



# CONNOR INVESTMENT

REAL ESTATE

AUGUST 2025

## DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW MSA MARKET SEES BOTH NEW AND EXISTING HOME SALES  
RISE IN AUGUST 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 2.0% year-over-year to be 43,444 sales in June 2025.

New Home Sales Price - The new home median sales price in June 2025 was \$397,400, a decrease 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 5.0% year-over-year from 8,400 to 8,821 transactions in July 2025. Dollar volume rose from \$4.3 billion to \$4.6 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA increased 0.5% year-over-year from \$514,915 to \$517,496 in July 2025. The average price per square foot decreased from \$215.30 to \$210.60.

The median price for existing single-family homes saw no change year-over-year to be \$400,000 in July 2025, while the median price per square foot declined from \$199.80 to \$194.30.

Inventory of single-family homes rose year-over-year from 3.9 to 4.9 months of supply in July 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 4,292,600 in July 2025. This marks a 1.0% year-over-year increase.

The unemployment rate in the DFW MSA saw a decrease of 0.2% to be 4.0% in July 2025.

The Private Education and Health Services sector led the way with a 3.3% increase year-over-year, and the Government sector saw the second highest year-over-year gain at 2.6% in July 2025.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: JUNE 2025)	15,905 (9.0% < 2024)	19,045 (9.0% > 2024)	43,444 (2.0% > 2024)
NEW HOME MEDIAN SALES PRICE (TTM: JUNE 2025)	\$382,700 (3.8% < 2024)	\$309,500 (2.9% > 2024)	\$397,400 (4.0% < 2024)
EXISTING HOME TOTAL SALES (JULY 2025)	2,492 (7.9% < 2024)	2,915 (10.0% < 2024)	8,821 (5.0% > 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (JULY 2025)	\$435,000 (3.3% < 2024)	\$330,000 (4.0% > 2024)	\$400,000 (NO CHANGE)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (JULY 2025)	6.1 MONTHS	6.1 MONTHS	4.9 MONTHS