

Local Market Updates

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



April 2020

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



Local Market Update – April 2020

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



- 35.2% **- 21.9%** **+ 3.0%**

Change in
New Listings

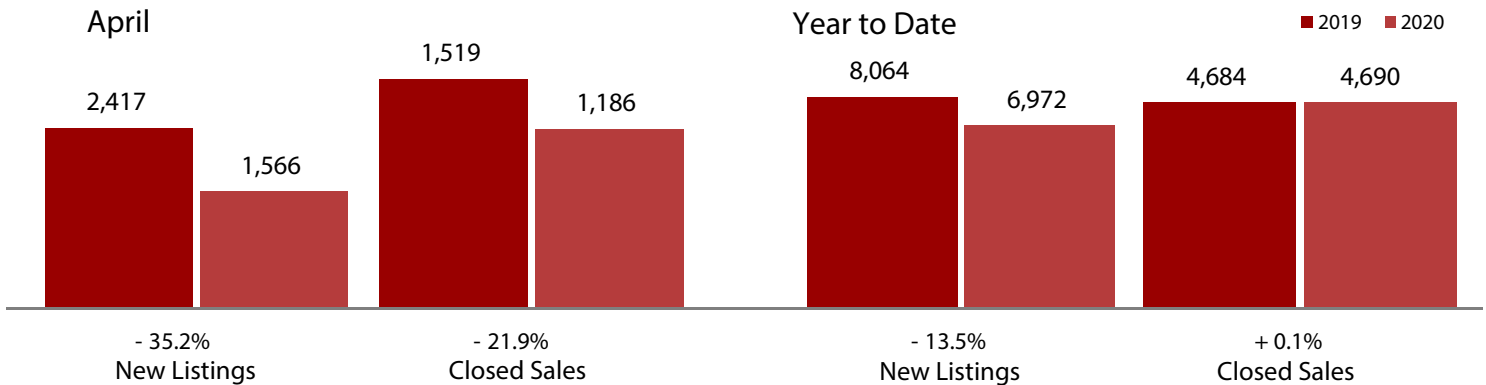
Change in
Closed Sales

Change in
Median Sales Price

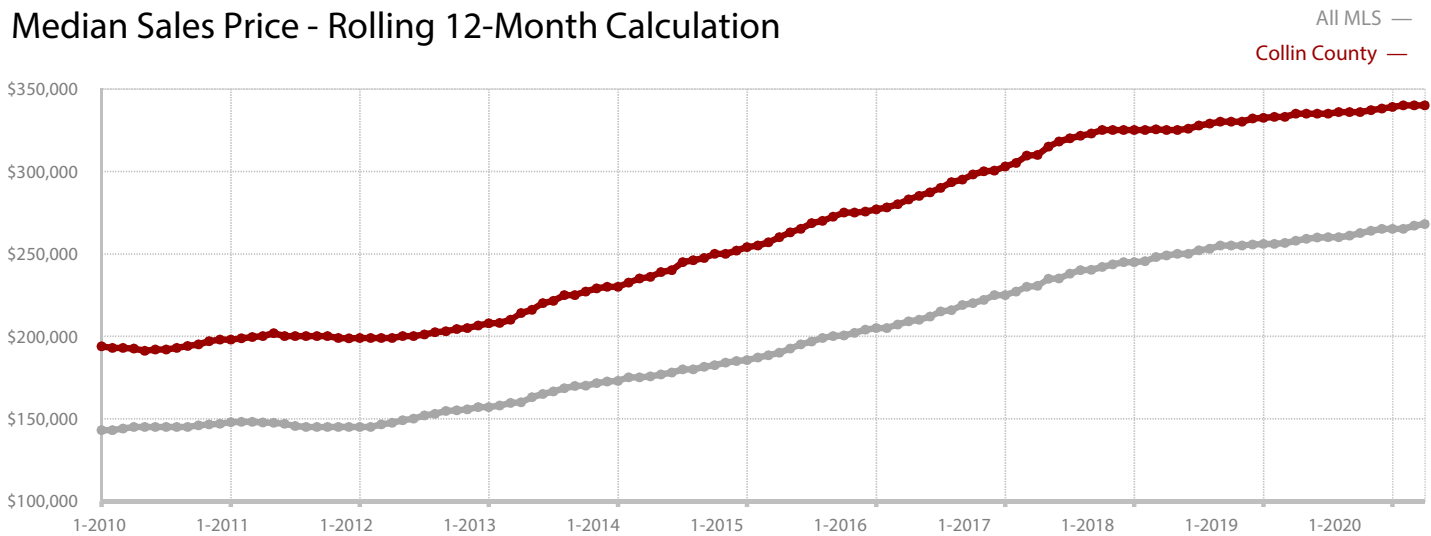
Collin County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,417	1,566	- 35.2%	8,064	6,972	- 13.5%
Pending Sales	1,765	1,017	- 42.4%	5,775	5,102	- 11.7%
Closed Sales	1,519	1,186	- 21.9%	4,684	4,690	+ 0.1%
Average Sales Price*	\$381,669	\$386,290	+ 1.2%	\$369,129	\$379,884	+ 2.9%
Median Sales Price*	\$338,000	\$348,000	+ 3.0%	\$330,000	\$341,048	+ 3.3%
Percent of Original List Price Received*	96.4%	97.1%	+ 0.7%	95.5%	96.4%	+ 0.9%
Days on Market Until Sale	59	50	- 15.3%	68	61	- 10.3%
Inventory of Homes for Sale	4,819	3,654	- 24.2%	--	--	--
Months Supply of Inventory	3.6	2.7	- 25.0%	--	--	--

