

Local Market Update – January 2024

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



Parker County

- 10.1%

Change in
New Listings

- 8.6%

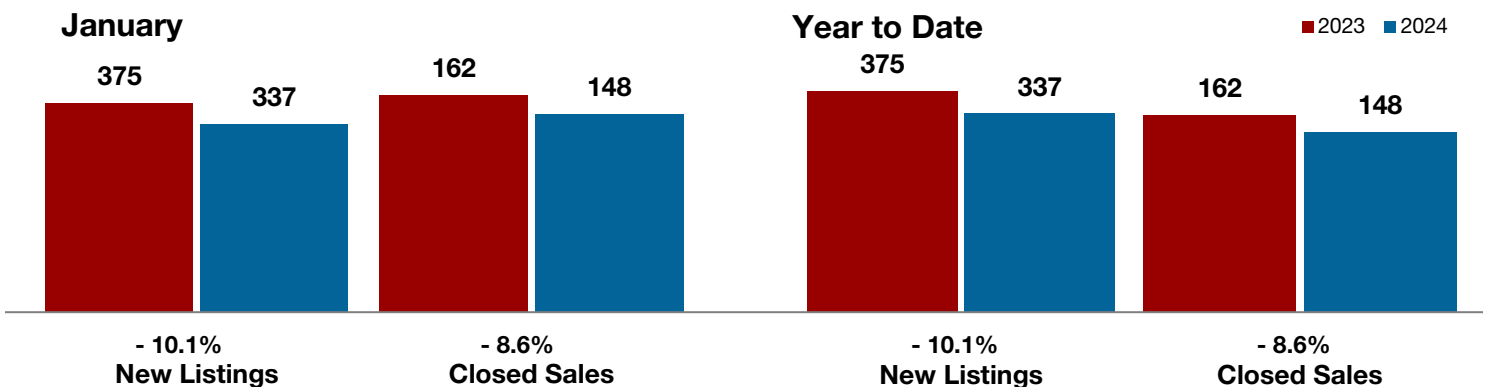
Change in
Closed Sales

+ 10.5%

Change in
Median Sales Price

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	375	337	- 10.1%	375	337	- 10.1%
Pending Sales	251	177	- 29.5%	251	177	- 29.5%
Closed Sales	162	148	- 8.6%	162	148	- 8.6%
Average Sales Price*	\$471,459	\$513,750	+ 9.0%	\$471,459	\$513,750	+ 9.0%
Median Sales Price*	\$430,000	\$475,000	+ 10.5%	\$430,000	\$475,000	+ 10.5%
Percent of Original List Price Received*	94.4%	93.4%	- 1.1%	94.4%	93.4%	- 1.1%
Days on Market Until Sale	72	93	+ 29.2%	72	93	+ 29.2%
Inventory of Homes for Sale	1,075	1,120	+ 4.2%	--	--	--
Months Supply of Inventory	4.1	4.8	+ 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

