

Monthly Indicators

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



June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

New Listings in the North Texas region were up 6.9 percent to 18,431. Pending Sales decreased 5.3 percent to 9,705. Inventory grew 22.7 percent to 52,555 units.

Prices moved higher as Median Sales Price was up 0.3 percent to \$380,000. Days on Market increased 18.8 percent to 57. Months Supply of Inventory was up 22.2 percent to 5.5, indicating that supply increased relative to demand.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Quick Facts

+ 4.1%	+ 0.3%	+ 22.7%
Change in Closed Sales	Change in Median Sales Price	Change in Inventory

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days On Market Until Sale	6
Median Sales Price	7
Percent of Original List Price Received	8
Housing Affordability Index	9
Inventory of Homes for Sale	10
Months Supply of Homes for Sale	11



Market Overview

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



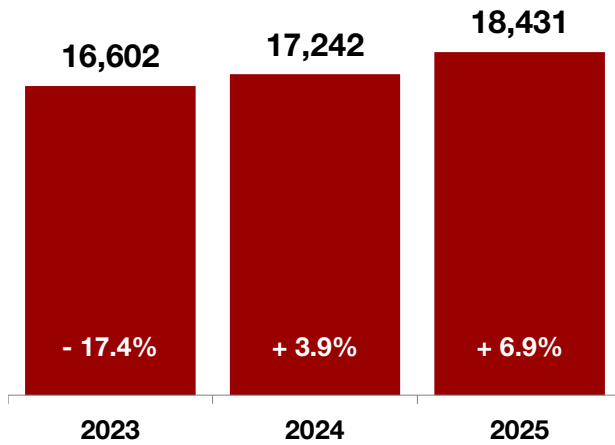
Key Metrics	Historical Sparklines	6-2024	6-2025	+/-	YTD 2024	YTD 2025	+/-
New Listings		17,242	18,431	+ 6.9%	96,241	107,926	+ 12.1%
Pending Sales		10,249	9,705	- 5.3%	62,387	61,616	- 1.2%
Closed Sales		10,486	10,915	+ 4.1%	58,181	57,426	- 1.3%
Days on Market Until Sale		48	57	+ 18.8%	54	63	+ 16.7%
Median Sales Price		\$378,963	\$380,000	+ 0.3%	\$373,252	\$374,000	+ 0.2%
Percent of Original List Price Received		96.0%	95.0%	- 1.0%	95.7%	94.8%	- 0.9%
Housing Affordability Index		85	86	+ 1.2%	87	87	0.0%
Inventory of Homes for Sale		42,839	52,555	+ 22.7%	--	--	--
Months Supply of Homes for Sale		4.5	5.5	+ 22.2%	--	--	--

New Listings

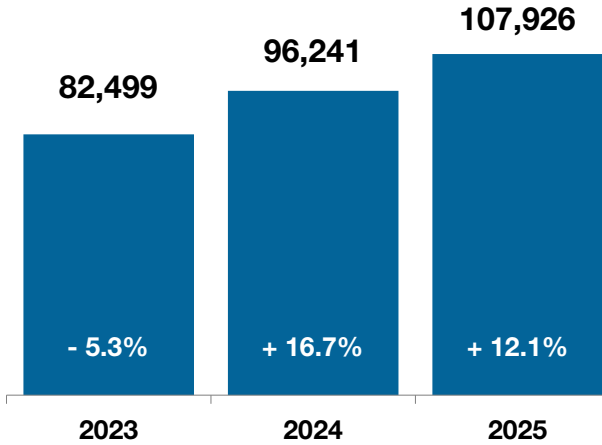
A count of the properties that have been newly listed on the market in a given month.



