

Monthly Indicators

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



October 2021

The U.S. housing market remains robust, with strong activity reported across both rental and residential housing fronts. Single-family rent prices are increasing rapidly, as demand for single-family housing and inventory constraints forces some buyers to rent, increasing competition and pushing rents up across the nation. Meanwhile, sales of new construction single-family homes recently hit a six-month high, rising 14% to a seasonally adjusted rate of 800,000, according to the latest data from the U.S. Department of Housing and Urban Development.

New Listings were down in the North Texas region 4.0 percent to 12,229. Pending Sales decreased 7.2 percent to 10,684. Inventory shrank 49.4 percent to 15,549 units.

Prices moved higher as Median Sales Price was up 15.5 percent to \$335,000. Days on Market decreased 44.2 percent to 24. Months Supply of Inventory was down 48.1 percent to 1.4 months., indicating that demand increased relative to supply.

As temperatures drop, existing home sales continue to be plentiful, buoyed by strong demand, low interest rates, and a slight uptick in new listings in recent months, according to the National Association of REALTORS®. With interest rates inching upward, and experts expecting further rate increases on the horizon, motivated buyers are hoping to lock in their home purchases to take advantage of what are still historically low rates.

Quick Facts

- 11.6% **+ 15.5%** **- 49.4%**

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.



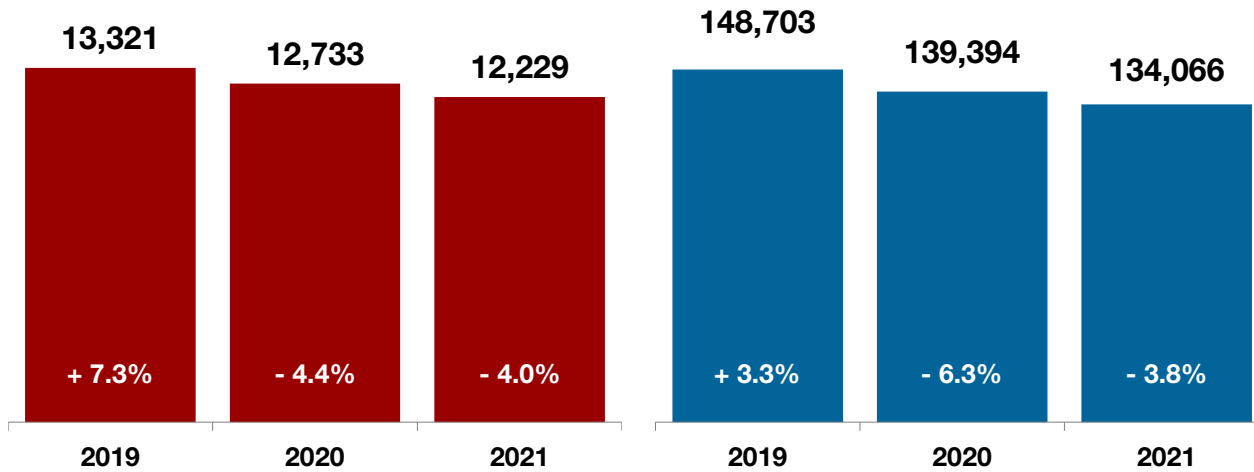
Key Metrics	Historical Sparklines	10-2020	10-2021	+/-	YTD 2020	YTD 2021	+/-
New Listings		12,733	12,229	- 4.0%	139,394	134,066	- 3.8%
Pending Sales		11,513	10,684	- 7.2%	118,495	117,144	- 1.1%
Closed Sales		12,553	11,093	- 11.6%	111,479	112,810	+ 1.2%
Days on Market Until Sale		43	24	- 44.2%	51	27	- 47.1%
Median Sales Price		\$290,000	\$335,000	+ 15.5%	\$275,000	\$324,900	+ 18.1%
Percent of Original List Price Received		97.5%	99.7%	+ 2.3%	96.8%	100.6%	+ 3.9%
Housing Affordability Index		145	128	- 11.7%	153	132	- 13.7%
Inventory of Homes for Sale		30,747	15,549	- 49.4%	--	--	--
Months Supply of Homes for Sale		2.7	1.4	- 48.1%	--	--	--

New Listings

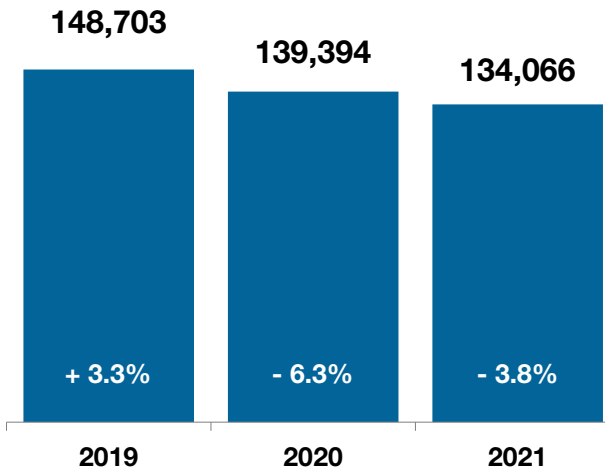
A count of the properties that have been newly listed on the market in a given month.



