

Texas



REAL ESTATE 2025

YEAR IN REVIEW



Texas by the numbers*

MEDIAN PRICE

\$335,000

DOWN 1.2% from 2024

ACTIVE LISTINGS

141,629

UP 23.1% from 2024

On the last day of the year

AVERAGE DAYS ON MARKET

67

7 days more than 2024

HOMES SOLD

335,390

UP 1.3% from 2024

MONTHS OF INVENTORY

4.6

Compared to 4.1 in 2024

MEDIAN PRICE PER SQ. FT.

\$173.33

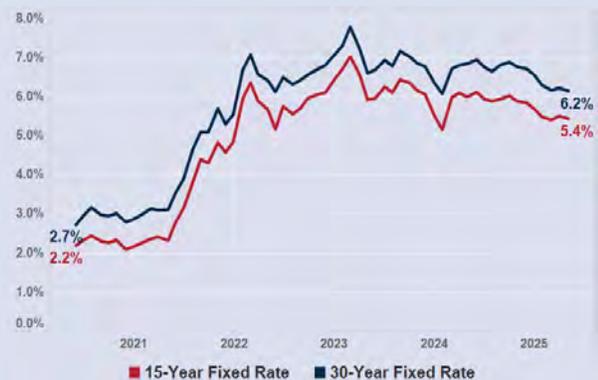
DOWN 1.8% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

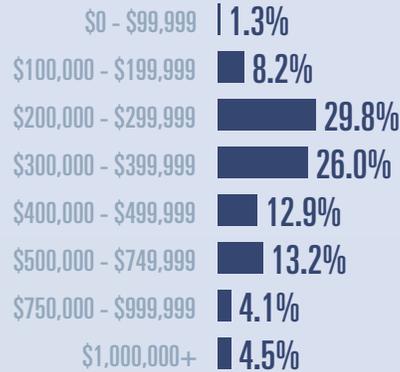
PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **93.8%** of the price at which they were originally listed.

Texas



Houston-Pasadena-The Woodlands MSA

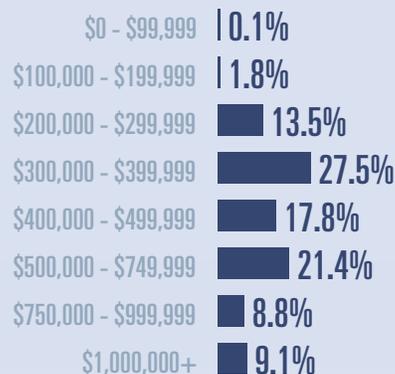


The availability of homes priced under \$300,000 has decreased **9.3%** since 2021.

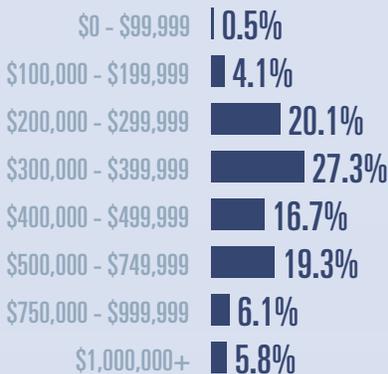
San Antonio-New Braunfels MSA



Austin-Round Rock-San Marcos MSA



Dallas-Fort Worth-Arlington MSA



The median price per square foot in Texas has increased **15.4%** since 2021.

Data used in this report come from the Texas REALTORS® Data Relevance Project, a partnership among Texas REALTORS®

and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Texas Real Estate Research Center at Texas A&M University.

REAL ESTATE 2025

YEAR IN REVIEW

Metropolitan Statistical Area	Median Price				Change in Median Price vs. last year			
	\$0K	\$200K	\$400K	\$600K	-5%	0%	5%	10%
Abilene	\$245,000				0.0%			
Amarillo	\$254,000				1.6%			
Austin-Round Rock-San Marcos	\$431,000				-2.1%			
Beaumont-Port Arthur	\$219,900				-0.1%			
Brownsville-Harlingen	\$268,000				3.1%			
College Station-Bryan	\$318,000				1.2%			
Corpus Christi	\$276,000				-1.4%			
Dallas-Fort Worth-Arlington	\$390,000				-2.1%			
Eagle Pass	\$264,000				3.9%			
El Paso	\$267,950				1.1%			
Houston-Pasadena-The Woodlands	\$334,400				-0.2%			
Killeen-Temple	\$272,000				-0.2%			
Laredo	\$246,000				4.2%			
Longview	\$258,000				3.2%			
Lubbock	\$240,000				3.2%			
McAllen-Edinburg-Mission	\$245,000				2.1%			
Midland	\$375,000				2.7%			
Odessa	\$281,000				2.2%			
San Angelo	\$263,745				4.4%			
San Antonio-New Braunfels	\$305,000				-0.7%			
Sherman-Denison	\$315,000				-4.1%			
Texarkana	\$215,000				7.5%			
Tyler	\$310,000				-1.6%			
Victoria	\$250,000				0.0%			
Waco	\$285,000				0.0%			
Wichita Falls	\$200,000				2.6%			

REAL ESTATE 2025

YEAR IN REVIEW

Metropolitan Statistical Area	Closed Sales						Change in Closed Sales vs. last year				
	0K	20K	40K	60K	80K	100K	-10%	0%	10%	20%	30%
Abilene	2,727						26.4%				
Amarillo	3,161						6.5%				
Austin-Round Rock-San Marcos	30,282						-1.8%				
Beaumont-Port Arthur	3,569						5.8%				
Brownsville-Harlingen	2,734						6.3%				
College Station-Bryan	3,318						3.1%				
Corpus Christi	5,254						4.6%				
Dallas-Fort Worth-Arlington	92,172						0.5%				
Eagle Pass	253						-6.0%				
El Paso	8,585						2.3%				
Houston-Pasadena-The Woodlands	89,012						3.0%				
Killeen-Temple	6,291						4.5%				
Laredo	1,051						-7.3%				
Longview	2,439						-2.1%				
Lubbock	5,259						4.2%				
McAllen-Edinburg-Mission	4,101						2.2%				
Midland	2,695						6.9%				
Odessa	1,688						-6.6%				
San Angelo	1,537						6.1%				
San Antonio-New Braunfels	33,228						-3.0%				
Sherman-Denison	2,405						-1.0%				
Texarkana	735						-1.5%				
Tyler	2,761						5.3%				
Victoria	812						1.3%				
Waco	3,029						1.1%				
Wichita Falls	1,756						2.5%				

