

Local Market Update – November 2024

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



+ 19.6%

+ 22.5%

0.0%

Change in
New Listings

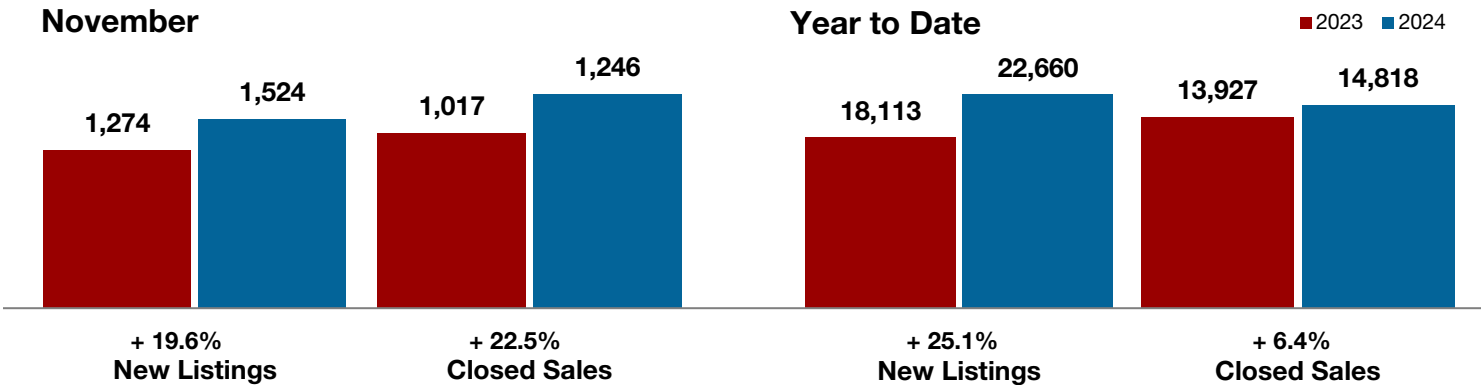
Change in
Closed Sales

Change in
Median Sales Price

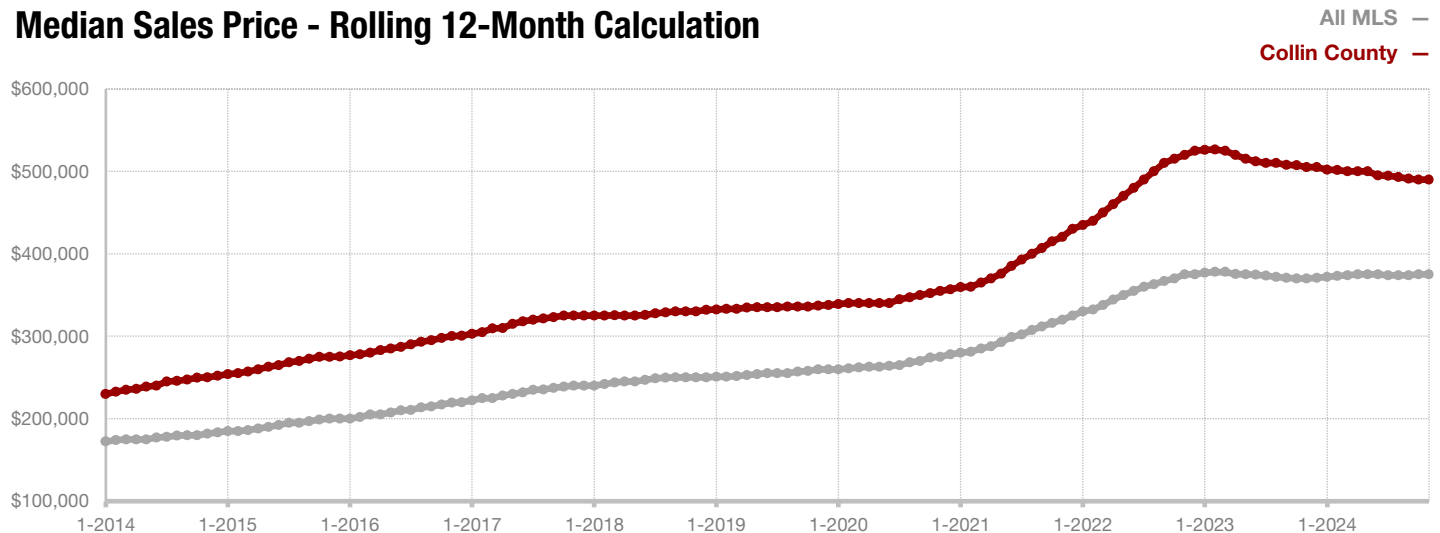
Collin County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,274	1,524	+ 19.6%	18,113	22,660	+ 25.1%
Pending Sales	963	1,002	+ 4.0%	14,077	15,069	+ 7.0%
Closed Sales	1,017	1,246	+ 22.5%	13,927	14,818	+ 6.4%
Average Sales Price*	\$549,675	\$573,485	+ 4.3%	\$578,404	\$567,694	- 1.9%
Median Sales Price*	\$475,000	\$475,000	0.0%	\$508,300	\$491,000	- 3.4%
Percent of Original List Price Received*	95.5%	95.0%	- 0.5%	96.7%	96.1%	- 0.6%
Days on Market Until Sale	42	51	+ 21.4%	42	46	+ 9.5%
Inventory of Homes for Sale	3,248	4,680	+ 44.1%	--	--	--
Months Supply of Inventory	2.6	3.5	+ 34.6%	--	--	--

