

ELLIMAN INTEL

Quarterly Micro Market Report

Q4 2025
(OCTOBER – DECEMBER)

DALLAS-FORT WORTH

Each Micro Market area contains an analysis of current conditions and past trends. In order to take the most away from this report, it is important to understand how to read each micro market.

Data presents statistical information about past and current conditions, comparing the previous year's month to the current month. Each statistic is compiled from sales data during the month of the respective year. It is then analyzed by Percent Change, which is calculated by taking Current Value minus Past Value and then divided by Past Value.

Current Market Snapshot is a compilation of important take-away statistics for each area to gain a quick understanding of market conditions. Median Sales Price and Days on market are 12 month averages for the period ending in the current month. The values for Properties for Sale and Shadow Inventory are presented in both text and graphical form to show the relationship of Shadow to Active Inventory.

Average Sales Price:

A value that averages all of the sales prices over a given month. It can be interpreted differently than a median, as extreme prices (high and low) hold influence.

Average Price per Square Foot:

The price of each property divided by their respective square footage then averaged across all properties sold in the area for a given time period.

Total Properties Sold:

The number of property transactions that closed and transferred ownership.

Total Properties Pending Sale:

The number of properties that entered escrow in preparation for sale.

Total Properties For Sale:

The number of properties on the market and seeking buyers.

Average Days on Market (Pending Sale):

The number of days that properties currently in escrow were on the market.

Average Median Price for Last 12 Months:

The average sales price of all properties sold over the last 12 months.

5-Year Appreciation:

The average percentage that homes in the area have appreciated over the last 5 years.

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City of Dallas	Lake Highlands
Addison	Lakewood
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Highland Park	Trophy Club
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Keller	Wylie

Current Market Snapshot

\$761,229

Average Sales Price 4% Δ YOY

2,351

Total Properties for Sale 7% Δ YOY

\$278

Average Price per Square Foot -1% Δ YOY

1,693

Total Properties Pending Sale -6% Δ YOY

\$759,917

Average Sales Price for Last 12 Months 6% Δ YOY

1,724

Total Properties Sold -11% Δ YOY

40%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$734,617	\$784,170	\$779,983	\$761,229	4%
Average Price per Square Foot	\$282	\$289	\$282	\$278	-1%
Total Properties Sold	1,941	2,380	2,044	1,724	-11%
Total Properties Pending Sale	1,803	2,418	2,052	1,693	-6%
Total Properties For Sale	2,188	3,249	3,167	2,351	7%
Average Days on Market (Pending)	50	42	53	59	17%
Average Sales Price for Last 12 Months	\$713,779	\$736,784	\$753,567	\$759,917	6%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS). Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$1,036,900

Average Sales Price 32% Δ YOY

15

Total Properties for Sale 36% Δ YOY

\$297

Average Price per Square Foot 0% Δ YOY

17

Total Properties Pending Sale 31% Δ YOY

\$767,290

Average Sales Price for Last 12 Months -3% Δ YOY

15

Total Properties Sold -17% Δ YOY

64%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$783,722	\$790,353	\$654,361	\$1,036,900	32%
Average Price per Square Foot	\$296	\$286	\$277	\$297	0%
Total Properties Sold	18	17	18	15	-17%
Total Properties Pending Sale	13	15	20	17	31%
Total Properties For Sale	11	29	27	15	36%
Average Days on Market (Pending)	41	36	51	77	89%
Average Sales Price for Last 12 Months	\$792,459	\$736,578	\$709,623	\$767,290	-3%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$574,126

Average Sales Price -17% Δ YOY

197

Total Properties for Sale 21% Δ YOY

\$205

Average Price per Square Foot -8% Δ YOY

106

Total Properties Pending Sale 19% Δ YOY

\$628,571

Average Sales Price for Last 12 Months -6% Δ YOY

106

Total Properties Sold 1% Δ YOY

29%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$695,001	\$690,403	\$638,513	\$574,126	-17%
Average Price per Square Foot	\$223	\$221	\$218	\$205	-8%
Total Properties Sold	105	118	134	106	1%
Total Properties Pending Sale	89	150	113	106	19%
Total Properties For Sale	163	258	248	197	21%
Average Days on Market (Pending)	81	90	98	100	24%
Average Sales Price for Last 12 Months	\$666,263	\$671,407	\$657,672	\$628,571	-6%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$556,849

Average Sales Price -2% Δ YOY

205

Total Properties for Sale 25% Δ YOY

\$211

Average Price per Square Foot -3% Δ YOY

216

Total Properties Pending Sale 12% Δ YOY

\$586,907

Average Sales Price for Last 12 Months -1% Δ YOY

230

Total Properties Sold 19% Δ YOY

38%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$567,288	\$610,237	\$556,464	\$556,849	-2%
Average Price per Square Foot	\$218	\$222	\$213	\$211	-3%
Total Properties Sold	194	324	264	230	19%
Total Properties Pending Sale	193	279	294	216	12%
Total Properties For Sale	164	375	342	205	25%
Average Days on Market (Pending)	46	31	50	62	36%
Average Sales Price for Last 12 Months	\$595,435	\$601,104	\$590,078	\$586,907	-1%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$728,655

