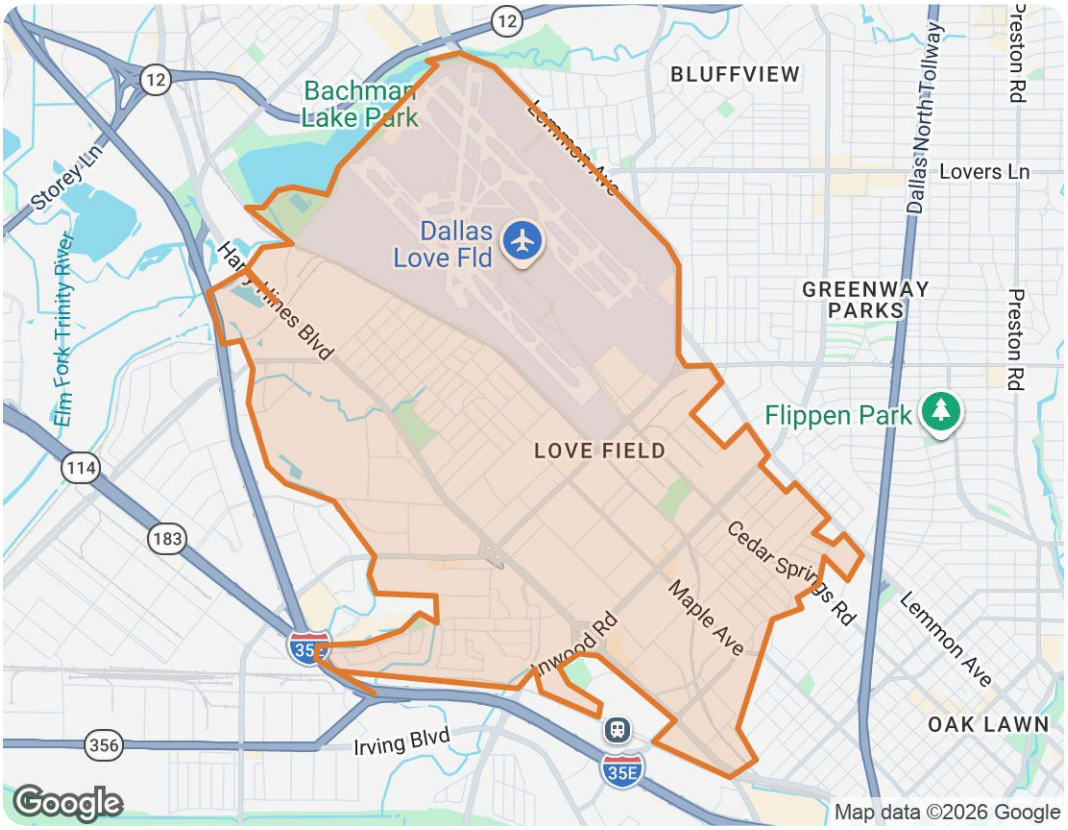
Dallas, TX 75235





Brian St. Clair

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6th Ave Homes

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Fort Worth, TX 76104

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Dallas, TX 75235

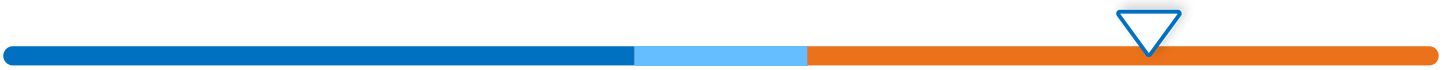
Market Trends

Market Trends for Dallas, TX 75235

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type



Seller's Market | Balanced Market | **Buyer's Market**

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
9.57	**96.2%**	**47**	**$215,000**
↑ 4.7% MoM	↑ 6.52% MoM	↑ 80.77% MoM	↓ 26.37% MoM

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

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Dallas, TX 75235

October 2026 Median Estimated Property Value

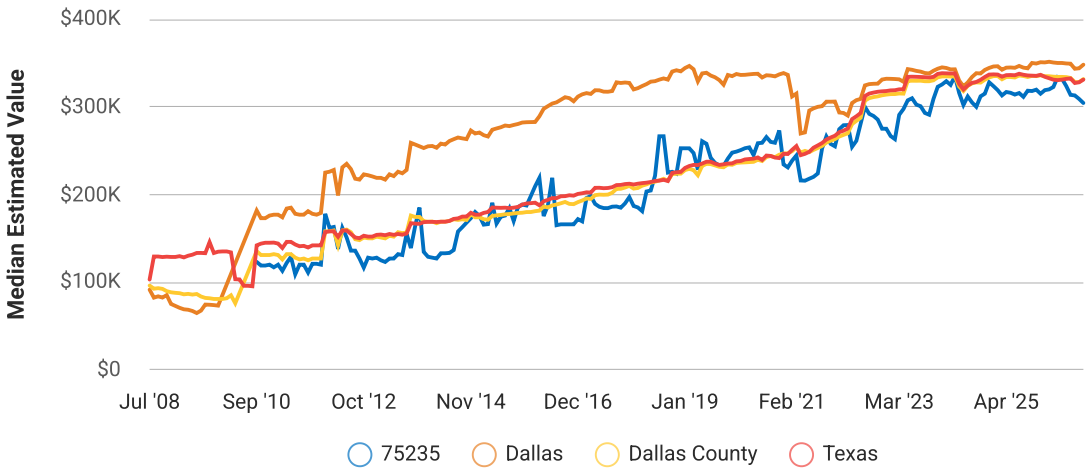
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$304,340	-1.5%	-4.3%



October 2026 Active Listings

Dallas, TX 75235

Single Family + Condo/Townhouse/Apt.

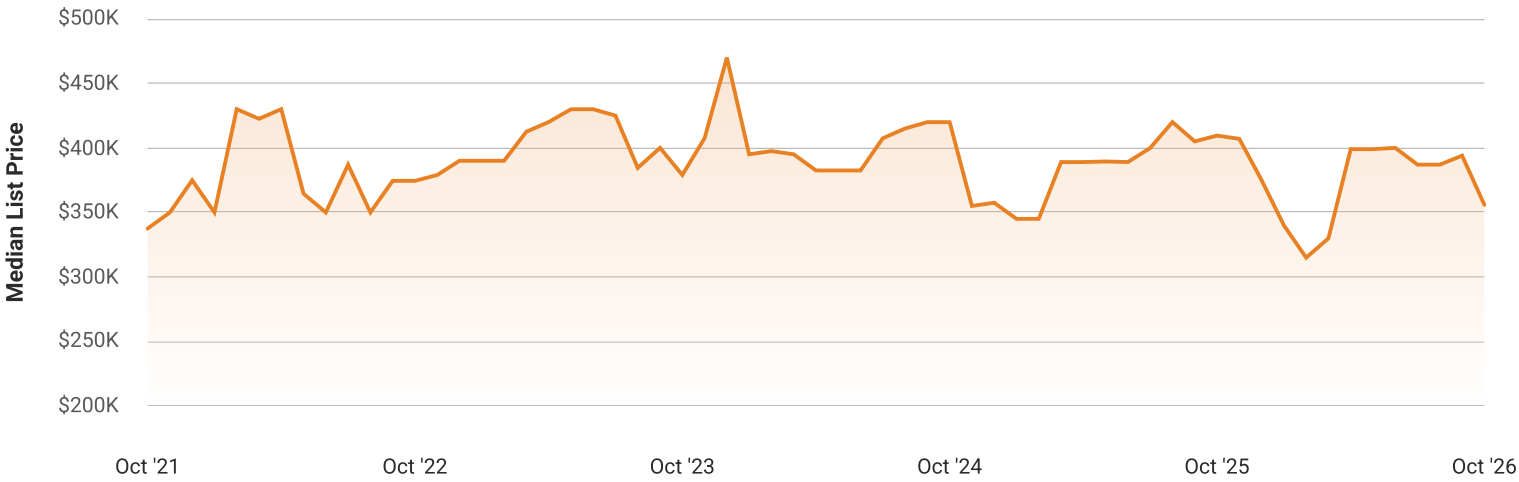
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $355,900

↓ 9.7% Month over Month



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Dallas, TX 75235

October 2026 Sold Listings

Dallas, TX 75235

Single Family + Condo/Townhouse/Apt.

