

# LOCAL MARKET UPDATES

A RESEARCH TOOL PROVIDED BY THE  
NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



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## MAY 2018

Collin County

Dallas County

Johnson County

Parker County

Tarrant County



# LOCAL MARKET UPDATE – MAY 2018

A RESEARCH TOOL PROVIDED BY NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.



**+ 10.7%**

**+ 0.3%**

**- 0.9%**

Change in  
New Listings

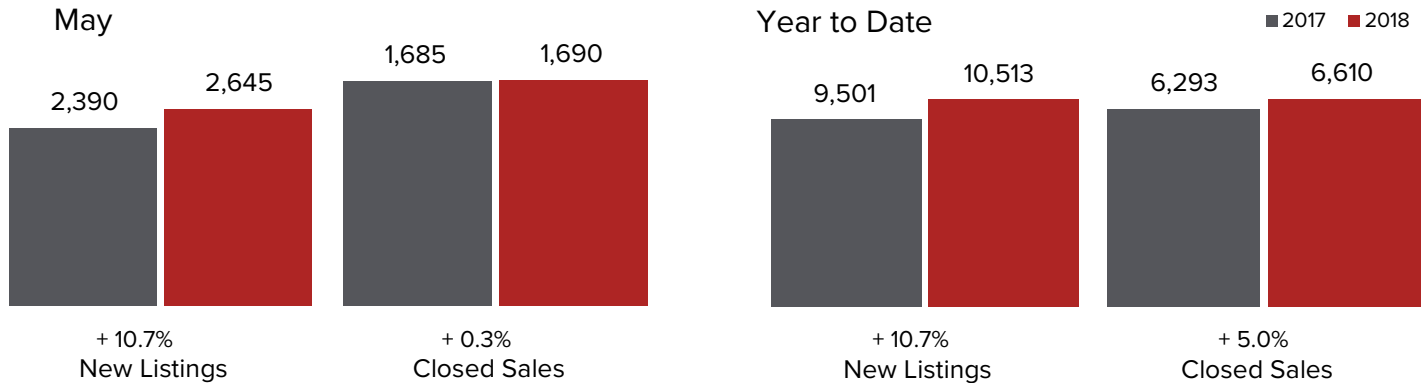
Change in  
Closed Sales

Change in  
Median Sales Price

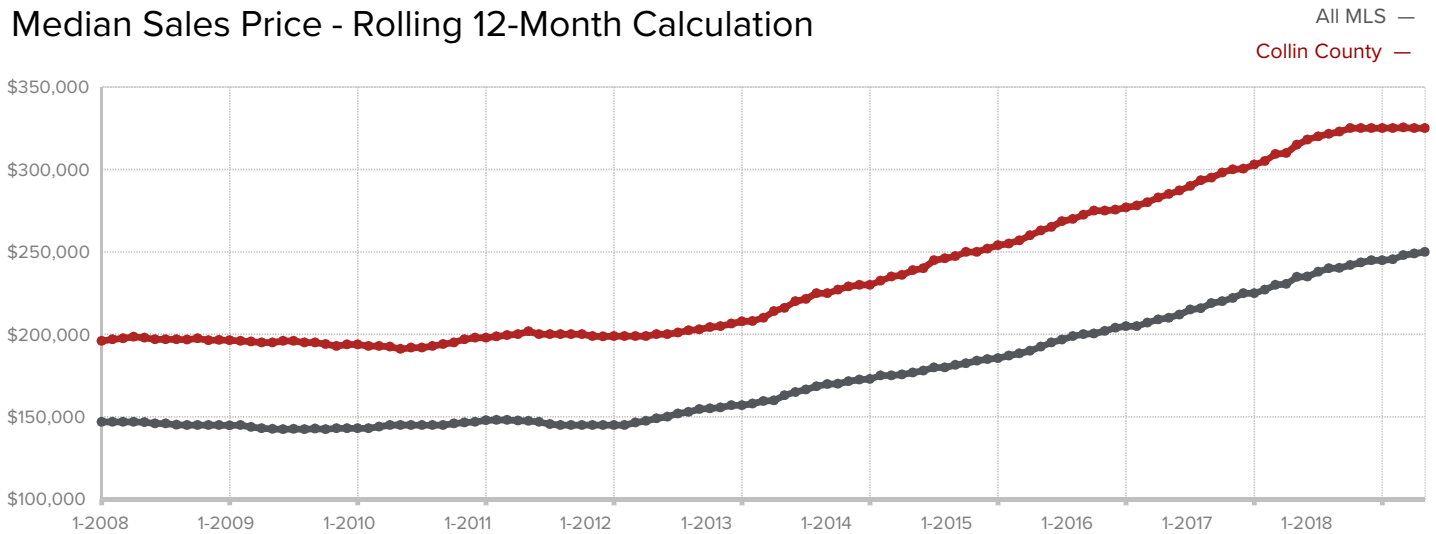
## COLLIN COUNTY

	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	2,390	2,645	+ 10.7%	9,501	10,513	+ 10.7%
Pending Sales	1,755	1,438	- 18.1%	7,263	7,335	+ 1.0%
Closed Sales	1,685	1,690	+ 0.3%	6,293	6,610	+ 5.0%
Average Sales Price*	\$379,903	\$377,184	- 0.7%	\$370,130	\$366,850	- 0.9%
Median Sales Price*	\$341,000	\$338,000	- 0.9%	\$327,700	\$329,000	+ 0.4%
Percent of Original List Price Received*	98.5%	97.8%	- 0.7%	98.1%	97.1%	- 1.0%
Days on Market Until Sale	35	40	+ 14.3%	41	49	+ 19.5%
Inventory of Homes for Sale	3,392	4,538	+ 33.8%	--	--	--
Months Supply of Inventory	2.5	3.2	0.0%	--	--	--

