



# Housing Report for Dallas-Fort Worth-Arlington

## Spotlight on November 2024

### Economic News

November MSA jobs increased from 4,303,400 to 4,365,500, according to the latest figures published by the Texas Workforce Commission. This marks a 1.44% year-over-year (YoY) increase compared with November 2023, a net increase of 62,100 new jobs. Over the past five years, the job growth rate has increased at an average annual rate of 2.39%.

In addition, the unemployment rate for November increased to 3.95% from 3.36% in 2023.

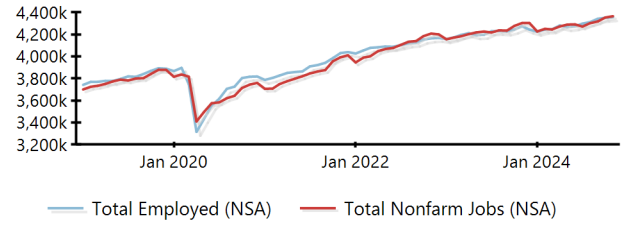
### Housing Update

Sales volume for single-unit residential housing increased 15.15% YoY from 6,000 to 6,909 transactions. Year-to-date sales reached a total of 84,094 closed listings. Dollar volume rose from \$2.89 billion to \$3.46 billion.

The average sales price rose 3.88% YoY from \$481,707 to \$500,411, while the average price per square foot subsequently rose from \$208.14 to \$209.18. Median price rose 0.74% YoY from \$390,000 to \$392,876, while the median price per square foot declined from \$194.97 to \$193.51.

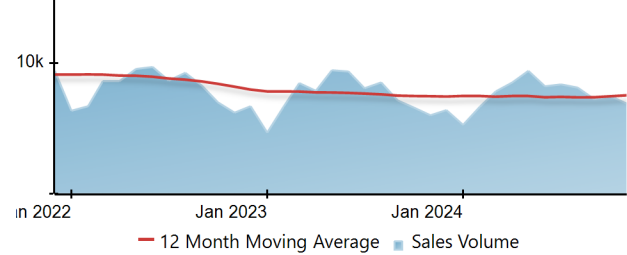
Months inventory for single-unit residential housing rose from 2.9 to 3.8 months supply, and days to sell rose from 80 to 90.

Jobs & Employment



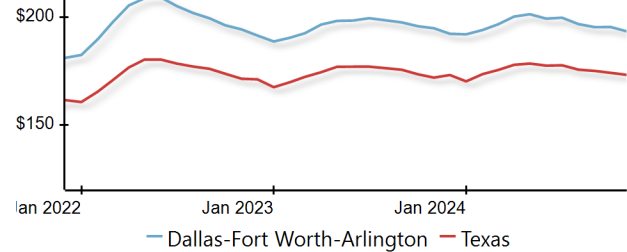
— Total Employed (NSA) — Total Nonfarm Jobs (NSA)

Sales Volume



— 12 Month Moving Average — Sales Volume

Median Price PSF



— Dallas-Fort Worth-Arlington — Texas

Table 1: Month Activity

	2024				2023	
	November	YoY %	YTD	YoY %	November	YoY %
<b>Sales</b>	6,909	15.15%	84,094	1.40%	6,000	-3.07%
<b>Dollar Volume</b>	\$3,457,339,824	19.62%	\$41,998,714,175	3.54%	\$2,890,241,756	-1.84%
<b>Median Close Price</b>	\$392,876	0.74%	\$398,000	0.30%	\$390,000	0.00%
<b>New Listings</b>	8,858	7.14%	130,803	16.09%	8,268	6.71%
<b>Active Listings</b>	28,832	32.28%	26,016	38.68%	21,797	9.92%
<b>Months Inventory</b>	3.8	31.05%	3.8	31.05%	2.9	20.64%
<b>Days to Sell*</b>	90	12.50%	83	2.47%	80	0.00%
<b>Average Price PSF</b>	\$209.18	0.50%	\$211.75	1.41%	\$208.14	1.45%
<b>Median Price PSF</b>	\$193.51	-0.75%	\$197.15	0.53%	\$194.97	0.28%
<b>Median Square Feet</b>	2,090	2.10%	2,072	0.10%	2,047	0.10%
<b>Close to Original List Price</b>	94.69%	-0.54%	95.80%	-0.51%	95.20%	0.33%

