

Monthly Indicators

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



May 2025

U.S. existing-home sales dipped 0.5% month-over-month and 2.0% year-over-year to a seasonally adjusted annual rate of 4.00 million units, according to the National Association of REALTORS® (NAR). Sales increased in the Midwest, decreased in the West and Northeast, and were unchanged in the South. Year-over-year, sales were down in every region except the Northeast.

New Listings in the North Texas region were up 9.0 percent to 19,803. Pending Sales decreased 7.2 percent to 10,138. Inventory grew 26.7 percent to 50,939 units.

Prices moved lower as Median Sales Price was down 1.3 percent to \$375,000. Days on Market increased 18.8 percent to 57. Months Supply of Inventory was up 26.2 percent to 5.3, indicating that supply increased relative to demand.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

Quick Facts

- 6.5%	- 1.3%	+ 26.7%
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	5-2024	5-2025	+/-	YTD 2024	YTD 2025	+/-
New Listings		18,160	19,803	+ 9.0%	78,999	89,210	+ 12.9%
Pending Sales		10,923	10,138	- 7.2%	52,140	50,846	- 2.5%
Closed Sales		11,976	11,201	- 6.5%	47,695	46,192	- 3.2%
Days on Market Until Sale		48	57	+ 18.8%	55	65	+ 18.2%
Median Sales Price		\$380,000	\$375,000	- 1.3%	\$371,490	\$370,000	- 0.4%
Percent of Original List Price Received		96.3%	95.0%	- 1.3%	95.7%	94.7%	- 1.0%
Housing Affordability Index		84	86	+ 2.4%	86	87	+ 1.2%
Inventory of Homes for Sale		40,220	50,939	+ 26.7%	--	--	--
Months Supply of Homes for Sale		4.2	5.3	+ 26.2%	--	--	--

