,000-399,999	4	2	2.00	1	6	6	\$389,950	\$386,800	99.2%
\$400,000-499,999	0	6	0.00	2	5	30	\$460,465	\$456,650	99.2%
\$500,000-599,999	0	1	0.00	0	0	7	\$599,990	\$640,000	106.7%
\$600,000-699,999	3	1	3.00	0	0	12	\$649,900	\$685,000	105.4%
\$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	1	-	-	-	-
Grand Total	12	15	0.80	3	16	22	\$397,963	\$401,266	100.8%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

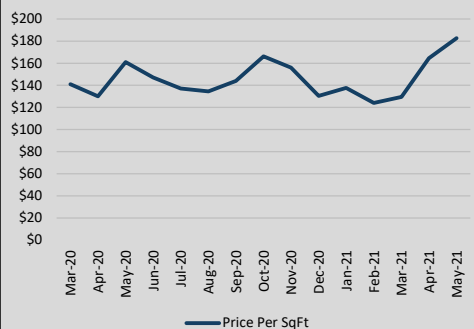
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$291,486		\$293,769	99.2%	\$141	12	73
Apr-20	\$256,841	(34,645)	\$256,646	100.1%	\$130	13	75
May-20	\$330,753	73,911	\$330,090	100.2%	\$161	10	52
Jun-20	\$339,140	8,388	\$345,836	98.1%	\$147	16	57
Jul-20	\$293,371	(45,770)	\$297,024	98.8%	\$137	24	51
Aug-20	\$279,352	(14,019)	\$281,602	99.2%	\$135	16	36
Sep-20	\$289,686	10,334	\$289,948	99.9%	\$144	12	39
Oct-20	\$334,500	44,814	\$342,080	97.8%	\$166	5	23
Nov-20	\$311,960	(22,540)	\$314,534	99.2%	\$156	13	33
Dec-20	\$278,780	(33,180)	\$281,057	99.2%	\$130	27	61
Jan-21	\$295,723	16,943	\$297,185	99.5%	\$138	19	47
Feb-21	\$245,670	(50,052)	\$249,435	98.5%	\$124	18	52
Mar-21	\$241,436	(4,235)	\$242,070	99.7%	\$129	33	42
Apr-21	\$295,609	54,173	\$297,516	99.4%	\$165	11	20
May-21	\$401,266	105,658	\$397,963	100.8%	\$183	15	22

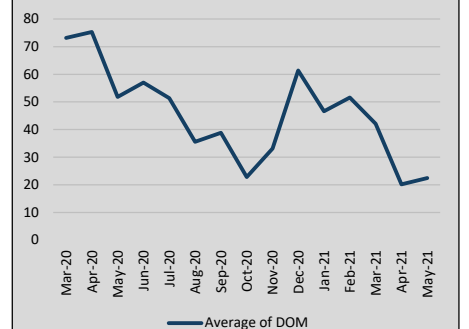
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## CARROLLTON

MLS Data for May 2021 (City of Carrollton)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	4	7	0.57	0	3	17	\$178,428	\$187,714	105.2%
\$200,000-299,999	11	46	0.24	1	26	11	\$263,504	\$276,729	105.0%
\$300,000-399,999	28	56	0.50	7	56	9	\$350,019	\$369,426	105.5%
\$400,000-499,999	21	22	0.95	0	30	14	\$449,094	\$472,666	105.2%
\$500,000-599,999	6	14	0.43	0	9	13	\$551,100	\$581,286	105.5%
\$600,000-699,999	1	5	0.20	2	6	21	\$646,600	\$649,650	100.5%
\$700,000-799,999	2	0	-	0	2	-	-	-	-
\$800,000-899,999	1	0	-	0	1	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	1	0	-	0	1	-	-	-	-
Grand Total	75	150	0.50	11	134	12	\$358,665	\$376,775	105.0%

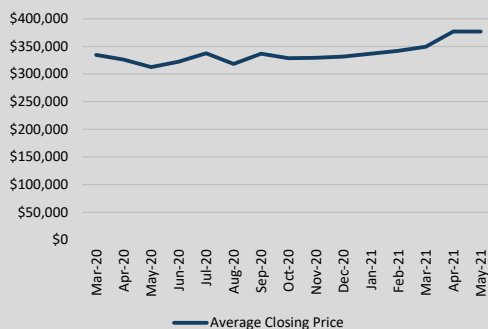
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$334,717		\$338,017	99.0%	\$145	126	40
Apr-20	\$326,064	(8,653)	\$331,105	98.5%	\$146	107	27
May-20	\$312,620	(13,444)	\$317,226	98.5%	\$148	120	27
Jun-20	\$322,372	9,752	\$325,031	99.2%	\$155	158	28
Jul-20	\$337,562	15,189	\$338,585	99.7%	\$154	162	23
Aug-20	\$318,363	(19,198)	\$319,013	99.8%	\$153	138	24
Sep-20	\$336,997	18,634	\$337,576	99.8%	\$154	132	24
Oct-20	\$328,841	(8,156)	\$331,832	99.1%	\$155	160	28
Nov-20	\$329,335	493	\$332,056	99.2%	\$152	105	24
Dec-20	\$331,557	2,222	\$333,402	99.4%	\$154	134	29
Jan-21	\$336,706	5,149	\$338,946	99.3%	\$153	86	27
Feb-21	\$342,226	5,520	\$340,557	100.5%	\$163	97	23
Mar-21	\$349,455	7,229	\$343,470	101.7%	\$166	128	27
Apr-21	\$377,066	27,611	\$363,173	103.8%	\$173	133	13
May-21	\$376,775	(291)	\$358,665	105.0%	\$172	150	12

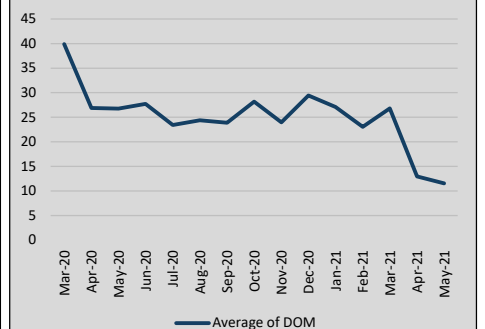
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## CELINA

### MLS Data for May 2021 (City of Celina)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	1	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	2	0.50	0	3	7	\$290,000	\$317,500	109.5%
\$300,000-399,999	5	24	0.21	1	20	12	\$367,226	\$380,960	103.7%
\$400,000-499,999	4	31	0.13	1	22	15	\$444,959	\$461,519	103.7%
\$500,000-599,999	12	15	0.80	2	35	15	\$538,921	\$557,714	103.5%
\$600,000-699,999	11	8	1.38	1	9	27	\$633,616	\$668,699	105.5%
\$700,000-799,999	4	0	-	0	4	-	-	-	-
\$800,000-899,999	2	1	2.00	0	2	4	\$824,998	\$824,998	100.0%
\$900,000-1,000,000	2	0	-	0	2	-	-	-	-
\$1,000,000 +	2	5	0.40	0	3	110	\$2,502,600	\$2,372,500	94.8%
Grand Total	43	86	0.50	5	101	20	\$577,650	\$587,069	101.6%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

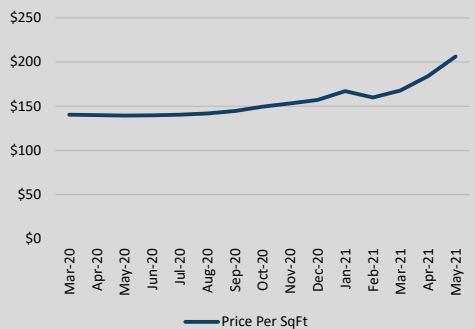
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$411,922		\$420,994	97.8%	\$140	78	101
Apr-20	\$384,050	(27,873)	\$394,171	97.4%	\$140	66	85
May-20	\$391,670	7,620	\$403,920	97.0%	\$139	98	93
Jun-20	\$388,555	(3,114)	\$398,307	97.6%	\$140	126	87
Jul-20	\$401,337	12,781	\$410,402	97.8%	\$140	143	67
Aug-20	\$411,094	9,757	\$423,560	97.1%	\$142	144	74
Sep-20	\$425,626	14,532	\$436,312	97.6%	\$145	119	61
Oct-20	\$419,410	(6,216)	\$428,022	98.0%	\$150	116	51
Nov-20	\$451,005	31,594	\$462,392	97.5%	\$153	87	50
Dec-20	\$458,765	7,761	\$470,266	97.6%	\$157	93	61
Jan-21	\$464,377	5,611	\$475,610	97.6%	\$167	70	55
Feb-21	\$451,848	(12,528)	\$456,674	98.9%	\$160	68	46
Mar-21	\$497,179	45,330	\$492,466	101.0%	\$168	81	31
Apr-21	\$543,353	46,175	\$532,345	102.1%	\$184	81	23
May-21	\$587,069	43,716	\$577,650	101.6%	\$206	86	20

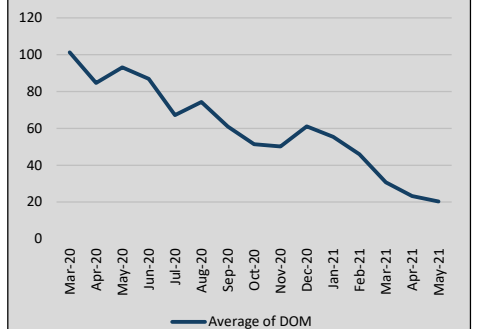
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT COLLEYVILLE

### MLS Data for May 2021 (City of Colleyville)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	0	4	\$195,000	\$228,500	117.2%
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	1	-	-	-	-
\$400,000-499,999	3	4	0.75	0	8	6	\$471,225	\$511,250	108.5%
\$500,000-599,999	7	5	1.40	0	13	26	\$554,800	\$564,200	101.7%
\$600,000-699,999	3	5	0.60	0	8	4	\$648,600	\$671,200	103.5%
\$700,000-799,999	3	7	0.43	1	6	37	\$757,068	\$803,048	106.1%
\$800,000-899,999	3	5	0.60	0	7	20	\$859,355	\$950,400	110.6%
\$900,000-1,000,000	3	5	0.60	0	3	3	\$965,780	\$1,071,600	111.0%
\$1,000,000 +	15	15	1.00	1	10	10	\$1,381,933	\$1,421,433	102.9%
Grand Total	37	47	0.79	2	56	15	\$920,235	\$968,156	105.2%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

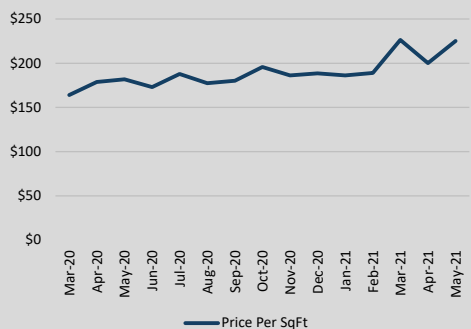
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$640,504		\$661,818	96.8%	\$164	46	38
Apr-20	\$739,725	99,220	\$750,877	98.5%	\$179	35	38
May-20	\$715,426	(24,298)	\$738,483	96.9%	\$182	35	39
Jun-20	\$674,176	(41,251)	\$689,066	97.8%	\$173	47	40
Jul-20	\$786,773	112,597	\$817,262	96.3%	\$188	65	29
Aug-20	\$650,088	(136,685)	\$661,996	98.2%	\$177	63	33
Sep-20	\$675,794	25,706	\$683,046	98.9%	\$180	50	45
Oct-20	\$804,778	128,984	\$832,187	96.7%	\$196	43	54
Nov-20	\$800,979	(3,800)	\$821,831	97.5%	\$186	40	70
Dec-20	\$686,049	(114,929)	\$694,582	98.8%	\$188	43	47
Jan-21	\$680,902	(5,147)	\$690,117	98.7%	\$186	24	27
Feb-21	\$729,476	48,574	\$746,083	97.8%	\$189	34	42
Mar-21	\$953,953	224,478	\$958,792	99.5%	\$226	43	40
Apr-21	\$744,977	(208,977)	\$718,605	103.7%	\$200	46	21
May-21	\$968,156	223,180	\$920,235	105.2%	\$225	47	15

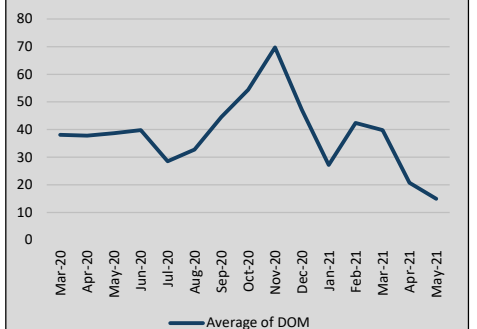
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## COPPELL

### MLS Data for May 2021 (City of Coppell)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	1	4	\$194,900	\$200,000	102.6%
\$200,000-299,999	1	1	1.00	1	3	2	\$299,900	\$335,000	111.7%
\$300,000-399,999	8	13	0.62	1	10	9	\$365,600	\$393,846	107.7%
\$400,000-499,999	10	9	1.11	1	9	8	\$449,644	\$476,000	105.9%
\$500,000-599,999	6	20	0.30	2	14	8	\$566,080	\$591,050	104.4%
\$600,000-699,999	1	6	0.17	0	5	10	\$659,767	\$670,083	101.6%
\$700,000-799,999	5	4	1.25	0	2	23	\$755,500	\$776,250	102.7%
\$800,000-899,999	1	2	0.50	1	1	4	\$857,450	\$876,250	102.2%
\$900,000-1,000,000	1	2	0.50	1	1	4	\$987,000	\$1,037,500	105.1%
\$1,000,000 +	3	2	1.50	1	3	25	\$1,367,450	\$1,317,500	96.3%
Grand Total	36	60	0.60	8	49	9	\$567,007	\$589,133	103.9%

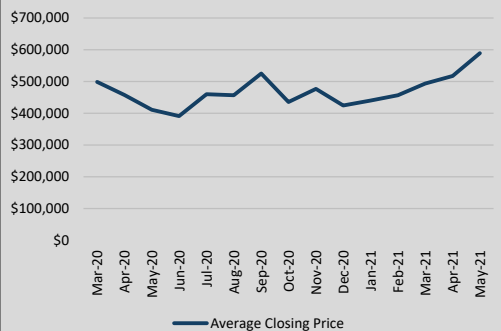
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

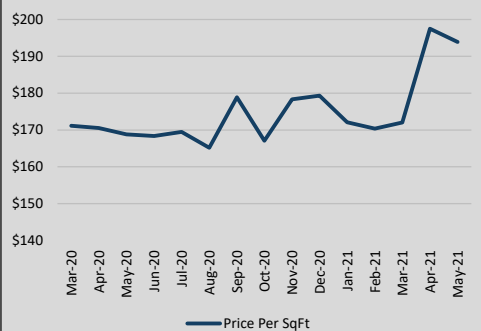
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$498,410		\$507,986	98.1%	\$171	34	57
Apr-20	\$457,620	(40,790)	\$461,809	99.1%	\$171	35	24
May-20	\$411,166	(46,454)	\$418,560	98.2%	\$169	40	23
Jun-20	\$390,994	(20,173)	\$397,939	98.3%	\$168	43	22
Jul-20	\$459,740	68,746	\$464,927	98.9%	\$170	83	29
Aug-20	\$456,424	(3,316)	\$465,774	98.0%	\$165	42	30
Sep-20	\$525,385	68,961	\$536,950	97.8%	\$179	60	38
Oct-20	\$435,485	(89,900)	\$442,041	98.5%	\$167	50	41
Nov-20	\$476,616	41,131	\$485,075	98.3%	\$178	49	38
Dec-20	\$424,461	(52,155)	\$426,594	99.5%	\$179	45	31
Jan-21	\$439,757	15,296	\$443,943	99.1%	\$172	28	37
Feb-21	\$456,470	16,713	\$455,163	100.3%	\$170	33	49
Mar-21	\$493,478	37,008	\$486,626	101.4%	\$172	41	30
Apr-21	\$517,610	24,132	\$498,454	103.8%	\$197	41	11
May-21	\$589,133	71,523	\$567,007	103.9%	\$194	60	9

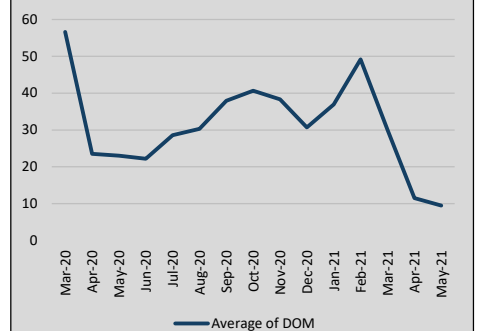
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## CORINTH

### MLS Data for May 2021 (City of Corinth)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average 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	7	0.57	0	11	5	\$263,257	\$279,500	106.2%
\$300,000-399,999	6	13	0.46	0	13	11	\$358,560	\$372,576	103.9%
\$400,000-499,999	5	1	5.00	0	10	6	\$469,900	\$469,000	99.8%
\$500,000-599,999	1	4	0.25	0	5	9	\$528,100	\$546,125	103.4%
\$600,000-699,999	1	0	-	0	3	-	-	-	-
\$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	17	25	0.68	0	42	9	\$363,455	\$378,140	104.0%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

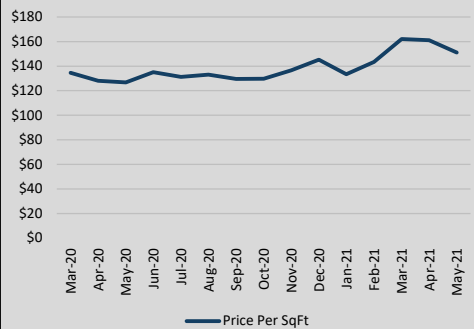
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$354,625		\$359,850	98.5%	\$135	18	51
Apr-20	\$372,843	18,218	\$372,947	100.0%	\$128	15	56
May-20	\$318,776	(54,067)	\$321,242	99.2%	\$127	25	41
Jun-20	\$307,960	(10,816)	\$313,915	98.1%	\$135	48	25
Jul-20	\$346,215	38,255	\$350,509	98.8%	\$131	44	32
Aug-20	\$345,046	(1,169)	\$348,638	99.0%	\$133	37	26
Sep-20	\$308,427	(36,619)	\$318,223	96.9%	\$130	38	31
Oct-20	\$336,327	27,900	\$339,164	99.2%	\$130	45	28
Nov-20	\$340,979	4,651	\$341,689	99.8%	\$137	40	29
Dec-20	\$341,353	374	\$341,041	100.1%	\$145	34	18
Jan-21	\$331,054	(10,299)	\$336,799	98.3%	\$133	23	31
Feb-21	\$342,615	11,560	\$337,703	101.5%	\$143	23	35
Mar-21	\$403,557	60,942	\$401,815	100.4%	\$162	20	40
Apr-21	\$433,721	30,164	\$416,731	104.1%	\$161	25	10
May-21	\$378,140	(55,582)	\$363,455	104.0%	\$151	25	9

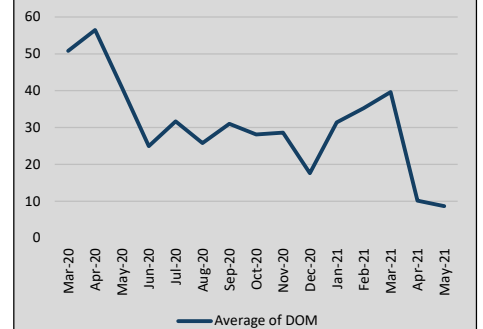
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

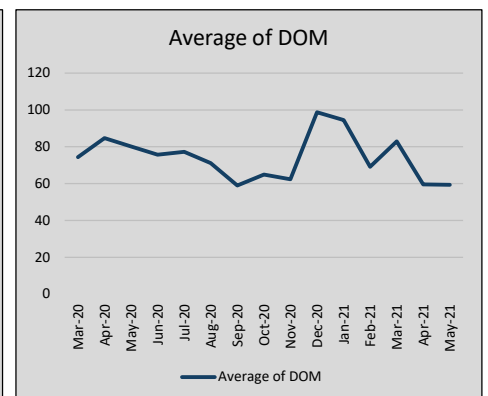
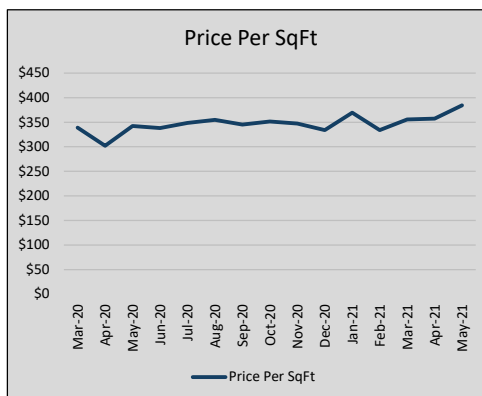
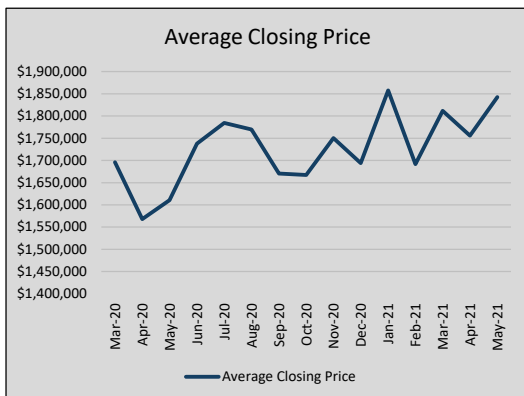
## THE *Fair* REPORT DALLAS LUXURY MARKET

MLS Data for May 2021 (City of Dallas \$1,000,000 or More)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$0-999,999	0	7	0.00	0	0	2	\$992,714	\$1,038,173	104.6%
\$1,000,000-1,999,999	113	87	1.30	26	86	59	\$1,397,137	\$1,394,982	99.8%
\$2,000,000-2,999,999	54	23	2.35	6	18	61	\$2,488,739	\$2,446,152	98.3%
\$3,000,000-3,999,999	20	5	4.00	3	7	61	\$3,287,000	\$3,226,000	98.1%
\$4,000,000-4,999,999	12	5	2.40	1	2	99	\$4,657,000	\$4,477,900	96.2%
\$5,000,000-5,999,999	10	1	10.00	1	1	7	\$5,795,000	\$5,795,000	100.0%
\$6,000,000-6,999,999	3	0	-	0	0	-	-	-	-
\$7,000,000-7,999,999	3	0	-	2	0	-	-	-	-
\$8,000,000-8,999,999	4	1	4.00	1	0	321	\$8,995,000	\$8,500,000	94.5%
\$9,000,000-9,999,999	2	0	-	0	0	-	-	-	-
\$10,000,000+	4	0	-	0	0	-	-	-	-
<b>Total</b>	<b>225</b>	<b>129</b>	<b>1.74</b>	<b>40</b>	<b>114</b>	<b>59</b>	<b>\$1,862,410</b>	<b>\$1,842,687</b>	<b>98.9%</b>
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory									
Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus									

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$1,695,919		\$1,774,534	95.6%	\$339	68	74
Apr-20	\$1,568,006	(127,913)	\$1,641,454	95.5%	\$302	33	85
May-20	\$1,610,521	42,515	\$1,683,697	95.7%	\$342	33	80
Jun-20	\$1,737,996	127,474	\$1,820,112	95.5%	\$338	86	76
Jul-20	\$1,784,204	46,209	\$1,869,897	95.4%	\$349	110	77
Aug-20	\$1,769,521	(14,683)	\$1,863,534	95.0%	\$355	86	71
Sep-20	\$1,670,607	(98,914)	\$1,745,275	95.7%	\$345	80	59
Oct-20	\$1,667,397	(3,210)	\$1,731,334	96.3%	\$351	95	65
Nov-20	\$1,750,227	82,830	\$1,836,034	95.3%	\$347	86	62
Dec-20	\$1,694,268	(55,959)	\$1,775,875	95.4%	\$334	105	99
Jan-21	\$1,857,531	163,263	\$1,947,990	95.4%	\$370	51	94
Feb-21	\$1,691,657	(165,873)	\$1,758,819	96.2%	\$334	82	69
Mar-21	\$1,811,494	119,837	\$1,878,239	96.4%	\$356	116	83
Apr-21	\$1,755,964	(55,530)	\$1,786,675	98.3%	\$357	122	60
May-21	\$1,842,687	86,723	\$1,862,410	98.9%	\$384	129	59



Fair Texas Title





# Fair Texas Title

## THE *Fair* REPORT FAR NORTH DALLAS

MLS Data for May 2021 (Far North Dallas - MLS Area 10)

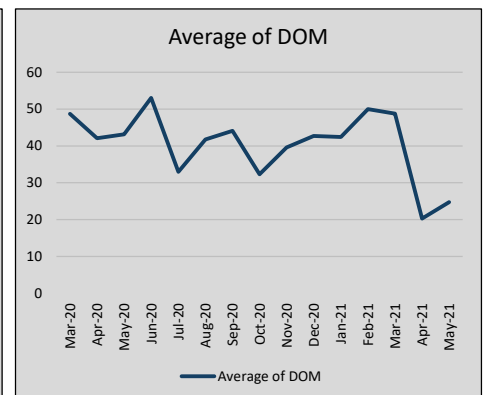
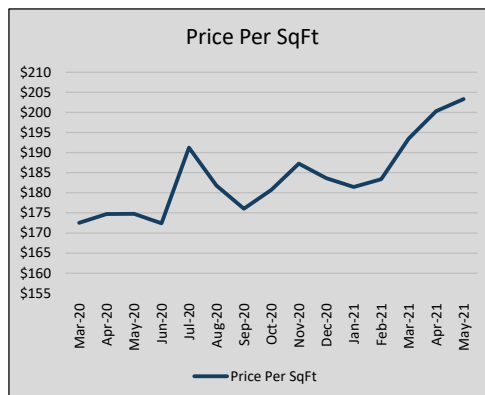
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	1	0.00	0	0	9	\$99,900	\$103,000	103.1%
\$100,000-199,999	16	32	0.50	6	24	24	\$160,598	\$159,967	99.6%
\$200,000-299,999	8	17	0.47	0	14	39	\$240,388	\$232,368	96.7%
\$300,000-399,999	27	22	1.23	1	27	23	\$362,375	\$366,632	101.2%
\$400,000-499,999	29	38	0.76	5	28	14	\$454,313	\$467,624	102.9%
\$500,000-599,999	14	31	0.45	1	18	19	\$547,190	\$554,172	101.3%
\$600,000-699,999	16	12	1.33	3	19	11	\$644,471	\$670,667	104.1%
\$700,000-799,999	8	8	1.00	0	14	16	\$751,750	\$758,431	100.9%
\$800,000-899,999	5	11	0.45	1	5	12	\$861,982	\$886,030	102.8%
\$900,000-1,000,000	3	3	1.00	0	5	4	\$940,000	\$951,667	101.2%
\$1,000,000 +	20	10	2.00	4	9	111	\$1,352,680	\$1,326,260	98.0%
Grand Total	146	185	0.79	21	163	25	\$492,437	\$498,197	101.2%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$420,700		\$434,172	96.9%	\$173	110	49
Apr-20	\$434,013	13,314	\$445,882	97.3%	\$175	112	42
May-20	\$407,260	(26,753)	\$418,914	97.2%	\$175	97	43
Jun-20	\$426,806	19,546	\$436,884	97.7%	\$172	149	53
Jul-20	\$499,084	72,278	\$514,932	96.9%	\$191	170	33
Aug-20	\$443,495	(55,589)	\$454,850	97.5%	\$182	168	42
Sep-20	\$430,351	(13,144)	\$441,147	97.6%	\$176	171	44
Oct-20	\$392,564	(37,787)	\$398,629	98.5%	\$181	136	32
Nov-20	\$451,409	58,845	\$472,531	95.5%	\$187	127	40
Dec-20	\$435,594	(15,815)	\$445,761	97.7%	\$184	156	43
Jan-21	\$435,949	355	\$447,873	97.3%	\$181	109	42
Feb-21	\$424,132	(11,817)	\$430,395	98.5%	\$183	104	50
Mar-21	\$459,327	35,194	\$463,357	99.1%	\$194	164	49
Apr-21	\$463,518	4,191	\$461,180	100.5%	\$200	172	20
May-21	\$498,197	34,680	\$492,437	101.2%	\$203	185	25



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

### NORTH DALLAS

MLS Data for May 2021 (North Dallas - MLS Area 11)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-499,999	57	34	1.68	11	43	42	\$239,191	\$236,537	98.9%
\$500,000-999,999	33	51	0.65	7	27	22	\$794,043	\$806,621	101.6%
\$1,000,000-1,499,999	11	15	0.73	1	10	56	\$1,319,627	\$1,308,077	99.1%
\$1,500,000-1,999,999	9	19	0.47	2	8	44	\$1,770,311	\$1,787,942	101.0%
\$2,000,000-2,499,999	10	11	0.91	0	6	70	\$2,273,273	\$2,265,318	99.7%
\$2,500,000-2,999,999	10	4	2.50	1	7	14	\$2,861,000	\$2,822,000	98.6%
\$3,000,000-3,499,999	6	3	2.00	1	5	101	\$3,096,667	\$2,956,667	95.5%
\$3,500,000-4,000,000	5	1	5.00	1	2	2	\$3,850,000	\$3,935,000	102.2%
\$4,000,000+	18	3	6.00	3	2	184	\$5,928,333	\$5,660,833	95.5%
Grand Total	159	141	1.13	27	110	42	\$1,201,660	\$1,196,922	99.6%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

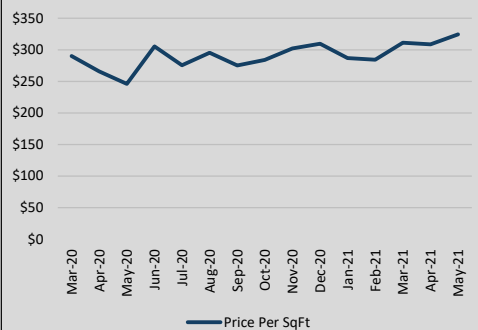
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$1,076,560		\$1,122,394	95.9%	\$290	87	79
Apr-20	\$880,139	(196,421)	\$920,470	95.6%	\$266	54	60
May-20	\$787,823	(92,316)	\$830,192	94.9%	\$246	54	71
Jun-20	\$1,186,217	398,395	\$1,249,446	94.9%	\$305	88	96
Jul-20	\$994,112	(192,105)	\$1,029,835	96.5%	\$275	130	62
Aug-20	\$1,154,019	159,907	\$1,224,335	94.3%	\$295	87	63
Sep-20	\$904,582	(249,437)	\$947,877	95.4%	\$275	99	71
Oct-20	\$987,012	82,429	\$1,030,625	95.8%	\$284	104	60
Nov-20	\$1,233,100	246,089	\$1,307,829	94.3%	\$302	76	61
Dec-20	\$1,170,973	(62,127)	\$1,227,968	95.4%	\$310	114	88
Jan-21	\$1,026,320	(144,653)	\$1,075,575	95.4%	\$287	65	93
Feb-21	\$1,078,679	52,358	\$1,115,740	96.7%	\$284	88	72
Mar-21	\$1,135,507	56,829	\$1,178,318	96.4%	\$311	125	73
Apr-21	\$1,022,620	(112,887)	\$1,042,913	98.1%	\$309	149	59
May-21	\$1,196,922	174,301	\$1,201,660	99.6%	\$324	141	42

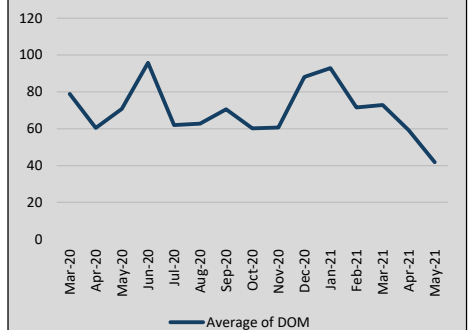
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