Average Sales Price **11% Δ YOY**

139

Total Properties for Sale **9% Δ YOY**

\$231

Average Price per Square Foot **7% Δ YOY**

72

Total Properties Pending Sale **-34% Δ YOY**

\$719,463

Average Sales Price for Last 12 Months **5% Δ YOY**

83

Total Properties Sold **-39% Δ YOY**

25%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$655,085	\$756,978	\$725,519	\$728,655	11%
Average Price per Square Foot	\$216	\$242	\$232	\$231	7%
Total Properties Sold	135	166	125	83	-39%
Total Properties Pending Sale	109	164	121	72	-34%
Total Properties For Sale	127	216	193	139	9%
Average Days on Market (Pending)	71	54	60	95	34%
Average Sales Price for Last 12 Months	\$687,378	\$696,910	\$701,177	\$719,463	5%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$375,659

Average Sales Price 0% Δ YOY

651

Total Properties for Sale -4% Δ YOY

\$177

Average Price per Square Foot -3% Δ YOY

621

Total Properties Pending Sale 0% Δ YOY

\$368,292

Average Sales Price for Last 12 Months -1% Δ YOY

649

Total Properties Sold -2% Δ YOY

27%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$374,168	\$368,987	\$364,498	\$375,659	0%
Average Price per Square Foot	\$182	\$182	\$179	\$177	-3%
Total Properties Sold	663	820	782	649	-2%
Total Properties Pending Sale	623	802	792	621	0%
Total Properties For Sale	679	836	846	651	-4%
Average Days on Market (Pending)	48	43	46	61	28%
Average Sales Price for Last 12 Months	\$373,389	\$370,920	\$367,988	\$368,292	-1%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$642,769

Average Sales Price -24% Δ YOY

87

Total Properties for Sale 40% Δ YOY

\$315

Average Price per Square Foot -6% Δ YOY

62

Total Properties Pending Sale 24% Δ YOY

\$661,095

Average Sales Price for Last 12 Months -2% Δ YOY

52

Total Properties Sold -5% Δ YOY

38%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$840,747	\$732,559	\$653,530	\$642,769	-24%
Average Price per Square Foot	\$335	\$320	\$309	\$315	-6%
Total Properties Sold	55	69	67	52	-5%
Total Properties Pending Sale	50	73	57	62	24%
Total Properties For Sale	62	129	127	87	40%
Average Days on Market (Pending)	64	53	62	72	11%
Average Sales Price for Last 12 Months	\$675,496	\$698,186	\$707,393	\$661,095	-2%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$1,429,957

Average Sales Price -17% Δ YOY

62

Total Properties for Sale -3% Δ YOY

\$440

Average Price per Square Foot -10% Δ YOY

55

Total Properties Pending Sale 10% Δ YOY

\$1,626,119

Average Sales Price for Last 12 Months 12% Δ YOY

55

Total Properties Sold -2% Δ YOY

47%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$1,715,990	\$1,562,252	\$1,681,023	\$1,429,957	-17%
Average Price per Square Foot	\$492	\$490	\$465	\$440	-10%
Total Properties Sold	56	61	51	55	-2%
Total Properties Pending Sale	50	66	53	55	10%
Total Properties For Sale	64	106	105	62	-3%
Average Days on Market (Pending)	56	45	83	65	17%
Average Sales Price for Last 12 Months	\$1,449,490	\$1,641,659	\$1,698,364	\$1,626,119	12%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$469,516

Average Sales Price -4% Δ YOY

201

Total Properties for Sale 25% Δ YOY

\$209

Average Price per Square Foot -4% Δ YOY

227

Total Properties Pending Sale 3% Δ YOY

\$484,610

Average Sales Price for Last 12 Months -2% Δ YOY

238

Total Properties Sold -2% Δ YOY

33%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$489,870	\$512,552	\$481,227	\$469,516	-4%
Average Price per Square Foot	\$218	\$223	\$213	\$209	-4%
Total Properties Sold	244	285	299	238	-2%
Total Properties Pending Sale	221	296	287	227	3%
Total Properties For Sale	161	313	307	201	25%
Average Days on Market (Pending)	42	28	41	58	37%
Average Sales Price for Last 12 Months	\$493,196	\$494,070	\$489,244	\$484,610	-2%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$1,179,421

Average Sales Price 4% Δ YOY

48

Total Properties for Sale -23% Δ YOY

\$286

Average Price per Square Foot -7% Δ YOY

60

Total Properties Pending Sale -10% Δ YOY

\$1,135,839

Average Sales Price for Last 12 Months -4% Δ YOY

68

Total Properties Sold -16% Δ YOY

56%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$1,129,388	\$1,108,379	\$1,098,602	\$1,179,421	4%
Average Price per Square Foot	\$308	\$289	\$294	\$286	-7%
Total Properties Sold	81	107	102	68	-16%
Total Properties Pending Sale	67	118	94	60	-10%
Total Properties For Sale	62	120	87	48	-23%
Average Days on Market (Pending)	47	33	35	56	20%
Average Sales Price for Last 12 Months	\$1,179,574	\$1,145,499	\$1,126,046	\$1,135,839	-4%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$630,220

