

Monthly Indicators

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



September 2025

U.S. existing-home sales were virtually unchanged from the previous month, dipping just 0.2% to a seasonally adjusted annual rate of 4.0 million units, according to the National Association of REALTORS® (NAR). Most of these transactions went under contract in June and July, when mortgage rates were 40 to 50 basis points higher than current levels. Year-over-year, sales increased 1.8%, with the strongest activity occurring in the Midwest, where the typical home price is 22% below the national median.

New Listings in the North Texas region were up 4.0 percent to 15,104. Pending Sales decreased 5.8 percent to 8,578. Inventory grew 9.3 percent to 50,607 units.

Prices moved lower as Median Sales Price was down 1.0 percent to \$362,500. Days on Market increased 15.8 percent to 66. Months Supply of Inventory was up 6.1 percent to 5.2, indicating that supply increased relative to demand.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing-home price rose 2% year-over-year to \$422,600, though it was essentially flat compared to the prior month.

Quick Facts

+ 3.8%	- 1.0%	+ 9.3%
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.



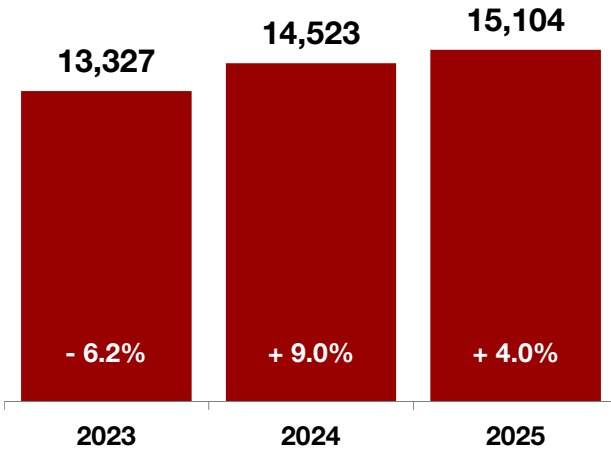
Key Metrics	Historical Sparklines	9-2024	9-2025	+/-	YTD 2024	YTD 2025	+/-
New Listings		14,523	15,104	+ 4.0%	144,198	157,675	+ 9.3%
Pending Sales		9,109	8,578	- 5.8%	91,478	92,254	+ 0.8%
Closed Sales		9,246	9,599	+ 3.8%	88,573	89,265	+ 0.8%
Days on Market Until Sale		57	66	+ 15.8%	53	63	+ 18.9%
Median Sales Price		\$366,000	\$362,500	- 1.0%	\$372,500	\$370,000	- 0.7%
Percent of Original List Price Received		94.4%	93.3%	- 1.2%	95.4%	94.5%	- 0.9%
Housing Affordability Index		95	94	- 1.1%	93	92	- 1.1%
Inventory of Homes for Sale		46,319	50,607	+ 9.3%	--	--	--
Months Supply of Homes for Sale		4.9	5.2	+ 6.1%	--	--	--

New Listings

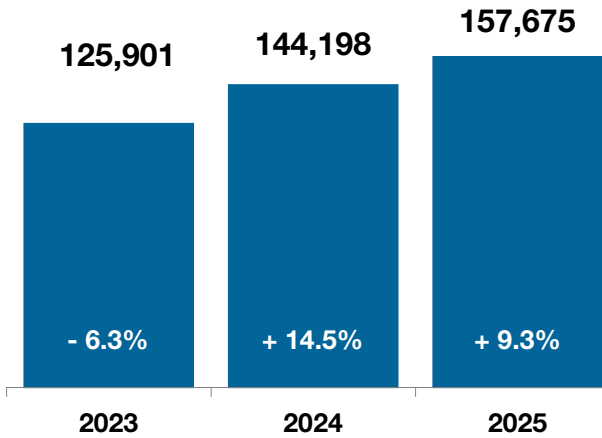
A count of the properties that have been newly listed on the market in a given month.



