

Monthly Indicators

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



January 2025

U.S. existing-home sales advanced for the third straight month, climbing 2.2% to a seasonally adjusted annual rate of 4.24 million units, a 10-month high, according to the National Association of REALTORS® (NAR). Sales were up 9.3% year-over-year, driven largely by purchases of homes priced \$500,000 and above. Month-over-month, sales rose in the South, Northeast, and the West but fell in the Midwest, with all four regions reporting year-over-year gains.

New Listings in the North Texas region were up 20.4 percent to 14,634. Pending Sales decreased 12.0 percent to 7,667. Inventory grew 28.8 percent to 38,250 units.

Prices moved higher as Median Sales Price was up 1.4 percent to \$365,000. Days on Market increased 15.0 percent to 69. Months Supply of Inventory was up 28.1 percent to 4.1, indicating that supply increased relative to demand.

According to NAR, total housing inventory was 1.15 million units heading into January, a 13.5% decrease from the previous month but a 16.2% increase from the same period one year earlier, for a 3.3-month supply at the current sales pace. Housing supply remains down compared to pre-pandemic levels, and the limited number of homes on the market continues to push sales prices higher nationwide, with the median existing-home price rising 6% year-over-year to \$404,400.

Quick Facts

- 1.6%

Change in
Closed Sales

+ 1.4%

Change in
Median Sales Price

+ 28.8%

Change in
Inventory

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Market Overview

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



Key Metrics	Historical Sparklines	1-2024	1-2025	+/-	YTD 2024	YTD 2025	+/-
New Listings		12,152	14,634	+ 20.4%	12,152	14,634	+ 20.4%
Pending Sales		8,710	7,667	- 12.0%	8,710	7,667	- 12.0%
Closed Sales		6,496	6,390	- 1.6%	6,496	6,390	- 1.6%
Days on Market Until Sale		60	69	+ 15.0%	60	69	+ 15.0%
Median Sales Price		\$360,000	\$365,000	+ 1.4%	\$360,000	\$365,000	+ 1.4%
Percent of Original List Price Received		94.3%	93.8%	- 0.5%	94.3%	93.8%	- 0.5%
Housing Affordability Index		91	88	- 3.3%	91	88	- 3.3%
Inventory of Homes for Sale		29,707	38,250	+ 28.8%	--	--	--
Months Supply of Homes for Sale		3.2	4.1	+ 28.1%	--	--	--

