



PRESS RELEASE

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Greater Fort Worth February Housing Report

FORT WORTH, TEXAS—March 10, 2026—The Greater Fort Worth Association of REALTORS® (GFWAR) reports that the city of Fort Worth’s February housing market showed modest price growth year over year, with the median home price increasing 2.2% to \$337,390. Active listings climbed to 7.3%, giving buyers more choices, while closed sales declined 10.9%. Inventory rose to 3.5 months, suggesting a market that is gradually becoming more balanced as homes take slightly longer to sell.

Tarrant County’s housing market remained relatively stable in February, with the median home price holding steady year over year at \$348,000. Inventory continued to expand slightly, with active listings rising 3.7%, giving buyers more options than last year. Closed sales dipped 5.8%, reflecting continued market adjustment, while months of inventory increased 3.2 months, moving the market closer to balanced conditions.

“The spring housing market is beginning to take shape,” 2026 GFWAR President Shawn Buck said. “The market continues to stabilize, but the typical uptick in activity is beginning to show, and it will likely continue as we move toward the summer buying season coupled with lower mortgage interest rates.”

Parker County continues to show price growth with the median home price rising 4.8% year over year to \$463,750. Active listings increased slightly by 1.8%, while closed sales rose 4.4%, signaling steady buyer activity. Months of inventory held at 4.9 months, keeping Parker County closer to a balanced market compared to neighboring areas.

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 saw slight price softening in February, with the median home price declining 3.5% to \$429,000 compared to the previous year. Active listings rose significantly 12%, indicating increased inventory and greater buyer choice. Closed sales decreased 3.7%, while months of inventory reached 3.7 months, suggesting the market is continuing to shift toward more balanced conditions.

Communities in the region with notable year-over-year market shifts include Aledo, which showed strong year-over-year growth in February, with the median home price rising 24.1% to \$450,000. Active listings also increased 24.1%, while closed sales jumped 125%, reflecting significant activity in this smaller market.



Burleson experienced a significant price adjustment in February, with the median home price declining 16.4% year over year to \$298,000. Active listings remained relatively stable, decreasing 0.5%, while closed sales held steady compared to last year. Months of inventory rose to 3.5 months, suggesting the market is shifting toward more balanced conditions.

North Richland Hills experienced a slight decline in home prices in February, with the median price dropping 3.6% year over year to \$380,000. Active listings increased 9.4%, giving buyers more options, while closed sales fell 3.2%. Months of inventory rose to 2.5 months, indicating the market remains competitive despite increased supply.

Flower Mound experienced modest price adjustments in February, with the median home price declining 2.8% year over year to \$600,000. Active listings rose 8.2%, and closed sales increased 11.1%, indicating strong buyer demand. Months of inventory rose to 2.1, keeping the market relatively tight despite the increase.

Highland Village saw notable price growth in February, with the median home price increasing 9.4% year over year to \$700,000. Active listings rose 10%, while closed sales surged 88.9%, reflecting strong demand in a smaller market. Months of inventory increased slightly to 2.0 months, though the market remains competitive.

Lewisville saw strong growth in sales activity in February, with closed sales rising 19.8% compared to last year. The median home price declined slightly 3.2% to \$382,375, while active listings increased 2.3%. Months of inventory remained steady at 2.8 months, suggesting the market remains competitive despite shifting pricing trends.

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

February 2026 Fort Worth Statistics at a Glance

- 665 - Homes sold in February 2026, 10.9% less than February 2025
- \$337,390 – Median price in February 2026, 2.2% more than February 2025
- 3.5 – Monthly housing inventory in February 2026, compared to 3.1 months in February 2025
- 74 – Average number of days homes spent on the market in February 2026, 13 days more than February 2025
- 33 – Average number of days to close in February 2026

February 2026 Tarrant Co. Statistics at a Glance

- 1,427 - Homes sold in February 2026, 5.8% less than February 2025
- \$348,000 – Median price in February 2026, 0% change from February 2025
- 3.2 – Monthly housing inventory in February 2026, compared to 3.0 months in February 2025
- 67 – Average number of days homes spent on the market in February 2026, 5 days more than February 2025
- 31 – Average number of days to close in February 2026

February 2026 Median Home Prices at a Glance

- Fort Worth: \$337,390
- Johnson County: \$330,000
- Parker County: \$463,750
- Tarrant County: \$348,000
- Lewisville: \$382,375
- Denton County: \$429,000

Area communities' February 2026 year-over-year statistics

Aledo

- Active listings: Up 24.1% to 36
- Months of inventory: 4.2
- Median price: \$450,000, up 24.1%
- Days on the market: 84

Arlington

- Active listings: Down 9.8% to 716
- Months of inventory: 2.8
- Median price: \$322,500, down 2.3%
- Days on the market: 60

Burleson

- Active listings: down 0.5% to 204
- Months of inventory: 3.5
- Median price: \$298,000, down 16.4%
- Days on the market: 79

Dallas

- Active listings: Up 10.3% to 3,816
- Months of inventory: 4.7
- Median price: \$410,000, down 1.2%
- Days on the market: 66

Flower Mound

- Active listings: Up 8.2% to 159
- Months of inventory: 2.1
- Median price: \$600,000, down 2.8%
- Days on the market: 44

Granbury

- Active listings: Up 4.3% to 73
- Months of inventory: 4.6
- Median price: \$435,000, down 0.9%
- Days on the market: 107



Highland Village

- Active listings: Up 10% to 33
- Months of inventory: 2.0
- Median price: \$700,000, up 9.4%
- Days on the market: 38

Lewisville

- Active listings: Up 2.3% to 180
- Months of inventory: 2.8
- Median price: \$382,375, down 3.2%
- Days on the market: 60

North Richland Hills

- Active listings: Up 9.4% to 163
- Months of inventory: 2.5
- Median price: \$380,000, down 3.6%
- Days on the market: 51

Weatherford

- Active listings: Up 5.7% to 166
- Months of inventory: 3.8
- Median price: \$357,500, up 19.2%
- Days on the market: 78

Willow Park

- Active listings: Down 31% to 20
- Months of inventory: 2.8
- Median price: \$550,000, down 4.8%
- Days on the market: 69

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