

# Monthly Indicators

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



## August 2025

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

New Listings in the North Texas region were down 3.4 percent to 15,787. Pending Sales decreased 5.6 percent to 9,223. Inventory grew 12.7 percent to 51,915 units.

Prices moved lower as Median Sales Price was down 1.7 percent to \$363,665. Days on Market increased 15.1 percent to 61. Months Supply of Inventory was up 10.2 percent to 5.4, indicating that supply increased relative to demand.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

## Quick Facts

- 2.1%	- 1.7%	+ 12.7%
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	8-2024	8-2025	+/-	YTD 2024	YTD 2025	+/-
New Listings		16,339	15,787	- 3.4%	129,675	142,284	+ 9.7%
Pending Sales		9,765	9,223	- 5.6%	82,371	82,601	+ 0.3%
Closed Sales		10,411	10,194	- 2.1%	79,325	79,310	- 0.0%
Days on Market Until Sale		53	61	+ 15.1%	53	62	+ 17.0%
Median Sales Price		\$370,000	\$363,665	- 1.7%	\$373,990	\$370,000	- 1.1%
Percent of Original List Price Received		94.7%	93.9%	- 0.8%	95.6%	94.6%	- 1.0%
Housing Affordability Index		91	91	0.0%	90	90	0.0%
Inventory of Homes for Sale		46,059	51,915	+ 12.7%	--	--	--
Months Supply of Homes for Sale		4.9	5.4	+ 10.2%	--	--	--

