



# Housing Report for Dallas-Fort Worth-Arlington

## Spotlight on January 2025

### Economic News

The average monthly job count increased from 4,227,708 in 2023 to 4,296,616 in 2024, according to the latest figures published by the Texas Workforce Commission. This marks a 1.63% year-over-year (YoY) increase compared with 2023, a net increase of 68,908 new jobs.

In addition, the average monthly unemployment rate increased to 3.88% from 3.70% in 2023.

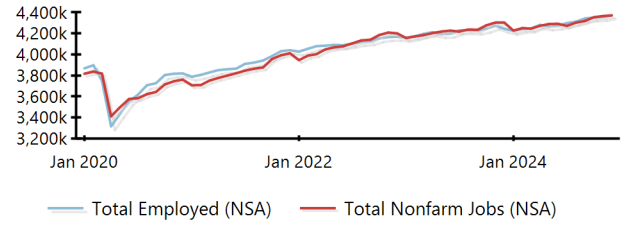
### Housing Update

Sales volume for single-unit residential housing increased 1.12% YoY from 5,268 to 5,327 transactions. Dollar volume rose from \$2.48 billion to \$2.56 billion.

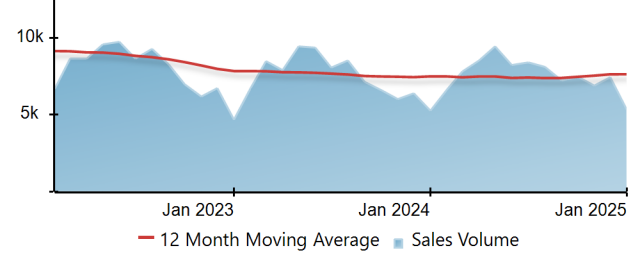
The average sales price rose 2.14% YoY from \$470,628 to \$480,686, while the average price per square foot declined from \$205.09 to \$204.37. Median price rose 1.75% YoY from \$383,203 to \$389,900, while the median price per square foot declined from \$192.15 to \$190.77.

Months inventory for single-unit residential housing rose from 2.6 to 3.5 months supply, and days to sell rose from 92 to 102.

Jobs & Employment



Sales Volume



Median Price PSF

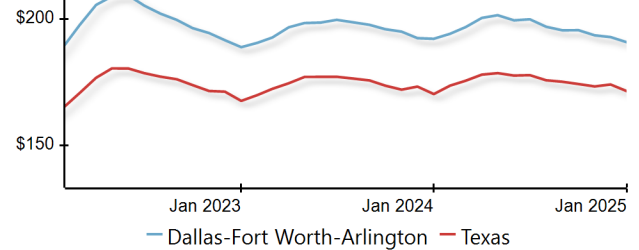


Table 1: Month Activity

	2025				2024	
	January	YoY %	YTD	YoY %	January	YoY %
<b>Sales</b>	5,327	1.12%	5,327	1.12%	5,268	12.78%
<b>Dollar Volume</b>	\$2,560,616,161	3.28%	\$2,560,616,161	3.28%	\$2,479,265,689	16.10%
<b>Median Close Price</b>	\$389,900	1.75%	\$389,900	1.75%	\$383,203	2.19%
<b>New Listings</b>	11,542	22.14%	11,542	22.14%	9,450	14.30%
<b>Active Listings</b>	26,888	40.38%	26,888	40.38%	19,154	13.64%
<b>Months Inventory</b>	3.5	37.81%	3.5	37.81%	2.6	18.86%
<b>Days to Sell*</b>	102	10.87%	102	10.87%	92	-4.17%
<b>Average Price PSF</b>	\$204.37	-0.35%	\$204.37	-0.35%	\$205.09	3.23%
<b>Median Price PSF</b>	\$190.77	-0.72%	\$190.77	-0.72%	\$192.15	1.76%
<b>Median Square Feet</b>	2,063	0.88%	2,063	0.88%	2,045	0.15%
<b>Close to Original List Price</b>	94.05%	-0.71%	94.05%	-0.71%	94.72%	0.80%