* 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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+ 3.5%

Change in
New Listings

+ 3.9%

Change in
Closed Sales

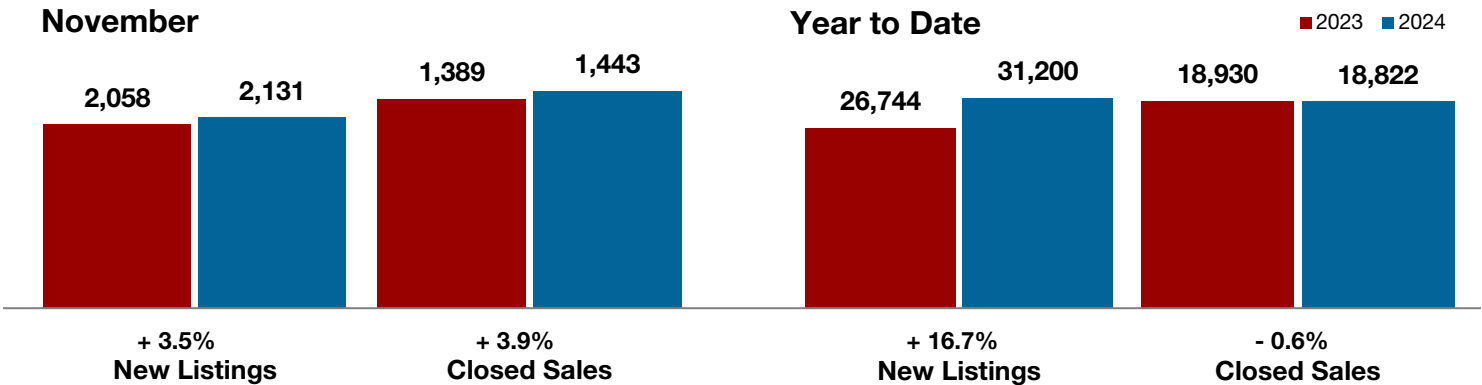
- 0.8%

Change in
Median Sales Price

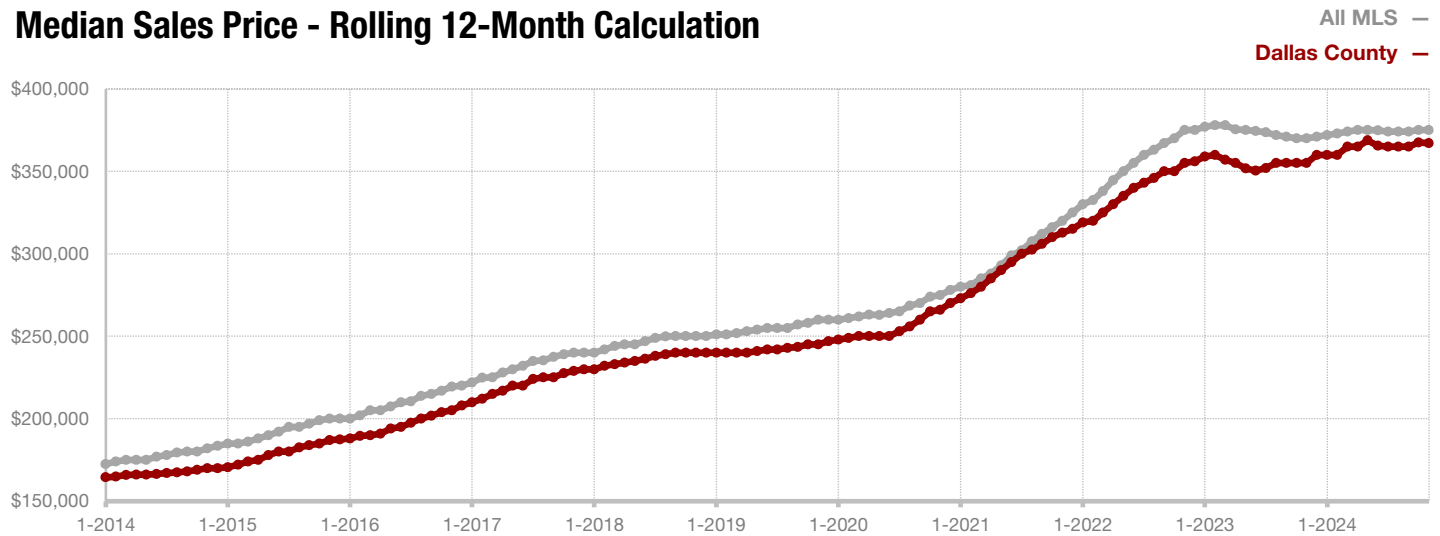
Dallas County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,058	2,131	+ 3.5%	26,744	31,200	+ 16.7%
Pending Sales	1,300	1,359	+ 4.5%	19,204	19,183	- 0.1%
Closed Sales	1,389	1,443	+ 3.9%	18,930	18,822	- 0.6%
Average Sales Price*	\$537,267	\$544,400	+ 1.3%	\$517,094	\$545,759	+ 5.5%
Median Sales Price*	\$368,000	\$365,000	- 0.8%	\$359,990	\$368,500	+ 2.4%
Percent of Original List Price Received*	95.4%	94.8%	- 0.6%	96.8%	95.7%	- 1.1%
Days on Market Until Sale	36	47	+ 30.6%	34	42	+ 23.5%
Inventory of Homes for Sale	5,294	6,796	+ 28.4%	--	--	--
Months Supply of Inventory	3.1	4.0	+ 29.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 7.8%

