

TEXAS QUARTERLY  
HOUSING REPORT

2023

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Q2 EDITION



# ABOUT THE TEXAS QUARTERLY HOUSING REPORT

Data for the Texas Quarterly Housing Report is provided by the Data Relevance Project, a partnership among local REALTOR® associations and their MLSs, and Texas REALTORS®, with analysis by the Texas Real Estate Research Center at Texas A&M University. The report provides quarterly real estate sales data for Texas and 25 metropolitan statistical areas in the state.

## About Texas REALTORS®

With more than 150,000 members, Texas REALTORS® is a professional membership organization that represents all aspects of real estate in Texas. We are the advocates for REALTORS® and private property rights in Texas. Visit [texasrealestate.com](https://texasrealestate.com) to learn more.

### Media Contact

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**HAHN AGENCY**

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# INSIGHTS

- The median sales price of Texas homes for Q2 2023 decreased to \$345,000 from \$357,388 in the same period last year. However, approximately half of metro areas in the state had increases in median prices.
- Texas homes spent an average of 87 days on the market before closing in the second quarter, which is 20 days longer than a year ago.
- Homes that sold for at least \$750,000 made up nearly 10% of homes sold in the second quarter last year, while that price range accounted for 8.7% of sales in Q2 this year.
- Half of properties sold in the second quarter this year fell in the \$200,000 to \$399,999 price range, up from 45.8% of all sales a year ago.
- Months of inventory increased from 2 to 3.2 months from the same period last year.
- While the increased inventory is a welcome trend for buyers, it still indicates a tight supply of homes. Researchers at the Texas Real Estate Research Center say that a market balanced between supply and demand is in the range of 6 to 6.5 months of inventory.

# Texas Quarterly Housing Report

Statewide  
Second quarter 2023



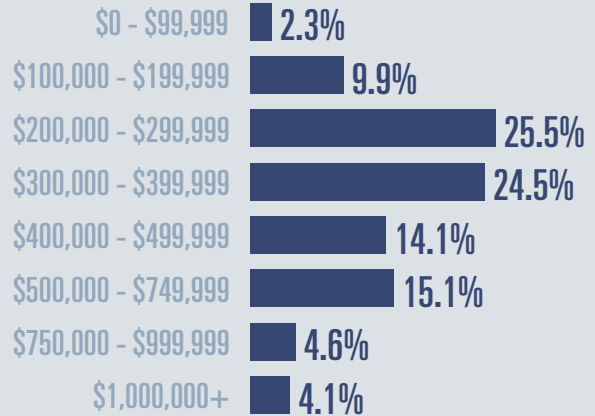
Median price

\$345,000

Down **3.1%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **32.2%**

91,213 in 2023 Q2



Closed sales

Down **10.8%**

96,541 in 2023 Q2



Days on market

Days on market 53

Days to close 34

**Total 87**

20 days more than 2022 Q2



Months of inventory

**3.2**

Compared to 2.0 in 2022 Q2

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# Texas Quarterly Housing Report

Abilene MSA  
Second quarter 2023



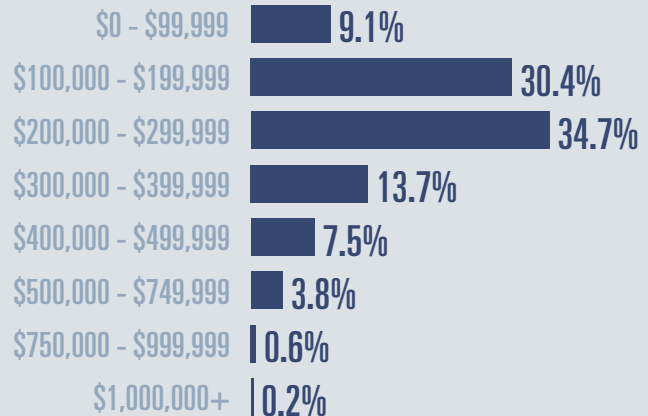
Median price

\$225,000

Down **10%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **44.2%**

623 in 2023 Q2



Closed sales

Down **10%**

664 in 2023 Q2



Days on market

Days on market 45

Days to close 35

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Total 80

18 days more than 2022 Q2



Months of inventory

**3.1**

Compared to 1.9 in 2022 Q2

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# Texas Quarterly Housing Report

