

# Monthly Indicators

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



## April 2025

U.S. existing-home sales decreased 5.9% month-over-month and 2.4% year-over-year to a seasonally adjusted annual rate of 4.02 million units, according to the National Association of REALTORS® (NAR), as affordability challenges and economic uncertainty weigh on market activity. Sales were down month-over-month in all four regions, with the West experiencing the largest decline, at 9.4%.

New Listings in the North Texas region were up 12.4 percent to 19,932. Pending Sales decreased 10.9 percent to 10,285. Inventory grew 29.4 percent to 47,761 units.

Prices moved lower as Median Sales Price was down 0.5 percent to \$374,700. Days on Market increased 17.3 percent to 61. Months Supply of Inventory was up 28.2 percent to 5.0, indicating that supply increased relative to demand.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

## Quick Facts

- 7.2%	- 0.5%	+ 29.4%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days On Market Until Sale	6
Median Sales Price	7
Percent of Original List Price Received	8
Housing Affordability Index	9
Inventory of Homes for Sale	10
Months Supply of Homes for Sale	11



# Market Overview

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



Key Metrics	Historical Sparklines	4-2024	4-2025	+/-	YTD 2024	YTD 2025	+/-
New Listings		17,729	19,932	+ 12.4%	60,840	69,065	+ 13.5%
Pending Sales		11,541	10,285	- 10.9%	41,217	39,517	- 4.1%
Closed Sales		10,810	10,028	- 7.2%	35,718	34,660	- 3.0%
Days on Market Until Sale		52	61	+ 17.3%	57	67	+ 17.5%
Median Sales Price		\$376,500	\$374,700	- 0.5%	\$369,900	\$370,000	+ 0.0%
Percent of Original List Price Received		96.3%	95.2%	- 1.1%	95.4%	94.6%	- 0.8%
Housing Affordability Index		84	87	+ 3.6%	85	88	+ 3.5%
Inventory of Homes for Sale		36,909	47,761	+ 29.4%	--	--	--
Months Supply of Homes for Sale		3.9	5.0	+ 28.2%	--	--	--

