

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)	1,888	-5.6%	\$804,975,652	-2.1%	\$426,364	3.7%	\$346,725	0.5%	\$194	-0.3%	61	3,090	5,967	1,968	3.2	95.8%
YTD:	4,615	-4.1%	\$1,941,113,609	-2.1%	\$420,610	2.1%	\$345,000	1.4%	\$192	0.2%	63	8,048	5,730	5,338		95.3%
Single Family	1,797	-5.8%	\$772,166,231	-2.6%	\$429,697	3.4%	\$349,888	1.4%	\$193	-0.1%	61	2,916	5,486	1,886	3.1	95.8%
YTD:	4,378	-4.5%	\$1,859,062,156	-2.7%	\$424,637	1.9%	\$347,990	1.5%	\$191	0.2%	62	7,537	5,275	5,092		95.4%
Townhouse	61	29.8%	\$21,611,852	24.7%	\$354,293	-3.9%	\$321,729	-8.1%	\$197	-4.6%	65	99	260	60	5.2	95.3%
YTD:	148	24.4%	\$53,813,271	29.6%	\$363,603	4.2%	\$338,700	0.6%	\$202	1.4%	83	309	249	167		95.2%
Condominium	28	-39.1%	\$10,499,425	-15.6%	\$374,979	38.6%	\$230,750	0.3%	\$253	5.0%	84	75	221	22	6.6	94.0%
YTD:	86	-21.8%	\$27,281,834	-10.8%	\$317,231	14.1%	\$218,750	1.5%	\$232	-1.2%	86	202	206	79		92.7%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,600	-2.1%	\$675,357,640	0.6%	\$422,099	2.8%	\$335,250	0.1%	\$193	-0.4%	57	2,655	4,978	1,623	3.2	95.6%
YTD:	3,959	0.9%	\$1,634,452,580	1.6%	\$412,845	0.7%	\$334,900	0.3%	\$191	-0.3%	60	6,925	4,740	4,496		95.2%
Single Family	1,525	-2.6%	\$648,370,617	-0.2%	\$425,161	2.4%	\$340,000	0.7%	\$192	-0.2%	57	2,505	4,595	1,559	3.1	95.7%
YTD:	3,766	0.7%	\$1,568,165,336	1.0%	\$416,401	0.3%	\$335,000	0.0%	\$190	-0.3%	59	6,513	4,382	4,294		95.2%
Townhouse	46	70.4%	\$16,172,606	72.7%	\$351,578	1.3%	\$310,000	-3.7%	\$194	-3.0%	55	78	170	43	4.7	95.1%
YTD:	106	30.9%	\$38,823,345	45.6%	\$366,258	11.3%	\$330,000	4.8%	\$200	4.6%	71	215	158	124		95.1%
Condominium	28	-34.9%	\$10,499,425	-11.5%	\$374,979	36.0%	\$230,750	-1.8%	\$253	4.4%	84	72	213	21	6.4	94.0%
YTD:	86	-17.3%	\$27,281,834	-7.2%	\$317,231	12.2%	\$218,750	-0.3%	\$232	-1.7%	86	197	199	78		92.7%
<u>New Construction</u>																
Residential (SF/COND/TH)	288	-21.1%	\$129,622,939	-14.2%	\$450,080	8.8%	\$379,888	3.8%	\$196	0.4%	85	435	989	345	3.3	96.4%
YTD:	656	-26.2%	\$306,696,660	-18.0%	\$467,525	11.2%	\$387,067	7.3%	\$198	3.0%	85	1,123	990	842		96.3%
Single Family	272	-20.5%	\$123,786,506	-13.1%	\$455,097	9.2%	\$381,445	3.7%	\$196	0.8%	84	411	891	327	3.1	96.4%
YTD:	613	-27.5%	\$291,337,162	-18.6%	\$475,265	12.2%	\$392,016	8.6%	\$198	3.4%	83	1,024	892	798		96.3%
Townhouse	15	-25.0%	\$5,436,531	-31.7%	\$362,435	-9.0%	\$339,990	-7.3%	\$206	-4.1%	94	21	90	17	6.4	96.0%
YTD:	42	10.5%	\$14,992,581	0.9%	\$356,966	-8.7%	\$339,990	-8.4%	\$206	-4.5%	114	94	90	43		95.5%
Condominium	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	3	8	1	19.2	0.0%
YTD:	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	5	7	1		0.0%

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