

Local Market Update – January 2024

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



+ 6.5%

+ 80.0%

+ 2.9%

Change in
New Listings

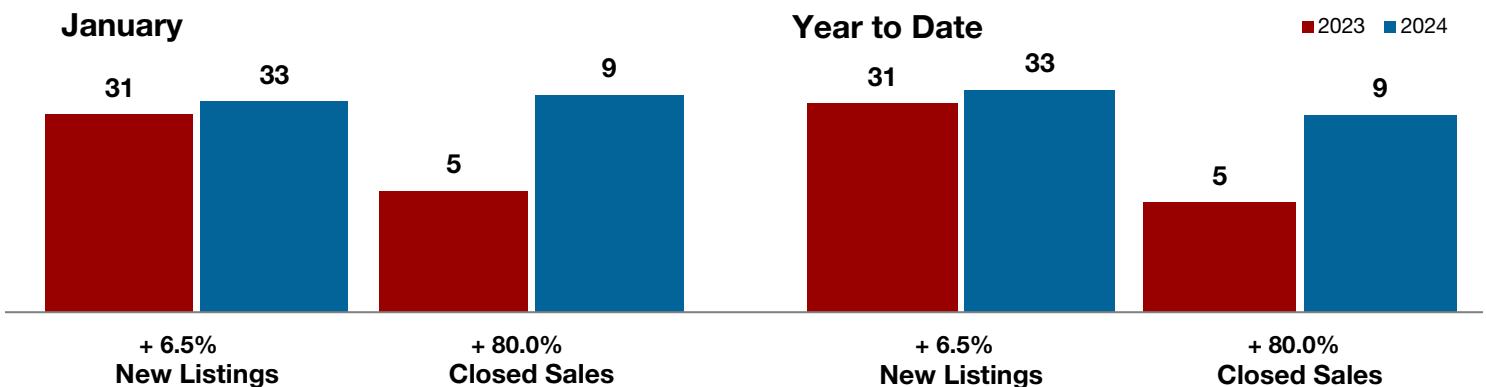
Change in
Closed Sales

Change in
Median Sales Price

Comanche County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	31	33	+ 6.5%	31	33	+ 6.5%
Pending Sales	22	13	- 40.9%	22	13	- 40.9%
Closed Sales	5	9	+ 80.0%	5	9	+ 80.0%
Average Sales Price*	\$160,000	\$388,933	+ 143.1%	\$160,000	\$388,933	+ 143.1%
Median Sales Price*	\$170,000	\$175,000	+ 2.9%	\$170,000	\$175,000	+ 2.9%
Percent of Original List Price Received*	89.3%	91.1%	+ 2.0%	89.3%	91.1%	+ 2.0%
Days on Market Until Sale	146	50	- 65.8%	146	50	- 65.8%
Inventory of Homes for Sale	105	122	+ 16.2%	--	--	--
Months Supply of Inventory	6.8	9.7	+ 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

