

Local Market Updates

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



February 2020

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

Collin County

+ 4.8%

Change in
New Listings

+ 10.2%

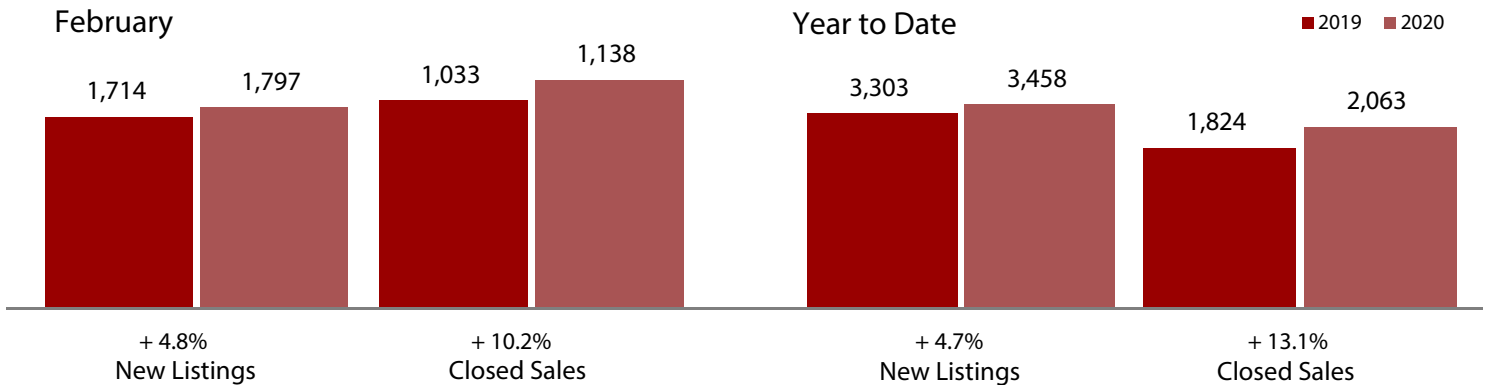
Change in
Closed Sales

+ 4.1%

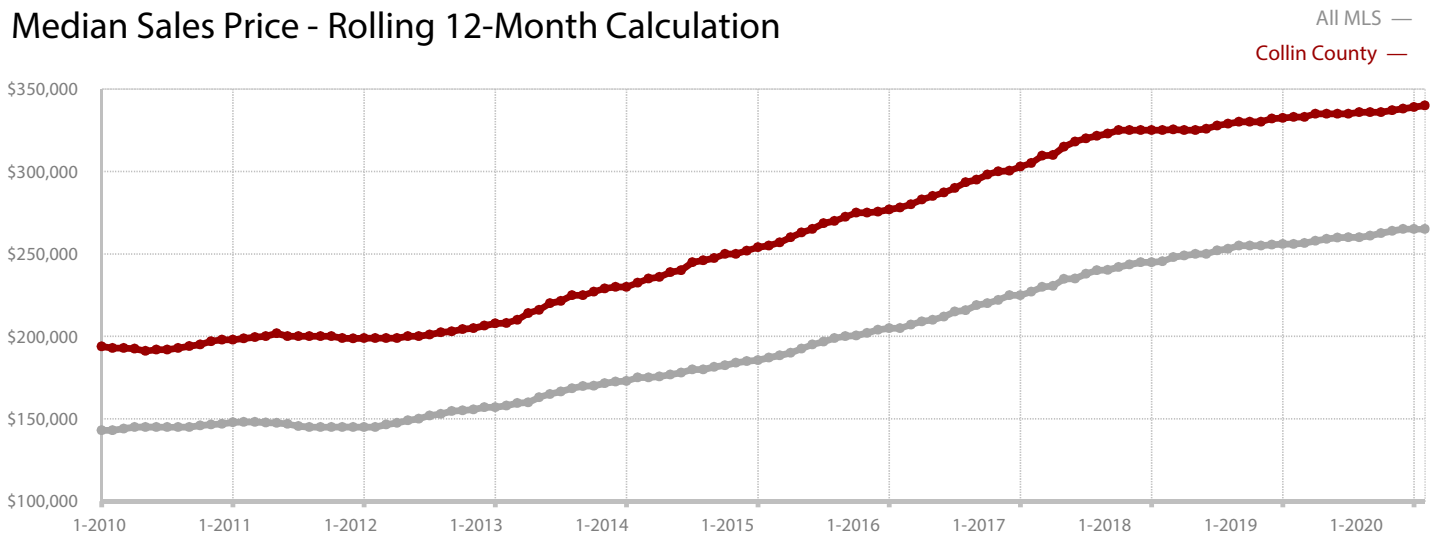
Change in
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,714	1,797	+ 4.8%	3,303	3,458	+ 4.7%
Pending Sales	1,226	1,230	+ 0.3%	2,371	2,567	+ 8.3%
Closed Sales	1,033	1,138	+ 10.2%	1,824	2,063	+ 13.1%
Average Sales Price*	\$361,240	\$371,739	+ 2.9%	\$355,475	\$372,246	+ 4.7%
Median Sales Price*	\$324,745	\$338,000	+ 4.1%	\$318,000	\$335,000	+ 5.3%
Percent of Original List Price Received*	94.9%	96.1%	+ 1.3%	94.7%	95.7%	+ 1.1%
Days on Market Until Sale	76	67	- 11.8%	74	69	- 6.8%
Inventory of Homes for Sale	4,264	3,576	- 16.1%	--	--	--
Months Supply of Inventory	3.2	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 – February 2020