### EAST DALLAS

MLS Data for May 2021 (East Dallas - MLS Area 12)

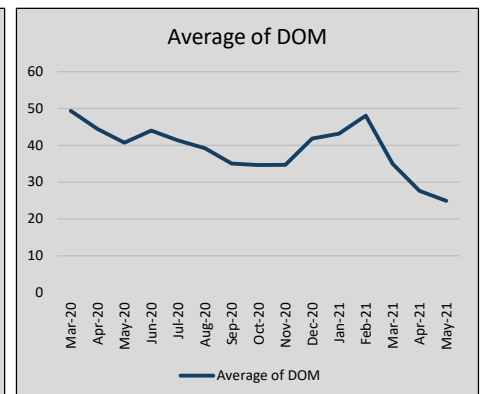
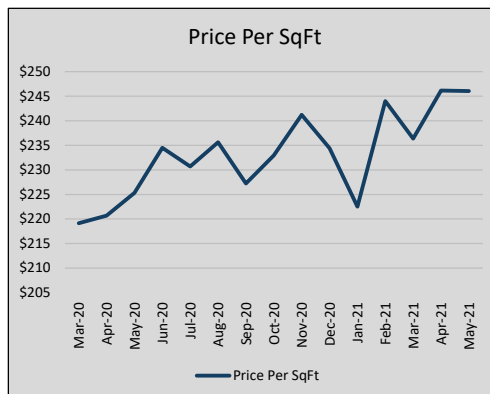
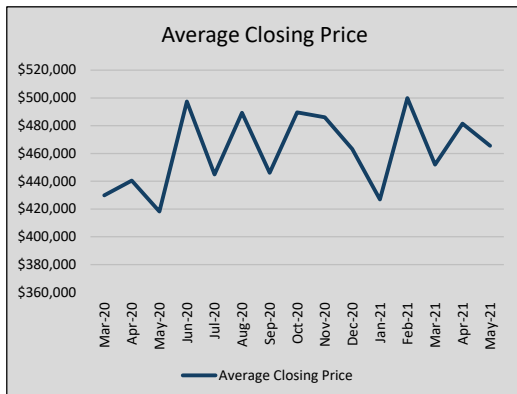
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	5	4	1.25	1	3	8	\$84,500	\$94,028	111.3%
\$100,000-199,999	32	35	0.91	2	32	28	\$172,428	\$174,247	101.1%
\$200,000-299,999	59	63	0.94	7	51	31	\$247,365	\$245,911	99.4%
\$300,000-399,999	49	56	0.88	5	44	28	\$358,448	\$368,474	102.8%
\$400,000-499,999	55	62	0.89	9	65	25	\$452,053	\$459,480	101.6%
\$500,000-599,999	39	32	1.22	5	37	23	\$545,403	\$556,795	102.1%
\$600,000-699,999	29	24	1.21	1	31	13	\$660,654	\$672,365	101.8%
\$700,000-799,999	16	15	1.07	5	15	4	\$750,327	\$763,353	101.7%
\$800,000-899,999	15	7	2.14	2	13	17	\$861,986	\$855,857	99.3%
\$900,000-1,000,000	4	5	0.80	1	9	12	\$971,700	\$997,742	102.7%
\$1,000,000 +	26	19	1.37	8	23	33	\$1,186,205	\$1,181,158	99.6%
Grand Total	329	322	1.02	46	323	25	\$459,786	\$465,576	101.3%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$429,821		\$440,348	97.6%	\$219	266	49
Apr-20	\$440,437	10,615	\$452,541	97.3%	\$221	215	44
May-20	\$418,227	(22,210)	\$427,412	97.9%	\$225	199	41
Jun-20	\$497,372	79,145	\$507,663	98.0%	\$234	322	44
Jul-20	\$444,940	(52,432)	\$454,609	97.9%	\$231	374	41
Aug-20	\$489,344	44,404	\$500,530	97.8%	\$236	331	39
Sep-20	\$446,136	(43,207)	\$452,416	98.6%	\$227	310	35
Oct-20	\$489,580	43,444	\$497,605	98.4%	\$233	273	35
Nov-20	\$486,096	(3,484)	\$494,585	98.3%	\$241	271	35
Dec-20	\$463,209	(22,887)	\$471,636	98.2%	\$234	313	42
Jan-21	\$426,980	(36,229)	\$434,783	98.2%	\$223	203	43
Feb-21	\$499,892	72,912	\$505,016	99.0%	\$244	255	48
Mar-21	\$452,035	(47,857)	\$453,794	99.6%	\$236	355	35
Apr-21	\$481,448	29,413	\$478,307	100.7%	\$246	340	28
May-21	\$465,576	(15,872)	\$459,786	101.3%	\$246	322	25



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

### DALLAS - OAK CLIFF

MLS Data for May 2021 (Dallas Oak Cliff - MLS Area 14 & 15)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	5	9	0.56	0	3	17	\$86,922	\$95,917	110.3%
\$100,000-199,999	46	58	0.79	9	55	25	\$164,135	\$165,683	100.9%
\$200,000-299,999	69	70	0.99	9	71	25	\$254,796	\$256,732	100.8%
\$300,000-399,999	46	36	1.28	11	38	25	\$351,825	\$353,206	100.4%
\$400,000-499,999	36	17	2.12	6	24	45	\$460,053	\$451,500	98.1%
\$500,000-599,999	19	9	2.11	3	13	32	\$531,241	\$531,542	100.1%
\$600,000-699,999	5	5	1.00	1	6	26	\$660,200	\$668,400	101.2%
\$700,000-799,999	3	1	3.00	1	1	37	\$715,000	\$690,000	96.5%
\$800,000-899,999	7	1	7.00	3	1	2	\$899,000	\$906,000	100.8%
\$900,000-1,000,000	2	2	1.00	0	3	140	\$969,950	\$960,000	99.0%
\$1,000,000 +	8	1	8.00	0	3	94	\$1,100,000	\$1,040,000	94.5%
Grand Total	246	209	1.18	43	218	28	\$293,591	\$294,339	100.3%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

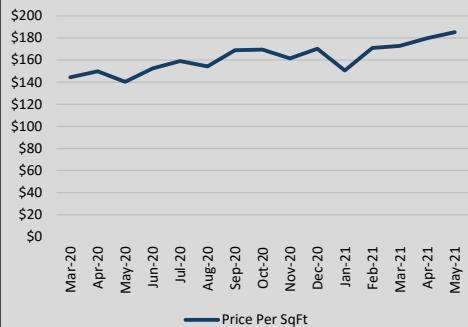
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$233,504		\$239,281	97.6%	\$144	171	39
Apr-20	\$241,965	8,461	\$247,053	97.9%	\$150	160	42
May-20	\$226,068	(15,897)	\$231,260	97.8%	\$140	168	44
Jun-20	\$245,319	19,251	\$250,472	97.9%	\$152	221	45
Jul-20	\$260,404	15,085	\$268,538	97.0%	\$159	223	44
Aug-20	\$251,691	(8,713)	\$255,561	98.5%	\$154	260	49
Sep-20	\$285,893	34,202	\$290,267	98.5%	\$169	205	47
Oct-20	\$287,467	1,573	\$291,199	98.7%	\$169	190	36
Nov-20	\$253,121	(34,345)	\$257,479	98.3%	\$162	172	38
Dec-20	\$279,781	26,660	\$284,898	98.2%	\$170	207	38
Jan-21	\$240,079	(39,702)	\$246,710	97.3%	\$151	142	38
Feb-21	\$279,785	39,706	\$281,974	99.2%	\$171	137	33
Mar-21	\$288,008	8,222	\$291,400	98.8%	\$173	228	34
Apr-21	\$294,550	6,542	\$294,325	100.1%	\$180	220	30
May-21	\$294,339	(211)	\$293,591	100.3%	\$185	209	28

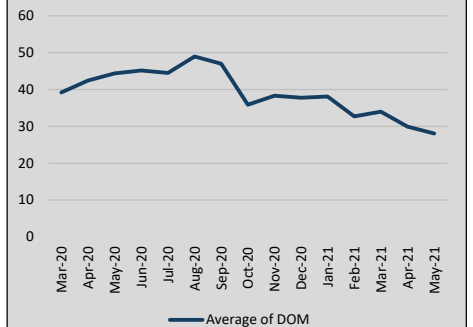
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT NORTHWEST DALLAS

MLS Data for May 2021 (Northwest Dallas - MLS Area 16)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	1	1	1.00	1	5	7	\$85,000	\$70,000	82.4%
\$100,000-199,999	2	2	1.00	0	4	11	\$121,950	\$123,500	101.3%
\$200,000-299,999	5	7	0.71	2	5	18	\$250,371	\$259,114	103.5%
\$300,000-399,999	8	10	0.80	3	9	25	\$373,770	\$379,543	101.5%
\$400,000-499,999	12	17	0.71	4	13	19	\$465,876	\$470,534	101.0%
\$500,000-599,999	13	11	1.18	3	10	16	\$565,609	\$580,173	102.6%
\$600,000-699,999	6	7	0.86	1	7	3	\$656,564	\$664,428	101.2%
\$700,000-799,999	7	3	2.33	2	5	5	\$773,300	\$772,000	99.8%
\$800,000-899,999	0	3	0.00	2	3	5	\$869,667	\$916,667	105.4%
\$900,000-1,000,000	2	2	1.00	1	4	65	\$957,244	\$957,500	100.0%
\$1,000,000 +	2	2	1.00	3	10	20	\$1,524,450	\$1,536,500	100.8%
Grand Total	58	65	0.89	22	75	17	\$529,985	\$538,649	101.6%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

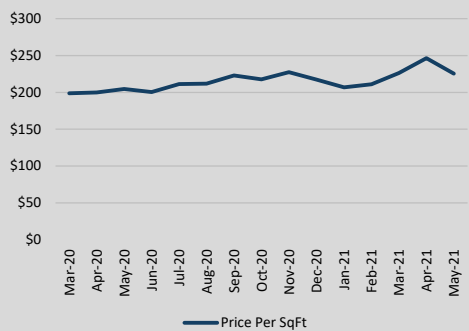
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$454,994		\$467,286	97.4%	\$199	63	54
Apr-20	\$450,895	(4,099)	\$463,389	97.3%	\$200	32	49
May-20	\$439,877	(11,018)	\$454,913	96.7%	\$205	53	41
Jun-20	\$482,162	42,285	\$496,910	97.0%	\$200	59	44
Jul-20	\$449,672	(32,491)	\$461,199	97.5%	\$211	87	38
Aug-20	\$475,750	26,078	\$487,270	97.6%	\$212	71	39
Sep-20	\$472,164	(3,586)	\$482,831	97.8%	\$223	58	29
Oct-20	\$489,348	17,184	\$500,286	97.8%	\$218	59	37
Nov-20	\$523,585	34,238	\$533,125	98.2%	\$227	58	37
Dec-20	\$498,058	(25,527)	\$516,262	96.5%	\$217	79	41
Jan-21	\$444,259	(53,799)	\$459,506	96.7%	\$207	41	45
Feb-21	\$445,492	1,233	\$456,109	97.7%	\$211	59	47
Mar-21	\$552,460	106,968	\$556,581	99.3%	\$226	76	39
Apr-21	\$583,644	31,185	\$587,154	99.4%	\$246	84	34
May-21	\$538,649	(44,995)	\$529,985	101.6%	\$225	65	17

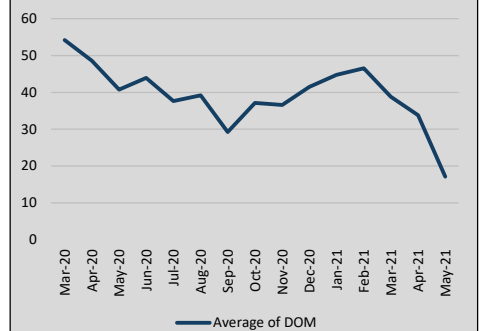
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## OAK LAWN

MLS Data for May 2021 (Oak Lawn - MLS Area 17)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	1	1	-	-	-	-
\$100,000-199,999	36	18	2.00	5	22	109	\$174,108	\$171,147	98.3%
\$200,000-299,999	58	38	1.53	7	42	45	\$252,911	\$247,179	97.7%
\$300,000-399,999	43	27	1.59	8	34	76	\$358,276	\$352,193	98.3%
\$400,000-499,999	35	18	1.94	2	25	36	\$452,133	\$450,967	99.7%
\$500,000-599,999	27	21	1.29	1	30	40	\$548,657	\$541,335	98.7%
\$600,000-699,999	22	18	1.22	3	7	88	\$650,461	\$642,711	98.8%
\$700,000-799,999	17	7	2.43	0	5	67	\$753,271	\$730,929	97.0%
\$800,000-899,999	6	8	0.75	2	1	132	\$871,372	\$841,272	96.5%
\$900,000-1,000,000	10	3	3.33	1	5	146	\$949,967	\$921,667	97.0%
\$1,000,000 +	60	15	4.00	11	12	123	\$2,361,133	\$2,270,883	96.2%
Grand Total	314	173	1.82	41	184	73	\$602,874	\$587,929	97.5%

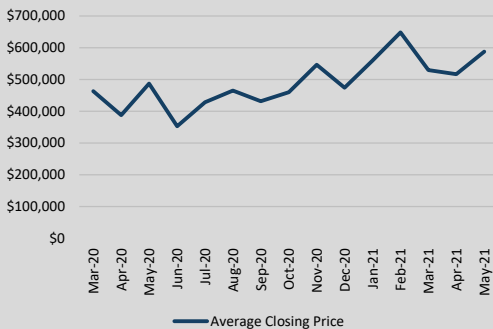
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

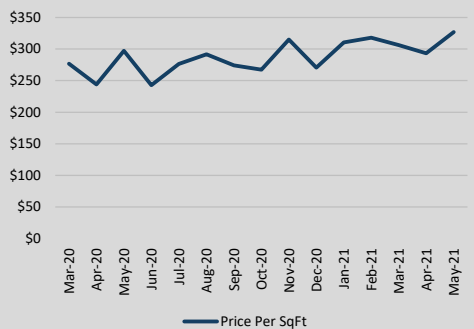
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$463,408		\$483,546	95.8%	\$277	91	64
Apr-20	\$387,637	(75,772)	\$405,530	95.6%	\$244	69	73
May-20	\$486,838	99,201	\$505,672	96.3%	\$297	50	81
Jun-20	\$352,694	(134,144)	\$362,062	97.4%	\$243	94	62
Jul-20	\$428,056	75,362	\$448,517	95.4%	\$277	123	67
Aug-20	\$465,370	37,314	\$482,180	96.5%	\$292	97	57
Sep-20	\$431,275	(34,095)	\$447,525	96.4%	\$274	106	49
Oct-20	\$459,654	28,379	\$475,393	96.7%	\$267	100	70
Nov-20	\$546,711	87,057	\$568,628	96.1%	\$315	98	77
Dec-20	\$474,361	(72,350)	\$497,514	95.3%	\$270	108	87
Jan-21	\$560,248	85,887	\$584,994	95.8%	\$310	80	95
Feb-21	\$648,321	88,074	\$671,953	96.5%	\$318	90	75
Mar-21	\$529,451	(118,871)	\$546,067	97.0%	\$306	162	67
Apr-21	\$516,866	(12,585)	\$527,697	97.9%	\$293	178	65
May-21	\$587,929	71,064	\$602,874	97.5%	\$327	173	73

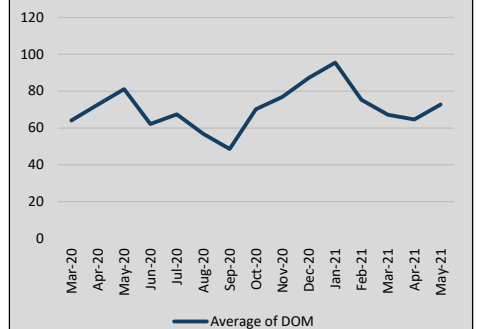
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT NORTHEAST DALLAS

MLS Data for May 2021 (NorthEast Dallas - MLS Area 18)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	16	6	2.67	4	7	39	\$84,117	\$82,583	98.2%
\$100,000-199,999	27	20	1.35	5	24	40	\$140,765	\$140,358	99.7%
\$200,000-299,999	13	16	0.81	1	9	19	\$259,900	\$261,862	100.8%
\$300,000-399,999	9	13	0.69	2	16	7	\$365,500	\$378,231	103.5%
\$400,000-499,999	17	14	1.21	3	18	11	\$454,350	\$464,076	102.1%
\$500,000-599,999	13	13	1.00	2	19	17	\$557,205	\$569,599	102.2%
\$600,000-699,999	11	9	1.22	1	11	32	\$654,844	\$668,201	102.0%
\$700,000-799,999	4	6	0.67	2	4	3	\$776,250	\$819,667	105.6%
\$800,000-899,999	4	1	4.00	0	1	3	\$885,000	\$917,614	103.7%
\$900,000-1,000,000	3	1	3.00	1	0	5	\$919,000	\$950,000	103.4%
\$1,000,000 +	5	6	0.83	0	6	30	\$1,111,500	\$1,116,667	100.5%
Grand Total	122	105	1.16	21	115	22	\$427,224	\$436,293	102.1%

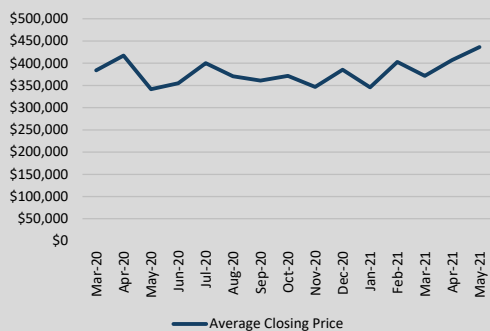
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

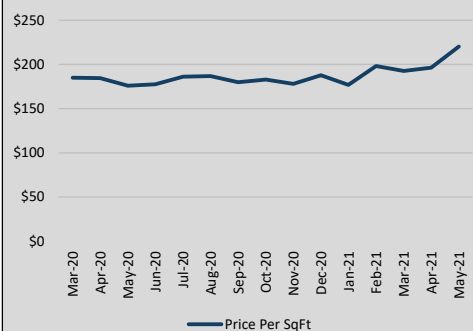
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$383,886		\$383,833	100.0%	\$185	97	45
Apr-20	\$417,153	33,266	\$425,061	98.1%	\$185	77	42
May-20	\$341,545	(75,607)	\$349,516	97.7%	\$176	86	57
Jun-20	\$354,785	13,240	\$363,630	97.6%	\$178	147	44
Jul-20	\$400,309	45,524	\$405,954	98.6%	\$186	130	40
Aug-20	\$370,545	(29,764)	\$375,085	98.8%	\$187	111	40
Sep-20	\$360,767	(9,779)	\$367,788	98.1%	\$180	116	35
Oct-20	\$371,470	10,703	\$378,117	98.2%	\$183	92	37
Nov-20	\$346,518	(24,952)	\$352,720	98.2%	\$178	89	42
Dec-20	\$385,375	38,857	\$392,352	98.2%	\$188	104	32
Jan-21	\$345,695	(39,680)	\$356,062	97.1%	\$177	67	47
Feb-21	\$402,708	57,014	\$410,154	98.2%	\$198	82	51
Mar-21	\$371,419	(31,289)	\$371,648	99.9%	\$193	120	37
Apr-21	\$406,957	35,537	\$404,600	100.6%	\$196	130	27
May-21	\$436,293	29,336	\$427,224	102.1%	\$220	105	22

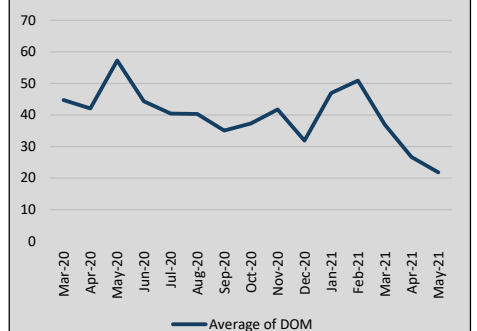
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

### CARROLLTON - FARMERS BRANCH

MLS Data for May 2021 (Dallas Carrollton/Farmers Branch - MLS Area 22)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	6	7	0.86	0	7	26	\$170,700	\$178,857	104.8%
\$200,000-299,999	18	58	0.31	1	39	11	\$259,803	\$272,223	104.8%
\$300,000-399,999	40	72	0.56	10	66	10	\$352,127	\$368,794	104.7%
\$400,000-499,999	29	23	1.26	3	33	29	\$445,182	\$471,311	105.9%
\$500,000-599,999	12	22	0.55	2	20	16	\$559,559	\$580,200	103.7%
\$600,000-699,999	6	6	1.00	1	11	12	\$642,065	\$652,107	101.6%
\$700,000-799,999	6	1	6.00	1	3	5	\$719,000	\$724,000	100.7%
\$800,000-899,999	0	0	-	1	0	-	-	-	-
\$900,000-1,000,000	1	1	1.00	0	1	76	\$998,998	\$925,499	92.6%
\$1,000,000 +	1	1	1.00	0	0	-	\$1,100,000	\$1,100,000	100.0%
Grand Total	119	191	0.62	20	180	14	\$370,872	\$386,706	104.3%

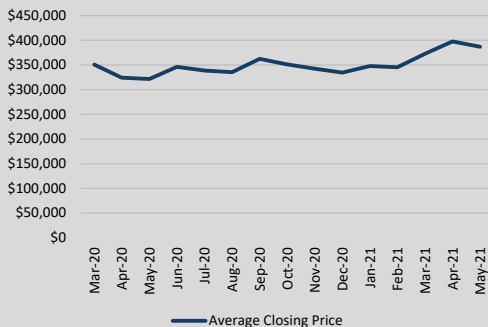
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$350,910		\$339,347	103.4%	\$155	157	35
Apr-20	\$324,181	(26,729)	\$328,318	98.7%	\$149	145	29
May-20	\$321,632	(2,549)	\$328,384	97.9%	\$150	140	29
Jun-20	\$346,173	24,540	\$351,266	98.5%	\$160	203	30
Jul-20	\$338,843	(7,330)	\$342,256	99.0%	\$153	215	28
Aug-20	\$335,516	(3,326)	\$338,184	99.2%	\$154	184	27
Sep-20	\$362,276	26,759	\$363,496	99.7%	\$161	180	29
Oct-20	\$351,161	(11,115)	\$355,065	98.9%	\$161	199	31
Nov-20	\$342,449	(8,712)	\$346,978	98.7%	\$158	155	26
Dec-20	\$334,442	(8,006)	\$336,812	99.3%	\$159	188	32
Jan-21	\$347,910	13,468	\$351,187	99.1%	\$161	115	34
Feb-21	\$345,442	(2,469)	\$345,816	99.9%	\$167	137	29
Mar-21	\$372,862	27,420	\$368,079	101.3%	\$172	185	26
Apr-21	\$397,621	24,759	\$383,491	103.7%	\$176	179	14
May-21	\$386,706	(10,915)	\$370,872	104.3%	\$177	191	14

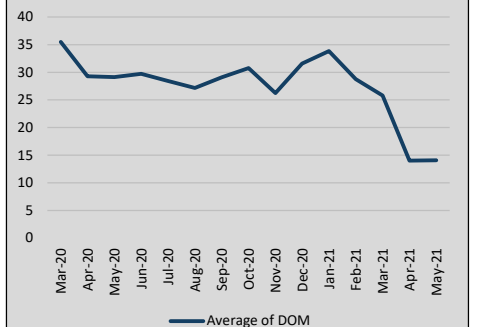
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title





# Fair Texas Title

## THE Fair REPORT

### PARK CITIES/DEVONSHIRE/GREENWAY PARKS

MLS Data for May 2021 (Park Cities - MLS Area 25)

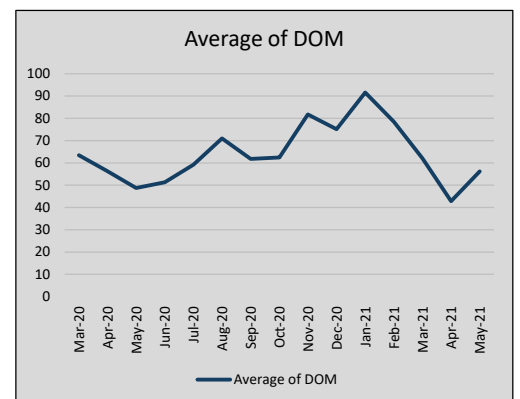
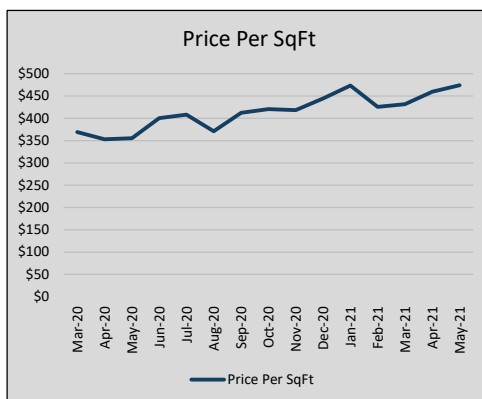
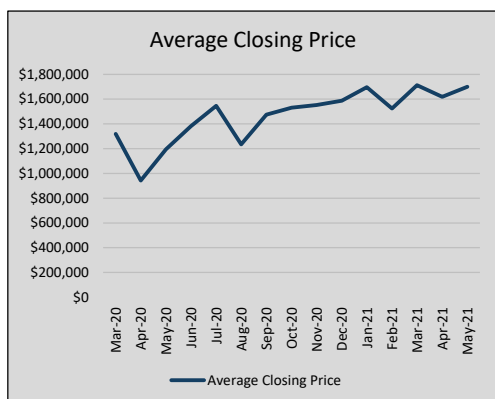
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-499,999	25	16	1.56	3	20	74	\$360,158	\$355,750	98.8%
\$500,000-999,999	37	32	1.16	4	29	28	\$719,949	\$719,798	100.0%
\$1,000,000-1,499,999	18	20	0.90	3	17	21	\$1,279,950	\$1,297,489	101.4%
\$1,500,000-1,999,999	17	21	0.81	1	13	20	\$1,703,095	\$1,711,381	100.5%
\$2,000,000-2,499,999	9	15	0.60	1	9	66	\$2,260,067	\$2,250,513	99.6%
\$2,500,000-2,999,999	6	8	0.75	2	5	74	\$2,821,613	\$2,686,750	95.2%
\$3,000,000-3,499,999	3	5	0.60	1	1	37	\$3,355,600	\$3,299,000	98.3%
\$3,500,000-4,000,000	2	0	-	2	1	-	-	-	-
\$4,000,000+	22	7	3.14	2	5	328	\$7,902,000	\$6,932,143	87.7%
Grand Total	139	124	1.12	19	100	56	\$1,763,958	\$1,700,694	96.4%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

#### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$1,319,040		\$1,368,576	96.4%	\$369	70	63
Apr-20	\$942,670	(376,370)	\$977,739	96.4%	\$353	54	56
May-20	\$1,194,489	251,818	\$1,261,820	94.7%	\$355	43	49
Jun-20	\$1,381,662	187,174	\$1,434,225	96.3%	\$400	89	51
Jul-20	\$1,546,277	164,615	\$1,624,925	95.2%	\$408	115	59
Aug-20	\$1,234,225	(312,052)	\$1,279,731	96.4%	\$371	101	71
Sep-20	\$1,474,679	240,454	\$1,544,519	95.5%	\$412	100	62
Oct-20	\$1,531,635	56,956	\$1,652,042	92.7%	\$421	98	62
Nov-20	\$1,552,282	20,647	\$1,640,233	94.6%	\$418	70	82
Dec-20	\$1,586,577	34,295	\$1,660,034	95.6%	\$444	97	75
Jan-21	\$1,695,960	109,382	\$1,768,131	95.9%	\$473	55	92
Feb-21	\$1,524,535	(171,425)	\$1,570,588	97.1%	\$426	76	78
Mar-21	\$1,712,725	188,191	\$1,747,758	98.0%	\$431	106	62
Apr-21	\$1,618,787	(93,938)	\$1,661,970	97.4%	\$460	97	43
May-21	\$1,700,694	81,907	\$1,763,958	96.4%	\$474	124	56



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

### AREA 25 HPISD

MLS Data for May 2021 (Park Cities - MLS Area 25 & Highland Park ISD)

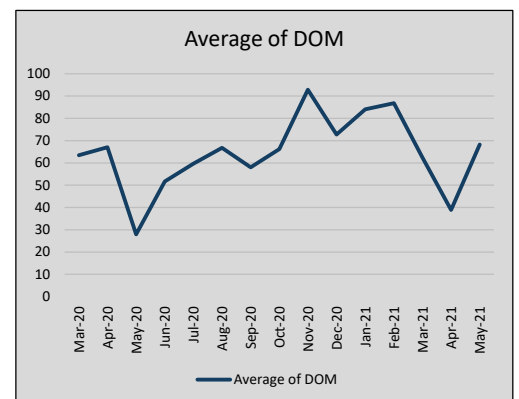
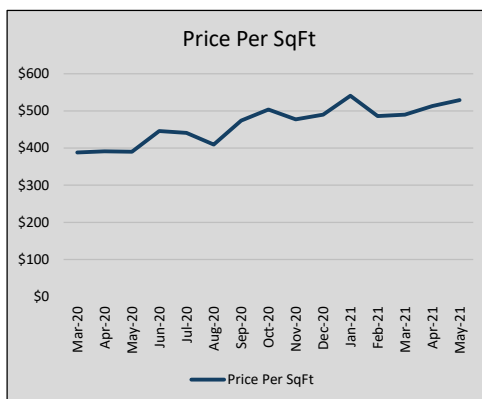
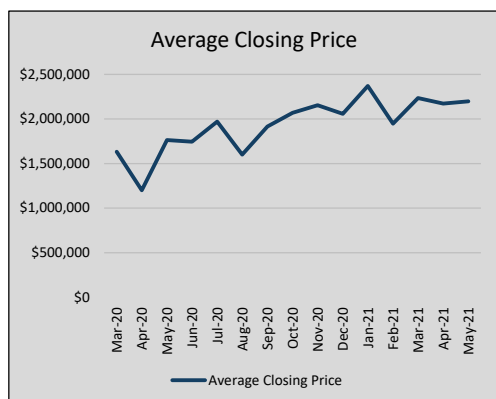
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-499,999	11	5	2.20	2	30	62	\$376,900	\$370,100	98.2%
\$500,000-999,999	21	6	3.50	2	49	39	\$755,633	\$738,333	97.7%
\$1,000,000-1,499,999	9	13	0.69	2	42	26	\$1,268,923	\$1,284,731	101.2%
\$1,500,000-1,999,999	8	18	0.44	0	44	14	\$1,713,333	\$1,728,122	100.9%
\$2,000,000-2,499,999	7	13	0.54	0	36	75	\$2,252,538	\$2,247,207	99.8%
\$2,500,000-2,999,999	4	6	0.67	1	21	80	\$2,764,650	\$2,627,833	95.1%
\$3,000,000-3,499,999	2	4	0.50	1	9	46	\$3,370,750	\$3,292,500	97.7%
\$3,500,000-4,000,000	2	0	-	2	6	-	-	-	-
\$4,000,000+	18	6	3.00	2	36	347	\$8,436,500	\$7,305,000	86.6%
Grand Total	82	71	1.15	12	273	68	\$2,306,017	\$2,198,153	95.3%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$1,632,157		\$1,682,480	97.0%	\$388	39	63
Apr-20	\$1,199,969	(432,189)	\$1,232,652	97.3%	\$391	27	67
May-20	\$1,763,500	563,531	\$1,858,808	94.9%	\$390	19	28
Jun-20	\$1,745,953	(17,547)	\$1,800,730	97.0%	\$446	50	52
Jul-20	\$1,970,010	224,057	\$2,070,760	95.1%	\$441	63	60
Aug-20	\$1,601,169	(368,840)	\$1,659,335	96.5%	\$409	49	67
Sep-20	\$1,915,895	314,725	\$2,019,078	94.9%	\$474	51	58
Oct-20	\$2,069,514	153,619	\$2,273,255	91.0%	\$504	49	66
Nov-20	\$2,155,014	85,501	\$2,299,311	93.7%	\$477	38	93
Dec-20	\$2,057,101	(97,913)	\$2,159,006	95.3%	\$490	62	73
Jan-21	\$2,370,094	312,992	\$2,472,625	95.9%	\$541	32	84
Feb-21	\$1,948,104	(421,990)	\$2,000,224	97.4%	\$486	46	87
Mar-21	\$2,233,938	285,834	\$2,273,432	98.3%	\$490	62	62
Apr-21	\$2,173,388	(60,550)	\$2,239,896	97.0%	\$513	56	39
May-21	\$2,198,153	24,765	\$2,306,017	95.3%	\$529	71	68



