



THE FAIR REPORT

MARKET CONDITION REPORT | NOVEMBER 2022 MLS DATA

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SELLERS MARKET

A **number less than 4** indicates a SELLERS MARKET due to LIMITED INVENTORY



BUYERS MARKET

A **number greater than 6** indicates a BUYERS MARKET due to EXCESS INVENTORY



THE FAIR REPORT

NORTH TEXAS

MLS Data for November 2022 (Combined Counties of COLLIN, COOKE, DALLAS, DENTON, ELLIS FANNIN, GRAYSON, HENDERSON, HILL, HOOD, HUNT, JOHNSON, KAUFMAN, LAMAR, PARKER, ROCKWALL, TARRANT)

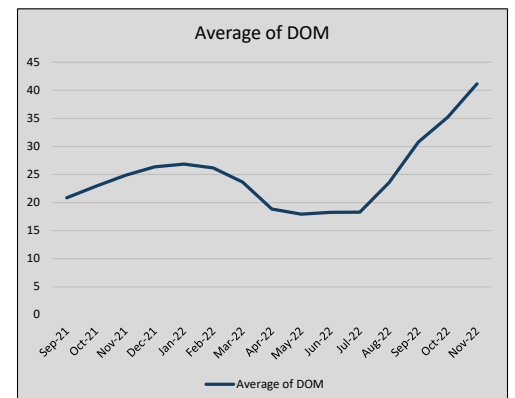
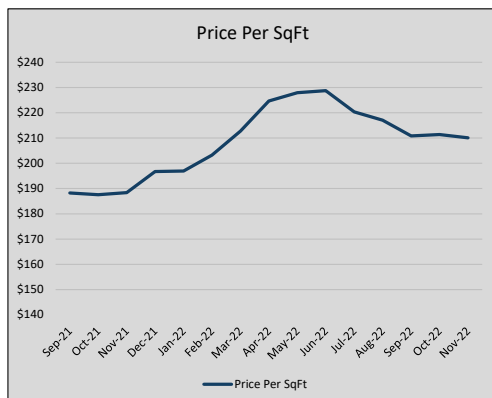
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	151	57	2.65	44	39	35	\$75,861	\$70,028	92.3%
\$100,000-199,999	864	384	2.25	136	310	30	\$162,318	\$160,343	98.8%
\$200,000-299,999	2743	1275	2.15	415	1135	32	\$260,369	\$255,627	98.2%
\$300,000-399,999	5008	1723	2.91	625	1441	41	\$351,213	\$344,441	98.1%
\$400,000-499,999	3623	1158	3.13	483	930	45	\$450,415	\$450,493	100.0%
\$500,000-599,999	2508	603	4.16	340	575	47	\$551,667	\$538,715	97.7%
\$600,000-699,999	1617	437	3.70	211	330	48	\$653,046	\$638,095	97.7%
\$700,000-799,999	1021	284	3.60	132	191	46	\$752,320	\$733,111	97.4%
\$800,000-899,999	600	153	3.92	100	118	48	\$857,929	\$831,482	96.9%
\$900,000-1,000,000	427	93	4.59	63	105	39	\$958,679	\$933,134	97.3%
\$1,000,000 +	1620	301	5.38	286	258	51	\$1,767,547	\$1,687,331	95.5%
Grand Total	20182	6468	3.12	2835	5432	41	\$480,750	\$470,070	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
Sep-21	\$422,020		\$418,755	100.8%	\$188	10673	21
Oct-21	\$419,303	(2,717)	\$416,376	100.7%	\$188	9857	23
Nov-21	\$419,971	668	\$416,191	100.9%	\$188	9408	25
Dec-21	\$436,634	16,663	\$434,124	100.6%	\$197	9993	26
Jan-22	\$426,326	(10,308)	\$422,136	101.0%	\$197	6887	27
Feb-22	\$442,854	16,528	\$432,340	102.4%	\$203	7040	26
Mar-22	\$470,303	27,449	\$451,815	104.1%	\$213	9142	24
Apr-22	\$503,871	33,567	\$480,225	104.9%	\$225	9036	19
May-22	\$521,736	17,866	\$498,727	104.6%	\$228	9911	18
Jun-22	\$519,254	(2,483)	\$504,469	102.9%	\$229	10132	18
Jul-22	\$493,748	(25,506)	\$489,763	100.8%	\$220	9052	18
Aug-22	\$483,254	(10,493)	\$487,204	99.2%	\$217	9679	24
Sep-22	\$467,139	(16,116)	\$474,597	98.4%	\$211	8485	31
Oct-22	\$470,285	3,146	\$480,149	97.9%	\$211	7294	35
Nov-22	\$468,710	(1,575)	\$480,750	97.5%	\$210	6468	41





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COLLIN COUNTY

MLS Data for November 2022 (COLLIN COUNTY)

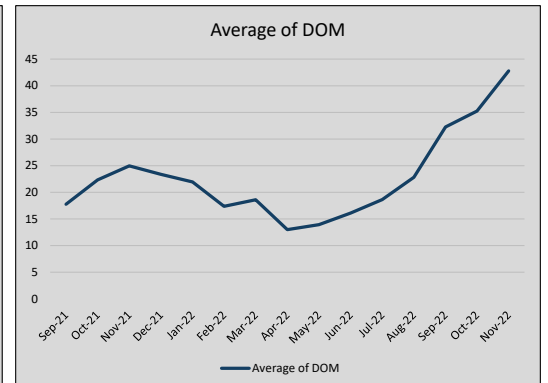
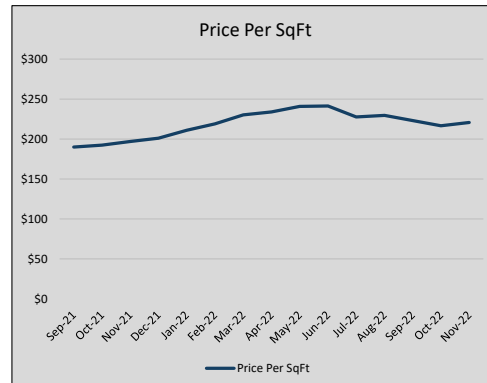
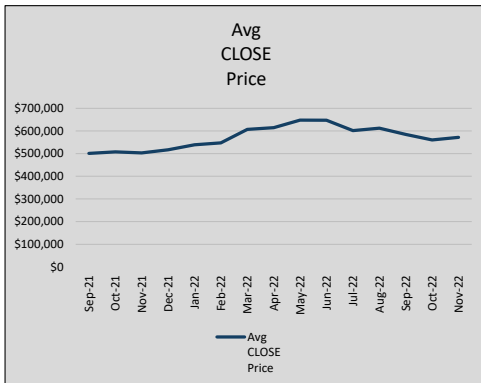
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	13	7	1.86	3	2	22	\$162,629	\$160,414	98.6%
\$200,000-299,999	65	54	1.20	14	41	27	\$262,391	\$256,387	97.7%
\$300,000-399,999	438	175	2.50	52	167	42	\$358,703	\$349,635	97.5%
\$400,000-499,999	539	216	2.50	95	190	41	\$451,931	\$443,788	98.2%
\$500,000-599,999	475	144	3.30	71	134	42	\$552,063	\$541,239	98.0%
\$600,000-699,999	340	107	3.18	52	90	45	\$649,759	\$634,556	97.7%
\$700,000-799,999	257	66	3.89	34	52	48	\$747,865	\$723,152	96.7%
\$800,000-899,999	163	40	4.08	18	37	44	\$848,799	\$824,417	97.1%
\$900,000-1,000,000	117	32	3.66	14	32	39	\$948,434	\$920,713	97.1%
\$1,000,000 +	250	58	4.31	48	56	61	\$1,565,635	\$1,488,339	95.1%
Grand Total	2657	899	2.96	401	801	43	\$588,639	\$572,124	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
Sep-21	\$501,123		\$491,391	102.0%	\$190	1641	18
Oct-21	\$508,206	7,083	\$497,624	102.1%	\$192	1496	22
Nov-21	\$503,121	(5,084)	\$490,929	102.5%	\$197	1344	25
Dec-21	\$517,280	14,158	\$505,357	102.4%	\$201	1398	23
Jan-22	\$538,861	21,581	\$522,404	103.2%	\$211	923	22
Feb-22	\$547,618	8,758	\$519,228	105.5%	\$219	936	17
Mar-22	\$607,336	59,718	\$563,454	107.8%	\$230	1291	19
Apr-22	\$614,917	7,580	\$565,616	108.7%	\$234	1334	13
May-22	\$647,986	33,070	\$603,473	107.4%	\$241	1465	14
Jun-22	\$647,172	(815)	\$620,616	104.3%	\$241	1535	16
Jul-22	\$601,686	(45,486)	\$593,757	101.3%	\$228	1340	19
Aug-22	\$612,201	10,516	\$617,647	99.1%	\$230	1393	23
Sep-22	\$584,774	(27,427)	\$595,738	98.2%	\$223	1205	32
Oct-22	\$560,501	(24,273)	\$571,666	98.0%	\$217	1038	35
Nov-22	\$572,328	11,826	\$588,639	97.2%	\$221	899	43





THE FAIR REPORT

COOKE COUNTY

MLS Data for November 2022 (COOKE COUNTY)

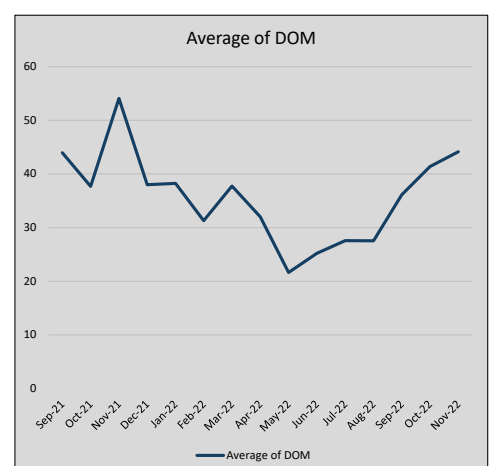
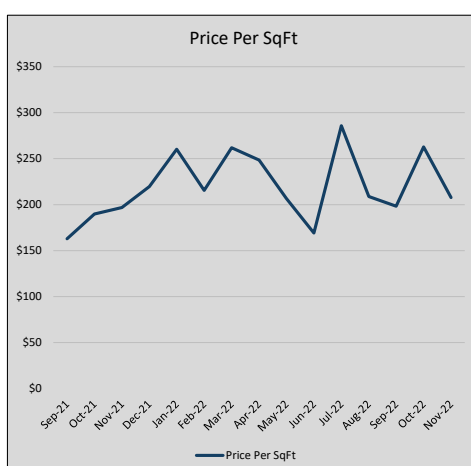
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	1	0.00	0	0	22	\$79,000	\$68,000	86.1%
\$100,000-199,999	15	6	2.50	1	5	54	\$156,067	\$212,006	135.8%
\$200,000-299,999	32	12	2.67	4	4	46	\$246,558	\$242,913	98.5%
\$300,000-399,999	33	4	8.25	4	8	36	\$349,700	\$334,500	95.7%
\$400,000-499,999	13	2	6.50	1	3	34	\$444,950	\$407,000	91.5%
\$500,000-599,999	8	0	-	1	0	-	-	-	-
\$600,000-699,999	10	0	-	1	2	-	-	-	-
\$700,000-799,999	9	0	-	3	0	-	-	-	-
\$800,000-899,999	8	0	-	1	0	-	-	-	-
\$900,000-1,000,000	3	0	-	1	1	-	-	-	-
\$1,000,000 +	23	2	11.50	3	1	45	\$2,022,500	\$1,862,500	92.1%
Grand Total	154	27	5.70	20	24	44	\$381,770	\$375,259	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
Sep-21	\$267,885		\$274,394	97.6%	\$163	75	44
Oct-21	\$364,269	96,383	\$375,818	96.9%	\$190	60	38
Nov-21	\$431,547	67,278	\$447,182	96.5%	\$197	35	54
Dec-21	\$416,177	(15,370)	\$446,113	93.3%	\$220	43	38
Jan-22	\$521,669	105,492	\$529,551	98.5%	\$260	37	38
Feb-22	\$453,721	(67,948)	\$475,403	95.4%	\$215	29	31
Mar-22	\$503,107	49,386	\$511,010	98.5%	\$262	48	38
Apr-22	\$426,228	(76,879)	\$446,269	95.5%	\$248	42	32
May-22	\$360,188	(66,040)	\$360,009	100.0%	\$207	55	22
Jun-22	\$297,822	(62,366)	\$297,375	100.2%	\$169	51	25
Jul-22	\$537,863	240,041	\$576,682	93.3%	\$286	45	28
Aug-22	\$393,133	(144,730)	\$402,811	97.6%	\$209	40	28
Sep-22	\$390,446	(2,687)	\$400,234	97.6%	\$198	30	36
Oct-22	\$536,606	146,160	\$567,594	94.5%	\$263	42	41
Nov-22	\$375,259	(161,347)	\$381,770	98.3%	\$208	27	44





THE FAIR REPORT

DALLAS COUNTY

MLS Data for November 2022 (DALLAS COUNTY)

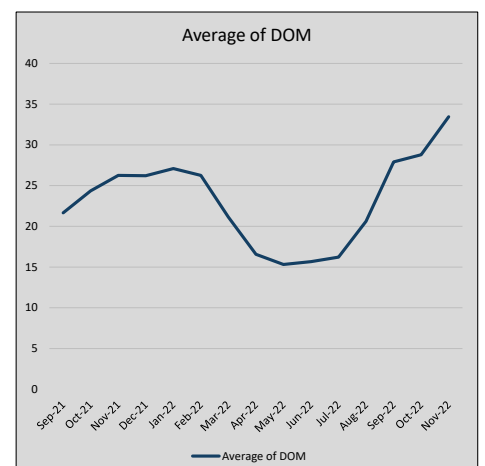
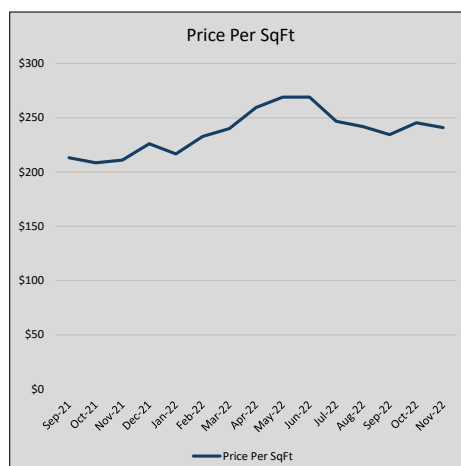
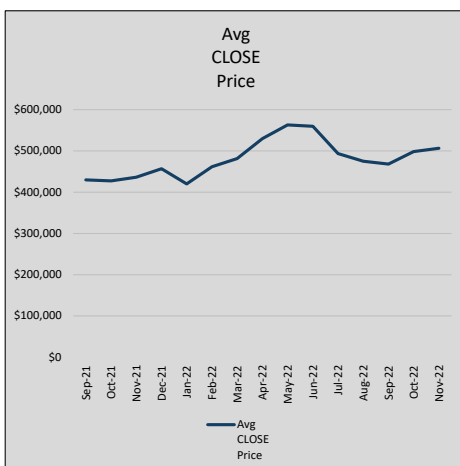
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	50	13	3.85	12	6	46	\$88,115	\$86,038	97.6%
\$100,000-199,999	200	139	1.44	45	100	22	\$159,156	\$161,106	101.2%
\$200,000-299,999	714	377	1.89	122	361	30	\$258,787	\$253,709	98.0%
\$300,000-399,999	863	311	2.77	132	251	35	\$348,416	\$342,764	98.4%
\$400,000-499,999	482	192	2.51	71	128	37	\$448,737	\$490,172	109.2%
\$500,000-599,999	317	103	3.08	50	72	37	\$549,062	\$535,053	97.4%
\$600,000-699,999	212	85	2.49	37	51	40	\$653,610	\$637,815	97.6%
\$700,000-799,999	156	58	2.69	23	39	32	\$765,835	\$752,200	98.2%
\$800,000-899,999	80	36	2.22	32	23	30	\$865,856	\$841,077	97.1%
\$900,000-1,000,000	66	18	3.67	14	13	18	\$973,789	\$960,685	98.7%
\$1,000,000 +	427	114	3.75	80	73	44	\$2,006,809	\$1,943,900	96.9%
Grand Total	3567	1446	2.47	618	1117	33	\$518,222	\$513,141	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
Sep-21	\$429,973		\$431,016	99.8%	\$213	2435	22
Oct-21	\$427,569	(2,405)	\$427,963	99.9%	\$209	2324	24
Nov-21	\$436,273	8,704	\$435,706	100.1%	\$211	2180	26
Dec-21	\$456,669	20,396	\$459,832	99.3%	\$226	2370	26
Jan-22	\$420,097	(36,572)	\$418,903	100.3%	\$217	1607	27
Feb-22	\$461,762	41,665	\$454,130	101.7%	\$233	1724	26
Mar-22	\$481,332	19,570	\$464,837	103.5%	\$240	2192	21
Apr-22	\$529,862	48,530	\$505,619	104.8%	\$259	2131	17
May-22	\$563,042	33,180	\$538,481	104.6%	\$269	2324	15
Jun-22	\$559,614	(3,428)	\$543,061	103.0%	\$269	2244	16
Jul-22	\$493,517	(66,098)	\$489,299	100.9%	\$247	1965	16
Aug-22	\$475,027	(18,490)	\$477,614	99.5%	\$242	2125	21
Sep-22	\$468,134	(6,892)	\$475,599	98.4%	\$234	1874	28
Oct-22	\$498,235	30,100	\$506,963	98.3%	\$245	1594	29
Nov-22	\$506,366	8,131	\$518,222	97.7%	\$241	1446	33





THE FAIR REPORT

DENTON COUNTY

MLS Data for November 2022 (DENTON COUNTY)

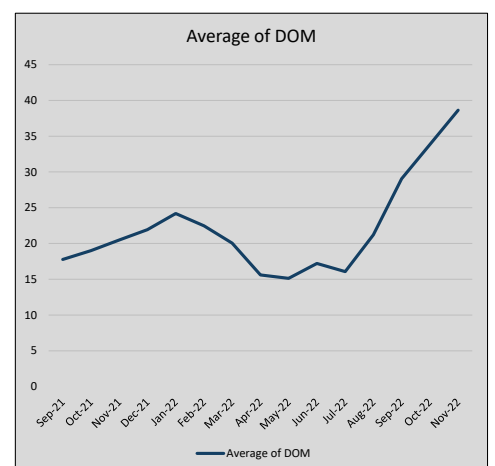
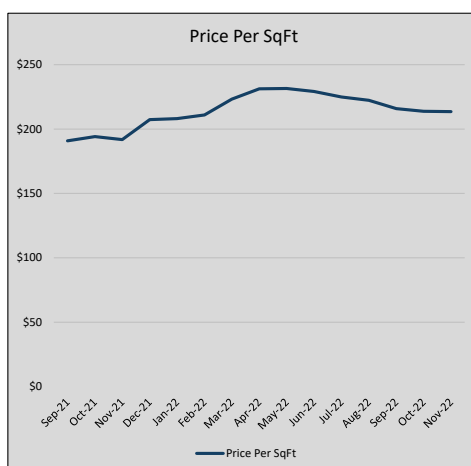
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	8	9	0.89	3	3	25	\$167,755	\$157,124	93.7%
\$200,000-299,999	94	62	1.52	19	64	28	\$271,333	\$268,247	98.9%
\$300,000-399,999	647	274	2.36	70	224	33	\$356,448	\$350,540	98.3%
\$400,000-499,999	666	208	3.20	79	185	39	\$452,049	\$444,564	98.3%
\$500,000-599,999	416	121	3.44	65	116	43	\$552,497	\$538,859	97.5%
\$600,000-699,999	274	83	3.30	39	65	47	\$654,530	\$640,099	97.8%
\$700,000-799,999	211	65	3.25	26	46	53	\$745,779	\$731,452	98.1%
\$800,000-899,999	111	28	3.96	16	25	37	\$849,679	\$825,839	97.2%
\$900,000-1,000,000	78	21	3.71	12	19	37	\$953,269	\$934,011	98.0%
\$1,000,000 +	229	54	4.24	50	54	38	\$1,443,830	\$1,375,090	95.2%
Grand Total	2734	925	2.96	380	801	39	\$542,114	\$529,113	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
Sep-21	\$479,461		\$471,117	101.8%	\$191	1505	18
Oct-21	\$481,533	2,072	\$474,172	101.6%	\$194	1387	19
Nov-21	\$477,133	(4,400)	\$467,427	102.1%	\$192	1301	20
Dec-21	\$499,569	22,437	\$492,755	101.4%	\$207	1380	22
Jan-22	\$509,403	9,834	\$496,842	102.5%	\$208	839	24
Feb-22	\$515,384	5,980	\$495,206	104.1%	\$211	945	22
Mar-22	\$553,990	38,606	\$522,785	106.0%	\$223	1199	20
Apr-22	\$577,720	23,730	\$542,464	106.5%	\$231	1274	16
May-22	\$589,650	11,930	\$555,407	106.2%	\$232	1437	15
Jun-22	\$574,532	(15,118)	\$551,656	104.1%	\$229	1415	17
Jul-22	\$562,265	(12,267)	\$554,495	101.4%	\$225	1294	16
Aug-22	\$545,171	(17,095)	\$546,461	99.8%	\$222	1450	21
Sep-22	\$512,188	(32,982)	\$518,761	98.7%	\$216	1271	29
Oct-22	\$533,493	21,304	\$544,594	98.0%	\$214	1051	34
Nov-22	\$529,113	(4,379)	\$542,114	97.6%	\$214	925	39





THE FAIR REPORT

ELLIS COUNTY

MLS Data for November 2022 (ELLIS COUNTY)

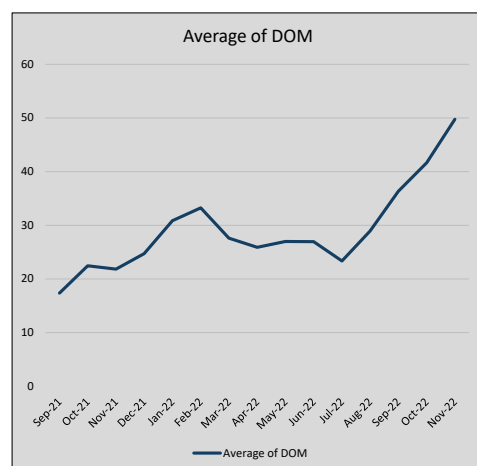
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	1	1.00	0	2	5	\$60,000	\$55,000	91.7%
\$100,000-199,999	20	4	5.00	3	11	7	\$186,200	\$182,000	97.7%
\$200,000-299,999	75	40	1.88	13	27	36	\$267,861	\$257,961	96.3%
\$300,000-399,999	171	59	2.90	23	68	42	\$352,444	\$348,975	99.0%
\$400,000-499,999	207	54	3.83	16	49	58	\$452,640	\$444,678	98.2%
\$500,000-599,999	164	28	5.86	13	27	65	\$555,890	\$543,495	97.8%
\$600,000-699,999	106	21	5.05	7	11	58	\$661,652	\$646,943	97.8%
\$700,000-799,999	46	9	5.11	5	6	73	\$747,102	\$704,893	94.4%
\$800,000-899,999	21	6	3.50	2	2	54	\$864,833	\$815,417	94.3%
\$900,000-1,000,000	8	1	8.00	0	3	7	\$950,000	\$960,000	101.1%
\$1,000,000 +	32	3	10.67	4	2	28	\$1,350,000	\$1,320,000	97.8%
Grand Total	851	226	3.77	86	208	50	\$456,321	\$445,415	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
Sep-21	\$387,837		\$385,463	100.6%	\$164	324	17
Oct-21	\$384,416	(3,421)	\$385,900	99.6%	\$167	280	22
Nov-21	\$382,335	(2,081)	\$380,758	100.4%	\$168	300	22
Dec-21	\$395,666	13,331	\$394,442	100.3%	\$171	314	25
Jan-22	\$399,278	3,612	\$399,165	100.0%	\$179	222	31
Feb-22	\$416,448	17,170	\$412,268	101.0%	\$178	233	33
Mar-22	\$402,278	(14,171)	\$395,835	101.6%	\$183	303	28
Apr-22	\$468,190	65,913	\$459,567	101.9%	\$195	294	26
May-22	\$442,670	(25,521)	\$434,236	101.9%	\$187	328	27
Jun-22	\$434,043	(8,627)	\$429,879	101.0%	\$188	339	27
Jul-22	\$435,268	1,225	\$438,777	99.2%	\$195	325	23
Aug-22	\$430,996	(4,272)	\$436,701	98.7%	\$191	326	29
Sep-22	\$446,817	15,821	\$452,020	98.8%	\$194	308	36
Oct-22	\$419,033	(27,784)	\$425,640	98.4%	\$183	251	42
Nov-22	\$446,608	27,576	\$456,321	97.9%	\$193	226	50





THE FAIR REPORT

FANNIN COUNTY

MLS Data for November 2022 (FANNIN COUNTY)

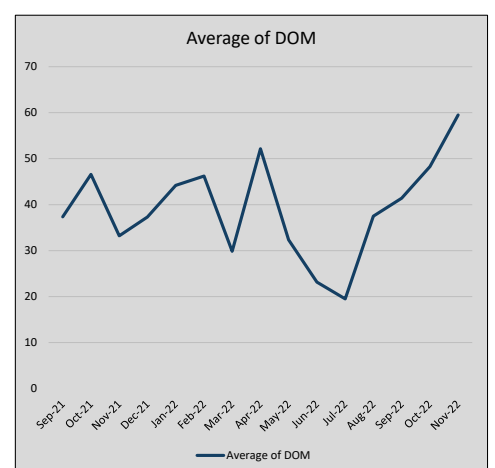
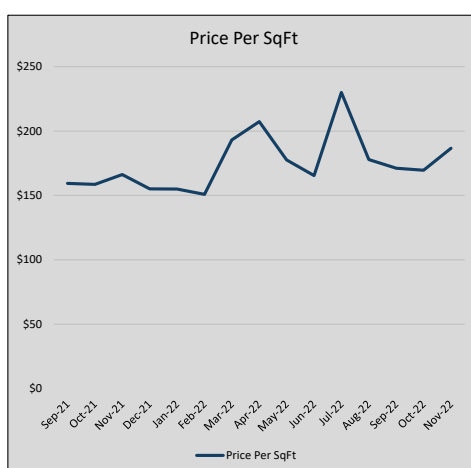
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	3	1.00	1	4	36	\$71,333	\$58,333	81.8%
\$100,000-199,999	26	6	4.33	4	10	56	\$167,483	\$163,417	97.6%
\$200,000-299,999	51	9	5.67	3	8	55	\$264,100	\$258,647	97.9%
\$300,000-399,999	26	2	13.00	1	7	62	\$362,500	\$342,500	94.5%
\$400,000-499,999	26	4	6.50	5	1	54	\$434,750	\$428,885	98.7%
\$500,000-599,999	16	2	8.00	3	0	34	\$562,500	\$535,000	95.1%
\$600,000-699,999	6	2	3.00	0	0	71	\$680,000	\$633,000	93.1%
\$700,000-799,999	3	1	3.00	2	0	49	\$775,000	\$725,000	93.5%
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	5	1	5.00	0	0	249	\$980,000	\$874,100	89.2%
\$1,000,000 +	8	0	-	3	2	-	-	-	-
Grand Total	172	30	5.73	22	32	60	\$343,327	\$327,299	95.3%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Sep-21	\$277,699		\$275,981	100.6%	\$159	47	37
Oct-21	\$274,267	(3,432)	\$275,076	99.7%	\$159	39	47
Nov-21	\$319,927	45,660	\$322,816	99.1%	\$166	45	33
Dec-21	\$281,419	(38,508)	\$291,539	96.5%	\$155	44	37
Jan-22	\$298,174	16,755	\$304,057	98.1%	\$155	47	44
Feb-22	\$297,743	(431)	\$300,482	99.1%	\$151	42	46
Mar-22	\$368,182	70,439	\$390,173	94.4%	\$193	44	30
Apr-22	\$374,863	6,681	\$389,052	96.4%	\$207	52	52
May-22	\$352,582	(22,281)	\$357,597	98.6%	\$178	39	32
Jun-22	\$272,993	(79,589)	\$266,809	102.3%	\$165	54	23
Jul-22	\$395,860	122,867	\$409,930	96.6%	\$230	40	20
Aug-22	\$303,127	(92,734)	\$317,109	95.6%	\$178	46	37
Sep-22	\$279,303	(23,824)	\$294,521	94.8%	\$171	38	41
Oct-22	\$265,045	(14,258)	\$272,612	97.2%	\$170	40	48
Nov-22	\$327,299	62,254	\$343,327	95.3%	\$187	30	60





THE FAIR REPORT

GRAYSON COUNTY

MLS Data for November 2022 (GRAYSON COUNTY)

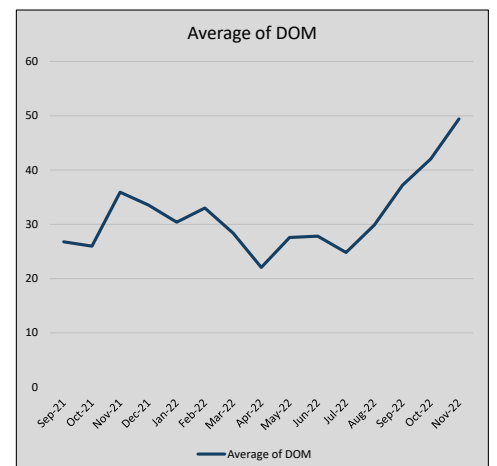
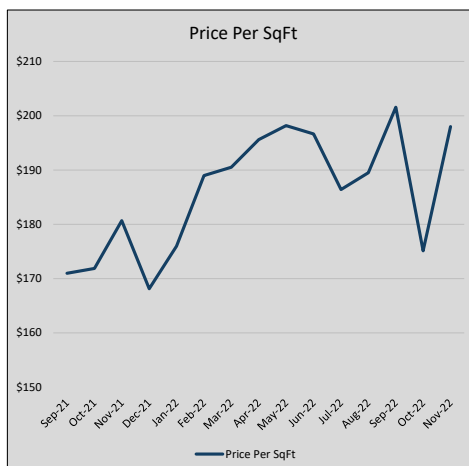
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	16	8	2.00	4	7	25	\$81,238	\$71,313	87.8%
\$100,000-199,999	74	31	2.39	15	22	38	\$159,341	\$149,119	93.6%
\$200,000-299,999	161	37	4.35	33	58	41	\$249,329	\$243,285	97.6%
\$300,000-399,999	177	37	4.78	11	29	62	\$348,423	\$340,046	97.6%
\$400,000-499,999	115	23	5.00	11	22	49	\$448,101	\$432,192	96.4%
\$500,000-599,999	70	8	8.75	8	11	51	\$544,520	\$523,936	96.2%
\$600,000-699,999	50	5	10.00	8	7	73	\$675,793	\$659,038	97.5%
\$700,000-799,999	36	6	6.00	2	4	71	\$762,800	\$742,154	97.3%
\$800,000-899,999	16	2	8.00	4	1	141	\$860,000	\$750,000	87.2%
\$900,000-1,000,000	8	0	-	1	1	-	-	-	-
\$1,000,000 +	41	4	10.25	8	5	45	\$2,887,250	\$2,756,641	95.5%
Grand Total	764	161	4.75	105	167	49	\$394,991	\$380,019	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
Sep-21	\$328,298		\$335,551	97.8%	\$171	220	27
Oct-21	\$335,647	7,349	\$341,838	98.2%	\$172	209	26
Nov-21	\$346,269	10,622	\$353,152	98.1%	\$181	222	36
Dec-21	\$334,125	(12,144)	\$338,520	98.7%	\$168	211	34
Jan-22	\$330,934	(3,191)	\$332,647	99.5%	\$176	178	30
Feb-22	\$352,222	21,288	\$356,066	98.9%	\$189	176	33
Mar-22	\$372,543	20,321	\$370,688	100.5%	\$191	251	28
Apr-22	\$375,057	2,514	\$370,127	101.3%	\$196	219	22
May-22	\$379,505	4,449	\$375,676	101.0%	\$198	214	28
Jun-22	\$375,498	(4,007)	\$375,261	100.1%	\$197	286	28
Jul-22	\$342,564	(32,934)	\$344,383	99.5%	\$186	224	25
Aug-22	\$349,930	7,366	\$356,979	98.0%	\$189	247	30
Sep-22	\$404,209	54,278	\$409,098	98.8%	\$202	221	37
Oct-22	\$358,213	(45,995)	\$369,679	96.9%	\$175	183	42
Nov-22	\$380,019	21,806	\$394,991	96.2%	\$198	161	49





THE FAIR REPORT

HENDERSON COUNTY

MLS Data for November 2022 (HENDERSON COUNTY)

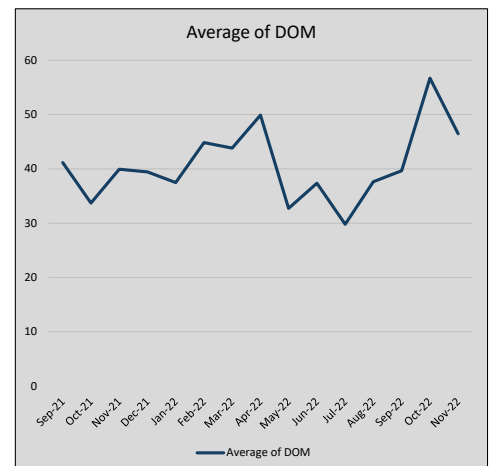
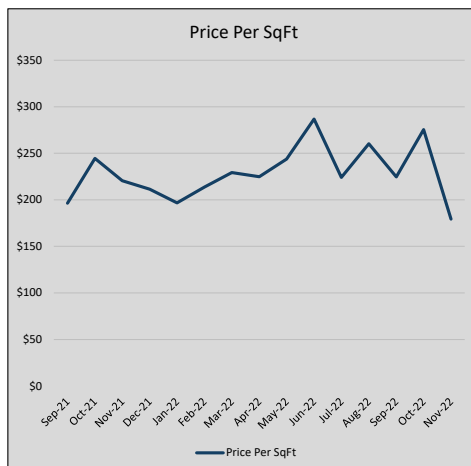
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	21	7	3.00	4	2	32	\$65,414	\$60,643	92.7%
\$100,000-199,999	75	23	3.26	5	19	33	\$157,193	\$151,345	96.3%
\$200,000-299,999	99	22	4.50	11	14	60	\$248,007	\$240,748	97.1%
\$300,000-399,999	65	11	5.91	11	8	51	\$340,735	\$329,681	96.8%
\$400,000-499,999	32	3	10.67	9	5	67	\$439,333	\$418,283	95.2%
\$500,000-599,999	31	2	15.50	4	3	83	\$541,950	\$537,500	99.2%
\$600,000-699,999	27	3	9.00	3	0	11	\$649,833	\$636,667	98.0%
\$700,000-799,999	17	3	5.67	1	1	73	\$771,633	\$762,333	98.8%
\$800,000-899,999	13	1	13.00	4	0	10	\$865,000	\$830,000	96.0%
\$900,000-1,000,000	4	1	4.00	4	0	102	\$999,999	\$965,000	96.5%
\$1,000,000 +	68	2	34.00	5	3	15	\$1,435,000	\$1,310,000	91.3%
Grand Total	452	78	5.79	61	55	46	\$316,396	\$304,747	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
Sep-21	\$382,452		\$392,618	97.4%	\$196	129	41
Oct-21	\$474,063	91,611	\$493,994	96.0%	\$244	113	34
Nov-21	\$386,311	(87,752)	\$389,887	99.1%	\$220	95	40
Dec-21	\$388,635	2,324	\$394,297	98.6%	\$212	108	39
Jan-22	\$352,148	(36,486)	\$366,000	96.2%	\$197	68	37
Feb-22	\$390,434	38,286	\$396,447	98.5%	\$214	90	45
Mar-22	\$432,657	42,223	\$438,606	98.6%	\$229	114	44
Apr-22	\$422,838	(9,819)	\$423,460	99.9%	\$225	107	50
May-22	\$453,888	31,051	\$461,646	98.3%	\$244	109	33
Jun-22	\$524,960	71,072	\$534,869	98.1%	\$287	132	37
Jul-22	\$405,675	(119,285)	\$424,174	95.6%	\$224	98	30
Aug-22	\$454,269	48,594	\$469,559	96.7%	\$260	98	38
Sep-22	\$437,983	(16,285)	\$455,277	96.2%	\$225	88	40
Oct-22	\$517,631	79,647	\$557,211	92.9%	\$275	86	57
Nov-22	\$304,747	(212,884)	\$316,396	96.3%	\$179	78	46





THE FAIR REPORT

HILL COUNTY

MLS Data for November 2022 (HILL COUNTY)

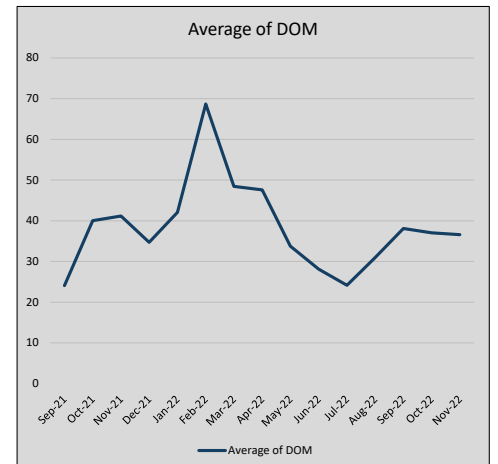
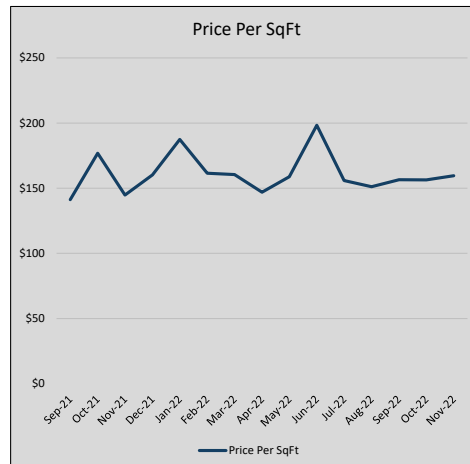
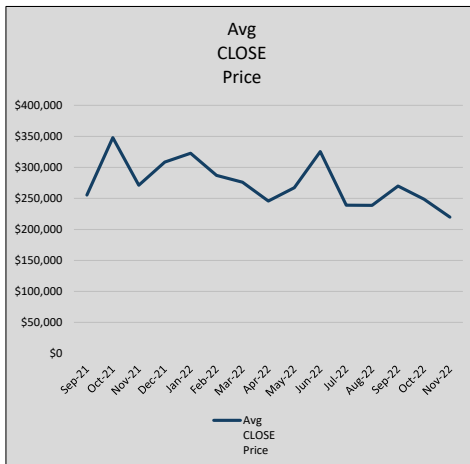
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	9	5	1.80	5	1	21	\$53,100	\$48,020	90.4%
\$100,000-199,999	34	8	4.25	3	9	51	\$174,263	\$169,054	97.0%
\$200,000-299,999	38	7	5.43	4	10	18	\$245,657	\$234,657	95.5%
\$300,000-399,999	34	2	17.00	2	5	66	\$342,500	\$340,000	99.3%
\$400,000-499,999	27	1	27.00	0	0	6	\$449,990	\$449,990	100.0%
\$500,000-599,999	9	1	9.00	0	1	64	\$575,000	\$550,000	95.7%
\$600,000-699,999	4	1	4.00	1	1	71	\$625,000	\$580,000	92.8%
\$700,000-799,999	3	0	-	0	0	-	-	-	-
\$800,000-899,999	3	0	-	0	1	-	-	-	-
\$900,000-1,000,000	3	0	-	1	0	-	-	-	-
\$1,000,000 +	10	0	-	2	2	-	-	-	-
Grand Total	174	25	6.96	18	30	37	\$228,568	\$219,805	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
Sep-21	\$255,431		\$262,073	97.5%	\$141	59	24
Oct-21	\$347,893	92,462	\$358,299	97.1%	\$177	39	40
Nov-21	\$271,149	(76,743)	\$282,713	95.9%	\$145	45	41
Dec-21	\$308,508	37,358	\$315,036	97.9%	\$160	36	35
Jan-22	\$322,698	14,190	\$345,913	93.3%	\$188	38	42
Feb-22	\$287,192	(35,505)	\$289,180	99.3%	\$161	25	69
Mar-22	\$276,018	(11,174)	\$275,831	100.1%	\$160	58	48
Apr-22	\$245,739	(30,279)	\$243,012	101.1%	\$147	51	48
May-22	\$267,102	21,363	\$265,639	100.6%	\$159	41	34
Jun-22	\$325,568	58,465	\$321,691	101.2%	\$198	53	28
Jul-22	\$239,171	(86,397)	\$241,825	98.9%	\$156	56	24
Aug-22	\$238,790	(381)	\$249,517	95.7%	\$151	54	31
Sep-22	\$269,867	31,077	\$280,218	96.3%	\$157	33	38
Oct-22	\$248,813	(21,054)	\$260,432	95.5%	\$156	31	37
Nov-22	\$219,805	(29,008)	\$228,568	96.2%	\$160	25	37





THE FAIR REPORT

HUNT COUNTY

MLS Data for November 2022 (HUNT COUNTY)

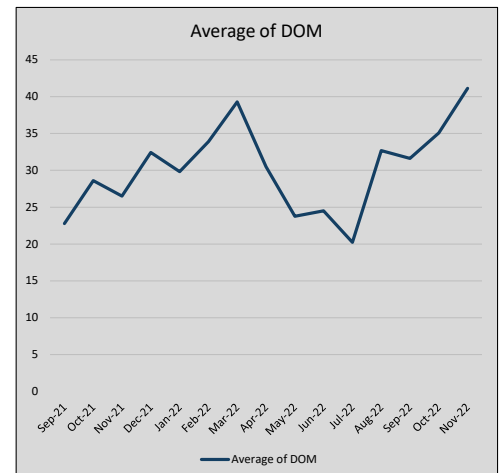
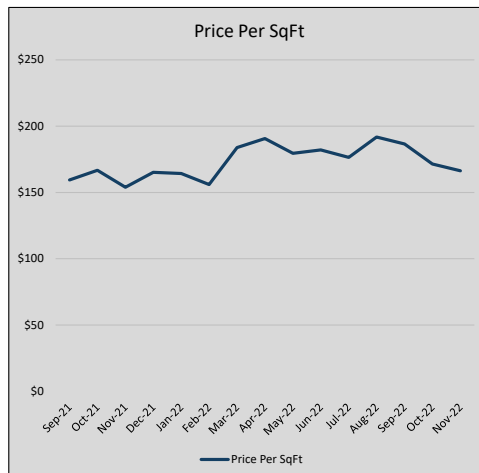
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	12	4	3.00	6	4	52	\$58,700	\$51,250	87.3%
\$100,000-199,999	73	17	4.29	9	12	37	\$150,476	\$141,378	94.0%
\$200,000-299,999	161	56	2.88	25	50	41	\$259,383	\$257,313	99.2%
\$300,000-399,999	141	45	3.13	18	24	37	\$336,563	\$330,425	98.2%
\$400,000-499,999	58	11	5.27	8	11	54	\$448,938	\$441,982	98.5%
\$500,000-599,999	39	2	19.50	4	4	36	\$599,450	\$599,450	100.0%
\$600,000-699,999	30	8	3.75	5	4	51	\$674,450	\$654,863	97.1%
\$700,000-799,999	16	3	5.33	5	2	25	\$732,300	\$725,000	99.0%
\$800,000-899,999	6	0	-	2	0	-	-	-	-
\$900,000-1,000,000	7	1	7.00	2	3	137	\$999,000	\$890,500	89.1%
\$1,000,000 +	31	0	-	3	0	-	-	-	-
Grand Total	574	147	3.90	87	114	41	\$321,037	\$314,641	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
Sep-21	\$302,516		\$304,169	99.5%	\$159	176	23
Oct-21	\$320,553	18,037	\$325,165	98.6%	\$167	163	29
Nov-21	\$292,804	(27,750)	\$294,421	99.5%	\$154	166	27
Dec-21	\$314,052	21,248	\$313,912	100.0%	\$165	197	32
Jan-22	\$295,414	(18,637)	\$295,682	99.9%	\$164	129	30
Feb-22	\$284,957	(10,457)	\$286,625	99.4%	\$156	128	34
Mar-22	\$333,037	48,079	\$335,305	99.3%	\$184	160	39
Apr-22	\$351,384	18,347	\$352,372	99.7%	\$191	154	30
May-22	\$332,126	(19,258)	\$324,367	102.4%	\$180	177	24
Jun-22	\$339,676	7,551	\$340,255	99.8%	\$182	183	25
Jul-22	\$315,067	(24,609)	\$317,102	99.4%	\$176	164	20
Aug-22	\$355,858	40,791	\$364,120	97.7%	\$192	163	33
Sep-22	\$353,957	(1,901)	\$360,635	98.1%	\$187	135	32
Oct-22	\$308,451	(45,506)	\$316,523	97.4%	\$171	129	35
Nov-22	\$314,641	6,190	\$321,037	98.0%	\$166	147	41





THE FAIR REPORT

JOHNSON COUNTY

MLS Data for November 2022 (JOHNSON COUNTY)