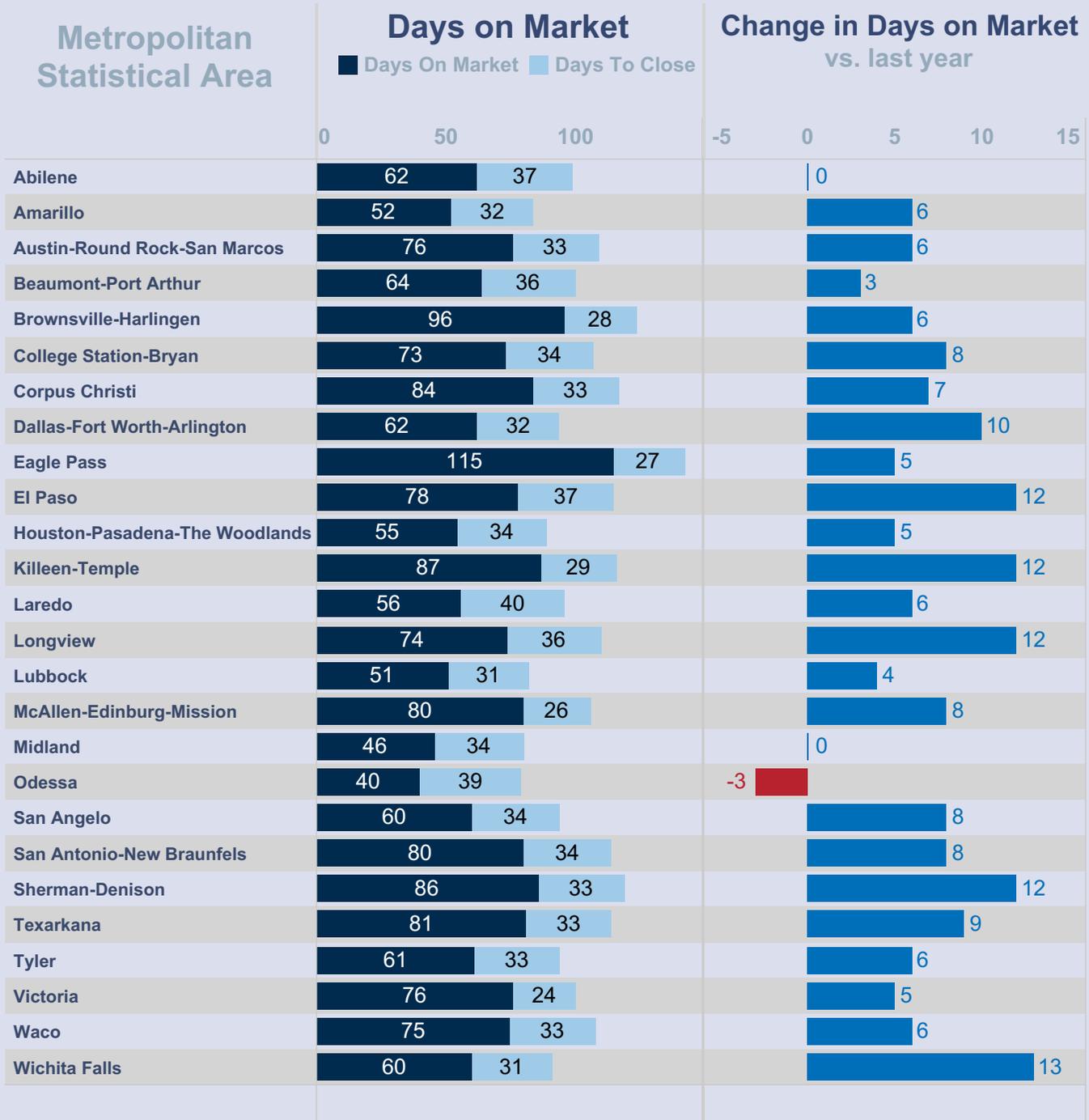
REAL ESTATE 2025

YEAR IN REVIEW

Metropolitan Statistical Area	Active Listings on the last day of the year					Change in Active Listings vs. last year			
	0K	10K	20K	30K	40K	-20%	0%	20%	40%
Abilene	709					-9.6%			
Amarillo	969					2.7%			
Austin-Round Rock-San Marcos	12,554					21.6%			
Beaumont-Port Arthur	1,397					3.5%			
Brownsville-Harlingen	1,652					18.0%			
College Station-Bryan	1,235					17.3%			
Corpus Christi	3,435					24.6%			
Dallas-Fort Worth-Arlington	32,628					26.0%			
Eagle Pass	212					30.9%			
El Paso	2,958					20.4%			
Houston-Pasadena-The Woodlands	35,787					29.2%			
Killeen-Temple	2,700					20.3%			
Laredo	530					15.7%			
Longview	1,198					17.3%			
Lubbock	1,669					4.8%			
McAllen-Edinburg-Mission	2,909					29.8%			
Midland	659					14.6%			
Odessa	346					15.3%			
San Angelo	505					11.5%			
San Antonio-New Braunfels	15,439					16.5%			
Sherman-Denison	1,374					28.7%			
Texarkana	381					26.2%			
Tyler	1,301					32.6%			
Victoria	342					18.3%			
Waco	1,309					17.0%			
Wichita Falls	663					15.5%			

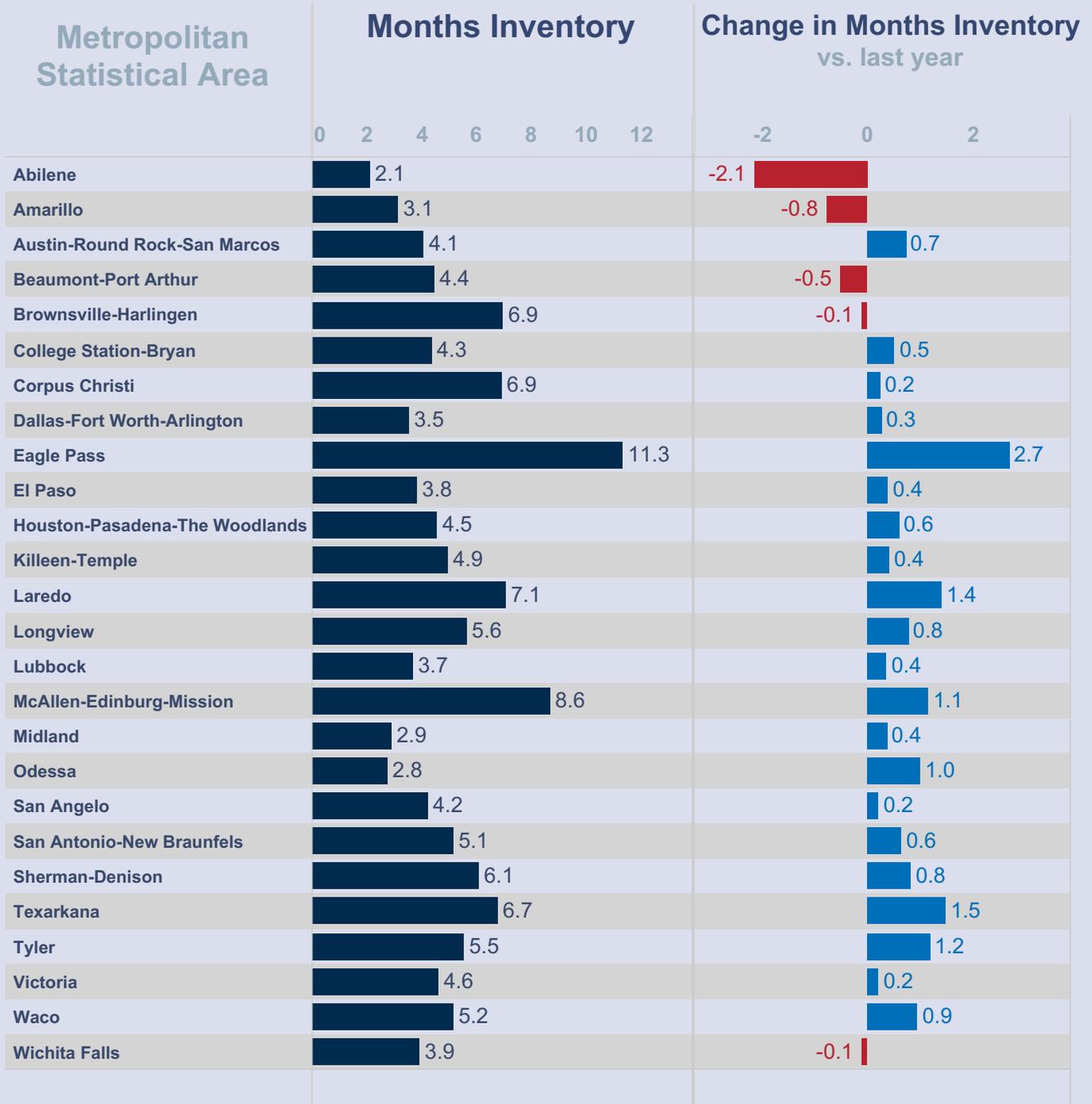
REAL ESTATE 2025

YEAR IN REVIEW



REAL ESTATE 2025

YEAR IN REVIEW



Statewide



REAL ESTATE 2025

YEAR IN REVIEW

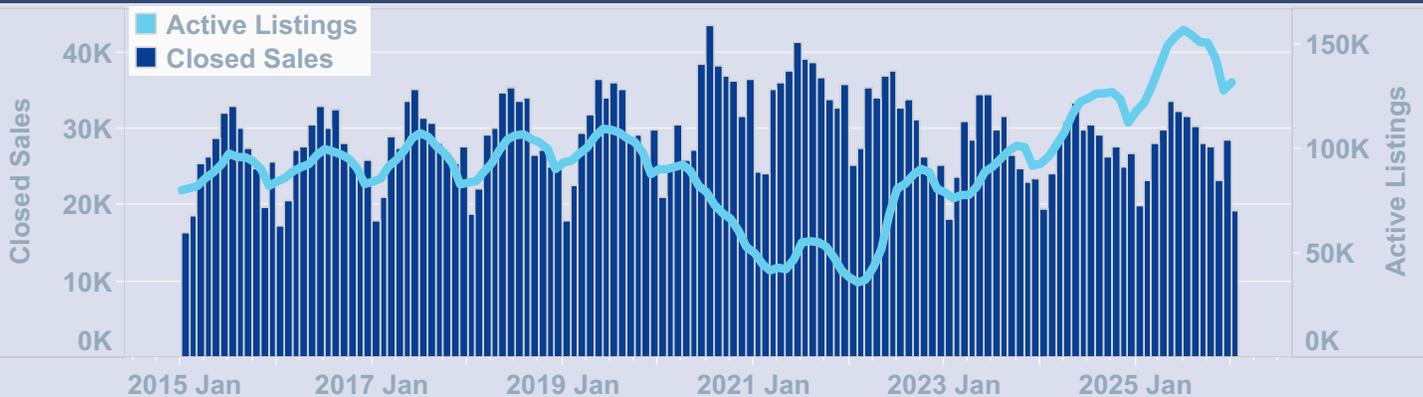
Price Distribution Over Time



Growth Trend for Closed Sales and Median Price



Closed Sales & Active Listings



Abilene Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Abilene MSA by the numbers*

MEDIAN PRICE
\$245,000
FLAT 0% from 2024

HOMES SOLD
2,727
UP 26.4% from 2024

ACTIVE LISTINGS
709
DOWN 9.6% from 2024
On the last day of the year

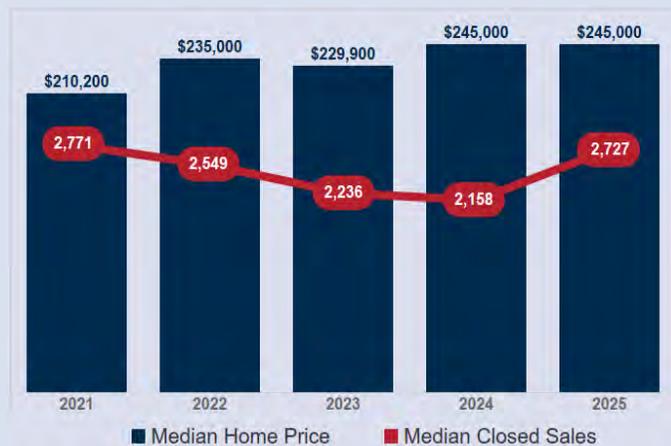
MONTHS OF INVENTORY
2.1
Compared to 4.2 in 2024

