

# Local Market Update – January 2024

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



**+ 550.0%**    **+ 300.0%**    **- 38.6%**

Change in  
New Listings

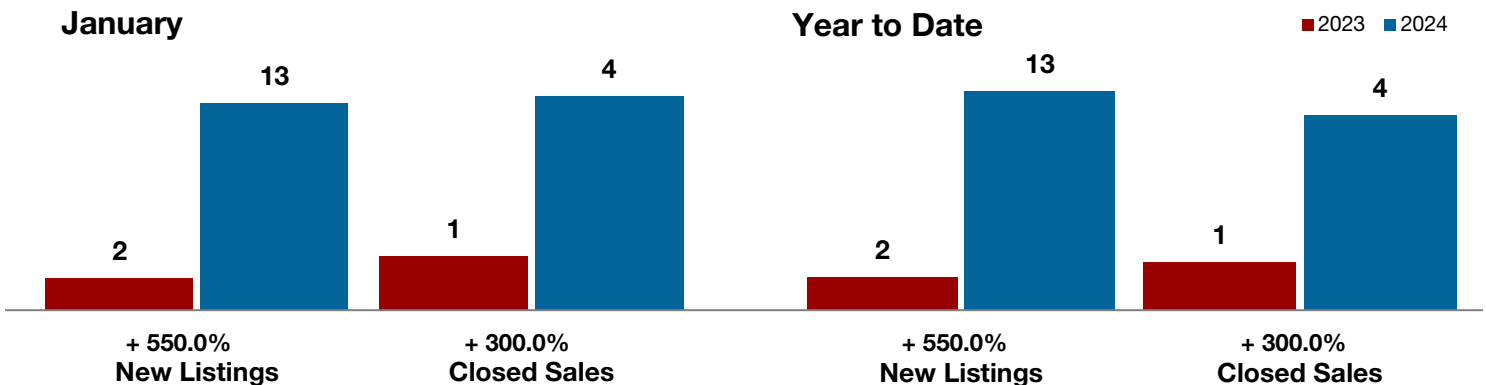
Change in  
Closed Sales

Change in  
Median Sales Price

## Upshur County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	2	13	+ 550.0%	2	13	+ 550.0%
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	1	4	+ 300.0%	1	4	+ 300.0%
Average Sales Price*	\$700,000	\$395,725	- 43.5%	\$700,000	\$395,725	- 43.5%
Median Sales Price*	\$700,000	\$429,500	- 38.6%	\$700,000	\$429,500	- 38.6%
Percent of Original List Price Received*	95.9%	89.3%	- 6.9%	95.9%	89.3%	- 6.9%
Days on Market Until Sale	156	92	- 41.0%	156	92	- 41.0%
Inventory of Homes for Sale	24	37	+ 54.2%	--	--	--
Months Supply of Inventory	3.4	7.9	+ 166.7%	--	--	--

\* 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

