



Central Panhandle Association of Realtors®

Monthly Indicators

February 2025

U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

- Detached Single Family Closed Sales were down 19.9 percent to 254.
- Townhouse/Condo Closed Sales were up 3.2 percent to 96.
- Mobile/Manufactured Closed Sales were up 11.1 percent to 20.
- Detached Single Family Median Sales Price increased 0.3 percent to \$340,900.
- Townhouse/Condo Median Sales Price decreased 13.2 percent to \$330,000.
- Mobile/Manufactured Median Sales Price decreased 9.4 percent to \$174,000.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Quick Facts

- 13.6% **- 2.5%** **+ 9.3%**

One-Year Change in Closed Sales All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Homes for Sale All Properties
- 13.6%	- 2.5%	+ 9.3%

Residential real estate activity in the CPAOR service area comprised of detached single family, townhouse/condo, and mobile/manufactured properties. Percent changes are calculated using rounded figures.

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Detached Single Family Market Overview



Key metrics for **Detached Single Family Properties Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		526	541	+ 2.9%	984	1,053	+ 7.0%
Pending Sales		370	344	- 7.0%	698	639	- 8.5%
Closed Sales		317	254	- 19.9%	573	492	- 14.1%
Days on Market		87	87	0.0%	80	85	+ 6.3%
Median Sales Price		\$340,000	\$340,900	+ 0.3%	\$335,000	\$335,000	0.0%
Avg. Sales Price		\$445,725	\$415,073	- 6.9%	\$447,554	\$410,145	- 8.4%
Pct. of List Price Received		96.0%	96.6%	+ 0.6%	96.8%	96.6%	- 0.2%
Affordability Index		92	91	- 1.1%	93	93	0.0%
Homes for Sale		1,605	1,822	+ 13.5%	--	--	--
Months Supply		4.5	5.6	+ 24.4%	--	--	--

Townhouse/Condo Market Overview



Key metrics for **Townhome and Condominium Properties Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		327	276	- 15.6%	628	542	- 13.7%
Pending Sales		125	108	- 13.6%	246	215	- 12.6%
Closed Sales		93	96	+ 3.2%	197	180	- 8.6%
Days on Market		86	115	+ 33.7%	76	116	+ 52.6%
Median Sales Price		\$380,000	\$330,000	- 13.2%	\$380,000	\$332,500	- 12.5%
Avg. Sales Price		\$486,867	\$388,213	- 20.3%	\$456,478	\$392,994	- 13.9%
Pct. of List Price Received		95.2%	95.9%	+ 0.7%	95.2%	95.5%	+ 0.3%
Affordability Index		83	97	+ 16.9%	83	96	+ 15.7%
Homes for Sale		1,348	1,419	+ 5.3%	--	--	--
Months Supply		10.0	13.1	+ 31.0%	--	--	--

Mobile/Manufactured Market Overview

Key metrics for **Mobile and Manufactured Properties Only** for the report month and for year-to-date (YTD) starting from the first of the year.

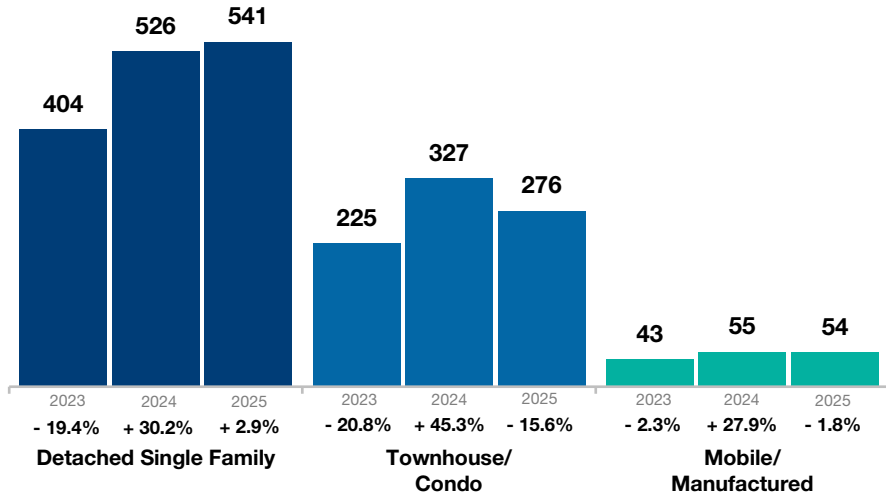


Key Metrics	Historical Sparklines	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		55	54	- 1.8%	107	100	- 6.5%
Pending Sales		35	35	0.0%	54	58	+ 7.4%
Closed Sales		18	20	+ 11.1%	48	46	- 4.2%
Days on Market		96	75	- 21.9%	80	86	+ 7.5%
Median Sales Price		\$192,000	\$174,000	- 9.4%	\$196,000	\$166,680	- 15.0%
Avg. Sales Price		\$207,211	\$185,450	- 10.5%	\$203,161	\$171,047	- 15.8%
Pct. of List Price Received		94.7%	93.7%	- 1.1%	95.7%	93.5%	- 2.3%
Affordability Index		134	160	+ 19.4%	131	167	+ 27.5%
Homes for Sale		175	177	+ 1.1%	--	--	--
Months Supply		5.3	5.4	+ 1.9%	--	--	--

