

Monthly Indicators

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



October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings in the North Texas region were up 1.2 percent to 15,562. Pending Sales decreased 8.7 percent to 8,569. Inventory grew 7.4 percent to 50,080 units.

Prices moved lower as Median Sales Price was down 2.7 percent to \$360,000. Days on Market increased 11.9 percent to 66. Months Supply of Inventory was up 6.1 percent to 5.2, indicating that supply increased relative to demand.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Quick Facts

- 1.7%	- 2.7%	+ 7.4%
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.



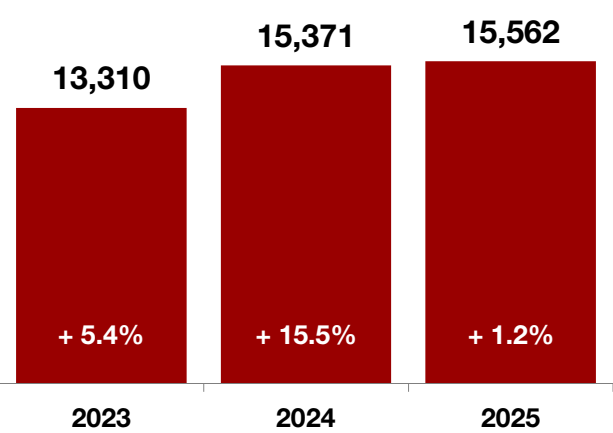
Key Metrics	Historical Sparklines	10-2024	10-2025	+/-	YTD 2024	YTD 2025	+/-
New Listings		15,371	15,562	+ 1.2%	159,569	173,478	+ 8.7%
Pending Sales		9,381	8,569	- 8.7%	100,858	101,529	+ 0.7%
Closed Sales		9,481	9,324	- 1.7%	98,056	98,917	+ 0.9%
Days on Market Until Sale		59	66	+ 11.9%	54	63	+ 16.7%
Median Sales Price		\$369,900	\$360,000	- 2.7%	\$372,000	\$370,000	- 0.5%
Percent of Original List Price Received		94.2%	93.4%	- 0.8%	95.3%	94.4%	- 0.9%
Housing Affordability Index		90	95	+ 5.6%	89	93	+ 4.5%
Inventory of Homes for Sale		46,622	50,080	+ 7.4%	--	--	--
Months Supply of Homes for Sale		4.9	5.2	+ 6.1%	--	--	--

New Listings

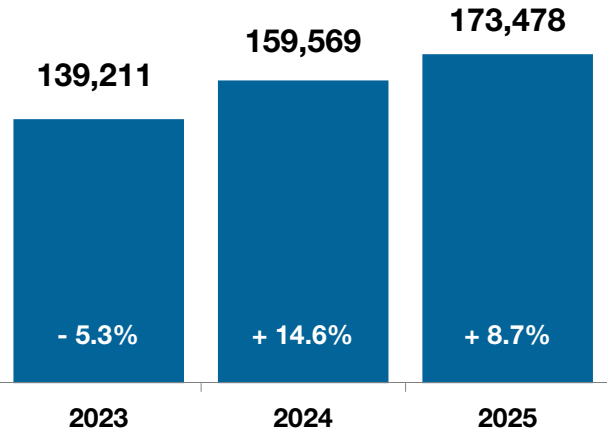
A count of the properties that have been newly listed on the market in a given month.



