CONNOR INVESTMENT

REAL ESTATE

JULY 2026

DALLAS – FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW MSA NEW HOUSING MARKET IS STABILIZING, WITH PERMITS AND RESALE INVENTORY HOLDING STEADY YEAR-OVER-YEAR.

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 May 2026 to be 3,744, showing a decrease of 3.0% year-over-year. Year-to-date (through May 2026), Dallas-Fort Worth issued 17,063 single-family building permits, reflecting a 10.0% 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 6.8% year-over-year from 8,450 in June 2025 to 9,020 transactions in June 2026. Sales dollar volume rose from $4.5 billion to $4.8 billion.

The average price of an existing single-family home in the DFW MSA rose 1.3% year-over-year from $526,929 in June 2025 to $533,620 in June 2026. The average price per square foot declined from $210.60 to $207.80.

The median price for existing single-family homes decreased 0.7% year-over-year from $405,000 in June 2025 to $402,000 in June 2026, and the median price per square foot also declined from $194.10 to $189.90.

Inventory of single-family homes declined year-over-year to 4.4 months of supply in June 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 4,363,300 in June 2026. This marks a 1.3% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.7% year-over-year to be 4.7% in June 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 2.4% in June 2026.

	AUSTIN	SAN ANTONIO	DFW
SINGLE-FAMILY HOME BUILDING PERMITS* (MAY 2026)	1,422 (3.0% < 2025)	921 (21.0% > 2025)	3,744 (3.0% < 2025)
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)* (MAY 2026)	6,745 (5.0% < 2025)	4,100 (2.0% < 2025)	17,063 (10.0% < 2025)
EXISTING HOME TOTAL SALES (JUNE 2026)	2,961 (0.6% > 2025)	3,479 (15.0% > 2025)	9,020 (6.8% > 2025)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (JUNE 2026)	$450,000 (1.1% > 2025)	$329,730 (4.0% > 2025)	$402,000 (0.7% < 2025)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY** (JUNE 2026)	4.4 MONTHS	6.1 MONTHS	4.4 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.