

Monthly Indicators

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



November 2021

The economy is improving, unemployment is falling, and the U.S. real estate market remains strong as we head into the holiday season, a period when activity typically slows as people take time to travel, celebrate, and spend time with loved ones. Although the market is not as frenetic as was seen earlier this year, buyer demand is high, bolstered by attractive mortgage rates and a low supply of inventory.

New Listings were up in the North Texas region 2.8 percent to 10,129. Pending Sales decreased 2.1 percent to 9,982. Inventory shrank 51.5 percent to 13,750 units.

Prices moved higher as Median Sales Price was up 17.6 percent to \$338,288. Days on Market decreased 34.1 percent to 27. Months Supply of Inventory was down 52.0 percent to 1.2 months., indicating that demand increased relative to supply.

The most recent data from the National Association of REALTORS® reports the median single-family existing home sales price rose 16% in the third quarter of this year to \$363,700, with all four regions of the country experiencing double-digit price growth. In new construction, builder confidence increased in November, surpassing analyst expectations and rising to 83 on the National Association of Home Builders (NAHB)/Wells Fargo Housing Market Index (HMI), the highest level since spring, despite persistent labor and supply chain challenges and a shortage of available lots.

Quick Facts

- 0.3%

+ 17.6%

- 51.5%

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	11-2020	11-2021	+/-	YTD 2020	YTD 2021	+/-
New Listings		9,849	10,129	+ 2.8%	149,243	144,366	- 3.3%
Pending Sales		10,191	9,982	- 2.1%	128,683	127,780	- 0.7%
Closed Sales		10,637	10,601	- 0.3%	122,116	123,744	+ 1.3%
Days on Market Until Sale		41	27	- 34.1%	50	27	- 46.0%
Median Sales Price		\$287,620	\$338,288	+ 17.6%	\$277,000	\$325,000	+ 17.3%
Percent of Original List Price Received		97.6%	99.7%	+ 2.2%	96.9%	100.6%	+ 3.8%
Housing Affordability Index		147	127	- 13.6%	153	132	- 13.7%
Inventory of Homes for Sale		28,365	13,750	- 51.5%	--	--	--
Months Supply of Homes for Sale		2.5	1.2	- 52.0%	--	--	--

