

Monthly Indicators

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



April 2015

As we turn the page to the second quarter of 2015, a proliferation of new listings is expected in most markets across the U.S. Spring is traditionally the commonplace time of the year that we see some of the most desirable gems polished for eager buyers. Though some Google searches and Twitter posts will blatantly offer pessimism about the state of the housing market, on-the-street evidence does not support bad tidings.

New Listings in the North Texas region increased 3.6 percent to 13,286. Pending Sales were down 2.1 percent to 9,294. Inventory levels fell 17.3 percent to 22,438 units.

Prices continued to gain traction. The Median Sales Price increased 13.9 percent to \$205,000. Days on Market was up 28.2 percent to 68 days. Sellers were encouraged as Months Supply of Inventory was down 20.5 percent to 2.7 months.

The national homeownership percentage is the lowest since 1993, when Jurassic Park was the highest-grossing movie. Rental prices continue to astonish with accelerated price growth, which may cause some to think twice before locking in a 12-month lease. Lending practices and mortgage rates will also have a decided effect on the number of buyers who will become homeowners this year. With the release of Jurassic World this month, we are reminded of cyclical conversations in both real estate and moviemaking.

Quick Facts

- 3.5% **+ 13.9%** **- 17.3%**

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.



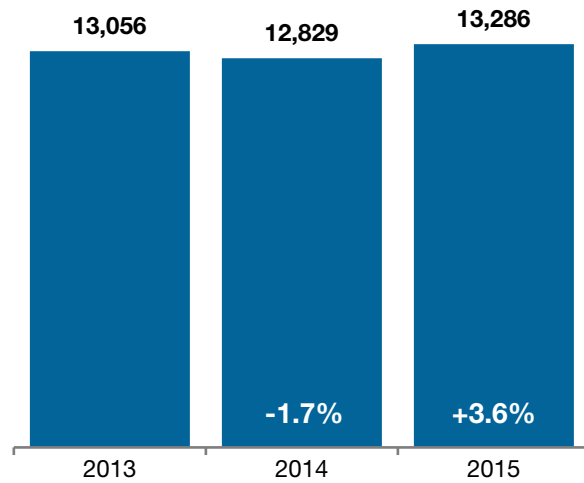
Key Metrics	Historical Sparklines	4-2014	4-2015	+/-	YTD 2014	YTD 2015	+/-
New Listings		12,829	13,286	+ 3.6%	43,484	43,072	- 0.9%
Pending Sales		9,494	9,294	- 2.1%	32,779	33,039	+ 0.8%
Closed Sales		8,386	8,092	- 3.5%	27,238	27,476	+ 0.9%
Days on Market Until Sale		53	68	+ 28.2%	60	64	+ 6.9%
Median Sales Price		\$180,000	\$205,000	+ 13.9%	\$175,000	\$194,500	+ 11.1%
Percent of Original List Price Received		96.4%	97.5%	+ 1.1%	95.6%	96.6%	+ 1.1%
Housing Affordability Index		164	160	- 2.6%	169	168	- 0.2%
Inventory of Homes for Sale		27,147	22,438	- 17.3%	--	--	--
Months Supply of Homes for Sale		3.4	2.7	- 20.5%	--	--	--

New Listings

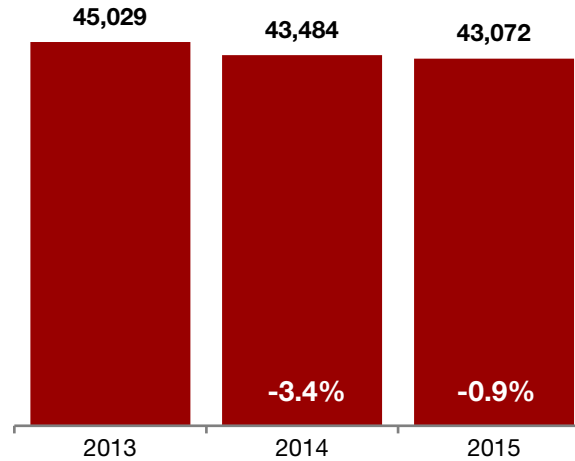
A count of the properties that have been newly listed on the market in a given month.



