

Monthly Indicators

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



December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

New Listings in the North Texas region were down 2.4 percent to 9,325. Pending Sales decreased 3.2 percent to 6,771. Inventory grew 0.3 percent to 40,205 units.

Prices moved lower as Median Sales Price was down 5.3 percent to \$355,000. Days on Market increased 9.0 percent to 73. Months Supply of Inventory was down 2.4 percent to 4.1, indicating that demand increased relative to supply.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Quick Facts

+ 1.8%	- 5.3%	+ 0.3%
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	12-2024	12-2025	+/-	YTD 2024	YTD 2025	+/-
New Listings		9,551	9,325	- 2.4%	180,861	194,470	+ 7.5%
Pending Sales		6,993	6,771	- 3.2%	115,810	117,363	+ 1.3%
Closed Sales		9,318	9,486	+ 1.8%	116,009	116,736	+ 0.6%
Days on Market Until Sale		67	73	+ 9.0%	55	65	+ 18.2%
Median Sales Price		\$375,000	\$355,000	- 5.3%	\$372,500	\$367,000	- 1.5%
Percent of Original List Price Received		94.0%	92.7%	- 1.4%	95.1%	94.1%	- 1.1%
Housing Affordability Index		87	97	+ 11.5%	87	93	+ 6.9%
Inventory of Homes for Sale		40,083	40,205	+ 0.3%	--	--	--
Months Supply of Homes for Sale		4.2	4.1	- 2.4%	--	--	--

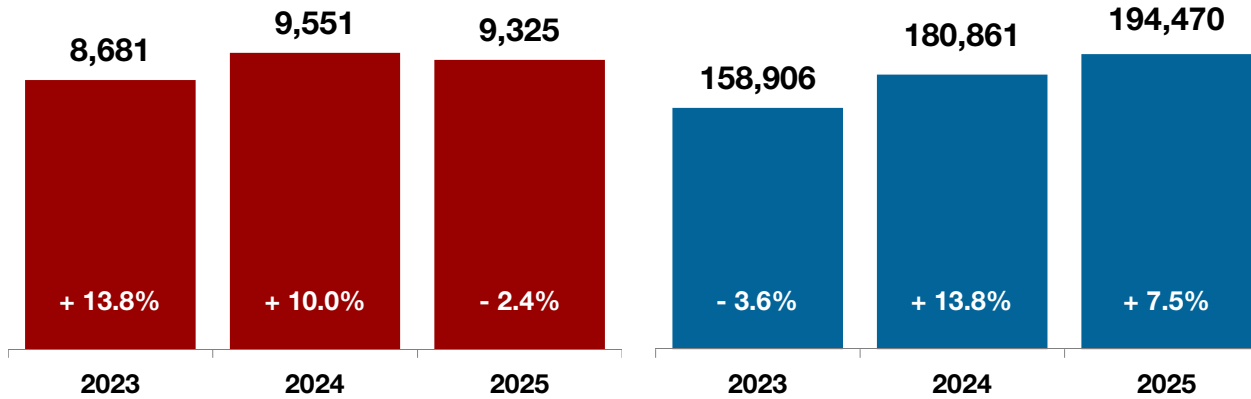
New Listings

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



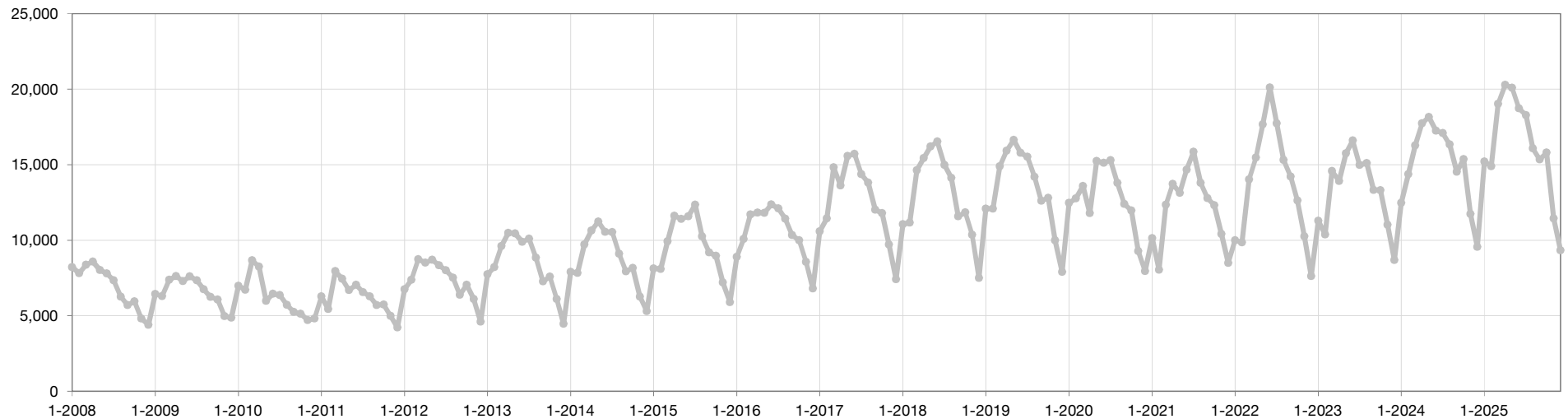
December

Year to Date



Month	Prior Year	Current Year	+ / -
January	12,468	15,209	+22.0%
February	14,366	14,886	+3.6%
March	16,275	19,026	+16.9%
April	17,729	20,281	+14.4%
May	18,160	20,093	+10.6%
June	17,242	18,731	+8.6%
July	17,096	18,268	+6.9%
August	16,339	16,075	-1.6%
September	14,523	15,340	+5.6%
October	15,371	15,795	+2.8%
November	11,741	11,441	-2.6%
December	9,551	9,325	-2.4%
12-Month Avg	15,072	16,206	+7.5%

