

Local Market Update – December 2025

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



- 0.7%

+ 13.5%

- 14.4%

Change in
New Listings

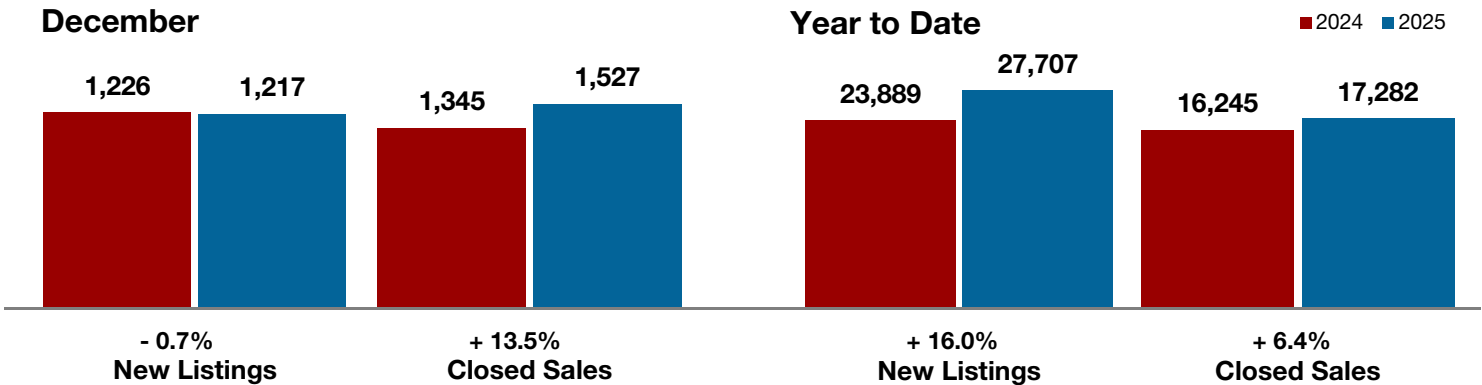
Change in
Closed Sales

Change in
Median Sales Price

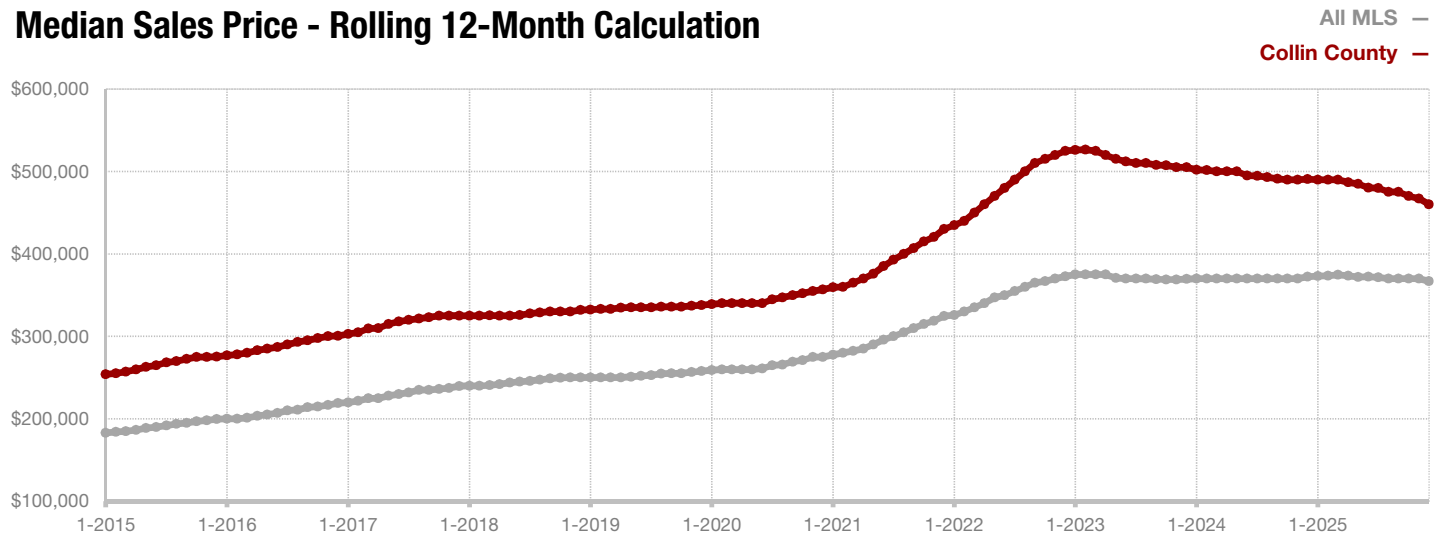
Collin County

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	1,226	1,217	- 0.7%	23,889	27,707	+ 16.0%
Pending Sales	1,024	1,079	+ 5.4%	16,216	17,360	+ 7.1%
Closed Sales	1,345	1,527	+ 13.5%	16,245	17,282	+ 6.4%
Average Sales Price*	\$555,312	\$501,288	- 9.7%	\$566,311	\$545,398	- 3.7%
Median Sales Price*	\$490,000	\$419,649	- 14.4%	\$490,887	\$460,000	- 6.3%
Percent of Original List Price Received*	94.2%	91.7%	- 2.7%	95.9%	94.0%	- 2.0%
Days on Market Until Sale	63	73	+ 15.9%	47	59	+ 25.5%
Inventory of Homes for Sale	4,237	4,799	+ 13.3%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 6.5%	--	--	--

* 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.