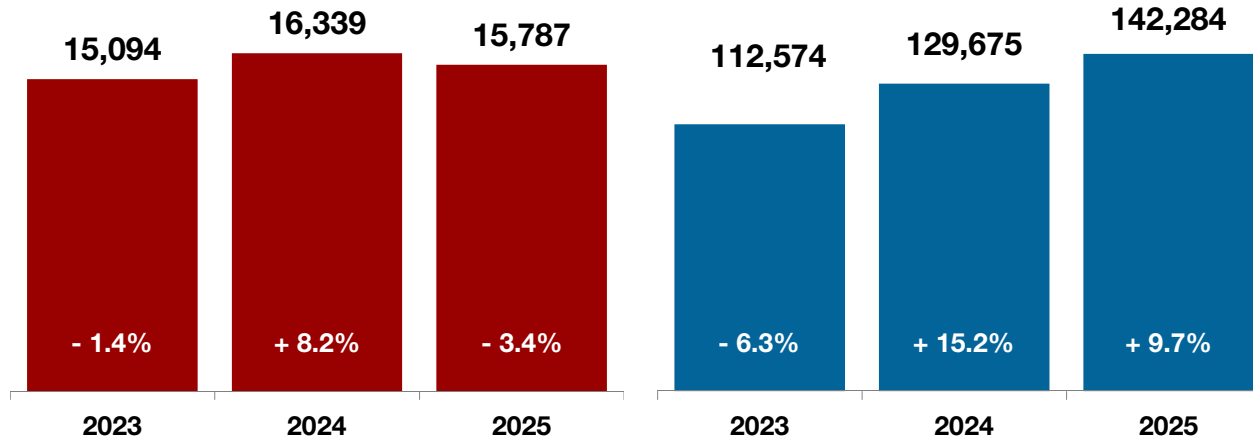
# New Listings

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



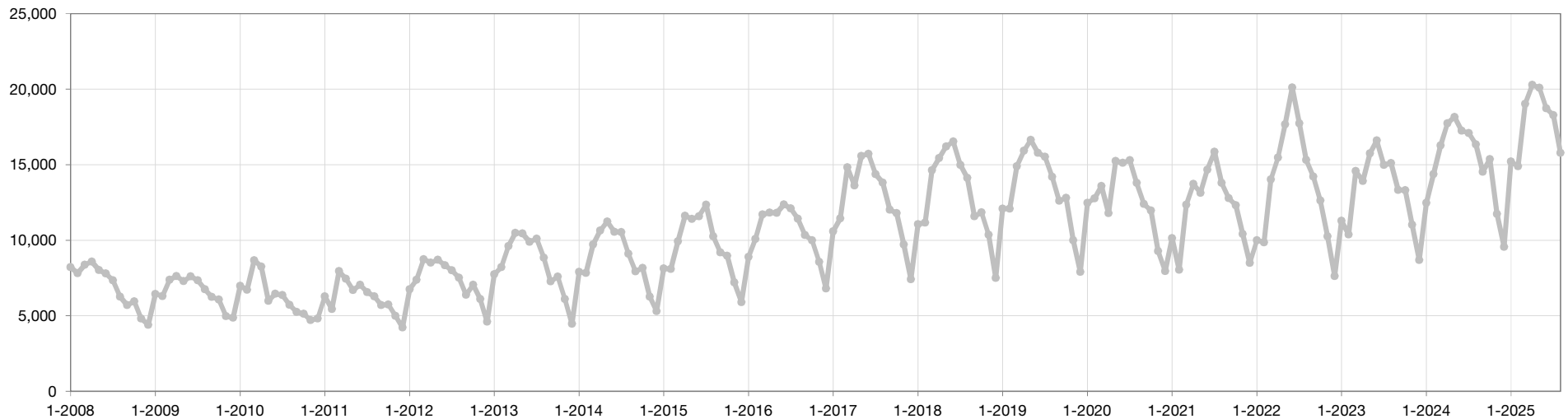
## August

## Year to Date



Month	Prior Year	Current Year	+ / -
September	13,327	14,523	+9.0%
October	13,310	15,371	+15.5%
November	11,014	11,741	+6.6%
December	8,681	9,551	+10.0%
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	18,732	+8.6%
July	17,096	18,270	+6.9%
August	16,339	15,787	-3.4%
12-Month Avg	14,667	16,123	+9.9%

## Historical New Listings

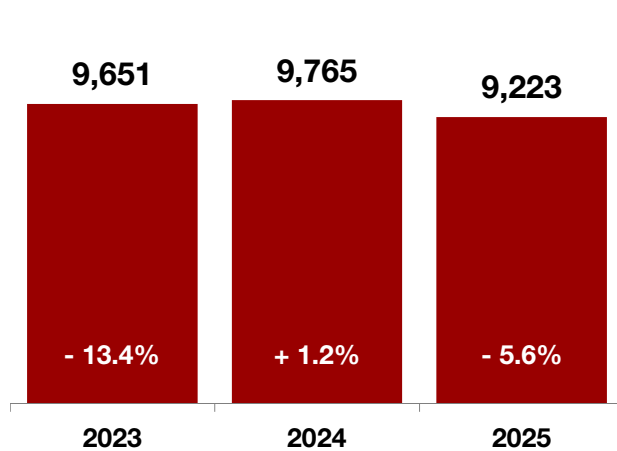


# Pending Sales

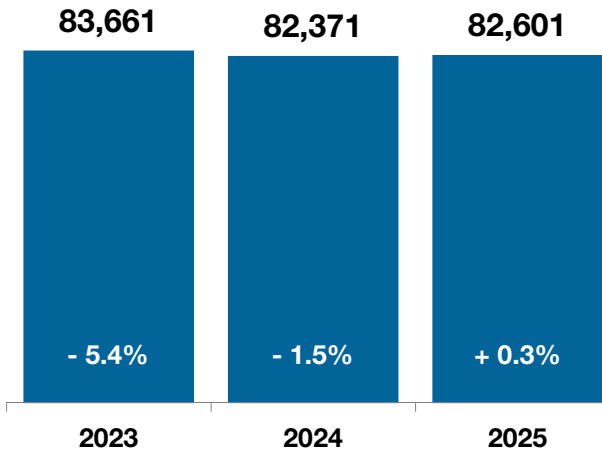
A count of the properties on which offers have been accepted in a given month.



## August

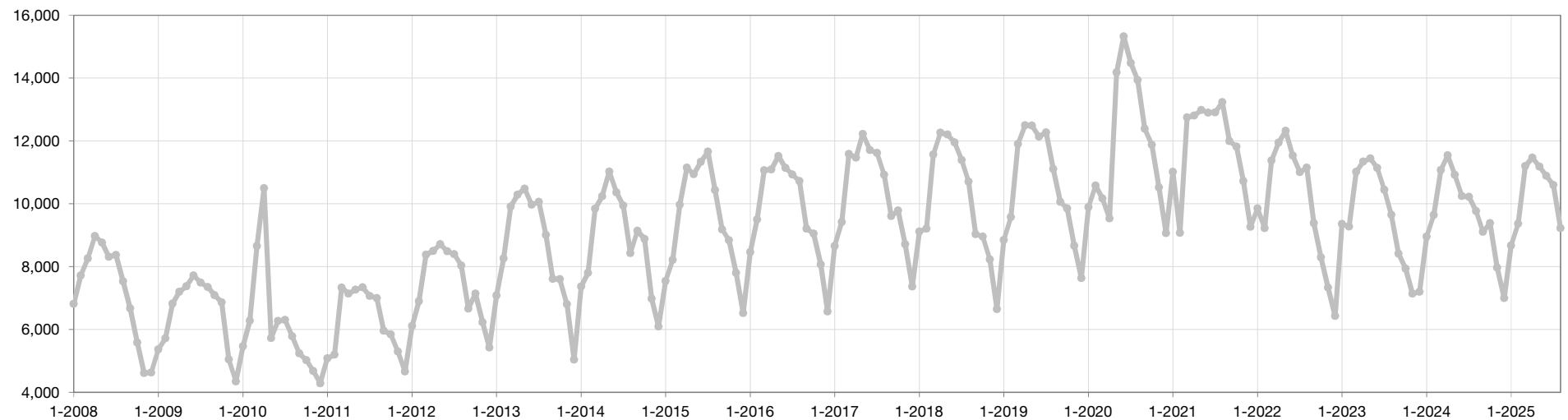


## Year to Date



Month	Prior Year	Current Year	+ / -
September	8,415	9,109	+8.2%
October	7,934	9,385	+18.3%
November	7,141	7,965	+11.5%
December	7,201	6,997	-2.8%
January	8,959	8,674	-3.2%
February	9,641	9,362	-2.9%
March	11,072	11,201	+1.2%
April	11,542	11,469	-0.6%
May	10,921	11,182	+2.4%
June	10,249	10,890	+6.3%
July	10,222	10,600	+3.7%
August	9,765	9,223	-5.6%
12-Month Avg	9,422	9,671	+2.6%

