

Local Market Updates

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



December 2019

Collin County

Dallas County

Denton County

Hill County

Johnson County

Parker County

Tarrant County

Local Market Update – December 2019

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



Collin County

- 3.5%

+ 11.4%

+ 3.0%

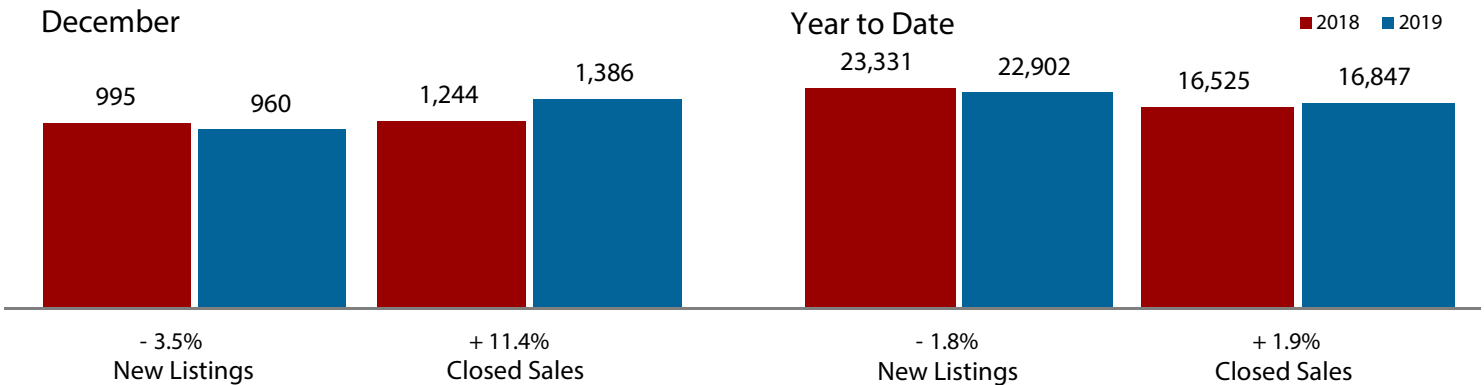
Change in
New Listings

Change in
Closed Sales

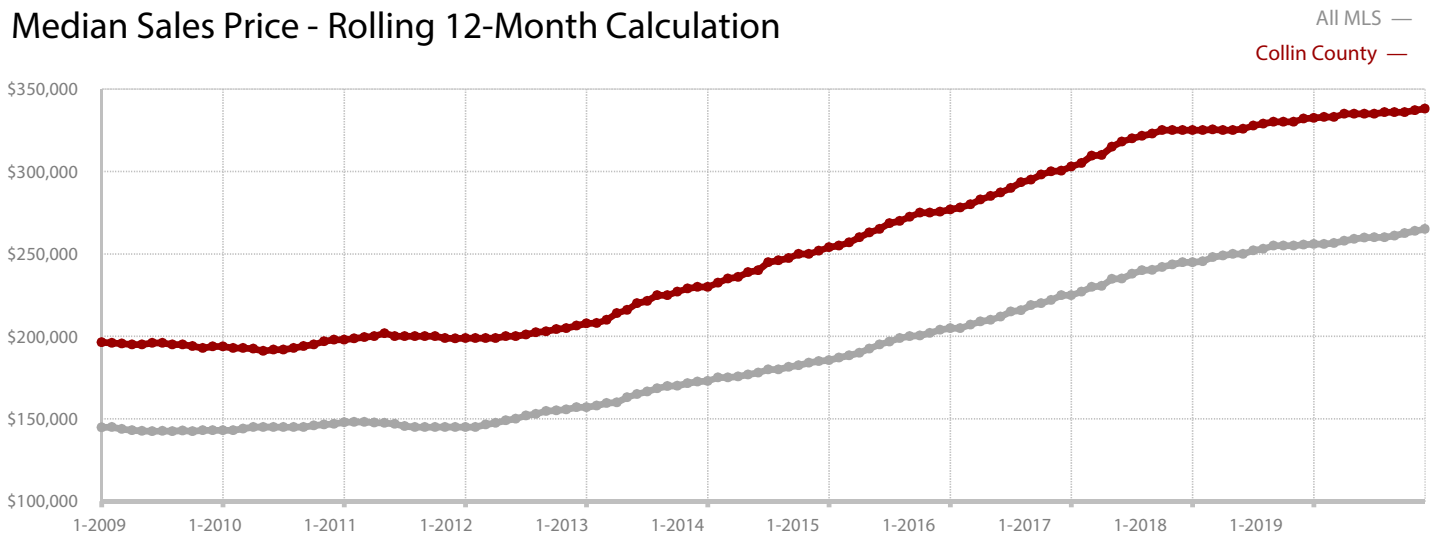
Change in
Median Sales Price

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	995	960	- 3.5%	23,331	22,902	- 1.8%
Pending Sales	891	879	- 1.3%	16,412	16,947	+ 3.3%
Closed Sales	1,244	1,386	+ 11.4%	16,525	16,847	+ 1.9%
Average Sales Price*	\$364,428	\$381,124	+ 4.6%	\$372,613	\$378,274	+ 1.5%
Median Sales Price*	\$330,000	\$340,000	+ 3.0%	\$332,000	\$338,000	+ 1.8%
Percent of Original List Price Received*	94.5%	95.1%	+ 0.6%	96.4%	95.7%	- 0.7%
Days on Market Until Sale	69	68	- 1.4%	50	60	+ 20.0%
Inventory of Homes for Sale	4,153	3,476	- 16.3%	--	--	--
Months Supply of Inventory	3.0	2.5	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 – December 2019

