

# Local Market Updates

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



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## April 2018

Collin County

Dallas County

Denton County

Johnson County

Parker County

Tarrant County

# Local Market Update – April 2018

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



+ 15.3%

+ 2.7%

- 1.6%

Change in  
New Listings

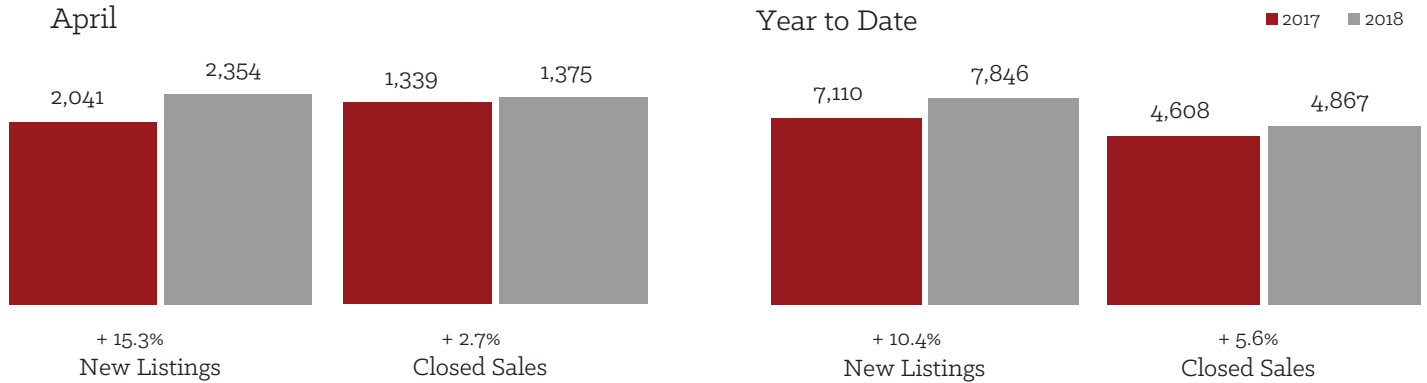
Change in  
Closed Sales

Change in  
Median Sales Price

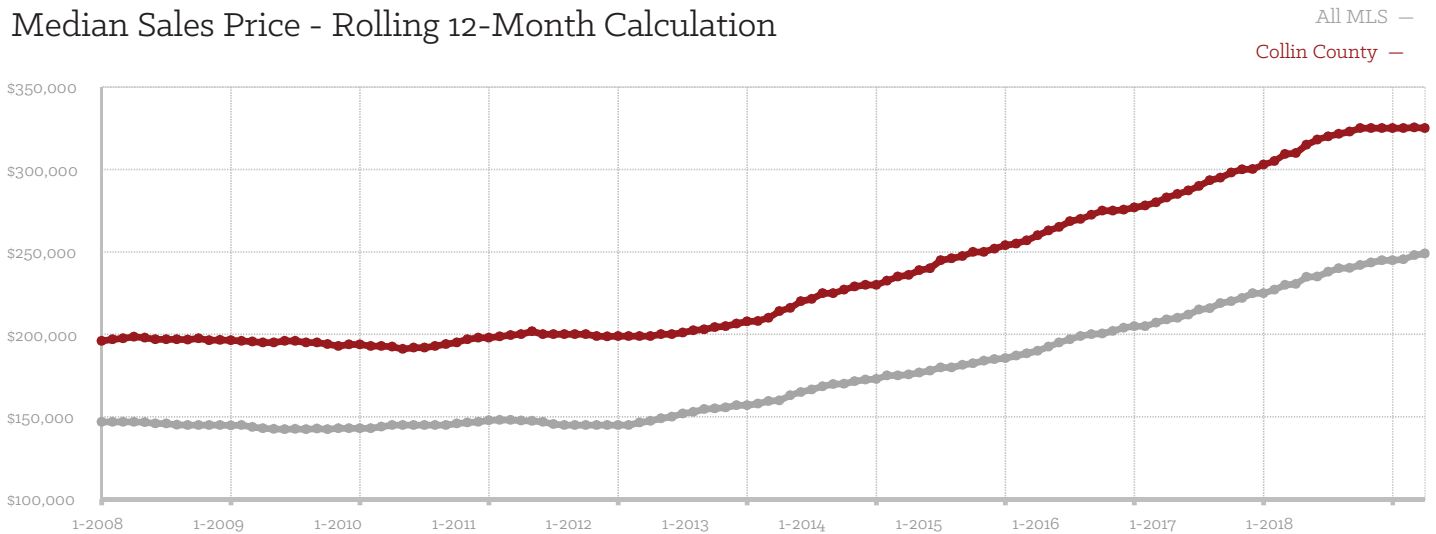
## Collin County

	April			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	2,041	2,354	+ 15.3%	7,110	7,846	+ 10.4%
Pending Sales	1,588	1,462	- 7.9%	5,508	5,614	+ 1.9%
Closed Sales	1,339	1,375	+ 2.7%	4,608	4,867	+ 5.6%
Average Sales Price*	\$367,882	\$367,186	- 0.2%	\$366,555	\$363,193	- 0.9%
Median Sales Price*	\$331,000	\$325,823	- 1.6%	\$324,000	\$325,000	+ 0.3%
Percent of Original List Price Received*	98.5%	97.5%	- 1.0%	98.0%	96.9%	- 1.1%
Days on Market Until Sale	38	46	+ 21.1%	44	52	+ 18.2%
Inventory of Homes for Sale	3,014	3,955	+ 31.2%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 50.0%	--	--	--

