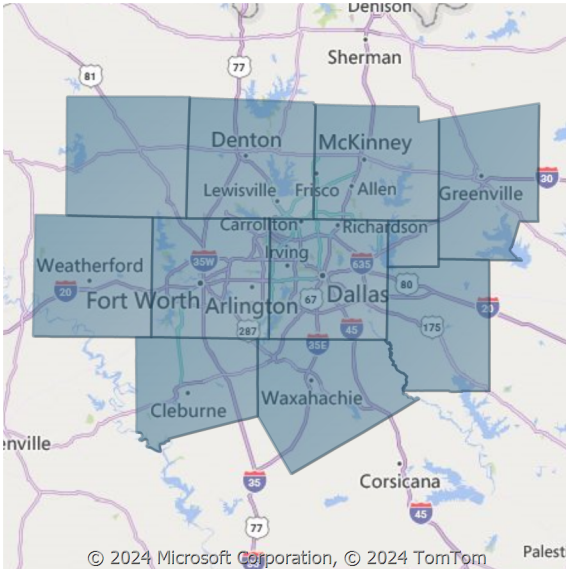


Quarterly Housing Report

DALLAS
FORT WORTH
ARLINGTON
MSA

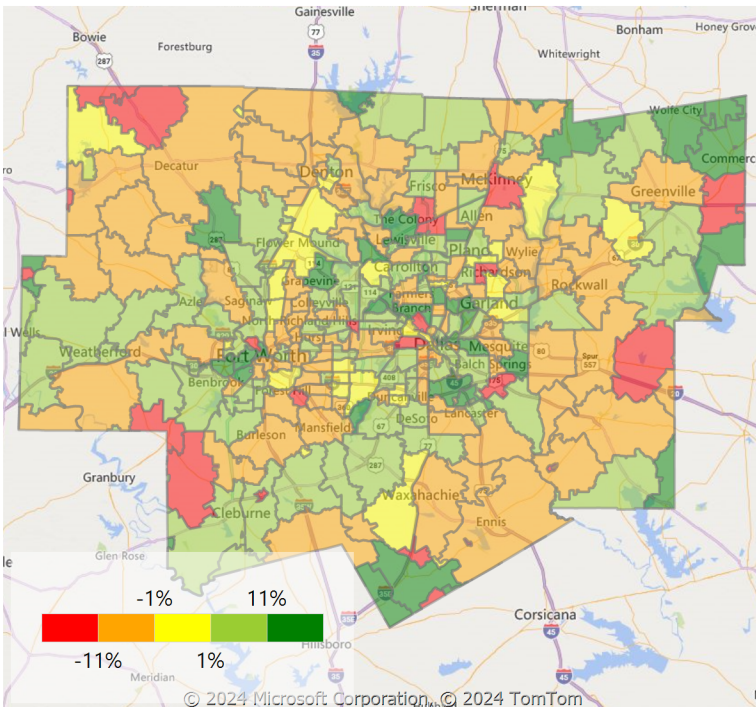
Third Quarter 2024



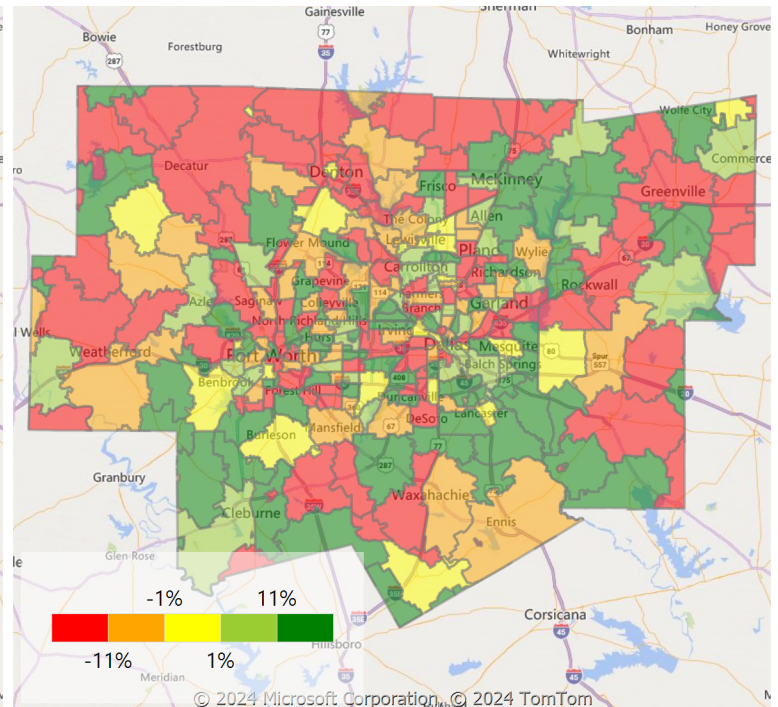
Executive Summary

- Metro area sales volume decreased 0.1% to 23,732 transactions. Median price decreased 0.8% year-over-year to \$396,870.
- 2024 Q3 months inventory for all residential properties rose 43.5% year-over-year to 4.1 months.
- Metro area residential property listings increased 41% year-over-year to 30,046 active listings.
