

Local Market Update – March 2024

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



+ 19.5%

- 8.7%

- 2.0%

Change in
New Listings

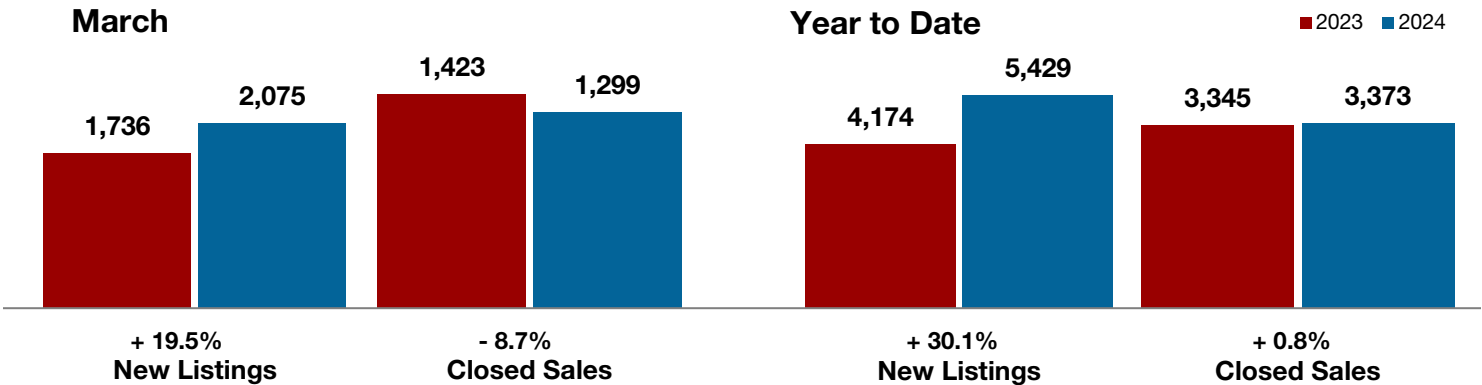
Change in
Closed Sales

Change in
Median Sales Price

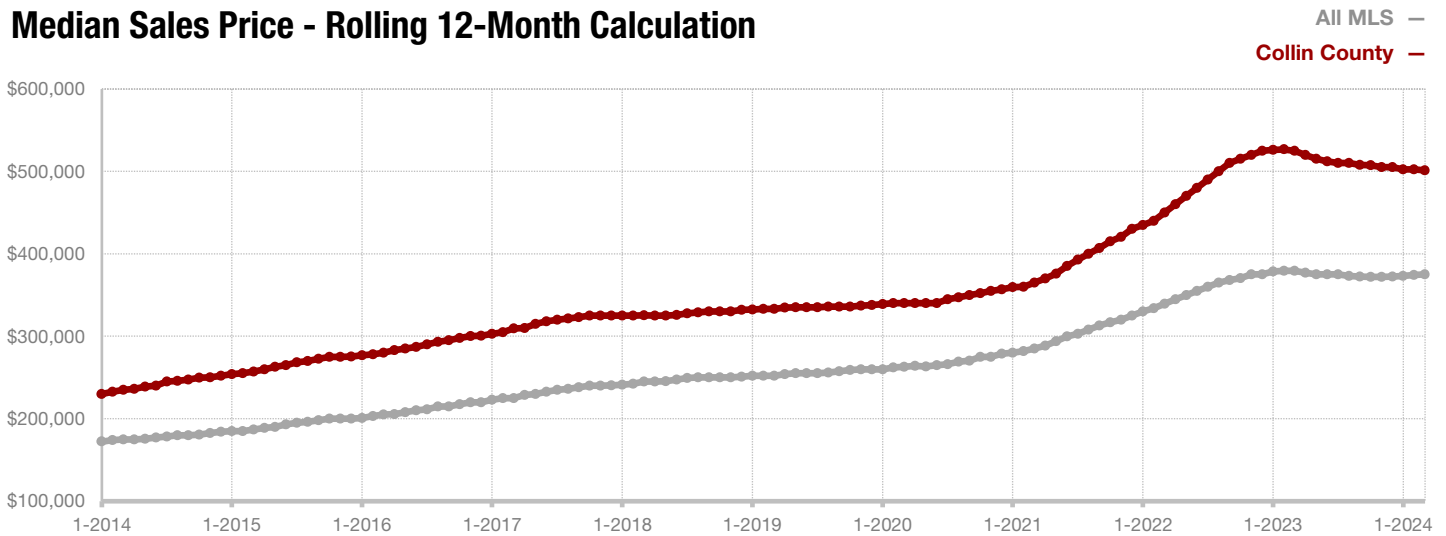
Collin County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,736	2,075	+ 19.5%	4,174	5,429	+ 30.1%
Pending Sales	1,422	1,305	- 8.2%	3,981	3,838	- 3.6%
Closed Sales	1,423	1,299	- 8.7%	3,345	3,373	+ 0.8%
Average Sales Price*	\$569,937	\$577,745	+ 1.4%	\$564,893	\$553,803	- 2.0%
Median Sales Price*	\$500,000	\$490,000	- 2.0%	\$499,000	\$485,000	- 2.8%
Percent of Original List Price Received*	96.0%	97.2%	+ 1.3%	94.9%	96.3%	+ 1.5%
Days on Market Until Sale	53	41	- 22.6%	56	49	- 12.5%
Inventory of Homes for Sale	2,297	3,201	+ 39.4%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--

