



PRESS RELEASE

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Greater Fort Worth Housing Report for February 2025

FORT WORTH, TEXAS—MARCH 11, 2025—Fort Worth's housing market is on track with spring trends. Active listings went up 24.4% to 2,805 homes on the market for the month, which indicates more sellers are entering the market. This trend has increased months of inventory to 3.1, up from 2.5 months of inventory in February 2024. Fort Worth's median home price remained stable, increasing only 1.5% year over year, indicating the shift toward a more balanced market.

Tarrant County experienced a 6.7% decrease in closed sales, totaling 1,501. The demand for homes remains strong throughout the county, keeping home prices slightly elevated. The median home price in Tarrant County went up 1.5% year over year to \$348,000.

Parker County saw an 8.2% drop in its median home price to \$440,842, still markedly higher than the median home price in surrounding areas. Active listings rose 12.5% to 1,245 homes with months of inventory rising slightly to five months. This shift indicates a more balanced buying and selling market.

Johnson County underwent a 6.4% increase in closed sales, while most areas experienced a decline. Its sales growth, 28.1% increase in active listings, steady median home price of \$350,490, and 4.7 months of inventory, which is up nearly a full month year over year, shows stability in pricing.

"As we enter the spring home-buying and -selling season, active listings and months of inventory will increase in the area," GFWAR President Paul Epperley said. "More inventory will likely bring more home options at varying price points to the market, making homeownership attainable for a wider range of people."

Zip Codes with the Highest Number of Closed Sales

- Fort Worth: 76179 (190 closed sales)
- Parker County: 76020 (102 closed sales)
- Tarrant County: 76179 (190 closed sales)
- Johnson County: 76028 (124 closed sales)

February 2025 Fort Worth Statistics at a Glance

- 737 - Homes sold in February 2025, 3.8% less than February 2024
- \$329,900 – Median price in February 2025, 1.5% more than February 2024
- 3.1 – Monthly housing inventory in February 2025, compared to 2.5 months in February 2024



- 94 – Average number of days homes spent on the market in February 2025, 12 days more than February 2024
- 29 – Average number of days to close in February 2025

February 2025 Tarrant Co. Statistics at a Glance

- 1,501 - Homes sold in February 2025, 6.7% less than February 2024
- \$348,000 – Median price in February 2025, 1.5% more than February 2024
- 3.0 – Monthly housing inventory in February 2025, compared to 2.5 months in February 2024
- 93 – Average number of days homes spent on the market in February 2025, 7 days more than February 2024
- 29 – Average number of days to close in February 2025

February 2025 Median Home Prices at a Glance

- Fort Worth: \$329,000
- Johnson County: \$350,490
- Parker County: \$440,842
- Tarrant County: \$348,000

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