



Median Price
\$496,025

↑ 39.3%

Compared to May 2022



Price Distribution



Active Listings

↑ 148.8%

107 in May 2023



Closed Sales

↑ 18.2%

706 in May 2023



Days on Market

Days on market **89**

Days to close **32**

Total 121

34 days more than May 2022



Months of Inventory

5.2

Compared to 1.7 in May 2022

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TEXAS A&M UNIVERSITY
Texas Real Estate Research Center



Median Price
\$590,000

↓ 23%

Compared to May 2022



Price Distribution

• \$0 - \$99,999	0.0%
• \$100,00 - \$199,999	0.0%
• \$200,000 - \$299,999	0.0%
• \$300,000 - \$399,999	0.0%
• \$400,000 - \$499,999	29.4%
• \$500,000 - \$749,999	41.2%
• \$750,000 - \$999,999	5.9%
• \$1,000,000+	23.5%



Active Listings

↑ 8.1%

40 in May 2023



Closed Sales

↓ 19.1%

17 in May 2023



Days on Market

Days on market **74**

Days to close **30**

Total 104

7 days more than May 2022



Months of Inventory

2.7

Compared to 2.6 in May 2022

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TEXAS A&M UNIVERSITY
Texas Real Estate Research Center



Median Price
\$337,250

↓ 3%

Compared to May 2022



Price Distribution

• \$0 - \$99,999	0.0%
• \$100,000 - \$199,999	0.0%
• \$200,000 - \$299,999	12.5%
• \$300,000 - \$399,999	75.0%
• \$400,000 - \$499,999	12.5%
• \$500,000 - \$749,999	0.0%
• \$750,000 - \$999,999	0.0%
• \$1,000,000+	0.0%



Active Listings

0%

7 in May 2023



Closed Sales

↑ 100%

8 in May 2023



Days on Market

Days on market **47**

Days to close **27**

Total 74

47 days more than May 2022



Months of Inventory

1.3

Compared to 1.4 in May 2022

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TEXAS A&M UNIVERSITY
Texas Real Estate Research Center



Median Price
\$163,000

↓ 23.1%

Compared to May 2022



Price Distribution



Active Listings

↑ 157.1%

36 in May 2023



Closed Sales

↓ 54.6%

5 in May 2023



Days on Market

Days on market **12**

Days to close **26**

Total 38

32 days less than May 2022



Months of Inventory

4.5

Compared to 1.5 in May 2022

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TEXAS A&M UNIVERSITY
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Median Price
\$351,500

↑ 0.4%

Compared to May 2022



Price Distribution

• \$0 - \$99,999	0.0%
• \$100,00 - \$199,999	0.0%
• \$200,000 - \$299,999	0.0%
• \$300,000 - \$399,999	100.0%
• \$400,000 - \$499,999	0.0%
• \$500,000 - \$749,999	0.0%
• \$750,000 - \$999,999	0.0%
• \$1,000,000+	0.0%



Active Listings

↑ 183.3%

17 in May 2023



Closed Sales

↓ 77.8%

2 in May 2023



Days on Market

Days on market 36

Days to close 29

Total 65

30 days more than May 2022



Months of Inventory

6.6

Compared to 1.2 in May 2022

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TEXAS A&M UNIVERSITY
Texas Real Estate Research Center



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Median Price \$339,233

↑ 13.1%

Compared to May 2022



Price Distribution



Active Listings

↑ 63.9%

136 in May 2023



Closed Sales

↑ 7.7%

56 in May 2023



Days on Market

Days on market **67**

Days to close **41**

Total 108

46 days more than May 2022



Months of Inventory

3.5

Compared to 1.9 in May 2022

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TEXAS A&M UNIVERSITY
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Median Price
\$467,346

↓ 9.4%

Compared to May 2022



Price Distribution



Active Listings

↑ 100%

48 in May 2023



Closed Sales

↑ 7.1%

30 in May 2023



Days on Market

Days on market **20**

Days to close **28**

Total 48

14 days more than May 2022



Months of Inventory

1.9

Compared to 0.5 in May 2022

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TEXAS A&M UNIVERSITY
Texas Real Estate Research Center



