

Monthly Indicators

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



July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

New Listings in the North Texas region were up 5.5 percent to 18,029. Pending Sales decreased 5.1 percent to 9,695. Inventory grew 18.4 percent to 53,099 units.

Prices moved lower as Median Sales Price was down 0.2 percent to \$374,197. Days on Market increased 18.4 percent to 58. Months Supply of Inventory was up 14.6 percent to 5.5, indicating that supply increased relative to demand.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Quick Facts

+ 1.4%	- 0.2%	+ 18.4%
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	7-2024	7-2025	+/-	YTD 2024	YTD 2025	+/-
New Listings		17,096	18,029	+ 5.5%	113,336	126,255	+ 11.4%
Pending Sales		10,221	9,695	- 5.1%	72,607	72,471	- 0.2%
Closed Sales		10,729	10,881	+ 1.4%	68,911	68,715	- 0.3%
Days on Market Until Sale		49	58	+ 18.4%	53	63	+ 18.9%
Median Sales Price		\$375,000	\$374,197	- 0.2%	\$374,500	\$373,370	- 0.3%
Percent of Original List Price Received		95.5%	94.4%	- 1.2%	95.7%	94.7%	- 1.0%
Housing Affordability Index		87	87	0.0%	87	88	+ 1.1%
Inventory of Homes for Sale		44,842	53,099	+ 18.4%	--	--	--
Months Supply of Homes for Sale		4.8	5.5	+ 14.6%	--	--	--

