

Local Market Update – December 2024

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



+ 18.1%

+ 12.1%

+ 3.3%

Change in
New Listings

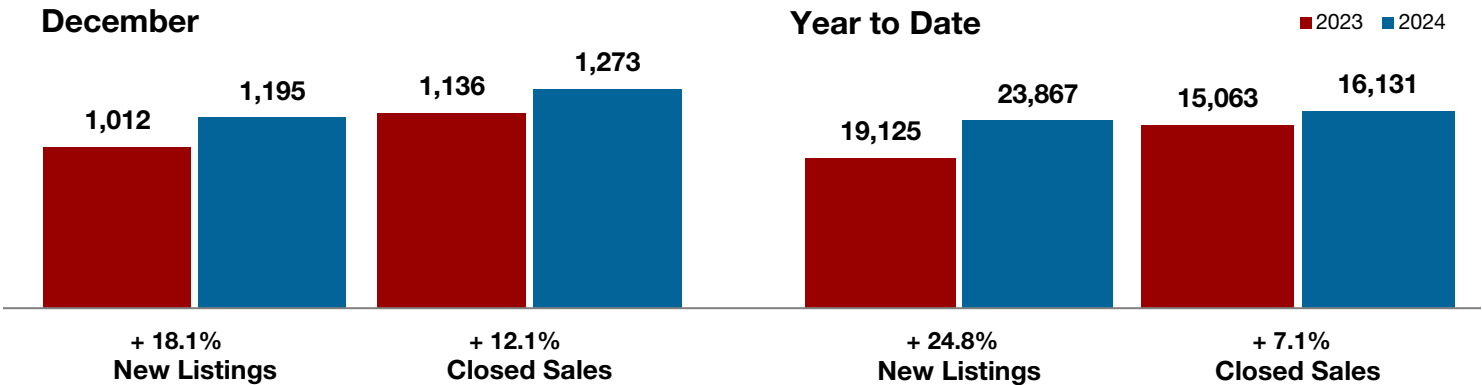
Change in
Closed Sales

Change in
Median Sales Price

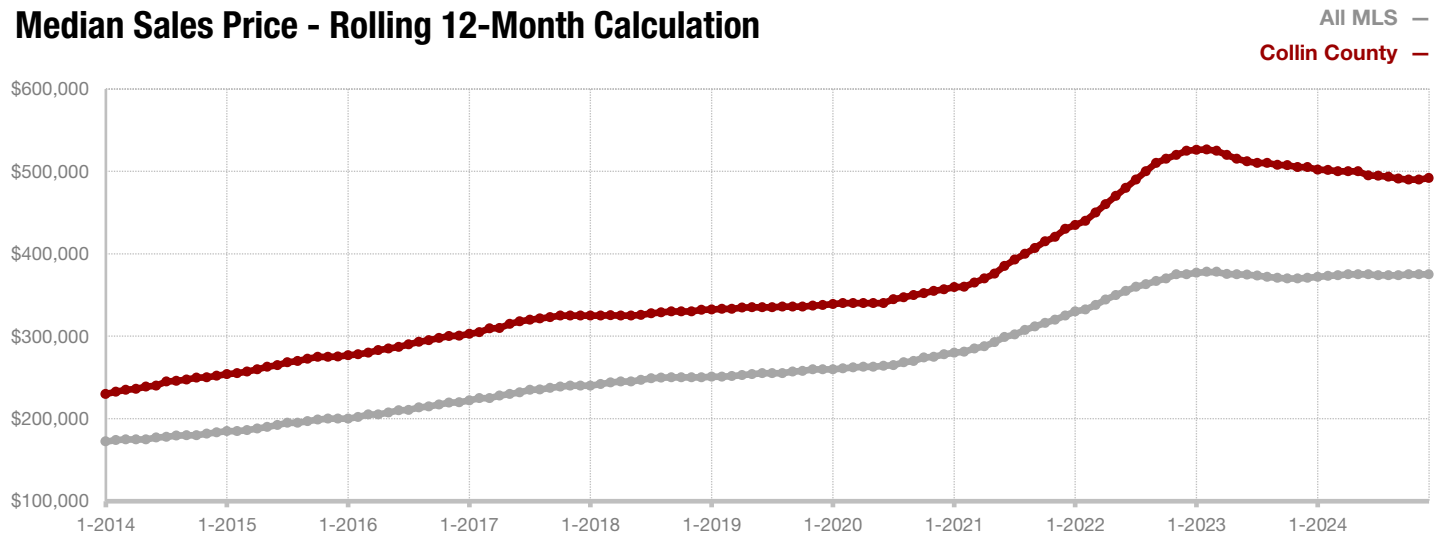
Collin County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,012	1,195	+ 18.1%	19,125	23,867	+ 24.8%
Pending Sales	1,038	940	- 9.4%	15,115	16,105	+ 6.5%
Closed Sales	1,136	1,273	+ 12.1%	15,063	16,131	+ 7.1%
Average Sales Price*	\$568,133	\$561,938	- 1.1%	\$577,629	\$567,095	- 1.8%
Median Sales Price*	\$480,000	\$496,000	+ 3.3%	\$505,000	\$492,000	- 2.6%
Percent of Original List Price Received*	95.0%	94.2%	- 0.8%	96.5%	95.9%	- 0.6%
Days on Market Until Sale	50	63	+ 26.0%	43	47	+ 9.3%
Inventory of Homes for Sale	2,698	4,080	+ 51.2%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--