- Single-family new construction median price decreased by 6.2% year-over-year to \$399,000.
- Single-family rental average rent stayed at \$2,395 per month compared with 2024 Q3.

Median Price Change (YoY)



Sales Volume Change (YoY)



About this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Texas Real Estate Research Center at Texas A&M University.

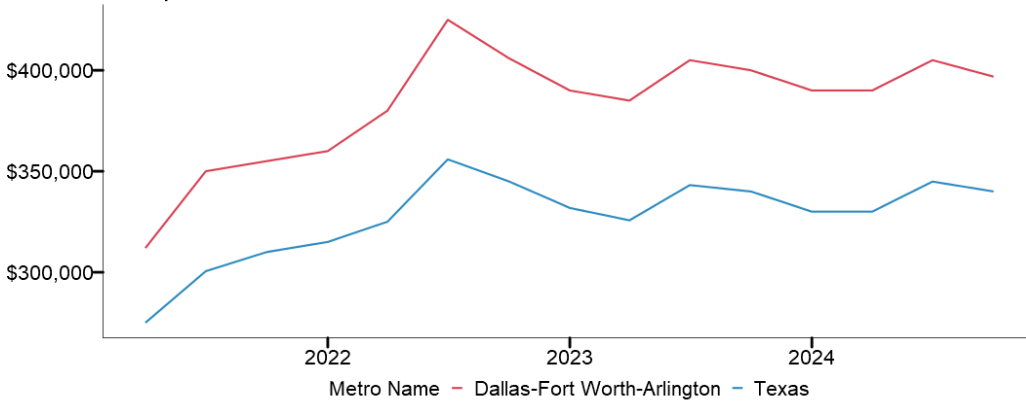


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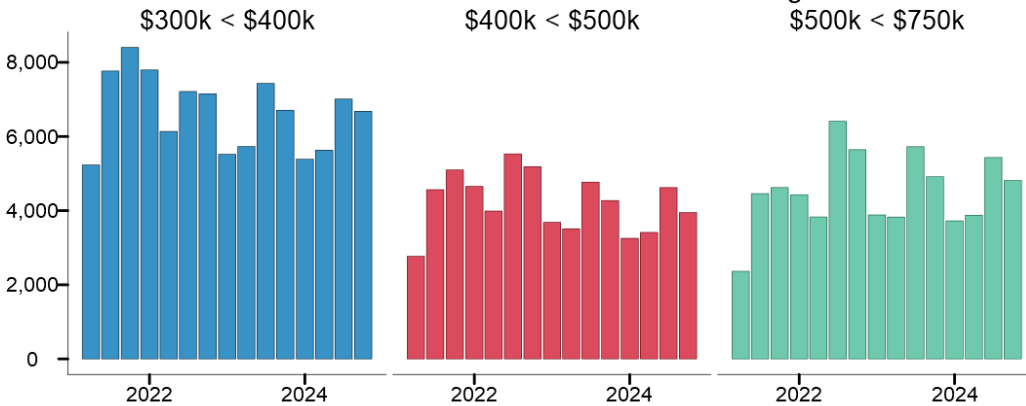
Key Market Metrics

