Monthly Indicators

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

June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings in the North Texas region were down 4.6 percent to 17,866. Pending Sales decreased 10.6 percent to 9,747. Inventory shrank 8.5 percent to 49,927 units.

Prices moved lower as Median Sales Price was down 1.1 percent to $375,000. Days on Market decreased 1.8 percent to 56. Months Supply of Inventory was down 10.7 percent to 5.0, indicating that demand increased relative to supply.

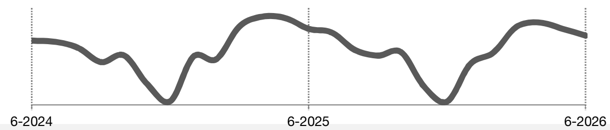
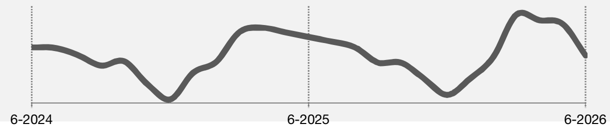
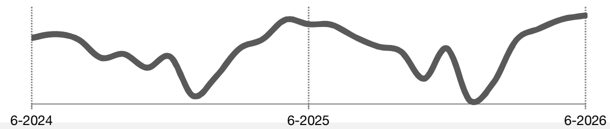
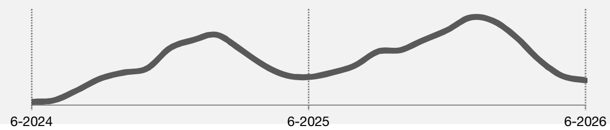
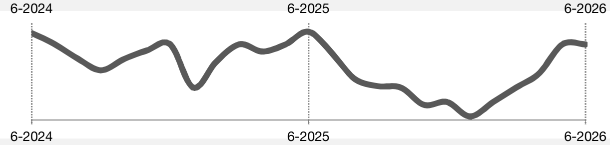
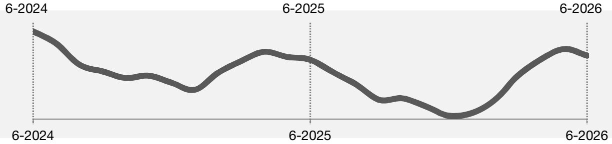
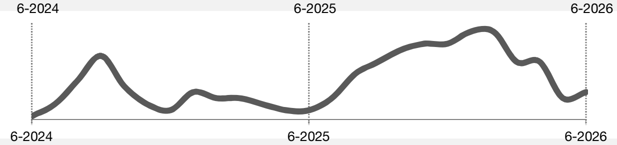
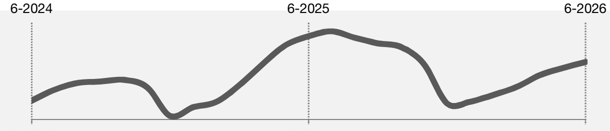
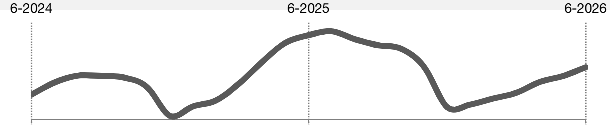
Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to $429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

+ 4.8%	- 1.1%	- 8.5%
Change in **Closed Sales**	Change in **Median Sales Price**	Change in **Inventory**

Market Overview

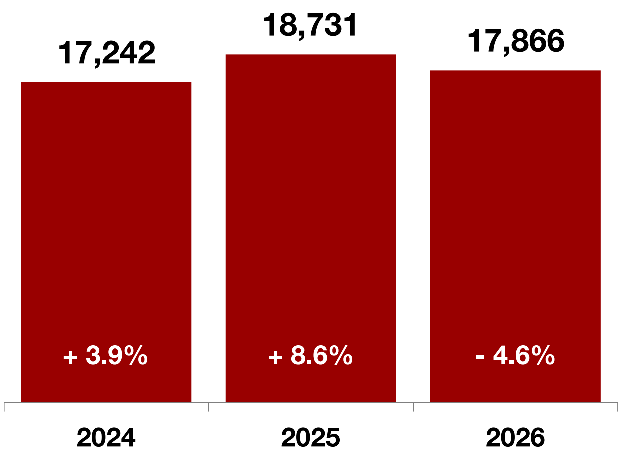
Key market metrics for the current month and year-to-date.

Key Metrics	Historical Sparklines	6-2025	6-2026	+/-	YTD 2025	YTD 2026	+/-
New Listings		18,731	**17,866**	- 4.6%	108,227	**105,082**	- 2.9%
Pending Sales		10,900	**9,747**	- 10.6%	62,780	**63,639**	+ 1.4%
Closed Sales		11,343	**11,887**	+ 4.8%	58,145	**59,214**	+ 1.8%
Days on Market Until Sale		57	**56**	- 1.8%	63	**66**	+ 4.8%
Median Sales Price		$379,350	**$375,000**	- 1.1%	$372,745	**$365,000**	- 2.1%
Percent of Original List Price Received		94.9%	**95.0%**	+ 0.1%	94.7%	**94.5%**	- 0.2%
Housing Affordability Index		90	**93**	+ 3.3%	91	**95**	+ 4.4%
Inventory of Homes for Sale		54,591	**49,927**	- 8.5%	--	--	--
Months Supply of Homes for Sale		5.6	**5.0**	- 10.7%	--	--	--