Average Sales Price -13% Δ YOY

45

Total Properties for Sale -20% Δ YOY

\$252

Average Price per Square Foot -3% Δ YOY

64

Total Properties Pending Sale -7% Δ YOY

\$666,482

Average Sales Price for Last 12 Months -9% Δ YOY

57

Total Properties Sold -29% Δ YOY

42%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$722,798	\$695,781	\$663,156	\$630,220	-13%
Average Price per Square Foot	\$261	\$264	\$254	\$252	-3%
Total Properties Sold	80	118	106	57	-29%
Total Properties Pending Sale	69	119	93	64	-7%
Total Properties For Sale	56	107	79	45	-20%
Average Days on Market (Pending)	48	30	42	52	7%
Average Sales Price for Last 12 Months	\$730,112	\$692,550	\$683,961	\$666,482	-9%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$418,809

Average Sales Price -4% Δ YOY

510

Total Properties for Sale 32% Δ YOY

\$193

Average Price per Square Foot -4% Δ YOY

379

Total Properties Pending Sale 28% Δ YOY

\$418,273

Average Sales Price for Last 12 Months -2% Δ YOY

381

Total Properties Sold 7% Δ YOY

29%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$437,296	\$430,798	\$412,544	\$418,809	-4%
Average Price per Square Foot	\$201	\$200	\$195	\$193	-4%
Total Properties Sold	357	501	449	381	7%
Total Properties Pending Sale	295	507	431	379	28%
Total Properties For Sale	386	686	684	510	32%
Average Days on Market (Pending)	64	52	67	77	20%
Average Sales Price for Last 12 Months	\$427,384	\$426,811	\$422,332	\$418,273	-2%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$499,273

Average Sales Price -2% Δ YOY

42

Total Properties for Sale -16% Δ YOY

\$241

Average Price per Square Foot -2% Δ YOY

51

Total Properties Pending Sale -22% Δ YOY

\$507,407

Average Sales Price for Last 12 Months 4% Δ YOY

52

Total Properties Sold -17% Δ YOY

31%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$507,990	\$515,799	\$528,726	\$499,273	-2%
Average Price per Square Foot	\$246	\$252	\$243	\$241	-2%
Total Properties Sold	63	74	76	52	-17%
Total Properties Pending Sale	65	81	70	51	-22%
Total Properties For Sale	50	75	73	42	-16%
Average Days on Market (Pending)	49	28	47	61	23%
Average Sales Price for Last 12 Months	\$490,156	\$491,883	\$509,061	\$507,407	4%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$683,683

Average Sales Price -11% Δ YOY

150

Total Properties for Sale 14% Δ YOY

\$238

Average Price per Square Foot -3% Δ YOY

172

Total Properties Pending Sale -5% Δ YOY

\$744,812

Average Sales Price for Last 12 Months -6% Δ YOY

179

Total Properties Sold -8% Δ YOY

33%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$766,434	\$767,825	\$747,654	\$683,683	-11%
Average Price per Square Foot	\$245	\$249	\$245	\$238	-3%
Total Properties Sold	195	276	251	179	-8%
Total Properties Pending Sale	182	300	226	172	-5%
Total Properties For Sale	132	265	221	150	14%
Average Days on Market (Pending)	39	28	37	59	50%
Average Sales Price for Last 12 Months	\$791,704	\$779,066	\$761,960	\$744,812	-6%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$392,478

Average Sales Price -4% Δ YOY

2,975

Total Properties for Sale 2% Δ YOY

\$181

Average Price per Square Foot -3% Δ YOY

2,305

Total Properties Pending Sale 2% Δ YOY

\$396,061

Average Sales Price for Last 12 Months 0% Δ YOY

2,351

Total Properties Sold -7% Δ YOY

30%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$408,257	\$399,332	\$401,343	\$392,478	-4%
Average Price per Square Foot	\$186	\$187	\$185	\$181	-3%
Total Properties Sold	2,515	2,910	2,827	2,351	-7%
Total Properties Pending Sale	2,257	3,030	2,706	2,305	2%
Total Properties For Sale	2,919	3,717	3,689	2,975	2%
Average Days on Market (Pending)	59	49	53	61	3%
Average Sales Price for Last 12 Months	\$394,403	\$398,704	\$399,777	\$396,061	0%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$835,448

Average Sales Price **1% Δ YOY**

574

Total Properties for Sale **8% Δ YOY**

\$252

Average Price per Square Foot **-4% Δ YOY**

480

Total Properties Pending Sale **3% Δ YOY**

\$825,229

Average Sales Price for Last 12 Months **1% Δ YOY**

490

Total Properties Sold **-8% Δ YOY**

55%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$828,859	\$831,049	\$794,417	\$835,448	1%
Average Price per Square Foot	\$262	\$254	\$244	\$252	-4%
Total Properties Sold	531	626	600	490	-8%
Total Properties Pending Sale	465	652	555	480	3%
Total Properties For Sale	532	983	873	574	8%
Average Days on Market (Pending)	59	44	65	63	8%
Average Sales Price for Last 12 Months	\$815,582	\$829,670	\$823,830	\$825,229	1%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$317,070