Comparative Metro Area Median Price



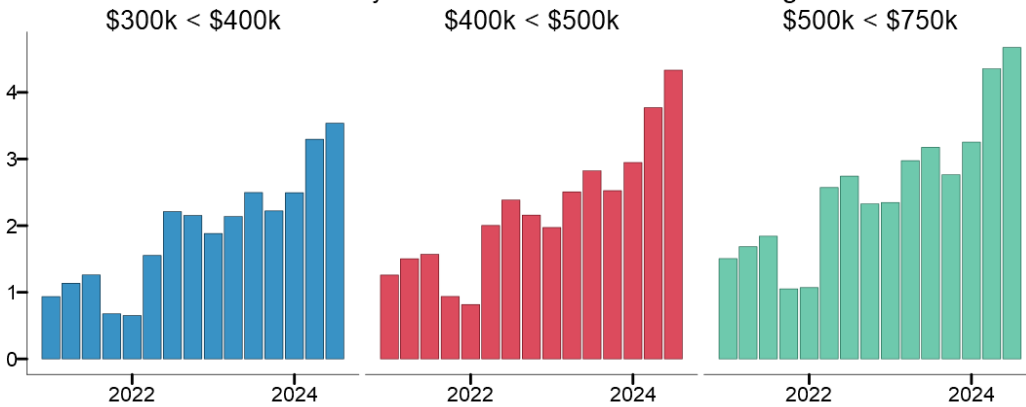
Median price in the Dallas-Fort Worth-Arlington metro decreased by approximately 0.8% year-over-year, from \$400,000 to \$396,870. Metro area price exceeded the statewide median price of \$340,000 by \$56,870.

Metro Area Sales Volume in Three Most Active Price Ranges



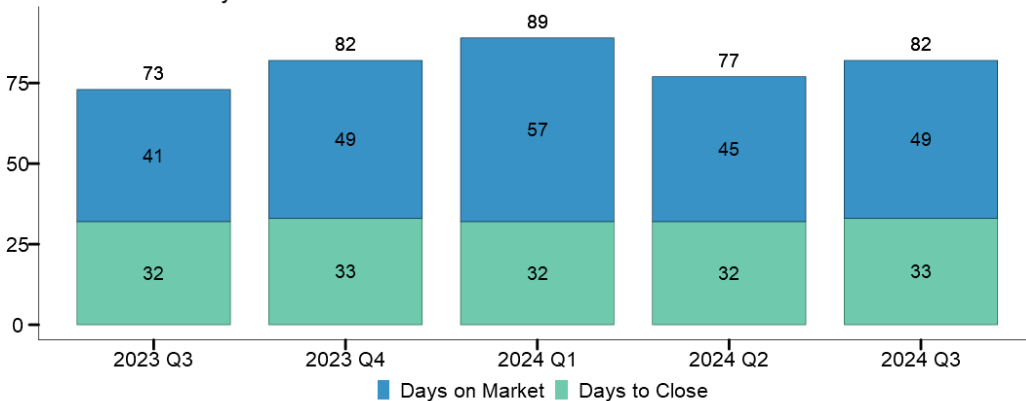
2024 Q3 total sales volume decreased by approximately 0.1% year-over-year, from 23,744 to 23,732. Sales of homes between \$300k and \$400k dipped from 6,706 to 6,679, while homes between \$500k and \$750k dipped from 4,918 to 4,812, and homes between \$400k and \$500k dipped from 4,271 to 3,950.

Metro Area Months Inventory in Three Most Active Price Ranges



Metro area months inventory increased year-over-year from 2.84 to 4.07 months. Homes between \$300k and \$400k rose year-over-year, from 2.5 to 3.54 months, while homes between \$500k and \$750k rose year-over-year, from 3.18 to 4.67 months and homes between \$400k and \$500k rose year-over-year, from 2.82 to 4.33 months.

