SUMMER 2026 EDITION

The North Fort Worth Rental Market Update

Remarkable stability at massive scale — 1,200 leases analyzed.

MEDIAN RENT (SUMMER 2026)	$2,250
YEAR-OVER-YEAR RENT	0.0% (flat)
TOTAL LEASES 2025 / 2026	605 / 584
MEDIAN DAYS ON MARKET	28 (both years)
SALE-TO-LIST RATIO	100% (both years)

Prepared by Matthew Salsberry — Salsberry Property Management & Realty, LLC
Data pulled September 1, 2026 — ZIPs 76244, 76131, 76179, 76052

What This Is

This report answers what your rental market actually did this summer with real MLS data — not opinion. Actual closed leases across the greater North Fort Worth area (ZIPs 76244, 76131, 76179, 76052) for two matching windows:

• **Summer 2026:** June 8 – August 27, 2026 (584 closed leases)
• **Summer 2025:** June 8 – August 27, 2025 (605 closed leases)

At nearly 1,200 leases combined, this is the largest dataset in our summer market series. That size gives us unusually reliable numbers.

The Big Picture, In One Line

The North Fort Worth rental market is remarkably, almost eerily stable. Median rent held exactly flat at $2,250. Days on market held at 28. Sale-to-list held at 100%. Volume was essentially flat. A market this stable at this scale is genuinely rare — and it signals a deeply liquid market absorbing new inventory smoothly.

The Headline Numbers

Metric	Summer 2025	Summer 2026	YoY
Median rent	$2,250	$2,250	0.0%
Average rent	$2,320	$2,358	+1.6%
Median DOM	28	28	Unchanged
Median $/sqft	$1.22	$1.23	+0.8%
Sale-to-list	100%	100%	Unchanged
Total leases	605	584	–3.5%
Median sqft	1,837	1,844	Flat
Median year built	2010	2013	Slightly newer

A market with this much volume that's this precisely stable is genuinely rare. Owners aren't discounting; the market is meeting them at their price.

What Each Corner Actually Did

Fort Worth-labeled (Alliance corridor) — the flat core

	Summer 2025	Summer 2026
Median rent	$2,250	$2,250 (flat)
Median DOM	27	27
Leases	538	472

The overwhelming majority of North FW rental inventory is here — Alliance corridor, WestBend, Champions Ridge, Marine Creek, Presidio. This segment did essentially nothing YoY. Deeply functional market.

Saginaw — modest rent growth

	Summer 2025	Summer 2026
Median rent	$2,150	$2,300 (+7.0%)
Median DOM	37	33
Leases	47	59

Saginaw quietly had a very good summer. +25% volume, +7% rents, faster window. The gap with surrounding Fort Worth-labeled inventory closed a bit this year.

Haslet — softened

	Summer 2025	Summer 2026
Median rent	$2,468	$2,284 (–7.4%)
Median DOM	46	38
Leases	18	50

Dramatically more inventory leased (18 → 50) but at lower medians. Mix-shift as more mid-market supply came online. Time on market improved. Sale-to-list held 100%.

By Bedroom Count

Home Type	Summer 2025	Summer 2026	YoY
2 Bedroom (n=7→6)	$1,600	$1,588	Flat
3 Bedroom (n=328→289)	$2,100	$2,100	Exactly flat
4 Bedroom (n=237→262)	$2,395	$2,435	+1.7%
5 Bedroom (n=33→25)	$2,995	$2,998	Flat

Three-bedroom rents exactly identical. Five-bedroom essentially identical. Four-bedroom homes (biggest single segment) gained a modest +1.7% with slightly more volume.

Newer vs Older Construction

• **Newer (2015+):** 255 → 282 leases, $2,350 → $2,310 (–1.7%). Softened slightly — most competing inventory.
• **Mid-vintage (2000-2014):** 311 → 263 leases, $2,195 → $2,200 (flat). Workhorse of the market.
• **Older (pre-2000):** 39 → 39 leases, $1,915 → $1,995 (+4.2%). Modest gains.

What You Should Actually Do

If you're planning to rent your home out this fall:

• Price to actual leased comps — they're essentially last year's numbers.

• Expect a 4-week marketing window. That's median.

• 100% sale-to-list means accurate pricing works.

• Newer construction: don't overprice, real competition.

• Saginaw or pre-2000 homes: slightly stronger pricing supported.

If you have a tenant on renewal:

• 3BR or 5BR: hold rent flat — market didn't move.

• 4BR: modest 2-3% adjustment is supportable.

• Saginaw-labeled: 5-7% adjustment is defensible.

• Retention matters — replacing a good tenant costs vacancy time.

Your Free Rental Analysis

The medians here are useful. They aren't the same as YOUR home. We're happy to give you a **free, no-obligation rental analysis** with real comps from your street.

Request one at salsberrypropertymanagement.com.

Methodology

Data pulled from NTREIS MLS on September 1, 2026. Filter: Property Type = Residential Lease, Status = Closed, Postal Code = 76244, 76131, 76179, or 76052. Summer 2026: 06/08/2026 – 08/27/2026 (584 records). Summer 2025: 06/08/2025 – 08/27/2025 (605 records). All statistics are medians unless labeled.

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