

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)	1,984	1.9%	\$894,202,596	6.6%	\$450,707	4.6%	\$350,000	0.9%	\$196	0.0%	49	2,684	7,146	1,787	3.9	95.4%
YTD:	14,926	-3.2%	\$6,590,222,799	-2.2%	\$441,526	1.0%	\$350,000	0.0%	\$195	-0.8%	53	23,930	6,525	15,575		95.8%
Single Family	1,899	2.7%	\$868,970,734	7.4%	\$457,594	4.6%	\$355,000	1.4%	\$196	0.4%	48	2,551	6,654	1,719	3.8	95.5%
YTD:	14,247	-3.2%	\$6,365,141,562	-2.3%	\$446,771	0.9%	\$351,900	0.5%	\$195	-0.7%	52	22,561	6,027	14,892		95.9%
Townhouse	52	2.0%	\$17,438,982	-0.2%	\$335,365	-2.1%	\$325,000	0.0%	\$196	-1.7%	69	80	259	36	5.1	94.5%
YTD:	422	10.2%	\$150,656,468	13.9%	\$357,006	3.4%	\$327,979	-2.1%	\$200	-0.2%	72	780	260	427		94.8%
Condominium	33	-29.8%	\$7,992,431	-37.1%	\$242,195	-10.4%	\$177,450	-16.7%	\$200	-11.7%	64	53	233	32	7.6	94.0%
YTD:	256	-18.7%	\$74,229,015	-16.9%	\$289,957	2.3%	\$205,000	-4.7%	\$218	-5.0%	75	589	237	256		92.6%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,682	0.2%	\$769,329,987	6.7%	\$457,390	6.5%	\$350,000	2.9%	\$197	0.8%	48	2,204	5,979	1,451	3.9	95.4%
YTD:	12,758	-0.9%	\$5,626,306,503	0.2%	\$441,002	1.1%	\$345,000	0.3%	\$196	-0.7%	50	20,486	5,486	13,204		95.8%
Single Family	1,608	0.9%	\$747,838,435	7.5%	\$465,074	6.5%	\$355,000	3.9%	\$197	1.3%	47	2,088	5,574	1,391	3.8	95.4%
YTD:	12,189	-0.9%	\$5,440,898,386	0.0%	\$446,378	0.9%	\$347,000	0.6%	\$195	-0.6%	49	19,381	5,087	12,625		95.9%
Townhouse	40	5.3%	\$13,318,290	5.0%	\$332,957	-0.2%	\$325,000	6.9%	\$196	-0.4%	72	65	184	29	5.0	93.3%
YTD:	312	13.5%	\$112,003,960	22.5%	\$358,987	8.0%	\$312,000	-0.3%	\$199	1.4%	66	565	178	325		94.6%
Condominium	33	-29.8%	\$7,992,431	-37.1%	\$242,195	-10.4%	\$177,450	-16.7%	\$200	-11.7%	64	51	221	31	7.2	94.0%
YTD:	255	-16.4%	\$72,784,487	-16.6%	\$285,429	-0.3%	\$204,500	-4.9%	\$217	-5.8%	76	540	220	254		92.6%
<u>New Construction</u>																
Residential (SF/COND/TH)	302	12.3%	\$124,866,802	5.8%	\$413,466	-5.7%	\$357,485	-4.1%	\$190	-4.4%	58	480	1,167	336	4.1	95.8%
YTD:	2,169	-14.5%	\$964,356,297	-13.8%	\$444,609	0.8%	\$374,900	1.3%	\$194	-1.4%	72	3,444	1,039	2,371		95.9%
Single Family	291	13.7%	\$121,114,283	7.0%	\$416,200	-5.9%	\$358,990	-3.7%	\$189	-4.4%	58	463	1,080	328	4.0	95.7%
YTD:	2,058	-14.9%	\$924,241,529	-14.1%	\$449,097	1.0%	\$378,126	2.2%	\$193	-1.3%	71	3,180	939	2,267		96.0%
Townhouse	11	-15.4%	\$3,785,327	-21.1%	\$344,121	-6.7%	\$319,990	-12.9%	\$198	-5.0%	57	15	75	7	5.5	98.5%
YTD:	109	0.9%	\$38,297,483	-6.3%	\$351,353	-7.2%	\$345,000	-5.1%	\$203	-3.6%	88	215	82	102		95.4%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	2	12	1	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	49	17	2		96.0%

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