## Historical Pending Sales

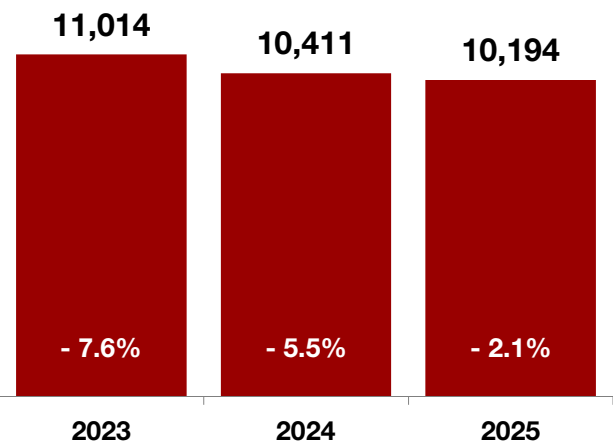


# Closed Sales

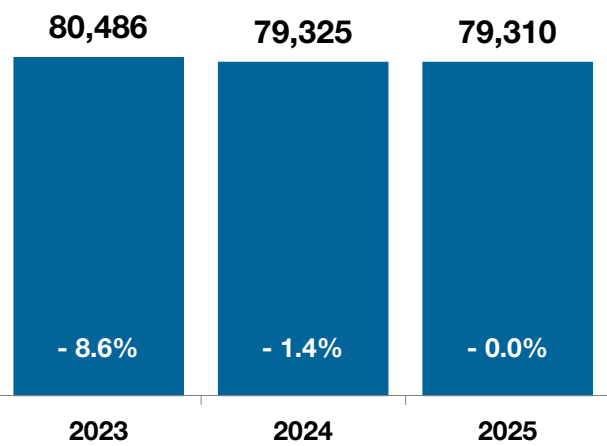
A count of the actual sales that closed in a given month.



## August

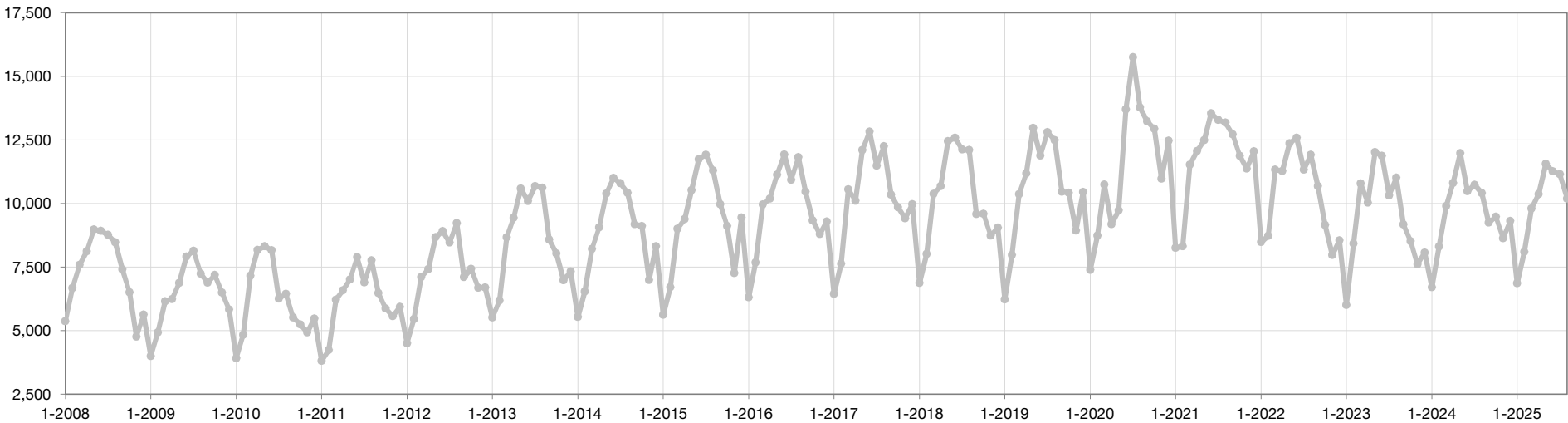


## Year to Date



Month	Prior Year	Current Year	+ / -
September	9,179	9,246	+0.7%
October	8,520	9,480	+11.3%
November	7,611	8,630	+13.4%
December	8,066	9,317	+15.5%
January	6,702	6,860	+2.4%
February	8,306	8,094	-2.6%
March	9,903	9,806	-1.0%
April	10,810	10,369	-4.1%
May	11,977	11,565	-3.4%
June	10,486	11,265	+7.4%
July	10,730	11,157	+4.0%
August	10,411	10,194	-2.1%
12-Month Avg	9,392	9,665	+2.9%

