

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)	1,474	3.0%	\$515,868,412	12.4%	\$349,979	9.1%	\$301,000	8.4%	\$133	8.6%	32	2,051	3,071	1,345	2.5	98.7%
YTD:	5,601	-0.1%	\$1,874,491,536	7.6%	\$334,671	7.7%	\$290,000	9.4%	\$130	8.8%	39	8,358	2,614	6,316		98.3%
Single Family	1,433	2.4%	\$504,143,617	11.8%	\$351,810	9.2%	\$304,450	9.0%	\$133	8.6%	32	1,975	2,931	1,306	2.5	98.7%
YTD:	5,465	0.1%	\$1,836,433,128	7.7%	\$336,035	7.6%	\$291,000	9.8%	\$130	8.8%	38	8,088	2,477	6,153		98.3%
Townhouse	31	10.7%	\$9,248,956	30.7%	\$298,353	18.1%	\$296,000	14.3%	\$145	5.8%	33	57	119	30	4.8	99.0%
YTD:	104	-19.4%	\$30,402,135	-8.7%	\$292,328	13.2%	\$292,450	14.2%	\$144	8.2%	46	221	120	129		98.0%
Condominium	9	200.0%	\$2,274,200	128.7%	\$252,689	-23.8%	\$255,000	-11.9%	\$155	-7.4%	21	19	21	9	3.5	99.2%
YTD:	31	82.4%	\$7,467,600	84.0%	\$240,890	0.9%	\$245,000	6.6%	\$152	7.5%	85	49	17	34		99.2%
Existing Home																
Residential (SF/COND/TH)	1,255	4.2%	\$421,117,576	12.9%	\$335,552	8.4%	\$290,000	9.4%	\$132	9.0%	22	1,746	2,163	1,107	2.1	99.3%
YTD:	4,639	-0.2%	\$1,489,925,808	7.8%	\$321,174	8.0%	\$275,000	10.0%	\$128	9.5%	29	6,787	1,710	5,155		98.7%
Single Family	1,220	3.0%	\$411,902,869	12.0%	\$337,625	8.8%	\$291,000	9.8%	\$131	9.0%	22	1,701	2,117	1,077	2.1	99.3%
YTD:	4,530	-0.4%	\$1,462,083,711	7.6%	\$322,756	8.0%	\$277,000	10.8%	\$128	9.5%	29	6,625	1,671	5,032		98.7%
Townhouse	25	47.1%	\$6,748,023	70.0%	\$269,921	15.6%	\$275,500	12.5%	\$139	4.5%	14	26	25	21	1.4	99.5%
YTD:	77	-12.5%	\$20,197,273	0.4%	\$262,302	14.8%	\$273,000	19.2%	\$137	8.4%	24	113	21	89		98.6%
Condominium	9	200.0%	\$2,274,200	128.7%	\$252,689	-23.8%	\$255,000	-11.9%	\$155	-7.4%	21	19	21	9	3.8	99.2%
YTD:	31	93.8%	\$7,467,600	95.0%	\$240,890	0.7%	\$245,000	7.7%	\$152	6.8%	85	49	17	34		99.2%
New Construction																
Residential (SF/COND/TH)	219	-3.1%	\$94,732,019	9.9%	\$432,566	13.4%	\$390,000	17.6%	\$142	6.9%	88	305	908	238	4.4	95.6%
YTD:	962	0.5%	\$384,361,989	6.9%	\$399,545	6.3%	\$364,674	8.2%	\$138	5.6%	85	1,571	904	1,161		95.8%
Single Family	213	-0.9%	\$92,236,725	11.0%	\$433,036	12.0%	\$390,000	13.8%	\$142	6.7%	87	274	814	229	4.1	95.6%
YTD:	935	2.2%	\$374,167,274	8.1%	\$400,179	5.7%	\$367,000	7.6%	\$137	5.6%	85	1,463	805	1,121		95.8%
Townhouse	6	-45.5%	\$2,500,933	-19.5%	\$416,822	47.6%	\$453,995	65.1%	\$168	17.9%	113	31	94	9	12.7	96.6%
YTD:	27	-34.2%	\$10,204,862	-22.7%	\$377,958	17.4%	\$355,110	14.6%	\$166	11.5%	110	108	99	40		96.3%
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.