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- 1.0%

+ 10.5%

+ 5.7%

Change in
New Listings

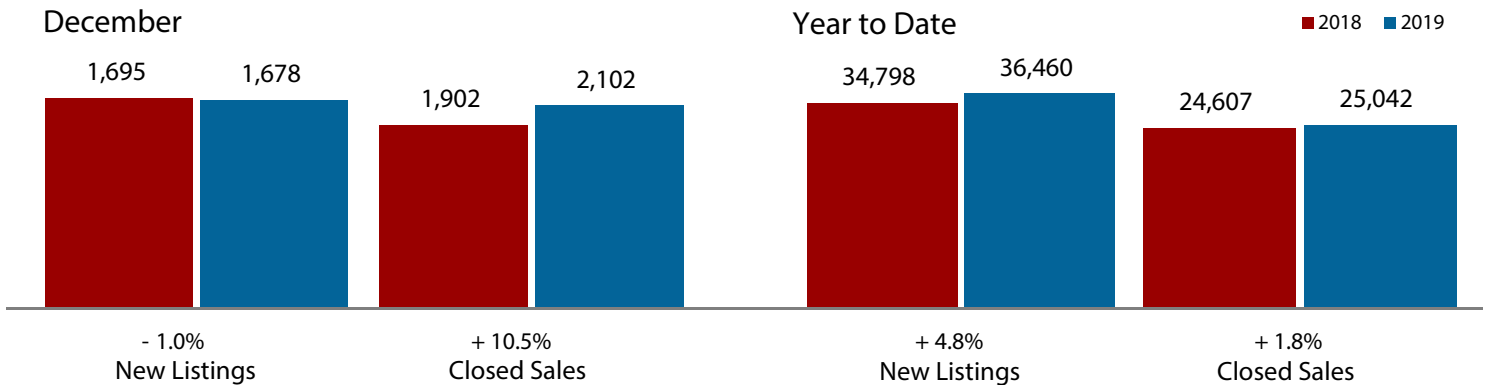
Change in
Closed Sales

Change in
Median Sales Price

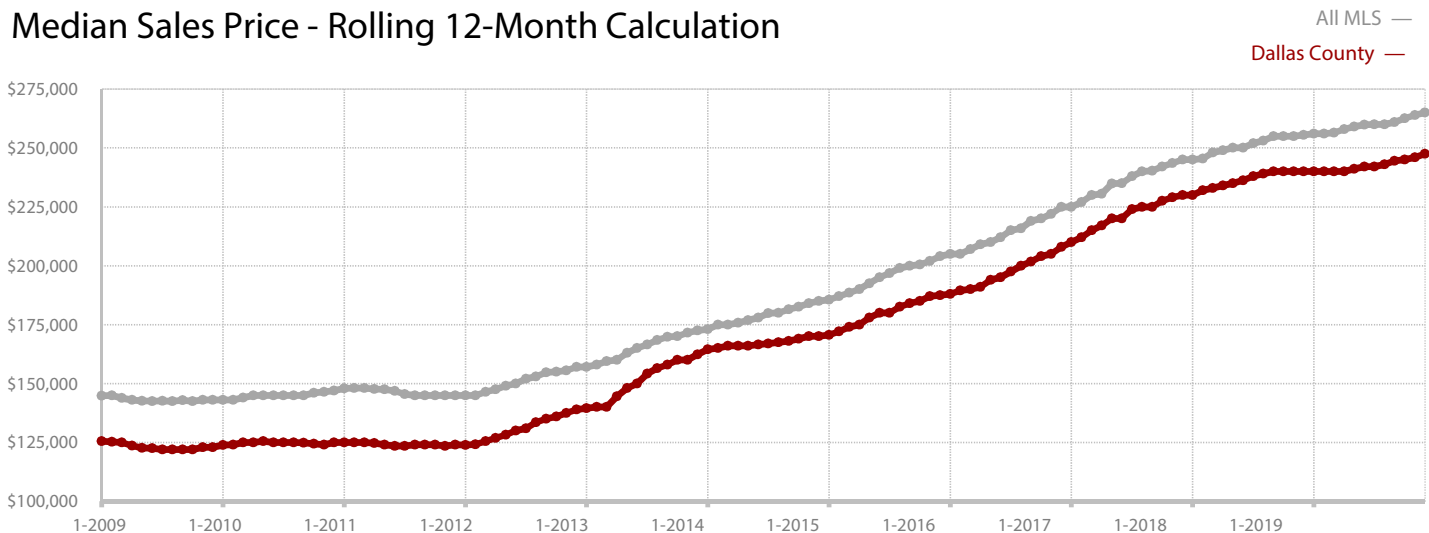
Dallas County

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	1,695	1,678	- 1.0%	34,798	36,460	+ 4.8%
Pending Sales	1,375	1,472	+ 7.1%	24,426	25,366	+ 3.8%
Closed Sales	1,902	2,102	+ 10.5%	24,607	25,042	+ 1.8%
Average Sales Price*	\$359,913	\$383,045	+ 6.4%	\$353,536	\$356,572	+ 0.9%
Median Sales Price*	\$240,000	\$253,750	+ 5.7%	\$240,000	\$247,500	+ 3.1%
Percent of Original List Price Received*	95.5%	94.8%	- 0.7%	96.9%	95.9%	- 1.0%
Days on Market Until Sale	47	54	+ 14.9%	36	44	+ 22.2%
Inventory of Homes for Sale	5,585	5,168	- 7.5%	--	--	--
Months Supply of Inventory	2.7	2.4	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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Denton County