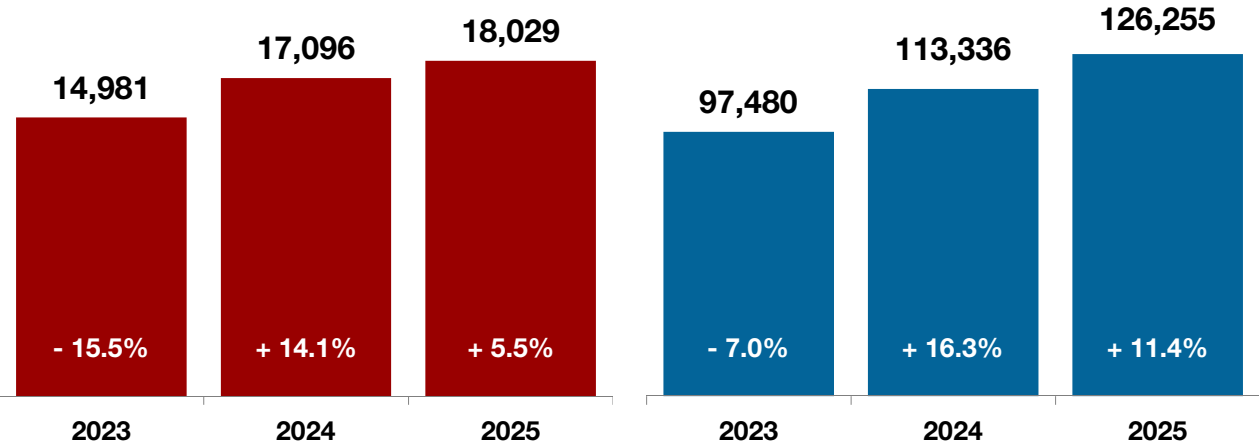
New Listings

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



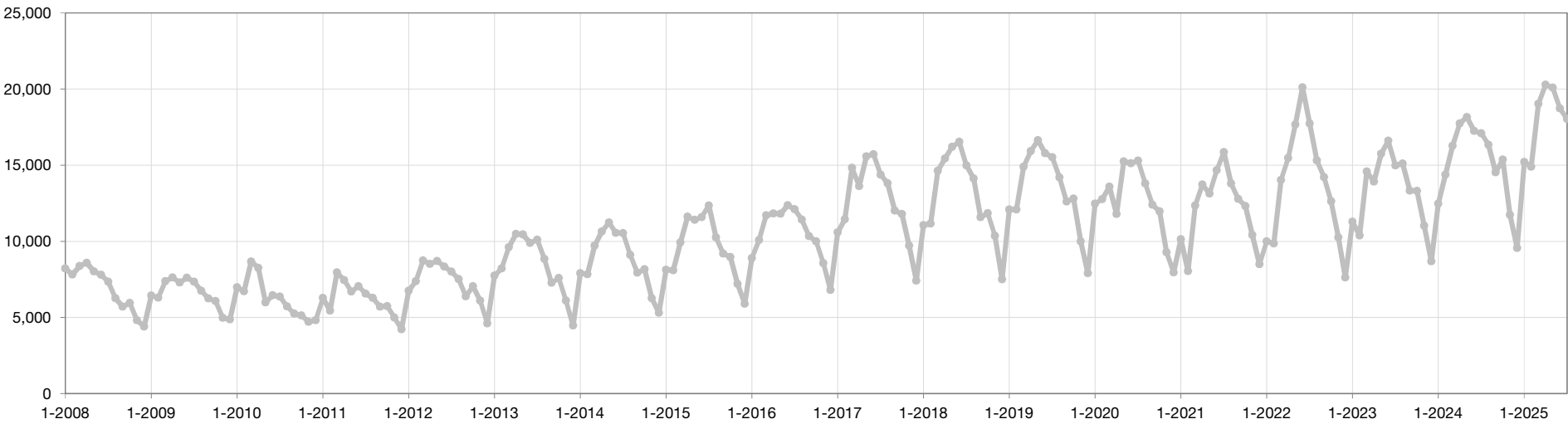
July

Year to Date



Month	Prior Year	Current Year	+ / -
August	15,094	16,339	+8.2%
September	13,327	14,524	+9.0%
October	13,310	15,370	+15.5%
November	11,014	11,741	+6.6%
December	8,681	9,553	+10.0%
January	12,468	15,209	+22.0%
February	14,366	14,887	+3.6%
March	16,275	19,027	+16.9%
April	17,729	20,281	+14.4%
May	18,160	20,090	+10.6%
June	17,242	18,732	+8.6%
July	17,096	18,029	+5.5%
12-Month Avg	14,564	16,149	+10.9%

Historical New Listings

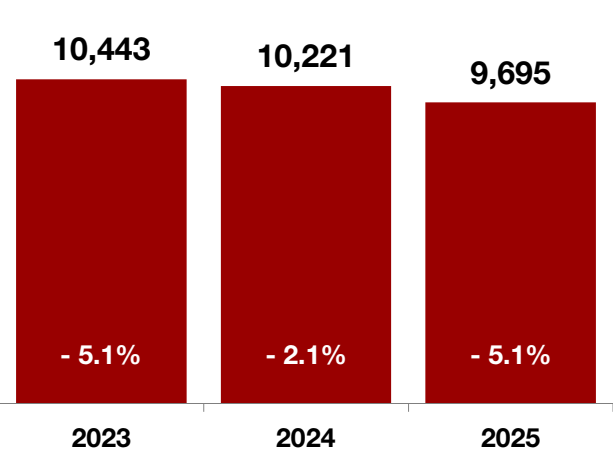


Pending Sales

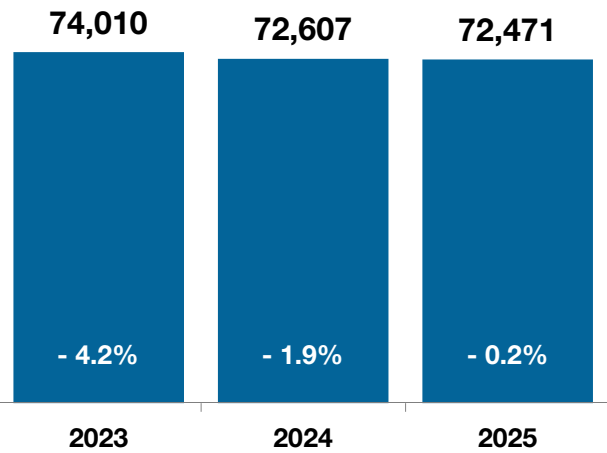
A count of the properties on which offers have been accepted in a given month.



