

Local Market Updates

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



January 2020

Collin County
Dallas County
Denton County
Hill County
Johnson County
Parker County
Tarrant County

Local Market Update – January 2020

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



+ 4.3%

+ 13.7%

+ 5.9%

Change in
New Listings

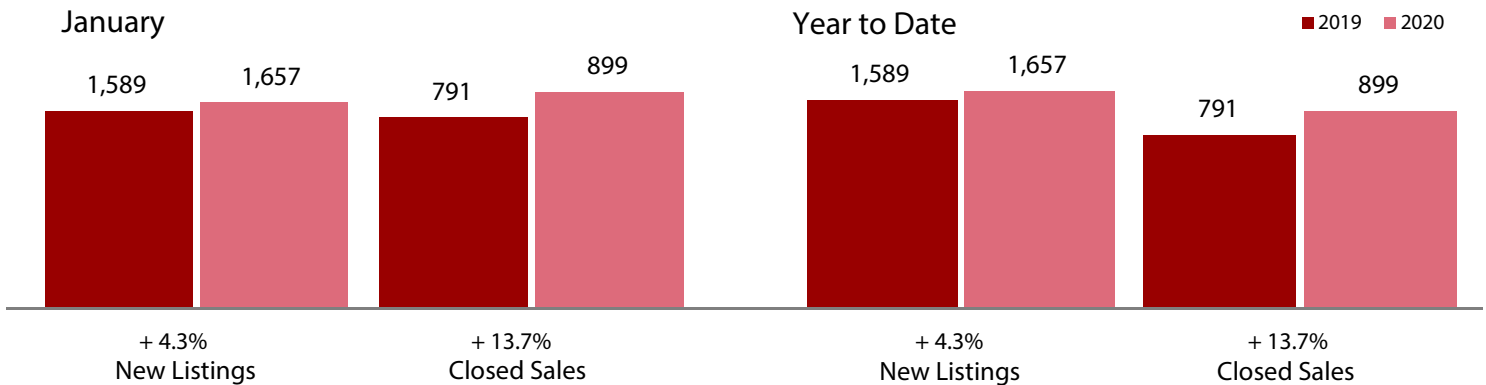
Change in
Closed Sales

Change in
Median Sales Price

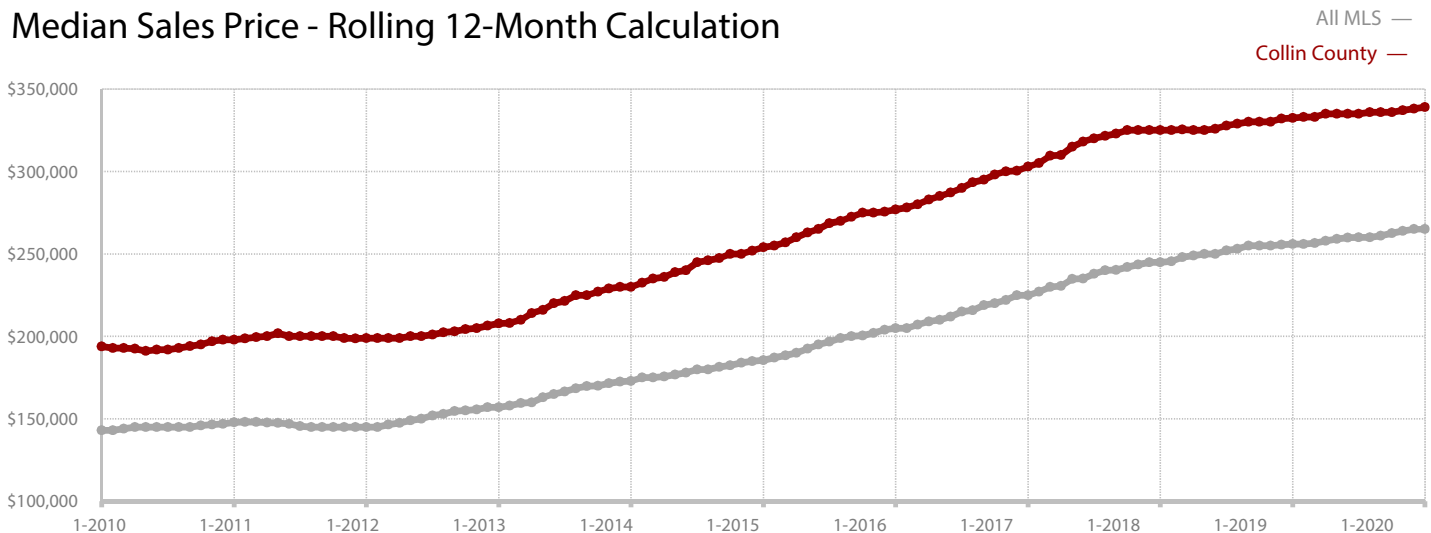
Collin County

	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,589	1,657	+ 4.3%	1,589	1,657	+ 4.3%
Pending Sales	1,145	1,166	+ 1.8%	1,145	1,166	+ 1.8%
Closed Sales	791	899	+ 13.7%	791	899	+ 13.7%
Average Sales Price*	\$347,955	\$373,824	+ 7.4%	\$347,955	\$373,824	+ 7.4%
Median Sales Price*	\$314,000	\$332,500	+ 5.9%	\$314,000	\$332,500	+ 5.9%
Percent of Original List Price Received*	94.5%	95.1%	+ 0.6%	94.5%	95.1%	+ 0.6%
Days on Market Until Sale	72	73	+ 1.4%	72	73	+ 1.4%
Inventory of Homes for Sale	4,127	3,467	- 16.0%	--	--	--
Months Supply of Inventory	3.0	2.4	- 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 – January 2020

