

Monthly Indicators

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



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings in the North Texas region were down 5.3 percent to 19,201. Pending Sales decreased 6.5 percent to 10,729. Inventory shrank 4.9 percent to 47,081 units.

Prices moved lower as Median Sales Price was down 1.6 percent to \$366,500. Days on Market increased 1.6 percent to 63. Months Supply of Inventory was down 7.7 percent to 4.8, indicating that demand increased relative to supply.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Quick Facts

+ 3.9%

Change in
Closed Sales

- 1.6%

Change in
Median Sales Price

- 4.9%

Change in
Inventory

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Market Overview

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



Key Metrics	Historical Sparklines	4-2025	4-2026	+/-	YTD 2025	YTD 2026	+/-
New Listings		20,282	19,201	- 5.3%	69,403	68,136	- 1.8%
Pending Sales		11,476	10,729	- 6.5%	40,691	41,006	+ 0.8%
Closed Sales		10,400	10,807	+ 3.9%	35,182	35,320	+ 0.4%
Days on Market Until Sale		62	63	+ 1.6%	67	71	+ 6.0%
Median Sales Price		\$372,500	\$366,500	- 1.6%	\$370,000	\$360,000	- 2.7%
Percent of Original List Price Received		95.2%	94.9%	- 0.3%	94.6%	94.0%	- 0.6%
Housing Affordability Index		91	97	+ 6.6%	92	99	+ 7.6%
Inventory of Homes for Sale		49,488	47,081	- 4.9%	--	--	--
Months Supply of Homes for Sale		5.2	4.8	- 7.7%	--	--	--