July

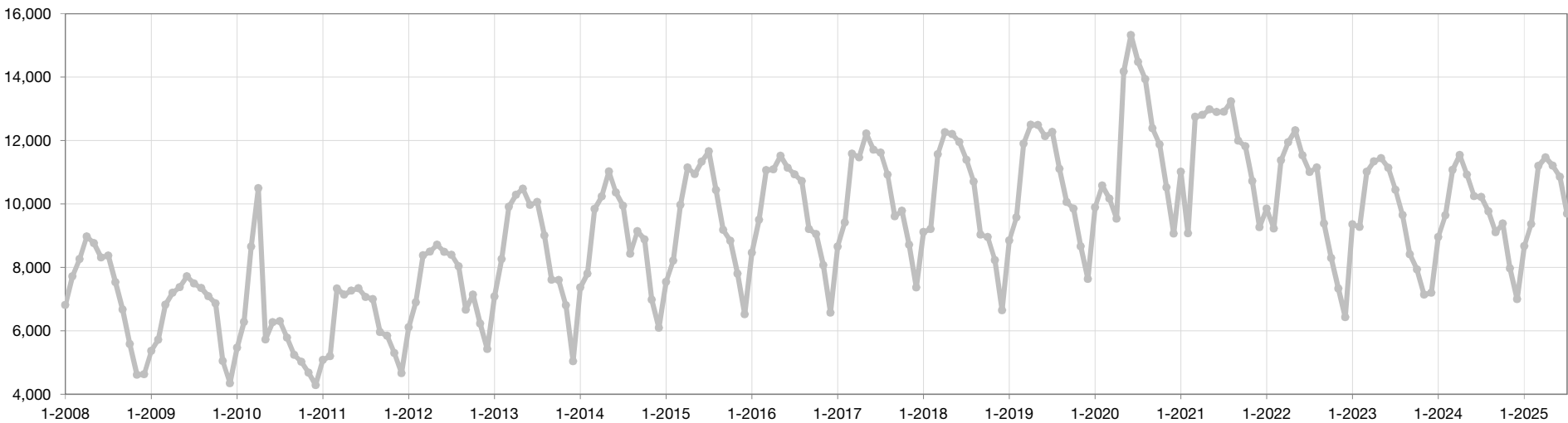


Year to Date



Month	Prior Year	Current Year	+ / -
August	9,651	9,764	+1.2%
September	8,415	9,110	+8.3%
October	7,933	9,385	+18.3%
November	7,141	7,966	+11.6%
December	7,200	6,998	-2.8%
January	8,959	8,675	-3.2%
February	9,642	9,365	-2.9%
March	11,072	11,200	+1.2%
April	11,542	11,468	-0.6%
May	10,922	11,209	+2.6%
June	10,249	10,859	+6.0%
July	10,221	9,695	-5.1%
12-Month Avg	9,412	9,641	+2.4%

Historical Pending Sales

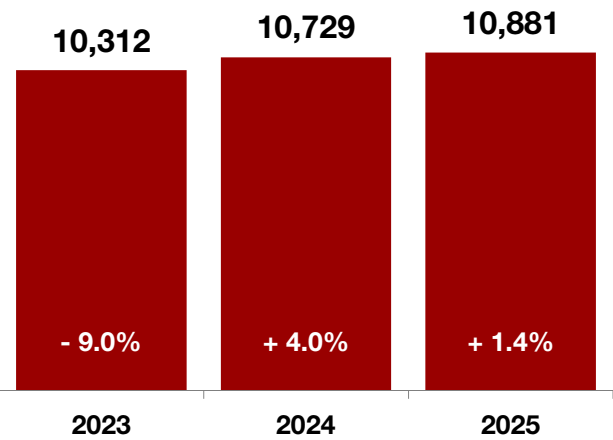


Closed Sales

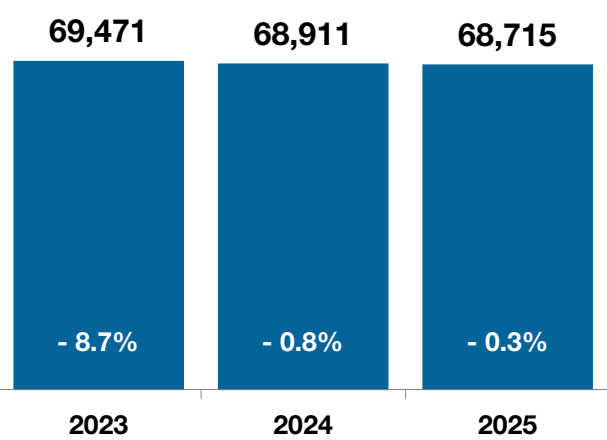
A count of the actual sales that closed in a given month.



July

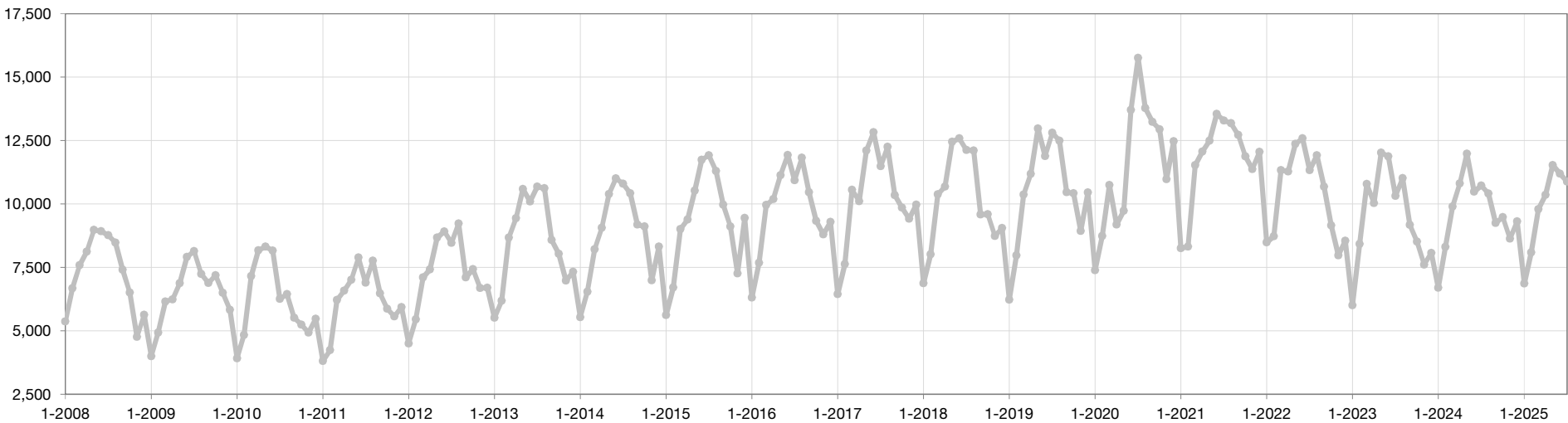


Year to Date



Month	Prior Year	Current Year	+ / -
August	11,014	10,411	-5.5%
September	9,179	9,245	+0.7%
October	8,520	9,479	+11.3%
November	7,610	8,630	+13.4%
December	8,066	9,317	+15.5%
January	6,701	6,860	+2.4%
February	8,305	8,091	-2.6%
March	9,903	9,793	-1.1%
April	10,810	10,362	-4.1%
May	11,977	11,533	-3.7%
June	10,486	11,195	+6.8%
July	10,729	10,881	+1.4%
12-Month Avg	9,442	9,650	+2.2%

