

Local Market Update – March 2025

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



Collin County

+ 26.2%

+ 3.5%

- 3.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

March

Year to Date

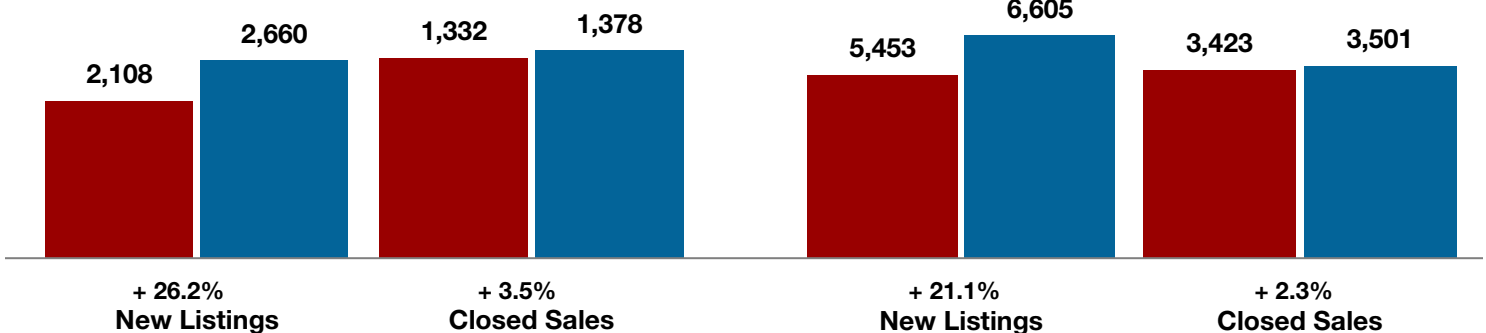
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
|--|-----------|------------------|---------|-----------|------------------|---------|
| New Listings | 2,108 | 2,660 | + 26.2% | 5,453 | 6,605 | + 21.1% |
| Pending Sales | 1,472 | 1,452 | - 1.4% | 4,009 | 4,060 | + 1.3% |
| Closed Sales | 1,332 | 1,378 | + 3.5% | 3,423 | 3,501 | + 2.3% |
| Average Sales Price* | \$574,526 | \$577,775 | + 0.6% | \$551,722 | \$555,229 | + 0.6% |
| Median Sales Price* | \$489,745 | \$475,000 | - 3.0% | \$483,500 | \$473,500 | - 2.1% |
| Percent of Original List Price Received* | 97.1% | 95.3% | - 1.9% | 96.3% | 94.8% | - 1.6% |
| Days on Market Until Sale | 41 | 58 | + 41.5% | 49 | 63 | + 28.6% |
| Inventory of Homes for Sale | 3,250 | 5,090 | + 56.6% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 3.8 | + 46.2% | -- | -- | -- |

* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

Year to Date

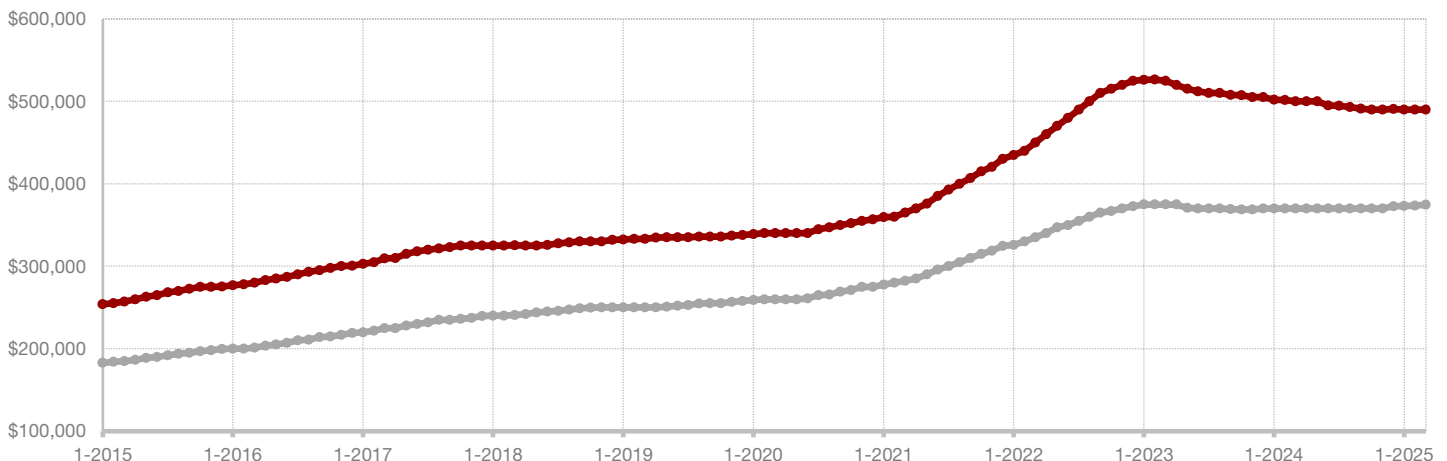
■ 2024 ■ 2025



Median Sales Price - Rolling 12-Month Calculation

All MLS —

Collin County —



Local Market Update – March 2025

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+ 13.0%

- 4.8%

+ 3.1%

Change in
New Listings

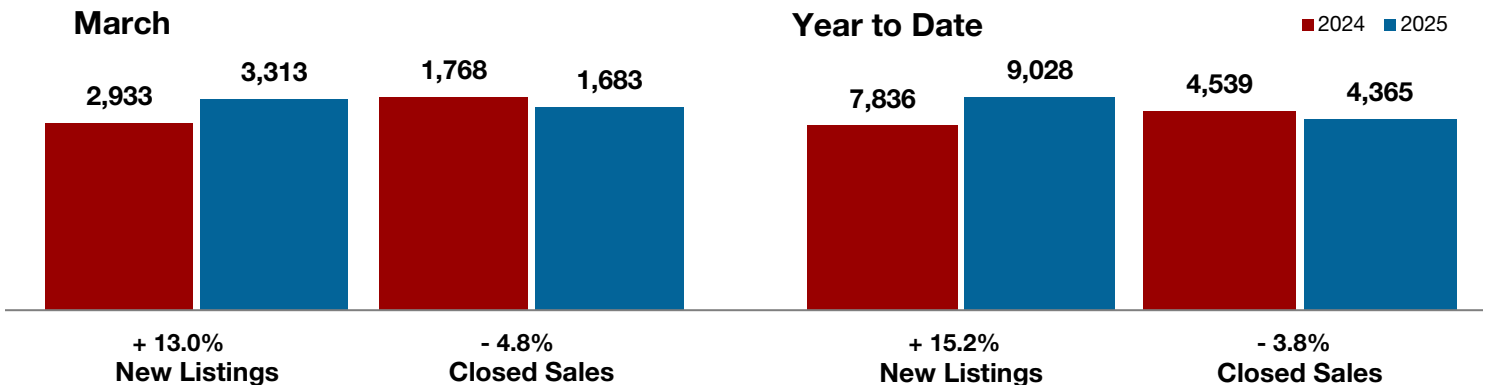
Change in
Closed Sales

Change in
Median Sales Price

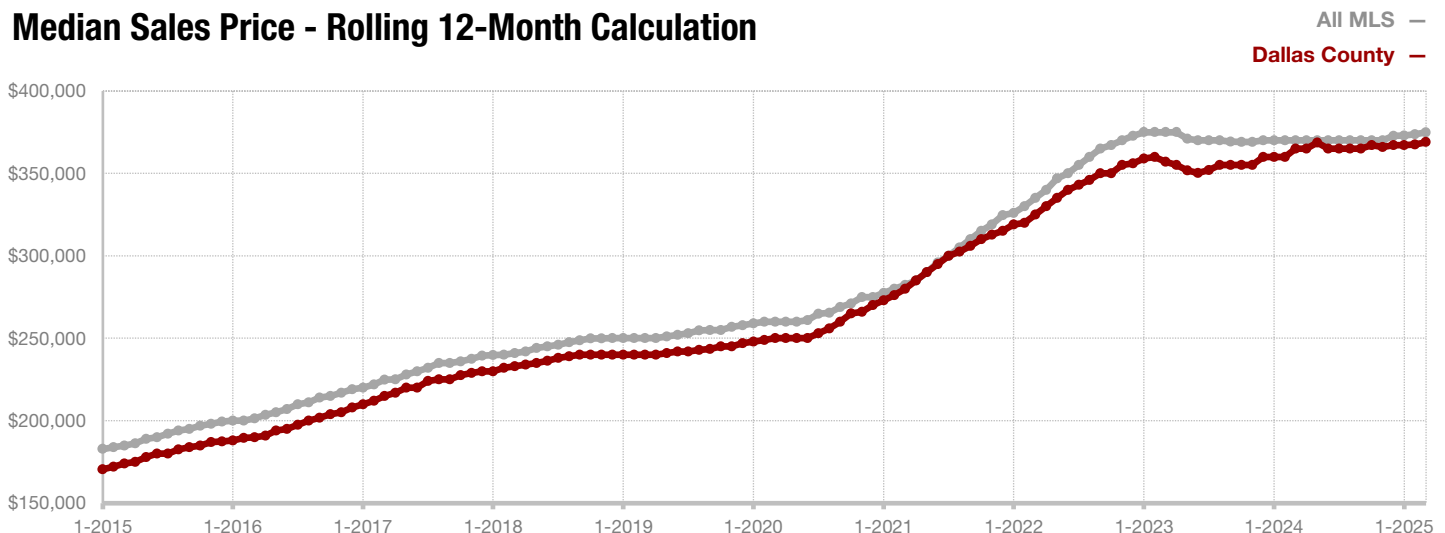
Dallas County

| | March | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| New Listings | 2,933 | 3,313 | + 13.0% | 7,836 | 9,028 | + 15.2% |
| Pending Sales | 2,042 | 1,793 | - 12.2% | 5,322 | 4,949 | - 7.0% |
| Closed Sales | 1,768 | 1,683 | - 4.8% | 4,539 | 4,365 | - 3.8% |
| Average Sales Price* | \$537,684 | \$557,975 | + 3.8% | \$515,033 | \$534,273 | + 3.7% |
| Median Sales Price* | \$370,000 | \$381,500 | + 3.1% | \$360,000 | \$368,000 | + 2.2% |
| Percent of Original List Price Received* | 96.0% | 95.1% | - 0.9% | 95.7% | 94.6% | - 1.1% |
| Days on Market Until Sale | 43 | 54 | + 25.6% | 45 | 56 | + 24.4% |
| Inventory of Homes for Sale | 5,066 | 6,932 | + 36.8% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | 4.1 | + 41.4% | -- | -- | -- |

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Median Sales Price - Rolling 12-Month Calculation



