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
All(New and Existing)																
Residential (SF/COND/TH)	1,233	-1.9%	$677,674,906	-3.3%	$549,615	-1.5%	$440,000	1.2%	$209	-1.4%	60	1,648	5,412	1,056	4.5	94.2%
YTD:	10,107	2.7%	$5,447,693,217	-0.6%	$539,002	-3.2%	$435,000	-3.3%	$207	-3.4%	61	16,960	5,032	10,412		94.8%
Single Family	1,200	-1.8%	$662,794,412	-3.4%	$552,329	-1.6%	$440,000	1.2%	$208	-1.3%	59	1,599	5,187	1,019	4.4	94.2%
YTD:	9,810	3.2%	$5,327,900,798	-0.1%	$543,109	-3.1%	$437,500	-2.8%	$207	-3.2%	61	16,320	4,798	10,098		94.8%
Townhouse	28	3.7%	$12,356,037	-1.0%	$441,287	-4.5%	$425,000	11.9%	$214	-5.1%	97	46	175	34	5.5	93.7%
YTD:	259	-11.0%	$106,834,191	-19.7%	$412,487	-9.8%	$389,500	-9.4%	$208	-10.0%	74	530	180	276		94.3%
Condominium	4	-50.0%	$1,999,500	-27.9%	$499,875	44.1%	$487,250	26.9%	$274	4.4%	60	3	50	3	11.1	98.1%
YTD:	38	5.6%	$12,874,400	-5.2%	$338,800	-10.2%	$317,000	-14.9%	$224	-6.8%	98	110	53	38		99.7%
Existing Home																
Residential (SF/COND/TH)	935	-0.4%	$537,042,919	1.6%	$574,377	2.1%	$455,000	3.6%	$215	0.6%	51	1,296	4,026	745	4.5	94.8%
YTD:	7,573	6.0%	$4,262,123,384	4.9%	$562,805	-1.1%	$449,999	-2.0%	$214	-2.3%	53	13,445	3,785	7,750		95.7%
Single Family	912	-0.4%	$526,291,444	1.2%	$577,074	1.6%	$456,750	2.7%	$215	0.5%	50	1,262	3,878	724	4.5	94.7%
YTD:	7,338	6.2%	$4,170,216,830	5.1%	$568,304	-1.0%	$454,000	-1.3%	$214	-2.1%	52	12,952	3,624	7,509		95.7%
Townhouse	19	18.8%	$8,553,156	42.8%	$450,166	20.3%	$431,000	20.1%	$220	7.3%	69	31	113	19	4.8	94.9%
YTD:	197	-1.0%	$79,094,381	-6.3%	$401,494	-5.3%	$385,000	-6.4%	$207	-7.9%	65	398	122	206		95.0%
Condominium	3	-57.1%	$1,599,500	-31.0%	$533,167	60.9%	$550,000	49.5%	$302	11.3%	63	3	35	2	8.6	99.4%
YTD:	35	0.0%	$11,259,400	-14.2%	$321,697	-14.2%	$310,000	-16.2%	$223	-8.0%	92	95	39	35		100.0%
New Construction																
Residential (SF/COND/TH)	298	-6.3%	$140,666,794	-18.5%	$472,036	-13.0%	$399,995	-6.3%	$189	-8.0%	89	352	1,386	311	4.3	92.4%
YTD:	2,535	-5.9%	$1,186,210,176	-16.0%	$467,933	-10.8%	$399,715	-7.8%	$188	-7.6%	88	3,515	1,246	2,662		92.2%
Single Family	287	-6.2%	$136,003,268	-17.9%	$473,879	-12.5%	$399,995	-5.9%	$189	-7.4%	87	337	1,309	295	4.2	92.5%
YTD:	2,470	-5.0%	$1,156,761,733	-15.2%	$468,325	-10.7%	$399,000	-7.2%	$187	-7.2%	87	3,368	1,174	2,589		92.2%
Townhouse	9	-18.2%	$3,811,760	-41.2%	$423,529	-28.2%	$370,825	-38.9%	$202	-21.0%	154	15	62	15	7.6	91.2%
YTD:	60	-34.8%	$26,903,842	-44.8%	$448,397	-15.4%	$411,495	-24.8%	$212	-13.7%	105	132	58	70		91.9%
Condominium	1	0.0%	$400,000	-12.1%	$400,000	-12.1%	$400,000	-12.1%	$189	-5.5%	53	-	15	1	36.0	94.1%
YTD:	3	200.0%	$1,615,000	255.0%	$538,333	18.3%	$435,000	-4.4%	$245	22.1%	167	15	14	3		95.8%

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