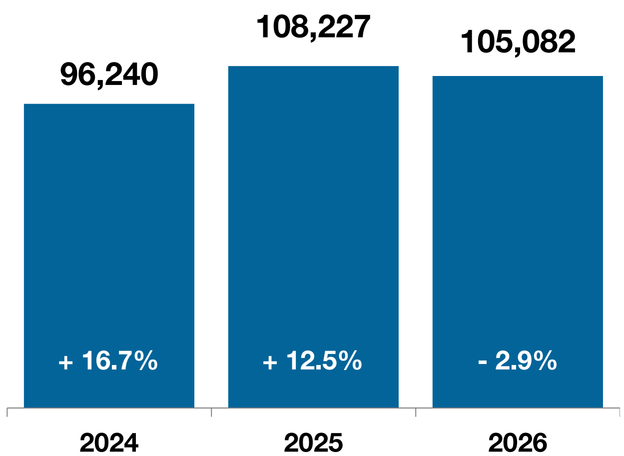
New Listings

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

June

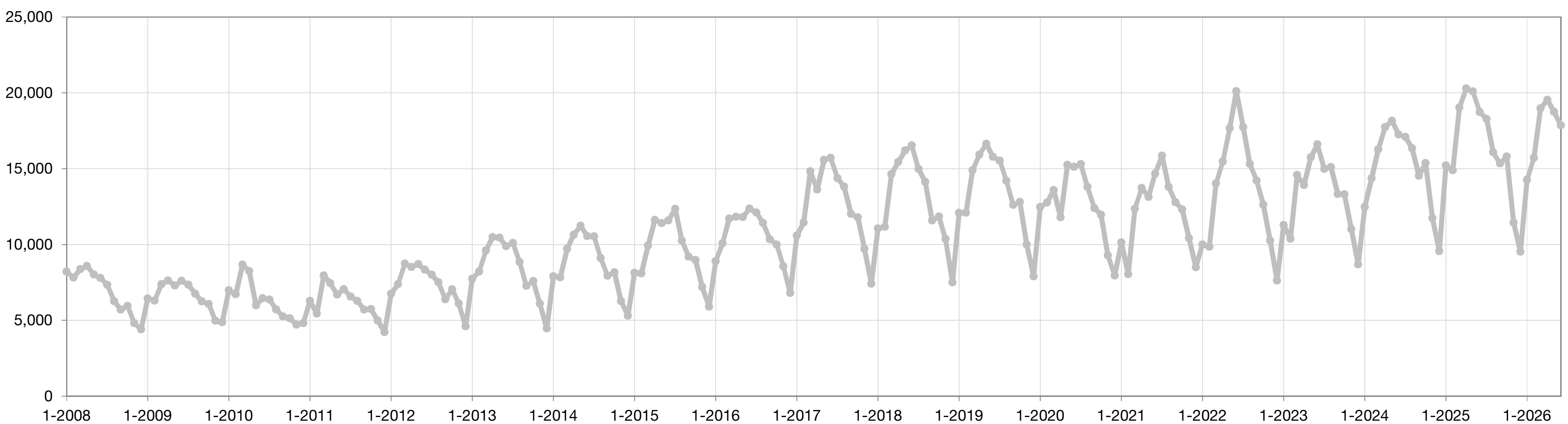


Year to Date



Month	Prior Year	Current Year	+ / –
July	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	**9,516**	-0.4%
January	15,209	**14,258**	-6.3%
February	14,886	**15,706**	+5.5%
March	19,026	**18,971**	-0.3%
April	20,282	**19,538**	-3.7%
May	20,093	**18,743**	-6.7%
June	18,731	**17,866**	-4.6%
12-Month Avg	16,071	15,960	-0.7%

