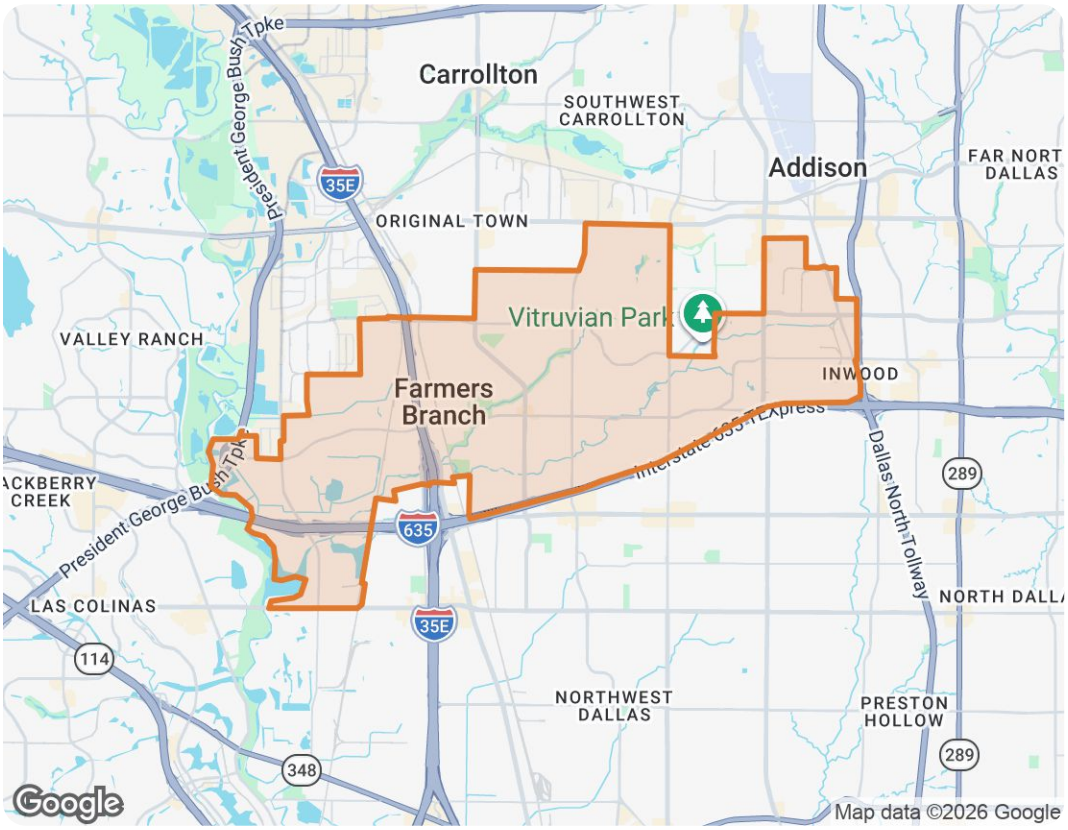
Farmers Branch, Texas



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Market Trends

Market Trends for Farmers Branch, Texas

Single Family + Condo/Townhouse/Apt.

September 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
5.5	–	–	–
↑ 83.33% 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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Farmers Branch, Texas

October 2026 Median Estimated Property Value

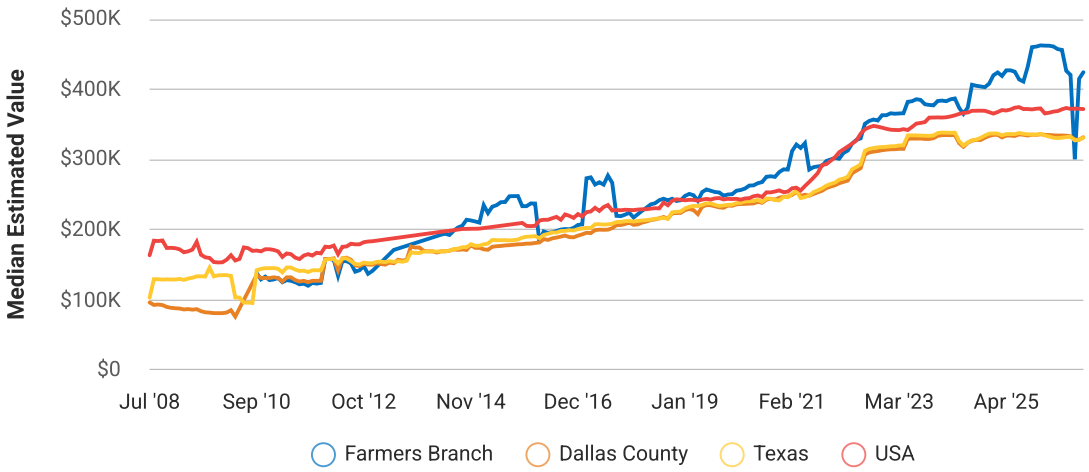
Single Family + Condo/Townhouse/Apt.

