

Monthly Indicators

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



December 2024

U.S. existing-home sales improved for the second consecutive month, rising 4.8% to a seasonally adjusted annual rate of 4.15 million units, an eight-month high, according to the National Association of REALTORS® (NAR). Sales were up 6.1% compared to the same time last year, marking the largest year-over-year increase since June 2021. Economists had forecast existing-home sales would come in at an annual rate of 4.07 million units for the month.

New Listings in the North Texas region were up 8.6 percent to 9,125. Pending Sales decreased 10.1 percent to 6,284. Inventory grew 20.9 percent to 36,270 units.

Prices moved higher as Median Sales Price was up 3.6 percent to \$378,000. Days on Market increased 19.6 percent to 67. Months Supply of Inventory was up 21.9 percent to 3.9, indicating that supply increased relative to demand.

Total housing inventory stood at 1.33 million units heading into December, a 2.9% decrease from the previous month but a 17.7% increase year-over-year, for a 3.8-month supply at the current sales pace. Inventory remains below the 5 – 6 months' supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a 4.7% increase from one year earlier.

Quick Facts

+ 11.0%

Change in
Closed Sales

+ 3.6%

Change in
Median Sales Price

+ 20.9%

Change in
Inventory

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Market Overview

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



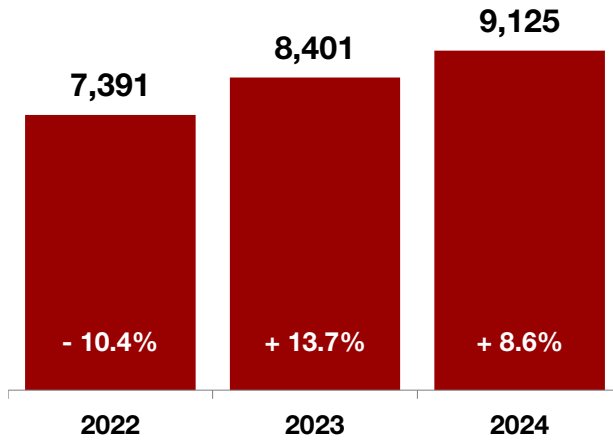
Key Metrics	Historical Sparklines	12-2023	12-2024	+/-	YTD 2023	YTD 2024	+/-
New Listings		8,401	9,125	+ 8.6%	154,050	175,677	+ 14.0%
Pending Sales		6,987	6,284	- 10.1%	111,076	111,993	+ 0.8%
Closed Sales		7,825	8,689	+ 11.0%	110,585	111,991	+ 1.3%
Days on Market Until Sale		56	67	+ 19.6%	48	55	+ 14.6%
Median Sales Price		\$365,000	\$378,000	+ 3.6%	\$371,000	\$375,000	+ 1.1%
Percent of Original List Price Received		94.3%	94.0%	- 0.3%	95.7%	95.2%	- 0.5%
Housing Affordability Index		90	86	- 4.4%	89	86	- 3.4%
Inventory of Homes for Sale		30,002	36,270	+ 20.9%	--	--	--
Months Supply of Homes for Sale		3.2	3.9	+ 21.9%	--	--	--

New Listings

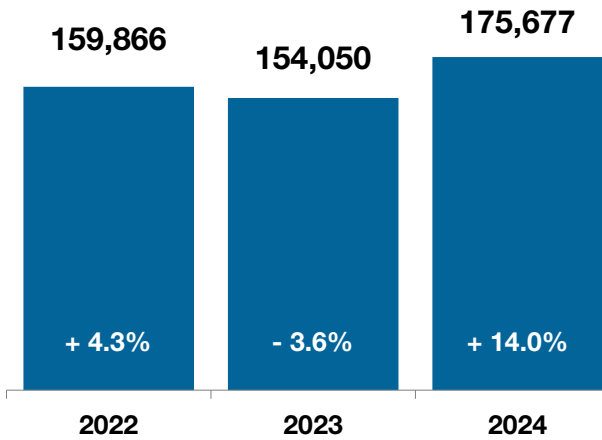
A count of the properties that have been newly listed on the market in a given month.



