

Local Market Update – March 2024

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



+ 14.4%

- 15.4%

+ 4.0%

Change in
New Listings

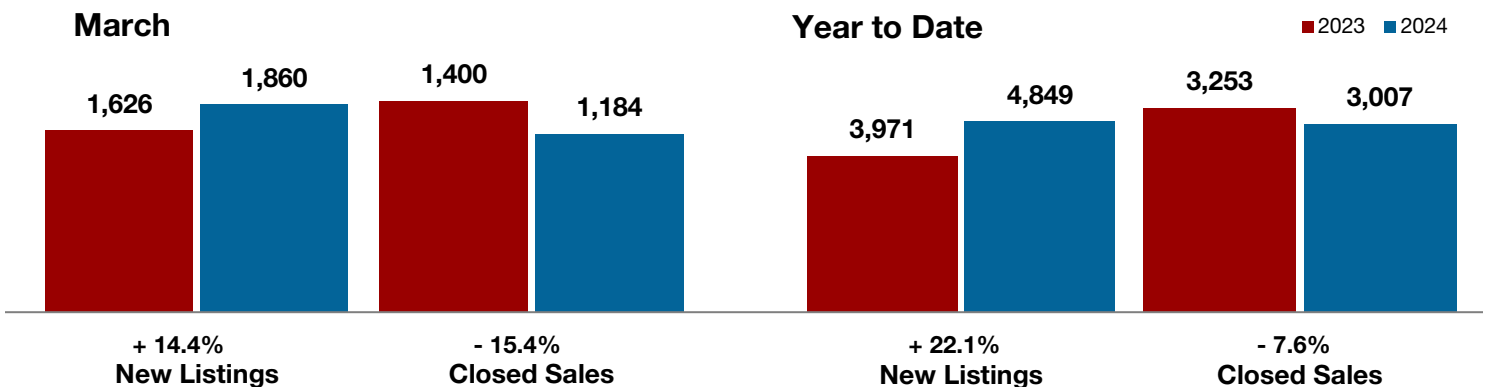
Change in
Closed Sales

Change in
Median Sales Price

Denton County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	1,626	1,860	+ 14.4%	3,971	4,849	+ 22.1%
Pending Sales	1,305	1,232	- 5.6%	3,740	3,537	- 5.4%
Closed Sales	1,400	1,184	- 15.4%	3,253	3,007	- 7.6%
Average Sales Price*	\$527,991	\$565,722	+ 7.1%	\$516,855	\$542,466	+ 5.0%
Median Sales Price*	\$442,133	\$460,000	+ 4.0%	\$432,000	\$450,000	+ 4.2%
Percent of Original List Price Received*	95.9%	96.8%	+ 0.9%	94.8%	96.2%	+ 1.5%
Days on Market Until Sale	59	49	- 16.9%	60	52	- 13.3%
Inventory of Homes for Sale	2,350	2,941	+ 25.1%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--

* 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

