



Central Panhandle Association of Realtors®

# Monthly Indicators

## December 2024

U.S. existing-home sales improved for the second consecutive month, rising 4.8% to a seasonally adjusted annual rate of 4.15 million units, an eight-month high, according to the National Association of REALTORS® (NAR). Sales were up 6.1% compared to the same time last year, marking the largest year-over-year increase since June 2021. Economists had forecast existing-home sales would come in at an annual rate of 4.07 million units for the month.

- Detached Single Family Closed Sales were down 4.2 percent to 300.
- Townhouse/Condo Closed Sales were up 11.8 percent to 104.
- Mobile/Manufactured Closed Sales were up 14.8 percent to 31.
- Detached Single Family Median Sales Price decreased 6.9 percent to \$330,650.
- Townhouse/Condo Median Sales Price decreased 7.2 percent to \$369,500.
- Mobile/Manufactured Median Sales Price increased 5.7 percent to \$166,000.

Total housing inventory stood at 1.33 million units heading into December, a 2.9% decrease from the previous month but a 17.7% increase year-over-year, for a 3.8-month supply at the current sales pace. Inventory remains below the 5 – 6 months' supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a 4.7% increase from one year earlier.

## Quick Facts

<b>+ 0.5%</b>	<b>- 6.9%</b>	<b>+ 6.2%</b>
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

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	12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>New Listings</b>		344	<b>346</b>	+ 0.6%	5,731	<b>6,023</b>	+ 5.1%
<b>Pending Sales</b>		232	<b>257</b>	+ 10.8%	4,176	<b>3,981</b>	- 4.7%
<b>Closed Sales</b>		313	<b>300</b>	- 4.2%	4,266	<b>4,000</b>	- 6.2%
<b>Days on Market</b>		65	<b>82</b>	+ 26.2%	67	<b>74</b>	+ 10.4%
<b>Median Sales Price</b>		\$355,000	<b>\$330,650</b>	- 6.9%	\$350,000	<b>\$347,100</b>	- 0.8%
<b>Avg. Sales Price</b>		\$505,037	<b>\$406,240</b>	- 19.6%	\$465,266	<b>\$444,953</b>	- 4.4%
<b>Pct. of List Price Received</b>		97.1%	<b>95.7%</b>	- 1.4%	97.1%	<b>96.9%</b>	- 0.2%
<b>Affordability Index</b>		89	<b>90</b>	+ 1.1%	90	<b>86</b>	- 4.4%
<b>Homes for Sale</b>		1,590	<b>1,627</b>	+ 2.3%	--	--	--
<b>Months Supply</b>		4.5	<b>4.9</b>	+ 8.9%	--	--	--

# 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	12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>New Listings</b>		219	186	- 15.1%	3,102	3,128	+ 0.8%
<b>Pending Sales</b>		72	70	- 2.8%	1,644	1,325	- 19.4%
<b>Closed Sales</b>		93	104	+ 11.8%	1,636	1,319	- 19.4%
<b>Days on Market</b>		79	120	+ 51.9%	67	95	+ 41.8%
<b>Median Sales Price</b>		\$398,000	\$369,500	- 7.2%	\$390,000	\$360,000	- 7.7%
<b>Avg. Sales Price</b>		\$464,518	\$425,381	- 8.4%	\$459,545	\$423,453	- 7.9%
<b>Pct. of List Price Received</b>		95.9%	95.9%	0.0%	96.5%	95.4%	- 1.1%
<b>Affordability Index</b>		82	86	+ 4.9%	83	88	+ 6.0%
<b>Homes for Sale</b>		1,158	1,281	+ 10.6%	--	--	--
<b>Months Supply</b>		8.5	11.7	+ 37.6%	--	--	--

# 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.

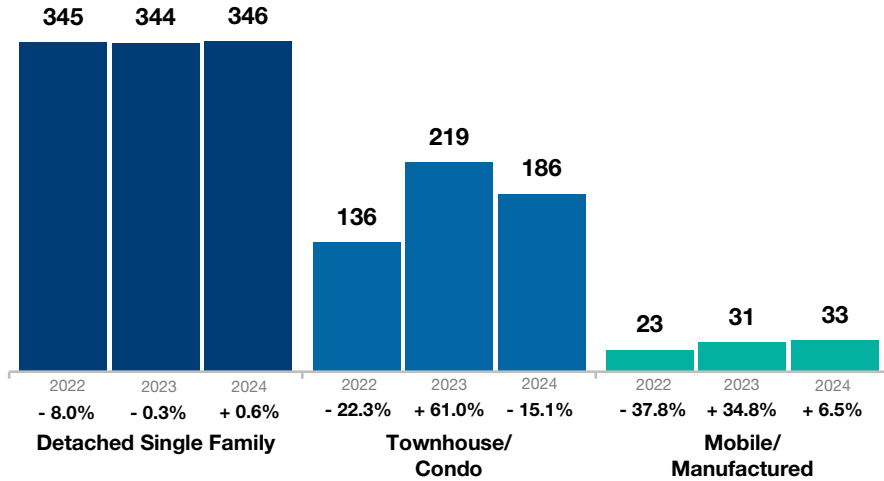


Key Metrics	Historical Sparklines	12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>New Listings</b>		31	<b>33</b>	+ 6.5%	590	<b>635</b>	+ 7.6%
<b>Pending Sales</b>		33	<b>24</b>	- 27.3%	403	<b>393</b>	- 2.5%
<b>Closed Sales</b>		27	<b>31</b>	+ 14.8%	403	<b>394</b>	- 2.2%
<b>Days on Market</b>		52	<b>110</b>	+ 111.5%	56	<b>74</b>	+ 32.1%
<b>Median Sales Price</b>		\$157,000	<b>\$166,000</b>	+ 5.7%	\$170,000	<b>\$170,000</b>	0.0%
<b>Avg. Sales Price</b>		\$157,902	<b>\$179,355</b>	+ 13.6%	\$178,322	<b>\$177,983</b>	- 0.2%
<b>Pct. of List Price Received</b>		95.2%	<b>94.2%</b>	- 1.1%	95.4%	<b>94.7%</b>	- 0.7%
<b>Affordability Index</b>		179	<b>166</b>	- 7.3%	165	<b>162</b>	- 1.8%
<b>Homes for Sale</b>		149	<b>169</b>	+ 13.4%	--	<b>--</b>	--
<b>Months Supply</b>		4.4	<b>5.1</b>	+ 15.9%	--	<b>--</b>	--

