

Local Market Update – January 2024

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



- 1.4%

- 21.4%

- 10.2%

Change in
New Listings

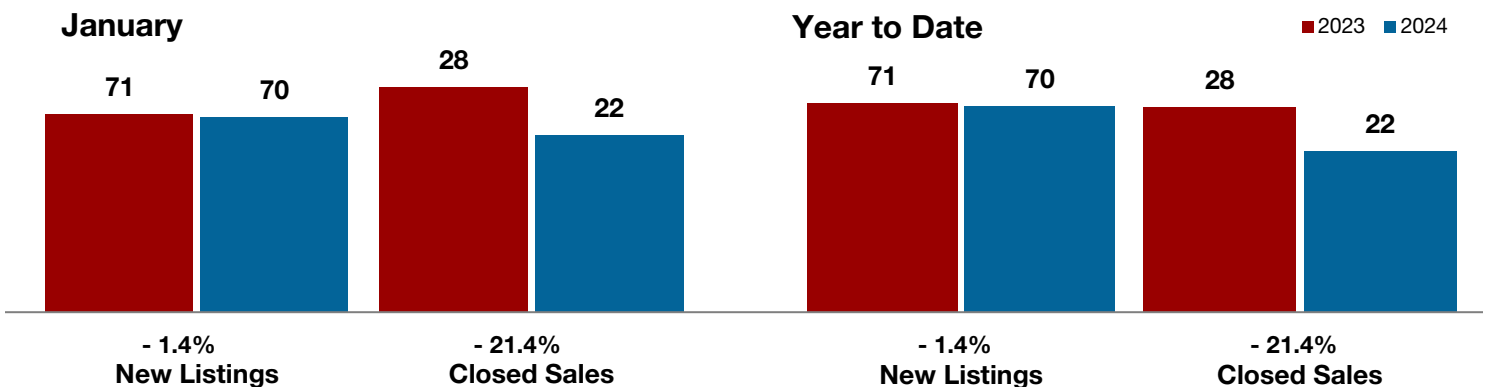
Change in
Closed Sales

Change in
Median Sales Price

Navarro County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	71	70	- 1.4%	71	70	- 1.4%
Pending Sales	34	32	- 5.9%	34	32	- 5.9%
Closed Sales	28	22	- 21.4%	28	22	- 21.4%
Average Sales Price*	\$415,881	\$393,359	- 5.4%	\$415,881	\$393,359	- 5.4%
Median Sales Price*	\$275,000	\$247,000	- 10.2%	\$275,000	\$247,000	- 10.2%
Percent of Original List Price Received*	90.9%	98.1%	+ 7.9%	90.9%	98.1%	+ 7.9%
Days on Market Until Sale	78	42	- 46.2%	78	42	- 46.2%
Inventory of Homes for Sale	187	199	+ 6.4%	--	--	--
Months Supply of Inventory	4.1	4.9	+ 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

