

LOCAL MARKET UPDATES

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



SEPTEMBER 2018

Collin County

Dallas County

Denton County

Johnson County

Parker County

Tarrant County

- 6.7%

- 11.2%

+ 4.1%

Change in
New Listings

Change in
Closed Sales

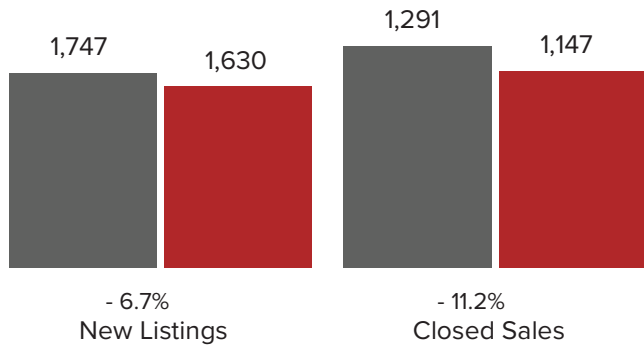
Change in
Median Sales Price

COLLIN COUNTY

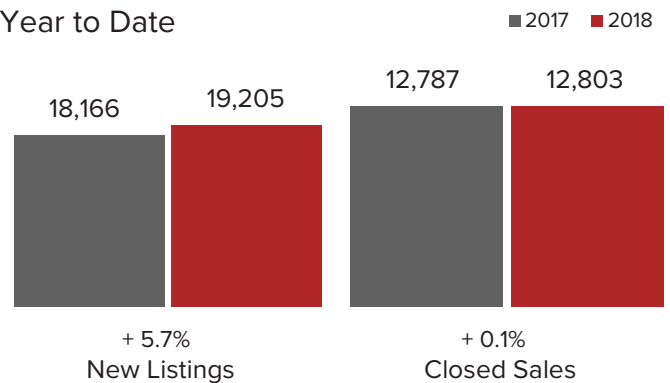
	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	1,747	1,630	- 6.7%	18,166	19,205	+ 5.7%
Pending Sales	1,310	1,007	- 23.1%	13,256	13,047	- 1.6%
Closed Sales	1,291	1,147	- 11.2%	12,787	12,803	+ 0.1%
Average Sales Price*	\$349,604	\$365,932	+ 4.7%	\$367,281	\$372,593	+ 1.4%
Median Sales Price*	\$315,000	\$328,000	+ 4.1%	\$327,000	\$333,500	+ 2.0%
Percent of Original List Price Received*	96.5%	95.8%	- 0.7%	97.9%	96.9%	- 1.0%
Days on Market Until Sale	41	47	+ 14.6%	39	46	+ 17.9%
Inventory of Homes for Sale	4,293	5,137	+ 19.7%	--	--	--
Months Supply of Inventory	3.1	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.