\* Days to Sell = Days on Market + Days to Close

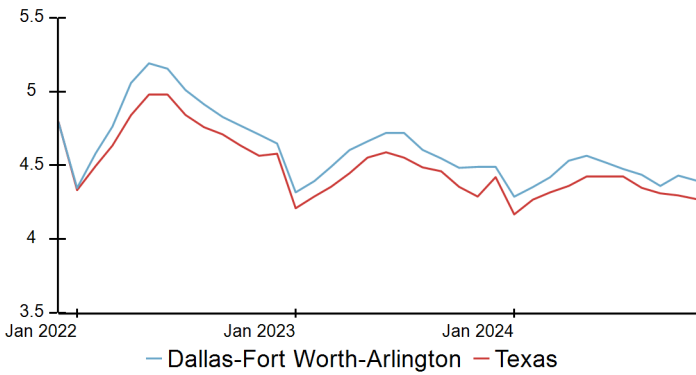
### About the data used in this report

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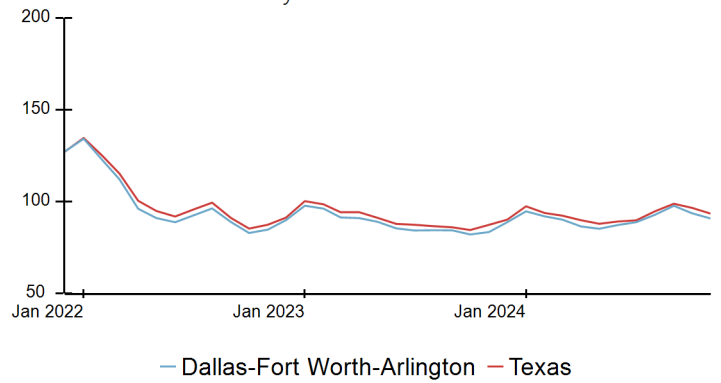




Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

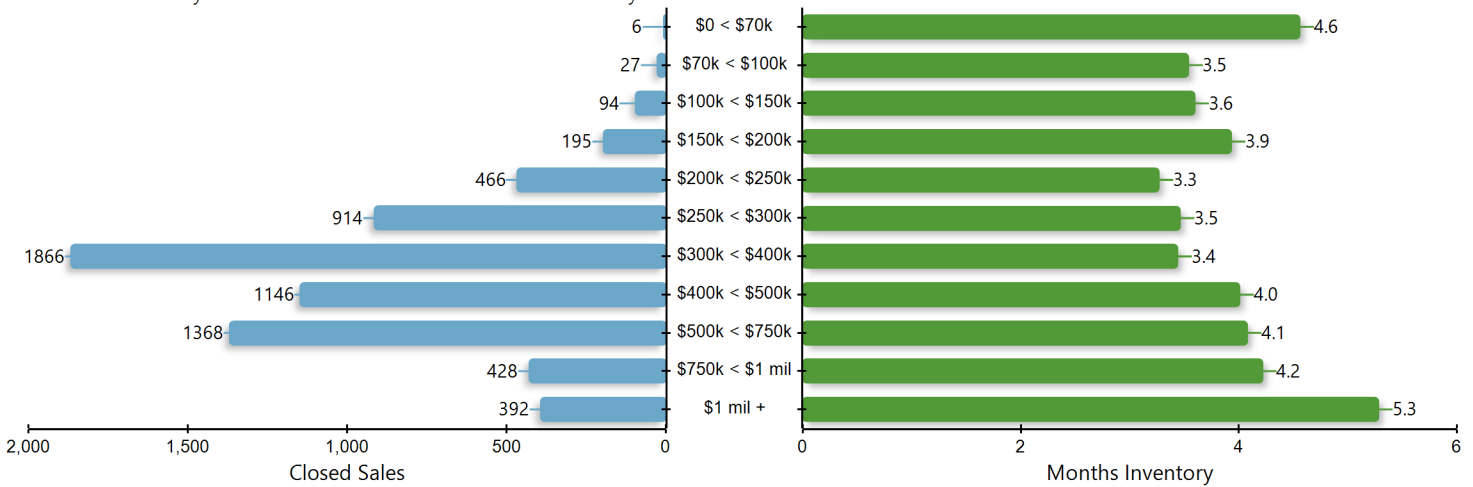


Table 2: Price Cohort Analysis

Price Cohort	Closed Sales	YoY %	% Total Sales	Median Close Price	YoY %	Median Close Price PSF	YoY %	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	6	-45.45%	0.09%	\$55,000	-15.38%	\$29.17	-53.07%	41	4.6	1,890	2018
\$70k < \$100k	27	12.50%	0.39%	\$85,000	-2.30%	\$88.84	-2.08%	84	3.5	970	1962
\$100k < \$150k	94	30.56%	1.36%	\$130,000	0.97%	\$127.94	3.40%	323	3.6	1,005	1969
\$150k < \$200k	195	11.43%	2.83%	\$178,000	0.28%	\$157.69	1.07%	798	3.9	1,129	1969
\$200k < \$250k	466	21.99%	6.75%	\$229,900	0.39%	\$172.22	-2.62%	1,529	3.3	1,318	1980
\$250k < \$300k	914	15.70%	13.24%	\$277,323	0.84%	\$178.91	-2.67%	3,259	3.5	1,537	1999
\$300k < \$400k	1,866	10.94%	27.04%	\$346,762	0.51%	\$182.06	-0.74%	7,160	3.4	1,890	2012
\$400k < \$500k	1,146	10.09%	16.60%	\$440,644	-0.53%	\$193.91	-2.05%	5,158	4.0	2,287	2014
\$500k < \$750k	1,368	15.54%	19.82%	\$590,000	0.00%	\$211.79	-1.06%	6,217	4.1	2,817	2016
\$750k < \$1 mil	428	18.89%	6.20%	\$835,000	1.59%	\$244.31	1.59%	2,020	4.2	3,495	2011
\$1 mil +	392	40.50%	5.68%	\$1,435,289	2.81%	\$351.55	1.43%	2,243	5.3	4,306	2012

\*\*\* Not displayed when fewer than 5 sales

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## Single-Family Homes

Sales volume for single-family homes increased 15.61% YoY from 5,605 to 6,480 transactions. Year-to-date sales reached a total of 78,681 closed listings. Dollar volume rose from \$2.74 billion to \$3.29 billion.

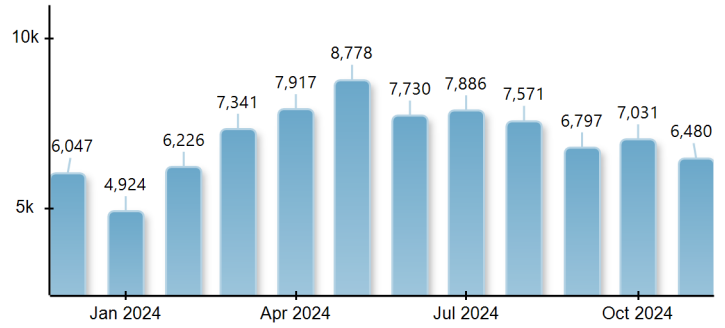
The average sales price rose 4.02% YoY from \$488,452 to \$508,087, while the average price per square foot subsequently rose from \$205.41 to \$206.88. Median price rose 1.28% YoY from \$390,000 to \$395,000, while the median price per square foot declined from \$193.25 to \$191.88.

Months inventory for single-family homes rose from 2.9 to 3.7 months supply, and days to sell rose from 80 to 90.

