

Monthly Indicators

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



February 2025

U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

New Listings in the North Texas region were up 1.8 percent to 14,185. Pending Sales decreased 12.0 percent to 8,232. Inventory grew 26.4 percent to 39,213 units.

Prices moved higher as Median Sales Price was up 1.0 percent to \$373,500. Days on Market increased 18.0 percent to 72. Months Supply of Inventory was up 23.5 percent to 4.2, indicating that supply increased relative to demand.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Quick Facts

- 6.7%

+ 1.0%

+ 26.4%

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

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Market Overview

Key market metrics for the current month and year-to-date.



Key Metrics	Historical Sparklines	2-2024	2-2025	+/-	YTD 2024	YTD 2025	+/-
New Listings		13,933	14,185	+ 1.8%	26,081	29,014	+ 11.2%
Pending Sales		9,357	8,232	- 12.0%	18,067	16,684	- 7.7%
Closed Sales		8,072	7,532	- 6.7%	14,568	14,104	- 3.2%
Days on Market Until Sale		61	72	+ 18.0%	61	71	+ 16.4%
Median Sales Price		\$369,918	\$373,500	+ 1.0%	\$365,000	\$370,000	+ 1.4%
Percent of Original List Price Received		95.1%	94.4%	- 0.7%	94.7%	94.1%	- 0.6%
Housing Affordability Index		87	87	0.0%	88	88	0.0%
Inventory of Homes for Sale		31,015	39,213	+ 26.4%	--	--	--
Months Supply of Homes for Sale		3.4	4.2	+ 23.5%	--	--	--

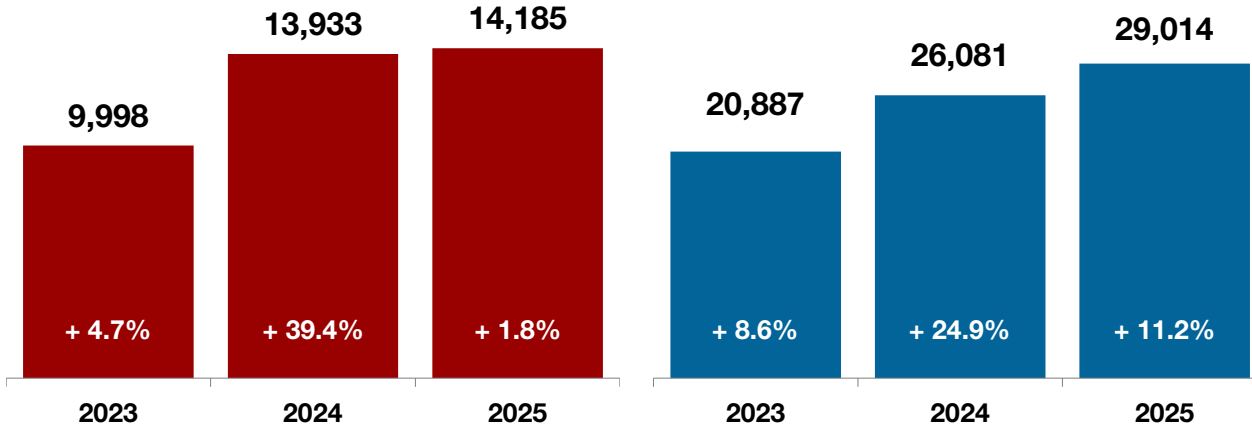
New Listings

A count of the properties that have been newly listed on the market in a given month.