\* 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 – April 2018

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+ 15.1%

- 2.8%

+ 6.7%

Change in  
New Listings

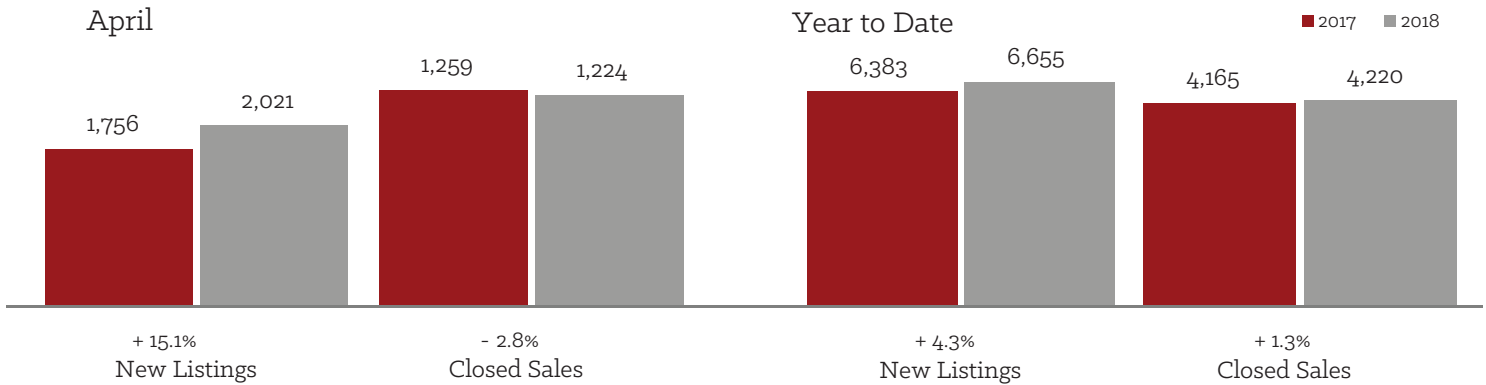
Change in  
Closed Sales

Change in  
Median Sales Price

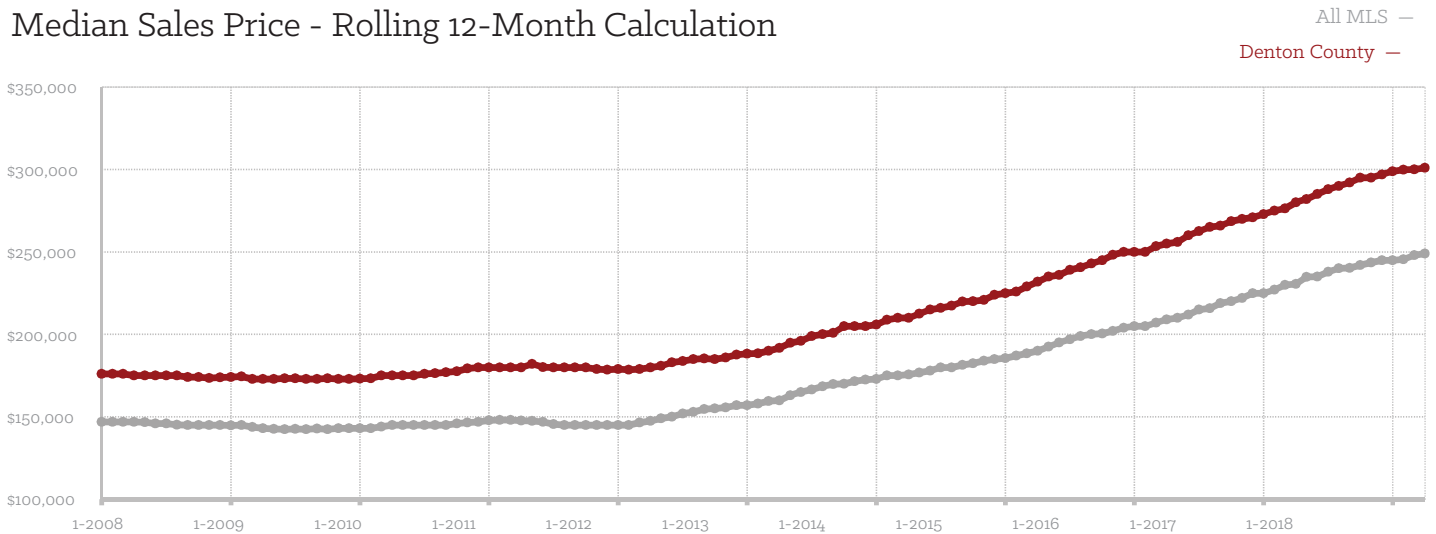
## Denton County

	April			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	1,756	2,021	+ 15.1%	6,383	6,655	+ 4.3%
Pending Sales	1,404	1,339	- 4.6%	5,021	4,912	- 2.2%
Closed Sales	1,259	1,224	- 2.8%	4,165	4,220	+ 1.3%
Average Sales Price*	\$333,868	\$359,154	+ 7.6%	\$330,494	\$351,328	+ 6.3%
Median Sales Price*	\$295,300	\$315,000	+ 6.7%	\$289,990	\$309,000	+ 6.6%
Percent of Original List Price Received*	98.8%	98.0%	- 0.8%	98.1%	97.4%	- 0.7%
Days on Market Until Sale	36	42	+ 16.7%	42	48	+ 14.3%
Inventory of Homes for Sale	2,682	3,098	+ 15.5%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 50.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation





+ 6.6%

+ 18.7%

+ 3.2%

Change in  
New Listings

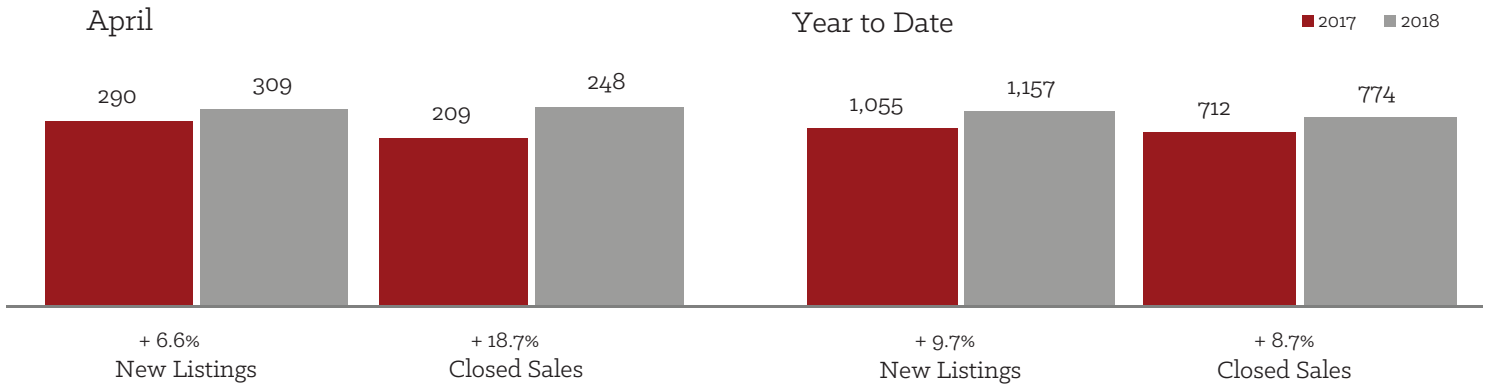
Change in  
Closed Sales

Change in  
Median Sales Price

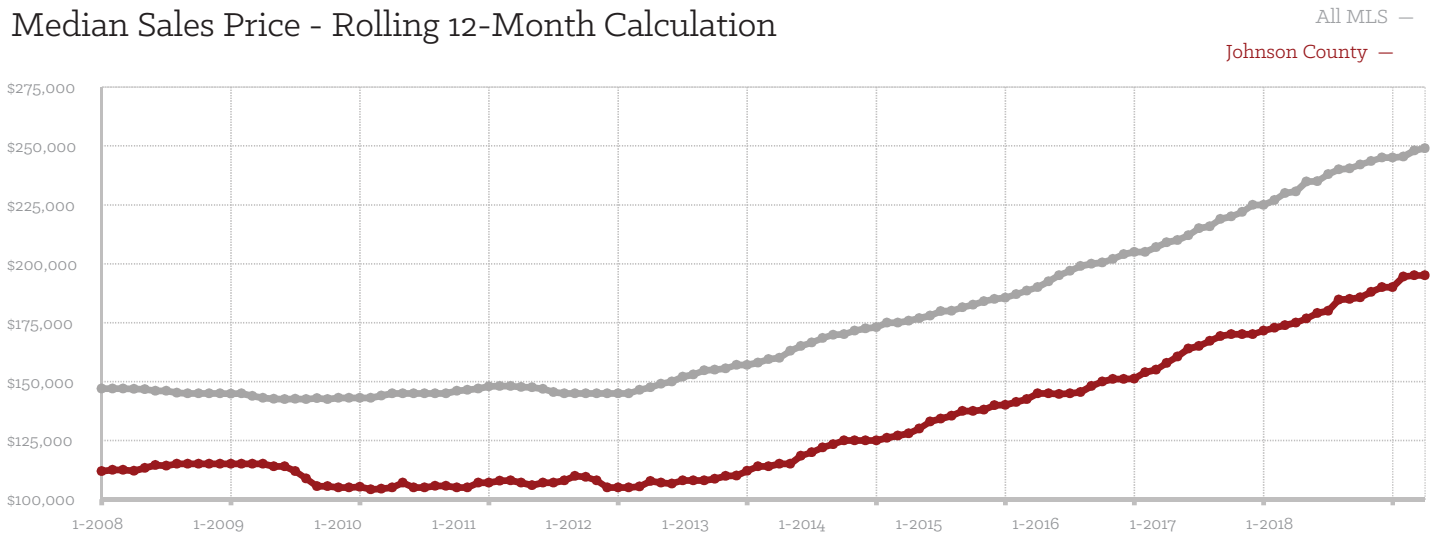
# Johnson County

	April			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	290	309	+ 6.6%	1,055	1,157	+ 9.7%
Pending Sales	237	241	+ 1.7%	853	919	+ 7.7%
Closed Sales	209	248	+ 18.7%	712	774	+ 8.7%
Average Sales Price*	\$212,316	\$217,807	+ 2.6%	\$197,768	\$223,920	+ 13.2%
Median Sales Price*	\$186,000	\$192,000	+ 3.2%	\$179,000	\$199,900	+ 11.7%
Percent of Original List Price Received*	97.7%	98.1%	+ 0.4%	97.0%	97.5%	+ 0.5%
Days on Market Until Sale	33	34	+ 3.0%	41	43	+ 4.9%
Inventory of Homes for Sale	490	533	+ 8.8%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