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Dallas County

+ 3.8%

+ 6.0%

+ 5.1%

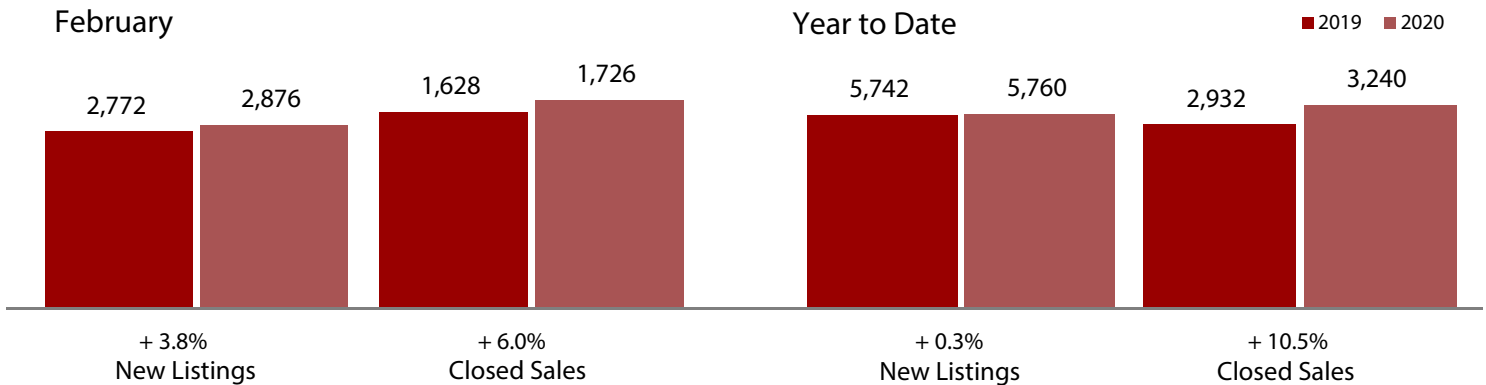
Change in
New Listings

Change in
Closed Sales

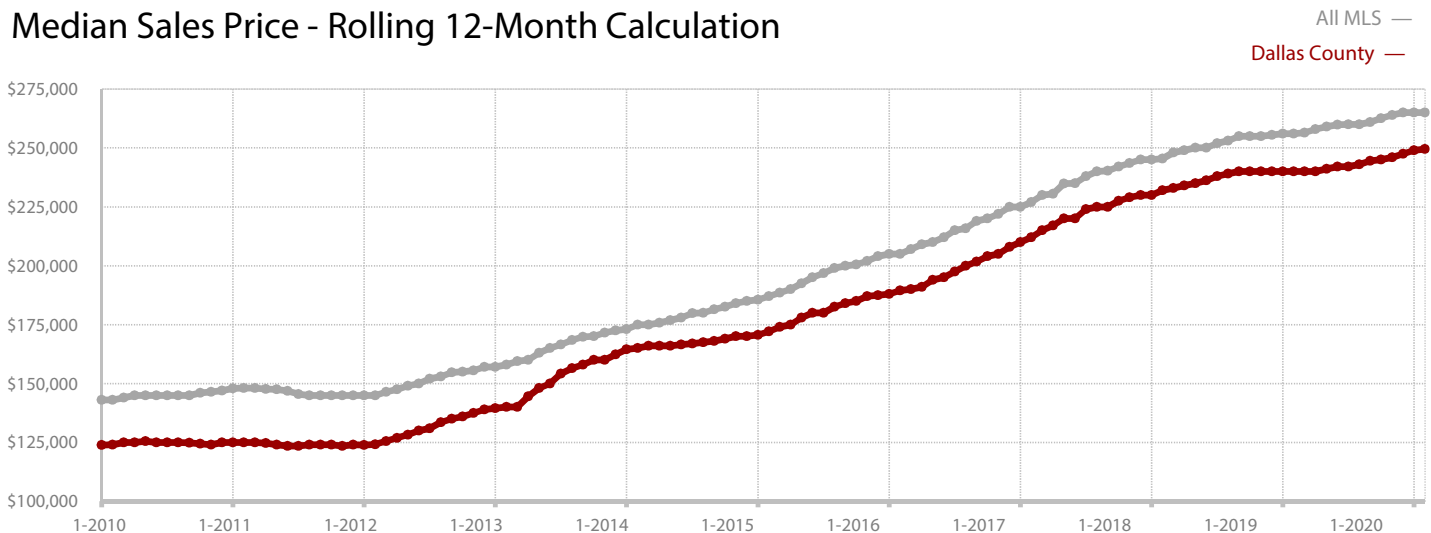
Change in
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,772	2,876	+ 3.8%	5,742	5,760	+ 0.3%
Pending Sales	1,929	1,984	+ 2.9%	3,735	3,995	+ 7.0%
Closed Sales	1,628	1,726	+ 6.0%	2,932	3,240	+ 10.5%
Average Sales Price*	\$324,930	\$357,782	+ 10.1%	\$311,581	\$355,281	+ 14.0%
Median Sales Price*	\$235,000	\$246,960	+ 5.1%	\$225,000	\$242,500	+ 7.8%
Percent of Original List Price Received*	95.9%	95.6%	- 0.3%	95.7%	95.2%	- 0.5%
Days on Market Until Sale	46	54	+ 17.4%	46	55	+ 19.6%
Inventory of Homes for Sale	6,113	5,456	- 10.7%	--	--	--
Months Supply of Inventory	3.0	2.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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Denton County

