



THE FAIR REPORT

NORTH TEXAS

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

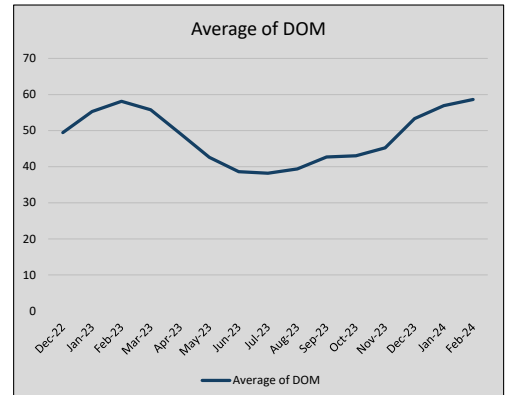
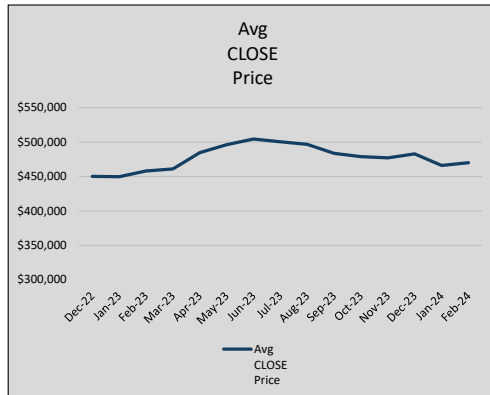
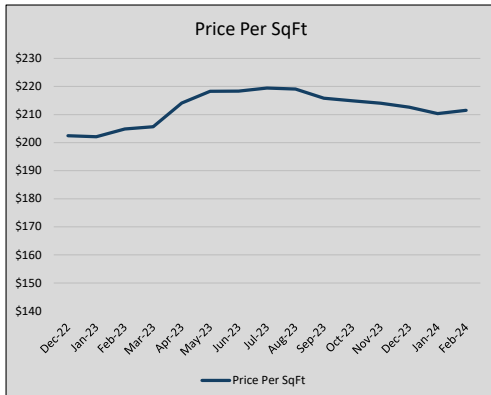
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	119	47	2.53	34	36	54	\$77,646	\$72,573	93.5%
\$100,000-199,999	949	312	3.04	138	320	46	\$166,947	\$159,809	95.7%
\$200,000-299,999	3249	1293	2.51	448	1498	50	\$263,009	\$257,388	97.9%
\$300,000-399,999	4852	1896	2.56	586	2162	53	\$351,231	\$345,065	98.2%
\$400,000-499,999	3474	1186	2.93	365	1372	65	\$449,128	\$441,063	98.2%
\$500,000-599,999	2493	742	3.36	267	803	71	\$550,903	\$539,979	98.0%
\$600,000-699,999	1738	435	4.00	208	543	70	\$648,631	\$635,876	98.0%
\$700,000-799,999	1006	263	3.83	113	342	69	\$753,718	\$734,957	97.5%
\$800,000-899,999	610	165	3.70	75	195	53	\$851,824	\$840,349	98.7%
\$900,000-1,000,000	464	86	5.40	48	158	63	\$958,308	\$919,900	96.0%
\$1,000,000 +	1998	315	6.34	247	471	67	\$1,705,709	\$1,641,524	96.2%
Grand Total	20952	6740	3.11	2529	7900	59	\$481,279	\$470,153	97.7%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$450,253		\$463,823	97.1%	\$202	7072	49
Jan-23	\$449,662	(591)	\$463,563	97.0%	\$202	4940	55
Feb-23	\$458,025	8,364	\$470,241	97.4%	\$205	7007	58
Mar-23	\$461,050	3,025	\$470,377	98.0%	\$206	8902	56
Apr-23	\$484,680	23,629	\$491,688	98.6%	\$214	8225	49
May-23	\$496,106	11,426	\$502,608	98.7%	\$218	9802	43
Jun-23	\$504,454	8,348	\$510,804	98.8%	\$218	9507	39
Jul-23	\$500,390	(4,063)	\$507,350	98.6%	\$219	8334	38
Aug-23	\$496,788	(3,602)	\$507,068	98.0%	\$219	8835	39
Sep-23	\$483,698	(13,090)	\$494,412	97.8%	\$216	7341	43
Oct-23	\$478,822	(4,876)	\$489,327	97.9%	\$215	6800	43
Nov-23	\$477,011	(1,811)	\$489,170	97.5%	\$214	6108	45
Dec-23	\$482,800	5,789	\$496,988	97.1%	\$213	6431	53
Jan-24	\$466,119	(16,681)	\$479,436	97.2%	\$210	5378	57
Feb-24	\$470,153	4,034	\$481,279	97.7%	\$212	6740	59





THE FAIR REPORT

COLLIN COUNTY

MLS Data for February 2024 (COLLIN COUNTY)

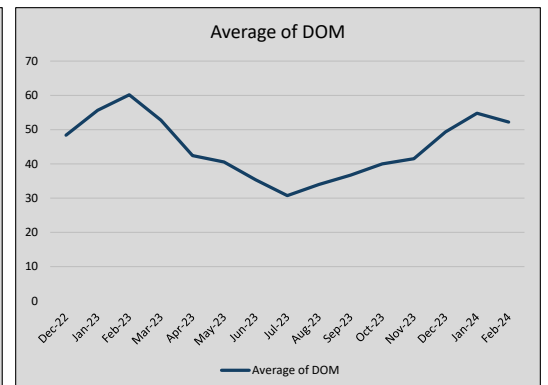
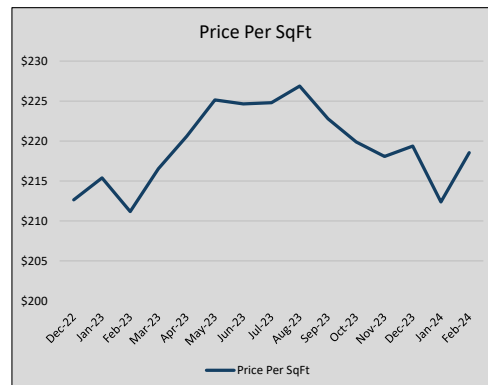
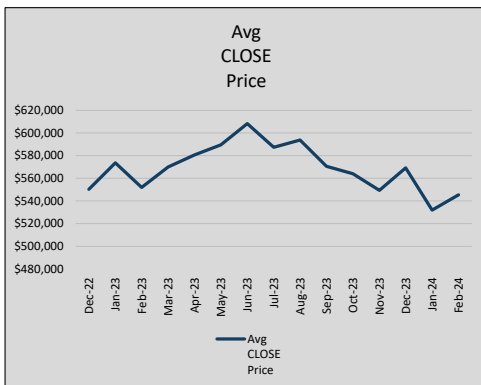
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	13	9	1.44	1	4	28	\$175,977	\$172,877	98.2%
\$200,000-299,999	118	84	1.40	10	58	40	\$270,047	\$264,333	97.9%
\$300,000-399,999	492	246	2.00	39	237	49	\$360,629	\$353,537	98.0%
\$400,000-499,999	553	245	2.26	65	286	52	\$450,541	\$443,015	98.3%
\$500,000-599,999	398	196	2.03	41	190	57	\$549,317	\$541,188	98.5%
\$600,000-699,999	353	136	2.60	44	133	55	\$648,320	\$636,955	98.2%
\$700,000-799,999	218	76	2.87	23	113	52	\$752,211	\$742,865	98.8%
\$800,000-899,999	123	53	2.32	11	49	48	\$848,745	\$833,956	98.3%
\$900,000-1,000,000	87	23	3.78	14	42	59	\$953,400	\$928,929	97.4%
\$1,000,000 +	276	56	4.93	33	99	69	\$1,479,489	\$1,411,035	95.4%
Grand Total	2631	1124	2.34	282	1211	52	\$557,059	\$545,381	97.9%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$550,313		\$566,361	97.2%	\$213	1084	48
Jan-23	\$573,712	23,399	\$592,799	96.8%	\$215	772	56
Feb-23	\$551,954	(21,758)	\$566,249	97.5%	\$211	1148	60
Mar-23	\$569,928	17,974	\$581,035	98.1%	\$217	1419	53
Apr-23	\$580,692	10,764	\$587,801	98.8%	\$221	1282	42
May-23	\$589,486	8,794	\$596,147	98.9%	\$225	1569	41
Jun-23	\$608,280	18,794	\$613,703	99.1%	\$225	1525	35
Jul-23	\$587,336	(20,943)	\$593,568	99.0%	\$225	1373	31
Aug-23	\$593,748	6,412	\$604,757	98.2%	\$227	1399	34
Sep-23	\$570,603	(23,145)	\$583,059	97.9%	\$223	1155	37
Oct-23	\$563,965	(6,638)	\$574,955	98.1%	\$220	1134	40
Nov-23	\$549,435	(14,530)	\$562,636	97.7%	\$218	989	42
Dec-23	\$569,270	19,836	\$587,537	96.9%	\$219	1094	49
Jan-24	\$531,942	(37,328)	\$546,807	97.3%	\$212	905	55
Feb-24	\$545,381	13,438	\$557,059	97.9%	\$219	1124	52





THE FAIR REPORT

COOKE COUNTY

MLS Data for February 2024 (COOKE COUNTY)

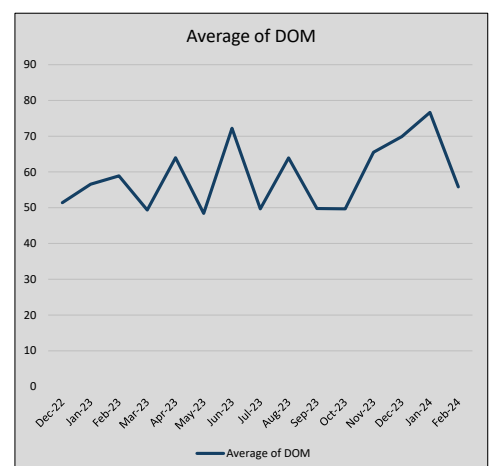
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	1	0	-	-	-	-
\$100,000-199,999	7	8	0.88	0	7	50	\$156,550	\$150,188	95.9%
\$200,000-299,999	35	11	3.18	4	12	53	\$259,218	\$254,545	98.2%
\$300,000-399,999	67	7	9.57	2	15	79	\$359,456	\$348,756	97.0%
\$400,000-499,999	23	6	3.83	1	5	55	\$446,667	\$413,750	92.6%
\$500,000-599,999	25	1	25.00	0	7	51	\$545,000	\$530,000	97.2%
\$600,000-699,999	16	2	8.00	2	5	48	\$647,500	\$643,750	99.4%
\$700,000-799,999	7	1	7.00	1	2	6	\$799,000	\$799,000	100.0%
\$800,000-899,999	5	0	-	1	1	-	-	-	-
\$900,000-1,000,000	9	0	-	2	1	-	-	-	-
\$1,000,000 +	43	2	21.50	2	4	52	\$1,240,000	\$1,195,000	96.4%
Grand Total	238	38	6.26	16	59	56	\$379,447	\$366,626	96.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$403,739		\$426,749	94.6%	\$228	23	51
Jan-23	\$360,011	(43,728)	\$368,300	97.7%	\$189	23	57
Feb-23	\$404,657	44,646	\$421,448	96.0%	\$231	27	59
Mar-23	\$383,902	(20,755)	\$404,712	94.9%	\$210	45	49
Apr-23	\$461,759	77,856	\$477,854	96.6%	\$220	34	64
May-23	\$389,359	(72,399)	\$406,037	95.9%	\$192	57	48
Jun-23	\$409,176	19,817	\$427,955	95.6%	\$219	48	72
Jul-23	\$389,115	(20,061)	\$391,424	99.4%	\$199	34	50
Aug-23	\$400,586	11,472	\$421,223	95.1%	\$222	51	64
Sep-23	\$421,439	20,853	\$448,422	94.0%	\$227	38	50
Oct-23	\$303,957	(117,482)	\$315,432	96.4%	\$169	37	50
Nov-23	\$345,183	41,226	\$362,131	95.3%	\$192	40	66
Dec-23	\$375,374	30,191	\$378,330	99.2%	\$204	33	70
Jan-24	\$326,477	(48,897)	\$340,276	95.9%	\$188	26	77
Feb-24	\$366,626	40,149	\$379,447	96.6%	\$195	38	56





THE FAIR REPORT

DALLAS COUNTY

MLS Data for February 2024 (DALLAS COUNTY)

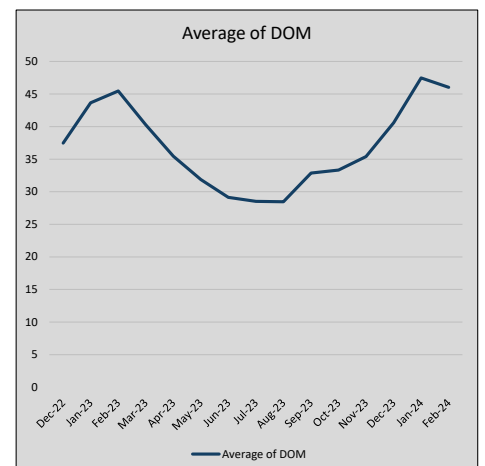
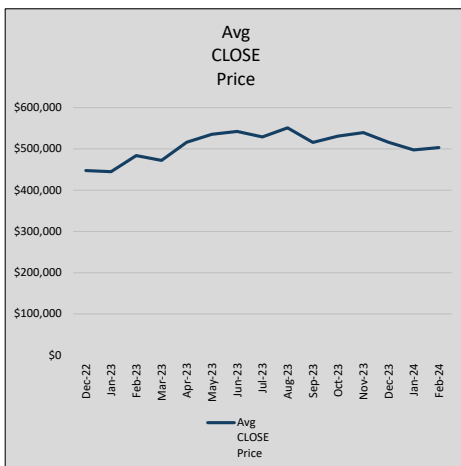
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	39	15	2.60	7	13	49	\$86,339	\$87,162	101.0%
\$100,000-199,999	299	95	3.15	49	99	40	\$164,662	\$156,944	95.3%
\$200,000-299,999	836	360	2.32	137	436	46	\$259,532	\$255,121	98.3%
\$300,000-399,999	859	355	2.42	119	421	43	\$348,384	\$341,472	98.0%
\$400,000-499,999	527	215	2.45	66	209	52	\$453,356	\$444,826	98.1%
\$500,000-599,999	380	120	3.17	60	128	49	\$550,150	\$540,408	98.2%
\$600,000-699,999	259	79	3.28	48	95	37	\$646,503	\$638,317	98.7%
\$700,000-799,999	131	56	2.34	26	65	56	\$755,661	\$741,004	98.1%
\$800,000-899,999	96	42	2.29	14	33	32	\$852,445	\$848,286	99.5%
\$900,000-1,000,000	80	23	3.48	10	34	48	\$948,913	\$909,402	95.8%
\$1,000,000 +	556	109	5.10	86	165	51	\$1,895,292	\$1,846,901	97.4%
Grand Total	4062	1469	2.77	622	1698	46	\$514,051	\$503,438	97.9%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$447,613		\$458,826	97.6%	\$228	1477	37
Jan-23	\$444,881	(2,732)	\$456,632	97.4%	\$227	1080	44
Feb-23	\$483,908	39,028	\$495,169	97.7%	\$245	1473	45
Mar-23	\$472,103	(11,806)	\$479,986	98.4%	\$237	1877	40
Apr-23	\$516,032	43,930	\$520,718	99.1%	\$254	1830	35
May-23	\$535,383	19,351	\$539,926	99.2%	\$259	2233	32
Jun-23	\$542,268	6,885	\$549,267	98.7%	\$258	2057	29
Jul-23	\$528,971	(13,298)	\$534,384	99.0%	\$260	1827	29
Aug-23	\$551,105	22,134	\$563,871	97.7%	\$264	1803	28
Sep-23	\$515,654	(35,450)	\$524,501	98.3%	\$253	1586	33
Oct-23	\$531,218	15,563	\$541,984	98.0%	\$259	1552	33
Nov-23	\$539,517	8,299	\$552,978	97.6%	\$259	1358	35
Dec-23	\$516,321	(23,197)	\$529,297	97.5%	\$249	1359	41
Jan-24	\$497,791	(18,529)	\$511,036	97.4%	\$249	1232	47
Feb-24	\$503,438	5,646	\$514,051	97.9%	\$250	1469	46





THE FAIR REPORT

DENTON COUNTY

MLS Data for February 2024 (DENTON COUNTY)

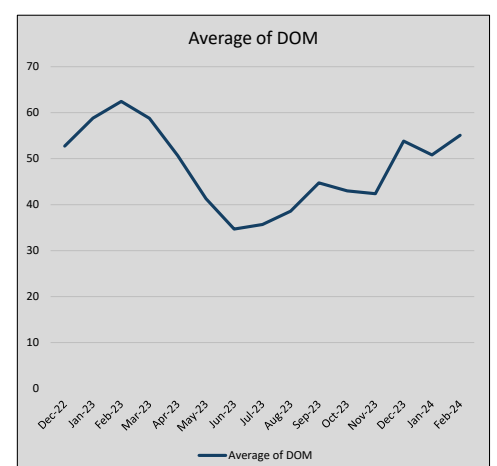
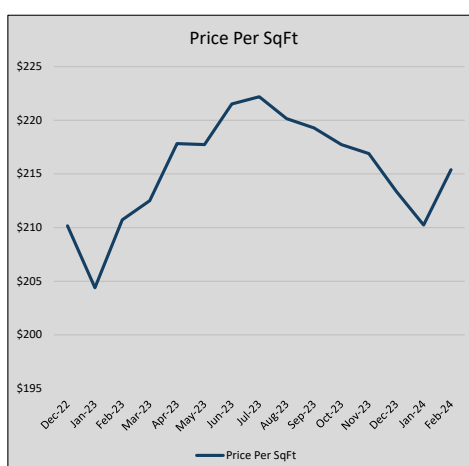
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	5	0	-	-	-	-
\$100,000-199,999	14	5	2.80	1	3	54	\$183,800	\$174,000	94.7%
\$200,000-299,999	78	67	1.16	11	60	35	\$272,856	\$268,579	98.4%
\$300,000-399,999	465	302	1.54	44	323	43	\$353,873	\$347,798	98.3%
\$400,000-499,999	520	238	2.18	50	259	59	\$446,235	\$439,119	98.4%
\$500,000-599,999	400	166	2.41	48	148	68	\$551,825	\$538,030	97.5%
\$600,000-699,999	254	68	3.74	29	115	71	\$643,881	\$628,880	97.7%
\$700,000-799,999	173	55	3.15	13	71	60	\$762,087	\$736,409	96.6%
\$800,000-899,999	125	28	4.46	15	41	54	\$857,300	\$849,138	99.0%
\$900,000-1,000,000	100	12	8.33	6	41	32	\$965,476	\$916,526	94.9%
\$1,000,000 +	320	65	4.92	45	86	68	\$1,584,125	\$1,516,298	95.7%
Grand Total	2450	1006	2.44	267	1147	55	\$544,865	\$531,136	97.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$524,633		\$543,029	96.6%	\$210	1087	53
Jan-23	\$501,196	(23,437)	\$517,111	96.9%	\$204	723	59
Feb-23	\$513,410	12,214	\$527,941	97.2%	\$211	1127	62
Mar-23	\$528,827	15,417	\$539,411	98.0%	\$213	1393	59
Apr-23	\$559,881	31,054	\$569,308	98.3%	\$218	1210	51
May-23	\$547,784	(12,097)	\$552,373	99.2%	\$218	1444	41
Jun-23	\$569,959	22,175	\$575,250	99.1%	\$222	1477	35
Jul-23	\$570,674	715	\$578,115	98.7%	\$222	1262	36
Aug-23	\$554,816	(15,858)	\$565,072	98.2%	\$220	1335	39
Sep-23	\$550,612	(4,204)	\$564,057	97.6%	\$219	1182	45
Oct-23	\$538,331	(12,281)	\$548,626	98.1%	\$218	977	43
Nov-23	\$522,282	(16,049)	\$534,977	97.6%	\$217	921	42
Dec-23	\$548,992	26,710	\$567,573	96.7%	\$213	921	54
Jan-24	\$525,153	(23,839)	\$540,899	97.1%	\$210	788	51
Feb-24	\$531,136	5,983	\$544,865	97.5%	\$215	1006	55





THE FAIR REPORT

ELLIS COUNTY

MLS Data for February 2024 (ELLIS COUNTY)

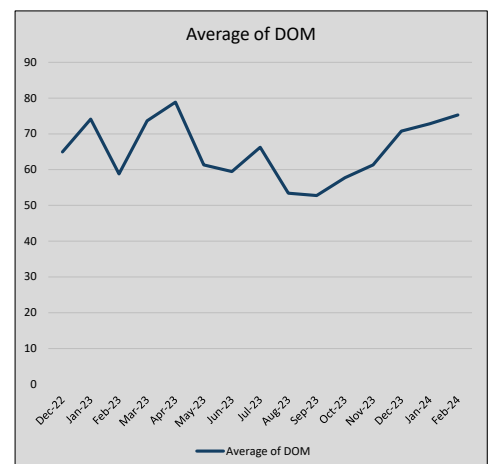
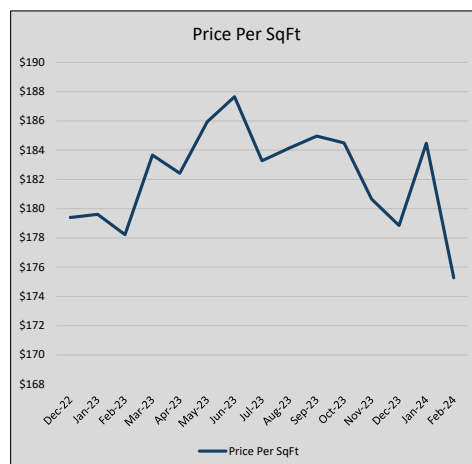
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	0	-	0	0	-	-	-	-
\$100,000-199,999	21	8	2.63	6	6	34	\$167,087	\$155,162	92.9%
\$200,000-299,999	73	38	1.92	7	42	57	\$263,349	\$256,721	97.5%
\$300,000-399,999	194	77	2.52	30	83	48	\$348,011	\$340,608	97.9%
\$400,000-499,999	235	49	4.80	19	68	87	\$453,549	\$445,234	98.2%
\$500,000-599,999	207	34	6.09	13	46	114	\$540,968	\$526,746	97.4%
\$600,000-699,999	131	19	6.89	8	22	131	\$648,411	\$632,259	97.5%
\$700,000-799,999	64	5	12.80	9	9	117	\$744,005	\$694,145	93.3%
\$800,000-899,999	23	1	23.00	4	3	42	\$849,900	\$815,000	95.9%
\$900,000-1,000,000	12	0	-	0	4	-	-	-	-
\$1,000,000 +	31	2	15.50	4	4	68	\$1,457,495	\$1,332,495	91.4%
Grand Total	993	233	4.26	100	287	75	\$423,014	\$411,644	97.3%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$413,581		\$425,609	97.2%	\$179	246	65
Jan-23	\$413,110	(472)	\$423,910	97.5%	\$180	155	74
Feb-23	\$388,506	(24,603)	\$398,920	97.4%	\$178	225	59
Mar-23	\$430,273	41,767	\$437,979	98.2%	\$184	295	74
Apr-23	\$421,157	(9,116)	\$429,068	98.2%	\$182	288	79
May-23	\$438,605	17,448	\$444,625	98.6%	\$186	312	61
Jun-23	\$439,855	1,249	\$446,810	98.4%	\$188	316	59
Jul-23	\$435,488	(4,367)	\$442,091	98.5%	\$183	271	66
Aug-23	\$424,967	(10,520)	\$430,510	98.7%	\$184	300	53
Sep-23	\$451,208	26,241	\$460,999	97.9%	\$185	245	53
Oct-23	\$420,802	(30,406)	\$432,704	97.2%	\$184	217	58
Nov-23	\$418,647	(2,155)	\$427,605	97.9%	\$181	231	61
Dec-23	\$418,927	281	\$428,204	97.8%	\$179	244	71
Jan-24	\$421,032	2,105	\$431,457	97.6%	\$184	191	73
Feb-24	\$411,644	(9,389)	\$423,014	97.3%	\$175	233	75





THE FAIR REPORT

FANNIN COUNTY

MLS Data for February 2024 (FANNIN COUNTY)

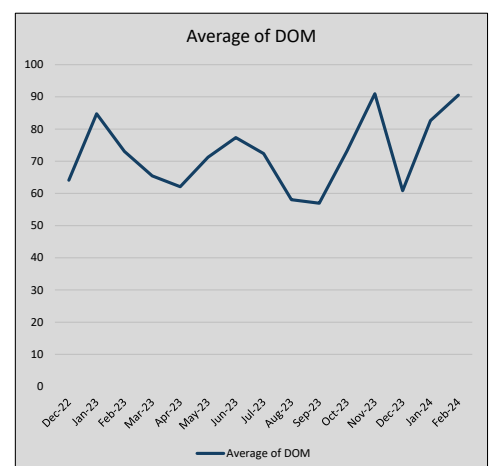
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	5	0	-	0	1	-	-	-	-
\$100,000-199,999	30	6	5.00	4	7	145	\$174,733	\$169,883	97.2%
\$200,000-299,999	47	7	6.71	2	20	48	\$267,128	\$272,429	102.0%
\$300,000-399,999	38	2	19.00	1	13	96	\$360,000	\$352,500	97.9%
\$400,000-499,999	21	2	10.50	3	7	101	\$484,500	\$474,500	97.9%
\$500,000-599,999	16	2	8.00	0	4	135	\$548,868	\$528,500	96.3%
\$600,000-699,999	14	1	14.00	3	3	62	\$613,545	\$590,000	96.2%
\$700,000-799,999	8	2	4.00	1	0	30	\$737,250	\$675,000	91.6%
\$800,000-899,999	6	0	-	0	1	-	-	-	-
\$900,000-1,000,000	6	0	-	1	0	-	-	-	-
\$1,000,000 +	22	0	-	0	0	-	-	-	-
Grand Total	213	22	9.68	15	56	91	\$354,231	\$344,423	97.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$235,892		\$254,446	92.7%	\$139	34	64
Jan-23	\$303,295	67,403	\$323,481	93.8%	\$151	26	85
Feb-23	\$339,360	36,064	\$375,022	90.5%	\$178	31	73
Mar-23	\$255,536	(83,823)	\$258,474	98.9%	\$158	40	65
Apr-23	\$278,733	23,197	\$285,352	97.7%	\$164	30	62
May-23	\$282,492	3,759	\$290,925	97.1%	\$163	53	71
Jun-23	\$333,267	50,775	\$350,370	95.1%	\$174	49	77
Jul-23	\$318,480	(14,787)	\$326,994	97.4%	\$191	47	72
Aug-23	\$276,892	(41,588)	\$288,372	96.0%	\$162	39	58
Sep-23	\$268,254	(8,639)	\$278,263	96.4%	\$158	25	57
Oct-23	\$353,439	85,185	\$394,933	89.5%	\$226	32	73
Nov-23	\$313,654	(39,785)	\$334,400	93.8%	\$180	36	91
Dec-23	\$313,063	(591)	\$329,211	95.1%	\$183	30	61
Jan-24	\$296,667	(16,397)	\$312,496	94.9%	\$174	30	83
Feb-24	\$344,423	47,756	\$354,231	97.2%	\$190	22	91





THE FAIR REPORT

GRAYSON COUNTY

MLS Data for February 2024 (GRAYSON COUNTY)

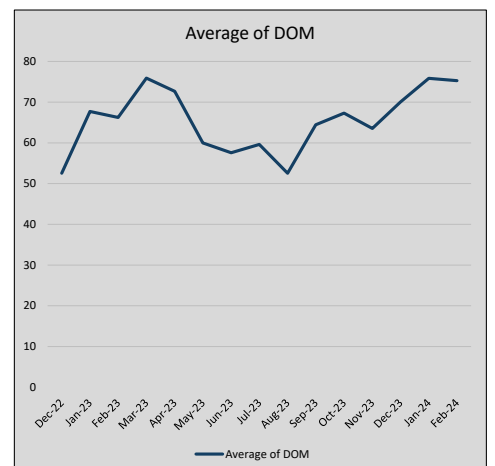
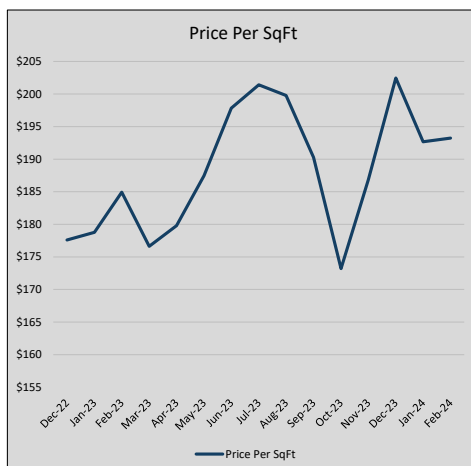
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	12	5	2.40	2	3	12	\$83,980	\$80,700	96.1%
\$100,000-199,999	83	18	4.61	8	31	37	\$174,505	\$170,572	97.7%
\$200,000-299,999	175	48	3.65	20	60	75	\$253,655	\$247,149	97.4%
\$300,000-399,999	148	35	4.23	12	48	80	\$350,366	\$340,446	97.2%
\$400,000-499,999	127	17	7.47	9	23	116	\$446,620	\$431,105	96.5%
\$500,000-599,999	81	6	13.50	5	8	117	\$546,143	\$543,095	99.4%
\$600,000-699,999	58	10	5.80	6	14	58	\$669,463	\$657,384	98.2%
\$700,000-799,999	32	3	10.67	5	8	128	\$746,633	\$736,000	98.6%
\$800,000-899,999	19	3	6.33	0	5	69	\$840,267	\$795,467	94.7%
\$900,000-1,000,000	22	0	-	1	2	-	-	-	-
\$1,000,000 +	77	4	19.25	10	7	59	\$1,536,249	\$1,454,300	94.7%
Grand Total	834	149	5.60	78	209	75	\$378,986	\$367,956	97.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$339,062		\$354,953	95.5%	\$178	209	53
Jan-23	\$328,722	(10,340)	\$343,951	95.6%	\$179	143	68
Feb-23	\$344,365	15,643	\$355,632	96.8%	\$185	195	66
Mar-23	\$349,490	5,125	\$362,660	96.4%	\$177	254	76
Apr-23	\$341,726	(7,764)	\$352,007	97.1%	\$180	225	73
May-23	\$362,356	20,630	\$373,035	97.1%	\$187	239	60
Jun-23	\$409,706	47,351	\$418,699	97.9%	\$198	226	58
Jul-23	\$383,865	(25,841)	\$393,494	97.6%	\$201	234	60
Aug-23	\$381,447	(2,419)	\$396,634	96.2%	\$200	242	53
Sep-23	\$371,429	(10,017)	\$384,571	96.6%	\$190	179	64
Oct-23	\$354,991	(16,439)	\$366,835	96.8%	\$173	161	67
Nov-23	\$346,404	(8,586)	\$359,948	96.2%	\$187	127	64
Dec-23	\$390,122	43,718	\$405,943	96.1%	\$202	155	70
Jan-24	\$379,385	(10,737)	\$392,975	96.5%	\$193	154	76
Feb-24	\$367,956	(11,430)	\$378,986	97.1%	\$193	149	75





THE FAIR REPORT

HENDERSON COUNTY

MLS Data for February 2024 (HENDERSON COUNTY)

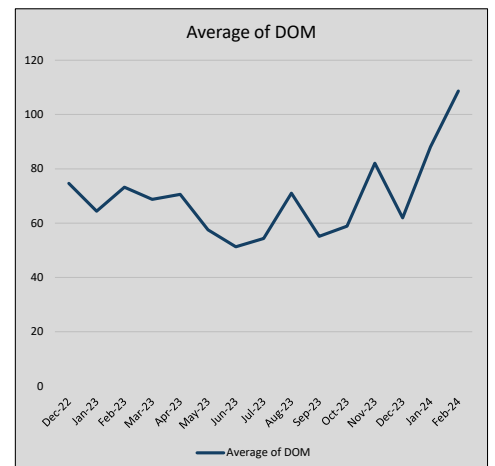
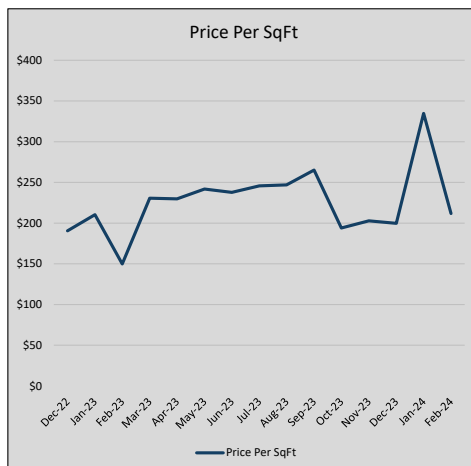
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	16	7	2.29	8	4	111	\$74,486	\$62,571	84.0%
\$100,000-199,999	91	7	13.00	9	21	95	\$152,000	\$143,457	94.4%
\$200,000-299,999	182	15	12.13	17	38	77	\$250,850	\$233,970	93.3%
\$300,000-399,999	104	4	26.00	34	12	123	\$359,750	\$349,000	97.0%
\$400,000-499,999	48	9	5.33	5	11	123	\$436,889	\$424,972	97.3%
\$500,000-599,999	33	1	33.00	2	2	27	\$599,000	\$575,000	96.0%
\$600,000-699,999	41	5	8.20	4	6	146	\$655,627	\$629,000	95.9%
\$700,000-799,999	27	0	-	2	1	-	-	-	-
\$800,000-899,999	15	1	15.00	3	2	104	\$870,000	\$850,000	97.7%
\$900,000-1,000,000	21	0	-	1	1	-	-	-	-
\$1,000,000 +	89	4	22.25	8	7	177	\$1,665,750	\$1,547,144	92.9%
Grand Total	667	53	12.58	93	105	109	\$417,534	\$394,926	94.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$317,650		\$335,899	94.6%	\$191	70	75
Jan-23	\$354,596	36,946	\$375,451	94.4%	\$210	53	64
Feb-23	\$354,503	(93)	\$379,426	93.4%	\$150	56	73
Mar-23	\$422,657	68,153	\$453,982	93.1%	\$231	106	69
Apr-23	\$437,272	14,616	\$460,640	94.9%	\$230	49	71
May-23	\$409,247	(28,025)	\$421,532	97.1%	\$242	103	58
Jun-23	\$421,274	12,027	\$435,921	96.6%	\$238	110	51
Jul-23	\$472,923	51,648	\$491,328	96.3%	\$246	98	54
Aug-23	\$434,360	(38,562)	\$460,190	94.4%	\$247	116	71
Sep-23	\$486,093	51,732	\$514,502	94.5%	\$265	101	55
Oct-23	\$329,529	(156,564)	\$345,501	95.4%	\$194	77	59
Nov-23	\$383,660	54,132	\$395,217	97.1%	\$203	63	82
Dec-23	\$342,327	(41,334)	\$355,437	96.3%	\$200	56	62
Jan-24	\$656,779	314,452	\$685,897	95.8%	\$335	53	88
Feb-24	\$394,926	(261,853)	\$417,534	94.6%	\$212	53	109





THE FAIR REPORT

HILL COUNTY

MLS Data for February 2024 (HILL COUNTY)

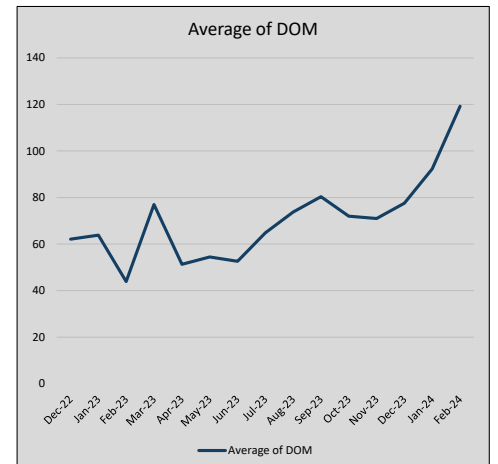
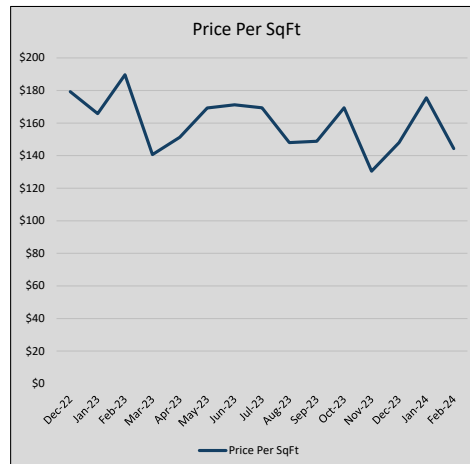
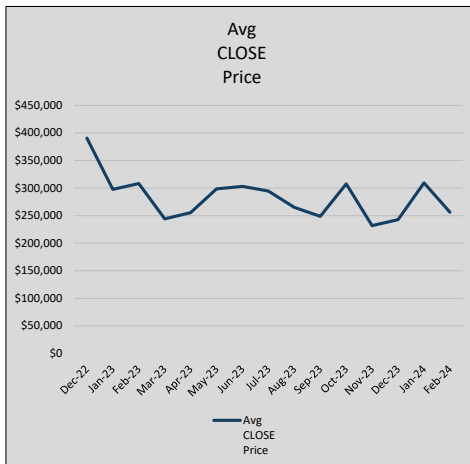
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	11	3	3.67	3	2	61	\$72,000	\$63,167	87.7%
\$100,000-199,999	35	6	5.83	6	9	64	\$170,467	\$163,900	96.1%
\$200,000-299,999	57	13	4.38	3	7	96	\$262,331	\$250,031	95.3%
\$300,000-399,999	30	1	30.00	3	5	6	\$395,000	\$385,000	97.5%
\$400,000-499,999	16	0	-	2	3	-	-	-	-
\$500,000-599,999	9	1	9.00	1	0	561	\$549,000	\$549,000	100.0%
\$600,000-699,999	8	1	8.00	0	0	465	\$699,000	\$699,000	100.0%
\$700,000-799,999	4	1	4.00	1	0	250	\$715,000	\$610,000	85.3%
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	11	0	-	0	1	-	-	-	-
Grand Total	183	26	7.04	19	28	119	\$269,504	\$256,396	95.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$390,553		\$471,238	82.9%	\$179	32	62
Jan-23	\$297,506	(93,047)	\$318,671	93.4%	\$166	24	64
Feb-23	\$308,045	10,539	\$322,608	95.5%	\$190	29	44
Mar-23	\$244,249	(63,795)	\$251,819	97.0%	\$141	47	77
Apr-23	\$255,262	11,012	\$276,766	92.2%	\$151	47	51
May-23	\$298,436	43,174	\$305,888	97.6%	\$169	49	54
Jun-23	\$302,928	4,493	\$310,518	97.6%	\$171	37	53
Jul-23	\$294,531	(8,397)	\$306,094	96.2%	\$169	34	65
Aug-23	\$264,948	(29,583)	\$278,214	95.2%	\$148	43	74
Sep-23	\$248,786	(16,162)	\$260,538	95.5%	\$149	37	80
Oct-23	\$307,438	58,651	\$329,778	93.2%	\$169	32	72
Nov-23	\$231,885	(75,553)	\$241,072	96.2%	\$130	26	71
Dec-23	\$242,549	10,664	\$250,710	96.7%	\$148	27	78
Jan-24	\$309,277	66,728	\$318,153	97.2%	\$176	15	92
Feb-24	\$256,396	(52,881)	\$269,504	95.1%	\$144	26	119





THE FAIR REPORT

HUNT COUNTY

MLS Data for February 2024 (HUNT COUNTY)

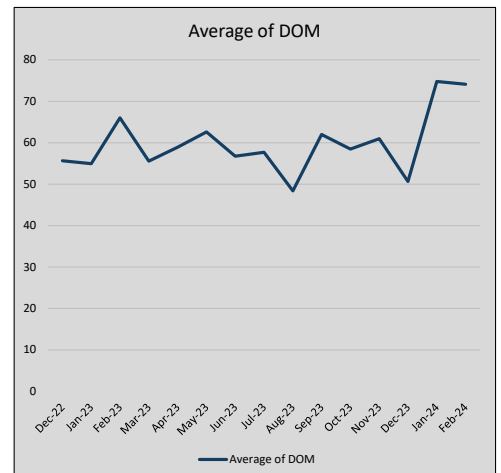
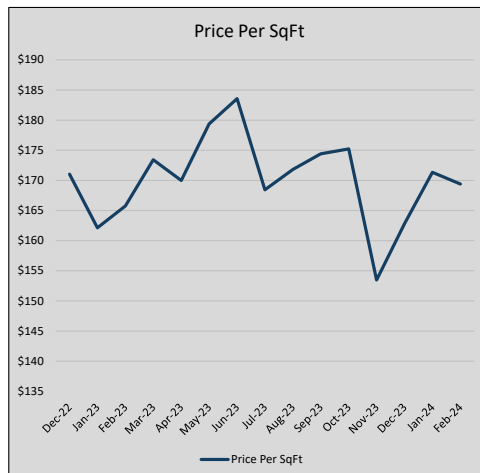
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	6	2	3.00	2	2	38	\$92,250	\$64,000	69.4%
\$100,000-199,999	61	16	3.81	14	18	55	\$158,094	\$141,844	89.7%
\$200,000-299,999	232	56	4.14	30	64	57	\$266,895	\$253,145	94.8%
\$300,000-399,999	171	37	4.62	13	43	77	\$343,935	\$331,741	96.5%
\$400,000-499,999	59	15	3.93	9	20	92	\$449,273	\$438,707	97.6%
\$500,000-599,999	45	10	4.50	11	7	112	\$556,926	\$537,003	96.4%
\$600,000-699,999	35	11	3.18	1	8	87	\$653,902	\$662,832	101.4%
\$700,000-799,999	17	3	5.67	5	4	121	\$744,666	\$732,217	98.3%
\$800,000-899,999	10	1	10.00	1	2	64	\$899,000	\$840,000	93.4%
\$900,000-1,000,000	8	0	-	1	1	-	-	-	-
\$1,000,000 +	28	2	14.00	2	1	235	\$1,287,500	\$1,237,500	96.1%
Grand Total	672	153	4.39	89	170	74	\$363,366	\$350,336	96.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$318,696		\$327,086	97.4%	\$171	168	56
Jan-23	\$295,875	(22,822)	\$307,579	96.2%	\$162	113	55
Feb-23	\$310,482	14,608	\$318,962	97.3%	\$166	141	66
Mar-23	\$324,849	14,366	\$333,819	97.3%	\$173	169	56
Apr-23	\$319,317	(5,532)	\$325,075	98.2%	\$170	177	59
May-23	\$336,394	17,077	\$344,458	97.7%	\$179	183	63
Jun-23	\$360,212	23,817	\$370,021	97.3%	\$184	189	57
Jul-23	\$337,250	(22,962)	\$344,861	97.8%	\$168	162	58
Aug-23	\$320,343	(16,907)	\$329,495	97.2%	\$172	159	48
Sep-23	\$326,152	5,809	\$336,793	96.8%	\$174	160	62
Oct-23	\$318,400	(7,752)	\$327,533	97.2%	\$175	159	58
Nov-23	\$285,963	(32,438)	\$298,259	95.9%	\$153	128	61
Dec-23	\$289,288	3,326	\$298,887	96.8%	\$163	133	51
Jan-24	\$340,331	51,043	\$348,533	97.6%	\$171	127	75
Feb-24	\$350,336	10,005	\$363,366	96.4%	\$169	153	74





THE FAIR REPORT

JOHNSON COUNTY

MLS Data for February 2024 (JOHNSON COUNTY)