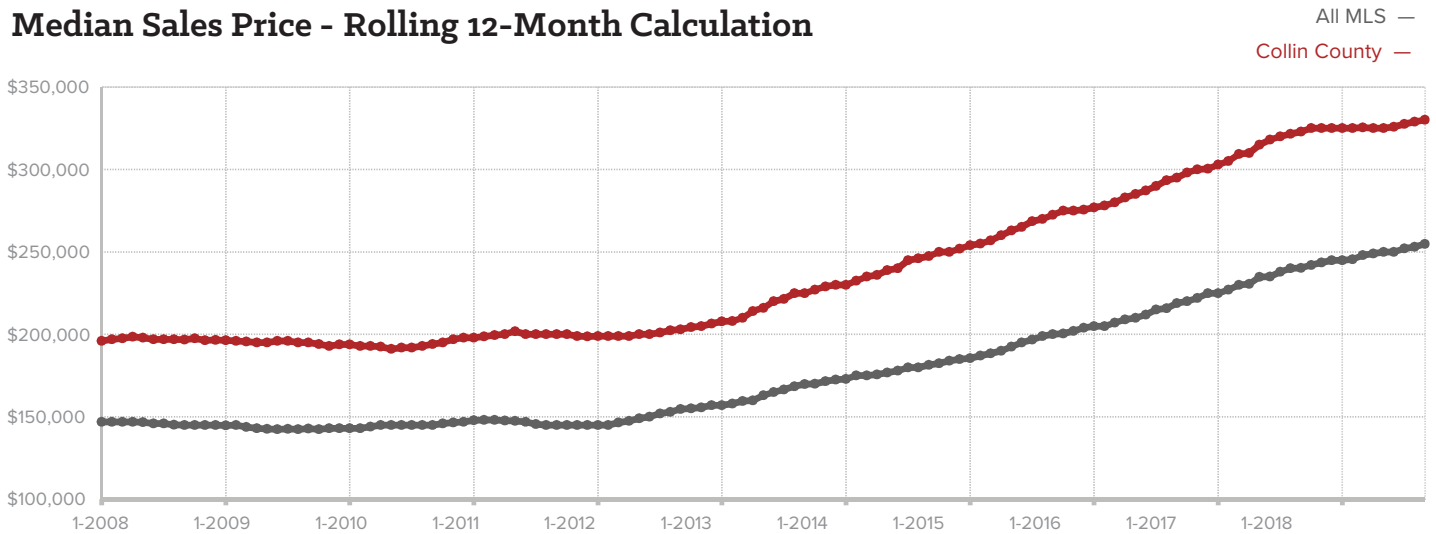
September



Year to Date



Median Sales Price - Rolling 12-Month Calculation



- 2.6%

- 17.6%

+ 7.6%

Change in
New Listings

Change in
Closed Sales

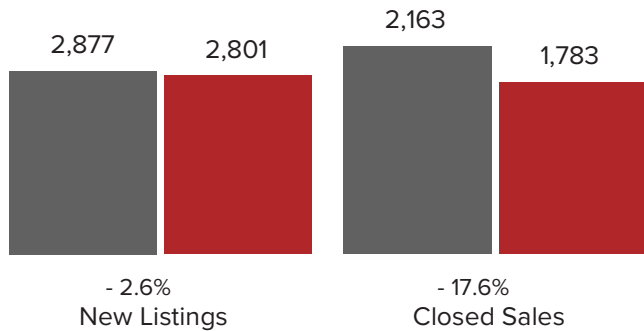
Change in
Median Sales Price

DALLAS COUNTY

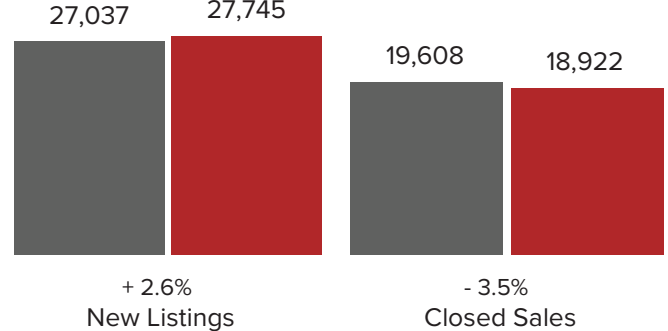
	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	2,877	2,801	- 2.6%	27,037	27,745	+ 2.6%
Pending Sales	1,986	1,660	- 16.4%	20,156	19,434	- 3.6%
Closed Sales	2,163	1,783	- 17.6%	19,608	18,922	- 3.5%
Average Sales Price*	\$311,031	\$339,523	+ 9.2%	\$336,494	\$356,365	+ 5.9%
Median Sales Price*	\$223,000	\$240,000	+ 7.6%	\$230,000	\$244,000	+ 6.1%
Percent of Original List Price Received*	97.0%	96.6%	- 0.4%	97.9%	97.2%	- 0.7%
Days on Market Until Sale	32	34	+ 6.3%	32	34	+ 6.3%
Inventory of Homes for Sale	5,805	6,103	+ 5.1%	--	--	--
Months Supply of Inventory	2.7	2.9	0.0%	--	--	--