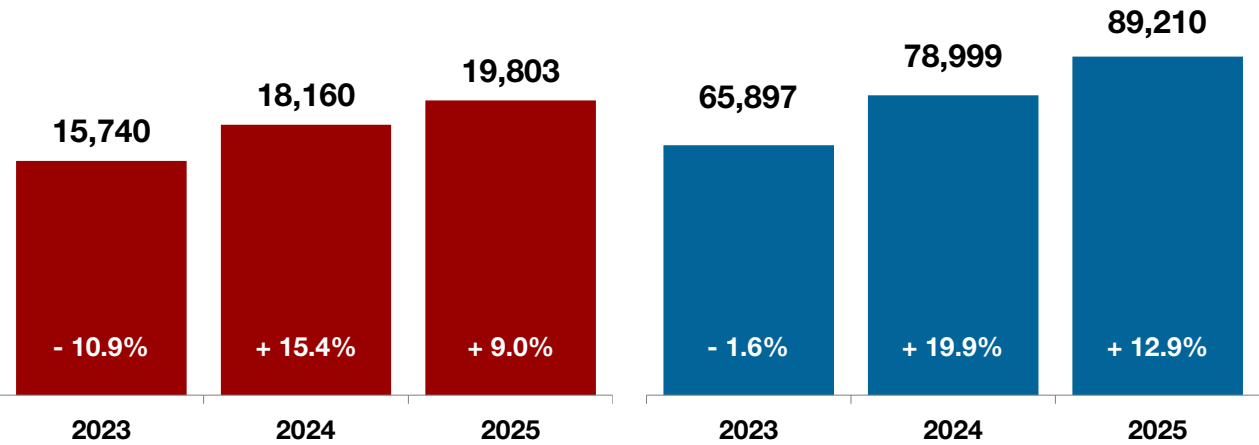
New Listings

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



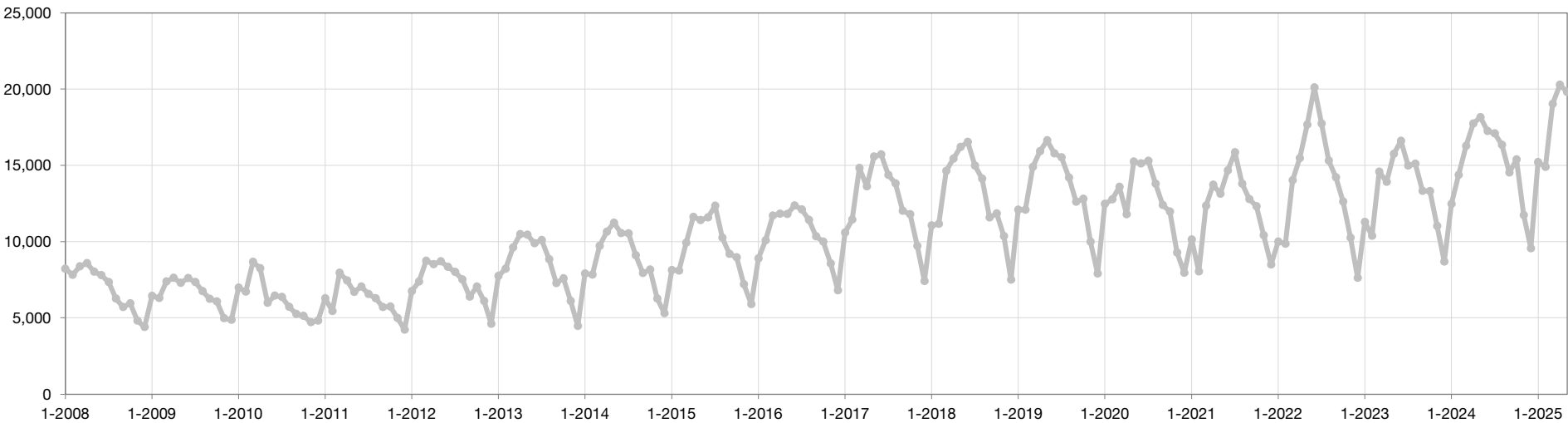
May

Year to Date



Month	Prior Year	Current Year	+ / -
June	16,602	17,242	+3.9%
July	14,981	17,096	+14.1%
August	15,094	16,341	+8.3%
September	13,327	14,524	+9.0%
October	13,310	15,374	+15.5%
November	11,015	11,741	+6.6%
December	8,681	9,555	+10.1%
January	12,468	15,210	+22.0%
February	14,366	14,889	+3.6%
March	16,276	19,028	+16.9%
April	17,729	20,280	+14.4%
May	18,160	19,803	+9.0%
12-Month Avg	14,334	15,924	+11.1%

Historical New Listings

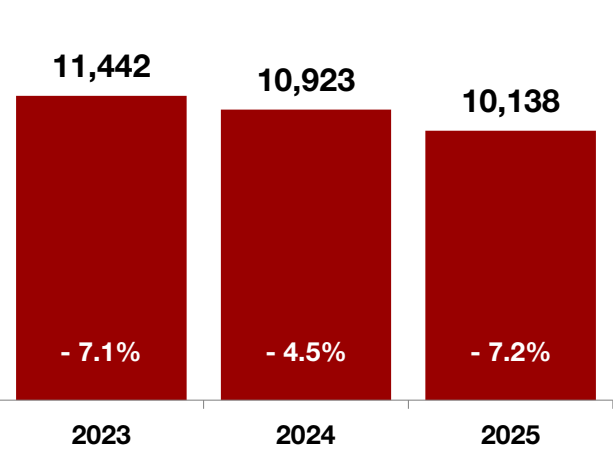


Pending Sales

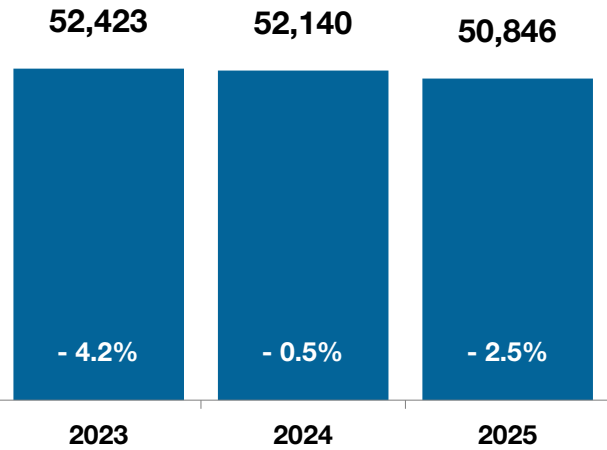
A count of the properties on which offers have been accepted in a given month.



