

Monthly Indicators

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



March 2025

U.S. existing-home sales rebounded from the previous month, rising 4.2% to a seasonally adjusted annual rate of 4.26 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast sales would fall to a rate of 3.95 million for the month. Purchase activity increased in the South and the West but decreased in the Northeast, while sales in the Midwest remained unchanged from one month earlier.

New Listings in the North Texas region were up 14.7 percent to 18,672. Pending Sales decreased 7.6 percent to 10,231. Inventory grew 27.3 percent to 43,776 units.

Prices moved higher as Median Sales Price was up 1.4 percent to \$375,000. Days on Market increased 21.4 percent to 68. Months Supply of Inventory was up 27.8 percent to 4.6, indicating that supply increased relative to demand.

Heading into March there were 1.24 million properties for sale, a 5.1% increase from the previous month and a 17% jump from one year ago, for a 3.5-month supply at the current sales pace, according to NAR. While mortgage rates have remained in the mid-to-high 6% range, the additional supply appears to have helped bring some buyers out of the woodwork, even as sales prices continue to rise nationwide.

Quick Facts

- 3.8%

Change in
Closed Sales

+ 1.4%

Change in
Median Sales Price

+ 27.3%

Change in
Inventory

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Market Overview

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



Key Metrics	Historical Sparklines	3-2024	3-2025	+/-	YTD 2024	YTD 2025	+/-
New Listings		16,276	18,672	+ 14.7%	43,111	48,771	+ 13.1%
Pending Sales		11,072	10,231	- 7.6%	29,676	28,330	- 4.5%
Closed Sales		9,903	9,527	- 3.8%	24,907	24,370	- 2.2%
Days on Market Until Sale		56	68	+ 21.4%	59	70	+ 18.6%
Median Sales Price		\$369,990	\$375,000	+ 1.4%	\$365,000	\$369,990	+ 1.4%
Percent of Original List Price Received		95.6%	94.8%	- 0.8%	95.1%	94.4%	- 0.7%
Housing Affordability Index		88	88	0.0%	89	89	0.0%
Inventory of Homes for Sale		34,394	43,776	+ 27.3%	--	--	--
Months Supply of Homes for Sale		3.6	4.6	+ 27.8%	--	--	--

