

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)	865	-1.1%	\$317,466,664	-2.8%	\$367,013	-1.7%	\$335,000	0.4%	\$185	-0.5%	50	1,235	3,186	810	3.7	95.0%
YTD:	8,229	-3.6%	\$3,106,650,661	-2.3%	\$377,525	1.4%	\$333,990	0.5%	\$188	2.1%	47	12,791	2,749	8,518		96.4%
Single Family	829	-1.2%	\$307,095,862	-2.5%	\$370,441	-1.3%	\$335,030	0.0%	\$185	0.2%	49	1,181	2,967	785	3.6	95.2%
YTD:	7,909	-3.7%	\$2,998,635,308	-2.3%	\$379,142	1.4%	\$334,900	0.5%	\$186	2.2%	46	12,160	2,555	8,194		96.5%
Townhouse	20	66.7%	\$6,874,947	99.0%	\$343,747	19.4%	\$345,000	20.0%	\$200	6.3%	67	30	110	13	7.7	92.7%
YTD:	137	34.3%	\$51,509,989	29.7%	\$375,985	-3.4%	\$349,995	0.9%	\$202	-3.8%	62	299	89	142		95.1%
Condominium	16	-33.3%	\$3,592,563	-57.0%	\$224,535	-35.5%	\$196,500	-26.5%	\$200	-21.0%	89	24	109	12	5.5	88.4%
YTD:	182	-18.0%	\$56,141,352	-18.8%	\$308,469	-0.9%	\$243,000	-9.2%	\$245	2.6%	60	332	104	182		93.8%
<u>Existing Home</u>																
Residential (SF/COND/TH)	655	-3.4%	\$236,314,724	-3.8%	\$360,786	-0.4%	\$319,500	1.3%	\$183	-1.7%	49	965	2,616	590	3.9	94.5%
YTD:	6,455	-5.1%	\$2,425,773,167	-2.1%	\$375,798	3.2%	\$323,000	-0.3%	\$187	2.3%	44	10,314	2,236	6,600		96.2%
Single Family	623	-3.3%	\$227,519,138	-2.9%	\$365,199	0.4%	\$320,000	0.0%	\$182	-0.8%	48	919	2,442	572	3.8	94.7%
YTD:	6,181	-5.0%	\$2,333,961,692	-2.0%	\$377,603	3.2%	\$324,500	-0.2%	\$185	2.5%	43	9,789	2,082	6,324		96.3%
Townhouse	15	25.0%	\$4,961,400	43.6%	\$330,760	14.9%	\$277,000	-3.7%	\$194	3.0%	50	23	66	6	6.2	93.7%
YTD:	101	21.7%	\$37,308,804	18.5%	\$369,394	-2.6%	\$325,000	1.6%	\$197	-4.4%	48	203	52	102		95.4%
Condominium	16	-27.3%	\$3,592,563	-54.7%	\$224,535	-37.7%	\$196,500	-30.7%	\$200	-22.5%	89	23	108	12	5.8	88.4%
YTD:	172	-18.1%	\$54,141,665	-16.2%	\$314,777	2.3%	\$250,000	-7.9%	\$247	3.1%	61	322	102	174		93.7%
<u>New Construction</u>																
Residential (SF/COND/TH)	210	6.6%	\$81,132,209	0.1%	\$386,344	-6.1%	\$359,815	-1.4%	\$192	3.3%	55	270	570	220	3.0	96.4%
YTD:	1,775	2.3%	\$681,254,391	-3.0%	\$383,805	-5.1%	\$355,990	-0.7%	\$190	1.0%	57	2,477	512	1,918		97.3%
Single Family	206	5.6%	\$79,561,422	-1.3%	\$386,220	-6.6%	\$359,310	-1.6%	\$192	3.1%	54	262	525	213	2.9	96.6%
YTD:	1,730	1.5%	\$665,433,255	-3.5%	\$384,644	-4.9%	\$355,995	-0.4%	\$190	1.0%	56	2,371	473	1,870		97.4%
Townhouse	4	100.0%	\$1,569,800	100.0%	\$392,450	100.0%	\$404,900	100.0%	\$223	100.0%	129	7	44	7	12.0	89.0%
YTD:	35	84.2%	\$13,825,200	68.2%	\$395,006	-8.7%	\$399,900	-8.1%	\$217	-4.7%	100	96	37	40		94.3%
Condominium	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	1	1	-	0.8	0.0%
YTD:	10	-16.7%	\$2,005,995	-55.2%	\$200,600	-46.2%	\$203,000	-8.6%	\$204	-5.4%	47	10	3	8		95.7%

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