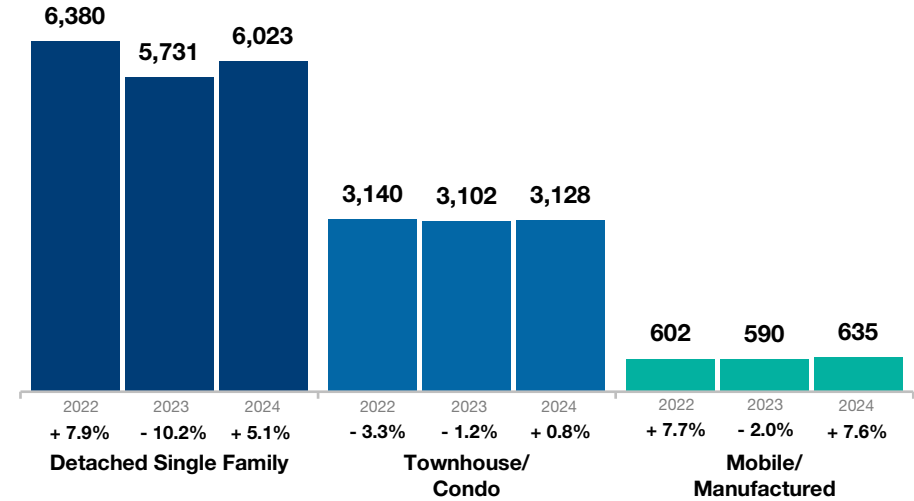
# New Listings

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

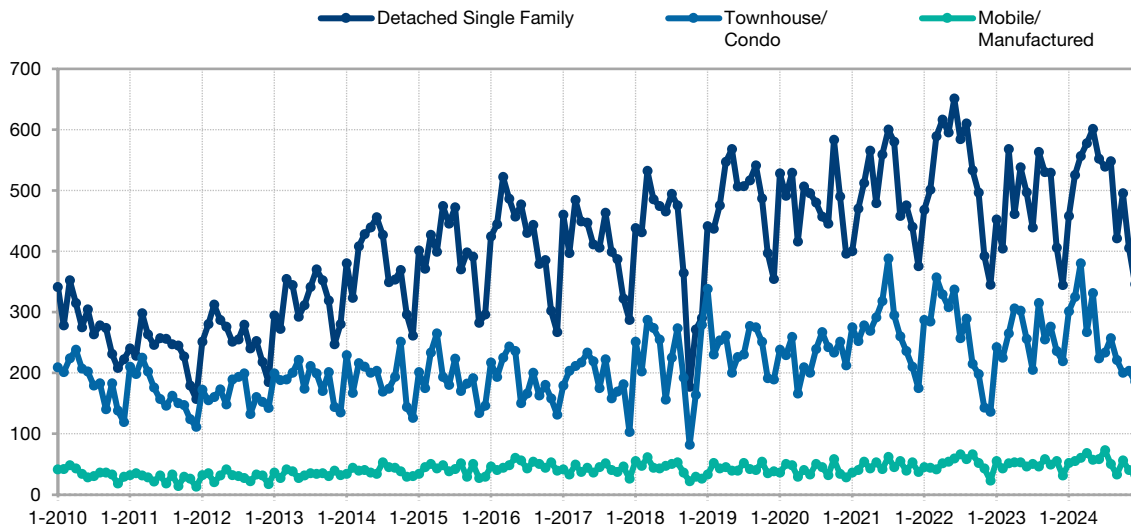
## December



## Year to Date



## Historical New Listings by Month



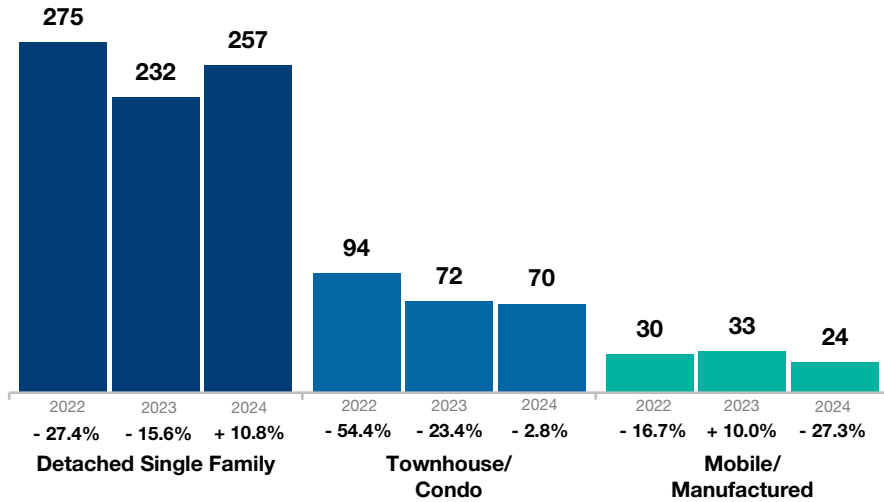
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2024	458	301	52
February 2024	525	325	55
March 2024	556	380	60
April 2024	577	267	68
May 2024	601	331	57
June 2024	552	224	58
July 2024	539	233	73
August 2024	548	257	50
September 2024	421	221	33
October 2024	495	200	56
November 2024	405	203	40
<b>December 2024</b>	<b>346</b>	<b>186</b>	<b>33</b>
12-Month Avg.	502	261	53

