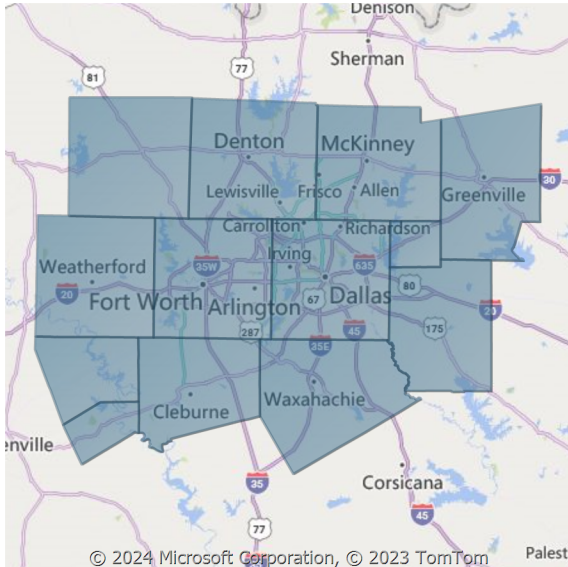


# Quarterly Housing Report

DALLAS  
FORT WORTH  
ARLINGTON  
MSA

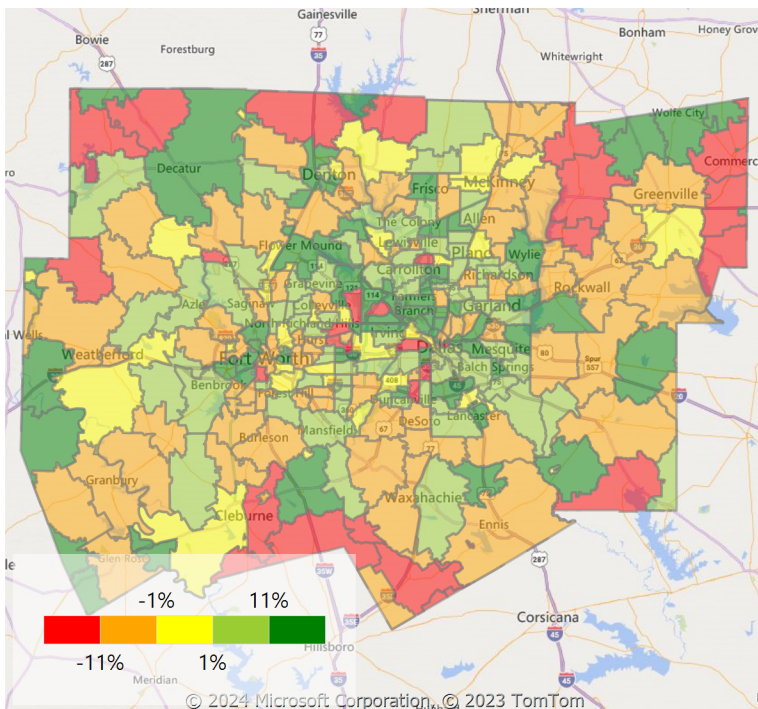
Fourth Quarter 2023



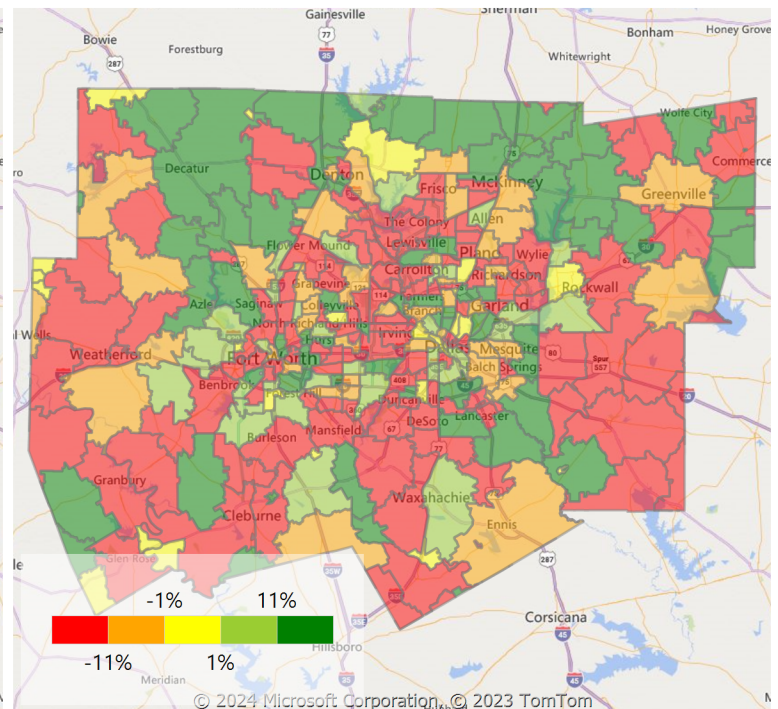
## Executive Summary

- Metro area sales volume decreased 5.3% to 19,130 transactions. Median price decreased 0% year-over-year to \$389,900.
- 2023 Q4 months inventory for all residential properties rose 16.4% year-over-year to 2.6 months.
- Metro area residential property listings increased 8.3% year-over-year to 19,282 active listings.
- Single-family new construction median price decreased by 7.1% year-over-year to \$410,500.