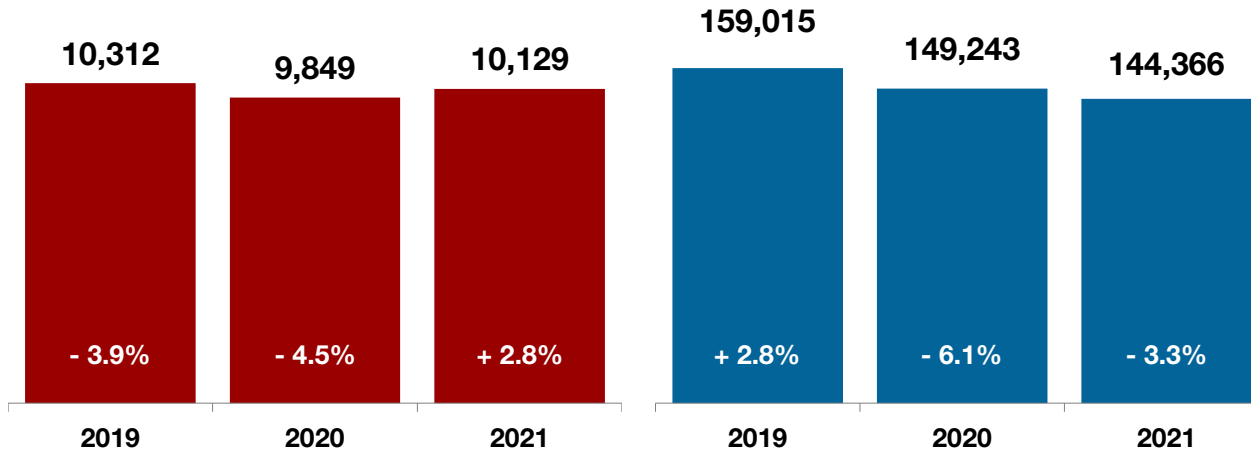
New Listings

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



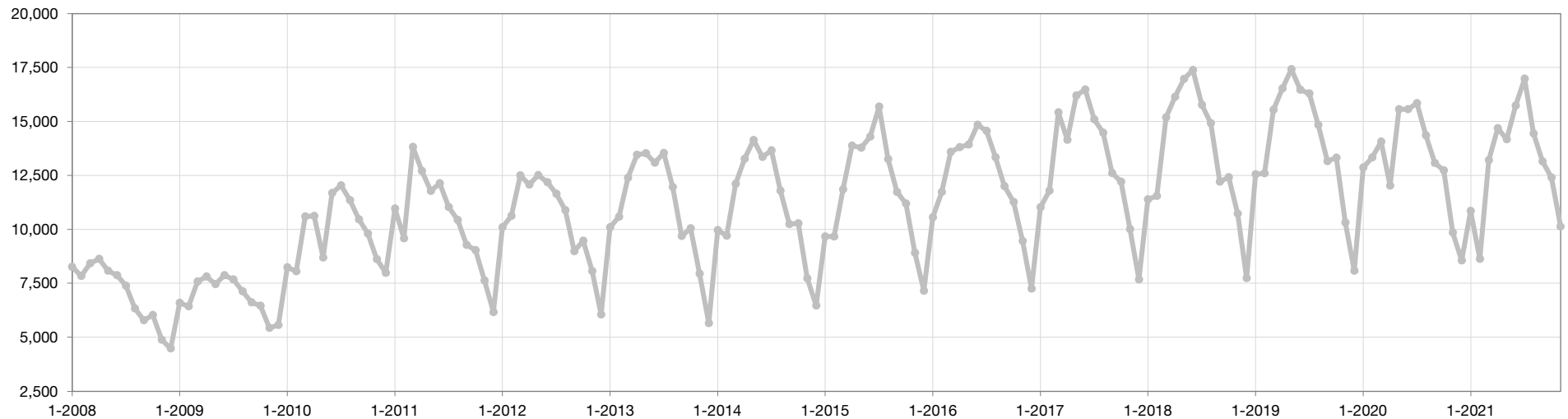
November

Year to Date



Month	Prior Year	Current Year	+ / -
December	8,085	8,560	+5.9%
January	12,863	10,848	-15.7%
February	13,330	8,634	-35.2%
March	14,063	13,204	-6.1%
April	12,028	14,684	+22.1%
May	15,559	14,172	-8.9%
June	15,557	15,733	+1.1%
July	15,844	16,980	+7.2%
August	14,348	14,440	+0.6%
September	13,069	13,143	+0.6%
October	12,733	12,399	-2.6%
November	9,849	10,129	+2.8%
12-Month Avg	13,111	12,744	-2.8%

Historical New Listings

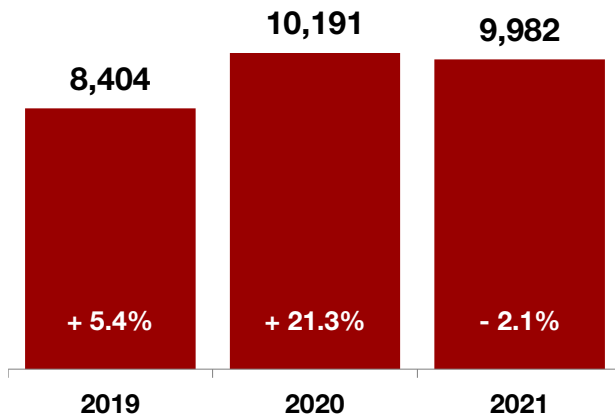


Pending Sales

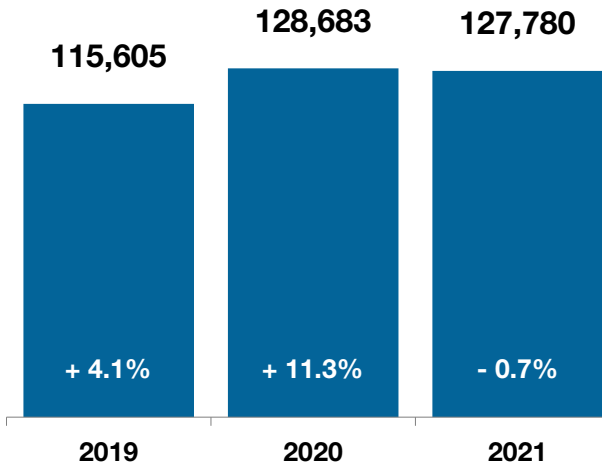
A count of the properties on which offers have been accepted in a given month.



