

Local Market Update – September 2024

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



+ 21.1%

+ 7.8%

- 3.6%

Change in
New Listings

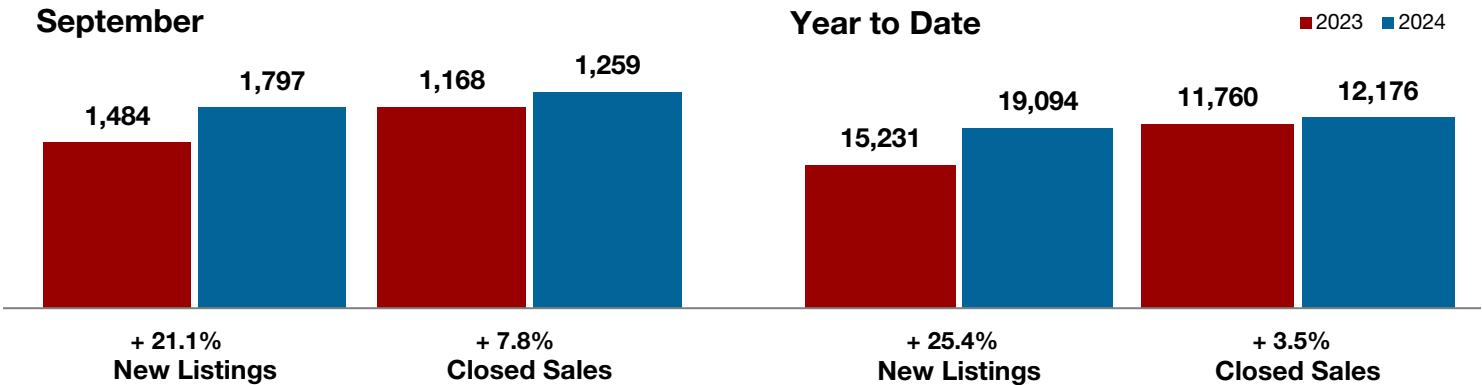
Change in
Closed Sales

Change in
Median Sales Price

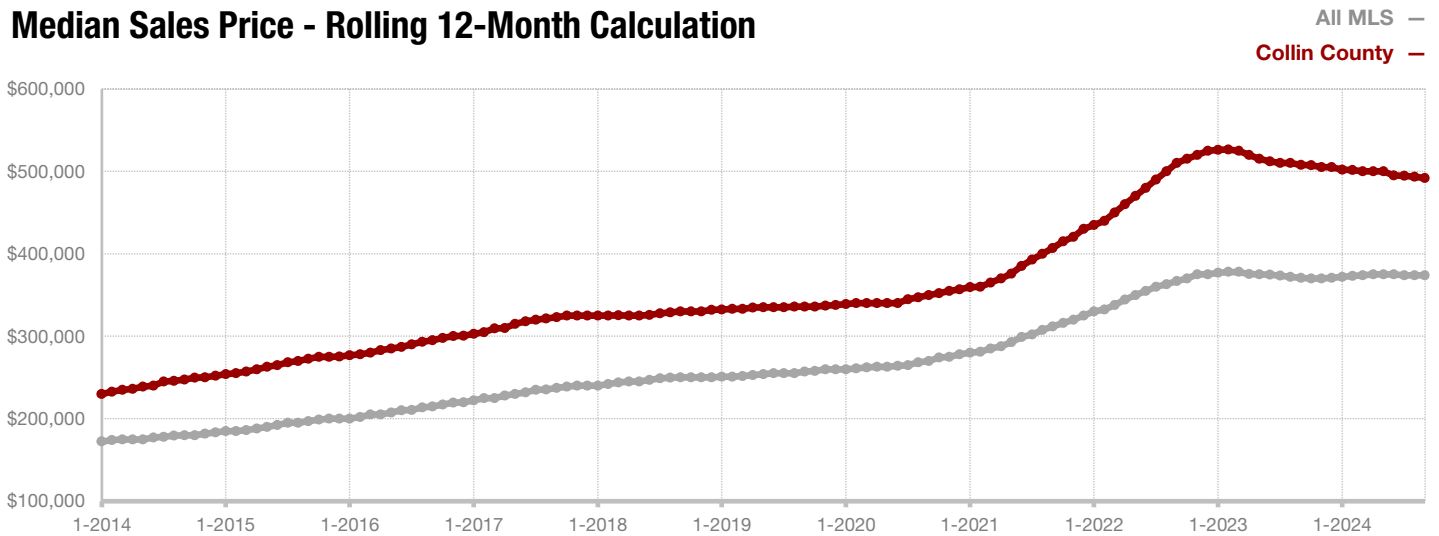
Collin County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,484	1,797	+ 21.1%	15,231	19,094	+ 25.4%
Pending Sales	1,072	1,165	+ 8.7%	12,095	12,541	+ 3.7%
Closed Sales	1,168	1,259	+ 7.8%	11,760	12,176	+ 3.5%
Average Sales Price*	\$570,037	\$552,866	- 3.0%	\$582,424	\$568,351	- 2.4%
Median Sales Price*	\$499,431	\$481,500	- 3.6%	\$511,000	\$494,990	- 3.1%
Percent of Original List Price Received*	96.4%	94.7%	- 1.8%	96.8%	96.4%	- 0.4%
Days on Market Until Sale	37	54	+ 45.9%	42	44	+ 4.8%
Inventory of Homes for Sale	3,267	4,931	+ 50.9%	--	--	--
Months Supply of Inventory	2.6	3.8	+ 46.2%	--	--	--

