



BROKERS • COLONIAL • DONAHOE

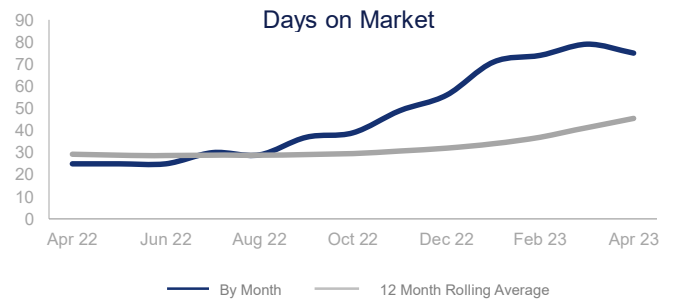
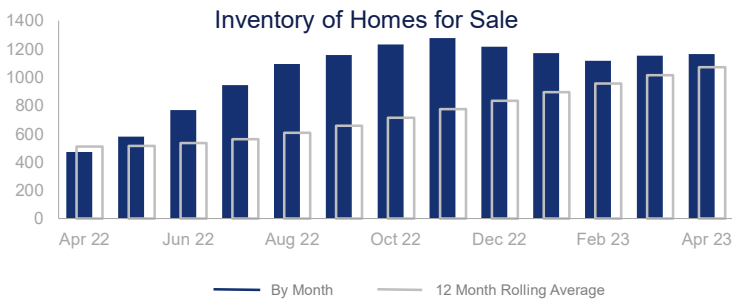
## Market Report | April 2023

### BELL COUNTY

#### Highlights:

- Median Sales Price is up 11.3% over a 12 month average, but declining steadily over the last 12 month period.
- Closed Sales is down 26% over a 12 month average and down 29.0% from the same month last year.
- Inventory of Homes for Sale of 1,164 is up 111% over a 12 month average and has been holding steady since first of the year.

|                      | Change in New Listings | Change in Closed Sales | Change in Inventory |
|----------------------|------------------------|------------------------|---------------------|
| Last Month           | <b>-0.9%</b>           | <b>-13.0%</b>          | <b>1.0%</b>         |
| Same Month Last Year | <b>-7.2%</b>           | <b>-29.0%</b>          | <b>146.6%</b>       |



|                             | April 2022 |  | April 2023       | + / -  | 12 Month Avg     | + / - |
|-----------------------------|------------|--|------------------|--------|------------------|-------|
| New Listings                | 696        |  | <b>646</b>       | -7.2%  | <b>595</b>       | -7%   |
| Closed Sales                | 545        |  | <b>387</b>       | -29.0% | <b>447</b>       | -26%  |
| Median Sales Price          | \$280,000  |  | <b>\$266,500</b> | -4.8%  | <b>\$272,844</b> | 11%   |
| Average Sales Price         | \$304,603  |  | <b>\$385,585</b> | 26.6%  | <b>\$311,169</b> | 14%   |
| List to Sale Price Ratio    | 103.0%     |  | <b>99.0%</b>     | -3.9%  | <b>99.7%</b>     | 2%    |
| Days on Market              | 25         |  | <b>75</b>        | 200.0% | <b>45</b>        | 55%   |
| Inventory of Homes for Sale | 472        |  | <b>1164</b>      | 146.6% | <b>1073</b>      | 111%  |
| Months Supply of Inventory  | 0.4        |  | <b>3.0</b>       | 652.5% | <b>2.6</b>       | 366%  |

#### % Change in Median Price