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

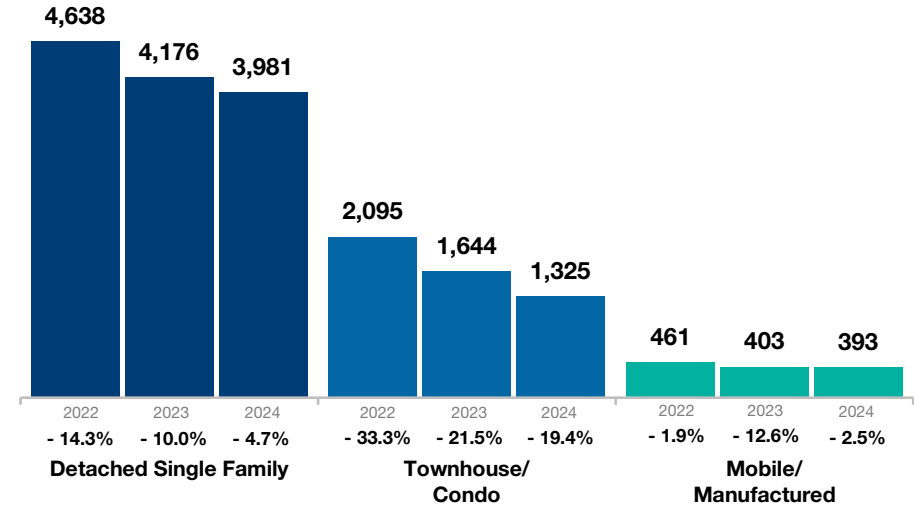
# Pending Sales

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

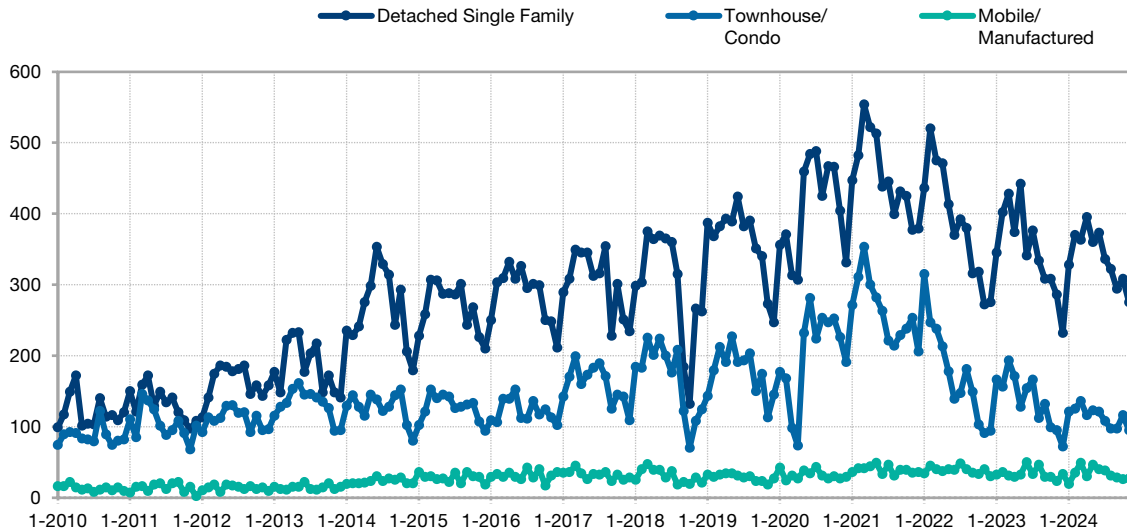
## December



## Year to Date



## Historical Pending Sales by Month



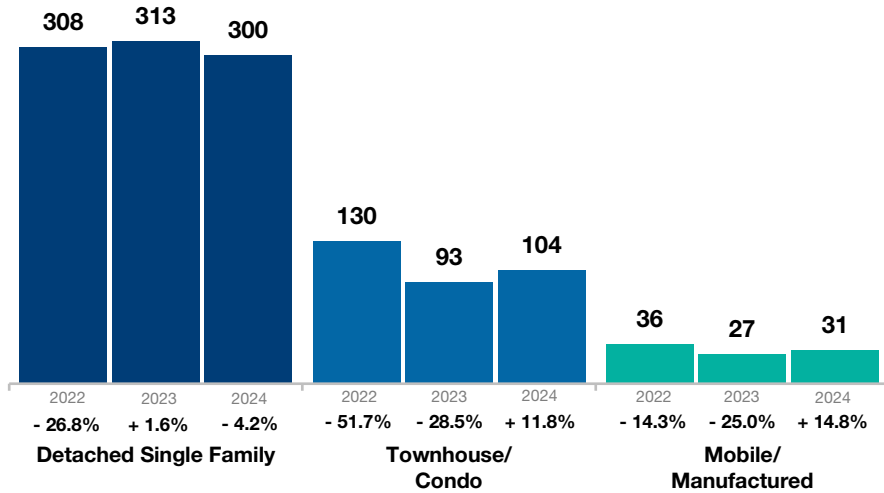
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2024	328	121	19
February 2024	370	125	35
March 2024	363	136	49
April 2024	395	116	30
May 2024	360	123	46
June 2024	373	121	40
July 2024	336	108	38
August 2024	322	97	31
September 2024	294	97	28
October 2024	308	116	26
November 2024	275	95	27
<b>December 2024</b>	<b>257</b>	<b>70</b>	<b>24</b>
12-Month Avg.	332	110	33

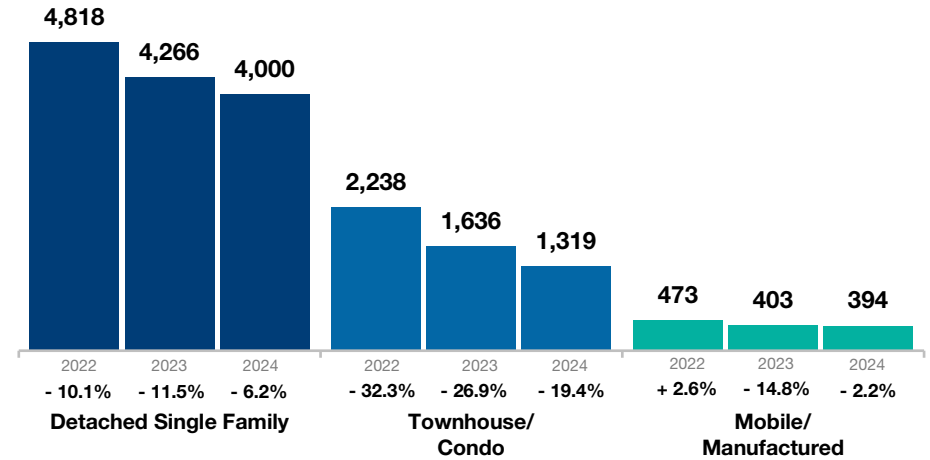
# Closed Sales

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

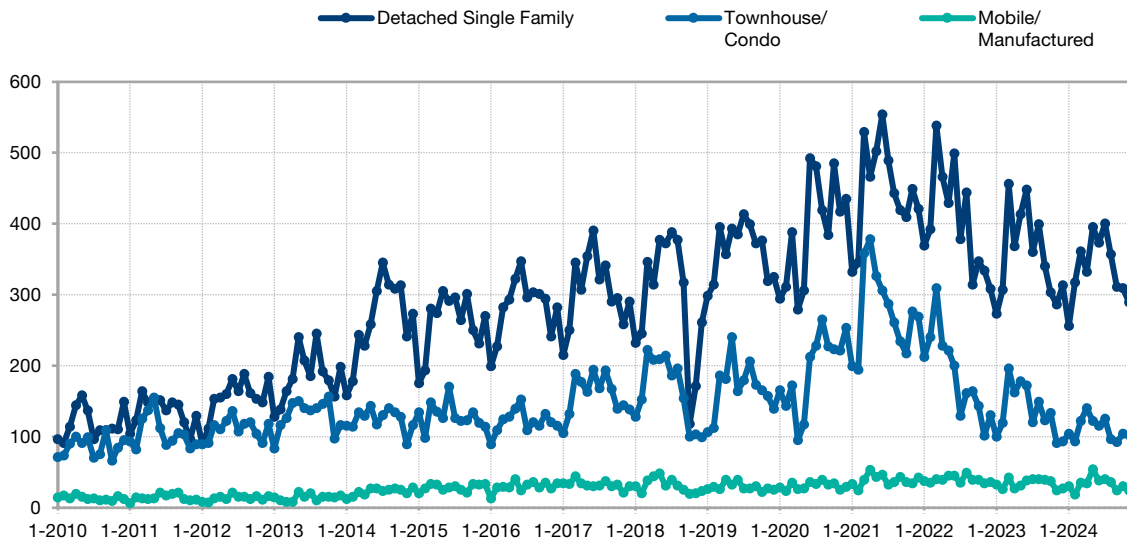
## December



## Year to Date



## Historical Closed Sales by Month



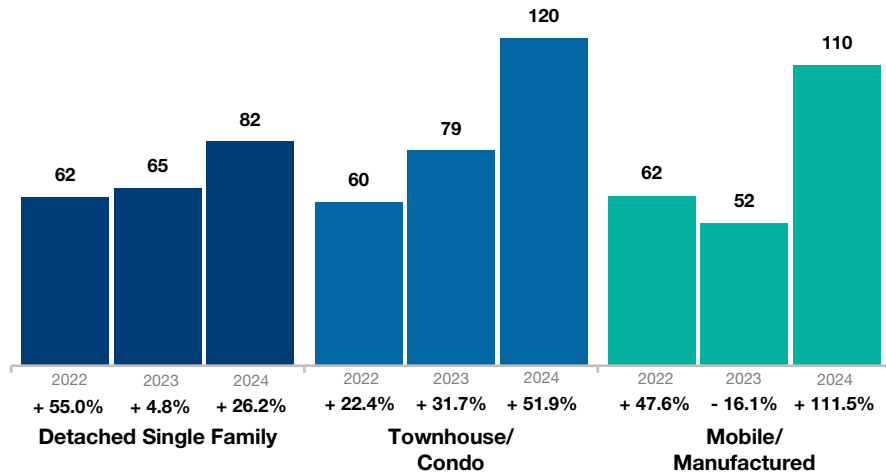
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2024	256	104	30
February 2024	317	93	18
March 2024	361	122	35
April 2024	332	140	34
May 2024	395	122	54
June 2024	373	115	38
July 2024	400	125	40
August 2024	357	96	36
September 2024	311	92	24
October 2024	309	104	30
November 2024	289	102	24
<b>December 2024</b>	<b>300</b>	<b>104</b>	<b>31</b>
12-Month Avg.	333	110	33