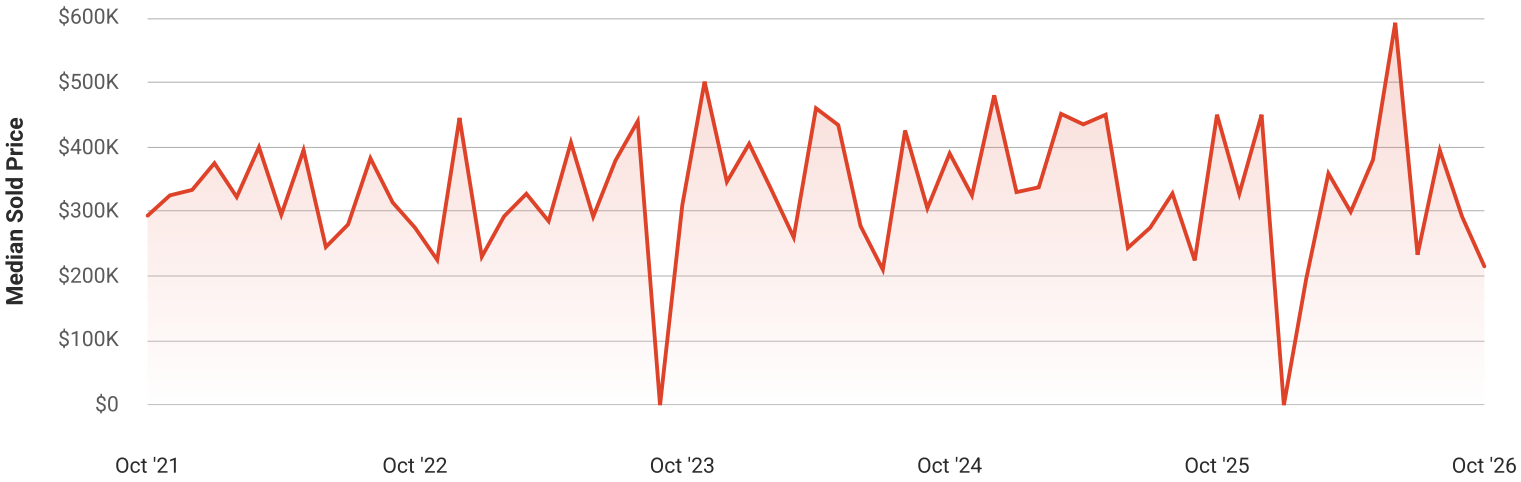
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $215,000

↓ 26.4% Month over Month



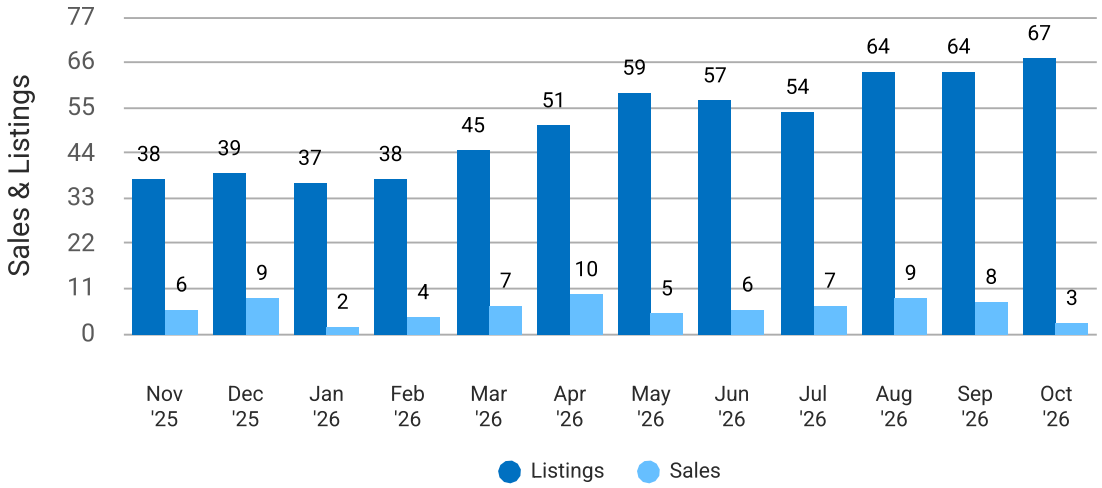
Total Sales and Active Listings in Dallas, TX 75235

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Dallas, TX 75235

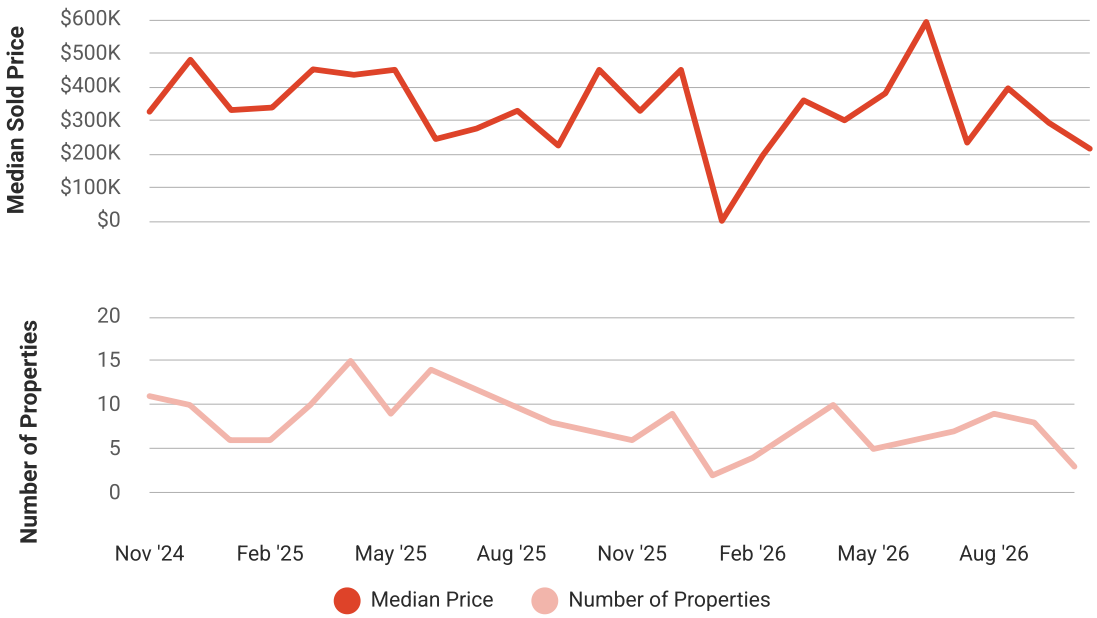
Median Sold Price vs Sold Listings in Dallas, TX 75235