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- 3.6%

+ 12.6%

+ 12.1%

Change in
New Listings

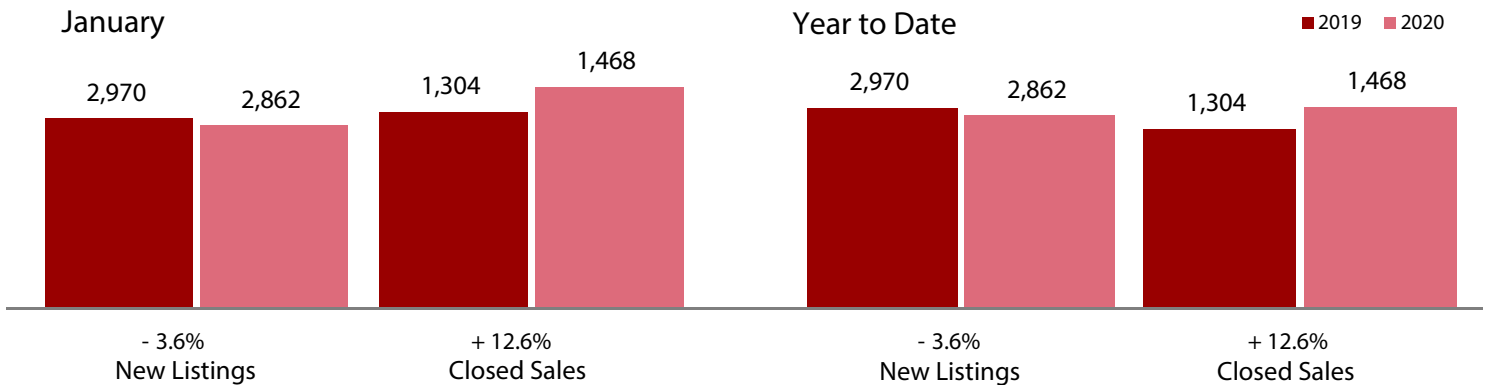
Change in
Closed Sales

Change in
Median Sales Price

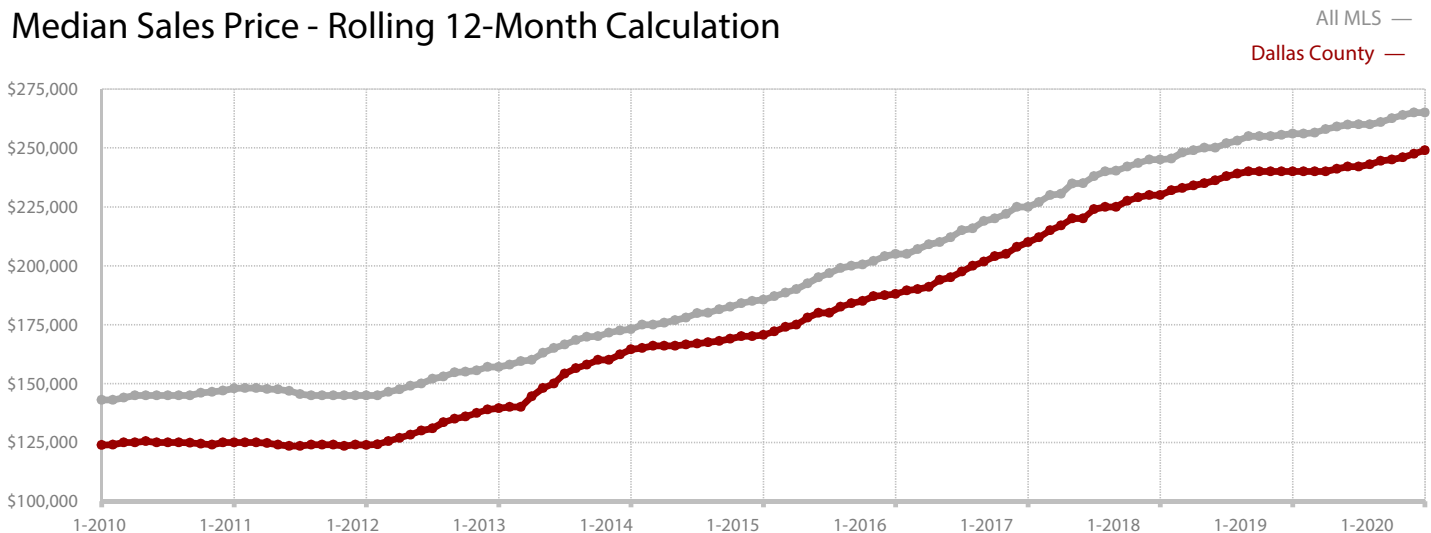
Dallas County

	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,970	2,862	- 3.6%	2,970	2,862	- 3.6%
Pending Sales	1,807	1,777	- 1.7%	1,807	1,777	- 1.7%
Closed Sales	1,304	1,468	+ 12.6%	1,304	1,468	+ 12.6%
Average Sales Price*	\$294,923	\$356,536	+ 20.9%	\$294,923	\$356,536	+ 20.9%
Median Sales Price*	\$214,000	\$240,000	+ 12.1%	\$214,000	\$240,000	+ 12.1%
Percent of Original List Price Received*	95.4%	94.7%	- 0.7%	95.4%	94.7%	- 0.7%
Days on Market Until Sale	47	56	+ 19.1%	47	56	+ 19.1%
Inventory of Homes for Sale	5,943	5,382	- 9.4%	--	--	--
Months Supply of Inventory	2.9	2.5	0.0%	--	--	--

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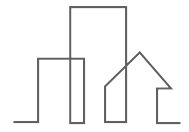