Historical New Listings



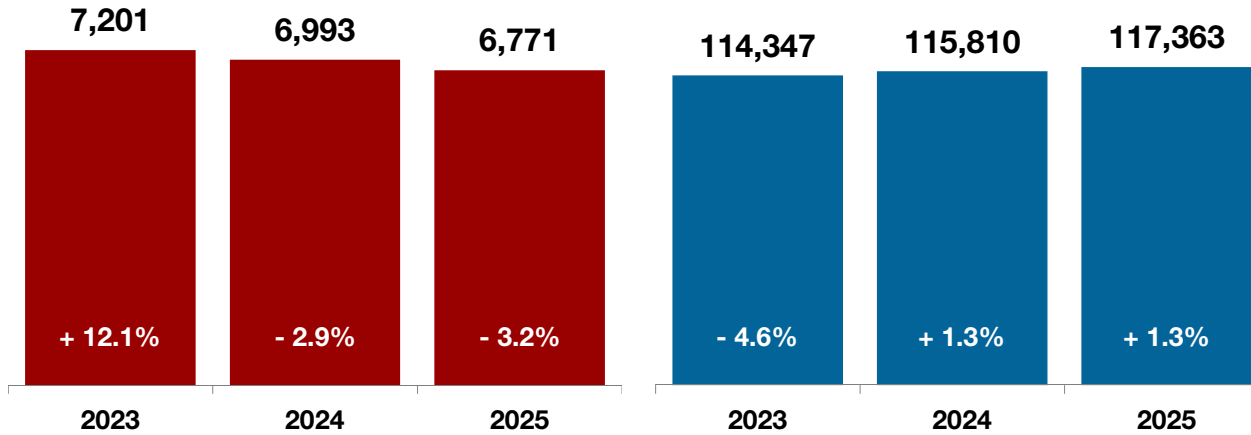
Pending Sales

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



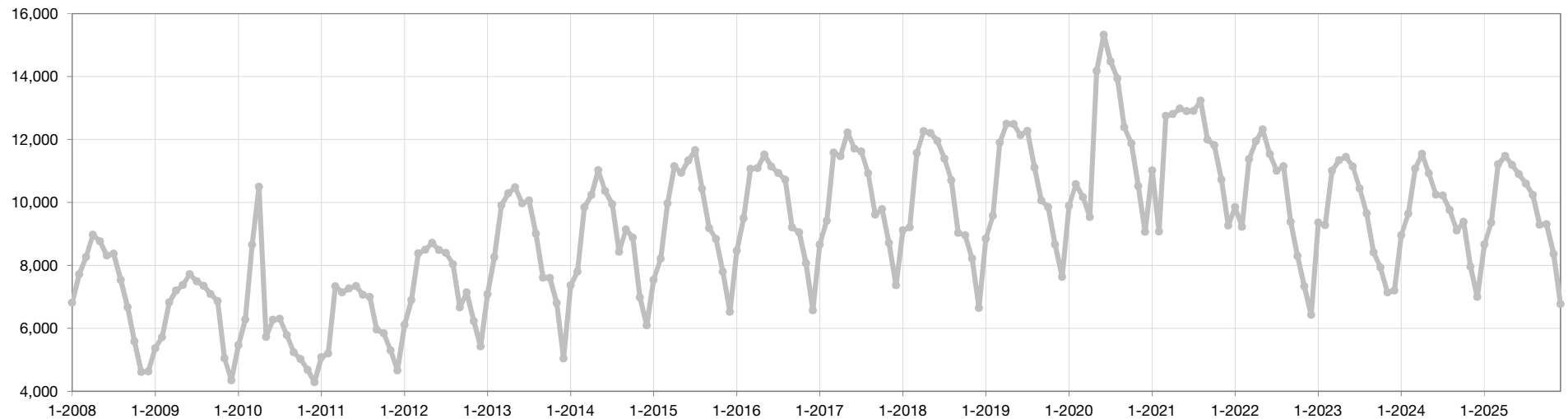
December

Year to Date



Month	Prior Year	Current Year	+ / -
January	8,959	8,663	-3.3%
February	9,641	9,354	-3.0%
March	11,073	11,210	+1.2%
April	11,541	11,477	-0.6%
May	10,921	11,193	+2.5%
June	10,248	10,898	+6.3%
July	10,220	10,598	+3.7%
August	9,762	10,239	+4.9%
September	9,108	9,291	+2.0%
October	9,381	9,311	-0.7%
November	7,963	8,358	+5.0%
December	6,993	6,771	-3.2%
12-Month Avg	9,651	9,780	+1.3%