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

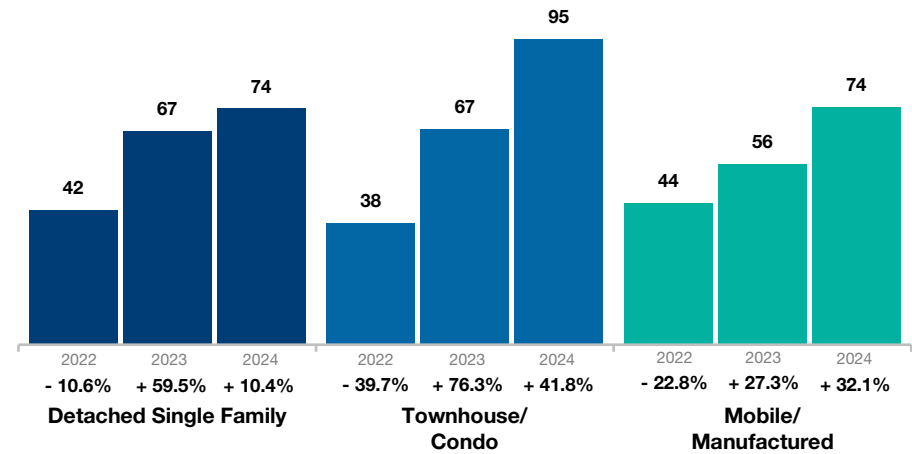
# Days on Market Until Sale

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

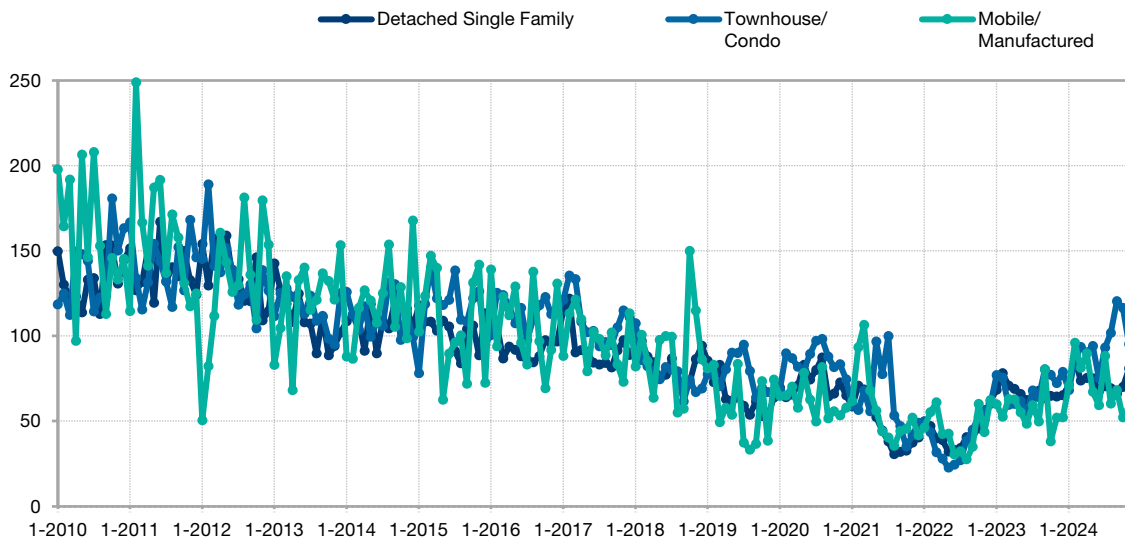
## December



## 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
January 2024	71	68	71
February 2024	87	86	96
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
<b>December 2024</b>	<b>82</b>	<b>120</b>	<b>110</b>
12-Month Avg.*	74	95	74

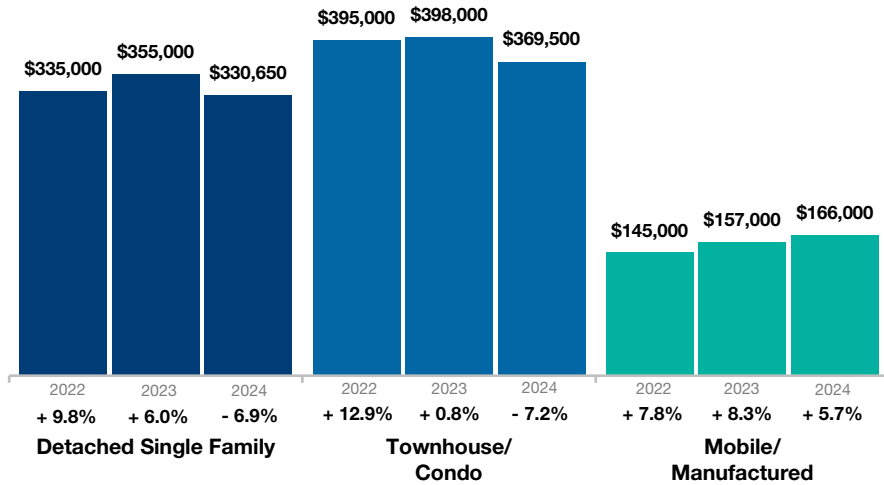
\* Days on Market for all properties from January 2024 through December 2024. This is not the average of the individual figures above.