## Historical Closed Sales



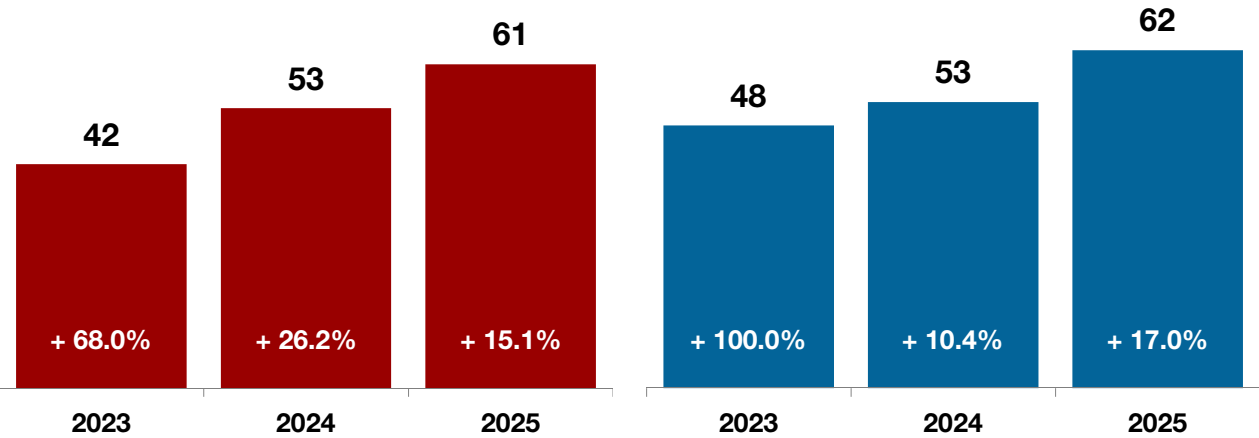
# Days on Market Until Sale

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



## August

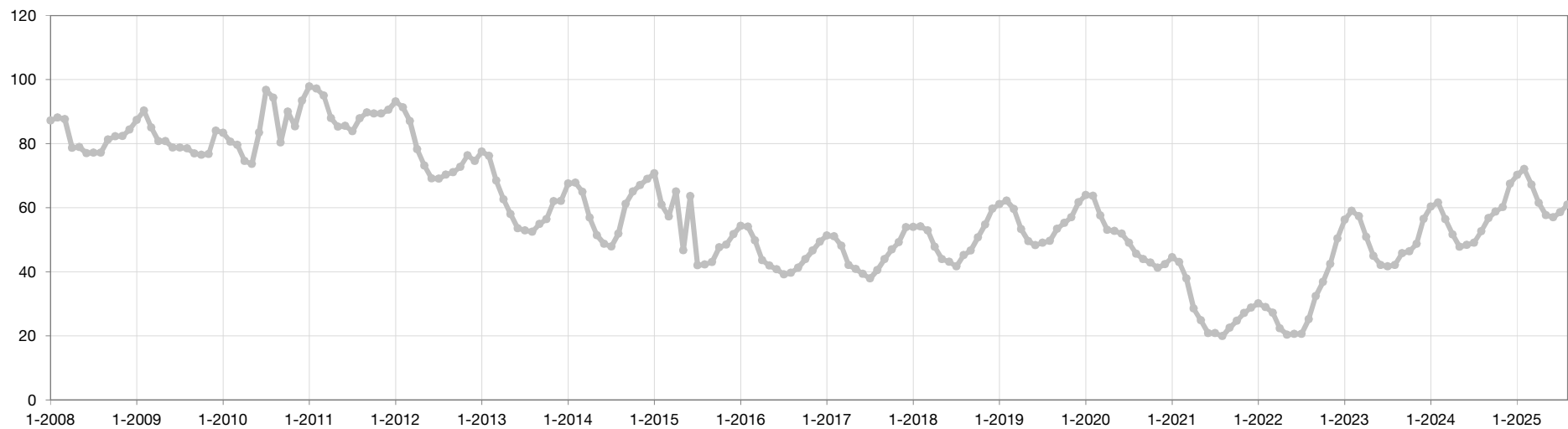
## Year to Date



Month	Prior Year	Current Year	+ / -
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	62	+19.2%
May	48	58	+20.8%
June	48	57	+18.8%
July	49	59	+20.4%
August	53	61	+15.1%
12-Month Avg*	53	61	+15.1%

