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Increased Market Activity and Competitive Conditions
Mark Start of Home Buying Season
Greater Fort Worth Association of REALTORS® reports April housing stats

FORT WORTH, TEXAS—May 11, 2026—There's increased movement in Denton County's housing market this April, as reported by the Greater Fort Worth Association of REALTORS® (GFWAR). April shows inventory is still tight in many communities, but Denton County is nearing a more balanced market.

Denton County saw median home prices decrease by 5.9% year over year in April to $437,490. Active listings increased by 4.2%, indicating expanding inventory, while closed sales rose 13.7%, reflecting strong buyer engagement. Months of inventory increased slightly to 4.3 months, continuing the shift toward a more balanced market.

"The Denton County housing market is the epitome of real estate being hyper local," 2026 GFWAR President Shawn Buck said. "There are large swings in median price and inventory across the county. The great thing is, there is something out there for most every buyer who wants to call the area home."

Flower Mound experienced price softening in April, with the median home price decreasing 5.2% year over year to $626,450. Active listings declined 2.1%, while closed sales increased significantly by 36.8%, reflecting strong buyer demand. Months of inventory remained steady at 3.0 months, though the market remains relatively tight.

Highland Village saw notable price growth in April, with the median home price increasing 13.4% year over year to $677,500. Active listings rose significantly by 17.5%, while closed sales remained flat, reflecting variability in this smaller market. Months of inventory increased to 2.9 months, though conditions remain competitive.

Lewisville saw noticeable price adjustments in April, with the median home price decreasing 6% year over year to $375,000. Active listings declined slightly by 0.5%, while closed sales decreased 5.1%, indicating a modest slowdown in activity. Months of inventory held steady at 3.4 months, suggesting relatively balanced conditions.

In neighboring Tarrant County, the housing market remained steady in April, with the median home price increasing slightly by 0.6% year over year to $352,175. Active listings declined 1.8%, tightening inventory slightly, while closed sales rose 5.4%, reflecting continued buyer activity. Months of inventory held at 3.4 months, keeping the market near balanced conditions.

<u>April 2026 Median Home Prices at a Glance</u>

- Denton County: $437,490
- Johnson County: $348,888
- Parker County: $436,000

- Tarrant County: $352,175

Area communities' March 2026 year-over-year statistics

Flower Mound
- Active listings: Down 2.1% to 231
- Months of inventory: 3.0
- Median price: $626,450, down 5.2%
- Days on the market: 35

Highland Village
- Active listings: Up 17.5% to 47
- Months of inventory: 2.9
- Median price: $677,500, up 13.4%
- Days on the market: 45

Lewisville
- Active listings: Down 0.5% to 215
- Months of inventory: 3.4
- Median price: $375,000, down 6%
- Days on the market: 44

Willow Park
- Active listings: Down 23.1% to 30
- Months of inventory: 4.6
- Median price: $385,000, down 11%
- Days on the market: 18

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