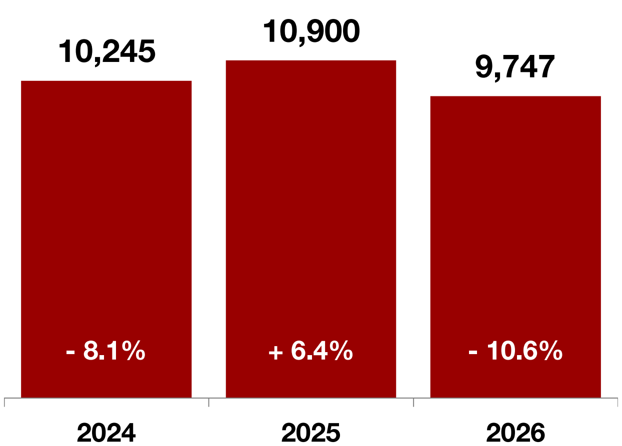
Historical New Listings



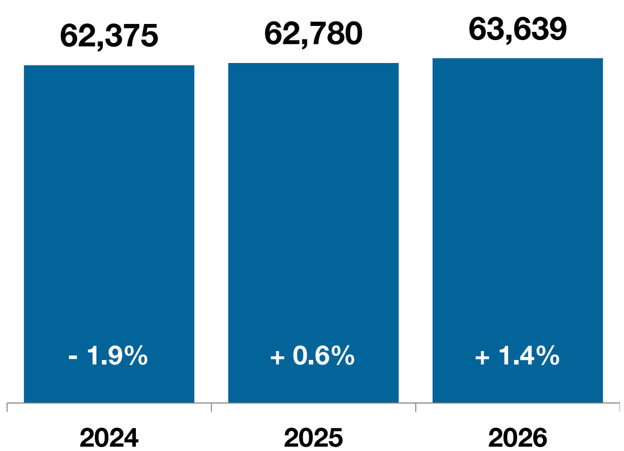
Pending Sales

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

June

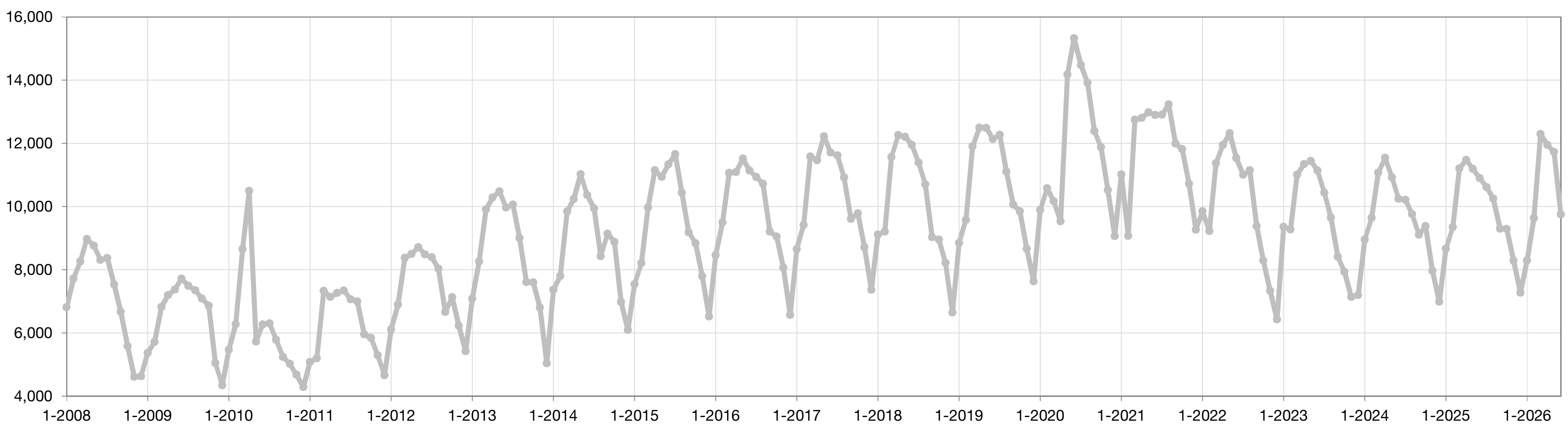


Year to Date



Month	Prior Year	Current Year	+ / –
July	10,215	**10,612**	+3.9%
August	9,761	**10,254**	+5.1%
September	9,107	**9,298**	+2.1%
October	9,379	**9,292**	-0.9%
November	7,964	**8,289**	+4.1%
December	6,990	**7,274**	+4.1%
January	8,660	**8,293**	-4.2%
February	9,349	**9,633**	+3.0%
March	11,205	**12,292**	+9.7%
April	11,477	**11,951**	+4.1%
May	11,189	**11,723**	+4.8%
June	10,900	**9,747**	-10.6%
12-Month Avg	9,683	9,888	+2.1%

