Monthly Indicators

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

January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings in the North Texas region were down 7.9 percent to 14,001. Pending Sales decreased 11.0 percent to 7,706. Inventory shrank 2.0 percent to 40,837 units.

Prices moved lower as Median Sales Price was down 2.8 percent to $350,000. Days on Market increased 11.4 percent to 78. Months Supply of Inventory was down 2.3 percent to 4.2, indicating that demand increased relative to supply.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to $405,400, reflecting a continued moderation in national price growth.

Quick Facts

- 7.7%	- 2.8%	- 2.0%
Change in **Closed Sales**	Change in **Median Sales Price**	Change in **Inventory**

Market Overview

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

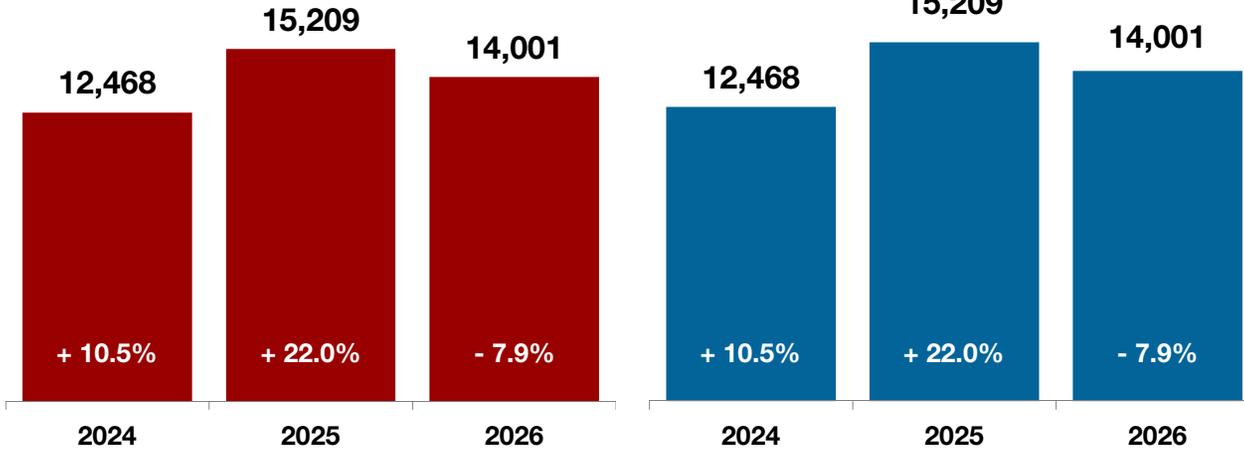| Key Metrics	Historical Sparklines	1-2025	1-2026	+/-	YTD 2025	YTD 2026	+/-
New Listings		15,209	14,001	- 7.9%	15,209	14,001	- 7.9%
Pending Sales		8,662	7,706	- 11.0%	8,662	7,706	- 11.0%
Closed Sales		6,864	6,336	- 7.7%	6,864	6,336	- 7.7%
Days on Market Until Sale		70	78	+ 11.4%	70	78	+ 11.4%
Median Sales Price		$360,000	$350,000	- 2.8%	$360,000	$350,000	- 2.8%
Percent of Original List Price Received		93.7%	92.8%	- 1.0%	93.7%	92.8%	- 1.0%
Housing Affordability Index		93	103	+ 10.8%	93	103	+ 10.8%
Inventory of Homes for Sale		41,680	40,837	- 2.0%	--	--	--
Months Supply of Homes for Sale		4.3	4.2	- 2.3%	--	--	--

New Listings

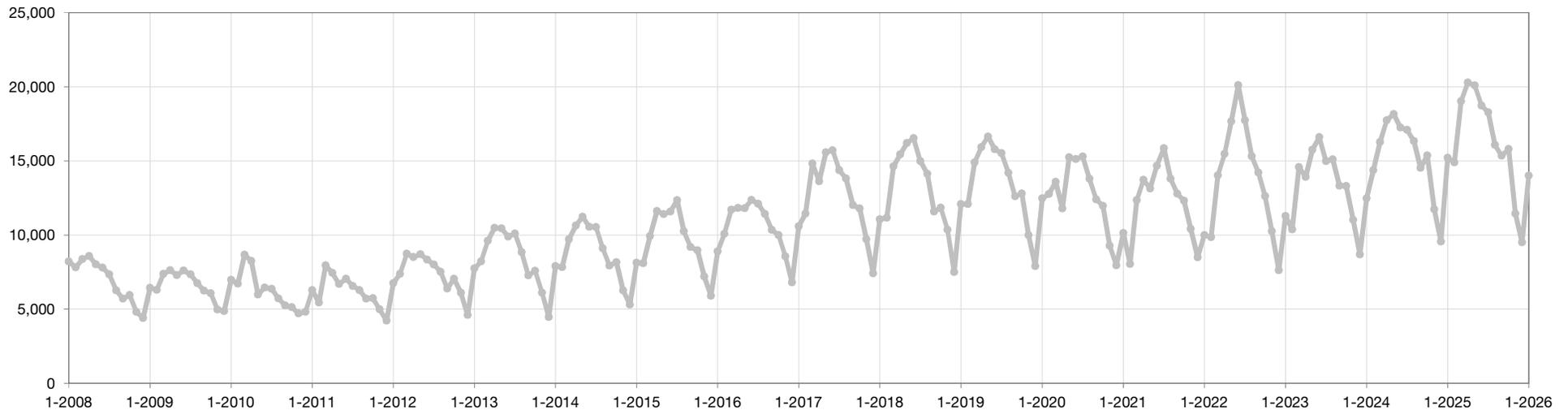A count of the properties that have been newly listed on the market in a given month.