Change in
New Listings

+ 9.4%

Change in
Closed Sales

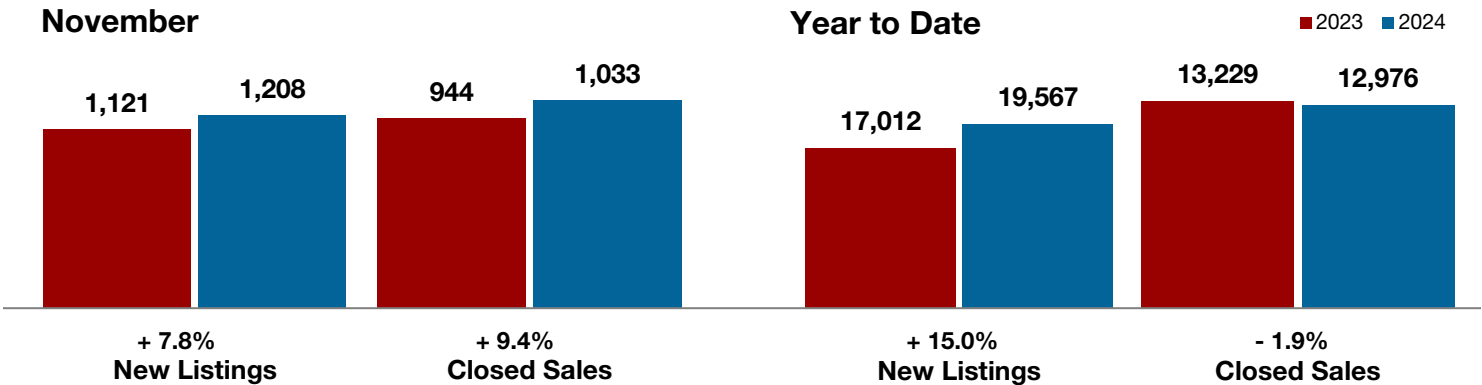
+ 2.2%

Change in
Median Sales Price

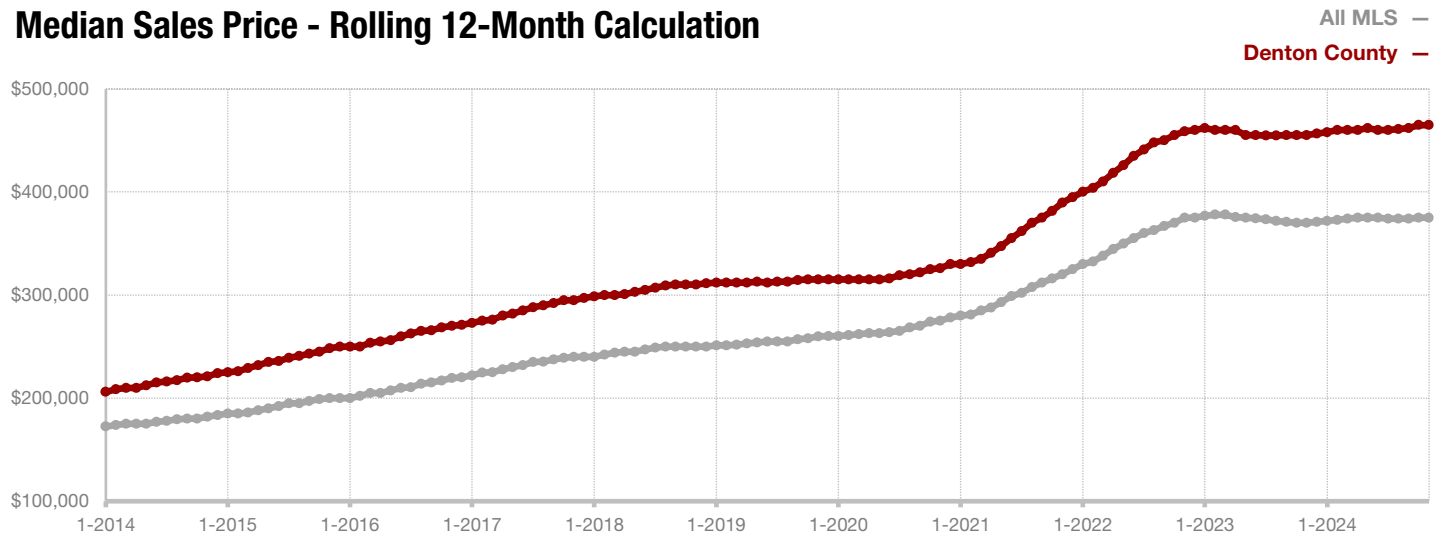
Denton County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,121	1,208	+ 7.8%	17,012	19,567	+ 15.0%
Pending Sales	822	895	+ 8.9%	13,351	13,240	- 0.8%
Closed Sales	944	1,033	+ 9.4%	13,229	12,976	- 1.9%
Average Sales Price*	\$520,566	\$560,643	+ 7.7%	\$543,379	\$563,021	+ 3.6%
Median Sales Price*	\$450,000	\$460,000	+ 2.2%	\$455,499	\$465,000	+ 2.1%
Percent of Original List Price Received*	95.4%	94.8%	- 0.6%	96.4%	96.3%	- 0.1%
Days on Market Until Sale	43	59	+ 37.2%	46	46	0.0%
Inventory of Homes for Sale	3,152	4,060	+ 28.8%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 29.6%	--	--	--

