

Monthly Indicators

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



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings in the North Texas region were up 3.6 percent to 15,428. Pending Sales decreased 6.4 percent to 8,748. Inventory shrank 0.1 percent to 42,600 units.

Prices moved lower as Median Sales Price was down 3.5 percent to \$356,000. Days on Market increased 6.9 percent to 77. Months Supply of Inventory remained flat at 4.4, indicating a stabilizing supply-demand balance.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

- 8.9%

Change in
Closed Sales

- 3.5%

Change in
Median Sales Price

- 0.1%

Change in
Inventory

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Market Overview

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



Key Metrics	Historical Sparklines	2-2025	2-2026	+/-	YTD 2025	YTD 2026	+/-
New Listings		14,886	15,428	+ 3.6%	30,095	29,689	- 1.3%
Pending Sales		9,351	8,748	- 6.4%	18,012	17,076	- 5.2%
Closed Sales		8,099	7,382	- 8.9%	14,965	13,873	- 7.3%
Days on Market Until Sale		72	77	+ 6.9%	71	77	+ 8.5%
Median Sales Price		\$369,000	\$356,000	- 3.5%	\$365,000	\$354,980	- 2.7%
Percent of Original List Price Received		94.4%	93.3%	- 1.2%	94.1%	93.1%	- 1.1%
Housing Affordability Index		92	102	+ 10.9%	93	103	+ 10.8%
Inventory of Homes for Sale		42,639	42,600	- 0.1%	--	--	--
Months Supply of Homes for Sale		4.4	4.4	0.0%	--	--	--