January

12,468	15,209	14,001
+ 10.5%	+ 22.0%	- 7.9%
2024	2025	2026

Year to Date

12,468	15,209	14,001
+ 10.5%	+ 22.0%	- 7.9%
2024	2025	2026

Month	Prior Year	Current Year	+ / –
February	14,366	14,886	+3.6%
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	9,512	-0.4%
January	15,209	14,001	-7.9%
12-Month Avg	15,300	16,121	+5.4%

Historical New Listings

Pending Sales

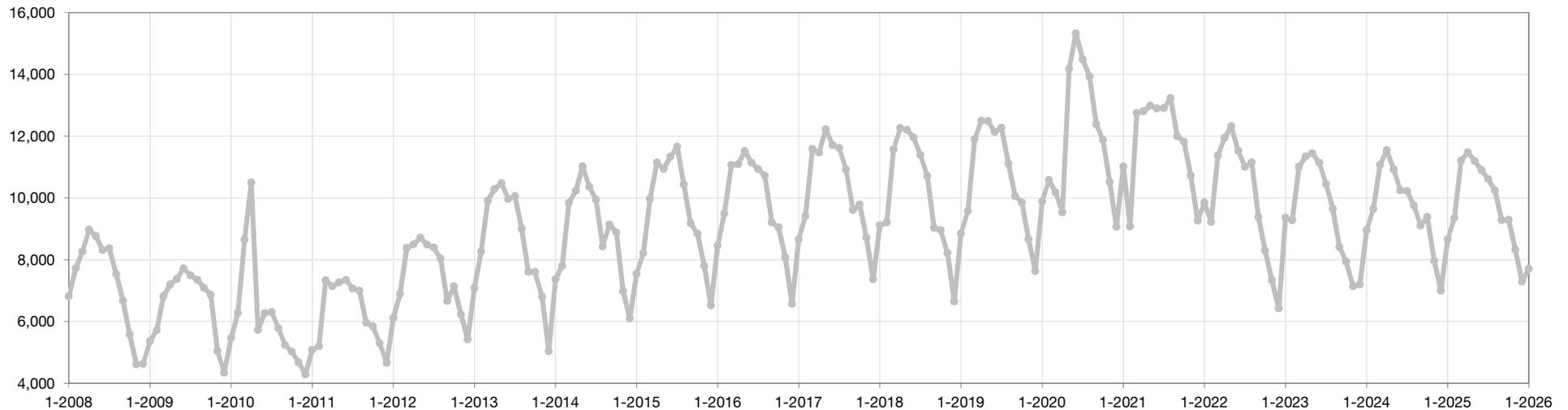A count of the properties on which offers have been accepted in a given month.

January

2024	2025	2026
8,959	8,662	7,706
- 4.2%	- 3.3%	- 11.0%

Year to Date

2024	2025	2026
8,959	8,662	7,706
- 4.2%	- 3.3%	- 11.0%
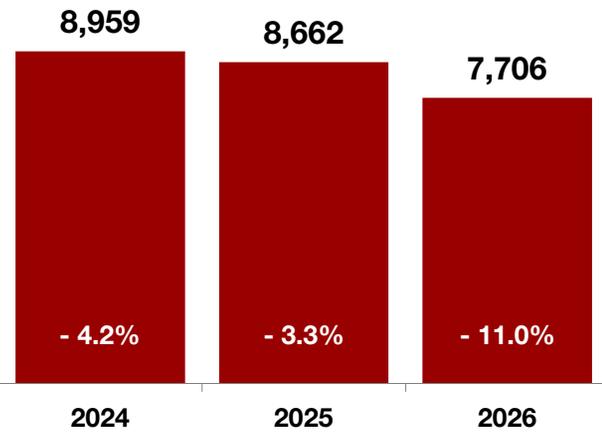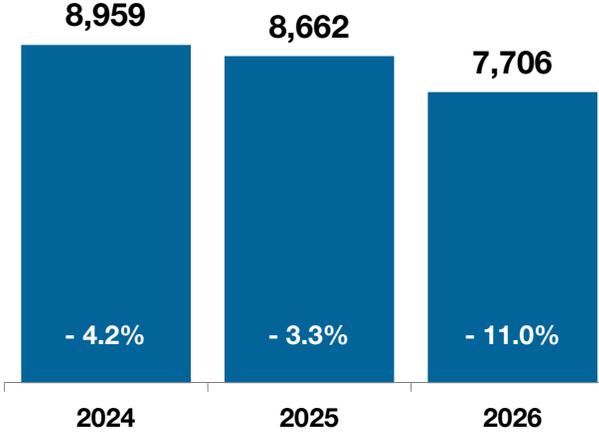
Month	Prior Year	Current Year	+ / −
February	9,641	9,352	-3.0%
March	11,073	11,208	+1.2%
April	11,541	11,476	-0.6%
May	10,921	11,193	+2.5%
June	10,248	10,900	+6.4%
July	10,218	10,616	+3.9%
August	9,761	10,244	+4.9%
September	9,108	9,285	+1.9%
October	9,379	9,289	-1.0%
November	7,963	8,317	+4.4%
December	6,993	7,289	+4.2%
January	8,662	7,706	-11.0%
12-Month Avg	9,626	9,740	+1.2%

