

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)	2,282	10.7%	\$1,117,153,095	18.2%	\$489,550	6.8%	\$360,000	1.7%	\$201	1.5%	45	3,048	6,661	1,859	3.6	96.5%
YTD:	11,186	3.6%	\$5,073,308,530	7.3%	\$453,541	3.7%	\$350,000	0.0%	\$196	0.2%	55	17,746	6,107	12,028		95.9%
Single Family	2,211	11.6%	\$1,095,032,569	19.3%	\$495,266	7.0%	\$360,990	1.7%	\$201	1.8%	44	2,879	6,121	1,779	3.5	96.6%
YTD:	10,708	3.8%	\$4,915,922,196	7.8%	\$459,089	3.9%	\$350,000	0.0%	\$195	0.4%	54	16,768	5,617	11,534		96.0%
Townhouse	42	-17.7%	\$13,084,823	-25.5%	\$311,543	-9.5%	\$296,000	-8.9%	\$186	-5.6%	50	106	283	49	6.0	95.4%
YTD:	279	-7.3%	\$96,642,794	-12.8%	\$346,390	-5.9%	\$311,850	-7.5%	\$193	-4.5%	68	563	252	291		94.8%
Condominium	28	0.0%	\$8,680,156	-11.6%	\$310,006	-11.6%	\$215,000	-15.5%	\$225	-7.2%	85	63	257	31	8.2	91.7%
YTD:	196	7.1%	\$59,742,845	5.0%	\$304,810	-2.0%	\$215,000	-1.4%	\$225	-0.8%	85	415	237	203		93.3%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,973	14.3%	\$962,248,693	20.5%	\$487,708	5.5%	\$356,750	2.2%	\$201	1.0%	40	2,565	5,525	1,517	3.5	96.6%
YTD:	9,510	3.2%	\$4,319,443,100	7.8%	\$454,200	4.5%	\$346,500	1.6%	\$196	0.6%	50	14,991	5,007	9,969		96.1%
Single Family	1,906	14.7%	\$941,569,939	21.3%	\$494,003	5.8%	\$360,000	2.9%	\$201	1.2%	39	2,425	5,105	1,449	3.4	96.7%
YTD:	9,092	3.1%	\$4,181,225,821	8.0%	\$459,880	4.8%	\$350,000	1.5%	\$196	0.7%	49	14,194	4,620	9,542		96.2%
Townhouse	39	8.3%	\$12,115,956	-2.4%	\$310,666	-9.9%	\$288,750	-3.6%	\$186	-3.6%	50	78	171	37	4.7	95.8%
YTD:	222	2.8%	\$78,566,583	-2.5%	\$353,904	-5.1%	\$300,000	-7.0%	\$193	-4.2%	65	394	156	227		94.8%
Condominium	28	0.0%	\$8,680,156	-11.6%	\$310,006	-11.6%	\$215,000	-15.5%	\$225	-7.2%	85	62	249	31	7.9	91.7%
YTD:	194	6.6%	\$59,037,351	6.5%	\$304,316	-0.1%	\$215,000	-0.7%	\$223	-1.2%	86	403	229	200		93.3%
<u>New Construction</u>																
Residential (SF/COND/TH)	309	-7.8%	\$154,903,677	5.6%	\$501,306	14.5%	\$369,990	0.3%	\$201	4.1%	75	483	1,136	342	3.9	95.5%
YTD:	1,676	5.9%	\$753,871,561	4.9%	\$449,804	-0.9%	\$363,953	-4.2%	\$192	-1.6%	81	2,755	1,100	2,059		95.2%
Single Family	305	-4.7%	\$153,454,432	8.4%	\$503,129	13.8%	\$370,320	0.1%	\$201	4.6%	75	454	1,016	330	3.7	95.5%
YTD:	1,616	8.0%	\$734,705,641	6.9%	\$454,645	-1.0%	\$364,990	-4.0%	\$192	-1.5%	81	2,574	997	1,992		95.2%
Townhouse	3	-80.0%	\$967,990	-81.2%	\$322,663	-6.0%	\$330,000	-4.4%	\$191	-8.3%	61	28	112	12	10.9	90.9%
YTD:	57	-32.9%	\$18,083,725	-40.1%	\$317,258	-10.7%	\$319,990	-7.3%	\$193	-5.2%	81	169	96	64		94.7%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	1	8	-	48.0	0.0%
YTD:	2	100.0%	\$705,000	-51.0%	\$352,500	-75.5%	\$352,500	-75.5%	\$429	-2.5%	8	12	7	3		100.0%

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