NTX COUNCIL
A DIVISION OF THE GREATER FORT WORTH ASSOCIATION OF REALTORS®

North Texas Housing Market Varies Between Communities

Greater Fort Worth Association of REALTORS® reports Mid-Year, Q2 and June housing stats

FORT WORTH, TEXAS—July 10, 2026—The Greater Fort Worth region's housing market is not seeing significant fluctuations this year. Balanced and steady continue to best describe the market overall, which is beneficial for both home buyers and sellers. Reviewing January through June statistics, the Greater Fort Worth Association of REALTORS® (GFWAR) reports the mid-year period shows remarkable price stability, with Denton County commanding higher median home prices than Tarrant County, at $434,748 and $350,528, respectively. Denton County also has a larger increase in active listings, up 5.7% for the year, while Tarrant County's active listings are down 2.3%.

Denton County experienced modest price adjustments in Q2, with the median home price decreasing 3.3% year over year to $440,000. Active listings increased by 0.9%, while closed sales rose by 6.5%, indicating continued demand despite softer pricing. Months of inventory held steady at 4.8 months, reflecting balanced market conditions. In June, the median home price decreased 4.4% year over year to $430,000. Active listings increased by 0.9%, adding slightly more inventory, while closed sales rose by 6.4%, reflecting healthy buyer demand.

"We are seeing Denton County begin to experience the same balanced market as much of the region," 2026 Chairman of the NTX Council Brent Myers said. "Of course, real estate is incredibly local, and we will continue to have pockets of homes that move quickly. Working with a REALTOR® allows buyers and sellers to strategically approach these transactions so all parties walk away with what they need."

Flower Mound's housing market remained steady in Q2, with the median home price increasing slightly by 0.3% year over year to $650,000. Active listings increased by 4.8%, while closed sales climbed by 19.8%, signaling strong buyer activity. Months of inventory increased marginally to 3.6 months, maintaining balanced market conditions. In June, the median home price decreased 0.7% year over year to $625,500. Active listings increased 4.8%, providing slightly more inventory, while closed sales increased 5.4%, indicating steady buyer activity.

Highland Village posted strong price growth in Q2, with the median home price increasing 5.9% year over year to $642,500. Active listings declined by 12.5%, tightening supply, while closed sales increased by 6.5%, reflecting healthy demand. Months of inventory decreased to 2.9 months, keeping the market competitive. In June, the median home price increased 7.9% year over year to $789,900. Active listings declined 12.5%, while closed sales decreased 5%, reflecting slightly slower sales activity. Months of inventory decreased from 3.4 to 2.9 months, continuing to favor sellers.

Lewisville experienced moderate price softening in Q2, with the median home price decreasing 4.0% year over year to $376,500. Active listings declined 12.3%, reducing available inventory, while closed sales increased 4.4%, indicating buyers remained active. Months of inventory fell to 3.6 months, suggesting a balanced market with improving demand. In June, the median home price decreased 3.3% year over year to $372,012. Active listings declined 12.3%, while closed sales increased 6.5%.

Tarrant County's housing market remained stable in Q2, with the median home price increasing slightly by 0.4% year over year to $355,000. Active listings declined 7.2%, reflecting tighter inventory, while closed sales increased 6.3%, signaling continued buyer demand. Months of inventory decreased to 3.6 months, indicating the market remains balanced but continues to slightly favor sellers. In the month of June, the median home price increased 1.7% year over year to $360,000. Active listings declined 7.2%, tightening available inventory, while closed sales increased 10.7%, reflecting strong buyer demand.

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

January – June 2026 Median Home Prices at a Glance

- Denton County: $434,748
- Tarrant County: $350,528
- Fort Worth: $333,068

Q2 2026 Median Home Prices at a Glance

- Fort Worth: $335,000
- Johnson County: $338,500
- Parker County: $469,900
- Tarrant County: $355,000
- Lewisville: $376,500
- Denton County: $440,000

June 2026 Median Home Prices at a Glance

- Fort Worth: $335,975
- Johnson County: $335,000
- Parker County: $475,000
- Tarrant County: $360,000
- Lewisville: $372,012
- Denton County: $430,000

Area communities' June 2026 year-over-year statistics

Flower Mound

- Active listings: Up 4.8% to 283
- Months of inventory: 3.6
- Median price: $625,500, down 0.7%
- Days on the market: 19

Highland Village

- Active listings: Down 12.5% to 49
- Months of inventory: 2.9

- Median price: $789,900, up 7.9%
- Days on the market: 22

Lewisville

- Active listings: Down 12.3% to 228
- Months of inventory: 3.6
- Median price: $372,012, down 3.3%
- Days on the market: 36

Willow Park

- Active listings: Down 6.7% to 28
- Months of inventory: 4.3
- Median price: $430,000, up 3.0%
- Days on the market: 41

About the NTX Council and Greater Fort Worth Association of REALTORS®

The NTX Council is a regional division of the Greater Fort Worth Association of REALTORS® (GFWAR) dedicated to serving members in North Texas through local networking, education, advocacy and engagement opportunities. 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