

Local Market Updates

A RESEARCH TOOL PROVIDED BY THE
NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.&
TEXAS SECURE TITLE COMPANY



September 2020 Update

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



Local Market Update – August 2020

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



- 8.7%

+ 12.3%

+ 8.8%

Change in
New Listings

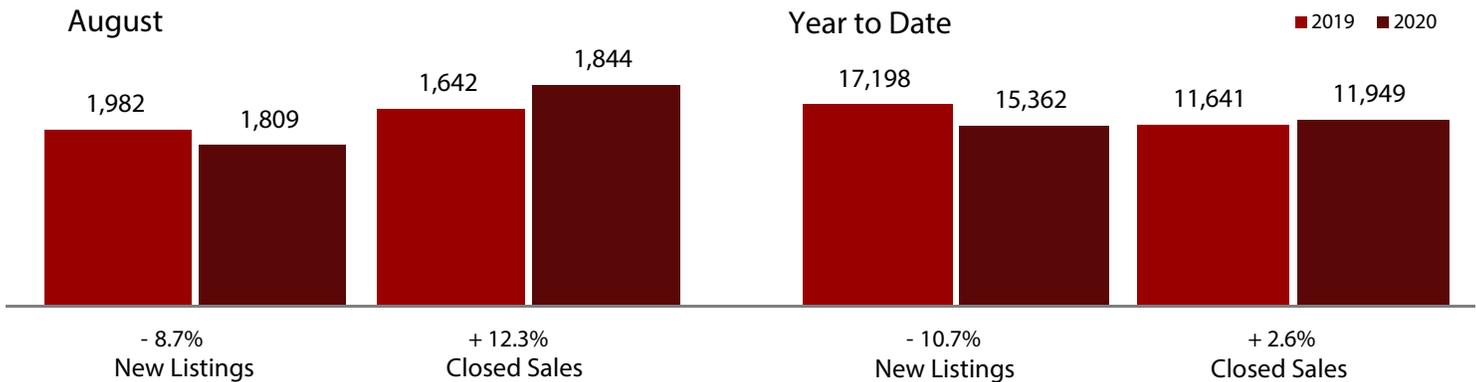
Change in
Closed Sales

Change in
Median Sales Price

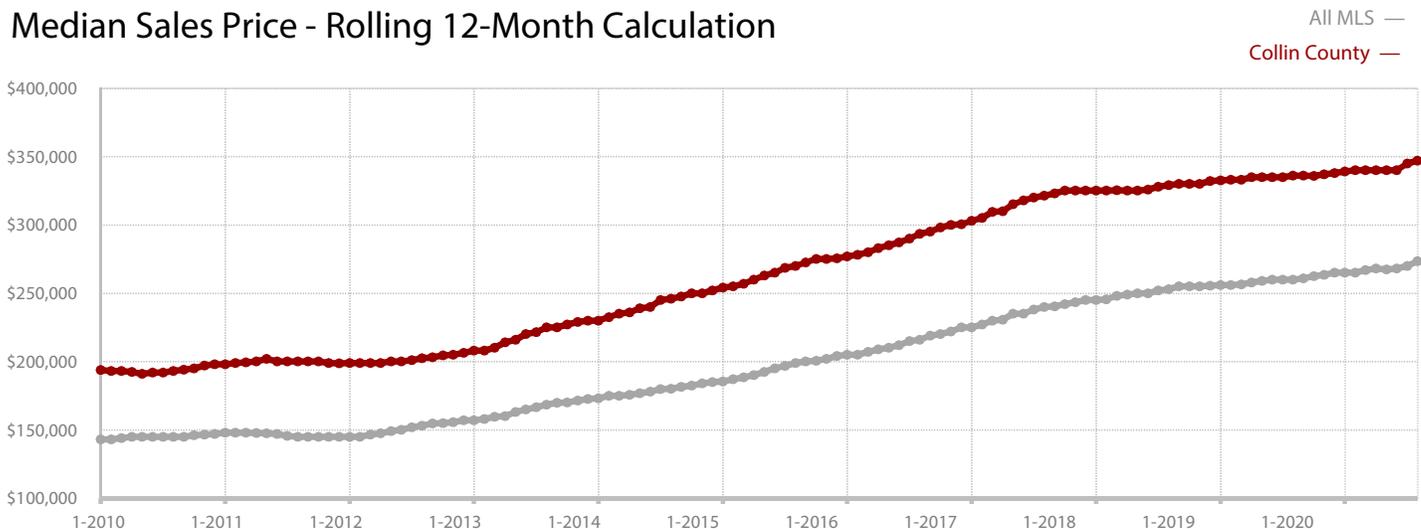
Collin County

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,982	1,809	- 8.7%	17,198	15,362	- 10.7%
Pending Sales	1,479	1,562	+ 5.6%	12,289	12,927	+ 5.2%
Closed Sales	1,642	1,844	+ 12.3%	11,641	11,949	+ 2.6%
Average Sales Price*	\$382,051	\$420,600	+ 10.1%	\$381,309	\$396,027	+ 3.9%
Median Sales Price*	\$339,990	\$370,000	+ 8.8%	\$340,000	\$352,500	+ 3.7%
Percent of Original List Price Received*	95.8%	97.7%	+ 2.0%	96.0%	96.9%	+ 0.9%
Days on Market Until Sale	55	43	- 21.8%	59	52	- 11.9%
Inventory of Homes for Sale	5,221	2,787	- 46.6%	--	--	--
Months Supply of Inventory	3.8	1.9	- 50.0%	--	--	--

