



BROKERS • COLONIAL • DONAHOE

Market Report | February 2026

MESQUITE AREA

Highlights:

- Median Sales Price is up 3.2% over a 12 month rolling average but down 1.0% from the same month last year.
- Inventory of Homes for Sale is up 38.3% over a 12 month rolling average and up 30.6% from the same month last year.
- Closed Sales are up 2.7% over a 12 month rolling average and up 12.2% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-34.3%	19.6%	16.3%
Same Month Last Year	3.4%	12.2%	30.6%



	February 2025		February 2026	+ / -	12 Month Avg	+ / -
New Listings	89		92	3.4%	91	17.9%
Pending Sales	90		87	-3.3%	66	2.7%
Closed Sales	49		55	12.2%	55	2.7%
Median Sales Price	\$393,665		\$389,745	-1.0%	\$396,306	3.2%
Average Sales Price	\$424,554		\$417,442	-1.7%	\$440,307	1.8%
Days on Market	78		57	-26.9%	59	-23.6%
Inventory of Homes for Sale	252		329	30.6%	272	38.3%
Months Supply of Inventory	5.1		6.0	17.6%	5.2	36.6%
Single Family Permits	31		25	-19.4%	16	-38.7%

% Change in Median Price

