

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)	2,040	5.4%	\$937,146,454	6.8%	\$459,386	1.4%	\$352,175	0.6%	\$198	0.1%	51	3,226	6,280	2,130	3.4	96.4%
YTD:	6,656	1.7%	\$2,937,673,387	4.4%	\$441,357	2.7%	\$349,000	0.3%	\$194	-0.1%	61	11,441	5,888	7,760		95.5%
Single Family	1,954	5.2%	\$908,026,494	7.0%	\$464,701	1.7%	\$355,000	1.1%	\$197	0.1%	50	3,061	5,751	2,029	3.3	96.4%
YTD:	6,356	2.0%	\$2,836,132,411	4.9%	\$446,213	2.8%	\$350,000	0.0%	\$193	0.0%	60	10,787	5,414	7,429		95.6%
Townhouse	52	2.0%	\$18,620,149	-8.9%	\$358,080	-10.6%	\$326,905	-5.2%	\$198	-6.3%	62	95	285	61	6.2	95.7%
YTD:	169	-15.1%	\$60,155,934	-18.8%	\$355,952	-4.4%	\$317,500	-6.6%	\$195	-4.4%	75	372	243	191		94.5%
Condominium	33	17.9%	\$10,131,992	16.8%	\$307,030	-0.9%	\$272,306	21.8%	\$225	10.5%	89	70	244	40	7.8	96.0%
YTD:	128	9.4%	\$40,283,132	9.9%	\$314,712	0.4%	\$233,000	4.7%	\$229	2.4%	91	282	230	140		94.0%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,753	5.5%	\$803,792,579	7.9%	\$458,524	2.2%	\$350,000	1.5%	\$198	0.5%	45	2,768	5,167	1,728	3.4	96.6%
YTD:	5,644	0.8%	\$2,490,760,696	5.1%	\$441,311	4.3%	\$344,000	2.7%	\$194	0.5%	56	9,588	4,783	6,368		95.7%
Single Family	1,680	5.3%	\$778,967,698	7.9%	\$463,671	2.5%	\$350,000	1.5%	\$198	0.4%	44	2,618	4,758	1,643	3.2	96.6%
YTD:	5,385	0.8%	\$2,402,500,781	5.4%	\$446,147	4.5%	\$345,000	2.1%	\$193	0.6%	55	9,067	4,408	6,085		95.8%
Townhouse	39	2.6%	\$14,363,237	-10.2%	\$368,288	-12.5%	\$322,450	-7.2%	\$198	-9.2%	46	80	170	45	4.8	96.2%
YTD:	131	-9.0%	\$48,037,991	-12.2%	\$366,702	-3.4%	\$300,500	-9.5%	\$195	-4.8%	73	249	152	146		94.3%
Condominium	33	22.2%	\$10,131,992	40.0%	\$307,030	14.6%	\$272,306	26.7%	\$225	15.4%	89	70	239	40	7.7	96.0%
YTD:	126	8.6%	\$39,577,527	12.4%	\$314,107	3.4%	\$225,000	2.9%	\$226	1.8%	93	272	223	137		93.9%
<u>New Construction</u>																
Residential (SF/COND/TH)	286	4.0%	\$132,893,188	0.5%	\$464,661	-3.4%	\$364,742	-4.0%	\$194	-2.3%	89	458	1,113	402	3.9	95.0%
YTD:	1,010	6.9%	\$446,029,716	0.2%	\$441,614	-6.2%	\$363,945	-5.5%	\$191	-3.5%	85	1,853	1,104	1,392		94.7%
Single Family	274	5.0%	\$129,060,494	2.1%	\$471,024	-2.8%	\$370,495	-2.7%	\$193	-2.1%	88	443	993	386	3.6	95.0%
YTD:	971	9.2%	\$433,631,477	2.2%	\$446,582	-6.4%	\$364,990	-6.4%	\$190	-3.6%	86	1,720	1,006	1,344		94.6%
Townhouse	12	-7.7%	\$3,909,040	-11.7%	\$325,753	-4.4%	\$336,905	-2.1%	\$198	3.2%	110	15	115	16	10.4	94.1%
YTD:	37	-32.7%	\$11,772,740	-39.4%	\$318,182	-9.9%	\$321,000	-5.6%	\$196	-3.3%	83	123	90	45		95.1%
Condominium	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-	5	-	30.0	0.0%
YTD:	2	100.0%	\$705,000	-51.0%	\$352,500	-75.5%	\$352,500	-75.5%	\$429	-2.5%	8	10	7	3		100.0%

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