May

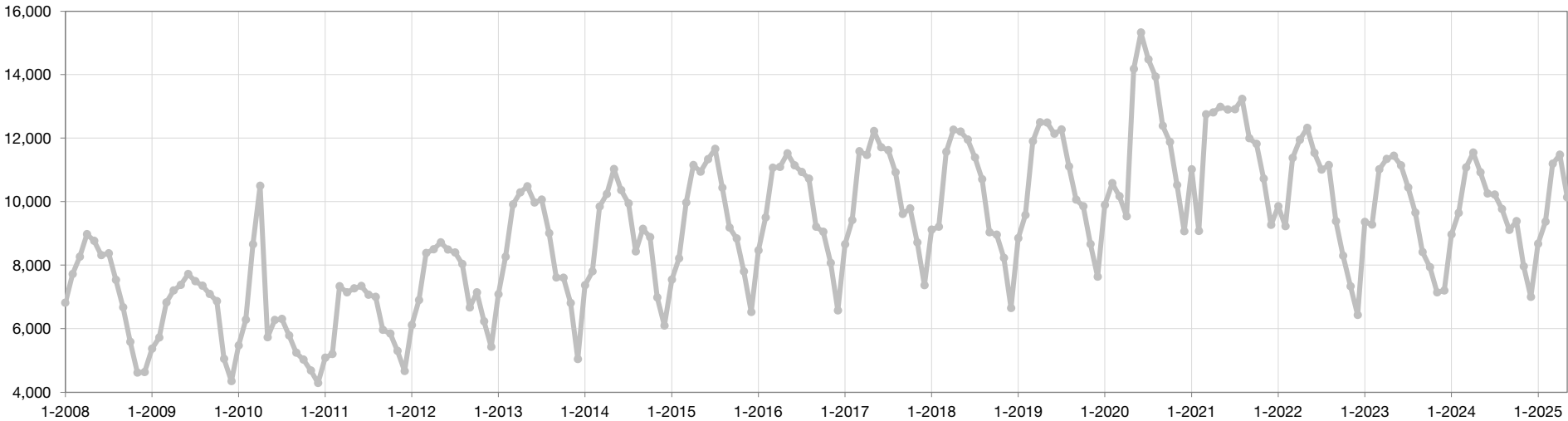


Year to Date



Month	Prior Year	Current Year	+ / -
June	11,144	10,250	-8.0%
July	10,443	10,223	-2.1%
August	9,651	9,769	+1.2%
September	8,415	9,110	+8.3%
October	7,933	9,386	+18.3%
November	7,141	7,962	+11.5%
December	7,200	6,996	-2.8%
January	8,962	8,671	-3.2%
February	9,642	9,365	-2.9%
March	11,072	11,193	+1.1%
April	11,541	11,479	-0.5%
May	10,923	10,138	-7.2%
12-Month Avg	9,506	9,545	+0.4%