Median Sales Price - Rolling 12-Month Calculation



Local Market Update – January 2020

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TEXAS SECURE
TITLE COMPANY

+ 2.3%

+ 23.2%

+ 5.2%

Change in
New Listings

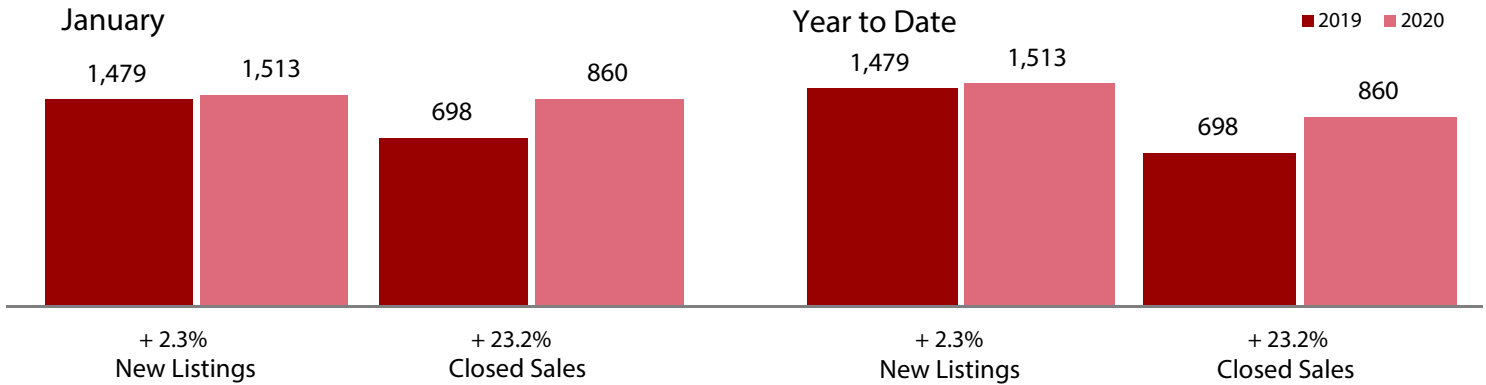
Change in
Closed Sales

Change in
Median Sales Price

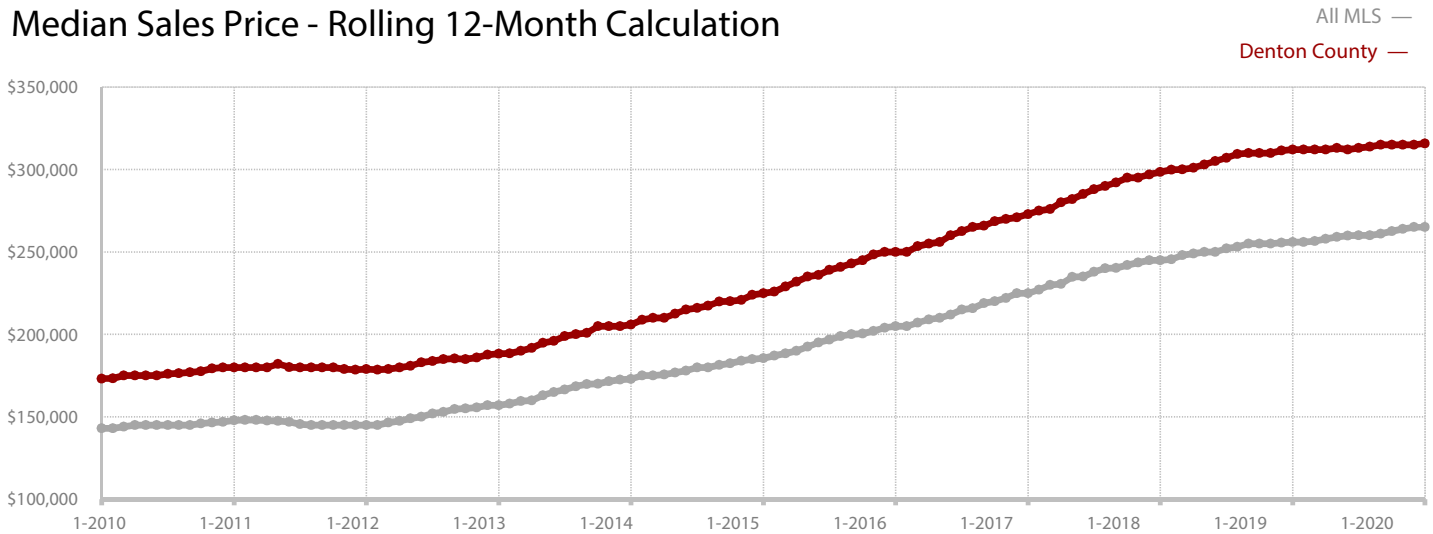
Denton County

	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,479	1,513	+ 2.3%	1,479	1,513	+ 2.3%
Pending Sales	1,015	1,153	+ 13.6%	1,015	1,153	+ 13.6%
Closed Sales	698	860	+ 23.2%	698	860	+ 23.2%
Average Sales Price*	\$347,452	\$359,075	+ 3.3%	\$347,452	\$359,075	+ 3.3%
Median Sales Price*	\$299,563	\$315,000	+ 5.2%	\$299,563	\$315,000	+ 5.2%
Percent of Original List Price Received*	95.2%	95.7%	+ 0.5%	95.2%	95.7%	+ 0.5%
Days on Market Until Sale	66	63	- 4.5%	66	63	- 4.5%
Inventory of Homes for Sale	3,479	2,967	- 14.7%	--	--	--
Months Supply of Inventory	2.9	2.2	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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Hill County