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+ 17.8%

- 19.2%

+ 34.5%

Change in
New Listings

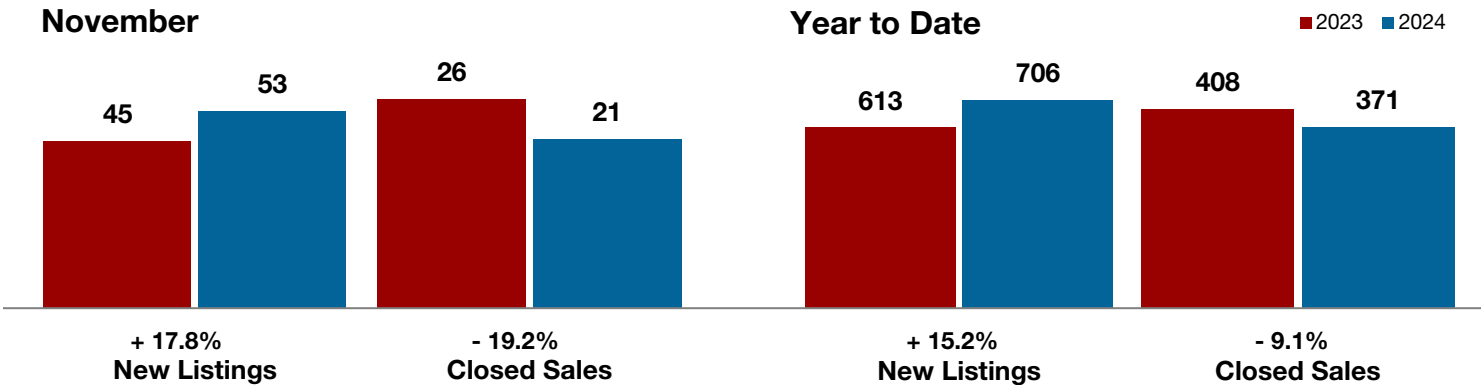
Change in
Closed Sales

Change in
Median Sales Price

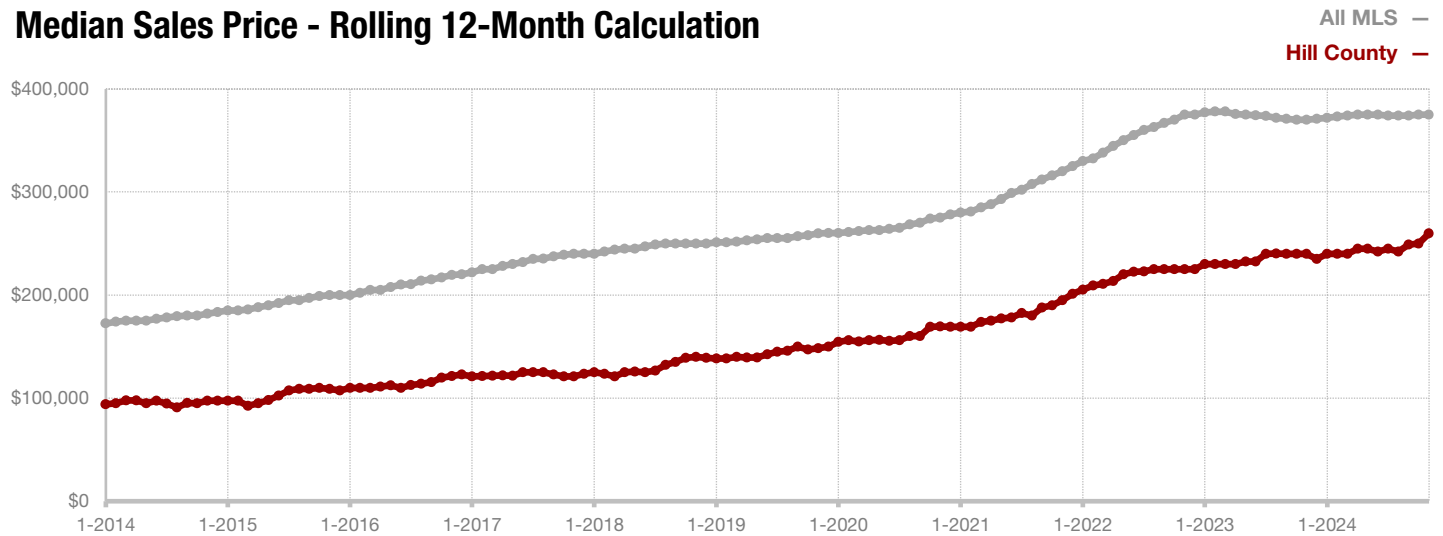
Hill County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	45	53	+ 17.8%	613	706	+ 15.2%
Pending Sales	23	13	- 43.5%	413	382	- 7.5%
Closed Sales	26	21	- 19.2%	408	371	- 9.1%
Average Sales Price*	\$231,885	\$312,390	+ 34.7%	\$276,032	\$284,260	+ 3.0%
Median Sales Price*	\$222,500	\$299,340	+ 34.5%	\$235,000	\$260,000	+ 10.6%
Percent of Original List Price Received*	87.2%	93.7%	+ 7.5%	92.0%	93.1%	+ 1.2%
Days on Market Until Sale	71	76	+ 7.0%	65	77	+ 18.5%
Inventory of Homes for Sale	187	241	+ 28.9%	--	--	--
Months Supply of Inventory	5.2	7.2	+ 38.5%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 25.6%