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+ 20.4%

- 5.1%

- 2.7%

Change in
New Listings

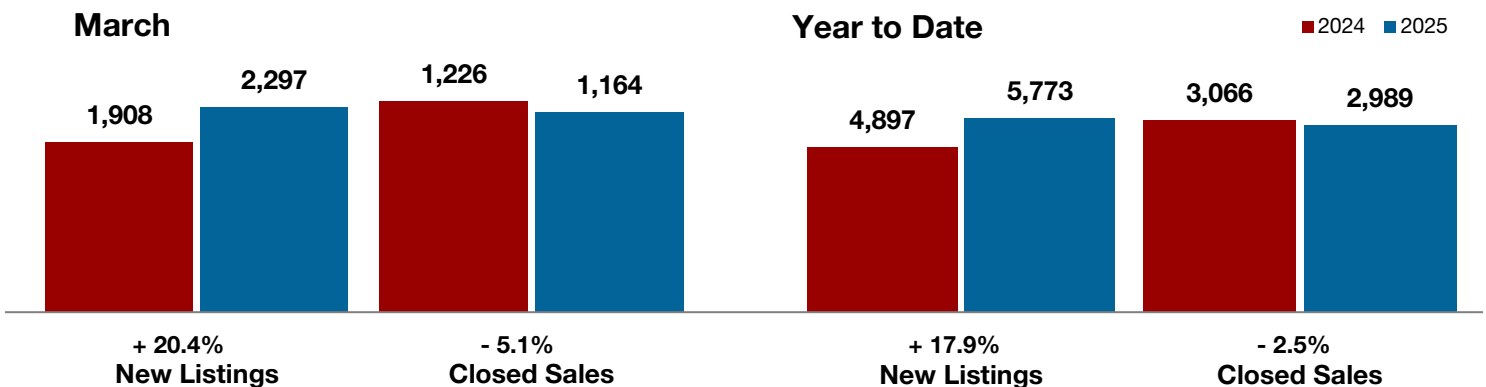
Change in
Closed Sales

Change in
Median Sales Price

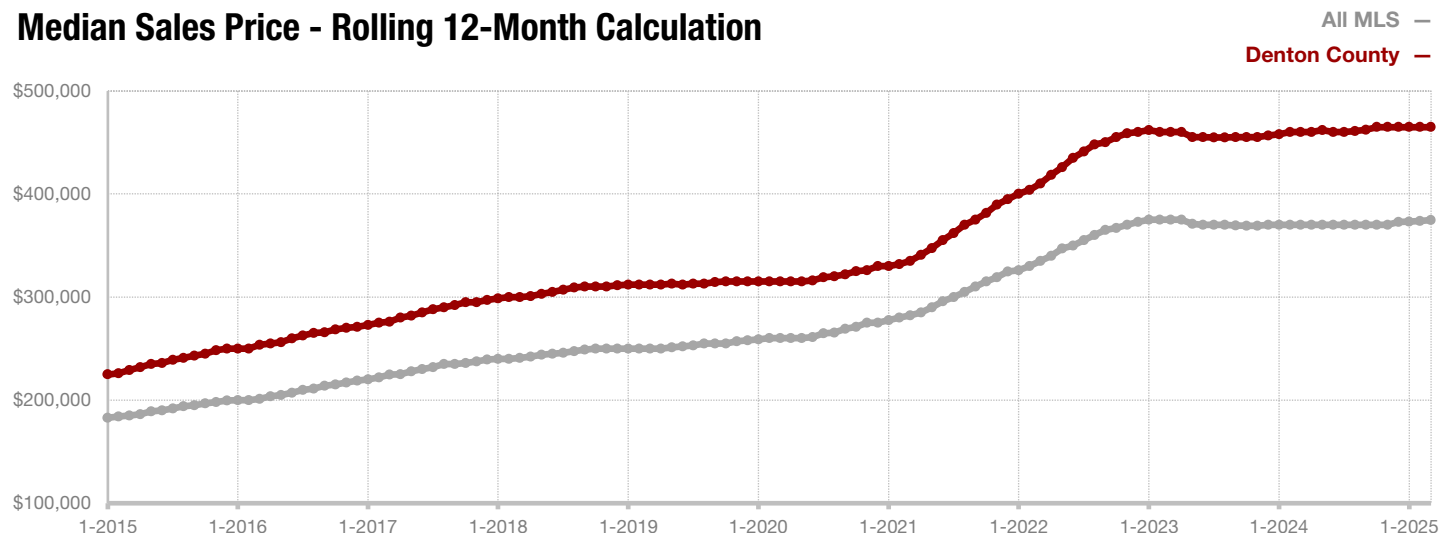
Denton County

| | March | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| New Listings | 1,908 | 2,297 | + 20.4% | 4,897 | 5,773 | + 17.9% |
| Pending Sales | 1,363 | 1,274 | - 6.5% | 3,673 | 3,484 | - 5.1% |
| Closed Sales | 1,226 | 1,164 | - 5.1% | 3,066 | 2,989 | - 2.5% |
| Average Sales Price* | \$564,525 | \$557,243 | - 1.3% | \$541,629 | \$543,307 | + 0.3% |
| Median Sales Price* | \$462,358 | \$450,000 | - 2.7% | \$450,000 | \$448,939 | - 0.2% |
| Percent of Original List Price Received* | 96.7% | 95.3% | - 1.4% | 96.2% | 94.9% | - 1.4% |
| Days on Market Until Sale | 50 | 60 | + 20.0% | 52 | 62 | + 19.2% |
| Inventory of Homes for Sale | 3,010 | 4,494 | + 49.3% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 3.9 | + 50.0% | -- | -- | -- |