Median Price
\$1,160,500

↑ 49.4%

Compared to May 2022



Price Distribution



Active Listings

↑ 266.7%

11 in May 2023



Closed Sales

0%

4 in May 2023



Days on Market

Days on market **16**

Days to close **29**

Total 45

58 days less than May 2022



Months of Inventory

3.5

Compared to 1.2 in May 2022

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Median Price
\$440,000

↑ 63.6%

Compared to May 2022



Price Distribution

• \$0 - \$99,999	0.0%
• \$100,000 - \$199,999	0.0%
• \$200,000 - \$299,999	14.3%
• \$300,000 - \$399,999	14.3%
• \$400,000 - \$499,999	28.6%
• \$500,000 - \$749,999	42.9%
• \$750,000 - \$999,999	0.0%
• \$1,000,000+	0.0%



Active Listings

↑ 92.3%

25 in May 2023



Closed Sales

↓ 36.4%

7 in May 2023



Days on Market

Days on market 66

Days to close 33

Total 99

39 days more than May 2022



Months of Inventory

3.9

Compared to 1.3 in May 2022

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Median Price
\$389,000

↑ 2.2%

Compared to May 2022



Price Distribution



Active Listings

↑ 92.2%

2,352 in May 2023



Closed Sales

↑ 20.5%

159 in May 2023



Days on Market

Days on market **41**

Days to close **31**

Total 72

23 days more than May 2022



Months of Inventory

2.0

Compared to 1.1 in May 2022

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Median Price
\$460,025

↓ 8%

Compared to May 2022



Price Distribution



Active Listings

↑ 48.2%

2,448 in May 2023



Closed Sales

↓ 3%

1,423 in May 2023



Days on Market

Days on market **45**

Days to close **33**

Total 78

23 days more than May 2022



Months of Inventory

2.0

Compared to 1.2 in May 2022

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Median Price \$673,357

↓ 9%

Compared to May 2022



Price Distribution



Active Listings

↓ 4.7%

322 in May 2023



Closed Sales

↓ 13.6%

241 in May 2023



Days on Market

Days on market **24**

Days to close **35**

Total 59

9 days more than May 2022



Months of Inventory

1.6

Compared to 1.3 in May 2022

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Median Price
\$239,990

↓ 12.7%

Compared to May 2022



Price Distribution



Active Listings

↓ 15.6%

27 in May 2023



Closed Sales

↓ 27.6%

21 in May 2023



Days on Market

Days on market **50**

Days to close **40**

Total 84

10 days more than May 2022



Months of Inventory

1.6

Compared to 1.3 in May 2022

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TEXAS A&M UNIVERSITY
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Median Price
\$644,697

↑ 38.6%

Compared to May 2022



Price Distribution



Active Listings

↑ 72.7%

19 in May 2023



Closed Sales

↓ 11.1%

8 in May 2023



Days on Market

Days on market **93**

Days to close **29**

Total 122

81 days more than May 2022



Months of Inventory

1.9

Compared to 1.4 in May 2022

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TEXAS A&M UNIVERSITY
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Median Price

\$415,245

↓ 3.9%

Compared to May 2022



Price Distribution



Active Listings

↑ 93.3%

29 in May 2023



Closed Sales

↓ 23.1%

10 in May 2023



Days on Market

Days on market **94**

Days to close **34**

Total 128

70 days more than May 2022



Months of Inventory

3.4

Compared to 1.3 in May 2022

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Median Price
\$299,000

↓ 16.9%

Compared to May 2022



Price Distribution



Active Listings

↑ 77.8%

16 in May 2023



Closed Sales

↑ 87.5%

15 in May 2023



Days on Market

Days on market 35

Days to close 27

Total 62

29 days more than May 2022



Months of Inventory

1.5

Compared to 1.1 in May 2022

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TEXAS A&M UNIVERSITY
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Median Price
\$394,152

↓ 3.9%

Compared to May 2022



Price Distribution

• \$0 - \$99,999	0.0%
• \$100,000 - \$199,999	0.0%
• \$200,000 - \$299,999	0.0%
• \$300,000 - \$399,999	50.0%
• \$400,000 - \$499,999	37.5%
• \$500,000 - \$749,999	12.5%
• \$750,000 - \$999,999	0.0%
• \$1,000,000+	0.0%