Historical Pending Sales

Closed Sales

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

January

2024	2025	2026
6,704	6,864	6,336
+ 11.5%	+ 2.4%	- 7.7%

Year to Date

2024	2025	2026
6,704	6,864	6,336
+ 11.5%	+ 2.4%	- 7.7%
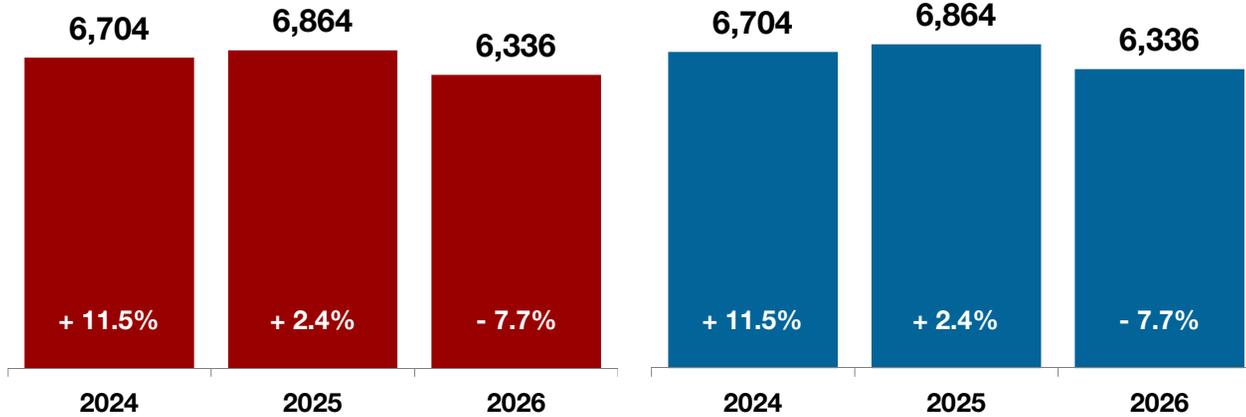
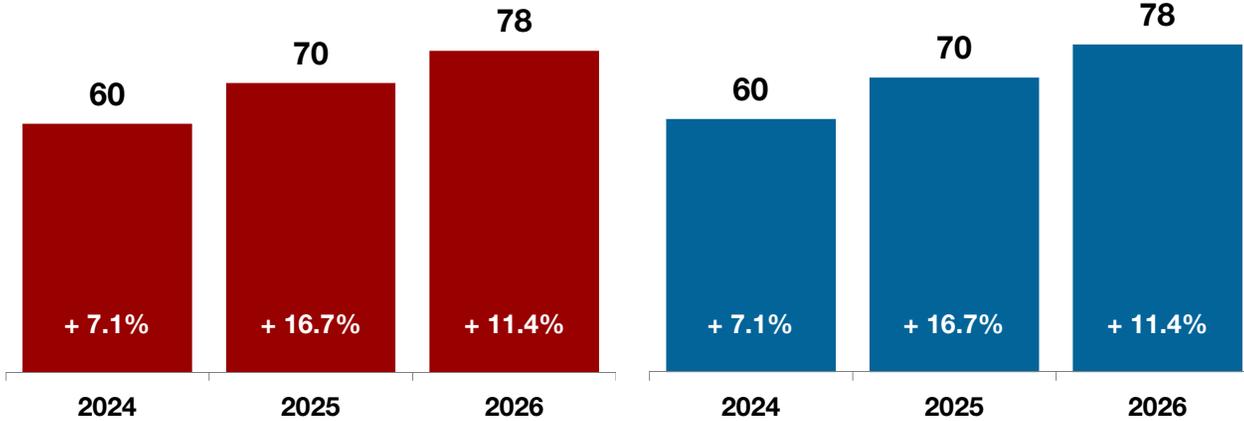| Month	Prior Year	Current Year	+ / −
February	8,309	8,099	-2.5%
March	9,904	9,813	-0.9%
April	10,810	10,398	-3.8%
May	11,979	11,610	-3.1%
June	10,486	11,333	+8.1%
July	10,730	11,296	+5.3%
August	10,411	10,543	+1.3%
September	9,247	9,910	+7.2%
October	9,481	9,603	+1.3%
November	8,630	7,900	-8.5%
December	9,318	9,722	+4.3%
January	6,864	6,336	-7.7%
12-Month Avg	9,681	9,714	+0.3%

