

LOCAL MARKET UPDATES

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



JUNE 2018

Collin County

Dallas County

Denton County

Johnson County

Parker County

Tarrant County

Local Market Update – June 2018

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



COLLIN COUNTY

+ 3.9%

- 9.1%

+ 2.0%

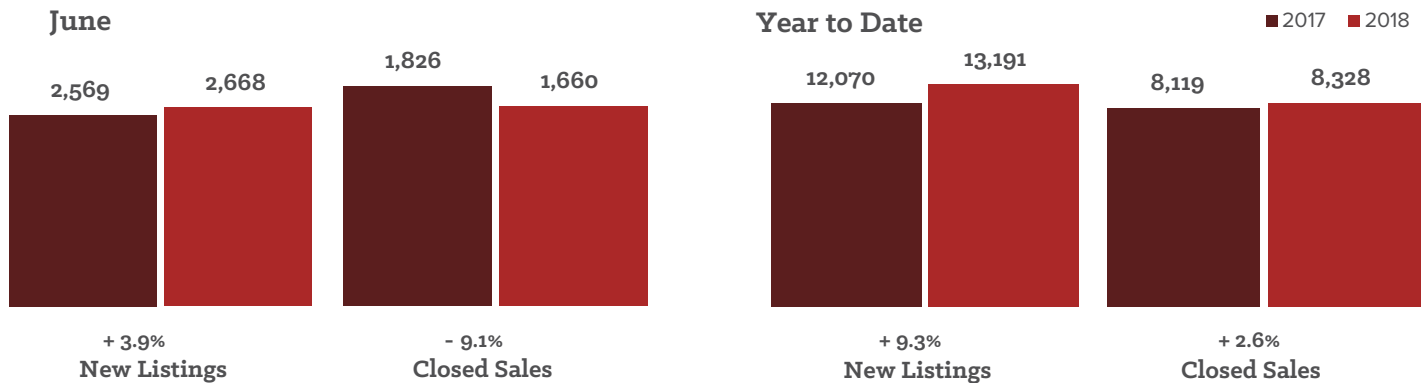
Change in
New Listings

Change in
Closed Sales

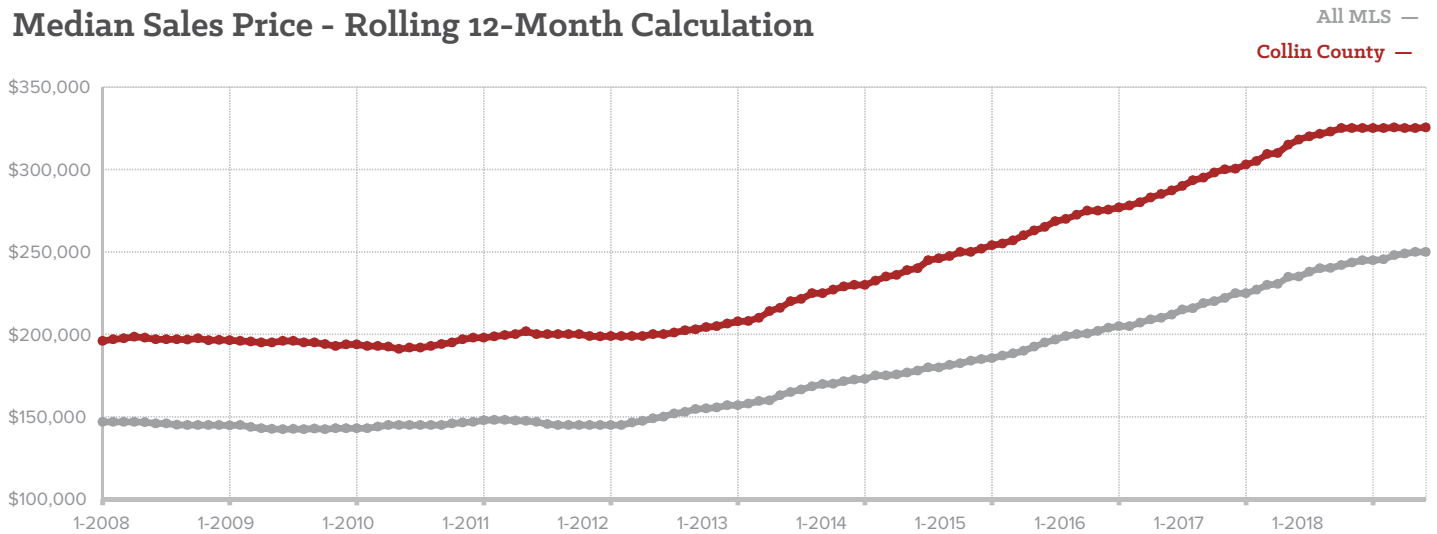
Change in
Median Sales Price

	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	2,569	2,668	+ 3.9%	12,070	13,191	+ 9.3%
Pending Sales	1,637	1,354	- 17.3%	8,900	8,938	+ 0.4%
Closed Sales	1,826	1,660	- 9.1%	8,119	8,328	+ 2.6%
Average Sales Price*	\$375,547	\$389,671	+ 3.8%	\$371,348	\$371,392	+ 0.0%
Median Sales Price*	\$340,000	\$346,800	+ 2.0%	\$330,000	\$331,303	+ 0.4%
Percent of Original List Price Received*	98.3%	97.5%	- 0.8%	98.2%	97.2%	- 1.0%
Days on Market Until Sale	33	37	+ 12.1%	39	47	+ 20.5%
Inventory of Homes for Sale	4,014	5,155	+ 28.4%	--	--	--
Months Supply of Inventory	2.9	3.7	+ 33.3%	--	--	--

