

Local Market Updates

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



May 2021

Collin County

Dallas County

Denton County

Hill County

Johnson County

Parker County

Tarrant County



Local Market Update

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



- 13.2%

- 4.8%

+ 14.5%

Change in
New Listings

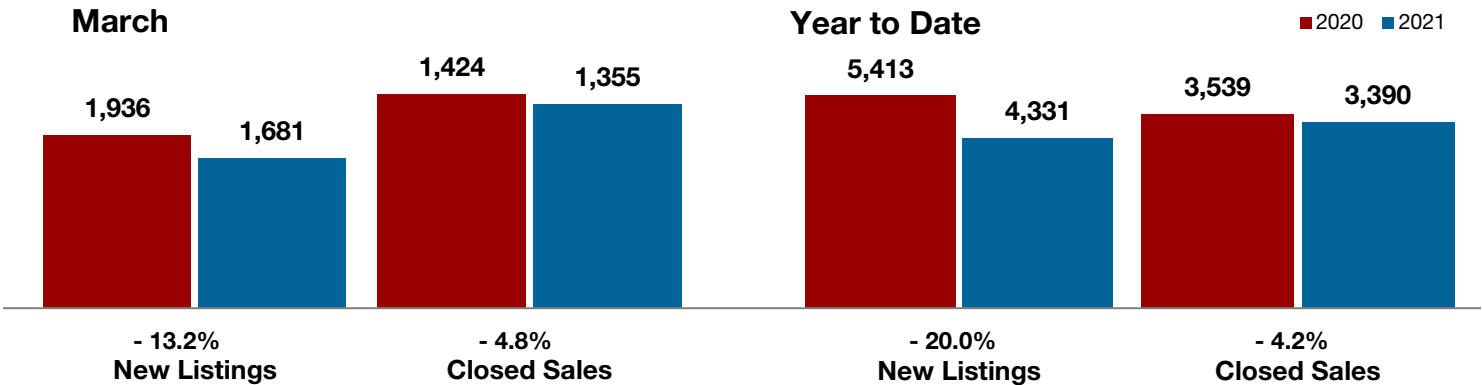
Change in
Closed Sales

Change in
Median Sales Price

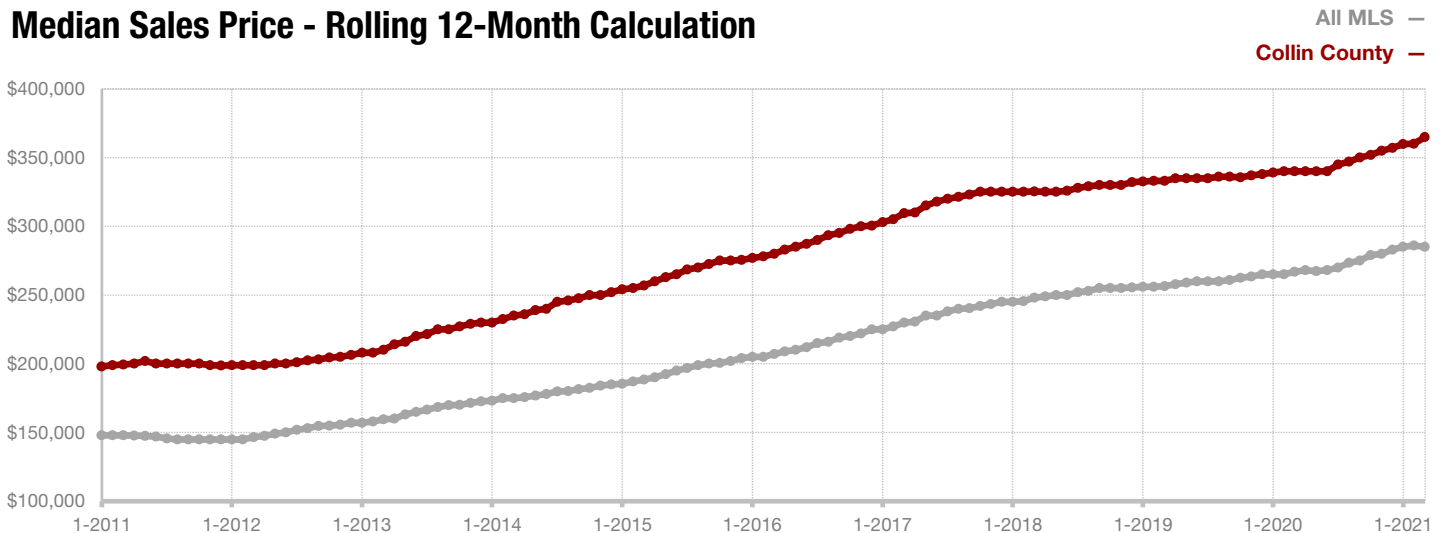
Collin County

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,936	1,681	- 13.2%	5,413	4,331	- 20.0%
Pending Sales	1,370	1,439	+ 5.0%	4,085	4,047	- 0.9%
Closed Sales	1,424	1,355	- 4.8%	3,539	3,390	- 4.2%
Average Sales Price*	\$384,984	\$461,807	+ 20.0%	\$377,402	\$445,413	+ 18.0%
Median Sales Price*	\$345,000	\$395,000	+ 14.5%	\$340,000	\$381,000	+ 12.1%
Percent of Original List Price Received*	96.9%	102.4%	+ 5.7%	96.1%	100.8%	+ 4.9%
Days on Market Until Sale	58	25	- 56.9%	65	31	- 52.3%
Inventory of Homes for Sale	3,774	1,035	- 72.6%	--	--	--
Months Supply of Inventory	2.6	0.7	- 66.7%	--	--	--