* 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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+ 10.3%

Change in
New Listings

+ 9.9%

Change in
Closed Sales

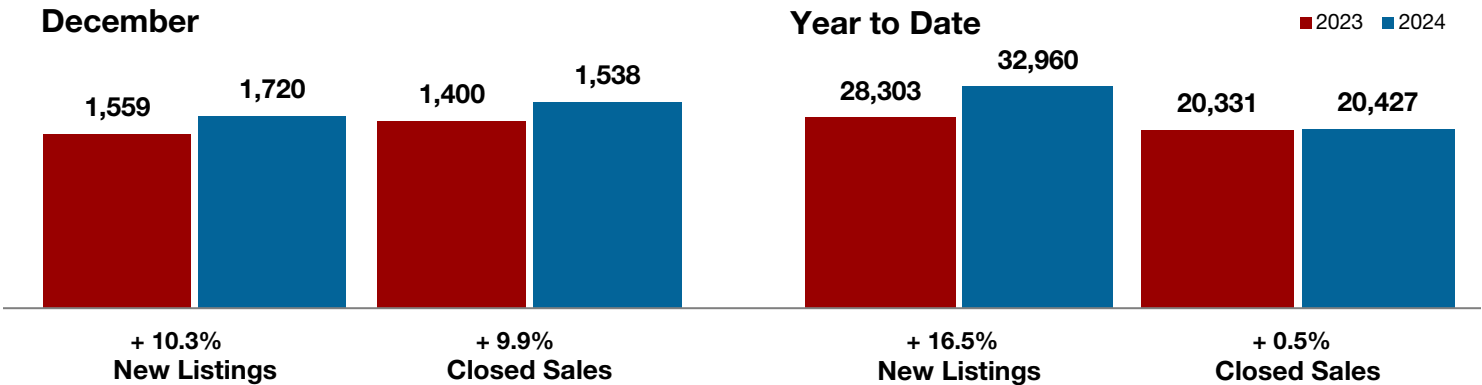
+ 3.6%

Change in
Median Sales Price

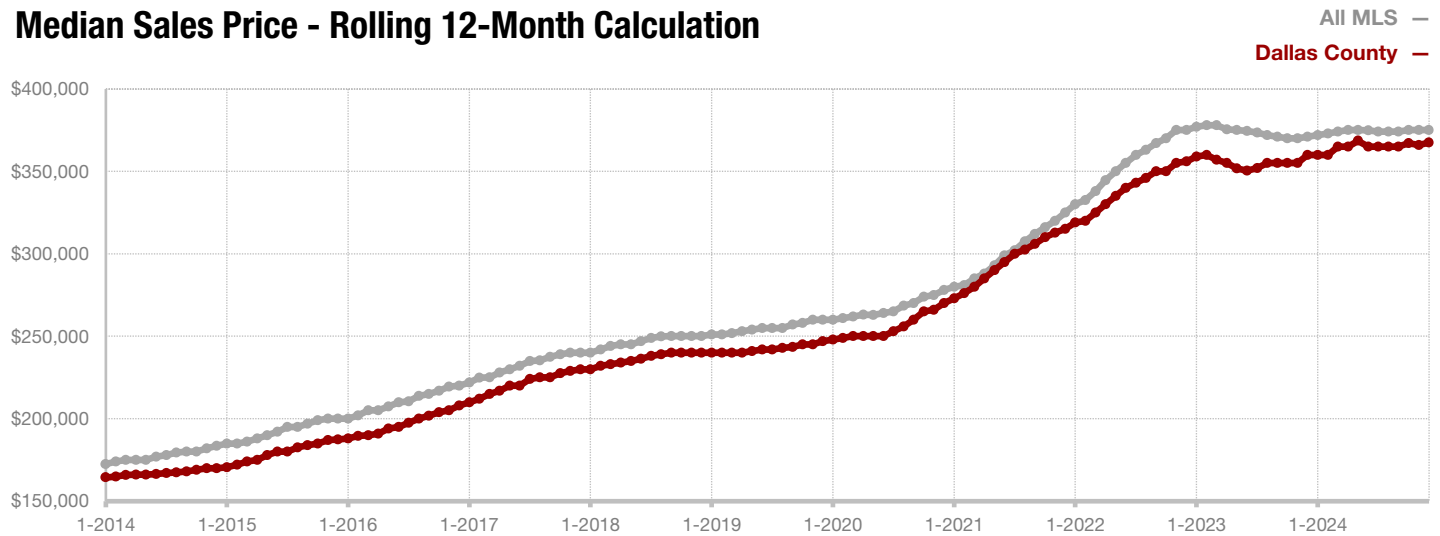
Dallas County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,559	1,720	+ 10.3%	28,303	32,960	+ 16.5%
Pending Sales	1,292	1,230	- 4.8%	20,497	20,484	- 0.1%
Closed Sales	1,400	1,538	+ 9.9%	20,331	20,427	+ 0.5%
Average Sales Price*	\$511,415	\$590,049	+ 15.4%	\$516,692	\$548,549	+ 6.2%
Median Sales Price*	\$355,000	\$367,750	+ 3.6%	\$359,900	\$367,500	+ 2.1%
Percent of Original List Price Received*	95.3%	94.6%	- 0.7%	96.7%	95.7%	- 1.0%
Days on Market Until Sale	41	54	+ 31.7%	35	43	+ 22.9%
Inventory of Homes for Sale	4,479	5,697	+ 27.2%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--