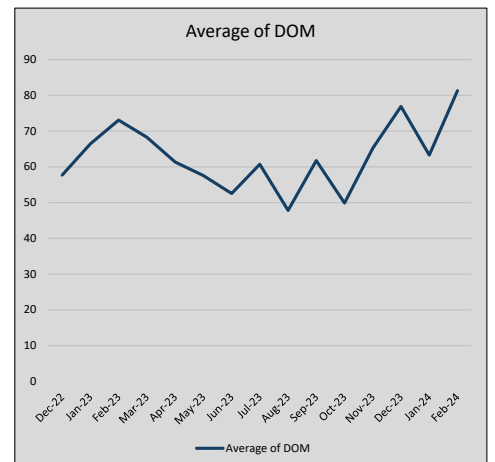
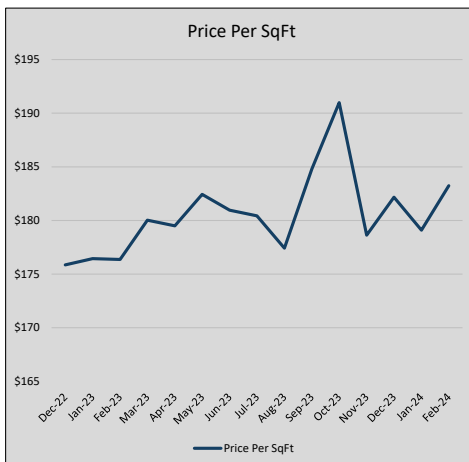
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	4	4	1.00	0	2	25	\$70,700	\$66,750	94.4%
\$100,000-199,999	31	21	1.48	5	15	44	\$169,590	\$160,852	94.8%
\$200,000-299,999	147	66	2.23	19	59	57	\$256,677	\$253,460	98.7%
\$300,000-399,999	322	63	5.11	27	72	72	\$351,263	\$345,982	98.5%
\$400,000-499,999	157	39	4.03	19	38	120	\$460,197	\$452,943	98.4%
\$500,000-599,999	119	23	5.17	11	31	107	\$553,786	\$538,240	97.2%
\$600,000-699,999	81	9	9.00	6	13	74	\$645,677	\$626,239	97.0%
\$700,000-799,999	33	4	8.25	2	3	155	\$772,283	\$752,296	97.4%
\$800,000-899,999	16	3	5.33	2	2	387	\$846,667	\$826,667	97.6%
\$900,000-1,000,000	11	1	11.00	2	0	131	\$919,326	\$800,000	87.0%
\$1,000,000 +	40	1	40.00	7	0	4	\$1,625,000	\$1,500,000	92.3%
Grand Total	961	234	4.11	100	235	81	\$374,290	\$365,982	97.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$375,439		\$386,812	97.1%	\$176	202	58
Jan-23	\$378,100	2,661	\$389,397	97.1%	\$176	152	66
Feb-23	\$391,708	13,608	\$401,161	97.6%	\$176	228	73
Mar-23	\$369,350	(22,358)	\$378,084	97.7%	\$180	284	68
Apr-23	\$376,286	6,936	\$384,307	97.9%	\$179	285	61
May-23	\$393,249	16,963	\$399,524	98.4%	\$182	319	58
Jun-23	\$374,759	(18,490)	\$382,216	98.0%	\$181	295	53
Jul-23	\$389,173	14,414	\$396,182	98.2%	\$180	236	61
Aug-23	\$385,142	(4,031)	\$392,083	98.2%	\$177	304	48
Sep-23	\$387,792	2,650	\$394,286	98.4%	\$185	224	62
Oct-23	\$398,115	10,323	\$408,536	97.4%	\$191	194	50
Nov-23	\$362,281	(35,834)	\$368,208	98.4%	\$179	185	65
Dec-23	\$389,230	26,949	\$397,569	97.9%	\$182	216	77
Jan-24	\$373,408	(15,822)	\$381,793	97.8%	\$179	173	63
Feb-24	\$365,982	(7,426)	\$374,290	97.8%	\$183	234	81





THE FAIR REPORT

KAUFMAN COUNTY

MLS Data for February 2024 (KAUFMAN COUNTY)

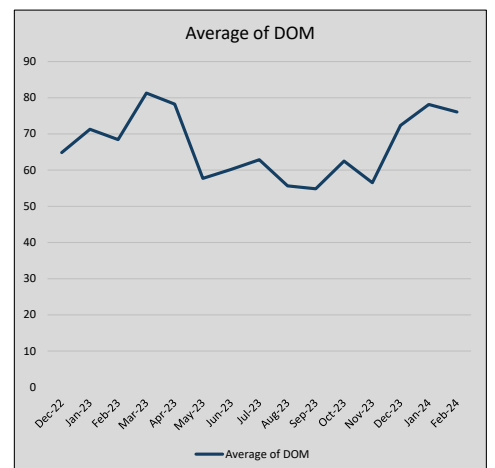
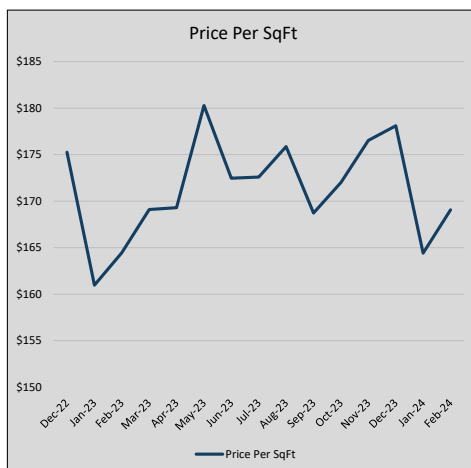
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	2	1.50	0	0	3	\$67,250	\$60,000	89.2%
\$100,000-199,999	19	9	2.11	3	9	34	\$151,200	\$135,356	89.5%
\$200,000-299,999	263	84	3.13	22	106	52	\$261,542	\$253,789	97.0%
\$300,000-399,999	389	90	4.32	45	120	70	\$344,976	\$336,595	97.6%
\$400,000-499,999	229	31	7.39	11	44	126	\$451,186	\$438,711	97.2%
\$500,000-599,999	122	19	6.42	6	19	156	\$557,018	\$539,523	96.9%
\$600,000-699,999	58	4	14.50	16	5	59	\$646,100	\$615,000	95.2%
\$700,000-799,999	23	1	23.00	1	4	172	\$739,999	\$730,000	98.6%
\$800,000-899,999	10	0	-	1	1	-	-	-	-
\$900,000-1,000,000	12	0	-	1	0	-	-	-	-
\$1,000,000 +	31	2	15.50	4	2	69	\$3,147,000	\$2,822,264	89.7%
Grand Total	1159	242	4.79	110	310	76	\$366,534	\$353,866	96.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$370,628		\$382,378	96.9%	\$175	284	65
Jan-23	\$344,911	(25,717)	\$352,905	97.7%	\$161	189	71
Feb-23	\$352,387	7,476	\$363,304	97.0%	\$164	270	68
Mar-23	\$349,443	(2,944)	\$358,203	97.6%	\$169	320	81
Apr-23	\$347,196	(2,247)	\$353,047	98.3%	\$169	301	78
May-23	\$383,024	35,828	\$390,488	98.1%	\$180	320	58
Jun-23	\$366,029	(16,994)	\$371,546	98.5%	\$172	353	60
Jul-23	\$354,917	(11,112)	\$360,643	98.4%	\$173	260	63
Aug-23	\$361,968	7,051	\$372,428	97.2%	\$176	336	56
Sep-23	\$349,505	(12,464)	\$357,482	97.8%	\$169	253	55
Oct-23	\$359,234	9,729	\$367,653	97.7%	\$172	211	63
Nov-23	\$355,560	(3,674)	\$370,635	95.9%	\$177	237	57
Dec-23	\$373,671	18,112	\$390,807	95.6%	\$178	238	72
Jan-24	\$339,150	(34,521)	\$350,937	96.6%	\$164	230	78
Feb-24	\$353,866	14,715	\$366,534	96.5%	\$169	242	76





THE FAIR REPORT

LAMAR COUNTY

MLS Data for February 2024 (LAMAR COUNTY)

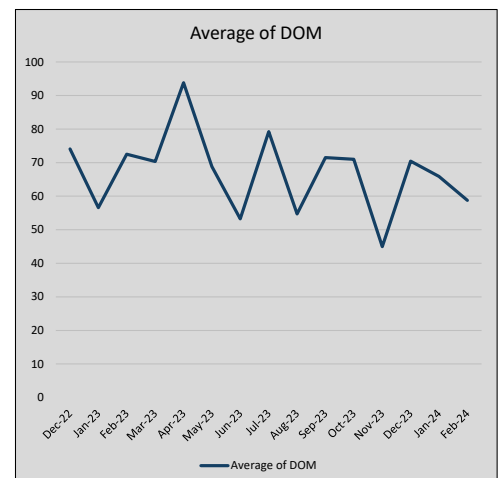
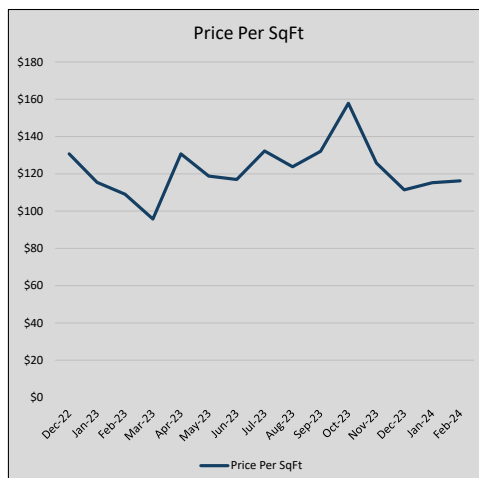
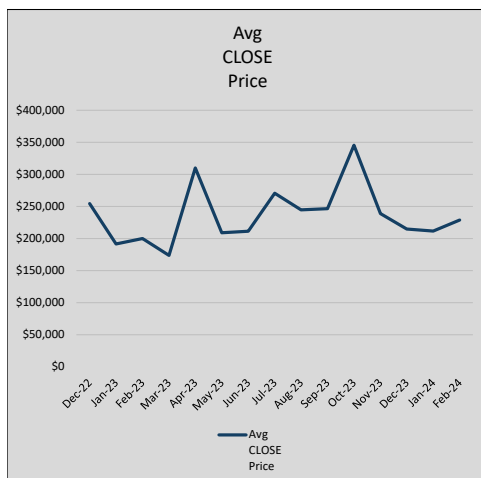
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	13	7	1.86	2	7	84	\$56,743	\$49,357	87.0%
\$100,000-199,999	39	10	3.90	2	9	54	\$172,890	\$169,570	98.1%
\$200,000-299,999	39	10	3.90	10	12	53	\$256,690	\$244,029	95.1%
\$300,000-399,999	26	2	13.00	4	5	16	\$308,275	\$308,275	100.0%
\$400,000-499,999	15	4	3.75	1	2	46	\$451,750	\$445,000	98.5%
\$500,000-599,999	10	1	10.00	0	0	-	\$565,000	\$530,000	93.8%
\$600,000-699,999	3	1	3.00	1	1	193	\$609,900	\$600,000	98.4%
\$700,000-799,999	6	0	-	0	3	-	-	-	-
\$800,000-899,999	1	0	-	1	0	-	-	-	-
\$900,000-1,000,000	3	0	-	0	0	-	-	-	-
\$1,000,000 +	11	0	-	1	1	-	-	-	-
Grand Total	166	35	4.74	22	40	59	\$236,899	\$228,801	96.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$254,601		\$283,019	90.0%	\$131	31	74
Jan-23	\$191,538	(63,064)	\$202,394	94.6%	\$115	16	57
Feb-23	\$199,925	8,388	\$207,864	96.2%	\$109	14	73
Mar-23	\$173,700	(26,225)	\$181,640	95.6%	\$96	20	70
Apr-23	\$310,081	136,381	\$287,356	107.9%	\$131	16	94
May-23	\$208,908	(101,174)	\$216,755	96.4%	\$119	22	69
Jun-23	\$211,411	2,504	\$218,060	97.0%	\$117	35	53
Jul-23	\$270,642	59,230	\$278,107	97.3%	\$132	30	79
Aug-23	\$244,808	(25,834)	\$255,638	95.8%	\$124	26	55
Sep-23	\$246,656	1,848	\$261,146	94.5%	\$132	26	72
Oct-23	\$345,479	98,824	\$367,174	94.1%	\$158	31	71
Nov-23	\$238,884	(106,595)	\$251,019	95.2%	\$126	31	45
Dec-23	\$214,808	(24,076)	\$228,039	94.2%	\$111	24	70
Jan-24	\$211,728	(3,080)	\$220,604	96.0%	\$115	25	66
Feb-24	\$228,801	17,073	\$236,899	96.6%	\$116	35	59



Fair Texas Title
THE FINEST CLOSING EXPERIENCE IN TEXAS



THE FAIR REPORT

PARKER COUNTY

MLS Data for February 2024 (PARKER COUNTY)

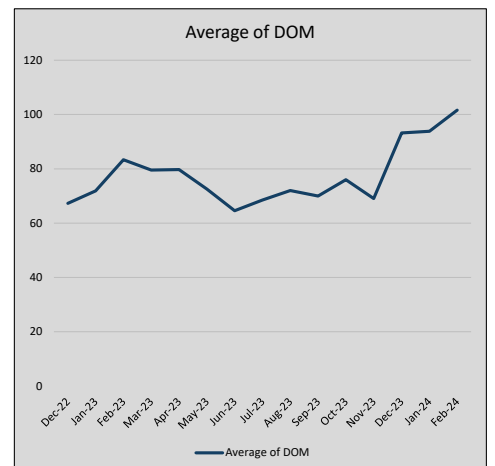
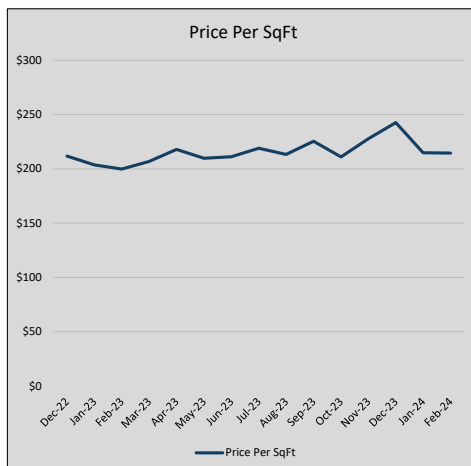
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	1	3.00	0	1	37	\$99,000	\$100,000	101.0%
\$100,000-199,999	25	8	3.13	4	3	69	\$172,565	\$175,438	101.7%
\$200,000-299,999	88	22	4.00	15	45	63	\$261,722	\$258,997	99.0%
\$300,000-399,999	188	46	4.09	9	53	83	\$359,378	\$356,272	99.1%
\$400,000-499,999	193	42	4.60	14	71	101	\$458,850	\$452,230	98.6%
\$500,000-599,999	189	46	4.11	26	50	111	\$555,004	\$546,130	98.4%
\$600,000-699,999	145	22	6.59	20	35	149	\$650,774	\$637,421	97.9%
\$700,000-799,999	69	16	4.31	7	15	121	\$746,153	\$714,685	95.8%
\$800,000-899,999	51	6	8.50	6	12	117	\$868,833	\$839,583	96.6%
\$900,000-1,000,000	26	6	4.33	2	6	92	\$967,667	\$935,833	96.7%
\$1,000,000 +	116	4	29.00	7	12	155	\$2,048,250	\$1,908,471	93.2%
Grand Total	1093	219	4.99	110	303	102	\$520,722	\$508,905	97.7%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$478,253		\$495,955	96.4%	\$212	235	67
Jan-23	\$471,459	(6,794)	\$486,149	97.0%	\$204	162	72
Feb-23	\$444,064	(27,395)	\$455,140	97.6%	\$200	202	83
Mar-23	\$472,528	28,464	\$481,537	98.1%	\$207	264	80
Apr-23	\$514,848	42,320	\$525,928	97.9%	\$218	278	80
May-23	\$488,670	(26,178)	\$497,905	98.1%	\$210	284	73
Jun-23	\$479,727	(8,943)	\$488,156	98.3%	\$211	291	65
Jul-23	\$504,320	24,593	\$516,155	97.7%	\$219	278	68
Aug-23	\$491,157	(13,163)	\$500,233	98.2%	\$213	293	72
Sep-23	\$511,914	20,757	\$526,300	97.3%	\$225	220	70
Oct-23	\$499,266	(12,648)	\$512,107	97.5%	\$211	204	76
Nov-23	\$514,879	15,613	\$529,366	97.3%	\$228	162	69
Dec-23	\$573,813	58,934	\$591,968	96.9%	\$243	196	93
Jan-24	\$511,888	(61,925)	\$527,574	97.0%	\$215	149	94
Feb-24	\$508,905	(2,983)	\$520,722	97.7%	\$214	219	102





THE FAIR REPORT

ROCKWALL COUNTY

MLS Data for February 2024 (ROCKWALL COUNTY)

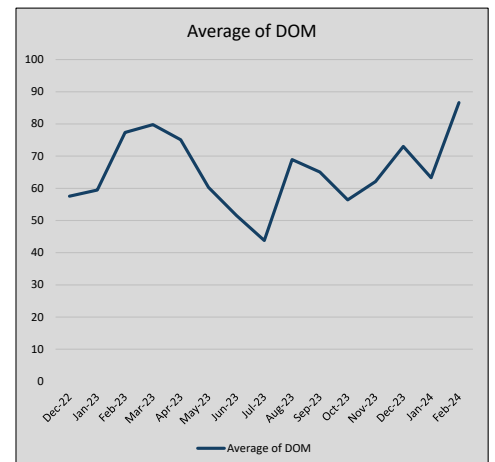
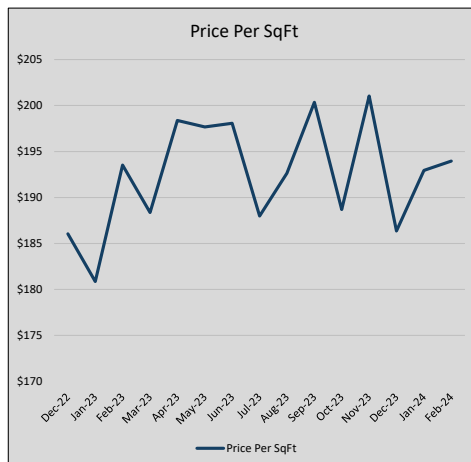
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	7	2	3.50	0	2	7	\$172,436	\$165,000	95.7%
\$200,000-299,999	40	28	1.43	4	19	66	\$273,147	\$260,208	95.3%
\$300,000-399,999	126	55	2.29	14	51	77	\$356,652	\$349,546	98.0%
\$400,000-499,999	140	42	3.33	15	39	83	\$446,813	\$437,373	97.9%
\$500,000-599,999	78	24	3.25	5	20	80	\$554,603	\$543,515	98.0%
\$600,000-699,999	61	14	4.36	5	16	123	\$640,727	\$614,222	95.9%
\$700,000-799,999	50	7	7.14	5	6	115	\$737,850	\$709,953	96.2%
\$800,000-899,999	26	4	6.50	2	7	65	\$850,225	\$846,398	99.5%
\$900,000-1,000,000	16	4	4.00	2	6	128	\$990,750	\$943,750	95.3%
\$1,000,000 +	71	10	7.10	8	8	169	\$1,699,080	\$1,602,900	94.3%
Grand Total	615	190	3.24	60	174	87	\$516,712	\$500,070	96.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$460,165		\$473,197	97.2%	\$186	183	58
Jan-23	\$469,980	9,815	\$485,482	96.8%	\$181	110	59
Feb-23	\$488,757	18,778	\$500,834	97.6%	\$194	181	77
Mar-23	\$479,826	(8,931)	\$491,941	97.5%	\$188	263	80
Apr-23	\$518,706	38,880	\$529,547	98.0%	\$198	195	75
May-23	\$520,507	1,802	\$535,304	97.2%	\$198	243	60
Jun-23	\$515,004	(5,503)	\$528,665	97.4%	\$198	224	52
Jul-23	\$485,440	(29,564)	\$496,330	97.8%	\$188	212	44
Aug-23	\$509,362	23,922	\$519,219	98.1%	\$193	229	69
Sep-23	\$527,354	17,992	\$547,396	96.3%	\$200	182	65
Oct-23	\$500,157	(27,197)	\$517,864	96.6%	\$189	158	56
Nov-23	\$514,395	14,239	\$534,460	96.2%	\$201	149	62
Dec-23	\$479,877	(34,518)	\$496,067	96.7%	\$186	163	73
Jan-24	\$487,257	7,380	\$507,061	96.1%	\$193	112	63
Feb-24	\$500,070	12,813	\$516,712	96.8%	\$194	190	87





THE FAIR REPORT

TARRANT COUNTY

MLS Data for February 2024 (TARRANT COUNTY)

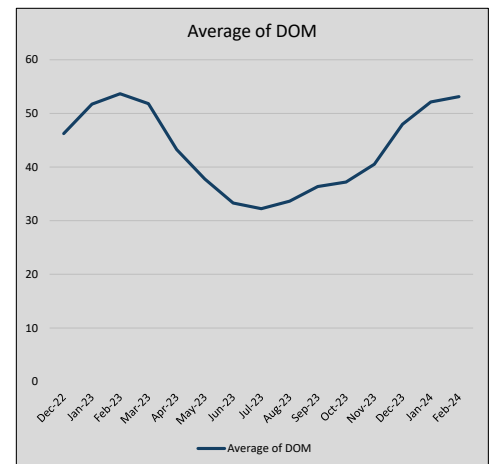
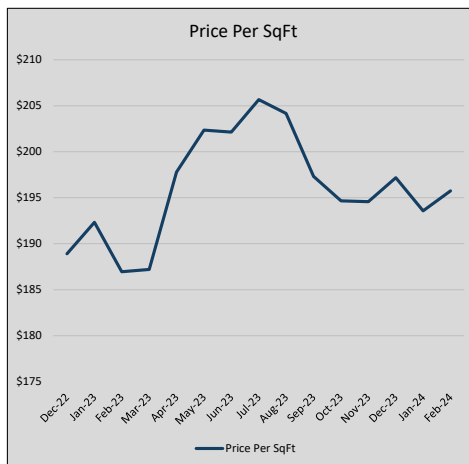
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	1	3.00	3	1	3	\$99,000	\$112,000	113.1%
\$100,000-199,999	174	84	2.07	26	77	43	\$168,693	\$163,216	96.8%
\$200,000-299,999	839	384	2.18	137	460	46	\$265,019	\$260,491	98.3%
\$300,000-399,999	1233	574	2.15	190	661	53	\$348,218	\$343,818	98.7%
\$400,000-499,999	611	232	2.63	76	287	59	\$442,637	\$435,450	98.4%
\$500,000-599,999	381	92	4.14	38	143	57	\$551,384	\$541,887	98.3%
\$600,000-699,999	221	53	4.17	15	72	71	\$655,462	\$639,086	97.5%
\$700,000-799,999	144	33	4.36	12	38	80	\$748,886	\$729,063	97.4%
\$800,000-899,999	83	23	3.61	14	36	37	\$846,377	\$837,369	98.9%
\$900,000-1,000,000	50	17	2.94	5	19	81	\$963,958	\$920,088	95.4%
\$1,000,000 +	276	54	5.11	30	74	59	\$1,685,394	\$1,626,800	96.5%
Grand Total	4015	1547	2.60	546	1868	53	\$423,821	\$415,487	98.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$405,667		\$415,183	97.7%	\$189	1707	46
Jan-23	\$413,025	7,358	\$425,326	97.1%	\$192	1199	52
Feb-23	\$403,818	(9,208)	\$414,343	97.5%	\$187	1660	54
Mar-23	\$402,297	(1,520)	\$409,348	98.3%	\$187	2106	52
Apr-23	\$428,249	25,952	\$433,892	98.7%	\$198	1978	43
May-23	\$444,600	16,351	\$451,680	98.4%	\$202	2372	38
Jun-23	\$446,431	1,831	\$450,950	99.0%	\$202	2275	33
Jul-23	\$452,849	6,418	\$459,551	98.5%	\$206	1976	32
Aug-23	\$442,031	(10,818)	\$449,450	98.3%	\$204	2160	34
Sep-23	\$418,164	(23,867)	\$425,483	98.3%	\$197	1728	36
Oct-23	\$409,221	(8,943)	\$417,026	98.1%	\$195	1624	37
Nov-23	\$424,669	15,448	\$433,865	97.9%	\$195	1425	41
Dec-23	\$426,259	1,590	\$437,017	97.5%	\$197	1542	48
Jan-24	\$411,506	(14,752)	\$422,521	97.4%	\$194	1168	52
Feb-24	\$415,487	3,981	\$423,821	98.0%	\$196	1547	53





THE FAIR REPORT

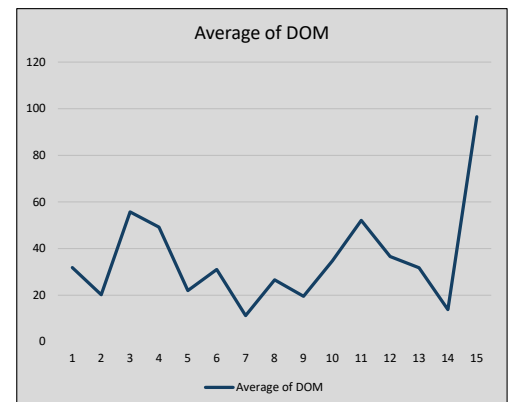
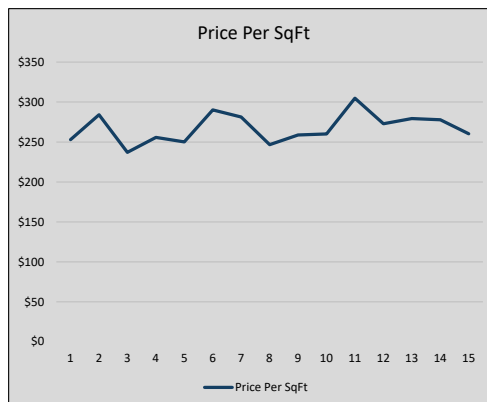
ADDISON

MLS Data for February 2024 (City of Addison)

List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	2	1	2.00	0	0	77	\$274,300	\$272,300	99.3%
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	3	1	3.00	1	3	8	\$419,000	\$403,000	96.2%
\$500,000-599,999	5	2	2.50	0	4	85	\$560,250	\$525,000	93.7%
\$600,000-699,999	5	1	5.00	2	2	91	\$625,000	\$585,000	93.6%
\$700,000-799,999	2	4	0.50	0	0	131	\$743,000	\$730,775	98.4%
\$800,000-899,999	4	0	-	1	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	5	0	-	0	0	-	-	-	-
Grand Total	27	9	3.00	4	10	97	\$601,200	\$581,489	96.7%
Months Inventory = (Sellers to Buyers Ratio) A number less than 4 indicates a SELLERS MARKET due to LIMITED INVENTORY									
Months Inventory = (Sellers to Buyers Ratio) A number greater than 6 indicates a BUYERS MARKET due to EXCESS INVENTORY									

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$459,045		\$472,182	97.2%	\$253	11	32
Jan-23	\$527,200	68,155	\$538,580	97.9%	\$284	5	20
Feb-23	\$481,969	(45,231)	\$497,228	96.9%	\$237	16	56
Mar-23	\$550,054	68,085	\$558,506	98.5%	\$256	15	49
Apr-23	\$522,810	(27,243)	\$520,868	100.4%	\$250	19	22
May-23	\$464,935	(57,875)	\$466,841	99.6%	\$290	17	31
Jun-23	\$603,042	138,106	\$595,608	101.2%	\$281	12	11
Jul-23	\$465,167	(137,875)	\$468,044	99.4%	\$247	9	27
Aug-23	\$435,573	(29,594)	\$438,482	99.3%	\$259	11	20
Sep-23	\$534,550	98,977	\$546,040	97.9%	\$260	10	35
Oct-23	\$692,278	157,728	\$711,211	97.3%	\$305	9	52
Nov-23	\$607,784	(84,493)	\$618,555	98.3%	\$273	16	37
Dec-23	\$559,063	(48,722)	\$560,850	99.7%	\$279	8	32
Jan-24	\$600,083	41,021	\$593,150	101.2%	\$278	6	14
Feb-24	\$581,489	(18,594)	\$601,200	96.7%	\$260	9	97





THE FAIR REPORT

ALEDO

MLS Data for February 2024 (City of Aledo)

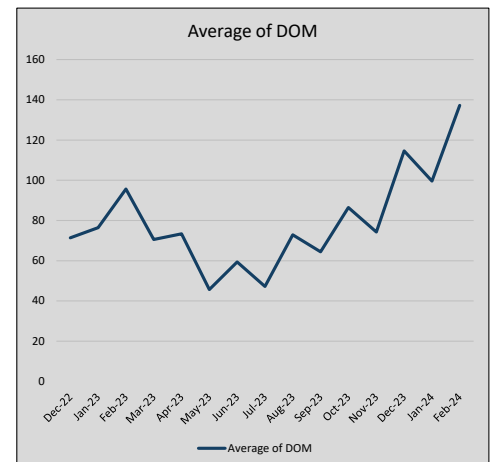
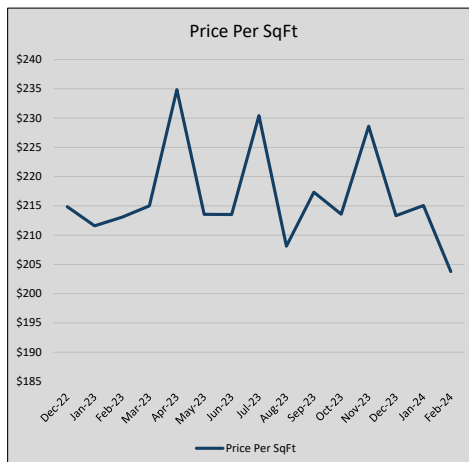
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	0	-	1	0	-	-	-	-
\$200,000-299,999	2	0	-	0	0	-	-	-	-
\$300,000-399,999	4	2	2.00	0	1	152	\$374,201	\$364,500	97.4%
\$400,000-499,999	25	10	2.50	1	12	133	\$439,926	\$434,723	98.8%
\$500,000-599,999	35	6	5.83	4	6	196	\$548,879	\$542,763	98.9%
\$600,000-699,999	30	4	7.50	1	7	147	\$635,942	\$617,500	97.1%
\$700,000-799,999	20	2	10.00	0	8	71	\$764,033	\$753,207	98.6%
\$800,000-899,999	19	1	19.00	1	2	107	\$800,000	\$790,000	98.8%
\$900,000-1,000,000	7	3	2.33	1	2	66	\$943,000	\$915,000	97.0%
\$1,000,000 +	20	0	-	1	2	-	-	-	-
Grand Total	164	28	5.86	10	40	137	\$576,492	\$565,865	98.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$640,149		\$672,468	95.2%	\$215	34	71
Jan-23	\$610,374	(29,776)	\$634,023	96.3%	\$212	26	76
Feb-23	\$578,730	(31,644)	\$587,931	98.4%	\$213	31	96
Mar-23	\$597,842	19,112	\$612,318	97.6%	\$215	39	71
Apr-23	\$631,002	33,160	\$654,464	96.4%	\$235	46	73
May-23	\$577,299	(53,703)	\$593,069	97.3%	\$214	41	46
Jun-23	\$583,385	6,087	\$595,422	98.0%	\$214	47	59
Jul-23	\$616,606	33,221	\$630,168	97.8%	\$230	42	47
Aug-23	\$593,268	(23,338)	\$604,256	98.2%	\$208	35	73
Sep-23	\$622,598	29,330	\$634,005	98.2%	\$217	33	64
Oct-23	\$597,561	(25,037)	\$606,736	98.5%	\$214	38	86
Nov-23	\$639,616	42,055	\$655,451	97.6%	\$229	24	74
Dec-23	\$698,694	59,078	\$720,101	97.0%	\$213	29	115
Jan-24	\$684,428	(14,267)	\$711,095	96.2%	\$215	22	100
Feb-24	\$565,865	(118,563)	\$576,492	98.2%	\$204	28	137





THE FAIR REPORT

ALLEN

MLS Data for February 2024 (City of Allen)

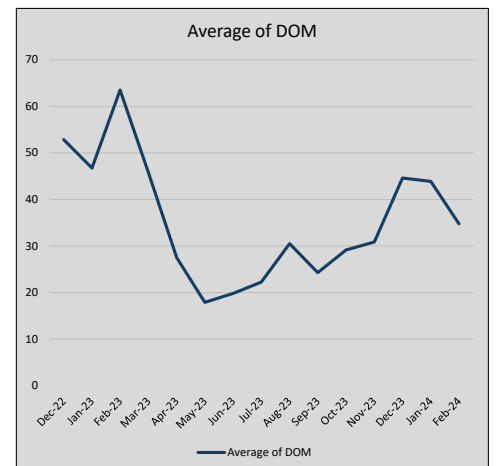
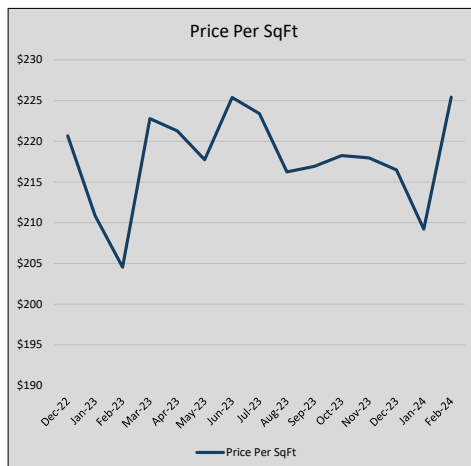
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	3	0.00	1	2	45	\$284,633	\$267,133	93.9%
\$300,000-399,999	24	16	1.50	0	11	47	\$359,737	\$358,306	99.6%
\$400,000-499,999	34	30	1.13	4	21	32	\$451,036	\$442,590	98.1%
\$500,000-599,999	13	22	0.59	1	10	39	\$540,618	\$533,416	98.7%
\$600,000-699,999	22	7	3.14	1	17	32	\$639,843	\$629,921	98.4%
\$700,000-799,999	11	6	1.83	2	7	16	\$742,333	\$756,333	101.9%
\$800,000-899,999	8	4	2.00	0	8	35	\$831,000	\$829,750	99.8%
\$900,000-1,000,000	1	3	0.33	1	4	31	\$959,633	\$939,167	97.9%
\$1,000,000 +	8	3	2.67	4	7	5	\$1,764,967	\$1,662,296	94.2%
Grand Total	121	94	1.29	14	87	35	\$558,139	\$549,127	98.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$556,489		\$573,546	97.0%	\$221	96	53
Jan-23	\$550,903	(5,586)	\$566,790	97.2%	\$211	52	47
Feb-23	\$519,750	(31,153)	\$533,015	97.5%	\$205	106	64
Mar-23	\$574,126	54,376	\$583,427	98.4%	\$223	125	46
Apr-23	\$589,658	15,532	\$589,583	100.0%	\$221	106	28
May-23	\$557,676	(31,983)	\$552,252	101.0%	\$218	101	18
Jun-23	\$650,014	92,338	\$650,090	100.0%	\$225	112	20
Jul-23	\$600,698	(49,316)	\$600,971	100.0%	\$223	91	22
Aug-23	\$574,302	(26,396)	\$579,160	99.2%	\$216	92	31
Sep-23	\$588,808	14,506	\$597,090	98.6%	\$217	72	24
Oct-23	\$551,572	(37,236)	\$556,809	99.1%	\$218	90	29
Nov-23	\$562,982	11,410	\$572,147	98.4%	\$218	63	31
Dec-23	\$574,378	11,396	\$590,812	97.2%	\$216	86	45
Jan-24	\$531,589	(42,788)	\$544,655	97.6%	\$209	69	44
Feb-24	\$549,127	17,538	\$558,139	98.4%	\$225	94	35





THE FAIR REPORT

ALVARADO

MLS Data for February 2024 (City of Alvarado)

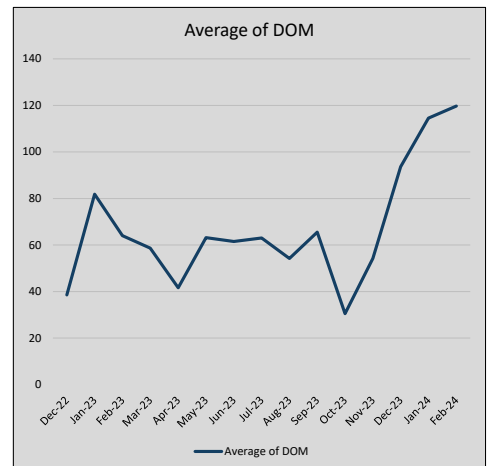
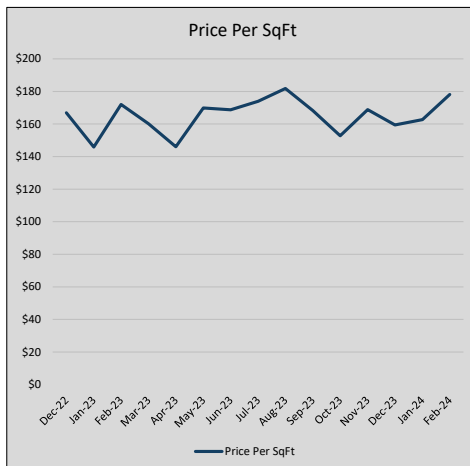
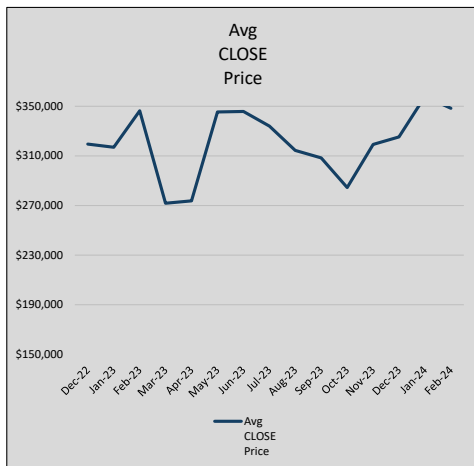
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	1	-	-	-	-
\$100,000-199,999	11	0	-	1	0	-	-	-	-
\$200,000-299,999	17	8	2.13	5	5	58	\$244,988	\$237,250	96.8%
\$300,000-399,999	43	11	3.91	0	11	87	\$354,295	\$350,881	99.0%
\$400,000-499,999	17	3	5.67	0	2	304	\$486,047	\$480,000	98.8%
\$500,000-599,999	18	3	6.00	1	3	222	\$540,273	\$504,100	93.3%
\$600,000-699,999	5	0	-	0	1	-	-	-	-
\$700,000-799,999	2	0	-	0	1	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	0	-	1	0	-	-	-	-
\$1,000,000 +	5	0	-	1	0	-	-	-	-
Grand Total	122	25	4.88	9	24	120	\$357,444	\$348,400	97.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$319,477		\$323,984	98.6%	\$167	21	39
Jan-23	\$317,000	(2,477)	\$330,566	95.9%	\$146	6	82
Feb-23	\$346,374	29,374	\$353,491	98.0%	\$172	13	64
Mar-23	\$271,853	(74,522)	\$278,193	97.7%	\$160	30	59
Apr-23	\$273,781	1,928	\$281,707	97.2%	\$146	28	42
May-23	\$345,419	71,638	\$352,797	97.9%	\$170	29	63
Jun-23	\$345,870	451	\$347,633	99.5%	\$169	31	61
Jul-23	\$334,061	(11,809)	\$335,747	99.5%	\$174	27	63
Aug-23	\$314,484	(19,577)	\$321,692	97.8%	\$182	28	54
Sep-23	\$308,399	(6,086)	\$313,864	98.3%	\$168	29	66
Oct-23	\$284,546	(23,852)	\$289,519	98.3%	\$153	22	31
Nov-23	\$319,294	34,747	\$325,885	98.0%	\$169	24	54
Dec-23	\$325,282	5,988	\$333,036	97.7%	\$159	23	94
Jan-24	\$357,945	32,663	\$372,433	96.1%	\$163	20	115
Feb-24	\$348,400	(9,545)	\$357,444	97.5%	\$178	25	120





THE FAIR REPORT

ANNA

MLS Data for February 2024 (City of Anna)

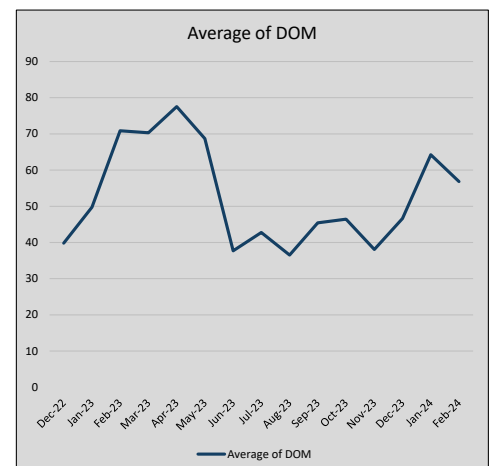
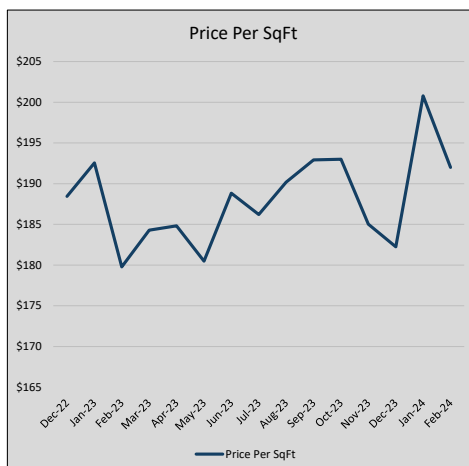
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	1	3	0.33	1	5	64	\$279,665	\$280,667	100.4%
\$300,000-399,999	52	34	1.53	6	36	38	\$358,042	\$350,191	97.8%
\$400,000-499,999	58	19	3.05	14	21	73	\$457,317	\$449,643	98.3%
\$500,000-599,999	30	3	10.00	2	7	115	\$519,737	\$511,683	98.5%
\$600,000-699,999	13	4	3.25	9	0	57	\$643,615	\$613,928	95.4%
\$700,000-799,999	1	0	-	0	0	-	-	-	-
\$800,000-899,999	0	1	0.00	1	0	225	\$840,000	\$750,000	89.3%
\$900,000-1,000,000	0	0	-	1	1	-	-	-	-
\$1,000,000 +	3	1	3.00	2	4	14	\$1,250,000	\$1,227,500	98.2%
Grand Total	159	65	2.45	36	74	57	\$429,617	\$419,384	97.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$426,155		\$431,469	98.8%	\$188	50	40
Jan-23	\$418,830	(7,325)	\$430,711	97.2%	\$193	49	50
Feb-23	\$394,800	(24,030)	\$401,726	98.3%	\$180	74	71
Mar-23	\$379,918	(14,882)	\$384,715	98.8%	\$184	99	70
Apr-23	\$434,630	54,711	\$441,678	98.4%	\$185	56	78
May-23	\$408,736	(25,893)	\$413,193	98.9%	\$180	83	69
Jun-23	\$418,047	9,310	\$423,639	98.7%	\$189	78	38
Jul-23	\$402,141	(15,906)	\$405,358	99.2%	\$186	70	43
Aug-23	\$414,273	12,132	\$420,035	98.6%	\$190	77	37
Sep-23	\$413,838	(435)	\$420,271	98.5%	\$193	58	45
Oct-23	\$388,927	(24,911)	\$396,153	98.2%	\$193	65	46
Nov-23	\$399,365	10,438	\$405,102	98.6%	\$185	63	38
Dec-23	\$422,910	23,546	\$431,045	98.1%	\$182	68	47
Jan-24	\$441,647	18,737	\$440,936	100.2%	\$201	47	64
Feb-24	\$419,384	(22,263)	\$429,617	97.6%	\$192	65	57





THE FAIR REPORT

ARLINGTON

MLS Data for February 2024 (City of Arlington)

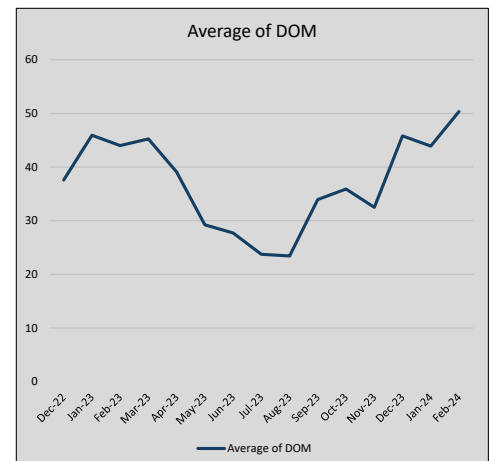
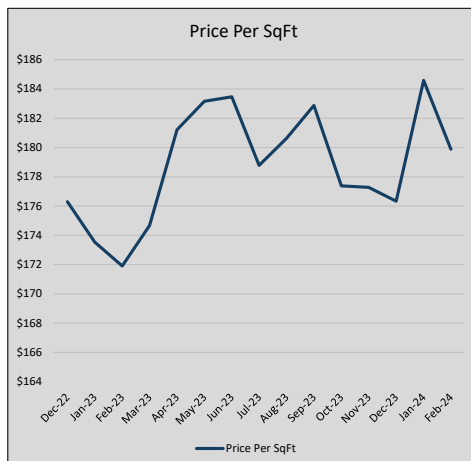
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	1	0.00	0	0	3	\$99,000	\$112,000	113.1%
\$100,000-199,999	36	14	2.57	4	14	35	\$171,235	\$170,107	99.3%
\$200,000-299,999	101	69	1.46	19	71	46	\$266,333	\$261,021	98.0%
\$300,000-399,999	170	78	2.18	17	110	53	\$351,871	\$344,982	98.0%
\$400,000-499,999	102	36	2.83	5	43	60	\$445,915	\$439,522	98.6%
\$500,000-599,999	54	13	4.15	4	18	42	\$547,959	\$536,490	97.9%
\$600,000-699,999	11	2	5.50	0	7	69	\$662,495	\$640,995	96.8%
\$700,000-799,999	14	2	7.00	0	2	119	\$712,450	\$700,000	98.3%
\$800,000-899,999	4	0	-	1	2	-	-	-	-
\$900,000-1,000,000	4	2	2.00	0	1	70	\$999,990	\$938,000	93.8%
\$1,000,000 +	10	2	5.00	0	0	13	\$2,249,995	\$2,281,419	101.4%
Grand Total	506	219	2.31	50	268	50	\$368,701	\$362,240	98.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$361,613		\$370,033	97.7%	\$176	255	38
Jan-23	\$340,271	(21,341)	\$346,910	98.1%	\$174	181	46
Feb-23	\$350,350	10,079	\$360,733	97.1%	\$172	234	44
Mar-23	\$355,665	5,315	\$362,612	98.1%	\$175	306	45
Apr-23	\$348,880	(6,786)	\$351,979	99.1%	\$181	278	39
May-23	\$383,305	34,425	\$386,259	99.2%	\$183	342	29
Jun-23	\$375,179	(8,126)	\$377,309	99.4%	\$183	305	28
Jul-23	\$364,473	(10,706)	\$368,216	99.0%	\$179	257	24
Aug-23	\$355,640	(8,833)	\$359,017	99.1%	\$181	299	23
Sep-23	\$372,276	16,637	\$379,840	98.0%	\$183	252	34
Oct-23	\$339,643	(32,634)	\$345,506	98.3%	\$177	243	36
Nov-23	\$360,535	20,892	\$366,420	98.4%	\$177	220	33
Dec-23	\$340,414	(20,120)	\$349,390	97.4%	\$176	252	46
Jan-24	\$373,283	32,868	\$383,297	97.4%	\$185	160	44
Feb-24	\$362,240	(11,043)	\$368,701	98.2%	\$180	219	50