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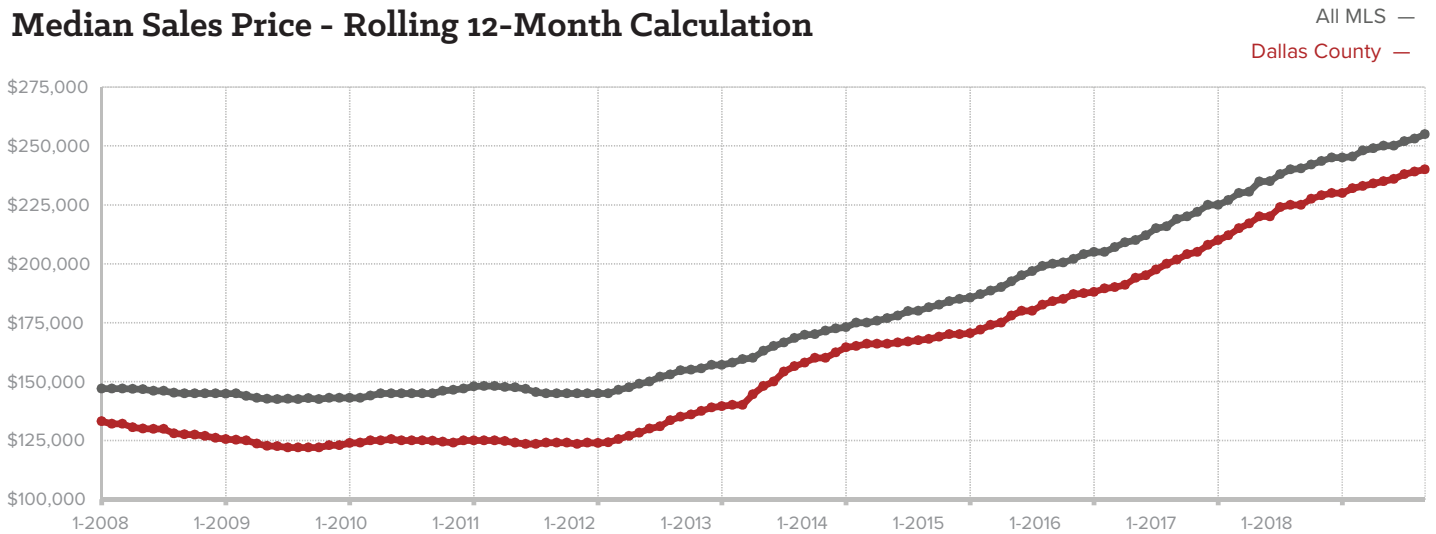
September



Year to Date



Median Sales Price - Rolling 12-Month Calculation



- 4.0%

- 16.6%

+ 3.4%

Change in
New Listings

Change in
Closed Sales

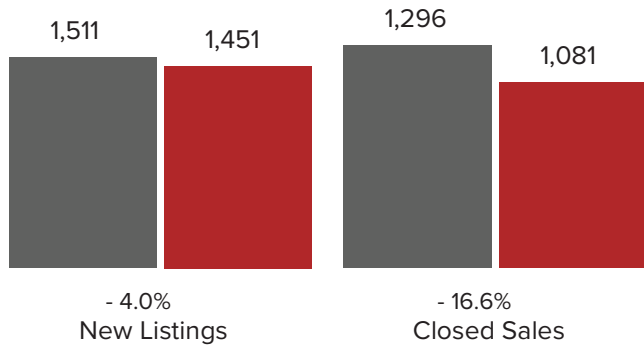
Change in
Median Sales Price

DENTON COUNTY

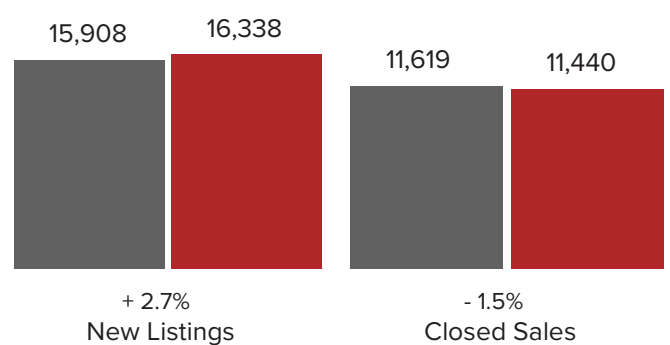
	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	1,511	1,451	- 4.0%	15,908	16,338	+ 2.7%
Pending Sales	1,171	953	- 18.6%	12,104	11,714	- 3.2%
Closed Sales	1,296	1,081	- 16.6%	11,619	11,440	- 1.5%
Average Sales Price*	\$328,365	\$347,088	+ 5.7%	\$339,729	\$357,253	+ 5.2%
Median Sales Price*	\$290,000	\$300,000	+ 3.4%	\$296,000	\$314,000	+ 6.1%
Percent of Original List Price Received*	97.0%	96.2%	- 0.8%	98.1%	97.3%	- 0.8%
Days on Market Until Sale	41	47	+ 14.6%	37	43	+ 16.2%
Inventory of Homes for Sale	3,375	3,937	+ 16.7%	--	--	--
Months Supply of Inventory	2.7	3.2	0.0%	--	--	--