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+ 21.4%

+ 14.6%

+ 2.2%

Change in
New Listings

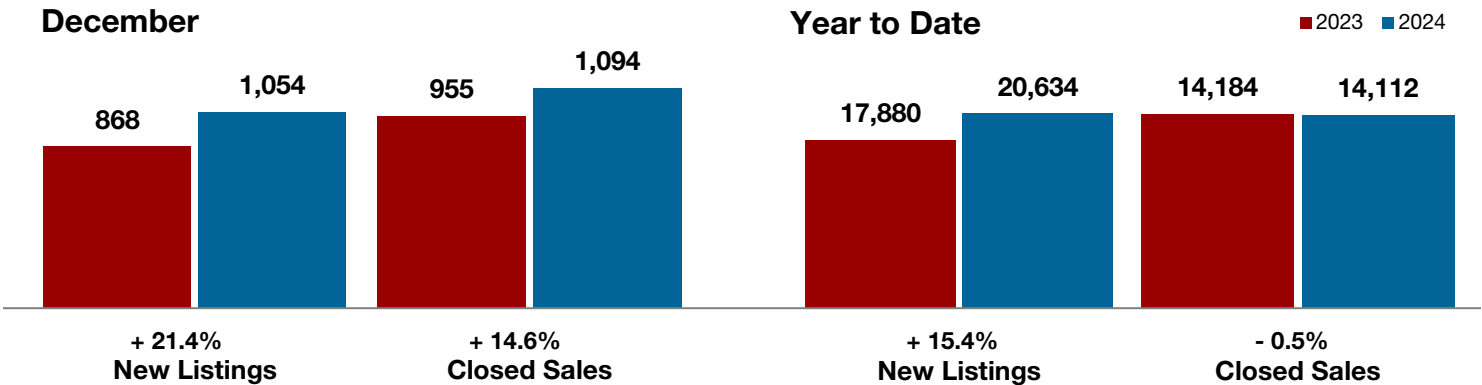
Change in
Closed Sales

Change in
Median Sales Price

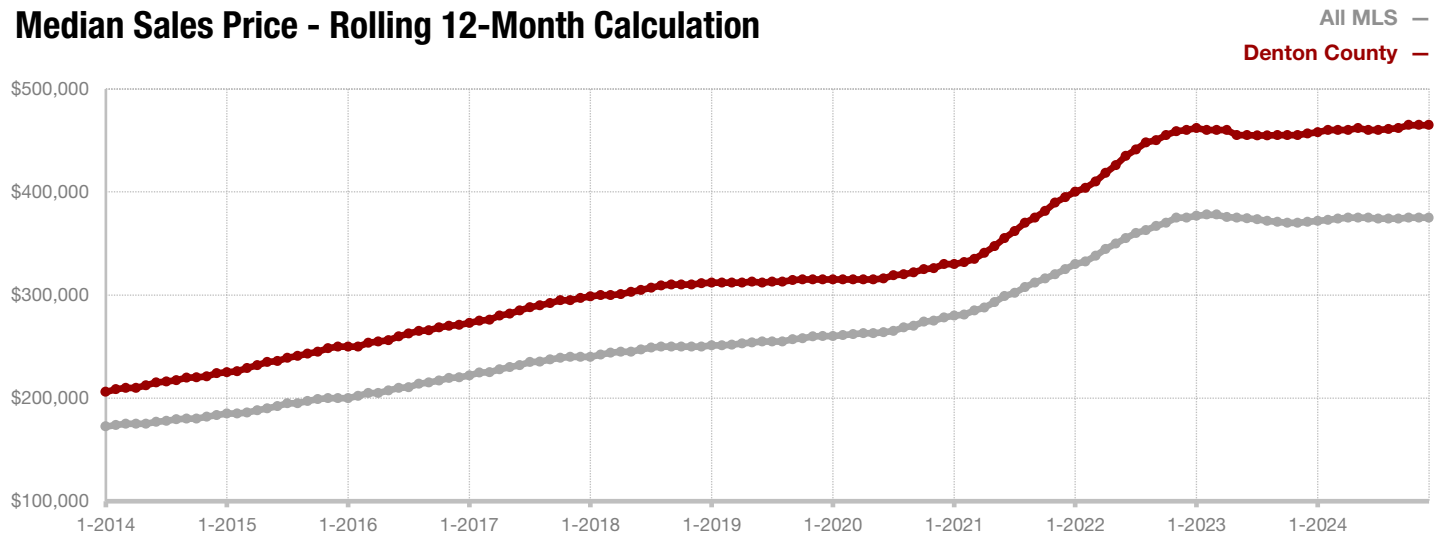
Denton County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	868	1,054	+ 21.4%	17,880	20,634	+ 15.4%
Pending Sales	862	786	- 8.8%	14,213	14,093	- 0.8%
Closed Sales	955	1,094	+ 14.6%	14,184	14,112	- 0.5%
Average Sales Price*	\$548,683	\$580,487	+ 5.8%	\$543,737	\$564,290	+ 3.8%
Median Sales Price*	\$460,000	\$470,000	+ 2.2%	\$456,554	\$465,000	+ 1.8%
Percent of Original List Price Received*	94.5%	94.6%	+ 0.1%	96.3%	96.1%	- 0.2%
Days on Market Until Sale	54	58	+ 7.4%	46	47	+ 2.2%
Inventory of Homes for Sale	2,650	3,534	+ 33.4%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--