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



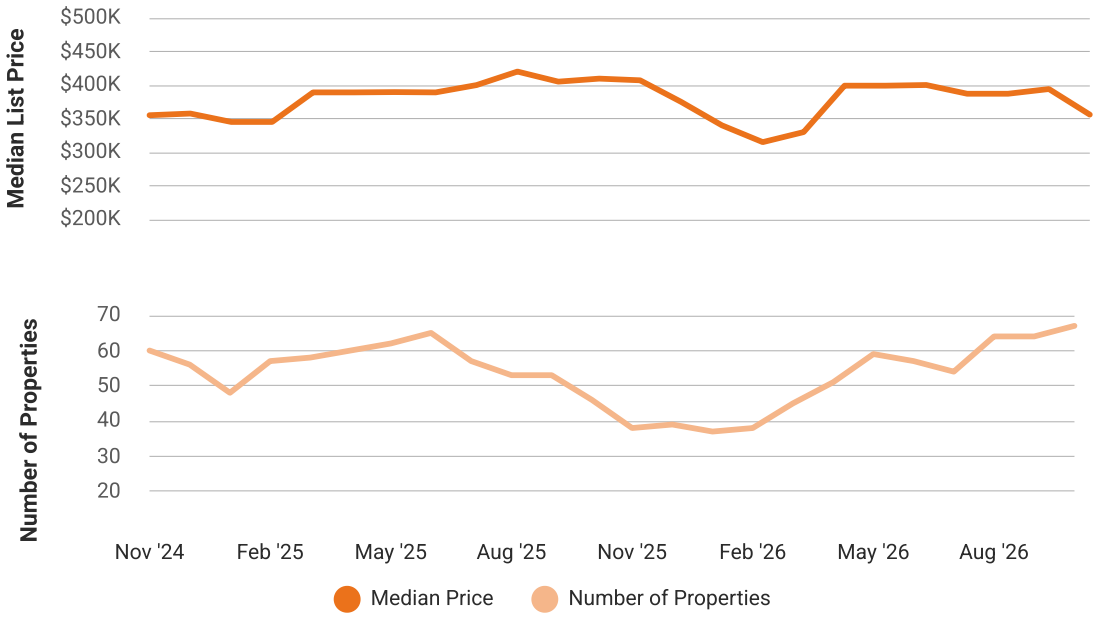
Median List Price vs Active Listings in Dallas, TX 75235

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Dallas, TX 75235

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$304,340	$309,000 -1.51%	$313,630 -2.96%	$318,000 -4.3%	$312,000 -2.46%	$290,970 +4.59%
Median Sold Price Last Updated: 10/31/2026	$215,000	$292,000 -26.37%	$233,000 -7.73%	$450,000 -52.22%	$390,000 -44.87%	$310,000 -30.65%
Median List Price Last Updated: 10/31/2026	$355,900	$394,000 -9.67%	$387,000 -8.04%	$409,500 -13.09%	$419,900 -15.24%	$379,000 -6.09%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

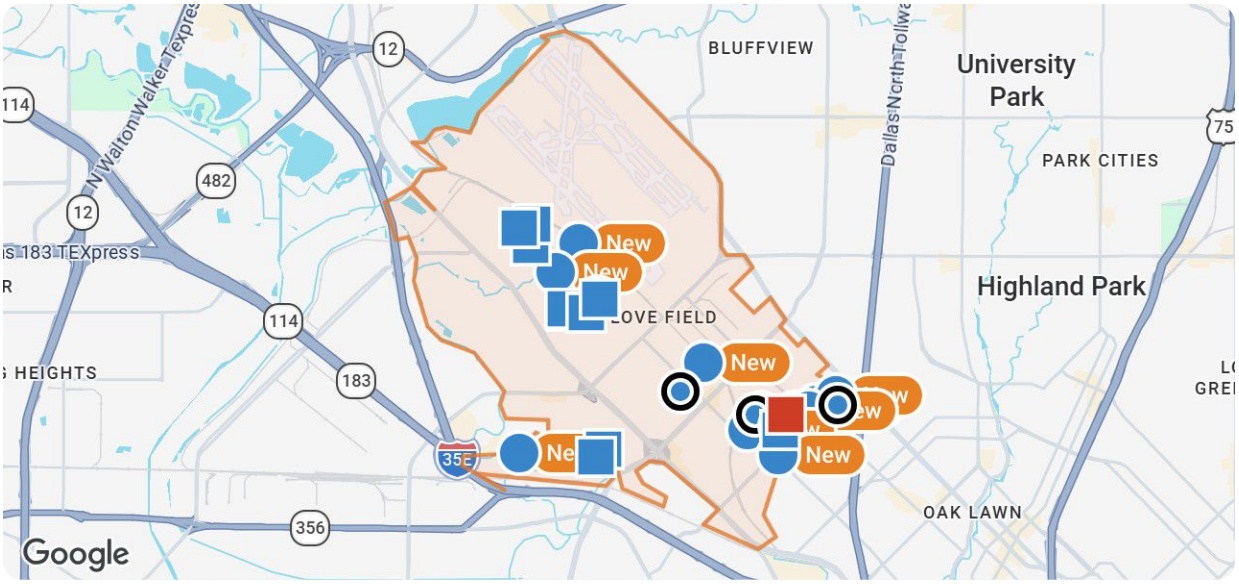
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Dallas, TX 75235

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	9	10	1
Lowest Listing Price / Est.Value	$134,900	$109,000	$160,000	$469,000
Median Listing Price / Est.Value	$412,450	$300,000	$287,008	$469,000
Highest Listing Price / Est.Value	$697,000	$975,000	$680,000	$469,000
Average Price / sqft	$270	$237	$224	$390
Median Price / sqft	$219	$246	$220	$390
Average Days in RPR	21	100	79	–
Median Days in RPR	22	32	47	–
Total Volume	$3,850,200	$3,107,599	$2,600,015	$469,000
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

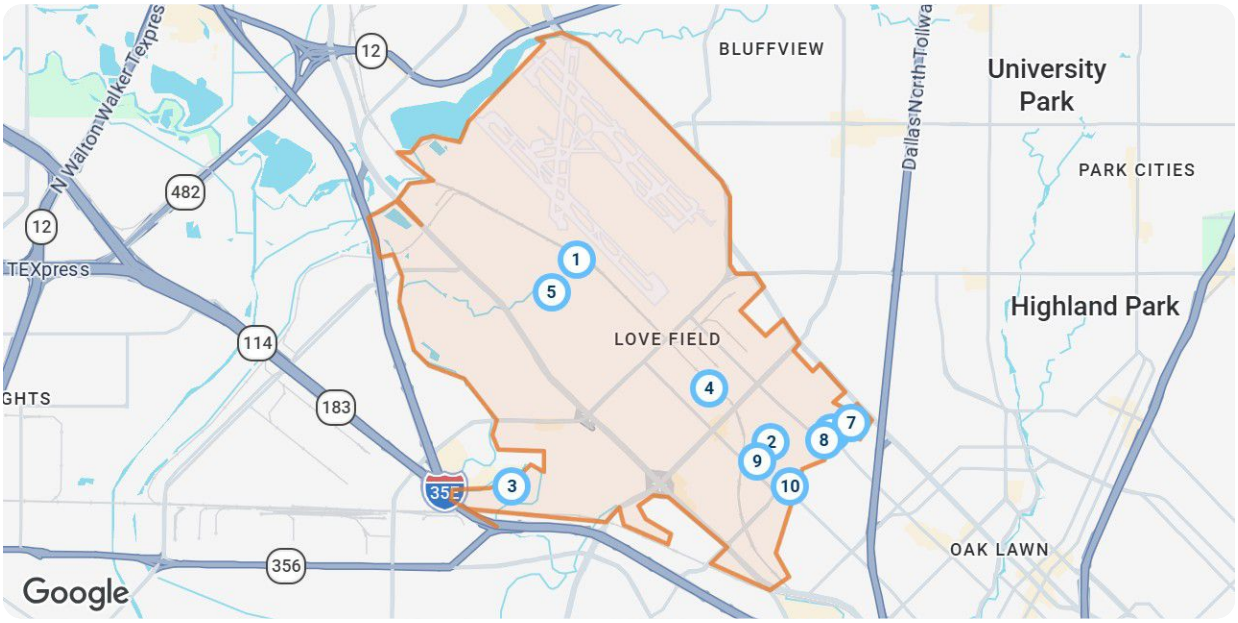
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Dallas, TX 75235