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

## Historical Days on Market Until Sale

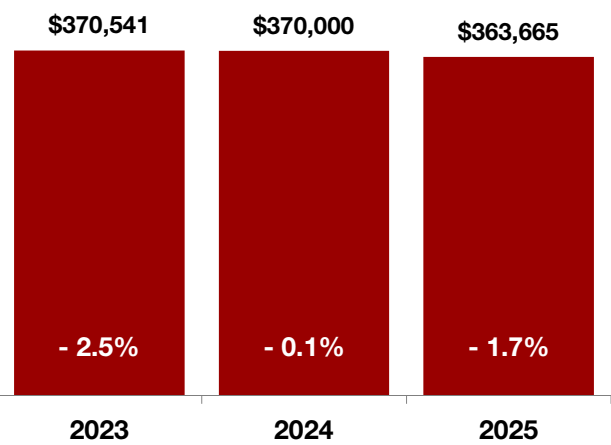


# Median Sales Price

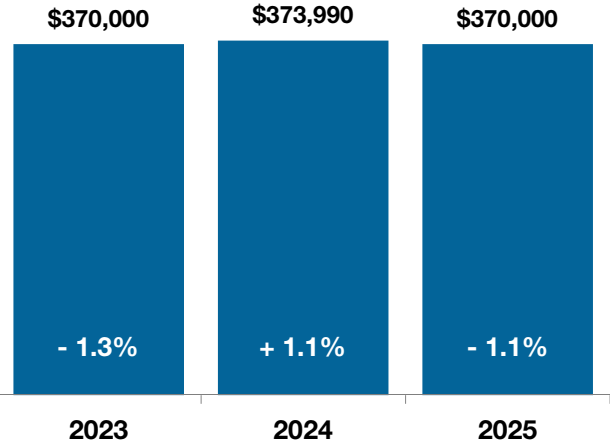
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## August



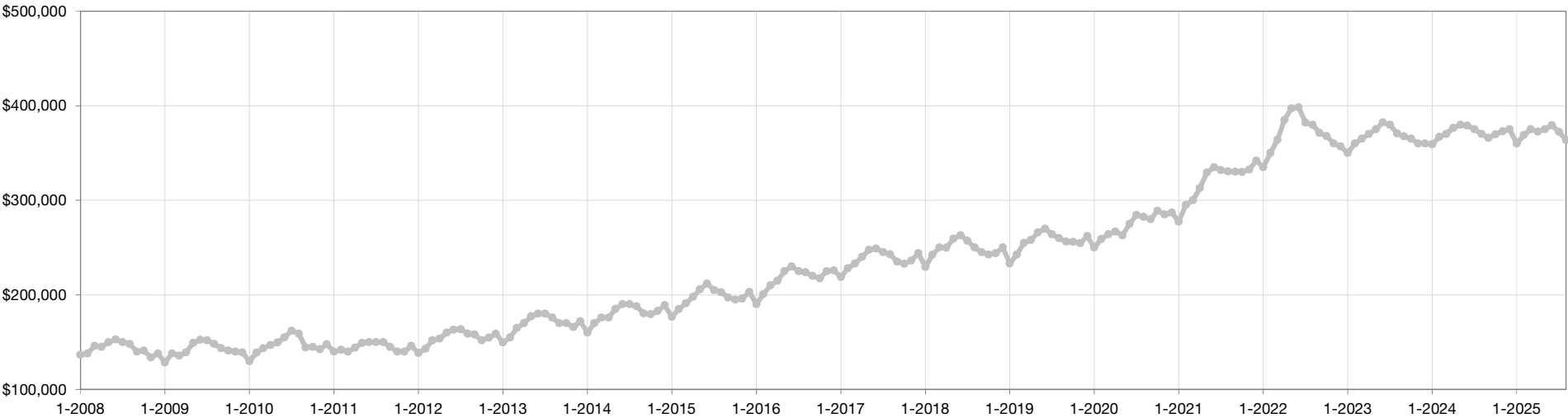
## Year to Date



Month	Prior Year	Current Year	+ / -
September	\$367,500	\$366,000	-0.4%
October	\$365,000	\$369,900	+1.3%
November	\$360,000	\$372,955	+3.6%
December	\$360,000	\$375,000	+4.2%
January	\$359,090	\$360,000	+0.3%
February	\$366,990	\$369,000	+0.5%
March	\$369,990	\$375,000	+1.4%
April	\$376,482	\$372,500	-1.1%
May	\$380,000	\$375,000	-1.3%
June	\$378,950	\$379,425	+0.1%
July	\$375,000	\$372,201	-0.7%
August	\$370,000	\$363,665	-1.7%
12-Month Avg*	\$275,000	\$275,000	0.0%