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+ 17.5%

- 22.2%

+ 12.4%

Change in
New Listings

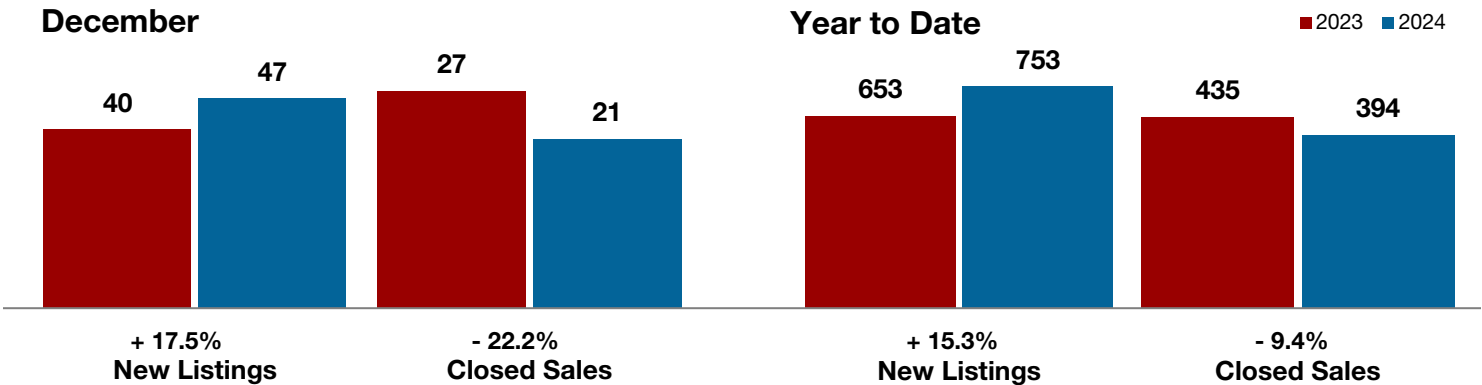
Change in
Closed Sales

Change in
Median Sales Price

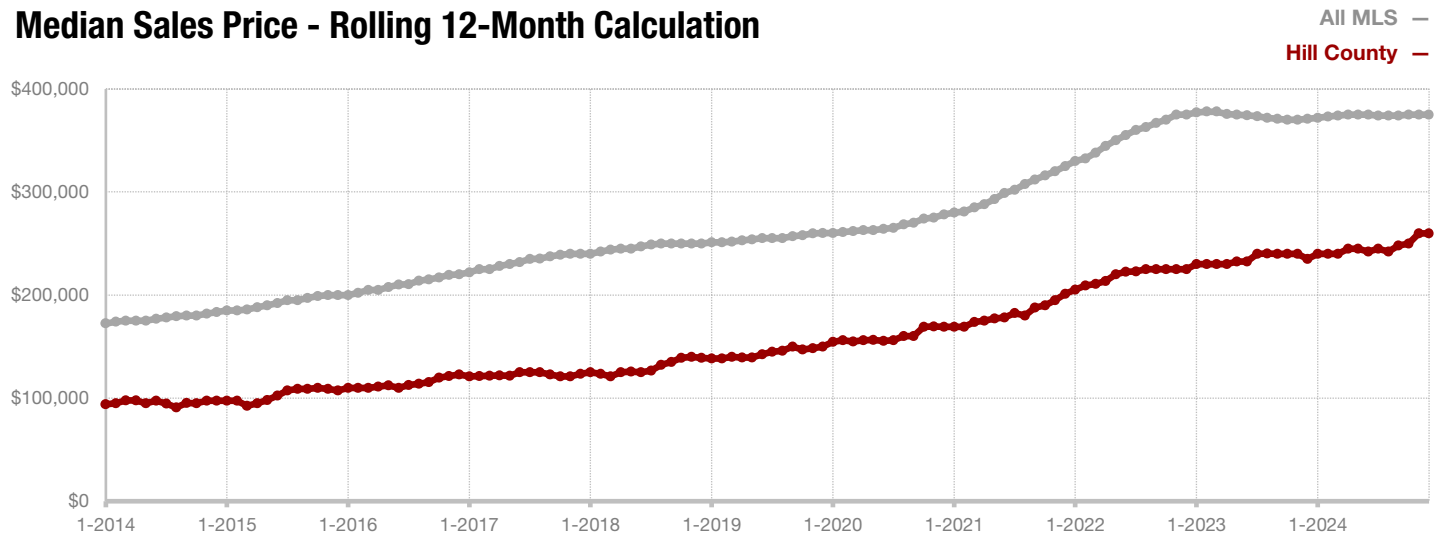
Hill County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	40	47	+ 17.5%	653	753	+ 15.3%
Pending Sales	18	26	+ 44.4%	431	411	- 4.6%
Closed Sales	27	21	- 22.2%	435	394	- 9.4%
Average Sales Price*	\$242,549	\$238,264	- 1.8%	\$273,949	\$281,614	+ 2.8%
Median Sales Price*	\$222,500	\$250,000	+ 12.4%	\$235,000	\$259,950	+ 10.6%
Percent of Original List Price Received*	92.9%	89.3%	- 3.9%	92.0%	92.9%	+ 1.0%
Days on Market Until Sale	78	77	- 1.3%	65	77	+ 18.5%
Inventory of Homes for Sale	181	234	+ 29.3%	--	--	--
Months Supply of Inventory	5.0	6.8	+ 36.0%	--	--	--