Historical Closed Sales



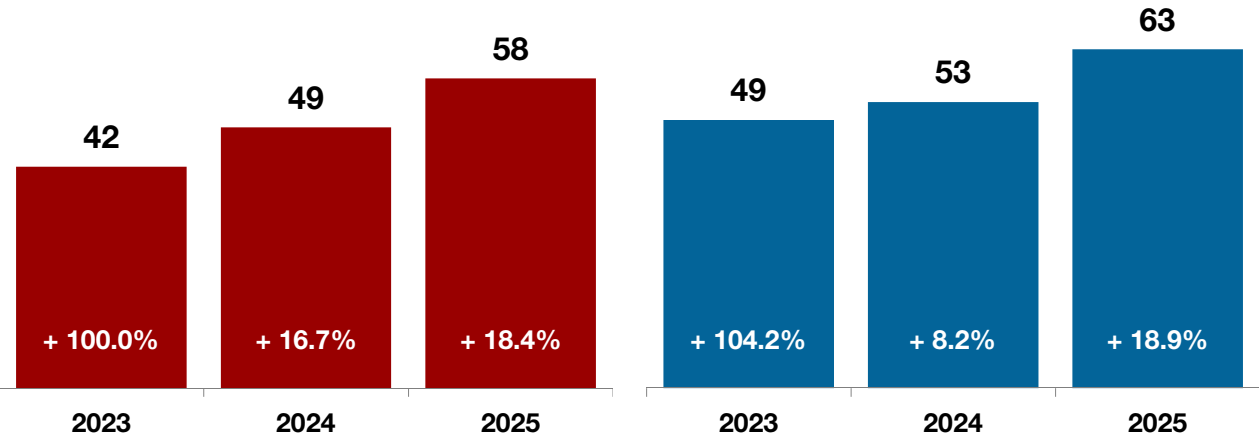
Days on Market Until Sale

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



July

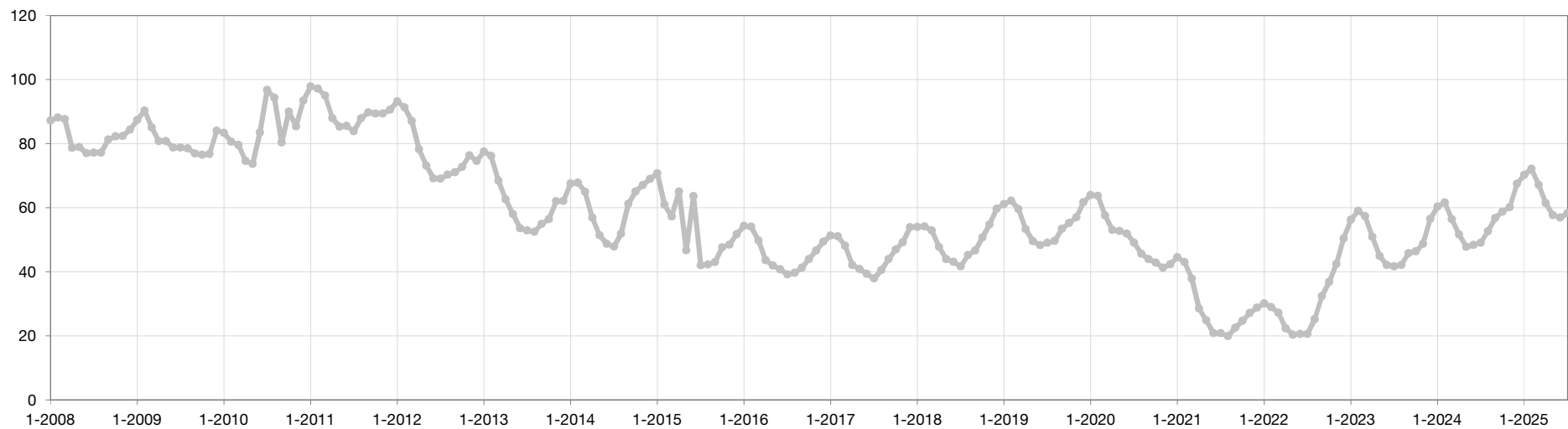
Year to Date



Month	Prior Year	Current Year	+ / -
August	42	53	+26.2%
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	61	+17.3%
May	48	58	+20.8%
June	48	57	+18.8%
July	49	58	+18.4%
12-Month Avg*	52	61	+17.3%