Metro Area Days to Sell

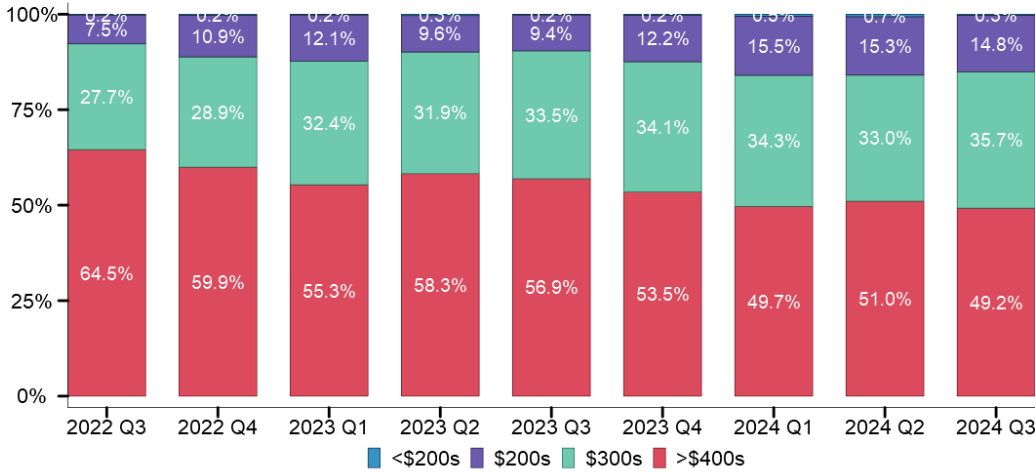


Average days to sell throughout the metro area increased from 73 to 82 days, an increase of 12.3% year-over-year. Average days to sell for homes between \$300k and \$400k increased from 69 to 79 days, a 14.5% increase year-over-year.



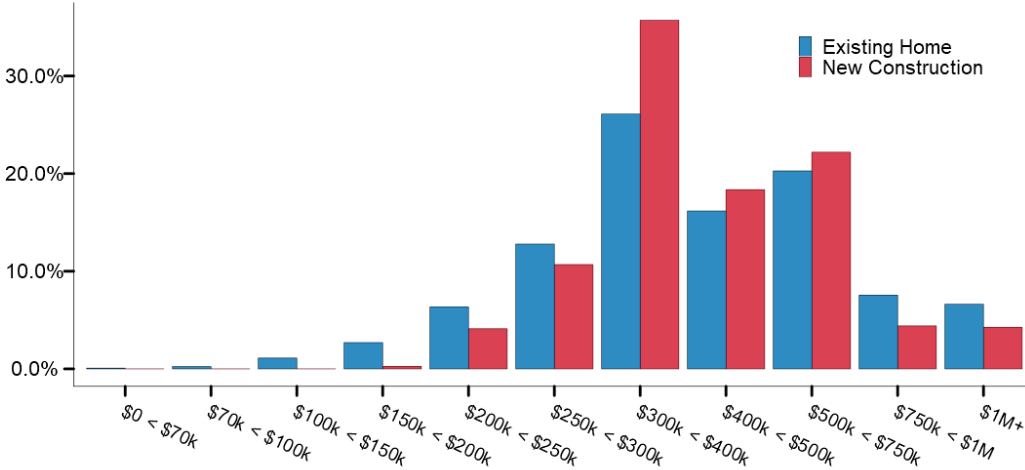
Single-Family New Construction

Metro Area New Construction Price Distribution



Homes in the \$400s and above range fell to 49.2% of single-family new construction sales through the MLS. The second most active price range was homes in the \$300s, which grew from 33.5% to 35.7% year-over-year.

Metro Area New Construction by Price Cohort



In the latest quarter, the average price was \$493,297 for new homes sold through the MLS, a decrease over last year's figure of \$516,171. Average price for existing homes was \$515,564, an increase over last year's figure of \$506,697.

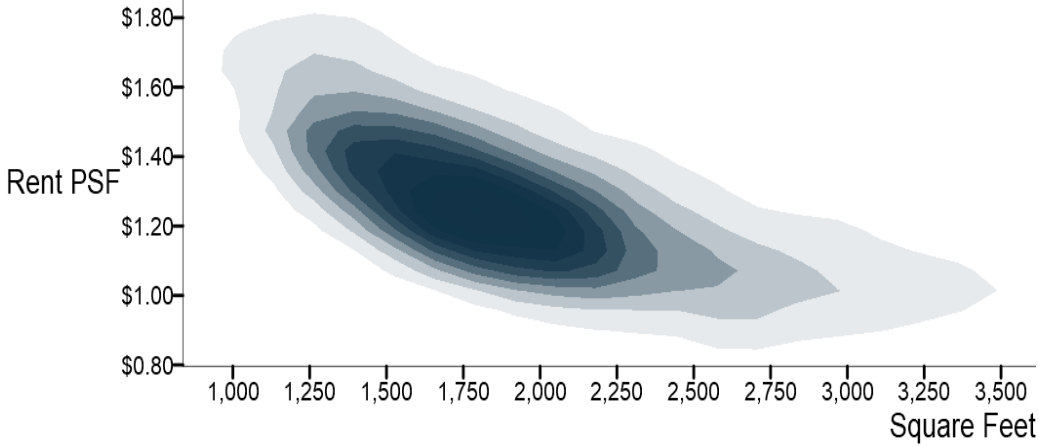
Top Five Most Active Zip Codes

	Median Price	YoY%	Median Price PSF	YoY%	Median Square Feet
	\$340,000	-2.8%	\$162.51	-5.6%	2,184
	\$384,490	-3.9%	\$191.92	-0.5%	2,133
	\$466,000	-8.6%	\$213.45	-4.1%	2,386
	\$345,000	-1.4%	\$177.91	-0.6%	2,006
	\$330,000	-5.7%	\$165.47	-4.1%	2,034



