



Denton County Leads Regional Housing Shift as Inventory Expands Across North Texas

FORT WORTH, TEXAS—March 10, 2026—The Greater Fort Worth Association of REALTORS® (GFWAR) reports that Denton County’s housing market is continuing to shift toward more balanced conditions, with increased inventory giving buyers more opportunities across key communities like Lewisville, Flower Mound and Highland Village.

Denton County saw a notable rise in housing supply in February, with active listings increasing 12% year over year. At the same time, closed sales declined 3.7%, reflecting a market adjusting to changing buyer demand. The median home price softened 3.5% to \$429,000, while months of inventory climbed to 3.7 months, indicating the market is steadily moving away from the highly competitive conditions of recent years.

“The spring housing market is beginning to take shape across Denton County,” said 2026 GFWAR President Shawn Buck. “Buyers are seeing more options, and while pricing has moderated slightly in some areas, demand remains strong, especially in highly desirable communities.”

Denton County communities continue to show varied performance, with strong demand in several key cities.

Lewisville experienced a surge in buyer activity, with closed sales rising 19.8% year over year. While the median home price dipped slightly by 3.2% to \$382,375, inventory remained tight at 2.8 months, signaling continued competition among buyers.

Flower Mound saw steady demand despite modest price adjustments. The median home price declined 2.8% to \$600,000, while closed sales increased 11.1%. Active listings rose 8.2%, though inventory remains limited at just 2.1 months.

Highland Village stood out for strong price growth and sales activity. The median home price jumped 9.4% to \$700,000, while closed sales surged 88.9%. Inventory remains constrained at 2.0 months, underscoring continued demand in this smaller, high-demand market.

Across these communities, rising inventory is giving buyers more leverage, while still maintaining competitive conditions in sought-after neighborhoods.

While Denton County and its key cities are seeing notable shifts, the broader North Texas market is also gradually stabilizing.

Fort Worth recorded a 2.2% year-over-year increase in median home price to \$337,390, while active listings rose and closed sales declined 10.9%. Inventory reached 3.5 months, indicating a move toward balance.

Similarly, Tarrant County remained relatively stable, with median home prices holding at \$348,000. Active listings increased 3.7%, and months of inventory rose to 3.2 months, continuing a slow transition toward more normalized market conditions.



Other communities across the region showed mixed performance in February. Aledo posted significant gains, with median prices up 24.1% and closed sales rising sharply. Burleson saw a 16.4% decline in median price, reflecting ongoing market adjustments. North Richland Hills experienced modest price declines alongside increased inventory.

February 2026 Median Home Prices at a Glance

- Denton County: \$429,000
- Tarrant County: \$348,000
- Johnson County: \$330,000
- Parker County: \$463,750

Area communities' February 2026 year-over-year statistics

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

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

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

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

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



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