June

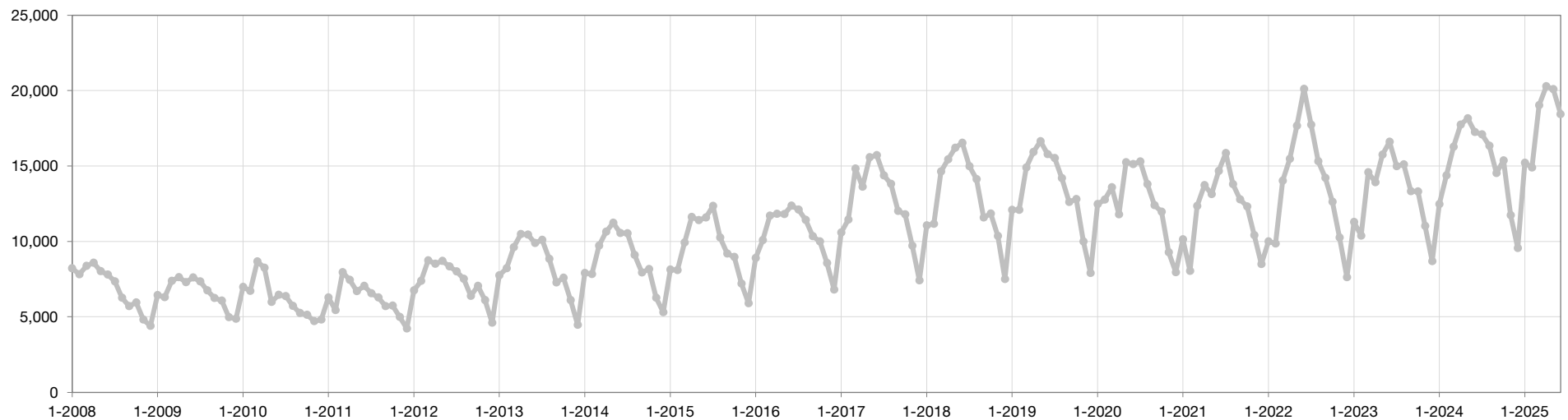


Year to Date



Month	Prior Year	Current Year	+ / -
July	14,981	17,096	+14.1%
August	15,094	16,340	+8.3%
September	13,327	14,524	+9.0%
October	13,310	15,370	+15.5%
November	11,014	11,741	+6.6%
December	8,681	9,554	+10.1%
January	12,468	15,210	+22.0%
February	14,366	14,888	+3.6%
March	16,275	19,027	+16.9%
April	17,730	20,281	+14.4%
May	18,160	20,089	+10.6%
June	17,242	18,431	+6.9%
12-Month Avg	14,387	16,046	+11.5%

Historical New Listings

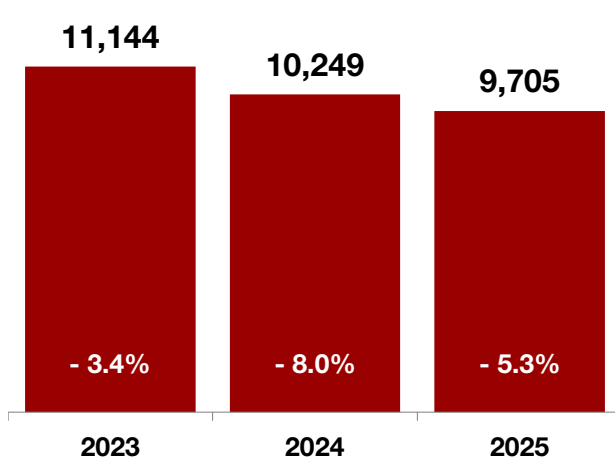


Pending Sales

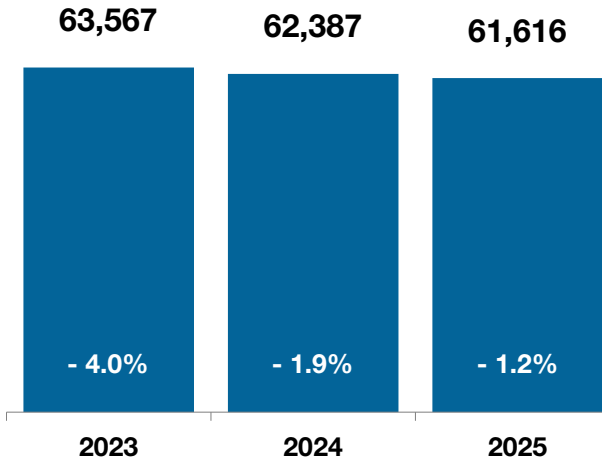
A count of the properties on which offers have been accepted in a given month.