Average Sales Price -6% Δ YOY

444

Total Properties for Sale 1% Δ YOY

\$174

Average Price per Square Foot -5% Δ YOY

367

Total Properties Pending Sale 4% Δ YOY

\$334,899

Average Sales Price for Last 12 Months -4% Δ YOY

397

Total Properties Sold 3% Δ YOY

27%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$337,110	\$339,505	\$340,972	\$317,070	-6%
Average Price per Square Foot	\$184	\$185	\$179	\$174	-5%
Total Properties Sold	384	494	430	397	3%
Total Properties Pending Sale	353	493	449	367	4%
Total Properties For Sale	441	633	594	444	1%
Average Days on Market (Pending)	46	44	48	58	27%
Average Sales Price for Last 12 Months	\$348,406	\$340,874	\$339,660	\$334,899	-4%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$701,097

Average Sales Price 5% Δ YOY

69

Total Properties for Sale -14% Δ YOY

\$277

Average Price per Square Foot -2% Δ YOY

91

Total Properties Pending Sale -11% Δ YOY

\$638,862

Average Sales Price for Last 12 Months -2% Δ YOY

96

Total Properties Sold -12% Δ YOY

48%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$667,347	\$603,993	\$648,459	\$701,097	5%
Average Price per Square Foot	\$284	\$268	\$265	\$277	-2%
Total Properties Sold	109	158	124	96	-12%
Total Properties Pending Sale	102	147	118	91	-11%
Total Properties For Sale	80	104	95	69	-14%
Average Days on Market (Pending)	50	29	40	53	7%
Average Sales Price for Last 12 Months	\$648,954	\$628,058	\$632,896	\$638,862	-2%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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Current Market Snapshot

\$930,762

Average Sales Price -5% Δ YOY

128

Total Properties for Sale 11% Δ YOY

\$240

Average Price per Square Foot 0% Δ YOY

50

Total Properties Pending Sale 25% Δ YOY

\$967,709

Average Sales Price for Last 12 Months 0% Δ YOY

59

Total Properties Sold 23% Δ YOY

46%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$984,276	\$831,282	\$954,262	\$930,762	-5%
Average Price per Square Foot	\$241	\$232	\$251	\$240	0%
Total Properties Sold	48	63	59	59	23%
Total Properties Pending Sale	40	66	67	50	25%
Total Properties For Sale	115	200	167	128	11%
Average Days on Market (Pending)	78	69	74	116	48%
Average Sales Price for Last 12 Months	\$964,095	\$987,104	\$981,676	\$967,709	0%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$5,515,846

Average Sales Price 9% Δ YOY

13

Total Properties for Sale -41% Δ YOY

\$835

Average Price per Square Foot -3% Δ YOY

13

Total Properties Pending Sale -50% Δ YOY

\$5,035,535

Average Sales Price for Last 12 Months 7% Δ YOY

13

Total Properties Sold -52% Δ YOY

86%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$5,074,296	\$5,266,552	\$4,488,107	\$5,515,846	9%
Average Price per Square Foot	\$864	\$983	\$875	\$835	-3%
Total Properties Sold	27	24	14	13	-52%
Total Properties Pending Sale	26	24	12	13	-50%
Total Properties For Sale	22	28	24	13	-41%
Average Days on Market (Pending)	89	51	36	104	17%
Average Sales Price for Last 12 Months	\$4,688,579	\$5,121,099	\$4,972,151	\$5,035,535	7%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$614,013

Average Sales Price -5% Δ YOY

33

Total Properties for Sale 50% Δ YOY

\$210

Average Price per Square Foot -6% Δ YOY

22

Total Properties Pending Sale -35% Δ YOY

\$669,651

Average Sales Price for Last 12 Months 6% Δ YOY

34

Total Properties Sold -11% Δ YOY

33%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$646,093	\$670,407	\$686,719	\$614,013	-5%
Average Price per Square Foot	\$223	\$231	\$225	\$210	-6%
Total Properties Sold	38	58	61	34	-11%
Total Properties Pending Sale	34	62	56	22	-35%
Total Properties For Sale	22	56	46	33	50%
Average Days on Market (Pending)	50	22	46	49	-1%
Average Sales Price for Last 12 Months	\$629,968	\$651,741	\$674,788	\$669,651	6%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$493,427

Average Sales Price **8% Δ YOY**

243

Total Properties for Sale **16% Δ YOY**

\$211

Average Price per Square Foot **0% Δ YOY**

190

Total Properties Pending Sale **-4% Δ YOY**

\$497,316

Average Sales Price for Last 12 Months **4% Δ YOY**

208

Total Properties Sold **-3% Δ YOY**

35%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$457,194	\$483,591	\$485,866	\$493,427	8%
Average Price per Square Foot	\$211	\$221	\$216	\$211	0%
Total Properties Sold	214	245	239	208	-3%
Total Properties Pending Sale	197	255	254	190	-4%
Total Properties For Sale	209	306	318	243	16%
Average Days on Market (Pending)	50	39	41	52	4%
Average Sales Price for Last 12 Months	\$476,479	\$489,782	\$488,488	\$497,316	4%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$728,331