December

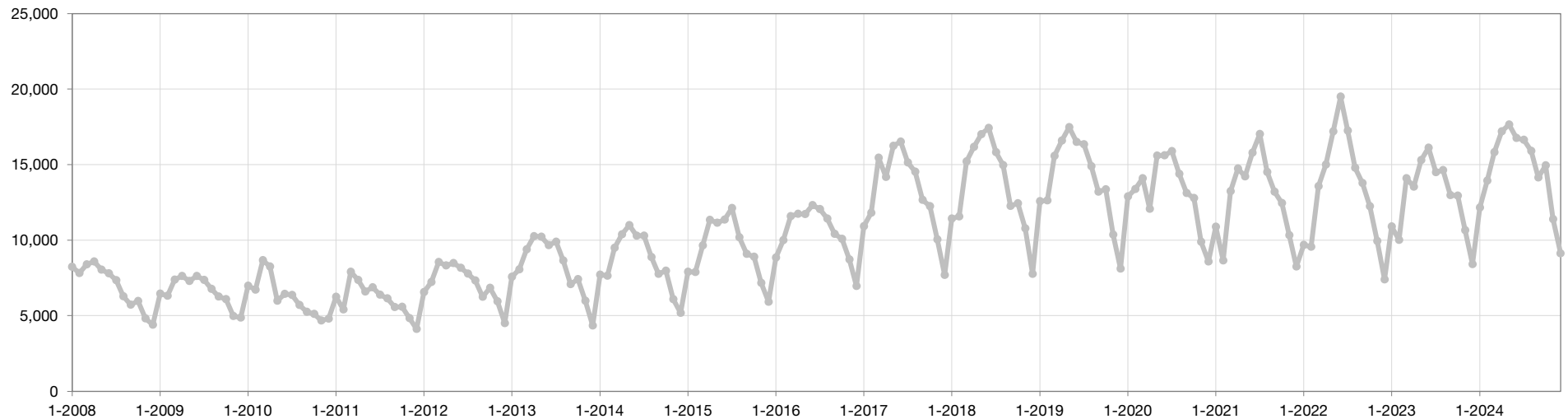


Year to Date



Month	Prior Year	Current Year	+ / -
January	10,899	12,152	+11.5%
February	10,006	13,942	+39.3%
March	14,098	15,809	+12.1%
April	13,527	17,188	+27.1%
May	15,289	17,653	+15.5%
June	16,119	16,760	+4.0%
July	14,497	16,638	+14.8%
August	14,631	15,912	+8.8%
September	12,974	14,152	+9.1%
October	12,945	14,952	+15.5%
November	10,664	11,394	+6.8%
December	8,401	9,125	+8.6%
12-Month Avg	12,838	14,640	+14.0%