Historical Closed Sales
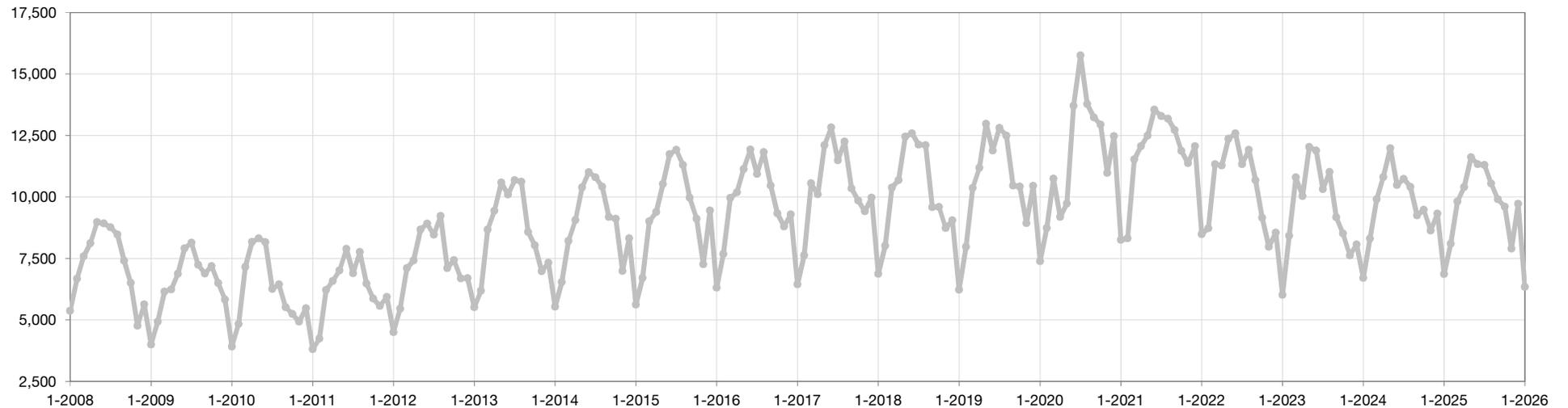
Days on Market Until Sale

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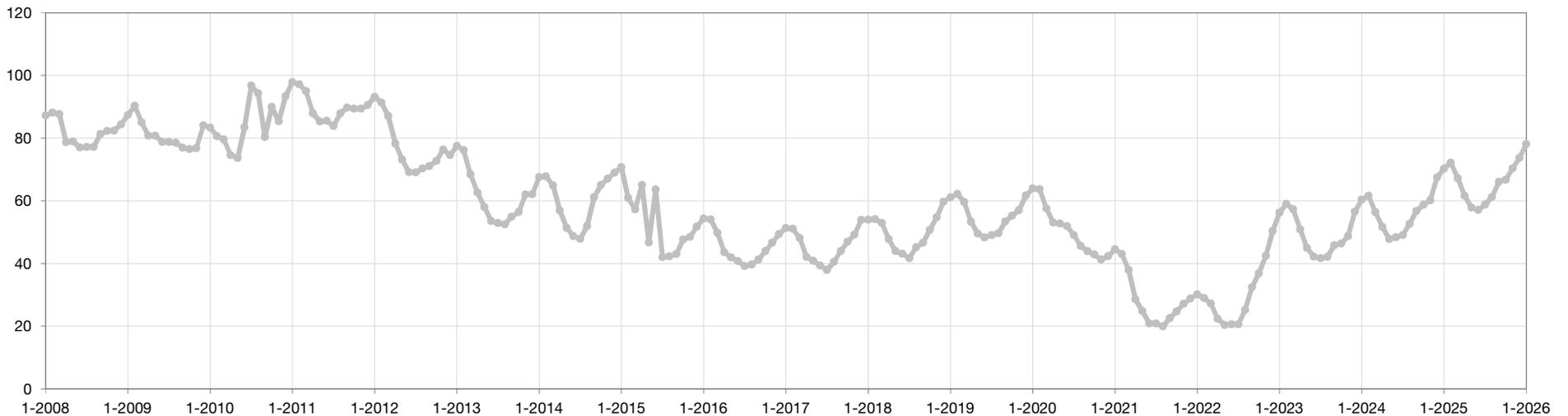
January

60	70	78
+ 7.1%	+ 16.7%	+ 11.4%
2024	2025	2026

Year to Date

60	70	78
+ 7.1%	+ 16.7%	+ 11.4%
2024	2025	2026

Month	Prior Year	Current Year	+/−
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%
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%
12-Month Avg*	**57**	**63**	**+10.5%**