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2025

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Hill County

- 31.2%

Change in
New Listings

- 31.4%

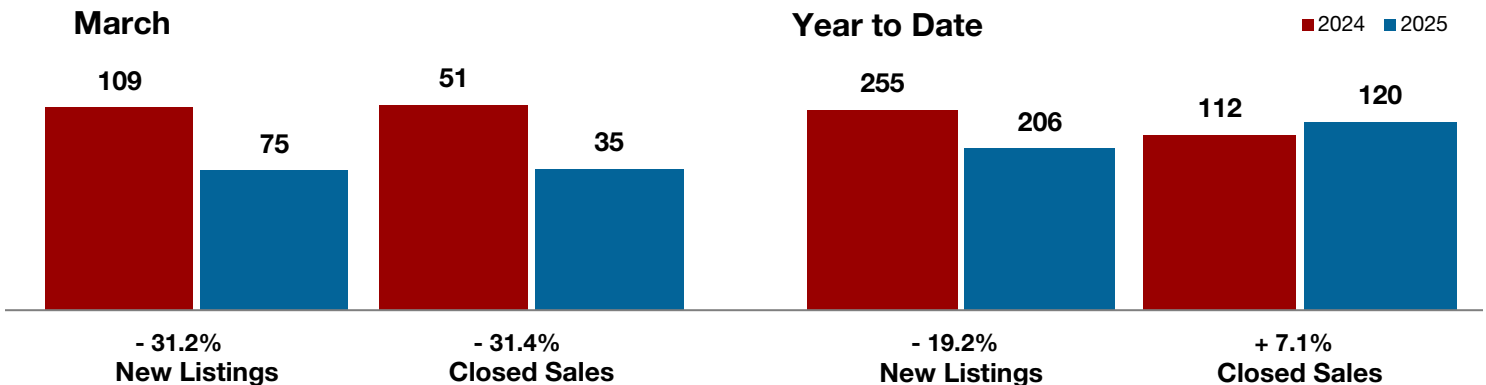
Change in
Closed Sales

+ 3.1%

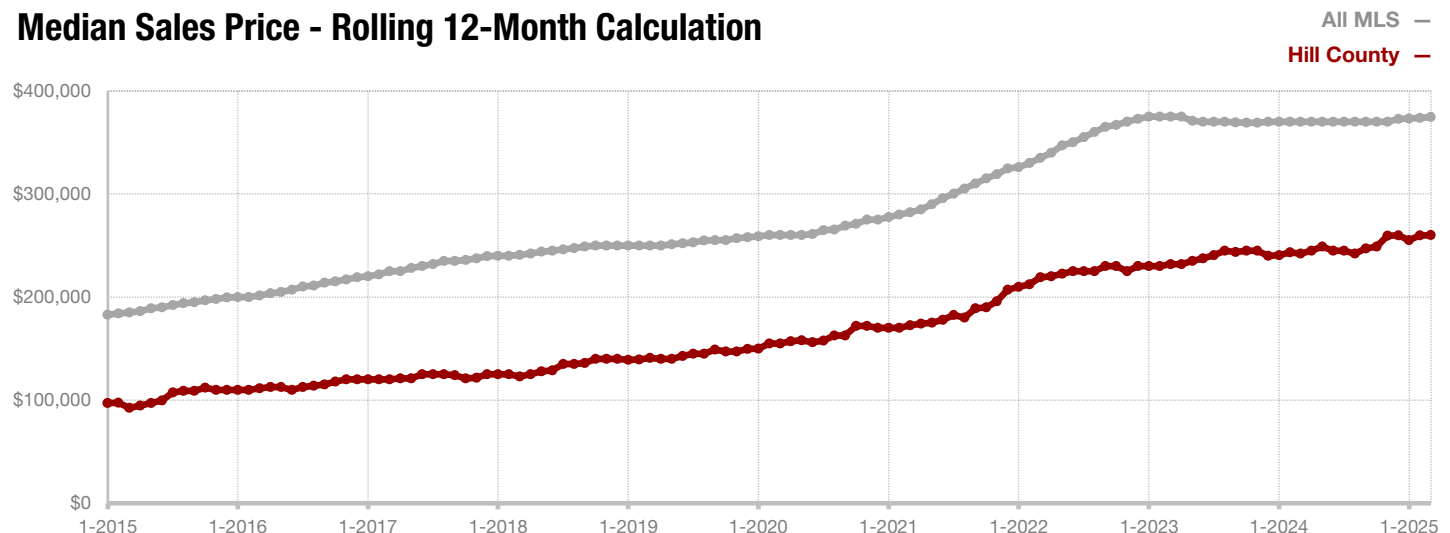
Change in
Median Sales Price

| | March | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| New Listings | 109 | 75 | - 31.2% | 255 | 206 | - 19.2% |
| Pending Sales | 58 | 35 | - 39.7% | 149 | 131 | - 12.1% |
| Closed Sales | 51 | 35 | - 31.4% | 112 | 120 | + 7.1% |
| Average Sales Price* | \$293,645 | \$332,373 | + 13.2% | \$282,019 | \$277,637 | - 1.6% |
| Median Sales Price* | \$252,070 | \$260,000 | + 3.1% | \$253,035 | \$249,000 | - 1.6% |
| Percent of Original List Price Received* | 95.8% | 94.9% | - 0.9% | 93.5% | 90.2% | - 3.5% |
| Days on Market Until Sale | 57 | 89 | + 56.1% | 78 | 92 | + 17.9% |
| Inventory of Homes for Sale | 291 | 293 | + 0.7% | -- | -- | -- |
| Months Supply of Inventory | 6.1 | 6.3 | + 3.3% | -- | -- | -- |