Median Sales Price - Rolling 12-Month Calculation



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- 8.9%

- 4.3%

- 4.1%

Change in
New Listings

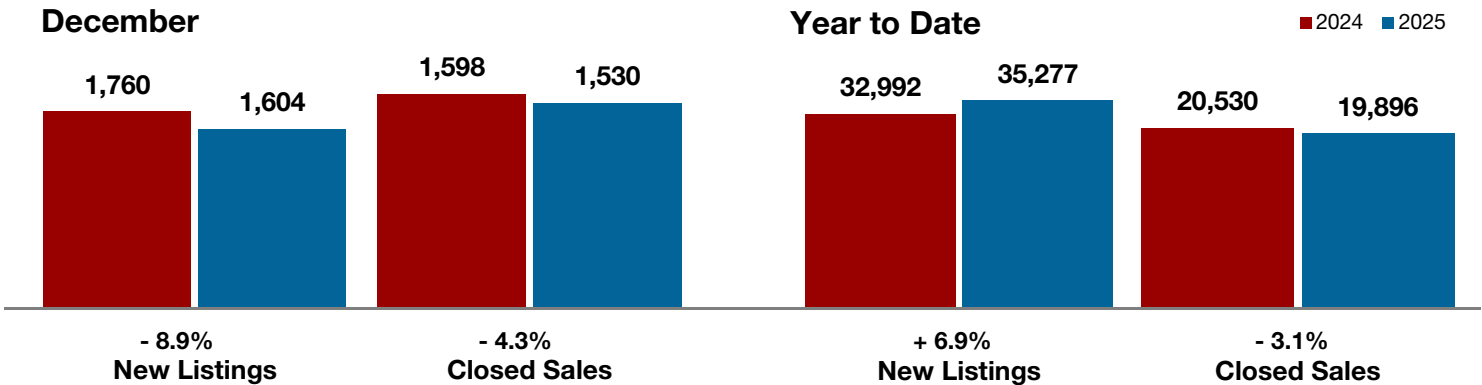
Change in
Closed Sales

Change in
Median Sales Price

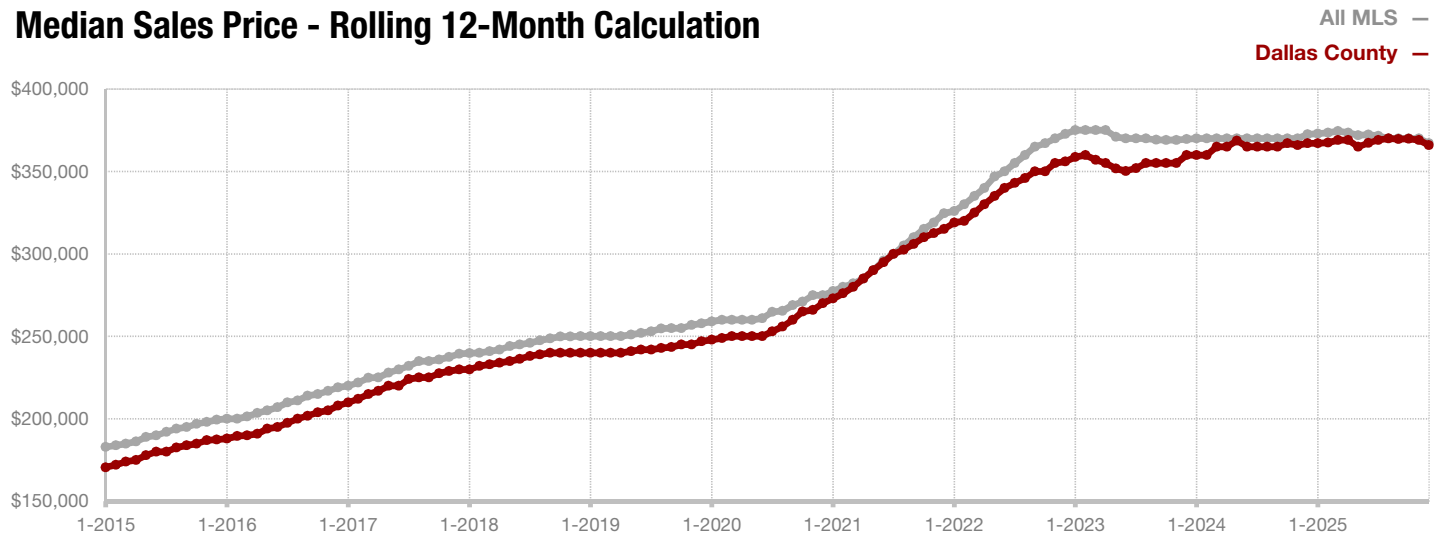
Dallas County

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	1,760	1,604	- 8.9%	32,992	35,277	+ 6.9%
Pending Sales	1,271	1,149	- 9.6%	20,501	19,941	- 2.7%
Closed Sales	1,598	1,530	- 4.3%	20,530	19,896	- 3.1%
Average Sales Price*	\$584,626	\$580,273	- 0.7%	\$547,924	\$566,087	+ 3.3%
Median Sales Price*	\$365,000	\$350,000	- 4.1%	\$367,000	\$366,000	- 0.3%
Percent of Original List Price Received*	94.6%	93.0%	- 1.7%	95.6%	94.5%	- 1.2%
Days on Market Until Sale	54	61	+ 13.0%	43	52	+ 20.9%
Inventory of Homes for Sale	6,184	6,036	- 2.4%	--	--	--
Months Supply of Inventory	3.6	3.6	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 5.8%