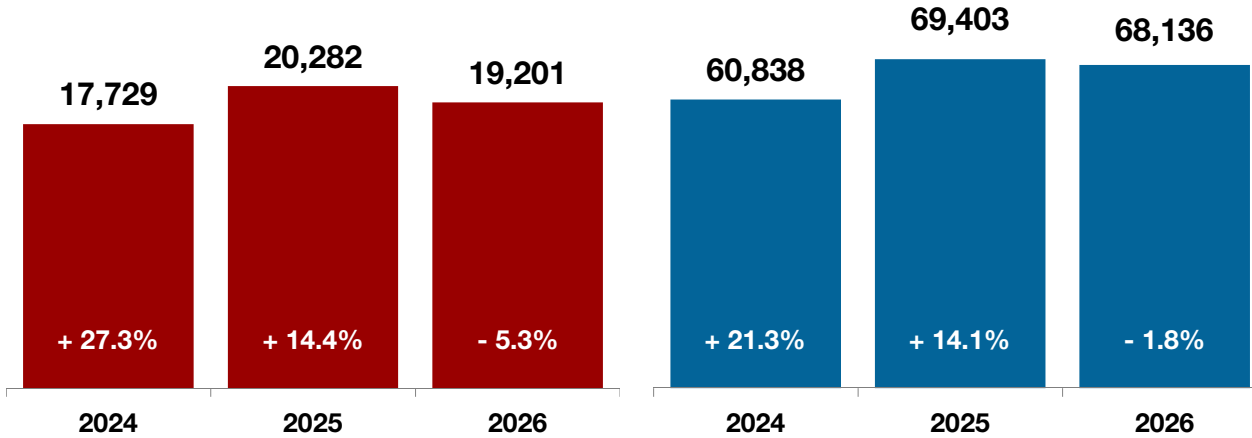
New Listings

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



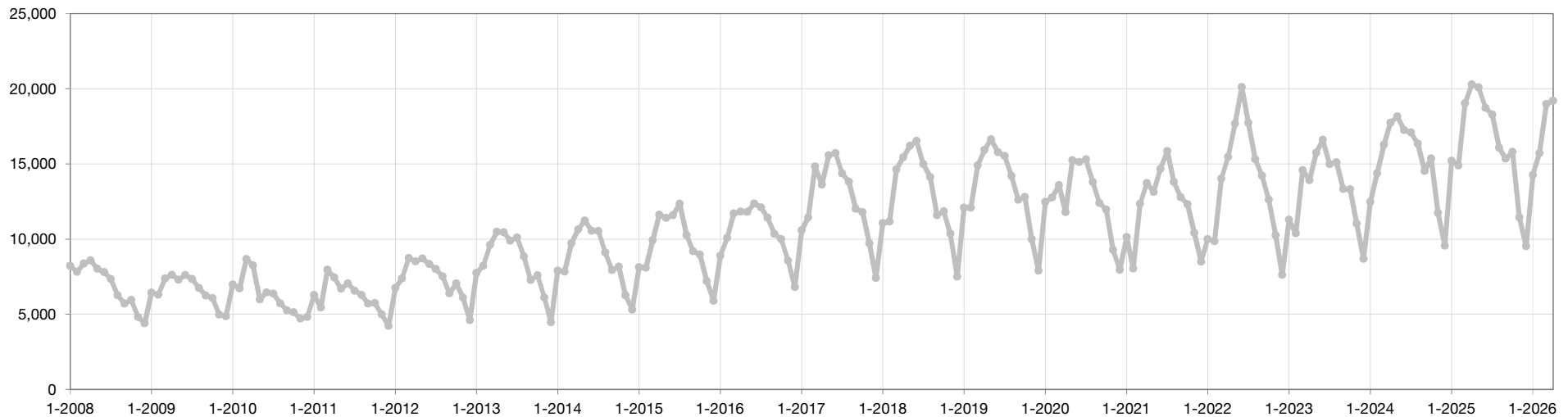
April

Year to Date



Month	Prior Year	Current Year	+ / -
May	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	9,515	-0.4%
January	15,209	14,259	-6.2%
February	14,886	15,706	+5.5%
March	19,026	18,970	-0.3%
April	20,282	19,201	-5.3%
12-Month Avg	15,786	16,116	+2.1%

Historical New Listings

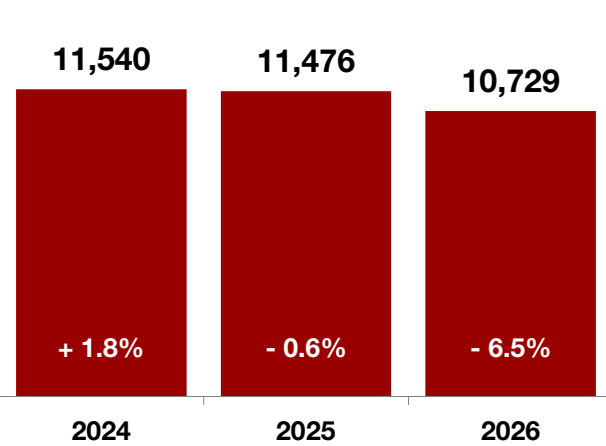


Pending Sales

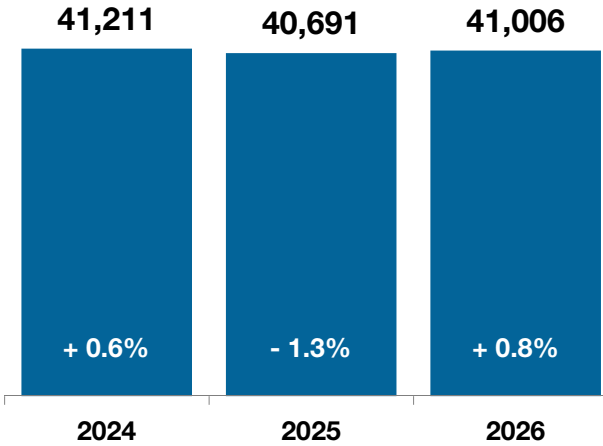
A count of the properties on which offers have been accepted in a given month.



April

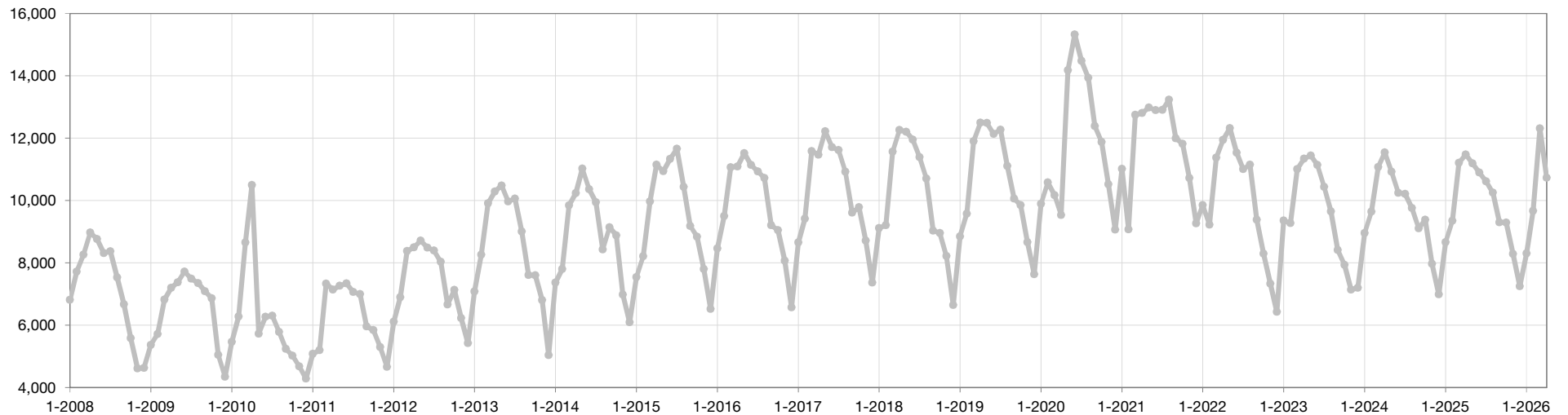


Year to Date



Month	Prior Year	Current Year	+ / -
May	10,921	11,190	+2.5%
June	10,246	10,899	+6.4%
July	10,215	10,617	+3.9%
August	9,761	10,254	+5.1%
September	9,107	9,301	+2.1%
October	9,379	9,292	-0.9%
November	7,964	8,288	+4.1%
December	6,990	7,250	+3.7%
January	8,660	8,303	-4.1%
February	9,350	9,665	+3.4%
March	11,205	12,309	+9.9%
April	11,476	10,729	-6.5%
12-Month Avg	9,606	9,841	+2.4%