* 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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+ 11.0%

- 2.1%

+ 1.4%

Change in
New Listings

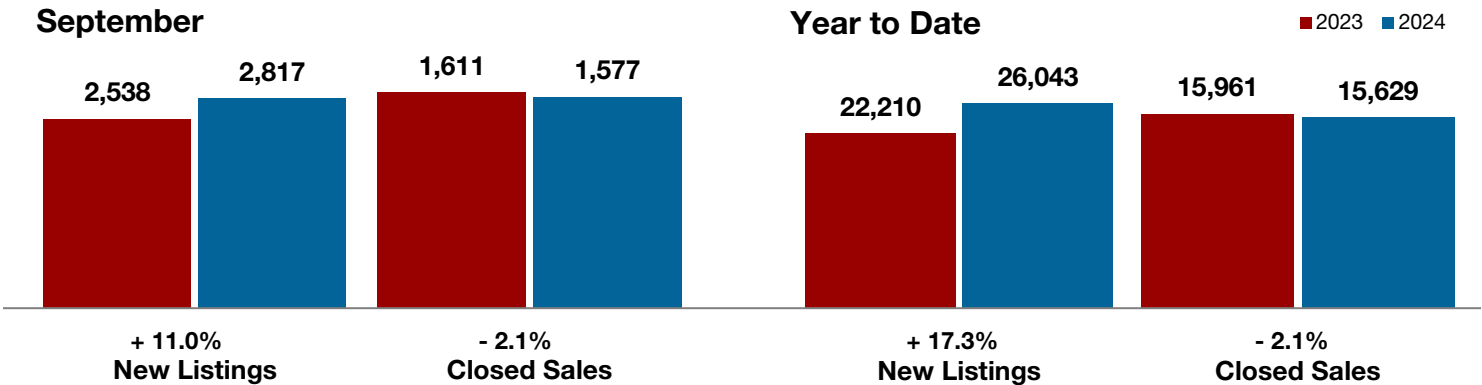
Change in
Closed Sales

Change in
Median Sales Price

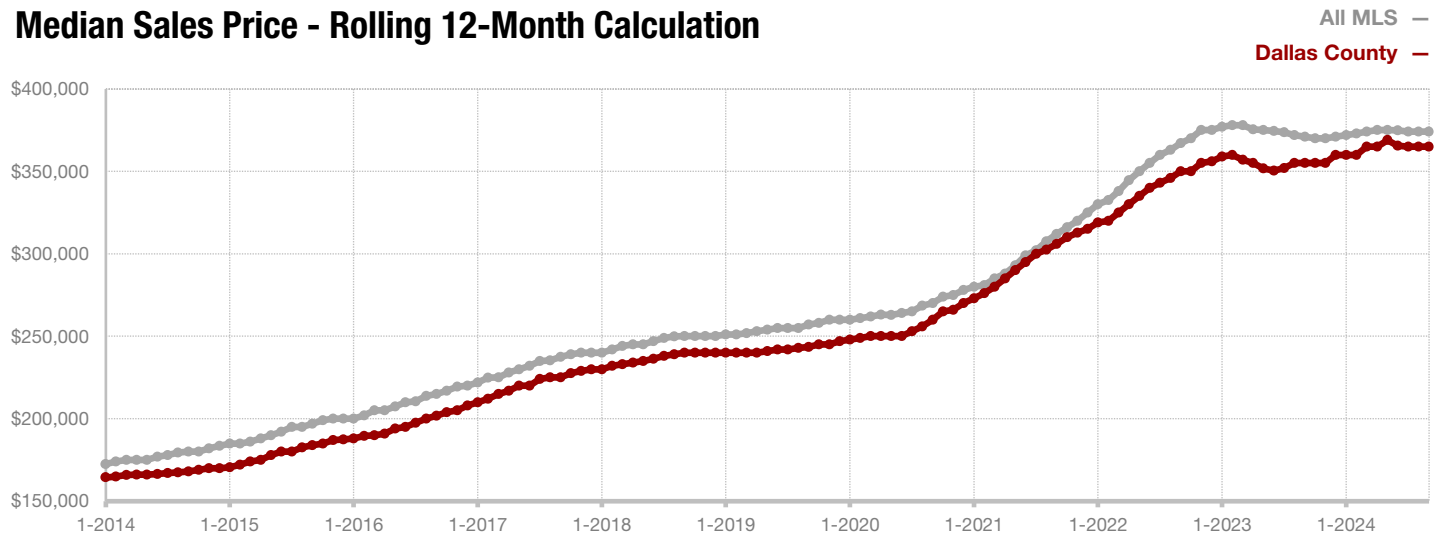
Dallas County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,538	2,817	+ 11.0%	22,210	26,043	+ 17.3%
Pending Sales	1,579	1,488	- 5.8%	16,424	16,003	- 2.6%
Closed Sales	1,611	1,577	- 2.1%	15,961	15,629	- 2.1%
Average Sales Price*	\$517,276	\$535,038	+ 3.4%	\$514,183	\$544,289	+ 5.9%
Median Sales Price*	\$359,900	\$365,000	+ 1.4%	\$360,000	\$369,772	+ 2.7%
Percent of Original List Price Received*	96.5%	95.2%	- 1.3%	96.9%	95.9%	- 1.0%
Days on Market Until Sale	33	44	+ 33.3%	34	41	+ 20.6%
Inventory of Homes for Sale	5,014	6,936	+ 38.3%	--	--	--
Months Supply of Inventory	2.9	4.1	+ 41.4%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 13.5%

