

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



+ 25.4%

+ 16.6%

- 4.7%

Change in
New Listings

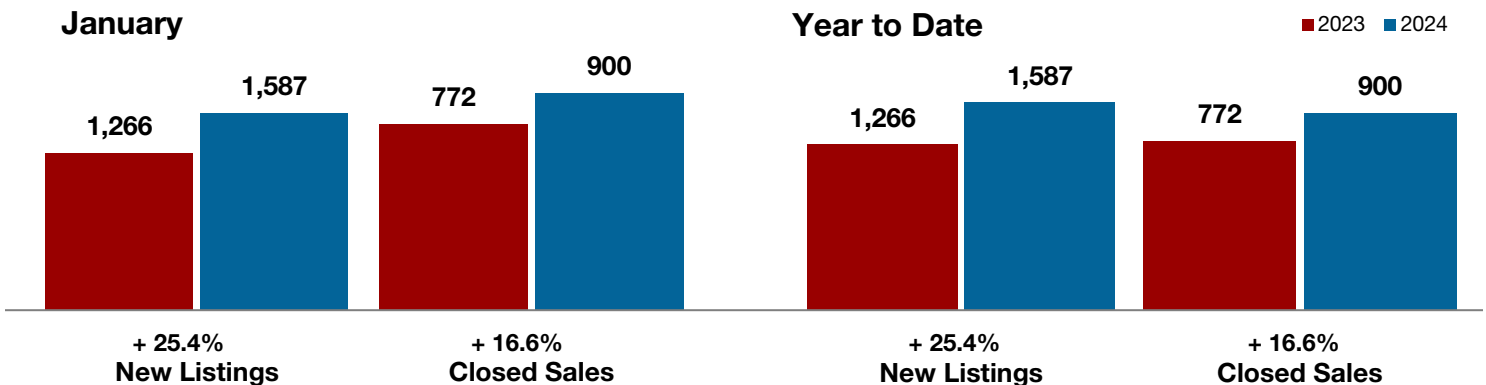
Change in
Closed Sales

Change in
Median Sales Price

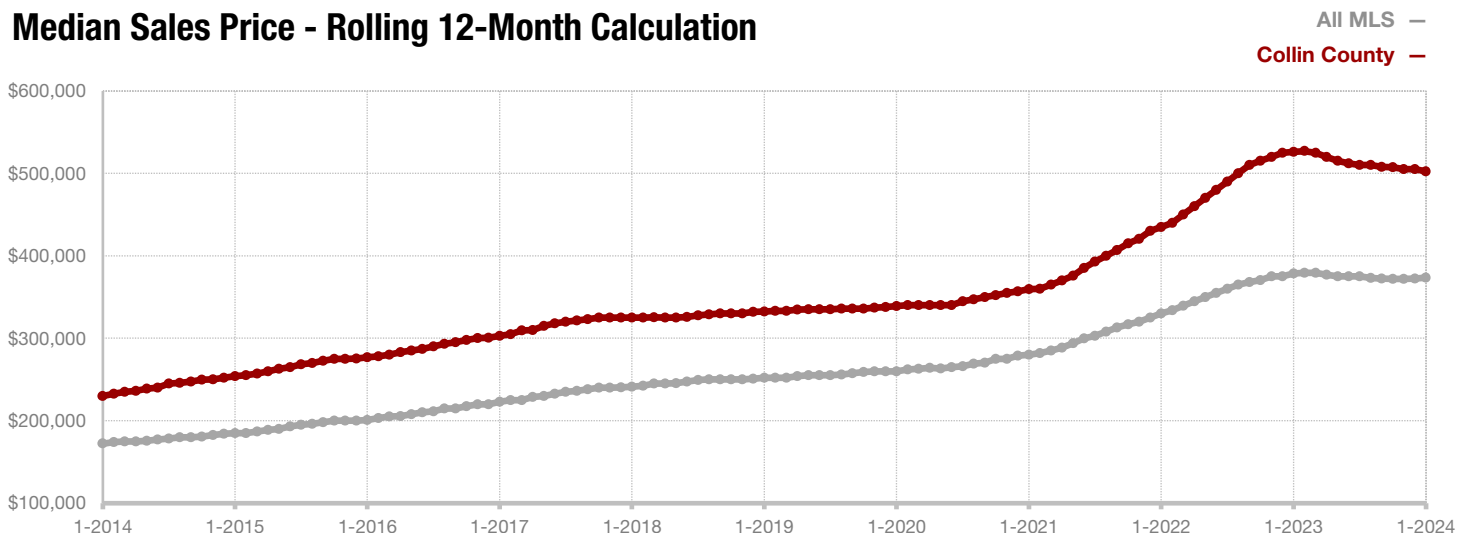
Collin County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,266	1,587	+ 25.4%	1,266	1,587	+ 25.4%
Pending Sales	1,319	1,118	- 15.2%	1,319	1,118	- 15.2%
Closed Sales	772	900	+ 16.6%	772	900	+ 16.6%
Average Sales Price*	\$573,712	\$532,095	- 7.3%	\$573,712	\$532,095	- 7.3%
Median Sales Price*	\$503,156	\$479,500	- 4.7%	\$503,156	\$479,500	- 4.7%
Percent of Original List Price Received*	93.6%	95.3%	+ 1.8%	93.6%	95.3%	+ 1.8%
Days on Market Until Sale	56	55	- 1.8%	56	55	- 1.8%
Inventory of Homes for Sale	2,511	2,629	+ 4.7%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Median Sales Price - Rolling 12-Month Calculation