+ 21.6%

Change in
New Listings

+ 46.7%

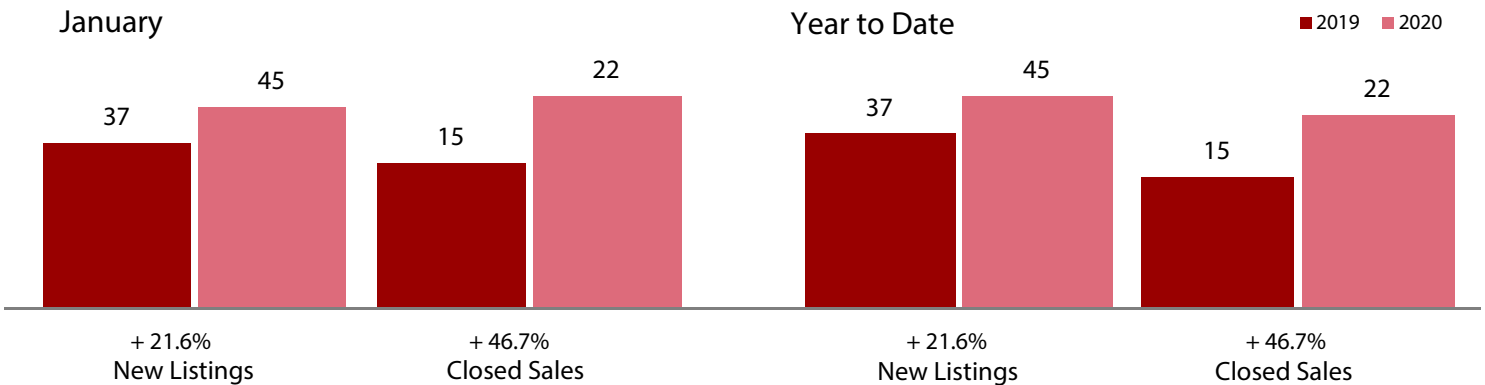
Change in
Closed Sales

+ 83.4%

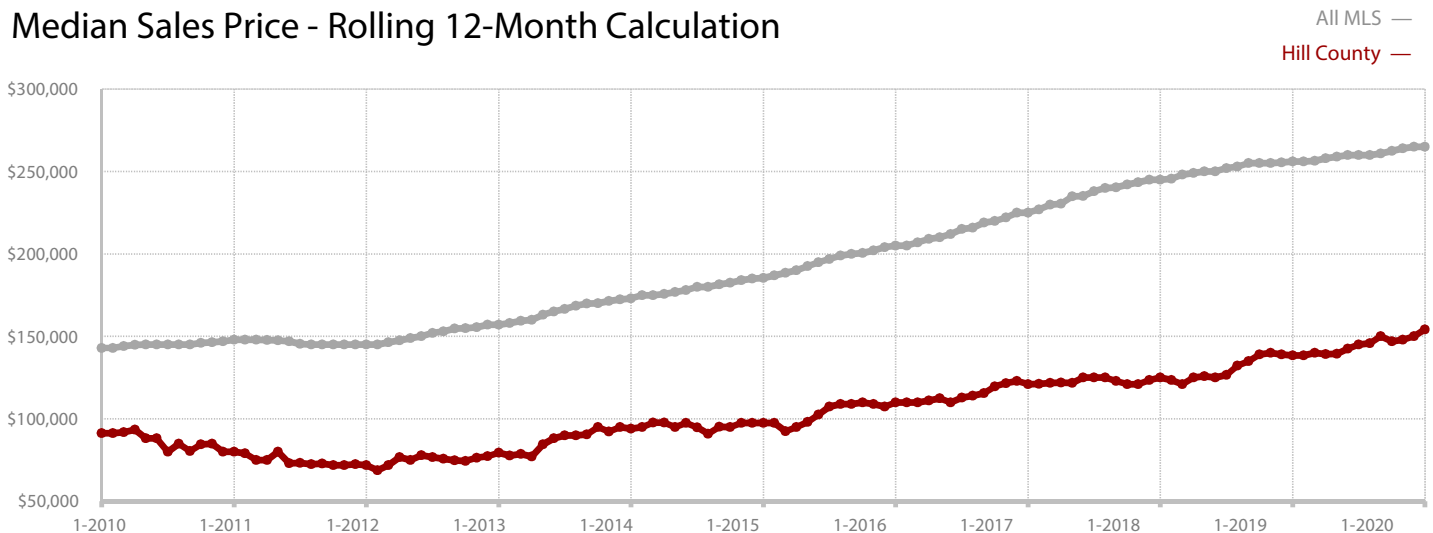
Change in
Median Sales Price

	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	37	45	+ 21.6%	37	45	+ 21.6%
Pending Sales	27	19	- 29.6%	27	19	- 29.6%
Closed Sales	15	22	+ 46.7%	15	22	+ 46.7%
Average Sales Price*	\$152,033	\$165,048	+ 8.6%	\$152,033	\$165,048	+ 8.6%
Median Sales Price*	\$80,000	\$146,750	+ 83.4%	\$80,000	\$146,750	+ 83.4%
Percent of Original List Price Received*	90.2%	89.8%	- 0.4%	90.2%	89.8%	- 0.4%
Days on Market Until Sale	76	110	+ 44.7%	76	110	+ 44.7%
Inventory of Homes for Sale	134	129	- 3.7%	--	--	--
Months Supply of Inventory	4.5	4.2	- 20.0%	--	--	--