- Single-family rental average rent increased by 2% year-over-year to \$2,295.

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.

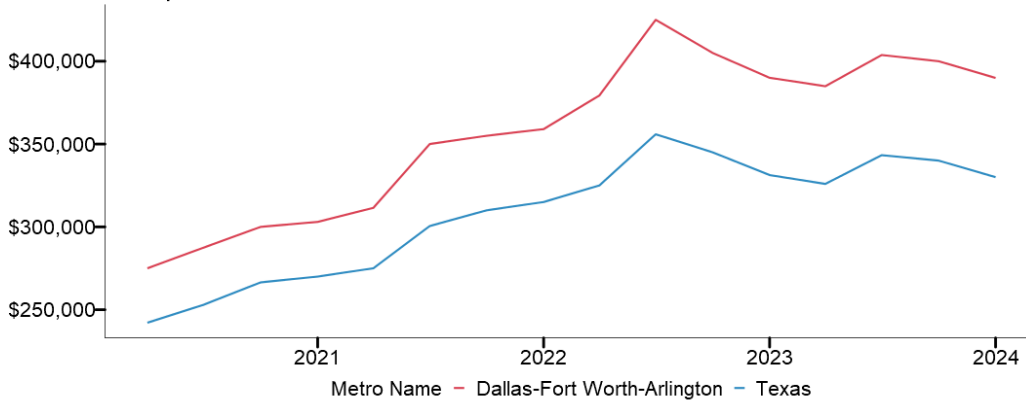


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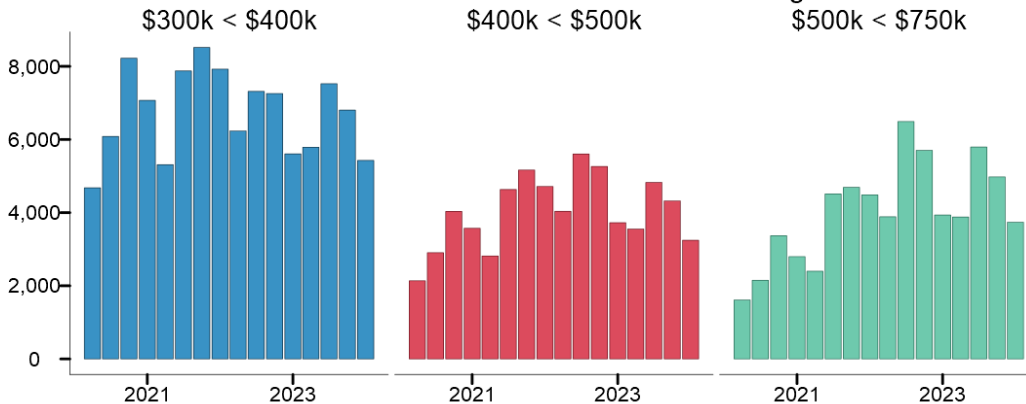
# Key Market Metrics

## Comparative Metro Area Median Price



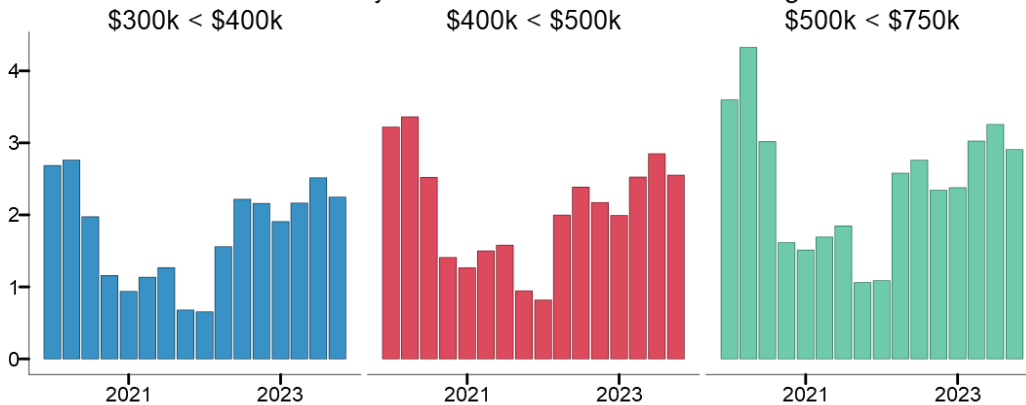
Median price in the Dallas-Fort Worth-Arlington metro decreased by approximately 0% year-over-year, from \$391,000 to \$389,900. Metro area price exceeded the statewide median price of \$330,000 by \$59,900.

