

Market Analysis By State: Texas

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)	33,381	-0.1%	\$14,553,641,676	-1.1%	\$435,986	-1.0%	\$340,000	-1.5%	\$193	-2.4%	60	61,067	152,383	32,279	5.6	94.8%
YTD:	133,854	-1.7%	\$56,549,494,499	-1.0%	\$422,471	0.7%	\$335,000	-0.7%	\$191	-1.0%	68	271,105	133,586	148,336		94.4%
Single Family	31,809	1.2%	\$13,968,655,282	0.0%	\$439,142	-1.2%	\$345,000	-1.2%	\$191	-2.1%	59	56,901	139,255	30,631	5.4	94.8%
YTD:	126,894	-1.1%	\$54,009,850,850	-0.5%	\$425,630	0.6%	\$337,445	-0.8%	\$189	-0.8%	67	251,460	122,207	140,814		94.5%
Townhouse	692	-23.0%	\$255,298,795	-23.1%	\$368,929	-0.1%	\$325,000	-3.7%	\$196	-2.4%	55	1,767	4,520	749	6.9	94.7%
YTD:	3,164	-12.4%	\$1,167,129,150	-10.7%	\$368,878	2.0%	\$329,990	0.0%	\$196	-0.4%	63	8,021	3,918	3,485		94.8%
Condominium	861	-19.6%	\$323,734,622	-22.0%	\$375,998	-2.9%	\$250,000	-9.1%	\$264	-4.9%	74	2,399	8,608	899	11.0	92.4%
YTD:	3,760	-11.9%	\$1,360,812,062	-11.1%	\$361,918	1.0%	\$250,000	-5.1%	\$259	-4.0%	80	11,624	7,461	4,037		92.6%
<u>Existing Home</u>																
Residential (SF/COND/TH)	24,997	-0.6%	\$11,118,582,777	-0.8%	\$444,797	-0.2%	\$340,000	-0.3%	\$195	-2.0%	54	48,431	118,598	23,569	6.0	95.1%
YTD:	97,704	-2.5%	\$41,724,502,570	-0.7%	\$427,050	1.8%	\$330,000	0.2%	\$193	-0.5%	63	211,168	101,133	107,042		94.5%
Single Family	23,604	0.6%	\$10,606,295,765	0.1%	\$449,343	-0.4%	\$345,000	0.0%	\$193	-1.7%	53	44,728	107,092	22,097	5.8	95.2%
YTD:	91,587	-2.0%	\$39,562,762,974	-0.3%	\$431,969	1.7%	\$333,000	0.9%	\$190	-0.1%	62	193,781	91,297	100,445		94.5%
Townhouse	548	-18.8%	\$197,575,256	-18.2%	\$360,539	0.8%	\$310,000	1.6%	\$190	-2.0%	51	1,432	3,551	619	7.0	94.8%
YTD:	2,506	-7.5%	\$897,410,539	-5.4%	\$358,105	2.2%	\$310,000	0.9%	\$191	-0.1%	58	6,430	2,984	2,769		94.8%
Condominium	819	-19.2%	\$305,832,165	-18.8%	\$373,421	0.6%	\$243,375	-6.4%	\$265	-3.0%	73	2,271	7,955	853	10.8	92.3%
YTD:	3,575	-11.5%	\$1,253,167,172	-10.4%	\$350,536	1.2%	\$244,250	-3.9%	\$256	-3.7%	78	10,957	6,851	3,828		92.5%
<u>New Construction</u>																
Residential (SF/COND/TH)	8,386	1.7%	\$3,434,800,651	-2.0%	\$409,587	-3.7%	\$345,224	-2.2%	\$186	-3.6%	77	12,636	33,785	8,710	4.5	94.0%
YTD:	36,146	0.4%	\$14,823,338,485	-1.9%	\$410,096	-2.3%	\$345,000	-2.0%	\$186	-2.6%	81	59,937	32,453	41,294		94.3%
Single Family	8,200	3.0%	\$3,358,985,474	-0.5%	\$409,632	-3.4%	\$345,000	-1.6%	\$185	-3.1%	77	12,173	32,163	8,534	4.4	94.0%
YTD:	35,302	1.2%	\$14,445,092,503	-1.2%	\$409,186	-2.4%	\$345,000	-1.4%	\$184	-2.4%	81	57,679	30,910	40,369		94.3%
Townhouse	140	-37.5%	\$56,262,767	-38.0%	\$401,877	-0.8%	\$368,103	-0.5%	\$219	-0.9%	68	335	969	130	6.5	94.2%
YTD:	656	-27.4%	\$269,025,370	-24.7%	\$410,100	3.6%	\$371,000	0.3%	\$216	0.7%	82	1,591	933	716		94.8%
Condominium	41	-28.1%	\$17,518,470	-54.2%	\$427,280	-36.4%	\$399,995	-21.6%	\$258	-29.5%	90	128	653	46	14.1	94.1%
YTD:	183	-20.1%	\$106,824,183	-18.5%	\$583,739	2.0%	\$399,995	-18.2%	\$312	-7.3%	111	667	609	209		93.4%

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