October

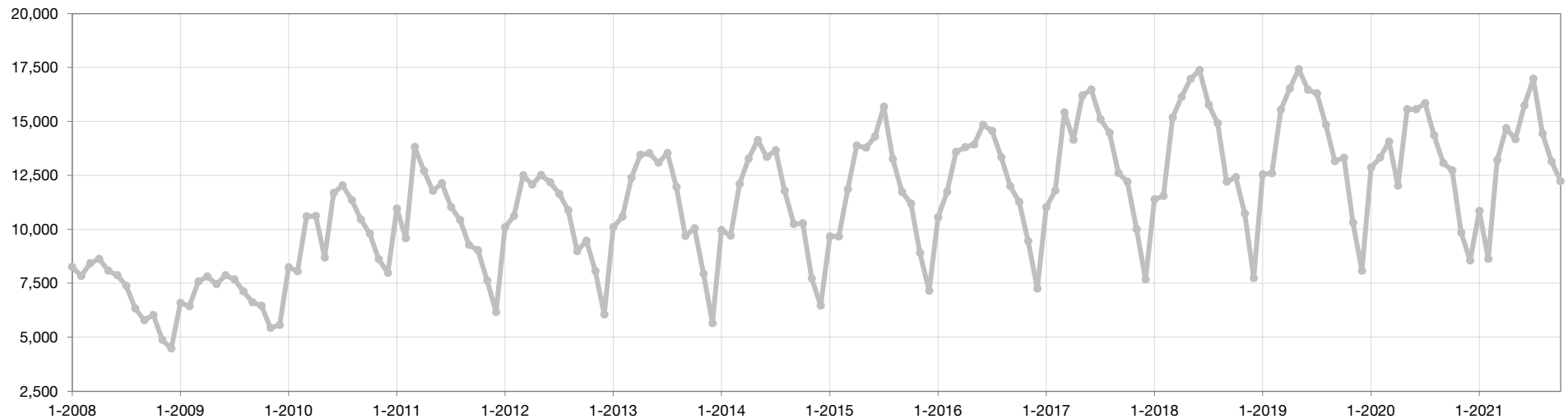


Year to Date



Month	Prior Year	Current Year	+ / -
November	10,312	9,850	-4.5%
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	13,142	+0.6%
October	12,733	12,229	-4.0%
12-Month Avg	13,149	12,706	-3.4%