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
$424,330	+2.3%	-7.8%



September 2026 Active Listings

Farmers Branch, Texas

Single Family + Condo/Townhouse/Apt.

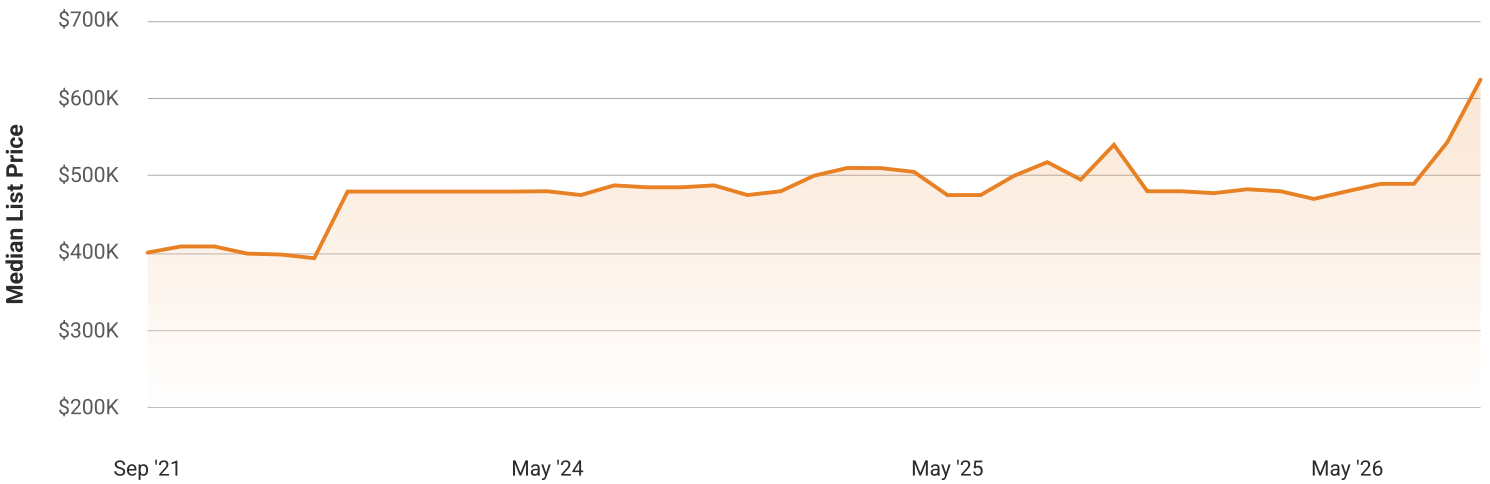
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $624,073

↑ 14.9% Month over Month



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September 2026 Sold Listings

Farmers Branch, Texas

Single Family + Condo/Townhouse/Apt.

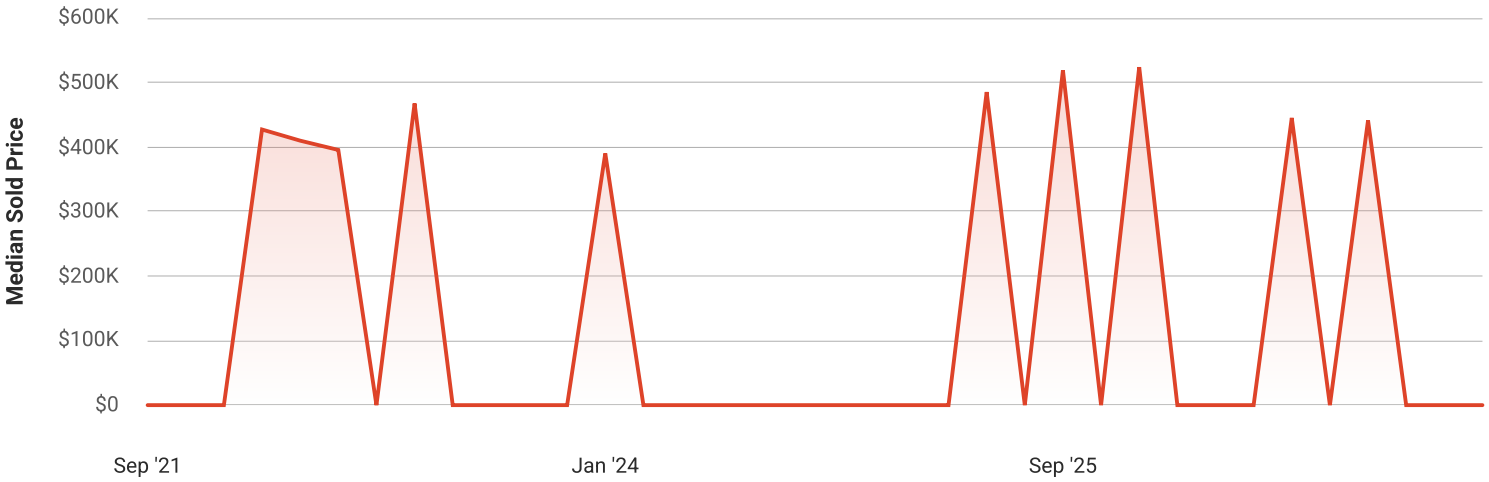
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - –

Month over Month



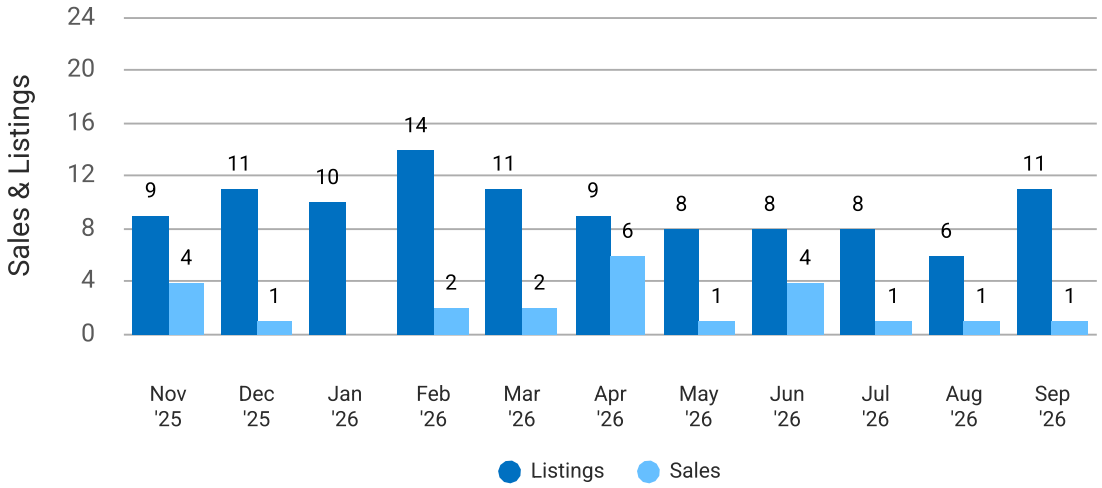
Total Sales and Active Listings in Farmers Branch, Texas

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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Farmers Branch, Texas

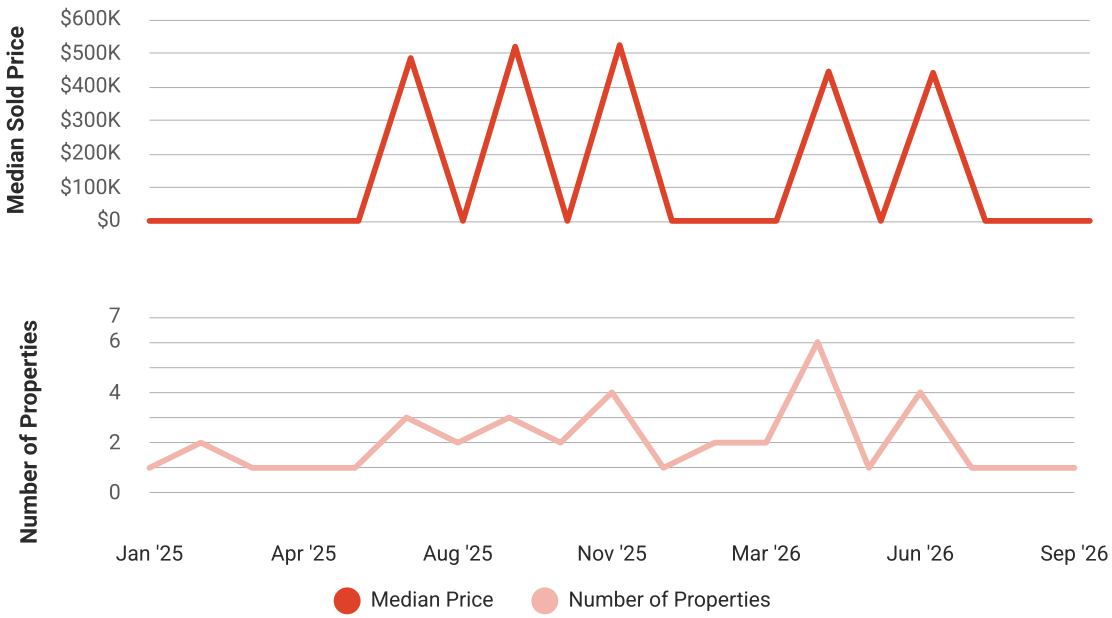
Median Sold Price vs Sold Listings in Farmers Branch, Texas