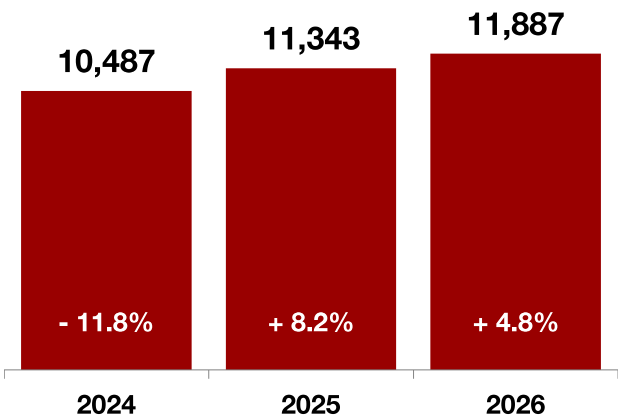
Historical Pending Sales



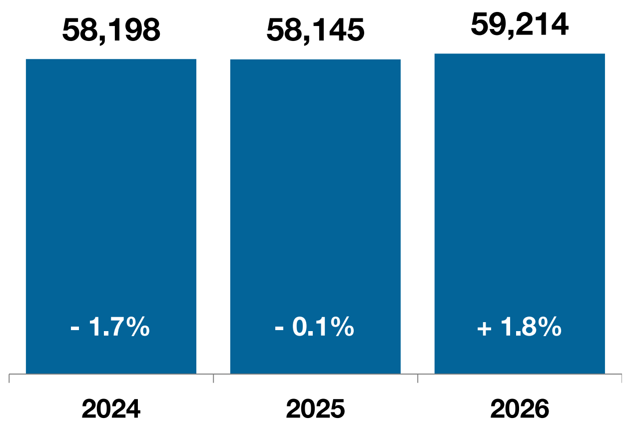
Closed Sales

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

June

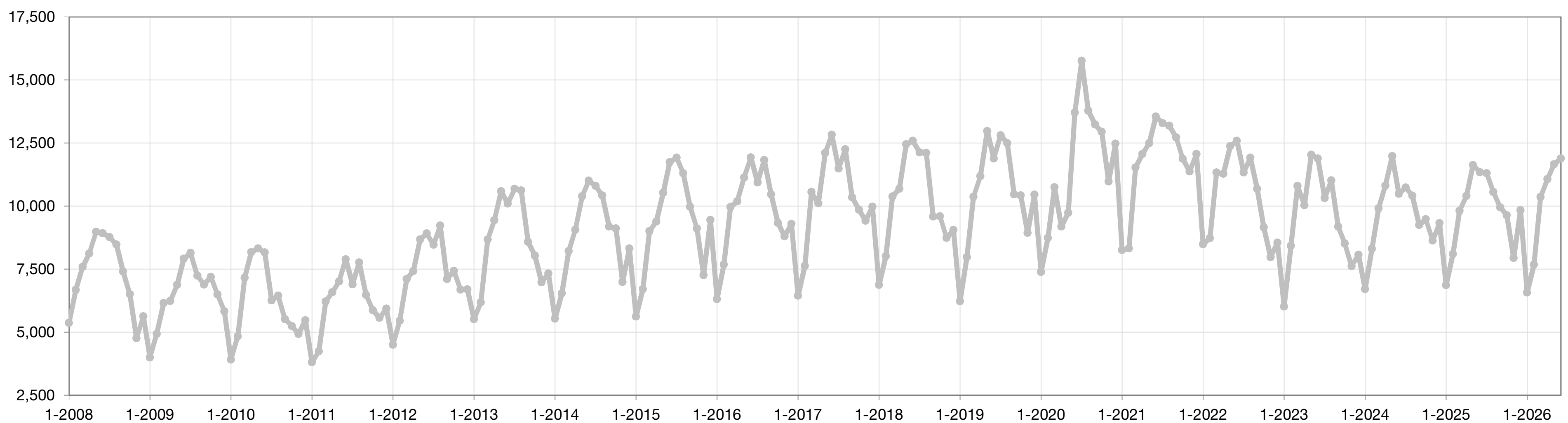


Year to Date



Month	Prior Year	Current Year	+ / –
July	10,730	**11,302**	+5.3%
August	10,412	**10,556**	+1.4%
September	9,247	**9,954**	+7.6%
October	9,482	**9,640**	+1.7%
November	8,633	**7,945**	-8.0%
December	9,319	**9,831**	+5.5%
January	6,866	**6,571**	-4.3%
February	8,099	**7,675**	-5.2%
March	9,817	**10,355**	+5.5%
April	10,400	**11,072**	+6.5%
May	11,620	**11,654**	+0.3%
June	11,343	**11,887**	+4.8%
12-Month Avg	**9,664**	**9,870**	**+2.1%**

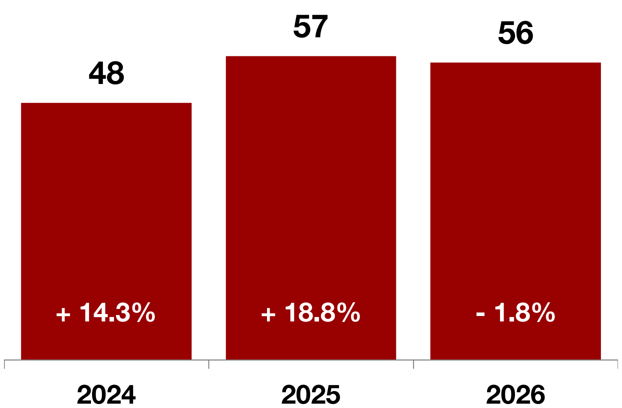
Historical Closed Sales



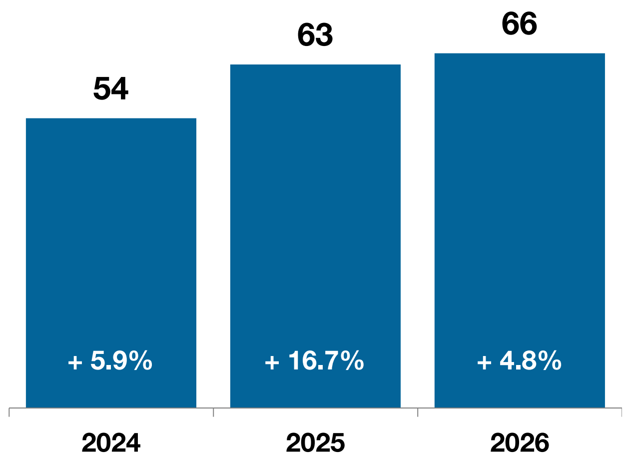
Days on Market Until Sale

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

June



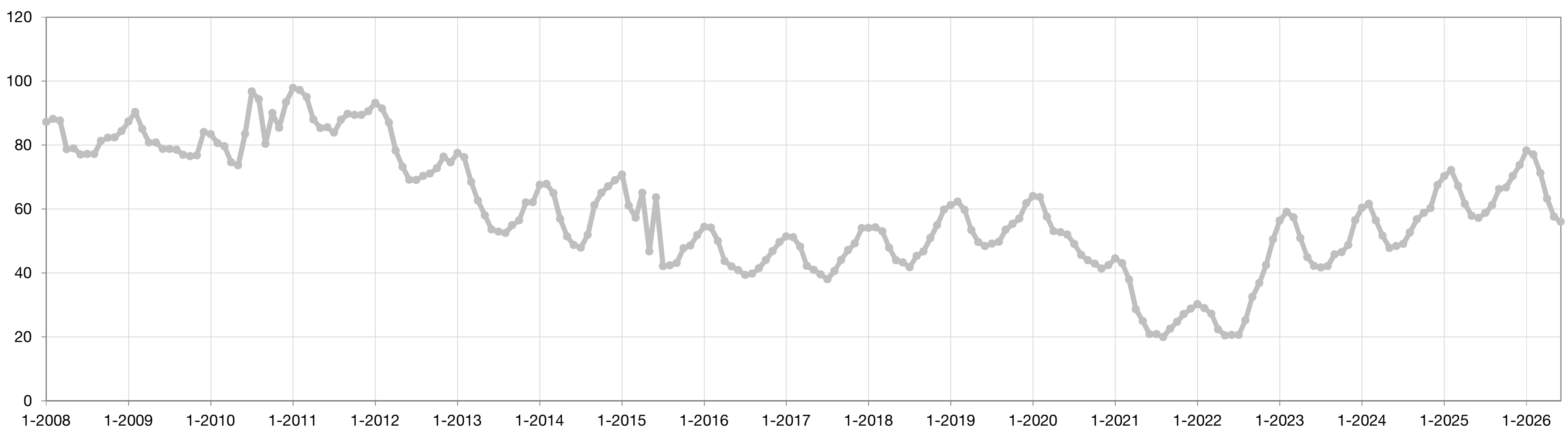
Year to Date



Month	Prior Year	Current Year	+ / –
July	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%
March	67	**71**	+6.0%
April	62	**63**	+1.6%
May	58	**58**	0.0%
June	57	**56**	-1.8%
12-Month Avg*	60	64	+6.7%

