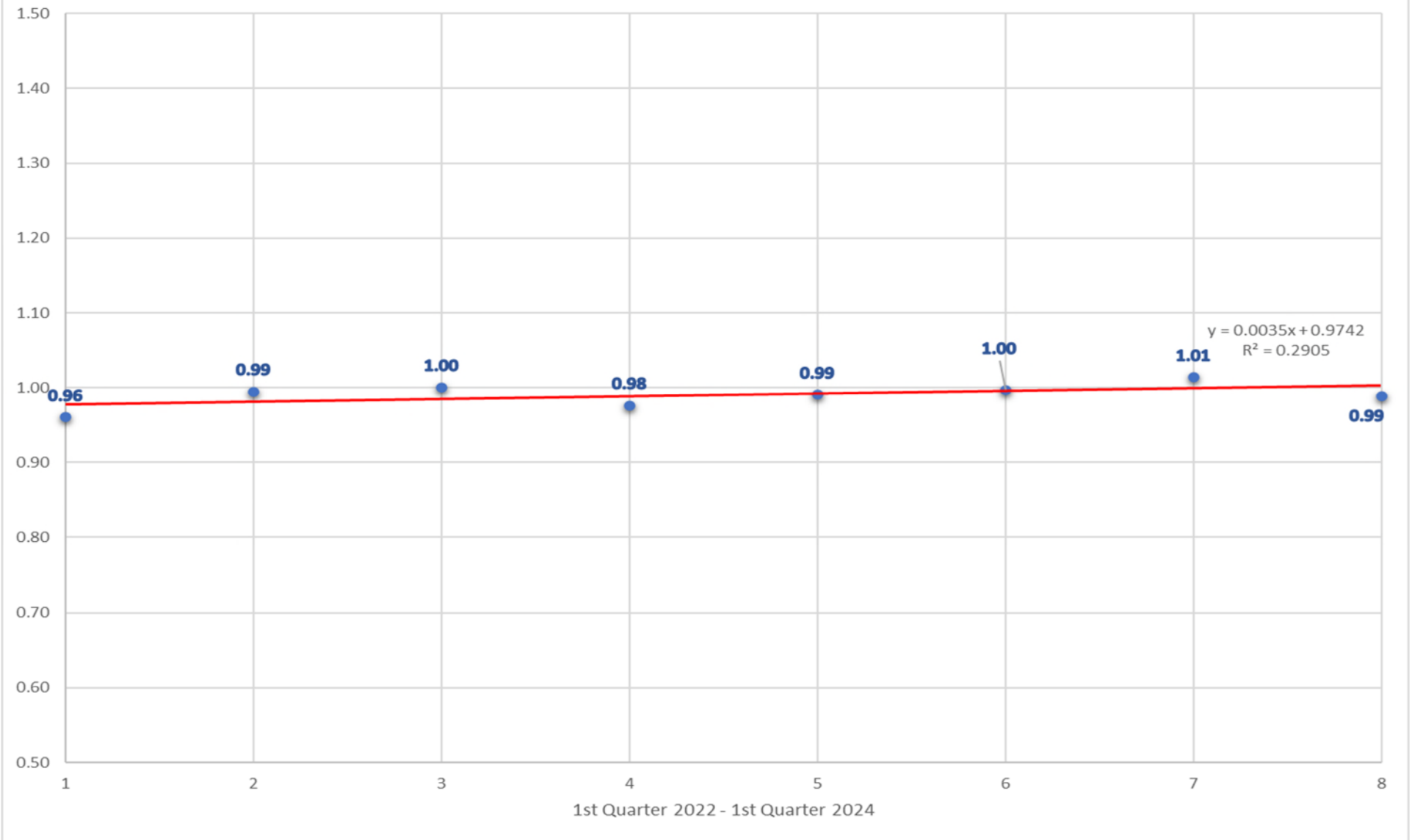


# 2024 General Market Trend Indicators

Data based on 2023 sales information.

Category A, Single Family Residential S/A Ratio



The above chart shows sales prices / appraised values for Category A, single family residential properties within Freestone County for properties that sold between January 1, 2022, through March 31, 2024. In the 27-month period there was a 1% increase in total, which equates to .05% per month. This indicates that residential sales have been relatively flat for 2022-2023.

