

May 2021 Market Snapshot

Texas



	Year to Date			Year to Date		
	2020	2021	% Change	2020	2021	% Change
Closed Sales	27,392	37,940	▲ 38.5%	129,989	157,201	▲ 20.9%
Median Sales Price	\$248,500	\$302,000	▲ 21.5%	\$245,000	\$284,000	▲ 15.9%
Average Sales Price	\$293,184	\$383,642	▲ 30.9%	\$292,115	\$358,398	▲ 22.7%
Ratio to Original List Price	96.2%	101.4%	▲ 5.4%	95.9%	99.7%	▲ 3.9%
Days On Market	58	32	▼ -44.8%	63	41	▼ -34.9%
New Listings	45,139	44,293	▼ -1.9%	206,358	197,044	▼ -4.5%
Under Contract	44,325	52,672	▲ 18.8%	34,756	44,716	▲ 28.7%
Active Listings	90,448	44,558	▼ -50.7%	91,865	45,903	▼ -50.0%
Months Inventory	3.1	1.3	▼ -59.0%	3.1	1.3	▼ -59.0%