* 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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+ 8.9%

Change in
New Listings

- 9.5%

Change in
Closed Sales

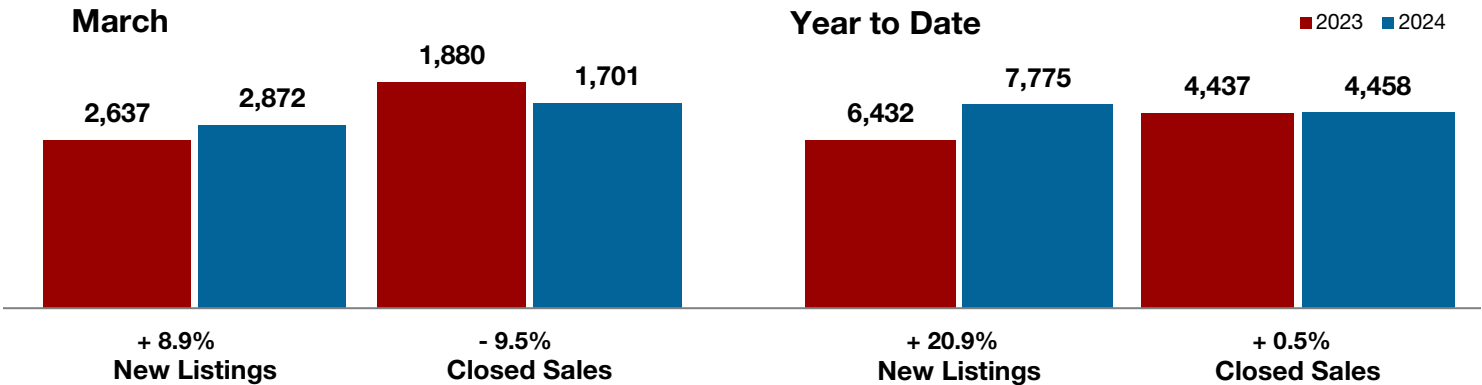
+ 7.2%

Change in
Median Sales Price

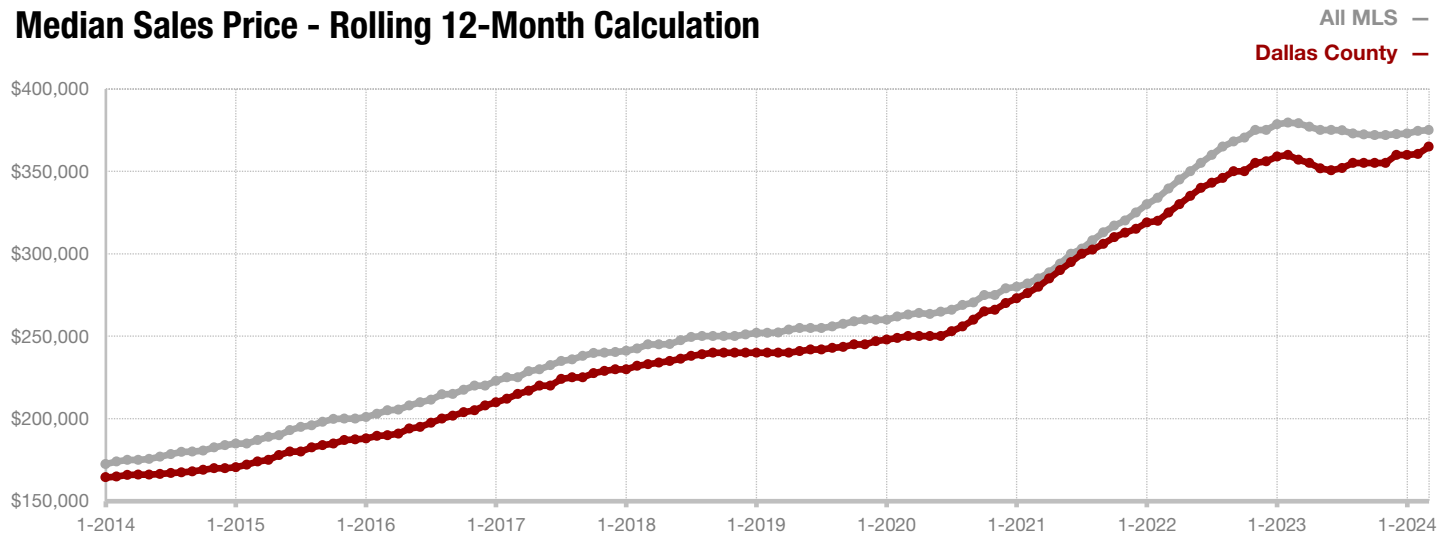
Dallas County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,637	2,872	+ 8.9%	6,432	7,775	+ 20.9%
Pending Sales	2,002	1,867	- 6.7%	5,209	5,177	- 0.6%
Closed Sales	1,880	1,701	- 9.5%	4,437	4,458	+ 0.5%
Average Sales Price*	\$472,320	\$542,756	+ 14.9%	\$469,455	\$515,813	+ 9.9%
Median Sales Price*	\$345,000	\$370,000	+ 7.2%	\$340,000	\$360,000	+ 5.9%
Percent of Original List Price Received*	96.5%	96.1%	- 0.4%	95.7%	95.7%	0.0%
Days on Market Until Sale	41	43	+ 4.9%	43	45	+ 4.7%
Inventory of Homes for Sale	3,718	4,793	+ 28.9%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 14.4%