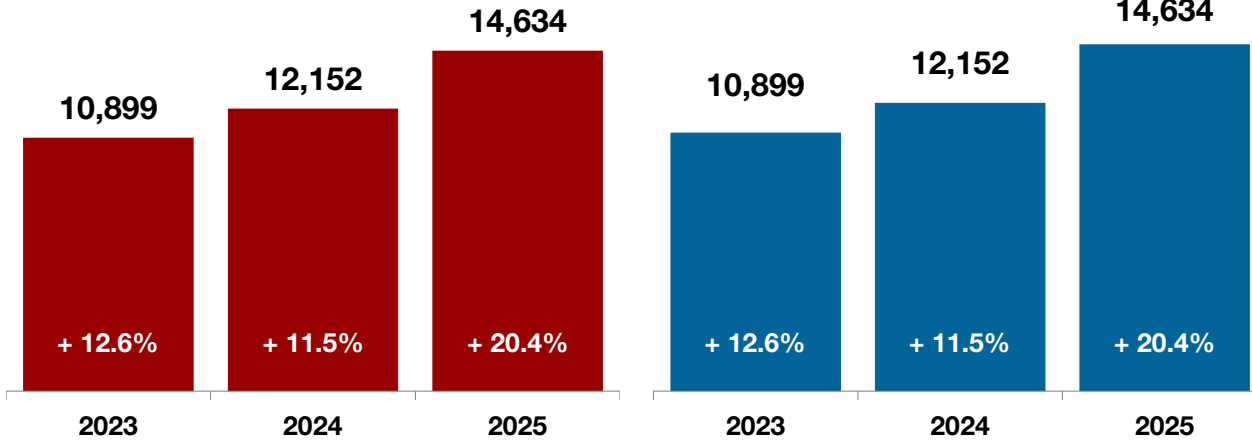
New Listings

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



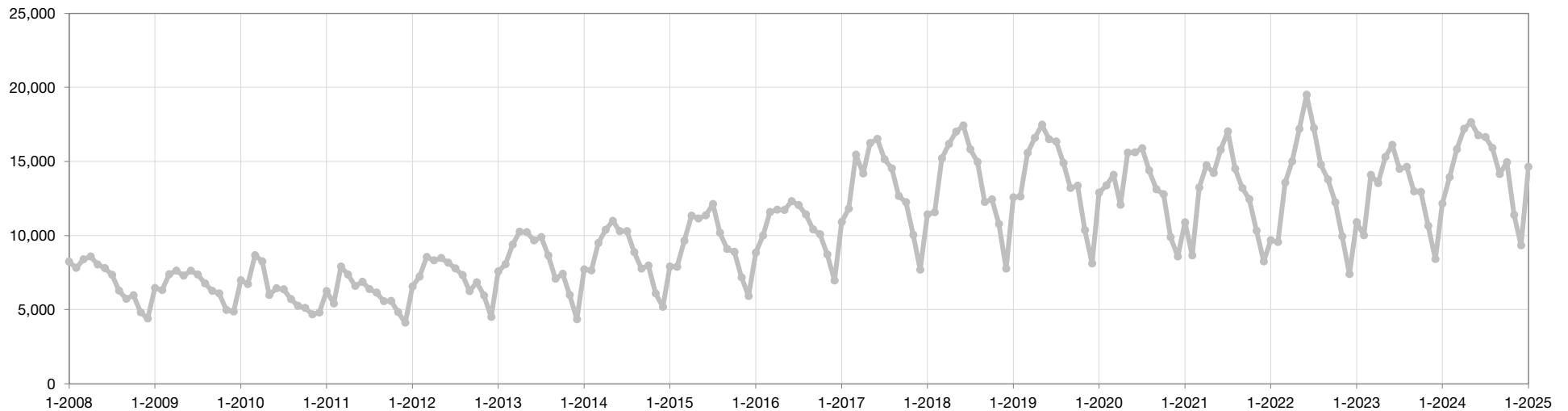
January

Year to Date



Month	Prior Year	Current Year	+ / -
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	14,951	+15.5%
November	10,664	11,394	+6.8%
December	8,401	9,337	+11.1%
January	12,152	14,634	+20.4%
12-Month Avg	12,942	14,864	+14.9%

Historical New Listings

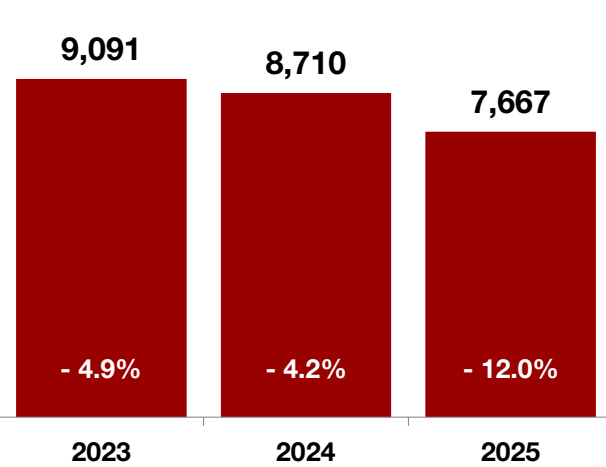


Pending Sales

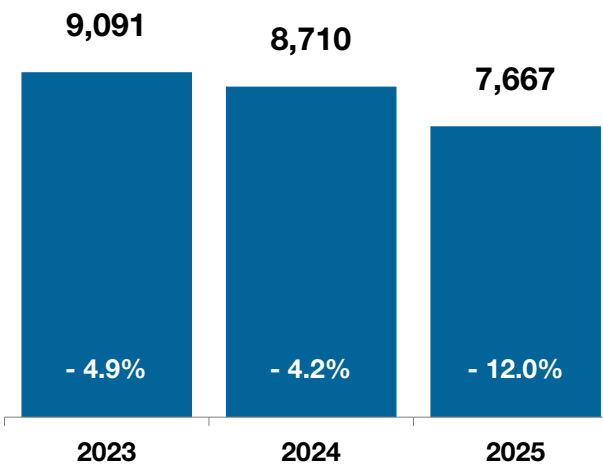
A count of the properties on which offers have been accepted in a given month.