April

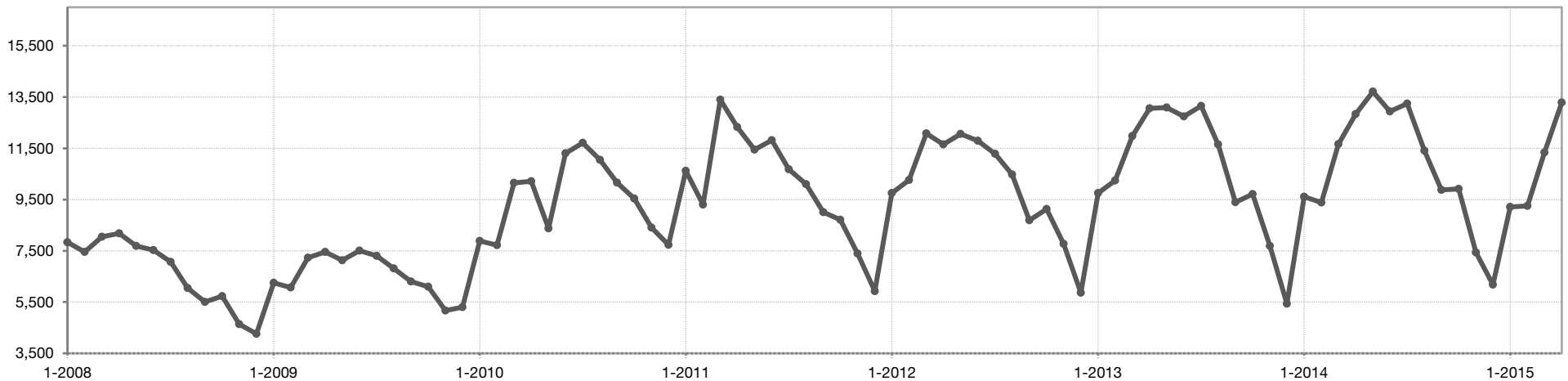


Year To Date



Month	Prior Year	Current Year	+/-
May	13,084	13,708	+4.8%
June	12,738	12,931	+1.5%
July	13,149	13,238	+0.7%
August	11,649	11,409	-2.1%
September	9,390	9,875	+5.2%
October	9,714	9,915	+2.1%
November	7,688	7,439	-3.2%
December	5,429	6,183	+13.9%
January	9,610	9,208	-4.2%
February	9,382	9,250	-1.4%
March	11,663	11,328	-2.9%
April	12,829	13,286	+3.6%
12-Month Avg	10,527	10,648	+1.1%

Historical New Listing Activity

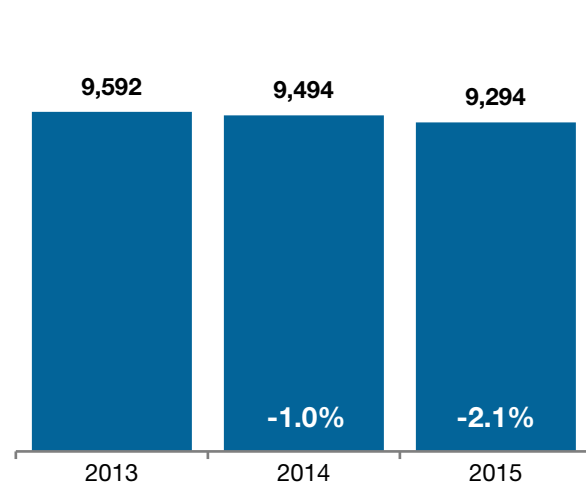


Pending Sales

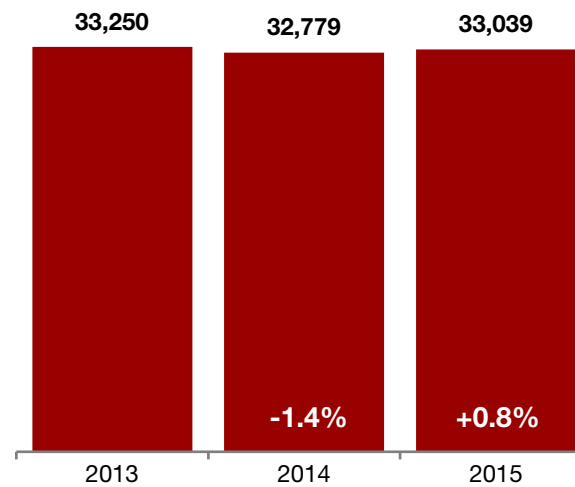
A count of the properties on which offers have been accepted in a given month.