- 15.4%

+ 4.0%

Change in
New Listings

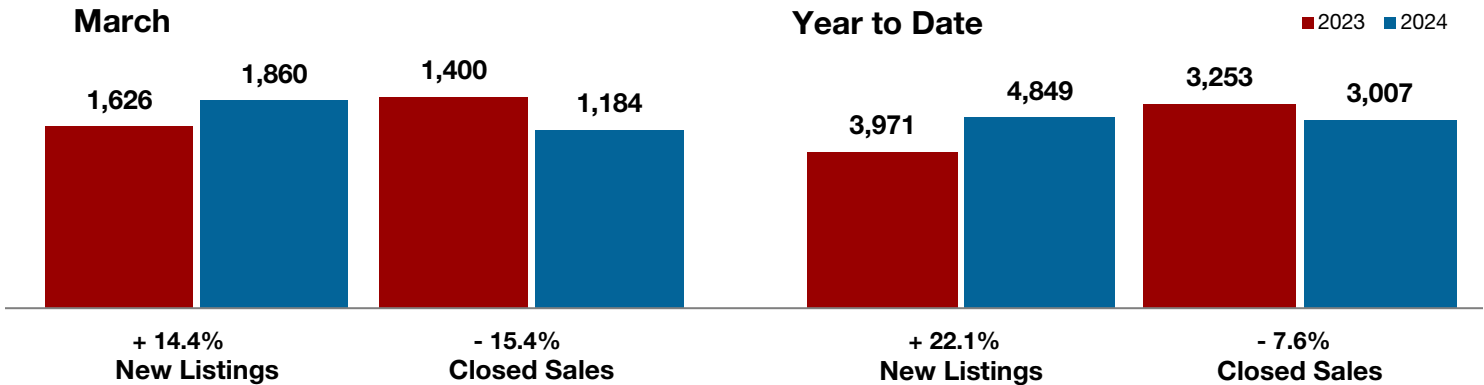
Change in
Closed Sales

Change in
Median Sales Price

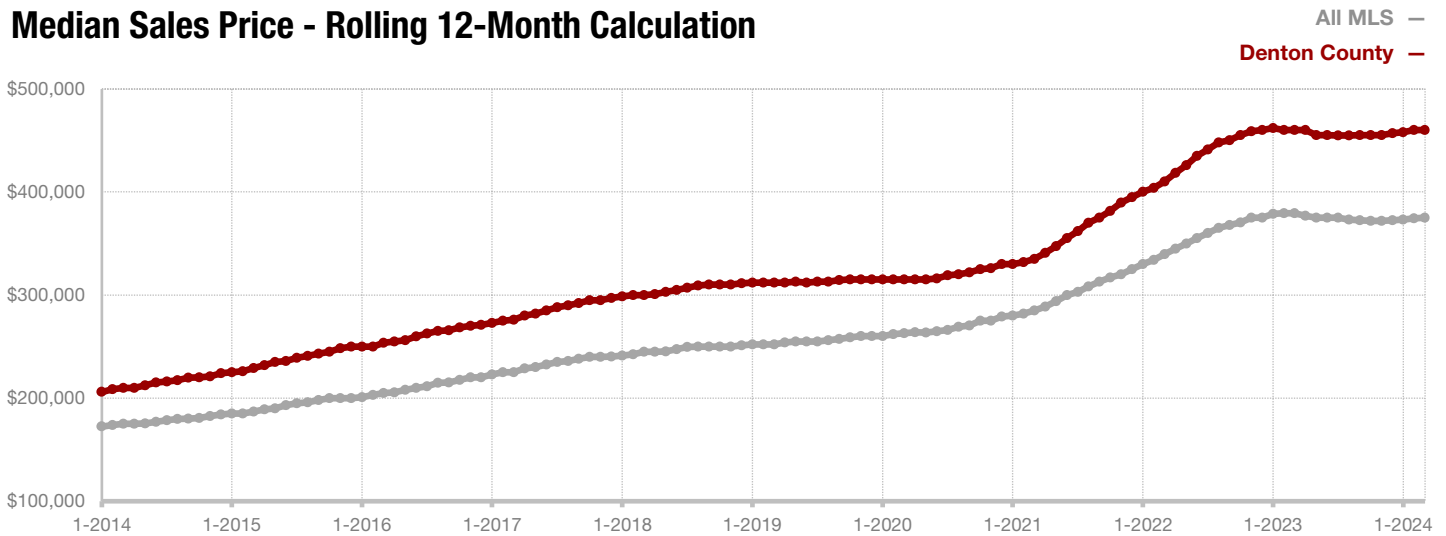
Denton County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,626	1,860	+ 14.4%	3,971	4,849	+ 22.1%
Pending Sales	1,305	1,232	- 5.6%	3,740	3,537	- 5.4%
Closed Sales	1,400	1,184	- 15.4%	3,253	3,007	- 7.6%
Average Sales Price*	\$527,991	\$565,722	+ 7.1%	\$516,855	\$542,466	+ 5.0%
Median Sales Price*	\$442,133	\$460,000	+ 4.0%	\$432,000	\$450,000	+ 4.2%
Percent of Original List Price Received*	95.9%	96.8%	+ 0.9%	94.8%	96.2%	+ 1.5%
Days on Market Until Sale	59	49	- 16.9%	60	52	- 13.3%
Inventory of Homes for Sale	2,350	2,941	+ 25.1%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 72.0%