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- 3.7%

+ 25.8%

+ 1.9%

Change in
New Listings

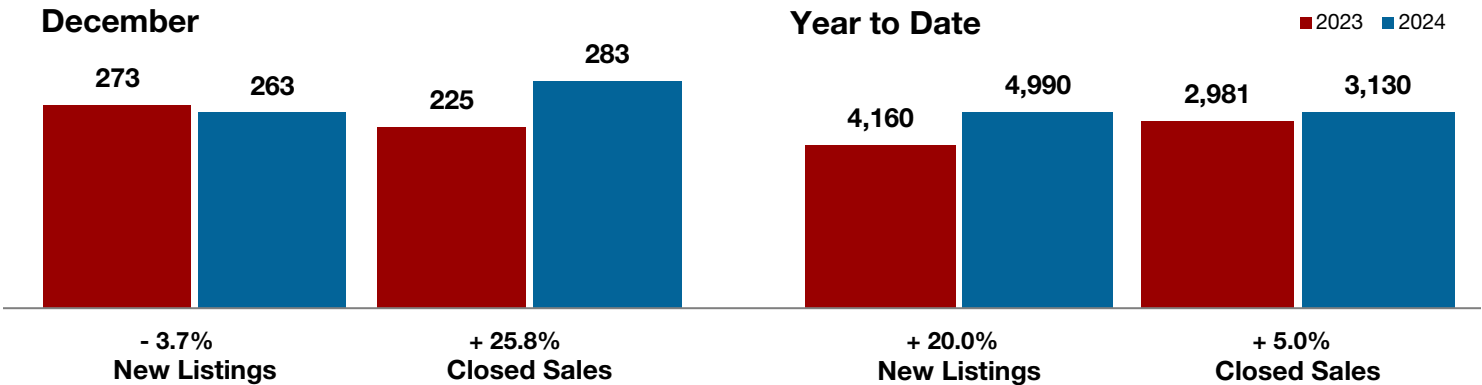
Change in
Closed Sales

Change in
Median Sales Price

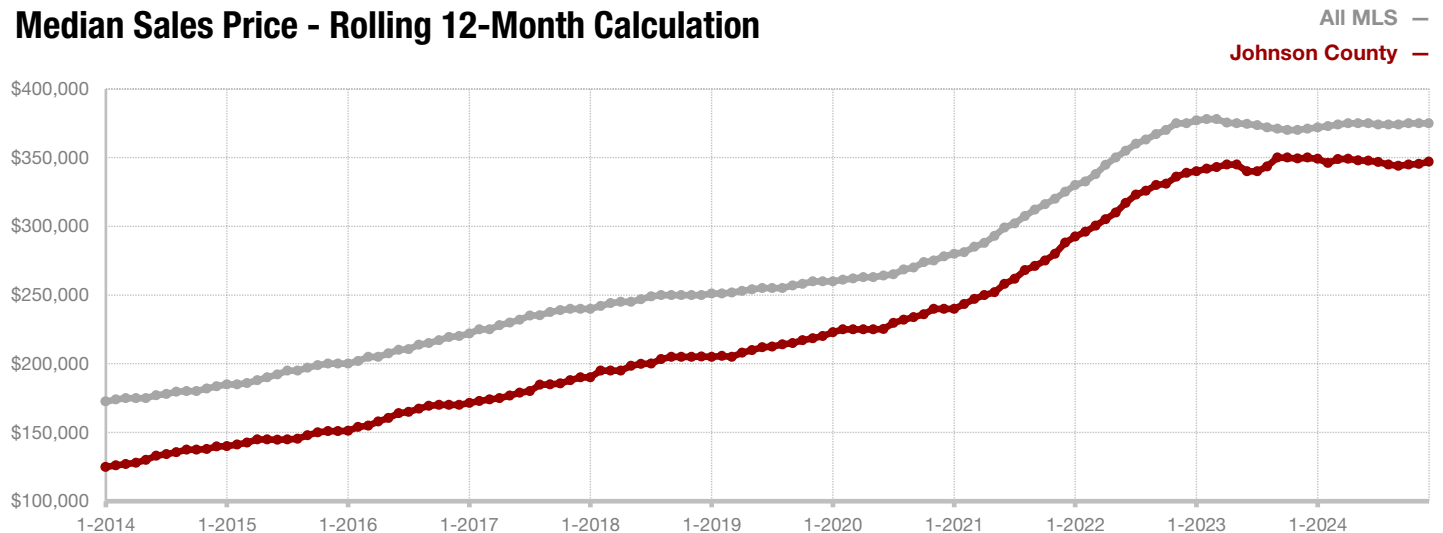
Johnson County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	273	263	- 3.7%	4,160	4,990	+ 20.0%
Pending Sales	203	205	+ 1.0%	2,980	3,158	+ 6.0%
Closed Sales	225	283	+ 25.8%	2,981	3,130	+ 5.0%
Average Sales Price*	\$387,994	\$401,160	+ 3.4%	\$383,020	\$383,658	+ 0.2%
Median Sales Price*	\$351,958	\$358,600	+ 1.9%	\$350,000	\$347,000	- 0.9%
Percent of Original List Price Received*	94.0%	93.6%	- 0.4%	95.0%	95.1%	+ 0.1%
Days on Market Until Sale	75	86	+ 14.7%	61	72	+ 18.0%
Inventory of Homes for Sale	998	1,210	+ 21.2%	--	--	--
Months Supply of Inventory	4.0	4.6	+ 15.0%	--	--	--