- 11.9%

+ 0.6%

Change in
New Listings

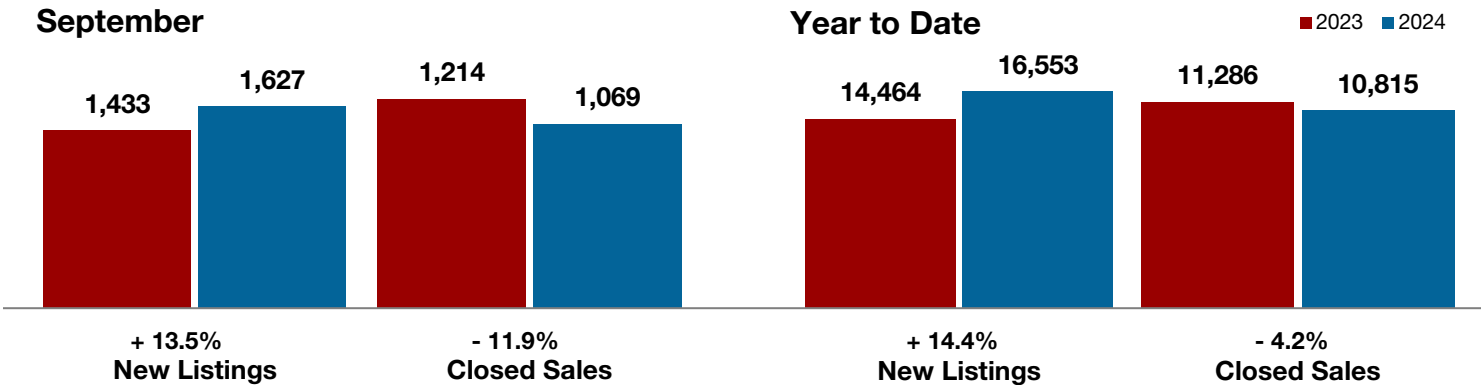
Change in
Closed Sales

Change in
Median Sales Price

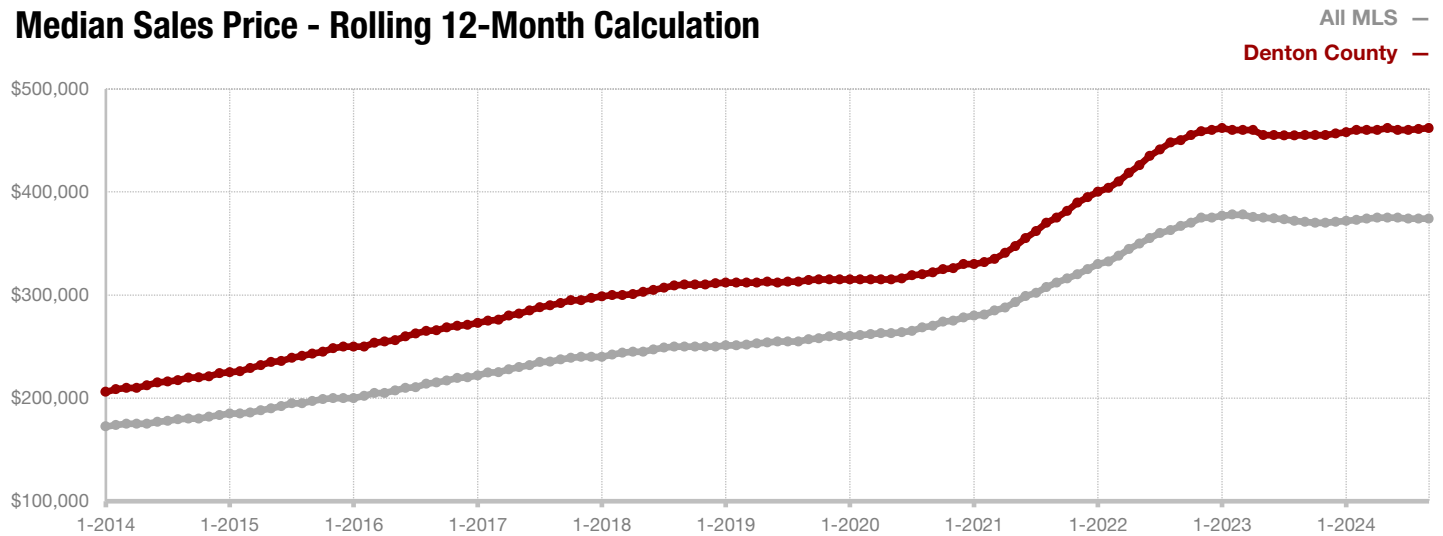
Denton County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,433	1,627	+ 13.5%	14,464	16,553	+ 14.4%
Pending Sales	1,034	975	- 5.7%	11,552	11,127	- 3.7%
Closed Sales	1,214	1,069	- 11.9%	11,286	10,815	- 4.2%
Average Sales Price*	\$548,217	\$554,373	+ 1.1%	\$545,863	\$563,359	+ 3.2%
Median Sales Price*	\$457,450	\$460,000	+ 0.6%	\$458,000	\$465,000	+ 1.5%
Percent of Original List Price Received*	96.1%	95.1%	- 1.0%	96.5%	96.5%	0.0%
Days on Market Until Sale	45	50	+ 11.1%	46	44	- 4.3%
Inventory of Homes for Sale	3,183	4,292	+ 34.8%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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+ 4.1%