September

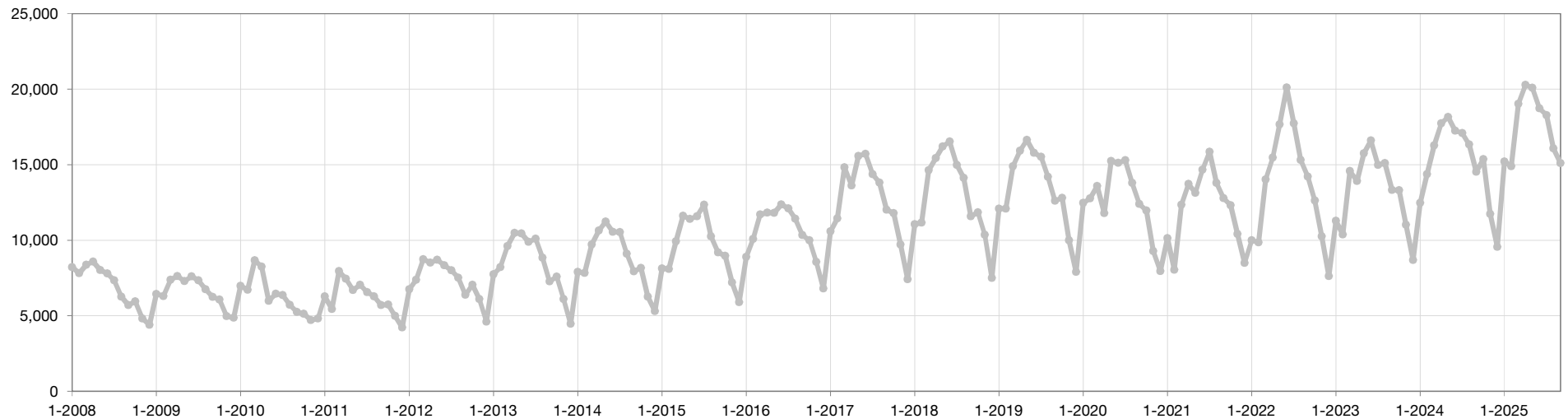


Year to Date



Month	Prior Year	Current Year	+ / -
October	13,310	15,371	+15.5%
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	20,092	+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	15,104	+4.0%
12-Month Avg	14,767	16,195	+9.7%

