

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
<u>All(New and Existing)</u>																
Residential (SF/COND/TH)	1,241	5.2%	\$635,273,623	-2.2%	\$511,905	-7.0%	\$422,500	-6.1%	\$202	-6.4%	73	2,304	4,662	1,397	3.9	94.3%
YTD:	2,911	-3.1%	\$1,517,138,332	-6.2%	\$521,174	-3.2%	\$425,000	-4.6%	\$203	-5.1%	77	5,865	4,291	3,610		93.8%
Single Family	1,212	6.3%	\$623,308,839	-1.3%	\$514,281	-7.1%	\$423,500	-5.9%	\$202	-6.1%	73	2,201	4,420	1,359	3.9	94.4%
YTD:	2,822	-2.5%	\$1,480,875,849	-5.5%	\$524,761	-3.1%	\$426,000	-4.4%	\$202	-4.9%	77	5,627	4,081	3,505		93.8%
Townhouse	28	-26.3%	\$11,464,498	-33.7%	\$409,446	-10.0%	\$392,990	-9.6%	\$204	-13.8%	100	79	180	36	5.6	93.9%
YTD:	75	-27.9%	\$30,848,662	-34.6%	\$411,315	-9.3%	\$400,000	-10.8%	\$205	-12.6%	92	188	162	95		93.3%
Condominium	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	24	62	2	12.8	0.0%
YTD:	13	85.7%	\$4,898,900	53.2%	\$376,838	-17.5%	\$321,000	2.1%	\$269	3.5%	103	50	47	10		93.7%
<u>Existing Home</u>																
Residential (SF/COND/TH)	864	0.1%	\$461,290,883	-3.6%	\$533,901	-3.7%	\$430,000	-4.4%	\$208	-4.8%	62	1,856	3,485	973	4.1	95.7%
YTD:	2,103	0.1%	\$1,131,217,777	-1.9%	\$537,907	-1.9%	\$430,000	-4.0%	\$208	-4.5%	68	4,548	3,128	2,520		94.8%
Single Family	840	1.1%	\$452,003,925	-2.8%	\$538,100	-3.8%	\$435,000	-3.3%	\$209	-4.5%	61	1,762	3,309	943	4.0	95.7%
YTD:	2,034	0.8%	\$1,105,060,888	-1.0%	\$543,294	-1.8%	\$435,000	-3.3%	\$208	-4.3%	67	4,345	2,980	2,436		94.9%
Townhouse	24	-20.0%	\$9,282,577	-28.9%	\$386,774	-11.2%	\$387,000	-8.4%	\$197	-14.7%	94	71	128	28	5.8	94.2%
YTD:	55	-28.6%	\$21,049,435	-36.4%	\$382,717	-10.9%	\$388,500	-7.5%	\$198	-14.1%	93	155	113	74		93.6%
Condominium	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	23	48	2	10.7	0.0%
YTD:	12	71.4%	\$4,118,900	28.8%	\$343,242	-24.9%	\$319,000	1.4%	\$262	0.9%	106	48	34	10		93.4%
<u>New Construction</u>																
Residential (SF/COND/TH)	377	18.9%	\$173,997,020	2.0%	\$461,531	-14.2%	\$379,995	-15.4%	\$186	-9.4%	99	448	1,177	424	3.6	91.2%
YTD:	809	-10.4%	\$386,417,902	-16.9%	\$477,649	-7.2%	\$405,000	-9.0%	\$189	-7.2%	101	1,317	1,163	1,090		91.0%
Single Family	373	20.7%	\$171,824,652	3.3%	\$460,656	-14.4%	\$377,463	-15.7%	\$185	-9.2%	99	439	1,111	416	3.5	91.2%
YTD:	788	-10.1%	\$375,787,233	-16.6%	\$476,887	-7.3%	\$400,729	-9.7%	\$188	-7.2%	101	1,282	1,100	1,069		90.9%
Townhouse	4	-50.0%	\$2,159,249	-48.9%	\$539,812	2.2%	\$538,120	-10.3%	\$245	-5.3%	133	8	52	8	5.1	92.0%
YTD:	19	-29.6%	\$9,359,313	-33.6%	\$492,595	-5.6%	\$499,990	-10.5%	\$224	-8.6%	90	33	49	21		92.5%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	1	14	-	42.0	0.0%
YTD:	1	100.0%	\$780,000	100.0%	\$780,000	100.0%	\$780,000	100.0%	\$353	100.0%	75	2	13	-		97.6%

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