+ 2.3%

- 9.6%

Change in
New Listings

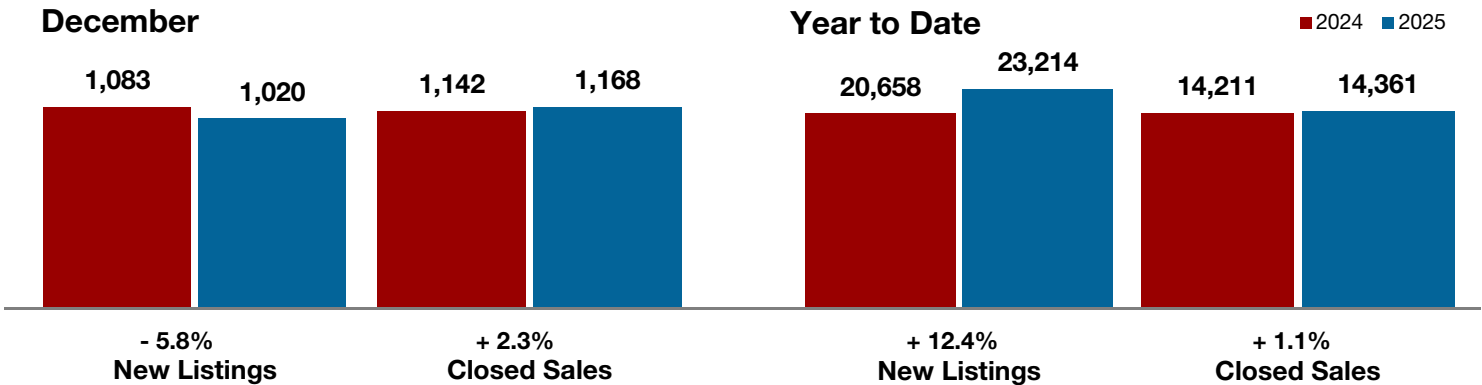
Change in
Closed Sales

Change in
Median Sales Price

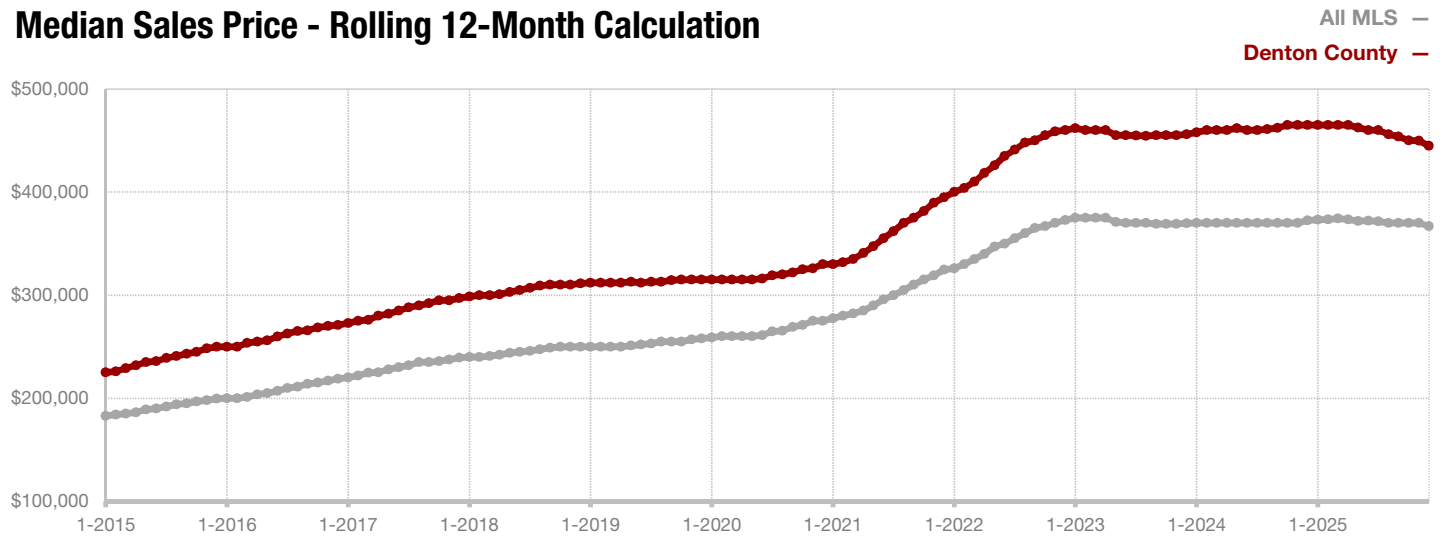
Denton County

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	1,083	1,020	- 5.8%	20,658	23,214	+ 12.4%
Pending Sales	870	789	- 9.3%	14,183	14,342	+ 1.1%
Closed Sales	1,142	1,168	+ 2.3%	14,211	14,361	+ 1.1%
Average Sales Price*	\$579,154	\$532,558	- 8.0%	\$564,230	\$549,516	- 2.6%
Median Sales Price*	\$469,990	\$424,929	- 9.6%	\$465,000	\$445,000	- 4.3%
Percent of Original List Price Received*	94.5%	92.7%	- 1.9%	96.1%	94.5%	- 1.7%
Days on Market Until Sale	59	74	+ 25.4%	47	59	+ 25.5%
Inventory of Homes for Sale	3,688	4,066	+ 10.2%	--	--	--
Months Supply of Inventory	3.1	3.4	+ 9.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 28.3%