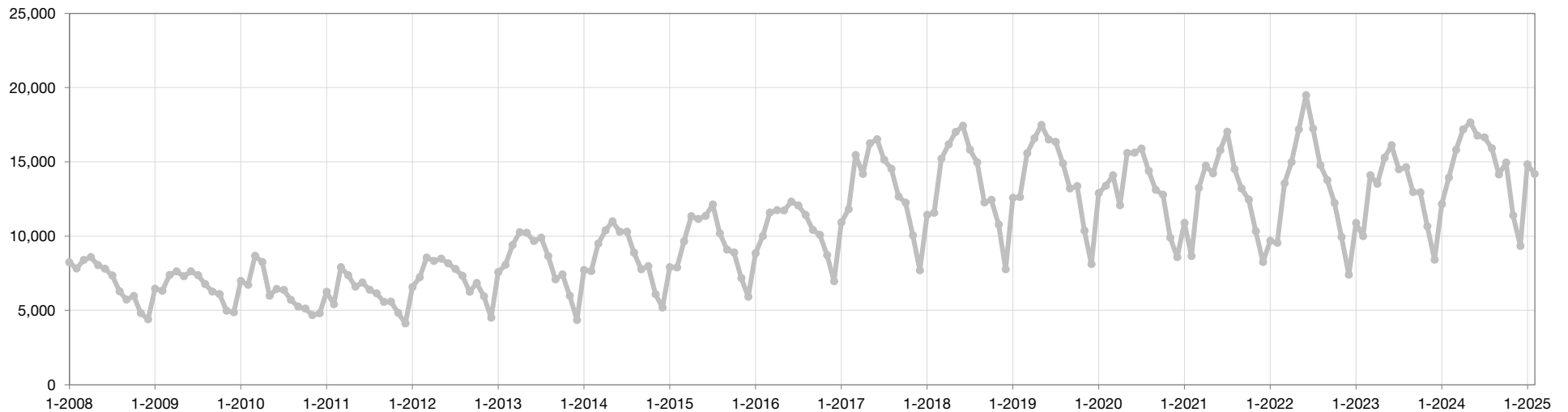
February

Year to Date



Month	Prior Year	Current Year	+ / -
March	14,091	15,800	+12.1%
April	13,517	17,182	+27.1%
May	15,284	17,642	+15.4%
June	16,108	16,756	+4.0%
July	14,487	16,631	+14.8%
August	14,624	15,910	+8.8%
September	12,965	14,145	+9.1%
October	12,940	14,947	+15.5%
November	10,662	11,389	+6.8%
December	8,399	9,332	+11.1%
January	12,148	14,829	+22.1%
February	13,933	14,185	+1.8%
12-Month Avg	13,263	14,896	+12.3%

Historical New Listings



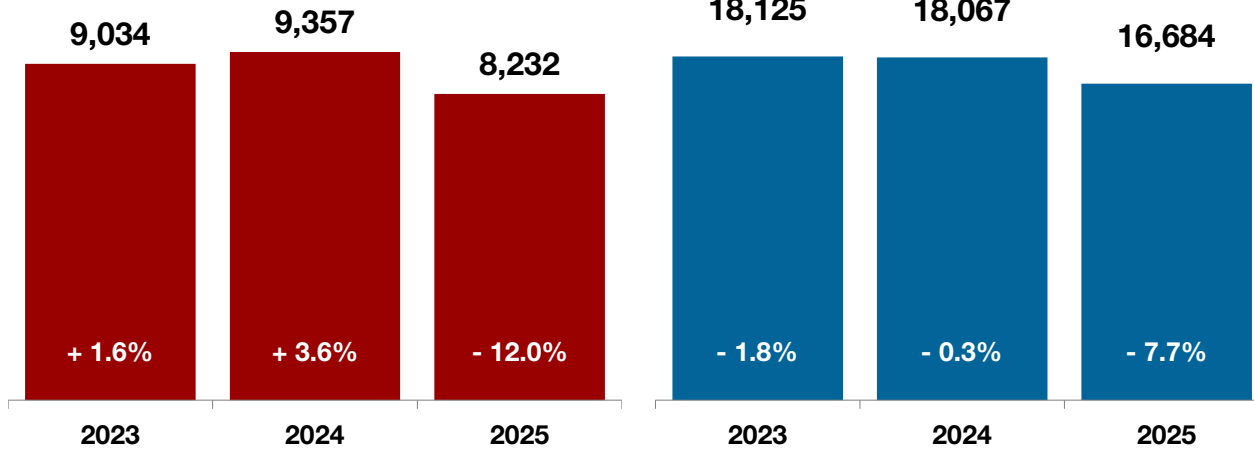
Pending Sales

A count of the properties on which offers have been accepted in a given month.