AVERAGE DAYS ON MARKET
62
Unchanged from 2024

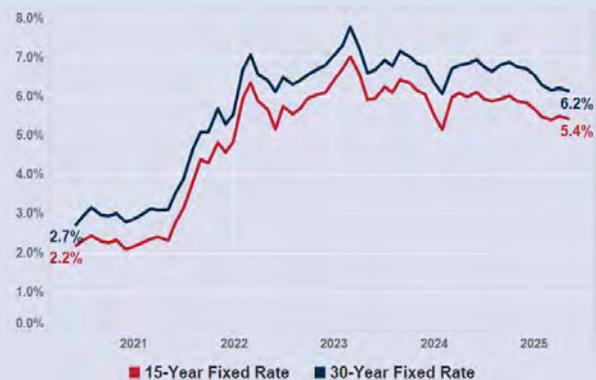
MEDIAN PRICE PER SQ. FT.
\$155.67
UP 4.1% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **95.4%** of the price at which they were originally listed.

Abilene MSA



The median price per square foot in Abilene has increased **26.3%** since 2021.

Taylor County

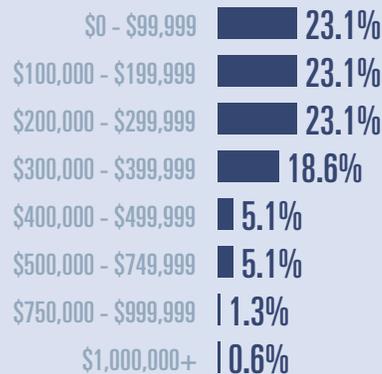


Callahan County



The availability of homes priced under \$300,000 has decreased **11.0%** since 2021.

Jones County



Runnels County



Amarillo Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Amarillo MSA by the numbers*

MEDIAN PRICE
\$254,000
UP 1.6% from 2024

ACTIVE LISTINGS
969
UP 2.7% from 2024
On the last day of the year

AVERAGE DAYS ON MARKET
52
6 days more than 2024

HOMES SOLD
3,161
UP 6.5% from 2024

MONTHS OF INVENTORY
3.1
Compared to 3.9 in 2024

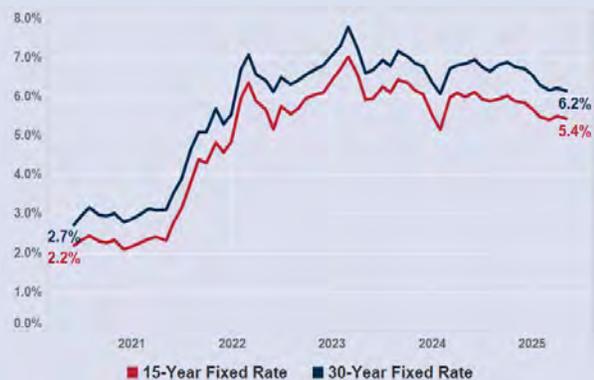
MEDIAN PRICE PER SQ. FT.
\$150.15
UP 1.3% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **95.6%** of the price at which they were originally listed.

Amarillo MSA



The median price per square foot in Amarillo has increased **22.6%** since 2021.

Randall County



Potter County

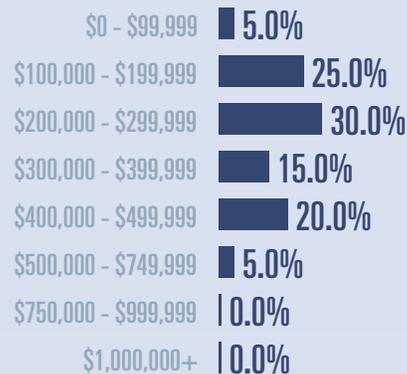


The availability of homes priced under \$300,000 has decreased **11.0%** since 2021.

Carson County



Armstrong County



Austin-Round Rock-San Marcos Metropolitan Statistical Area



REAL ESTATE 2025

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Austin-Round Rock-San Marcos MSA by the numbers*

MEDIAN PRICE

\$431,000

DOWN 2.1% from 2024

ACTIVE LISTINGS

12,554

UP 21.6% from 2024

On the last day of the year

AVERAGE DAYS ON MARKET

76

6 days more than 2024

HOMES SOLD

30,282

DOWN 1.8% from 2024

MONTHS OF INVENTORY

4.1

Compared to 3.3 in 2024

MEDIAN PRICE PER SQ. FT.

\$216.08

DOWN 3.6% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES

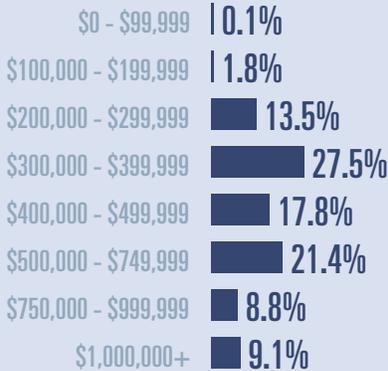


Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

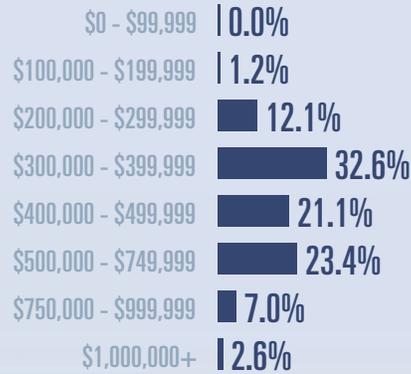
PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **92.8%** of the price at which they were originally listed.

Austin-Round Rock-San Marcos MSA

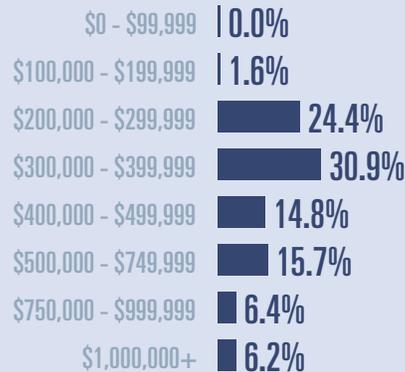


Williamson County



The availability of homes priced under \$300,000 has increased **1.9%** since 2021.

Hays County



Bastrop County



Travis County



The median price per square foot in Austin-Round Rock-San Marcos has decreased **8.4%** since 2021.

Beaumont-Port Arthur Metropolitan Statistical Area



REAL ESTATE 2025

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Beaumont-Port Arthur MSA by the numbers*

MEDIAN PRICE
\$219,900
 DOWN 0.1% from 2024

ACTIVE LISTINGS
1,397
 UP 3.5% from 2024
 On the last day of the year

AVERAGE DAYS ON MARKET
64
 3 days more than 2024

HOMES SOLD
3,569
 UP 5.8% from 2024

MONTHS OF INVENTORY
4.4
 Compared to 5.0 in 2024

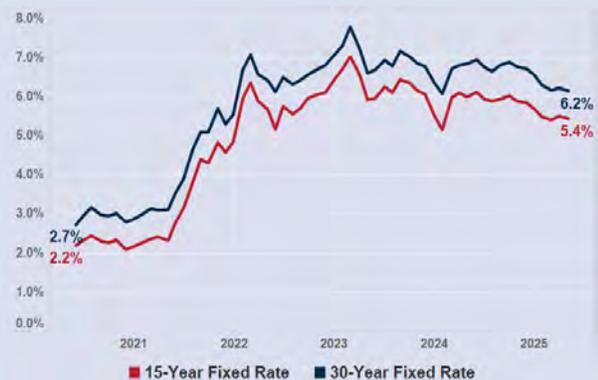
MEDIAN PRICE PER SQ. FT.
\$125.69
 UP 0.1% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

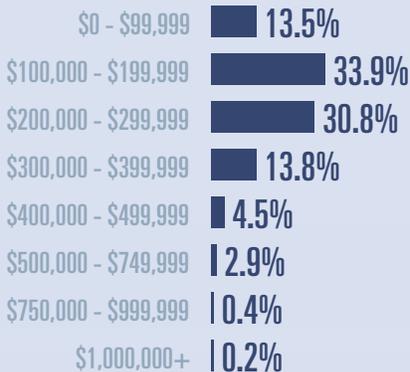
On average, homes sold at **93.3%** of the price at which they were originally listed.

Beaumont-Port Arthur MSA



The median price per square foot in Beaumont-Port Arthur has increased **13.8%** since 2021.