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+ 14.0%

+ 12.5%

+ 9.4%

Change in
New Listings

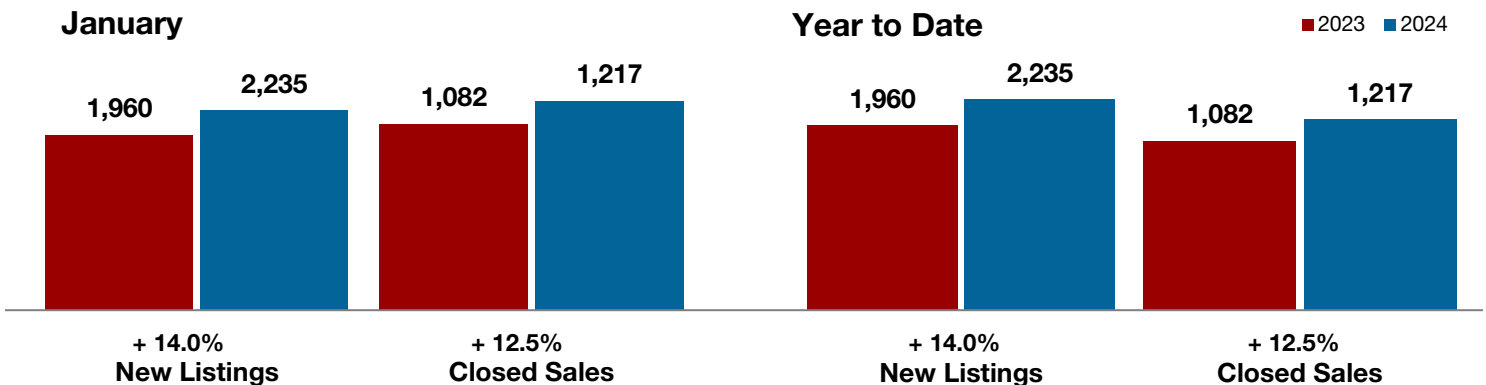
Change in
Closed Sales

Change in
Median Sales Price

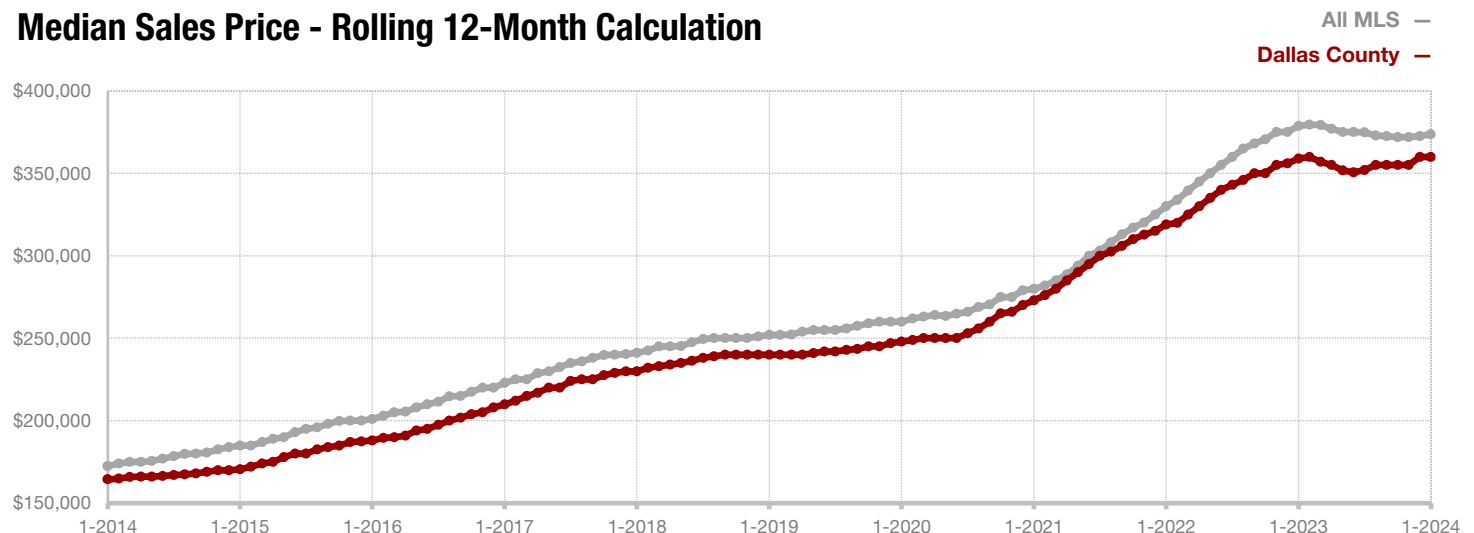
Dallas County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,960	2,235	+ 14.0%	1,960	2,235	+ 14.0%
Pending Sales	1,601	1,442	- 9.9%	1,601	1,442	- 9.9%
Closed Sales	1,082	1,217	+ 12.5%	1,082	1,217	+ 12.5%
Average Sales Price*	\$444,612	\$499,568	+ 12.4%	\$444,612	\$499,568	+ 12.4%
Median Sales Price*	\$320,000	\$350,000	+ 9.4%	\$320,000	\$350,000	+ 9.4%
Percent of Original List Price Received*	94.7%	95.0%	+ 0.3%	94.7%	95.0%	+ 0.3%
Days on Market Until Sale	44	48	+ 9.1%	44	48	+ 9.1%
Inventory of Homes for Sale	3,745	4,154	+ 10.9%	--	--	--
Months Supply of Inventory	2.0	2.4	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 12.9%