January

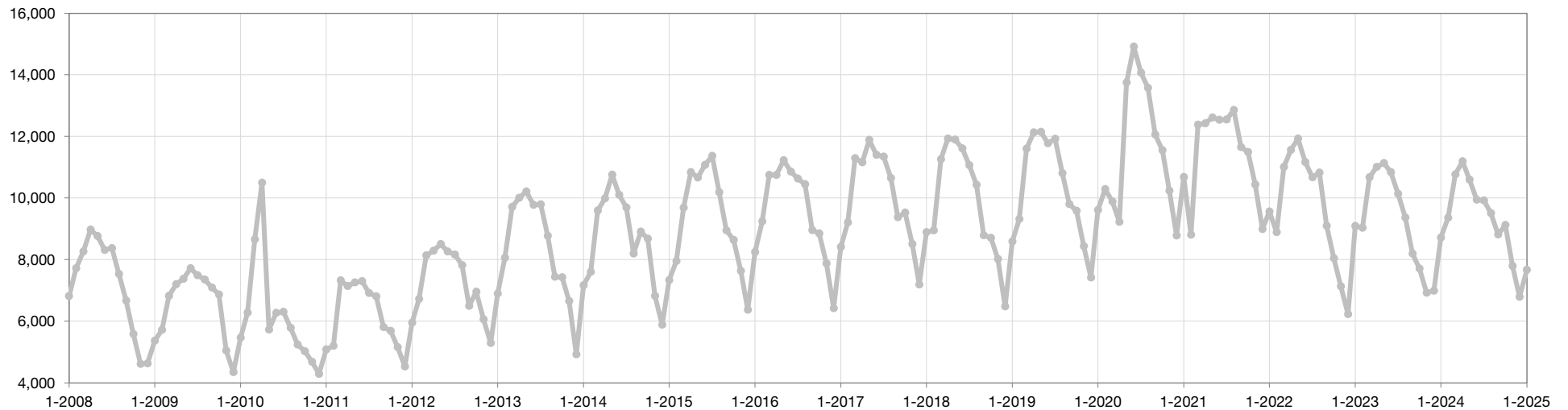


Year to Date



Month	Prior Year	Current Year	+ / -
February	9,035	9,358	+3.6%
March	10,668	10,760	+0.9%
April	11,005	11,191	+1.7%
May	11,133	10,595	-4.8%
June	10,835	9,943	-8.2%
July	10,135	9,917	-2.2%
August	9,363	9,505	+1.5%
September	8,192	8,815	+7.6%
October	7,705	9,120	+18.4%
November	6,925	7,790	+12.5%
December	6,987	6,786	-2.9%
January	8,710	7,667	-12.0%
12-Month Avg	9,224	9,287	+0.7%