Amarillo MSA  
Second quarter 2023



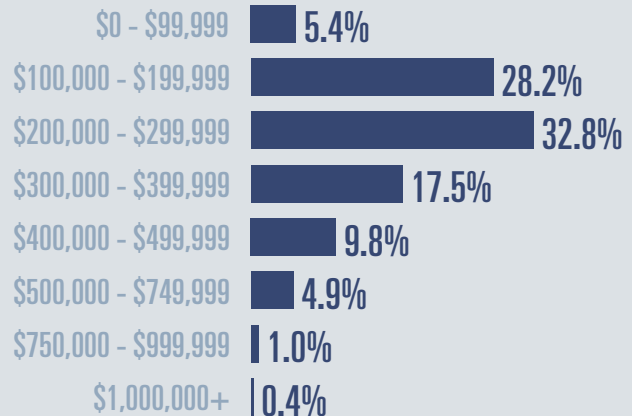
Median price

\$245,000

Down **0.4%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **55.3%**

708 in 2023 Q2



Closed sales

Down **19.4%**

837 in 2023 Q2



Days on market

Days on market 31

Days to close 35

Total 66

13 days more than 2022 Q2



Months of inventory

**2.7**

Compared to 1.4 in 2022 Q2

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# Texas Quarterly Housing Report

Austin-Round Rock MSA  
Second quarter 2023



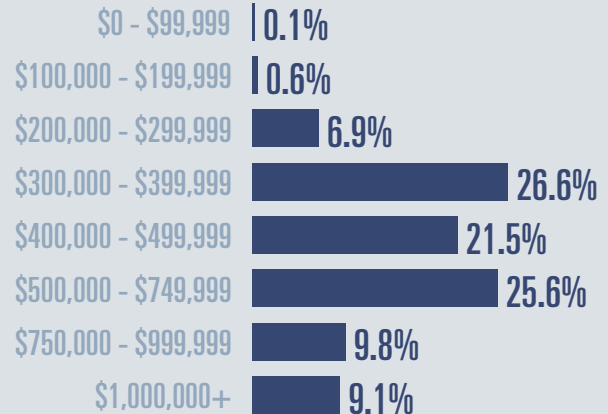
Median price

\$470,000

Down **13.8%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **38.4%**

9,631 in 2023 Q2



Closed sales

Down **11.1%**

9,090 in 2023 Q2



Days on market

Days on market 66

Days to close 38

Total 104

38 days more than 2022 Q2



Months of inventory

**3.7**

Compared to 2.1 in 2022 Q2

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# Texas Quarterly Housing Report

Beaumont-Port Arthur MSA  
Second quarter 2023



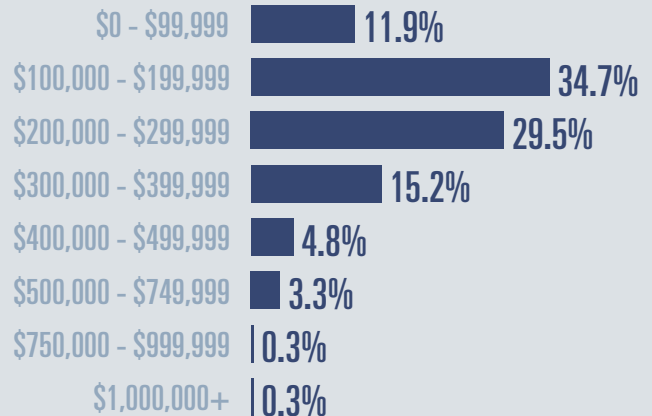
Median price

\$210,000

Flat **0%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **42.9%**

1,352 in 2023 Q2



Closed sales

Down **10.9%**

1,099 in 2023 Q2



Days on market

Days on market 52

Days to close 35

**Total 87**

8 days more than 2022 Q2



Months of inventory

**4.2**

Compared to 2.5 in 2022 Q2

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# Texas Quarterly Housing Report

Brownsville-Harlingen MSA  
Second quarter 2023



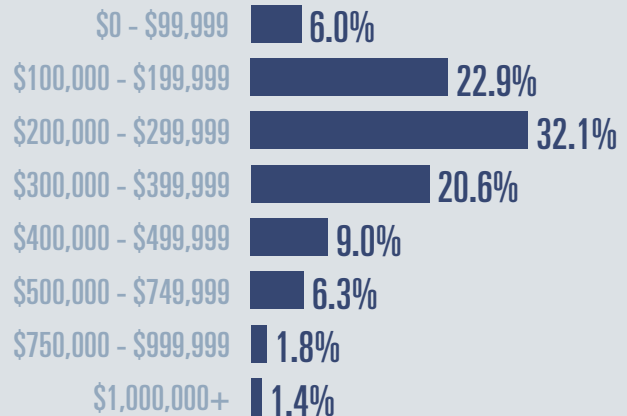
Median price

\$265,000

Up **3.9%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **62.9%**

891 in 2023 Q2



Closed sales

Down **7.7%**

707 in 2023 Q2



Days on market

Days on market 72

Days to close 27

**Total 99**

19 days more than 2022 Q2



Months of inventory

**4.3**

Compared to 2.2 in 2022 Q2

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# Texas Quarterly Housing Report