Historical New Listings



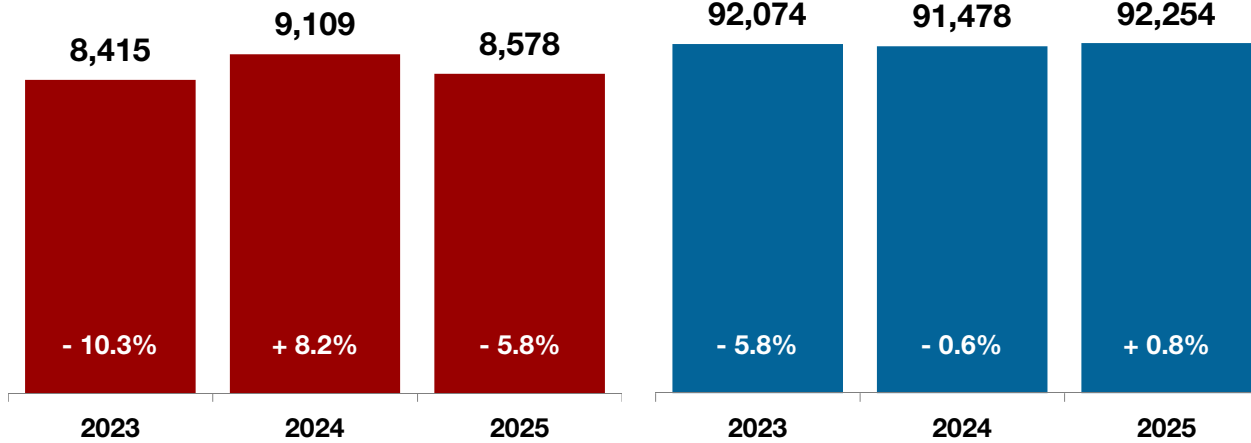
Pending Sales

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



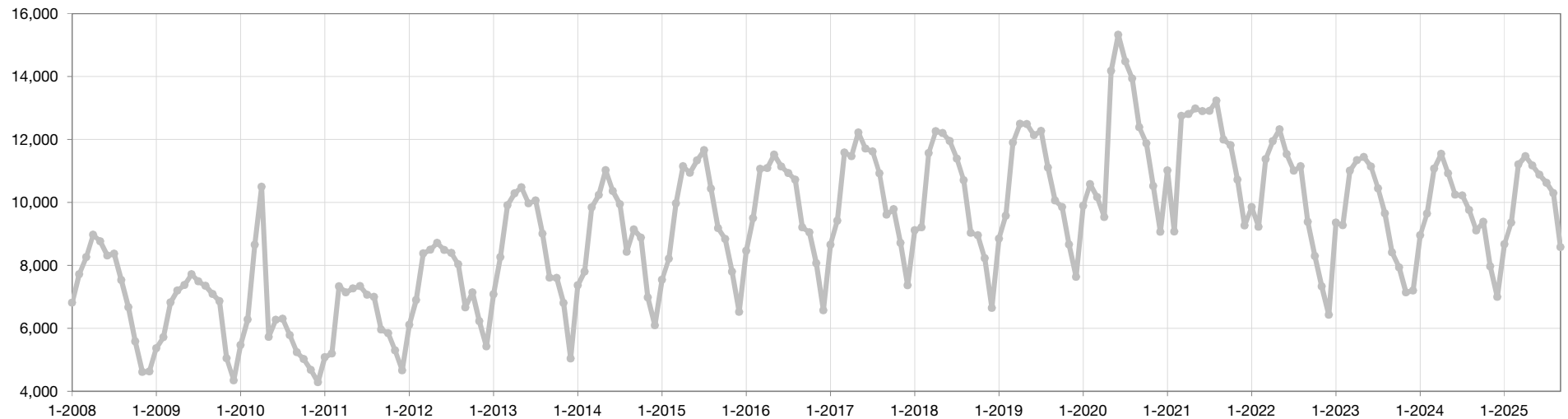
September

Year to Date



Month	Prior Year	Current Year	+ / -
October	7,934	9,382	+18.3%
November	7,141	7,964	+11.5%
December	7,201	6,997	-2.8%
January	8,959	8,671	-3.2%
February	9,641	9,360	-2.9%
March	11,072	11,210	+1.2%
April	11,542	11,468	-0.6%
May	10,921	11,174	+2.3%
June	10,249	10,880	+6.2%
July	10,222	10,621	+3.9%
August	9,763	10,292	+5.4%
September	9,109	8,578	-5.8%
12-Month Avg	9,480	9,716	+2.5%

Historical Pending Sales

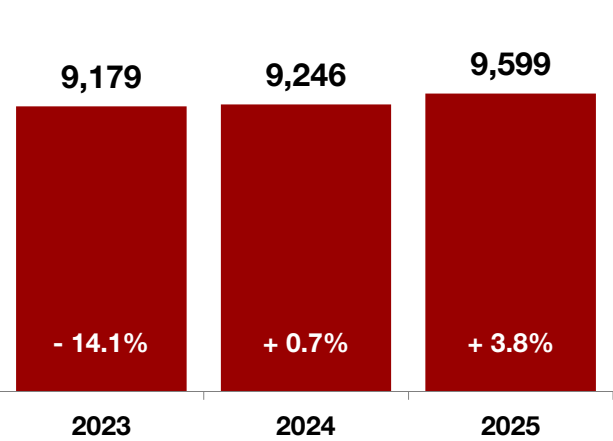


Closed Sales

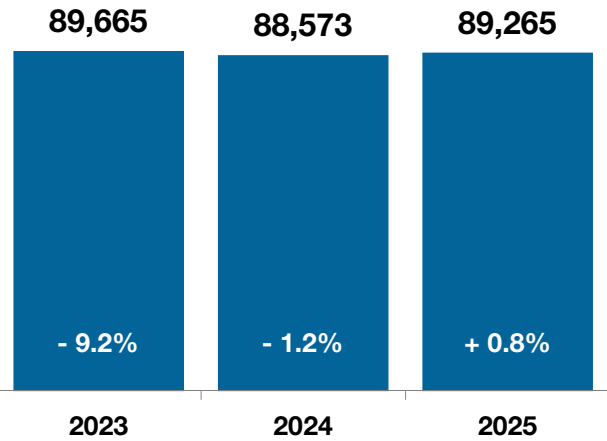
A count of the actual sales that closed in a given month.



September

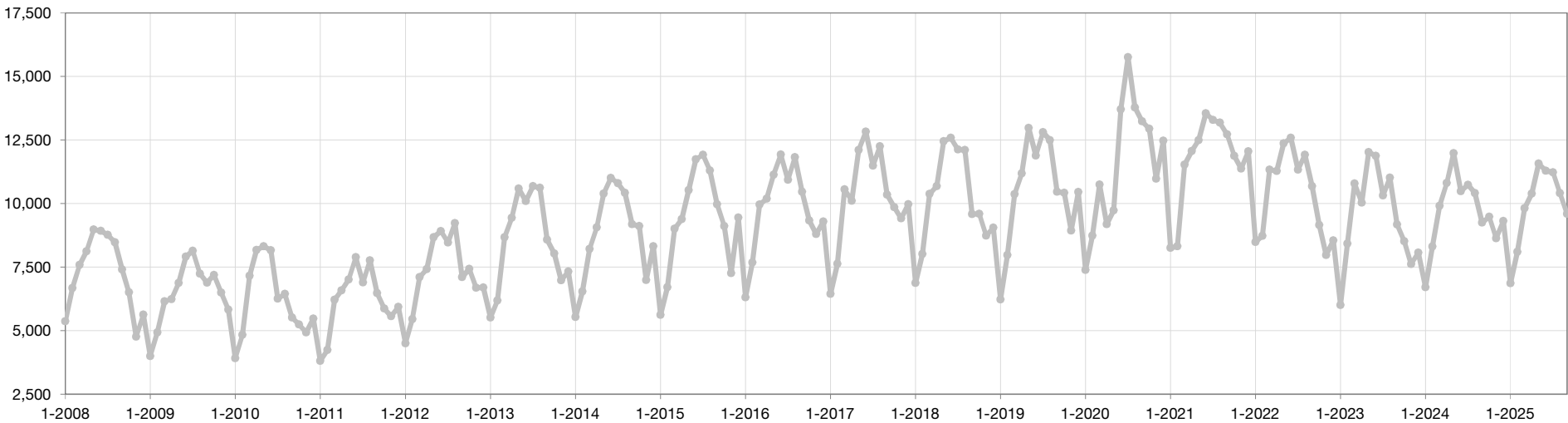


Year to Date



Month	Prior Year	Current Year	+ / -
October	8,520	9,480	+11.3%
November	7,612	8,630	+13.4%
December	8,067	9,317	+15.5%
January	6,702	6,860	+2.4%
February	8,307	8,095	-2.6%
March	9,904	9,811	-0.9%
April	10,810	10,393	-3.9%
May	11,977	11,576	-3.3%
June	10,486	11,288	+7.6%
July	10,730	11,228	+4.6%
August	10,411	10,415	+0.0%
September	9,246	9,599	+3.8%
12-Month Avg	9,398	9,724	+3.5%