* 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 – August 2020

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- 9.2%

+ 1.3%

+ 12.9%

Change in
New Listings

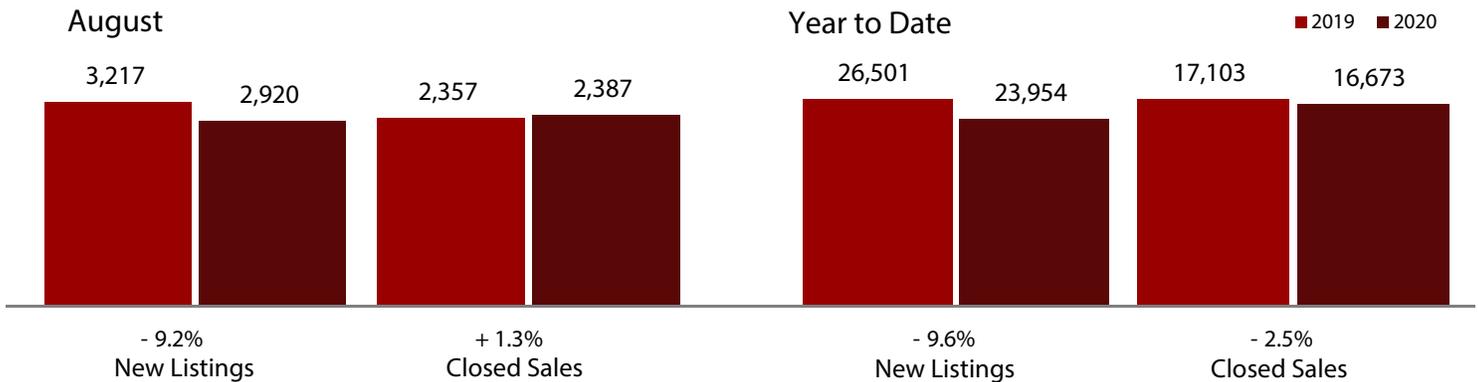
Change in
Closed Sales

Change in
Median Sales Price

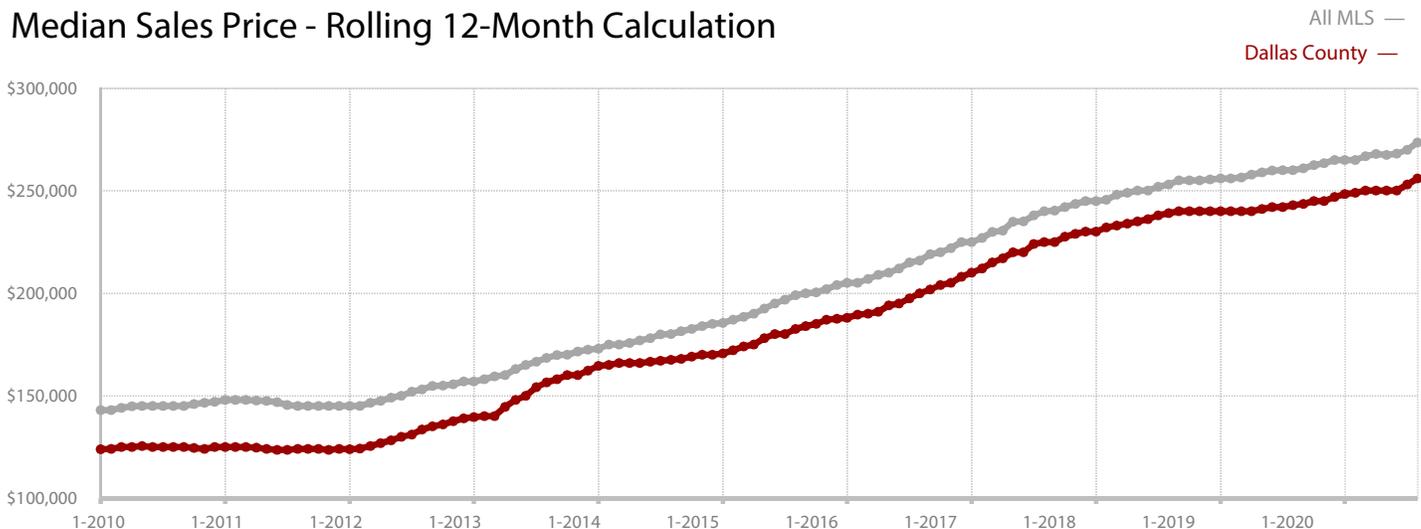
Dallas County

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3,217	2,920	- 9.2%	26,501	23,954	- 9.6%
Pending Sales	2,193	2,247	+ 2.5%	17,974	17,983	+ 0.1%
Closed Sales	2,357	2,387	+ 1.3%	17,103	16,673	- 2.5%
Average Sales Price*	\$339,217	\$399,996	+ 17.9%	\$354,397	\$374,768	+ 5.7%
Median Sales Price*	\$248,000	\$280,000	+ 12.9%	\$247,000	\$262,000	+ 6.1%
Percent of Original List Price Received*	96.2%	97.1%	+ 0.9%	96.3%	96.4%	+ 0.1%
Days on Market Until Sale	39	38	- 2.6%	42	44	+ 4.8%
Inventory of Homes for Sale	7,507	5,138	- 31.6%	--	--	--
Months Supply of Inventory	3.7	2.4	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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+ 1.6%