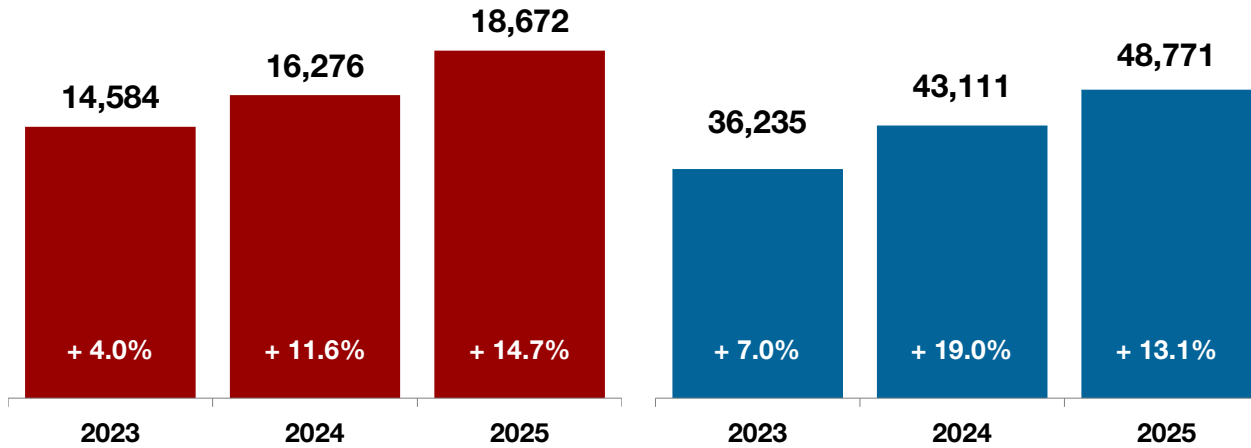
New Listings

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



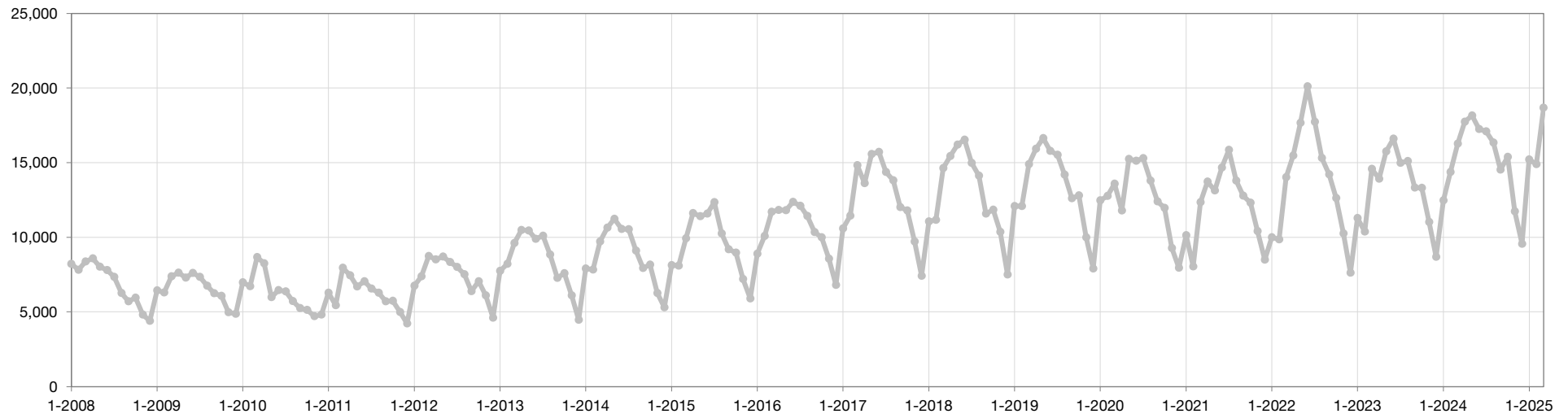
March

Year to Date



Month	Prior Year	Current Year	+ / -
April	13,922	17,729	+27.3%
May	15,740	18,160	+15.4%
June	16,602	17,242	+3.9%
July	14,981	17,097	+14.1%
August	15,094	16,340	+8.3%
September	13,327	14,524	+9.0%
October	13,310	15,373	+15.5%
November	11,015	11,742	+6.6%
December	8,681	9,555	+10.1%
January	12,469	15,212	+22.0%
February	14,366	14,887	+3.6%
March	16,276	18,672	+14.7%
12-Month Avg	13,815	15,544	+12.5%