* 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 2020

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- 33.5%

- 30.8%

+ 4.4%

Change in
New Listings

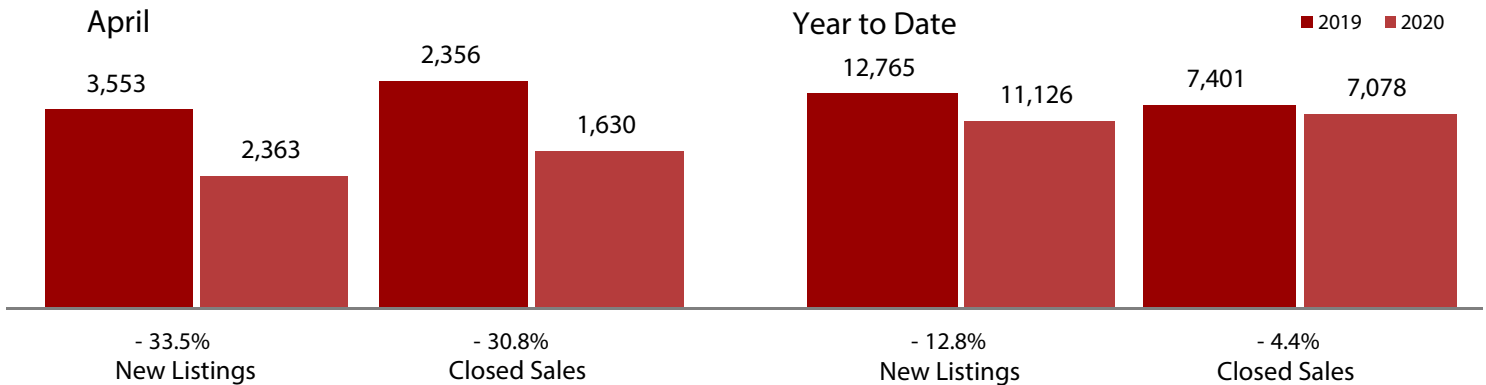
Change in
Closed Sales

Change in
Median Sales Price

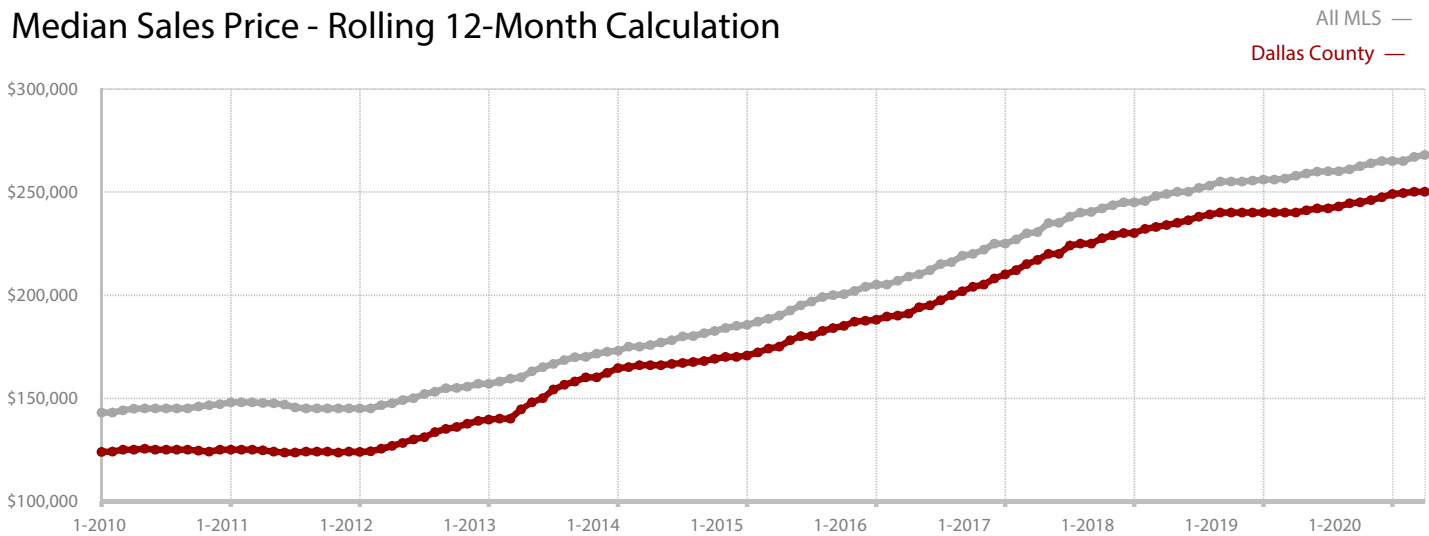
Dallas County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3,553	2,363	- 33.5%	12,765	11,126	- 12.8%
Pending Sales	2,528	1,489	- 41.1%	8,750	7,526	- 14.0%
Closed Sales	2,356	1,630	- 30.8%	7,401	7,078	- 4.4%
Average Sales Price*	\$372,732	\$345,047	- 7.4%	\$342,625	\$358,258	+ 4.6%
Median Sales Price*	\$249,000	\$260,000	+ 4.4%	\$237,000	\$250,000	+ 5.5%
Percent of Original List Price Received*	96.4%	96.6%	+ 0.2%	96.1%	95.9%	- 0.2%
Days on Market Until Sale	42	43	+ 2.4%	44	50	+ 13.6%
Inventory of Homes for Sale	6,704	5,525	- 17.6%	--	--	--
Months Supply of Inventory	3.3	2.7	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

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- 26.5% **- 17.2%** **0.0%**