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **7803 Denton Dr Dallas, TX 75235** MLS ID: 21434108 Active / For Sale *Listing Courtesy of Donna Savariego Homes, Inc.*	Single Family	3/3	4,155	6,795 sqft	2023	11/11/2026 7 days	$524,900 $126/sq ft
2  **5314 Denton Dr Dallas, TX 75235** MLS ID: 21430597 Active / For Sale *Listing Courtesy of David Griffin & Company*	Single Family	3/1	1,646	7,840 sqft	1945	11/10/2026 8 days	$697,000 $423/sq ft
3  **2719 Kimsey Dr, Apt 103 Dallas, TX 75235** MLS ID: 21424476 Active / For Sale *Listing Courtesy of Randy White Real Estate Svcs*	Condo/Townhouse/Apt.	2/3	2,279	7,492 sqft	2020	11/1/2026 17 days	$434,900 $191/sq ft
4  **2324 Bombay Ave Dallas, TX 75235** MLS ID: 21420043 Active / For Sale *Listing Courtesy of NB Elite Realty*	Single Family	2/1	964	6,316 sqft	1944	10/30/2026 19 days	$298,500 $310/sq ft
5  **5006 Cedar Springs Rd Dallas, TX 75235** MLS ID: 21423471 Active / For Sale *Listing Courtesy of Dave Perry Miller Real Estate*	Condo/Townhouse/Apt.	3/3	2,052	1,785 sqft	1999	10/29/2026 20 days	$475,000 $231/sq ft

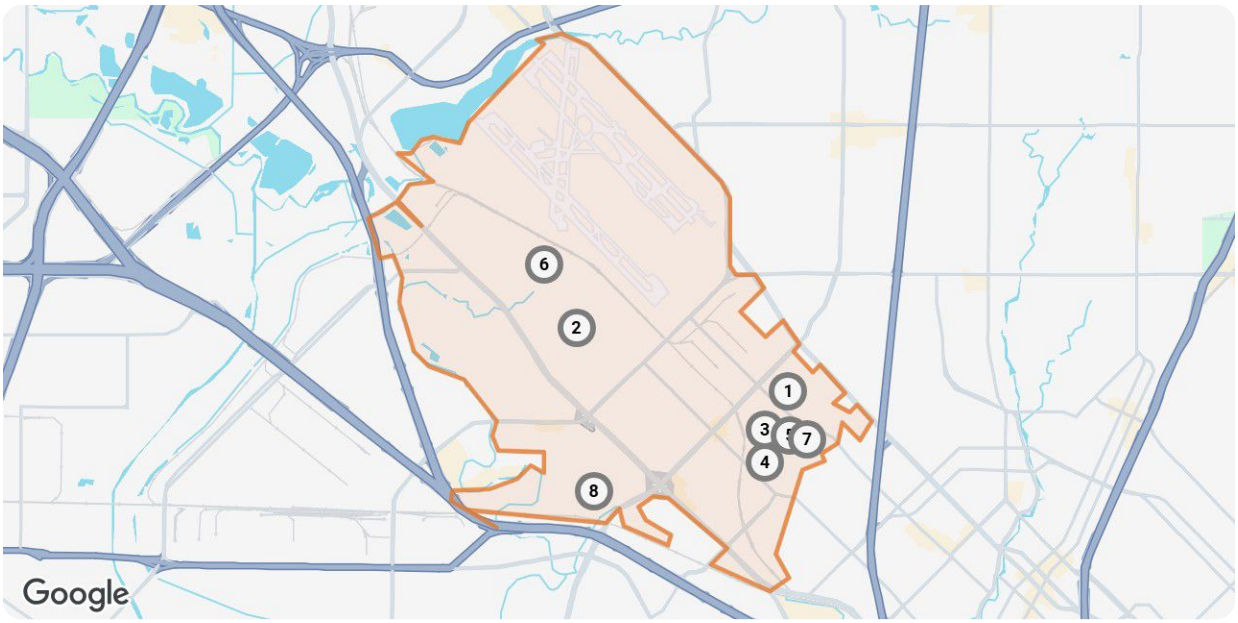
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Dallas, TX 75235

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **5039 N Hall St** **Dallas, TX 75235** MLS ID: 21419381 Active / For Sale *Listing Courtesy of Dave Perry Miller Real Estate*	Condo/Townhouse/Apt.	2/2	1,142	6.27 acres	1954	10/26/2026 23 days	$235,000 $206/sq ft
7  **5311 Fleetwood Oaks Ave, Apt** **Dallas, TX 75235** MLS ID: 21411722 Active / For Sale *Listing Courtesy of My Castle Realty*	Condo/Townhouse/Apt.	1/1	703	1.82 acres	1964	10/22/2026 27 days	$134,900 $192/sq ft
8  **2518 Maple Springs Blvd** **Dallas, TX 75235** MLS ID: 21418504 Active / For Sale *Listing Courtesy of Peak Results Realty*	Single Family	2/1	1,501	0.25 acres	1951	10/22/2026 27 days	$510,000 $340/sq ft
9  **4942 N Hall St** **Dallas, TX 75235** MLS ID: 21414810 Active / For Sale *Listing Courtesy of Ebby Halliday Realtors*	Condo/Townhouse/Apt.	2/2	1,147	6.27 acres	1954	10/20/2026 29 days	$150,000 $131/sq ft
10  **2252 Mail Ave** **Dallas, TX 75235** MLS ID: 21411271 Active / For Sale *Listing Courtesy of Keller Williams Central*	Single Family	1/1	708	7,056 sqft	1930	10/16/2026 33 days	$390,000 $551/sq ft