Average Sales Price **3% Δ YOY**

110

Total Properties for Sale **39% Δ YOY**

\$238

Average Price per Square Foot **2% Δ YOY**

112

Total Properties Pending Sale **-6% Δ YOY**

\$765,135

Average Sales Price for Last 12 Months **3% Δ YOY**

98

Total Properties Sold **-26% Δ YOY**

49%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$706,493	\$757,488	\$827,607	\$728,331	3%
Average Price per Square Foot	\$234	\$241	\$249	\$238	2%
Total Properties Sold	132	183	151	98	-26%
Total Properties Pending Sale	119	188	130	112	-6%
Total Properties For Sale	79	157	139	110	39%
Average Days on Market (Pending)	49	26	46	57	16%
Average Sales Price for Last 12 Months	\$745,893	\$728,748	\$757,946	\$765,135	3%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$781,451

Average Sales Price -1% Δ YOY

80

Total Properties for Sale 38% Δ YOY

\$307

Average Price per Square Foot -4% Δ YOY

84

Total Properties Pending Sale -9% Δ YOY

\$758,528

Average Sales Price for Last 12 Months -2% Δ YOY

93

Total Properties Sold -7% Δ YOY

44%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$787,751	\$767,668	\$767,148	\$781,451	-1%
Average Price per Square Foot	\$319	\$312	\$323	\$307	-4%
Total Properties Sold	100	112	98	93	-7%
Total Properties Pending Sale	92	110	106	84	-9%
Total Properties For Sale	58	141	123	80	38%
Average Days on Market (Pending)	36	37	46	61	67%
Average Sales Price for Last 12 Months	\$770,476	\$766,710	\$760,446	\$758,528	-2%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$1,225,544

Average Sales Price **13% Δ YOY**

86

Total Properties for Sale **16% Δ YOY**

\$409

Average Price per Square Foot **1% Δ YOY**

95

Total Properties Pending Sale **20% Δ YOY**

\$1,223,857

Average Sales Price for Last 12 Months **9% Δ YOY**

98

Total Properties Sold **0% Δ YOY**

45%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$1,085,093	\$1,288,630	\$1,206,919	\$1,225,544	13%
Average Price per Square Foot	\$403	\$423	\$425	\$409	1%
Total Properties Sold	98	144	124	98	0%
Total Properties Pending Sale	79	142	122	95	20%
Total Properties For Sale	74	166	141	86	16%
Average Days on Market (Pending)	37	30	47	47	27%
Average Sales Price for Last 12 Months	\$1,122,062	\$1,179,119	\$1,194,000	\$1,223,857	9%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$436,019

Average Sales Price -20% Δ YOY

160

Total Properties for Sale 24% Δ YOY

\$210

Average Price per Square Foot -7% Δ YOY

167

Total Properties Pending Sale 0% Δ YOY

\$489,224

Average Sales Price for Last 12 Months -9% Δ YOY

170

Total Properties Sold 2% Δ YOY

27%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$547,012	\$519,494	\$490,032	\$436,019	-20%
Average Price per Square Foot	\$226	\$225	\$220	\$210	-7%
Total Properties Sold	167	224	201	170	2%
Total Properties Pending Sale	167	235	186	167	0%
Total Properties For Sale	129	227	237	160	24%
Average Days on Market (Pending)	42	32	43	54	28%
Average Sales Price for Last 12 Months	\$538,401	\$531,334	\$513,662	\$489,224	-9%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$425,247

Average Sales Price -10% Δ YOY

415

Total Properties for Sale -3% Δ YOY

\$180

Average Price per Square Foot -6% Δ YOY

253

Total Properties Pending Sale -15% Δ YOY

\$445,277

Average Sales Price for Last 12 Months -5% Δ YOY

262

Total Properties Sold -15% Δ YOY

26%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$472,158	\$461,221	\$433,966	\$425,247	-10%
Average Price per Square Foot	\$191	\$191	\$185	\$180	-6%
Total Properties Sold	307	365	313	262	-15%
Total Properties Pending Sale	296	377	295	253	-15%
Total Properties For Sale	430	607	560	415	-3%
Average Days on Market (Pending)	66	59	69	86	31%
Average Sales Price for Last 12 Months	\$469,588	\$465,431	\$455,882	\$445,277	-5%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$1,117,250

Average Sales Price 14% Δ YOY

44

Total Properties for Sale -17% Δ YOY

\$415

Average Price per Square Foot -3% Δ YOY

65

Total Properties Pending Sale -7% Δ YOY

\$1,058,878

Average Sales Price for Last 12 Months 4% Δ YOY

70

Total Properties Sold 3% Δ YOY

47%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$984,080	\$1,096,002	\$984,767	\$1,117,250	14%
Average Price per Square Foot	\$429	\$416	\$408	\$415	-3%
Total Properties Sold	68	118	77	70	3%
Total Properties Pending Sale	70	108	78	65	-7%
Total Properties For Sale	53	80	74	44	-17%
Average Days on Market (Pending)	47	27	52	38	-20%
Average Sales Price for Last 12 Months	\$1,018,041	\$1,030,375	\$1,029,289	\$1,058,878	4%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$505,721