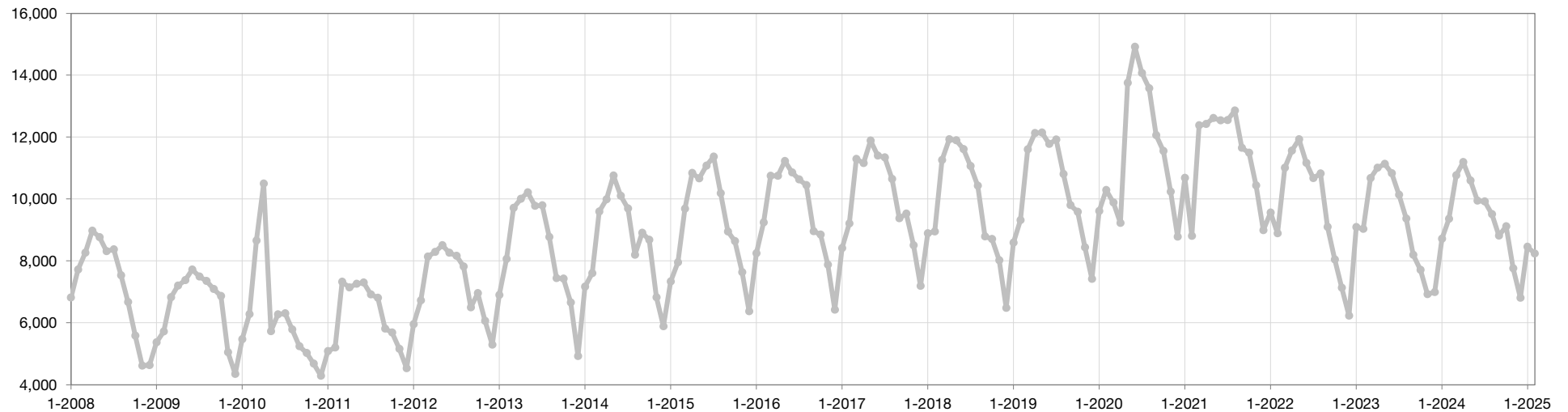
February

Year to Date



Month	Prior Year	Current Year	+ / -
March	10,668	10,760	+0.9%
April	11,005	11,191	+1.7%
May	11,133	10,596	-4.8%
June	10,834	9,943	-8.2%
July	10,134	9,921	-2.1%
August	9,362	9,507	+1.5%
September	8,192	8,816	+7.6%
October	7,705	9,118	+18.3%
November	6,923	7,763	+12.1%
December	6,988	6,801	-2.7%
January	8,710	8,452	-3.0%
February	9,357	8,232	-12.0%
12-Month Avg	9,251	9,258	+0.1%

Historical Pending Sales

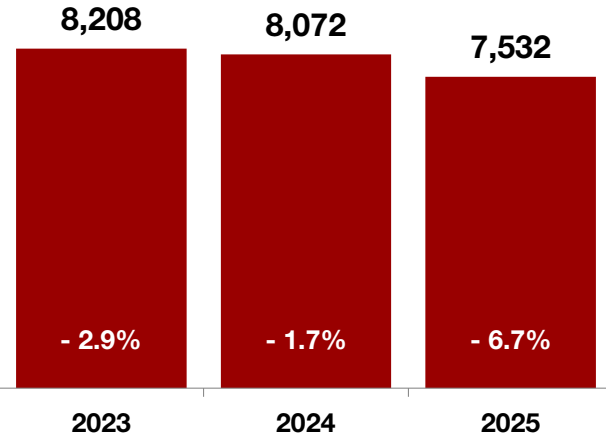


Closed Sales

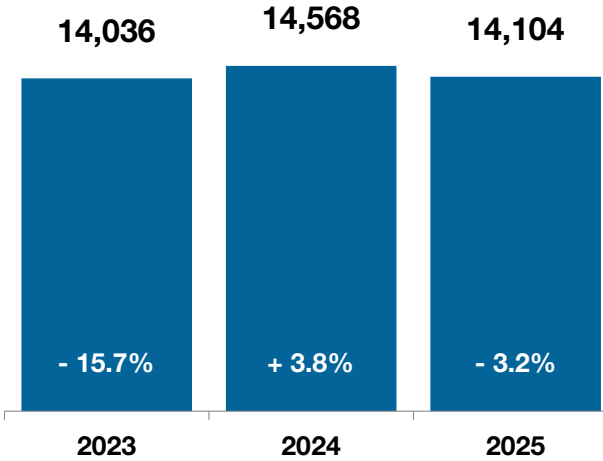
A count of the actual sales that closed in a given month.