- 29.8%

+ 19.2%

Change in
New Listings

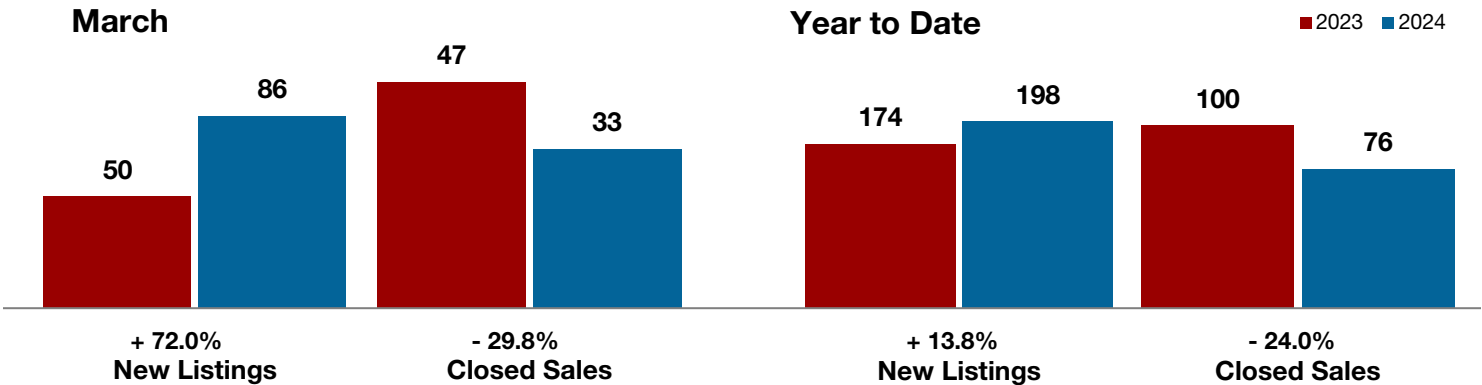
Change in
Closed Sales

Change in
Median Sales Price

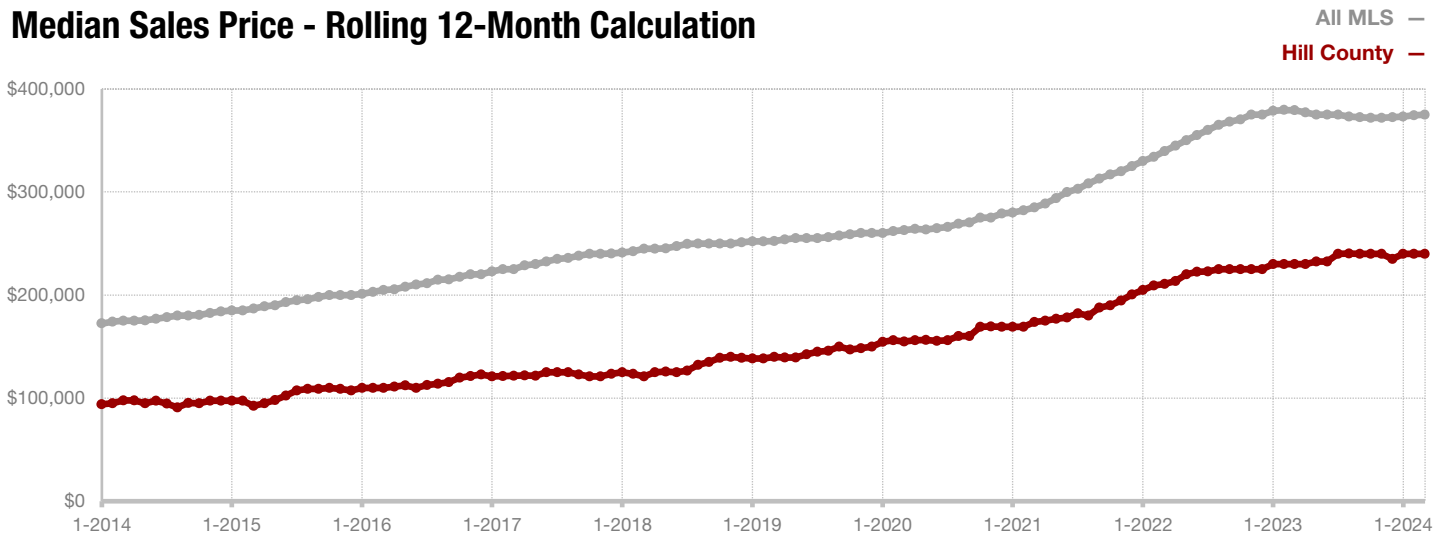
Hill County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	50	86	+ 72.0%	174	198	+ 13.8%
Pending Sales	56	41	- 26.8%	133	104	- 21.8%
Closed Sales	47	33	- 29.8%	100	76	- 24.0%
Average Sales Price*	\$244,249	\$308,547	+ 26.3%	\$275,532	\$289,862	+ 5.2%
Median Sales Price*	\$250,000	\$298,000	+ 19.2%	\$239,950	\$259,450	+ 8.1%
Percent of Original List Price Received*	91.5%	95.9%	+ 4.8%	92.2%	93.1%	+ 1.0%
Days on Market Until Sale	77	60	- 22.1%	64	86	+ 34.4%
Inventory of Homes for Sale	181	200	+ 10.5%	--	--	--
Months Supply of Inventory	4.6	6.0	+ 30.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 6.2%