+ 5.6%

+ 6.3%

Change in
New Listings

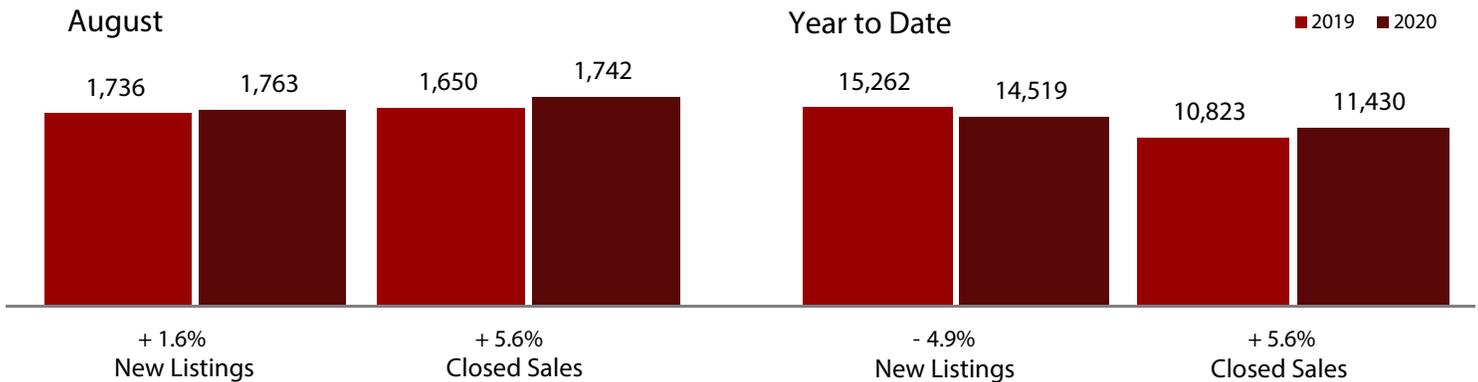
Change in
Closed Sales

Change in
Median Sales Price

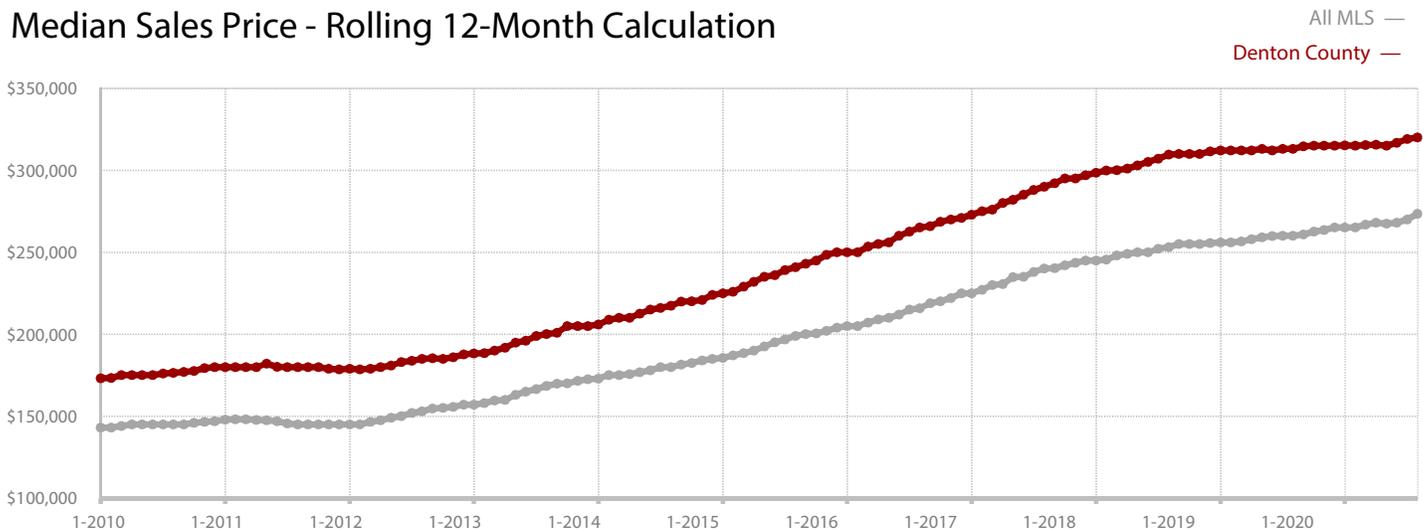
Denton County

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	1,736	1,763	+ 1.6%	15,262	14,519	- 4.9%
Pending Sales	1,325	1,651	+ 24.6%	11,391	12,612	+ 10.7%
Closed Sales	1,650	1,742	+ 5.6%	10,823	11,430	+ 5.6%
Average Sales Price*	\$365,479	\$391,384	+ 7.1%	\$363,145	\$372,869	+ 2.7%
Median Sales Price*	\$315,000	\$335,000	+ 6.3%	\$315,000	\$325,000	+ 3.2%
Percent of Original List Price Received*	96.4%	98.1%	+ 1.8%	96.6%	97.3%	+ 0.7%
Days on Market Until Sale	52	36	- 30.8%	53	49	- 7.5%
Inventory of Homes for Sale	4,317	2,443	- 43.4%	--	--	--
Months Supply of Inventory	3.4	1.7	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2020