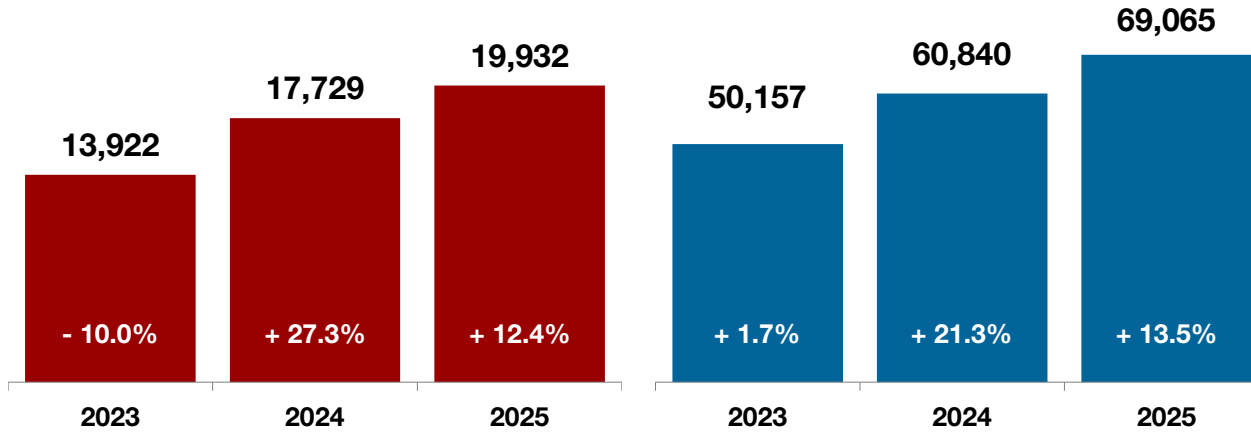
# New Listings

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



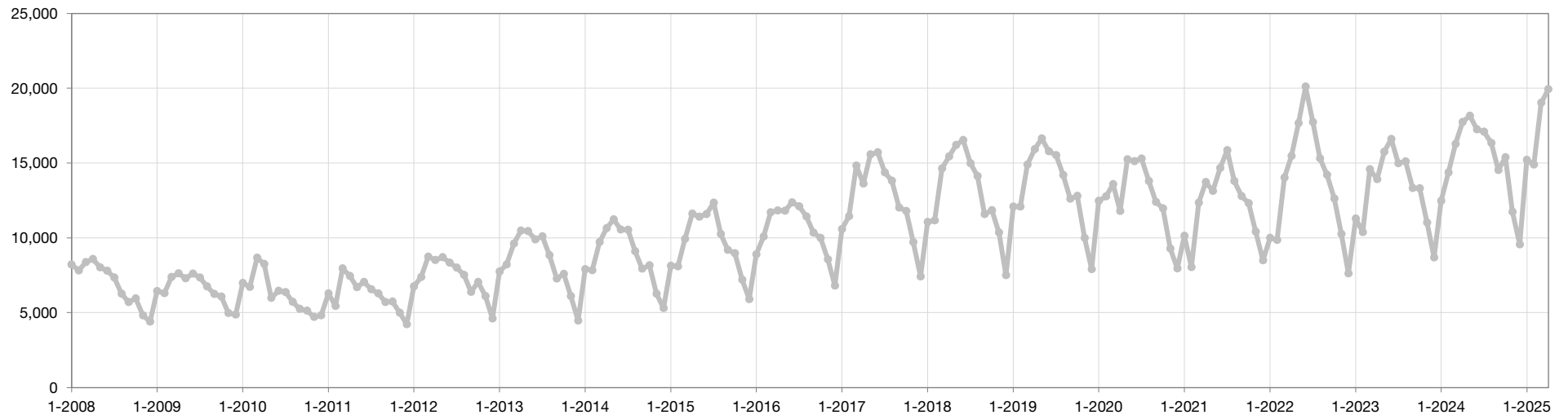
## April

## Year to Date



Month	Prior Year	Current Year	+ / -
May	15,740	18,160	+15.4%
June	16,602	17,242	+3.9%
July	14,981	17,097	+14.1%
August	15,094	16,341	+8.3%
September	13,327	14,524	+9.0%
October	13,310	15,373	+15.5%
November	11,015	11,742	+6.6%
December	8,681	9,556	+10.1%
January	12,469	15,213	+22.0%
February	14,366	14,889	+3.6%
March	16,276	19,031	+16.9%
April	17,729	19,932	+12.4%
12-Month Avg	14,133	15,758	+11.5%

## Historical New Listings

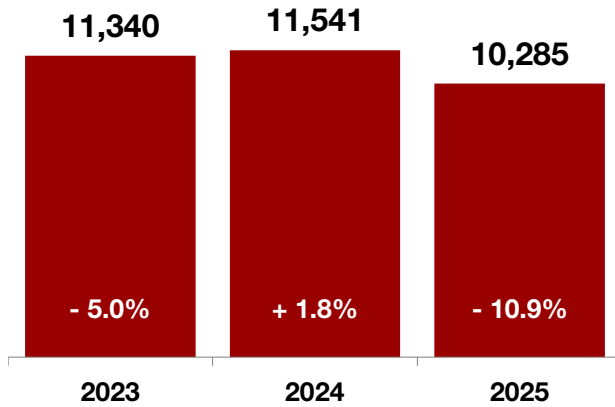


# Pending Sales

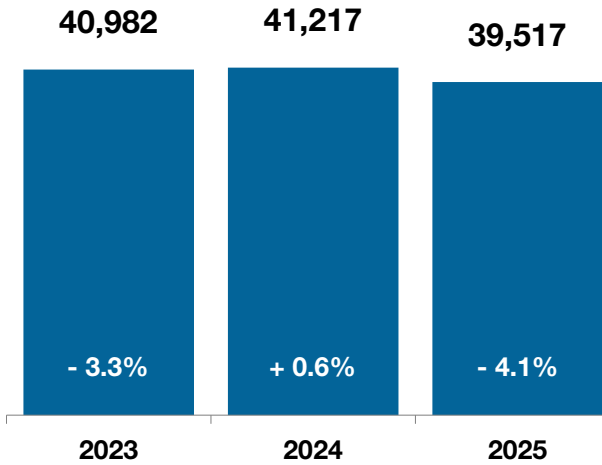
A count of the properties on which offers have been accepted in a given month.