June

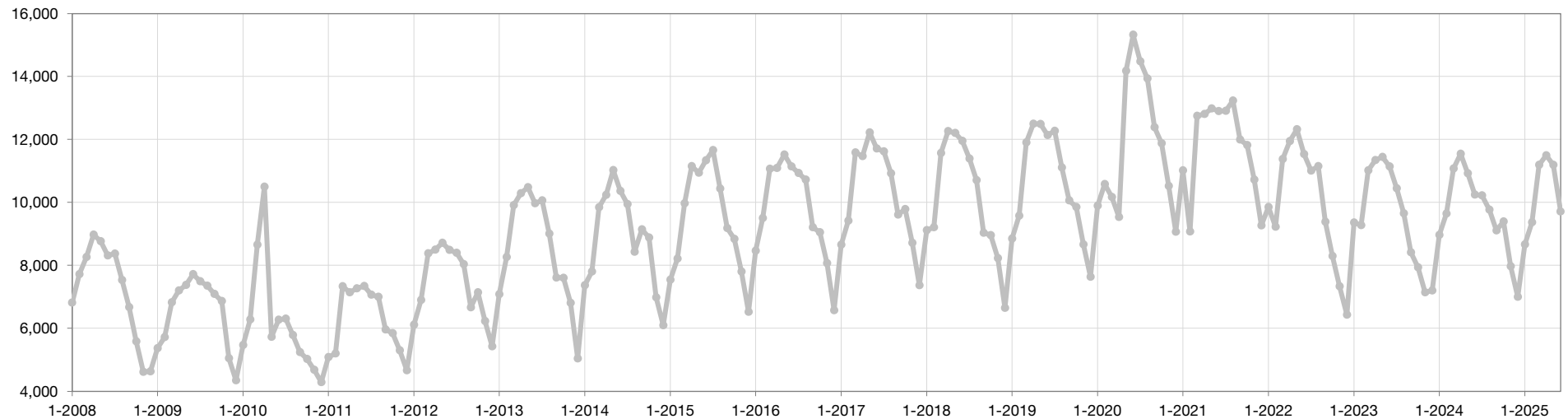


Year to Date



Month	Prior Year	Current Year	+ / -
July	10,443	10,223	-2.1%
August	9,651	9,769	+1.2%
September	8,415	9,110	+8.3%
October	7,933	9,387	+18.3%
November	7,141	7,964	+11.5%
December	7,200	6,999	-2.8%
January	8,961	8,666	-3.3%
February	9,642	9,365	-2.9%
March	11,072	11,194	+1.1%
April	11,541	11,492	-0.4%
May	10,922	11,194	+2.5%
June	10,249	9,705	-5.3%
12-Month Avg	9,431	9,589	+1.7%

Historical Pending Sales

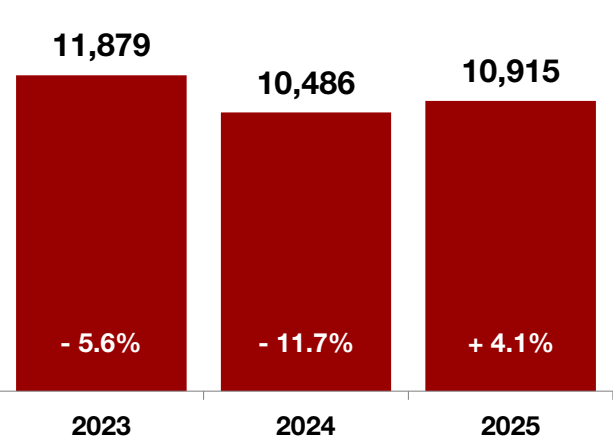


Closed Sales

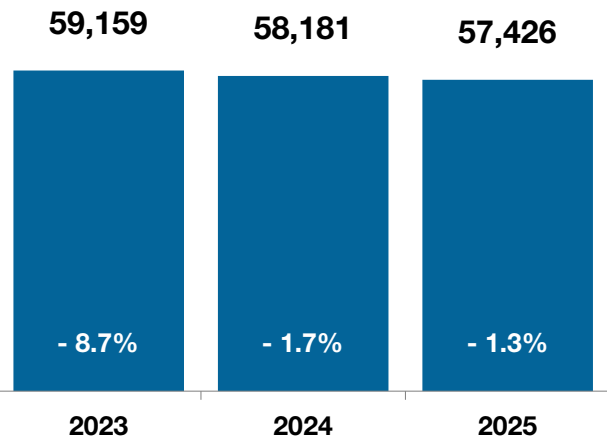
A count of the actual sales that closed in a given month.



June

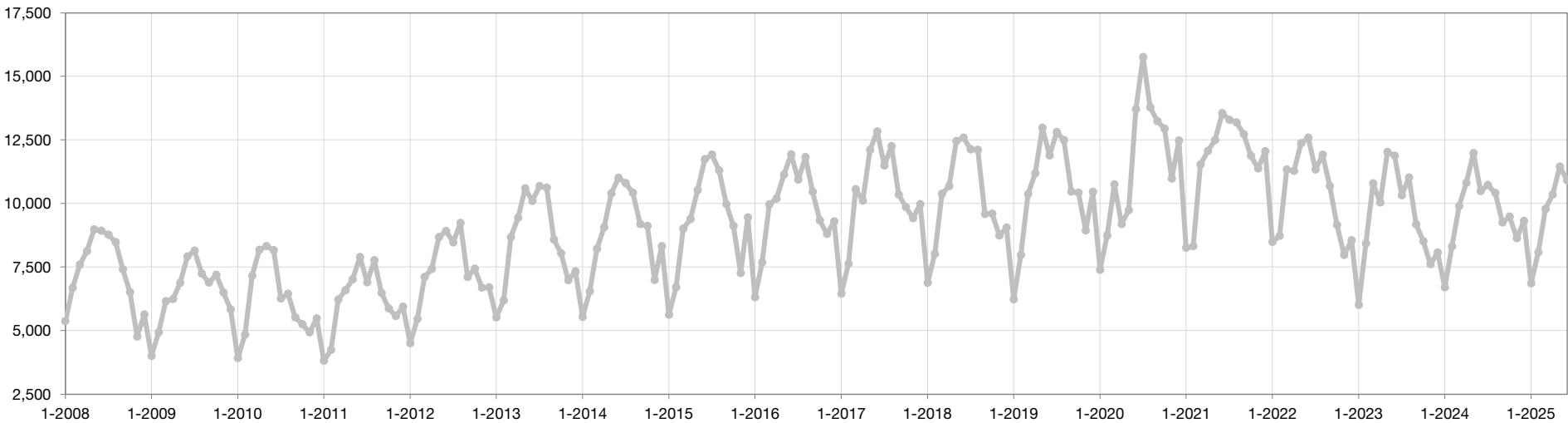


Year to Date



Month	Prior Year	Current Year	+ / -
July	10,312	10,728	+4.0%
August	11,014	10,410	-5.5%
September	9,178	9,246	+0.7%
October	8,519	9,479	+11.3%
November	7,610	8,630	+13.4%
December	8,066	9,316	+15.5%
January	6,701	6,858	+2.3%
February	8,305	8,076	-2.8%
March	9,903	9,784	-1.2%
April	10,810	10,348	-4.3%
May	11,976	11,445	-4.4%
June	10,486	10,915	+4.1%
12-Month Avg	9,407	9,603	+2.1%

