

# Local Market Update – January 2024

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



**+ 166.7%**

**- 20.0%**

**+ 107.6%**

## Clay County

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### January

### Year to Date

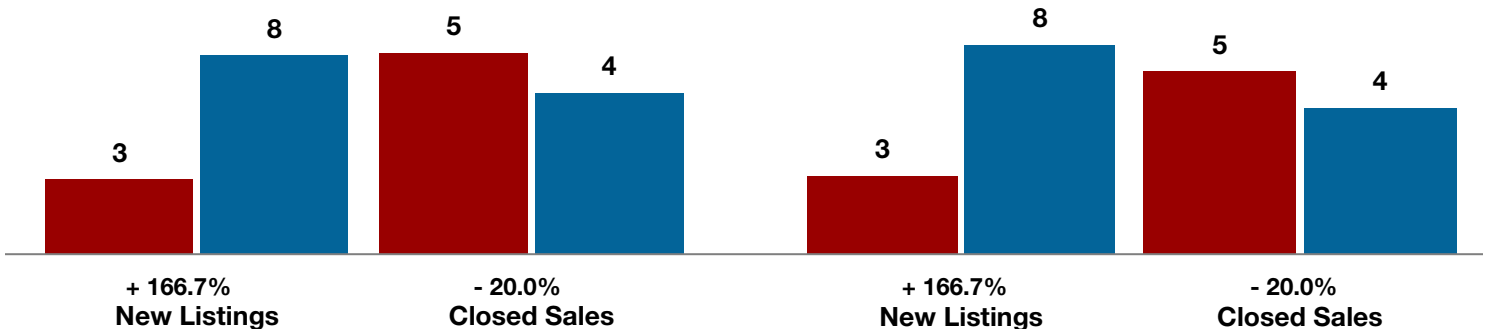
	2023	2024	+ / -	2023	2024	+ / -
New Listings	3	8	+ 166.7%	3	8	+ 166.7%
Pending Sales	5	3	- 40.0%	5	3	- 40.0%
Closed Sales	5	4	- 20.0%	5	4	- 20.0%
Average Sales Price*	\$157,200	<b>\$396,010</b>	+ 151.9%	\$157,200	<b>\$396,010</b>	+ 151.9%
Median Sales Price*	\$129,000	<b>\$267,750</b>	+ 107.6%	\$129,000	<b>\$267,750</b>	+ 107.6%
Percent of Original List Price Received*	82.2%	<b>81.1%</b>	- 1.3%	82.2%	<b>81.1%</b>	- 1.3%
Days on Market Until Sale	42	<b>168</b>	+ 300.0%	42	<b>168</b>	+ 300.0%
Inventory of Homes for Sale	14	<b>29</b>	+ 107.1%	--	--	--
Months Supply of Inventory	4.4	<b>9.2</b>	+ 125.0%	--	--	--

\* 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.

### January

### Year to Date

■ 2023 ■ 2024



## Median Sales Price - Rolling 12-Month Calculation

All MLS —  
Clay County —

