



DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW HOUSING MARKET SEES AN UPTICK IN 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 an increase of 1.0% year-over-year, posting 43,645 sales in August 2025.

New Home Sales Price - The new home median sales price in August 2025 was \$404,500, a decrease of 2.3% 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 5.3% year-over-year from 7,278 to 7,666 transactions in September 2025. Dollar volume rose from \$3.56 billion to \$3.7 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA decreased 0.2% year-over-year from \$488,260 to \$487,419 in September 2025. The average price per square foot also declined from \$208.80 to \$203.80.

The median price for existing single-family homes decreased 0.02% year-over-year to be \$389,715 in September 2025, while the median price per square foot also declined from \$195.40 to \$188.50.

Inventory of single-family homes rose year-over-year from 4.0 to 4.6 months of supply in September 2025, but it remains well below a balanced market's inventory of 6-6.5 months.

The DFW-Arlington Economy:

Due to the government shutdown, [Texas Labor Market Information](#) is not available at this time.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: AUGUST 2025)	15,481 (11.0% < 2024)	18,885 (5.0% > 2024)	43,645 (1.0% > 2024)
NEW HOME MEDIAN SALES PRICE (TTM: AUGUST 2025)	\$373,500 (7.8% < 2024)	\$293,500 (1.0% < 2024)	\$404,500 (2.3% < 2024)
EXISTING HOME TOTAL SALES (SEPTEMBER 2025)	2,416 (6.7% > 2024)	2,823 (5.0% > 2024)	7,666 (5.3% > 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (SEPTEMBER 2025)	\$420,000 (1.8% < 2024)	\$308,995 (NO CHANGE)	\$389,715 (0.02% < 2024)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (SEPTEMBER 2025)	5.7 MONTHS	5.9 MONTHS	4.6 MONTHS