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)	1,096	-7.8%	$579,432,865	-7.9%	$528,680	0.0%	$420,000	-3.9%	$204	-2.7%	68	1,695	5,468	873	4.5	93.6%
YTD:	11,194	1.5%	$6,021,378,496	-1.4%	$537,911	-2.9%	$432,958	-3.8%	$207	-3.3%	62	18,693	5,077	11,338		94.7%
Single Family	1,057	-7.6%	$561,610,894	-7.6%	$531,325	0.0%	$420,000	-4.2%	$203	-2.6%	67	1,634	5,244	843	4.5	93.7%
YTD:	10,858	1.9%	$5,884,230,912	-0.9%	$541,926	-2.8%	$435,000	-3.3%	$207	-3.1%	62	17,995	4,846	10,995		94.7%
Townhouse	33	-5.7%	$14,601,128	-17.3%	$442,458	-12.3%	$410,000	-5.8%	$214	-7.2%	101	54	181	24	5.7	93.6%
YTD:	290	-11.0%	$120,587,034	-20.0%	$415,817	-10.1%	$393,995	-8.4%	$208	-9.7%	77	583	179	299		94.2%
Condominium	5	-50.0%	$2,725,000	-24.2%	$545,000	51.6%	$400,000	22.0%	$283	23.7%	99	7	43	6	10.1	91.7%
YTD:	45	-2.2%	$16,039,400	-6.6%	$356,431	-4.6%	$317,000	-14.1%	$232	-2.8%	96	115	51	44		98.8%
Existing Home																
Residential (SF/COND/TH)	819	-3.3%	$447,008,570	-4.5%	$545,798	-1.2%	$427,000	-4.0%	$209	-3.5%	60	1,264	4,000	626	4.5	94.1%
YTD:	8,374	4.8%	$4,696,855,274	3.6%	$560,886	-1.1%	$446,980	-1.8%	$213	-2.4%	53	14,745	3,807	8,441		95.6%
Single Family	795	-2.8%	$437,093,711	-3.8%	$549,803	-1.0%	$430,000	-3.4%	$209	-3.5%	59	1,220	3,846	610	4.5	94.1%
YTD:	8,116	5.0%	$4,596,102,765	3.9%	$566,301	-1.0%	$450,000	-2.2%	$213	-2.3%	53	14,209	3,647	8,183		95.6%
Townhouse	20	0.0%	$7,562,368	-28.2%	$378,118	-28.2%	$392,000	-10.9%	$204	-12.1%	74	38	122	12	5.2	94.7%
YTD:	216	-1.4%	$86,276,566	-9.1%	$399,429	-7.8%	$385,000	-7.2%	$206	-8.3%	66	435	121	219		95.0%
Condominium	4	-55.6%	$2,325,000	-26.1%	$581,250	66.3%	$490,000	63.3%	$312	35.3%	93	6	32	4	8.3	92.2%
YTD:	41	-6.8%	$14,024,400	-13.8%	$342,059	-7.5%	$310,000	-14.3%	$232	-3.1%	90	101	38	39		99.2%
New Construction																
Residential (SF/COND/TH)	277	-19.0%	$132,486,269	-17.6%	$478,290	1.7%	$396,270	-5.1%	$190	-1.4%	91	431	1,468	247	4.7	92.4%
YTD:	2,821	-7.1%	$1,325,096,642	-15.8%	$469,726	-9.4%	$399,796	-7.2%	$188	-6.8%	88	3,948	1,269	2,897		92.2%
Single Family	262	-19.6%	$124,606,640	-18.7%	$475,598	1.2%	$389,950	-5.9%	$188	-1.5%	89	414	1,398	233	4.6	92.4%
YTD:	2,741	-6.3%	$1,287,795,618	-15.1%	$469,827	-9.4%	$399,000	-7.2%	$188	-6.5%	87	3,786	1,198	2,812		92.2%
Townhouse	13	-13.3%	$6,974,420	-1.9%	$536,494	13.2%	$529,990	26.5%	$229	0.0%	141	16	59	12	7.4	91.9%
YTD:	73	-31.8%	$33,878,262	-39.4%	$464,086	-11.1%	$435,900	-19.3%	$215	-11.6%	112	148	58	80		91.9%
Condominium	1	0.0%	$400,000	-11.1%	$400,000	-11.1%	$400,000	-11.1%	$169	-21.8%	122	1	11	2	26.4	89.9%
YTD:	4	100.0%	$2,015,000	122.7%	$503,750	11.3%	$417,500	-7.7%	$226	8.5%	155	14	13	5		94.3%

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