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+ 11.2%

+ 17.0%

+ 9.8%

Change in  
New Listings

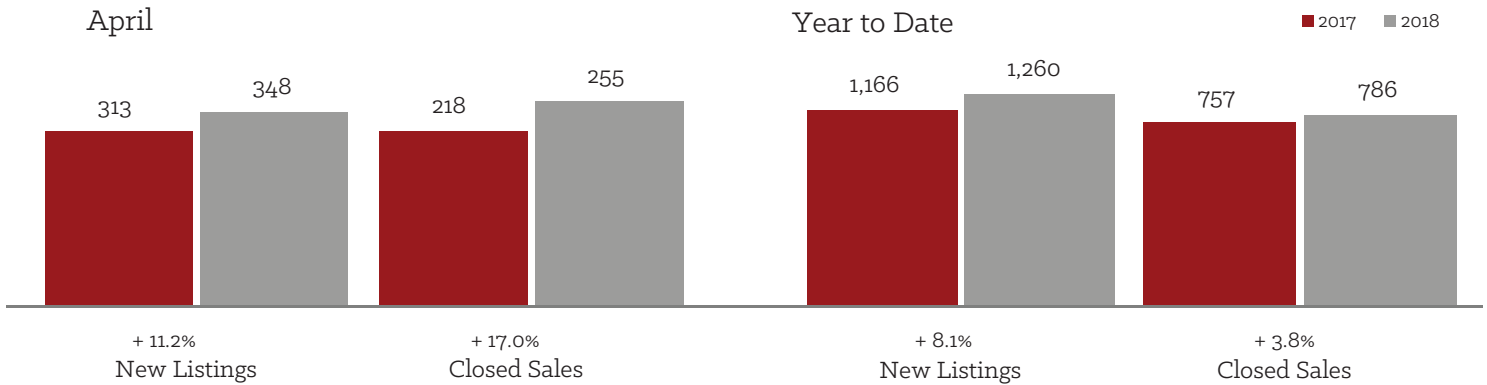
Change in  
Closed Sales

Change in  
Median Sales Price

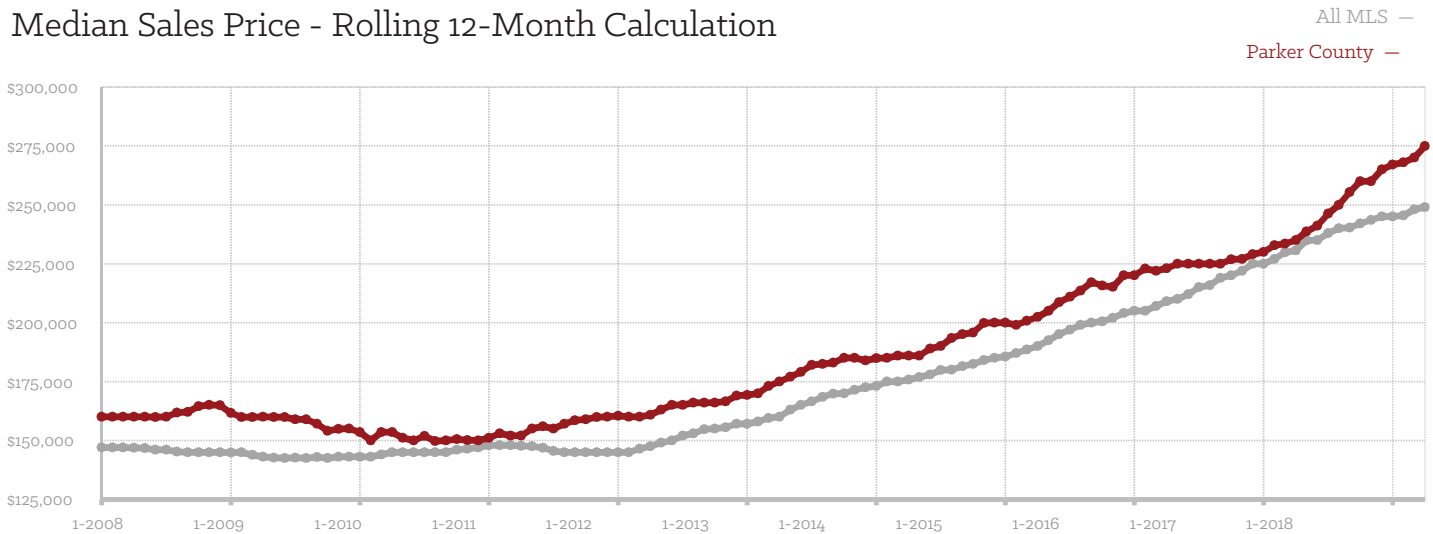
## Parker County

	April			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	313	348	+ 11.2%	1,166	1,260	+ 8.1%
Pending Sales	276	221	- 19.9%	904	901	- 0.3%
Closed Sales	218	255	+ 17.0%	757	786	+ 3.8%
Average Sales Price*	\$286,788	\$318,834	+ 11.2%	\$269,769	\$298,318	+ 10.6%
Median Sales Price*	\$255,000	\$280,000	+ 9.8%	\$245,000	\$272,500	+ 11.2%
Percent of Original List Price Received*	96.5%	97.0%	+ 0.5%	96.1%	96.1%	0.0%
Days on Market Until Sale	67	67	0.0%	68	68	0.0%
Inventory of Homes for Sale	763	814	+ 6.7%	--	--	--
Months Supply of Inventory	3.5	3.7	0.0%	--	--	--

