

Local Market Update – January 2024

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



+ 25.4%

+ 16.6%

- 4.7%

Change in
New Listings

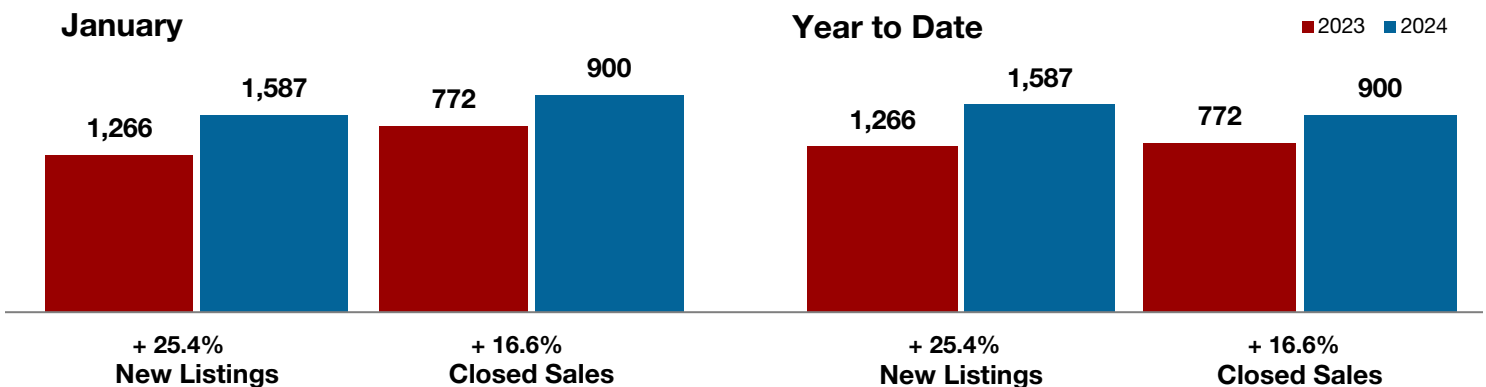
Change in
Closed Sales

Change in
Median Sales Price

Collin County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,266	1,587	+ 25.4%	1,266	1,587	+ 25.4%
Pending Sales	1,319	1,118	- 15.2%	1,319	1,118	- 15.2%
Closed Sales	772	900	+ 16.6%	772	900	+ 16.6%
Average Sales Price*	\$573,712	\$532,095	- 7.3%	\$573,712	\$532,095	- 7.3%
Median Sales Price*	\$503,156	\$479,500	- 4.7%	\$503,156	\$479,500	- 4.7%
Percent of Original List Price Received*	93.6%	95.3%	+ 1.8%	93.6%	95.3%	+ 1.8%
Days on Market Until Sale	56	55	- 1.8%	56	55	- 1.8%
Inventory of Homes for Sale	2,511	2,629	+ 4.7%	--	--	--
Months Supply of Inventory	2.1	2.1	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