November

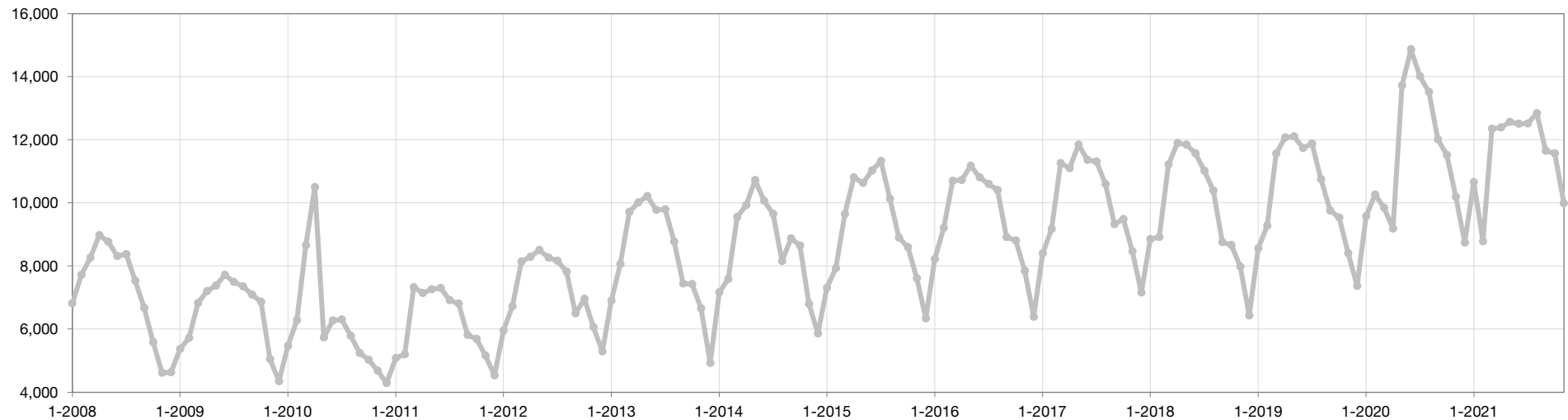


Year to Date



Month	Prior Year	Current Year	+ / -
December	7,365	8,739	+18.7%
January	9,575	10,652	+11.2%
February	10,262	8,783	-14.4%
March	9,842	12,349	+25.5%
April	9,182	12,388	+34.9%
May	13,718	12,562	-8.4%
June	14,863	12,503	-15.9%
July	14,008	12,512	-10.7%
August	13,520	12,836	-5.1%
September	12,009	11,649	-3.0%
October	11,513	11,564	+0.4%
November	10,191	9,982	-2.1%
12-Month Avg	11,337	11,377	+0.4%

Historical Pending Sales

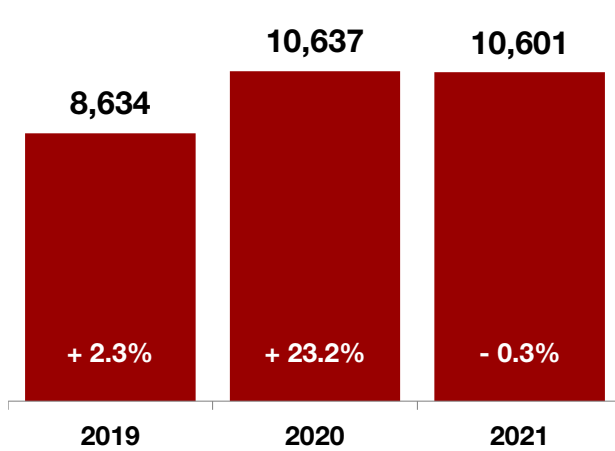


Closed Sales

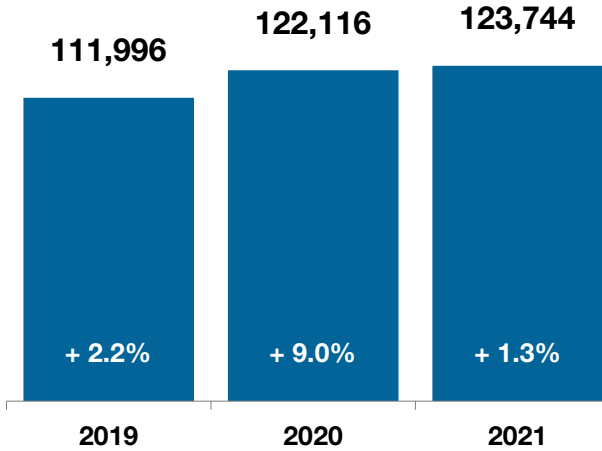
A count of the actual sales that closed in a given month.