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

## Historical Median Sales Price



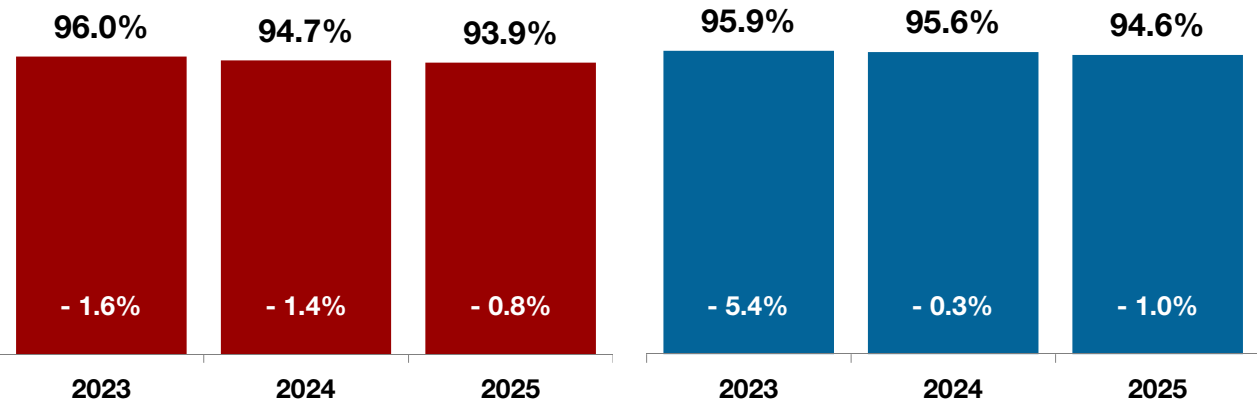
# Percent of Original List Price Received

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.



## August

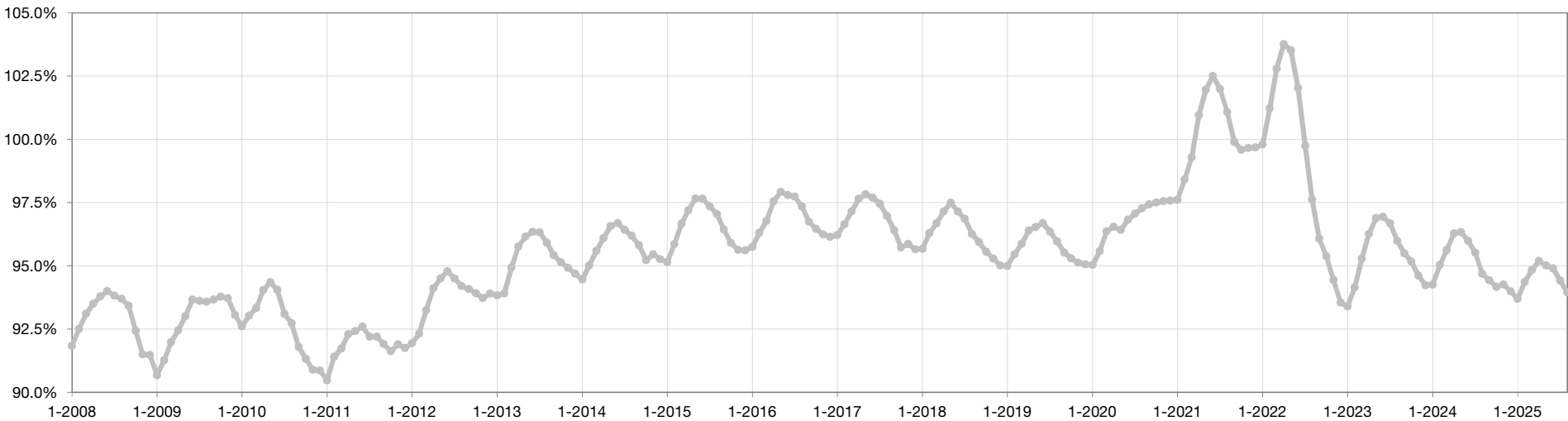
## Year to Date



Month	Prior Year	Current Year	+ / -
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%
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%
12-Month Avg*	95.4%	94.8%	-0.6%

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

## Historical Percent of Original List Price Received



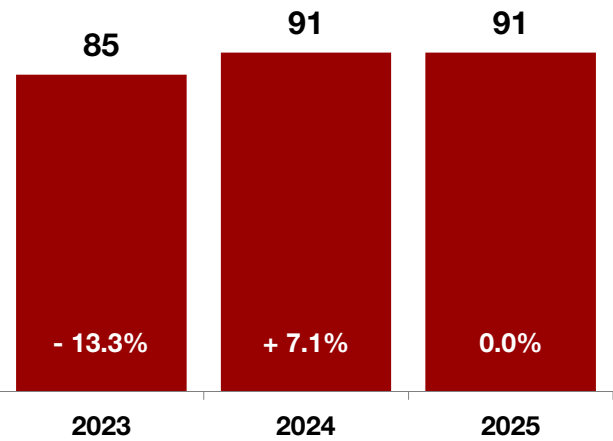


# Housing Affordability Index

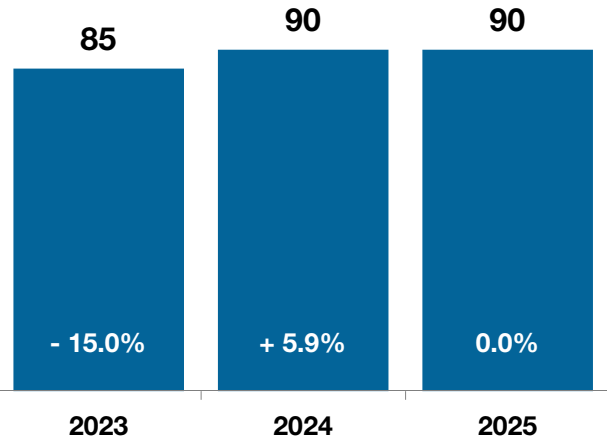
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## August

