

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)	913	-2.7%	\$350,554,364	2.0%	\$383,959	4.8%	\$335,000	1.5%	\$185	-0.5%	59	1,528	3,006	898	3.4	95.9%
YTD:	2,245	-1.8%	\$833,261,702	1.5%	\$371,163	3.3%	\$330,000	1.5%	\$183	-0.5%	63	3,994	2,876	2,553		95.4%
Single Family	885	-1.6%	\$339,044,327	2.5%	\$383,101	4.1%	\$335,000	1.5%	\$183	0.1%	58	1,446	2,778	865	3.2	96.0%
YTD:	2,142	-2.3%	\$796,083,771	0.7%	\$371,654	3.1%	\$330,500	1.7%	\$181	-0.4%	61	3,773	2,664	2,450		95.5%
Townhouse	16	45.5%	\$7,001,772	46.0%	\$437,611	0.4%	\$348,995	-1.7%	\$216	2.0%	94	37	103	23	5.7	95.2%
YTD:	55	96.4%	\$22,308,441	113.8%	\$405,608	8.9%	\$336,990	3.6%	\$205	5.3%	101	112	102	61		94.7%
Condominium	12	-57.1%	\$4,476,525	-44.3%	\$373,044	30.1%	\$301,250	23.2%	\$251	-2.0%	75	45	125	10	7.1	94.1%
YTD:	48	-25.0%	\$14,894,535	-25.3%	\$310,303	-0.4%	\$247,150	2.3%	\$238	-4.8%	94	109	109	42		91.8%
<u>Existing Home</u>																
Residential (SF/COND/TH)	714	-1.5%	\$269,706,813	2.3%	\$377,741	3.9%	\$315,000	-0.9%	\$184	0.1%	57	1,245	2,488	676	3.6	95.5%
YTD:	1,764	-0.3%	\$641,710,621	1.8%	\$363,782	2.2%	\$314,000	-0.3%	\$181	-0.5%	62	3,273	2,349	1,972		94.9%
Single Family	692	-0.3%	\$260,699,672	2.9%	\$376,734	3.2%	\$315,000	-1.3%	\$182	0.8%	57	1,168	2,293	651	3.5	95.5%
YTD:	1,681	-0.6%	\$612,210,482	1.4%	\$364,194	2.0%	\$315,000	0.0%	\$179	-0.3%	60	3,078	2,176	1,887		95.0%
Townhouse	10	66.7%	\$4,501,413	62.2%	\$450,141	-2.7%	\$421,500	-3.1%	\$224	7.7%	67	32	75	15	6.1	96.3%
YTD:	35	66.7%	\$14,621,698	87.4%	\$417,763	12.4%	\$369,000	13.5%	\$207	8.2%	77	86	68	43		95.0%
Condominium	12	-52.0%	\$4,476,525	-39.9%	\$373,044	25.2%	\$301,250	20.5%	\$251	-3.6%	75	45	120	10	7.0	94.1%
YTD:	48	-17.2%	\$14,894,535	-20.7%	\$310,303	-4.1%	\$247,150	-0.9%	\$238	-6.3%	94	109	104	42		91.8%
<u>New Construction</u>																
Residential (SF/COND/TH)	199	-6.6%	\$80,845,630	0.9%	\$406,259	8.0%	\$370,000	4.3%	\$186	-2.4%	67	283	518	222	2.6	97.6%
YTD:	480	-6.8%	\$191,190,684	0.4%	\$398,314	7.7%	\$370,000	6.6%	\$186	-0.5%	67	721	527	581		97.2%
Single Family	193	-5.9%	\$78,342,555	1.0%	\$405,920	7.3%	\$371,990	4.8%	\$186	-2.1%	65	278	485	214	2.5	97.7%
YTD:	460	-8.4%	\$183,510,789	-1.7%	\$398,936	7.3%	\$371,990	6.3%	\$186	-0.6%	64	695	488	563		97.3%
Townhouse	6	20.0%	\$2,500,359	23.6%	\$416,727	3.0%	\$304,490	-6.7%	\$202	-6.2%	140	5	28	8	4.9	93.4%
YTD:	20	185.7%	\$7,686,743	192.4%	\$384,337	2.3%	\$331,490	1.9%	\$201	-1.4%	144	26	34	18		94.2%
Condominium	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-	5	-	12.0	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.