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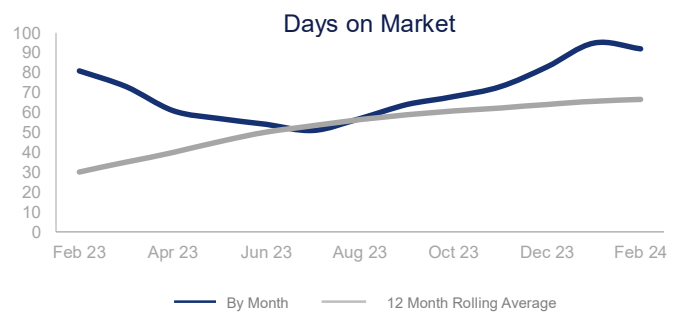
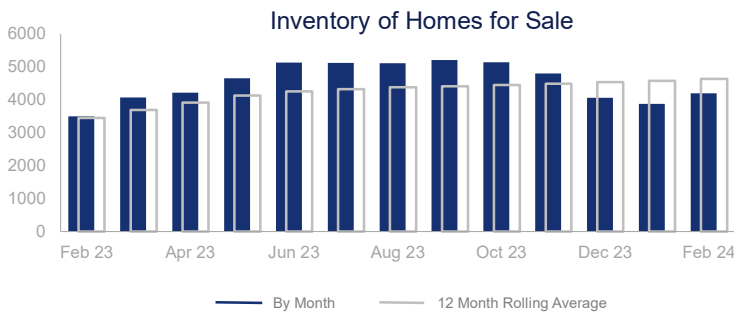
## Market Report | February 2024

### TRAVIS COUNTY

#### Highlights:

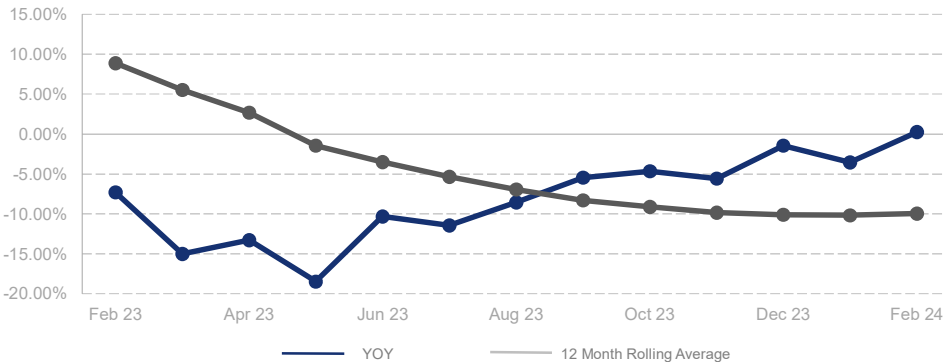
- Median Sales Price is down 10.0% over a 12 month rolling average but up 0.2% from the same month last year.
- Inventory of Homes for Sale is up 34.2% over a 12 month rolling average and up 19.9% from the same month last year.
- Closes Sales are down 6.6% over a 12 month rolling average but up 9.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	<b>40.1%</b>	<b>36.4%</b>	<b>8.4%</b>
Same Month Last Year	<b>42.5%</b>	<b>9.0%</b>	<b>19.9%</b>



	February 2023		February 2024	+ / -	12 Month Avg	+ / -
New Listings	1375		<b>1959</b>	42.5%	<b>1809</b>	-3.0%
Closed Sales	904		<b>985</b>	9.0%	<b>1100</b>	-6.6%
Median Sales Price	\$498,783		<b>\$500,000</b>	0.2%	<b>\$520,542</b>	-10.0%
Average Sales Price	\$630,745		<b>\$661,932</b>	4.9%	<b>\$695,308</b>	-6.3%
List to Sale Price Ratio	90.9%		<b>93.4%</b>	2.7%	<b>94.1%</b>	-0.1%
Days on Market	81		<b>92</b>	13.6%	<b>67</b>	120.7%
Inventory of Homes for Sale	3495		<b>4191</b>	19.9%	<b>4625</b>	34.2%
Months Supply of Inventory	3.9		<b>4.3</b>	9.8%	<b>4.4</b>	31.9%

#### % Change in Median Price



The source of the data for this report is the MLS, Local Association of Realtors and Construction Monitor.