+ 3.9%

+ 21.6%

+ 4.3%

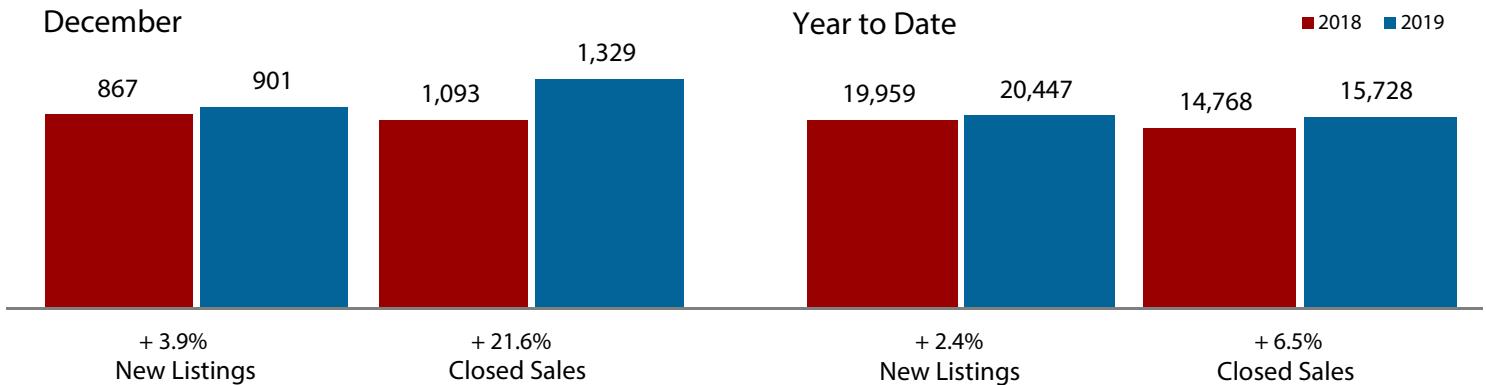
Change in
New Listings

Change in
Closed Sales

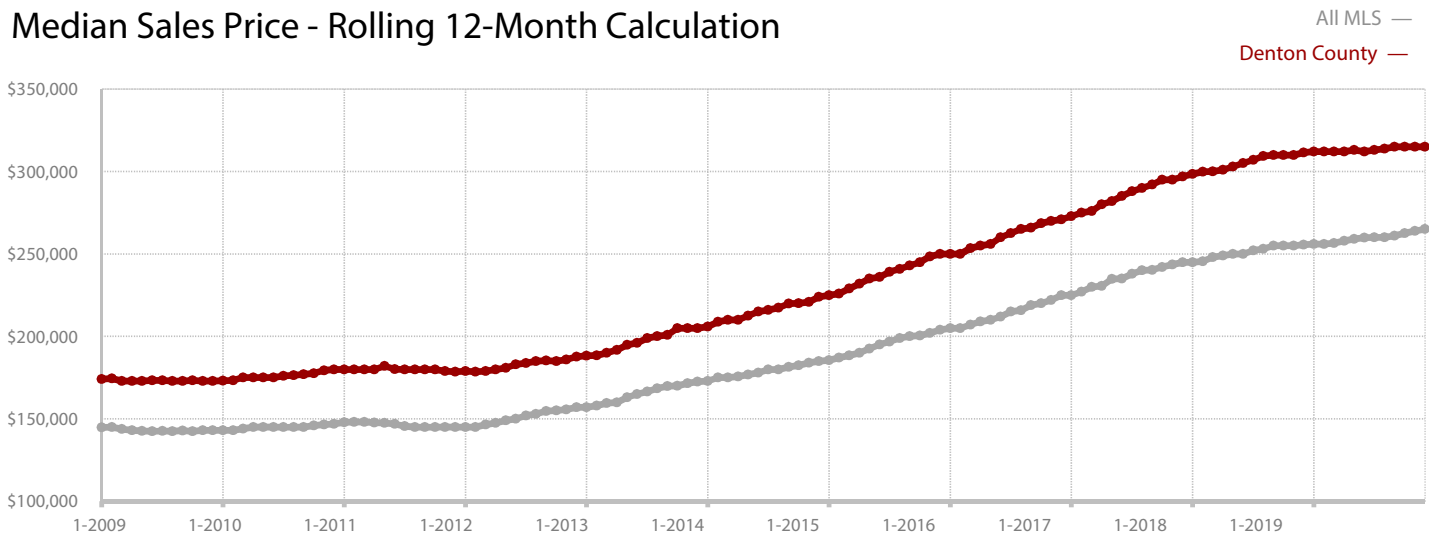
Change in
Median Sales Price

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	867	901	+ 3.9%	19,959	20,447	+ 2.4%
Pending Sales	803	913	+ 13.7%	14,674	15,856	+ 8.1%
Closed Sales	1,093	1,329	+ 21.6%	14,768	15,728	+ 6.5%
Average Sales Price*	\$347,323	\$360,354	+ 3.8%	\$355,077	\$361,843	+ 1.9%
Median Sales Price*	\$305,000	\$318,000	+ 4.3%	\$311,581	\$315,000	+ 1.1%
Percent of Original List Price Received*	95.2%	95.4%	+ 0.2%	96.9%	96.3%	- 0.6%
Days on Market Until Sale	63	64	+ 1.6%	46	54	+ 17.4%
Inventory of Homes for Sale	3,359	2,957	- 12.0%	--	--	--
Months Supply of Inventory	2.7	2.2	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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Hill County

