

Market Analysis By County: Tarrant County

Property Type	Closed Sales*	YoY%	Dollar Volume	YoY%	Average Price	YoY%	Median Price	YoY%	Price/ Sqft	YoY%	DOM	New Listings	Active Listings	Pending Sales	Months Inventory	Close To OLP
<u>All(New and Existing)</u>																
Residential (SF/COND/TH)	1,641	11.5%	\$744,590,980	19.7%	\$453,742	7.4%	\$355,832	3.1%	\$197	3.2%	53	2,016	6,212	1,505	3.4	95.1%
YTD:	20,548	-1.0%	\$8,981,305,553	1.4%	\$437,089	2.4%	\$350,000	0.5%	\$197	1.8%	47	30,740	5,626	21,016		96.2%
Single Family	1,568	11.2%	\$719,911,140	19.6%	\$459,127	7.5%	\$360,000	4.1%	\$196	3.5%	52	1,915	5,769	1,442	3.3	95.0%
YTD:	19,619	-0.9%	\$8,682,812,350	1.8%	\$442,572	2.7%	\$350,000	0.0%	\$196	2.1%	46	29,036	5,243	20,075		96.3%
Townhouse	44	46.7%	\$17,147,497	61.2%	\$389,716	9.9%	\$309,990	-9.8%	\$208	2.0%	66	59	251	35	5.3	95.8%
YTD:	524	1.0%	\$182,048,472	-7.0%	\$347,421	-7.9%	\$329,900	-7.9%	\$202	-5.2%	59	995	207	538		95.5%
Condominium	28	-12.5%	\$7,133,296	-21.9%	\$254,761	-10.8%	\$213,500	-14.1%	\$223	-7.8%	64	42	192	28	5.4	94.2%
YTD:	402	-10.5%	\$115,247,384	-12.3%	\$286,685	-2.0%	\$215,000	-2.3%	\$229	-0.3%	60	709	175	403		94.6%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,348	12.1%	\$595,729,390	19.4%	\$441,936	6.6%	\$345,000	3.0%	\$196	2.9%	49	1,729	5,239	1,208	3.4	95.1%
YTD:	17,132	-0.5%	\$7,439,846,255	2.3%	\$434,266	2.9%	\$340,000	0.0%	\$196	2.1%	42	26,201	4,645	17,465		96.2%
Single Family	1,293	12.5%	\$579,514,630	20.3%	\$448,194	6.9%	\$345,500	3.1%	\$195	3.7%	48	1,651	4,884	1,154	3.3	95.1%
YTD:	16,364	-0.6%	\$7,201,063,802	2.5%	\$440,055	3.1%	\$345,000	1.5%	\$196	2.3%	42	24,819	4,340	16,684		96.2%
Townhouse	28	16.7%	\$9,311,556	7.8%	\$332,556	-7.6%	\$270,000	-21.7%	\$189	-8.6%	51	38	165	26	4.9	95.4%
YTD:	375	13.3%	\$124,942,048	3.2%	\$333,179	-8.9%	\$310,000	-2.5%	\$197	-3.2%	46	686	131	387		95.2%
Condominium	27	-10.0%	\$6,914,633	-20.8%	\$256,098	-12.0%	\$206,750	-20.5%	\$225	-8.4%	66	40	190	28	5.5	94.1%
YTD:	391	-9.5%	\$113,026,158	-10.2%	\$289,069	-0.8%	\$215,000	-2.3%	\$230	-0.3%	60	696	173	394		94.6%
<u>New Construction</u>																
Residential (SF/COND/TH)	293	8.9%	\$148,856,776	21.1%	\$508,044	11.1%	\$402,840	8.0%	\$200	4.3%	71	287	973	297	3.1	95.1%
YTD:	3,416	-3.4%	\$1,541,454,317	-2.7%	\$451,245	0.7%	\$374,900	0.8%	\$197	0.6%	69	4,539	980	3,551		96.4%
Single Family	275	5.4%	\$140,374,025	16.4%	\$510,451	10.5%	\$403,280	7.0%	\$198	3.1%	70	264	885	288	3.0	95.0%
YTD:	3,255	-2.3%	\$1,481,744,530	-1.5%	\$455,221	0.7%	\$375,198	1.3%	\$197	1.2%	69	4,217	902	3,391		96.4%
Townhouse	16	166.7%	\$7,778,781	289.0%	\$486,174	45.9%	\$390,965	26.1%	\$240	24.9%	92	21	86	9	6.2	96.4%
YTD:	149	-20.7%	\$57,092,182	-23.5%	\$383,169	-3.5%	\$358,860	-9.3%	\$213	-6.7%	90	309	76	151		96.1%
Condominium	1	-50.0%	\$220,000	-45.5%	\$220,000	8.9%	\$220,000	8.9%	\$190	-4.1%	29	2	2	-	2.2	97.8%
YTD:	11	-35.3%	\$2,225,995	-59.4%	\$202,363	-37.2%	\$205,999	-5.9%	\$203	-2.8%	45	13	2	9		95.9%

* Closed Sale counts for most recent 3 months are Preliminary.