* 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

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- 4.0%

+ 12.6%

+ 16.5%

Change in
New Listings

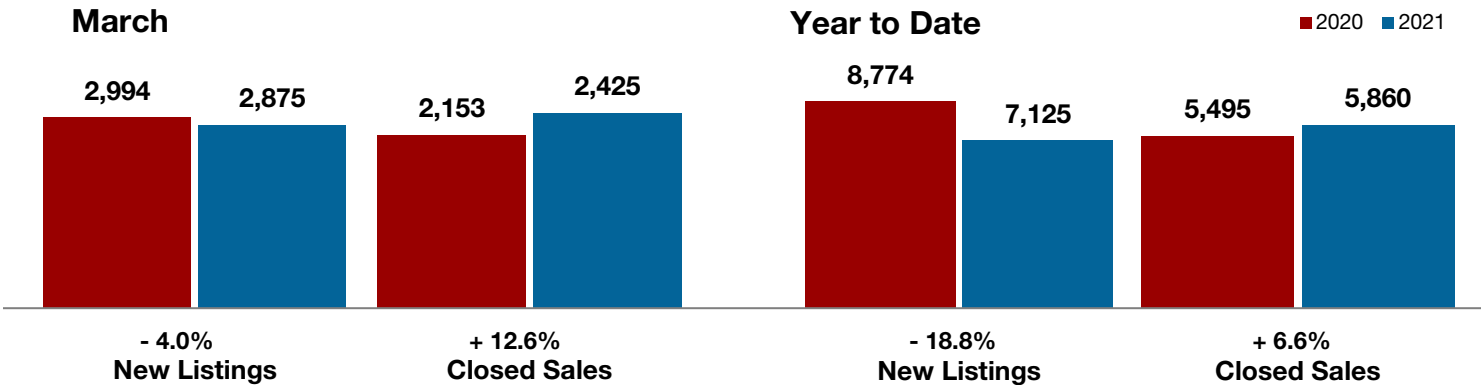
Change in
Closed Sales

Change in
Median Sales Price

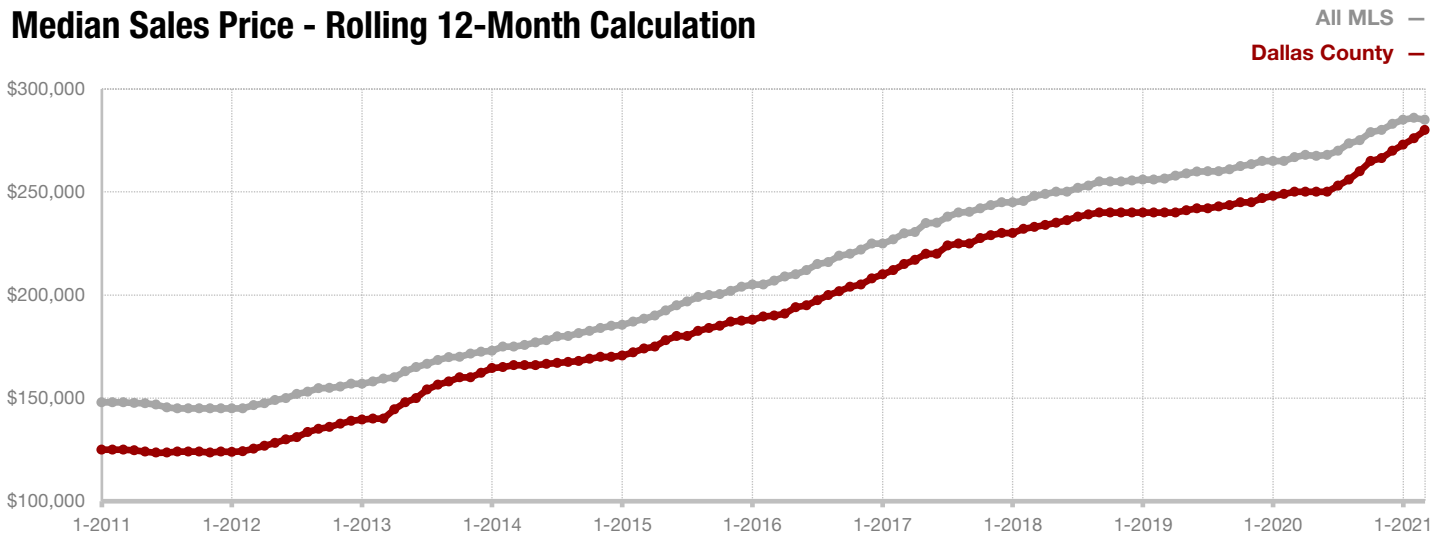
Dallas County

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,994	2,875	- 4.0%	8,774	7,125	- 18.8%
Pending Sales	1,886	2,442	+ 29.5%	6,005	6,663	+ 11.0%
Closed Sales	2,153	2,425	+ 12.6%	5,495	5,860	+ 6.6%
Average Sales Price*	\$374,086	\$456,713	+ 22.1%	\$361,733	\$439,586	+ 21.5%
Median Sales Price*	\$261,900	\$305,000	+ 16.5%	\$248,875	\$295,000	+ 18.5%
Percent of Original List Price Received*	96.3%	98.8%	+ 2.6%	95.7%	98.1%	+ 2.5%
Days on Market Until Sale	46	37	- 19.6%	52	40	- 23.1%
Inventory of Homes for Sale	6,036	2,610	- 56.8%	--	--	--
Months Supply of Inventory	2.9	1.1	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update