October

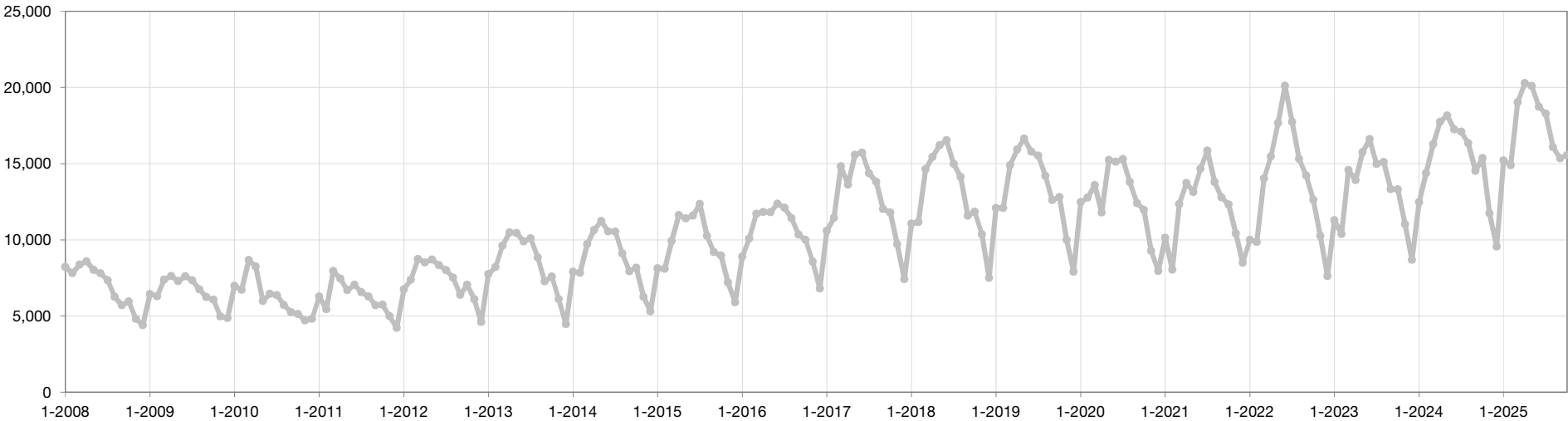


Year to Date



Month	Prior Year	Current Year	+ / -
November	11,014	11,741	+6.6%
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	18,732	+8.6%
July	17,096	18,270	+6.9%
August	16,339	16,075	-1.6%
September	14,523	15,344	+5.7%
October	15,371	15,562	+1.2%
12-Month Avg	14,939	16,231	+8.6%

Historical New Listings



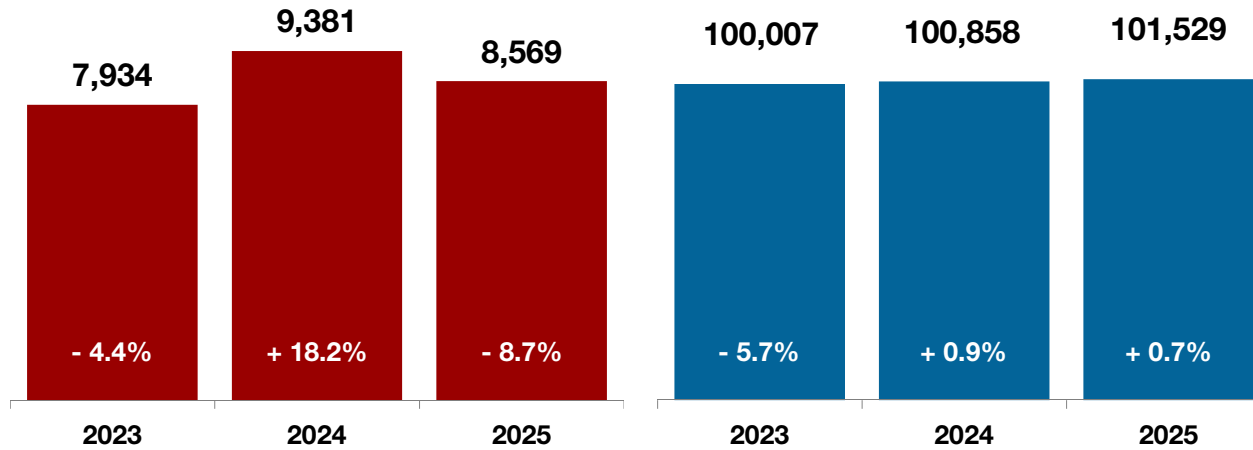
Pending Sales

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



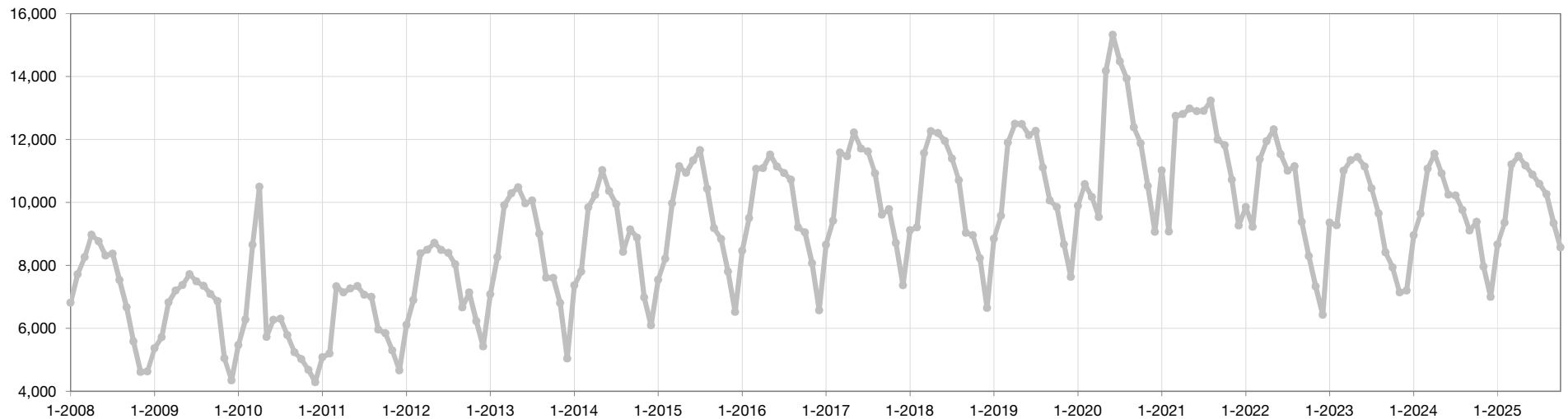
October

Year to Date



Month	Prior Year	Current Year	+ / -
November	7,140	7,963	+11.5%
December	7,201	6,993	-2.9%
January	8,959	8,665	-3.3%
February	9,641	9,359	-2.9%
March	11,073	11,211	+1.2%
April	11,542	11,477	-0.6%
May	10,921	11,177	+2.3%
June	10,248	10,880	+6.2%
July	10,222	10,587	+3.6%
August	9,763	10,265	+5.1%
September	9,108	9,339	+2.5%
October	9,381	8,569	-8.7%
12-Month Avg	9,600	9,707	+1.1%