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

### AREA 25 NON-HPISD

MLS Data for May 2021 (Park Cities - MLS Area 25 & NOT in Highland Park ISD)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-499,999	14	11	1.27	3	52	80	\$352,548	\$349,227	99.1%
\$500,000-999,999	16	26	0.62	4	80	25	\$711,714	\$715,521	100.5%
\$1,000,000-1,499,999	9	7	1.29	1	33	12	\$1,300,429	\$1,321,184	101.6%
\$1,500,000-1,999,999	9	3	3.00	1	21	53	\$1,641,667	\$1,610,933	98.1%
\$2,000,000-2,499,999	2	2	1.00	1	7	9	\$2,309,000	\$2,272,000	98.4%
\$2,500,000-2,999,999	2	2	1.00	1	5	58	\$2,992,500	\$2,863,500	95.7%
\$3,000,000-3,499,999	1	1	1.00	0	2	1	\$3,295,000	\$3,325,000	100.9%
\$3,500,000-4,000,000	0	0	-	0	0	-	-	-	-
\$4,000,000+	4	1	4.00	0	5	216	\$4,695,000	\$4,695,000	100.0%
Grand Total	57	53	1.08	11	205	40	\$1,037,803	\$1,034,285	99.7%

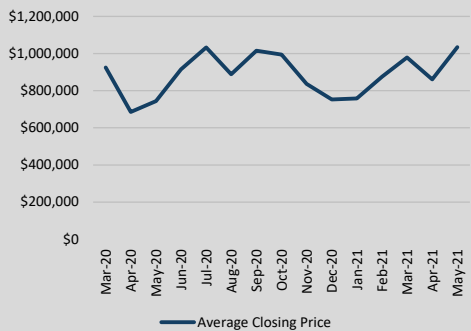
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

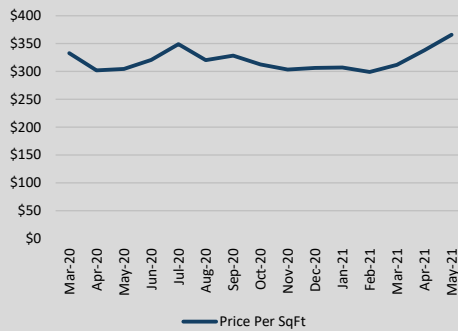
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$925,119		\$973,664	95.0%	\$333	31	63
Apr-20	\$685,372	(239,747)	\$722,826	94.8%	\$302	27	46
May-20	\$744,021	58,649	\$789,204	94.3%	\$304	24	65
Jun-20	\$914,623	170,602	\$964,346	94.8%	\$321	39	51
Jul-20	\$1,032,909	118,286	\$1,084,779	95.2%	\$349	52	59
Aug-20	\$888,450	(144,458)	\$922,027	96.4%	\$320	52	75
Sep-20	\$1,015,455	127,004	\$1,050,590	96.7%	\$329	49	66
Oct-20	\$993,757	(21,697)	\$1,030,828	96.4%	\$313	49	59
Nov-20	\$836,537	(157,220)	\$857,577	97.5%	\$303	32	68
Dec-20	\$753,078	(83,460)	\$776,141	97.0%	\$306	35	80
Jan-21	\$758,034	4,956	\$787,965	96.2%	\$307	23	102
Feb-21	\$875,062	117,028	\$911,812	96.0%	\$299	30	66
Mar-21	\$978,289	103,227	\$1,007,036	97.1%	\$312	44	62
Apr-21	\$861,283	(117,006)	\$872,607	98.7%	\$338	41	48
May-21	\$1,034,285	173,003	\$1,037,803	99.7%	\$366	53	40

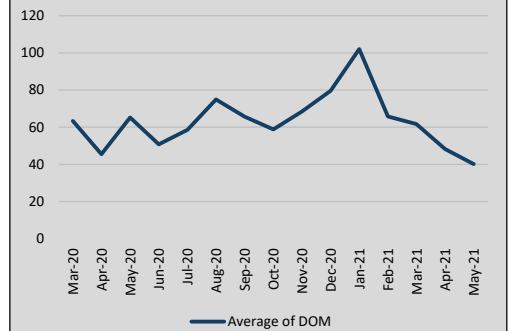
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## DENISON

MLS Data for May 2021 (City of Denison)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	6	3	2.00	2	4	40	\$64,667	\$65,000	100.5%
\$100,000-199,999	20	26	0.77	4	31	17	\$153,688	\$155,327	101.1%
\$200,000-299,999	7	15	0.47	0	14	18	\$241,373	\$246,947	102.3%
\$300,000-399,999	3	4	0.75	0	4	69	\$358,700	\$350,500	97.7%
\$400,000-499,999	5	4	1.25	0	3	32	\$440,315	\$449,885	102.2%
\$500,000-599,999	3	3	1.00	1	3	92	\$544,222	\$538,997	99.0%
\$600,000-699,999	2	0	-	0	2	-	-	-	-
\$700,000-799,999	0	1	0.00	0	1	5	\$715,000	\$685,000	95.8%
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	1	-	-	-	-
\$1,000,000 +	1	0	-	0	2	-	-	-	-
Grand Total	48	56	0.86	7	65	27	\$238,468	\$240,022	100.7%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$175,905		\$181,256	97.0%	\$111	48	56
Apr-20	\$183,725	7,819	\$189,407	97.0%	\$111	44	45
May-20	\$302,488	118,764	\$329,750	91.7%	\$165	51	71
Jun-20	\$191,728	(110,760)	\$194,718	98.5%	\$117	59	61
Jul-20	\$181,743	(9,985)	\$186,309	97.5%	\$115	70	61
Aug-20	\$194,575	12,832	\$197,126	98.7%	\$111	65	60
Sep-20	\$203,078	8,503	\$206,465	98.4%	\$121	67	49
Oct-20	\$255,262	52,184	\$262,243	97.3%	\$137	66	54
Nov-20	\$182,995	(72,268)	\$184,952	98.9%	\$111	47	42
Dec-20	\$249,399	66,404	\$261,519	95.4%	\$131	47	63
Jan-21	\$222,923	(26,476)	\$228,822	97.4%	\$126	37	68
Feb-21	\$236,219	13,296	\$242,484	97.4%	\$125	39	64
Mar-21	\$266,302	30,084	\$277,072	96.1%	\$137	57	72
Apr-21	\$228,701	(37,602)	\$230,810	99.1%	\$137	50	41
May-21	\$240,022	11,321	\$238,468	100.7%	\$128	56	27

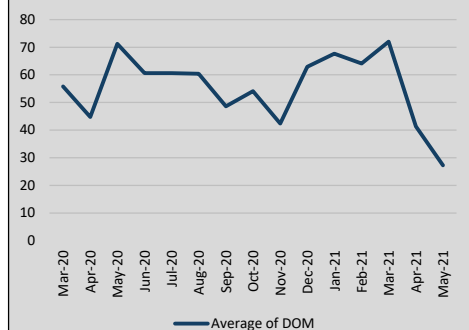
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## DENTON

### MLS Data for May 2021 (City of Denton)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	6	11	0.55	2	4	9	\$180,773	\$186,227	103.0%
\$200,000-299,999	26	65	0.40	3	54	12	\$256,228	\$267,918	104.6%
\$300,000-399,999	21	49	0.43	10	67	15	\$349,200	\$363,826	104.2%
\$400,000-499,999	12	14	0.86	2	15	25	\$446,106	\$447,346	100.3%
\$500,000-599,999	7	6	1.17	0	9	32	\$546,983	\$550,800	100.7%
\$600,000-699,999	3	4	0.75	0	8	26	\$649,498	\$647,704	99.7%
\$700,000-799,999	2	3	0.67	0	2	3	\$733,300	\$732,667	99.9%
\$800,000-899,999	0	3	0.00	0	3	25	\$844,967	\$876,967	103.8%
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	1	0	-	1	1	-	-	-	-
Grand Total	79	155	0.51	18	164	15	\$339,447	\$350,181	103.2%

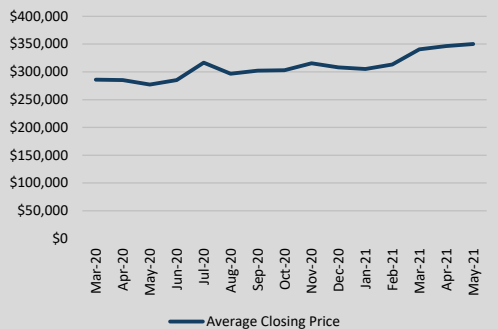
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

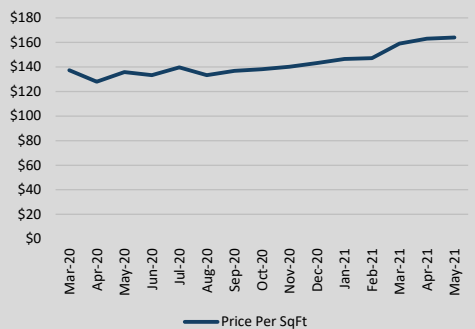
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$286,152		\$290,743	98.4%	\$137	123	47
Apr-20	\$285,200	(952)	\$287,705	99.1%	\$128	122	39
May-20	\$277,203	(7,997)	\$280,407	98.9%	\$136	150	34
Jun-20	\$285,439	8,236	\$289,078	98.7%	\$133	177	40
Jul-20	\$316,601	31,162	\$319,346	99.1%	\$140	199	33
Aug-20	\$296,801	(19,800)	\$299,350	99.1%	\$133	184	35
Sep-20	\$302,090	5,289	\$304,972	99.1%	\$137	189	29
Oct-20	\$302,933	843	\$307,881	98.4%	\$138	178	33
Nov-20	\$315,553	12,620	\$318,041	99.2%	\$140	172	26
Dec-20	\$308,158	(7,395)	\$311,598	98.9%	\$143	195	37
Jan-21	\$305,124	(3,034)	\$305,876	99.8%	\$147	111	35
Feb-21	\$313,413	8,289	\$314,442	99.7%	\$147	103	27
Mar-21	\$340,537	27,124	\$340,059	100.1%	\$159	147	30
Apr-21	\$346,594	6,056	\$339,480	102.1%	\$163	155	16
May-21	\$350,181	3,587	\$339,447	103.2%	\$164	155	15

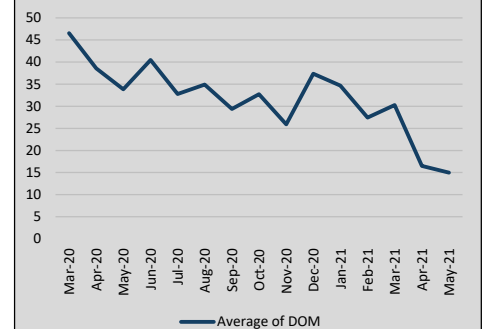
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

### DUNCANVILLE

MLS Data for May 2021 (City of Duncanville)

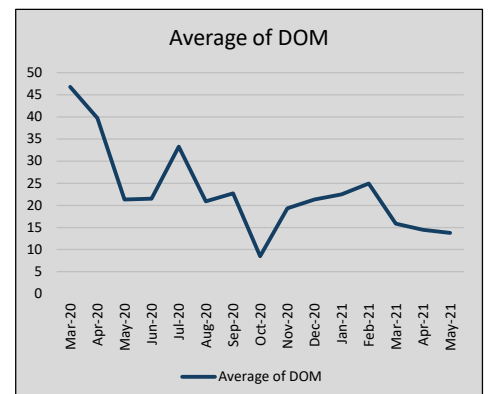
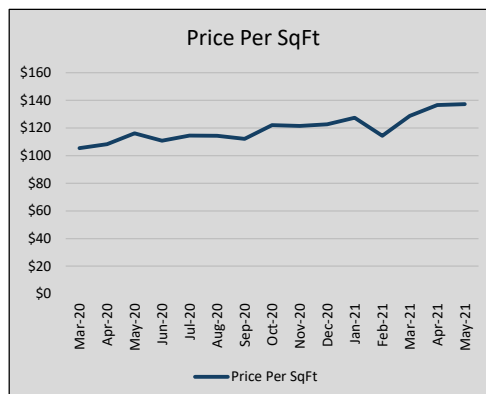
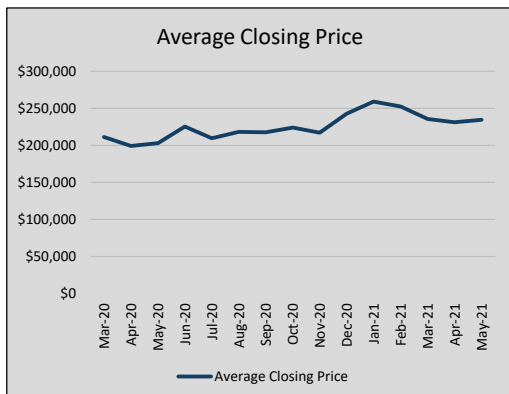
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	10	0.20	0	5	7	\$165,950	\$172,800	104.1%
\$200,000-299,999	5	15	0.33	1	12	20	\$232,113	\$235,683	101.5%
\$300,000-399,999	7	3	2.33	0	9	9	\$338,333	\$349,500	103.3%
\$400,000-499,999	1	1	1.00	0	0	12	\$485,000	\$485,000	100.0%
\$500,000-599,999	1	0	-	0	1	-	-	-	-
\$600,000-699,999	0	0	-	0	1	-	-	-	-
\$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	16	29	0.55	1	28	14	\$229,007	\$234,371	102.3%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$211,191		\$213,567	98.9%	\$105	33	47
Apr-20	\$199,188	(12,003)	\$201,547	98.8%	\$108	24	40
May-20	\$203,018	3,831	\$207,755	97.7%	\$116	29	21
Jun-20	\$225,395	22,377	\$229,323	98.3%	\$111	30	22
Jul-20	\$209,502	(15,893)	\$211,694	99.0%	\$114	35	33
Aug-20	\$218,248	8,745	\$220,149	99.1%	\$114	40	21
Sep-20	\$217,574	(673)	\$217,011	100.3%	\$112	37	23
Oct-20	\$224,089	6,515	\$222,490	100.7%	\$122	36	9
Nov-20	\$217,148	(6,941)	\$217,675	99.8%	\$122	28	19
Dec-20	\$242,781	25,633	\$242,773	100.0%	\$123	26	21
Jan-21	\$259,085	16,304	\$260,627	99.4%	\$127	26	22
Feb-21	\$252,605	(6,480)	\$250,680	100.8%	\$114	25	25
Mar-21	\$235,740	(16,865)	\$232,121	101.6%	\$129	25	16
Apr-21	\$231,313	(4,428)	\$225,957	102.4%	\$137	24	14
May-21	\$234,371	3,058	\$229,007	102.3%	\$137	29	14



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## EULESS

### MLS Data for May 2021 (City of Euleless)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	2	5	0.40	0	1	8	\$174,760	\$184,200	105.4%
\$200,000-299,999	2	29	0.07	0	12	12	\$255,955	\$266,320	104.0%
\$300,000-399,999	7	12	0.58	1	19	40	\$336,783	\$346,792	103.0%
\$400,000-499,999	6	9	0.67	0	8	24	\$445,993	\$452,615	101.5%
\$500,000-599,999	2	4	0.50	0	2	43	\$541,652	\$549,849	101.5%
\$600,000-699,999	0	1	0.00	0	1	3	\$600,000	\$600,000	100.0%
\$700,000-799,999	1	2	0.50	0	0	26	\$722,500	\$693,650	96.0%
\$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	21	62	0.34	1	43	21	\$331,668	\$339,774	102.4%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

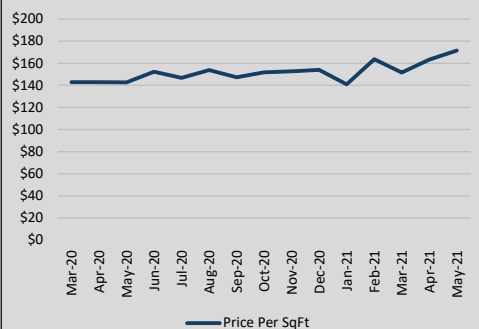
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$273,574		\$276,086	99.1%	\$143	40	27
Apr-20	\$318,422	44,849	\$332,872	95.7%	\$143	19	39
May-20	\$276,113	(42,310)	\$277,046	99.7%	\$143	28	18
Jun-20	\$279,576	3,463	\$284,449	98.3%	\$152	46	31
Jul-20	\$278,160	(1,416)	\$280,280	99.2%	\$147	48	25
Aug-20	\$277,956	(204)	\$276,968	100.4%	\$154	39	17
Sep-20	\$285,791	7,835	\$287,540	99.4%	\$147	49	20
Oct-20	\$283,893	(1,898)	\$286,068	99.2%	\$152	52	17
Nov-20	\$287,178	3,285	\$285,698	100.5%	\$153	49	21
Dec-20	\$294,852	7,674	\$297,591	99.1%	\$154	52	25
Jan-21	\$286,003	(8,849)	\$286,772	99.7%	\$141	40	28
Feb-21	\$281,716	(4,287)	\$282,003	99.9%	\$164	31	16
Mar-21	\$335,366	53,650	\$332,855	100.8%	\$152	39	25
Apr-21	\$310,669	(24,697)	\$302,107	102.8%	\$163	55	16
May-21	\$339,774	29,105	\$331,668	102.4%	\$171	62	21

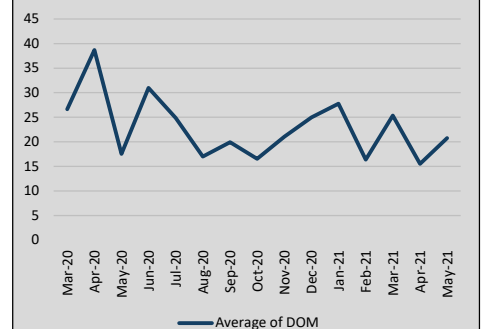
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## FAIRVIEW

MLS Data for May 2021 (City of Fairview)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average 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	3	3	\$278,000	\$280,000	100.7%
\$300,000-399,999	2	3	0.67	0	11	9	\$371,149	\$380,000	102.4%
\$400,000-499,999	0	3	0.00	0	3	21	\$433,933	\$440,800	101.6%
\$500,000-599,999	4	6	0.67	0	2	24	\$542,500	\$569,057	104.9%
\$600,000-699,999	0	2	0.00	0	1	8	\$647,500	\$685,000	105.8%
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	0	2	0.00	0	0	2	\$859,250	\$923,500	107.5%
\$900,000-1,000,000	1	0	-	1	1	-	-	-	-
\$1,000,000 +	9	9	1.00	3	9	11	\$1,341,556	\$1,364,444	101.7%
Grand Total	16	26	0.62	4	30	14	\$809,067	\$832,836	102.9%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

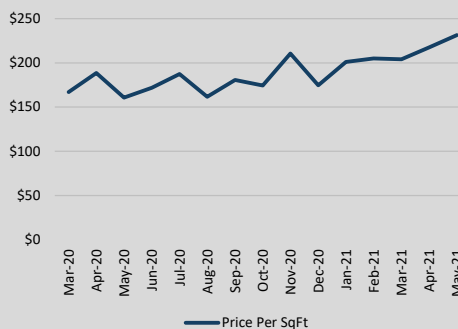
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$534,152		\$548,335	97.4%	\$167	30	89
Apr-20	\$520,654	(13,498)	\$537,064	96.9%	\$189	14	47
May-20	\$409,842	(110,811)	\$419,619	97.7%	\$161	17	70
Jun-20	\$447,822	37,980	\$461,628	97.0%	\$172	29	78
Jul-20	\$590,715	142,893	\$612,684	96.4%	\$187	25	72
Aug-20	\$477,436	(113,280)	\$484,093	98.6%	\$162	32	57
Sep-20	\$501,492	24,057	\$509,603	98.4%	\$181	27	67
Oct-20	\$518,182	16,689	\$527,384	98.3%	\$174	14	63
Nov-20	\$604,128	85,947	\$626,474	96.4%	\$211	27	59
Dec-20	\$530,184	(73,944)	\$536,477	98.8%	\$175	15	48
Jan-21	\$806,734	276,550	\$833,711	96.8%	\$201	17	58
Feb-21	\$577,611	(229,123)	\$582,384	99.2%	\$205	16	66
Mar-21	\$564,485	(13,125)	\$577,178	97.8%	\$204	21	50
Apr-21	\$725,767	161,281	\$732,928	99.0%	\$218	31	35
May-21	\$832,836	107,069	\$809,067	102.9%	\$231	26	14

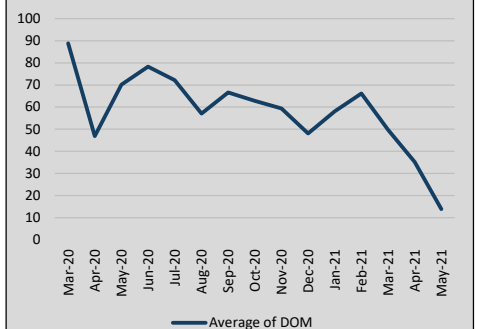
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title





# Fair Texas Title

## THE *Fair* REPORT FARMERS BRANCH

MLS Data for May 2021 (City of Farmers Branch)

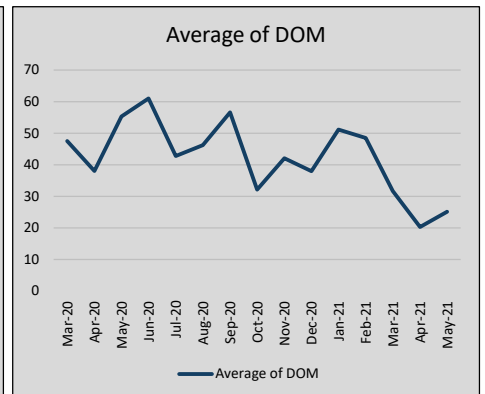
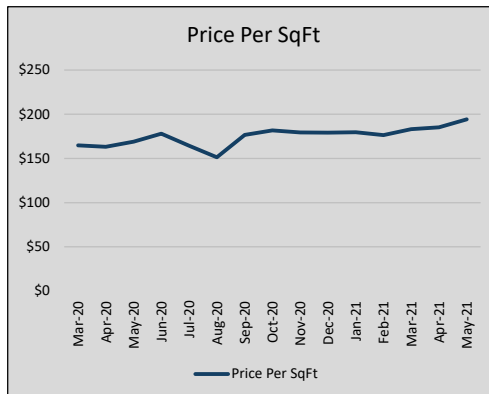
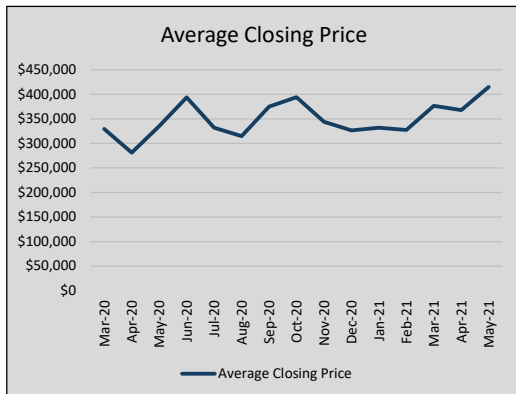
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	2	1.00	0	5	44	\$144,950	\$143,500	99.0%
\$200,000-299,999	2	9	0.22	0	9	11	\$247,867	\$256,600	103.5%
\$300,000-399,999	15	14	1.07	1	7	13	\$355,941	\$361,926	101.7%
\$400,000-499,999	12	4	3.00	3	9	88	\$450,281	\$476,000	105.7%
\$500,000-599,999	7	9	0.78	2	9	26	\$561,977	\$574,766	102.3%
\$600,000-699,999	5	1	5.00	0	2	2	\$619,389	\$619,389	100.0%
\$700,000-799,999	3	1	3.00	1	0	5	\$719,000	\$724,000	100.7%
\$800,000-899,999	0	0	-	1	0	-	-	-	-
\$900,000-1,000,000	0	1	0.00	0	1	76	\$998,998	\$925,499	92.6%
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	46	41	1.12	8	42	25	\$407,321	\$414,857	101.9%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$329,221		\$334,571	98.4%	\$165	28	48
Apr-20	\$281,148	(48,073)	\$286,748	98.0%	\$163	23	38
May-20	\$335,371	54,223	\$346,598	96.8%	\$169	16	55
Jun-20	\$393,627	58,256	\$408,329	96.4%	\$178	42	61
Jul-20	\$331,830	(61,797)	\$339,183	97.8%	\$164	44	43
Aug-20	\$314,812	(17,018)	\$325,590	96.7%	\$151	29	46
Sep-20	\$374,792	59,980	\$380,361	98.5%	\$177	32	57
Oct-20	\$394,067	19,275	\$400,440	98.4%	\$182	35	32
Nov-20	\$343,957	(50,110)	\$352,546	97.6%	\$179	31	42
Dec-20	\$326,260	(17,697)	\$329,594	99.0%	\$179	38	38
Jan-21	\$331,958	5,698	\$335,103	99.1%	\$180	26	51
Feb-21	\$327,290	(4,668)	\$334,130	98.0%	\$176	32	48
Mar-21	\$376,549	49,259	\$375,683	100.2%	\$183	51	32
Apr-21	\$367,930	(8,619)	\$365,472	100.7%	\$185	38	20
May-21	\$414,857	46,927	\$407,321	101.9%	\$194	41	25



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

### FATE

#### MLS Data for May 2021 (City of Fate)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	3	15	0.20	1	20	13	\$265,771	\$279,003	105.0%
\$300,000-399,999	9	34	0.26	2	17	22	\$338,584	\$347,294	102.6%
\$400,000-499,999	4	3	1.33	0	6	5	\$445,300	\$450,500	101.2%
\$500,000-599,999	0	1	0.00	1	1	8	\$599,999	\$580,000	96.7%
\$600,000-699,999	0	0	-	0	0	-	-	-	-
\$700,000-799,999	0	0	-	1	1	-	-	-	-
\$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	16	53	0.30	5	45	18	\$328,950	\$338,199	102.8%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

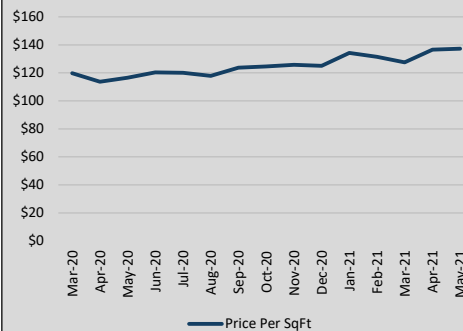
#### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$270,180		\$274,670	98.4%	\$120	43	57
Apr-20	\$293,360	23,179	\$300,113	97.7%	\$114	38	58
May-20	\$288,519	(4,841)	\$293,330	98.4%	\$116	49	56
Jun-20	\$268,062	(20,457)	\$271,090	98.9%	\$120	63	53
Jul-20	\$282,351	14,289	\$284,047	99.4%	\$120	68	65
Aug-20	\$280,491	(1,860)	\$283,432	99.0%	\$118	70	40
Sep-20	\$288,186	7,695	\$290,649	99.2%	\$124	56	39
Oct-20	\$287,104	(1,082)	\$287,405	99.9%	\$125	44	23
Nov-20	\$291,566	4,462	\$295,256	98.8%	\$126	46	39
Dec-20	\$303,523	11,957	\$304,641	99.6%	\$125	53	21
Jan-21	\$285,383	(18,140)	\$286,220	99.7%	\$134	48	29
Feb-21	\$288,508	3,125	\$288,476	100.0%	\$131	30	23
Mar-21	\$314,568	26,060	\$310,439	101.3%	\$127	42	20
Apr-21	\$326,493	11,925	\$320,673	101.8%	\$137	42	19
May-21	\$338,199	11,706	\$328,950	102.8%	\$137	53	18

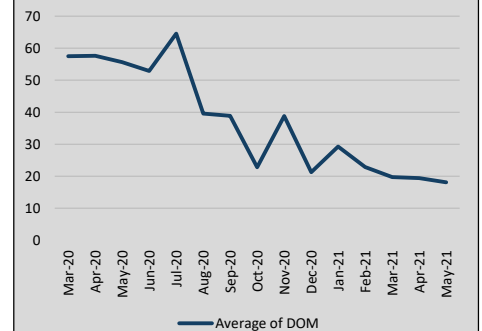
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

### FLOWER MOUND

MLS Data for May 2021 (City of Flower Mound)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	0	4	\$187,500	\$205,500	109.6%
\$200,000-299,999	0	6	0.00	0	4	2	\$275,483	\$300,934	109.2%
\$300,000-399,999	11	35	0.31	3	28	8	\$350,165	\$371,299	106.0%
\$400,000-499,999	15	27	0.56	1	35	7	\$450,240	\$485,628	107.9%
\$500,000-599,999	9	23	0.39	2	22	24	\$550,181	\$575,981	104.7%
\$600,000-699,999	4	9	0.44	0	8	19	\$632,246	\$653,703	103.4%
\$700,000-799,999	5	7	0.71	0	4	5	\$747,571	\$774,286	103.6%
\$800,000-899,999	5	3	1.67	1	3	6	\$836,663	\$908,000	108.5%
\$900,000-1,000,000	2	2	1.00	0	1	4	\$994,250	\$1,135,000	114.2%
\$1,000,000 +	15	9	1.67	2	12	11	\$1,390,333	\$1,434,159	103.2%
Grand Total	66	122	0.54	9	117	11	\$547,881	\$578,449	105.6%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

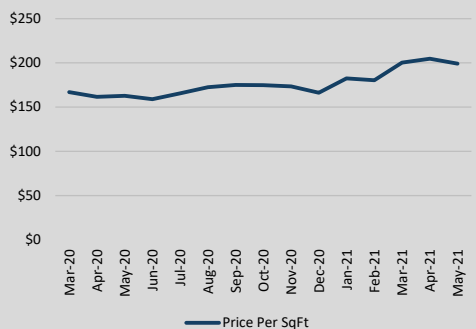
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$523,075		\$539,235	97.0%	\$167	94	35
Apr-20	\$490,750	(32,325)	\$499,730	98.2%	\$162	89	36
May-20	\$500,023	9,272	\$508,774	98.3%	\$163	114	40
Jun-20	\$477,069	(22,954)	\$484,174	98.5%	\$159	138	39
Jul-20	\$522,072	45,003	\$530,528	98.4%	\$165	164	43
Aug-20	\$522,617	545	\$529,778	98.6%	\$172	172	34
Sep-20	\$514,095	(8,522)	\$521,579	98.6%	\$175	110	37
Oct-20	\$508,314	(5,782)	\$514,543	98.8%	\$175	128	32
Nov-20	\$510,225	1,912	\$520,184	98.1%	\$173	102	37
Dec-20	\$483,699	(26,526)	\$488,823	99.0%	\$166	115	41
Jan-21	\$574,613	90,913	\$583,347	98.5%	\$182	67	40
Feb-21	\$485,260	(89,353)	\$485,325	100.0%	\$180	66	34
Mar-21	\$645,178	159,918	\$645,839	99.9%	\$200	96	33
Apr-21	\$630,650	(14,527)	\$612,350	103.0%	\$205	141	22
May-21	\$578,449	(52,201)	\$547,881	105.6%	\$199	122	11