- 13.2%

+ 34.1%

Change in
New Listings

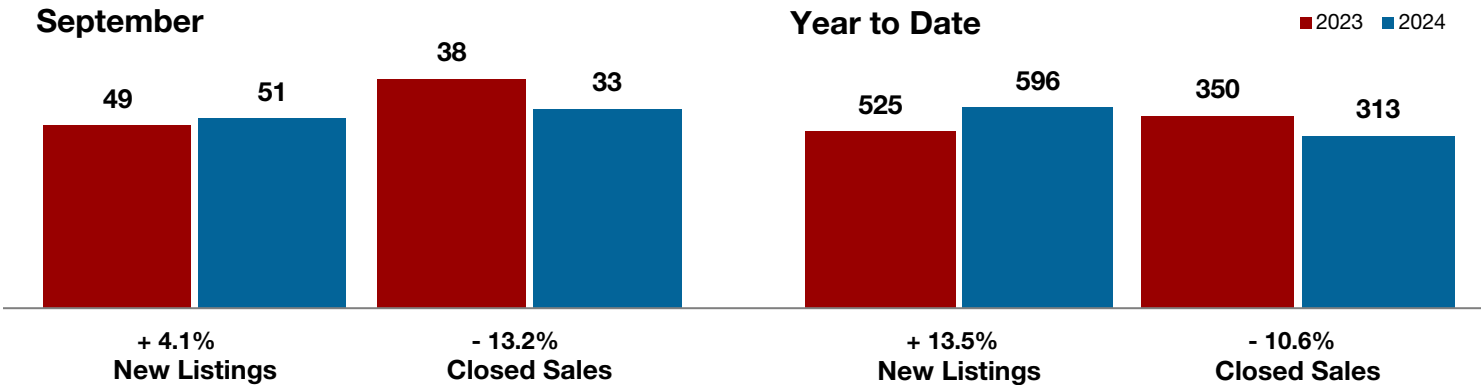
Change in
Closed Sales

Change in
Median Sales Price

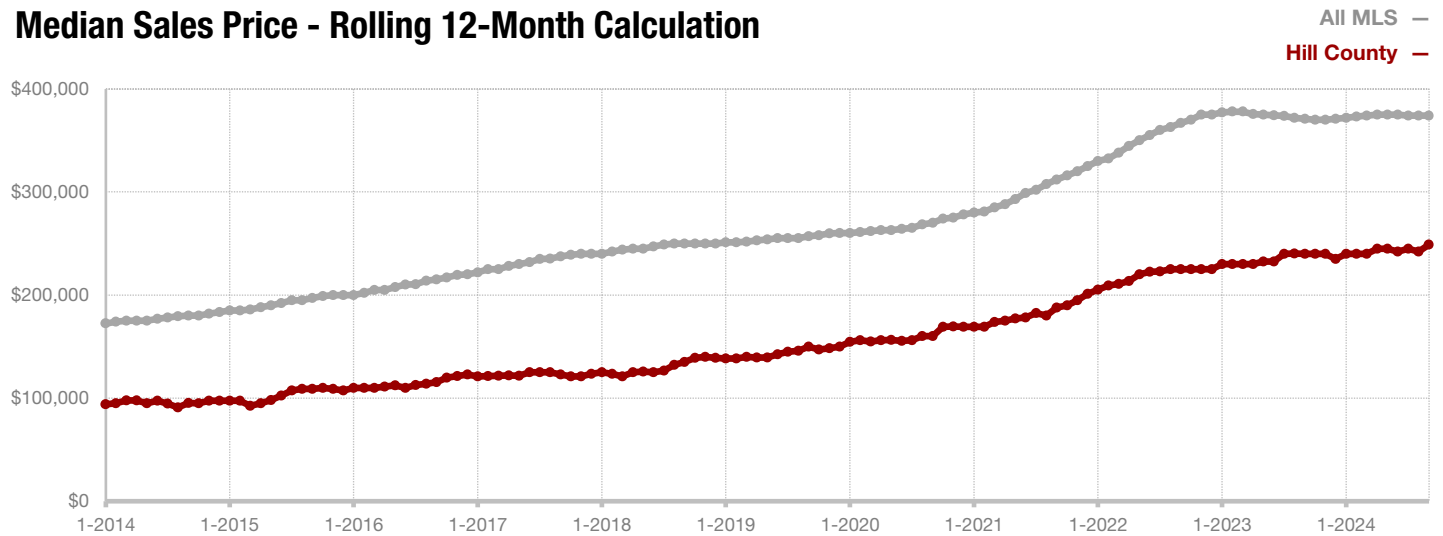
Hill County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	49	51	+ 4.1%	525	596	+ 13.5%
Pending Sales	26	30	+ 15.4%	365	330	- 9.6%
Closed Sales	38	33	- 13.2%	350	313	- 10.6%
Average Sales Price*	\$243,555	\$321,461	+ 32.0%	\$276,441	\$282,926	+ 2.3%
Median Sales Price*	\$220,000	\$295,000	+ 34.1%	\$239,900	\$259,900	+ 8.3%
Percent of Original List Price Received*	90.2%	94.4%	+ 4.7%	92.5%	93.4%	+ 1.0%
Days on Market Until Sale	79	87	+ 10.1%	63	75	+ 19.0%
Inventory of Homes for Sale	199	233	+ 17.1%	--	--	--
Months Supply of Inventory	5.4	7.1	+ 31.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – September 2024