## April

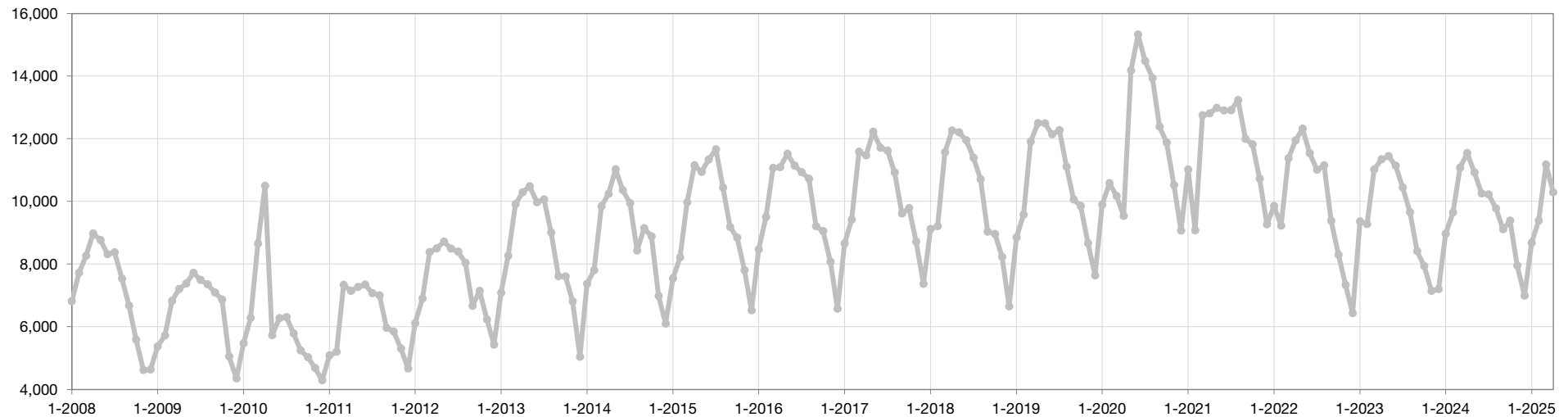


## Year to Date



Month	Prior Year	Current Year	+ / -
May	11,442	10,924	-4.5%
June	11,144	10,252	-8.0%
July	10,444	10,223	-2.1%
August	9,651	9,774	+1.3%
September	8,415	9,107	+8.2%
October	7,933	9,382	+18.3%
November	7,141	7,953	+11.4%
December	7,200	6,992	-2.9%
January	8,962	8,675	-3.2%
February	9,642	9,384	-2.7%
March	11,072	11,173	+0.9%
April	11,541	10,285	-10.9%
12-Month Avg	9,549	9,510	-0.4%

## Historical Pending Sales

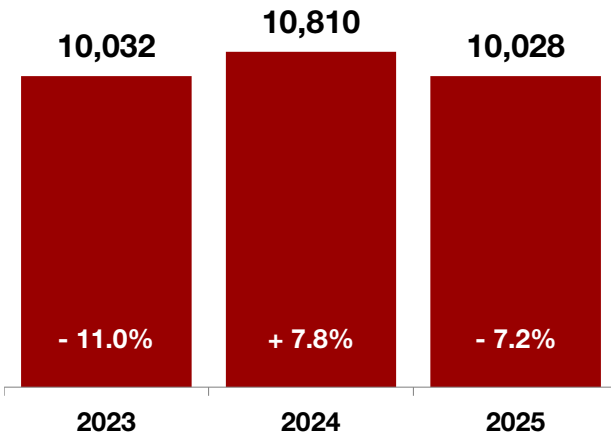


# Closed Sales

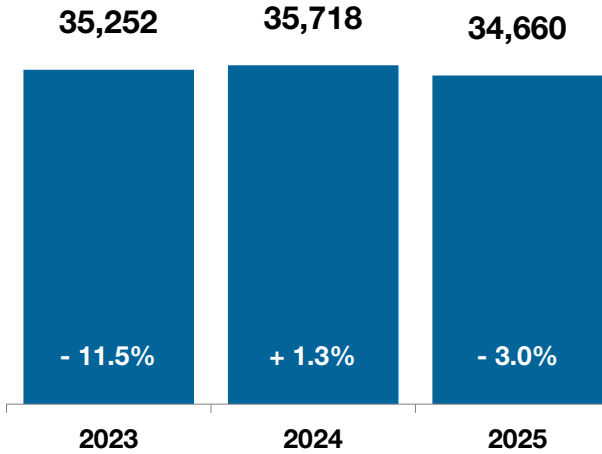
A count of the actual sales that closed in a given month.



## April

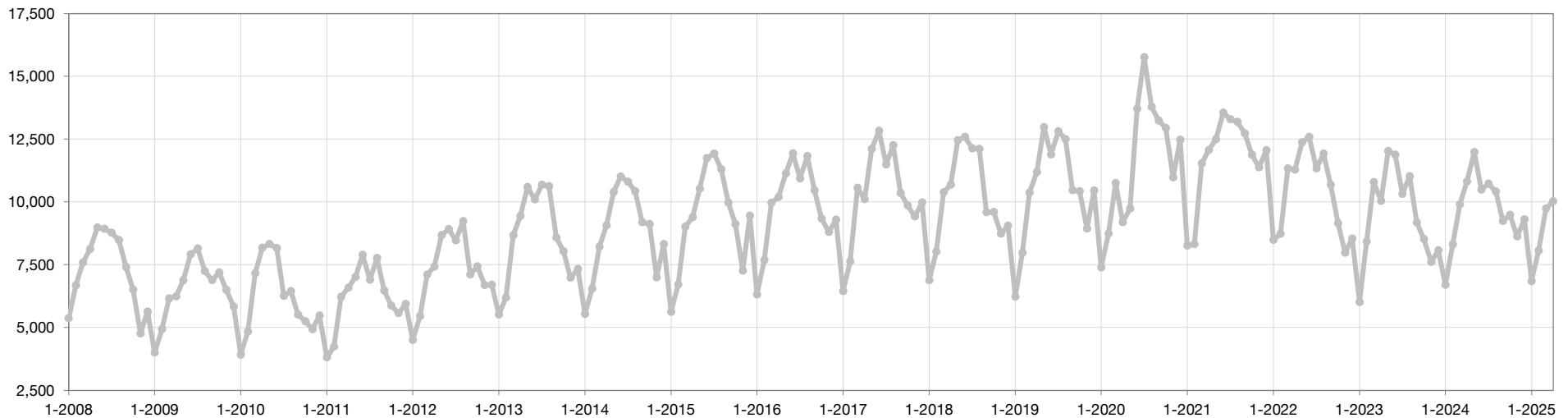


## Year to Date



Month	Prior Year	Current Year	+ / -
May	12,026	11,976	-0.4%
June	11,878	10,485	-11.7%
July	10,312	10,728	+4.0%
August	11,014	10,410	-5.5%
September	9,178	9,244	+0.7%
October	8,519	9,479	+11.3%
November	7,610	8,626	+13.4%
December	8,066	9,298	+15.3%
January	6,701	6,845	+2.1%
February	8,304	8,052	-3.0%
March	9,903	9,735	-1.7%
April	10,810	10,028	-7.2%
12-Month Avg	9,527	9,576	+0.5%