THE FAIR REPORT

AUBREY

MLS Data for February 2024 (City of Aubrey)

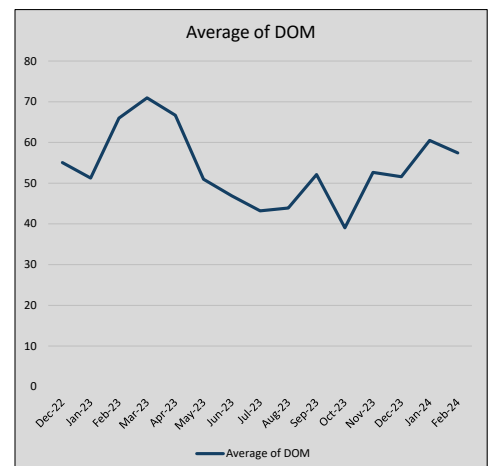
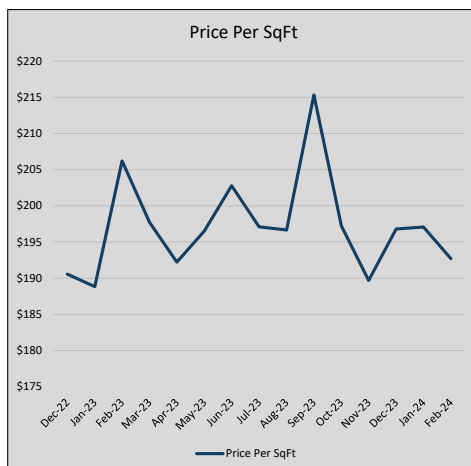
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	1	2.00	0	0	27	\$149,000	\$120,000	80.5%
\$200,000-299,999	4	8	0.50	0	7	52	\$280,836	\$274,611	97.8%
\$300,000-399,999	63	45	1.40	7	52	54	\$357,279	\$349,328	97.8%
\$400,000-499,999	61	18	3.39	5	26	82	\$448,802	\$438,432	97.7%
\$500,000-599,999	35	18	1.94	2	7	37	\$552,901	\$536,706	97.1%
\$600,000-699,999	13	1	13.00	1	6	24	\$600,000	\$580,000	96.7%
\$700,000-799,999	15	3	5.00	1	5	98	\$747,214	\$657,697	88.0%
\$800,000-899,999	5	1	5.00	5	0	106	\$800,000	\$800,000	100.0%
\$900,000-1,000,000	3	3	1.00	0	0	23	\$970,148	\$918,481	94.7%
\$1,000,000 +	7	1	7.00	1	0	167	\$1,489,500	\$1,250,000	83.9%
Grand Total	208	99	2.10	22	103	57	\$449,954	\$433,815	96.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$407,133		\$423,846	96.1%	\$191	89	55
Jan-23	\$391,888	(15,246)	\$409,363	95.7%	\$189	58	51
Feb-23	\$429,159	37,271	\$445,876	96.3%	\$206	109	66
Mar-23	\$463,732	34,574	\$479,687	96.7%	\$198	113	71
Apr-23	\$462,974	(758)	\$477,914	96.9%	\$192	84	67
May-23	\$440,336	(22,638)	\$450,671	97.7%	\$197	126	51
Jun-23	\$467,676	27,340	\$481,509	97.1%	\$203	125	47
Jul-23	\$456,487	(11,189)	\$468,864	97.4%	\$197	113	43
Aug-23	\$419,594	(36,893)	\$431,096	97.3%	\$197	118	44
Sep-23	\$494,204	74,610	\$516,345	95.7%	\$215	96	52
Oct-23	\$431,896	(62,308)	\$443,518	97.4%	\$197	95	39
Nov-23	\$416,463	(15,432)	\$430,674	96.7%	\$190	78	53
Dec-23	\$473,963	57,499	\$492,162	96.3%	\$197	68	52
Jan-24	\$459,323	(14,640)	\$505,206	90.9%	\$197	50	61
Feb-24	\$433,815	(25,508)	\$449,954	96.4%	\$193	99	57





THE FAIR REPORT

BENBROOK

MLS Data for February 2024 (City of Benbrook)

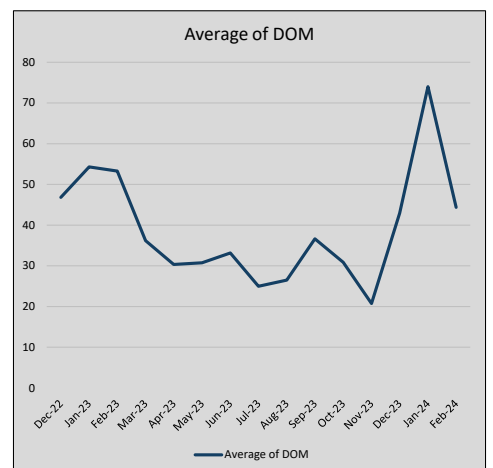
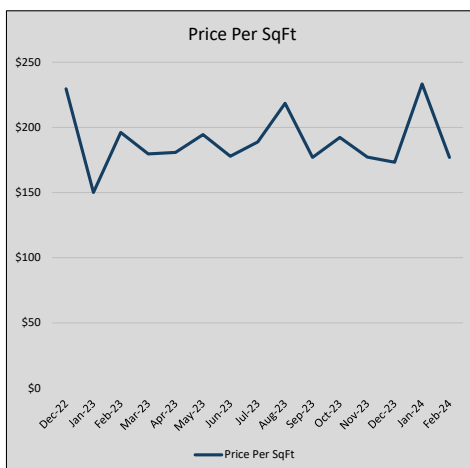
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	11	9	1.22	6	8	43	\$271,822	\$266,156	97.9%
\$300,000-399,999	11	9	1.22	2	11	59	\$352,211	\$343,111	97.4%
\$400,000-499,999	10	4	2.50	5	6	15	\$449,700	\$454,325	101.0%
\$500,000-599,999	16	0	-	5	3	-	-	-	-
\$600,000-699,999	4	0	-	0	2	-	-	-	-
\$700,000-799,999	0	0	-	2	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	52	22	2.36	20	30	44	\$337,050	\$331,850	98.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$486,664		\$497,523	97.8%	\$230	21	47
Jan-23	\$296,141	(190,524)	\$313,300	94.5%	\$150	16	54
Feb-23	\$418,704	122,563	\$426,827	98.1%	\$196	26	53
Mar-23	\$325,432	(93,272)	\$330,267	98.5%	\$180	22	36
Apr-23	\$352,583	27,152	\$353,233	99.8%	\$181	24	30
May-23	\$439,480	86,897	\$446,620	98.4%	\$194	30	31
Jun-23	\$326,638	(112,842)	\$330,603	98.8%	\$178	30	33
Jul-23	\$357,077	30,439	\$362,135	98.6%	\$189	26	25
Aug-23	\$473,171	116,094	\$479,323	98.7%	\$219	35	27
Sep-23	\$352,919	(120,252)	\$360,561	97.9%	\$177	21	37
Oct-23	\$368,946	16,027	\$367,978	100.3%	\$192	27	31
Nov-23	\$320,344	(48,603)	\$330,913	96.8%	\$177	16	21
Dec-23	\$377,470	57,127	\$379,244	99.5%	\$173	28	43
Jan-24	\$497,190	119,720	\$517,505	96.1%	\$233	10	74
Feb-24	\$331,850	(165,340)	\$337,050	98.5%	\$177	22	44





THE FAIR REPORT

BURLESON

MLS Data for February 2024 (City of Burleson)

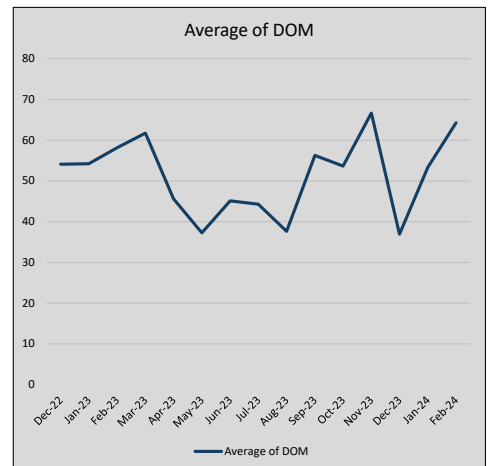
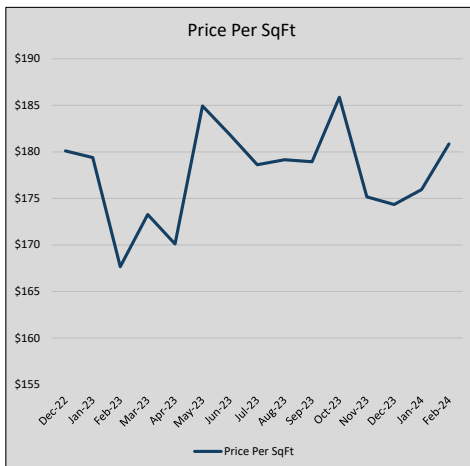
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	1	1.00	0	0	-	\$88,000	\$88,000	100.0%
\$100,000-199,999	1	2	0.50	0	1	37	\$177,950	\$154,250	86.7%
\$200,000-299,999	24	19	1.26	1	18	52	\$263,851	\$261,200	99.0%
\$300,000-399,999	77	19	4.05	8	31	49	\$346,613	\$343,708	99.2%
\$400,000-499,999	50	15	3.33	3	20	105	\$450,348	\$443,203	98.4%
\$500,000-599,999	21	6	3.50	2	8	41	\$563,269	\$543,815	96.5%
\$600,000-699,999	15	1	15.00	2	4	3	\$635,000	\$593,000	93.4%
\$700,000-799,999	7	3	2.33	1	0	143	\$776,317	\$749,667	96.6%
\$800,000-899,999	4	0	-	1	0	-	-	-	-
\$900,000-1,000,000	2	0	-	0	1	-	-	-	-
\$1,000,000 +	13	0	-	3	1	-	-	-	-
Grand Total	215	66	3.26	21	84	64	\$380,932	\$373,374	98.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$394,022		\$406,253	97.0%	\$180	63	54
Jan-23	\$376,943	(17,079)	\$385,502	97.8%	\$179	46	54
Feb-23	\$381,565	4,622	\$389,505	98.0%	\$168	63	58
Mar-23	\$394,423	12,858	\$401,391	98.3%	\$173	88	62
Apr-23	\$378,553	(15,870)	\$385,340	98.2%	\$170	82	46
May-23	\$422,490	43,937	\$427,434	98.8%	\$185	105	37
Jun-23	\$378,158	(44,332)	\$385,688	98.0%	\$182	107	45
Jul-23	\$402,314	24,156	\$408,554	98.5%	\$179	78	44
Aug-23	\$393,859	(8,455)	\$400,637	98.3%	\$179	103	38
Sep-23	\$401,214	7,355	\$410,216	97.8%	\$179	65	56
Oct-23	\$444,122	42,908	\$456,365	97.3%	\$186	61	54
Nov-23	\$375,750	(68,372)	\$381,703	98.4%	\$175	53	67
Dec-23	\$372,707	(3,044)	\$377,910	98.6%	\$174	67	37
Jan-24	\$386,484	13,778	\$395,853	97.6%	\$176	55	53
Feb-24	\$373,374	(13,110)	\$380,932	98.0%	\$181	66	64





THE FAIR REPORT

CADDO MILLS

MLS Data for February 2024 (City of Caddo Mills)

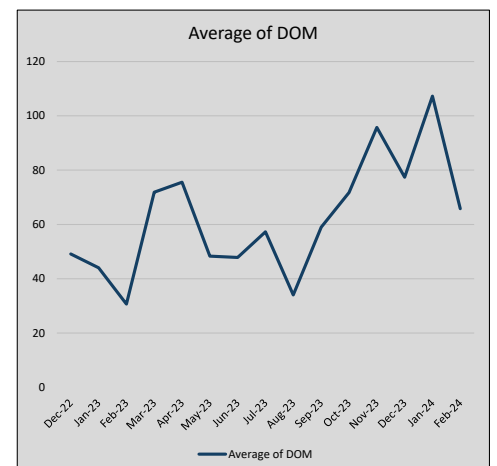
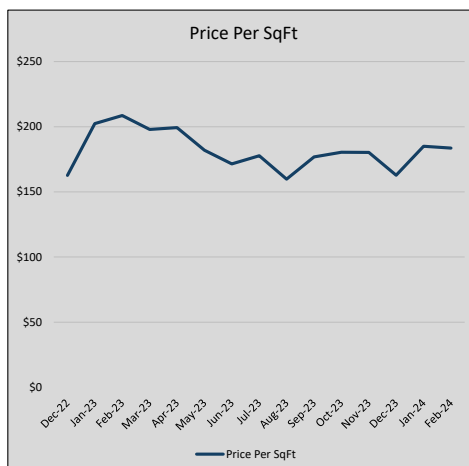
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	2	0.00	0	1	58	\$156,750	\$149,500	95.4%
\$200,000-299,999	26	4	6.50	1	10	59	\$293,995	\$292,630	99.5%
\$300,000-399,999	17	4	4.25	0	12	37	\$328,696	\$322,446	98.1%
\$400,000-499,999	10	4	2.50	0	1	104	\$469,675	\$459,000	97.7%
\$500,000-599,999	14	0	-	1	2	-	-	-	-
\$600,000-699,999	10	2	5.00	0	1	47	\$659,000	\$655,000	99.4%
\$700,000-799,999	5	1	5.00	0	1	112	\$759,999	\$750,000	98.7%
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	0	-	0	1	-	-	-	-
\$1,000,000 +	5	0	-	0	0	-	-	-	-
Grand Total	89	17	5.24	2	29	66	\$397,704	\$391,489	98.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$354,502		\$356,564	99.4%	\$163	8	49
Jan-23	\$421,505	67,003	\$438,227	96.2%	\$202	7	44
Feb-23	\$433,242	11,737	\$444,825	97.4%	\$209	12	31
Mar-23	\$434,833	1,591	\$444,618	97.8%	\$198	21	72
Apr-23	\$389,725	(45,108)	\$387,552	100.6%	\$199	22	76
May-23	\$345,557	(44,168)	\$353,335	97.8%	\$182	32	48
Jun-23	\$354,543	8,986	\$358,361	98.9%	\$171	44	48
Jul-23	\$395,098	40,556	\$404,645	97.6%	\$178	24	57
Aug-23	\$321,091	(74,008)	\$333,172	96.4%	\$160	29	34
Sep-23	\$369,098	48,007	\$380,610	97.0%	\$177	36	59
Oct-23	\$384,195	15,097	\$391,498	98.1%	\$180	29	72
Nov-23	\$398,203	14,007	\$398,911	99.8%	\$180	10	96
Dec-23	\$359,341	(38,861)	\$369,320	97.3%	\$163	15	77
Jan-24	\$419,638	60,297	\$421,927	99.5%	\$185	23	107
Feb-24	\$391,489	(28,150)	\$397,704	98.4%	\$184	17	66





THE FAIR REPORT

CARROLLTON

MLS Data for February 2024 (City of Carrollton)

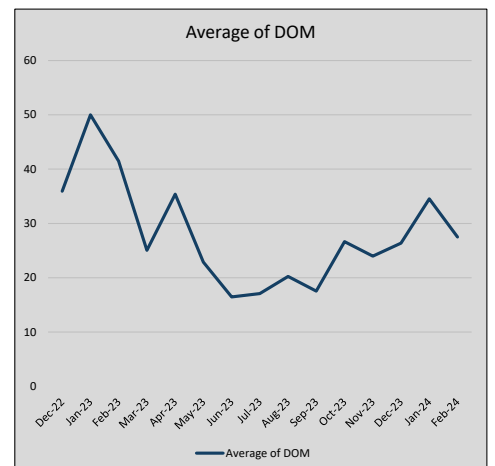
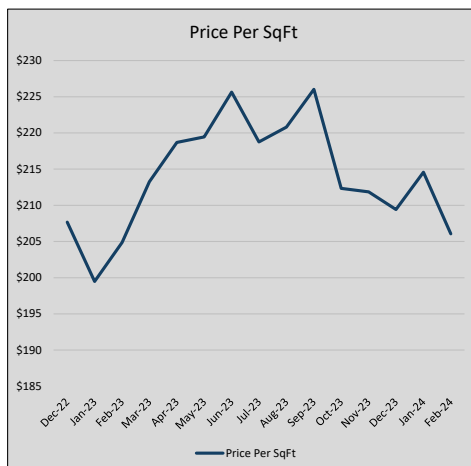
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	10	4	2.50	3	5	24	\$260,725	\$234,500	89.9%
\$300,000-399,999	25	17	1.47	6	31	17	\$348,341	\$344,582	98.9%
\$400,000-499,999	32	25	1.28	6	27	24	\$452,967	\$456,576	100.8%
\$500,000-599,999	12	9	1.33	1	6	52	\$548,333	\$547,444	99.8%
\$600,000-699,999	11	6	1.83	2	8	37	\$637,483	\$635,596	99.7%
\$700,000-799,999	6	0	-	0	1	-	-	-	-
\$800,000-899,999	6	0	-	0	0	-	-	-	-
\$900,000-1,000,000	4	0	-	0	0	-	-	-	-
\$1,000,000 +	2	0	-	1	3	-	-	-	-
Grand Total	109	61	1.79	19	81	27	\$443,423	\$441,818	99.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$473,368		\$482,396	98.1%	\$208	92	36
Jan-23	\$448,054	(25,314)	\$462,881	96.8%	\$199	51	50
Feb-23	\$435,902	(12,152)	\$441,413	98.8%	\$205	92	41
Mar-23	\$446,634	10,733	\$445,148	100.3%	\$213	109	25
Apr-23	\$468,005	21,371	\$467,635	100.1%	\$219	102	35
May-23	\$495,764	27,759	\$494,071	100.3%	\$219	98	23
Jun-23	\$525,072	29,307	\$521,717	100.6%	\$226	121	16
Jul-23	\$485,001	(40,071)	\$481,274	100.8%	\$219	102	17
Aug-23	\$505,976	20,975	\$510,873	99.0%	\$221	102	20
Sep-23	\$471,329	(34,647)	\$477,391	98.7%	\$226	100	18
Oct-23	\$451,913	(19,416)	\$457,252	98.8%	\$212	84	27
Nov-23	\$466,201	14,288	\$474,480	98.3%	\$212	88	24
Dec-23	\$452,307	(13,894)	\$461,297	98.1%	\$209	69	26
Jan-24	\$452,675	369	\$458,501	98.7%	\$215	53	35
Feb-24	\$441,818	(10,858)	\$443,423	99.6%	\$206	61	27





THE FAIR REPORT

CELINA

MLS Data for February 2024 (City of Celina)

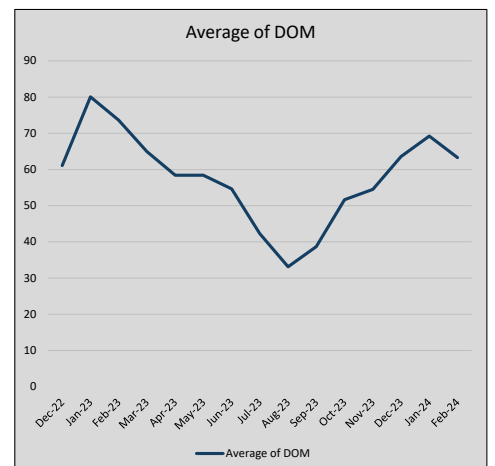
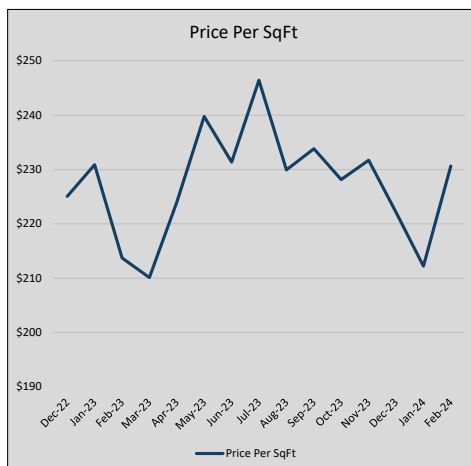
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	2	0	-	0	1	-	-	-	-
\$300,000-399,999	3	2	1.50	1	2	3	\$392,000	\$374,000	95.4%
\$400,000-499,999	26	19	1.37	1	15	66	\$459,804	\$453,813	98.7%
\$500,000-599,999	44	19	2.32	5	15	77	\$563,669	\$546,101	96.9%
\$600,000-699,999	58	16	3.63	6	21	51	\$645,612	\$626,874	97.1%
\$700,000-799,999	54	13	4.15	0	17	34	\$749,858	\$735,965	98.1%
\$800,000-899,999	23	9	2.56	0	3	48	\$858,176	\$844,666	98.4%
\$900,000-1,000,000	15	1	15.00	2	5	107	\$927,946	\$885,000	95.4%
\$1,000,000 +	36	8	4.50	4	10	124	\$1,171,958	\$1,124,259	95.9%
Grand Total	261	87	3.00	19	89	63	\$670,518	\$653,160	97.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$650,236		\$683,370	95.2%	\$225	73	61
Jan-23	\$681,783	31,547	\$718,047	94.9%	\$231	74	80
Feb-23	\$661,835	(19,948)	\$686,348	96.4%	\$214	72	74
Mar-23	\$610,348	(51,486)	\$631,203	96.7%	\$210	101	65
Apr-23	\$630,607	20,259	\$650,505	96.9%	\$224	97	58
May-23	\$714,355	83,747	\$735,790	97.1%	\$240	129	58
Jun-23	\$686,816	(27,538)	\$699,217	98.2%	\$231	125	55
Jul-23	\$662,705	(24,111)	\$677,949	97.8%	\$246	119	42
Aug-23	\$668,050	5,345	\$678,886	98.4%	\$230	151	33
Sep-23	\$631,719	(36,331)	\$643,933	98.1%	\$234	79	39
Oct-23	\$660,206	28,487	\$674,648	97.9%	\$228	82	52
Nov-23	\$666,985	6,779	\$691,056	96.5%	\$232	88	55
Dec-23	\$648,551	(18,434)	\$667,469	97.2%	\$222	133	64
Jan-24	\$610,700	(37,851)	\$626,310	97.5%	\$212	87	69
Feb-24	\$653,160	42,461	\$670,518	97.4%	\$231	87	63





THE FAIR REPORT

COLLEYVILLE

MLS Data for February 2024 (City of Colleyville)

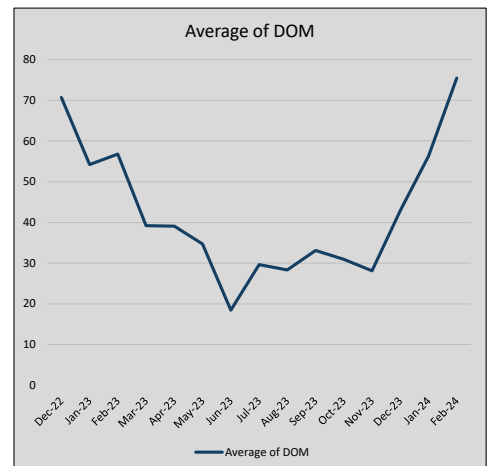
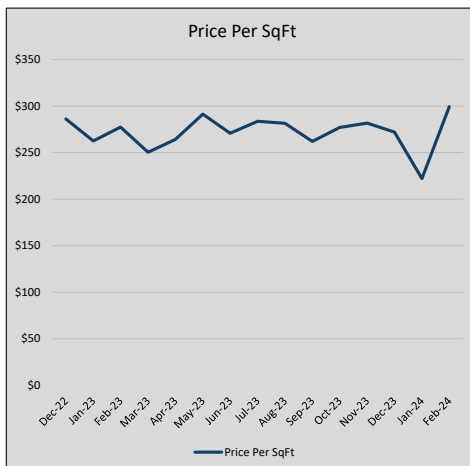
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	1	0	-	0	0	-	-	-	-
\$400,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-599,999	2	0	-	0	1	-	-	-	-
\$600,000-699,999	5	1	5.00	0	4	5	\$650,000	\$612,000	94.2%
\$700,000-799,999	2	4	0.50	1	4	73	\$746,225	\$718,000	96.2%
\$800,000-899,999	1	1	1.00	1	1	2	\$899,000	\$890,000	99.0%
\$900,000-1,000,000	1	3	0.33	0	2	74	\$951,167	\$948,000	99.7%
\$1,000,000 +	31	9	3.44	5	15	93	\$1,888,100	\$1,791,667	94.9%
Grand Total	43	18	2.39	7	27	75	\$1,354,461	\$1,296,833	95.7%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$939,765		\$979,670	95.9%	\$286	17	71
Jan-23	\$1,086,554	146,789	\$1,134,892	95.7%	\$263	26	54
Feb-23	\$1,231,638	145,085	\$1,281,581	96.1%	\$277	27	57
Mar-23	\$937,000	(294,638)	\$947,276	98.9%	\$250	21	39
Apr-23	\$963,286	26,286	\$971,096	99.2%	\$264	28	39
May-23	\$1,099,821	136,535	\$1,120,565	98.1%	\$291	34	35
Jun-23	\$1,049,997	(49,824)	\$1,061,826	98.9%	\$271	31	18
Jul-23	\$1,035,393	(14,604)	\$1,047,858	98.8%	\$284	34	30
Aug-23	\$1,112,712	77,319	\$1,147,502	97.0%	\$281	41	28
Sep-23	\$934,515	(178,197)	\$958,248	97.5%	\$262	27	33
Oct-23	\$955,888	21,373	\$968,232	98.7%	\$277	31	31
Nov-23	\$1,002,812	46,924	\$1,025,517	97.8%	\$282	17	28
Dec-23	\$884,364	(118,448)	\$896,441	98.7%	\$272	22	43
Jan-24	\$729,113	(155,251)	\$752,456	96.9%	\$222	16	56
Feb-24	\$1,296,833	567,721	\$1,354,461	95.7%	\$299	18	75



Fair Texas Title
THE FINEST CLOSING EXPERIENCE IN TEXAS



THE FAIR REPORT

COPPELL

MLS Data for February 2024 (City of Coppel)

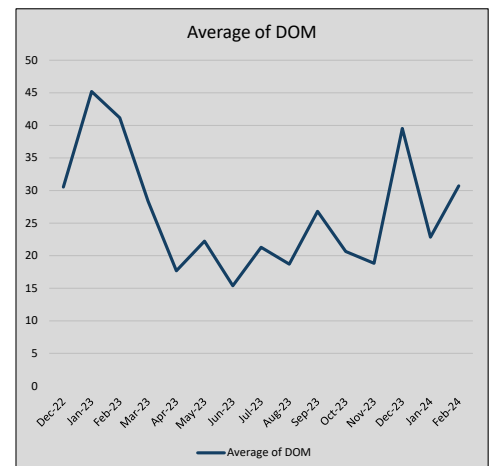
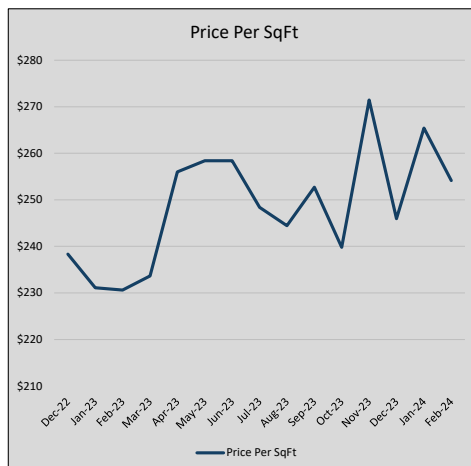
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	3	3	1.00	0	1	11	\$258,000	\$257,333	99.7%
\$300,000-399,999	1	1	1.00	1	2	4	\$395,000	\$406,250	102.8%
\$400,000-499,999	2	5	0.40	0	4	20	\$463,580	\$446,380	96.3%
\$500,000-599,999	7	3	2.33	1	7	39	\$548,333	\$535,000	97.6%
\$600,000-699,999	4	4	1.00	1	5	22	\$615,050	\$613,975	99.8%
\$700,000-799,999	8	6	1.33	1	7	43	\$762,567	\$743,000	97.4%
\$800,000-899,999	0	6	0.00	0	2	18	\$851,917	\$853,333	100.2%
\$900,000-1,000,000	2	2	1.00	0	2	19	\$900,000	\$906,250	100.7%
\$1,000,000 +	9	2	4.50	0	1	121	\$2,375,000	\$2,275,000	95.8%
Grand Total	36	32	1.13	4	31	31	\$744,656	\$731,611	98.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$551,488		\$562,829	98.0%	\$238	24	31
Jan-23	\$613,200	61,713	\$629,653	97.4%	\$231	15	45
Feb-23	\$625,111	11,911	\$627,772	99.6%	\$231	18	41
Mar-23	\$519,384	(105,727)	\$527,284	98.5%	\$234	25	28
Apr-23	\$635,440	116,056	\$618,031	102.8%	\$256	25	18
May-23	\$758,733	123,293	\$751,243	101.0%	\$258	45	22
Jun-23	\$732,996	(25,736)	\$736,014	99.6%	\$258	49	15
Jul-23	\$656,126	(76,871)	\$654,331	100.3%	\$248	39	21
Aug-23	\$672,812	16,686	\$678,640	99.1%	\$244	41	19
Sep-23	\$623,422	(49,390)	\$630,698	98.8%	\$253	30	27
Oct-23	\$628,633	5,211	\$637,300	98.6%	\$240	25	21
Nov-23	\$750,811	122,177	\$746,874	100.5%	\$271	19	19
Dec-23	\$665,750	(85,061)	\$687,762	96.8%	\$246	24	40
Jan-24	\$681,164	15,414	\$689,710	98.8%	\$265	20	23
Feb-24	\$731,611	50,447	\$744,656	98.2%	\$254	32	31





THE FAIR REPORT

CORINTH

MLS Data for February 2024 (City of Corinth)

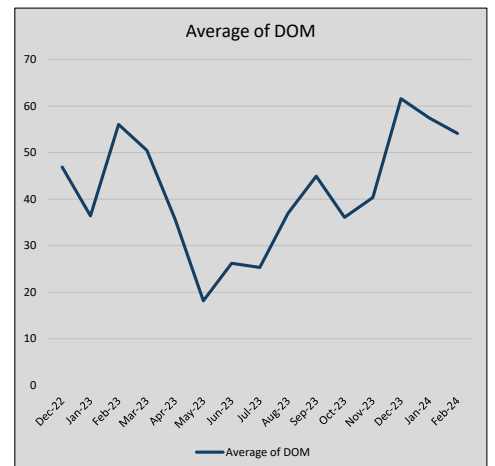
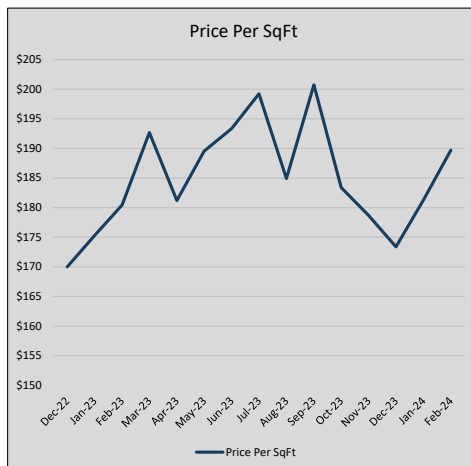
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	1	0.00	0	0	7	\$290,000	\$285,000	98.3%
\$300,000-399,999	6	8	0.75	1	5	44	\$366,825	\$360,472	98.3%
\$400,000-499,999	14	18	0.78	0	9	50	\$430,376	\$418,591	97.3%
\$500,000-599,999	8	6	1.33	2	4	84	\$536,018	\$514,633	96.0%
\$600,000-699,999	5	0	-	0	4	-	-	-	-
\$700,000-799,999	3	2	1.50	0	0	89	\$760,000	\$705,000	92.8%
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	2	1	2.00	0	0	10	\$1,325,000	\$1,325,000	100.0%
Grand Total	39	36	1.08	3	22	54	\$473,124	\$459,062	97.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$525,049		\$555,455	94.5%	\$170	19	47
Jan-23	\$441,856	(83,194)	\$442,697	99.8%	\$175	7	36
Feb-23	\$473,241	31,385	\$478,158	99.0%	\$180	22	56
Mar-23	\$446,896	(26,345)	\$454,178	98.4%	\$193	28	50
Apr-23	\$480,696	33,800	\$485,332	99.0%	\$181	27	36
May-23	\$478,529	(2,167)	\$475,913	100.5%	\$190	31	18
Jun-23	\$490,101	11,571	\$491,531	99.7%	\$193	38	26
Jul-23	\$434,755	(55,346)	\$436,539	99.6%	\$199	35	25
Aug-23	\$467,237	32,482	\$475,677	98.2%	\$185	35	37
Sep-23	\$487,329	20,093	\$499,637	97.5%	\$201	35	45
Oct-23	\$450,738	(36,592)	\$457,044	98.6%	\$183	35	36
Nov-23	\$443,963	(6,775)	\$457,092	97.1%	\$179	32	40
Dec-23	\$475,022	31,059	\$494,104	96.1%	\$173	34	62
Jan-24	\$452,841	(22,182)	\$468,134	96.7%	\$181	16	57
Feb-24	\$459,062	6,221	\$473,124	97.0%	\$190	36	54





THE FAIR REPORT

DALLAS LUXURY MARKET

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

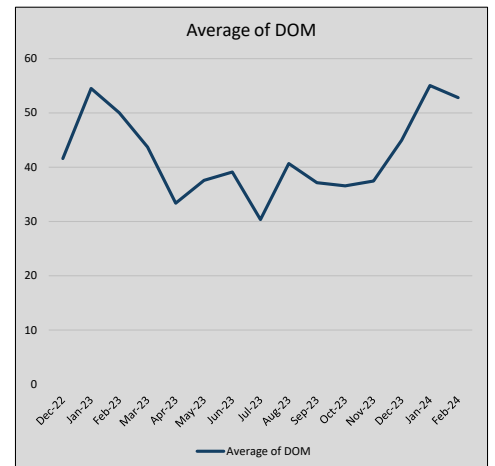
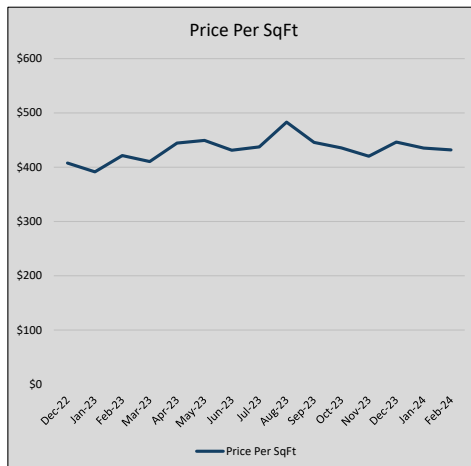
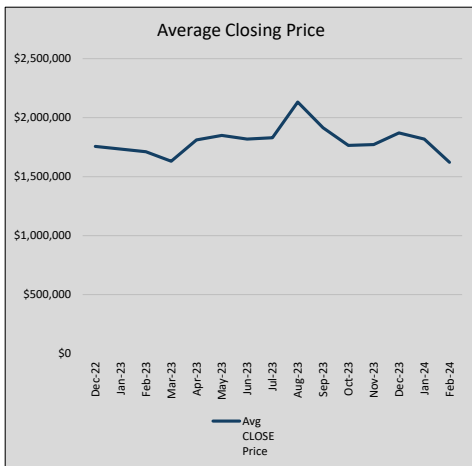
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$0-999,999	0	1	0.00	0	0	3	\$949,000	\$1,000,000	105.4%
\$1,000,000-1,999,999	266	73	3.64	44	97	45	\$1,370,901	\$1,341,455	97.9%
\$2,000,000-2,999,999	79	11	7.18	11	20	108	\$2,601,636	\$2,459,773	94.5%
\$3,000,000-3,999,999	40	2	20.00	8	5	89	\$3,289,500	\$3,217,000	97.8%
\$4,000,000-4,999,999	19	0	-	1	1	-	-	-	-
\$5,000,000-5,999,999	9	1	9.00	3	0	13	\$5,349,000	\$5,200,000	97.2%
\$6,000,000-6,999,999	4	1	4.00	0	1	62	\$6,995,000	\$6,700,000	95.8%
\$7,000,000-7,999,999	7	0	-	1	0	-	-	-	-
\$8,000,000-8,999,999	3	0	-	1	0	-	-	-	-
\$9,000,000-9,999,999	3	0	-	0	0	-	-	-	-
\$10,000,000+	6	0	-	1	0	-	-	-	-
Total	436	89	4.90	70	124	53	\$1,669,279	\$1,621,548	97.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$1,756,036		\$1,809,190	97.1%	\$408	78	42
Jan-23	\$1,733,932	(22,104)	\$1,788,741	96.9%	\$392	44	55
Feb-23	\$1,711,824	(22,108)	\$1,762,735	97.1%	\$421	78	50
Mar-23	\$1,631,377	(80,447)	\$1,676,256	97.3%	\$410	94	44
Apr-23	\$1,811,029	179,652	\$1,831,163	98.9%	\$444	115	33
May-23	\$1,849,363	38,335	\$1,883,789	98.2%	\$450	133	38
Jun-23	\$1,817,815	(31,548)	\$1,877,660	96.8%	\$431	147	39
Jul-23	\$1,830,040	12,224	\$1,864,654	98.1%	\$437	107	30
Aug-23	\$2,132,312	302,273	\$2,210,898	96.4%	\$483	114	41
Sep-23	\$1,914,090	(218,222)	\$1,958,484	97.7%	\$446	108	37
Oct-23	\$1,764,363	(149,727)	\$1,816,550	97.1%	\$436	117	37
Nov-23	\$1,772,402	8,039	\$1,825,009	97.1%	\$420	100	37
Dec-23	\$1,870,648	98,246	\$1,940,346	96.4%	\$446	184	45
Jan-24	\$1,818,886	(51,761)	\$1,866,800	97.4%	\$435	144	55
Feb-24	\$1,621,548	(197,339)	\$1,669,279	97.1%	\$432	89	53



Fair Texas Title
THE FINEST CLOSING EXPERIENCE IN TEXAS



THE FAIR REPORT

HIGHLAND PARK ISD

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

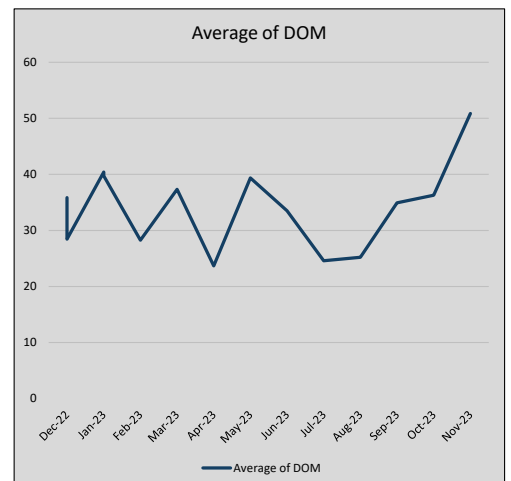
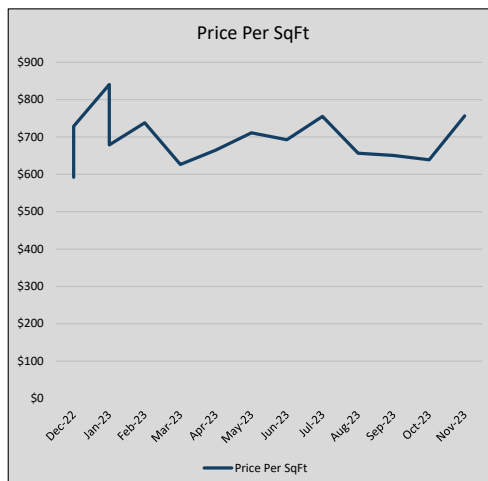
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-999,999	2	2	1.00	1	3	50	\$774,500	\$490,540	63.3%
\$1,000,000-1,499,999	5	4	1.25	0	2	31	\$1,410,750	\$1,434,375	101.7%
\$1,500,000-1,999,999	5	3	1.67	1	4	19	\$1,791,667	\$1,725,000	96.3%
\$2,000,000-2,499,999	4	2	2.00	0	2	51	\$2,150,000	\$2,080,000	96.7%
\$2,500,000-2,999,999	5	4	1.25	3	0	34	\$2,835,000	\$2,765,000	97.5%
\$3,000,000-3,499,999	4	3	1.33	0	2	25	\$3,365,000	\$3,291,667	97.8%
\$3,500,000-4,000,000	5	1	5.00	0	3	7	\$3,750,000	\$3,500,000	93.3%
\$4,000,000+	38	3	12.67	5	7	14	\$4,963,333	\$5,058,333	101.9%
Grand Total	68	22	3.09	10	23	29	\$2,588,273	\$2,530,163	97.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$1,873,833		\$1,920,333	97.6%	\$592	12	36
Jan-23	\$3,431,700	1,557,867	\$3,503,899	97.9%	\$841	10	40
Dec-22	\$2,497,621	(934,079)	\$2,555,350	97.7%	\$729	20	28
Jan-23	\$2,880,322	382,701	\$2,874,789	100.2%	\$679	19	40
Feb-23	\$3,358,009	477,687	\$3,420,636	98.2%	\$738	22	28
Mar-23	\$2,487,773	(870,235)	\$2,497,583	99.6%	\$627	41	37
Apr-23	\$2,461,924	(25,850)	\$2,506,909	98.2%	\$665	34	24
May-23	\$3,304,216	842,293	\$3,355,461	98.5%	\$711	28	39
Jun-23	\$2,995,039	(309,177)	\$3,167,450	94.6%	\$693	30	34
Jul-23	\$2,885,524	(109,515)	\$2,892,132	99.8%	\$755	15	25
Aug-23	\$2,271,271	(614,253)	\$2,316,577	98.0%	\$657	31	25
Sep-23	\$2,710,681	439,410	\$2,791,816	97.1%	\$650	25	35
Oct-23	\$2,553,279	(157,402)	\$2,514,059	101.6%	\$639	17	36
Nov-23	\$3,042,033	488,754	\$3,202,333	95.0%	\$757	15	51
Dec-23	\$2,530,163	(511,871)	\$2,588,273	97.8%	\$692	22	29
Jan-24							





THE FAIR REPORT

TOWN OF HIGHLAND PARK

MLS Data for February 2024 (Town of Highland Park)

