

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)     | 1,219         | 1.2%    | \$511,685,581 | 3.4%    | \$419,758     | 2.2%    | \$341,999    | 2.1%    | \$191       | 0.9%    | 64  | 2,474        | 5,644           | 1,565         | 3.0              | 94.7%        |
| YTD:                         | 1,219         | 1.2%    | \$511,685,581 | 3.4%    | \$419,758     | 2.2%    | \$341,999    | 2.1%    | \$191       | 0.9%    | 64  | 2,474        | 5,644           | 1,565         |                  | 94.7%        |
| Single Family                | 1,156         | 0.4%    | \$491,210,498 | 2.7%    | \$424,923     | 2.2%    | \$343,745    | 2.6%    | \$190       | 0.9%    | 62  | 2,296        | 5,208           | 1,488         | 2.9              | 94.8%        |
| YTD:                         | 1,156         | 0.4%    | \$491,210,498 | 2.7%    | \$424,923     | 2.2%    | \$343,745    | 2.6%    | \$190       | 0.9%    | 62  | 2,296        | 5,208           | 1,488         |                  | 94.8%        |
| Townhouse                    | 33            | 26.9%   | \$11,659,276  | 38.4%   | \$353,311     | 9.1%    | \$334,490    | 11.7%   | \$202       | 9.9%    | 102 | 113          | 243             | 50            | 5.0              | 95.4%        |
| YTD:                         | 33            | 26.9%   | \$11,659,276  | 38.4%   | \$353,311     | 9.1%    | \$334,490    | 11.7%   | \$202       | 9.9%    | 102 | 113          | 243             | 50            |                  | 95.4%        |
| Condominium                  | 30            | 7.1%    | \$8,809,147   | 7.4%    | \$293,638     | 0.3%    | \$229,750    | 11.3%   | \$222       | -9.2%   | 92  | 65           | 193             | 27            | 5.4              | 92.3%        |
| YTD:                         | 30            | 7.1%    | \$8,809,147   | 7.4%    | \$293,638     | 0.3%    | \$229,750    | 11.3%   | \$222       | -9.2%   | 92  | 65           | 193             | 27            |                  | 92.3%        |
| <u>Existing Home</u>         |               |         |               |         |               |         |              |         |             |         |     |              |                 |               |                  |              |
| Residential (SF/COND/TH)     | 1,053         | 7.6%    | \$430,766,436 | 6.9%    | \$409,085     | -0.6%   | \$328,500    | 1.1%    | \$189       | -0.3%   | 62  | 2,101        | 4,618           | 1,318         | 3.0              | 94.4%        |
| YTD:                         | 1,053         | 7.6%    | \$430,766,436 | 6.9%    | \$409,085     | -0.6%   | \$328,500    | 1.1%    | \$189       | -0.3%   | 62  | 2,101        | 4,618           | 1,318         |                  | 94.4%        |
| Single Family                | 1,005         | 8.2%    | \$415,418,943 | 7.3%    | \$413,352     | -0.9%   | \$329,000    | -0.3%   | \$188       | -0.3%   | 60  | 1,974        | 4,282           | 1,257         | 2.9              | 94.4%        |
| YTD:                         | 1,005         | 8.2%    | \$415,418,943 | 7.3%    | \$413,352     | -0.9%   | \$329,000    | -0.3%   | \$188       | -0.3%   | 60  | 1,974        | 4,282           | 1,257         |                  | 94.4%        |
| Townhouse                    | 17            | -29.2%  | \$6,146,099   | -21.3%  | \$361,535     | 11.1%   | \$338,700    | 13.1%   | \$204       | 14.3%   | 94  | 63           | 149             | 34            | 4.5              | 95.0%        |
| YTD:                         | 17            | -29.2%  | \$6,146,099   | -21.3%  | \$361,535     | 11.1%   | \$338,700    | 13.1%   | \$204       | 14.3%   | 94  | 63           | 149             | 34            |                  | 95.0%        |
| Condominium                  | 30            | 15.4%   | \$8,809,147   | 12.5%   | \$293,638     | -2.5%   | \$229,750    | 7.6%    | \$222       | -10.1%  | 92  | 64           | 187             | 27            | 5.3              | 92.3%        |
| YTD:                         | 30            | 15.4%   | \$8,809,147   | 12.5%   | \$293,638     | -2.5%   | \$229,750    | 7.6%    | \$222       | -10.1%  | 92  | 64           | 187             | 27            |                  | 92.3%        |
| <u>New Construction</u>      |               |         |               |         |               |         |              |         |             |         |     |              |                 |               |                  |              |
| Residential (SF/COND/TH)     | 166           | -26.6%  | \$80,905,024  | -12.2%  | \$487,380     | 19.5%   | \$379,990    | 5.7%    | \$202       | 7.7%    | 77  | 373          | 1,026           | 247           | 3.3              | 96.8%        |
| YTD:                         | 166           | -26.6%  | \$80,905,024  | -12.2%  | \$487,380     | 19.5%   | \$379,990    | 5.7%    | \$202       | 7.7%    | 77  | 373          | 1,026           | 247           |                  | 96.8%        |
| Single Family                | 151           | -32.0%  | \$75,818,817  | -16.9%  | \$502,111     | 22.2%   | \$389,200    | 8.1%    | \$202       | 8.3%    | 73  | 322          | 926             | 231           | 3.1              | 96.9%        |
| YTD:                         | 151           | -32.0%  | \$75,818,817  | -16.9%  | \$502,111     | 22.2%   | \$389,200    | 8.1%    | \$202       | 8.3%    | 73  | 322          | 926             | 231           |                  | 96.9%        |
| Townhouse                    | 15            | 650.0%  | \$5,159,866   | 743.2%  | \$343,991     | 12.4%   | \$331,990    | 8.5%    | \$199       | -17.3%  | 111 | 50           | 94              | 16            | 6.4              | 95.9%        |
| YTD:                         | 15            | 650.0%  | \$5,159,866   | 743.2%  | \$343,991     | 12.4%   | \$331,990    | 8.5%    | \$199       | -17.3%  | 111 | 50           | 94              | 16            |                  | 95.9%        |
| Condominium                  | -             | -100.0% | -             | -100.0% | -             | -100.0% | -            | -100.0% | -           | -100.0% | -   | 1            | 6               | -             | 8.0              | 0.0%         |
| YTD:                         | -             | -100.0% | -             | -100.0% | -             | -100.0% | -            | -100.0% | -           | -100.0% | -   | 1            | 6               | -             |                  | 0.0%         |

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