Historical New Listings



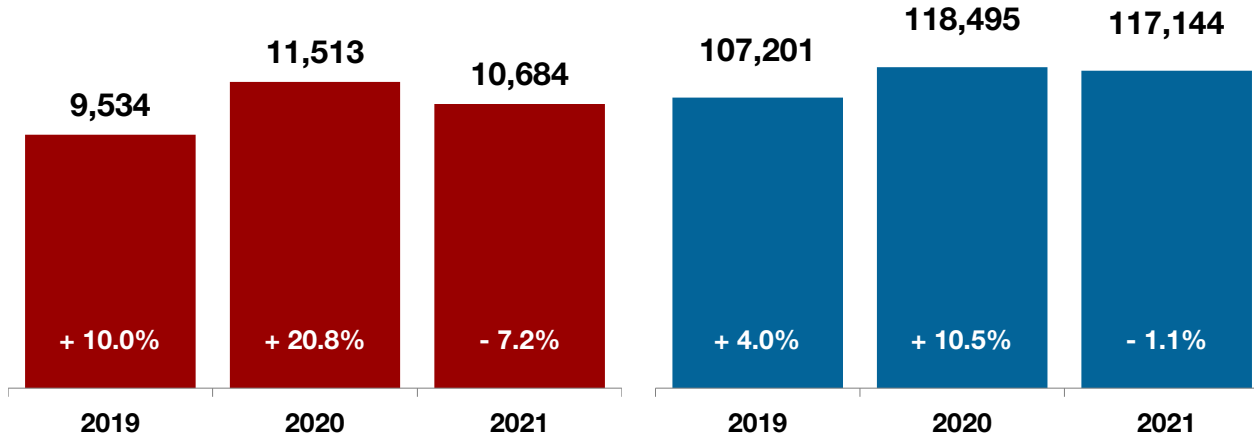
Pending Sales

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



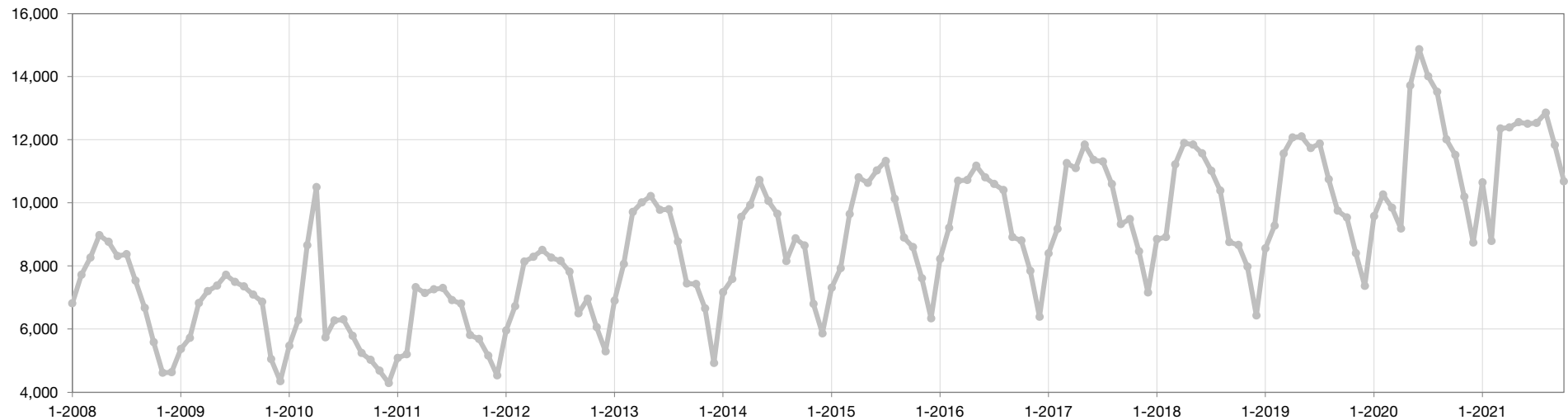
October

Year to Date



Month	Prior Year	Current Year	+ / -
November	8,404	10,191	+21.3%
December	7,365	8,738	+18.6%
January	9,575	10,649	+11.2%
February	10,262	8,785	-14.4%
March	9,842	12,351	+25.5%
April	9,182	12,387	+34.9%
May	13,718	12,558	-8.5%
June	14,863	12,501	-15.9%
July	14,008	12,530	-10.6%
August	13,521	12,860	-4.9%
September	12,011	11,839	-1.4%
October	11,513	10,684	-7.2%
12-Month Avg	11,189	11,339	+1.3%

Historical Pending Sales

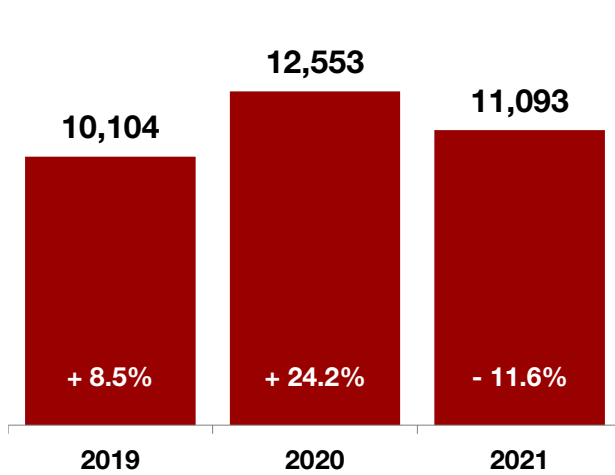


Closed Sales

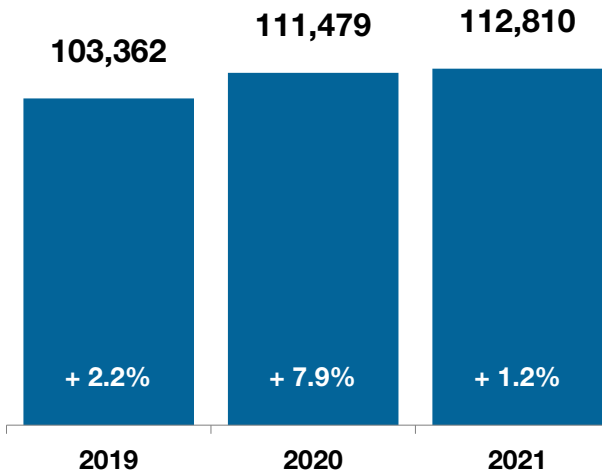
A count of the actual sales that closed in a given month.



