North Texas Q3 Housing Market Continues to Stabilize

Greater Fort Worth Association of REALTORS® reports Q3 and September housing stats

FORT WORTH, TEXAS—Oct. 13, 2026—The Greater Fort Worth region's Q3 housing market is experiencing fluctuations at the city and county levels, according to the Greater Fort Worth Association of REALTORS® (GFWAR) housing statistics. Denton County saw a modest price softening, while Lewisville remained relatively stable. The same holds true for Tarrant County and Fort Worth.

"Real estate is local, and it is evident in the housing market fluctuations we are seeing among communities, and even neighborhoods," said Brent Myers, 2026 Chairman of the NTX Council. "Increased inventory can only help our region, opening up homes for move-up buyers and first-time homebuyers alike."

Denton County's median home price fell 1.9% year over year in Q3 to $435,000. Active listings rose 3%, increasing available inventory, while closed sales fell 1.5%. Months of inventory remained unchanged at 4.5 months, keeping conditions more balanced. In September, the year-over-year median home price softened by 3.9% to $420,000.

Flower Mound saw modest price growth in the third quarter, with the median home price up 2.4% year over year to $643,000. Active listings increased 11.1%, providing more available inventory, while closed sales increased a slight 0.4%. Months of inventory rose from 3.1 to 3.3, keeping the housing market somewhat tight.

Highland Village saw notable price softening in the third quarter, with the median home price down 8.7% year over year to $575,000. Active listings rose 23.3%, increasing available inventory, while closed sales rose slightly by 1.6%. With only 63 homes sold during the quarter, percentage changes may appear dramatic because of the small sample size. Months of inventory rose from 2.6 to 3.1.

Lewisville saw stable home prices in Q3, with the median home price falling only 0.5% year over year to $385,000. Active listings fell 14.7%, while closed sales fell 4%, reflecting softer market activity. Months of inventory fell from 4 to 3.5, tightening supply while keeping market conditions relatively balanced.

Tarrant County home prices fell 1.4% year over year to $345,000 in Q3. Active listings fell 4.1%, tightening inventory, while closed sales fell 5.1%, reflecting slower sales activity. Months of inventory in Q3 decreased from 3.8 to 3.6 months, tilting the scales toward a seller's market. The September year-over-year stats showed the median home price unchanged at $345,000.

September housing statistics for communities throughout the region are listed below.

Detailed infographics for each county and the cities covered are found in the following links.
Q3 2026 Housing Stats
September 2026 Housing Stats

Q3 2026 Median Home Prices at a Glance

- Fort Worth: $329,000
- Johnson County: $324,990
- Parker County: $465,750
- Tarrant County: $345,000
- Lewisville: $385,000
- Denton County: $435,000

September 2026 Median Home Prices at a Glance

- Fort Worth: $326,500
- Johnson County: $315,990
- Parker County: $454,995
- Tarrant County: $345,000
- Lewisville: $380,000
- Denton County: $420,000

Area communities' September 2026 year-over-year statistics

Flower Mound

- Active listings: Up 11.1% to 261
- Months of inventory: 3.3
- Median price: $638,000, down 1.9%
- Days on the market: 50

Highland Village

- Active listings: Up 23.3% to 53
- Months of inventory: 3.1
- Median price: $650,000, up 9%
- Days on the market: 43

Lewisville

- Active listings: Down 14.7% to 220
- Months of inventory: 3.5
- Median price: $380,000, down 2.6%
- Days on the market: 41

Willow Park

- Active listings: Down 40.6% to 19
- Months of inventory: 2.6
- Median price: $462,500, down 1.6%
- Days on the market: 47

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