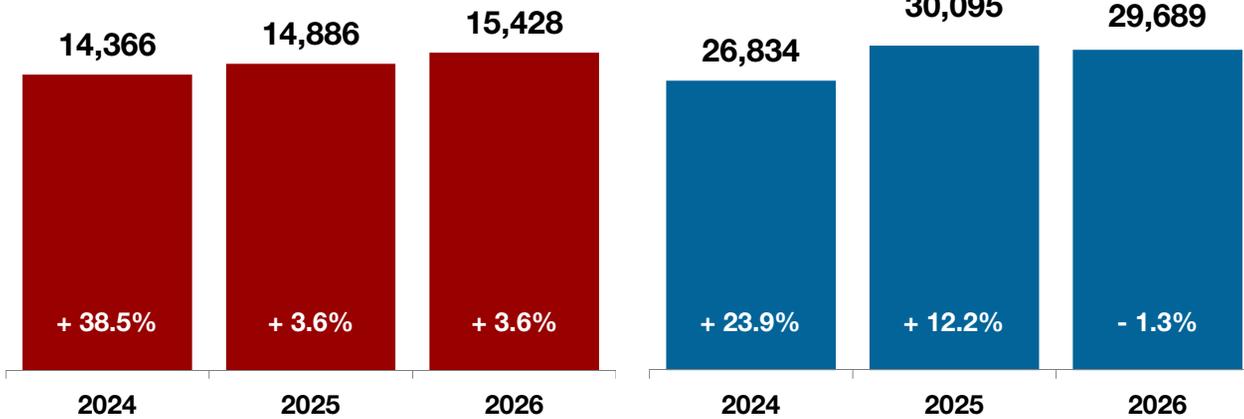
New Listings

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



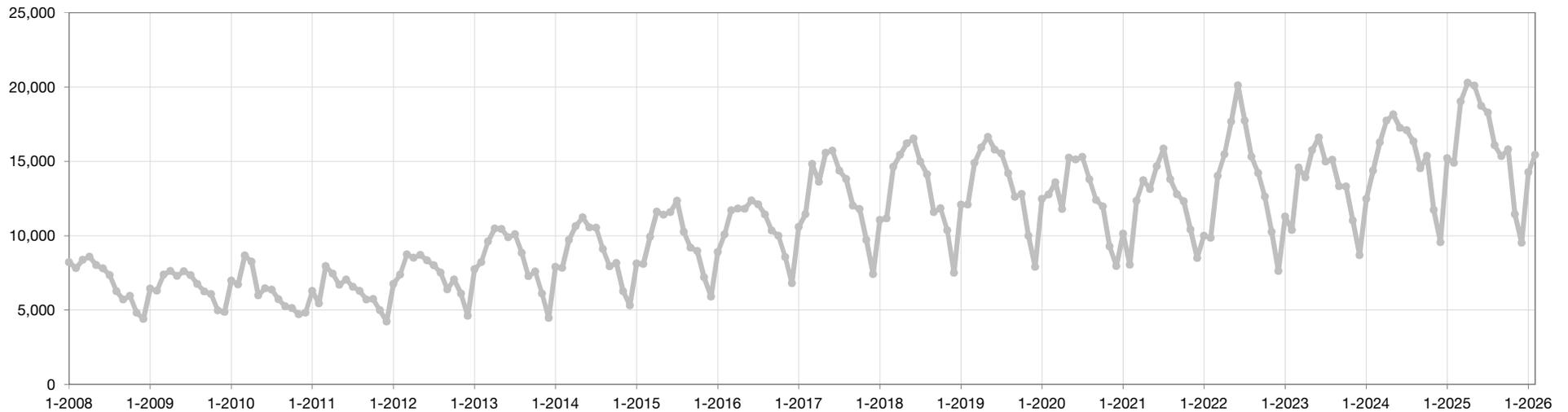
February

Year to Date



Month	Prior Year	Current Year	+ / -
March	16,275	19,026	+16.9%
April	17,729	20,282	+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	9,514	-0.4%
January	15,209	14,261	-6.2%
February	14,886	15,428	+3.6%
12-Month Avg	15,344	16,188	+5.5%

Historical New Listings

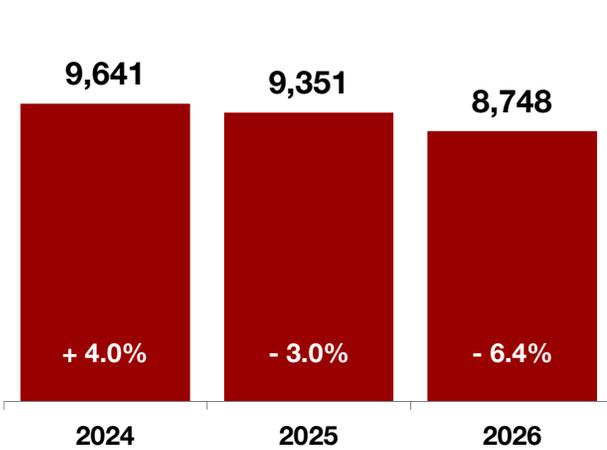


Pending Sales

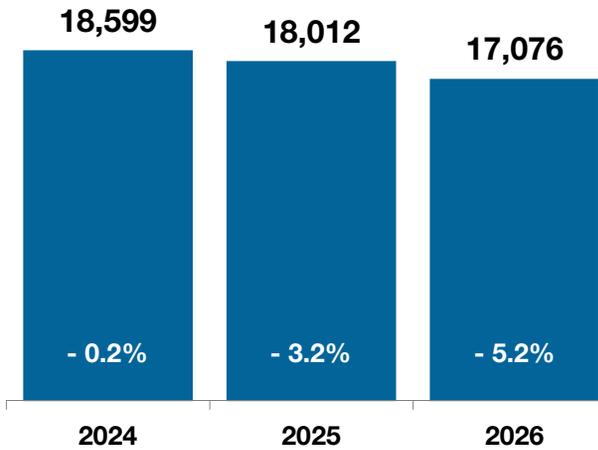
A count of the properties on which offers have been accepted in a given month.



February

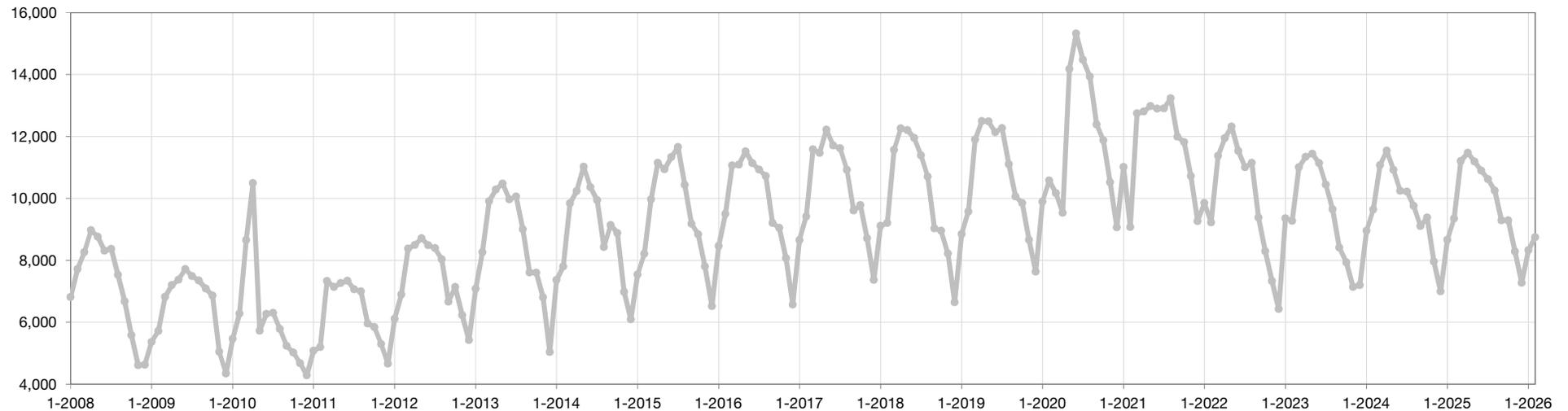


Year to Date



Month	Prior Year	Current Year	+ / -
March	11,073	11,208	+1.2%
April	11,541	11,477	-0.6%
May	10,921	11,192	+2.5%
June	10,247	10,900	+6.4%
July	10,217	10,620	+3.9%
August	9,761	10,251	+5.0%
September	9,108	9,289	+2.0%
October	9,379	9,288	-1.0%
November	7,963	8,287	+4.1%
December	6,993	7,276	+4.0%
January	8,661	8,328	-3.8%
February	9,351	8,748	-6.4%
12-Month Avg	9,601	9,739	+1.4%