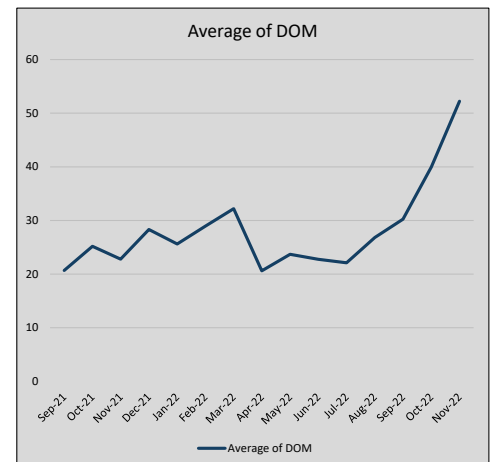
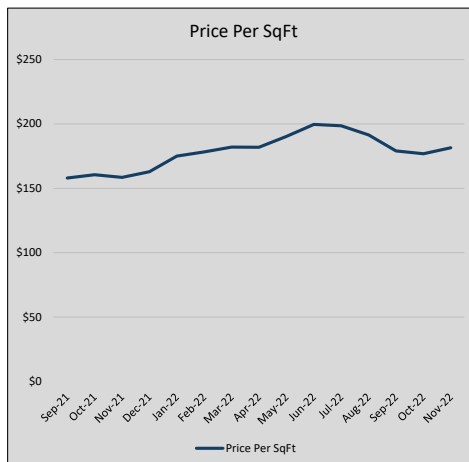
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	2	1.50	1	2	4	\$79,950	\$83,500	104.4%
\$100,000-199,999	43	20	2.15	7	13	38	\$172,295	\$167,300	97.1%
\$200,000-299,999	136	55	2.47	9	50	33	\$256,561	\$250,163	97.5%
\$300,000-399,999	188	57	3.30	19	34	58	\$352,385	\$345,209	98.0%
\$400,000-499,999	158	50	3.16	19	27	62	\$453,456	\$445,348	98.2%
\$500,000-599,999	121	20	6.05	10	21	82	\$560,370	\$543,247	96.9%
\$600,000-699,999	53	5	10.60	1	6	33	\$656,471	\$642,646	97.9%
\$700,000-799,999	34	3	11.33	3	0	53	\$738,000	\$731,873	99.2%
\$800,000-899,999	18	2	9.00	0	3	115	\$828,948	\$807,006	97.4%
\$900,000-1,000,000	11	0	-	1	3	-	-	-	-
\$1,000,000 +	26	0	-	2	1	-	-	-	-
Grand Total	791	214	3.70	72	160	52	\$368,397	\$360,299	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
Sep-21	\$316,988		\$318,261	99.6%	\$158	281	21
Oct-21	\$326,829	9,840	\$324,885	100.6%	\$161	251	25
Nov-21	\$315,832	(10,997)	\$317,424	99.5%	\$158	297	23
Dec-21	\$339,592	23,760	\$340,017	99.9%	\$163	304	28
Jan-22	\$347,606	8,014	\$348,521	99.7%	\$175	221	26
Feb-22	\$365,331	17,725	\$365,263	100.0%	\$178	192	29
Mar-22	\$372,604	7,273	\$369,675	100.8%	\$182	292	32
Apr-22	\$358,240	(14,364)	\$351,500	101.9%	\$182	239	21
May-22	\$395,307	37,067	\$390,201	101.3%	\$190	297	24
Jun-22	\$428,394	33,087	\$425,323	100.7%	\$200	296	23
Jul-22	\$409,605	(18,788)	\$410,358	99.8%	\$199	286	22
Aug-22	\$380,672	(28,934)	\$385,918	98.6%	\$191	304	27
Sep-22	\$355,096	(25,575)	\$360,130	98.6%	\$179	284	30
Oct-22	\$358,537	3,441	\$364,224	98.4%	\$177	239	40
Nov-22	\$361,476	2,939	\$368,397	98.1%	\$181	214	52





THE FAIR REPORT

KAUFMAN COUNTY

MLS Data for November 2022 (KAUFMAN COUNTY)

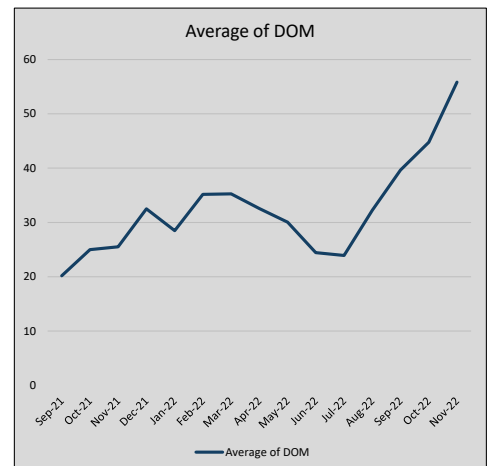
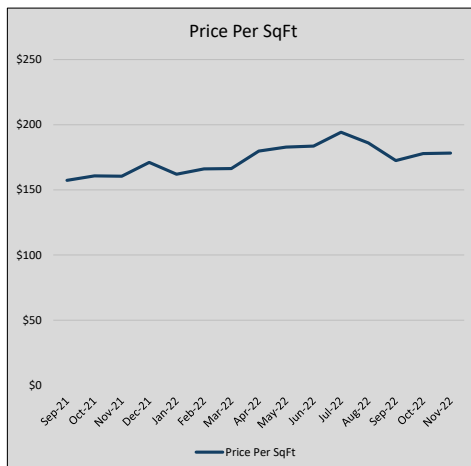
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	3	0	-	0	0	-	-	-	-
\$100,000-199,999	29	11	2.64	5	8	36	\$163,064	\$160,864	98.7%
\$200,000-299,999	193	69	2.80	16	71	33	\$266,077	\$262,075	98.5%
\$300,000-399,999	367	105	3.50	37	74	64	\$344,246	\$336,741	97.8%
\$400,000-499,999	193	52	3.71	29	37	58	\$446,264	\$436,809	97.9%
\$500,000-599,999	89	24	3.71	9	12	66	\$551,751	\$534,724	96.9%
\$600,000-699,999	64	8	8.00	4	7	101	\$668,837	\$630,486	94.3%
\$700,000-799,999	21	3	7.00	3	0	109	\$725,800	\$712,633	98.2%
\$800,000-899,999	10	1	10.00	1	2	26	\$870,000	\$877,000	100.8%
\$900,000-1,000,000	4	1	4.00	0	1	108	\$900,000	\$850,000	94.4%
\$1,000,000 +	27	3	9.00	3	0	68	\$1,561,467	\$1,425,000	91.3%
Grand Total	1000	277	3.61	107	212	56	\$385,304	\$375,241	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
Sep-21	\$327,236		\$325,066	100.7%	\$157	307	20
Oct-21	\$343,674	16,437	\$342,482	100.3%	\$161	329	25
Nov-21	\$332,964	(10,709)	\$332,296	100.2%	\$160	319	26
Dec-21	\$356,972	24,007	\$357,075	100.0%	\$171	370	32
Jan-22	\$331,453	(25,519)	\$331,329	100.0%	\$162	266	28
Feb-22	\$342,390	10,937	\$339,694	100.8%	\$166	259	35
Mar-22	\$352,169	9,779	\$348,310	101.1%	\$166	364	35
Apr-22	\$373,649	21,480	\$366,559	101.9%	\$180	331	33
May-22	\$381,025	7,376	\$372,912	102.2%	\$183	358	30
Jun-22	\$397,557	16,532	\$393,210	101.1%	\$184	330	24
Jul-22	\$398,011	454	\$397,017	100.3%	\$194	298	24
Aug-22	\$379,332	(18,679)	\$383,999	98.8%	\$186	345	32
Sep-22	\$366,038	(13,294)	\$371,879	98.4%	\$172	294	40
Oct-22	\$367,259	1,220	\$376,283	97.6%	\$178	268	45
Nov-22	\$375,241	7,982	\$385,304	97.4%	\$178	277	56





THE FAIR REPORT

LAMAR COUNTY

MLS Data for November 2022 (LAMAR COUNTY)

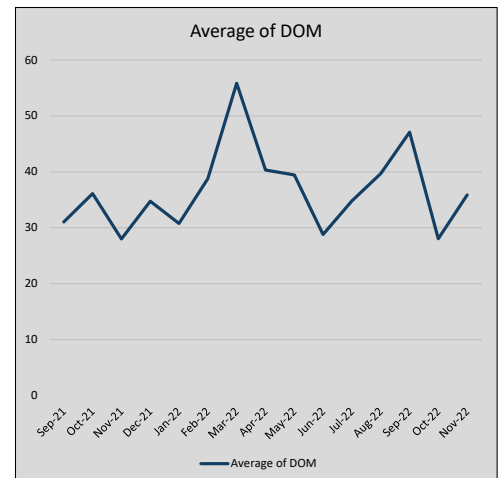
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	20	2	10.00	3	5	22	\$64,750	\$56,250	86.9%
\$100,000-199,999	34	4	8.50	1	9	20	\$147,200	\$137,125	93.2%
\$200,000-299,999	26	5	5.20	6	2	48	\$258,840	\$254,500	98.3%
\$300,000-399,999	21	2	10.50	1	2	29	\$359,700	\$357,750	99.5%
\$400,000-499,999	8	0	-	2	1	-	-	-	-
\$500,000-599,999	7	0	-	0	0	-	-	-	-
\$600,000-699,999	0	1	0.00	0	2	83	\$625,000	\$512,500	82.0%
\$700,000-799,999	5	0	-	1	0	-	-	-	-
\$800,000-899,999	1	0	-	1	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	9	0	-	1	2	-	-	-	-
Grand Total	132	14	9.43	16	23	36	\$239,779	\$225,821	94.2%

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
Sep-21	\$242,338		\$250,119	96.9%	\$119	26	31
Oct-21	\$226,336	(16,002)	\$235,440	96.1%	\$118	37	36
Nov-21	\$233,579	7,243	\$244,166	95.7%	\$110	38	28
Dec-21	\$266,898	33,319	\$275,393	96.9%	\$124	27	35
Jan-22	\$245,868	(21,031)	\$248,850	98.8%	\$116	20	31
Feb-22	\$258,735	12,868	\$261,271	99.0%	\$126	17	39
Mar-22	\$275,854	17,119	\$282,908	97.5%	\$129	25	56
Apr-22	\$230,933	(44,921)	\$232,003	99.5%	\$124	29	40
May-22	\$302,082	71,149	\$307,529	98.2%	\$151	28	39
Jun-22	\$213,216	(88,867)	\$218,216	97.7%	\$125	19	29
Jul-22	\$249,371	36,156	\$256,607	97.2%	\$132	28	35
Aug-22	\$255,800	6,429	\$279,755	91.4%	\$141	22	40
Sep-22	\$292,393	36,593	\$307,095	95.2%	\$136	30	47
Oct-22	\$416,750	124,357	\$435,658	95.7%	\$204	24	28
Nov-22	\$225,821	(190,929)	\$239,779	94.2%	\$133	14	36



Fair Texas Title
THE FINEST CLOSING EXPERIENCE IN TEXAS



THE FAIR REPORT

PARKER COUNTY

MLS Data for November 2022 (PARKER COUNTY)

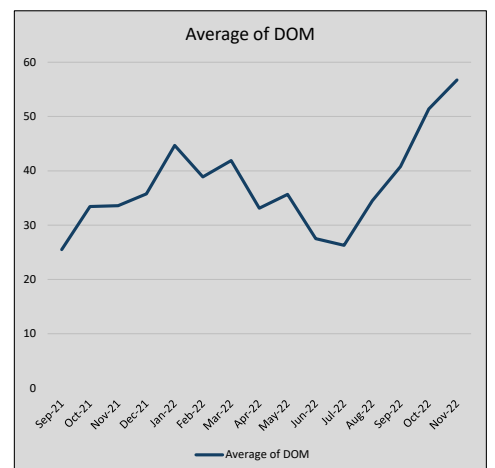
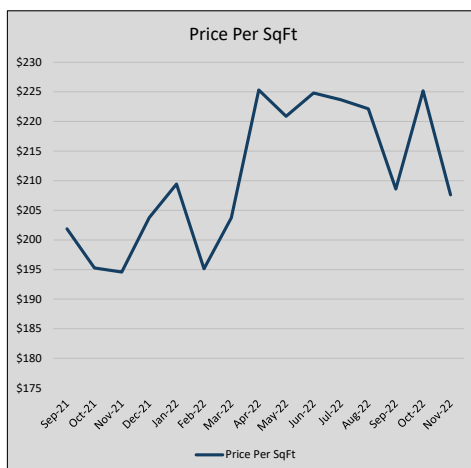
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	1	1.00	2	0	54	\$99,900	\$80,000	80.1%
\$100,000-199,999	32	3	10.67	2	8	46	\$168,300	\$146,667	87.1%
\$200,000-299,999	70	33	2.12	11	25	43	\$254,113	\$252,149	99.2%
\$300,000-399,999	161	46	3.50	7	44	53	\$356,529	\$350,147	98.2%
\$400,000-499,999	181	45	4.02	27	39	60	\$458,075	\$450,580	98.4%
\$500,000-599,999	241	32	7.53	37	44	52	\$549,471	\$532,069	96.8%
\$600,000-699,999	140	21	6.67	15	19	69	\$653,130	\$641,367	98.2%
\$700,000-799,999	42	12	3.50	6	4	42	\$755,846	\$749,572	99.2%
\$800,000-899,999	36	4	9.00	6	5	82	\$866,748	\$845,060	97.5%
\$900,000-1,000,000	24	2	12.00	4	2	46	\$986,950	\$960,000	97.3%
\$1,000,000 +	72	4	18.00	12	12	177	\$1,612,250	\$1,360,500	84.4%
Grand Total	1000	203	4.93	129	202	57	\$484,055	\$470,226	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
Sep-21	\$458,175		\$457,369	100.2%	\$202	326	25
Oct-21	\$434,802	(23,373)	\$440,137	98.8%	\$195	293	33
Nov-21	\$446,355	11,553	\$447,947	99.6%	\$195	325	34
Dec-21	\$481,970	35,615	\$486,149	99.1%	\$204	333	36
Jan-22	\$466,759	(15,211)	\$470,764	99.1%	\$209	248	45
Feb-22	\$443,936	(22,823)	\$444,428	99.9%	\$195	247	39
Mar-22	\$452,938	9,002	\$451,371	100.3%	\$204	313	42
Apr-22	\$520,644	67,706	\$514,025	101.3%	\$225	303	33
May-22	\$502,913	(17,731)	\$498,596	100.9%	\$221	339	36
Jun-22	\$511,725	8,812	\$504,102	101.5%	\$225	331	28
Jul-22	\$500,799	(10,927)	\$498,929	100.4%	\$224	311	26
Aug-22	\$505,984	5,186	\$517,619	97.8%	\$222	314	34
Sep-22	\$459,931	(46,053)	\$468,859	98.1%	\$209	279	41
Oct-22	\$518,398	58,466	\$530,286	97.8%	\$225	249	51
Nov-22	\$470,226	(48,172)	\$484,055	97.1%	\$208	203	57





THE FAIR REPORT

ROCKWALL COUNTY

MLS Data for November 2022 (ROCKWALL COUNTY)

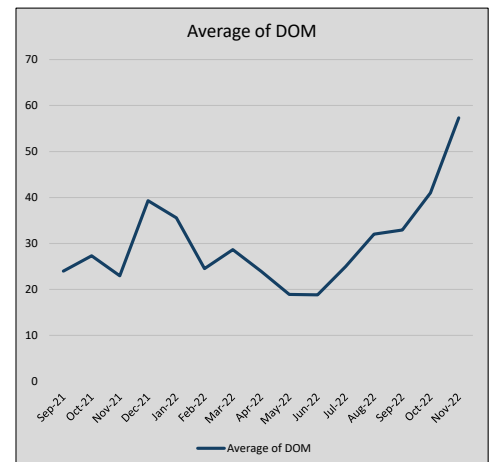
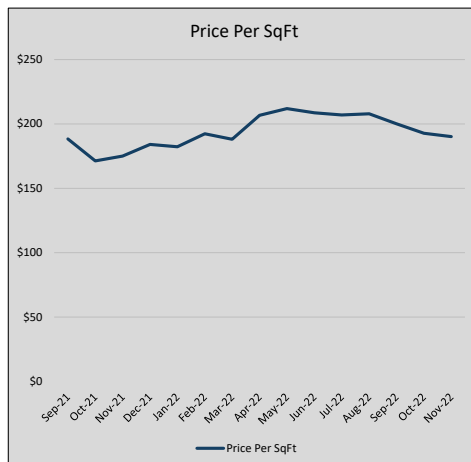
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	2	0.50	0	2	36	\$132,500	\$112,500	84.9%
\$200,000-299,999	19	9	2.11	2	15	12	\$275,744	\$271,061	98.3%
\$300,000-399,999	164	57	2.88	12	39	64	\$359,998	\$351,263	97.6%
\$400,000-499,999	136	31	4.39	5	26	57	\$443,538	\$431,341	97.3%
\$500,000-599,999	98	17	5.76	15	20	74	\$555,166	\$552,028	99.4%
\$600,000-699,999	67	15	4.47	11	9	42	\$647,021	\$628,332	97.1%
\$700,000-799,999	38	12	3.17	4	6	58	\$751,225	\$728,984	97.0%
\$800,000-899,999	34	5	6.80	4	2	63	\$869,760	\$853,147	98.1%
\$900,000-1,000,000	18	1	18.00	0	3	55	\$995,000	\$900,000	90.5%
\$1,000,000 +	58	3	19.33	12	4	56	\$1,916,333	\$1,783,333	93.1%
Grand Total	633	152	4.16	65	126	57	\$501,756	\$487,705	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
Sep-21	\$476,207		\$473,141	100.6%	\$188	248	24
Oct-21	\$429,415	(46,793)	\$426,041	100.8%	\$171	214	27
Nov-21	\$434,720	5,305	\$429,756	101.2%	\$175	222	23
Dec-21	\$479,005	44,286	\$477,625	100.3%	\$184	247	39
Jan-22	\$448,138	(30,867)	\$447,153	100.2%	\$182	182	36
Feb-22	\$467,672	19,534	\$459,674	101.7%	\$192	154	25
Mar-22	\$480,659	12,986	\$465,829	103.2%	\$188	200	29
Apr-22	\$548,769	68,111	\$534,844	102.6%	\$207	191	24
May-22	\$553,248	4,479	\$535,895	103.2%	\$212	212	19
Jun-22	\$554,741	1,493	\$547,074	101.4%	\$209	266	19
Jul-22	\$545,399	(9,343)	\$545,002	100.1%	\$207	236	25
Aug-22	\$545,952	553	\$550,869	99.1%	\$208	238	32
Sep-22	\$522,182	(23,770)	\$530,368	98.5%	\$200	200	33
Oct-22	\$483,166	(39,016)	\$494,508	97.7%	\$193	184	41
Nov-22	\$487,705	4,539	\$501,756	97.2%	\$190	152	57





THE FAIR REPORT

TARRANT COUNTY

MLS Data for November 2022 (TARRANT COUNTY)

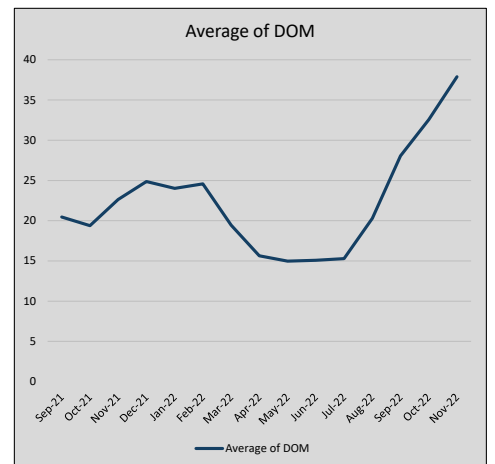
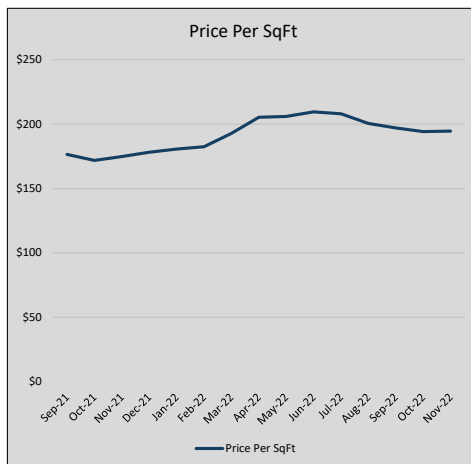
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	7	5	1.40	5	4	38	\$85,460	\$81,100	94.9%
\$100,000-199,999	141	85	1.66	18	69	29	\$167,600	\$164,198	98.0%
\$200,000-299,999	736	405	1.82	115	308	28	\$261,597	\$257,520	98.4%
\$300,000-399,999	1434	509	2.82	221	431	37	\$349,369	\$342,465	98.0%
\$400,000-499,999	729	257	2.84	99	192	45	\$448,443	\$441,332	98.4%
\$500,000-599,999	376	95	3.96	47	104	46	\$548,120	\$536,325	97.8%
\$600,000-699,999	211	67	3.15	21	52	48	\$647,848	\$640,127	98.8%
\$700,000-799,999	101	39	2.59	11	28	35	\$753,924	\$728,177	96.6%
\$800,000-899,999	67	24	2.79	8	16	70	\$867,152	\$847,975	97.8%
\$900,000-1,000,000	54	13	4.15	8	23	37	\$962,502	\$934,810	97.1%
\$1,000,000 +	269	52	5.17	45	37	59	\$1,788,391	\$1,678,745	93.9%
Grand Total	4125	1551	2.66	598	1264	38	\$428,691	\$418,074	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
Sep-21	\$382,232		\$378,138	101.1%	\$177	2726	20
Oct-21	\$365,670	(16,562)	\$361,515	101.1%	\$172	2489	19
Nov-21	\$377,508	11,838	\$373,599	101.0%	\$175	2321	23
Dec-21	\$386,936	9,428	\$382,303	101.2%	\$178	2461	25
Jan-22	\$384,615	(2,321)	\$381,446	100.8%	\$181	1736	24
Feb-22	\$388,558	3,944	\$380,095	102.2%	\$182	1742	25
Mar-22	\$410,976	22,417	\$395,619	103.9%	\$193	2164	19
Apr-22	\$445,234	34,258	\$426,500	104.4%	\$205	2160	16
May-22	\$458,655	13,422	\$440,248	104.2%	\$206	2357	15
Jun-22	\$457,388	(1,267)	\$444,020	103.0%	\$210	2438	15
Jul-22	\$461,913	4,525	\$455,653	101.4%	\$208	2197	15
Aug-22	\$441,882	(20,031)	\$444,251	99.5%	\$201	2379	20
Sep-22	\$428,764	(13,118)	\$434,862	98.6%	\$197	2064	28
Oct-22	\$416,524	(12,239)	\$424,314	98.2%	\$194	1755	33
Nov-22	\$418,265	1,740	\$428,691	97.6%	\$195	1551	38





THE FAIR REPORT

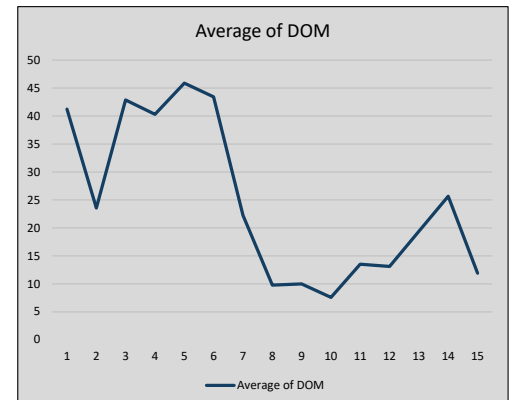
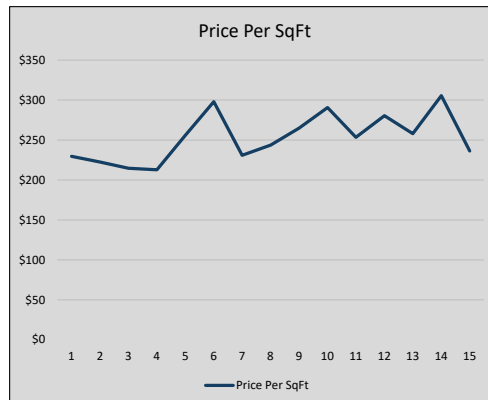
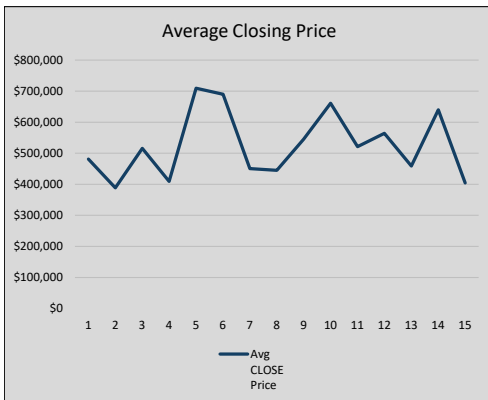
ADDISON

MLS Data for November 2022 (City of Addison)

List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	1	1.00	0	0	7	\$179,900	\$180,000	100.1%
\$200,000-299,999	0	3	0.00	0	0	16	\$240,000	\$240,000	100.0%
\$300,000-399,999	1	2	0.50	0	0	7	\$360,000	\$352,500	97.9%
\$400,000-499,999	4	0	-	0	2	-	-	-	-
\$500,000-599,999	6	4	1.50	0	1	15	\$559,750	\$547,500	97.8%
\$600,000-699,999	10	1	10.00	2	2	3	\$650,000	\$650,000	100.0%
\$700,000-799,999	3	0	-	0	0	-	-	-	-
\$800,000-899,999	1	0	-	0	1	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	1	0	-	0	0	-	-	-	-
Grand Total	27	11	2.45	2	6	12	\$409,900	\$404,091	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
Sep-21	\$481,349		\$482,719	99.7%	\$230	34	41
Oct-21	\$388,561	(92,787)	\$387,895	100.2%	\$222	11	24
Nov-21	\$515,756	127,195	\$495,406	104.1%	\$215	16	43
Dec-21	\$409,552	(106,204)	\$416,431	98.3%	\$213	16	40
Jan-22	\$709,331	299,779	\$706,444	100.4%	\$256	8	46
Feb-22	\$689,667	(19,665)	\$677,817	101.7%	\$298	12	43
Mar-22	\$450,309	(239,358)	\$436,073	103.3%	\$231	11	22
Apr-22	\$445,108	(5,201)	\$418,200	106.4%	\$244	9	10
May-22	\$545,000	99,892	\$509,729	106.9%	\$265	14	10
Jun-22	\$660,923	115,923	\$620,108	106.6%	\$291	12	8
Jul-22	\$521,118	(139,806)	\$507,194	102.7%	\$253	17	14
Aug-22	\$564,059	42,941	\$553,018	102.0%	\$280	16	13
Sep-22	\$458,775	(105,284)	\$460,143	99.7%	\$258	7	19
Oct-22	\$639,688	180,913	\$642,167	99.6%	\$305	12	26
Nov-22	\$404,091	(235,597)	\$409,900	98.6%	\$236	11	12





THE FAIR REPORT

ALEDO

MLS Data for November 2022 (City of Aledo)

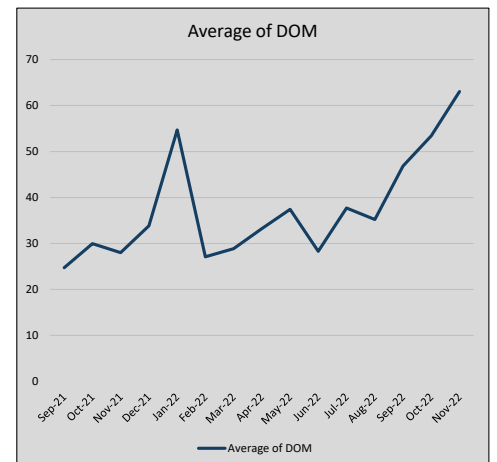
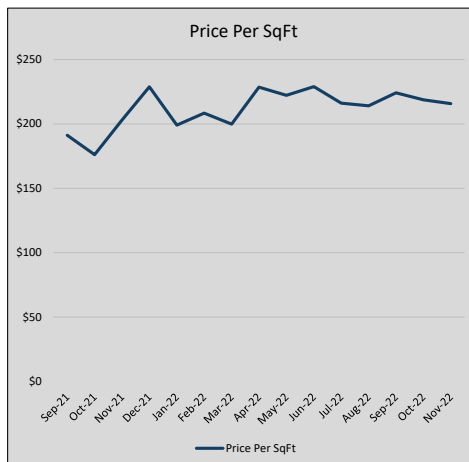
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	1	0	-	-	-	-
\$300,000-399,999	7	2	3.50	0	2	34	\$394,500	\$390,000	98.9%
\$400,000-499,999	36	6	6.00	5	7	64	\$441,090	\$434,701	98.6%
\$500,000-599,999	31	6	5.17	8	5	60	\$555,283	\$519,793	93.6%
\$600,000-699,999	16	3	5.33	5	1	47	\$647,633	\$634,333	97.9%
\$700,000-799,999	6	4	1.50	1	1	73	\$761,889	\$751,517	98.6%
\$800,000-899,999	10	2	5.00	0	1	103	\$868,995	\$872,620	100.4%
\$900,000-1,000,000	4	0	-	0	1	-	-	-	-
\$1,000,000 +	17	0	-	3	4	-	-	-	-
Grand Total	128	23	5.57	23	22	63	\$586,769	\$572,229	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
Sep-21	\$537,859		\$540,374	99.5%	\$191	52	25
Oct-21	\$474,601	(63,257)	\$474,696	100.0%	\$176	37	30
Nov-21	\$605,499	130,897	\$604,329	100.2%	\$203	43	28
Dec-21	\$627,633	22,134	\$638,205	98.3%	\$229	57	34
Jan-22	\$558,884	(68,748)	\$559,637	99.9%	\$199	26	55
Feb-22	\$545,929	(12,955)	\$545,504	100.1%	\$208	33	27
Mar-22	\$556,791	10,861	\$547,024	101.8%	\$200	29	29
Apr-22	\$653,807	97,016	\$647,840	100.9%	\$229	52	33
May-22	\$590,694	(63,113)	\$586,159	100.8%	\$222	61	37
Jun-22	\$673,922	83,228	\$664,628	101.4%	\$229	55	28
Jul-22	\$587,526	(86,396)	\$583,504	100.7%	\$216	56	38
Aug-22	\$584,306	(3,220)	\$601,845	97.1%	\$214	52	35
Sep-22	\$686,169	101,864	\$706,876	97.1%	\$224	33	47
Oct-22	\$581,510	(104,659)	\$591,374	98.3%	\$219	43	53
Nov-22	\$572,229	(9,281)	\$586,769	97.5%	\$216	23	63





THE FAIR REPORT

ALLEN

MLS Data for November 2022 (City of Allen)

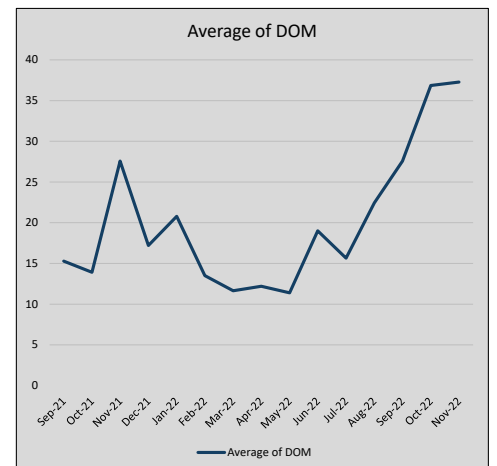
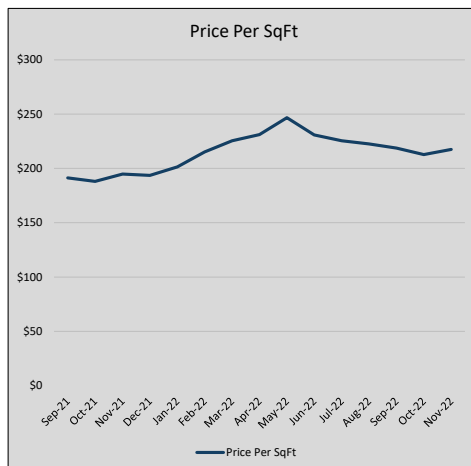
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	1	4	0.25	1	2	9	\$271,975	\$280,750	103.2%
\$300,000-399,999	20	9	2.22	1	13	46	\$353,200	\$342,611	97.0%
\$400,000-499,999	55	17	3.24	9	15	38	\$449,316	\$447,065	99.5%
\$500,000-599,999	38	11	3.45	10	13	32	\$543,021	\$545,988	100.5%
\$600,000-699,999	19	10	1.90	3	7	45	\$636,780	\$615,150	96.6%
\$700,000-799,999	15	5	3.00	3	6	47	\$767,040	\$724,000	94.4%
\$800,000-899,999	12	2	6.00	0	6	61	\$850,000	\$837,500	98.5%
\$900,000-1,000,000	7	2	3.50	0	1	12	\$937,500	\$950,000	101.3%
\$1,000,000 +	5	2	2.50	1	5	15	\$1,199,500	\$1,224,500	102.1%
Grand Total	173	62	2.79	28	68	37	\$549,279	\$542,064	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
Sep-21	\$529,016		\$512,566	103.2%	\$191	146	15
Oct-21	\$477,789	(51,227)	\$459,771	103.9%	\$188	115	14
Nov-21	\$502,924	25,135	\$482,311	104.3%	\$195	120	28
Dec-21	\$486,096	(16,828)	\$463,104	105.0%	\$194	117	17
Jan-22	\$490,422	4,326	\$471,376	104.0%	\$202	73	21
Feb-22	\$545,646	55,223	\$503,375	108.4%	\$215	74	14
Mar-22	\$611,979	66,334	\$557,523	109.8%	\$225	103	12
Apr-22	\$609,959	(2,020)	\$537,929	113.4%	\$231	107	12
May-22	\$706,640	96,681	\$646,838	109.2%	\$247	117	11
Jun-22	\$673,247	(33,393)	\$637,358	105.6%	\$231	132	19
Jul-22	\$622,931	(50,316)	\$611,125	101.9%	\$225	145	16
Aug-22	\$603,034	(19,897)	\$607,531	99.3%	\$223	127	22
Sep-22	\$582,352	(20,682)	\$591,327	98.5%	\$219	102	28
Oct-22	\$530,165	(52,187)	\$540,326	98.1%	\$213	78	37
Nov-22	\$542,064	11,899	\$549,279	98.7%	\$217	62	37





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ALVARADO

MLS Data for November 2022 (City of Alvarado)

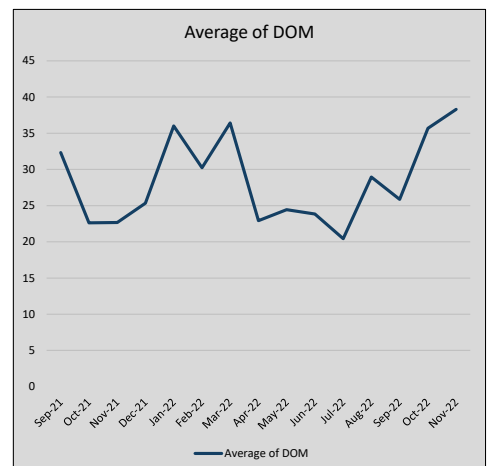
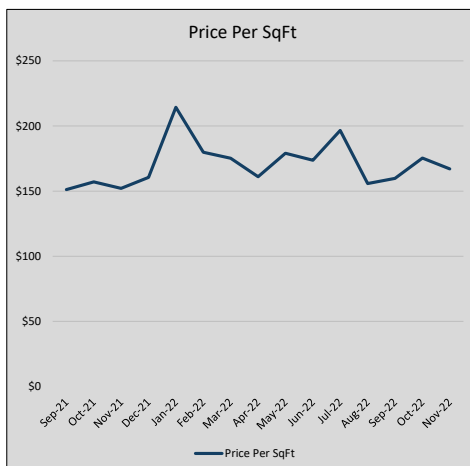
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	1	1.00	1	0	6	\$79,900	\$85,000	106.4%
\$100,000-199,999	12	5	2.40	1	0	25	\$177,500	\$169,040	95.2%
\$200,000-299,999	10	9	1.11	1	7	37	\$237,932	\$238,333	100.2%
\$300,000-399,999	12	2	6.00	4	4	34	\$379,750	\$379,750	100.0%
\$400,000-499,999	12	1	12.00	0	0	145	\$489,000	\$460,000	94.1%
\$500,000-599,999	18	1	18.00	1	2	31	\$509,900	\$495,900	97.3%
\$600,000-699,999	6	1	6.00	0	0	57	\$629,000	\$598,500	95.2%
\$700,000-799,999	3	0	-	0	0	-	-	-	-
\$800,000-899,999	4	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	80	20	4.00	8	13	38	\$274,809	\$269,455	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
Sep-21	\$270,938		\$269,811	100.4%	\$151	28	32
Oct-21	\$283,163	12,225	\$284,265	99.6%	\$157	21	23
Nov-21	\$286,705	3,542	\$285,133	100.6%	\$152	34	23
Dec-21	\$307,854	21,149	\$308,970	99.6%	\$161	45	25
Jan-22	\$401,066	93,211	\$418,731	95.8%	\$214	30	36
Feb-22	\$356,624	(44,442)	\$361,425	98.7%	\$180	25	30
Mar-22	\$325,562	(31,062)	\$325,948	99.9%	\$175	49	36
Apr-22	\$282,012	(43,549)	\$279,085	101.0%	\$161	27	23
May-22	\$321,191	39,179	\$326,413	98.4%	\$179	18	24
Jun-22	\$321,806	615	\$315,122	102.1%	\$174	19	24
Jul-22	\$388,405	66,599	\$388,313	100.0%	\$197	23	20
Aug-22	\$262,254	(126,150)	\$265,752	98.7%	\$156	32	29
Sep-22	\$268,363	6,109	\$272,800	98.4%	\$160	30	26
Oct-22	\$306,596	38,233	\$316,552	96.9%	\$175	25	36
Nov-22	\$269,455	(37,141)	\$274,809	98.1%	\$167	20	38





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ANNA

MLS Data for November 2022 (City of Anna)

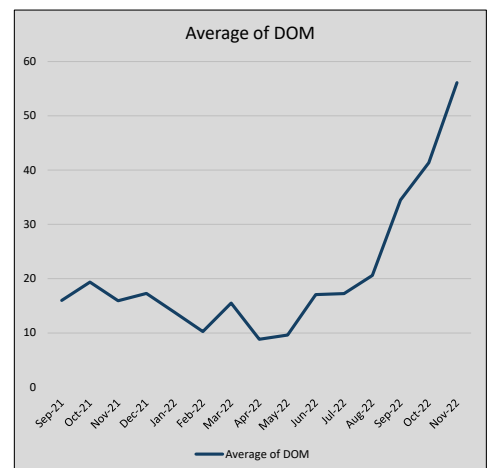
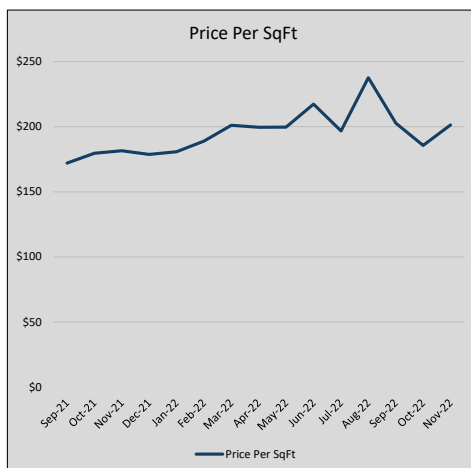
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	9	0	-	0	3	-	-	-	-
\$300,000-399,999	81	17	4.76	12	16	50	\$357,896	\$353,993	98.9%
\$400,000-499,999	52	10	5.20	14	7	68	\$462,545	\$454,784	98.3%
\$500,000-599,999	35	7	5.00	0	2	52	\$535,742	\$523,995	97.8%
\$600,000-699,999	11	2	5.50	1	1	49	\$684,500	\$674,500	98.5%
\$700,000-799,999	8	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	2	0.00	0	0	71	\$960,000	\$881,250	91.8%
\$1,000,000 +	9	0	-	0	1	-	-	-	-
Grand Total	206	38	5.42	27	30	56	\$467,076	\$456,452	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
Sep-21	\$375,039		\$371,577	100.9%	\$172	74	16
Oct-21	\$357,074	(17,965)	\$351,943	101.5%	\$180	34	19
Nov-21	\$394,911	37,837	\$386,717	102.1%	\$182	58	16
Dec-21	\$409,941	15,030	\$406,099	100.9%	\$179	74	17
Jan-22	\$363,953	(45,988)	\$354,856	102.6%	\$181	35	14
Feb-22	\$396,183	32,229	\$386,430	102.5%	\$189	60	10
Mar-22	\$399,055	2,873	\$386,349	103.3%	\$201	78	16
Apr-22	\$442,701	43,646	\$424,046	104.4%	\$200	63	9
May-22	\$425,157	(17,544)	\$406,915	104.5%	\$200	73	10
Jun-22	\$453,993	28,836	\$439,224	103.4%	\$217	65	17
Jul-22	\$421,742	(32,251)	\$417,961	100.9%	\$197	74	17
Aug-22	\$495,211	73,469	\$444,880	111.3%	\$238	86	21
Sep-22	\$434,310	(60,901)	\$443,151	98.0%	\$203	57	34
Oct-22	\$414,684	(19,626)	\$427,088	97.1%	\$186	52	41
Nov-22	\$456,452	41,768	\$467,076	97.7%	\$201	38	56





THE FAIR REPORT

ARLINGTON

MLS Data for November 2022 (City of Arlington)

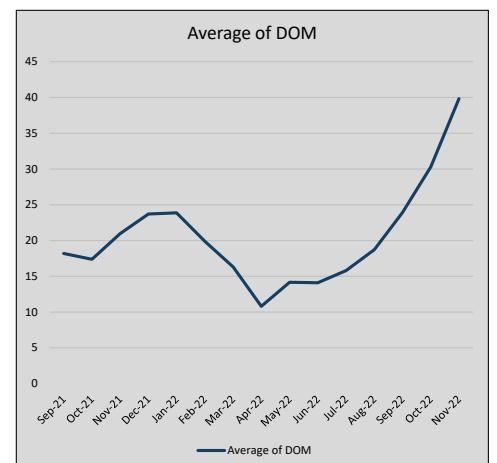
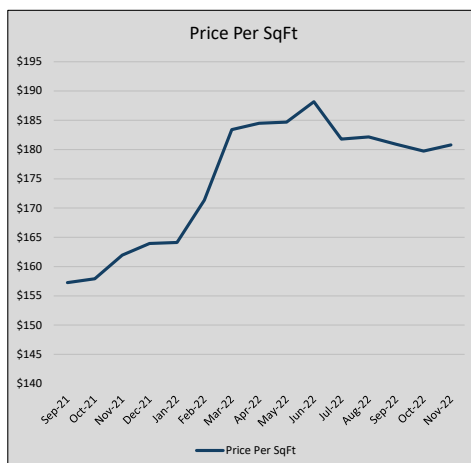
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	2	0.00	0	1	29	\$90,000	\$85,000	94.4%
\$100,000-199,999	19	16	1.19	4	14	19	\$160,612	\$160,869	100.2%
\$200,000-299,999	103	72	1.43	15	52	27	\$258,492	\$254,203	98.3%
\$300,000-399,999	176	92	1.91	24	76	44	\$349,135	\$341,650	97.9%
\$400,000-499,999	95	39	2.44	14	21	62	\$440,073	\$433,681	98.5%
\$500,000-599,999	43	10	4.30	7	10	32	\$546,802	\$544,811	99.6%
\$600,000-699,999	19	6	3.17	4	7	77	\$647,133	\$628,833	97.2%
\$700,000-799,999	5	2	2.50	1	4	43	\$785,000	\$717,500	91.4%
\$800,000-899,999	6	0	-	1	1	-	-	-	-
\$900,000-1,000,000	6	1	6.00	0	3	-	\$982,607	\$982,607	100.0%
\$1,000,000 +	15	1	15.00	1	1	-	\$2,195,000	\$2,195,000	100.0%
Grand Total	487	241	2.02	71	190	40	\$351,631	\$345,335	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
Sep-21	\$303,001		\$296,517	102.2%	\$157	448	18
Oct-21	\$320,953	17,951	\$314,837	101.9%	\$158	380	17
Nov-21	\$317,577	(3,376)	\$311,353	102.0%	\$162	374	21
Dec-21	\$324,068	6,491	\$317,937	101.9%	\$164	389	24
Jan-22	\$340,612	16,544	\$335,721	101.5%	\$164	245	24
Feb-22	\$344,747	4,135	\$335,357	102.8%	\$171	266	20
Mar-22	\$377,875	33,129	\$365,044	103.5%	\$183	327	16
Apr-22	\$365,456	(12,419)	\$348,047	105.0%	\$184	322	11
May-22	\$384,882	19,426	\$370,195	104.0%	\$185	355	14
Jun-22	\$380,082	(4,800)	\$368,647	103.1%	\$188	356	14
Jul-22	\$368,976	(11,106)	\$363,262	101.6%	\$182	334	16
Aug-22	\$378,036	9,060	\$381,352	99.1%	\$182	377	19
Sep-22	\$354,633	(23,403)	\$358,874	98.8%	\$181	290	24
Oct-22	\$366,754	12,121	\$370,312	99.0%	\$180	263	30
Nov-22	\$345,335	(21,419)	\$351,631	98.2%	\$181	241	40





THE FAIR REPORT

AUBREY

MLS Data for November 2022 (City of Aubrey)