## Historical Closed Sales



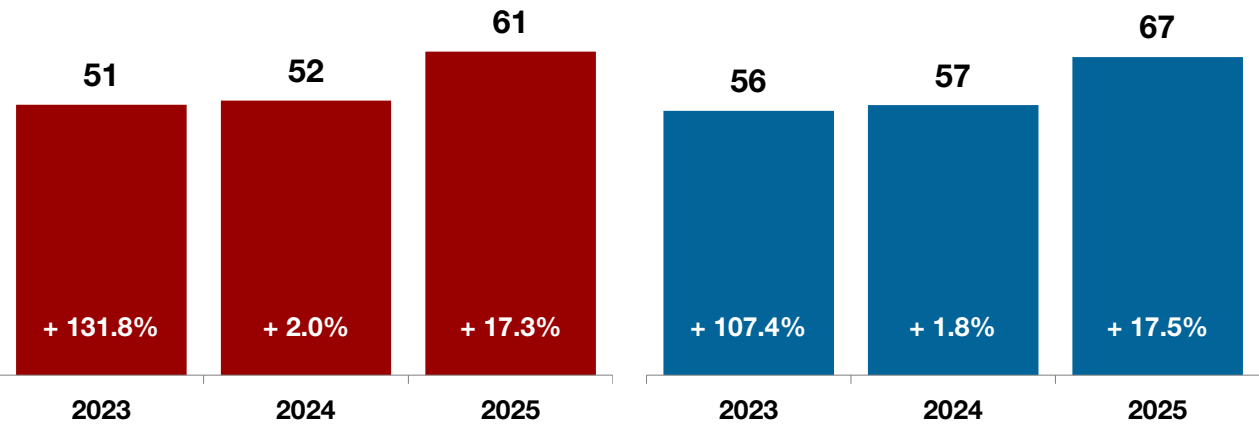
# Days on Market Until Sale

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



## April

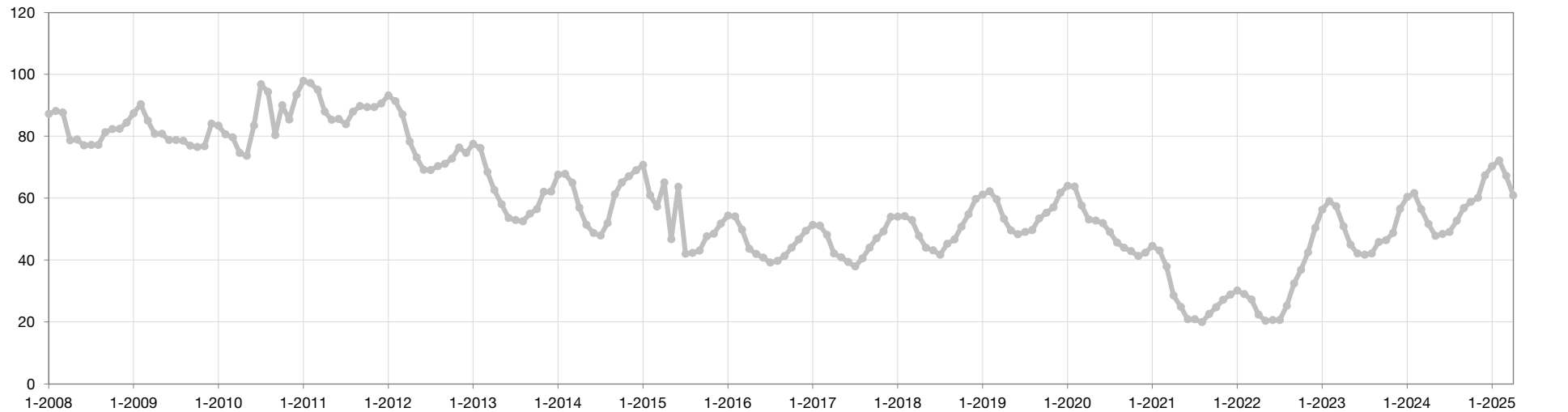
## Year to Date



Month	Prior Year	Current Year	+ / -
May	45	48	+6.7%
June	42	48	+14.3%
July	42	49	+16.7%
August	42	53	+26.2%
September	46	57	+23.9%
October	46	59	+28.3%
November	49	60	+22.4%
December	57	67	+17.5%
January	60	70	+16.7%
February	62	72	+16.1%
March	56	67	+19.6%
April	52	61	+17.3%
12-Month Avg*	50	59	+18.0%