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

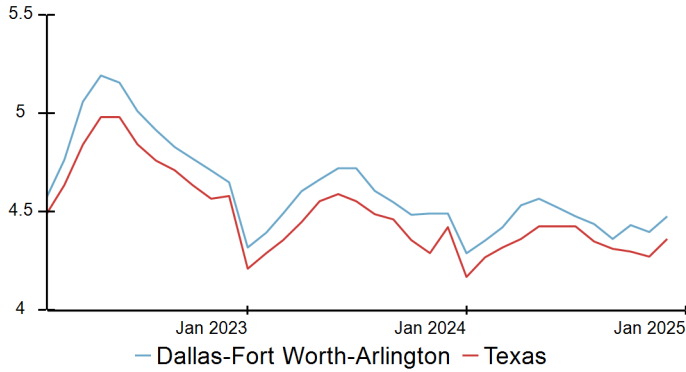
### About the data used in this report

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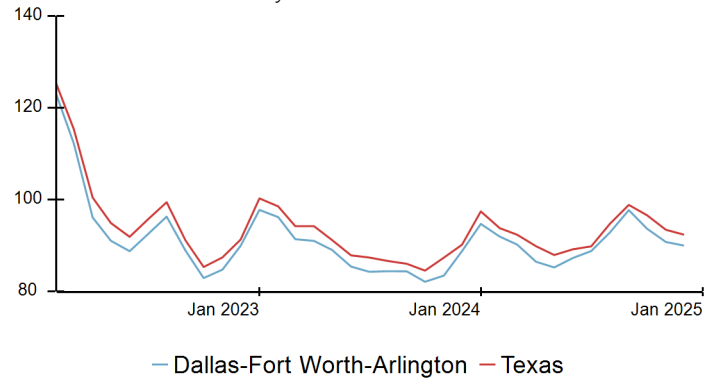




Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

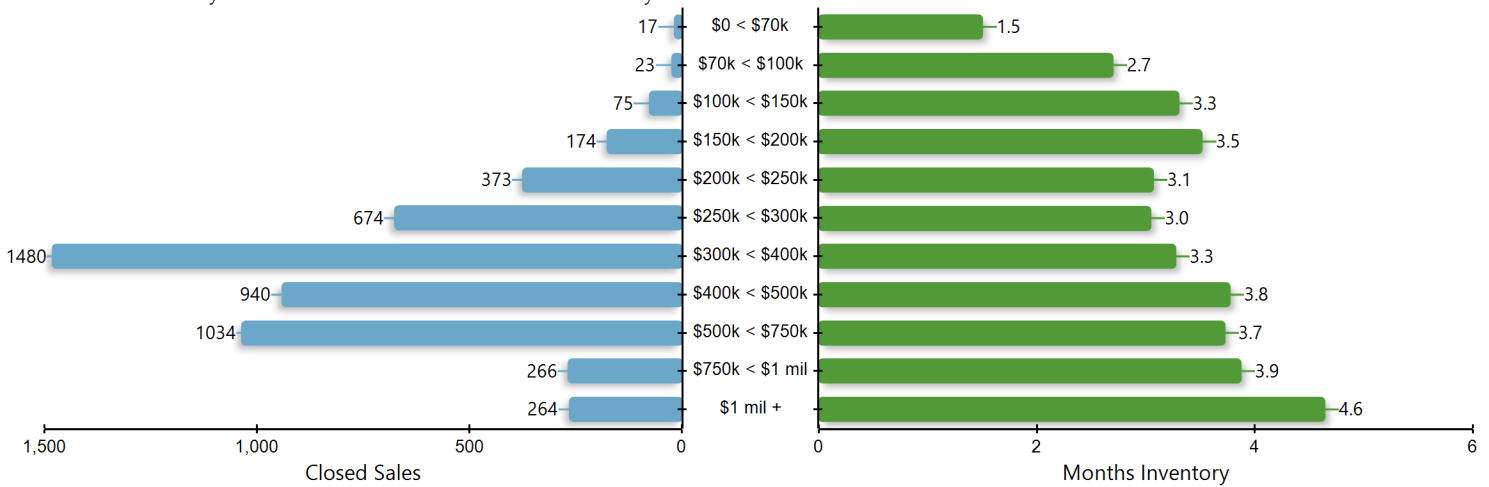


Table 2: Price Cohort Analysis

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	17	142.86%	0.32%	\$60,000	12.15%	\$51.40	-35.91%	16	1.5	1,400	1983
\$70k < \$100k	23	-8.00%	0.43%	\$85,250	6.56%	\$94.36	-3.37%	64	2.7	944	1952
\$100k < \$150k	75	-16.67%	1.41%	\$130,000	0.00%	\$122.41	-6.21%	289	3.3	1,029	1954
\$150k < \$200k	174	0.00%	3.27%	\$179,000	0.57%	\$147.99	-6.65%	721	3.5	1,196	1965
\$200k < \$250k	373	11.01%	7.01%	\$227,500	-1.09%	\$167.91	-2.11%	1,456	3.1	1,347	1977
\$250k < \$300k	674	-7.29%	12.67%	\$275,000	-1.08%	\$177.24	-2.58%	2,873	3.0	1,569	1996
\$300k < \$400k	1,480	-1.14%	27.82%	\$346,000	0.29%	\$183.39	0.94%	6,870	3.3	1,884	2007
\$400k < \$500k	940	7.31%	17.67%	\$444,150	0.37%	\$193.61	-0.86%	4,924	3.8	2,300	2016
\$500k < \$750k	1,034	3.71%	19.44%	\$584,900	0.41%	\$211.38	0.29%	5,788	3.7	2,830	2013
\$750k < \$1 mil	266	-12.50%	5.00%	\$850,000	1.61%	\$245.51	1.43%	1,858	3.9	3,454	2008
\$1 mil +	264	12.34%	4.96%	\$1,390,814	3.02%	\$339.13	1.87%	2,029	4.6	4,308	2007

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

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## Single-Family Homes

Sales volume for single-family homes increased 1.1% YoY from 4,924 to 4,978 transactions. Dollar volume rose from \$2.34 billion to \$2.41 billion.

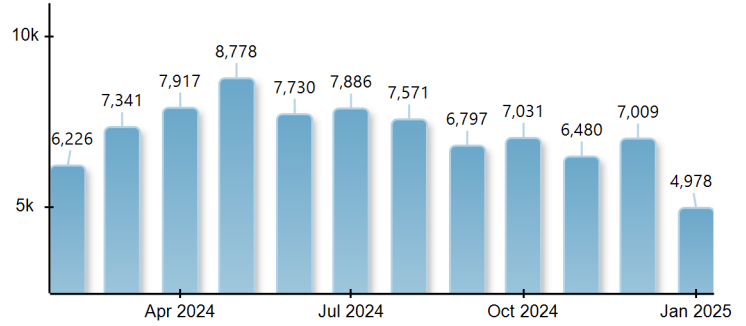
The average sales price rose 2.01% YoY from \$475,515 to \$485,086, while the average price per square foot declined from \$202.34 to \$201.89. Median price rose 1.3% YoY from \$385,000 to \$390,000, while the median price per square foot declined from \$190.45 to \$189.50.

Months inventory for single-family homes rose from 2.5 to 3.4 months supply, and days to sell rose from 92 to 101.

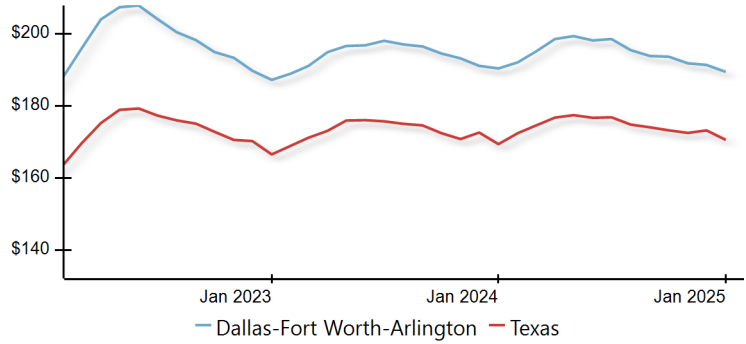
**Table 3: Single-Family Activity**

	Jan 2025	YoY %
<b>Sales</b>	4,978	1.10%
<b>Dollar Volume</b>	\$2,414,757,442	3.13%
<b>Median Close Price</b>	\$390,000	1.30%
<b>New Listings</b>	10,541	22.50%
<b>Active Listings</b>	24,382	38.80%
<b>Months Inventory</b>	3.4	35.79%
<b>Days to Sell</b>	101	9.78%
<b>Average Price PSF</b>	\$201.89	-0.22%
<b>Median Price PSF</b>	\$189.50	-0.50%
<b>Median Square Feet</b>	2,102	0.82%
<b>Close to Original List Price</b>	94.06%	-0.69%