October

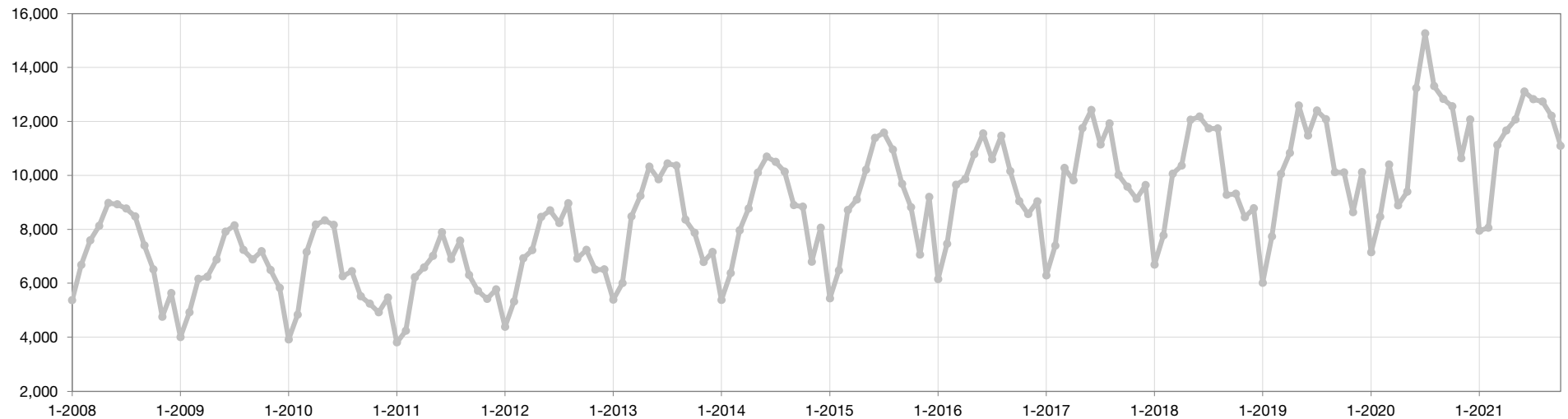


Year to Date



Month	Prior Year	Current Year	+ / -
November	8,634	10,637	+23.2%
December	10,115	12,066	+19.3%
January	7,147	7,950	+11.2%
February	8,464	8,055	-4.8%
March	10,401	11,121	+6.9%
April	8,882	11,654	+31.2%
May	9,394	12,070	+28.5%
June	13,235	13,107	-1.0%
July	15,258	12,817	-16.0%
August	13,311	12,733	-4.3%
September	12,834	12,210	-4.9%
October	12,553	11,093	-11.6%
12-Month Avg	10,852	11,293	+4.1%