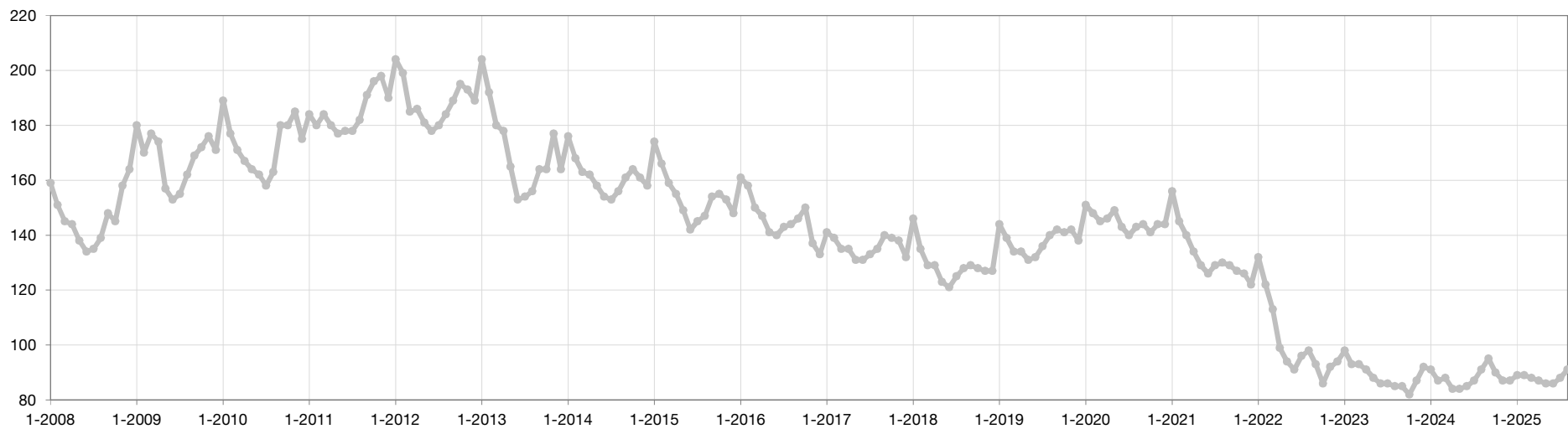


## Year to Date



Month	Prior Year	Current Year	+ / -
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%
May	84	86	+2.4%
June	85	86	+1.2%
July	87	88	+1.1%
August	91	91	0.0%
12-Month Avg	87	89	+2.3%