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

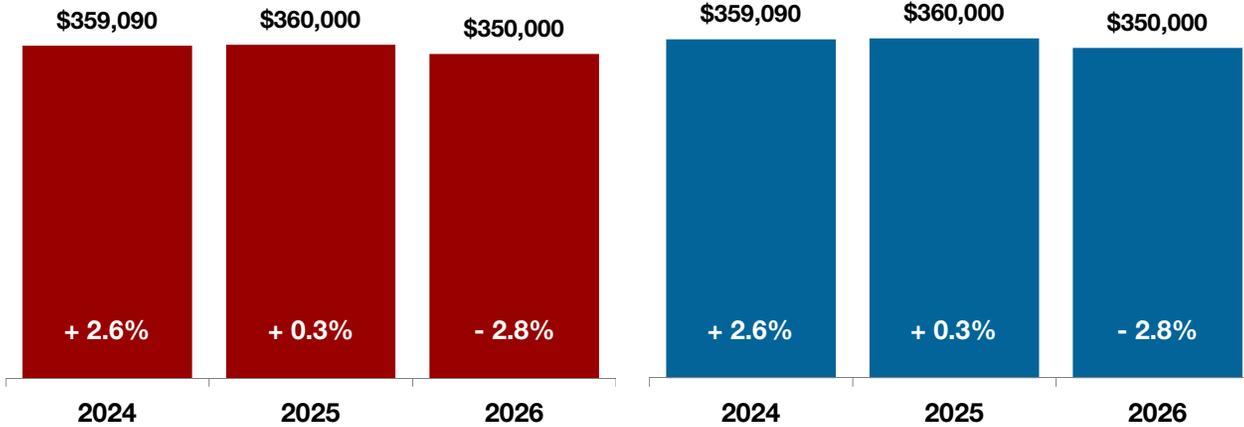## Historical Days on Market Until Sale

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.
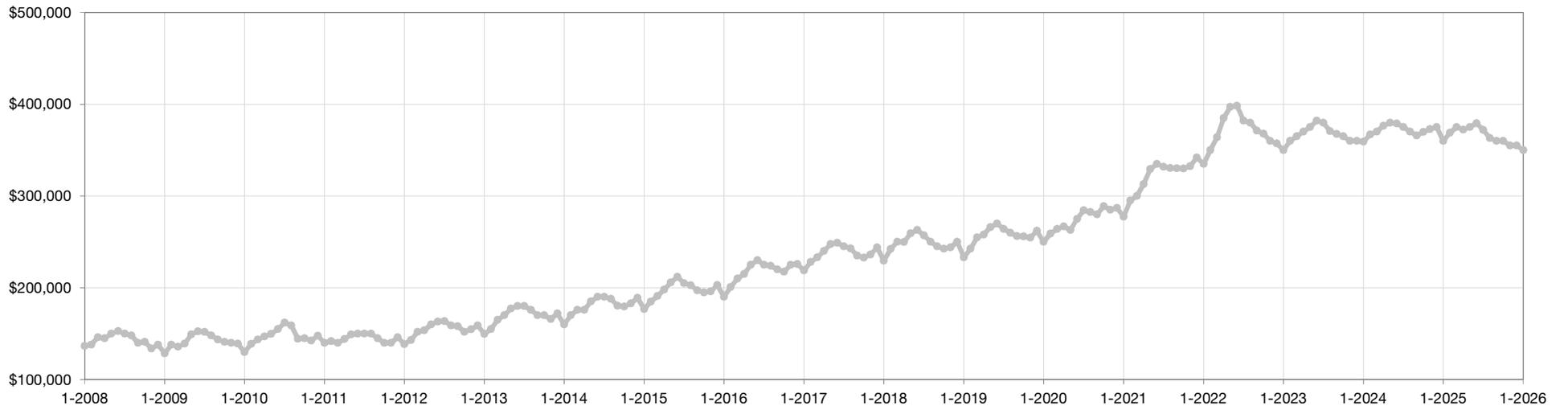
January

$359,090	$360,000	$350,000
+ 2.6%	+ 0.3%	- 2.8%
2024	**2025**	**2026**

Year to Date

$359,090	$360,000	$350,000
+ 2.6%	+ 0.3%	- 2.8%
2024	**2025**	**2026**

Month	Prior Year	Current Year	+ / –
February	$366,990	**$369,000**	+0.5%
March	$369,990	**$375,000**	+1.4%
April	$376,482	**$372,300**	-1.1%
May	$380,000	**$374,999**	-1.3%
June	$378,950	**$379,218**	+0.1%
July	$375,000	**$372,000**	-0.8%
August	$370,000	**$362,995**	-1.9%
September	$366,000	**$360,000**	-1.6%
October	$369,900	**$360,000**	-2.7%
November	$372,955	**$354,900**	-4.8%
December	$375,000	**$355,000**	-5.3%
January	$360,000	**$350,000**	-2.8%
12-Month Avg*	$278,999	$269,990	-3.2%