* 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 – June 2018

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DALLAS COUNTY

+ 4.3%

- 7.1%

+ 7.3%

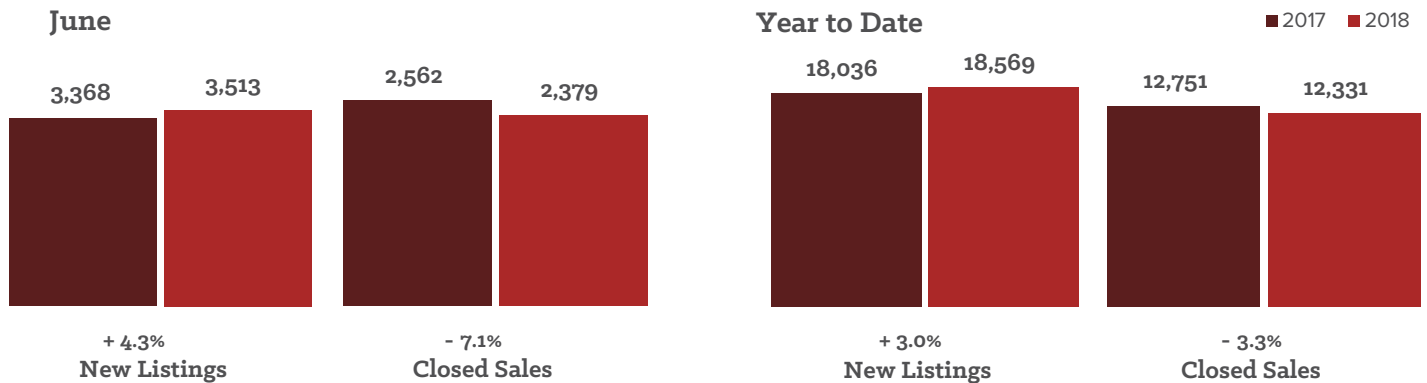
Change in
New Listings

Change in
Closed Sales

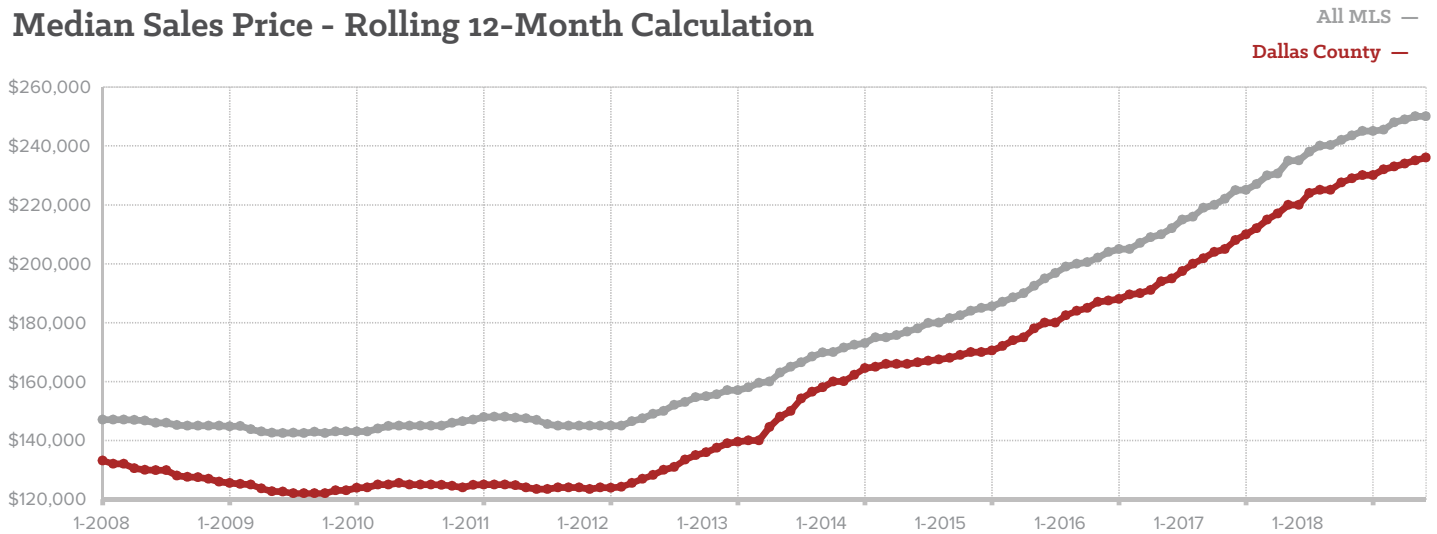
Change in
Median Sales Price

	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	3,368	3,513	+ 4.3%	18,036	18,569	+ 3.0%
Pending Sales	2,324	2,042	- 12.1%	13,677	13,164	- 3.8%
Closed Sales	2,562	2,379	- 7.1%	12,751	12,331	- 3.3%
Average Sales Price*	\$370,810	\$390,254	+ 5.2%	\$341,878	\$357,609	+ 4.6%
Median Sales Price*	\$240,000	\$257,500	+ 7.3%	\$230,000	\$245,000	+ 6.5%
Percent of Original List Price Received*	98.6%	97.6%	- 1.0%	98.0%	97.4%	- 0.6%
Days on Market Until Sale	28	30	+ 7.1%	33	35	+ 6.1%
Inventory of Homes for Sale	5,413	5,697	+ 5.2%	--	--	--
Months Supply of Inventory	2.6	2.7	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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DENTON COUNTY