Historical Pending Sales

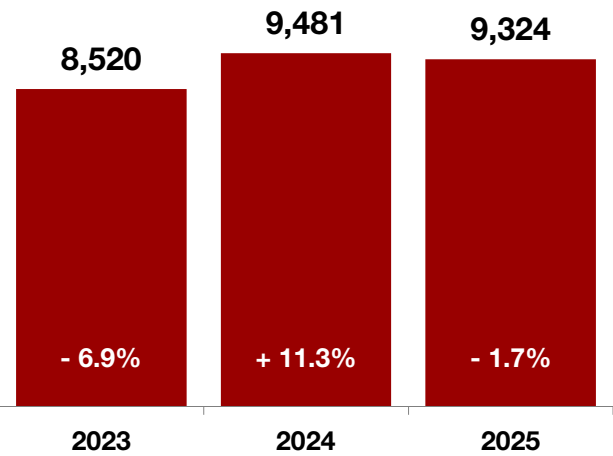


Closed Sales

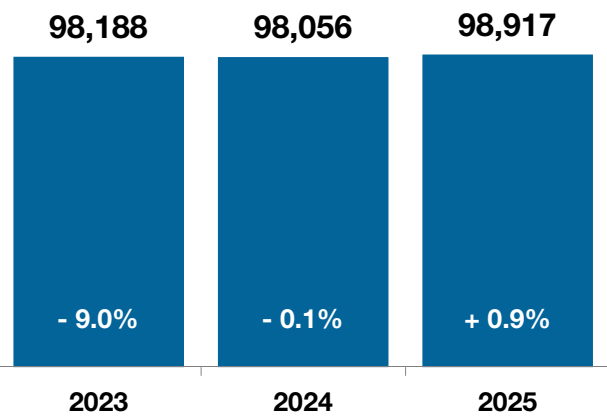
A count of the actual sales that closed in a given month.



October

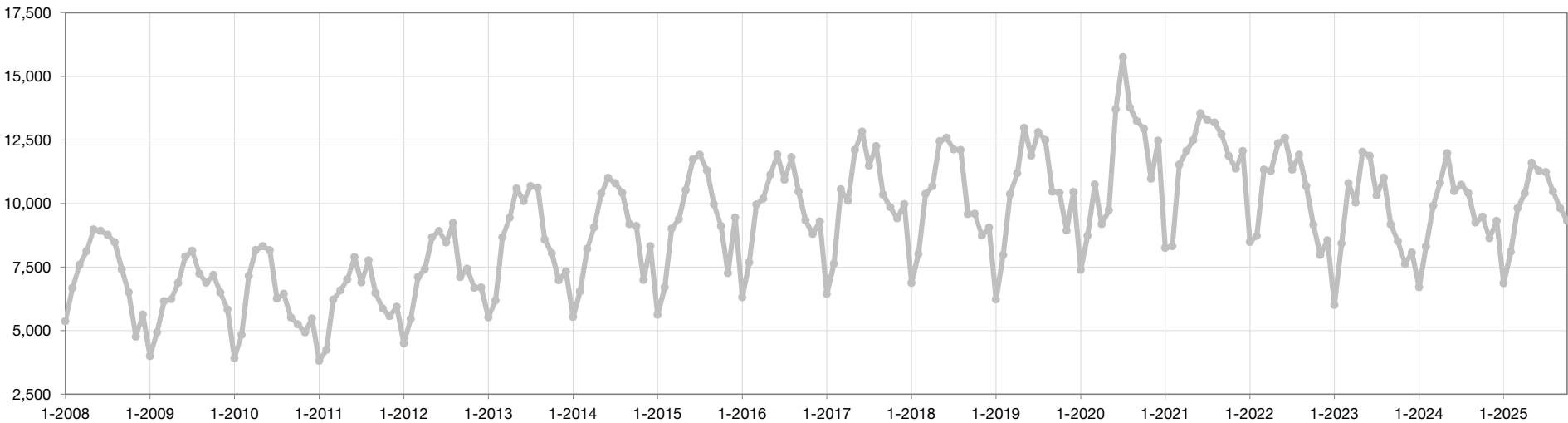


Year to Date



Month	Prior Year	Current Year	+ / -
November	7,612	8,630	+13.4%
December	8,068	9,317	+15.5%
January	6,702	6,861	+2.4%
February	8,307	8,095	-2.6%
March	9,904	9,811	-0.9%
April	10,810	10,398	-3.8%
May	11,978	11,603	-3.1%
June	10,486	11,292	+7.7%
July	10,730	11,241	+4.8%
August	10,411	10,476	+0.6%
September	9,247	9,816	+6.2%
October	9,481	9,324	-1.7%
12-Month Avg	9,478	9,739	+2.8%