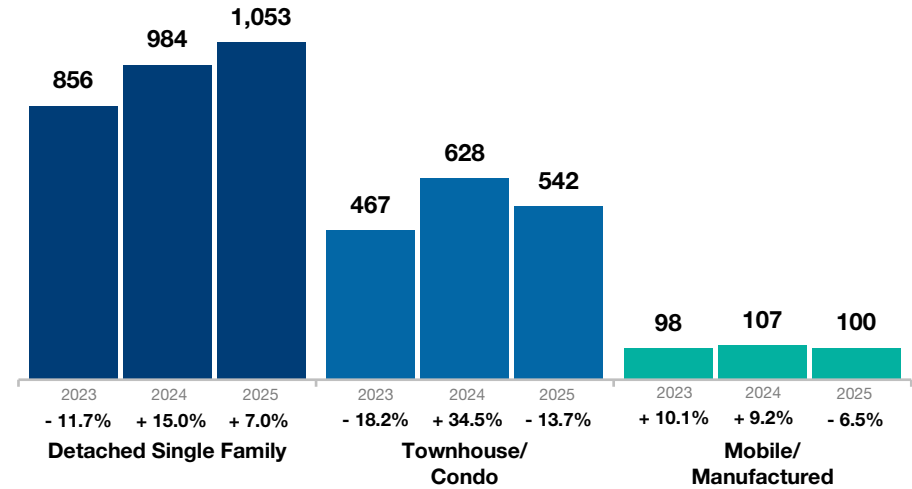
New Listings

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

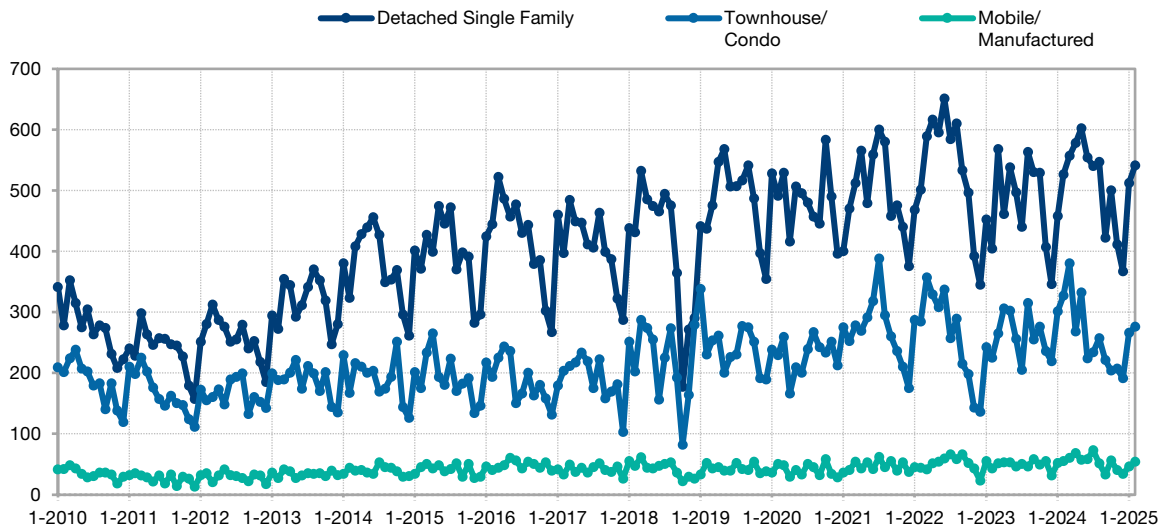
February



Year to Date



Historical New Listings by Month



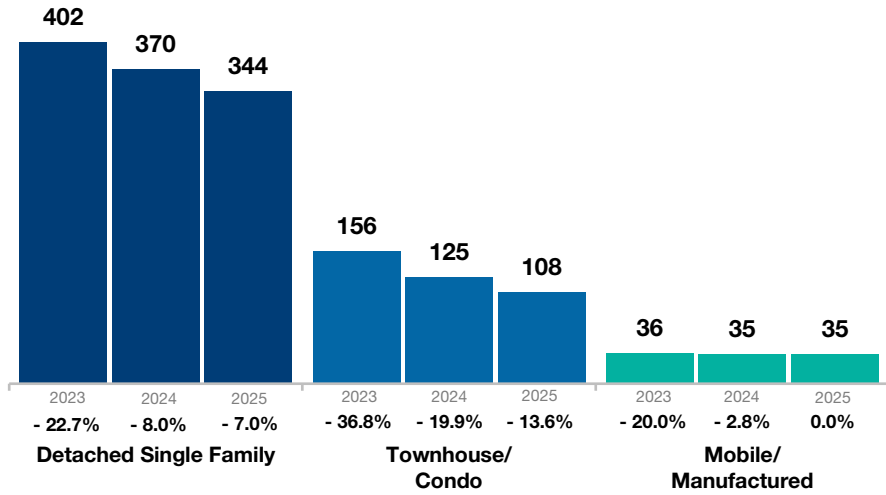
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
March 2024	557	380	60
April 2024	578	268	68
May 2024	602	332	57
June 2024	554	224	58
July 2024	540	234	73
August 2024	547	257	51
September 2024	422	221	33
October 2024	500	204	56
November 2024	411	207	40
December 2024	367	191	34
January 2025	512	266	46
February 2025	541	276	54
12-Month Avg.	511	255	53

Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

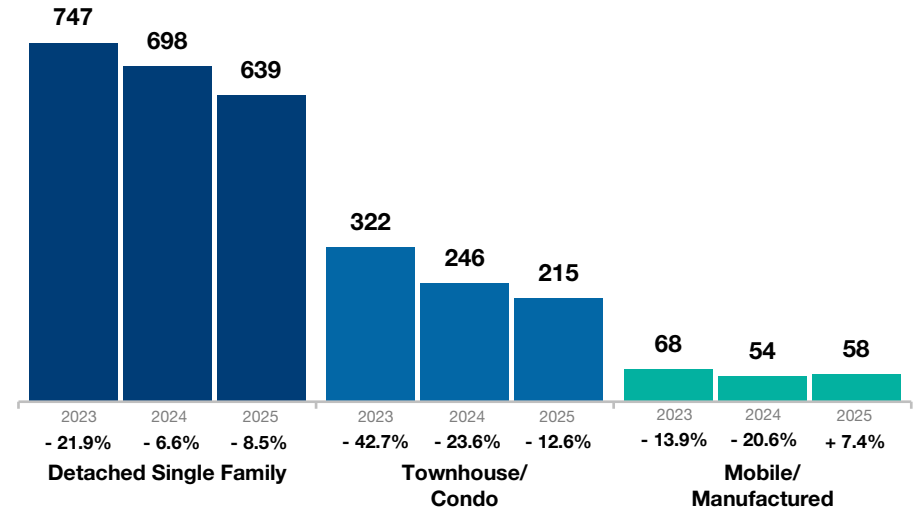
Pending Sales

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

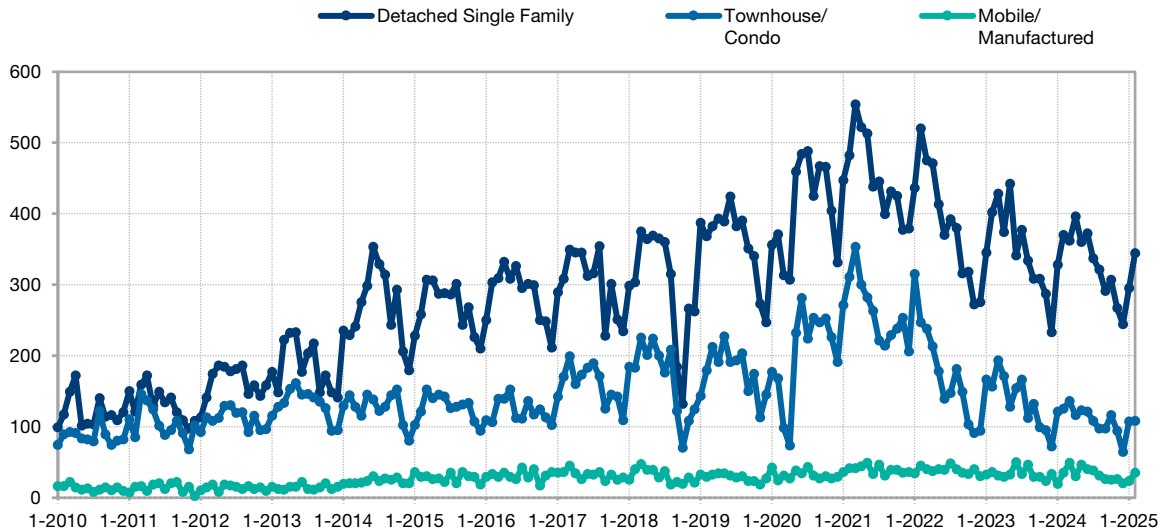
February



Year to Date



Historical Pending Sales by Month



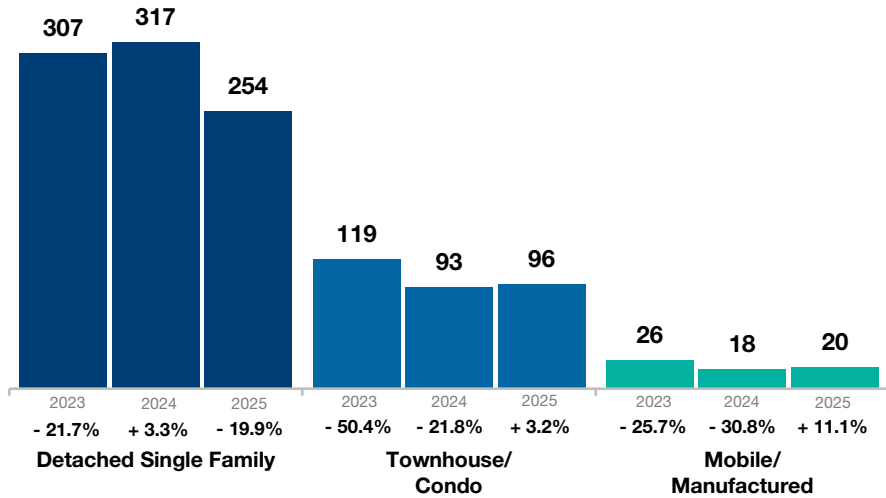
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
March 2024	362	136	49
April 2024	396	116	30
May 2024	360	123	46
June 2024	372	121	40
July 2024	337	108	38
August 2024	321	97	31
September 2024	291	97	26
October 2024	307	116	25
November 2024	267	94	26
December 2024	244	64	20
January 2025	295	107	23
February 2025	344	108	35
12-Month Avg.	325	107	32

Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

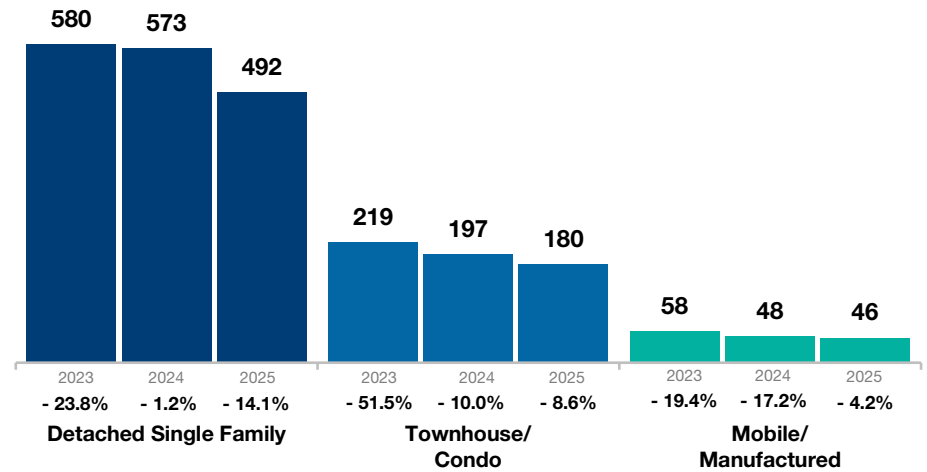
Closed Sales

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

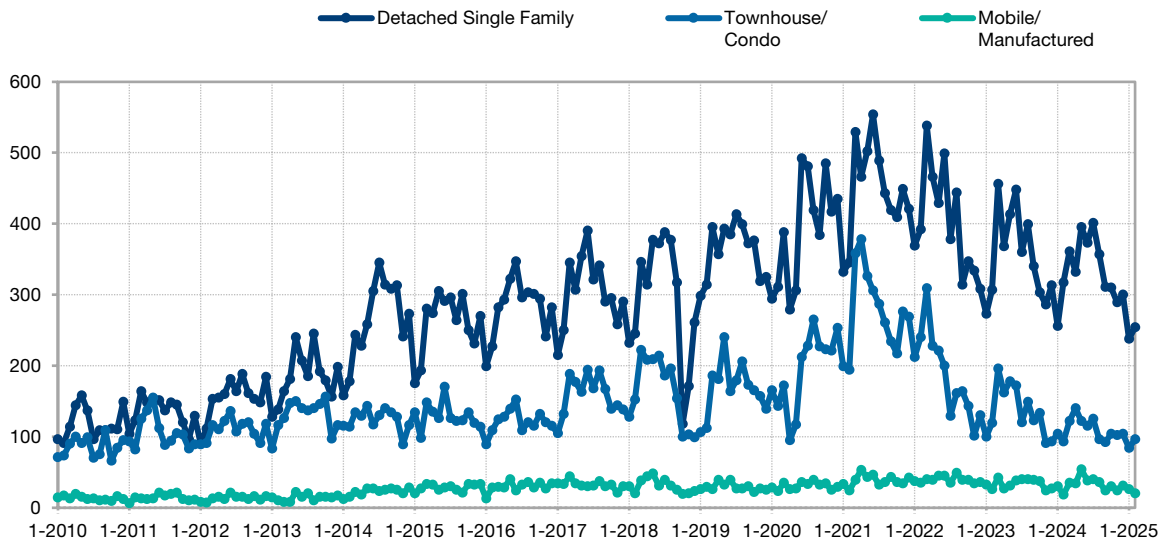
February



Year to Date



Historical Closed Sales by Month



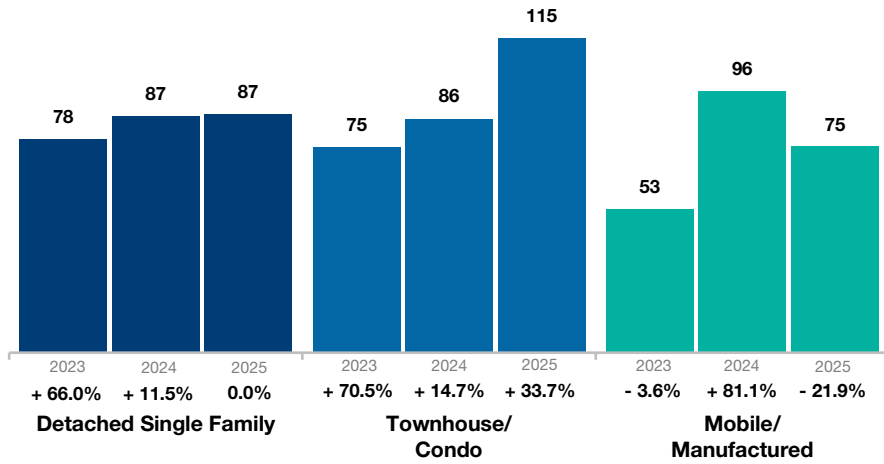
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
March 2024	361	122	35
April 2024	332	140	34
May 2024	395	122	54
June 2024	373	115	38
July 2024	401	125	40
August 2024	357	96	36
September 2024	311	92	24
October 2024	310	104	30
November 2024	289	102	24
December 2024	300	104	31
January 2025	238	84	26
February 2025	254	96	20
12-Month Avg.	327	109	33

Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

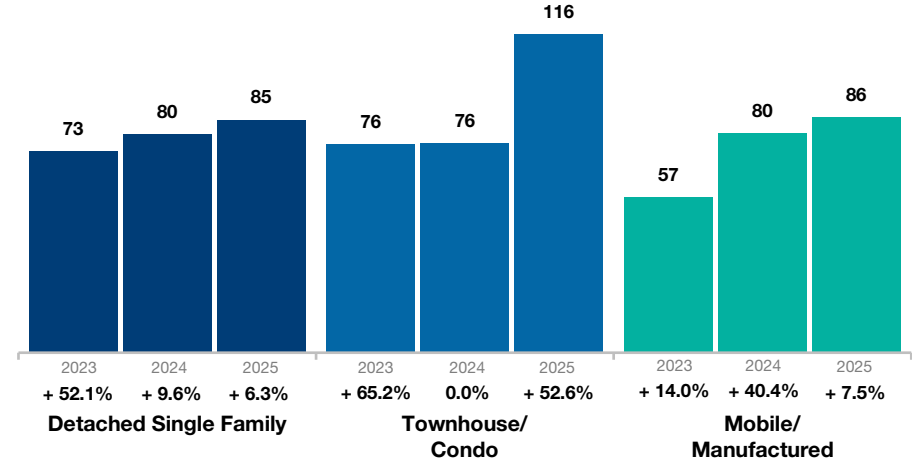
Days on Market Until Sale

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

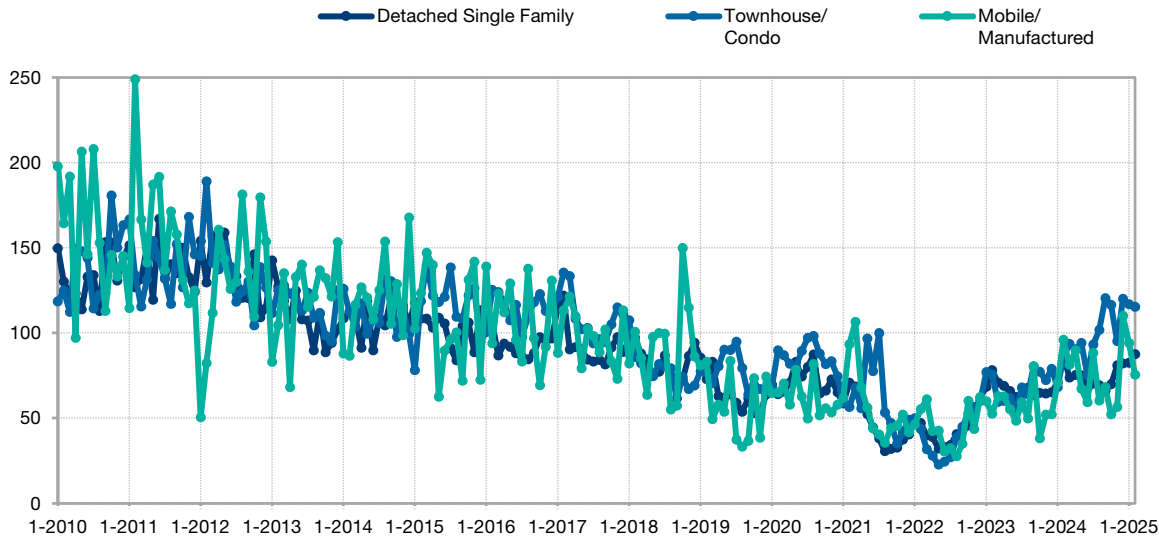
February



Year to Date



Historical Days on Market Until Sale by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

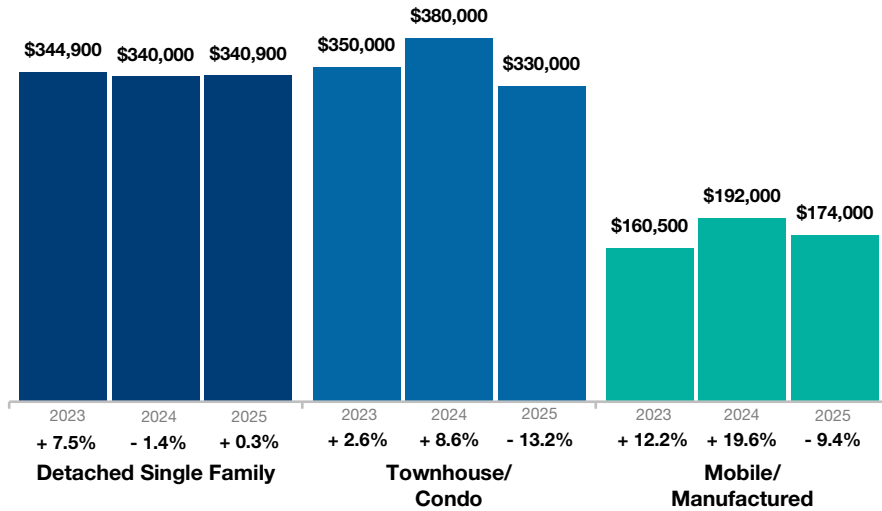
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
March 2024	74	93	81
April 2024	75	90	90
May 2024	75	94	67
June 2024	67	75	59
July 2024	70	93	88
August 2024	69	102	60
September 2024	66	120	68
October 2024	70	116	52
November 2024	81	95	56
December 2024	82	120	110
January 2025	82	117	94
February 2025	87	115	75
12-Month Avg.*	74	101	75

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

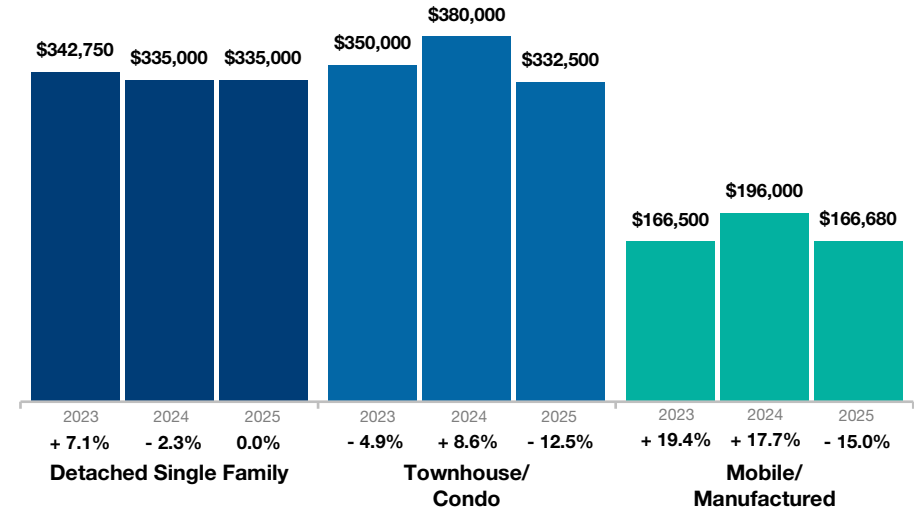
Median Sales Price

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

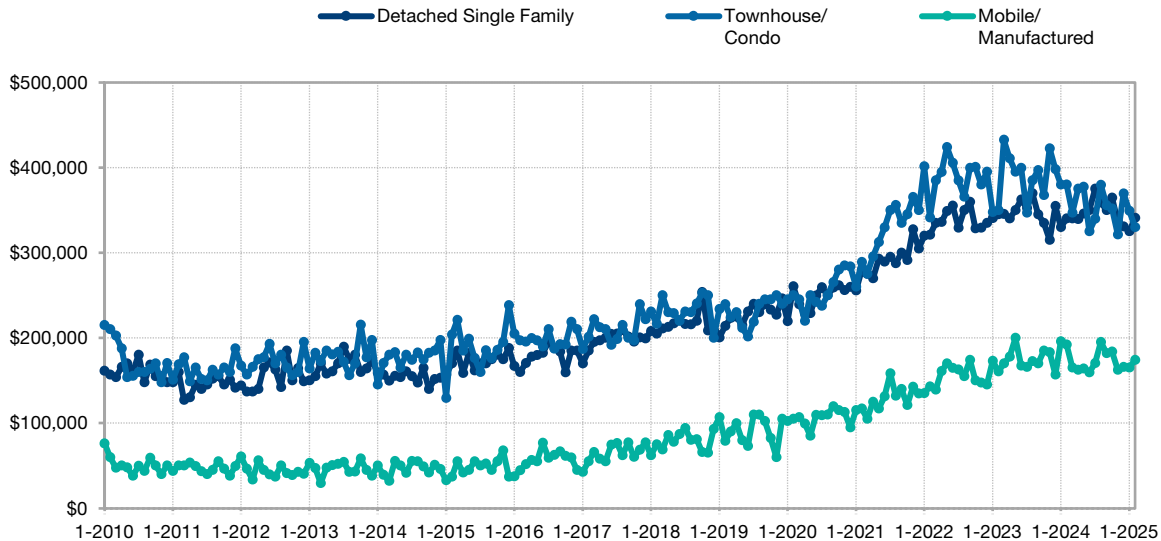
February



Year to Date



Historical Median Sales Price by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