Jefferson County



Orange County

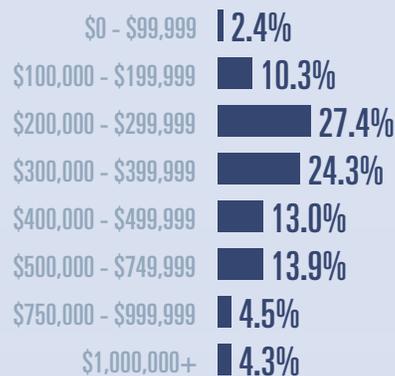


The availability of homes priced under \$300,000 has decreased **4.1%** since 2021.

Hardin County



Texas



Brownsville-Harlingen Metropolitan Statistical Area



REAL ESTATE 2025

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Brownsville-Harlingen MSA by the numbers*

MEDIAN PRICE
\$268,000
 UP 3.1% from 2024

ACTIVE LISTINGS
1,652
 UP 18% from 2024
 On the last day of the year

AVERAGE DAYS ON MARKET
96
 6 days more than 2024

HOMES SOLD
2,734
 UP 6.3% from 2024

MONTHS OF INVENTORY
6.9
 Compared to 7.1 in 2024

MEDIAN PRICE PER SQ. FT.
\$164.81
 UP 2.4% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES

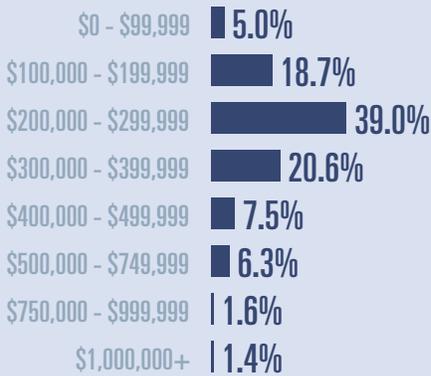


Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **93.6%** of the price at which they were originally listed.

Brownsville-Harlingen MSA



The median price per square foot in Brownsville-Harlingen has increased **31.2%** since 2021.

Hidalgo County



Cameron County



The availability of homes priced under \$300,000 has decreased **11.8%** since 2021.

Willacy County



Texas



College Station-Bryan Metropolitan Statistical Area



REAL ESTATE 2025

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College Station-Bryan MSA by the numbers*

MEDIAN PRICE
\$318,000
 UP 1.2% from 2024

HOMES SOLD
3,318
 UP 3.1% from 2024

ACTIVE LISTINGS
1,235
 UP 17.3% from 2024
 On the last day of the year

MONTHS OF INVENTORY
4.3
 Compared to 3.8 in 2024

AVERAGE DAYS ON MARKET
73
 8 days more than 2024

MEDIAN PRICE PER SQ. FT.
\$187.58
 UP 0.2% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **95.7%** of the price at which they were originally listed.

College Station-Bryan MSA



The median price per square foot in College Station-Bryan has increased **26.9%** since 2021.

Brazos County

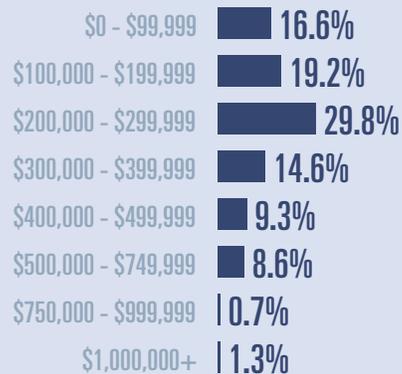


Burleson County



The availability of homes priced under \$300,000 has decreased **23.9%** since 2021.

Robertson County



Leon County



Corpus Christi Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Corpus Christi MSA by the numbers*

MEDIAN PRICE

\$276,000

DOWN 1.4% from 2024

ACTIVE LISTINGS

3,435

UP 24.6% from 2024

On the last day of the year

AVERAGE DAYS ON MARKET

84

7 days more than 2024

HOMES SOLD

5,254

UP 4.6% from 2024

MONTHS OF INVENTORY

6.9

Compared to 6.7 in 2024

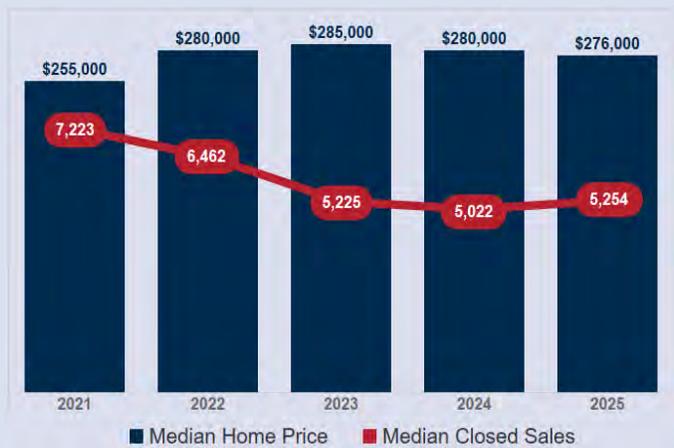
MEDIAN PRICE PER SQ. FT.

\$167.51

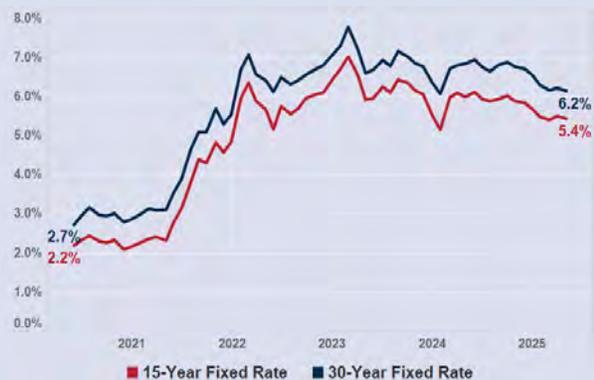
DOWN 1.9% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **91.9%** of the price at which they were originally listed.

Corpus Christi MSA



The median price per square foot in Corpus Christi has increased **11.2%** since 2021.

Nueces County



San Patricio County



The availability of homes priced under \$300,000 has decreased **5.2%** since 2021.

Aransas County



Texas



Dallas-Fort Worth-Arlington Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Dallas-Fort Worth-Arlington MSA by the numbers*

MEDIAN PRICE

\$390,000

DOWN 2.1% from 2024

ACTIVE LISTINGS

32,628

UP 26% from 2024

On the last day of the year

AVERAGE DAYS ON MARKET

62

10 days more than 2024

HOMES SOLD

92,172

UP 0.5% from 2024

MONTHS OF INVENTORY

3.5

Compared to 3.2 in 2024

MEDIAN PRICE PER SQ. FT.

\$191.15

DOWN 2.9% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES

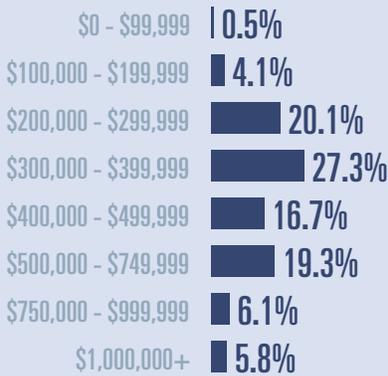


Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **94.5%** of the price at which they were originally listed.

Dallas-Fort Worth-Arlington MSA



The median price per square foot in Dallas-Fort Worth-Arlington has increased **13.4%** since 2021.

Tarrant County

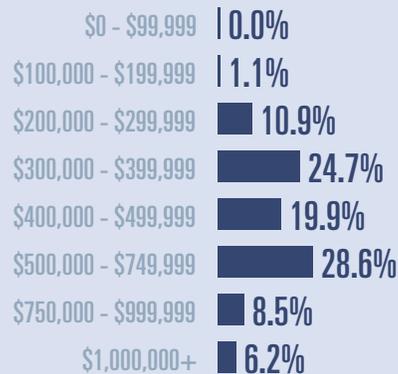


Dallas County

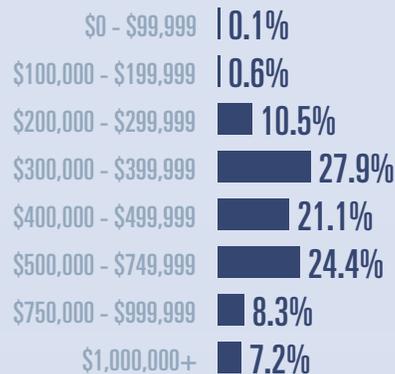


The availability of homes priced under \$300,000 has decreased **11.1%** since 2021.

