

Local Market Update – January 2024

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



- 1.0%

+ 5.9%

+ 19.2%

Change in
New Listings

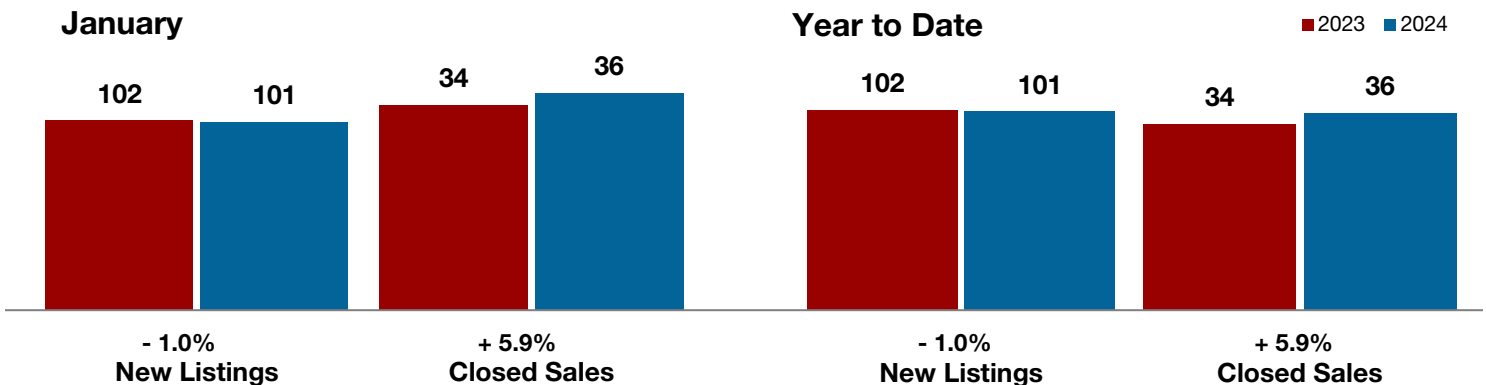
Change in
Closed Sales

Change in
Median Sales Price

Smith County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	102	101	- 1.0%	102	101	- 1.0%
Pending Sales	52	32	- 38.5%	52	32	- 38.5%
Closed Sales	34	36	+ 5.9%	34	36	+ 5.9%
Average Sales Price*	\$336,709	\$446,811	+ 32.7%	\$336,709	\$446,811	+ 32.7%
Median Sales Price*	\$270,000	\$321,950	+ 19.2%	\$270,000	\$321,950	+ 19.2%
Percent of Original List Price Received*	92.7%	92.9%	+ 0.2%	92.7%	92.9%	+ 0.2%
Days on Market Until Sale	59	68	+ 15.3%	59	68	+ 15.3%
Inventory of Homes for Sale	243	313	+ 28.8%	--	--	--
Months Supply of Inventory	4.4	5.7	+ 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

