



NEWS RELEASE

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Collin County Home Inventory Accelerates Sales Not Prices

PLANO, Texas—Collin County Area Realtors (CCAR) reports that Collin County homeowners listed their homes at an increasing rate, accelerating sales but not prices throughout the county.

In February 2025, new listings in Collin County increased by 7.1% compared to February 2024. Combined with an already growing inventory, this gave buyers 55.3% more homes to choose from year-over-year (1,821 vs. 1,700). The increase brought the county's housing supply to 3.2 months—1.0 months higher than the previous year. A balanced market is typically considered to have a 6-month supply.

With more homes on the market, properties stayed listed 13 days longer on average. However, this had little effect on pricing, as the median sales price saw only a slight 0.3% decrease, settling at \$483,750 compared to \$485,000 in February 2024.

“Buyers are excited by the increase in inventory and have stopped holding out for an interest rate drop,” reports CCAR President Jennifer Parker. This observation is supported by the 8.3% increase in homes under contract year-over-year for Collin County (1,404 vs. 1,296).

Statewide, housing inventory rose 29.5% year-over-year, reaching 4.5 months of supply. Meanwhile, Texas' median home price dipped slightly by 0.8% to \$330,000. Across major counties, median prices varied: Dallas County remained unchanged at \$370,000, Harris County held steady at \$320,000, and Travis County saw a 4.0% increase to \$520,000.

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