

Monthly Indicators

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



November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings in the North Texas region were down 4.0 percent to 11,276. Pending Sales decreased 4.1 percent to 7,634. Inventory grew 3.5 percent to 46,879 units.

Prices moved lower as Median Sales Price was down 5.4 percent to \$352,900. Days on Market increased 16.7 percent to 70. Months Supply of Inventory was up 2.1 percent to 4.8, indicating that supply increased relative to demand.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

Quick Facts

- 11.1%

- 5.4%

+ 3.5%

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	11-2024	11-2025	+/-	YTD 2024	YTD 2025	+/-
New Listings		11,741	11,276	- 4.0%	171,310	184,980	+ 8.0%
Pending Sales		7,963	7,634	- 4.1%	108,816	109,868	+ 1.0%
Closed Sales		8,630	7,673	- 11.1%	106,686	106,887	+ 0.2%
Days on Market Until Sale		60	70	+ 16.7%	54	64	+ 18.5%
Median Sales Price		\$372,955	\$352,900	- 5.4%	\$372,000	\$368,850	- 0.8%
Percent of Original List Price Received		94.3%	93.1%	- 1.3%	95.2%	94.3%	- 0.9%
Housing Affordability Index		87	97	+ 11.5%	88	93	+ 5.7%
Inventory of Homes for Sale		45,279	46,879	+ 3.5%	--	--	--
Months Supply of Homes for Sale		4.7	4.8	+ 2.1%	--	--	--

