



BROKERS • COLONIAL • DONAHOE

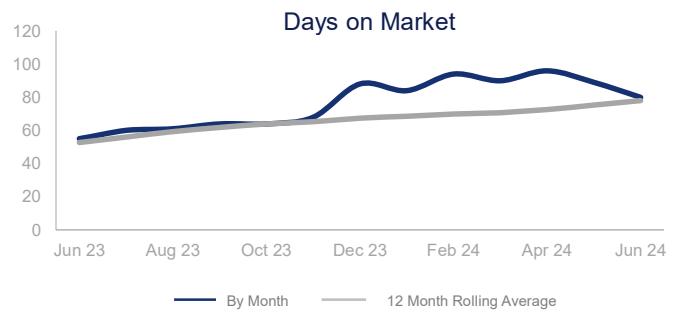
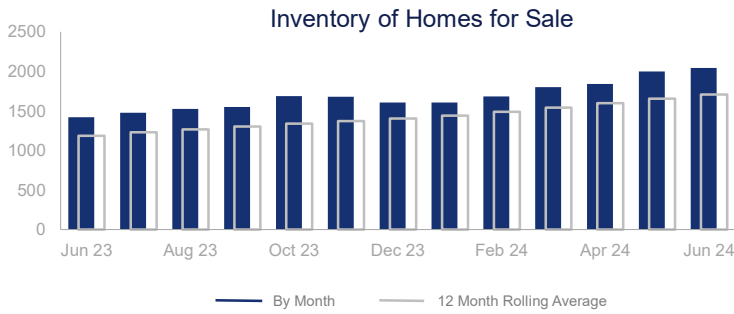
Market Report | June 2024

BELL COUNTY

Highlights:

- Median Sales Price is down 0.1% over a 12 month rolling average and prices have continued to slowly decline the first half of 2024.
- Inventory of Homes for Sale is up 43.9% over a 12 month rolling average and up 44.0% from the same month last year.
- Days on Market is up 48.0% over a 12 month rolling average and up 45.5% from the same month last year.

| | Change in New Listings | Change in Closed Sales | Change in Inventory |
|----------------------|------------------------|------------------------|---------------------|
| Last Month | -13.9% | -6.7% | 2.2% |
| Same Month Last Year | -11.5% | -25.4% | 44.0% |



| | June 2023 | | June 2024 | + / - | 12 Month Avg | + / - |
|-----------------------------|-----------|--|------------------|--------|------------------|--------|
| New Listings | 720 | | 637 | -11.5% | 616 | -0.2% |
| Closed Sales | 559 | | 417 | -25.4% | 395 | -10.6% |
| Median Sales Price | \$289,005 | | \$285,000 | -1.4% | \$271,857 | -0.1% |
| Average Sales Price | \$323,218 | | \$322,773 | -0.1% | \$302,499 | -3.0% |
| List to Sale Price Ratio | 100.0% | | 98.4% | -1.6% | 97.9% | -0.9% |
| Days on Market | 55 | | 80 | 45.5% | 78 | 48.0% |
| Inventory of Homes for Sale | 1418 | | 2042 | 44.0% | 1707 | 43.9% |
| Months Supply of Inventory | 2.5 | | 4.9 | 93.3% | 4.4 | 53.2% |

% Change in Median Price