Historical Closed Sales

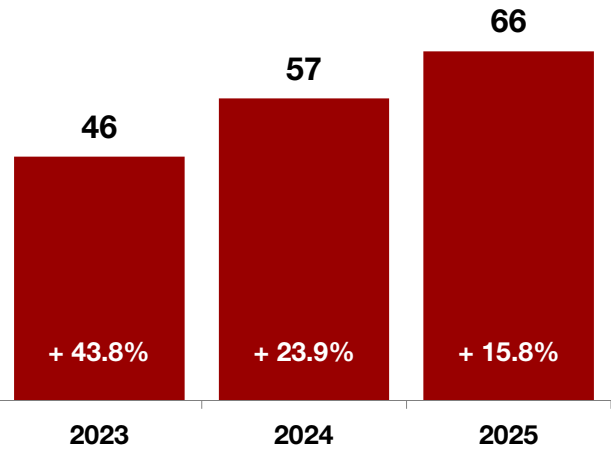


Days on Market Until Sale

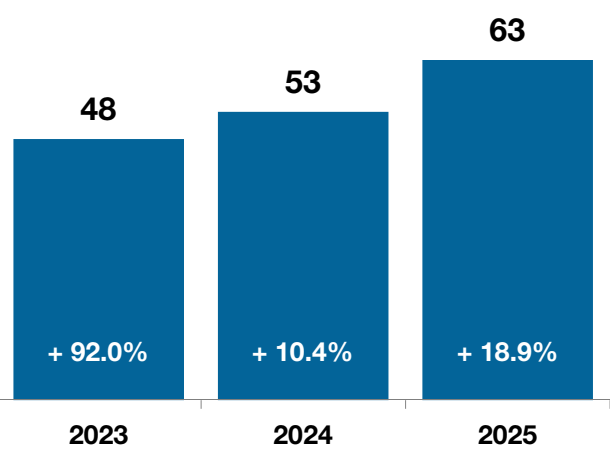
Average number of days between when a property is listed and when an offer is accepted in a given month.