Historical Pending Sales

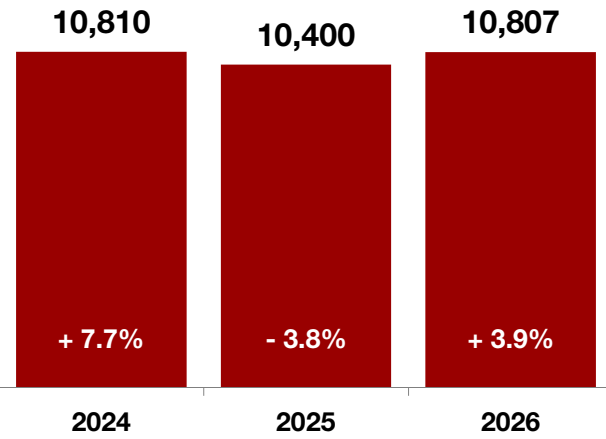


Closed Sales

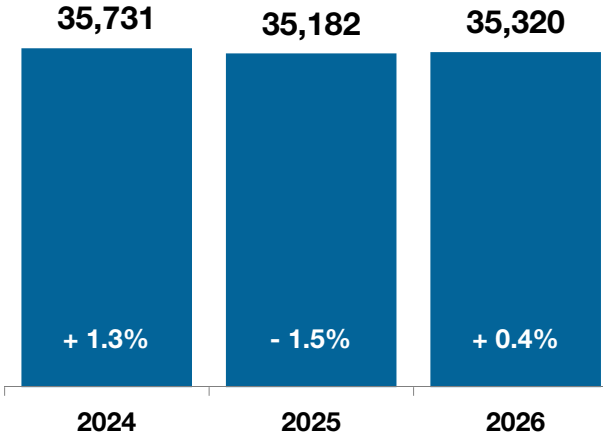
A count of the actual sales that closed in a given month.



April

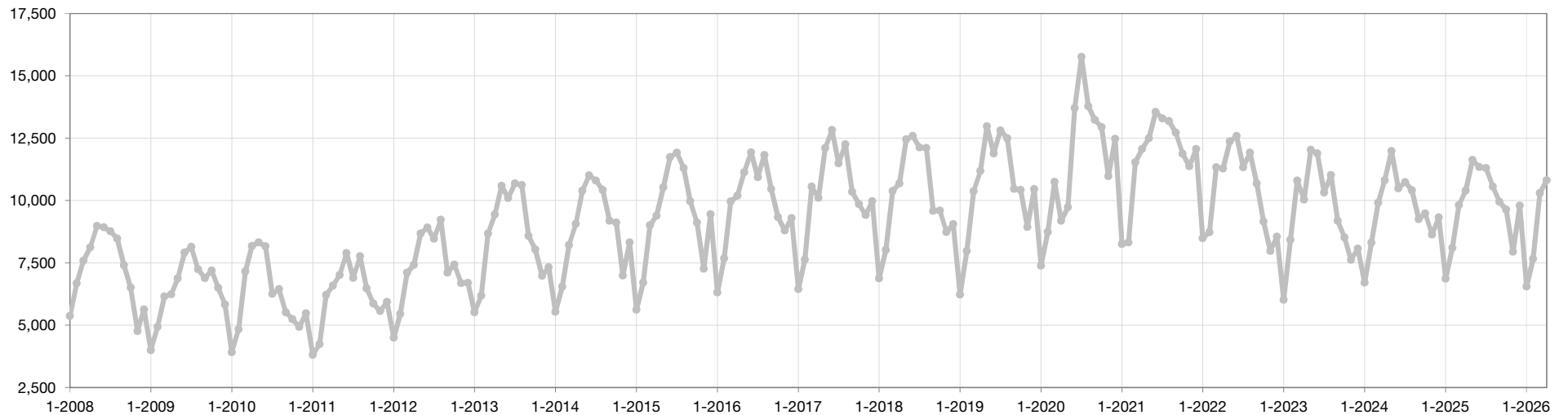


Year to Date



Month	Prior Year	Current Year	+ / -
May	11,979	11,620	-3.0%
June	10,487	11,342	+8.2%
July	10,730	11,301	+5.3%
August	10,411	10,554	+1.4%
September	9,247	9,952	+7.6%
October	9,482	9,635	+1.6%
November	8,633	7,944	-8.0%
December	9,319	9,795	+5.1%
January	6,866	6,550	-4.6%
February	8,099	7,664	-5.4%
March	9,817	10,299	+4.9%
April	10,400	10,807	+3.9%
12-Month Avg	9,623	9,789	+1.7%