April

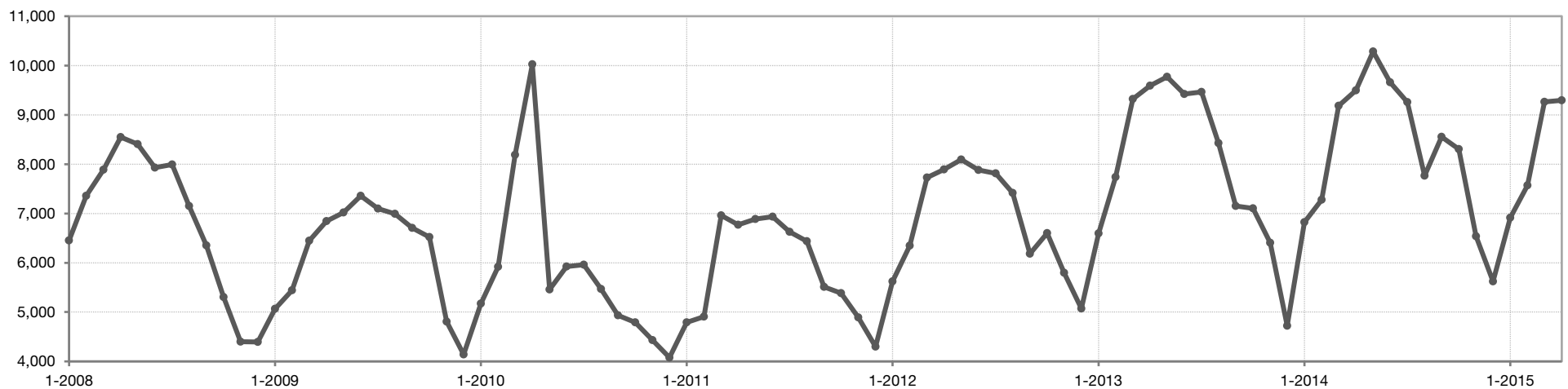


Year To Date



Month	Prior Year	Current Year	+/-
May	9,769	10,284	+5.3%
June	9,419	9,662	+2.6%
July	9,466	9,259	-2.2%
August	8,429	7,764	-7.9%
September	7,149	8,554	+19.7%
October	7,101	8,303	+16.9%
November	6,403	6,538	+2.1%
December	4,724	5,620	+19.0%
January	6,823	6,913	+1.3%
February	7,280	7,568	+4.0%
March	9,182	9,264	+0.9%
April	9,494	9,294	-2.1%
12-Month Avg	7,937	8,252	+4.0%

Historical Pending Sales Activity

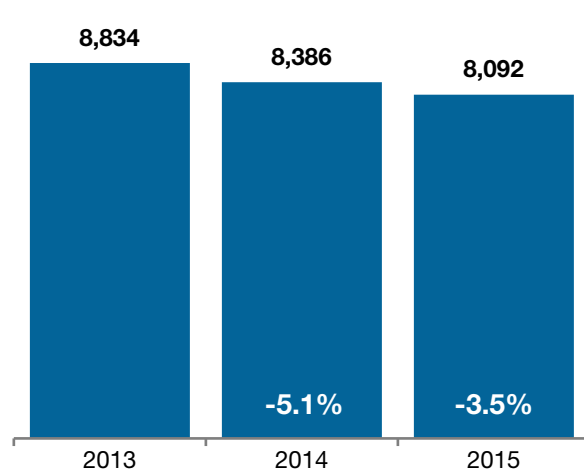


Closed Sales

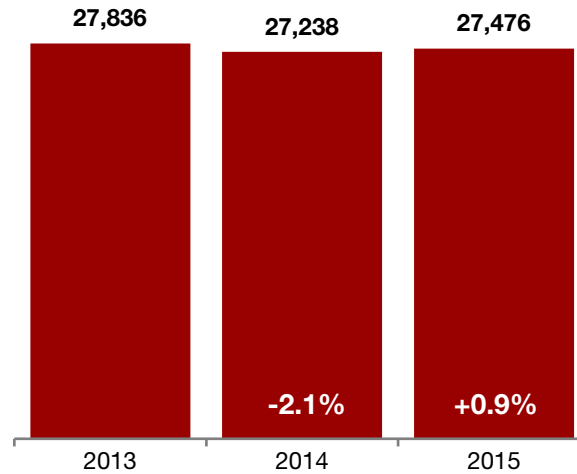
A count of the properties that have closed in a given month.



April

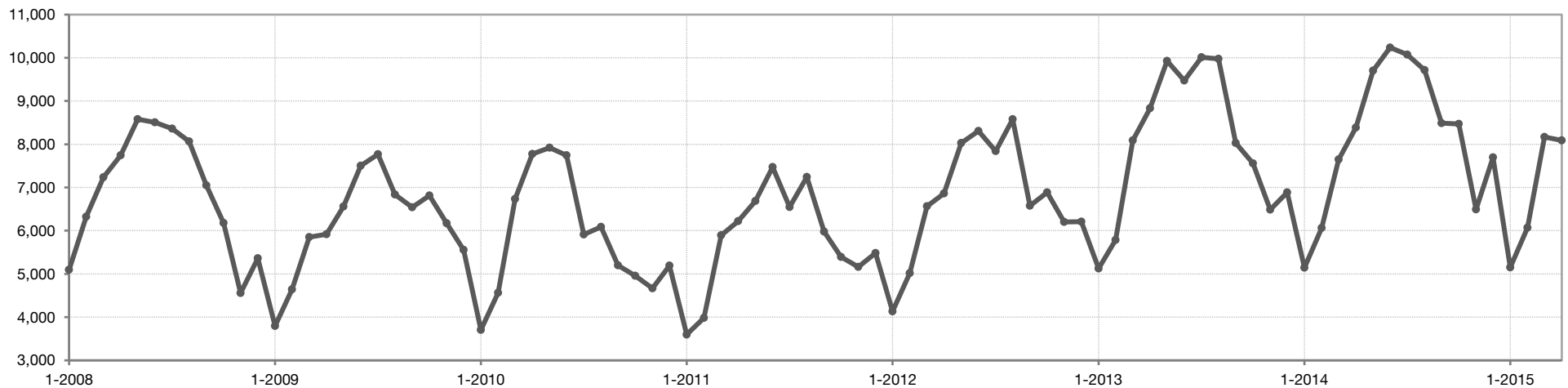


Year To Date



Month	Prior Year	Current Year	+/-
May	9,926	9,703	-2.2%
June	9,472	10,239	+8.1%
July	10,015	10,072	+0.6%
August	9,975	9,714	-2.6%
September	8,026	8,486	+5.7%
October	7,559	8,471	+12.1%
November	6,486	6,491	+0.1%
December	6,883	7,699	+11.9%
January	5,144	5,148	+0.1%
February	6,061	6,069	+0.1%
March	7,647	8,167	+6.8%
April	8,386	8,092	-3.5%
12-Month Avg	7,965	8,196	+2.9%