+ 6.5%

Change in
New Listings

+ 14.5%

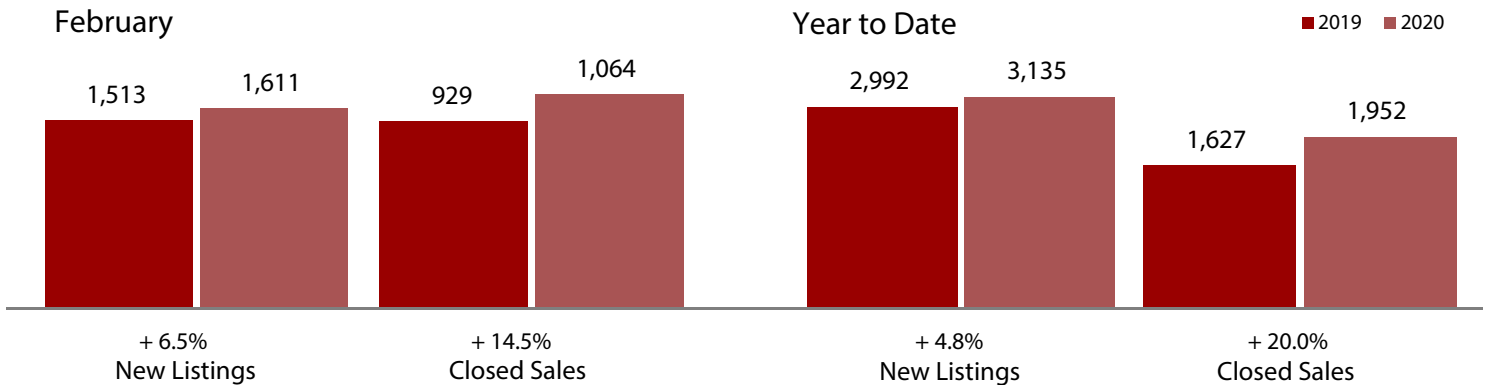
Change in
Closed Sales

+ 1.9%

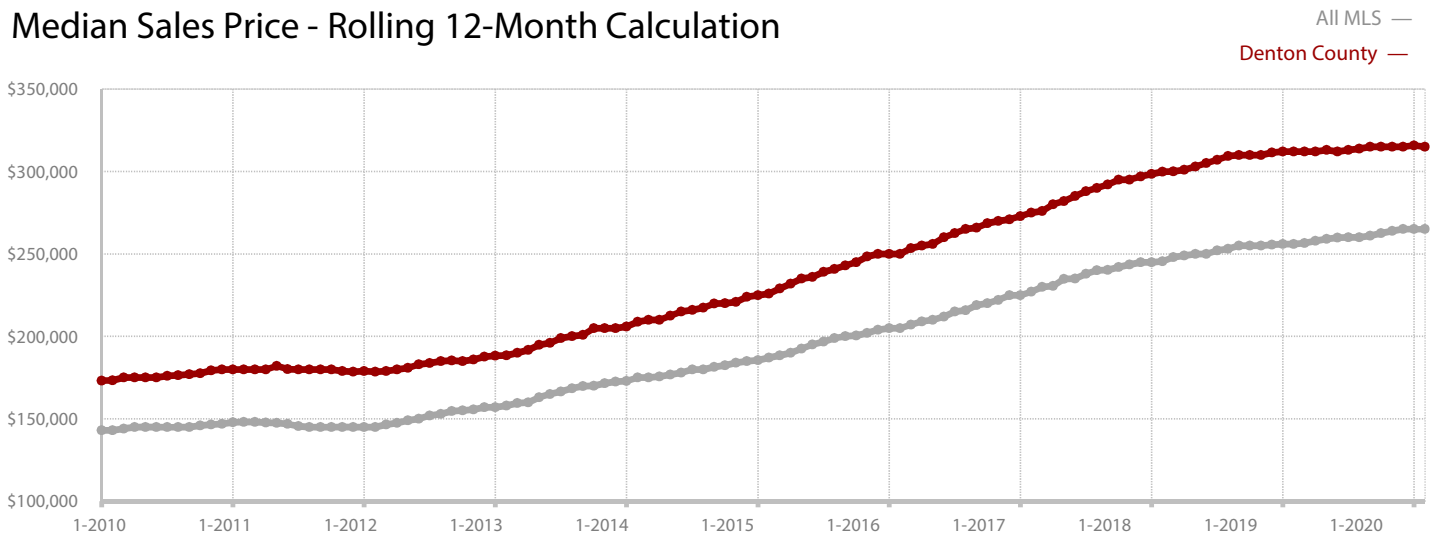
Change in
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,513	1,611	+ 6.5%	2,992	3,135	+ 4.8%
Pending Sales	1,186	1,251	+ 5.5%	2,201	2,513	+ 14.2%
Closed Sales	929	1,064	+ 14.5%	1,627	1,952	+ 20.0%
Average Sales Price*	\$346,659	\$351,877	+ 1.5%	\$346,999	\$354,675	+ 2.2%
Median Sales Price*	\$304,276	\$310,000	+ 1.9%	\$300,000	\$310,250	+ 3.4%
Percent of Original List Price Received*	96.0%	96.3%	+ 0.3%	95.7%	96.0%	+ 0.3%
Days on Market Until Sale	65	66	+ 1.5%	65	65	0.0%
Inventory of Homes for Sale	3,577	3,019	- 15.6%	--	--	--
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