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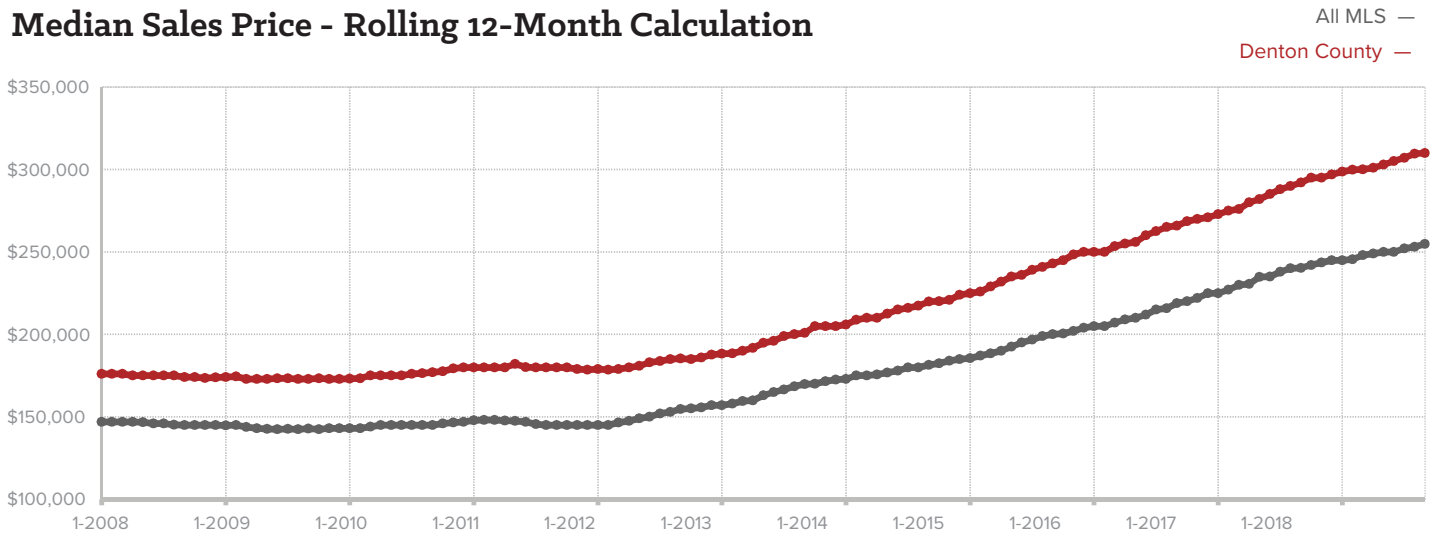
September



