



BROKERS • COLONIAL • DONAHOE

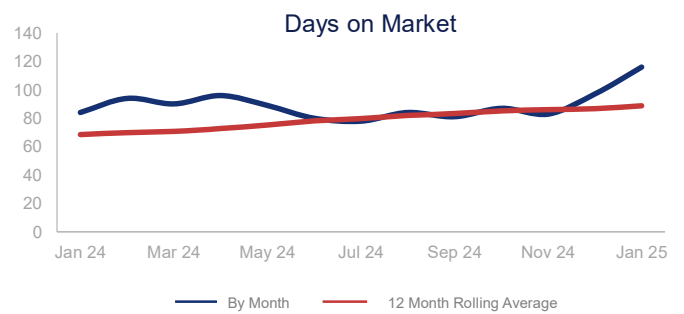
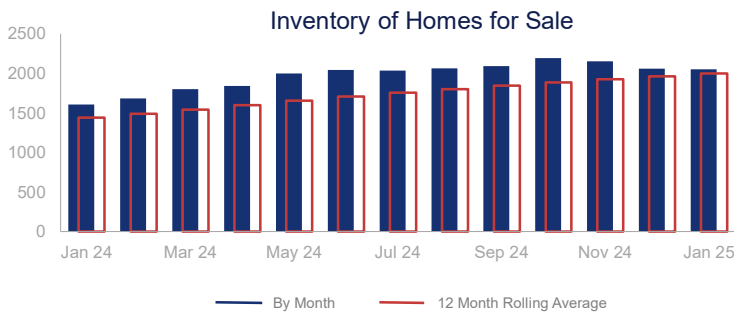
Market Report | January 2025

BELL COUNTY

Highlights:

- Median Sales Price is up 2.2% over a 12 month rolling average but down 0.9% from the same month last year.
- Inventory of Homes for Sale is up 39.0% over a 12 month rolling average and up 27.9% from the same month last year.
- Days on Market is up 29.5% over a 12 month rolling average and up 38.1% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	58.0%	-16.0%	-0.3%
Same Month Last Year	-33.3%	-29.9%	27.9%



	January 2024		January 2025	+ / -	12 Month Avg	+ / -
New Listings	857		572	-33.3%	601	0.3%
Closed Sales	405		284	-29.9%	387	-6.7%
Median Sales Price	\$269,605		\$267,220	-0.9%	\$275,910	2.2%
Average Sales Price	\$290,555		\$294,410	1.3%	\$314,144	1.2%
List to Sale Price Ratio	96.8%		97.6%	0.8%	97.6%	-1.7%
Days on Market	84		116	38.1%	89	29.5%
Inventory of Homes for Sale	1604		2052	27.9%	2001	39.0%
Months Supply of Inventory	4.0		7.2	81.8%	5.2	45.0%

% Change in Median Price