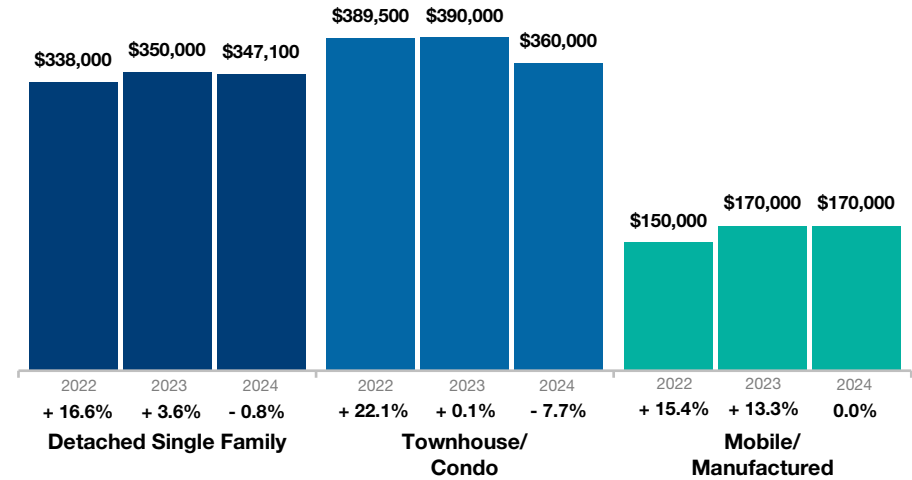
# Median Sales Price

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

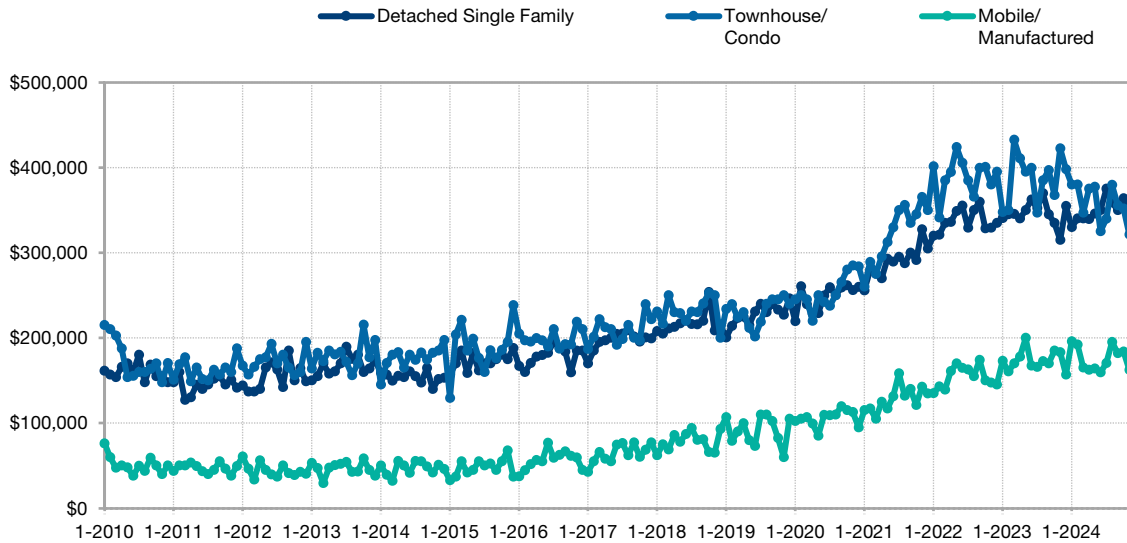
## December



## 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.

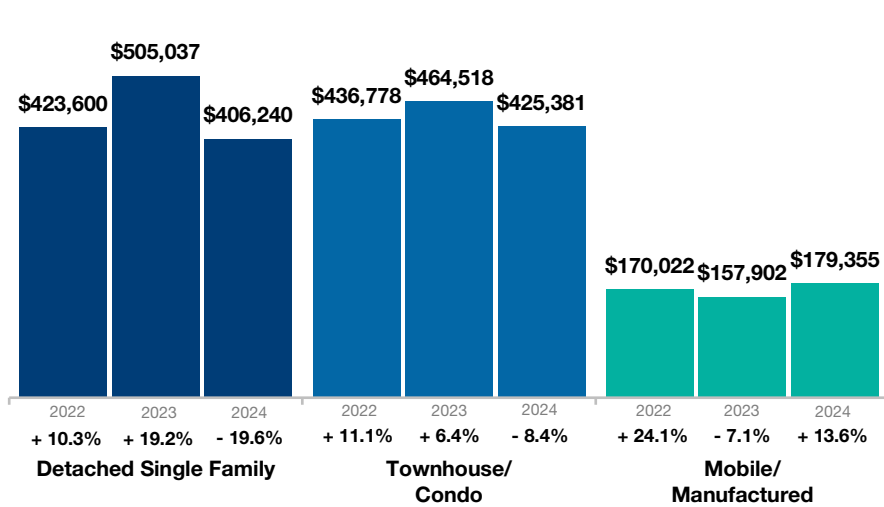
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2024	\$329,950	\$380,000	\$196,000
February 2024	\$340,000	\$380,000	\$192,000
March 2024	\$340,000	\$347,000	\$165,000
April 2024	\$339,500	\$375,000	\$162,500
May 2024	\$345,913	\$377,500	\$164,000
June 2024	\$350,000	\$325,000	\$159,500
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	\$364,000	\$352,000	\$184,057
November 2024	\$336,590	\$321,400	\$162,500
<b>December 2024</b>	<b>\$330,650</b>	<b>\$369,500</b>	<b>\$166,000</b>
12-Month Med.*	\$347,100	\$360,000	\$170,000

\* Median Sales Price for all properties from January 2024 through December 2024. This is not the average of the individual figures above.

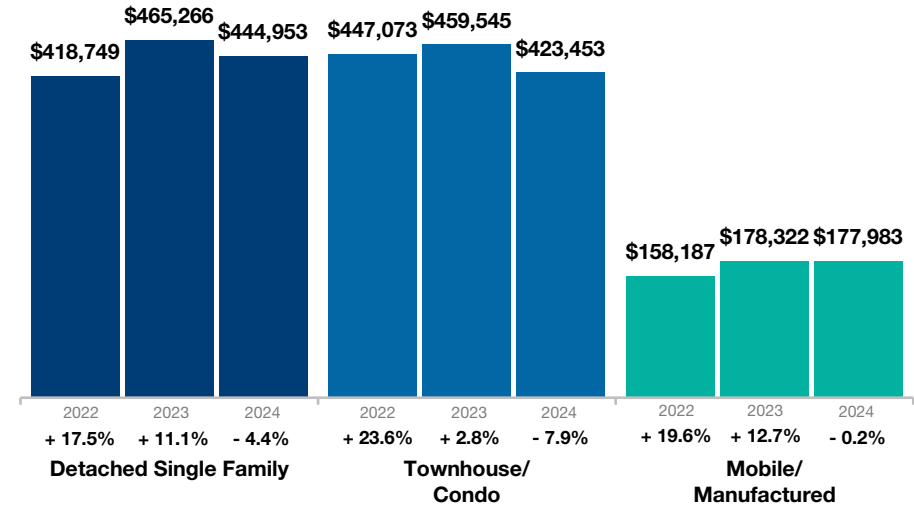
# Average Sales Price

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

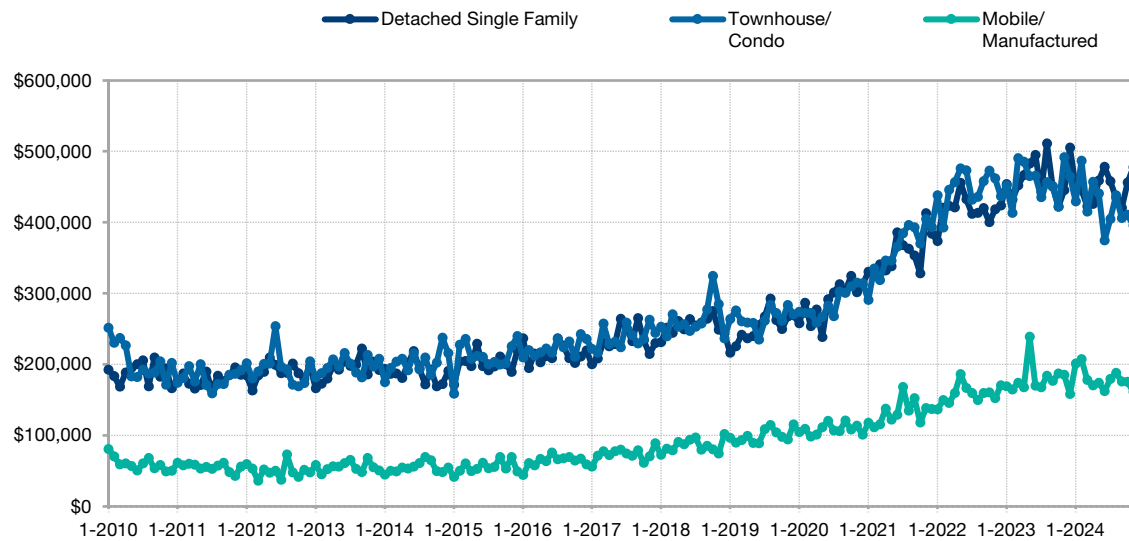
## December



## Year to Date



## Historical Average Sales Price by Month



	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2024	\$449,818	\$429,303	\$200,732
February 2024	\$445,725	\$486,867	\$207,211
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	\$457,847	\$404,569	\$179,106
August 2024	\$435,006	\$437,766	\$187,644
September 2024	\$420,255	\$405,852	\$175,767
October 2024	\$456,110	\$410,424	\$175,260
November 2024	\$477,798	\$395,447	\$161,200
<b>December 2024</b>	<b>\$406,240</b>	<b>\$425,381</b>	<b>\$179,355</b>
12-Month Avg.*	\$444,953	\$423,453	\$177,983

