

Market Analysis By County: Denton 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
All(New and Existing)																
Residential (SF/COND/TH)	936	-3.7%	\$488,033,791	-4.5%	\$521,404	-0.8%	\$429,000	-3.5%	\$205	-4.0%	77	1,878	4,291	1,064	3.7	93.9%
YTD:	1,654	-9.4%	\$877,058,070	-9.4%	\$530,265	-0.1%	\$428,000	-3.6%	\$204	-4.0%	80	3,495	4,109	2,116		93.4%
Single Family	895	-3.4%	\$470,701,679	-4.0%	\$525,924	-0.7%	\$430,000	-3.4%	\$204	-3.7%	76	1,805	4,084	1,037	3.6	93.9%
YTD:	1,591	-9.3%	\$851,273,125	-9.1%	\$535,055	0.3%	\$430,000	-3.1%	\$203	-3.8%	80	3,361	3,914	2,051		93.4%
Townhouse	34	-17.1%	\$14,248,166	-20.8%	\$419,064	-4.5%	\$408,005	-7.7%	\$207	-10.3%	94	55	161	24	4.8	93.9%
YTD:	47	-28.8%	\$19,383,392	-35.2%	\$412,413	-8.9%	\$402,500	-10.6%	\$205	-11.9%	87	108	154	57		93.0%
Condominium	5	0.0%	\$2,097,000	-18.7%	\$419,400	-18.7%	\$317,000	-18.7%	\$279	-2.8%	150	18	46	3	9.2	90.5%
YTD:	13	160.0%	\$4,898,900	89.9%	\$376,838	-27.0%	\$321,000	-17.7%	\$269	-6.4%	103	26	40	8		93.7%
Existing Home																
Residential (SF/COND/TH)	706	4.8%	\$374,856,308	3.7%	\$530,958	-1.0%	\$430,000	-2.3%	\$208	-4.0%	68	1,406	3,101	698	3.6	94.6%
YTD:	1,238	-0.1%	\$670,992,938	-0.5%	\$541,998	-0.4%	\$430,000	-3.4%	\$208	-4.2%	72	2,629	2,946	1,427		94.2%
Single Family	677	6.1%	\$363,534,442	5.1%	\$536,978	-1.0%	\$433,500	-2.0%	\$208	-3.6%	67	1,349	2,960	678	3.6	94.7%
YTD:	1,193	0.5%	\$654,230,103	0.4%	\$548,391	-0.1%	\$435,000	-2.5%	\$207	-4.0%	72	2,521	2,814	1,376		94.3%
Townhouse	24	-22.6%	\$9,501,397	-25.9%	\$395,892	-4.3%	\$405,000	-3.6%	\$202	-11.1%	94	40	108	17	4.7	94.1%
YTD:	32	-31.9%	\$12,150,622	-39.3%	\$379,707	-10.9%	\$398,500	-5.1%	\$199	-13.7%	91	83	104	43		93.2%
Condominium	4	-20.0%	\$1,317,000	-48.9%	\$329,250	-36.2%	\$313,500	-19.6%	\$261	-9.2%	169	17	33	3	7.1	88.8%
YTD:	12	140.0%	\$4,118,900	59.7%	\$343,242	-33.5%	\$319,000	-18.2%	\$262	-8.8%	106	25	28	8		93.4%
New Construction																
Residential (SF/COND/TH)	230	-22.8%	\$113,191,144	-24.4%	\$492,135	-2.0%	\$424,990	-4.7%	\$193	-5.2%	105	472	1,190	366	3.7	91.5%
YTD:	415	-29.2%	\$205,561,207	-30.2%	\$495,328	-1.4%	\$420,000	-5.0%	\$192	-5.2%	103	866	1,163	689		90.9%
Single Family	218	-24.3%	\$107,191,979	-25.8%	\$491,706	-2.0%	\$424,495	-4.7%	\$191	-5.6%	106	456	1,124	359	3.7	91.4%
YTD:	398	-29.8%	\$197,084,402	-30.7%	\$495,187	-1.3%	\$420,000	-4.4%	\$191	-5.3%	104	840	1,100	675		90.8%
Townhouse	10	0.0%	\$4,723,597	-8.6%	\$472,360	-8.6%	\$434,513	-17.6%	\$218	-9.5%	96	15	53	7	5.0	93.4%
YTD:	15	-21.1%	\$7,200,064	-27.0%	\$480,004	-7.5%	\$450,000	-18.2%	\$218	-8.8%	79	25	50	14		92.6%
Condominium	1	100.0%	\$780,000	100.0%	\$780,000	100.0%	\$780,000	100.0%	\$353	100.0%	75	1	13	-	39.0	97.6%
YTD:	1	100.0%	\$780,000	100.0%	\$780,000	100.0%	\$780,000	100.0%	\$353	100.0%	75	1	12	-		97.6%

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