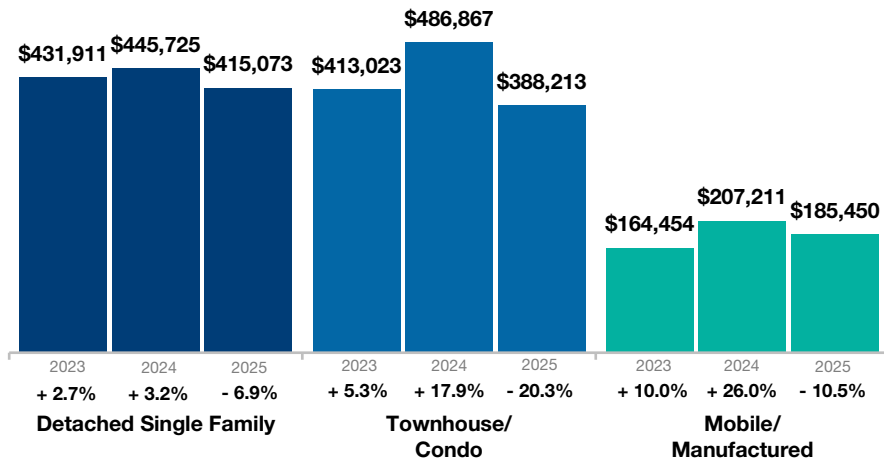
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
March 2024	\$340,000	\$347,000	\$165,000
April 2024	\$339,500	\$375,000	\$162,500
May 2024	\$345,913	\$377,500	\$164,000
June 2024	\$350,000	\$325,000	\$159,500
July 2024	\$375,000	\$339,900	\$170,500
August 2024	\$359,000	\$379,500	\$195,000
September 2024	\$350,000	\$355,450	\$182,000
October 2024	\$364,500	\$352,000	\$184,057
November 2024	\$336,590	\$321,400	\$162,500
December 2024	\$330,650	\$369,500	\$166,000
January 2025	\$325,000	\$349,250	\$165,180
February 2025	\$340,900	\$330,000	\$174,000
12-Month Med.*	\$349,000	\$350,000	\$170,000

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

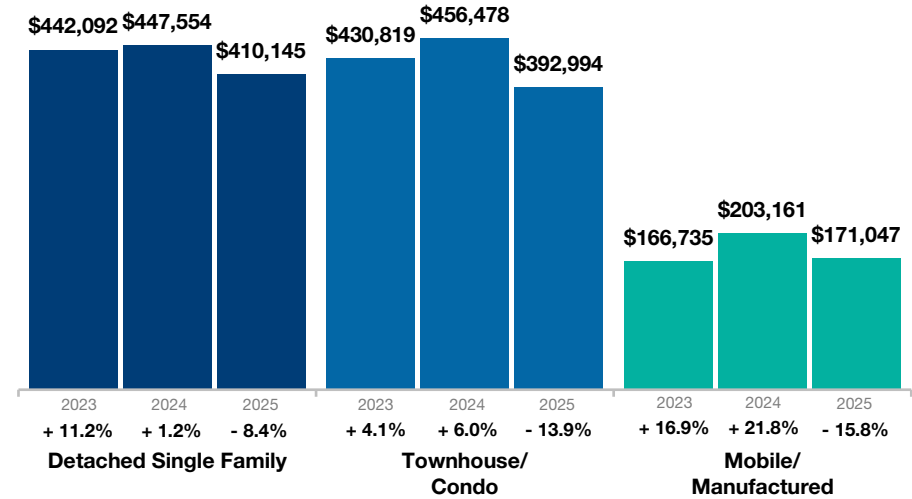
Average Sales Price

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

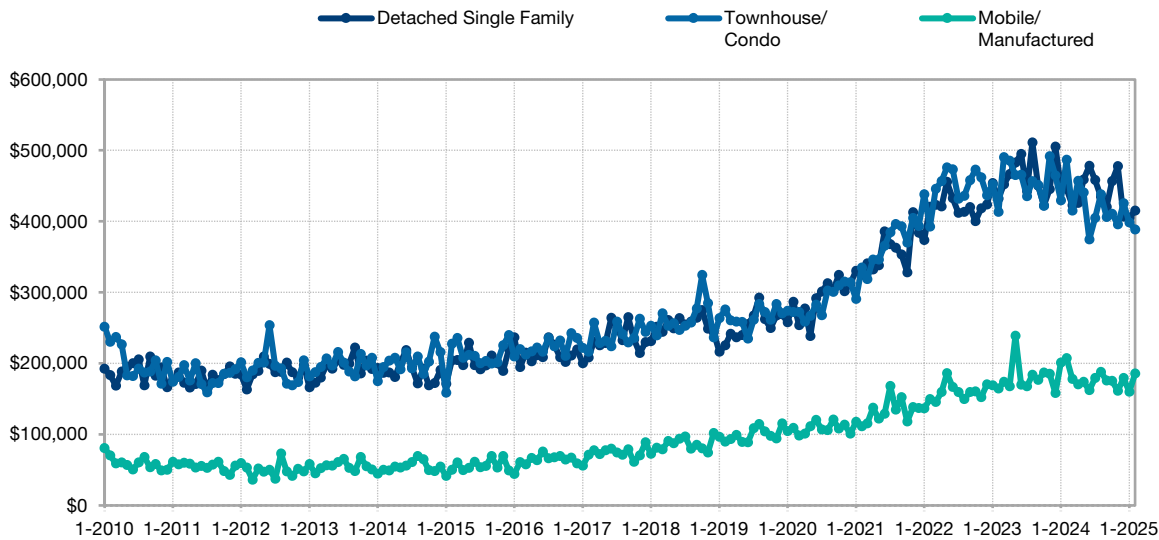
February



Year to Date



Historical Average Sales Price by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
March 2024	\$422,713	\$415,137	\$177,773
April 2024	\$425,629	\$456,705	\$170,126
May 2024	\$458,541	\$440,777	\$173,741
June 2024	\$477,997	\$374,377	\$162,126
July 2024	\$458,137	\$404,569	\$179,106
August 2024	\$435,006	\$437,766	\$187,644
September 2024	\$420,255	\$405,852	\$175,767
October 2024	\$456,461	\$410,424	\$175,260
November 2024	\$477,798	\$395,447	\$161,200
December 2024	\$406,240	\$425,492	\$179,355
January 2025	\$404,907	\$398,458	\$159,968
February 2025	\$415,073	\$388,213	\$185,450
12-Month Avg.*	\$440,274	\$414,254	\$174,086