Historical Pending Sales

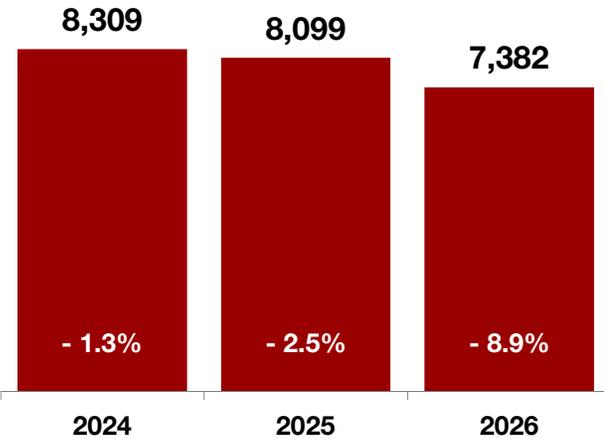


Closed Sales

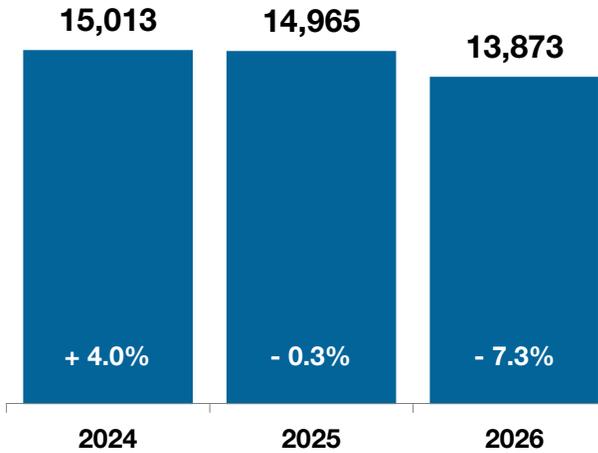
A count of the actual sales that closed in a given month.



February

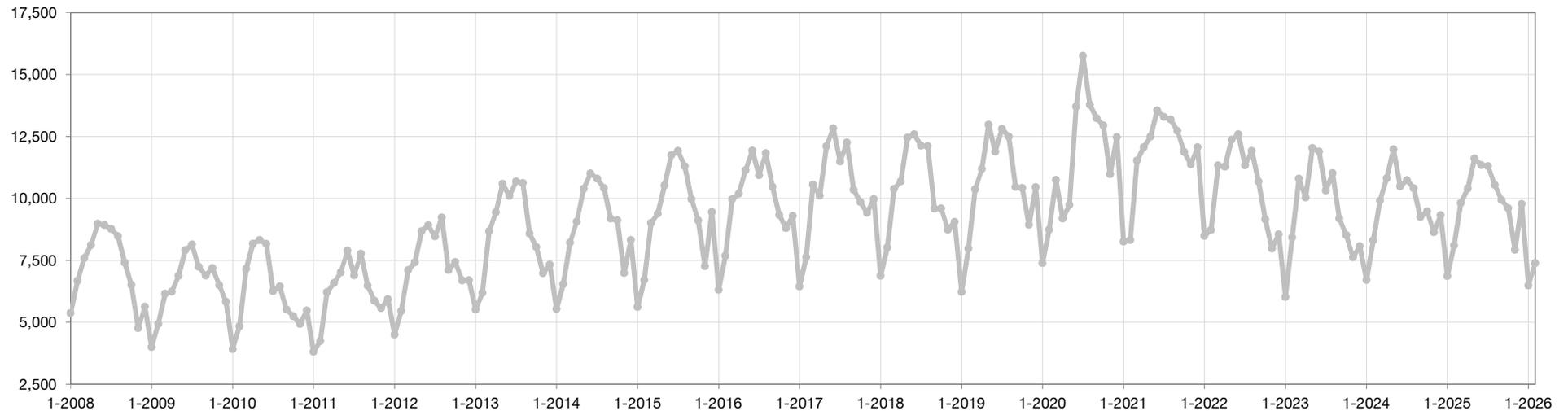


Year to Date



Month	Prior Year	Current Year	+ / -
March	9,907	9,815	-0.9%
April	10,810	10,398	-3.8%
May	11,979	11,618	-3.0%
June	10,486	11,338	+8.1%
July	10,730	11,299	+5.3%
August	10,411	10,550	+1.3%
September	9,247	9,937	+7.5%
October	9,482	9,607	+1.3%
November	8,630	7,922	-8.2%
December	9,319	9,774	+4.9%
January	6,866	6,491	-5.5%
February	8,099	7,382	-8.9%
12-Month Avg	9,664	9,678	+0.1%

