

# Local Market Update – January 2024

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



## Erath County

**- 22.8%**

**+ 11.1%**

**+ 46.3%**

Change in  
New Listings

Change in  
Closed Sales

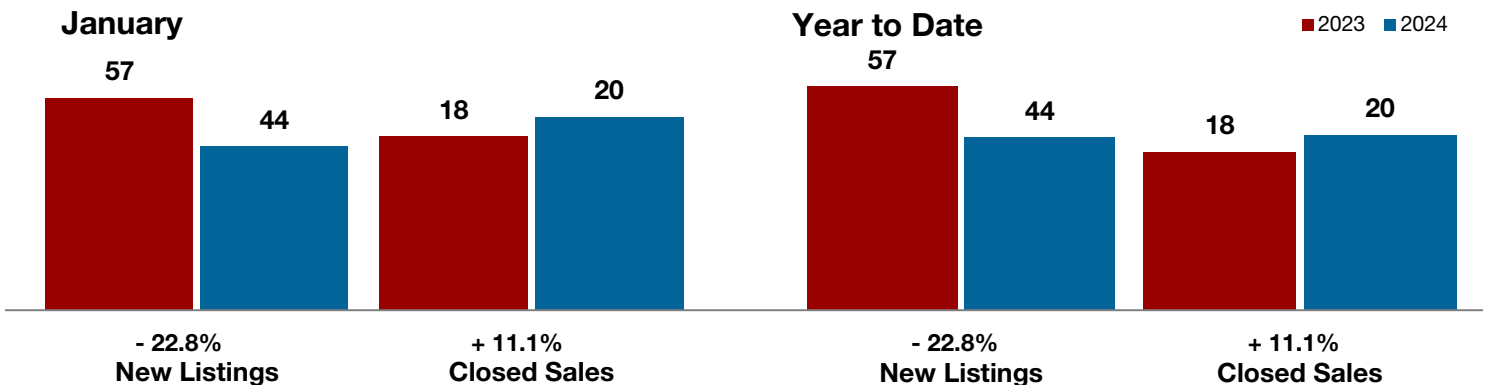
Change in  
Median Sales Price

### January

### Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	57	44	- 22.8%	57	44	- 22.8%
Pending Sales	33	27	- 18.2%	33	27	- 18.2%
Closed Sales	18	20	+ 11.1%	18	20	+ 11.1%
Average Sales Price*	\$289,106	\$435,265	+ 50.6%	\$289,106	\$435,265	+ 50.6%
Median Sales Price*	\$261,500	\$382,500	+ 46.3%	\$261,500	\$382,500	+ 46.3%
Percent of Original List Price Received*	93.1%	90.4%	- 2.9%	93.1%	90.4%	- 2.9%
Days on Market Until Sale	42	92	+ 119.0%	42	92	+ 119.0%
Inventory of Homes for Sale	159	166	+ 4.4%	--	--	--
Months Supply of Inventory	3.9	4.5	+ 25.0%	--	--	--

\* 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