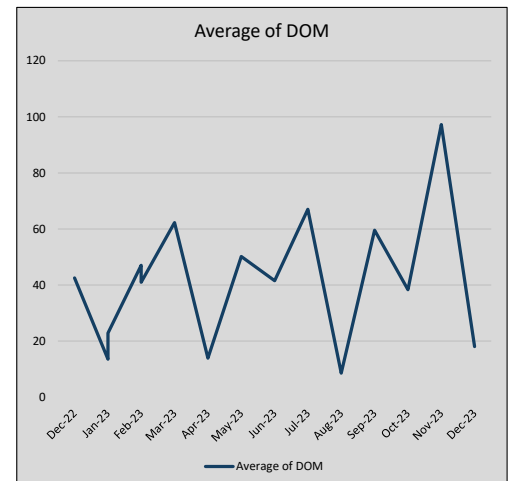
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-999,999	3	0	-	0	1	-	-	-	-
\$1,000,000-1,499,999	1	1	1.00	0	1	13	\$1,499,999	\$1,437,500	95.8%
\$1,500,000-1,999,999	5	1	5.00	0	0	2	\$1,650,000	\$1,575,000	95.5%
\$2,000,000-2,499,999	3	2	1.50	0	2	51	\$2,150,000	\$2,080,000	96.7%
\$2,500,000-2,999,999	3	0	-	1	1	-	-	-	-
\$3,000,000-3,499,999	1	2	0.50	0	0	8	\$3,300,000	\$3,237,500	98.1%
\$3,500,000-4,000,000	2	1	2.00	0	1	7	\$3,750,000	\$3,500,000	93.3%
\$4,000,000+	25	3	8.33	3	5	14	\$4,963,333	\$5,058,333	101.9%
Grand Total	43	10	4.30	4	11	18	\$3,269,000	\$3,232,250	98.9%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Jan-23	\$3,145,000		\$3,172,500	99.1%	\$829	2	14
Feb-23	\$4,995,400	1,850,400	\$5,123,800	97.5%	\$1,163	5	47
Dec-22	\$2,835,750	(2,159,650)	\$2,964,833	95.6%	\$822	6	43
Jan-23	\$3,450,552	614,802	\$3,284,643	105.1%	\$804	7	23
Feb-23	\$4,127,961	677,409	\$4,206,000	98.1%	\$845	8	41
Mar-23	\$2,326,077	(1,801,884)	\$2,346,692	99.1%	\$639	13	62
Apr-23	\$3,121,800	795,723	\$3,193,067	97.8%	\$766	15	14
May-23	\$4,039,500	917,700	\$4,119,500	98.1%	\$877	12	50
Jun-23	\$3,597,742	(441,758)	\$3,728,778	96.5%	\$823	9	42
Jul-23	\$3,847,500	249,758	\$3,872,450	99.4%	\$897	2	67
Aug-23	\$3,049,641	(797,859)	\$3,066,364	99.5%	\$779	11	9
Sep-23	\$4,005,357	955,716	\$4,207,643	95.2%	\$799	7	60
Oct-23	\$3,211,667	(793,690)	\$2,974,000	108.0%	\$751	6	38
Nov-23	\$3,575,125	363,458	\$3,861,625	92.6%	\$885	8	97
Dec-23	\$3,232,250	(342,875)	\$3,269,000	98.9%	\$790	10	18
Jan-24							





THE FAIR REPORT

CITY OF UNIVERSITY PARK

MLS Data for February 2024 (City of University Park)

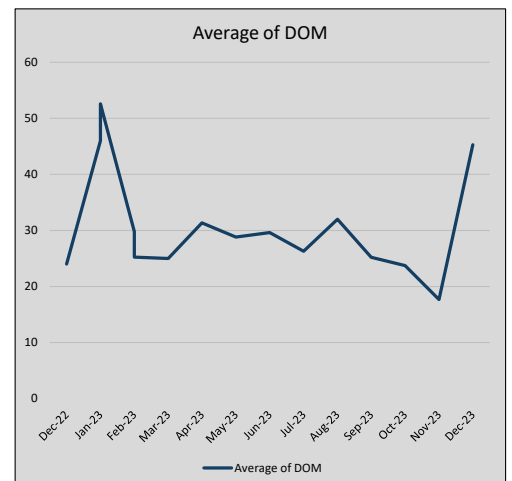
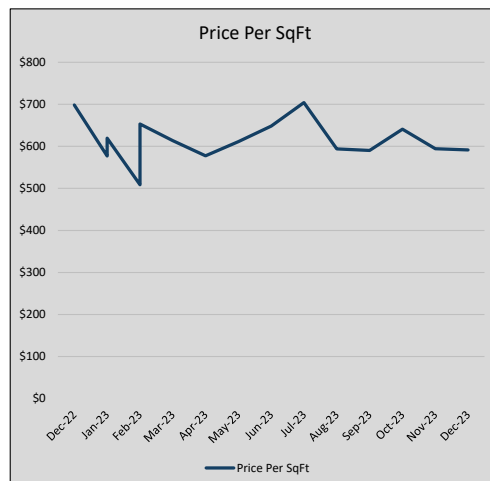
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-999,999	0	1	0.00	0	2	90	\$950,000	\$390,000	41.1%
\$1,000,000-1,499,999	4	3	1.33	0	1	37	\$1,381,000	\$1,433,333	103.8%
\$1,500,000-1,999,999	3	1	3.00	1	4	53	\$1,875,000	\$1,700,000	90.7%
\$2,000,000-2,499,999	1	0	-	0	0	-	-	-	-
\$2,500,000-2,999,999	1	4	0.25	2	0	34	\$2,835,000	\$2,765,000	97.5%
\$3,000,000-3,499,999	3	1	3.00	0	2	61	\$3,495,000	\$3,400,000	97.3%
\$3,500,000-4,000,000	2	0	-	0	2	-	-	-	-
\$4,000,000+	13	0	-	2	2	-	-	-	-
Grand Total	27	10	2.70	5	13	45	\$2,180,300	\$2,085,000	95.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Jan-23	\$2,005,167		\$2,048,167	97.9%	\$577	6	46
Feb-23	\$2,077,000	71,833	\$2,094,798	99.2%	\$509	5	30
Dec-22	\$2,493,686	416,686	\$2,521,000	98.9%	\$698	13	24
Jan-23	\$2,574,313	80,627	\$2,658,167	96.8%	\$619	12	53
Feb-23	\$3,018,958	444,645	\$3,064,667	98.5%	\$653	12	25
Mar-23	\$2,599,541	(419,417)	\$2,611,686	99.5%	\$614	29	25
Apr-23	\$1,827,689	(771,852)	\$1,829,161	99.9%	\$578	18	31
May-23	\$2,729,837	902,148	\$2,746,927	99.4%	\$611	15	29
Jun-23	\$2,817,325	87,488	\$3,013,225	93.5%	\$648	20	30
Jul-23	\$2,613,419	(203,906)	\$2,620,498	99.7%	\$704	14	26
Aug-23	\$1,933,640	(679,779)	\$1,984,347	97.4%	\$594	17	32
Sep-23	\$2,257,188	323,548	\$2,287,279	98.7%	\$590	14	25
Oct-23	\$2,121,714	(135,474)	\$2,137,286	99.3%	\$641	7	24
Nov-23	\$2,600,083	478,369	\$2,598,000	100.1%	\$595	6	18
Dec-23	\$2,085,000	(515,083)	\$2,180,300	95.6%	\$591	10	45
Jan-24							





THE FAIR REPORT

Bluffview, Devonshire & Vicinity

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

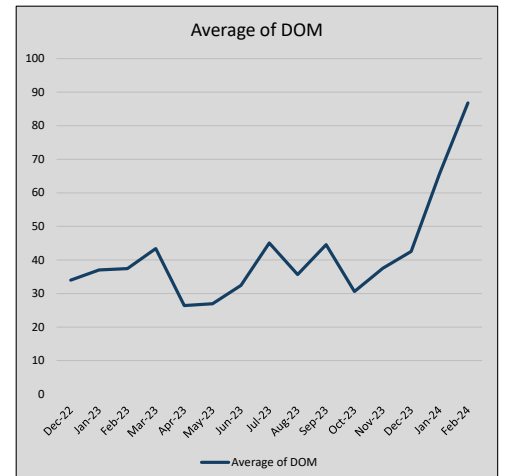
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	5	0	-	2	0	-	-	-	-
\$200,000-299,999	4	2	2.00	1	0	67	\$284,500	\$280,000	98.4%
\$300,000-399,999	5	1	5.00	0	2	280	\$340,000	\$320,000	94.1%
\$400,000-499,999	3	1	3.00	0	0	71	\$467,500	\$450,000	96.3%
\$500,000-599,999	5	0	-	1	1	-	-	-	-
\$600,000-699,999	4	0	-	2	0	-	-	-	-
\$700,000-799,999	4	0	-	0	0	-	-	-	-
\$800,000-899,999	4	1	4.00	1	1	171	\$849,500	\$814,500	95.9%
\$900,000-1,000,000	3	0	-	1	1	-	-	-	-
\$1,000,000 +	47	10	4.70	11	17	65	\$1,512,400	\$1,440,800	95.3%
Grand Total	84	15	5.60	19	22	87	\$1,156,667	\$1,103,500	95.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$994,417		\$1,028,666	96.7%	\$420	12	34
Jan-23	\$845,000	(149,417)	\$864,340	97.8%	\$454	10	37
Feb-23	\$1,168,750	323,750	\$1,231,908	94.9%	\$385	12	37
Mar-23	\$1,106,570	(62,180)	\$1,131,995	97.8%	\$439	20	43
Apr-23	\$969,667	(136,903)	\$976,310	99.3%	\$402	29	26
May-23	\$1,118,031	148,364	\$1,129,497	99.0%	\$406	32	27
Jun-23	\$1,149,084	31,053	\$1,192,448	96.4%	\$430	21	32
Jul-23	\$1,275,800	126,716	\$1,288,246	99.0%	\$495	15	45
Aug-23	\$1,677,818	402,018	\$1,745,758	96.1%	\$501	19	36
Sep-23	\$1,208,038	(469,780)	\$1,227,527	98.4%	\$487	26	45
Oct-23	\$1,421,983	213,944	\$1,452,435	97.9%	\$484	20	31
Nov-23	\$1,304,771	(117,211)	\$1,358,381	96.1%	\$465	21	38
Dec-23	\$1,933,695	628,924	\$2,003,706	96.5%	\$512	17	43
Jan-24	\$1,120,780	(812,915)	\$1,152,605	97.2%	\$390	22	66
Feb-24	\$1,103,500	(17,280)	\$1,156,667	95.4%	\$415	15	87





THE FAIR REPORT

EAST DALLAS AND VICINITY

MLS Data for February 2024

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

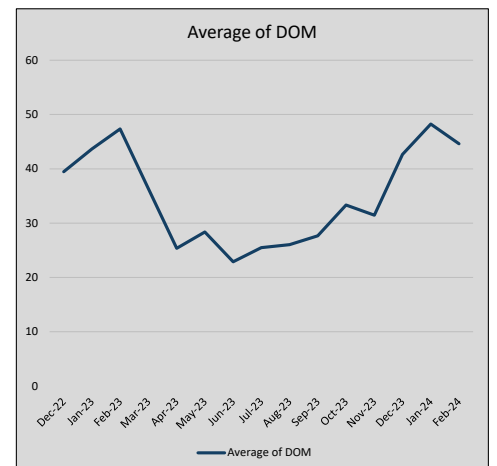
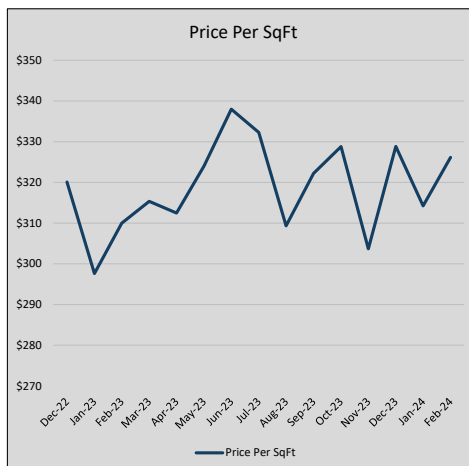
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	5	2	2.50	0	5	175	\$62,445	\$55,000	88.1%
\$100,000-199,999	13	6	2.17	0	5	35	\$167,133	\$167,292	100.1%
\$200,000-299,999	50	26	1.92	11	37	32	\$251,475	\$247,237	98.3%
\$300,000-399,999	60	25	2.40	6	19	53	\$360,896	\$346,313	96.0%
\$400,000-499,999	72	17	4.24	9	25	56	\$465,748	\$455,600	97.8%
\$500,000-599,999	72	25	2.88	14	20	29	\$550,564	\$542,449	98.5%
\$600,000-699,999	60	18	3.33	18	20	49	\$643,239	\$632,806	98.4%
\$700,000-799,999	24	15	1.60	6	18	67	\$763,047	\$751,753	98.5%
\$800,000-899,999	20	10	2.00	7	15	50	\$842,250	\$822,903	97.7%
\$900,000-1,000,000	15	6	2.50	2	7	38	\$952,333	\$939,075	98.6%
\$1,000,000 +	97	22	4.41	12	33	31	\$1,511,818	\$1,489,500	98.5%
Grand Total	488	172	2.84	85	204	45	\$632,504	\$620,962	98.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$656,101		\$675,546	97.1%	\$320	141	39
Jan-23	\$576,783	(79,318)	\$592,176	97.4%	\$298	107	44
Feb-23	\$598,037	21,254	\$614,279	97.4%	\$310	171	47
Mar-23	\$643,010	44,973	\$650,078	98.9%	\$315	181	36
Apr-23	\$611,814	(31,196)	\$607,782	100.7%	\$312	217	25
May-23	\$642,826	31,011	\$649,971	98.9%	\$324	250	28
Jun-23	\$710,270	67,445	\$720,109	98.6%	\$338	238	23
Jul-23	\$644,980	(65,290)	\$647,237	99.7%	\$332	220	25
Aug-23	\$610,887	(34,093)	\$622,876	98.1%	\$309	171	26
Sep-23	\$645,617	34,730	\$656,121	98.4%	\$322	188	28
Oct-23	\$666,904	21,287	\$680,057	98.1%	\$329	168	33
Nov-23	\$589,509	(77,395)	\$602,692	97.8%	\$304	181	31
Dec-23	\$656,598	67,089	\$669,813	98.0%	\$329	138	43
Jan-24	\$620,875	(35,724)	\$636,881	97.5%	\$314	150	48
Feb-24	\$620,962	87	\$632,504	98.2%	\$326	172	45





THE FAIR REPORT

FAR NORTH DALLAS AND VICINITY

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

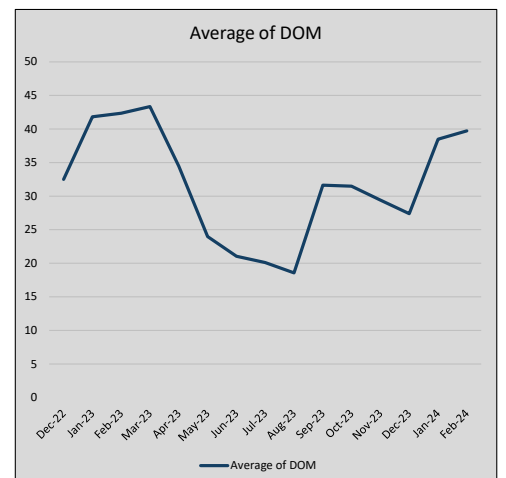
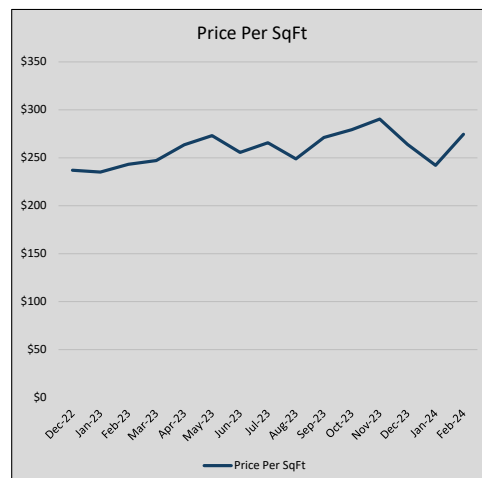
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	20	7	2.86	2	8	41	\$169,943	\$162,086	95.4%
\$200,000-299,999	37	4	9.25	4	15	38	\$244,200	\$239,475	98.1%
\$300,000-399,999	8	5	1.60	0	4	20	\$361,643	\$341,444	94.4%
\$400,000-499,999	12	4	3.00	0	7	82	\$433,250	\$423,031	97.6%
\$500,000-599,999	9	8	1.13	2	8	30	\$558,487	\$552,000	98.8%
\$600,000-699,999	16	7	2.29	0	4	26	\$661,129	\$657,714	99.5%
\$700,000-799,999	15	8	1.88	1	7	68	\$739,350	\$722,750	97.8%
\$800,000-899,999	7	7	1.00	2	3	9	\$856,414	\$853,857	99.7%
\$900,000-1,000,000	11	4	2.75	1	4	25	\$968,950	\$960,750	99.2%
\$1,000,000 +	35	6	5.83	3	7	64	\$1,480,667	\$1,434,450	96.9%
Grand Total	170	60	2.83	15	67	40	\$657,882	\$645,342	98.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$586,039		\$603,610	97.1%	\$237	68	32
Jan-23	\$593,459	7,421	\$615,726	96.4%	\$235	46	42
Feb-23	\$556,598	(36,861)	\$571,771	97.3%	\$243	67	42
Mar-23	\$594,315	37,716	\$598,586	99.3%	\$247	96	43
Apr-23	\$622,473	28,159	\$632,170	98.5%	\$264	85	34
May-23	\$696,749	74,276	\$693,084	100.5%	\$273	108	24
Jun-23	\$598,248	(98,501)	\$600,801	99.6%	\$256	99	21
Jul-23	\$630,970	32,722	\$631,046	100.0%	\$266	97	20
Aug-23	\$550,374	(80,596)	\$558,844	98.5%	\$249	76	19
Sep-23	\$664,269	113,895	\$678,474	97.9%	\$271	69	32
Oct-23	\$782,970	118,701	\$802,114	97.6%	\$279	62	31
Nov-23	\$789,694	6,724	\$808,158	97.7%	\$290	62	29
Dec-23	\$592,143	(197,551)	\$602,680	98.3%	\$264	61	27
Jan-24	\$635,878	43,735	\$660,232	96.3%	\$242	42	38
Feb-24	\$645,342	9,464	\$657,882	98.1%	\$274	60	40





THE FAIR REPORT

LAKE HIGHLANDS AND VICINITY

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

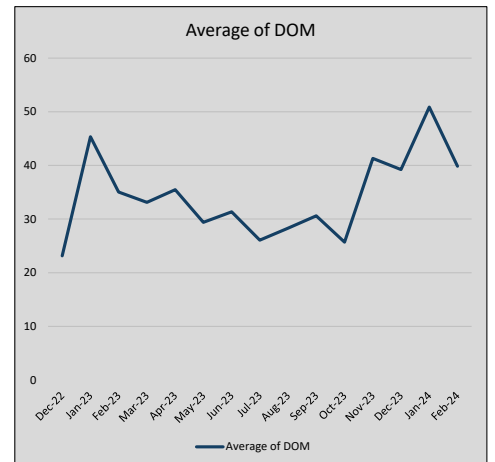
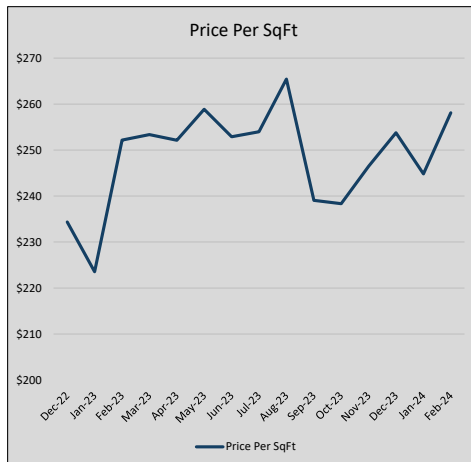
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	28	5	5.60	2	6	45	\$84,659	\$85,080	100.5%
\$100,000-199,999	77	14	5.50	13	13	49	\$153,807	\$148,071	96.3%
\$200,000-299,999	11	5	2.20	3	10	57	\$254,290	\$250,990	98.7%
\$300,000-399,999	11	12	0.92	4	6	46	\$358,140	\$343,408	95.9%
\$400,000-499,999	13	10	1.30	2	9	24	\$451,890	\$452,150	100.1%
\$500,000-599,999	7	10	0.70	0	10	30	\$576,760	\$567,710	98.4%
\$600,000-699,999	13	14	0.93	6	6	35	\$650,864	\$643,496	98.9%
\$700,000-799,999	11	7	1.57	2	6	33	\$752,414	\$751,343	99.9%
\$800,000-899,999	5	4	1.25	0	2	4	\$831,500	\$859,000	103.3%
\$900,000-1,000,000	6	2	3.00	0	4	65	\$949,000	\$974,500	102.7%
\$1,000,000 +	12	4	3.00	0	9	79	\$1,599,475	\$1,489,250	93.1%
Grand Total	194	87	2.23	32	81	40	\$510,726	\$502,106	98.3%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$430,859		\$438,564	98.2%	\$234	69	23
Jan-23	\$340,146	(90,712)	\$337,836	100.7%	\$224	50	45
Feb-23	\$448,955	108,808	\$449,636	99.8%	\$252	80	35
Mar-23	\$443,399	(5,556)	\$448,403	98.9%	\$253	99	33
Apr-23	\$476,858	33,460	\$479,531	99.4%	\$252	92	35
May-23	\$499,821	22,963	\$496,836	100.6%	\$259	132	29
Jun-23	\$520,055	20,233	\$521,827	99.7%	\$253	117	31
Jul-23	\$506,871	(13,184)	\$511,423	99.1%	\$254	79	26
Aug-23	\$506,252	(619)	\$513,861	98.5%	\$265	93	28
Sep-23	\$425,032	(81,221)	\$429,762	98.9%	\$239	90	31
Oct-23	\$433,378	8,347	\$441,429	98.2%	\$238	66	26
Nov-23	\$500,387	67,009	\$525,521	95.2%	\$246	64	41
Dec-23	\$525,447	25,060	\$540,164	97.3%	\$254	64	39
Jan-24	\$396,395	(129,052)	\$409,046	96.9%	\$245	46	51
Feb-24	\$502,106	105,710	\$510,726	98.3%	\$258	87	40





THE FAIR REPORT

LAKEWOOD AND VICINITY

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

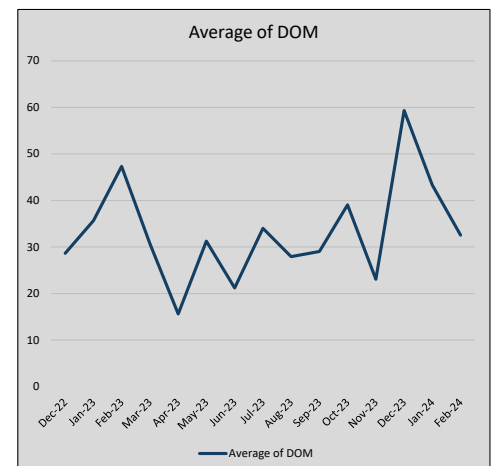
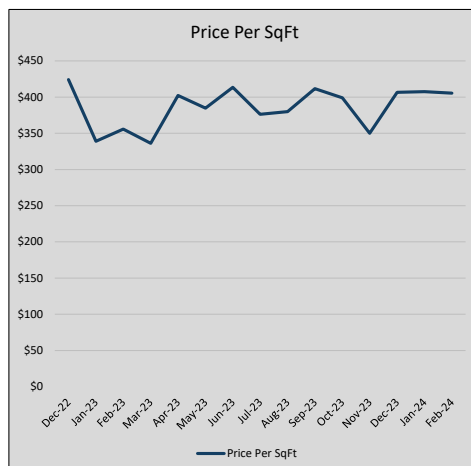
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	4	1	4.00	0	0	5	\$185,000	\$200,000	108.1%
\$200,000-299,999	1	1	1.00	0	0	12	\$259,000	\$257,500	99.4%
\$300,000-399,999	1	2	0.50	0	0	31	\$397,450	\$367,500	92.5%
\$400,000-499,999	5	4	1.25	2	1	25	\$493,250	\$482,500	97.8%
\$500,000-599,999	11	4	2.75	0	4	49	\$567,225	\$560,000	98.7%
\$600,000-699,999	9	6	1.50	1	5	32	\$669,067	\$663,250	99.1%
\$700,000-799,999	7	3	2.33	1	5	49	\$749,000	\$735,167	98.2%
\$800,000-899,999	3	2	1.50	1	4	103	\$850,000	\$811,766	95.5%
\$900,000-1,000,000	4	1	4.00	0	3	5	\$910,000	\$910,000	100.0%
\$1,000,000 +	35	10	3.50	4	19	18	\$1,718,200	\$1,682,900	97.9%
Grand Total	80	34	2.35	9	41	33	\$927,476	\$909,119	98.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$1,124,846		\$1,167,286	96.4%	\$424	29	29
Jan-23	\$807,055	(317,791)	\$852,939	94.6%	\$339	18	36
Feb-23	\$819,921	12,865	\$846,861	96.8%	\$356	41	47
Mar-23	\$809,710	(10,211)	\$805,708	100.5%	\$336	44	31
Apr-23	\$1,078,153	268,443	\$1,056,447	102.1%	\$402	32	16
May-23	\$1,002,270	(75,883)	\$1,036,452	96.7%	\$385	44	31
Jun-23	\$1,078,335	76,064	\$1,099,502	98.1%	\$414	51	21
Jul-23	\$955,974	(122,361)	\$970,821	98.5%	\$376	52	34
Aug-23	\$996,800	40,826	\$1,033,387	96.5%	\$380	23	28
Sep-23	\$1,251,419	254,619	\$1,262,910	99.1%	\$412	29	29
Oct-23	\$999,254	(252,164)	\$1,022,783	97.7%	\$399	41	39
Nov-23	\$727,901	(271,353)	\$739,932	98.4%	\$350	40	23
Dec-23	\$1,016,684	288,782	\$1,035,435	98.2%	\$407	24	59
Jan-24	\$1,023,168	6,485	\$1,056,275	96.9%	\$408	22	43
Feb-24	\$909,119	(114,050)	\$927,476	98.0%	\$405	34	33



Fair Texas Title
THE FINEST CLOSING EXPERIENCE IN TEXAS



THE FAIR REPORT

NORTHWEST DALLAS AND VICINITY

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

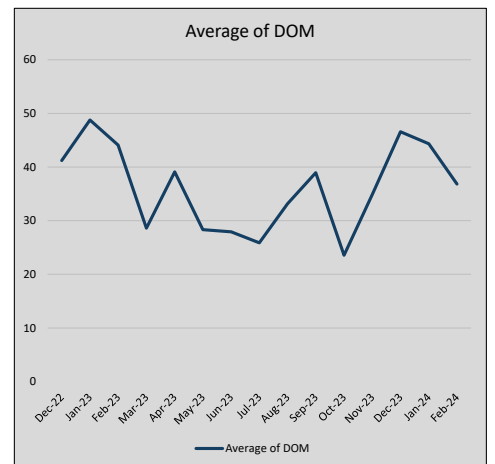
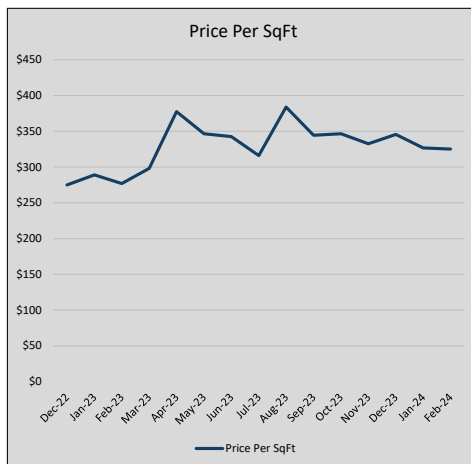
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	1	2.00	0	1	93	\$99,000	\$99,000	100.0%
\$100,000-199,999	18	1	18.00	2	5	8	\$100,000	\$85,000	85.0%
\$200,000-299,999	5	3	1.67	2	4	19	\$278,300	\$274,667	98.7%
\$300,000-399,999	29	16	1.81	3	10	29	\$346,394	\$336,688	97.2%
\$400,000-499,999	16	13	1.23	5	8	51	\$465,715	\$456,223	98.0%
\$500,000-599,999	11	2	5.50	2	4	19	\$562,450	\$556,500	98.9%
\$600,000-699,999	19	10	1.90	4	10	21	\$644,020	\$640,000	99.4%
\$700,000-799,999	5	3	1.67	2	6	19	\$765,967	\$736,083	96.1%
\$800,000-899,999	16	3	5.33	1	2	48	\$858,803	\$825,000	96.1%
\$900,000-1,000,000	3	2	1.50	1	2	29	\$953,172	\$853,172	89.5%
\$1,000,000 +	84	18	4.67	12	20	48	\$1,971,106	\$1,911,672	97.0%
Grand Total	208	72	2.89	34	72	37	\$867,447	\$842,203	97.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$683,651		\$710,733	96.2%	\$275	63	41
Jan-23	\$759,584	75,933	\$767,807	98.9%	\$289	53	49
Feb-23	\$650,671	(108,913)	\$669,938	97.1%	\$277	77	44
Mar-23	\$738,513	87,842	\$752,337	98.2%	\$298	99	29
Apr-23	\$1,082,404	343,891	\$1,091,280	99.2%	\$378	87	39
May-23	\$871,193	(211,211)	\$883,837	98.6%	\$347	139	28
Jun-23	\$921,185	49,992	\$940,114	98.0%	\$343	105	28
Jul-23	\$728,864	(192,321)	\$739,100	98.6%	\$316	96	26
Aug-23	\$1,098,743	369,879	\$1,129,469	97.3%	\$384	103	33
Sep-23	\$962,396	(136,347)	\$985,490	97.7%	\$345	79	39
Oct-23	\$873,494	(88,902)	\$883,456	98.9%	\$346	71	24
Nov-23	\$863,014	(10,480)	\$880,562	98.0%	\$333	71	35
Dec-23	\$938,539	75,525	\$974,610	96.3%	\$346	72	47
Jan-24	\$805,704	(132,835)	\$817,357	98.6%	\$327	71	44
Feb-24	\$842,203	36,498	\$867,447	97.1%	\$325	72	37





THE FAIR REPORT

OAKLAWN AND VICINITY

MLS Data for February 2024

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

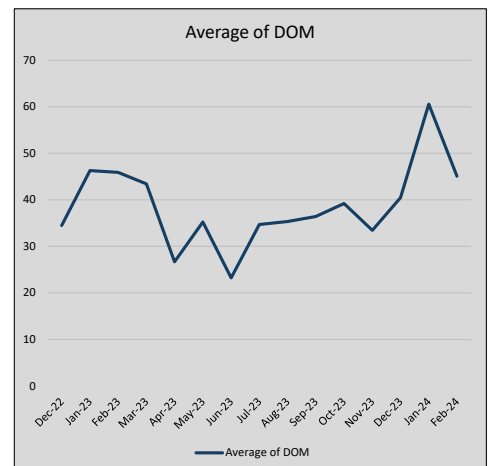
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	18	4	4.50	1	2	38	\$141,125	\$135,000	95.7%
\$200,000-299,999	42	8	5.25	4	16	26	\$240,862	\$233,013	96.7%
\$300,000-399,999	32	13	2.46	4	15	72	\$354,192	\$342,585	96.7%
\$400,000-499,999	39	15	2.60	3	16	53	\$468,833	\$454,467	96.9%
\$500,000-599,999	37	11	3.36	7	9	25	\$547,991	\$542,265	99.0%
\$600,000-699,999	51	14	3.64	8	12	42	\$642,129	\$634,979	98.9%
\$700,000-799,999	27	2	13.50	7	12	61	\$762,000	\$762,000	100.0%
\$800,000-899,999	17	4	4.25	2	3	12	\$834,750	\$817,875	98.0%
\$900,000-1,000,000	14	3	4.67	0	3	53	\$958,333	\$761,667	79.5%
\$1,000,000 +	132	19	6.95	23	33	48	\$2,802,000	\$2,731,842	97.5%
Grand Total	409	93	4.40	59	121	45	\$969,055	\$941,020	97.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$724,967		\$747,593	97.0%	\$388	73	34
Jan-23	\$1,009,354	284,387	\$1,036,207	97.4%	\$514	60	46
Feb-23	\$817,097	(192,257)	\$831,089	98.3%	\$424	99	46
Mar-23	\$815,539	(1,558)	\$821,363	99.3%	\$421	130	43
Apr-23	\$852,513	36,974	\$863,429	98.7%	\$454	112	27
May-23	\$850,862	(1,651)	\$858,405	99.1%	\$445	129	35
Jun-23	\$940,250	89,388	\$957,287	98.2%	\$467	140	23
Jul-23	\$1,057,079	116,828	\$1,076,182	98.2%	\$506	111	35
Aug-23	\$1,150,926	93,847	\$1,208,071	95.3%	\$521	111	35
Sep-23	\$859,405	(291,520)	\$882,133	97.4%	\$440	88	36
Oct-23	\$1,016,028	156,623	\$1,042,832	97.4%	\$505	101	39
Nov-23	\$1,064,958	48,930	\$1,094,828	97.3%	\$488	78	33
Dec-23	\$847,418	(217,540)	\$851,368	99.5%	\$447	70	40
Jan-24	\$940,262	92,844	\$987,969	95.2%	\$475	74	61
Feb-24	\$941,020	758	\$969,055	97.1%	\$476	93	45





THE FAIR REPORT

PRESTON HOLLOW AND VICINITY

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

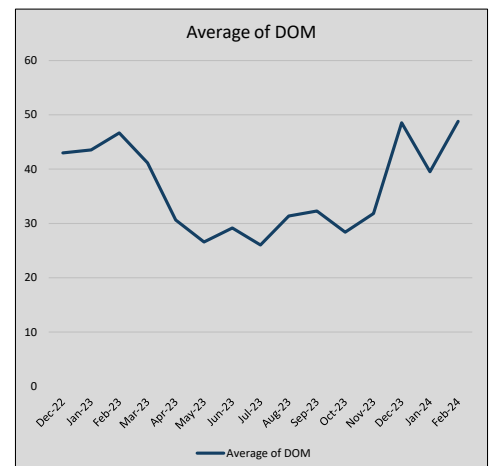
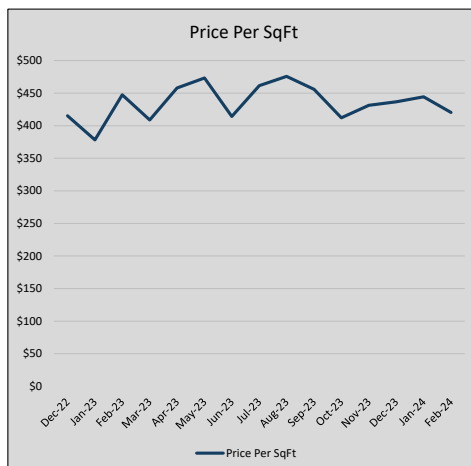
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	11	1	11.00	3	4	23	\$185,000	\$184,000	99.5%
\$200,000-299,999	14	1	14.00	3	2	102	\$220,000	\$202,648	92.1%
\$300,000-399,999	8	5	1.60	0	7	45	\$326,980	\$318,400	97.4%
\$400,000-499,999	8	4	2.00	1	1	71	\$469,750	\$452,800	96.4%
\$500,000-599,999	9	2	4.50	0	3	14	\$574,500	\$575,540	100.2%
\$600,000-699,999	2	0	-	1	3	-	-	-	-
\$700,000-799,999	1	1	1.00	1	2	89	\$775,000	\$737,000	95.1%
\$800,000-899,999	2	2	1.00	1	0	45	\$869,000	\$877,000	100.9%
\$900,000-1,000,000	5	0	-	3	2	-	-	-	-
\$1,000,000 +	82	25	3.28	14	27	47	\$1,817,960	\$1,789,898	98.5%
Grand Total	142	41	3.46	27	51	49	\$1,293,412	\$1,272,668	98.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$1,323,678		\$1,360,960	97.3%	\$415	44	43
Jan-23	\$880,810	(442,867)	\$927,312	95.0%	\$378	29	44
Feb-23	\$1,559,670	678,859	\$1,598,011	97.6%	\$447	56	47
Mar-23	\$1,239,707	(319,962)	\$1,266,232	97.9%	\$409	49	41
Apr-23	\$1,471,136	231,429	\$1,499,182	98.1%	\$458	63	31
May-23	\$1,609,515	138,379	\$1,631,559	98.6%	\$473	80	27
Jun-23	\$1,383,605	(225,910)	\$1,415,108	97.8%	\$414	77	29
Jul-23	\$1,595,789	212,185	\$1,619,743	98.5%	\$462	67	26
Aug-23	\$1,604,275	8,486	\$1,657,492	96.8%	\$476	62	31
Sep-23	\$1,519,256	(85,019)	\$1,547,098	98.2%	\$456	48	32
Oct-23	\$1,394,581	(124,675)	\$1,430,775	97.5%	\$412	61	28
Nov-23	\$1,402,894	8,313	\$1,441,538	97.3%	\$431	52	32
Dec-23	\$1,463,864	60,970	\$1,525,342	96.0%	\$437	38	49
Jan-24	\$1,404,374	(59,490)	\$1,430,528	98.2%	\$444	41	40
Feb-24	\$1,272,668	(131,706)	\$1,293,412	98.4%	\$420	41	49





THE FAIR REPORT

DENISON

MLS Data for February 2024 (City of Denison)

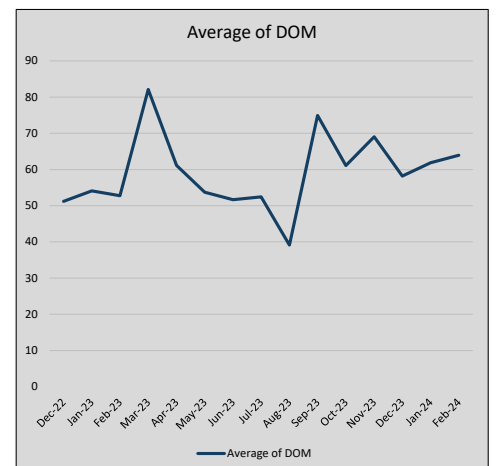
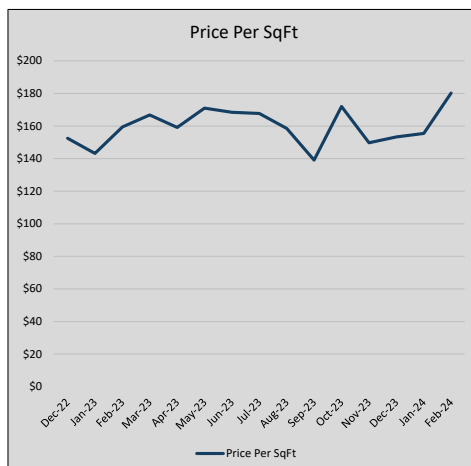
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	2	0.50	0	0	6	\$89,000	\$84,000	94.4%
\$100,000-199,999	43	6	7.17	4	13	35	\$162,150	\$152,083	93.8%
\$200,000-299,999	62	21	2.95	6	22	60	\$249,686	\$245,251	98.2%
\$300,000-399,999	24	5	4.80	4	10	72	\$362,598	\$338,317	93.3%
\$400,000-499,999	19	5	3.80	2	5	154	\$437,969	\$416,998	95.2%
\$500,000-599,999	10	2	5.00	1	3	25	\$521,430	\$535,784	102.8%
\$600,000-699,999	10	2	5.00	0	2	16	\$668,598	\$669,098	100.1%
\$700,000-799,999	4	1	4.00	0	0	113	\$785,000	\$755,000	96.2%
\$800,000-899,999	2	0	-	0	1	-	-	-	-
\$900,000-1,000,000	4	0	-	0	0	-	-	-	-
\$1,000,000 +	9	0	-	1	2	-	-	-	-
Grand Total	188	44	4.27	18	58	64	\$308,232	\$299,366	97.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$240,929		\$250,816	96.1%	\$152	52	51
Jan-23	\$257,321	16,392	\$265,059	97.1%	\$143	38	54
Feb-23	\$254,095	(3,226)	\$261,678	97.1%	\$159	47	53
Mar-23	\$294,790	40,695	\$304,364	96.9%	\$167	62	82
Apr-23	\$264,064	(30,726)	\$273,025	96.7%	\$159	54	61
May-23	\$271,940	7,876	\$279,731	97.2%	\$171	61	54
Jun-23	\$271,744	(196)	\$277,414	98.0%	\$168	49	52
Jul-23	\$264,874	(6,870)	\$270,086	98.1%	\$168	58	52
Aug-23	\$248,958	(15,916)	\$255,339	97.5%	\$159	58	39
Sep-23	\$244,849	(4,110)	\$256,913	95.3%	\$139	34	75
Oct-23	\$298,101	53,253	\$305,252	97.7%	\$172	43	61
Nov-23	\$227,672	(70,429)	\$232,723	97.8%	\$150	25	69
Dec-23	\$241,858	14,186	\$254,254	95.1%	\$153	31	58
Jan-24	\$239,153	(2,705)	\$248,371	96.3%	\$156	39	62
Feb-24	\$299,366	60,213	\$308,232	97.1%	\$180	44	64





THE FAIR REPORT

DENTON

MLS Data for February 2024 (City of Denton)

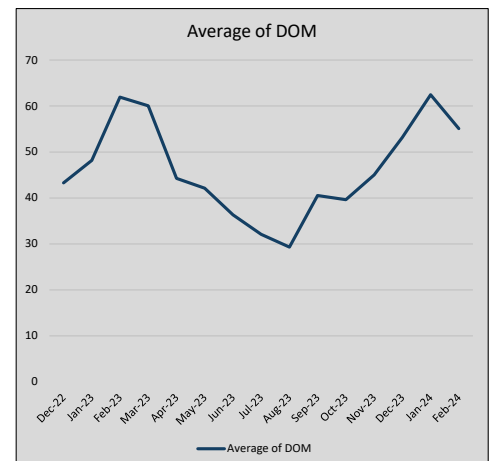
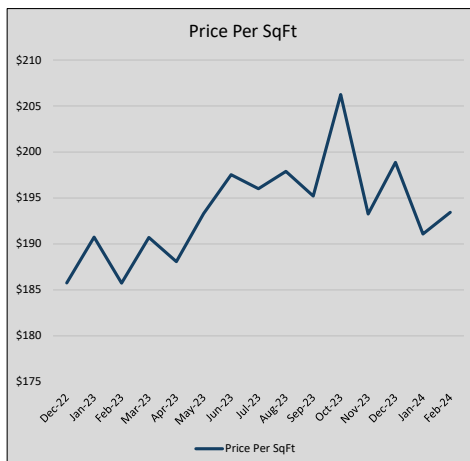
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	2	0	-	-	-	-
\$100,000-199,999	8	2	4.00	1	1	74	\$187,500	\$182,500	97.3%
\$200,000-299,999	17	20	0.85	1	12	31	\$269,200	\$265,289	98.5%
\$300,000-399,999	79	62	1.27	6	58	46	\$355,824	\$352,719	99.1%
\$400,000-499,999	71	35	2.03	6	30	77	\$447,642	\$444,522	99.3%
\$500,000-599,999	44	6	7.33	3	14	75	\$547,997	\$529,830	96.7%
\$600,000-699,999	21	2	10.50	1	10	141	\$617,495	\$592,500	96.0%
\$700,000-799,999	14	0	-	2	0	-	-	-	-
\$800,000-899,999	3	2	1.50	1	1	33	\$842,500	\$829,300	98.4%
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	15	0	-	3	3	-	-	-	-
Grand Total	274	129	2.12	26	130	55	\$385,237	\$380,777	98.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$392,810		\$408,508	96.2%	\$186	133	43
Jan-23	\$383,960	(8,851)	\$391,072	98.2%	\$191	103	48
Feb-23	\$386,455	2,495	\$397,785	97.2%	\$186	142	62
Mar-23	\$381,293	(5,162)	\$389,458	97.9%	\$191	161	60
Apr-23	\$424,527	43,234	\$432,787	98.1%	\$188	140	44
May-23	\$426,910	2,383	\$428,413	99.6%	\$193	170	42
Jun-23	\$421,358	(5,552)	\$426,555	98.8%	\$198	177	36
Jul-23	\$422,446	1,088	\$429,379	98.4%	\$196	147	32
Aug-23	\$413,562	(8,884)	\$418,761	98.8%	\$198	160	29
Sep-23	\$406,295	(7,267)	\$414,056	98.1%	\$195	150	41
Oct-23	\$444,793	38,498	\$453,293	98.1%	\$206	102	40
Nov-23	\$418,858	(25,935)	\$427,717	97.9%	\$193	102	45
Dec-23	\$433,634	14,776	\$454,735	95.4%	\$199	103	53
Jan-24	\$423,009	(10,625)	\$432,274	97.9%	\$191	97	62
Feb-24	\$380,777	(42,232)	\$385,237	98.8%	\$193	129	55





THE FAIR REPORT

DUNCANVILLE

MLS Data for February 2024 (City of Duncanville)