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

## Historical Days on Market Until Sale

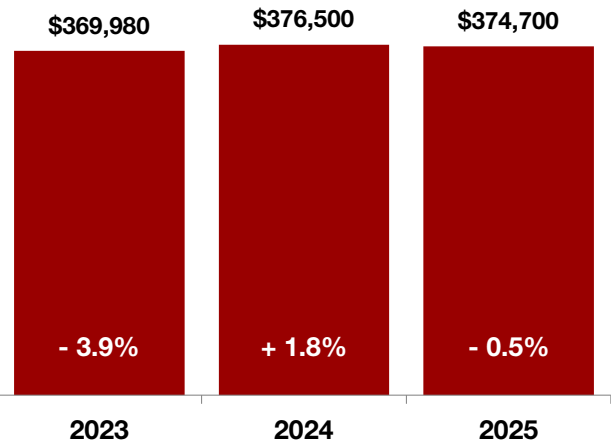


# Median Sales Price

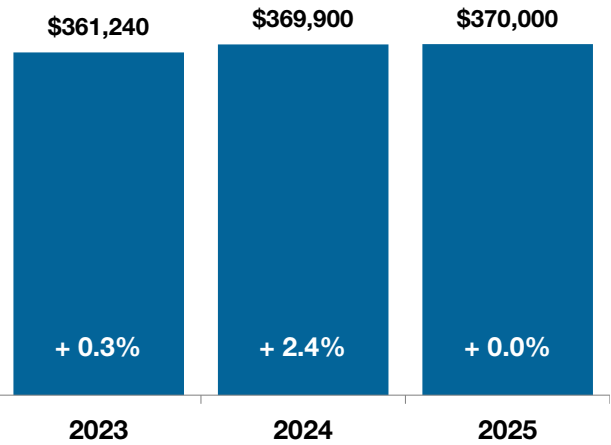
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## April



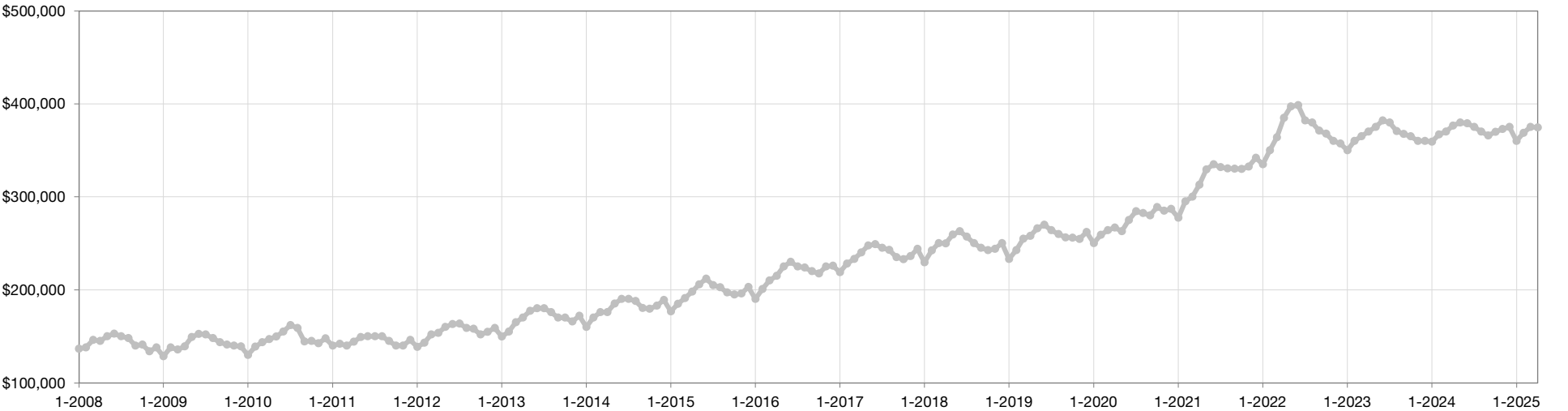
## Year to Date



Month	Prior Year	Current Year	+ / -
May	\$375,000	\$380,000	+1.3%
June	\$382,148	\$378,975	-0.8%
July	\$380,000	\$375,000	-1.3%
August	\$370,541	\$370,000	-0.1%
September	\$367,500	\$366,001	-0.4%
October	\$365,000	\$369,900	+1.3%
November	\$360,000	\$372,955	+3.6%
December	\$360,000	\$375,000	+4.2%
January	\$359,133	\$360,000	+0.2%
February	\$366,990	\$368,796	+0.5%
March	\$369,990	\$375,000	+1.4%
April	\$376,500	\$374,700	-0.5%
12-Month Avg*	\$277,000	\$275,000	-0.7%