Historical New Listings



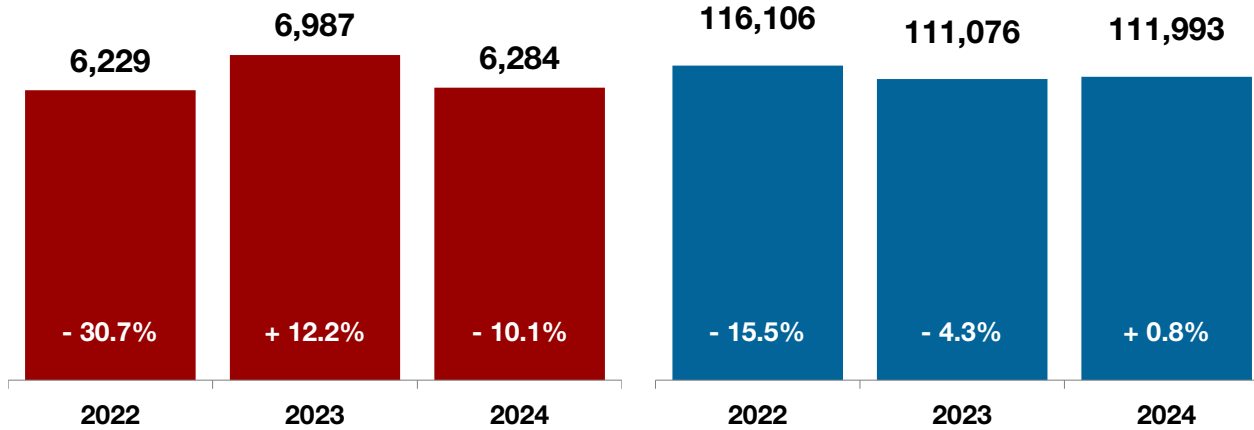
Pending Sales

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



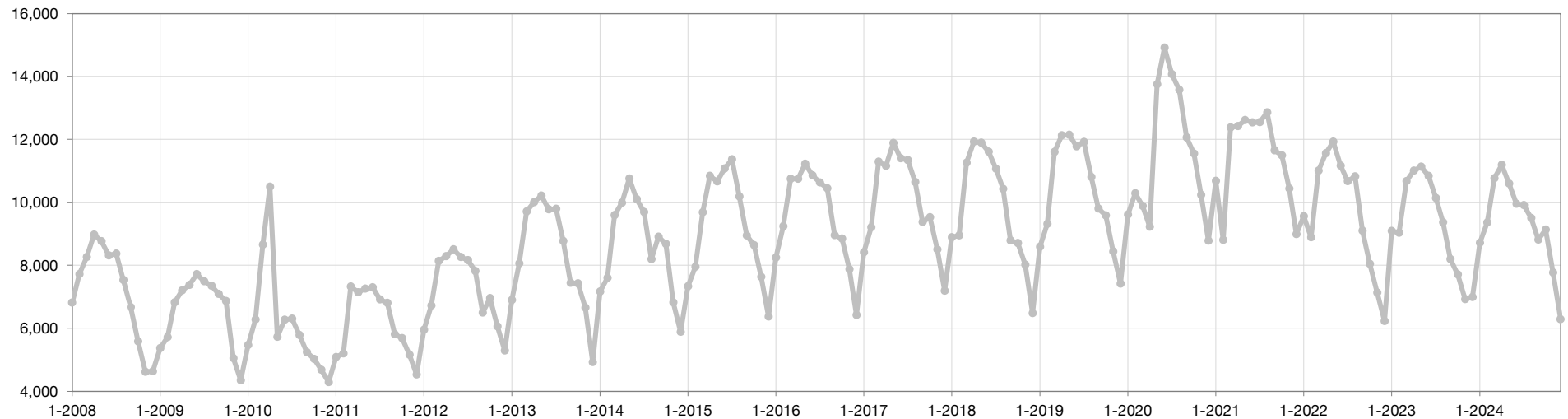
December

Year to Date



Month	Prior Year	Current Year	+ / -
January	9,091	8,712	-4.2%
February	9,035	9,357	+3.6%
March	10,668	10,761	+0.9%
April	11,005	11,194	+1.7%
May	11,133	10,594	-4.8%
June	10,835	9,953	-8.1%
July	10,136	9,913	-2.2%
August	9,363	9,502	+1.5%
September	8,192	8,817	+7.6%
October	7,706	9,135	+18.5%
November	6,925	7,771	+12.2%
December	6,987	6,284	-10.1%
12-Month Avg	9,256	9,333	+0.8%

Historical Pending Sales

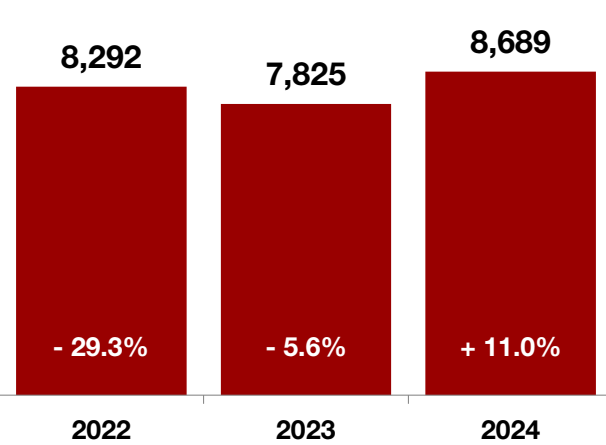


Closed Sales

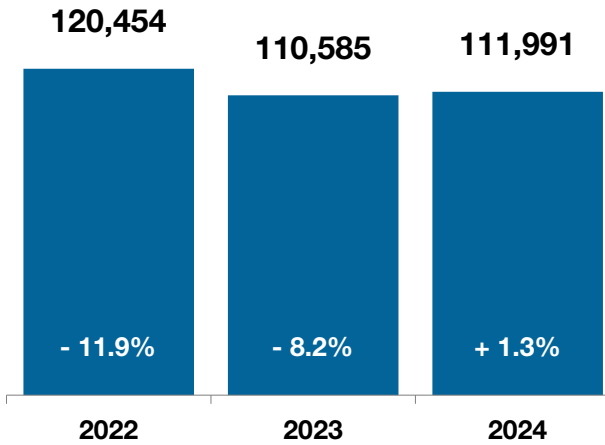
A count of the actual sales that closed in a given month.



