

Dallas January 2026

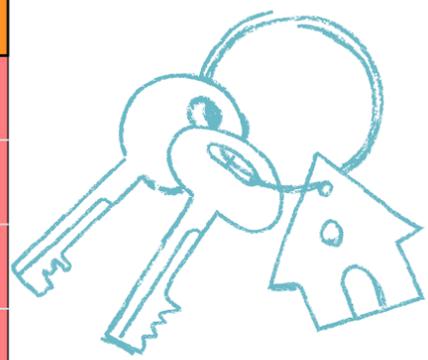
Statistics

NTREIS Matrix

Information on single family residential homes provided by MLS, as of 2/9/2026

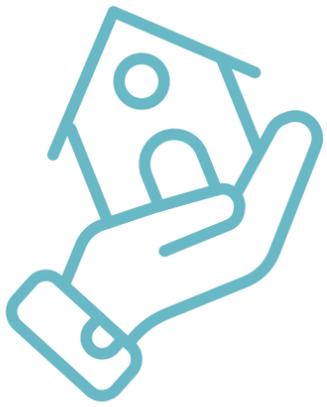
Market Comparison: December 2025 vs January 2026

Data	Dec 2025	Jan 2026	Change %
Total Sales	8,367	5,601	-33.06%
Median Sales Price	\$363,995.00	\$363,000.00	-0.27%
Median SQ FT	2,164	2,096	-3.14%
Median Price per SQ Ft	\$194	\$192	-1.03%
ADOM	107	79	-26.17%
CP/LP Ratio	98%	98%	No Change
CP/OLP Ratio	92%	95%	3.00%



Market Comparison: January 2025 vs January 2026

Data	Jan 2025	Jan 2026	Change %
Total Sales	5,449	5,601	2.80%
Median Sales Price	\$378,500.00	\$363,000.00	-4.10%
Median SQ FT	2,063	2,096	1.60%
Median Price per SQ Ft	\$196	\$192	-2.04%
ADOM	73	79	8.23%
CP/LP Ratio	98%	98%	No Change
CP/OLP Ratio	95%	95%	No Change



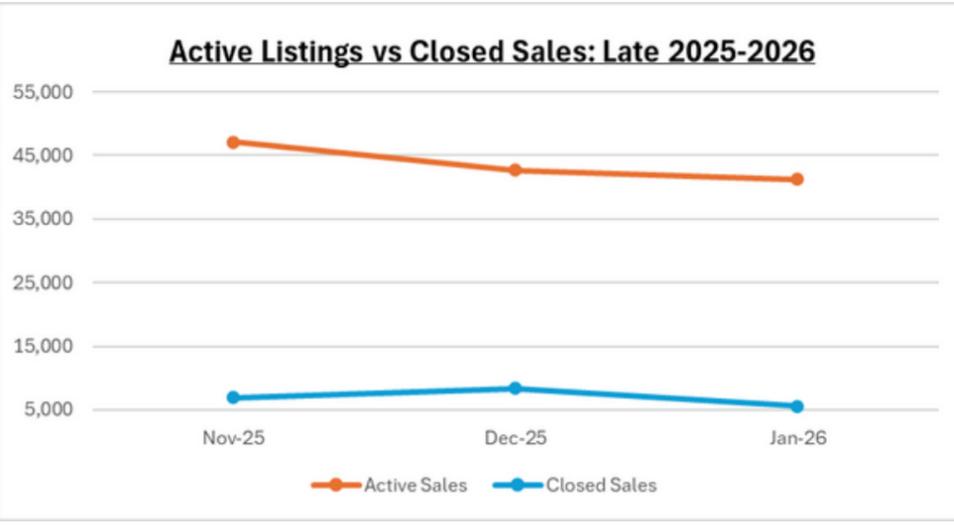
Closed Sales Per County: January 2025 vs January 2026

County	Jan 2025	Jan 2026	Change %
Collin	943	877	-7.00%
Dallas	1,064	946	-11.09%
Denton	828	697	-15.82%
Ellis	202	198	-1.98%
Hunt	97	85	-12.37%
Johnson	167	163	-2.40%
Kaufman	167	178	6.60%
Parker	164	150	-8.54%
Rockwall	128	131	2.34%
Tarrant	1,155	1,069	-7.46%
Wise	75	62	-17.33%



Active Listings vs Closed Sales: Late 2025-2026

January Active Listings: 41,214
January Closed Sales: 5,601



Original Listing Price vs Sold Price: Late 2025-2026

January Median OLP: \$390,000.00
January Median Sold Price: \$363,000.00



Year to Date Market Comparisons

