

Monthly Indicators

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



March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings in the North Texas region were down 2.4 percent to 18,567. Pending Sales decreased 0.1 percent to 11,197. Inventory shrank 2.8 percent to 44,398 units.

Prices moved lower as Median Sales Price was down 4.0 percent to \$360,000. Days on Market increased 6.0 percent to 71. Months Supply of Inventory was down 6.3 percent to 4.5, indicating that demand increased relative to supply.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Quick Facts

+ 2.5%

- 4.0%

- 2.8%

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	3-2025	3-2026	+/-	YTD 2025	YTD 2026	+/-
New Listings		19,026	18,567	- 2.4%	49,121	48,532	- 1.2%
Pending Sales		11,206	11,197	- 0.1%	29,216	29,203	- 0.0%
Closed Sales		9,817	10,062	+ 2.5%	24,782	24,225	- 2.2%
Days on Market Until Sale		67	71	+ 6.0%	70	75	+ 7.1%
Median Sales Price		\$375,000	\$360,000	- 4.0%	\$369,900	\$355,900	- 3.8%
Percent of Original List Price Received		94.8%	94.2%	- 0.6%	94.4%	93.6%	- 0.8%
Housing Affordability Index		92	98	+ 6.5%	93	99	+ 6.5%
Inventory of Homes for Sale		45,697	44,398	- 2.8%	--	--	--
Months Supply of Homes for Sale		4.8	4.5	- 6.3%	--	--	--