## Metro Area Sales Volume in Three Most Active Price Ranges



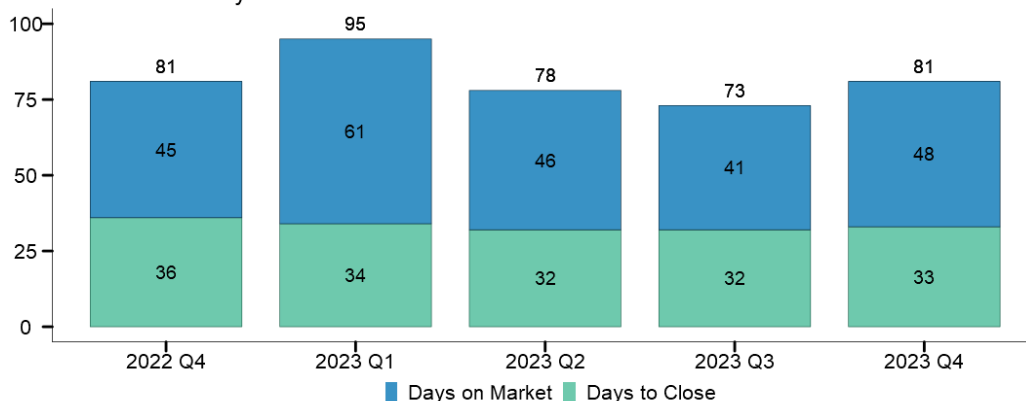
2023 Q4 total sales volume decreased by approximately 5.3% year-over-year, from 20,209 to 19,130. Sales of homes between \$300k and \$400k dipped from 5,606 to 5,427, while homes between \$500k and \$750k dipped from 3,934 to 3,738, and homes between \$400k and \$500k dipped from 3,723 to 3,243.

## Metro Area Months Inventory in Three Most Active Price Ranges



Metro area months inventory increased year-over-year from 2.2 to 2.56 months. Homes between \$300k and \$400k rose year-over-year, from 2.16 to 2.25 months, while homes between \$500k and \$750k rose year-over-year, from 2.34 to 2.91 months and homes between \$400k and \$500k rose year-over-year, from 2.17 to 2.55 months.

## Metro Area Days to Sell

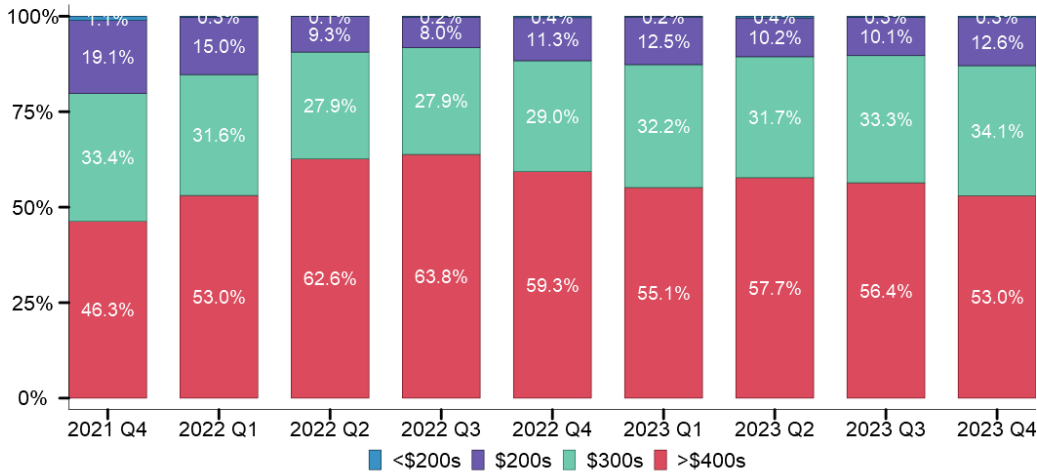


Average days to sell throughout the metro area remained stagnant compared with the same quarter last year. Average days to sell for homes between \$300k and \$400k remained stagnant compared with the same quarter last year.