Historical New Listings



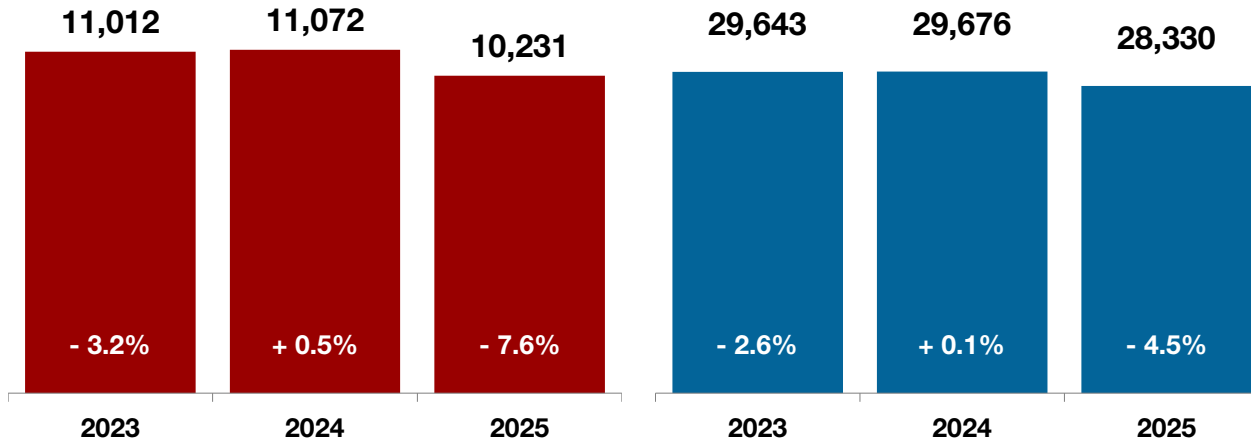
Pending Sales

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



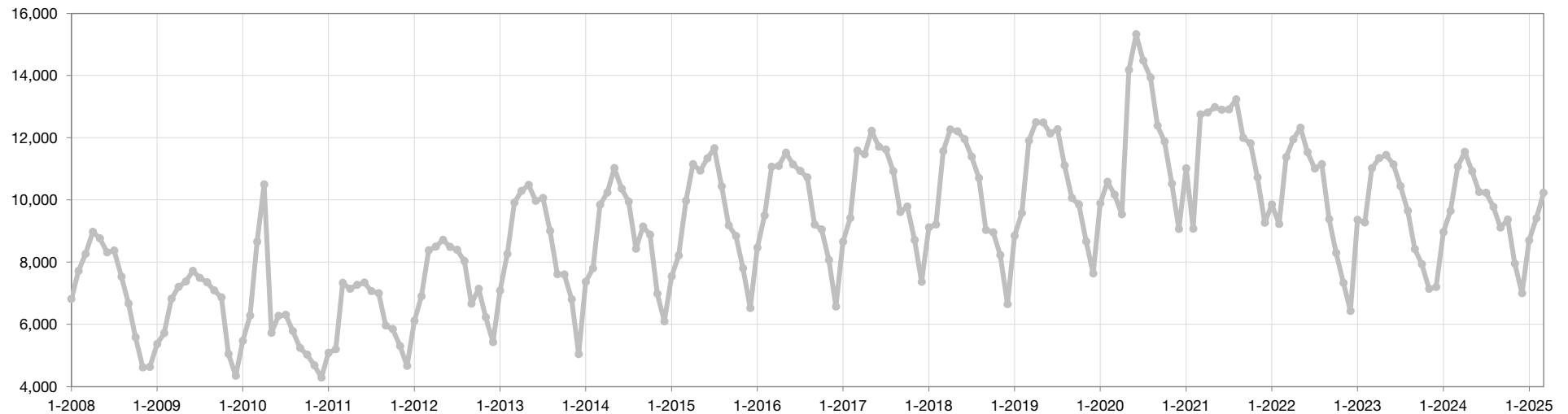
March

Year to Date



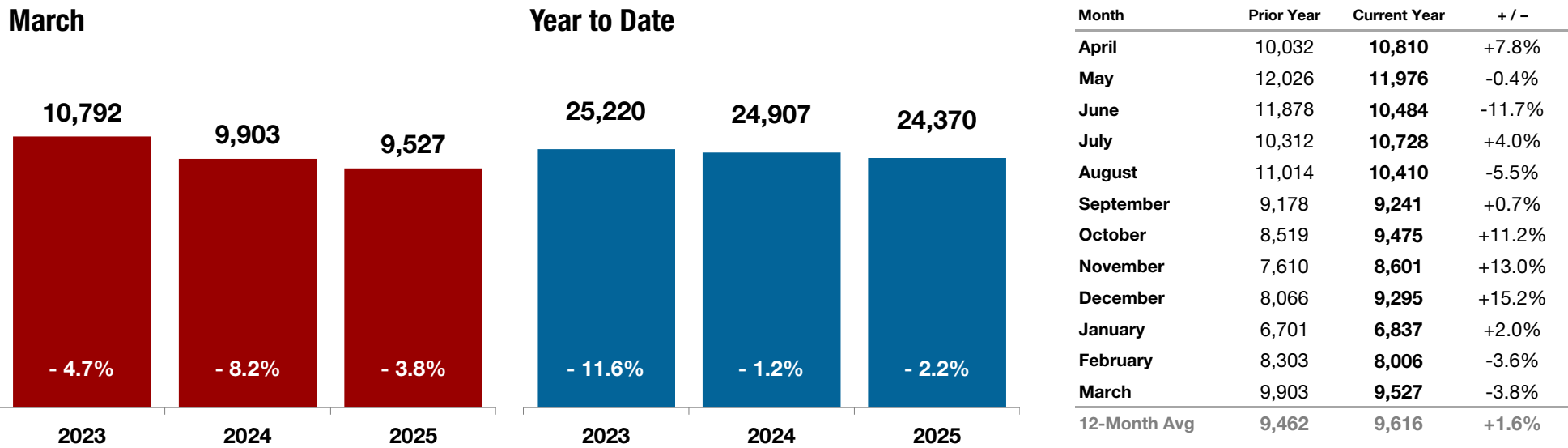
Month	Prior Year	Current Year	+ / -
April	11,340	11,543	+1.8%
May	11,442	10,924	-4.5%
June	11,144	10,252	-8.0%
July	10,444	10,224	-2.1%
August	9,652	9,777	+1.3%
September	8,416	9,105	+8.2%
October	7,933	9,367	+18.1%
November	7,141	7,954	+11.4%
December	7,201	6,999	-2.8%
January	8,962	8,693	-3.0%
February	9,642	9,406	-2.4%
March	11,072	10,231	-7.6%
12-Month Avg	9,532	9,540	+0.1%

