

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)	737	-3.8%	\$267,619,328	-3.3%	\$363,120	0.5%	\$329,900	1.5%	\$182	-0.9%	65	1,215	2,805	814	3.1	95.3%
YTD:	1,321	-1.9%	\$479,084,322	0.4%	\$362,668	2.4%	\$327,912	1.6%	\$181	-0.4%	65	2,436	2,813	1,616		95.0%
Single Family	693	-6.0%	\$252,107,852	-5.7%	\$363,792	0.3%	\$330,250	0.4%	\$180	-1.4%	63	1,147	2,599	780	3.0	95.4%
YTD:	1,247	-3.6%	\$453,940,879	-1.2%	\$364,026	2.5%	\$328,900	1.8%	\$179	-0.6%	63	2,297	2,609	1,547		95.1%
Townhouse	25	150.0%	\$9,378,849	201.4%	\$375,154	20.6%	\$339,990	12.0%	\$195	6.1%	97	36	102	17	5.8	94.2%
YTD:	38	123.5%	\$14,566,669	158.5%	\$383,333	15.6%	\$334,490	9.0%	\$199	8.3%	107	75	102	37		94.4%
Condominium	18	-5.3%	\$5,789,000	-8.0%	\$321,611	-2.9%	\$232,000	-1.7%	\$240	4.1%	95	32	104	17	5.5	92.6%
YTD:	35	-2.8%	\$10,263,010	-13.9%	\$293,229	-11.4%	\$229,750	-4.1%	\$236	-3.6%	102	64	102	32		90.9%
<u>Existing Home</u>																
Residential (SF/COND/TH)	602	1.4%	\$213,035,416	-0.6%	\$353,879	-1.9%	\$315,000	-1.3%	\$181	-1.7%	64	1,000	2,290	619	3.3	94.9%
YTD:	1,051	0.6%	\$372,525,743	1.6%	\$354,449	1.0%	\$310,000	-1.4%	\$180	-0.9%	65	1,999	2,278	1,245		94.5%
Single Family	563	-0.9%	\$199,570,595	-3.0%	\$354,477	-2.1%	\$316,900	-1.0%	\$178	-2.1%	62	938	2,125	590	3.2	95.0%
YTD:	990	-0.7%	\$352,210,491	0.5%	\$355,768	1.3%	\$310,000	-1.6%	\$177	-1.0%	63	1,881	2,117	1,188		94.6%
Townhouse	20	150.0%	\$7,336,285	192.9%	\$366,814	17.2%	\$303,250	2.8%	\$189	1.9%	79	30	66	12	5.5	94.2%
YTD:	24	60.0%	\$9,380,285	86.5%	\$390,845	16.6%	\$328,750	3.1%	\$198	7.1%	84	54	64	25		94.3%
Condominium	18	0.0%	\$5,789,000	-4.8%	\$321,611	-4.8%	\$232,000	-4.3%	\$240	3.0%	95	32	99	17	5.4	92.6%
YTD:	35	6.1%	\$10,263,010	-9.4%	\$293,229	-14.6%	\$229,750	-7.7%	\$236	-5.1%	102	64	97	32		90.9%
<u>New Construction</u>																
Residential (SF/COND/TH)	135	-21.5%	\$54,557,969	-12.9%	\$404,133	11.0%	\$381,000	12.4%	\$189	2.7%	72	215	515	195	2.6	96.7%
YTD:	270	-10.6%	\$106,535,360	-3.4%	\$394,575	8.0%	\$370,000	9.0%	\$187	1.5%	69	437	534	371		97.0%
Single Family	130	-23.1%	\$52,514,529	-15.0%	\$403,958	10.5%	\$380,000	11.7%	\$188	2.0%	68	209	474	190	2.4	96.8%
YTD:	256	-13.8%	\$101,358,469	-7.1%	\$395,932	7.7%	\$372,410	9.3%	\$187	1.1%	64	416	492	359		97.1%
Townhouse	5	150.0%	\$2,042,564	236.5%	\$408,513	34.6%	\$400,000	31.8%	\$217	23.9%	169	6	36	5	6.4	94.3%
YTD:	14	600.0%	\$5,186,384	754.4%	\$370,456	22.1%	\$334,490	10.2%	\$201	14.6%	145	21	37	12		94.5%
Condominium	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-	5	-	7.5	0.0%
YTD:	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-	5	-		0.0%

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