February

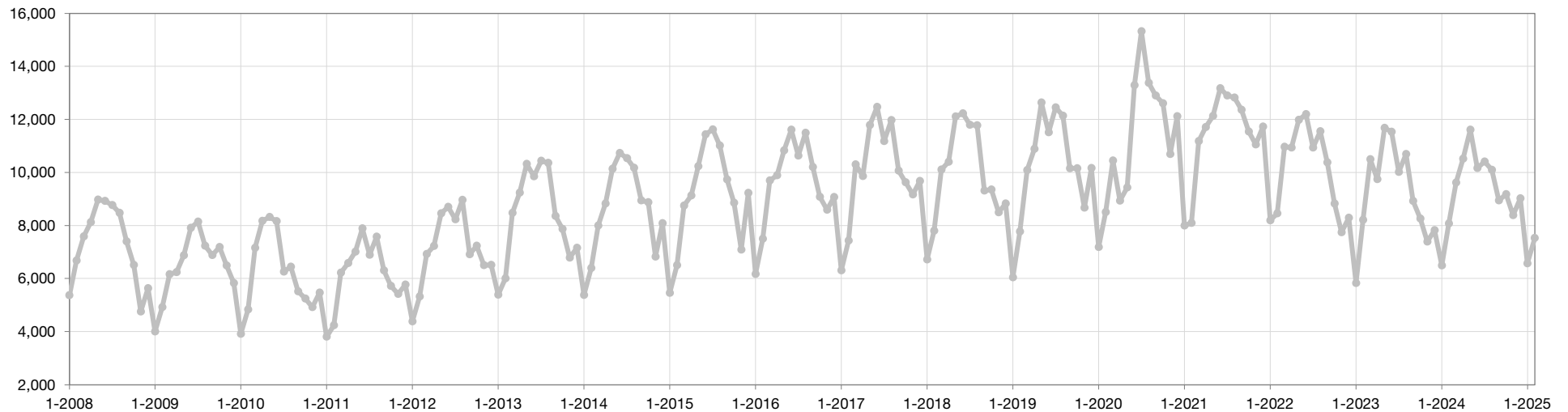


Year to Date



Month	Prior Year	Current Year	+ / -
March	10,492	9,620	-8.3%
April	9,743	10,512	+7.9%
May	11,676	11,605	-0.6%
June	11,535	10,168	-11.9%
July	10,014	10,404	+3.9%
August	10,689	10,098	-5.5%
September	8,922	8,947	+0.3%
October	8,264	9,175	+11.0%
November	7,389	8,386	+13.5%
December	7,825	9,026	+15.3%
January	6,496	6,572	+1.2%
February	8,072	7,532	-6.7%
12-Month Avg	9,260	9,337	+0.8%

Historical Closed Sales



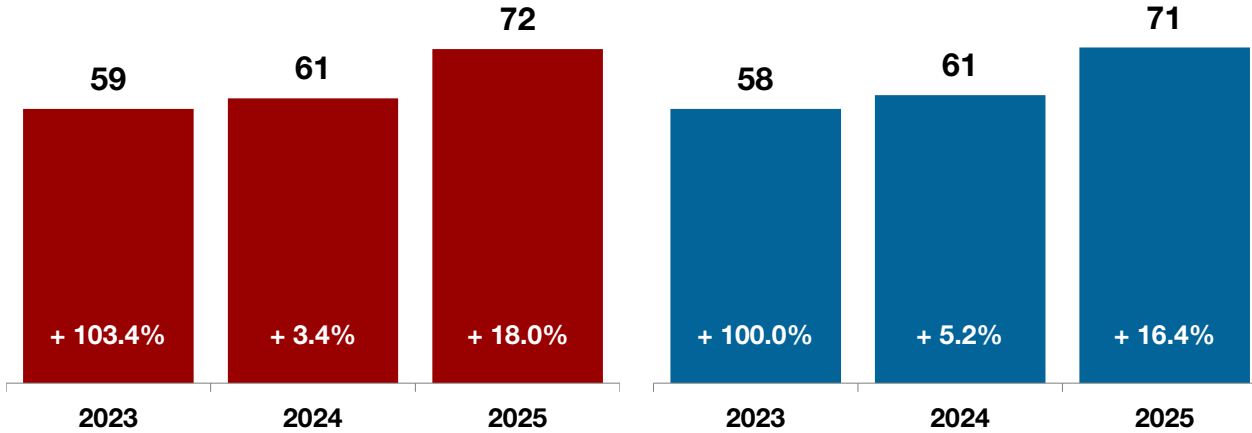
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.



February

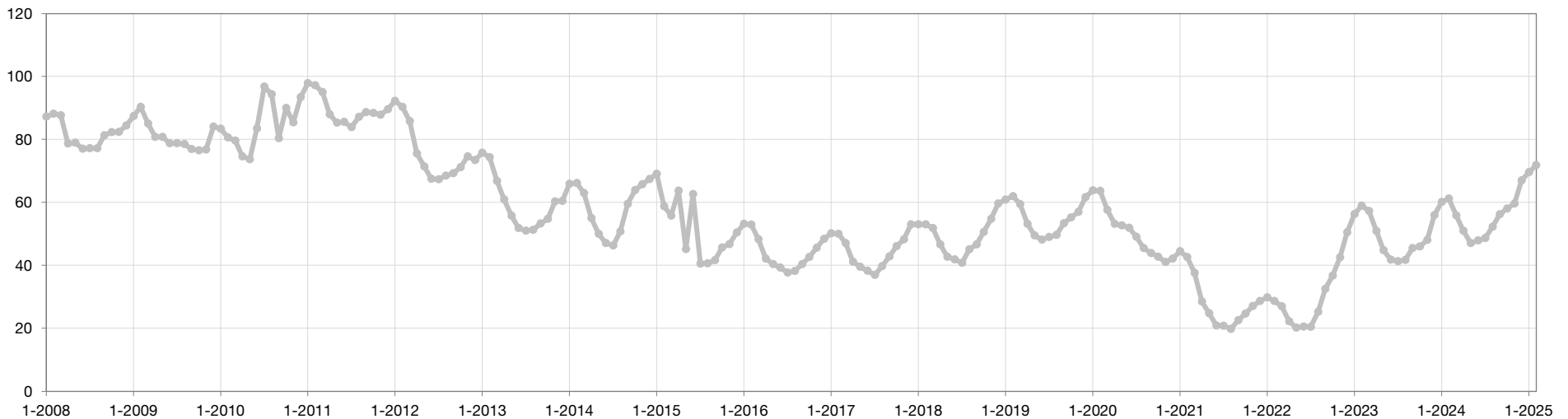
Year to Date



Month	Prior Year	Current Year	+ / -
March	57	56	-1.8%
April	51	51	0.0%
May	45	47	+4.4%
June	42	48	+14.3%
July	41	49	+19.5%
August	42	52	+23.8%
September	45	56	+24.4%
October	46	58	+26.1%
November	48	60	+25.0%
December	56	67	+19.6%
January	60	70	+16.7%
February	61	72	+18.0%
12-Month Avg*	49	57	+16.3%