\* Does not include prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



### Median Sales Price - Rolling 12-Month Calculation



# LOCAL MARKET UPDATE – MAY 2018

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+ 1.8%

- 6.6%

+ 4.5%

Change in  
New Listings

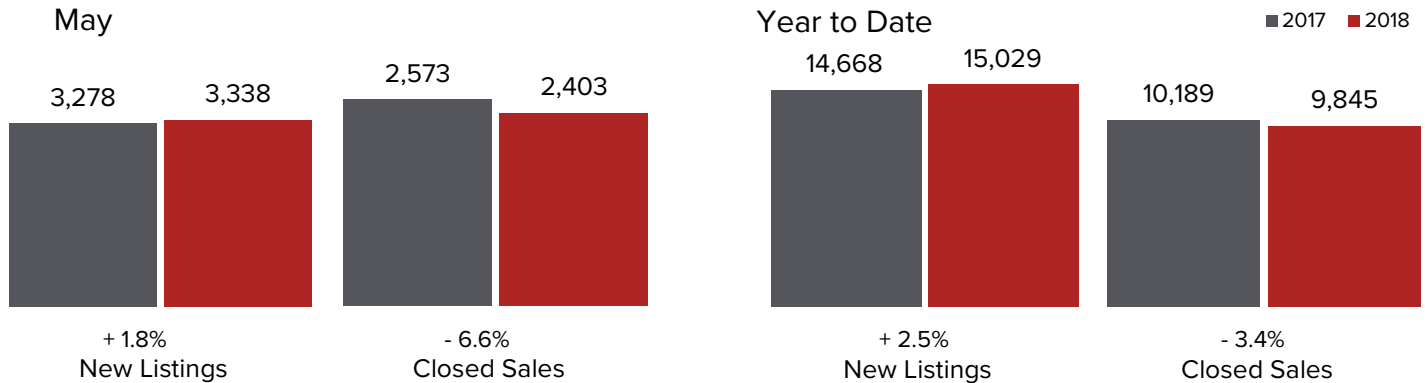
Change in  
Closed Sales

Change in  
Median Sales Price

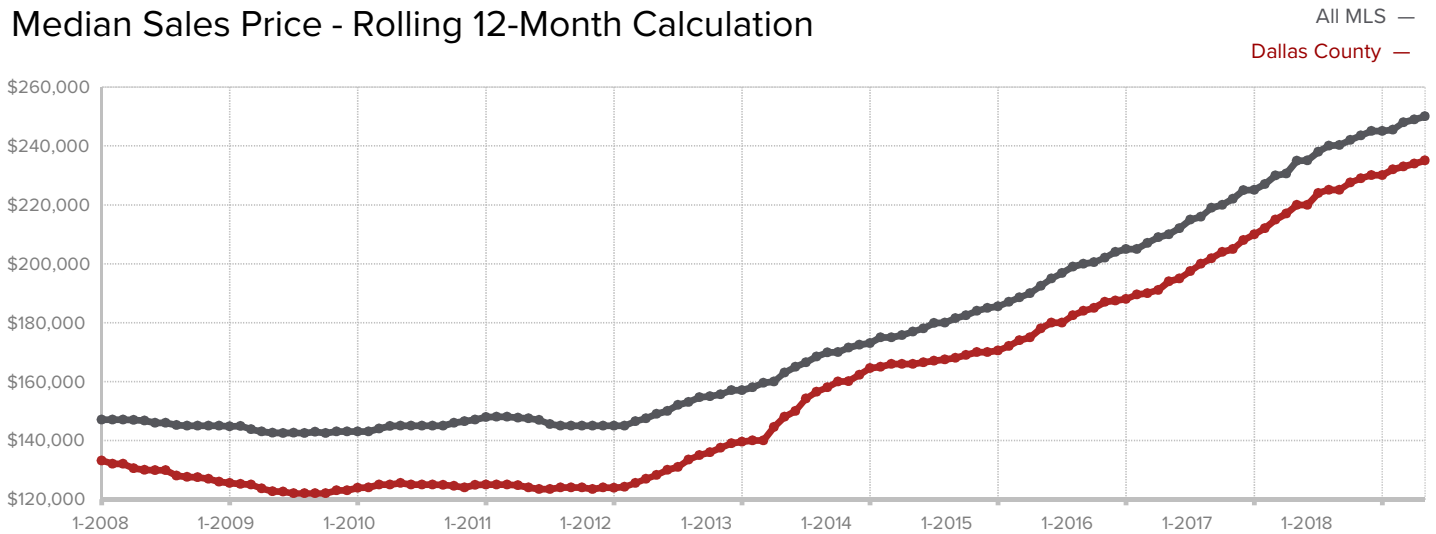
## DALLAS COUNTY

	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	3,278	3,338	+ 1.8%	14,668	15,029	+ 2.5%
Pending Sales	2,500	2,226	- 11.0%	11,353	10,901	- 4.0%
Closed Sales	2,573	2,403	- 6.6%	10,189	9,845	- 3.4%
Average Sales Price*	\$362,836	\$380,307	+ 4.8%	\$334,602	\$349,422	+ 4.4%
Median Sales Price*	\$244,000	\$255,000	+ 4.5%	\$227,900	\$240,000	+ 5.3%
Percent of Original List Price Received*	98.5%	98.0%	- 0.5%	97.9%	97.4%	- 0.5%
Days on Market Until Sale	32	29	- 9.4%	35	35	0.0%
Inventory of Homes for Sale	4,935	5,125	+ 3.9%	--	--	--
Months Supply of Inventory	2.3	2.4	0.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