Historical Pending Sales

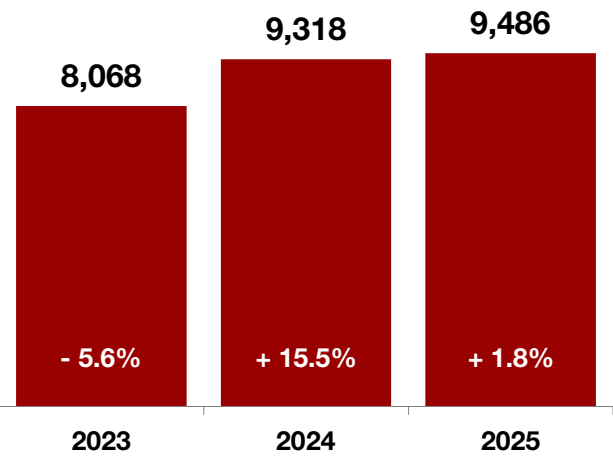


Closed Sales

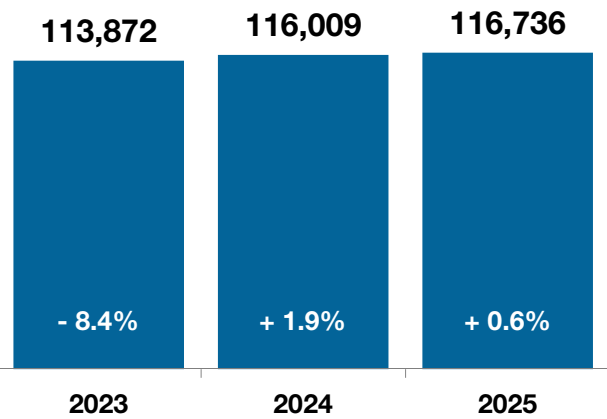
A count of the actual sales that closed in a given month.



December

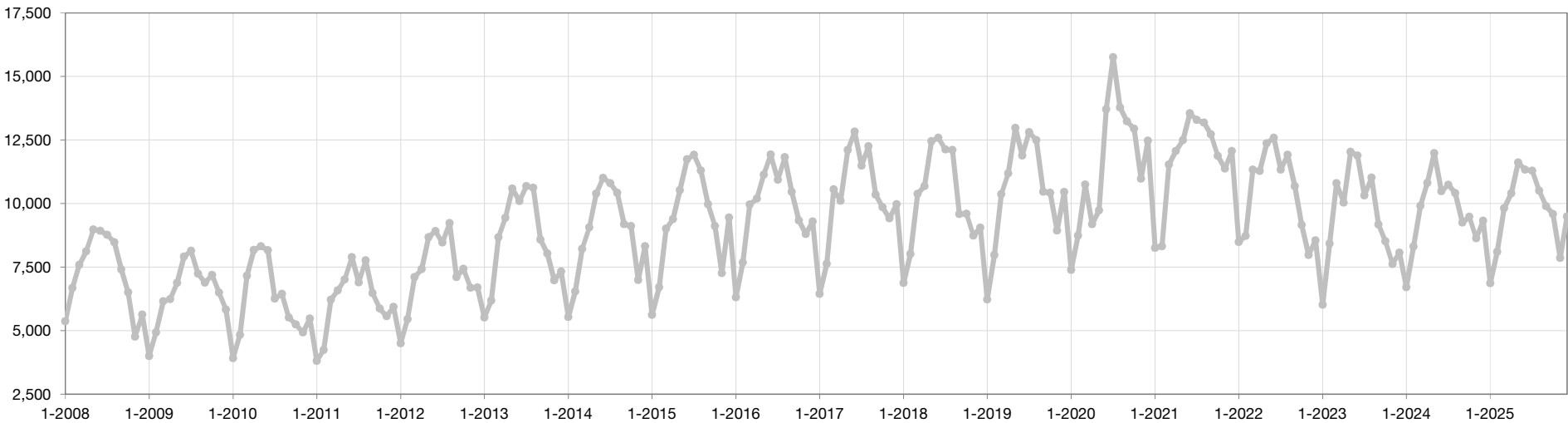


Year to Date



Month	Prior Year	Current Year	+ / -
January	6,704	6,864	+2.4%
February	8,309	8,097	-2.6%
March	9,904	9,812	-0.9%
April	10,810	10,399	-3.8%
May	11,979	11,610	-3.1%
June	10,486	11,332	+8.1%
July	10,730	11,289	+5.2%
August	10,411	10,509	+0.9%
September	9,247	9,898	+7.0%
October	9,481	9,583	+1.1%
November	8,630	7,857	-9.0%
December	9,318	9,486	+1.8%
12-Month Avg	9,667	9,728	+0.6%