Historical Closed Sales

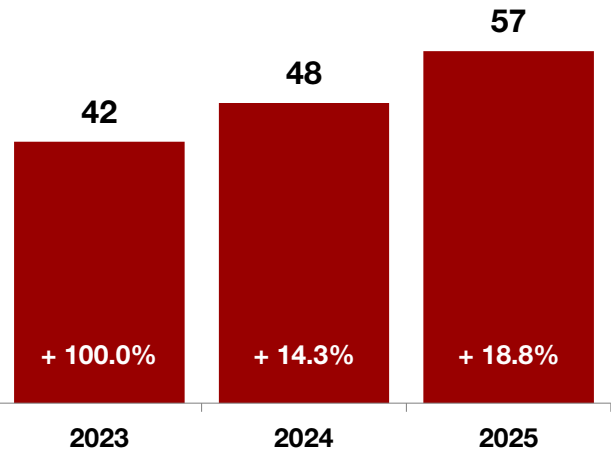


Days on Market Until Sale

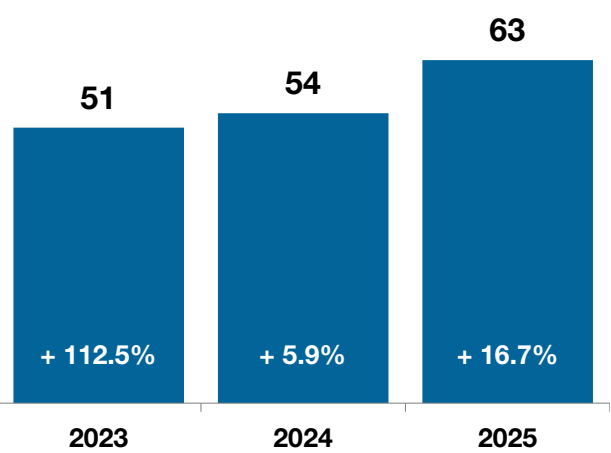
Average number of days between when a property is listed and when an offer is accepted in a given month.



June



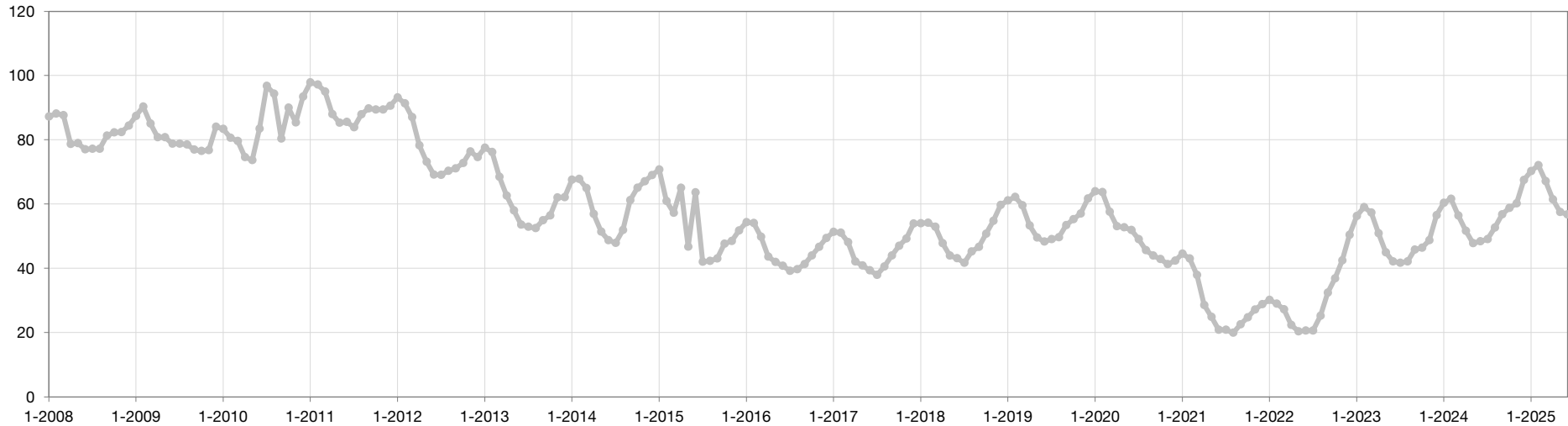
Year to Date



Month	Prior Year	Current Year	+ / -
July	42	49	+16.7%
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%
12-Month Avg*	51	60	+17.6%