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



+ 14.9%

+ 6.6%

- 7.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Johnson County

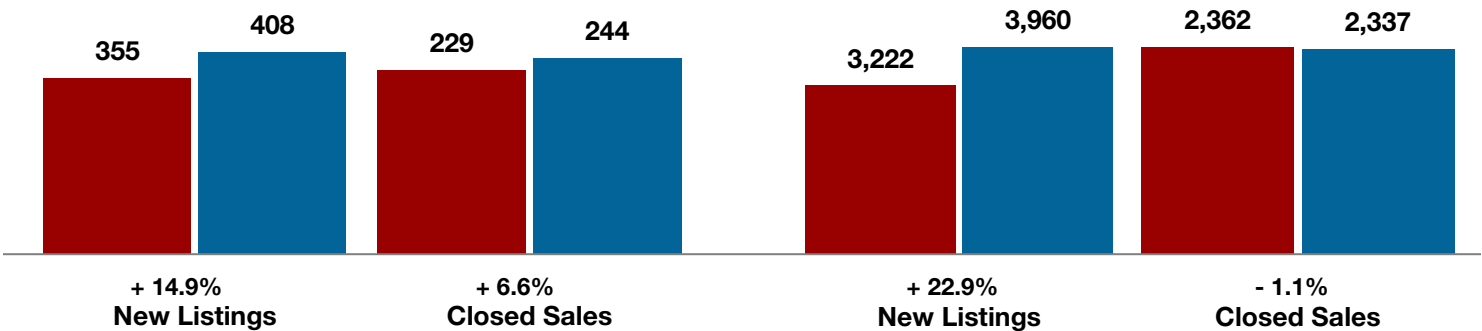
	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	355	408	+ 14.9%	3,222	3,960	+ 22.9%
Pending Sales	193	254	+ 31.6%	2,385	2,443	+ 2.4%
Closed Sales	229	244	+ 6.6%	2,362	2,337	- 1.1%
Average Sales Price*	\$384,875	\$373,245	- 3.0%	\$383,141	\$378,348	- 1.3%
Median Sales Price*	\$360,000	\$334,450	- 7.1%	\$350,000	\$344,985	- 1.4%
Percent of Original List Price Received*	95.4%	95.0%	- 0.4%	95.1%	95.5%	+ 0.4%
Days on Market Until Sale	61	73	+ 19.7%	60	69	+ 15.0%
Inventory of Homes for Sale	947	1,407	+ 48.6%	--	--	--
Months Supply of Inventory	3.9	5.6	+ 43.6%	--	--	--

