



BROKERS • COLONIAL • DONAHOE

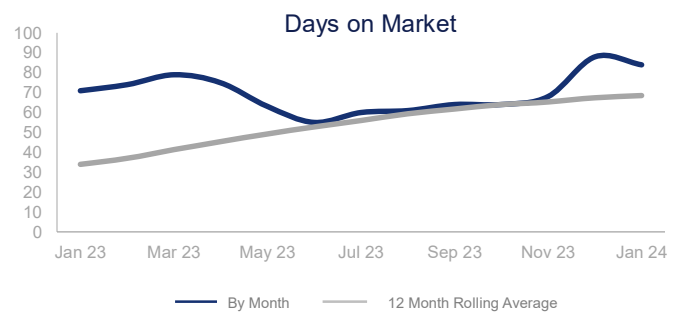
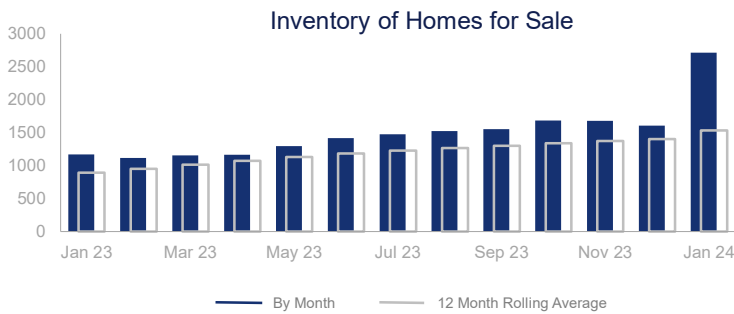
Market Report | January 2024

BELL COUNTY

Highlights:

- Median Sales Price is down 1.1% over a 12 month rolling average and down 2.0% from the same month last year.
- Inventory of Homes for Sale is up 71.2% over a 12 month rolling average and up 132.0% from the same month last year.
- Closed Sales is down 13.0% over a 12 month average but up 45.7% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	136.7%	31.1%	69.2%
Same Month Last Year	74.2%	45.7%	132.0%



	January 2023		January 2024	+ / -	12 Month Avg	+ / -
New Listings	492		857	74.2%	599	-6.0%
Closed Sales	278		405	45.7%	415	-13.0%
Median Sales Price	\$275,000		\$269,605	-2.0%	\$270,041	-1.1%
Average Sales Price	\$304,121		\$290,555	-4.5%	\$310,381	2.6%
List to Sale Price Ratio	96.0%		96.8%	0.8%	98.3%	0.8%
Days on Market	71		84	18.3%	69	101.5%
Inventory of Homes for Sale	1170		2714	132.0%	1532	71.2%
Months Supply of Inventory	4.2		6.7	59.1%	3.8	97.0%

% Change in Median Price