Pending

Source: Listings



Legend

Pending

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Dallas, TX 75235

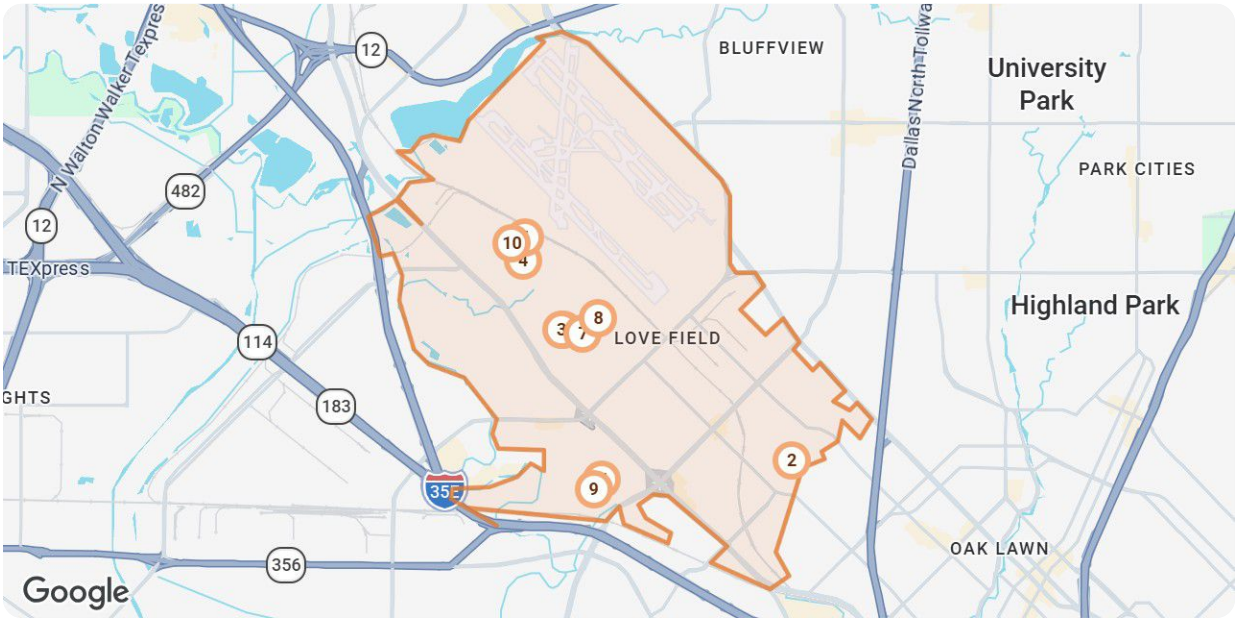
	Pending: 9 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **5110 Stoneleigh Ave** **Dallas, TX 75235** MLS ID: 21435761 Pending / For Sale *Listing Courtesy of Couch Realty, Inc.*	Single Family	2/1	1,430	7,623 sqft 1932	11/13/2026	$359,900 $252/sq ft	11/14/2026 1 day
2	 **1410 Record Crossing Rd** **Dallas, TX 75235** MLS ID: 21430164 Pending / For Sale *Listing Courtesy of Legacy Buyer Partners*	Single Family	2/1	776	9,452 sqft 1950	11/9/2026	$109,000 $140/sq ft	11/13/2026 4 days
3	 **7131 Thurston Dr** **Dallas, TX 75235** MLS ID: 21405484 Pending / For Sale *Listing Courtesy of Joseph Walter Realty, LLC*	Single Family	2/1	1,289	7,230 sqft 1938	10/7/2026	$149,900 $116/sq ft	11/8/2026 32 days
4	 **3008 Mahanna Springs Dr** **Dallas, TX 75235** MLS ID: 21418725 Pending / For Sale *Listing Courtesy of Dalton Wade, Inc.*	Condo/Townhouse/Apt.	2/1	918	4.17 acres 1962	10/23/2026	$169,999 $185/sq ft	11/6/2026 14 days
5	 **5411 Stoneleigh Ave** **Dallas, TX 75235** MLS ID: 21409846 Pending / For Sale *Listing Courtesy of Ebby Halliday, REALTORS*	Single Family	2/1	964	6,490 sqft 1937	10/13/2026	$374,900 $389/sq ft	11/5/2026 23 days
6	 **5323 Denton Dr** **Dallas, TX 75235** MLS ID: 21021159 Pending / For Sale *Listing Courtesy of David Griffin & Company*	Single Family	3/3	3,518	8,886 sqft 1940	8/5/2025	$975,000 $277/sq ft	11/3/2026 455 days
7	 **4918 Lahoma St** **Dallas, TX 75235** MLS ID: 21381772 Pending / For Sale *Listing Courtesy of CENTURY 21 Judge Fite Co.*	Condo/Townhouse/Apt.	2/2	993	6.27 acres 1954	9/9/2026	$169,900 $171/sq ft	10/27/2026 48 days
8	 **2407 Stutz Dr, #B5** **Dallas, TX 75235** MLS ID: 21239687 Pending / For Sale *Listing Courtesy of Ebby Halliday, REALTORS*	Condo/Townhouse/Apt.	2/3	1,218	0.4 acres 2006	4/14/2026	$300,000 $246/sq ft	10/26/2026 195 days
9	 **5111 Stoneleigh Ave** **Dallas, TX 75235** MLS ID: 21242144 Pending / For Sale *Listing Courtesy of RE/MAX DFW Associates*	Single Family	3/2	1,402	7,605 sqft 1940	5/26/2026	$499,000 $356/sq ft	10/4/2026 131 days

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Dallas, TX 75235

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **5326 Fleetwood Oaks Ave, Apt** **Dallas, TX 75235** MLS ID: 21410853 Closed / For Sale *Courtesy of Compass RE Texas, LLC.*	Condo/Townhouse/Apt.	1/1	710	3.04 acres 1963	11/16/2026 4 days	$160,000 $225/sq ft	–
2  **7337 Bree Ct** **Dallas, TX 75235** MLS ID: 21237239 Closed / For Sale *Courtesy of Orchard Brokerage*	Condo/Townhouse/Apt.	2/3	1,601	1,698 sqft 2021	11/9/2026 177 days	$395,000 $247/sq ft	↓ 1%
3  **5102 Denton Dr** **Dallas, TX 75235** MLS ID: 21232432 Closed / For Sale *Courtesy of Regal, REALTORS*	Single Family	3/3	1,590	7,753 sqft 1997	11/5/2026 91 days	$680,000 $428/sq ft	↓ 2.16%
4  **7345 Bree Ct** **Dallas, TX 75235** MLS ID: 21364922 Closed / For Sale *Courtesy of Compass RE Texas, LLC*	Condo/Townhouse/Apt.	2/3	1,601	2,918 sqft 2021	11/2/2026 28 days	$396,000 $247/sq ft	↓ 0.75%
5  **2403 Langdon Ave** **Dallas, TX 75235** MLS ID: 21369610 Closed / For Sale *Courtesy of CENTURY 21 Judge Fite Co.*	Single Family	4/2	2,008	7,535 sqft 1941	10/23/2026 47 days	$180,000 $90/sq ft	↓ 5.26%

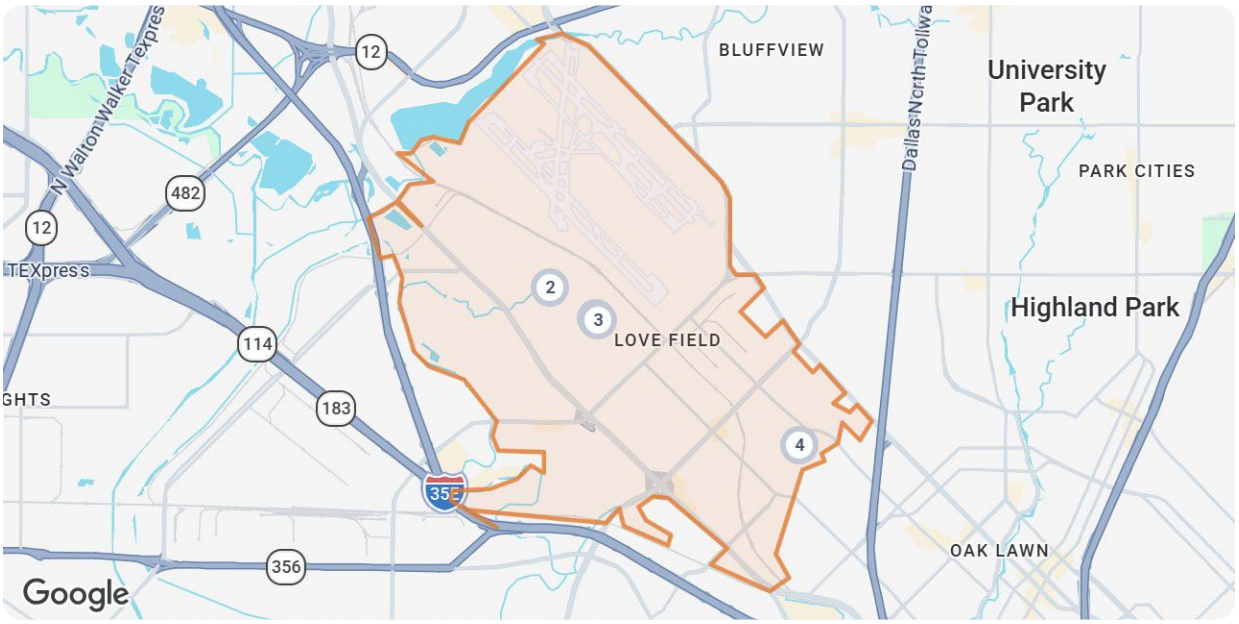
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Dallas, TX 75235