+ 7.9%

+ 3.6%

Change in
New Listings

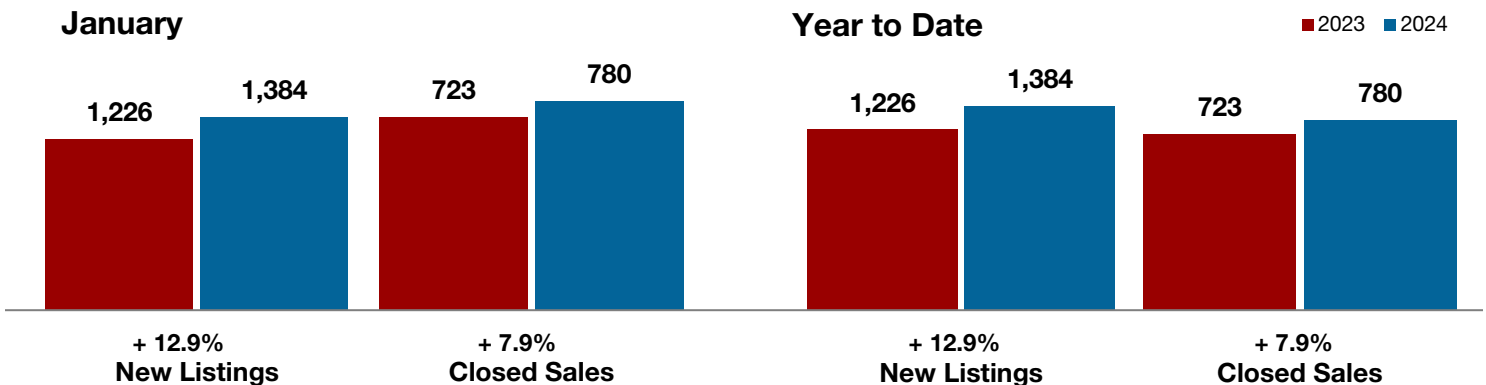
Change in
Closed Sales

Change in
Median Sales Price

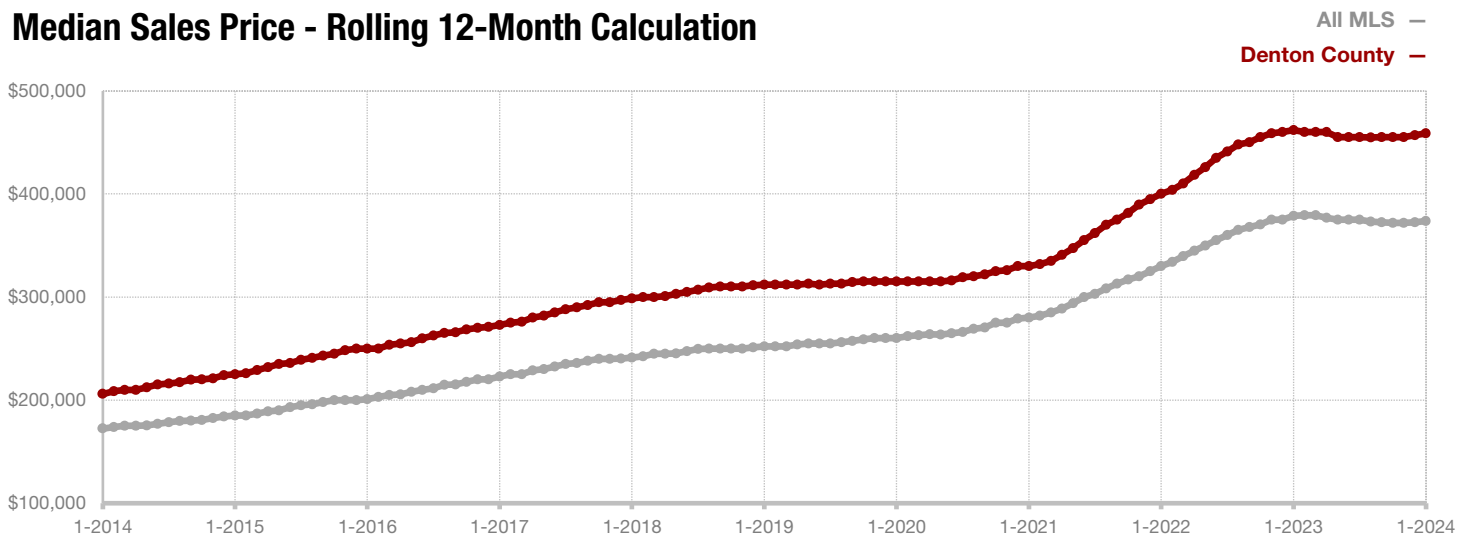
Denton County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,226	1,384	+ 12.9%	1,226	1,384	+ 12.9%
Pending Sales	1,221	1,022	- 16.3%	1,221	1,022	- 16.3%
Closed Sales	723	780	+ 7.9%	723	780	+ 7.9%
Average Sales Price*	\$501,196	\$524,252	+ 4.6%	\$501,196	\$524,252	+ 4.6%
Median Sales Price*	\$424,515	\$440,000	+ 3.6%	\$424,515	\$440,000	+ 3.6%
Percent of Original List Price Received*	93.8%	95.4%	+ 1.7%	93.8%	95.4%	+ 1.7%
Days on Market Until Sale	59	51	- 13.6%	59	51	- 13.6%
Inventory of Homes for Sale	2,640	2,469	- 6.5%	--	--	--
Months Supply of Inventory	2.2	2.1	0.0%	--	--	--

