



**CONNOR  
INVESTMENT**

REAL ESTATE

**APRIL 2026**

## **DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE**

### THE DFW HOUSING MARKET SEES RISING SALES ACTIVITY AMID STABILIZING PRICES.

#### **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 February 2026 measured year-over-year to be 3,248, posting a 13.0% decrease. Year-to-date through February 2026, Dallas-Fort Worth recorded 5,744 single-family building permits issued, reflecting a 18.0% 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 4.8% year-over-year from 7,853 to 8,229 transactions in March 2026. Dollar volume rose from \$3.9 billion to \$4.1 billion.

The average price of an existing single-family home in the DFW MSA fell 0.02% year-over-year from \$498,631 to \$498,518 in March 2026. The average price per square foot also declined from \$208.60 to \$205.60.

The median price for existing single-family homes declined 2.5% year-over-year from \$395,000 to \$385,000 in March 2026, and the median price per square foot also declined from \$192.80 to \$187.30.

Inventory of single-family homes rose year-over-year from 3.9 to 4.0 months of supply in March 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 4,319,000 in March 2026. This marks a 0.9% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.1% to be 3.9% in March 2026.

The Professional and Business Services sector led the way with a 2.9% increase year-over-year, and the Mining, Logging and Construction sector saw the second highest year-over-year gain at 2.0% in March 2026.

	AUSTIN	SAN ANTONIO	DFW
SINGLE-FAMILY HOME BUILDING PERMITS* (FEBRUARY 2026)	1,434 (5.0% > 2025)	848 (5.0% > 2025)	3,248 (13.0% < 2025)
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)* (FEBRUARY 2026)	2,425 (9.0% < 2025)	1,501 (8.0% < 2025)	5,744 (18.0% < 2025)
EXISTING HOME TOTAL SALES (MARCH 2026)	2,593 (0.5% > 2025)	3,100 (10.0% > 2025)	8,229 (4.8% > 2025)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (MARCH 2026)	\$426,220 (3.0% < 2025)	\$316,850 (0.4% > 2025)	\$385,000 (2.5% < 2025)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY** (MARCH 2026)	5.5 MONTHS	5.8 MONTHS	4.0 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.