Year to Date



Median Sales Price - Rolling 12-Month Calculation



- 5.0%

+ 2.5%

+ 5.2%

Change in
New Listings

Change in
Closed Sales

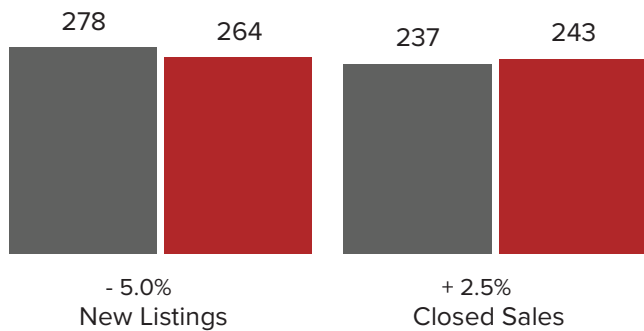
Change in
Median Sales Price

JOHNSON COUNTY

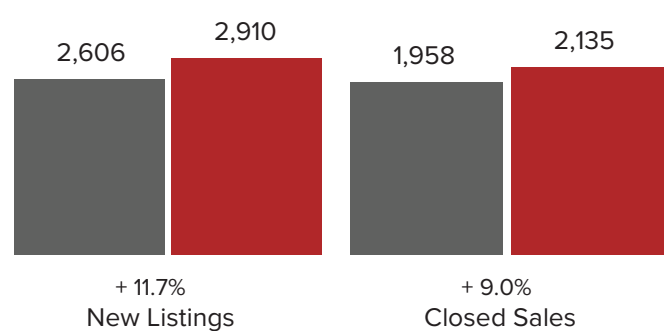
	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	278	264	- 5.0%	2,606	2,910	+ 11.7%
Pending Sales	222	185	- 16.7%	2,053	2,234	+ 8.8%
Closed Sales	237	243	+ 2.5%	1,958	2,135	+ 9.0%
Average Sales Price*	\$221,321	\$235,263	+ 6.3%	\$210,289	\$232,244	+ 10.4%
Median Sales Price*	\$194,000	\$204,000	+ 5.2%	\$190,000	\$206,500	+ 8.7%
Percent of Original List Price Received*	96.0%	97.2%	+ 1.3%	97.4%	97.4%	0.0%
Days on Market Until Sale	35	37	+ 5.7%	37	39	+ 5.4%
Inventory of Homes for Sale	600	666	+ 11.0%	--	--	--
Months Supply of Inventory	2.9	2.9	0.0%	--	--	--

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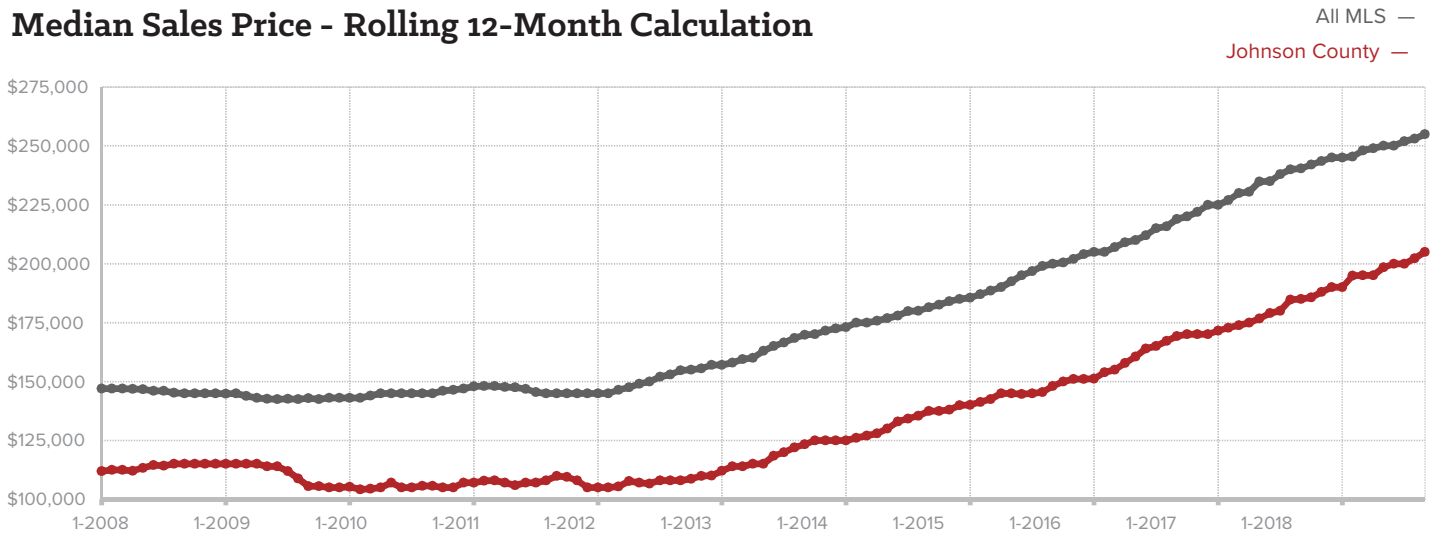
September