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

## Historical Median Sales Price



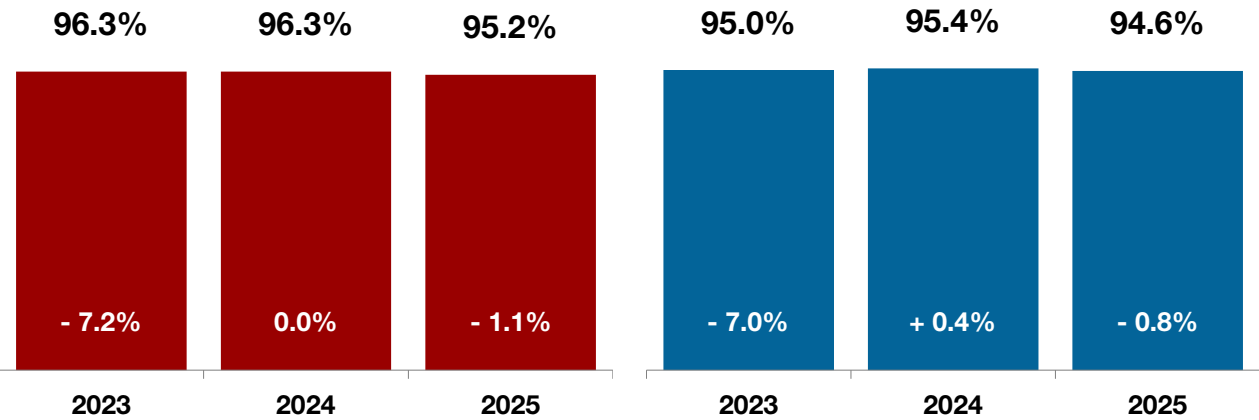
# Percent of Original List Price Received

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.



## April

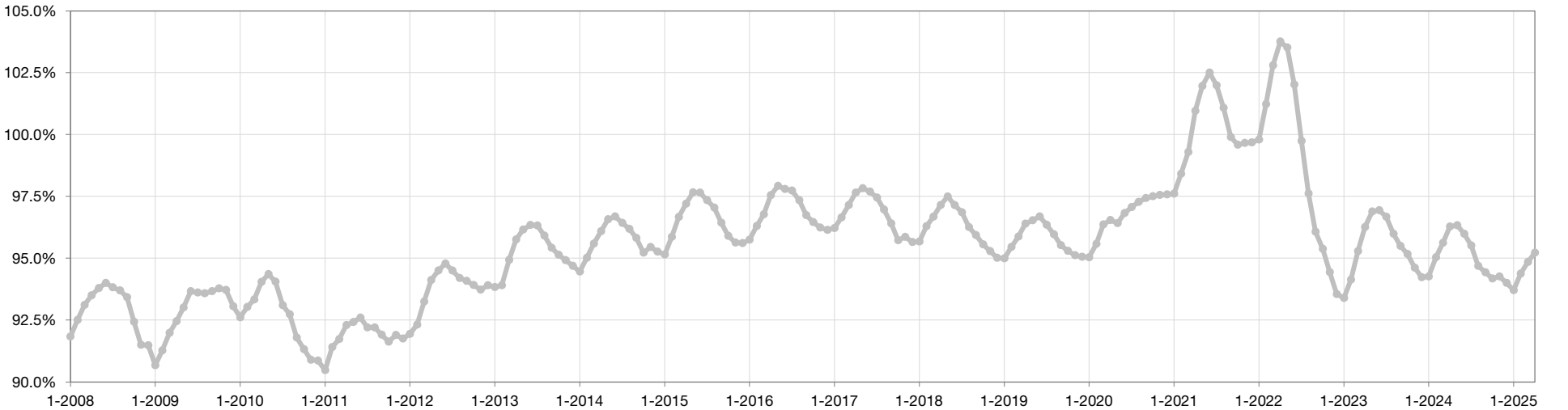
## Year to Date



Month	Prior Year	Current Year	+ / -
May	96.9%	96.3%	-0.6%
June	96.9%	96.0%	-0.9%
July	96.7%	95.5%	-1.2%
August	96.0%	94.7%	-1.4%
September	95.5%	94.4%	-1.2%
October	95.2%	94.2%	-1.1%
November	94.6%	94.3%	-0.3%
December	94.2%	94.0%	-0.2%
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%
12-Month Avg*	95.7%	95.1%	-0.6%

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

## Historical Percent of Original List Price Received



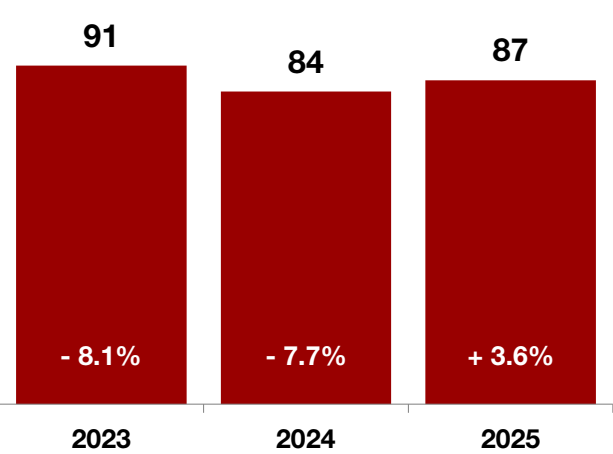


# Housing Affordability Index

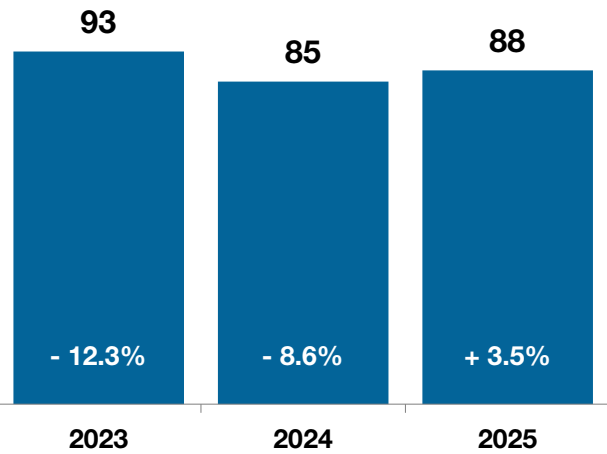
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## April