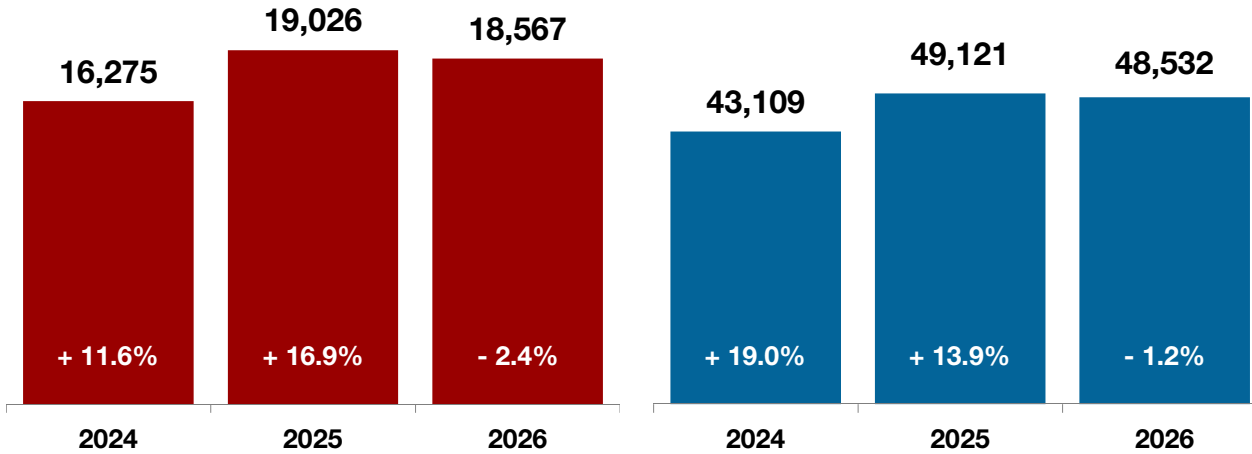
New Listings

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



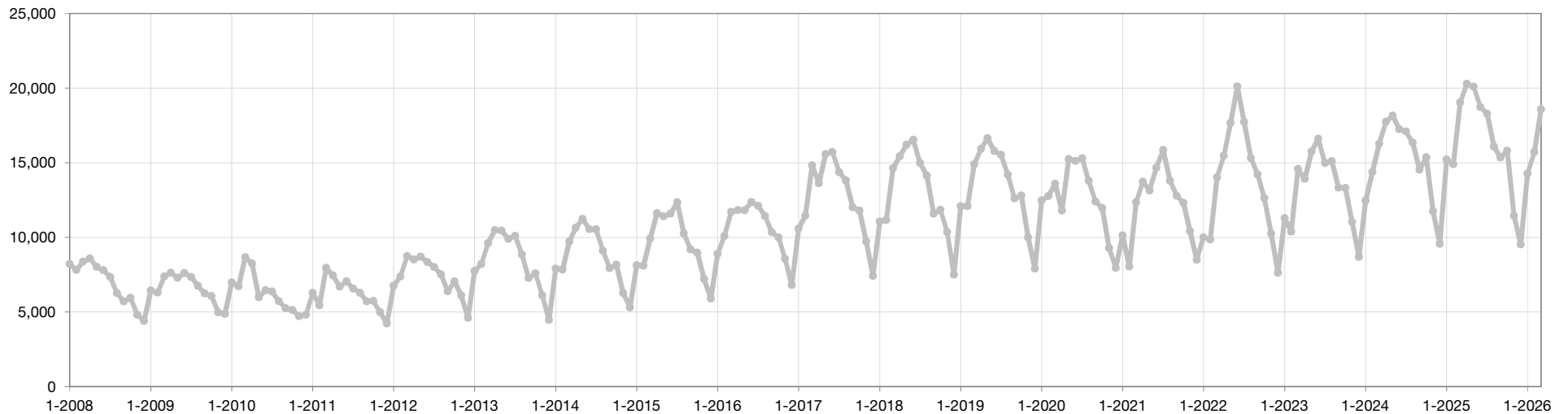
March

Year to Date



Month	Prior Year	Current Year	+ / -
April	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	9,515	-0.4%
January	15,209	14,260	-6.2%
February	14,886	15,705	+5.5%
March	19,026	18,567	-2.4%
12-Month Avg	15,573	16,173	+3.9%

Historical New Listings

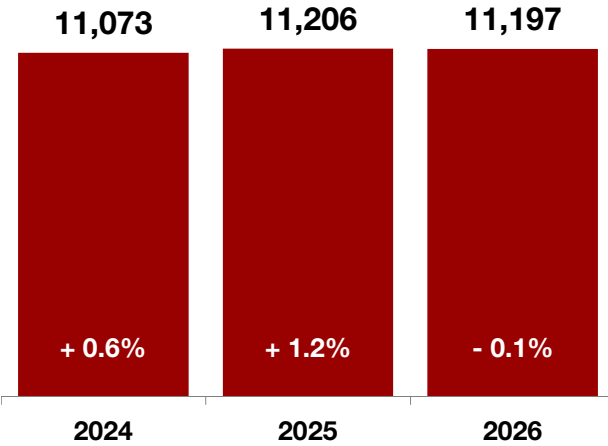


Pending Sales

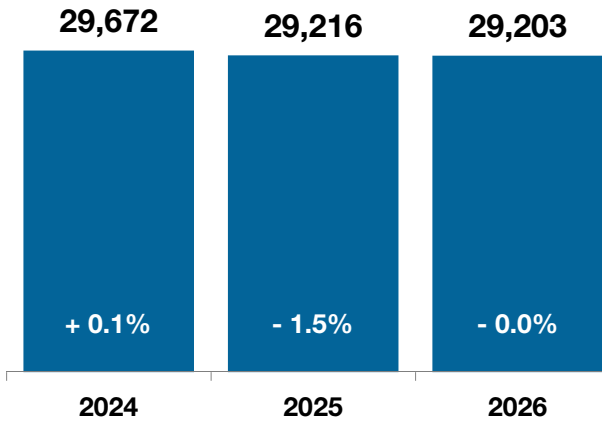
A count of the properties on which offers have been accepted in a given month.



March

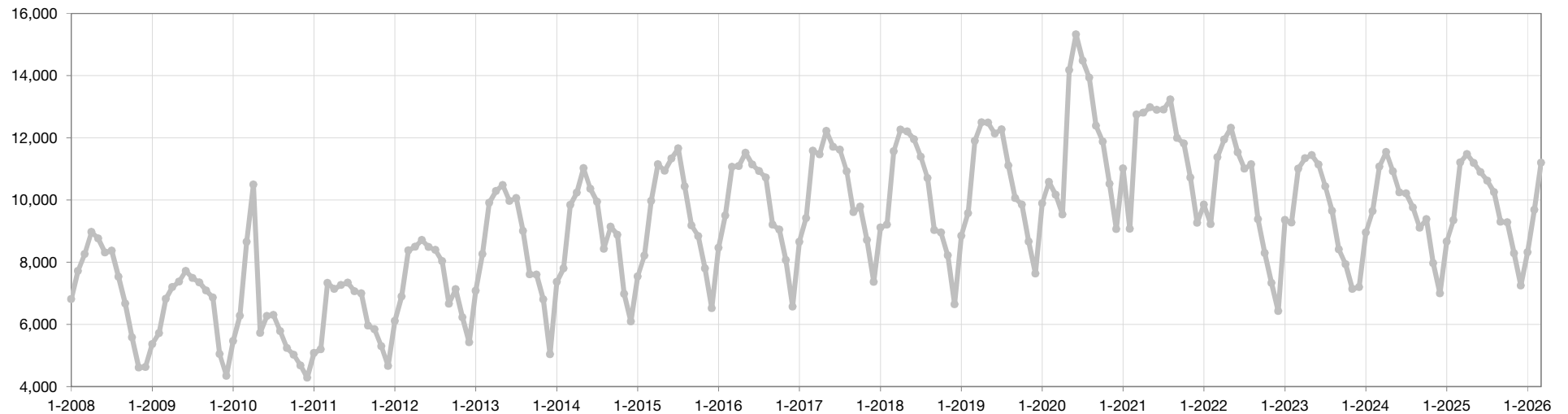


Year to Date



Month	Prior Year	Current Year	+ / -
April	11,540	11,476	-0.6%
May	10,921	11,192	+2.5%
June	10,246	10,900	+6.4%
July	10,215	10,618	+3.9%
August	9,761	10,255	+5.1%
September	9,107	9,303	+2.2%
October	9,379	9,282	-1.0%
November	7,964	8,284	+4.0%
December	6,993	7,250	+3.7%
January	8,660	8,318	-3.9%
February	9,350	9,688	+3.6%
March	11,206	11,197	-0.1%
12-Month Avg	9,612	9,814	+2.1%