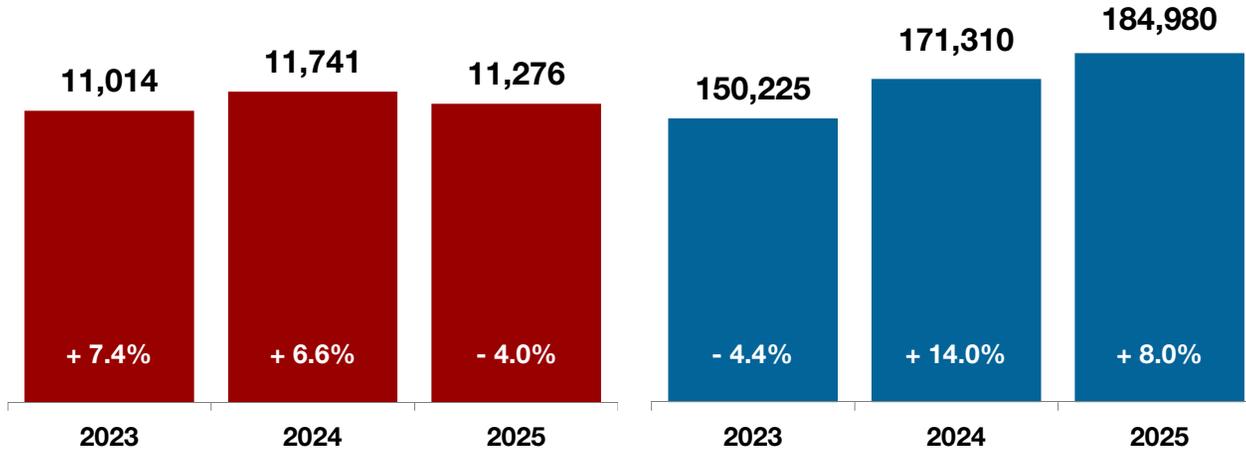
New Listings

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



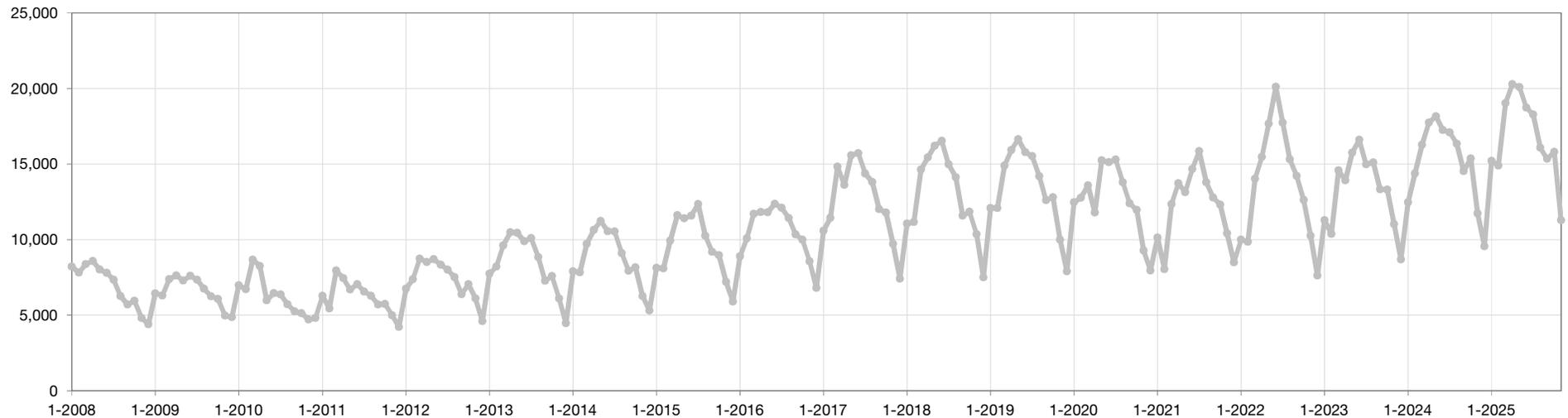
November

Year to Date



Month	Prior Year	Current Year	+ / -
December	8,681	9,551	+10.0%
January	12,468	15,209	+22.0%
February	14,366	14,886	+3.6%
March	16,275	19,026	+16.9%
April	17,729	20,281	+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	11,276	-4.0%
12-Month Avg	14,999	16,211	+8.1%

Historical New Listings

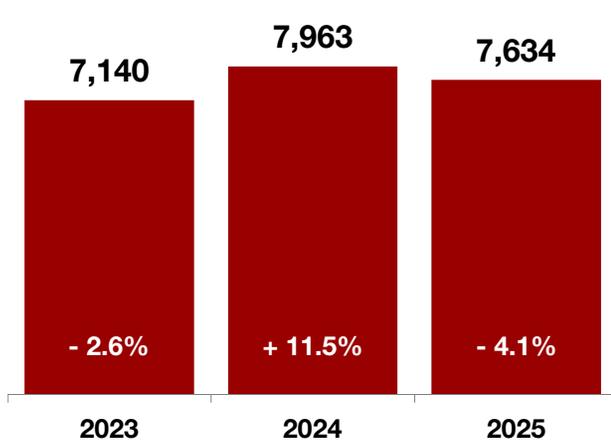


Pending Sales

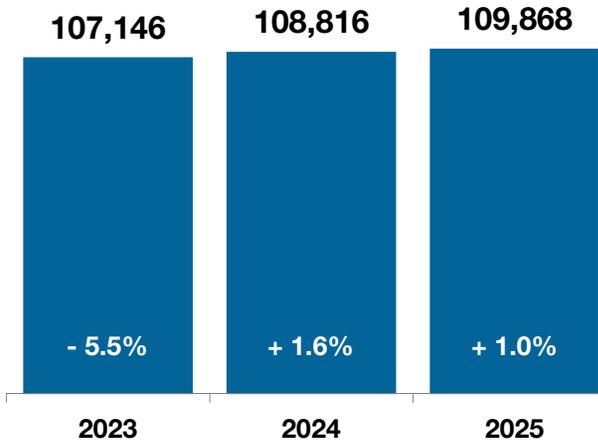
A count of the properties on which offers have been accepted in a given month.



November

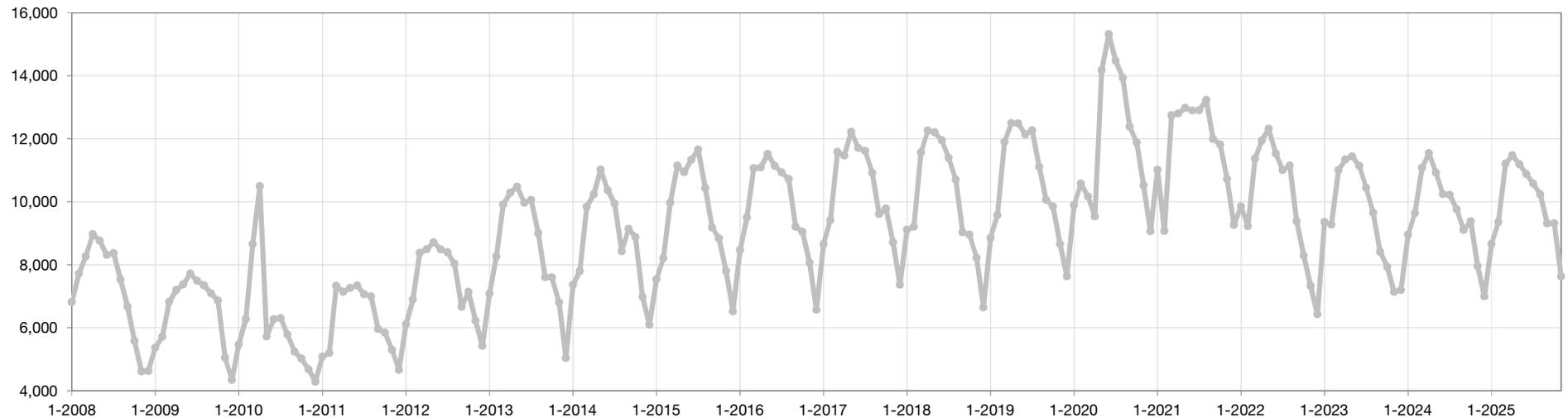


Year to Date



Month	Prior Year	Current Year	+ / -
December	7,201	6,993	-2.9%
January	8,959	8,665	-3.3%
February	9,641	9,354	-3.0%
March	11,073	11,210	+1.2%
April	11,541	11,475	-0.6%
May	10,921	11,190	+2.5%
June	10,248	10,882	+6.2%
July	10,220	10,583	+3.6%
August	9,762	10,239	+4.9%
September	9,108	9,319	+2.3%
October	9,380	9,317	-0.7%
November	7,963	7,634	-4.1%
12-Month Avg	9,668	9,738	+0.7%