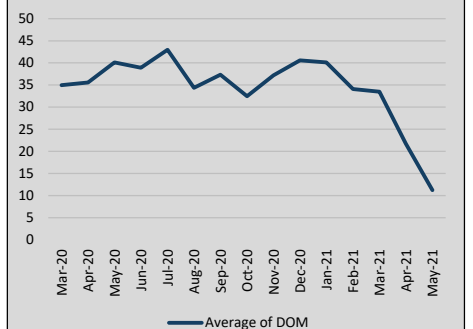
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## FORNEY

### MLS Data for May 2021 (City of Forney)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	1	-	-	-	-
\$100,000-199,999	0	2	0.00	0	1	22	\$142,450	\$145,000	101.8%
\$200,000-299,999	12	92	0.13	2	62	13	\$261,721	\$271,034	103.6%
\$300,000-399,999	47	62	0.76	9	52	34	\$349,248	\$355,998	101.9%
\$400,000-499,999	42	11	3.82	0	37	33	\$432,199	\$431,383	99.8%
\$500,000-599,999	11	1	11.00	0	8	141	\$511,000	\$511,000	100.0%
\$600,000-699,999	2	2	1.00	0	0	3	\$662,500	\$688,000	103.8%
\$700,000-799,999	2	0	-	0	1	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	1	0	-	0	0	-	-	-	-
Grand Total	118	170	0.69	11	162	23	\$309,452	\$317,231	102.5%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

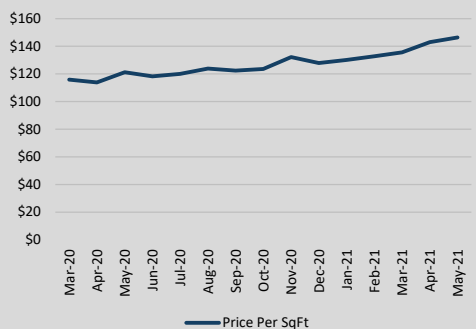
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$253,535		\$256,597	98.8%	\$116	116	52
Apr-20	\$262,253	8,718	\$267,543	98.0%	\$114	112	68
May-20	\$262,017	(236)	\$267,248	98.0%	\$121	147	65
Jun-20	\$271,757	9,740	\$274,815	98.9%	\$118	211	55
Jul-20	\$278,796	7,038	\$281,873	98.9%	\$120	204	46
Aug-20	\$291,494	12,698	\$296,205	98.4%	\$124	159	46
Sep-20	\$269,527	(21,967)	\$272,315	99.0%	\$122	181	38
Oct-20	\$278,335	8,808	\$282,266	98.6%	\$124	145	26
Nov-20	\$283,398	5,063	\$286,796	98.8%	\$132	151	35
Dec-20	\$296,011	12,612	\$298,764	99.1%	\$128	166	28
Jan-21	\$295,168	(843)	\$297,328	99.3%	\$130	118	40
Feb-21	\$285,063	(10,105)	\$286,368	99.5%	\$133	134	26
Mar-21	\$311,748	26,685	\$311,655	100.0%	\$136	124	28
Apr-21	\$297,445	(14,303)	\$294,612	101.0%	\$143	133	28
May-21	\$317,231	19,786	\$309,452	102.5%	\$146	170	23

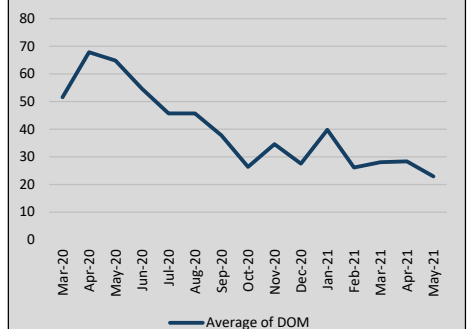
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

## FT.WORTH

### MLS Data for May 2021 (City of Fort Worth)

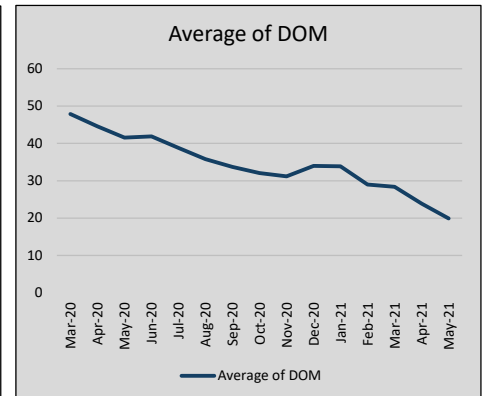
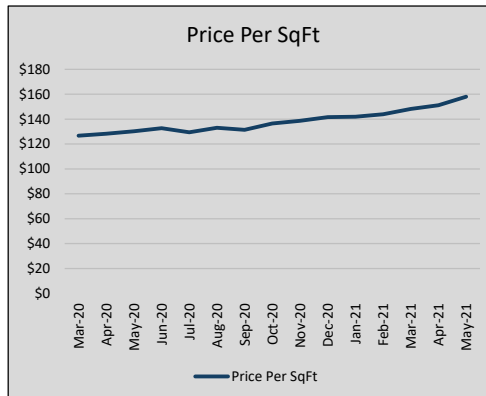
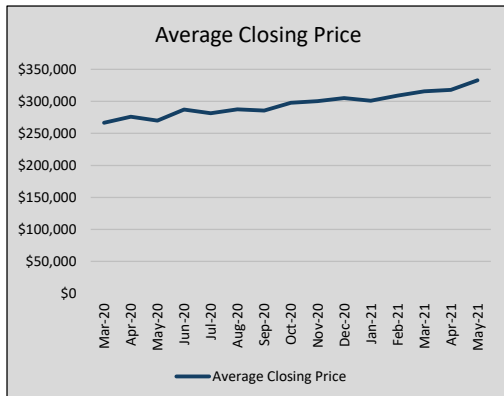
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	5	10	0.50	3	1	22	\$87,150	\$87,635	100.6%
\$100,000-199,999	55	136	0.40	14	144	17	\$166,506	\$171,323	102.9%
\$200,000-299,999	234	527	0.44	38	472	12	\$256,980	\$266,328	103.6%
\$300,000-399,999	230	338	0.68	22	333	24	\$343,691	\$348,741	101.5%
\$400,000-499,999	132	102	1.29	6	118	38	\$443,714	\$446,034	100.5%
\$500,000-599,999	90	40	2.25	8	41	36	\$540,593	\$547,465	101.3%
\$600,000-699,999	17	17	1.00	0	24	16	\$639,424	\$655,841	102.6%
\$700,000-799,999	16	12	1.33	1	13	42	\$755,992	\$748,570	99.0%
\$800,000-899,999	16	5	3.20	0	11	34	\$857,800	\$851,800	99.3%
\$900,000-1,000,000	18	4	4.50	0	3	41	\$970,750	\$960,000	98.9%
\$1,000,000 +	58	16	3.63	6	16	40	\$1,537,875	\$1,487,382	96.7%
Grand Total	871	1207	0.72	98	1176	20	\$327,022	\$332,916	101.8%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$266,585		\$271,094	98.3%	\$127	1015	48
Apr-20	\$276,186	9,601	\$280,172	98.6%	\$128	863	45
May-20	\$269,935	(6,251)	\$274,455	98.4%	\$130	954	42
Jun-20	\$287,351	17,416	\$291,884	98.4%	\$133	1359	42
Jul-20	\$281,327	(6,024)	\$285,282	98.6%	\$129	1493	39
Aug-20	\$287,523	6,196	\$291,182	98.7%	\$133	1297	36
Sep-20	\$285,712	(1,812)	\$289,453	98.7%	\$131	1289	34
Oct-20	\$297,822	12,111	\$301,147	98.9%	\$136	1249	32
Nov-20	\$300,340	2,518	\$304,228	98.7%	\$139	997	31
Dec-20	\$305,134	4,793	\$310,302	98.3%	\$142	1274	34
Jan-21	\$300,925	(4,209)	\$306,394	98.2%	\$142	775	34
Feb-21	\$308,889	7,964	\$313,946	98.4%	\$144	779	29
Mar-21	\$315,794	6,905	\$316,015	99.9%	\$148	1098	28
Apr-21	\$317,978	2,183	\$314,593	101.1%	\$151	1199	24
May-21	\$332,916	14,938	\$327,022	101.8%	\$158	1207	20



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

## FRISCO

### MLS Data for May 2021 (City of Frisco)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average 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	9	0.44	0	4	5	\$283,078	\$310,791	109.8%
\$300,000-399,999	28	87	0.32	7	97	9	\$362,596	\$387,263	106.8%
\$400,000-499,999	33	94	0.35	6	74	12	\$454,075	\$488,501	107.6%
\$500,000-599,999	25	73	0.34	1	57	10	\$546,177	\$588,659	107.8%
\$600,000-699,999	22	37	0.59	2	47	6	\$651,949	\$695,663	106.7%
\$700,000-799,999	21	30	0.70	2	28	8	\$746,444	\$795,216	106.5%
\$800,000-899,999	14	16	0.88	1	22	24	\$865,180	\$890,454	102.9%
\$900,000-1,000,000	4	13	0.31	3	13	26	\$954,961	\$973,573	101.9%
\$1,000,000 +	33	29	1.14	6	26	52	\$1,626,793	\$1,620,370	99.6%
Grand Total	184	388	0.47	28	368	14	\$609,787	\$641,419	105.2%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

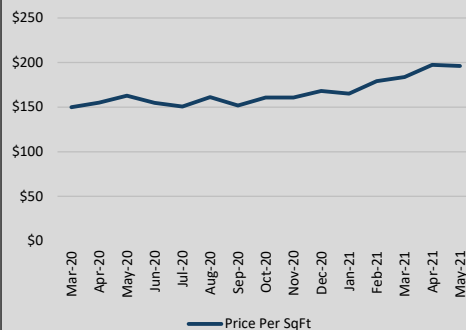
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$473,565		\$487,092	97.2%	\$150	309	58
Apr-20	\$471,562	(2,003)	\$483,702	97.5%	\$155	209	56
May-20	\$532,183	60,621	\$552,845	96.3%	\$163	240	55
Jun-20	\$481,695	(50,488)	\$494,909	97.3%	\$155	379	47
Jul-20	\$482,937	1,242	\$494,659	97.6%	\$151	443	37
Aug-20	\$511,267	28,330	\$519,901	98.3%	\$161	389	41
Sep-20	\$468,619	(42,648)	\$476,373	98.4%	\$152	361	44
Oct-20	\$504,230	35,612	\$514,077	98.1%	\$161	361	41
Nov-20	\$504,119	(112)	\$513,877	98.1%	\$161	299	40
Dec-20	\$540,814	36,696	\$548,246	98.6%	\$168	280	36
Jan-21	\$514,671	(26,143)	\$517,943	99.4%	\$165	162	42
Feb-21	\$570,910	56,238	\$571,187	100.0%	\$179	186	36
Mar-21	\$588,498	17,589	\$575,312	102.3%	\$184	264	25
Apr-21	\$667,478	78,979	\$643,105	103.8%	\$197	282	17
May-21	\$641,419	(26,059)	\$609,787	105.2%	\$196	388	14

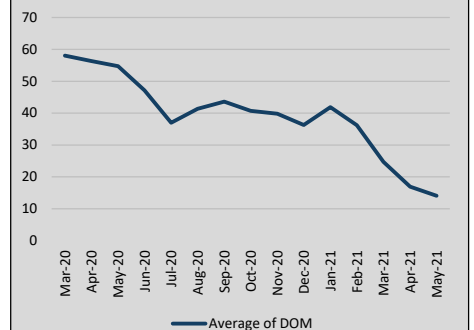
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## GARLAND

### MLS Data for May 2021 (City of Garland)

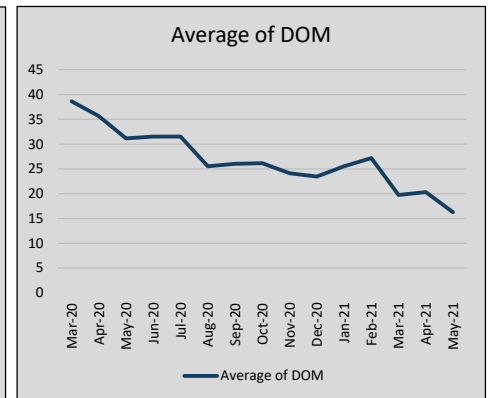
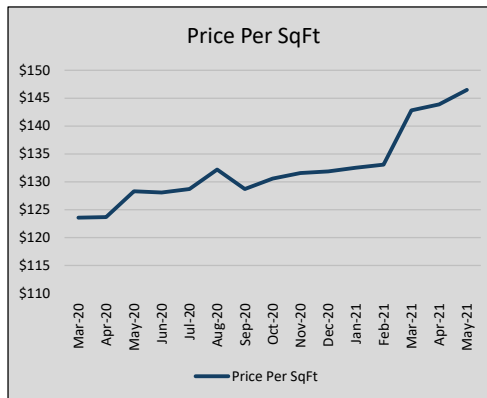
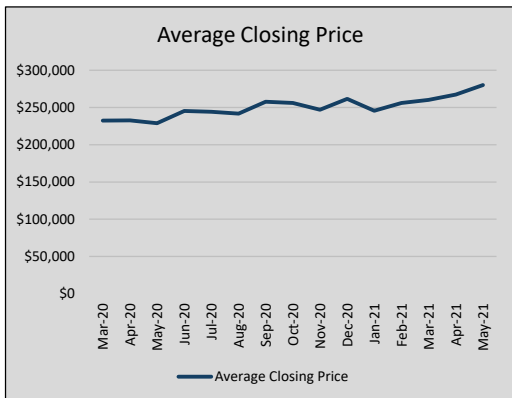
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	1	3	0.33	0	0	28	\$91,000	\$88,167	96.9%
\$100,000-199,999	8	33	0.24	2	27	11	\$167,523	\$172,894	103.2%
\$200,000-299,999	49	97	0.51	11	121	15	\$248,374	\$259,273	104.4%
\$300,000-399,999	29	47	0.62	1	47	16	\$338,602	\$347,184	102.5%
\$400,000-499,999	19	11	1.73	0	14	32	\$441,277	\$442,658	100.3%
\$500,000-599,999	7	2	3.50	0	2	100	\$522,500	\$522,500	100.0%
\$600,000-699,999	5	2	2.50	0	2	4	\$637,500	\$635,000	99.6%
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	2	-	-	-	-
\$1,000,000 +	2	0	-	0	0	-	-	-	-
Grand Total	120	195	0.62	14	215	16	\$271,702	\$280,110	103.1%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$232,408		\$234,537	99.1%	\$124	198	39
Apr-20	\$232,558	150	\$235,726	98.7%	\$124	174	36
May-20	\$228,882	(3,676)	\$231,150	99.0%	\$128	189	31
Jun-20	\$245,441	16,559	\$249,016	98.6%	\$128	222	32
Jul-20	\$244,170	(1,271)	\$247,543	98.6%	\$129	251	32
Aug-20	\$241,648	(2,522)	\$243,555	99.2%	\$132	238	26
Sep-20	\$257,659	16,011	\$259,586	99.3%	\$129	231	26
Oct-20	\$256,000	(1,659)	\$258,139	99.2%	\$131	229	26
Nov-20	\$246,887	(9,113)	\$248,346	99.4%	\$132	198	24
Dec-20	\$261,681	14,794	\$263,585	99.3%	\$132	199	23
Jan-21	\$245,657	(16,024)	\$246,469	99.7%	\$133	181	26
Feb-21	\$256,164	10,507	\$256,389	99.9%	\$133	127	27
Mar-21	\$260,158	3,994	\$257,753	100.9%	\$143	214	20
Apr-21	\$267,246	7,088	\$262,625	101.8%	\$144	193	20
May-21	\$280,110	12,864	\$271,702	103.1%	\$146	195	16



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

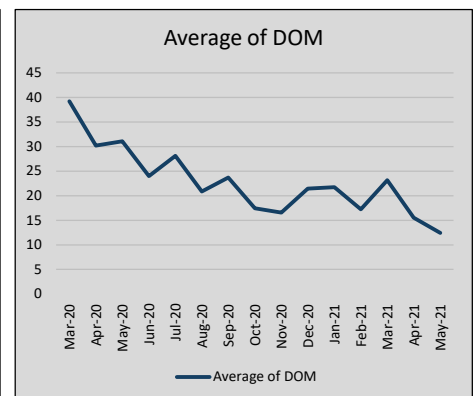
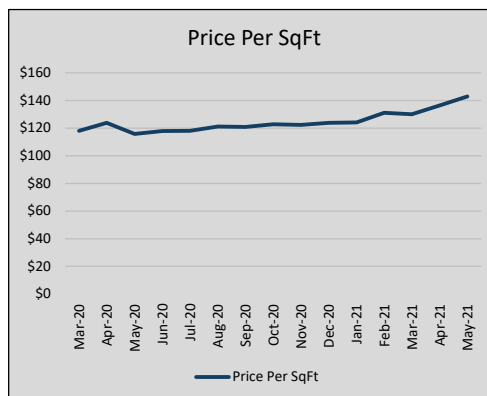
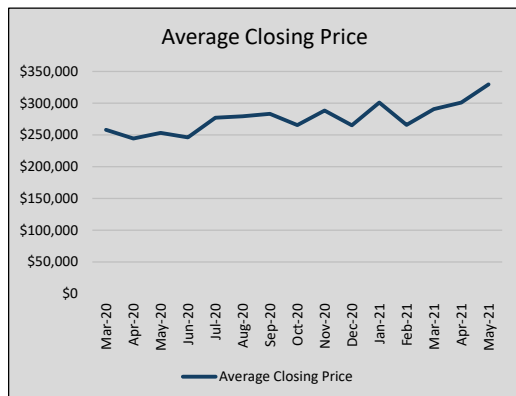
### GRAND PRAIRIE

MLS Data for May 2021 (City of Grand Prairie)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	9	18	0.50	2	15	10	\$164,217	\$165,008	100.5%
\$200,000-299,999	28	47	0.60	4	62	9	\$246,198	\$257,432	104.6%
\$300,000-399,999	18	38	0.47	2	61	10	\$344,634	\$358,583	104.0%
\$400,000-499,999	14	15	0.93	1	13	36	\$450,287	\$468,367	104.0%
\$500,000-599,999	2	7	0.29	0	5	8	\$515,400	\$537,857	104.4%
\$600,000-699,999	2	1	2.00	1	2	6	\$679,000	\$700,000	103.1%
\$700,000-799,999	2	2	1.00	0	1	11	\$724,950	\$744,250	102.7%
\$800,000-899,999	2	1	2.00	0	1	-	\$850,000	\$850,000	100.0%
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	1	-	-	-	-
Grand Total	77	129	0.60	11	161	12	\$317,553	\$329,648	103.8%
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory									
Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus									

15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$258,098		\$258,648	99.8%	\$118	121	39
Apr-20	\$244,403	(13,695)	\$246,955	99.0%	\$124	102	30
May-20	\$253,319	8,916	\$255,984	99.0%	\$116	119	31
Jun-20	\$246,169	(7,150)	\$248,471	99.1%	\$118	134	24
Jul-20	\$277,200	31,031	\$278,261	99.6%	\$118	176	28
Aug-20	\$279,465	2,266	\$280,882	99.5%	\$121	128	21
Sep-20	\$283,292	3,827	\$285,517	99.2%	\$121	159	24
Oct-20	\$265,410	(17,882)	\$265,401	100.0%	\$123	128	17
Nov-20	\$288,468	23,058	\$287,994	100.2%	\$122	138	17
Dec-20	\$265,155	(23,313)	\$265,981	99.7%	\$124	153	21
Jan-21	\$300,922	35,767	\$301,357	99.9%	\$124	101	22
Feb-21	\$265,873	(35,049)	\$265,324	100.2%	\$131	99	17
Mar-21	\$290,723	24,851	\$289,018	100.6%	\$130	154	23
Apr-21	\$300,979	10,256	\$294,368	102.2%	\$137	133	16
May-21	\$329,648	28,669	\$317,553	103.8%	\$143	129	12



Fair Texas Title





# Fair Texas Title

## THE Fair REPORT

## GRAPEVINE

### MLS Data for May 2021 (City of Grapevine)

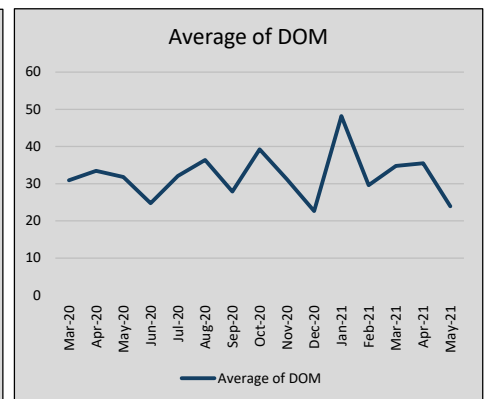
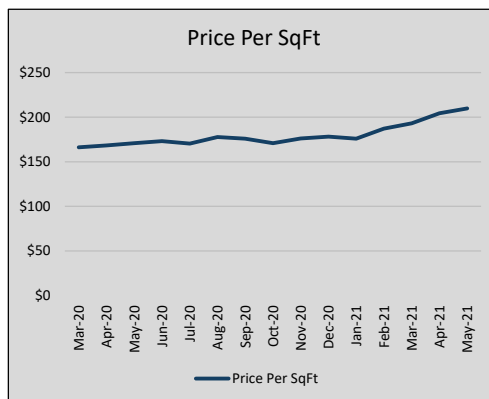
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	0	4	\$195,000	\$195,000	100.0%
\$200,000-299,999	1	6	0.17	0	3	11	\$270,650	\$278,150	102.8%
\$300,000-399,999	8	18	0.44	0	11	10	\$361,972	\$382,217	105.6%
\$400,000-499,999	8	23	0.35	1	14	15	\$447,817	\$467,766	104.5%
\$500,000-599,999	3	6	0.50	0	10	7	\$557,833	\$597,667	107.1%
\$600,000-699,999	6	2	3.00	0	5	12	\$654,950	\$660,000	100.8%
\$700,000-799,999	3	1	3.00	0	2	302	\$749,000	\$760,000	101.5%
\$800,000-899,999	1	1	1.00	1	1	45	\$850,000	\$850,000	100.0%
\$900,000-1,000,000	1	1	1.00	0	0	4	\$900,000	\$975,000	108.3%
\$1,000,000 +	1	2	0.50	0	0	216	\$1,375,000	\$1,205,000	87.6%
Grand Total	32	61	0.52	2	46	24	\$467,870	\$482,023	103.0%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$393,043		\$395,396	99.4%	\$166	29	31
Apr-20	\$366,653	(26,390)	\$372,268	98.5%	\$168	38	33
May-20	\$398,277	31,624	\$404,691	98.4%	\$171	33	32
Jun-20	\$417,594	19,317	\$421,149	99.2%	\$173	55	25
Jul-20	\$434,472	16,878	\$437,777	99.2%	\$170	71	32
Aug-20	\$426,734	(7,739)	\$431,225	99.0%	\$178	66	36
Sep-20	\$404,101	(22,633)	\$408,398	98.9%	\$176	64	28
Oct-20	\$468,205	64,104	\$477,336	98.1%	\$171	55	39
Nov-20	\$409,485	(58,720)	\$411,837	99.4%	\$176	42	31
Dec-20	\$414,678	5,193	\$417,788	99.3%	\$178	52	23
Jan-21	\$418,460	3,782	\$427,734	97.8%	\$176	22	48
Feb-21	\$452,053	33,593	\$451,686	100.1%	\$187	31	30
Mar-21	\$464,005	11,952	\$470,751	98.6%	\$193	43	35
Apr-21	\$528,402	64,397	\$513,528	102.9%	\$204	54	35
May-21	\$482,023	(46,378)	\$467,870	103.0%	\$210	61	24



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## GREENVILLE

MLS Data for May 2021 (City of Greenville)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	2	2	1.00	0	1	11	\$91,000	\$87,500	96.2%
\$100,000-199,999	12	33	0.36	2	28	13	\$162,384	\$162,964	100.4%
\$200,000-299,999	18	21	0.86	2	26	24	\$250,146	\$251,506	100.5%
\$300,000-399,999	3	2	1.50	1	9	7	\$344,000	\$349,500	101.6%
\$400,000-499,999	2	4	0.50	0	6	25	\$443,000	\$439,295	99.2%
\$500,000-599,999	4	2	2.00	0	0	46	\$550,000	\$500,650	91.0%
\$600,000-699,999	1	0	-	0	1	-	-	-	-
\$700,000-799,999	0	1	0.00	0	1	3	\$790,000	\$782,500	99.1%
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	3	0	-	0	1	-	-	-	-
Grand Total	45	65	0.69	5	73	18	\$232,981	\$231,914	99.5%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

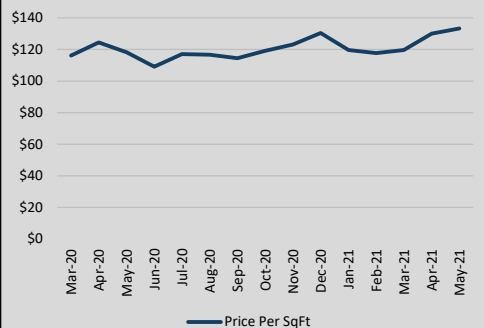
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$188,810		\$191,254	98.7%	\$116	47	57
Apr-20	\$216,724	27,915	\$222,125	97.6%	\$124	33	51
May-20	\$201,454	(15,270)	\$202,299	99.6%	\$118	33	62
Jun-20	\$181,610	(19,845)	\$185,169	98.1%	\$109	52	51
Jul-20	\$208,949	27,339	\$210,660	99.2%	\$117	55	41
Aug-20	\$205,719	(3,230)	\$209,690	98.1%	\$117	61	46
Sep-20	\$199,724	(5,994)	\$203,830	98.0%	\$114	62	37
Oct-20	\$212,882	13,157	\$219,245	97.1%	\$119	54	34
Nov-20	\$200,150	(12,732)	\$203,256	98.5%	\$123	44	39
Dec-20	\$233,246	33,096	\$243,046	96.0%	\$130	64	50
Jan-21	\$209,120	(24,126)	\$211,480	98.9%	\$120	43	25
Feb-21	\$216,415	7,296	\$223,828	96.7%	\$118	42	45
Mar-21	\$219,427	3,012	\$223,502	98.2%	\$120	73	41
Apr-21	\$220,795	1,368	\$219,593	100.5%	\$130	52	16
May-21	\$231,914	11,119	\$232,981	99.5%	\$133	65	18

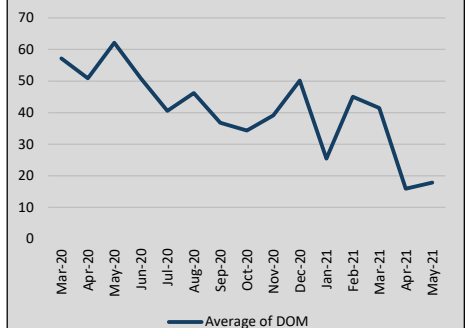
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

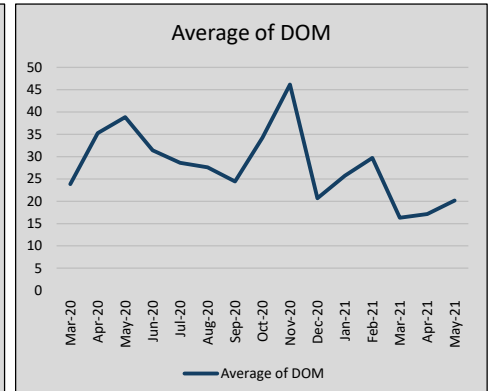
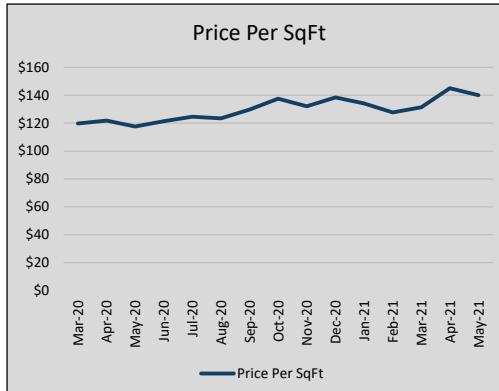
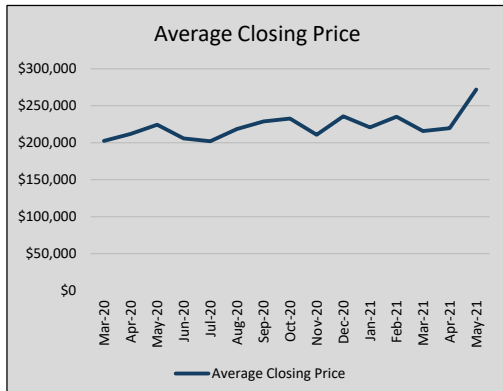
## HALTOM CITY

MLS Data for May 2021 (City of Haltom City)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	6	8	0.75	2	8	14	\$168,600	\$175,838	104.3%
\$200,000-299,999	14	17	0.82	1	20	13	\$248,129	\$256,441	103.3%
\$300,000-399,999	4	7	0.57	0	2	33	\$355,860	\$360,495	101.3%
\$400,000-499,999	0	3	0.00	0	2	47	\$413,567	\$409,567	99.0%
\$500,000-599,999	0	0	-	0	0	-	-	-	-
\$600,000-699,999	0	0	-	0	0	-	-	-	-
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	1	0	-	0	0	-	-	-	-
Grand Total	25	35	0.71	3	32	20	\$265,678	\$271,954	102.4%
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory									
Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus									

15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$202,424		\$203,361	99.5%	\$120	37	24
Apr-20	\$211,861	9,437	\$215,250	98.4%	\$122	22	35
May-20	\$224,302	12,441	\$227,337	98.7%	\$118	30	39
Jun-20	\$205,873	(18,430)	\$207,194	99.4%	\$121	38	31
Jul-20	\$201,991	(3,882)	\$203,068	99.5%	\$125	45	29
Aug-20	\$218,446	16,455	\$220,163	99.2%	\$123	36	28
Sep-20	\$228,834	10,389	\$231,566	98.8%	\$130	29	24
Oct-20	\$232,530	3,696	\$233,510	99.6%	\$138	43	34
Nov-20	\$210,672	(21,858)	\$213,294	98.8%	\$132	25	46
Dec-20	\$235,726	25,054	\$237,926	99.1%	\$138	39	21
Jan-21	\$220,851	(14,876)	\$222,009	99.5%	\$134	31	26
Feb-21	\$235,195	14,344	\$237,090	99.2%	\$128	20	30
Mar-21	\$215,751	(19,444)	\$212,714	101.4%	\$131	29	16
Apr-21	\$219,665	3,914	\$215,762	101.8%	\$145	42	17
May-21	\$271,954	52,288	\$265,678	102.4%	\$140	35	20