- 17.2%

+ 4.4%

Change in
New Listings

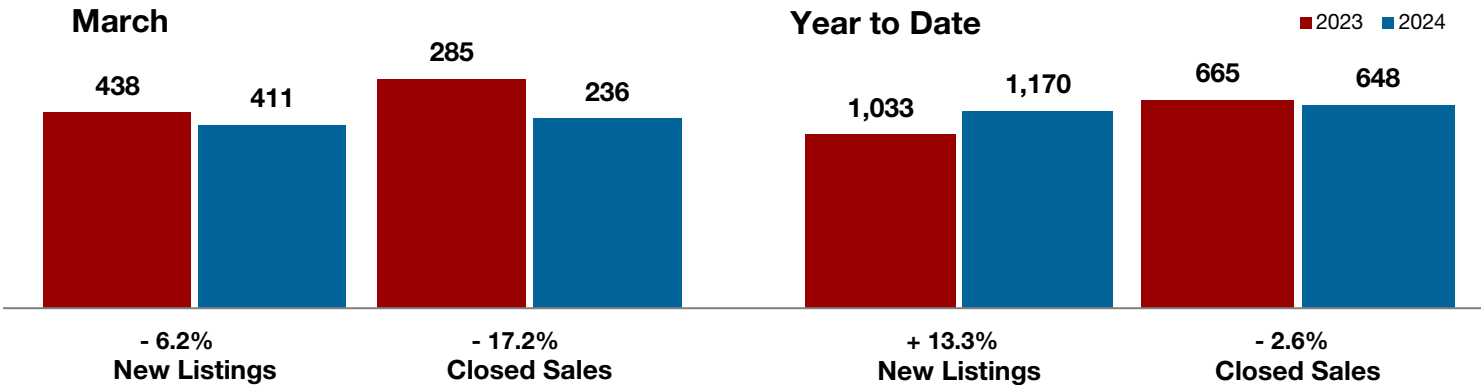
Change in
Closed Sales

Change in
Median Sales Price

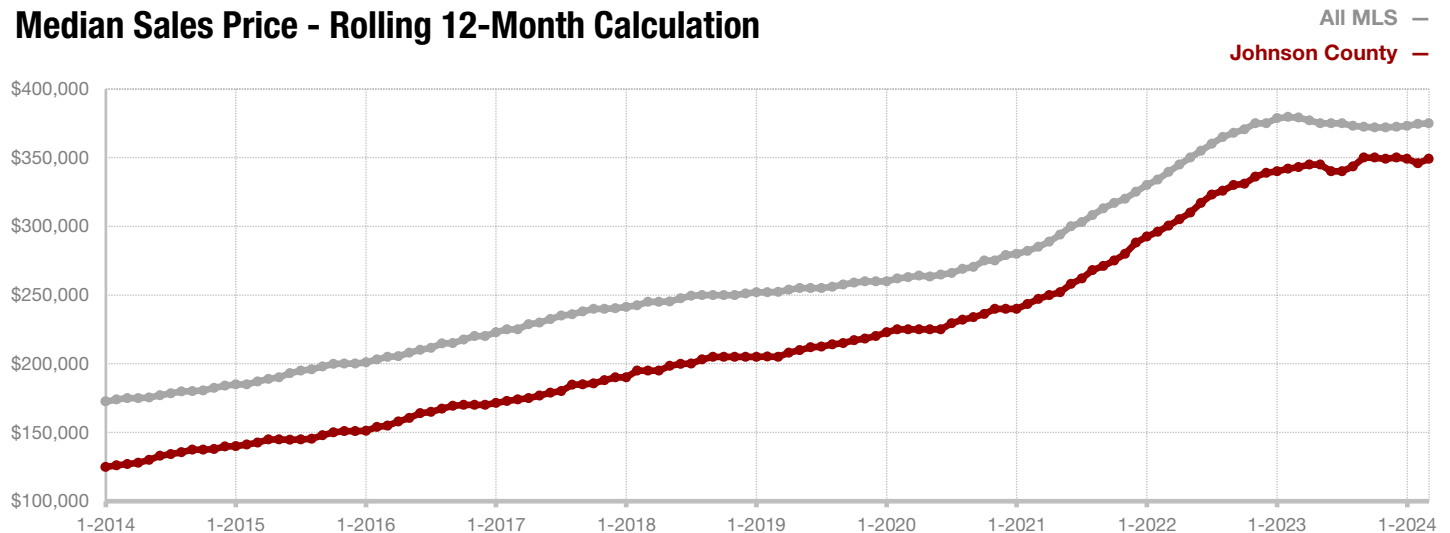
Johnson County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	438	411	- 6.2%	1,033	1,170	+ 13.3%
Pending Sales	309	278	- 10.0%	786	761	- 3.2%
Closed Sales	285	236	- 17.2%	665	648	- 2.6%
Average Sales Price*	\$369,128	\$374,228	+ 1.4%	\$378,920	\$370,839	- 2.1%
Median Sales Price*	\$335,000	\$349,719	+ 4.4%	\$342,000	\$340,000	- 0.6%
Percent of Original List Price Received*	93.8%	96.0%	+ 2.3%	93.2%	95.3%	+ 2.3%
Days on Market Until Sale	68	68	0.0%	70	71	+ 1.4%
Inventory of Homes for Sale	856	1,060	+ 23.8%	--	--	--
Months Supply of Inventory	3.3	4.3	+ 30.3%	--	--	--