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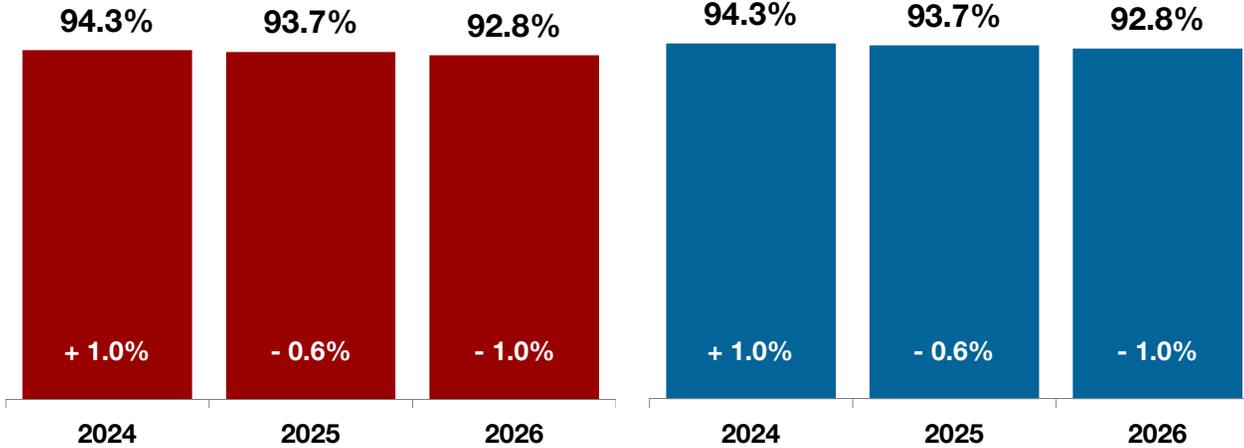
Historical Median Sales Price

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.

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January

2024	2025	2026
94.3%	93.7%	92.8%
+ 1.0%	- 0.6%	- 1.0%

Year to Date

2024	2025	2026
94.3%	93.7%	92.8%
+ 1.0%	- 0.6%	- 1.0%

Month	Prior Year	Current Year	+ / –
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%
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%
12-Month Avg*	95.2%	94.5%	-0.7%

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

## Historical Percent of Original List Price Received
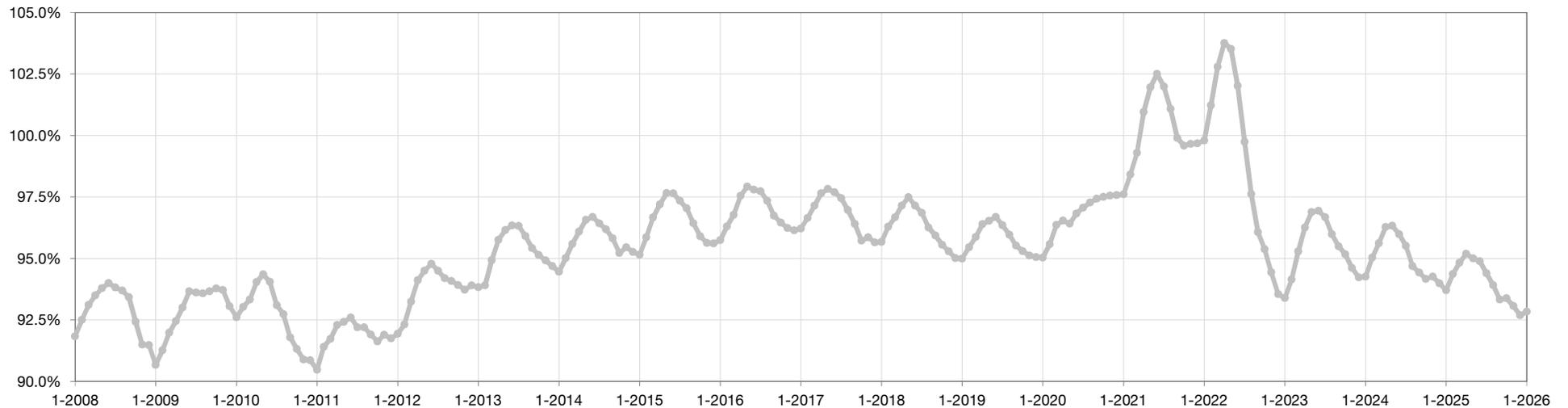
Housing Affordability Index

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.
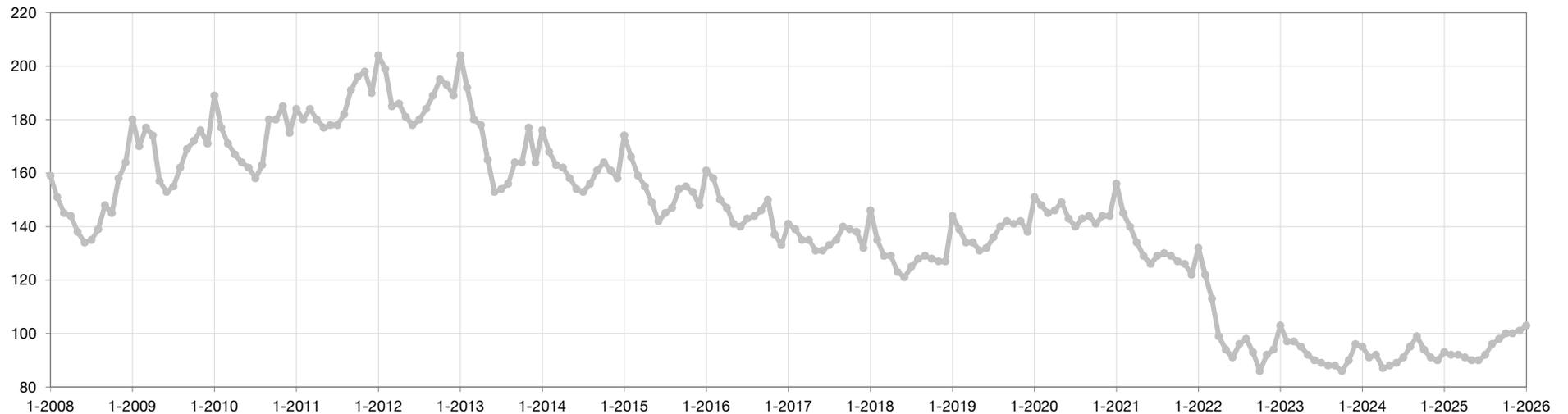
January