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

Historical Days on Market Until Sale

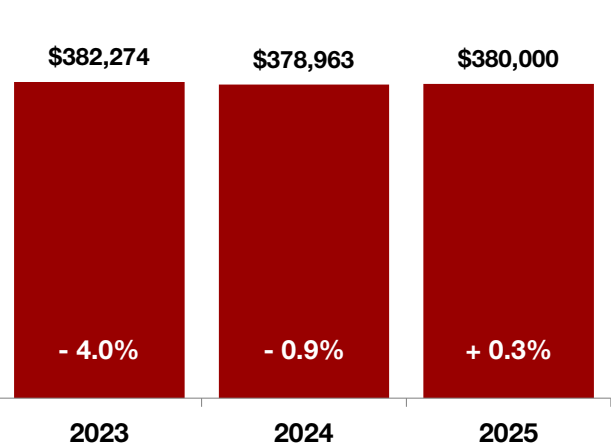


Median Sales Price

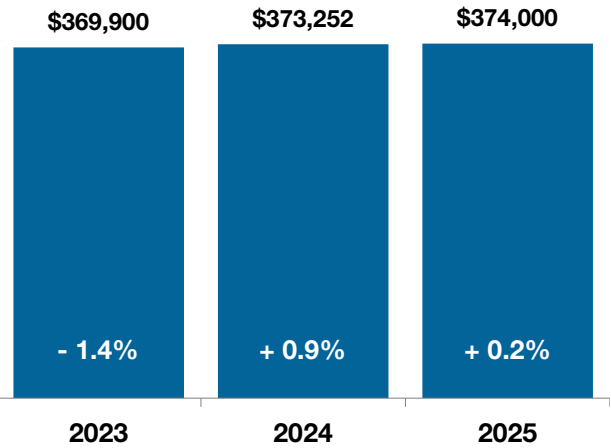
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



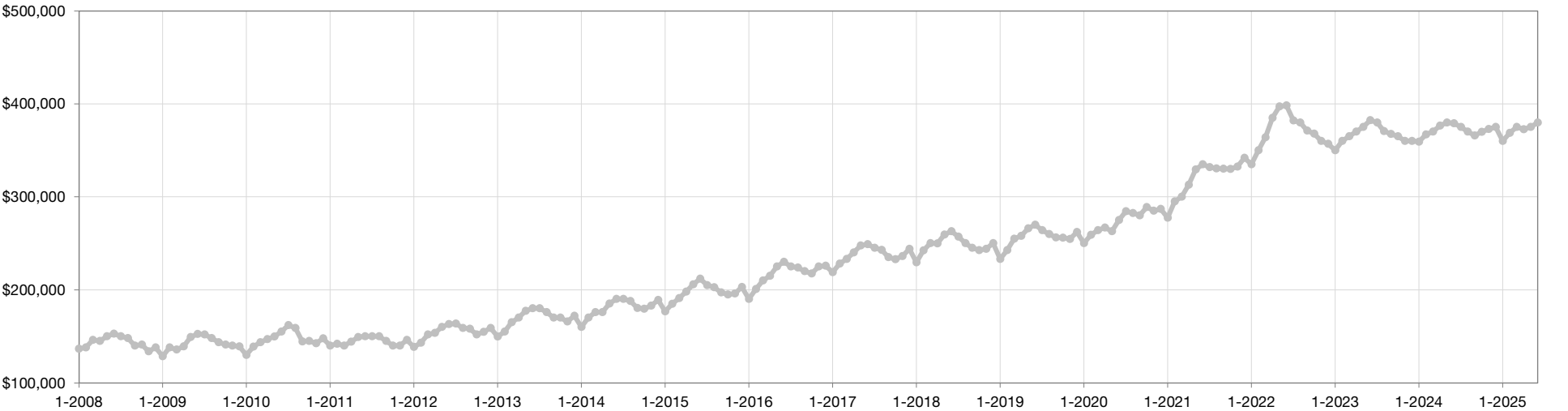
Year to Date



Month	Prior Year	Current Year	+ / -
July	\$380,000	\$375,000	-1.3%
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	\$368,592	+0.4%
March	\$369,990	\$375,000	+1.4%
April	\$376,482	\$372,500	-1.1%
May	\$380,000	\$375,000	-1.3%
June	\$378,963	\$380,000	+0.3%
12-Month Avg*	\$275,000	\$275,000	0.0%