Historical Closed Sales



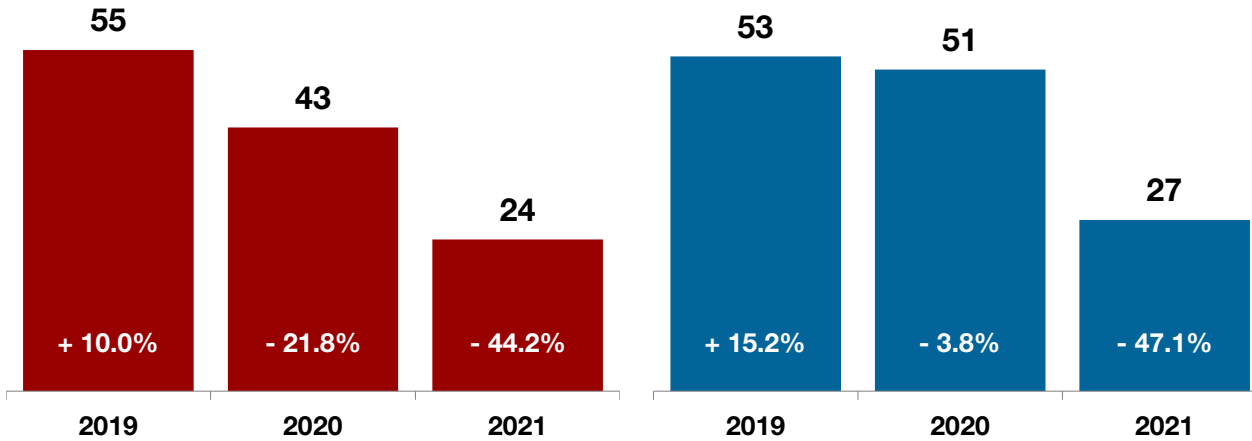
Days on Market Until Sale

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



October

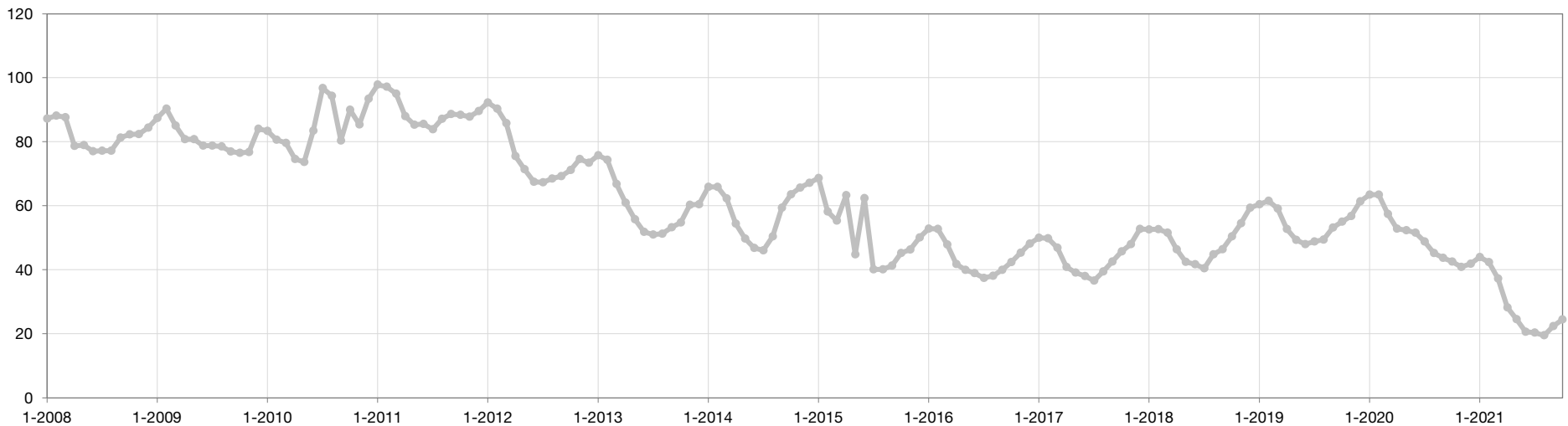
Year to Date



Month	Prior Year	Current Year	+ / -
November	57	41	-28.1%
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%
12-Month Avg*	52	29	-44.2%

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

Historical Days on Market Until Sale

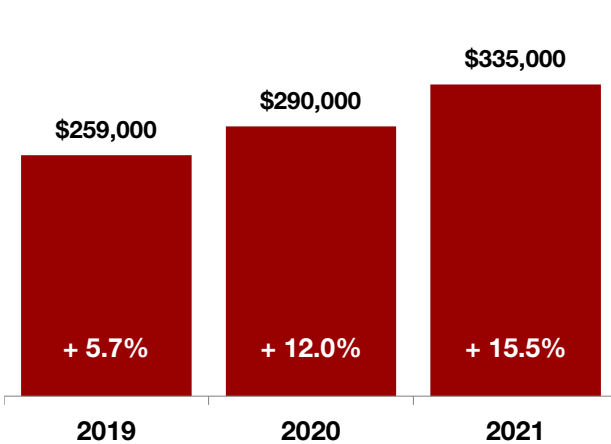


Median Sales Price

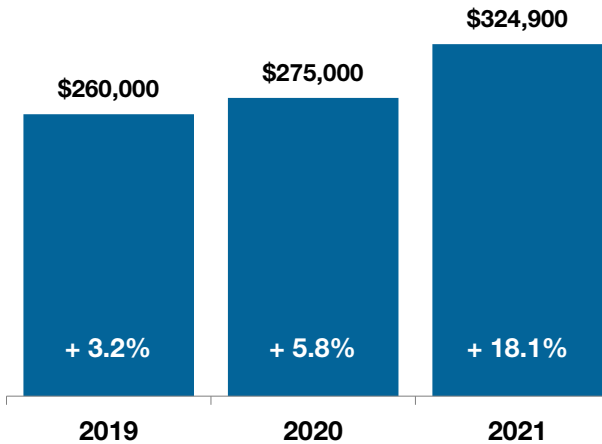
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



October



Year to Date



Month	Prior Year	Current Year	+ / -
November	\$256,520	\$287,620	+12.1%
December	\$265,000	\$290,000	+9.4%
January	\$252,750	\$280,000	+10.8%
February	\$261,000	\$298,372	+14.3%
March	\$265,000	\$302,000	+14.0%
April	\$270,000	\$315,000	+16.7%
May	\$265,000	\$331,000	+24.9%
June	\$279,000	\$338,983	+21.5%
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%
12-Month Avg*	\$274,990	\$317,000	+15.3%

