

Market Analysis By County: Tarrant County

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)	1,937	-10.0%	\$885,575,729	-7.3%	\$457,189	2.9%	\$354,000	1.1%	\$198	-0.6%	51	3,186	6,422	1,996	3.5	96.2%
YTD:	6,546	-6.0%	\$2,819,604,092	-4.1%	\$430,737	2.1%	\$349,000	1.2%	\$194	-0.2%	59	11,308	5,902	7,479		95.6%
Single Family	1,855	-9.0%	\$855,044,949	-7.0%	\$460,941	2.2%	\$355,000	0.3%	\$198	-0.4%	50	2,966	5,876	1,909	3.4	96.3%
YTD:	6,226	-6.0%	\$2,707,209,573	-4.4%	\$434,823	1.8%	\$350,000	1.0%	\$193	-0.1%	58	10,577	5,423	7,140		95.7%
Townhouse	53	-11.7%	\$21,229,843	2.1%	\$400,563	15.6%	\$345,000	-0.7%	\$211	3.2%	64	111	273	54	5.5	95.7%
YTD:	201	12.3%	\$74,850,163	20.1%	\$372,389	7.0%	\$339,990	-0.3%	\$204	1.5%	78	420	255	221		95.4%
Condominium	27	-48.1%	\$8,535,900	-44.9%	\$316,144	6.1%	\$232,000	5.5%	\$207	-9.6%	74	109	273	33	8.6	91.5%
YTD:	116	-28.4%	\$36,527,734	-20.7%	\$314,894	10.7%	\$225,500	4.6%	\$224	-3.5%	83	311	223	118		92.3%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,670	-8.1%	\$756,152,688	-7.2%	\$452,786	1.0%	\$347,950	0.9%	\$198	-1.1%	46	2,741	5,418	1,668	3.5	96.3%
YTD:	5,615	-2.2%	\$2,380,071,310	-1.8%	\$423,877	0.4%	\$337,000	0.0%	\$193	-0.7%	55	9,737	4,914	6,322		95.5%
Single Family	1,603	-7.1%	\$731,930,218	-6.9%	\$456,600	0.3%	\$349,950	0.0%	\$198	-0.9%	45	2,586	4,996	1,598	3.4	96.4%
YTD:	5,352	-2.1%	\$2,288,918,331	-2.2%	\$427,675	-0.1%	\$340,000	0.0%	\$192	-0.6%	55	9,170	4,539	6,043		95.6%
Townhouse	40	-2.4%	\$16,843,032	23.6%	\$421,076	26.7%	\$347,500	11.9%	\$218	7.5%	61	82	193	38	5.4	95.6%
YTD:	146	19.7%	\$55,444,480	37.6%	\$379,757	15.0%	\$332,000	5.7%	\$205	4.8%	68	297	168	162		95.3%
Condominium	26	-48.0%	\$7,095,900	-52.8%	\$272,919	-9.3%	\$223,500	4.0%	\$198	-14.3%	76	73	229	32	7.3	91.3%
YTD:	115	-25.3%	\$35,087,734	-21.1%	\$305,111	5.7%	\$222,500	2.5%	\$223	-4.9%	84	270	206	117		92.3%
<u>New Construction</u>																
Residential (SF/COND/TH)	267	-20.1%	\$129,416,393	-8.3%	\$484,706	14.7%	\$380,000	0.5%	\$199	2.4%	81	445	1,004	328	3.4	95.7%
YTD:	931	-23.9%	\$439,514,926	-14.7%	\$472,089	12.1%	\$385,000	4.7%	\$198	2.8%	84	1,571	988	1,157		96.1%
Single Family	252	-19.5%	\$123,097,852	-7.8%	\$488,484	14.5%	\$381,840	0.8%	\$198	2.5%	81	380	880	311	3.2	95.7%
YTD:	874	-24.5%	\$418,266,618	-14.9%	\$478,566	12.8%	\$390,000	6.0%	\$198	3.1%	82	1,407	884	1,097		96.1%
Townhouse	13	-31.6%	\$4,427,837	-38.1%	\$340,603	-9.6%	\$343,990	-2.8%	\$192	-8.1%	74	29	80	16	5.9	96.0%
YTD:	55	-3.5%	\$19,420,418	-11.8%	\$353,099	-8.6%	\$339,990	-8.1%	\$202	-5.0%	105	123	87	59		95.6%
Condominium	1	-50.0%	\$1,440,000	214.4%	\$1,440,000	528.8%	\$1,440,000	528.8%	\$440	149.0%	23	36	44	1	132.0	96.0%
YTD:	1	-87.5%	\$1,440,000	-11.4%	\$1,440,000	608.5%	\$1,440,000	582.5%	\$440	116.1%	23	41	16	1		96.0%

* Closed Sale counts for most recent 3 months are Preliminary.