December

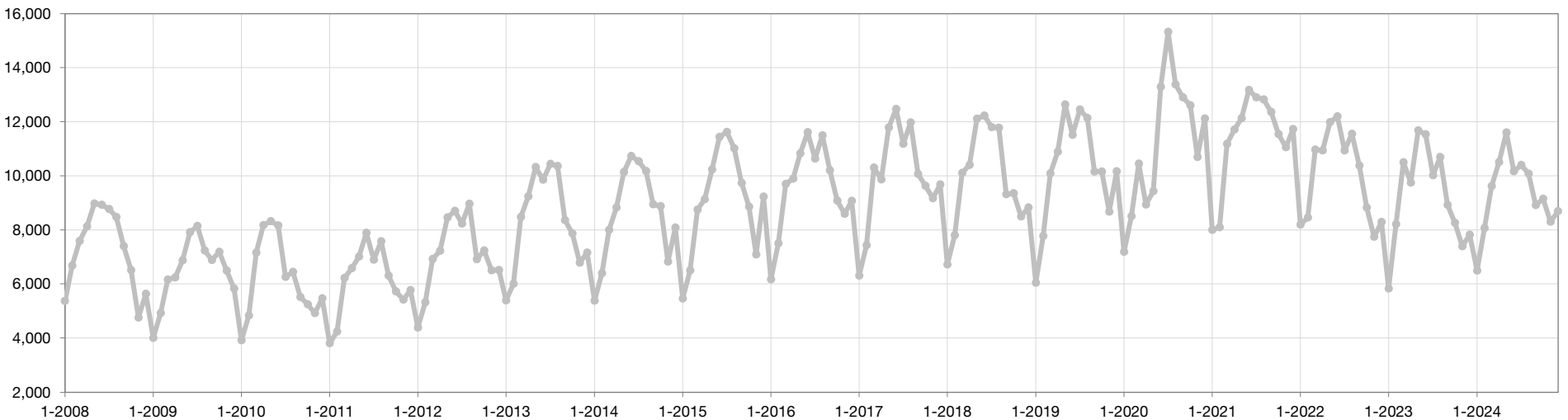


Year to Date



Month	Prior Year	Current Year	+ / -
January	5,828	6,496	+11.5%
February	8,207	8,068	-1.7%
March	10,493	9,616	-8.4%
April	9,743	10,507	+7.8%
May	11,676	11,603	-0.6%
June	11,535	10,167	-11.9%
July	10,014	10,397	+3.8%
August	10,690	10,079	-5.7%
September	8,922	8,914	-0.1%
October	8,263	9,152	+10.8%
November	7,389	8,303	+12.4%
December	7,825	8,689	+11.0%
12-Month Avg	9,215	9,333	+1.3%