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

# HEATH

### MLS Data for May 2021 (City of Heath)

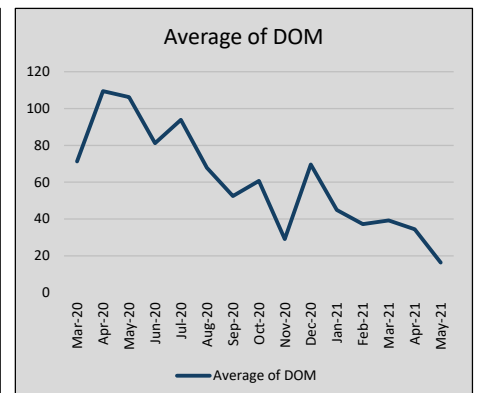
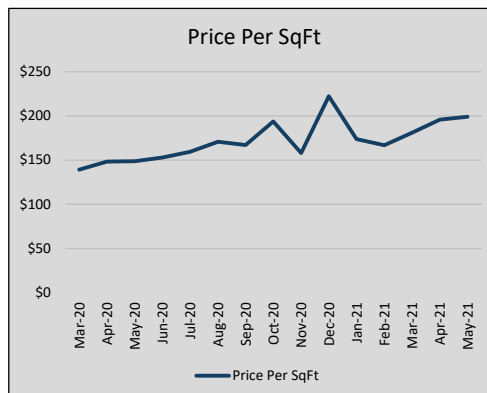
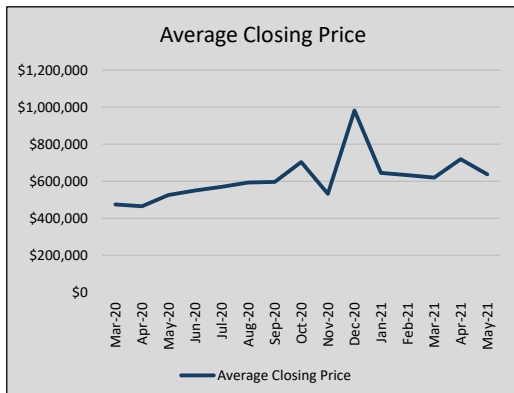
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	2	0.50	0	2	18	\$280,995	\$288,108	102.5%
\$300,000-399,999	1	10	0.10	0	3	20	\$345,873	\$367,248	106.2%
\$400,000-499,999	3	6	0.50	0	6	9	\$445,582	\$465,370	104.4%
\$500,000-599,999	3	1	3.00	0	6	13	\$599,900	\$609,900	101.7%
\$600,000-699,999	1	1	1.00	0	5	3	\$624,000	\$640,000	102.6%
\$700,000-799,999	2	2	1.00	1	3	5	\$752,450	\$801,000	106.5%
\$800,000-899,999	1	2	0.50	0	4	6	\$866,500	\$842,500	97.2%
\$900,000-1,000,000	3	0	-	0	1	-	-	-	-
\$1,000,000 +	12	5	2.40	1	0	30	\$1,354,980	\$1,379,600	101.8%
Grand Total	27	29	0.93	2	30	16	\$618,307	\$637,097	103.0%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$475,060		\$493,430	96.3%	\$139	21	71
Apr-20	\$465,166	(9,893)	\$479,564	97.0%	\$148	28	109
May-20	\$526,082	60,916	\$549,597	95.7%	\$149	25	106
Jun-20	\$550,261	24,179	\$563,209	97.7%	\$153	39	81
Jul-20	\$569,900	19,638	\$594,029	95.9%	\$159	43	94
Aug-20	\$593,234	23,334	\$617,142	96.1%	\$171	39	68
Sep-20	\$596,706	3,472	\$621,090	96.1%	\$167	30	53
Oct-20	\$703,461	106,755	\$733,417	95.9%	\$194	38	61
Nov-20	\$531,907	(171,554)	\$541,222	98.3%	\$158	29	29
Dec-20	\$982,175	450,268	\$1,026,876	95.6%	\$222	21	70
Jan-21	\$645,557	(336,617)	\$669,107	96.5%	\$174	19	45
Feb-21	\$633,456	(12,101)	\$641,065	98.8%	\$167	24	37
Mar-21	\$620,040	(13,416)	\$626,155	99.0%	\$181	24	39
Apr-21	\$719,477	99,437	\$735,095	97.9%	\$196	30	35
May-21	\$637,097	(82,380)	\$618,307	103.0%	\$199	29	16



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## IRVING

### MLS Data for May 2021 (City of Irving)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	9	12	0.75	1	15	19	\$163,083	\$170,450	104.5%
\$200,000-299,999	15	65	0.23	1	59	18	\$242,251	\$248,192	102.5%
\$300,000-399,999	22	50	0.44	5	34	19	\$350,374	\$356,942	101.9%
\$400,000-499,999	12	24	0.50	3	21	36	\$453,812	\$462,432	101.9%
\$500,000-599,999	21	14	1.50	4	16	13	\$542,633	\$564,123	104.0%
\$600,000-699,999	6	10	0.60	1	7	11	\$650,290	\$671,600	103.3%
\$700,000-799,999	8	5	1.60	2	5	9	\$773,000	\$790,343	102.2%
\$800,000-899,999	5	1	5.00	0	4	68	\$849,500	\$828,000	97.5%
\$900,000-1,000,000	0	1	0.00	0	3	41	\$960,000	\$960,000	100.0%
\$1,000,000 +	3	4	0.75	1	3	77	\$1,261,250	\$1,228,750	97.4%
Grand Total	101	186	0.54	18	167	21	\$381,359	\$389,203	102.1%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

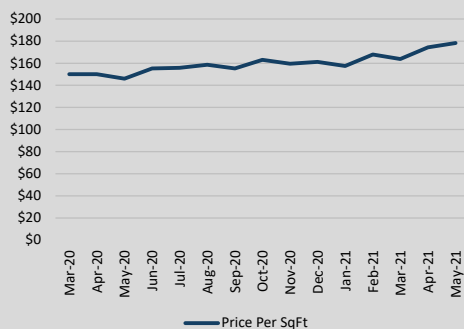
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$358,762		\$368,341	97.4%	\$150	154	48
Apr-20	\$291,719	(67,043)	\$299,499	97.4%	\$150	96	53
May-20	\$310,461	18,742	\$318,427	97.5%	\$146	120	34
Jun-20	\$331,182	20,721	\$340,534	97.3%	\$155	139	40
Jul-20	\$342,563	11,381	\$348,670	98.2%	\$156	157	44
Aug-20	\$347,894	5,331	\$355,726	97.8%	\$159	159	37
Sep-20	\$336,188	(11,707)	\$343,517	97.9%	\$155	159	38
Oct-20	\$371,432	35,244	\$384,394	96.6%	\$163	167	35
Nov-20	\$348,307	(23,125)	\$354,284	98.3%	\$160	135	35
Dec-20	\$371,807	23,500	\$382,333	97.2%	\$161	169	41
Jan-21	\$345,905	(25,902)	\$349,218	99.1%	\$158	141	39
Feb-21	\$372,720	26,815	\$376,100	99.1%	\$168	126	47
Mar-21	\$375,909	3,190	\$379,533	99.0%	\$164	140	39
Apr-21	\$371,975	(3,934)	\$367,773	101.1%	\$174	155	26
May-21	\$389,203	17,228	\$381,359	102.1%	\$178	186	21

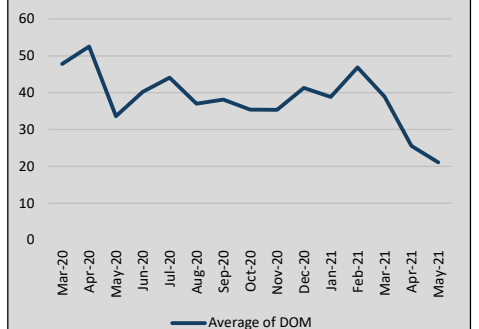
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

## KELLER

### MLS Data for May 2021 (City of Keller)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	2	0.00	0	0	16	\$192,450	\$182,750	95.0%
\$200,000-299,999	1	6	0.17	0	1	6	\$252,900	\$271,833	107.5%
\$300,000-399,999	2	6	0.33	0	8	3	\$369,633	\$381,817	103.3%
\$400,000-499,999	4	24	0.17	1	16	7	\$454,492	\$476,229	104.8%
\$500,000-599,999	9	10	0.90	1	14	6	\$542,690	\$582,925	107.4%
\$600,000-699,999	7	11	0.64	1	12	7	\$648,068	\$684,218	105.6%
\$700,000-799,999	3	7	0.43	0	7	8	\$750,228	\$783,000	104.4%
\$800,000-899,999	2	3	0.67	0	5	3	\$853,000	\$863,333	101.2%
\$900,000-1,000,000	2	2	1.00	0	4	5	\$969,950	\$1,127,375	116.2%
\$1,000,000 +	16	6	2.67	1	6	28	\$1,313,148	\$1,365,667	104.0%
Grand Total	46	77	0.60	4	73	8	\$587,181	\$618,082	105.3%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$441,072		\$445,362	99.0%	\$153	56	38
Apr-20	\$461,101	20,030	\$466,491	98.8%	\$150	67	33
May-20	\$528,730	67,629	\$536,890	98.5%	\$154	43	42
Jun-20	\$518,065	(10,665)	\$526,526	98.4%	\$158	86	37
Jul-20	\$504,163	(13,902)	\$509,592	98.9%	\$158	107	38
Aug-20	\$509,421	5,258	\$516,444	98.6%	\$162	96	33
Sep-20	\$533,377	23,956	\$536,757	99.4%	\$161	92	24
Oct-20	\$511,229	(22,148)	\$514,570	99.4%	\$162	68	55
Nov-20	\$502,066	(9,163)	\$506,302	99.2%	\$157	56	36
Dec-20	\$549,391	47,325	\$574,965	95.6%	\$170	78	52
Jan-21	\$451,376	(98,015)	\$452,449	99.8%	\$157	48	33
Feb-21	\$519,313	67,937	\$517,211	100.4%	\$165	46	27
Mar-21	\$626,823	107,510	\$612,452	102.3%	\$182	57	19
Apr-21	\$615,502	(11,322)	\$596,206	103.2%	\$189	69	17
May-21	\$618,082	2,580	\$587,181	105.3%	\$196	77	8

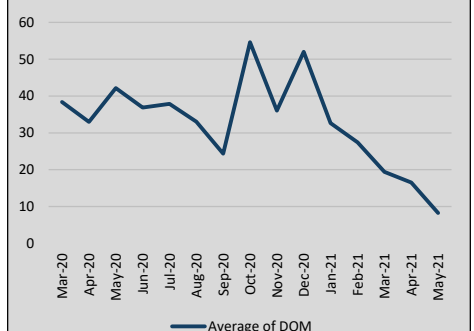
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

# LEONARD

MLS Data for May 2021 (City of Leonard)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	5	0.20	0	2	14	\$148,000	\$137,600	93.0%
\$200,000-299,999	2	0	-	0	2	-	-	-	-
\$300,000-399,999	1	3	0.33	0	4	5	\$347,667	\$350,000	100.7%
\$400,000-499,999	0	0	-	0	1	-	-	-	-
\$500,000-599,999	0	0	-	0	1	-	-	-	-
\$600,000-699,999	0	0	-	0	1	-	-	-	-
\$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	1	-	-	-	-
Grand Total	5	8	0.63	0	12	11	\$222,875	\$217,250	97.5%

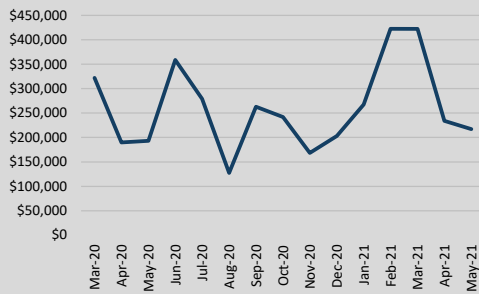
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

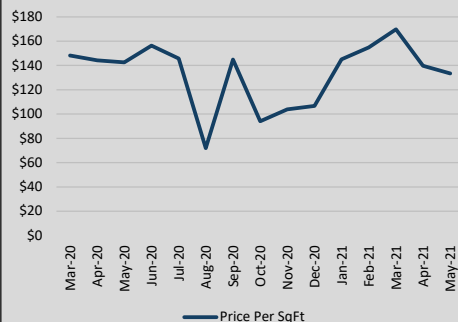
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$322,214		\$339,671	94.9%	\$148	7	87
Apr-20	\$189,750	(132,464)	\$190,000	99.9%	\$144	4	70
May-20	\$193,000	3,250	\$191,250	100.9%	\$143	4	71
Jun-20	\$358,813	165,813	\$363,038	98.8%	\$156	8	51
Jul-20	\$279,035	(79,778)	\$276,330	101.0%	\$146	13	25
Aug-20	\$127,438	(151,597)	\$122,310	104.2%	\$72	5	71
Sep-20	\$263,083	135,645	\$266,917	98.6%	\$145	6	31
Oct-20	\$242,070	(21,013)	\$239,967	100.9%	\$94	3	132
Nov-20	\$168,500	(73,570)	\$171,975	98.0%	\$104	4	56
Dec-20	\$203,200	34,700	\$213,886	95.0%	\$107	7	38
Jan-21	\$267,375	64,175	\$237,750	112.5%	\$145	4	56
Feb-21	\$422,491	155,116	\$443,750	95.2%	\$155	2	40
Mar-21	\$422,363	(129)	\$424,950	99.4%	\$170	4	44
Apr-21	\$233,889	(188,474)	\$239,956	97.5%	\$140	9	52
May-21	\$217,250	(16,639)	\$222,875	97.5%	\$133	8	11

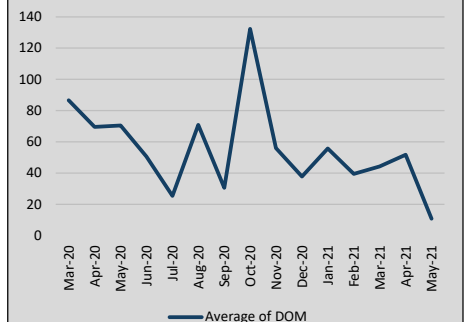
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

## LEWISVILLE

MLS Data for May 2021 (City of Lewisville)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	2	0.50	0	1	3	\$169,950	\$193,000	113.6%
\$200,000-299,999	10	40	0.25	2	41	7	\$263,201	\$281,710	107.0%
\$300,000-399,999	35	33	1.06	3	54	9	\$346,882	\$360,620	104.0%
\$400,000-499,999	15	11	1.36	0	18	12	\$444,257	\$461,445	103.9%
\$500,000-599,999	2	6	0.33	1	6	6	\$557,467	\$582,111	104.4%
\$600,000-699,999	2	2	1.00	2	5	5	\$612,500	\$648,250	105.8%
\$700,000-799,999	2	0	-	0	1	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	0	1	0.00	0	0	-	\$1,100,000	\$1,100,000	100.0%
Grand Total	68	95	0.72	8	126	8	\$346,018	\$363,368	105.0%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

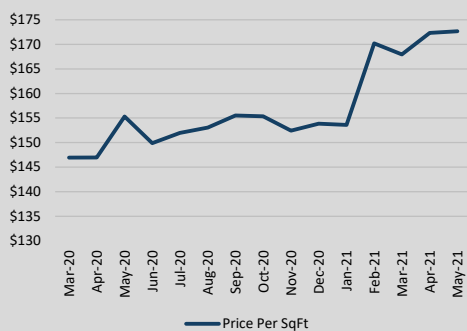
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$318,581		\$320,014	99.6%	\$147	109	24
Apr-20	\$321,857	3,276	\$325,948	98.7%	\$147	103	32
May-20	\$326,797	4,939	\$332,929	98.2%	\$155	98	27
Jun-20	\$344,935	18,138	\$347,881	99.2%	\$150	134	27
Jul-20	\$337,375	(7,560)	\$341,308	98.8%	\$152	145	33
Aug-20	\$338,920	1,546	\$340,701	99.5%	\$153	139	20
Sep-20	\$358,521	19,601	\$360,818	99.4%	\$156	124	24
Oct-20	\$342,545	(15,976)	\$344,547	99.4%	\$155	116	27
Nov-20	\$324,131	(18,414)	\$325,053	99.7%	\$152	120	20
Dec-20	\$349,705	25,574	\$351,217	99.6%	\$154	91	21
Jan-21	\$328,342	(21,363)	\$330,658	99.3%	\$154	65	29
Feb-21	\$360,966	32,624	\$361,552	99.8%	\$170	66	29
Mar-21	\$359,225	(1,741)	\$353,459	101.6%	\$168	81	15
Apr-21	\$373,821	14,596	\$362,065	103.2%	\$172	121	16
May-21	\$363,368	(10,454)	\$346,018	105.0%	\$173	95	8

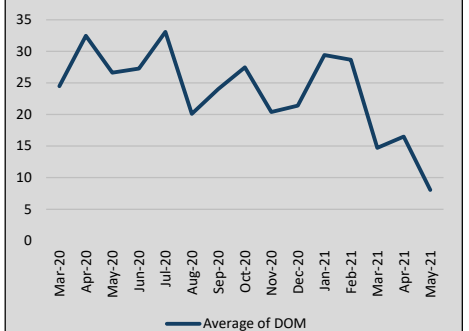
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title





# Fair Texas Title

## THE Fair REPORT

## LITTLE ELM

MLS Data for May 2021 (City of Little Elm)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	2	1	2.00	0	0	40	\$99,500	\$99,500	100.0%
\$100,000-199,999	1	1	1.00	0	1	1	\$124,900	\$124,900	100.0%
\$200,000-299,999	5	37	0.14	3	33	11	\$278,183	\$296,949	106.7%
\$300,000-399,999	19	76	0.25	1	73	13	\$348,404	\$366,098	105.1%
\$400,000-499,999	12	35	0.34	3	24	15	\$438,410	\$451,915	103.1%
\$500,000-599,999	14	5	2.80	0	17	61	\$551,980	\$557,893	101.1%
\$600,000-699,999	0	2	0.00	0	3	12	\$614,500	\$599,500	97.6%
\$700,000-799,999	1	1	1.00	0	0	1	\$789,900	\$875,000	110.8%
\$800,000-899,999	3	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	1	0	-	-	-	-
\$1,000,000 +	3	0	-	0	0	-	-	-	-
Grand Total	61	158	0.39	8	151	14	\$361,513	\$377,946	104.5%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

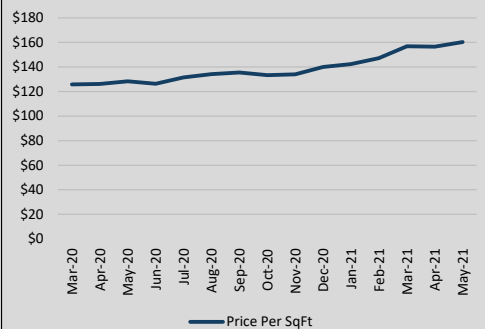
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$300,622		\$308,161	97.6%	\$126	121	79
Apr-20	\$296,028	(4,594)	\$300,837	98.4%	\$126	130	52
May-20	\$298,305	2,277	\$302,923	98.5%	\$128	139	56
Jun-20	\$303,026	4,721	\$306,949	98.7%	\$126	168	56
Jul-20	\$320,536	17,509	\$327,691	97.8%	\$132	199	51
Aug-20	\$323,102	2,566	\$327,670	98.6%	\$134	188	44
Sep-20	\$317,005	(6,097)	\$320,914	98.8%	\$135	157	32
Oct-20	\$321,414	4,409	\$325,705	98.7%	\$133	145	32
Nov-20	\$330,577	9,164	\$331,539	99.7%	\$134	106	24
Dec-20	\$343,389	12,812	\$346,089	99.2%	\$140	120	33
Jan-21	\$334,350	(9,039)	\$335,635	99.6%	\$142	95	35
Feb-21	\$335,519	1,169	\$333,402	100.6%	\$147	91	24
Mar-21	\$388,462	52,943	\$381,419	101.8%	\$157	125	24
Apr-21	\$379,991	(8,471)	\$362,612	104.8%	\$157	127	13
May-21	\$377,946	(2,045)	\$361,513	104.5%	\$160	158	14

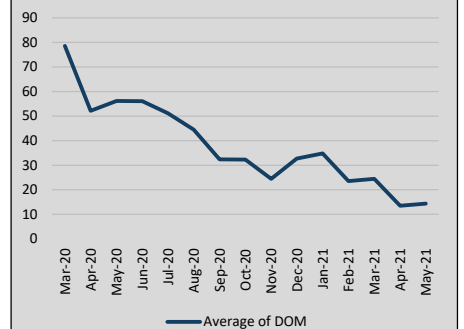
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

# LOVEJOY

### MLS Data for May 2021 (Lovejoy Area - MLS Area 52)

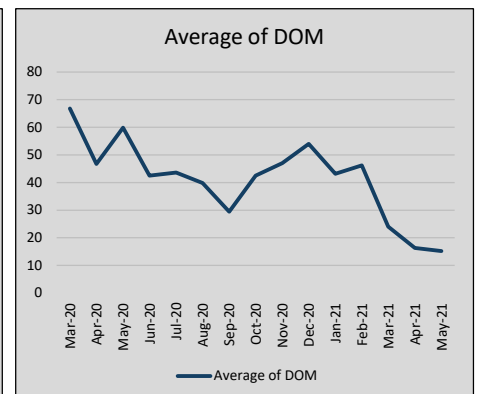
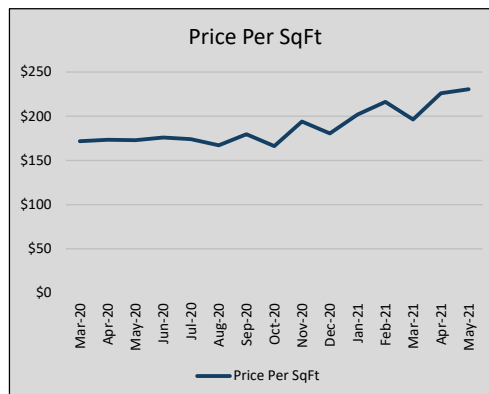
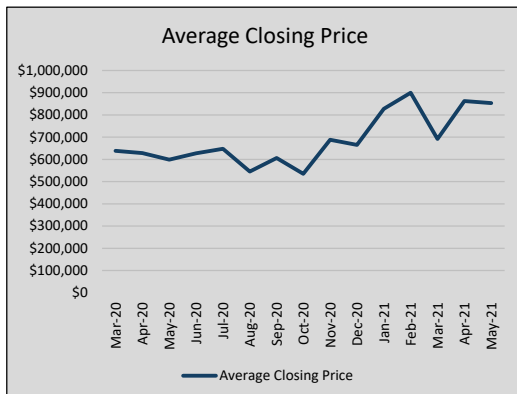
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	3	0.00	0	0	3	\$283,667	\$312,000	110.0%
\$300,000-399,999	3	8	0.38	0	8	5	\$340,838	\$362,625	106.4%
\$400,000-499,999	1	8	0.13	0	8	17	\$456,250	\$498,438	109.2%
\$500,000-599,999	3	6	0.50	0	5	11	\$554,150	\$581,667	105.0%
\$600,000-699,999	0	5	0.00	0	3	5	\$656,600	\$733,760	111.8%
\$700,000-799,999	2	2	1.00	0	3	1	\$784,321	\$824,371	105.1%
\$800,000-899,999	1	9	0.11	0	3	15	\$846,193	\$909,422	107.5%
\$900,000-1,000,000	1	2	0.50	1	1	25	\$939,000	\$955,100	101.7%
\$1,000,000 +	13	18	0.72	4	17	26	\$1,423,661	\$1,405,842	98.7%
Grand Total	24	61	0.39	5	48	15	\$828,260	\$852,987	103.0%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$638,689		\$655,046	97.5%	\$172	35	67
Apr-20	\$628,453	(10,236)	\$642,236	97.9%	\$173	22	47
May-20	\$598,477	(29,975)	\$615,030	97.3%	\$173	33	60
Jun-20	\$627,074	28,597	\$641,736	97.7%	\$176	39	43
Jul-20	\$647,539	20,465	\$665,156	97.4%	\$174	48	44
Aug-20	\$545,298	(102,241)	\$552,227	98.7%	\$167	57	40
Sep-20	\$606,544	61,246	\$619,700	97.9%	\$180	34	29
Oct-20	\$535,107	(71,438)	\$545,775	98.0%	\$166	38	43
Nov-20	\$688,397	153,290	\$696,671	98.8%	\$194	35	47
Dec-20	\$665,029	(23,367)	\$664,521	100.1%	\$180	28	54
Jan-21	\$827,160	162,131	\$847,085	97.6%	\$202	20	43
Feb-21	\$899,880	72,720	\$935,607	96.2%	\$216	26	46
Mar-21	\$692,227	(207,653)	\$680,309	101.8%	\$196	33	24
Apr-21	\$862,244	170,017	\$850,634	101.4%	\$226	38	16
May-21	\$852,987	(9,257)	\$828,260	103.0%	\$231	61	15



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## LUCAS

### MLS Data for May 2021 (City of Lucas)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average 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	2	0.00	0	0	40	\$492,500	\$505,000	102.5%
\$500,000-599,999	0	1	0.00	0	1	25	\$599,900	\$588,000	98.0%
\$600,000-699,999	0	2	0.00	0	0	4	\$662,000	\$761,900	115.1%
\$700,000-799,999	1	2	0.50	0	2	1	\$784,321	\$824,371	105.1%
\$800,000-899,999	2	7	0.29	0	4	19	\$842,463	\$905,399	107.5%
\$900,000-1,000,000	0	3	0.00	0	0	18	\$958,000	\$991,733	103.5%
\$1,000,000 +	7	9	0.78	3	9	41	\$1,491,222	\$1,443,917	96.8%
Grand Total	10	26	0.38	3	16	26	\$1,025,761	\$1,041,492	101.5%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

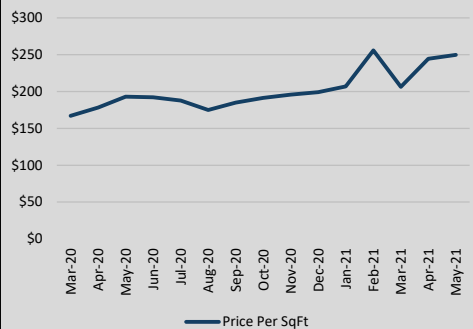
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$721,042		\$739,142	97.6%	\$167	12	55
Apr-20	\$667,112	(53,929)	\$677,962	98.4%	\$178	8	73
May-20	\$827,641	160,528	\$857,843	96.5%	\$193	16	107
Jun-20	\$823,714	(3,926)	\$849,550	97.0%	\$192	14	42
Jul-20	\$864,343	40,629	\$899,394	96.1%	\$188	16	118
Aug-20	\$699,719	(164,624)	\$712,318	98.2%	\$175	25	61
Sep-20	\$713,545	13,826	\$730,400	97.7%	\$185	11	38
Oct-20	\$721,819	8,274	\$741,432	97.4%	\$191	18	64
Nov-20	\$735,027	13,208	\$742,020	99.1%	\$196	15	79
Dec-20	\$779,959	44,932	\$770,571	101.2%	\$199	14	74
Jan-21	\$934,000	154,041	\$960,800	97.2%	\$207	5	103
Feb-21	\$1,269,667	335,667	\$1,384,998	91.7%	\$256	9	76
Mar-21	\$769,949	(499,718)	\$759,994	101.3%	\$206	11	40
Apr-21	\$1,019,123	249,175	\$997,994	102.1%	\$244	16	22
May-21	\$1,041,492	22,368	\$1,025,761	101.5%	\$250	26	26

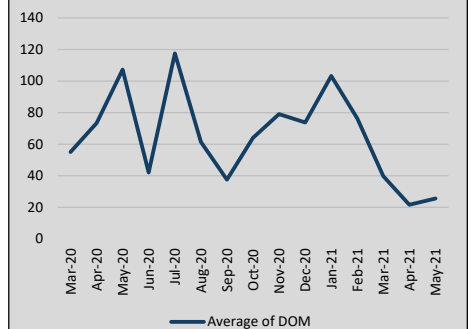
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## MANSFIELD

MLS Data for May 2021 (City of Mansfield)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	2	0.50	0	2	10	\$192,450	\$203,500	105.7%
\$200,000-299,999	10	26	0.38	2	12	8	\$260,673	\$276,140	105.9%
\$300,000-399,999	23	38	0.61	2	37	14	\$350,259	\$358,901	102.5%
\$400,000-499,999	20	17	1.18	0	29	12	\$440,677	\$441,847	100.3%
\$500,000-599,999	10	8	1.25	0	18	11	\$539,675	\$551,153	102.1%
\$600,000-699,999	9	2	4.50	1	8	2	\$625,561	\$637,561	101.9%
\$700,000-799,999	0	0	-	1	1	-	-	-	-
\$800,000-899,999	1	0	-	0	2	-	-	-	-
\$900,000-1,000,000	3	0	-	0	1	-	-	-	-
\$1,000,000 +	3	1	3.00	1	2	238	\$1,700,000	\$1,600,000	94.1%
Grand Total	80	94	0.85	7	112	14	\$374,811	\$383,198	102.2%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

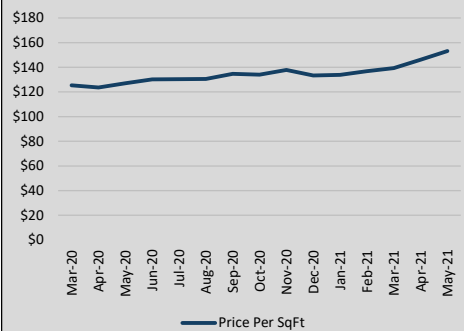
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$342,915		\$348,433	98.4%	\$125	111	51
Apr-20	\$361,599	18,684	\$366,784	98.6%	\$124	82	56
May-20	\$349,586	(12,012)	\$356,369	98.1%	\$127	89	56
Jun-20	\$367,604	18,017	\$373,012	98.6%	\$130	119	28
Jul-20	\$348,329	(19,275)	\$348,808	99.9%	\$130	133	30
Aug-20	\$358,816	10,487	\$365,806	98.1%	\$130	126	26
Sep-20	\$362,107	3,291	\$363,169	99.7%	\$135	114	26
Oct-20	\$364,221	2,114	\$367,840	99.0%	\$134	103	27
Nov-20	\$346,928	(17,293)	\$348,517	99.5%	\$138	105	26
Dec-20	\$365,009	18,080	\$369,728	98.7%	\$133	109	22
Jan-21	\$375,594	10,585	\$378,237	99.3%	\$134	64	25
Feb-21	\$370,342	(5,252)	\$368,570	100.5%	\$137	60	24
Mar-21	\$386,735	16,393	\$385,734	100.3%	\$139	100	31
Apr-21	\$380,559	(6,177)	\$373,916	101.8%	\$146	100	27
May-21	\$383,198	2,640	\$374,811	102.2%	\$153	94	14

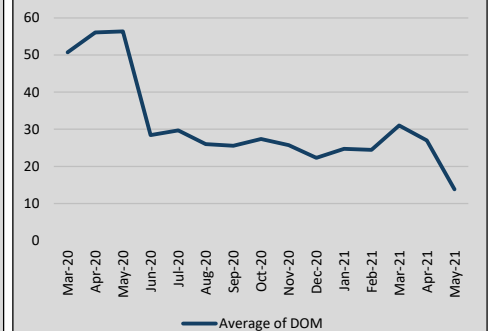
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## MCKINNEY

