

Local Market Update – January 2024

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



+ 12.9%

+ 7.9%

+ 3.6%

Change in
New Listings

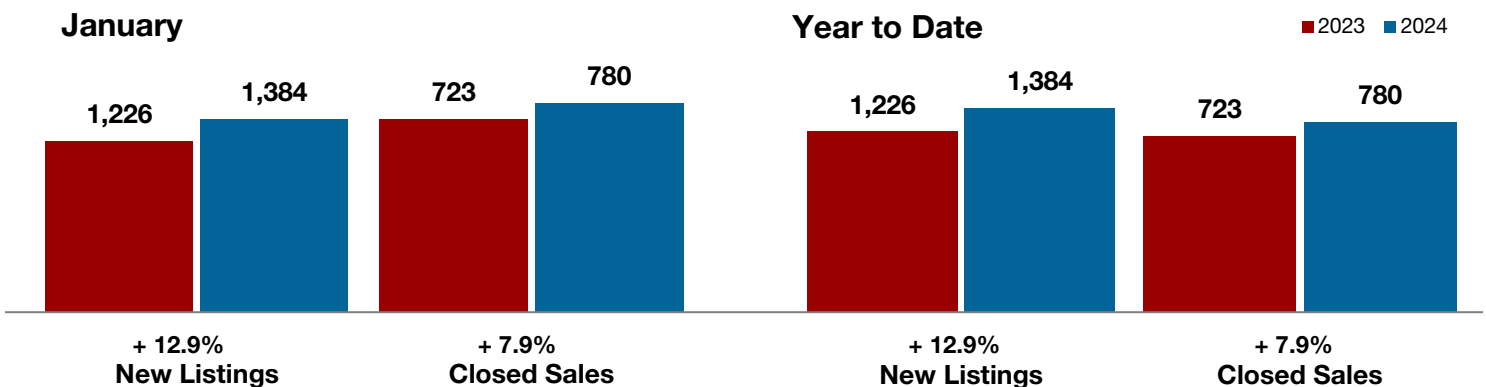
Change in
Closed Sales

Change in
Median Sales Price

Denton County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,226	1,384	+ 12.9%	1,226	1,384	+ 12.9%
Pending Sales	1,221	1,022	- 16.3%	1,221	1,022	- 16.3%
Closed Sales	723	780	+ 7.9%	723	780	+ 7.9%
Average Sales Price*	\$501,196	\$524,252	+ 4.6%	\$501,196	\$524,252	+ 4.6%
Median Sales Price*	\$424,515	\$440,000	+ 3.6%	\$424,515	\$440,000	+ 3.6%
Percent of Original List Price Received*	93.8%	95.4%	+ 1.7%	93.8%	95.4%	+ 1.7%
Days on Market Until Sale	59	51	- 13.6%	59	51	- 13.6%
Inventory of Homes for Sale	2,640	2,469	- 6.5%	--	--	--
Months Supply of Inventory	2.2	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