Collin County



Denton County



Eagle Pass Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Eagle Pass MSA by the numbers*

MEDIAN PRICE
\$264,000
 UP 3.9% from 2024

HOMES SOLD
253
 DOWN 6% from 2024

ACTIVE LISTINGS
212
 UP 30.9% from 2024
 On the last day of the year

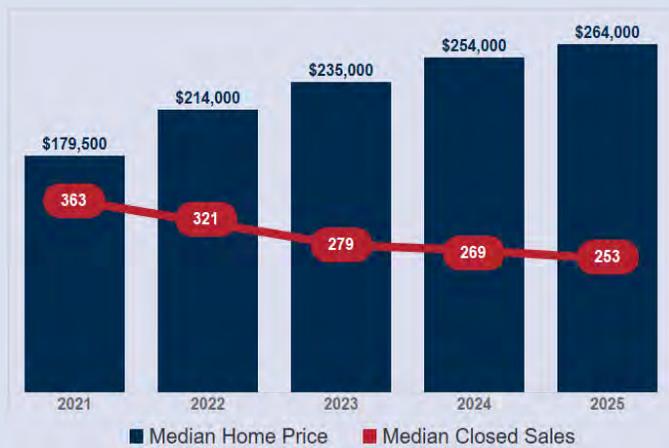
MONTHS OF INVENTORY
11.3
 Compared to 8.7 in 2024

AVERAGE DAYS ON MARKET
115
 5 days more than 2024

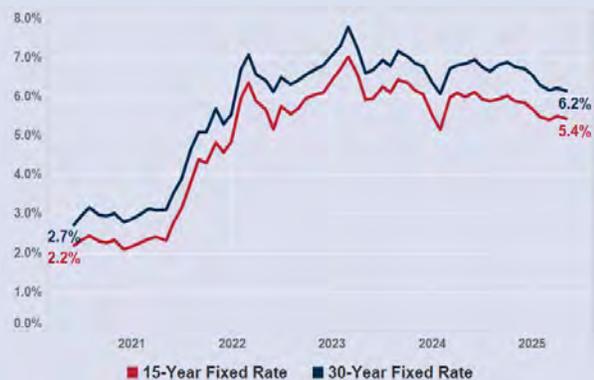
MEDIAN PRICE PER SQ. FT.
\$104.17
 DOWN 9.9% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **93.9%** of the price at which they were originally listed.

Eagle Pass MSA

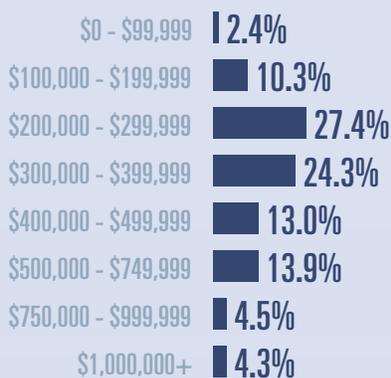


The availability of homes priced under \$300,000 has decreased **26.3%** since 2021.



The median price per square foot in Eagle Pass has decreased **3%** since 2021.

Texas



El Paso Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



El Paso MSA by the numbers*

MEDIAN PRICE
\$267,950
 UP 1.1% from 2024

HOMES SOLD
8,585
 UP 2.3% from 2024

ACTIVE LISTINGS
2,958
 UP 20.4% from 2024
 On the last day of the year

MONTHS OF INVENTORY
3.8
 Compared to 3.5 in 2024

AVERAGE DAYS ON MARKET
78
 12 days more than 2024

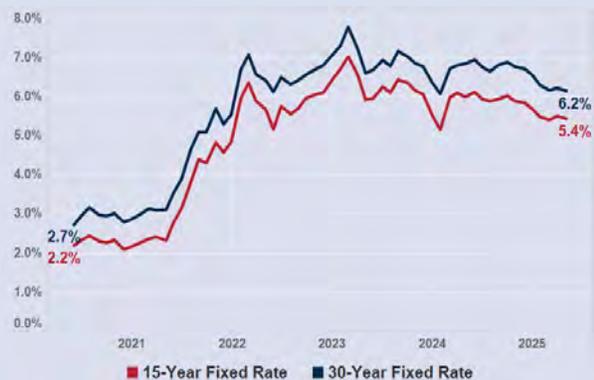
MEDIAN PRICE PER SQ. FT.
\$123.78
 DOWN 22.2% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **97.7%** of the price at which they were originally listed.

El Paso MSA



Texas



The availability of homes priced under \$300,000 has decreased **17.7%** since 2021.



The median price per square foot in El Paso has increased **4.9%** since 2021.

El Paso County



Houston-Pasadena-The Woodlands Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Houston-Pasadena-The Woodlands MSA by the numbers*

MEDIAN PRICE

\$334,400

DOWN 0.2% from 2024

ACTIVE LISTINGS

35,787

UP 29.2% from 2024

On the last day of the year

AVERAGE DAYS ON MARKET

55

5 days more than 2024



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HOMES SOLD

89,012

UP 3% from 2024

MONTHS OF INVENTORY

4.5

Compared to 3.9 in 2024

MEDIAN PRICE PER SQ. FT.

\$162.86

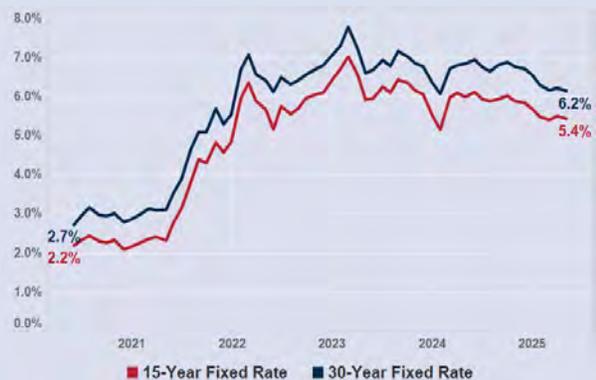
DOWN 1.1% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **93.8%** of the price at which they were originally listed.

Houston-Pasadena-The Woodlands MSA



The median price per square foot in Houston-Pasadena-The Woodlands has increased **17%** since 2021.

Harris County



Montgomery County



The availability of homes priced under \$300,000 has decreased **10.6%** since 2021.

Fort Bend County



Galveston County



Killeen-Temple Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Killeen-Temple MSA by the numbers*

MEDIAN PRICE
\$272,000
 DOWN 0.2% from 2024

HOMES SOLD
6,291
 UP 4.5% from 2024

ACTIVE LISTINGS
2,700
 UP 20.3% from 2024
 On the last day of the year

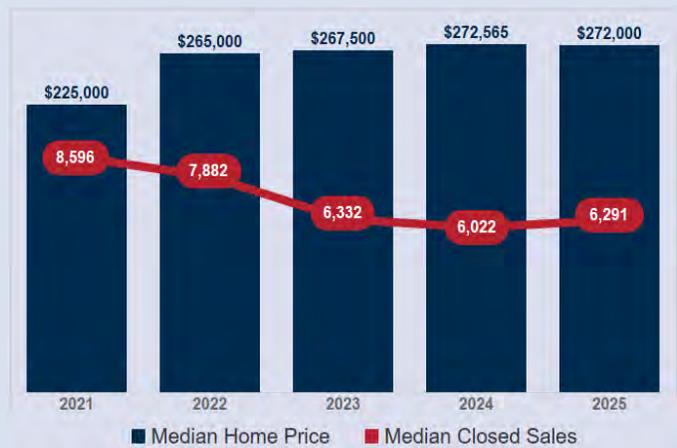
MONTHS OF INVENTORY
4.9
 Compared to 4.5 in 2024

AVERAGE DAYS ON MARKET
87
 12 days more than 2024

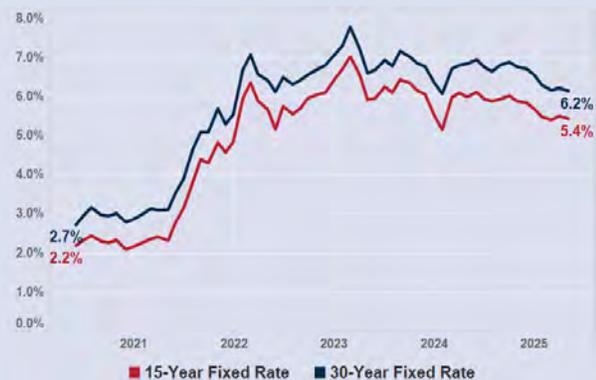
MEDIAN PRICE PER SQ. FT.
\$154.69
 DOWN 1.3% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES

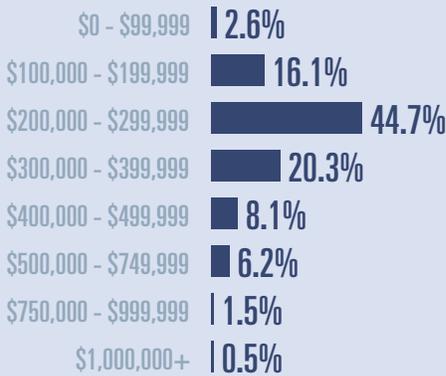


Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **94.9%** of the price at which they were originally listed.

Killeen-Temple MSA

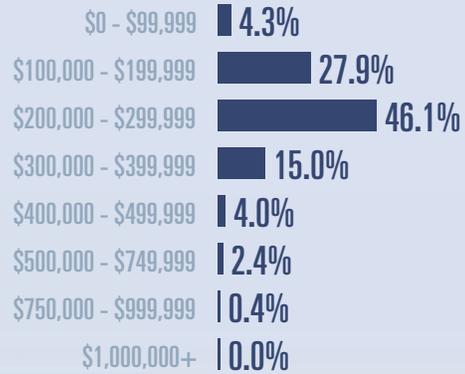


The median price per square foot in Killeen-Temple has increased **26.3%** since 2021.

Bell County



Coryell County



The availability of homes priced under \$300,000 has decreased **12.5%** since 2021.

