

Local Market Update – January 2024

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



Hood County

- 15.9%

Change in
New Listings

- 8.2%

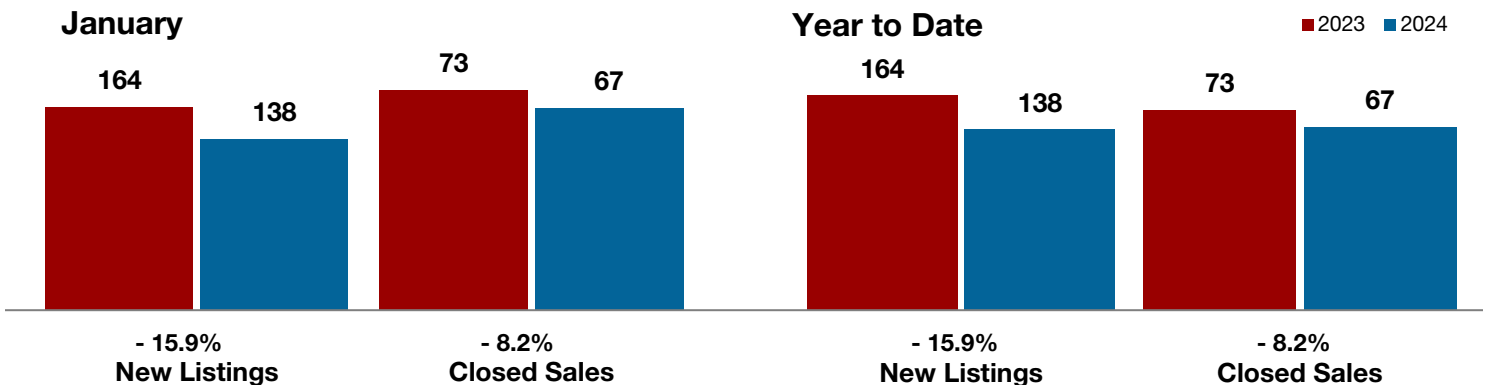
Change in
Closed Sales

- 16.3%

Change in
Median Sales Price

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	164	138	- 15.9%	164	138	- 15.9%
Pending Sales	110	79	- 28.2%	110	79	- 28.2%
Closed Sales	73	67	- 8.2%	73	67	- 8.2%
Average Sales Price*	\$479,004	\$369,752	- 22.8%	\$479,004	\$369,752	- 22.8%
Median Sales Price*	\$355,000	\$297,000	- 16.3%	\$355,000	\$297,000	- 16.3%
Percent of Original List Price Received*	92.1%	92.6%	+ 0.5%	92.1%	92.6%	+ 0.5%
Days on Market Until Sale	60	79	+ 31.7%	60	79	+ 31.7%
Inventory of Homes for Sale	445	524	+ 17.8%	--	--	--
Months Supply of Inventory	3.7	4.7	+ 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