Average Sales Price -11% Δ YOY

818

Total Properties for Sale 13% Δ YOY

\$203

Average Price per Square Foot -7% Δ YOY

759

Total Properties Pending Sale 18% Δ YOY

\$542,380

Average Sales Price for Last 12 Months -5% Δ YOY

832

Total Properties Sold 11% Δ YOY

31%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$569,196	\$569,727	\$544,233	\$505,721	-11%
Average Price per Square Foot	\$219	\$217	\$209	\$203	-7%
Total Properties Sold	752	938	1,002	832	11%
Total Properties Pending Sale	644	986	983	759	18%
Total Properties For Sale	724	1,363	1,181	818	13%
Average Days on Market (Pending)	58	45	59	70	20%
Average Sales Price for Last 12 Months	\$573,303	\$567,922	\$557,664	\$542,380	-5%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$301,604

Average Sales Price -2% Δ YOY

506

Total Properties for Sale 16% Δ YOY

\$160

Average Price per Square Foot -5% Δ YOY

336

Total Properties Pending Sale 10% Δ YOY

\$308,555

Average Sales Price for Last 12 Months 0% Δ YOY

336

Total Properties Sold 14% Δ YOY

25%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$307,749	\$306,903	\$312,495	\$301,604	-2%
Average Price per Square Foot	\$168	\$168	\$163	\$160	-5%
Total Properties Sold	294	370	382	336	14%
Total Properties Pending Sale	306	394	378	336	10%
Total Properties For Sale	435	596	600	506	16%
Average Days on Market (Pending)	65	55	73	68	4%
Average Sales Price for Last 12 Months	\$309,085	\$310,547	\$310,105	\$308,555	0%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$2,210,476

Average Sales Price 21% Δ YOY

73

Total Properties for Sale 18% Δ YOY

\$448

Average Price per Square Foot 4% Δ YOY

47

Total Properties Pending Sale -15% Δ YOY

\$1,946,555

Average Sales Price for Last 12 Months 12% Δ YOY

62

Total Properties Sold -6% Δ YOY

79%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$1,828,929	\$2,023,778	\$1,872,988	\$2,210,476	21%
Average Price per Square Foot	\$429	\$442	\$416	\$448	4%
Total Properties Sold	66	82	63	62	-6%
Total Properties Pending Sale	55	86	73	47	-15%
Total Properties For Sale	62	113	120	73	18%
Average Days on Market (Pending)	62	40	51	62	1%
Average Sales Price for Last 12 Months	\$1,745,455	\$1,849,971	\$1,854,469	\$1,946,555	12%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$620,536

Average Sales Price -7% Δ YOY

139

Total Properties for Sale 11% Δ YOY

\$211

Average Price per Square Foot -3% Δ YOY

99

Total Properties Pending Sale 3% Δ YOY

\$638,158

Average Sales Price for Last 12 Months -2% Δ YOY

86

Total Properties Sold -25% Δ YOY

24%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$664,718	\$645,941	\$644,654	\$620,536	-7%
Average Price per Square Foot	\$217	\$218	\$217	\$211	-3%
Total Properties Sold	114	114	103	86	-25%
Total Properties Pending Sale	96	103	97	99	3%
Total Properties For Sale	125	205	169	139	11%
Average Days on Market (Pending)	89	78	73	89	0%
Average Sales Price for Last 12 Months	\$649,361	\$654,539	\$648,873	\$638,158	-2%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$561,486

Average Sales Price 5% Δ YOY

155

Total Properties for Sale -1% Δ YOY

\$336

Average Price per Square Foot -6% Δ YOY

58

Total Properties Pending Sale -31% Δ YOY

\$537,747

Average Sales Price for Last 12 Months 8% Δ YOY

71

Total Properties Sold -25% Δ YOY

45%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$533,365	\$552,059	\$446,291	\$561,486	5%
Average Price per Square Foot	\$358	\$339	\$311	\$336	-6%
Total Properties Sold	95	85	65	71	-25%
Total Properties Pending Sale	84	79	75	58	-31%
Total Properties For Sale	157	229	209	155	-1%
Average Days on Market (Pending)	74	70	78	73	-1%
Average Sales Price for Last 12 Months	\$497,655	\$526,029	\$531,011	\$537,747	8%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Old East Dallas / Uptown



Single Family Residences, Q4 2025

Current Market Snapshot

\$731,952

Average Sales Price **-3% Δ YOY**

27

Total Properties for Sale **-16% Δ YOY**

\$355

Average Price per Square Foot **7% Δ YOY**

15

Total Properties Pending Sale **-21% Δ YOY**

\$733,991

Average Sales Price for Last 12 Months **-3% Δ YOY**

14

Total Properties Sold **-18% Δ YOY**

33%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$752,309	\$764,654	\$713,500	\$731,952	-3%
Average Price per Square Foot	\$333	\$317	\$304	\$355	7%
Total Properties Sold	17	16	8	14	-18%
Total Properties Pending Sale	19	12	10	15	-21%
Total Properties For Sale	32	45	49	27	-16%
Average Days on Market (Pending)	60	65	110	75	25%
Average Sales Price for Last 12 Months	\$755,766	\$753,599	\$739,955	\$733,991	-3%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$611,232