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

Historical Median Sales Price



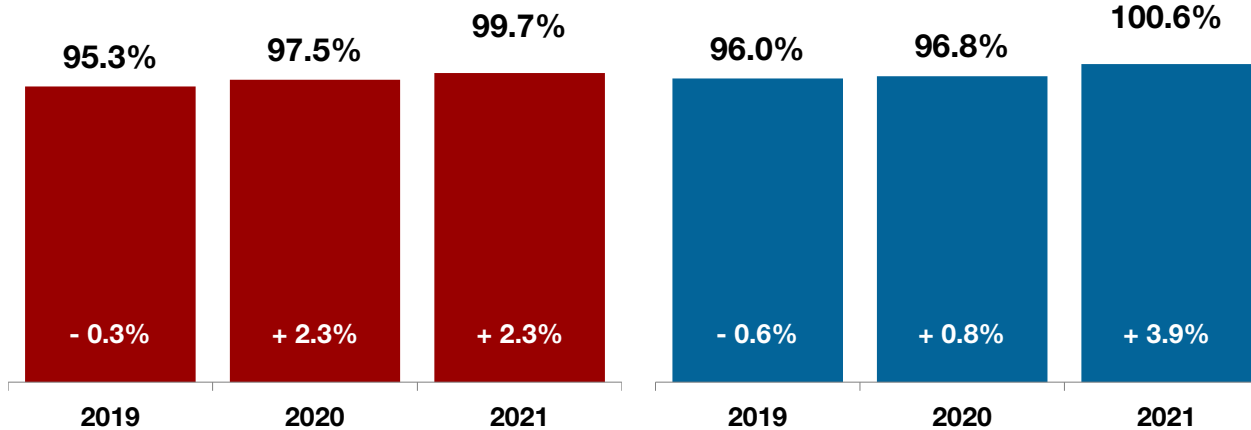
Percent of Original List Price Received

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.



October

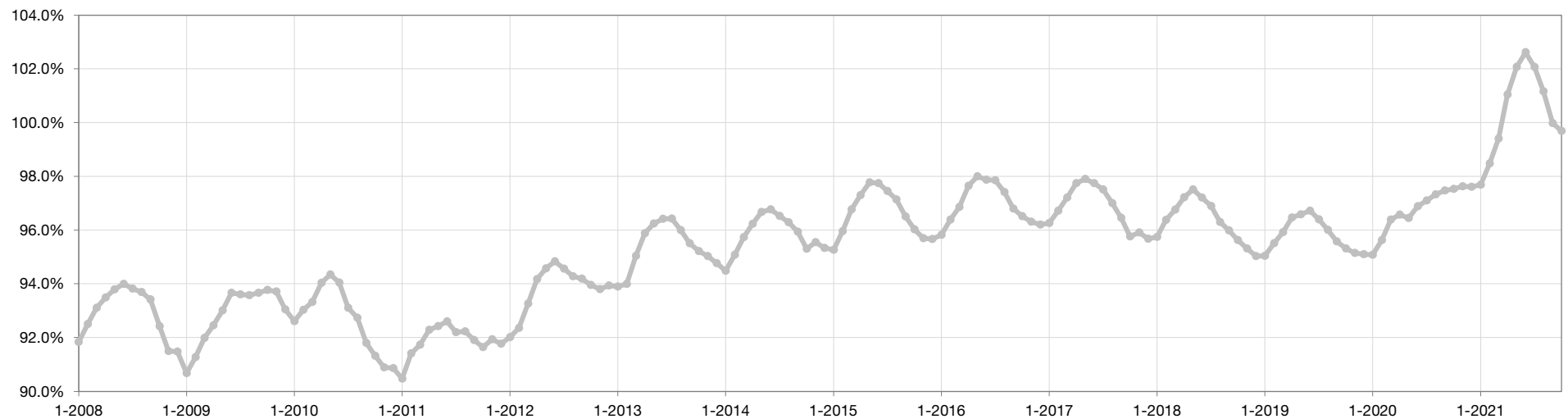
Year to Date



Month	Prior Year	Current Year	+ / -
November	95.1%	97.6%	+2.6%
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%
12-Month Avg*	96.5%	100.1%	+3.7%

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

Historical Percent of Original List Price Received



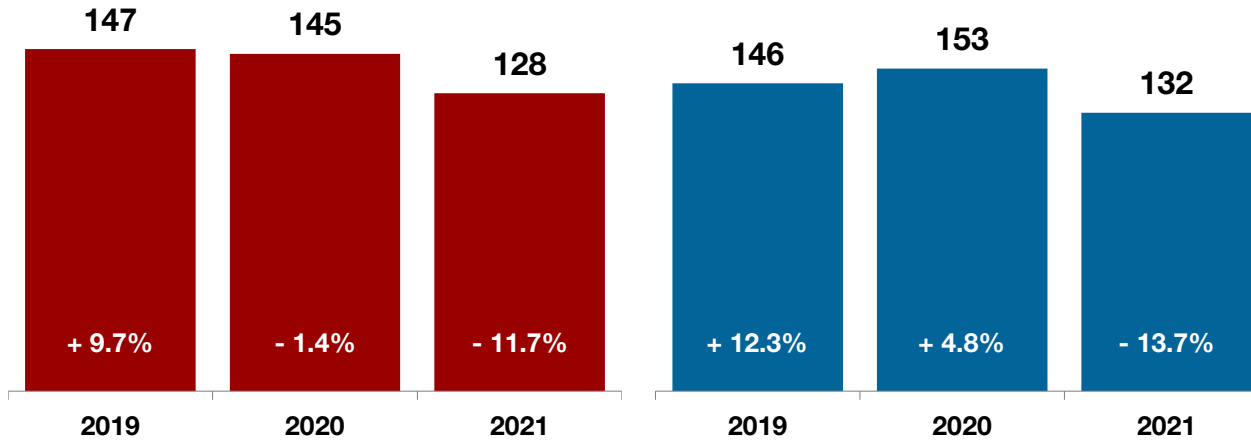
Housing Affordability Index

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.



