



PRESS RELEASE

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Greater Fort Worth Housing Report for January 2025

FORT WORTH, TEXAS—FEBRUARY 14, 2025—The Fort Worth area continues to boast a healthy housing market. The median home prices for Fort Worth (\$323,450), Johnson County (\$365,056), and Tarrant County (\$341,999) all saw a year-over-year increase of 2.7%, 6.7%, and 2.1%, respectively. Parker County experienced a 10.7% year-over-year decrease in its median home price, yet it has the highest median price in the area at \$421,500.

The area's inventory varies significantly. Tarrant County has three months of inventory with a 32.9% increase in active listings (5,644) and Fort Worth has 3.2 months of inventory and a 32.8% jump in active listings (2,822), indicating a seller's market. Johnson and Parker counties have 4.8 and 4.9 months of inventory and an increase of 37% (1,184) and 15.7% (1,223) in active listings, respectively, which signals a more balanced market where buyers have more options.

"While the housing market has yet to hit the six-months-of-inventory goal, which will balance it out for buyers and sellers, inventory is increasing and slowing down large jumps in median home prices," GFWAR President Paul Epperley said. "As we get closer to the spring home buying and selling season, we expect inventory to increase further, providing more home-buying options at various price points."

Despite Parker County's falling median home price, residential sales increased by 18.2% year-over-year. This suggests buyers opt for more affordable properties, leading to a shift in the price distribution. Johnson County saw a 5.2% decline in home sales despite a 6.7% increase in median home price, indicating higher-end home sales.

January 2025 Fort Worth Statistics at a Glance

- 591 - Homes sold in January 2025, 1.7% more than January 2024
- \$323,450 – Median price in January 2025, 2.7% more than January 2024
- 3.2 – Monthly housing inventory in January 2025, compared to 2.4 months in January 2024
- 65 – Average number of days homes spent on the market in January 2025, 8 days more than January 2024
- 33 – Average number of days to close in January 2025

January 2025 Tarrant Co. Statistics at a Glance

- 1,219 - Homes sold in January 2025, 1.2% more than January 2024
- \$341,999 – Median price in January 2025, 2.1% more than January 2024
- 3.0 – Monthly housing inventory in January 2025, compared to 2.3 months in January 2024



- 64 – Average number of days homes spent on the market in January 2025, 11 days more than January 2024
- 33 – Average number of days to close in January 2025

About Greater Fort Worth Association of REALTORS®

The Greater Fort Worth Association of REALTORS® (GFWAR) is the primary resource for finding a REALTOR® and buying and selling in the Greater Fort Worth area, including Tarrant, Johnson and Parker Counties. GFWAR is the largest trade association in Fort Worth, representing 5,000 REALTOR® and affiliate members. GFWAR membership works to advocate for private property rights and fair housing opportunities while advancing professionalism and ethics in the real estate industry. www.GFWAR.org