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Hill County

- 19.3%

- 37.5%

+ 34.9%

Change in
New Listings

Change in
Closed Sales

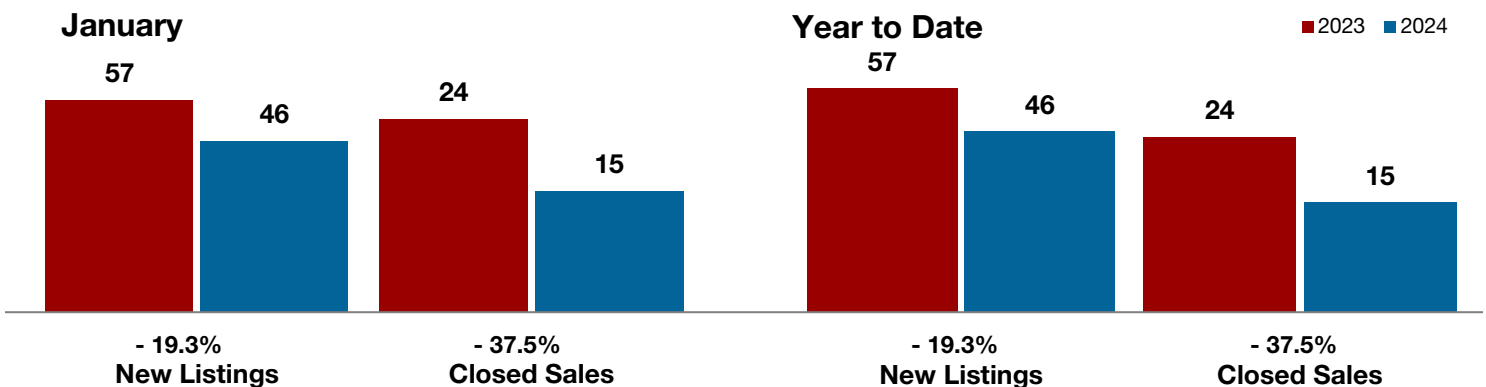
Change in
Median Sales Price

January

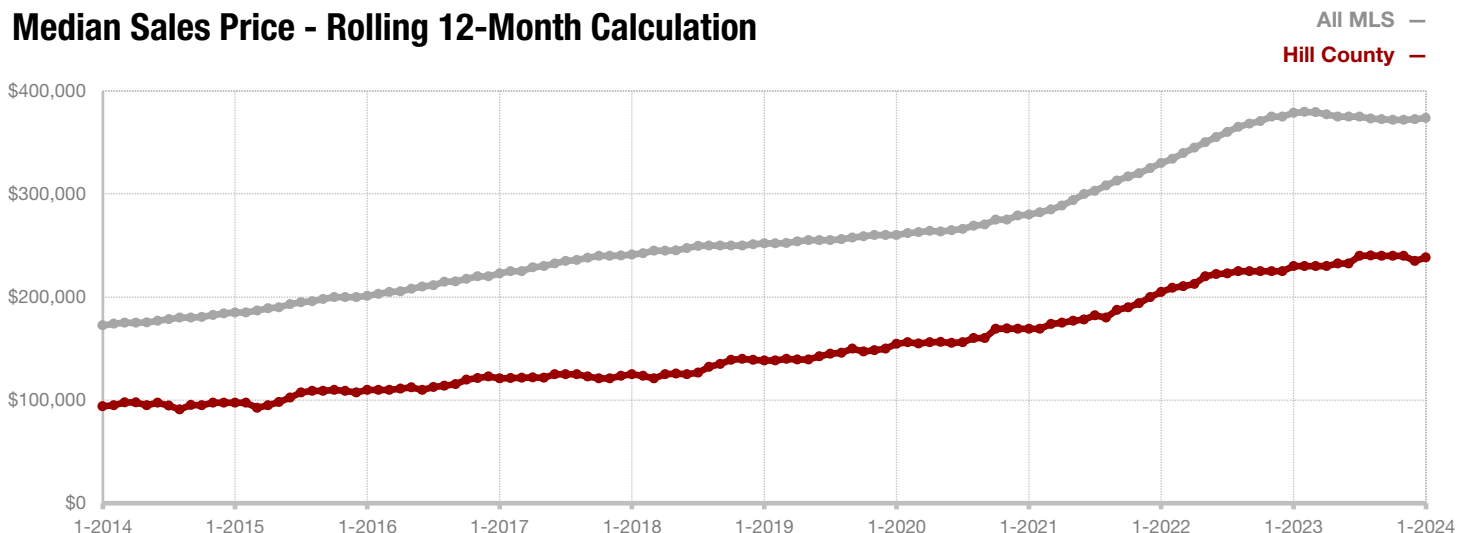
Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	57	46	- 19.3%	57	46	- 19.3%
Pending Sales	37	21	- 43.2%	37	21	- 43.2%
Closed Sales	24	15	- 37.5%	24	15	- 37.5%
Average Sales Price*	\$297,506	\$309,277	+ 4.0%	\$297,506	\$309,277	+ 4.0%
Median Sales Price*	\$214,950	\$289,900	+ 34.9%	\$214,950	\$289,900	+ 34.9%
Percent of Original List Price Received*	91.3%	92.1%	+ 0.9%	91.3%	92.1%	+ 0.9%
Days on Market Until Sale	64	92	+ 43.8%	64	92	+ 43.8%
Inventory of Homes for Sale	202	172	- 14.9%	--	--	--
Months Supply of Inventory	5.2	5.0	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 8.9%