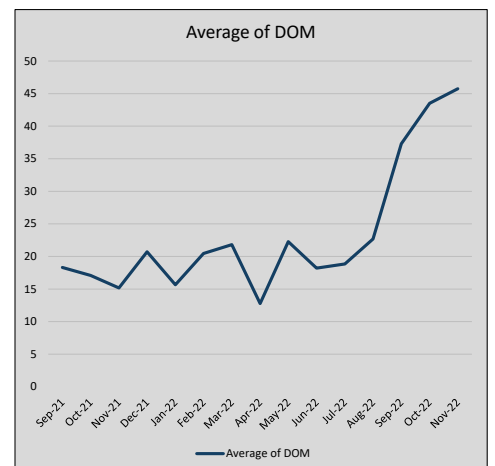
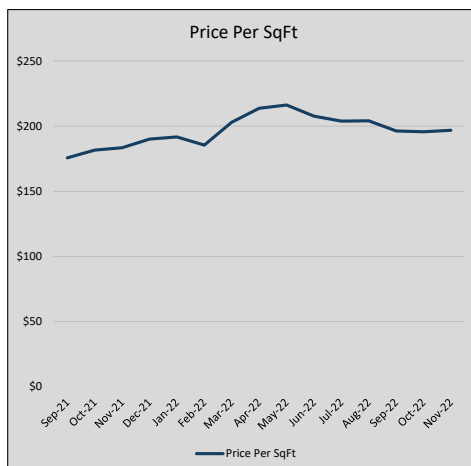
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	6	2	3.00	0	13	74	\$281,124	\$280,500	99.8%
\$300,000-399,999	69	33	2.09	9	25	30	\$356,418	\$347,119	97.4%
\$400,000-499,999	77	20	3.85	8	15	53	\$454,513	\$448,699	98.7%
\$500,000-599,999	40	14	2.86	8	11	61	\$559,377	\$527,691	94.3%
\$600,000-699,999	12	3	4.00	2	1	99	\$658,048	\$614,000	93.3%
\$700,000-799,999	11	1	11.00	0	0	3	\$794,147	\$787,221	99.1%
\$800,000-899,999	5	1	5.00	1	0	30	\$836,131	\$799,568	95.6%
\$900,000-1,000,000	3	0	-	0	1	-	-	-	-
\$1,000,000 +	14	1	14.00	3	2	44	\$1,295,000	\$1,050,000	81.1%
Grand Total	238	75	3.17	31	68	46	\$455,267	\$438,085	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
Sep-21	\$393,512		\$385,830	102.0%	\$176	80	18
Oct-21	\$394,537	1,026	\$386,487	102.1%	\$182	75	17
Nov-21	\$426,589	32,051	\$422,004	101.1%	\$183	89	15
Dec-21	\$412,007	(14,581)	\$404,074	102.0%	\$190	95	21
Jan-22	\$414,855	2,848	\$407,480	101.8%	\$192	61	16
Feb-22	\$457,194	42,339	\$446,444	102.4%	\$186	70	20
Mar-22	\$481,796	24,602	\$461,754	104.3%	\$203	95	22
Apr-22	\$484,909	3,113	\$453,668	106.9%	\$214	95	13
May-22	\$515,269	30,360	\$497,804	103.5%	\$216	133	22
Jun-22	\$475,045	(40,224)	\$464,359	102.3%	\$208	87	18
Jul-22	\$460,849	(14,195)	\$455,640	101.1%	\$204	71	19
Aug-22	\$436,223	(24,627)	\$438,612	99.5%	\$204	102	23
Sep-22	\$461,907	25,685	\$471,114	98.0%	\$196	102	37
Oct-22	\$443,110	(18,798)	\$454,982	97.4%	\$196	58	44
Nov-22	\$438,085	(5,024)	\$455,267	96.2%	\$197	75	46





THE FAIR REPORT

BENBROOK

MLS Data for November 2022 (City of Benbrook)

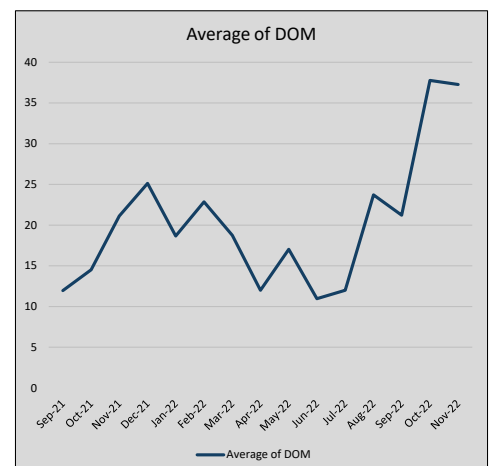
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	2	0.50	0	1	21	\$150,000	\$151,500	101.0%
\$200,000-299,999	9	15	0.60	2	6	30	\$265,773	\$257,993	97.1%
\$300,000-399,999	22	11	2.00	3	7	30	\$331,154	\$324,564	98.0%
\$400,000-499,999	11	1	11.00	1	1	49	\$454,000	\$460,000	101.3%
\$500,000-599,999	5	2	2.50	0	1	26	\$544,000	\$527,500	97.0%
\$600,000-699,999	4	0	-	1	1	-	-	-	-
\$700,000-799,999	3	0	-	0	1	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	2	0.00	1	1	156	\$1,889,500	\$1,747,500	92.5%
Grand Total	55	33	1.67	8	19	37	\$401,524	\$386,458	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
Sep-21	\$316,151		\$314,037	100.7%	\$160	48	12
Oct-21	\$294,483	(21,668)	\$289,197	101.8%	\$156	45	15
Nov-21	\$326,761	32,278	\$324,425	100.7%	\$168	32	21
Dec-21	\$412,112	85,350	\$410,780	100.3%	\$188	30	25
Jan-22	\$370,061	(42,051)	\$365,018	101.4%	\$183	27	19
Feb-22	\$427,787	57,726	\$424,132	100.9%	\$188	28	23
Mar-22	\$353,731	(74,057)	\$348,682	101.4%	\$177	35	19
Apr-22	\$464,156	110,426	\$457,500	101.5%	\$216	32	12
May-22	\$420,118	(44,038)	\$411,110	102.2%	\$196	30	17
Jun-22	\$408,919	(11,199)	\$389,467	105.0%	\$198	30	11
Jul-22	\$447,280	38,361	\$438,711	102.0%	\$204	37	12
Aug-22	\$405,376	(41,904)	\$409,275	99.0%	\$195	36	24
Sep-22	\$367,694	(37,683)	\$371,710	98.9%	\$175	31	21
Oct-22	\$353,473	(14,220)	\$361,138	97.9%	\$179	26	38
Nov-22	\$386,458	32,984	\$401,524	96.2%	\$194	33	37





THE FAIR REPORT

BURLESON

MLS Data for November 2022 (City of Burleson)

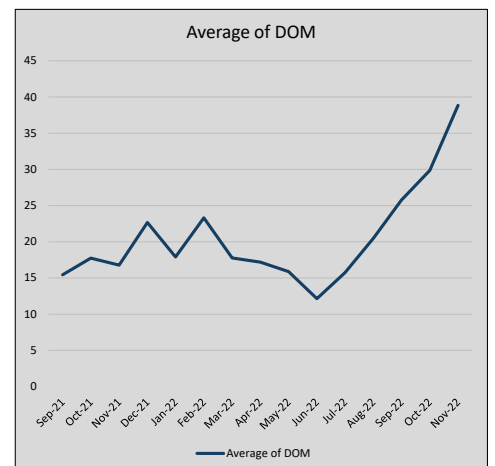
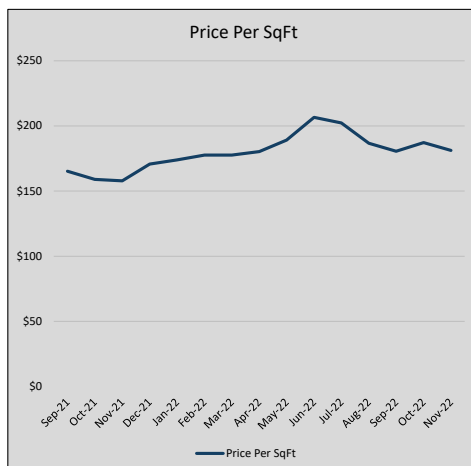
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	6	1	6.00	2	0	5	\$185,000	\$162,000	87.6%
\$200,000-299,999	36	18	2.00	2	12	20	\$263,650	\$249,012	94.4%
\$300,000-399,999	54	18	3.00	9	18	33	\$362,633	\$354,139	97.7%
\$400,000-499,999	48	19	2.53	6	12	62	\$441,710	\$437,284	99.0%
\$500,000-599,999	21	1	21.00	1	3	9	\$550,000	\$560,000	101.8%
\$600,000-699,999	10	1	10.00	1	0	20	\$650,000	\$625,000	96.2%
\$700,000-799,999	6	0	-	0	1	-	-	-	-
\$800,000-899,999	2	1	2.00	0	2	117	\$839,000	\$794,000	94.6%
\$900,000-1,000,000	4	0	-	0	2	-	-	-	-
\$1,000,000 +	9	0	-	0	1	-	-	-	-
Grand Total	196	59	3.32	21	51	39	\$371,010	\$361,121	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
Sep-21	\$354,438		\$352,697	100.5%	\$165	109	15
Oct-21	\$340,198	(14,240)	\$334,101	101.8%	\$159	103	18
Nov-21	\$324,621	(15,577)	\$321,927	100.8%	\$158	103	17
Dec-21	\$385,525	60,904	\$382,404	100.8%	\$171	115	23
Jan-22	\$353,264	(32,261)	\$348,124	101.5%	\$174	87	18
Feb-22	\$373,853	20,589	\$364,228	102.6%	\$178	63	23
Mar-22	\$361,830	(12,023)	\$354,778	102.0%	\$178	94	18
Apr-22	\$371,987	10,157	\$360,900	103.1%	\$180	89	17
May-22	\$404,455	32,468	\$390,136	103.7%	\$189	104	16
Jun-22	\$444,014	39,559	\$435,828	101.9%	\$207	118	12
Jul-22	\$447,520	3,506	\$447,091	100.1%	\$202	104	16
Aug-22	\$396,366	(51,154)	\$398,994	99.3%	\$187	113	20
Sep-22	\$380,127	(16,239)	\$384,322	98.9%	\$181	101	26
Oct-22	\$402,422	22,295	\$410,325	98.1%	\$187	94	30
Nov-22	\$365,387	(37,034)	\$371,010	98.5%	\$181	59	39





THE FAIR REPORT

CADDO MILLS

MLS Data for November 2022 (City of Caddo Mills)

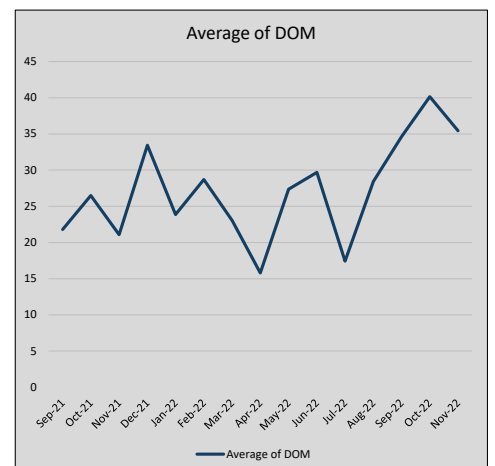
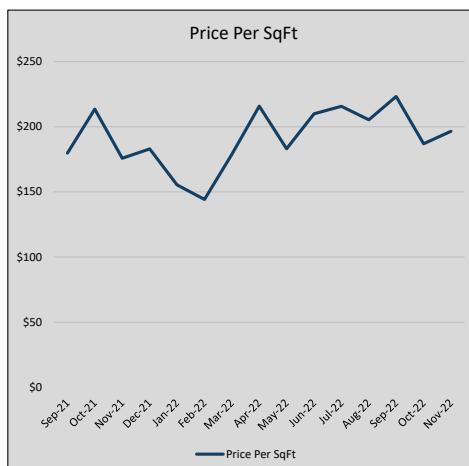
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	2	0	-	-	-	-
\$200,000-299,999	3	5	0.60	1	2	38	\$246,976	\$253,199	102.5%
\$300,000-399,999	5	7	0.71	3	3	30	\$336,589	\$331,789	98.6%
\$400,000-499,999	7	2	3.50	0	0	48	\$474,200	\$462,450	97.5%
\$500,000-599,999	13	0	-	0	1	-	-	-	-
\$600,000-699,999	11	3	3.67	2	1	36	\$668,933	\$647,967	96.9%
\$700,000-799,999	7	1	7.00	2	1	35	\$725,000	\$725,000	100.0%
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	2	0	-	0	0	-	-	-	-
Grand Total	50	18	2.78	10	8	35	\$403,956	\$399,018	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
Sep-21	\$379,797		\$380,189	99.9%	\$180	20	22
Oct-21	\$452,798	73,001	\$458,629	98.7%	\$214	18	27
Nov-21	\$335,826	(116,972)	\$332,700	100.9%	\$176	23	21
Dec-21	\$367,779	31,953	\$363,869	101.1%	\$183	28	33
Jan-22	\$306,415	(61,364)	\$306,672	99.9%	\$155	23	24
Feb-22	\$273,595	(32,820)	\$272,046	100.6%	\$144	17	29
Mar-22	\$380,805	107,210	\$373,834	101.9%	\$179	21	23
Apr-22	\$480,975	100,170	\$483,898	99.4%	\$216	15	16
May-22	\$347,019	(133,957)	\$338,526	102.5%	\$183	22	27
Jun-22	\$430,539	83,521	\$432,983	99.4%	\$210	28	30
Jul-22	\$411,142	(19,397)	\$416,762	98.7%	\$216	19	17
Aug-22	\$422,753	11,611	\$424,302	99.6%	\$205	26	28
Sep-22	\$412,831	(9,922)	\$416,614	99.1%	\$223	18	35
Oct-22	\$355,100	(57,731)	\$366,090	97.0%	\$187	14	40
Nov-22	\$399,018	43,918	\$403,956	98.8%	\$196	18	35





THE FAIR REPORT

CARROLLTON

MLS Data for November 2022 (City of Carrollton)

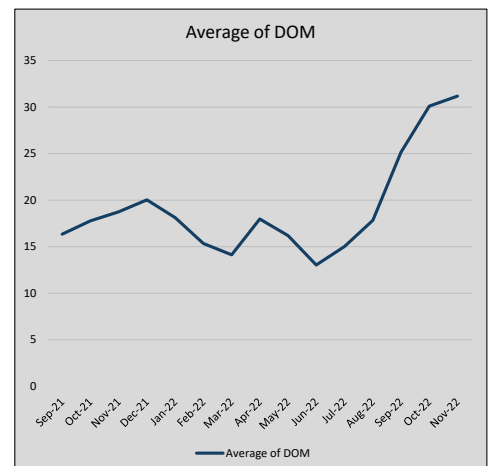
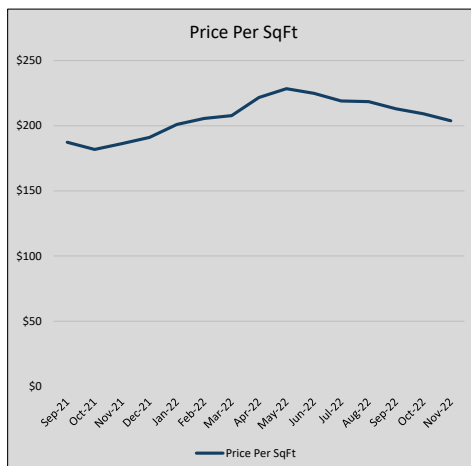
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	4	14	0.29	0	8	13	\$268,457	\$268,964	100.2%
\$300,000-399,999	41	22	1.86	4	25	27	\$361,013	\$357,973	99.2%
\$400,000-499,999	41	20	2.05	6	16	39	\$441,780	\$431,998	97.8%
\$500,000-599,999	17	12	1.42	3	6	30	\$538,037	\$529,958	98.5%
\$600,000-699,999	4	4	1.00	0	2	53	\$641,750	\$627,625	97.8%
\$700,000-799,999	7	4	1.75	3	2	59	\$724,950	\$708,725	97.8%
\$800,000-899,999	4	1	4.00	1	4	34	\$811,804	\$816,214	100.5%
\$900,000-1,000,000	3	0	-	0	2	-	-	-	-
\$1,000,000 +	3	1	3.00	1	0	31	\$1,043,012	\$1,044,846	100.2%
Grand Total	125	78	1.60	18	65	31	\$439,927	\$433,933	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
Sep-21	\$385,104		\$375,504	102.6%	\$187	144	16
Oct-21	\$407,138	22,035	\$400,105	101.8%	\$182	135	18
Nov-21	\$402,427	(4,712)	\$391,936	102.7%	\$186	139	19
Dec-21	\$390,498	(11,929)	\$380,195	102.7%	\$191	119	20
Jan-22	\$445,815	55,317	\$431,357	103.4%	\$201	80	18
Feb-22	\$430,505	(15,310)	\$409,377	105.2%	\$206	82	15
Mar-22	\$435,041	4,536	\$405,799	107.2%	\$208	122	14
Apr-22	\$465,647	30,606	\$427,333	109.0%	\$222	111	18
May-22	\$523,319	57,672	\$485,022	107.9%	\$228	126	16
Jun-22	\$485,661	(37,658)	\$454,131	106.9%	\$225	142	13
Jul-22	\$455,132	(30,529)	\$442,310	102.9%	\$219	118	15
Aug-22	\$468,050	12,918	\$462,923	101.1%	\$218	123	18
Sep-22	\$454,842	(13,208)	\$458,826	99.1%	\$213	123	25
Oct-22	\$458,322	3,480	\$465,388	98.5%	\$209	109	30
Nov-22	\$433,933	(24,388)	\$439,927	98.6%	\$204	78	31





THE FAIR REPORT

CELINA

MLS Data for November 2022 (City of Celina)

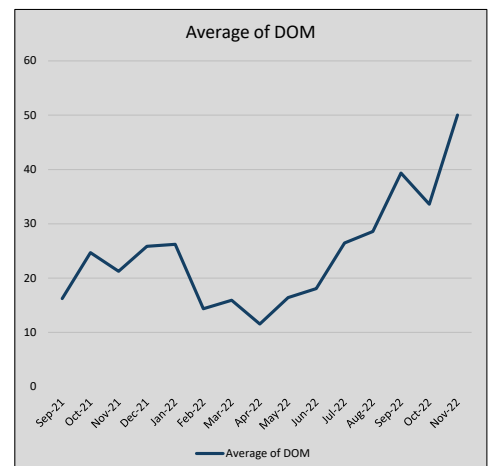
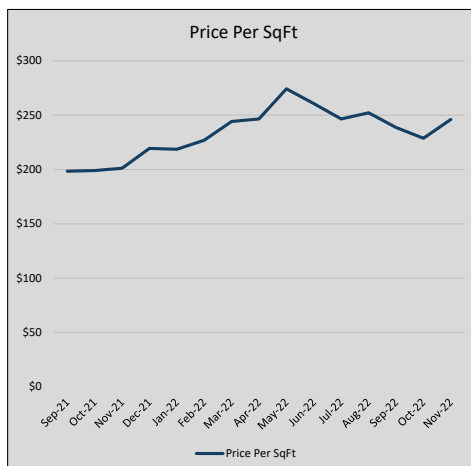
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	2	0	-	0	0	-	-	-	-
\$300,000-399,999	7	0	-	0	1	-	-	-	-
\$400,000-499,999	39	8	4.88	3	14	42	\$459,860	\$447,361	97.3%
\$500,000-599,999	46	15	3.07	4	21	55	\$556,899	\$545,763	98.0%
\$600,000-699,999	61	14	4.36	7	5	60	\$657,586	\$630,115	95.8%
\$700,000-799,999	32	12	2.67	1	5	55	\$730,666	\$687,367	94.1%
\$800,000-899,999	20	2	10.00	1	1	111	\$812,758	\$734,302	90.3%
\$900,000-1,000,000	13	1	13.00	2	1	44	\$962,900	\$938,195	97.4%
\$1,000,000 +	25	10	2.50	5	4	19	\$1,441,525	\$1,402,834	97.3%
Grand Total	245	62	3.95	23	52	50	\$758,229	\$730,169	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
Sep-21	\$508,093		\$495,342	102.6%	\$198	94	16
Oct-21	\$606,014	97,921	\$595,005	101.9%	\$199	79	25
Nov-21	\$600,766	(5,248)	\$610,594	98.4%	\$201	60	21
Dec-21	\$632,485	31,719	\$620,446	101.9%	\$219	91	26
Jan-22	\$619,114	(13,371)	\$594,759	104.1%	\$219	66	26
Feb-22	\$606,924	(12,190)	\$566,656	107.1%	\$227	57	14
Mar-22	\$692,883	85,959	\$642,270	107.9%	\$244	80	16
Apr-22	\$696,248	3,365	\$640,190	108.8%	\$247	82	12
May-22	\$825,619	129,372	\$792,677	104.2%	\$274	85	16
Jun-22	\$775,171	(50,448)	\$756,175	102.5%	\$261	90	18
Jul-22	\$731,903	(43,268)	\$725,966	100.8%	\$247	80	26
Aug-22	\$718,135	(13,768)	\$744,784	96.4%	\$252	82	29
Sep-22	\$671,689	(46,446)	\$683,200	98.3%	\$239	69	39
Oct-22	\$651,321	(20,368)	\$676,080	96.3%	\$229	53	34
Nov-22	\$730,169	78,849	\$758,229	96.3%	\$246	62	50





THE FAIR REPORT

COLLEYVILLE

MLS Data for November 2022 (City of Colleyville)

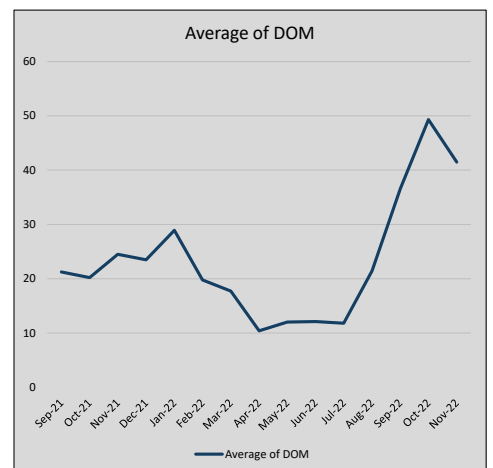
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	1	1	-	-	-	-
\$300,000-399,999	2	0	-	0	0	-	-	-	-
\$400,000-499,999	0	2	0.00	0	0	53	\$489,000	\$469,500	96.0%
\$500,000-599,999	3	1	3.00	0	3	57	\$500,000	\$495,000	99.0%
\$600,000-699,999	9	2	4.50	0	2	26	\$689,500	\$706,000	102.4%
\$700,000-799,999	9	6	1.50	1	2	31	\$762,167	\$748,583	98.2%
\$800,000-899,999	5	2	2.50	0	2	42	\$874,500	\$847,000	96.9%
\$900,000-1,000,000	6	1	6.00	1	4	70	\$969,000	\$900,000	92.9%
\$1,000,000 +	33	7	4.71	3	5	46	\$1,762,614	\$1,684,929	95.6%
Grand Total	68	21	3.24	6	19	41	\$1,070,776	\$1,034,571	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
Sep-21	\$1,034,796		\$1,026,870	100.8%	\$246	46	21
Oct-21	\$876,449	(158,347)	\$865,033	101.3%	\$239	36	20
Nov-21	\$1,053,164	176,716	\$1,047,409	100.5%	\$241	35	24
Dec-21	\$909,893	(143,271)	\$881,998	103.2%	\$253	49	23
Jan-22	\$908,600	(1,293)	\$889,945	102.1%	\$238	20	29
Feb-22	\$873,786	(34,814)	\$848,345	103.0%	\$245	22	20
Mar-22	\$957,262	83,476	\$899,050	106.5%	\$287	34	18
Apr-22	\$1,067,805	110,542	\$1,007,470	106.0%	\$281	32	10
May-22	\$1,089,510	21,705	\$1,049,894	103.8%	\$264	35	12
Jun-22	\$1,009,581	(79,929)	\$977,122	103.3%	\$271	37	12
Jul-22	\$1,164,726	155,145	\$1,174,129	99.2%	\$277	42	12
Aug-22	\$880,811	(283,915)	\$902,143	97.6%	\$242	35	21
Sep-22	\$1,066,625	185,814	\$1,094,203	97.5%	\$261	31	37
Oct-22	\$1,125,313	58,688	\$1,193,988	94.2%	\$270	26	49
Nov-22	\$1,034,571	(90,742)	\$1,070,776	96.6%	\$277	21	41





THE FAIR REPORT

COPPELL

MLS Data for November 2022 (City of Coppell)

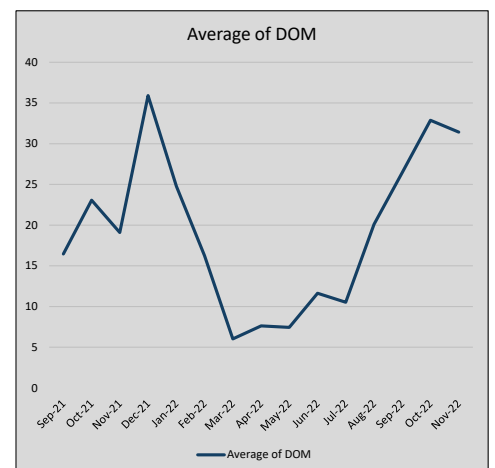
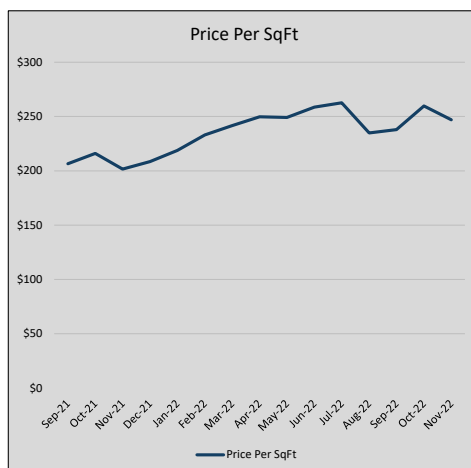
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	2	1	2.00	0	0	13	\$299,990	\$310,000	103.3%
\$300,000-399,999	1	2	0.50	0	1	14	\$374,000	\$314,500	84.1%
\$400,000-499,999	8	9	0.89	0	5	42	\$445,922	\$436,611	97.9%
\$500,000-599,999	6	5	1.20	2	3	16	\$537,800	\$539,700	100.4%
\$600,000-699,999	4	4	1.00	1	4	55	\$670,000	\$666,250	99.4%
\$700,000-799,999	4	5	0.80	0	3	35	\$777,978	\$758,000	97.4%
\$800,000-899,999	6	2	3.00	2	2	6	\$837,500	\$820,000	97.9%
\$900,000-1,000,000	2	1	2.00	0	2	2	\$999,901	\$940,000	94.0%
\$1,000,000 +	3	5	0.60	0	1	32	\$1,325,000	\$1,318,000	99.5%
Grand Total	36	34	1.06	5	21	31	\$694,708	\$682,118	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
Sep-21	\$544,630		\$537,375	101.4%	\$207	48	16
Oct-21	\$581,407	36,776	\$582,871	99.7%	\$216	52	23
Nov-21	\$580,232	(1,175)	\$569,468	101.9%	\$202	44	19
Dec-21	\$563,420	(16,812)	\$558,413	100.9%	\$209	53	36
Jan-22	\$594,510	31,090	\$568,549	104.6%	\$219	22	25
Feb-22	\$608,797	14,287	\$566,378	107.5%	\$233	23	16
Mar-22	\$574,236	(34,561)	\$523,133	109.8%	\$242	36	6
Apr-22	\$693,652	119,416	\$621,155	111.7%	\$250	40	8
May-22	\$663,234	(30,418)	\$611,212	108.5%	\$249	37	7
Jun-22	\$716,519	53,286	\$680,902	105.2%	\$259	46	12
Jul-22	\$719,823	3,303	\$708,587	101.6%	\$263	38	11
Aug-22	\$573,523	(146,300)	\$580,487	98.8%	\$235	40	20
Sep-22	\$641,161	67,639	\$647,581	99.0%	\$238	36	26
Oct-22	\$759,067	117,905	\$764,775	99.3%	\$260	24	33
Nov-22	\$682,118	(76,949)	\$694,708	98.2%	\$247	34	31





THE FAIR REPORT

CORINTH

MLS Data for November 2022 (City of Corinth)

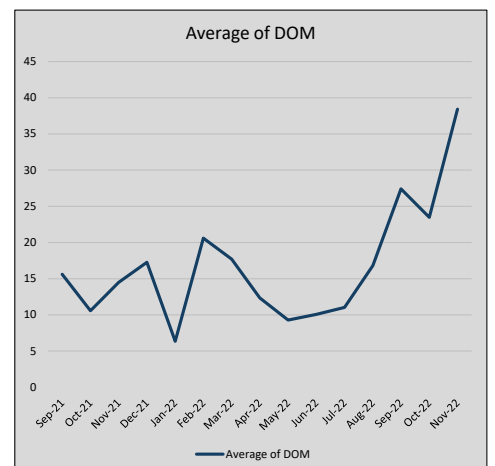
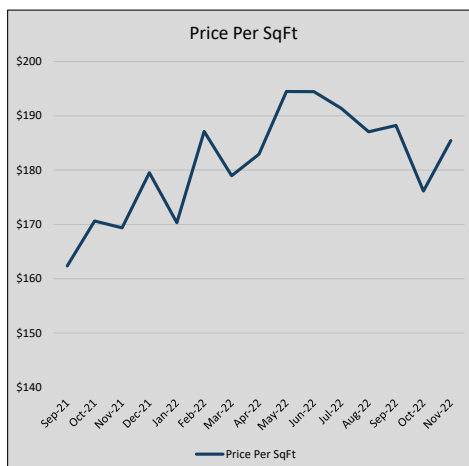
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	1	-	-	-	-
\$200,000-299,999	1	0	-	0	1	-	-	-	-
\$300,000-399,999	11	6	1.83	1	1	18	\$363,133	\$362,483	99.8%
\$400,000-499,999	17	6	2.83	3	3	39	\$455,748	\$442,483	97.1%
\$500,000-599,999	10	5	2.00	0	3	58	\$540,798	\$528,598	97.7%
\$600,000-699,999	12	1	12.00	1	2	19	\$675,000	\$659,999	97.8%
\$700,000-799,999	2	1	2.00	1	1	78	\$756,900	\$660,000	87.2%
\$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	54	19	2.84	6	12	38	\$476,273	\$462,778	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
Sep-21	\$376,011		\$362,695	103.7%	\$162	37	16
Oct-21	\$429,833	53,823	\$424,058	101.4%	\$171	24	11
Nov-21	\$452,582	22,749	\$445,522	101.6%	\$169	39	14
Dec-21	\$413,650	(38,933)	\$403,122	102.6%	\$180	26	17
Jan-22	\$448,334	34,684	\$439,328	102.1%	\$170	14	6
Feb-22	\$447,184	(1,150)	\$427,534	104.6%	\$187	28	21
Mar-22	\$479,306	32,122	\$455,695	105.2%	\$179	20	18
Apr-22	\$443,505	(35,801)	\$422,096	105.1%	\$183	26	12
May-22	\$525,682	82,177	\$487,400	107.9%	\$194	28	9
Jun-22	\$472,013	(53,670)	\$447,653	105.4%	\$194	40	10
Jul-22	\$474,603	2,590	\$464,035	102.3%	\$191	34	11
Aug-22	\$451,637	(22,966)	\$449,360	100.5%	\$187	25	17
Sep-22	\$471,206	19,569	\$476,517	98.9%	\$188	29	27
Oct-22	\$451,656	(19,550)	\$456,244	99.0%	\$176	25	23
Nov-22	\$462,778	11,122	\$476,273	97.2%	\$185	19	38





THE FAIR REPORT

DALLAS LUXURY MARKET

MLS Data for November 2022 (City of Dallas \$1,000,000 or More)

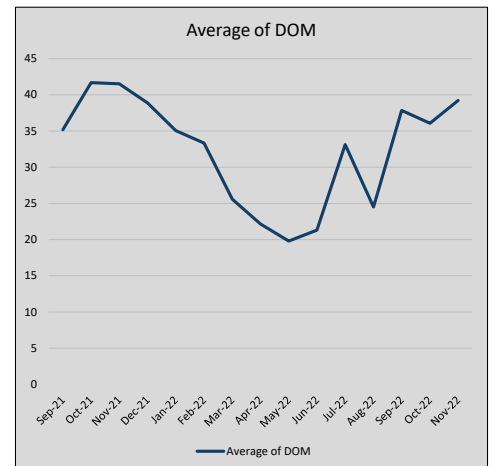
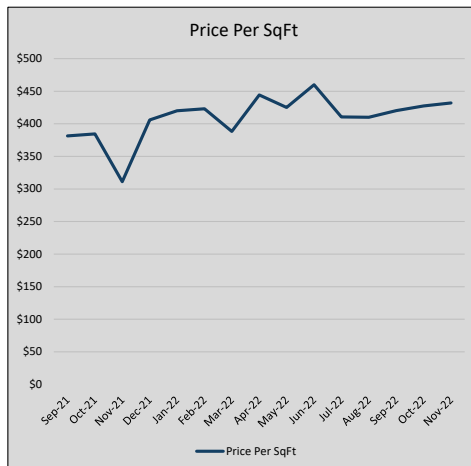
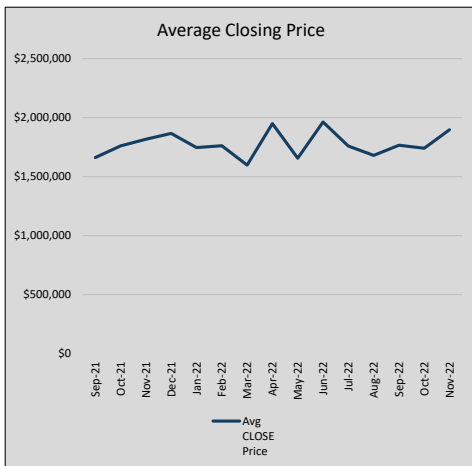
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$0-999,999	0	6	0.00	0	0	16	\$838,000	\$1,032,333	123.2%
\$1,000,000-1,999,999	195	57	3.42	25	43	40	\$1,468,297	\$1,429,977	97.4%
\$2,000,000-2,999,999	61	14	4.36	10	6	36	\$2,500,500	\$2,449,454	98.0%
\$3,000,000-3,999,999	34	3	11.33	12	4	90	\$3,366,333	\$3,125,000	92.8%
\$4,000,000-4,999,999	16	3	5.33	0	0	19	\$4,266,667	\$4,091,667	95.9%
\$5,000,000-5,999,999	6	1	6.00	1	0	7	\$5,995,000	\$5,500,000	91.7%
\$6,000,000-6,999,999	3	1	3.00	7	0	67	\$6,650,000	\$6,430,000	96.7%
\$7,000,000-7,999,999	3	1	3.00	0	0	120	\$7,999,999	\$7,650,000	95.6%
\$8,000,000-8,999,999	2	0	-	1	0	-	-	-	-
\$9,000,000-9,999,999	2	0	-	1	0	-	-	-	-
\$10,000,000+	8	0	-	2	0	-	-	-	-
Total	330	86	3.84	59	53	39	\$1,945,023	\$1,897,966	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
Sep-21	\$1,661,327		\$1,717,329	96.7%	\$381	82	35
Oct-21	\$1,761,093	99,766	\$1,784,194	98.7%	\$384	87	42
Nov-21	\$1,816,527	55,434	\$1,838,970	98.8%	\$311	87	42
Dec-21	\$1,866,716	50,189	\$1,919,125	97.3%	\$406	110	39
Jan-22	\$1,746,978	(119,738)	\$1,765,637	98.9%	\$420	54	35
Feb-22	\$1,762,342	15,364	\$1,744,369	101.0%	\$423	85	33
Mar-22	\$1,598,079	(164,263)	\$1,545,728	103.4%	\$388	123	26
Apr-22	\$1,950,145	352,066	\$1,885,730	103.4%	\$444	140	22
May-22	\$1,655,847	(294,298)	\$1,595,763	103.8%	\$425	201	20
Jun-22	\$1,963,200	307,353	\$1,907,543	102.9%	\$460	169	21
Jul-22	\$1,759,850	(203,350)	\$1,783,483	98.7%	\$411	105	33
Aug-22	\$1,680,554	(79,296)	\$1,699,094	98.9%	\$410	107	25
Sep-22	\$1,765,543	84,988	\$1,819,592	97.0%	\$420	102	38
Oct-22	\$1,741,423	(24,119)	\$1,786,523	97.5%	\$427	105	36
Nov-22	\$1,897,966	156,542	\$1,945,023	97.6%	\$432	86	39



Fair Texas Title
THE FINEST CLOSING EXPERIENCE IN TEXAS



THE FAIR REPORT

HIGHLAND PARK ISD

MLS Data for November 2022 (Highland Park ISD - All Cities)

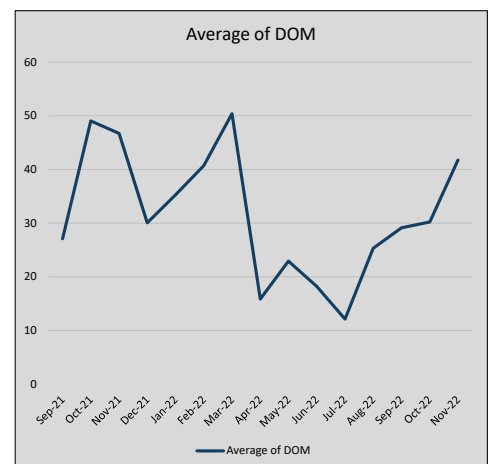
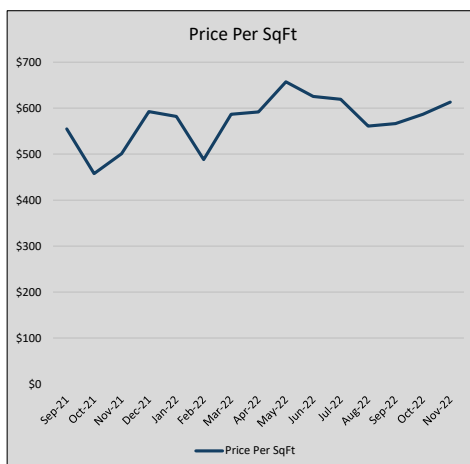
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	2	0	-	2	4	-	-	-	-
\$500,000-999,999	3	2	1.50	1	10	11	\$679,000	\$667,000	98.2%
\$1,000,000-1,499,999	6	6	1.00	2	20	53	\$1,289,000	\$1,240,000	96.2%
\$1,500,000-1,999,999	8	6	1.33	5	23	27	\$1,911,233	\$1,957,704	102.4%
\$2,000,000-2,499,999	5	1	5.00	0	8	4	\$2,350,000	\$2,400,000	102.1%
\$2,500,000-2,999,999	7	2	3.50	1	10	49	\$2,799,000	\$2,732,500	97.6%
\$3,000,000-3,499,999	6	1	6.00	1	10	173	\$3,495,000	\$3,250,000	93.0%
\$3,500,000-4,000,000	3	1	3.00	0	4	18	\$3,995,000	\$3,870,000	96.9%
\$4,000,000+	22	2	11.00	3	29	43	\$5,997,450	\$5,775,000	96.3%
Grand Total	62	21	2.95	15	118	42	\$2,285,348	\$2,240,725	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
Sep-21	\$1,874,569		\$1,910,747	98.1%	\$555	49	27
Oct-21	\$1,760,289	(114,280)	\$1,804,588	97.5%	\$458	27	49
Nov-21	\$1,982,482	222,192	\$2,005,452	98.9%	\$501	31	47
Dec-21	\$2,439,378	456,897	\$2,570,513	94.9%	\$593	37	30
Jan-22	\$2,320,614	(118,765)	\$2,344,818	99.0%	\$582	11	35
Feb-22	\$1,539,066	(781,548)	\$1,537,820	100.1%	\$488	25	41
Mar-22	\$2,028,676	489,610	\$1,963,280	103.3%	\$587	30	50
Apr-22	\$2,279,311	250,635	\$2,138,681	106.6%	\$592	36	16
May-22	\$2,600,781	321,469	\$2,525,833	103.0%	\$657	39	23
Jun-22	\$2,679,454	78,673	\$2,604,917	102.9%	\$625	30	18
Jul-22	\$2,336,127	(343,326)	\$2,306,741	101.3%	\$619	27	12
Aug-22	\$2,189,947	(146,181)	\$2,209,070	99.1%	\$561	27	25
Sep-22	\$1,836,000	(353,947)	\$1,867,906	98.3%	\$566	17	29
Oct-22	\$2,091,395	255,395	\$2,096,310	99.8%	\$587	19	30
Nov-22	\$2,240,725	149,330	\$2,285,348	98.0%	\$613	21	42



Fair Texas Title
THE FINEST CLOSING EXPERIENCE IN TEXAS



THE FAIR REPORT

TOWN OF HIGHLAND PARK

MLS Data for November 2022 (Town of Highland Park)

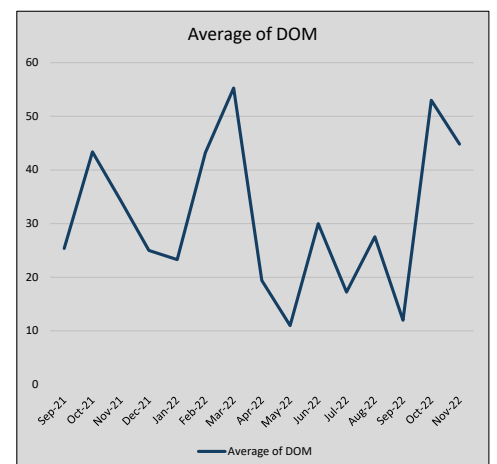
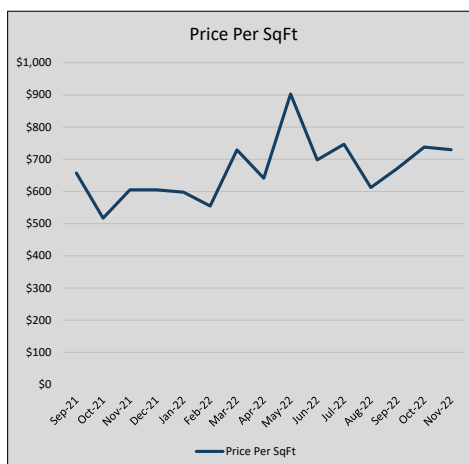
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-999,999	2	2	1.00	0	4	12	\$814,000	\$805,500	99.0%
\$1,000,000-1,499,999	3	0	-	1	4	-	-	-	-
\$1,500,000-1,999,999	2	0	-	2	4	-	-	-	-
\$2,000,000-2,499,999	1	1	1.00	0	2	4	\$2,350,000	\$2,400,000	102.1%
\$2,500,000-2,999,999	2	0	-	1	3	-	-	-	-
\$3,000,000-3,499,999	3	1	3.00	0	4	173	\$3,495,000	\$3,250,000	93.0%
\$3,500,000-4,000,000	2	1	2.00	0	3	18	\$3,995,000	\$3,870,000	96.9%
\$4,000,000+	17	1	17.00	3	21	51	\$5,999,900	\$5,750,000	95.8%
Grand Total	32	6	5.33	7	45	45	\$2,911,317	\$2,813,500	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
Sep-21	\$2,246,629		\$2,320,468	96.8%	\$657	16	25
Oct-21	\$2,237,625	(9,004)	\$2,315,236	96.6%	\$517	8	43
Nov-21	\$2,727,778	490,153	\$2,769,889	98.5%	\$605	9	34
Dec-21	\$3,063,800	336,022	\$3,119,300	98.2%	\$605	10	25
Jan-22	\$2,750,393	(313,407)	\$2,835,571	97.0%	\$598	7	23
Feb-22	\$1,736,278	(1,014,115)	\$1,698,778	102.2%	\$555	9	43
Mar-22	\$2,746,864	1,010,586	\$2,734,500	100.5%	\$729	11	55
Apr-22	\$2,897,050	150,186	\$2,831,400	102.3%	\$641	10	19
May-22	\$3,391,331	494,281	\$3,333,385	101.7%	\$903	13	11
Jun-22	\$3,077,917	(313,414)	\$3,064,000	100.5%	\$698	12	30
Jul-22	\$3,342,125	264,208	\$3,295,875	101.4%	\$747	8	17
Aug-22	\$1,888,889	(1,453,236)	\$1,870,433	101.0%	\$612	9	28
Sep-22	\$1,990,000	101,111	\$1,822,500	109.2%	\$672	2	12
Oct-22	\$2,740,571	750,571	\$2,757,570	99.4%	\$738	7	53
Nov-22	\$2,813,500	72,929	\$2,911,317	96.6%	\$729	6	45





THE FAIR REPORT

CITY OF UNIVERSITY PARK

MLS Data for November 2022 (City of University Park)