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+ 8.3%

+ 17.6%

+ 19.4%

Change in
New Listings

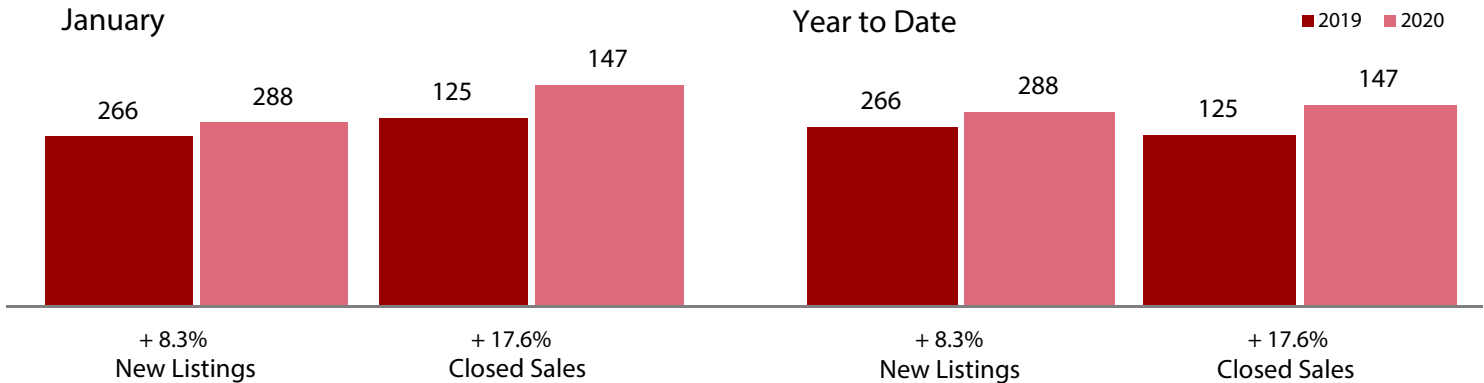
Change in
Closed Sales

Change in
Median Sales Price

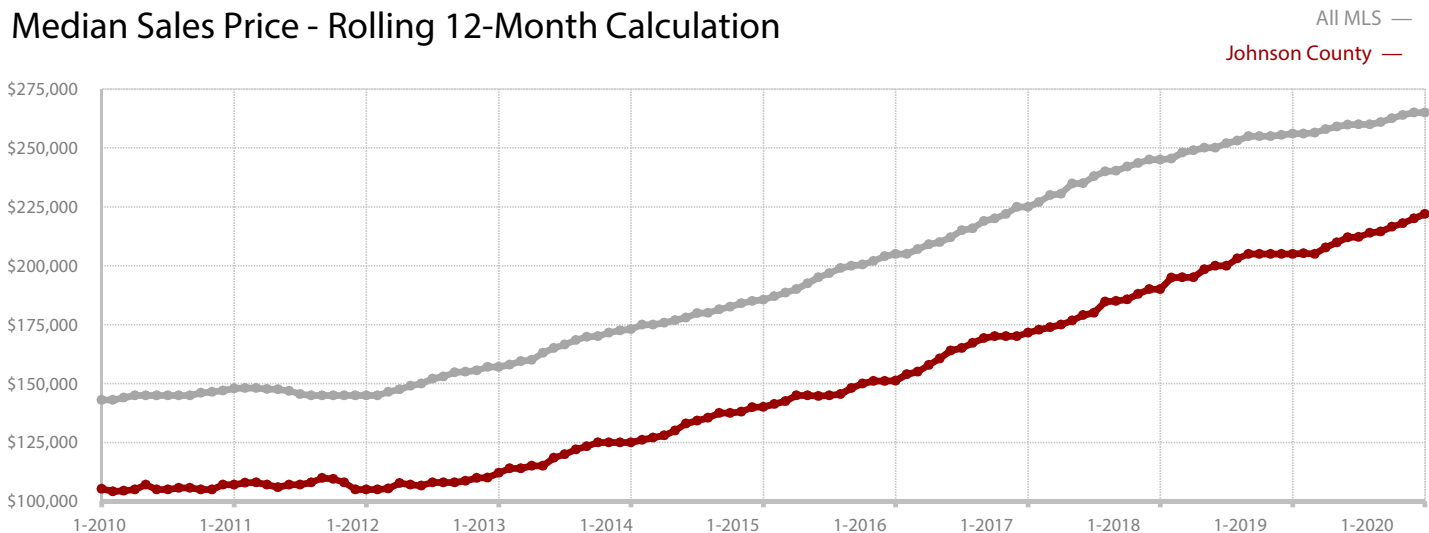
Johnson County

	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	266	288	+ 8.3%	266	288	+ 8.3%
Pending Sales	200	214	+ 7.0%	200	214	+ 7.0%
Closed Sales	125	147	+ 17.6%	125	147	+ 17.6%
Average Sales Price*	\$217,376	\$248,331	+ 14.2%	\$217,376	\$248,331	+ 14.2%
Median Sales Price*	\$192,500	\$229,900	+ 19.4%	\$192,500	\$229,900	+ 19.4%
Percent of Original List Price Received*	95.8%	95.8%	0.0%	95.8%	95.8%	0.0%
Days on Market Until Sale	45	60	+ 33.3%	45	60	+ 33.3%
Inventory of Homes for Sale	564	641	+ 13.7%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 50.0%	--	--	--

