

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)	1,574	6.4%	\$858,792,223	4.5%	\$545,611	-1.8%	\$430,000	-4.4%	\$210	-1.8%	49	2,269	5,724	1,244	4.8	95.6%
YTD:	7,361	2.3%	\$3,969,902,514	-0.5%	\$539,316	-2.7%	\$433,500	-3.7%	\$207	-3.7%	63	13,123	4,858	7,973		94.9%
Single Family	1,531	6.8%	\$841,427,922	5.3%	\$549,594	-1.4%	\$434,405	-3.5%	\$210	-1.4%	49	2,197	5,474	1,202	4.7	95.7%
YTD:	7,144	2.9%	\$3,881,844,722	0.2%	\$543,371	-2.6%	\$435,000	-3.3%	\$207	-3.4%	63	12,613	4,624	7,741		94.9%
Townhouse	37	-14.0%	\$15,884,308	-27.3%	\$429,306	-15.5%	\$384,000	-14.7%	\$208	-12.7%	54	61	188	35	6.0	94.2%
YTD:	189	-17.5%	\$78,864,797	-25.8%	\$417,274	-10.1%	\$395,000	-11.5%	\$209	-10.9%	73	413	179	206		94.3%
Condominium	5	150.0%	\$1,061,000	7.4%	\$212,200	-57.0%	\$155,000	-68.6%	\$176	-23.4%	55	11	62	7	12.8	92.7%
YTD:	26	30.0%	\$8,206,900	-2.0%	\$315,650	-24.6%	\$310,000	-17.9%	\$227	-3.3%	94	97	55	26		102.7%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,233	14.2%	\$694,573,115	12.1%	\$563,320	-1.8%	\$445,000	-4.9%	\$215	-1.9%	43	1,801	4,420	910	5.0	96.2%
YTD:	5,531	7.2%	\$3,100,316,188	6.1%	\$560,534	-1.0%	\$445,000	-2.7%	\$213	-2.8%	54	10,431	3,657	5,885		95.9%
Single Family	1,198	13.6%	\$681,115,564	11.9%	\$568,544	-1.4%	\$449,745	-4.3%	\$216	-1.5%	42	1,749	4,251	881	4.9	96.3%
YTD:	5,358	7.5%	\$3,033,344,310	6.5%	\$566,134	-0.9%	\$450,000	-2.2%	\$213	-2.6%	53	10,027	3,493	5,699		95.9%
Townhouse	29	26.1%	\$11,932,128	16.7%	\$411,453	-7.5%	\$375,000	-9.4%	\$204	-11.7%	45	46	127	22	5.4	94.9%
YTD:	148	-3.9%	\$59,631,372	-10.4%	\$402,915	-6.7%	\$385,000	-8.2%	\$206	-9.8%	67	323	123	161		94.9%
Condominium	5	150.0%	\$1,061,000	7.4%	\$212,200	-57.0%	\$155,000	-68.6%	\$176	-23.4%	55	6	42	7	9.5	92.7%
YTD:	24	20.0%	\$6,991,900	-16.5%	\$291,329	-30.4%	\$309,500	-18.0%	\$223	-5.0%	83	81	40	25		103.2%
<u>New Construction</u>																
Residential (SF/COND/TH)	342	-14.3%	\$164,755,974	-18.4%	\$481,743	-4.8%	\$395,000	-7.1%	\$192	-3.9%	74	468	1,304	334	4.1	93.4%
YTD:	1,831	-9.9%	\$870,288,362	-18.3%	\$475,308	-9.3%	\$399,990	-8.7%	\$189	-7.4%	91	2,692	1,201	2,088		92.1%
Single Family	333	-12.1%	\$160,336,638	-15.8%	\$481,491	-4.1%	\$394,056	-6.5%	\$191	-3.0%	74	448	1,223	321	4.0	93.5%
YTD:	1,788	-8.7%	\$849,795,683	-17.1%	\$475,277	-9.3%	\$399,990	-8.1%	\$188	-7.0%	91	2,586	1,131	2,042		92.1%
Townhouse	8	-60.0%	\$3,934,327	-66.1%	\$491,791	-15.3%	\$485,334	-6.7%	\$223	-9.9%	87	15	61	13	7.7	91.6%
YTD:	40	-46.7%	\$18,801,792	-52.6%	\$470,045	-11.2%	\$434,513	-21.0%	\$219	-11.1%	97	90	55	45		92.3%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	5	20	-	48.0	0.0%
YTD:	2	100.0%	\$1,215,000	100.0%	\$607,500	100.0%	\$607,500	100.0%	\$272	100.0%	224	16	14	1		96.6%

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