Historical Closed Sales

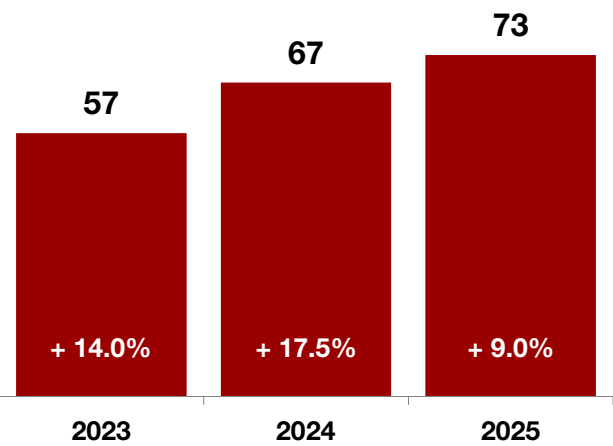


Days on Market Until Sale

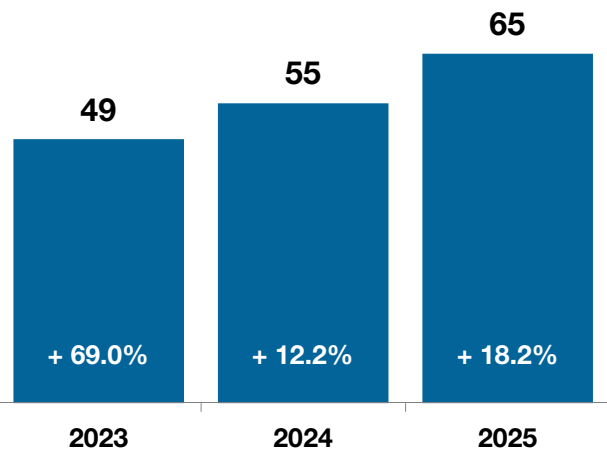
Average number of days between when a property is listed and when an offer is accepted in a given month.



December



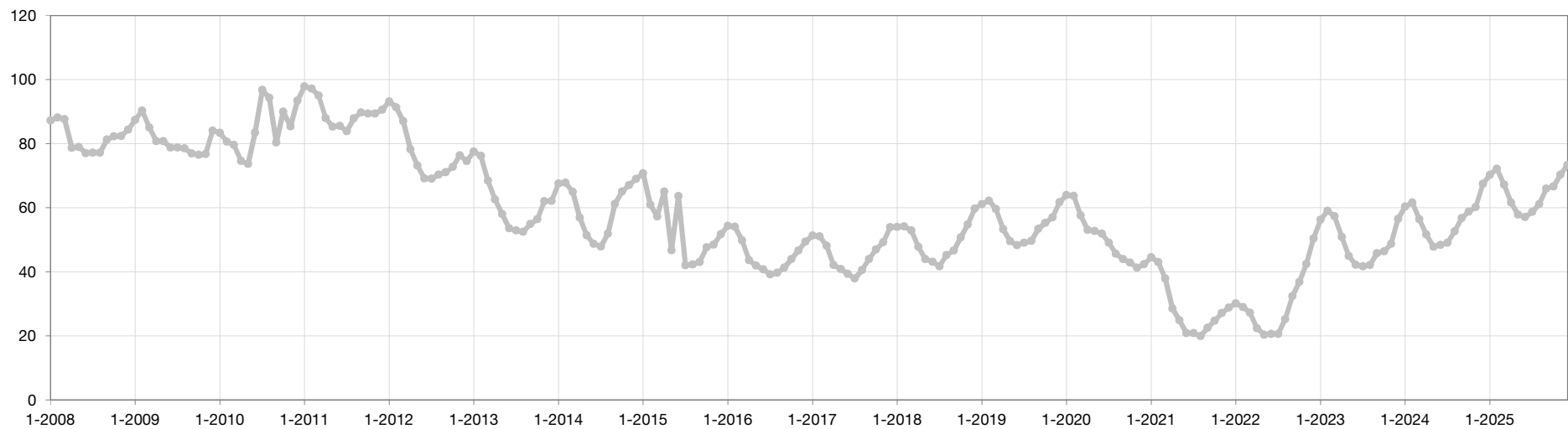
Year to Date



Month	Prior Year	Current Year	+ / -
January	60	70	+16.7%
February	62	72	+16.1%
March	56	67	+19.6%
April	52	62	+19.2%
May	48	58	+20.8%
June	48	57	+18.8%
July	49	59	+20.4%
August	53	61	+15.1%
September	57	66	+15.8%
October	59	67	+13.6%
November	60	70	+16.7%
December	67	73	+9.0%
12-Month Avg*	56	63	+12.5%

