

## **DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE**

### **THE DFW MSA DEMONSTRATES BALANCE IN PRICING AND SALES AS 2025 ARRIVES.**

#### **The DFW-Arlington Housing Market:**

New Home Sales - John Burns Real Estate Consulting (JBREC) reported that sales of new single-family housing (measured in a trailing 12 months) had no change year-over-year at 43,272 in October 2024.

New Home Sales Price - The median sales price of new houses sold in October 2024 was \$441,500, an increase of 5.9% year-over-year.

Existing Single-Family Home Sales - [The Texas A&M Texas Real Estate Research Center](#) reports that existing single-family home sales volume increased 14.2% year-over-year from 6,000 to 6,849 transactions in November 2024. Dollar volume rose from \$2.9 billion to \$3.5 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA increased 4.7% year-over-year from \$481,707 to \$504,265 in November 2024. Meanwhile, the average price per square foot rose from \$208.14 to \$210.01.

The median price for existing single-family homes increased 1.3% year-over-year from \$390,000 to \$395,000 in November 2024. The median price per square foot declined from \$194.61 to \$193.99 in November 2024.

Inventory of single-family homes rose from 2.9 to 3.8 months of supply in November 2024, but it is still well below a balanced market's inventory of 6-6.5 months.

#### **The DFW-Arlington Economy:**

According to the latest figures published by the [Texas Workforce Commission](#), the total number of non-farm jobs for the Dallas - Fort Worth - Arlington MSA was 4,367,900 in November 2024. This marks a 1.5% year-over-year increase.

The unemployment rate in the DFW MSA saw a 0.6% increase in November 2024 to be 4.0%.

The Financial Activities sector led the way with a 4.1% increase year-over-year, and the Other Services sector saw the second highest year-over-year gains at 3.0% in November 2024.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: OCTOBER 2024)	17,681 (6.0% < 2023)	18,468 (5.0% > 2023)	43,272 (NO CHANGE)
NEW HOME MEDIAN SALES PRICE (TTM: OCTOBER 2024)	\$411,300 (0.3% < 2023)	\$300,200 (5.5% < 2023)	\$441,500 (5.9% > 2023)
EXISTING HOME TOTAL SALES (NOVEMBER 2024)	2,130 (4.6% > 2023)	2,825 (16.1% > 2023)	6,849 (14.2% > 2023)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (NOVEMBER 2024)	\$435,000 (2.4% > 2023)	\$299,990 (1.7% > 2023)	\$395,000 (1.3% > 2023)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (NOVEMBER 2024)	4.8 MONTHS	4.9 MONTHS	3.8 MONTHS