+ 19.6%

+ 4.9%

Change in
New Listings

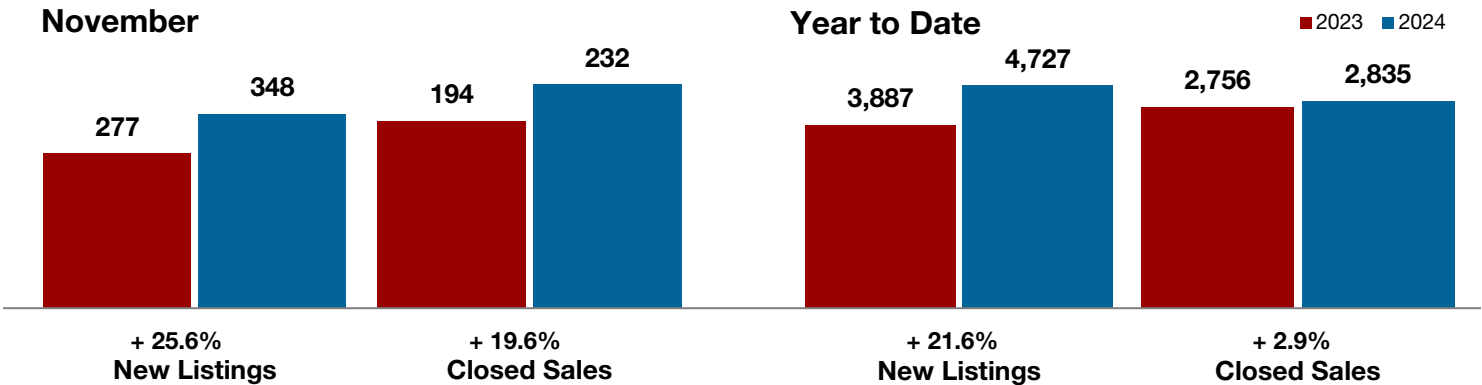
Change in
Closed Sales

Change in
Median Sales Price

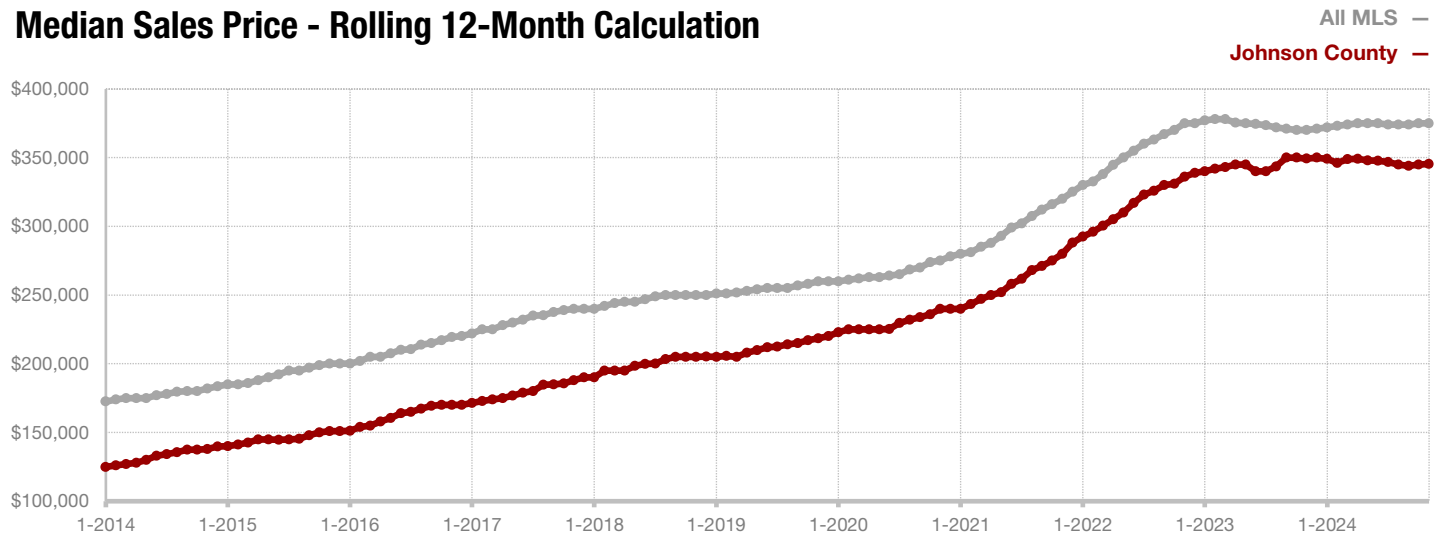
Johnson County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	277	348	+ 25.6%	3,887	4,727	+ 21.6%
Pending Sales	205	234	+ 14.1%	2,777	2,951	+ 6.3%
Closed Sales	194	232	+ 19.6%	2,756	2,835	+ 2.9%
Average Sales Price*	\$363,374	\$403,122	+ 10.9%	\$382,614	\$382,120	- 0.1%
Median Sales Price*	\$334,450	\$350,950	+ 4.9%	\$349,990	\$345,000	- 1.4%
Percent of Original List Price Received*	94.8%	93.6%	- 1.3%	95.1%	95.3%	+ 0.2%
Days on Market Until Sale	66	76	+ 15.2%	60	70	+ 16.7%
Inventory of Homes for Sale	1,037	1,367	+ 31.8%	--	--	--
Months Supply of Inventory	4.3	5.2	+ 20.9%	--	--	--

