

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)	837	6.8%	\$317,388,591	10.5%	\$379,198	3.5%	\$327,995	-0.6%	\$184	0.2%	55	1,302	3,178	813	3.7	94.4%
YTD:	9,062	-2.8%	\$3,422,150,441	-1.3%	\$377,637	1.5%	\$333,000	0.3%	\$187	1.9%	47	14,095	2,783	9,344		96.3%
Single Family	803	7.9%	\$305,325,150	11.0%	\$380,231	2.8%	\$326,990	-0.9%	\$183	-0.1%	54	1,230	2,960	779	3.6	94.5%
YTD:	8,707	-2.8%	\$3,301,654,260	-1.4%	\$379,195	1.5%	\$334,500	0.5%	\$186	2.0%	47	13,389	2,587	8,985		96.4%
Townhouse	15	50.0%	\$6,470,790	72.0%	\$431,386	14.7%	\$399,900	30.1%	\$214	13.0%	65	34	112	16	7.6	93.3%
YTD:	152	35.7%	\$57,919,784	33.3%	\$381,051	-1.8%	\$352,500	2.8%	\$203	-2.4%	63	334	91	158		94.9%
Condominium	18	-40.0%	\$5,246,500	-36.4%	\$291,472	6.0%	\$227,000	-3.2%	\$235	10.6%	86	38	106	18	5.6	93.3%
YTD:	201	-20.2%	\$61,828,990	-20.1%	\$307,607	0.2%	\$241,500	-8.0%	\$245	4.0%	63	372	104	201		93.8%
<u>Existing Home</u>																
Residential (SF/COND/TH)	649	6.7%	\$241,257,319	9.0%	\$371,737	2.2%	\$315,000	-1.6%	\$183	0.0%	54	1,044	2,598	619	3.8	93.9%
YTD:	7,093	-4.3%	\$2,662,337,463	-1.4%	\$375,347	3.0%	\$320,000	-1.2%	\$186	2.1%	45	11,376	2,271	7,261		96.0%
Single Family	619	8.2%	\$230,690,730	9.6%	\$372,683	1.3%	\$315,000	-2.3%	\$181	-0.5%	53	979	2,422	594	3.7	94.0%
YTD:	6,789	-4.1%	\$2,559,859,082	-1.2%	\$377,060	3.0%	\$322,500	-0.8%	\$185	2.2%	44	10,783	2,115	6,958		96.1%
Townhouse	11	22.2%	\$4,972,000	56.6%	\$452,000	28.2%	\$475,000	55.7%	\$218	23.7%	60	28	71	8	6.6	92.7%
YTD:	112	21.7%	\$42,280,804	22.0%	\$377,507	0.2%	\$336,000	5.9%	\$199	-2.0%	49	232	53	111		95.2%
Condominium	18	-33.3%	\$5,246,500	-31.5%	\$291,472	2.8%	\$227,000	-9.2%	\$235	9.1%	86	37	105	17	5.8	93.3%
YTD:	191	-19.4%	\$59,828,627	-17.2%	\$313,239	2.7%	\$249,950	-5.7%	\$247	4.2%	64	361	102	192		93.6%
<u>New Construction</u>																
Residential (SF/COND/TH)	188	6.8%	\$76,117,050	15.4%	\$404,878	8.1%	\$374,990	9.2%	\$190	1.1%	60	258	580	194	3.1	96.3%
YTD:	1,969	2.9%	\$759,807,511	-1.2%	\$385,885	-4.0%	\$357,900	0.4%	\$190	1.0%	57	2,719	511	2,083		97.2%
Single Family	184	7.0%	\$74,623,035	15.2%	\$405,560	7.7%	\$374,900	9.0%	\$189	1.3%	60	251	538	185	2.9	96.3%
YTD:	1,919	2.1%	\$742,172,044	-1.7%	\$386,749	-3.8%	\$357,900	0.5%	\$190	1.1%	56	2,606	472	2,027		97.3%
Townhouse	4	300.0%	\$1,498,790	155.3%	\$374,698	-36.2%	\$396,950	-32.4%	\$204	-34.0%	79	6	41	8	10.3	95.0%
YTD:	40	100.0%	\$15,638,980	77.6%	\$390,975	-11.2%	\$398,950	-8.8%	\$215	-7.3%	102	102	37	47		94.3%
Condominium	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	1	1	1	1.0	0.0%
YTD:	10	-33.3%	\$2,005,995	-60.5%	\$200,600	-40.7%	\$203,000	-7.3%	\$204	-2.9%	47	11	3	9		95.7%

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