

Local Market Update – February 2024

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



Parker County

+ 46.7%

Change in
New Listings

+ 6.9%

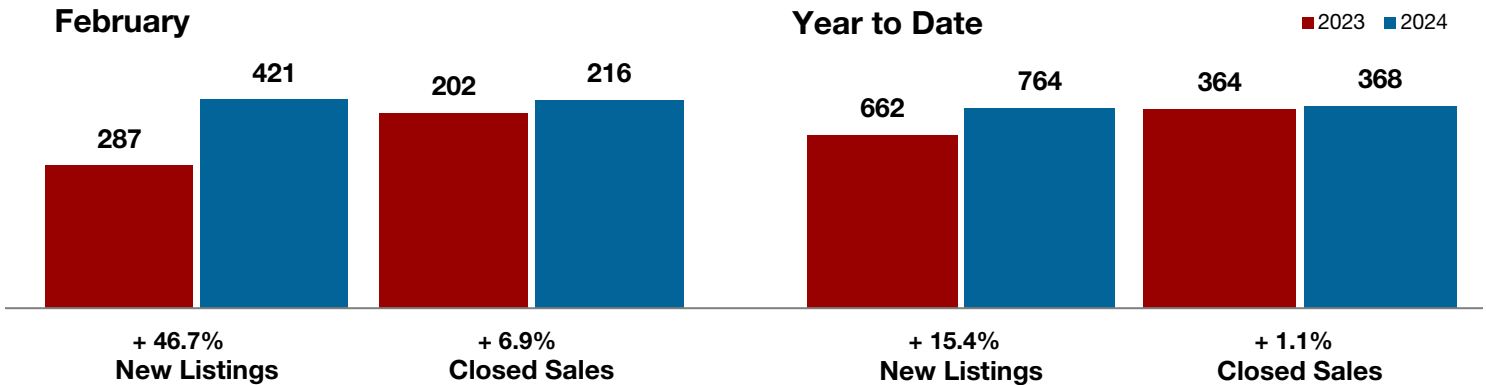
Change in
Closed Sales

+ 20.3%

Change in
Median Sales Price

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	287	421	+ 46.7%	662	764	+ 15.4%
Pending Sales	208	205	- 1.4%	459	427	- 7.0%
Closed Sales	202	216	+ 6.9%	364	368	+ 1.1%
Average Sales Price*	\$444,064	\$511,806	+ 15.3%	\$456,256	\$510,974	+ 12.0%
Median Sales Price*	\$403,000	\$485,000	+ 20.3%	\$410,000	\$477,450	+ 16.5%
Percent of Original List Price Received*	93.7%	95.6%	+ 2.0%	94.0%	94.7%	+ 0.7%
Days on Market Until Sale	83	101	+ 21.7%	78	98	+ 25.6%
Inventory of Homes for Sale	1,029	1,189	+ 15.5%	--	--	--
Months Supply of Inventory	4.0	5.0	+ 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