Change in
New Listings

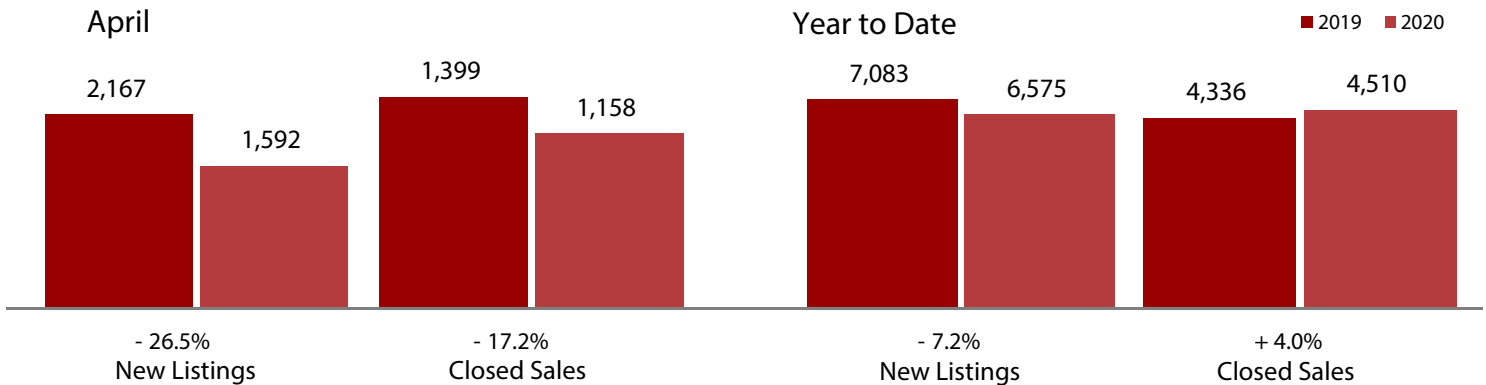
Change in
Closed Sales

Change in
Median Sales Price

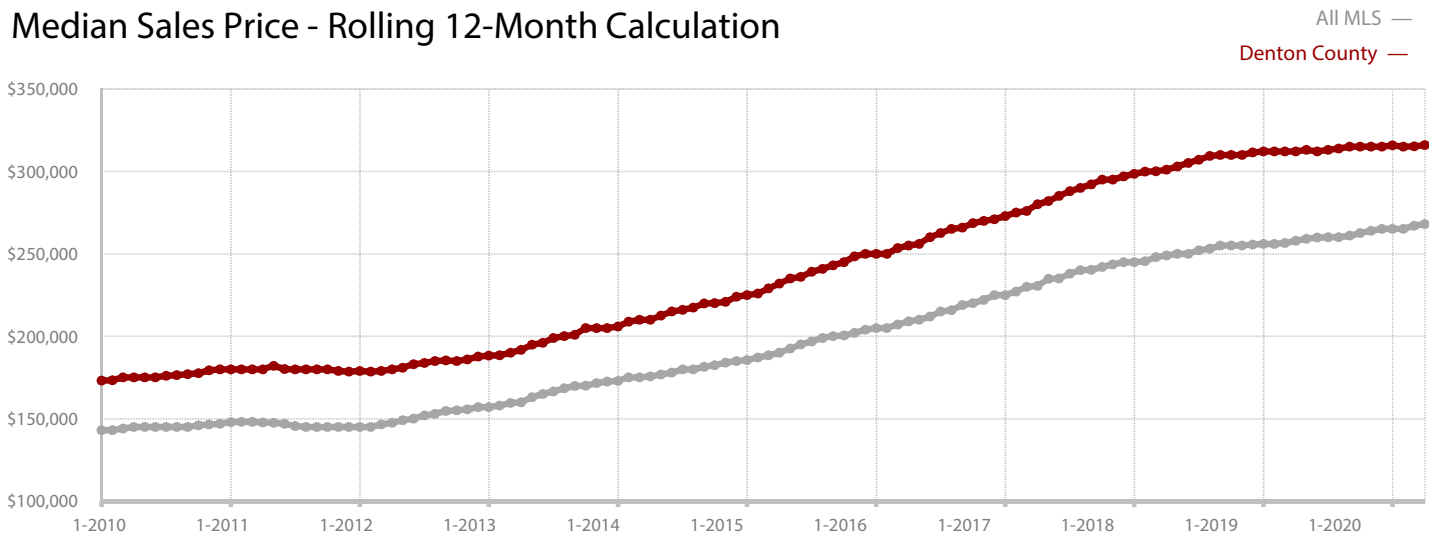
Denton County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	2,167	1,592	- 26.5%	7,083	6,575	- 7.2%
Pending Sales	1,542	1,116	- 27.6%	5,269	5,027	- 4.6%
Closed Sales	1,399	1,158	- 17.2%	4,336	4,510	+ 4.0%
Average Sales Price*	\$357,663	\$365,391	+ 2.2%	\$355,693	\$360,049	+ 1.2%
Median Sales Price*	\$315,000	\$315,000	0.0%	\$310,000	\$313,950	+ 1.3%
Percent of Original List Price Received*	96.8%	97.4%	+ 0.6%	96.3%	96.7%	+ 0.4%
Days on Market Until Sale	52	47	- 9.6%	60	57	- 5.0%
Inventory of Homes for Sale	3,973	3,226	- 18.8%	--	--	--
Months Supply of Inventory	3.2	2.5	0.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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Hill County