* Days on Market for all properties from March 2024 through February 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale

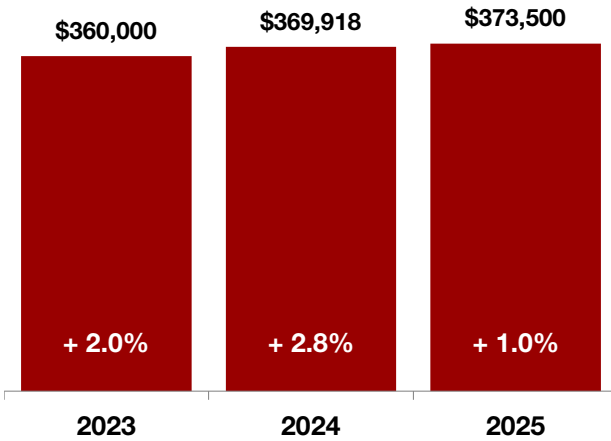


Median Sales Price

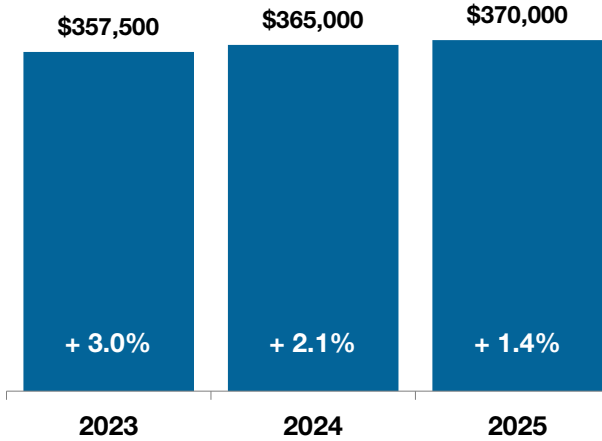
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



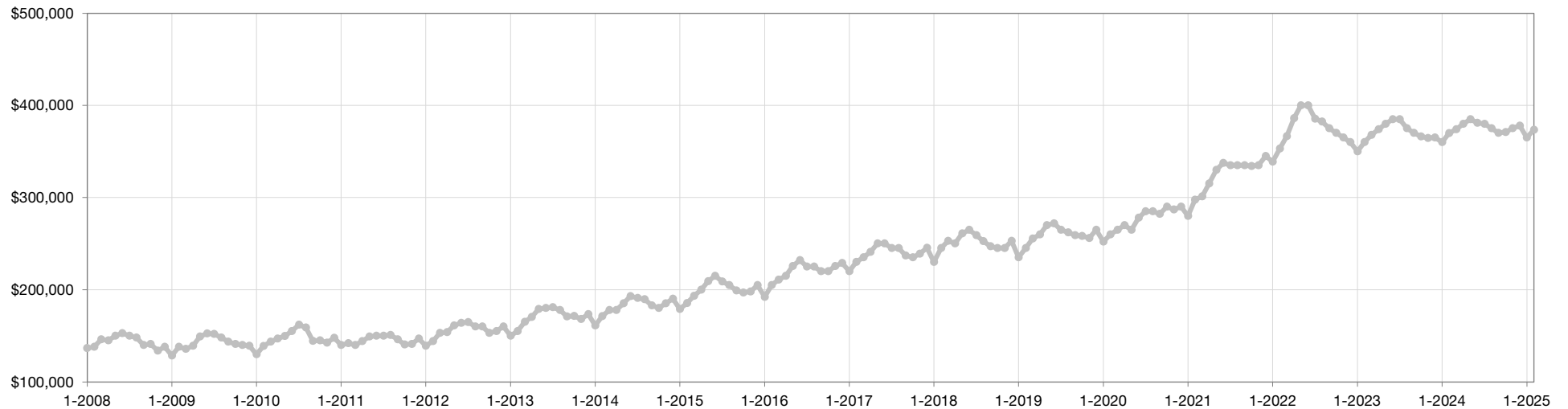
Year to Date



Month	Prior Year	Current Year	+ / -
March	\$367,818	\$373,919	+1.7%
April	\$373,875	\$380,000	+1.6%
May	\$380,000	\$384,900	+1.3%
June	\$385,000	\$380,995	-1.0%
July	\$385,000	\$379,990	-1.3%
August	\$375,000	\$375,000	0.0%
September	\$370,000	\$370,000	0.0%
October	\$366,175	\$371,000	+1.3%
November	\$364,500	\$375,000	+2.9%
December	\$365,000	\$378,000	+3.6%
January	\$360,000	\$365,000	+1.4%
February	\$369,918	\$373,500	+1.0%
12-Month Avg*	\$279,000	\$279,000	0.0%

* Median Sales Price for all properties from March 2024 through February 2025. This is not the average of the individual figures above.