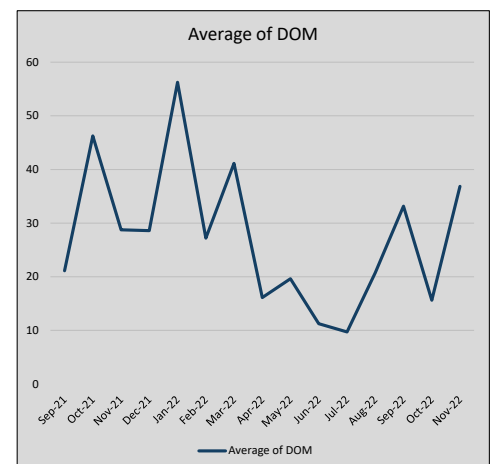
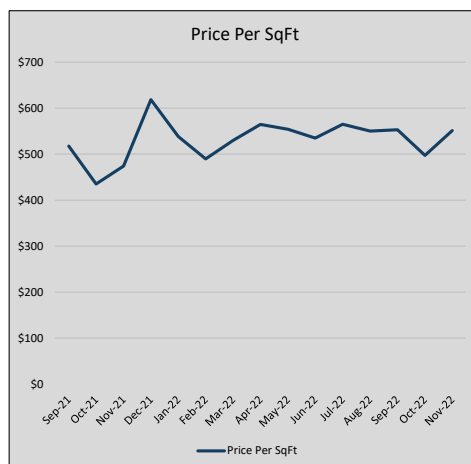
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-999,999	0	1	0.00	0	3	3	\$599,000	\$599,000	100.0%
\$1,000,000-1,499,999	5	5	1.00	3	13	63	\$1,248,800	\$1,186,000	95.0%
\$1,500,000-1,999,999	7	5	1.40	5	17	14	\$1,913,500	\$1,986,245	103.8%
\$2,000,000-2,499,999	4	0	-	1	5	-	-	-	-
\$2,500,000-2,999,999	5	2	2.50	1	8	49	\$2,799,000	\$2,732,500	97.6%
\$3,000,000-3,499,999	3	0	-	2	5	-	-	-	-
\$3,500,000-4,000,000	1	0	-	0	1	-	-	-	-
\$4,000,000+	5	1	5.00	1	7	34	\$5,995,000	\$5,800,000	96.7%
Grand Total	30	14	2.14	13	59	37	\$2,000,250	\$1,980,373	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
Sep-21	\$1,800,613		\$1,815,397	99.2%	\$518	32	21
Oct-21	\$1,540,141	(260,473)	\$1,567,550	98.3%	\$435	20	46
Nov-21	\$2,045,844	505,703	\$2,060,938	99.3%	\$474	16	29
Dec-21	\$2,420,523	374,679	\$2,616,500	92.5%	\$618	22	29
Jan-22	\$1,568,500	(852,023)	\$1,486,000	105.6%	\$538	4	56
Feb-22	\$1,975,140	406,640	\$1,991,200	99.2%	\$490	10	27
Mar-22	\$1,904,633	(70,507)	\$1,805,000	105.5%	\$530	15	41
Apr-22	\$2,165,419	260,785	\$1,982,455	109.2%	\$565	22	16
May-22	\$2,194,846	29,427	\$2,091,040	105.0%	\$554	25	20
Jun-22	\$1,981,145	(213,701)	\$1,981,029	100.0%	\$535	17	11
Jul-22	\$1,858,460	(122,685)	\$1,840,429	101.0%	\$565	14	10
Aug-22	\$2,378,151	519,691	\$2,405,118	98.9%	\$550	17	21
Sep-22	\$1,800,712	(577,439)	\$1,862,338	96.7%	\$553	13	33
Oct-22	\$1,665,577	(135,135)	\$1,663,608	100.1%	\$497	13	16
Nov-22	\$1,980,373	314,796	\$2,000,250	99.0%	\$551	14	37



Fair Texas Title
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THE FAIR REPORT

EAST DALLAS AND VICINITY

MLS Data for November 2022

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

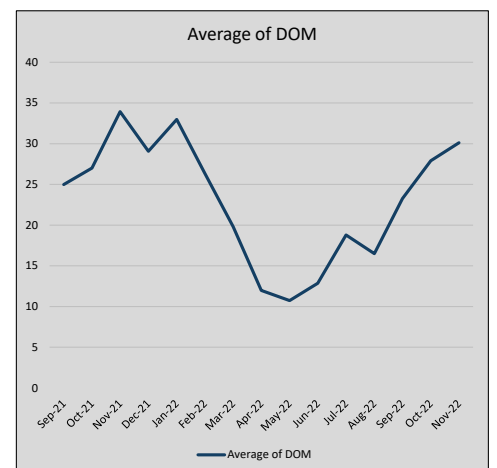
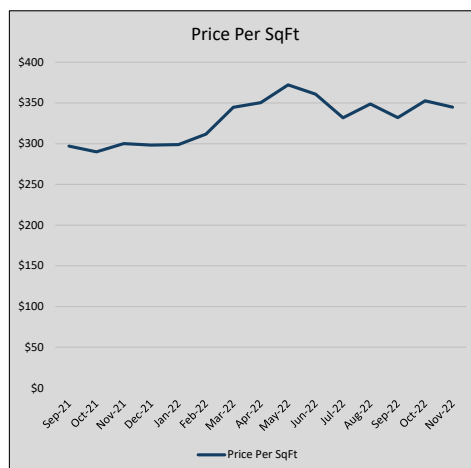
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	11	2	5.50	1	1	21	\$97,000	\$96,000	99.0%
\$100,000-199,999	14	5	2.80	4	3	17	\$150,080	\$144,170	96.1%
\$200,000-299,999	34	25	1.36	9	26	34	\$255,452	\$253,228	99.1%
\$300,000-399,999	57	12	4.75	10	17	40	\$351,975	\$347,108	98.6%
\$400,000-499,999	36	18	2.00	9	15	31	\$458,214	\$453,528	99.0%
\$500,000-599,999	55	19	2.89	9	10	24	\$553,258	\$546,395	98.8%
\$600,000-699,999	36	15	2.40	7	8	52	\$652,660	\$634,128	97.2%
\$700,000-799,999	25	16	1.56	6	7	30	\$766,743	\$761,956	99.4%
\$800,000-899,999	16	8	2.00	9	7	20	\$871,237	\$856,750	98.3%
\$900,000-1,000,000	15	6	2.50	5	3	20	\$966,917	\$962,721	99.6%
\$1,000,000 +	53	17	3.12	23	18	25	\$1,525,315	\$1,479,382	97.0%
Grand Total	352	143	2.46	92	115	31	\$636,879	\$625,433	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
Sep-21	\$597,448		\$595,612	100.3%	\$297	195	25
Oct-21	\$579,154	(18,294)	\$583,674	99.2%	\$290	220	27
Nov-21	\$600,735	21,581	\$605,128	99.3%	\$300	190	34
Dec-21	\$574,886	(25,849)	\$571,596	100.6%	\$298	204	29
Jan-22	\$572,044	(2,842)	\$573,977	99.7%	\$299	138	33
Feb-22	\$617,661	45,617	\$600,029	102.9%	\$312	160	26
Mar-22	\$726,456	108,795	\$689,289	105.4%	\$345	200	20
Apr-22	\$703,015	(23,441)	\$660,915	106.4%	\$350	210	12
May-22	\$834,660	131,645	\$791,500	105.5%	\$372	241	11
Jun-22	\$778,571	(56,090)	\$743,237	104.8%	\$361	197	13
Jul-22	\$711,961	(66,610)	\$711,188	100.1%	\$332	187	19
Aug-22	\$701,407	(10,554)	\$703,228	99.7%	\$349	197	17
Sep-22	\$702,676	1,269	\$709,025	99.1%	\$332	155	23
Oct-22	\$773,618	70,942	\$783,450	98.7%	\$353	147	28
Nov-22	\$734,496	(39,122)	\$748,702	98.1%	\$345	102	30





THE FAIR REPORT

FAR NORTH DALLAS AND VICINITY

MLS Data for November 2022

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

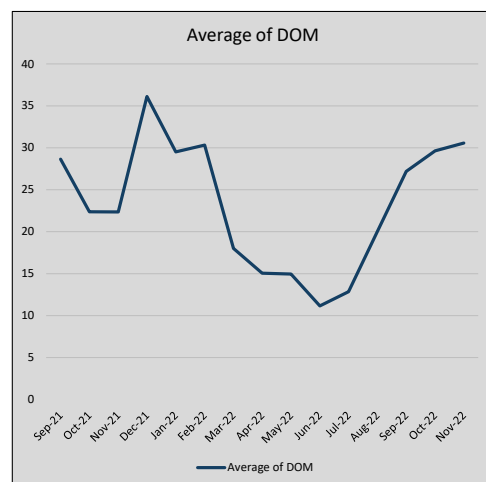
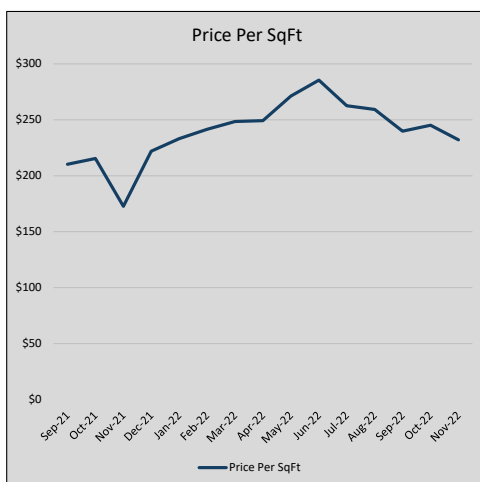
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	6	6	1.00	1	3	11	\$156,650	\$137,900	88.0%
\$200,000-299,999	21	6	3.50	2	11	50	\$254,000	\$238,750	94.0%
\$300,000-399,999	5	1	5.00	2	0	64	\$364,900	\$358,000	98.1%
\$400,000-499,999	14	9	1.56	3	2	30	\$462,044	\$441,222	95.5%
\$500,000-599,999	17	5	3.40	1	5	22	\$541,400	\$532,886	98.4%
\$600,000-699,999	18	14	1.29	3	10	24	\$652,821	\$636,571	97.5%
\$700,000-799,999	13	7	1.86	4	4	39	\$760,612	\$740,260	97.3%
\$800,000-899,999	12	7	1.71	1	3	38	\$873,399	\$853,512	97.7%
\$900,000-1,000,000	10	6	1.67	2	0	16	\$990,133	\$971,667	98.1%
\$1,000,000 +	24	4	6.00	1	8	51	\$1,466,000	\$1,394,500	95.1%
Grand Total	140	65	2.15	20	46	31	\$647,332	\$626,611	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
Sep-21	\$498,034		\$502,387	99.1%	\$210	121	29
Oct-21	\$499,932	1,898	\$501,928	99.6%	\$215	116	22
Nov-21	\$561,868	61,936	\$562,495	99.9%	\$173	109	22
Dec-21	\$511,464	(50,404)	\$512,924	99.7%	\$222	114	36
Jan-22	\$569,847	58,383	\$570,365	99.9%	\$233	84	30
Feb-22	\$566,451	(3,396)	\$553,970	102.3%	\$242	82	30
Mar-22	\$571,519	5,068	\$542,849	105.3%	\$248	110	18
Apr-22	\$635,131	63,611	\$597,376	106.3%	\$249	115	15
May-22	\$663,013	27,883	\$629,794	105.3%	\$271	122	15
Jun-22	\$657,846	(5,167)	\$631,443	104.2%	\$285	129	11
Jul-22	\$646,343	(11,503)	\$639,547	101.1%	\$263	107	13
Aug-22	\$636,624	(9,719)	\$637,983	99.8%	\$259	93	20
Sep-22	\$562,981	(73,643)	\$570,660	98.7%	\$240	111	27
Oct-22	\$562,146	(835)	\$571,503	98.4%	\$245	79	30
Nov-22	\$628,550	66,404	\$647,332	97.1%	\$232	65	31





THE FAIR REPORT

LAKE HIGHLANDS AND VICINITY

MLS Data for November 2022
(Lake Highlands and Vicinity - 75231, 75238, 75243)

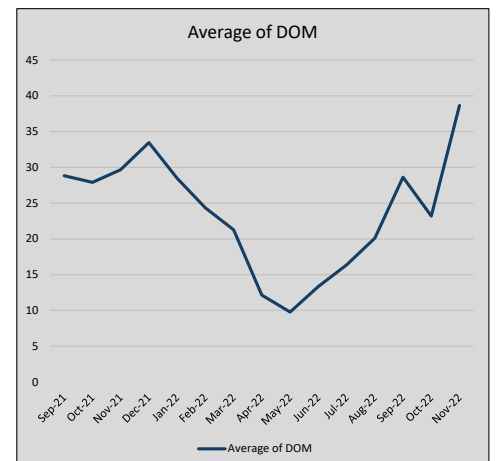
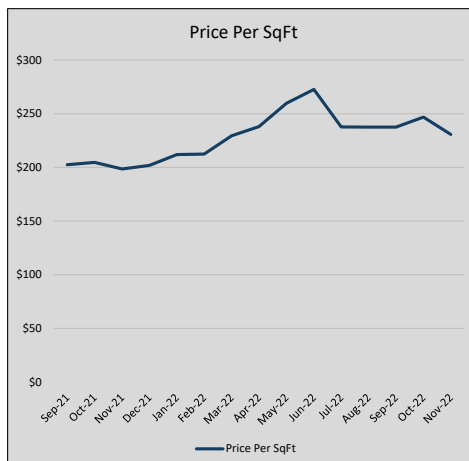
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	22	7	3.14	3	1	73	\$79,500	\$75,786	95.3%
\$100,000-199,999	40	18	2.22	5	14	31	\$144,316	\$198,100	137.3%
\$200,000-299,999	18	4	4.50	1	5	40	\$241,700	\$233,038	96.4%
\$300,000-399,999	11	4	2.75	2	5	17	\$367,000	\$340,500	92.8%
\$400,000-499,999	18	9	2.00	2	4	40	\$463,811	\$456,656	98.5%
\$500,000-599,999	18	5	3.60	4	1	43	\$546,980	\$530,724	97.0%
\$600,000-699,999	23	9	2.56	1	7	36	\$669,644	\$660,148	98.6%
\$700,000-799,999	10	6	1.67	1	7	23	\$769,895	\$768,265	99.8%
\$800,000-899,999	4	1	4.00	3	1	4	\$825,000	\$882,600	107.0%
\$900,000-1,000,000	0	1	0.00	0	0	5	\$999,000	\$1,029,000	103.0%
\$1,000,000 +	12	3	4.00	0	3	86	\$1,192,667	\$1,119,617	93.9%
Grand Total	176	67	2.63	22	48	39	\$426,065	\$432,468	101.5%

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
Sep-21	\$375,582		\$373,621	100.5%	\$203	101	29
Oct-21	\$374,454	(1,128)	\$378,749	98.9%	\$205	122	28
Nov-21	\$351,564	(22,889)	\$349,311	100.6%	\$199	92	30
Dec-21	\$361,763	10,198	\$363,603	99.5%	\$202	110	33
Jan-22	\$381,448	19,685	\$383,079	99.6%	\$212	83	28
Feb-22	\$377,028	(4,420)	\$367,110	102.7%	\$212	79	24
Mar-22	\$439,422	62,395	\$423,437	103.8%	\$230	120	21
Apr-22	\$436,770	(2,652)	\$413,335	105.7%	\$238	99	12
May-22	\$502,025	65,254	\$469,986	106.8%	\$260	146	10
Jun-22	\$536,397	34,373	\$512,594	104.6%	\$273	112	13
Jul-22	\$401,790	(134,608)	\$395,193	101.7%	\$238	112	16
Aug-22	\$392,243	(9,546)	\$391,769	100.1%	\$238	107	20
Sep-22	\$443,490	51,246	\$446,329	99.4%	\$238	99	29
Oct-22	\$480,198	36,708	\$483,259	99.4%	\$247	85	23
Nov-22	\$417,087	(63,111)	\$426,065	97.9%	\$231	67	39





THE FAIR REPORT

LAKEWOOD AND VICINITY

MLS Data for November 2022
(Lakewood and Vicinity - 75214)

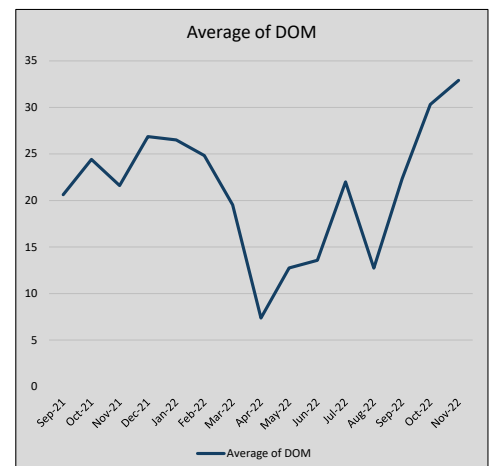
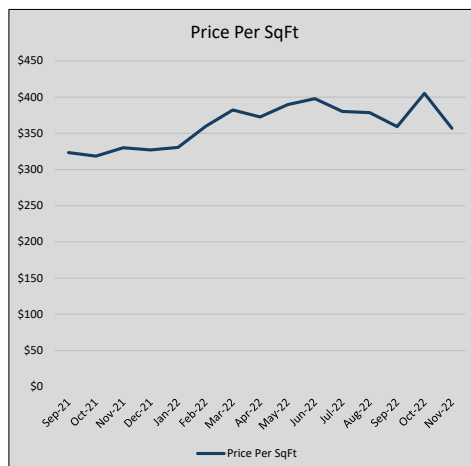
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	1	2.00	0	0	14	\$124,000	\$126,000	101.6%
\$200,000-299,999	0	0	-	0	2	-	-	-	-
\$300,000-399,999	4	3	1.33	0	1	12	\$366,300	\$349,967	95.5%
\$400,000-499,999	5	1	5.00	0	3	88	\$475,000	\$450,000	94.7%
\$500,000-599,999	12	5	2.40	1	1	21	\$568,780	\$576,000	101.3%
\$600,000-699,999	6	4	1.50	4	0	80	\$650,750	\$626,250	96.2%
\$700,000-799,999	10	4	2.50	1	2	36	\$780,725	\$754,325	96.6%
\$800,000-899,999	6	2	3.00	5	3	16	\$874,000	\$867,000	99.2%
\$900,000-1,000,000	5	2	2.50	1	1	13	\$973,750	\$967,662	99.4%
\$1,000,000 +	21	11	1.91	10	7	30	\$1,580,668	\$1,533,409	97.0%
Grand Total	71	33	2.15	22	20	33	\$950,017	\$926,213	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
Sep-21	\$773,524		\$766,428	100.9%	\$323	60	21
Oct-21	\$738,184	(35,340)	\$745,917	99.0%	\$318	57	24
Nov-21	\$817,437	79,252	\$821,741	99.5%	\$330	49	22
Dec-21	\$769,809	(47,627)	\$759,844	101.3%	\$327	50	27
Jan-22	\$706,250	(63,559)	\$710,113	99.5%	\$331	24	27
Feb-22	\$822,423	116,173	\$787,895	104.4%	\$359	41	25
Mar-22	\$1,080,237	257,814	\$1,011,555	106.8%	\$382	53	20
Apr-22	\$911,328	(168,908)	\$853,143	106.8%	\$373	67	7
May-22	\$1,055,166	143,838	\$998,324	105.7%	\$390	82	13
Jun-22	\$967,704	(87,462)	\$910,807	106.2%	\$398	68	14
Jul-22	\$1,017,409	49,705	\$1,022,327	99.5%	\$380	39	22
Aug-22	\$821,261	(196,148)	\$815,981	100.6%	\$379	49	13
Sep-22	\$908,159	86,899	\$918,093	98.9%	\$359	41	22
Oct-22	\$1,130,162	222,002	\$1,136,002	99.5%	\$405	44	30
Nov-22	\$926,213	(203,949)	\$950,017	97.5%	\$357	33	33



Fair Texas Title
THE FINEST CLOSING EXPERIENCE IN TEXAS



THE FAIR REPORT

NORTHWEST DALLAS AND VICINITY

MLS Data for November 2022

(Bluffview, Devonshire, Northwest Dallas and Vicinity - 75207, 75209, 75220, 75229, 75234, 75235, 75247)

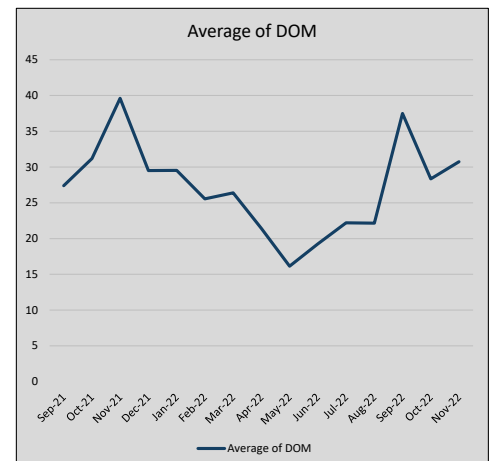
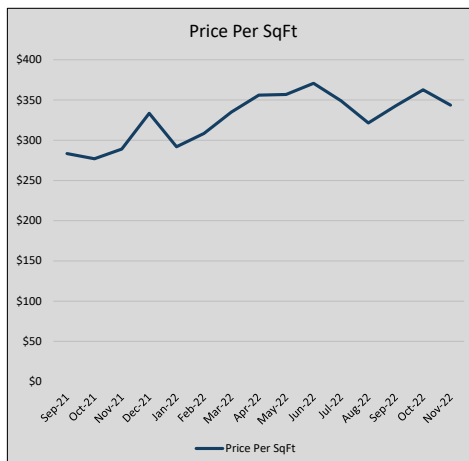
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	15	6	2.50	3	6	30	\$145,583	\$136,517	93.8%
\$200,000-299,999	8	15	0.53	1	8	17	\$263,993	\$256,625	97.2%
\$300,000-399,999	26	17	1.53	7	7	31	\$346,312	\$337,265	97.4%
\$400,000-499,999	37	9	4.11	8	9	34	\$451,489	\$456,167	101.0%
\$500,000-599,999	21	9	2.33	4	5	16	\$549,989	\$536,322	97.5%
\$600,000-699,999	19	2	9.50	3	3	7	\$649,995	\$652,500	100.4%
\$700,000-799,999	22	8	2.75	3	4	40	\$760,638	\$744,463	97.9%
\$800,000-899,999	12	4	3.00	8	0	24	\$873,250	\$839,750	96.2%
\$900,000-1,000,000	10	2	5.00	1	0	32	\$974,000	\$942,500	96.8%
\$1,000,000 +	113	22	5.14	19	11	45	\$2,361,349	\$2,274,542	96.3%
Grand Total	283	94	3.01	57	53	31	\$899,040	\$871,053	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
Sep-21	\$635,994		\$666,031	95.5%	\$283	156	27
Oct-21	\$659,267	23,273	\$659,194	100.0%	\$277	150	31
Nov-21	\$716,037	56,770	\$723,240	99.0%	\$289	149	40
Dec-21	\$841,134	125,097	\$864,045	97.3%	\$333	164	30
Jan-22	\$595,035	(246,099)	\$591,985	100.5%	\$292	107	30
Feb-22	\$739,708	144,673	\$726,465	101.8%	\$308	132	26
Mar-22	\$750,310	10,602	\$731,210	102.6%	\$335	156	26
Apr-22	\$893,768	143,458	\$866,608	103.1%	\$356	151	21
May-22	\$842,464	(51,304)	\$819,508	102.8%	\$357	176	16
Jun-22	\$961,244	118,779	\$941,918	102.1%	\$371	163	19
Jul-22	\$840,933	(120,311)	\$840,000	100.1%	\$349	96	22
Aug-22	\$716,862	(124,071)	\$725,929	98.8%	\$322	130	22
Sep-22	\$852,121	135,260	\$869,854	98.0%	\$343	94	37
Oct-22	\$873,782	21,660	\$893,567	97.8%	\$363	102	28
Nov-22	\$871,053	(2,729)	\$899,040	96.9%	\$344	94	31





THE FAIR REPORT

OAKLAWN AND VICINITY

MLS Data for November 2022

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

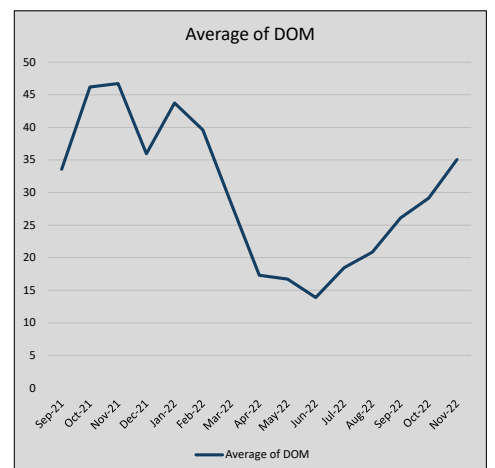
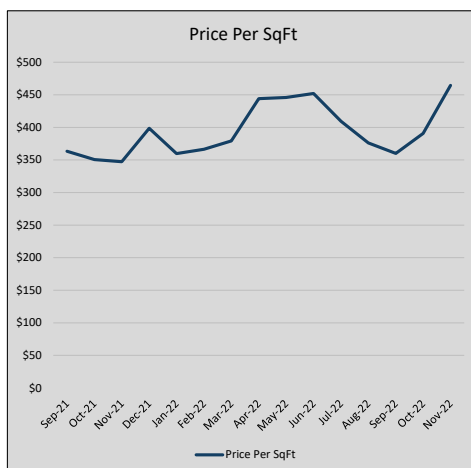
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	6	10	0.60	0	5	25	\$170,640	\$167,110	97.9%
\$200,000-299,999	15	11	1.36	2	7	19	\$253,800	\$249,182	98.2%
\$300,000-399,999	20	7	2.86	7	7	24	\$357,429	\$355,214	99.4%
\$400,000-499,999	23	7	3.29	4	5	31	\$441,786	\$429,214	97.2%
\$500,000-599,999	24	11	2.18	4	2	35	\$543,273	\$525,545	96.7%
\$600,000-699,999	19	4	4.75	5	8	27	\$658,250	\$654,750	99.5%
\$700,000-799,999	16	4	4.00	4	4	17	\$752,225	\$741,250	98.5%
\$800,000-899,999	5	5	1.00	3	3	26	\$852,580	\$831,000	97.5%
\$900,000-1,000,000	9	0	-	3	0	-	-	-	-
\$1,000,000 +	97	17	5.71	14	13	66	\$2,727,965	\$2,618,235	96.0%
Grand Total	234	76	3.08	46	54	35	\$951,959	\$920,172	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
Sep-21	\$680,292		\$695,444	97.8%	\$363	187	34
Oct-21	\$680,711	420	\$696,331	97.8%	\$351	163	46
Nov-21	\$659,412	(21,299)	\$666,663	98.9%	\$347	162	47
Dec-21	\$819,297	159,884	\$837,477	97.8%	\$399	182	36
Jan-22	\$717,659	(101,638)	\$731,229	98.1%	\$360	124	44
Feb-22	\$710,666	(6,993)	\$708,043	100.4%	\$366	134	40
Mar-22	\$691,377	(19,289)	\$683,196	101.2%	\$379	169	28
Apr-22	\$904,426	213,050	\$885,396	102.1%	\$444	159	17
May-22	\$874,555	(29,871)	\$857,747	102.0%	\$446	182	17
Jun-22	\$951,917	77,362	\$946,134	100.6%	\$452	148	14
Jul-22	\$800,817	(151,100)	\$806,175	99.3%	\$409	131	18
Aug-22	\$672,585	(128,232)	\$675,637	99.5%	\$376	135	21
Sep-22	\$575,058	(97,527)	\$580,408	99.1%	\$360	120	26
Oct-22	\$729,409	154,352	\$746,234	97.7%	\$391	99	29
Nov-22	\$920,172	190,763	\$951,959	96.7%	\$465	76	35



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THE FAIR REPORT

PRESTON HOLLOW AND VICINITY

MLS Data for November 2022 (Preston Hollow and Vicinity - 75220, 75225, 75230)

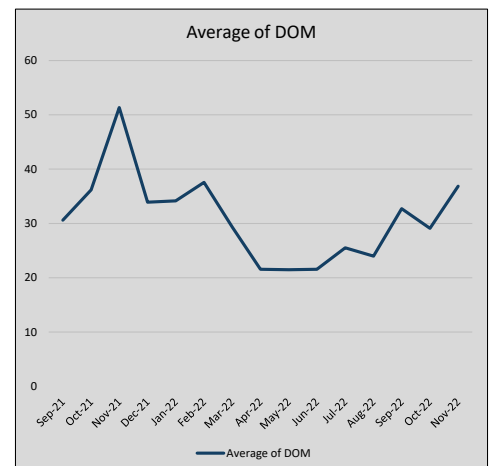
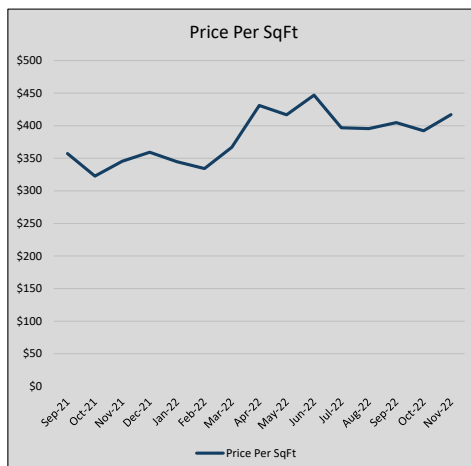
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	17	9	1.89	1	7	46	\$154,211	\$145,000	94.0%
\$200,000-299,999	8	4	2.00	1	3	80	\$250,750	\$234,750	93.6%
\$300,000-399,999	10	5	2.00	2	3	22	\$346,800	\$332,300	95.8%
\$400,000-499,999	8	0	-	2	2	-	-	-	-
\$500,000-599,999	8	3	2.67	3	1	15	\$563,333	\$554,300	98.4%
\$600,000-699,999	8	2	4.00	0	3	40	\$664,500	\$664,500	100.0%
\$700,000-799,999	10	0	-	2	2	-	-	-	-
\$800,000-899,999	4	5	0.80	2	3	47	\$869,600	\$829,600	95.4%
\$900,000-1,000,000	8	2	4.00	2	1	16	\$985,000	\$976,000	99.1%
\$1,000,000 +	110	38	2.89	19	19	34	\$2,415,305	\$2,341,999	97.0%
Grand Total	192	68	2.82	34	44	37	\$1,547,699	\$1,499,902	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
Sep-21	\$1,107,899		\$1,145,946	96.7%	\$357	112	31
Oct-21	\$994,518	(113,381)	\$1,003,575	99.1%	\$323	94	36
Nov-21	\$1,099,303	104,785	\$1,115,460	98.6%	\$346	94	51
Dec-21	\$1,080,736	(18,567)	\$1,136,213	95.1%	\$359	126	34
Jan-22	\$867,103	(213,633)	\$865,722	100.2%	\$345	56	34
Feb-22	\$919,117	52,014	\$932,690	98.5%	\$334	97	38
Mar-22	\$1,027,552	108,436	\$1,001,591	102.6%	\$367	109	29
Apr-22	\$1,313,739	286,187	\$1,258,982	104.3%	\$431	117	22
May-22	\$1,299,487	(14,252)	\$1,242,885	104.6%	\$417	123	21
Jun-22	\$1,542,005	242,518	\$1,499,959	102.8%	\$447	101	22
Jul-22	\$1,121,362	(420,644)	\$1,117,433	100.4%	\$397	82	26
Aug-22	\$1,194,454	73,092	\$1,212,696	98.5%	\$396	87	24
Sep-22	\$1,173,528	(20,926)	\$1,222,488	96.0%	\$405	82	33
Oct-22	\$1,295,683	122,156	\$1,320,324	98.1%	\$392	76	29
Nov-22	\$1,499,902	204,219	\$1,547,699	96.9%	\$417	68	37





THE FAIR REPORT

DENISON

MLS Data for November 2022 (City of Denison)

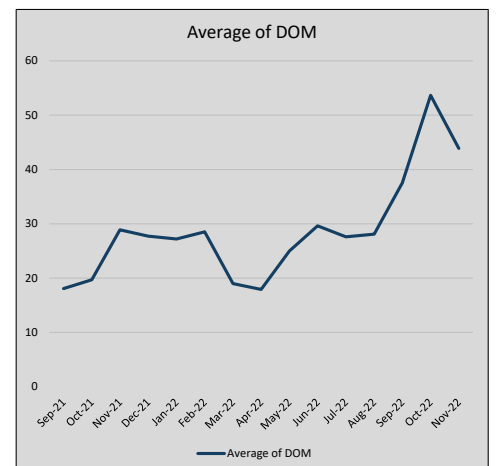
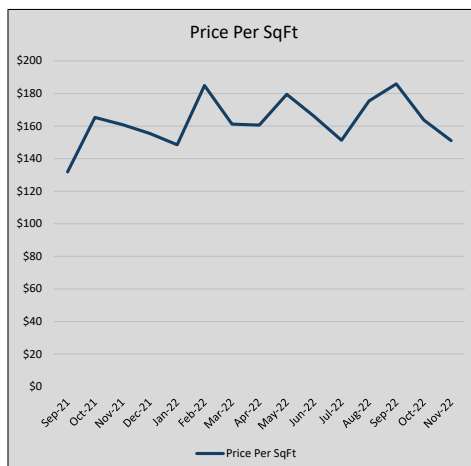
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	5	3	1.67	2	3	47	\$82,333	\$75,833	92.1%
\$100,000-199,999	30	15	2.00	9	9	31	\$158,393	\$147,679	93.2%
\$200,000-299,999	61	14	4.36	9	12	38	\$248,875	\$243,182	97.7%
\$300,000-399,999	27	4	6.75	2	6	17	\$338,475	\$344,725	101.8%
\$400,000-499,999	14	6	2.33	2	4	67	\$456,983	\$436,833	95.6%
\$500,000-599,999	10	0	-	2	0	-	-	-	-
\$600,000-699,999	5	2	2.50	1	1	111	\$674,582	\$650,000	96.4%
\$700,000-799,999	2	1	2.00	0	0	150	\$748,000	\$720,000	96.3%
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	1	0	-	-	-	-
\$1,000,000 +	4	0	-	0	0	-	-	-	-
Grand Total	160	45	3.56	28	35	44	\$273,336	\$263,714	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
Sep-21	\$206,057		\$208,079	99.0%	\$132	57	18
Oct-21	\$280,616	74,559	\$289,839	96.8%	\$165	54	20
Nov-21	\$298,403	17,787	\$304,719	97.9%	\$161	59	29
Dec-21	\$269,365	(29,038)	\$271,669	99.2%	\$155	51	28
Jan-22	\$255,674	(13,691)	\$256,007	99.9%	\$149	43	27
Feb-22	\$295,984	40,310	\$305,080	97.0%	\$185	41	29
Mar-22	\$264,821	(31,163)	\$261,180	101.4%	\$161	75	19
Apr-22	\$275,510	10,689	\$275,434	100.0%	\$161	65	18
May-22	\$301,589	26,079	\$304,546	99.0%	\$179	63	25
Jun-22	\$255,037	(46,552)	\$256,986	99.2%	\$166	73	30
Jul-22	\$248,869	(6,168)	\$252,779	98.5%	\$151	79	28
Aug-22	\$269,464	20,595	\$270,486	99.6%	\$175	79	28
Sep-22	\$320,689	51,225	\$324,268	98.9%	\$186	57	38
Oct-22	\$302,936	(17,753)	\$313,133	96.7%	\$164	41	54
Nov-22	\$263,714	(39,222)	\$273,336	96.5%	\$151	45	44





THE FAIR REPORT

DENTON

MLS Data for November 2022 (City of Denton)

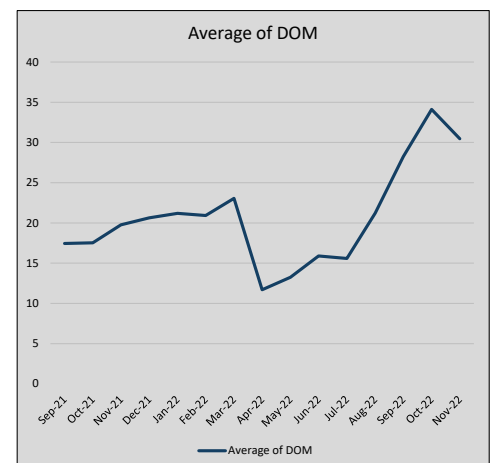
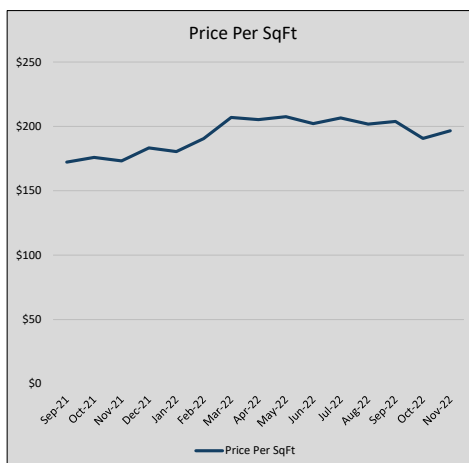
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	0	-	0	2	-	-	-	-
\$200,000-299,999	24	18	1.33	6	13	19	\$274,833	\$273,061	99.4%
\$300,000-399,999	137	38	3.61	7	44	37	\$356,665	\$351,467	98.5%
\$400,000-499,999	97	27	3.59	8	27	31	\$455,846	\$452,033	99.2%
\$500,000-599,999	34	4	8.50	5	6	20	\$542,048	\$530,446	97.9%
\$600,000-699,999	22	3	7.33	3	4	20	\$631,297	\$631,297	100.0%
\$700,000-799,999	11	2	5.50	1	1	47	\$748,000	\$739,000	98.8%
\$800,000-899,999	4	0	-	0	0	-	-	-	-
\$900,000-1,000,000	5	0	-	2	0	-	-	-	-
\$1,000,000 +	10	3	3.33	1	1	25	\$1,316,667	\$1,222,167	92.8%
Grand Total	346	95	3.64	33	98	30	\$424,381	\$417,220	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
Sep-21	\$364,242		\$355,438	102.5%	\$172	184	17
Oct-21	\$360,919	(3,322)	\$352,323	102.4%	\$176	179	18
Nov-21	\$351,474	(9,445)	\$344,836	101.9%	\$173	146	20
Dec-21	\$386,216	34,742	\$377,960	102.2%	\$183	152	21
Jan-22	\$371,908	(14,308)	\$361,531	102.9%	\$180	102	21
Feb-22	\$377,303	5,396	\$366,388	103.0%	\$190	99	21
Mar-22	\$437,306	60,002	\$422,892	103.4%	\$207	137	23
Apr-22	\$437,644	338	\$413,873	105.7%	\$205	140	12
May-22	\$423,466	(14,178)	\$400,138	105.8%	\$208	133	13
Jun-22	\$429,954	6,488	\$413,518	104.0%	\$202	152	16
Jul-22	\$437,364	7,410	\$427,174	102.4%	\$207	167	16
Aug-22	\$432,936	(4,427)	\$433,402	99.9%	\$202	210	21
Sep-22	\$424,239	(8,697)	\$430,247	98.6%	\$204	161	28
Oct-22	\$403,840	(20,399)	\$409,995	98.5%	\$191	143	34
Nov-22	\$417,220	13,381	\$424,381	98.3%	\$197	95	30





THE FAIR REPORT

DUNCANVILLE

MLS Data for November 2022 (City of Duncanville)

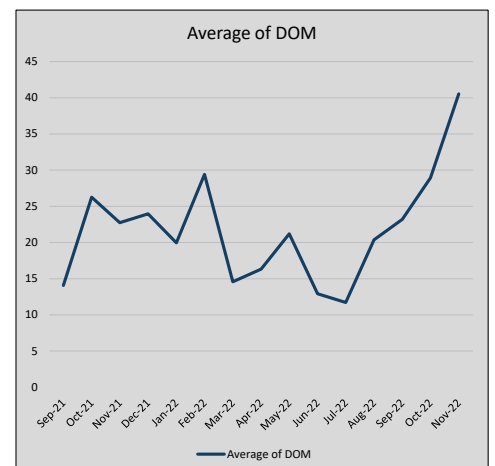
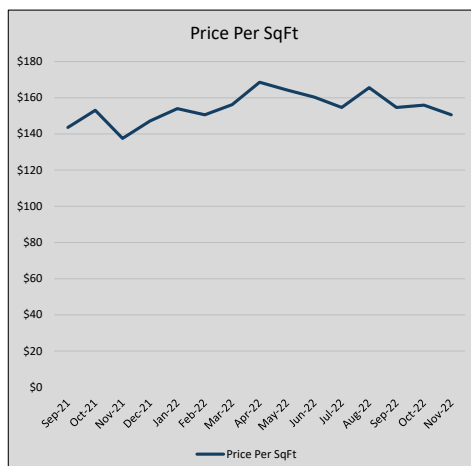
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	0	-	0	4	-	-	-	-
\$200,000-299,999	18	8	2.25	1	15	54	\$268,750	\$267,344	99.5%
\$300,000-399,999	16	3	5.33	3	4	41	\$349,300	\$347,500	99.5%
\$400,000-499,999	11	3	3.67	1	1	11	\$454,500	\$451,667	99.4%
\$500,000-599,999	3	1	3.00	0	0	20	\$599,000	\$580,000	96.8%
\$600,000-699,999	1	0	-	0	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 +	1	0	-	0	0	-	-	-	-
Grand Total	53	15	3.53	5	24	41	\$344,027	\$341,083	99.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Sep-21	\$269,882		\$266,125	101.4%	\$144	36	14
Oct-21	\$246,715	(23,167)	\$244,296	101.0%	\$153	26	26
Nov-21	\$299,189	52,474	\$296,760	100.8%	\$138	35	23
Dec-21	\$286,424	(12,764)	\$287,200	99.7%	\$147	34	24
Jan-22	\$301,259	14,834	\$296,465	101.6%	\$154	23	20
Feb-22	\$268,698	(32,561)	\$258,554	103.9%	\$151	29	29
Mar-22	\$304,736	36,039	\$298,461	102.1%	\$156	33	15
Apr-22	\$305,863	1,126	\$296,509	103.2%	\$169	22	16
May-22	\$323,099	17,237	\$310,973	103.9%	\$164	38	21
Jun-22	\$308,831	(14,268)	\$297,157	103.9%	\$160	26	13
Jul-22	\$308,648	(184)	\$310,166	99.5%	\$155	32	12
Aug-22	\$303,127	(5,521)	\$301,097	100.7%	\$166	30	20
Sep-22	\$326,848	23,721	\$333,479	98.0%	\$155	33	23
Oct-22	\$290,400	(36,447)	\$292,428	99.3%	\$156	25	29
Nov-22	\$341,083	50,683	\$344,027	99.1%	\$151	15	41



Fair Texas Title
THE FINEST CLOSING EXPERIENCE IN TEXAS



THE FAIR REPORT

EULESS

MLS Data for November 2022 (City of Euless)

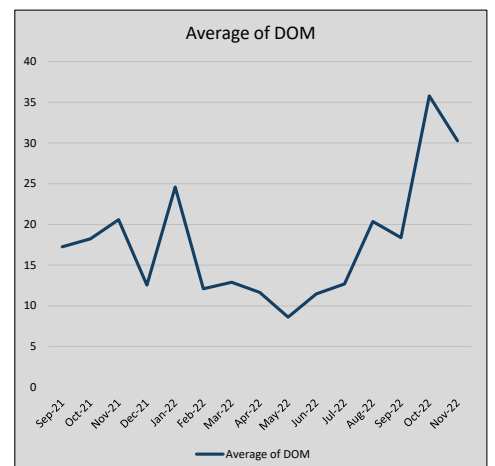
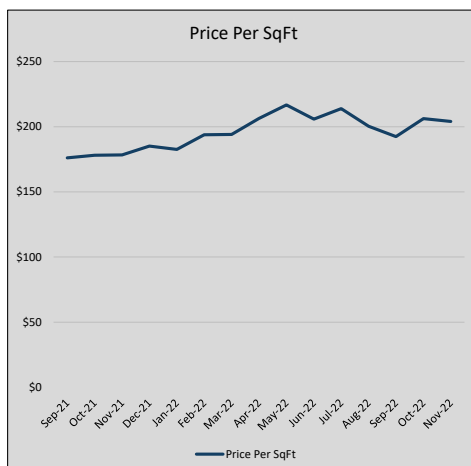
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	7	11	0.64	2	4	17	\$265,763	\$266,782	100.4%
\$300,000-399,999	8	9	0.89	4	6	35	\$348,889	\$338,944	97.1%
\$400,000-499,999	10	7	1.43	1	5	45	\$442,892	\$442,892	100.0%
\$500,000-599,999	5	2	2.50	1	3	61	\$549,124	\$527,250	96.0%
\$600,000-699,999	3	4	0.75	0	3	17	\$637,499	\$629,750	98.8%
\$700,000-799,999	2	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	1	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	35	33	1.06	9	21	30	\$388,239	\$383,601	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
Sep-21	\$322,258		\$317,444	101.5%	\$176	54	17
Oct-21	\$331,429	9,172	\$326,804	101.4%	\$178	51	18
Nov-21	\$345,556	14,127	\$341,155	101.3%	\$178	50	21
Dec-21	\$330,041	(15,515)	\$326,126	101.2%	\$185	45	13
Jan-22	\$315,739	(14,301)	\$308,494	102.3%	\$183	31	25
Feb-22	\$358,061	42,321	\$349,763	102.4%	\$194	32	12
Mar-22	\$374,254	16,194	\$361,199	103.6%	\$194	30	13
Apr-22	\$383,900	9,646	\$361,180	106.3%	\$206	41	12
May-22	\$407,657	23,757	\$377,051	108.1%	\$217	39	9
Jun-22	\$421,348	13,690	\$398,386	105.8%	\$206	42	11
Jul-22	\$404,926	(16,422)	\$397,994	101.7%	\$214	40	13
Aug-22	\$397,336	(7,589)	\$394,350	100.8%	\$200	55	20
Sep-22	\$397,331	(5)	\$402,645	98.7%	\$192	42	18
Oct-22	\$417,171	19,840	\$423,644	98.5%	\$206	32	36
Nov-22	\$383,601	(33,570)	\$388,239	98.8%	\$204	33	30





THE FAIR REPORT

FAIRVIEW

MLS Data for November 2022 (City of Fairview)