Historical Closed Sales

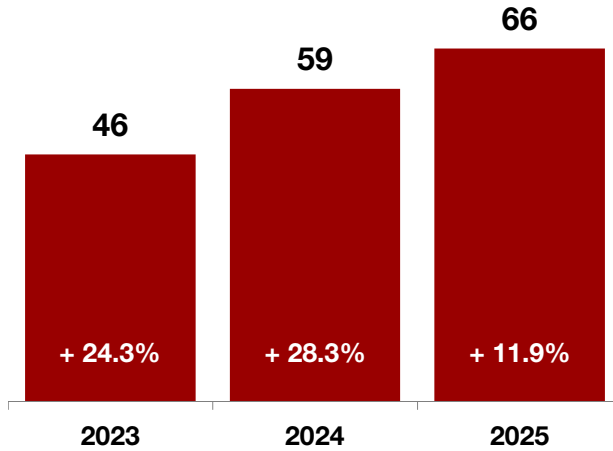


Days on Market Until Sale

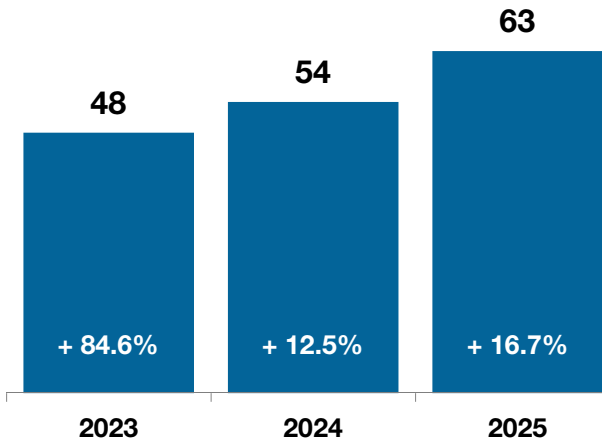
Average number of days between when a property is listed and when an offer is accepted in a given month.



October



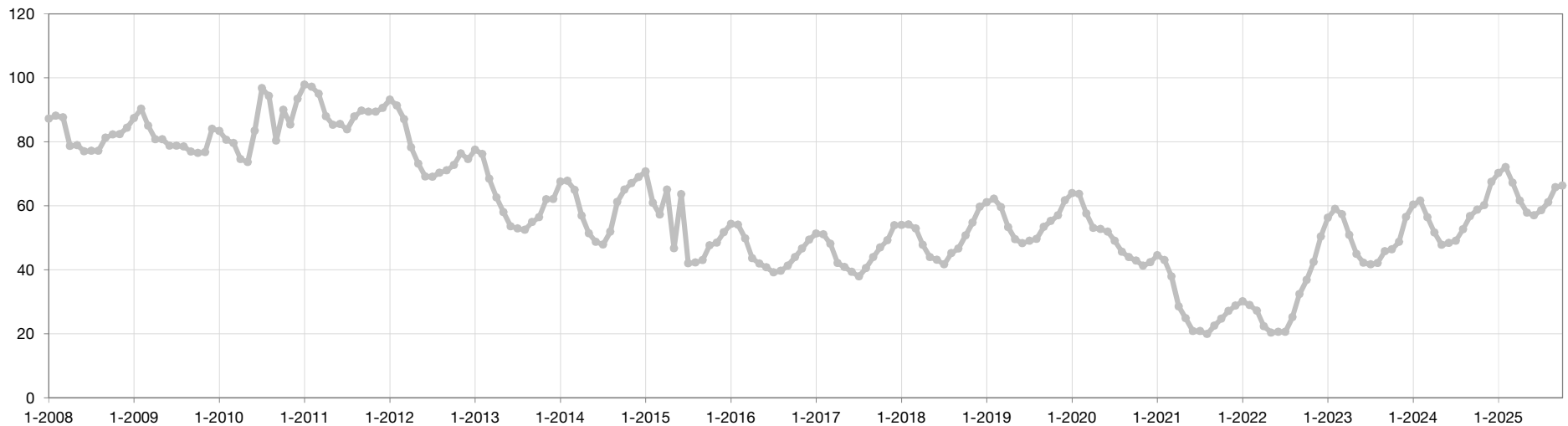
Year to Date



Month	Prior Year	Current Year	+ / -
November	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	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	66	+11.9%
12-Month Avg*	54	62	+14.8%