November

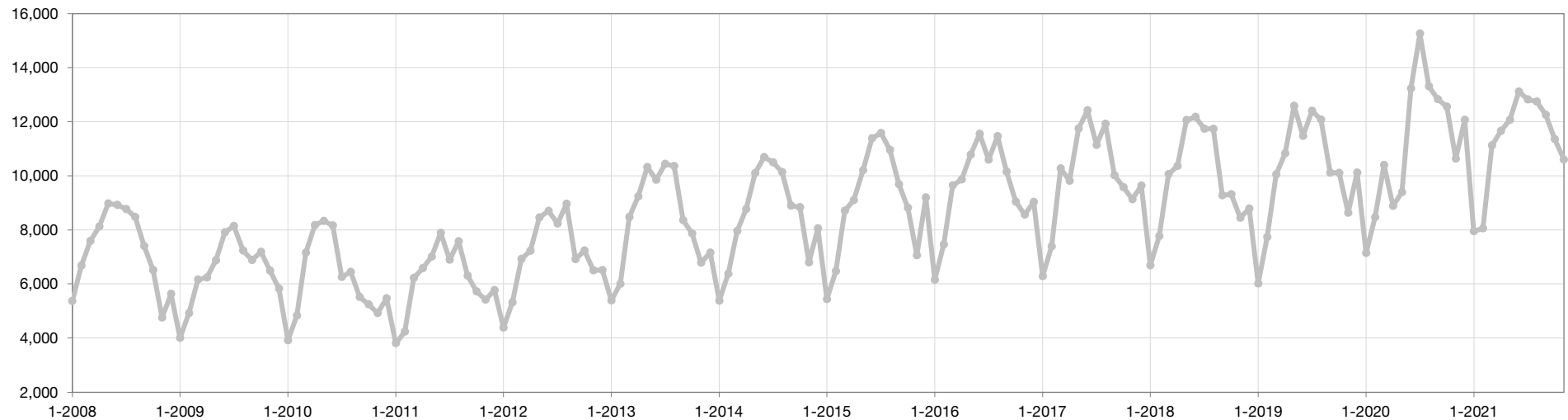


Year to Date



Month	Prior Year	Current Year	+ / -
December	10,116	12,067	+19.3%
January	7,147	7,950	+11.2%
February	8,464	8,055	-4.8%
March	10,401	11,123	+6.9%
April	8,882	11,656	+31.2%
May	9,394	12,070	+28.5%
June	13,235	13,115	-0.9%
July	15,258	12,819	-16.0%
August	13,311	12,745	-4.3%
September	12,834	12,256	-4.5%
October	12,553	11,354	-9.6%
November	10,637	10,601	-0.3%
12-Month Avg	11,019	11,318	+2.7%

Historical Closed Sales

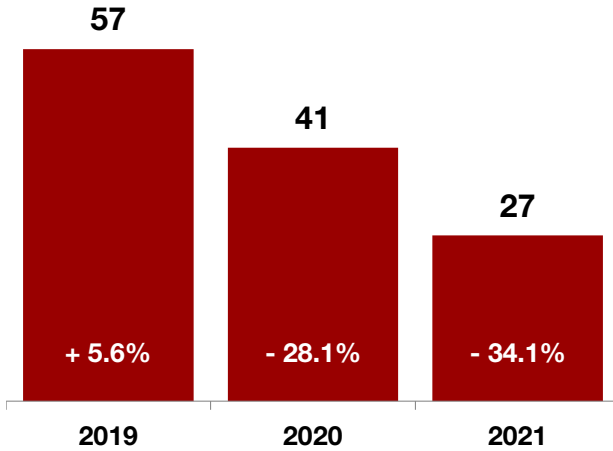


Days on Market Until Sale

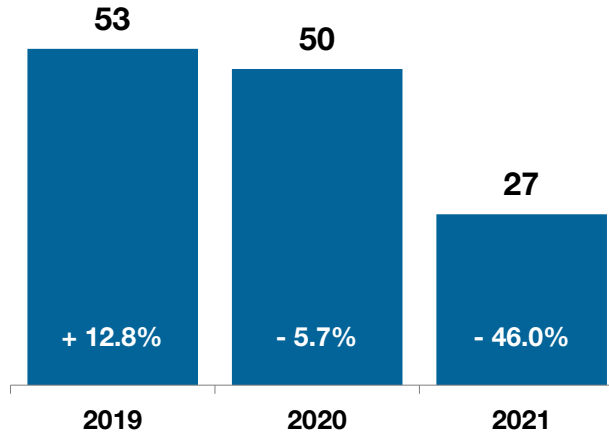
Average number of days between when a property is listed and when an offer is accepted in a given month.



November



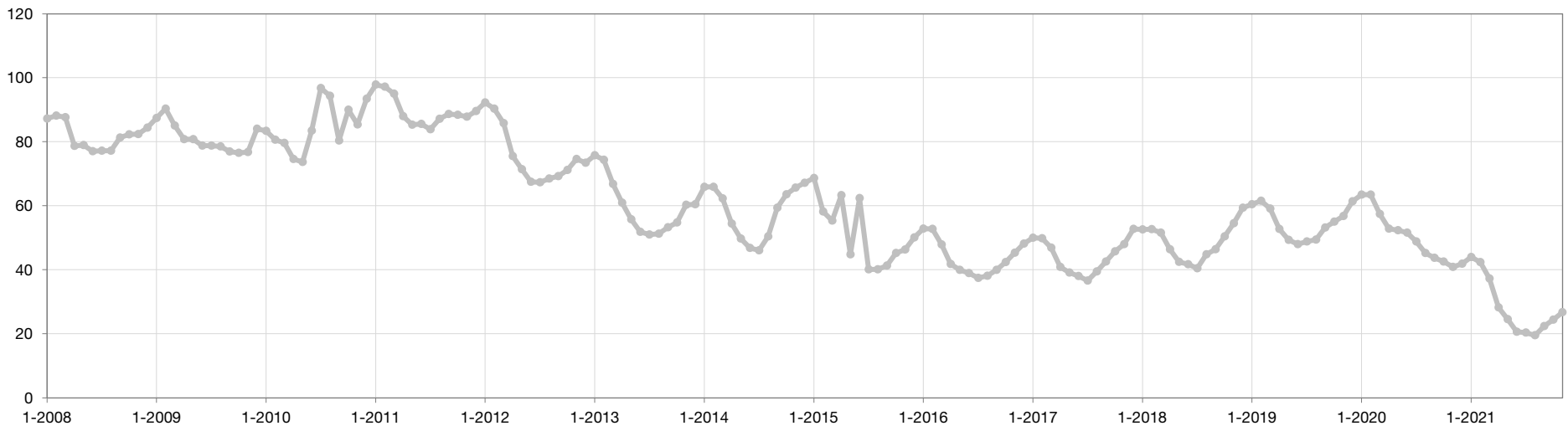
Year to Date



Month	Prior Year	Current Year	+ / -
December	61	42	-31.1%
January	63	44	-30.2%
February	63	42	-33.3%
March	57	37	-35.1%
April	53	28	-47.2%
May	52	25	-51.9%
June	52	21	-59.6%
July	49	20	-59.2%
August	45	19	-57.8%
September	44	22	-50.0%
October	43	24	-44.2%
November	41	27	-34.1%
12-Month Avg*	51	28	-45.1%

* Days on Market for all properties from December 2020 through November 2021. This is not the average of the individual figures above.