Historical Closed Sales



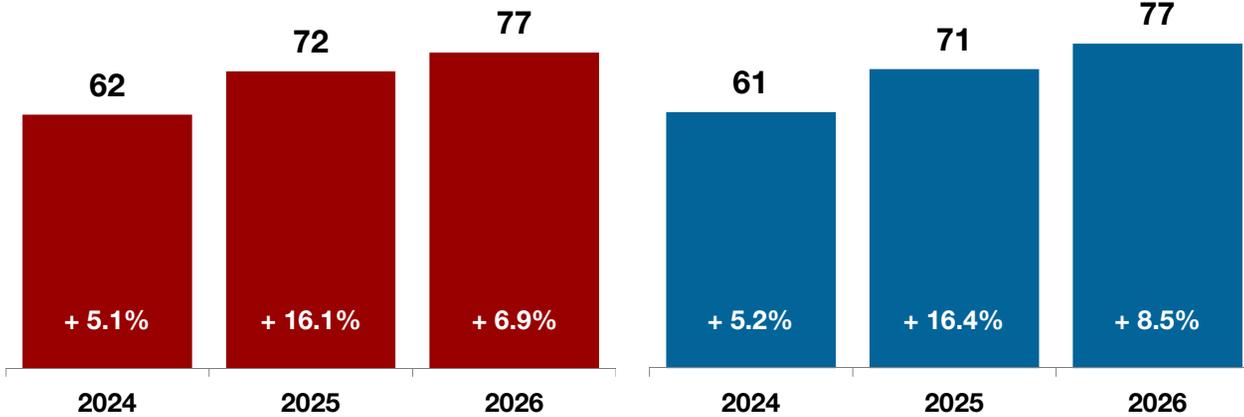
Days on Market Until Sale

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



February

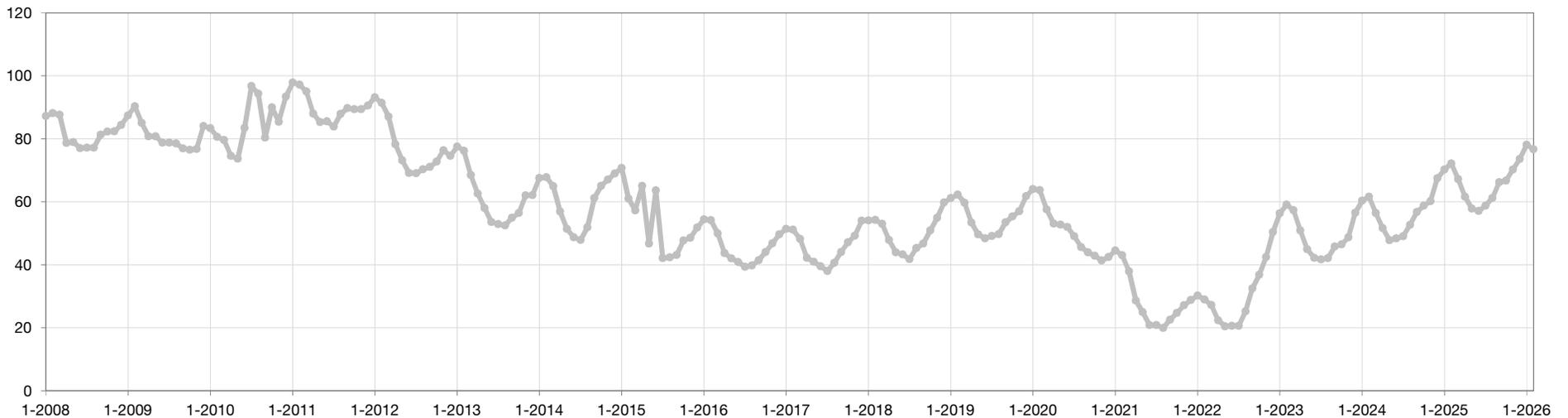
Year to Date



Month	Prior Year	Current Year	+ / -
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	74	+10.4%
January	70	78	+11.4%
February	72	77	+6.9%
12-Month Avg*	57	64	+12.3%