Historical Pending Sales

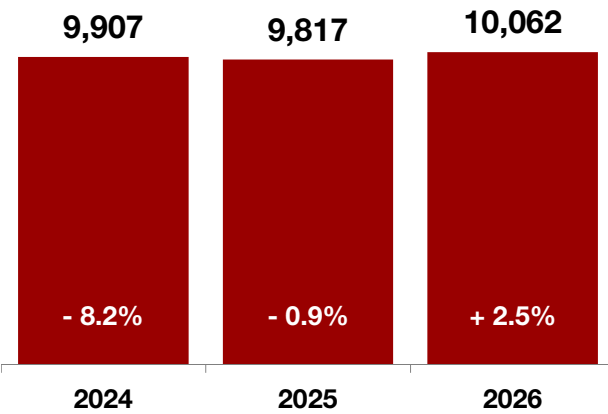


Closed Sales

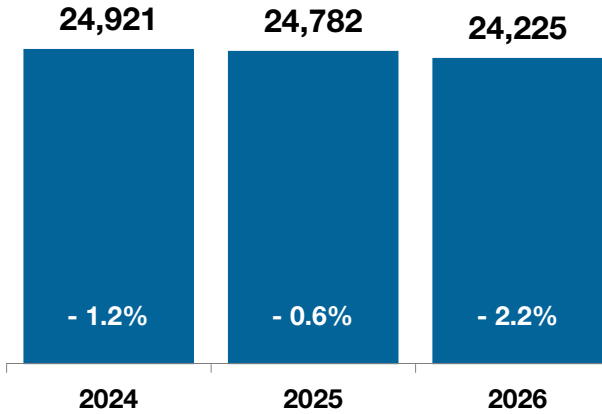
A count of the actual sales that closed in a given month.



March

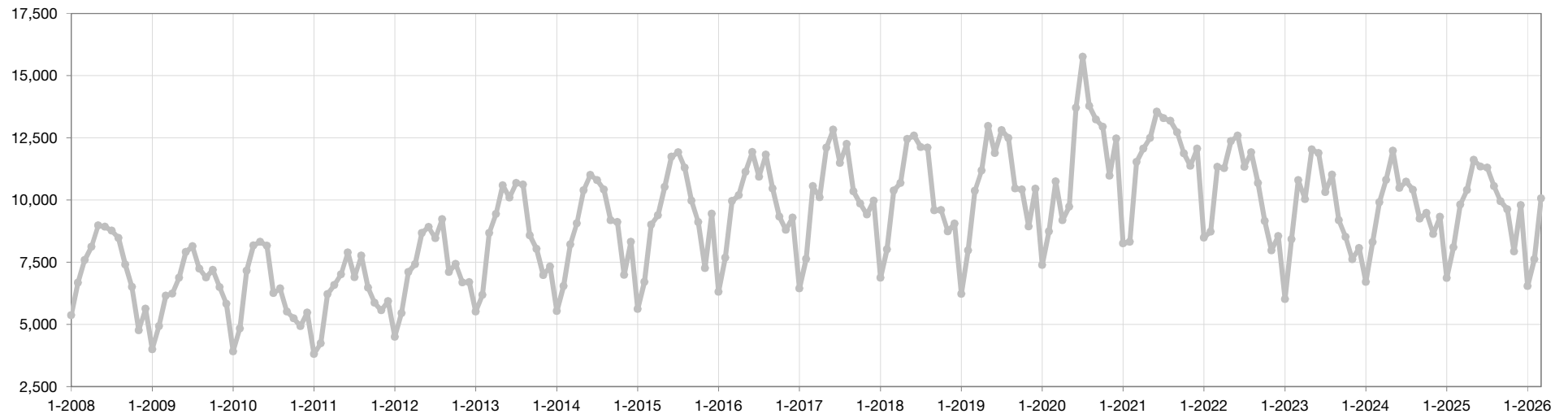


Year to Date



Month	Prior Year	Current Year	+ / -
April	10,810	10,400	-3.8%
May	11,979	11,619	-3.0%
June	10,487	11,341	+8.1%
July	10,730	11,301	+5.3%
August	10,411	10,554	+1.4%
September	9,247	9,952	+7.6%
October	9,482	9,627	+1.5%
November	8,633	7,929	-8.2%
December	9,319	9,789	+5.0%
January	6,866	6,541	-4.7%
February	8,099	7,622	-5.9%
March	9,817	10,062	+2.5%
12-Month Avg	9,657	9,728	+0.7%