+ 3.0%

- 8.0%

+ 6.5%

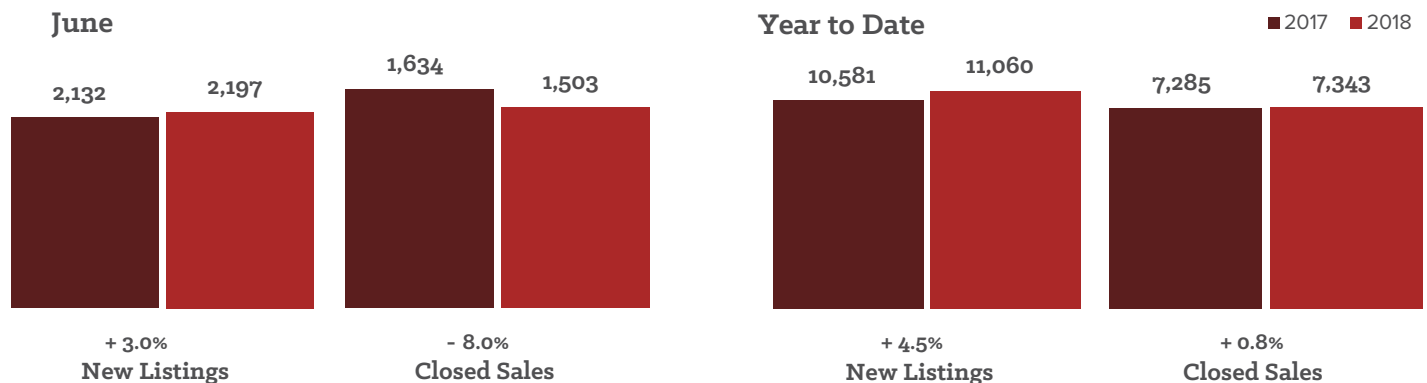
Change in
New Listings

Change in
Closed Sales

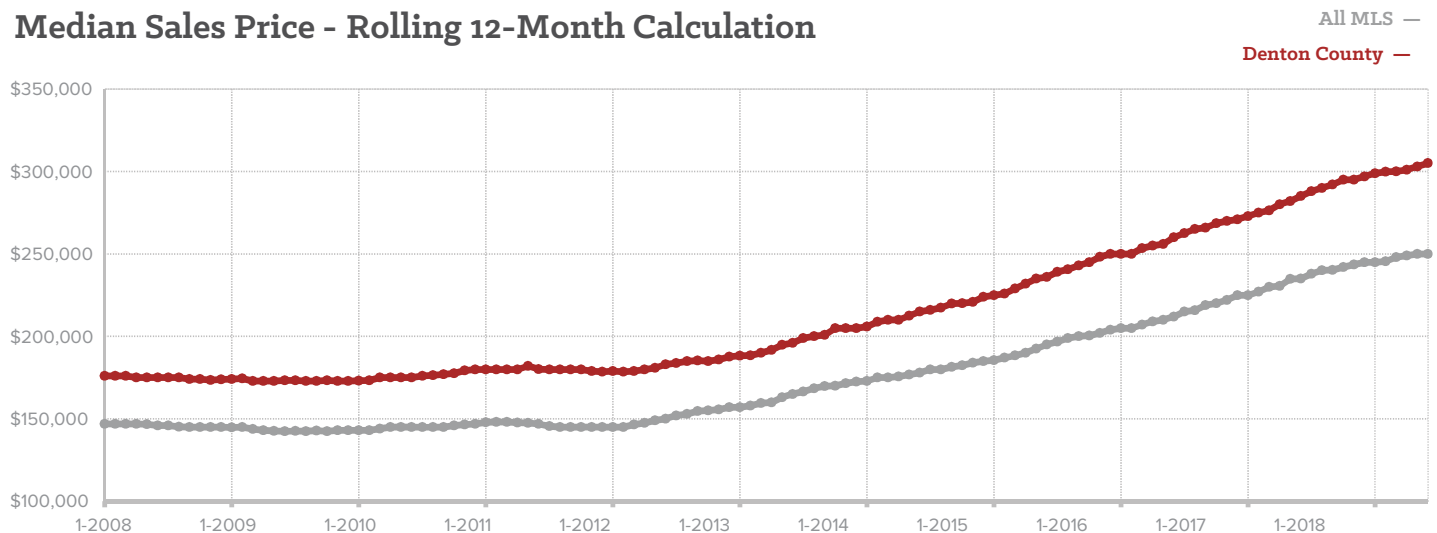
Change in
Median Sales Price

	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	2,132	2,197	+ 3.0%	10,581	11,060	+ 4.5%
Pending Sales	1,491	1,254	- 15.9%	8,045	7,865	- 2.2%
Closed Sales	1,634	1,503	- 8.0%	7,285	7,343	+ 0.8%
Average Sales Price*	\$355,313	\$369,157	+ 3.9%	\$340,345	\$355,731	+ 4.5%
Median Sales Price*	\$306,155	\$325,950	+ 6.5%	\$295,000	\$314,990	+ 6.8%
Percent of Original List Price Received*	98.5%	97.6%	- 0.9%	98.3%	97.5%	- 0.8%
Days on Market Until Sale	34	38	+ 11.8%	38	44	+ 15.8%
Inventory of Homes for Sale	3,323	3,821	+ 15.0%	--	--	--
Months Supply of Inventory	2.7	3.0	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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JOHNSON COUNTY