+ 5.7%

Change in
New Listings

+ 27.8%

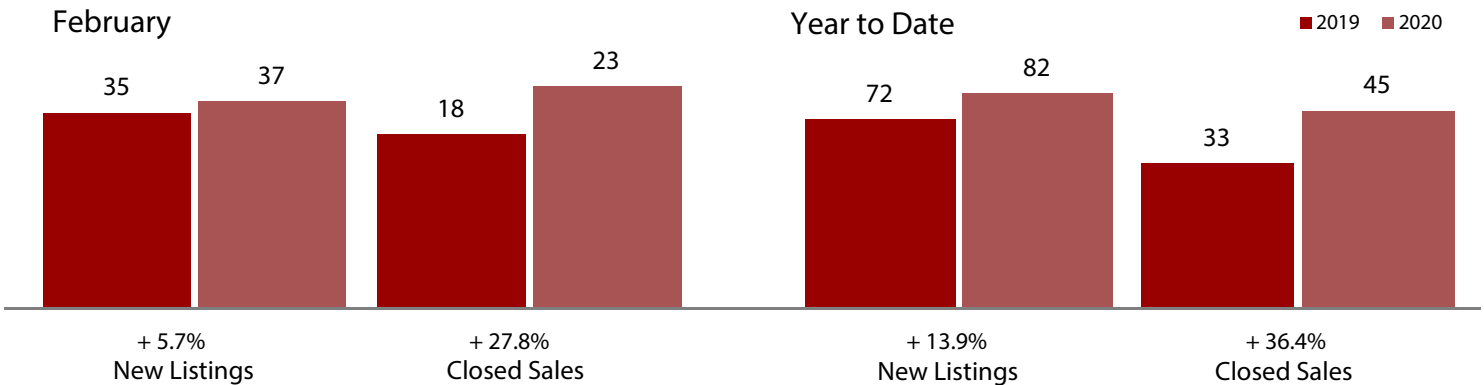
Change in
Closed Sales

+ 32.9%

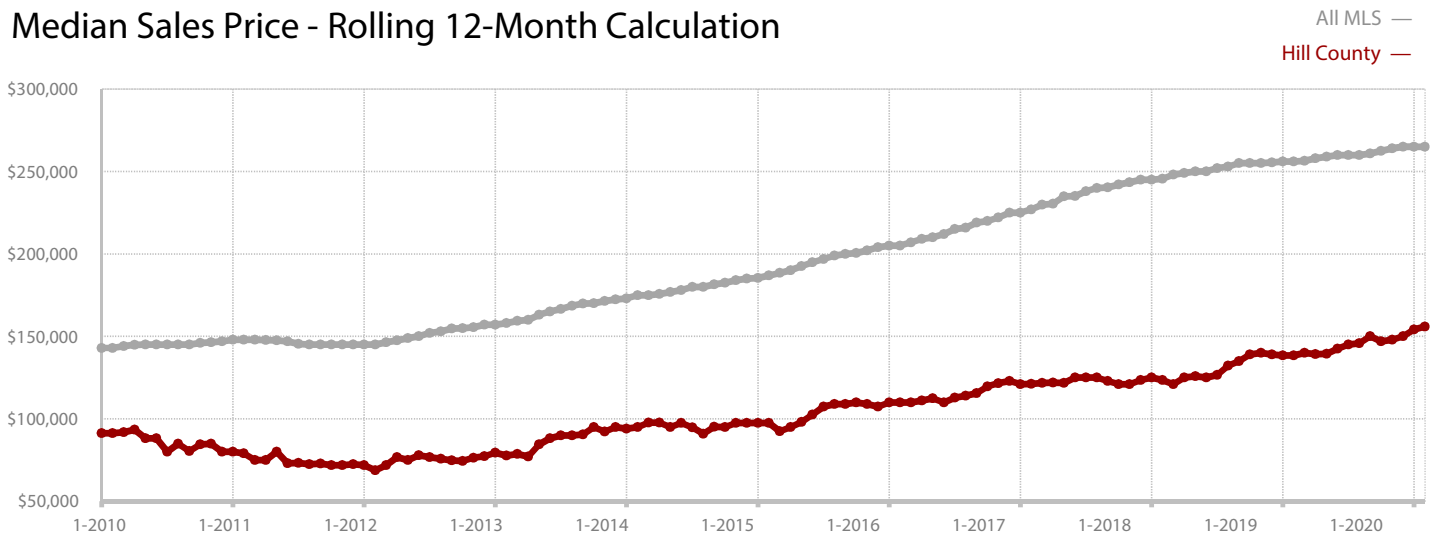
Change in
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	35	37	+ 5.7%	72	82	+ 13.9%
Pending Sales	30	25	- 16.7%	57	50	- 12.3%
Closed Sales	18	23	+ 27.8%	33	45	+ 36.4%
Average Sales Price*	\$120,693	\$173,242	+ 43.5%	\$134,939	\$169,236	+ 25.4%
Median Sales Price*	\$112,840	\$150,000	+ 32.9%	\$105,679	\$150,000	+ 41.9%
Percent of Original List Price Received*	91.7%	91.2%	- 0.5%	91.0%	90.5%	- 0.5%
Days on Market Until Sale	75	84	+ 12.0%	75	97	+ 29.3%
Inventory of Homes for Sale	130	126	- 3.1%	--	--	--
Months Supply of Inventory	4.4	4.1	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – February 2020