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+ 1.9%

+ 33.5%

+ 4.2%

Change in
New Listings

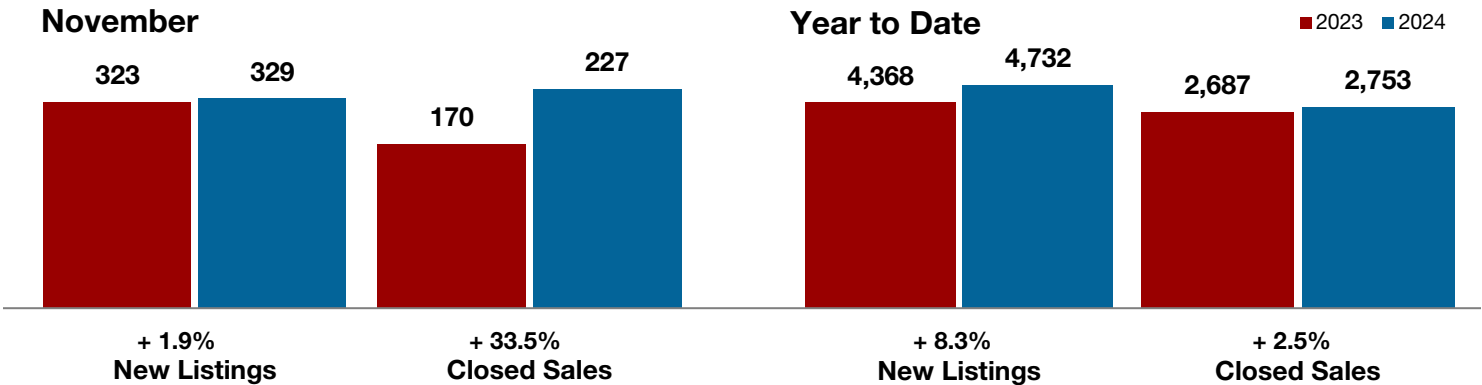
Change in
Closed Sales

Change in
Median Sales Price

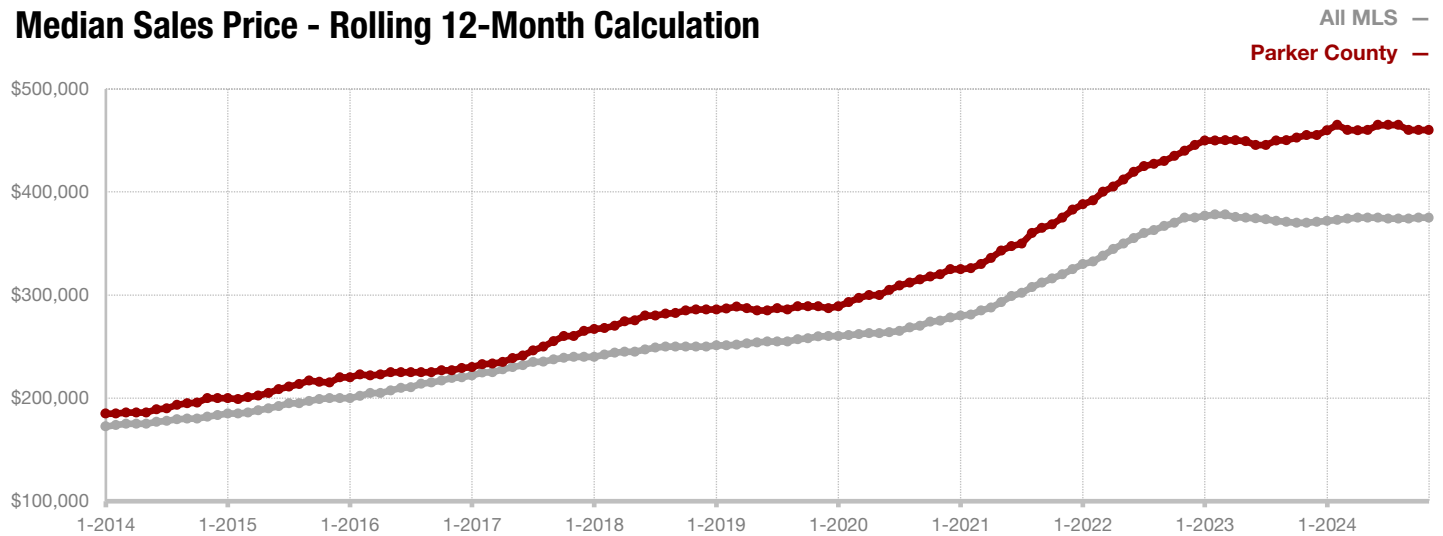
Parker County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	323	329	+ 1.9%	4,368	4,732	+ 8.3%
Pending Sales	188	164	- 12.8%	2,720	2,783	+ 2.3%
Closed Sales	170	227	+ 33.5%	2,687	2,753	+ 2.5%
Average Sales Price*	\$510,113	\$542,675	+ 6.4%	\$490,156	\$510,826	+ 4.2%
Median Sales Price*	\$460,000	\$479,500	+ 4.2%	\$457,800	\$462,559	+ 1.0%
Percent of Original List Price Received*	93.4%	94.4%	+ 1.1%	95.4%	95.3%	- 0.1%
Days on Market Until Sale	71	78	+ 9.9%	74	80	+ 8.1%
Inventory of Homes for Sale	1,302	1,415	+ 8.7%	--	--	--
Months Supply of Inventory	5.4	5.8	+ 7.4%	--	--	--