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

Historical Days on Market Until Sale

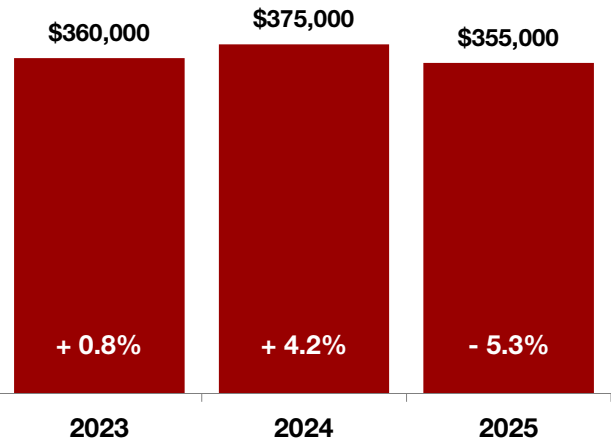


Median Sales Price

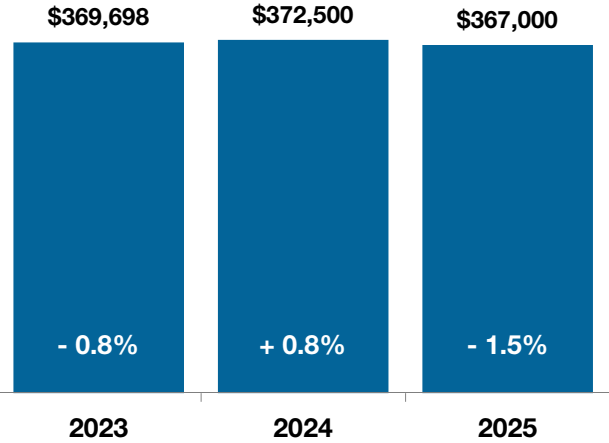
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



December



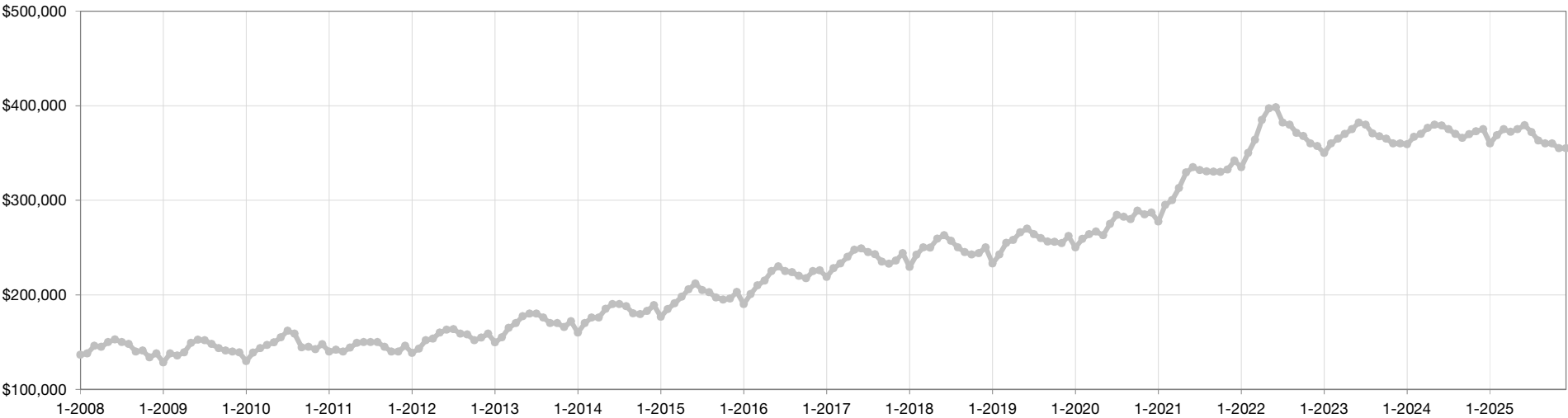
Year to Date



Month	Prior Year	Current Year	+ / -
January	\$359,090	\$360,000	+0.3%
February	\$366,990	\$368,796	+0.5%
March	\$369,990	\$375,000	+1.4%
April	\$376,482	\$372,350	-1.1%
May	\$380,000	\$374,999	-1.3%
June	\$378,950	\$379,350	+0.1%
July	\$375,000	\$371,990	-0.8%
August	\$370,000	\$363,000	-1.9%
September	\$366,000	\$360,000	-1.6%
October	\$369,900	\$360,000	-2.7%
November	\$372,955	\$354,945	-4.8%
December	\$375,000	\$355,000	-5.3%
12-Month Avg*	\$279,000	\$270,000	-3.2%

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

Historical Median Sales Price



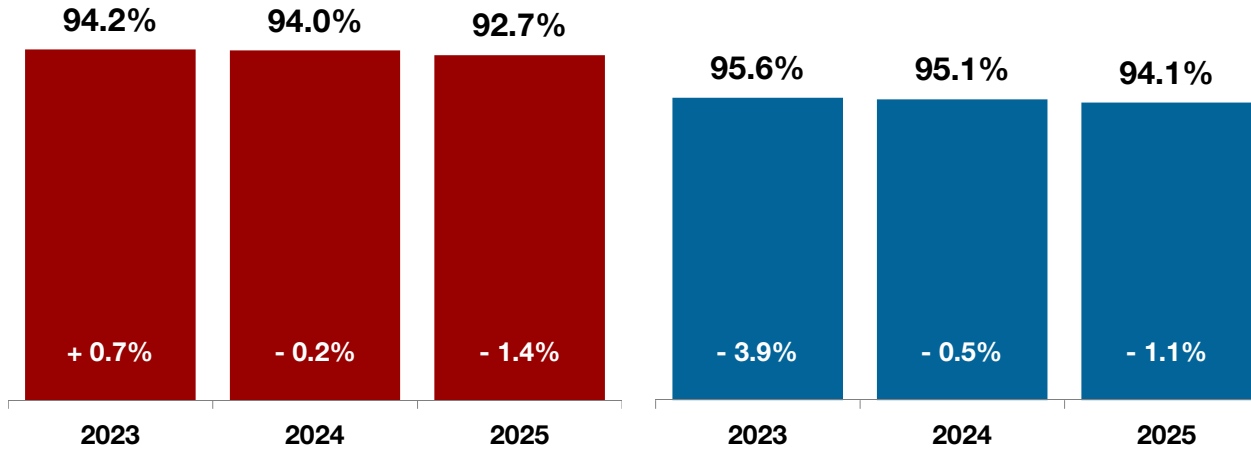
Percent of Original List Price Received

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.