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

Historical Days on Market Until Sale

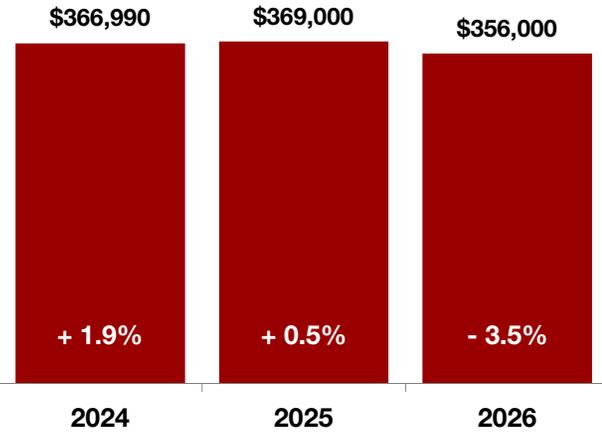


Median Sales Price

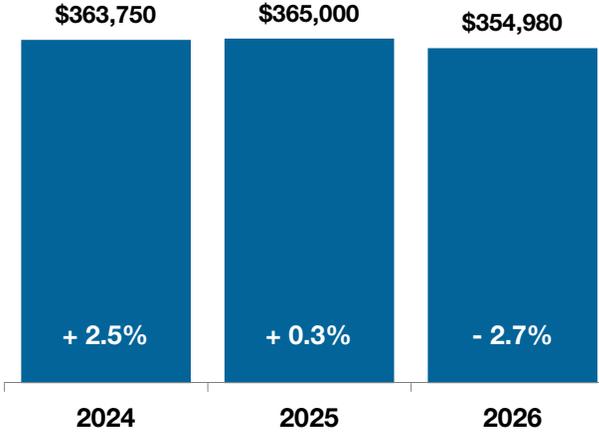
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



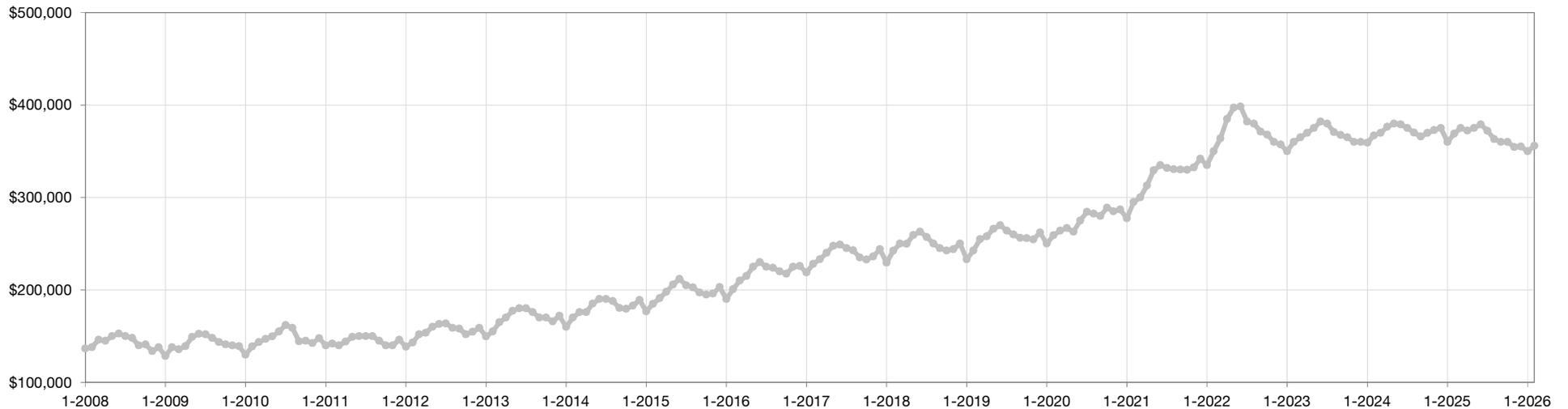
Year to Date



Month	Prior Year	Current Year	+ / -
March	\$369,920	\$375,000	+1.4%
April	\$376,482	\$372,300	-1.1%
May	\$380,000	\$374,990	-1.3%
June	\$378,950	\$379,000	+0.0%
July	\$375,000	\$372,000	-0.8%
August	\$370,000	\$362,990	-1.9%
September	\$366,000	\$360,000	-1.6%
October	\$369,900	\$360,000	-2.7%
November	\$372,955	\$354,450	-5.0%
December	\$375,000	\$355,000	-5.3%
January	\$360,000	\$350,000	-2.8%
February	\$369,000	\$356,000	-3.5%
12-Month Avg*	\$278,000	\$268,000	-3.6%