Historical Closed Sales Activity

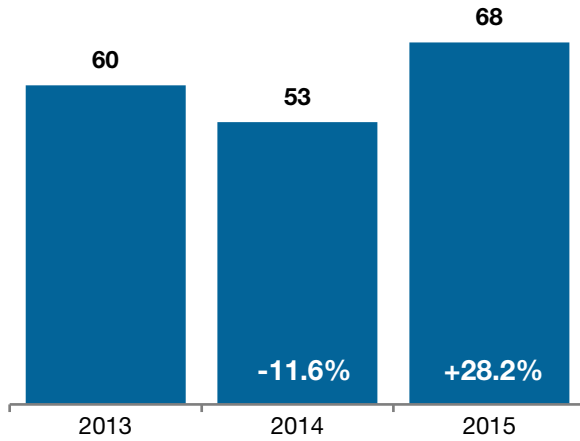


Days on Market Until Sale

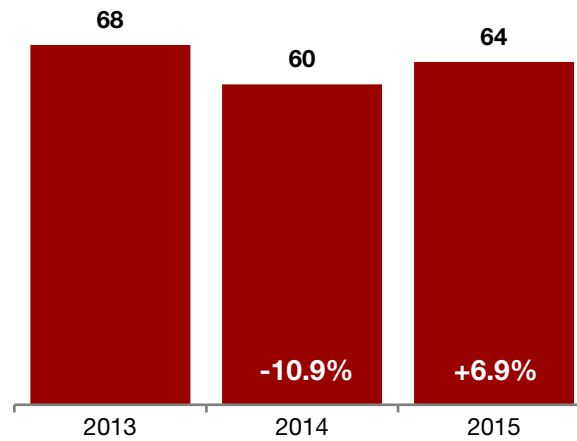
Average number of days between when a property is listed and when an offer is accepted in a given month.



April

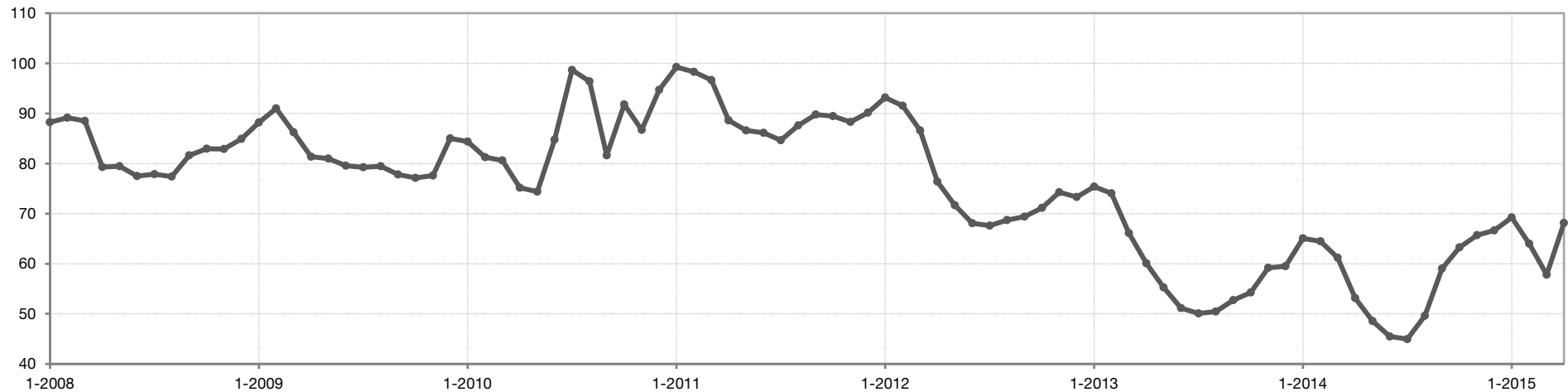


Year To Date



Month	Prior Year	Current Year	+/-
May	55	49	-12.1%
June	51	45	-11.1%
July	50	45	-10.2%
August	50	50	-1.7%
September	53	59	+11.9%
October	54	63	+16.5%
November	59	66	+11.0%
December	60	67	+12.0%
January	65	69	+6.4%
February	64	64	-0.7%
March	61	58	-5.5%
April	53	68	+28.2%
12-Month Avg	55	57	+2.9%