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

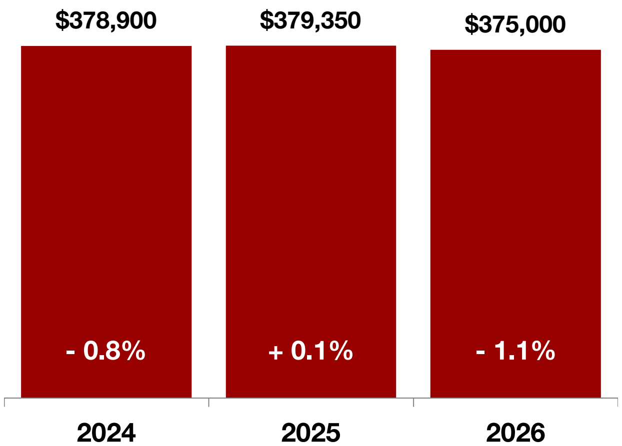
Historical Days on Market Until Sale



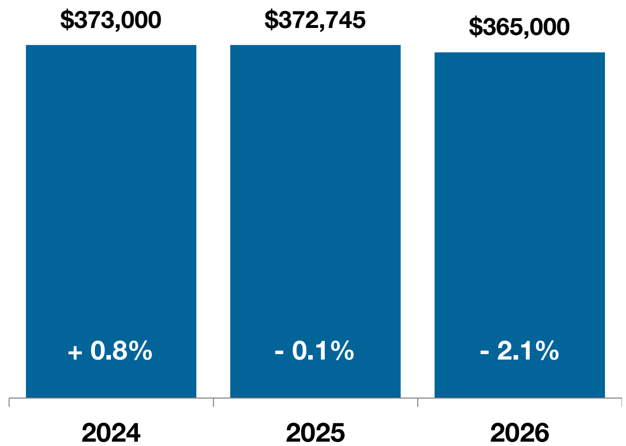
Median Sales Price

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

June



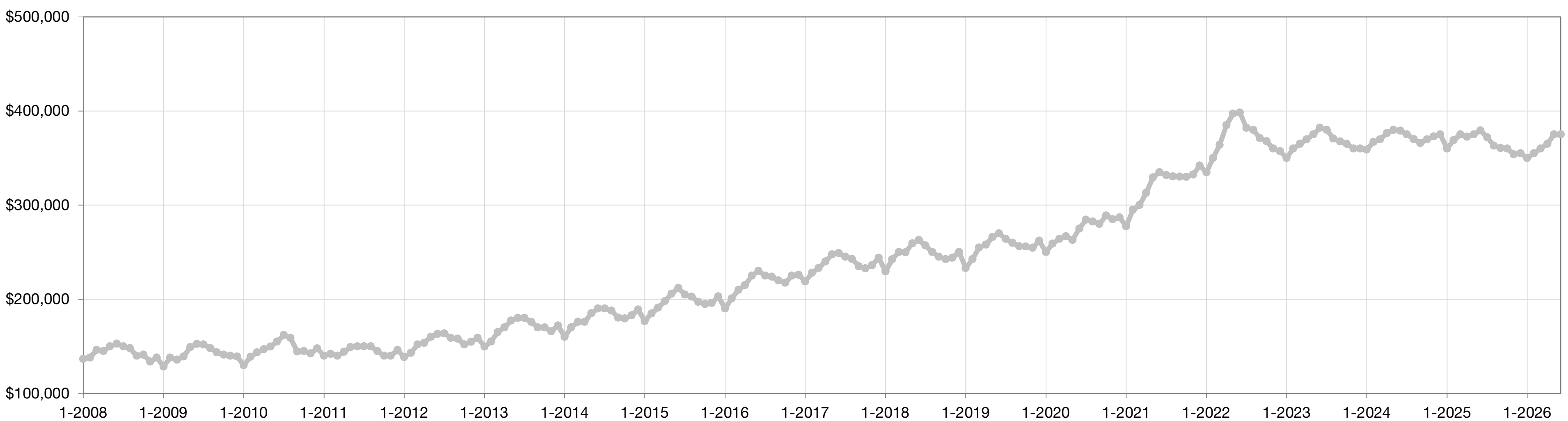
Year to Date



Month	Prior Year	Current Year	+ / –
July	$375,000	**$372,000**	-0.8%
August	$370,000	**$363,000**	-1.9%
September	$366,000	**$360,499**	-1.5%
October	$369,900	**$360,000**	-2.7%
November	$372,900	**$354,000**	-5.1%
December	$375,000	**$355,000**	-5.3%
January	$360,000	**$350,000**	-2.8%
February	$369,000	**$355,000**	-3.8%
March	$375,000	**$360,000**	-4.0%
April	$372,500	**$365,000**	-2.0%
May	$374,990	**$375,000**	+0.0%
June	$379,350	**$375,000**	-1.1%
12-Month Avg*	**$275,000**	**$267,990**	**-2.5%**