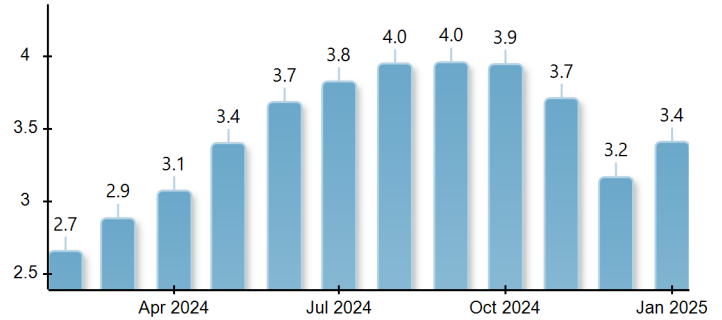
Total Sales Volume



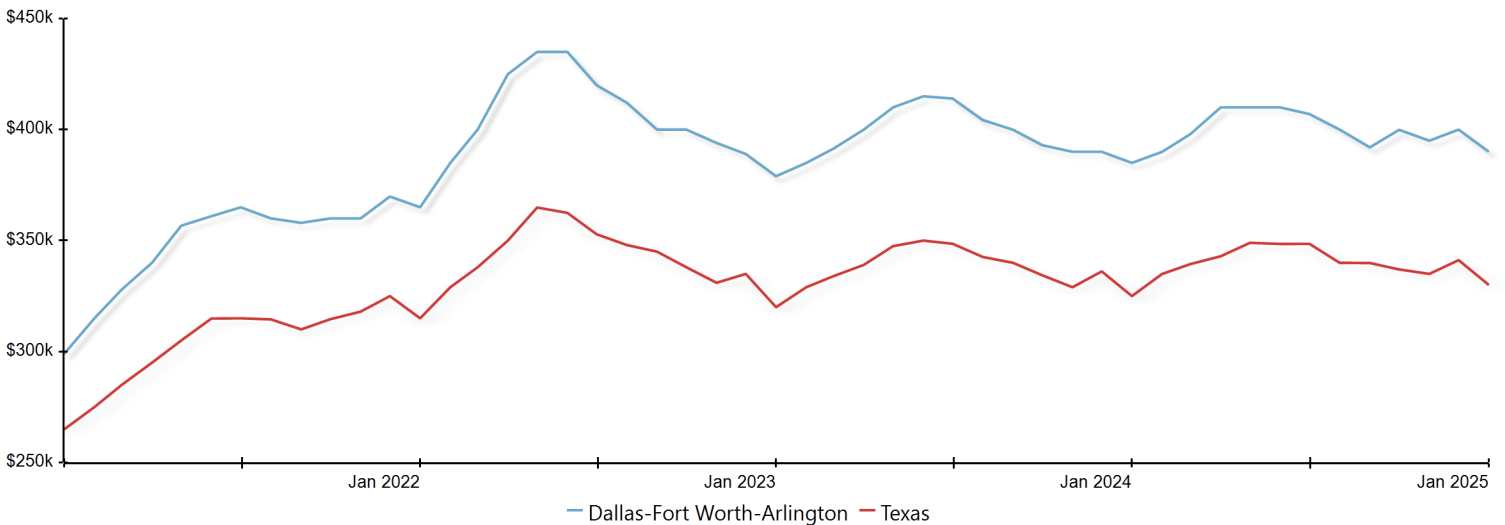
Median Price PSF



Months Inventory



Median Close Price



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## Townhomes

Sales volume for townhomes increased 1.08% YoY from 185 to 187 transactions. Dollar volume rose from \$78.09 million to \$82.32 million.