- 26.4%

+ 3.4%

+ 27.6%

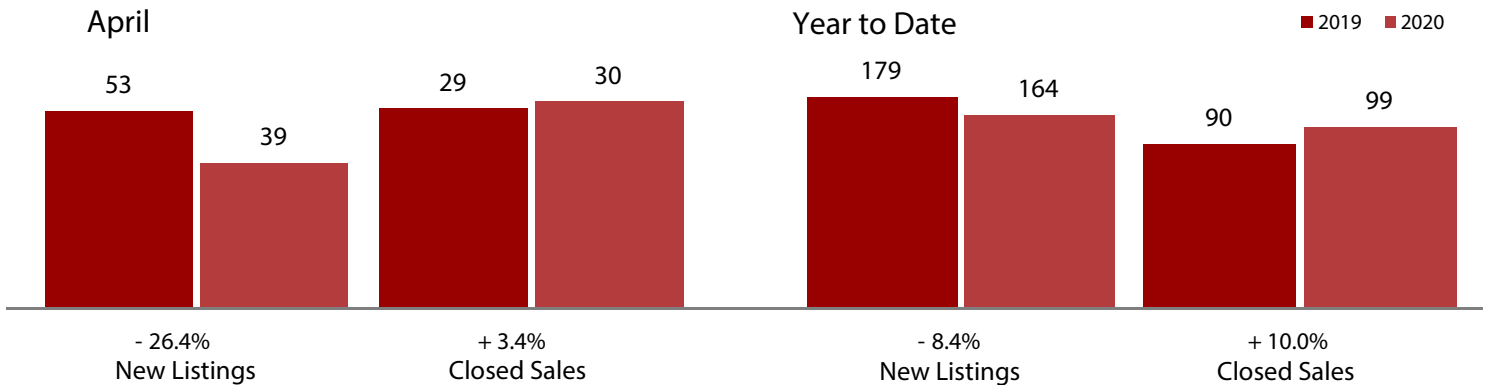
Change in
New Listings

Change in
Closed Sales

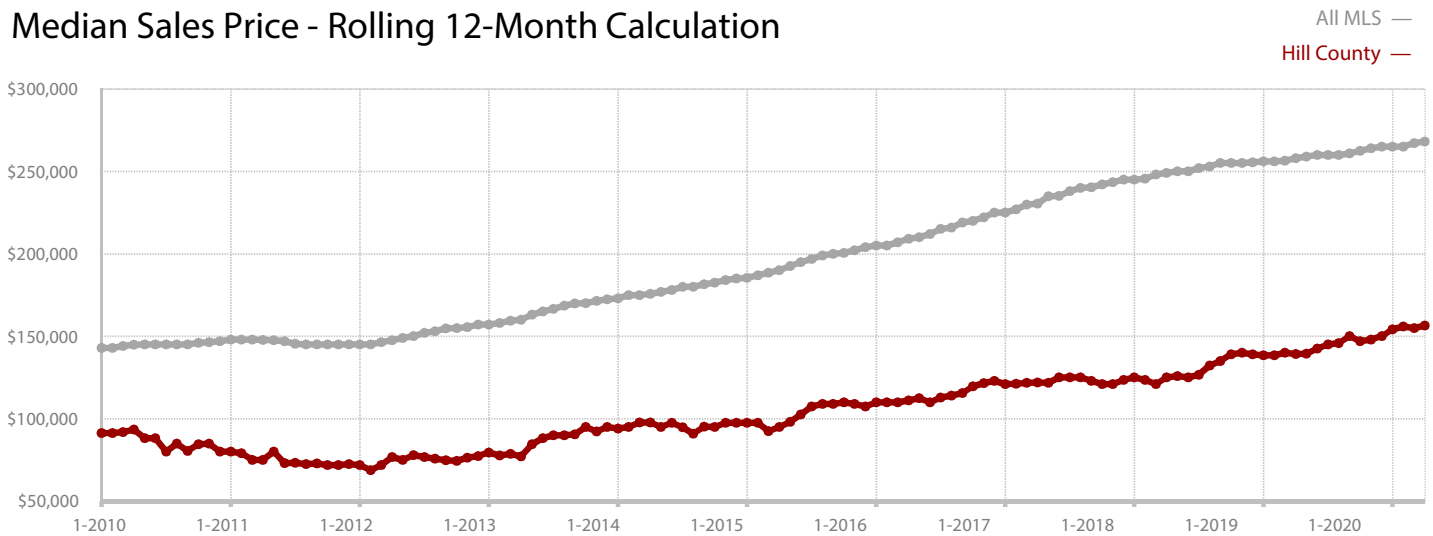
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	53	39	- 26.4%	179	164	- 8.4%
Pending Sales	40	36	- 10.0%	121	113	- 6.6%
Closed Sales	29	30	+ 3.4%	90	99	+ 10.0%
Average Sales Price*	\$137,990	\$212,643	+ 54.1%	\$149,160	\$182,023	+ 22.0%
Median Sales Price*	\$125,000	\$159,450	+ 27.6%	\$122,750	\$150,000	+ 22.2%
Percent of Original List Price Received*	92.0%	90.6%	- 1.5%	90.5%	91.9%	+ 1.5%
Days on Market Until Sale	60	91	+ 51.7%	71	86	+ 21.1%
Inventory of Homes for Sale	147	124	- 15.6%	--	--	--
Months Supply of Inventory	5.2	4.1	- 20.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – April 2020