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

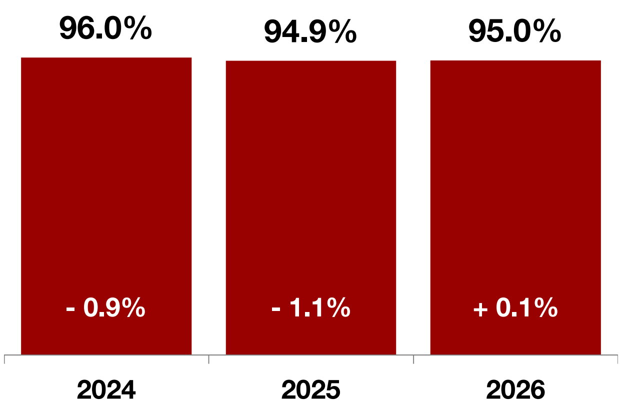
Historical Median Sales Price



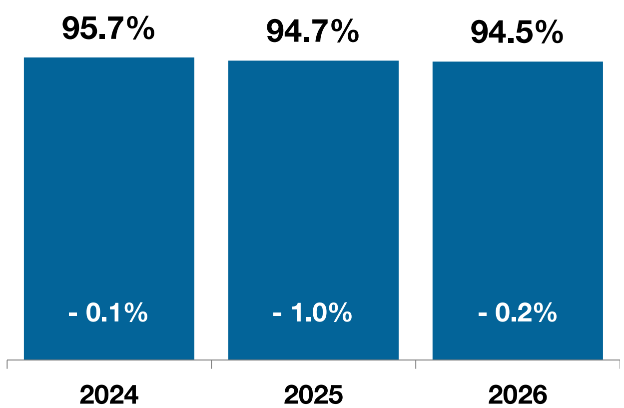
Percent of Original List Price Received

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.

June



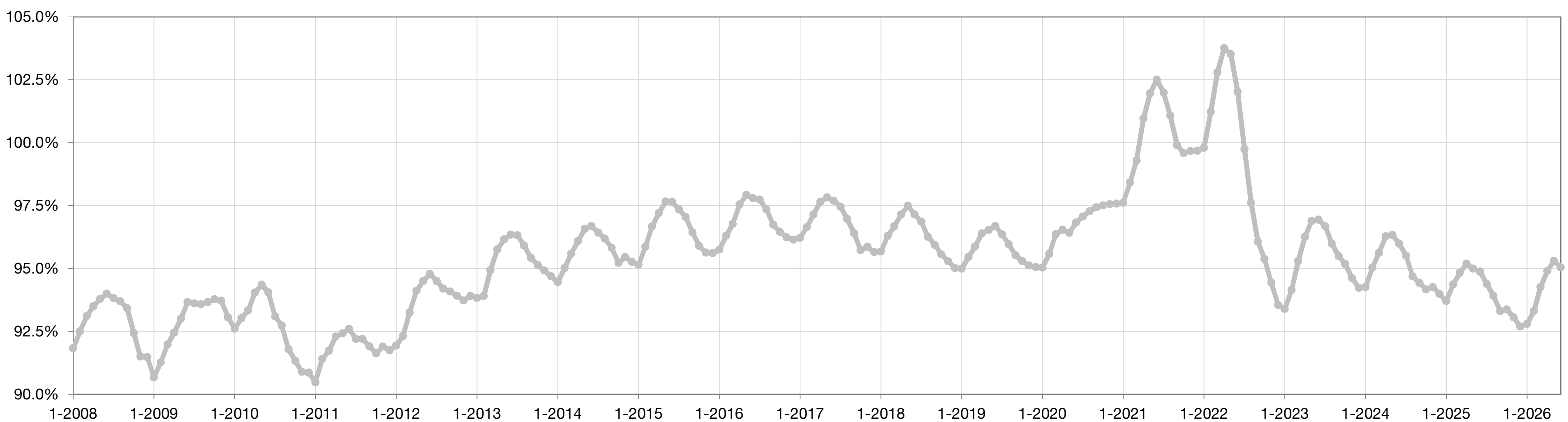
Year to Date



Month	Prior Year	Current Year	+ / –
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%
March	94.8%	**94.3%**	-0.5%
April	95.2%	**94.9%**	-0.3%
May	95.0%	**95.3%**	+0.3%
June	94.9%	**95.0%**	+0.1%
12-Month Avg*	**94.9%**	**94.5%**	**-0.4%**

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

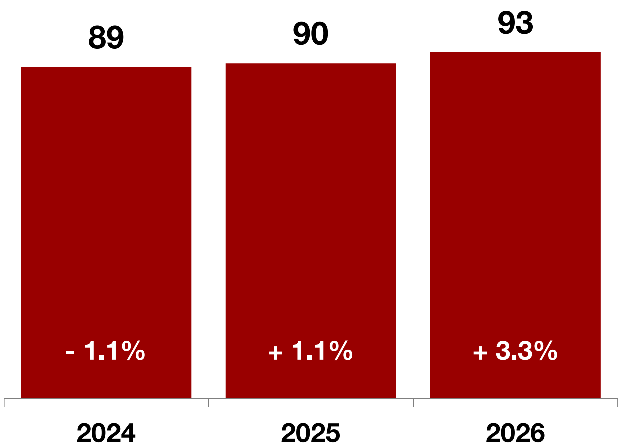
Historical Percent of Original List Price Received