Historical Pending Sales

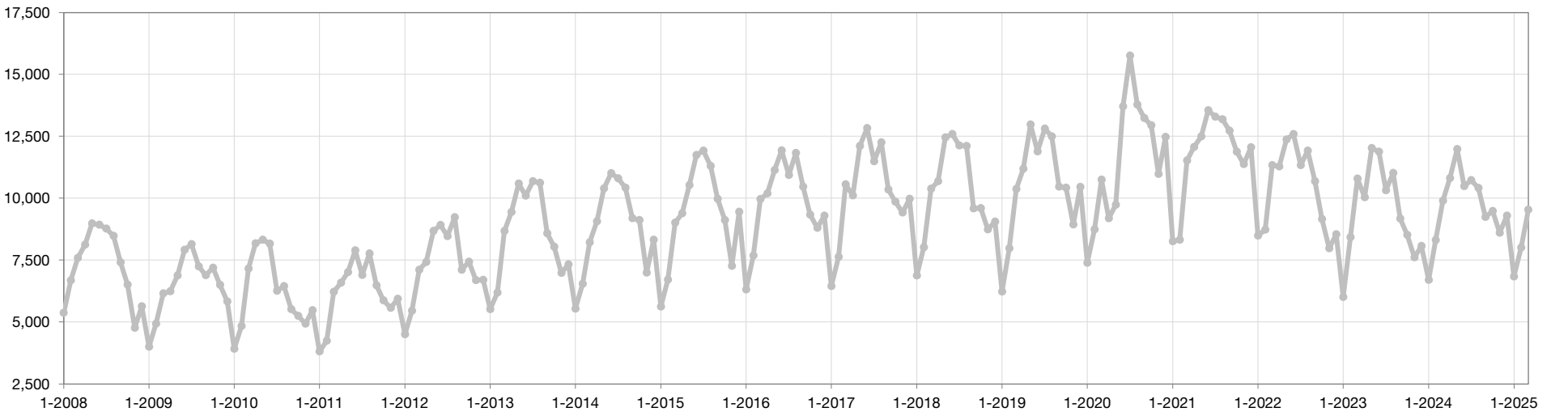


Closed Sales

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

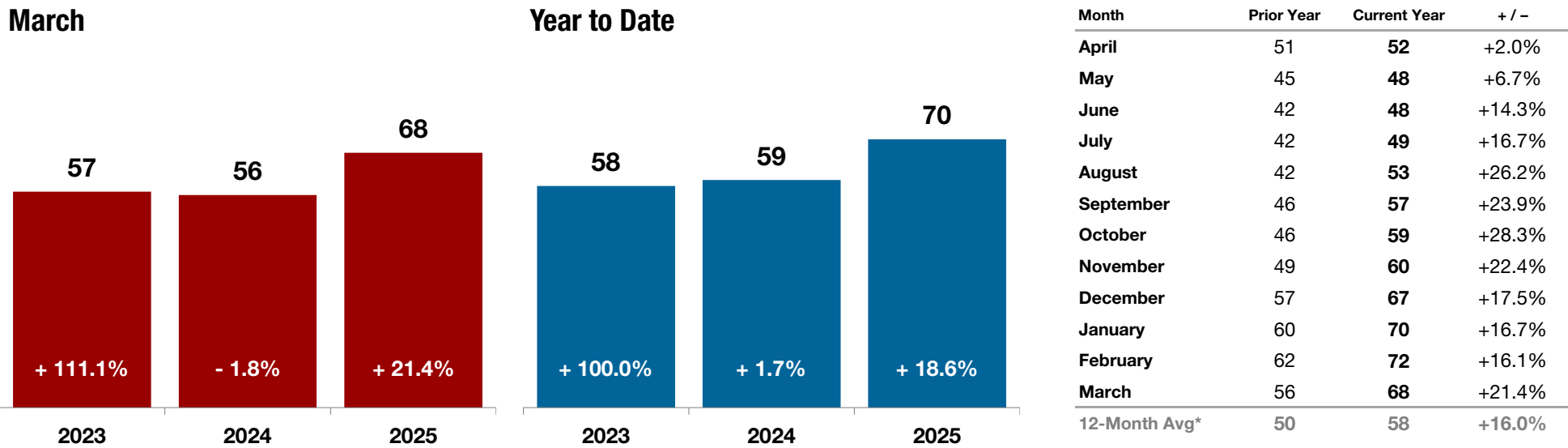


Historical Closed Sales



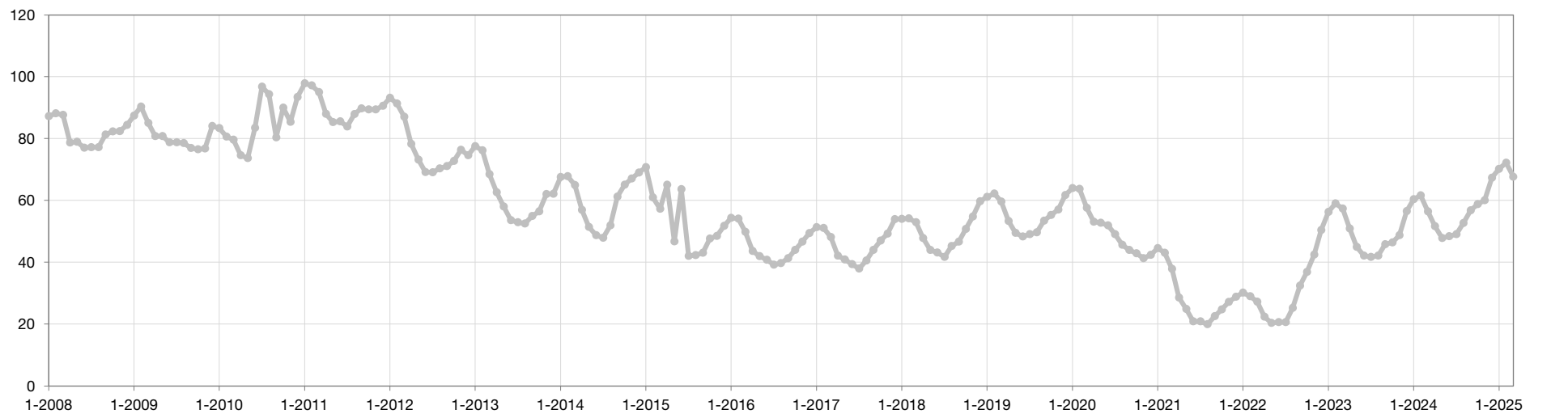
Days on Market Until Sale

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



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

Historical Days on Market Until Sale

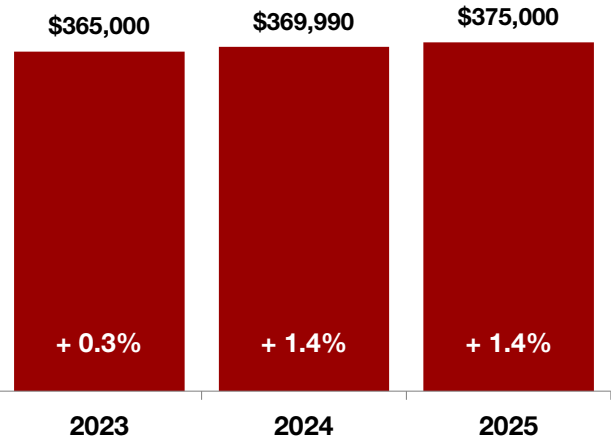


Median Sales Price

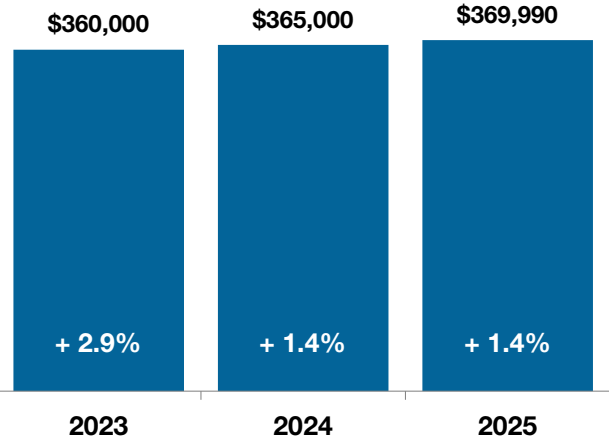
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



