

Local Market Update – January 2024

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



+ 5.2%

+ 15.4%

- 2.9%

Change in
New Listings

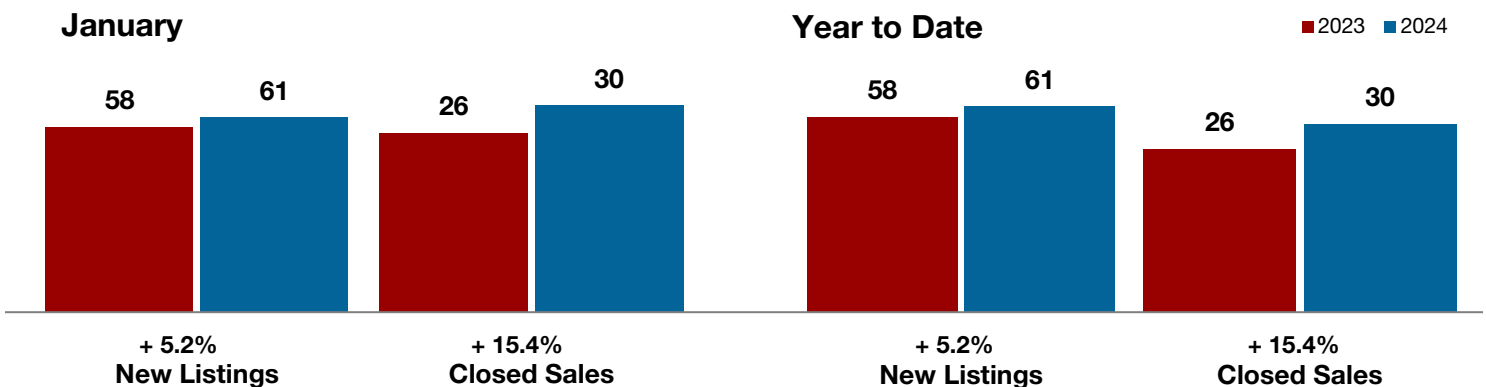
Change in
Closed Sales

Change in
Median Sales Price

Fannin County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	58	61	+ 5.2%	58	61	+ 5.2%
Pending Sales	32	22	- 31.3%	32	22	- 31.3%
Closed Sales	26	30	+ 15.4%	26	30	+ 15.4%
Average Sales Price*	\$303,295	\$296,667	- 2.2%	\$303,295	\$296,667	- 2.2%
Median Sales Price*	\$257,450	\$250,000	- 2.9%	\$257,450	\$250,000	- 2.9%
Percent of Original List Price Received*	88.7%	89.2%	+ 0.6%	88.7%	89.2%	+ 0.6%
Days on Market Until Sale	85	83	- 2.4%	85	83	- 2.4%
Inventory of Homes for Sale	179	228	+ 27.4%	--	--	--
Months Supply of Inventory	4.5	6.4	+ 20.0%	--	--	--

* 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

