Stable Housing Market Found in North Texas

Greater Fort Worth Association of REALTORS® reports May housing stats

FORT WORTH, TEXAS—June 12, 2026—May's housing market, as reported by the Greater Fort Worth Association of REALTORS® (GFWAR), shows signs of balance and stability as prices normalize and inventory increases in some areas.

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.

"The stability found in today's housing market is welcomed in North Texas, where it has experienced exponential growth year after year," 2026 GFWAR President Shawn Buck said. "The past few years were exciting, but the stabilization allows for the market to balance out, so it is good for buyers and sellers."

Flower Mound recorded one of the region's strongest price gains, with the median home price increasing 4.2% year over year to $688,000. Closed sales surged 21.1%, while inventory decreased to 3.2 months, reflecting continued demand in the luxury and move-up market segments.

Highland Village's median home price increased slightly by 0.8% year over year to $605,000. Closed sales rose 25%, while active listings declined 9.3%. Inventory tightened to 2.9 months, indicating a competitive market despite limited inventory.

Lewisville experienced a 7.8% decrease in median home price to $378,000. However, buyer activity remained strong, with closed sales increasing 11.3% and active listings declining slightly. Inventory improved marginally to 3.7 months.

"We are excited to see the Denton County housing market become more balanced," 2026 Chairman of the NTX Council Brent Myers said. "The area has become increasingly popular as the Metroplex has grown, and now potential homebuyers have a stronger opportunity to call it home."

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.

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

May 2026 Median Home Prices at a Glance

- Denton County: $464,500
- Johnson County: $334,900
- Parker County: $484,500

- Tarrant County: $352,000

Area communities' May 2026 year-over-year statistics

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

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

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