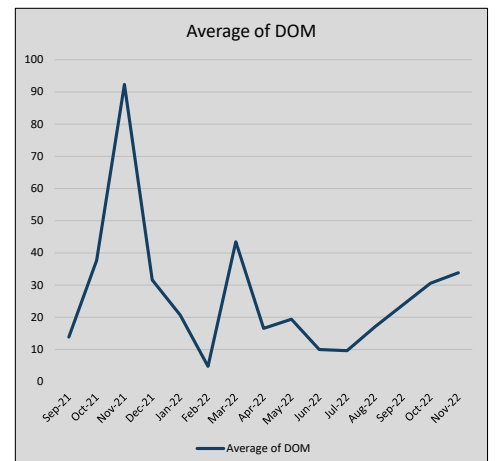
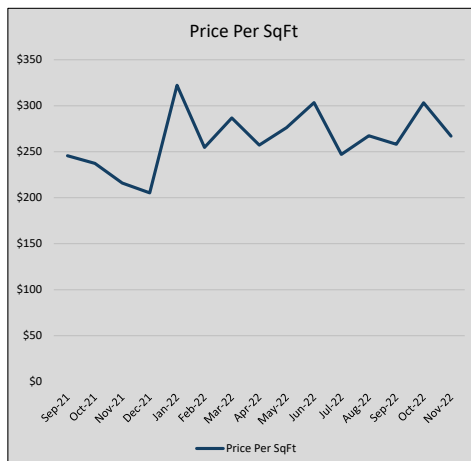
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	2	1	2.00	0	1	3	\$399,500	\$400,000	100.1%
\$400,000-499,999	1	2	0.50	1	0	38	\$444,200	\$440,750	99.2%
\$500,000-599,999	2	2	1.00	1	2	42	\$551,450	\$521,500	94.6%
\$600,000-699,999	1	1	1.00	0	2	11	\$635,000	\$645,000	101.6%
\$700,000-799,999	0	1	0.00	0	1	8	\$735,000	\$748,000	101.8%
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	1	-	-	-	-
\$1,000,000 +	9	6	1.50	0	3	43	\$1,561,500	\$1,437,500	92.1%
Grand Total	16	13	1.23	2	10	34	\$1,009,985	\$949,423	94.0%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Sep-21	\$777,288		\$774,919	100.3%	\$246	26	14
Oct-21	\$709,034	(68,254)	\$702,434	100.9%	\$237	14	38
Nov-21	\$655,083	(53,952)	\$676,368	96.9%	\$216	21	92
Dec-21	\$536,990	(118,093)	\$531,020	101.1%	\$205	10	32
Jan-22	\$1,029,822	492,832	\$1,051,867	97.9%	\$322	9	21
Feb-22	\$605,842	(423,981)	\$584,808	103.6%	\$255	12	5
Mar-22	\$899,208	293,366	\$872,654	103.0%	\$287	13	43
Apr-22	\$726,635	(172,572)	\$686,971	105.8%	\$257	17	17
May-22	\$782,433	55,798	\$725,322	107.9%	\$276	18	19
Jun-22	\$1,062,072	279,639	\$1,016,175	104.5%	\$303	16	10
Jul-22	\$892,550	(169,522)	\$873,000	102.2%	\$247	10	10
Aug-22	\$785,436	(107,114)	\$807,740	97.2%	\$267	20	17
Sep-22	\$683,167	(102,269)	\$703,772	97.1%	\$258	18	24
Oct-22	\$997,533	314,366	\$1,031,377	96.7%	\$303	14	31
Nov-22	\$949,423	(48,110)	\$1,009,985	94.0%	\$267	13	34





THE FAIR REPORT

FARMERS BRANCH

MLS Data for November 2022 (City of Farmers Branch)

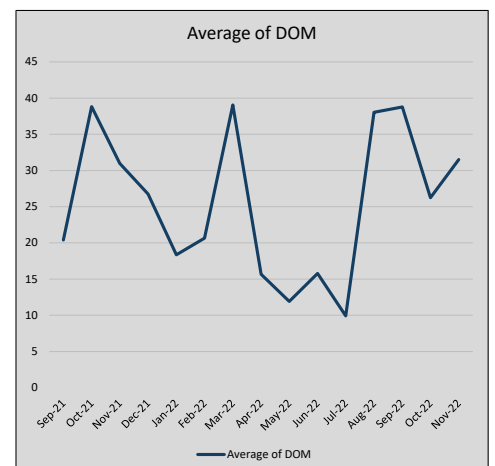
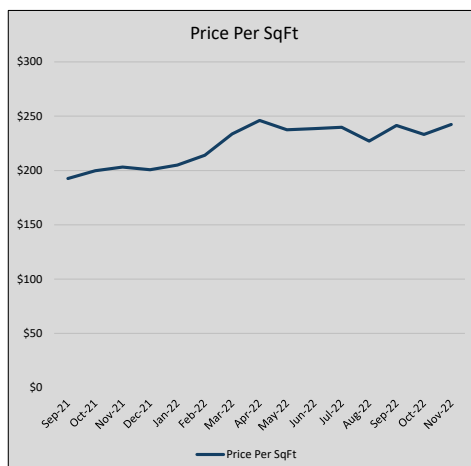
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	2	-	-	-	-
\$200,000-299,999	4	7	0.57	1	3	19	\$272,700	\$267,911	98.2%
\$300,000-399,999	11	8	1.38	4	4	33	\$344,163	\$333,625	96.9%
\$400,000-499,999	12	5	2.40	1	4	51	\$445,300	\$453,700	101.9%
\$500,000-599,999	8	1	8.00	1	2	3	\$540,000	\$540,000	100.0%
\$600,000-699,999	5	1	5.00	0	0	11	\$674,990	\$680,000	100.7%
\$700,000-799,999	9	5	1.80	0	0	25	\$765,670	\$750,290	98.0%
\$800,000-899,999	3	1	3.00	5	0	26	\$850,000	\$858,000	100.9%
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	2	1	2.00	0	0	107	\$1,599,990	\$1,628,500	101.8%
Grand Total	56	29	1.93	12	15	32	\$495,932	\$492,097	99.2%

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
Sep-21	\$356,329		\$362,609	98.3%	\$193	36	20
Oct-21	\$430,525	74,196	\$431,273	99.8%	\$200	40	39
Nov-21	\$442,142	11,616	\$441,810	100.1%	\$203	32	31
Dec-21	\$353,634	(88,508)	\$353,037	100.2%	\$201	38	27
Jan-22	\$362,573	8,939	\$354,811	102.2%	\$205	25	18
Feb-22	\$443,014	80,440	\$429,420	103.2%	\$214	35	21
Mar-22	\$410,582	(32,432)	\$399,015	102.9%	\$234	39	39
Apr-22	\$429,183	18,601	\$408,883	105.0%	\$246	39	16
May-22	\$489,064	59,881	\$464,389	105.3%	\$238	37	12
Jun-22	\$469,778	(19,286)	\$453,702	103.5%	\$239	41	16
Jul-22	\$487,190	17,412	\$472,354	103.1%	\$240	24	10
Aug-22	\$456,186	(31,004)	\$461,382	98.9%	\$227	29	38
Sep-22	\$522,626	66,440	\$528,023	99.0%	\$241	23	39
Oct-22	\$452,023	(70,603)	\$463,334	97.6%	\$233	26	26
Nov-22	\$492,097	40,074	\$495,932	99.2%	\$242	29	32





THE FAIR REPORT

FATE

MLS Data for November 2022 (City of Fate)

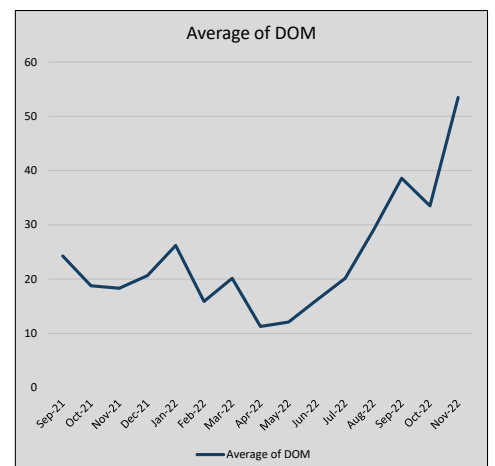
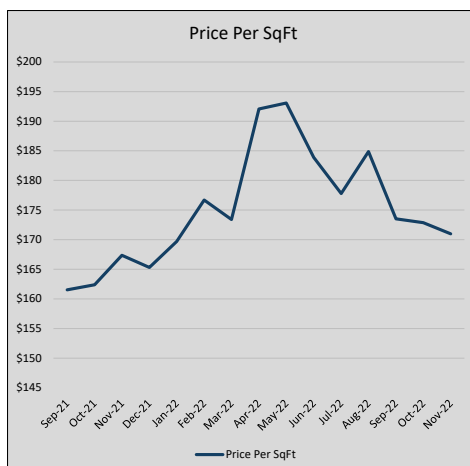
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	1	-	-	-	-
\$200,000-299,999	2	0	-	0	0	-	-	-	-
\$300,000-399,999	48	17	2.82	6	6	50	\$358,575	\$354,378	98.8%
\$400,000-499,999	24	4	6.00	3	7	67	\$437,961	\$430,248	98.2%
\$500,000-599,999	14	3	4.67	3	2	46	\$553,330	\$552,500	99.8%
\$600,000-699,999	9	2	4.50	0	0	70	\$649,500	\$625,000	96.2%
\$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 +	1	0	-	0	0	-	-	-	-
Grand Total	101	26	3.88	12	16	53	\$415,639	\$409,728	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
Sep-21	\$363,127		\$357,719	101.5%	\$162	63	24
Oct-21	\$356,090	(7,037)	\$349,813	101.8%	\$162	42	19
Nov-21	\$368,435	12,345	\$354,175	104.0%	\$167	32	18
Dec-21	\$383,636	15,202	\$376,768	101.8%	\$165	51	21
Jan-22	\$380,379	(3,257)	\$375,455	101.3%	\$170	30	26
Feb-22	\$373,757	(6,622)	\$361,196	103.5%	\$177	34	16
Mar-22	\$417,706	43,948	\$408,091	102.4%	\$173	40	20
Apr-22	\$413,121	(4,585)	\$395,679	104.4%	\$192	42	11
May-22	\$425,035	11,914	\$414,028	102.7%	\$193	42	12
Jun-22	\$435,054	10,019	\$428,076	101.6%	\$184	51	16
Jul-22	\$421,188	(13,865)	\$420,024	100.3%	\$178	43	20
Aug-22	\$420,934	(255)	\$425,217	99.0%	\$185	46	29
Sep-22	\$402,279	(18,655)	\$409,885	98.1%	\$174	50	39
Oct-22	\$392,744	(9,535)	\$399,374	98.3%	\$173	42	34
Nov-22	\$409,728	16,984	\$415,639	98.6%	\$171	26	53





THE FAIR REPORT

FLOWER MOUND

MLS Data for November 2022 (City of Flower Mound)

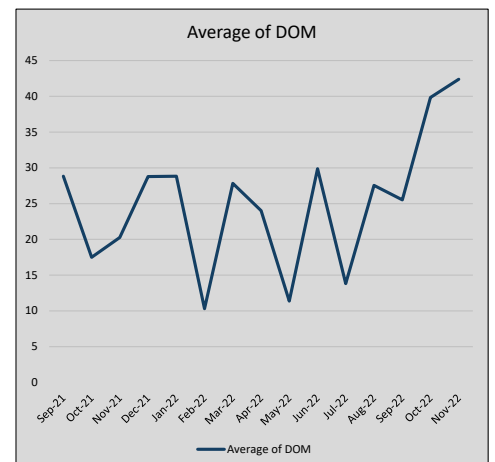
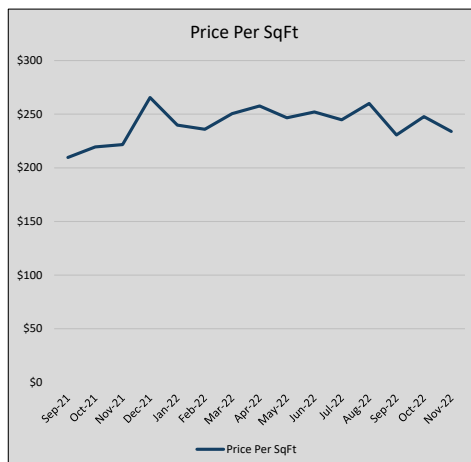
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	0	-	0	0	-	-	-	-
\$300,000-399,999	8	10	0.80	1	9	17	\$379,330	\$375,300	98.9%
\$400,000-499,999	13	13	1.00	6	9	40	\$449,898	\$443,114	98.5%
\$500,000-599,999	22	11	2.00	3	9	52	\$561,204	\$553,703	98.7%
\$600,000-699,999	13	7	1.86	3	9	91	\$648,736	\$647,615	99.8%
\$700,000-799,999	20	6	3.33	1	8	12	\$739,492	\$733,500	99.2%
\$800,000-899,999	12	3	4.00	3	0	35	\$868,333	\$850,333	97.9%
\$900,000-1,000,000	5	1	5.00	2	0	114	\$959,000	\$945,000	98.5%
\$1,000,000 +	30	6	5.00	8	4	39	\$1,454,000	\$1,349,167	92.8%
Grand Total	124	57	2.18	27	48	42	\$650,549	\$633,851	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
Sep-21	\$617,117		\$608,654	101.4%	\$210	129	29
Oct-21	\$664,067	46,950	\$655,831	101.3%	\$219	107	17
Nov-21	\$638,885	(25,183)	\$628,334	101.7%	\$222	89	20
Dec-21	\$711,344	72,459	\$732,276	97.1%	\$266	96	29
Jan-22	\$741,309	29,965	\$726,616	102.0%	\$240	55	29
Feb-22	\$748,271	6,962	\$712,276	105.1%	\$236	58	10
Mar-22	\$756,808	8,537	\$713,041	106.1%	\$251	85	28
Apr-22	\$759,071	2,263	\$712,522	106.5%	\$258	94	24
May-22	\$746,792	(12,280)	\$690,033	108.2%	\$247	99	11
Jun-22	\$741,586	(5,205)	\$705,808	105.1%	\$252	124	30
Jul-22	\$754,005	12,419	\$738,983	102.0%	\$245	101	14
Aug-22	\$750,647	(3,359)	\$756,267	99.3%	\$260	111	28
Sep-22	\$618,261	(132,385)	\$629,537	98.2%	\$231	74	26
Oct-22	\$685,494	67,233	\$695,523	98.6%	\$248	85	40
Nov-22	\$633,851	(51,643)	\$650,549	97.4%	\$234	57	42





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FORNEY

MLS Data for November 2022 (City of Forney)

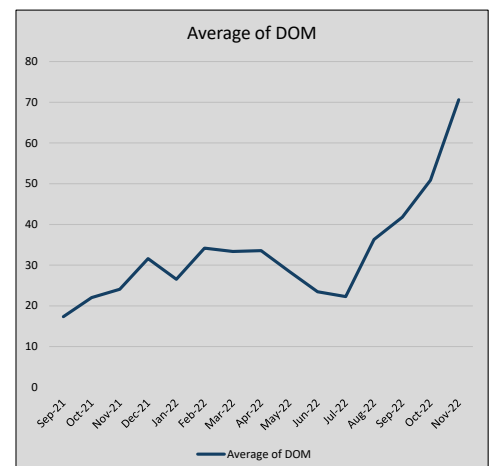
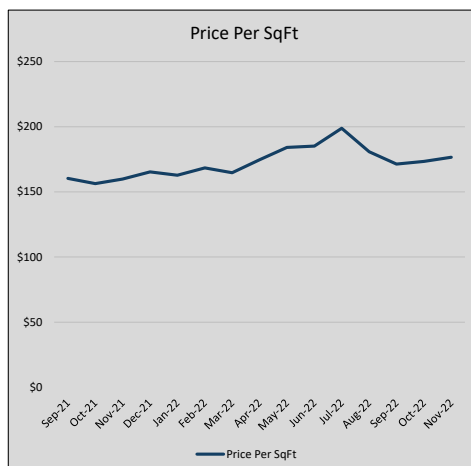
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	0	-	1	0	-	-	-	-
\$200,000-299,999	44	17	2.59	2	18	54	\$279,554	\$276,825	99.0%
\$300,000-399,999	203	59	3.44	23	41	77	\$346,451	\$338,052	97.6%
\$400,000-499,999	113	34	3.32	22	20	66	\$446,939	\$438,352	98.1%
\$500,000-599,999	48	15	3.20	4	7	54	\$558,884	\$539,459	96.5%
\$600,000-699,999	33	4	8.25	1	5	118	\$684,050	\$647,471	94.7%
\$700,000-799,999	6	3	2.00	2	0	109	\$725,800	\$712,633	98.2%
\$800,000-899,999	2	1	2.00	1	0	26	\$870,000	\$877,000	100.8%
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	9	1	9.00	1	0	89	\$1,199,500	\$1,074,000	89.5%
Grand Total	461	134	3.44	57	91	71	\$416,084	\$405,416	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
Sep-21	\$347,962		\$342,782	101.5%	\$160	171	17
Oct-21	\$355,207	7,245	\$351,490	101.1%	\$156	172	22
Nov-21	\$351,650	(3,557)	\$348,987	100.8%	\$160	173	24
Dec-21	\$360,812	9,162	\$359,688	100.3%	\$165	206	32
Jan-22	\$351,087	(9,725)	\$349,326	100.5%	\$163	144	27
Feb-22	\$365,019	13,932	\$361,509	101.0%	\$168	136	34
Mar-22	\$366,340	1,320	\$361,323	101.4%	\$165	212	33
Apr-22	\$403,364	37,024	\$393,324	102.6%	\$175	176	34
May-22	\$394,677	(8,687)	\$384,923	102.5%	\$184	196	28
Jun-22	\$424,263	29,585	\$418,946	101.3%	\$185	183	23
Jul-22	\$435,615	11,352	\$433,065	100.6%	\$199	164	22
Aug-22	\$402,321	(33,294)	\$406,450	99.0%	\$181	166	36
Sep-22	\$398,018	(4,303)	\$405,997	98.0%	\$171	143	42
Oct-22	\$395,816	(2,201)	\$407,046	97.2%	\$173	131	51
Nov-22	\$405,416	9,599	\$416,084	97.4%	\$177	134	71





THE FAIR REPORT

FORT WORTH

MLS Data for November 2022 (City of Fort Worth)

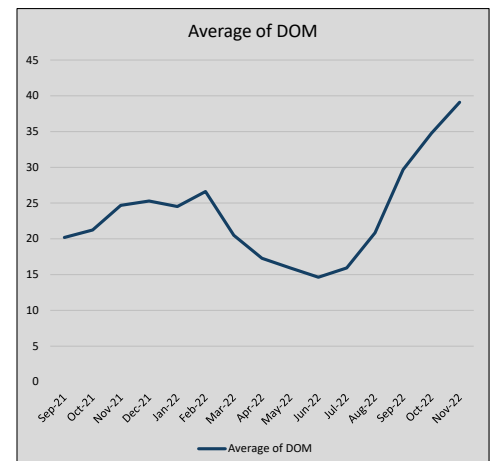
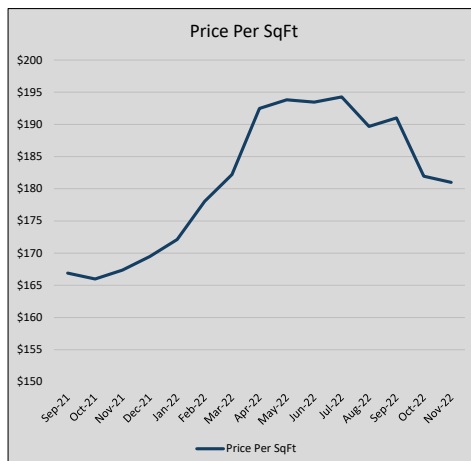
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	4	1	4.00	4	3	48	\$67,400	\$64,000	95.0%
\$100,000-199,999	84	50	1.68	10	38	34	\$168,352	\$163,892	97.4%
\$200,000-299,999	400	202	1.98	56	160	28	\$263,576	\$258,596	98.1%
\$300,000-399,999	910	291	3.13	131	238	39	\$350,308	\$343,311	98.0%
\$400,000-499,999	418	137	3.05	52	99	48	\$448,038	\$440,087	98.2%
\$500,000-599,999	223	49	4.55	30	53	49	\$543,697	\$525,655	96.7%
\$600,000-699,999	97	22	4.41	7	20	53	\$644,102	\$628,726	97.6%
\$700,000-799,999	29	15	1.93	6	12	36	\$751,713	\$727,183	96.7%
\$800,000-899,999	24	10	2.40	5	6	75	\$866,085	\$825,090	95.3%
\$900,000-1,000,000	19	3	6.33	4	7	29	\$978,333	\$938,000	95.9%
\$1,000,000 +	76	7	10.86	13	12	72	\$1,547,000	\$1,403,214	90.7%
Grand Total	2284	787	2.90	318	648	39	\$380,636	\$371,124	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
Sep-21	\$347,216		\$343,489	101.1%	\$167	1248	20
Oct-21	\$346,492	(724)	\$343,918	100.7%	\$166	1217	21
Nov-21	\$349,324	2,832	\$346,645	100.8%	\$167	1138	25
Dec-21	\$358,485	9,161	\$354,850	101.0%	\$169	1216	25
Jan-22	\$353,222	(5,263)	\$350,937	100.7%	\$172	868	25
Feb-22	\$371,077	17,854	\$363,817	102.0%	\$178	885	27
Mar-22	\$371,390	313	\$359,446	103.3%	\$182	1065	20
Apr-22	\$404,826	33,436	\$390,266	103.7%	\$192	1078	17
May-22	\$416,358	11,532	\$402,552	103.4%	\$194	1147	16
Jun-22	\$400,430	(15,928)	\$390,080	102.7%	\$193	1175	15
Jul-22	\$405,585	5,155	\$400,374	101.3%	\$194	1022	16
Aug-22	\$398,615	(6,969)	\$397,186	100.4%	\$190	1141	21
Sep-22	\$394,384	(4,231)	\$400,346	98.5%	\$191	1017	30
Oct-22	\$372,951	(21,433)	\$380,022	98.1%	\$182	849	35
Nov-22	\$371,124	(1,828)	\$380,636	97.5%	\$181	787	39





THE FAIR REPORT

FRISCO

MLS Data for November 2022 (City of Frisco)

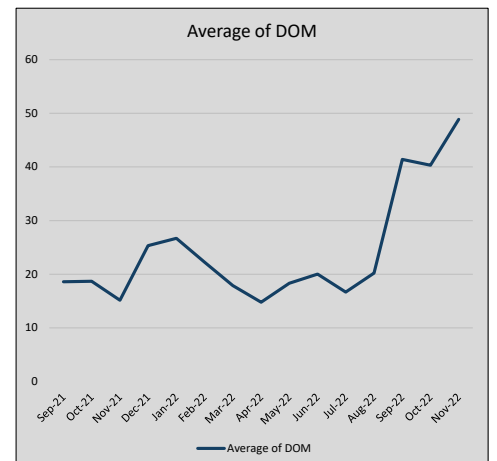
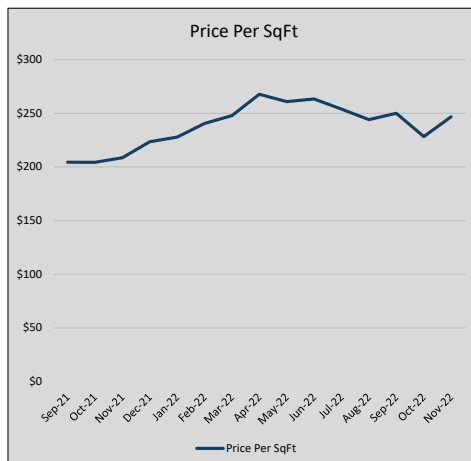
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	1	0	-	0	1	-	-	-	-
\$300,000-399,999	11	12	0.92	2	5	34	\$377,892	\$365,562	96.7%
\$400,000-499,999	53	30	1.77	5	28	51	\$455,466	\$439,657	96.5%
\$500,000-599,999	62	23	2.70	11	24	28	\$557,398	\$544,757	97.7%
\$600,000-699,999	42	26	1.62	13	17	52	\$651,398	\$640,975	98.4%
\$700,000-799,999	62	16	3.88	7	14	40	\$755,467	\$750,445	99.3%
\$800,000-899,999	54	14	3.86	5	12	35	\$850,047	\$825,783	97.1%
\$900,000-1,000,000	33	11	3.00	5	21	55	\$950,618	\$924,091	97.2%
\$1,000,000 +	91	30	3.03	21	30	75	\$1,616,355	\$1,543,851	95.5%
Grand Total	409	162	2.52	69	152	49	\$807,968	\$782,838	96.9%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Sep-21	\$624,624		\$610,827	102.3%	\$204	311	19
Oct-21	\$634,125	9,501	\$621,050	102.1%	\$204	285	19
Nov-21	\$646,048	11,923	\$621,611	103.9%	\$209	231	15
Dec-21	\$704,380	58,333	\$684,999	102.8%	\$223	234	25
Jan-22	\$673,814	(30,567)	\$649,548	103.7%	\$228	152	27
Feb-22	\$708,190	34,376	\$664,783	106.5%	\$241	156	22
Mar-22	\$757,242	49,052	\$695,292	108.9%	\$248	243	18
Apr-22	\$853,081	95,839	\$788,391	108.2%	\$268	267	15
May-22	\$802,141	(50,940)	\$738,005	108.7%	\$261	297	18
Jun-22	\$798,834	(3,307)	\$768,277	104.0%	\$263	272	20
Jul-22	\$786,107	(12,727)	\$775,102	101.4%	\$254	246	17
Aug-22	\$747,664	(38,443)	\$748,652	99.9%	\$244	236	20
Sep-22	\$752,774	5,110	\$769,139	97.9%	\$250	198	41
Oct-22	\$684,701	(68,073)	\$699,916	97.8%	\$228	180	40
Nov-22	\$782,838	98,137	\$807,968	96.9%	\$247	162	49





THE FAIR REPORT

GAINESVILLE

MLS Data for November 2022 (City of Gainesville)

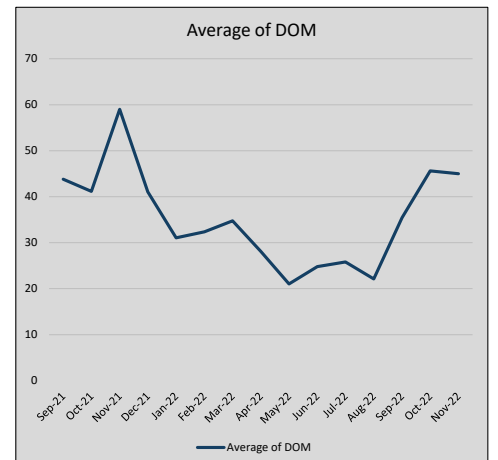
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	1	0.00	0	0	22	\$79,000	\$68,000	86.1%
\$100,000-199,999	11	3	3.67	1	4	33	\$149,167	\$142,500	95.5%
\$200,000-299,999	29	10	2.90	2	2	55	\$242,480	\$238,105	98.2%
\$300,000-399,999	14	3	4.67	1	6	45	\$349,633	\$331,833	94.9%
\$400,000-499,999	2	1	2.00	0	1	7	\$414,900	\$354,000	85.3%
\$500,000-599,999	0	0	-	1	0	-	-	-	-
\$600,000-699,999	4	0	-	1	1	-	-	-	-
\$700,000-799,999	3	0	-	2	0	-	-	-	-
\$800,000-899,999	3	0	-	1	0	-	-	-	-
\$900,000-1,000,000	1	0	-	1	1	-	-	-	-
\$1,000,000 +	5	0	-	2	0	-	-	-	-
Grand Total	72	18	4.00	12	15	45	\$245,283	\$234,781	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
Sep-21	\$178,207		\$186,075	95.8%	\$135	59	44
Oct-21	\$284,825	106,618	\$298,695	95.4%	\$165	39	41
Nov-21	\$351,986	67,162	\$362,194	97.2%	\$162	23	59
Dec-21	\$267,546	(84,440)	\$269,526	99.3%	\$158	26	41
Jan-22	\$417,812	150,266	\$410,776	101.7%	\$218	29	31
Feb-22	\$292,762	(125,050)	\$295,231	99.2%	\$159	16	32
Mar-22	\$327,956	35,194	\$340,186	96.4%	\$200	29	35
Apr-22	\$401,718	73,762	\$405,537	99.1%	\$251	22	28
May-22	\$316,648	(85,070)	\$315,964	100.2%	\$179	37	21
Jun-22	\$260,156	(56,491)	\$260,728	99.8%	\$156	38	25
Jul-22	\$486,760	226,604	\$525,497	92.6%	\$281	34	26
Aug-22	\$314,850	(171,910)	\$320,797	98.1%	\$184	24	22
Sep-22	\$265,250	(49,600)	\$275,139	96.4%	\$156	18	35
Oct-22	\$293,038	27,788	\$300,214	97.6%	\$170	25	46
Nov-22	\$234,781	(58,257)	\$245,283	95.7%	\$136	18	45





THE FAIR REPORT

GARLAND

MLS Data for November 2022 (City of Garland)

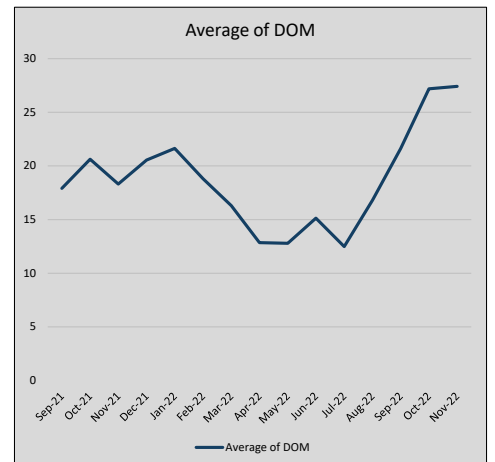
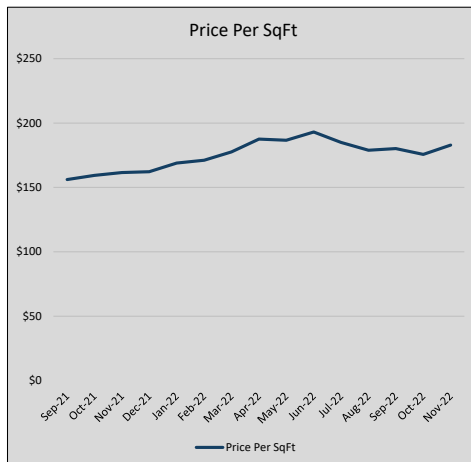
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	12	7	1.71	1	5	8	\$175,307	\$172,200	98.2%
\$200,000-299,999	82	44	1.86	15	53	27	\$254,386	\$255,620	100.5%
\$300,000-399,999	125	48	2.60	15	35	27	\$338,878	\$334,683	98.8%
\$400,000-499,999	41	13	3.15	10	7	33	\$450,069	\$444,231	98.7%
\$500,000-599,999	26	8	3.25	6	7	32	\$563,186	\$539,000	95.7%
\$600,000-699,999	19	4	4.75	0	2	51	\$629,500	\$591,250	93.9%
\$700,000-799,999	1	1	1.00	0	2	5	\$750,000	\$750,000	100.0%
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	2	1	2.00	0	0	18	\$1,975,000	\$1,985,000	100.5%
Grand Total	309	126	2.45	48	111	27	\$351,473	\$346,861	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
Sep-21	\$286,559		\$280,550	102.1%	\$156	216	18
Oct-21	\$290,470	3,910	\$287,526	101.0%	\$159	242	21
Nov-21	\$283,761	(6,709)	\$278,633	101.8%	\$162	234	18
Dec-21	\$301,868	18,108	\$294,522	102.5%	\$162	193	21
Jan-22	\$302,339	471	\$298,676	101.2%	\$169	173	22
Feb-22	\$320,393	18,054	\$312,467	102.5%	\$171	156	19
Mar-22	\$334,186	13,792	\$318,066	105.1%	\$178	206	16
Apr-22	\$334,310	124	\$313,927	106.5%	\$188	184	13
May-22	\$354,219	19,909	\$335,074	105.7%	\$187	199	13
Jun-22	\$376,132	21,913	\$365,051	103.0%	\$193	218	15
Jul-22	\$349,976	(26,156)	\$340,972	102.6%	\$185	168	12
Aug-22	\$331,578	(18,398)	\$331,424	100.0%	\$179	185	17
Sep-22	\$344,519	12,941	\$346,666	99.4%	\$180	187	22
Oct-22	\$321,888	(22,630)	\$327,485	98.3%	\$176	150	27
Nov-22	\$346,861	24,973	\$351,473	98.7%	\$183	126	27





THE FAIR REPORT

GRAND PRAIRIE

MLS Data for November 2022 (City of Grand Prairie)

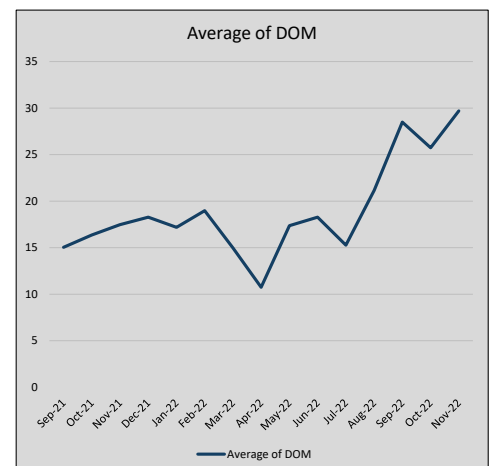
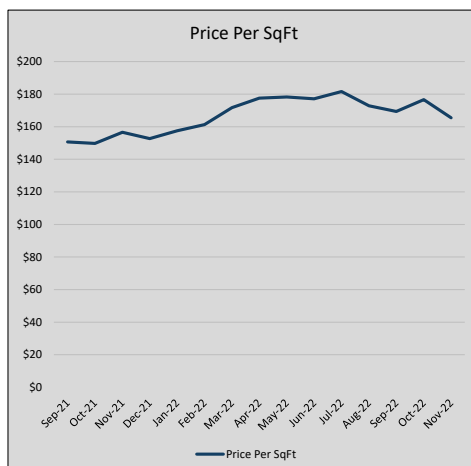
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	8	4	2.00	1	2	10	\$173,725	\$176,250	101.5%
\$200,000-299,999	39	27	1.44	5	17	23	\$258,656	\$256,700	99.2%
\$300,000-399,999	79	29	2.72	8	28	32	\$349,140	\$344,879	98.8%
\$400,000-499,999	42	23	1.83	4	19	35	\$437,861	\$434,368	99.2%
\$500,000-599,999	19	8	2.38	3	6	30	\$553,894	\$545,174	98.4%
\$600,000-699,999	15	5	3.00	0	1	36	\$641,798	\$616,773	96.1%
\$700,000-799,999	6	2	3.00	0	2	14	\$731,000	\$710,000	97.1%
\$800,000-899,999	5	0	-	0	1	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	0	1	0.00	0	0	93	\$1,100,000	\$950,000	86.4%
Grand Total	214	99	2.16	21	76	30	\$384,612	\$378,213	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
Sep-21	\$316,247		\$311,250	101.6%	\$151	176	15
Oct-21	\$326,155	9,908	\$321,053	101.6%	\$150	148	16
Nov-21	\$340,954	14,799	\$336,069	101.5%	\$157	152	17
Dec-21	\$335,389	(5,565)	\$332,632	100.8%	\$153	176	18
Jan-22	\$339,328	3,939	\$331,707	102.3%	\$157	102	17
Feb-22	\$346,112	6,784	\$335,266	103.2%	\$161	104	19
Mar-22	\$387,848	41,737	\$371,632	104.4%	\$172	152	15
Apr-22	\$397,893	10,045	\$377,215	105.5%	\$178	123	11
May-22	\$401,191	3,297	\$384,234	104.4%	\$178	149	17
Jun-22	\$395,222	(5,969)	\$384,029	102.9%	\$177	126	18
Jul-22	\$385,984	(9,238)	\$377,302	102.3%	\$182	130	15
Aug-22	\$367,432	(18,551)	\$367,326	100.0%	\$173	149	21
Sep-22	\$382,332	14,900	\$386,158	99.0%	\$169	133	28
Oct-22	\$358,437	(23,896)	\$362,941	98.8%	\$177	101	26
Nov-22	\$378,213	19,777	\$384,612	98.3%	\$165	99	30





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GRAPEVINE

MLS Data for November 2022 (City of Grapevine)

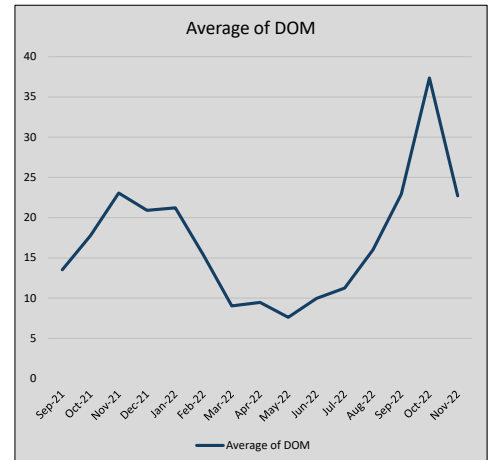
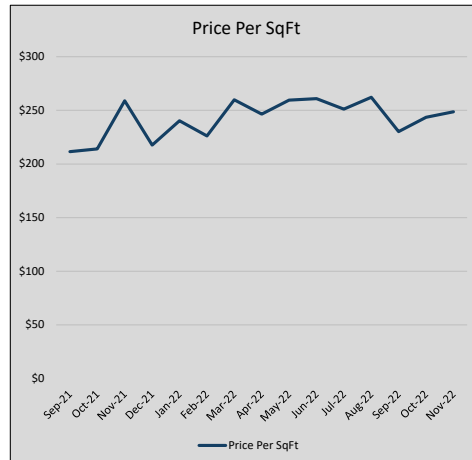
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	1	0.00	0	1	30	\$279,000	\$260,000	93.2%
\$300,000-399,999	6	3	2.00	2	1	14	\$365,000	\$339,667	93.1%
\$400,000-499,999	16	4	4.00	1	13	23	\$461,175	\$456,250	98.9%
\$500,000-599,999	13	4	3.25	2	4	18	\$548,475	\$529,238	96.5%
\$600,000-699,999	7	1	7.00	4	4	4	\$625,000	\$635,000	101.6%
\$700,000-799,999	6	0	-	2	0	-	-	-	-
\$800,000-899,999	1	0	-	0	1	-	-	-	-
\$900,000-1,000,000	0	1	0.00	0	1	77	\$950,000	\$960,000	101.1%
\$1,000,000 +	8	0	-	0	0	-	-	-	-
Grand Total	57	14	4.07	11	25	23	\$499,114	\$486,854	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
Sep-21	\$476,093		\$467,304	101.9%	\$212	65	14
Oct-21	\$516,458	40,366	\$508,111	101.6%	\$214	54	18
Nov-21	\$554,014	37,556	\$529,977	104.5%	\$259	40	23
Dec-21	\$488,162	(65,852)	\$476,687	102.4%	\$218	44	21
Jan-22	\$495,854	7,692	\$485,674	102.1%	\$240	23	21
Feb-22	\$497,447	1,592	\$469,830	105.9%	\$226	30	15
Mar-22	\$604,657	107,210	\$572,782	105.6%	\$260	30	9
Apr-22	\$527,357	(77,299)	\$500,896	105.3%	\$247	41	9
May-22	\$588,113	60,756	\$558,785	105.2%	\$259	44	8
Jun-22	\$589,157	1,044	\$569,515	103.4%	\$261	46	10
Jul-22	\$555,122	(34,035)	\$547,454	101.4%	\$251	46	11
Aug-22	\$613,976	58,854	\$622,728	98.6%	\$262	65	16
Sep-22	\$574,638	(39,338)	\$579,998	99.1%	\$230	46	23
Oct-22	\$505,707	(68,931)	\$517,625	97.7%	\$244	28	37
Nov-22	\$486,854	(18,853)	\$499,114	97.5%	\$249	14	23





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GREENVILLE

MLS Data for November 2022 (City of Greenville)

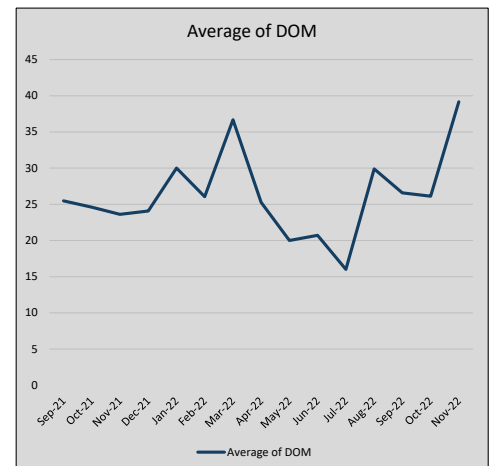
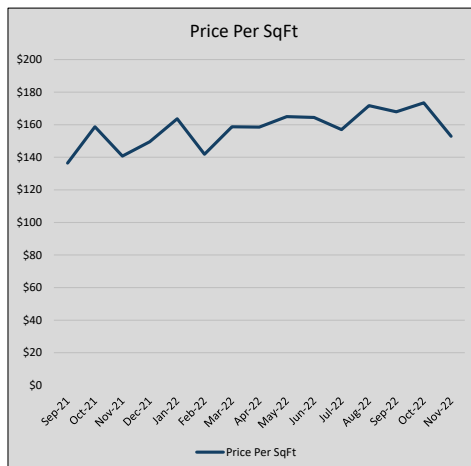
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	0	-	1	0	-	-	-	-
\$100,000-199,999	30	13	2.31	1	8	40	\$147,177	\$136,194	92.5%
\$200,000-299,999	95	25	3.80	19	22	36	\$255,136	\$251,123	98.4%
\$300,000-399,999	51	8	6.38	6	4	38	\$339,263	\$333,069	98.2%
\$400,000-499,999	10	2	5.00	0	3	49	\$469,400	\$468,950	99.9%
\$500,000-599,999	5	0	-	1	0	-	-	-	-
\$600,000-699,999	5	1	5.00	0	1	107	\$649,000	\$640,000	98.6%
\$700,000-799,999	6	0	-	0	0	-	-	-	-
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	0	-	1	2	-	-	-	-
\$1,000,000 +	10	0	-	0	0	-	-	-	-
Grand Total	218	49	4.45	29	40	39	\$257,012	\$250,838	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
Sep-21	\$242,430		\$242,213	100.1%	\$136	64	25
Oct-21	\$286,260	43,830	\$293,959	97.4%	\$159	68	25
Nov-21	\$248,178	(38,082)	\$250,116	99.2%	\$141	71	24
Dec-21	\$251,205	3,027	\$251,536	99.9%	\$150	72	24
Jan-22	\$272,204	20,998	\$273,585	99.5%	\$164	53	30
Feb-22	\$233,562	(38,642)	\$232,579	100.4%	\$142	60	26
Mar-22	\$246,749	13,187	\$247,374	99.7%	\$159	69	37
Apr-22	\$264,677	17,929	\$264,253	100.2%	\$159	53	25
May-22	\$300,231	35,553	\$295,776	101.5%	\$165	71	20
Jun-22	\$288,557	(11,674)	\$287,883	100.2%	\$164	74	21
Jul-22	\$262,986	(25,570)	\$263,761	99.7%	\$157	70	16
Aug-22	\$277,526	14,539	\$283,771	97.8%	\$172	64	30
Sep-22	\$307,367	29,842	\$308,227	99.7%	\$168	54	27
Oct-22	\$296,306	(11,062)	\$298,989	99.1%	\$173	47	26
Nov-22	\$250,838	(45,468)	\$257,012	97.6%	\$153	49	39





THE FAIR REPORT

HALTOM CITY

MLS Data for November 2022 (City of Haltom City)

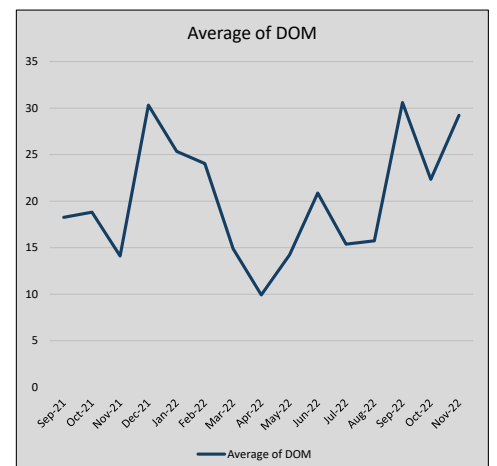
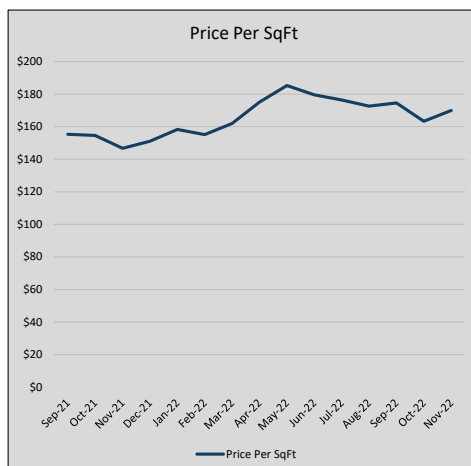
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	3	1.00	1	3	26	\$187,950	\$191,000	101.6%
\$200,000-299,999	24	14	1.71	11	14	31	\$254,199	\$251,391	98.9%
\$300,000-399,999	14	7	2.00	4	10	22	\$351,000	\$343,243	97.8%
\$400,000-499,999	5	2	2.50	2	0	46	\$442,500	\$412,500	93.2%
\$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	46	26	1.77	18	27	29	\$287,101	\$281,545	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
Sep-21	\$270,800		\$268,443	100.9%	\$155	28	18
Oct-21	\$243,773	(27,027)	\$237,725	102.5%	\$155	36	19
Nov-21	\$231,871	(11,902)	\$228,431	101.5%	\$147	29	14
Dec-21	\$258,807	26,935	\$257,746	100.4%	\$151	26	30
Jan-22	\$266,596	7,789	\$262,317	101.6%	\$158	23	25
Feb-22	\$276,046	9,450	\$273,473	100.9%	\$155	23	24
Mar-22	\$275,045	(1,001)	\$267,545	102.8%	\$162	33	15
Apr-22	\$284,718	9,673	\$277,042	102.8%	\$175	26	10
May-22	\$297,432	12,714	\$288,494	103.1%	\$185	42	14
Jun-22	\$316,285	18,853	\$307,349	102.9%	\$180	37	21
Jul-22	\$297,703	(18,582)	\$287,963	103.4%	\$176	29	15
Aug-22	\$292,027	(5,677)	\$293,730	99.4%	\$173	35	16
Sep-22	\$266,433	(25,594)	\$269,381	98.9%	\$175	27	31
Oct-22	\$255,430	(11,003)	\$258,057	99.0%	\$163	27	22
Nov-22	\$281,545	26,115	\$287,101	98.1%	\$170	26	29





