



## PRESS RELEASE

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## 2025 Mid-Year Report: State of Fort Worth Housing

***Greater Fort Worth Association of REALTORS® and Fort Worth Apartment Association share 2025 housing data and end-of-year outlook***

**FORT WORTH, TEXAS—July 29, 2025—**The first six months of a changing real estate market are in the books, and in a joint effort, the Greater Fort Worth Association of REALTORS® (GFWAR) and the Fort Worth Apartment Association (FWAA) provide a look at the first half of the year's housing data.

### **Fort Worth and Tarrant County Home Sales**

In the first six months of this year, average home prices in Fort Worth and Tarrant County continue to rise, \$378,918 and \$442,978, respectively, reflecting steady growth and resilience in the market, even as overall pricing remains relatively stable. The price per square foot for Fort Worth is \$183, a slight 1.3% year-over-year decrease, while Tarrant County is \$195, a 0.4% decrease. These modest declines suggest the market is stabilizing after several years of rapid growth.

Fort Worth sales decreased by 6.6%, while Tarrant County's decreased by 5%, suggesting that an urban-to-suburban trend may begin among buyers. Both areas are experiencing a moderate pace of sales, with Fort Worth homes spending an average of 55 days on the market and Tarrant County homes staying on the market for 54 days.

"As we look at the housing market to date, we continue to see its stabilization," Paul Epperley, 2025 GFWAR president, said. "The frenzied home buying and selling we experienced during the pandemic has ended. As we move through 2025 home buyers and sellers should be prepared for a more balanced bargaining table. Buyers can expect more inventory to stay on the market longer, depending on the neighborhood, so they don't feel pressured to make an offer on the first home they see."

### **Fort Worth Area Apartment Rentals**

Fort Worth saw roughly 2,000 units delivered in early 2025, bringing the total expected deliveries for the year to around 5,000, its lowest since 2019. Net absorption over the winter was strong with about 1,500 units between September and February, the highest in three years and driven mostly by Class A rentals.

Through the first six months of the year, apartment rent has fluctuated slightly, increasing 1.9% since January. In the same timeframe, rent per square foot has increased 3.2%. The occupancy rate remains strong in the area, with Fort Worth and Tarrant County currently seeing rates in June of



88.6% and 88.9% respectively. The average absorption rate is negative 105 units for the first six months, which could be due in part to the stabilizing home market. (Smart Apartment Data)

“Fort Worth remains a robust market for renters,” Kevin Pellegrino, FWAA CEO, said. “With numerous properties in the pipeline and under development, the multifamily industry remains a strong sector for growth and sustainable economic impact for the foreseeable future.”

#### **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)

#### **About Fort Worth Apartment Association**

The Fort Worth Apartment Association (FWAA) is a professional trade association created in 1967 for the purpose of supporting the business interests of multi-housing owners, managers, and related supplier-partners throughout a nine-county region of north-central Texas, including Erath, Hood, Jack, Johnson, Palo Pinto, Parker, Somervell, Tarrant, and Wise counties. FWAA is an independent organization affiliated with the Texas Apartment Association (TAA) and the National Apartment Association (NAA). Representing more than 1,800 members who own, manage, and or provide products and services for over 255,000 apartment homes in FWAA’s service area, the multi-housing industry provides over 280 billion in economic impact to the Texas economy per year. [www.liveFW.org](http://www.liveFW.org)