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+ 4.7%

+ 21.4%

+ 10.0%

Change in
New Listings

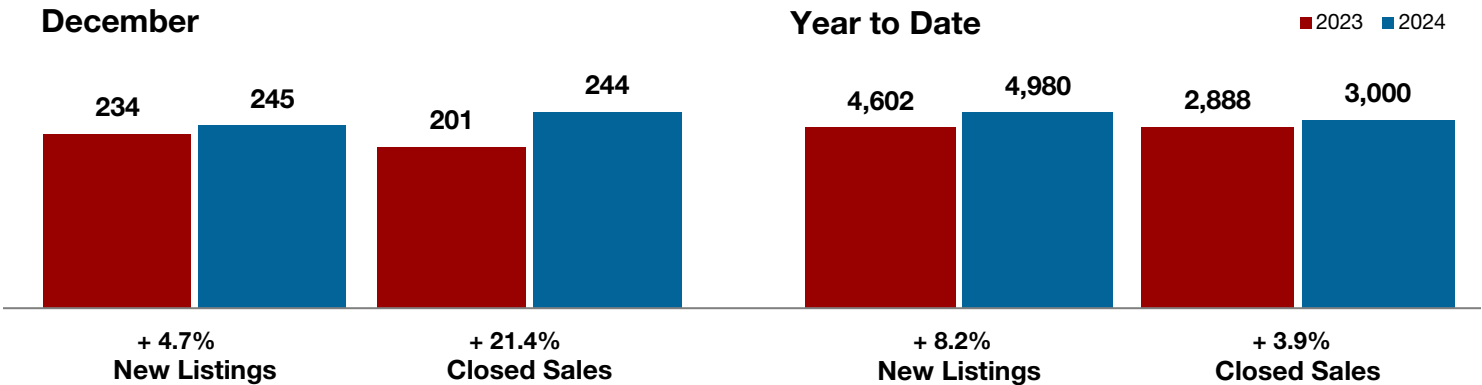
Change in
Closed Sales

Change in
Median Sales Price

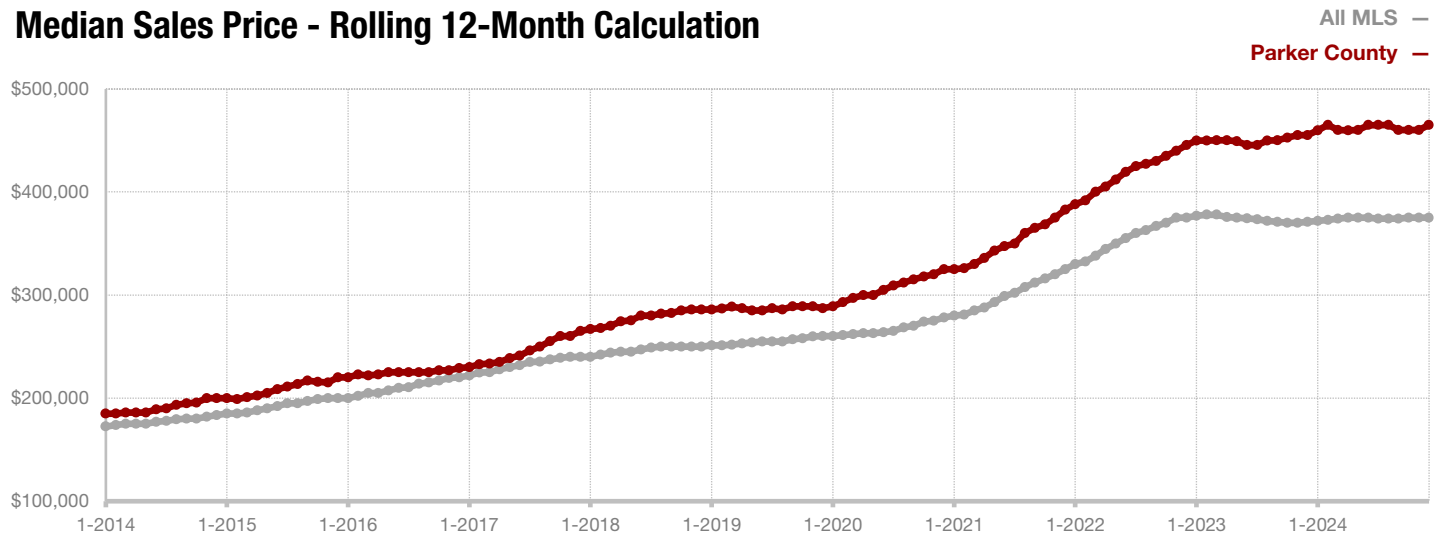
Parker County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	234	245	+ 4.7%	4,602	4,980	+ 8.2%
Pending Sales	167	161	- 3.6%	2,887	2,975	+ 3.0%
Closed Sales	201	244	+ 21.4%	2,888	3,000	+ 3.9%
Average Sales Price*	\$570,982	\$533,110	- 6.6%	\$495,783	\$512,489	+ 3.4%
Median Sales Price*	\$435,000	\$478,500	+ 10.0%	\$455,000	\$464,900	+ 2.2%
Percent of Original List Price Received*	93.6%	95.0%	+ 1.5%	95.2%	95.2%	0.0%
Days on Market Until Sale	94	79	- 16.0%	75	80	+ 6.7%
Inventory of Homes for Sale	1,174	1,259	+ 7.2%	--	--	--
Months Supply of Inventory	4.9	5.1	+ 4.1%	--	--	--