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2025

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+ 14.3%

+ 25.8%

+ 4.5%

Change in
New Listings

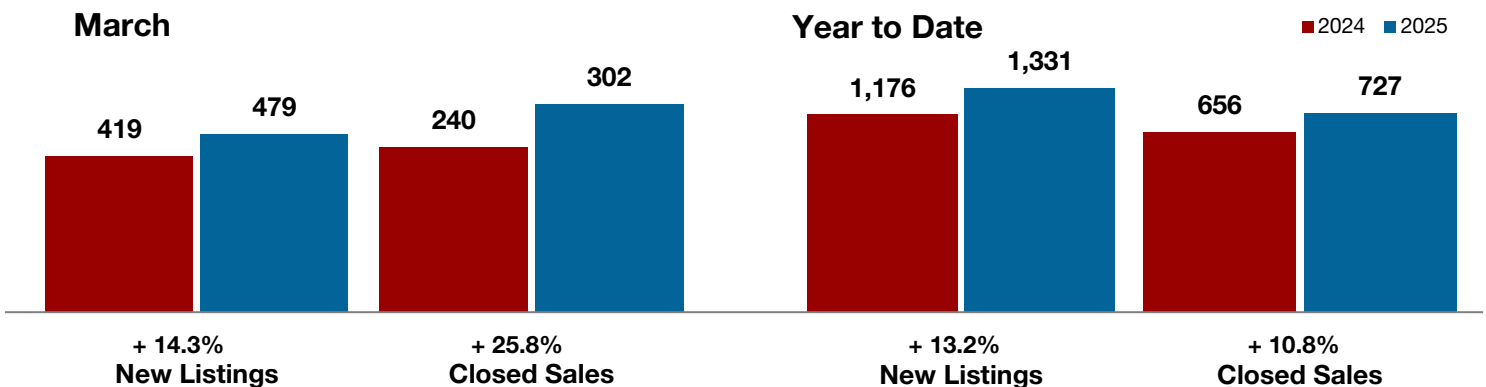
Change in
Closed Sales

Change in
Median Sales Price

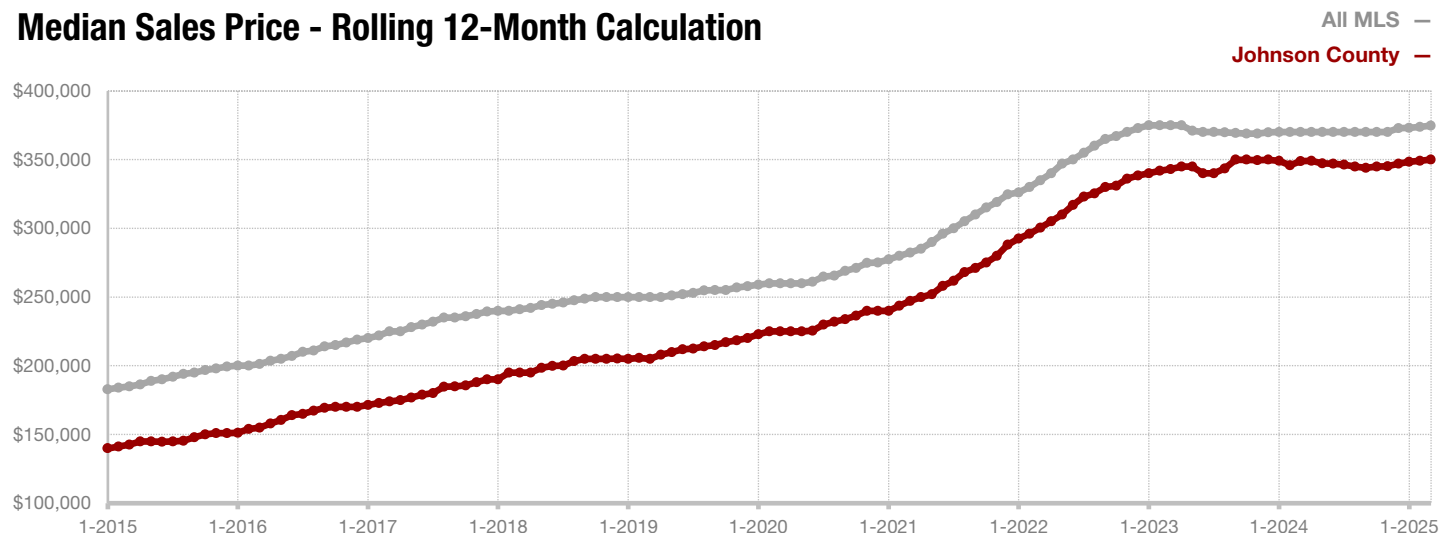
Johnson County

| | March | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| New Listings | 419 | 479 | + 14.3% | 1,176 | 1,331 | + 13.2% |
| Pending Sales | 296 | 276 | - 6.8% | 780 | 848 | + 8.7% |
| Closed Sales | 240 | 302 | + 25.8% | 656 | 727 | + 10.8% |
| Average Sales Price* | \$373,139 | \$390,086 | + 4.5% | \$370,500 | \$387,469 | + 4.6% |
| Median Sales Price* | \$349,218 | \$365,000 | + 4.5% | \$340,000 | \$354,990 | + 4.4% |
| Percent of Original List Price Received* | 96.0% | 94.6% | - 1.5% | 95.3% | 94.0% | - 1.4% |
| Days on Market Until Sale | 67 | 91 | + 35.8% | 71 | 93 | + 31.0% |
| Inventory of Homes for Sale | 1,115 | 1,299 | + 16.5% | -- | -- | -- |
| Months Supply of Inventory | 4.5 | 4.8 | + 6.7% | -- | -- | -- |