Historical Closed Sales



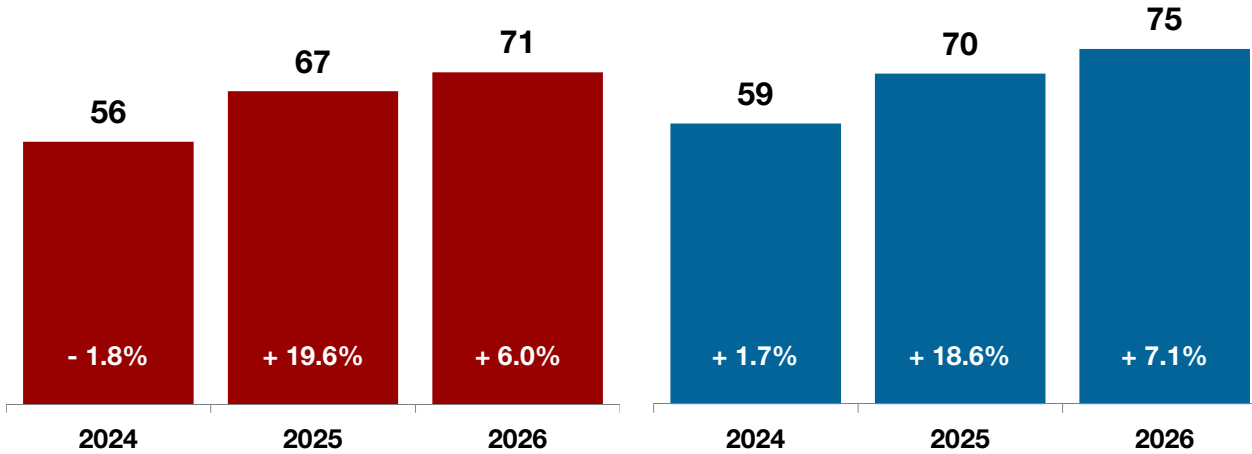
Days on Market Until Sale

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



March

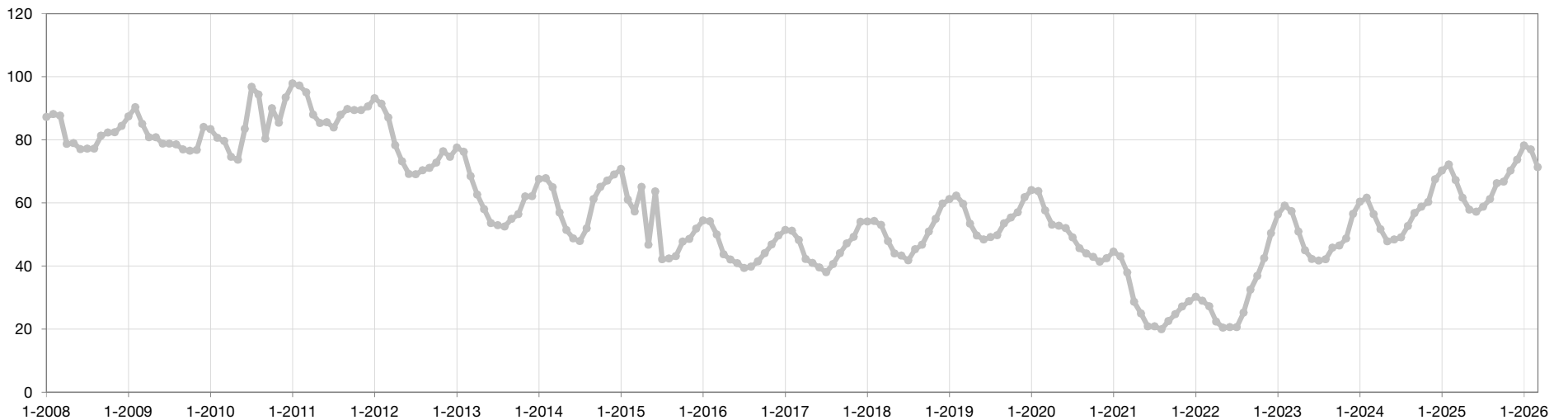
Year to Date



Month	Prior Year	Current Year	+ / -
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%
February	72	77	+6.9%
March	67	71	+6.0%
12-Month Avg*	58	64	+10.3%