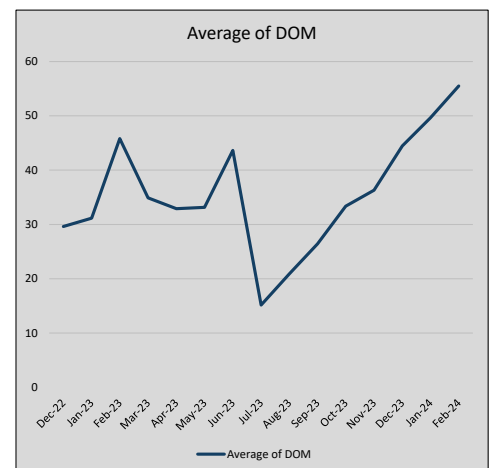
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	1	3.00	0	0	44	\$199,900	\$190,000	95.0%
\$200,000-299,999	18	8	2.25	2	14	59	\$272,625	\$270,374	99.2%
\$300,000-399,999	18	3	6.00	2	7	50	\$328,333	\$318,333	97.0%
\$400,000-499,999	8	2	4.00	1	4	57	\$452,450	\$450,500	99.6%
\$500,000-599,999	7	0	-	0	0	-	-	-	-
\$600,000-699,999	1	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 +	1	0	-	0	0	-	-	-	-
Grand Total	57	14	4.07	5	26	56	\$305,057	\$300,642	98.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$276,385		\$286,754	96.4%	\$139	26	30
Jan-23	\$292,517	16,132	\$300,528	97.3%	\$147	18	31
Feb-23	\$280,786	(11,731)	\$288,955	97.2%	\$151	31	46
Mar-23	\$343,614	62,828	\$347,490	98.9%	\$158	21	35
Apr-23	\$302,027	(41,587)	\$303,463	99.5%	\$160	22	33
May-23	\$300,514	(1,513)	\$299,725	100.3%	\$161	32	33
Jun-23	\$324,250	23,736	\$328,556	98.7%	\$172	16	44
Jul-23	\$354,964	30,714	\$353,031	100.5%	\$163	26	15
Aug-23	\$343,847	(11,116)	\$346,482	99.2%	\$171	17	21
Sep-23	\$293,239	(50,608)	\$295,722	99.2%	\$169	29	26
Oct-23	\$351,473	58,233	\$353,645	99.4%	\$200	11	33
Nov-23	\$289,984	(61,489)	\$291,431	99.5%	\$179	19	36
Dec-23	\$312,439	22,454	\$318,359	98.1%	\$169	22	44
Jan-24	\$277,053	(35,386)	\$280,711	98.7%	\$165	17	50
Feb-24	\$300,642	23,589	\$305,057	98.6%	\$176	14	56



Fair Texas Title
THE FINEST CLOSING EXPERIENCE IN TEXAS



THE FAIR REPORT

EULESS

MLS Data for February 2024 (City of Euless)

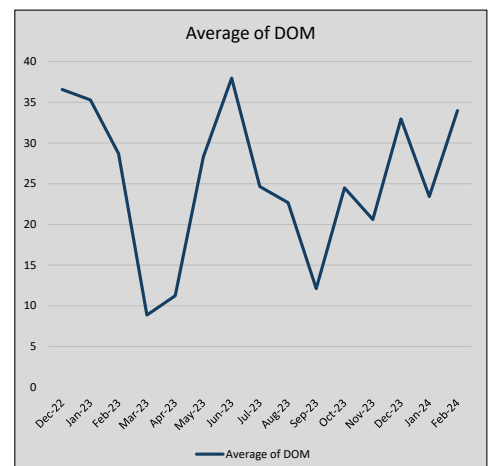
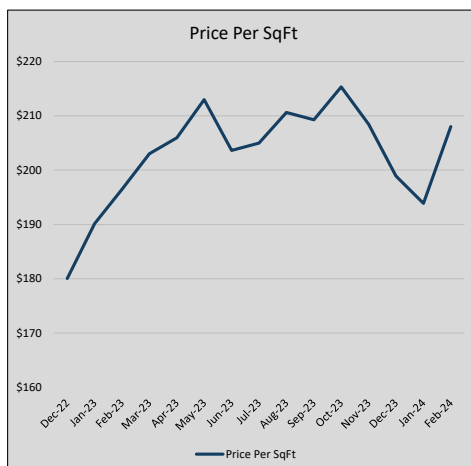
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	5	6	0.83	0	6	85	\$271,467	\$256,292	94.4%
\$300,000-399,999	9	13	0.69	1	12	18	\$350,177	\$348,769	99.6%
\$400,000-499,999	8	6	1.33	1	6	32	\$446,467	\$444,317	99.5%
\$500,000-599,999	3	2	1.50	1	1	6	\$529,950	\$532,500	100.5%
\$600,000-699,999	3	1	3.00	0	2	3	\$624,900	\$624,900	100.0%
\$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	29	28	1.04	3	27	34	\$376,596	\$372,413	98.9%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$395,489		\$397,106	99.6%	\$180	25	37
Jan-23	\$386,006	(9,483)	\$397,838	97.0%	\$190	14	35
Feb-23	\$416,778	30,772	\$422,713	98.6%	\$197	35	29
Mar-23	\$376,986	(39,792)	\$377,469	99.9%	\$203	23	9
Apr-23	\$408,412	31,426	\$403,124	101.3%	\$206	30	11
May-23	\$422,991	14,580	\$422,339	100.2%	\$213	41	28
Jun-23	\$397,603	(25,389)	\$394,869	100.7%	\$204	33	38
Jul-23	\$421,786	24,183	\$421,824	100.0%	\$205	29	25
Aug-23	\$416,065	(5,721)	\$417,560	99.6%	\$211	37	23
Sep-23	\$375,958	(40,107)	\$378,854	99.2%	\$209	26	12
Oct-23	\$408,500	32,542	\$418,220	97.7%	\$215	25	24
Nov-23	\$391,327	(17,173)	\$391,364	100.0%	\$208	33	21
Dec-23	\$400,603	9,276	\$402,379	99.6%	\$199	19	33
Jan-24	\$382,624	(17,979)	\$392,576	97.5%	\$194	21	23
Feb-24	\$372,413	(10,211)	\$376,596	98.9%	\$208	28	34





THE FAIR REPORT

FAIRVIEW

MLS Data for February 2024 (City of Fairview)

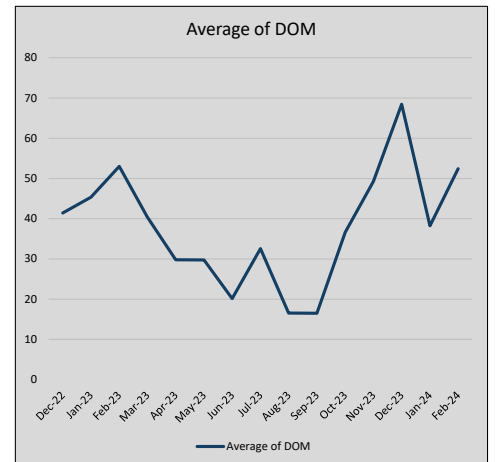
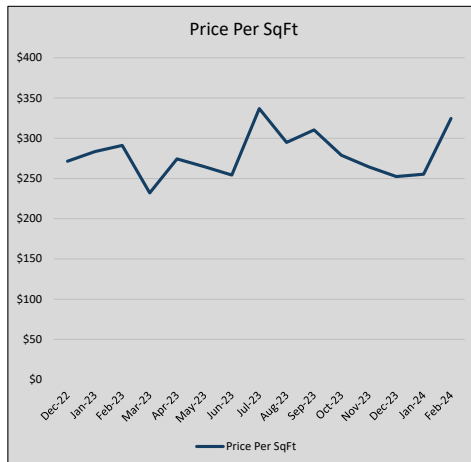
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	2	3	0.67	0	2	58	\$374,633	\$365,000	97.4%
\$400,000-499,999	5	1	5.00	0	3	7	\$465,000	\$462,500	99.5%
\$500,000-599,999	1	1	1.00	0	0	-28	\$515,000	\$525,000	101.9%
\$600,000-699,999	3	3	1.00	0	2	47	\$636,500	\$615,000	96.6%
\$700,000-799,999	4	0	-	0	0	-	-	-	-
\$800,000-899,999	0	1	0.00	0	0	5	\$875,000	\$882,500	100.9%
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	16	3	5.33	2	6	110	\$2,650,083	\$2,615,626	98.7%
Grand Total	31	12	2.58	2	13	52	\$1,069,888	\$1,054,740	98.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$889,069		\$920,175	96.6%	\$271	16	41
Jan-23	\$874,417	(14,652)	\$906,000	96.5%	\$283	6	45
Feb-23	\$898,643	24,226	\$944,129	95.2%	\$291	7	53
Mar-23	\$578,536	(320,106)	\$582,618	99.3%	\$232	11	40
Apr-23	\$882,977	304,440	\$901,350	98.0%	\$274	14	30
May-23	\$645,167	(237,810)	\$654,925	98.5%	\$265	12	30
Jun-23	\$677,886	32,719	\$678,814	99.9%	\$254	14	20
Jul-23	\$1,223,333	545,448	\$1,265,444	96.7%	\$337	9	33
Aug-23	\$780,353	(442,980)	\$801,116	97.4%	\$295	17	17
Sep-23	\$949,167	168,814	\$1,006,625	94.3%	\$310	12	17
Oct-23	\$945,364	(3,802)	\$964,573	98.0%	\$279	16	37
Nov-23	\$990,822	45,458	\$1,043,711	94.9%	\$264	9	49
Dec-23	\$825,111	(165,711)	\$876,432	94.1%	\$252	9	68
Jan-24	\$625,000	(200,111)	\$656,675	95.2%	\$255	8	38
Feb-24	\$1,054,740	429,740	\$1,069,888	98.6%	\$325	12	52





THE FAIR REPORT

FARMERS BRANCH

MLS Data for February 2024 (City of Farmers Branch)

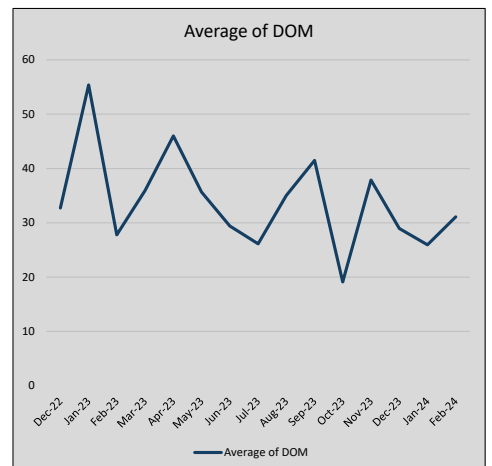
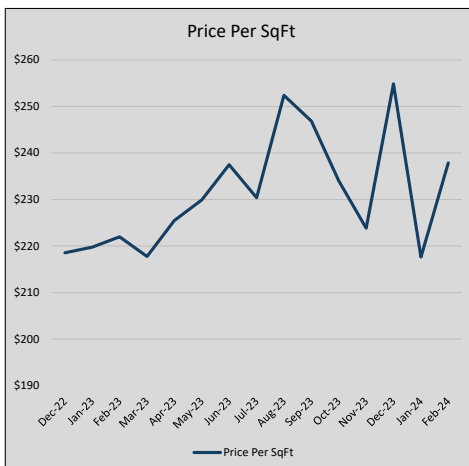
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	4	3	1.33	1	2	19	\$278,300	\$274,667	98.7%
\$300,000-399,999	18	11	1.64	1	4	31	\$348,264	\$338,455	97.2%
\$400,000-499,999	9	3	3.00	2	5	74	\$490,633	\$490,500	100.0%
\$500,000-599,999	4	0	-	0	2	-	-	-	-
\$600,000-699,999	3	2	1.50	1	4	5	\$647,450	\$650,000	100.4%
\$700,000-799,999	1	2	0.50	0	1	27	\$749,450	\$720,000	96.1%
\$800,000-899,999	2	1	2.00	0	0	36	\$881,908	\$815,000	92.4%
\$900,000-1,000,000	1	1	1.00	0	0	7	\$911,344	\$876,344	96.2%
\$1,000,000 +	3	1	3.00	1	1	16	\$1,595,000	\$1,500,000	94.0%
Grand Total	46	24	1.92	6	19	31	\$513,323	\$497,910	97.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$407,373		\$416,112	97.9%	\$219	21	33
Jan-23	\$409,415	2,042	\$418,744	97.8%	\$220	18	55
Feb-23	\$426,224	16,809	\$438,147	97.3%	\$222	19	28
Mar-23	\$470,994	44,769	\$484,969	97.1%	\$218	34	36
Apr-23	\$457,521	(13,472)	\$462,221	99.0%	\$226	27	46
May-23	\$447,248	(10,273)	\$451,788	99.0%	\$230	40	36
Jun-23	\$542,461	95,213	\$550,676	98.5%	\$237	27	29
Jul-23	\$396,413	(146,048)	\$404,662	98.0%	\$230	36	26
Aug-23	\$540,158	143,745	\$539,565	100.1%	\$252	35	35
Sep-23	\$537,184	(2,974)	\$542,200	99.1%	\$247	19	41
Oct-23	\$415,537	(121,647)	\$422,877	98.3%	\$234	19	19
Nov-23	\$451,588	36,051	\$462,100	97.7%	\$224	17	38
Dec-23	\$561,605	110,017	\$583,810	96.2%	\$255	19	29
Jan-24	\$442,682	(118,923)	\$455,525	97.2%	\$218	22	26
Feb-24	\$497,910	55,228	\$513,323	97.0%	\$238	24	31





THE FAIR REPORT

FATE

MLS Data for February 2024 (City of Fate)

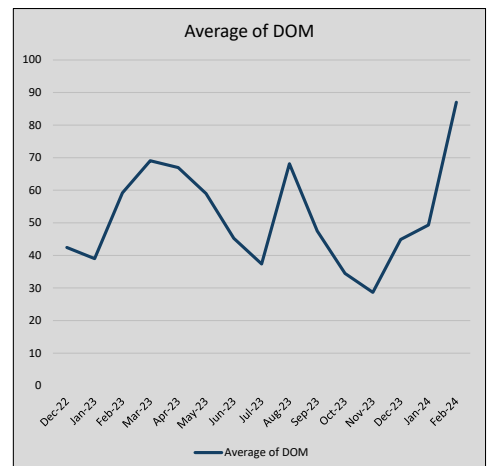
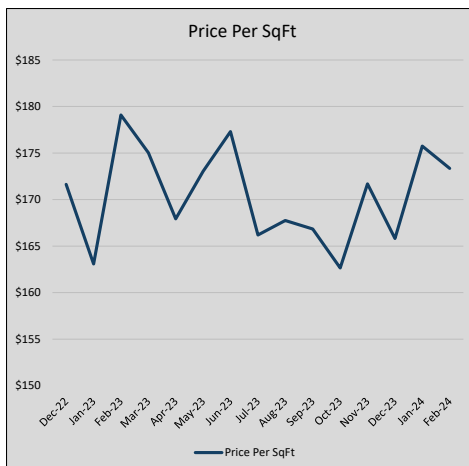
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	5	7	0.71	0	1	85	\$288,128	\$282,000	97.9%
\$300,000-399,999	38	15	2.53	5	15	42	\$357,080	\$355,392	99.5%
\$400,000-499,999	58	13	4.46	5	15	98	\$442,189	\$437,395	98.9%
\$500,000-599,999	25	6	4.17	2	5	130	\$544,481	\$531,220	97.6%
\$600,000-699,999	13	1	13.00	0	6	370	\$647,748	\$643,000	99.3%
\$700,000-799,999	9	0	-	0	0	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	1	0	-	0	0	-	-	-	-
Grand Total	150	42	3.57	12	42	87	\$405,623	\$400,508	98.7%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$370,862		\$380,762	97.4%	\$172	26	42
Jan-23	\$403,844	32,983	\$419,454	96.3%	\$163	15	39
Feb-23	\$367,481	(36,363)	\$376,441	97.6%	\$179	33	59
Mar-23	\$400,947	33,466	\$411,314	97.5%	\$175	53	69
Apr-23	\$400,116	(831)	\$409,562	97.7%	\$168	40	67
May-23	\$385,314	(14,802)	\$397,073	97.0%	\$173	49	59
Jun-23	\$419,632	34,318	\$431,561	97.2%	\$177	55	45
Jul-23	\$412,383	(7,249)	\$418,907	98.4%	\$166	38	37
Aug-23	\$417,959	5,577	\$426,563	98.0%	\$168	58	68
Sep-23	\$382,963	(34,996)	\$390,582	98.0%	\$167	37	47
Oct-23	\$387,394	4,431	\$396,528	97.7%	\$163	34	34
Nov-23	\$366,087	(21,307)	\$374,919	97.6%	\$172	30	29
Dec-23	\$373,382	7,296	\$378,369	98.7%	\$166	36	45
Jan-24	\$370,169	(3,213)	\$380,016	97.4%	\$176	30	49
Feb-24	\$400,508	30,339	\$405,623	98.7%	\$173	42	87





THE FAIR REPORT

FLOWER MOUND

MLS Data for February 2024 (City of Flower Mound)

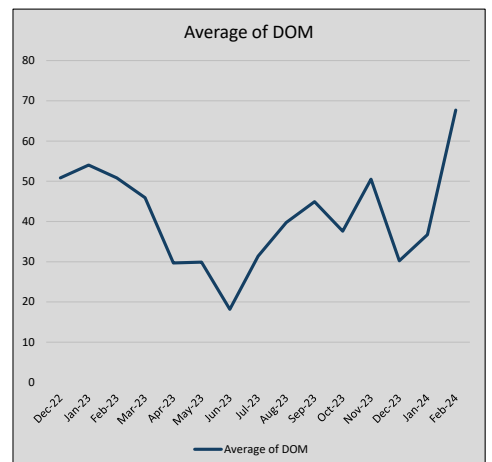
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	5	4	1.25	0	4	39	\$379,700	\$353,125	93.0%
\$400,000-499,999	9	12	0.75	2	18	42	\$434,567	\$429,042	98.7%
\$500,000-599,999	13	17	0.76	5	12	85	\$562,199	\$556,127	98.9%
\$600,000-699,999	14	6	2.33	6	16	43	\$618,333	\$594,167	96.1%
\$700,000-799,999	10	6	1.67	0	14	65	\$760,482	\$749,167	98.5%
\$800,000-899,999	5	2	2.50	0	3	89	\$874,995	\$856,245	97.9%
\$900,000-1,000,000	4	0	-	0	4	-	-	-	-
\$1,000,000 +	41	8	5.13	11	10	99	\$1,536,750	\$1,446,875	94.2%
Grand Total	101	55	1.84	24	81	68	\$701,961	\$679,321	96.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$607,339		\$616,384	98.5%	\$218	56	51
Jan-23	\$590,335	(17,004)	\$608,935	96.9%	\$216	46	54
Feb-23	\$698,273	107,938	\$734,865	95.0%	\$238	57	51
Mar-23	\$645,904	(52,369)	\$656,949	98.3%	\$237	75	46
Apr-23	\$838,525	192,621	\$843,745	99.4%	\$267	80	30
May-23	\$657,622	(180,903)	\$655,322	100.4%	\$239	100	30
Jun-23	\$839,294	181,672	\$839,531	100.0%	\$266	107	18
Jul-23	\$765,297	(73,997)	\$780,465	98.1%	\$256	89	31
Aug-23	\$759,428	(5,870)	\$774,783	98.0%	\$248	89	40
Sep-23	\$690,350	(69,077)	\$707,582	97.6%	\$242	77	45
Oct-23	\$743,040	52,690	\$756,939	98.2%	\$253	69	38
Nov-23	\$659,522	(83,519)	\$647,357	101.9%	\$244	60	51
Dec-23	\$678,828	19,306	\$697,293	97.4%	\$227	55	30
Jan-24	\$768,814	89,986	\$785,864	97.8%	\$244	37	37
Feb-24	\$679,321	(89,493)	\$701,961	96.8%	\$233	55	68





THE FAIR REPORT

FORNEY

MLS Data for February 2024 (City of Forney)

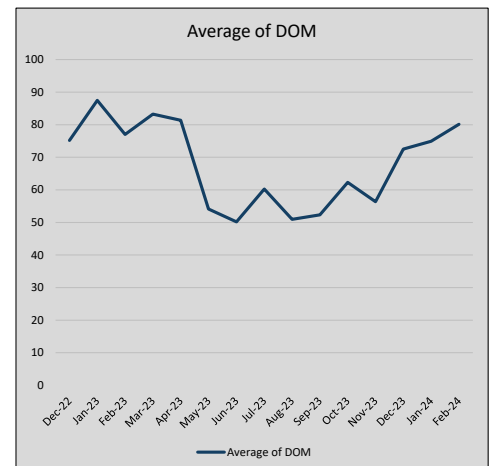
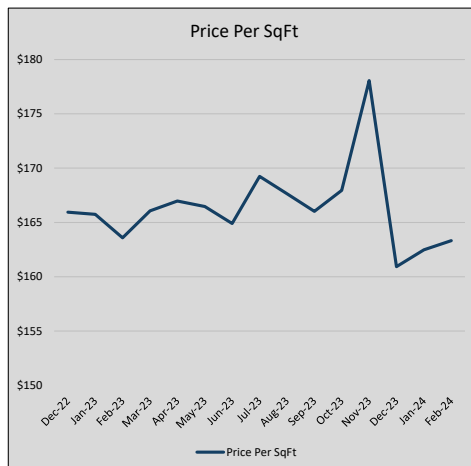
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	0	12	\$162,000	\$168,200	103.8%
\$200,000-299,999	70	29	2.41	8	40	53	\$271,630	\$265,049	97.6%
\$300,000-399,999	224	55	4.07	30	81	66	\$341,448	\$334,082	97.8%
\$400,000-499,999	143	19	7.53	7	30	123	\$459,337	\$443,836	96.6%
\$500,000-599,999	76	9	8.44	2	14	179	\$551,046	\$539,749	97.9%
\$600,000-699,999	21	2	10.50	11	1	72	\$654,700	\$640,000	97.8%
\$700,000-799,999	5	0	-	0	2	-	-	-	-
\$800,000-899,999	4	0	-	0	0	-	-	-	-
\$900,000-1,000,000	4	0	-	0	0	-	-	-	-
\$1,000,000 +	5	1	5.00	0	0	28	\$1,299,000	\$1,244,527	95.8%
Grand Total	552	116	4.76	58	168	80	\$371,674	\$362,450	97.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$389,912		\$402,935	96.8%	\$166	136	75
Jan-23	\$372,716	(17,196)	\$380,897	97.9%	\$166	83	87
Feb-23	\$366,239	(6,477)	\$377,311	97.1%	\$164	142	77
Mar-23	\$370,554	4,314	\$378,163	98.0%	\$166	168	83
Apr-23	\$381,552	10,998	\$387,214	98.5%	\$167	140	81
May-23	\$376,460	(5,092)	\$382,802	98.3%	\$166	174	54
Jun-23	\$365,479	(10,981)	\$370,948	98.5%	\$165	196	50
Jul-23	\$374,824	9,345	\$379,093	98.9%	\$169	148	60
Aug-23	\$363,590	(11,235)	\$373,076	97.5%	\$168	175	51
Sep-23	\$371,650	8,060	\$379,199	98.0%	\$166	133	52
Oct-23	\$378,510	6,860	\$384,842	98.4%	\$168	102	62
Nov-23	\$378,166	(344)	\$397,246	95.2%	\$178	120	56
Dec-23	\$362,535	(15,630)	\$371,884	97.5%	\$161	134	72
Jan-24	\$351,444	(11,091)	\$364,124	96.5%	\$162	131	75
Feb-24	\$362,450	11,006	\$371,674	97.5%	\$163	116	80





THE FAIR REPORT

FORT WORTH

MLS Data for February 2024 (City of Fort Worth)

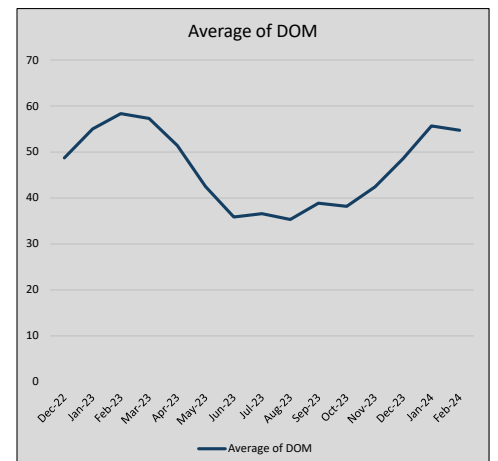
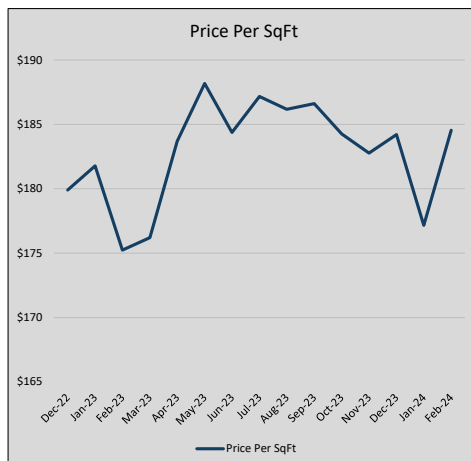
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	2	0	-	-	-	-
\$100,000-199,999	96	46	2.09	18	46	44	\$168,709	\$161,213	95.6%
\$200,000-299,999	484	204	2.37	78	227	46	\$266,450	\$262,590	98.6%
\$300,000-399,999	780	354	2.20	137	341	54	\$345,502	\$340,652	98.6%
\$400,000-499,999	344	113	3.04	50	147	61	\$442,687	\$432,876	97.8%
\$500,000-599,999	185	37	5.00	15	57	71	\$555,671	\$537,619	96.8%
\$600,000-699,999	94	22	4.27	8	21	86	\$653,290	\$639,727	97.9%
\$700,000-799,999	38	9	4.22	5	12	111	\$741,987	\$712,326	96.0%
\$800,000-899,999	27	12	2.25	7	13	38	\$848,083	\$838,958	98.9%
\$900,000-1,000,000	22	6	3.67	2	3	49	\$960,650	\$894,333	93.1%
\$1,000,000 +	95	16	5.94	11	21	63	\$1,389,562	\$1,309,805	94.3%
Grand Total	2166	819	2.64	333	888	55	\$383,677	\$375,161	97.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$368,592		\$377,413	97.7%	\$180	845	49
Jan-23	\$380,043	11,451	\$390,946	97.2%	\$182	610	55
Feb-23	\$360,439	(19,604)	\$367,975	98.0%	\$175	874	58
Mar-23	\$362,984	2,545	\$369,041	98.4%	\$176	1108	57
Apr-23	\$386,068	23,085	\$392,022	98.5%	\$184	1041	51
May-23	\$397,497	11,429	\$407,336	97.6%	\$188	1216	42
Jun-23	\$385,148	(12,350)	\$388,581	99.1%	\$184	1201	36
Jul-23	\$386,195	1,047	\$391,518	98.6%	\$187	1040	37
Aug-23	\$384,288	(1,906)	\$390,433	98.4%	\$186	1079	35
Sep-23	\$384,070	(218)	\$390,010	98.5%	\$187	916	39
Oct-23	\$379,624	(4,445)	\$387,053	98.1%	\$184	831	38
Nov-23	\$381,461	1,836	\$390,769	97.6%	\$183	684	42
Dec-23	\$387,812	6,351	\$397,043	97.7%	\$184	728	49
Jan-24	\$354,356	(33,456)	\$361,907	97.9%	\$177	608	56
Feb-24	\$375,161	20,806	\$383,677	97.8%	\$185	819	55





THE FAIR REPORT

FRISCO

MLS Data for February 2024 (City of Frisco)

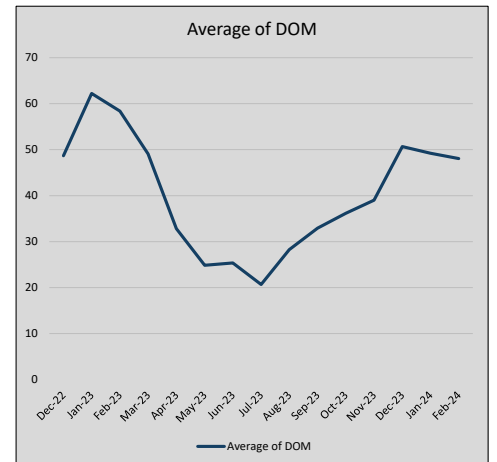
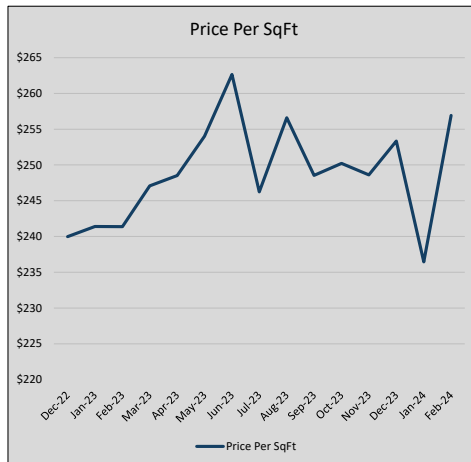
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	3	0	-	0	0	-	-	-	-
\$300,000-399,999	12	3	4.00	0	7	49	\$391,000	\$389,000	99.5%
\$400,000-499,999	29	30	0.97	5	33	50	\$460,752	\$444,533	96.5%
\$500,000-599,999	60	31	1.94	12	41	50	\$556,756	\$554,438	99.6%
\$600,000-699,999	46	20	2.30	5	27	70	\$636,373	\$633,979	99.6%
\$700,000-799,999	29	18	1.61	1	39	39	\$764,733	\$756,528	98.9%
\$800,000-899,999	23	14	1.64	2	15	16	\$860,206	\$861,857	100.2%
\$900,000-1,000,000	27	6	4.50	6	12	56	\$964,871	\$928,500	96.2%
\$1,000,000 +	109	25	4.36	5	24	48	\$1,697,639	\$1,633,299	96.2%
Grand Total	338	147	2.30	36	198	48	\$809,665	\$792,225	97.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$787,506		\$816,610	96.4%	\$240	183	49
Jan-23	\$789,845	2,339	\$813,790	97.1%	\$241	138	62
Feb-23	\$723,153	(66,692)	\$740,718	97.6%	\$241	197	58
Mar-23	\$795,458	72,305	\$809,557	98.3%	\$247	217	49
Apr-23	\$760,805	(34,653)	\$765,050	99.4%	\$249	194	33
May-23	\$772,678	11,872	\$777,181	99.4%	\$254	264	25
Jun-23	\$815,556	42,879	\$819,106	99.6%	\$263	250	25
Jul-23	\$797,007	(18,549)	\$803,943	99.1%	\$246	209	21
Aug-23	\$818,498	21,491	\$836,357	97.9%	\$257	217	28
Sep-23	\$780,606	(37,893)	\$795,315	98.2%	\$249	198	33
Oct-23	\$744,842	(35,764)	\$762,803	97.6%	\$250	175	36
Nov-23	\$734,961	(9,880)	\$753,927	97.5%	\$249	132	39
Dec-23	\$808,568	73,606	\$836,434	96.7%	\$253	150	51
Jan-24	\$715,983	(92,585)	\$736,171	97.3%	\$236	119	49
Feb-24	\$792,225	76,243	\$809,665	97.8%	\$257	147	48





THE FAIR REPORT

GAINESVILLE

MLS Data for February 2024 (City of Gainesville)

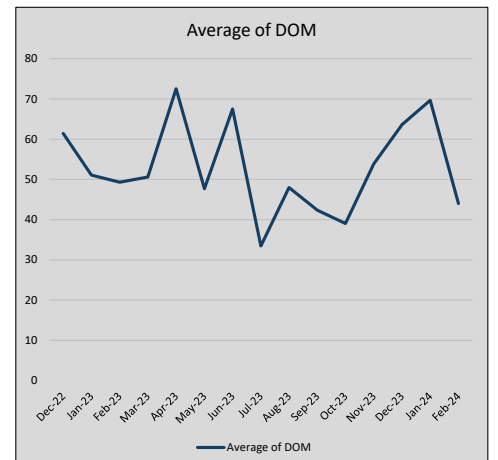
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	6	8	0.75	0	5	50	\$156,550	\$150,188	95.9%
\$200,000-299,999	28	6	4.67	3	9	20	\$269,750	\$261,500	96.9%
\$300,000-399,999	30	1	30.00	0	7	45	\$389,000	\$375,000	96.4%
\$400,000-499,999	8	3	2.67	0	2	72	\$463,333	\$410,000	88.5%
\$500,000-599,999	5	1	5.00	0	1	51	\$545,000	\$530,000	97.2%
\$600,000-699,999	1	0	-	1	3	-	-	-	-
\$700,000-799,999	1	0	-	0	1	-	-	-	-
\$800,000-899,999	1	0	-	1	0	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	4	0	-	0	0	-	-	-	-
Grand Total	87	19	4.58	5	28	44	\$273,416	\$258,184	94.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$458,636		\$488,167	94.0%	\$228	14	61
Jan-23	\$217,639	(240,997)	\$218,911	99.4%	\$126	9	51
Feb-23	\$345,313	127,673	\$352,769	97.9%	\$211	16	49
Mar-23	\$293,993	(51,319)	\$317,294	92.7%	\$188	28	51
Apr-23	\$291,508	(2,485)	\$293,473	99.3%	\$159	13	73
May-23	\$435,911	144,404	\$466,036	93.5%	\$200	24	48
Jun-23	\$356,547	(79,364)	\$363,976	98.0%	\$206	17	68
Jul-23	\$248,827	(107,720)	\$252,050	98.7%	\$151	15	33
Aug-23	\$316,000	67,173	\$338,007	93.5%	\$207	28	48
Sep-23	\$329,007	13,007	\$348,400	94.4%	\$201	22	42
Oct-23	\$250,837	(78,170)	\$259,720	96.6%	\$145	22	39
Nov-23	\$243,274	(7,563)	\$249,765	97.4%	\$157	22	54
Dec-23	\$265,496	22,223	\$256,707	103.4%	\$152	19	64
Jan-24	\$227,893	(37,603)	\$237,340	96.0%	\$150	15	70
Feb-24	\$258,184	30,291	\$273,416	94.4%	\$139	19	44





THE FAIR REPORT

GARLAND

MLS Data for February 2024 (City of Garland)

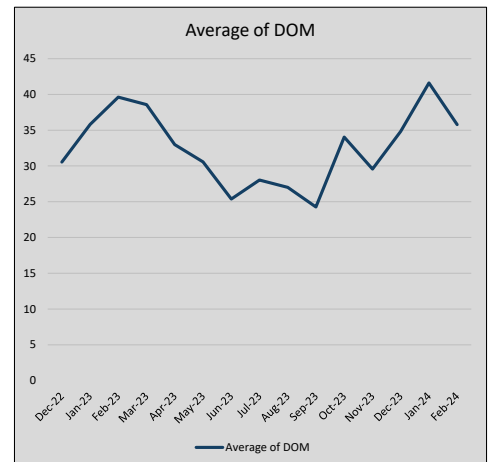
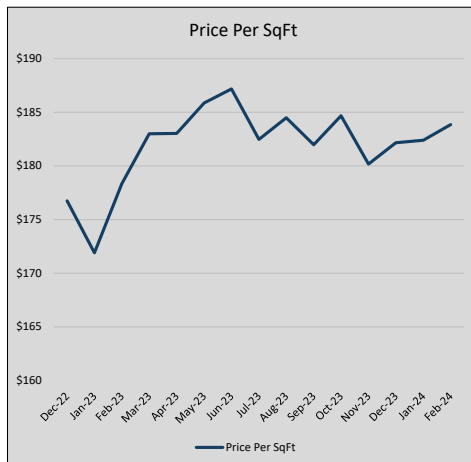
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	15	10	1.50	2	6	43	\$170,679	\$171,910	100.7%
\$200,000-299,999	78	47	1.66	17	42	35	\$259,529	\$256,855	99.0%
\$300,000-399,999	113	50	2.26	19	60	32	\$342,895	\$337,004	98.3%
\$400,000-499,999	32	33	0.97	3	38	31	\$446,206	\$436,056	97.7%
\$500,000-599,999	23	9	2.56	3	7	61	\$551,720	\$530,444	96.1%
\$600,000-699,999	12	4	3.00	0	4	57	\$653,738	\$642,000	98.2%
\$700,000-799,999	3	1	3.00	0	1	12	\$725,000	\$685,000	94.5%
\$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	279	154	1.81	44	159	36	\$351,166	\$344,534	98.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$308,440		\$313,113	98.5%	\$177	146	31
Jan-23	\$300,945	(7,495)	\$309,899	97.1%	\$172	118	36
Feb-23	\$320,870	19,925	\$328,365	97.7%	\$178	139	40
Mar-23	\$342,668	21,797	\$345,745	99.1%	\$183	193	39
Apr-23	\$344,184	1,517	\$347,762	99.0%	\$183	183	33
May-23	\$343,231	(954)	\$343,869	99.8%	\$186	198	31
Jun-23	\$345,627	2,396	\$346,354	99.8%	\$187	176	25
Jul-23	\$344,007	(1,620)	\$347,013	99.1%	\$182	149	28
Aug-23	\$335,696	(8,311)	\$339,101	99.0%	\$184	194	27
Sep-23	\$352,688	16,993	\$357,646	98.6%	\$182	171	24
Oct-23	\$331,549	(21,139)	\$336,824	98.4%	\$185	152	34
Nov-23	\$340,694	9,145	\$346,232	98.4%	\$180	114	30
Dec-23	\$342,141	1,447	\$345,979	98.9%	\$182	140	35
Jan-24	\$340,803	(1,338)	\$347,429	98.1%	\$182	122	42
Feb-24	\$344,534	3,731	\$351,166	98.1%	\$184	154	36





THE FAIR REPORT

GRAND PRAIRIE

MLS Data for February 2024 (City of Grand Prairie)

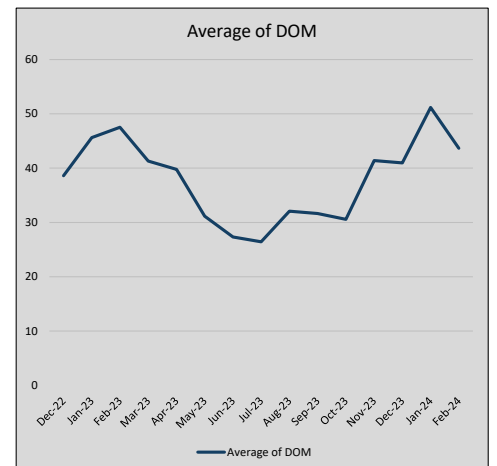
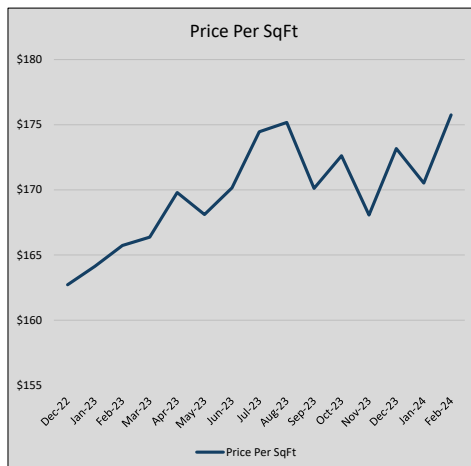
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	12	5	2.40	2	3	46	\$178,800	\$169,300	94.7%
\$200,000-299,999	42	20	2.10	4	37	35	\$256,764	\$257,675	100.4%
\$300,000-399,999	75	39	1.92	7	51	42	\$351,885	\$346,948	98.6%
\$400,000-499,999	49	15	3.27	5	19	41	\$428,991	\$424,339	98.9%
\$500,000-599,999	20	5	4.00	1	12	57	\$532,000	\$531,534	99.9%
\$600,000-699,999	13	3	4.33	1	5	64	\$639,967	\$601,667	94.0%
\$700,000-799,999	12	2	6.00	0	1	112	\$782,972	\$780,000	99.6%
\$800,000-899,999	8	0	-	1	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	3	0	-	0	1	-	-	-	-
Grand Total	234	89	2.63	21	129	44	\$363,298	\$358,637	98.7%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$353,242		\$360,607	98.0%	\$163	110	39
Jan-23	\$339,278	(13,965)	\$348,207	97.4%	\$164	71	46
Feb-23	\$359,889	20,611	\$371,625	96.8%	\$166	89	48
Mar-23	\$371,288	11,399	\$376,033	98.7%	\$166	125	41
Apr-23	\$360,370	(10,918)	\$364,278	98.9%	\$170	101	40
May-23	\$361,832	1,461	\$364,323	99.3%	\$168	139	31
Jun-23	\$385,941	24,109	\$387,513	99.6%	\$170	108	27
Jul-23	\$359,686	(26,255)	\$360,914	99.7%	\$174	111	26
Aug-23	\$383,248	23,563	\$385,765	99.3%	\$175	116	32
Sep-23	\$337,914	(45,334)	\$343,412	98.4%	\$170	104	32
Oct-23	\$337,268	(646)	\$341,909	98.6%	\$173	102	31
Nov-23	\$367,175	29,908	\$376,808	97.4%	\$168	103	41
Dec-23	\$347,948	(19,227)	\$355,292	97.9%	\$173	77	41
Jan-24	\$364,919	16,971	\$377,408	96.7%	\$171	80	51
Feb-24	\$358,637	(6,282)	\$363,298	98.7%	\$176	89	44





THE FAIR REPORT

GRAPEVINE

MLS Data for February 2024 (City of Grapevine)

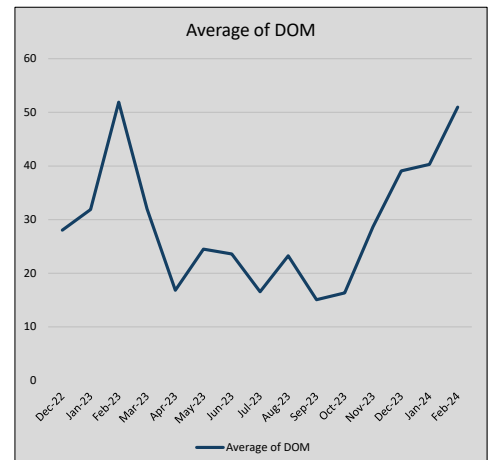
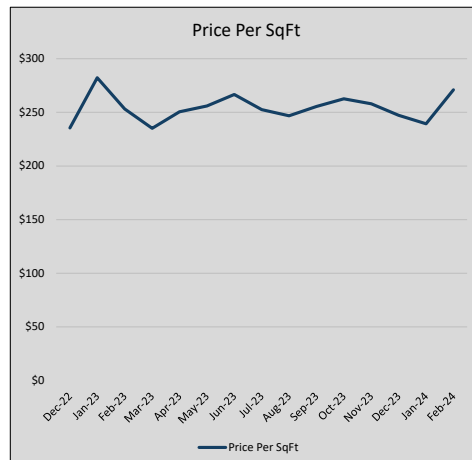
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	1	0.00	0	1	20	\$284,000	\$284,000	100.0%
\$300,000-399,999	4	2	2.00	0	0	50	\$386,450	\$381,950	98.8%
\$400,000-499,999	7	9	0.78	1	7	17	\$435,878	\$425,333	97.6%
\$500,000-599,999	5	8	0.63	0	13	84	\$546,163	\$535,125	98.0%
\$600,000-699,999	6	5	1.20	1	5	57	\$687,780	\$676,480	98.4%
\$700,000-799,999	5	3	1.67	1	3	27	\$776,667	\$765,000	98.5%
\$800,000-899,999	6	1	6.00	0	2	25	\$800,000	\$785,000	98.1%
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	10	2	5.00	0	2	126	\$2,272,500	\$2,152,500	94.7%
Grand Total	43	31	1.39	3	33	51	\$660,097	\$642,719	97.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$499,653		\$506,297	98.7%	\$235	38	28
Jan-23	\$657,442	157,789	\$661,102	99.4%	\$282	19	32
Feb-23	\$607,063	(50,379)	\$635,847	95.5%	\$253	30	52
Mar-23	\$554,245	(52,819)	\$553,859	100.1%	\$235	34	32
Apr-23	\$650,556	96,312	\$645,308	100.8%	\$251	37	17
May-23	\$641,986	(8,570)	\$637,341	100.7%	\$256	60	25
Jun-23	\$589,196	(52,790)	\$586,925	100.4%	\$267	51	24
Jul-23	\$601,535	12,339	\$606,603	99.2%	\$253	37	17
Aug-23	\$545,117	(56,418)	\$551,609	98.8%	\$247	44	23
Sep-23	\$583,246	38,128	\$590,808	98.7%	\$255	26	15
Oct-23	\$603,947	20,701	\$616,015	98.0%	\$263	33	16
Nov-23	\$614,452	10,505	\$635,186	96.7%	\$258	21	29
Dec-23	\$513,376	(101,077)	\$523,458	98.1%	\$247	26	39
Jan-24	\$563,430	50,054	\$577,835	97.5%	\$239	26	40
Feb-24	\$642,719	79,290	\$660,097	97.4%	\$271	31	51





THE FAIR REPORT

GREENVILLE

MLS Data for February 2024 (City of Greenville)