+ 6.9%

- 15.7%

Change in
New Listings

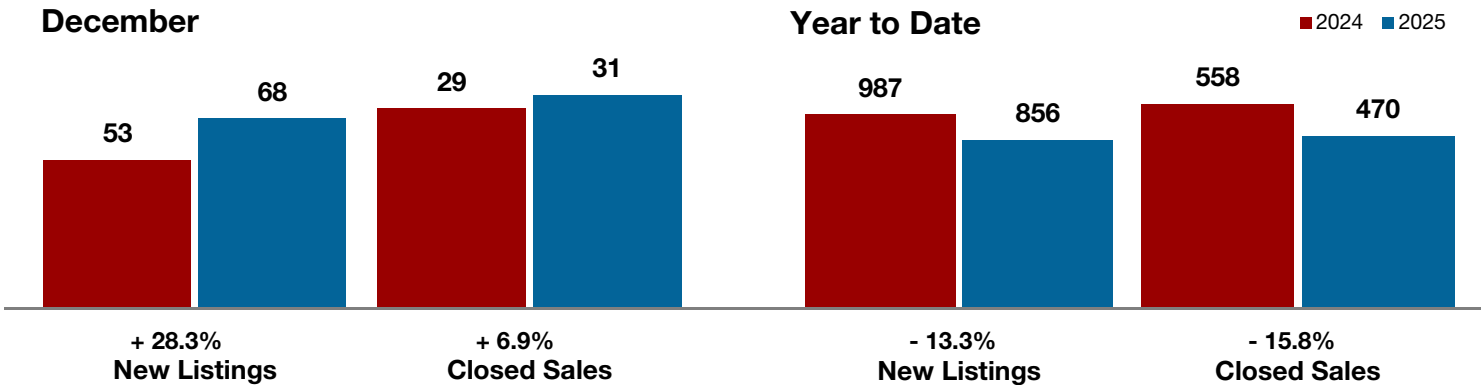
Change in
Closed Sales

Change in
Median Sales Price

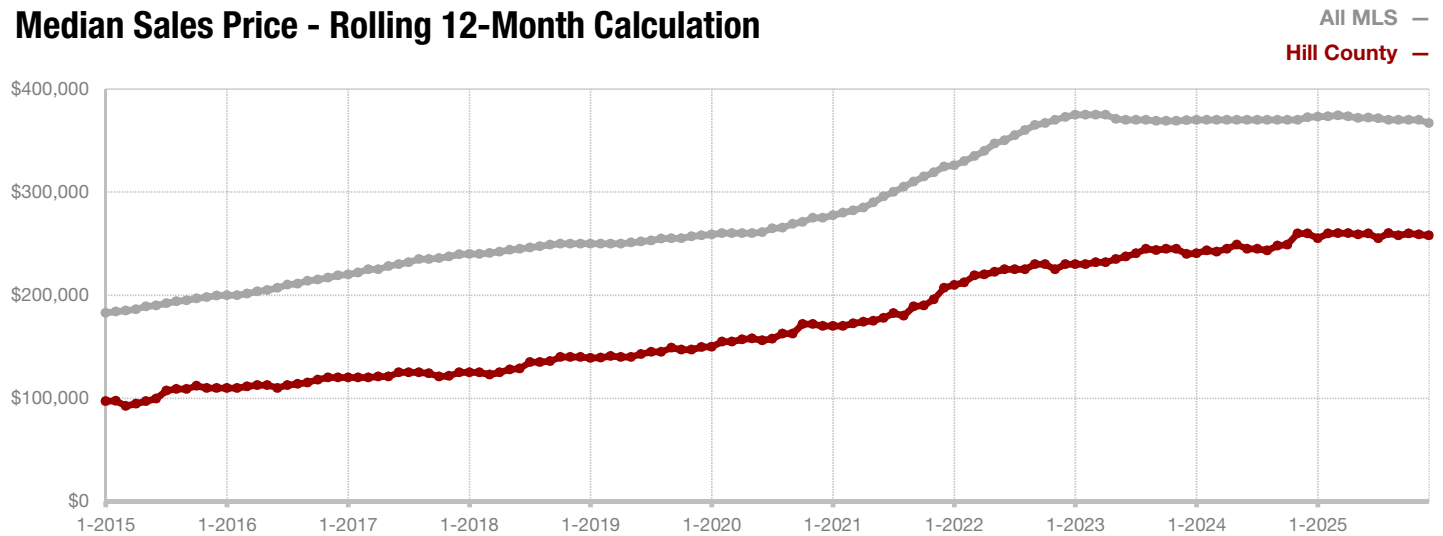
Hill County

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	53	68	+ 28.3%	987	856	- 13.3%
Pending Sales	38	24	- 36.8%	577	457	- 20.8%
Closed Sales	29	31	+ 6.9%	558	470	- 15.8%
Average Sales Price*	\$246,353	\$259,145	+ 5.2%	\$278,054	\$300,219	+ 8.0%
Median Sales Price*	\$255,000	\$215,000	- 15.7%	\$259,900	\$258,000	- 0.7%
Percent of Original List Price Received*	90.2%	89.7%	- 0.6%	92.7%	91.5%	- 1.3%
Days on Market Until Sale	72	107	+ 48.6%	77	90	+ 16.9%
Inventory of Homes for Sale	323	278	- 13.9%	--	--	--
Months Supply of Inventory	6.7	7.3	+ 9.0%	--	--	--