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

Historical Days on Market Until Sale

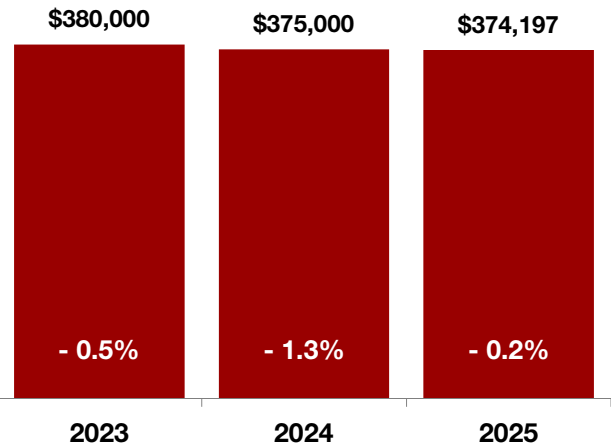


Median Sales Price

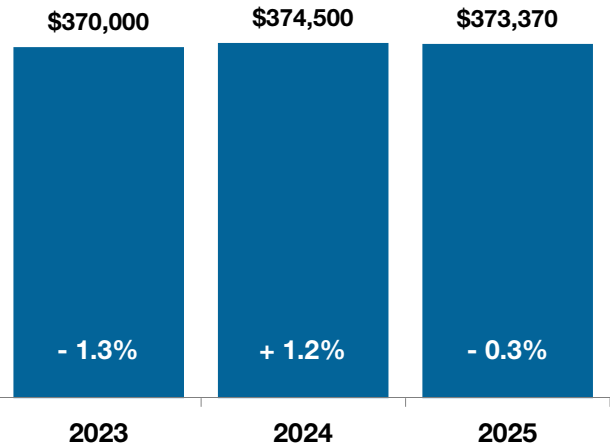
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



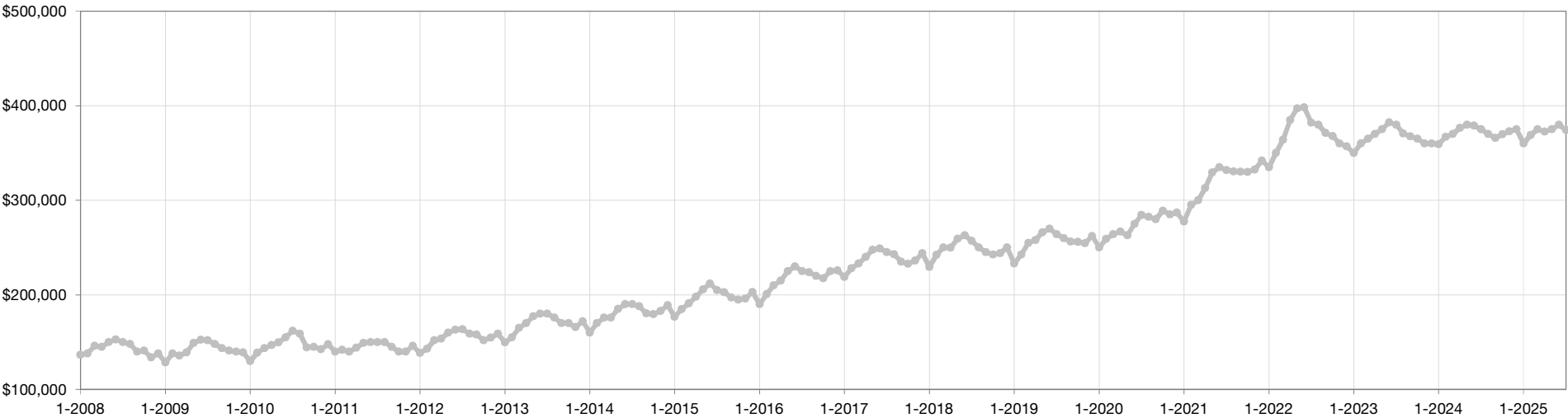
Year to Date



Month	Prior Year	Current Year	+ / -
August	\$370,541	\$370,000	-0.1%
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	\$359,133	\$360,000	+0.2%
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	\$378,963	\$379,990	+0.3%
July	\$375,000	\$374,197	-0.2%
12-Month Avg*	\$275,000	\$275,000	0.0%