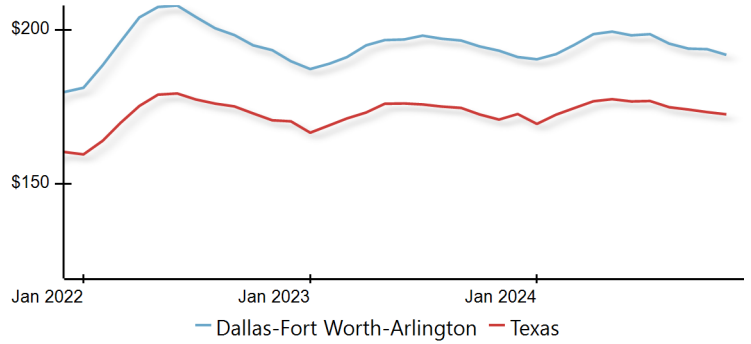
**Table 3: Single-Family Activity**

	Nov 2024	YoY %
<b>Sales</b>	6,480	15.61%
<b>Dollar Volume</b>	\$3,292,405,263	20.26%
<b>Median Close Price</b>	\$395,000	1.28%
<b>New Listings</b>	8,138	6.30%
<b>Active Listings</b>	26,218	30.13%
<b>Months Inventory</b>	3.7	28.17%
<b>Days to Sell</b>	90	12.50%
<b>Average Price PSF</b>	\$206.88	0.72%
<b>Median Price PSF</b>	\$191.88	-0.70%
<b>Median Square Feet</b>	2,135	2.35%
<b>Close to Original List Price</b>	94.69%	-0.50%

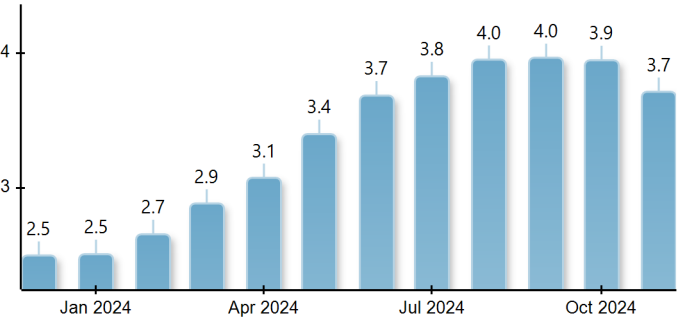
Total Sales Volume



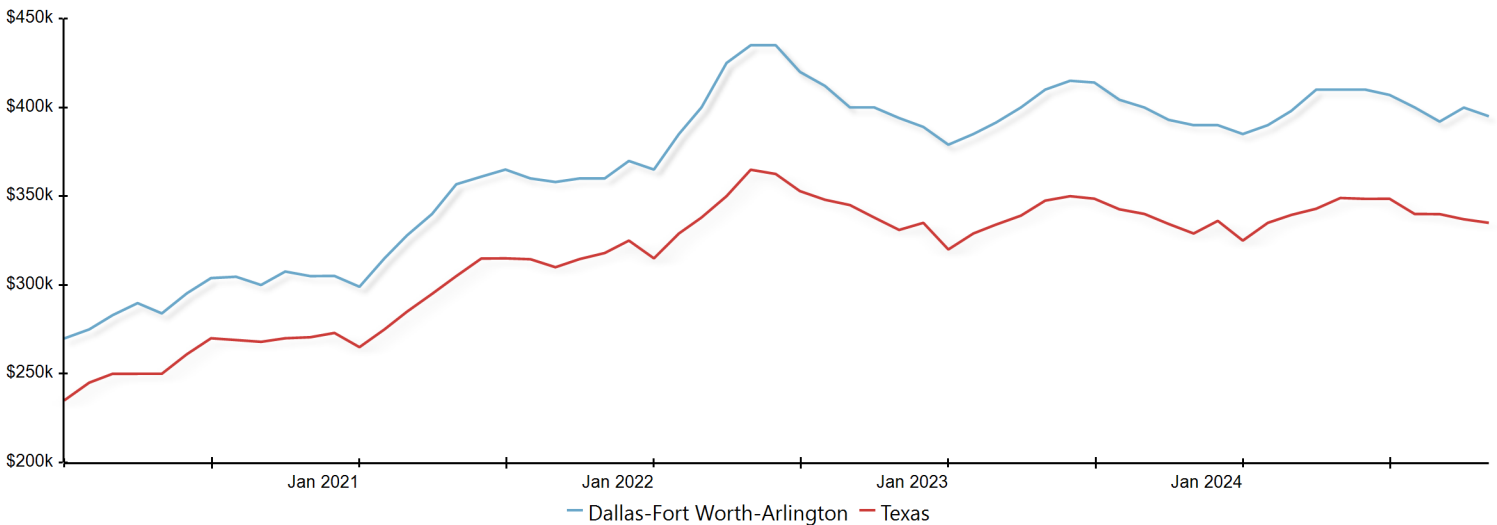
Median Price PSF



Months Inventory



Median Close Price



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## Townhomes

Sales volume for townhomes increased 10.2% YoY from 196 to 216 transactions. Year-to-date sales reached a total of 2,803 closed listings. Dollar volume rose from \$82.35 million to \$92 million.