+ 17.6%

+ 0.8%

+ 9.6%

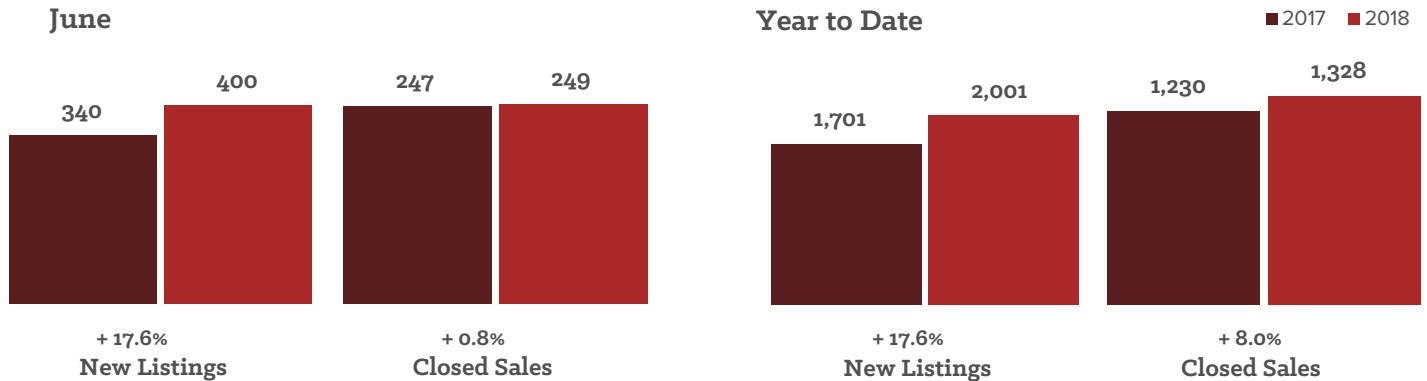
Change in
New Listings

Change in
Closed Sales

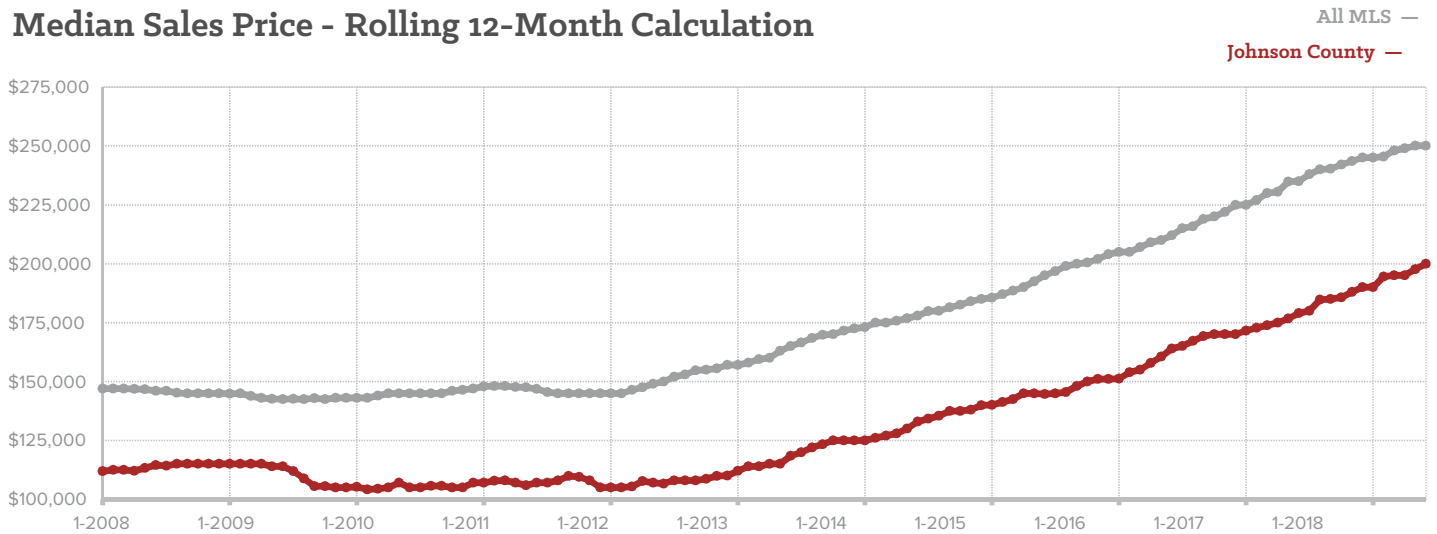
Change in
Median Sales Price

	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	340	400	+ 17.6%	1,701	2,001	+ 17.6%
Pending Sales	226	273	+ 20.8%	1,337	1,518	+ 13.5%
Closed Sales	247	249	+ 0.8%	1,230	1,328	+ 8.0%
Average Sales Price*	\$207,403	\$232,438	+ 12.1%	\$203,772	\$229,124	+ 12.4%
Median Sales Price*	\$182,500	\$200,000	+ 9.6%	\$184,000	\$203,000	+ 10.3%
Percent of Original List Price Received*	98.0%	97.2%	- 0.8%	97.5%	97.6%	+ 0.1%
Days on Market Until Sale	34	38	+ 11.8%	39	41	+ 5.1%
Inventory of Homes for Sale	569	668	+ 17.4%	--	--	--
Months Supply of Inventory	2.8	2.9	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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PARKER COUNTY