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

Historical Days on Market Until Sale

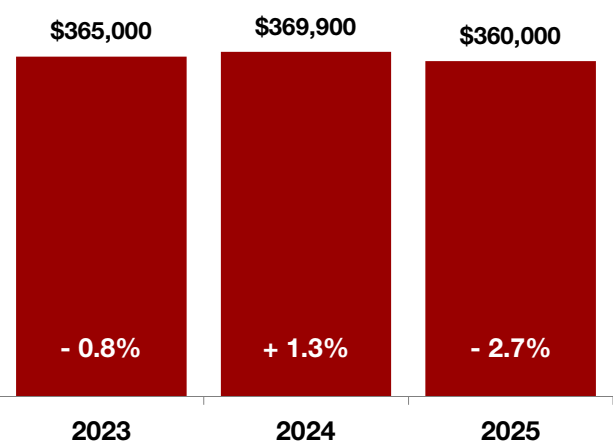


Median Sales Price

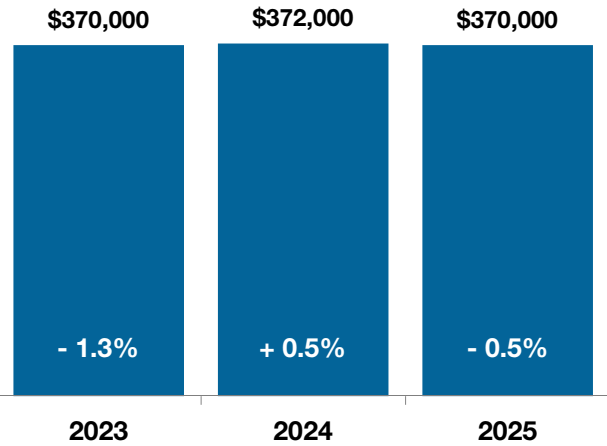
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



October



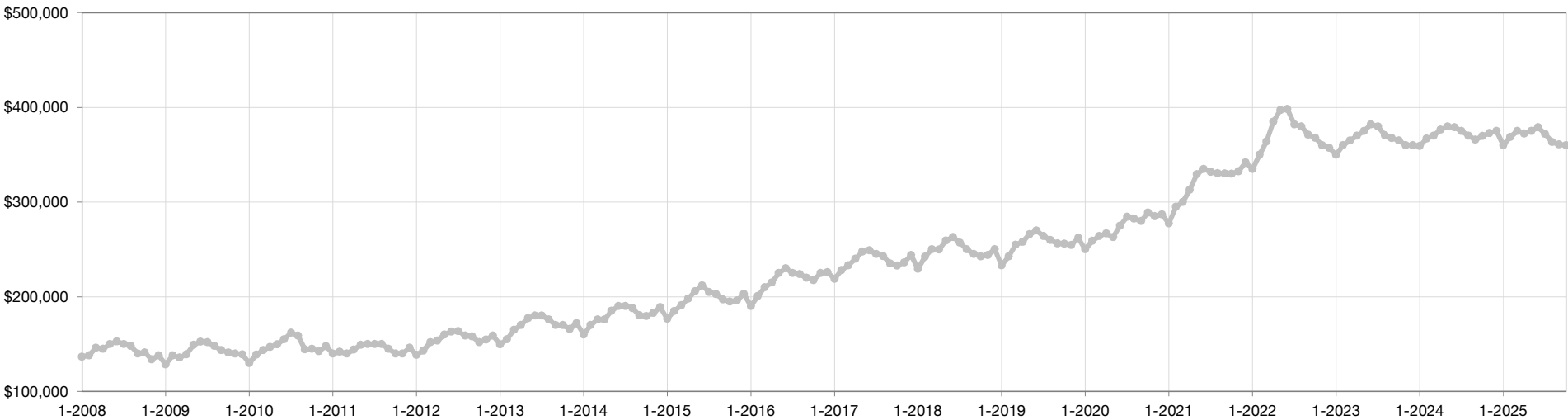
Year to Date



Month	Prior Year	Current Year	+ / -
November	\$360,000	\$372,955	+3.6%
December	\$360,000	\$375,000	+4.2%
January	\$359,090	\$360,000	+0.3%
February	\$366,990	\$368,796	+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	\$379,000	+0.0%
July	\$375,000	\$372,000	-0.8%
August	\$370,000	\$363,430	-1.8%
September	\$366,000	\$360,900	-1.4%
October	\$369,900	\$360,000	-2.7%
12-Month Avg*	\$275,000	\$273,990	-0.4%

