

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)	1,465	1.7%	\$840,163,968	3.6%	\$573,491	1.8%	\$464,500	3.2%	\$213	-0.8%	56	2,388	5,466	1,385	4.6	95.8%
YTD:	5,801	1.5%	\$3,122,803,356	-1.4%	\$538,322	-2.9%	\$435,000	-3.3%	\$206	-4.1%	67	10,788	4,687	6,624		94.7%
Single Family	1,416	1.1%	\$821,746,098	3.5%	\$580,329	2.4%	\$471,750	3.9%	\$213	-0.4%	56	2,292	5,198	1,352	4.5	95.7%
YTD:	5,627	2.1%	\$3,052,407,333	-0.7%	\$542,457	-2.8%	\$437,000	-2.9%	\$206	-3.9%	67	10,352	4,456	6,434		94.7%
Townhouse	41	20.6%	\$15,808,932	2.7%	\$385,584	-14.8%	\$378,950	-10.3%	\$204	-12.1%	57	81	204	28	6.4	96.3%
YTD:	151	-18.8%	\$62,370,799	-26.1%	\$413,052	-9.0%	\$396,750	-9.9%	\$208	-10.5%	77	352	177	170		94.4%
Condominium	6	20.0%	\$1,657,000	1.8%	\$276,167	-15.1%	\$243,750	-8.9%	\$177	-17.6%	132	15	64	5	14.0	132.0%
YTD:	21	16.7%	\$7,145,900	-3.2%	\$340,281	-17.0%	\$317,000	-16.0%	\$239	1.6%	104	84	53	20		105.1%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,149	10.3%	\$681,690,505	11.3%	\$593,290	0.9%	\$480,000	3.2%	\$219	-0.8%	45	1,942	4,222	1,013	4.8	96.8%
YTD:	4,314	5.7%	\$2,418,380,320	5.0%	\$560,589	-0.7%	\$445,000	-2.2%	\$213	-3.1%	57	8,565	3,503	4,855		95.8%
Single Family	1,107	9.1%	\$666,077,088	10.8%	\$601,696	1.6%	\$493,000	5.3%	\$220	-0.4%	44	1,871	4,035	986	4.8	96.6%
YTD:	4,174	6.2%	\$2,363,966,438	5.6%	\$566,355	-0.6%	\$450,000	-1.9%	\$213	-2.9%	57	8,215	3,340	4,699		95.7%
Townhouse	36	63.6%	\$13,962,522	41.2%	\$387,848	-13.7%	\$380,000	-12.1%	\$205	-9.5%	52	60	137	22	6.0	96.6%
YTD:	120	-8.4%	\$48,108,688	-14.6%	\$400,906	-6.7%	\$389,000	-7.4%	\$206	-9.4%	72	277	123	137		94.9%
Condominium	5	0.0%	\$1,222,000	-24.9%	\$244,400	-24.9%	\$177,500	-33.6%	\$174	-19.0%	84	11	50	5	12.0	139.3%
YTD:	19	5.6%	\$5,930,900	-19.7%	\$312,153	-23.9%	\$310,000	-17.9%	\$235	0.1%	91	73	39	19		106.0%
<u>New Construction</u>																
Residential (SF/COND/TH)	316	-20.6%	\$158,447,260	-20.2%	\$501,415	0.5%	\$420,000	1.2%	\$192	-3.7%	96	446	1,244	372	3.9	92.4%
YTD:	1,487	-9.0%	\$704,578,179	-18.4%	\$473,825	-10.3%	\$403,384	-8.8%	\$188	-8.2%	95	2,223	1,183	1,769		91.8%
Single Family	309	-20.0%	\$155,691,456	-19.4%	\$503,856	0.7%	\$422,990	1.3%	\$191	-3.1%	95	421	1,163	366	3.7	92.4%
YTD:	1,453	-8.0%	\$688,641,537	-17.6%	\$473,945	-10.4%	\$402,000	-8.8%	\$187	-8.0%	95	2,137	1,115	1,735		91.8%
Townhouse	5	-58.3%	\$1,848,674	-66.4%	\$369,735	-19.3%	\$355,000	-12.9%	\$197	-18.7%	96	21	67	6	7.6	94.3%
YTD:	31	-43.6%	\$14,249,965	-49.3%	\$459,676	-10.0%	\$409,990	-26.8%	\$216	-11.8%	98	75	54	33		92.5%
Condominium	1	100.0%	\$435,000	100.0%	\$435,000	100.0%	\$435,000	100.0%	\$191	100.0%	373	4	14	-	33.6	95.6%
YTD:	2	100.0%	\$1,215,000	100.0%	\$607,500	100.0%	\$607,500	100.0%	\$272	100.0%	224	11	13	1		96.6%

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