

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)	964	-10.1%	\$487,153,497	-18.0%	\$505,346	-8.9%	\$420,000	-9.0%	\$202	-7.1%	67	1,216	4,741	955	4.0	93.0%
YTD:	13,080	1.9%	\$7,196,536,064	-0.1%	\$550,194	-2.0%	\$445,000	-4.3%	\$213	-2.7%	58	21,875	4,923	13,393		94.7%
Single Family	942	-9.0%	\$477,933,801	-17.5%	\$507,361	-9.3%	\$422,250	-9.2%	\$201	-7.0%	67	1,167	4,510	929	3.9	93.0%
YTD:	12,650	1.9%	\$7,004,162,031	-0.3%	\$553,689	-2.2%	\$448,000	-4.7%	\$212	-2.7%	57	20,914	4,675	12,959		94.7%
Townhouse	20	-31.0%	\$8,463,000	-32.1%	\$423,150	-1.5%	\$405,000	-3.3%	\$219	-5.0%	67	38	187	26	5.4	93.6%
YTD:	376	7.1%	\$172,312,527	11.7%	\$458,278	4.3%	\$425,000	-0.7%	\$230	0.9%	67	830	201	381		94.8%
Condominium	1	-87.5%	\$340,000	-88.3%	\$340,000	-6.2%	\$340,000	-10.5%	\$263	3.8%	52	11	44	-	9.8	94.7%
YTD:	52	-28.8%	\$19,191,776	-26.4%	\$369,073	3.3%	\$361,893	-2.2%	\$239	-6.7%	85	131	46	53		94.0%
Existing Home																
Residential (SF/COND/TH)	676	-4.7%	\$353,943,297	-10.5%	\$523,585	-6.2%	\$430,000	-5.5%	\$207	-6.2%	63	918	3,495	632	4.1	94.1%
YTD:	9,515	0.9%	\$5,354,141,430	0.3%	\$562,705	-0.7%	\$450,000	-3.2%	\$217	-1.9%	52	16,902	3,737	9,665		95.5%
Single Family	657	-3.2%	\$346,270,575	-9.7%	\$527,048	-6.7%	\$434,995	-4.6%	\$207	-6.0%	63	880	3,347	611	4.0	94.1%
YTD:	9,209	1.0%	\$5,226,057,239	0.3%	\$567,495	-0.8%	\$455,125	-3.2%	\$217	-1.9%	52	16,241	3,564	9,355		95.5%
Townhouse	17	-22.7%	\$6,916,500	-24.0%	\$406,853	-1.7%	\$395,000	-5.0%	\$215	-8.0%	67	31	116	21	5.0	94.3%
YTD:	255	0.0%	\$109,352,096	1.2%	\$428,832	1.2%	\$412,200	-3.2%	\$223	-2.6%	57	546	133	261		95.2%
Condominium	1	-87.5%	\$340,000	-88.3%	\$340,000	-6.2%	\$340,000	-10.5%	\$263	3.8%	52	7	32	-	7.5	94.7%
YTD:	49	-17.0%	\$17,831,776	-14.2%	\$363,914	3.3%	\$355,000	-6.6%	\$241	0.0%	90	115	40	49		93.6%
New Construction																
Residential (SF/COND/TH)	288	-20.7%	\$133,238,586	-33.0%	\$462,634	-15.5%	\$415,000	-13.1%	\$189	-10.0%	77	298	1,246	323	3.8	90.6%
YTD:	3,565	4.6%	\$1,842,373,111	-1.2%	\$516,795	-5.5%	\$430,000	-8.1%	\$201	-4.7%	72	4,973	1,185	3,728		92.8%
Single Family	285	-19.9%	\$131,684,506	-32.6%	\$462,051	-15.8%	\$414,672	-13.4%	\$189	-10.2%	77	287	1,163	318	3.7	90.6%
YTD:	3,440	4.3%	\$1,777,534,634	-1.9%	\$516,725	-6.0%	\$429,206	-8.7%	\$200	-5.0%	71	4,673	1,111	3,604		92.7%
Townhouse	3	-57.1%	\$1,546,500	-53.9%	\$515,500	7.6%	\$486,500	15.8%	\$243	9.8%	66	7	71	5	6.3	89.7%
YTD:	121	26.0%	\$62,960,431	36.3%	\$520,334	8.2%	\$500,000	12.7%	\$243	8.8%	87	284	68	120		94.1%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	4	12	-	48.0	0.0%
YTD:	3	-78.6%	\$1,360,000	-74.3%	\$453,333	19.9%	\$455,000	26.6%	\$205	-35.7%	2	16	5	4		100.0%

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