

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)	2,204	-4.1%	\$975,078,300	-6.6%	\$442,413	-2.6%	\$355,000	1.4%	\$197	-1.3%	48	3,366	6,976	1,944	3.8	96.3%
YTD:	8,750	-5.5%	\$3,788,908,215	-4.9%	\$433,018	0.7%	\$349,999	0.9%	\$195	-0.5%	57	14,794	6,121	9,597		95.8%
Single Family	2,119	-3.8%	\$947,443,523	-6.4%	\$447,118	-2.7%	\$359,000	2.0%	\$197	-1.2%	47	3,184	6,398	1,864	3.7	96.4%
YTD:	8,348	-5.4%	\$3,649,859,346	-5.0%	\$437,214	0.4%	\$350,000	0.1%	\$194	-0.4%	56	13,877	5,622	9,169		95.9%
Townhouse	49	-9.3%	\$17,652,238	-4.8%	\$360,250	4.9%	\$353,895	4.4%	\$196	-1.4%	75	109	299	39	6.1	93.2%
YTD:	249	6.9%	\$92,137,433	14.0%	\$370,030	6.6%	\$339,990	-0.3%	\$202	1.0%	77	531	264	262		94.9%
Condominium	35	-16.7%	\$9,853,200	-22.3%	\$281,520	-6.7%	\$215,000	-6.5%	\$228	-1.7%	71	73	279	41	8.9	93.2%
YTD:	151	-26.0%	\$46,380,934	-21.0%	\$307,159	6.7%	\$218,000	0.0%	\$225	-3.1%	80	386	234	166		92.5%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,900	-0.8%	\$846,030,474	-1.9%	\$445,279	-1.1%	\$350,000	0.3%	\$198	-0.7%	44	2,917	5,918	1,603	3.9	96.4%
YTD:	7,504	-2.0%	\$3,215,310,460	-2.2%	\$428,480	-0.2%	\$340,000	0.0%	\$194	-0.7%	53	12,770	5,119	8,123		95.8%
Single Family	1,831	-0.5%	\$824,418,857	-1.8%	\$450,256	-1.3%	\$350,000	0.0%	\$198	-0.7%	43	2,776	5,475	1,535	3.7	96.5%
YTD:	7,174	-1.8%	\$3,103,113,431	-2.4%	\$432,550	-0.6%	\$341,900	0.3%	\$194	-0.7%	52	12,058	4,730	7,767		95.8%
Townhouse	33	-2.9%	\$11,676,450	9.6%	\$353,832	12.9%	\$305,000	0.0%	\$192	2.7%	62	69	207	28	5.8	92.9%
YTD:	178	14.1%	\$66,736,340	31.0%	\$374,923	14.8%	\$330,000	5.9%	\$202	4.5%	67	368	176	192		94.8%
Condominium	35	-14.6%	\$9,853,200	-21.1%	\$281,520	-7.5%	\$215,000	-8.0%	\$228	-2.4%	71	72	236	40	7.6	93.2%
YTD:	150	-23.1%	\$44,940,934	-21.0%	\$299,606	2.7%	\$216,500	-1.6%	\$224	-4.4%	81	344	213	164		92.5%
<u>New Construction</u>																
Residential (SF/COND/TH)	303	-20.7%	\$128,620,352	-28.8%	\$424,490	-10.3%	\$379,939	4.1%	\$191	-4.7%	72	449	1,058	341	3.7	95.6%
YTD:	1,245	-22.4%	\$573,097,639	-17.6%	\$460,319	6.2%	\$382,890	4.5%	\$196	0.8%	81	2,024	1,001	1,474		96.0%
Single Family	288	-20.2%	\$123,034,669	-28.7%	\$427,204	-10.7%	\$380,000	3.9%	\$191	-4.6%	70	408	923	329	3.4	95.7%
YTD:	1,174	-22.7%	\$546,696,592	-17.7%	\$465,670	6.5%	\$388,220	5.5%	\$196	1.1%	79	1,819	892	1,402		96.0%
Townhouse	15	-25.0%	\$5,615,538	-28.8%	\$374,369	-5.0%	\$364,500	0.1%	\$204	-6.6%	102	40	92	11	7.0	93.7%
YTD:	70	-9.1%	\$25,035,956	-16.3%	\$357,657	-7.9%	\$345,685	-6.6%	\$203	-5.5%	104	163	88	70		95.2%
Condominium	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	1	43	1	172.0	0.0%
YTD:	1	-88.9%	\$1,440,000	-21.1%	\$1,440,000	609.8%	\$1,440,000	599.0%	\$440	119.7%	23	42	21	2		96.0%

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