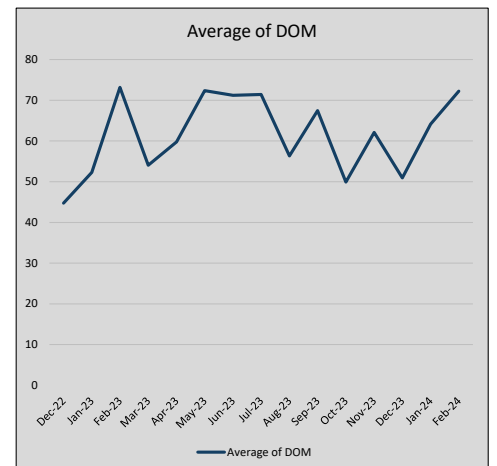
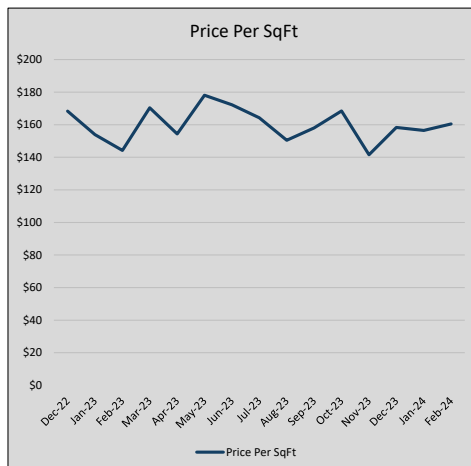
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	2	1.50	1	0	38	\$92,250	\$64,000	69.4%
\$100,000-199,999	22	5	4.40	6	10	57	\$153,780	\$130,000	84.5%
\$200,000-299,999	114	31	3.68	17	26	67	\$267,702	\$253,063	94.5%
\$300,000-399,999	69	14	4.93	4	11	79	\$341,899	\$330,986	96.8%
\$400,000-499,999	10	3	3.33	6	4	53	\$431,667	\$425,000	98.5%
\$500,000-599,999	8	1	8.00	5	1	35	\$550,000	\$500,000	90.9%
\$600,000-699,999	5	1	5.00	1	1	34	\$625,900	\$605,300	96.7%
\$700,000-799,999	4	1	4.00	2	0	222	\$749,000	\$727,350	97.1%
\$800,000-899,999	2	0	-	1	0	-	-	-	-
\$900,000-1,000,000	3	0	-	1	0	-	-	-	-
\$1,000,000 +	9	1	9.00	1	0	257	\$1,100,000	\$1,000,000	90.9%
Grand Total	249	59	4.22	45	53	72	\$311,164	\$294,312	94.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$286,475		\$294,176	97.4%	\$168	61	45
Jan-23	\$245,693	(40,782)	\$255,558	96.1%	\$154	36	52
Feb-23	\$262,120	16,427	\$268,650	97.6%	\$144	41	73
Mar-23	\$288,363	26,243	\$296,508	97.3%	\$170	65	54
Apr-23	\$262,234	(26,130)	\$268,630	97.6%	\$154	76	60
May-23	\$310,301	48,068	\$315,462	98.4%	\$178	78	72
Jun-23	\$306,575	(3,727)	\$320,203	95.7%	\$172	64	71
Jul-23	\$295,116	(11,459)	\$302,979	97.4%	\$164	65	71
Aug-23	\$255,591	(39,525)	\$261,282	97.8%	\$150	49	56
Sep-23	\$269,528	13,937	\$278,497	96.8%	\$158	50	67
Oct-23	\$270,862	1,333	\$280,520	96.6%	\$168	54	50
Nov-23	\$266,370	(4,492)	\$277,221	96.1%	\$142	37	62
Dec-23	\$283,787	17,418	\$292,227	97.1%	\$158	49	51
Jan-24	\$281,875	(1,912)	\$289,082	97.5%	\$157	41	64
Feb-24	\$294,312	12,437	\$311,164	94.6%	\$161	59	72





THE FAIR REPORT

HALTOM CITY

MLS Data for February 2024 (City of Haltom City)

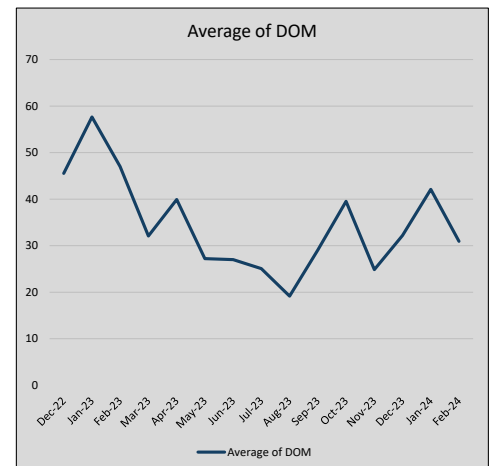
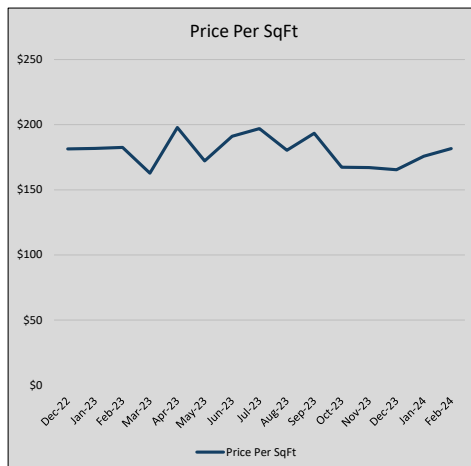
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	3	3	1.00	0	1	7	\$188,800	\$197,333	104.5%
\$200,000-299,999	41	7	5.86	8	22	34	\$262,257	\$259,071	98.8%
\$300,000-399,999	21	6	3.50	3	22	39	\$330,998	\$323,042	97.6%
\$400,000-499,999	3	0	-	1	3	-	-	-	-
\$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	69	16	4.31	12	48	31	\$274,262	\$271,484	99.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$268,718		\$271,785	98.9%	\$181	38	46
Jan-23	\$264,845	(3,873)	\$273,433	96.9%	\$182	17	58
Feb-23	\$245,823	(19,022)	\$258,623	95.1%	\$183	17	47
Mar-23	\$277,866	32,043	\$278,913	99.6%	\$163	30	32
Apr-23	\$282,374	4,508	\$289,356	97.6%	\$198	26	40
May-23	\$287,586	5,212	\$290,138	99.1%	\$172	34	27
Jun-23	\$284,306	(3,280)	\$283,276	100.4%	\$191	25	27
Jul-23	\$285,499	1,193	\$285,344	100.1%	\$197	18	25
Aug-23	\$278,217	(7,282)	\$278,698	99.8%	\$180	32	19
Sep-23	\$287,212	8,995	\$288,645	99.5%	\$193	24	29
Oct-23	\$268,713	(18,499)	\$278,787	96.4%	\$167	27	40
Nov-23	\$283,923	15,210	\$283,919	100.0%	\$167	13	25
Dec-23	\$240,489	(43,434)	\$248,925	96.6%	\$165	33	32
Jan-24	\$263,124	22,635	\$271,649	96.9%	\$176	12	42
Feb-24	\$271,484	8,360	\$274,262	99.0%	\$182	16	31





THE FAIR REPORT

HEATH

MLS Data for February 2024 (City of Heath)

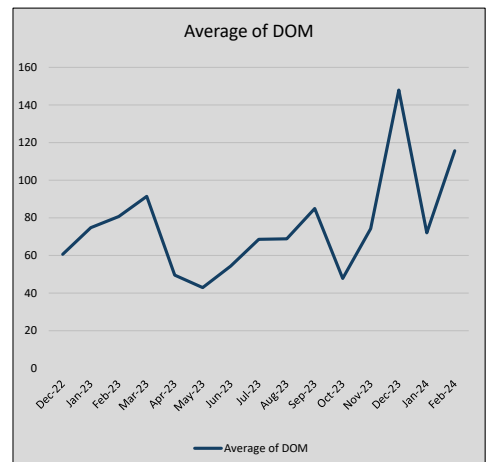
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	10	2	5.00	2	0	13	\$376,000	\$372,000	98.9%
\$400,000-499,999	2	1	2.00	1	2	229	\$497,990	\$456,000	91.6%
\$500,000-599,999	8	2	4.00	1	1	26	\$530,000	\$526,000	99.2%
\$600,000-699,999	11	1	11.00	1	4	2	\$650,000	\$670,000	103.1%
\$700,000-799,999	6	1	6.00	2	0	4	\$775,000	\$767,000	99.0%
\$800,000-899,999	7	0	-	0	2	-	-	-	-
\$900,000-1,000,000	6	2	3.00	1	0	131	\$996,500	\$962,500	96.6%
\$1,000,000 +	50	7	7.14	7	5	182	\$1,935,257	\$1,836,286	94.9%
Grand Total	100	16	6.25	15	14	116	\$1,204,674	\$1,154,250	95.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$669,978		\$692,122	96.8%	\$214	19	61
Jan-23	\$652,534	(17,443)	\$689,670	94.6%	\$211	7	75
Feb-23	\$680,803	28,269	\$708,200	96.1%	\$218	31	81
Mar-23	\$704,823	24,019	\$726,283	97.0%	\$227	27	91
Apr-23	\$836,620	131,797	\$866,024	96.6%	\$239	25	50
May-23	\$1,000,737	164,118	\$1,046,837	95.6%	\$257	27	43
Jun-23	\$856,349	(144,388)	\$884,369	96.8%	\$226	22	54
Jul-23	\$946,958	90,609	\$991,489	95.5%	\$258	19	69
Aug-23	\$896,174	(50,784)	\$933,339	96.0%	\$278	23	69
Sep-23	\$887,749	(8,425)	\$924,095	96.1%	\$262	19	85
Oct-23	\$793,794	(93,955)	\$819,913	96.8%	\$238	17	48
Nov-23	\$803,112	9,318	\$831,161	96.6%	\$213	16	74
Dec-23	\$708,497	(94,615)	\$730,640	97.0%	\$202	16	148
Jan-24	\$908,500	200,003	\$970,822	93.6%	\$260	12	72
Feb-24	\$1,154,250	245,750	\$1,204,674	95.8%	\$265	16	116





THE FAIR REPORT

IRVING

MLS Data for February 2024 (City of Irving)

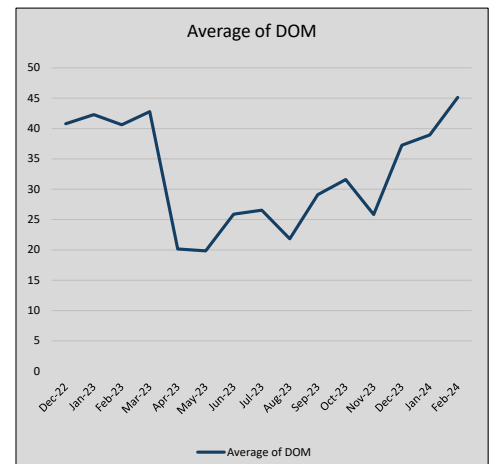
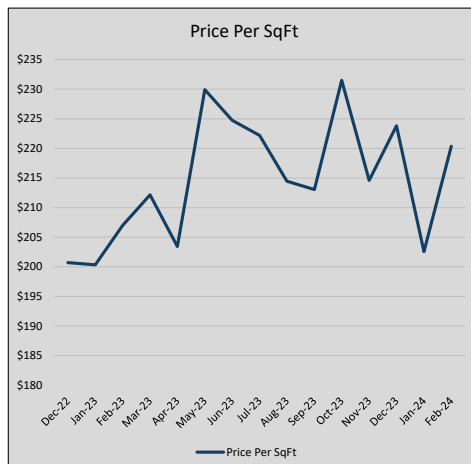
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	7	2	3.50	1	4	47	\$157,500	\$133,500	84.8%
\$200,000-299,999	35	12	2.92	14	19	25	\$256,185	\$256,985	100.3%
\$300,000-399,999	46	21	2.19	3	22	45	\$346,201	\$340,286	98.3%
\$400,000-499,999	21	16	1.31	2	10	56	\$448,969	\$445,831	99.3%
\$500,000-599,999	11	6	1.83	1	7	56	\$554,550	\$535,833	96.6%
\$600,000-699,999	7	3	2.33	0	12	45	\$674,666	\$661,833	98.1%
\$700,000-799,999	9	3	3.00	3	4	7	\$775,000	\$782,833	101.0%
\$800,000-899,999	3	3	1.00	0	3	69	\$849,967	\$834,167	98.1%
\$900,000-1,000,000	10	1	10.00	1	5	74	\$949,500	\$949,500	100.0%
\$1,000,000 +	18	1	18.00	1	5	74	\$1,375,000	\$1,275,000	92.7%
Grand Total	167	68	2.46	26	91	45	\$446,965	\$439,796	98.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$387,892		\$399,462	97.1%	\$201	106	41
Jan-23	\$413,663	25,771	\$426,189	97.1%	\$200	73	42
Feb-23	\$434,312	20,649	\$450,036	96.5%	\$207	80	41
Mar-23	\$450,698	16,386	\$462,440	97.5%	\$212	116	43
Apr-23	\$436,701	(13,997)	\$437,769	99.8%	\$203	101	20
May-23	\$531,578	94,877	\$533,314	99.7%	\$230	119	20
Jun-23	\$496,372	(35,206)	\$499,350	99.4%	\$225	131	26
Jul-23	\$475,139	(21,233)	\$478,216	99.4%	\$222	98	27
Aug-23	\$499,479	24,340	\$509,374	98.1%	\$214	106	22
Sep-23	\$438,838	(60,642)	\$444,393	98.7%	\$213	94	29
Oct-23	\$503,979	65,141	\$514,003	98.0%	\$231	93	32
Nov-23	\$426,134	(77,845)	\$435,603	97.8%	\$215	83	26
Dec-23	\$547,387	121,254	\$575,287	95.2%	\$224	80	37
Jan-24	\$414,979	(132,409)	\$432,186	96.0%	\$203	66	39
Feb-24	\$439,796	24,817	\$446,965	98.4%	\$220	68	45





THE FAIR REPORT

KELLER

MLS Data for February 2024 (City of Keller)

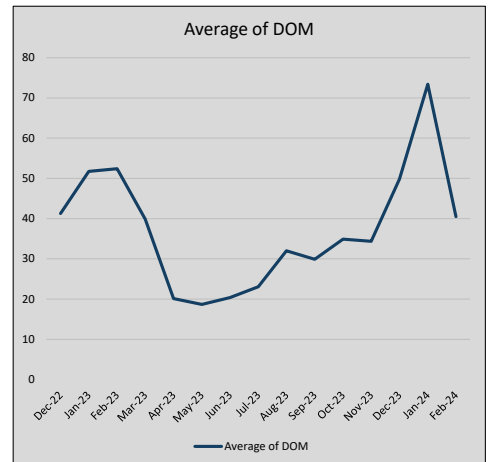
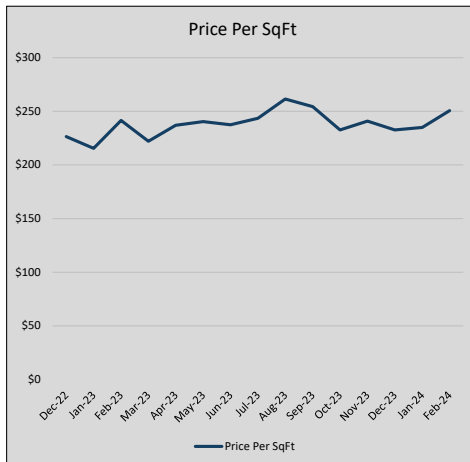
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	3	0.00	0	0	41	\$249,667	\$248,333	99.5%
\$300,000-399,999	4	1	4.00	1	2	1	\$305,000	\$295,000	96.7%
\$400,000-499,999	7	4	1.75	0	3	19	\$465,000	\$468,750	100.8%
\$500,000-599,999	9	7	1.29	1	6	35	\$556,143	\$561,429	101.0%
\$600,000-699,999	16	7	2.29	1	11	49	\$652,671	\$639,186	97.9%
\$700,000-799,999	11	3	3.67	0	4	89	\$785,167	\$762,500	97.1%
\$800,000-899,999	5	4	1.25	1	10	26	\$839,945	\$829,970	98.8%
\$900,000-1,000,000	7	4	1.75	0	5	32	\$951,225	\$921,875	96.9%
\$1,000,000 +	20	9	2.22	2	7	46	\$1,719,044	\$1,682,378	97.9%
Grand Total	79	42	1.88	6	48	41	\$865,888	\$851,323	98.3%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$703,131		\$717,873	97.9%	\$227	37	41
Jan-23	\$573,039	(130,092)	\$609,457	94.0%	\$216	23	52
Feb-23	\$709,385	136,346	\$731,566	97.0%	\$242	36	52
Mar-23	\$668,130	(41,255)	\$677,025	98.7%	\$222	45	40
Apr-23	\$714,768	46,639	\$727,957	98.2%	\$237	64	20
May-23	\$716,644	1,876	\$715,591	100.1%	\$240	55	19
Jun-23	\$732,180	15,536	\$736,476	99.4%	\$238	78	20
Jul-23	\$795,232	63,051	\$801,171	99.3%	\$244	53	23
Aug-23	\$824,389	29,157	\$839,255	98.2%	\$261	51	32
Sep-23	\$844,475	20,086	\$856,681	98.6%	\$254	26	30
Oct-23	\$703,706	(140,769)	\$727,546	96.7%	\$233	34	35
Nov-23	\$754,739	51,033	\$771,903	97.8%	\$241	50	34
Dec-23	\$709,468	(45,270)	\$737,124	96.2%	\$233	40	50
Jan-24	\$682,490	(26,978)	\$700,404	97.4%	\$235	25	73
Feb-24	\$851,323	168,833	\$865,888	98.3%	\$251	42	41





THE FAIR REPORT

LEONARD

MLS Data for February 2024 (City of Leonard)

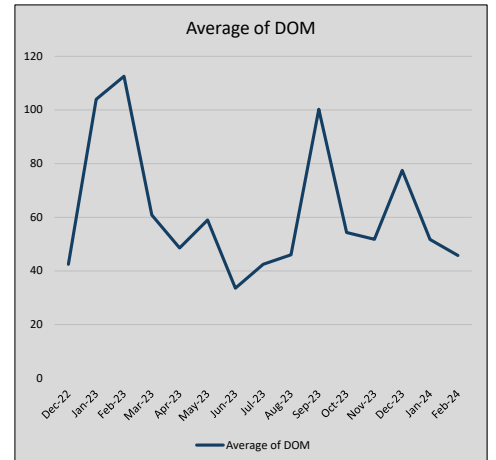
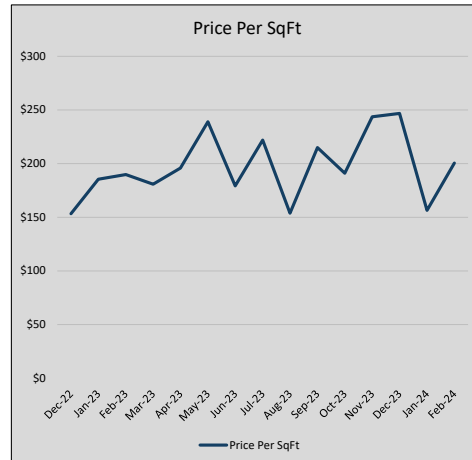
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	2	1.00	0	1	69	\$167,000	\$157,200	94.1%
\$200,000-299,999	7	1	7.00	1	4	5	\$279,900	\$350,000	125.0%
\$300,000-399,999	8	0	-	1	4	-	-	-	-
\$400,000-499,999	8	1	8.00	2	5	57	\$489,000	\$489,000	100.0%
\$500,000-599,999	5	0	-	0	0	-	-	-	-
\$600,000-699,999	3	0	-	0	1	-	-	-	-
\$700,000-799,999	1	1	1.00	0	1	30	\$725,000	\$675,000	93.1%
\$800,000-899,999	2	0	-	0	1	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	4	0	-	0	0	-	-	-	-
Grand Total	42	5	8.40	4	17	46	\$365,580	\$365,680	100.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$241,483		\$254,400	94.9%	\$153	6	43
Jan-23	\$307,413	65,929	\$323,333	95.1%	\$186	6	104
Feb-23	\$400,286	92,873	\$424,543	94.3%	\$190	7	113
Mar-23	\$279,333	(120,952)	\$291,650	95.8%	\$181	6	61
Apr-23	\$375,393	96,060	\$382,614	98.1%	\$196	7	49
May-23	\$523,333	147,940	\$532,656	98.2%	\$239	9	59
Jun-23	\$389,857	(133,476)	\$412,750	94.5%	\$179	7	34
Jul-23	\$374,750	(15,107)	\$382,450	98.0%	\$222	4	43
Aug-23	\$267,360	(107,390)	\$277,780	96.2%	\$154	5	46
Sep-23	\$431,482	164,122	\$440,839	97.9%	\$215	7	100
Oct-23	\$345,176	(86,306)	\$366,967	94.1%	\$191	6	54
Nov-23	\$404,711	59,535	\$411,100	98.4%	\$244	5	52
Dec-23	\$516,650	111,939	\$534,600	96.6%	\$247	6	78
Jan-24	\$244,250	(272,400)	\$248,625	98.2%	\$157	4	52
Feb-24	\$365,680	121,430	\$365,580	100.0%	\$201	5	46





THE FAIR REPORT

LEWISVILLE

MLS Data for February 2024 (City of Lewisville)

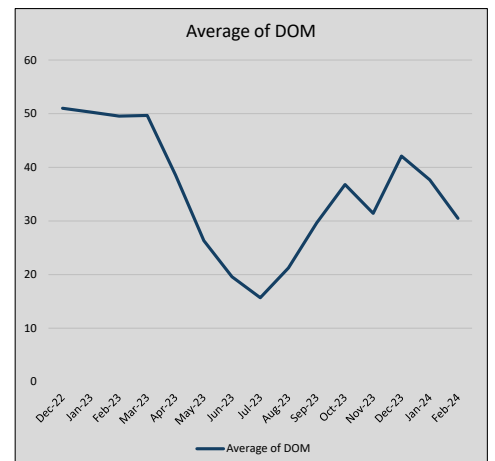
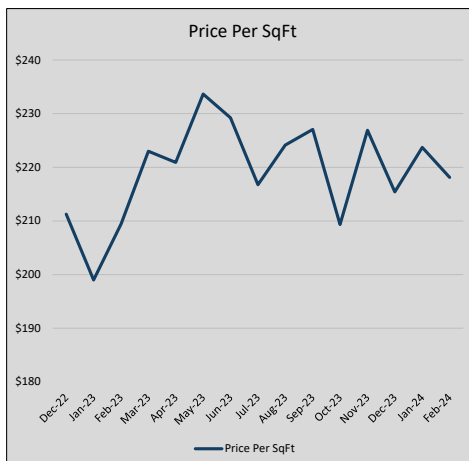
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	4	9	0.44	2	3	14	\$261,933	\$260,878	99.6%
\$300,000-399,999	32	20	1.60	5	27	32	\$353,065	\$350,710	99.3%
\$400,000-499,999	30	23	1.30	6	12	35	\$442,113	\$443,187	100.2%
\$500,000-599,999	6	1	6.00	2	4	54	\$514,900	\$504,900	98.1%
\$600,000-699,999	4	4	1.00	1	2	32	\$681,200	\$693,163	101.8%
\$700,000-799,999	10	0	-	0	7	-	-	-	-
\$800,000-899,999	9	0	-	1	5	-	-	-	-
\$900,000-1,000,000	4	1	4.00	0	4	40	\$992,270	\$793,370	80.0%
\$1,000,000 +	4	2	2.00	1	7	15	\$1,349,495	\$1,310,000	97.1%
Grand Total	103	60	1.72	18	71	31	\$441,971	\$437,439	99.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$437,748		\$450,517	97.2%	\$211	103	51
Jan-23	\$416,873	(20,875)	\$433,525	96.2%	\$199	63	50
Feb-23	\$415,506	(1,367)	\$427,725	97.1%	\$209	97	50
Mar-23	\$532,115	116,609	\$541,623	98.2%	\$223	78	50
Apr-23	\$501,455	(30,661)	\$506,138	99.1%	\$221	70	39
May-23	\$517,323	15,868	\$516,572	100.1%	\$234	96	26
Jun-23	\$574,012	56,690	\$571,072	100.5%	\$229	82	20
Jul-23	\$456,140	(117,872)	\$461,352	98.9%	\$217	81	16
Aug-23	\$492,981	36,841	\$497,030	99.2%	\$224	100	21
Sep-23	\$518,343	25,362	\$526,826	98.4%	\$227	81	30
Oct-23	\$480,552	(37,791)	\$487,963	98.5%	\$209	63	37
Nov-23	\$460,577	(19,975)	\$469,664	98.1%	\$227	65	31
Dec-23	\$466,014	5,436	\$482,241	96.6%	\$215	52	42
Jan-24	\$532,500	66,486	\$541,808	98.3%	\$224	50	38
Feb-24	\$437,439	(95,061)	\$441,971	99.0%	\$218	60	31





THE FAIR REPORT

LITTLE ELM

MLS Data for February 2024 (City of Little Elm)

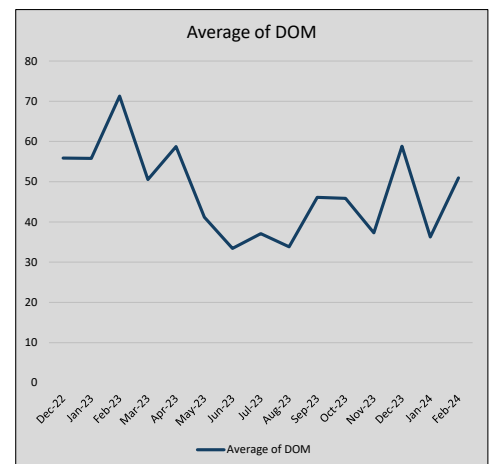
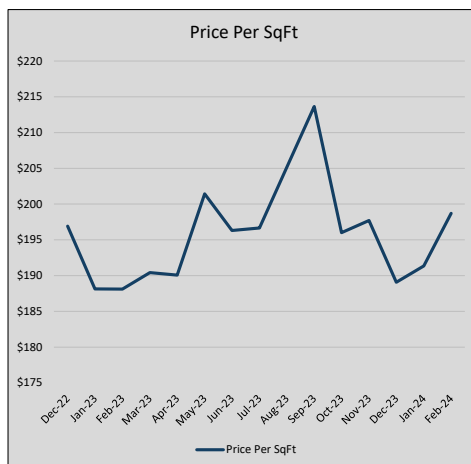
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	1	-	-	-	-
\$200,000-299,999	6	2	3.00	1	0	15	\$269,500	\$262,500	97.4%
\$300,000-399,999	37	30	1.23	1	32	39	\$359,026	\$350,497	97.6%
\$400,000-499,999	75	21	3.57	8	30	57	\$442,479	\$435,129	98.3%
\$500,000-599,999	62	21	2.95	6	19	68	\$556,975	\$542,066	97.3%
\$600,000-699,999	34	7	4.86	1	11	47	\$647,385	\$630,532	97.4%
\$700,000-799,999	10	1	10.00	2	3	69	\$799,000	\$775,000	97.0%
\$800,000-899,999	4	0	-	0	0	-	-	-	-
\$900,000-1,000,000	4	0	-	0	2	-	-	-	-
\$1,000,000 +	7	1	7.00	0	0	25	\$1,400,000	\$1,400,000	100.0%
Grand Total	240	83	2.89	19	98	51	\$470,229	\$459,635	97.7%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$471,687		\$489,599	96.3%	\$197	110	56
Jan-23	\$431,751	(39,936)	\$443,914	97.3%	\$188	79	56
Feb-23	\$447,747	15,996	\$460,921	97.1%	\$188	110	71
Mar-23	\$460,306	12,559	\$469,068	98.1%	\$190	157	51
Apr-23	\$472,457	12,151	\$480,412	98.3%	\$190	129	59
May-23	\$484,258	11,801	\$489,882	98.9%	\$201	128	41
Jun-23	\$490,693	6,435	\$497,583	98.6%	\$196	138	33
Jul-23	\$467,781	(22,912)	\$472,364	99.0%	\$197	87	37
Aug-23	\$483,510	15,729	\$492,376	98.2%	\$205	108	34
Sep-23	\$535,917	52,406	\$547,191	97.9%	\$214	101	46
Oct-23	\$456,281	(79,636)	\$462,884	98.6%	\$196	84	46
Nov-23	\$456,485	204	\$470,048	97.1%	\$198	85	37
Dec-23	\$470,327	13,842	\$484,089	97.2%	\$189	95	59
Jan-24	\$450,278	(20,049)	\$458,909	98.1%	\$191	74	36
Feb-24	\$459,635	9,357	\$470,229	97.7%	\$199	83	51





THE FAIR REPORT

LOVEJOY ISD

MLS Data for February 2024 (Lovejoy ISD)

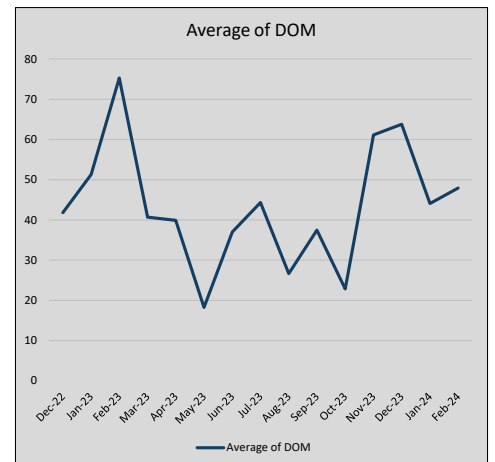
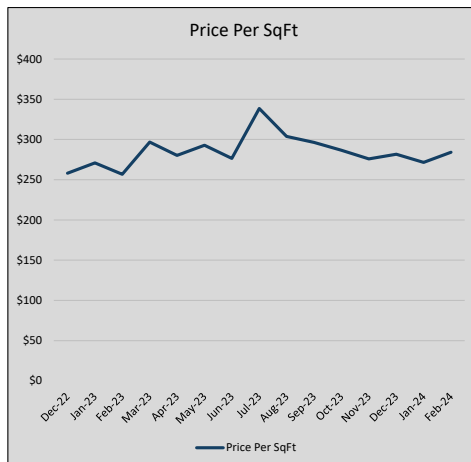
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	1	-	-	-	-
\$400,000-499,999	3	0	-	0	1	-	-	-	-
\$500,000-599,999	0	2	0.00	0	0	34	\$507,500	\$477,500	94.1%
\$600,000-699,999	3	4	0.75	0	2	39	\$657,375	\$623,750	94.9%
\$700,000-799,999	3	2	1.50	1	3	4	\$774,500	\$795,000	102.6%
\$800,000-899,999	0	3	0.00	0	1	27	\$855,000	\$869,167	101.7%
\$900,000-1,000,000	1	0	-	1	0	-	-	-	-
\$1,000,000 +	27	4	6.75	3	11	102	\$1,571,313	\$1,534,469	97.7%
Grand Total	37	15	2.47	5	19	48	\$936,250	\$919,025	98.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$865,567		\$892,322	97.0%	\$258	18	42
Jan-23	\$1,057,149	191,582	\$1,074,969	98.3%	\$271	13	51
Feb-23	\$879,679	(177,470)	\$907,271	97.0%	\$257	14	75
Mar-23	\$1,034,982	155,304	\$1,043,518	99.2%	\$297	17	41
Apr-23	\$994,327	(40,655)	\$1,022,433	97.3%	\$280	18	40
May-23	\$921,413	(72,914)	\$927,430	99.4%	\$293	23	18
Jun-23	\$1,016,200	94,787	\$1,069,675	95.0%	\$277	20	37
Jul-23	\$1,399,226	383,026	\$1,444,872	96.8%	\$339	18	44
Aug-23	\$946,533	(452,693)	\$979,571	96.6%	\$304	24	27
Sep-23	\$1,146,974	200,440	\$1,198,053	95.7%	\$296	19	37
Oct-23	\$946,150	(200,824)	\$960,145	98.5%	\$287	20	23
Nov-23	\$991,558	45,408	\$1,043,569	95.0%	\$276	13	61
Dec-23	\$981,615	(9,942)	\$1,026,145	95.7%	\$282	13	64
Jan-24	\$833,500	(148,115)	\$881,591	94.5%	\$271	11	44
Feb-24	\$919,025	85,525	\$936,250	98.2%	\$284	15	48





THE FAIR REPORT

LUCAS

MLS Data for February 2024 (City of Lucas)

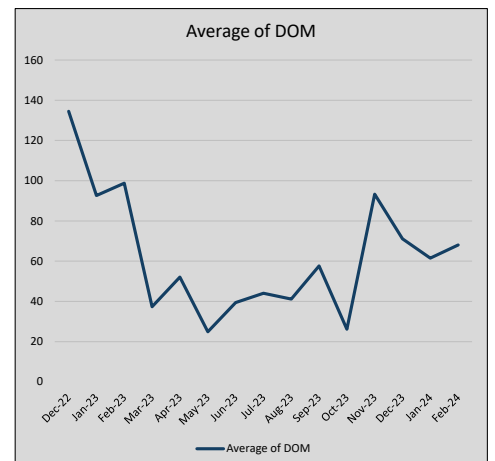
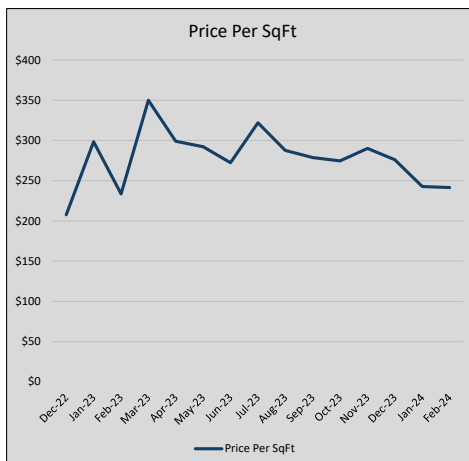
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-599,999	0	1	0.00	0	0	96	\$500,000	\$430,000	86.0%
\$600,000-699,999	5	2	2.50	0	0	35	\$670,000	\$632,500	94.4%
\$700,000-799,999	5	2	2.50	4	2	116	\$758,812	\$742,500	97.9%
\$800,000-899,999	3	4	0.75	1	0	19	\$848,328	\$836,076	98.6%
\$900,000-1,000,000	4	1	4.00	1	0	97	\$925,000	\$905,000	97.8%
\$1,000,000 +	18	3	6.00	3	6	105	\$1,226,667	\$1,170,000	95.4%
Grand Total	35	13	2.69	9	8	68	\$873,533	\$841,485	96.3%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$752,317		\$797,299	94.4%	\$208	6	135
Jan-23	\$1,347,497	595,180	\$1,398,334	96.4%	\$298	11	93
Feb-23	\$880,700	(466,797)	\$911,594	96.6%	\$234	10	99
Mar-23	\$1,384,467	503,767	\$1,405,489	98.5%	\$350	9	37
Apr-23	\$1,170,134	(214,332)	\$1,199,433	97.6%	\$299	9	52
May-23	\$974,992	(195,142)	\$986,431	98.8%	\$292	13	25
Jun-23	\$1,163,993	189,001	\$1,222,099	95.2%	\$272	14	39
Jul-23	\$1,333,205	169,212	\$1,381,356	96.5%	\$322	12	44
Aug-23	\$1,076,767	(256,438)	\$1,108,519	97.1%	\$288	18	41
Sep-23	\$1,228,818	152,052	\$1,283,545	95.7%	\$279	11	58
Oct-23	\$1,065,778	(163,040)	\$1,078,500	98.8%	\$275	9	26
Nov-23	\$1,244,444	178,667	\$1,308,100	95.1%	\$290	9	93
Dec-23	\$1,115,751	(128,694)	\$1,140,141	97.9%	\$276	6	71
Jan-24	\$966,333	(149,418)	\$1,030,633	93.8%	\$243	6	62
Feb-24	\$841,485	(124,849)	\$873,533	96.3%	\$241	13	68





THE FAIR REPORT

MANSFIELD

MLS Data for February 2024 (City of Mansfield)

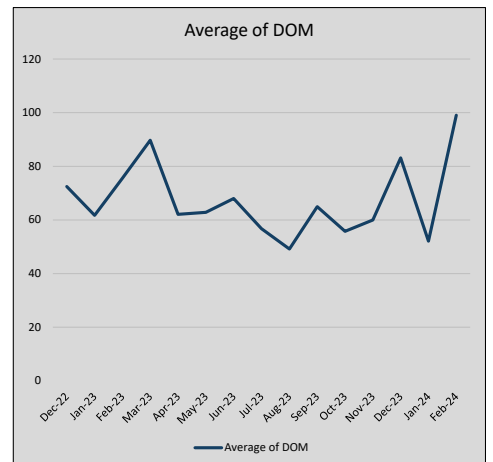
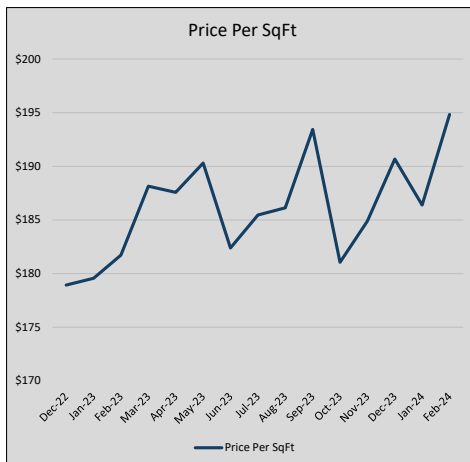
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	9	4	2.25	1	4	17	\$257,725	\$252,175	97.8%
\$300,000-399,999	21	15	1.40	4	18	43	\$363,144	\$359,008	98.9%
\$400,000-499,999	50	15	3.33	4	16	90	\$470,735	\$467,893	99.4%
\$500,000-599,999	77	13	5.92	5	23	105	\$560,545	\$551,773	98.4%
\$600,000-699,999	62	8	7.75	2	6	128	\$651,712	\$636,845	97.7%
\$700,000-799,999	21	9	2.33	1	5	136	\$735,464	\$715,998	97.4%
\$800,000-899,999	14	2	7.00	0	2	288	\$880,000	\$865,000	98.3%
\$900,000-1,000,000	6	1	6.00	0	2	462	\$985,000	\$938,000	95.2%
\$1,000,000 +	9	1	9.00	1	0	29	\$2,100,000	\$2,100,000	100.0%
Grand Total	269	68	3.96	18	76	99	\$551,530	\$542,530	98.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$535,025		\$556,070	96.2%	\$179	84	72
Jan-23	\$514,890	(20,135)	\$529,945	97.2%	\$180	69	62
Feb-23	\$530,975	16,086	\$541,887	98.0%	\$182	88	76
Mar-23	\$493,438	(37,537)	\$507,086	97.3%	\$188	116	90
Apr-23	\$496,870	3,432	\$509,386	97.5%	\$188	101	62
May-23	\$527,335	30,465	\$534,853	98.6%	\$190	106	63
Jun-23	\$503,121	(24,214)	\$514,095	97.9%	\$182	122	68
Jul-23	\$510,397	7,276	\$521,554	97.9%	\$185	100	57
Aug-23	\$516,862	6,465	\$527,472	98.0%	\$186	114	49
Sep-23	\$513,178	(3,684)	\$523,107	98.1%	\$193	97	65
Oct-23	\$529,721	16,543	\$543,940	97.4%	\$181	74	56
Nov-23	\$519,162	(10,559)	\$531,836	97.6%	\$185	75	60
Dec-23	\$534,218	15,056	\$544,962	98.0%	\$191	84	83
Jan-24	\$514,594	(19,624)	\$524,474	98.1%	\$186	48	52
Feb-24	\$542,530	27,935	\$551,530	98.4%	\$195	68	99





THE FAIR REPORT

MCKINNEY

MLS Data for February 2024 (City of McKinney)

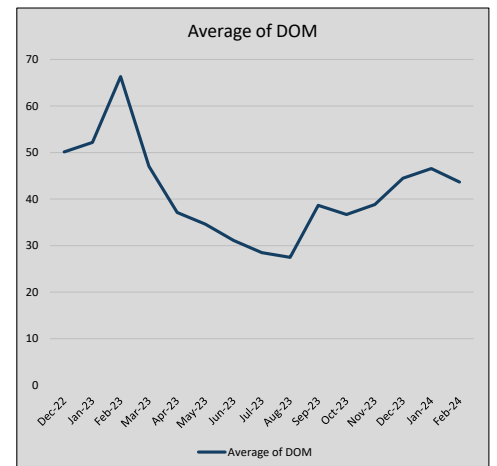
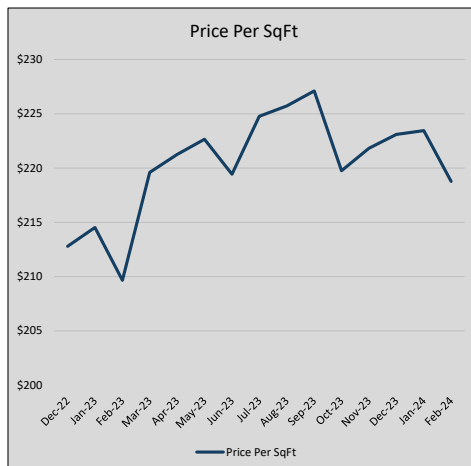
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	4	11	0.36	0	2	39	\$277,900	\$274,763	98.9%
\$300,000-399,999	49	54	0.91	6	43	43	\$366,845	\$360,307	98.2%
\$400,000-499,999	135	58	2.33	17	80	41	\$449,657	\$444,709	98.9%
\$500,000-599,999	80	44	1.82	6	52	38	\$555,080	\$550,409	99.2%
\$600,000-699,999	80	30	2.67	9	34	54	\$648,929	\$640,541	98.7%
\$700,000-799,999	70	19	3.68	1	29	59	\$757,971	\$743,490	98.1%
\$800,000-899,999	28	5	5.60	3	14	33	\$835,775	\$842,151	100.8%
\$900,000-1,000,000	24	3	8.00	1	6	10	\$960,343	\$916,989	95.5%
\$1,000,000 +	38	5	7.60	3	13	56	\$1,249,760	\$1,213,000	97.1%
Grand Total	508	229	2.22	47	273	44	\$526,411	\$519,036	98.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$517,687		\$531,378	97.4%	\$213	191	50
Jan-23	\$533,527	15,840	\$549,054	97.2%	\$215	122	52
Feb-23	\$515,392	(18,135)	\$526,797	97.8%	\$210	195	66
Mar-23	\$567,839	52,447	\$578,646	98.1%	\$220	277	47
Apr-23	\$550,372	(17,468)	\$556,283	98.9%	\$221	255	37
May-23	\$561,906	11,534	\$564,546	99.5%	\$223	330	35
Jun-23	\$583,271	21,365	\$584,959	99.7%	\$219	299	31
Jul-23	\$567,908	(15,362)	\$571,599	99.4%	\$225	296	28
Aug-23	\$569,439	1,531	\$576,547	98.8%	\$226	273	27
Sep-23	\$570,391	952	\$582,695	97.9%	\$227	206	39
Oct-23	\$549,960	(20,431)	\$560,491	98.1%	\$220	182	37
Nov-23	\$548,252	(1,708)	\$558,529	98.2%	\$222	170	39
Dec-23	\$544,767	(3,485)	\$559,863	97.3%	\$223	166	44
Jan-24	\$552,195	7,427	\$572,215	96.5%	\$223	174	47
Feb-24	\$519,036	(33,159)	\$526,411	98.6%	\$219	229	44





THE FAIR REPORT

MCLENDON-CHISOLM

MLS Data for February 2024 (City of McLendon Chisholm)

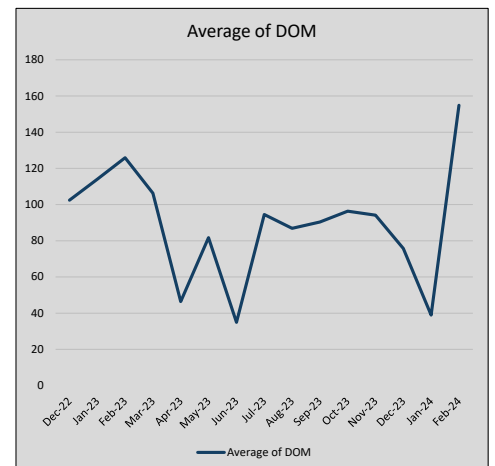
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	5	0	-	0	1	-	-	-	-
\$500,000-599,999	6	2	3.00	2	4	331	\$540,449	\$524,000	97.0%
\$600,000-699,999	6	2	3.00	0	0	78	\$651,729	\$590,567	90.6%
\$700,000-799,999	9	3	3.00	0	1	141	\$721,816	\$679,224	94.1%
\$800,000-899,999	0	1	0.00	0	1	-	\$870,900	\$870,593	100.0%
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	5	0	-	0	0	-	-	-	-
Grand Total	32	8	4.00	2	8	155	\$677,588	\$642,175	94.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$556,666		\$573,807	97.0%	\$183	7	102
Jan-23	\$559,198	2,532	\$577,491	96.8%	\$182	3	114
Feb-23	\$627,546	68,348	\$642,713	97.6%	\$196	12	126
Mar-23	\$586,767	(40,778)	\$603,361	97.2%	\$202	19	106
Apr-23	\$613,795	27,028	\$624,294	98.3%	\$203	18	46
May-23	\$574,786	(39,009)	\$596,582	96.3%	\$186	13	82
Jun-23	\$664,603	89,817	\$677,452	98.1%	\$203	15	35
Jul-23	\$612,827	(51,776)	\$630,529	97.2%	\$195	12	95
Aug-23	\$589,335	(23,492)	\$612,189	96.3%	\$179	9	87
Sep-23	\$917,548	328,213	\$1,108,941	82.7%	\$229	8	90
Oct-23	\$607,769	(309,779)	\$619,156	98.2%	\$194	9	96
Nov-23	\$719,359	111,590	\$753,912	95.4%	\$218	7	94
Dec-23	\$636,678	(82,681)	\$654,654	97.3%	\$200	11	76
Jan-24	\$636,506	(171)	\$685,270	92.9%	\$191	6	39
Feb-24	\$642,175	5,669	\$677,588	94.8%	\$197	8	155