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+ 4.7%

- 0.1%

+ 4.4%

Change in  
New Listings

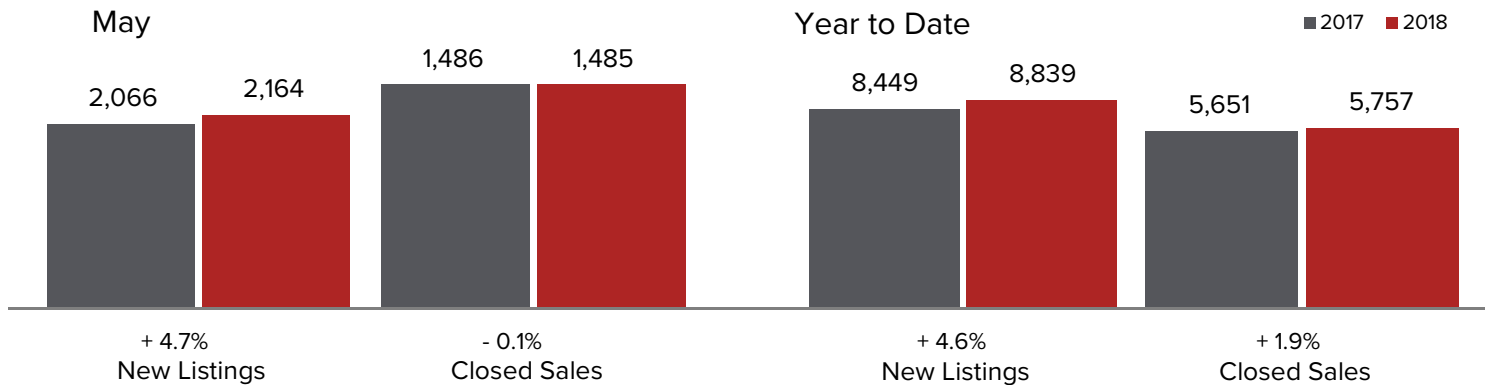
Change in  
Closed Sales

Change in  
Median Sales Price

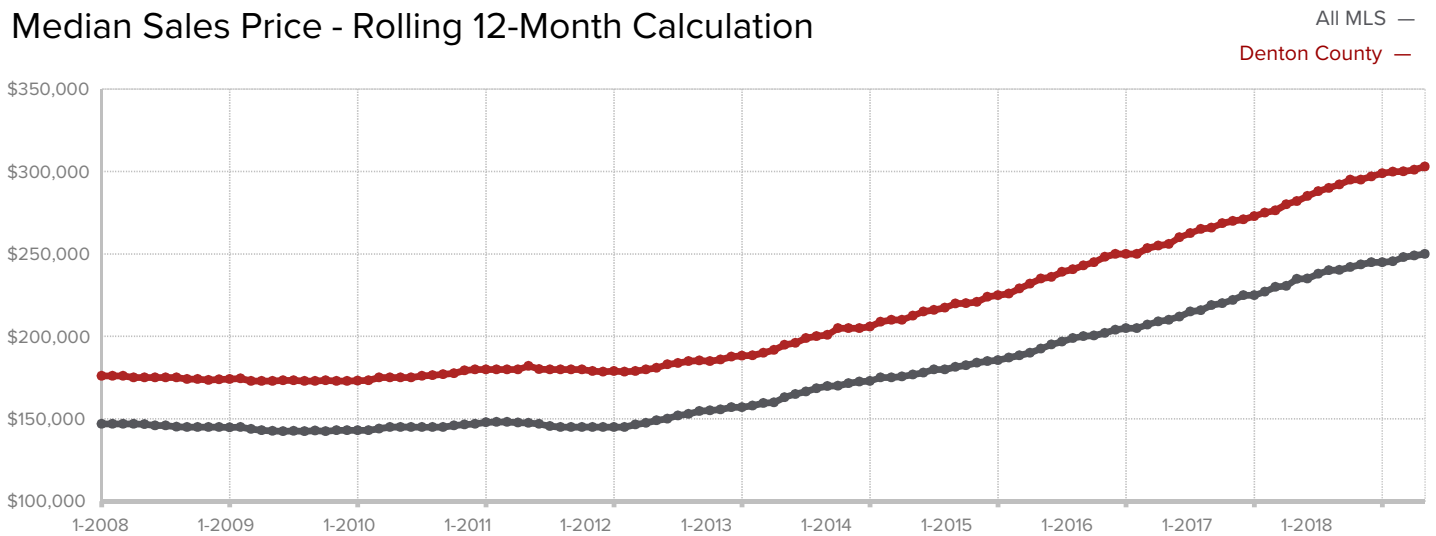
## DENTON COUNTY

	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	2,066	2,164	+ 4.7%	8,449	8,839	+ 4.6%
Pending Sales	1,533	1,370	- 10.6%	6,554	6,459	- 1.4%
Closed Sales	1,486	1,485	- 0.1%	5,651	5,757	+ 1.9%
Average Sales Price*	\$351,508	\$353,450	+ 0.6%	\$336,020	\$352,021	+ 4.8%
Median Sales Price*	\$301,700	\$315,000	+ 4.4%	\$292,000	\$310,000	+ 6.2%
Percent of Original List Price Received*	98.6%	97.9%	- 0.7%	98.2%	97.5%	- 0.7%
Days on Market Until Sale	34	40	+ 17.6%	40	46	+ 15.0%
Inventory of Homes for Sale	2,967	3,376	+ 13.8%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 50.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