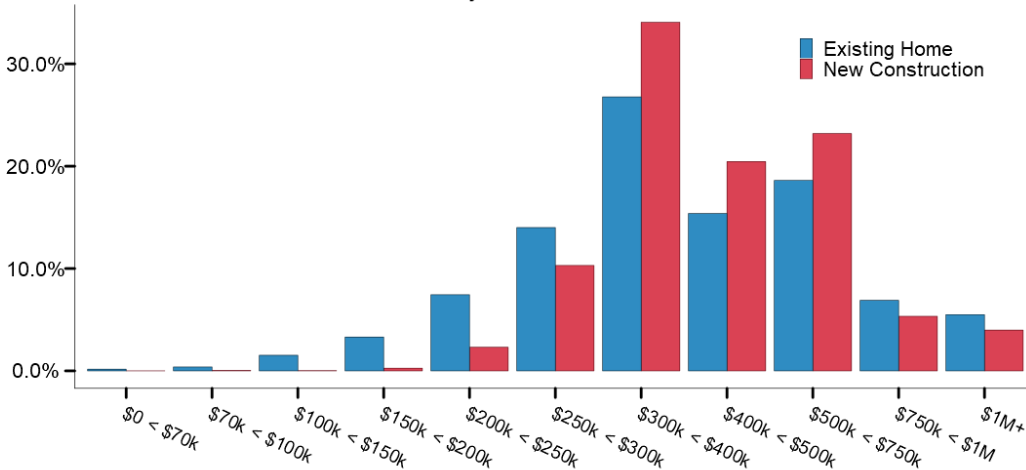
# Single-Family New Construction

Metro Area New Construction Price Distribution



Homes in the \$400s and above range fell to 53% of single-family new construction sales through the MLS. The second most active price range was homes in the \$300s, which grew from 29% to 34.1% year-over-year.

Metro Area New Construction by Price Cohort



In the latest quarter, the average price was \$495,360 for new homes sold through the MLS, a decrease over last year's figure of \$511,156. Average price for existing homes was \$490,355, an increase over last year's figure of \$463,748.

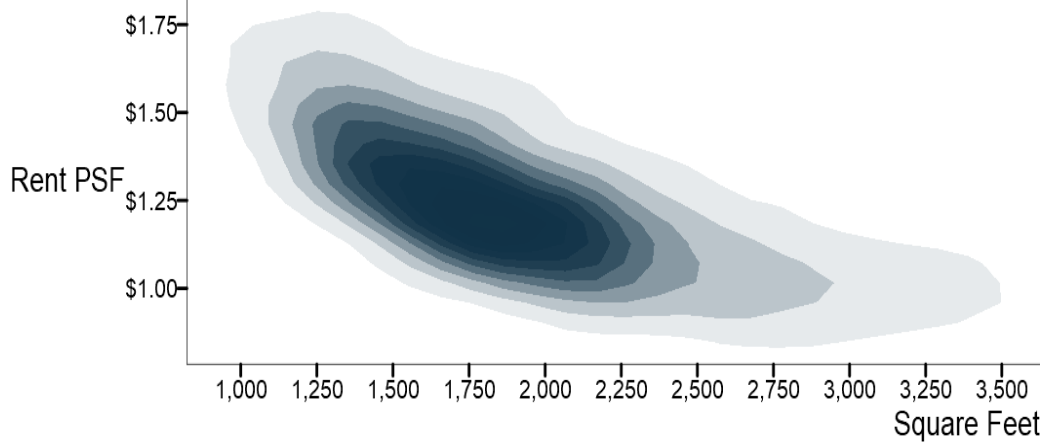
## Top Five Most Active Zip Codes

	Median Price	YoY%	Median Price PSF	YoY%	Median Square Feet
	\$340,000	-5.9%	\$166.72	-4.1%	2,118
	\$391,900	0.0%	\$192.25	-0.2%	2,142
	\$349,681	1.1%	\$175.98	-1.0%	2,076
	\$325,000	-7.8%	\$167.28	-3.4%	1,997
	\$328,490	-1.9%	\$182.53	-1.4%	1,738