Historical Pending Sales



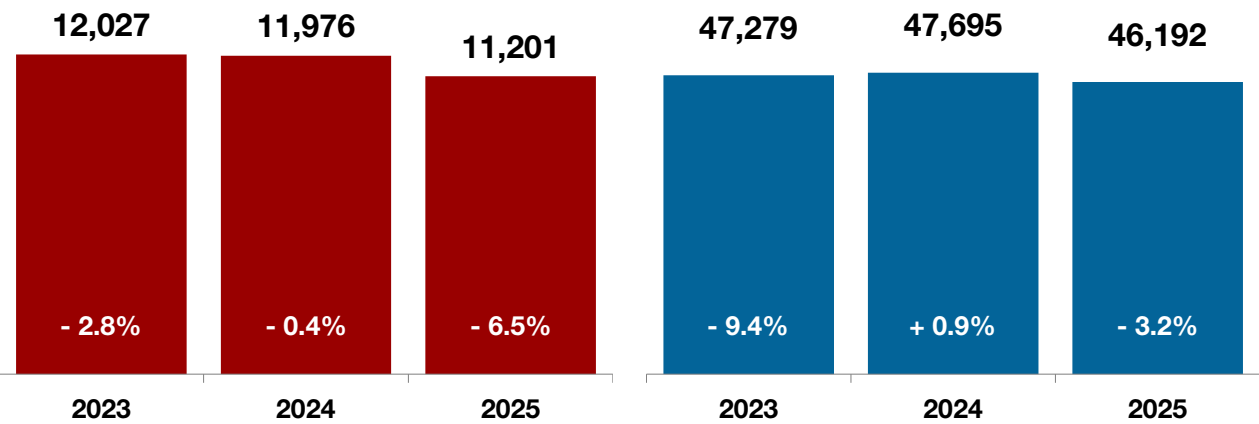
Closed Sales

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



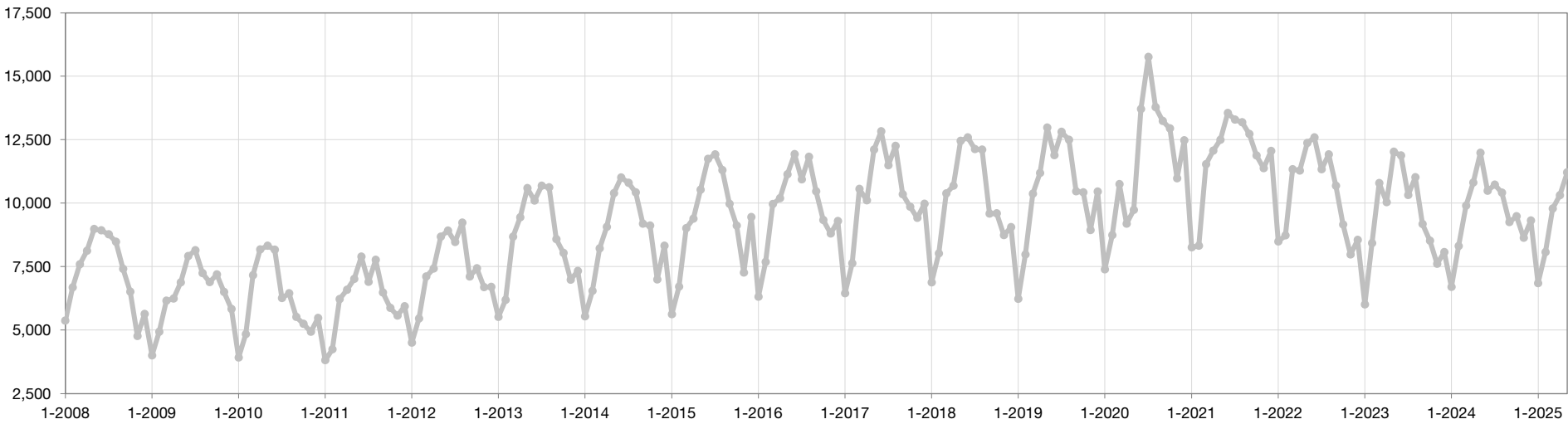
May

Year to Date



Month	Prior Year	Current Year	+ / -
June	11,879	10,486	-11.7%
July	10,312	10,728	+4.0%
August	11,014	10,410	-5.5%
September	9,178	9,245	+0.7%
October	8,519	9,479	+11.3%
November	7,610	8,630	+13.4%
December	8,066	9,313	+15.5%
January	6,701	6,846	+2.2%
February	8,305	8,066	-2.9%
March	9,903	9,778	-1.3%
April	10,810	10,301	-4.7%
May	11,976	11,201	-6.5%
12-Month Avg	9,523	9,540	+0.2%

Historical Closed Sales



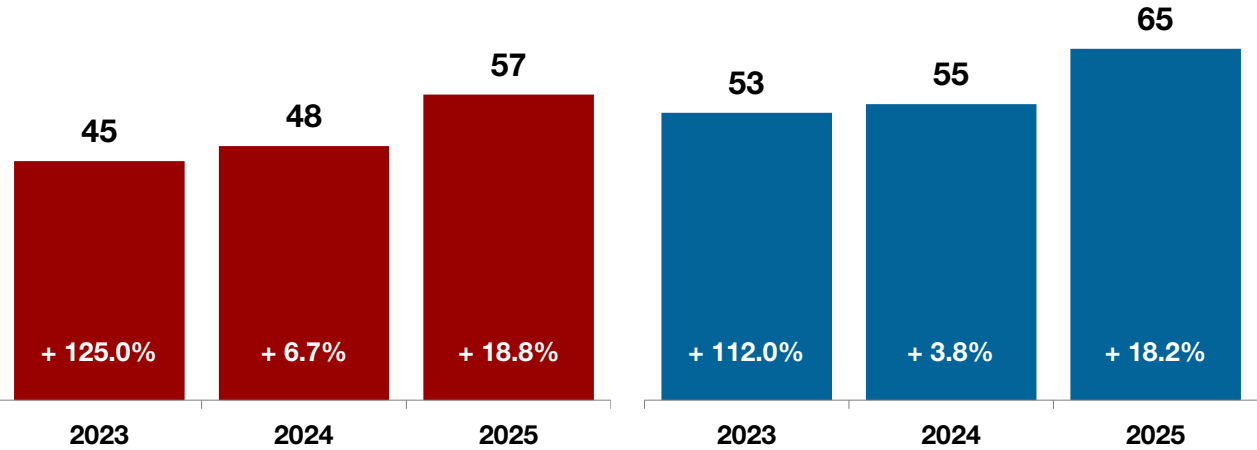
Days on Market Until Sale

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



May

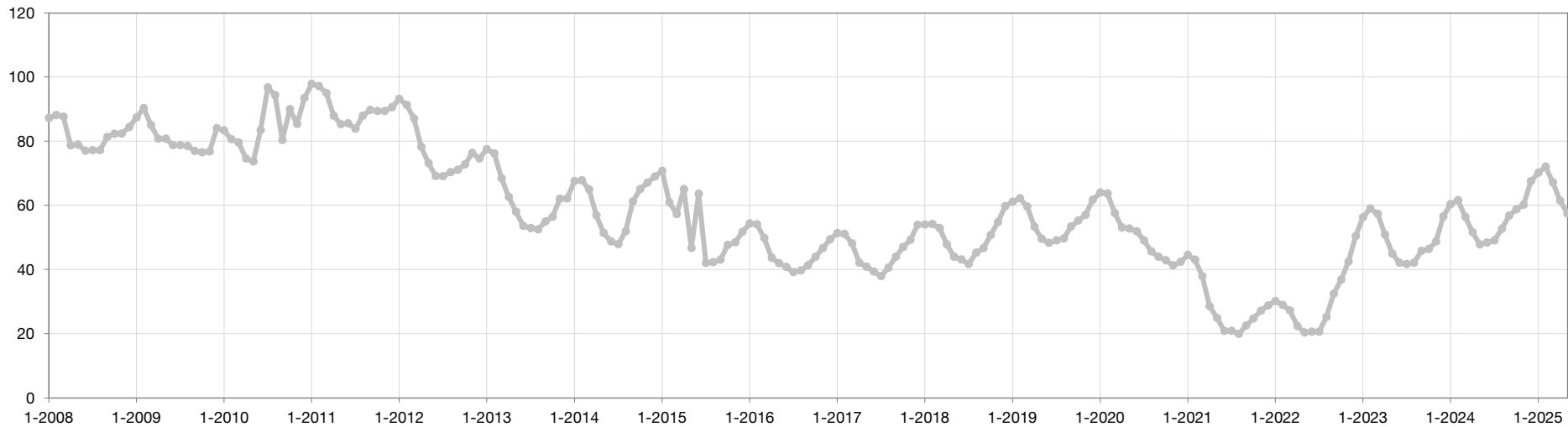
Year to Date



Month	Prior Year	Current Year	+ / -
June	42	48	+14.3%
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	57	+18.8%
12-Month Avg*	51	59	+15.7%