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



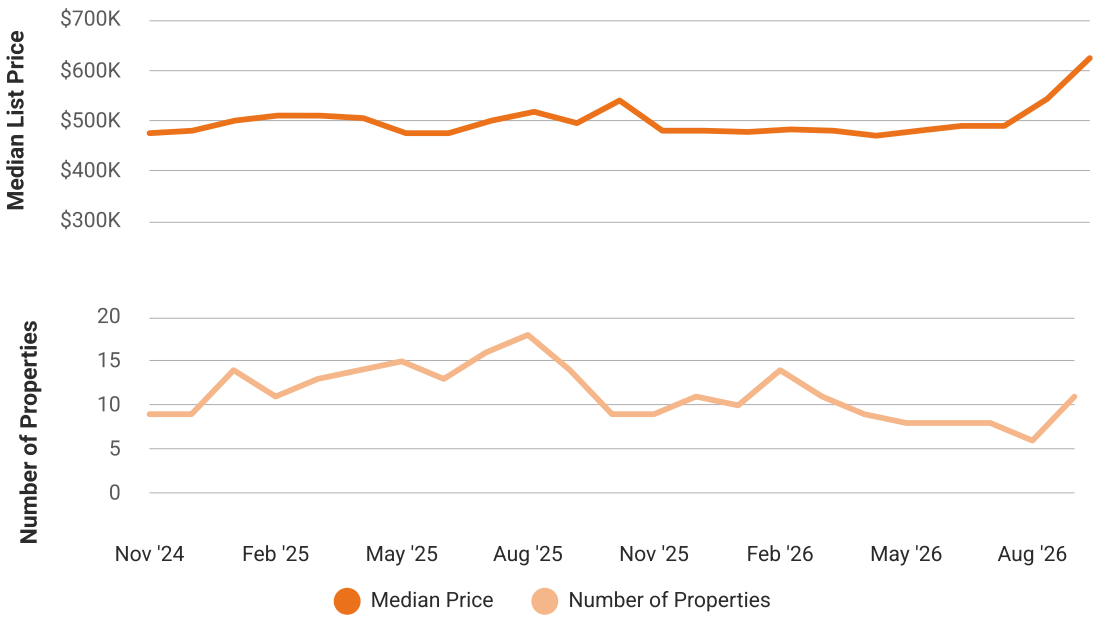
Median List Price vs Active Listings in Farmers Branch, Texas

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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Farmers Branch, Texas

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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	$424,330	$414,880 +2.28%	$420,490 +0.91%	$460,060 -7.77%	$404,000 +5.03%	$377,700 +12.35%
Median Sold Price Last Updated: 9/30/2026	–	–	$441,250	$518,882	–	–
Median List Price Last Updated: 9/30/2026	$624,073	$542,945 +14.94%	$489,450 +27.5%	$494,942 +26.09%	$485,000 +28.67%	$479,500 +30.15%

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

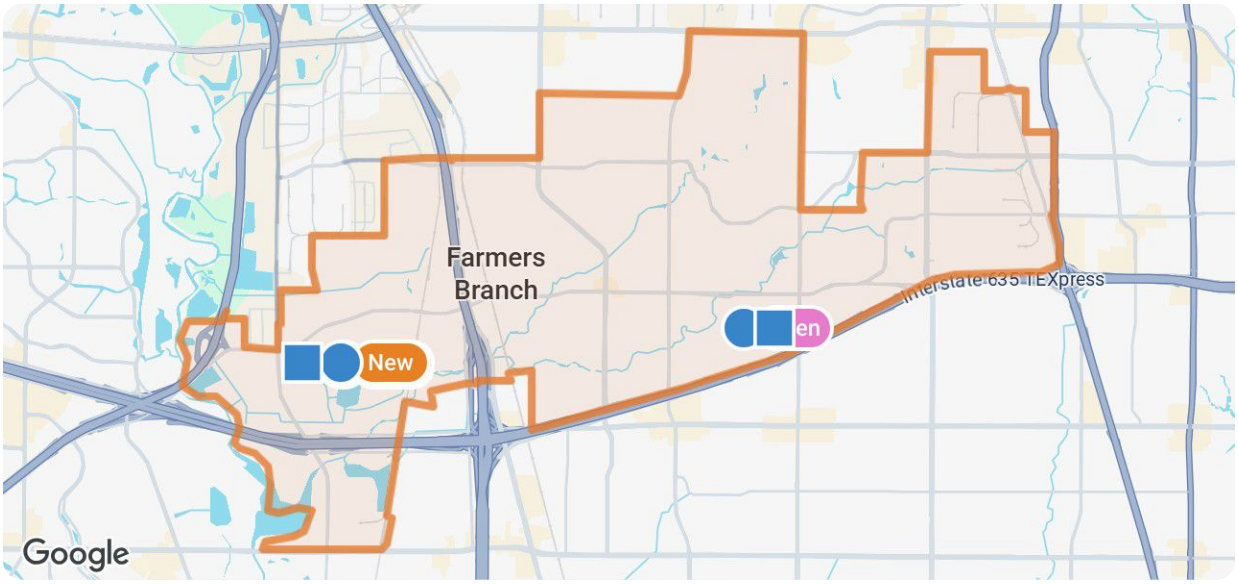
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Farmers Branch, Texas