March



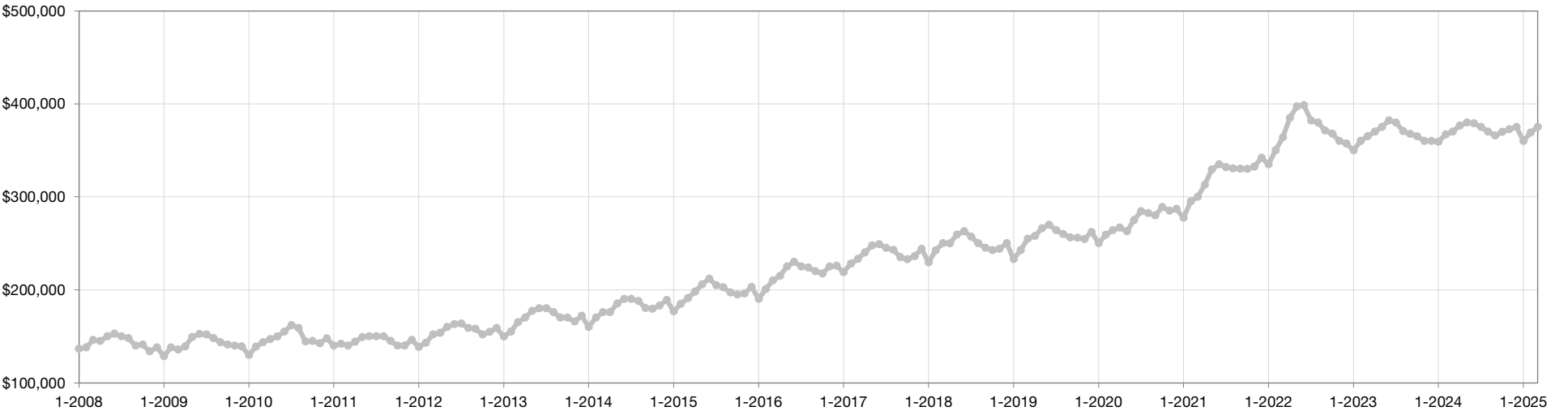
Year to Date



Month	Prior Year	Current Year	+ / -
April	\$369,980	\$376,500	+1.8%
May	\$375,000	\$380,000	+1.3%
June	\$382,148	\$378,988	-0.8%
July	\$380,000	\$375,000	-1.3%
August	\$370,541	\$370,000	-0.1%
September	\$367,500	\$366,001	-0.4%
October	\$365,000	\$369,900	+1.3%
November	\$360,000	\$372,542	+3.5%
December	\$360,000	\$375,000	+4.2%
January	\$359,133	\$360,000	+0.2%
February	\$366,990	\$369,080	+0.6%
March	\$369,990	\$375,000	+1.4%
12-Month Avg*	\$277,000	\$277,000	0.0%