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

Historical Days on Market Until Sale

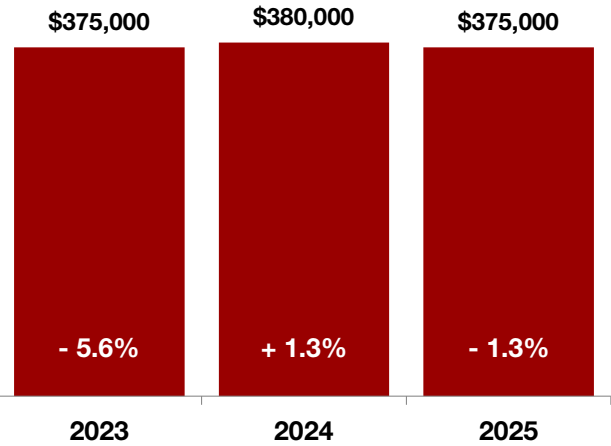


Median Sales Price

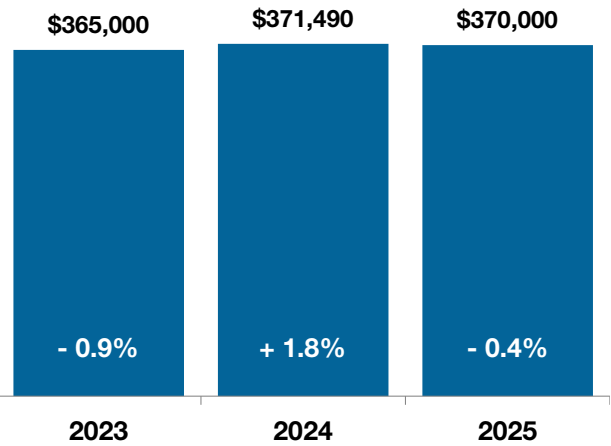
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



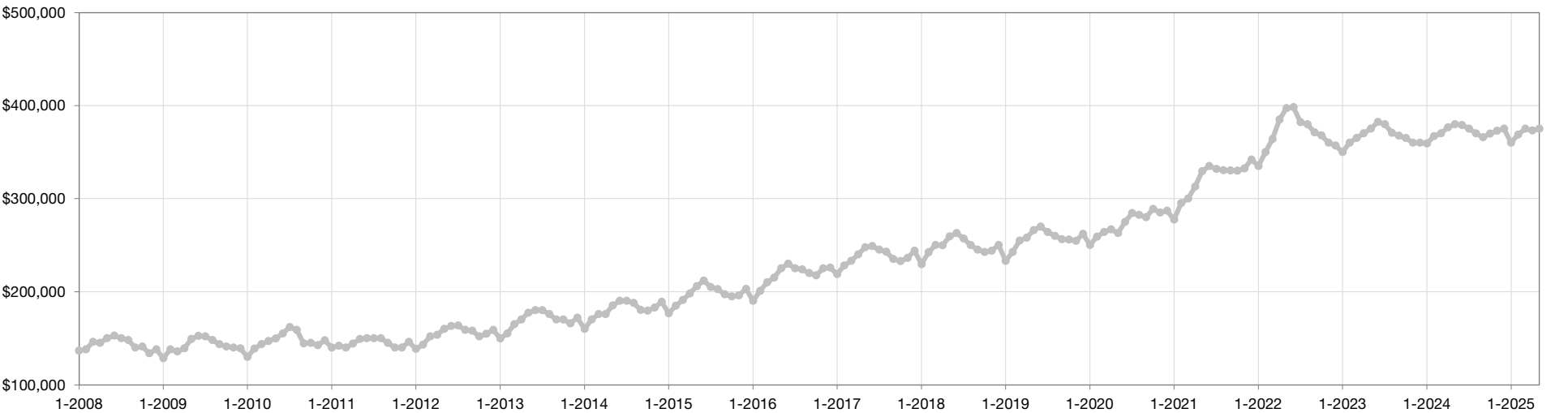
Year to Date



Month	Prior Year	Current Year	+ / -
June	\$382,274	\$378,963	-0.9%
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	\$372,955	+3.6%
December	\$360,000	\$375,000	+4.2%
January	\$359,133	\$360,000	+0.2%
February	\$366,990	\$368,579	+0.4%
March	\$369,990	\$375,000	+1.4%
April	\$376,482	\$373,149	-0.9%
May	\$380,000	\$375,000	-1.3%
12-Month Avg*	\$277,000	\$275,000	-0.7%

