

DALLAS - FORT WORTH REAL ESTATE MARKET UPDATE

THE DFW MSA SEES A RISE IN NEW HOME SALES AND PRICING IN MARCH 2025.

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 1.0% year-over-year to be 42,574 sales in February 2025.

New Home Sales Price - The median sales price of new houses sold in February 2025 was \$417,600, an increase of 0.4% year-over-year.

Existing Single-Family Home Sales - [The Texas A&M Texas Real Estate Research Center](#) reports that existing single-family home sales volume increased 0.8% year-over-year from 7,343 to 7,400 transactions in March 2025. Dollar volume rose from \$3.7 billion to \$3.8 billion.

Existing Single-Family Home Price - The average price of an existing single-family home in the DFW MSA increased 1.9% year-over-year from \$496,838 to \$506,491 in March 2025. The average price per square foot declined from \$207.50 to \$207.40.

The median price for existing single-family homes increased 0.3% year-over-year from \$398,000 to \$399,000 in March 2025. Meanwhile, the median price per square foot declined from \$195.10 to \$192.00.

Inventory of single-family homes rose from 2.9 to 3.8 months of supply in March 2025, but it is still below a balanced market's inventory of 6-6.5 months.

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 4,279,700 in March 2025. This marks a 1.3% year-over-year increase.

The unemployment rate in the DFW MSA saw no change year-over-year to be 3.8% in March 2025.

The Private Education and Health Services sector led the way with a 2.5% increase year-over-year, and the Mining, Logging and Construction sector saw the second highest year-over-year gains at 2.3% in March 2025.

	AUSTIN	SAN ANTONIO	DFW
NEW HOME TOTAL SALES (TTM: FEBRUARY 2025)	16,813 (8.0% < 2024)	18,529 (4.0% > 2024)	42,574 (1.0% < 2024)
NEW HOME MEDIAN SALES PRICE (TTM: FEBRUARY 2025)	\$421,000 (NO CHANGE)	\$295,800 (0.5% < 2024)	\$417,600 (0.4% > 2024)
EXISTING HOME TOTAL SALES (MARCH 2025)	2,461 (9.3% < 2024)	2,811 (8.0% < 2024)	7,400 (0.8% > 2024)
EXISTING HOME SINGLE-FAMILY MEDIAN SALES PRICE (MARCH 2025)	\$446,000 (0.9% < 2024)	\$315,499 (2.0% > 2024)	\$399,000 (0.3% > 2024)
EXISTING HOME SINGLE-FAMILY MONTHS INVENTORY (MARCH 2025)	4.8 MONTHS	5.1 MONTHS	3.8 MONTHS