THE FAIR REPORT

MELISSA

MLS Data for February 2024 (City of Melissa)

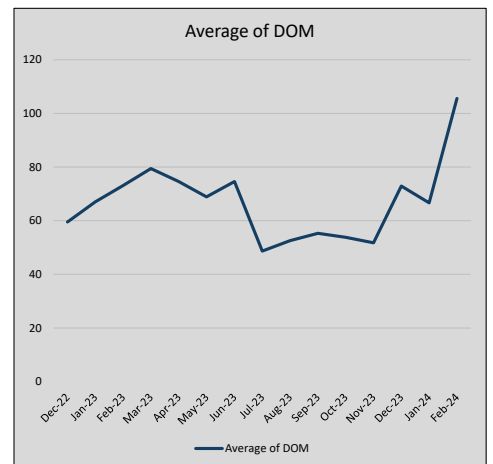
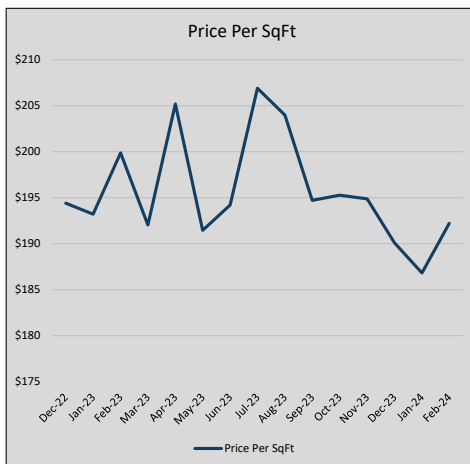
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	0	-	0	0	-	-	-	-
\$300,000-399,999	7	11	0.64	1	5	121	\$375,082	\$361,480	96.4%
\$400,000-499,999	31	14	2.21	6	18	88	\$438,774	\$427,625	97.5%
\$500,000-599,999	34	16	2.13	3	13	120	\$545,056	\$530,871	97.4%
\$600,000-699,999	17	10	1.70	1	5	86	\$648,399	\$627,085	96.7%
\$700,000-799,999	6	1	6.00	0	2	135	\$775,000	\$759,458	98.0%
\$800,000-899,999	2	0	-	2	1	-	-	-	-
\$900,000-1,000,000	0	0	-	1	0	-	-	-	-
\$1,000,000 +	4	0	-	0	1	-	-	-	-
Grand Total	102	52	1.96	14	45	106	\$504,781	\$490,140	97.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$519,034		\$535,572	96.9%	\$194	45	60
Jan-23	\$504,694	(14,340)	\$517,423	97.5%	\$193	45	67
Feb-23	\$562,173	57,479	\$571,606	98.3%	\$200	48	73
Mar-23	\$508,055	(54,119)	\$524,711	96.8%	\$192	96	79
Apr-23	\$550,330	42,275	\$569,974	96.6%	\$205	63	75
May-23	\$517,959	(32,371)	\$530,571	97.6%	\$191	83	69
Jun-23	\$531,789	13,830	\$541,423	98.2%	\$194	79	75
Jul-23	\$536,742	4,953	\$547,078	98.1%	\$207	75	49
Aug-23	\$531,583	(5,159)	\$549,563	96.7%	\$204	80	53
Sep-23	\$506,745	(24,838)	\$519,449	97.6%	\$195	83	55
Oct-23	\$495,483	(11,262)	\$510,110	97.1%	\$195	76	54
Nov-23	\$482,062	(13,420)	\$496,803	97.0%	\$195	67	52
Dec-23	\$474,110	(7,953)	\$493,279	96.1%	\$190	57	73
Jan-24	\$499,593	25,484	\$520,154	96.0%	\$187	44	67
Feb-24	\$490,140	(9,453)	\$504,781	97.1%	\$192	52	106





THE FAIR REPORT

MESQUITE

MLS Data for February 2024 (City of Mesquite)

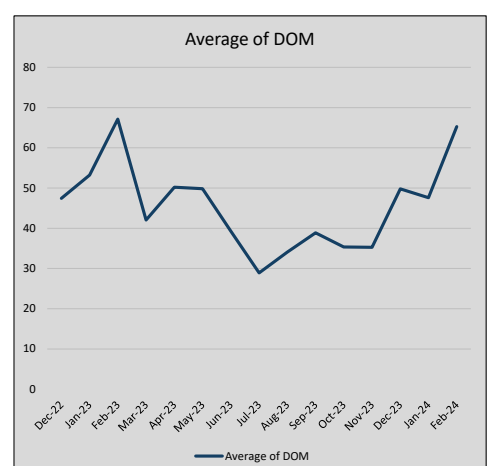
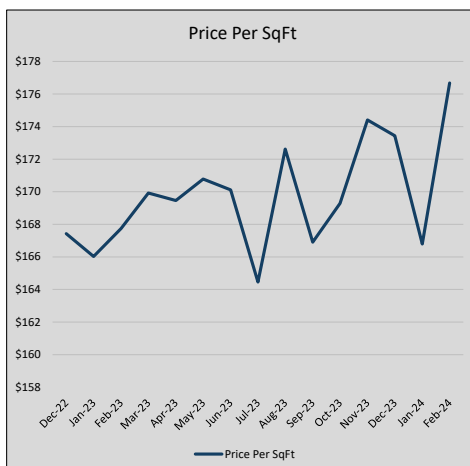
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	13	6	2.17	3	3	56	\$181,450	\$172,983	95.3%
\$200,000-299,999	87	45	1.93	16	58	53	\$265,464	\$262,456	98.9%
\$300,000-399,999	92	30	3.07	7	38	50	\$335,857	\$332,321	98.9%
\$400,000-499,999	54	6	9.00	4	10	116	\$457,358	\$453,221	99.1%
\$500,000-599,999	28	9	3.11	2	5	150	\$543,391	\$513,582	94.5%
\$600,000-699,999	15	0	-	1	1	-	-	-	-
\$700,000-799,999	1	0	-	0	0	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	1	-	-	-	-
Grand Total	294	96	3.06	33	116	65	\$320,260	\$314,162	98.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$299,426		\$306,780	97.6%	\$167	114	47
Jan-23	\$308,348	8,922	\$315,350	97.8%	\$166	74	53
Feb-23	\$290,907	(17,441)	\$299,917	97.0%	\$168	96	67
Mar-23	\$290,635	(273)	\$298,189	97.5%	\$170	154	42
Apr-23	\$307,564	16,930	\$312,065	98.6%	\$169	138	50
May-23	\$299,973	(7,592)	\$305,633	98.1%	\$171	167	50
Jun-23	\$305,746	5,774	\$310,554	98.5%	\$170	149	39
Jul-23	\$301,715	(4,032)	\$305,576	98.7%	\$164	144	29
Aug-23	\$296,591	(5,124)	\$299,227	99.1%	\$173	132	34
Sep-23	\$307,149	10,558	\$312,167	98.4%	\$167	101	39
Oct-23	\$285,369	(21,780)	\$290,410	98.3%	\$169	113	35
Nov-23	\$298,303	12,935	\$304,354	98.0%	\$174	97	35
Dec-23	\$312,961	14,658	\$320,632	97.6%	\$173	98	50
Jan-24	\$294,276	(18,684)	\$301,816	97.5%	\$167	86	48
Feb-24	\$314,162	19,886	\$320,260	98.1%	\$177	96	65





THE FAIR REPORT

MIDLOTHIAN

MLS Data for February 2024 (City of Midlothian)

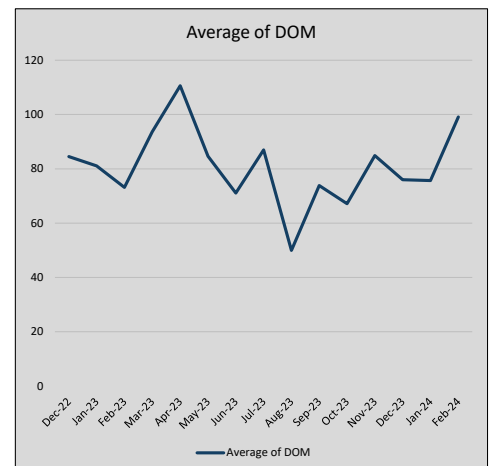
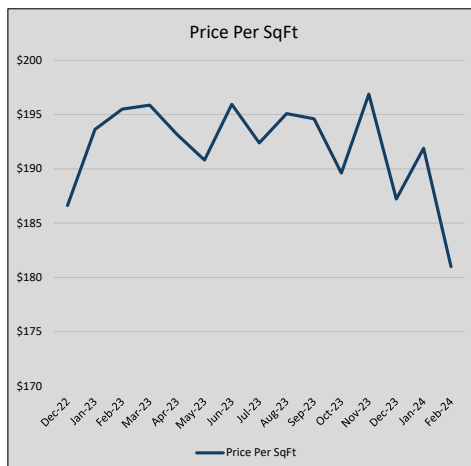
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	1	64	\$179,899	\$170,000	94.5%
\$200,000-299,999	3	0	-	1	1	-	-	-	-
\$300,000-399,999	22	16	1.38	3	6	44	\$360,859	\$356,461	98.8%
\$400,000-499,999	94	19	4.95	5	29	87	\$462,590	\$452,963	97.9%
\$500,000-599,999	105	18	5.83	8	22	139	\$540,361	\$525,012	97.2%
\$600,000-699,999	53	10	5.30	4	15	149	\$648,503	\$639,973	98.7%
\$700,000-799,999	28	2	14.00	3	4	63	\$761,875	\$692,225	90.9%
\$800,000-899,999	8	0	-	3	1	-	-	-	-
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	6	0	-	1	1	-	-	-	-
Grand Total	320	66	4.85	28	81	99	\$492,093	\$480,516	97.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$478,314		\$489,337	97.7%	\$187	57	85
Jan-23	\$477,210	(1,104)	\$486,529	98.1%	\$194	38	81
Feb-23	\$460,252	(16,957)	\$471,773	97.6%	\$195	52	73
Mar-23	\$516,244	55,992	\$527,044	98.0%	\$196	76	94
Apr-23	\$521,880	5,636	\$529,720	98.5%	\$193	70	111
May-23	\$521,966	87	\$530,864	98.3%	\$191	96	85
Jun-23	\$502,389	(19,577)	\$509,618	98.6%	\$196	105	71
Jul-23	\$503,623	1,234	\$509,700	98.8%	\$192	55	87
Aug-23	\$521,044	17,421	\$527,392	98.8%	\$195	78	50
Sep-23	\$530,453	9,410	\$544,234	97.5%	\$195	66	74
Oct-23	\$482,257	(48,196)	\$498,389	96.8%	\$190	53	67
Nov-23	\$508,843	26,585	\$517,590	98.3%	\$197	60	85
Dec-23	\$507,545	(1,297)	\$518,382	97.9%	\$187	67	76
Jan-24	\$473,607	(33,939)	\$482,417	98.2%	\$192	51	76
Feb-24	\$480,516	6,909	\$492,093	97.6%	\$181	66	99





THE FAIR REPORT

MURPHY

MLS Data for February 2024 (City of Murphy)

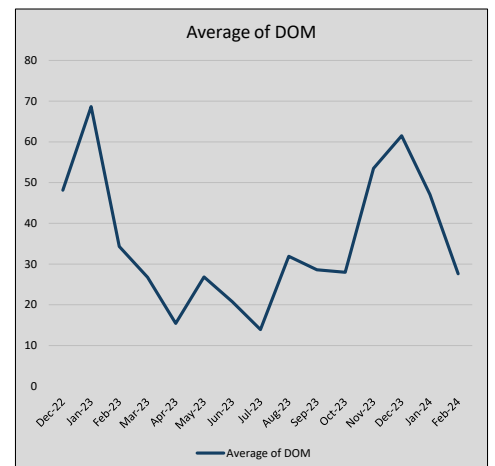
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	2	0	-	0	0	-	-	-	-
\$400,000-499,999	1	2	0.50	1	2	24	\$469,750	\$461,500	98.2%
\$500,000-599,999	8	6	1.33	0	1	22	\$532,500	\$526,667	98.9%
\$600,000-699,999	2	2	1.00	0	3	40	\$698,450	\$696,950	99.8%
\$700,000-799,999	6	2	3.00	0	3	32	\$732,500	\$713,750	97.4%
\$800,000-899,999	2	0	-	0	1	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	3	1	3.00	0	0	35	\$1,082,000	\$1,125,000	104.0%
Grand Total	26	13	2.00	1	10	28	\$621,415	\$617,646	99.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$523,882		\$545,153	96.1%	\$169	17	48
Jan-23	\$656,000	132,118	\$664,333	98.7%	\$192	3	69
Feb-23	\$551,350	(104,650)	\$576,810	95.6%	\$175	10	34
Mar-23	\$607,671	56,321	\$610,155	99.6%	\$203	20	27
Apr-23	\$671,492	63,821	\$675,067	99.5%	\$198	9	15
May-23	\$640,155	(31,337)	\$642,420	99.6%	\$195	20	27
Jun-23	\$626,048	(14,107)	\$624,304	100.3%	\$189	21	21
Jul-23	\$587,654	(38,394)	\$581,936	101.0%	\$186	11	14
Aug-23	\$618,263	30,609	\$634,142	97.5%	\$186	19	32
Sep-23	\$537,000	(81,263)	\$562,960	95.4%	\$201	5	29
Oct-23	\$627,111	90,111	\$638,822	98.2%	\$200	9	28
Nov-23	\$543,333	(83,778)	\$561,666	96.7%	\$196	6	54
Dec-23	\$534,650	(8,683)	\$566,467	94.4%	\$174	6	62
Jan-24	\$628,809	94,159	\$642,236	97.9%	\$195	11	47
Feb-24	\$617,646	(11,163)	\$621,415	99.4%	\$205	13	28





THE FAIR REPORT

PARKER

MLS Data for February 2024 (City of Parker)

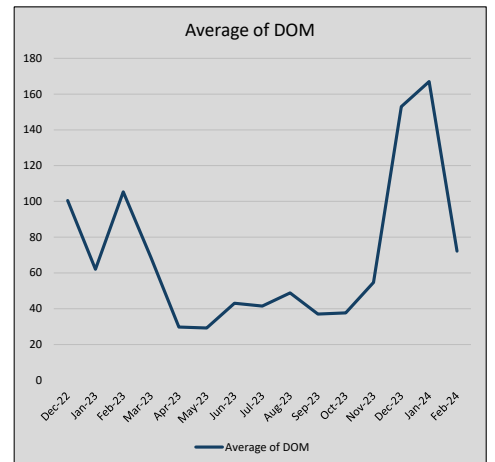
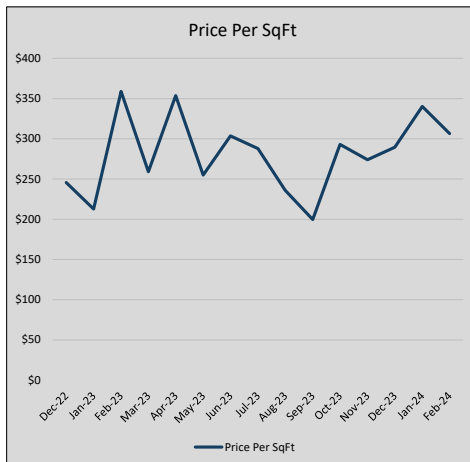
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-599,999	1	0	-	0	0	-	-	-	-
\$600,000-699,999	0	0	-	0	0	-	-	-	-
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	0	1	0.00	0	0	13	\$875,000	\$850,000	97.1%
\$900,000-1,000,000	2	0	-	0	1	-	-	-	-
\$1,000,000 +	12	4	3.00	1	3	87	\$1,587,000	\$1,358,750	85.6%
Grand Total	15	5	3.00	1	4	72	\$1,444,600	\$1,257,000	87.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$1,050,000		\$1,159,944	90.5%	\$246	2	101
Jan-23	\$866,000	(184,000)	\$950,000	91.2%	\$213	3	62
Feb-23	\$2,156,667	1,290,667	\$2,149,667	100.3%	\$359	3	105
Mar-23	\$1,163,750	(992,917)	\$1,238,925	93.9%	\$259	8	69
Apr-23	\$1,428,138	264,388	\$1,667,225	85.7%	\$354	4	30
May-23	\$1,102,200	(325,938)	\$1,131,800	97.4%	\$255	5	29
Jun-23	\$1,764,510	662,310	\$1,855,487	95.1%	\$304	8	43
Jul-23	\$1,327,170	(437,340)	\$1,346,890	98.5%	\$288	10	42
Aug-23	\$1,087,143	(240,027)	\$1,135,686	95.7%	\$236	7	49
Sep-23	\$958,500	(128,643)	\$1,011,450	94.8%	\$200	2	37
Oct-23	\$1,288,000	329,500	\$1,425,629	90.3%	\$293	3	38
Nov-23	\$1,266,833	(21,167)	\$1,348,550	93.9%	\$274	6	55
Dec-23	\$933,000	(333,833)	\$960,000	97.2%	\$290	1	153
Jan-24	\$1,700,000	767,000	\$1,744,962	97.4%	\$340	1	167
Feb-24	\$1,257,000	(443,000)	\$1,444,600	87.0%	\$307	5	72





THE FAIR REPORT

PLANO

MLS Data for February 2024 (City of Plano)

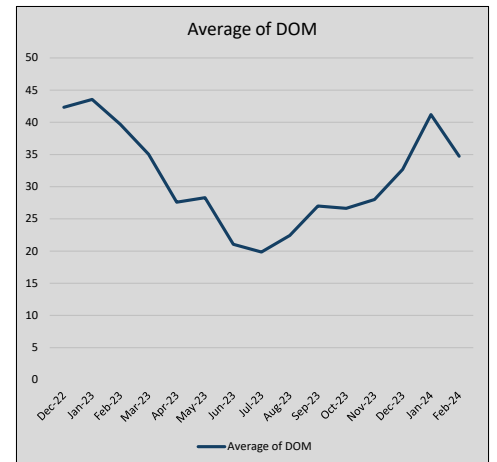
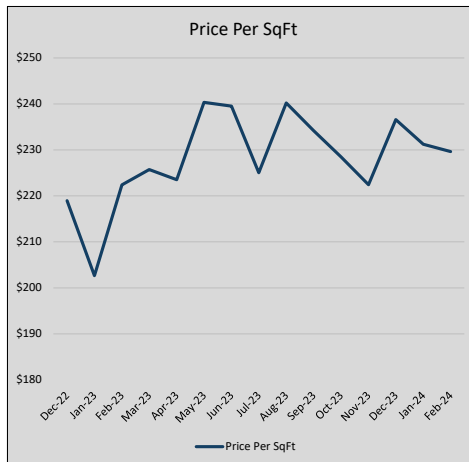
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	0	12	\$155,000	\$140,500	90.6%
\$200,000-299,999	12	9	1.33	0	5	17	\$275,844	\$277,722	100.7%
\$300,000-399,999	42	24	1.75	6	30	19	\$366,725	\$365,263	99.6%
\$400,000-499,999	56	38	1.47	6	46	34	\$451,339	\$449,512	99.6%
\$500,000-599,999	56	39	1.44	9	35	46	\$544,772	\$536,659	98.5%
\$600,000-699,999	31	20	1.55	6	10	34	\$653,730	\$649,895	99.4%
\$700,000-799,999	21	11	1.91	6	18	39	\$756,109	\$751,818	99.4%
\$800,000-899,999	18	8	2.25	1	7	21	\$844,975	\$835,875	98.9%
\$900,000-1,000,000	6	3	2.00	0	6	33	\$966,100	\$966,667	100.1%
\$1,000,000 +	33	7	4.71	2	13	65	\$1,688,329	\$1,611,429	95.4%
Grand Total	275	160	1.72	36	170	35	\$579,401	\$572,202	98.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$572,439		\$584,946	97.9%	\$219	168	42
Jan-23	\$512,963	(59,476)	\$528,563	97.0%	\$203	119	44
Feb-23	\$588,107	75,144	\$603,325	97.5%	\$222	181	40
Mar-23	\$582,306	(5,801)	\$585,715	99.4%	\$226	196	35
Apr-23	\$571,441	(10,865)	\$569,898	100.3%	\$224	212	28
May-23	\$637,576	66,135	\$640,194	99.6%	\$240	224	28
Jun-23	\$648,278	10,701	\$645,358	100.5%	\$240	227	21
Jul-23	\$578,765	(69,513)	\$579,814	99.8%	\$225	214	20
Aug-23	\$599,775	21,010	\$609,549	98.4%	\$240	227	22
Sep-23	\$592,610	(7,165)	\$603,456	98.2%	\$234	184	27
Oct-23	\$600,882	8,271	\$603,199	99.6%	\$228	171	27
Nov-23	\$573,862	(27,020)	\$580,971	98.8%	\$222	142	28
Dec-23	\$623,548	49,686	\$645,641	96.6%	\$237	170	33
Jan-24	\$557,928	(65,620)	\$571,807	97.6%	\$231	136	41
Feb-24	\$572,202	14,274	\$579,401	98.8%	\$230	160	35





THE FAIR REPORT

POTTSBORO

MLS Data for February 2024 (City of Pottsboro)

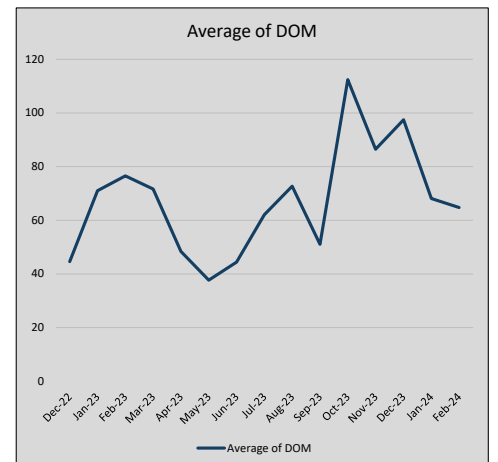
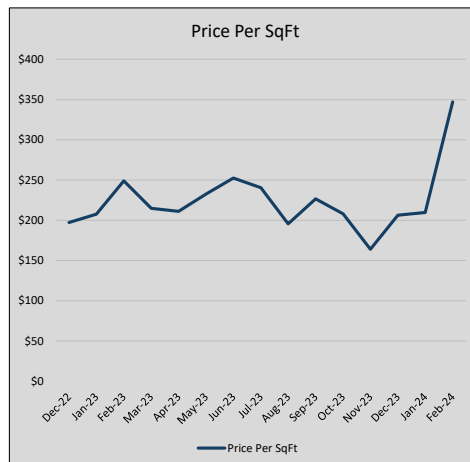
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	1	-	-	-	-
\$100,000-199,999	4	0	-	0	3	-	-	-	-
\$200,000-299,999	17	2	8.50	0	0	35	\$252,950	\$225,000	89.0%
\$300,000-399,999	10	3	3.33	0	4	87	\$373,933	\$371,967	99.5%
\$400,000-499,999	9	1	9.00	0	2	102	\$499,000	\$493,000	98.8%
\$500,000-599,999	5	0	-	0	0	-	-	-	-
\$600,000-699,999	4	0	-	1	0	-	-	-	-
\$700,000-799,999	7	0	-	1	0	-	-	-	-
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	6	0	-	1	0	-	-	-	-
\$1,000,000 +	12	3	4.00	1	0	50	\$1,416,665	\$1,340,733	94.6%
Grand Total	77	9	8.56	4	10	65	\$708,522	\$675,678	95.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$324,994		\$335,076	97.0%	\$197	17	45
Jan-23	\$348,559	23,565	\$379,727	91.8%	\$208	11	71
Feb-23	\$500,575	152,016	\$519,823	96.3%	\$249	13	77
Mar-23	\$445,516	(55,059)	\$454,247	98.1%	\$215	29	72
Apr-23	\$321,021	(124,495)	\$329,416	97.5%	\$211	20	48
May-23	\$457,495	136,473	\$464,437	98.5%	\$233	19	38
Jun-23	\$527,776	70,282	\$539,351	97.9%	\$252	20	44
Jul-23	\$416,650	(111,126)	\$428,941	97.1%	\$241	22	62
Aug-23	\$331,494	(85,156)	\$346,575	95.6%	\$196	16	73
Sep-23	\$447,179	115,685	\$480,128	93.1%	\$227	14	51
Oct-23	\$398,900	(48,279)	\$407,738	97.8%	\$208	16	112
Nov-23	\$275,375	(123,525)	\$293,158	93.9%	\$164	12	87
Dec-23	\$392,750	117,375	\$414,733	94.7%	\$206	6	98
Jan-24	\$429,875	37,125	\$439,725	97.8%	\$210	8	68
Feb-24	\$675,678	245,803	\$708,522	95.4%	\$347	9	65





THE FAIR REPORT

PRINCETON

MLS Data for February 2024 (City of Princeton)

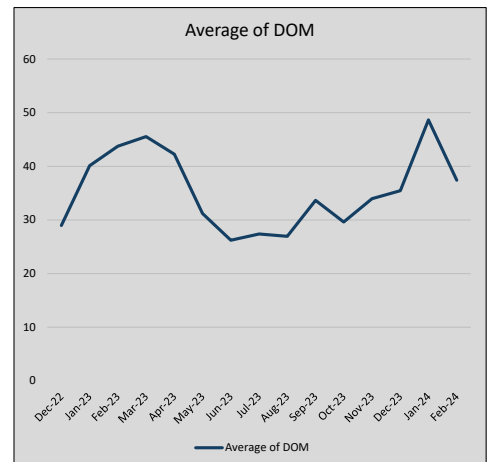
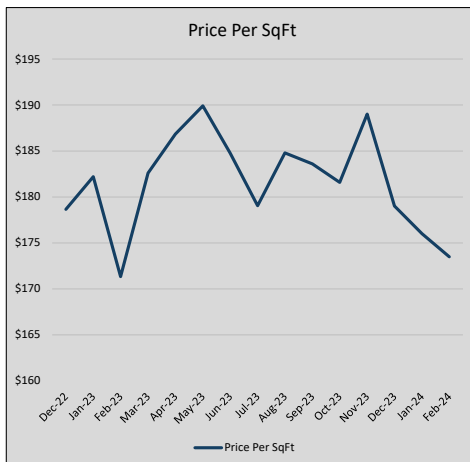
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	5	0.00	0	2	20	\$193,979	\$194,179	100.1%
\$200,000-299,999	42	36	1.17	4	15	29	\$265,023	\$257,891	97.3%
\$300,000-399,999	116	42	2.76	9	49	43	\$345,606	\$336,557	97.4%
\$400,000-499,999	70	9	7.78	5	22	56	\$433,411	\$425,408	98.2%
\$500,000-599,999	14	1	14.00	1	2	6	\$536,900	\$536,900	100.0%
\$600,000-699,999	9	0	-	0	0	-	-	-	-
\$700,000-799,999	1	0	-	3	1	-	-	-	-
\$800,000-899,999	3	1	3.00	0	0	66	\$825,000	\$810,000	98.2%
\$900,000-1,000,000	3	0	-	1	0	-	-	-	-
\$1,000,000 +	6	0	-	2	2	-	-	-	-
Grand Total	264	94	2.81	25	93	37	\$322,221	\$314,531	97.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$339,034		\$347,652	97.5%	\$179	85	29
Jan-23	\$324,264	(14,770)	\$336,997	96.2%	\$182	56	40
Feb-23	\$336,159	11,896	\$344,601	97.6%	\$171	85	44
Mar-23	\$359,748	23,588	\$366,855	98.1%	\$183	95	46
Apr-23	\$349,545	(10,203)	\$355,782	98.2%	\$187	74	42
May-23	\$346,028	(3,516)	\$352,221	98.2%	\$190	98	31
Jun-23	\$364,500	18,471	\$368,646	98.9%	\$185	103	26
Jul-23	\$335,962	(28,537)	\$338,941	99.1%	\$179	80	27
Aug-23	\$335,060	(903)	\$338,424	99.0%	\$185	70	27
Sep-23	\$356,158	21,098	\$363,707	97.9%	\$184	91	34
Oct-23	\$330,701	(25,457)	\$335,785	98.5%	\$182	78	30
Nov-23	\$349,428	18,727	\$357,252	97.8%	\$189	95	34
Dec-23	\$338,033	(11,395)	\$344,732	98.1%	\$179	98	35
Jan-24	\$326,338	(11,696)	\$329,228	99.1%	\$176	74	49
Feb-24	\$314,531	(11,806)	\$322,221	97.6%	\$174	94	37





THE FAIR REPORT

PROSPER

MLS Data for February 2024 (City of Prosper)

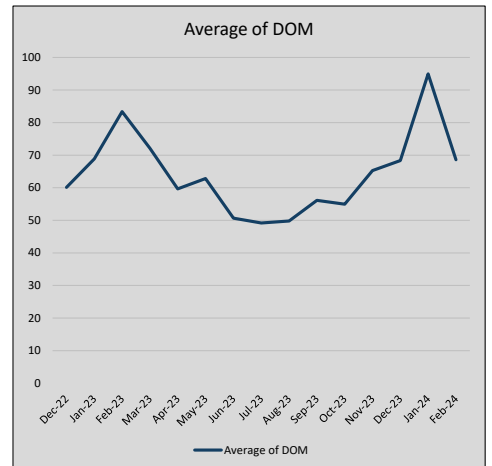
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	1	-	-	-	-
\$300,000-399,999	1	2	0.50	0	1	31	\$354,500	\$354,500	100.0%
\$400,000-499,999	11	9	1.22	0	3	65	\$452,069	\$442,222	97.8%
\$500,000-599,999	10	4	2.50	1	7	17	\$532,250	\$520,000	97.7%
\$600,000-699,999	19	4	4.75	3	11	62	\$638,480	\$632,500	99.1%
\$700,000-799,999	12	8	1.50	3	3	62	\$764,196	\$748,925	98.0%
\$800,000-899,999	20	13	1.54	1	10	95	\$863,877	\$830,220	96.1%
\$900,000-1,000,000	38	7	5.43	2	17	60	\$957,114	\$934,414	97.6%
\$1,000,000 +	69	20	3.45	7	30	74	\$1,419,899	\$1,367,269	96.3%
Grand Total	180	67	2.69	17	83	69	\$923,915	\$895,068	96.9%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$809,636		\$837,481	96.7%	\$243	79	60
Jan-23	\$799,868	(9,768)	\$833,868	95.9%	\$234	53	69
Feb-23	\$748,910	(50,957)	\$786,128	95.3%	\$241	82	83
Mar-23	\$851,866	102,956	\$882,177	96.6%	\$244	95	72
Apr-23	\$854,429	2,564	\$875,222	97.6%	\$243	97	60
May-23	\$856,096	1,667	\$883,980	96.8%	\$251	123	63
Jun-23	\$893,827	37,731	\$912,304	98.0%	\$257	93	51
Jul-23	\$929,168	35,341	\$943,775	98.5%	\$261	75	49
Aug-23	\$849,755	(79,413)	\$873,436	97.3%	\$259	107	50
Sep-23	\$865,711	15,956	\$904,295	95.7%	\$260	81	56
Oct-23	\$881,687	15,976	\$915,093	96.3%	\$255	69	55
Nov-23	\$894,503	12,816	\$917,653	97.5%	\$265	46	65
Dec-23	\$1,030,249	135,746	\$1,075,539	95.8%	\$278	79	68
Jan-24	\$899,241	(131,008)	\$942,793	95.4%	\$253	52	95
Feb-24	\$895,068	(4,173)	\$923,915	96.9%	\$255	67	69





THE FAIR REPORT

PROVIDENCE VILLAGE

MLS Data for February 2024 (City of Providence Village)

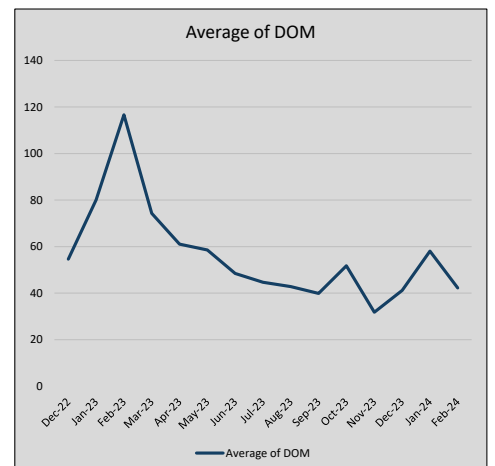
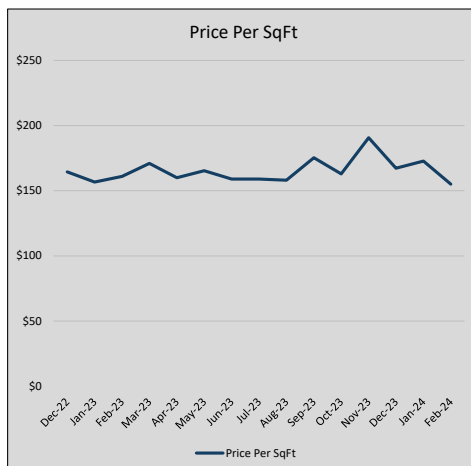
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	4	0	-	0	1	-	-	-	-
\$300,000-399,999	31	14	2.21	1	10	35	\$343,815	\$330,301	96.1%
\$400,000-499,999	6	3	2.00	0	4	74	\$457,657	\$441,744	96.5%
\$500,000-599,999	2	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	43	17	2.53	1	15	42	\$363,905	\$349,967	96.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$356,984		\$364,534	97.9%	\$164	32	55
Jan-23	\$345,335	(11,649)	\$355,264	97.2%	\$157	17	80
Feb-23	\$334,136	(11,199)	\$341,816	97.8%	\$161	11	117
Mar-23	\$345,070	10,934	\$349,408	98.8%	\$171	27	74
Apr-23	\$345,688	618	\$350,497	98.6%	\$160	20	61
May-23	\$367,394	21,705	\$369,680	99.4%	\$165	35	59
Jun-23	\$377,445	10,051	\$380,487	99.2%	\$159	23	48
Jul-23	\$372,035	(5,411)	\$374,940	99.2%	\$159	23	45
Aug-23	\$376,339	4,305	\$380,323	99.0%	\$158	23	43
Sep-23	\$357,077	(19,262)	\$359,067	99.4%	\$175	13	40
Oct-23	\$372,681	15,604	\$369,063	101.0%	\$163	19	52
Nov-23	\$335,222	(37,459)	\$345,226	97.1%	\$191	15	32
Dec-23	\$359,981	24,759	\$367,897	97.8%	\$167	27	41
Jan-24	\$334,799	(25,183)	\$342,401	97.8%	\$173	32	58
Feb-24	\$349,967	15,169	\$363,905	96.2%	\$155	17	42





THE FAIR REPORT

RICHARDSON

MLS Data for February 2024 (City of Richardson)

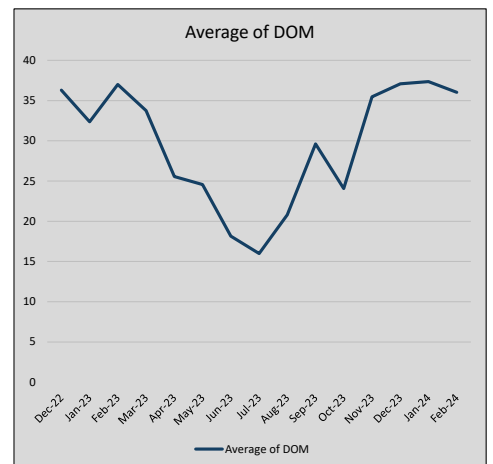
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	0	-	0	2	-	-	-	-
\$200,000-299,999	14	6	2.33	1	1	31	\$242,483	\$232,408	95.8%
\$300,000-399,999	17	26	0.65	2	17	25	\$362,173	\$351,387	97.0%
\$400,000-499,999	28	16	1.75	4	18	47	\$461,868	\$458,219	99.2%
\$500,000-599,999	15	9	1.67	3	18	43	\$541,544	\$533,789	98.6%
\$600,000-699,999	18	7	2.57	2	8	36	\$639,971	\$627,857	98.1%
\$700,000-799,999	9	3	3.00	1	7	67	\$759,967	\$735,000	96.7%
\$800,000-899,999	4	3	1.33	0	2	13	\$851,667	\$861,667	101.2%
\$900,000-1,000,000	3	0	-	1	1	-	-	-	-
\$1,000,000 +	8	3	2.67	3	4	59	\$1,253,000	\$1,183,000	94.4%
Grand Total	118	73	1.62	17	78	36	\$496,012	\$484,933	97.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$449,111		\$456,219	98.4%	\$208	73	36
Jan-23	\$434,152	(14,959)	\$443,443	97.9%	\$218	44	32
Feb-23	\$472,180	38,027	\$476,715	99.0%	\$228	82	37
Mar-23	\$455,953	(16,227)	\$460,509	99.0%	\$203	78	34
Apr-23	\$525,618	69,665	\$532,523	98.7%	\$231	91	26
May-23	\$514,548	(11,070)	\$510,467	100.8%	\$231	93	25
Jun-23	\$515,014	466	\$514,986	100.0%	\$229	102	18
Jul-23	\$522,757	7,743	\$523,593	99.8%	\$231	101	16
Aug-23	\$511,205	(11,552)	\$517,233	98.8%	\$238	97	21
Sep-23	\$476,131	(35,074)	\$477,658	99.7%	\$232	79	30
Oct-23	\$467,465	(8,666)	\$476,834	98.0%	\$223	66	24
Nov-23	\$434,776	(32,689)	\$451,596	96.3%	\$225	72	35
Dec-23	\$488,358	53,583	\$499,517	97.8%	\$220	55	37
Jan-24	\$478,555	(9,803)	\$486,135	98.4%	\$221	56	37
Feb-24	\$484,933	6,378	\$496,012	97.8%	\$231	73	36





THE FAIR REPORT

ROCKWALL

MLS Data for February 2024 (City of Rockwall)

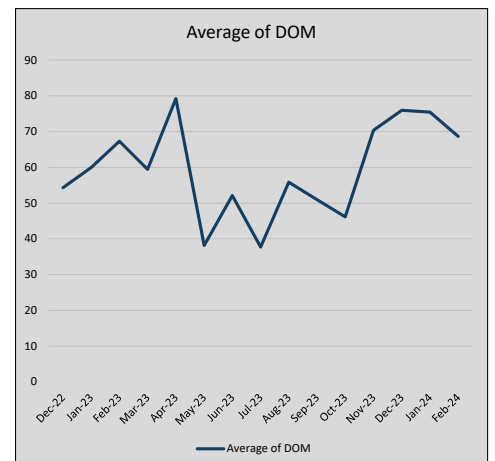
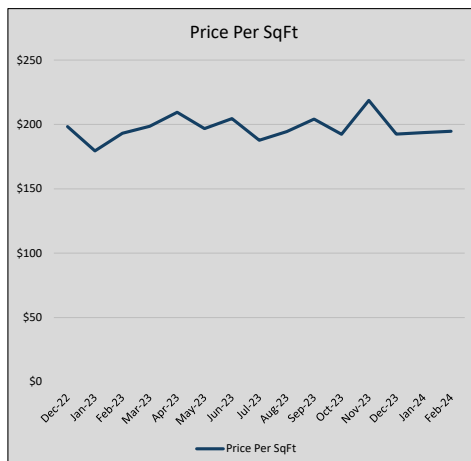
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	4	0	-	0	1	-	-	-	-
\$200,000-299,999	17	3	5.67	1	1	79	\$246,333	\$236,667	96.1%
\$300,000-399,999	22	13	1.69	3	14	54	\$359,761	\$350,492	97.4%
\$400,000-499,999	36	14	2.57	7	16	42	\$447,407	\$443,239	99.1%
\$500,000-599,999	32	13	2.46	1	8	34	\$561,360	\$549,542	97.9%
\$600,000-699,999	33	10	3.30	3	7	120	\$636,897	\$610,498	95.9%
\$700,000-799,999	20	3	6.67	1	4	126	\$741,500	\$721,667	97.3%
\$800,000-899,999	15	2	7.50	0	2	63	\$865,000	\$845,000	97.7%
\$900,000-1,000,000	8	2	4.00	1	3	126	\$985,000	\$925,000	93.9%
\$1,000,000 +	13	3	4.33	1	3	138	\$1,148,000	\$1,058,333	92.2%
Grand Total	200	63	3.17	18	59	69	\$551,028	\$533,346	96.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$517,809		\$532,869	97.2%	\$198	60	54
Jan-23	\$489,689	(28,120)	\$510,180	96.0%	\$179	41	60
Feb-23	\$495,122	5,433	\$509,828	97.1%	\$193	62	67
Mar-23	\$538,171	43,049	\$552,510	97.4%	\$199	84	59
Apr-23	\$548,392	10,221	\$554,979	98.8%	\$209	60	79
May-23	\$533,747	(14,645)	\$544,640	98.0%	\$197	92	38
Jun-23	\$530,313	(3,434)	\$543,717	97.5%	\$205	89	52
Jul-23	\$482,956	(47,357)	\$493,516	97.9%	\$188	73	38
Aug-23	\$571,044	88,088	\$584,630	97.7%	\$194	71	56
Sep-23	\$581,740	10,696	\$592,271	98.2%	\$204	67	51
Oct-23	\$540,581	(41,159)	\$559,807	96.6%	\$192	54	46
Nov-23	\$613,818	73,237	\$637,009	96.4%	\$219	55	70
Dec-23	\$532,766	(81,052)	\$549,293	97.0%	\$193	51	76
Jan-24	\$518,374	(14,392)	\$535,233	96.9%	\$194	38	75
Feb-24	\$533,346	14,972	\$551,028	96.8%	\$195	63	69





THE FAIR REPORT

ROWLETT

MLS Data for February 2024 (City of Rowlett)

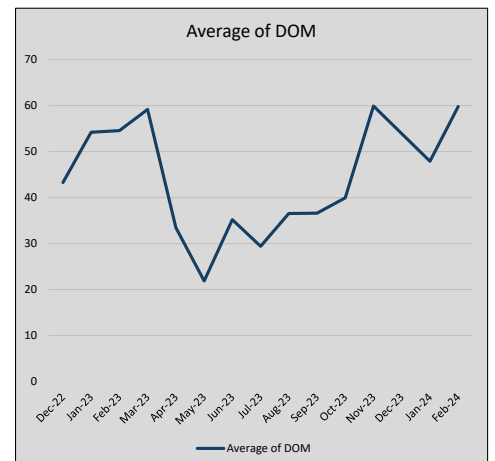
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	2	0.00	0	0	13	\$188,100	\$185,000	98.4%
\$200,000-299,999	7	7	1.00	1	3	40	\$279,321	\$276,557	99.0%
\$300,000-399,999	40	25	1.60	5	28	38	\$352,958	\$353,006	100.0%
\$400,000-499,999	52	16	3.25	7	13	62	\$457,411	\$445,375	97.4%
\$500,000-599,999	40	10	4.00	5	5	99	\$528,837	\$521,887	98.7%
\$600,000-699,999	18	1	18.00	1	2	15	\$600,000	\$600,000	100.0%
\$700,000-799,999	5	2	2.50	0	2	262	\$755,670	\$713,596	94.4%
\$800,000-899,999	7	0	-	0	1	-	-	-	-
\$900,000-1,000,000	2	0	-	0	1	-	-	-	-
\$1,000,000 +	6	0	-	0	2	-	-	-	-
Grand Total	177	63	2.81	19	57	60	\$410,693	\$404,812	98.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$411,534		\$418,872	98.2%	\$176	57	43
Jan-23	\$429,919	18,386	\$437,797	98.2%	\$181	43	54
Feb-23	\$401,246	(28,674)	\$409,887	97.9%	\$178	58	55
Mar-23	\$410,708	9,462	\$415,073	98.9%	\$172	68	59
Apr-23	\$421,620	10,913	\$426,333	98.9%	\$178	60	33
May-23	\$451,667	30,047	\$456,728	98.9%	\$194	79	22
Jun-23	\$409,370	(42,297)	\$414,326	98.8%	\$190	71	35
Jul-23	\$415,200	5,830	\$419,380	99.0%	\$190	82	29
Aug-23	\$449,657	34,457	\$454,313	99.0%	\$185	81	37
Sep-23	\$425,150	(24,507)	\$427,637	99.4%	\$189	71	37
Oct-23	\$449,807	24,658	\$458,968	98.0%	\$194	56	40
Nov-23	\$453,015	3,207	\$461,345	98.2%	\$190	51	60
Dec-23	\$440,462	(12,552)	\$455,709	96.7%	\$186	57	54
Jan-24	\$426,852	(13,610)	\$433,238	98.5%	\$196	51	48
Feb-24	\$404,812	(22,040)	\$410,693	98.6%	\$178	63	60