Active Listings

↑ 116.7%

13 in May 2023



Closed Sales

↓ 27.3%

8 in May 2023



Days on Market

Days on market **48**

Days to close **48**

Total 96

69 days more than May 2022



Months of Inventory

1.1

Compared to 0.7 in May 2022

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Median Price
\$639,000

↓ 7.7%

Compared to May 2022



Price Distribution



Active Listings

↑ 40%

28 in May 2023



Closed Sales

↓ 9.5%

19 in May 2023



Days on Market

Days on market **63**

Days to close **28**

Total 91

56 days more than May 2022



Months of Inventory

1.8

Compared to 1.0 in May 2022

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Median Price
\$445,000

↓ 6.3%

Compared to May 2022



Price Distribution



Active Listings

↑ 88.6%

83 in May 2023



Closed Sales

↓ 13.9%

56 in May 2023



Days on Market

Days on market 38

Days to close 32

Total 70

24 days more than May 2022



Months of Inventory

1.8

Compared to 0.8 in May 2022

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Median Price
\$309,000

↑ 43.1%

Compared to May 2022



Price Distribution



Active Listings

↑ 129.6%

101 in May 2023



Closed Sales

↓ 29.2%

17 in May 2023



Days on Market

Days on market **63**

Days to close **29**

Total 92

28 days more than May 2022



Months of Inventory

5.3

Compared to 1.9 in May 2022

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TEXAS A&M UNIVERSITY
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Median Price
\$50,000

↓ 76.2%

Compared to May 2022



Price Distribution

\$0 - \$99,999	100.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active Listings

↓ 44.4%

5 in May 2023



Closed Sales

↓ 75%

1 in May 2023



Days on Market

Days on market **249**

Days to close **39**

Total 333

272 days more than May 2022



Months of Inventory

2.4

Compared to 2.5 in May 2022

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TEXAS A&M UNIVERSITY
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Median Price
\$342,500

↓ 17.5%

Compared to May 2022



Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	100.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active Listings

↑ 16.7%

7 in May 2023



Closed Sales

↓ 14.3%

6 in May 2023



Days on Market

Days on market **55**

Days to close **29**

Total 84

42 days more than May 2022



Months of Inventory

1.7

Compared to 1.1 in May 2022

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TEXAS A&M UNIVERSITY
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Median Price \$371,200

↑ 93.3%

Compared to May 2022



Price Distribution

• \$0 - \$99,999	0.0%
• \$100,000 - \$199,999	0.0%
• \$200,000 - \$299,999	0.0%
• \$300,000 - \$399,999	100.0%
• \$400,000 - \$499,999	0.0%
• \$500,000 - \$749,999	0.0%
• \$750,000 - \$999,999	0.0%
• \$1,000,000+	0.0%



Active Listings

↑ 500%

6 in May 2023



Closed Sales

↑ 100%

2 in May 2023



Days on Market

Days on market **38**

Days to close **28**

Total 66

93 days less than May 2022



Months of Inventory

7.2

Compared to 0.7 in May 2022

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Median Price
\$281,500

↓ 12%

Compared to May 2022



Price Distribution



Active Listings

↑ 800%

27 in May 2023



Closed Sales

↓ 11.1%

8 in May 2023



Days on Market

Days on market **47**

Days to close **28**

Total 75

40 days more than May 2022



Months of Inventory

4.7

Compared to 0.3 in May 2022

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TEXAS A&M UNIVERSITY
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Median Price
\$315,000

↓ 7.2%

Compared to May 2022



Price Distribution

• \$0 - \$99,999	0.0%
• \$100,000 - \$199,999	0.0%
• \$200,000 - \$299,999	0.0%
• \$300,000 - \$399,999	100.0%
• \$400,000 - \$499,999	0.0%
• \$500,000 - \$749,999	0.0%
• \$750,000 - \$999,999	0.0%
• \$1,000,000+	0.0%



