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)	939	-15.7%	$509,498,573	-15.8%	$542,597	-0.2%	$430,000	-2.3%	$205	-1.0%	69	1,643	5,489	848	4.6	93.0%
YTD:	12,148	0.1%	$6,538,119,321	-2.6%	$538,205	-2.7%	$432,000	-3.8%	$207	-3.1%	63	20,414	5,135	12,236		94.6%
Single Family	913	-15.2%	$498,466,038	-15.4%	$545,965	-0.2%	$435,000	-1.1%	$205	-1.0%	68	1,589	5,283	819	4.6	93.0%
YTD:	11,785	0.5%	$6,389,146,104	-2.1%	$542,142	-2.6%	$435,000	-3.3%	$207	-2.9%	62	19,666	4,907	11,869		94.6%
Townhouse	22	-31.3%	$9,002,808	-37.2%	$409,219	-8.6%	$389,900	-9.3%	$220	-1.1%	79	46	161	26	5.2	96.6%
YTD:	312	-12.9%	$129,935,040	-21.3%	$416,458	-9.7%	$392,990	-8.6%	$209	-9.0%	78	625	177	320		94.3%
Condominium	3	-40.0%	$1,475,000	-11.9%	$491,667	46.9%	$400,000	50.9%	$233	-2.0%	161	8	45	3	11.0	87.1%
YTD:	48	-5.9%	$17,514,400	-7.1%	$364,883	-1.3%	$319,000	-13.3%	$232	-2.7%	100	123	51	47		98.0%
Existing Home																
Residential (SF/COND/TH)	683	-18.5%	$378,014,813	-16.7%	$553,462	2.2%	$445,000	1.1%	$211	0.8%	60	1,220	3,957	555	4.5	93.4%
YTD:	9,043	2.4%	$5,066,672,383	1.6%	$560,287	-0.8%	$446,500	-1.9%	$213	-2.1%	54	15,990	3,819	9,056		95.4%
Single Family	665	-18.4%	$370,719,774	-16.7%	$557,473	2.1%	$450,000	2.3%	$210	0.7%	59	1,181	3,804	533	4.5	93.4%
YTD:	8,769	2.7%	$4,959,569,600	1.9%	$565,580	-0.7%	$450,000	-1.9%	$213	-2.0%	53	15,414	3,660	8,778		95.4%
Townhouse	14	-26.3%	$5,217,399	-30.7%	$372,671	-6.0%	$384,500	-6.0%	$214	3.0%	63	32	119	20	5.1	97.0%
YTD:	229	-3.8%	$91,094,536	-11.1%	$397,793	-7.6%	$385,000	-6.8%	$207	-7.5%	65	468	121	237		95.1%
Condominium	2	-50.0%	$1,075,000	-11.8%	$537,500	76.4%	$537,500	104.0%	$255	3.2%	171	7	34	2	9.3	85.1%
YTD:	43	-10.4%	$15,099,400	-13.7%	$351,149	-3.6%	$315,000	-11.4%	$233	-2.9%	94	108	38	41		98.6%
New Construction																
Residential (SF/COND/TH)	256	-7.3%	$131,498,689	-13.2%	$513,667	-6.5%	$405,995	-7.7%	$192	-5.6%	92	423	1,532	293	4.8	91.9%
YTD:	3,103	-6.3%	$1,470,397,147	-14.8%	$473,863	-9.1%	$399,900	-7.4%	$189	-6.7%	88	4,424	1,315	3,180		92.2%
Single Family	248	-5.3%	$127,736,496	-11.5%	$515,067	-6.5%	$405,490	-7.0%	$190	-5.3%	91	408	1,479	286	4.8	91.8%
YTD:	3,016	-5.4%	$1,429,559,906	-14.0%	$473,992	-9.0%	$399,000	-7.2%	$188	-6.4%	87	4,252	1,246	3,091		92.2%
Townhouse	7	-46.2%	$3,376,190	-50.4%	$482,313	-7.8%	$512,592	-11.7%	$233	-4.9%	112	14	42	6	5.5	95.8%
YTD:	82	-31.7%	$38,424,046	-38.7%	$468,586	-10.3%	$442,950	-18.4%	$217	-10.9%	113	157	55	83		92.2%
Condominium	1	0.0%	$400,000	-12.1%	$400,000	-12.1%	$400,000	-12.1%	$189	-5.5%	143	1	11	1	26.4	90.9%
YTD:	5	66.7%	$2,415,000	77.6%	$483,000	6.5%	$400,000	-12.1%	$218	6.3%	153	15	13	6		93.6%

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