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September

Year to Date

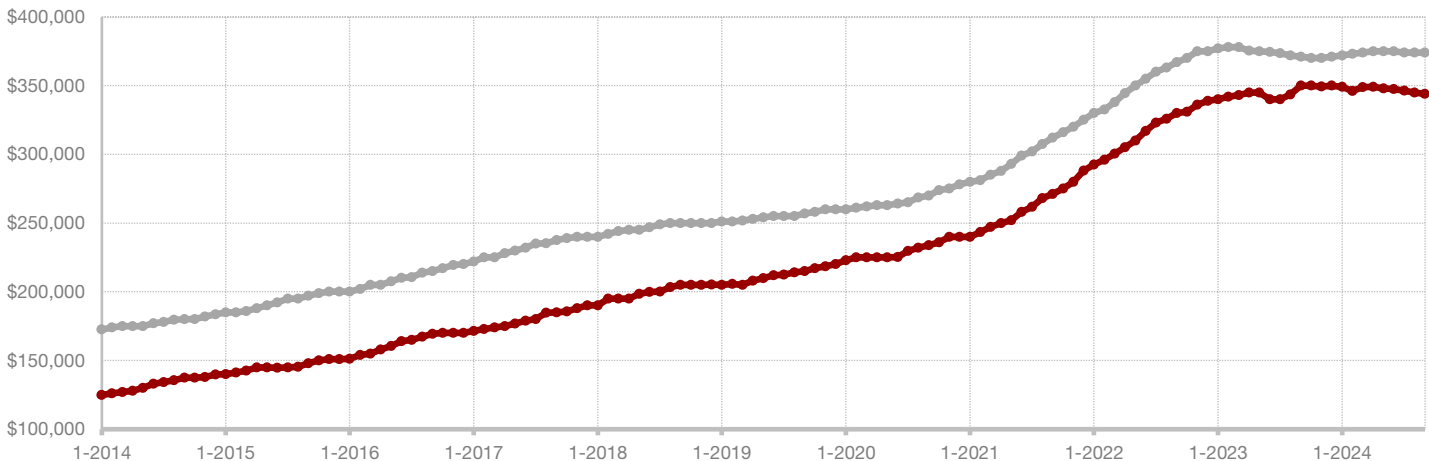
■ 2023 ■ 2024



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Johnson County —



Local Market Update – September 2024

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+ 6.5%

- 0.4%

- 4.4%

Change in
New Listings

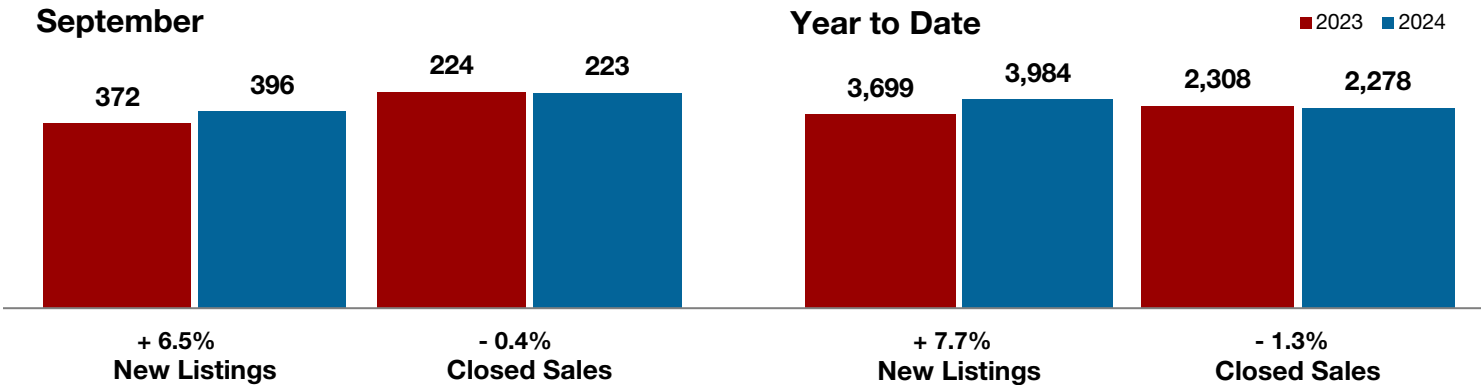
Change in
Closed Sales

Change in
Median Sales Price

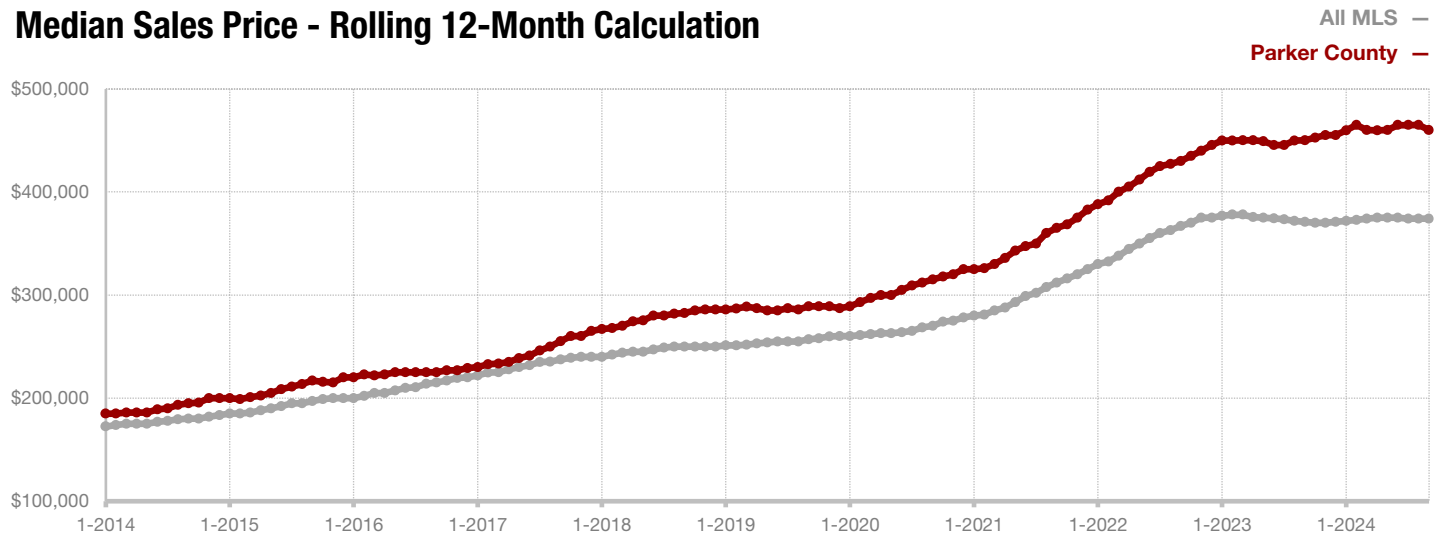
Parker County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	372	396	+ 6.5%	3,699	3,984	+ 7.7%
Pending Sales	188	191	+ 1.6%	2,332	2,331	- 0.0%
Closed Sales	224	223	- 0.4%	2,308	2,278	- 1.3%