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

Historical Median Sales Price



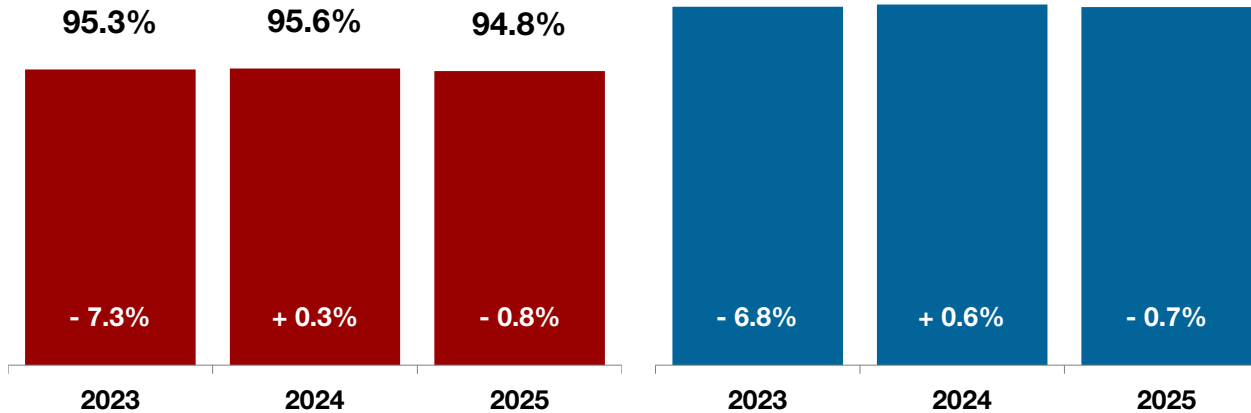
Percent of Original List Price Received

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.



March

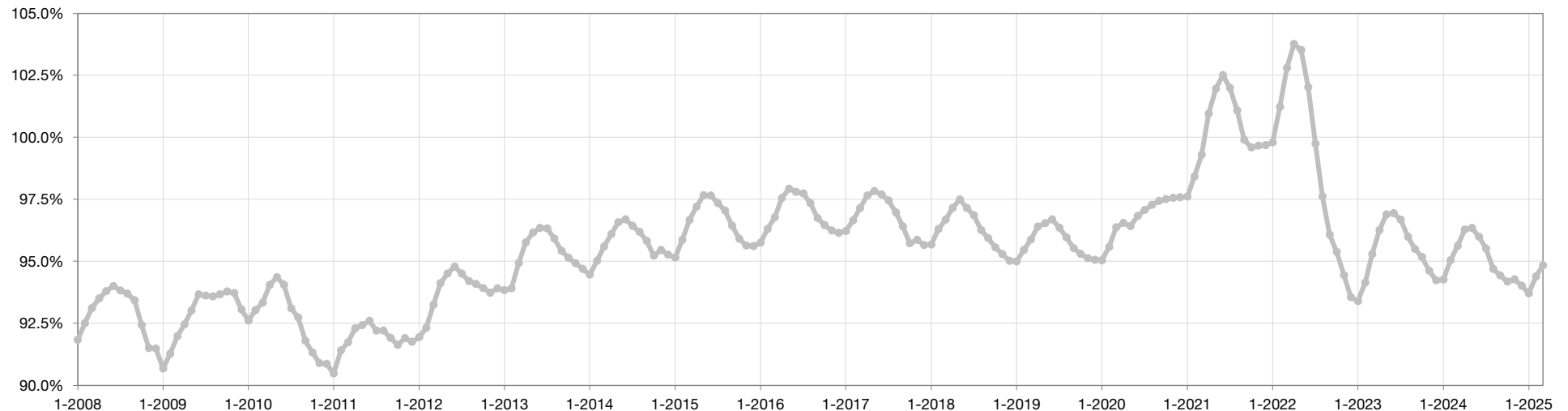
Year to Date



Month	Prior Year	Current Year	+ / -
April	96.3%	96.3%	0.0%
May	96.9%	96.3%	-0.6%
June	96.9%	96.0%	-0.9%
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%
12-Month Avg*	95.7%	95.1%	-0.6%

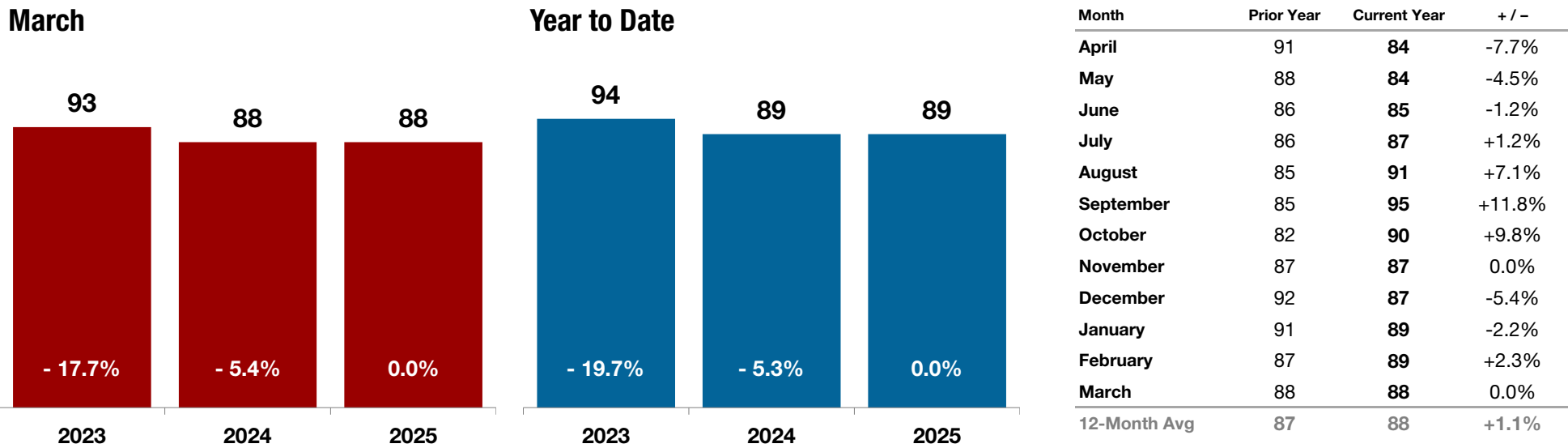
* Pct. of Orig. Price Received for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