+ 10.9%

- 2.7%

+ 17.1%

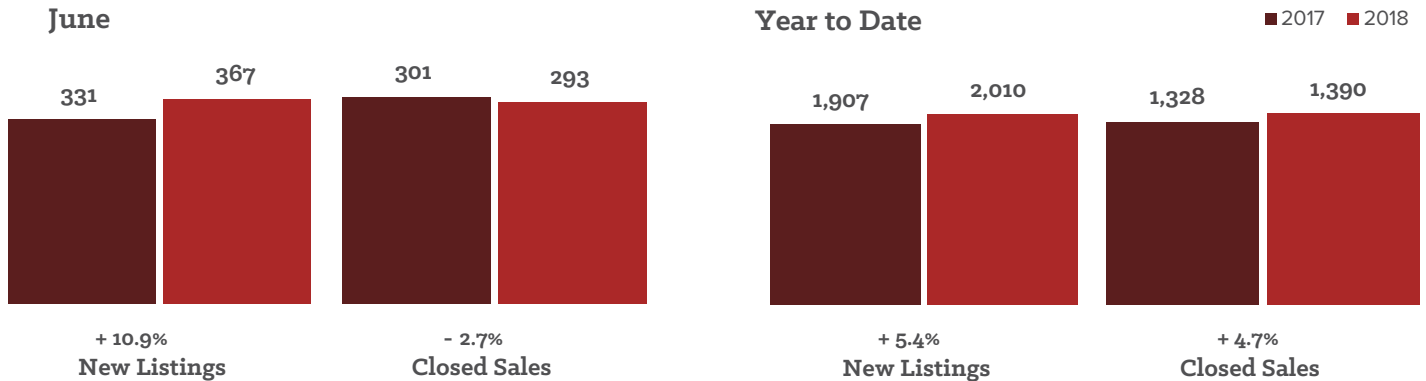
Change in
New Listings

Change in
Closed Sales

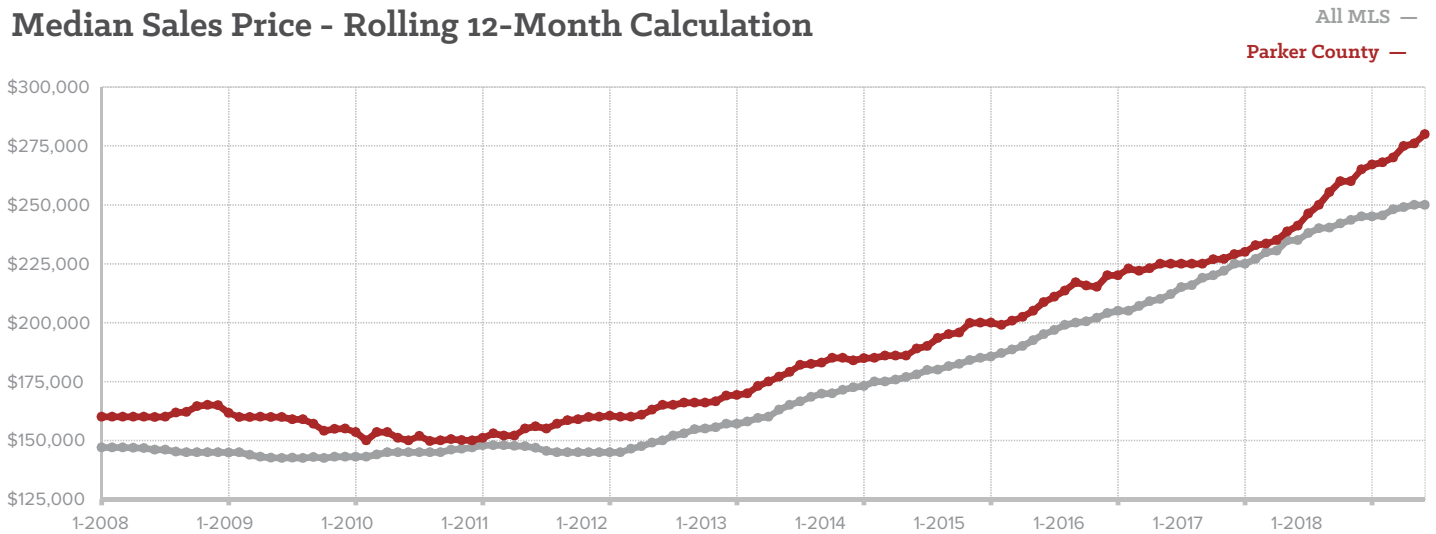
Change in
Median Sales Price

	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	331	367	+ 10.9%	1,907	2,010	+ 5.4%
Pending Sales	244	214	- 12.3%	1,416	1,491	+ 5.3%
Closed Sales	301	293	- 2.7%	1,328	1,390	+ 4.7%
Average Sales Price*	\$274,531	\$328,741	+ 19.7%	\$274,141	\$309,826	+ 13.0%
Median Sales Price*	\$260,000	\$304,550	+ 17.1%	\$255,000	\$285,950	+ 12.1%
Percent of Original List Price Received*	96.3%	97.0%	+ 0.7%	96.3%	96.4%	+ 0.1%
Days on Market Until Sale	57	61	+ 7.0%	64	64	0.0%
Inventory of Homes for Sale	887	840	- 5.3%	--	--	--
Months Supply of Inventory	4.1	3.7	0.0%	--	--	--