	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6	 **1914 Chattanooga Pl** **Dallas, TX 75235** Closed / Public Record	Single Family	2/2	794	7,049 sqft 1951	10/22/2026 – days	– $287/sq ft	–
7	 **2518 W Amherst Ave** **Dallas, TX 75235** MLS ID: 21195916 Closed / For Sale *Courtesy of HomeSmart*	Single Family	3/2	1,554	7,448 sqft 1939	10/16/2026 198 days	$332,500 $214/sq ft	↓ 2.21%
8	 **2226 Shea Rd** **Dallas, TX 75235** Closed / Public Record	Condo/Townhouse/Apt.	14/28	13,322	0.33 acres 2025	10/15/2026 – days	– $50/sq ft	–
9	 **7123 Thurston Dr** **Dallas, TX 75235** Closed / Public Record	Single Family	2/2	1,555	7,250 sqft 1940	10/6/2026 – days	$241,515 $231/sq ft	–
10	 **1808 Prairie View Dr** **Dallas, TX 75235** MLS ID: 21338537 Closed / For Sale *Courtesy of Keller Williams Realty*	Single Family	3/2	1,162	6,795 sqft 1952	10/5/2026 8 days	$215,000 $185/sq ft	↓ 3.97%

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

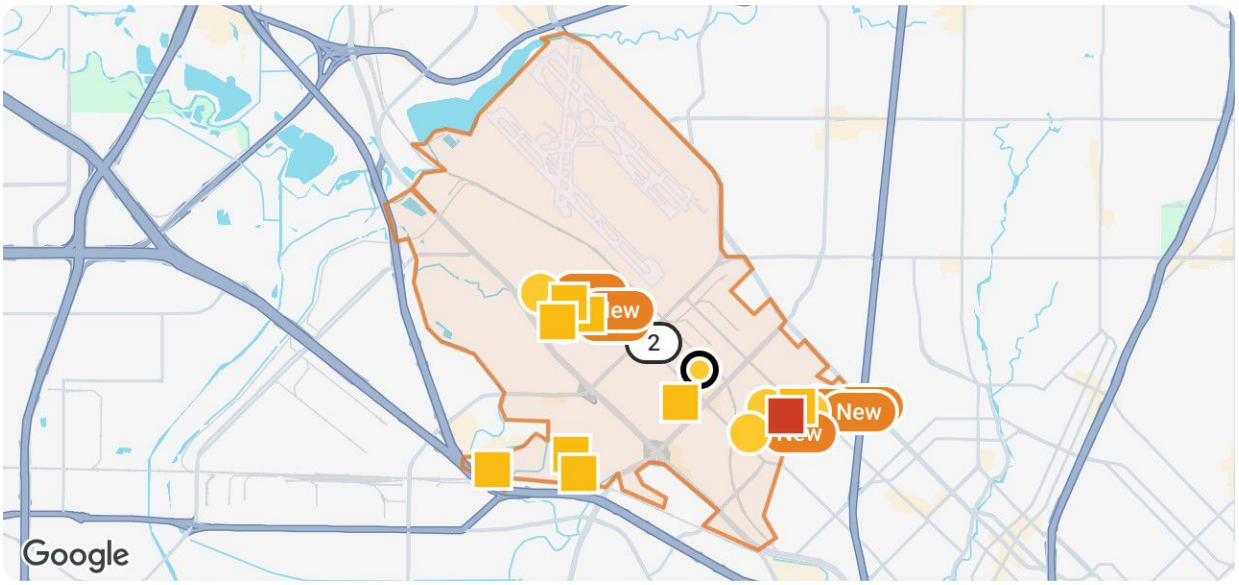
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Distressed: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1  5118 Bradford Dr Dallas, TX 75235 Off Market / Public Record	Single Family	2/2	1,203	7,473 sqft 1945	– – days	– $390/sq ft	8/31/2026 Notice of Foreclosure Sale

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- For Lease Pending
- Distressed
- Recently Leased

	New	Pending	Closed	Distressed
Number of Properties	10	1	10	1
Lowest Listing Price / Est.Value	$1,504	$2,800	$1,300	$469,000
Median Listing Price / Est.Value	$2,650	$2,800	$1,743	$469,000
Highest Listing Price / Est.Value	$3,150	$2,800	$3,200	$469,000
Average Price / sqft	$2	$2	$1	$390
Median Price / sqft	$2	$2	$1	$390
Average Days in RPR	12	9	82	–
Median Days in RPR	12	9	67	–
Total Volume	$24,644	$2,800	$20,055	$469,000
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

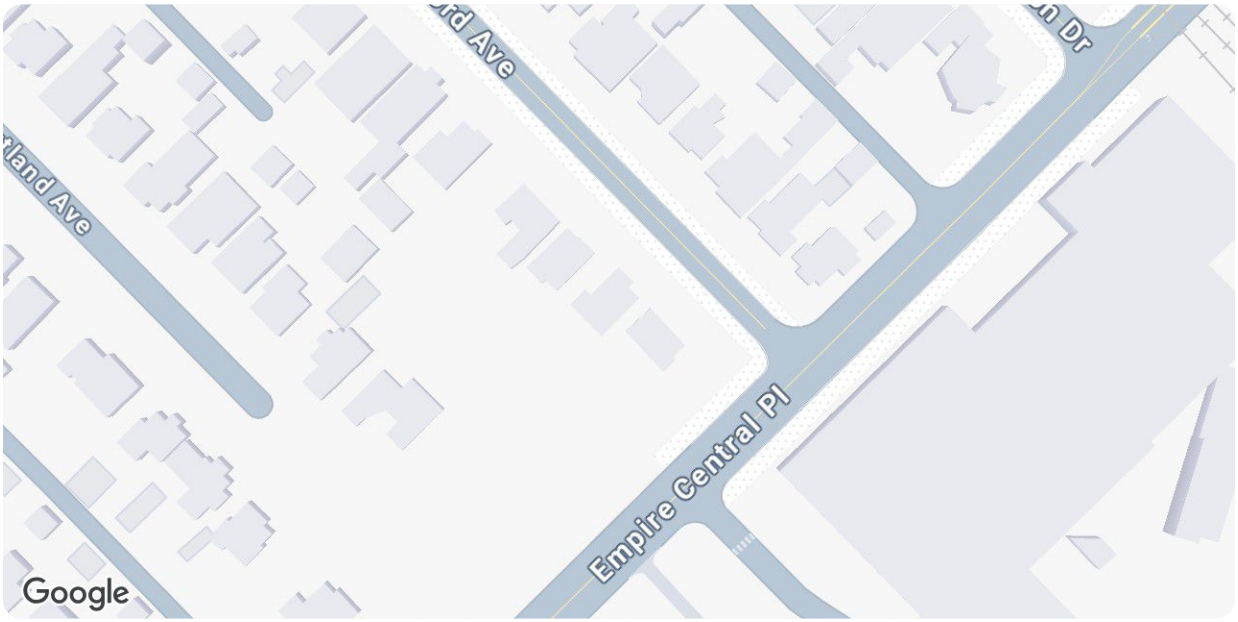
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Dallas, TX 75235