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

Historical Median Sales Price

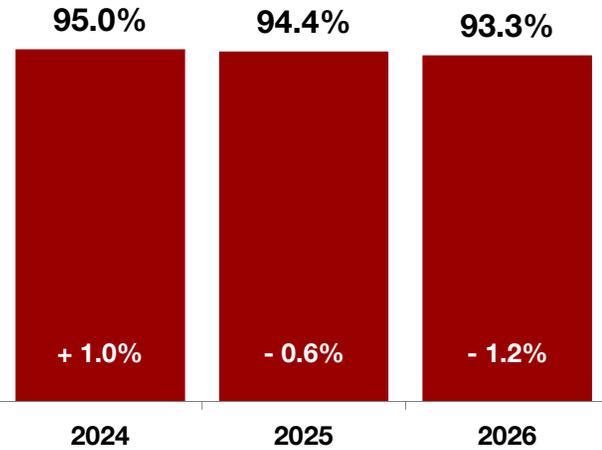


Percent of Original List Price Received

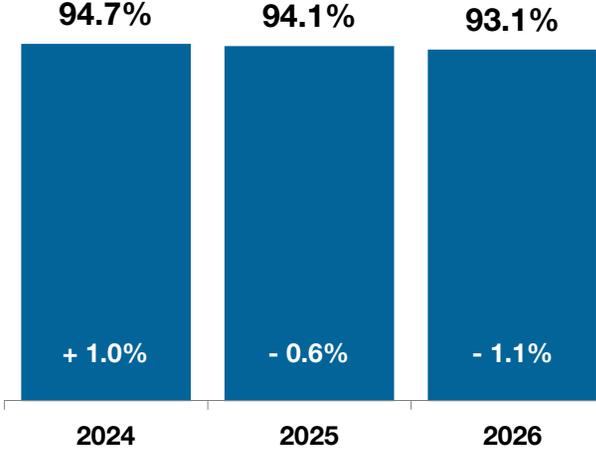
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



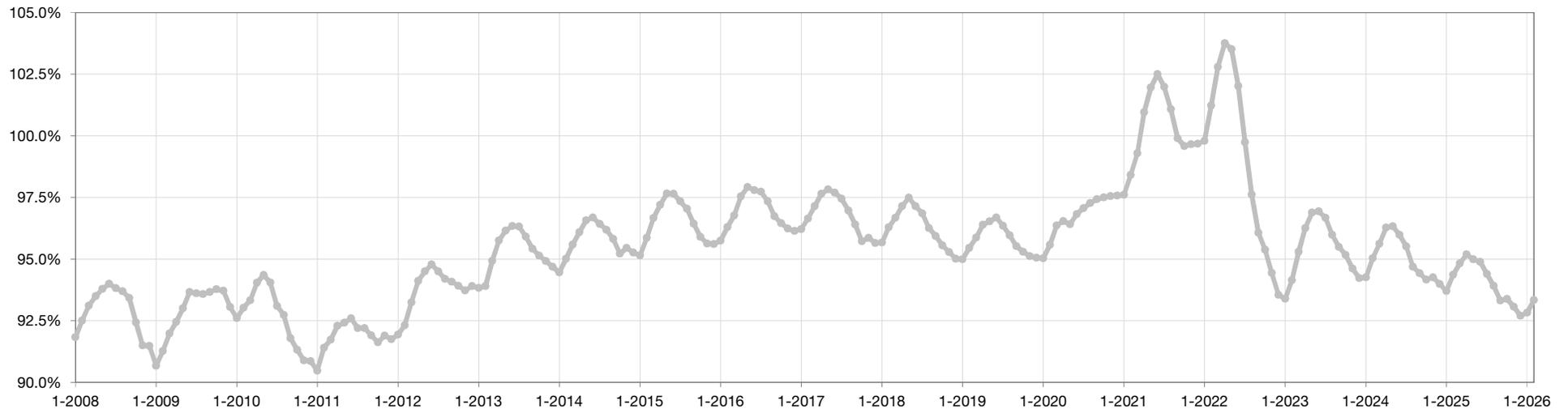
Year to Date



Month	Prior Year	Current Year	+ / -
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%
January	93.7%	92.8%	-1.0%
February	94.4%	93.3%	-1.2%
12-Month Avg*	95.1%	94.5%	-0.6%

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

Historical Percent of Original List Price Received

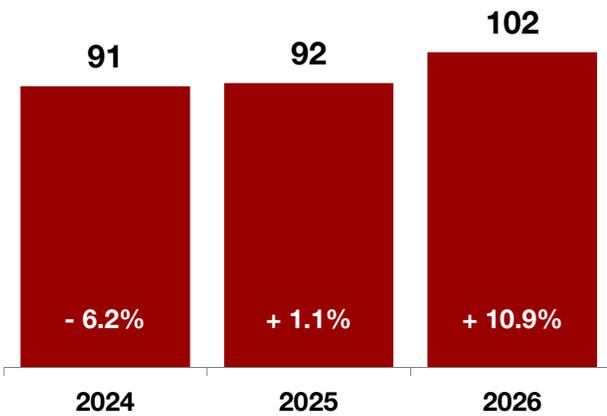


Housing Affordability Index

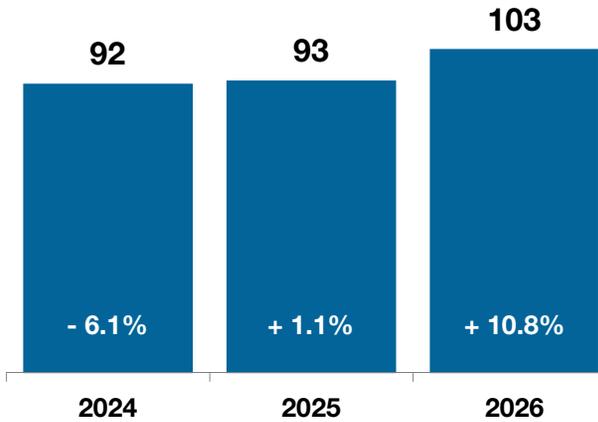
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



