

Local Market Update – January 2024

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



- 26.7%

+ 33.3%

+ 19.3%

Change in
New Listings

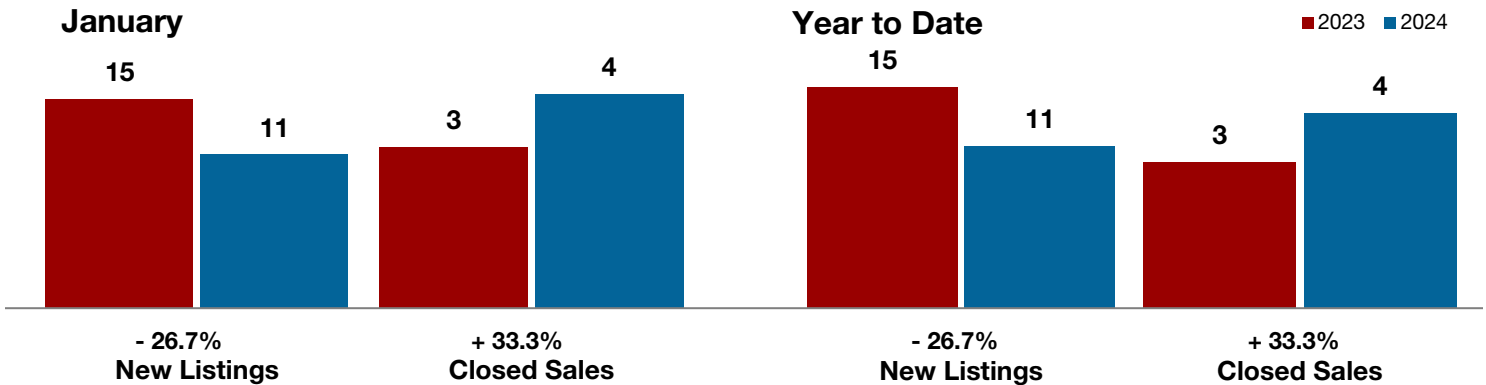
Change in
Closed Sales

Change in
Median Sales Price

Franklin County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	15	11	- 26.7%	15	11	- 26.7%
Pending Sales	6	7	+ 16.7%	6	7	+ 16.7%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Average Sales Price*	\$733,333	\$374,625	- 48.9%	\$733,333	\$374,625	- 48.9%
Median Sales Price*	\$375,000	\$447,500	+ 19.3%	\$375,000	\$447,500	+ 19.3%
Percent of Original List Price Received*	88.8%	94.7%	+ 6.6%	88.8%	94.7%	+ 6.6%
Days on Market Until Sale	67	27	- 59.7%	67	27	- 59.7%
Inventory of Homes for Sale	39	44	+ 12.8%	--	--	--
Months Supply of Inventory	4.5	5.6	+ 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

