

FORT WORTH MARKET REPORT

OCTOBER 2026



EDWIN JUDD

Near Southside · Southwest Fort Worth

Two neighborhoods, one trusted source — October 2026

Inside This Report

Tap any area below to jump straight to its full market breakdown — pricing trends, days on market, inventory, and Edwin's read on what it means if you're buying or selling there.

Near Southside **FULL REPORT**

September's median sale jumped to \$508,000 and homes sold in a median of 28 days — available inventory dropped to 14.

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Southwest Fort Worth **FULL REPORT**

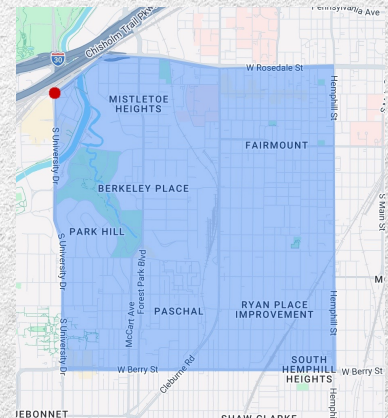
Sellers kept 96.48% of their original asking price in September, and half of homes still sold within 20 days.

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Near Southside

W. Rosedale Street to the north · Hemphill Street to the east · W. Berry Street to the south · S. University Drive to the west

Metric	August 2026	September 2026	Change
Avg Closing Price	\$482,125	\$472,783	↓ 1.94%
Avg Days on Market	72 days	44 days	↓ 28 days
Homes Sold	12	12	0.0%
Active Listings	29	21	↓ 27.59%
List-to-Sale Ratio (Average Sale Price / Average List Price)×100	96.55%	96.91%	↑ 0.36 pts



Quick Summary

September steadied things in the Near Southside. Twelve homes closed again — the same as August — and the average closing price came in at \$472,783, down 1.94%. But the median went the other direction: \$508,000, up from \$452,000 in August. When the average slips and the median jumps in the same month, that's not a change in what homes are worth. It's a change in which homes happened to close. With only twelve sales, a couple of lower-priced closings move the average a long way.

The bigger change is speed. Average days on market dropped from 72 to 44, and the median fell from 55 days to 28. Homes here went from taking about two months to about four weeks. One home still sat 155 days before it closed, and one closed in a single day.

Inventory pulled back hard. Active listings went from 29 to 21, and seven of those 21 already have contracts on them, so only 14 are genuinely available, down from 24 in August. Sellers who closed got 96.91% of their final asking price on average and 93.81% of their *original* asking price. The median was higher, at 98.54%; one sale closed at about 72% of its list price and pulls the average down. Price cuts are still part of how homes here get sold, just a little less than in August, when sellers got 92.60% of their original ask.

What's Driving These Trends

Inventory Pulling Back

August's story was a lot of homes and not much urgency. September reversed it. Active listings fell from 29 to 21 while twelve homes closed — about a month and three-quarters of supply, down from nearly two and a half. With seven of those already under contract, a buyer looking today is choosing from 14 homes, not two dozen. Less to choose from means well-priced listings don't sit, and the days-on-market number shows exactly that.

Asking Prices Catching Up

Last month, the homes for sale were asking an average of \$559,138, against a \$452,000 median sale. Sellers were pricing off spring comps. That gap has mostly closed. The 14 homes available now are asking an average of \$483,721 and a median of \$450,000, which lines up with what's actually selling. The data doesn't say whether that came from price cuts or from overpriced listings selling or coming off the market. Either way, what's for sale now is priced closer to reality.

Small Sample, Big Swings

Twelve sales is a small number to build an average on. The least expensive home that closed went for \$230,000 and the most expensive for \$645,000, so a shift of a couple of homes in either direction swings the average by tens of thousands. That's why the average dropped 1.94% while the median rose \$56,000. Neither number means your house gained or lost value in a month. Read them together, and the honest answer is that prices held.

My Take

September was a better month in the Near Southside than August, and the reason is mostly time. Homes sold in about half the time — a median of 28 days instead of 55 — and the pile of listings that built up over the summer has thinned out. Prices, read honestly, held steady. The average dipped, the median climbed, and the truth is somewhere in between.

If you're selling here, conditions are better than they were a month ago. Fourteen available homes is not a lot of competition. But the 93.81% still matters. That's what the average seller got compared with what they originally asked, which means most of them still started too high and came down. The homes priced right from day one are the ones closing in a few weeks. Don't price off what a house down the street sold for in the spring. Price off what's closing now.

If you're buying, the negotiating room you had in August has gotten smaller: fewer homes, faster sales, and asking prices that have mostly come back in line. That doesn't mean you should overpay. Sellers here are still taking a little under list on average. It does mean the well-priced house you've been watching may not be there next month. If a home has been sitting since summer, there's a reason, and that's where your leverage is.