Average Sales Price -6% Δ YOY

482

Total Properties for Sale 16% Δ YOY

\$219

Average Price per Square Foot -4% Δ YOY

488

Total Properties Pending Sale -3% Δ YOY

\$631,483

Average Sales Price for Last 12 Months 1% Δ YOY

535

Total Properties Sold 4% Δ YOY

35%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$647,168	\$679,374	\$606,778	\$611,232	-6%
Average Price per Square Foot	\$228	\$231	\$224	\$219	-4%
Total Properties Sold	513	603	621	535	4%
Total Properties Pending Sale	502	610	621	488	-3%
Total Properties For Sale	416	846	724	482	16%
Average Days on Market (Pending)	43	34	46	57	33%
Average Sales Price for Last 12 Months	\$626,837	\$644,288	\$639,819	\$631,483	1%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$2,613,779

Average Sales Price 1% Δ YOY

38

Total Properties for Sale -12% Δ YOY

\$564

Average Price per Square Foot -4% Δ YOY

40

Total Properties Pending Sale -7% Δ YOY

\$2,842,227

Average Sales Price for Last 12 Months 15% Δ YOY

51

Total Properties Sold -11% Δ YOY

42%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$2,584,239	\$2,929,654	\$2,814,876	\$2,613,779	1%
Average Price per Square Foot	\$590	\$632	\$598	\$564	-4%
Total Properties Sold	57	69	52	51	-11%
Total Properties Pending Sale	43	74	51	40	-7%
Total Properties For Sale	43	86	83	38	-12%
Average Days on Market (Pending)	58	44	51	78	35%
Average Sales Price for Last 12 Months	\$2,473,060	\$2,701,650	\$2,827,818	\$2,842,227	15%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$898,990

Average Sales Price -4% Δ YOY

267

Total Properties for Sale 16% Δ YOY

\$245

Average Price per Square Foot -4% Δ YOY

152

Total Properties Pending Sale -16% Δ YOY

\$928,847

Average Sales Price for Last 12 Months -2% Δ YOY

162

Total Properties Sold -21% Δ YOY

47%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$939,071	\$950,154	\$873,251	\$898,990	-4%
Average Price per Square Foot	\$255	\$264	\$246	\$245	-4%
Total Properties Sold	206	248	224	162	-21%
Total Properties Pending Sale	182	273	187	152	-16%
Total Properties For Sale	231	399	365	267	16%
Average Days on Market (Pending)	75	61	67	102	36%
Average Sales Price for Last 12 Months	\$945,980	\$955,180	\$937,172	\$928,847	-2%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$523,336

Average Sales Price 2% Δ YOY

197

Total Properties for Sale 21% Δ YOY

\$234

Average Price per Square Foot -2% Δ YOY

208

Total Properties Pending Sale 6% Δ YOY

\$522,271

Average Sales Price for Last 12 Months -3% Δ YOY

209

Total Properties Sold -3% Δ YOY

39%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$511,044	\$531,896	\$541,706	\$523,336	2%
Average Price per Square Foot	\$239	\$239	\$242	\$234	-2%
Total Properties Sold	216	275	247	209	-3%
Total Properties Pending Sale	196	301	238	208	6%
Total Properties For Sale	163	267	281	197	21%
Average Days on Market (Pending)	41	31	45	56	35%
Average Sales Price for Last 12 Months	\$536,751	\$512,830	\$519,427	\$522,271	-3%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$578,778

Average Sales Price 1% Δ YOY

364

Total Properties for Sale 20% Δ YOY

\$198

Average Price per Square Foot -1% Δ YOY

201

Total Properties Pending Sale 8% Δ YOY

\$583,545

Average Sales Price for Last 12 Months 4% Δ YOY

209

Total Properties Sold 5% Δ YOY

35%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$575,896	\$580,436	\$584,946	\$578,778	1%
Average Price per Square Foot	\$201	\$198	\$200	\$198	-1%
Total Properties Sold	200	215	240	209	5%
Total Properties Pending Sale	186	239	232	201	8%
Total Properties For Sale	304	495	466	364	20%
Average Days on Market (Pending)	80	60	83	88	11%
Average Sales Price for Last 12 Months	\$559,329	\$576,449	\$582,888	\$583,545	4%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$410,260

Average Sales Price -5% Δ YOY

254

Total Properties for Sale 12% Δ YOY

\$175

Average Price per Square Foot -5% Δ YOY

167

Total Properties Pending Sale 12% Δ YOY

\$420,556

Average Sales Price for Last 12 Months -3% Δ YOY

173

Total Properties Sold 14% Δ YOY

31%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$433,643	\$432,847	\$410,804	\$410,260	-5%
Average Price per Square Foot	\$184	\$187	\$179	\$175	-5%
Total Properties Sold	152	228	202	173	14%
Total Properties Pending Sale	149	222	204	167	12%
Total Properties For Sale	227	339	327	254	12%
Average Days on Market (Pending)	64	49	70	71	11%
Average Sales Price for Last 12 Months	\$434,352	\$434,173	\$425,672	\$420,556	-3%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$1,745,991