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+ 15.5%

- 9.9%

+ 4.9%

Change in
New Listings

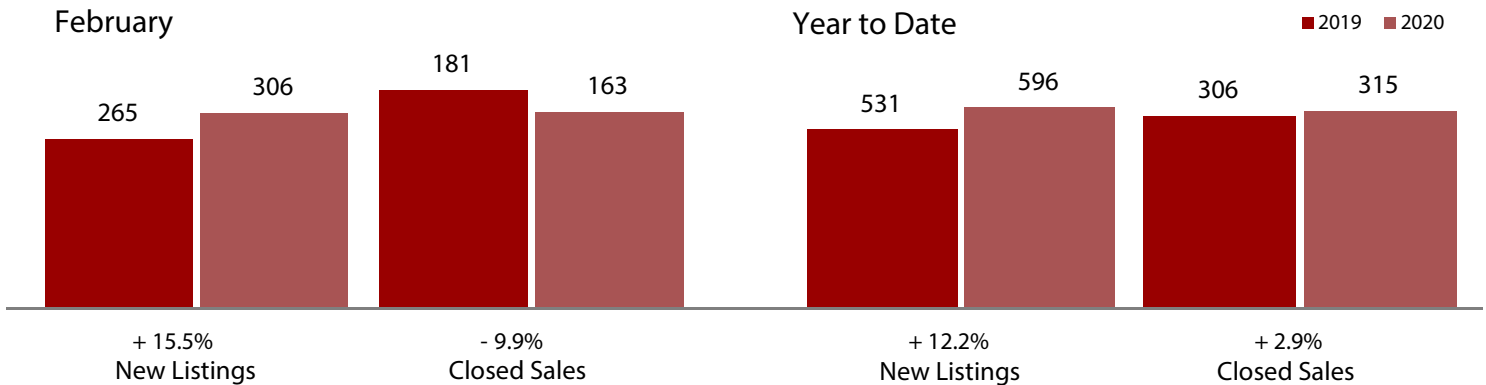
Change in
Closed Sales

Change in
Median Sales Price

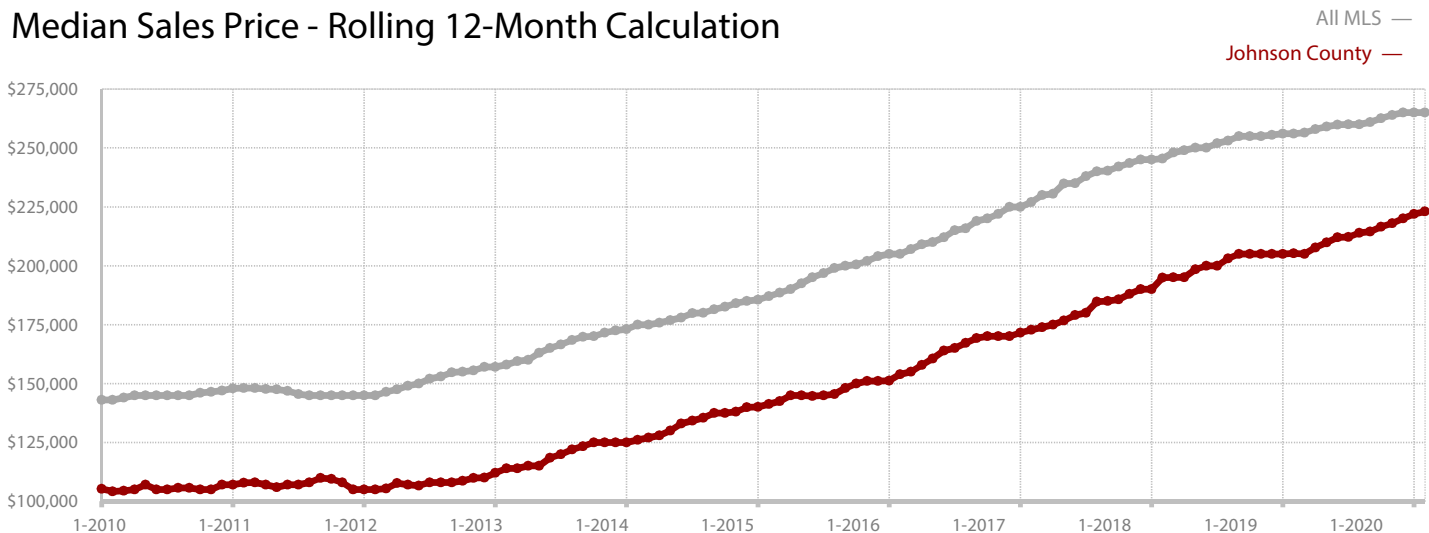
Johnson County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	265	306	+ 15.5%	531	596	+ 12.2%
Pending Sales	181	220	+ 21.5%	381	442	+ 16.0%
Closed Sales	181	163	- 9.9%	306	315	+ 2.9%
Average Sales Price*	\$229,475	\$244,130	+ 6.4%	\$224,533	\$246,178	+ 9.6%
Median Sales Price*	\$205,000	\$215,000	+ 4.9%	\$195,250	\$225,000	+ 15.2%
Percent of Original List Price Received*	97.2%	96.4%	- 0.8%	96.6%	96.1%	- 0.5%
Days on Market Until Sale	60	59	- 1.7%	54	60	+ 11.1%
Inventory of Homes for Sale	591	657	+ 11.2%	--	--	--
Months Supply of Inventory	2.5	2.8	0.0%	--	--	--