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

Historical Days on Market Until Sale



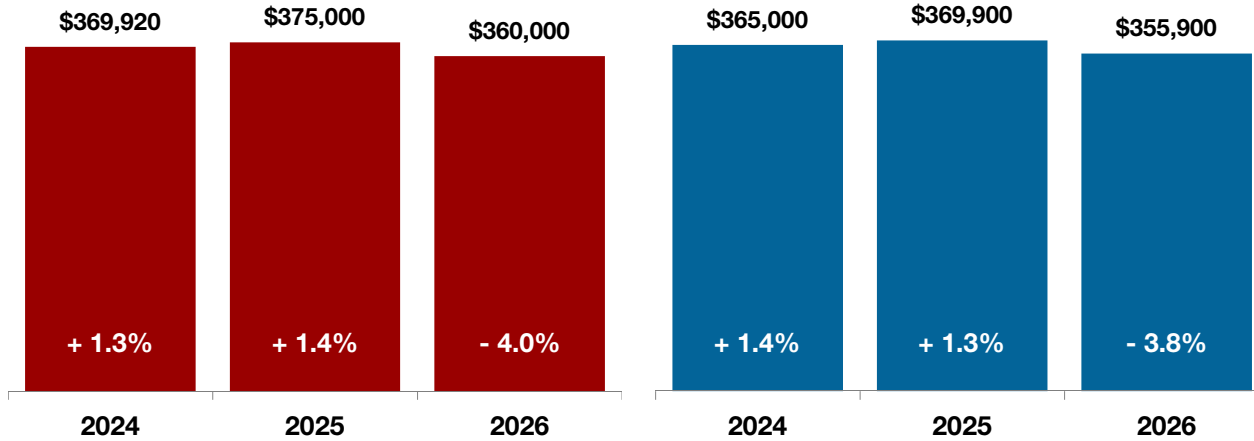
Median Sales Price

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



March

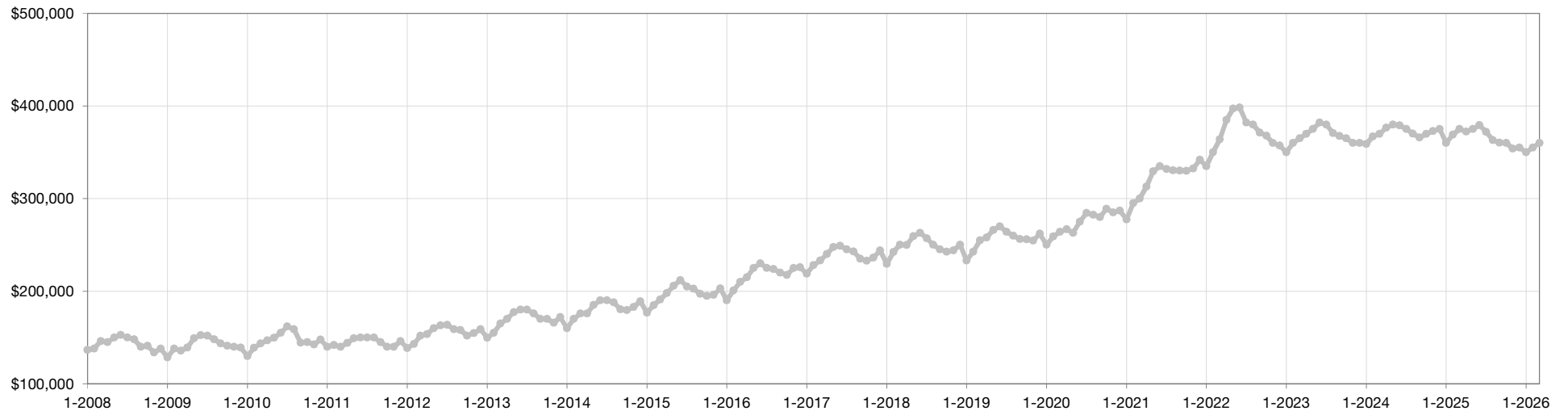
Year to Date



Month	Prior Year	Current Year	+ / -
April	\$376,482	\$372,300	-1.1%
May	\$380,000	\$374,990	-1.3%
June	\$378,900	\$379,218	+0.1%
July	\$375,000	\$372,000	-0.8%
August	\$370,000	\$363,000	-1.9%
September	\$366,000	\$360,250	-1.6%
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%
12-Month Avg*	\$276,000	\$267,500	-3.1%

