



BROKERS • COLONIAL • DONAHOE

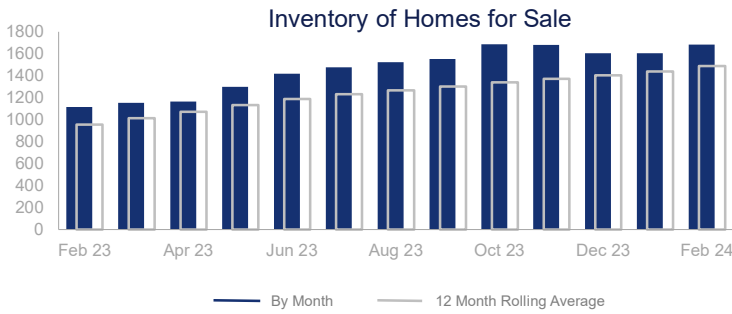
Market Report | February 2024

BELL COUNTY

Highlights:

- Median Sales Price is down 1.0% over a 12 month rolling average but up 5.8% from the same month last year.
- Inventory of Homes for Sale is up 55.7% over a 12 month rolling average and up 50.8% from the same month last year.
- Closes Sales are down 11.6% over a 12 month rolling average and down 3.8% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-27.1%	-13.3%	4.9%
Same Month Last Year	41.4%	-3.8%	50.8%



	February 2023		February 2024	+ / -	12 Month Avg	+ / -
New Listings	442		625	41.4%	615	-3.0%
Closed Sales	365		351	-3.8%	413	-11.6%
Median Sales Price	\$255,000		\$269,900	5.8%	\$271,138	-1.0%
Average Sales Price	\$296,116		\$292,242	-1.3%	\$310,147	2.0%
List to Sale Price Ratio	97.0%		97.0%	0.0%	98.3%	0.6%
Days on Market	74		94	27.0%	70	89.3%
Inventory of Homes for Sale	1116		1683	50.8%	1487	55.7%
Months Supply of Inventory	3.1		4.8	56.5%	3.7	72.9%

% Change in Median Price

