

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)	2,139	1.3%	\$971,776,603	1.4%	\$454,314	0.1%	\$353,550	-1.8%	\$196	-3.0%	47	3,092	7,307	1,890	4.0	95.8%
YTD:	12,934	-4.0%	\$5,699,034,216	-3.4%	\$440,624	0.6%	\$350,000	0.0%	\$196	-0.9%	53	21,187	6,439	13,661		95.9%
Single Family	2,029	-0.3%	\$939,515,184	0.8%	\$463,043	1.0%	\$358,000	-1.5%	\$196	-2.7%	46	2,936	6,819	1,805	3.9	95.9%
YTD:	12,340	-4.1%	\$5,498,642,796	-3.6%	\$445,595	0.5%	\$351,990	0.6%	\$195	-0.8%	52	19,954	5,940	13,044		96.0%
Townhouse	67	36.7%	\$22,020,343	29.6%	\$328,662	-5.2%	\$298,000	-3.9%	\$195	-3.1%	67	81	237	54	4.7	93.9%
YTD:	368	10.8%	\$132,906,314	15.8%	\$361,158	4.4%	\$330,000	-1.7%	\$201	0.3%	72	697	260	391		94.9%
Condominium	41	41.4%	\$9,576,256	1.0%	\$233,567	-28.5%	\$176,500	-16.8%	\$191	-20.5%	69	75	251	31	7.9	92.1%
YTD:	223	-16.8%	\$66,358,393	-13.4%	\$297,571	4.1%	\$215,000	0.0%	\$221	-4.1%	77	536	238	226		92.4%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,859	3.4%	\$853,092,779	6.0%	\$458,899	2.5%	\$350,000	-1.1%	\$197	-2.3%	45	2,601	6,214	1,562	4.0	95.7%
YTD:	11,075	-1.1%	\$4,862,310,640	-0.7%	\$439,035	0.4%	\$345,000	0.0%	\$196	-0.9%	50	18,224	5,417	11,605		95.9%
Single Family	1,763	2.0%	\$825,552,310	5.7%	\$468,266	3.6%	\$355,000	0.0%	\$197	-1.9%	44	2,470	5,804	1,492	4.0	95.9%
YTD:	10,582	-1.1%	\$4,698,598,208	-0.9%	\$444,018	0.2%	\$345,000	-0.6%	\$195	-0.8%	49	17,238	5,020	11,087		96.0%
Townhouse	54	31.7%	\$17,691,854	23.2%	\$327,627	-6.5%	\$288,750	-6.9%	\$193	-4.8%	66	60	170	40	4.6	93.7%
YTD:	269	13.5%	\$98,059,281	24.6%	\$364,533	9.7%	\$313,000	0.0%	\$200	1.9%	65	497	177	293		94.8%
Condominium	41	41.4%	\$9,576,256	1.0%	\$233,567	-28.5%	\$176,500	-16.8%	\$191	-20.5%	69	71	240	30	7.6	92.1%
YTD:	222	-14.0%	\$64,913,224	-13.0%	\$292,402	1.1%	\$215,000	0.0%	\$220	-4.9%	77	489	220	225		92.4%
<u>New Construction</u>																
Residential (SF/COND/TH)	280	-10.8%	\$118,697,989	-22.7%	\$423,921	-13.3%	\$365,000	-4.0%	\$190	-7.1%	63	491	1,093	328	3.9	95.8%
YTD:	1,859	-18.0%	\$836,693,712	-16.4%	\$450,077	2.0%	\$378,662	2.4%	\$195	-0.8%	74	2,963	1,021	2,056		96.0%
Single Family	266	-13.1%	\$113,993,921	-24.5%	\$428,549	-13.1%	\$368,352	-3.8%	\$189	-7.6%	63	466	1,015	313	3.8	95.9%
YTD:	1,758	-18.7%	\$800,016,404	-16.9%	\$455,072	2.2%	\$379,990	2.7%	\$194	-0.8%	74	2,716	920	1,957		96.0%
Townhouse	13	62.5%	\$4,326,419	64.6%	\$332,801	1.3%	\$345,000	5.0%	\$206	4.3%	72	21	67	14	4.8	94.6%
YTD:	99	4.2%	\$34,857,156	-3.4%	\$352,092	-7.3%	\$345,000	-5.0%	\$204	-3.4%	91	200	83	98		95.1%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	4	11	1	66.0	0.0%
YTD:	1	-90.0%	\$1,440,000	-28.2%	\$1,440,000	617.9%	\$1,440,000	609.4%	\$440	115.9%	23	47	18	1		96.0%

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