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

Historical Median Sales Price

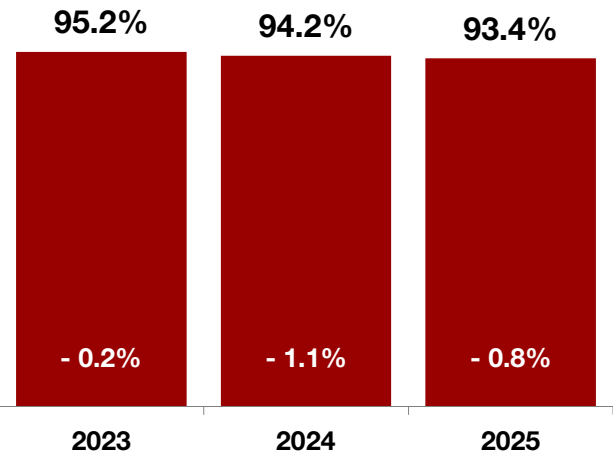


Percent of Original List Price Received

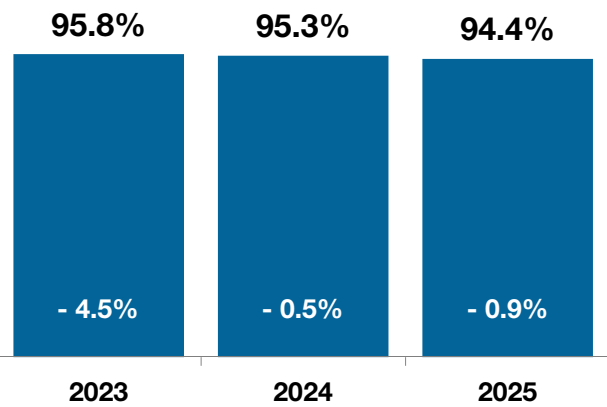
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



October



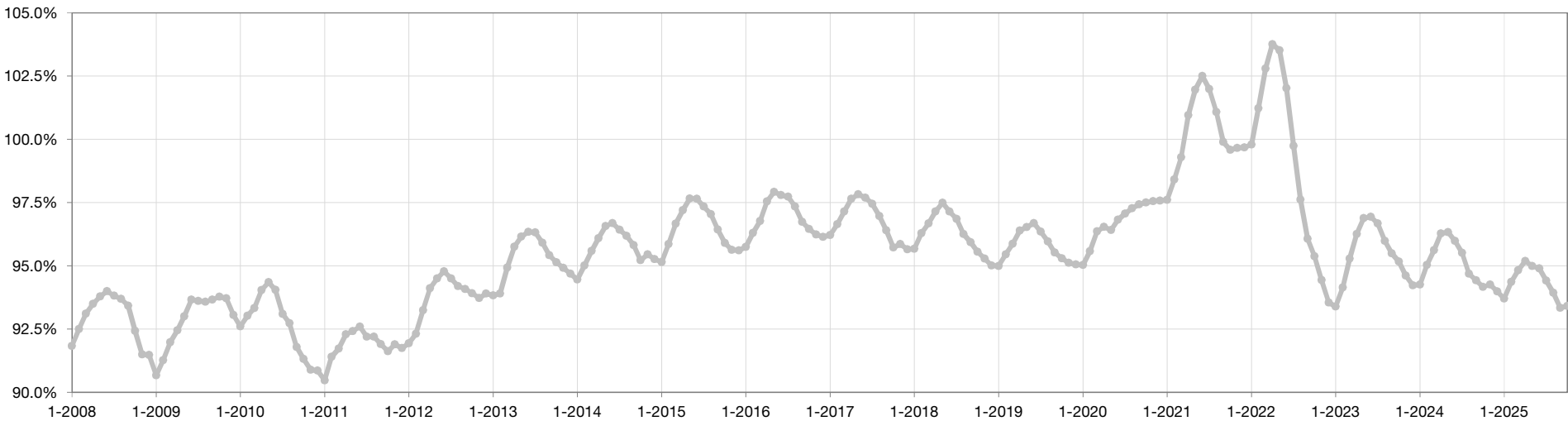
Year to Date



Month	Prior Year	Current Year	+ / -
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%
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%
12-Month Avg*	95.2%	94.7%	-0.5%

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

Historical Percent of Original List Price Received

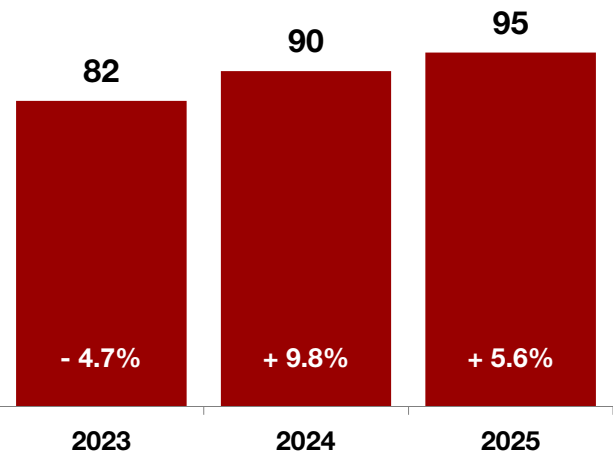


Housing Affordability Index

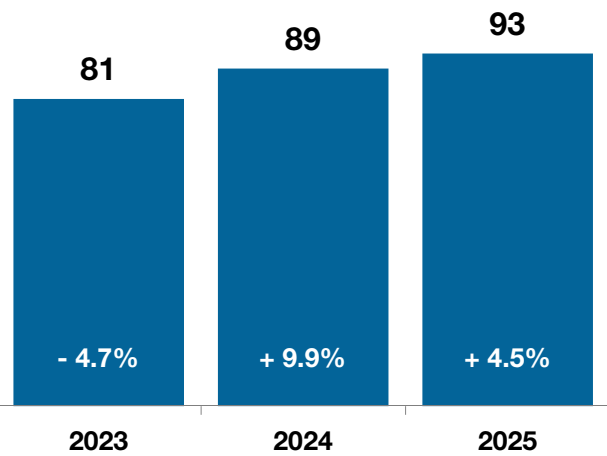
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