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

Historical Median Sales Price



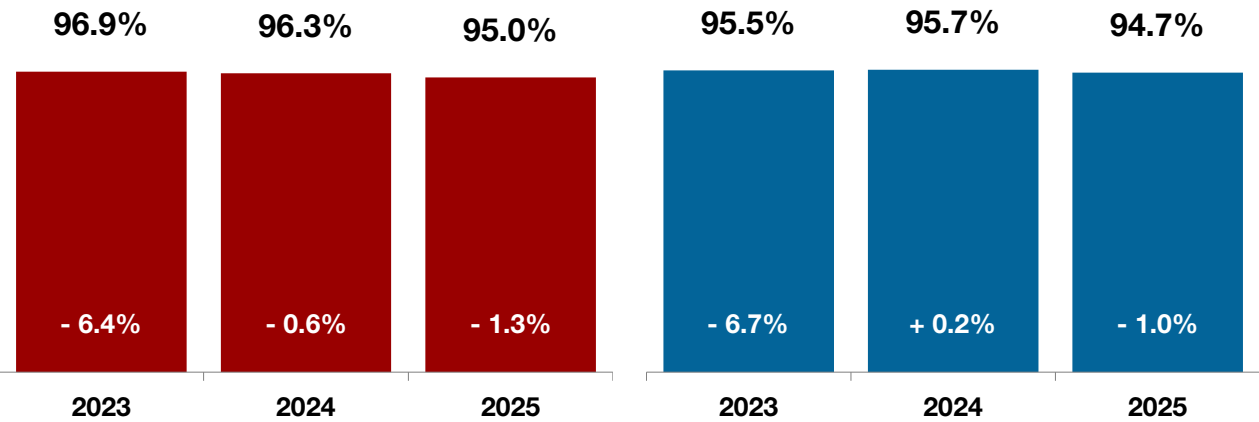
Percent of Original List Price Received

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.



May

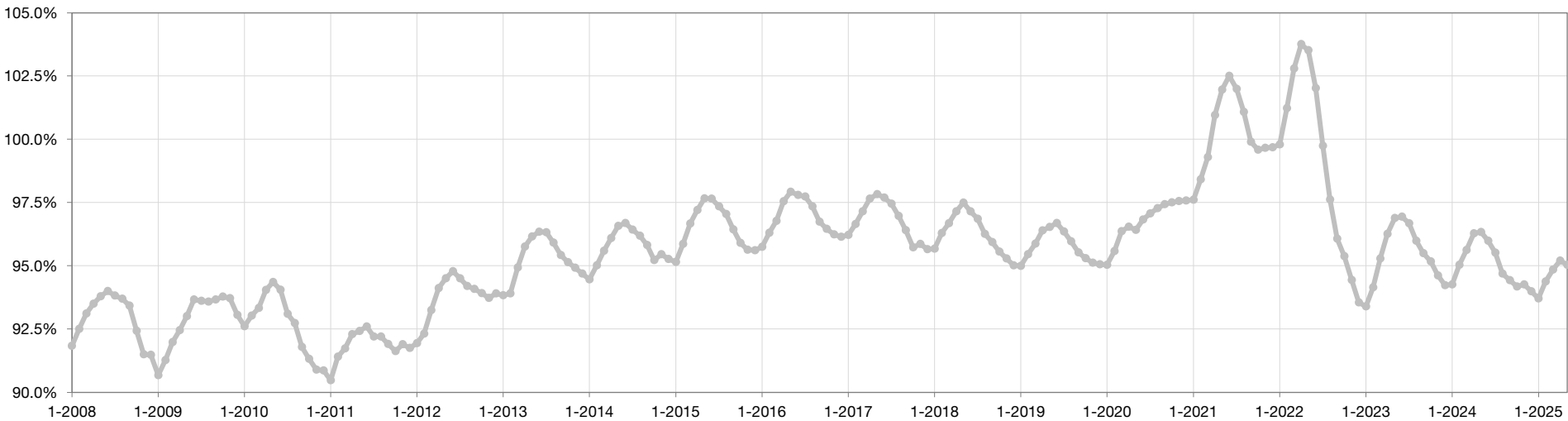
Year to Date



Month	Prior Year	Current Year	+ / -
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%
April	96.3%	95.2%	-1.1%
May	96.3%	95.0%	-1.3%
12-Month Avg*	95.6%	95.0%	-0.6%

