CONNOR INVESTMENT

REAL ESTATE

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DALLAS – FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW MSA HOUSING MARKET SAW MODEST GROWTH IN NEW CONSTRUCTION, WHILE HOME PRICING REMAINED STABLE.

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 June 2026 to be 3,633, showing an increase of 2.0% year-over-year. Year-to-date (through June 2026), Dallas-Fort Worth issued 20,696 single-family building permits, reflecting a 8.0% 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 decreased 3.7% year-over-year from 8,333 in July 2025 to 8,029 transactions in July 2026. Sales dollar volume rose from $4.4 billion to $4.2 billion.

The average price of an existing single-family home in the DFW MSA decreased 1.4% year-over-year from $523,681 in July 2025 to $516,517 in July 2026. The average price per square foot declined from $208.20 to $206.00.

The median price for existing single-family homes decreased 0.4% year-over-year from $401,750 in July 2025 to $400,000 in July 2026, and the median price per square foot also declined from $192.40 to $190.20.

Inventory of single-family homes declined year-over-year to 4.5 months of supply in July 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 4,353,400 in July 2026. This marks a 1.3% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.4% year-over-year to be 4.6% in July 2026.

The Professional and Business Services and Leisure and Hospitality sectors led the way with a 3.0% increase year-over-year, and the Mining, Logging and Construction and Private Education and Health Services sectors saw the second highest year-over-year gain at 2.0% in July 2026.

	AUSTIN	SAN ANTONIO	DFW
SINGLE-FAMILY HOME BUILDING PERMITS* (JUNE 2026)	1,451 (20.0% > 2025)	889 (17.0% > 2025)	3,633 (2.0% > 2025)
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)* (JUNE 2026)	8,196 (1.0% < 2025)	4,989 (1.0% > 2025)	20,696 (8.0% < 2025)
EXISTING HOME TOTAL SALES (JULY 2026)	2,739 (4.4% > 2025)	3,328 (5.0% > 2025)	8,029 (3.7% < 2025)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (JULY 2026)	$435,000 (1.0% > 2025)	$315,000 (2.0% > 2025)	$400,000 (0.4% < 2025)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY** (JULY 2026)	4.7 MONTHS	6.1 MONTHS	4.5 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.