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Hill County

+ 10.3%

Change in
New Listings

+ 11.8%

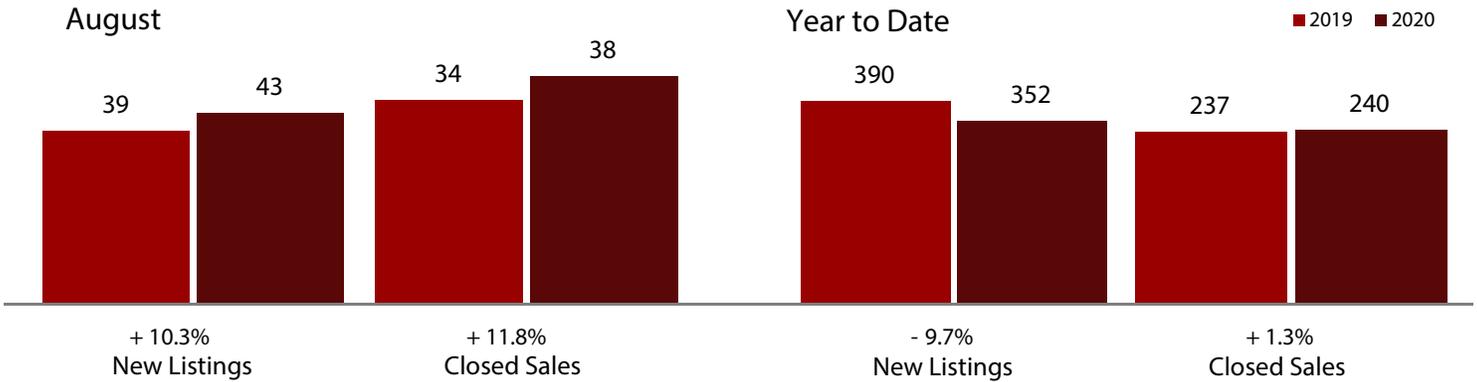
Change in
Closed Sales

+ 23.6%

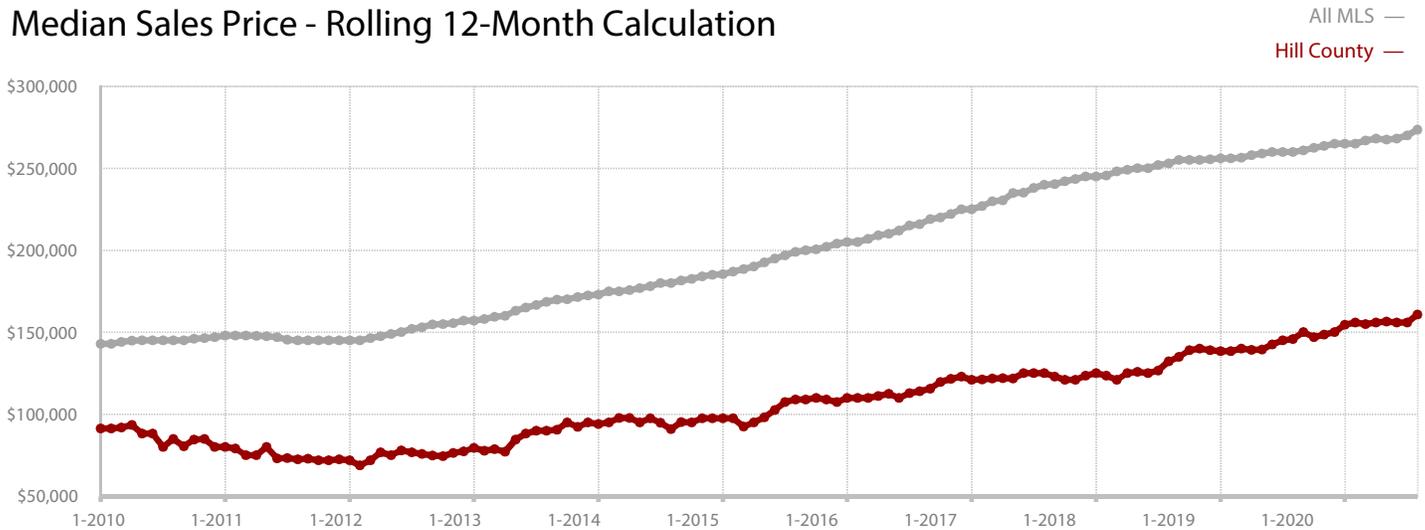
Change in
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	39	43	+ 10.3%	390	352	- 9.7%
Pending Sales	44	41	- 6.8%	271	292	+ 7.7%
Closed Sales	34	38	+ 11.8%	237	240	+ 1.3%
Average Sales Price*	\$166,000	\$212,917	+ 28.3%	\$182,961	\$192,071	+ 5.0%
Median Sales Price*	\$157,000	\$194,000	+ 23.6%	\$146,000	\$163,000	+ 11.6%
Percent of Original List Price Received*	90.6%	94.7%	+ 4.5%	92.1%	92.8%	+ 0.8%
Days on Market Until Sale	63	74	+ 17.5%	70	77	+ 10.0%
Inventory of Homes for Sale	159	97	- 39.0%	--	--	--
Months Supply of Inventory	5.4	2.9	- 40.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2020