December

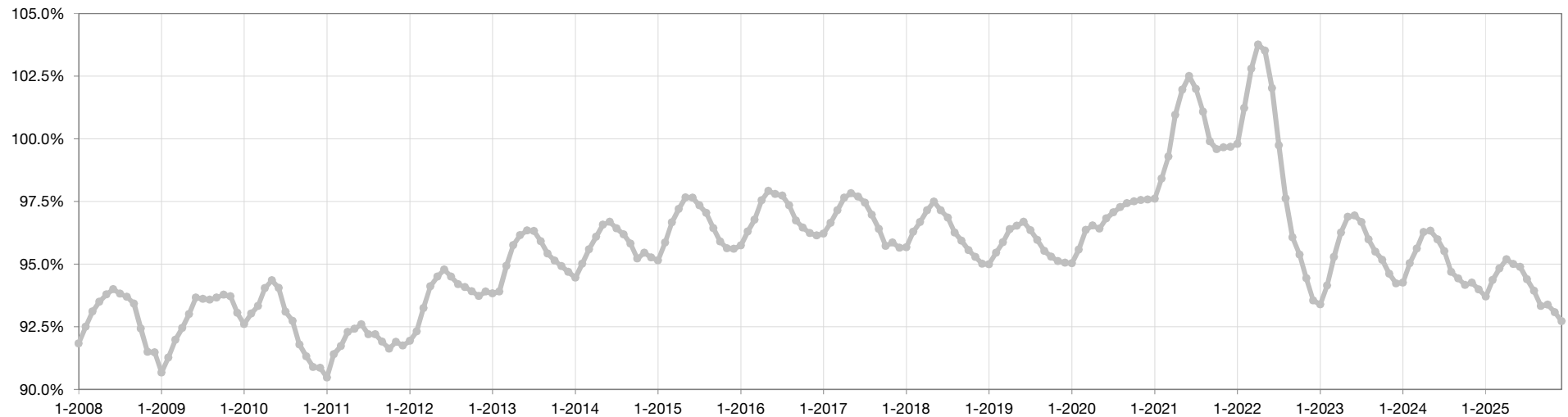
Year to Date



Month	Prior Year	Current Year	+ / -
January	94.3%	93.7%	-0.6%
February	95.0%	94.4%	-0.6%
March	95.6%	94.8%	-0.8%
April	96.3%	95.2%	-1.1%
May	96.3%	95.0%	-1.3%
June	96.0%	94.9%	-1.1%
July	95.5%	94.4%	-1.2%
August	94.7%	93.9%	-0.8%
September	94.4%	93.3%	-1.2%
October	94.2%	93.4%	-0.8%
November	94.3%	93.1%	-1.3%
December	94.0%	92.7%	-1.4%
12-Month Avg*	95.2%	94.6%	-0.6%

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

Historical Percent of Original List Price Received

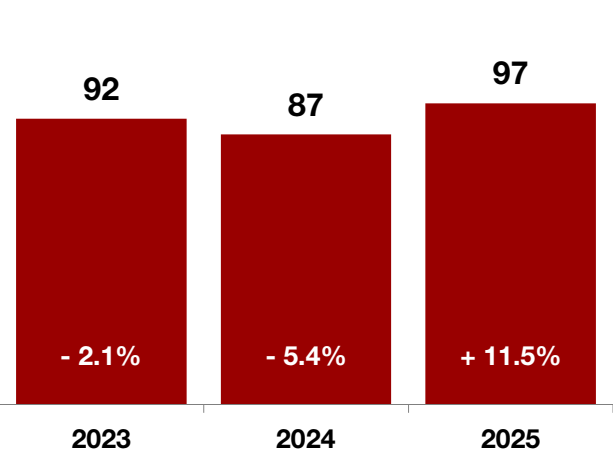


Housing Affordability Index

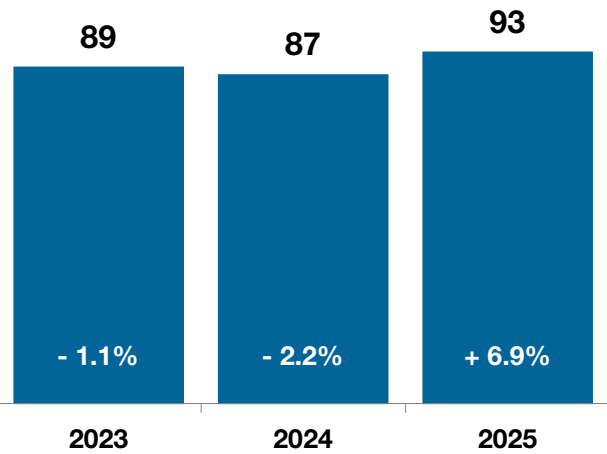
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