Historical Closed Sales



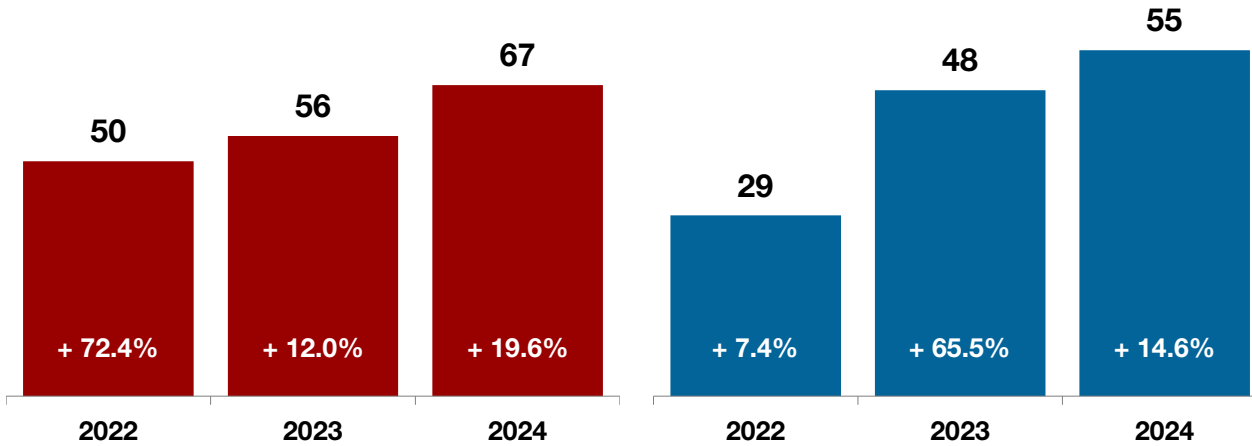
Days on Market Until Sale

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



December

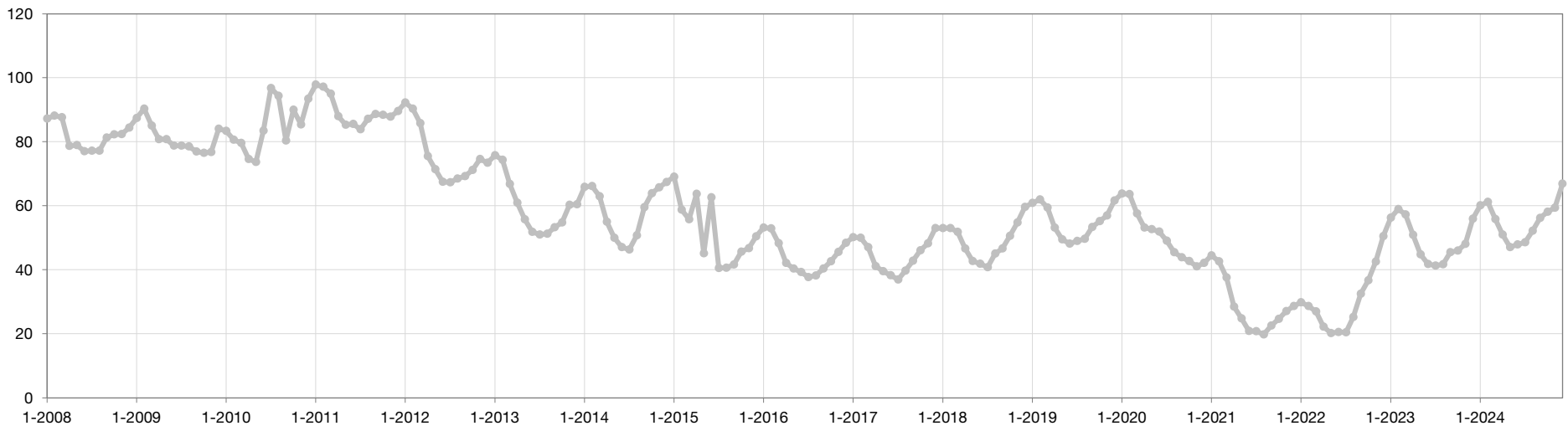
Year to Date



Month	Prior Year	Current Year	+ / -
January	56	60	+7.1%
February	59	61	+3.4%
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	59	+22.9%
December	56	67	+19.6%
12-Month Avg*	49	55	+12.2%

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

Historical Days on Market Until Sale



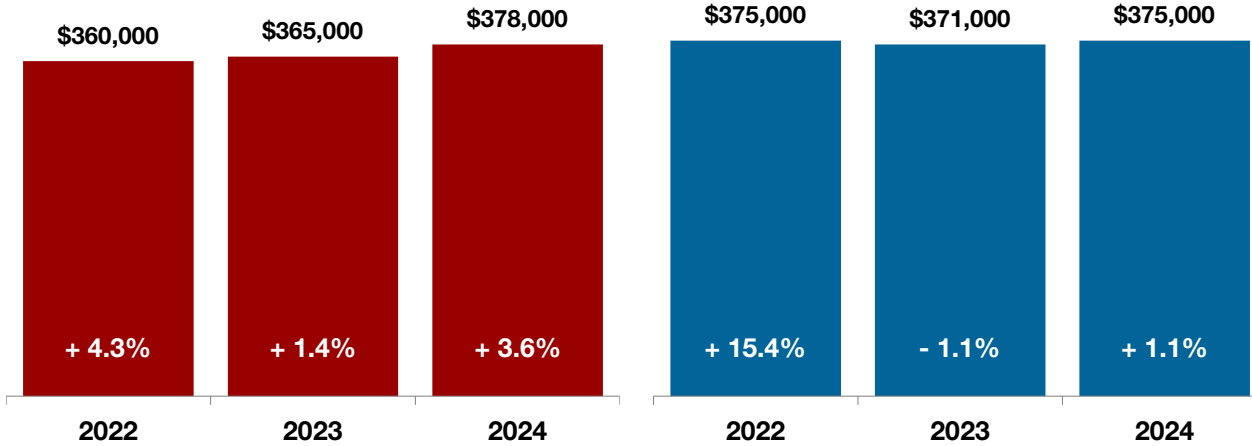
Median Sales Price

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	\$350,000	\$360,000	+2.9%
February	\$360,000	\$369,900	+2.8%
March	\$367,818	\$373,990	+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	\$366,088	\$372,442	+1.7%
November	\$364,500	\$375,000	+2.9%
December	\$365,000	\$378,000	+3.6%
12-Month Avg*	\$278,500	\$279,400	+0.3%

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

Historical Median Sales Price

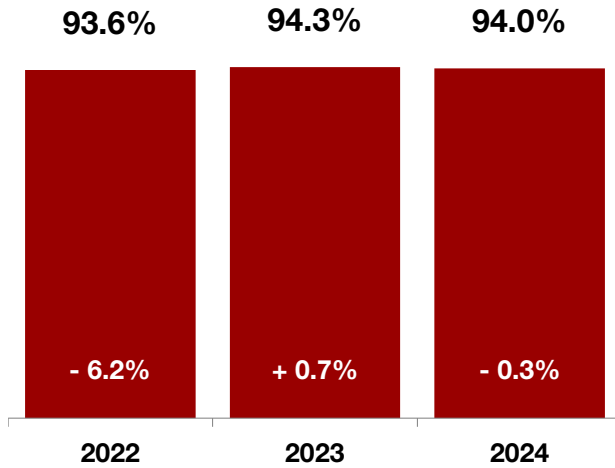


Percent of Original List Price Received

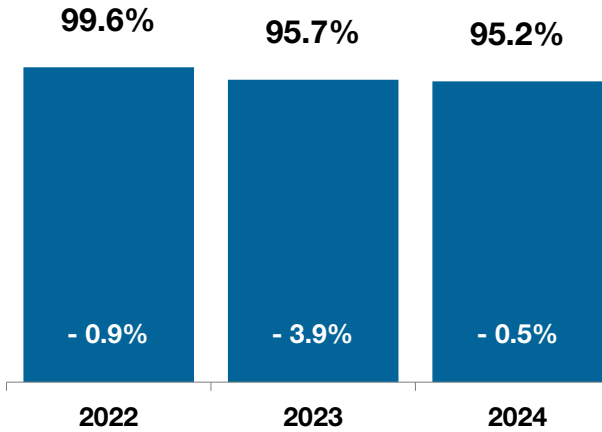
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December