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- 0.4%

+ 2.3%

- 7.5%

Change in
New Listings

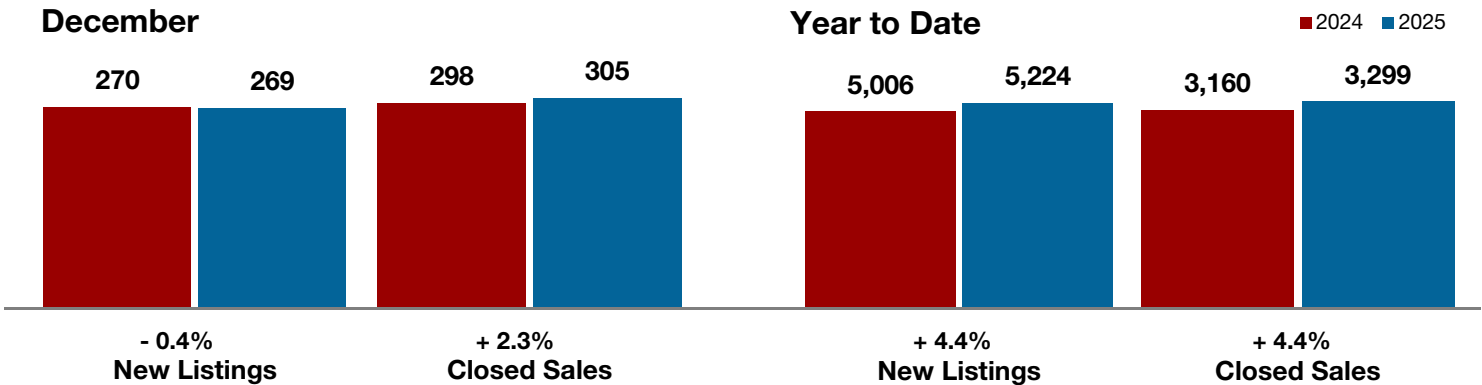
Change in
Closed Sales

Change in
Median Sales Price

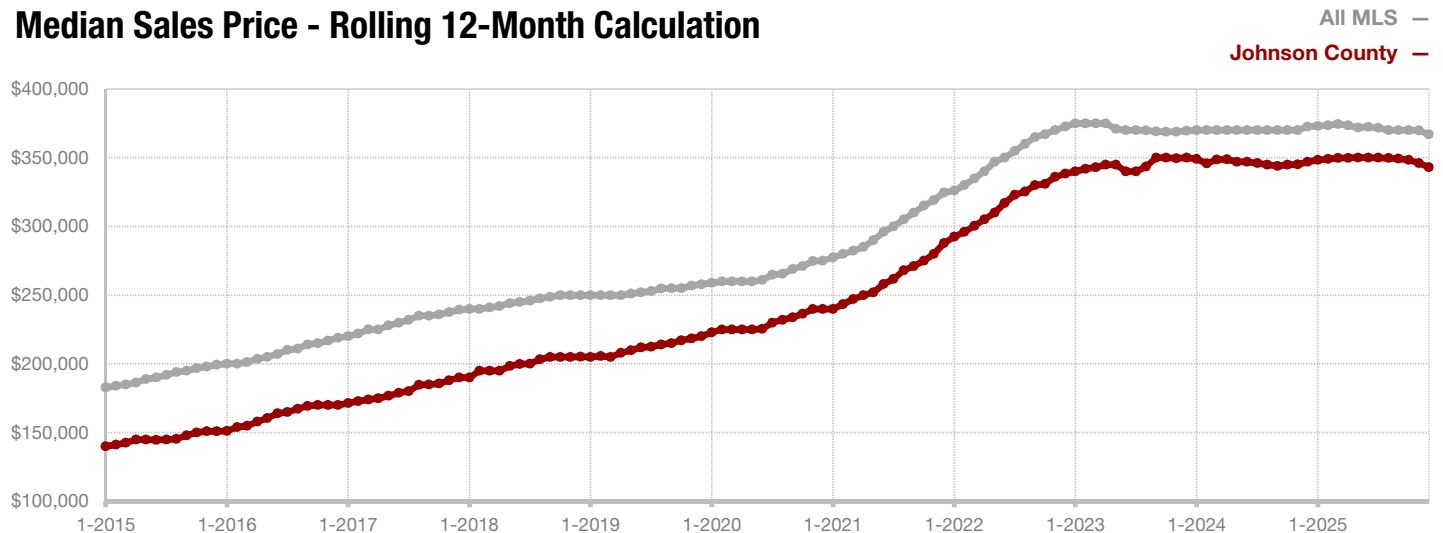
Johnson County

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	270	269	- 0.4%	5,006	5,224	+ 4.4%
Pending Sales	205	211	+ 2.9%	3,149	3,325	+ 5.6%
Closed Sales	298	305	+ 2.3%	3,160	3,299	+ 4.4%
Average Sales Price*	\$403,167	\$369,299	- 8.4%	\$383,787	\$385,306	+ 0.4%
Median Sales Price*	\$358,750	\$331,990	- 7.5%	\$347,000	\$343,000	- 1.2%
Percent of Original List Price Received*	93.6%	93.0%	- 0.6%	95.1%	94.4%	- 0.7%
Days on Market Until Sale	87	85	- 2.3%	72	80	+ 11.1%
Inventory of Homes for Sale	1,285	1,175	- 8.6%	--	--	--
Months Supply of Inventory	4.9	4.2	- 14.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 8.0%