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+ 3.2%

+ 5.6%

+ 15.4%

Change in
New Listings

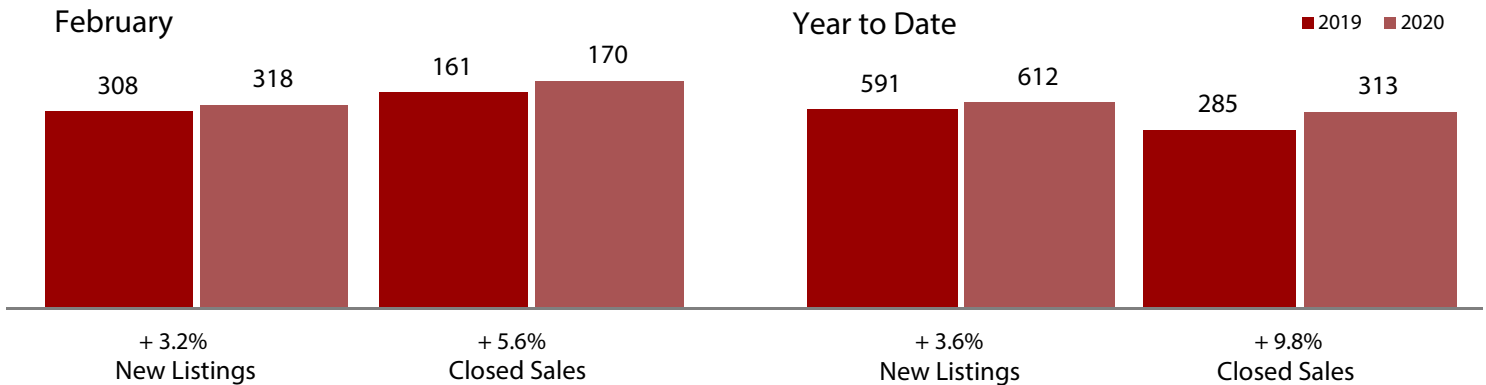
Change in
Closed Sales

Change in
Median Sales Price

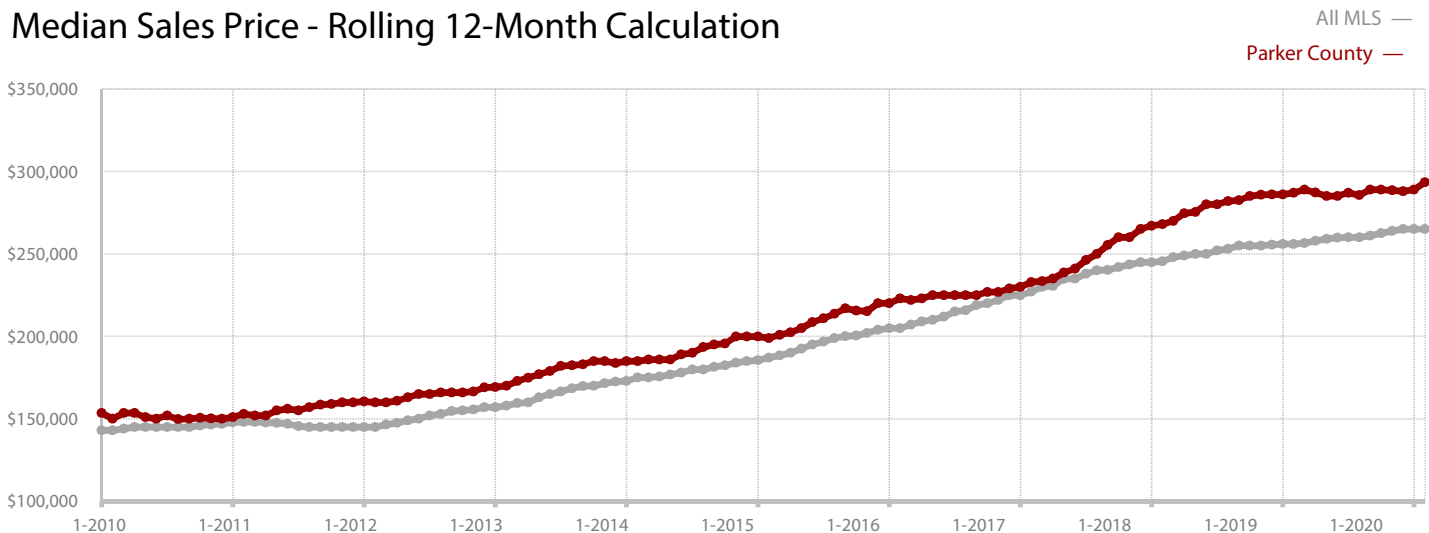
Parker County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	308	318	+ 3.2%	591	612	+ 3.6%
Pending Sales	215	201	- 6.5%	407	411	+ 1.0%
Closed Sales	161	170	+ 5.6%	285	313	+ 9.8%
Average Sales Price*	\$296,722	\$341,205	+ 15.0%	\$295,079	\$330,703	+ 12.1%
Median Sales Price*	\$275,000	\$317,450	+ 15.4%	\$266,500	\$309,000	+ 15.9%
Percent of Original List Price Received*	96.2%	95.4%	- 0.8%	95.9%	95.3%	- 0.6%
Days on Market Until Sale	66	89	+ 34.8%	65	83	+ 27.7%
Inventory of Homes for Sale	721	843	+ 16.9%	--	--	--
Months Supply of Inventory	3.1	3.6	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 1.6%