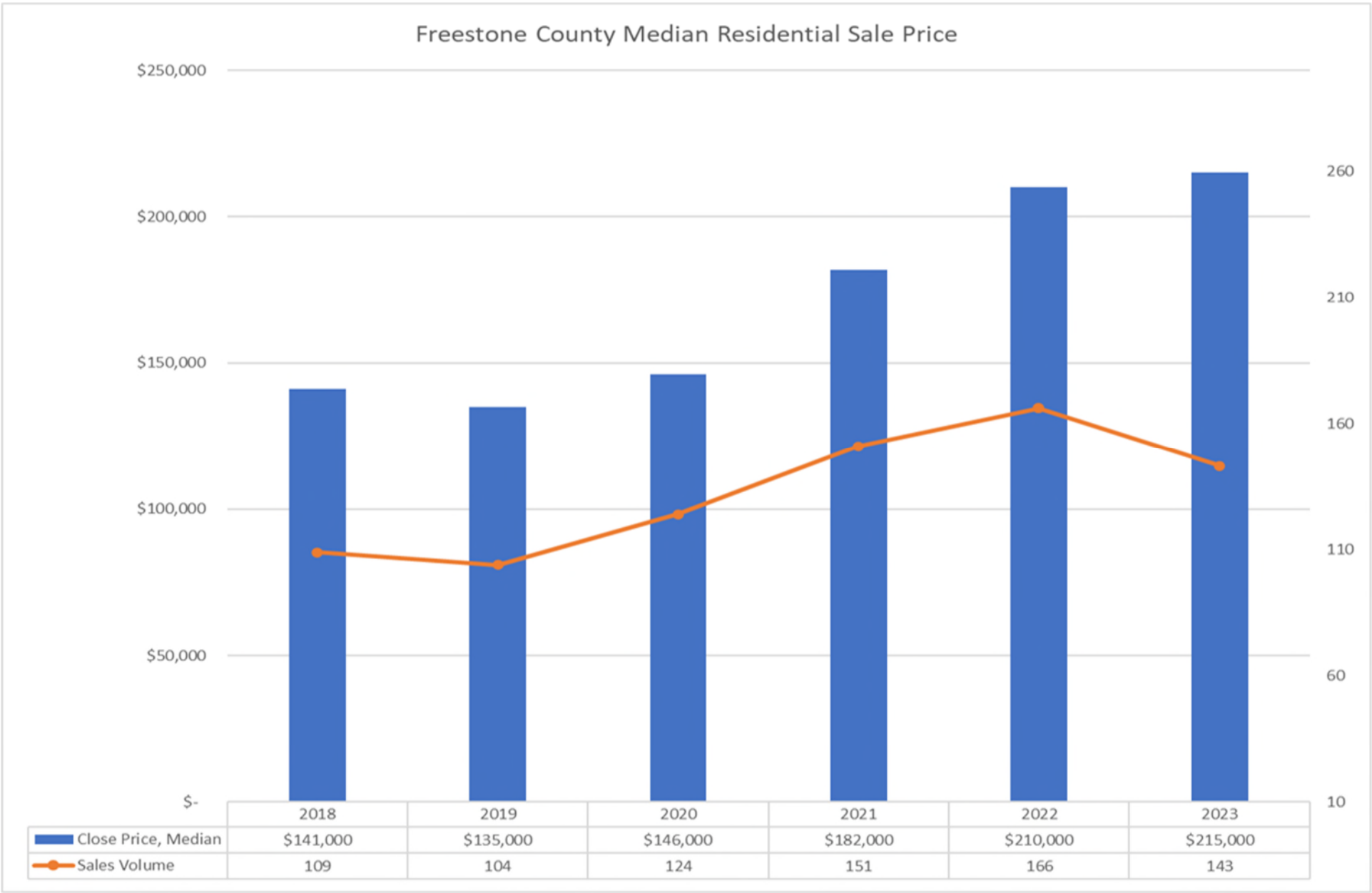


Chart of the median sales price of single-family residential properties sold in Freestone County 2018-2023. The year over year increase between 2022 and 2023 was 2.38% and sales volume decreased by -13.86%.

