



MARCH 2026

DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

COOLING SALES AND PRICES CHARACTERIZE THE DFW MSA MARKET AS SPRING ARRIVES.

The DFW Housing Market:

New Housing Market - [The Texas A&M Texas Real Estate Research Center](#) reported the number of single-family building permits issued in the DFW-Arlington MSA in January 2026 measured year-over-year to be 2,496, posting a 24.0% decrease.

Existing Housing Market - [The Texas A&M Texas Real Estate Research Center](#) reports that existing single-family home sales volume decreased 6.0% year-over-year from 5,986 to 5,622 transactions in January 2026. Dollar volume dipped from \$2.9 billion to \$2.8 billion.

The average price of an existing single-family home in the DFW MSA rose 0.2% year-over-year from \$489,556 to \$490,596 in January 2026. The average price per square foot also declined from \$204.20 to \$200.10.

The median price for existing single-family homes declined 1.5% year-over-year from \$395,000 to \$388,983 in January 2026, and the median price per square foot also declined from \$190.00 to \$185.10.

Inventory of single-family homes rose year-over-year from 3.5 to 3.7 months of supply in January 2026, but it remains well below a balanced market's inventory of 6-6.5 months.

The DFW 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 4,298,800 in January 2026. This marks a 1.0% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.2% to be 4.2% in January 2026.

The Mining, Logging and Construction sector led the way with a 4.4% increase year-over-year, and the Professional and Business Services and Government sectors both saw the second highest year-over-year gain at 1.6% in January 2026.

	AUSTIN	SAN ANTONIO	DFW
SINGLE-FAMILY HOME BUILDING PERMITS* (JANUARY 2026)	991 (25.0% < 2025)	653 (20.0% < 2025)	2,496 (24.0% < 2025)
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)* (JANUARY 2026)	991 (25.0% < 2025)	653 (20.0% < 2025)	2,496 (24.0% < 2025)
EXISTING HOME TOTAL SALES (FEBRUARY 2026)	1,887 (3.6% < 2025)	2,363 (7.0% < 2025)	5,622*** (6.0% < 2025)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (FEBRUARY 2026)	\$412,000 (3.6% < 2025)	\$299,900 (4.0% > 2025)	\$388,983*** (1.5% < 2025)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY** (FEBRUARY 2026)	6.5 MONTHS	5.5 MONTHS	3.7*** MONTHS

*Single-Family Building Permits is a leading indicator of new home construction volume. Due to government shutdown, the availability of Single-Family Building Permits data may be delayed. The values shown reflect the most recent data available.

**Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 12 months sales activity.

***The Texas A&M Texas Real Estate Research Center's MSA existing home sales data is currently delayed, so these figures reflect January rather than February.