Historical Pending Sales



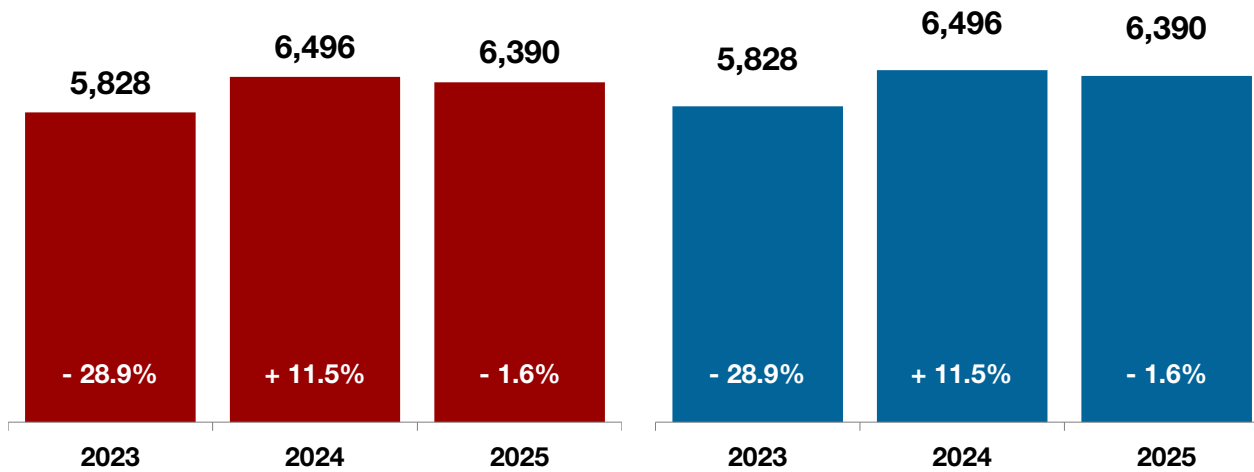
Closed Sales

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



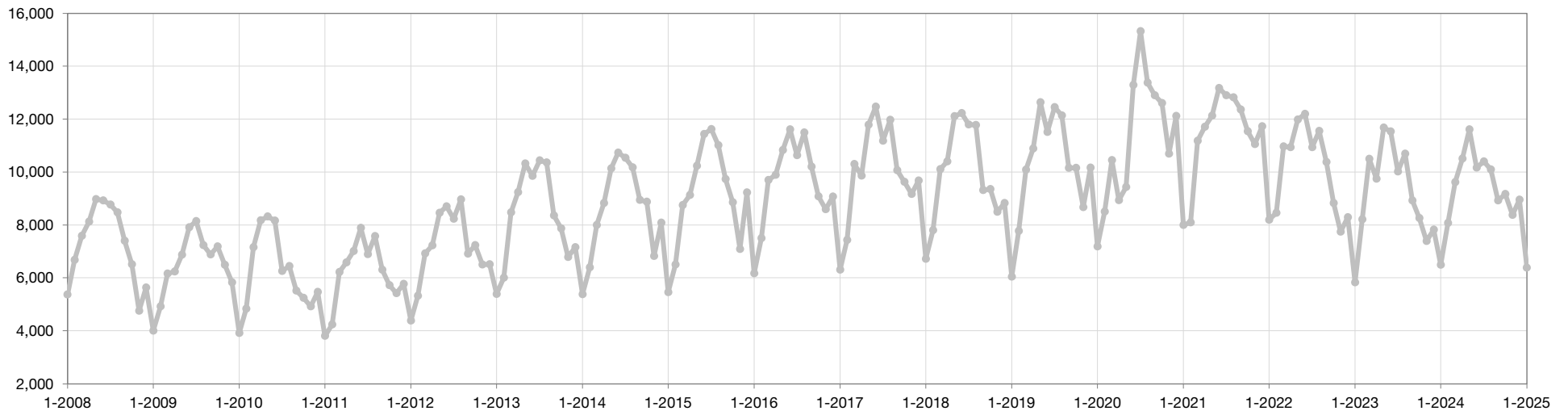
January

Year to Date



Month	Prior Year	Current Year	+ / -
February	8,207	8,071	-1.7%
March	10,493	9,618	-8.3%
April	9,743	10,509	+7.9%
May	11,676	11,605	-0.6%
June	11,535	10,168	-11.9%
July	10,014	10,400	+3.9%
August	10,690	10,093	-5.6%
September	8,922	8,922	0.0%
October	8,264	9,172	+11.0%
November	7,389	8,378	+13.4%
December	7,825	8,951	+14.4%
January	6,496	6,390	-1.6%
12-Month Avg	9,271	9,356	+0.9%

Historical Closed Sales



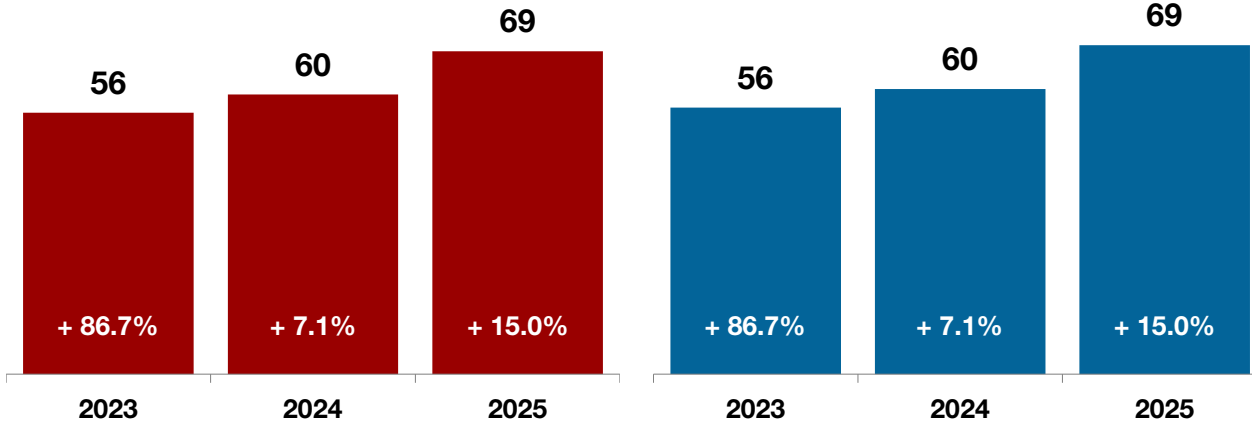
Days on Market Until Sale

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



January

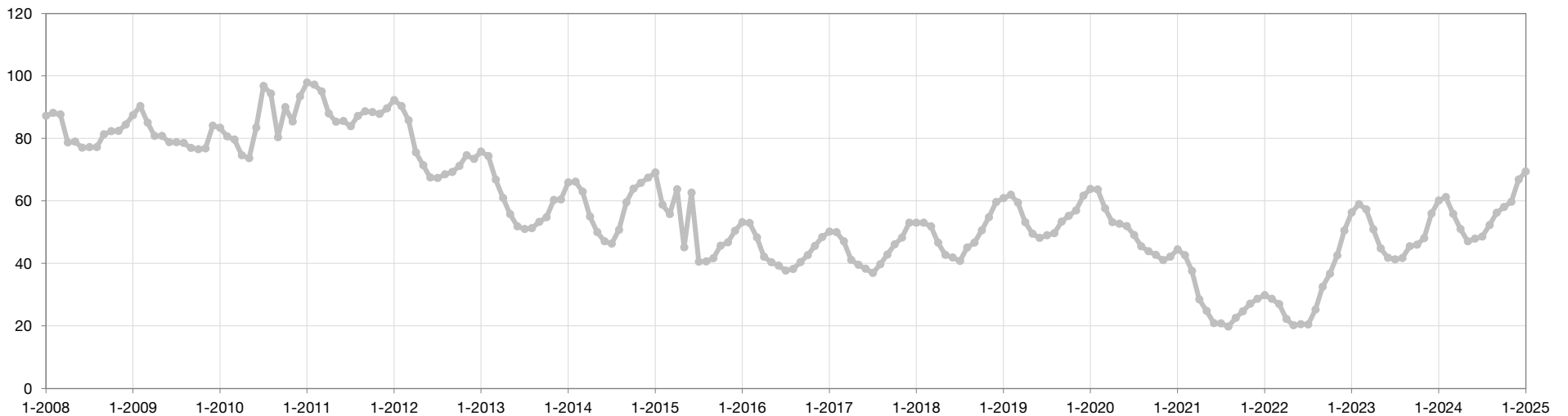
Year to Date



Month	Prior Year	Current Year	+ / -
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	60	+25.0%
December	56	67	+19.6%
January	60	69	+15.0%
12-Month Avg*	49	56	+14.3%