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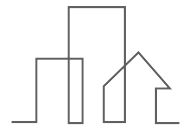


Median Sales Price - Rolling 12-Month Calculation



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TEXAS SECURE
TITLE COMPANY

+ 3.5%

+ 12.9%

+ 8.1%

Change in
New Listings

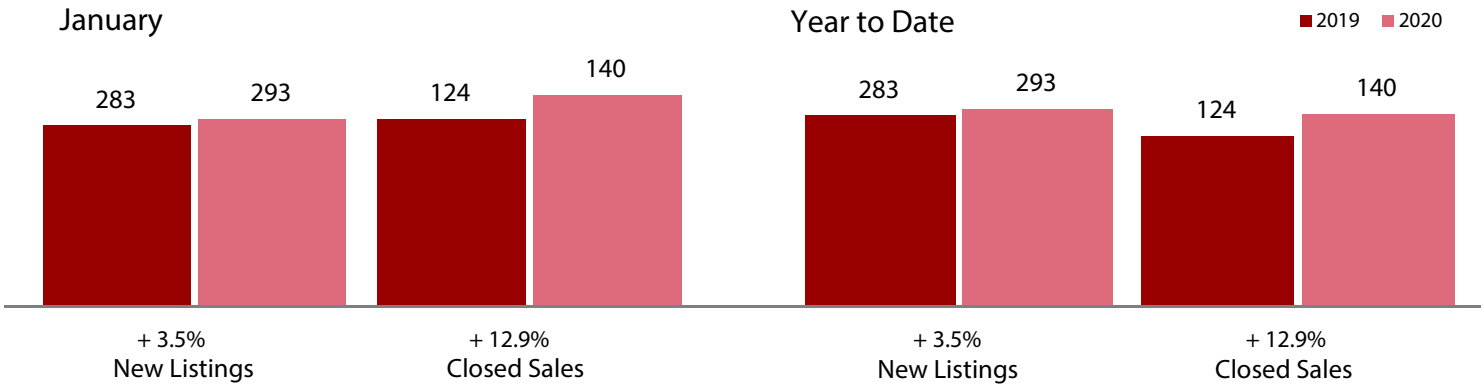
Change in
Closed Sales

Change in
Median Sales Price

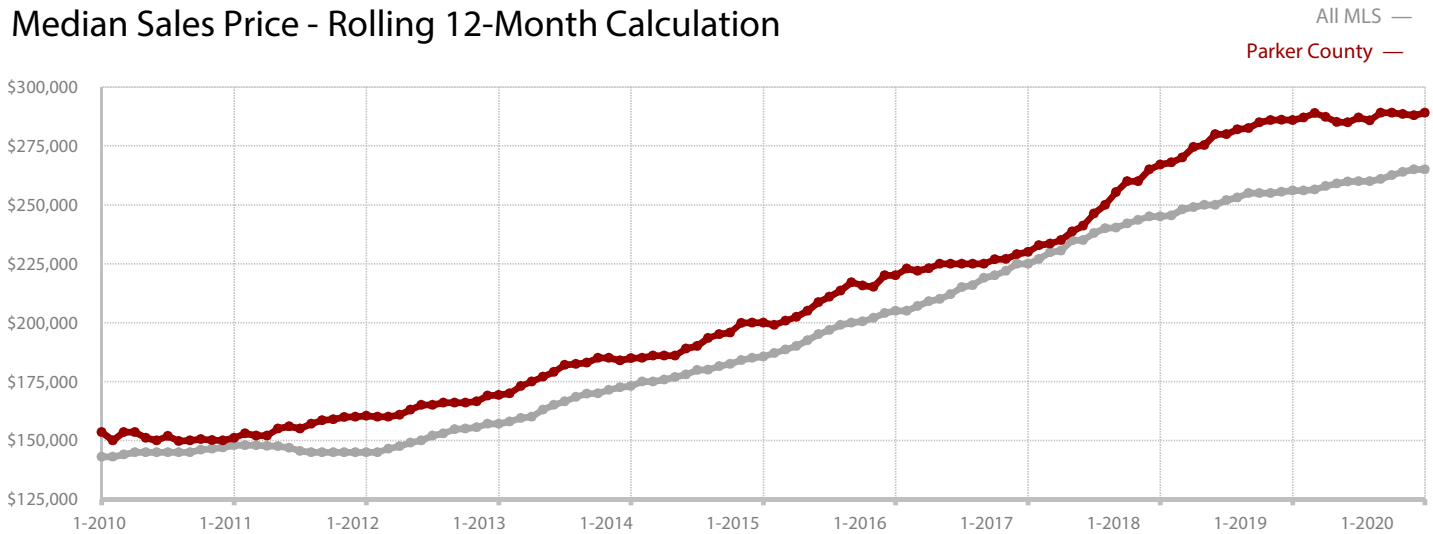
Parker County

	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	283	293	+ 3.5%	283	293	+ 3.5%
Pending Sales	192	162	- 15.6%	192	162	- 15.6%
Closed Sales	124	140	+ 12.9%	124	140	+ 12.9%
Average Sales Price*	\$292,929	\$317,605	+ 8.4%	\$292,929	\$317,605	+ 8.4%
Median Sales Price*	\$255,000	\$275,750	+ 8.1%	\$255,000	\$275,750	+ 8.1%
Percent of Original List Price Received*	95.5%	95.2%	- 0.3%	95.5%	95.2%	- 0.3%
Days on Market Until Sale	64	75	+ 17.2%	64	75	+ 17.2%