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+ 4.5%

+ 7.6%

+ 3.9%

Change in
New Listings

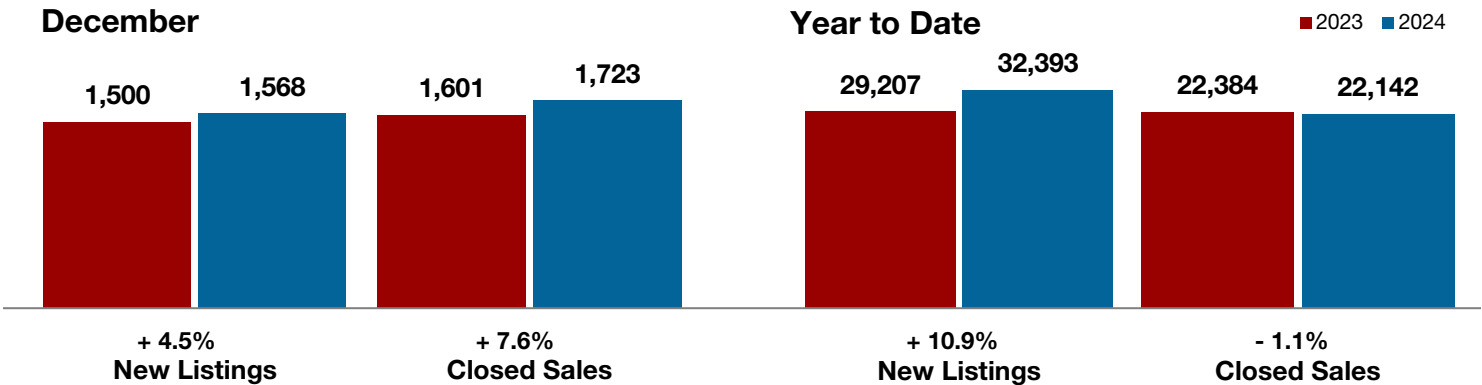
Change in
Closed Sales

Change in
Median Sales Price

Tarrant County

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,500	1,568	+ 4.5%	29,207	32,393	+ 10.9%
Pending Sales	1,333	1,192	- 10.6%	22,392	22,142	- 1.1%
Closed Sales	1,601	1,723	+ 7.6%	22,384	22,142	- 1.1%
Average Sales Price*	\$424,316	\$443,756	+ 4.6%	\$426,995	\$437,601	+ 2.5%
Median Sales Price*	\$337,000	\$350,000	+ 3.9%	\$347,000	\$350,000	+ 0.9%
Percent of Original List Price Received*	95.0%	94.9%	- 0.1%	96.5%	96.1%	- 0.4%
Days on Market Until Sale	48	57	+ 18.8%	41	46	+ 12.2%
Inventory of Homes for Sale	4,709	5,454	+ 15.8%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--

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