



DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

DFW MSA HOME SALES INCREASE AS PRICES CONTINUE TO 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 43,856 sales in September 2025.

New Home Sales Price - The new home median sales price in September 2025 was \$385,700, a decrease of 6.6% 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 1.1% year-over-year from 7,044 to 7,121 transactions in October 2025. Dollar volume rose from \$3.56 billion to \$3.57 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA decreased 0.7% year-over-year from \$504,724 to \$500,829 in October 2025. The average price per square foot also declined from \$208.30 to \$202.60.

The median price for existing single-family homes decreased 2.6% year-over-year to be \$389,500 in October 2025, and the median price per square foot also declined from \$193.70 to \$187.40.

Inventory of single-family homes rose year-over-year from 3.9 to 4.4 months of supply in October 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 4,298,900 in September 2025. This marks a 0.8% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.3% to be 4.2% in September 2025.

The Private Education and Health Services sector led the way with a 3.2% increase year-over-year, and the Government sector saw the second highest year-over-year gain at 2.4% in September 2025.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: SEPTEMBER 2025)	15,553 (11.0% < 2024)	18,896 (4.0% > 2024)	43,856 (1.0% > 2024)
NEW HOME MEDIAN SALES PRICE (TTM: SEPTEMBER 2025)	\$384,300 (0.9% < 2024)	\$308,000 (1.8% > 2024)	\$385,700 (6.6% < 2024)
EXISTING HOME TOTAL SALES (OCTOBER 2025)	2,238 (9.6% < 2024)	2,206 (19.0% < 2024)	7,121 (1.1% > 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (OCTOBER 2025)	\$439,000 (1.4% > 2024)	\$315,000 (5.0% > 2024)	\$389,500 (2.6% < 2024)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (OCTOBER 2025)	5.3 MONTHS	5.9 MONTHS	4.4 MONTHS