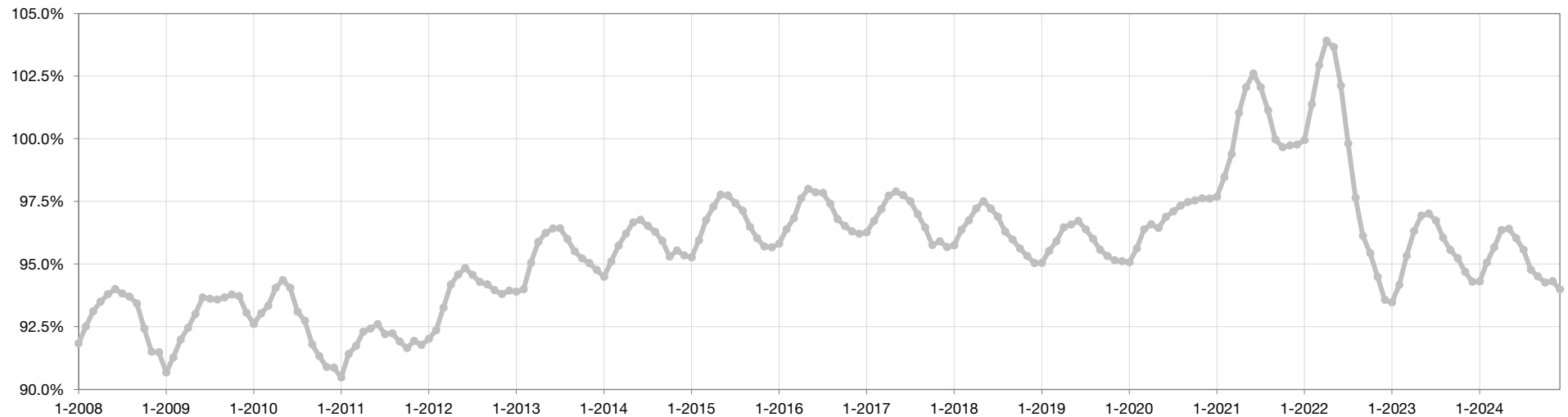
Year to Date



Month	Prior Year	Current Year	+ / -
January	93.5%	94.3%	+0.9%
February	94.2%	95.1%	+1.0%
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%
12-Month Avg*	95.6%	95.3%	-0.3%

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

Historical Percent of Original List Price Received



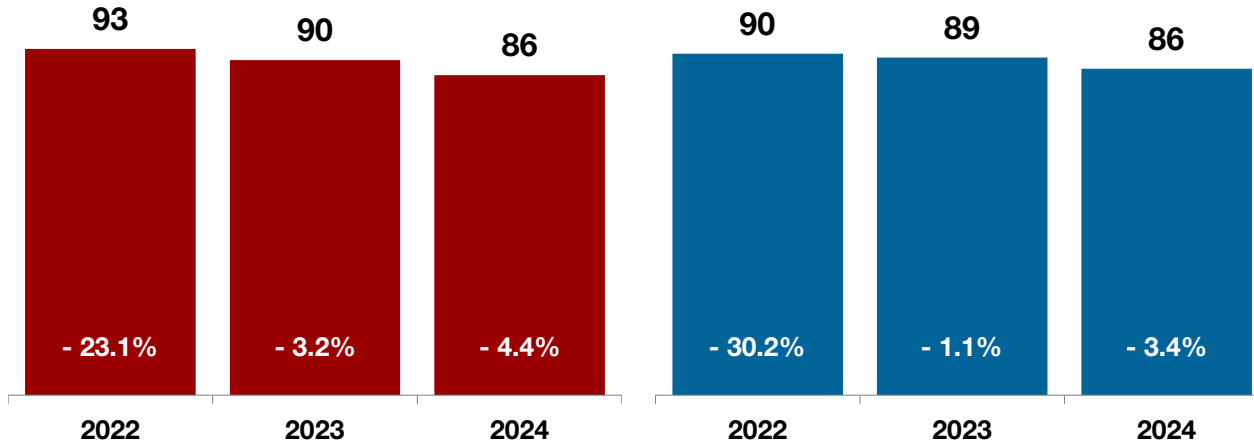
Housing Affordability Index

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.