Historical Median Sales Price

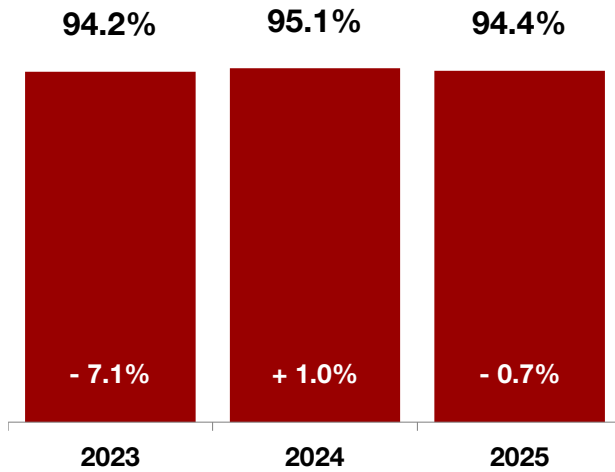


Percent of Original List Price Received

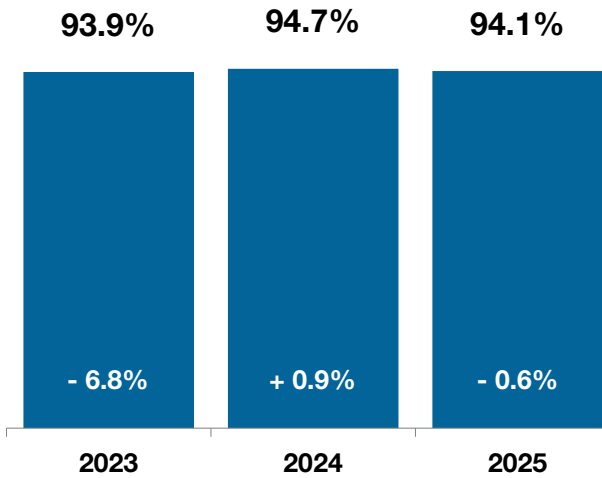
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



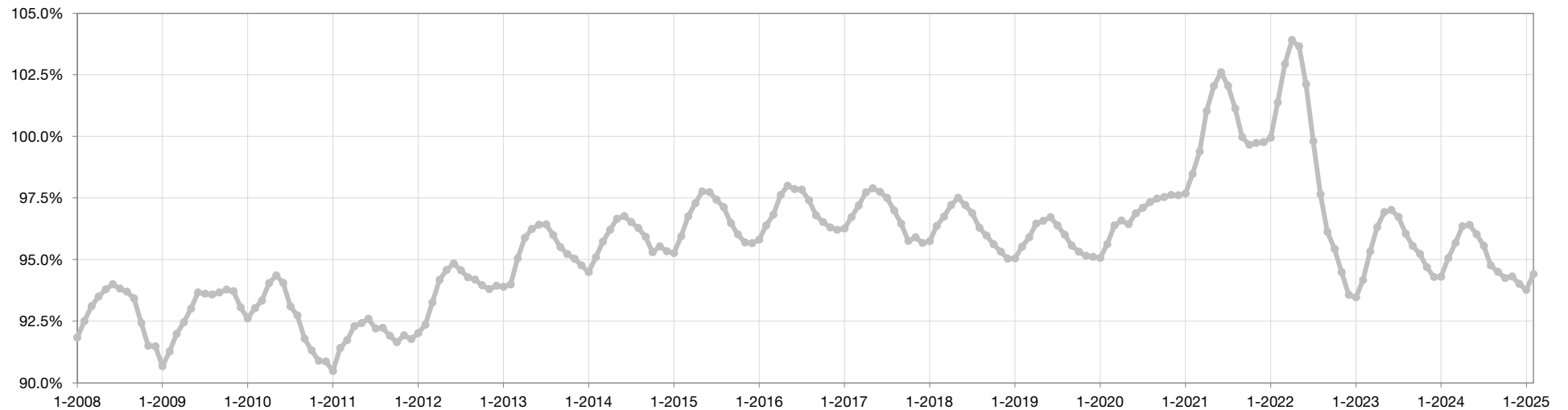
Year to Date



Month	Prior Year	Current Year	+ / -
March	95.3%	95.7%	+0.4%
April	96.3%	96.4%	+0.1%
May	96.9%	96.4%	-0.5%
June	97.0%	96.0%	-1.0%
July	96.7%	95.6%	-1.1%
August	96.0%	94.8%	-1.3%
September	95.6%	94.5%	-1.2%
October	95.2%	94.3%	-0.9%
November	94.7%	94.3%	-0.4%
December	94.3%	94.0%	-0.3%
January	94.3%	93.8%	-0.5%
February	95.1%	94.4%	-0.7%
12-Month Avg*	95.7%	95.2%	-0.5%

* Pct. of Orig. Price Received for all properties from March 2024 through February 2025. This is not the average of the individual figures above.