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+ 6.7%

- 23.5%

+ 3.2%

Change in
New Listings

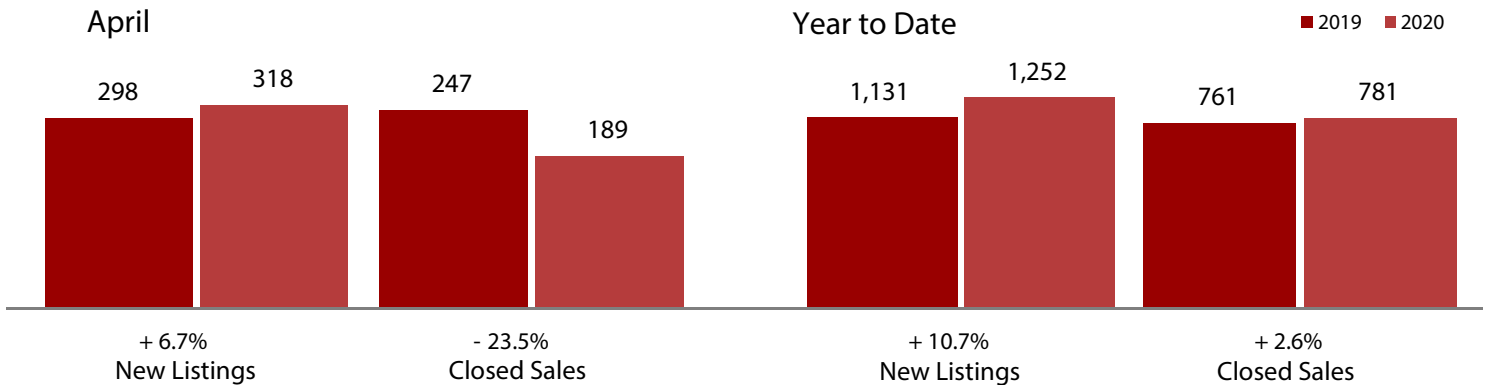
Change in
Closed Sales

Change in
Median Sales Price

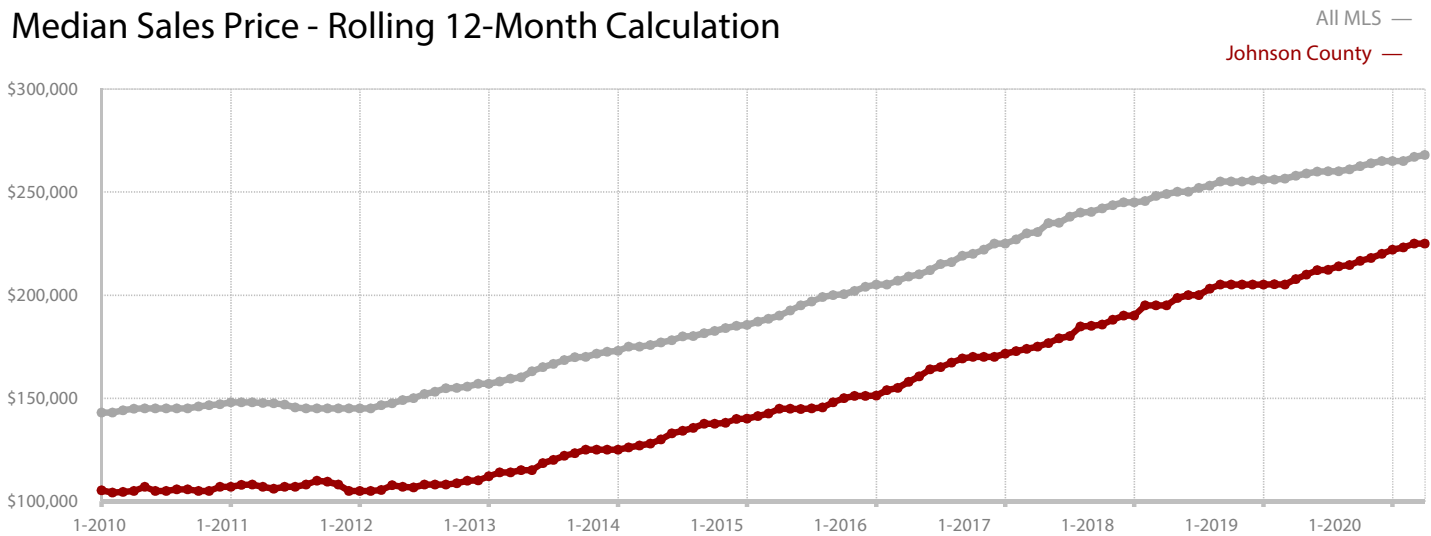
Johnson County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	298	318	+ 6.7%	1,131	1,252	+ 10.7%
Pending Sales	253	224	- 11.5%	892	921	+ 3.3%
Closed Sales	247	189	- 23.5%	761	781	+ 2.6%
Average Sales Price*	\$241,898	\$251,426	+ 3.9%	\$234,532	\$246,974	+ 5.3%
Median Sales Price*	\$220,000	\$227,000	+ 3.2%	\$207,000	\$225,000	+ 8.7%
Percent of Original List Price Received*	97.1%	97.2%	+ 0.1%	97.0%	96.7%	- 0.3%
Days on Market Until Sale	47	50	+ 6.4%	50	57	+ 14.0%
Inventory of Homes for Sale	592	689	+ 16.4%	--	--	--
Months Supply of Inventory	2.5	3.0	0.0%	--	--	--