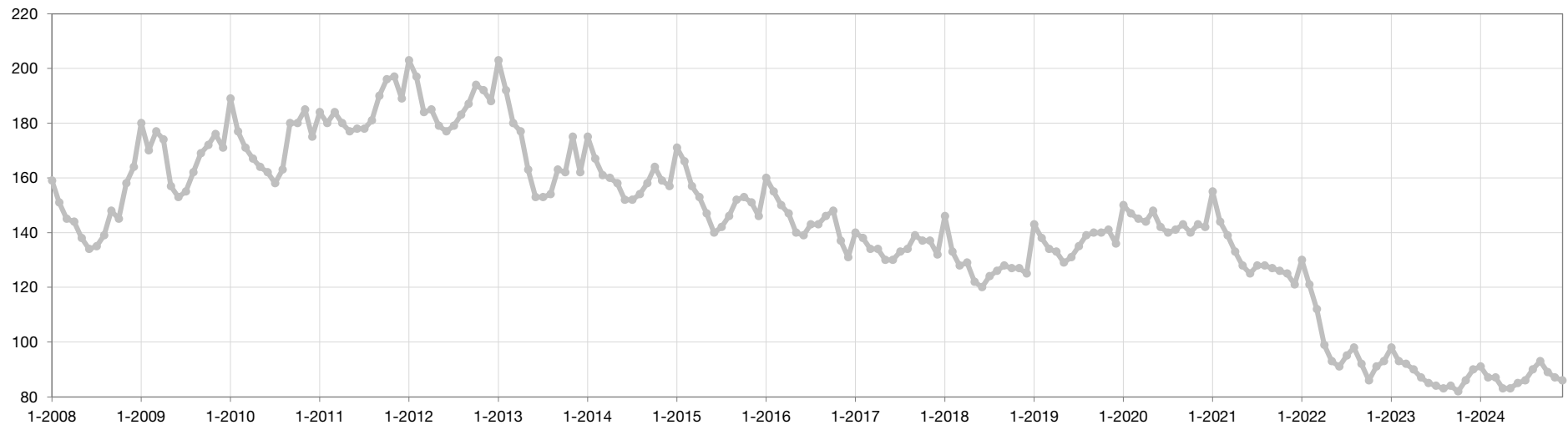
December

Year to Date



Month	Prior Year	Current Year	+ / -
January	98	91	-7.1%
February	93	87	-6.5%
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	89	+8.5%
November	86	87	+1.2%
December	90	86	-4.4%
12-Month Avg	88	87	-1.1%