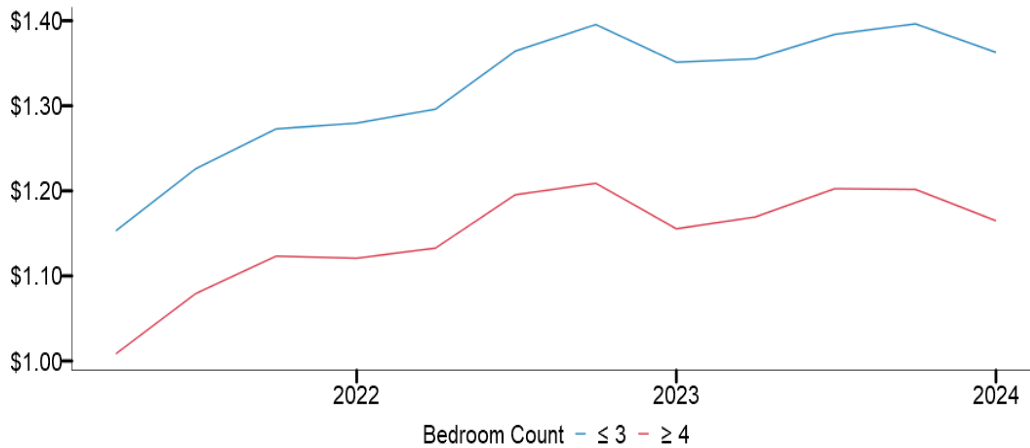
# Single-Family Rentals

Metro Area Lease Rates by Square Foot



Average rent per square foot for single-family properties was \$1.28, an increase compared with last year's rental rate of \$1.27. The average home size was 2,020 square feet.

Metro Area Lease Rates



Average rent per square foot for three-bedroom single-family properties was \$1.36, an increase compared with last year's rental rate of \$1.35. For four-bedroom single-family homes, the rental rate per square foot was \$1.16, an increase compared with last year's rental rate of \$1.16.

## Rental Metrics by Bedroom Count

Bedroom Count	Average Monthly Rent	Average Monthly Rent	Average Square Feet	Distribution
Three or less	\$2,197	\$1.36	1,656	56.6%
Four or more	\$2,872	\$1.16	2,493	43.4%
Overall	\$2,490	\$1.28	2,019	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	1	100%	0%	***	***	***	***	0	0.0	***	***
\$70k < \$100k	0	-100%	0%	-	-	-	-	0	0.0	-	-
\$100k < \$150k	1	-80%	0%	***	***	***	***	3	1.3	***	***
\$150k < \$200k	16	0%	0%	\$189,500	6%	\$228.53	30%	16	2.3	845	1985
\$200k < \$250k	70	49%	2%	\$228,740	2%	\$177.91	-9%	23	1.5	1,294	2023
\$250k < \$300k	156	53%	5%	\$280,000	-2%	\$185.06	-4%	94	2.0	1,497	2021
\$300k < \$400k	774	17%	23%	\$352,584	-1%	\$198.31	-1%	415	1.6	1,801	2021
\$400k < \$500k	745	3%	22%	\$445,000	0%	\$209.75	1%	574	2.1	2,110	2011
\$500k < \$750k	1,008	-2%	30%	\$599,900	0%	\$211.65	1%	825	2.0	2,901	2015
\$750k < \$1M	371	20%	11%	\$830,000	0%	\$227.79	-1%	310	2.0	3,644	2015
\$1M+	189	11%	6%	\$1,277,000	6%	\$290.82	1%	259	3.4	4,609	2013

\*\*\* 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	6	-33%	0%	\$56,000	-7%	\$96.09	37%	2	0.7	796	1982
\$70k < \$100k	25	-17%	1%	\$89,817	0%	\$111.16	0%	41	3.3	794	1978
\$100k < \$150k	113	-18%	3%	\$127,000	1%	\$136.11	2%	93	2.1	928	1970
\$150k < \$200k	230	-22%	5%	\$175,000	-2%	\$166.39	-2%	153	1.7	1,056	1968
\$200k < \$250k	429	-19%	10%	\$229,950	0%	\$182.22	0%	357	2.1	1,256	1969
\$250k < \$300k	667	-11%	15%	\$275,000	1%	\$187.05	1%	534	2.1	1,472	1975
\$300k < \$400k	1,038	-1%	24%	\$340,000	0%	\$189.60	1%	926	2.3	1,788	1985
\$400k < \$500k	553	-8%	13%	\$440,001	-1%	\$214.04	5%	548	2.4	2,064	1988
\$500k < \$750k	682	5%	16%	\$590,000	-2%	\$250.15	2%	672	2.5	2,380	1986
\$750k < \$1M	245	7%	6%	\$842,500	2%	\$299.73	4%	224	2.3	2,820	1984
\$1M+	394	19%	9%	\$1,565,000	4%	\$410.75	5%	425	3.2	4,018	2001