Change in
New Listings

+ 9.7%

Change in
Closed Sales

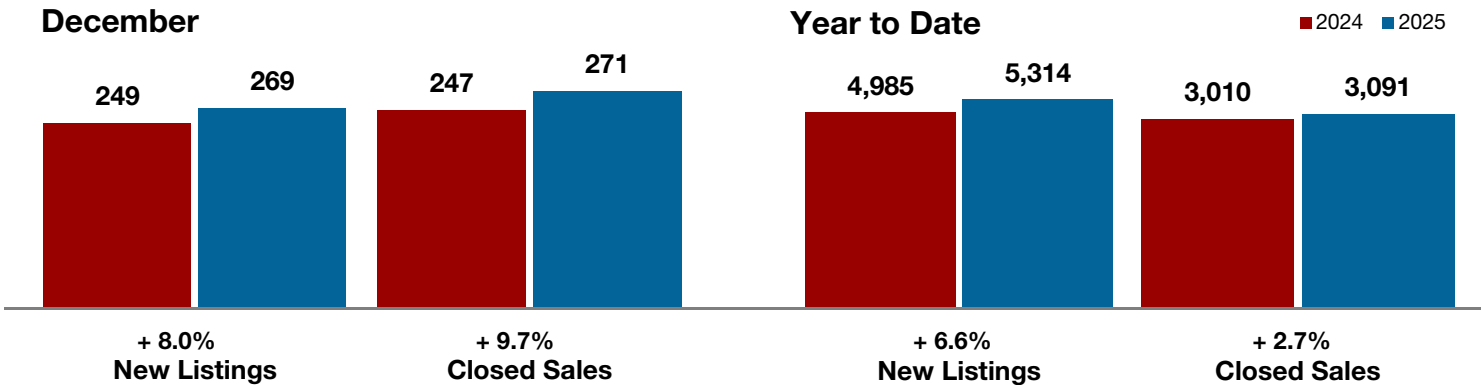
- 5.3%

Change in
Median Sales Price

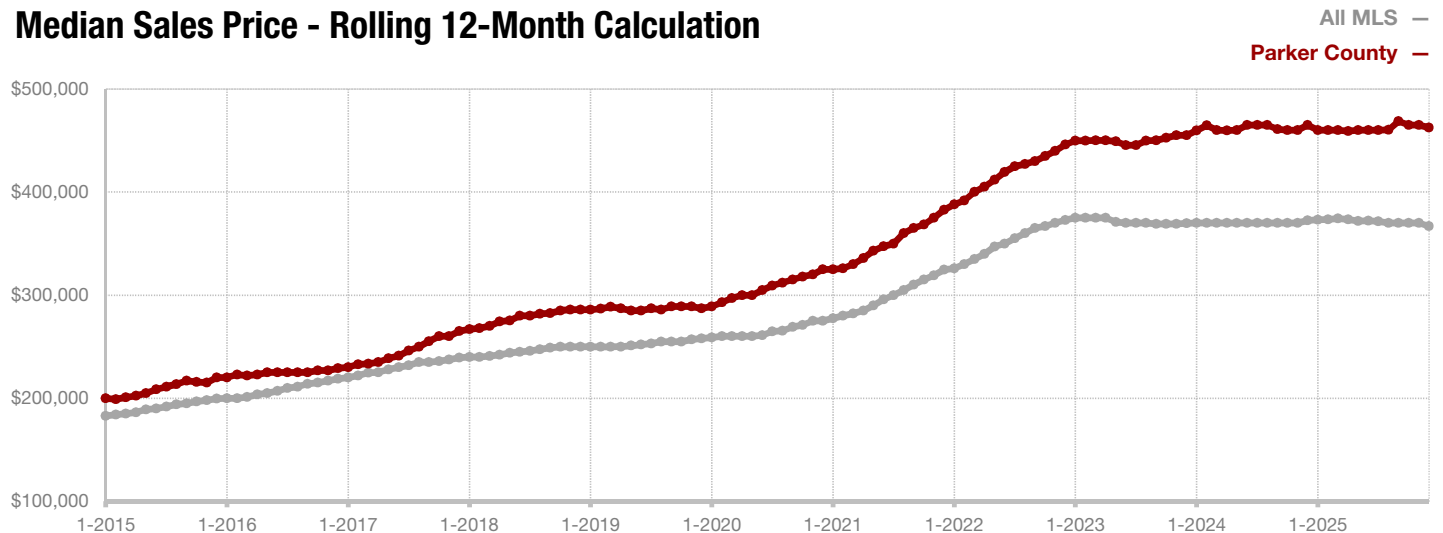
Parker County

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	249	269	+ 8.0%	4,985	5,314	+ 6.6%
Pending Sales	198	169	- 14.6%	3,014	3,068	+ 1.8%
Closed Sales	247	271	+ 9.7%	3,010	3,091	+ 2.7%
Average Sales Price*	\$509,049	\$498,853	- 2.0%	\$510,467	\$510,873	+ 0.1%
Median Sales Price*	\$475,000	\$450,000	- 5.3%	\$464,900	\$462,500	- 0.5%
Percent of Original List Price Received*	95.0%	92.7%	- 2.4%	95.2%	94.3%	- 0.9%
Days on Market Until Sale	79	94	+ 19.0%	80	86	+ 7.5%
Inventory of Homes for Sale	1,286	1,290	+ 0.3%	--	--	--
Months Supply of Inventory	5.1	5.0	- 2.0%	--	--	--