- 10.3% + 12.5% + 14.8%

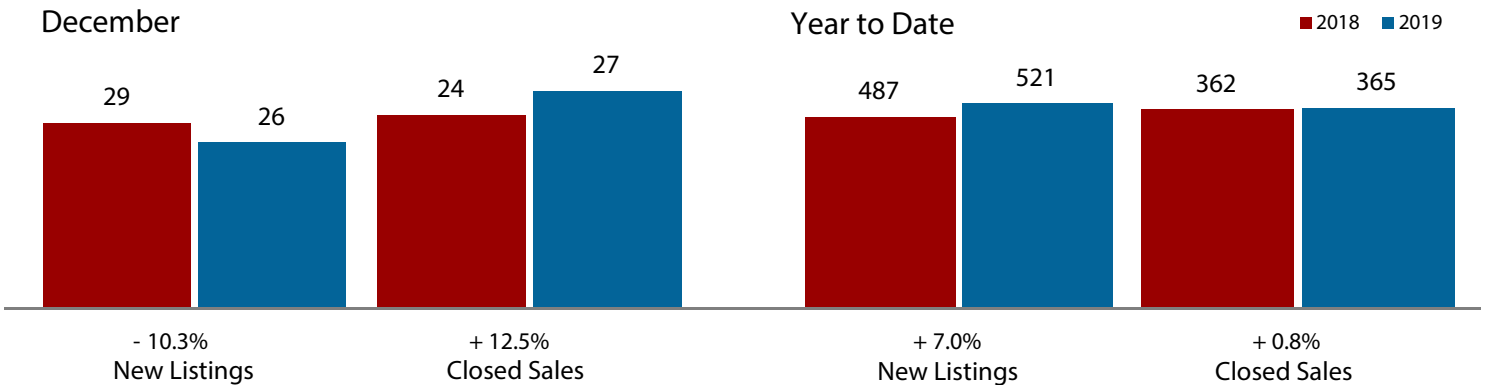
Change in
New Listings

Change in
Closed Sales

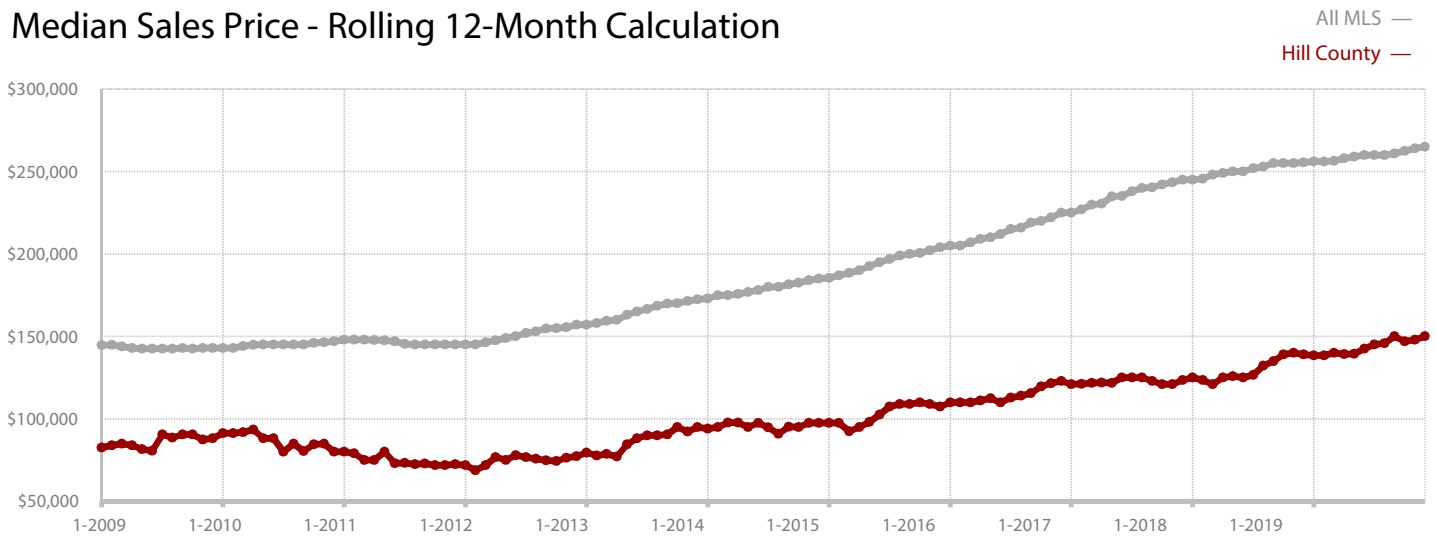
Change in
Median Sales Price

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	29	26	- 10.3%	487	521	+ 7.0%
Pending Sales	14	20	+ 42.9%	355	373	+ 5.1%
Closed Sales	24	27	+ 12.5%	362	365	+ 0.8%
Average Sales Price*	\$154,471	\$187,900	+ 21.6%	\$166,206	\$177,613	+ 6.9%
Median Sales Price*	\$153,950	\$176,736	+ 14.8%	\$139,000	\$150,000	+ 7.9%
Percent of Original List Price Received*	91.4%	93.2%	+ 2.0%	91.8%	92.7%	+ 1.0%
Days on Market Until Sale	76	64	- 15.8%	80	70	- 12.5%
Inventory of Homes for Sale	135	122	- 9.6%	--	--	--
Months Supply of Inventory	4.6	3.9	- 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2019

