



DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

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 July 2026 to be 3,482, showing a decrease of 2.0% year-over-year. Year-to-date (through July 2026), Dallas-Fort Worth issued 24,178 single-family building permits, reflecting a 7.0% decrease compared to the same time period in 2025.

Please Note: 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 4.9% year-over-year from 7,737 in August 2025 to 7,359 transactions in August 2026. Sales dollar volume fell from \$3.9 billion to \$3.7 billion.

The average price of an existing single-family home in the DFW MSA increased 1.3% year-over-year from \$501,401 in August 2025 to \$507,932 in August 2026. The average price per square foot rose from \$204.01 to \$204.92.

The median price for existing single-family saw no change year-over-year to be \$390,000 in August 2026, and the median price per square foot also declined from \$189.91 to \$186.32.

Inventory of single-family homes declined year-over-year to 4.3 months of supply in August 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 4,357,000 in August 2026. This marks a 1.0% year-over-year increase.

The unemployment rate in the DFW MSA saw an increase of 0.1 percentage points year-over-year to be 4.4% in August 2026.

The Professional and Business Services and Leisure and Hospitality sectors led the way with a 3.1% increase year-over-year, and the Mining, Logging and Construction sectors saw the second highest year-over-year gain at 3.0% in August 2026.

	AUSTIN	SAN ANTONIO	DFW
SINGLE-FAMILY HOME BUILDING PERMITS* (JULY 2026)	1,419 (7.0% < 2025)	793 (18.0% < 2025)	3,482 (2.0% < 2025)
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)* (JULY 2026)	9,615 (2.0% < 2025)	5,782 (2.0% < 2025)	24,178 (7.0% < 2025)
EXISTING HOME TOTAL SALES (AUGUST 2026)	2,501 (7.3% < 2025)	3,104 (4.0% > 2025)	7,359 (4.9% < 2025)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (AUGUST 2026)	\$412,000 (6.4% < 2025)	\$299,275 (3.5% < 2025)	\$390,000 (NO CHANGE)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY** (AUGUST 2026)	5.1 MONTHS	5.9 MONTHS	4.3 MONTHS

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