

Local Market Update – January 2024

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



- 12.5%

+ 44.4%

+ 8.0%

Change in
New Listings

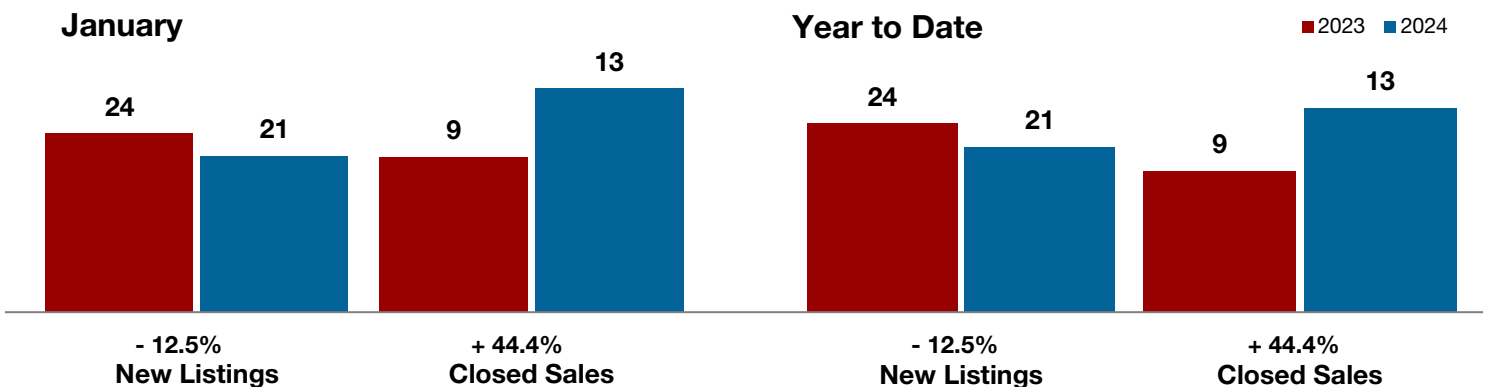
Change in
Closed Sales

Change in
Median Sales Price

Montague County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	24	21	- 12.5%	24	21	- 12.5%
Pending Sales	18	20	+ 11.1%	18	20	+ 11.1%
Closed Sales	9	13	+ 44.4%	9	13	+ 44.4%
Average Sales Price*	\$497,448	\$528,846	+ 6.3%	\$497,448	\$528,846	+ 6.3%
Median Sales Price*	\$250,000	\$270,000	+ 8.0%	\$250,000	\$270,000	+ 8.0%
Percent of Original List Price Received*	90.5%	92.2%	+ 1.9%	90.5%	92.2%	+ 1.9%
Days on Market Until Sale	51	102	+ 100.0%	51	102	+ 100.0%
Inventory of Homes for Sale	83	122	+ 47.0%	--	--	--
Months Supply of Inventory	3.8	6.1	+ 50.0%	--	--	--

* 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