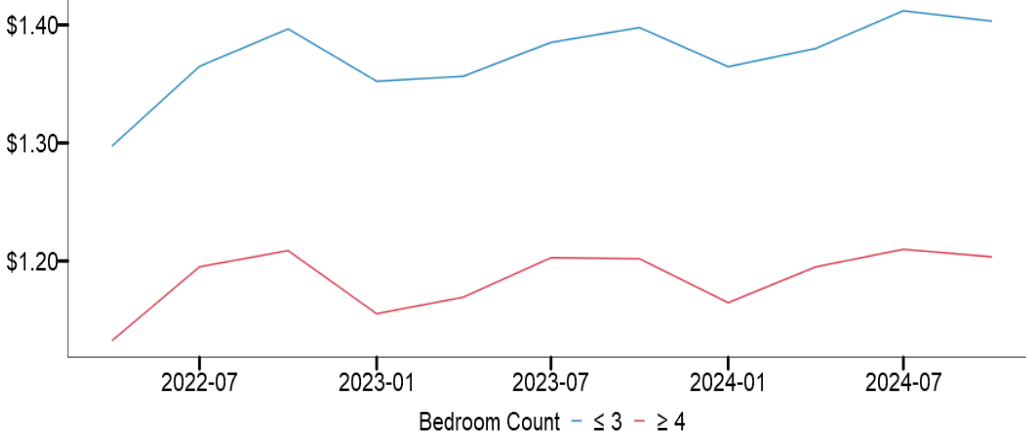
Single-Family Rentals

Metro Area Lease Rates by Square Foot



Average rent per square foot for single-family properties was \$1.31, an increase compared with last year's rental rate of \$1.31. The average home size was 2,046 square feet.

Metro Area Lease Rates



Average rent per square foot for three-bedroom single-family properties was \$1.40, an increase compared with last year's rental rate of \$1.40. For four-bedroom single-family homes, the rental rate per square foot was \$1.20, an increase compared with last year's rental rate of \$1.20.

Rental Metrics by Bedroom Count

Bedroom Count	Average Monthly Rent	Average Monthly Rent	Average Square Feet	Distribution
Three or less	\$2,293	\$1.40	1,673	54.8%
Four or more	\$2,992	\$1.20	2,497	45.3%
Overall	\$2,609	\$1.31	2,046	100%



Housing Metrics by County

Collin County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	2	100%	0%	***	***	***	***	0	0.0	***	***
\$70k < \$100k	0	-100%	0%	-	-	-	-	0	0.0	-	-
\$100k < \$150k	7	17%	0%	\$140,000	16%	\$168.27	4%	7	3.4	828	1970
\$150k < \$200k	26	24%	1%	\$188,500	10%	\$170.65	-8%	18	2.1	1,072	1985
\$200k < \$250k	58	14%	1%	\$233,000	1%	\$189.57	-2%	47	2.4	1,248	1985
\$250k < \$300k	221	45%	5%	\$279,990	0%	\$189.57	-2%	159	2.5	1,459	2023
\$300k < \$400k	941	15%	22%	\$354,601	-1%	\$194.96	-5%	857	3.0	1,791	2020
\$400k < \$500k	892	1%	21%	\$445,000	0%	\$205.78	-3%	1,036	3.6	2,164	2006
\$500k < \$750k	1,352	0%	32%	\$600,000	0%	\$217.75	-1%	1,605	3.9	2,769	2012
\$750k < \$1M	407	-16%	10%	\$839,064	0%	\$232.96	2%	540	3.9	3,586	2011
\$1M+	314	19%	7%	\$1,252,000	-3%	\$290.71	-2%	498	5.9	4,462	2012