Historical Days on Market Until Sale

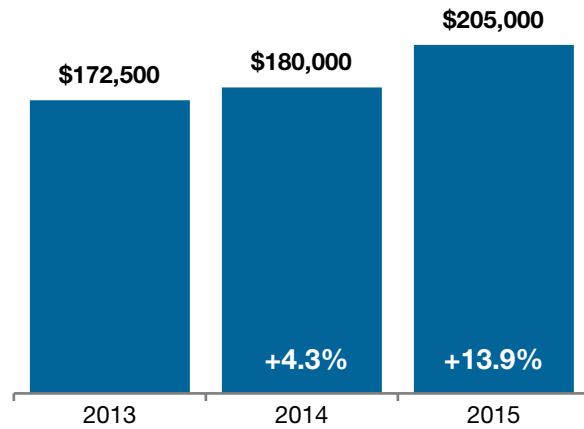


Median Sales Price

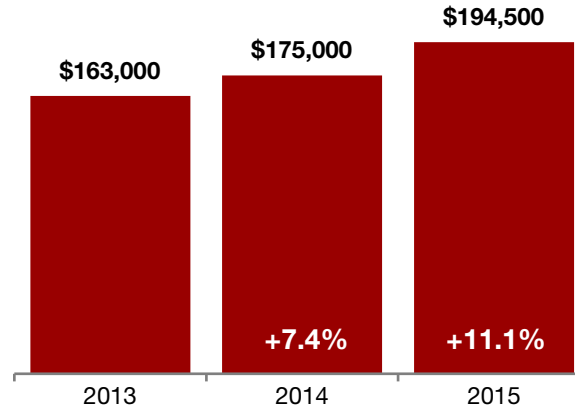
Median price point for all closed sales, not accounting for seller concessions, in a given month.



April

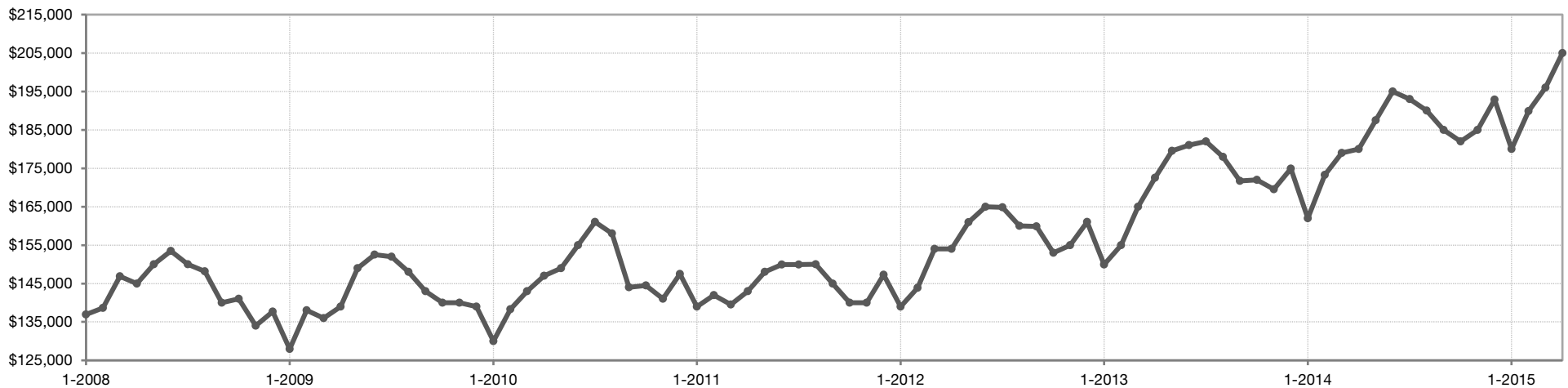


Year To Date



Month	Prior Year	Current Year	+/-
May	\$179,500	\$187,500	+4.5%
June	\$181,000	\$195,000	+7.7%
July	\$182,000	\$193,000	+6.0%
August	\$178,000	\$190,000	+6.7%
September	\$171,701	\$185,000	+7.7%
October	\$172,000	\$182,000	+5.8%
November	\$169,500	\$185,000	+9.1%
December	\$174,900	\$192,900	+10.3%
January	\$162,000	\$180,000	+11.1%
February	\$173,283	\$189,900	+9.6%
March	\$179,000	\$196,000	+9.5%
April	\$180,000	\$205,000	+13.9%
12-Month Med	\$175,900	\$190,000	+8.0%