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- 17.5%

- 12.1%

+ 16.0%

Change in
New Listings

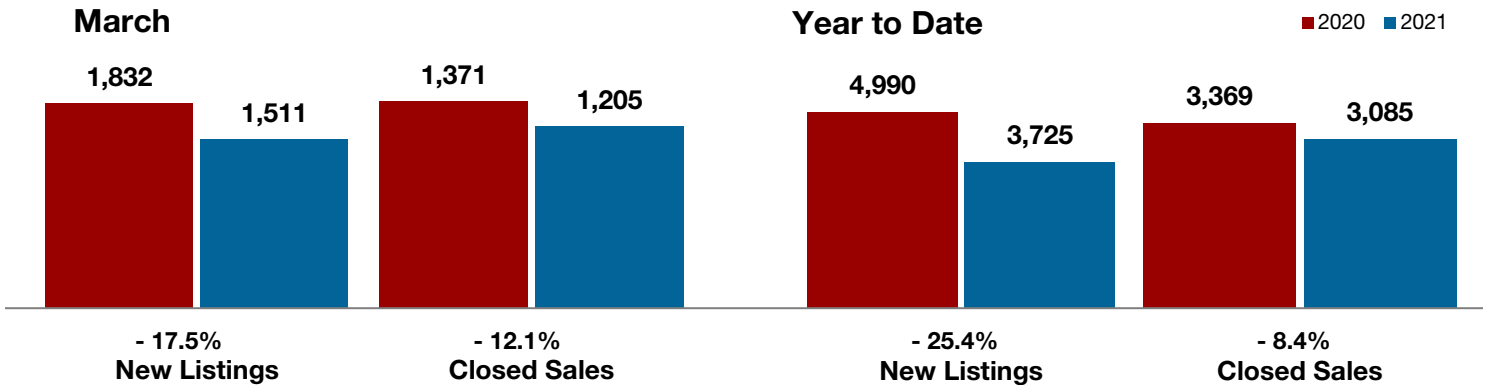
Change in
Closed Sales

Change in
Median Sales Price

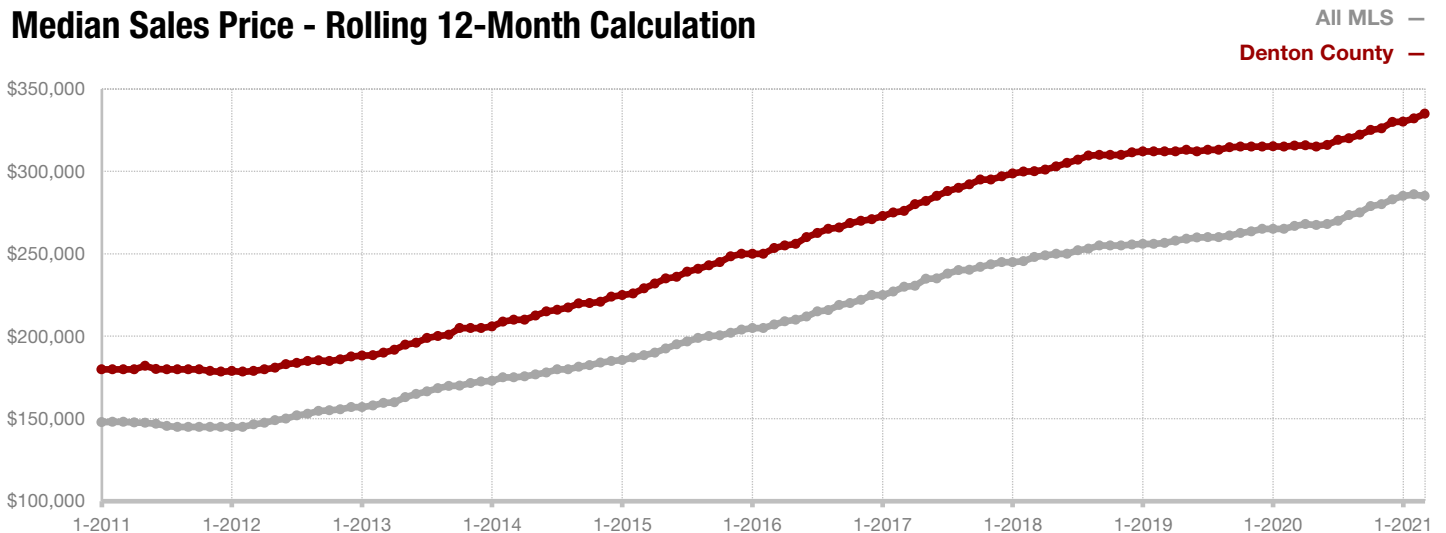
Denton County

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	1,832	1,511	- 17.5%	4,990	3,725	- 25.4%
Pending Sales	1,336	1,336	0.0%	3,906	3,586	- 8.2%
Closed Sales	1,371	1,205	- 12.1%	3,369	3,085	- 8.4%
Average Sales Price*	\$363,148	\$447,704	+ 23.3%	\$358,115	\$423,258	+ 18.2%
Median Sales Price*	\$319,000	\$370,000	+ 16.0%	\$313,300	\$350,100	+ 11.7%
Percent of Original List Price Received*	97.2%	101.5%	+ 4.4%	96.5%	100.3%	+ 3.9%
Days on Market Until Sale	55	26	- 52.7%	61	30	- 50.8%
Inventory of Homes for Sale	3,358	991	- 70.5%	--	--	--
Months Supply of Inventory	2.5	0.7	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update

