

DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW MSA EXPERIENCED RISING
NEW HOME SALES AND PRICING HEADING INTO THE NEW YEAR.

The DFW-Arlington Housing Market:

New Home Sales - John Burns Real Estate Consulting (JBREC) reported that sales of new single-family housing (measured in a trailing 12 months) had an increase of 3.0% year-over-year to be 43,728 in December 2024.

New Home Sales Price - The median sales price of new homes sold in December 2024 was \$446,000, an increase of 6.4% year-over-year.

Existing Single-Family Home Sales and Price - The [Texas A&M Texas Real Estate Research Center](#) report is still pending for February 2025.

The DFW-Arlington 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 4,260,300 in January 2025. This marks a 1.3% year-over-year increase.

The unemployment rate in the DFW MSA saw no change year-over-year in January 2025 to be 3.9%.

The Financial Activities sector led the way with a 3.1% increase year-over-year, and the Mining, Logging and Construction sector saw the second highest year-over-year gains at 2.6% in January 2025.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: DECEMBER 2024)	17,586 (3.0% < 2023)	18,583 (6.0% > 2023)	43,728 (3.0% > 2023)
NEW HOME MEDIAN SALES PRICE (TTM: DECEMBER 2024)	\$406,500 (2.4% < 2023)	\$315,600 (3.2% > 2023)	\$446,000 (6.4% > 2023)
EXISTING HOME TOTAL SALES (JANUARY 2025)	1,761 (1.0% > 2024)	2,153 (5.0% > 2024)	PENDING
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (JANUARY 2025)	\$409,765 (4.7% < 2024)	\$295,475 (2.0% > 2024)	PENDING
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (JANUARY 2025)	5.6 MONTHS	PENDING	PENDING