### MLS Data for May 2021 (City of McKinney)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	2	0.50	0	0	40	\$164,950	\$137,500	83.4%
\$200,000-299,999	15	52	0.29	5	35	11	\$274,753	\$299,276	108.9%
\$300,000-399,999	44	136	0.32	9	134	11	\$352,257	\$379,287	107.7%
\$400,000-499,999	37	93	0.40	7	97	9	\$449,811	\$481,580	107.1%
\$500,000-599,999	32	52	0.62	2	47	22	\$546,658	\$580,750	106.2%
\$600,000-699,999	15	20	0.75	2	30	18	\$638,907	\$668,127	104.6%
\$700,000-799,999	9	15	0.60	1	10	25	\$742,692	\$772,089	104.0%
\$800,000-899,999	8	4	2.00	0	7	19	\$858,750	\$856,250	99.7%
\$900,000-1,000,000	5	2	2.50	1	4	3	\$944,500	\$1,100,000	116.5%
\$1,000,000 +	12	2	6.00	2	9	2	\$1,170,000	\$1,175,000	100.4%
Grand Total	178	378	0.47	29	373	13	\$434,828	\$463,823	106.7%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

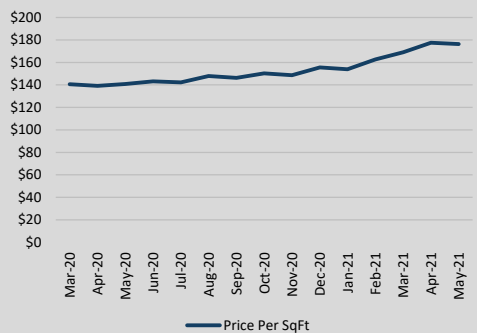
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$362,869		\$370,013	98.1%	\$141	294	57
Apr-20	\$374,157	11,287	\$381,152	98.2%	\$139	286	52
May-20	\$373,025	(1,132)	\$380,982	97.9%	\$141	285	51
Jun-20	\$384,101	11,076	\$389,944	98.5%	\$143	414	40
Jul-20	\$388,476	4,375	\$394,304	98.5%	\$142	514	45
Aug-20	\$405,374	16,898	\$410,918	98.7%	\$148	446	39
Sep-20	\$389,679	(15,695)	\$395,824	98.4%	\$146	376	39
Oct-20	\$406,163	16,485	\$409,926	99.1%	\$150	417	37
Nov-20	\$389,365	(16,799)	\$392,123	99.3%	\$149	316	35
Dec-20	\$397,241	7,876	\$400,821	99.1%	\$156	378	35
Jan-21	\$421,245	24,004	\$422,372	99.7%	\$154	165	31
Feb-21	\$434,585	13,339	\$427,289	101.7%	\$163	181	19
Mar-21	\$449,080	14,495	\$433,837	103.5%	\$169	280	22
Apr-21	\$467,620	18,540	\$444,954	105.1%	\$178	394	14
May-21	\$463,823	(3,797)	\$434,828	106.7%	\$176	378	13

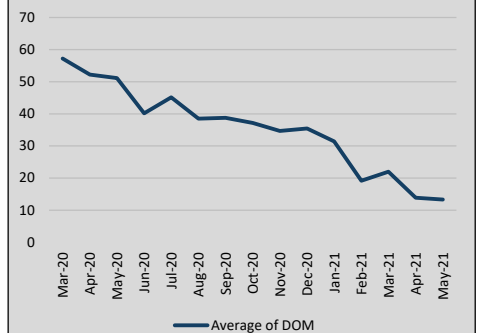
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

### STONEBRIDGE RANCH

MLS Data for May 2021 (Stonebridge Ranch - McKinney)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average 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	2	2	17	\$275,000	\$295,000	107.3%
\$300,000-399,999	6	20	0.30	2	14	10	\$359,625	\$390,639	108.6%
\$400,000-499,999	7	14	0.50	0	10	9	\$438,750	\$476,036	108.5%
\$500,000-599,999	6	11	0.55	0	8	7	\$567,945	\$630,727	111.1%
\$600,000-699,999	2	9	0.22	1	12	4	\$641,656	\$688,889	107.4%
\$700,000-799,999	5	8	0.63	0	3	5	\$735,099	\$768,813	104.6%
\$800,000-899,999	1	0	-	0	5	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	4	-	-	-	-
Grand Total	30	64	0.47	5	58	8	\$496,689	\$536,809	108.1%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

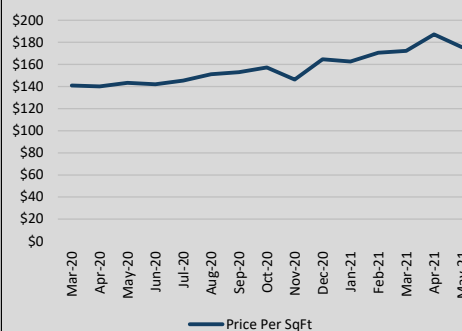
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$405,904		\$414,167	98.0%	\$141	41	42
Apr-20	\$438,628	32,725	\$448,348	97.8%	\$140	46	40
May-20	\$439,518	890	\$447,142	98.3%	\$143	45	35
Jun-20	\$448,067	8,549	\$452,653	99.0%	\$142	83	30
Jul-20	\$472,952	24,885	\$476,689	99.2%	\$145	86	35
Aug-20	\$521,636	48,684	\$528,850	98.6%	\$151	77	41
Sep-20	\$466,895	(54,742)	\$469,805	99.4%	\$153	52	20
Oct-20	\$514,820	47,925	\$520,833	98.8%	\$157	72	22
Nov-20	\$438,773	(76,046)	\$441,964	99.3%	\$146	53	37
Dec-20	\$481,477	42,704	\$485,731	99.1%	\$165	57	31
Jan-21	\$606,071	124,594	\$613,371	98.8%	\$163	28	27
Feb-21	\$566,090	(39,981)	\$557,336	101.6%	\$171	30	15
Mar-21	\$536,582	(29,508)	\$507,253	105.8%	\$172	49	16
Apr-21	\$598,325	61,743	\$565,414	105.8%	\$187	78	9
May-21	\$536,809	(61,516)	\$496,689	108.1%	\$176	64	8

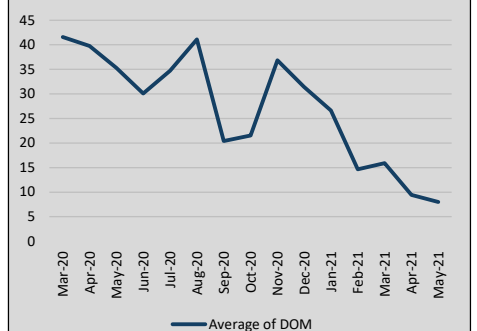
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

### WESTRIDGE

MLS Data for May 2021 (Westridge Area - McKinney)

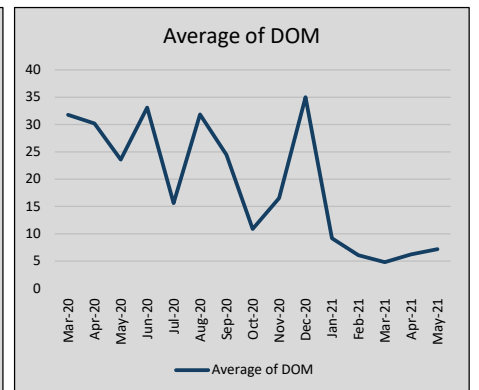
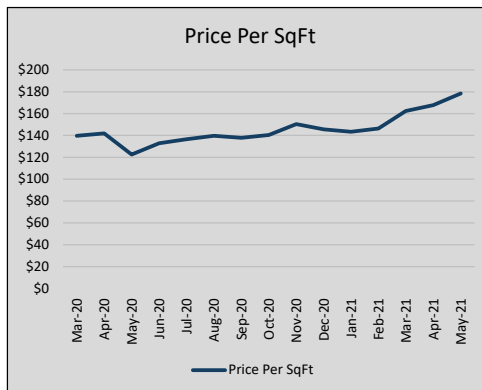
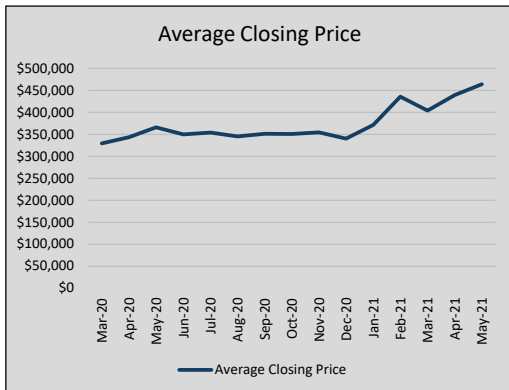
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	1	0.00	0	1	3	\$299,000	\$342,000	114.4%
\$300,000-399,999	3	11	0.27	2	14	4	\$371,854	\$416,482	112.0%
\$400,000-499,999	3	12	0.25	1	14	7	\$458,633	\$501,685	109.4%
\$500,000-599,999	3	2	1.50	0	4	29	\$510,000	\$560,000	109.8%
\$600,000-699,999	0	0	-	1	0	-	-	-	-
\$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	10	26	0.38	4	33	7	\$419,730	\$463,982	110.5%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$329,468		\$333,442	98.8%	\$140	19	32
Apr-20	\$343,667	14,198	\$345,073	99.6%	\$142	15	30
May-20	\$365,883	22,217	\$370,633	98.7%	\$123	12	24
Jun-20	\$349,715	(16,168)	\$353,123	99.0%	\$133	20	33
Jul-20	\$353,888	4,173	\$358,032	98.8%	\$137	37	16
Aug-20	\$345,176	(8,712)	\$348,144	99.1%	\$140	31	32
Sep-20	\$351,106	5,930	\$351,697	99.8%	\$138	35	24
Oct-20	\$350,924	(182)	\$351,310	99.9%	\$140	19	11
Nov-20	\$354,658	3,734	\$350,099	101.3%	\$150	19	17
Dec-20	\$340,220	(14,438)	\$338,511	100.5%	\$146	15	35
Jan-21	\$371,300	31,080	\$370,780	100.1%	\$143	5	9
Feb-21	\$435,875	64,575	\$407,650	106.9%	\$146	12	6
Mar-21	\$404,125	(31,750)	\$370,794	109.0%	\$162	16	5
Apr-21	\$439,152	35,027	\$396,583	110.7%	\$168	29	6
May-21	\$463,982	24,830	\$419,730	110.5%	\$178	26	7



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## MCLENDON-CHISOLM

MLS Data for May 2021 (City of McLendon Chisholm)

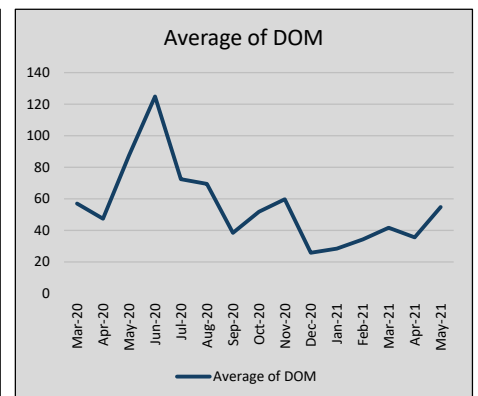
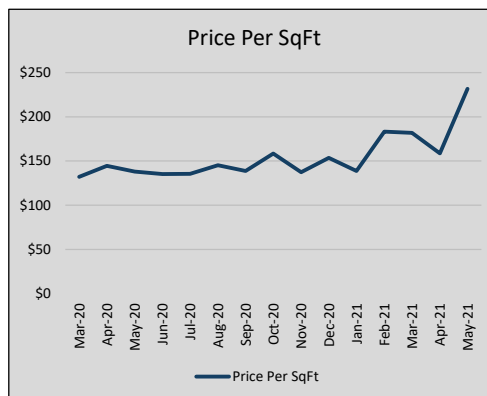
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	2	0.00	0	0	105	\$361,833	\$353,150	97.6%
\$400,000-499,999	1	2	0.50	0	5	128	\$480,305	\$480,305	100.0%
\$500,000-599,999	0	0	-	0	2	-	-	-	-
\$600,000-699,999	0	2	0.00	0	3	9	\$674,950	\$703,000	104.2%
\$700,000-799,999	1	0	-	0	2	-	-	-	-
\$800,000-899,999	0	0	-	0	1	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	3	4	0.75	0	0	17	\$1,523,750	\$1,509,750	99.1%
Grand Total	5	10	0.50	0	13	55	\$912,917	\$911,191	99.8%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$381,839		\$389,382	98.1%	\$132	13	57
Apr-20	\$415,417	33,578	\$419,051	99.1%	\$144	6	48
May-20	\$379,259	(36,158)	\$393,328	96.4%	\$138	11	88
Jun-20	\$468,861	89,602	\$480,814	97.5%	\$135	16	125
Jul-20	\$394,339	(74,523)	\$399,581	98.7%	\$136	22	73
Aug-20	\$456,518	62,179	\$460,957	99.0%	\$145	22	70
Sep-20	\$453,764	(2,754)	\$457,061	99.3%	\$139	6	39
Oct-20	\$474,839	21,075	\$491,165	96.7%	\$159	13	52
Nov-20	\$367,734	(107,105)	\$373,503	98.5%	\$137	9	60
Dec-20	\$416,971	49,238	\$421,949	98.8%	\$153	16	26
Jan-21	\$383,077	(33,894)	\$387,410	98.9%	\$139	7	28
Feb-21	\$525,354	142,277	\$533,089	98.5%	\$183	8	34
Mar-21	\$622,234	96,880	\$662,973	93.9%	\$182	10	42
Apr-21	\$415,466	(206,768)	\$415,037	100.1%	\$159	9	36
May-21	\$911,191	495,725	\$912,917	99.8%	\$232	10	55



Fair Texas Title





# Fair Texas Title

## THE *Fair* REPORT

# MELISSA

### MLS Data for May 2021 (City of Melissa)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	1	-	-	-	-
\$200,000-299,999	0	8	0.00	0	5	7	\$281,100	\$320,250	113.9%
\$300,000-399,999	7	22	0.32	0	18	14	\$355,765	\$373,033	104.9%
\$400,000-499,999	4	11	0.36	2	11	9	\$440,621	\$450,511	102.2%
\$500,000-599,999	3	3	1.00	1	10	35	\$537,267	\$523,978	97.5%
\$600,000-699,999	1	2	0.50	0	2	45	\$637,750	\$688,106	107.9%
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	1	0	-	-	-	-
\$1,000,000 +	0	1	0.00	2	2	2	\$1,050,000	\$1,101,000	104.9%
Grand Total	16	47	0.34	6	49	14	\$401,272	\$420,712	104.8%

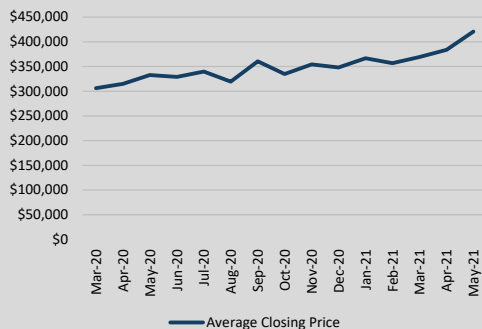
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

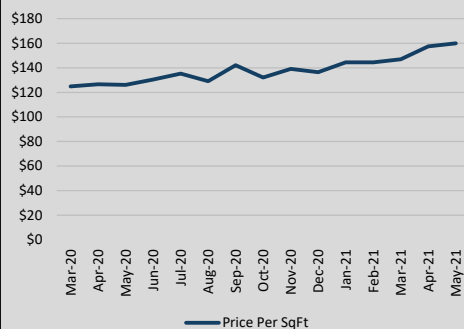
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$306,187		\$311,087	98.4%	\$125	31	72
Apr-20	\$315,110	8,923	\$321,656	98.0%	\$127	39	69
May-20	\$332,646	17,537	\$337,513	98.6%	\$126	56	78
Jun-20	\$329,013	(3,633)	\$335,076	98.2%	\$130	78	61
Jul-20	\$339,885	10,872	\$345,851	98.3%	\$135	78	50
Aug-20	\$319,369	(20,516)	\$324,757	98.3%	\$129	57	57
Sep-20	\$360,325	40,956	\$363,816	99.0%	\$142	51	47
Oct-20	\$334,985	(25,341)	\$338,254	99.0%	\$132	61	38
Nov-20	\$354,279	19,295	\$358,410	98.8%	\$139	52	37
Dec-20	\$348,246	(6,034)	\$354,074	98.4%	\$136	59	37
Jan-21	\$366,606	18,360	\$371,152	98.8%	\$144	41	48
Feb-21	\$356,685	(9,921)	\$356,044	100.2%	\$144	37	28
Mar-21	\$369,082	12,397	\$367,194	100.5%	\$147	45	31
Apr-21	\$383,922	14,840	\$367,960	104.3%	\$157	35	18
May-21	\$420,712	36,791	\$401,272	104.8%	\$160	47	14

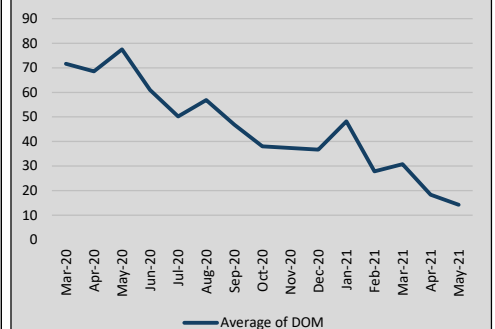
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

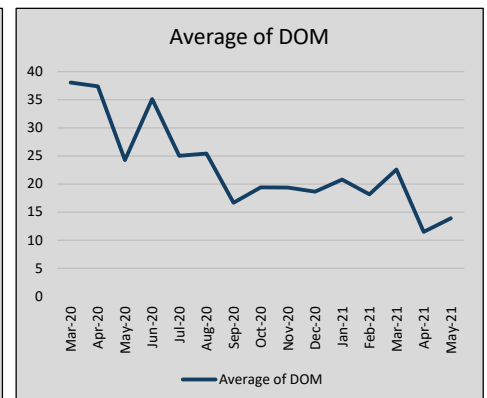
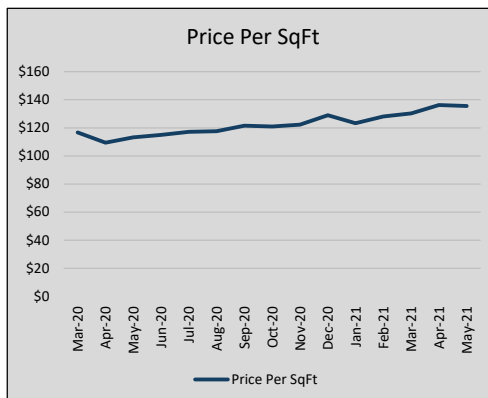
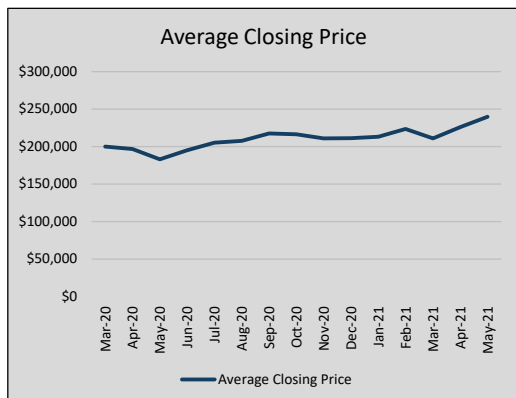
## MESQUITE

MLS Data for May 2021 (City of Mesquite)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	1	0.00	0	0	64	\$83,000	\$75,000	90.4%
\$100,000-199,999	6	31	0.19	6	23	8	\$171,423	\$178,861	104.3%
\$200,000-299,999	21	82	0.26	9	104	14	\$246,197	\$255,656	103.8%
\$300,000-399,999	8	7	1.14	3	6	34	\$332,914	\$321,429	96.5%
\$400,000-499,999	3	1	3.00	0	2	5	\$419,000	\$420,000	100.2%
\$500,000-599,999	5	0	-	0	2	-	-	-	-
\$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	43	122	0.35	18	137	14	\$232,251	\$239,783	103.2%
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory									
Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus									

15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$199,923		\$205,150	97.5%	\$117	123	38
Apr-20	\$196,651	(3,272)	\$200,091	98.3%	\$109	77	37
May-20	\$183,017	(13,634)	\$186,472	98.1%	\$113	107	24
Jun-20	\$195,147	12,130	\$197,640	98.7%	\$115	133	35
Jul-20	\$205,090	9,943	\$206,082	99.5%	\$117	149	25
Aug-20	\$207,598	2,507	\$209,546	99.1%	\$118	135	25
Sep-20	\$217,627	10,029	\$218,548	99.6%	\$121	132	17
Oct-20	\$216,370	(1,257)	\$216,926	99.7%	\$121	129	19
Nov-20	\$211,015	(5,355)	\$211,509	99.8%	\$122	132	19
Dec-20	\$211,316	301	\$211,382	100.0%	\$129	132	19
Jan-21	\$213,104	1,787	\$212,356	100.4%	\$123	107	21
Feb-21	\$223,574	10,471	\$223,526	100.0%	\$128	78	18
Mar-21	\$210,882	(12,692)	\$207,087	101.8%	\$130	112	23
Apr-21	\$226,017	15,135	\$220,234	102.6%	\$136	133	11
May-21	\$239,783	13,765	\$232,251	103.2%	\$136	122	14



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## MIDLOTHIAN

### MLS Data for May 2021 (City of Midlothian)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	1	0.00	0	0	49	\$89,999	\$85,000	94.4%
\$100,000-199,999	0	2	0.00	0	0	5	\$145,000	\$182,750	126.0%
\$200,000-299,999	2	10	0.20	0	22	4	\$266,190	\$281,331	105.7%
\$300,000-399,999	9	26	0.35	1	30	32	\$352,525	\$358,295	101.6%
\$400,000-499,999	8	20	0.40	0	19	22	\$450,874	\$458,801	101.8%
\$500,000-599,999	12	8	1.50	0	13	24	\$554,724	\$578,300	104.3%
\$600,000-699,999	4	1	4.00	0	4	5	\$628,900	\$575,000	91.4%
\$700,000-799,999	3	1	3.00	0	5	4	\$749,000	\$742,000	99.1%
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	1	2.00	0	0	9	\$945,000	\$900,000	95.2%
\$1,000,000 +	5	1	5.00	0	0	1	\$2,350,000	\$2,350,000	100.0%
Grand Total	46	71	0.65	1	93	22	\$427,264	\$435,900	102.0%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

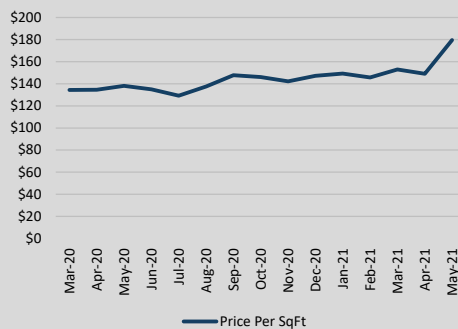
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$347,644		\$351,867	98.8%	\$134	76	65
Apr-20	\$344,893	(2,750)	\$348,681	98.9%	\$135	68	61
May-20	\$372,171	27,278	\$378,226	98.4%	\$138	56	61
Jun-20	\$345,992	(26,179)	\$350,242	98.8%	\$135	90	48
Jul-20	\$348,047	2,055	\$352,081	98.9%	\$129	104	51
Aug-20	\$364,235	16,188	\$367,796	99.0%	\$137	97	50
Sep-20	\$379,013	14,778	\$383,927	98.7%	\$148	84	42
Oct-20	\$368,707	(10,306)	\$372,305	99.0%	\$146	70	37
Nov-20	\$336,247	(32,460)	\$335,842	100.1%	\$142	59	24
Dec-20	\$346,147	9,900	\$346,529	99.9%	\$147	66	20
Jan-21	\$358,711	12,563	\$362,668	98.9%	\$149	46	45
Feb-21	\$356,808	(1,902)	\$355,895	100.3%	\$146	44	32
Mar-21	\$383,044	26,236	\$384,089	99.7%	\$153	54	18
Apr-21	\$375,229	(7,815)	\$374,155	100.3%	\$149	57	38
May-21	\$435,900	60,671	\$427,264	102.0%	\$180	71	22

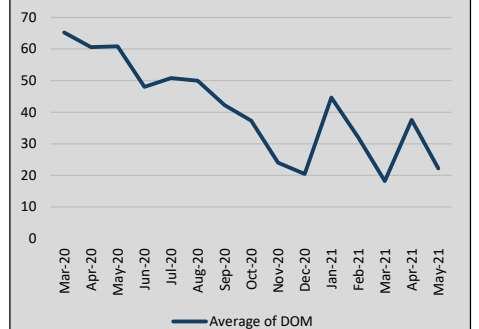
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## MURPHY

### MLS Data for May 2021 (City of Murphy)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	4	6	0.67	0	6	5	\$364,950	\$401,667	110.1%
\$400,000-499,999	4	9	0.44	0	6	8	\$455,578	\$491,889	108.0%
\$500,000-599,999	2	4	0.50	0	6	6	\$542,475	\$552,475	101.8%
\$600,000-699,999	0	1	0.00	0	0	4	\$669,000	\$700,000	104.6%
\$700,000-799,999	1	3	0.33	0	2	4	\$739,933	\$800,333	108.2%
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	12	23	0.52	0	20	6	\$493,417	\$528,170	107.0%

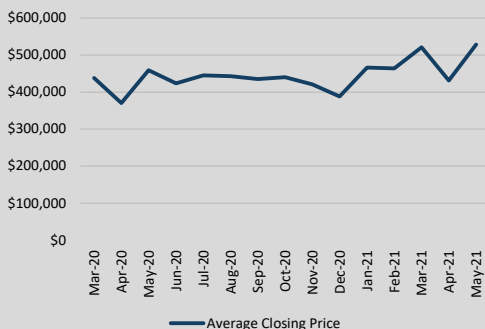
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

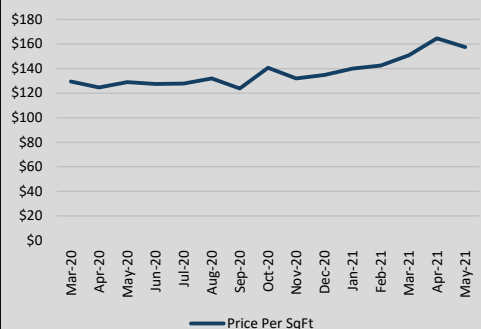
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$437,703		\$446,235	98.1%	\$130	29	32
Apr-20	\$370,376	(67,327)	\$373,759	99.1%	\$125	17	18
May-20	\$458,666	88,289	\$465,350	98.6%	\$129	19	20
Jun-20	\$423,575	(35,091)	\$426,431	99.3%	\$127	29	32
Jul-20	\$445,259	21,684	\$451,940	98.5%	\$128	35	30
Aug-20	\$442,771	(2,487)	\$447,860	98.9%	\$132	35	22
Sep-20	\$435,377	(7,395)	\$448,652	97.0%	\$124	30	30
Oct-20	\$440,267	4,890	\$443,070	99.4%	\$141	27	24
Nov-20	\$420,725	(19,542)	\$422,541	99.6%	\$132	22	23
Dec-20	\$388,347	(32,378)	\$389,214	99.8%	\$135	21	27
Jan-21	\$466,194	77,847	\$464,417	100.4%	\$140	18	30
Feb-21	\$464,125	(2,069)	\$467,117	99.4%	\$142	8	38
Mar-21	\$520,669	56,544	\$505,872	102.9%	\$151	18	11
Apr-21	\$431,218	(89,451)	\$404,518	106.6%	\$165	11	5
May-21	\$528,170	96,951	\$493,417	107.0%	\$158	23	6

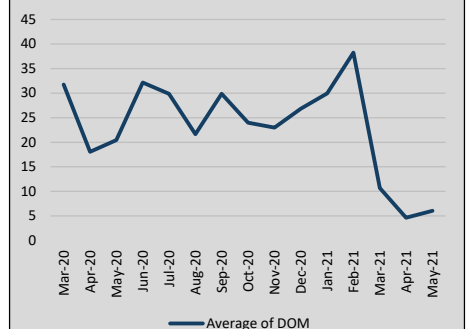
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## PARKER

### MLS Data for May 2021 (City of Parker)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average 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	1	0.00	0	0	34	\$545,000	\$590,000	108.3%
\$600,000-699,999	0	1	0.00	0	2	4	\$699,900	\$800,000	114.3%
\$700,000-799,999	1	3	0.33	0	1	5	\$756,502	\$812,435	107.4%
\$800,000-899,999	0	1	0.00	0	0	9	\$849,000	\$883,000	104.0%
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	2	4	0.50	2	4	67	\$1,573,725	\$1,597,475	101.5%
Grand Total	4	10	0.40	2	8	33	\$1,065,831	\$1,110,021	104.1%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$604,911		\$628,075	96.3%	\$158	6	45
Apr-20	\$879,929	275,018	\$901,063	97.7%	\$186	6	128
May-20	\$620,625	(259,304)	\$659,625	94.1%	\$154	4	117
Jun-20	\$794,875	174,250	\$816,793	97.3%	\$176	8	121
Jul-20	\$758,777	(36,098)	\$778,615	97.5%	\$166	13	91
Aug-20	\$672,550	(86,227)	\$690,213	97.4%	\$165	8	88
Sep-20	\$596,500	(76,050)	\$606,804	98.3%	\$159	8	61
Oct-20	\$848,222	251,722	\$876,691	96.8%	\$164	9	53
Nov-20	\$735,714	(112,508)	\$756,286	97.3%	\$170	7	61
Dec-20	\$1,114,681	378,967	\$1,130,624	98.6%	\$200	5	6
Jan-21	\$1,401,778	287,096	\$1,521,500	92.1%	\$223	2	141
Feb-21	\$787,500	(614,278)	\$774,950	101.6%	\$161	4	7
Mar-21	\$932,250	144,750	\$928,050	100.5%	\$194	8	78
Apr-21	\$977,429	45,179	\$960,271	101.8%	\$219	7	9
May-21	\$1,110,021	132,592	\$1,065,831	104.1%	\$274	10	33

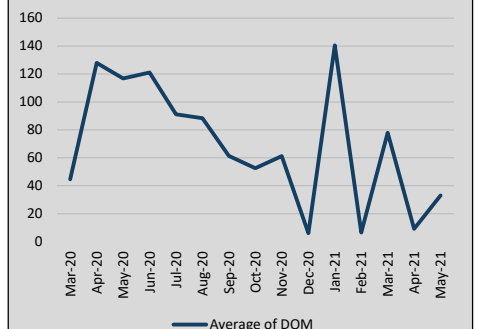
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

## PLANO

### MLS Data for May 2021 (City of Plano)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	6	0.33	1	3	20	\$160,917	\$173,567	107.9%
\$200,000-299,999	13	40	0.33	5	28	13	\$269,335	\$281,894	104.7%
\$300,000-399,999	54	112	0.48	9	89	11	\$355,563	\$375,994	105.7%
\$400,000-499,999	42	94	0.45	10	97	12	\$447,270	\$471,346	105.4%
\$500,000-599,999	24	46	0.52	10	61	10	\$551,490	\$590,829	107.1%
\$600,000-699,999	13	12	1.08	2	20	14	\$647,667	\$666,050	102.8%
\$700,000-799,999	6	5	1.20	0	9	12	\$768,180	\$801,300	104.3%
\$800,000-899,999	8	4	2.00	0	3	8	\$855,725	\$863,375	100.9%
\$900,000-1,000,000	3	3	1.00	0	9	7	\$958,333	\$956,667	99.8%
\$1,000,000 +	15	13	1.15	2	15	18	\$1,668,000	\$1,622,627	97.3%
Grand Total	180	335	0.54	39	334	12	\$473,339	\$493,522	104.3%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

