Monthly Activity Snapshot

February 2022

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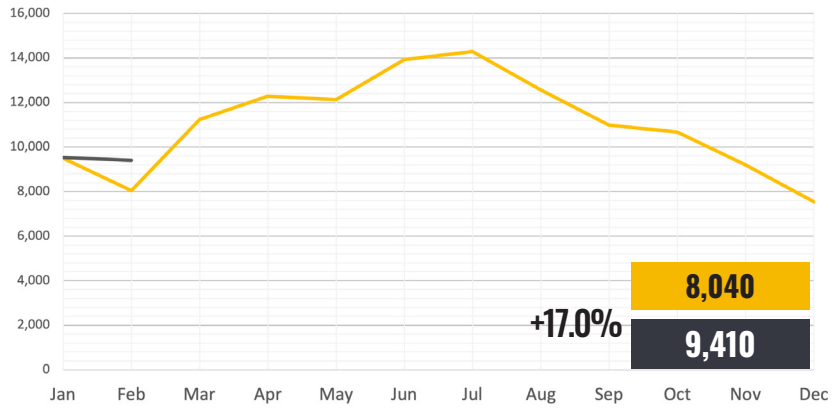


New Listings

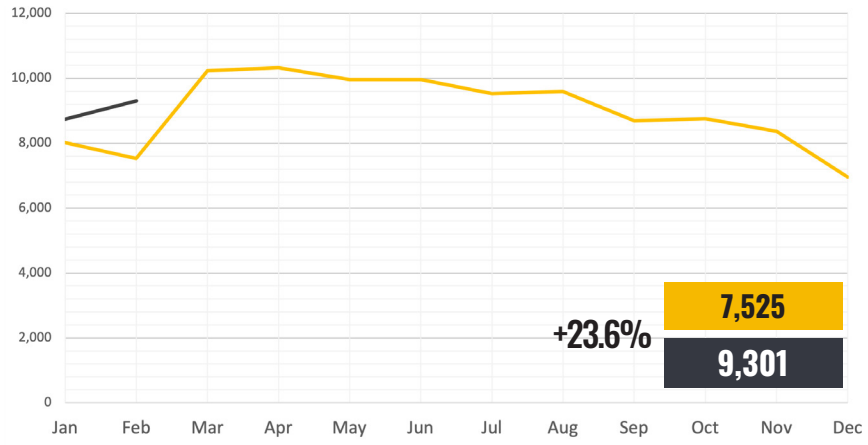
New listings showed a 17.0 increase year-over-year, a gain skewed by the effects of the Texas freeze of February 2021 that halted real estate activity for days on end. REALTORS® entered 9,410 properties into the Multiple Listing Service (MLS) in February compared to 8,040 amid the freeze. Compared to the next previous "normal" February, in 2020, new listings are down 15.5 percent.

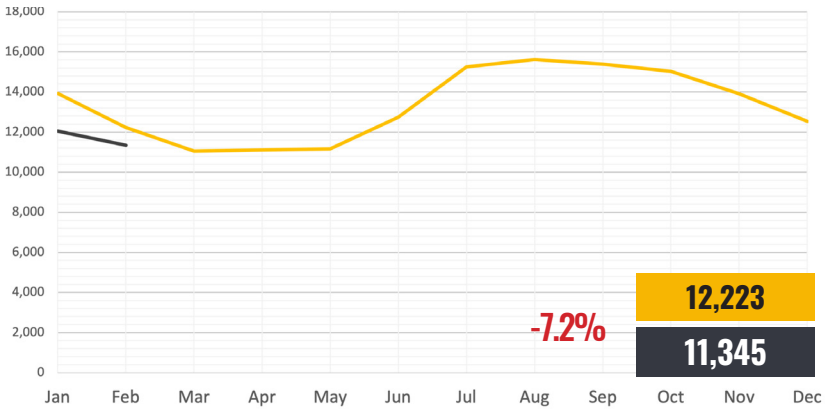
2021 2022

Pending Listings

Pending listings jumped 23.6 percent year-over-year in February with a total of 9,301 single-family home listings going under contract versus 7,525 in February of 2021.

2021 2022





Active Listings

Active listings, or the number of available properties for sale, trail 2021's pace as a result of continued brisk homebuying despite critically low inventory. February saw a total of 11,345 active single-family listings compared to 12,223 a year earlier. That translates to a 7.2 percent decline. Inventory currently stands at a record low 1.3-months supply versus February 2021's 1.5-months supply.