Historical Pending Sales

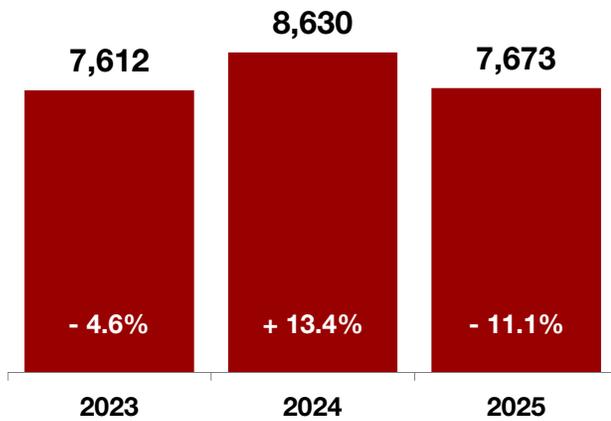


Closed Sales

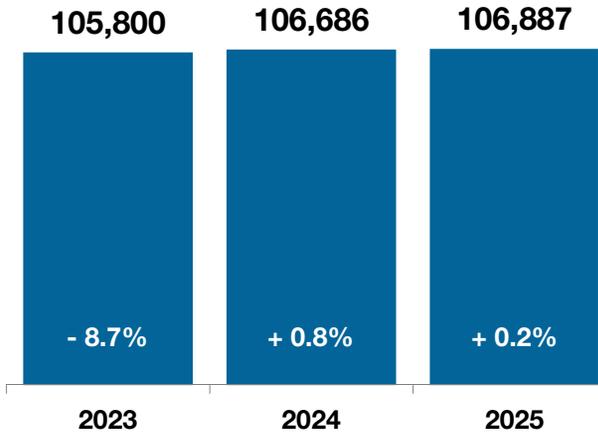
A count of the actual sales that closed in a given month.



November

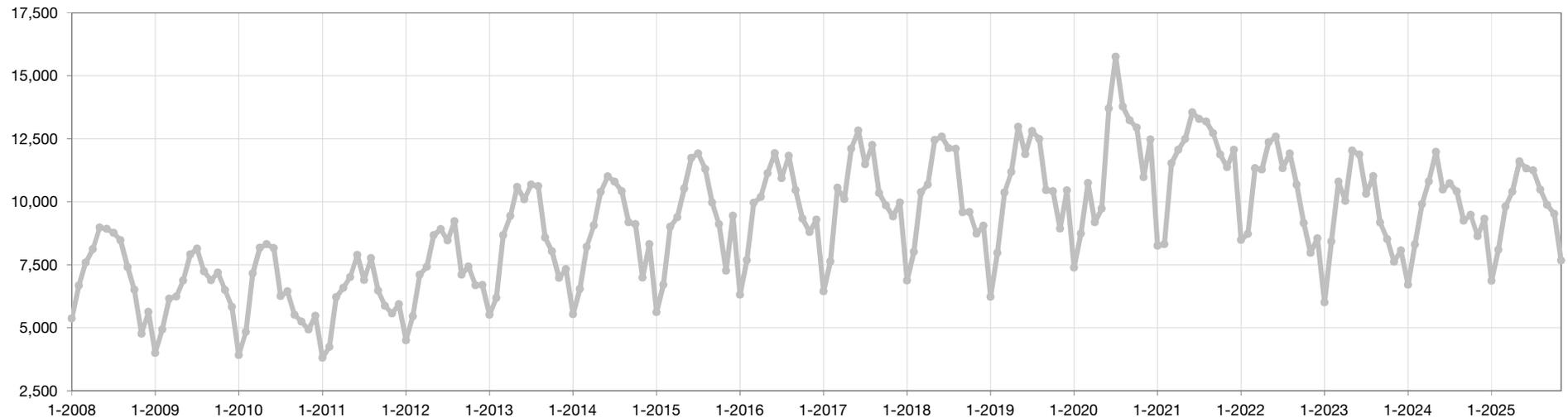


Year to Date



Month	Prior Year	Current Year	+ / -
December	8,068	9,318	+15.5%
January	6,702	6,861	+2.4%
February	8,307	8,097	-2.5%
March	9,904	9,811	-0.9%
April	10,810	10,398	-3.8%
May	11,978	11,604	-3.1%
June	10,486	11,316	+7.9%
July	10,730	11,247	+4.8%
August	10,411	10,482	+0.7%
September	9,247	9,873	+6.8%
October	9,481	9,525	+0.5%
November	8,630	7,673	-11.1%
12-Month Avg	9,563	9,684	+1.3%