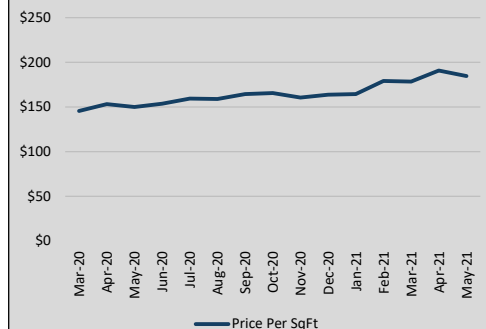
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$379,794		\$386,162	98.4%	\$146	249	43
Apr-20	\$392,643	12,849	\$400,587	98.0%	\$153	223	39
May-20	\$390,805	(1,838)	\$398,938	98.0%	\$150	229	37
Jun-20	\$414,555	23,750	\$421,640	98.3%	\$154	294	34
Jul-20	\$438,946	24,391	\$447,549	98.1%	\$159	377	36
Aug-20	\$437,767	(1,179)	\$444,775	98.4%	\$159	334	37
Sep-20	\$451,826	14,059	\$459,346	98.4%	\$164	324	33
Oct-20	\$457,490	5,665	\$466,850	98.0%	\$166	324	32
Nov-20	\$436,346	(21,144)	\$441,456	98.8%	\$161	258	28
Dec-20	\$451,007	14,661	\$456,185	98.9%	\$164	309	32
Jan-21	\$441,355	(9,652)	\$446,559	98.8%	\$165	211	36
Feb-21	\$484,753	43,398	\$486,475	99.6%	\$179	233	35
Mar-21	\$481,278	(3,474)	\$472,651	101.8%	\$179	267	24
Apr-21	\$518,599	37,320	\$498,693	104.0%	\$191	281	14
May-21	\$493,522	(25,077)	\$473,339	104.3%	\$185	335	12

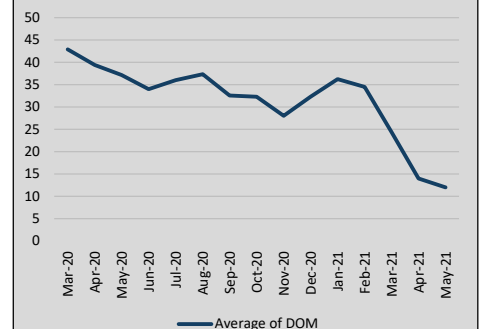
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## PRINCETON

MLS Data for May 2021 (City of Princeton)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	6	0.33	2	3	27	\$177,923	\$182,167	102.4%
\$200,000-299,999	10	43	0.23	2	35	24	\$268,244	\$277,531	103.5%
\$300,000-399,999	10	27	0.37	2	24	27	\$333,707	\$336,418	100.8%
\$400,000-499,999	4	1	4.00	3	11	124	\$445,000	\$457,078	102.7%
\$500,000-599,999	2	0	-	0	1	-	-	-	-
\$600,000-699,999	1	0	-	0	2	-	-	-	-
\$700,000-799,999	0	1	0.00	1	0	28	\$799,000	\$775,000	97.0%
\$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	31	78	0.40	10	76	27	\$293,027	\$299,259	102.1%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

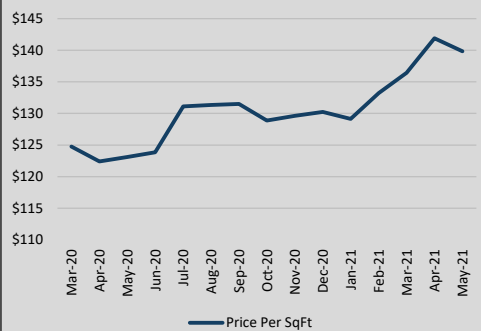
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$235,937		\$239,198	98.6%	\$125	43	53
Apr-20	\$262,509	26,571	\$265,812	98.8%	\$122	39	48
May-20	\$229,376	(33,133)	\$232,882	98.5%	\$123	44	47
Jun-20	\$254,490	25,115	\$256,654	99.2%	\$124	44	46
Jul-20	\$271,083	16,593	\$276,651	98.0%	\$131	61	48
Aug-20	\$274,986	3,903	\$279,155	98.5%	\$131	45	33
Sep-20	\$270,511	(4,475)	\$273,137	99.0%	\$132	39	21
Oct-20	\$251,916	(18,595)	\$254,524	99.0%	\$129	52	23
Nov-20	\$260,480	8,564	\$263,865	98.7%	\$130	59	30
Dec-20	\$271,612	11,132	\$274,334	99.0%	\$130	71	37
Jan-21	\$285,020	13,408	\$288,057	98.9%	\$129	44	22
Feb-21	\$281,312	(3,708)	\$282,915	99.4%	\$133	51	27
Mar-21	\$298,169	16,857	\$296,022	100.7%	\$136	76	17
Apr-21	\$303,187	5,018	\$297,495	101.9%	\$142	74	20
May-21	\$299,259	(3,928)	\$293,027	102.1%	\$140	78	27

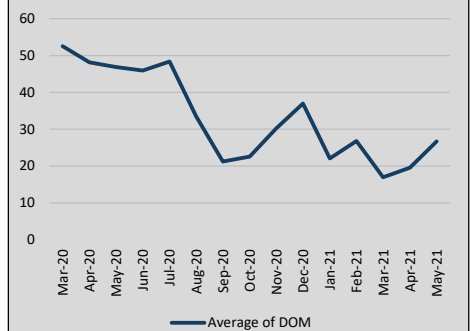
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## PROSPER

### MLS Data for May 2021 (City of Prosper)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	2	2	1.00	0	0	5	\$252,250	\$279,000	110.6%
\$300,000-399,999	2	12	0.17	1	9	21	\$365,449	\$387,543	106.0%
\$400,000-499,999	5	12	0.42	3	14	8	\$461,733	\$506,000	109.6%
\$500,000-599,999	5	20	0.25	1	13	10	\$547,866	\$575,894	105.1%
\$600,000-699,999	11	14	0.79	0	19	7	\$645,909	\$680,301	105.3%
\$700,000-799,999	2	12	0.17	0	15	6	\$752,058	\$812,145	108.0%
\$800,000-899,999	2	9	0.22	1	12	51	\$837,561	\$875,778	104.6%
\$900,000-1,000,000	4	3	1.33	0	10	4	\$916,633	\$989,157	107.9%
\$1,000,000 +	14	7	2.00	1	11	73	\$1,634,000	\$1,661,429	101.7%
Grand Total	47	91	0.52	7	103	19	\$672,323	\$709,317	105.5%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

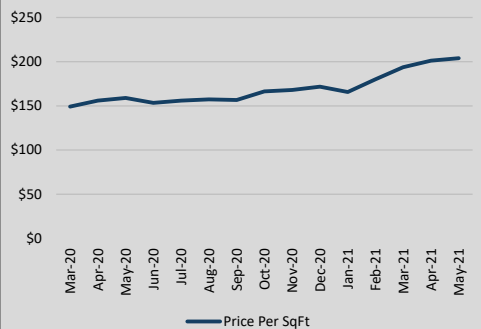
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$507,060		\$521,127	97.3%	\$149	82	96
Apr-20	\$560,366	53,306	\$578,613	96.8%	\$156	78	67
May-20	\$566,742	6,376	\$583,404	97.1%	\$159	78	79
Jun-20	\$525,446	(41,296)	\$540,039	97.3%	\$153	143	73
Jul-20	\$549,537	24,091	\$565,097	97.2%	\$156	147	65
Aug-20	\$570,523	20,986	\$581,476	98.1%	\$157	131	57
Sep-20	\$555,254	(15,269)	\$563,098	98.6%	\$157	120	48
Oct-20	\$578,573	23,319	\$588,817	98.3%	\$166	123	53
Nov-20	\$591,679	13,106	\$605,167	97.8%	\$168	87	49
Dec-20	\$602,113	10,434	\$614,114	98.0%	\$172	94	37
Jan-21	\$538,464	(63,648)	\$548,060	98.2%	\$166	40	44
Feb-21	\$683,786	145,322	\$684,018	100.0%	\$180	57	43
Mar-21	\$698,137	14,351	\$690,126	101.2%	\$194	76	23
Apr-21	\$702,734	4,597	\$671,022	104.7%	\$201	79	12
May-21	\$709,317	6,582	\$672,323	105.5%	\$204	91	19

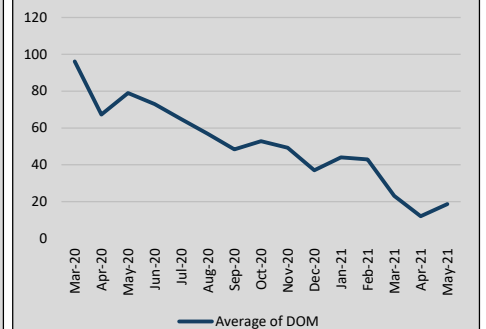
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title





# Fair Texas Title

## THE *Fair* REPORT PROVIDENCE VILLAGE

MLS Data for May 2021 (City of Providence Village)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	5	15	0.33	2	7	21	\$276,313	\$298,212	107.9%
\$300,000-399,999	3	5	0.60	0	6	12	\$324,880	\$326,600	100.5%
\$400,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-599,999	0	0	-	0	0	-	-	-	-
\$600,000-699,999	0	0	-	0	0	-	-	-	-
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	8	20	0.40	2	13	19	\$288,455	\$305,309	105.8%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

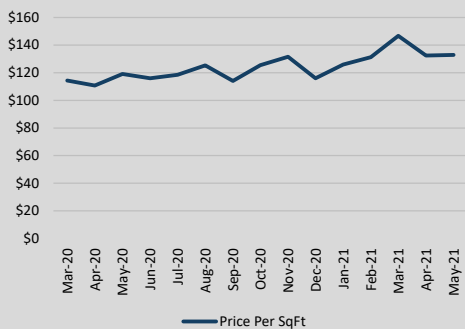
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$234,876		\$236,854	99.2%	\$114	18	63
Apr-20	\$241,724	6,848	\$241,633	100.0%	\$111	14	72
May-20	\$236,880	(4,845)	\$238,961	99.1%	\$119	18	31
Jun-20	\$247,096	10,216	\$244,648	101.0%	\$116	23	31
Jul-20	\$243,060	(4,036)	\$245,010	99.2%	\$119	20	27
Aug-20	\$241,082	(1,978)	\$243,259	99.1%	\$125	25	36
Sep-20	\$260,446	19,364	\$261,052	99.8%	\$114	15	18
Oct-20	\$251,157	(9,288)	\$252,152	99.6%	\$125	27	18
Nov-20	\$238,900	(12,257)	\$238,745	100.1%	\$132	11	12
Dec-20	\$263,362	24,462	\$260,900	100.9%	\$116	21	8
Jan-21	\$280,625	17,263	\$275,139	102.0%	\$126	7	15
Feb-21	\$273,183	(7,441)	\$270,945	100.8%	\$131	13	13
Mar-21	\$259,757	(13,427)	\$254,420	102.1%	\$147	11	19
Apr-21	\$293,986	34,229	\$283,263	103.8%	\$132	19	12
May-21	\$305,309	11,323	\$288,455	105.8%	\$133	20	19

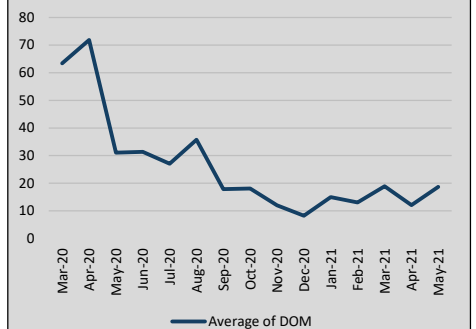
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

### RICHARDSON

#### MLS Data for May 2021 (City of Richardson)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	5	0.60	0	6	9	\$160,080	\$158,900	99.3%
\$200,000-299,999	8	21	0.38	1	21	8	\$275,871	\$293,353	106.3%
\$300,000-399,999	24	54	0.44	3	43	12	\$351,563	\$368,567	104.8%
\$400,000-499,999	22	20	1.10	3	25	22	\$447,015	\$452,080	101.1%
\$500,000-599,999	7	14	0.50	0	10	21	\$549,129	\$556,379	101.3%
\$600,000-699,999	6	4	1.50	0	7	11	\$656,000	\$691,250	105.4%
\$700,000-799,999	4	1	4.00	1	1	1	\$749,500	\$767,500	102.4%
\$800,000-899,999	1	0	-	0	1	-	-	-	-
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	3	0	-	3	1	-	-	-	-
Grand Total	79	119	0.66	11	116	14	\$383,023	\$396,814	103.6%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

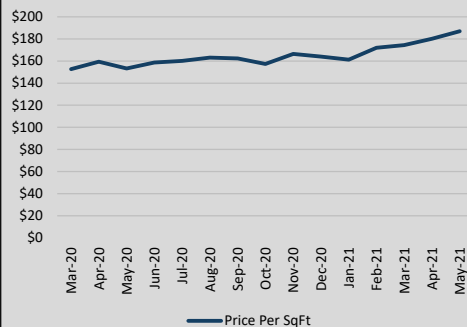
#### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$314,670		\$319,477	98.5%	\$153	120	35
Apr-20	\$346,974	32,304	\$352,357	98.5%	\$159	83	29
May-20	\$333,301	(13,673)	\$339,590	98.1%	\$153	84	34
Jun-20	\$340,323	7,022	\$345,986	98.4%	\$159	120	33
Jul-20	\$359,658	19,335	\$363,112	99.0%	\$160	155	23
Aug-20	\$358,796	(861)	\$365,828	98.1%	\$163	127	42
Sep-20	\$372,719	13,923	\$377,327	98.8%	\$162	132	28
Oct-20	\$352,109	(20,610)	\$356,298	98.8%	\$157	112	24
Nov-20	\$352,770	661	\$357,574	98.7%	\$167	113	34
Dec-20	\$346,513	(6,257)	\$351,279	98.6%	\$164	106	28
Jan-21	\$372,628	26,115	\$376,205	99.0%	\$161	66	36
Feb-21	\$393,987	21,359	\$398,292	98.9%	\$172	74	31
Mar-21	\$388,347	(5,641)	\$387,337	100.3%	\$174	115	29
Apr-21	\$395,955	7,609	\$386,195	102.5%	\$180	124	19
May-21	\$396,814	859	\$383,023	103.6%	\$187	119	14

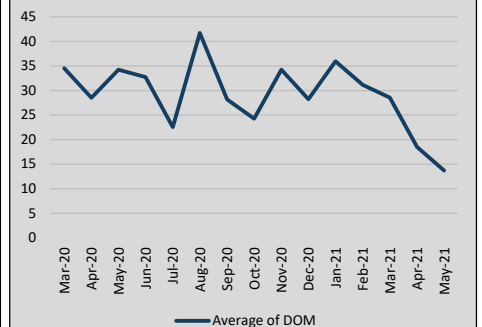
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

## ROCKWALL

### MLS Data for May 2021 (City of Rockwall)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	3	0.00	0	3	20	\$156,667	\$169,180	108.0%
\$200,000-299,999	10	16	0.63	1	15	11	\$270,449	\$273,712	101.2%
\$300,000-399,999	11	29	0.38	2	24	14	\$366,224	\$380,944	104.0%
\$400,000-499,999	16	23	0.70	2	19	22	\$446,920	\$460,589	103.1%
\$500,000-599,999	13	8	1.63	2	19	7	\$560,461	\$584,125	104.2%
\$600,000-699,999	3	4	0.75	0	11	3	\$625,623	\$656,248	104.9%
\$700,000-799,999	1	1	1.00	0	3	6	\$749,900	\$800,000	106.7%
\$800,000-899,999	3	1	3.00	0	1	38	\$809,000	\$769,000	95.1%
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	5	2	2.50	2	2	178	\$2,420,000	\$2,375,000	98.1%
Grand Total	64	87	0.74	9	97	19	\$449,217	\$461,435	102.7%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

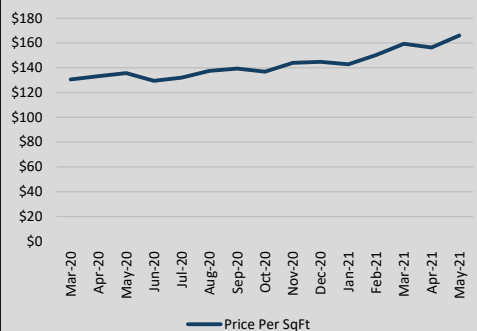
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$335,229		\$344,557	97.3%	\$131	65	79
Apr-20	\$358,121	22,893	\$366,796	97.6%	\$133	66	57
May-20	\$356,491	(1,631)	\$364,970	97.7%	\$136	94	61
Jun-20	\$358,482	1,992	\$366,714	97.8%	\$130	113	68
Jul-20	\$363,065	4,582	\$365,388	99.4%	\$132	160	58
Aug-20	\$371,824	8,759	\$378,853	98.1%	\$138	139	47
Sep-20	\$358,394	(13,430)	\$364,690	98.3%	\$139	103	47
Oct-20	\$380,907	22,513	\$387,104	98.4%	\$137	101	42
Nov-20	\$403,991	23,083	\$408,137	99.0%	\$144	86	37
Dec-20	\$382,020	(21,971)	\$387,549	98.6%	\$145	92	49
Jan-21	\$361,476	(20,543)	\$365,841	98.8%	\$143	61	31
Feb-21	\$434,513	73,036	\$443,636	97.9%	\$150	40	27
Mar-21	\$443,252	8,739	\$445,831	99.4%	\$159	96	32
Apr-21	\$406,655	(36,597)	\$399,366	101.8%	\$156	73	19
May-21	\$461,435	54,780	\$449,217	102.7%	\$166	87	19

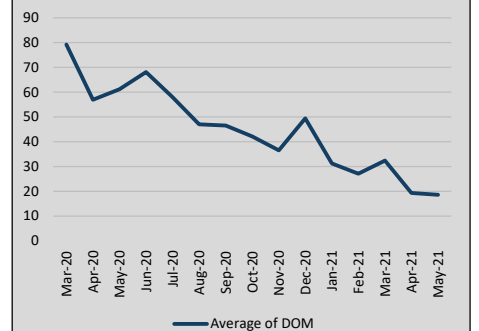
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## ROWLETT

### MLS Data for May 2021 (City of Rowlett)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	4	0.25	0	0	9	\$164,725	\$161,500	98.0%
\$200,000-299,999	11	39	0.28	0	18	14	\$266,700	\$276,557	103.7%
\$300,000-399,999	22	43	0.51	1	47	23	\$345,746	\$357,405	103.4%
\$400,000-499,999	15	2	7.50	3	20	34	\$467,900	\$469,498	100.3%
\$500,000-599,999	6	1	6.00	0	6	105	\$511,871	\$465,270	90.9%
\$600,000-699,999	2	3	0.67	0	0	11	\$622,967	\$619,797	99.5%
\$700,000-799,999	1	0	-	0	1	-	-	-	-
\$800,000-899,999	0	0	-	0	1	-	-	-	-
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	0	0	-	0	1	-	-	-	-
Grand Total	59	92	0.64	4	95	19	\$317,868	\$326,781	102.8%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

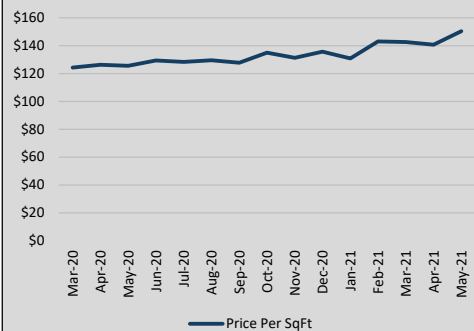
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$305,497		\$311,992	97.9%	\$124	90	52
Apr-20	\$288,049	(17,448)	\$293,203	98.2%	\$126	75	57
May-20	\$289,355	1,306	\$293,507	98.6%	\$126	67	41
Jun-20	\$291,549	2,194	\$295,218	98.8%	\$129	124	46
Jul-20	\$303,003	11,454	\$305,694	99.1%	\$128	126	45
Aug-20	\$293,827	(9,176)	\$296,809	99.0%	\$129	97	41
Sep-20	\$314,173	20,345	\$319,007	98.5%	\$128	102	47
Oct-20	\$313,015	(1,157)	\$312,925	100.0%	\$135	103	30
Nov-20	\$300,994	(12,021)	\$301,596	99.8%	\$131	88	27
Dec-20	\$311,816	10,822	\$313,871	99.3%	\$136	101	26
Jan-21	\$312,809	993	\$312,848	100.0%	\$131	65	28
Feb-21	\$340,211	27,402	\$338,093	100.6%	\$143	57	29
Mar-21	\$328,205	(12,005)	\$322,297	101.8%	\$143	67	13
Apr-21	\$329,964	1,759	\$324,437	101.7%	\$141	82	14
May-21	\$326,781	(3,184)	\$317,868	102.8%	\$150	92	19

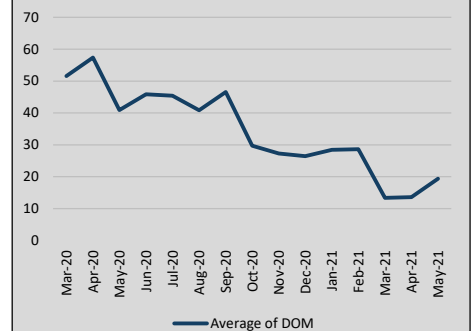
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

### ROYSE CITY

MLS Data for May 2021 (City of Royse City)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	3	0.67	1	1	9	\$180,000	\$188,333	104.6%
\$200,000-299,999	13	35	0.37	0	25	24	\$256,183	\$267,867	104.6%
\$300,000-399,999	39	34	1.15	2	28	53	\$338,265	\$341,404	100.9%
\$400,000-499,999	9	5	1.80	0	8	6	\$420,940	\$449,200	106.7%
\$500,000-599,999	4	3	1.33	1	6	3	\$526,667	\$523,667	99.4%
\$600,000-699,999	1	0	-	0	3	-	-	-	-
\$700,000-799,999	2	0	-	1	1	-	-	-	-
\$800,000-899,999	2	0	-	0	1	-	-	-	-
\$900,000-1,000,000	1	1	1.00	0	1	30	\$949,900	\$960,000	101.1%
\$1,000,000 +	2	0	-	1	0	-	-	-	-
Grand Total	75	81	0.93	6	74	34	\$316,568	\$325,001	102.7%

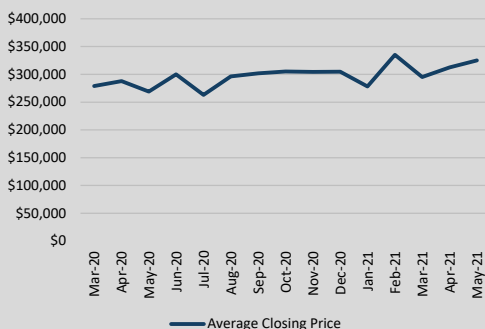
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

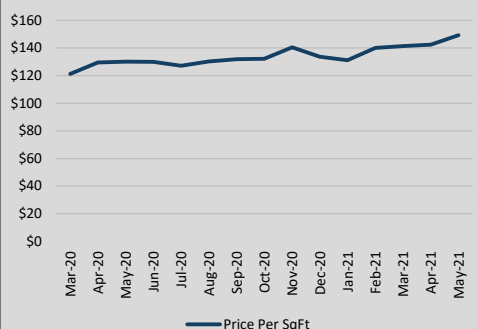
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$279,140		\$284,331	98.2%	\$121	53	81
Apr-20	\$288,005	8,865	\$293,488	98.1%	\$130	46	55
May-20	\$269,189	(18,816)	\$271,679	99.1%	\$130	57	60
Jun-20	\$300,044	30,856	\$303,595	98.8%	\$130	72	58
Jul-20	\$263,077	(36,968)	\$265,198	99.2%	\$127	71	47
Aug-20	\$296,155	33,078	\$302,100	98.0%	\$130	87	46
Sep-20	\$301,705	5,550	\$305,519	98.8%	\$132	74	36
Oct-20	\$305,222	3,517	\$307,923	99.1%	\$132	57	44
Nov-20	\$304,520	(702)	\$309,206	98.5%	\$140	61	36
Dec-20	\$304,816	297	\$308,250	98.9%	\$134	67	26
Jan-21	\$278,312	(26,505)	\$279,789	99.5%	\$131	44	32
Feb-21	\$335,187	56,876	\$337,052	99.4%	\$140	42	48
Mar-21	\$295,153	(40,034)	\$293,451	100.6%	\$141	58	50
Apr-21	\$312,393	17,240	\$311,076	100.4%	\$142	71	34
May-21	\$325,001	12,608	\$316,568	102.7%	\$149	81	34

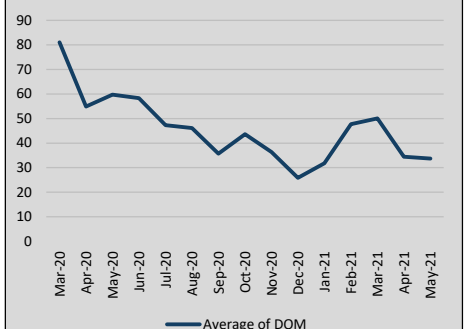
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

# SACHSE

### MLS Data for May 2021 (City of Sachse)

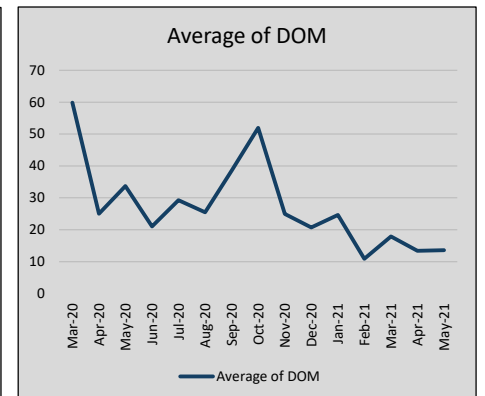
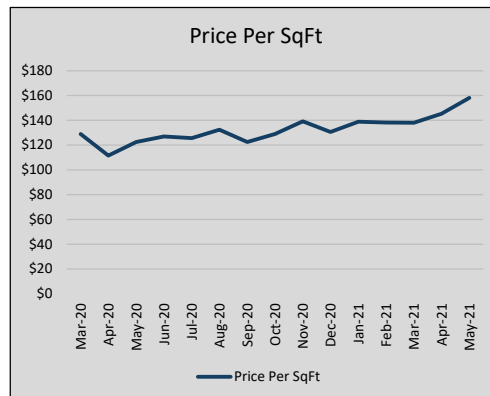
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	2	0.00	0	0	17	\$179,500	\$181,000	100.8%
\$200,000-299,999	1	7	0.14	0	8	7	\$267,631	\$283,000	105.7%
\$300,000-399,999	13	13	1.00	0	14	12	\$339,509	\$347,940	102.5%
\$400,000-499,999	7	10	0.70	3	15	14	\$434,076	\$439,467	101.2%
\$500,000-599,999	2	3	0.67	1	7	17	\$547,731	\$558,333	101.9%
\$600,000-699,999	0	1	0.00	0	0	69	\$695,000	\$684,000	98.4%
\$700,000-799,999	0	1	0.00	0	0	2	\$725,000	\$695,000	95.9%
\$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	23	37	0.62	4	44	14	\$379,729	\$386,889	101.9%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$347,043		\$356,835	97.3%	\$129	28	60
Apr-20	\$313,529	(33,513)	\$319,204	98.2%	\$112	29	25
May-20	\$313,825	295	\$318,591	98.5%	\$122	33	34
Jun-20	\$301,926	(11,899)	\$302,503	99.8%	\$127	37	21
Jul-20	\$348,750	46,824	\$352,375	99.0%	\$126	37	29
Aug-20	\$317,124	(31,626)	\$318,827	99.5%	\$132	30	25
Sep-20	\$371,361	54,237	\$376,314	98.7%	\$122	36	39
Oct-20	\$355,117	(16,244)	\$362,607	97.9%	\$129	39	52
Nov-20	\$340,031	(15,087)	\$341,621	99.5%	\$139	30	25
Dec-20	\$313,727	(26,303)	\$314,018	99.9%	\$131	33	21
Jan-21	\$361,699	47,972	\$364,790	99.2%	\$139	20	25
Feb-21	\$351,810	(9,889)	\$346,494	101.5%	\$138	24	11
Mar-21	\$364,186	12,376	\$354,294	102.8%	\$138	32	18
Apr-21	\$401,390	37,204	\$386,864	103.8%	\$145	30	13
May-21	\$386,889	(14,501)	\$379,729	101.9%	\$158	37	14



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

# SANGER

### MLS Data for May 2021 (City of Sanger)

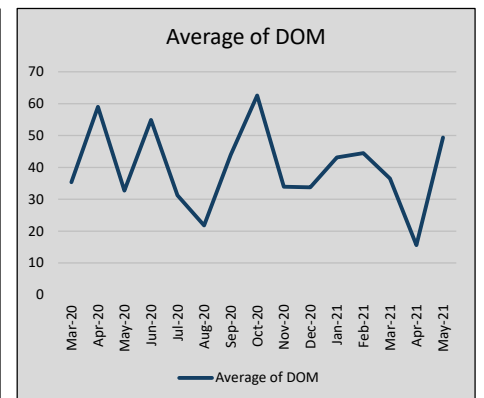
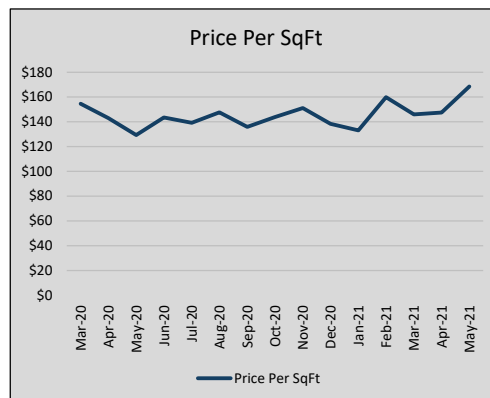
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	3	0.00	1	2	4	\$161,600	\$165,667	102.5%
\$200,000-299,999	6	16	0.38	0	11	20	\$251,808	\$254,024	100.9%
\$300,000-399,999	8	4	2.00	0	6	29	\$369,725	\$377,175	102.0%
\$400,000-499,999	1	2	0.50	0	2	12	\$454,000	\$455,500	100.3%
\$500,000-599,999	1	0	-	0	1	-	-	-	-
\$600,000-699,999	3	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	1	0.00	0	0	815	\$1,100,000	\$825,000	75.0%
Grand Total	20	26	0.77	1	22	49	\$307,716	\$300,234	97.6%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$298,486		\$301,565	99.0%	\$155	37	35
Apr-20	\$273,913	(24,573)	\$276,312	99.1%	\$143	34	59
May-20	\$216,684	(57,228)	\$222,210	97.5%	\$129	19	33
Jun-20	\$282,287	65,602	\$284,527	99.2%	\$144	45	55
Jul-20	\$275,893	(6,393)	\$277,254	99.5%	\$139	37	31
Aug-20	\$281,684	5,791	\$285,071	98.8%	\$148	31	22
Sep-20	\$286,903	5,219	\$297,757	96.4%	\$136	37	44
Oct-20	\$303,048	16,146	\$306,363	98.9%	\$144	37	63
Nov-20	\$285,006	(18,043)	\$294,367	96.8%	\$151	29	34
Dec-20	\$277,878	(7,128)	\$279,691	99.4%	\$138	46	34
Jan-21	\$274,418	(3,459)	\$275,916	99.5%	\$133	18	43
Feb-21	\$353,000	78,582	\$357,007	98.9%	\$160	27	44
Mar-21	\$279,086	(73,914)	\$288,983	96.6%	\$146	33	36
Apr-21	\$301,586	22,500	\$298,025	101.2%	\$148	34	16
May-21	\$300,234	(1,352)	\$307,716	97.6%	\$169	26	49