\*\*\* 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	2	0%	0%	***	***	***	***	1	1.7	***	***
\$70k < \$100k	0	-100%	0%	-	-	-	-	0	0.0	-	-
\$100k < \$150k	5	0%	0%	\$125,000	-11%	\$106.62	18%	0	0.0	1,360	1954
\$150k < \$200k	12	-29%	0%	\$162,850	-7%	\$135.60	-24%	15	3.8	1,171	1968
\$200k < \$250k	37	-12%	1%	\$232,900	1%	\$191.56	6%	16	1.2	1,227	1980
\$250k < \$300k	163	-8%	6%	\$285,000	1%	\$197.42	-2%	75	1.4	1,405	2000
\$300k < \$400k	845	-5%	30%	\$352,250	-1%	\$194.17	0%	493	1.4	1,832	2013
\$400k < \$500k	629	-12%	22%	\$444,000	0%	\$199.15	-1%	502	1.9	2,231	2017
\$500k < \$750k	768	-7%	27%	\$591,767	-1%	\$206.76	-1%	724	2.3	2,897	2017
\$750k < \$1M	227	-5%	8%	\$835,000	-1%	\$239.47	3%	217	2.3	3,555	2014
\$1M+	134	-12%	5%	\$1,325,000	2%	\$306.51	8%	296	4.5	4,401	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	-100%	0%	-	-	-	-	0	0.0	-	-
\$70k < \$100k	0	-100%	0%	-	-	-	-	0	0.0	-	-
\$100k < \$150k	3	-57%	0%	***	***	***	***	2	1.0	***	***
\$150k < \$200k	11	-35%	2%	\$185,000	6%	\$119.03	-8%	14	3.1	1,366	1959
\$200k < \$250k	51	46%	7%	\$230,999	1%	\$169.74	-2%	20	1.5	1,302	1995
\$250k < \$300k	91	-7%	13%	\$280,000	-1%	\$177.06	-3%	77	2.5	1,547	2023
\$300k < \$400k	195	3%	28%	\$350,495	0%	\$176.01	-5%	195	2.7	1,996	2016
\$400k < \$500k	167	-4%	24%	\$444,000	-1%	\$177.76	-6%	209	3.3	2,463	2023
\$500k < \$750k	155	-12%	22%	\$580,000	-1%	\$198.08	2%	336	5.5	2,978	2023
\$750k < \$1M	17	6%	2%	\$810,000	-2%	\$228.64	-9%	69	9.7	3,368	2014
\$1M+	2	-50%	0%	***	***	***	***	32	21.3	***	***

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

## Hood 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	4	0%	2%	***	***	***	***	2	2.2	***	***
\$70k < \$100k	2	-60%	1%	***	***	***	***	4	3.7	***	***
\$100k < \$150k	6	-14%	2%	\$122,500	-9%	\$96.07	-25%	8	2.4	1,178	2003
\$150k < \$200k	11	-39%	5%	\$175,000	-2%	\$165.82	30%	22	4.1	1,060	1988
\$200k < \$250k	21	-49%	9%	\$221,000	-3%	\$162.63	-9%	42	4.6	1,355	2001
\$250k < \$300k	44	5%	18%	\$275,000	0%	\$185.55	6%	62	3.2	1,464	2012
\$300k < \$400k	68	-23%	28%	\$341,500	2%	\$183.08	-1%	107	3.7	1,845	2000
\$400k < \$500k	28	-15%	12%	\$437,500	-5%	\$207.23	3%	53	3.7	2,132	2007
\$500k < \$750k	40	-20%	17%	\$595,000	0%	\$219.74	-2%	100	5.6	2,606	2018
\$750k < \$1M	9	0%	4%	\$820,000	-6%	\$260.31	-7%	38	7.0	3,096	2011
\$1M+	9	-31%	4%	\$1,177,000	-5%	\$410.61	15%	31	7.2	3,166	2002

\*\*\* 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	6	-14%	2%	\$62,500	45%	\$54.79	28%	2	0.8	1,082	1965
\$70k < \$100k	9	-10%	3%	\$87,000	-1%	\$83.33	35%	7	2.5	1,025	1960
\$100k < \$150k	24	41%	7%	\$125,000	-4%	\$108.30	-2%	16	2.4	1,192	1965
\$150k < \$200k	28	-13%	8%	\$170,000	-6%	\$128.16	-9%	44	4.4	1,300	1977
\$200k < \$250k	47	-25%	13%	\$225,000	0%	\$168.54	11%	62	2.8	1,350	2006
\$250k < \$300k	102	36%	29%	\$280,000	0%	\$166.00	0%	107	3.1	1,656	2023
\$300k < \$400k	75	-22%	21%	\$331,845	-2%	\$159.88	-5%	141	4.3	2,059	2022
\$400k < \$500k	30	-33%	8%	\$454,800	6%	\$194.95	-2%	65	5.2	2,330	2022
\$500k < \$750k	28	-3%	8%	\$568,000	-11%	\$225.87	2%	83	6.1	2,570	2021
\$750k < \$1M	4	0%	1%	***	***	***	***	29	12.9	***	***
\$1M+	2	0%	1%	***	***	***	***	23	19.7	***	***

