



**CONNOR
INVESTMENT**

REAL ESTATE

MAY 2026

DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW HOUSING MARKET SEES COOLING HOME PRICES AND EXPANDING INVENTORY.

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 March 2026 to be 3,764, showing no change year-over-year. Year-to-date (through March 2026), Dallas-Fort Worth issued 9,508 single-family building permits issued, reflecting a 12.0% decrease compared to the same time period in 2025.

Please Note: Due to the recent government shutdown, the availability of Single-Family Building Permits data may be delayed. The values shown reflect the most recent data available.

Existing Housing Market - [The Texas A&M Texas Real Estate Research Center](#) also reports that existing single-family home sales volume increased 8.5% year-over-year from 7,653 in April 2025 to 8,300 transactions in April 2026. Sales dollar volume rose from \$3.9 billion to \$4.3 billion.

The average price of an existing single-family home in the DFW MSA fell 0.7% year-over-year from \$520,984 in April 2025 to \$517,226 in April 2026. The average price per square foot also declined from \$211.40 to \$206.50.

The median price for existing single-family homes declined 1.3% year-over-year from \$400,000 to \$395,000 in April 2026, and the median price per square foot also declined from \$194.20 to \$188.50.

Inventory of single-family homes rose year-over-year to 4.1 months of supply in April 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 4,330,100 in April 2026. This marks a 0.5% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.3% year-over-year to be 3.8% in April 2026.

The Professional and Business Services sector led the way with a 2.0% increase year-over-year, and the Mining, Logging and Construction sector saw the second highest year-over-year gain at 1.2% in April 2026.

	AUSTIN	SAN ANTONIO	DFW
SINGLE-FAMILY HOME BUILDING PERMITS* (MARCH 2026)	1,512 (7.0% > 2025)	838 (3.0% < 2025)	3,764 (NO CHANGE)
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)* (MARCH 2026)	3,937 (4.0% < 2025)	2,339 (6.0% < 2025)	9,508 (12.0% < 2025)
EXISTING HOME TOTAL SALES (APRIL 2026)	2,648 (2.0% > 2025)	3,135 (2.0% > 2025)	8,300 (8.5% > 2025)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (APRIL 2026)	\$440,000 (1.9% < 2025)	\$307,000 (NO CHANGE)	\$395,000 (1.3% < 2025)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY** (APRIL 2026)	4.7 MONTHS	6.1 MONTHS	4.1 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 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.