College Station-Bryan MSA  
Second quarter 2023



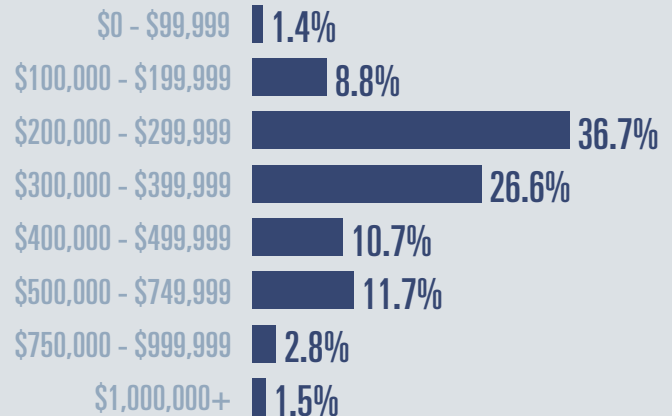
Median price

\$309,409

Up **7.3%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **23.5%**

820 in 2023 Q2



Closed sales

Down **15.8%**

1,012 in 2023 Q2



Days on market

Days on market 54

Days to close 35

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Total 89

23 days more than 2022 Q2



Months of inventory

**2.8**

Compared to 2.0 in 2022 Q2

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# Texas Quarterly Housing Report

Corpus Christi MSA  
Second quarter 2023



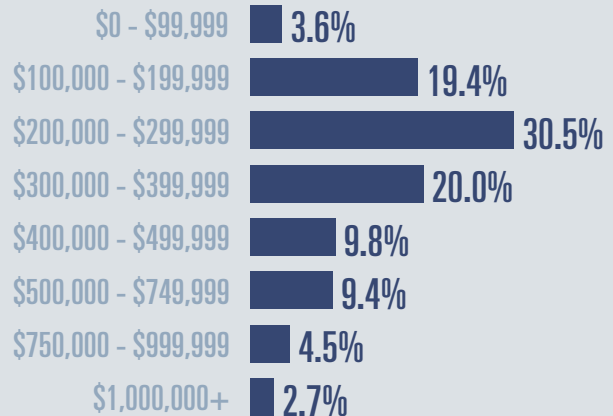
## Median price

\$290,000

Flat **0%**

Compared to same quarter last year

## Price Distribution



## Active listings

Up **31%**

2,103 in 2023 Q2



## Closed sales

Down **20.6%**

1,517 in 2023 Q2



## Days on market

Days on market 63

Days to close 32

**Total 95**

19 days more than 2022 Q2



## Months of inventory

**4.4**

Compared to 2.7 in 2022 Q2

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# Texas Quarterly Housing Report

Dallas-Fort Worth-Arlington MSA

Second quarter 2023



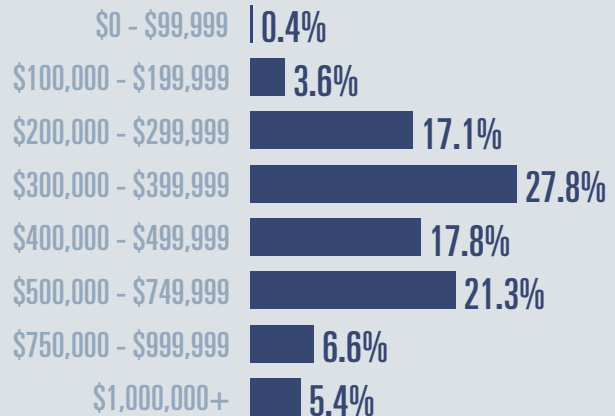
Median price

\$404,999

Down **4.7%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **17.3%**

19,605 in 2023 Q2



Closed sales

Down **4.7%**

27,015 in 2023 Q2



Days on market

Days on market 46

Days to close 32

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Total 78

24 days more than 2022 Q2



Months of inventory

**2.5**

Compared to 1.8 in 2022 Q2

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# Texas Quarterly Housing Report