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- 10.6%

- 2.1%

+ 14.6%

Change in
New Listings

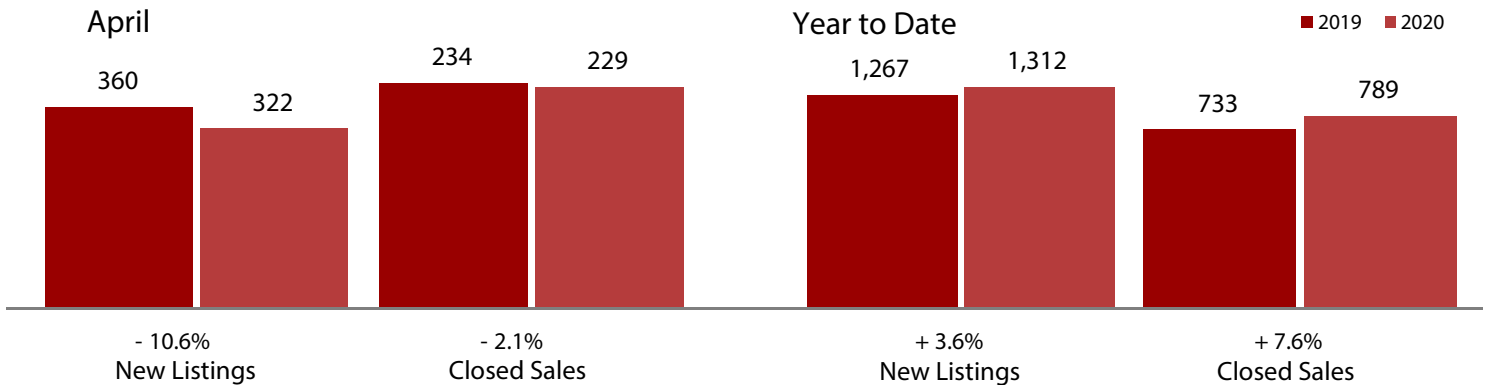
Change in
Closed Sales

Change in
Median Sales Price

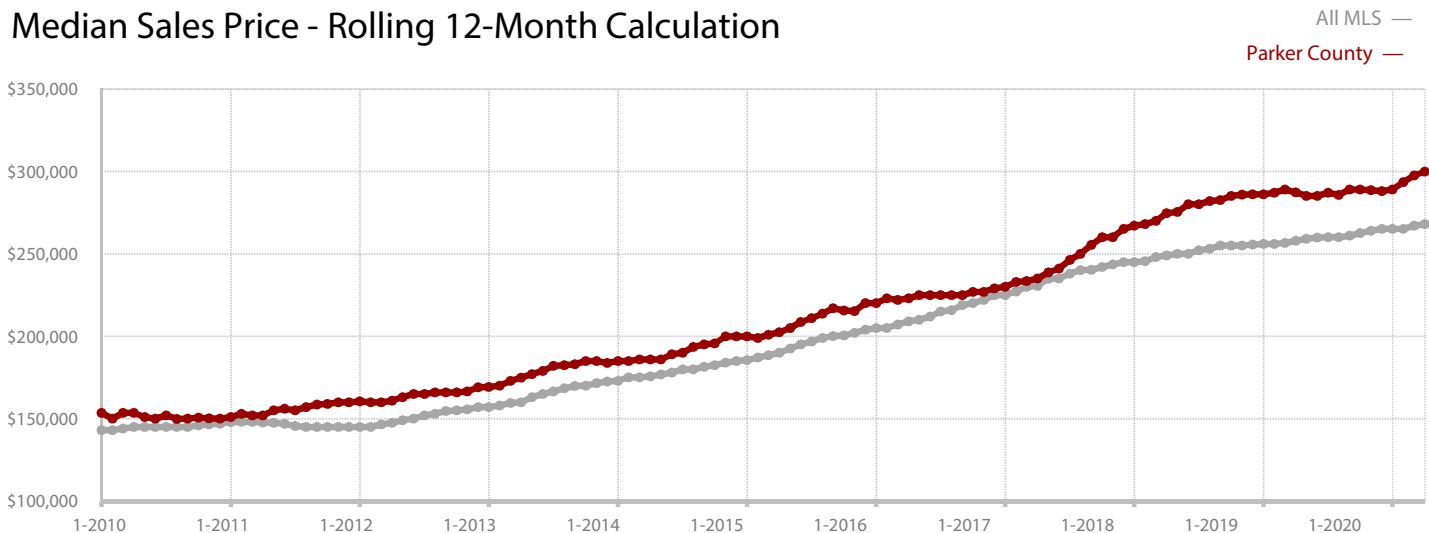
Parker County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	360	322	- 10.6%	1,267	1,312	+ 3.6%
Pending Sales	270	189	- 30.0%	917	889	- 3.1%
Closed Sales	234	229	- 2.1%	733	789	+ 7.6%
Average Sales Price*	\$308,119	\$342,423	+ 11.1%	\$304,739	\$337,219	+ 10.7%
Median Sales Price*	\$270,495	\$310,000	+ 14.6%	\$273,046	\$310,000	+ 13.5%
Percent of Original List Price Received*	96.7%	96.4%	- 0.3%	96.2%	96.0%	- 0.2%
Days on Market Until Sale	51	60	+ 17.6%	64	76	+ 18.8%
Inventory of Homes for Sale	766	899	+ 17.4%	--	--	--
Months Supply of Inventory	3.4	3.9	+ 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 24.7%