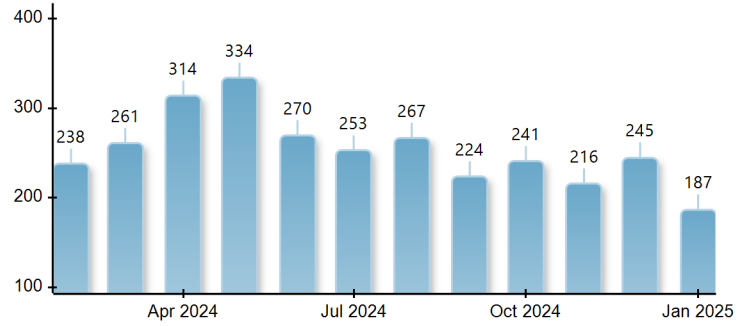
The average sales price rose 4.28% YoY from \$422,128 to \$440,205, while the average price per square foot subsequently rose from \$222.18 to \$225.75. Median price rose 3.09% YoY from \$392,870 to \$405,000, while the median price per square foot declined from \$218.50 to \$214.96.

Months inventory for townhomes rose from 3.0 to 4.6 months supply, and days to sell rose from 95 to 116.

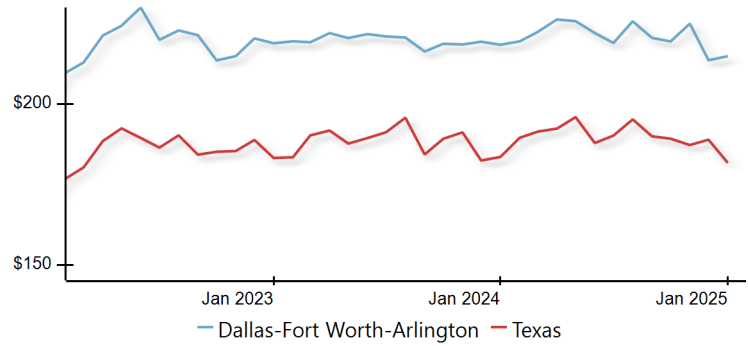
**Table 4: Townhouse Activity**

	Jan 2025	YoY %
<b>Sales</b>	187	1.08%
<b>Dollar Volume</b>	\$82,318,269	5.41%
<b>Median Close Price</b>	\$405,000	3.09%
<b>New Listings</b>	500	16.01%
<b>Active Listings</b>	1,173	57.24%
<b>Months Inventory</b>	4.6	56.11%
<b>Days to Sell</b>	116	22.11%
<b>Average Price PSF</b>	\$225.75	1.61%
<b>Median Price PSF</b>	\$214.96	-1.62%
<b>Median Square Feet</b>	1,904	5.02%
<b>Close to Original List Price</b>	94.82%	-0.68%