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – March 2025

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+ 12.2%

+ 5.6%

- 2.8%

Change in
New Listings

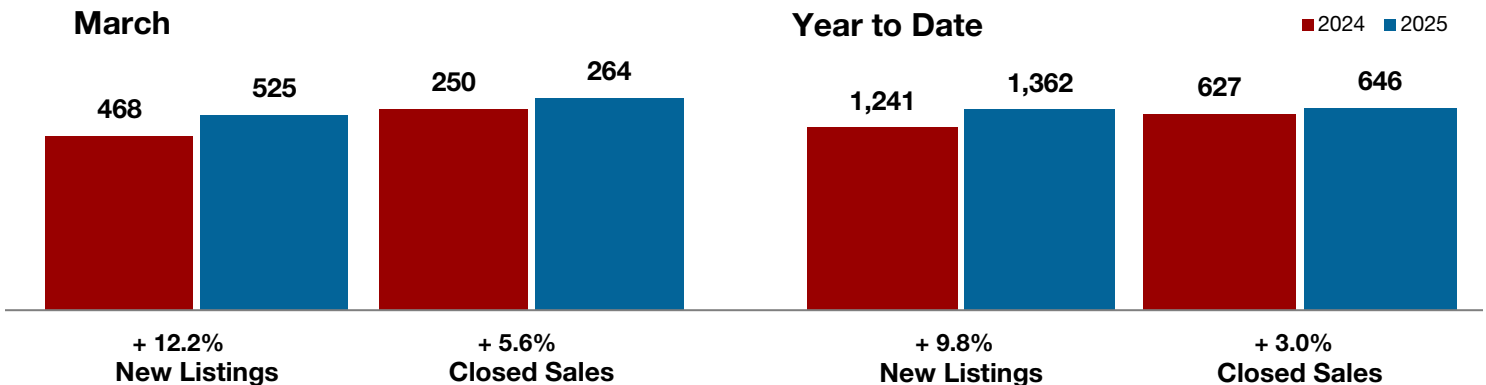
Change in
Closed Sales

Change in
Median Sales Price

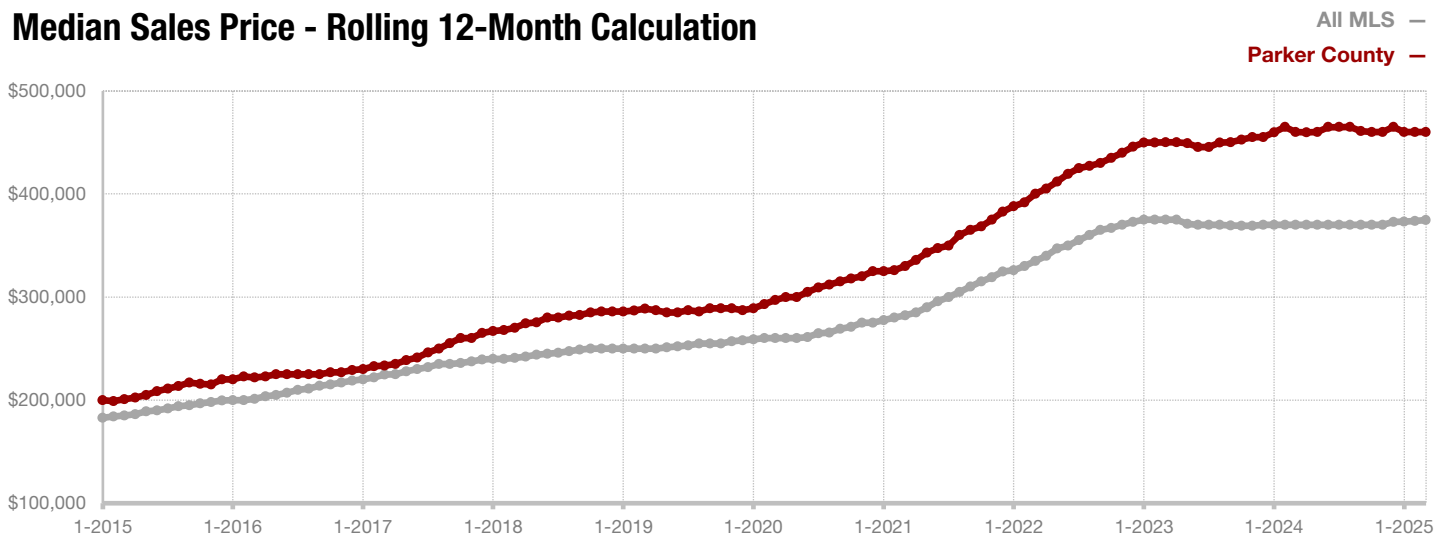
Parker County

| | March | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| New Listings | 468 | 525 | + 12.2% | 1,241 | 1,362 | + 9.8% |
| Pending Sales | 288 | 213 | - 26.0% | 779 | 685 | - 12.1% |
| Closed Sales | 250 | 264 | + 5.6% | 627 | 646 | + 3.0% |
| Average Sales Price* | \$486,649 | \$486,848 | + 0.0% | \$499,609 | \$492,613 | - 1.4% |
| Median Sales Price* | \$447,400 | \$435,000 | - 2.8% | \$460,000 | \$434,995 | - 5.4% |
| Percent of Original List Price Received* | 94.9% | 95.7% | + 0.8% | 94.7% | 95.0% | + 0.3% |
| Days on Market Until Sale | 99 | 86 | - 13.1% | 99 | 92 | - 7.1% |
| Inventory of Homes for Sale | 1,255 | 1,438 | + 14.6% | -- | -- | -- |
| Months Supply of Inventory | 5.2 | 5.9 | + 13.5% | -- | -- | -- |

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Median Sales Price - Rolling 12-Month Calculation