Historical Closed Sales



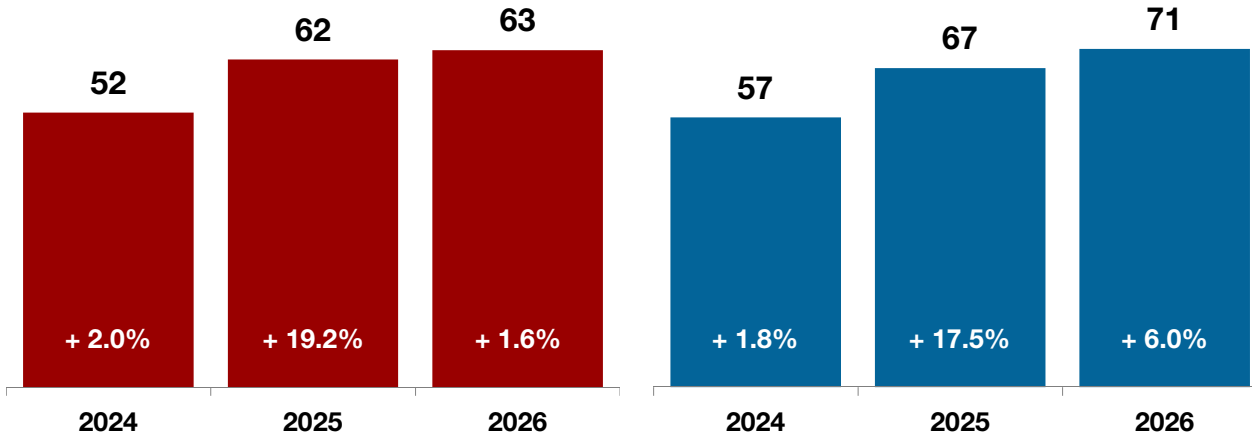
Days on Market Until Sale

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



April

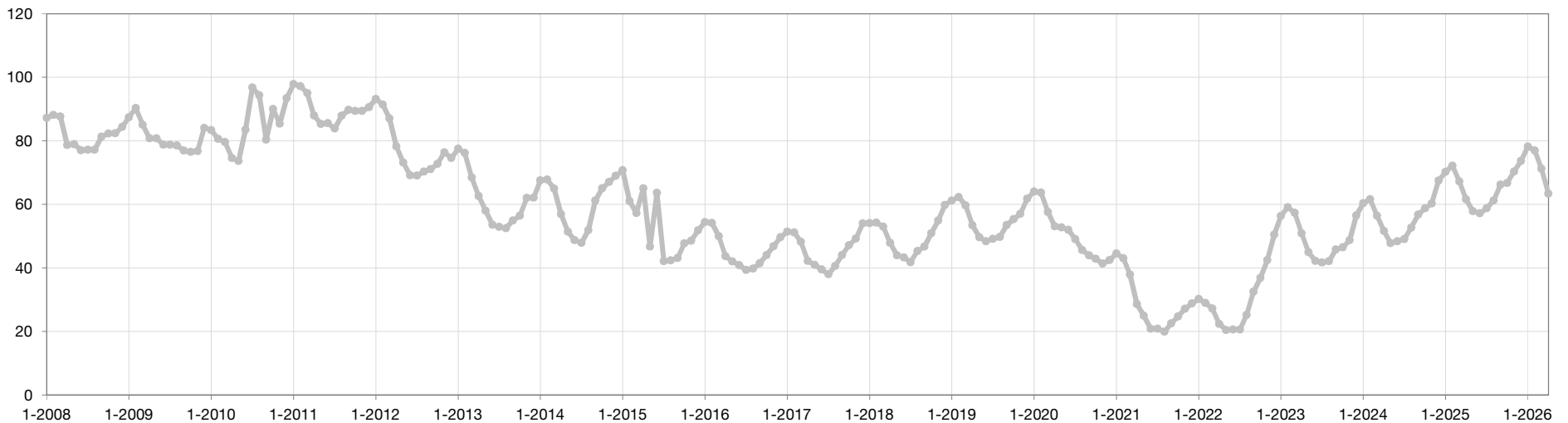
Year to Date



Month	Prior Year	Current Year	+ / -
May	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	74	+10.4%
January	70	78	+11.4%
February	72	77	+6.9%
March	67	71	+6.0%
April	62	63	+1.6%
12-Month Avg*	59	64	+8.5%