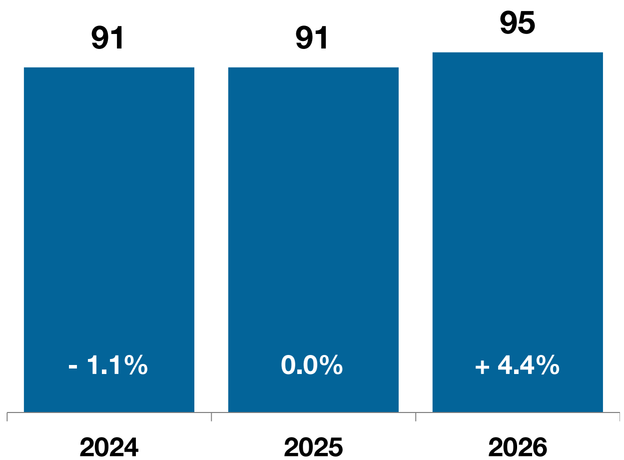
Housing Affordability Index

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.

June

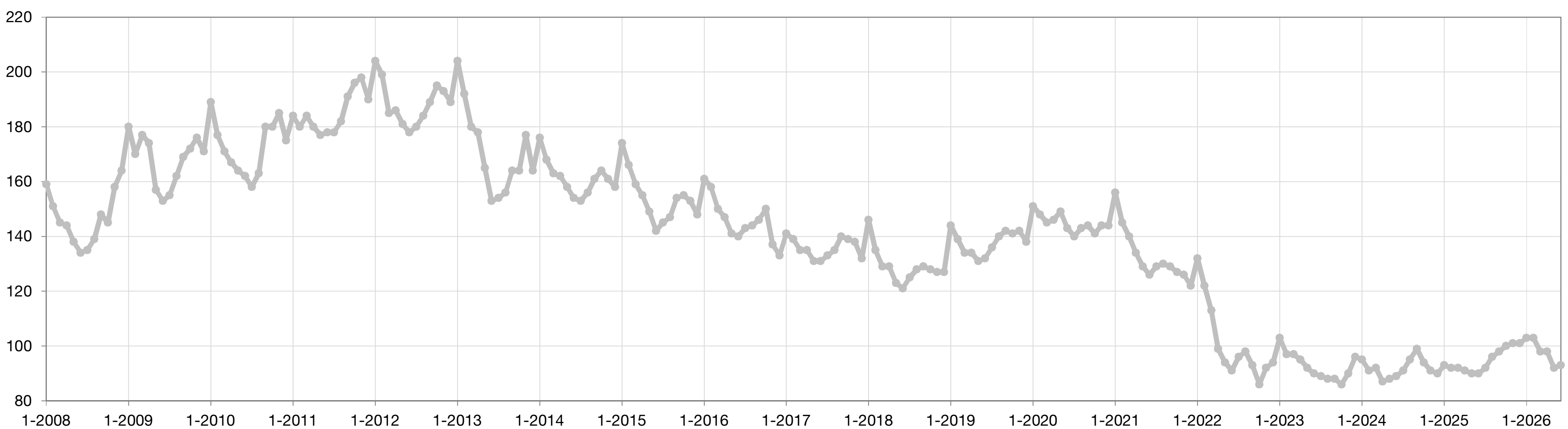


Year to Date



Month	Prior Year	Current Year	+ / –
July	91	**92**	+1.1%
August	95	**96**	+1.1%
September	99	**98**	-1.0%
October	94	**100**	+6.4%
November	91	**101**	+11.0%
December	90	**101**	+12.2%
January	93	**103**	+10.8%
February	92	**103**	+12.0%
March	92	**98**	+6.5%
April	91	**98**	+7.7%
May	90	**92**	+2.2%
June	90	**93**	+3.3%
12-Month Avg	92	98	+6.5%