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

Historical Median Sales Price



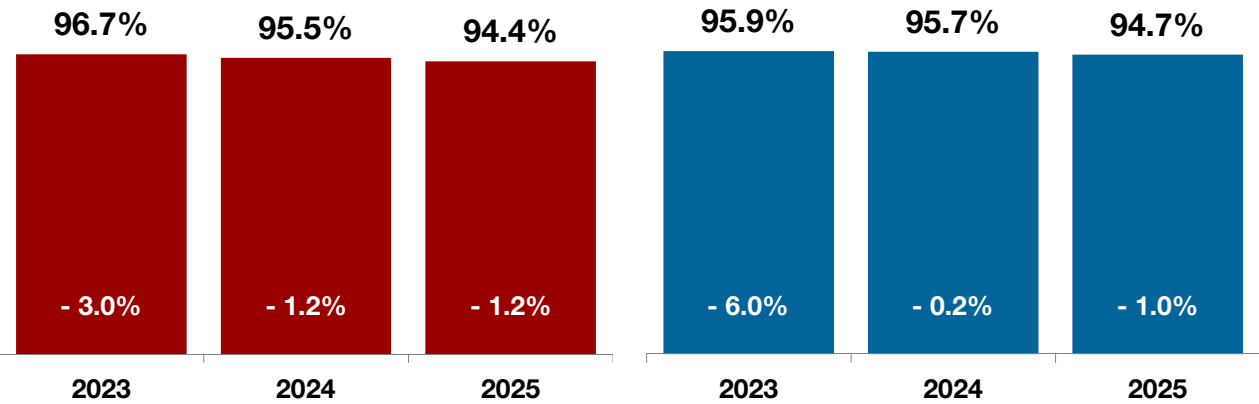
Percent of Original List Price Received

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.



July

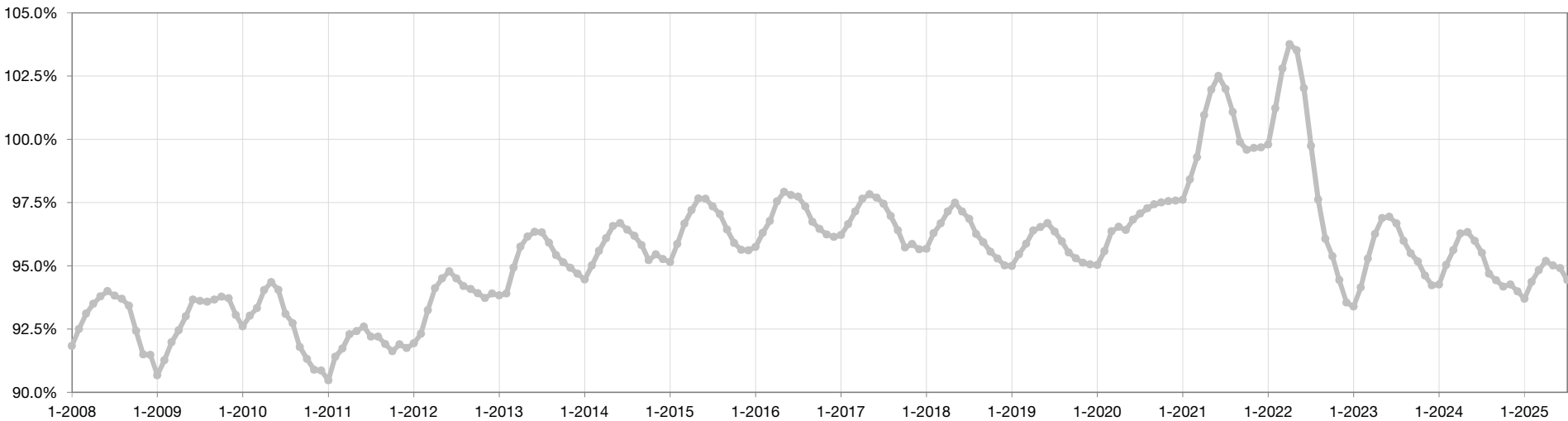
Year to Date



Month	Prior Year	Current Year	+ / -
August	96.0%	94.7%	-1.4%
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%
12-Month Avg*	95.5%	94.8%	-0.7%

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

Historical Percent of Original List Price Received

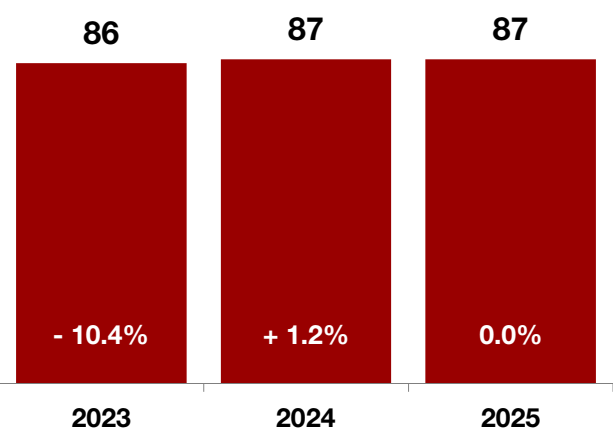


Housing Affordability Index

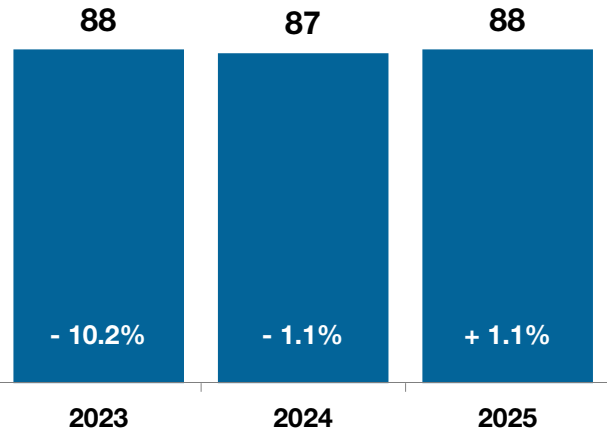
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