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

Historical Days on Market Until Sale



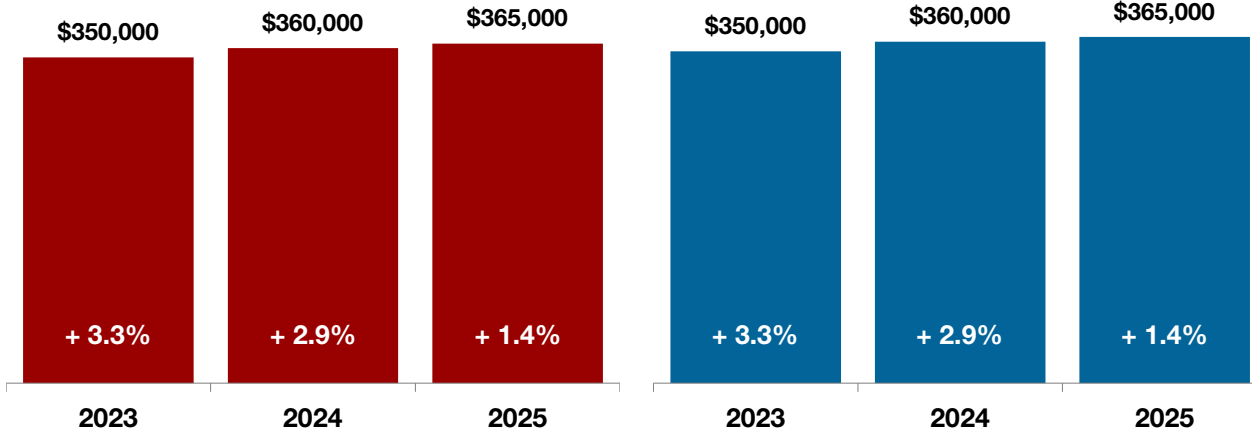
Median Sales Price

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



January

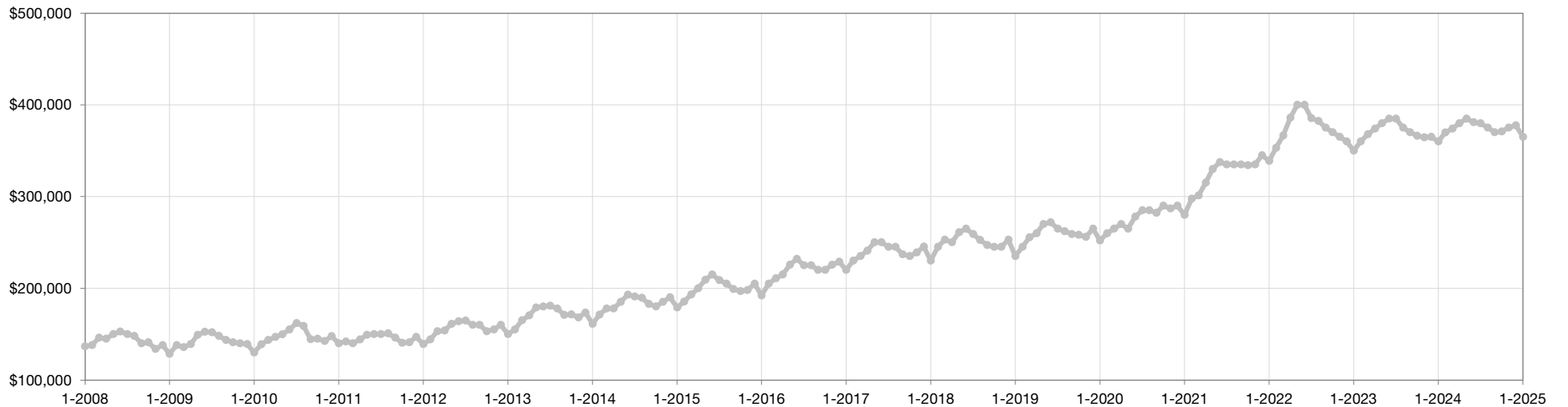
Year to Date



Month	Prior Year	Current Year	+ / -
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	\$366,175	\$371,006	+1.3%
November	\$364,500	\$375,000	+2.9%
December	\$365,000	\$377,650	+3.5%
January	\$360,000	\$365,000	+1.4%
12-Month Avg*	\$279,915	\$279,500	-0.1%