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## Median Sales Price - Rolling 12-Month Calculation



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+ 12.1%

- 2.9%

+ 7.3%

Change in  
New Listings

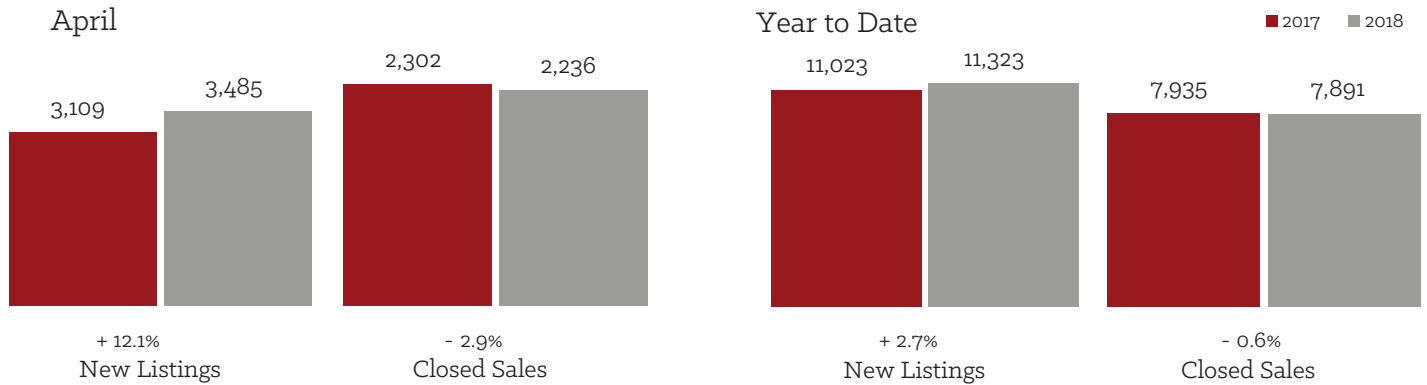
Change in  
Closed Sales

Change in  
Median Sales Price

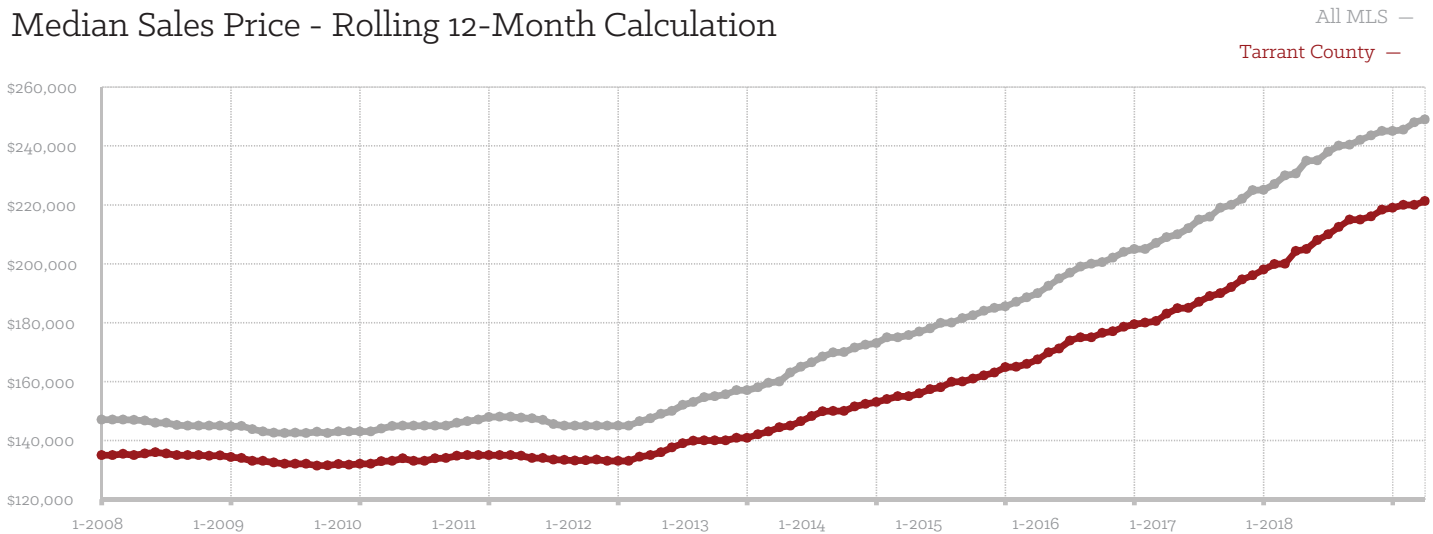
## Tarrant County

	April			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	3,109	3,485	+ 12.1%	11,023	11,323	+ 2.7%
Pending Sales	2,569	2,506	- 2.5%	9,292	9,214	- 0.8%
Closed Sales	2,302	2,236	- 2.9%	7,935	7,891	- 0.6%
Average Sales Price*	\$269,278	\$286,184	+ 6.3%	\$257,731	\$270,787	+ 5.1%
Median Sales Price*	\$219,000	\$235,000	+ 7.3%	\$210,630	\$225,000	+ 6.8%
Percent of Original List Price Received*	99.0%	98.5%	- 0.5%	98.2%	97.9%	- 0.3%
Days on Market Until Sale	30	33	+ 10.0%	36	37	+ 2.8%
Inventory of Homes for Sale	4,080	4,223	+ 3.5%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--