October

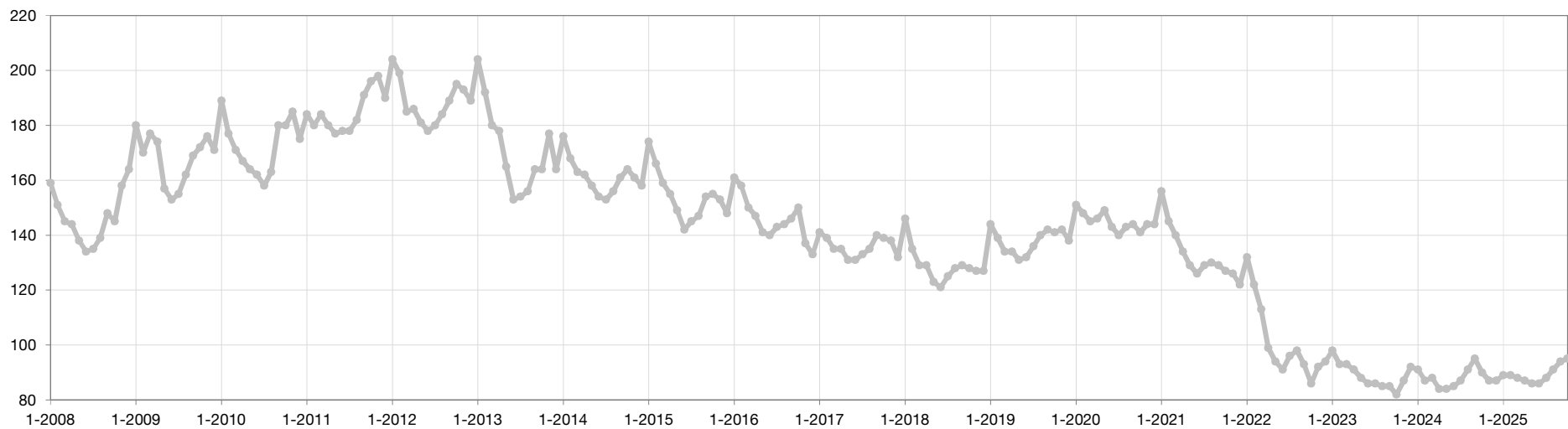


Year to Date



Month	Prior Year	Current Year	+ / -
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%
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%
12-Month Avg	88	89	+1.1%

