



Housing Report for Killeen-Temple

Spotlight on January 2025

Economic News

The average monthly job count increased from 153,508 in 2023 to 155,500 in 2024, according to the latest figures published by the Texas Workforce Commission. This marks a 1.30% year-over-year (YoY) increase compared with 2023, a net increase of 1,992 new jobs.

In addition, the average monthly unemployment rate increased to 4.65% from 4.46% in 2023.

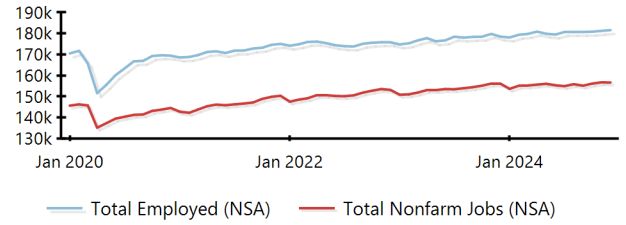
Housing Update

Sales volume for single-unit residential housing increased 10.32% YoY from 349 to 385 transactions. Dollar volume rose from \$101.43 million to \$111.48 million.

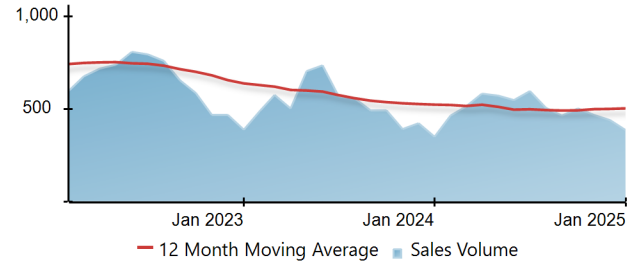
The average sales price dipped 0.36% YoY from \$290,621 to \$289,562, while the average price per square foot subsequently declined from \$155.94 to \$154.02. Median price rose 0.51% YoY from \$265,000 to \$266,340, while the median price per square foot rose from \$152.15 to \$155.16.

Months inventory for single-unit residential housing rose from 3.6 to 4.8 months supply, and days to sell rose from 107 to 133.

Jobs & Employment



Sales Volume



Median Price PSF

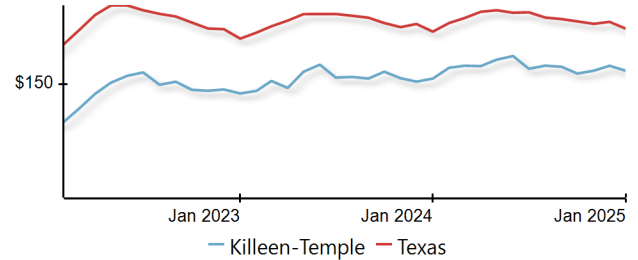


Table 1: Month Activity

	2025				2024	
	January	YoY %	YTD	YoY %	January	YoY %
Sales	385	10.32%	385	10.32%	349	-10.51%
Dollar Volume	\$111,481,515	9.91%	\$111,481,515	9.91%	\$101,426,610	-9.84%
Median Close Price	\$266,340	0.51%	\$266,340	0.51%	\$265,000	0.42%
New Listings	726	5.52%	726	5.52%	688	12.23%
Active Listings	2,395	28.76%	2,395	28.76%	1,860	44.19%
Months Inventory	4.8	33.87%	4.8	33.87%	3.6	75.72%
Days to Sell*	133	24.30%	133	24.30%	107	15.05%
Average Price PSF	\$154.02	-1.23%	\$154.02	-1.23%	\$155.94	2.48%
Median Price PSF	\$155.16	1.98%	\$155.16	1.98%	\$152.15	3.92%
Median Square Feet	1,776	1.08%	1,776	1.08%	1,757	1.09%
Close to Original List Price	94.26%	-0.85%	94.26%	-0.85%	95.07%	0.85%