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

Historical Median Sales Price



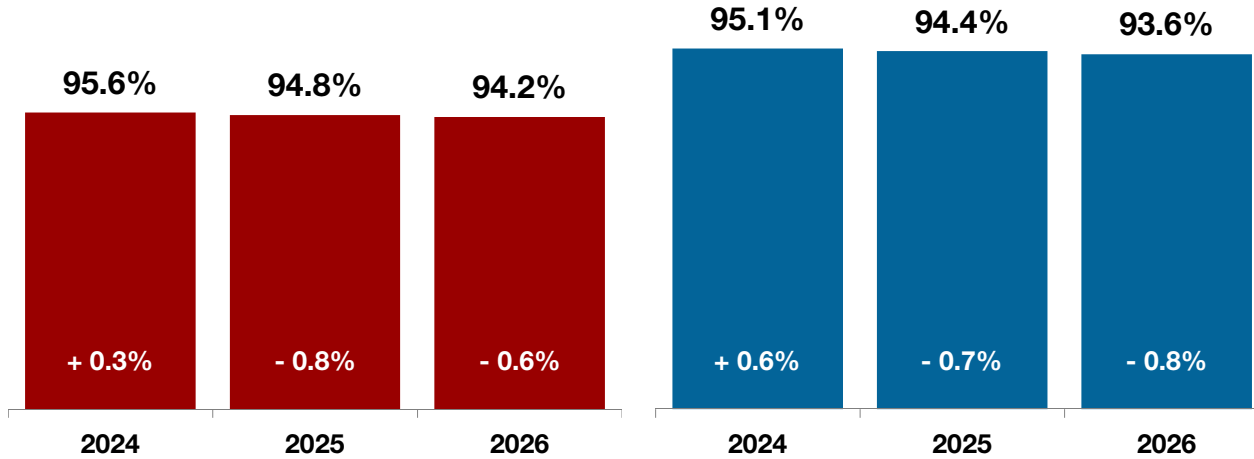
Percent of Original List Price Received

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.



March

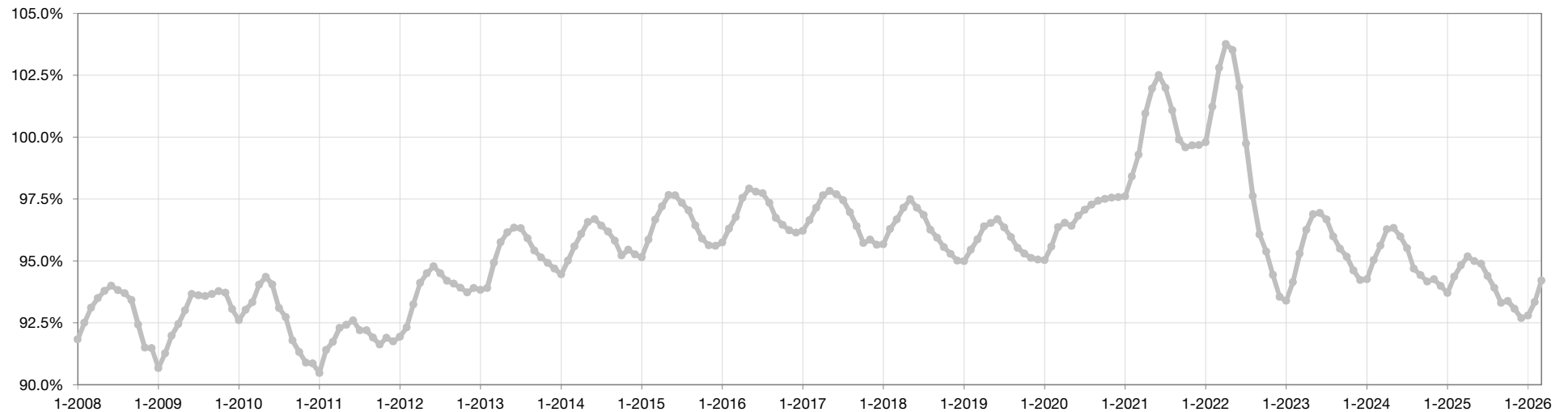
Year to Date



Month	Prior Year	Current Year	+ / -
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%
February	94.4%	93.3%	-1.2%
March	94.8%	94.2%	-0.6%
12-Month Avg*	95.1%	94.4%	-0.7%

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

Historical Percent of Original List Price Received

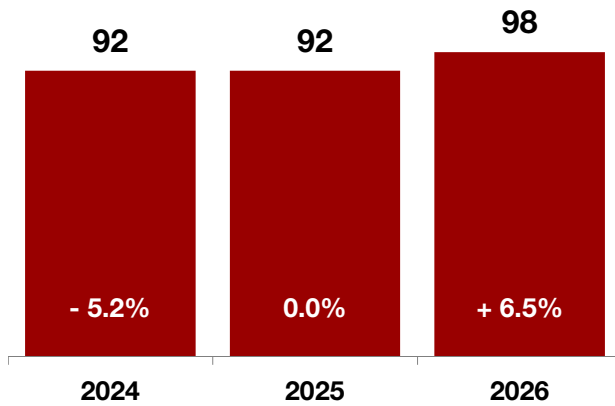


Housing Affordability Index

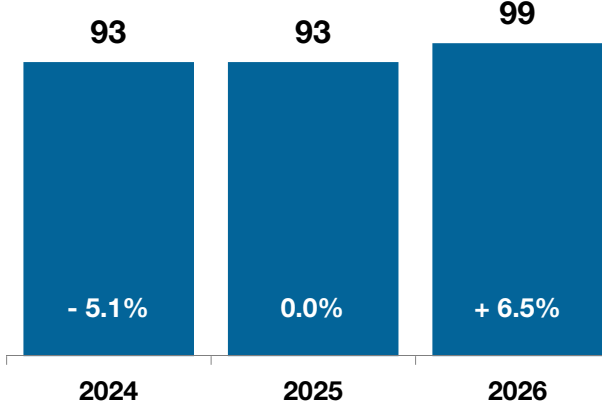
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