Lampasas County



Texas



Laredo Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Laredo MSA by the numbers*

MEDIAN PRICE
\$246,000
UP 4.2% from 2024

HOMES SOLD
1,051
DOWN 7.3% from 2024

ACTIVE LISTINGS
530
UP 15.7% from 2024
On the last day of the year

MONTHS OF INVENTORY
7.1
Compared to 5.7 in 2024

AVERAGE DAYS ON MARKET
56
6 days more than 2024

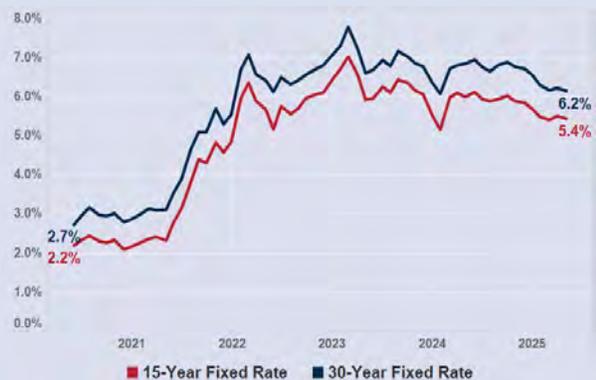
MEDIAN PRICE PER SQ. FT.
\$155.56
UP 1.6% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **95.5%** of the price at which they were originally listed.

Laredo MSA



The median price per square foot in Laredo has increased **25.2%** since 2021.

Webb County



Maverick County



The availability of homes priced under \$300,000 has decreased **12.5%** since 2021.

Duval County



Texas



Longview Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Longview MSA by the numbers*

MEDIAN PRICE
\$258,000
UP 3.2% from 2024

HOMES SOLD
2,439
DOWN 2.1% from 2024

ACTIVE LISTINGS
1,198
UP 17.3% from 2024
On the last day of the year

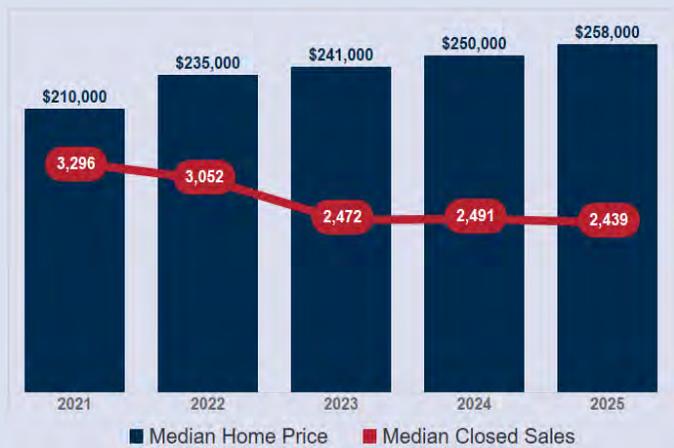
MONTHS OF INVENTORY
5.6
Compared to 4.8 in 2024

AVERAGE DAYS ON MARKET
74
12 days more than 2024

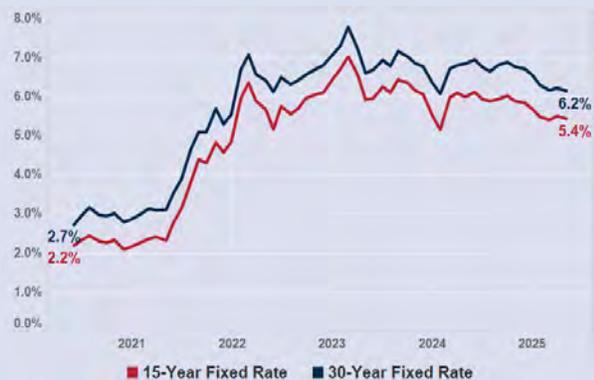
MEDIAN PRICE PER SQ. FT.
\$142.54
UP 4.5% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES

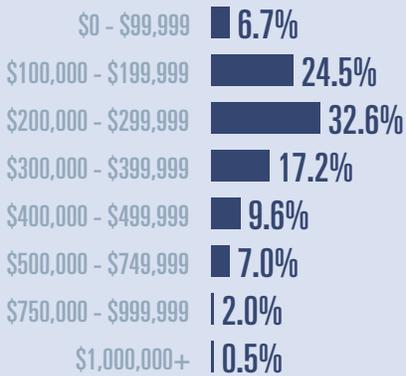


Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **93.1%** of the price at which they were originally listed.

Longview MSA



Rusk County



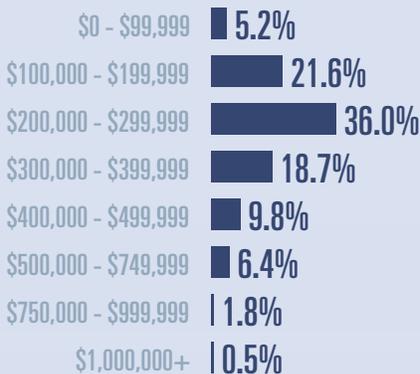
The availability of homes priced under \$300,000 has decreased **12.4%** since 2021.

Texas



The median price per square foot in Longview has increased **28.3%** since 2021.

Gregg County



Lubbock Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Lubbock MSA by the numbers*

MEDIAN PRICE
\$240,000
 UP 3.2% from 2024

ACTIVE LISTINGS
1,669
 UP 4.8% from 2024
 On the last day of the year

AVERAGE DAYS ON MARKET
51
 4 days more than 2024

HOMES SOLD
5,259
 UP 4.2% from 2024

MONTHS OF INVENTORY
3.7
 Compared to 3.3 in 2024

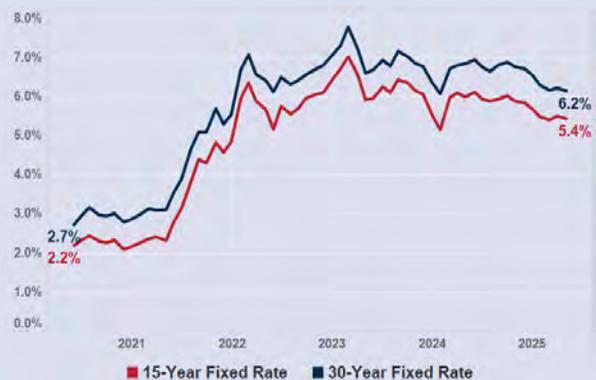
MEDIAN PRICE PER SQ. FT.
\$138.16
 UP 1.4% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **95.3%** of the price at which they were originally listed.

Lubbock MSA



The median price per square foot in Lubbock has increased **19%** since 2021.

Lubbock County



Hockley County



The availability of homes priced under \$300,000 has decreased **6.2%** since 2021.

Hale County



Texas



McAllen-Edinburg-Mission Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



McAllen-Edinburg-Mission MSA by the numbers*

MEDIAN PRICE

\$245,000

UP 2.1% from 2024

ACTIVE LISTINGS

2,909

UP 29.8% from 2024

On the last day of the year

AVERAGE DAYS ON MARKET

80

8 days more than 2024

HOMES SOLD

4,101

UP 2.2% from 2024

MONTHS OF INVENTORY

8.6

Compared to 7.5 in 2024

MEDIAN PRICE PER SQ. FT.

\$150.73

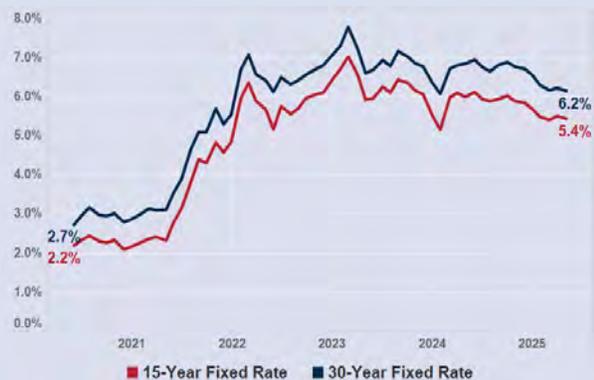
UP 2% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **94.6%** of the price at which they were originally listed.

McAllen-Edinburg-Mission MSA



The median price per square foot in McAllen-Edinburg-Mission has increased **37.1%** since 2021.

Hidalgo County



Cameron County



The availability of homes priced under \$300,000 has decreased **9.9%** since 2021.

Starr County



Willacy County



Midland Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Midland MSA by the numbers*

MEDIAN PRICE
\$375,000
UP 2.7% from 2024

HOMES SOLD
2,695
UP 6.9% from 2024

ACTIVE LISTINGS
659
UP 14.6% from 2024
On the last day of the year

MONTHS OF INVENTORY
2.9
Compared to 2.5 in 2024

AVERAGE DAYS ON MARKET
46
Unchanged from 2024

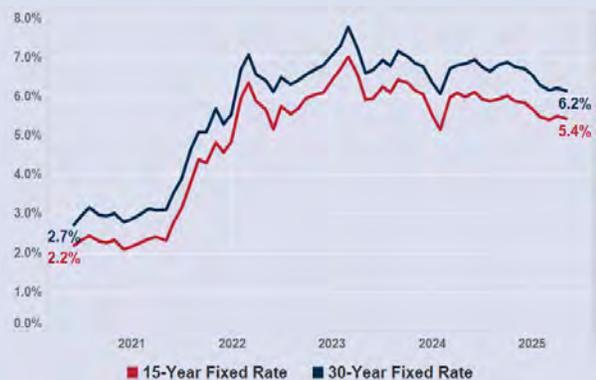
MEDIAN PRICE PER SQ. FT.
\$182.33
UP 3.4% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES

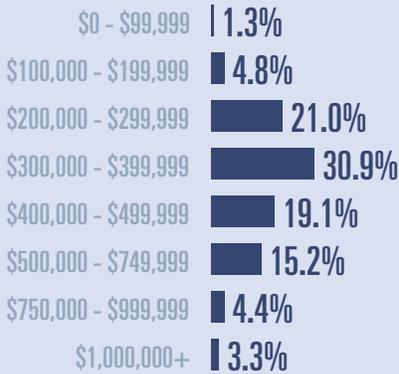


Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **96.1%** of the price at which they were originally listed.