Market Activity Breakdown

New

Source: Listings



Legend

Active For Lease

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **2116 Shea Rd, Unit 104** **Dallas, TX 75235** MLS ID: 21438293 Active / For Lease *Courtesy of Coldwell Banker Realty*	Condo/Townhouse/Apt.	2/3	2,402	0.67 acres	2022	11/17/2026 1 day	$2,650 mo. $1/sq ft
2  **1430 Record Crossing Rd** **Dallas, TX 75235** MLS ID: 21437897 Active / For Lease *Courtesy of Heavenly Homes Real Estate*	Single Family	3/2	1,112	7,100 sqft	1950	11/11/2026 7 days	$1,900 mo. $2/sq ft
3  **5006 Cedar Springs Rd** **Dallas, TX 75235** MLS ID: 21432888 Active / For Lease *Courtesy of Dave Perry Miller Real Estate*	Condo/Townhouse/Apt.	3/3	2,052	1,785 sqft	1999	11/10/2026 8 days	$3,150 mo. $2/sq ft
4  **2204 Lovedale Ave** **Dallas, TX 75235** MLS ID: 21432579 Active / For Lease *Courtesy of JPAR Dallas*	Condo/Townhouse/Apt.	2/3	–	7,710 sqft	2026	11/9/2026 9 days	$2,900 mo. –/sq ft
5  **5314 Stoneleigh Ave** **Dallas, TX 75235** MLS ID: 21431653 Active / For Lease *Courtesy of C21 Judge Fite Property Mgmt.*	Single Family	2/1	1,230	7,623 sqft	1924	11/9/2026 9 days	$1,950 mo. $2/sq ft

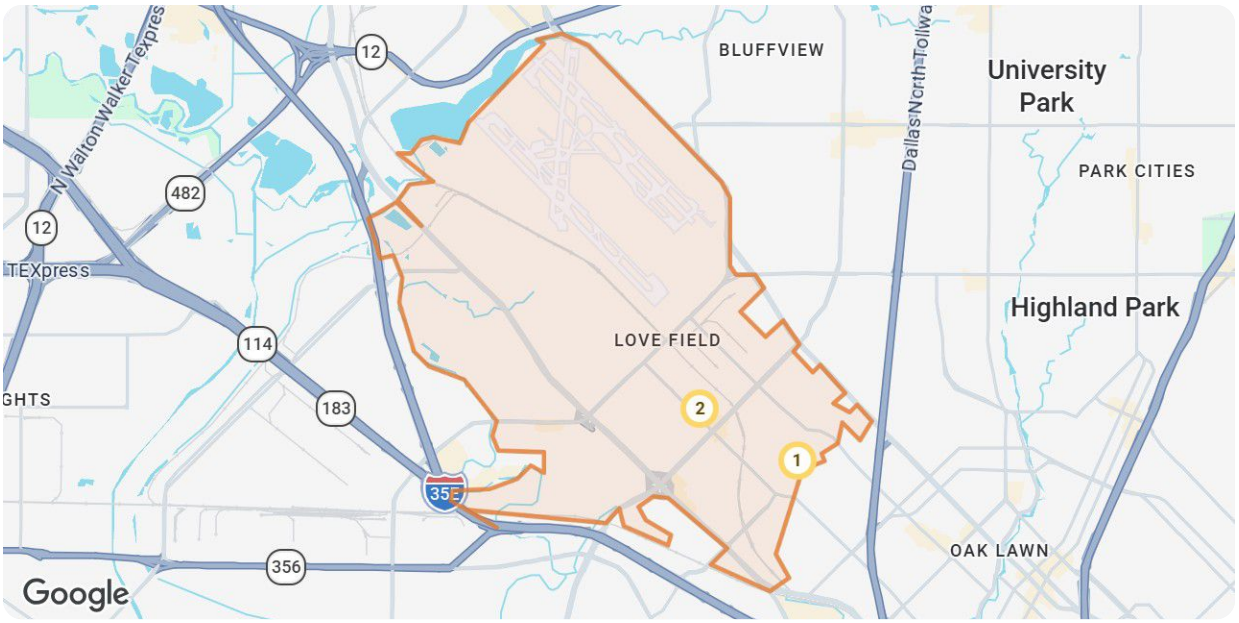
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Dallas, TX 75235

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **6418 Maple Ave** **Dallas, TX 75235** MLS ID: 21427469 Active / For Lease *Courtesy of Magnolia Property Company*	Condo/Townhouse/Apt.	1/1	634	0.61 acres	2023	11/3/2026 15 days	$1,504 mo. $2/sq ft
7  **7207 Mohawk Dr, Unit 302** **Dallas, TX 75235** MLS ID: 21427398 Active / For Lease *Courtesy of Weichert Realtors/Property Partners*	Condo/Townhouse/Apt.	2/3	1,755	0.66 acres	2024	11/3/2026 15 days	$2,850 mo. $2/sq ft
8  **2210 Bombay Ave** **Dallas, TX 75235** MLS ID: 21409581 Active / For Lease *Courtesy of Golden Realty*	Single Family	3/1	1,124	6,621 sqft	1948	10/31/2026 18 days	$2,090 mo. $2/sq ft
9  **2166 Lovedale Ave, #102** **Dallas, TX 75235** MLS ID: 21424980 Active / For Lease *Courtesy of Coldwell Banker Realty Frisco*	Condo/Townhouse/Apt.	2/3	1,591	7,710 sqft	2023	10/30/2026 19 days	$3,000 mo. $2/sq ft
10  **7330 Bree Ct** **Dallas, TX 75235** MLS ID: 21423455 Active / For Lease *Courtesy of DFW Home*	Condo/Townhouse/Apt.	2/3	1,506	1,655 sqft	2022	10/29/2026 20 days	$2,650 mo. $2/sq ft