* Days to Sell = Days on Market + Days to Close

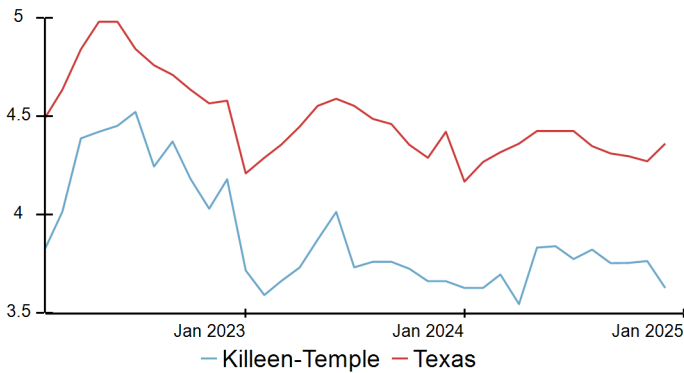
About the data used in this report

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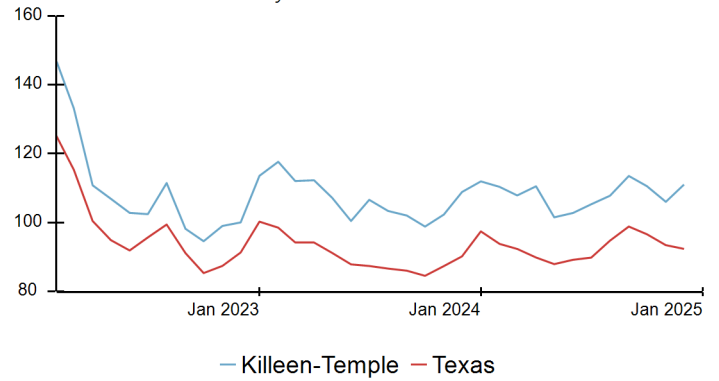




Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

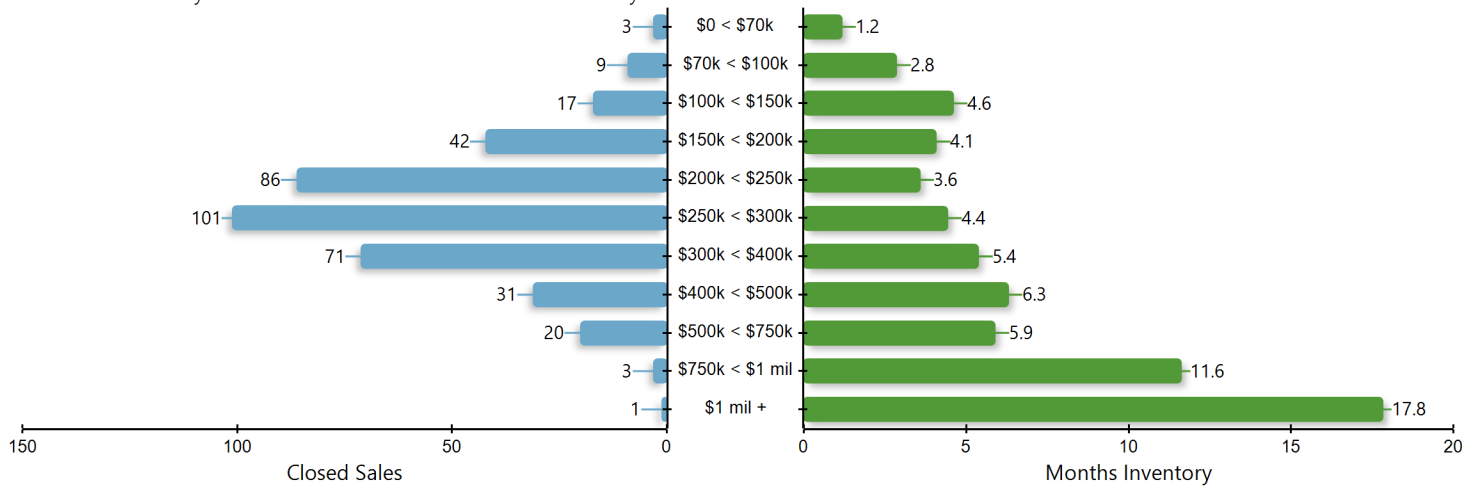


Table 2: Price Cohort Analysis

Price Cohort	Closed Sales	YoY %	% Total Sales	Median Close Price	YoY %	Median Close Price PSF	YoY %	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	3	0.00%	0.78%	***	***	***	***	5	1.2	1,056	1934
\$70k < \$100k	9	125.00%	2.34%	\$72,749	-11.82%	\$76.43	-27.64%	23	2.8	1,082	1955
\$100k < \$150k	17	30.77%	4.43%	\$125,000	-7.41%	\$91.56	-12.56%	104	4.6	1,441	1977
\$150k < \$200k	42	-16.00%	10.94%	\$178,000	4.71%	\$129.33	-3.36%	241	4.1	1,368	1983
\$200k < \$250k	86	13.16%	22.40%	\$230,000	0.88%	\$147.25	1.63%	351	3.6	1,548	2007
\$250k < \$300k	101	20.24%	26.30%	\$272,780	-0.16%	\$157.77	3.33%	543	4.4	1,710	2019
\$300k < \$400k	71	-5.33%	18.49%	\$343,250	2.46%	\$163.33	-0.64%	553	5.4	2,056	2019
\$400k < \$500k	31	93.75%	8.07%	\$440,000	-2.00%	\$184.49	-2.76%	258	6.3	2,394	2018
\$500k < \$750k	20	-13.04%	5.21%	\$563,000	2.36%	\$229.79	-0.54%	211	5.9	2,526	2019
\$750k < \$1 mil	3	-25.00%	0.78%	***	***	***	***	60	11.6	3,099	2024
\$1 mil +	1	0.00%	0.26%	***	***	***	***	46	17.8	2,754	2016

*** Not displayed when fewer than 5 sales

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Single-Family Homes

Sales volume for single-family homes increased 10.26% YoY from 341 to 376 transactions. Dollar volume rose from \$99.74 million to \$109.61 million.

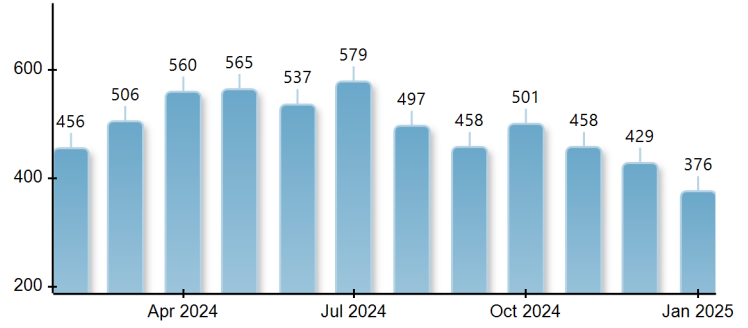
The average sales price dipped 0.33% YoY from \$292,484 to \$291,528, while the average price per square foot subsequently declined from \$155.94 to \$153.24. Median price declined 0.4% YoY from \$268,500 to \$267,435, while the median price per square foot rose from \$152.24 to \$153.46.

Months inventory for single-family homes rose from 3.5 to 4.8 months supply, and days to sell rose from 106 to 133.

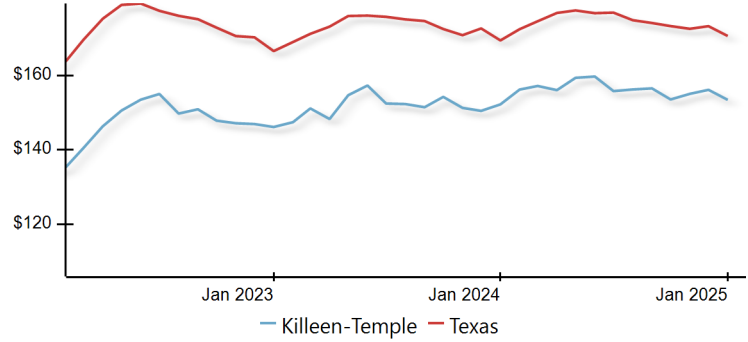
Table 3: Single-Family Activity

	Jan 2025	YoY %
Sales	376	10.26%
Dollar Volume	\$109,614,599	9.90%
Median Close Price	\$267,435	-0.40%
New Listings	710	6.77%
Active Listings	2,363	29.69%
Months Inventory	4.8	35.76%
Days to Sell	133	25.47%
Average Price PSF	\$153.24	-1.73%
Median Price PSF	\$153.46	0.80%
Median Square Feet	1,794	1.70%
Close to Original List Price	94.31%	-0.99%

