

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)	2,060	-4.6%	\$900,962,309	-7.9%	\$437,360	-3.5%	\$350,000	0.0%	\$194	-0.8%	46	2,959	6,862	1,757	3.7	96.0%
YTD:	13,271	2.4%	\$5,982,509,901	4.9%	\$450,796	2.4%	\$350,000	0.0%	\$196	0.1%	53	20,783	6,209	13,997		95.9%
Single Family	1,968	-4.0%	\$869,009,928	-8.2%	\$441,570	-4.4%	\$354,543	-0.1%	\$193	-1.3%	45	2,813	6,324	1,684	3.6	96.1%
YTD:	12,699	2.7%	\$5,792,473,439	5.2%	\$456,136	2.5%	\$350,900	0.1%	\$195	0.1%	53	19,657	5,713	13,422		96.0%
Townhouse	58	-17.1%	\$20,998,175	-7.7%	\$362,038	11.4%	\$305,400	2.5%	\$199	2.5%	58	65	263	48	5.7	94.9%
YTD:	338	-8.9%	\$117,906,677	-11.7%	\$348,836	-3.1%	\$310,000	-5.8%	\$194	-3.4%	66	630	254	346		94.8%
Condominium	32	-22.0%	\$10,119,226	6.9%	\$316,226	36.9%	\$270,000	54.3%	\$235	22.7%	66	81	275	25	8.9	93.6%
YTD:	230	2.7%	\$70,512,511	6.3%	\$306,576	3.5%	\$225,000	4.7%	\$226	2.7%	82	496	242	229		93.6%
<u>Existing Home</u>																
Residential (SF/COND/TH)	1,828	-1.9%	\$800,460,296	-6.2%	\$437,889	-4.3%	\$350,000	0.0%	\$194	-1.1%	43	2,517	5,706	1,415	3.7	96.1%
YTD:	11,339	2.3%	\$5,119,119,194	5.3%	\$451,461	2.9%	\$347,500	1.0%	\$196	0.3%	49	17,583	5,104	11,625		96.1%
Single Family	1,750	-1.0%	\$773,578,028	-6.3%	\$442,045	-5.4%	\$350,250	-0.5%	\$194	-1.7%	42	2,382	5,270	1,357	3.5	96.2%
YTD:	10,842	2.4%	\$4,953,585,979	5.5%	\$456,889	3.0%	\$350,000	1.5%	\$196	0.3%	48	16,650	4,711	11,133		96.2%
Townhouse	45	-19.6%	\$16,404,443	-8.8%	\$364,543	13.5%	\$284,500	-0.6%	\$198	4.2%	65	54	167	34	4.7	94.5%
YTD:	266	-2.2%	\$94,608,249	-4.0%	\$355,670	-1.9%	\$299,999	-3.2%	\$194	-2.7%	65	449	158	267		94.7%
Condominium	32	-22.0%	\$10,119,226	6.9%	\$316,226	36.9%	\$270,000	54.3%	\$235	22.7%	66	81	269	24	8.7	93.6%
YTD:	228	2.2%	\$69,807,107	7.5%	\$306,172	5.2%	\$225,000	4.7%	\$224	2.3%	83	484	234	225		93.5%
<u>New Construction</u>																
Residential (SF/COND/TH)	232	-21.6%	\$100,496,607	-20.0%	\$433,175	2.1%	\$356,945	-2.8%	\$190	0.9%	64	442	1,156	342	4.1	95.4%
YTD:	1,932	2.8%	\$863,397,969	2.3%	\$446,893	-0.6%	\$362,907	-4.2%	\$192	-1.3%	79	3,200	1,105	2,372		95.2%
Single Family	218	-22.7%	\$95,432,777	-21.0%	\$437,765	2.2%	\$362,490	-1.8%	\$190	1.2%	66	431	1,054	327	3.8	95.3%
YTD:	1,857	4.4%	\$838,901,045	3.8%	\$451,751	-0.5%	\$364,990	-4.0%	\$192	-1.1%	80	3,007	1,002	2,289		95.2%
Townhouse	13	-7.1%	\$4,587,050	-3.8%	\$352,850	3.6%	\$339,895	-2.2%	\$199	-3.7%	35	11	96	14	9.3	96.4%
YTD:	72	-27.3%	\$23,279,755	-33.4%	\$323,330	-8.4%	\$321,000	-7.0%	\$193	-5.3%	71	181	96	79		95.2%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	-	6	1	36.0	0.0%
YTD:	2	100.0%	\$705,000	-51.0%	\$352,500	-75.5%	\$352,500	-75.5%	\$429	-2.5%	8	12	7	4		100.0%

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