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

Historical Median Sales Price



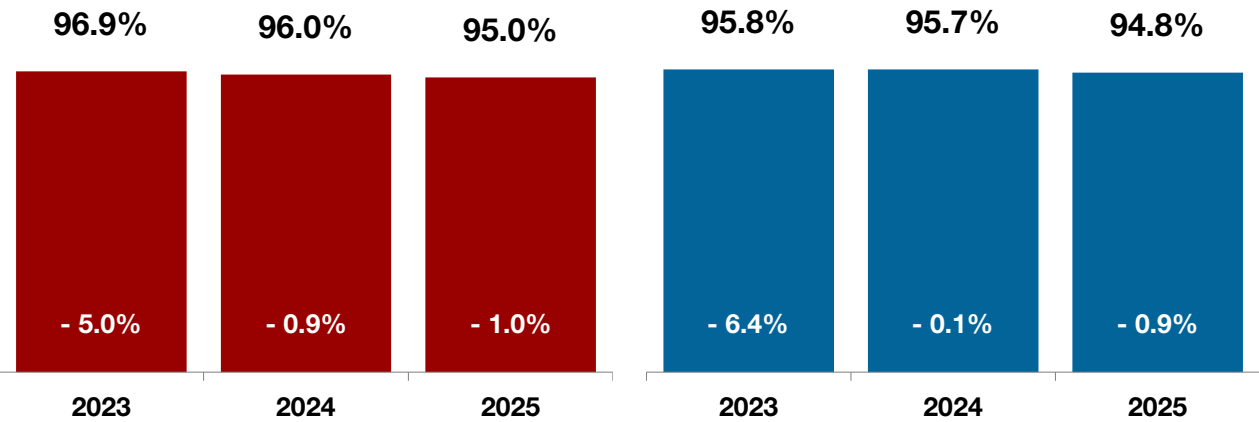
Percent of Original List Price Received

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.



June

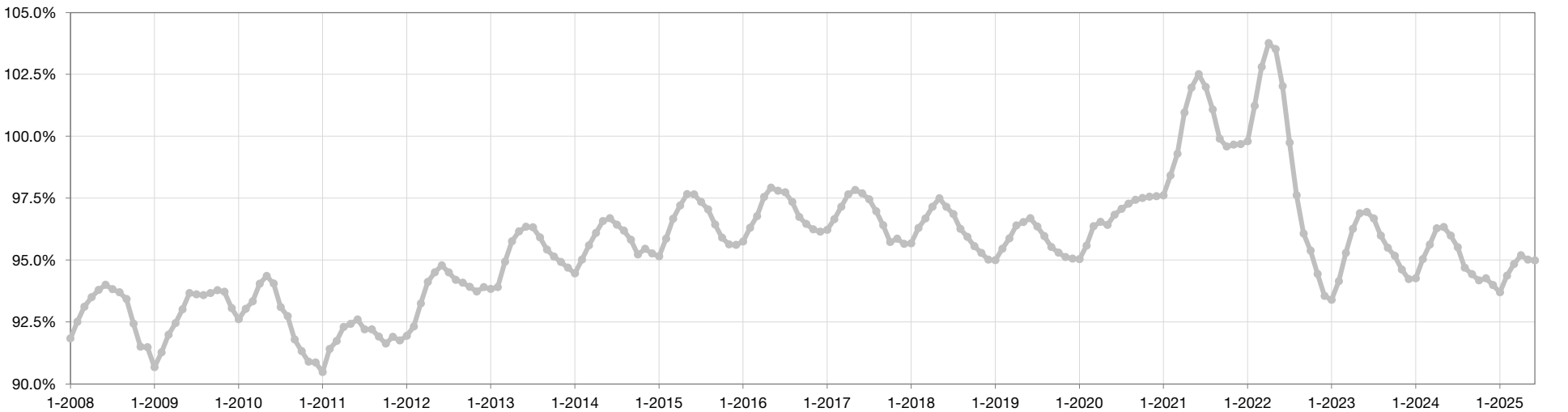
Year to Date



Month	Prior Year	Current Year	+ / -
July	96.7%	95.5%	-1.2%
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%	95.0%	-1.0%
12-Month Avg*	95.5%	94.9%	-0.6%

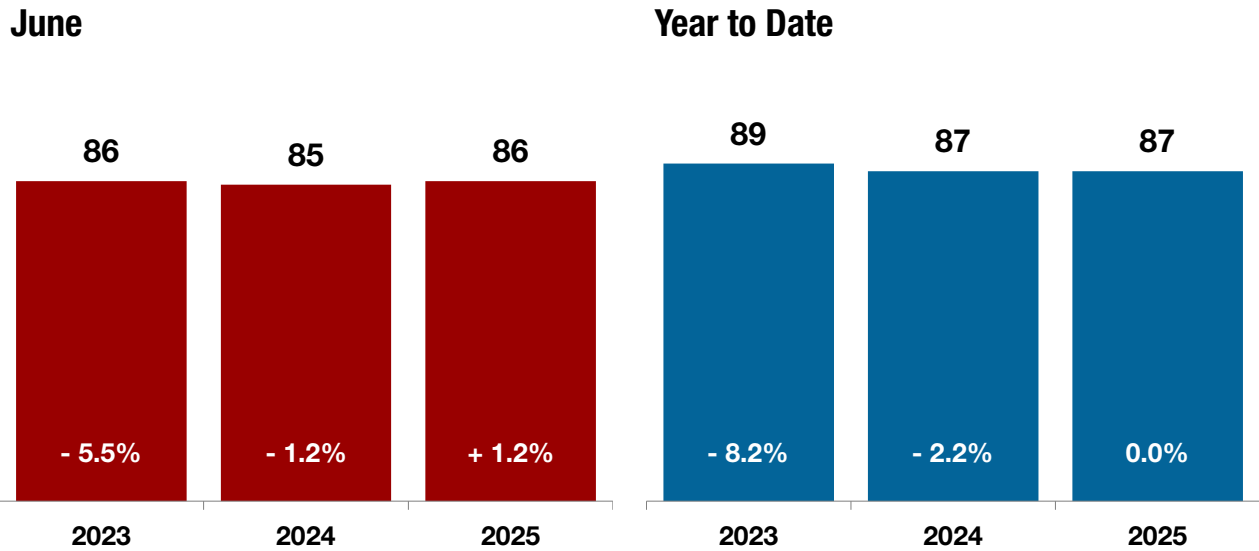
* Pct. of Orig. Price Received for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Historical Percent of Original List Price Received