Historical Percent of Original List Price Received



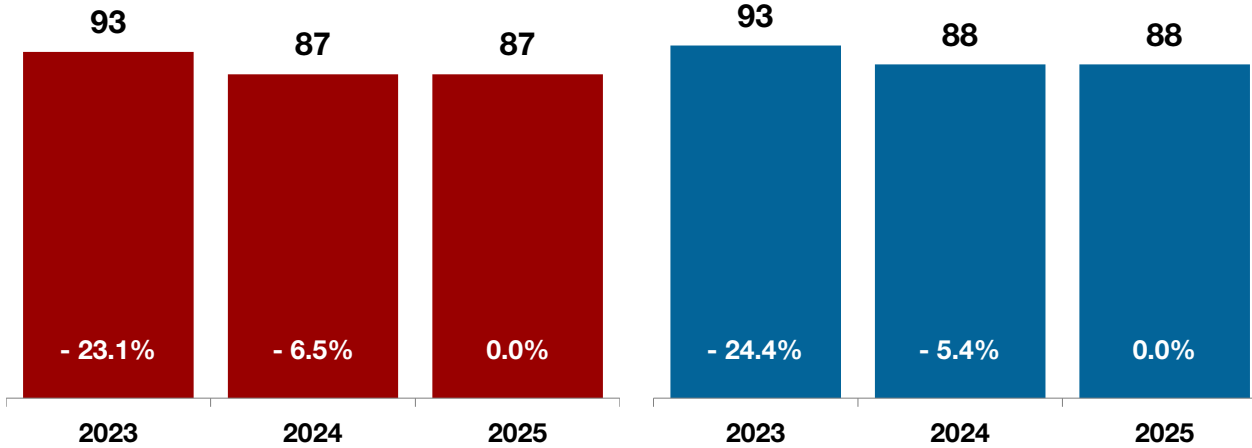
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



February

Year to Date



Month	Prior Year	Current Year	+ / -
March	92	87	-5.4%
April	90	83	-7.8%
May	87	83	-4.6%
June	85	85	0.0%
July	84	86	+2.4%
August	83	90	+8.4%
September	84	93	+10.7%
October	82	90	+9.8%
November	86	87	+1.2%
December	90	86	-4.4%
January	91	88	-3.3%
February	87	87	0.0%
12-Month Avg	87	87	0.0%