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- 4.6%

Change in
New Listings

- 4.6%

Change in
Closed Sales

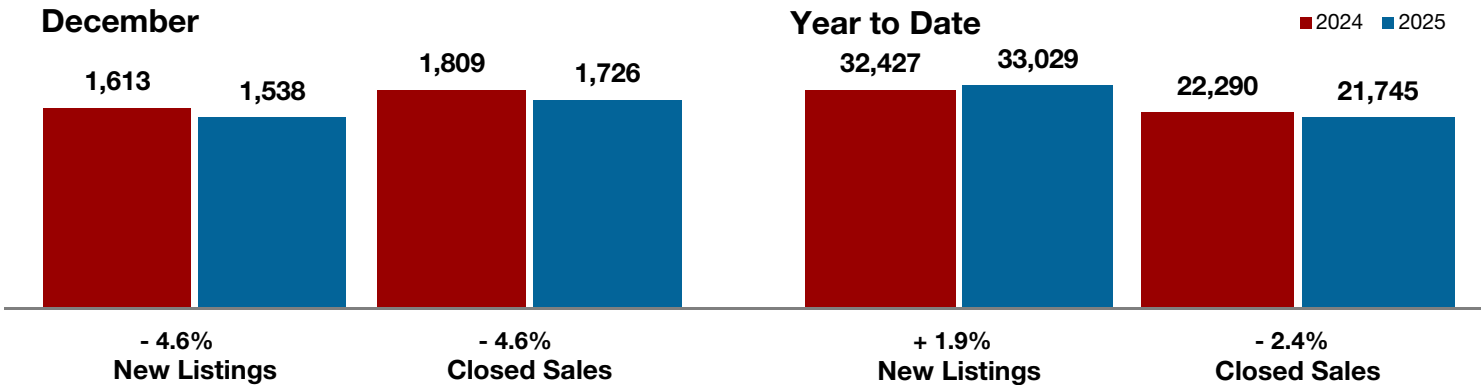
- 2.3%

Change in
Median Sales Price

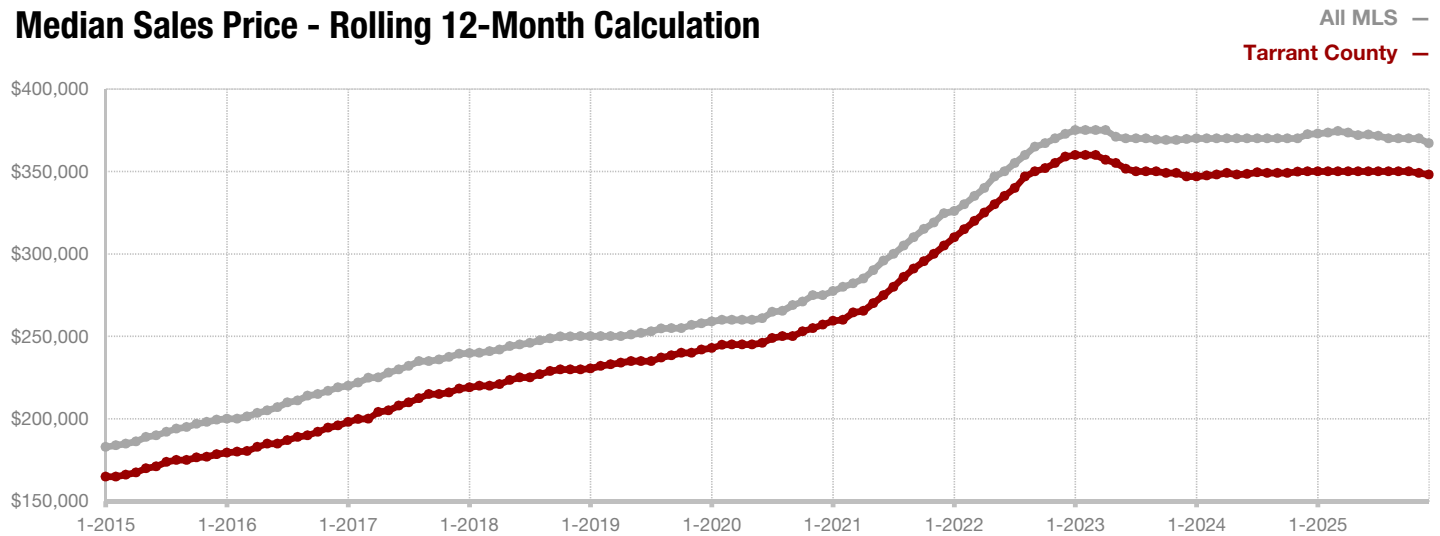
Tarrant County

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	1,613	1,538	- 4.6%	32,427	33,029	+ 1.9%
Pending Sales	1,273	1,233	- 3.1%	22,212	21,885	- 1.5%
Closed Sales	1,809	1,726	- 4.6%	22,290	21,745	- 2.4%
Average Sales Price*	\$441,280	\$440,250	- 0.2%	\$437,224	\$438,230	+ 0.2%
Median Sales Price*	\$350,000	\$342,000	- 2.3%	\$350,000	\$348,000	- 0.6%
Percent of Original List Price Received*	95.0%	94.1%	- 0.9%	96.1%	95.4%	- 0.7%
Days on Market Until Sale	57	58	+ 1.8%	46	52	+ 13.0%
Inventory of Homes for Sale	5,808	5,537	- 4.7%	--	--	--
Months Supply of Inventory	3.1	3.0	- 3.2%	--	--	--