Active Listings

↑ 22.2%

11 in May 2023



Closed Sales

↓ 89.3%

3 in May 2023



Days on Market

Days on market 56

Days to close 35

Total 91

3 days more than May 2022



Months of Inventory

2.0

Compared to 0.6 in May 2022

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TEXAS A&M UNIVERSITY
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Median Price
\$825,000

↓ 13.2%

Compared to May 2022



Price Distribution



Active Listings

↑ 33.3%

168 in May 2023



Closed Sales

↑ 50.7%

706 in May 2023



Days on Market

Days on market **67**

Days to close **62**

Total 129

77 days more than May 2022



Months of Inventory

2.4

Compared to 1.8 in May 2022

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TEXAS A&M UNIVERSITY
Texas Real Estate Research Center



Median Price
\$350,000

↓ 6.7%

Compared to May 2022



Price Distribution



Active Listings

↓ 14.3%

24 in May 2023



Closed Sales

↑ 47.4%

28 in May 2023



Days on Market

Days on market 47

Days to close 26

Total 73

22 days more than May 2022



Months of Inventory

1.5

Compared to 1.3 in May 2022

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TEXAS A&M UNIVERSITY
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Median Price
\$323,750

↑ 12.4%

Compared to May 2022



Price Distribution



Active Listings

↑ 86.7%

28 in May 2023



Closed Sales

↓ 71.4%

2 in May 2023



Days on Market

Days on market 61

Days to close 47

Total 108

71 days more than May 2022



Months of Inventory

6.3

Compared to 2.7 in May 2022

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TEXAS A&M UNIVERSITY
Texas Real Estate Research Center



Median Price
\$326,250

↓ 13.9%

Compared to May 2022



Price Distribution



Active Listings

↑ 66.7%

35 in May 2023



Closed Sales

↓ 6.7%

14 in May 2023



Days on Market

Days on market 42

Days to close 41

Total 83

35 days more than May 2022



Months of Inventory

2.6

Compared to 1.1 in May 2022

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TEXAS A&M UNIVERSITY
Texas Real Estate Research Center



Median Price
\$390,000

↓ 11.1%

Compared to May 2022



Price Distribution



Active Listings

↑ 25.8%

39 in May 2023



Closed Sales

↓ 31.8%

15 in May 2023



Days on Market

Days on market **18**

Days to close **29**

Total 47

4 days more than May 2022



Months of Inventory

3.1

Compared to 1.5 in May 2022

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TEXAS A&M UNIVERSITY
Texas Real Estate Research Center



Median Price \$621,000

↑ 42.4%

Compared to May 2022



Price Distribution

• \$0 - \$99,999	0.0%
• \$100,00 - \$199,999	0.0%
• \$200,000 - \$299,999	0.0%
• \$300,000 - \$399,999	25.0%
• \$400,000 - \$499,999	0.0%
• \$500,000 - \$749,999	50.0%
• \$750,000 - \$999,999	0.0%
• \$1,000,000+	25.0%



Active Listings

↑ 300%

12 in May 2023



Closed Sales

↑ 100%

4 in May 2023



Days on Market

Days on market 44

Days to close 20

Total 64

35 days more than May 2022



Months of Inventory

5.0

Compared to 0.8 in May 2022

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TEXAS A&M UNIVERSITY
Texas Real Estate Research Center



Median Price

↓ 100%

Compared to May 2022



Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active Listings

↓ 50%

1 in May 2023



Closed Sales

↓ 100%

0 in May 2023



Days on Market

Days on market 0

Days to close 0

Total 0

37 days less than May 2022



Months of Inventory

1.1

Compared to 1.5 in May 2022

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TEXAS A&M UNIVERSITY
Texas Real Estate Research Center



Median Price
\$350,009

↓ 10%

Compared to May 2022



Price Distribution



Active Listings

↑ 160.1%

502 in May 2023



Closed Sales

↑ 2.3%

132 in May 2023



Days on Market

Days on market **68**

Days to close **40**

Total 108

46 days more than May 2022



Months of Inventory

5.8

Compared to 2.0 in May 2022

Data used in this report come from the Texas REALTORS® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.



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