

Local Market Update – January 2024

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



+ 14.0%

+ 12.5%

+ 9.4%

Change in
New Listings

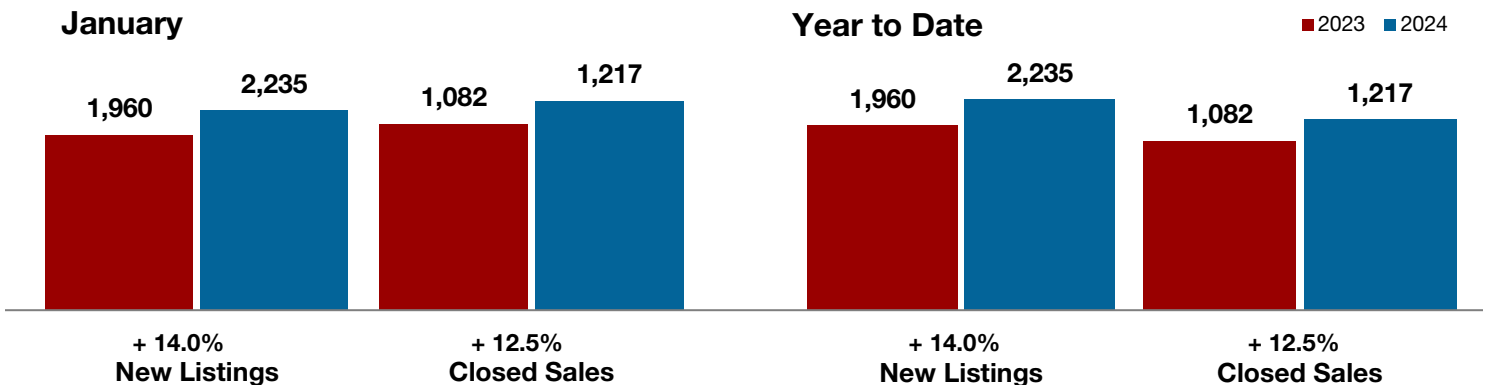
Change in
Closed Sales

Change in
Median Sales Price

Dallas County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,960	2,235	+ 14.0%	1,960	2,235	+ 14.0%
Pending Sales	1,601	1,442	- 9.9%	1,601	1,442	- 9.9%
Closed Sales	1,082	1,217	+ 12.5%	1,082	1,217	+ 12.5%
Average Sales Price*	\$444,612	\$499,568	+ 12.4%	\$444,612	\$499,568	+ 12.4%
Median Sales Price*	\$320,000	\$350,000	+ 9.4%	\$320,000	\$350,000	+ 9.4%
Percent of Original List Price Received*	94.7%	95.0%	+ 0.3%	94.7%	95.0%	+ 0.3%
Days on Market Until Sale	44	48	+ 9.1%	44	48	+ 9.1%
Inventory of Homes for Sale	3,745	4,154	+ 10.9%	--	--	--
Months Supply of Inventory	2.0	2.4	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