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

Historical Median Sales Price



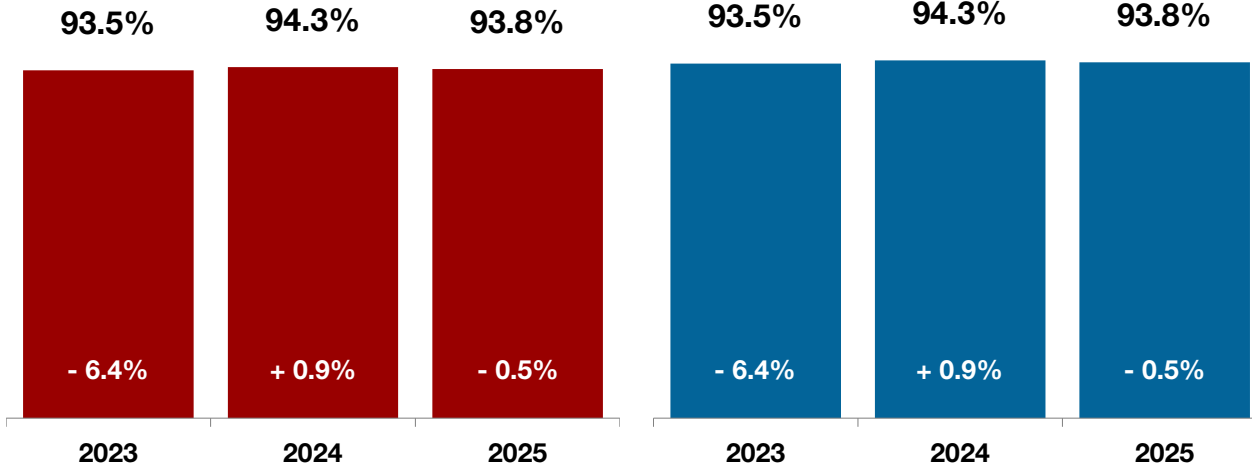
Percent of Original List Price Received

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.



January

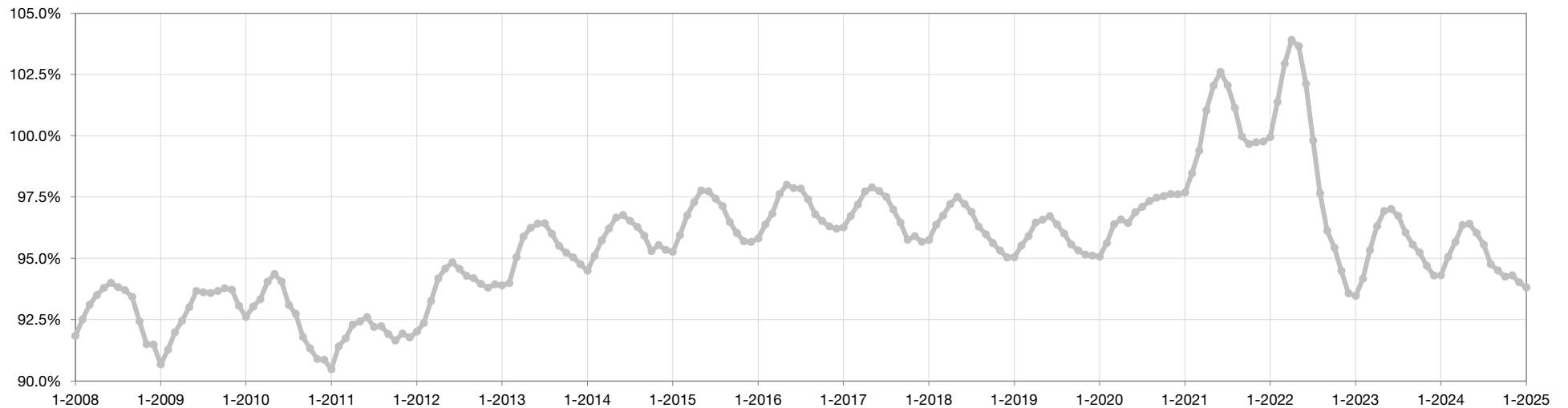
Year to Date



Month	Prior Year	Current Year	+ / -
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%
January	94.3%	93.8%	-0.5%
12-Month Avg*	95.7%	95.2%	-0.5%