*** Not displayed when fewer than five sales

Dallas County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	14	180%	0%	\$63,000	26%	\$90.69	32%	7	2.2	808	1981
\$70k < \$100k	41	37%	1%	\$85,000	0%	\$109.59	-3%	55	4.4	739	1980
\$100k < \$150k	127	-13%	2%	\$130,000	0%	\$148.11	10%	150	3.6	854	1962
\$150k < \$200k	271	4%	5%	\$175,000	-1%	\$161.07	-1%	291	3.6	1,089	1970
\$200k < \$250k	492	-1%	9%	\$228,650	0%	\$185.47	-1%	536	3.4	1,224	1970
\$250k < \$300k	787	0%	15%	\$275,000	0%	\$189.33	-1%	881	3.6	1,450	1975
\$300k < \$400k	1,319	3%	25%	\$342,300	1%	\$191.84	1%	1,487	3.7	1,771	1985
\$400k < \$500k	621	-17%	12%	\$439,990	0%	\$204.35	-3%	918	4.4	2,144	1989
\$500k < \$750k	796	-2%	15%	\$598,500	1%	\$256.35	-1%	1,177	4.5	2,380	1996
\$750k < \$1M	367	17%	7%	\$849,000	2%	\$303.55	1%	469	4.5	2,820	1980
\$1M+	464	9%	9%	\$1,577,500	-3%	\$433.02	1%	794	5.2	3,894	2000

*** Not displayed when fewer than five sales

Denton County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	1	0%	0%	***	***	***	***	0	0.0	***	***
\$70k < \$100k	1	100%	0%	***	***	***	***	0	0.0	***	***
\$100k < \$150k	1	0%	0%	***	***	***	***	0	0.0	***	***
\$150k < \$200k	10	-41%	0%	\$181,250	-2%	\$161.52	13%	10	2.6	1,120	1982
\$200k < \$250k	43	-4%	1%	\$225,500	-5%	\$189.11	-5%	37	2.8	1,205	1984
\$250k < \$300k	190	30%	5%	\$280,999	-1%	\$204.65	-1%	145	2.4	1,409	2005
\$300k < \$400k	979	-10%	27%	\$355,000	0%	\$197.64	-1%	905	2.9	1,772	2013
\$400k < \$500k	760	-14%	21%	\$445,000	1%	\$205.77	2%	932	3.7	2,143	2015
\$500k < \$750k	984	-6%	27%	\$595,000	1%	\$213.19	3%	1,153	3.8	2,828	2016
\$750k < \$1M	357	2%	10%	\$840,000	1%	\$242.72	3%	467	4.6	3,530	2015
\$1M+	283	16%	8%	\$1,253,778	-3%	\$299.54	1%	493	6.4	4,258	2015

*** Not displayed when fewer than five sales



Housing Metrics by County

Ellis County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	0	0%	0%	-	-	-	-	1	12.0	-	-
\$70k < \$100k	1	-50%	0%	***	***	***	***	0	0.0	***	***
\$100k < \$150k	4	-50%	0%	***	***	***	***	4	2.7	***	***
\$150k < \$200k	12	-14%	1%	\$181,000	6%	\$153.47	-2%	10	2.3	1,230	1987
\$200k < \$250k	36	9%	4%	\$229,900	2%	\$180.24	3%	20	1.5	1,302	1989
\$250k < \$300k	103	14%	11%	\$275,000	-3%	\$179.89	1%	68	2.0	1,539	2004
\$300k < \$400k	256	12%	27%	\$350,000	-1%	\$181.19	0%	293	3.8	1,949	2017
\$400k < \$500k	224	9%	24%	\$442,000	0%	\$182.61	2%	353	5.3	2,462	2021
\$500k < \$750k	247	22%	26%	\$580,700	2%	\$195.50	0%	488	7.7	3,012	2023
\$750k < \$1M	39	44%	4%	\$817,500	0%	\$230.63	-2%	81	10.1	3,684	2018
\$1M+	11	57%	1%	\$1,265,000	1%	\$274.30	-13%	30	17.1	5,343	2020