El Paso MSA  
Second quarter 2023



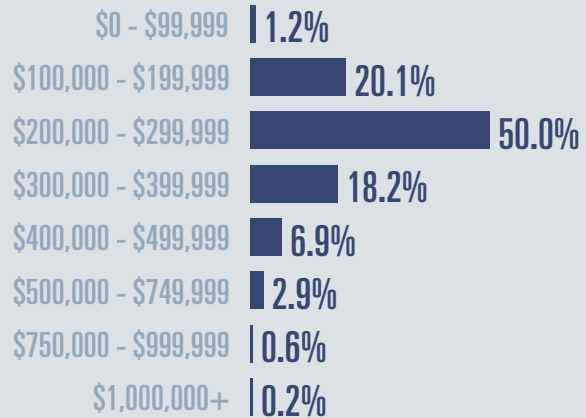
Median price

\$255,000

Up **7.7%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **32.4%**

1,817 in 2023 Q2



Closed sales

Down **14.1%**

2,220 in 2023 Q2



Days on market

Days on market 55

Days to close 42

**Total 97**

1 day more than 2022 Q2



Months of inventory

**2.5**

Compared to 1.6 in 2022 Q2

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# Texas Quarterly Housing Report

Houston-The Woodlands-Sugar Land MSA  
Second quarter 2023



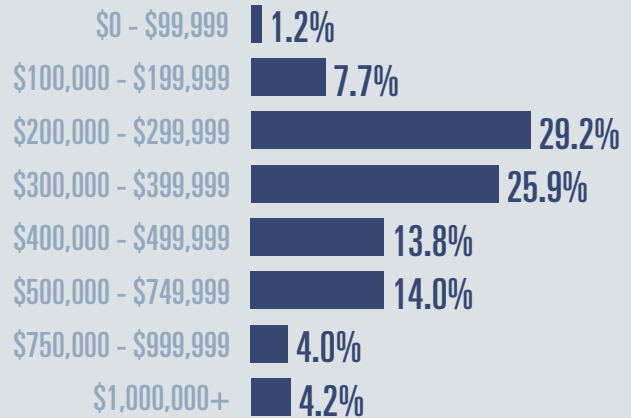
Median price

\$338,000

Down **3.4%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **25.6%**

21,861 in 2023 Q2



Closed sales

Down **15.1%**

25,011 in 2023 Q2



Days on market

Days on market 48

Days to close 35

**Total 83**

14 days more than 2022 Q2



Months of inventory

**3.0**

Compared to 1.9 in 2022 Q2

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TEXAS A&M UNIVERSITY  
Texas Real Estate Research Center



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# Texas Quarterly Housing Report

Killeen-Temple MSA  
Second quarter 2023



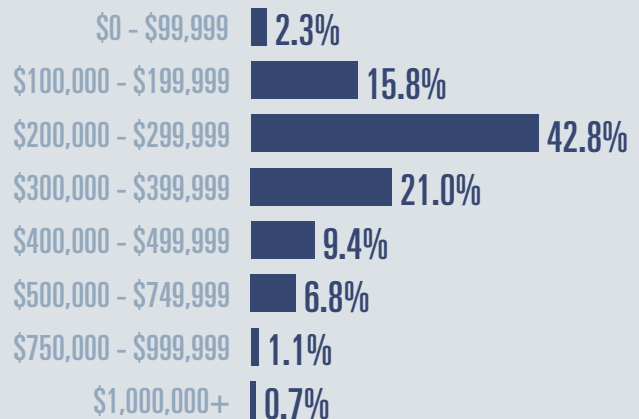
Median price

\$275,000

Down **1.1%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **100.9%**

1,617 in 2023 Q2



Closed sales

Down **13.8%**

1,954 in 2023 Q2



Days on market

Days on market 56

Days to close 31

**Total 87**

32 days more than 2022 Q2



Months of inventory

**2.7**

Compared to 1.1 in 2022 Q2

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# Texas Quarterly Housing Report