Year to Date



Median Sales Price - Rolling 12-Month Calculation



- 18.9%

- 8.5%

+ 0.2%

Change in
New Listings

Change in
Closed Sales

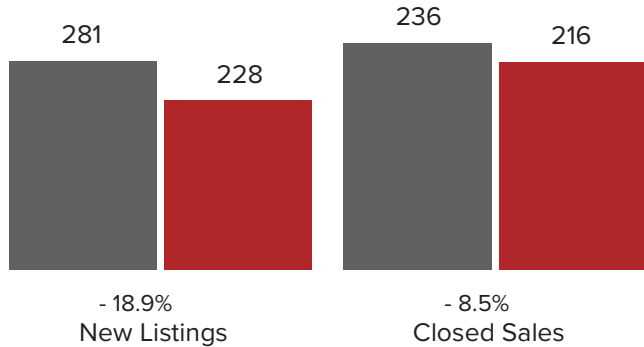
Change in
Median Sales Price

PARKER COUNTY

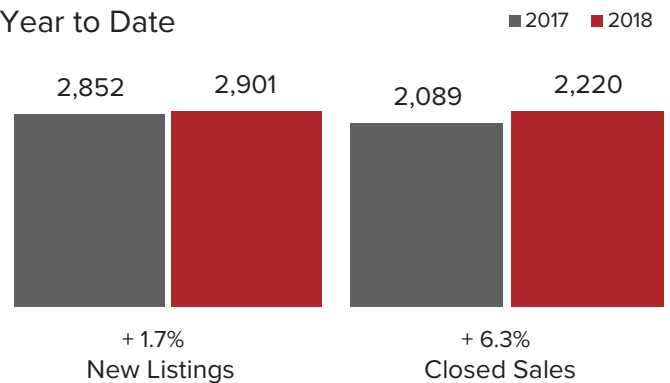
	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	281	228	- 18.9%	2,852	2,901	+ 1.7%
Pending Sales	203	157	- 22.7%	2,128	2,252	+ 5.8%
Closed Sales	236	216	- 8.5%	2,089	2,220	+ 6.3%
Average Sales Price*	\$285,493	\$333,476	+ 16.8%	\$279,494	\$312,282	+ 11.7%
Median Sales Price*	\$280,000	\$280,500	+ 0.2%	\$264,000	\$286,000	+ 8.3%
Percent of Original List Price Received*	95.6%	96.0%	+ 0.4%	96.4%	96.4%	0.0%
Days on Market Until Sale	59	53	- 10.2%	61	59	- 3.3%
Inventory of Homes for Sale	880	759	- 13.8%	--	--	--
Months Supply of Inventory	4.0	3.3	- 25.0%	--	--	--

