

Local Market Update – January 2024

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



- 5.3%

+ 166.7%

+ 33.5%

Change in
New Listings

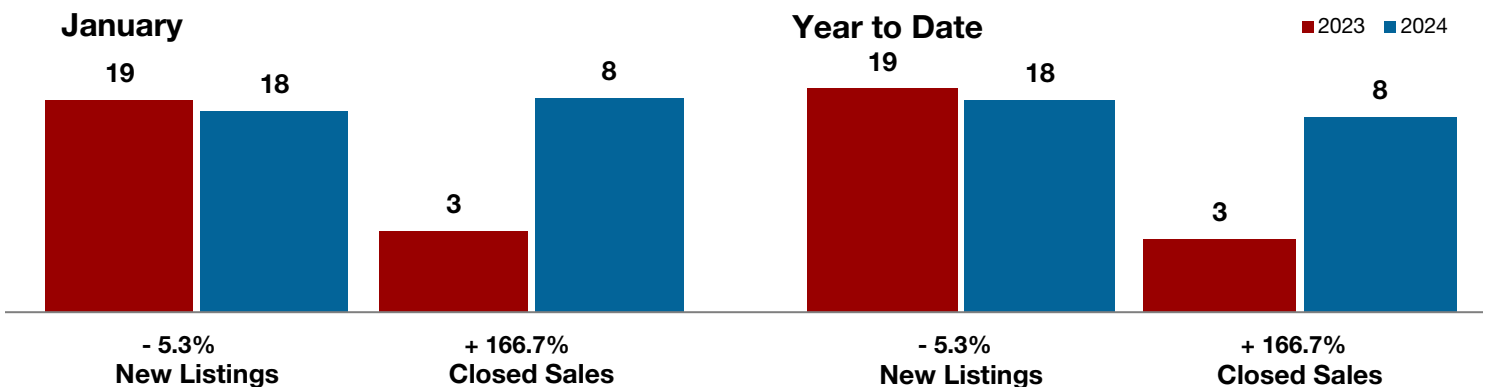
Change in
Closed Sales

Change in
Median Sales Price

Bosque County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	19	18	- 5.3%	19	18	- 5.3%
Pending Sales	5	7	+ 40.0%	5	7	+ 40.0%
Closed Sales	3	8	+ 166.7%	3	8	+ 166.7%
Average Sales Price*	\$276,167	\$624,525	+ 126.1%	\$276,167	\$624,525	+ 126.1%
Median Sales Price*	\$225,000	\$300,350	+ 33.5%	\$225,000	\$300,350	+ 33.5%
Percent of Original List Price Received*	92.7%	88.5%	- 4.5%	92.7%	88.5%	- 4.5%
Days on Market Until Sale	57	76	+ 33.3%	57	76	+ 33.3%
Inventory of Homes for Sale	68	75	+ 10.3%	--	--	--
Months Supply of Inventory	5.2	5.9	+ 20.0%	--	--	--

* 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