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+ 17.3%

+ 4.2%

+ 12.1%

Change in
New Listings

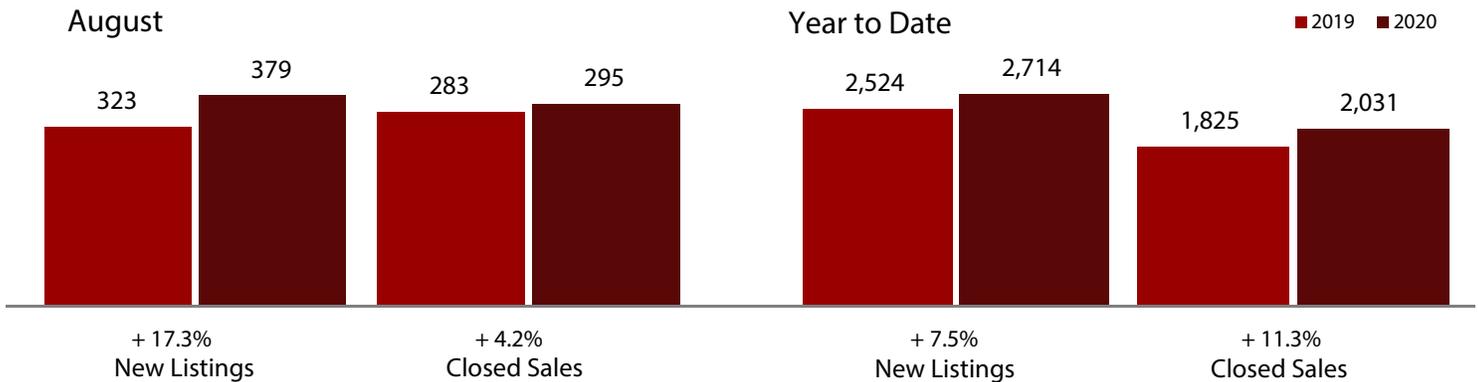
Change in
Closed Sales

Change in
Median Sales Price

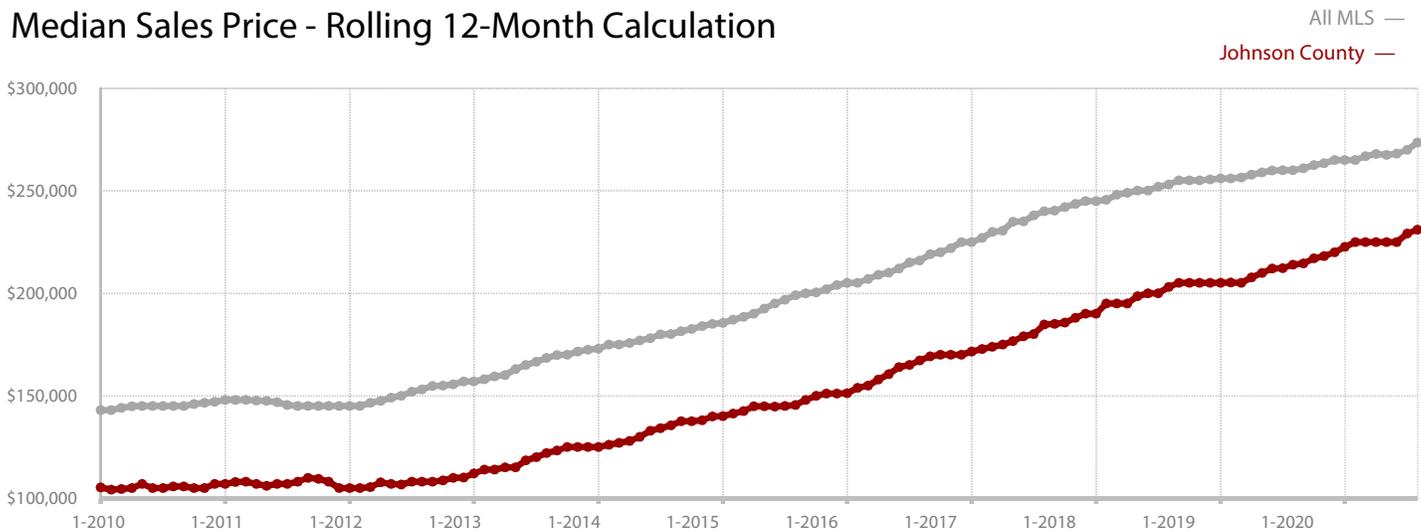
Johnson County

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	323	379	+ 17.3%	2,524	2,714	+ 7.5%
Pending Sales	209	318	+ 52.2%	1,909	2,296	+ 20.3%
Closed Sales	283	295	+ 4.2%	1,825	2,031	+ 11.3%
Average Sales Price*	\$241,749	\$261,770	+ 8.3%	\$242,579	\$258,193	+ 6.4%
Median Sales Price*	\$218,500	\$245,000	+ 12.1%	\$219,000	\$233,900	+ 6.8%
Percent of Original List Price Received*	96.2%	98.5%	+ 2.4%	97.1%	97.5%	+ 0.4%
Days on Market Until Sale	47	44	- 6.4%	46	52	+ 13.0%
Inventory of Homes for Sale	748	551	- 26.3%	--	--	--
Months Supply of Inventory	3.3	2.1	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – August 2020