December

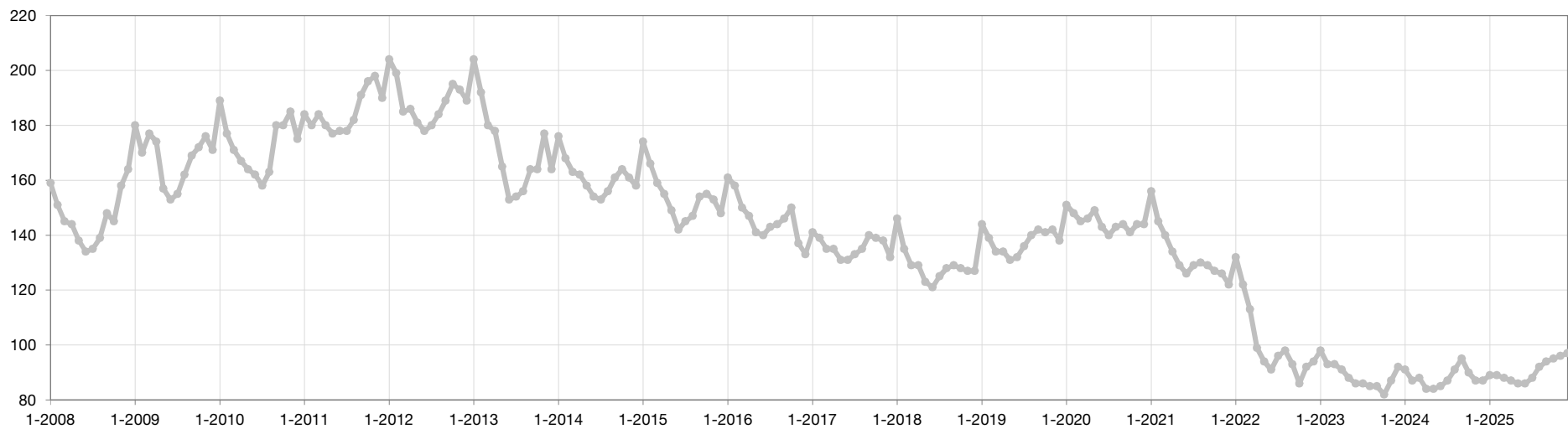


Year to Date



Month	Prior Year	Current Year	+ / -
January	91	89	-2.2%
February	87	89	+2.3%
March	88	88	0.0%
April	84	87	+3.6%
May	84	86	+2.4%
June	85	86	+1.2%
July	87	88	+1.1%
August	91	92	+1.1%
September	95	94	-1.1%
October	90	95	+5.6%
November	87	96	+10.3%
December	87	97	+11.5%
12-Month Avg	88	91	+3.4%

