



**CONNOR
INVESTMENT**

REAL ESTATE

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DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW HOUSING MARKET SEES STEADY NEW HOME SALES AS EXISTING HOME PRICES COOL.

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 no change year-over-year, posting 43,292 sales in July 2025.

New Home Sales Price - The new home median sales price in July 2025 was \$395,400, a decrease of 3.4% 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 1.6% year-over-year from 8,117 to 8,246 transactions in August 2025. Dollar volume rose from \$4.0 billion to \$4.1 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA decreased 0.3% year-over-year from \$498,047 to \$496,373 in August 2025. The average price per square foot also declined from \$210.80 to \$206.00.

The median price for existing single-family homes decreased 2.3% year-over-year to be \$387,599 in August 2025, while the median price per square foot also declined from \$196.90 to \$191.70.

Inventory of single-family homes rose year-over-year from 4.0 to 4.7 months of supply in August 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 4,298,600 in August 2025. This marks a 0.6% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.2% to be 4.4% in August 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 2.1% in August 2025.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: JULY 2025)	15,727 (10.0% < 2024)	18,829 (6.0% > 2024)	43,292 (NO CHANGE)
NEW HOME MEDIAN SALES PRICE (TTM: JULY 2025)	\$390,900 (1.4% < 2024)	\$313,000 (2.1% > 2024)	\$395,400 (3.4% < 2024)
EXISTING HOME TOTAL SALES (AUGUST 2025)	2,545 (4.6% < 2024)	2,952 (7.0% < 2024)	8,246 (1.6% > 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (AUGUST 2025)	\$444,490 (1.3% > 2024)	\$310,000 (2.0% > 2024)	\$387,599 (2.3% < 2024)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (AUGUST 2025)	5.9 MONTHS	6.1 MONTHS	4.7 MONTHS