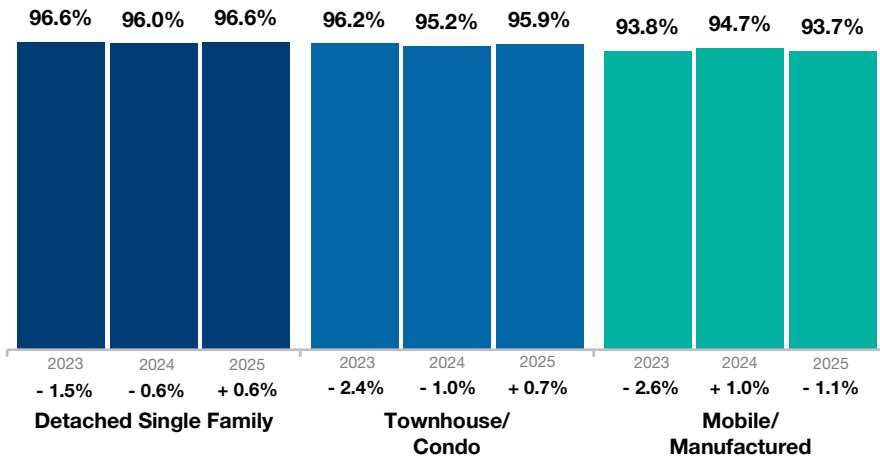
* Avg. Sales Price for all properties from March 2024 through February 2025. This is not the average of the individual figures above.

Percent of List Price Received

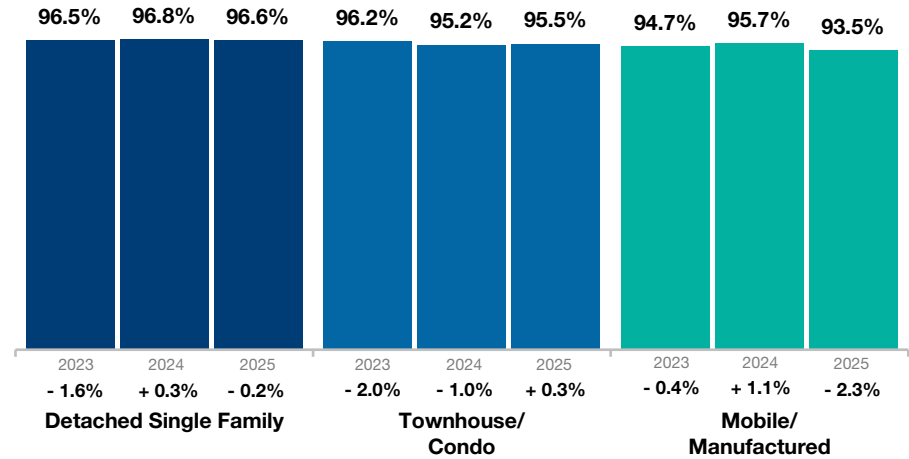
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



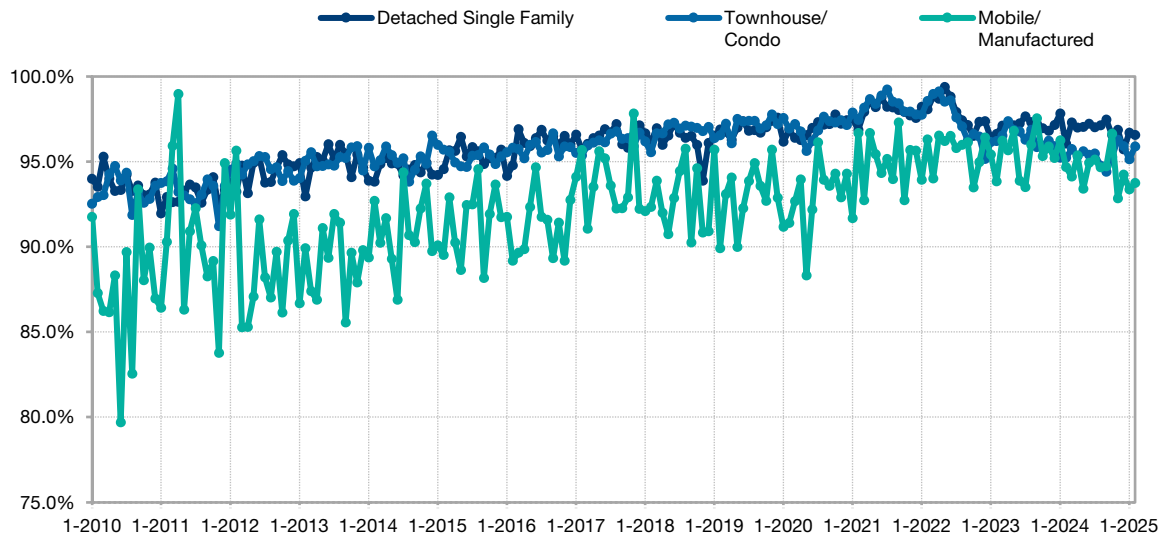
February



Year to Date



Historical Percent of List Price Received by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

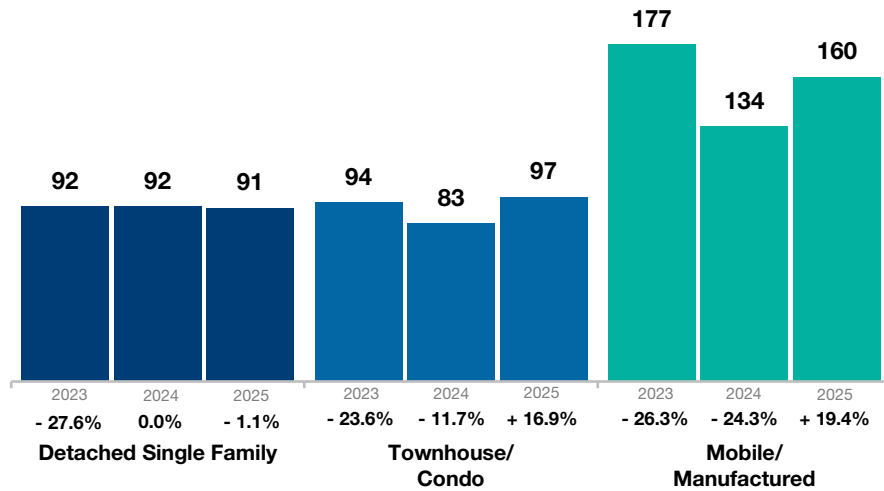
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
March 2024	97.3%	95.7%	94.1%
April 2024	97.0%	95.3%	95.3%
May 2024	97.0%	95.6%	93.4%
June 2024	97.2%	95.4%	94.9%
July 2024	97.0%	95.5%	95.1%
August 2024	97.1%	94.8%	94.7%
September 2024	97.5%	94.4%	94.7%
October 2024	96.6%	95.3%	96.6%
November 2024	96.9%	96.3%	92.8%
December 2024	95.7%	95.9%	94.2%
January 2025	96.7%	95.1%	93.4%
February 2025	96.6%	95.9%	93.7%
12-Month Avg.*	96.9%	95.4%	94.4%

* Pct. of List Price Received for all properties from March 2024 through February 2025. This is not the average of the individual figures above.