Historical Closed Sales



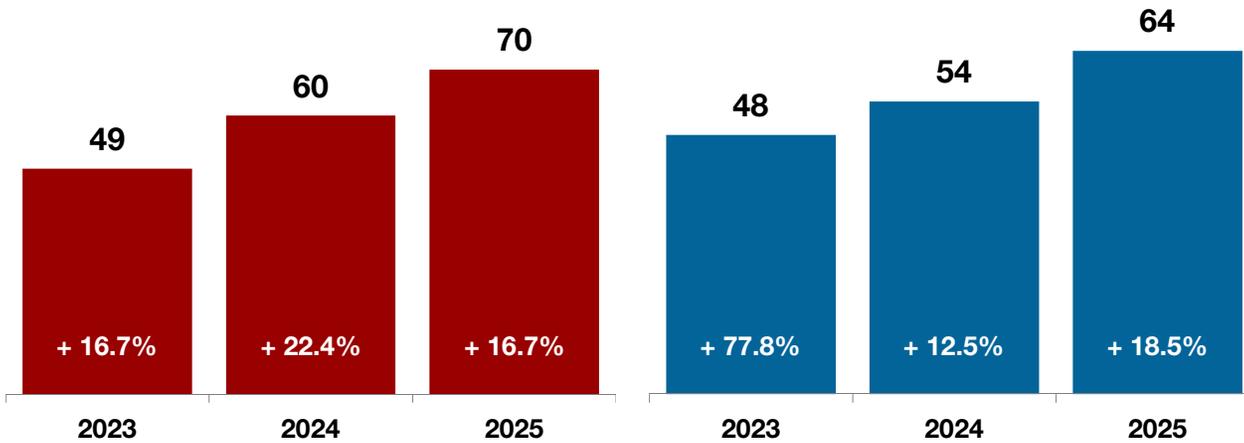
Days on Market Until Sale

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



November

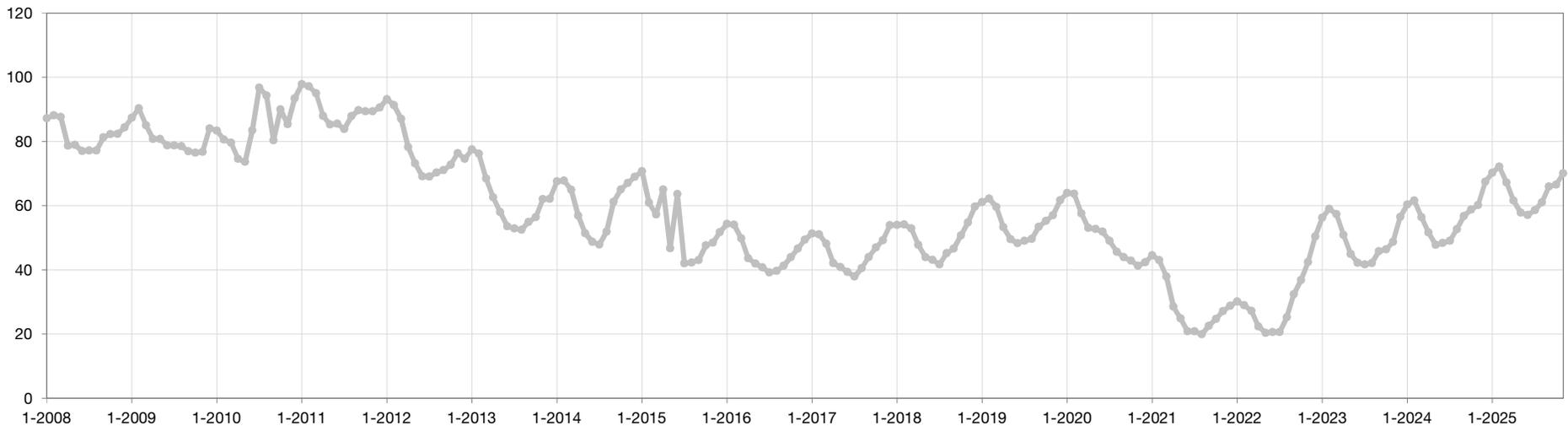
Year to Date



Month	Prior Year	Current Year	+ / -
December	57	67	+17.5%
January	60	70	+16.7%
February	62	72	+16.1%
March	56	67	+19.6%
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%
12-Month Avg*	55	63	+14.5%