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**+ 44.4%**

**+ 7.7%**

**+ 11.6%**

Change in  
New Listings

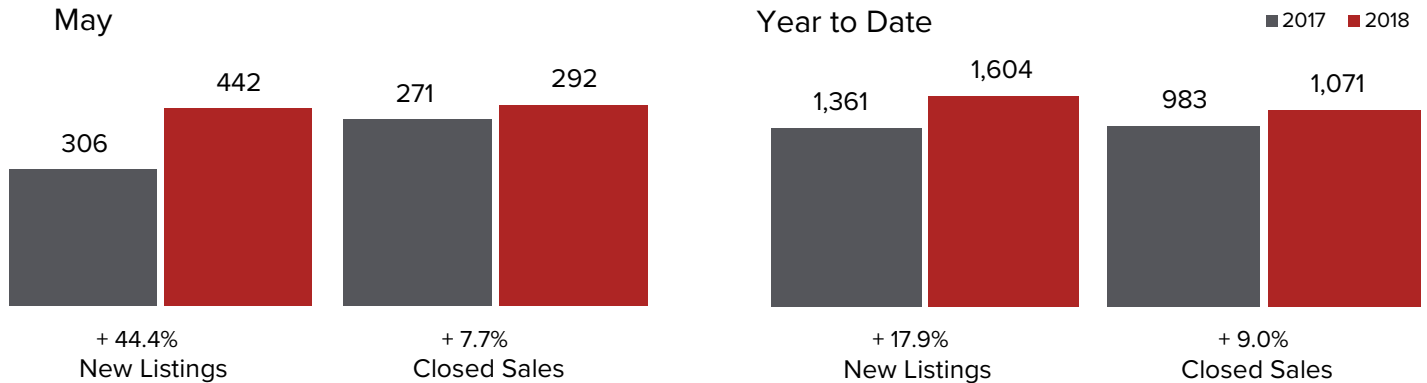
Change in  
Closed Sales

Change in  
Median Sales Price

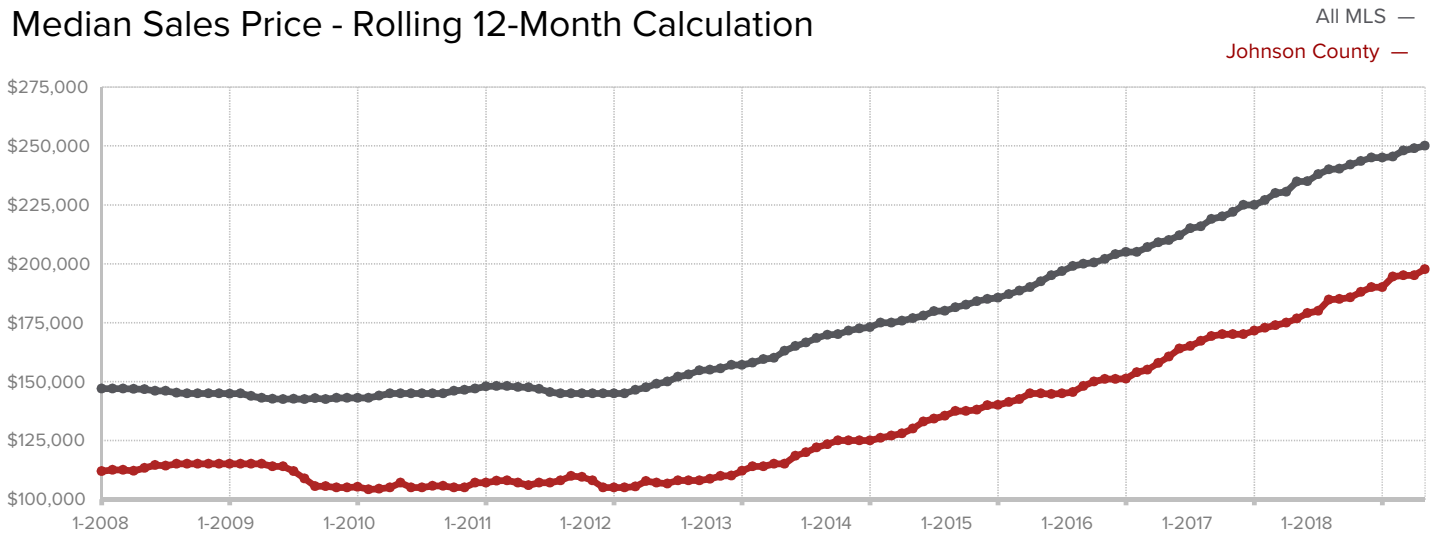
## JOHNSON COUNTY

	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	306	442	+ 44.4%	1,361	1,604	+ 17.9%
Pending Sales	258	283	+ 9.7%	1,111	1,212	+ 9.1%
Closed Sales	271	292	+ 7.7%	983	1,071	+ 9.0%
Average Sales Price*	\$216,239	\$238,071	+ 10.1%	\$202,860	\$227,656	+ 12.2%
Median Sales Price*	\$198,000	\$220,950	+ 11.6%	\$185,000	\$205,000	+ 10.8%
Percent of Original List Price Received*	98.6%	98.0%	- 0.6%	97.4%	97.7%	+ 0.3%
Days on Market Until Sale	38	37	- 2.6%	40	41	+ 2.5%
Inventory of Homes for Sale	498	626	+ 25.7%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 50.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# LOCAL MARKET UPDATE – MAY 2018