February

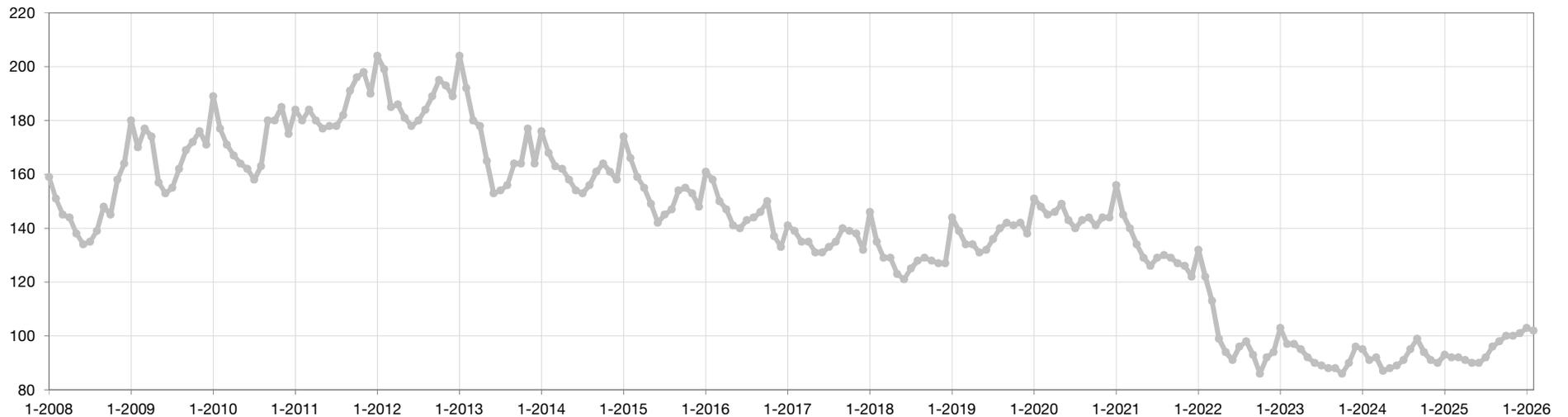


Year to Date



Month	Prior Year	Current Year	+ / -
March	92	92	0.0%
April	87	91	+4.6%
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	100	+9.9%
December	90	101	+12.2%
January	93	103	+10.8%
February	92	102	+10.9%
12-Month Avg	92	96	+4.3%

