



**CONNOR  
INVESTMENT**

REAL ESTATE

**JULY 2025**

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

### **THE DFW MSA SEES NEW AND EXISTING SALES INCREASE WHILE PRICES STABILIZE IN JUNE 2025.**

#### **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) saw an increase of 1.0% year-over-year to be 43,238 sales in May 2025.

New Home Sales Price - The new home median sales price in May 2025 was \$389,700, a decrease of 5.3% 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 8.2% year-over-year from 8,238 to 8,910 transactions in June 2025. Dollar volume rose from \$4.2 billion to \$4.7 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA increased 4.3% year-over-year from \$505,132 to \$526,742 in June 2025. The average price per square foot subsequently rose from \$213.50 to \$213.80.

The median price for existing single-family homes decreased 0.3% year-over-year from \$403,995 to \$405,000 in June 2025, and the median price per square foot also declined from \$199.40 to \$196.20.

Inventory of single-family homes rose year-over-year from 3.8 to 4.8 months of supply in June 2025, but it remains 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 4,302,500 in June 2025. This marks a 1.0% year-over-year increase.

The unemployment rate in the DFW MSA saw a decrease of 0.5% to be 3.8% in June 2025.

The Private Education and Health Services sector led the way with a 4.0% increase year-over-year, and the Mining, Logging, and Construction sector saw the second highest year-over-year gain at 2.6% in June 2025.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: MAY 2025)	15,837 (11.0% < 2024)	18,813 (8.0% > 2024)	43,238 (1.0% > 2024)
NEW HOME MEDIAN SALES PRICE (TTM: MAY 2025)	\$396,900 (0.5% < 2024)	\$306,300 (0.6% > 2024)	\$389,700 (5.3% < 2024)
EXISTING HOME TOTAL SALES (JUNE 2025)	2,823 (2.8% > 2024)	3,023 (1.0% < 2024)	8,910 (8.2% > 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (JUNE 2025)	\$449,900 (NO CHANGE)	\$324,460 (4.0% > 2024)	\$405,000 (0.3% > 2024)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (JUNE 2025)	5.5 MONTHS	6.0 MONTHS	4.8 MONTHS