Historical Housing Affordability Index

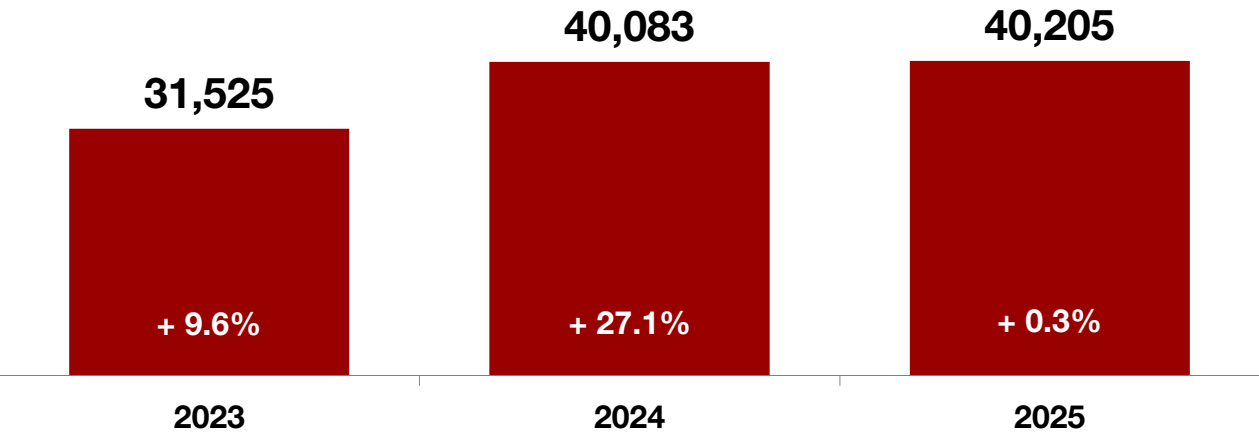


Inventory of Homes for Sale

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

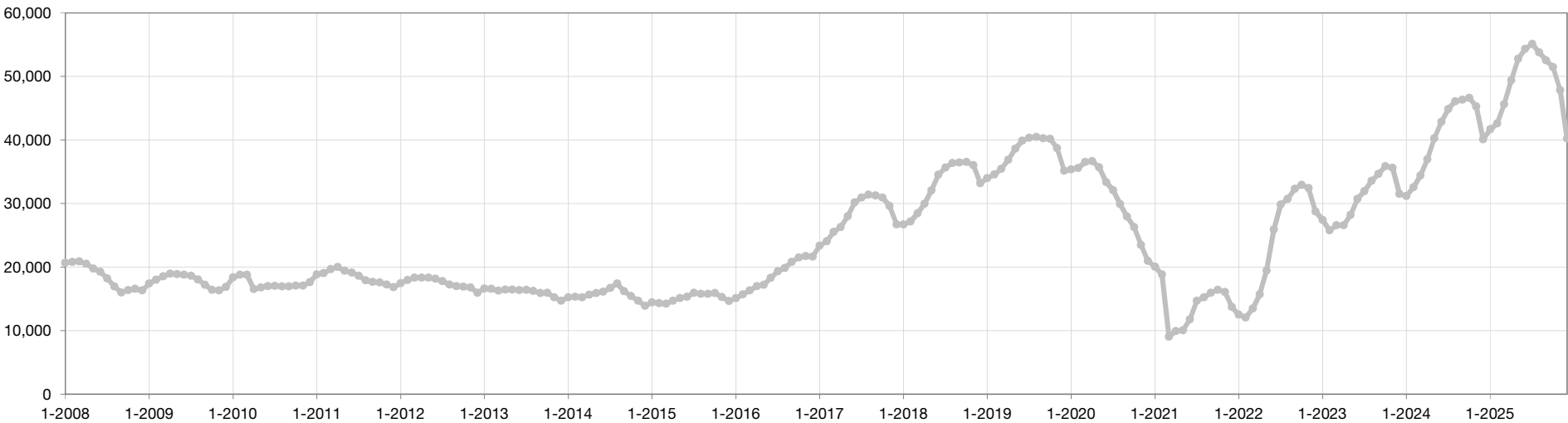


December



Month	Prior Year	Current Year	+ / -
January	31,163	41,672	+33.7%
February	32,568	42,608	+30.8%
March	34,425	45,631	+32.6%
April	36,940	49,377	+33.7%
May	40,255	52,776	+31.1%
June	42,869	54,334	+26.7%
July	44,873	55,114	+22.8%
August	46,089	53,771	+16.7%
September	46,344	52,533	+13.4%
October	46,638	51,466	+10.4%
November	45,286	47,833	+5.6%
December	40,083	40,205	+0.3%
12-Month Avg	40,628	48,943	+20.5%

Historical Inventory of Homes for Sale

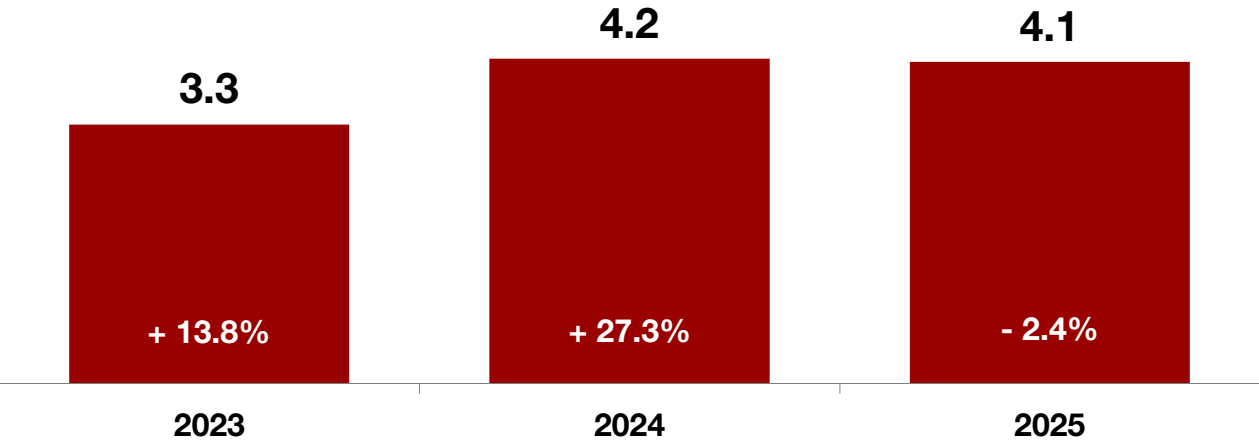


Months Supply of Homes for Sale

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.



December



Month	Prior Year	Current Year	+ / -
January	3.3	4.3	+30.3%
February	3.4	4.4	+29.4%
March	3.6	4.7	+30.6%
April	3.9	5.1	+30.8%
May	4.2	5.5	+31.0%
June	4.5	5.6	+24.4%
July	4.8	5.7	+18.8%
August	4.9	5.5	+12.2%
September	4.9	5.4	+10.2%
October	4.9	5.3	+8.2%
November	4.7	4.9	+4.3%
December	4.2	4.1	-2.4%
12-Month Avg*	4.9	5.6	+14.3%

* Months Supply for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

Historical Months Supply of Homes for Sale