2024	2025	2026
95	93	103
- 7.8%	- 2.1%	+ 10.8%

Year to Date

2024	2025	2026
95	93	103
- 7.8%	- 2.1%	+ 10.8%
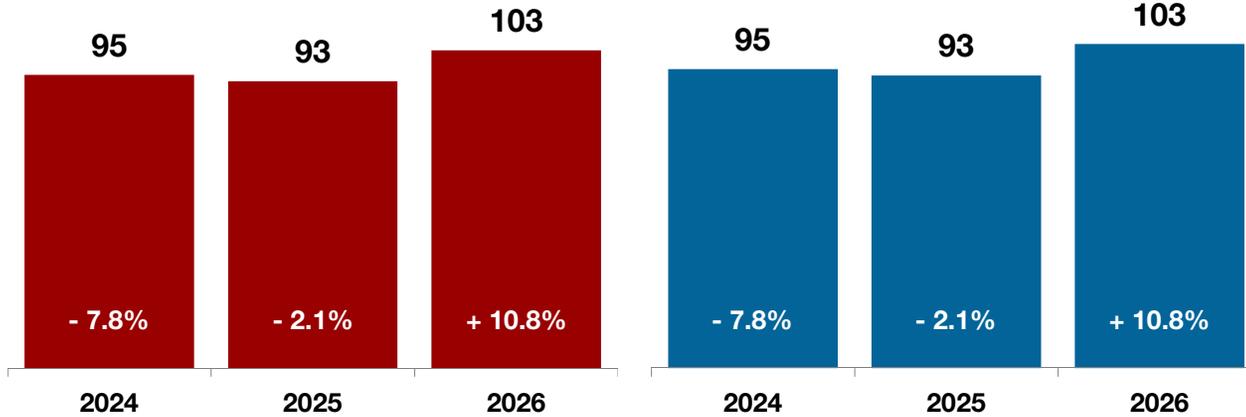
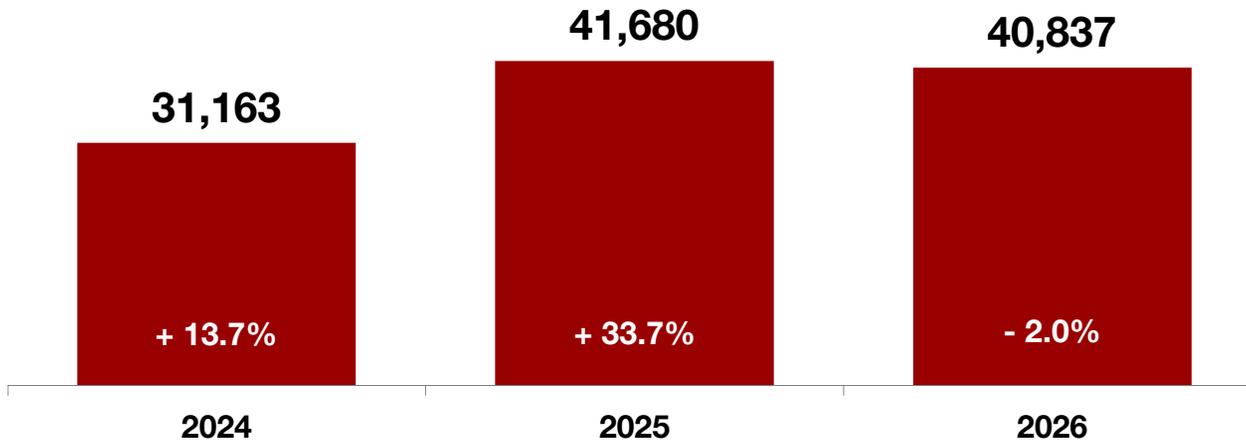| Month	Prior Year	Current Year	+ / −
February	91	92	+1.1%
March	92	92	0.0%
April	87	91	+4.6%
May	88	90	+2.3%
June	89	90	+1.1%
July	91	92	+1.1%
August	95	96	+1.1%
September	99	98	-1.0%
October	94	100	+6.4%
November	91	100	+9.9%
December	90	101	+12.2%
January	93	103	+10.8%
12-Month Avg	92	95	+3.3%

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.