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+ 51.3%

- 1.6%

+ 12.2%

Change in
New Listings

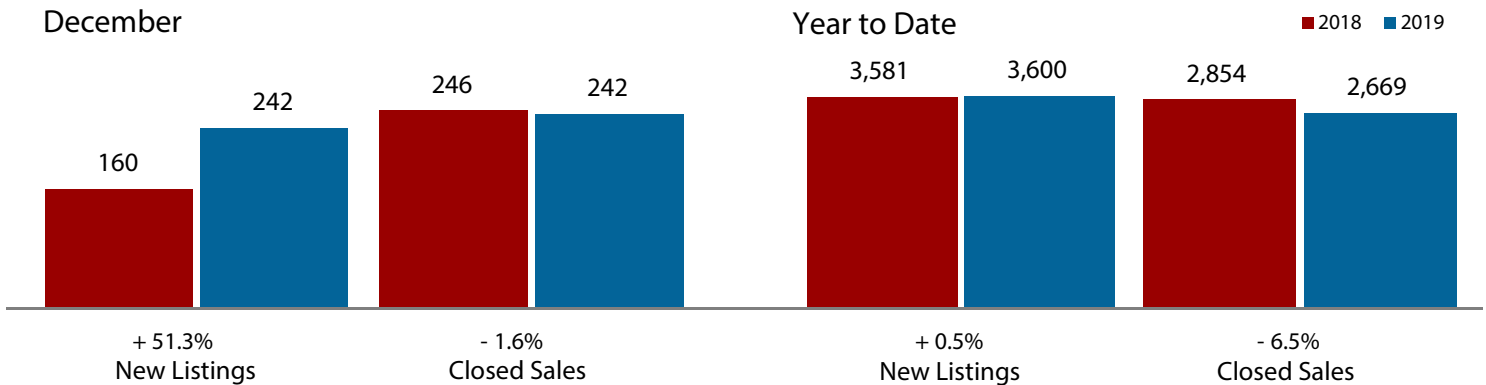
Change in
Closed Sales

Change in
Median Sales Price

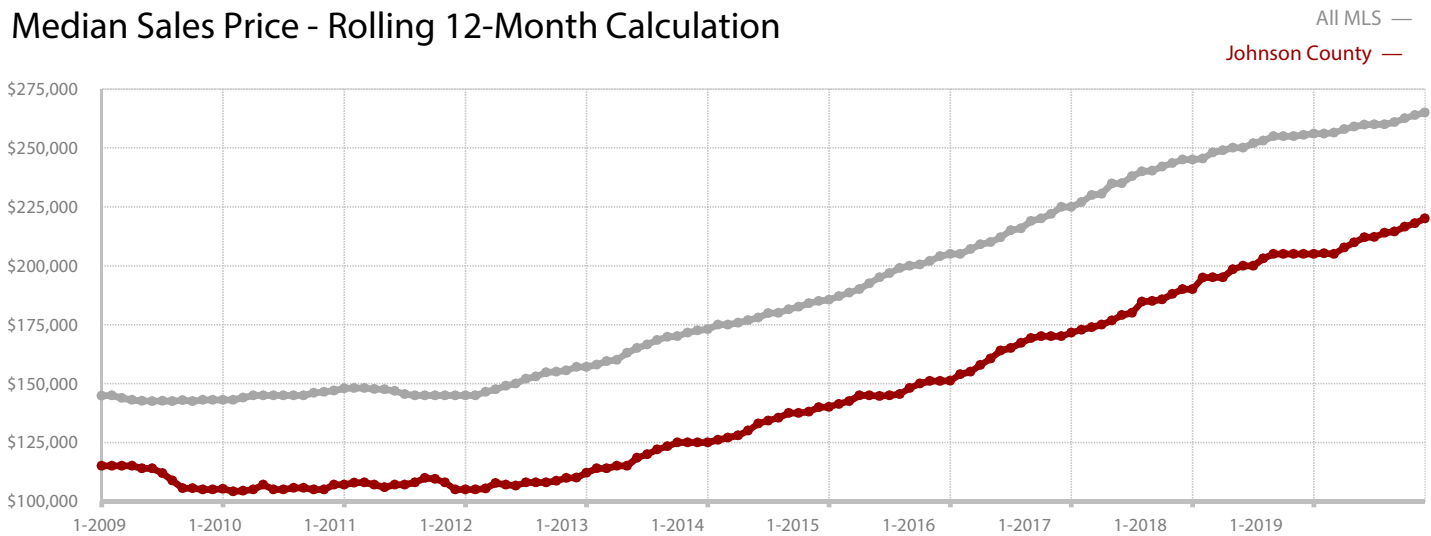
Johnson County

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	160	242	+ 51.3%	3,581	3,600	+ 0.5%
Pending Sales	155	174	+ 12.3%	2,834	2,711	- 4.3%
Closed Sales	246	242	- 1.6%	2,854	2,669	- 6.5%
Average Sales Price*	\$232,230	\$251,663	+ 8.4%	\$231,495	\$242,537	+ 4.8%
Median Sales Price*	\$209,500	\$235,000	+ 12.2%	\$205,028	\$220,000	+ 7.3%
Percent of Original List Price Received*	95.9%	95.9%	0.0%	97.1%	96.7%	- 0.4%
Days on Market Until Sale	53	51	- 3.8%	41	47	+ 14.6%
Inventory of Homes for Sale	565	639	+ 13.1%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 50.0%	--	--	--