## Historical Housing Affordability Index

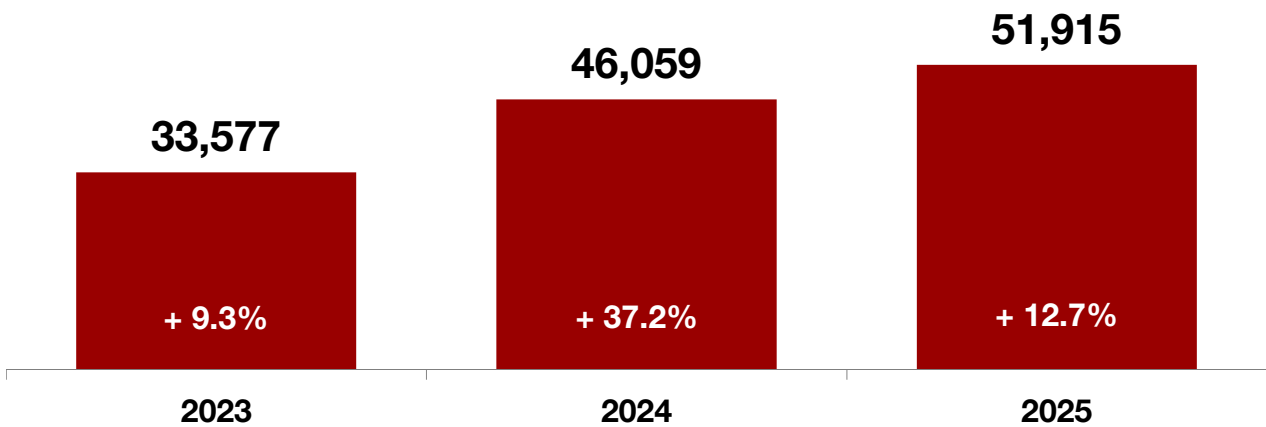


# Inventory of Homes for Sale

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

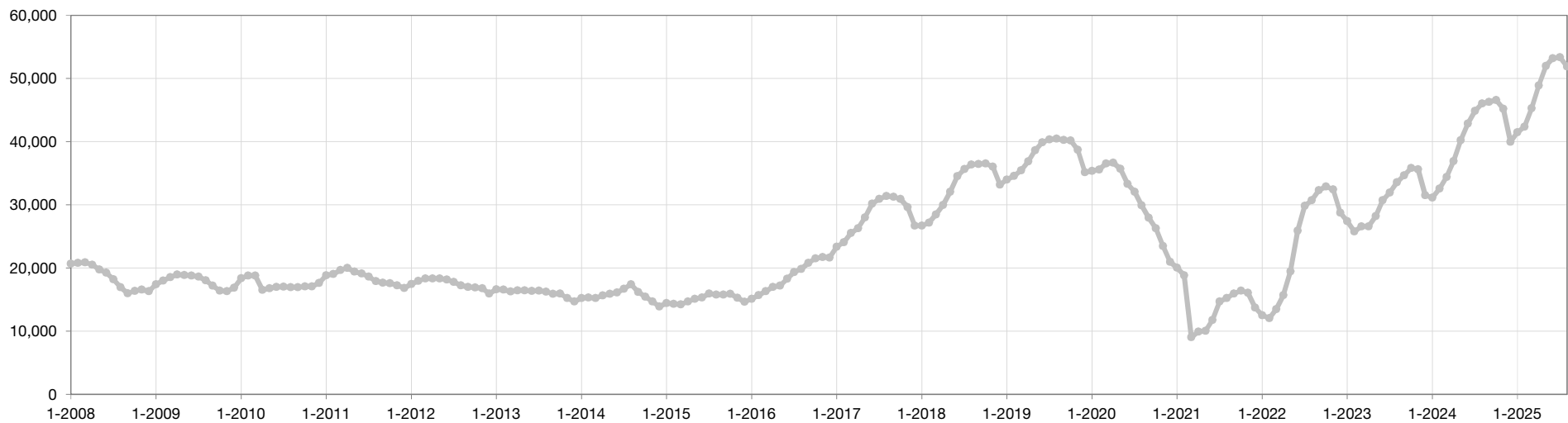


## August



Month	Prior Year	Current Year	+ / -
September	34,638	46,309	+33.7%
October	35,841	46,583	+30.0%
November	35,626	45,201	+26.9%
December	31,514	39,972	+26.8%
January	31,152	41,496	+33.2%
February	32,555	42,372	+30.2%
March	34,412	45,305	+31.7%
April	36,925	48,901	+32.4%
May	40,237	51,992	+29.2%
June	42,849	53,191	+24.1%
July	44,849	53,361	+19.0%
August	46,059	51,915	+12.7%
12-Month Avg	37,221	47,217	+26.9%

## Historical Inventory of Homes for Sale

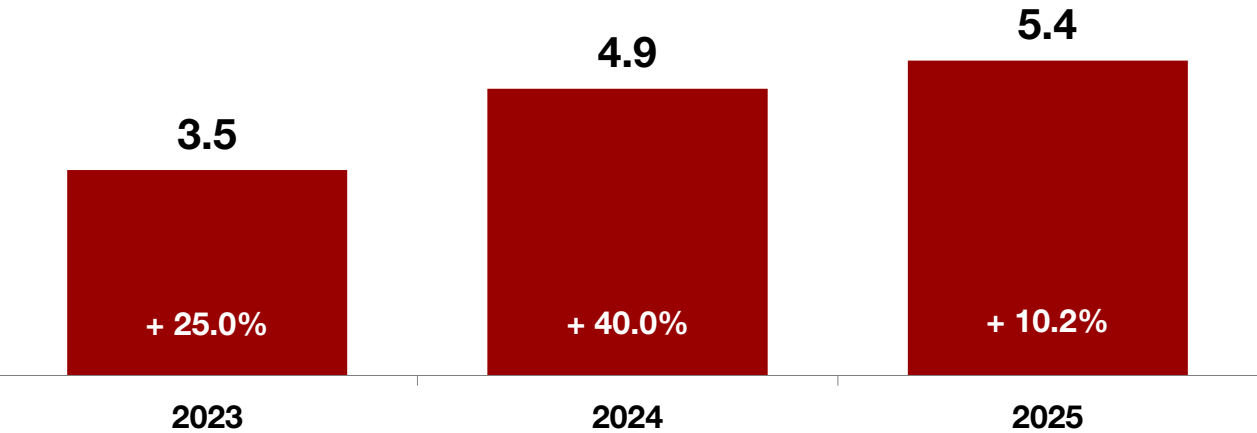


# Months Supply of Homes for Sale

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.



## August



Month	Prior Year	Current Year	+ / -
September	3.6	4.9	+36.1%
October	3.8	4.9	+28.9%
November	3.8	4.7	+23.7%
December	3.3	4.1	+24.2%
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	5.4	+28.6%
June	4.5	5.5	+22.2%
July	4.8	5.5	+14.6%
August	4.9	5.4	+10.2%
12-Month Avg*	4.7	5.4	+14.9%

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

## Historical Months Supply of Homes for Sale