Historical Days on Market Until Sale



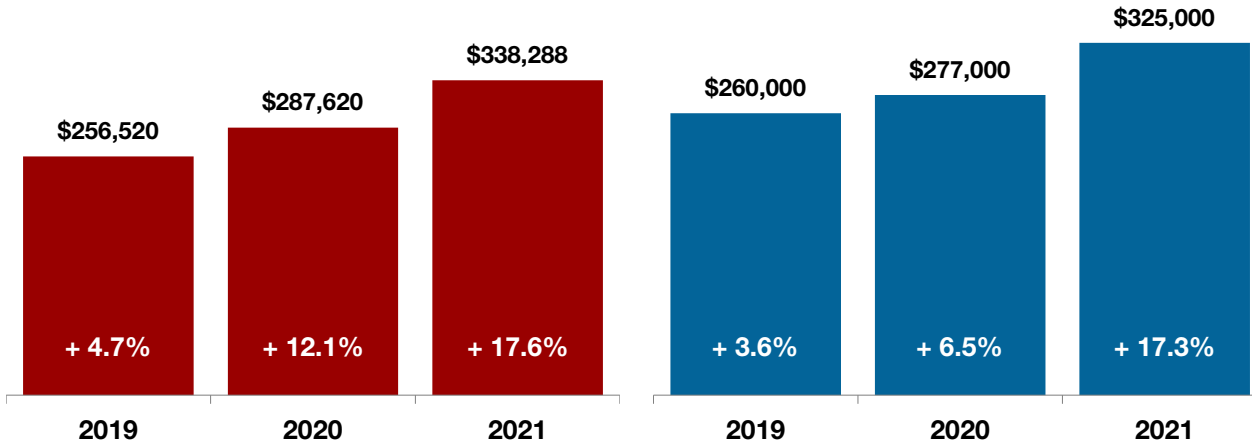
Median Sales Price

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



November

Year to Date



Month	Prior Year	Current Year	+ / -
December	\$265,000	\$290,000	+9.4%
January	\$252,750	\$280,000	+10.8%
February	\$261,000	\$298,500	+14.4%
March	\$265,000	\$302,000	+14.0%
April	\$270,000	\$315,000	+16.7%
May	\$265,000	\$331,000	+24.9%
June	\$279,000	\$338,570	+21.4%
July	\$285,530	\$335,000	+17.3%
August	\$285,000	\$335,000	+17.5%
September	\$283,335	\$335,000	+18.2%
October	\$290,000	\$335,000	+15.5%
November	\$287,620	\$338,288	+17.6%
12-Month Avg*	\$275,000	\$320,500	+16.5%

* Median Sales Price for all properties from December 2020 through November 2021. This is not the average of the individual figures above.

Historical Median Sales Price

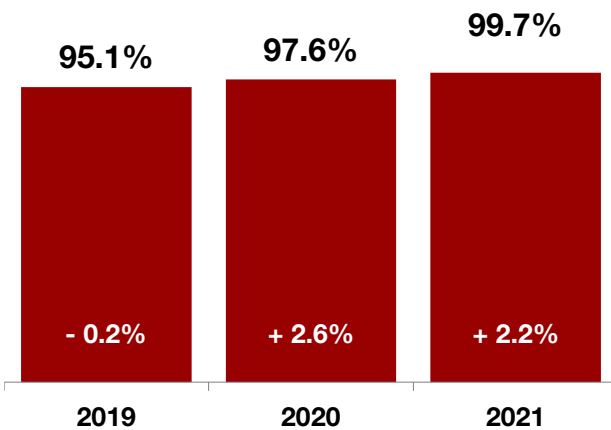


Percent of Original List Price Received

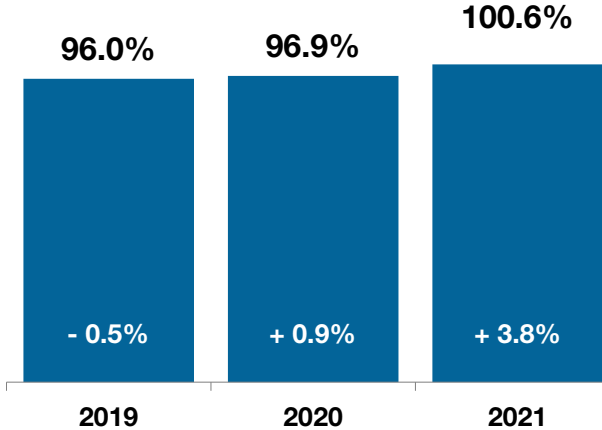
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