- 5.1%

+ 5.2%

Change in
New Listings

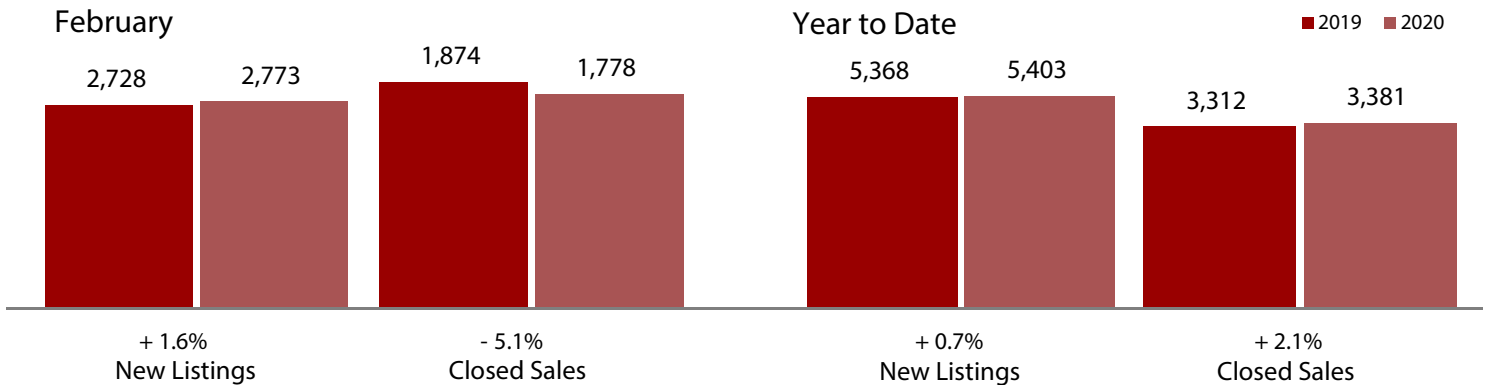
Change in
Closed Sales

Change in
Median Sales Price

Tarrant County

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,728	2,773	+ 1.6%	5,368	5,403	+ 0.7%
Pending Sales	2,236	2,234	- 0.1%	4,276	4,359	+ 1.9%
Closed Sales	1,874	1,778	- 5.1%	3,312	3,381	+ 2.1%
Average Sales Price*	\$272,303	\$293,849	+ 7.9%	\$269,798	\$284,056	+ 5.3%
Median Sales Price*	\$230,000	\$242,000	+ 5.2%	\$225,000	\$240,995	+ 7.1%
Percent of Original List Price Received*	96.6%	96.8%	+ 0.2%	96.4%	96.7%	+ 0.3%
Days on Market Until Sale	49	47	- 4.1%	49	47	- 4.1%
Inventory of Homes for Sale	4,921	4,445	- 9.7%	--	--	--
Months Supply of Inventory	2.1	1.9	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

