

# Local Market Update – January 2024

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



**+ 25.1%**

**+ 22.6%**

**+ 4.6%**

Change in  
New Listings

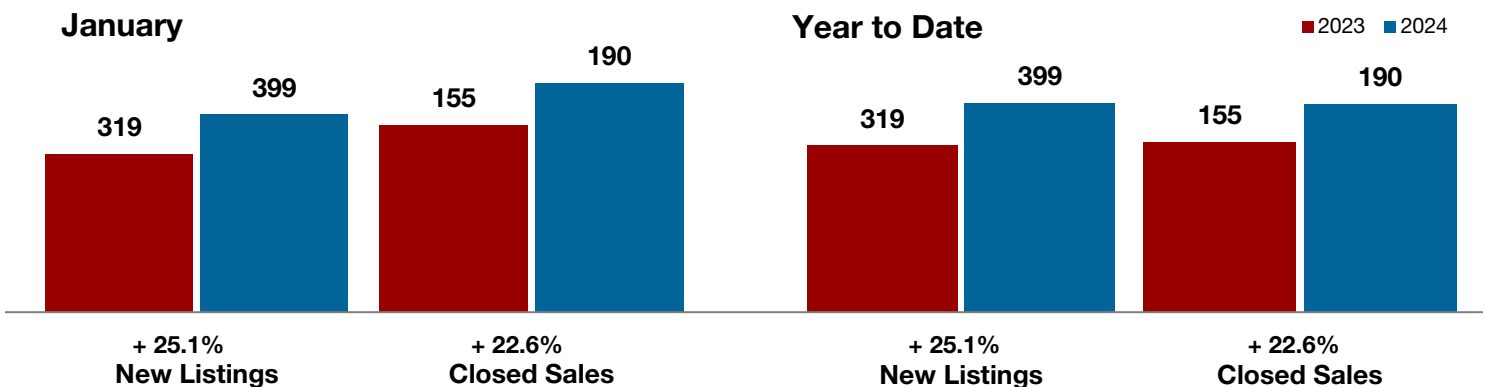
Change in  
Closed Sales

Change in  
Median Sales Price

## Ellis County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	319	399	+ 25.1%	319	399	+ 25.1%
Pending Sales	256	248	- 3.1%	256	248	- 3.1%
Closed Sales	155	190	+ 22.6%	155	190	+ 22.6%
Average Sales Price*	\$413,110	\$420,038	+ 1.7%	\$413,110	\$420,038	+ 1.7%
Median Sales Price*	\$381,960	\$399,495	+ 4.6%	\$381,960	\$399,495	+ 4.6%
Percent of Original List Price Received*	92.9%	94.2%	+ 1.4%	92.9%	94.2%	+ 1.4%
Days on Market Until Sale	74	73	- 1.4%	74	73	- 1.4%
Inventory of Homes for Sale	928	1,057	+ 13.9%	--	--	--
Months Supply of Inventory	3.4	4.0	+ 33.3%	--	--	--

\* 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