* Days on Market for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale

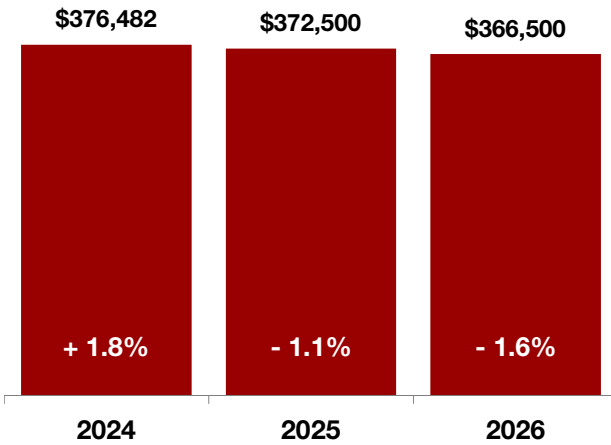


Median Sales Price

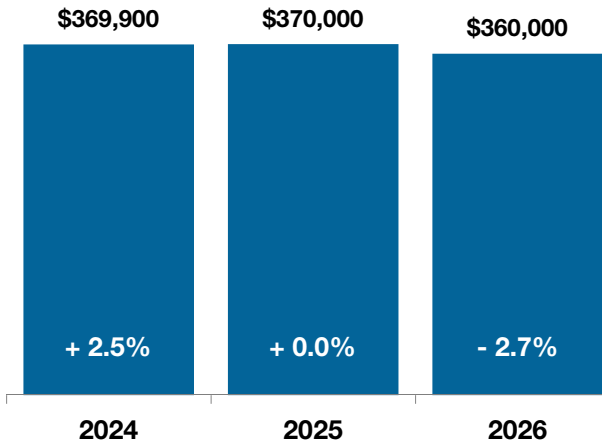
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



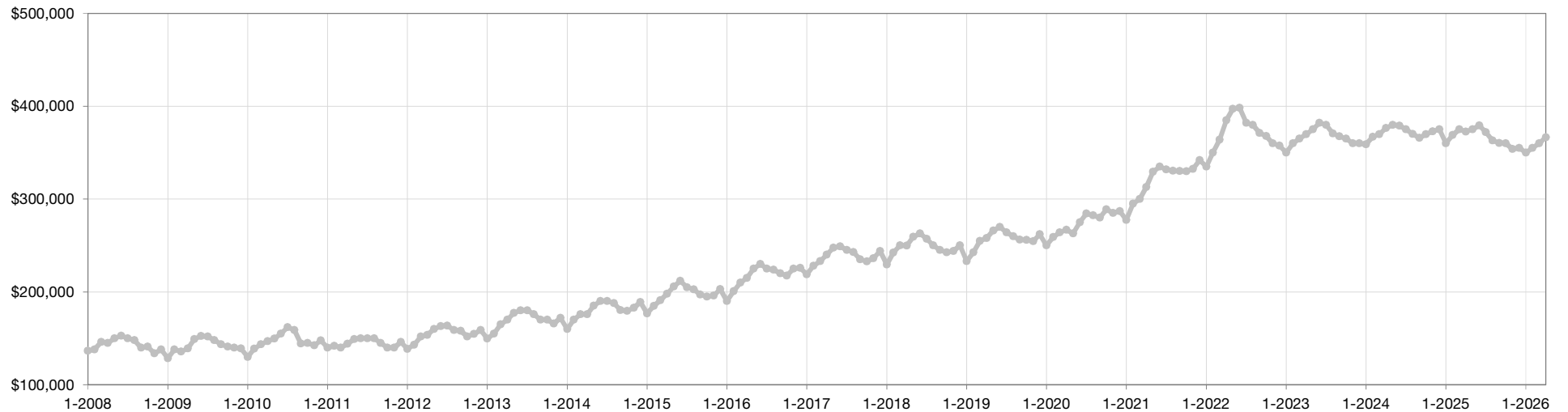
Year to Date



Month	Prior Year	Current Year	+ / -
May	\$380,000	\$374,990	-1.3%
June	\$378,900	\$379,350	+0.1%
July	\$375,000	\$372,000	-0.8%
August	\$370,000	\$363,000	-1.9%
September	\$366,000	\$360,250	-1.6%
October	\$369,900	\$360,000	-2.7%
November	\$372,900	\$354,000	-5.1%
December	\$375,000	\$355,000	-5.3%
January	\$360,000	\$350,000	-2.8%
February	\$369,000	\$355,000	-3.8%
March	\$375,000	\$360,000	-4.0%
April	\$372,500	\$366,500	-1.6%
12-Month Avg*	\$275,000	\$267,490	-2.7%