November



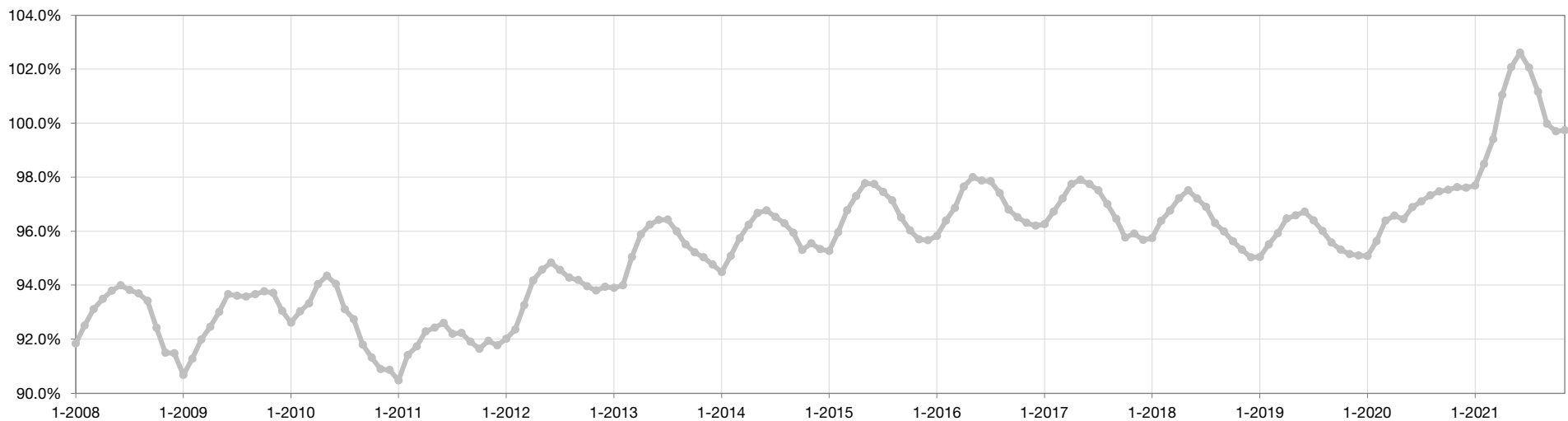
Year to Date



Month	Prior Year	Current Year	+ / -
December	95.1%	97.6%	+2.6%
January	95.1%	97.7%	+2.7%
February	95.6%	98.5%	+3.0%
March	96.4%	99.4%	+3.1%
April	96.6%	101.0%	+4.6%
May	96.4%	102.1%	+5.9%
June	96.9%	102.6%	+5.9%
July	97.1%	102.1%	+5.1%
August	97.3%	101.2%	+4.0%
September	97.5%	100.0%	+2.6%
October	97.5%	99.7%	+2.3%
November	97.6%	99.7%	+2.2%
12-Month Avg*	96.7%	100.3%	+3.7%

* Pct. of Orig. Price Received for all properties from December 2020 through November 2021. This is not the average of the individual figures above.

Historical Percent of Original List Price Received



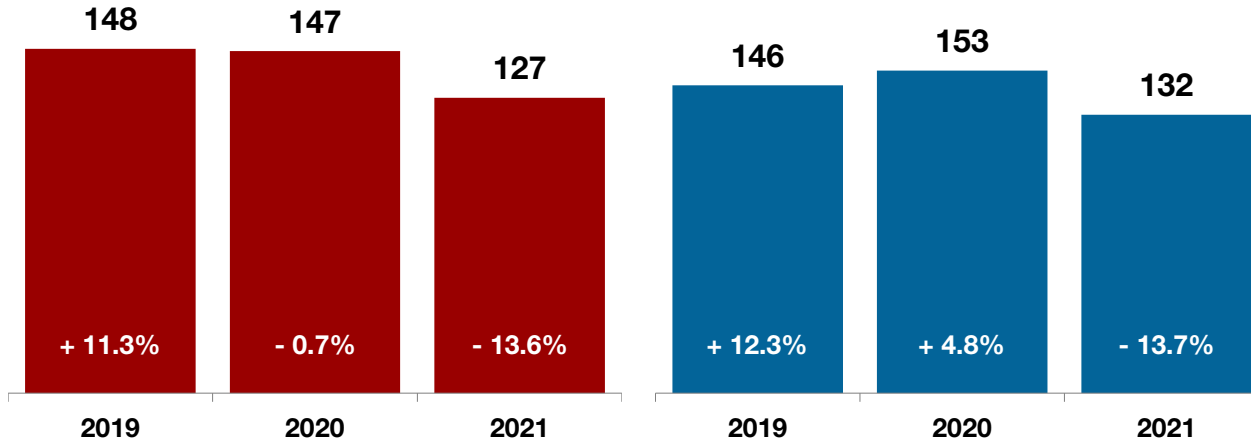
Housing Affordability Index

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.



