

Local Market Update – January 2024

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



- 21.1%

- 58.3%

+ 119.0%

Change in
New Listings

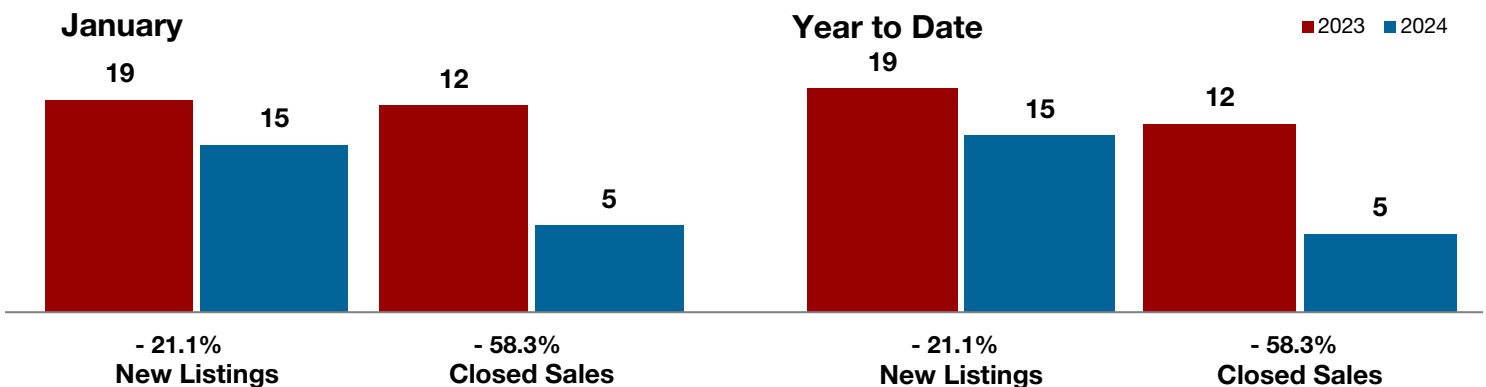
Change in
Closed Sales

Change in
Median Sales Price

Freestone County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	19	15	- 21.1%	19	15	- 21.1%
Pending Sales	14	2	- 85.7%	14	2	- 85.7%
Closed Sales	12	5	- 58.3%	12	5	- 58.3%
Average Sales Price*	\$192,333	\$357,600	+ 85.9%	\$192,333	\$357,600	+ 85.9%
Median Sales Price*	\$137,000	\$300,000	+ 119.0%	\$137,000	\$300,000	+ 119.0%
Percent of Original List Price Received*	88.0%	95.9%	+ 9.0%	88.0%	95.9%	+ 9.0%
Days on Market Until Sale	76	90	+ 18.4%	76	90	+ 18.4%
Inventory of Homes for Sale	63	96	+ 52.4%	--	--	--
Months Supply of Inventory	4.2	7.6	+ 100.0%	--	--	--

* 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