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed

	New	Pending	Closed
Number of Properties	8	2	3
Lowest Listing Price / Est.Value	$489,999	$399,999	–
Median Listing Price / Est.Value	$613,926	$502,995	–
Highest Listing Price / Est.Value	$645,555	$605,990	–
Average Price / sqft	$265	$206	–
Median Price / sqft	$265	$206	–
Average Days in RPR	41	170	–
Median Days in RPR	43	170	–
Total Volume	$4,802,028	$1,005,989	–
Source	Listings	Listings	Public Records & Listings

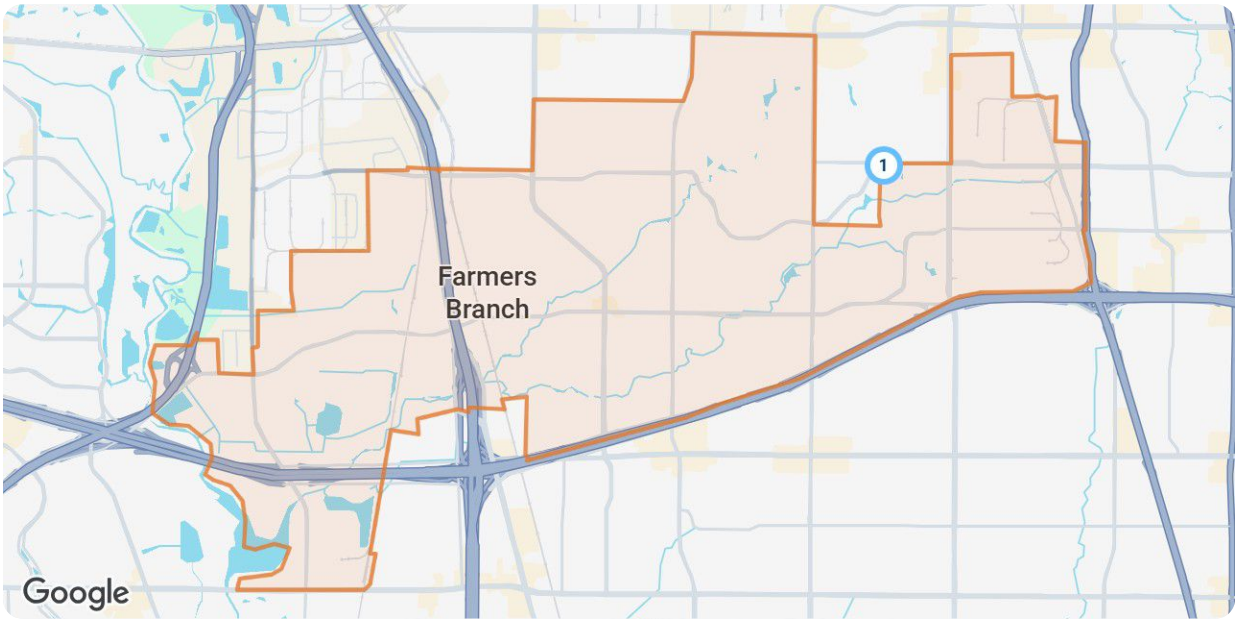
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Farmers Branch, Texas