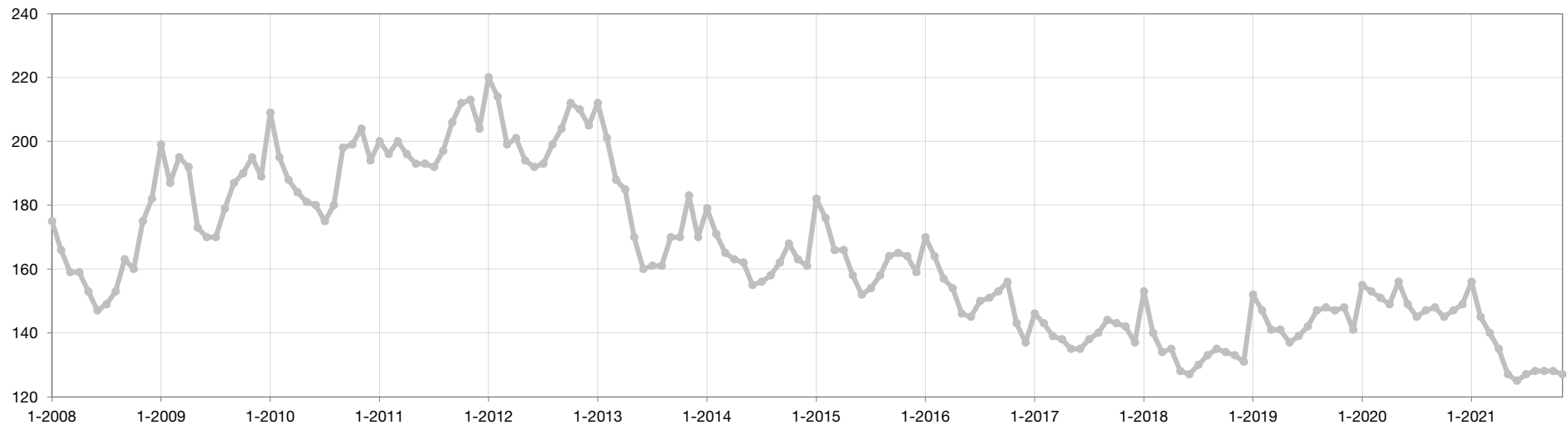
November

Year to Date



Month	Prior Year	Current Year	+ / -
December	141	149	+5.7%
January	155	156	+0.6%
February	153	145	-5.2%
March	151	140	-7.3%
April	149	135	-9.4%
May	156	127	-18.6%
June	149	125	-16.1%
July	145	127	-12.4%
August	147	128	-12.9%
September	148	128	-13.5%
October	145	128	-11.7%
November	147	127	-13.6%
12-Month Avg	149	135	-9.4%