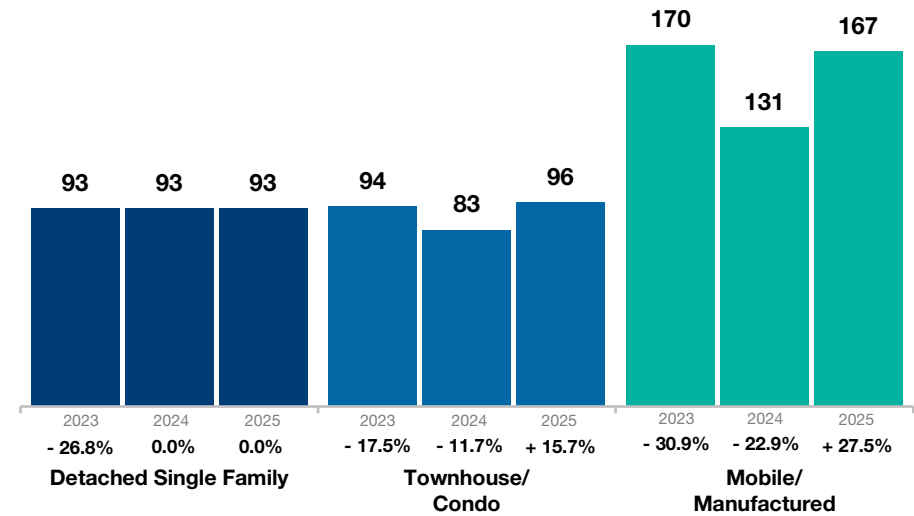
Housing Affordability Index

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.

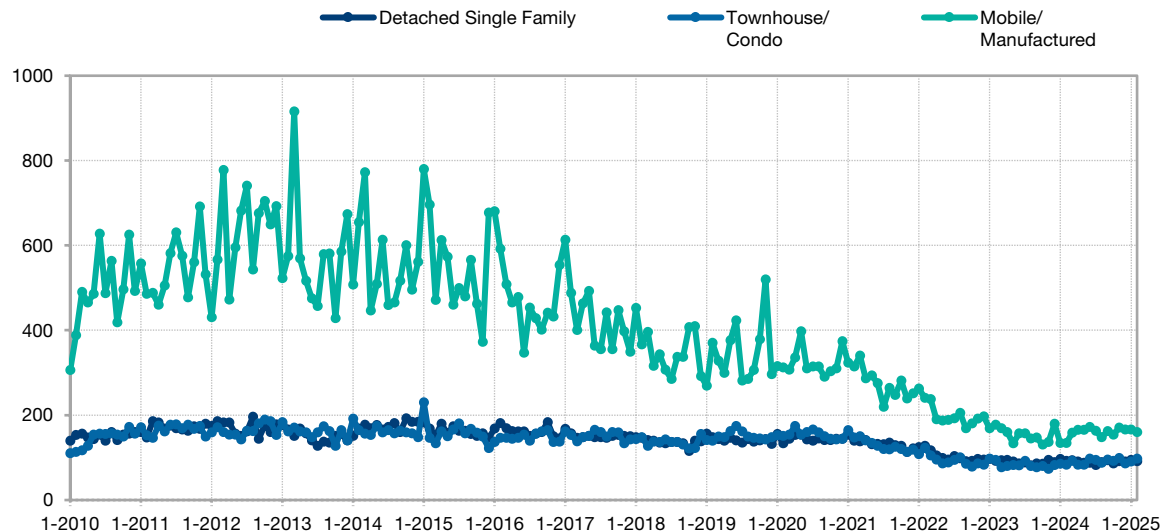
February



Year to Date



Historical Housing Affordability Index by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

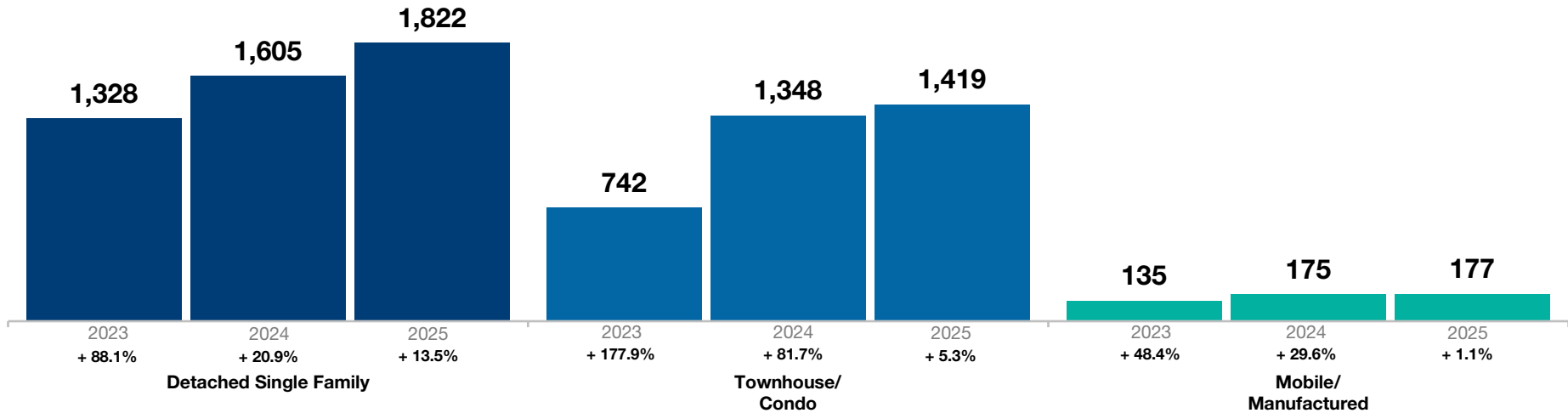
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
March 2024	93	92	158
April 2024	90	83	165
May 2024	87	83	165
June 2024	87	97	172
July 2024	82	94	163
August 2024	89	87	148
September 2024	93	95	162
October 2024	86	92	154
November 2024	91	99	170
December 2024	90	86	166
January 2025	94	90	166
February 2025	91	97	160
12-Month Avg.*	89	91	162

* Affordability Index for all properties from March 2024 through February 2025. This is not the average of the individual figures above.