2021 2022

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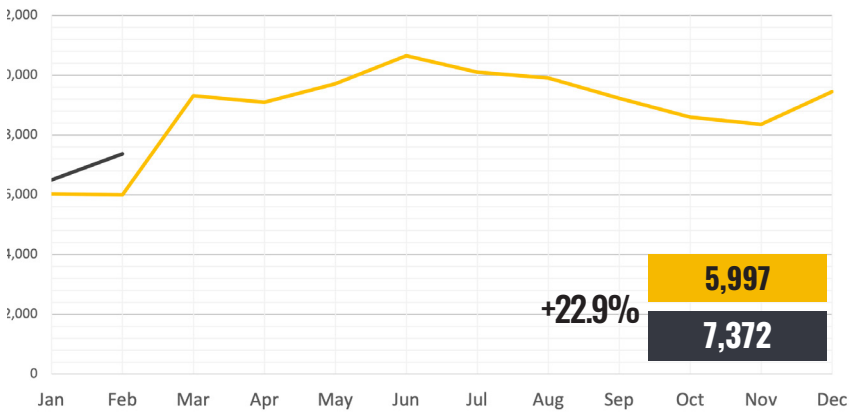
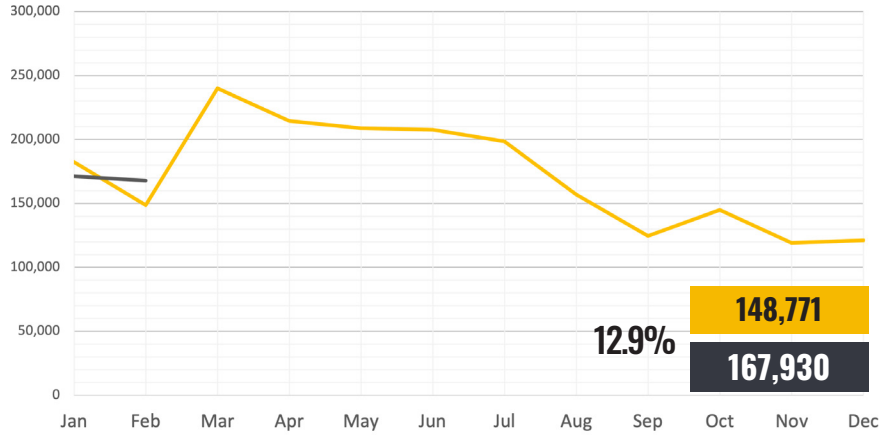
Closings

Single-family home closings staged a strong February, but that figure was also likely distorted by the freeze effect. A total of 7,372 units sold versus 5,997 in February 2021. That is a 22.9 percent increase. Compared to the last "normal" February – in 2020 – closings were up 23.3 percent.

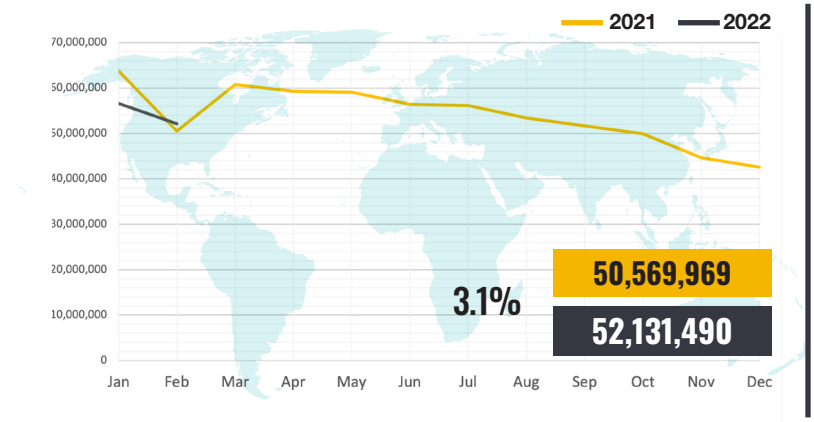


Showings

Property showings were directly affected by the deadly Arctic blast, with consumer traffic down last year as a result of the weather. A total of 167,930 showings took place in February compared to 148,771 a year earlier. That reflects a 12.9 percent increase.



HAR.com Listing Views



Open Houses