

Market Analysis By Local Market Area*: Fort Worth

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)	855	22.7%	\$334,807,620	29.9%	\$391,588	5.9%	\$335,000	3.1%	\$186	3.2%	60	841	2,705	580	3.0	94.9%
YTD:	10,717	0.5%	\$4,071,406,929	2.7%	\$379,902	2.2%	\$334,900	1.5%	\$187	1.9%	49	16,012	2,801	10,701		96.1%
Single Family	817	21.2%	\$322,414,535	28.9%	\$394,632	6.3%	\$339,000	4.2%	\$185	3.2%	59	803	2,517	550	2.9	95.0%
YTD:	10,297	0.4%	\$3,929,465,921	2.7%	\$381,613	2.2%	\$335,000	1.2%	\$185	2.0%	48	15,217	2,604	10,282		96.2%
Townhouse	22	57.1%	\$8,252,290	69.7%	\$375,104	8.0%	\$310,490	6.7%	\$197	1.6%	107	18	94	16	5.9	93.8%
YTD:	190	38.7%	\$72,047,154	37.7%	\$379,196	-0.8%	\$341,000	5.0%	\$202	-1.9%	71	379	93	193		94.8%
Condominium	14	55.6%	\$3,451,995	23.6%	\$246,571	-20.5%	\$249,500	11.6%	\$207	1.0%	86	20	94	14	5.0	90.0%
YTD:	227	-18.6%	\$68,759,277	-20.1%	\$302,904	-1.8%	\$248,750	-6.1%	\$243	2.8%	64	416	104	226		93.5%
<u>Existing Home</u>																
Residential (SF/COND/TH)	622	16.5%	\$238,659,745	23.3%	\$383,697	5.8%	\$318,500	2.7%	\$185	3.3%	57	606	2,145	425	3.1	94.3%
YTD:	8,302	-1.7%	\$3,123,916,278	1.6%	\$376,285	3.3%	\$320,000	0.0%	\$186	2.0%	46	12,839	2,284	8,259		95.8%
Single Family	594	15.3%	\$229,930,393	22.9%	\$387,088	6.5%	\$320,000	3.2%	\$184	3.3%	55	579	2,000	407	3.0	94.4%
YTD:	7,951	-1.5%	\$3,006,456,393	1.8%	\$378,123	3.4%	\$322,500	0.2%	\$184	2.2%	46	12,183	2,128	7,913		95.9%
Townhouse	13	30.0%	\$4,971,650	34.5%	\$382,435	3.5%	\$263,000	-16.6%	\$197	-2.4%	98	11	56	4	5.0	91.5%
YTD:	134	22.9%	\$50,544,954	22.6%	\$377,201	-0.3%	\$322,500	1.4%	\$198	-2.7%	55	256	54	129		94.9%
Condominium	14	55.6%	\$3,451,995	23.6%	\$246,571	-20.5%	\$249,500	11.6%	\$207	1.0%	86	16	89	14	4.9	90.0%
YTD:	216	-17.6%	\$66,538,426	-17.5%	\$308,048	0.1%	\$252,500	-6.1%	\$246	2.9%	65	400	101	217		93.4%
<u>New Construction</u>																
Residential (SF/COND/TH)	233	42.9%	\$96,148,087	49.8%	\$412,653	4.8%	\$362,320	3.0%	\$189	2.7%	69	235	560	155	2.8	96.5%
YTD:	2,415	8.6%	\$947,511,343	6.5%	\$392,344	-1.9%	\$359,900	1.4%	\$190	1.1%	58	3,173	516	2,442		97.0%
Single Family	224	40.9%	\$92,885,582	47.4%	\$414,668	4.6%	\$362,877	2.1%	\$188	2.4%	67	224	517	143	2.6	96.4%
YTD:	2,348	7.8%	\$923,797,394	5.8%	\$393,440	-1.8%	\$359,900	1.4%	\$189	1.1%	57	3,034	475	2,369		97.1%
Townhouse	9	125.0%	\$3,280,640	181.6%	\$364,516	25.2%	\$314,990	8.3%	\$197	13.0%	120	7	38	12	8.1	97.1%
YTD:	56	100.0%	\$21,502,200	93.7%	\$383,968	-3.1%	\$395,000	8.3%	\$211	-1.6%	110	123	38	64		94.7%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	4	5	-	5.5	0.0%
YTD:	11	-35.3%	\$2,225,995	-59.4%	\$202,363	-37.2%	\$205,999	-5.9%	\$203	-2.8%	45	16	3	9		95.9%

* Local Market Area Code: 331; Type: Census Place Group
** Closed Sale counts for most recent 3 months are Preliminary.