

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)	1,161	2.2%	\$618,013,627	-6.4%	\$532,311	-8.5%	\$424,929	-9.6%	\$207	-4.2%	73	995	3,853	782	3.2	92.9%
YTD:	14,234	1.9%	\$7,808,235,472	-0.7%	\$548,562	-2.5%	\$445,000	-4.3%	\$212	-2.8%	59	22,894	4,833	14,210		94.6%
Single Family	1,121	2.2%	\$601,587,479	-6.5%	\$536,653	-8.5%	\$427,650	-10.0%	\$207	-4.2%	73	942	3,654	757	3.2	92.8%
YTD:	13,764	1.9%	\$7,599,118,342	-0.9%	\$552,101	-2.7%	\$445,000	-5.3%	\$212	-2.9%	59	21,880	4,589	13,747		94.6%
Townhouse	39	5.4%	\$15,984,085	-1.0%	\$409,848	-6.0%	\$386,000	-3.5%	\$216	-3.8%	76	47	161	19	4.6	94.5%
YTD:	417	7.5%	\$189,425,279	11.2%	\$454,257	3.4%	\$420,000	-1.2%	\$228	0.5%	68	877	198	405		94.8%
Condominium	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	6	38	6	8.8	0.0%
YTD:	52	-30.7%	\$19,191,776	-28.5%	\$369,073	3.1%	\$361,893	-2.2%	\$239	-6.7%	85	137	45	58		94.0%
Existing Home																
Residential (SF/COND/TH)	785	6.2%	\$425,668,448	2.3%	\$542,253	-3.7%	\$428,400	-4.8%	\$213	-0.8%	66	659	2,718	454	3.2	94.1%
YTD:	10,280	1.1%	\$5,767,979,843	0.2%	\$561,088	-0.9%	\$450,000	-3.2%	\$217	-1.8%	53	17,579	3,652	10,178		95.4%
Single Family	753	5.5%	\$412,759,411	1.6%	\$548,153	-3.7%	\$435,000	-3.4%	\$213	-0.7%	66	623	2,593	437	3.1	94.1%
YTD:	9,942	1.2%	\$5,626,774,314	0.2%	\$565,960	-1.0%	\$455,000	-3.0%	\$216	-1.8%	53	16,882	3,483	9,847		95.4%
Townhouse	32	39.1%	\$12,972,800	46.8%	\$405,400	5.5%	\$380,000	-5.0%	\$215	-2.5%	76	31	100	12	4.2	94.8%
YTD:	287	3.2%	\$122,345,788	4.6%	\$426,292	1.3%	\$409,615	-3.6%	\$222	-2.7%	59	577	130	277		95.1%
Condominium	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	5	25	5	6.1	0.0%
YTD:	49	-19.7%	\$17,831,776	-17.3%	\$363,914	3.0%	\$355,000	-6.6%	\$241	-0.2%	90	120	39	54		93.6%
New Construction																
Residential (SF/COND/TH)	376	-5.3%	\$192,361,748	-21.4%	\$511,600	-17.0%	\$420,000	-18.3%	\$194	-11.0%	87	336	1,135	328	3.4	90.2%
YTD:	3,954	3.9%	\$2,040,230,477	-3.2%	\$515,992	-6.9%	\$429,999	-8.7%	\$201	-5.4%	73	5,315	1,181	4,032		92.5%
Single Family	368	-3.9%	\$188,867,717	-20.4%	\$513,227	-17.2%	\$420,000	-18.5%	\$193	-11.0%	88	319	1,061	320	3.3	90.2%
YTD:	3,821	3.8%	\$1,971,757,985	-3.8%	\$516,032	-7.3%	\$428,995	-9.5%	\$199	-5.7%	73	4,998	1,106	3,900		92.4%
Townhouse	7	-50.0%	\$3,006,837	-58.8%	\$429,548	-17.7%	\$424,867	12.7%	\$220	-4.7%	76	16	61	7	5.7	93.2%
YTD:	129	17.3%	\$66,597,268	24.5%	\$516,258	6.2%	\$499,990	17.7%	\$242	7.8%	87	300	68	128		94.0%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	1	13	1	52.0	0.0%
YTD:	3	-78.6%	\$1,360,000	-74.3%	\$453,333	19.9%	\$455,000	26.6%	\$205	-35.7%	2	17	6	4		100.0%

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