

Local Market Update – March 2024

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



+ 19.0%

- 3.4%

+ 2.2%

Change in
New Listings

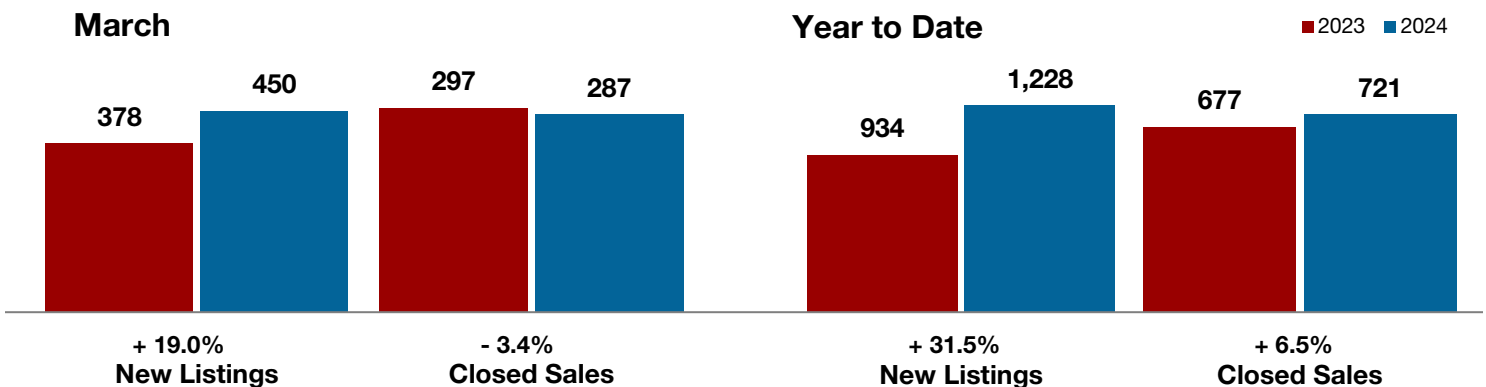
Change in
Closed Sales

Change in
Median Sales Price

Ellis County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	378	450	+ 19.0%	934	1,228	+ 31.5%
Pending Sales	319	260	- 18.5%	843	827	- 1.9%
Closed Sales	297	287	- 3.4%	677	721	+ 6.5%
Average Sales Price*	\$430,372	\$442,111	+ 2.7%	\$412,506	\$425,988	+ 3.3%
Median Sales Price*	\$415,900	\$424,990	+ 2.2%	\$389,900	\$403,659	+ 3.5%
Percent of Original List Price Received*	94.9%	95.7%	+ 0.8%	94.5%	94.7%	+ 0.2%
Days on Market Until Sale	73	73	0.0%	69	74	+ 7.2%
Inventory of Homes for Sale	833	1,112	+ 33.5%	--	--	--
Months Supply of Inventory	3.0	4.2	+ 40.0%	--	--	--

* 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