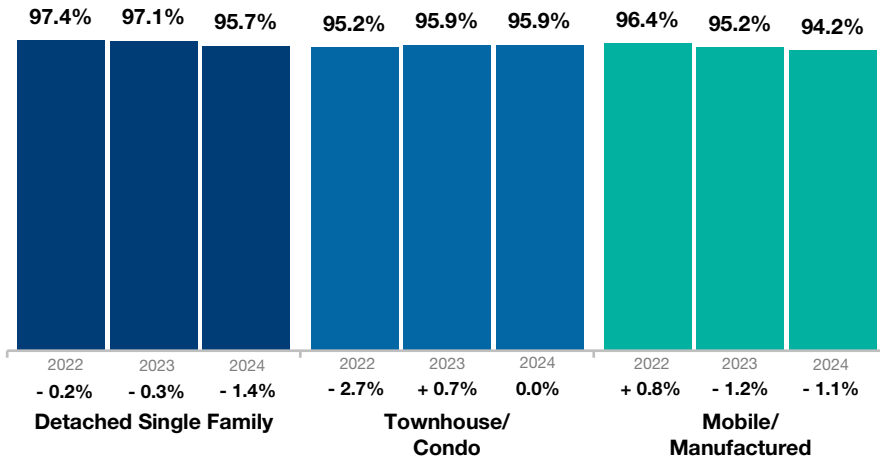
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

\* Avg. Sales Price for all properties from January 2024 through December 2024. This is not the average of the individual figures above.

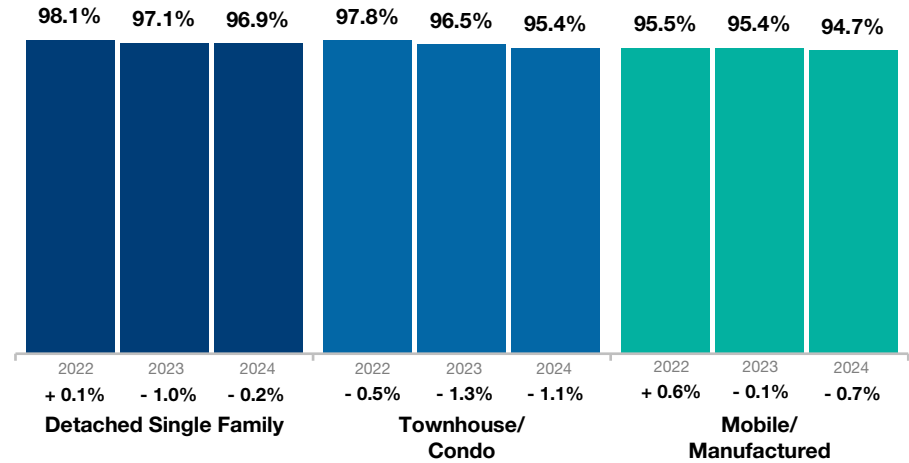
# Percent of List Price Received

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.

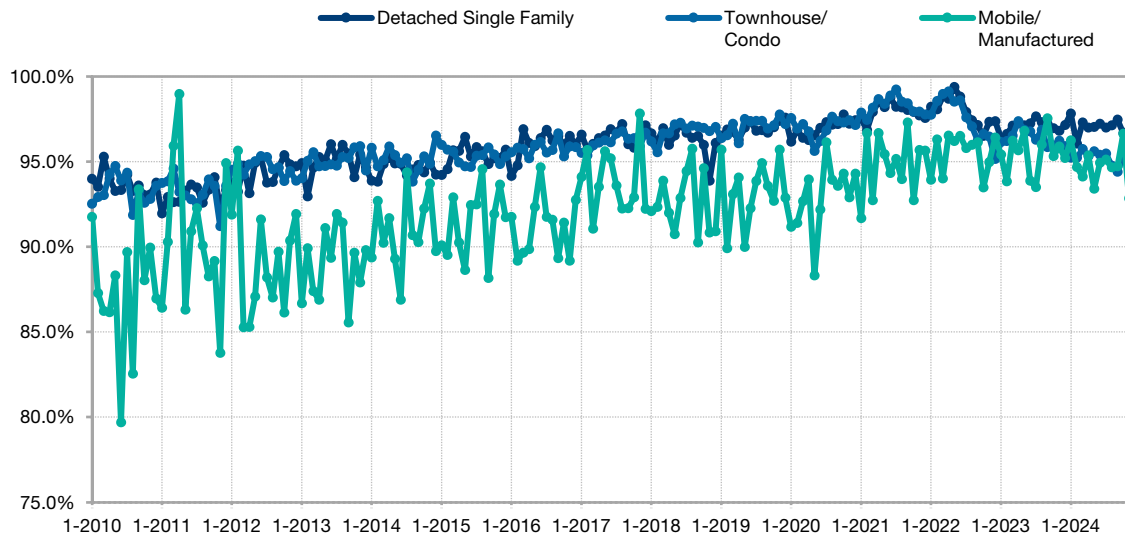
## December



## 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
January 2024	97.8%	95.2%	96.2%
February 2024	96.0%	95.2%	94.7%
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	96.7%	95.3%	96.6%
November 2024	96.9%	96.3%	92.8%
<b>December 2024</b>	<b>95.7%</b>	<b>95.9%</b>	<b>94.2%</b>
12-Month Avg.*	96.9%	95.4%	94.7%

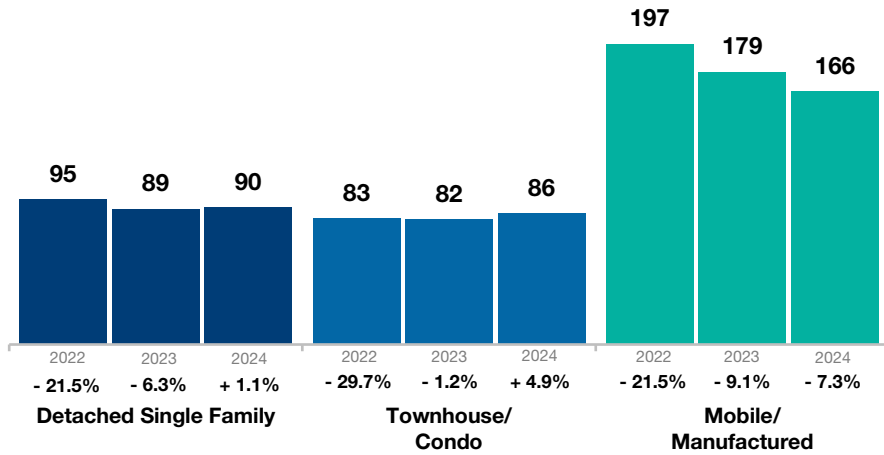
\* Pct. of List Price Received for all properties from January 2024 through December 2024. This is not the average of the individual figures above.