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

Historical Days on Market Until Sale



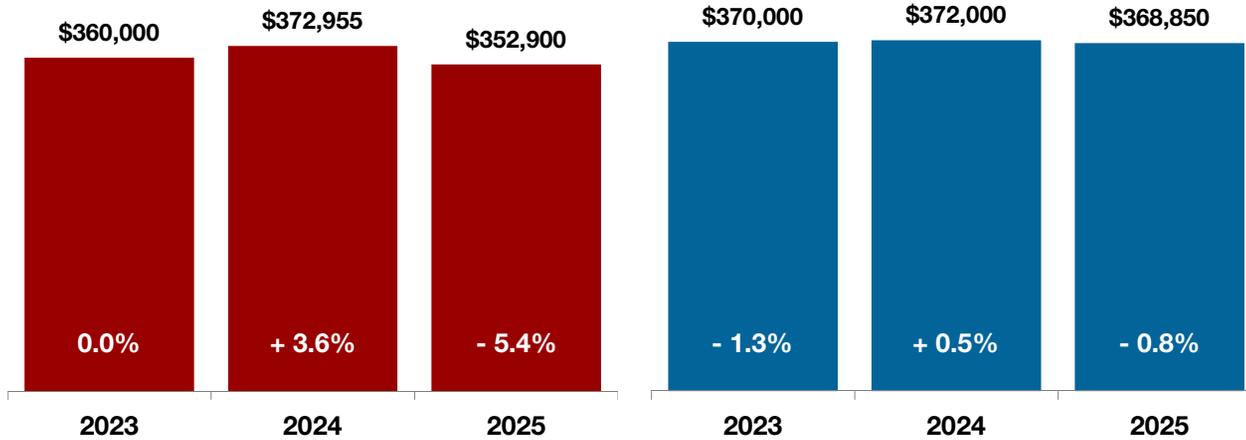
Median Sales Price

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



November

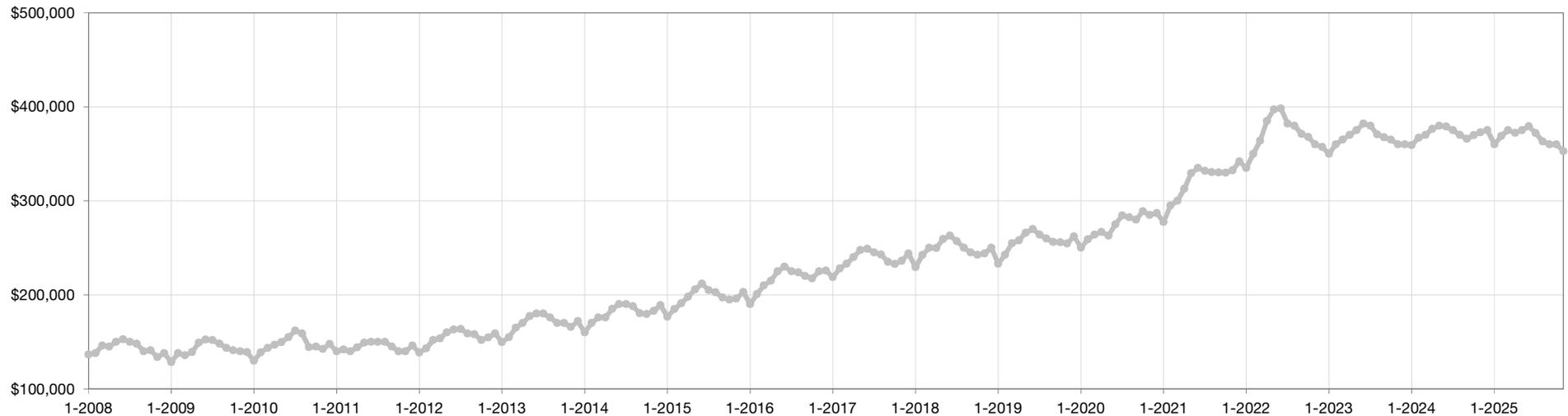
Year to Date



Month	Prior Year	Current Year	+ / -
December	\$360,000	\$375,000	+4.2%
January	\$359,090	\$360,000	+0.3%
February	\$366,990	\$369,000	+0.5%
March	\$369,990	\$375,000	+1.4%
April	\$376,482	\$372,425	-1.1%
May	\$380,000	\$375,000	-1.3%
June	\$378,950	\$379,350	+0.1%
July	\$375,000	\$372,000	-0.8%
August	\$370,000	\$363,103	-1.9%
September	\$366,000	\$360,000	-1.6%
October	\$369,900	\$360,000	-2.7%
November	\$372,955	\$352,900	-5.4%
12-Month Avg*	\$276,000	\$270,000	-2.2%

