

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)	1,306	-1.0%	\$426,934,268	3.8%	\$326,902	4.8%	\$289,450	9.7%	\$133	6.5%	39	1,481	3,294	1,014	2.7	97.1%	
YTD:	11,551	1.4%	\$3,912,438,702	8.5%	\$338,710	6.9%	\$295,000	9.3%	\$132	7.7%	36	15,782	2,964	11,862		98.1%	
Single Family	1,268	-1.1%	\$417,052,028	3.8%	\$328,905	4.9%	\$290,000	10.3%	\$132	6.6%	38	1,426	3,168	967	2.6	97.1%	
YTD:	11,272	1.6%	\$3,836,599,239	8.6%	\$340,365	6.9%	\$295,000	9.3%	\$131	7.8%	36	15,291	2,829	11,520		98.1%	
Townhouse	32	18.5%	\$8,360,075	18.3%	\$261,252	-0.2%	\$257,000	-4.8%	\$146	6.7%	47	49	117	41	4.7	98.6%	
YTD:	217	-10.7%	\$60,807,309	-2.3%	\$280,218	9.4%	\$283,000	9.9%	\$145	7.7%	41	405	118	267		98.3%	
Condominium	5	-50.0%	\$1,309,900	-49.1%	\$261,980	1.9%	\$259,000	2.0%	\$162	1.0%	31	6	9	6	1.5	98.8%	
YTD:	60	25.0%	\$14,509,800	17.1%	\$241,830	-6.3%	\$250,000	6.4%	\$152	1.0%	61	86	17	75		99.3%	
Existing Home																	
Residential (SF/COND/TH)	1,091	-0.7%	\$340,635,036	6.1%	\$312,223	6.9%	\$270,000	8.4%	\$131	7.5%	29	1,185	2,260	764	2.2	97.5%	
YTD:	9,622	1.1%	\$3,125,098,035	8.1%	\$324,787	6.9%	\$280,000	9.8%	\$130	8.3%	27	12,892	2,021	9,760		98.6%	
Single Family	1,063	-0.8%	\$334,182,412	6.2%	\$314,377	7.1%	\$271,000	8.7%	\$130	7.6%	29	1,141	2,210	734	2.2	97.5%	
YTD:	9,395	0.9%	\$3,068,226,054	7.9%	\$326,581	6.9%	\$280,000	9.6%	\$130	8.3%	27	12,592	1,981	9,516		98.6%	
Townhouse	23	21.1%	\$5,221,208	18.1%	\$227,009	-2.4%	\$215,000	-7.7%	\$136	3.8%	15	38	42	25	2.3	99.9%	
YTD:	166	-1.8%	\$42,163,948	9.8%	\$254,000	11.8%	\$267,000	15.1%	\$138	8.7%	20	231	25	184		98.9%	
Condominium	5	-37.5%	\$1,309,900	-26.4%	\$261,980	17.8%	\$259,000	9.5%	\$162	9.8%	31	6	8	5	1.4	98.8%	
YTD:	60	42.9%	\$14,509,800	42.5%	\$241,830	-0.2%	\$250,000	7.5%	\$152	5.8%	61	69	14	60		99.3%	
New Construction																	
Residential (SF/COND/TH)	215	-2.3%	\$86,285,287	-4.7%	\$401,327	-2.5%	\$362,855	2.2%	\$143	2.3%	86	296	1,034	250	4.9	95.0%	
YTD:	1,929	3.2%	\$787,168,482	10.0%	\$408,071	6.6%	\$373,960	9.3%	\$140	5.0%	85	2,890	942	2,102		95.4%	
Single Family	205	-2.4%	\$82,816,521	-4.9%	\$403,983	-2.6%	\$365,699	2.2%	\$142	2.2%	84	285	958	233	4.7	95.0%	
YTD:	1,877	4.9%	\$768,165,709	11.4%	\$409,252	6.2%	\$374,950	8.9%	\$139	5.2%	85	2,699	847	2,004		95.4%	
Townhouse	9	12.5%	\$3,104,624	17.3%	\$344,958	4.3%	\$360,381	6.9%	\$169	13.2%	127	11	75	16	11.3	95.6%	
YTD:	51	-31.1%	\$18,617,143	-21.9%	\$365,042	13.3%	\$360,381	11.9%	\$168	10.1%	111	174	93	83		96.2%	
Condominium	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-	-	1	1	12.0	0.0%
YTD:	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	17	6	15		0.0%	

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