* Median Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Median Sales Price



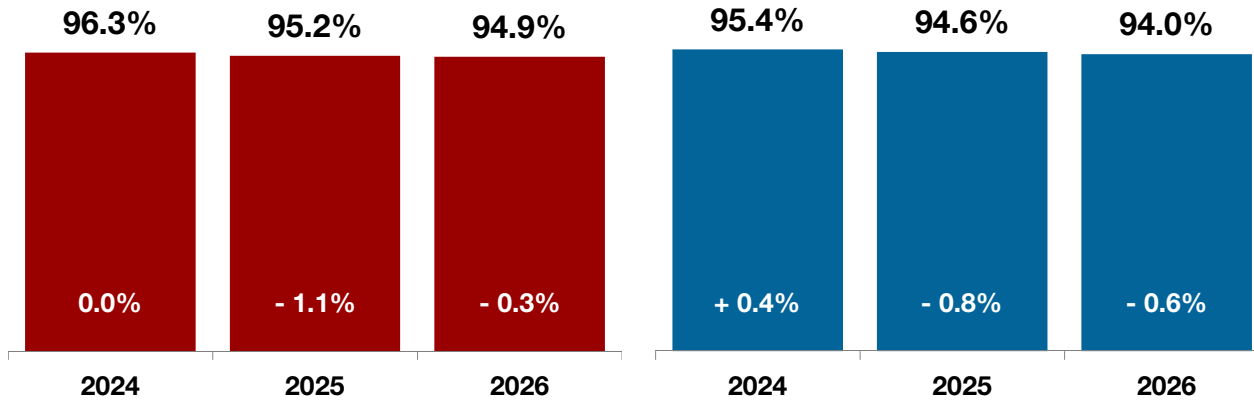
Percent of Original List Price Received

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

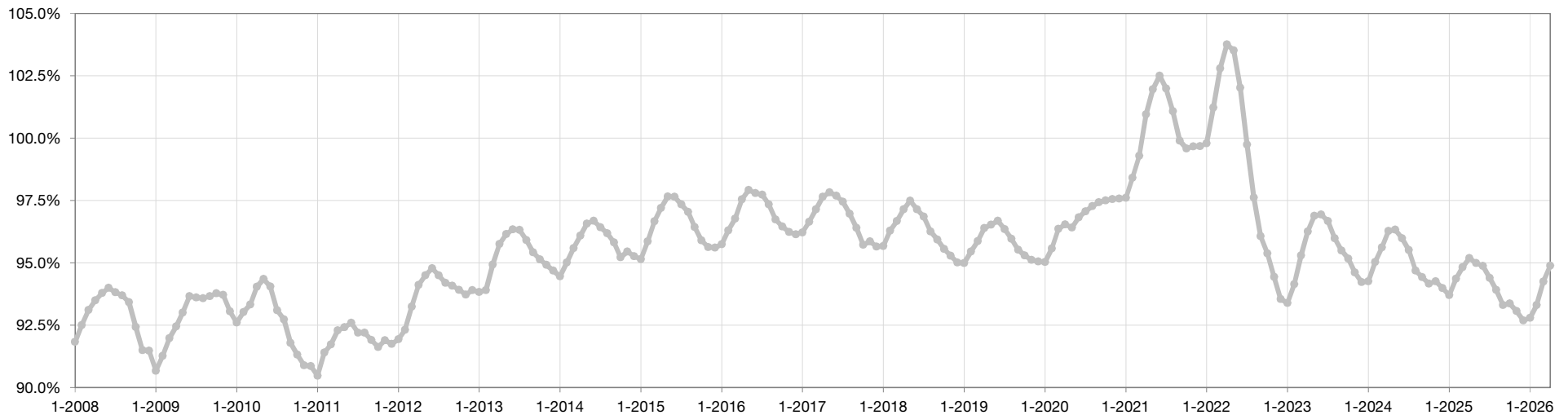
Year to Date



Month	Prior Year	Current Year	+ / -
May	96.3%	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%
January	93.7%	92.8%	-1.0%
February	94.4%	93.3%	-1.2%
March	94.8%	94.2%	-0.6%
April	95.2%	94.9%	-0.3%
12-Month Avg*	95.0%	94.4%	-0.6%

* Pct. of Orig. Price Received for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Percent of Original List Price Received



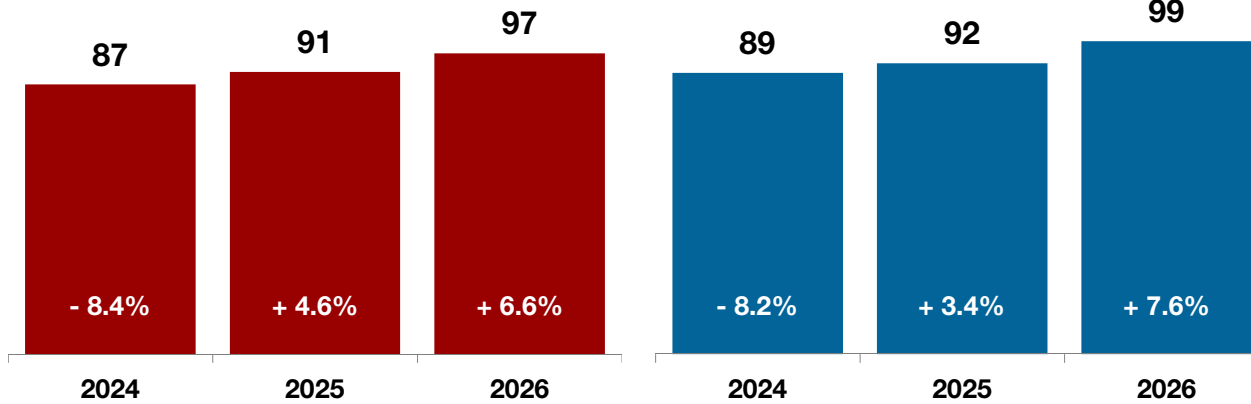
Housing Affordability Index

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.