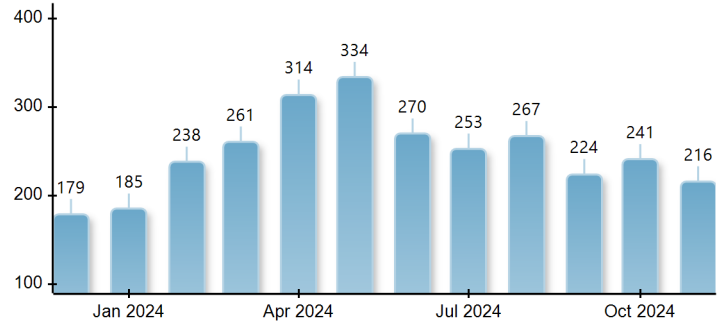
The average sales price rose 1.37% YoY from \$420,166 to \$425,915, while the average price per square foot subsequently rose from \$226.73 to \$227.71. Median price rose 1.25% YoY from \$400,000 to \$405,000, while the median price per square foot also rose from \$218.60 to \$225.08.

Months inventory for townhomes rose from 3.0 to 4.9 months supply, and days to sell rose from 97 to 106.

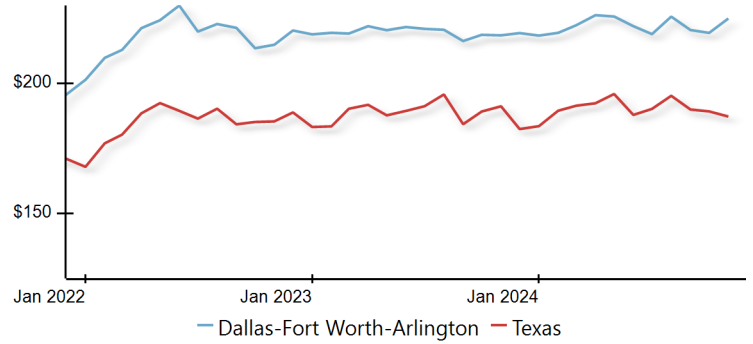
**Table 4: Townhouse Activity**

	Nov 2024	YoY %
<b>Sales</b>	216	10.20%
<b>Dollar Volume</b>	\$91,997,682	11.71%
<b>Median Close Price</b>	\$405,000	1.25%
<b>New Listings</b>	348	14.85%
<b>Active Listings</b>	1,224	55.33%
<b>Months Inventory</b>	4.9	62.05%
<b>Days to Sell</b>	106	9.28%
<b>Average Price PSF</b>	\$227.71	0.43%
<b>Median Price PSF</b>	\$225.08	2.97%
<b>Median Square Feet</b>	1,825	-0.49%
<b>Close to Original List Price</b>	95.69%	-0.01%

