

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)	798	7.7%	\$273,428,595	16.4%	\$342,642	8.1%	\$290,000	7.4%	\$135	8.1%	56	1,226	2,316	917	1.8	96.0%
YTD:	798	7.7%	\$273,428,595	16.4%	\$342,642	8.1%	\$290,000	7.4%	\$135	8.1%	56	1,226	2,316	917		96.0%
Single Family	771	6.9%	\$265,699,162	15.8%	\$344,616	8.3%	\$290,000	7.4%	\$134	7.4%	56	1,195	2,218	883	1.8	95.9%
YTD:	771	6.9%	\$265,699,162	15.8%	\$344,616	8.3%	\$290,000	7.4%	\$134	7.4%	56	1,195	2,218	883		95.9%
Townhouse	16	6.7%	\$4,974,380	20.4%	\$310,899	12.9%	\$314,900	20.0%	\$154	10.3%	52	24	81	30	3.4	95.8%
YTD:	16	6.7%	\$4,974,380	20.4%	\$310,899	12.9%	\$314,900	20.0%	\$154	10.3%	52	24	81	30		95.8%
Condominium	10	100.0%	\$2,513,082	105.7%	\$251,308	2.9%	\$271,391	13.6%	\$205	41.4%	27	7	17	4	2.6	102.7%
YTD:	10	100.0%	\$2,513,082	105.7%	\$251,308	2.9%	\$271,391	13.6%	\$205	41.4%	27	7	17	4		102.7%
Existing Home																
Residential (SF/COND/TH)	640	4.2%	\$202,860,170	9.7%	\$316,969	5.2%	\$276,000	8.2%	\$131	6.8%	43	1,005	1,497	707	1.5	96.5%
YTD:	640	4.2%	\$202,860,170	9.7%	\$316,969	5.2%	\$276,000	8.2%	\$131	6.8%	43	1,005	1,497	707		96.5%
Single Family	632	6.0%	\$200,698,210	11.4%	\$317,560	5.1%	\$276,000	8.2%	\$131	7.1%	44	978	1,450	688	1.4	96.4%
YTD:	632	6.0%	\$200,698,210	11.4%	\$317,560	5.1%	\$276,000	8.2%	\$131	7.1%	44	978	1,450	688		96.4%
Townhouse	8	-38.5%	\$2,186,800	-38.7%	\$273,350	-0.4%	\$267,250	1.8%	\$142	3.9%	20	20	33	15	1.9	98.2%
YTD:	8	-38.5%	\$2,186,800	-38.7%	\$273,350	-0.4%	\$267,250	1.8%	\$142	3.9%	20	20	33	15		98.2%
Condominium	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	7	14	4	2.6	0.0%
YTD:	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	-100.0%	-	7	14	4		0.0%
New Construction																
Residential (SF/COND/TH)	158	24.4%	\$70,527,487	41.4%	\$446,377	13.7%	\$391,820	10.4%	\$152	11.6%	107	221	819	210	3.6	94.3%
YTD:	158	24.4%	\$70,527,487	41.4%	\$446,377	13.7%	\$391,820	10.4%	\$152	11.6%	107	221	819	210		94.3%
Single Family	139	11.2%	\$64,969,733	31.8%	\$467,408	18.5%	\$418,250	17.5%	\$147	8.3%	115	217	768	195	3.5	93.7%
YTD:	139	11.2%	\$64,969,733	31.8%	\$467,408	18.5%	\$418,250	17.5%	\$147	8.3%	115	217	768	195		93.7%
Townhouse	8	300.0%	\$2,787,580	392.9%	\$348,448	23.2%	\$350,000	23.8%	\$166	4.9%	84	4	48	15	7.2	93.4%
YTD:	8	300.0%	\$2,787,580	392.9%	\$348,448	23.2%	\$350,000	23.8%	\$166	4.9%	84	4	48	15		93.4%
Condominium	10	100.0%	\$2,513,082	100.0%	\$251,308	100.0%	\$271,391	100.0%	\$205	100.0%	27	-	3	-	2.8	102.7%
YTD:	10	100.0%	\$2,513,082	100.0%	\$251,308	100.0%	\$271,391	100.0%	\$205	100.0%	27	-	3	-		102.7%

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