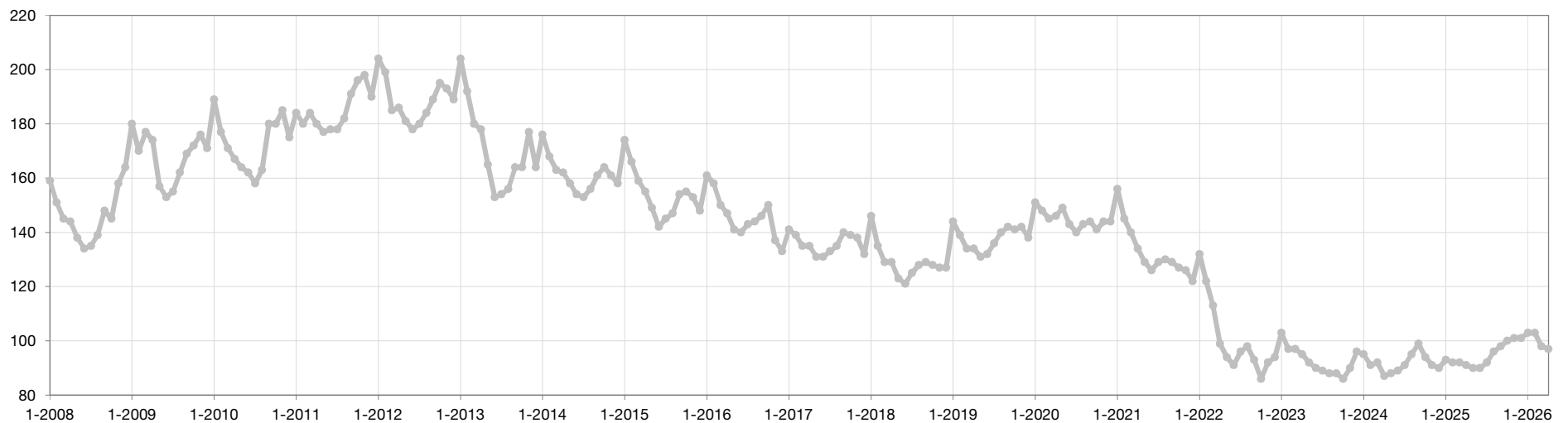
April

Year to Date



Month	Prior Year	Current Year	+ / -
May	88	90	+2.3%
June	89	90	+1.1%
July	91	92	+1.1%
August	95	96	+1.1%
September	99	98	-1.0%
October	94	100	+6.4%
November	91	101	+11.0%
December	90	101	+12.2%
January	93	103	+10.8%
February	92	103	+12.0%
March	92	98	+6.5%
April	91	97	+6.6%
12-Month Avg	92	97	+5.4%