Midland MSA



The median price per square foot in Midland has increased **20.6%** since 2021.

Midland County



Ector County



The availability of homes priced under \$300,000 has decreased **19.5%** since 2021.

Howard County



Scurry County



Odessa Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Odessa MSA by the numbers*

MEDIAN PRICE
\$281,000
 UP 2.2% from 2024

HOMES SOLD
1,688
 DOWN 6.6% from 2024

ACTIVE LISTINGS
346
 UP 15.3% from 2024
 On the last day of the year

MONTHS OF INVENTORY
2.8
 Compared to 1.8 in 2024

AVERAGE DAYS ON MARKET
40
 3 days less than 2024

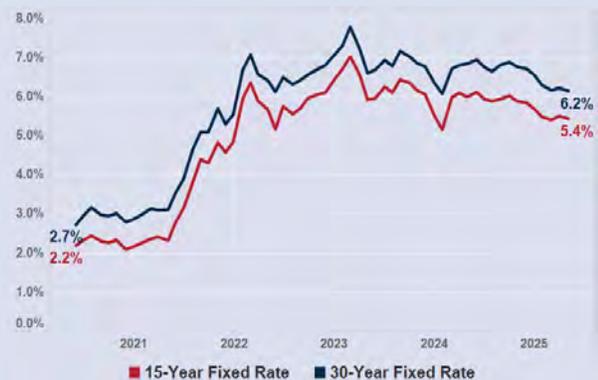
MEDIAN PRICE PER SQ. FT.
\$159.29
 UP 3% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **96.7%** of the price at which they were originally listed.

Odessa MSA



The median price per square foot in Odessa has increased **22.5%** since 2021.

Midland County



Ector County



The availability of homes priced under \$300,000 has decreased **22.8%** since 2021.

Andrews County



Ward County



San Angelo Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



San Angelo MSA by the numbers*

MEDIAN PRICE
\$263,745
 UP 4.4% from 2024

HOMES SOLD
1,537
 UP 6.1% from 2024

ACTIVE LISTINGS
505
 UP 11.5% from 2024
 On the last day of the year

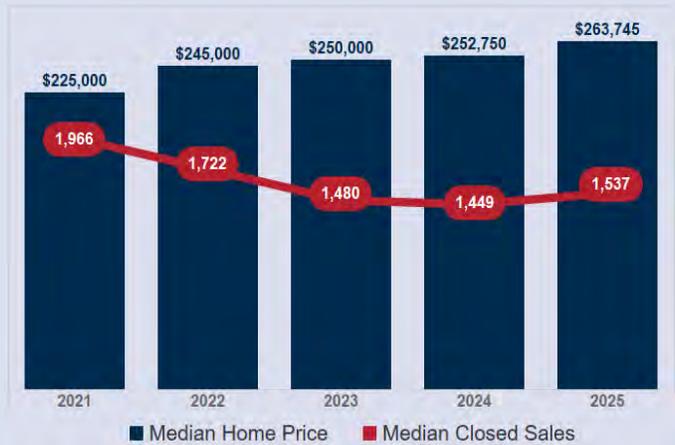
MONTHS OF INVENTORY
4.2
 Compared to 4.0 in 2024

AVERAGE DAYS ON MARKET
60
 8 days more than 2024

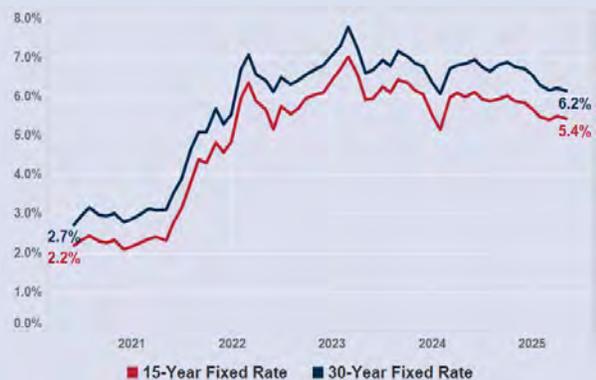
MEDIAN PRICE PER SQ. FT.
\$159.71
 UP 2.3% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

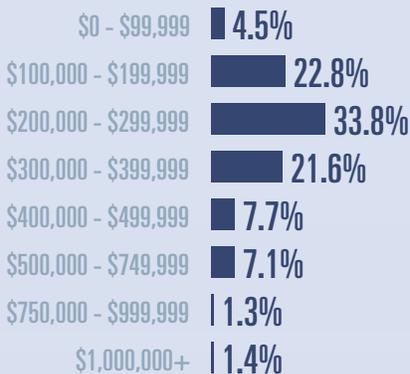
On average, homes sold at **95.1%** of the price at which they were originally listed.

San Angelo MSA



The median price per square foot in San Angelo has increased **19%** since 2021.

Tom Green County



Runnels County

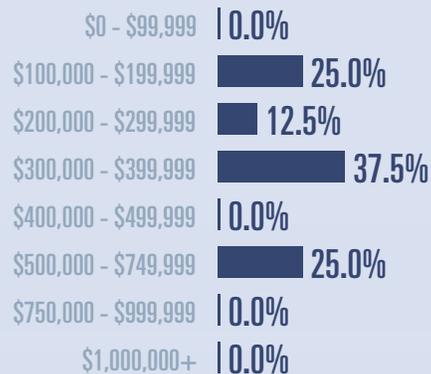


The availability of homes priced under \$300,000 has decreased **14.8%** since 2021.

Coke County



Irion County



San Antonio-New Braunfels Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



San Antonio-New Braunfels MSA by the numbers*

MEDIAN PRICE
\$305,000
 DOWN 0.7% from 2024

ACTIVE LISTINGS
15,439
 UP 16.5% from 2024
 On the last day of the year

AVERAGE DAYS ON MARKET
80
 8 days more than 2024

HOMES SOLD
33,228
 DOWN 3% from 2024

MONTHS OF INVENTORY
5.1
 Compared to 4.5 in 2024

MEDIAN PRICE PER SQ. FT.
\$163.11
 DOWN 2.6% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **92.8%** of the price at which they were originally listed.

San Antonio-New Braunfels MSA



The median price per square foot in San Antonio-New Braunfels has increased **9.3%** since 2021.

Bexar County



Guadalupe County

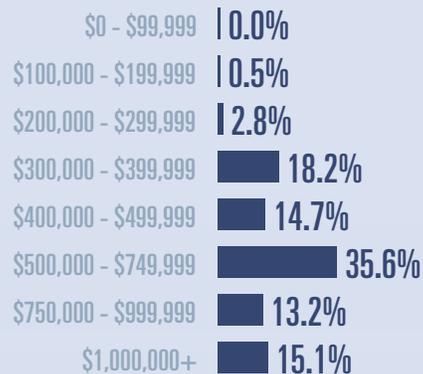


The availability of homes priced under \$300,000 has decreased **7.6%** since 2021.

Comal County



Kendall County



Sherman-Denison Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Sherman-Denison MSA by the numbers*

MEDIAN PRICE

\$315,000

DOWN 4.1% from 2024

ACTIVE LISTINGS

1,374

UP 28.7% from 2024

On the last day of the year

AVERAGE DAYS ON MARKET

86

12 days more than 2024

HOMES SOLD

2,405

DOWN 1% from 2024

MONTHS OF INVENTORY

6.1

Compared to 5.2 in 2024

MEDIAN PRICE PER SQ. FT.

\$173.57

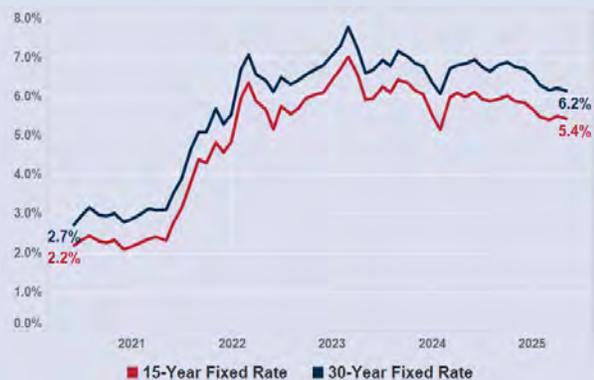
DOWN 4.2% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES

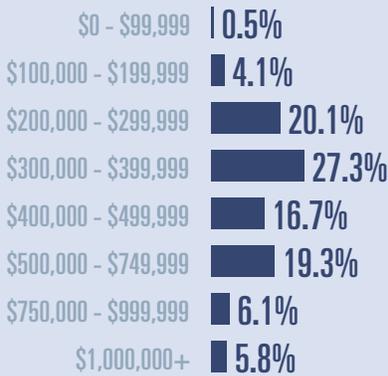


Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

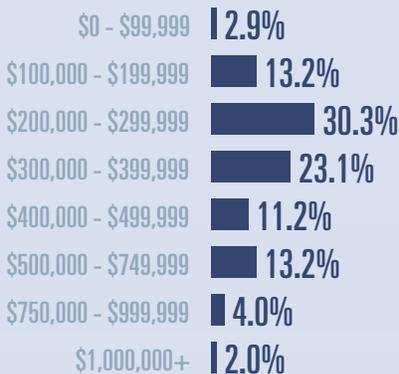
On average, homes sold at **92.0%** of the price at which they were originally listed.