+ 13.2%

- 3.3%

Change in
New Listings

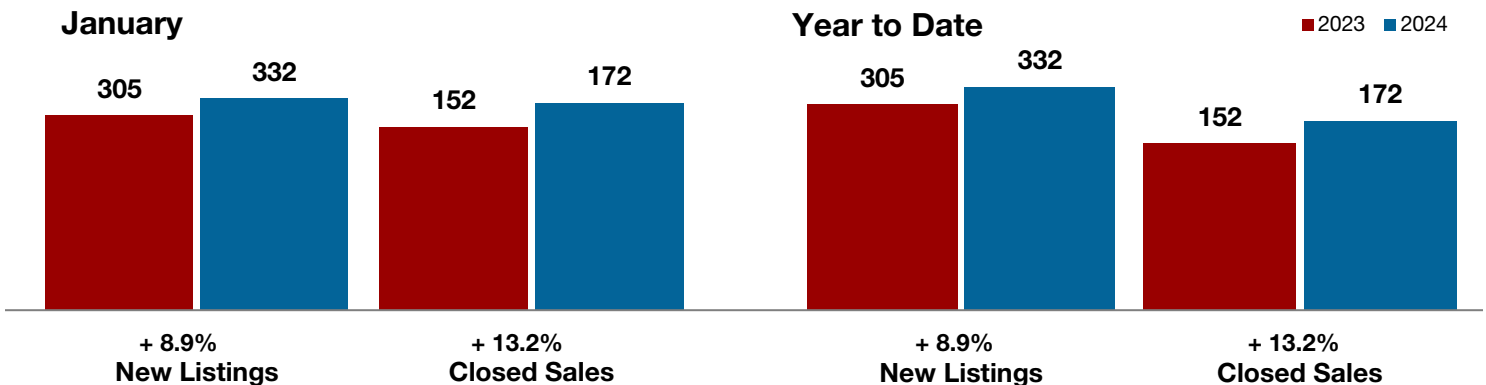
Change in
Closed Sales

Change in
Median Sales Price

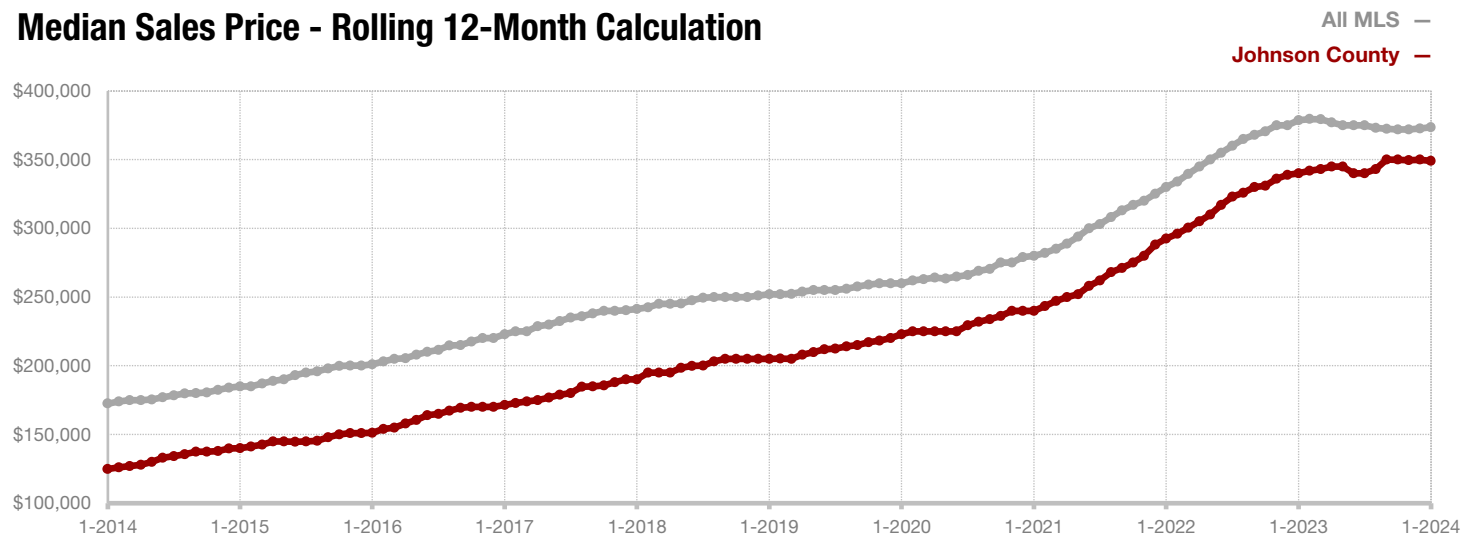
Johnson County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	305	332	+ 8.9%	305	332	+ 8.9%
Pending Sales	224	215	- 4.0%	224	215	- 4.0%
Closed Sales	152	172	+ 13.2%	152	172	+ 13.2%
Average Sales Price*	\$378,100	\$373,660	- 1.2%	\$378,100	\$373,660	- 1.2%
Median Sales Price*	\$347,500	\$336,200	- 3.3%	\$347,500	\$336,200	- 3.3%
Percent of Original List Price Received*	92.4%	95.1%	+ 2.9%	92.4%	95.1%	+ 2.9%
Days on Market Until Sale	66	63	- 4.5%	66	63	- 4.5%
Inventory of Homes for Sale	862	936	+ 8.6%	--	--	--
Months Supply of Inventory	3.4	3.8	+ 33.3%	--	--	--