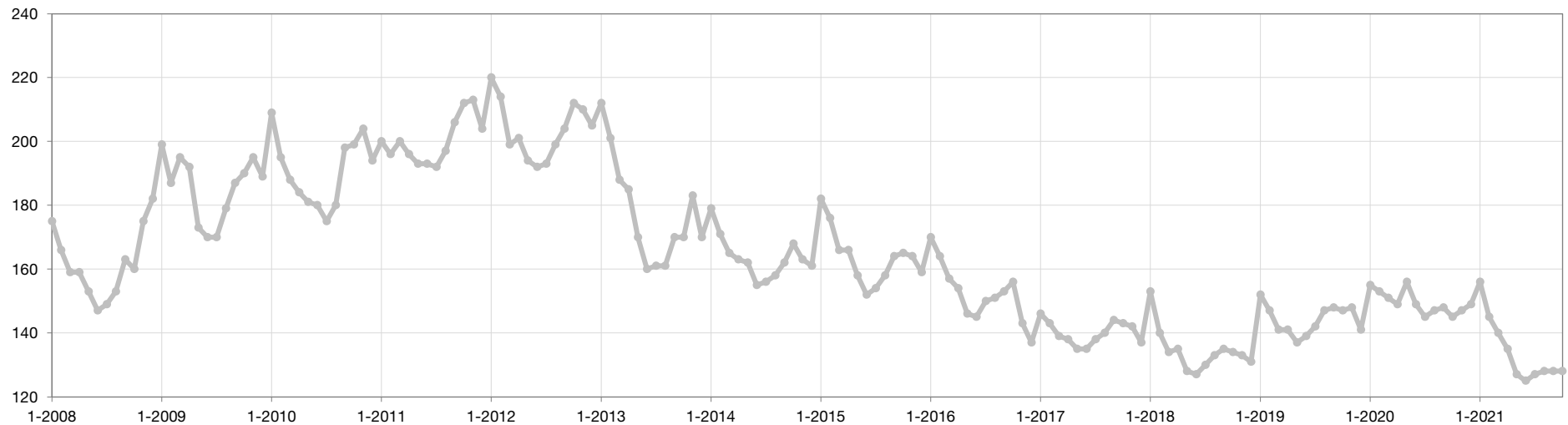
October

Year to Date



Month	Prior Year	Current Year	+ / -
November	148	147	-0.7%
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%
12-Month Avg	149	136	-8.7%