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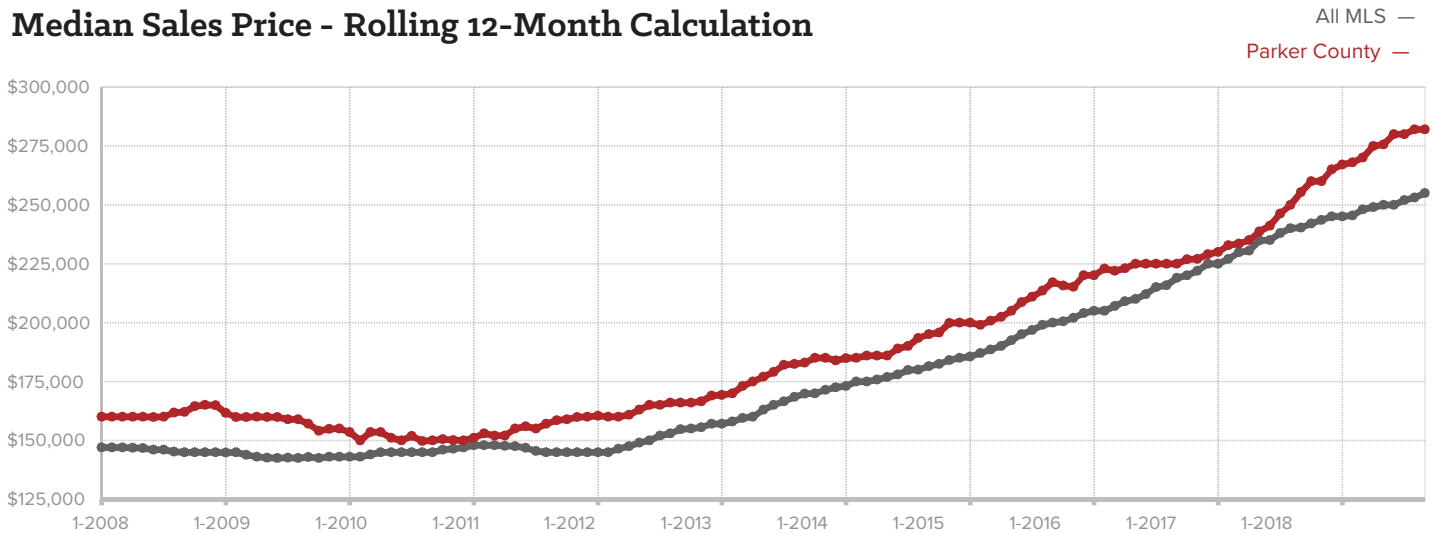
September



Year to Date



Median Sales Price - Rolling 12-Month Calculation



- 3.0%

- 12.6%

+ 7.0%

Change in
New Listings

Change in
Closed Sales

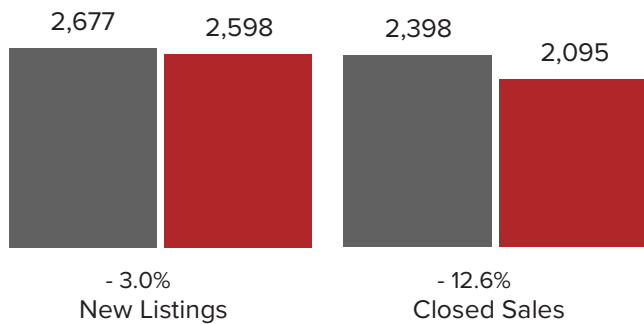
Change in
Median Sales Price

TARRANT COUNTY

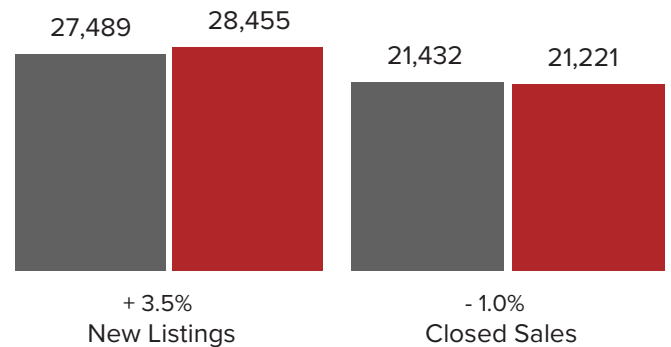
	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	2,677	2,598	- 3.0%	27,489	28,455	+ 3.5%
Pending Sales	2,187	1,914	- 12.5%	22,186	21,899	- 1.3%
Closed Sales	2,398	2,095	- 12.6%	21,432	21,221	- 1.0%
Average Sales Price*	\$266,235	\$277,362	+ 4.2%	\$267,512	\$281,595	+ 5.3%
Median Sales Price*	\$214,900	\$230,000	+ 7.0%	\$218,753	\$231,000	+ 5.6%
Percent of Original List Price Received*	97.9%	97.2%	- 0.7%	98.5%	98.0%	- 0.5%
Days on Market Until Sale	31	34	+ 9.7%	31	32	+ 3.2%
Inventory of Homes for Sale	5,114	5,633	+ 10.1%	--	--	--
Months Supply of Inventory	2.2	2.4	0.0%	--	--	--

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September



Year to Date



Median Sales Price - Rolling 12-Month Calculation