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





# Housing Metrics by County

## 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	5	400%	1%	\$57,500	8%	\$42.05	-34%	0	0.0	1,536	1991
\$70k < \$100k	6	20%	1%	\$92,250	9%	\$75.12	4%	0	0.0	1,154	1980
\$100k < \$150k	16	7%	3%	\$123,750	-3%	\$115.89	32%	9	1.6	1,092	1960
\$150k < \$200k	24	-45%	4%	\$169,000	-9%	\$153.81	8%	22	2.2	1,076	1970
\$200k < \$250k	60	-14%	10%	\$229,000	1%	\$168.27	3%	54	2.3	1,368	1979
\$250k < \$300k	84	-24%	14%	\$270,000	-2%	\$177.22	2%	98	2.7	1,540	2001
\$300k < \$400k	175	26%	30%	\$340,000	-1%	\$176.61	-1%	261	4.0	1,928	2022
\$400k < \$500k	104	-18%	18%	\$447,995	0%	\$185.87	0%	170	3.9	2,415	2022
\$500k < \$750k	87	-16%	15%	\$575,078	0%	\$200.65	-3%	196	4.7	2,964	2023
\$750k < \$1M	21	50%	4%	\$823,722	1%	\$218.12	-9%	42	6.8	3,857	2022
\$1M+	5	100%	1%	\$1,127,168	100%	\$229.88	100%	29	18.3	5,059	2013

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

## 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	2	100%	0%	***	***	***	***	1	1.7	***	***
\$70k < \$100k	4	300%	1%	***	***	***	***	3	1.9	***	***
\$100k < \$150k	8	14%	1%	\$132,450	15%	\$110.28	-2%	3	1.0	1,292	1966
\$150k < \$200k	19	-32%	3%	\$168,000	-6%	\$136.05	2%	17	2.5	1,244	1972
\$200k < \$250k	60	5%	9%	\$235,000	2%	\$167.97	-1%	61	2.7	1,380	2000
\$250k < \$300k	154	-10%	22%	\$275,000	-2%	\$173.60	-3%	162	2.8	1,586	2020
\$300k < \$400k	289	-9%	41%	\$337,090	-1%	\$162.42	-6%	415	3.6	2,054	2022
\$400k < \$500k	97	-40%	14%	\$440,000	-1%	\$168.96	-3%	198	5.1	2,519	2022
\$500k < \$750k	53	-37%	8%	\$574,950	2%	\$184.57	-2%	172	7.1	3,102	2014
\$750k < \$1M	9	13%	1%	\$835,000	-1%	\$201.53	-25%	21	9.7	4,301	2012
\$1M+	2	-50%	0%	***	***	***	***	29	34.8	***	***

\*\*\* 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	2	100%	0%	***	***	***	***	1	2.0	***	***
\$70k < \$100k	3	200%	1%	***	***	***	***	0	0.0	***	***
\$100k < \$150k	9	80%	2%	\$120,000	-2%	\$119.05	47%	4	1.5	890	1986
\$150k < \$200k	10	-23%	2%	\$176,385	0%	\$156.68	-8%	11	2.6	1,126	1991
\$200k < \$250k	30	-12%	5%	\$226,750	0%	\$149.72	-6%	28	2.7	1,472	1990
\$250k < \$300k	61	-12%	11%	\$270,745	-1%	\$189.16	2%	60	2.7	1,446	2003
\$300k < \$400k	114	-23%	20%	\$357,900	4%	\$187.66	0%	169	3.1	1,911	2018
\$400k < \$500k	105	-30%	19%	\$462,175	3%	\$203.84	1%	223	4.9	2,261	2021
\$500k < \$750k	157	-19%	28%	\$580,000	-1%	\$219.00	-1%	386	5.4	2,697	2023
\$750k < \$1M	41	-16%	7%	\$825,000	2%	\$238.78	-2%	114	7.5	3,483	2018
\$1M+	25	32%	4%	\$1,298,000	8%	\$415.88	46%	79	10.4	3,970	2012