Historical Housing Affordability Index

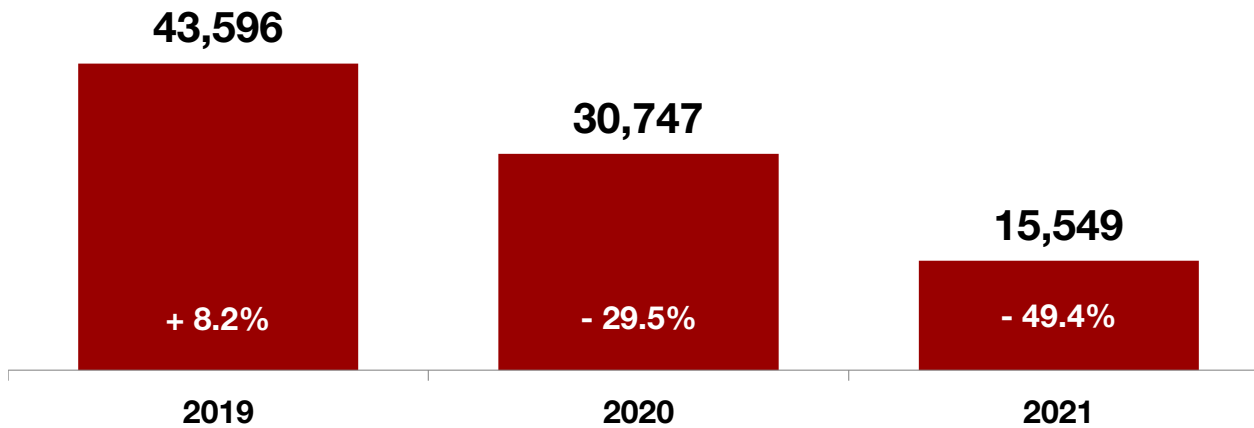


Inventory of Homes for Sale

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

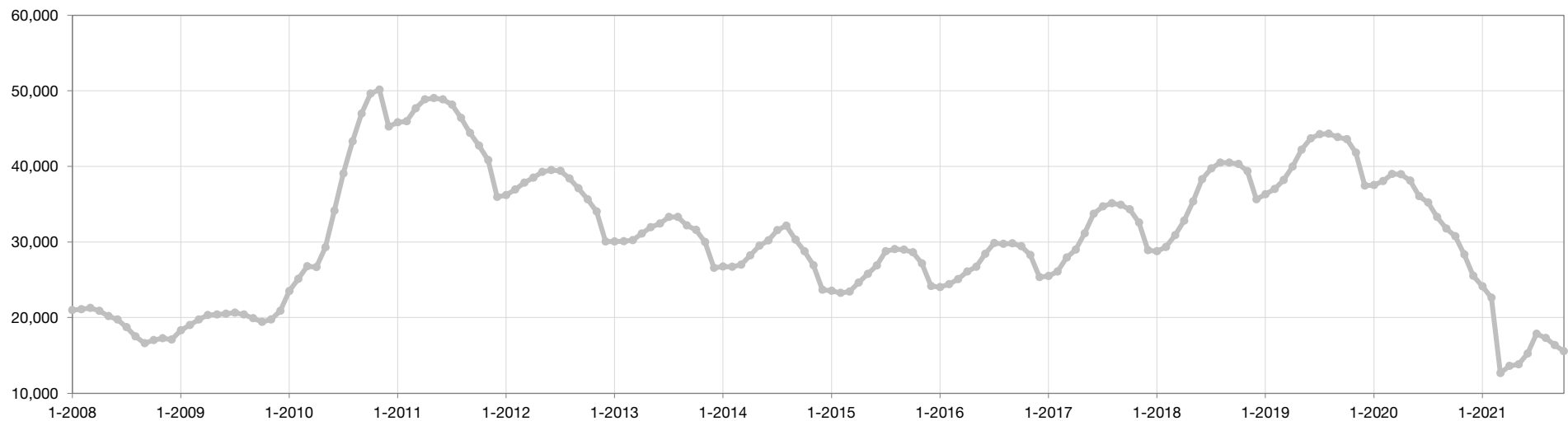


October



Month	Prior Year	Current Year	+ / -
November	41,799	28,356	-32.2%
December	37,445	25,520	-31.8%
January	37,520	24,133	-35.7%
February	38,041	22,639	-40.5%
March	38,993	12,657	-67.5%
April	38,952	13,611	-65.1%
May	38,128	13,805	-63.8%
June	36,046	15,247	-57.7%
July	35,201	17,839	-49.3%
August	33,294	17,287	-48.1%
September	31,771	16,359	-48.5%
October	30,747	15,549	-49.4%
12-Month Avg	36,495	18,584	-49.1%

Historical Inventory of Homes for Sale

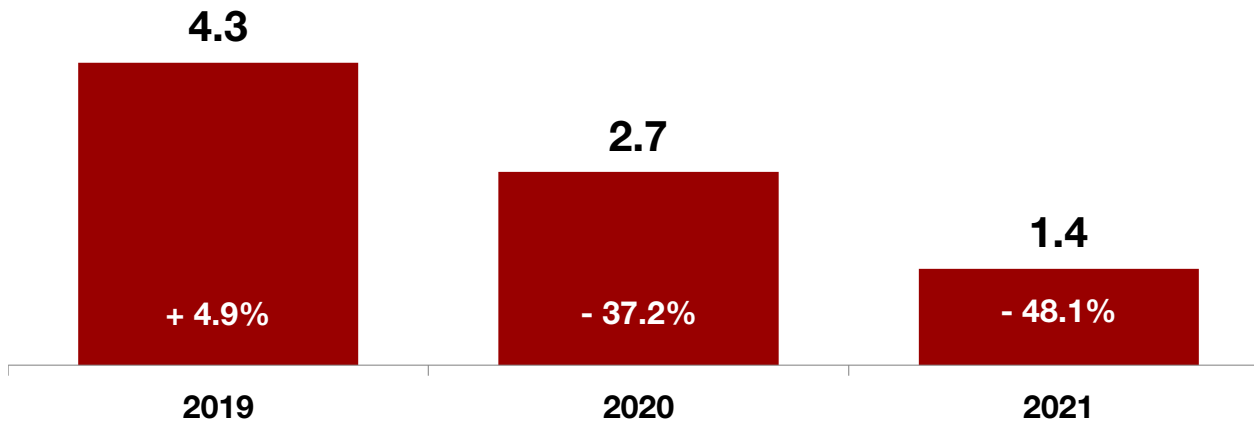


Months Supply of Homes for Sale

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.



October



Month	Prior Year	Current Year	+ / -
November	4.1	2.5	-39.0%
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	1.4	-51.7%
October	2.7	1.4	-48.1%
12-Month Avg*	3.5	1.6	-54.3%

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

Historical Months Supply of Homes for Sale