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

## SAVANNAH

### MLS Data for May 2021 (City of Savannah)

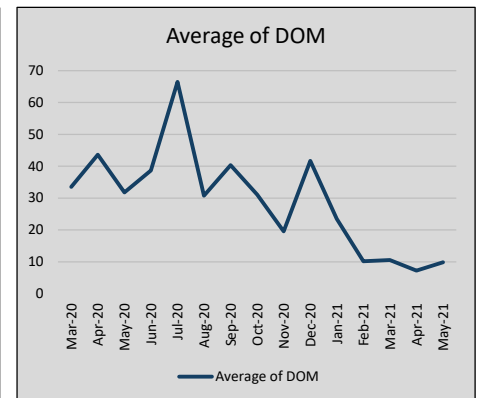
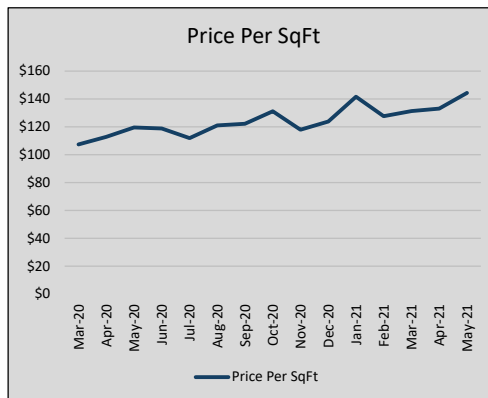
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	5	0.20	1	9	4	\$260,980	\$280,600	107.5%
\$300,000-399,999	3	10	0.30	0	10	7	\$324,974	\$338,600	104.2%
\$400,000-499,999	2	2	1.00	1	0	10	\$437,500	\$465,000	106.3%
\$500,000-599,999	0	2	0.00	0	0	40	\$537,950	\$521,500	96.9%
\$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	6	19	0.32	2	19	10	\$342,397	\$355,895	103.9%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$249,855		\$253,035	98.7%	\$107	17	34
Apr-20	\$259,679	9,824	\$260,092	99.8%	\$113	14	44
May-20	\$261,429	1,750	\$265,736	98.4%	\$120	14	32
Jun-20	\$290,099	28,671	\$294,105	98.6%	\$119	25	39
Jul-20	\$300,770	10,671	\$303,699	99.0%	\$112	33	66
Aug-20	\$273,233	(27,537)	\$272,155	100.4%	\$121	21	31
Sep-20	\$285,068	11,835	\$287,874	99.0%	\$122	18	40
Oct-20	\$302,830	17,762	\$303,655	99.7%	\$131	22	31
Nov-20	\$315,714	12,884	\$318,700	99.1%	\$118	7	20
Dec-20	\$294,917	(20,798)	\$298,311	98.9%	\$124	18	42
Jan-21	\$286,592	(8,325)	\$285,592	100.4%	\$142	12	24
Feb-21	\$312,138	25,547	\$307,654	101.5%	\$128	13	10
Mar-21	\$320,885	8,746	\$311,131	103.1%	\$131	16	11
Apr-21	\$377,494	56,609	\$367,770	102.6%	\$133	17	7
May-21	\$355,895	(21,599)	\$342,397	103.9%	\$144	19	10



Fair Texas Title





# Fair Texas Title

## THE *Fair* REPORT

## SHERMAN

### MLS Data for May 2021 (City of Sherman)

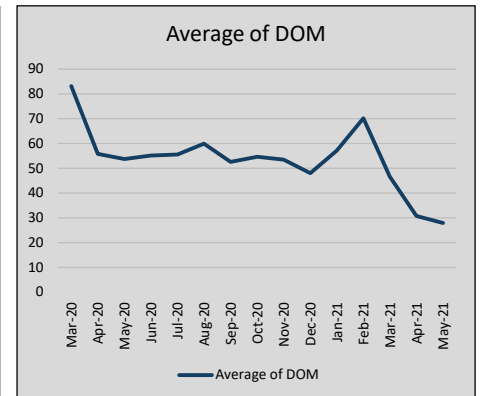
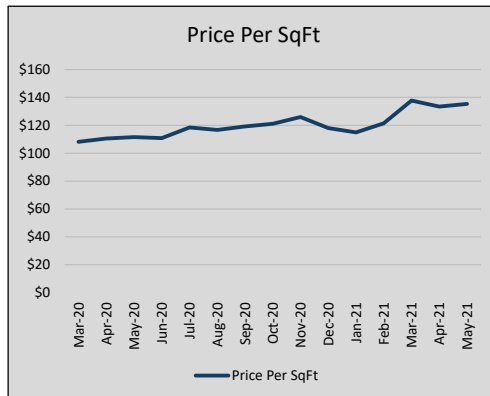
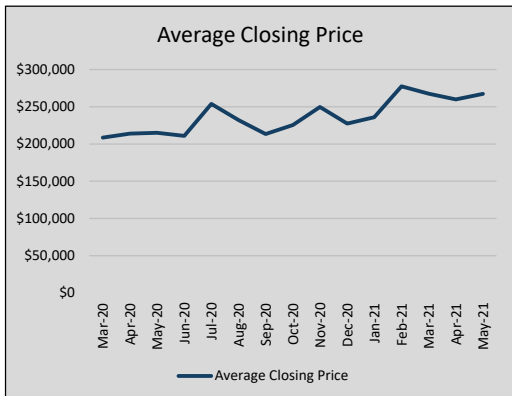
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	1	0.00	0	1	75	\$90,000	\$115,000	127.8%
\$100,000-199,999	9	23	0.39	4	23	9	\$153,574	\$155,420	101.2%
\$200,000-299,999	11	19	0.58	2	26	28	\$251,874	\$253,367	100.6%
\$300,000-399,999	2	13	0.15	0	8	14	\$335,885	\$338,090	100.7%
\$400,000-499,999	4	2	2.00	1	4	133	\$452,200	\$447,200	98.9%
\$500,000-599,999	1	3	0.33	0	3	101	\$546,633	\$550,000	100.6%
\$600,000-699,999	1	0	-	0	2	-	-	-	-
\$700,000-799,999	1	0	-	0	2	-	-	-	-
\$800,000-899,999	3	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	1	-	-	-	-
\$1,000,000 +	2	1	2.00	0	0	172	\$1,175,000	\$1,125,000	95.7%
Grand Total	34	62	0.55	7	70	28	\$266,026	\$267,229	100.5%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$208,583		\$214,675	97.2%	\$108	52	83
Apr-20	\$213,923	5,340	\$218,114	98.1%	\$111	41	56
May-20	\$215,146	1,223	\$223,113	96.4%	\$112	49	54
Jun-20	\$211,034	(4,112)	\$215,258	98.0%	\$111	72	55
Jul-20	\$253,708	42,675	\$262,103	96.8%	\$118	71	56
Aug-20	\$232,060	(21,648)	\$235,305	98.6%	\$117	61	60
Sep-20	\$213,474	(18,586)	\$218,174	97.8%	\$119	71	53
Oct-20	\$225,407	11,932	\$226,836	99.4%	\$121	82	55
Nov-20	\$249,724	24,317	\$254,563	98.1%	\$126	51	53
Dec-20	\$227,551	(22,173)	\$232,420	97.9%	\$118	65	48
Jan-21	\$235,905	8,354	\$241,758	97.6%	\$115	60	57
Feb-21	\$277,458	41,553	\$288,352	96.2%	\$121	53	70
Mar-21	\$267,545	(9,913)	\$255,887	104.6%	\$138	55	47
Apr-21	\$259,982	(7,564)	\$261,166	99.5%	\$133	68	31
May-21	\$267,229	7,247	\$266,026	100.5%	\$135	62	28



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## SOUTHLAKE

### MLS Data for May 2021 (City of Southlake)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average 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	1	0	-	0	0	-	-	-	-
\$400,000-499,999	0	1	0.00	0	1	88	\$439,000	\$428,000	97.5%
\$500,000-599,999	0	5	0.00	1	0	4	\$576,780	\$590,000	102.3%
\$600,000-699,999	1	4	0.25	0	3	8	\$661,225	\$705,750	106.7%
\$700,000-799,999	0	10	0.00	0	7	9	\$764,000	\$816,206	106.8%
\$800,000-899,999	5	7	0.71	1	5	5	\$859,683	\$883,143	102.7%
\$900,000-1,000,000	1	5	0.20	0	10	14	\$950,600	\$1,008,800	106.1%
\$1,000,000 +	32	29	1.10	2	28	16	\$1,555,662	\$1,572,517	101.1%
Grand Total	41	61	0.67	4	54	13	\$1,139,226	\$1,167,083	102.4%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

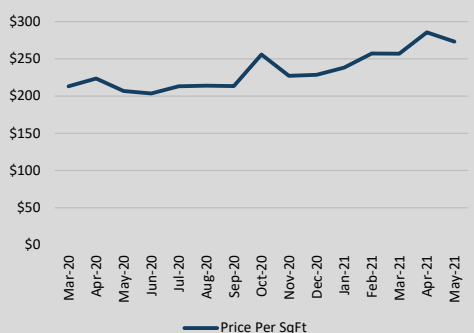
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$928,636		\$970,287	95.7%	\$213	47	55
Apr-20	\$905,638	(22,998)	\$920,449	98.4%	\$224	40	37
May-20	\$910,590	4,952	\$933,044	97.6%	\$207	34	60
Jun-20	\$863,719	(46,871)	\$885,271	97.6%	\$204	63	41
Jul-20	\$919,805	56,086	\$941,081	97.7%	\$213	75	36
Aug-20	\$931,788	11,983	\$946,806	98.4%	\$214	64	33
Sep-20	\$959,083	27,296	\$988,962	97.0%	\$213	45	52
Oct-20	\$1,138,782	179,698	\$1,184,293	96.2%	\$256	42	54
Nov-20	\$930,224	(208,557)	\$951,360	97.8%	\$227	41	77
Dec-20	\$1,056,005	125,781	\$1,076,619	98.1%	\$229	46	65
Jan-21	\$1,020,878	(35,128)	\$1,040,511	98.1%	\$238	26	43
Feb-21	\$1,248,659	227,782	\$1,271,106	98.2%	\$257	29	41
Mar-21	\$1,257,967	9,308	\$1,260,719	99.8%	\$257	39	38
Apr-21	\$1,222,835	(35,132)	\$1,192,894	102.5%	\$286	56	27
May-21	\$1,167,083	(55,752)	\$1,139,226	102.4%	\$273	61	13

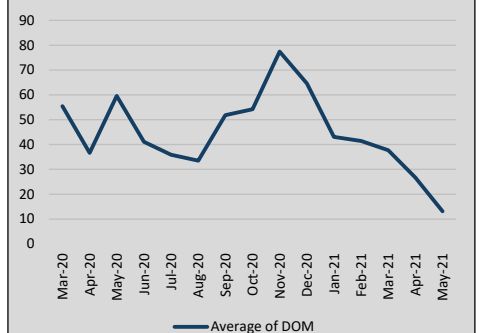
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## TERRELL

### MLS Data for May 2021 (City of Terrell)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	1	0.00	0	2	9	\$95,000	\$120,000	126.3%
\$100,000-199,999	6	10	0.60	1	6	11	\$177,390	\$182,800	103.0%
\$200,000-299,999	12	14	0.86	0	20	12	\$233,062	\$240,358	103.1%
\$300,000-399,999	9	2	4.50	2	6	6	\$337,450	\$325,000	96.3%
\$400,000-499,999	0	2	0.00	1	3	6	\$454,500	\$455,000	100.1%
\$500,000-599,999	3	0	-	0	1	-	-	-	-
\$600,000-699,999	0	2	0.00	0	0	14	\$629,950	\$614,950	97.6%
\$700,000-799,999	0	1	0.00	0	1	7	\$749,998	\$750,000	100.0%
\$800,000-899,999	0	0	-	1	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	4	0	-	0	0	-	-	-	-
Grand Total	35	32	1.09	5	39	11	\$272,674	\$276,654	101.5%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

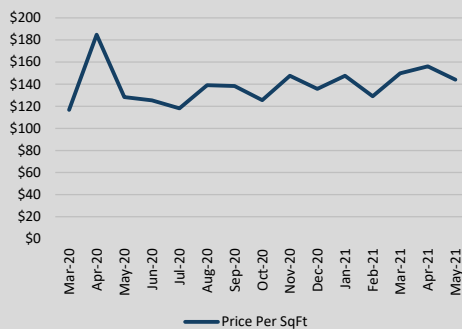
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$224,300		\$229,785	97.6%	\$117	34	57
Apr-20	\$353,856	129,556	\$377,395	93.8%	\$185	26	85
May-20	\$227,970	(125,885)	\$241,119	94.5%	\$128	22	49
Jun-20	\$240,573	12,603	\$249,201	96.5%	\$125	40	72
Jul-20	\$227,872	(12,701)	\$232,518	98.0%	\$118	34	58
Aug-20	\$298,074	70,202	\$298,315	99.9%	\$139	45	44
Sep-20	\$290,927	(7,148)	\$300,217	96.9%	\$138	38	36
Oct-20	\$218,233	(72,694)	\$220,114	99.1%	\$125	52	25
Nov-20	\$327,502	109,269	\$329,687	99.3%	\$148	32	34
Dec-20	\$245,920	(81,582)	\$251,186	97.9%	\$136	43	58
Jan-21	\$265,766	19,846	\$270,407	98.3%	\$148	28	35
Feb-21	\$254,738	(11,028)	\$260,410	97.8%	\$129	20	34
Mar-21	\$302,878	48,141	\$307,194	98.6%	\$150	40	27
Apr-21	\$275,722	(27,156)	\$276,582	99.7%	\$156	32	27
May-21	\$276,654	931	\$272,674	101.5%	\$144	32	11

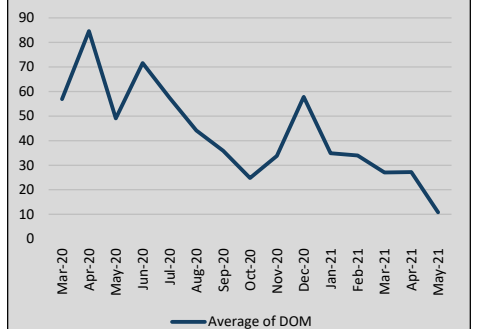
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## THE COLONY

### MLS Data for May 2021 (City of The Colony)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	2	0.00	1	0	7	\$188,750	\$197,431	104.6%
\$200,000-299,999	1	29	0.03	1	14	6	\$265,557	\$278,293	104.8%
\$300,000-399,999	7	22	0.32	0	17	8	\$345,282	\$361,655	104.7%
\$400,000-499,999	10	10	1.00	0	7	11	\$443,421	\$454,131	102.4%
\$500,000-599,999	5	7	0.71	0	7	9	\$567,919	\$605,419	106.6%
\$600,000-699,999	6	6	1.00	0	3	3	\$659,750	\$707,375	107.2%
\$700,000-799,999	1	0	-	0	1	-	-	-	-
\$800,000-899,999	1	0	-	1	2	-	-	-	-
\$900,000-1,000,000	1	1	1.00	0	0	-	\$935,000	\$943,000	100.9%
\$1,000,000 +	2	0	-	1	0	-	-	-	-
Grand Total	34	77	0.44	4	51	7	\$376,337	\$394,653	104.9%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

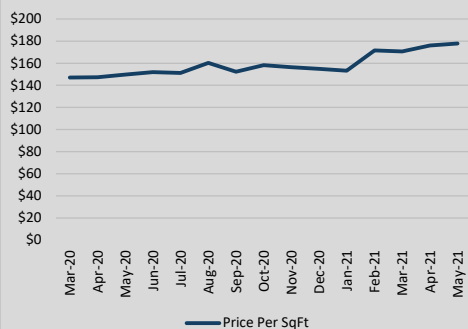
### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$339,859		\$345,167	98.5%	\$147	60	49
Apr-20	\$322,126	(17,733)	\$327,208	98.4%	\$147	38	33
May-20	\$342,821	20,695	\$347,985	98.5%	\$150	48	36
Jun-20	\$366,688	23,867	\$375,358	97.7%	\$152	69	43
Jul-20	\$357,918	(8,770)	\$365,225	98.0%	\$151	92	28
Aug-20	\$362,277	4,360	\$367,385	98.6%	\$160	62	28
Sep-20	\$333,059	(29,218)	\$334,754	99.5%	\$152	74	24
Oct-20	\$381,084	48,025	\$384,119	99.2%	\$158	70	24
Nov-20	\$345,605	(35,479)	\$348,045	99.3%	\$156	62	22
Dec-20	\$345,219	(386)	\$346,332	99.7%	\$155	66	33
Jan-21	\$323,475	(21,744)	\$324,041	99.8%	\$153	44	17
Feb-21	\$419,458	95,983	\$417,475	100.5%	\$172	41	24
Mar-21	\$430,008	10,550	\$424,114	101.4%	\$171	62	18
Apr-21	\$395,024	(34,984)	\$381,066	103.7%	\$176	53	7
May-21	\$394,653	(371)	\$376,337	104.9%	\$178	77	7

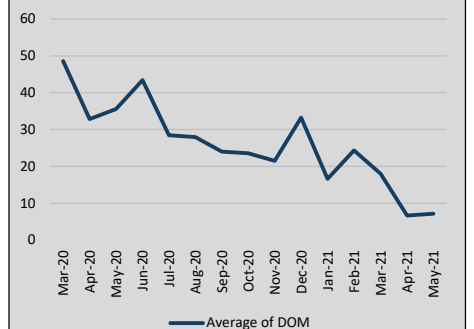
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

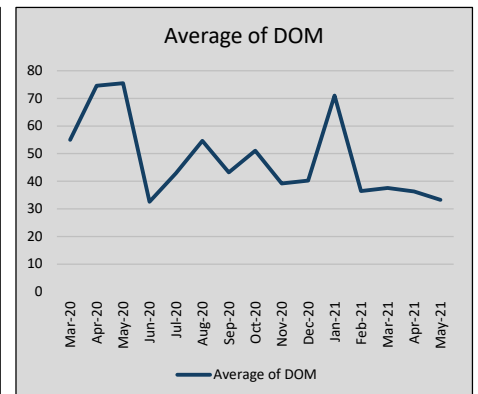
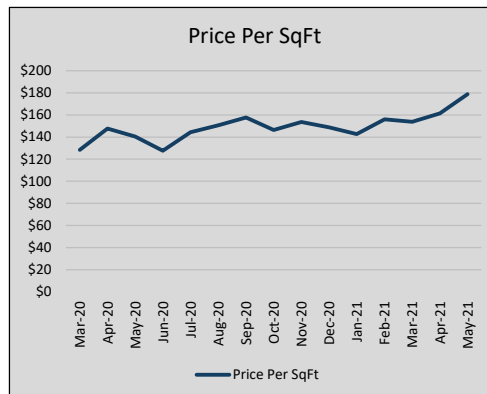
## VAN ALSTYNE

### MLS Data for May 2021 (City of Van Alstyne)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	1	2.00	0	0	1	\$129,900	\$137,000	105.5%
\$200,000-299,999	1	1	1.00	4	6	26	\$270,000	\$259,000	95.9%
\$300,000-399,999	2	10	0.20	0	12	23	\$344,230	\$354,816	103.1%
\$400,000-499,999	8	3	2.67	2	4	18	\$443,083	\$450,750	101.7%
\$500,000-599,999	8	0	-	0	2	-	-	-	-
\$600,000-699,999	6	2	3.00	0	0	127	\$663,250	\$638,750	96.3%
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	3	0	-	0	1	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	4	0	-	0	0	-	-	-	-
Grand Total	34	17	2.00	6	25	33	\$382,232	\$386,700	101.2%
Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory									
Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus									

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$276,492		\$282,267	98.0%	\$128	18	55
Apr-20	\$309,790	33,299	\$320,431	96.7%	\$148	12	75
May-20	\$337,329	27,539	\$343,750	98.1%	\$140	16	76
Jun-20	\$278,619	(58,710)	\$282,056	98.8%	\$128	19	33
Jul-20	\$293,134	14,515	\$296,734	98.8%	\$144	25	43
Aug-20	\$363,373	70,238	\$368,659	98.6%	\$151	23	55
Sep-20	\$364,759	1,387	\$375,921	97.0%	\$158	23	43
Oct-20	\$368,914	4,155	\$374,532	98.5%	\$146	22	51
Nov-20	\$380,635	11,721	\$392,021	97.1%	\$154	17	39
Dec-20	\$319,882	(60,752)	\$322,589	99.2%	\$149	18	40
Jan-21	\$380,712	60,829	\$379,726	100.3%	\$143	13	71
Feb-21	\$412,724	32,012	\$412,862	100.0%	\$156	17	36
Mar-21	\$374,521	(38,203)	\$379,597	98.7%	\$154	24	38
Apr-21	\$391,778	17,257	\$392,106	99.9%	\$161	22	36
May-21	\$386,700	(5,077)	\$382,232	101.2%	\$179	17	33



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

### WEATHERFORD

#### MLS Data for May 2021 (City of Weatherford)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	2	0.00	1	0	35	\$82,250	\$79,500	96.7%
\$100,000-199,999	3	12	0.25	1	11	35	\$161,675	\$159,992	99.0%
\$200,000-299,999	14	30	0.47	0	41	9	\$270,256	\$277,530	102.7%
\$300,000-399,999	35	43	0.81	5	37	25	\$351,781	\$353,728	100.6%
\$400,000-499,999	11	27	0.41	1	27	46	\$451,689	\$460,734	102.0%
\$500,000-599,999	7	10	0.70	0	8	32	\$563,060	\$561,840	99.8%
\$600,000-699,999	8	4	2.00	0	9	4	\$623,725	\$636,875	102.1%
\$700,000-799,999	5	2	2.50	0	4	55	\$762,500	\$732,500	96.1%
\$800,000-899,999	2	2	1.00	0	1	7	\$862,000	\$862,000	100.0%
\$900,000-1,000,000	1	1	1.00	1	2	4	\$998,000	\$998,000	100.0%
\$1,000,000 +	17	2	8.50	0	5	257	\$1,281,000	\$1,281,000	100.0%
Grand Total	103	135	0.76	9	145	30	\$388,659	\$392,369	101.0%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

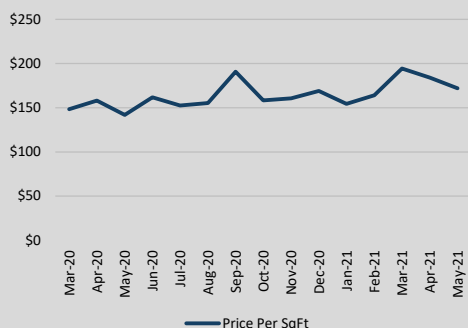
#### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$320,767		\$317,775	100.9%	\$148	90	76
Apr-20	\$344,557	23,791	\$351,560	98.0%	\$158	97	57
May-20	\$288,684	(55,873)	\$293,885	98.2%	\$142	100	50
Jun-20	\$345,713	57,029	\$354,512	97.5%	\$162	130	65
Jul-20	\$338,799	(6,914)	\$346,527	97.8%	\$153	154	71
Aug-20	\$337,050	(1,749)	\$343,743	98.1%	\$155	152	56
Sep-20	\$430,089	93,040	\$449,482	95.7%	\$191	132	61
Oct-20	\$349,928	(80,161)	\$354,398	98.7%	\$158	151	54
Nov-20	\$363,775	13,847	\$373,797	97.3%	\$161	115	53
Dec-20	\$361,313	(2,462)	\$365,573	98.8%	\$169	148	47
Jan-21	\$323,431	(37,882)	\$327,242	98.8%	\$154	98	50
Feb-21	\$365,872	42,442	\$373,618	97.9%	\$164	88	56
Mar-21	\$433,122	67,249	\$444,781	97.4%	\$194	126	48
Apr-21	\$414,382	(18,740)	\$418,254	99.1%	\$184	121	43
May-21	\$392,369	(22,013)	\$388,659	101.0%	\$172	135	30

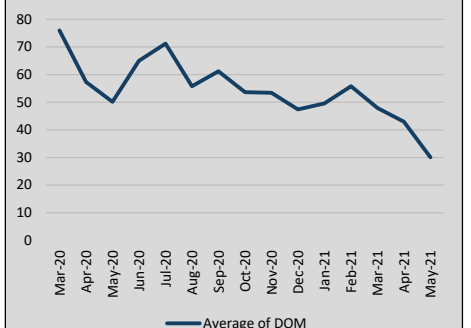
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE *Fair* REPORT

## WILLOW PARK

MLS Data for May 2021 (City of Willow Park)

List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average 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	2	0.00	0	1	6	\$287,500	\$305,000	106.1%
\$300,000-399,999	3	7	0.43	0	7	19	\$381,086	\$388,143	101.9%
\$400,000-499,999	3	1	3.00	1	1	27	\$450,000	\$435,500	96.8%
\$500,000-599,999	0	0	-	0	1	-	-	-	-
\$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	6	10	0.60	1	10	17	\$369,260	\$376,250	101.9%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

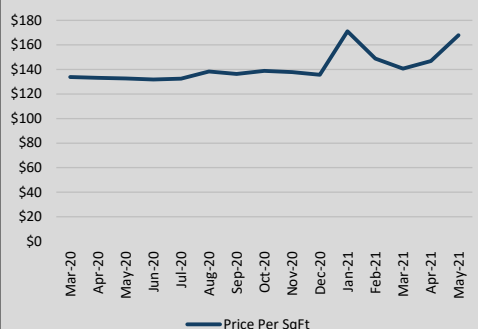
15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$309,190		\$314,459	98.3%	\$134	10	59
Apr-20	\$313,783	4,593	\$318,160	98.6%	\$133	9	55
May-20	\$290,000	(23,783)	\$293,049	99.0%	\$133	8	49
Jun-20	\$296,900	6,900	\$304,855	97.4%	\$132	11	26
Jul-20	\$317,731	20,831	\$326,650	97.3%	\$132	26	28
Aug-20	\$300,171	(17,559)	\$301,335	99.6%	\$138	14	62
Sep-20	\$324,399	24,228	\$327,074	99.2%	\$136	16	47
Oct-20	\$334,591	10,191	\$337,655	99.1%	\$139	17	73
Nov-20	\$330,326	(4,265)	\$332,356	99.4%	\$138	8	41
Dec-20	\$301,200	(29,126)	\$305,217	98.7%	\$136	12	33
Jan-21	\$394,300	93,100	\$390,780	100.9%	\$171	5	26
Feb-21	\$318,240	(76,060)	\$318,260	100.0%	\$149	10	25
Mar-21	\$359,167	40,927	\$355,800	100.9%	\$141	6	9
Apr-21	\$309,350	(49,817)	\$303,850	101.8%	\$147	8	10
May-21	\$376,250	66,900	\$369,260	101.9%	\$168	10	17

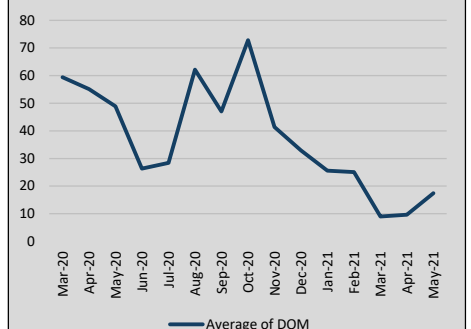
Average Closing Price



Price Per SqFt



Average of DOM



Fair Texas Title



# Fair Texas Title

## THE Fair REPORT

## WYLIE

### MLS Data for May 2021 (City of Wylie)

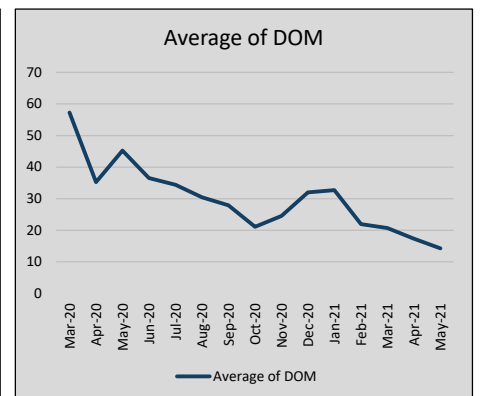
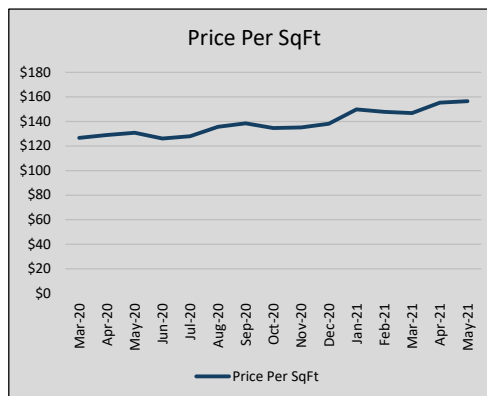
List Price	Supply (Active)	Demand (Closed)	Months Inventory (Sellers to Buyers Ratio)	Failures (Exp, WD, Can)	Under Contract	Average Days on Market	Average List Price	Average Close Price	Average Close \$\$ to List \$\$ Ratio
\$000,000-99,999	0	1	0.00	0	0	12	\$93,000	\$95,865	103.1%
\$100,000-199,999	0	2	0.00	0	1	19	\$174,950	\$175,000	100.0%
\$200,000-299,999	6	24	0.25	1	31	19	\$258,275	\$268,461	103.9%
\$300,000-399,999	24	38	0.63	0	45	10	\$347,413	\$370,837	106.7%
\$400,000-499,999	12	11	1.09	1	24	17	\$456,595	\$466,003	102.1%
\$500,000-599,999	11	4	2.75	1	14	24	\$543,395	\$537,520	98.9%
\$600,000-699,999	0	4	0.00	0	3	12	\$629,837	\$642,654	102.0%
\$700,000-799,999	2	0	-	0	2	-	-	-	-
\$800,000-899,999	1	0	-	1	0	-	-	-	-
\$900,000-1,000,000	3	0	-	0	0	-	-	-	-
\$1,000,000 +	1	0	-	0	0	-	-	-	-
Grand Total	60	84	0.71	4	120	14	\$351,889	\$366,993	104.3%

Months Inventory (Sellers to Buyers Ratio) = A number less than 4 indicates a position of strength for SELLERS due to limited inventory

Months Inventory (Sellers to Buyers Ratio) = A number greater than 6 indicates a position of strength for BUYERS due to inventory surplus

### 15-Month Trends

Month	Average Closing Price	Change	Average List Price	Average Close \$\$ to List \$\$ Ratio	Price Per SqFt	Total Closings	Average of DOM
Mar-20	\$316,967		\$320,288	99.0%	\$127	77	57
Apr-20	\$315,087	(1,881)	\$319,498	98.6%	\$129	74	35
May-20	\$315,456	369	\$321,349	98.2%	\$131	85	45
Jun-20	\$319,480	4,024	\$326,367	97.9%	\$126	126	37
Jul-20	\$322,485	3,005	\$327,825	98.4%	\$128	136	34
Aug-20	\$352,730	30,245	\$358,199	98.5%	\$136	92	30
Sep-20	\$322,393	(30,337)	\$324,110	99.5%	\$139	108	28
Oct-20	\$333,434	11,041	\$337,328	98.8%	\$135	106	21
Nov-20	\$324,748	(8,686)	\$325,113	99.9%	\$135	91	25
Dec-20	\$338,046	13,298	\$340,993	99.1%	\$138	93	32
Jan-21	\$337,009	(1,037)	\$340,124	99.1%	\$150	58	33
Feb-21	\$336,372	(637)	\$332,491	101.2%	\$148	55	22
Mar-21	\$338,182	1,810	\$331,346	102.1%	\$147	78	21
Apr-21	\$372,078	33,897	\$358,857	103.7%	\$155	99	17
May-21	\$366,993	(5,085)	\$351,889	104.3%	\$157	84	14



Fair Texas Title