Laredo MSA  
Second quarter 2023



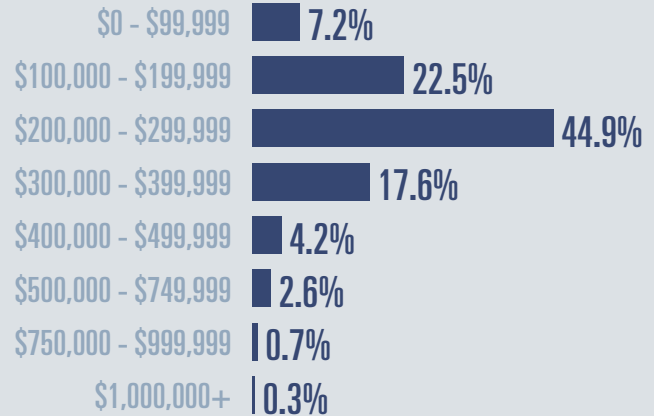
Median price

\$230,000

Up **2.2%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **28.8%**

353 in 2023 Q2



Closed sales

Down **15.2%**

313 in 2023 Q2



Days on market

Days on market 50

Days to close 40

Total 90

8 days more than 2022 Q2



Months of inventory

**3.5**

Compared to 2.2 in 2022 Q2

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# Texas Quarterly Housing Report

Longview MSA  
Second quarter 2023



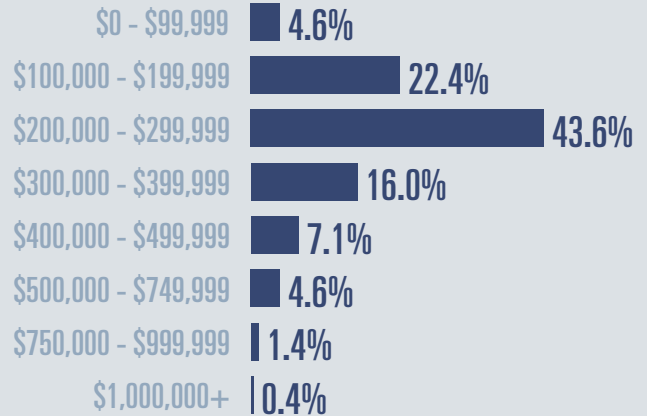
Median price

\$245,000

Up **2.1%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **17.8%**

570 in 2023 Q2



Closed sales

Down **23.6%**

520 in 2023 Q2



Days on market

Days on market 47

Days to close 37

Total 84

12 days more than 2022 Q2



Months of inventory

**3.3**

Compared to 2.3 in 2022 Q2

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# Texas Quarterly Housing Report

Lubbock MSA  
Second quarter 2023



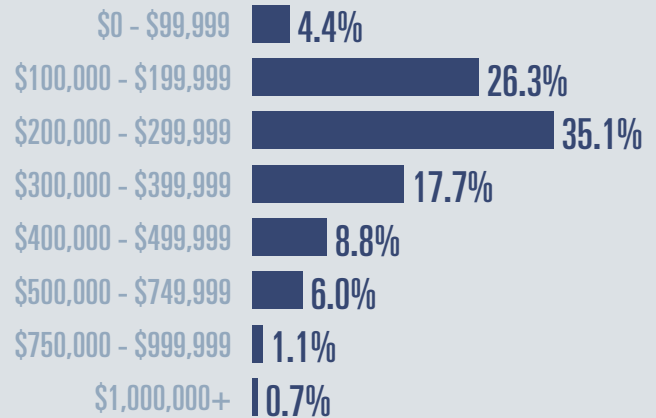
Median price

\$247,590

Up **2.3%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **67.2%**

1,120 in 2023 Q2



Closed sales

Up **2%**

1,404 in 2023 Q2



Days on market

Days on market 37

Days to close 32

**Total 69**

13 days more than 2022 Q2



Months of inventory

**2.9**

Compared to 1.5 in 2022 Q2

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# Texas Quarterly Housing Report

McAllen-Edinburg-Mission MSA  
Second quarter 2023



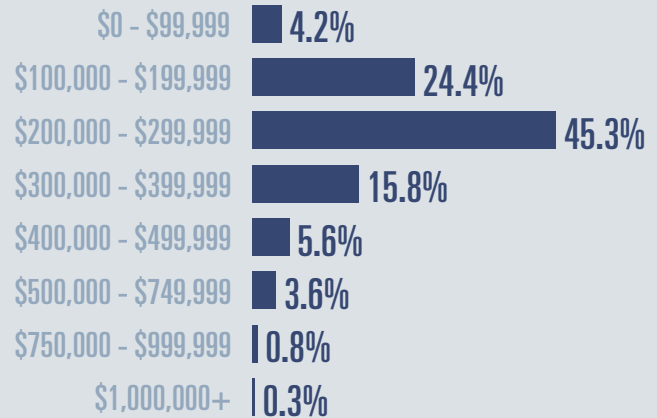
Median price

\$239,900

Up **6.6%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **59.6%**

1,523 in 2023 Q2



Closed sales

Down **10.3%**

1,067 in 2023 Q2



Days on market

Days on market 67

Days to close 29

Total 96

11 days more than 2022 Q2



Months of inventory

**4.7**

Compared to 2.6 in 2022 Q2

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# Texas Quarterly Housing Report