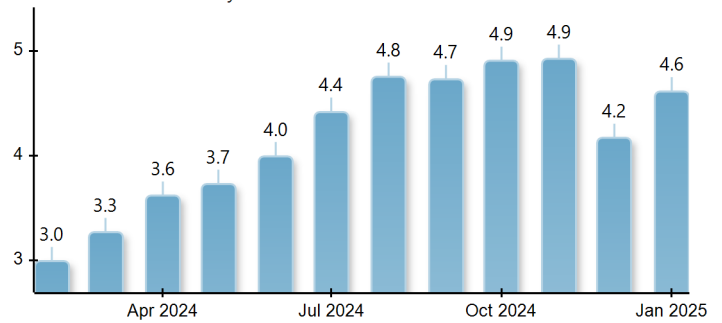
Total Sales Volume



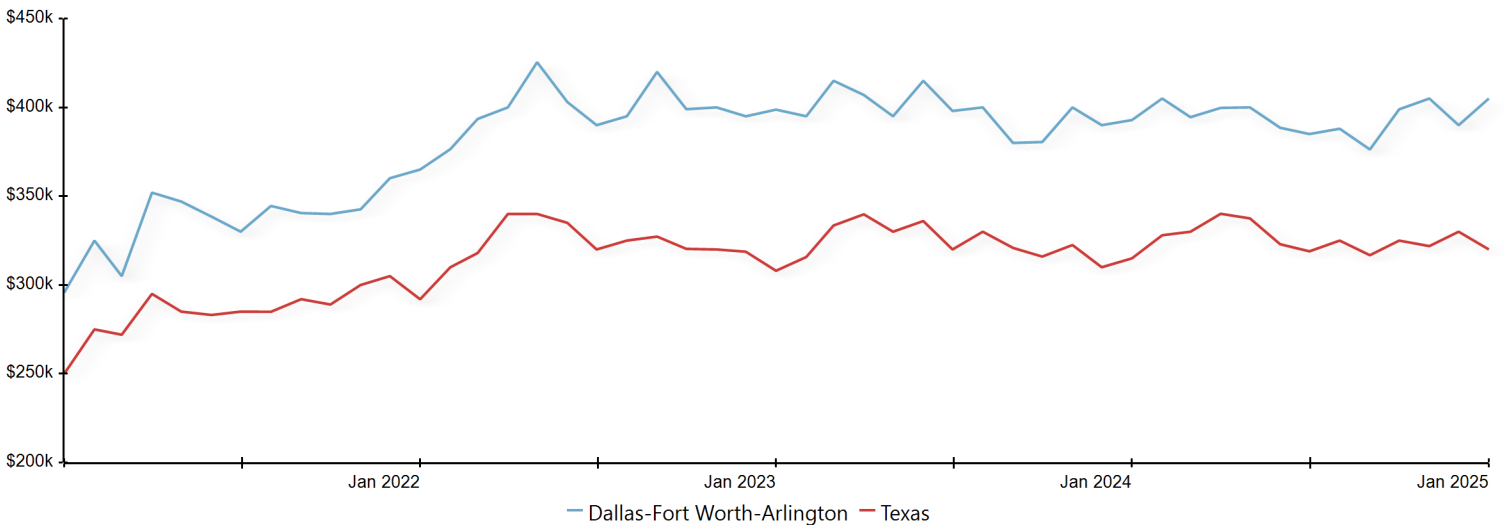
Median Price PSF



Months Inventory



Median Close Price



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## Condominiums

Sales volume for condominiums decreased 0.63% YoY from 159 to 158 transactions. Dollar volume rose from \$59.74 million to \$61.81 million.

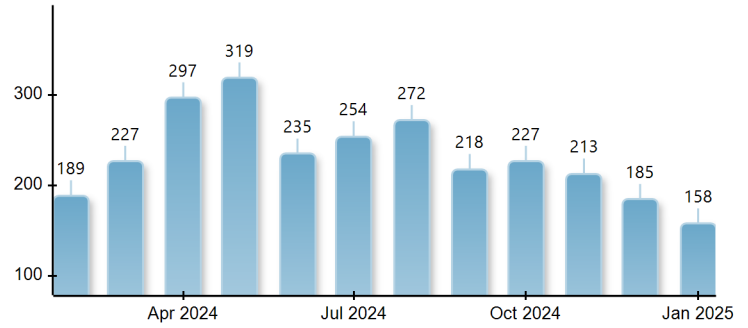
The average sales price rose 4.13% YoY from \$375,698 to \$391,229, while the average price per square foot declined from \$270.32 to \$256.44. Median price declined 5.45% YoY from \$275,000 to \$260,000, while the median price per square foot declined from \$240.10 to \$238.09.

Months inventory for condominiums rose from 3.4 to 5.7 months supply, and days to sell rose from 90 to 108.