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- 7.3%

+ 7.0%

+ 10.6%

Change in  
New Listings

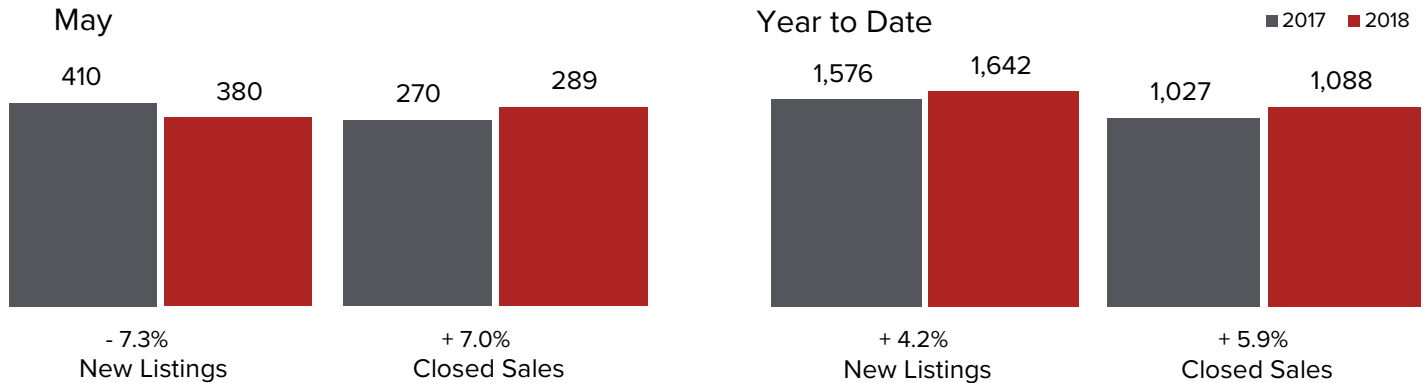
Change in  
Closed Sales

Change in  
Median Sales Price

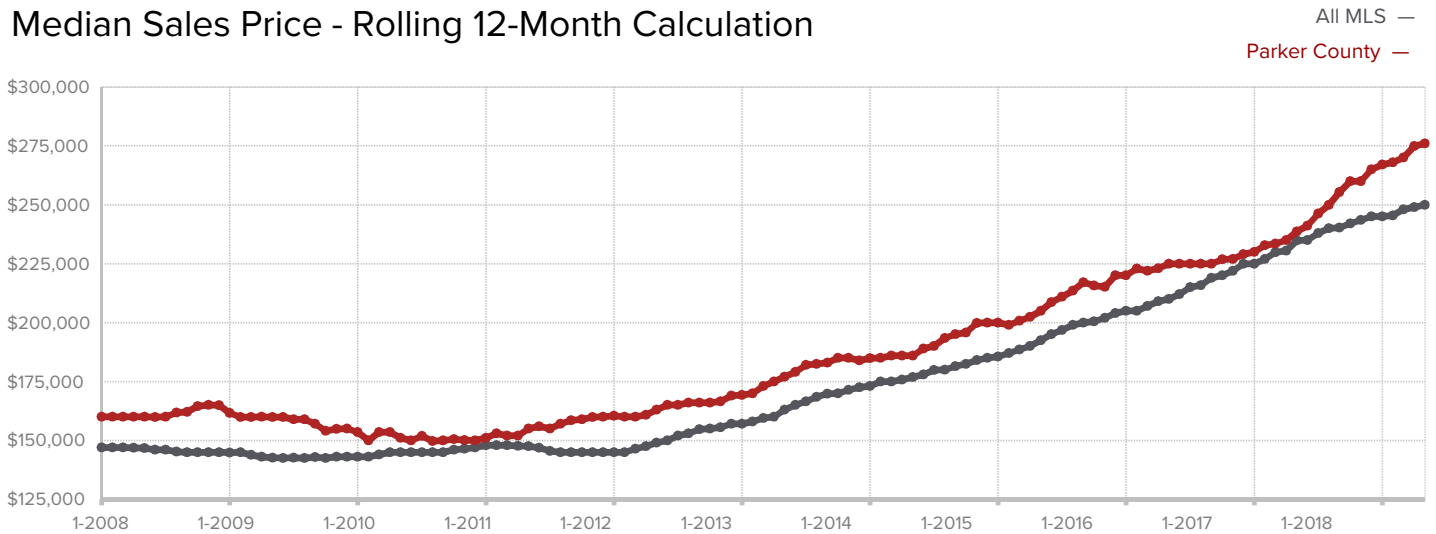
## PARKER COUNTY

	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	410	380	- 7.3%	1,576	1,642	+ 4.2%
Pending Sales	268	244	- 9.0%	1,172	1,204	+ 2.7%
Closed Sales	270	289	+ 7.0%	1,027	1,088	+ 5.9%
Average Sales Price*	\$285,975	\$323,884	+ 13.3%	\$274,026	\$305,028	+ 11.3%
Median Sales Price*	\$272,500	\$301,375	+ 10.6%	\$254,450	\$280,600	+ 10.3%
Percent of Original List Price Received*	96.7%	96.5%	- 0.2%	96.3%	96.2%	- 0.1%
Days on Market Until Sale	61	52	- 14.8%	66	64	- 3.0%
Inventory of Homes for Sale	855	828	- 3.2%	--	--	--
Months Supply of Inventory	4.0	3.7	0.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation



