

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)	1,501	-6.7%	\$625,485,483	-6.0%	\$416,713	0.7%	\$348,000	1.5%	\$192	0.6%	64	2,356	5,587	1,625	3.0	95.3%
YTD:	2,714	-3.5%	\$1,134,126,336	-2.3%	\$417,880	1.3%	\$345,000	1.5%	\$192	0.7%	64	4,869	5,615	3,254		95.0%
Single Family	1,418	-7.1%	\$596,527,975	-6.8%	\$420,683	0.4%	\$349,995	1.5%	\$191	0.4%	63	2,200	5,134	1,542	2.9	95.3%
YTD:	2,569	-4.0%	\$1,085,005,129	-3.0%	\$422,345	1.1%	\$345,800	1.5%	\$191	0.6%	63	4,534	5,172	3,094		95.1%
Townhouse	53	15.2%	\$19,903,685	26.2%	\$375,541	9.6%	\$357,490	3.4%	\$208	3.8%	92	95	248	53	5.1	95.1%
YTD:	85	18.1%	\$31,201,182	29.0%	\$367,073	9.3%	\$343,470	3.8%	\$206	5.8%	96	209	244	104		95.2%
Condominium	28	-22.2%	\$8,272,341	-16.7%	\$295,441	7.1%	\$222,500	4.7%	\$225	3.1%	83	61	205	30	5.8	91.8%
YTD:	57	-10.9%	\$16,786,916	-7.4%	\$294,507	4.0%	\$225,500	7.4%	\$223	-2.7%	88	126	199	56		92.1%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,305	-0.4%	\$531,817,946	-0.5%	\$407,523	-0.2%	\$335,000	-0.5%	\$191	0.1%	60	2,046	4,613	1,345	3.0	95.2%
YTD:	2,353	2.8%	\$959,876,965	2.4%	\$407,938	-0.4%	\$330,500	-0.2%	\$191	-0.1%	61	4,183	4,621	2,736		94.9%
Single Family	1,234	-0.9%	\$507,245,104	-1.6%	\$411,058	-0.7%	\$337,000	-0.9%	\$190	-0.1%	59	1,914	4,259	1,277	2.9	95.3%
YTD:	2,235	2.8%	\$920,284,720	1.9%	\$411,761	-0.9%	\$333,000	-0.6%	\$189	-0.2%	60	3,923	4,275	2,606		94.9%
Townhouse	41	36.7%	\$15,510,259	63.5%	\$378,299	19.6%	\$356,250	11.3%	\$207	6.3%	76	72	156	38	4.6	95.3%
YTD:	58	7.4%	\$21,651,358	25.2%	\$373,299	16.5%	\$347,500	11.6%	\$206	9.8%	81	136	153	74		95.2%
Condominium	28	-20.0%	\$8,272,341	-14.9%	\$295,441	6.4%	\$222,500	6.0%	\$225	2.7%	83	60	198	30	5.8	91.8%
YTD:	57	-6.6%	\$16,786,916	-4.3%	\$294,507	2.4%	\$225,500	7.4%	\$223	-3.2%	88	124	192	56		92.1%
<u>New Construction</u>																
Residential (SF/COND/TH)	196	-34.2%	\$93,625,675	-28.4%	\$477,682	8.9%	\$400,000	10.3%	\$200	4.0%	90	310	974	280	3.2	95.8%
YTD:	361	-31.1%	\$174,215,336	-21.8%	\$482,591	13.5%	\$391,569	8.8%	\$200	5.5%	85	686	994	518		96.2%
Single Family	184	-34.5%	\$89,282,327	-28.1%	\$485,230	9.8%	\$410,000	13.9%	\$199	4.1%	86	286	875	265	3.0	95.9%
YTD:	334	-33.6%	\$164,755,486	-23.5%	\$493,280	15.2%	\$399,644	11.0%	\$200	5.9%	82	611	896	488		96.3%
Townhouse	12	-25.0%	\$4,396,184	-30.0%	\$366,349	-6.7%	\$357,490	-6.9%	\$213	0.5%	143	23	92	15	6.4	94.4%
YTD:	27	50.0%	\$9,556,050	38.7%	\$353,928	-7.6%	\$339,990	-10.9%	\$205	-4.7%	125	73	91	30		95.2%
Condominium	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	1	7	-	10.5	0.0%
YTD:	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	2	6	-		0.0%

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