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Parker County

+ 1.5%

+ 7.0%

+ 12.9%

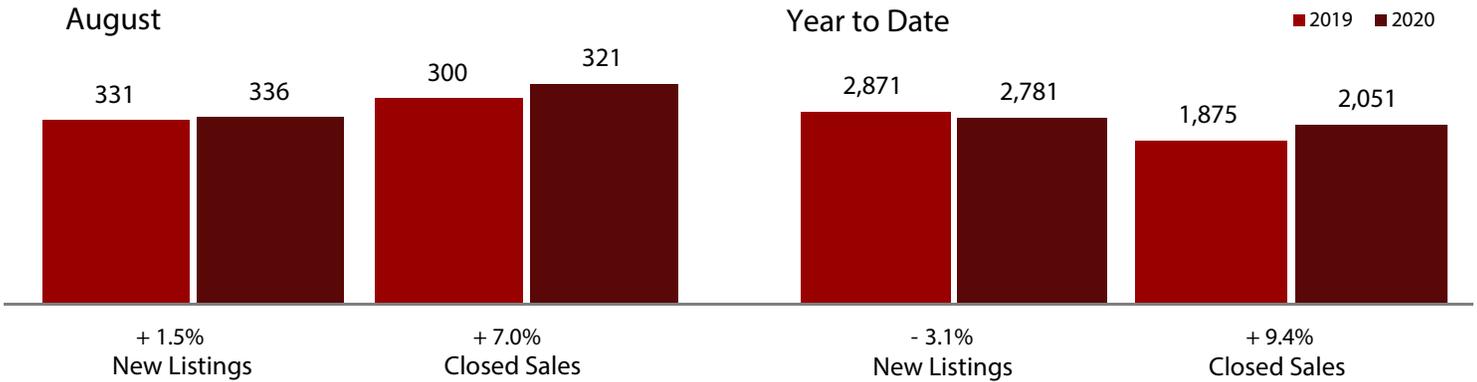
Change in
New Listings

Change in
Closed Sales

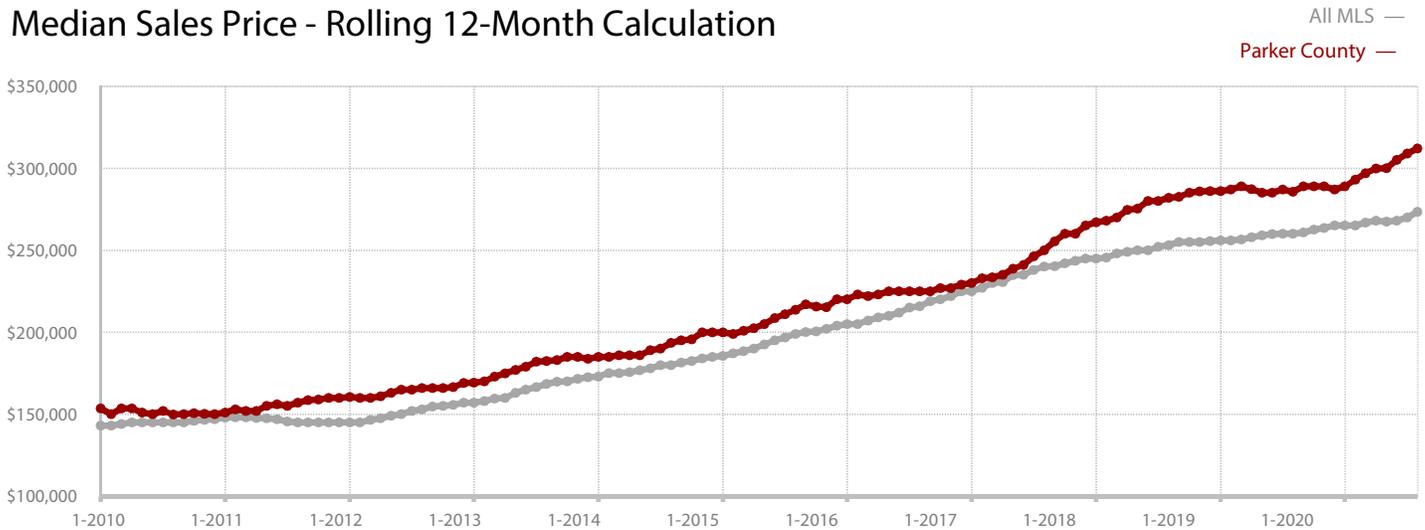
Change in
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	331	336	+ 1.5%	2,871	2,781	- 3.1%
Pending Sales	249	231	- 7.2%	2,011	2,216	+ 10.2%
Closed Sales	300	321	+ 7.0%	1,875	2,051	+ 9.4%
Average Sales Price*	\$308,198	\$349,513	+ 13.4%	\$320,802	\$344,242	+ 7.3%
Median Sales Price*	\$287,750	\$324,950	+ 12.9%	\$286,250	\$319,500	+ 11.6%
Percent of Original List Price Received*	96.4%	97.1%	+ 0.7%	96.5%	96.5%	0.0%
Days on Market Until Sale	54	59	+ 9.3%	58	71	+ 22.4%
Inventory of Homes for Sale	981	770	- 21.5%	--	--	--
Months Supply of Inventory	4.4	3.1	- 25.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 6.1%