July

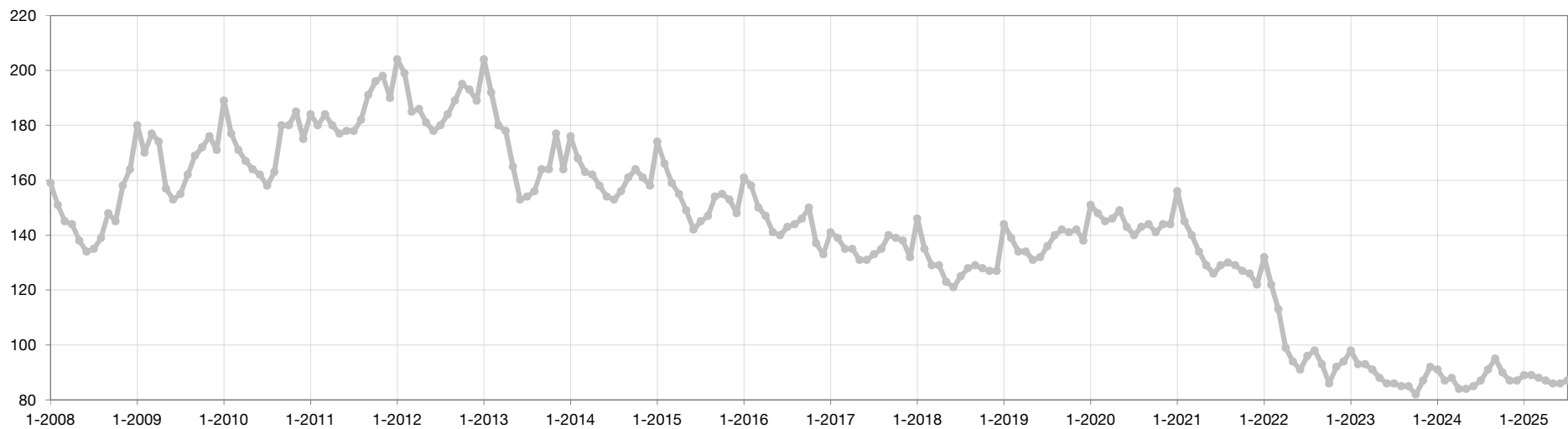


Year to Date



Month	Prior Year	Current Year	+ / -
August	85	91	+7.1%
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	87	0.0%
12-Month Avg	86	89	+3.5%