September



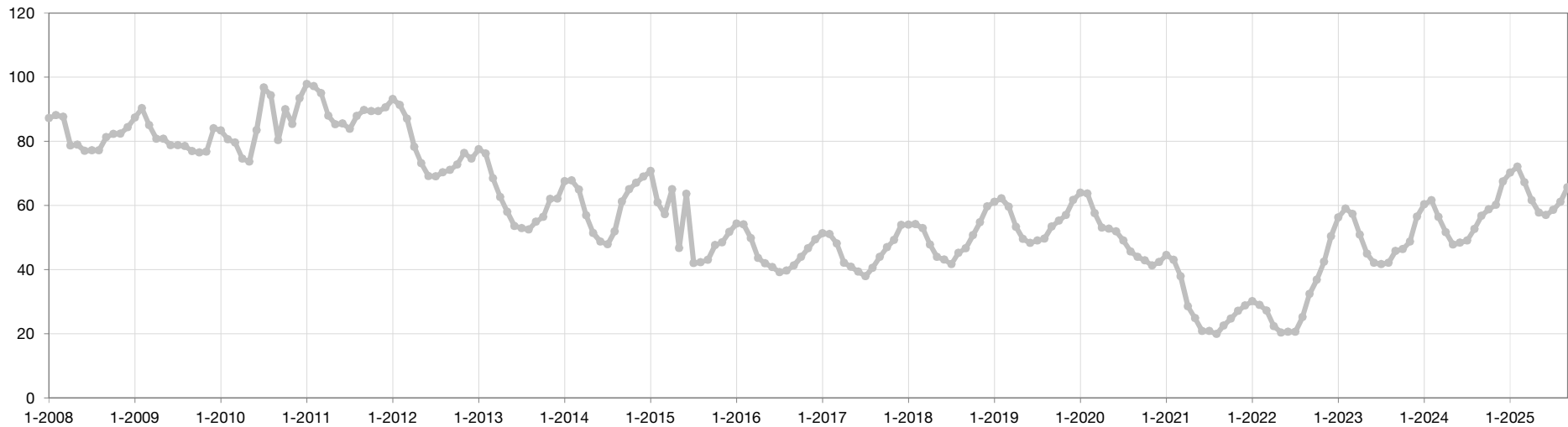
Year to Date



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

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

Historical Days on Market Until Sale

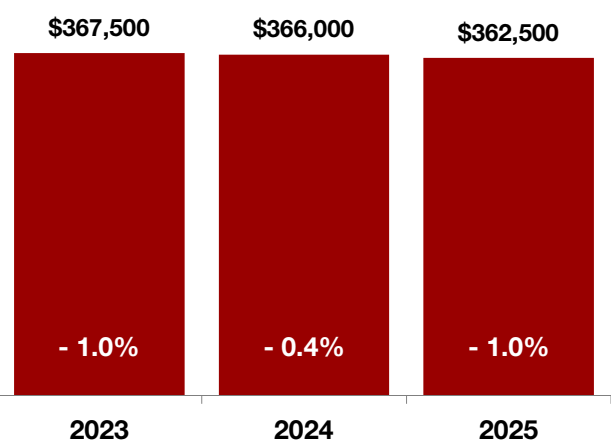


Median Sales Price

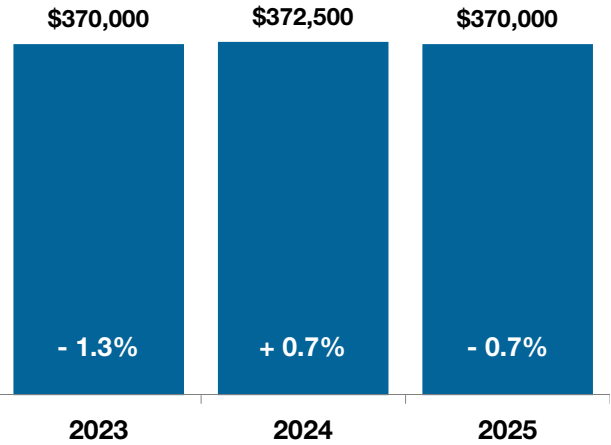
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



September



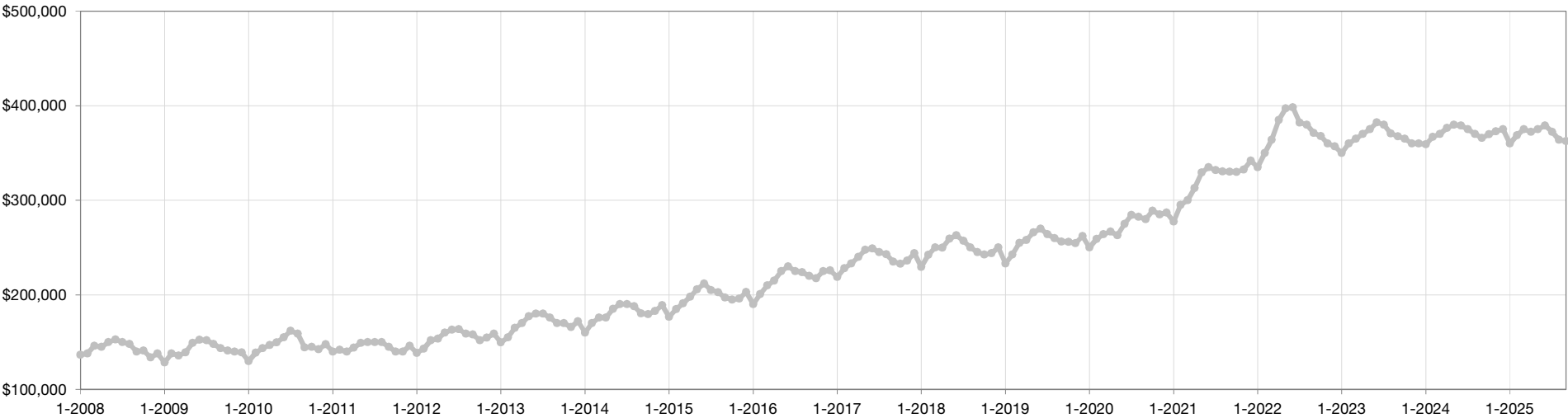
Year to Date



Month	Prior Year	Current Year	+ / -
October	\$365,000	\$369,900	+1.3%
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	\$372,350	-1.1%
May	\$380,000	\$375,000	-1.3%
June	\$378,950	\$379,000	+0.0%
July	\$375,000	\$372,390	-0.7%
August	\$370,000	\$363,900	-1.6%
September	\$366,000	\$362,500	-1.0%
12-Month Avg*	\$275,000	\$274,900	-0.0%