Historical Housing Affordability Index

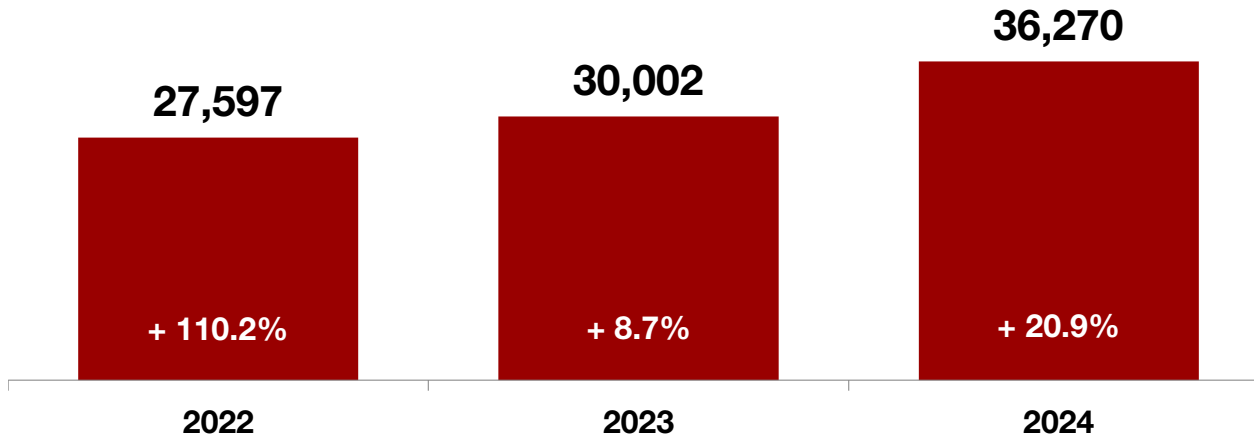


Inventory of Homes for Sale

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

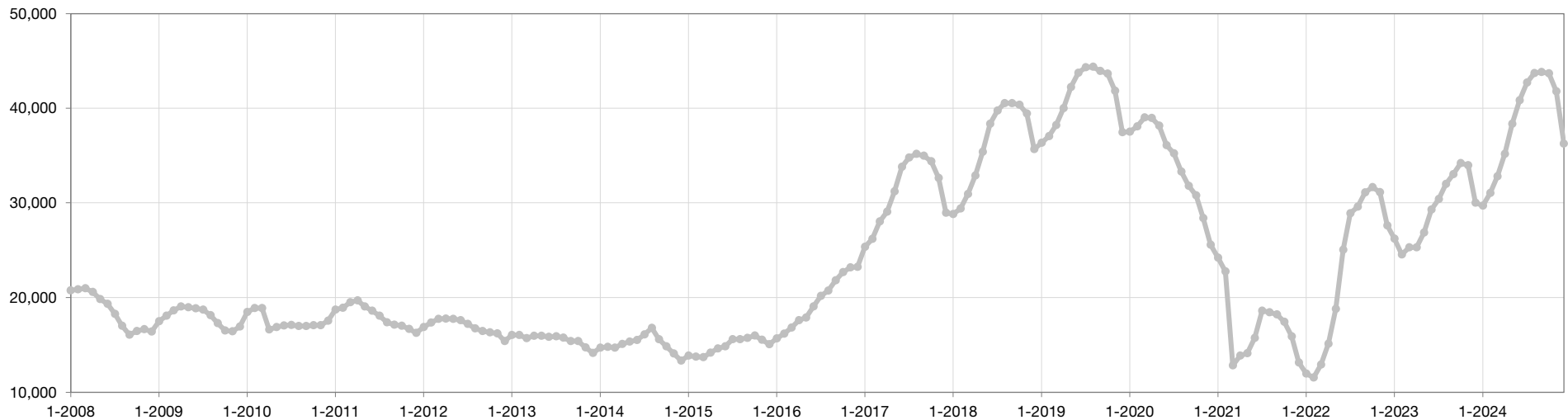


December



Month	Prior Year	Current Year	+ / -
January	26,204	29,688	+13.3%
February	24,548	31,031	+26.4%
March	25,282	32,795	+29.7%
April	25,288	35,162	+39.0%
May	26,845	38,352	+42.9%
June	29,286	40,827	+39.4%
July	30,400	42,701	+40.5%
August	31,981	43,704	+36.7%
September	33,012	43,815	+32.7%
October	34,185	43,676	+27.8%
November	33,963	41,770	+23.0%
December	30,002	36,270	+20.9%
12-Month Avg	29,250	38,316	+31.0%

Historical Inventory of Homes for Sale

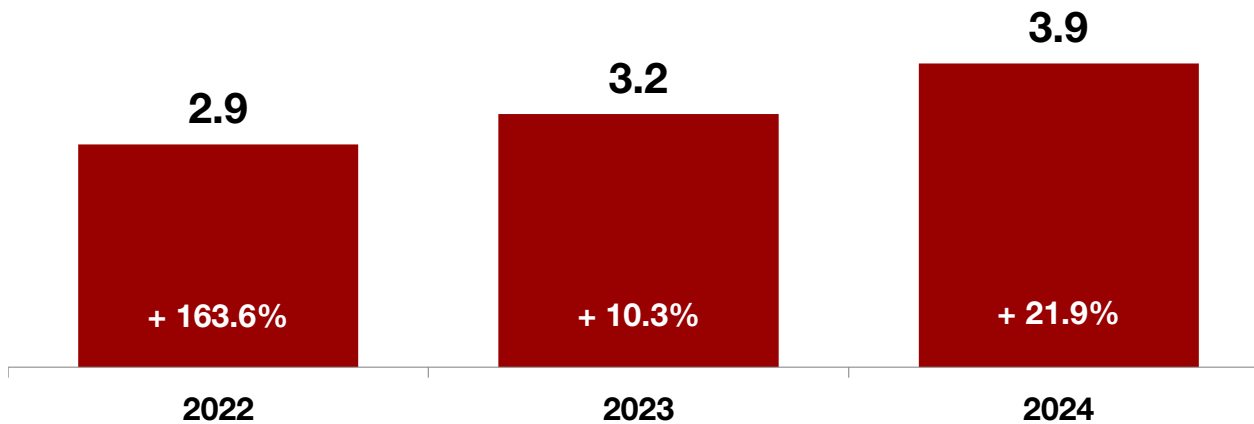


Months Supply of Homes for Sale

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	2.7	3.2	+18.5%
February	2.5	3.4	+36.0%
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	4.4	+18.9%
December	3.2	3.9	+21.9%
12-Month Avg*	4.0	4.8	+20.0%

* Months Supply for all properties from January 2024 through December 2024. This is not the average of the individual figures above.

Historical Months Supply of Homes for Sale