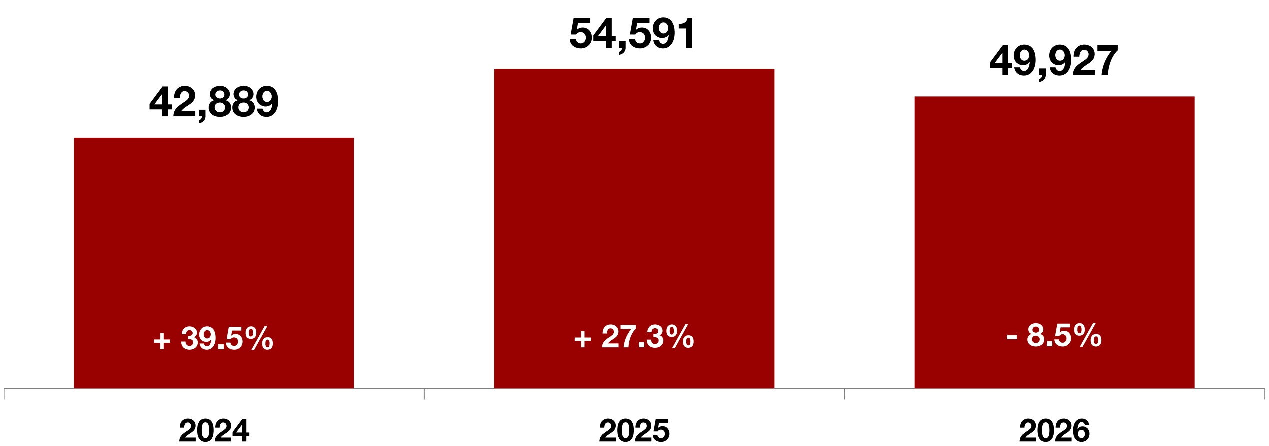
Historical Housing Affordability Index



Inventory of Homes for Sale

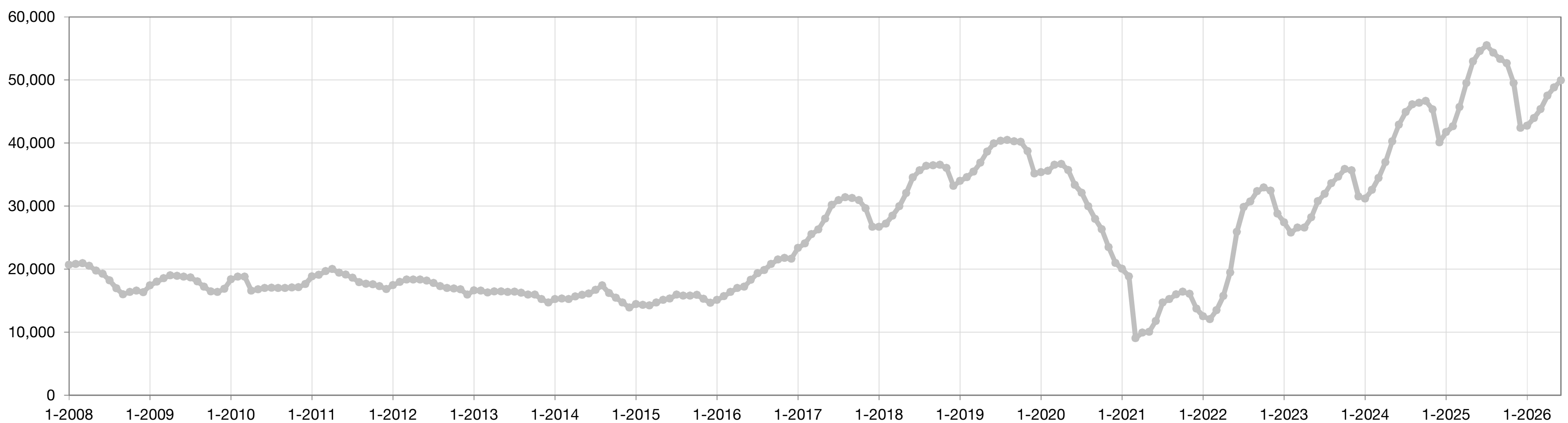
The number of properties available for sale in active status at the end of a given month.

June



Month	Prior Year	Current Year	+ / –
July	44,897	**55,483**	+23.6%
August	46,115	**54,306**	+17.8%
September	46,373	**53,310**	+15.0%
October	46,668	**52,634**	+12.8%
November	45,316	**49,526**	+9.3%
December	40,117	**42,391**	+5.7%
January	41,710	**42,713**	+2.4%
February	42,664	**43,933**	+3.0%
March	45,713	**45,358**	-0.8%
April	49,501	**47,494**	-4.1%
May	52,949	**48,791**	-7.9%
June	54,591	**49,927**	-8.5%
12-Month Avg	46,385	48,822	+5.3%

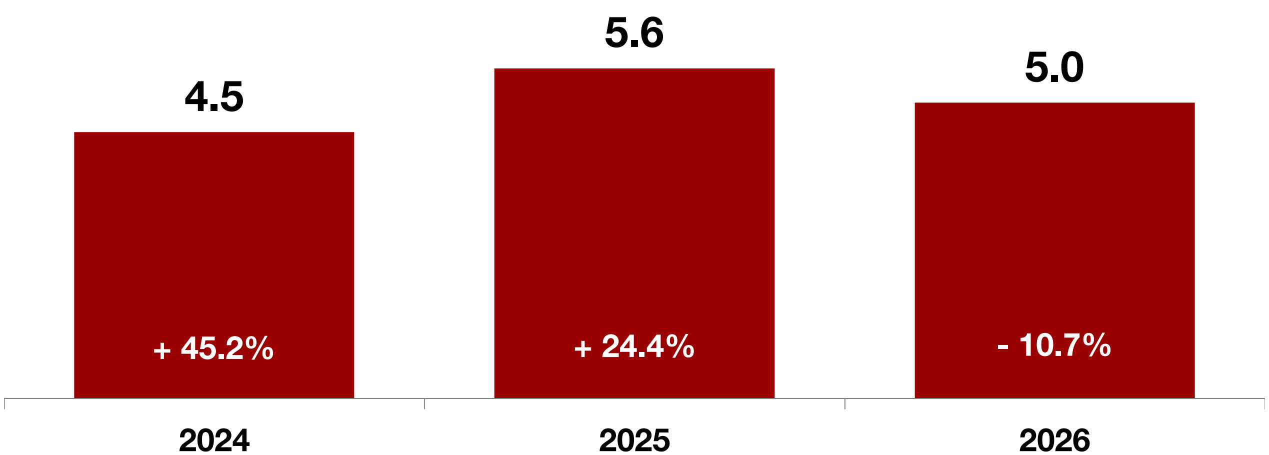
Historical Inventory of Homes for Sale



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.

June



Month	Prior Year	Current Year	+ / –
July	4.8	**5.7**	+18.8%
August	4.9	**5.6**	+14.3%
September	4.9	**5.5**	+12.2%
October	4.9	**5.4**	+10.2%
November	4.7	**5.1**	+8.5%
December	4.2	**4.3**	+2.4%
January	4.3	**4.4**	+2.3%
February	4.4	**4.5**	+2.3%
March	4.8	**4.6**	-4.2%
April	5.2	**4.8**	-7.7%
May	5.5	**4.9**	-10.9%
June	5.6	**5.0**	-10.7%
12-Month Avg*	5.4	5.5	+1.9%

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

Historical Months Supply of Homes for Sale