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+ 9.4%

Change in
New Listings

- 8.0%

Change in
Closed Sales

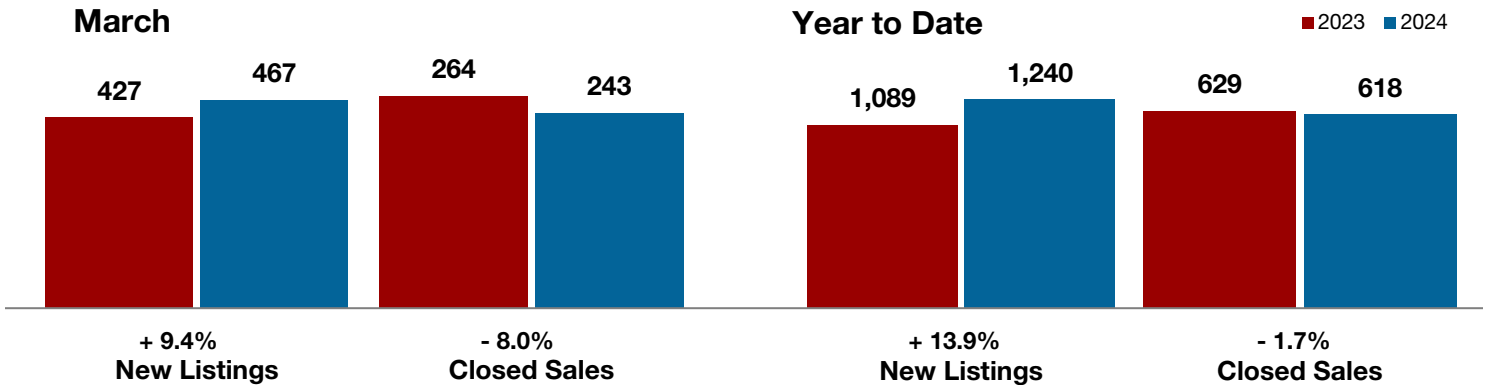
- 4.6%

Change in
Median Sales Price

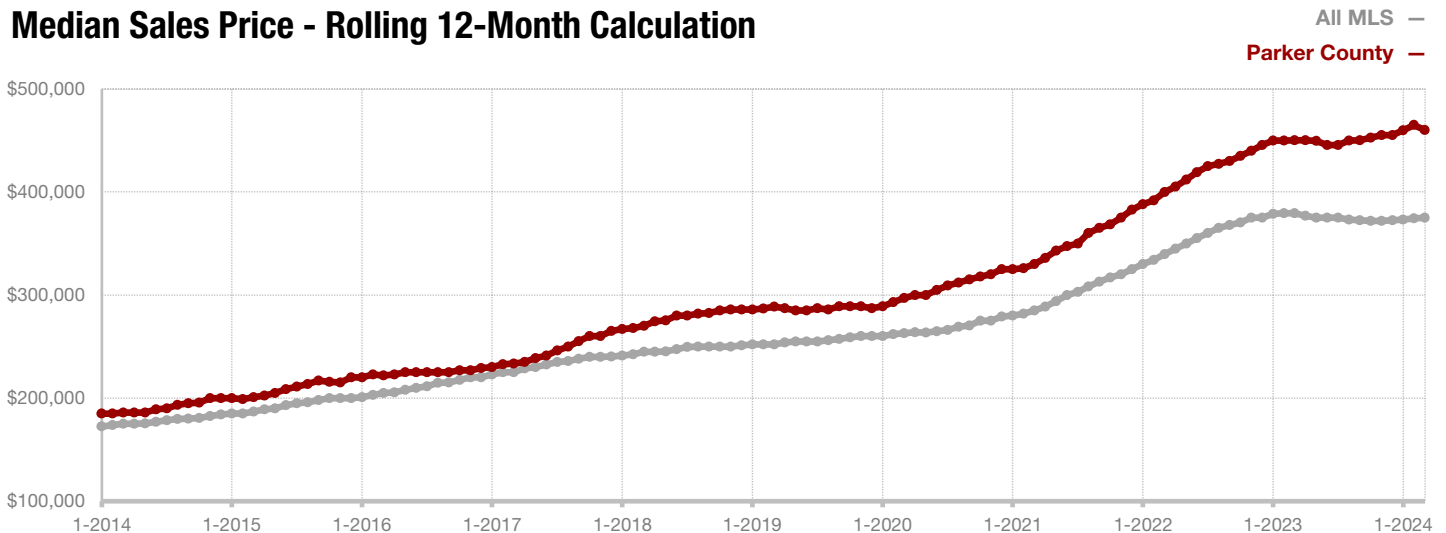
Parker County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	427	467	+ 9.4%	1,089	1,240	+ 13.9%
Pending Sales	287	230	- 19.9%	747	717	- 4.0%
Closed Sales	264	243	- 8.0%	629	618	- 1.7%
Average Sales Price*	\$472,528	\$486,006	+ 2.9%	\$463,442	\$500,286	+ 8.0%
Median Sales Price*	\$466,500	\$445,000	- 4.6%	\$435,000	\$460,000	+ 5.7%
Percent of Original List Price Received*	95.6%	94.9%	- 0.7%	94.7%	94.7%	0.0%
Days on Market Until Sale	80	100	+ 25.0%	79	99	+ 25.3%
Inventory of Homes for Sale	1,068	1,254	+ 17.4%	--	--	--
Months Supply of Inventory	4.2	5.3	+ 26.2%	--	--	--