Historical Housing Affordability Index

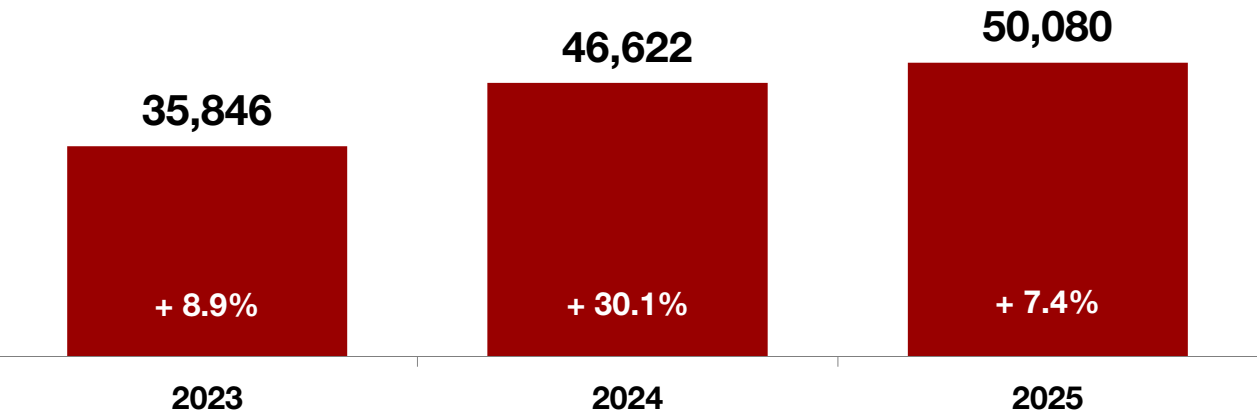


Inventory of Homes for Sale

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

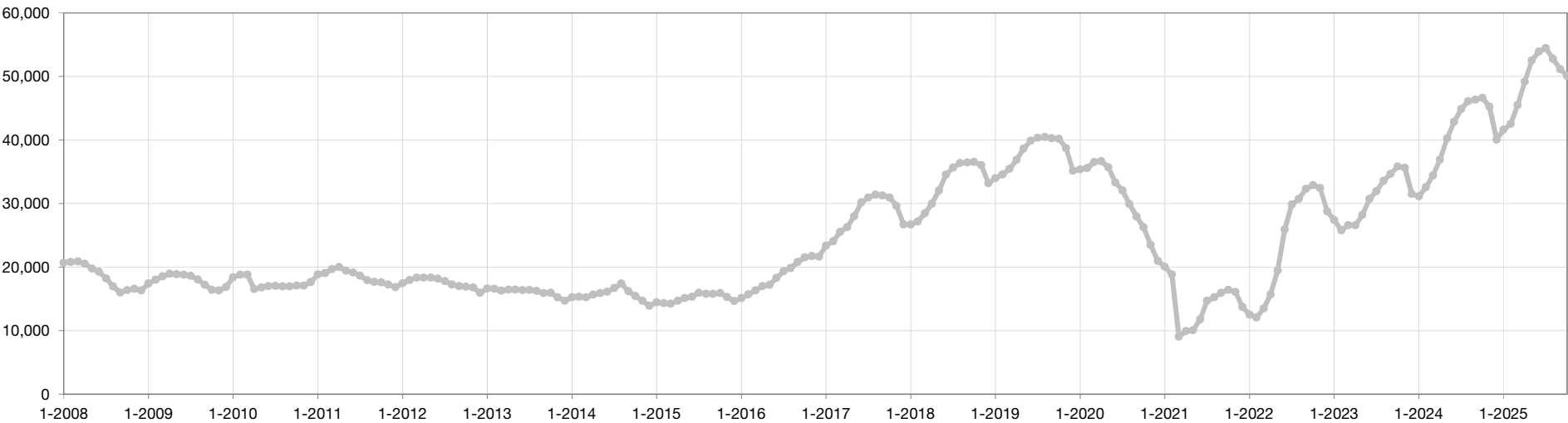


October



Month	Prior Year	Current Year	+ / -
November	35,632	45,264	+27.0%
December	31,520	40,051	+27.1%
January	31,158	41,605	+33.5%
February	32,563	42,509	+30.5%
March	34,419	45,490	+32.2%
April	36,932	49,194	+33.2%
May	40,246	52,484	+30.4%
June	42,859	53,913	+25.8%
July	44,860	54,449	+21.4%
August	46,075	52,794	+14.6%
September	46,328	51,164	+10.4%
October	46,622	50,080	+7.4%
12-Month Avg	39,101	48,250	+23.4%

Historical Inventory of Homes for Sale

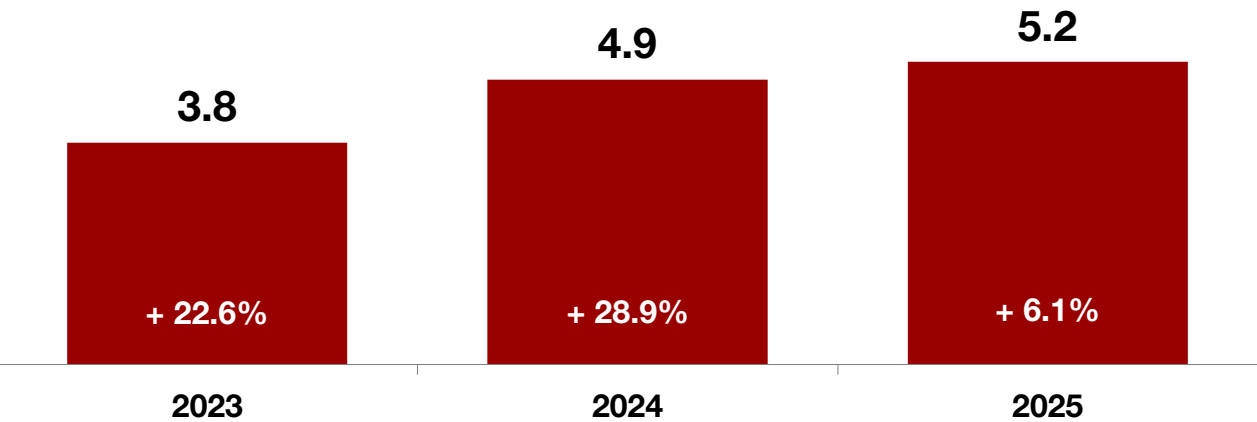


Months Supply of Homes for Sale

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	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	4.7	+30.6%
April	3.9	5.1	+30.8%
May	4.2	5.4	+28.6%
June	4.5	5.6	+24.4%
July	4.8	5.6	+16.7%
August	4.9	5.4	+10.2%
September	4.9	5.2	+6.1%
October	4.9	5.2	+6.1%
12-Month Avg*	4.8	5.5	+14.6%

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

Historical Months Supply of Homes for Sale