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TARRANT COUNTY

+ 4.7%

- 8.5%

+ 7.1%

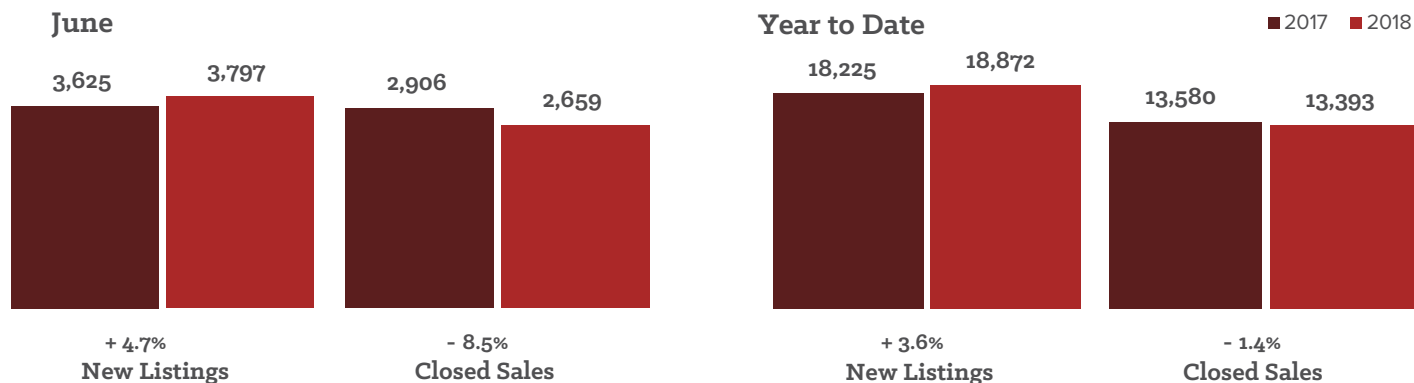
Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	3,625	3,797	+ 4.7%	18,225	18,872	+ 3.6%
Pending Sales	2,716	2,504	- 7.8%	14,839	14,664	- 1.2%
Closed Sales	2,906	2,659	- 8.5%	13,580	13,393	- 1.4%
Average Sales Price*	\$275,910	\$301,125	+ 9.1%	\$265,069	\$281,325	+ 6.1%
Median Sales Price*	\$225,000	\$241,000	+ 7.1%	\$216,000	\$230,000	+ 6.5%
Percent of Original List Price Received*	99.1%	98.5%	- 0.6%	98.6%	98.3%	- 0.3%
Days on Market Until Sale	26	26	0.0%	32	33	+ 3.1%
Inventory of Homes for Sale	4,945	5,296	+ 7.1%	--	--	--
Months Supply of Inventory	2.1	2.3	0.0%	--	--	--

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