Historical Housing Affordability Index

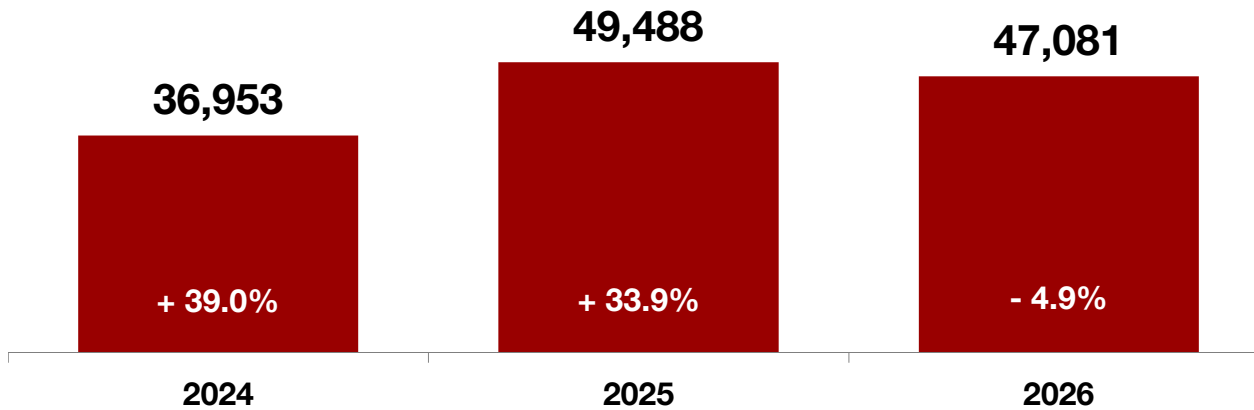


Inventory of Homes for Sale

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

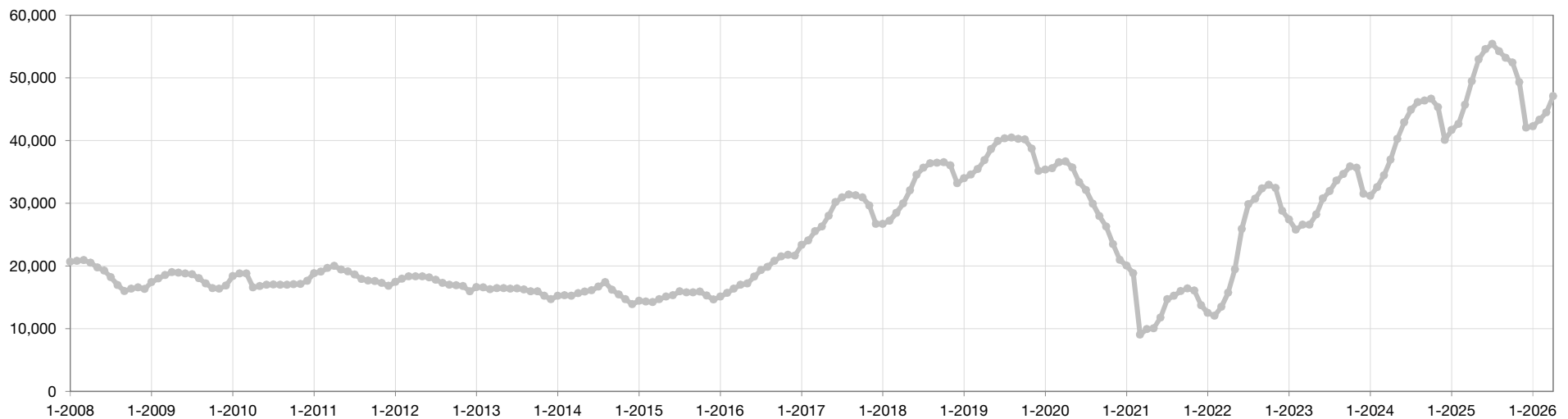


April



Month	Prior Year	Current Year	+ / -
May	40,268	52,934	+31.5%
June	42,885	54,563	+27.2%
July	44,893	55,426	+23.5%
August	46,111	54,225	+17.6%
September	46,368	53,187	+14.7%
October	46,664	52,457	+12.4%
November	45,312	49,284	+8.8%
December	40,112	42,052	+4.8%
January	41,704	42,280	+1.4%
February	42,657	43,331	+1.6%
March	45,704	44,491	-2.7%
April	49,488	47,081	-4.9%
12-Month Avg	44,347	49,276	+11.1%

Historical Inventory of Homes for Sale

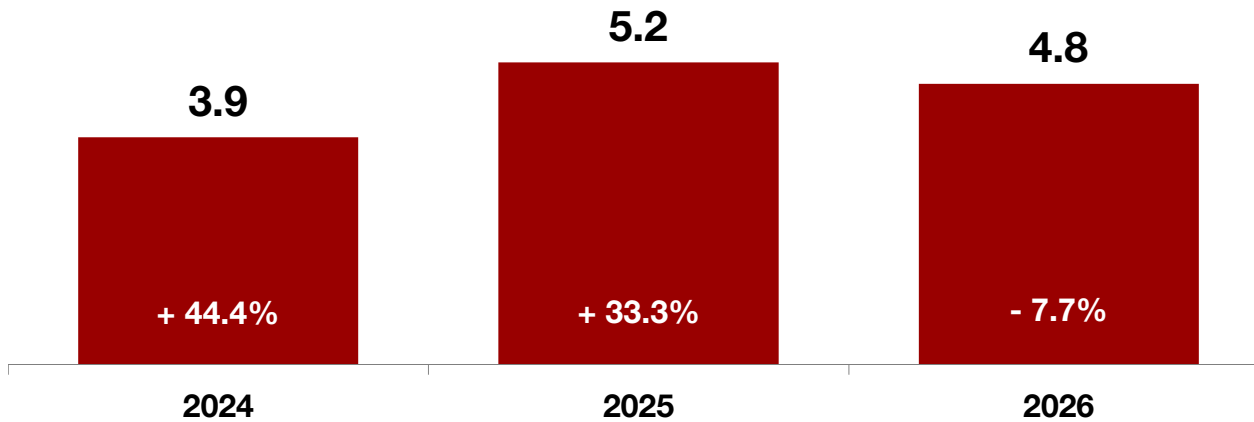


Months Supply of Homes for Sale

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.



April



Month	Prior Year	Current Year	+ / -
May	4.2	5.5	+31.0%
June	4.5	5.6	+24.4%
July	4.8	5.7	+18.8%
August	4.9	5.6	+14.3%
September	4.9	5.4	+10.2%
October	4.9	5.4	+10.2%
November	4.7	5.0	+6.4%
December	4.2	4.3	+2.4%
January	4.3	4.3	0.0%
February	4.4	4.4	0.0%
March	4.8	4.5	-6.3%
April	5.2	4.8	-7.7%
12-Month Avg*	5.2	5.6	+7.7%

* Months Supply for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Months Supply of Homes for Sale