Pending

Source: Listings



Legend

Active For Lease

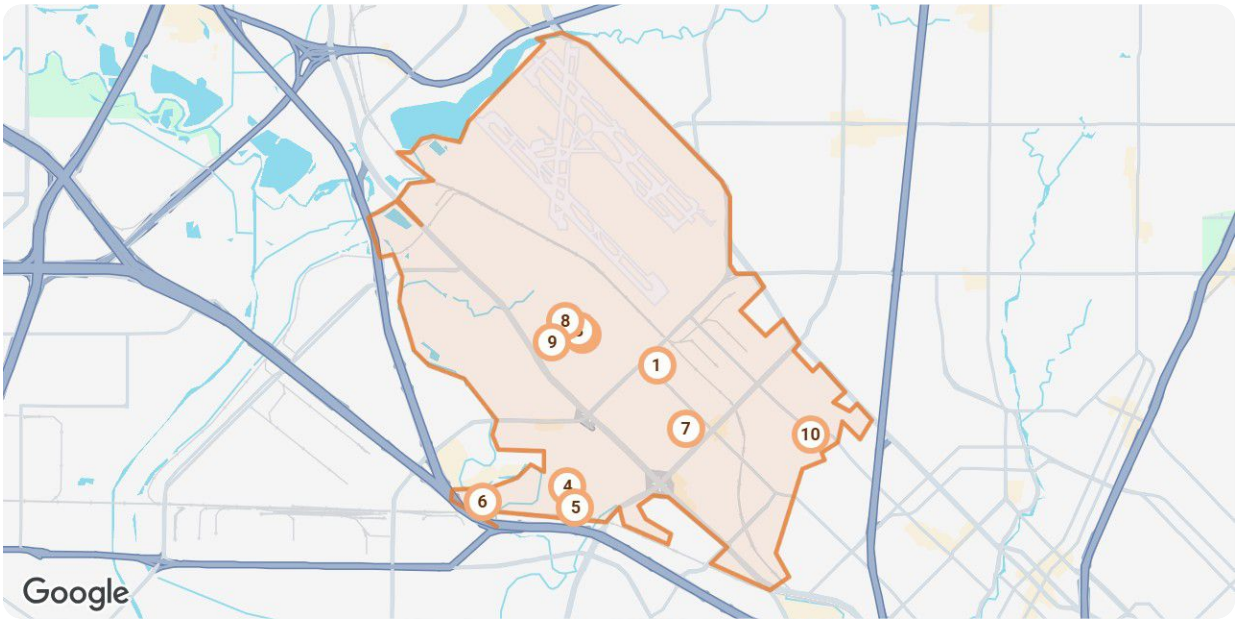
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Dallas, TX 75235

Pending: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1  **2627 Kimsey Dr** **Dallas, TX 75235** MLS ID: 21413253 Pending / For Lease *Courtesy of InHouse Property Management*	Condo/Townhouse/Apt.	2/3	1,796	7,492 sqft 2018	10/15/2026	$2,800 mo. $2/sq ft	10/24/2026 9 days

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **2627 Kimsey Dr** **Dallas, TX 75235** MLS ID: 21294511 Closed / For Lease *Courtesy of InHouse Property Management*	Condo/Townhouse/Apt.	2/3	7,096	7,492 sqft 2018	11/15/2026 161 days	– –/sq ft	–
2  **3026 Mahanna Springs Dr** **Dallas, TX 75235** MLS ID: 21431481 Closed / For Lease *Courtesy of Greener City Group, Inc.*	Condo/Townhouse/Apt.	1/1	513	4.17 acres 1962	11/13/2026 6 days	– $3/sq ft	–
3  **6418 Maple Ave** **Dallas, TX 75235** MLS ID: 21318487 Closed / For Lease *Courtesy of Magnolia Property Company*	Condo/Townhouse/Apt.	1/1	31,480	0.61 acres 2023	11/3/2026 125 days	– –/sq ft	–
4  **2226 Shea Rd** **Dallas, TX 75235** MLS ID: 21343757 Closed / For Lease *Courtesy of Eagle Realty*	Condo/Townhouse/Apt.	1/2	13,322	0.33 acres 2026	11/2/2026 97 days	– –/sq ft	–

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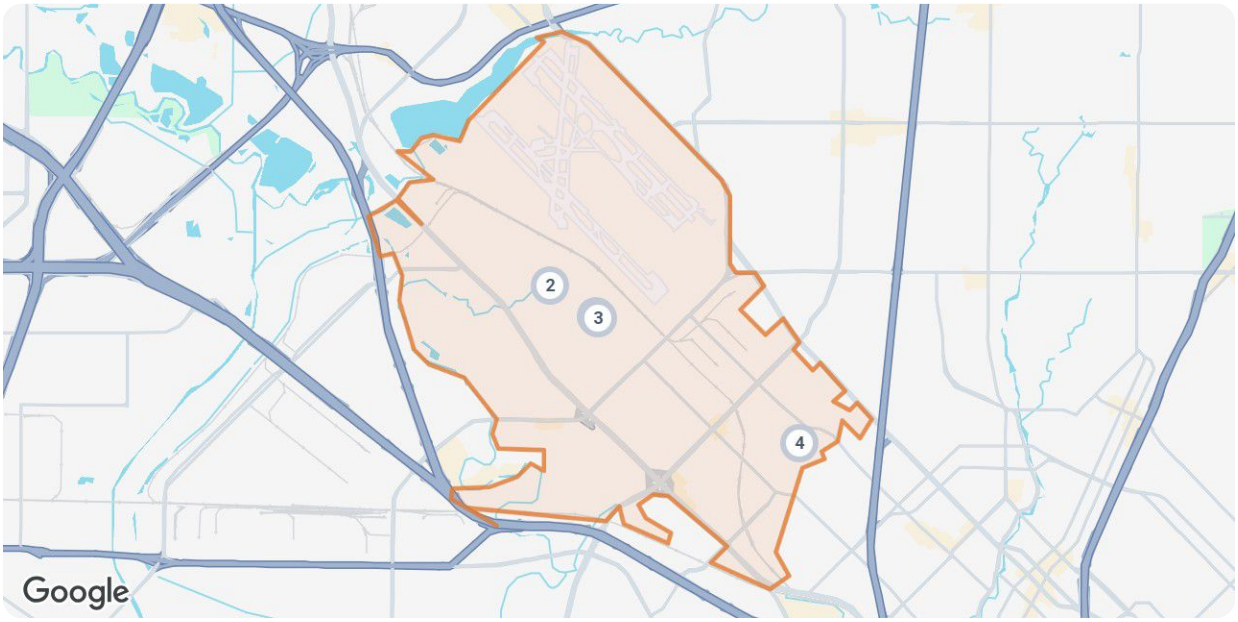
	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
5	 **7207 Mohawk Dr, Unit 102** **Dallas, TX 75235** MLS ID: 21211370 Closed / For Lease *Courtesy of Fathom Realty, LLC*	Condo/Townhouse/Apt.	1/2	1,740	0.66 acres 2024	10/27/2026 224 days	– $1/sq ft	–
6	 **5634 Mesa Cir** **Dallas, TX 75235** MLS ID: 21384028 Closed / For Lease *Courtesy of JPAR Dallas*	Condo/Townhouse/Apt.	3/3	3,382	6,882 sqft 2026	10/23/2026 36 days	– $1/sq ft	–
7	 **1545 Briarcliff Rd** **Dallas, TX 75235** MLS ID: 21396037 Closed / For Lease *Courtesy of Couch Realty, Inc.*	Single Family	2/1	750	5,575 sqft 1949	10/21/2026 26 days	– $2/sq ft	–
8	 **1237 Sleepy Hollow Dr** **Dallas, TX 75235** MLS ID: 21405790 Closed / For Lease *Courtesy of Couch Realty, Inc.*	Single Family	2/1	800	6,969 sqft 1953	10/21/2026 14 days	– $2/sq ft	–
9	 **2316 Stutz Dr** **Dallas, TX 75235** MLS ID: 21305172 Closed / For Lease *Courtesy of Salman Rashid Tabani*	Condo/Townhouse/Apt.	2/3	1,862	6,403 sqft 2006	10/21/2026 126 days	– $1/sq ft	–
10	 **2250 Mail Ave** **Dallas, TX 75235** MLS ID: 21398771 Closed / For Lease *Courtesy of Compass RE Texas, LLC.*	Single Family	2/1	852	– 1951	10/16/2026 9 days	– $2/sq ft	–

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Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

	Distressed: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **5118 Bradford Dr** **Dallas, TX 75235** Off Market / Public Record	Single Family	2/2	1,203	7,473 sqft 1945	– – days	– $390/sq ft	8/31/2026 Notice of Foreclosure Sale

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