



## PRESS RELEASE

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### Greater Fort Worth June and Second Quarter Housing Report

**FORT WORTH, TEXAS—July 10, 2025—**June marks a stabilization in the Fort Worth region's housing market year-over-year. The city of Fort Worth, however, remains a seller's market, with the highest number of home sales at 1,001 homes and only 4.2 months of inventory, indicating a high demand for quick sales. When compared with Dallas, which has 5.4 months of inventory, Fort Worth has a tighter housing market.

Tarrant County leads in sales volume at 2,043, indicating strong buyer activity despite a slight 2.3% year-over-year decline. Tarrant County's homes are also selling quickly, with only 46 days on market and only four months of inventory, showcasing the area's competitive home buying conditions. Parker County has a more balanced home buying and selling market, with 6.3 months of inventory and homes staying on the market for an average of 69 days. Johnson County is edging toward a balanced housing market, with 5.2 months of inventory and homes staying on the market for an average of 63 days. Closed sales for Johnson County increased by 9.2% year-over-year, indicating strong demand despite a longer time on the market.

Fort Worth's second quarter housing numbers show the median price rising slightly year over year by 0.9% to \$338,000, showing more resilience than other areas. Additionally, there was a strong increase in active listings, up 20%, but closed sales dipped 8.9% year-over-year, signaling a slower conversion rate. The median home prices for Tarrant, Johnson and Parker Counties all increased less than 1%, showcasing the stability in the region's overall housing market.

"The market stabilization we are seeing in the Fort Worth region is a welcome sight," GFWAR President Paul Epperley said. "The market is becoming more balanced, which allows home buyers to take their time when they are looking for a home during the summer season. We experienced a higher-than-normal sales volume in the past few years, and the balanced market will allow for more people to find and afford a home."

### June 2025 Fort Worth Statistics at a Glance

- 1,001 - Homes sold in June 2025, 4.4% less than June 2024
- \$339,740 – Median price in June 2025, 1.0% less than June 2024
- 4.2 – Monthly housing inventory in June 2025, compared to 3.4 months in June 2024
- 50 – Average number of days homes spent on the market in June 2025, 8 days more than June 2024
- 32 – Average number of days to close in June 2025

### June 2025 Tarrant Co. Statistics at a Glance



- 2,043 - Homes sold in June 2025, 2.3% less than June 2024
- \$355,000 – Median price in June 2025, 1.0% less than June 2024
- 4.0 – Monthly housing inventory in June 2025, compared to 3.2 months in June 2024
- 46 – Average number of days homes spent on the market in June 2025, 6 days more than June 2024
- 31 – Average number of days to close in June 2025

#### **June 2025 Median Home Prices at a Glance**

- Fort Worth: \$339,740
- Johnson County: \$355,000
- Parker County: \$476,245
- Tarrant County: \$355,000

#### **Area communities' June 2025 year-over-year statistics**

##### **Aledo**

- Active listings: Up 84.9% to 61
- Months of inventory: 8.2
- Median price: \$595,000, up 15.7%
- Days on the market: 34

##### **Burleson**

- Active listings: Down 3.1% at 252
- Months of inventory: 4.3
- Median price: \$358,725, up 0.4%
- Days on the market: 45

##### **Granbury**

- Active listings: Up 81% to 105
- Months of inventory: 7.2
- Median price: \$433,000, down 3.8%
- Days on the market: 57

##### **North Richland Hills**

- Active listings: Up 30.4% to 219
- Months of inventory: 3.3
- Median price: \$374,865, down 6.2%
- Days on the market: 36

##### **Weatherford**

- Active listings: Up 19.2% to 217
- Months of inventory: 5.1
- Median price: \$332,450, up 2.5%
- Days on the market: 55



### **Highest-priced Zip Codes and Average Sales Price – June 2025**

76008	Aledo	\$692,000
76179	Fort Worth	\$561,000
76021	Bedford	\$530,000
76182	North Richland Hills	\$503,000
76244	Fort Worth	\$498,000
76052	Haslet	\$492,000
76131	Fort Worth	\$472,000
76137	Fort Worth	\$458,000
76040	Euless	\$453,000
76120	Fort Worth	\$443,000
76109	Fort Worth	\$424,000

### **Q2 2025 Fort Worth Statistics at a Glance**

- 2,883 - Homes sold in Q2 2025, 8.9% less than Q2 2024
- \$338,000 – Median price in Q2 2025, 0.9% more than Q2 2024
- 4.2 – Monthly housing inventory in Q2 2025, compared to 3.4 months in Q2 2024
- 51 – Average number of days homes spent on the market in Q2 2025, 7 days more than Q2 2024
- 31 – Average number of days to close in Q2 2025

### **Q2 2025 Tarrant Co. Statistics at a Glance**

- 6,170 - Homes sold in Q2 2025, 5.7% less than Q2 2024
- \$354,990 – Median price in Q2 2025, 0.9% more than Q2 2024
- 4.0 – Monthly housing inventory in Q2 2025, compared to 3.2 months in Q2 2024
- 48 – Average number of days homes spent on the market in Q2 2025, 6 days more than Q2 2024
- 31 – Average number of days to close in Q2 2025

### **Q2 2025 Median Home Prices at a Glance**

- Fort Worth: \$338,000
- Johnson County: \$352,790
- Parker County: \$472,000
- Tarrant County: \$354,990

### **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)