Historical Housing Affordability Index

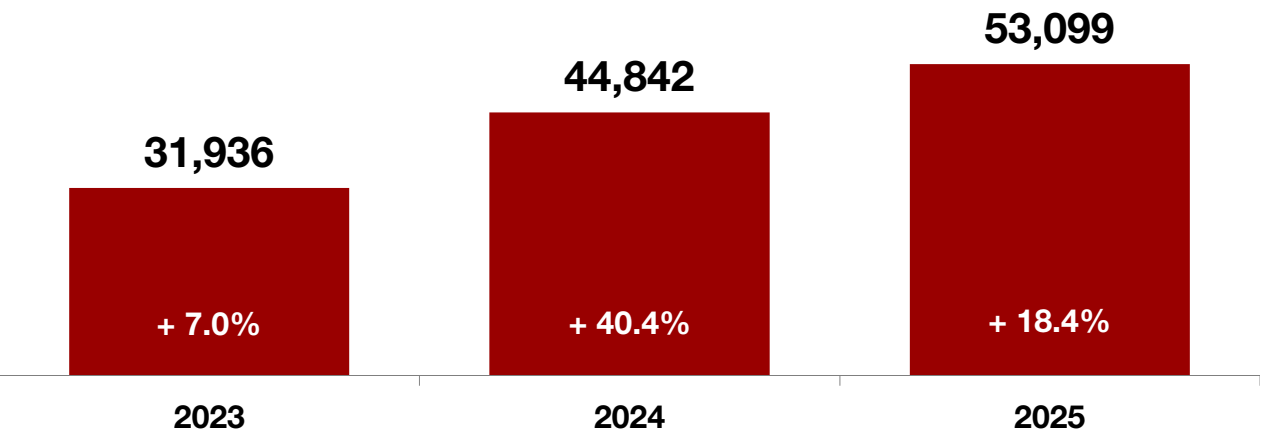


Inventory of Homes for Sale

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

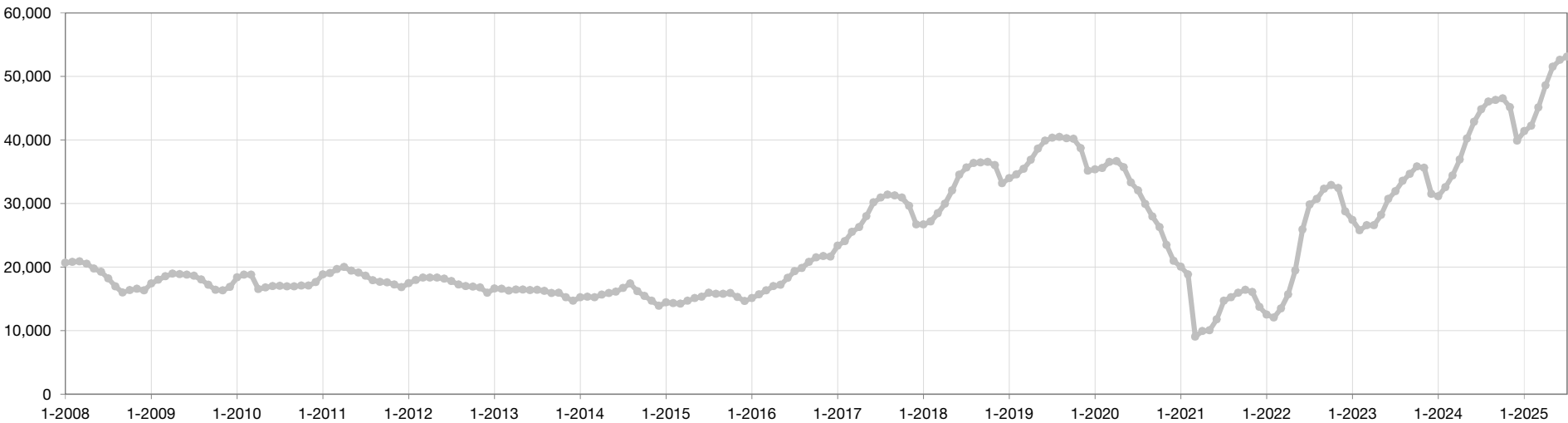


July



Month	Prior Year	Current Year	+ / -
August	33,576	46,048	+37.1%
September	34,637	46,286	+33.6%
October	35,841	46,542	+29.9%
November	35,626	45,146	+26.7%
December	31,514	39,903	+26.6%
January	31,152	41,409	+32.9%
February	32,553	42,248	+29.8%
March	34,410	45,109	+31.1%
April	36,922	48,587	+31.6%
May	40,232	51,521	+28.1%
June	42,844	52,617	+22.8%
July	44,842	53,099	+18.4%
12-Month Avg	36,179	46,543	+28.6%

Historical Inventory of Homes for Sale

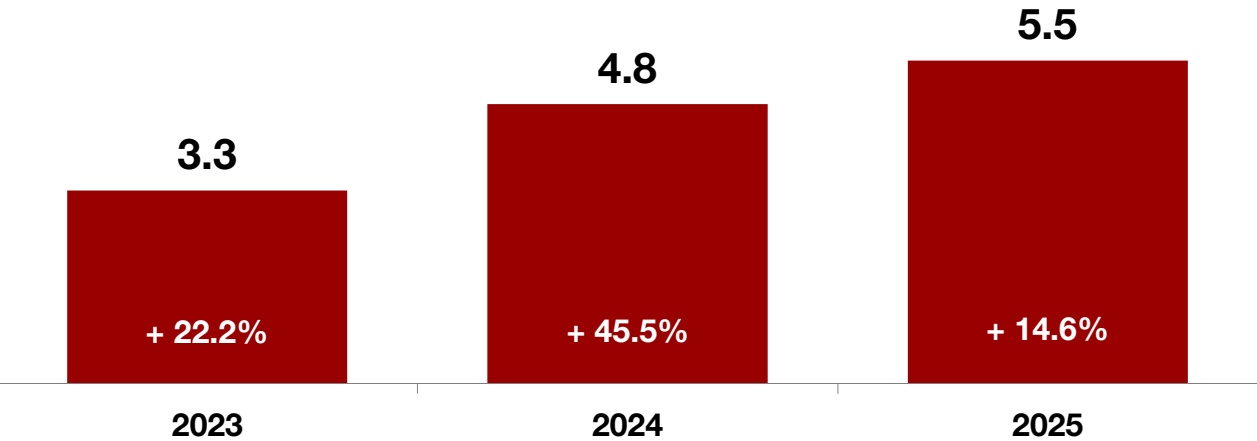


Months Supply of Homes for Sale

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.



July



Month	Prior Year	Current Year	+ / -
August	3.5	4.9	+40.0%
September	3.6	4.9	+36.1%
October	3.8	4.8	+26.3%
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	5.3	+26.2%
June	4.5	5.4	+20.0%
July	4.8	5.5	+14.6%
12-Month Avg*	4.6	5.4	+17.4%

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

Historical Months Supply of Homes for Sale

