

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)	2,248	2.5%	\$1,027,511,771	6.3%	\$457,078	3.8%	\$352,000	-0.9%	\$197	0.1%	48	3,057	6,459	2,111	3.5	96.6%
YTD:	8,916	2.0%	\$3,969,930,564	5.0%	\$445,259	2.9%	\$349,500	-0.1%	\$195	0.0%	57	14,615	6,000	10,020		95.8%
Single Family	2,138	1.6%	\$992,133,347	5.9%	\$464,047	4.3%	\$355,000	-1.1%	\$197	0.2%	47	2,909	5,947	2,044	3.4	96.7%
YTD:	8,508	2.1%	\$3,834,005,110	5.3%	\$450,635	3.2%	\$350,000	0.0%	\$194	0.1%	56	13,809	5,519	9,615		95.9%
Townhouse	67	31.4%	\$23,395,288	22.5%	\$349,183	-6.8%	\$315,745	-12.4%	\$195	-3.0%	63	81	267	43	5.6	95.4%
YTD:	235	-6.0%	\$83,098,746	-10.9%	\$353,612	-5.2%	\$316,250	-7.0%	\$195	-4.1%	71	456	247	237		94.8%
Condominium	40	5.3%	\$10,876,374	4.5%	\$271,909	-0.7%	\$185,000	-13.5%	\$216	-4.3%	64	67	245	24	7.8	92.7%
YTD:	169	9.0%	\$51,371,860	9.1%	\$303,976	0.1%	\$216,000	0.5%	\$225	0.5%	85	350	233	168		93.6%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,914	1.2%	\$880,719,649	5.0%	\$460,146	3.7%	\$350,000	0.0%	\$198	0.1%	43	2,645	5,384	1,721	3.5	96.7%
YTD:	7,557	0.9%	\$3,372,732,195	5.1%	\$446,306	4.2%	\$345,000	1.5%	\$195	0.5%	53	12,347	4,903	8,279		95.9%
Single Family	1,820	0.2%	\$850,458,953	4.3%	\$467,285	4.1%	\$353,750	0.8%	\$198	0.3%	42	2,516	4,986	1,664	3.4	96.8%
YTD:	7,204	0.6%	\$3,254,389,274	5.1%	\$451,748	4.5%	\$347,000	1.5%	\$195	0.6%	52	11,693	4,523	7,929		96.0%
Townhouse	52	44.4%	\$18,659,945	38.3%	\$358,845	-4.2%	\$310,000	-0.3%	\$196	-1.6%	58	63	160	33	4.4	95.6%
YTD:	183	1.7%	\$66,591,276	-2.3%	\$363,887	-3.9%	\$307,450	-6.8%	\$195	-4.1%	68	315	154	185		94.7%
Condominium	40	5.3%	\$10,876,374	4.5%	\$271,909	-0.7%	\$185,000	-13.5%	\$216	-4.3%	64	66	238	24	7.6	92.7%
YTD:	167	8.4%	\$50,666,276	11.0%	\$303,391	2.4%	\$213,500	-0.7%	\$223	0.0%	86	339	226	165		93.5%
<u>New Construction</u>																
Residential (SF/COND/TH)	334	10.2%	\$146,784,152	15.5%	\$439,474	4.8%	\$362,900	-3.2%	\$191	-0.3%	74	412	1,075	390	3.7	96.3%
YTD:	1,359	8.9%	\$597,196,746	4.4%	\$439,438	-4.1%	\$361,742	-5.2%	\$191	-2.8%	82	2,268	1,096	1,741		95.1%
Single Family	318	10.4%	\$141,672,108	16.6%	\$445,510	5.6%	\$366,280	-3.0%	\$191	0.1%	73	393	961	380	3.5	96.3%
YTD:	1,304	10.8%	\$579,615,394	6.2%	\$444,490	-4.1%	\$364,968	-5.2%	\$190	-2.8%	82	2,116	995	1,686		95.1%
Townhouse	15	0.0%	\$4,745,005	-15.5%	\$316,334	-15.5%	\$317,990	-12.8%	\$191	-6.7%	83	18	107	10	9.7	95.0%
YTD:	52	-25.7%	\$16,517,745	-34.0%	\$317,649	-11.2%	\$320,015	-7.4%	\$194	-4.2%	83	141	93	52		95.1%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	1	7	-	42.0	0.0%
YTD:	2	100.0%	\$705,000	-51.0%	\$352,500	-75.5%	\$352,500	-75.5%	\$429	-2.5%	8	11	7	3		100.0%

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