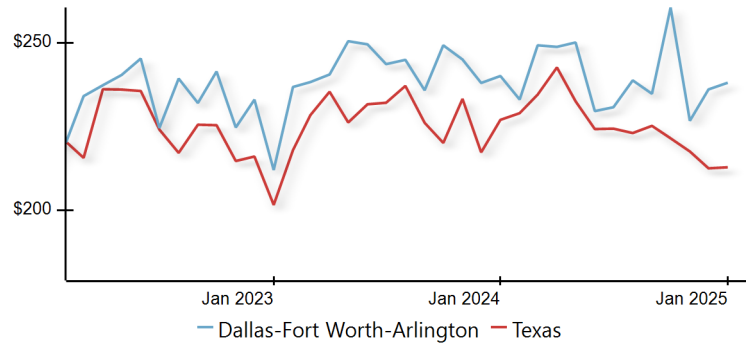
**Table 5: Condominium Activity**

	Jan 2025	YoY %
<b>Sales</b>	158	-0.63%
<b>Dollar Volume</b>	\$61,814,185	3.48%
<b>Median Close Price</b>	\$260,000	-5.45%
<b>New Listings</b>	501	21.01%
<b>Active Listings</b>	1,333	58.31%
<b>Months Inventory</b>	5.7	70.89%
<b>Days to Sell</b>	108	20.00%
<b>Average Price PSF</b>	\$256.44	-5.14%
<b>Median Price PSF</b>	\$238.09	-0.84%
<b>Median Square Feet</b>	1,157	2.94%
<b>Close to Original List Price</b>	92.78%	-1.26%

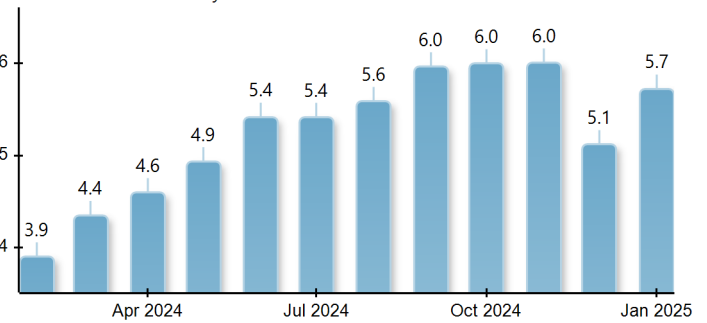
Total Sales Volume



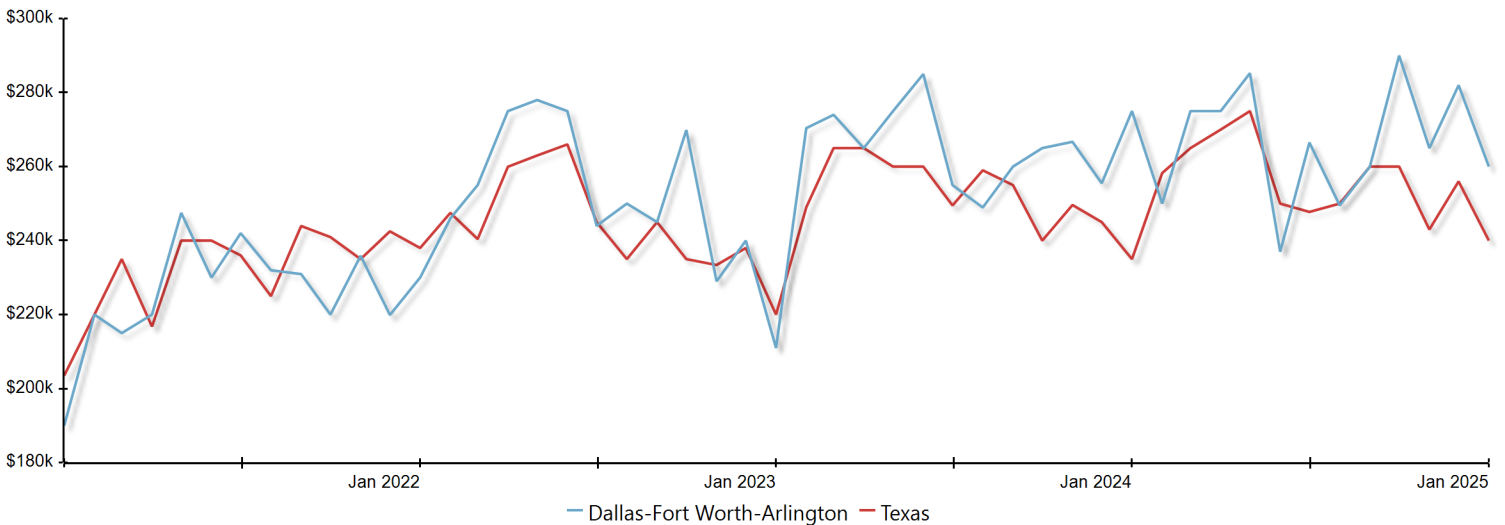
Median Price PSF



Months Inventory



Median Close Price



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