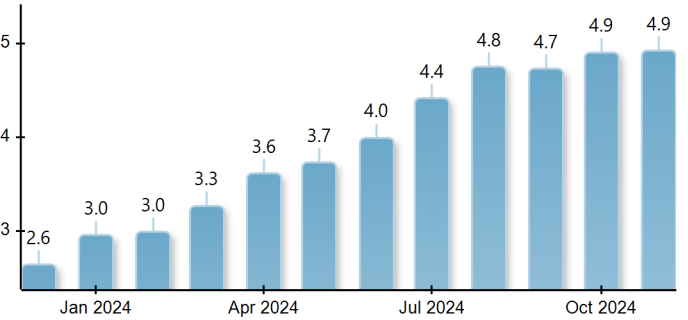
Total Sales Volume



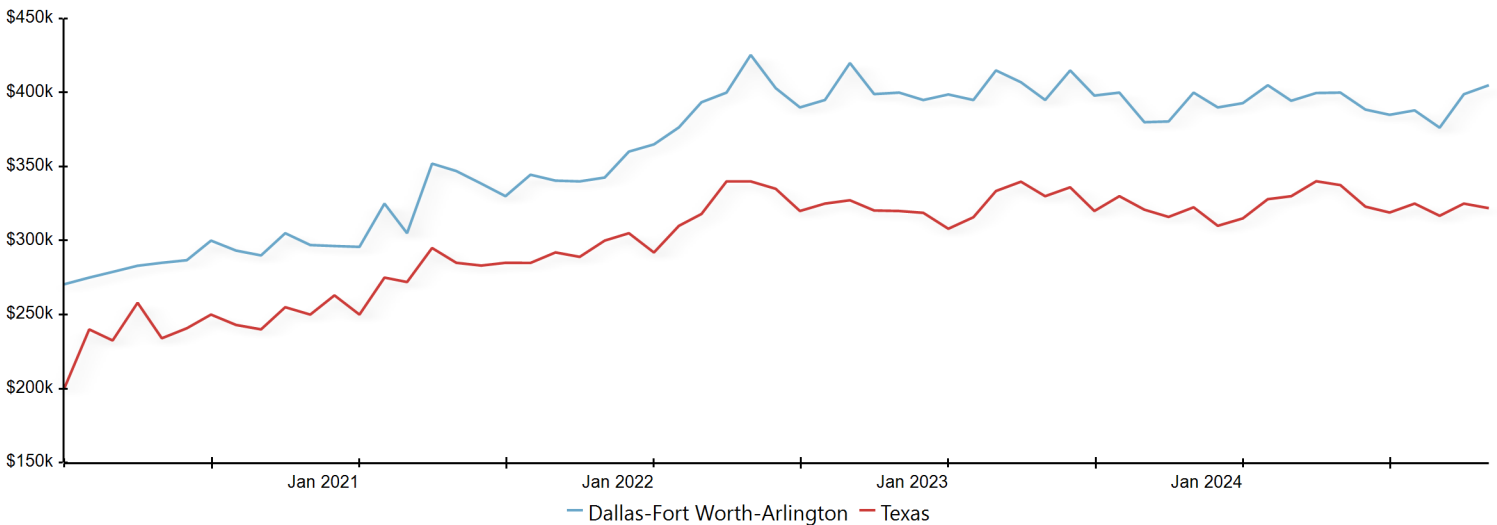
Median Price PSF



Months Inventory



Median Close Price



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## Condominiums

Sales volume for condominiums increased 7.04% YoY from 199 to 213 transactions. Year-to-date sales reached a total of 2,610 closed listings. Dollar volume rose from \$70.11 million to \$72.89 million.

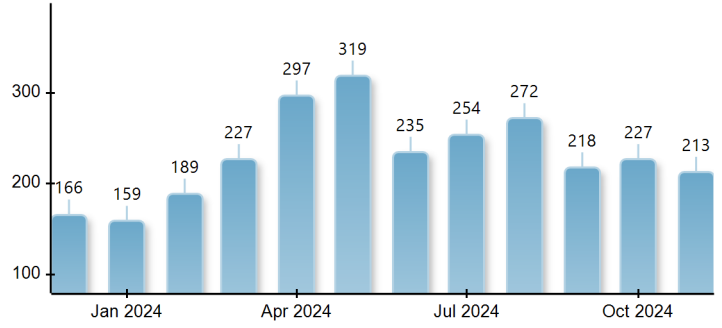
The average sales price dipped 2.88% YoY from \$352,336 to \$342,199, while the average price per square foot subsequently declined from \$266.70 to \$260.45. Median price declined 0.64% YoY from \$266,700 to \$265,000, while the median price per square foot also declined from \$245.03 to \$226.73.

Months inventory for condominiums rose from 3.4 to 6.0 months supply, and days to sell rose from 61 to 87.