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

Historical Median Sales Price



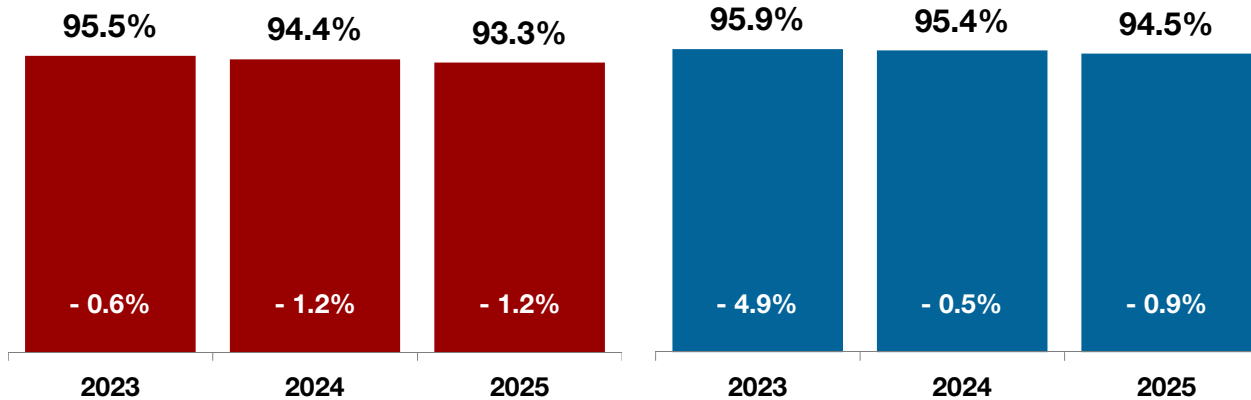
Percent of Original List Price Received

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.



September

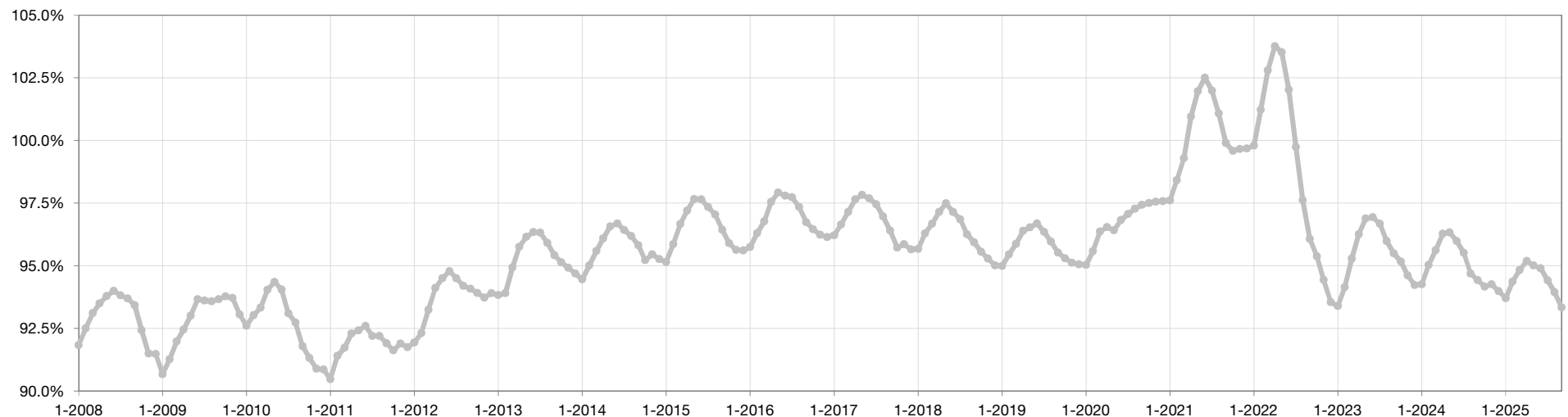
Year to Date



Month	Prior Year	Current Year	+ / -
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%
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%
12-Month Avg*	95.3%	94.7%	-0.6%

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

Historical Percent of Original List Price Received

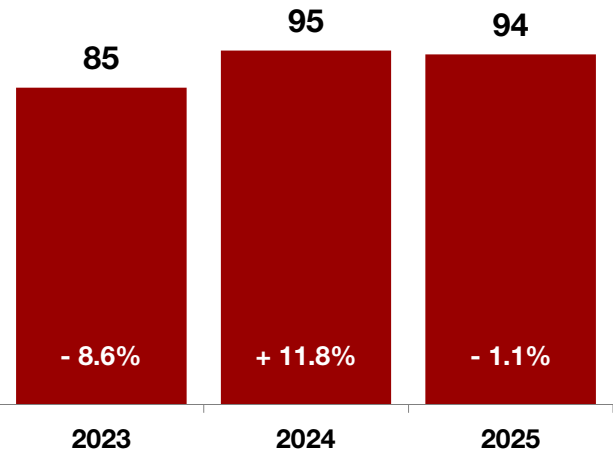


Housing Affordability Index

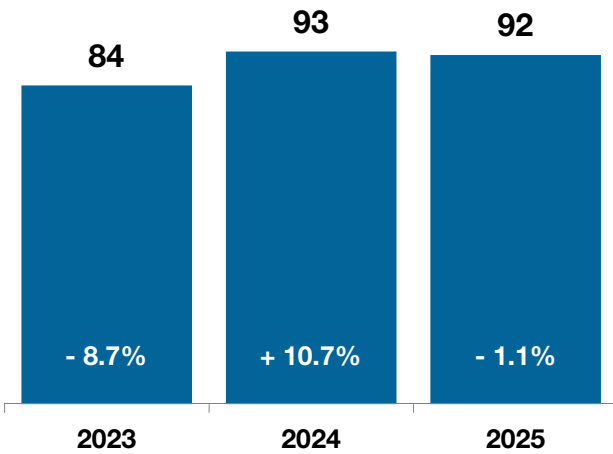
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