# Housing Affordability Index

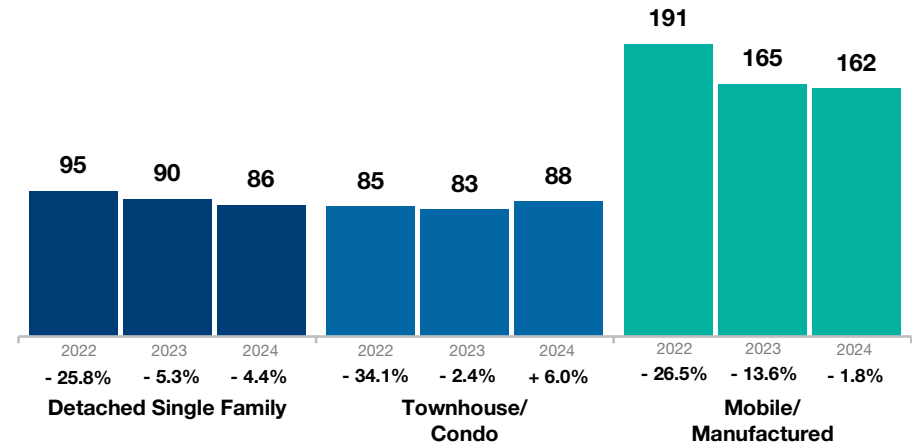
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



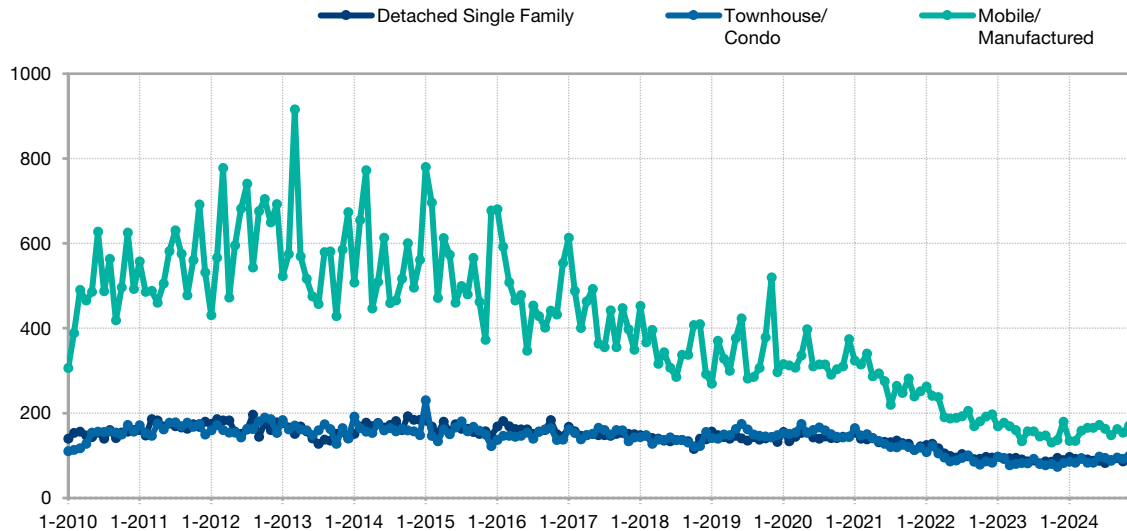
## December



## 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.

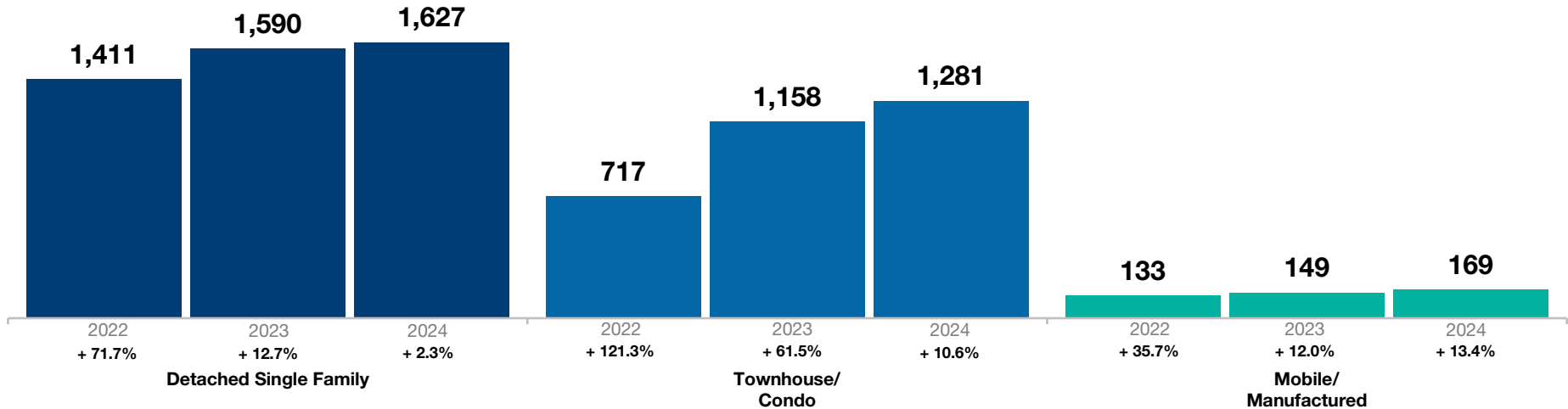
	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2024	96	85	134
February 2024	92	83	134
March 2024	93	92	158
April 2024	90	83	165
May 2024	87	83	165
June 2024	87	97	172
July 2024	82	94	163
August 2024	89	87	148
September 2024	93	95	162
October 2024	86	92	154
November 2024	91	99	170
<b>December 2024</b>	<b>90</b>	<b>86</b>	<b>166</b>
12-Month Avg.*	90	90	158

\* Affordability Index for all properties from January 2024 through December 2024. This is not the average of the individual figures above.