## Freestone County Median Manufactured Home Sale Price

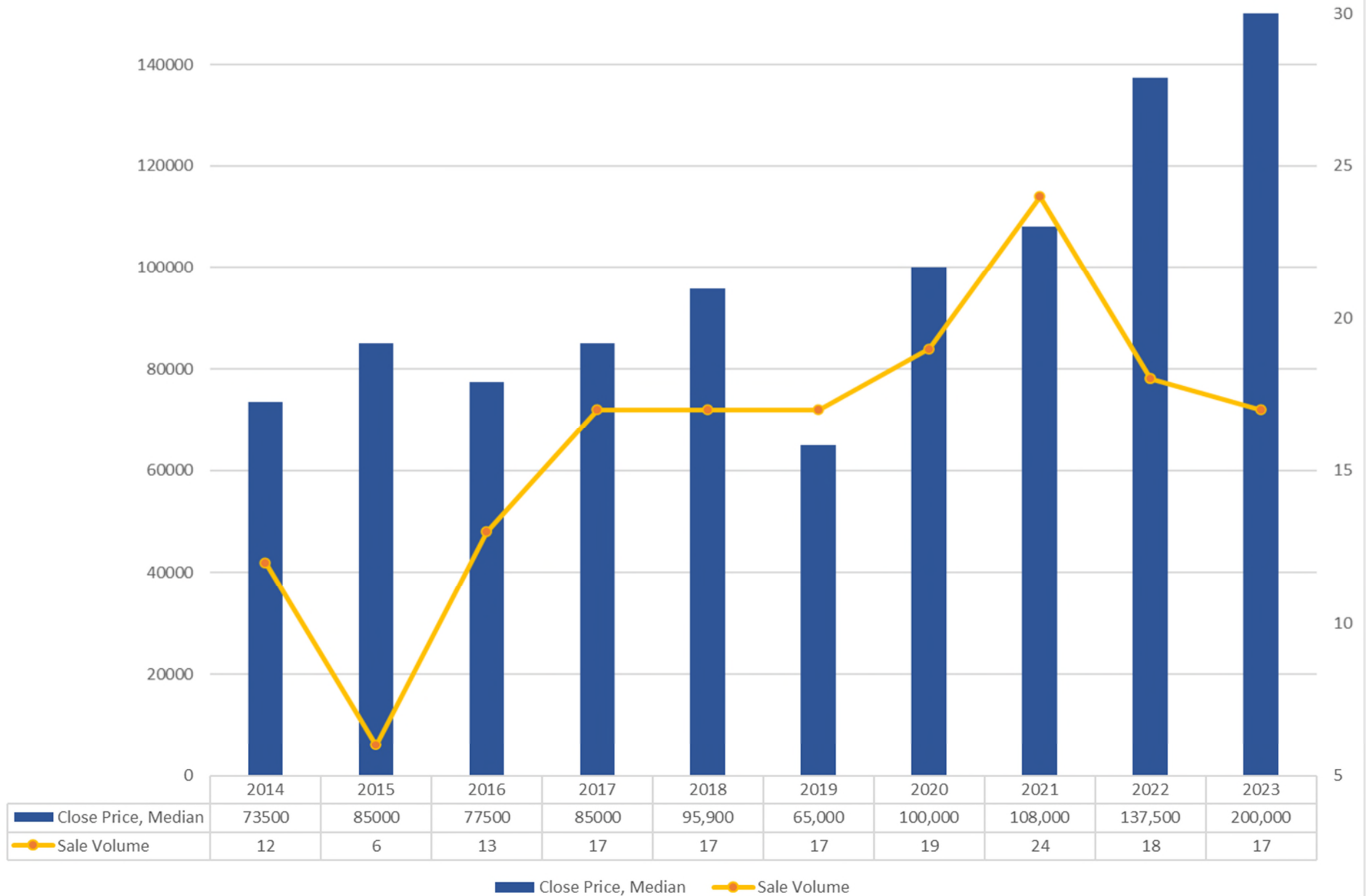
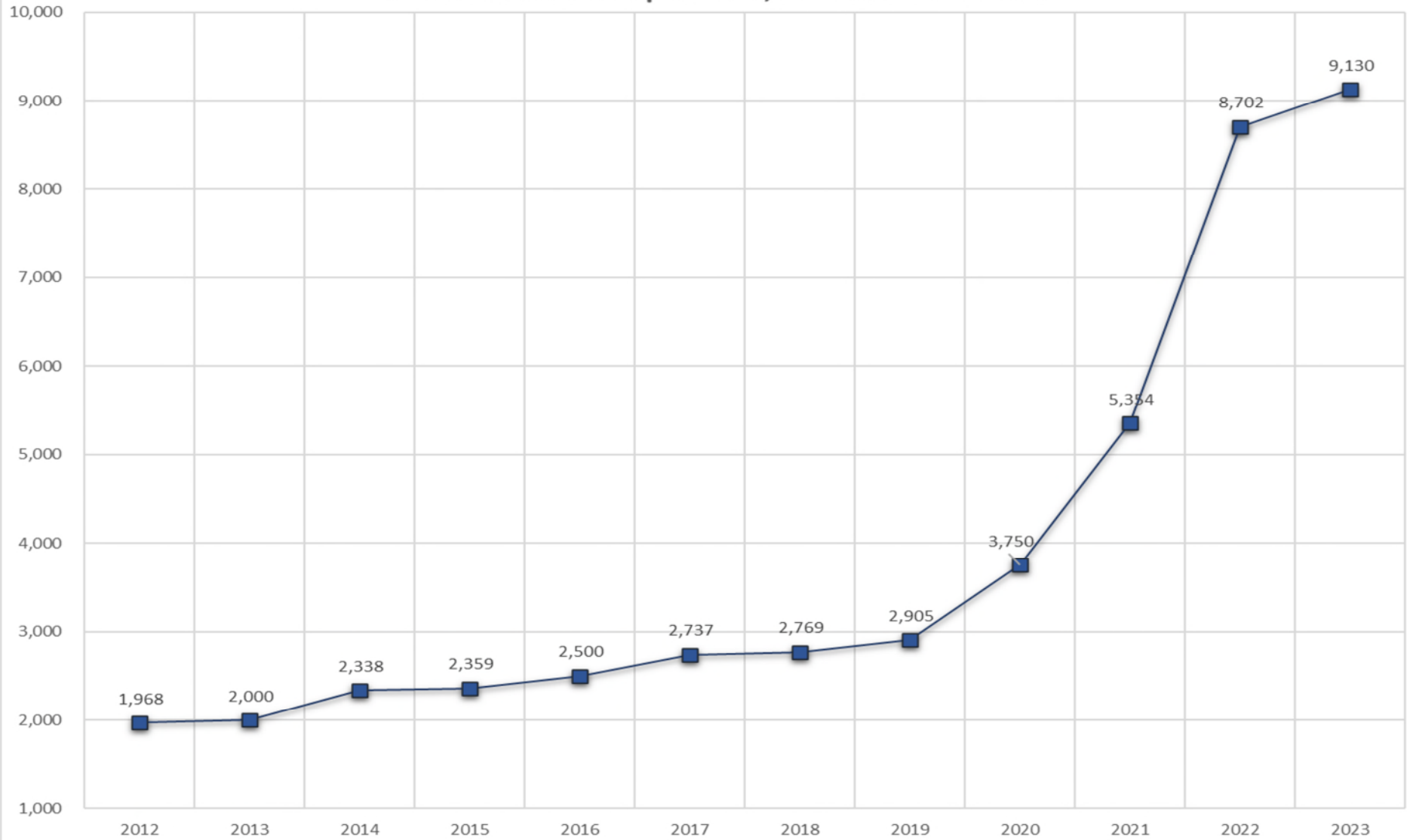