THE FAIR REPORT

HEATH

MLS Data for November 2022 (City of Heath)

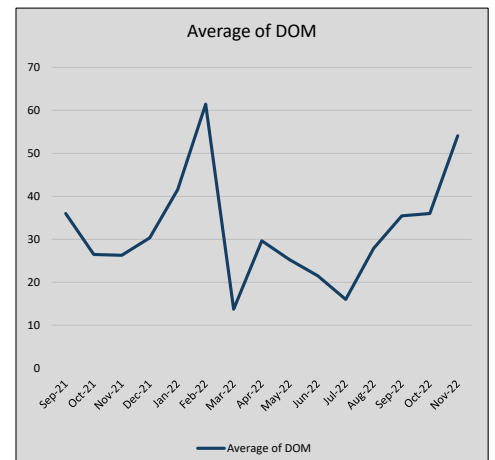
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	2	0	-	0	0	-	-	-	-
\$300,000-399,999	0	1	0.00	0	0	46	\$395,000	\$390,000	98.7%
\$400,000-499,999	20	7	2.86	0	2	61	\$446,827	\$437,374	97.9%
\$500,000-599,999	14	3	4.67	3	4	75	\$527,868	\$521,201	98.7%
\$600,000-699,999	10	2	5.00	2	4	19	\$677,000	\$623,250	92.1%
\$700,000-799,999	8	2	4.00	0	1	59	\$737,500	\$707,500	95.9%
\$800,000-899,999	11	2	5.50	1	0	31	\$869,500	\$832,500	95.7%
\$900,000-1,000,000	4	0	-	0	1	-	-	-	-
\$1,000,000 +	32	2	16.00	7	2	57	\$1,725,000	\$1,650,000	95.7%
Grand Total	101	19	5.32	13	14	54	\$690,757	\$665,354	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
Sep-21	\$935,919		\$932,562	100.4%	\$255	22	36
Oct-21	\$622,863	(313,056)	\$615,978	101.1%	\$201	19	26
Nov-21	\$622,119	(743)	\$621,842	100.0%	\$212	18	26
Dec-21	\$792,889	170,769	\$790,129	100.3%	\$235	26	30
Jan-22	\$739,084	(53,805)	\$756,020	97.8%	\$221	23	42
Feb-22	\$923,251	184,167	\$938,296	98.4%	\$266	16	61
Mar-22	\$722,653	(200,598)	\$712,690	101.4%	\$234	19	14
Apr-22	\$724,334	1,682	\$714,540	101.4%	\$222	34	30
May-22	\$842,166	117,831	\$809,836	104.0%	\$249	33	25
Jun-22	\$859,252	17,086	\$856,699	100.3%	\$249	34	22
Jul-22	\$954,323	95,071	\$970,982	98.3%	\$268	27	16
Aug-22	\$711,344	(242,979)	\$719,059	98.9%	\$232	41	28
Sep-22	\$846,732	135,388	\$864,529	97.9%	\$247	27	35
Oct-22	\$728,003	(118,730)	\$761,052	95.7%	\$224	12	36
Nov-22	\$665,354	(62,649)	\$690,757	96.3%	\$225	19	54





THE FAIR REPORT

IRVING

MLS Data for November 2022 (City of Irving)

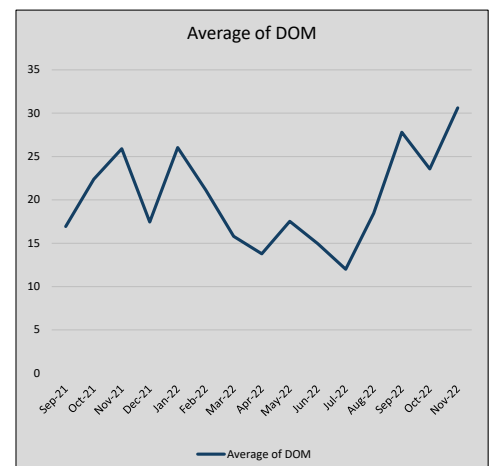
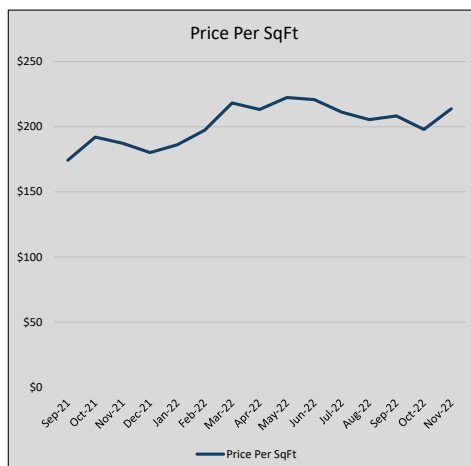
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	1	3	0.33	0	2	11	\$151,967	\$148,400	97.7%
\$200,000-299,999	24	32	0.75	3	24	23	\$260,340	\$257,377	98.9%
\$300,000-399,999	53	24	2.21	8	23	28	\$349,575	\$343,240	98.2%
\$400,000-499,999	35	11	3.18	5	13	36	\$452,027	\$437,455	96.8%
\$500,000-599,999	11	6	1.83	3	2	38	\$542,800	\$520,000	95.8%
\$600,000-699,999	12	12	1.00	5	3	31	\$655,692	\$645,833	98.5%
\$700,000-799,999	10	4	2.50	1	2	27	\$745,975	\$721,500	96.7%
\$800,000-899,999	7	3	2.33	1	3	62	\$851,044	\$831,200	97.7%
\$900,000-1,000,000	7	2	3.50	0	4	5	\$932,000	\$927,500	99.5%
\$1,000,000 +	10	7	1.43	2	3	66	\$1,299,001	\$1,211,786	93.3%
Grand Total	170	104	1.63	29	79	31	\$478,539	\$464,597	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
Sep-21	\$367,366		\$365,311	100.6%	\$174	183	17
Oct-21	\$422,771	55,406	\$419,404	100.8%	\$192	178	22
Nov-21	\$373,577	(49,195)	\$367,478	101.7%	\$187	133	26
Dec-21	\$361,536	(12,040)	\$361,051	100.1%	\$180	129	17
Jan-22	\$389,036	27,499	\$387,283	100.5%	\$186	105	26
Feb-22	\$401,236	12,200	\$389,805	102.9%	\$197	104	21
Mar-22	\$485,280	84,044	\$472,205	102.8%	\$218	139	16
Apr-22	\$451,535	(33,746)	\$428,245	105.4%	\$213	141	14
May-22	\$481,333	29,798	\$458,391	105.0%	\$222	146	18
Jun-22	\$494,600	13,267	\$477,867	103.5%	\$221	152	15
Jul-22	\$435,121	(59,479)	\$431,459	100.8%	\$211	140	12
Aug-22	\$424,286	(10,835)	\$424,306	100.0%	\$205	136	18
Sep-22	\$443,023	18,737	\$451,762	98.1%	\$208	104	28
Oct-22	\$414,313	(28,709)	\$419,963	98.7%	\$198	90	24
Nov-22	\$464,597	50,284	\$478,539	97.1%	\$214	104	31





THE FAIR REPORT

KELLER

MLS Data for November 2022 (City of Keller)

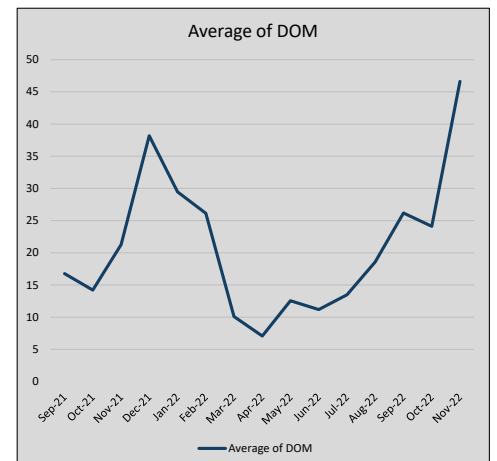
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	4	1	4.00	0	0	2	\$225,000	\$225,000	100.0%
\$300,000-399,999	6	4	1.50	4	0	37	\$340,975	\$340,000	99.7%
\$400,000-499,999	7	7	1.00	3	6	50	\$464,271	\$449,143	96.7%
\$500,000-599,999	12	7	1.71	0	4	33	\$567,693	\$564,857	99.5%
\$600,000-699,999	6	13	0.46	0	4	19	\$642,184	\$640,184	99.7%
\$700,000-799,999	5	5	1.00	1	0	41	\$762,360	\$743,780	97.6%
\$800,000-899,999	3	6	0.50	0	0	120	\$885,167	\$884,528	99.9%
\$900,000-1,000,000	3	2	1.50	1	2	32	\$962,500	\$945,000	98.2%
\$1,000,000 +	30	11	2.73	8	2	59	\$1,357,692	\$1,298,603	95.6%
Grand Total	76	56	1.36	17	18	47	\$770,419	\$753,680	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
Sep-21	\$671,770		\$674,632	99.6%	\$211	78	17
Oct-21	\$541,480	(130,289)	\$529,296	102.3%	\$194	61	14
Nov-21	\$738,682	197,202	\$727,637	101.5%	\$217	68	21
Dec-21	\$602,187	(136,494)	\$605,940	99.4%	\$203	59	38
Jan-22	\$740,723	138,535	\$731,157	101.3%	\$229	44	29
Feb-22	\$673,988	(66,735)	\$651,217	103.5%	\$219	46	26
Mar-22	\$784,388	110,400	\$744,176	105.4%	\$249	49	10
Apr-22	\$683,385	(101,002)	\$630,668	108.4%	\$230	54	7
May-22	\$791,755	108,370	\$748,753	105.7%	\$240	67	13
Jun-22	\$724,664	(67,092)	\$694,923	104.3%	\$239	71	11
Jul-22	\$924,616	199,952	\$917,680	100.8%	\$269	57	13
Aug-22	\$740,218	(184,397)	\$748,684	98.9%	\$233	65	19
Sep-22	\$732,563	(7,656)	\$736,979	99.4%	\$231	58	26
Oct-22	\$647,371	(85,192)	\$659,606	98.1%	\$228	46	24
Nov-22	\$753,680	106,309	\$770,419	97.8%	\$235	56	47





THE FAIR REPORT

LEONARD

MLS Data for November 2022 (City of Leonard)

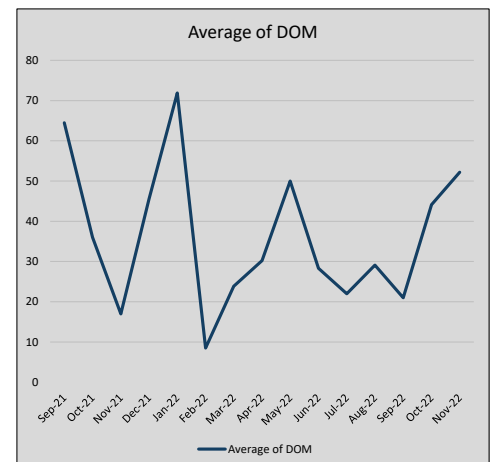
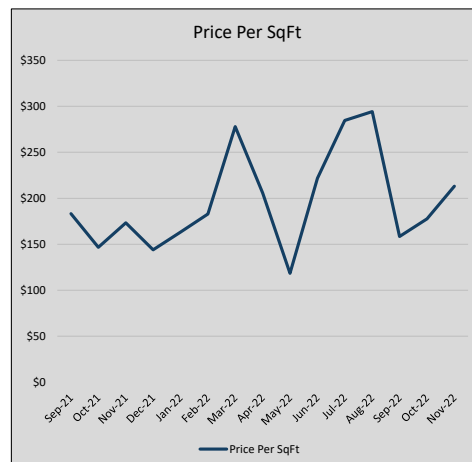
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	0	-	0	0	-	-	-	-
\$100,000-199,999	3	0	-	0	1	-	-	-	-
\$200,000-299,999	4	2	2.00	0	3	60	\$273,250	\$271,410	99.3%
\$300,000-399,999	3	0	-	0	1	-	-	-	-
\$400,000-499,999	6	3	2.00	3	0	47	\$456,500	\$459,180	100.6%
\$500,000-599,999	6	0	-	0	0	-	-	-	-
\$600,000-699,999	1	0	-	0	0	-	-	-	-
\$700,000-799,999	2	0	-	2	0	-	-	-	-
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	2	0	-	0	0	-	-	-	-
Grand Total	30	5	6.00	5	5	52	\$383,200	\$384,072	100.2%

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
Sep-21	\$365,098		\$364,675	100.1%	\$183	10	65
Oct-21	\$272,308	(92,791)	\$273,158	99.7%	\$147	10	36
Nov-21	\$377,380	105,073	\$373,980	100.9%	\$173	5	17
Dec-21	\$248,050	(129,330)	\$264,940	93.6%	\$144	10	46
Jan-22	\$299,042	50,992	\$315,207	94.9%	\$163	9	72
Feb-22	\$320,417	21,375	\$317,233	101.0%	\$183	6	9
Mar-22	\$488,300	167,883	\$557,650	87.6%	\$278	6	24
Apr-22	\$393,000	(95,300)	\$394,878	99.5%	\$206	9	30
May-22	\$343,000	(50,000)	\$343,000	100.0%	\$118	1	50
Jun-22	\$365,650	22,650	\$358,900	101.9%	\$222	10	28
Jul-22	\$484,990	119,340	\$478,112	101.4%	\$285	8	22
Aug-22	\$573,322	88,332	\$593,436	96.6%	\$294	11	29
Sep-22	\$273,767	(299,555)	\$278,200	98.4%	\$158	6	21
Oct-22	\$233,286	(40,481)	\$243,271	95.9%	\$178	7	44
Nov-22	\$384,072	150,786	\$383,200	100.2%	\$213	5	52



Fair Texas Title
THE FINEST CLOSING EXPERIENCE IN TEXAS



THE FAIR REPORT

LEWISVILLE

MLS Data for November 2022 (City of Lewisville)

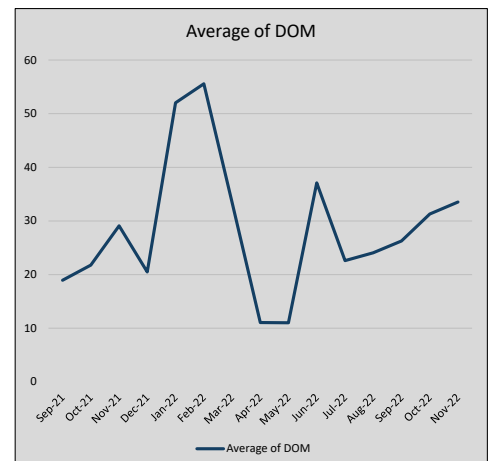
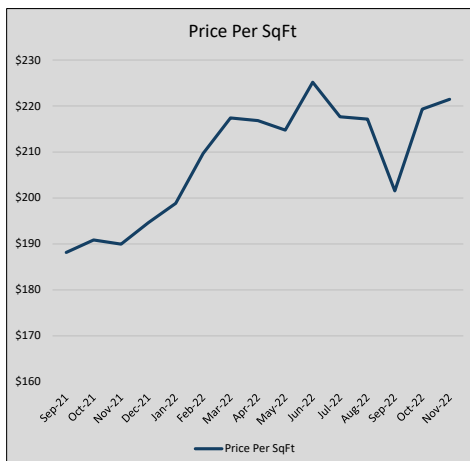
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	4	5	0.80	1	5	69	\$257,600	\$241,400	93.7%
\$300,000-399,999	45	29	1.55	7	26	24	\$354,686	\$350,847	98.9%
\$400,000-499,999	52	24	2.17	5	19	33	\$440,936	\$433,756	98.4%
\$500,000-599,999	8	5	1.60	4	7	18	\$544,400	\$542,040	99.6%
\$600,000-699,999	8	7	1.14	2	3	56	\$666,952	\$654,372	98.1%
\$700,000-799,999	16	9	1.78	2	4	31	\$723,032	\$707,167	97.8%
\$800,000-899,999	1	2	0.50	0	1	32	\$861,818	\$813,164	94.4%
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	4	4	1.00	0	1	53	\$1,897,195	\$1,762,500	92.9%
Grand Total	138	85	1.62	21	66	34	\$533,726	\$519,098	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
Sep-21	\$406,407		\$397,893	102.1%	\$188	129	19
Oct-21	\$397,411	(8,996)	\$390,380	101.8%	\$191	133	22
Nov-21	\$408,683	11,272	\$397,428	102.8%	\$190	85	29
Dec-21	\$399,391	(9,292)	\$386,930	103.2%	\$195	116	20
Jan-22	\$376,186	(23,205)	\$361,659	104.0%	\$199	57	52
Feb-22	\$442,081	65,895	\$413,878	106.8%	\$210	72	56
Mar-22	\$451,090	9,008	\$416,883	108.2%	\$217	90	34
Apr-22	\$453,016	1,926	\$416,957	108.6%	\$217	102	11
May-22	\$443,707	(9,308)	\$415,956	106.7%	\$215	91	11
Jun-22	\$495,100	51,393	\$469,732	105.4%	\$225	117	37
Jul-22	\$461,050	(34,049)	\$449,768	102.5%	\$218	106	23
Aug-22	\$461,367	317	\$460,454	100.2%	\$217	127	24
Sep-22	\$422,423	(38,945)	\$425,798	99.2%	\$202	116	26
Oct-22	\$473,348	50,925	\$478,218	99.0%	\$219	97	31
Nov-22	\$519,098	45,750	\$533,726	97.3%	\$221	85	34





THE FAIR REPORT

LITTLE ELM

MLS Data for November 2022 (City of Little Elm)

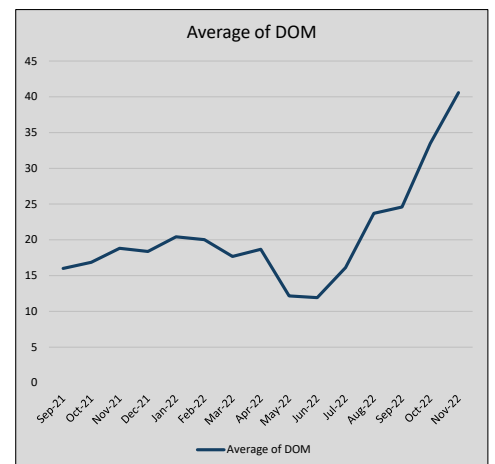
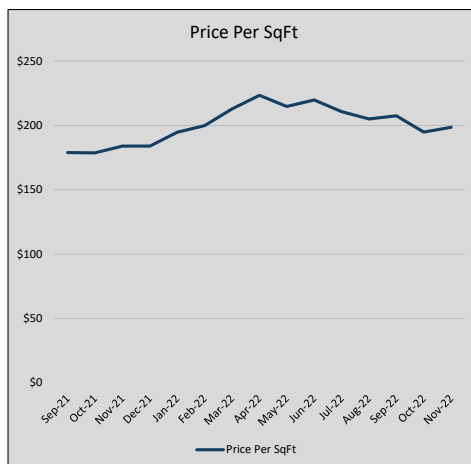
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	0	-	0	0	-	-	-	-
\$200,000-299,999	2	4	0.50	0	3	15	\$268,500	\$263,750	98.2%
\$300,000-399,999	62	29	2.14	11	29	31	\$364,093	\$355,665	97.7%
\$400,000-499,999	90	25	3.60	22	25	35	\$448,102	\$435,836	97.3%
\$500,000-599,999	57	16	3.56	12	15	68	\$550,575	\$537,844	97.7%
\$600,000-699,999	28	9	3.11	5	9	48	\$651,112	\$640,636	98.4%
\$700,000-799,999	26	5	5.20	1	7	43	\$739,786	\$692,027	93.5%
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	6	0	-	0	0	-	-	-	-
Grand Total	276	88	3.14	51	88	41	\$468,220	\$455,643	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
Sep-21	\$434,243		\$422,275	102.8%	\$179	145	16
Oct-21	\$427,006	(7,237)	\$412,769	103.4%	\$179	125	17
Nov-21	\$433,201	6,195	\$422,484	102.5%	\$184	139	19
Dec-21	\$426,333	(6,868)	\$413,987	103.0%	\$184	150	18
Jan-22	\$437,264	10,931	\$426,738	102.5%	\$195	83	20
Feb-22	\$460,712	23,448	\$446,791	103.1%	\$200	100	20
Mar-22	\$476,274	15,561	\$440,664	108.1%	\$213	123	18
Apr-22	\$521,694	45,420	\$488,657	106.8%	\$223	117	19
May-22	\$500,176	(21,517)	\$469,691	106.5%	\$215	158	12
Jun-22	\$532,173	31,997	\$505,851	105.2%	\$220	138	12
Jul-22	\$490,052	(42,121)	\$481,421	101.8%	\$211	95	16
Aug-22	\$477,554	(12,498)	\$485,672	98.3%	\$205	94	24
Sep-22	\$477,779	225	\$482,557	99.0%	\$207	105	25
Oct-22	\$477,115	(663)	\$489,651	97.4%	\$195	86	33
Nov-22	\$455,643	(21,472)	\$468,220	97.3%	\$199	88	41





THE FAIR REPORT

LOVEJOY ISD

MLS Data for November 2022 (Lovejoy ISD)

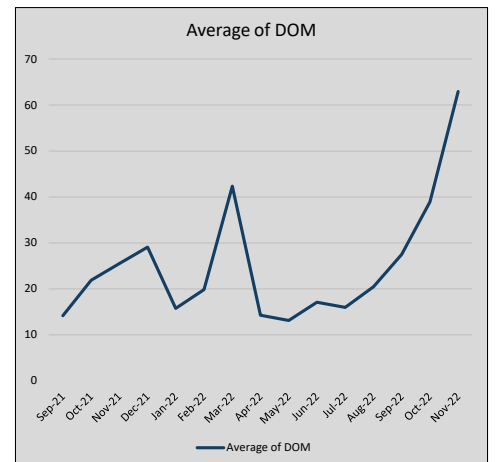
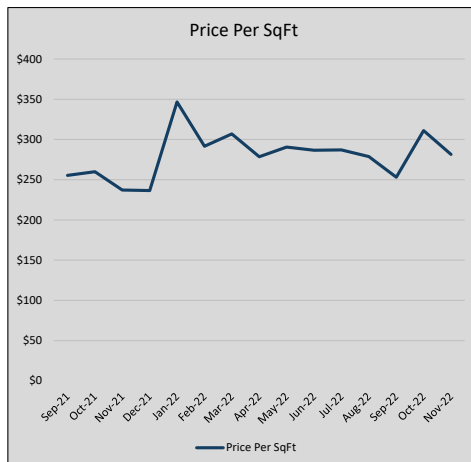
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	1	1	1.00	0	1	3	\$399,500	\$400,000	100.1%
\$400,000-499,999	1	1	1.00	0	0	18	\$449,500	\$449,500	100.0%
\$500,000-599,999	2	1	2.00	1	1	42	\$515,000	\$495,000	96.1%
\$600,000-699,999	4	1	4.00	0	3	11	\$635,000	\$645,000	101.6%
\$700,000-799,999	6	3	2.00	1	3	46	\$743,000	\$717,000	96.5%
\$800,000-899,999	1	0	-	0	3	-	-	-	-
\$900,000-1,000,000	2	1	2.00	0	3	96	\$925,000	\$850,000	91.9%
\$1,000,000 +	18	7	2.57	0	5	91	\$1,603,357	\$1,485,000	92.6%
Grand Total	35	15	2.33	2	19	63	\$1,091,767	\$1,025,700	93.9%

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
Sep-21	\$1,004,425		\$1,000,811	100.4%	\$255	28	14
Oct-21	\$1,035,885	31,460	\$1,042,363	99.4%	\$260	16	22
Nov-21	\$777,320	(258,565)	\$755,900	102.8%	\$237	20	26
Dec-21	\$903,473	126,153	\$904,432	99.9%	\$237	22	29
Jan-22	\$1,259,577	356,104	\$1,225,985	102.7%	\$347	13	16
Feb-22	\$1,080,577	(179,000)	\$1,063,385	101.6%	\$292	13	20
Mar-22	\$1,252,368	171,791	\$1,211,904	103.3%	\$307	18	42
Apr-22	\$877,202	(375,167)	\$814,050	107.8%	\$279	18	14
May-22	\$988,236	111,034	\$934,711	105.7%	\$291	28	13
Jun-22	\$1,101,129	112,893	\$1,067,542	103.1%	\$287	44	17
Jul-22	\$1,136,532	35,403	\$1,150,153	98.8%	\$287	19	16
Aug-22	\$970,189	(166,342)	\$998,685	97.1%	\$279	26	20
Sep-22	\$791,484	(178,706)	\$814,510	97.2%	\$253	20	28
Oct-22	\$1,107,420	315,936	\$1,154,594	95.9%	\$311	18	39
Nov-22	\$1,025,700	(81,720)	\$1,091,767	93.9%	\$282	15	63





THE FAIR REPORT

LUCAS

MLS Data for November 2022 (City of Lucas)

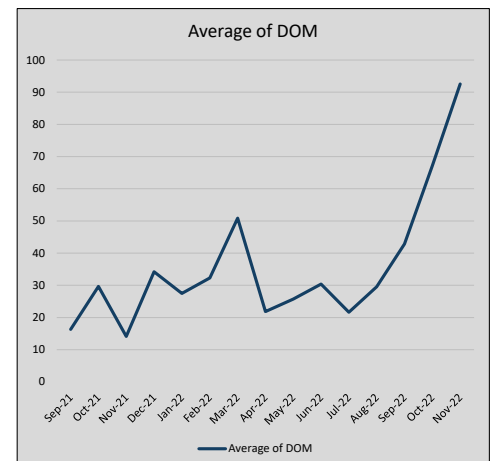
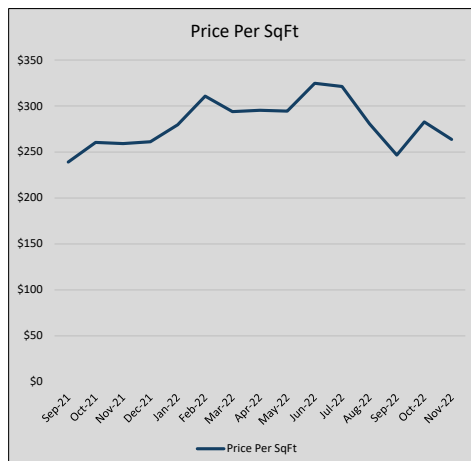
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-599,999	0	0	-	0	0	-	-	-	-
\$600,000-699,999	1	1	1.00	0	1	21	\$625,000	\$625,000	100.0%
\$700,000-799,999	5	2	2.50	1	0	5	\$737,000	\$730,000	99.1%
\$800,000-899,999	4	1	4.00	0	2	161	\$899,900	\$879,900	97.8%
\$900,000-1,000,000	6	2	3.00	0	2	109	\$917,450	\$875,563	95.4%
\$1,000,000 +	19	3	6.33	1	3	141	\$1,567,833	\$1,481,667	94.5%
Grand Total	35	9	3.89	2	8	93	\$1,059,700	\$1,017,892	96.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Sep-21	\$945,764		\$944,222	100.2%	\$239	17	16
Oct-21	\$1,100,518	154,754	\$1,129,739	97.4%	\$260	9	30
Nov-21	\$865,893	(234,625)	\$843,807	102.6%	\$259	15	14
Dec-21	\$1,133,967	268,073	\$1,148,666	98.7%	\$261	18	34
Jan-22	\$1,190,975	57,008	\$1,210,077	98.4%	\$280	8	28
Feb-22	\$1,327,143	136,168	\$1,330,586	99.7%	\$311	7	32
Mar-22	\$1,219,295	(107,848)	\$1,195,828	102.0%	\$294	14	51
Apr-22	\$1,033,696	(185,598)	\$993,118	104.1%	\$295	8	22
May-22	\$1,120,171	86,475	\$1,101,963	101.7%	\$294	12	26
Jun-22	\$1,328,226	208,055	\$1,293,472	102.7%	\$325	18	30
Jul-22	\$1,278,464	(49,762)	\$1,361,573	93.9%	\$321	11	22
Aug-22	\$1,149,685	(128,779)	\$1,170,294	98.2%	\$281	12	30
Sep-22	\$881,395	(268,290)	\$891,600	98.9%	\$247	7	43
Oct-22	\$1,020,150	138,755	\$1,059,470	96.3%	\$283	10	67
Nov-22	\$1,017,892	(2,258)	\$1,059,700	96.1%	\$264	9	93





THE FAIR REPORT

MANSFIELD

MLS Data for November 2022 (City of Mansfield)

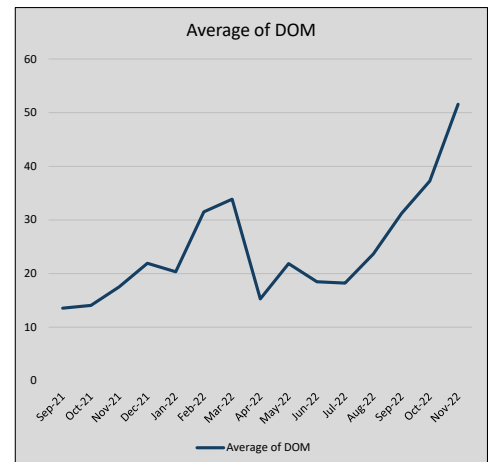
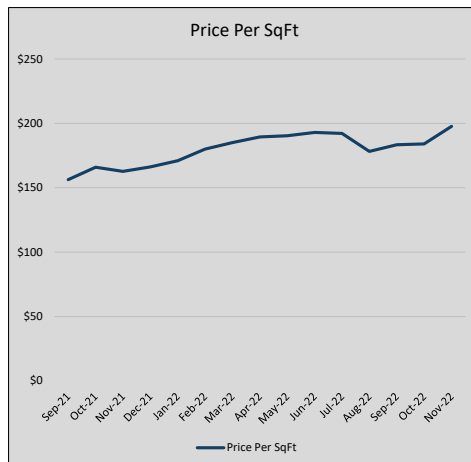
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	1	0	-	0	1	-	-	-	-
\$200,000-299,999	6	10	0.60	1	4	29	\$270,070	\$260,928	96.6%
\$300,000-399,999	28	15	1.87	4	10	39	\$361,586	\$358,133	99.0%
\$400,000-499,999	55	29	1.90	8	11	45	\$466,592	\$461,744	99.0%
\$500,000-599,999	86	24	3.58	4	24	77	\$563,511	\$549,888	97.6%
\$600,000-699,999	51	9	5.67	1	8	35	\$659,184	\$655,192	99.4%
\$700,000-799,999	26	4	6.50	1	0	28	\$750,666	\$734,416	97.8%
\$800,000-899,999	11	2	5.50	0	5	59	\$833,448	\$834,006	100.1%
\$900,000-1,000,000	6	1	6.00	2	2	106	\$910,925	\$865,925	95.1%
\$1,000,000 +	6	3	2.00	1	0	110	\$1,566,667	\$1,450,000	92.6%
Grand Total	276	97	2.85	23	65	52	\$529,825	\$518,428	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
Sep-21	\$393,678		\$384,020	102.5%	\$156	115	14
Oct-21	\$432,445	38,767	\$422,487	102.4%	\$166	86	14
Nov-21	\$427,949	(4,496)	\$419,512	102.0%	\$163	91	18
Dec-21	\$463,028	35,080	\$454,440	101.9%	\$166	95	22
Jan-22	\$444,549	(18,480)	\$435,646	102.0%	\$171	76	20
Feb-22	\$487,575	43,026	\$491,935	99.1%	\$180	64	32
Mar-22	\$489,814	2,239	\$478,002	102.5%	\$185	107	34
Apr-22	\$466,430	(23,384)	\$449,295	103.8%	\$190	87	15
May-22	\$492,616	26,186	\$476,649	103.3%	\$190	125	22
Jun-22	\$498,116	5,500	\$489,375	101.8%	\$193	129	18
Jul-22	\$490,659	(7,457)	\$483,315	101.5%	\$192	129	18
Aug-22	\$470,993	(19,666)	\$470,797	100.0%	\$178	114	24
Sep-22	\$490,485	19,492	\$499,150	98.3%	\$183	102	31
Oct-22	\$489,873	(612)	\$497,235	98.5%	\$184	95	37
Nov-22	\$518,428	28,554	\$529,825	97.8%	\$198	97	52





THE FAIR REPORT

MCKINNEY

MLS Data for November 2022 (City of McKinney)

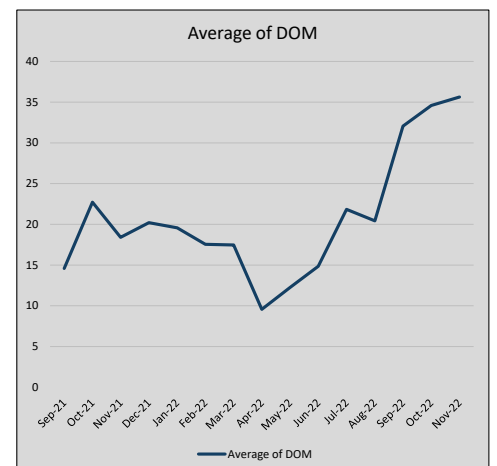
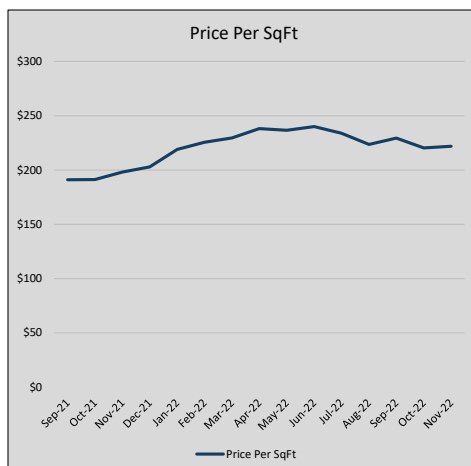
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	8	4	2.00	1	3	37	\$250,125	\$246,375	98.5%
\$300,000-399,999	46	22	2.09	6	37	33	\$370,273	\$350,595	94.7%
\$400,000-499,999	103	48	2.15	18	39	37	\$457,885	\$449,548	98.2%
\$500,000-599,999	96	30	3.20	15	21	28	\$547,697	\$540,650	98.7%
\$600,000-699,999	72	23	3.13	12	10	33	\$651,648	\$642,727	98.6%
\$700,000-799,999	51	6	8.50	5	7	65	\$753,080	\$723,750	96.1%
\$800,000-899,999	26	8	3.25	3	3	36	\$860,924	\$843,243	97.9%
\$900,000-1,000,000	15	3	5.00	3	5	8	\$969,967	\$961,667	99.1%
\$1,000,000 +	30	4	7.50	5	4	85	\$1,673,500	\$1,500,000	89.6%
Grand Total	447	148	3.02	68	129	36	\$564,551	\$549,004	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
Sep-21	\$500,940		\$489,276	102.4%	\$191	354	15
Oct-21	\$496,185	(4,756)	\$478,850	103.6%	\$191	331	23
Nov-21	\$504,194	8,010	\$485,678	103.8%	\$198	269	18
Dec-21	\$514,535	10,341	\$497,328	103.5%	\$203	268	20
Jan-22	\$566,189	51,654	\$543,041	104.3%	\$219	176	20
Feb-22	\$554,469	(11,720)	\$516,172	107.4%	\$226	194	18
Mar-22	\$595,550	41,081	\$539,302	110.4%	\$230	254	17
Apr-22	\$615,155	19,605	\$556,497	110.5%	\$238	247	10
May-22	\$623,960	8,804	\$574,362	108.6%	\$237	331	12
Jun-22	\$617,558	(6,401)	\$585,015	105.6%	\$240	327	15
Jul-22	\$599,095	(18,464)	\$593,176	101.0%	\$234	256	22
Aug-22	\$575,779	(23,316)	\$585,413	98.4%	\$224	274	20
Sep-22	\$587,886	12,107	\$599,544	98.1%	\$229	235	32
Oct-22	\$550,273	(37,613)	\$560,976	98.1%	\$220	198	35
Nov-22	\$550,241	(31)	\$564,551	97.5%	\$222	148	36





THE FAIR REPORT

STONEBRIDGE RANCH

MLS Data for November 2022 (Stonebridge Ranch - McKinney)

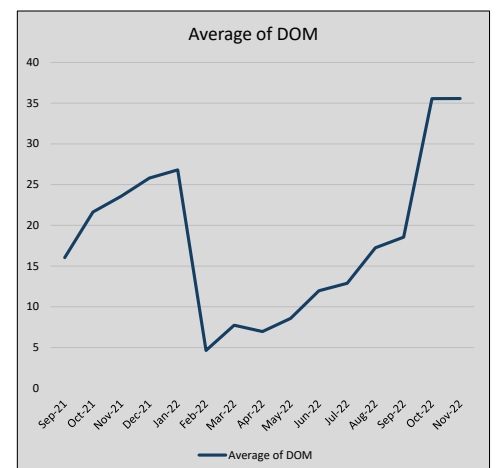
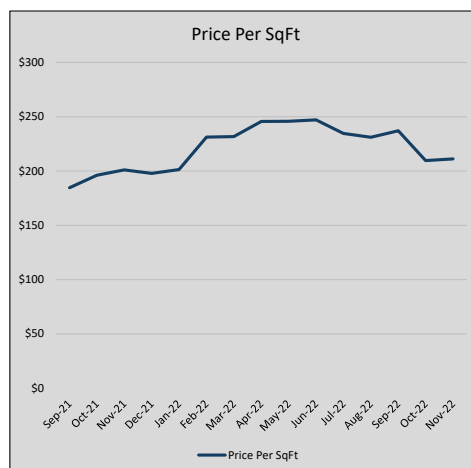
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	1	-	-	-	-
\$400,000-499,999	3	3	1.00	0	2	58	\$470,667	\$489,167	103.9%
\$500,000-599,999	6	6	1.00	1	1	29	\$557,817	\$547,083	98.1%
\$600,000-699,999	1	3	0.33	0	2	48	\$649,667	\$636,667	98.0%
\$700,000-799,999	1	0	-	1	0	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	2	0.00	0	2	5	\$955,000	\$952,500	99.7%
\$1,000,000 +	4	0	-	0	0	-	-	-	-
Grand Total	16	14	1.14	2	8	36	\$615,564	\$611,786	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
Sep-21	\$559,148		\$548,806	101.9%	\$185	27	16
Oct-21	\$631,865	72,717	\$616,338	102.5%	\$196	31	22
Nov-21	\$571,612	(60,253)	\$557,003	102.6%	\$201	17	24
Dec-21	\$558,053	(13,558)	\$530,657	105.2%	\$198	21	26
Jan-22	\$630,167	72,113	\$600,646	104.9%	\$201	15	27
Feb-22	\$831,852	201,685	\$775,873	107.2%	\$231	11	5
Mar-22	\$738,439	(93,413)	\$662,627	111.4%	\$232	22	8
Apr-22	\$789,303	50,864	\$708,987	111.3%	\$246	24	7
May-22	\$768,639	(20,664)	\$707,810	108.6%	\$246	28	9
Jun-22	\$725,618	(43,020)	\$687,780	105.5%	\$247	25	12
Jul-22	\$730,896	5,278	\$722,893	101.1%	\$235	27	13
Aug-22	\$619,700	(111,196)	\$613,740	101.0%	\$231	20	17
Sep-22	\$783,925	164,225	\$796,250	98.5%	\$237	20	19
Oct-22	\$700,647	(83,278)	\$709,725	98.7%	\$210	16	36
Nov-22	\$611,786	(88,861)	\$615,564	99.4%	\$211	14	36





THE FAIR REPORT

MCLENDON-CHISOLM

MLS Data for November 2022 (City of McLendon Chisholm)

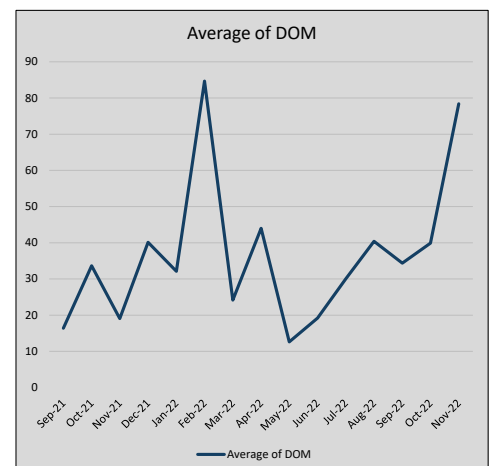
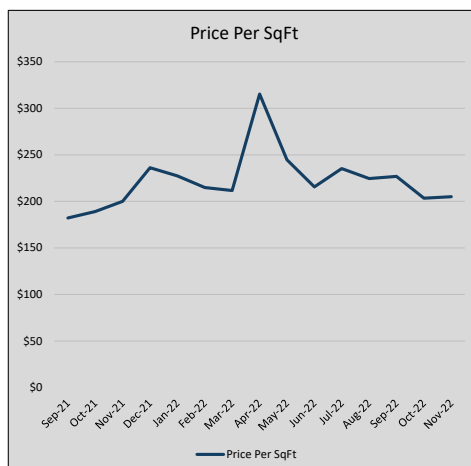
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	1	0	-	-	-	-
\$400,000-499,999	10	0	-	0	2	-	-	-	-
\$500,000-599,999	19	0	-	1	5	-	-	-	-
\$600,000-699,999	10	1	10.00	2	1	128	\$624,990	\$624,990	100.0%
\$700,000-799,999	6	2	3.00	1	1	8	\$764,062	\$765,157	100.1%
\$800,000-899,999	1	2	0.50	1	1	124	\$879,950	\$875,418	99.5%
\$900,000-1,000,000	4	0	-	0	0	-	-	-	-
\$1,000,000 +	5	0	-	1	0	-	-	-	-
Grand Total	55	5	11.00	7	10	78	\$782,603	\$781,228	99.8%

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
Sep-21	\$585,962		\$571,189	102.6%	\$182	13	16
Oct-21	\$588,394	2,431	\$584,513	100.7%	\$189	15	34
Nov-21	\$653,952	65,558	\$649,616	100.7%	\$200	16	19
Dec-21	\$802,979	149,028	\$807,312	99.5%	\$236	15	40
Jan-22	\$627,880	(175,099)	\$631,550	99.4%	\$227	9	32
Feb-22	\$701,500	73,620	\$693,166	101.2%	\$215	3	85
Mar-22	\$627,213	(74,287)	\$606,747	103.4%	\$212	11	24
Apr-22	\$1,462,383	835,170	\$1,486,953	98.3%	\$315	10	44
May-22	\$728,781	(733,602)	\$713,749	102.1%	\$245	8	13
Jun-22	\$643,265	(85,516)	\$637,429	100.9%	\$216	11	19
Jul-22	\$616,890	(26,376)	\$616,137	100.1%	\$235	21	30
Aug-22	\$701,555	84,666	\$705,495	99.4%	\$225	15	40
Sep-22	\$630,233	(71,322)	\$634,154	99.4%	\$227	10	34
Oct-22	\$588,895	(41,338)	\$609,649	96.6%	\$203	12	40
Nov-22	\$781,228	192,332	\$782,603	99.8%	\$205	5	78





THE FAIR REPORT

MELISSA

MLS Data for November 2022 (City of Melissa)

