

Local Market Update – January 2024

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



- 12.5%

- 50.0%

- 9.0%

Change in
New Listings

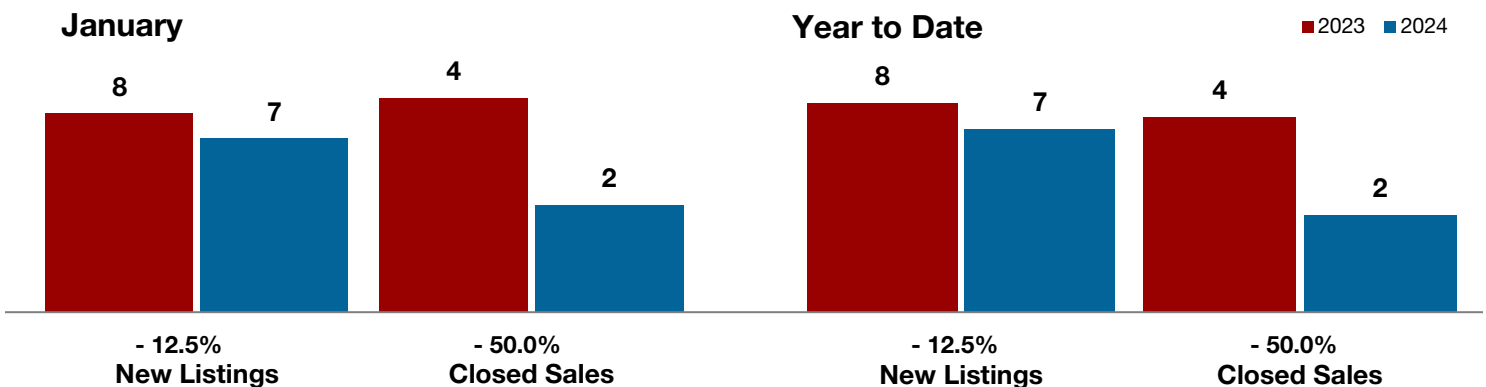
Change in
Closed Sales

Change in
Median Sales Price

Stephens County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	8	7	- 12.5%	8	7	- 12.5%
Pending Sales	8	2	- 75.0%	8	2	- 75.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Average Sales Price*	\$244,750	\$163,750	- 33.1%	\$244,750	\$163,750	- 33.1%
Median Sales Price*	\$180,000	\$163,750	- 9.0%	\$180,000	\$163,750	- 9.0%
Percent of Original List Price Received*	88.7%	75.3%	- 15.1%	88.7%	75.3%	- 15.1%
Days on Market Until Sale	112	107	- 4.5%	112	107	- 4.5%
Inventory of Homes for Sale	44	43	- 2.3%	--	--	--
Months Supply of Inventory	6.2	7.8	+ 33.3%	--	--	--

* 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