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 8 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **3431 Cloverdale Ln** **Farmers Branch, TX 75234** MLS ID: 21403322 Active / For Sale *Listing Courtesy of Coldwell Banker Realty*	Single Family	4/2	1,851	0.27 acres	1959	10/8/2026 28 days	$489,999 $265/sq ft
2  **12724 Rutland Dr** **Farmers Branch, TX 75234** MLS ID: 21394404 Active / For Sale *Listing Courtesy of HomesUSA.com*	Condo/Townhouse/Apt.	3/3	–	1,981 sqft	2025	9/23/2026 43 days	$615,519 –/sq ft
3  **12727 Rutland Dr** **Farmers Branch, TX 75234** MLS ID: 21394377 Active / For Sale *Listing Courtesy of HomesUSA.com*	Condo/Townhouse/Apt.	3/3	–	1,981 sqft	2025	9/23/2026 43 days	$620,533 –/sq ft
4  **12730 Rutland Dr** **Farmers Branch, TX 75234** MLS ID: 21394418 Active / For Sale *Listing Courtesy of HomesUSA.com*	Condo/Townhouse/Apt.	3/3	–	1,981 sqft	2025	9/23/2026 43 days	$612,332 –/sq ft
5  **12732 Rutland Dr** **Farmers Branch, TX 75234** MLS ID: 21394440 Active / For Sale *Listing Courtesy of HomesUSA.com*	Condo/Townhouse/Apt.	3/3	–	1,981 sqft	2025	9/23/2026 43 days	$620,879 –/sq ft

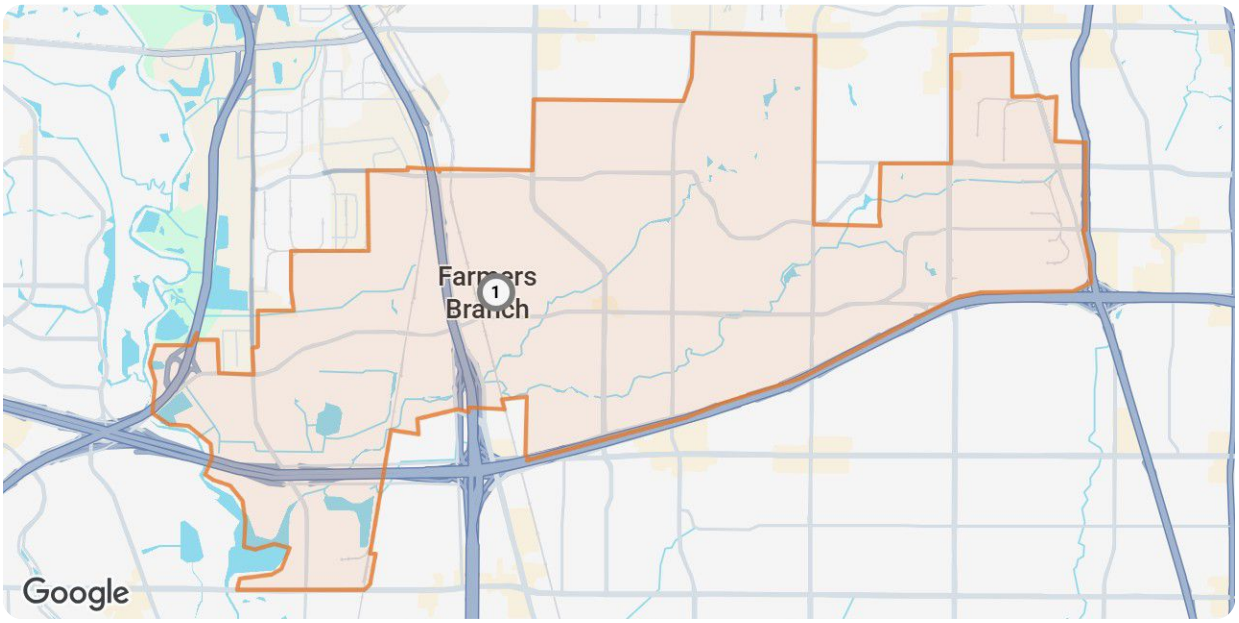
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Farmers Branch, Texas

New: 8 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **12734 Rutland Dr** **Farmers Branch, TX 75234** MLS ID: 21394415 Active / For Sale *Listing Courtesy of HomesUSA.com*	Condo/Townhouse/Apt.	3/3	–	1,981 sqft	2025	9/23/2026 43 days	$597,483 –/sq ft
7  **12736 Rutland Dr** **Farmers Branch, TX 75234** MLS ID: 21394420 Active / For Sale *Listing Courtesy of HomesUSA.com*	Condo/Townhouse/Apt.	3/3	–	1,981 sqft	2025	9/23/2026 43 days	$599,728 –/sq ft
8  **12739 Rutland Dr** **Farmers Branch, TX 75234** MLS ID: 21394394 Active / For Sale *Listing Courtesy of HomesUSA.com*	Condo/Townhouse/Apt.	3/3	–	1,981 sqft	2025	9/23/2026 43 days	$645,555 –/sq ft