- 27.1%

+ 6.7%

Change in
New Listings

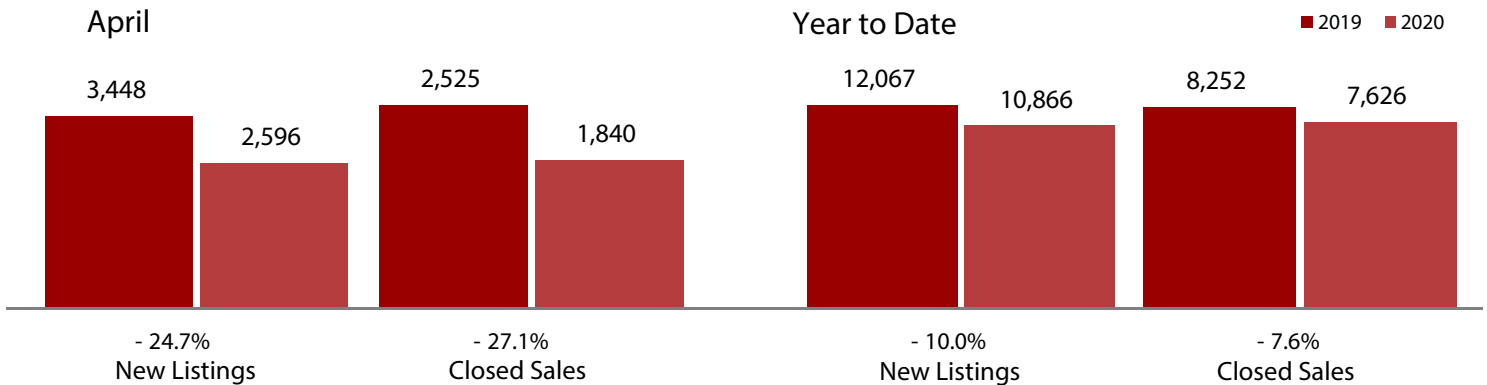
Change in
Closed Sales

Change in
Median Sales Price

Tarrant County

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3,448	2,596	- 24.7%	12,067	10,866	- 10.0%
Pending Sales	2,757	1,826	- 33.8%	9,723	8,472	- 12.9%
Closed Sales	2,525	1,840	- 27.1%	8,252	7,626	- 7.6%
Average Sales Price*	\$282,794	\$305,140	+ 7.9%	\$278,496	\$291,223	+ 4.6%
Median Sales Price*	\$240,000	\$256,000	+ 6.7%	\$233,240	\$246,503	+ 5.7%
Percent of Original List Price Received*	97.7%	97.5%	- 0.2%	96.9%	97.1%	+ 0.2%
Days on Market Until Sale	38	39	+ 2.6%	45	44	- 2.2%
Inventory of Homes for Sale	5,269	4,676	- 11.3%	--	--	--
Months Supply of Inventory	2.3	2.1	0.0%	--	--	--

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