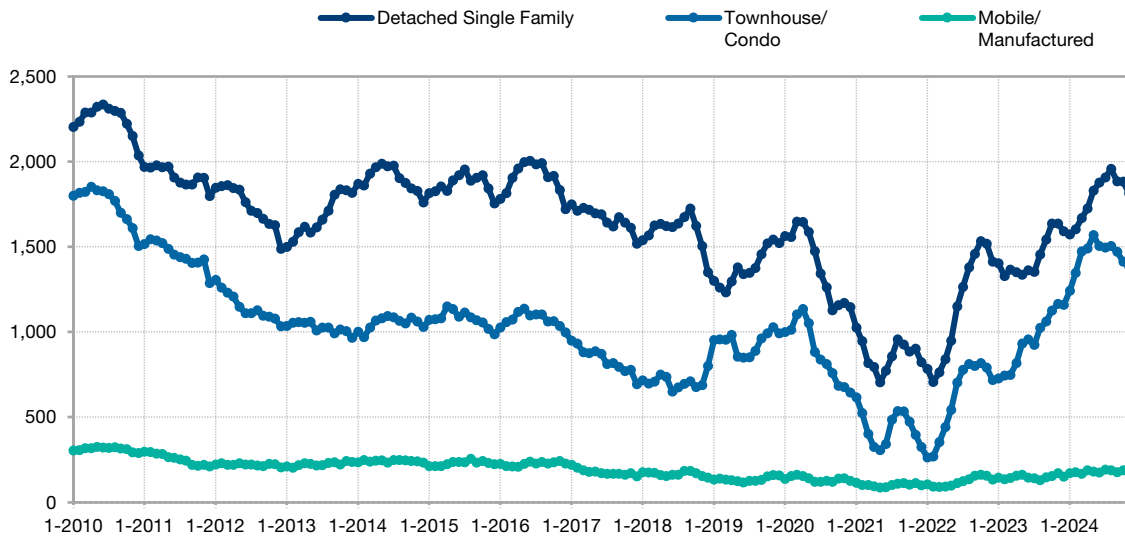
# Inventory of Homes for Sale

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

## December



## Historical Inventory of Homes for Sale by Month



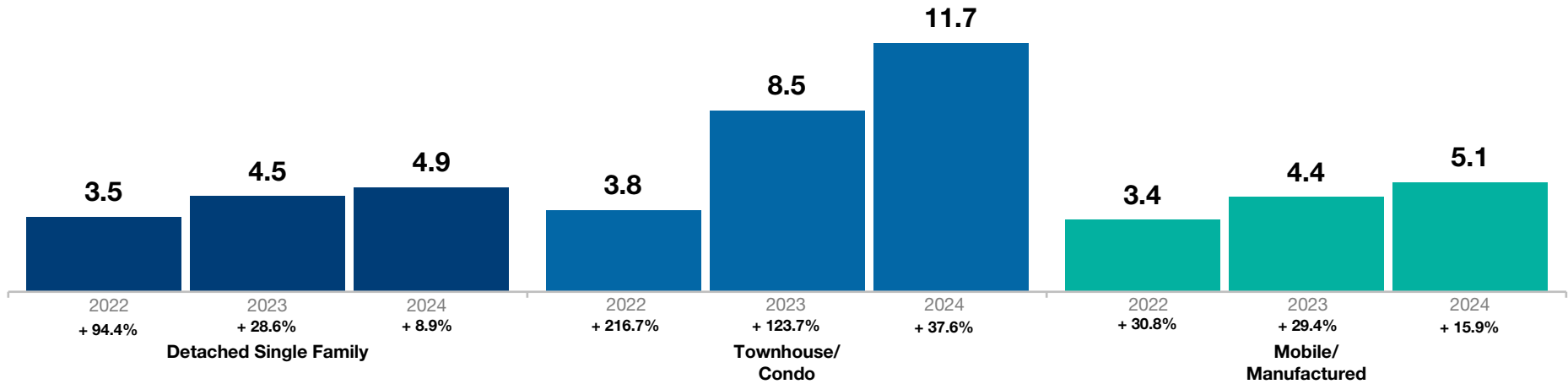
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Detached Single Family	Townhouse/Condo	Mobile/Manufactured
January 2024	1,572	1,240	170
February 2024	1,602	1,345	175
March 2024	1,667	1,472	167
April 2024	1,723	1,489	187
May 2024	1,828	1,567	180
June 2024	1,876	1,504	173
July 2024	1,906	1,494	191
August 2024	1,956	1,503	186
September 2024	1,883	1,469	176
October 2024	1,881	1,412	187
November 2024	1,813	1,386	185
<b>December 2024</b>	<b>1,627</b>	<b>1,281</b>	<b>169</b>
12-Month Avg.	1,778	1,430	179

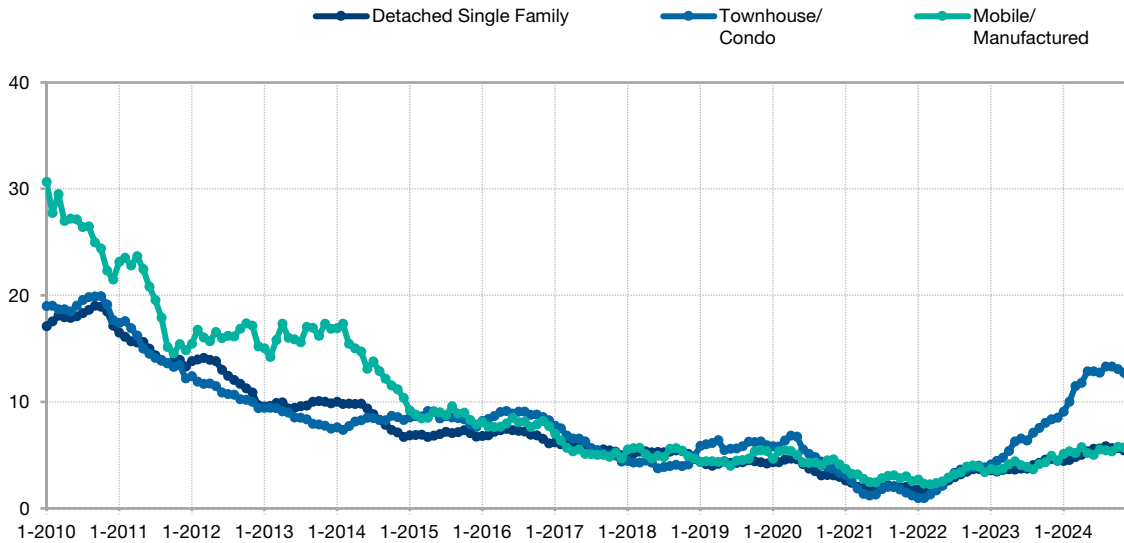
# Months Supply of Inventory

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.

## December



## 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
January 2024	4.4	9.1	5.1
February 2024	4.5	10.0	5.3
March 2024	4.8	11.5	5.2
April 2024	5.0	11.8	5.7
May 2024	5.3	12.9	5.2
June 2024	5.6	12.8	5.0
July 2024	5.6	12.7	5.5
August 2024	5.8	13.3	5.4
September 2024	5.6	13.3	5.3
October 2024	5.6	13.1	5.8
November 2024	5.4	12.7	5.7
<b>December 2024</b>	<b>4.9</b>	<b>11.7</b>	<b>5.1</b>
12-Month Avg.*	5.2	12.1	5.4

\* Months Supply for all properties from January 2024 through December 2024. 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	12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
<b>New Listings</b>		594	565	- 4.9%	9,423	9,786	+ 3.9%
<b>Pending Sales</b>		337	351	+ 4.2%	6,223	5,699	- 8.4%
<b>Closed Sales</b>		433	435	+ 0.5%	6,305	5,713	- 9.4%
<b>Days on Market</b>		67	93	+ 38.8%	66	79	+ 19.7%
<b>Median Sales Price</b>		\$352,900	\$328,400	- 6.9%	\$347,000	\$335,000	- 3.5%
<b>Avg. Sales Price</b>		\$474,689	\$394,647	- 16.9%	\$445,438	\$421,569	- 5.4%
<b>Pct. of List Price Received</b>		96.7%	95.6%	- 1.1%	96.8%	96.4%	- 0.4%
<b>Affordability Index</b>		88	93	+ 5.7%	90	91	+ 1.1%
<b>Homes for Sale</b>		2,897	3,077	+ 6.2%	--	--	--
<b>Months Supply</b>		5.5	6.5	+ 18.2%	--	--	--