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

Historical Percent of Original List Price Received

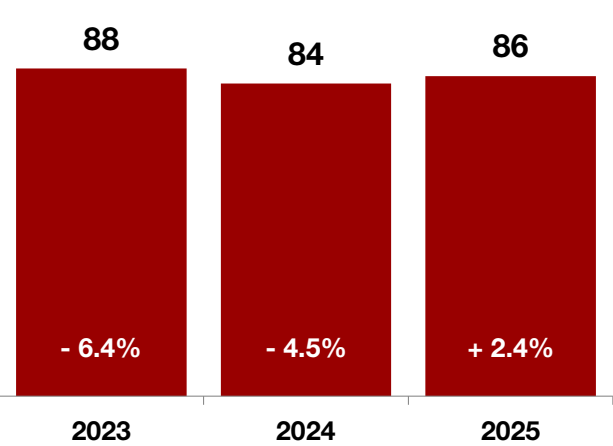


Housing Affordability Index

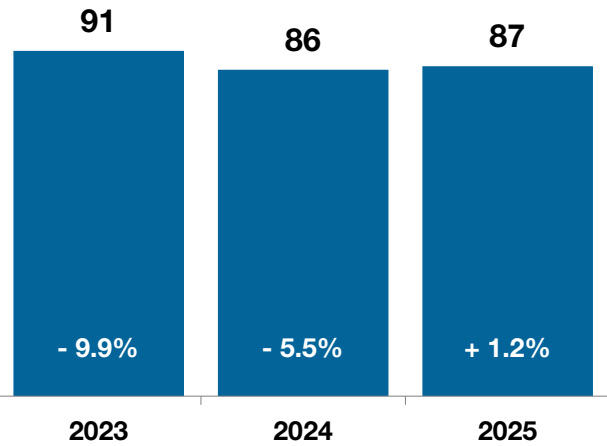
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



May

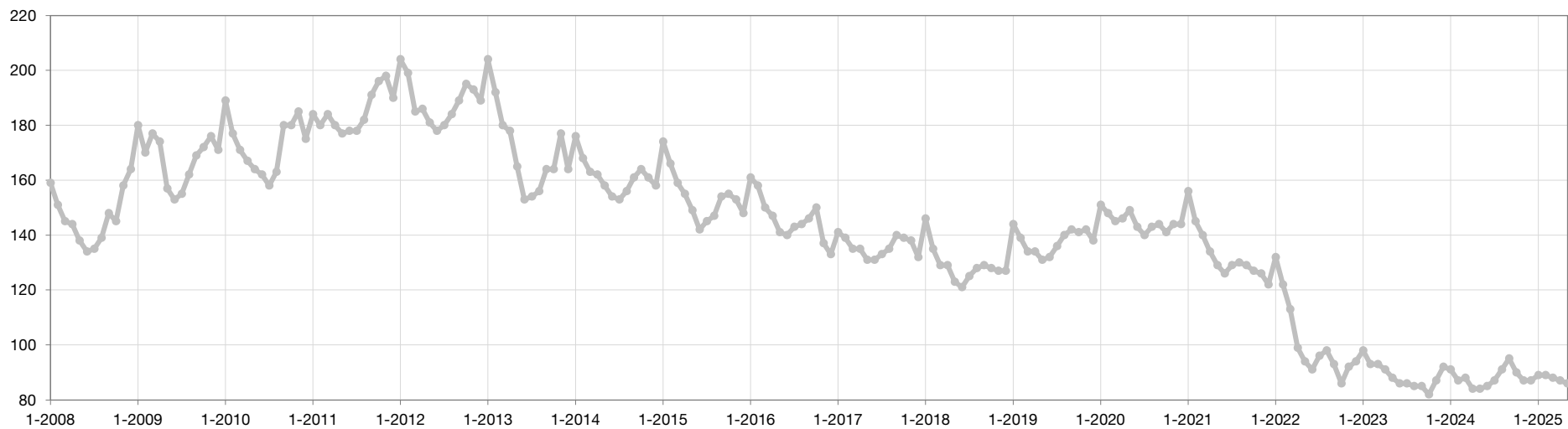


Year to Date



Month	Prior Year	Current Year	+ / -
June	86	85	-1.2%
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%
12-Month Avg	86	88	+2.3%

