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More Homes, Steady Demand: Denton County Housing Market Edges Toward Balance This Spring

Greater Fort Worth Association of REALTORS® reports March / Q1 housing stats

FORT WORTH, TEXAS—April 15, 2026—The spring housing market is gaining momentum across Denton County, as rising inventory and steady buyer demand continue to move the market toward more balanced conditions. As the busy home-shopping season gets underway, March data shows a combination of expanding housing supply and consistent sales activity, creating new opportunities for buyers ahead of summer.

Across Denton County, the median home price decreased 6.1% year over year in March to $422,500, reflecting moderate price adjustments. At the same time, active listings increased 8.2%, signaling improved inventory levels, while closed sales rose 5.2%, indicating that buyer demand remains steady. Months of inventory climbed to 3.9 months, continuing the market's gradual shift toward equilibrium.

Looking at the first quarter, Denton County experienced similar trends. The median home price declined 4.6% year over year to $425,000, while active listings rose 8.2%, further expanding housing options for prospective buyers.

"We're seeing a more balanced and sustainable market take shape across Denton County," 2026 GFWAR President Shawn Buck said. "Inventory is improving, giving buyers more choices, while demand remains steady. Pricing adjustments vary by community, but overall, these trends point to a healthier pace as we move deeper into the spring homebuying season."

Local markets within Denton County are experiencing these shifts in different ways.

Flower Mound is seeing a slight cooling, with the median home price declining 3.8% year over year to $625,000. Closed sales dipped 1.6%, while active listings increased 8%, providing more options for buyers. Months of inventory rose to 2.7 months, keeping the market relatively tight despite growing supply.

Highland Village posted stronger price growth compared to neighboring communities, with the median home price increasing 6.6% year over year to $596,657. Active listings rose significantly by 29%, while closed sales declined 28.6%, reflecting variability in this smaller market. Months of inventory increased to 2.4, maintaining a competitive environment.

Lewisville's market remained relatively stable in March. The median home price dipped slightly by 0.3% year over year to $383,750. Active listings increased 9%, offering buyers more choices, while closed sales decreased 20.3%, suggesting a slowdown in transaction activity. Months of inventory rose to 3.2 months, indicating the market is becoming more balanced while remaining a desirable location.

In neighboring Tarrant County, the housing market remained stable in March. The median home price increased slightly by 0.7% year over year to $348,990, while active listings rose 1.2%, giving buyers modestly more options. Closed sales increased 6.5%, reflecting steady demand, and months of inventory edged up to 3.3 months, keeping the market near balanced conditions. Looking at Q1, the median home price held steady at $345,000, and closed sales remained unchanged year over year.

March 2026 Median Home Prices at a Glance

- Denton County: $422,500
- Johnson County: $334,999
- Parker County: $475,950
- Tarrant County: $348,990

Area communities' February 2026 year-over-year statistics

Flower Mound

- Active listings: Up 8% to 202
- Months of inventory: 2.7
- Median price: $625,000, up 3.8%
- Days on the market: 34

Highland Village

- Active listings: Up 29% to 40
- Months of inventory: 2.4
- Median price: $596,657, up 6.6%
- Days on the market: 30

Lewisville

- Active listings: Up 9% to 205
- Months of inventory: 3.2
- Median price: $383,750, down 0.3%
- Days on the market: 49

Willow Park

- Active listings: Down 17.7% to 28
- Months of inventory: 4.0
- Median price: $500,000, up 29.9%
- Days on the market: 106

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