



NEWS RELEASE

For Immediate Release

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Sellers on Standby Throughout Collin County

PLANO, Texas—Collin County Area Realtors (CCAR) reports that many home sellers were on standby throughout the county as they waited longer and accepted less when selling their home compared to one year ago.

In August, Collin County homes remained on the market for an average of 49 days before going under contract for 95.4% of the original list price. Negotiable sellers accepted a median sales price of \$509,845, a 1.2% decline in sales price from one year ago.

While listings stayed on the market longer, there were also 11.3% more new listings than one year ago (2,133 vs. 1,917), an increase that continued fuel the county's 3.8 months of inventory—the same amount as July 2024. A market with 6 months of inventory is considered balanced.

“This is not a pandemic market. Selling a home requires patience and the expertise of a Realtor to ensure properties are priced right and prepared for the current market. August's market required furniture to be moved, walls to be painted and an appropriate original list price,” said Jamuna Thill, CCAR President.

Statewide, housing inventory increased by an impressive 35.7%, creating 4.8 months of inventory. The median price for home sales in Texas remained unchanged from one year ago, \$340,000. Median prices varied across major counties in Texas, with Dallas County at \$359,450, Harris County at \$320,000, and Travis County at \$524,000.

Thill reminds the public that “markets change constantly, and home sellers must be prepared.” Collin County Area Realtors have the education, expertise and experience to navigate today's market.

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