Historical Percent of Original List Price Received

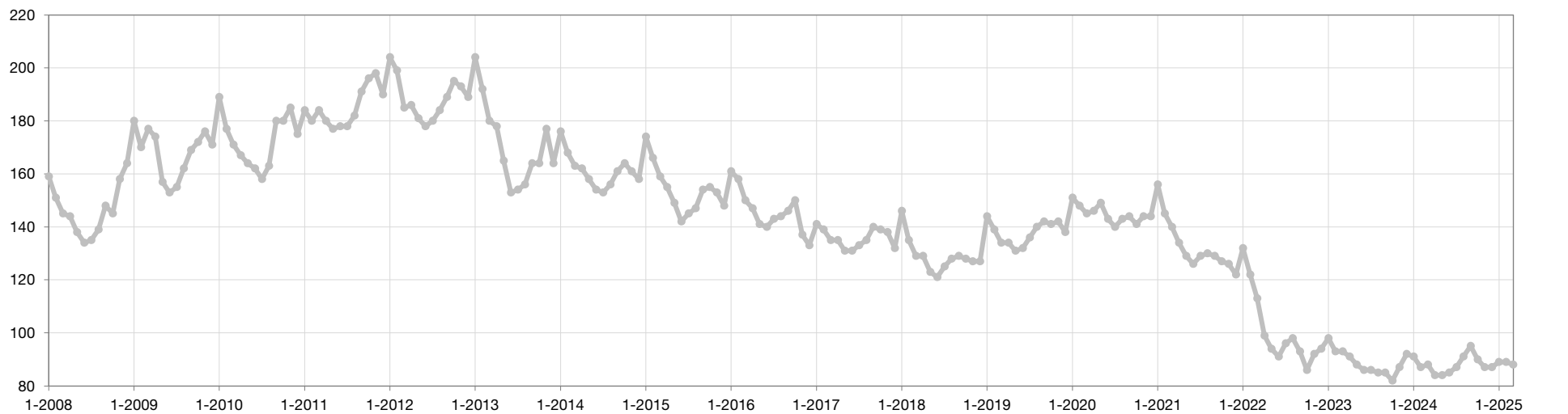


Housing Affordability Index

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.