Historical Housing Affordability Index

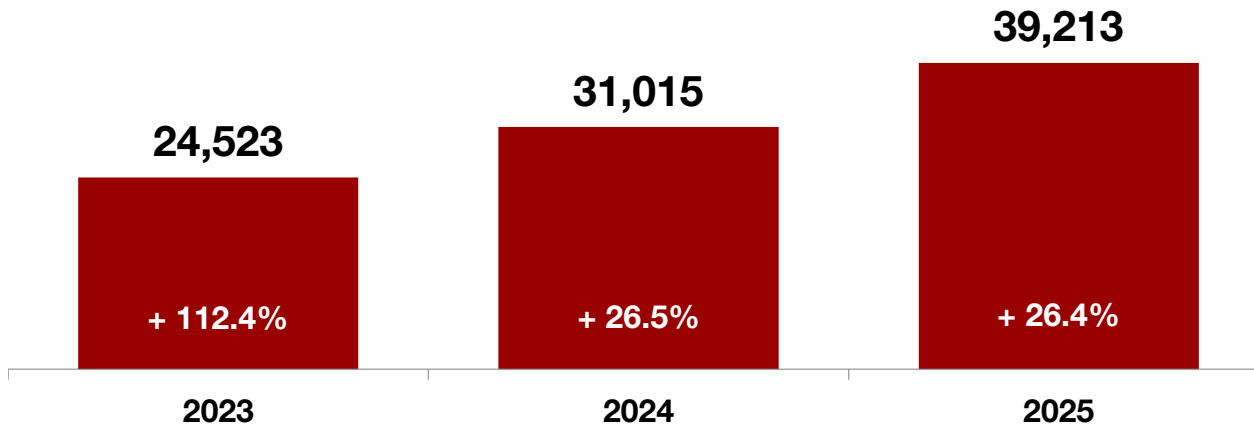


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

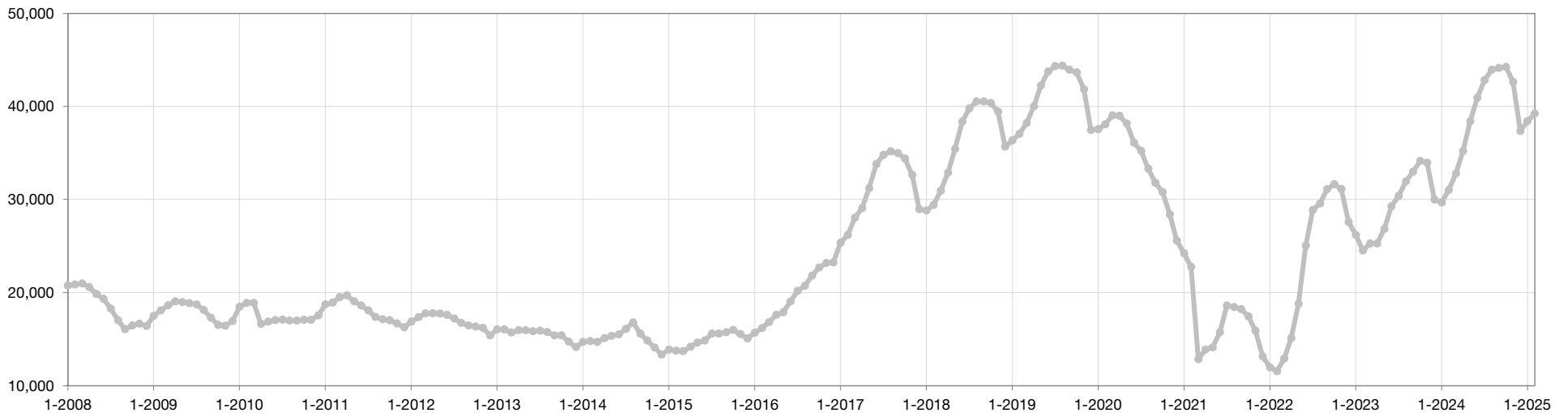


February



Month	Prior Year	Current Year	+ / -
March	25,255	32,805	+29.9%
April	25,259	35,193	+39.3%
May	26,813	38,402	+43.2%
June	29,252	40,909	+39.9%
July	30,363	42,811	+41.0%
August	31,943	43,922	+37.5%
September	32,974	44,138	+33.9%
October	34,148	44,234	+29.5%
November	33,928	42,625	+25.6%
December	29,967	37,333	+24.6%
January	29,664	38,399	+29.4%
February	31,015	39,213	+26.4%
12-Month Avg	30,048	39,999	+33.1%

Historical Inventory of Homes for Sale

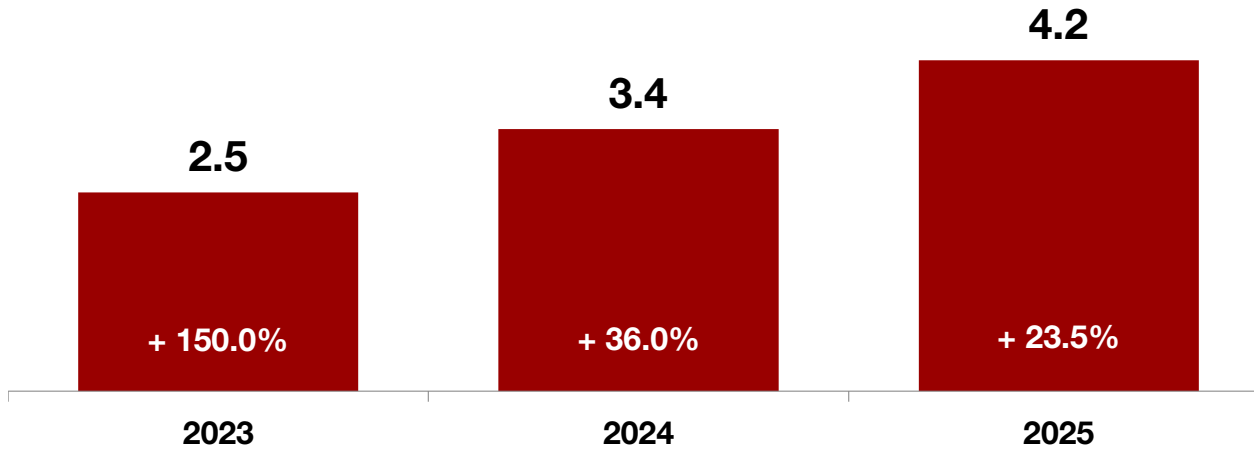


Months Supply of Homes for Sale

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



February



Month	Prior Year	Current Year	+ / -
March	2.6	3.5	+34.6%
April	2.6	3.8	+46.2%
May	2.8	4.2	+50.0%
June	3.1	4.5	+45.2%
July	3.2	4.7	+46.9%
August	3.4	4.8	+41.2%
September	3.6	4.8	+33.3%
October	3.7	4.7	+27.0%
November	3.7	4.5	+21.6%
December	3.2	4.0	+25.0%
January	3.2	4.1	+28.1%
February	3.4	4.2	+23.5%
12-Month Avg*	4.1	4.9	+19.5%

* Months Supply for all properties from March 2024 through February 2025. This is not the average of the individual figures above.

Historical Months Supply of Homes for Sale