Average Sales Price*	\$510,210	\$495,749	- 2.8%	\$488,136	\$507,710	+ 4.0%
Median Sales Price*	\$450,000	\$430,000	- 4.4%	\$455,000	\$462,000	+ 1.5%
Percent of Original List Price Received*	95.1%	95.0%	- 0.1%	95.5%	95.4%	- 0.1%
Days on Market Until Sale	71	73	+ 2.8%	74	81	+ 9.5%
Inventory of Homes for Sale	1,320	1,456	+ 10.3%	--	--	--
Months Supply of Inventory	5.4	6.1	+ 13.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 1.7%

Change in
New Listings

- 7.0%

Change in
Closed Sales

+ 0.1%

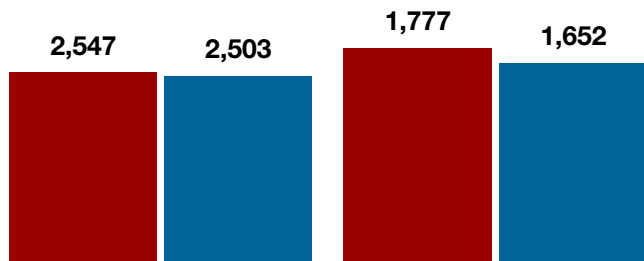
Change in
Median Sales Price

Tarrant County

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,547	2,503	- 1.7%	23,192	25,900	+ 11.7%
Pending Sales	1,649	1,637	- 0.7%	18,083	17,519	- 3.1%