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+ 10.6%

+ 5.4%

- 3.7%

Change in
New Listings

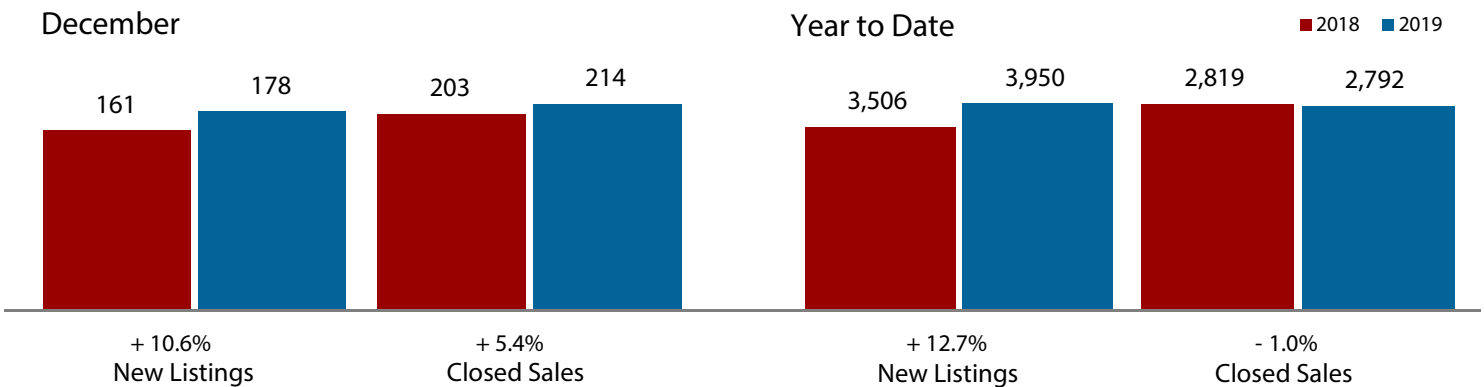
Change in
Closed Sales

Change in
Median Sales Price

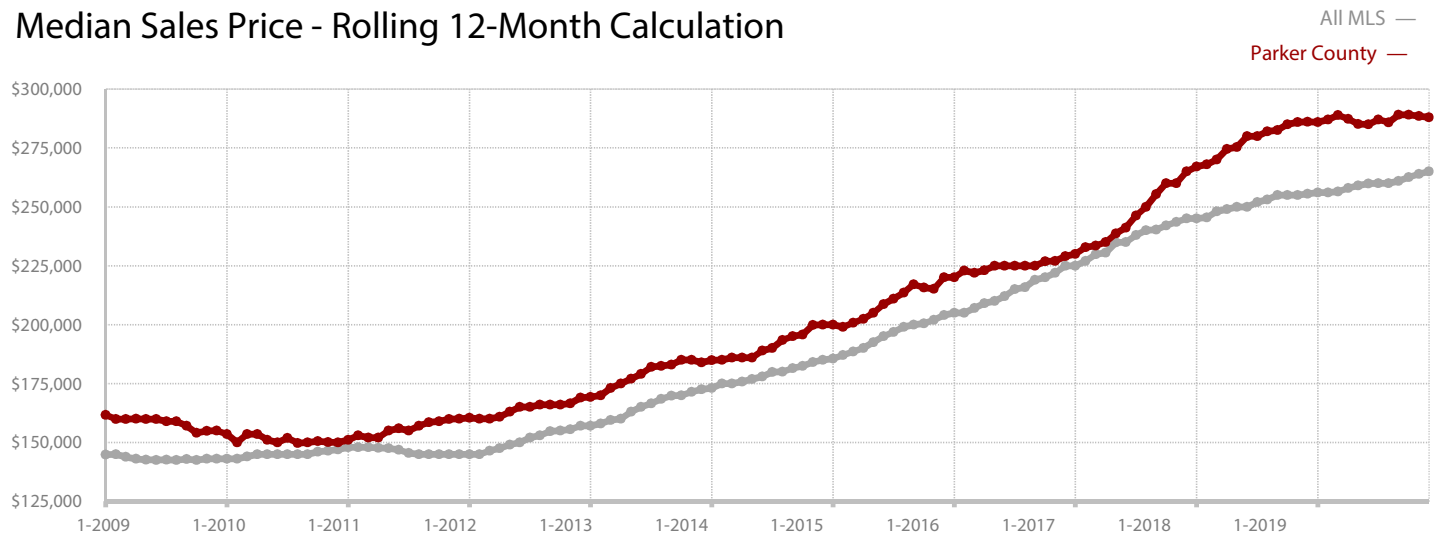
Parker County

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	161	178	+ 10.6%	3,506	3,950	+ 12.7%
Pending Sales	132	115	- 12.9%	2,791	2,777	- 0.5%
Closed Sales	203	214	+ 5.4%	2,819	2,792	- 1.0%
Average Sales Price*	\$311,039	\$307,193	- 1.2%	\$310,926	\$319,586	+ 2.8%
Median Sales Price*	\$289,000	\$278,325	- 3.7%	\$286,000	\$287,950	+ 0.7%
Percent of Original List Price Received*	95.2%	94.3%	- 0.9%	96.2%	96.1%	- 0.1%
Days on Market Until Sale	68	73	+ 7.4%	60	59	- 1.7%
Inventory of Homes for Sale	668	818	+ 22.5%	--	--	--
Months Supply of Inventory	2.9	3.5	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – December 2019