Historical Median Sales Price



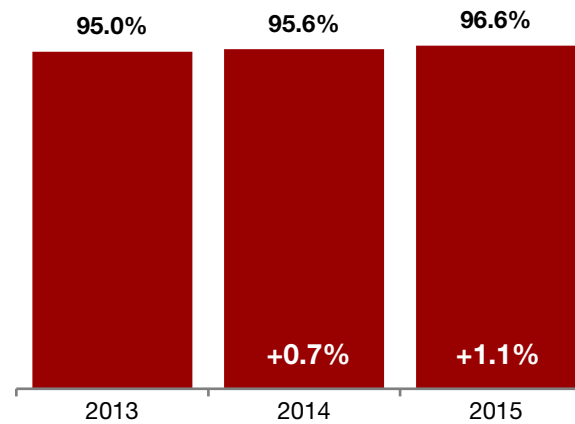
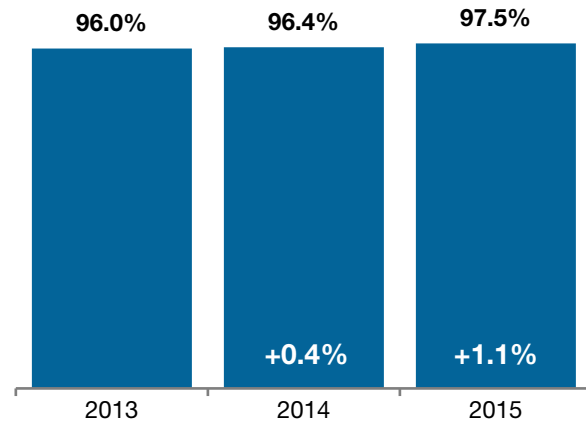
Percent of Original List Price Received

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.



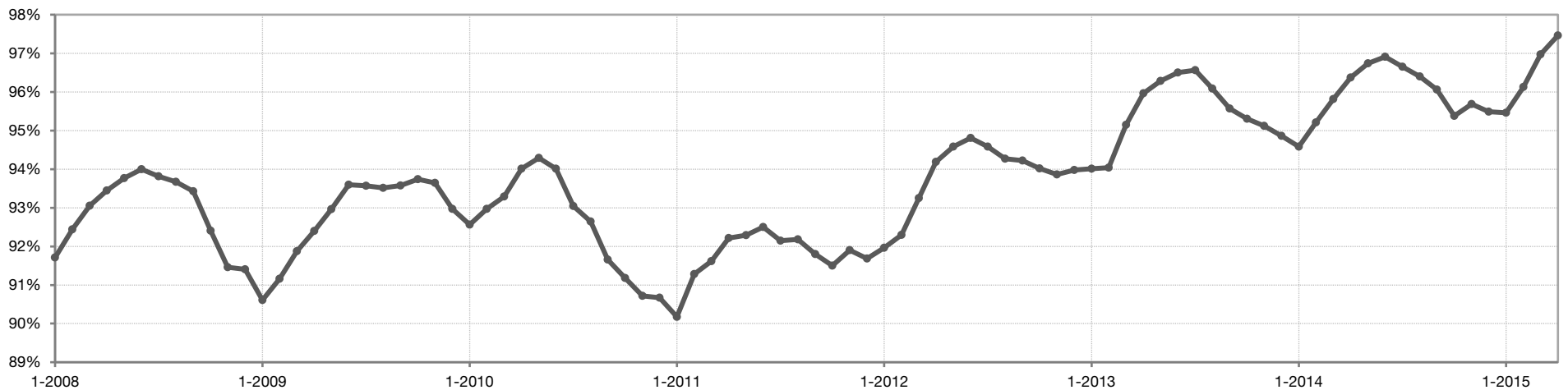
April

Year To Date



Month	Prior Year	Current Year	+/-
May	96.3%	96.7%	+0.5%
June	96.5%	96.9%	+0.4%
July	96.6%	96.7%	+0.1%
August	96.1%	96.4%	+0.3%
September	95.6%	96.1%	+0.5%
October	95.3%	95.4%	+0.1%
November	95.1%	95.7%	+0.6%
December	94.9%	95.5%	+0.7%
January	94.6%	95.5%	+0.9%
February	95.2%	96.1%	+1.0%
March	95.8%	97.0%	+1.2%
April	96.4%	97.5%	+1.1%
12-Month Avg	95.8%	96.3%	+0.6%

Historical Percent of Original List Price Received

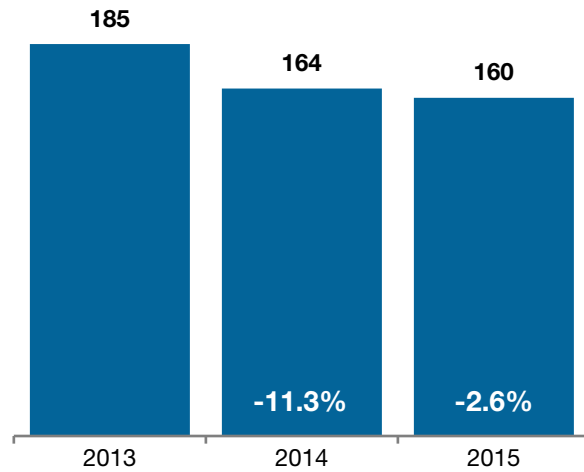


Housing Affordability Index

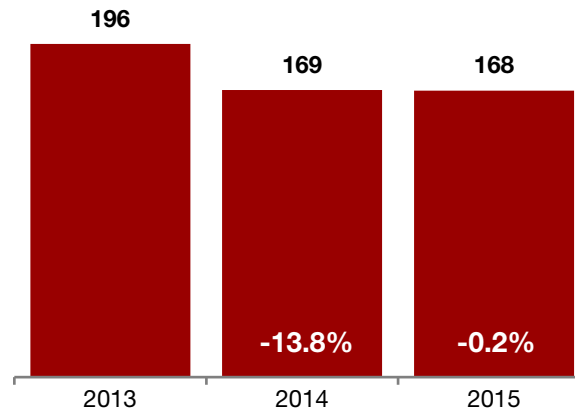
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