Historical Housing Affordability Index

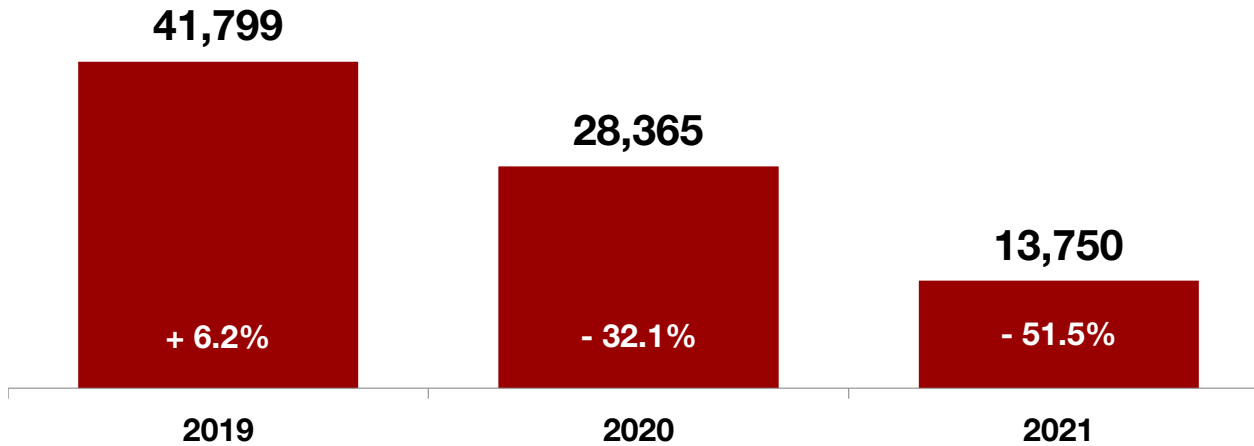


Inventory of Homes for Sale

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

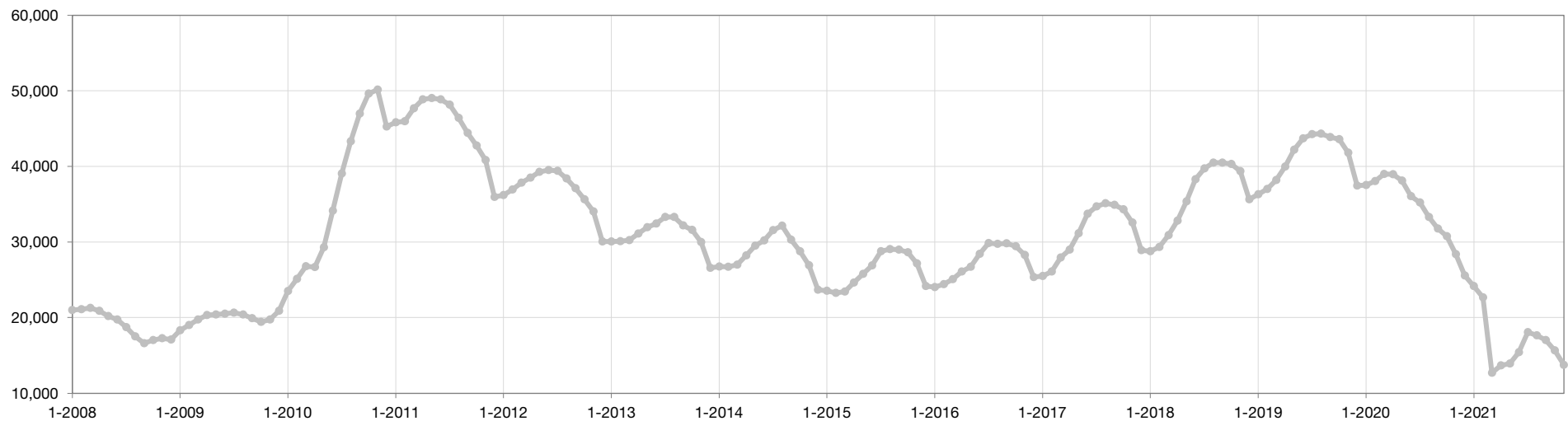


November



Month	Prior Year	Current Year	+ / -
December	37,445	25,540	-31.8%
January	37,520	24,164	-35.6%
February	38,041	22,673	-40.4%
March	38,993	12,702	-67.4%
April	38,952	13,666	-64.9%
May	38,128	13,894	-63.6%
June	36,048	15,396	-57.3%
July	35,203	18,075	-48.7%
August	33,297	17,629	-47.1%
September	31,776	16,995	-46.5%
October	30,753	15,667	-49.1%
November	28,365	13,750	-51.5%
12-Month Avg	35,377	17,513	-50.5%

Historical Inventory of Homes for Sale

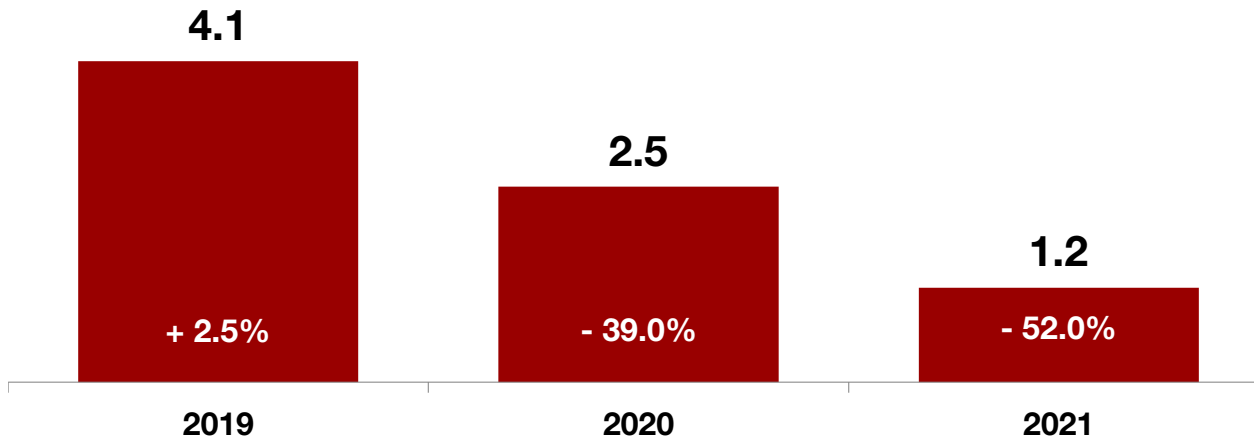


Months Supply of Homes for Sale

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.



November



Month	Prior Year	Current Year	+ / -
December	3.7	2.2	-40.5%
January	3.6	2.1	-41.7%
February	3.7	2.0	-45.9%
March	3.8	1.1	-71.1%
April	3.9	1.1	-71.8%
May	3.8	1.2	-68.4%
June	3.5	1.3	-62.9%
July	3.3	1.6	-51.5%
August	3.1	1.5	-51.6%
September	2.9	1.5	-48.3%
October	2.7	1.4	-48.1%
November	2.5	1.2	-52.0%
12-Month Avg*	3.4	1.5	-55.9%

* Months Supply for all properties from December 2020 through November 2021. This is not the average of the individual figures above.

Historical Months Supply of Homes for Sale