Midland MSA  
Second quarter 2023



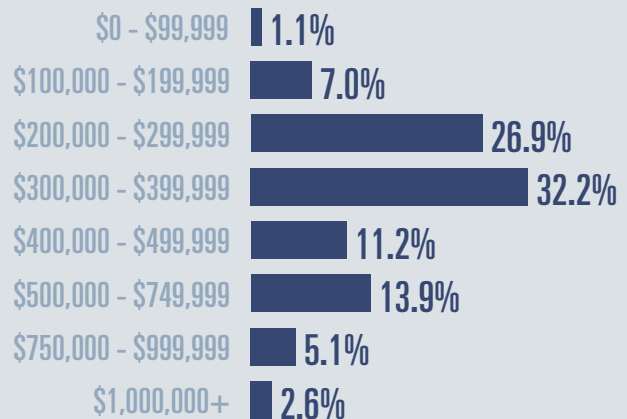
Median price

\$335,000

Up **1.5%**

Compared to same quarter last year

## Price Distribution



Active listings

Down **13.9%**

516 in 2023 Q2



Closed sales

Down **18.1%**

726 in 2023 Q2



Days on market

Days on market 41

Days to close 34

Total 75

1 day more than 2022 Q2



Months of inventory

**2.3**

Compared to 2.3 in 2022 Q2

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# Texas Quarterly Housing Report

Odessa MSA  
Second quarter 2023



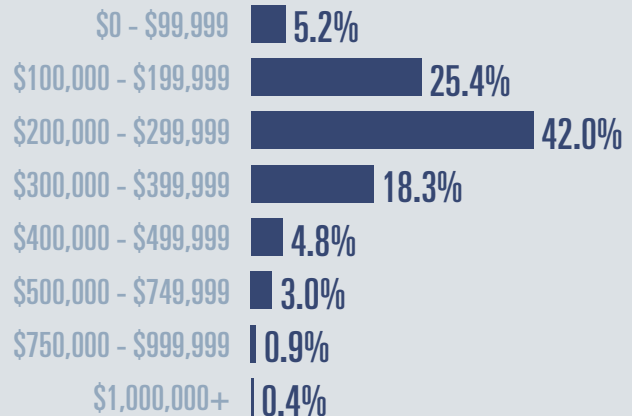
## Median price

\$250,000

Up **2%**

Compared to same quarter last year

## Price Distribution



## Active listings

Down **23.9%**

379 in 2023 Q2



## Closed sales

Down **17.1%**

474 in 2023 Q2



## Days on market

Days on market 55

Days to close 34

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Total 89

8 days more than 2022 Q2



## Months of inventory

**2.4**

Compared to 3.1 in 2022 Q2

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# Texas Quarterly Housing Report

San Angelo MSA  
Second quarter 2023



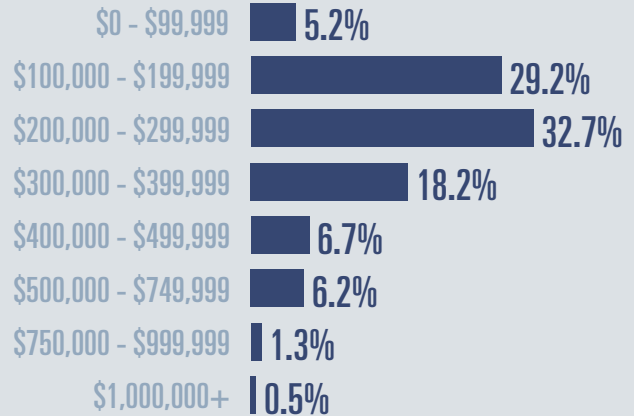
Median price

\$242,000

Down **1.4%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **25.1%**

334 in 2023 Q2



Closed sales

Down **16.7%**

413 in 2023 Q2



Days on market

Days on market 45

Days to close 35

Total 80

14 days more than 2022 Q2



Months of inventory

**2.5**

Compared to 1.6 in 2022 Q2

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# Texas Quarterly Housing Report

