

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)	2,043	-2.3%	\$946,268,984	-1.1%	\$463,176	1.2%	\$355,000	-1.0%	\$199	-0.2%	46	3,166	7,221	1,903	4.0	96.3%
YTD:	10,775	-5.1%	\$4,726,316,329	-4.3%	\$438,637	0.8%	\$350,000	0.0%	\$196	-0.4%	55	18,029	6,298	11,609		95.9%
Single Family	1,966	-2.0%	\$919,623,365	-1.3%	\$467,764	0.8%	\$357,890	-0.6%	\$199	-0.4%	46	3,012	6,704	1,803	3.9	96.3%
YTD:	10,295	-5.0%	\$4,560,456,923	-4.5%	\$442,978	0.5%	\$350,000	0.0%	\$195	-0.4%	54	16,952	5,796	11,081		96.0%
Townhouse	48	-4.0%	\$16,604,402	-2.2%	\$345,925	1.9%	\$318,003	-7.6%	\$198	-1.0%	51	81	268	70	5.5	95.1%
YTD:	297	5.0%	\$109,050,195	11.5%	\$367,172	6.2%	\$339,990	-0.9%	\$202	1.0%	73	615	265	335		95.1%
Condominium	28	-20.0%	\$9,823,199	17.0%	\$350,829	46.2%	\$254,500	27.9%	\$243	17.6%	70	73	249	30	8.1	92.3%
YTD:	182	-23.9%	\$56,718,133	-15.5%	\$311,638	11.0%	\$218,000	1.4%	\$227	-0.7%	79	462	236	193		92.4%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,713	-1.8%	\$801,129,354	-0.6%	\$467,676	1.2%	\$350,000	0.0%	\$200	0.0%	43	2,724	6,145	1,610	4.0	96.3%
YTD:	9,207	-2.1%	\$4,011,502,572	-2.0%	\$435,701	0.1%	\$342,000	0.2%	\$196	-0.6%	51	15,565	5,287	9,869		95.9%
Single Family	1,652	-1.1%	\$779,903,259	-0.6%	\$472,096	0.5%	\$350,000	-1.4%	\$200	-0.2%	43	2,586	5,715	1,525	3.9	96.4%
YTD:	8,813	-1.8%	\$3,877,106,737	-2.2%	\$439,930	-0.3%	\$345,000	0.0%	\$195	-0.6%	50	14,709	4,890	9,425		95.9%
Townhouse	31	-22.5%	\$10,763,696	-19.7%	\$347,216	3.6%	\$280,000	-15.7%	\$193	-3.9%	53	66	193	55	5.5	95.1%
YTD:	210	7.1%	\$78,157,291	21.4%	\$372,178	13.3%	\$320,000	1.0%	\$202	3.5%	65	437	179	251		95.0%
Condominium	28	-17.7%	\$9,823,199	19.5%	\$350,829	45.1%	\$254,500	26.0%	\$243	18.1%	70	72	237	30	7.7	92.3%
YTD:	181	-21.0%	\$55,278,133	-15.1%	\$305,404	7.4%	\$218,000	1.4%	\$226	-1.7%	79	419	217	193		92.4%
<u>New Construction</u>																
Residential (SF/COND/TH)	330	-5.2%	\$145,170,961	-4.0%	\$439,912	1.2%	\$366,690	-0.4%	\$194	-1.3%	62	442	1,076	293	3.8	96.2%
YTD:	1,569	-19.6%	\$715,231,303	-15.5%	\$455,852	5.1%	\$379,900	3.4%	\$196	0.4%	77	2,464	1,010	1,740		96.0%
Single Family	314	-6.8%	\$139,737,524	-5.3%	\$445,024	1.7%	\$369,689	-0.1%	\$194	-1.7%	63	426	989	278	3.6	96.3%
YTD:	1,482	-20.1%	\$683,344,477	-15.8%	\$461,096	5.4%	\$380,786	3.5%	\$195	0.5%	76	2,243	905	1,656		96.1%
Townhouse	16	60.0%	\$5,494,781	54.1%	\$343,424	-3.7%	\$345,000	-3.0%	\$208	5.3%	46	15	75	15	5.5	95.1%
YTD:	86	-1.2%	\$30,530,737	-8.8%	\$355,009	-7.7%	\$345,000	-5.5%	\$204	-4.2%	93	178	86	84		95.2%
Condominium	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	1	12	-	72.0	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	43	19	-		96.0%

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