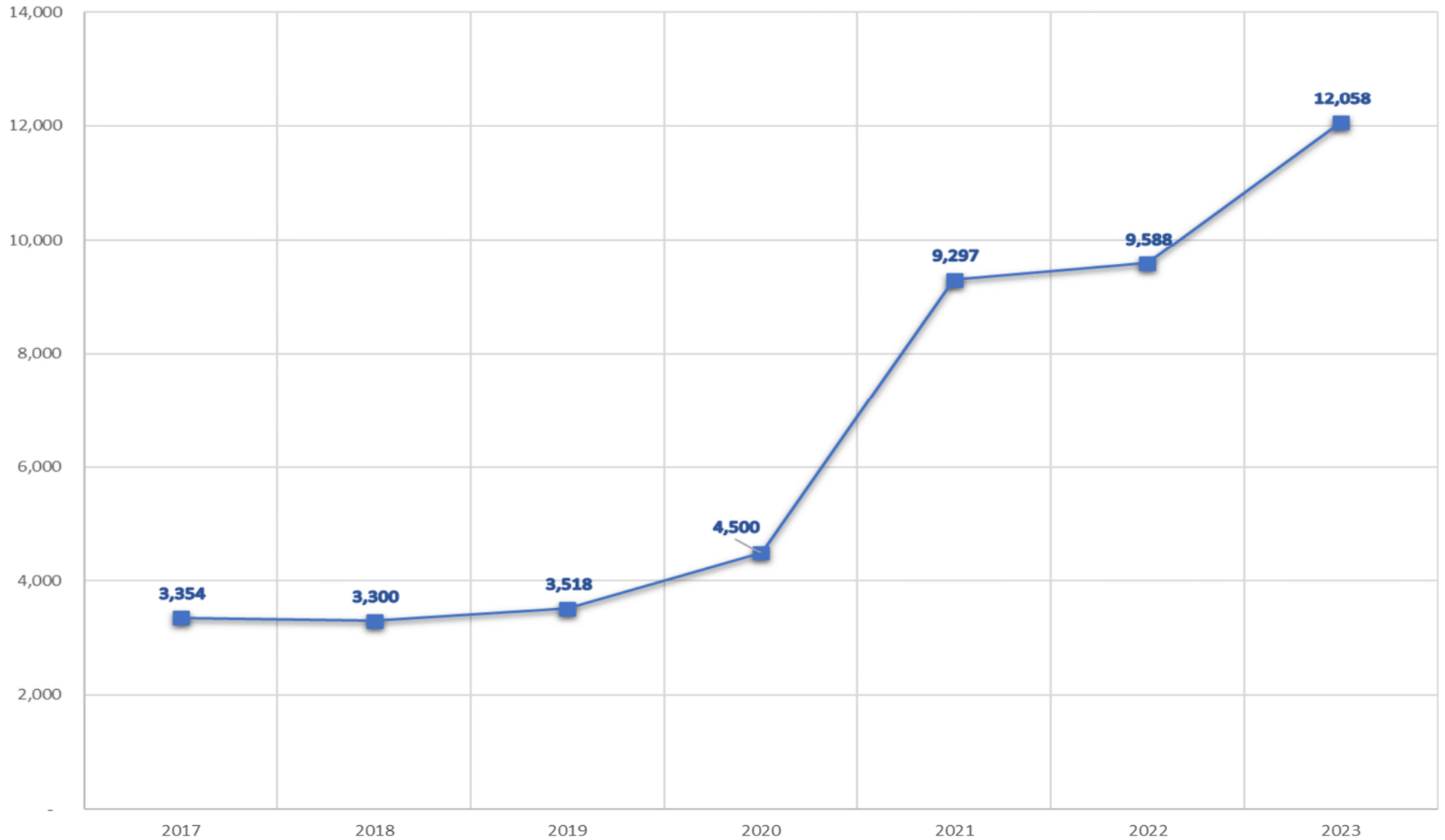
Chart of the median sale price of Manufactured Homes in Freestone County for the years 2014-2023. The year-over-year increase between 2022-2023 is 45.45%. Sales volume from 2022-2023 decreased by -5.56%.