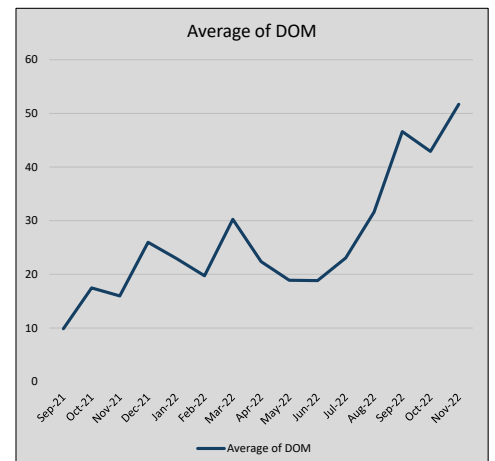
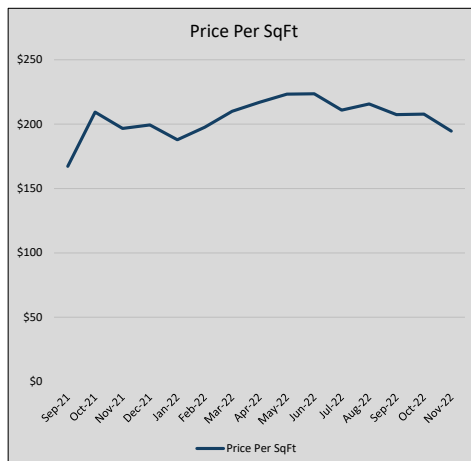
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	0	-	0	0	-	-	-	-
\$200,000-299,999	1	0	-	0	1	-	-	-	-
\$300,000-399,999	9	2	4.50	3	4	36	\$392,450	\$376,250	95.9%
\$400,000-499,999	53	8	6.63	7	13	56	\$467,633	\$458,177	98.0%
\$500,000-599,999	74	14	5.29	1	5	56	\$549,399	\$536,421	97.6%
\$600,000-699,999	29	4	7.25	1	7	58	\$656,499	\$638,750	97.3%
\$700,000-799,999	8	0	-	2	1	-	-	-	-
\$800,000-899,999	4	1	4.00	0	1	20	\$846,054	\$804,118	95.0%
\$900,000-1,000,000	5	1	5.00	0	1	-	\$912,900	\$898,119	98.4%
\$1,000,000 +	3	0	-	1	1	-	-	-	-
Grand Total	188	30	6.27	15	34	52	\$553,417	\$539,502	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
Sep-21	\$436,902		\$432,042	101.1%	\$167	42	10
Oct-21	\$532,791	95,889	\$529,696	100.6%	\$209	37	17
Nov-21	\$470,175	(62,616)	\$481,581	97.6%	\$197	35	16
Dec-21	\$501,305	31,130	\$505,103	99.2%	\$199	49	26
Jan-22	\$485,133	(16,172)	\$474,179	102.3%	\$188	40	23
Feb-22	\$524,051	38,918	\$504,657	103.8%	\$198	35	20
Mar-22	\$560,955	36,904	\$527,997	106.2%	\$210	52	30
Apr-22	\$587,287	26,332	\$555,303	105.8%	\$217	34	22
May-22	\$548,695	(38,592)	\$517,857	106.0%	\$223	46	19
Jun-22	\$571,908	23,213	\$555,844	102.9%	\$224	50	19
Jul-22	\$579,475	7,567	\$576,576	100.5%	\$211	29	23
Aug-22	\$558,705	(20,771)	\$555,544	100.6%	\$216	36	32
Sep-22	\$531,356	(27,349)	\$545,588	97.4%	\$207	37	47
Oct-22	\$539,347	7,991	\$546,976	98.6%	\$208	35	43
Nov-22	\$539,502	155	\$553,417	97.5%	\$195	30	52





THE FAIR REPORT

MESQUITE

MLS Data for November 2022 (City of Mesquite)

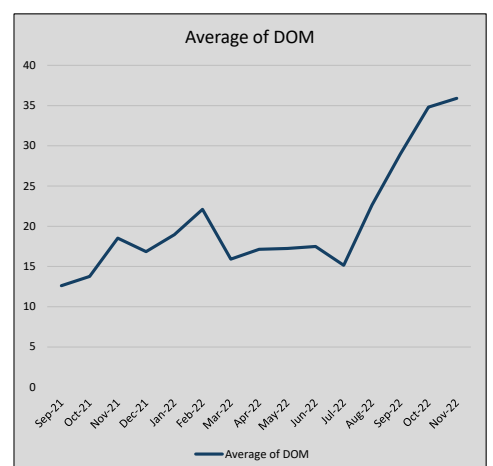
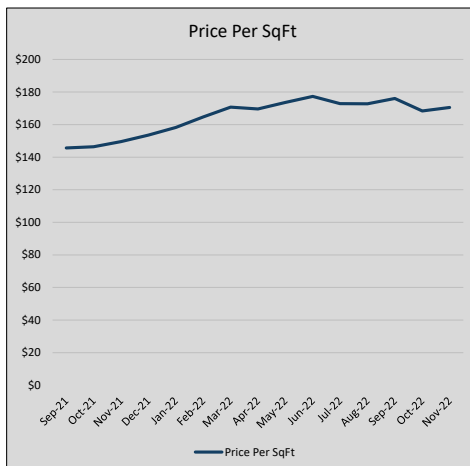
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	1	-	-	-	-
\$100,000-199,999	7	8	0.88	1	4	8	\$172,450	\$185,938	107.8%
\$200,000-299,999	100	51	1.96	21	40	26	\$265,550	\$264,347	99.5%
\$300,000-399,999	113	33	3.42	9	21	50	\$343,969	\$334,655	97.3%
\$400,000-499,999	31	5	6.20	2	3	39	\$458,741	\$448,098	97.7%
\$500,000-599,999	32	2	16.00	0	4	121	\$585,145	\$567,500	97.0%
\$600,000-699,999	9	1	9.00	1	0	112	\$620,000	\$600,000	96.8%
\$700,000-799,999	3	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	297	100	2.97	35	73	36	\$303,576	\$299,883	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
Sep-21	\$257,092		\$252,684	101.7%	\$146	153	13
Oct-21	\$258,503	1,411	\$253,776	101.9%	\$146	154	14
Nov-21	\$266,727	8,224	\$263,153	101.4%	\$150	151	19
Dec-21	\$257,358	(9,368)	\$251,482	102.3%	\$154	166	17
Jan-22	\$269,821	12,462	\$267,157	101.0%	\$158	118	19
Feb-22	\$261,713	(8,107)	\$257,290	101.7%	\$165	99	22
Mar-22	\$278,454	16,741	\$267,733	104.0%	\$171	129	16
Apr-22	\$311,943	33,489	\$299,101	104.3%	\$170	133	17
May-22	\$304,033	(7,911)	\$291,523	104.3%	\$174	136	17
Jun-22	\$297,558	(6,475)	\$289,893	102.6%	\$177	152	17
Jul-22	\$289,736	(7,822)	\$287,294	100.9%	\$173	145	15
Aug-22	\$295,168	5,432	\$294,705	100.2%	\$173	156	23
Sep-22	\$290,076	(5,092)	\$293,131	99.0%	\$176	124	29
Oct-22	\$293,243	3,168	\$297,619	98.5%	\$168	110	35
Nov-22	\$299,883	6,640	\$303,576	98.8%	\$171	100	36





THE FAIR REPORT

MIDLOTHIAN

MLS Data for November 2022 (City of Midlothian)

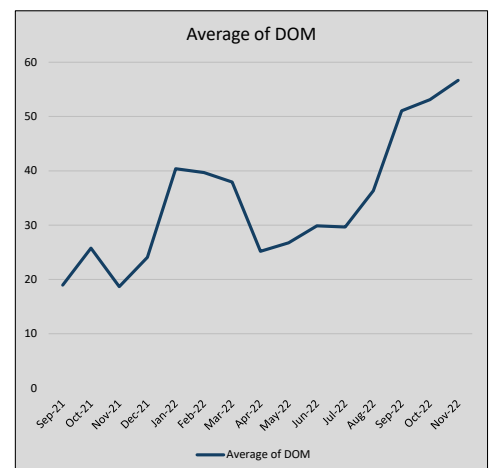
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	1	2.00	0	0	6	\$199,900	\$185,000	92.5%
\$200,000-299,999	6	2	3.00	1	4	6	\$279,450	\$277,500	99.3%
\$300,000-399,999	15	11	1.36	3	11	28	\$371,073	\$370,227	99.8%
\$400,000-499,999	65	16	4.06	2	14	65	\$454,055	\$448,861	98.9%
\$500,000-599,999	68	14	4.86	3	10	77	\$555,776	\$537,004	96.6%
\$600,000-699,999	63	9	7.00	4	9	72	\$669,742	\$646,754	96.6%
\$700,000-799,999	23	6	3.83	2	2	66	\$744,867	\$733,914	98.5%
\$800,000-899,999	7	2	3.50	2	0	24	\$832,500	\$811,250	97.4%
\$900,000-1,000,000	2	1	2.00	0	1	7	\$950,000	\$960,000	101.1%
\$1,000,000 +	9	1	9.00	2	0	11	\$1,300,000	\$1,300,000	100.0%
Grand Total	260	63	4.13	19	51	57	\$544,416	\$533,637	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
Sep-21	\$458,584		\$453,152	101.2%	\$168	88	19
Oct-21	\$433,927	(24,657)	\$436,271	99.5%	\$175	71	26
Nov-21	\$433,698	(229)	\$428,588	101.2%	\$178	81	19
Dec-21	\$484,563	50,865	\$482,464	100.4%	\$179	79	24
Jan-22	\$479,500	(5,063)	\$484,928	98.9%	\$186	53	40
Feb-22	\$474,312	(5,188)	\$470,867	100.7%	\$183	68	40
Mar-22	\$464,184	(10,129)	\$458,741	101.2%	\$189	78	38
Apr-22	\$492,418	28,234	\$480,541	102.5%	\$193	77	25
May-22	\$513,867	21,448	\$501,069	102.6%	\$196	91	27
Jun-22	\$508,716	(5,151)	\$501,516	101.4%	\$198	84	30
Jul-22	\$513,225	4,509	\$512,263	100.2%	\$203	86	30
Aug-22	\$527,011	13,786	\$535,243	98.5%	\$203	79	36
Sep-22	\$485,615	(41,397)	\$492,295	98.6%	\$194	76	51
Oct-22	\$478,262	(7,352)	\$484,222	98.8%	\$195	57	53
Nov-22	\$533,637	55,374	\$544,416	98.0%	\$204	63	57





THE FAIR REPORT

MURPHY

MLS Data for November 2022 (City of Murphy)

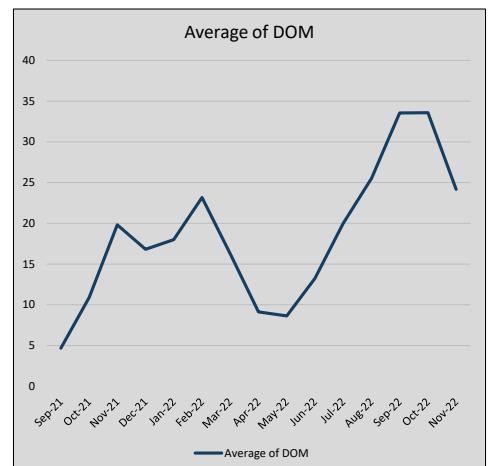
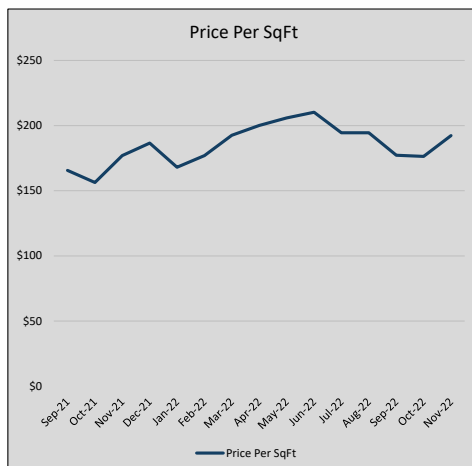
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	1	-	-	-	-
\$400,000-499,999	1	4	0.25	2	1	19	\$453,700	\$441,250	97.3%
\$500,000-599,999	6	5	1.20	2	3	19	\$560,960	\$560,000	99.8%
\$600,000-699,999	3	2	1.50	1	1	12	\$614,500	\$595,000	96.8%
\$700,000-799,999	4	2	2.00	0	0	20	\$782,450	\$790,250	101.0%
\$800,000-899,999	1	4	0.25	0	0	47	\$837,438	\$807,750	96.5%
\$900,000-1,000,000	0	1	0.00	1	1	13	\$995,000	\$934,000	93.9%
\$1,000,000 +	0	0	-	1	0	-	-	-	-
Grand Total	15	18	0.83	7	7	24	\$653,236	\$638,917	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
Sep-21	\$482,217		\$462,717	104.2%	\$166	12	5
Oct-21	\$542,944	60,728	\$537,033	101.1%	\$156	18	11
Nov-21	\$521,094	(21,851)	\$504,724	103.2%	\$177	16	20
Dec-21	\$534,791	13,697	\$516,532	103.5%	\$187	22	17
Jan-22	\$565,635	30,844	\$540,384	104.7%	\$168	13	18
Feb-22	\$647,250	81,615	\$632,997	102.3%	\$177	6	23
Mar-22	\$686,505	39,255	\$624,357	110.0%	\$193	21	16
Apr-22	\$633,750	(52,755)	\$586,900	108.0%	\$200	16	9
May-22	\$657,533	23,783	\$591,873	111.1%	\$206	30	9
Jun-22	\$685,536	28,003	\$672,292	102.0%	\$210	25	13
Jul-22	\$663,511	(22,025)	\$642,828	103.2%	\$194	18	20
Aug-22	\$603,621	(59,890)	\$605,068	99.8%	\$195	19	26
Sep-22	\$557,318	(46,303)	\$565,518	98.6%	\$177	11	34
Oct-22	\$513,100	(44,218)	\$515,592	99.5%	\$176	12	34
Nov-22	\$638,917	125,817	\$653,236	97.8%	\$192	18	24





THE FAIR REPORT

PARKER

MLS Data for November 2022 (City of Parker)

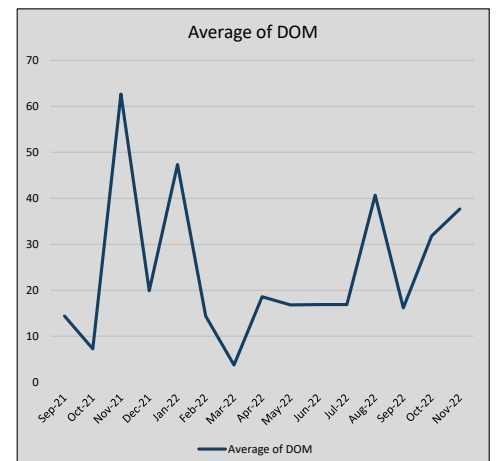
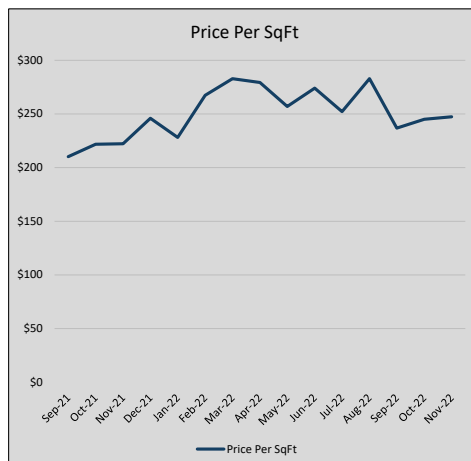
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	0	-	-	-	-
\$400,000-499,999	0	0	-	0	0	-	-	-	-
\$500,000-599,999	0	0	-	0	0	-	-	-	-
\$600,000-699,999	0	1	0.00	0	0	64	\$625,000	\$585,000	93.6%
\$700,000-799,999	0	1	0.00	0	0	32	\$799,000	\$775,000	97.0%
\$800,000-899,999	0	0	-	0	2	-	-	-	-
\$900,000-1,000,000	1	1	1.00	0	1	63	\$999,999	\$1,000,000	100.0%
\$1,000,000 +	12	3	4.00	1	2	22	\$1,563,333	\$1,500,000	95.9%
Grand Total	13	6	2.17	1	5	38	\$1,185,667	\$1,143,333	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
Sep-21	\$921,800		\$937,800	98.3%	\$210	5	14
Oct-21	\$1,090,000	168,200	\$1,094,875	99.6%	\$222	4	7
Nov-21	\$929,167	(160,833)	\$925,817	100.4%	\$222	6	63
Dec-21	\$1,080,125	150,958	\$1,078,187	100.2%	\$246	8	20
Jan-22	\$1,002,083	(78,042)	\$1,003,150	99.9%	\$228	6	47
Feb-22	\$1,256,180	254,097	\$1,190,180	105.5%	\$267	5	14
Mar-22	\$1,106,438	(149,743)	\$1,019,500	108.5%	\$283	4	4
Apr-22	\$1,260,436	153,998	\$1,284,057	98.2%	\$279	7	19
May-22	\$1,197,200	(63,236)	\$1,177,750	101.7%	\$257	5	17
Jun-22	\$1,095,381	(101,819)	\$1,082,625	101.2%	\$274	8	17
Jul-22	\$1,259,875	164,494	\$1,226,750	102.7%	\$252	8	17
Aug-22	\$1,258,000	(1,875)	\$1,388,978	90.6%	\$283	9	41
Sep-22	\$1,114,114	(143,886)	\$1,112,000	100.2%	\$237	7	16
Oct-22	\$919,780	(194,334)	\$937,480	98.1%	\$245	10	32
Nov-22	\$1,143,333	223,553	\$1,185,667	96.4%	\$247	6	38





THE FAIR REPORT

PLANO

MLS Data for November 2022 (City of Plano)

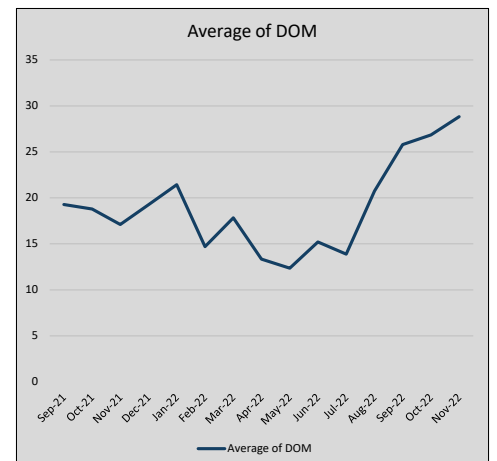
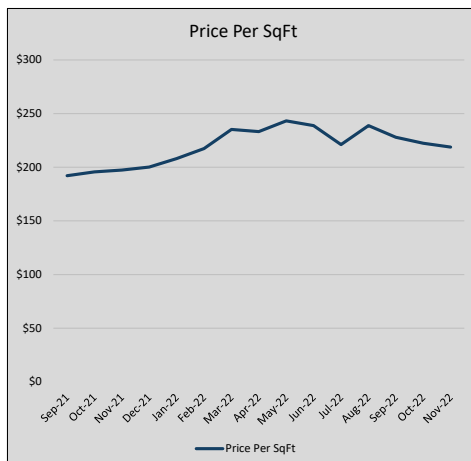
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	1	0	-	-	-	-
\$200,000-299,999	6	10	0.60	2	4	26	\$254,960	\$247,000	96.9%
\$300,000-399,999	57	44	1.30	3	24	24	\$355,761	\$349,577	98.3%
\$400,000-499,999	79	53	1.49	20	36	28	\$446,539	\$439,750	98.5%
\$500,000-599,999	63	21	3.00	16	20	35	\$556,490	\$542,202	97.4%
\$600,000-699,999	51	13	3.92	4	15	29	\$644,183	\$633,342	98.3%
\$700,000-799,999	26	14	1.86	13	8	30	\$752,321	\$738,029	98.1%
\$800,000-899,999	16	2	8.00	6	6	44	\$825,000	\$807,500	97.9%
\$900,000-1,000,000	10	3	3.33	2	2	13	\$953,300	\$945,000	99.1%
\$1,000,000 +	33	6	5.50	8	10	54	\$1,908,133	\$1,813,924	95.1%
Grand Total	342	166	2.06	75	125	29	\$532,660	\$520,746	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
Sep-21	\$508,259		\$499,266	101.8%	\$192	304	19
Oct-21	\$494,045	(14,214)	\$486,393	101.6%	\$196	304	19
Nov-21	\$496,326	2,282	\$481,442	103.1%	\$197	281	17
Dec-21	\$494,745	(1,582)	\$480,166	103.0%	\$200	249	19
Jan-22	\$542,133	47,389	\$522,564	103.7%	\$208	179	21
Feb-22	\$505,907	(36,226)	\$472,748	107.0%	\$217	153	15
Mar-22	\$609,939	104,032	\$563,236	108.3%	\$235	200	18
Apr-22	\$587,710	(22,229)	\$534,392	110.0%	\$233	284	13
May-22	\$623,377	35,667	\$572,670	108.9%	\$243	266	12
Jun-22	\$625,696	2,320	\$592,718	105.6%	\$239	289	15
Jul-22	\$565,227	(60,470)	\$552,337	102.3%	\$221	249	14
Aug-22	\$628,992	63,766	\$633,016	99.4%	\$239	265	21
Sep-22	\$600,821	(28,172)	\$609,655	98.6%	\$228	236	26
Oct-22	\$552,569	(48,252)	\$559,010	98.8%	\$222	210	27
Nov-22	\$520,746	(31,823)	\$532,660	97.8%	\$219	166	29





THE FAIR REPORT

POTTSBORO

MLS Data for November 2022 (City of Pottsboro)

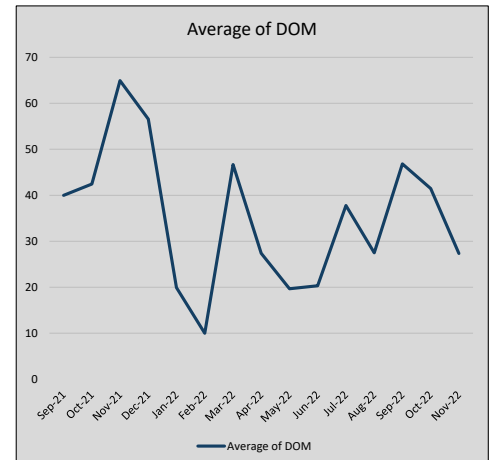
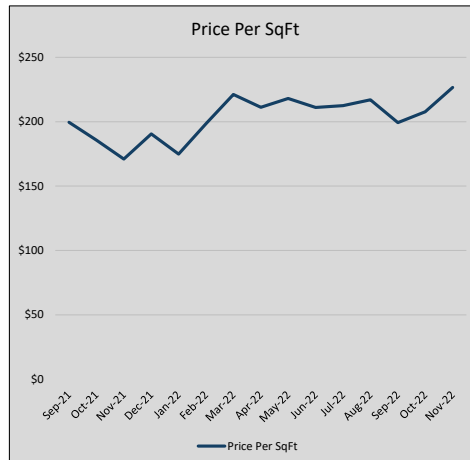
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	0	-	0	1	-	-	-	-
\$100,000-199,999	6	0	-	0	0	-	-	-	-
\$200,000-299,999	12	2	6.00	2	6	13	\$257,000	\$245,000	95.3%
\$300,000-399,999	9	2	4.50	2	3	29	\$339,950	\$332,450	97.8%
\$400,000-499,999	7	0	-	1	2	-	-	-	-
\$500,000-599,999	10	2	5.00	3	1	40	\$584,000	\$539,500	92.4%
\$600,000-699,999	8	0	-	2	0	-	-	-	-
\$700,000-799,999	6	0	-	1	1	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	4	0	-	0	0	-	-	-	-
Grand Total	67	6	11.17	11	14	27	\$393,650	\$372,317	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
Sep-21	\$470,834		\$489,975	96.1%	\$200	16	40
Oct-21	\$419,976	(50,859)	\$435,006	96.5%	\$186	18	42
Nov-21	\$317,528	(102,448)	\$321,759	98.7%	\$171	16	65
Dec-21	\$355,033	37,504	\$369,520	96.1%	\$190	16	57
Jan-22	\$277,417	(77,616)	\$276,633	100.3%	\$175	12	20
Feb-22	\$373,314	95,897	\$357,109	104.5%	\$198	11	10
Mar-22	\$438,611	65,297	\$446,569	98.2%	\$221	16	47
Apr-22	\$433,904	(4,707)	\$429,160	101.1%	\$211	30	27
May-22	\$388,244	(45,660)	\$390,928	99.3%	\$218	18	20
Jun-22	\$386,448	(1,796)	\$397,156	97.3%	\$211	32	20
Jul-22	\$352,723	(33,725)	\$366,638	96.2%	\$213	13	38
Aug-22	\$369,425	16,702	\$378,480	97.6%	\$217	20	28
Sep-22	\$331,086	(38,339)	\$331,155	100.0%	\$199	18	47
Oct-22	\$323,444	(7,642)	\$340,853	94.9%	\$208	19	41
Nov-22	\$372,317	48,873	\$393,650	94.6%	\$227	6	27





THE FAIR REPORT

PRINCETON

MLS Data for November 2022 (City of Princeton)

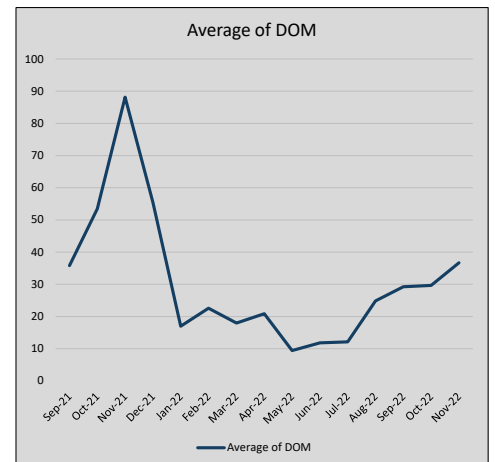
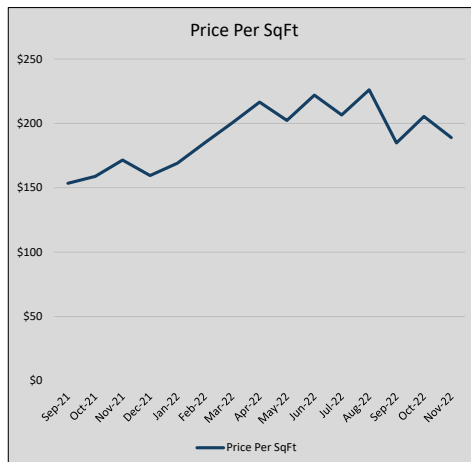
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	2	1.00	0	0	28	\$162,250	\$141,500	87.2%
\$200,000-299,999	19	19	1.00	6	19	20	\$275,263	\$263,889	95.9%
\$300,000-399,999	92	24	3.83	16	24	48	\$348,115	\$338,225	97.2%
\$400,000-499,999	27	5	5.40	3	10	40	\$438,678	\$420,348	95.8%
\$500,000-599,999	3	1	3.00	1	1	58	\$549,900	\$525,000	95.5%
\$600,000-699,999	5	1	5.00	3	0	55	\$650,000	\$625,000	96.2%
\$700,000-799,999	8	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	0	-	-	-	-
Grand Total	161	52	3.10	29	54	37	\$332,741	\$320,500	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
Sep-21	\$315,591		\$309,098	102.1%	\$153	82	36
Oct-21	\$315,702	110	\$312,276	101.1%	\$159	77	53
Nov-21	\$342,799	27,097	\$344,335	99.6%	\$171	87	88
Dec-21	\$326,633	(16,166)	\$325,894	100.2%	\$159	93	55
Jan-22	\$339,721	13,089	\$332,823	102.1%	\$169	62	17
Feb-22	\$344,305	4,583	\$337,644	102.0%	\$185	55	23
Mar-22	\$383,703	39,398	\$361,147	106.2%	\$200	70	18
Apr-22	\$408,185	24,482	\$388,563	105.0%	\$217	55	21
May-22	\$384,535	(23,650)	\$369,096	104.2%	\$202	56	9
Jun-22	\$387,545	3,011	\$373,908	103.6%	\$222	67	12
Jul-22	\$363,439	(24,107)	\$354,147	102.6%	\$207	56	12
Aug-22	\$443,128	79,689	\$448,257	98.9%	\$226	56	25
Sep-22	\$341,755	(101,373)	\$349,099	97.9%	\$185	61	29
Oct-22	\$366,626	24,871	\$373,875	98.1%	\$205	44	30
Nov-22	\$320,500	(46,126)	\$332,741	96.3%	\$189	52	37





THE FAIR REPORT

PROSPER

MLS Data for November 2022 (City of Prosper)

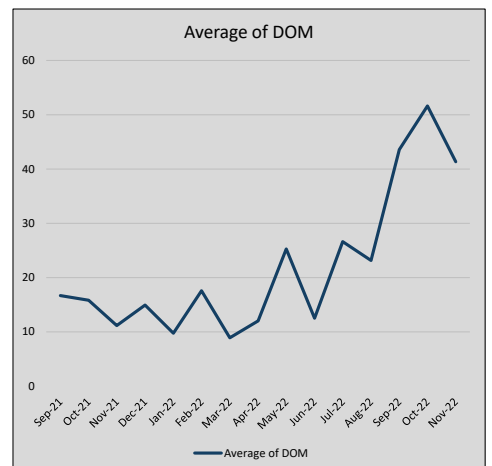
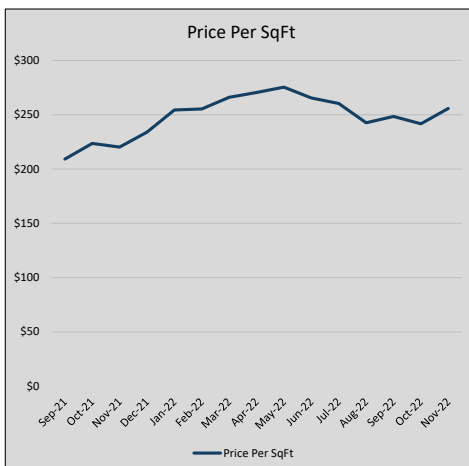
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	1	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	6	5	1.20	0	0	33	\$376,180	\$361,768	96.2%
\$400,000-499,999	10	3	3.33	1	4	45	\$462,820	\$456,487	98.6%
\$500,000-599,999	11	4	2.75	4	5	59	\$567,473	\$552,375	97.3%
\$600,000-699,999	23	6	3.83	4	13	30	\$671,833	\$646,167	96.2%
\$700,000-799,999	33	4	8.25	6	9	85	\$733,571	\$699,900	95.4%
\$800,000-899,999	37	12	3.08	5	9	34	\$850,641	\$820,417	96.4%
\$900,000-1,000,000	42	10	4.20	2	7	30	\$943,647	\$898,198	95.2%
\$1,000,000 +	56	16	3.50	20	15	45	\$1,284,891	\$1,233,596	96.0%
Grand Total	218	60	3.63	43	62	41	\$878,449	\$843,816	96.1%

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

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

15-Month Trends

Month	Avg CLOSE Price	Change	Avg LIST Price	Close to List Ratio	Price Per SqFt	Total Closings	Average of DOM
Sep-21	\$717,882		\$707,418	101.5%	\$209	88	17
Oct-21	\$768,666	50,784	\$757,605	101.5%	\$224	91	16
Nov-21	\$712,018	(56,648)	\$684,310	104.0%	\$220	68	11
Dec-21	\$742,453	30,435	\$721,036	103.0%	\$234	72	15
Jan-22	\$899,367	156,914	\$839,896	107.1%	\$254	36	10
Feb-22	\$914,887	15,519	\$878,074	104.2%	\$255	47	18
Mar-22	\$941,974	27,088	\$871,294	108.1%	\$266	73	9
Apr-22	\$929,157	(12,817)	\$866,161	107.3%	\$270	77	12
May-22	\$965,076	35,919	\$916,393	105.3%	\$275	80	25
Jun-22	\$905,378	(59,697)	\$886,440	102.1%	\$265	91	13
Jul-22	\$939,178	33,800	\$950,537	98.8%	\$260	69	27
Aug-22	\$864,741	(74,437)	\$892,007	96.9%	\$243	87	23
Sep-22	\$806,016	(58,725)	\$825,482	97.6%	\$248	70	44
Oct-22	\$837,562	31,547	\$862,662	97.1%	\$242	55	52
Nov-22	\$843,816	6,253	\$878,449	96.1%	\$256	60	41





THE FAIR REPORT

PROVIDENCE VILLAGE

MLS Data for November 2022 (City of Providence Village)

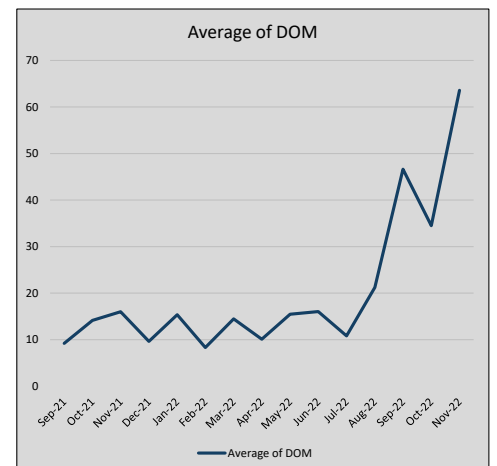
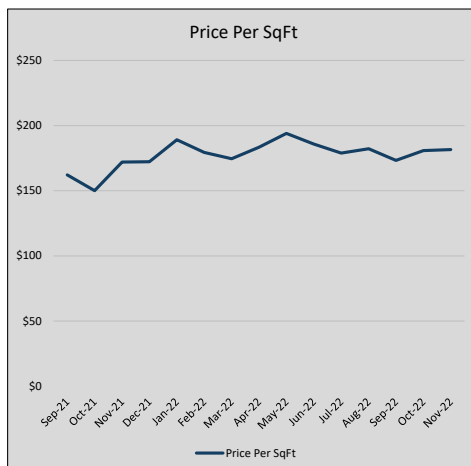
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	4	1	4.00	3	6	42	\$260,000	\$252,000	96.9%
\$300,000-399,999	34	10	3.40	4	12	56	\$335,697	\$330,776	98.5%
\$400,000-499,999	16	0	-	1	3	-	-	-	-
\$500,000-599,999	1	1	1.00	0	0	163	\$509,474	\$498,525	97.9%
\$600,000-699,999	0	0	-	0	0	-	-	-	-
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	55	12	4.58	8	21	64	\$343,870	\$338,191	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
Sep-21	\$312,646		\$305,673	102.3%	\$162	26	9
Oct-21	\$329,527	16,881	\$325,477	101.2%	\$150	21	14
Nov-21	\$321,992	(7,535)	\$315,834	101.9%	\$172	22	16
Dec-21	\$328,952	6,959	\$323,417	101.7%	\$172	24	10
Jan-22	\$317,685	(11,267)	\$307,820	103.2%	\$189	14	15
Feb-22	\$356,152	38,467	\$340,759	104.5%	\$179	29	8
Mar-22	\$366,425	10,273	\$353,277	103.7%	\$175	24	14
Apr-22	\$382,139	15,714	\$368,099	103.8%	\$183	21	10
May-22	\$375,833	(6,306)	\$366,108	102.7%	\$194	27	15
Jun-22	\$381,255	5,422	\$372,978	102.2%	\$186	22	16
Jul-22	\$385,326	4,071	\$377,000	102.2%	\$179	16	11
Aug-22	\$360,429	(24,897)	\$362,835	99.3%	\$182	21	21
Sep-22	\$371,072	10,643	\$378,047	98.2%	\$173	16	47
Oct-22	\$351,030	(20,042)	\$355,465	98.8%	\$181	18	35
Nov-22	\$338,191	(12,839)	\$343,870	98.3%	\$182	12	64





THE FAIR REPORT

RICHARDSON

MLS Data for November 2022 (City of Richardson)

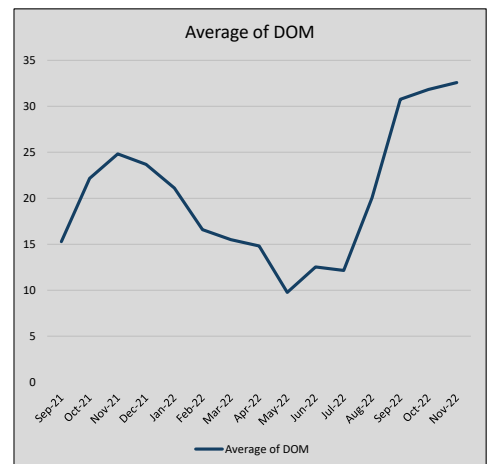
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	2	3	0.67	0	1	9	\$154,667	\$159,333	103.0%
\$200,000-299,999	5	6	0.83	2	3	25	\$249,567	\$245,750	98.5%
\$300,000-399,999	21	18	1.17	6	10	50	\$365,060	\$357,138	97.8%
\$400,000-499,999	40	17	2.35	9	18	34	\$451,029	\$451,741	100.2%
\$500,000-599,999	21	8	2.63	1	15	20	\$560,125	\$538,750	96.2%
\$600,000-699,999	8	5	1.60	2	4	26	\$663,560	\$637,980	96.1%
\$700,000-799,999	5	3	1.67	0	3	5	\$761,300	\$764,633	100.4%
\$800,000-899,999	4	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	4	0	-	1	0	-	-	-	-
Grand Total	111	60	1.85	21	54	33	\$438,045	\$430,906	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
Sep-21	\$434,992		\$429,876	101.2%	\$200	130	15
Oct-21	\$433,006	(1,986)	\$424,145	102.1%	\$195	115	22
Nov-21	\$415,650	(17,356)	\$409,713	101.4%	\$193	110	25
Dec-21	\$435,980	20,330	\$431,070	101.1%	\$197	129	24
Jan-22	\$415,061	(20,919)	\$409,481	101.4%	\$204	74	21
Feb-22	\$424,884	9,823	\$406,556	104.5%	\$209	62	17
Mar-22	\$473,590	48,706	\$439,006	107.9%	\$219	93	15
Apr-22	\$477,383	3,793	\$441,935	108.0%	\$233	94	15
May-22	\$536,470	59,087	\$499,911	107.3%	\$234	98	10
Jun-22	\$510,375	(26,095)	\$489,079	104.4%	\$236	111	13
Jul-22	\$494,861	(15,514)	\$482,920	102.5%	\$227	107	12
Aug-22	\$454,756	(40,105)	\$455,515	99.8%	\$217	108	20
Sep-22	\$448,612	(6,144)	\$452,790	99.1%	\$205	81	31
Oct-22	\$479,304	30,691	\$491,432	97.5%	\$222	91	32
Nov-22	\$430,906	(48,397)	\$438,045	98.4%	\$201	60	33





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ROCKWALL

MLS Data for November 2022 (City of Rockwall)

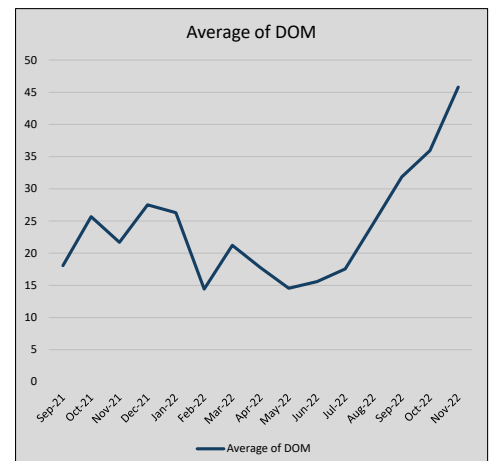
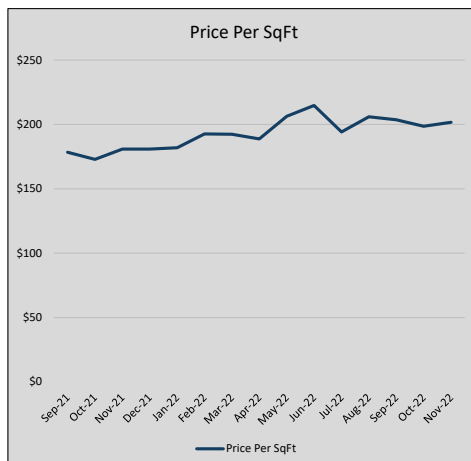
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	1	1.00	0	1	5	\$125,000	\$125,000	100.0%
\$200,000-299,999	8	6	1.33	1	6	12	\$268,800	\$267,425	99.5%
\$300,000-399,999	27	10	2.70	2	11	44	\$372,609	\$358,650	96.3%
\$400,000-499,999	35	14	2.50	1	9	42	\$444,629	\$437,429	98.4%
\$500,000-599,999	33	10	3.30	8	9	66	\$555,968	\$553,738	99.6%
\$600,000-699,999	35	9	3.89	6	4	25	\$647,480	\$633,720	97.9%
\$700,000-799,999	20	7	2.86	2	4	77	\$745,226	\$721,785	96.9%
\$800,000-899,999	17	1	17.00	2	1	3	\$849,900	\$849,900	100.0%
\$900,000-1,000,000	8	1	8.00	0	1	55	\$995,000	\$900,000	90.5%
\$1,000,000 +	13	1	13.00	3	1	163	\$3,399,000	\$3,000,000	88.3%
Grand Total	197	60	3.28	25	47	46	\$558,936	\$541,389	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
Sep-21	\$461,045		\$459,826	100.3%	\$178	99	18
Oct-21	\$454,537	(6,508)	\$452,316	100.5%	\$173	79	26
Nov-21	\$446,409	(8,128)	\$440,265	101.4%	\$181	78	22
Dec-21	\$489,043	42,634	\$489,097	100.0%	\$181	85	28
Jan-22	\$430,227	(58,816)	\$426,188	100.9%	\$182	63	26
Feb-22	\$448,020	17,793	\$432,498	103.6%	\$193	61	14
Mar-22	\$512,947	64,927	\$489,214	104.9%	\$192	65	21
Apr-22	\$494,216	(18,731)	\$473,451	104.4%	\$189	62	18
May-22	\$554,158	59,942	\$533,601	103.9%	\$206	76	15
Jun-22	\$576,333	22,176	\$564,612	102.1%	\$215	105	16
Jul-22	\$543,170	(33,163)	\$539,037	100.8%	\$194	81	18
Aug-22	\$563,711	20,540	\$566,327	99.5%	\$206	91	25
Sep-22	\$540,300	(23,411)	\$547,704	98.6%	\$204	68	32
Oct-22	\$539,834	(466)	\$551,686	97.9%	\$199	63	36
Nov-22	\$541,389	1,554	\$558,936	96.9%	\$202	60	46





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ROWLETT

MLS Data for November 2022 (City of Rowlett)

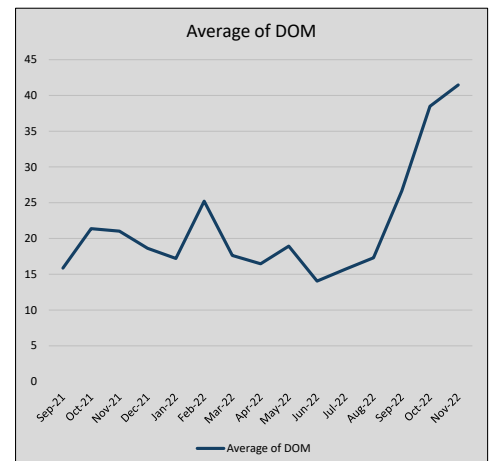
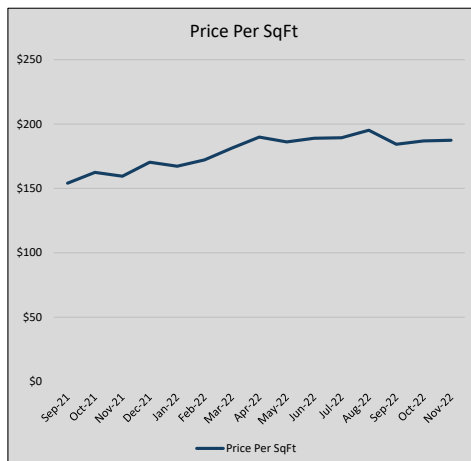
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	12	6	2.00	0	4	23	\$268,633	\$252,167	93.9%
\$300,000-399,999	37	29	1.28	6	15	32	\$351,132	\$349,199	99.4%
\$400,000-499,999	51	28	1.82	2	11	38	\$445,762	\$435,458	97.7%
\$500,000-599,999	28	9	3.11	3	4	94	\$523,779	\$499,299	95.3%
\$600,000-699,999	8	3	2.67	1	3	67	\$643,122	\$624,780	97.1%
\$700,000-799,999	3	0	-	1	0	-	-	-	-
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	3	2	1.50	1	1	16	\$1,297,500	\$1,268,750	97.8%
Grand Total	145	77	1.88	14	38	41	\$435,251	\$425,171	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
Sep-21	\$366,671		\$361,327	101.5%	\$154	112	16
Oct-21	\$383,552	16,881	\$380,186	100.9%	\$163	92	21
Nov-21	\$371,025	(12,527)	\$363,896	102.0%	\$159	98	21
Dec-21	\$360,576	(10,449)	\$352,758	102.2%	\$170	82	19
Jan-22	\$384,965	24,389	\$376,185	102.3%	\$167	65	17
Feb-22	\$394,329	9,364	\$388,008	101.6%	\$172	57	25
Mar-22	\$412,535	18,206	\$390,308	105.7%	\$181	75	18
Apr-22	\$450,199	37,664	\$423,765	106.2%	\$190	78	16
May-22	\$418,985	(31,214)	\$396,424	105.7%	\$186	72	19
Jun-22	\$442,713	23,728	\$426,154	103.9%	\$189	84	14
Jul-22	\$415,781	(26,932)	\$407,601	102.0%	\$189	93	16
Aug-22	\$438,310	22,529	\$433,881	101.0%	\$195	90	17
Sep-22	\$430,936	(7,374)	\$435,494	99.0%	\$184	71	27
Oct-22	\$439,758	8,822	\$447,127	98.4%	\$187	65	38
Nov-22	\$425,171	(14,587)	\$435,251	97.7%	\$187	77	41





THE FAIR REPORT

ROYSE CITY

MLS Data for November 2022 (City of Royse City)