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January

2024	2025	2026
31,163	41,680	40,837
+ 13.7%	+ 33.7%	- 2.0%

Month	Prior Year	Current Year	+ / −
February	32,568	**42,629**	+30.9%
March	34,425	**45,662**	+32.6%
April	36,940	**49,428**	+33.8%
May	40,255	**52,837**	+31.3%
June	42,869	**54,416**	+26.9%
July	44,875	**55,226**	+23.1%
August	46,092	**53,950**	+17.0%
September	46,347	**52,793**	+13.9%
October	46,643	**51,863**	+11.2%
November	45,291	**48,424**	+6.9%
December	40,088	**40,804**	+1.8%
January	41,680	**40,837**	-2.0%
12-Month Avg	41,506	49,072	+18.2%

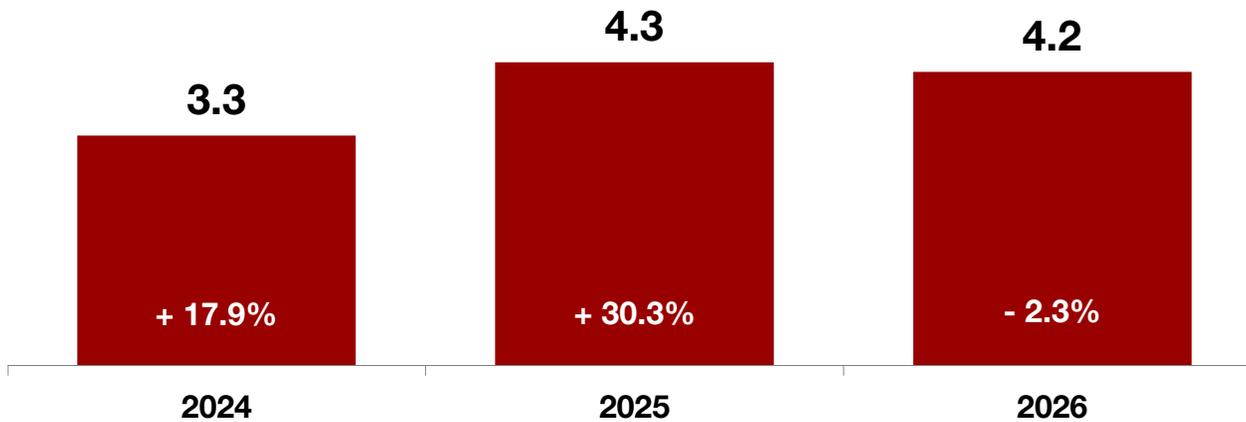## Historical Inventory of Homes for Sale
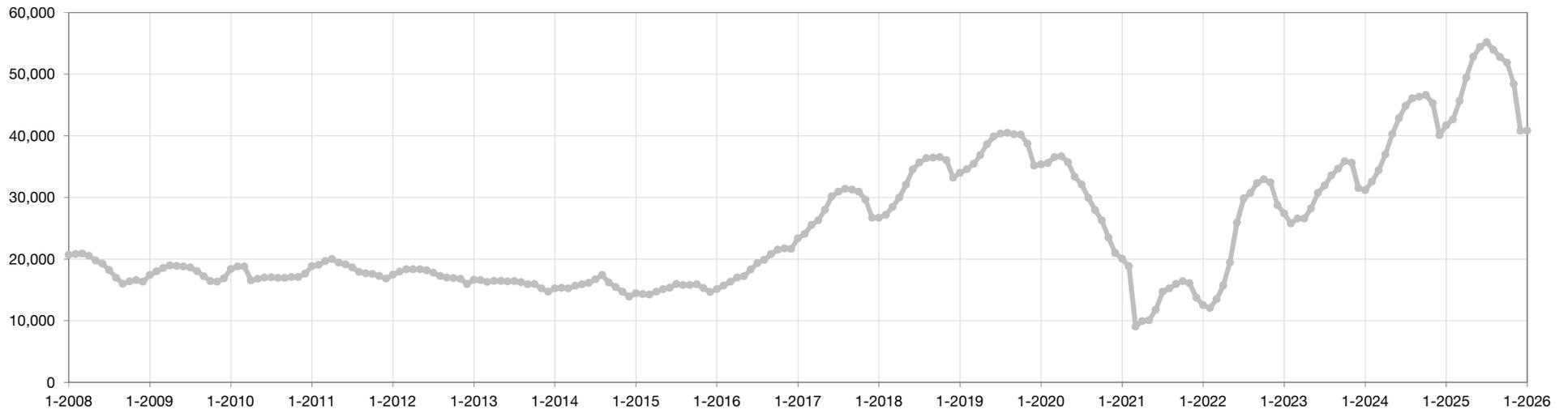
Months Supply of Homes for Sale

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

3.3	**4.3**	**4.2**
+ 17.9%	+ 30.3%	- 2.3%
2024	**2025**	**2026**

Month	Prior Year	Current Year	+ / −
February	3.4	**4.4**	+29.4%
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	**4.9**	+4.3%
December	4.2	**4.2**	0.0%
January	4.3	**4.2**	-2.3%
12-Month Avg*	5.0	5.6	+12.0%

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

Historical Months Supply of Homes for Sale