# LOCAL MARKET UPDATE – MAY 2018

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+ 3.2%

- 4.6%

+ 7.6%

Change in  
New Listings

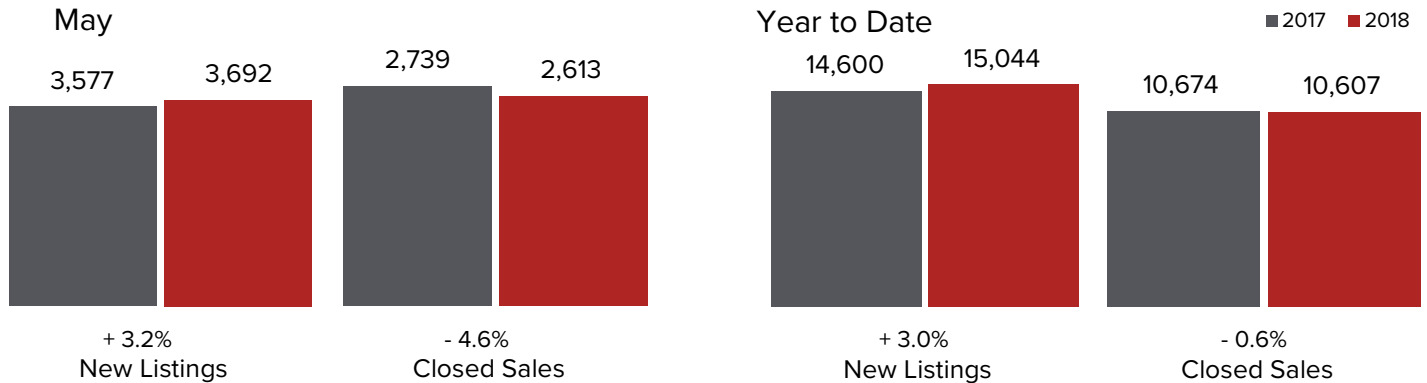
Change in  
Closed Sales

Change in  
Median Sales Price

## TARRANT COUNTY

	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	3,577	3,692	+ 3.2%	14,600	15,044	+ 3.0%
Pending Sales	2,831	2,512	- 11.3%	12,123	11,940	- 1.5%
Closed Sales	2,739	2,613	- 4.6%	10,674	10,607	- 0.6%
Average Sales Price*	\$274,822	\$295,182	+ 7.4%	\$262,119	\$276,673	+ 5.6%
Median Sales Price*	\$221,250	\$238,000	+ 7.6%	\$215,000	\$227,500	+ 5.8%
Percent of Original List Price Received*	99.2%	99.2%	0.0%	98.4%	98.2%	- 0.2%
Days on Market Until Sale	28	27	- 3.6%	34	35	+ 2.9%
Inventory of Homes for Sale	4,466	4,738	+ 6.1%	--	--	--
Months Supply of Inventory	1.9	2.0	0.0%	--	--	--

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### Median Sales Price - Rolling 12-Month Calculation