March

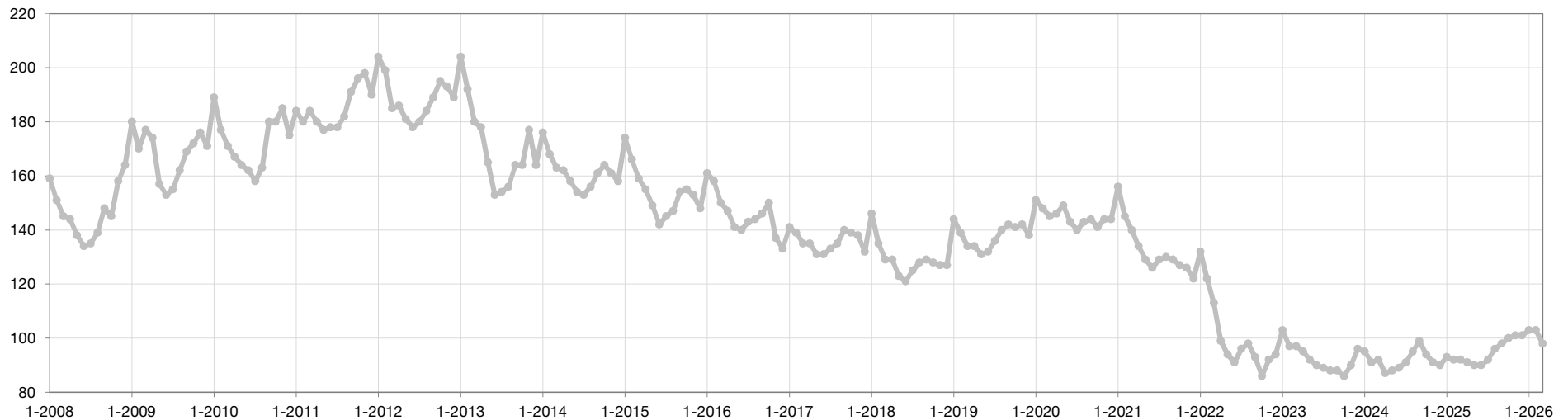


Year to Date



Month	Prior Year	Current Year	+ / -
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	101	+11.0%
December	90	101	+12.2%
January	93	103	+10.8%
February	92	103	+12.0%
March	92	98	+6.5%
12-Month Avg	92	97	+5.4%

