



PRESS RELEASE

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Greater Fort Worth January Housing Report

FORT WORTH, TEXAS—February 10, 2026—The Greater Fort Worth Association of REALTORS® (GFWAR) reports that the city of Fort Worth’s housing market remains stable with minimal price movement and moderate inventory levels, which increased slightly to 3.2 months year over year. The median home price increased 0.5% year over year to \$323,500. Active listings and closed sales declined 1.7% and 11.4%, respectively, reflecting slower January activity.

Tarrant County is showing steady conditions, with median home prices and inventory holding steady at \$342,000 and three months, respectively. Active listings and closed sales both declined slightly by 2.7%.

“The January home market is normally a slower time,” 2026 GFWAR President Shawn Buck said. “Because real estate is local, some communities within the region are experiencing a softening market, but overall, Fort Worth is leveling out to a more sustainable housing market. The region is currently insulated from extreme price drops due to the popularity and affordability of the area.”

Parker County remains one of the more balanced markets in the region. The median price rose 1.9% year over year to \$429,450, while active listings remained relatively steady and closed sales declined slightly by 7.3%. The months of inventory held at 4.8 months, continuing to provide buyers with more options.

Denton County is experiencing an increase in supply, with 7.6% more active listings year over year, and closed sales declined by 14.9%. With this change, the months of inventory increased slightly to 3.3 months. The median home price fell 4.2% to \$425,000.

Denton County reflects shifting affordability and rising supply. Its median sales price decreased by 9% to \$420,000. Its active listings did surge 21.4%, giving buyers more home options. Closed sales dropped 10.1%, reflecting a softer demand, while the inventory rose to 4 months, moving the county to a balanced market overall.

Communities in the region with notable year-over-year market shifts include Aledo, which has seen rising inventory and significantly reduced sales activity. The city’s median price declined 26.9% year over year to \$468,000, while closed sales dropped sharply by 62.5%.

Burleson saw moderate cooling in both pricing and activity. The median price declined 5.1%, while active listings and closed sales decreased 10.2% and 20.8%, respectively. Months of inventory stayed stable for Burleson at 3.5, maintaining a balanced pace of absorption.



North Richland Hills experienced a 12.1% increase in median home price to 12.1%. Active listings rose 17%, while closed sales declined 16%, keeping the area in its tight housing market with only 2.6 months of inventory.

Flower Mound saw a 10.9% increase in median price to \$622,500, despite closed sales decreasing by 35%. Highland Village continues to have a limited supply of homes with 2.3 months of inventory, even though active listings went up 19.4% and closed sales decreased by 50%. The median home price in the area also declined 16.2% year over year to \$482,000. Lewisville finished the month with closed sales down 22% year over year, but the market remains tight, with only 2.8 months of inventory. Median home prices declined slightly, and active listings increased 4.6%.

Infographics for each county and the cities covered [can be found here.](#)

January 2026 Fort Worth Statistics at a Glance

- 520 - Homes sold in January 2026, 11.4% less than January 2025
- \$323,500 – Median price in January 2026, 0.5% more than January 2025
- 3.2 – Monthly housing inventory in January 2026, compared to 3.1 months in January 2025
- 68 – Average number of days homes spent on the market in January 2026, 2 days more than January 2025
- 32 – Average number of days to close in January 2026

January 2026 Tarrant Co. Statistics at a Glance

- 1,182 - Homes sold in January 2026, 2.7% less than January 2025
- \$342,000 – Median price in January 2026, 0% change from January 2025
- 3.0 – Monthly housing inventory in January 2026, compared to 3.0 months in January 2025
- 68 – Average number of days homes spent on the market in January 2026, 4 days more than January 2025
- 32 – Average number of days to close in January 2026

January 2026 Median Home Prices at a Glance

- Fort Worth: \$323,500
- Johnson County: \$357,000
- Parker County: \$429,450
- Tarrant County: \$342,000
- Lewisville: \$370,000
- Denton County: \$425,000

Area communities' January 2026 year-over-year statistics

Aledo

- Active listings: Up 3.0% to 34
- Months of inventory: 4.3
- Median price: \$468,000, down 26.9%
- Days on the market: 69

Arlington

- Active listings: Down 14.2% to 698
- Months of inventory: 2.7
- Median price: \$320,000, up 1.6%
- Days on the market: 70

Burleson

- Active listings: Down 10.2% at 203
- Months of inventory: 3.5
- Median price: \$325,000, down 5.1%
- Days on the market: 89

Dallas

- Active listings: Up 6.2% to 3,470
- Months of inventory: 4.3
- Median price: \$370,000, down 2.6%
- Days on the market: 66

Flower Mound

- Active listings: Up 2.9% to 143
- Months of inventory: 1.9
- Median price: \$622,500, up 10.9%
- Days on the market: 66

Granbury

- Active listings: Up 10.3% to 75
- Months of inventory: 4.5
- Median price: \$363,750, down 32%
- Days on the market: 66

Highland Village

- Active listings: Up 19.4% to 37
- Months of inventory: 2.3
- Median price: \$482,000, down 16.2%
- Days on the market: 82

Lewisville

- Active listings: Up 4.6% to 182
- Months of inventory: 2.8
- Median price: \$370,000, down 3.1%
- Days on the market: 52

North Richland Hills

- Active listings: Up 17% to 172
- Months of inventory: 2.6



- Median price: \$400,000, up 12.1%
- Days on the market: 59

Weatherford

- Active listings: Up 6.7% to 160
- Months of inventory: 3.7
- Median price: \$315,250, down 2.3%
- Days on the market: 59

Willow Park

- Active listings: Down 32.4% to 23
- Months of inventory: 3.2
- Median price: \$421,000, down 11.4%
- Days on the market: 122

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, Parker and Denton Counties. GFWAR is the largest trade association in Fort Worth, representing more than 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