

# Local Market Update – May 2025

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## North Loop

**+ 43.5%**

**- 59.1%**

**- 17.2%**

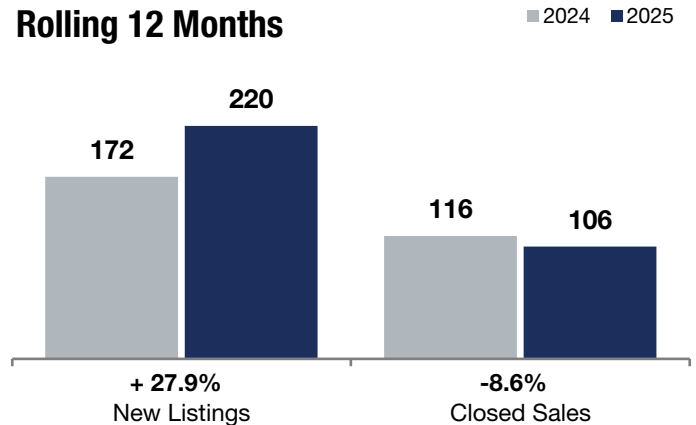
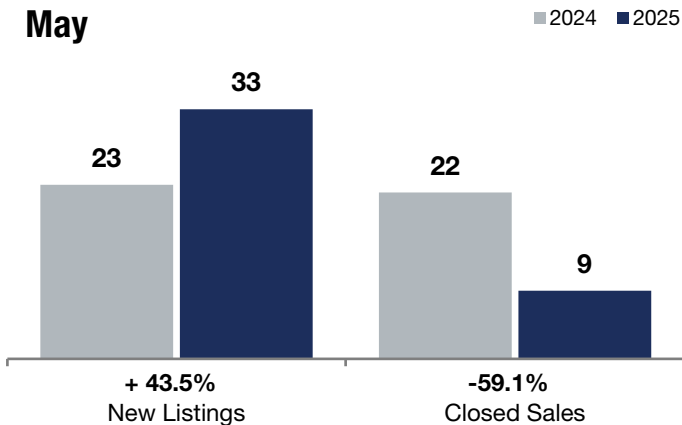
Change in  
New Listings

Change in  
Closed Sales

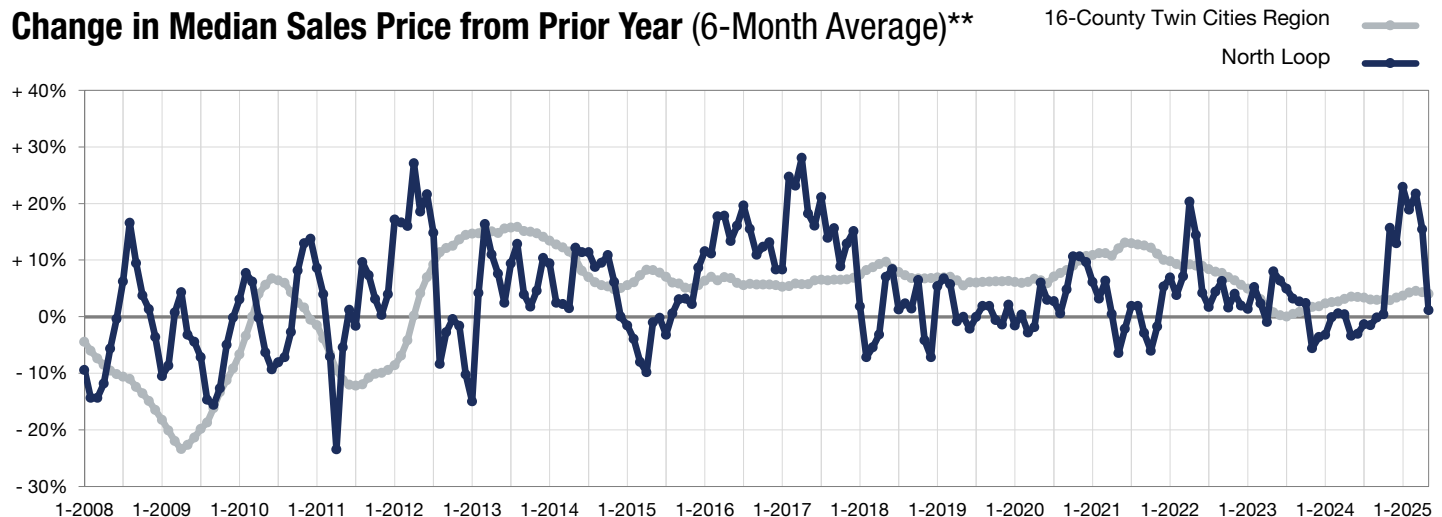
Change in  
Median Sales Price

	May			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	23	33	+ 43.5%	172	220	+ 27.9%
Closed Sales	22	9	-59.1%	116	106	-8.6%
Median Sales Price*	\$422,500	<b>\$350,000</b>	-17.2%	\$389,000	<b>\$413,000</b>	+ 6.2%
Average Sales Price*	\$512,159	<b>\$438,489</b>	-14.4%	\$476,417	<b>\$481,104</b>	+ 1.0%
Price Per Square Foot*	\$364	<b>\$331</b>	-8.9%	\$354	<b>\$352</b>	-0.5%
Percent of Original List Price Received*	97.2%	<b>97.1%</b>	-0.1%	97.7%	<b>97.1%</b>	-0.6%
Days on Market Until Sale	79	133	+ 68.4%	70	81	+ 15.7%
Inventory of Homes for Sale	38	64	+ 68.4%	--	--	--
Months Supply of Inventory	3.9	7.5	+ 92.3%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



## Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.