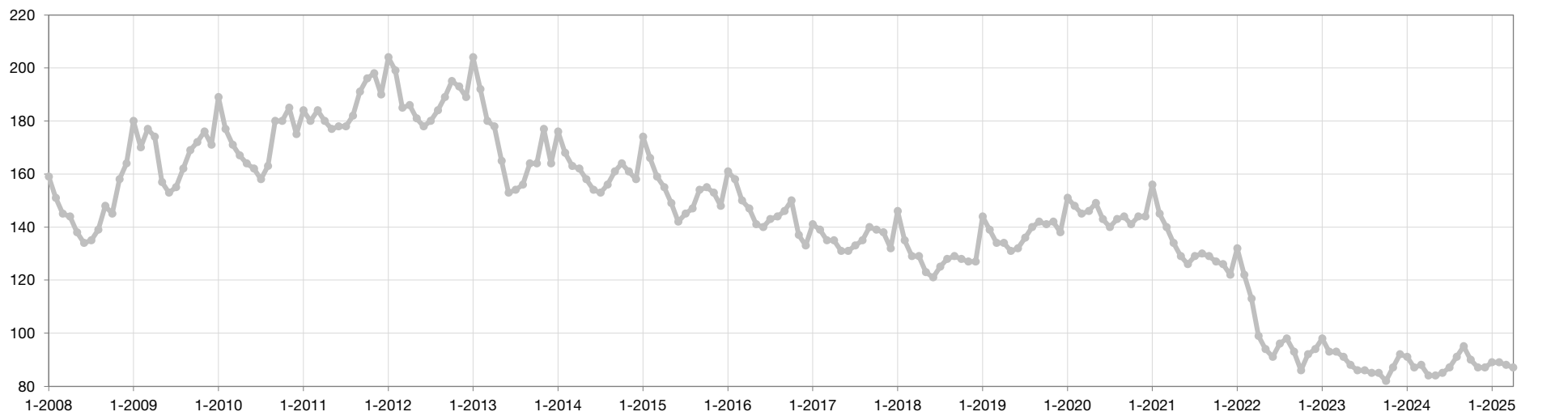


## Year to Date



Month	Prior Year	Current Year	+ / -
May	88	84	-4.5%
June	86	85	-1.2%
July	86	87	+1.2%
August	85	91	+7.1%
September	85	95	+11.8%
October	82	90	+9.8%
November	87	87	0.0%
December	92	87	-5.4%
January	91	89	-2.2%
February	87	89	+2.3%
March	88	88	0.0%
April	84	87	+3.6%
12-Month Avg	87	88	+1.1%