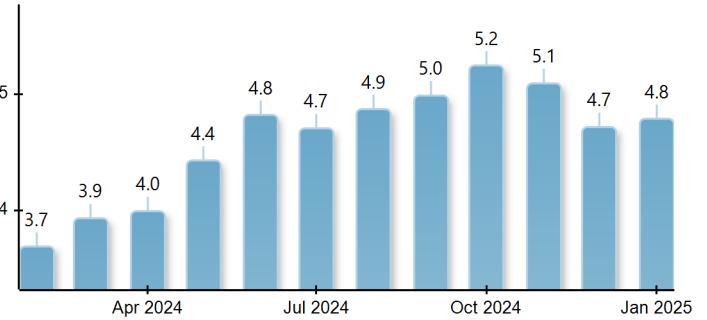
Total Sales Volume



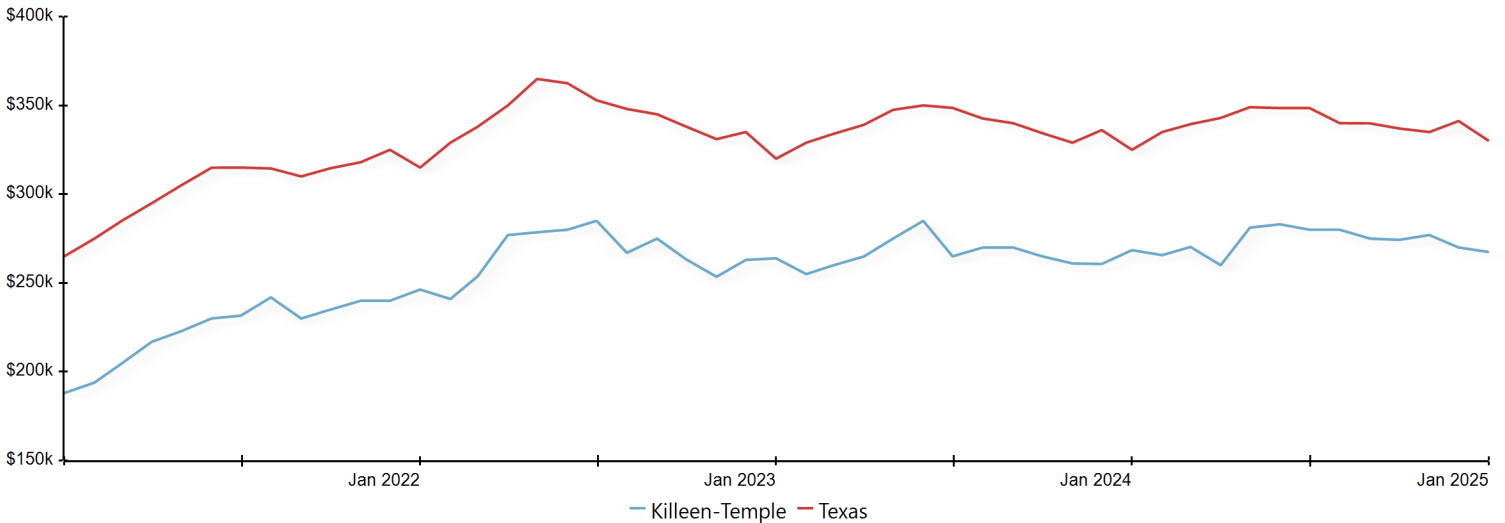
Median Price PSF



Months Inventory



Median Close Price



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