April

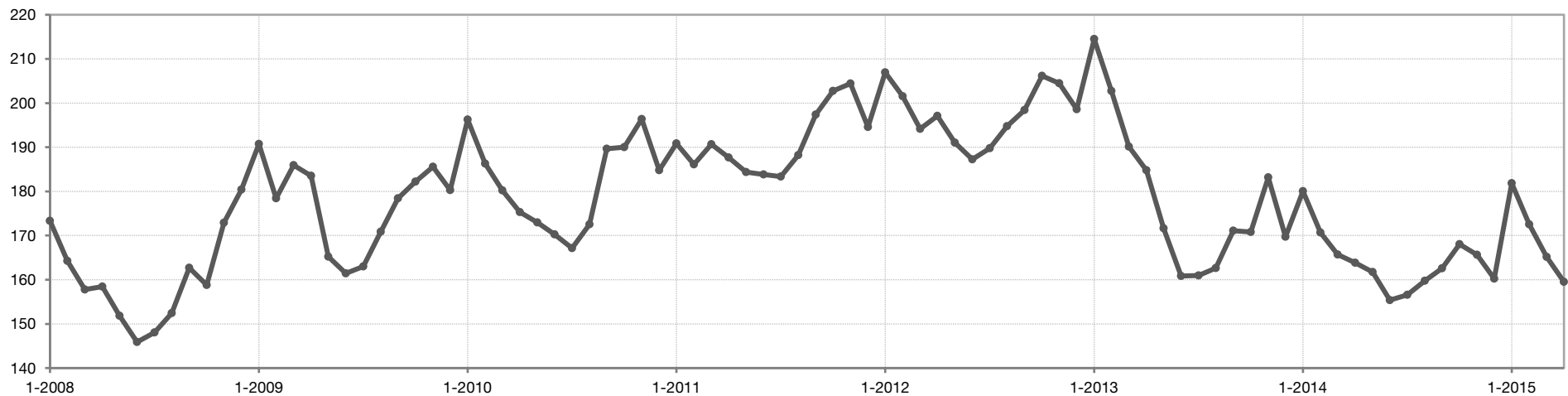


Year To Date



Month	Prior Year	Current Year	+/-
May	172	162	-5.8%
June	161	155	-3.4%
July	161	157	-2.8%
August	163	160	-1.8%
September	171	163	-5.0%
October	171	168	-1.6%
November	183	166	-9.6%
December	170	160	-5.6%
January	180	182	+1.0%
February	171	173	+1.1%
March	166	165	-0.3%
April	164	160	-2.6%
12-Month Avg	169	164	-3.0%