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

Historical Median Sales Price



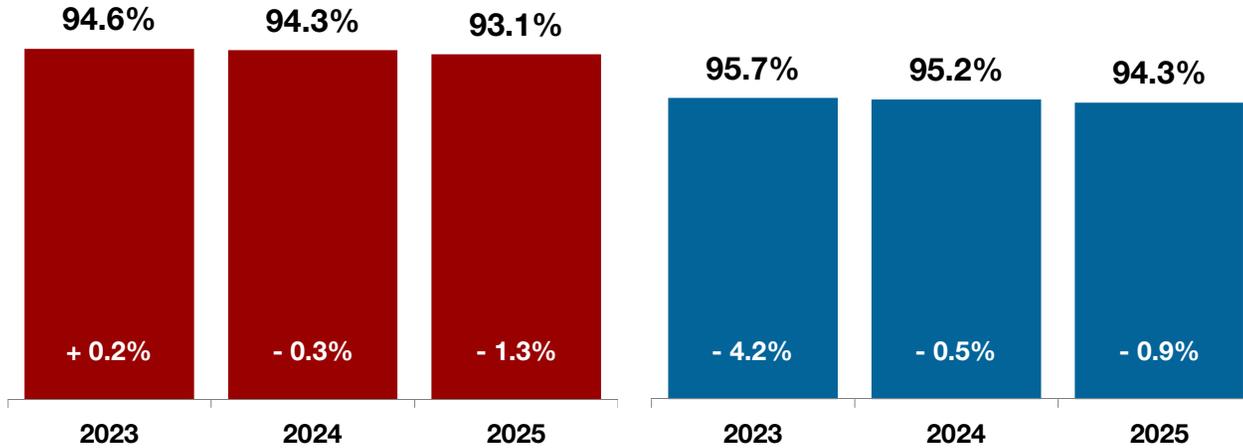
Percent of Original List Price Received

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.



November

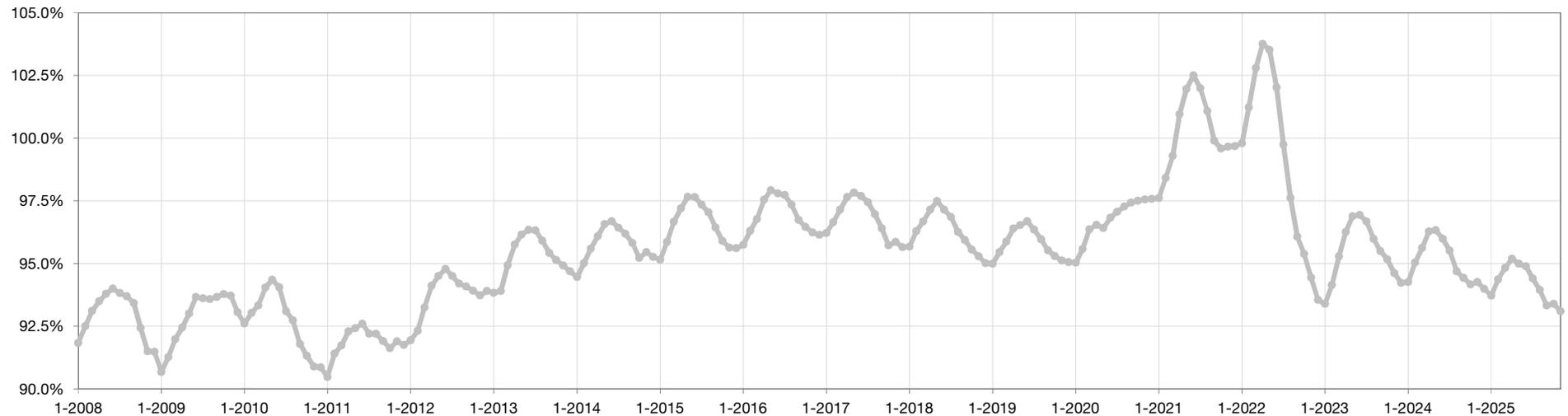
Year to Date



Month	Prior Year	Current Year	+ / -
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%
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%
12-Month Avg*	95.2%	94.6%	-0.6%

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

Historical Percent of Original List Price Received

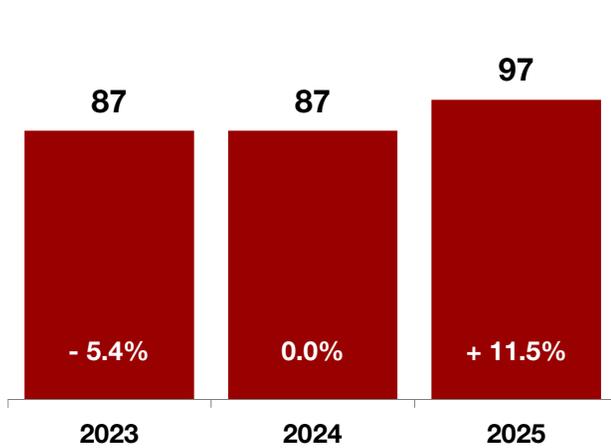


Housing Affordability Index

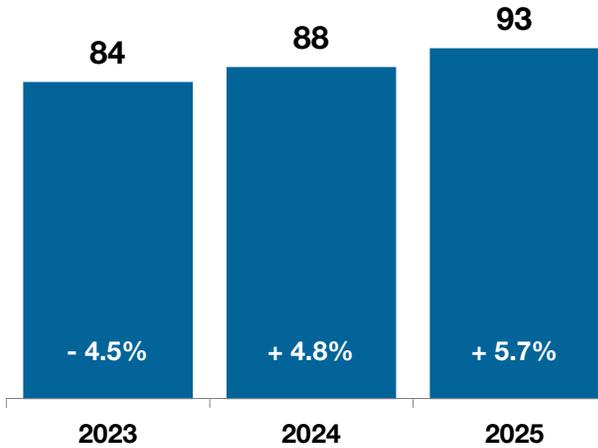
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



