

Local Market Update – January 2024

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



- 5.3%

- 28.9%

- 4.8%

Change in
New Listings

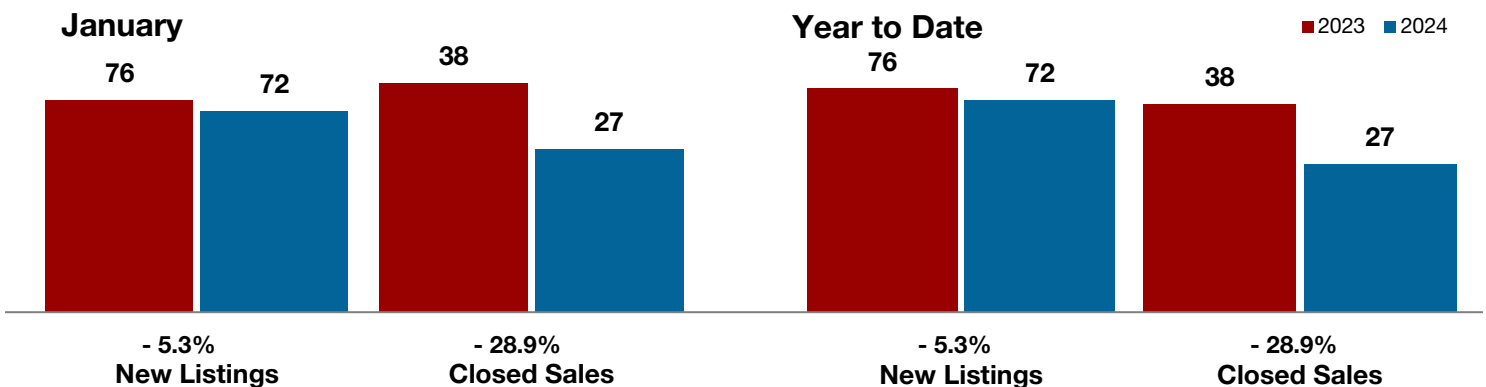
Change in
Closed Sales

Change in
Median Sales Price

Van Zandt County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	76	72	- 5.3%	76	72	- 5.3%
Pending Sales	40	36	- 10.0%	40	36	- 10.0%
Closed Sales	38	27	- 28.9%	38	27	- 28.9%
Average Sales Price*	\$303,626	\$314,499	+ 3.6%	\$303,626	\$314,499	+ 3.6%
Median Sales Price*	\$262,500	\$250,000	- 4.8%	\$262,500	\$250,000	- 4.8%
Percent of Original List Price Received*	90.5%	94.2%	+ 4.1%	90.5%	94.2%	+ 4.1%
Days on Market Until Sale	75	74	- 1.3%	75	74	- 1.3%
Inventory of Homes for Sale	239	255	+ 6.7%	--	--	--
Months Supply of Inventory	4.9	5.6	+ 20.0%	--	--	--

* 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