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

Historical Percent of Original List Price Received



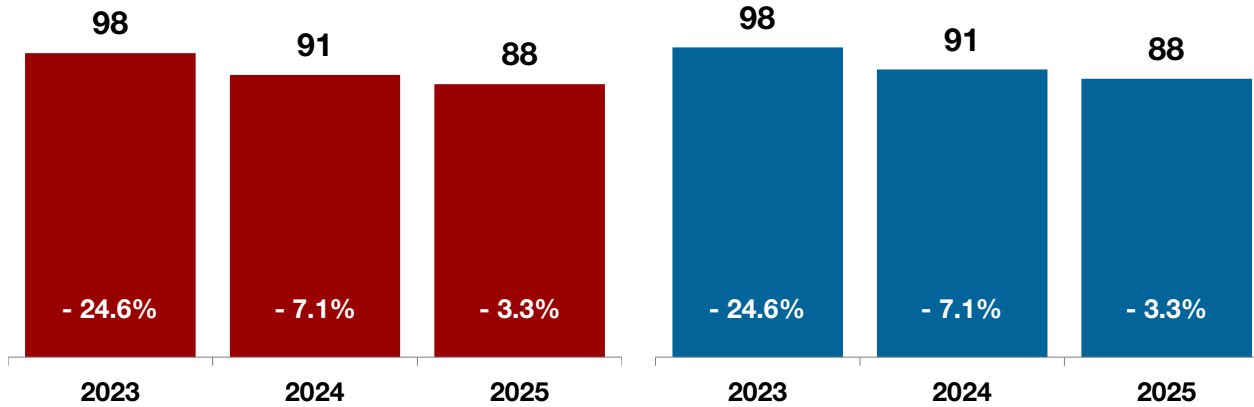
Housing Affordability Index

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.



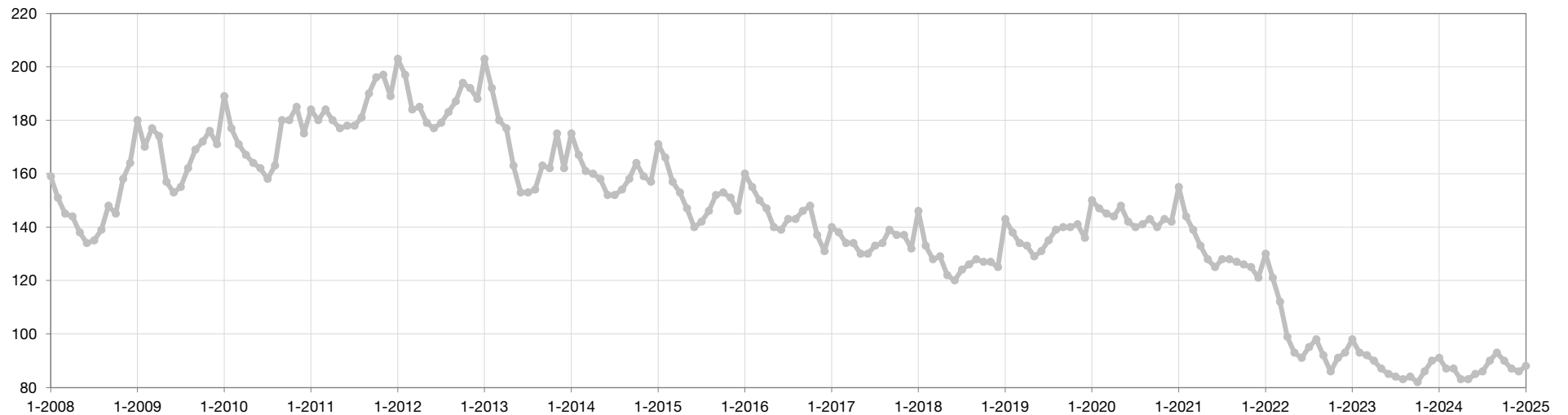
January

Year to Date



Month	Prior Year	Current Year	+ / -
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	90	+9.8%
November	86	87	+1.2%
December	90	86	-4.4%
January	91	88	-3.3%
12-Month Avg	87	87	0.0%