November

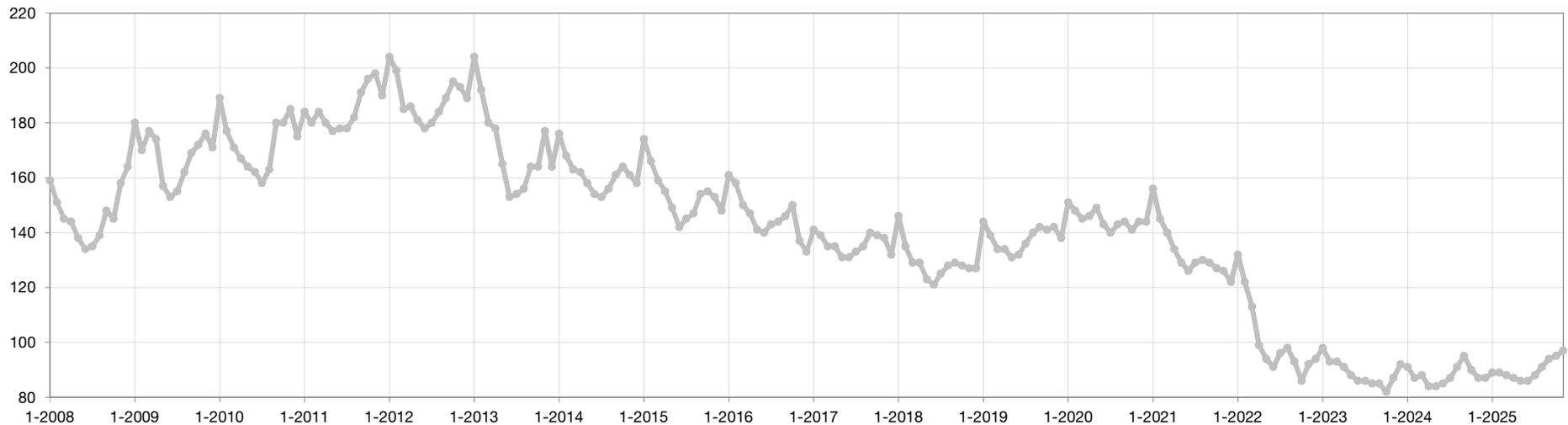


Year to Date



Month	Prior Year	Current Year	+ / -
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%
June	85	86	+1.2%
July	87	88	+1.1%
August	91	91	0.0%
September	95	94	-1.1%
October	90	95	+5.6%
November	87	97	+11.5%
12-Month Avg	88	90	+2.3%

