

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)	794	22.7%	\$315,812,016	32.1%	\$397,748	7.6%	\$343,000	8.2%	\$185	1.0%	55	1,018	3,099	732	3.5	95.4%
YTD:	9,863	-1.1%	\$3,738,711,031	0.9%	\$379,064	1.9%	\$334,900	1.5%	\$187	1.8%	48	15,155	2,811	10,104		96.2%
Single Family	766	24.0%	\$306,465,827	33.7%	\$400,086	7.9%	\$345,000	8.8%	\$184	1.8%	54	970	2,879	700	3.4	95.5%
YTD:	9,481	-1.0%	\$3,609,194,712	0.9%	\$380,677	1.9%	\$335,000	0.9%	\$185	1.9%	47	14,399	2,613	9,712		96.3%
Townhouse	16	45.5%	\$5,875,080	46.3%	\$367,193	0.6%	\$304,990	-1.0%	\$199	-0.2%	95	25	109	15	7.2	94.9%
YTD:	168	36.6%	\$63,794,864	34.4%	\$379,731	-1.6%	\$349,995	7.7%	\$203	-2.2%	66	361	92	178		94.9%
Condominium	11	-38.9%	\$3,143,495	-47.1%	\$285,772	-13.5%	\$295,000	-11.9%	\$261	-3.5%	51	23	111	17	6.0	94.5%
YTD:	212	-21.5%	\$64,971,347	-22.0%	\$306,469	-0.7%	\$248,500	-6.2%	\$246	3.3%	62	395	105	214		93.8%
<u>Existing Home</u>																
Residential (SF/COND/TH)	603	20.6%	\$230,971,486	26.4%	\$383,037	4.8%	\$329,900	6.4%	\$184	0.7%	54	809	2,577	503	3.8	95.3%
YTD:	7,695	-2.7%	\$2,891,884,829	0.4%	\$375,813	3.2%	\$322,000	0.0%	\$186	2.0%	45	12,217	2,298	7,806		95.9%
Single Family	583	22.2%	\$224,416,060	28.8%	\$384,933	5.4%	\$330,000	6.5%	\$182	1.9%	54	775	2,403	475	3.7	95.3%
YTD:	7,372	-2.5%	\$2,783,189,886	0.6%	\$377,535	3.1%	\$323,000	-0.2%	\$184	2.2%	45	11,589	2,140	7,475		96.0%
Townhouse	9	28.6%	\$3,292,500	14.1%	\$365,833	-11.3%	\$270,000	-21.2%	\$195	-11.0%	55	12	64	11	5.9	95.9%
YTD:	121	22.2%	\$45,573,304	21.4%	\$376,639	-0.7%	\$325,000	2.2%	\$198	-2.7%	50	245	54	126		95.2%
Condominium	10	-37.5%	\$2,923,495	-47.2%	\$292,350	-15.6%	\$307,500	-17.6%	\$268	-4.0%	53	22	110	17	6.3	94.1%
YTD:	201	-20.6%	\$62,751,077	-19.4%	\$312,194	1.5%	\$251,250	-6.9%	\$248	3.5%	63	383	103	205		93.7%
<u>New Construction</u>																
Residential (SF/COND/TH)	191	29.9%	\$84,811,508	50.2%	\$444,039	15.6%	\$377,400	9.6%	\$191	1.9%	59	209	522	229	2.7	96.0%
YTD:	2,168	5.2%	\$846,816,540	2.6%	\$390,598	-2.5%	\$359,900	1.4%	\$190	1.1%	57	2,938	513	2,298		97.1%
Single Family	183	29.8%	\$82,038,747	49.4%	\$448,299	15.1%	\$377,400	7.9%	\$190	1.3%	56	195	476	225	2.5	96.0%
YTD:	2,110	4.5%	\$826,380,552	2.0%	\$391,650	-2.4%	\$359,900	1.4%	\$190	1.1%	56	2,810	473	2,237		97.2%
Townhouse	7	75.0%	\$2,582,580	128.6%	\$368,940	30.6%	\$395,000	40.3%	\$205	23.9%	147	13	45	4	10.6	93.7%
YTD:	47	95.8%	\$18,221,560	83.4%	\$387,693	-6.4%	\$395,900	-4.7%	\$214	-3.3%	109	116	38	52		94.2%
Condominium	1	-50.0%	\$220,000	-45.5%	\$220,000	8.9%	\$220,000	8.9%	\$190	-4.1%	29	1	1	-	1.1	97.8%
YTD:	11	-35.3%	\$2,225,995	-59.4%	\$202,363	-37.2%	\$205,999	-5.9%	\$203	-2.8%	45	12	2	9		95.9%

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