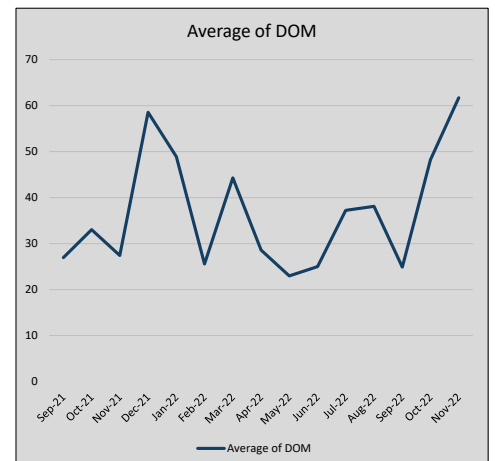
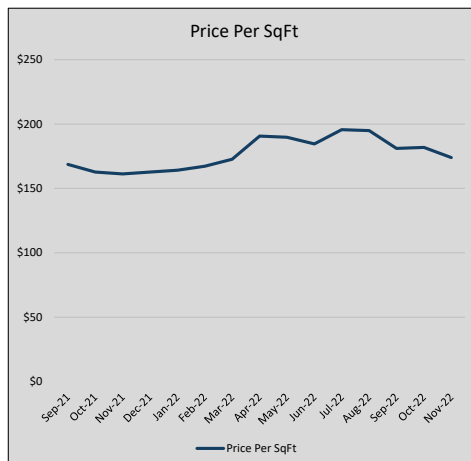
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	2	0.00	1	1	41	\$120,000	\$96,500	80.4%
\$200,000-299,999	20	12	1.67	1	23	28	\$290,030	\$288,917	99.6%
\$300,000-399,999	149	55	2.71	7	43	71	\$350,139	\$343,496	98.1%
\$400,000-499,999	75	18	4.17	3	12	61	\$438,370	\$425,943	97.2%
\$500,000-599,999	29	4	7.25	2	2	86	\$590,613	\$587,223	99.4%
\$600,000-699,999	10	3	3.33	3	0	59	\$661,600	\$655,000	99.0%
\$700,000-799,999	5	3	1.67	0	2	20	\$755,633	\$733,333	97.0%
\$800,000-899,999	8	0	-	1	0	-	-	-	-
\$900,000-1,000,000	4	0	-	0	1	-	-	-	-
\$1,000,000 +	8	0	-	1	0	-	-	-	-
Grand Total	308	97	3.18	19	84	62	\$386,421	\$378,692	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
Sep-21	\$372,037		\$370,834	100.3%	\$169	77	27
Oct-21	\$360,517	(11,520)	\$357,617	100.8%	\$163	72	33
Nov-21	\$366,146	5,629	\$364,620	100.4%	\$161	89	27
Dec-21	\$353,695	(12,451)	\$353,969	99.9%	\$163	106	59
Jan-22	\$355,378	1,683	\$355,133	100.1%	\$164	68	49
Feb-22	\$371,956	16,577	\$364,983	101.9%	\$167	67	26
Mar-22	\$388,182	16,226	\$382,489	101.5%	\$173	89	44
Apr-22	\$418,904	30,722	\$408,618	102.5%	\$191	71	29
May-22	\$419,988	1,083	\$410,915	102.2%	\$190	94	23
Jun-22	\$433,103	13,116	\$430,741	100.5%	\$185	94	25
Jul-22	\$417,887	(15,216)	\$415,969	100.5%	\$196	88	37
Aug-22	\$424,399	6,512	\$432,048	98.2%	\$195	92	38
Sep-22	\$401,596	(22,803)	\$409,022	98.2%	\$181	73	25
Oct-22	\$398,662	(2,934)	\$404,522	98.6%	\$182	89	48
Nov-22	\$378,692	(19,970)	\$386,421	98.0%	\$174	97	62





THE FAIR REPORT

SACHSE

MLS Data for November 2022 (City of Sachse)

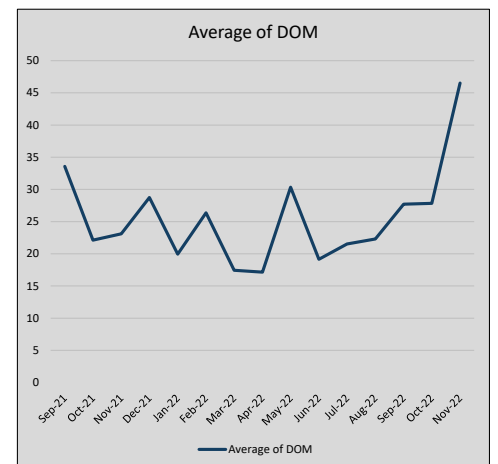
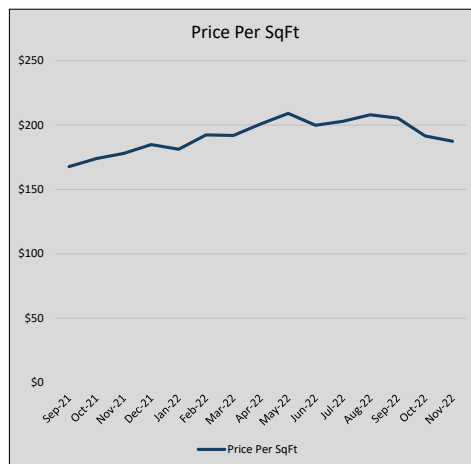
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	1	-	-	-	-
\$200,000-299,999	0	2	0.00	0	1	20	\$274,500	\$276,000	100.5%
\$300,000-399,999	23	4	5.75	1	7	46	\$332,475	\$328,725	98.9%
\$400,000-499,999	24	8	3.00	1	3	26	\$434,272	\$426,859	98.3%
\$500,000-599,999	10	5	2.00	4	4	83	\$545,378	\$524,898	96.2%
\$600,000-699,999	6	1	6.00	1	3	76	\$649,900	\$649,900	100.0%
\$700,000-799,999	1	1	1.00	0	2	58	\$725,000	\$710,000	97.9%
\$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	66	21	3.14	7	21	47	\$450,232	\$441,246	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
Sep-21	\$402,151		\$393,989	102.1%	\$168	49	34
Oct-21	\$442,146	39,995	\$436,448	101.3%	\$174	44	22
Nov-21	\$448,222	6,076	\$440,089	101.8%	\$178	38	23
Dec-21	\$457,577	9,355	\$455,754	100.4%	\$185	27	29
Jan-22	\$461,092	3,515	\$448,857	102.7%	\$181	16	20
Feb-22	\$418,198	(42,894)	\$395,176	105.8%	\$192	24	26
Mar-22	\$471,027	52,829	\$441,456	106.7%	\$192	30	17
Apr-22	\$498,327	27,301	\$461,580	108.0%	\$201	46	17
May-22	\$551,087	52,759	\$520,883	105.8%	\$209	38	30
Jun-22	\$509,554	(41,532)	\$492,236	103.5%	\$200	33	19
Jul-22	\$495,017	(14,538)	\$486,620	101.7%	\$203	37	22
Aug-22	\$533,484	38,468	\$537,450	99.3%	\$208	44	22
Sep-22	\$479,897	(53,588)	\$482,957	99.4%	\$205	30	28
Oct-22	\$522,150	42,253	\$550,211	94.9%	\$192	24	28
Nov-22	\$441,246	(80,904)	\$450,232	98.0%	\$187	21	47





THE FAIR REPORT

SANGER

MLS Data for November 2022 (City of Sanger)

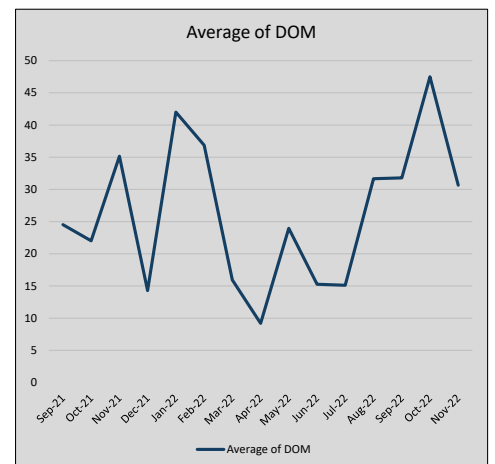
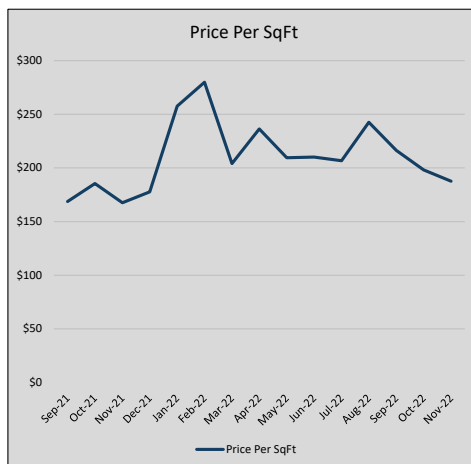
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	0	-	1	0	-	-	-	-
\$200,000-299,999	5	3	1.67	1	3	20	\$256,633	\$262,333	102.2%
\$300,000-399,999	33	11	3.00	1	5	39	\$347,709	\$341,819	98.3%
\$400,000-499,999	12	7	1.71	1	15	25	\$457,991	\$461,581	100.8%
\$500,000-599,999	12	2	6.00	2	9	4	\$561,270	\$539,995	96.2%
\$600,000-699,999	8	1	8.00	0	0	58	\$615,000	\$585,000	95.1%
\$700,000-799,999	2	0	-	0	0	-	-	-	-
\$800,000-899,999	1	0	-	0	0	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	3	0	-	1	2	-	-	-	-
Grand Total	79	24	3.29	7	34	31	\$397,424	\$393,461	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
Sep-21	\$355,364		\$351,103	101.2%	\$169	36	25
Oct-21	\$363,125	7,761	\$372,932	97.4%	\$186	41	22
Nov-21	\$330,566	(32,559)	\$332,882	99.3%	\$168	36	35
Dec-21	\$323,515	(7,051)	\$319,218	101.3%	\$178	44	14
Jan-22	\$498,595	175,080	\$501,280	99.5%	\$258	13	42
Feb-22	\$654,286	155,691	\$677,100	96.6%	\$280	7	37
Mar-22	\$419,687	(234,599)	\$409,277	102.5%	\$204	21	16
Apr-22	\$431,927	12,240	\$426,785	101.2%	\$236	20	9
May-22	\$414,484	(17,443)	\$407,368	101.7%	\$210	26	24
Jun-22	\$462,449	47,966	\$461,828	100.1%	\$210	23	15
Jul-22	\$452,684	(9,765)	\$452,140	100.1%	\$207	25	15
Aug-22	\$483,648	30,964	\$486,617	99.4%	\$243	23	32
Sep-22	\$407,595	(76,053)	\$417,185	97.7%	\$216	20	32
Oct-22	\$360,391	(47,204)	\$365,203	98.7%	\$198	16	48
Nov-22	\$393,461	33,070	\$397,424	99.0%	\$188	24	31





THE FAIR REPORT

SAVANNAH

MLS Data for November 2022 (City of Savannah)

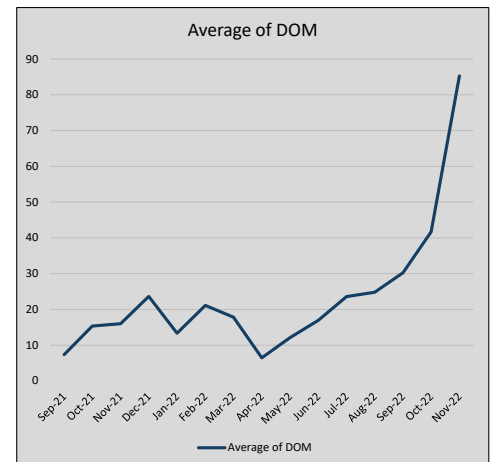
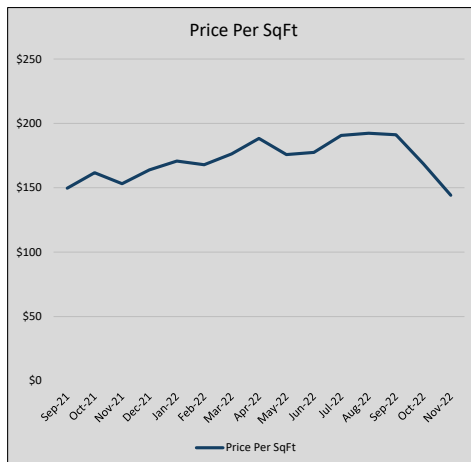
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	12	4	3.00	2	0	118	\$350,250	\$342,250	97.7%
\$400,000-499,999	11	2	5.50	0	0	34	\$435,000	\$407,000	93.6%
\$500,000-599,999	4	1	4.00	0	1	59	\$525,000	\$525,000	100.0%
\$600,000-699,999	0	0	-	1	0	-	-	-	-
\$700,000-799,999	0	0	-	0	0	-	-	-	-
\$800,000-899,999	1	0	-	0	2	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	1	0	-	0	0	-	-	-	-
Grand Total	29	7	4.14	3	3	85	\$399,429	\$386,857	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
Sep-21	\$365,644		\$352,931	103.6%	\$150	24	7
Oct-21	\$358,494	(7,150)	\$353,052	101.5%	\$162	17	15
Nov-21	\$379,176	20,682	\$371,188	102.2%	\$153	17	16
Dec-21	\$354,808	(24,369)	\$352,538	100.6%	\$164	13	24
Jan-22	\$364,833	10,026	\$353,416	103.2%	\$171	12	13
Feb-22	\$367,430	2,597	\$359,860	102.1%	\$168	10	21
Mar-22	\$401,236	33,806	\$380,159	105.5%	\$176	17	18
Apr-22	\$391,738	(9,498)	\$365,291	107.2%	\$188	11	6
May-22	\$447,382	55,644	\$427,665	104.6%	\$176	17	12
Jun-22	\$449,130	1,748	\$436,799	102.8%	\$177	16	17
Jul-22	\$439,994	(9,136)	\$436,009	100.9%	\$191	20	24
Aug-22	\$422,275	(17,719)	\$418,260	101.0%	\$192	15	25
Sep-22	\$383,725	(38,550)	\$377,600	101.6%	\$191	4	30
Oct-22	\$379,644	(4,081)	\$396,933	95.6%	\$169	9	42
Nov-22	\$386,857	7,213	\$399,429	96.9%	\$144	7	85





THE FAIR REPORT

SHERMAN

MLS Data for November 2022 (City of Sherman)

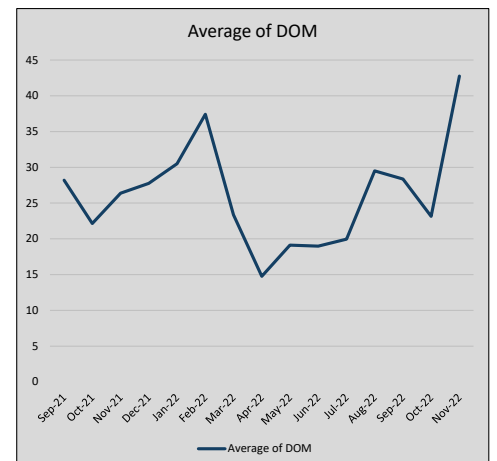
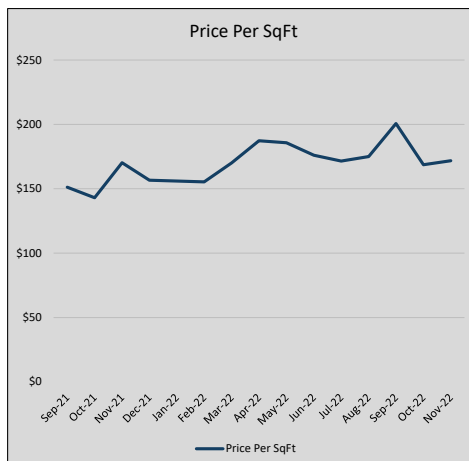
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	1	3	0.33	2	3	6	\$88,967	\$78,000	87.7%
\$100,000-199,999	18	6	3.00	2	5	42	\$171,917	\$169,125	98.4%
\$200,000-299,999	45	13	3.46	13	21	31	\$242,515	\$244,300	100.7%
\$300,000-399,999	75	14	5.36	4	6	59	\$333,264	\$327,448	98.3%
\$400,000-499,999	44	4	11.00	3	0	26	\$445,850	\$439,875	98.7%
\$500,000-599,999	14	1	14.00	0	1	-	\$500,000	\$470,000	94.0%
\$600,000-699,999	8	0	-	0	0	-	-	-	-
\$700,000-799,999	5	3	1.67	0	0	85	\$766,333	\$726,333	94.8%
\$800,000-899,999	2	0	-	0	0	-	-	-	-
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	7	1	7.00	0	0	74	\$1,099,000	\$1,020,000	92.8%
Grand Total	220	45	4.89	24	36	43	\$328,849	\$320,832	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
Sep-21	\$304,588		\$307,881	98.9%	\$151	68	28
Oct-21	\$264,441	(40,147)	\$263,395	100.4%	\$143	58	22
Nov-21	\$319,497	55,056	\$324,092	98.6%	\$170	79	26
Dec-21	\$326,750	7,252	\$332,257	98.3%	\$157	59	28
Jan-22	\$273,807	(52,942)	\$271,742	100.8%	\$156	59	30
Feb-22	\$321,424	47,617	\$316,525	101.5%	\$155	52	37
Mar-22	\$338,323	16,899	\$337,344	100.3%	\$170	63	23
Apr-22	\$346,898	8,575	\$337,346	102.8%	\$187	51	15
May-22	\$374,634	27,736	\$361,210	103.7%	\$186	52	19
Jun-22	\$349,946	(24,688)	\$344,379	101.6%	\$176	79	19
Jul-22	\$327,848	(22,098)	\$325,332	100.8%	\$172	62	20
Aug-22	\$335,244	7,396	\$344,576	97.3%	\$175	66	30
Sep-22	\$408,372	73,128	\$415,571	98.3%	\$201	73	28
Oct-22	\$290,048	(118,324)	\$296,532	97.8%	\$169	52	23
Nov-22	\$320,832	30,784	\$328,849	97.6%	\$172	45	43





THE FAIR REPORT

SOUTHLAKE

MLS Data for November 2022 (City of Southlake)

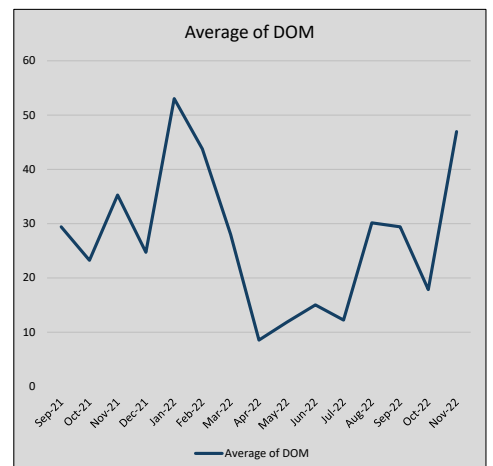
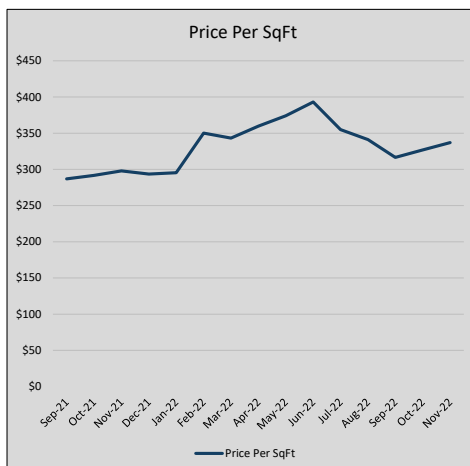
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	0	-	-	-	-
\$300,000-399,999	0	0	-	0	1	-	-	-	-
\$400,000-499,999	1	0	-	0	1	-	-	-	-
\$500,000-599,999	1	0	-	0	0	-	-	-	-
\$600,000-699,999	0	1	0.00	0	0	171	\$625,000	\$615,000	98.4%
\$700,000-799,999	0	1	0.00	0	1	62	\$725,000	\$650,000	89.7%
\$800,000-899,999	3	2	1.50	0	2	2	\$840,000	\$890,000	106.0%
\$900,000-1,000,000	6	2	3.00	1	3	32	\$960,000	\$932,500	97.1%
\$1,000,000 +	60	19	3.16	15	15	46	\$1,858,970	\$1,723,849	92.7%
Grand Total	71	25	2.84	16	23	47	\$1,610,817	\$1,506,525	93.5%

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
Sep-21	\$1,295,951		\$1,302,207	99.5%	\$287	58	29
Oct-21	\$1,177,006	(118,945)	\$1,179,529	99.8%	\$292	41	23
Nov-21	\$1,239,312	62,307	\$1,293,543	95.8%	\$298	24	35
Dec-21	\$1,246,900	7,588	\$1,220,134	102.2%	\$294	32	25
Jan-22	\$1,254,746	7,846	\$1,290,314	97.2%	\$295	28	53
Feb-22	\$1,409,849	155,103	\$1,377,288	102.4%	\$350	17	44
Mar-22	\$1,440,235	30,386	\$1,362,195	105.7%	\$343	35	28
Apr-22	\$1,485,385	45,150	\$1,392,300	106.7%	\$360	41	9
May-22	\$1,769,925	284,539	\$1,630,420	108.6%	\$374	47	12
Jun-22	\$1,631,313	(138,612)	\$1,601,167	101.9%	\$393	56	15
Jul-22	\$1,514,012	(117,301)	\$1,490,235	101.6%	\$355	53	12
Aug-22	\$1,688,652	174,640	\$1,754,118	96.3%	\$341	47	30
Sep-22	\$1,300,683	(387,969)	\$1,332,628	97.6%	\$317	36	29
Oct-22	\$1,297,134	(3,550)	\$1,327,109	97.7%	\$327	29	18
Nov-22	\$1,506,525	209,391	\$1,610,817	93.5%	\$337	25	47





THE FAIR REPORT

TERRELL

MLS Data for November 2022 (City of Terrell)

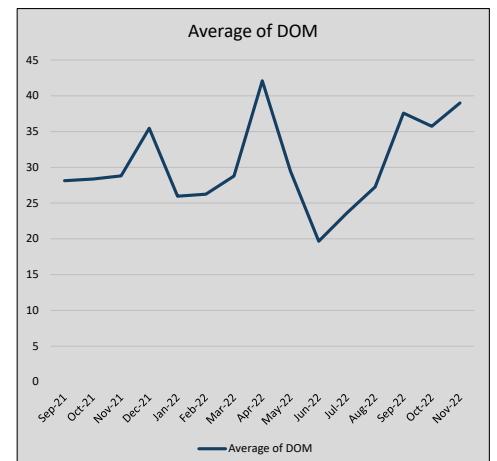
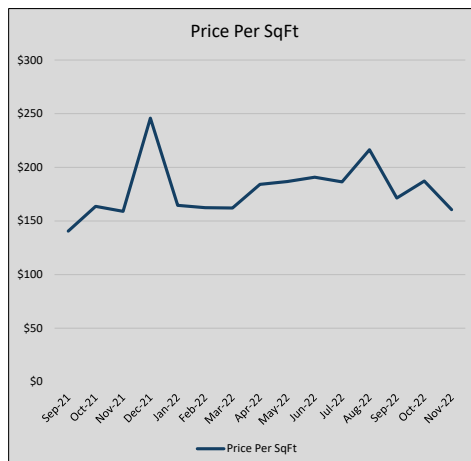
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	0	-	0	0	-	-	-	-
\$100,000-199,999	9	2	4.50	1	4	41	\$184,900	\$188,500	101.9%
\$200,000-299,999	49	13	3.77	5	12	31	\$259,092	\$250,184	96.6%
\$300,000-399,999	22	7	3.14	5	4	24	\$320,400	\$310,829	97.0%
\$400,000-499,999	11	6	1.83	1	2	42	\$437,363	\$433,213	99.1%
\$500,000-599,999	9	2	4.50	1	2	128	\$519,995	\$495,000	95.2%
\$600,000-699,999	7	1	7.00	2	1	59	\$610,592	\$605,000	99.1%
\$700,000-799,999	2	0	-	0	0	-	-	-	-
\$800,000-899,999	5	0	-	0	1	-	-	-	-
\$900,000-1,000,000	2	0	-	0	0	-	-	-	-
\$1,000,000 +	5	0	-	3	0	-	-	-	-
Grand Total	123	31	3.97	18	26	39	\$330,824	\$322,563	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
Sep-21	\$251,935		\$257,081	98.0%	\$141	33	28
Oct-21	\$324,128	72,193	\$325,530	99.6%	\$164	56	28
Nov-21	\$292,207	(31,921)	\$300,408	97.3%	\$159	36	29
Dec-21	\$466,004	173,797	\$468,088	99.6%	\$246	33	35
Jan-22	\$280,301	(185,703)	\$282,615	99.2%	\$164	34	26
Feb-22	\$312,432	32,130	\$310,989	100.5%	\$162	25	26
Mar-22	\$294,887	(17,544)	\$290,514	101.5%	\$162	47	29
Apr-22	\$322,351	27,464	\$320,667	100.5%	\$184	41	42
May-22	\$369,472	47,120	\$362,855	101.8%	\$187	46	29
Jun-22	\$380,530	11,058	\$377,937	100.7%	\$191	42	20
Jul-22	\$327,991	(52,538)	\$327,096	100.3%	\$186	44	24
Aug-22	\$389,124	61,133	\$401,248	97.0%	\$216	52	27
Sep-22	\$343,328	(45,796)	\$346,421	99.1%	\$171	40	38
Oct-22	\$328,483	(14,845)	\$333,341	98.5%	\$187	39	36
Nov-22	\$322,563	(5,919)	\$330,824	97.5%	\$161	31	39





THE FAIR REPORT

THE COLONY

MLS Data for November 2022 (City of The Colony)

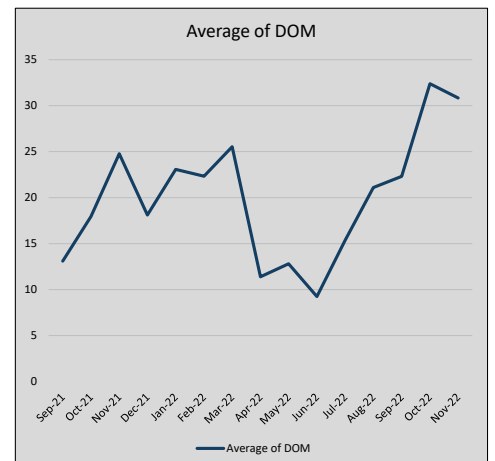
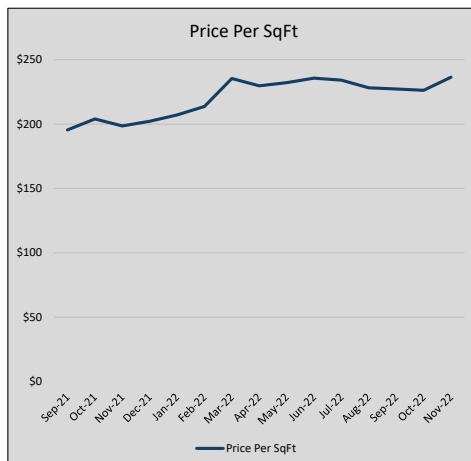
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	1	0.00	0	0	19	\$190,000	\$165,000	86.8%
\$200,000-299,999	4	5	0.80	0	4	25	\$251,600	\$255,880	101.7%
\$300,000-399,999	32	20	1.60	1	13	33	\$345,355	\$344,114	99.6%
\$400,000-499,999	22	6	3.67	3	3	31	\$465,383	\$467,817	100.5%
\$500,000-599,999	15	4	3.75	1	1	16	\$542,004	\$534,750	98.7%
\$600,000-699,999	9	7	1.29	1	1	37	\$647,786	\$628,578	97.0%
\$700,000-799,999	7	6	1.17	0	2	28	\$748,368	\$742,876	99.3%
\$800,000-899,999	10	4	2.50	0	2	37	\$839,358	\$821,508	97.9%
\$900,000-1,000,000	4	3	1.33	0	1	59	\$965,933	\$907,364	93.9%
\$1,000,000 +	13	3	4.33	2	2	6	\$1,534,933	\$1,450,566	94.5%
Grand Total	116	59	1.97	8	29	31	\$562,714	\$550,673	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
Sep-21	\$453,694		\$447,418	101.4%	\$195	78	13
Oct-21	\$446,694	(7,000)	\$434,157	102.9%	\$204	65	18
Nov-21	\$433,483	(13,211)	\$432,639	100.2%	\$199	48	25
Dec-21	\$441,366	7,883	\$430,364	102.6%	\$202	66	18
Jan-22	\$476,374	35,008	\$460,078	103.5%	\$207	39	23
Feb-22	\$440,599	(35,775)	\$419,632	105.0%	\$214	46	22
Mar-22	\$526,997	86,397	\$497,233	106.0%	\$235	57	26
Apr-22	\$529,749	2,752	\$496,795	106.6%	\$230	57	11
May-22	\$569,670	39,921	\$535,976	106.3%	\$232	72	13
Jun-22	\$529,197	(40,473)	\$506,370	104.5%	\$236	53	9
Jul-22	\$530,066	869	\$514,257	103.1%	\$234	72	15
Aug-22	\$561,737	31,672	\$560,060	100.3%	\$228	67	21
Sep-22	\$517,381	(44,356)	\$522,218	99.1%	\$227	58	22
Oct-22	\$556,159	38,778	\$562,513	98.9%	\$226	44	32
Nov-22	\$550,673	(5,486)	\$562,714	97.9%	\$236	59	31





THE FAIR REPORT

VAN ALSTYNE

MLS Data for November 2022 (City of Van Alstyne)

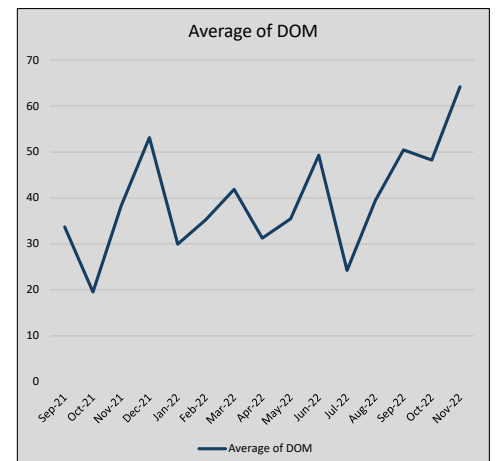
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	1	1	1.00	0	0	10	\$165,000	\$157,000	95.2%
\$200,000-299,999	4	0	-	3	3	-	-	-	-
\$300,000-399,999	39	14	2.79	2	10	86	\$366,582	\$351,115	95.8%
\$400,000-499,999	16	5	3.20	2	8	40	\$458,535	\$430,702	93.9%
\$500,000-599,999	16	3	5.33	0	5	85	\$546,388	\$521,497	95.4%
\$600,000-699,999	13	3	4.33	2	2	49	\$676,600	\$665,063	98.3%
\$700,000-799,999	6	2	3.00	0	1	12	\$764,900	\$776,962	101.6%
\$800,000-899,999	4	1	4.00	1	1	21	\$895,000	\$675,000	75.4%
\$900,000-1,000,000	0	0	-	0	1	-	-	-	-
\$1,000,000 +	5	0	-	0	1	-	-	-	-
Grand Total	104	29	3.59	10	32	64	\$471,848	\$448,783	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
Sep-21	\$423,770		\$427,927	99.0%	\$183	22	34
Oct-21	\$445,548	21,778	\$447,077	99.7%	\$191	29	20
Nov-21	\$525,553	80,005	\$531,951	98.8%	\$210	24	38
Dec-21	\$415,266	(110,287)	\$412,627	100.6%	\$181	27	53
Jan-22	\$386,024	(29,242)	\$386,891	99.8%	\$171	26	30
Feb-22	\$481,784	95,759	\$505,352	95.3%	\$208	18	35
Mar-22	\$468,969	(12,814)	\$458,906	102.2%	\$199	42	42
Apr-22	\$472,638	3,669	\$458,147	103.2%	\$209	25	31
May-22	\$497,794	25,156	\$479,803	103.7%	\$212	36	35
Jun-22	\$494,501	(3,293)	\$491,910	100.5%	\$209	49	49
Jul-22	\$537,797	43,296	\$546,901	98.3%	\$233	26	24
Aug-22	\$480,450	(57,347)	\$497,569	96.6%	\$213	29	39
Sep-22	\$593,621	113,170	\$585,747	101.3%	\$229	24	50
Oct-22	\$488,792	(104,829)	\$494,736	98.8%	\$143	29	48
Nov-22	\$448,783	(40,008)	\$471,848	95.1%	\$210	29	64





THE FAIR REPORT

WEATHERFORD

MLS Data for November 2022 (City of Weatherford)

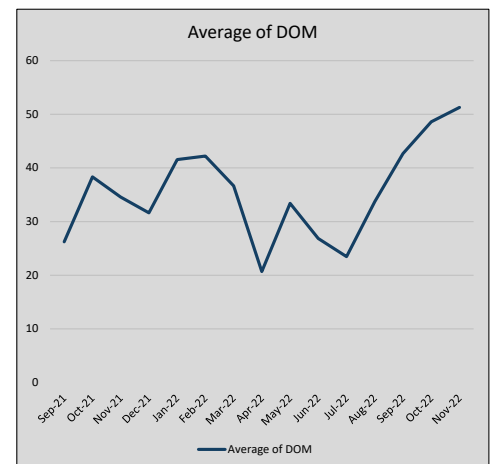
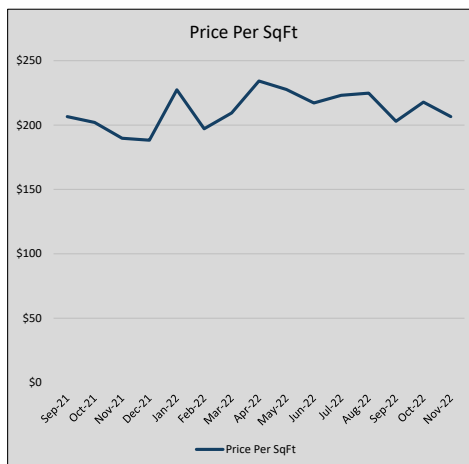
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	2	0	-	2	0	-	-	-	-
\$100,000-199,999	12	1	12.00	1	2	133	\$199,900	\$190,000	95.0%
\$200,000-299,999	30	19	1.58	6	13	46	\$250,013	\$247,547	99.0%
\$300,000-399,999	88	16	5.50	7	20	48	\$362,191	\$356,350	98.4%
\$400,000-499,999	65	17	3.82	10	18	47	\$456,097	\$448,518	98.3%
\$500,000-599,999	91	12	7.58	8	21	49	\$550,567	\$534,794	97.1%
\$600,000-699,999	54	11	4.91	2	11	71	\$657,866	\$649,700	98.8%
\$700,000-799,999	19	4	4.75	2	2	37	\$734,700	\$717,450	97.7%
\$800,000-899,999	11	1	11.00	3	2	47	\$849,000	\$825,000	97.2%
\$900,000-1,000,000	13	1	13.00	1	1	78	\$999,000	\$950,000	95.1%
\$1,000,000 +	28	1	28.00	7	4	37	\$1,600,000	\$1,300,000	81.3%
Grand Total	413	83	4.98	49	94	51	\$466,614	\$454,564	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
Sep-21	\$446,529		\$446,962	99.9%	\$207	156	26
Oct-21	\$444,365	(2,163)	\$453,101	98.1%	\$202	134	38
Nov-21	\$412,025	(32,340)	\$413,877	99.6%	\$190	156	35
Dec-21	\$397,214	(14,811)	\$397,230	100.0%	\$188	156	32
Jan-22	\$486,977	89,763	\$494,024	98.6%	\$227	119	42
Feb-22	\$424,690	(62,287)	\$428,098	99.2%	\$197	116	42
Mar-22	\$433,091	8,401	\$430,726	100.5%	\$209	150	37
Apr-22	\$512,480	79,389	\$502,794	101.9%	\$234	127	21
May-22	\$488,489	(23,991)	\$485,510	100.6%	\$228	150	33
Jun-22	\$461,818	(26,671)	\$456,440	101.2%	\$217	151	27
Jul-22	\$468,498	6,680	\$466,941	100.3%	\$223	144	23
Aug-22	\$473,432	4,934	\$483,544	97.9%	\$225	146	34
Sep-22	\$434,382	(39,049)	\$445,394	97.5%	\$203	122	43
Oct-22	\$475,401	41,019	\$485,722	97.9%	\$218	105	49
Nov-22	\$454,564	(20,837)	\$466,614	97.4%	\$207	83	51





THE FAIR REPORT

WHITESBORO

MLS Data for November 2022 (City of Whitesboro)

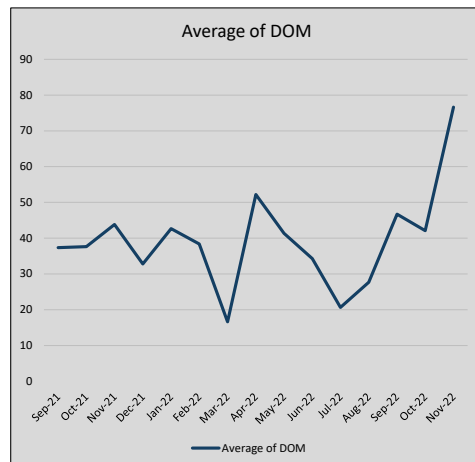
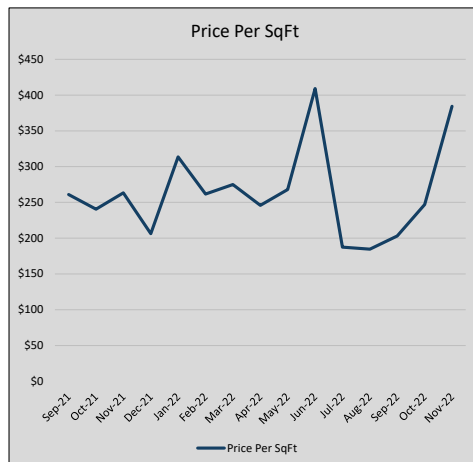
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	3	3	1.00	1	1	37	\$151,333	\$127,667	84.4%
\$200,000-299,999	5	3	1.67	0	5	90	\$254,967	\$236,833	92.9%
\$300,000-399,999	8	0	-	1	2	-	-	-	-
\$400,000-499,999	10	2	5.00	1	2	54	\$449,950	\$439,000	97.6%
\$500,000-599,999	5	1	5.00	0	1	18	\$549,000	\$585,000	106.6%
\$600,000-699,999	2	0	-	1	2	-	-	-	-
\$700,000-799,999	2	0	-	0	1	-	-	-	-
\$800,000-899,999	2	1	2.00	0	0	260	\$825,000	\$825,000	100.0%
\$900,000-1,000,000	1	0	-	0	0	-	-	-	-
\$1,000,000 +	11	1	11.00	3	2	75	\$5,750,000	\$5,541,563	96.4%
Grand Total	49	11	4.45	7	16	77	\$840,255	\$811,188	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
Sep-21	\$413,513		\$433,640	95.4%	\$261	15	37
Oct-21	\$435,706	22,192	\$444,893	97.9%	\$241	17	38
Nov-21	\$466,378	30,673	\$482,362	96.7%	\$263	13	44
Dec-21	\$365,933	(100,445)	\$370,260	98.8%	\$206	15	33
Jan-22	\$745,617	379,683	\$783,442	95.2%	\$314	12	43
Feb-22	\$472,365	(273,251)	\$484,454	97.5%	\$262	13	38
Mar-22	\$551,685	79,319	\$556,331	99.2%	\$275	13	17
Apr-22	\$572,138	20,454	\$608,129	94.1%	\$246	14	52
May-22	\$453,875	(118,263)	\$461,475	98.4%	\$268	8	41
Jun-22	\$1,126,286	672,411	\$1,177,700	95.6%	\$409	7	34
Jul-22	\$345,386	(780,900)	\$359,014	96.2%	\$187	14	21
Aug-22	\$300,125	(45,261)	\$315,366	95.2%	\$185	12	28
Sep-22	\$388,163	88,038	\$394,801	98.3%	\$203	16	47
Oct-22	\$398,556	10,393	\$410,189	97.2%	\$247	9	42
Nov-22	\$811,188	412,632	\$840,255	96.5%	\$384	11	77



Fair Texas Title
THE FINEST CLOSING EXPERIENCE IN TEXAS



THE FAIR REPORT

WILLOW PARK

MLS Data for November 2022 (City of Willow Park)

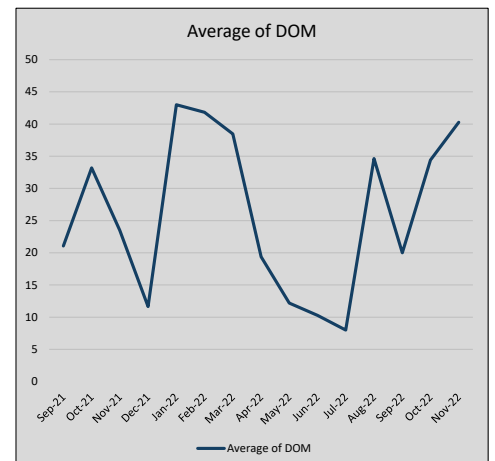
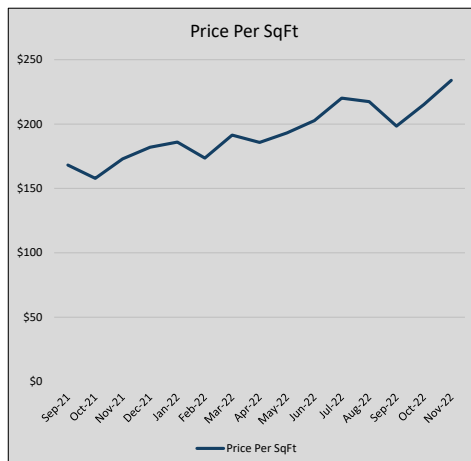
List Price	Actives	Closed	Months Inventory	Failures (ex, cncl, wd)	In Escrow	DOM (Closed)	Avg LIST Price	Avg CLOSE Price	Close to List Ratio
\$000,000-99,999	0	0	-	0	0	-	-	-	-
\$100,000-199,999	0	0	-	0	0	-	-	-	-
\$200,000-299,999	0	0	-	0	1	-	-	-	-
\$300,000-399,999	1	1	1.00	0	1	61	\$350,000	\$358,000	102.3%
\$400,000-499,999	5	4	1.25	2	1	19	\$473,475	\$472,000	99.7%
\$500,000-599,999	2	1	2.00	1	0	136	\$597,500	\$584,500	97.8%
\$600,000-699,999	2	0	-	0	0	-	-	-	-
\$700,000-799,999	0	1	0.00	0	0	8	\$769,900	\$815,000	105.9%
\$800,000-899,999	0	0	-	0	0	-	-	-	-
\$900,000-1,000,000	0	0	-	0	0	-	-	-	-
\$1,000,000 +	0	0	-	0	0	-	-	-	-
Grand Total	10	7	1.43	3	3	40	\$515,900	\$520,786	100.9%

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
Sep-21	\$340,806		\$339,075	100.5%	\$168	16	21
Oct-21	\$344,364	3,557	\$350,000	98.4%	\$158	5	33
Nov-21	\$376,875	32,511	\$374,949	100.5%	\$173	8	24
Dec-21	\$424,773	47,898	\$418,727	101.4%	\$182	11	12
Jan-22	\$417,857	(6,916)	\$413,343	101.1%	\$186	7	43
Feb-22	\$466,917	49,060	\$473,550	98.6%	\$174	6	42
Mar-22	\$475,727	8,811	\$469,764	101.3%	\$191	11	38
Apr-22	\$471,215	(4,512)	\$464,474	101.5%	\$186	8	19
May-22	\$399,580	(71,635)	\$394,580	101.3%	\$193	15	12
Jun-22	\$451,136	51,556	\$453,427	99.5%	\$203	11	10
Jul-22	\$500,323	49,186	\$490,711	102.0%	\$220	7	8
Aug-22	\$465,468	(34,855)	\$469,382	99.2%	\$217	11	35
Sep-22	\$386,483	(78,985)	\$391,900	98.6%	\$198	6	20
Oct-22	\$471,261	84,777	\$472,256	99.8%	\$215	10	34
Nov-22	\$520,786	49,525	\$515,900	100.9%	\$234	7	40





THE FAIR REPORT

WYLIE

MLS Data for November 2022 (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	0	4	\$145,000	\$160,000	110.3%
\$200,000-299,999	4	6	0.67	0	3	32	\$245,667	\$242,086	98.5%
\$300,000-399,999	34	19	1.79	0	12	48	\$362,165	\$351,729	97.1%
\$400,000-499,999	41	14	2.93	5	12	42	\$439,121	\$434,178	98.9%
\$500,000-599,999	28	11	2.55	6	5	38	\$554,755	\$538,491	97.1%
\$600,000-699,999	25	7	3.57	4	7	98	\$654,463	\$644,749	98.5%
\$700,000-799,999	22	5	4.40	1	4	80	\$733,188	\$707,211	96.5%
\$800,000-899,999	9	0	-	0	0	-	-	-	-
\$900,000-1,000,000	4	0	-	0	0	-	-	-	-
\$1,000,000 +	1	0	-	0	0	-	-	-	-
Grand Total	169	63	2.68	16	43	51	\$460,275	\$449,945	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
Sep-21	\$423,435		\$411,026	103.0%	\$184	101	18
Oct-21	\$416,578	(6,857)	\$409,384	101.8%	\$166	86	20
Nov-21	\$392,001	(24,576)	\$380,675	103.0%	\$176	82	19
Dec-21	\$425,838	33,837	\$412,534	103.2%	\$178	75	17
Jan-22	\$417,492	(8,346)	\$410,822	101.6%	\$184	61	25
Feb-22	\$454,663	37,170	\$431,845	105.3%	\$195	67	15
Mar-22	\$487,270	32,608	\$462,736	105.3%	\$205	71	23
Apr-22	\$470,496	(16,774)	\$435,914	107.9%	\$200	81	13
May-22	\$545,456	74,960	\$506,441	107.7%	\$213	89	13
Jun-22	\$568,781	23,325	\$548,364	103.7%	\$221	86	15
Jul-22	\$490,159	(78,623)	\$479,800	102.2%	\$196	71	15
Aug-22	\$471,616	(18,543)	\$473,104	99.7%	\$191	81	22
Sep-22	\$477,832	6,216	\$485,932	98.3%	\$198	73	28
Oct-22	\$455,756	(22,076)	\$464,495	98.1%	\$190	69	32
Nov-22	\$449,945	(5,810)	\$460,275	97.8%	\$189	63	51