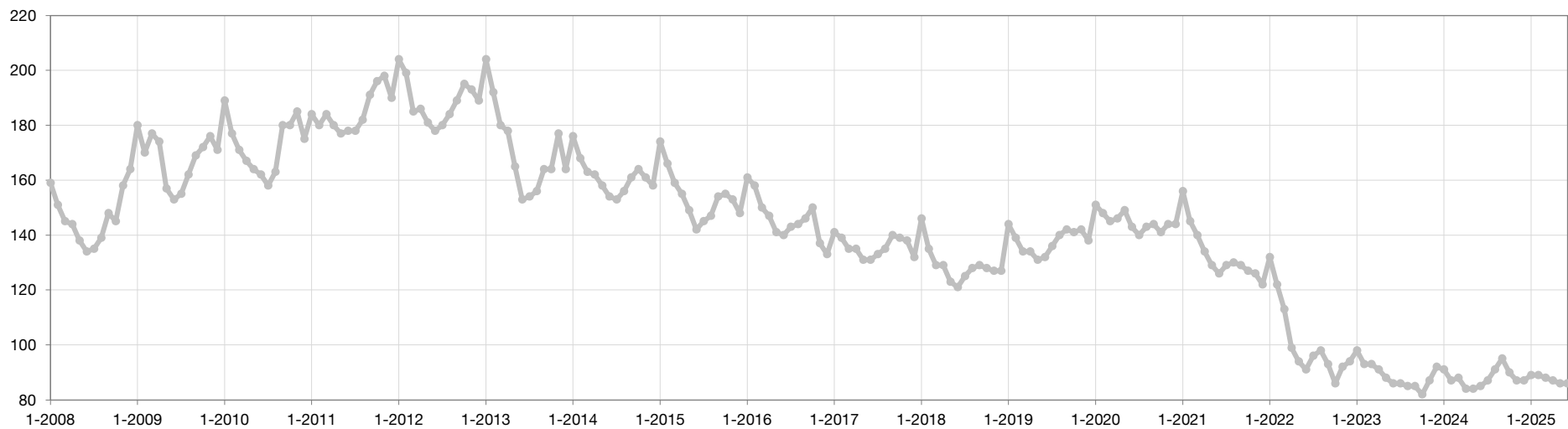
Housing Affordability Index

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.



Month	Prior Year	Current Year	+ / -
July	86	87	+1.2%
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%
12-Month Avg	86	89	+3.5%