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+ 13.6%

- 3.5%

+ 4.2%

Change in  
New Listings

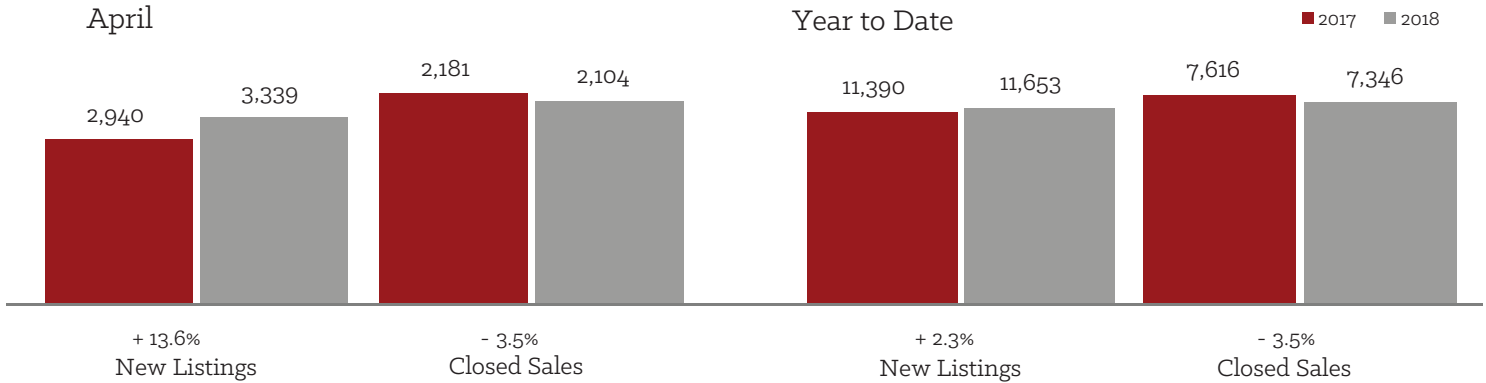
Change in  
Closed Sales

Change in  
Median Sales Price

## Dallas County

	April			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	2,940	3,339	+ 13.6%	11,390	11,653	+ 2.3%
Pending Sales	2,443	2,228	- 8.8%	8,854	8,417	- 4.9%
Closed Sales	2,181	2,104	- 3.5%	7,616	7,346	- 3.5%
Average Sales Price*	\$329,049	\$344,954	+ 4.8%	\$325,068	\$340,322	+ 4.7%
Median Sales Price*	\$235,150	\$245,000	+ 4.2%	\$223,500	\$235,130	+ 5.2%
Percent of Original List Price Received*	98.3%	97.8%	- 0.5%	97.6%	97.1%	- 0.5%
Days on Market Until Sale	32	31	- 3.1%	35	37	+ 5.7%
Inventory of Homes for Sale	4,671	4,798	+ 2.7%	--	--	--
Months Supply of Inventory	2.2	2.3	0.0%	--	--	--

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