PRESS RELEASE

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Homebuyers Experience Stable Housing Market

Greater Fort Worth Association of REALTORS® reports May housing stats

FORT WORTH, TEXAS—June 12, 2026—Stability is the best description for May's housing market. The Greater Fort Worth region's housing market has kept steady year over year, while some markets across the country are experiencing a more significant decline in home sales and prices.

In Tarrant County, the median home price is essentially flat, down slightly by 0.9% year over year to $352,000. Active listings declined 6.8%, tightening available inventory, while closed sales increased 2.5%, reflecting continued buyer activity. Months of inventory decreased from 3.8 to 3.5 months, keeping the market in near-balanced conditions.

Fort Worth's housing market remained steady in May, with the median home price decreasing slightly by 0.8% year over year to $335,250. Active listings declined 6.3%, while closed sales increased 7.6%, indicating sustained buyer demand. Months of inventory decreased slightly to 3.8 months, continuing the trend toward balanced market conditions.

"The leveling out of the region's housing market is a great economic sign," 2026 GFWAR President Shawn Buck said. "The exponential home price increases of years past were exciting, but they are not sustainable, plus it prices so many people out of our market. A stable market strengthens our region and allows first-time homebuyers to be more confident in finding a home and making a reasonable offer that will be accepted."

Parker County experienced slight price softening in May, with the median home price decreasing 0.8% year over year to $484,500. Active listings declined 9.2%, tightening supply, while closed sales increased 8.4%, indicating continued buyer activity. Months of inventory decreased from 6.3 to 5.4 months, moving the market closer to balanced conditions.

Denton County saw modest price growth in May, with the median home price increasing 3.2% year over year to $464,500. Active listings rose 1.4%, expanding available inventory, while closed sales increased 1.7%, reflecting steady buyer engagement. Months of inventory remained unchanged at 4.6 months, suggesting balanced market conditions across the county.

In the region, Aledo saw price adjustments in May, with the median home price decreasing 2.5% year over year to $575,000. Burleson experienced slight price softening, with the median home price decreasing 0.9% year over year to $327,000. Active listings declined 4.9%, tightening supply. Highland Village remained stable in May, with the median home price increasing 0.8% year over year to $605,000. Active listings declined 9.3%, while closed sales increased 25%. Flower Mound posted moderate price growth in May, with the median home price increasing 4.2% year over year to

$688,000. Active listings declined 7.1%, tightening inventory, while closed sales increased 21.1%, reflecting strong buyer demand. Lewisville's median home price decreased 7.8% year over year to $378,000. Active listings declined 1.3%, while closed sales increased 11.3%, indicating stronger buyer activity compared to a year ago. North Richland Hills saw moderate price growth in May, with the median home price increasing 2.2% year over year to $400,000. Active listings declined 13.3%, reducing available inventory, while closed sales also decreased 13.3%, reflecting slower transaction activity.

Infographics for each county and the cities covered can be found here.

May 2026 Fort Worth Statistics at a Glance

- 1,057 - Homes sold in May 2026, 7.6% more than May 2025
- $335,250 – Median price in May 2026, 0.8% less than May 2025
- 3.8 – Monthly housing inventory in May 2026, compared to 4 months in May 2025
- 49 – Average number of days homes spent on the market in May 2026, 2 days more than May 2025
- 33 – Average number of days to close in May 2026

May 2026 Tarrant Co. Statistics at a Glance

- 6,459 - Homes sold in May 2026, 6.8% less than May 2025
- $352,000 – Median price in May 2026, 0.9% less than May 2025
- 3.5 – Monthly housing inventory in May 2026, compared to 3.8 months in May 2025
- 48 – Average number of days homes spent on the market in May 2026, 0 days more than May 2025
- 31 – Average number of days to close in May 2026

May 2026 Median Home Prices at a Glance

- Fort Worth: $335,250
- Johnson County: $334,900
- Parker County: $484,500
- Tarrant County: $352,000
- Lewisville: $378,000
- Denton County: $464,500

Area communities' May 2026 year-over-year statistics

Aledo

- Active listings: Down 29.8% to 40
- Months of inventory: 4.0
- Median price: $575,000, down 2.5%
- Days on the market: 31

Arlington

- Active listings: Down 6.4% to 818

- Months of inventory: 3.2
- Median price: $328,455, down 0.5%
- Days on the market: 41

Burleson

- Active listings: Down 4.9% to 214
- Months of inventory: 3.5
- Median price: $327,000, down 0.9%
- Days on the market: 50

Dallas

- Active listings: Down 2.7% to 4,279
- Months of inventory: 5.2
- Median price: $50,900, up 7.6%
- Days on the market: 46

Flower Mound

- Active listings: Down 7.1% to 248
- Months of inventory: 3.2
- Median price: $688,000, up 4.2%
- Days on the market: 26

Granbury

- Active listings: Down 17.8% to 88
- Months of inventory: 5.2
- Median price: $495,000, down 0.3%
- Days on the market: 61

Highland Village

- Active listings: Down 9.3% to 49
- Months of inventory: 2.9
- Median price: $605,000, up 0.8%
- Days on the market: 45

Lewisville

- Active listings: Down 1.3% to 236
- Months of inventory: 3.7
- Median price: $378,000, down 7.8%
- Days on the market: 42

North Richland Hills

- Active listings: Down 13.3% to 169
- Months of inventory: 2.5
- Median price: $400,000, up 2.2%
- Days on the market: 41

Weatherford

- Active listings: Down 6.1% to 201
- Months of inventory: 4.6
- Median price: $347,450, up 3.7%
- Days on the market: 47

Willow Park

- Active listings: Up 3.2% to 32
- Months of inventory: 4.7
- Median price: $515,000, up 4.6%
- Days on the market: 50

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