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Parker County

- 10.1%

Change in
New Listings

- 8.6%

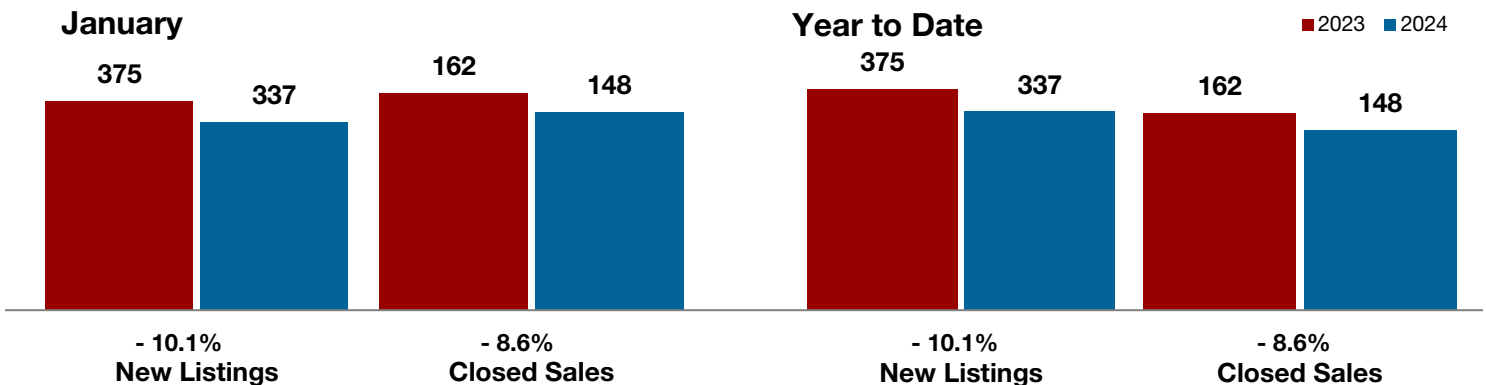
Change in
Closed Sales

+ 10.5%

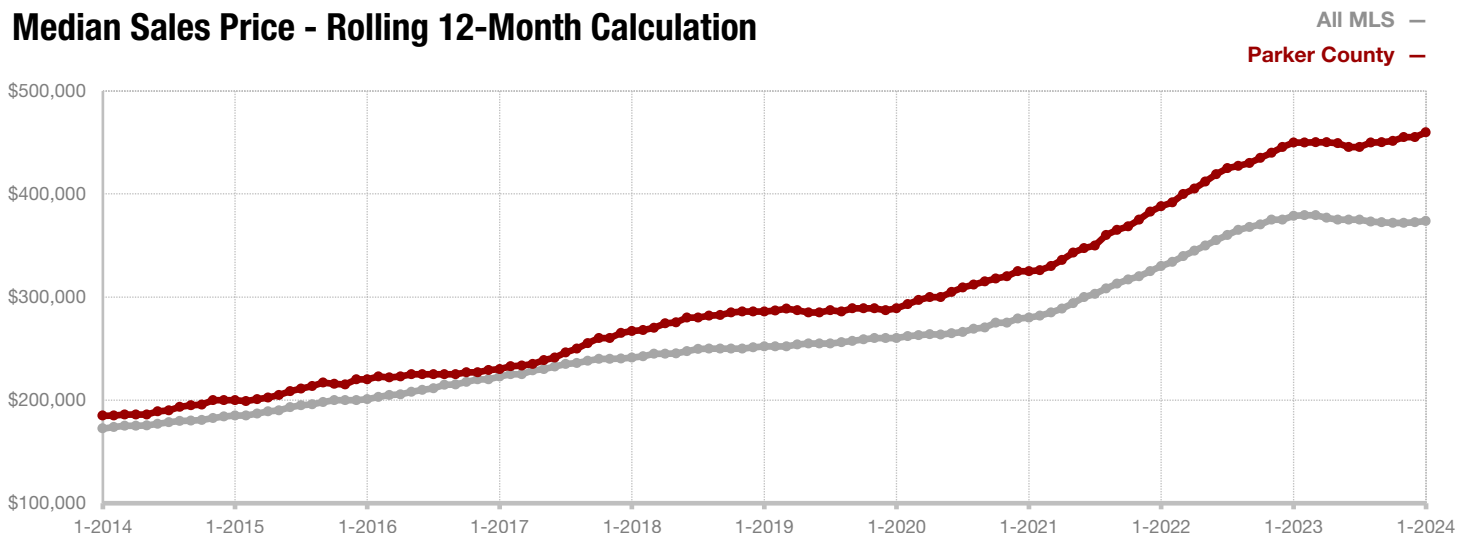
Change in
Median Sales Price

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	375	337	- 10.1%	375	337	- 10.1%
Pending Sales	251	177	- 29.5%	251	177	- 29.5%
Closed Sales	162	148	- 8.6%	162	148	- 8.6%
Average Sales Price*	\$471,459	\$513,750	+ 9.0%	\$471,459	\$513,750	+ 9.0%
Median Sales Price*	\$430,000	\$475,000	+ 10.5%	\$430,000	\$475,000	+ 10.5%
Percent of Original List Price Received*	94.4%	93.4%	- 1.1%	94.4%	93.4%	- 1.1%
Days on Market Until Sale	72	93	+ 29.2%	72	93	+ 29.2%
Inventory of Homes for Sale	1,075	1,120	+ 4.2%	--	--	--
Months Supply of Inventory	4.1	4.8	+ 25.0%	--	--	--