Pending

Source: Listings



Legend

Pending

Pending: 2 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  **13325 Bee St, Apt 4406** **Farmers Branch, TX 75234** MLS ID: 21239278 Pending / For Sale *Listing Courtesy of Regal, REALTORS*	Condo/Townhouse/Apt.	3/4	1,942	0.76 acres 2022	4/14/2026	$399,999 $206/sq ft	11/2/2026 202 days
2  **12737 Rutland Dr** **Farmers Branch, TX 75234** MLS ID: 21294157 Pending / For Sale *Listing Courtesy of HomesUSA.com*	Condo/Townhouse/Apt.	3/3	–	1,981 sqft 2025	6/6/2026	$605,990 –/sq ft	10/21/2026 137 days

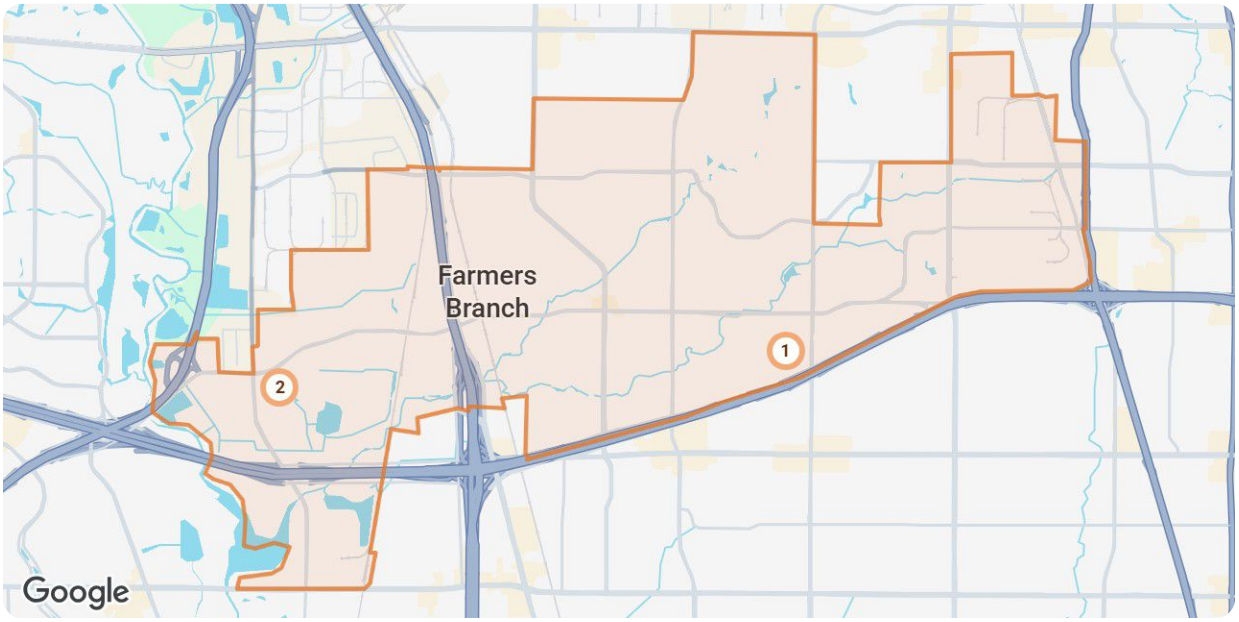
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Closed

Source: Public Records and Listings



Legend

Closed

Closed: 3 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  **2524 Havenhurst St, Unit 102** **Farmers Branch, TX 75234** Closed / Public Record	Condo/Townhouse/Apt.	3/4	2,104	– 2024	10/13/2026 – days	– $227/sq ft	–
2  **3347 Cloverdale Ln** **Farmers Branch, TX 75234** Closed / Public Record	Single Family	3/2	1,380	10,605 sqft 1959	10/12/2026 – days	– $240/sq ft	–
3  **3543 Cloverdale Ln** **Farmers Branch, TX 75234** Closed / Public Record	Single Family	3/2	1,443	8,815 sqft 1960	8/21/2026 – days	– $247/sq ft	–

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Farmers Branch, Texas

Summary

For Lease Activity in the Last 3 Months



Legend

For Lease

	New
Number of Properties	7
Lowest Listing Price / Est.Value	$3,400
Median Listing Price / Est.Value	$3,400
Highest Listing Price / Est.Value	$3,600
Average Price / sqft	$2
Median Price / sqft	$2
Average Days in RPR	16
Median Days in RPR	17
Total Volume	$10,400
Source	Listings