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+ 2.7%

Change in
New Listings

- 9.3%

Change in
Closed Sales

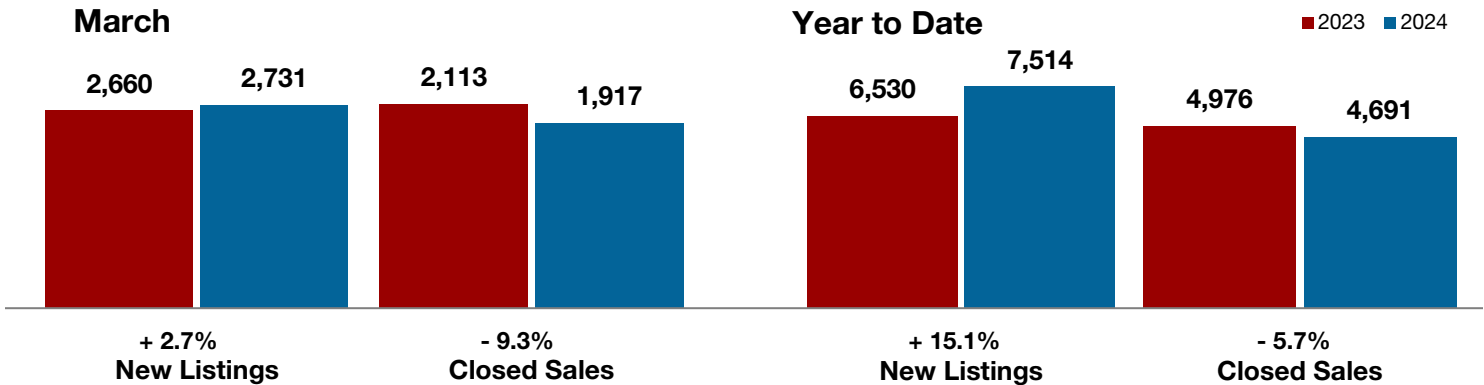
+ 1.5%

Change in
Median Sales Price

Tarrant County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,660	2,731	+ 2.7%	6,530	7,514	+ 15.1%
Pending Sales	2,150	1,973	- 8.2%	5,764	5,534	- 4.0%
Closed Sales	2,113	1,917	- 9.3%	4,976	4,691	- 5.7%
Average Sales Price*	\$402,325	\$414,582	+ 3.0%	\$405,433	\$413,973	+ 2.1%
Median Sales Price*	\$340,000	\$345,000	+ 1.5%	\$339,700	\$340,000	+ 0.1%
Percent of Original List Price Received*	95.9%	96.7%	+ 0.8%	95.1%	96.0%	+ 0.9%
Days on Market Until Sale	52	47	- 9.6%	52	51	- 1.9%
Inventory of Homes for Sale	3,882	4,683	+ 20.6%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

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