Historical Housing Affordability Index

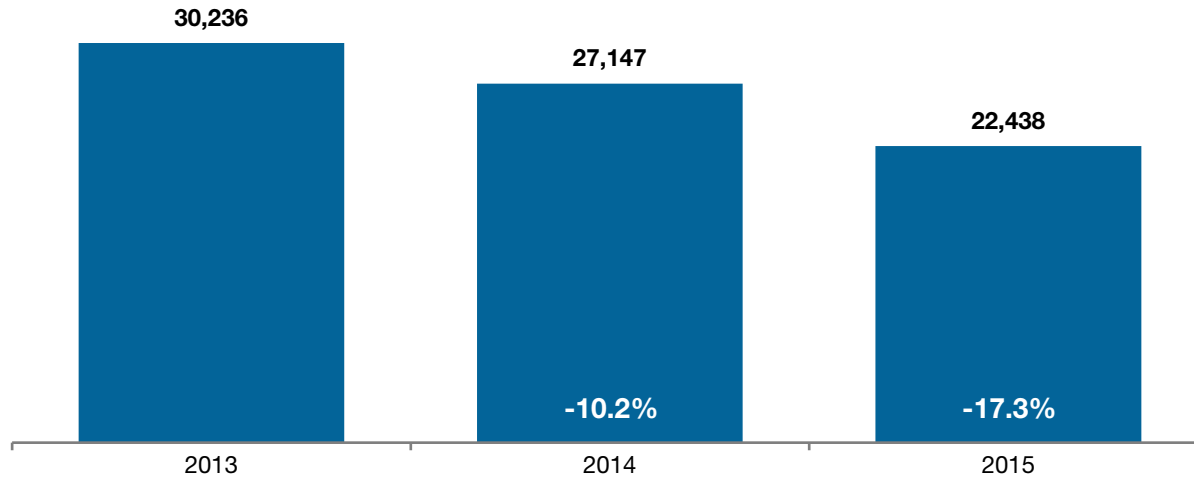


Inventory of Homes for Sale

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

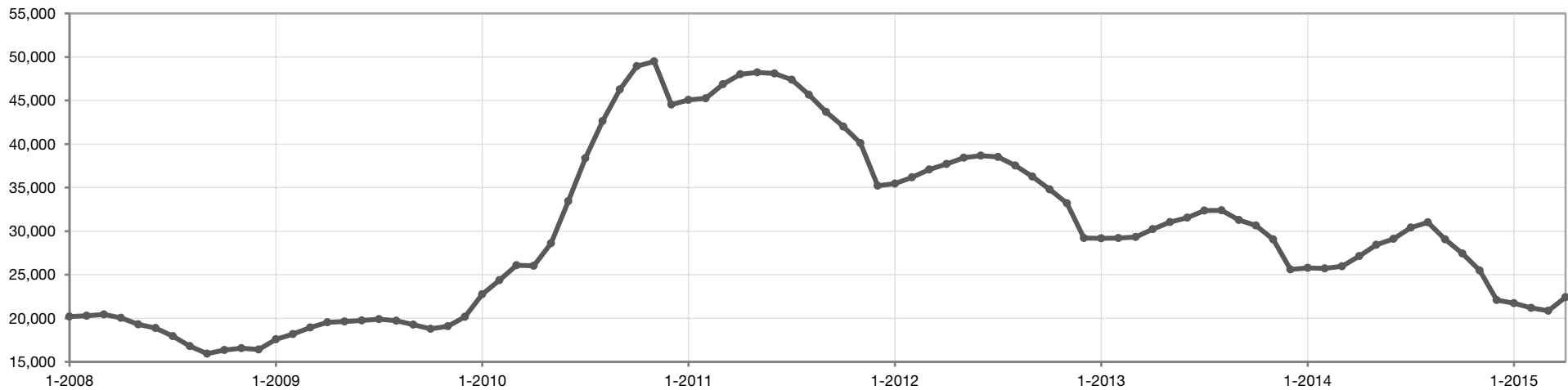


April



Month	Prior Year	Current Year	+/-
May	31,059	28,425	-8.5%
June	31,566	29,109	-7.8%
July	32,362	30,423	-6.0%
August	32,383	31,015	-4.2%
September	31,287	29,064	-7.1%
October	30,659	27,433	-10.5%
November	29,054	25,495	-12.2%
December	25,618	22,088	-13.8%
January	25,776	21,728	-15.7%
February	25,725	21,196	-17.6%
March	25,954	20,851	-19.7%
April	27,147	22,438	-17.3%
12-Month Avg	29,049	25,772	-11.7%

Historical Inventory of Homes for Sale

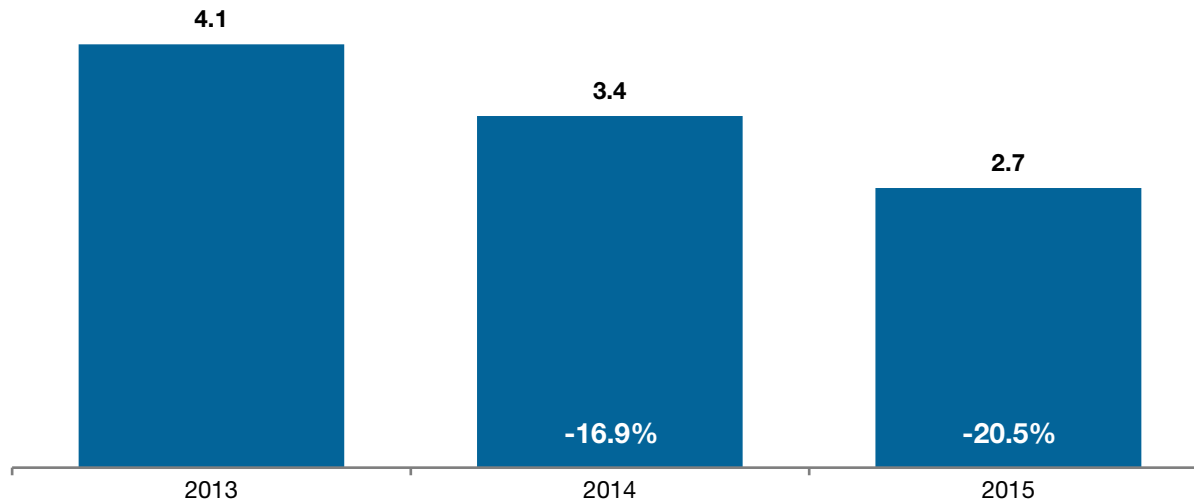


Months Supply of Inventory

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.



April



Month	Prior Year	Current Year	+/-
May	4.2	3.6	-14.2%
June	4.1	3.6	-12.3%
July	4.2	3.8	-8.8%
August	4.1	3.9	-5.4%
September	4.0	3.6	-8.6%
October	3.9	3.4	-12.6%
November	3.6	3.1	-13.9%
December	3.2	2.7	-16.4%
January	3.2	2.6	-18.2%
February	3.2	2.6	-20.6%
March	3.3	2.5	-22.8%
April	3.4	2.7	-20.5%
12-Month Avg	3.7	3.2	-14.1%

Historical Months Supply of Inventory

