

Local Market Update – January 2024

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



+ 6.1%

0.0%

+ 17.2%

Change in
New Listings

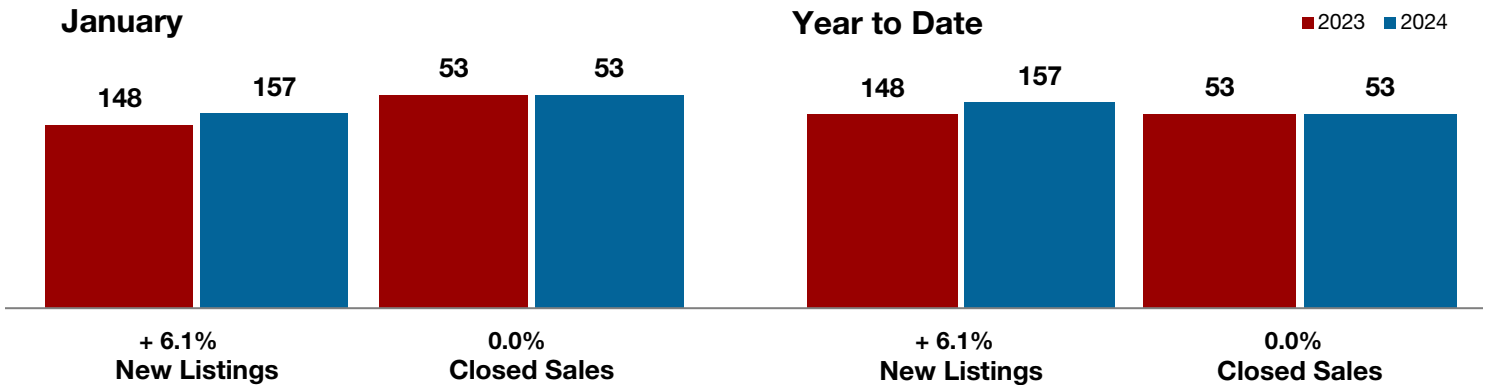
Change in
Closed Sales

Change in
Median Sales Price

Henderson County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	148	157	+ 6.1%	148	157	+ 6.1%
Pending Sales	73	65	- 11.0%	73	65	- 11.0%
Closed Sales	53	53	0.0%	53	53	0.0%
Average Sales Price*	\$354,596	\$656,779	+ 85.2%	\$354,596	\$656,779	+ 85.2%
Median Sales Price*	\$244,000	\$286,000	+ 17.2%	\$244,000	\$286,000	+ 17.2%
Percent of Original List Price Received*	90.9%	89.2%	- 1.9%	90.9%	89.2%	- 1.9%
Days on Market Until Sale	64	88	+ 37.5%	64	88	+ 37.5%
Inventory of Homes for Sale	465	626	+ 34.6%	--	--	--
Months Supply of Inventory	5.1	7.5	+ 60.0%	--	--	--

* 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

