

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)	1,614	6.1%	\$566,413,726	10.8%	\$350,938	4.4%	\$303,227	7.5%	\$135	7.8%	32	2,120	3,361	1,363	2.7	98.7%
YTD:	7,212	1.2%	\$2,437,894,709	8.2%	\$338,033	6.9%	\$294,000	8.9%	\$131	8.6%	37	10,492	2,737	7,854		98.3%
Single Family	1,581	6.2%	\$557,284,525	10.7%	\$352,489	4.3%	\$305,000	7.0%	\$134	7.7%	32	2,085	3,228	1,324	2.7	98.7%
YTD:	7,044	1.4%	\$2,390,936,123	8.3%	\$339,429	6.8%	\$295,000	9.3%	\$131	8.5%	37	10,188	2,601	7,651		98.3%
Townhouse	25	-13.8%	\$7,086,070	0.5%	\$283,443	16.6%	\$299,500	22.2%	\$148	11.5%	24	28	117	27	4.8	98.7%
YTD:	129	-18.4%	\$37,488,205	-7.1%	\$290,606	13.8%	\$294,900	15.7%	\$145	8.9%	42	248	119	157		98.1%
Condominium	7	133.3%	\$1,808,500	145.2%	\$258,357	5.1%	\$262,000	10.3%	\$162	9.8%	5	7	16	12	2.5	101.1%
YTD:	38	90.0%	\$9,276,100	93.4%	\$244,108	1.8%	\$251,900	9.6%	\$153	8.1%	71	56	16	46		99.5%
Existing Home																
Residential (SF/COND/TH)	1,371	6.3%	\$465,216,962	10.2%	\$339,327	3.7%	\$290,000	6.2%	\$133	8.1%	21	1,807	2,404	1,149	2.4	99.3%
YTD:	5,989	0.8%	\$1,946,161,128	7.8%	\$324,956	7.0%	\$280,000	9.8%	\$130	9.2%	27	8,607	1,826	6,485		98.9%
Single Family	1,343	6.4%	\$457,987,359	10.2%	\$341,018	3.5%	\$290,900	5.8%	\$133	8.0%	21	1,773	2,362	1,114	2.4	99.3%
YTD:	5,852	0.8%	\$1,910,986,740	7.7%	\$326,553	6.9%	\$280,000	9.8%	\$129	9.1%	27	8,412	1,787	6,325		98.9%
Townhouse	20	-20.0%	\$5,190,026	-7.6%	\$259,501	15.5%	\$267,350	11.4%	\$141	10.7%	13	27	26	23	1.5	99.6%
YTD:	97	-14.2%	\$25,387,299	-1.4%	\$261,725	14.9%	\$272,000	18.3%	\$138	8.9%	21	139	22	114		98.8%
Condominium	7	133.3%	\$1,808,500	145.2%	\$258,357	5.1%	\$262,000	10.3%	\$162	9.8%	5	7	16	12	2.7	101.1%
YTD:	38	100.0%	\$9,276,100	103.1%	\$244,108	1.6%	\$251,900	9.5%	\$153	7.5%	71	56	16	46		99.5%
New Construction																
Residential (SF/COND/TH)	243	5.2%	\$101,161,030	13.5%	\$416,301	7.9%	\$399,995	15.9%	\$143	6.7%	93	313	957	214	4.5	95.2%
YTD:	1,223	3.0%	\$491,527,768	9.5%	\$401,903	6.4%	\$370,348	9.4%	\$138	5.6%	87	1,885	911	1,369		95.6%
Single Family	238	4.9%	\$99,273,973	13.2%	\$417,118	7.9%	\$400,000	15.9%	\$142	6.6%	94	312	866	210	4.3	95.2%
YTD:	1,191	4.3%	\$479,436,556	10.5%	\$402,550	5.9%	\$371,000	8.4%	\$138	5.7%	86	1,776	813	1,326		95.6%
Townhouse	5	25.0%	\$1,896,044	32.6%	\$379,209	6.1%	\$385,000	10.9%	\$178	5.6%	68	1	91	4	12.1	95.2%
YTD:	32	-28.9%	\$12,100,906	-17.3%	\$378,153	16.3%	\$359,815	12.6%	\$168	11.4%	103	109	97	43		96.1%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	-	-	-	-	0.0%
YTD:	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-	-	-	-	0.0%

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