PRESS RELEASE

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Greater Fort Worth October Housing Report

FORT WORTH, TEXAS—November 11, 2025—The Greater Fort Worth Association of REALTORS® reports another stable month for home sales in the region. Fort Worth's home prices are holding steady at $325,000, with a slight improvement in supply, as evidenced by a 7.1% increase in active listings. Closed sales were virtually unchanged year over year, indicating stable demand despite elevated interest rates. The inventory increasing slightly to 3.9 months demonstrates the market is edging closer to a balanced market, which is typically four to six months.

"Overall, Fort Worth continues to demonstrate strong fundamentals, which are a growing population, solid job base and steady housing demand," Paul Epperley, 2025 GFWAR president, said. "The new active listings coming on the market and continued demand for housing support our region's housing market, which is a recipe for success for buyers and sellers."

Tarrant County's prices held steady at $345,000, while sales volume leveled off, which, again, shows a balanced market with moderate buyer demand and steady listing activity, which is up 6.6% year over year. The county's inventory is comparable to Fort Worth's at 3.7, moving closer to a balanced market.

Parker County is showing a slight cooling in sales volume, down 4.9% year over year, with stable prices at $449,000, which suggests the growing inventory is giving buyers more options.

Denton County median home sales price went down 7.4% year over year to $440,000, while active listings went up 24.6%. The area is now experiencing a more balanced market, with listings increasing and the months of inventory sitting at 4.3 months.

Communities around the region with notable year-over-year statistics include Aledo with the median home price increasing 37.9% to $486,000; Burleson experienced a 13.9% dip in median price and a 37.5% increase in closed sales; Flower Mound median price decreased slightly to $587,500 and active listings increased 14.4%; Highland Village continues to experience a tight market with only 2.5 months of inventory, while the median price held steady and closed sales were up 80%; Lewisville median home price decreased 8.5% while active listings went up 16.8%; and Willow Park median home price increased 31.8% to $498,000, while active listings decreased 42.1%.

<u>October 2025 Fort Worth Statistics at a Glance</u>

- 835 - Homes sold in October 2025, 0% change from October 2024
- $325,000 – Median price in October 2025, 0% change from October 2024

- 3.9 – Monthly housing inventory in October 2025, compared to 3.6 months in October 2024
- 56 – Average number of days homes spent on the market in October 2025, 2 days more than October 2024
- 31 – Average number of days to close in October 2025

<u>October 2025 Tarrant Co. Statistics at a Glance</u>

- 1,797 - Homes sold in October 2025, 0.2% more than October 2024
- $345,000 – Median price in October 2025, 0.2% less than October 2024
- 3.7 – Monthly housing inventory in October 2025, compared to 3.5 months in October 2024
- 56 – Average number of days homes spent on the market in October 2025, 3 days more than October 2024
- 31 – Average number of days to close in October 2025

<u>October 2025 Median Home Prices at a Glance</u>

- Fort Worth: $325,000
- Johnson County: $346,000
- Parker County: $449,000
- Tarrant County: $345,000
- Lewisville: $365,000
- Denton County: $440,000

<u>Area communities' October 2025 year-over-year statistics</u>

Aledo

- Active listings: Up 12.8% to 44
- Months of inventory: 5.3
- Median price: $486,000, up 37.9%
- Days on the market: 60

Arlington

- Active listings: Up 5.6% to 936
- Months of inventory: 3.6
- Median price: $322,500, down -0.8%
- Days on the market: 62

Burleson

- Active listings: Down 9% at 232
- Months of inventory: 3.8
- Median price: $325,000, down 13.9%
- Days on the market: 72

Dallas

- Active listings: Up 14.1% to 4,341
- Months of inventory: 5.2
- Median price: $425,000, down 2.3%
- Days on the market: 58

Flower Mound

- Active listings: Up 14.4% to 239
- Months of inventory: 3.1
- Median price: $587,500, down 1.3%
- Days on the market: 44

Granbury

- Active listings: Up 15.8% to 89
- Months of inventory: 5.2
- Median price: $531,000, down 1.2%
- Days on the market: 86

Highland Village

- Active listings: Down 2.3% to 43
- Months of inventory: 2.5
- Median price: $622,500, up 0.4%
- Days on the market: 70

Lewisville

- Active listings: Up 16.8% to 230
- Months of inventory: 3.6
- Median price: $365,000, down 8.5%
- Days on the market: 52

North Richland Hills

- Active listings: Up 8.5% to 217
- Months of inventory: 3.3
- Median price: $375,000, up 6.9%
- Days on the market: 54

Weatherford

- Active listings: Up 7.2% to 194
- Months of inventory: 4.5
- Median price: $350,000, up 4.6%
- Days on the market: 58

Willow Park

- Active listings: Down 42.1% to 22
- Months of inventory: 3.0
- Median price: $498,000, up 31.8%
- Days on the market: 176

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

GREATER FORT WORTH ASSOCIATION OF REALTORS®

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