September

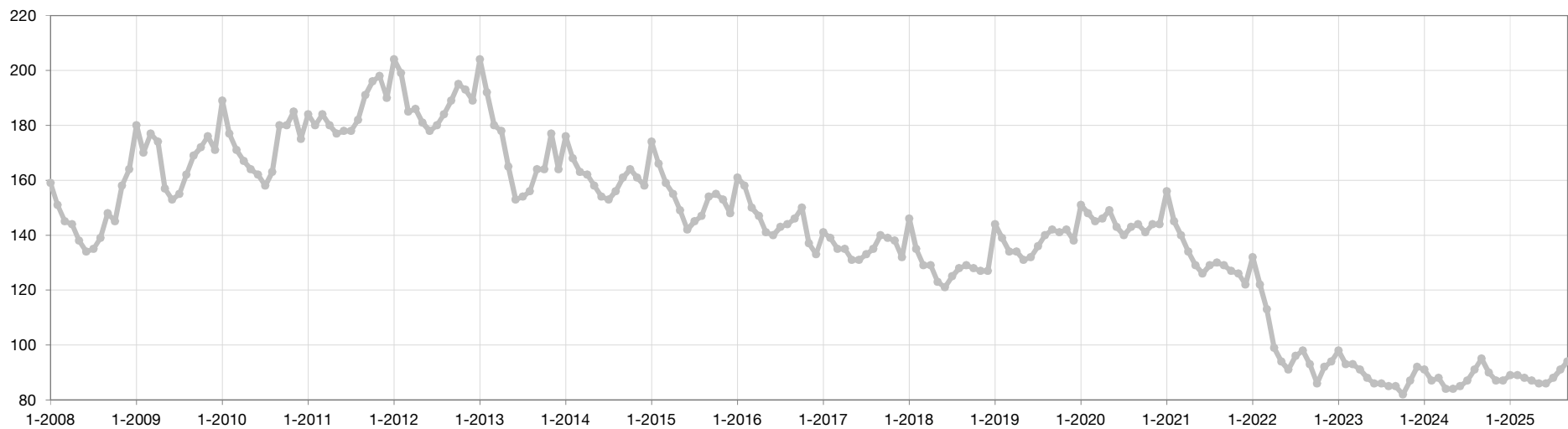


Year to Date



Month	Prior Year	Current Year	+ / -
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%
June	85	86	+1.2%
July	87	88	+1.1%
August	91	91	0.0%
September	95	94	-1.1%
12-Month Avg	88	89	+1.1%