San Antonio-New Braunfels MSA  
Second quarter 2023



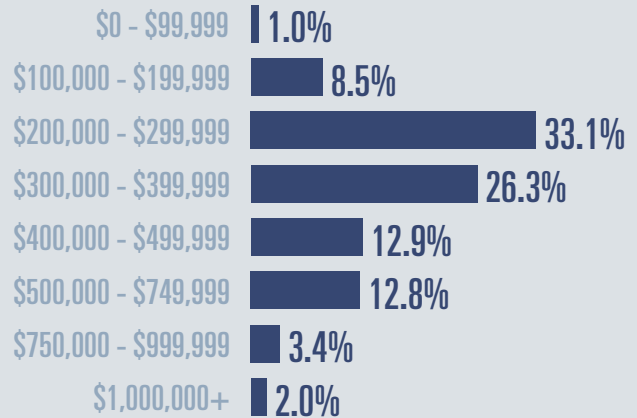
Median price

\$318,300

Down **3.6%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **50.5%**

10,325 in 2023 Q2



Closed sales

Down **8.2%**

9,932 in 2023 Q2



Days on market

Days on market 67

Days to close 38

Total 105

32 days more than 2022 Q2



Months of inventory

**3.6**

Compared to 2.0 in 2022 Q2

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# Texas Quarterly Housing Report

Sherman-Denison MSA  
Second quarter 2023



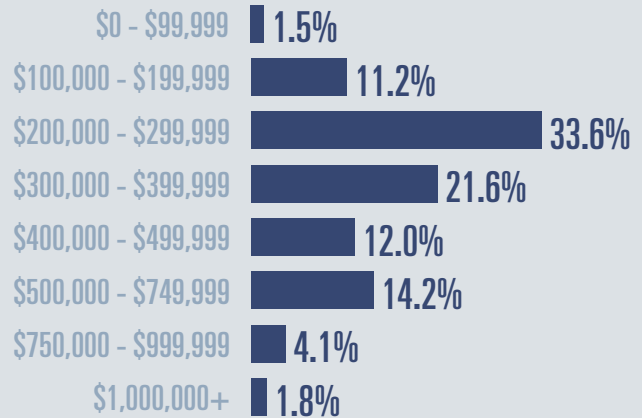
Median price

\$315,000

Up **1.3%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **33.8%**

728 in 2023 Q2



Closed sales

Down **3.7%**

677 in 2023 Q2



Days on market

Days on market 65

Days to close 33

**Total 98**

28 days more than 2022 Q2



Months of inventory

**3.5**

Compared to 2.5 in 2022 Q2

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# Texas Quarterly Housing Report

Texarkana MSA  
Second quarter 2023



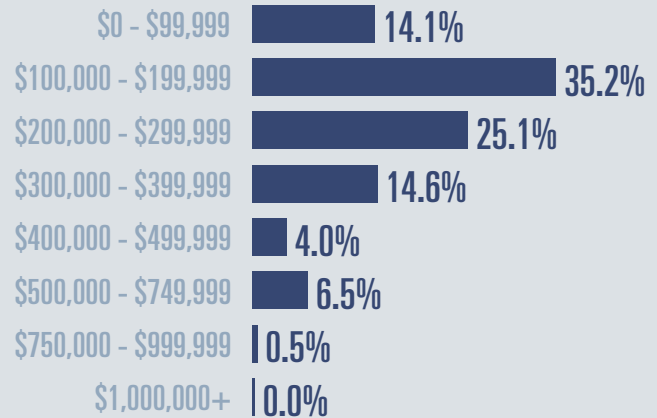
Median price

\$200,000

Down **8.9%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **80.7%**

356 in 2023 Q2



Closed sales

Down **14%**

202 in 2023 Q2



Days on market

Days on market 64

Days to close 37

Total 101

23 days more than 2022 Q2



Months of inventory

**5.4**

Compared to 2.6 in 2022 Q2

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# Texas Quarterly Housing Report

Tyler MSA  
Second quarter 2023



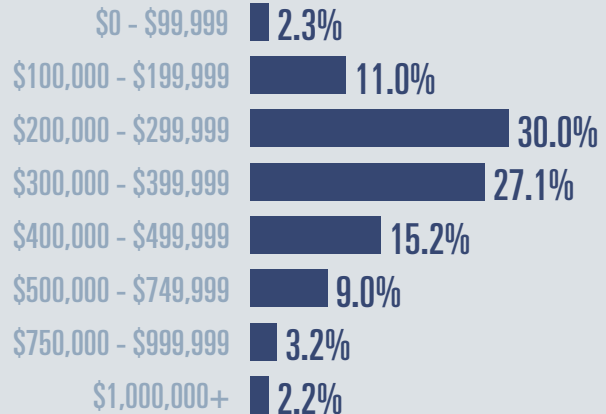
## Median price

\$321,500

Up **3%**

Compared to same quarter last year

## Price Distribution



## Active listings

Up **57.8%**

835 in 2023 Q2



## Closed sales

Down **11.6%**

813 in 2023 Q2



## Days on market

Days on market 39

Days to close 34

**Total 73**

4 days more than 2022 Q2



## Months of inventory

**3.5**

Compared to 1.8 in 2022 Q2

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# Texas Quarterly Housing Report