Inventory of Homes for Sale	689	834	+ 21.0%	--	--	--
Months Supply of Inventory	3.0	3.6	+ 33.3%	--	--	--

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- 0.8%

+ 5.6%

+ 9.1%

Change in
New Listings

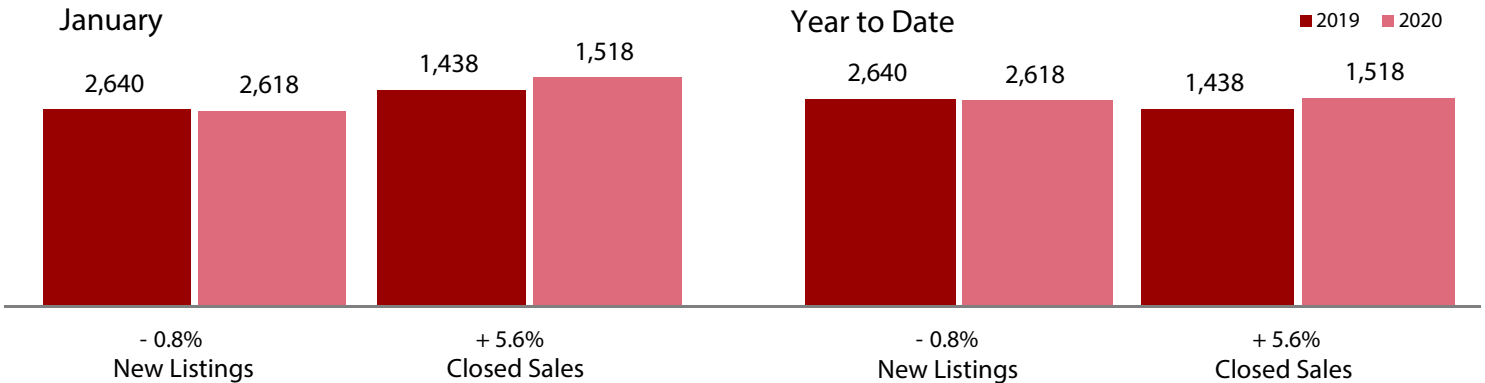
Change in
Closed Sales

Change in
Median Sales Price

Tarrant County

	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,640	2,618	- 0.8%	2,640	2,618	- 0.8%
Pending Sales	2,040	1,987	- 2.6%	2,040	1,987	- 2.6%
Closed Sales	1,438	1,518	+ 5.6%	1,438	1,518	+ 5.6%
Average Sales Price*	\$266,534	\$274,742	+ 3.1%	\$266,534	\$274,742	+ 3.1%
Median Sales Price*	\$220,000	\$240,000	+ 9.1%	\$220,000	\$240,000	+ 9.1%
Percent of Original List Price Received*	96.1%	96.4%	+ 0.3%	96.1%	96.4%	+ 0.3%
Days on Market Until Sale	49	48	- 2.0%	49	48	- 2.0%
Inventory of Homes for Sale	4,906	4,449	- 9.3%	--	--	--
Months Supply of Inventory	2.1	1.9	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