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



# Housing Metrics by County

## 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	2	100%	0%	***	***	***	***	0	0.0	***	***
\$70k < \$100k	0	0%	0%	-	-	-	-	0	0.0	-	-
\$100k < \$150k	3	50%	1%	***	***	***	***	0	0.0	***	***
\$150k < \$200k	5	-17%	1%	\$175,000	1%	\$139.85	-17%	3	2.3	1,305	1985
\$200k < \$250k	11	38%	2%	\$230,000	5%	\$193.13	31%	9	2.7	1,174	2003
\$250k < \$300k	60	-3%	12%	\$282,150	-1%	\$165.68	0%	58	3.4	1,671	2023
\$300k < \$400k	150	-31%	30%	\$349,900	1%	\$174.60	-2%	128	1.8	2,039	2020
\$400k < \$500k	101	-18%	20%	\$442,990	2%	\$173.90	-3%	134	3.1	2,500	2015
\$500k < \$750k	106	-9%	21%	\$590,000	1%	\$192.58	-2%	176	3.9	3,116	2017
\$750k < \$1M	43	8%	9%	\$818,100	1%	\$207.93	-1%	63	4.1	3,946	2017
\$1M+	18	50%	4%	\$1,240,000	5%	\$278.79	3%	65	8.5	4,509	2014

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

## Somervell 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	0%	0%	-	-	-	-	0	0.0	-	-
\$150k < \$200k	1	-80%	8%	***	***	***	***	0	0.0	***	***
\$200k < \$250k	0	0%	0%	-	-	-	-	2	6.0	-	-
\$250k < \$300k	1	0%	8%	***	***	***	***	5	7.5	***	***
\$300k < \$400k	4	33%	31%	***	***	***	***	8	4.8	***	***
\$400k < \$500k	1	-80%	8%	***	***	***	***	12	6.0	***	***
\$500k < \$750k	2	100%	15%	***	***	***	***	14	7.3	***	***
\$750k < \$1M	3	-40%	23%	***	***	***	***	5	12.0	***	***
\$1M+	1	100%	8%	***	***	***	***	3	12.0	***	***

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

## 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	7	40%	0%	\$66,000	2%	\$63.48	-14%	0	0.0	1,110	1951
\$70k < \$100k	13	-7%	0%	\$80,000	-12%	\$83.72	-33%	3	0.7	957	1949
\$100k < \$150k	75	-11%	2%	\$130,000	4%	\$122.48	-8%	29	1.2	1,069	1954
\$150k < \$200k	195	2%	4%	\$180,000	0%	\$155.72	-5%	131	2.0	1,104	1960
\$200k < \$250k	376	-12%	8%	\$225,000	0%	\$177.78	1%	307	2.2	1,278	1968
\$250k < \$300k	832	-3%	18%	\$275,000	-1%	\$184.00	0%	655	2.0	1,490	1985
\$300k < \$400k	1,632	-7%	35%	\$339,900	-3%	\$177.94	-1%	1,431	2.2	1,905	2003
\$400k < \$500k	642	-23%	14%	\$440,000	0%	\$182.24	0%	599	2.1	2,415	2005
\$500k < \$750k	586	-7%	12%	\$590,495	1%	\$203.87	3%	630	2.7	2,915	2005
\$750k < \$1M	189	18%	4%	\$850,000	0%	\$234.23	0%	216	3.3	3,616	2004
\$1M+	146	4%	3%	\$1,366,000	1%	\$319.14	2%	238	3.6	4,502	2006

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# Housing Metrics by County

## 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
<b>\$0 &lt; \$70k</b>	0	0%	0%	-	-	-	-	2	4.8	-	-
<b>\$70k &lt; \$100k</b>	0	-100%	0%	-	-	-	-	1	1.5	-	-
<b>\$100k &lt; \$150k</b>	5	-50%	2%	\$121,000	-8%	\$89.84	-25%	3	2.1	1,280	1975
<b>\$150k &lt; \$200k</b>	15	114%	6%	\$169,900	0%	\$135.80	-1%	18	4.1	1,215	1988
<b>\$200k &lt; \$250k</b>	16	-11%	7%	\$230,000	0%	\$160.44	0%	23	3.5	1,446	1994
<b>\$250k &lt; \$300k</b>	26	44%	11%	\$276,750	-1%	\$181.39	11%	49	3.5	1,524	2013
<b>\$300k &lt; \$400k</b>	68	24%	28%	\$349,000	0%	\$184.84	-1%	95	3.4	1,830	2023
<b>\$400k &lt; \$500k</b>	41	8%	17%	\$443,725	0%	\$186.28	-8%	102	6.9	2,426	2023
<b>\$500k &lt; \$750k</b>	66	57%	27%	\$575,000	-1%	\$215.94	-8%	140	6.9	2,576	2021
<b>\$750k &lt; \$1M</b>	5	0%	2%	\$860,000	0%	\$240.98	-25%	25	8.3	3,359	2007
<b>\$1M+</b>	4	0%	2%	***	***	***	***	27	15.4	***	***

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