Historical Housing Affordability Index

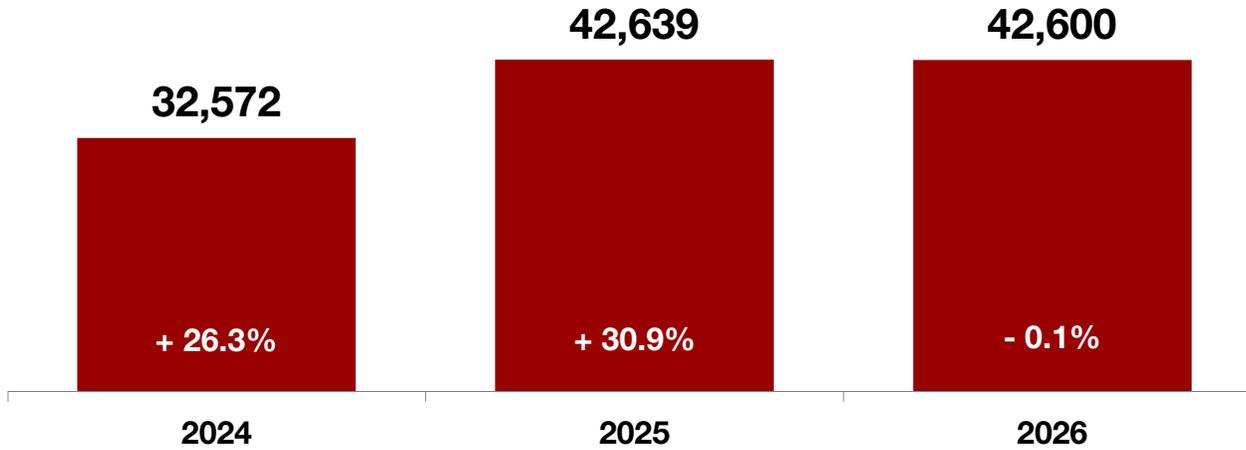


Inventory of Homes for Sale

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

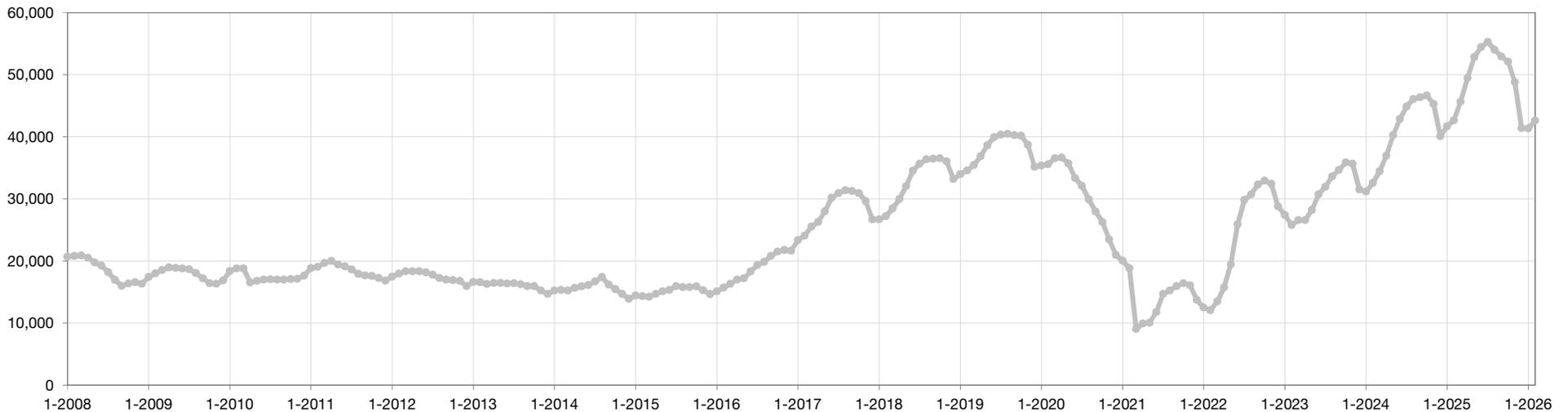


February



Month	Prior Year	Current Year	+ / -
March	34,428	45,681	+32.7%
April	36,944	49,452	+33.9%
May	40,259	52,871	+31.3%
June	42,874	54,466	+27.0%
July	44,880	55,292	+23.2%
August	46,097	54,052	+17.3%
September	46,354	52,965	+14.3%
October	46,650	52,124	+11.7%
November	45,298	48,818	+7.8%
December	40,095	41,377	+3.2%
January	41,687	41,333	-0.8%
February	42,639	42,600	-0.1%
12-Month Avg	42,350	49,253	+16.3%

Historical Inventory of Homes for Sale

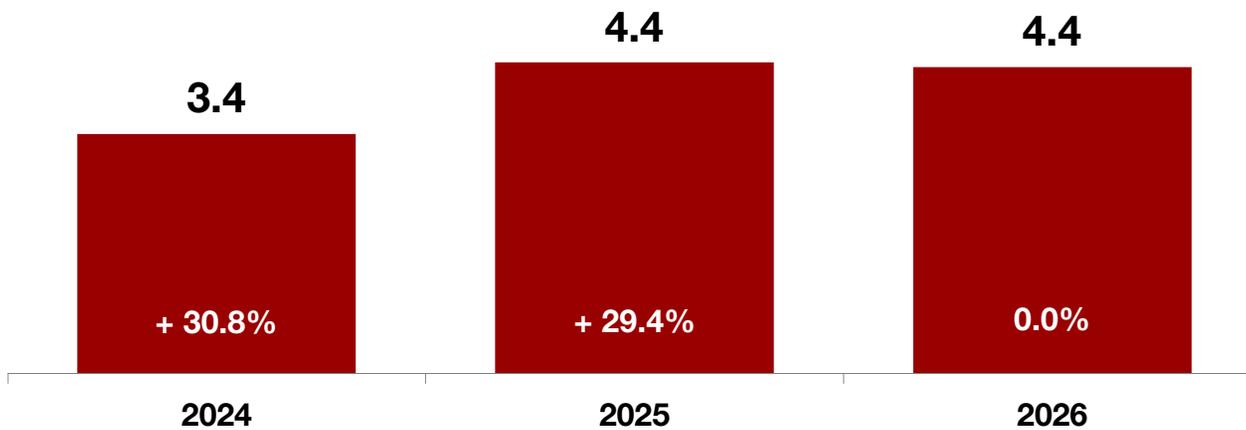


Months Supply of Homes for Sale

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.



February



Month	Prior Year	Current Year	+ / -
March	3.6	4.8	+33.3%
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	5.0	+6.4%
December	4.2	4.2	0.0%
January	4.3	4.2	-2.3%
February	4.4	4.4	0.0%
12-Month Avg*	5.1	5.6	+9.8%

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

Historical Months Supply of Homes for Sale

