



## **Greater Fort Worth Housing Report for December 2024 and the Year in Review**

**FORT WORTH, TEXAS – DATE** – When many metropolitan areas are experiencing a softening housing market, Fort Worth’s overall 2024 home sales increased year-over-year, selling 10,717 homes in 2024, up 0.5% from 2023. Active listings have also increased 36% year-over-year to 2,801 in 2024. Home prices are stabilizing with Fort Worth’s median home price going up only 1.5% and the days on the market increasing four days over 2023.

Tarrant County continued to experience the same stability in 2024, with median home prices slightly rising 0.7%. More homebuying opportunities are becoming available in Tarrant County, as there were 1,400 more active listings in 2024 year-over-year. The overall months of inventory throughout the counties are still under five months. All three counties saw a less than 2% change in median home prices.

“The Fort Worth region continues to be a desirable place for families,” GFWAR President Paul Epperley said. “With the city becoming the fastest growing in the United States, the livability of our area is more apparent than ever with its affordability—majority of Fort Worth homes sold for \$200K to \$400k—growing business development and job opportunities, and access to world-class amenities.”

Fort Worth’s December 2024 inventory eased only slightly, going from 2.3 months to 3.0 months, which is still considered low. There was a 31% increase in active listings with inventory across multiple price points, which allows people to find a home points within their budget and pushes the closed sales up 23% year-over-year.

Tarrant, Johnson, and Parker Counties all experienced more active listings in December year-over-year. With more inventory available, homes stayed on the market an additional eight days in Tarrant County. Parker County’s median home price increased more substantially at 9.2% year-over-year.

### **2024 Fort Worth Statistics at a Glance**

- 10,717 - Homes sold in 2024, 0.5% more than 2023
- \$334,900 – Median price in 2024, 1.5% more than 2023
- 3.0 – Monthly housing inventory in 2024, compared to 2.3 months in 2023
- 49 – Average number of days homes spent on the market in 2024, 4 days more than 2023
- 32 – Average number of days to close in 2024

### **December 2024 Fort Worth Statistics at a Glance**

- 855 - Homes sold in December 2024, 22.7% more than December 2023
- \$335,000 – Median price in December 2024, 3.1% more than December 2023
- 3.0 – Monthly housing inventory in December 2024, compared to 2.3 months in December 2023
- 60 – Average number of days homes spent on the market in December 2024, 11 days more than December 2023
- 31 – Average number of days to close in December 2024



**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](http://www.GFWAR.org)

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