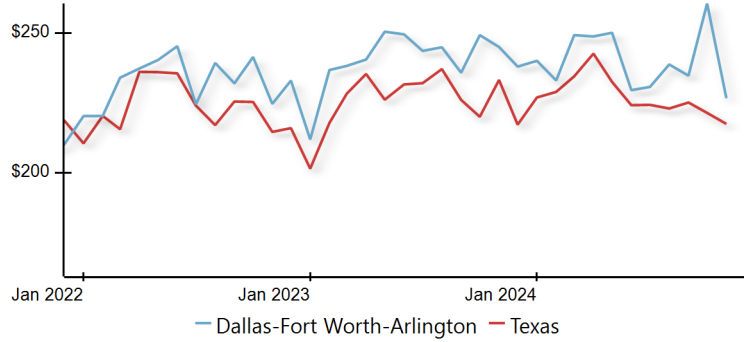
**Table 5: Condominium Activity**

	Nov 2024	YoY %
<b>Sales</b>	213	7.04%
<b>Dollar Volume</b>	\$72,888,400	3.96%
<b>Median Close Price</b>	\$265,000	-0.64%
<b>New Listings</b>	372	20.39%
<b>Active Listings</b>	1,390	61.44%
<b>Months Inventory</b>	6.0	79.35%
<b>Days to Sell</b>	87	42.62%
<b>Average Price PSF</b>	\$260.45	-2.34%
<b>Median Price PSF</b>	\$226.73	-7.47%
<b>Median Square Feet</b>	1,120	-2.52%
<b>Close to Original List Price</b>	93.62%	-2.06%

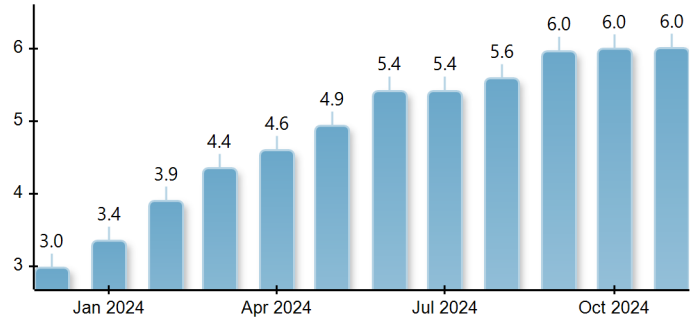
Total Sales Volume



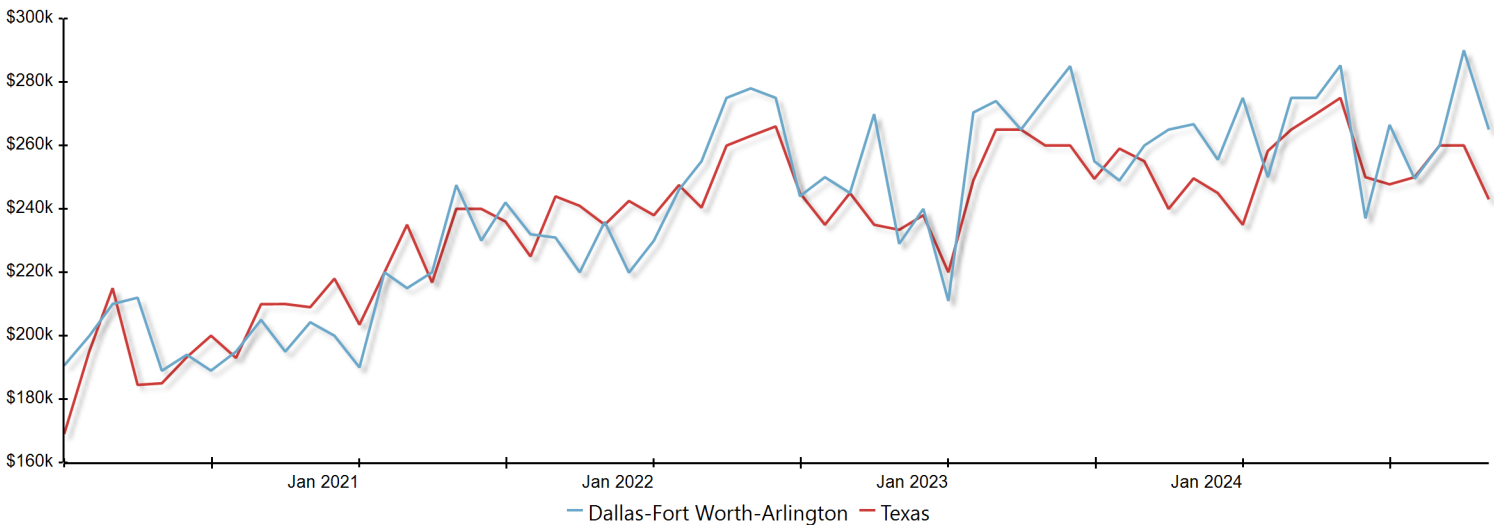
Median Price PSF



Months Inventory



Median Close Price



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