0.0%

+ 5.8%

Change in
New Listings

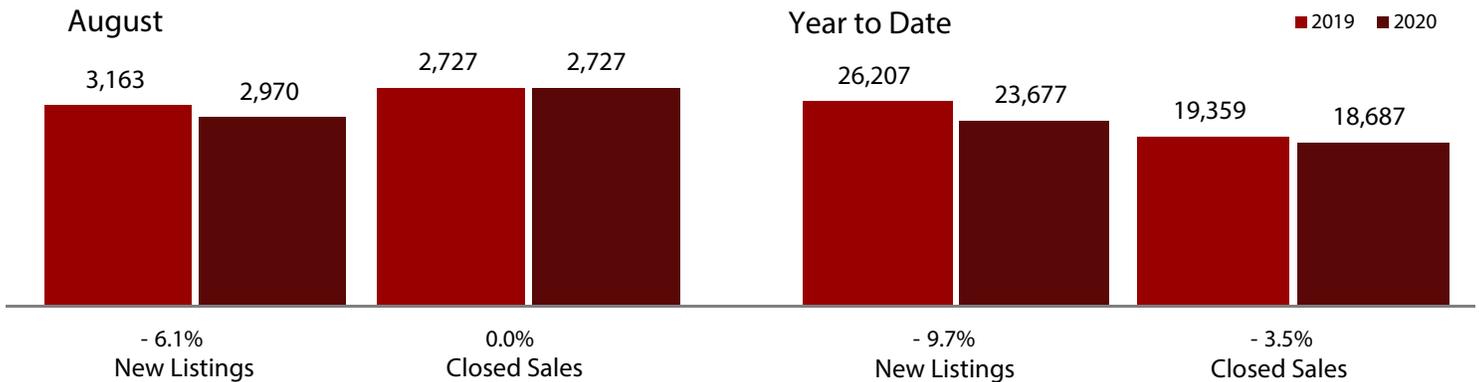
Change in
Closed Sales

Change in
Median Sales Price

Tarrant County

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	3,163	2,970	- 6.1%	26,207	23,677	- 9.7%
Pending Sales	2,502	2,683	+ 7.2%	20,449	20,472	+ 0.1%
Closed Sales	2,727	2,727	0.0%	19,359	18,687	- 3.5%
Average Sales Price*	\$298,054	\$320,124	+ 7.4%	\$289,754	\$303,110	+ 4.6%
Median Sales Price*	\$247,000	\$261,250	+ 5.8%	\$240,000	\$252,159	+ 5.1%
Percent of Original List Price Received*	97.1%	98.3%	+ 1.2%	97.4%	97.6%	+ 0.2%
Days on Market Until Sale	35	32	- 8.6%	38	39	+ 2.6%
Inventory of Homes for Sale	6,157	3,726	- 39.5%	--	--	--
Months Supply of Inventory	2.6	1.6	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

