

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)	1,443	13.7%	\$783,877,310	6.3%	\$543,228	-6.5%	\$437,490	-5.9%	\$208	-5.7%	57	2,394	5,120	1,363	4.3	95.5%
YTD:	4,353	1.9%	\$2,295,176,508	-2.5%	\$527,263	-4.3%	\$429,204	-4.6%	\$204	-5.3%	71	8,321	4,496	5,102		94.4%
Single Family	1,405	15.6%	\$767,223,881	7.6%	\$546,067	-6.9%	\$440,000	-5.4%	\$208	-5.7%	57	2,296	4,858	1,313	4.2	95.5%
YTD:	4,225	2.8%	\$2,241,750,421	-1.7%	\$530,592	-4.4%	\$430,000	-4.4%	\$204	-5.1%	70	7,984	4,273	4,949		94.4%
Townhouse	36	-25.0%	\$16,056,390	-26.4%	\$446,011	-1.9%	\$402,495	-7.2%	\$220	-4.7%	70	79	196	44	6.2	94.3%
YTD:	112	-26.3%	\$47,383,603	-31.3%	\$423,068	-6.8%	\$405,000	-9.6%	\$210	-10.0%	85	268	171	138		93.7%
Condominium	2	-66.7%	\$590,000	-76.9%	\$295,000	-30.8%	\$295,000	-24.2%	\$229	2.7%	21	19	66	6	14.7	98.3%
YTD:	15	15.4%	\$5,488,900	-4.7%	\$365,927	-17.4%	\$317,000	-17.7%	\$264	8.5%	92	69	52	15		94.3%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,095	17.0%	\$627,276,863	16.7%	\$572,856	-0.2%	\$450,000	-2.2%	\$216	-3.0%	49	1,942	3,904	1,012	4.5	96.5%
YTD:	3,180	4.7%	\$1,746,867,018	3.3%	\$549,329	-1.3%	\$435,000	-3.3%	\$210	-4.0%	62	6,546	3,325	3,684		95.4%
Single Family	1,064	18.5%	\$613,611,091	17.7%	\$576,702	-0.7%	\$455,000	-2.2%	\$215	-3.1%	49	1,866	3,714	969	4.4	96.5%
YTD:	3,079	5.6%	\$1,706,563,191	4.2%	\$554,259	-1.3%	\$440,000	-2.2%	\$210	-3.8%	61	6,269	3,167	3,558		95.4%
Townhouse	28	-12.5%	\$12,571,367	-5.6%	\$448,977	7.9%	\$405,000	0.7%	\$222	0.4%	57	62	140	37	6.4	95.1%
YTD:	84	-22.9%	\$34,119,290	-26.5%	\$406,182	-4.6%	\$398,500	-4.0%	\$206	-9.4%	81	215	120	111		94.2%
Condominium	2	-66.7%	\$590,000	-76.9%	\$295,000	-30.8%	\$295,000	-24.2%	\$229	2.7%	21	14	50	6	12.0	98.3%
YTD:	14	7.7%	\$4,708,900	-18.2%	\$336,350	-24.0%	\$317,000	-17.7%	\$257	5.9%	93	62	38	15		94.1%
<u>New Construction</u>																
Residential (SF/COND/TH)	348	4.5%	\$156,651,850	-21.6%	\$450,149	-25.0%	\$399,933	-14.9%	\$185	-14.5%	84	452	1,216	351	3.7	92.4%
YTD:	1,173	-5.1%	\$548,497,445	-17.5%	\$467,602	-13.1%	\$399,990	-11.0%	\$187	-9.5%	95	1,775	1,171	1,418		91.5%
Single Family	340	7.3%	\$153,164,757	-20.0%	\$450,485	-25.4%	\$399,876	-13.8%	\$185	-14.1%	83	430	1,144	344	3.6	92.4%
YTD:	1,145	-4.0%	\$534,838,163	-16.7%	\$467,108	-13.2%	\$399,025	-10.8%	\$187	-9.3%	95	1,715	1,106	1,391		91.5%
Townhouse	7	-56.3%	\$3,041,978	-64.2%	\$434,568	-18.2%	\$399,990	-32.4%	\$211	-15.4%	118	17	56	7	5.9	91.4%
YTD:	26	-39.5%	\$12,401,291	-45.1%	\$476,973	-9.2%	\$434,513	-25.8%	\$220	-10.6%	98	53	51	27		92.2%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	5	16	-	48.0	0.0%
YTD:	1	100.0%	\$780,000	100.0%	\$780,000	100.0%	\$780,000	100.0%	\$353	100.0%	75	7	13	-		97.6%

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