Last month I said I'd expect the back-to-school lull to work its way out over the fall, and September looks like the start of that. One good month isn't a trend, though. I want to see what October does before I call it one, and I'm not going to guess at where rates or prices go from here.

If you want to know what your house would sell for right now, or whether the timing makes sense for you, call me and let's look at your street specifically. No pressure, just a straight answer.

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Thinking about selling or dreaming of moving?

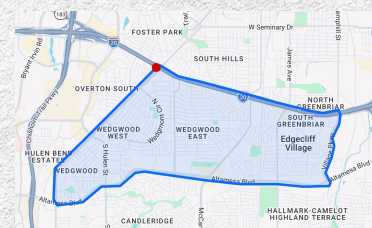
Contact me for your free personalized market breakdown.

817-919-0912 Edwin@TheFWHomeTeam.com

Southwest Fort Worth

Hwy 20 to the north · Village Pkwy to the east · Altamesa Blvd to the south · Granbury Rd to the west

Metric	August 2026	September 2026	Change
Avg Closing Price	\$308,169	\$311,606	↑ 1.12%
Avg Days on Market	33 days	37 days	↑ 4 days
Homes Sold	20	18	↓ 10.0%
Active Listings	22	25	↑ 13.64%
List-to-Sale Ratio (Average Sale Price / Average List Price)×100	98.57%	99.08%	↑ 0.51 pts



Quick Summary

Southwest Fort Worth was steady again in September. Eighteen homes closed, down from twenty in August, and the average closing price edged up 1.12% to \$311,606. The median was \$312,000, right next to the average and a little under August's \$319,500. A median that close to the average means no outliers were pulling the price around. Prices here held where they were.

Average days on market rose four days, to 37. That sounds like a slowdown until you look at the median: 20 days, nearly the same as August's 18. One home sat 153 days and stretched the average. Half the homes that closed sold in under three weeks, and the fastest went in four days.

The number I'd point to is what sellers kept. Homes sold at 99.08% of their final asking price on average, with a median of 98.95%. Against their *original* asking price, the average was 96.48%, up from 93.76% in August, so sellers gave back a lot less off their starting price this month. One home closed at 116% of list, and the lowest closed at about 82%. Inventory crept up from 22 to 25 active listings, and only two of those are under contract, compared with six in August.

What's Driving These Trends

Sharper Opening Prices

In August, the average Southwest seller ended up about 6% below where they started. In September it was about 3.5%. That's the clearest change in this month's data. Sellers are starting closer to where the market actually is, so they spend less time and take fewer price cuts getting to a sale. When the first price is right, homes sell the way half of them did here: in under three weeks.

More Choices for Buyers

Active listings went from 22 to 25 while eighteen homes closed. That's just under a month and a half of supply, a little more than August's. With only two of those under contract, 23 homes are genuinely available, up from 16. That's not an oversupply, but buyers have more choice than they did a month ago.

A Thinner Pipeline

The pending count is the one to watch. In August, six of the active listings already had contracts on them. In September, two did. Pending sales become next month's closings, so fewer of them now could mean fewer closed sales in October. That says nothing about prices. It says fewer deals were in progress this month than last.

My Take

Southwest was steady in September, and steady is a fine thing to be. Prices held, homes still sold in about three weeks, and sellers kept more of their original asking price than they did in August. Nothing here needs dressing up.

If you're selling in Southwest, the number to remember from this month is 96.48%. Sellers who priced realistically from the start didn't have to chase the market down. With 23 homes available and fewer of them already spoken for, buyers have a few more options than last month, so the overpriced listing is the one that gets skipped. Price it where the comps are, and it still moves.

If you're buying, you've got a little more breathing room than you did a month ago: more homes to look at, and fewer of them already under contract. But don't confuse breathing room with leverage on every house. The well-priced ones are still selling in under three weeks at close to full price. Have your financing ready before you tour, and save your negotiating for the listings that have been sitting.

What I'll be watching this fall is that pending number. Two under contract is down from six, and I want to see whether that picks back up in October or whether fall settles in a little slower here. Either way, I'm not going to guess at rates or prices.

If you want a straight read on what your Southwest home would bring right now, or what to expect if you're trying to buy in, give me a call. No pressure, just the numbers for your situation.

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Ready to talk about your neighborhood?

Curious what your home is worth?

I'll put together a free, no-pressure pricing breakdown.

Ready to see homes in person?

I'll set up tours around your schedule.

Thinking about buying?

I'll walk you through financing, offers, and next steps.

Not sure yet?

Let's just talk through your options — no obligation.

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This report is refreshed monthly with new closing data for both areas.