

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)	895	-12.9%	\$339,226,152	-13.7%	\$379,024	-0.9%	\$338,000	3.5%	\$184	-3.1%	54	1,574	3,307	938	3.8	96.0%
YTD:	3,137	-5.3%	\$1,170,440,859	-3.6%	\$373,108	1.8%	\$332,000	2.2%	\$183	-1.4%	60	5,604	2,985	3,558		95.5%
Single Family	855	-13.4%	\$324,634,987	-14.2%	\$379,690	-1.0%	\$339,999	4.0%	\$183	-3.0%	53	1,444	3,022	893	3.6	96.1%
YTD:	2,991	-5.9%	\$1,117,957,164	-4.4%	\$373,774	1.7%	\$334,250	2.9%	\$181	-1.3%	59	5,253	2,754	3,405		95.7%
Townhouse	23	21.1%	\$9,227,469	22.8%	\$401,194	1.5%	\$317,495	-19.3%	\$209	-0.8%	72	53	114	23	6.2	93.8%
YTD:	78	66.0%	\$31,539,063	75.8%	\$404,347	5.9%	\$331,990	1.7%	\$206	2.5%	92	165	106	84		94.5%
Condominium	16	-27.3%	\$5,029,500	-29.4%	\$314,344	-3.0%	\$270,000	4.0%	\$217	-10.5%	69	77	171	22	9.9	91.0%
YTD:	67	-22.1%	\$20,634,035	-23.8%	\$307,971	-2.2%	\$255,000	3.8%	\$230	-7.2%	88	186	125	69		91.4%
<u>Existing Home</u>																
Residential (SF/COND/TH)	721	-13.5%	\$266,628,167	-16.1%	\$369,803	-3.1%	\$320,000	0.0%	\$184	-3.0%	50	1,286	2,742	746	4.0	95.9%
YTD:	2,479	-4.8%	\$904,558,853	-4.6%	\$364,889	0.2%	\$315,000	-0.2%	\$182	-1.5%	58	4,593	2,450	2,793		95.2%
Single Family	688	-14.1%	\$254,577,166	-16.9%	\$370,025	-3.3%	\$320,000	0.0%	\$183	-2.9%	49	1,202	2,525	709	3.9	96.0%
YTD:	2,360	-5.3%	\$862,303,753	-5.3%	\$365,383	0.1%	\$315,000	-0.6%	\$180	-1.3%	57	4,314	2,266	2,666		95.3%
Townhouse	16	33.3%	\$6,707,072	38.4%	\$419,192	3.8%	\$350,000	-13.4%	\$213	1.7%	66	43	87	16	6.9	93.4%
YTD:	51	54.6%	\$21,327,770	68.6%	\$418,192	9.1%	\$352,500	-4.7%	\$209	5.5%	73	129	73	59		94.5%
Condominium	16	-20.0%	\$5,029,500	-24.6%	\$314,344	-5.7%	\$270,000	-1.1%	\$217	-12.9%	69	41	130	21	7.6	91.0%
YTD:	67	-14.1%	\$20,634,035	-18.9%	\$307,971	-5.6%	\$255,000	2.0%	\$230	-8.9%	88	150	111	68		91.4%
<u>New Construction</u>																
Residential (SF/COND/TH)	174	-10.8%	\$72,598,040	-3.6%	\$417,230	8.0%	\$375,680	4.1%	\$184	-3.3%	71	288	565	192	2.8	96.3%
YTD:	658	-7.3%	\$265,870,946	0.0%	\$404,059	7.9%	\$373,398	6.7%	\$186	-1.3%	69	1,011	535	765		97.0%
Single Family	167	-10.2%	\$70,076,367	-2.9%	\$419,619	8.1%	\$376,398	4.1%	\$183	-3.3%	70	242	497	184	2.6	96.4%
YTD:	631	-8.3%	\$255,656,830	-1.2%	\$405,161	7.7%	\$374,900	7.1%	\$185	-1.4%	66	939	488	739		97.1%
Townhouse	7	0.0%	\$2,538,395	-4.7%	\$362,628	-4.7%	\$309,990	-1.9%	\$201	-5.9%	84	10	27	7	4.7	94.8%
YTD:	27	92.9%	\$10,225,138	93.2%	\$378,709	0.2%	\$314,990	-1.8%	\$201	-3.7%	128	36	32	25		94.3%
Condominium	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	36	41	1	164.0	0.0%
YTD:	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	36	14	1		0.0%

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