Victoria MSA  
Second quarter 2023



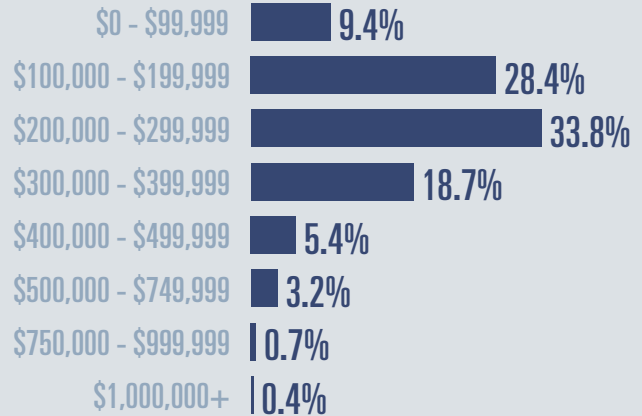
Median price

\$229,000

Down **3.8%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **17.2%**

198 in 2023 Q2



Closed sales

Down **9.7%**

279 in 2023 Q2



Days on market

Days on market 67

Days to close 24

Total 91

23 days more than 2022 Q2



Months of inventory

**2.7**

Compared to 1.8 in 2022 Q2

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# Texas Quarterly Housing Report

Waco MSA  
Second quarter 2023



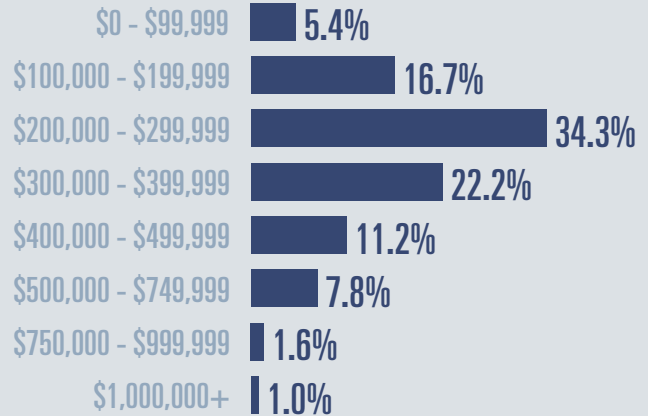
Median price

\$285,000

Down **1.7%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **82.5%**

867 in 2023 Q2



Closed sales

Down **12.5%**

838 in 2023 Q2



Days on market

Days on market 48

Days to close 34

Total 82

26 days more than 2022 Q2



Months of inventory

**3.4**

Compared to 1.6 in 2022 Q2

### About the data used in this report

Data used in this report come from the Texas REALTOR® 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.

# Texas Quarterly Housing Report

Wichita Falls MSA  
Second quarter 2023



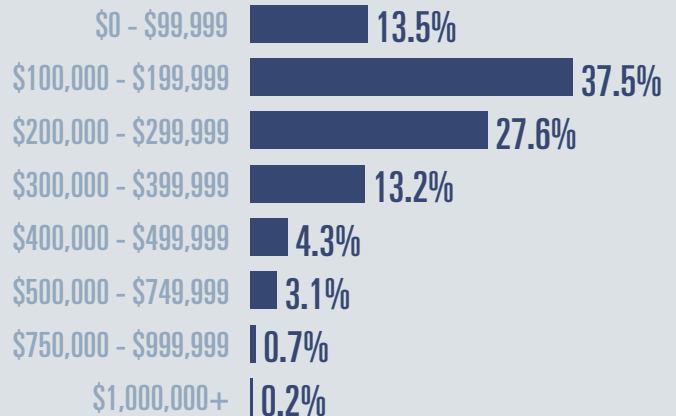
Median price

\$199,375

Up **4.9%**

Compared to same quarter last year

## Price Distribution



Active listings

Up **25.4%**

385 in 2023 Q2



Closed sales

Down **4.7%**

592 in 2023 Q2



Days on market

Days on market 31

Days to close 31

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Total 62

11 days more than 2022 Q2



Months of inventory

**2.3**

Compared to 1.6 in 2022 Q2

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