CONNOR INVESTMENT
REAL ESTATE

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DALLAS – FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW HOUSING MARKET MAINTAINS BALANCE WITH INCREASING EXISTING HOME SALES.

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 April 2026 to be 3,811, showing a decrease of 12.0% year-over-year. Year-to-date (through April 2026), Dallas-Fort Worth issued 13,319 single-family building permits, 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 0.03% year-over-year from 8,719 in May 2025 to 8,722 transactions in May 2026. Sales dollar volume rose from $4.5 billion to $4.6 billion.

The average price of an existing single-family home in the DFW MSA rose 2.4% year-over-year from $516,528 in May 2025 to $529,041 in May 2026. The average price per square foot also rose from $208.80 to $208.84.

The median price for existing single-family homes increased 1.5% year-over-year from $399,000 to $405,000 in May 2026, and the median price per square foot also declined from $193.40 to $191.50.

Inventory of single-family homes declined year-over-year to 4.3 months of supply in May 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 4,350,300 in May 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 4.0% in May 2026.

The Mining, Logging and Construction sector led the way with a 1.5% increase year-over-year, and the Professional and Business Services sector saw the second highest year-over-year gain at 1.4% in May 2026.

	AUSTIN	SAN ANTONIO	DFW
SINGLE-FAMILY HOME BUILDING PERMITS* (APRIL 2026)	1,386 (13.0% < 2025)	840 (8.0% < 2025)	3,811 (12.0% < 2025)
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)* (APRIL 2026)	5,323 (6.0% < 2025)	3,179 (7.0% < 2025)	13,319 (12.0% < 2025)
EXISTING HOME TOTAL SALES (MAY 2026)	2,953 (3.4% < 2025)	3,637 (5.0% > 2025)	8,722 (0.03% > 2025)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (MAY 2026)	$440,000 (0.9% < 2025)	$306,000 (1.0% < 2025)	$405,000 (1.5% > 2025)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY** (MAY 2026)	4.7 MONTHS	6.1 MONTHS	4.3 MONTHS

*Single-Family Building Permits is a leading indicator of new home construction volume. Due to the 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.