Historical Housing Affordability Index

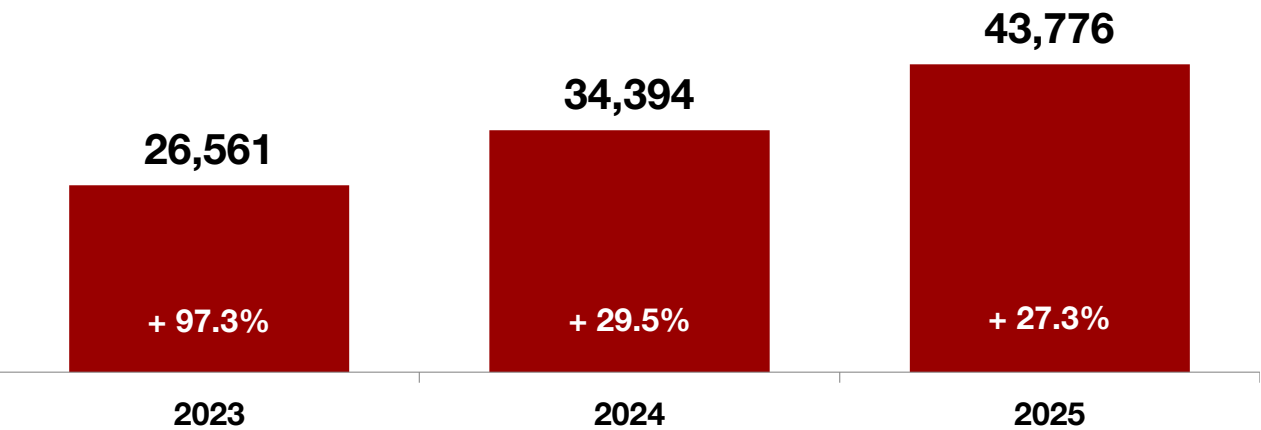


Inventory of Homes for Sale

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

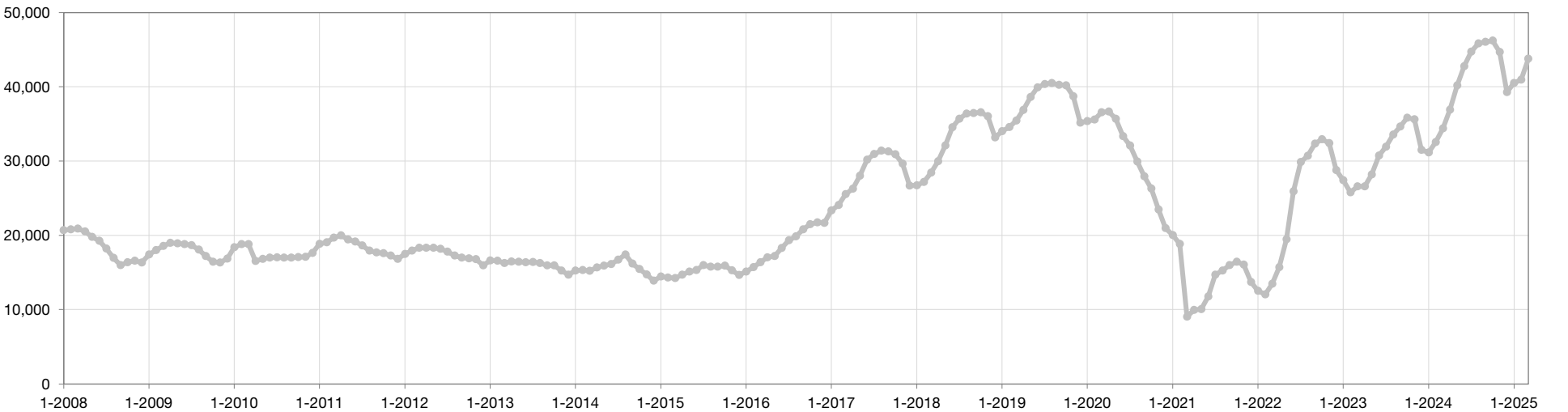


March



Month	Prior Year	Current Year	+ / -
April	26,562	36,900	+38.9%
May	28,193	40,193	+42.6%
June	30,717	42,767	+39.2%
July	31,926	44,717	+40.1%
August	33,565	45,847	+36.6%
September	34,625	46,036	+33.0%
October	35,828	46,202	+29.0%
November	35,613	44,682	+25.5%
December	31,500	39,267	+24.7%
January	31,136	40,492	+30.0%
February	32,537	40,949	+25.9%
March	34,394	43,776	+27.3%
12-Month Avg	32,216	42,652	+32.4%

Historical Inventory of Homes for Sale

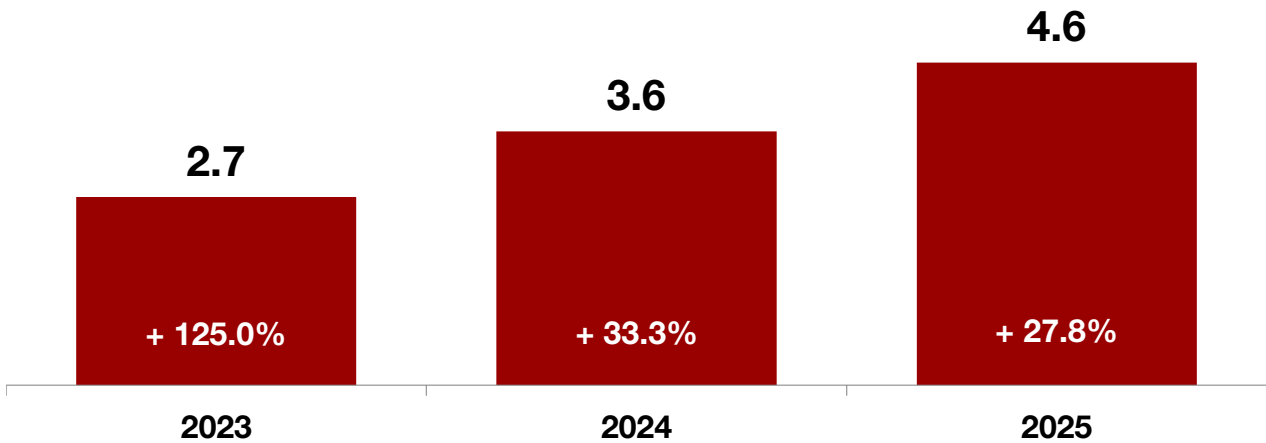


Months Supply of Homes for Sale

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.



March



Month	Prior Year	Current Year	+ / -
April	2.7	3.9	+44.4%
May	2.9	4.2	+44.8%
June	3.1	4.5	+45.2%
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	4.6	+21.1%
December	3.3	4.1	+24.2%
January	3.3	4.2	+27.3%
February	3.4	4.3	+26.5%
March	3.6	4.6	+27.8%
12-Month Avg*	4.2	5.1	+21.4%

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

Historical Months Supply of Homes for Sale

