

Local Market Update – January 2024

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



- 30.0%

- 12.5%

+ 103.7%

Change in
New Listings

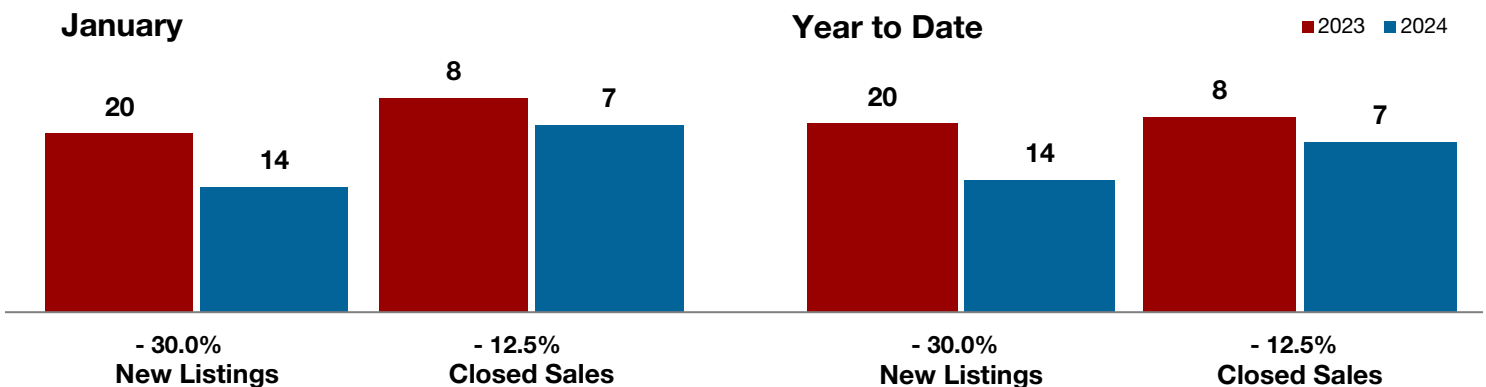
Change in
Closed Sales

Change in
Median Sales Price

Callahan County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	20	14	- 30.0%	20	14	- 30.0%
Pending Sales	12	7	- 41.7%	12	7	- 41.7%
Closed Sales	8	7	- 12.5%	8	7	- 12.5%
Average Sales Price*	\$131,369	\$543,929	+ 314.0%	\$131,369	\$543,929	+ 314.0%
Median Sales Price*	\$118,800	\$242,000	+ 103.7%	\$118,800	\$242,000	+ 103.7%
Percent of Original List Price Received*	88.2%	90.6%	+ 2.7%	88.2%	90.6%	+ 2.7%
Days on Market Until Sale	54	98	+ 81.5%	54	98	+ 81.5%
Inventory of Homes for Sale	55	52	- 5.5%	--	--	--
Months Supply of Inventory	4.0	3.9	0.0%	--	--	--

* 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