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+ 6.3%

- 3.2%

0.0%

Change in
New Listings

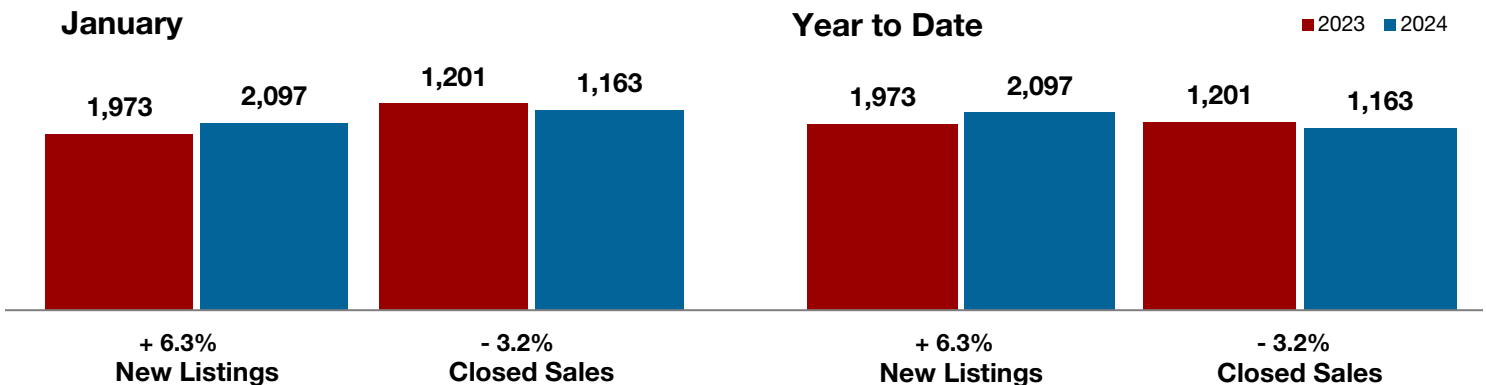
Change in
Closed Sales

Change in
Median Sales Price

Tarrant County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,973	2,097	+ 6.3%	1,973	2,097	+ 6.3%
Pending Sales	1,792	1,531	- 14.6%	1,792	1,531	- 14.6%
Closed Sales	1,201	1,163	- 3.2%	1,201	1,163	- 3.2%
Average Sales Price*	\$413,018	\$411,402	- 0.4%	\$413,018	\$411,402	- 0.4%
Median Sales Price*	\$335,000	\$335,000	0.0%	\$335,000	\$335,000	0.0%
Percent of Original List Price Received*	93.9%	95.0%	+ 1.2%	93.9%	95.0%	+ 1.2%
Days on Market Until Sale	52	52	0.0%	52	52	0.0%
Inventory of Homes for Sale	4,171	4,226	+ 1.3%	--	--	--
Months Supply of Inventory	2.1	2.3	0.0%	--	--	--

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