

DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW MSA SHOWS CONTINUED STABILITY AS NEW AND EXISTING HOME SALES RISE.

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 an increase of 1.0% year-over-year to be 43,576 in November 2024.

New Home Sales Price - The median sales price of new houses sold in November 2024 was \$431,900, an increase of 4.0% 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 15.2% year-over-year from 6,392 to 7,364 transactions in December 2024. Dollar volume rose from \$3.1 billion to \$3.8 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA increased 5.3% year-over-year from \$487,352 to \$513,183 in December 2024. Meanwhile, the average price per square foot rose from \$205.00 to \$210.00.

The median price for existing single-family homes increased 2.6% year-over-year from \$390,000 to \$400,000 in December 2024. The median price per square foot also rose from \$192.40 to \$193.00 in December 2024.

Inventory of single-family homes rose from 2.5 to 3.3 months of supply in December 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 4,371,500 in December 2024. This marks a 1.6% year-over-year increase.

The unemployment rate in the DFW MSA saw a 0.2% increase in December 2024 to be 3.5%.

The Financial Activities sector led the way with a 4.0% increase year-over-year, and the Private Education and Health Services sector saw the second highest year-over-year gains at 2.6% in December 2024.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: NOVEMBER 2024)	17,776 (5.0% < 2023)	18,658 (6.0% > 2023)	43,576 (1.0% > 2023)
NEW HOME MEDIAN SALES PRICE (TTM: NOVEMBER 2024)	\$410,400 (1.5% < 2023)	\$312,400 (NO CHANGE)	\$431,900 (4.0% > 2023)
EXISTING HOME TOTAL SALES (DECEMBER 2024)	2,303 (2.5% > 2023)	2,611 (8.0% > 2023)	7,364 (15.2% > 2023)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (DECEMBER 2024)	\$450,000 (1.4% > 2023)	\$320,300 (2.0% > 2023)	\$400,000 (2.6% > 2023)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (DECEMBER 2024)	3.8 MONTHS	4.6 MONTHS	3.3 MONTHS