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- 4.2%

Change in
New Listings

- 3.7%

Change in
Closed Sales

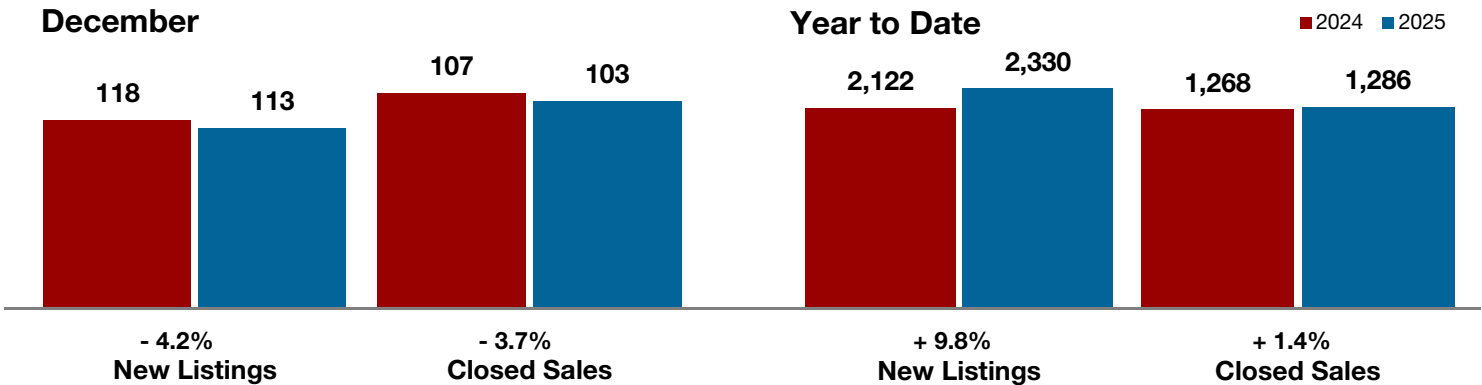
- 9.9%

Change in
Median Sales Price

Wise County

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	118	113	- 4.2%	2,122	2,330	+ 9.8%
Pending Sales	67	71	+ 6.0%	1,248	1,286	+ 3.0%
Closed Sales	107	103	- 3.7%	1,268	1,286	+ 1.4%
Average Sales Price*	\$421,890	\$453,496	+ 7.5%	\$411,717	\$419,172	+ 1.8%
Median Sales Price*	\$405,000	\$365,000	- 9.9%	\$364,140	\$370,000	+ 1.6%
Percent of Original List Price Received*	94.0%	93.1%	- 1.0%	94.5%	93.5%	- 1.1%
Days on Market Until Sale	102	73	- 28.4%	84	85	+ 1.2%
Inventory of Homes for Sale	601	589	- 2.0%	--	--	--
Months Supply of Inventory	5.8	5.5	- 5.2%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