Closed Sales	1,777	1,652	- 7.0%	17,657	16,933	- 4.1%
Average Sales Price*	\$417,423	\$429,667	+ 2.9%	\$429,295	\$436,994	+ 1.8%
Median Sales Price*	\$345,000	\$345,500	+ 0.1%	\$349,240	\$350,000	+ 0.2%
Percent of Original List Price Received*	96.6%	95.1%	- 1.6%	96.7%	96.4%	- 0.3%
Days on Market Until Sale	37	48	+ 29.7%	41	44	+ 7.3%
Inventory of Homes for Sale	5,171	6,508	+ 25.9%	--	--	--
Months Supply of Inventory	2.8	3.6	+ 28.6%	--	--	--

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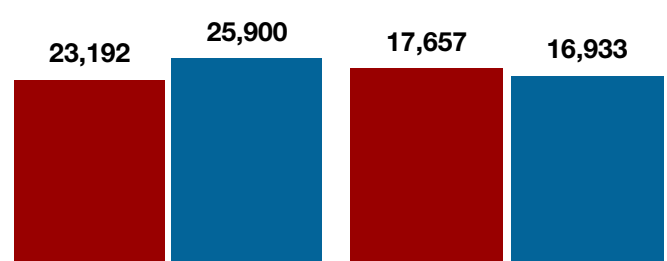
September



- 1.7%
New Listings

- 7.0%
Closed Sales

Year to Date



+ 11.7%
New Listings

- 4.1%
Closed Sales

Median Sales Price - Rolling 12-Month Calculation