THE FAIR REPORT

ROYSE CITY

MLS Data for February 2024 (City of Royse City)

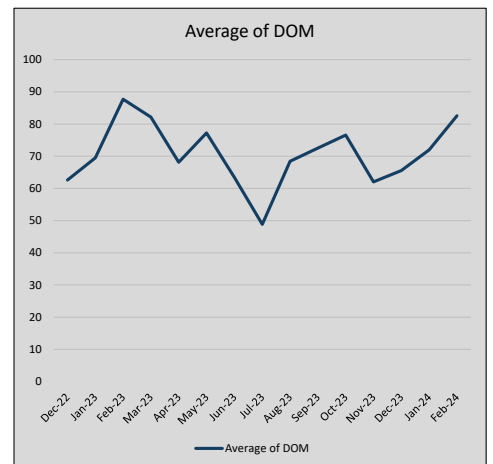
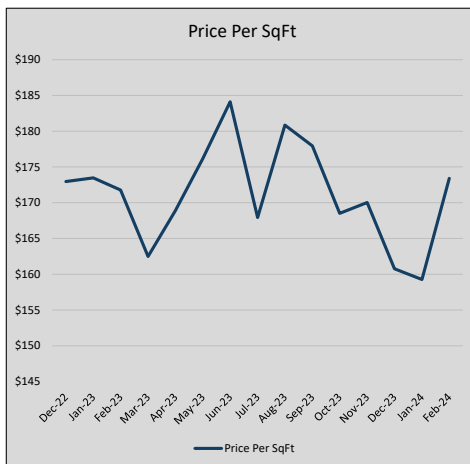
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	2	1.50	0	1	7	\$172,436	\$165,000	95.7%
\$200,000-299,999	21	20	1.05	3	26	53	\$274,104	\$258,637	94.4%
\$300,000-399,999	105	34	3.09	6	30	105	\$349,796	\$342,622	97.9%
\$400,000-499,999	58	20	2.90	4	12	85	\$446,296	\$427,885	95.9%
\$500,000-599,999	10	7	1.43	0	2	86	\$549,466	\$535,718	97.5%
\$600,000-699,999	13	6	2.17	2	2	42	\$661,837	\$666,643	100.7%
\$700,000-799,999	11	0	-	3	3	-	-	-	-
\$800,000-899,999	4	2	2.00	2	2	99	\$849,500	\$832,500	98.0%
\$900,000-1,000,000	2	0	-	0	1	-	-	-	-
\$1,000,000 +	5	1	5.00	2	0	213	\$1,475,000	\$1,475,000	100.0%
Grand Total	232	92	2.52	22	79	83	\$409,100	\$397,820	97.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$380,514		\$388,631	97.9%	\$173	140	63
Jan-23	\$399,111	18,598	\$408,635	97.7%	\$173	82	69
Feb-23	\$372,928	(26,183)	\$382,637	97.5%	\$172	102	88
Mar-23	\$367,008	(5,920)	\$375,945	97.6%	\$162	136	82
Apr-23	\$365,216	(1,792)	\$372,154	98.1%	\$169	91	68
May-23	\$390,149	24,933	\$398,879	97.8%	\$176	115	77
Jun-23	\$406,412	16,263	\$415,002	97.9%	\$184	87	63
Jul-23	\$387,414	(18,998)	\$392,260	98.8%	\$168	114	49
Aug-23	\$401,902	14,488	\$408,990	98.3%	\$181	97	68
Sep-23	\$372,104	(29,798)	\$381,413	97.6%	\$178	89	73
Oct-23	\$375,926	3,822	\$389,545	96.5%	\$169	80	77
Nov-23	\$351,645	(24,281)	\$364,577	96.5%	\$170	83	62
Dec-23	\$333,564	(18,081)	\$347,349	96.0%	\$161	71	66
Jan-24	\$356,230	22,666	\$363,409	98.0%	\$159	59	72
Feb-24	\$397,820	41,591	\$409,100	97.2%	\$173	92	83





THE FAIR REPORT

SACHSE

MLS Data for February 2024 (City of Sachse)

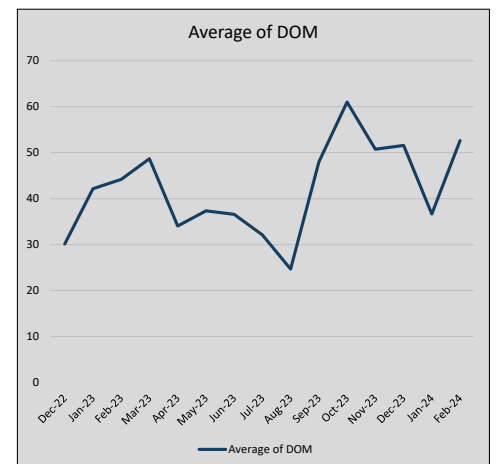
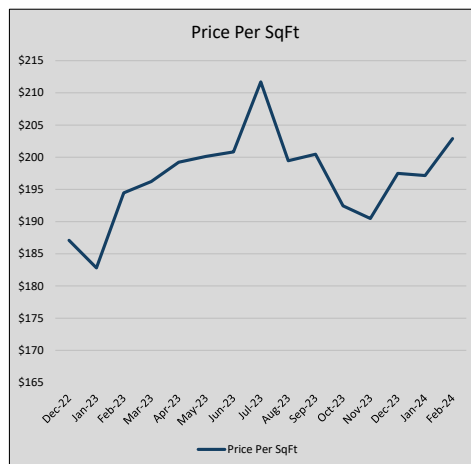
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	1	1.00	0	0	86	\$285,000	\$225,000	78.9%
\$300,000-399,999	13	8	1.63	1	8	38	\$364,998	\$361,185	99.0%
\$400,000-499,999	7	5	1.40	5	8	57	\$452,145	\$440,778	97.5%
\$500,000-599,999	15	6	2.50	2	1	47	\$546,483	\$539,583	98.7%
\$600,000-699,999	6	3	2.00	1	4	82	\$633,333	\$611,667	96.6%
\$700,000-799,999	2	0	-	1	1	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	1	1.00	0	1	61	\$955,000	\$925,000	96.9%
\$1,000,000 +	1	0	-	0	0	-	-	-	-
Grand Total	47	24	1.96	10	23	53	\$483,317	\$471,495	97.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$440,873		\$451,657	97.6%	\$187	27	30
Jan-23	\$433,033	(7,841)	\$447,629	96.7%	\$183	23	42
Feb-23	\$454,219	21,187	\$462,846	98.1%	\$194	37	44
Mar-23	\$488,699	34,480	\$500,075	97.7%	\$196	35	49
Apr-23	\$448,972	(39,728)	\$443,267	101.3%	\$199	24	34
May-23	\$500,466	51,494	\$503,604	99.4%	\$200	49	37
Jun-23	\$453,077	(47,389)	\$453,415	99.9%	\$201	46	37
Jul-23	\$457,923	4,846	\$460,234	99.5%	\$212	32	32
Aug-23	\$470,537	12,614	\$477,201	98.6%	\$199	22	25
Sep-23	\$467,877	(2,660)	\$479,238	97.6%	\$200	17	48
Oct-23	\$507,657	39,780	\$515,280	98.5%	\$192	22	61
Nov-23	\$464,568	(43,089)	\$472,694	98.3%	\$190	26	51
Dec-23	\$480,202	15,634	\$490,999	97.8%	\$197	24	52
Jan-24	\$415,123	(65,079)	\$430,582	96.4%	\$197	12	37
Feb-24	\$471,495	56,372	\$483,317	97.6%	\$203	24	53





THE FAIR REPORT

SANGER

MLS Data for February 2024 (City of Sanger)

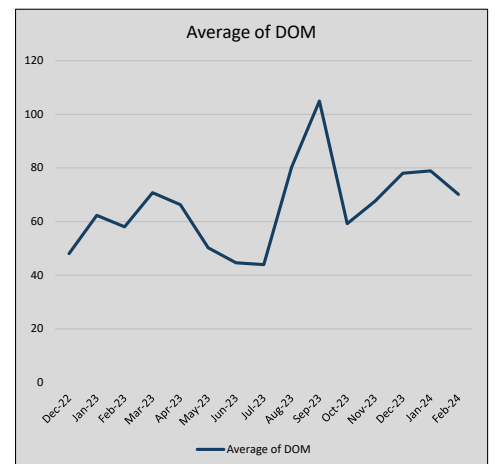
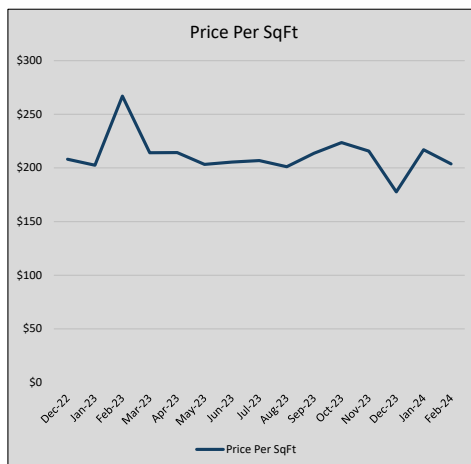
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	10	2	5.00	0	5	17	\$237,500	\$235,000	98.9%
\$300,000-399,999	26	7	3.71	2	11	38	\$353,446	\$345,775	97.8%
\$400,000-499,999	7	2	3.50	1	1	164	\$449,990	\$432,675	96.2%
\$500,000-599,999	10	3	3.33	3	1	76	\$537,978	\$527,967	98.1%
\$600,000-699,999	8	3	2.67	0	3	77	\$650,000	\$610,000	93.8%
\$700,000-799,999	3	1	3.00	0	1	90	\$789,900	\$789,900	100.0%
\$800,000-899,999	0	0	-	2	2	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	6	1	6.00	2	1	156	\$1,275,000	\$1,190,000	93.3%
Grand Total	71	19	3.74	11	25	70	\$498,839	\$481,557	96.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$449,899		\$458,816	98.1%	\$208	19	48
Jan-23	\$438,319	(11,580)	\$444,386	98.6%	\$203	11	62
Feb-23	\$645,531	207,212	\$667,069	96.8%	\$267	31	58
Mar-23	\$429,597	(215,934)	\$441,309	97.3%	\$214	37	71
Apr-23	\$485,698	56,100	\$492,893	98.5%	\$214	39	66
May-23	\$460,178	(25,519)	\$466,952	98.5%	\$203	36	50
Jun-23	\$445,814	(14,364)	\$449,532	99.2%	\$206	37	45
Jul-23	\$398,038	(47,776)	\$409,087	97.3%	\$207	30	44
Aug-23	\$416,540	18,501	\$418,503	99.5%	\$201	37	80
Sep-23	\$447,072	30,532	\$457,837	97.6%	\$214	24	105
Oct-23	\$464,723	17,651	\$469,649	99.0%	\$224	27	59
Nov-23	\$496,262	31,539	\$502,166	98.8%	\$216	17	68
Dec-23	\$364,904	(131,357)	\$376,211	97.0%	\$178	28	78
Jan-24	\$471,801	106,896	\$480,522	98.2%	\$217	19	79
Feb-24	\$481,557	9,756	\$498,839	96.5%	\$204	19	70





THE FAIR REPORT

SAVANNAH

MLS Data for February 2024 (City of Savannah)

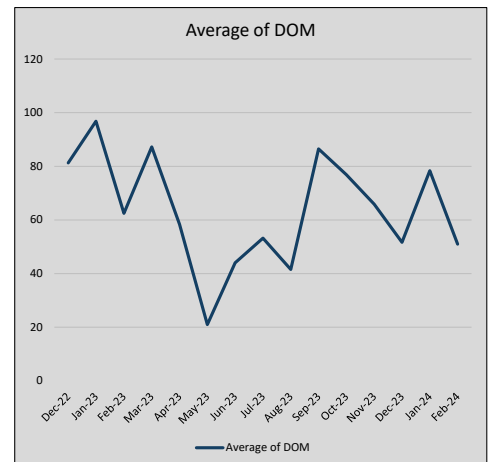
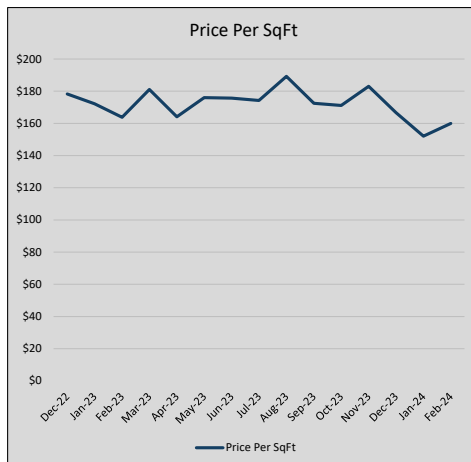
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	9	3	3.00	0	2	48	\$370,997	\$368,997	99.5%
\$400,000-499,999	4	3	1.33	0	2	27	\$413,000	\$403,667	97.7%
\$500,000-599,999	1	0	-	0	0	-	-	-	-
\$600,000-699,999	1	0	-	0	0	-	-	-	-
\$700,000-799,999	0	0	-	1	0	-	-	-	-
\$800,000-899,999	0	1	0.00	0	0	134	\$899,862	\$840,000	93.3%
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	15	7	2.14	1	4	51	\$464,550	\$451,141	97.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$394,991		\$400,613	98.6%	\$178	8	81
Jan-23	\$571,780	176,789	\$601,780	95.0%	\$172	5	97
Feb-23	\$416,863	(154,918)	\$421,236	99.0%	\$164	8	63
Mar-23	\$410,699	(6,164)	\$419,556	97.9%	\$181	14	87
Apr-23	\$417,154	6,455	\$421,754	98.9%	\$164	13	58
May-23	\$418,054	900	\$424,016	98.6%	\$176	13	21
Jun-23	\$458,879	40,826	\$458,071	100.2%	\$176	21	44
Jul-23	\$471,000	12,121	\$483,744	97.4%	\$174	9	53
Aug-23	\$363,243	(107,757)	\$365,732	99.3%	\$189	12	42
Sep-23	\$470,796	107,553	\$476,256	98.9%	\$172	10	87
Oct-23	\$343,071	(127,725)	\$343,440	99.9%	\$171	7	77
Nov-23	\$444,043	100,971	\$453,362	97.9%	\$183	8	66
Dec-23	\$349,153	(94,889)	\$355,967	98.1%	\$167	3	52
Jan-24	\$399,500	50,347	\$413,325	96.7%	\$152	6	78
Feb-24	\$451,141	51,641	\$464,550	97.1%	\$160	7	51





THE FAIR REPORT

SHERMAN

MLS Data for February 2024 (City of Sherman)

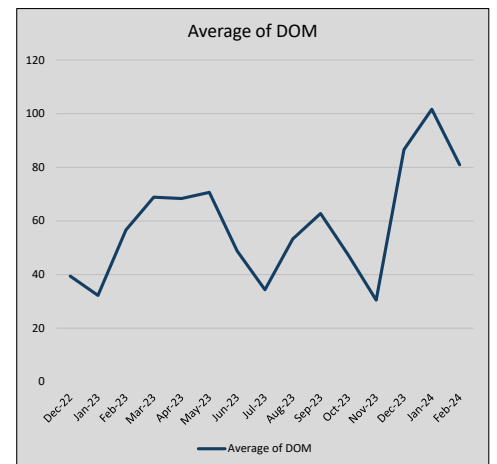
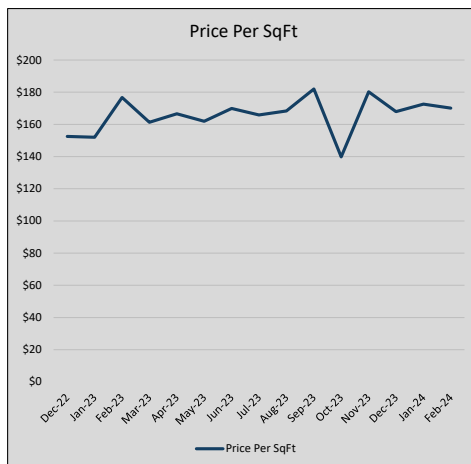
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	1	3.00	0	1	35	\$82,000	\$67,500	82.3%
\$100,000-199,999	11	8	1.38	4	9	15	\$174,337	\$173,694	99.6%
\$200,000-299,999	56	17	3.29	7	21	92	\$259,262	\$252,405	97.4%
\$300,000-399,999	58	17	3.41	2	16	89	\$346,169	\$341,146	98.5%
\$400,000-499,999	37	5	7.40	4	4	113	\$453,578	\$434,198	95.7%
\$500,000-599,999	20	2	10.00	2	3	101	\$542,500	\$533,500	98.3%
\$600,000-699,999	3	0	-	0	2	-	-	-	-
\$700,000-799,999	7	1	7.00	0	4	110	\$729,900	\$705,000	96.6%
\$800,000-899,999	4	1	4.00	0	0	102	\$800,000	\$731,500	91.4%
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	11	0	-	0	0	-	-	-	-
Grand Total	212	52	4.08	19	60	81	\$320,227	\$311,960	97.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$276,462		\$285,767	96.7%	\$153	52	39
Jan-23	\$242,150	(34,312)	\$253,120	95.7%	\$152	32	32
Feb-23	\$316,609	74,459	\$327,578	96.7%	\$177	67	57
Mar-23	\$313,279	(3,331)	\$328,275	95.4%	\$161	84	69
Apr-23	\$324,571	11,292	\$333,197	97.4%	\$167	83	68
May-23	\$305,931	(18,640)	\$315,582	96.9%	\$162	80	71
Jun-23	\$352,933	47,002	\$357,732	98.7%	\$170	67	49
Jul-23	\$322,660	(30,273)	\$330,645	97.6%	\$166	57	34
Aug-23	\$321,434	(1,227)	\$332,279	96.7%	\$168	75	53
Sep-23	\$343,398	21,964	\$354,529	96.9%	\$182	61	63
Oct-23	\$317,097	(26,300)	\$327,169	96.9%	\$140	52	47
Nov-23	\$324,804	7,706	\$330,352	98.3%	\$180	34	31
Dec-23	\$332,186	7,382	\$341,733	97.2%	\$168	56	87
Jan-24	\$332,489	303	\$349,166	95.2%	\$173	59	102
Feb-24	\$311,960	(20,530)	\$320,227	97.4%	\$170	52	81





THE FAIR REPORT

SOUTHLAKE

MLS Data for February 2024 (City of Southlake)

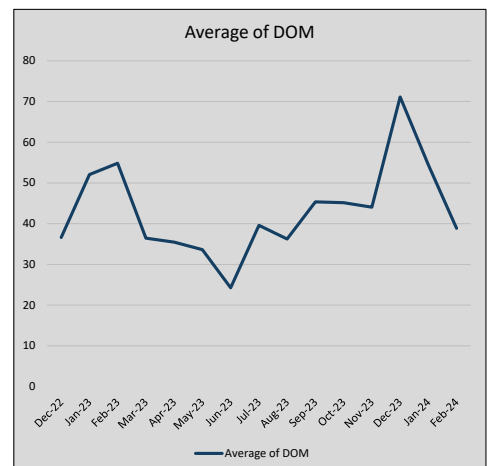
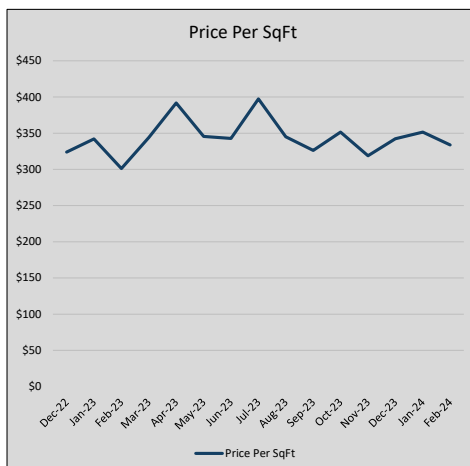
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	0	1	0.00	0	1	18	\$485,000	\$470,000	96.9%
\$500,000-599,999	2	0	-	0	0	-	-	-	-
\$600,000-699,999	0	0	-	0	0	-	-	-	-
\$700,000-799,999	0	0	-	0	1	-	-	-	-
\$800,000-899,999	2	3	0.67	0	1	66	\$860,667	\$861,667	100.1%
\$900,000-1,000,000	6	0	-	2	4	-	-	-	-
\$1,000,000 +	58	18	3.22	6	24	35	\$1,628,500	\$1,597,999	98.1%
Grand Total	68	22	3.09	8	31	39	\$1,471,818	\$1,446,317	98.3%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$1,195,101		\$1,213,976	98.4%	\$324	27	37
Jan-23	\$1,686,141	491,039	\$1,790,556	94.2%	\$342	16	52
Feb-23	\$1,160,040	(526,101)	\$1,205,210	96.3%	\$301	20	55
Mar-23	\$1,594,056	434,016	\$1,651,119	96.5%	\$344	31	36
Apr-23	\$1,853,419	259,363	\$1,902,219	97.4%	\$392	35	35
May-23	\$1,502,263	(351,156)	\$1,533,410	98.0%	\$346	56	34
Jun-23	\$1,429,888	(72,375)	\$1,462,270	97.8%	\$343	65	24
Jul-23	\$1,755,762	325,874	\$1,818,600	96.5%	\$397	53	40
Aug-23	\$1,442,698	(313,063)	\$1,470,640	98.1%	\$345	51	36
Sep-23	\$1,350,775	(91,923)	\$1,413,250	95.6%	\$326	20	45
Oct-23	\$1,361,694	10,919	\$1,414,410	96.3%	\$352	18	45
Nov-23	\$1,402,952	41,258	\$1,441,090	97.4%	\$319	21	44
Dec-23	\$1,599,000	196,048	\$1,689,256	94.7%	\$342	25	71
Jan-24	\$1,627,899	28,899	\$1,685,253	96.6%	\$351	17	54
Feb-24	\$1,446,317	(181,582)	\$1,471,818	98.3%	\$334	22	39





THE FAIR REPORT

TERRELL

MLS Data for February 2024 (City of Terrell)

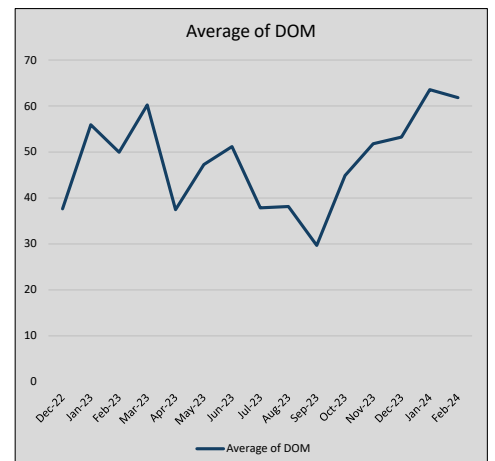
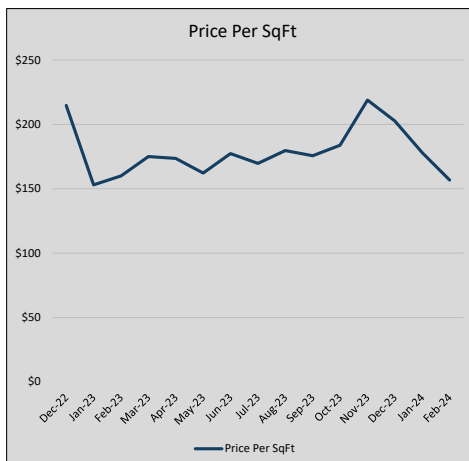
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	7	3	2.33	1	2	70	\$153,333	\$125,000	81.5%
\$200,000-299,999	50	10	5.00	3	12	47	\$251,059	\$243,289	96.9%
\$300,000-399,999	33	6	5.50	5	5	62	\$344,633	\$326,167	94.6%
\$400,000-499,999	9	1	9.00	0	2	10	\$439,000	\$440,000	100.2%
\$500,000-599,999	7	1	7.00	1	2	239	\$599,000	\$605,000	101.0%
\$600,000-699,999	11	0	-	2	2	-	-	-	-
\$700,000-799,999	5	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	5	0	-	0	2	-	-	-	-
Grand Total	127	21	6.05	12	27	62	\$289,352	\$276,661	95.6%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$358,487		\$379,132	94.6%	\$215	36	38
Jan-23	\$324,480	(34,008)	\$333,597	97.3%	\$153	27	56
Feb-23	\$321,866	(2,614)	\$329,900	97.6%	\$160	29	50
Mar-23	\$279,254	(42,612)	\$286,009	97.6%	\$175	35	60
Apr-23	\$269,271	(9,983)	\$273,789	98.3%	\$174	36	37
May-23	\$295,028	25,758	\$301,545	97.8%	\$162	30	47
Jun-23	\$338,752	43,724	\$345,116	98.2%	\$177	40	51
Jul-23	\$278,878	(59,874)	\$283,304	98.4%	\$170	21	38
Aug-23	\$306,908	28,030	\$312,114	98.3%	\$180	32	38
Sep-23	\$323,234	16,326	\$328,355	98.4%	\$176	32	30
Oct-23	\$326,124	2,889	\$338,900	96.2%	\$184	25	45
Nov-23	\$363,782	37,658	\$382,324	95.2%	\$219	36	52
Dec-23	\$375,313	11,530	\$394,508	95.1%	\$203	24	53
Jan-24	\$279,028	(96,285)	\$283,150	98.5%	\$178	18	64
Feb-24	\$276,661	(2,366)	\$289,352	95.6%	\$157	21	62





THE FAIR REPORT

THE COLONY

MLS Data for February 2024 (City of The Colony)

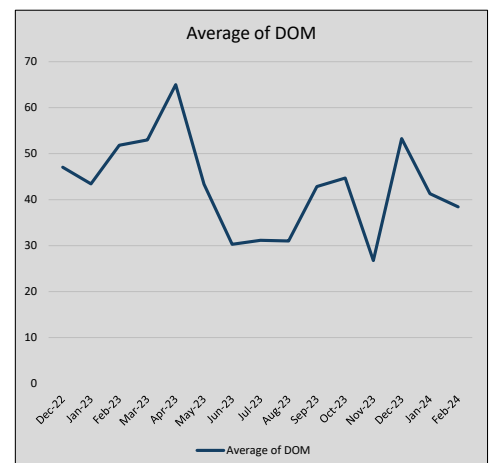
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	0	65	\$199,999	\$190,000	95.0%
\$200,000-299,999	3	2	1.50	0	7	14	\$267,450	\$262,500	98.1%
\$300,000-399,999	21	12	1.75	3	10	43	\$349,808	\$342,708	98.0%
\$400,000-499,999	7	4	1.75	0	8	61	\$462,475	\$447,500	96.8%
\$500,000-599,999	8	7	1.14	1	2	38	\$550,285	\$531,571	96.6%
\$600,000-699,999	0	3	0.00	1	5	17	\$669,000	\$660,850	98.8%
\$700,000-799,999	4	5	0.80	0	5	52	\$756,600	\$753,400	99.6%
\$800,000-899,999	8	3	2.67	1	1	23	\$876,667	\$873,667	99.7%
\$900,000-1,000,000	5	1	5.00	1	2	66	\$959,000	\$919,500	95.9%
\$1,000,000 +	10	3	3.33	1	2	2	\$1,681,667	\$1,706,333	101.5%
Grand Total	66	41	1.61	8	42	38	\$611,183	\$603,599	98.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$538,378		\$551,468	97.6%	\$234	46	47
Jan-23	\$574,675	36,297	\$589,257	97.5%	\$242	28	43
Feb-23	\$550,233	(24,442)	\$560,365	98.2%	\$224	57	52
Mar-23	\$649,881	99,648	\$655,720	99.1%	\$262	70	53
Apr-23	\$646,121	(3,760)	\$651,151	99.2%	\$252	61	65
May-23	\$604,266	(41,855)	\$602,897	100.2%	\$244	56	43
Jun-23	\$586,247	(18,019)	\$588,525	99.6%	\$239	46	30
Jul-23	\$540,029	(46,217)	\$542,989	99.5%	\$227	51	31
Aug-23	\$589,131	49,102	\$593,063	99.3%	\$241	46	31
Sep-23	\$485,330	(103,802)	\$491,363	98.8%	\$222	46	43
Oct-23	\$535,896	50,567	\$541,224	99.0%	\$228	39	45
Nov-23	\$464,454	(71,442)	\$474,400	97.9%	\$226	36	27
Dec-23	\$561,484	97,029	\$573,671	97.9%	\$236	31	53
Jan-24	\$553,040	(8,444)	\$557,765	99.2%	\$229	28	41
Feb-24	\$603,599	50,559	\$611,183	98.8%	\$243	41	38





THE FAIR REPORT

VAN ALSTYNE

MLS Data for February 2024 (City of Van Alstyne)

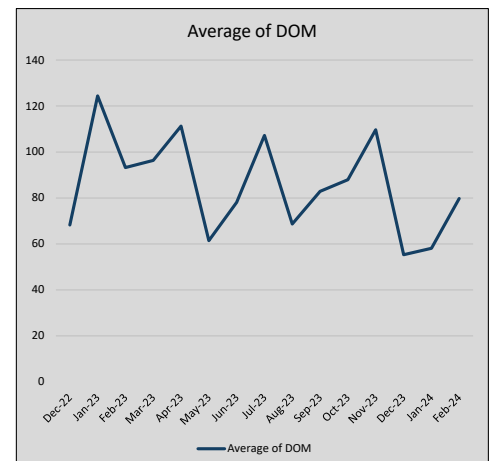
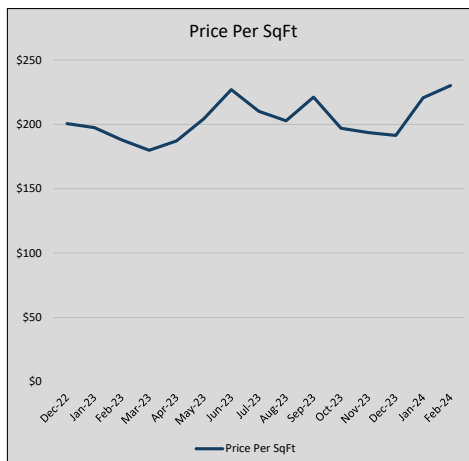
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	6	0	-	0	2	-	-	-	-
\$300,000-399,999	17	5	3.40	1	12	70	\$367,889	\$355,333	96.6%
\$400,000-499,999	41	2	20.50	1	6	66	\$460,450	\$460,450	100.0%
\$500,000-599,999	28	0	-	1	1	-	-	-	-
\$600,000-699,999	21	5	4.20	2	7	78	\$675,413	\$665,228	98.5%
\$700,000-799,999	8	1	8.00	1	4	160	\$725,000	\$748,000	103.2%
\$800,000-899,999	1	0	-	0	2	-	-	-	-
\$900,000-1,000,000	3	0	-	0	0	-	-	-	-
\$1,000,000 +	10	1	10.00	5	1	85	\$1,895,000	\$1,795,000	94.7%
Grand Total	136	14	9.71	11	35	80	\$625,529	\$611,908	97.8%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$492,115		\$522,687	94.2%	\$201	39	68
Jan-23	\$422,111	(70,005)	\$431,084	97.9%	\$197	25	124
Feb-23	\$381,726	(40,385)	\$393,323	97.1%	\$188	24	93
Mar-23	\$426,958	45,232	\$444,740	96.0%	\$180	43	96
Apr-23	\$430,409	3,451	\$448,078	96.1%	\$187	28	111
May-23	\$464,453	34,044	\$480,317	96.7%	\$204	34	61
Jun-23	\$597,508	133,055	\$608,274	98.2%	\$227	22	78
Jul-23	\$505,340	(92,168)	\$511,935	98.7%	\$210	39	107
Aug-23	\$470,728	(34,612)	\$479,289	98.2%	\$203	34	69
Sep-23	\$500,517	29,789	\$511,600	97.8%	\$221	20	83
Oct-23	\$481,484	(19,032)	\$499,351	96.4%	\$197	21	88
Nov-23	\$471,245	(10,240)	\$486,520	96.9%	\$194	13	110
Dec-23	\$428,684	(42,561)	\$444,328	96.5%	\$191	22	55
Jan-24	\$577,850	149,166	\$592,894	97.5%	\$221	20	58
Feb-24	\$611,908	34,058	\$625,529	97.8%	\$230	14	80





THE FAIR REPORT

WEATHERFORD

MLS Data for February 2024 (City of Weatherford)

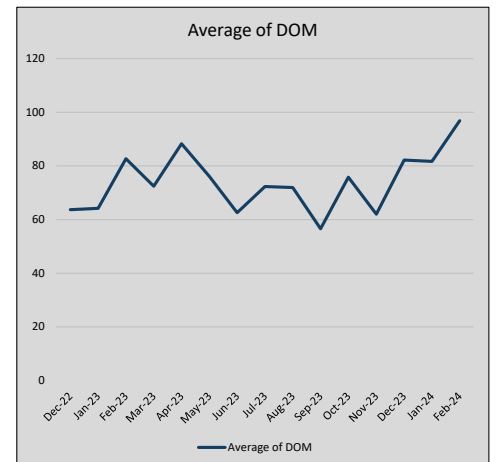
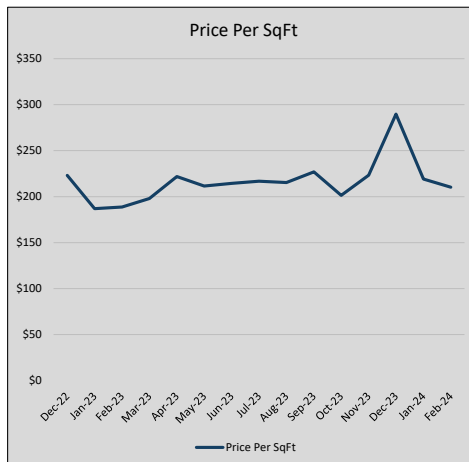
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	0	-	0	1	-	-	-	-
\$100,000-199,999	15	2	7.50	3	2	96	\$171,500	\$141,750	82.7%
\$200,000-299,999	45	13	3.46	6	22	60	\$268,846	\$263,688	98.1%
\$300,000-399,999	88	23	3.83	5	23	55	\$359,668	\$353,670	98.3%
\$400,000-499,999	71	13	5.46	5	16	107	\$459,080	\$448,478	97.7%
\$500,000-599,999	65	12	5.42	11	13	90	\$561,733	\$555,892	99.0%
\$600,000-699,999	61	9	6.78	13	17	193	\$648,817	\$633,111	97.6%
\$700,000-799,999	27	5	5.40	7	2	120	\$748,000	\$695,000	92.9%
\$800,000-899,999	16	5	3.20	4	4	119	\$882,600	\$849,500	96.2%
\$900,000-1,000,000	13	2	6.50	0	1	169	\$994,000	\$977,500	98.3%
\$1,000,000 +	53	2	26.50	4	6	176	\$1,549,000	\$1,482,500	95.7%
Grand Total	457	86	5.31	58	107	97	\$510,437	\$496,364	97.2%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$483,769		\$502,915	96.2%	\$223	100	64
Jan-23	\$413,808	(69,960)	\$427,781	96.7%	\$187	69	64
Feb-23	\$394,831	(18,978)	\$403,867	97.8%	\$189	85	83
Mar-23	\$430,071	35,240	\$436,912	98.4%	\$198	112	72
Apr-23	\$522,920	92,849	\$532,489	98.2%	\$222	118	88
May-23	\$475,558	(47,362)	\$483,565	98.3%	\$212	131	76
Jun-23	\$470,856	(4,702)	\$478,822	98.3%	\$214	120	63
Jul-23	\$457,619	(13,237)	\$469,114	97.5%	\$217	114	72
Aug-23	\$471,832	14,214	\$483,111	97.7%	\$215	143	72
Sep-23	\$473,692	1,859	\$492,829	96.1%	\$227	89	57
Oct-23	\$468,649	(5,043)	\$483,643	96.9%	\$201	88	76
Nov-23	\$488,868	20,219	\$504,289	96.9%	\$223	64	62
Dec-23	\$659,461	170,593	\$688,760	95.7%	\$290	88	82
Jan-24	\$491,835	(167,626)	\$512,119	96.0%	\$219	57	82
Feb-24	\$496,364	4,529	\$510,437	97.2%	\$210	86	97





THE FAIR REPORT

WHITESBORO

MLS Data for February 2024 (City of Whitesboro)

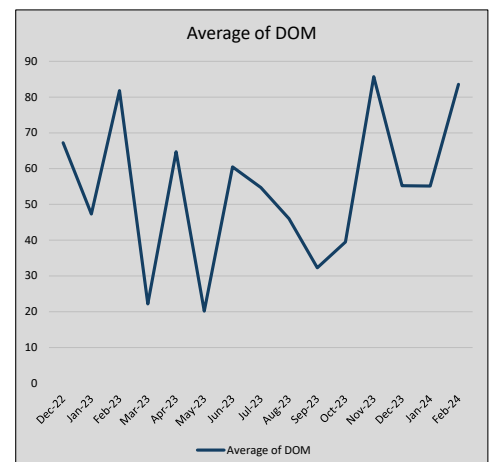
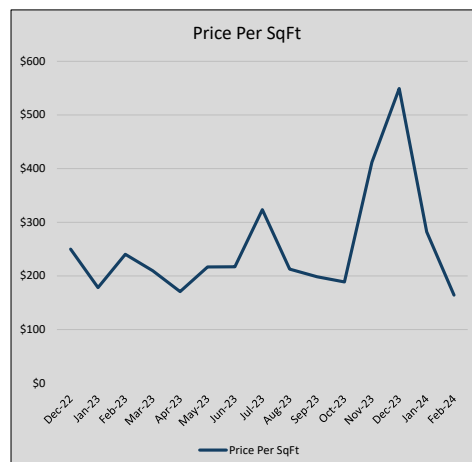
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	2	0	-	0	3	-	-	-	-
\$200,000-299,999	4	5	0.80	0	2	42	\$258,780	\$254,200	98.2%
\$300,000-399,999	8	0	-	1	1	-	-	-	-
\$400,000-499,999	7	1	7.00	1	1	90	\$415,000	\$400,000	96.4%
\$500,000-599,999	2	1	2.00	0	1	285	\$549,000	\$530,000	96.5%
\$600,000-699,999	8	0	-	0	0	-	-	-	-
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	3	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	15	0	-	0	1	-	-	-	-
Grand Total	50	7	7.14	2	9	84	\$322,557	\$314,429	97.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$493,731		\$540,177	91.4%	\$250	13	67
Jan-23	\$298,010	(195,721)	\$312,756	95.3%	\$178	10	47
Feb-23	\$480,850	182,840	\$501,910	95.8%	\$240	10	82
Mar-23	\$279,400	(201,450)	\$299,900	93.2%	\$210	5	22
Apr-23	\$317,364	37,964	\$328,655	96.6%	\$171	11	65
May-23	\$399,204	81,841	\$403,154	99.0%	\$217	12	20
Jun-23	\$343,925	(55,279)	\$361,893	95.0%	\$217	14	61
Jul-23	\$576,193	232,268	\$603,185	95.5%	\$323	14	55
Aug-23	\$374,353	(201,840)	\$393,647	95.1%	\$213	17	46
Sep-23	\$377,480	3,127	\$390,169	96.7%	\$199	10	32
Oct-23	\$329,750	(47,730)	\$381,233	86.5%	\$189	6	40
Nov-23	\$664,921	335,171	\$696,550	95.5%	\$412	7	86
Dec-23	\$893,044	228,123	\$947,229	94.3%	\$549	12	55
Jan-24	\$673,218	(219,827)	\$682,958	98.6%	\$282	8	55
Feb-24	\$314,429	(358,789)	\$322,557	97.5%	\$164	7	84





THE FAIR REPORT

WILLOW PARK

MLS Data for February 2024 (City of Willow Park)

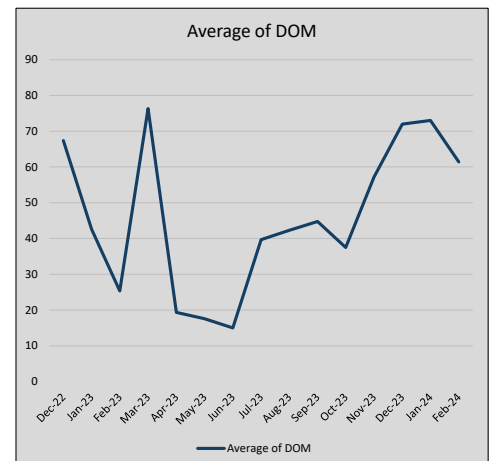
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	6	0	-	0	3	-	-	-	-
\$400,000-499,999	6	2	3.00	0	1	33	\$459,950	\$443,700	96.5%
\$500,000-599,999	4	1	4.00	0	1	130	\$514,900	\$500,000	97.1%
\$600,000-699,999	6	1	6.00	0	0	90	\$630,000	\$625,000	99.2%
\$700,000-799,999	0	1	0.00	0	0	22	\$709,900	\$665,000	93.7%
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	24	5	4.80	0	5	61	\$554,940	\$535,480	96.5%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$422,000		\$429,980	98.1%	\$184	5	67
Jan-23	\$495,735	73,735	\$488,206	101.5%	\$220	7	43
Feb-23	\$511,467	15,732	\$512,800	99.7%	\$207	3	25
Mar-23	\$456,667	(54,800)	\$464,967	98.2%	\$188	3	76
Apr-23	\$503,250	46,583	\$522,983	96.2%	\$226	6	19
May-23	\$453,700	(49,550)	\$461,034	98.4%	\$207	7	18
Jun-23	\$436,100	(17,600)	\$435,090	100.2%	\$199	10	15
Jul-23	\$478,565	42,465	\$486,628	98.3%	\$199	16	40
Aug-23	\$577,353	98,788	\$575,553	100.3%	\$220	7	42
Sep-23	\$545,600	(31,753)	\$587,225	92.9%	\$210	4	45
Oct-23	\$570,000	24,400	\$589,950	96.6%	\$205	2	38
Nov-23	\$419,333	(150,667)	\$429,633	97.6%	\$209	6	57
Dec-23	\$455,980	36,647	\$469,580	97.1%	\$200	5	72
Jan-24	\$482,833	26,853	\$482,667	100.0%	\$218	3	73
Feb-24	\$535,480	52,647	\$554,940	96.5%	\$212	5	61





THE FAIR REPORT

WYLIE

MLS Data for February 2024 (City of Wylie)

List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	1	1.00	0	1	-	\$170,000	\$168,000	98.8%
\$200,000-299,999	11	2	5.50	0	1	91	\$294,945	\$294,495	99.8%
\$300,000-399,999	27	15	1.80	3	16	78	\$366,920	\$355,983	97.0%
\$400,000-499,999	27	18	1.50	3	15	62	\$441,877	\$424,532	96.1%
\$500,000-599,999	18	10	1.80	1	12	104	\$546,930	\$533,265	97.5%
\$600,000-699,999	27	6	4.50	6	8	43	\$663,997	\$655,833	98.8%
\$700,000-799,999	13	3	4.33	2	2	67	\$742,492	\$724,667	97.6%
\$800,000-899,999	7	1	7.00	1	2	191	\$819,000	\$795,000	97.1%
\$900,000-1,000,000	2	1	2.00	0	0	7	\$925,000	\$950,000	102.7%
\$1,000,000 +	5	0	-	1	0	-	-	-	-
Grand Total	138	57	2.42	17	57	73	\$484,951	\$472,368	97.4%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Dec-22	\$465,200		\$475,990	97.7%	\$193	65	58
Jan-23	\$477,590	12,389	\$489,231	97.6%	\$186	45	61
Feb-23	\$487,579	9,989	\$498,642	97.8%	\$185	64	55
Mar-23	\$486,809	(770)	\$500,000	97.4%	\$190	79	63
Apr-23	\$491,174	4,365	\$501,318	98.0%	\$191	72	60
May-23	\$498,211	7,037	\$505,131	98.6%	\$200	72	41
Jun-23	\$480,590	(17,620)	\$491,414	97.8%	\$195	81	45
Jul-23	\$482,505	1,915	\$488,711	98.7%	\$199	70	34
Aug-23	\$494,769	12,264	\$505,737	97.8%	\$204	73	54
Sep-23	\$483,144	(11,625)	\$497,635	97.1%	\$202	77	39
Oct-23	\$480,555	(2,589)	\$494,004	97.3%	\$195	60	41
Nov-23	\$459,140	(21,415)	\$472,771	97.1%	\$192	44	49
Dec-23	\$465,485	6,345	\$485,435	95.9%	\$202	63	51
Jan-24	\$448,806	(16,679)	\$459,435	97.7%	\$196	48	59
Feb-24	\$472,368	23,562	\$484,951	97.4%	\$203	57	73