Dallas-Fort Worth-Arlington MSA



The median price per square foot in Sherman-Denison has increased **22%** since 2021.

Grayson County



Cooke County



The availability of homes priced under \$300,000 has decreased **16.9%** since 2021.

Fannin County



Texas



Texarkana Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Texarkana MSA by the numbers*

MEDIAN PRICE
\$215,000
UP 7.5% from 2024

HOMES SOLD
735
DOWN 1.5% from 2024

ACTIVE LISTINGS
381
UP 26.2% from 2024
On the last day of the year

MONTHS OF INVENTORY
6.7
Compared to 5.3 in 2024

AVERAGE DAYS ON MARKET
81
9 days more than 2024

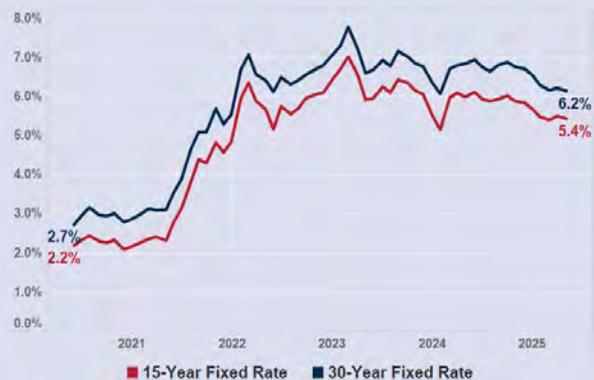
MEDIAN PRICE PER SQ. FT.
\$123.27
UP 4.9% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **92.8%** of the price at which they were originally listed.

Texarkana MSA



The median price per square foot in Texarkana has increased **20%** since 2021.

Bowie County



Cass County



The availability of homes priced under \$300,000 has decreased **9.6%** since 2021.

Titus County



Morris County



Tyler Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Tyler MSA by the numbers*

MEDIAN PRICE
\$310,000
 DOWN 1.6% from 2024

HOMES SOLD
2,761
 UP 5.3% from 2024

ACTIVE LISTINGS
1,301
 UP 32.6% from 2024
 On the last day of the year

MONTHS OF INVENTORY
5.5
 Compared to 4.3 in 2024

AVERAGE DAYS ON MARKET
61
 6 days more than 2024

MEDIAN PRICE PER SQ. FT.
\$170.29
 DOWN 1.1% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES

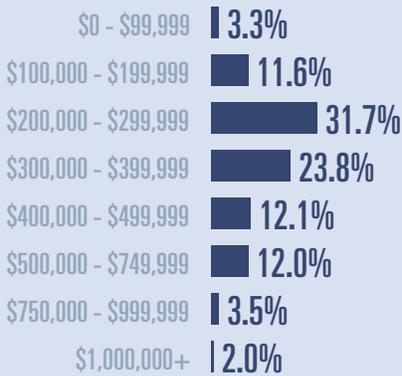


Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **94.4%** of the price at which they were originally listed.

Tyler MSA

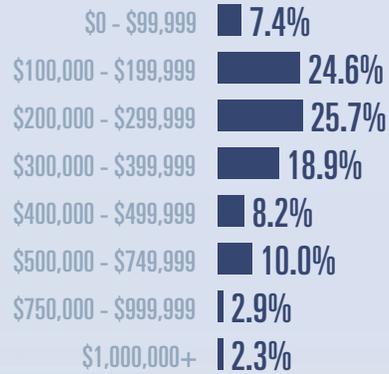


The median price per square foot in Tyler has increased **22.1%** since 2021.

Smith County



Wood County



The availability of homes priced under \$300,000 has decreased **14.7%** since 2021.

Cherokee County



Texas



Victoria Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Victoria MSA by the numbers*

MEDIAN PRICE
\$250,000
FLAT 0% from 2024

ACTIVE LISTINGS
342
UP 18.3% from 2024
On the last day of the year

AVERAGE DAYS ON MARKET
76
5 days more than 2024

HOMES SOLD
812
UP 1.3% from 2024

MONTHS OF INVENTORY
4.6
Compared to 4.4 in 2024

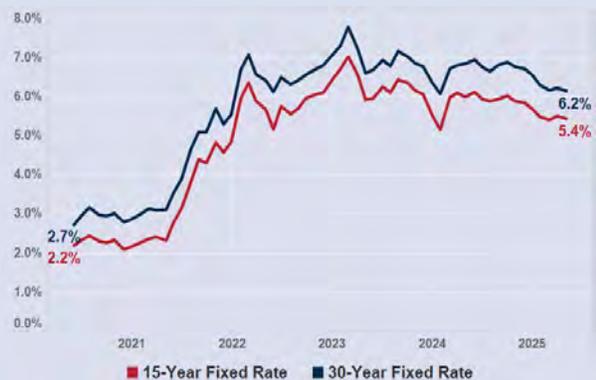
MEDIAN PRICE PER SQ. FT.
\$150.45
UP 2.1% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **93.3%** of the price at which they were originally listed.

Victoria MSA

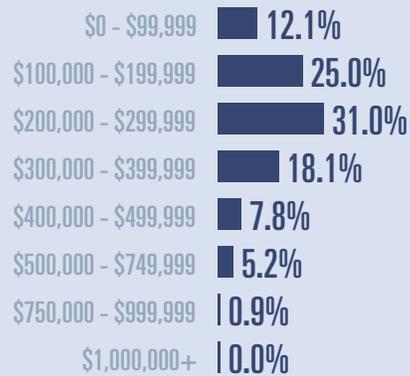


Calhoun County



The availability of homes priced under \$300,000 has decreased **10.5%** since 2021.

Lavaca County



Goliad County



Victoria County



The median price per square foot in Victoria has increased **18.7%** since 2021.

Waco Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Waco MSA by the numbers*

MEDIAN PRICE
\$285,000
FLAT 0% from 2024

ACTIVE LISTINGS
1,309
UP 17% from 2024
On the last day of the year

AVERAGE DAYS ON MARKET
75
6 days more than 2024

HOMES SOLD
3,029
UP 1.1% from 2024

MONTHS OF INVENTORY
5.2
Compared to 4.2 in 2024

MEDIAN PRICE PER SQ. FT.
\$170.79
DOWN 0.1% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **92.6%** of the price at which they were originally listed.

Waco MSA



The median price per square foot in Waco has increased **21.5%** since 2021.

McLennan County



Limestone County



The availability of homes priced under \$300,000 has decreased **12.3%** since 2021.

Texas



Wichita Falls Metropolitan Statistical Area



REAL ESTATE 2025

YEAR IN REVIEW



Wichita Falls MSA by the numbers*

MEDIAN PRICE
\$200,000
 UP 2.6% from 2024

HOMES SOLD
1,756
 UP 2.5% from 2024

ACTIVE LISTINGS
663
 UP 15.5% from 2024
 On the last day of the year

MONTHS OF INVENTORY
3.9
 Compared to 4.0 in 2024

AVERAGE DAYS ON MARKET
60
 13 days more than 2024

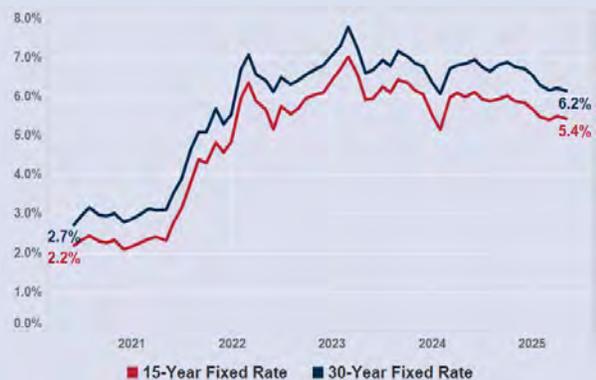
MEDIAN PRICE PER SQ. FT.
\$126.54
 UP 1.3% from 2024

* Data includes new and existing home sales.

5-YEAR COMPARISON HOME SALES VOLUME VS. MEDIAN PRICE



MONTHLY AVERAGE MORTGAGE INTEREST RATES



Source: Freddie Mac Primary Mortgage Market Survey® (PMMS®). ©2026, Freddie Mac. Averages are for conforming mortgages with 20% down.

PERCENT OF HOMES SOLD IN 2025 BY PRICE CLASS

On average, homes sold at **93.4%** of the price at which they were originally listed.

Wichita Falls MSA



The median price per square foot in Wichita Falls has increased **22.8%** since 2021.

Wichita County



Young County



The availability of homes priced under \$300,000 has decreased **9.2%** since 2021.

Clay County



Archer County