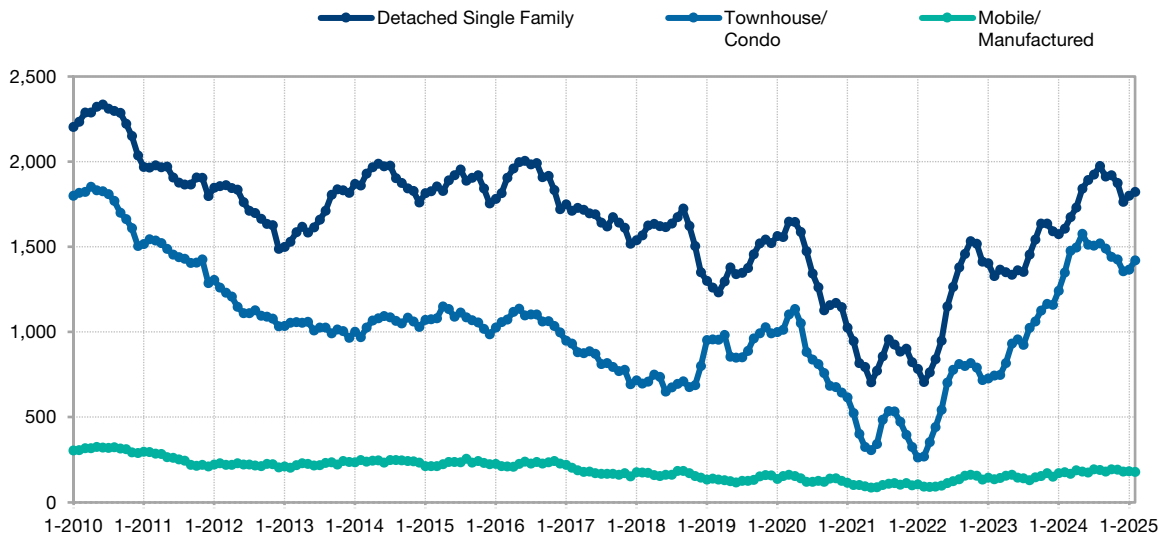
Inventory of Homes for Sale

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

February



Historical Inventory of Homes for Sale by Month



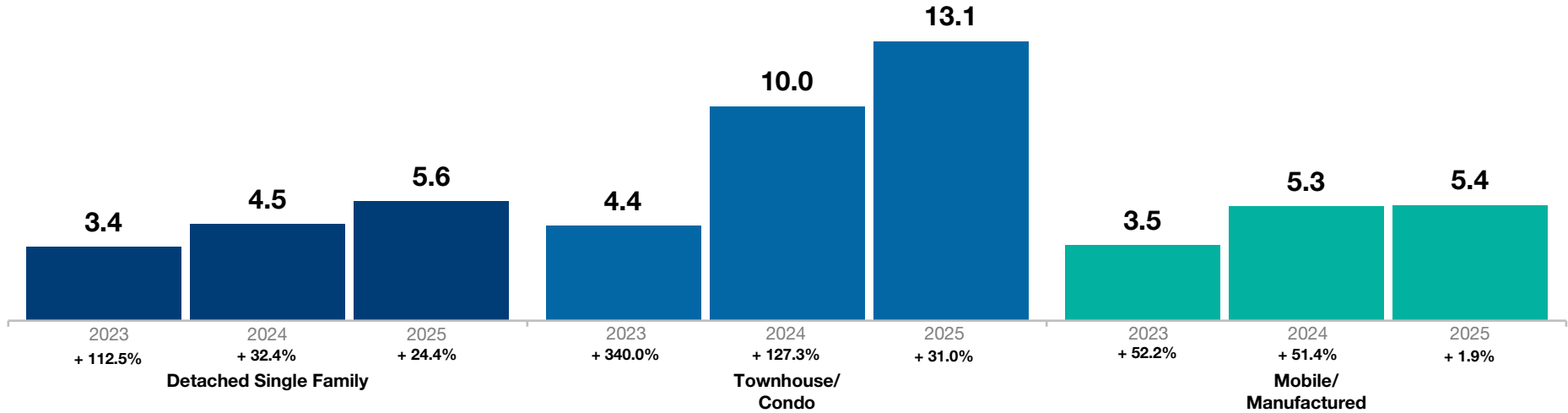
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
March 2024	1,672	1,476	167
April 2024	1,730	1,494	187
May 2024	1,839	1,575	180
June 2024	1,891	1,512	174
July 2024	1,922	1,505	192
August 2024	1,974	1,518	188
September 2024	1,911	1,489	180
October 2024	1,918	1,439	192
November 2024	1,873	1,424	191
December 2024	1,762	1,355	179
January 2025	1,799	1,364	181
February 2025	1,822	1,419	177
12-Month Avg.	1,843	1,464	182

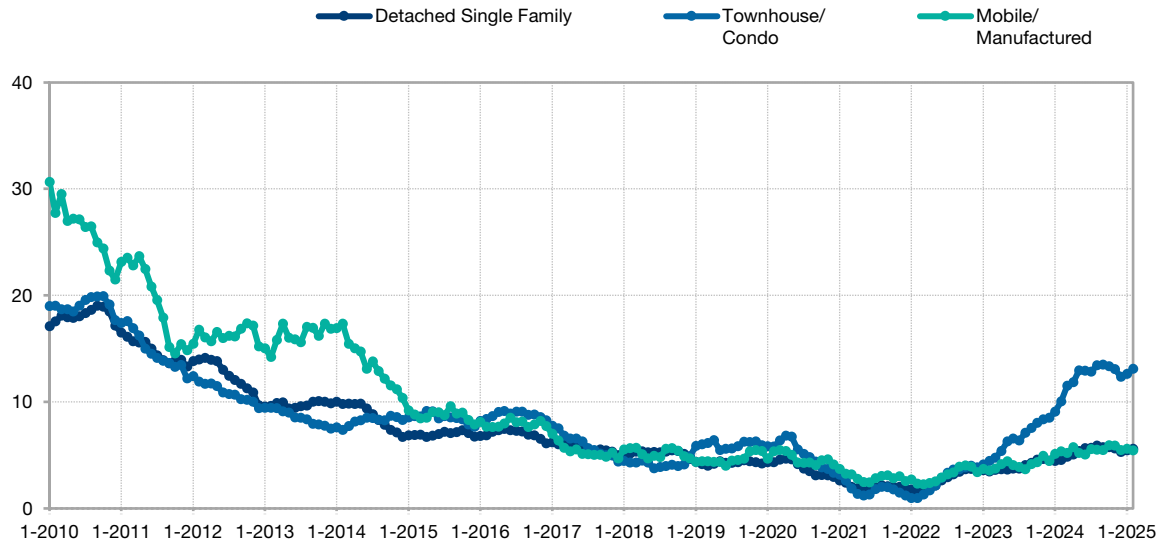
Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.

February



Historical Months Supply of Inventory by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
March 2024	4.8	11.5	5.2
April 2024	5.0	11.8	5.7
May 2024	5.4	12.9	5.2
June 2024	5.6	12.9	5.0
July 2024	5.7	12.8	5.5
August 2024	5.9	13.4	5.5
September 2024	5.7	13.5	5.4
October 2024	5.7	13.3	5.9
November 2024	5.6	13.1	5.9
December 2024	5.3	12.3	5.5
January 2025	5.4	12.6	5.6
February 2025	5.6	13.1	5.4
12-Month Avg.*	5.5	12.8	5.5

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

All Residential Properties Overview

Key metrics for single-family properties, townhouses, condominiums, manufactured, and mobile properties combined for the report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparklines	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		908	871	- 4.1%	1,719	1,695	- 1.4%
Pending Sales		530	487	- 8.1%	998	912	- 8.6%
Closed Sales		428	370	- 13.6%	818	718	- 12.2%
Days on Market		87	94	+ 8.0%	79	93	+ 17.7%
Median Sales Price		\$340,000	\$331,400	- 2.5%	\$337,500	\$324,900	- 3.7%
Avg. Sales Price		\$444,634	\$395,639	- 11.0%	\$435,362	\$390,500	- 10.3%
Pct. of List Price Received		95.8%	96.2%	+ 0.4%	96.4%	96.1%	- 0.3%
Affordability Index		89	95	+ 6.7%	90	97	+ 7.8%
Homes for Sale		3,128	3,418	+ 9.3%	--	--	--
Months Supply		6.0	7.3	+ 21.7%	--	--	--