*** Not displayed when fewer than five sales

Hunt County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	3	-63%	1%	***	***	***	***	3	1.9	***	***
\$70k < \$100k	4	-50%	1%	***	***	***	***	6	2.4	***	***
\$100k < \$150k	27	59%	6%	\$127,000	-2%	\$96.70	0%	25	3.7	1,263	1974
\$150k < \$200k	26	-21%	6%	\$170,000	-3%	\$128.57	2%	67	6.7	1,394	1965
\$200k < \$250k	78	13%	17%	\$231,500	1%	\$162.92	-2%	81	4.0	1,409	2017
\$250k < \$300k	118	19%	26%	\$275,000	-2%	\$159.03	-1%	217	5.7	1,735	2024
\$300k < \$400k	105	-10%	23%	\$330,990	1%	\$153.92	-2%	211	6.5	2,080	2022
\$400k < \$500k	40	-17%	9%	\$449,900	2%	\$202.95	3%	96	6.7	2,299	2014
\$500k < \$750k	44	10%	10%	\$585,000	-7%	\$238.20	3%	116	8.1	2,436	2020
\$750k < \$1M	0	-100%	0%	-	-	-	-	31	13.3	-	-
\$1M+	3	-25%	1%	***	***	***	***	19	28.5	***	***

*** Not displayed when fewer than five sales

Johnson County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	3	50%	0%	***	***	***	***	0	0.0	***	***
\$70k < \$100k	6	500%	1%	\$78,550	-2%	\$75.99	0%	1	0.6	955	1951
\$100k < \$150k	6	-57%	1%	\$128,750	0%	\$91.80	-16%	9	2.2	1,299	1972
\$150k < \$200k	31	3%	4%	\$182,700	4%	\$145.83	6%	35	3.7	1,200	1970
\$200k < \$250k	64	-10%	8%	\$225,000	-2%	\$166.94	3%	71	3.4	1,294	1984
\$250k < \$300k	133	30%	17%	\$275,000	-1%	\$178.57	0%	170	4.7	1,541	2002
\$300k < \$400k	276	32%	36%	\$345,000	2%	\$174.41	-2%	419	5.4	2,030	2022
\$400k < \$500k	120	-22%	16%	\$449,250	1%	\$184.88	-1%	226	5.6	2,360	2020
\$500k < \$750k	117	-23%	15%	\$569,000	1%	\$189.49	-4%	282	7.6	2,938	2021
\$750k < \$1M	11	-35%	1%	\$797,100	-3%	\$263.61	13%	53	10.3	3,374	2012
\$1M+	6	50%	1%	\$1,445,000	24%	\$333.09	-8%	35	24.7	4,004	2013

*** Not displayed when fewer than five sales



Housing Metrics by County

Kaufman County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	0	-100%	0%	-	-	-	-	1	2.4	-	-
\$70k < \$100k	3	-40%	0%	***	***	***	***	2	1.7	***	***
\$100k < \$150k	6	-50%	1%	\$111,750	-9%	\$89.08	-18%	7	3.1	1,200	1963
\$150k < \$200k	23	21%	2%	\$183,500	2%	\$133.68	12%	22	3.1	1,266	1982
\$200k < \$250k	155	158%	16%	\$230,000	0%	\$162.38	-9%	68	1.9	1,411	2024
\$250k < \$300k	249	49%	25%	\$275,000	-2%	\$165.37	-10%	222	3.1	1,658	2021
\$300k < \$400k	343	-9%	35%	\$338,504	-1%	\$157.70	-6%	511	4.6	2,193	2023
\$400k < \$500k	116	-3%	12%	\$443,350	1%	\$168.39	-3%	368	9.4	2,629	2022
\$500k < \$750k	75	-10%	8%	\$567,000	-1%	\$187.35	-1%	214	9.3	3,091	2016
\$750k < \$1M	7	75%	1%	\$829,900	7%	\$207.53	-20%	39	16.1	4,071	2001
\$1M+	2	100%	0%	***	***	***	***	30	36.0	***	***

*** Not displayed when fewer than five sales

Parker County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	3	200%	0%	***	***	***	***	2	4.0	***	***
\$70k < \$100k	1	-50%	0%	***	***	***	***	2	3.0	***	***
\$100k < \$150k	4	-50%	1%	***	***	***	***	5	1.9	***	***
\$150k < \$200k	10	-52%	1%	\$190,000	4%	\$113.79	-31%	16	4.8	1,469	1996
\$200k < \$250k	26	-26%	3%	\$221,625	-6%	\$185.07	-2%	37	3.6	1,205	1967
\$250k < \$300k	69	21%	9%	\$280,000	2%	\$194.89	3%	94	4.3	1,448	2004
\$300k < \$400k	173	6%	23%	\$345,000	-1%	\$191.60	1%	225	4.6	1,829	2015
\$400k < \$500k	158	3%	21%	\$450,000	0%	\$205.51	3%	251	5.2	2,190	2021
\$500k < \$750k	225	-13%	29%	\$592,750	3%	\$227.50	3%	475	6.7	2,619	2021
\$750k < \$1M	65	20%	8%	\$832,500	2%	\$248.66	-1%	150	7.9	3,385	2016
\$1M+	31	7%	4%	\$1,195,000	-7%	\$285.57	0%	107	12.8	4,172	2016