Historical Housing Affordability Index

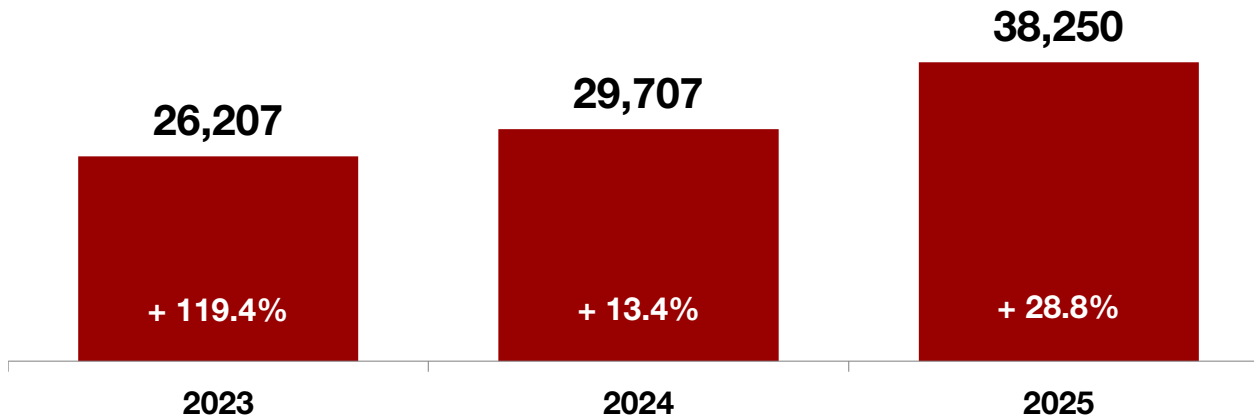


Inventory of Homes for Sale

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

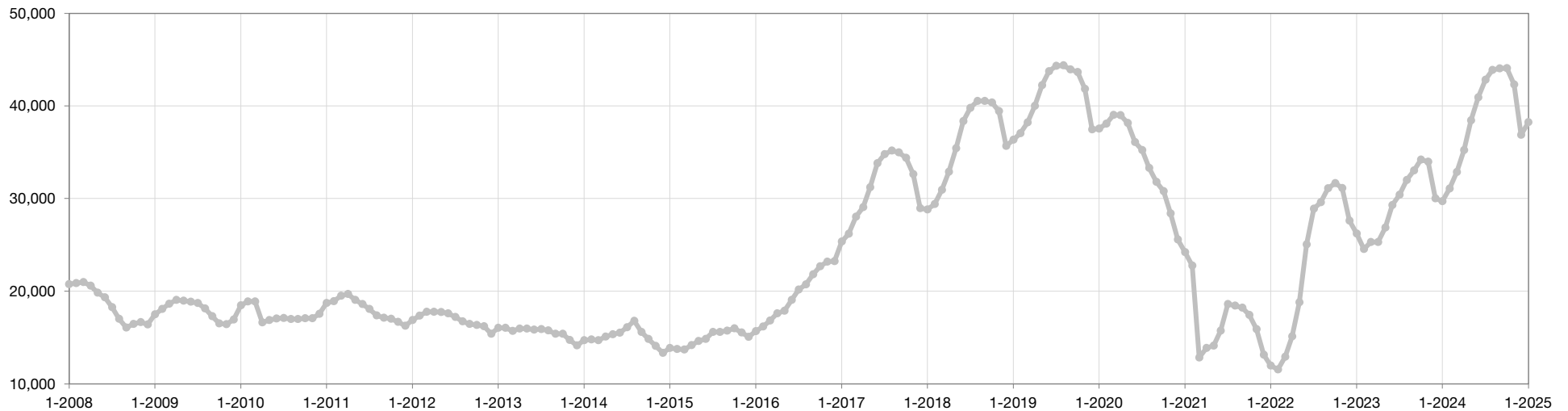


January



Month	Prior Year	Current Year	+ / -
February	24,551	31,060	+26.5%
March	25,285	32,842	+29.9%
April	25,291	35,221	+39.3%
May	26,848	38,424	+43.1%
June	29,289	40,918	+39.7%
July	30,404	42,817	+40.8%
August	31,985	43,883	+37.2%
September	33,018	44,053	+33.4%
October	34,192	44,060	+28.9%
November	33,971	42,313	+24.6%
December	30,011	36,878	+22.9%
January	29,707	38,250	+28.8%
12-Month Avg	29,546	39,227	+32.8%

Historical Inventory of Homes for Sale

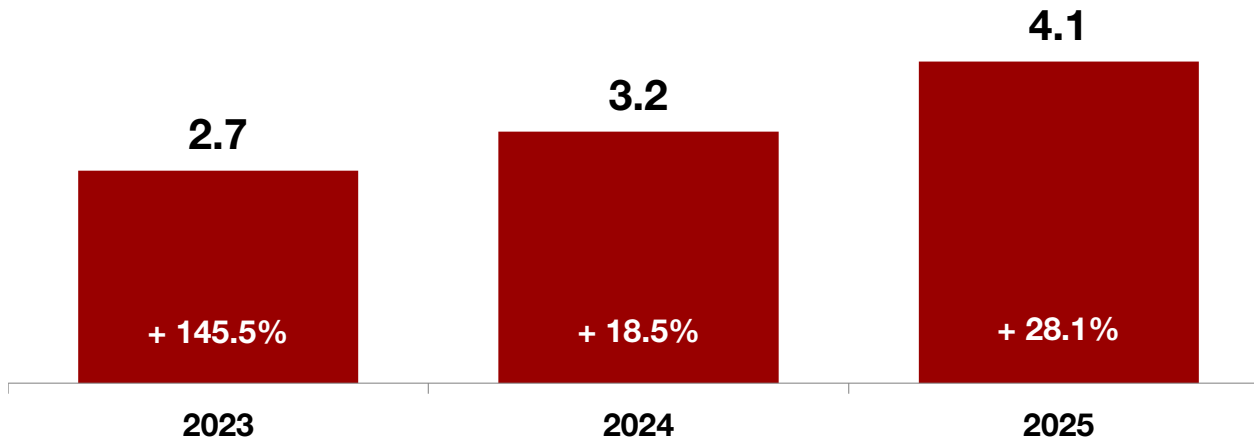


Months Supply of Homes for Sale

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.



January



Month	Prior Year	Current Year	+ / -
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	4.5	+21.6%
December	3.2	3.9	+21.9%
January	3.2	4.1	+28.1%
12-Month Avg*	4.0	4.9	+22.5%

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

Historical Months Supply of Homes for Sale