Historical Housing Affordability Index

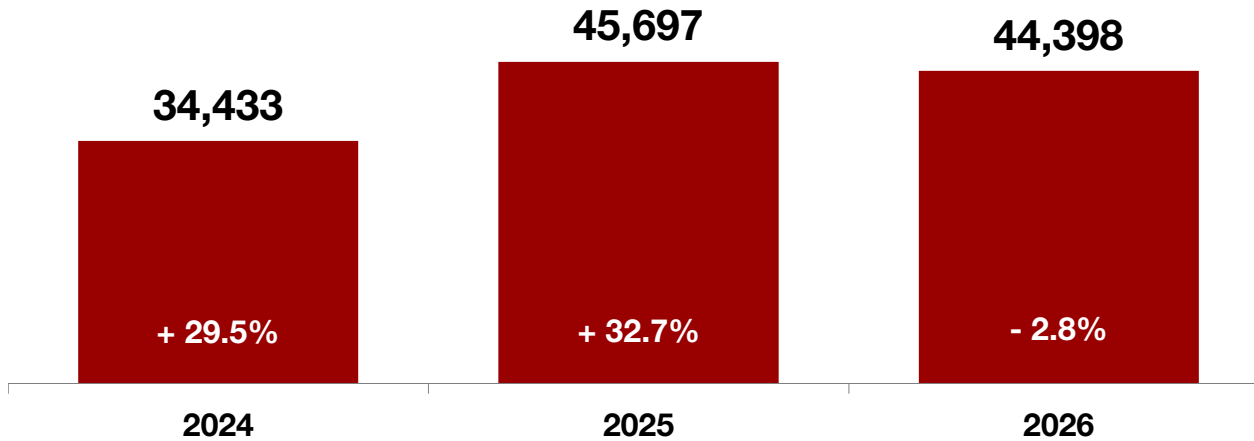


Inventory of Homes for Sale

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

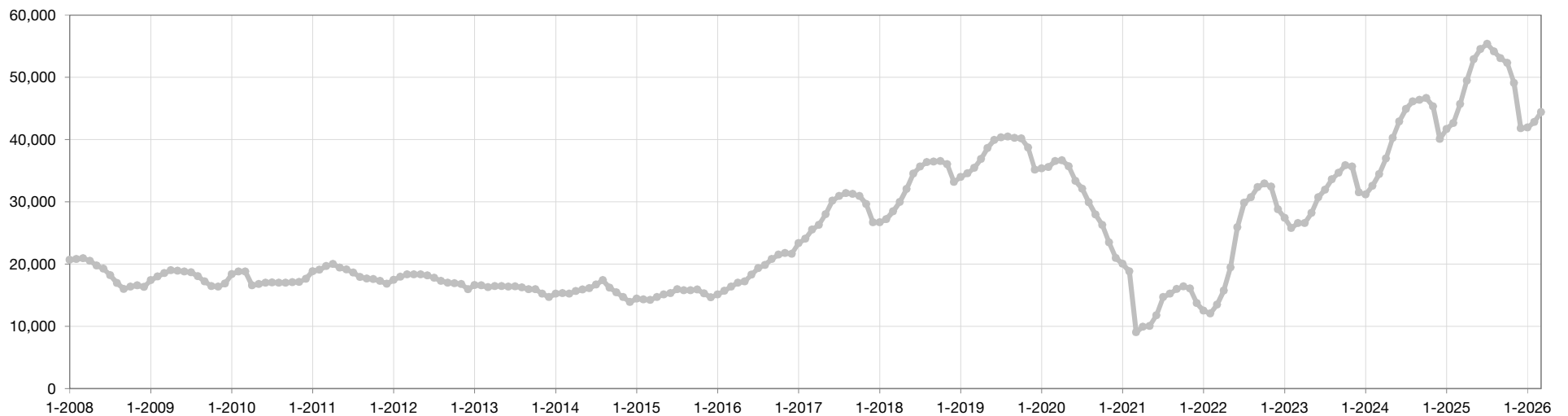


March



Month	Prior Year	Current Year	+ / -
April	36,950	49,479	+33.9%
May	40,265	52,913	+31.4%
June	42,882	54,522	+27.1%
July	44,890	55,368	+23.3%
August	46,107	54,142	+17.4%
September	46,365	53,084	+14.5%
October	46,660	52,314	+12.1%
November	45,308	49,095	+8.4%
December	40,106	41,800	+4.2%
January	41,698	41,925	+0.5%
February	42,651	42,834	+0.4%
March	45,697	44,398	-2.8%
12-Month Avg	43,298	49,323	+13.9%

Historical Inventory of Homes for Sale

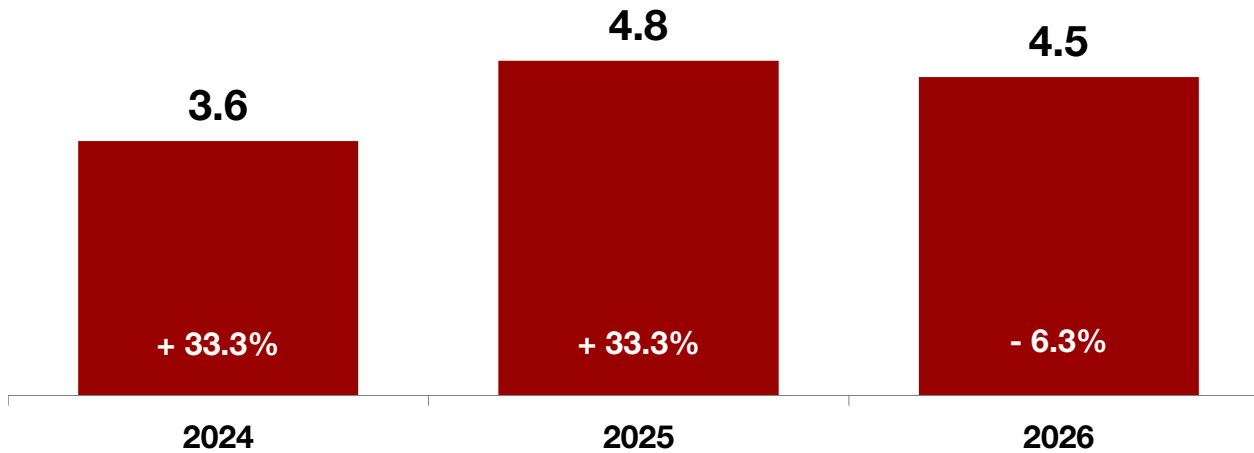


Months Supply of Homes for Sale

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	3.9	5.2	+33.3%
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	5.4	+10.2%
November	4.7	5.0	+6.4%
December	4.2	4.3	+2.4%
January	4.3	4.3	0.0%
February	4.4	4.4	0.0%
March	4.8	4.5	-6.3%
12-Month Avg*	5.2	5.6	+7.7%

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

Historical Months Supply of Homes for Sale