## Historical Housing Affordability Index

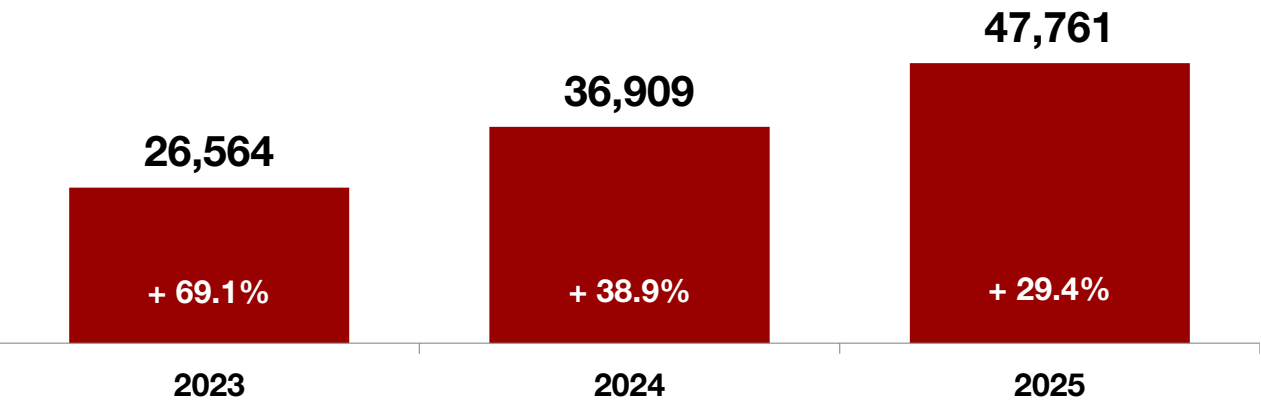


# Inventory of Homes for Sale

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

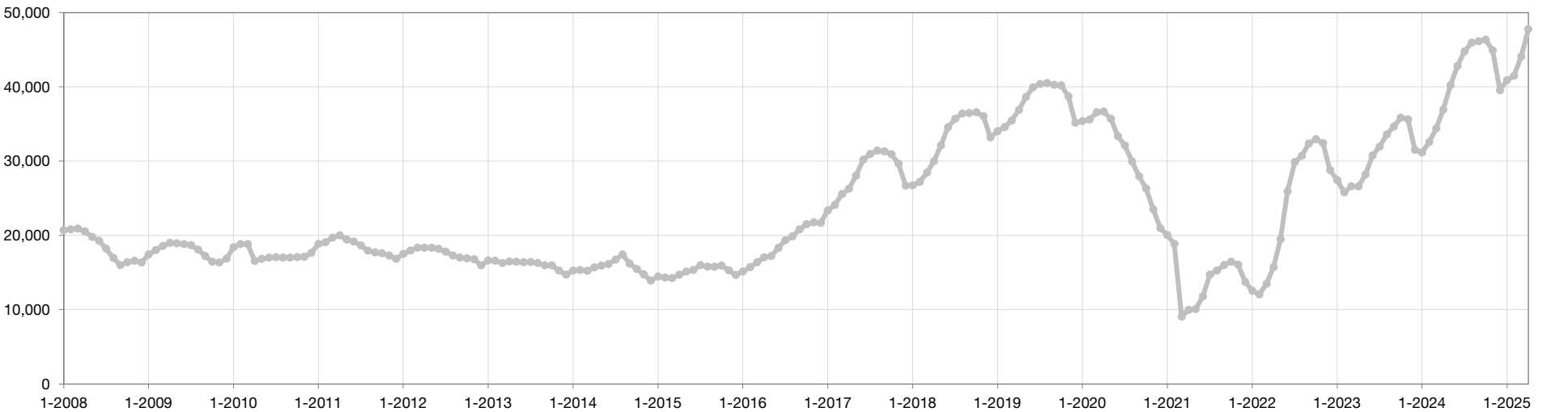


## April



Month	Prior Year	Current Year	+ / -
May	28,195	40,212	+42.6%
June	30,719	42,797	+39.3%
July	31,928	44,762	+40.2%
August	33,568	45,918	+36.8%
September	34,629	46,125	+33.2%
October	35,832	46,335	+29.3%
November	35,617	44,876	+26.0%
December	31,505	39,531	+25.5%
January	31,140	40,874	+31.3%
February	32,541	41,474	+27.5%
March	34,398	44,036	+28.0%
April	36,909	47,761	+29.4%
12-Month Avg	33,082	43,725	+32.2%

## Historical Inventory of Homes for Sale

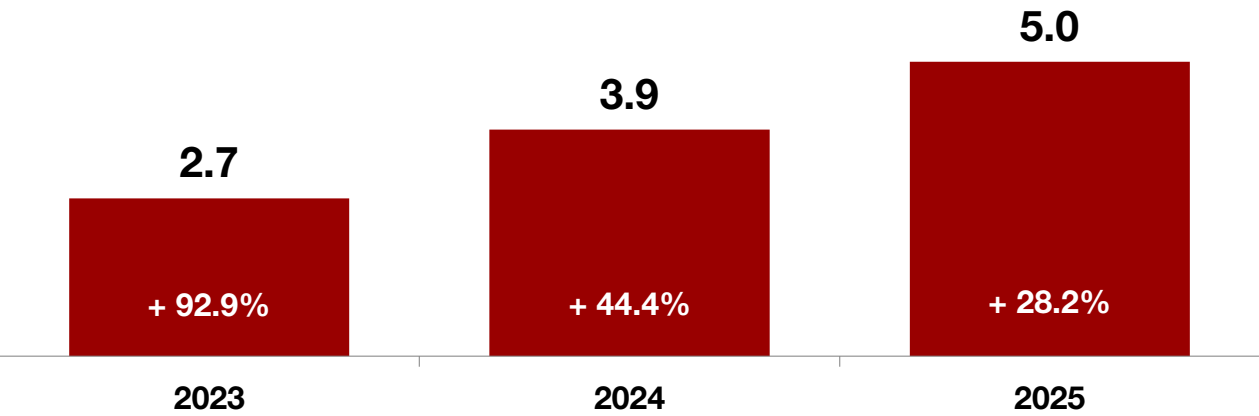


# Months Supply of Homes for Sale

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.



## April



Month	Prior Year	Current Year	+ / -
May	2.9	4.2	+44.8%
June	3.1	4.5	+45.2%
July	3.3	4.8	+45.5%
August	3.5	4.9	+40.0%
September	3.6	4.9	+36.1%
October	3.8	4.8	+26.3%
November	3.8	4.6	+21.1%
December	3.3	4.1	+24.2%
January	3.3	4.2	+27.3%
February	3.4	4.3	+26.5%
March	3.6	4.6	+27.8%
April	3.9	5.0	+28.2%
12-Month Avg*	4.3	5.1	+18.6%

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

## Historical Months Supply of Homes for Sale