Historical Housing Affordability Index

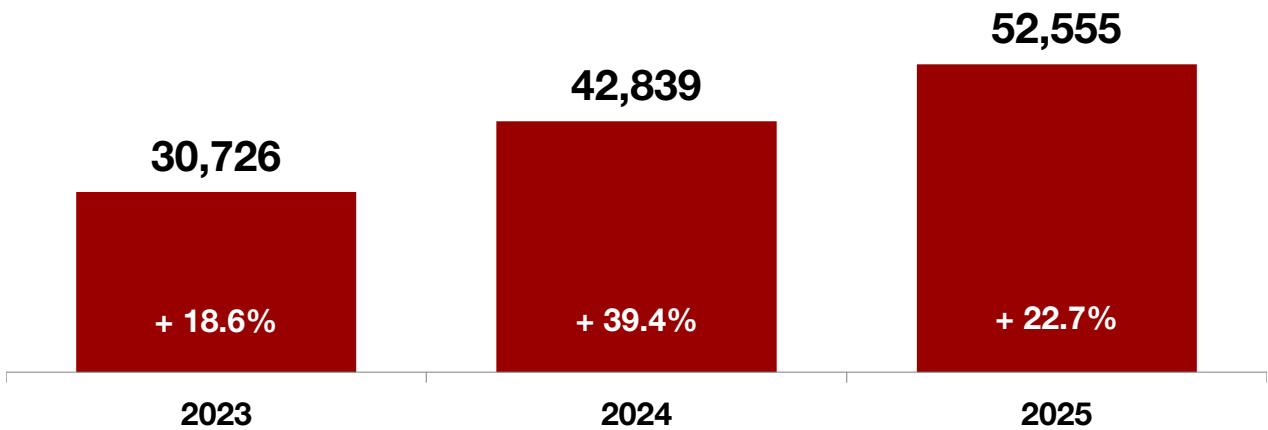


Inventory of Homes for Sale

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

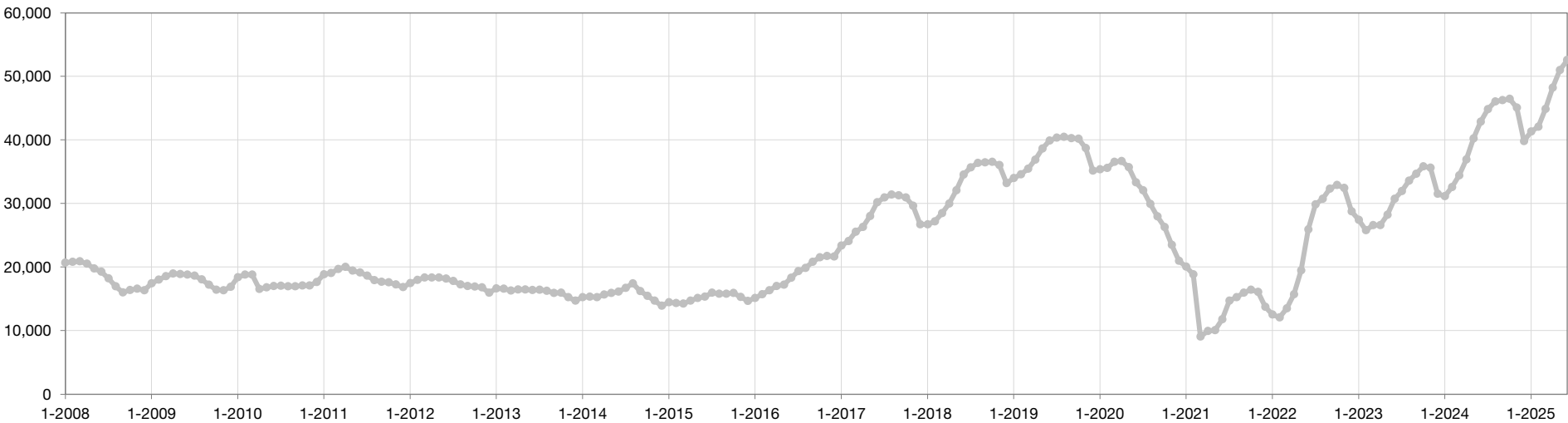


June



Month	Prior Year	Current Year	+ / -
July	31,935	44,828	+40.4%
August	33,575	46,022	+37.1%
September	34,636	46,242	+33.5%
October	35,840	46,475	+29.7%
November	35,625	45,064	+26.5%
December	31,513	39,815	+26.3%
January	31,148	41,296	+32.6%
February	32,549	42,077	+29.3%
March	34,405	44,863	+30.4%
April	36,918	48,199	+30.6%
May	40,227	50,988	+26.8%
June	42,839	52,555	+22.7%
12-Month Avg	35,101	45,702	+30.2%

Historical Inventory of Homes for Sale

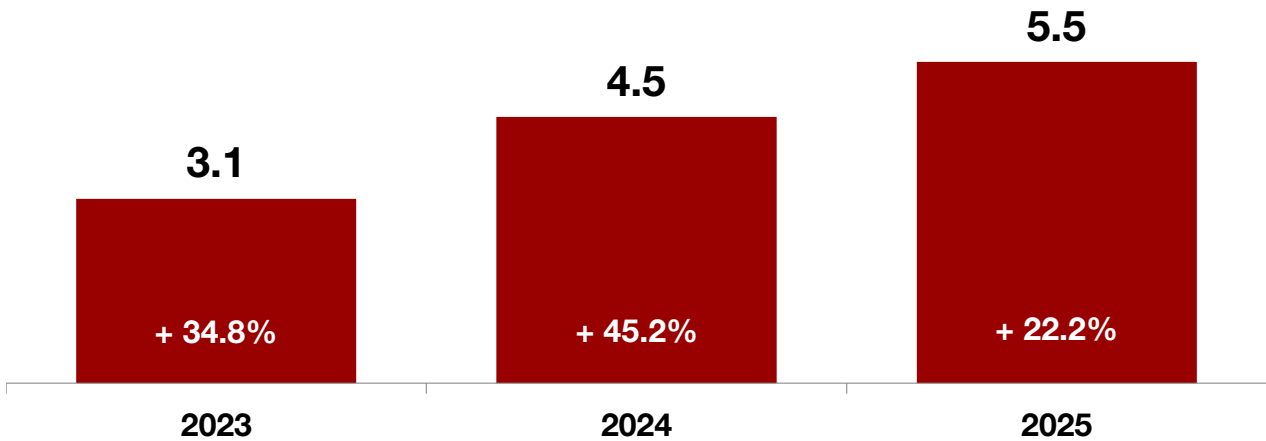


Months Supply of Homes for Sale

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.



June



Month	Prior Year	Current Year	+ / -
July	3.3	4.8	+45.5%
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	5.0	+28.2%
May	4.2	5.3	+26.2%
June	4.5	5.5	+22.2%
12-Month Avg*	4.5	5.3	+17.8%

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

Historical Months Supply of Homes for Sale

