

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)	1,420	2.4%	\$773,494,775	-1.9%	\$544,715	-4.2%	\$450,000	-2.0%	\$208	-2.6%	54	2,061	5,807	1,179	4.8	94.9%
YTD:	8,781	2.3%	\$4,742,748,373	-0.7%	\$540,115	-3.0%	\$435,000	-3.3%	\$207	-3.5%	62	15,245	4,989	9,276		94.9%
Single Family	1,369	1.9%	\$754,817,994	-2.2%	\$551,364	-4.0%	\$459,000	-1.3%	\$209	-2.3%	53	1,985	5,563	1,145	4.8	94.9%
YTD:	8,513	2.7%	\$4,635,833,142	-0.2%	\$544,559	-2.9%	\$440,000	-2.5%	\$207	-3.3%	61	14,658	4,753	9,002		94.9%
Townhouse	41	17.1%	\$15,102,073	4.8%	\$368,343	-10.5%	\$353,500	-5.6%	\$199	-7.5%	66	66	192	27	6.0	94.4%
YTD:	232	-12.1%	\$94,909,254	-21.3%	\$409,092	-10.5%	\$388,990	-10.2%	\$207	-10.6%	72	480	181	240		94.3%
Condominium	8	0.0%	\$2,668,000	9.5%	\$333,500	9.5%	\$335,000	0.5%	\$192	-18.3%	127	10	52	7	10.8	90.6%
YTD:	34	21.4%	\$10,874,900	0.6%	\$319,850	-17.1%	\$310,000	-16.8%	\$219	-6.9%	102	107	54	34		99.9%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,141	9.2%	\$642,349,173	4.7%	\$562,970	-4.2%	\$460,000	-3.2%	\$213	-2.8%	48	1,600	4,406	851	4.9	95.6%
YTD:	6,653	7.2%	\$3,732,782,320	5.6%	\$561,068	-1.6%	\$449,000	-2.4%	\$213	-2.8%	53	12,087	3,761	6,902		95.8%
Single Family	1,101	9.2%	\$628,026,334	4.8%	\$570,414	-4.1%	\$465,000	-3.6%	\$214	-2.6%	48	1,550	4,246	828	4.9	95.7%
YTD:	6,440	7.4%	\$3,651,214,579	5.9%	\$566,959	-1.4%	\$451,000	-3.0%	\$214	-2.6%	52	11,632	3,598	6,685		95.8%
Townhouse	31	6.9%	\$11,218,321	-5.3%	\$361,881	-11.4%	\$363,000	-1.9%	\$200	-6.4%	53	40	124	17	5.3	95.6%
YTD:	179	-2.2%	\$70,986,469	-9.4%	\$396,572	-7.4%	\$380,000	-8.4%	\$205	-9.2%	64	364	123	185		95.0%
Condominium	8	0.0%	\$2,668,000	9.5%	\$333,500	9.5%	\$335,000	0.5%	\$192	-18.3%	127	10	36	6	8.2	90.6%
YTD:	32	14.3%	\$9,659,900	-10.6%	\$301,872	-21.8%	\$309,500	-16.9%	\$215	-8.3%	94	91	39	32		100.1%
<u>New Construction</u>																
Residential (SF/COND/TH)	279	-18.4%	\$131,164,879	-25.0%	\$470,125	-8.1%	\$427,495	2.5%	\$188	-4.4%	78	461	1,401	328	4.5	91.8%
YTD:	2,128	-10.4%	\$1,010,216,363	-18.6%	\$474,726	-9.1%	\$405,990	-6.5%	\$189	-7.0%	89	3,158	1,228	2,374		92.1%
Single Family	269	-19.9%	\$127,322,719	-26.2%	\$473,319	-7.8%	\$428,745	2.4%	\$188	-4.3%	77	435	1,317	317	4.3	91.9%
YTD:	2,074	-9.6%	\$985,441,190	-17.8%	\$475,140	-9.0%	\$405,519	-6.0%	\$188	-6.7%	89	3,026	1,155	2,317		92.1%
Townhouse	10	66.7%	\$3,877,290	51.5%	\$387,729	-9.1%	\$312,400	-23.4%	\$194	-11.3%	102	26	68	10	8.2	90.5%
YTD:	51	-37.0%	\$23,092,082	-45.4%	\$452,786	-13.2%	\$413,000	-23.5%	\$213	-12.5%	97	116	57	55		92.0%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	-	16	1	38.4	0.0%
YTD:	2	100.0%	\$1,215,000	100.0%	\$607,500	100.0%	\$607,500	100.0%	\$272	100.0%	224	16	15	2		96.6%

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