### Median Sale Price per Acre, D1 Land 2012-2023



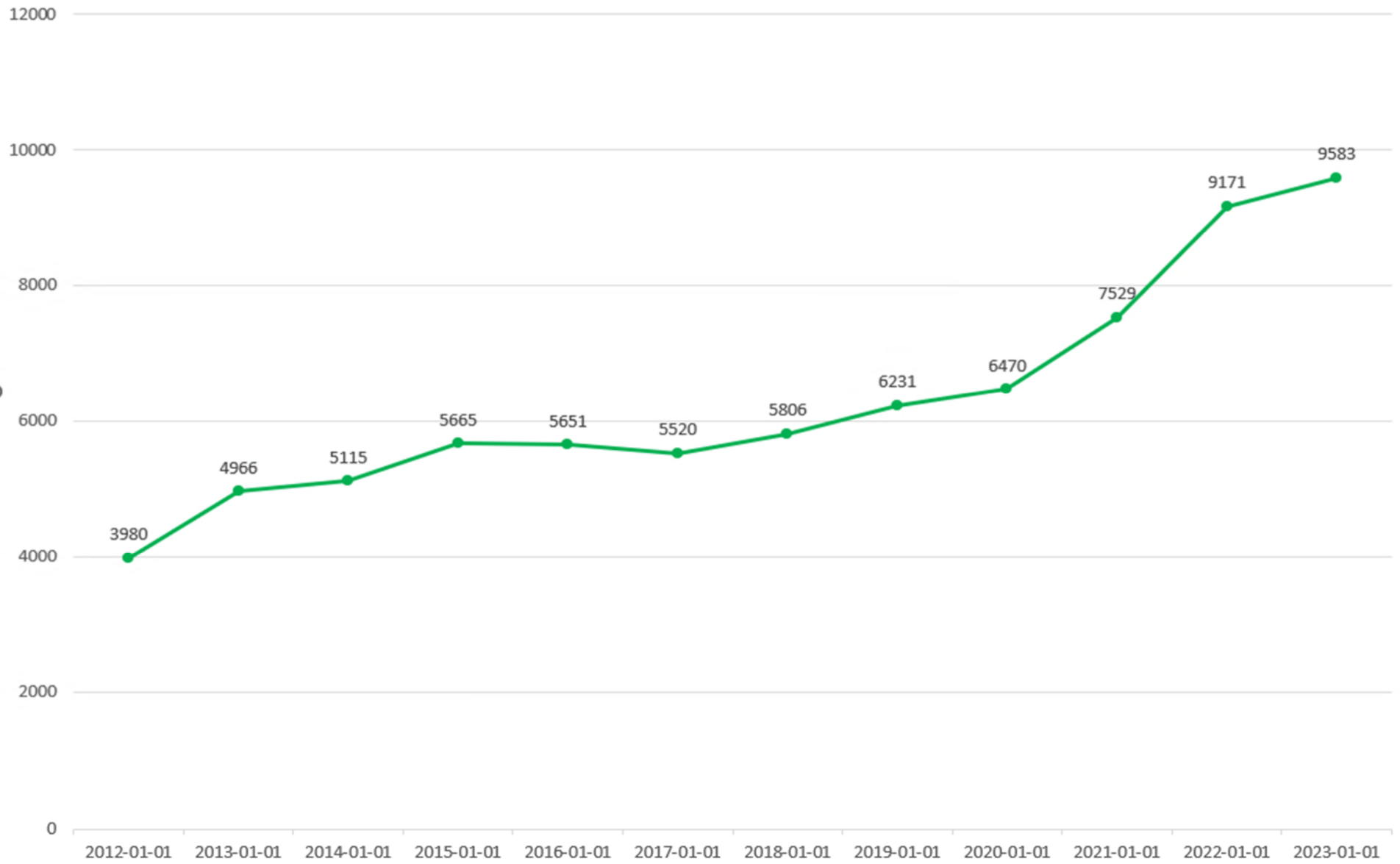
The median sales price per acre of Freestone County rural land sales for the last 11 years. This does not represent any particular sale but is a median of the sales price per acre of all rural land sales that qualified for Open-Space “Ag, Timber, Wildlife” valuation, that occurred for the given year.

### Median Sale Price per Acre, D1 Land, Up to 20 acres 2017-2023



The median sales price per acre of Freestone County rural land sales of tracts up to 20 acres in size, for the last 7 years. This does not represent any particular sale but is a median of the sales price per acre of all rural land sales that qualified for Open-Space "Ag, Timber, Wildlife" valuation, that occurred for the given year.

## Texas Nominal Price Per Acre



State of Texas nominal sale price per acre of land for 2012-2023. Combined data from all areas of the State of Texas.

Information from Texas A&M University, Texas Real Estate Center, Rural Land Data.