Average Sales Price **15% Δ YOY**

92

Total Properties for Sale **37% Δ YOY**

\$366

Average Price per Square Foot **4% Δ YOY**

71

Total Properties Pending Sale **8% Δ YOY**

\$1,711,292

Average Sales Price for Last 12 Months **5% Δ YOY**

79

Total Properties Sold **-5% Δ YOY**

56%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$1,514,793	\$1,835,150	\$1,661,090	\$1,745,991	15%
Average Price per Square Foot	\$351	\$382	\$366	\$366	4%
Total Properties Sold	83	127	113	79	-5%
Total Properties Pending Sale	66	141	99	71	8%
Total Properties For Sale	67	182	137	92	37%
Average Days on Market (Pending)	56	26	49	57	3%
Average Sales Price for Last 12 Months	\$1,623,549	\$1,676,716	\$1,661,421	\$1,711,292	5%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$550,527

Average Sales Price -11% Δ YOY

114

Total Properties for Sale -3% Δ YOY

\$221

Average Price per Square Foot -11% Δ YOY

102

Total Properties Pending Sale -21% Δ YOY

\$580,350

Average Sales Price for Last 12 Months 2% Δ YOY

115

Total Properties Sold -22% Δ YOY

42%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$617,425	\$635,614	\$568,705	\$550,527	-11%
Average Price per Square Foot	\$247	\$246	\$234	\$221	-11%
Total Properties Sold	148	139	138	115	-22%
Total Properties Pending Sale	129	147	125	102	-21%
Total Properties For Sale	117	197	178	114	-3%
Average Days on Market (Pending)	58	42	60	69	18%
Average Sales Price for Last 12 Months	\$571,214	\$598,566	\$596,562	\$580,350	2%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$868,105

Average Sales Price 6% Δ YOY

36

Total Properties for Sale 71% Δ YOY

\$262

Average Price per Square Foot 4% Δ YOY

30

Total Properties Pending Sale -25% Δ YOY

\$837,347

Average Sales Price for Last 12 Months 1% Δ YOY

42

Total Properties Sold -14% Δ YOY

51%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$816,566	\$908,300	\$817,888	\$868,105	6%
Average Price per Square Foot	\$251	\$256	\$252	\$262	4%
Total Properties Sold	49	74	69	42	-14%
Total Properties Pending Sale	40	83	58	30	-25%
Total Properties For Sale	21	56	42	36	71%
Average Days on Market (Pending)	41	29	45	44	8%
Average Sales Price for Last 12 Months	\$831,374	\$829,091	\$827,600	\$837,347	1%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$5,118,163

Average Sales Price **155% Δ YOY**

17

Total Properties for Sale **6% Δ YOY**

\$767

Average Price per Square Foot **32% Δ YOY**

13

Total Properties Pending Sale **-41% Δ YOY**

\$2,888,310

Average Sales Price for Last 12 Months **23% Δ YOY**

13

Total Properties Sold **-48% Δ YOY**

2%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$2,007,180	\$2,726,897	\$2,345,280	\$5,118,163	155%
Average Price per Square Foot	\$582	\$640	\$625	\$767	32%
Total Properties Sold	25	33	25	13	-48%
Total Properties Pending Sale	22	33	17	13	-41%
Total Properties For Sale	16	26	21	17	6%
Average Days on Market (Pending)	47	39	50	92	95%
Average Sales Price for Last 12 Months	\$2,352,380	\$2,453,549	\$2,388,150	\$2,888,310	23%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$2,500,000

Average Sales Price -28% Δ YOY

2

Total Properties for Sale -67% Δ YOY

\$616

Average Price per Square Foot -9% Δ YOY

1

Total Properties Pending Sale 0% Δ YOY

\$2,758,417

Average Sales Price for Last 12 Months -12% Δ YOY

1

Total Properties Sold -50% Δ YOY

127%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$3,482,500	\$1,812,750	\$3,812,500	\$2,500,000	-28%
Average Price per Square Foot	\$674	\$403	\$614	\$616	-9%
Total Properties Sold	2	2	2	1	-50%
Total Properties Pending Sale	1	3	1	1	0%
Total Properties For Sale	6	6	6	2	-67%
Average Days on Market (Pending)	57	88	8	42	-26%
Average Sales Price for Last 12 Months	\$3,151,667	\$2,585,917	\$3,002,214	\$2,758,417	-12%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
Statistics are subject to change due to individual real estate company reporting disciplines.

Current Market Snapshot

\$463,181

Average Sales Price 1% Δ YOY

204

Total Properties for Sale 19% Δ YOY

\$186

Average Price per Square Foot -3% Δ YOY

149

Total Properties Pending Sale 8% Δ YOY

\$469,077

Average Sales Price for Last 12 Months -3% Δ YOY

174

Total Properties Sold 9% Δ YOY

25%

5-Year Appreciation

Data*	Q4 2024	Q2 2025	Q3 2025	Q4 2025	% Change YOY
Average Sales Price	\$458,840	\$475,701	\$463,801	\$463,181	1%
Average Price per Square Foot	\$192	\$194	\$188	\$186	-3%
Total Properties Sold	159	185	209	174	9%
Total Properties Pending Sale	138	191	213	149	8%
Total Properties For Sale	171	313	285	204	19%
Average Days on Market (Pending)	58	57	63	76	31%
Average Sales Price for Last 12 Months	\$482,165	\$474,524	\$468,200	\$469,077	-3%

*Market Area Information obtained from North Texas Real Estate Information Services (NTREIS).
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