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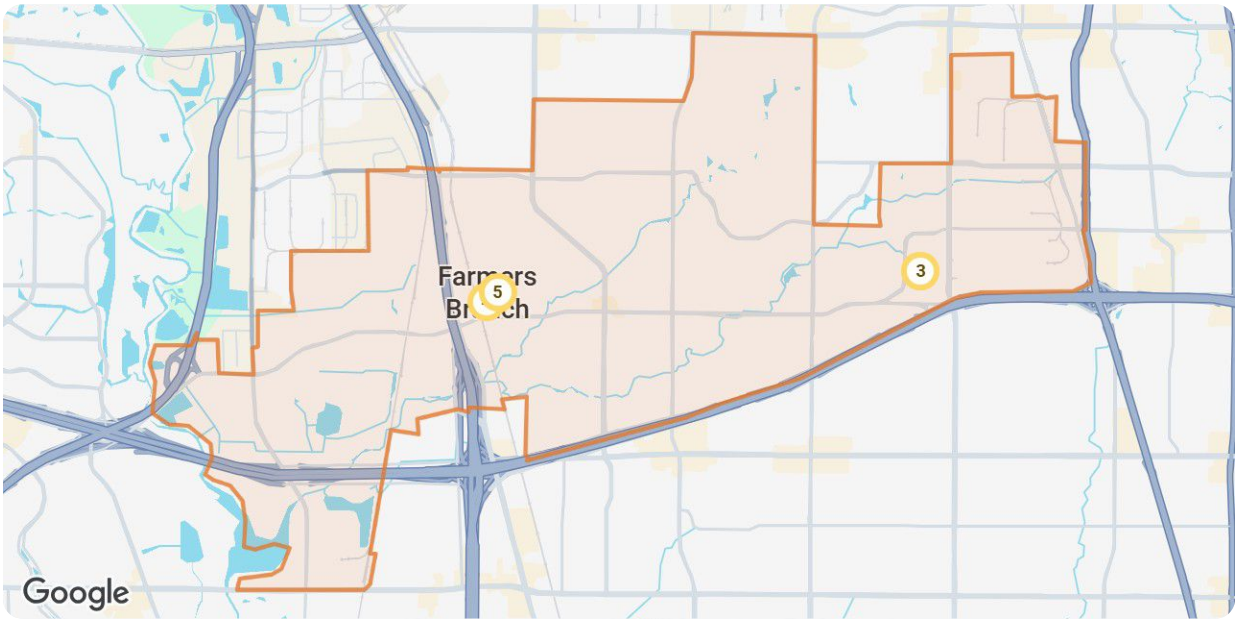
Farmers Branch, Texas

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Market Activity Breakdown

New

Source: Listings



Legend

Active For Lease

New: 7 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **13351 Goodland St** **Farmers Branch, TX 75234** MLS ID: 21426722 Active / For Lease *Courtesy of Findingahouse.com LLC*	Single Family	3/4	–	1,698 sqft	2025	11/3/2026 2 days	$3,400 mo. –/sq ft
2  **4020 Mcewen Rd, Apt 8107** **Farmers Branch, TX 75244** MLS ID: 21424903 Active / For Lease *Courtesy of Call It Closed Realty*	Condo/Townhouse/Apt.	1/2	–	1.84 acres	2023	11/3/2026 2 days	– –/sq ft
3  **4020 Mcewen Rd, Apt 4103** **Farmers Branch, TX 75244** MLS ID: 21424865 Active / For Lease *Courtesy of Call It Closed Realty*	Condo/Townhouse/Apt.	2/3	–	1.84 acres	2022	10/30/2026 6 days	– –/sq ft
4  **13351 Goodland St, Unit 101** **Farmers Branch, TX 75234** MLS ID: 21413865 Active / For Lease *Courtesy of Dave Perry Miller Real Estate*	Single Family	3/4	2,062	1,263 sqft	2024	10/19/2026 17 days	– –/sq ft
5  **13351 Goodland St, Unit 100** **Farmers Branch, TX 75234** MLS ID: 21400050 Active / For Lease *Courtesy of Compass RE Texas, LLC.*	Condo/Townhouse/Apt.	3/4	2,062	1,263 sqft	2026	10/15/2026 21 days	$3,600 mo. $2/sq ft

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New: 7 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **4020 Mcewen Rd, Apt 9121** **Farmers Branch, TX 75244** MLS ID: 21409325 Active / For Lease *Courtesy of Call It Closed Realty*	Condo/Townhouse/Apt.	1/2	–	2.98 acres	2023	10/12/2026 24 days	– –/sq ft
7  **13351 Goodland St, Unit 105** **Farmers Branch, TX 75234** MLS ID: 21394316 Active / For Lease *Courtesy of Compass RE Texas, LLC.*	Condo/Townhouse/Apt.	3/4	2,062	1,263 sqft	2026	9/24/2026 42 days	$3,400 mo. $2/sq ft

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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