

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)	2,005	6.5%	\$893,906,255	11.8%	\$445,839	4.9%	\$348,990	0.7%	\$196	1.3%	60	3,108	6,023	2,077	3.3	95.9%
YTD:	4,611	0.0%	\$2,000,903,337	3.3%	\$433,941	3.3%	\$345,000	0.0%	\$192	-0.1%	64	8,126	5,758	5,458		95.2%
Single Family	1,920	7.2%	\$861,587,682	12.3%	\$448,744	4.8%	\$349,900	0.0%	\$195	1.3%	59	2,907	5,510	1,998	3.2	96.1%
YTD:	4,398	0.6%	\$1,930,111,686	4.0%	\$438,861	3.4%	\$348,990	0.3%	\$191	0.0%	63	7,641	5,303	5,230		95.2%
Townhouse	48	-21.3%	\$18,707,625	-12.9%	\$389,742	10.7%	\$300,000	-4.8%	\$203	3.5%	72	119	266	50	5.8	93.9%
YTD:	114	-23.0%	\$39,280,607	-26.8%	\$344,567	-5.0%	\$299,990	-11.2%	\$192	-4.8%	81	275	229	130		93.9%
Condominium	35	16.7%	\$12,803,947	15.5%	\$365,827	-1.0%	\$264,950	4.9%	\$242	-3.5%	86	82	247	29	8.0	92.7%
YTD:	96	7.9%	\$30,460,758	8.8%	\$317,300	0.9%	\$225,000	1.1%	\$230	0.2%	92	210	225	98		93.3%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,655	4.6%	\$746,598,553	12.4%	\$451,117	7.4%	\$345,000	3.0%	\$197	2.3%	56	2,648	4,919	1,642	3.2	96.1%
YTD:	3,885	-1.4%	\$1,686,690,285	3.8%	\$434,155	5.3%	\$340,000	1.8%	\$192	0.5%	61	6,733	4,655	4,448		95.3%
Single Family	1,578	4.8%	\$716,941,877	12.5%	\$454,336	7.4%	\$345,000	1.5%	\$196	2.3%	54	2,516	4,532	1,576	3.1	96.2%
YTD:	3,699	-1.3%	\$1,624,387,795	4.3%	\$439,142	5.6%	\$343,000	2.4%	\$192	0.7%	59	6,366	4,290	4,252		95.4%
Townhouse	41	-10.9%	\$16,466,392	2.6%	\$401,619	15.1%	\$290,000	-5.5%	\$204	5.6%	79	53	147	37	4.2	93.2%
YTD:	89	-16.0%	\$31,425,435	-18.8%	\$353,095	-3.3%	\$290,000	-11.8%	\$191	-4.4%	84	167	147	101		93.4%
Condominium	35	16.7%	\$12,803,947	15.5%	\$365,827	-1.0%	\$264,950	4.9%	\$242	-3.5%	86	79	240	29	7.8	92.7%
YTD:	94	5.6%	\$29,755,001	6.3%	\$316,543	0.6%	\$210,000	-5.6%	\$226	-1.7%	94	200	217	95		93.2%
<u>New Construction</u>																
Residential (SF/COND/TH)	350	16.7%	\$147,275,008	8.9%	\$420,786	-6.7%	\$357,100	-6.0%	\$189	-3.5%	80	460	1,104	435	3.9	95.3%
YTD:	727	8.5%	\$314,643,673	0.6%	\$432,797	-7.3%	\$362,897	-6.9%	\$190	-3.9%	83	1,393	1,103	1,010		94.6%
Single Family	342	20.0%	\$144,630,666	11.4%	\$422,897	-7.2%	\$359,495	-6.6%	\$189	-3.4%	81	391	978	422	3.6	95.2%
YTD:	699	11.3%	\$305,719,868	2.7%	\$437,367	-7.8%	\$364,990	-7.0%	\$189	-4.1%	83	1,275	1,012	978		94.5%
Townhouse	7	-53.3%	\$2,253,110	-58.6%	\$321,873	-11.2%	\$320,040	-5.9%	\$200	-3.0%	31	66	119	13	10.7	97.8%
YTD:	25	-40.5%	\$7,863,700	-47.6%	\$314,548	-11.9%	\$319,990	-5.9%	\$195	-5.4%	69	108	82	29		95.5%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	3	7	-	28.0	0.0%
YTD:	2	100.0%	\$705,000	100.0%	\$352,500	100.0%	\$352,500	100.0%	\$429	100.0%	8	10	8	3		100.0%

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