Historical Housing Affordability Index

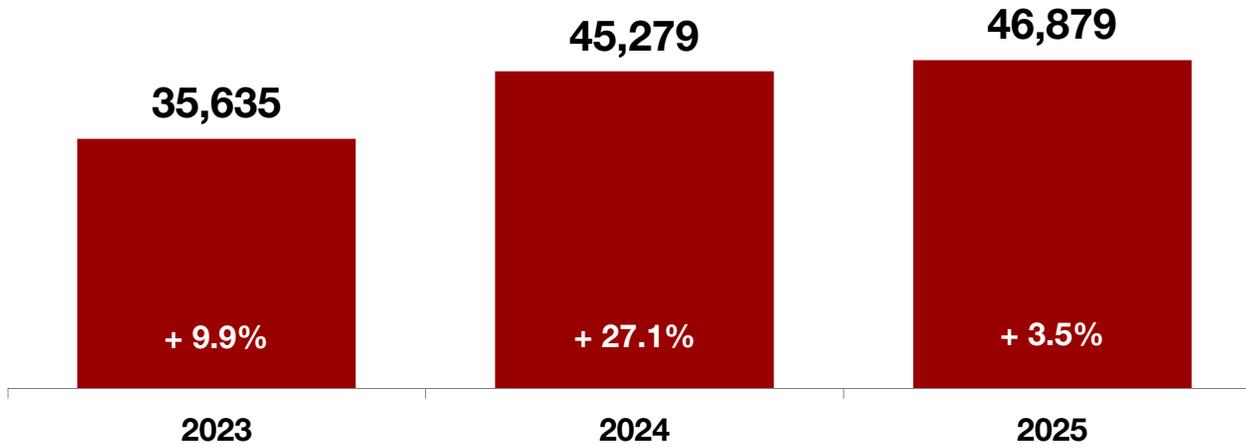


Inventory of Homes for Sale

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

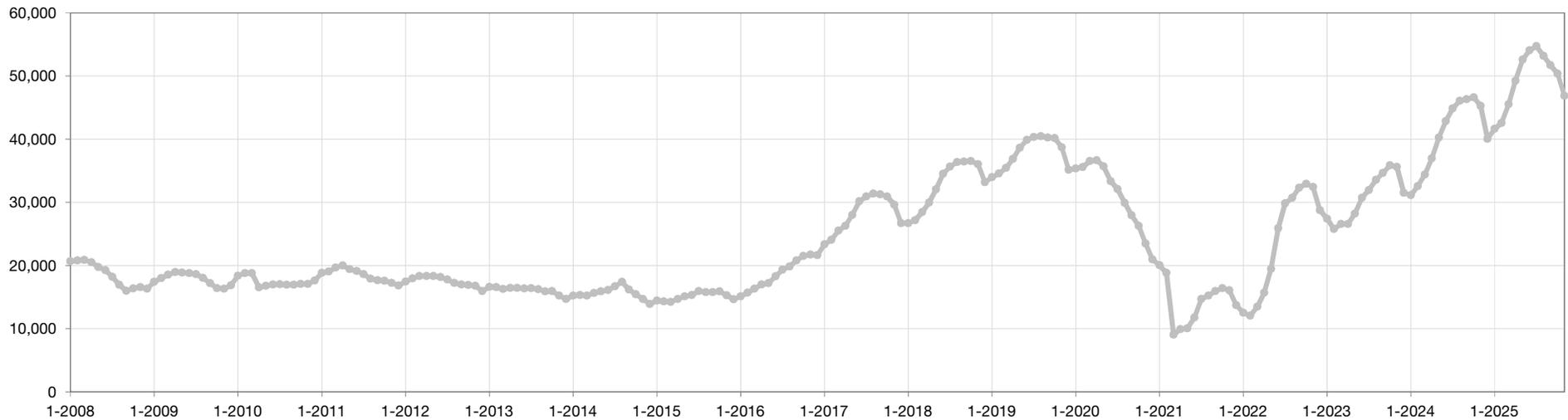


November



Month	Prior Year	Current Year	+ / -
December	31,523	40,072	+27.1%
January	31,161	41,641	+33.6%
February	32,565	42,560	+30.7%
March	34,422	45,554	+32.3%
April	36,937	49,267	+33.4%
May	40,251	52,602	+30.7%
June	42,865	54,086	+26.2%
July	44,868	54,725	+22.0%
August	46,084	53,214	+15.5%
September	46,337	51,737	+11.7%
October	46,632	50,398	+8.1%
November	45,279	46,879	+3.5%
12-Month Avg	39,910	48,561	+21.7%

Historical Inventory of Homes for Sale

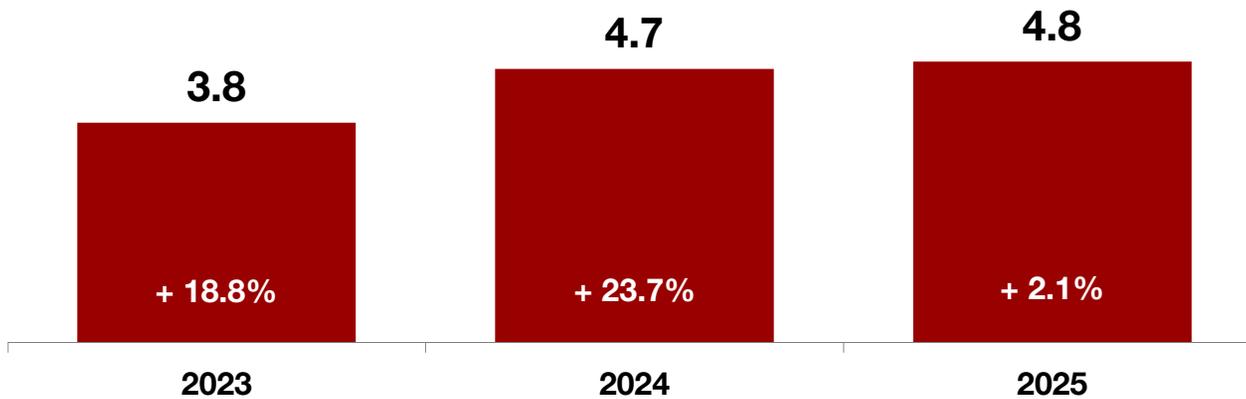


Months Supply of Homes for Sale

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	3.3	4.2	+27.3%
January	3.3	4.3	+30.3%
February	3.4	4.4	+29.4%
March	3.6	4.7	+30.6%
April	3.9	5.1	+30.8%
May	4.2	5.5	+31.0%
June	4.5	5.6	+24.4%
July	4.8	5.6	+16.7%
August	4.9	5.5	+12.2%
September	4.9	5.3	+8.2%
October	4.9	5.2	+6.1%
November	4.7	4.8	+2.1%
12-Month Avg*	4.9	5.5	+12.2%

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

Historical Months Supply of Homes for Sale