*** Not displayed when fewer than five sales

Rockwall County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	0	0%	0%	-	-	-	-	0	0.0	-	-
\$70k < \$100k	0	0%	0%	-	-	-	-	0	0.0	-	-
\$100k < \$150k	0	-100%	0%	-	-	-	-	0	0.0	-	-
\$150k < \$200k	1	-75%	0%	***	***	***	***	8	6.0	***	***
\$200k < \$250k	23	109%	4%	\$232,000	-2%	\$175.92	-4%	15	1.7	1,333	1989
\$250k < \$300k	65	76%	11%	\$279,000	0%	\$167.08	-16%	54	2.4	1,616	2021
\$300k < \$400k	168	-31%	28%	\$346,585	-1%	\$175.30	0%	234	4.2	1,990	2020
\$400k < \$500k	139	5%	23%	\$449,086	1%	\$183.45	4%	224	5.7	2,448	2019
\$500k < \$750k	131	-13%	22%	\$590,000	1%	\$193.74	5%	267	6.5	3,021	2017
\$750k < \$1M	40	-13%	7%	\$820,000	0%	\$212.72	1%	117	8.6	3,902	2014
\$1M+	36	24%	6%	\$1,235,000	-4%	\$295.62	-2%	93	10.4	4,679	2015

*** Not displayed when fewer than five sales



Housing Metrics by County

Tarrant County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	11	175%	0%	\$65,000	26%	\$80.02	45%	1	0.5	1,240	1955
\$70k < \$100k	10	-33%	0%	\$88,000	-2%	\$114.57	40%	5	1.4	768	1949
\$100k < \$150k	78	-4%	1%	\$131,000	3%	\$125.27	-2%	52	2.1	1,069	1954
\$150k < \$200k	204	6%	4%	\$180,000	0%	\$161.65	-2%	207	3.1	1,075	1959
\$200k < \$250k	451	9%	8%	\$230,000	0%	\$177.91	-4%	418	2.9	1,286	1967
\$250k < \$300k	915	-13%	16%	\$275,000	-1%	\$186.35	-1%	961	3.1	1,481	1984
\$300k < \$400k	2,040	-2%	35%	\$343,000	1%	\$183.36	1%	2,018	3.2	1,853	2004
\$400k < \$500k	839	-6%	14%	\$440,000	0%	\$181.50	1%	986	3.8	2,432	2004
\$500k < \$750k	784	2%	14%	\$585,000	1%	\$208.53	1%	1,016	4.3	2,885	2005
\$750k < \$1M	232	6%	4%	\$844,000	-1%	\$245.10	2%	296	4.2	3,449	2004
\$1M+	230	-3%	4%	\$1,450,000	-2%	\$345.64	5%	447	6.3	4,361	2005

*** Not displayed when fewer than five sales

Wise County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	3	200%	1%	***	***	***	***	3	12.0	***	***
\$70k < \$100k	5	67%	2%	\$90,000	9%	\$72.63	62%	2	2.7	1,225	1950
\$100k < \$150k	4	-20%	1%	***	***	***	***	3	2.1	***	***
\$150k < \$200k	8	-38%	3%	\$172,450	-4%	\$153.29	22%	23	6.4	1,129	1962
\$200k < \$250k	23	0%	8%	\$226,000	0%	\$146.13	-10%	37	4.8	1,475	1999
\$250k < \$300k	52	30%	18%	\$274,745	-1%	\$186.99	0%	60	4.5	1,482	2021
\$300k < \$400k	79	-23%	27%	\$330,505	-6%	\$179.97	-3%	121	4.8	1,830	2023
\$400k < \$500k	41	-27%	14%	\$459,240	1%	\$201.05	-5%	111	6.4	2,247	2021
\$500k < \$750k	57	-2%	20%	\$566,000	0%	\$213.36	1%	155	7.2	2,629	2023
\$750k < \$1M	14	0%	5%	\$798,500	-2%	\$280.68	0%	39	11.4	3,007	2018
\$1M+	4	-60%	1%	***	***	***	***	30	16.4	***	***

*** Not displayed when fewer than five sales