Historical Housing Affordability Index

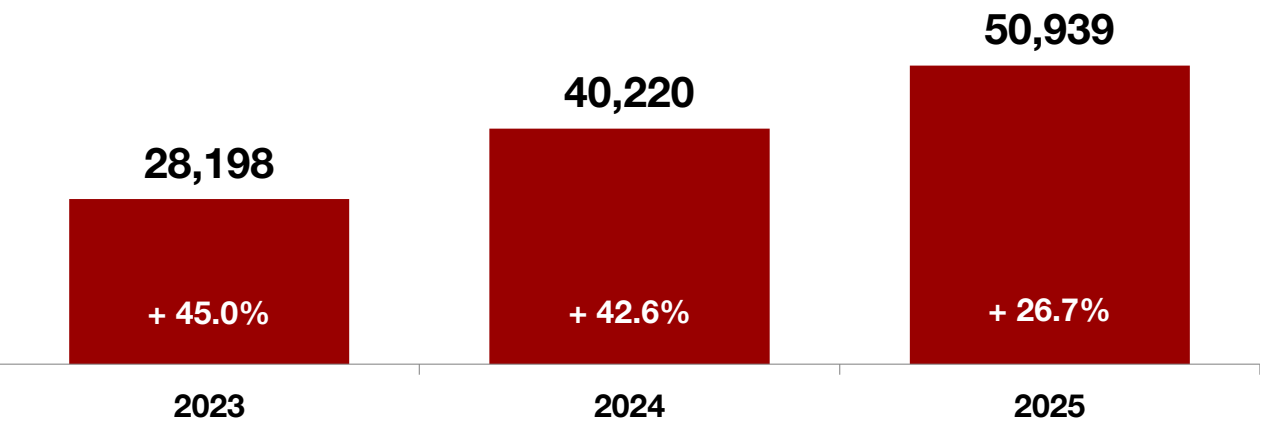


Inventory of Homes for Sale

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

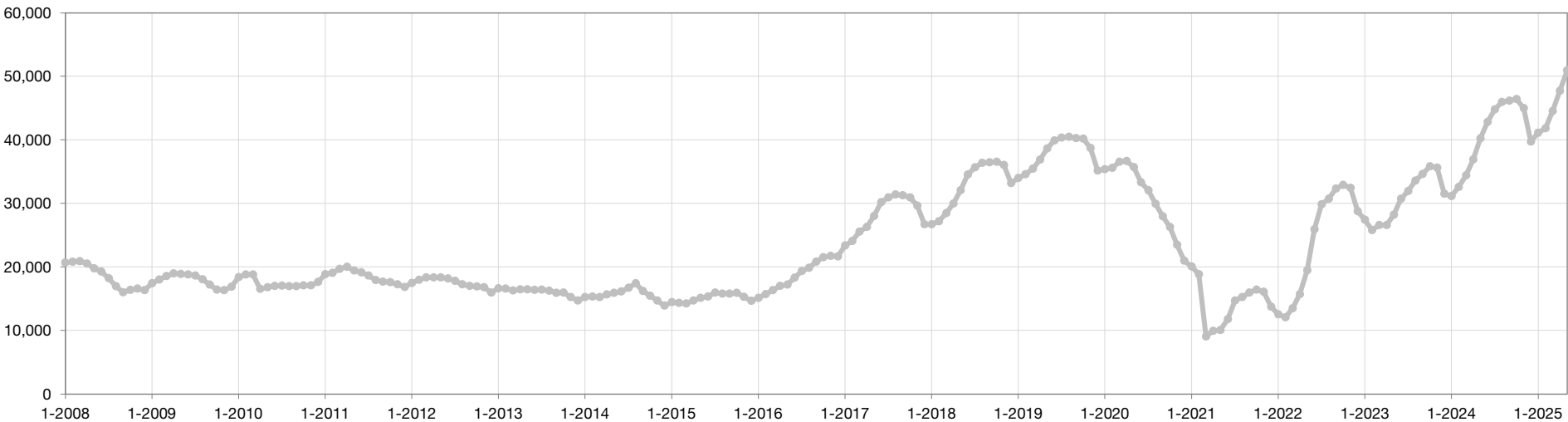


May



Month	Prior Year	Current Year	+ / -
June	30,722	42,821	+39.4%
July	31,931	44,800	+40.3%
August	33,571	45,974	+36.9%
September	34,632	46,185	+33.4%
October	35,836	46,407	+29.5%
November	35,622	44,983	+26.3%
December	31,510	39,700	+26.0%
January	31,143	41,116	+32.0%
February	32,544	41,829	+28.5%
March	34,401	44,514	+29.4%
April	36,912	47,711	+29.3%
May	40,220	50,939	+26.7%
12-Month Avg	34,087	44,748	+31.3%

Historical Inventory of Homes for Sale

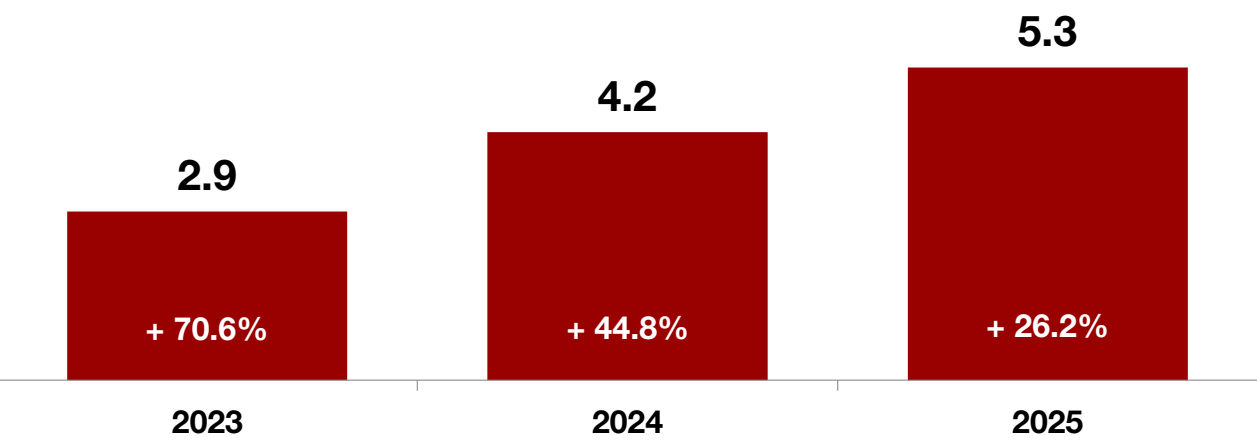


Months Supply of Homes for Sale

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.



May



Month	Prior Year	Current Year	+ / -
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	4.7	+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	4.6	+27.8%
April	3.9	5.0	+28.2%
May	4.2	5.3	+26.2%
12-Month Avg*	4.4	5.2	+18.2%

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

Historical Months Supply of Homes for Sale