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- 2.3%

+ 9.0%

+ 2.9%

Change in
New Listings

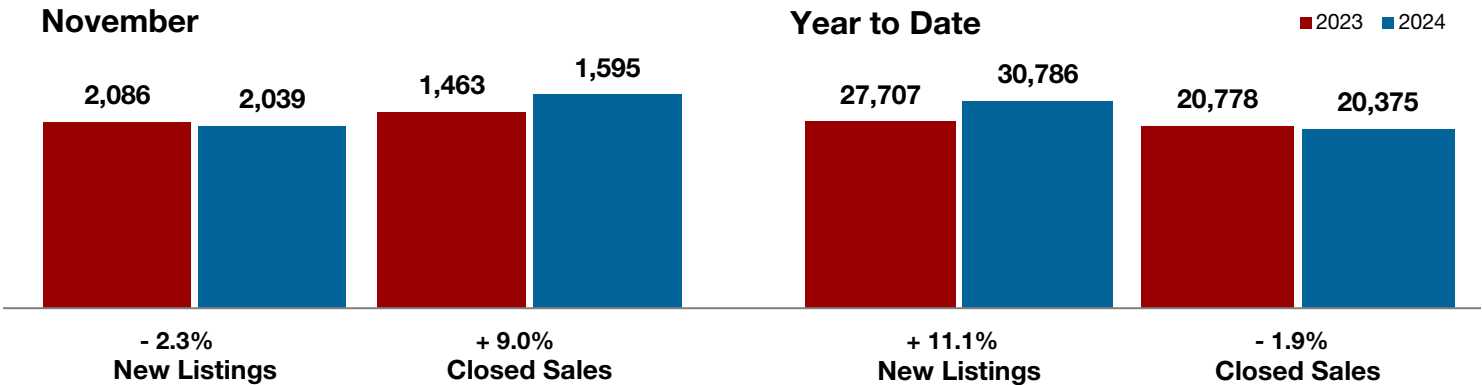
Change in
Closed Sales

Change in
Median Sales Price

Tarrant County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2,086	2,039	- 2.3%	27,707	30,786	+ 11.1%
Pending Sales	1,411	1,478	+ 4.7%	21,059	20,865	- 0.9%
Closed Sales	1,463	1,595	+ 9.0%	20,778	20,375	- 1.9%
Average Sales Price*	\$423,291	\$451,583	+ 6.7%	\$427,227	\$437,241	+ 2.3%
Median Sales Price*	\$345,000	\$355,000	+ 2.9%	\$348,000	\$350,000	+ 0.6%
Percent of Original List Price Received*	95.6%	94.9%	- 0.7%	96.6%	96.2%	- 0.4%
Days on Market Until Sale	41	51	+ 24.4%	40	45	+ 12.5%
Inventory of Homes for Sale	5,446	6,282	+ 15.4%	--	--	--
Months Supply of Inventory	2.9	3.4	+ 17.2%	--	--	--

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