Historical Housing Affordability Index

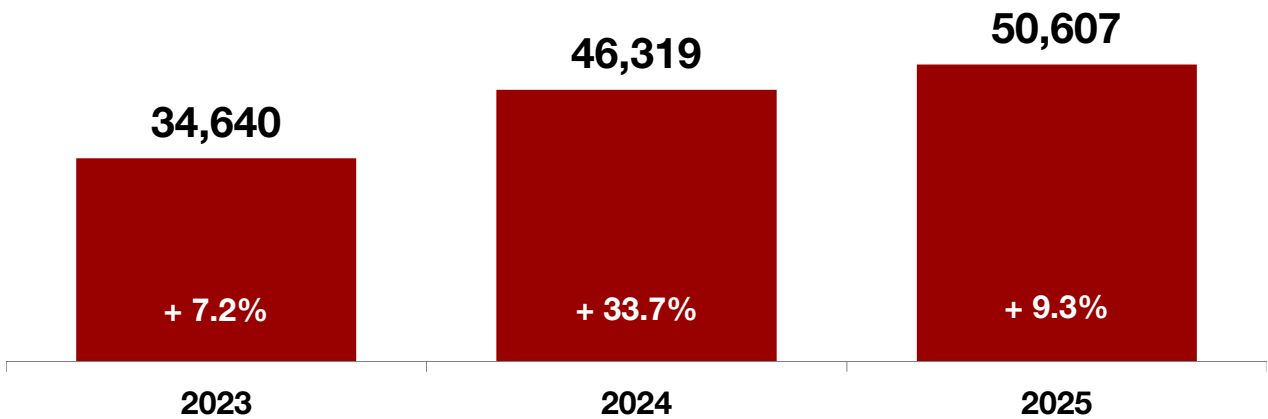


Inventory of Homes for Sale

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

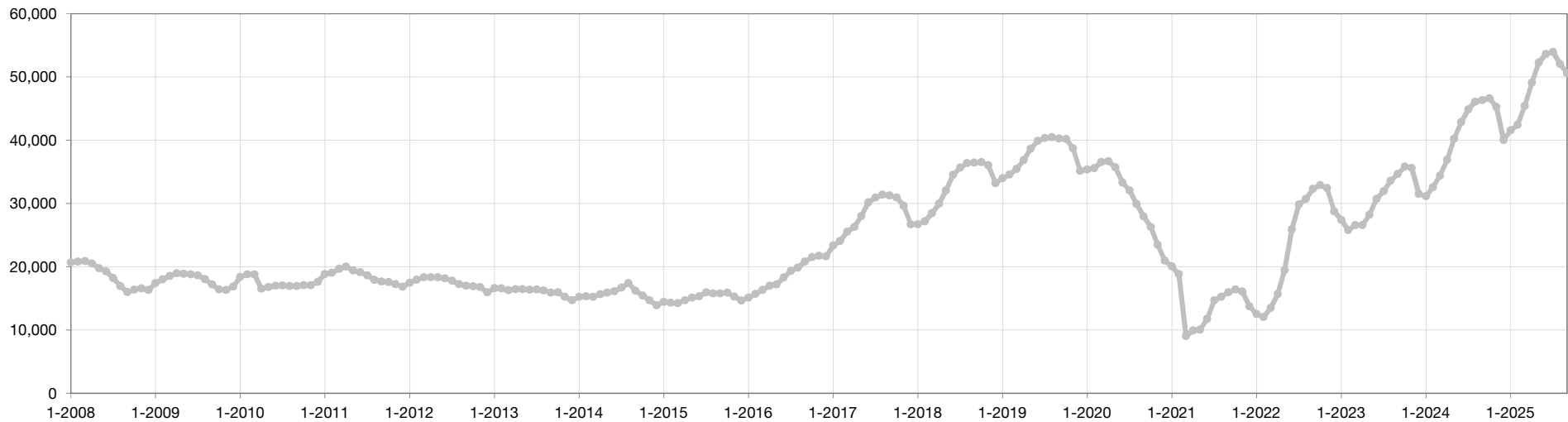


September



Month	Prior Year	Current Year	+ / -
October	35,843	46,605	+30.0%
November	35,628	45,240	+27.0%
December	31,516	40,017	+27.0%
January	31,154	41,555	+33.4%
February	32,557	42,450	+30.4%
March	34,414	45,416	+32.0%
April	36,927	49,089	+32.9%
May	40,239	52,292	+30.0%
June	42,851	53,618	+25.1%
July	44,851	53,964	+20.3%
August	46,065	52,068	+13.0%
September	46,319	50,607	+9.3%
12-Month Avg	38,197	47,743	+25.0%

Historical Inventory of Homes for Sale

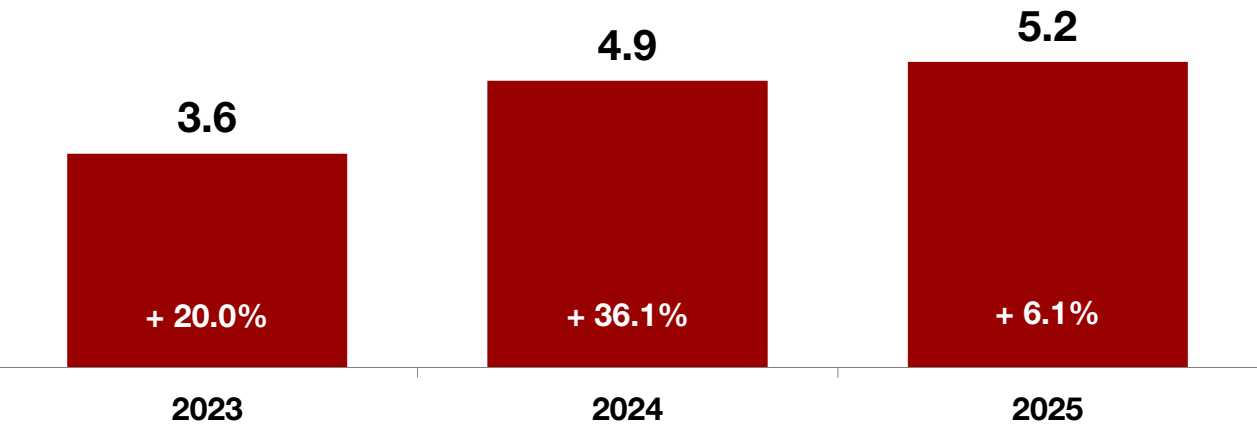


Months Supply of Homes for Sale

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.



September



Month	Prior Year	Current Year	+ / -
October	3.8	4.9	+28.9%
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	5.5	+22.2%
July	4.8	5.6	+16.7%
August	4.9	5.3	+8.2%
September	4.9	5.2	+6.1%
12-Month Avg*	4.7	5.4	+14.9%

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

Historical Months Supply of Homes for Sale

