

Local Market Update – January 2024

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



+ 45.5%

- 22.2%

+ 44.1%

Change in
New Listings

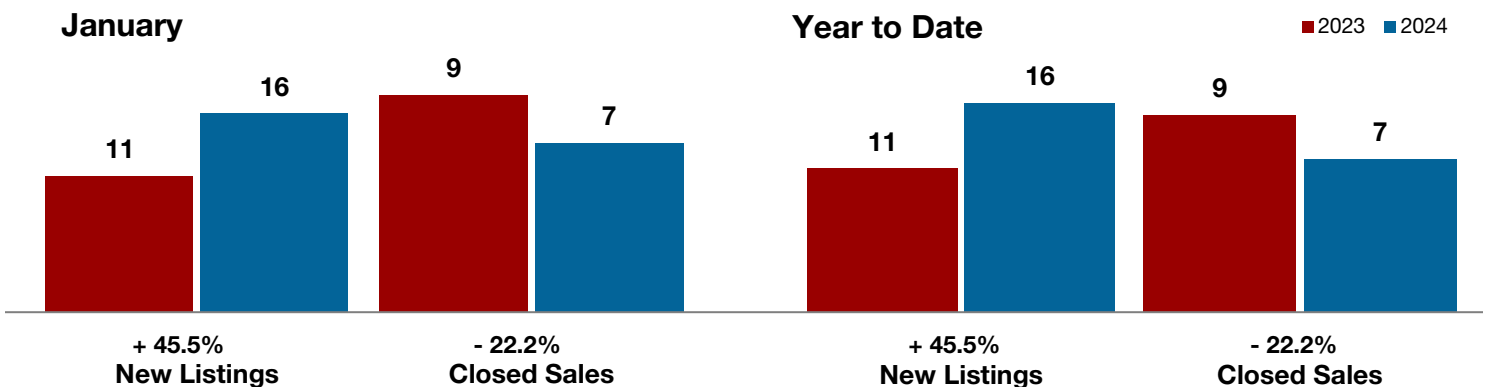
Change in
Closed Sales

Change in
Median Sales Price

Rains County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	16	+ 45.5%	11	16	+ 45.5%
Pending Sales	6	11	+ 83.3%	6	11	+ 83.3%
Closed Sales	9	7	- 22.2%	9	7	- 22.2%
Average Sales Price*	\$344,761	\$268,964	- 22.0%	\$344,761	\$268,964	- 22.0%
Median Sales Price*	\$187,000	\$269,500	+ 44.1%	\$187,000	\$269,500	+ 44.1%
Percent of Original List Price Received*	97.1%	86.0%	- 11.4%	97.1%	86.0%	- 11.4%
Days on Market Until Sale	41	182	+ 343.9%	41	182	+ 343.9%
Inventory of Homes for Sale	61	95	+ 55.7%	--	--	--
Months Supply of Inventory	4.8	8.8	+ 80.0%	--	--	--

* 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