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+ 12.1%

- 8.0%

+ 0.1%

Change in
New Listings

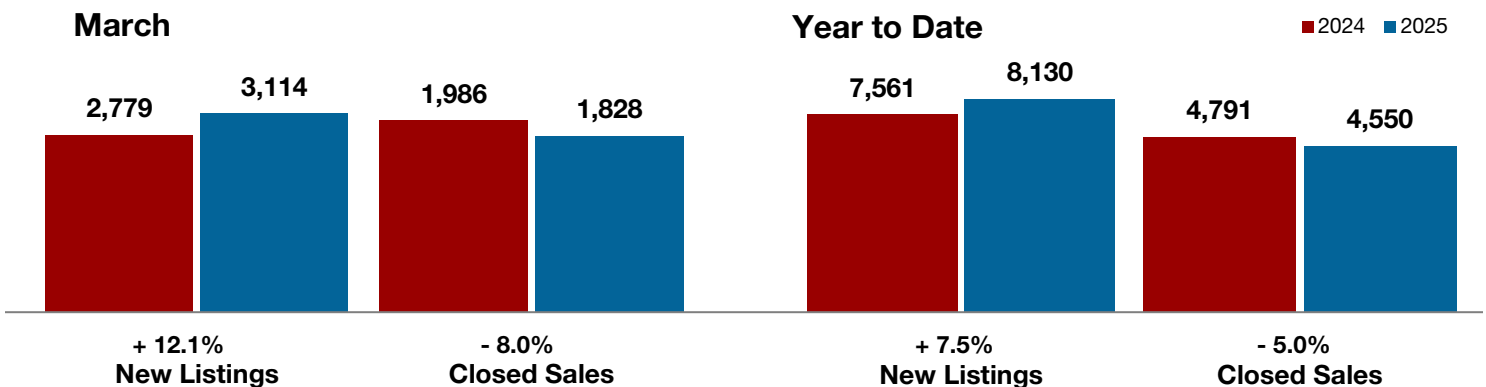
Change in
Closed Sales

Change in
Median Sales Price

Tarrant County

| | March | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| New Listings | 2,779 | 3,114 | + 12.1% | 7,561 | 8,130 | + 7.5% |
| Pending Sales | 2,163 | 1,977 | - 8.6% | 5,733 | 5,335 | - 6.9% |
| Closed Sales | 1,986 | 1,828 | - 8.0% | 4,791 | 4,550 | - 5.0% |
| Average Sales Price* | \$412,236 | \$425,494 | + 3.2% | \$412,921 | \$420,426 | + 1.8% |
| Median Sales Price* | \$345,000 | \$345,184 | + 0.1% | \$340,632 | \$345,000 | + 1.3% |
| Percent of Original List Price Received* | 96.7% | 95.8% | - 0.9% | 96.0% | 95.4% | - 0.6% |
| Days on Market Until Sale | 47 | 60 | + 27.7% | 51 | 61 | + 19.6% |
| Inventory of Homes for Sale | 4,858 | 6,059 | + 24.7% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 3.3 | + 26.9% | -- | -- | -- |

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Median Sales Price - Rolling 12-Month Calculation