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+ 4.2%

+ 0.4%

+ 5.2%

Change in
New Listings

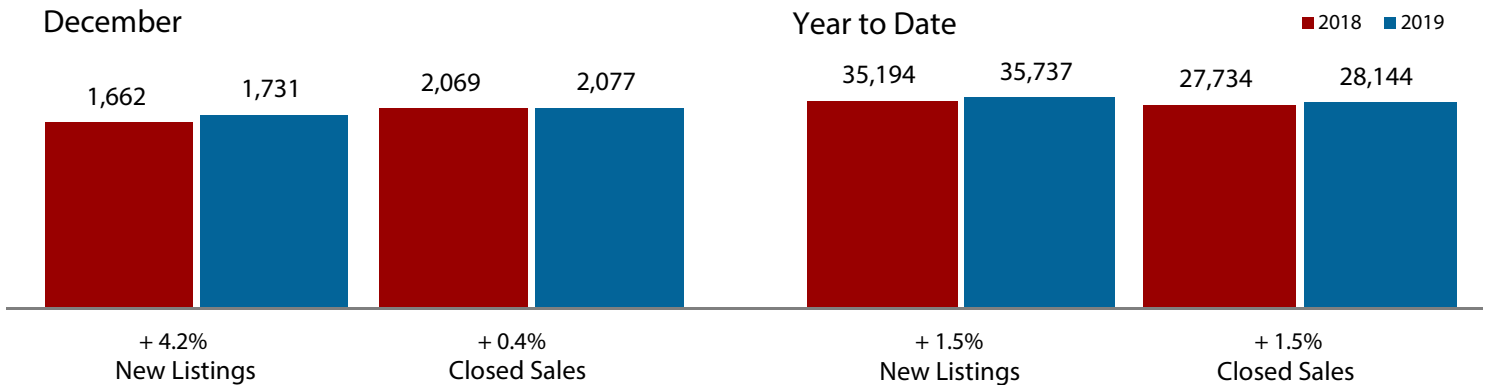
Change in
Closed Sales

Change in
Median Sales Price

Tarrant County

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	1,662	1,731	+ 4.2%	35,194	35,737	+ 1.5%
Pending Sales	1,547	1,560	+ 0.8%	27,584	28,418	+ 3.0%
Closed Sales	2,069	2,077	+ 0.4%	27,734	28,144	+ 1.5%
Average Sales Price*	\$278,271	\$298,513	+ 7.3%	\$279,028	\$289,237	+ 3.7%
Median Sales Price*	\$233,000	\$245,000	+ 5.2%	\$230,000	\$242,000	+ 5.2%
Percent of Original List Price Received*	96.1%	96.4%	+ 0.3%	97.7%	97.1%	- 0.6%
Days on Market Until Sale	48	48	0.0%	34	40	+ 17.6%
Inventory of Homes for Sale	4,900	4,376	- 10.7%	--	--	--
Months Supply of Inventory	2.1	1.8	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