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Hill County

- 7.0%

+ 70.8%

+ 28.4%

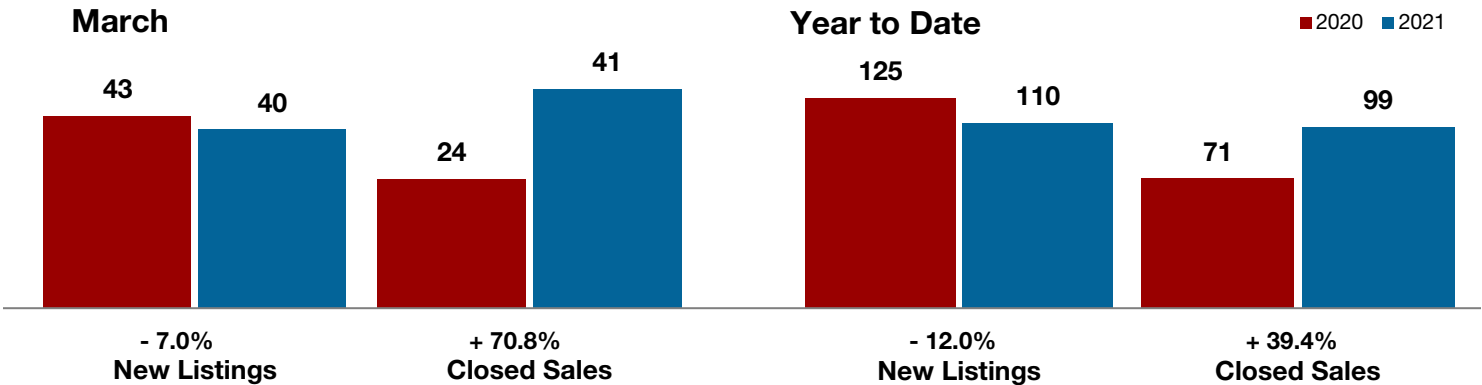
Change in
New Listings

Change in
Closed Sales

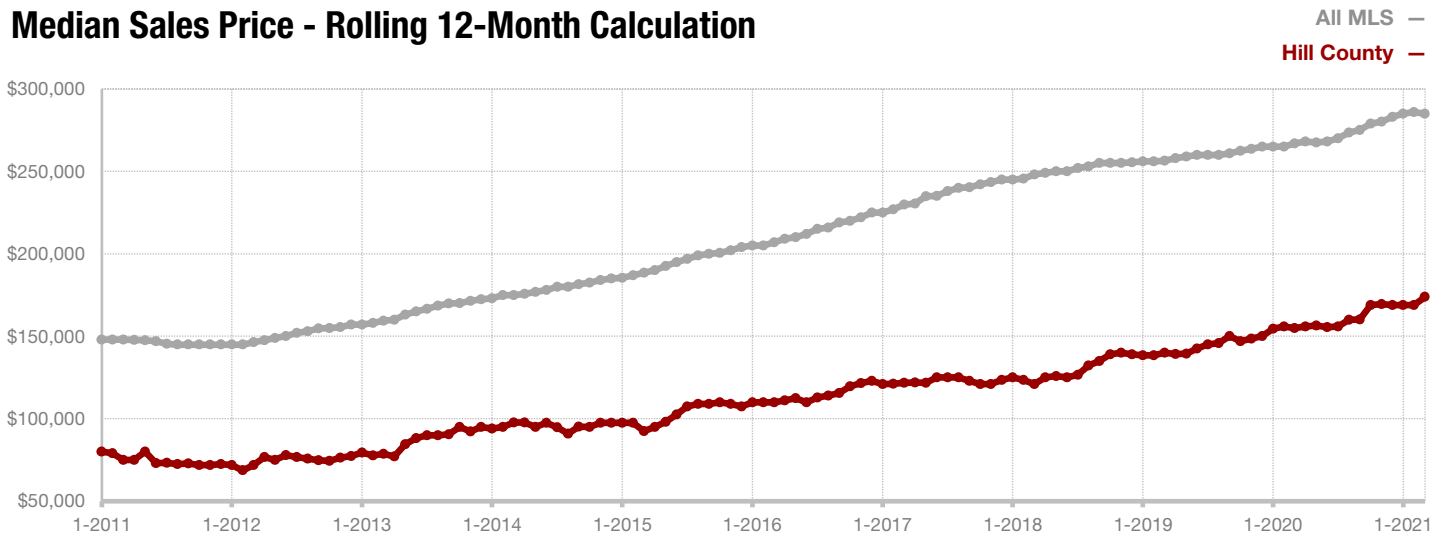
Change in
Median Sales Price

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	43	40	- 7.0%	125	110	- 12.0%
Pending Sales	25	26	+ 4.0%	78	105	+ 34.6%
Closed Sales	24	41	+ 70.8%	71	99	+ 39.4%
Average Sales Price*	\$167,724	\$259,406	+ 54.7%	\$169,000	\$215,846	+ 27.7%
Median Sales Price*	\$144,975	\$186,104	+ 28.4%	\$150,000	\$163,250	+ 8.8%
Percent of Original List Price Received*	95.9%	91.3%	- 4.8%	92.5%	92.3%	- 0.2%
Days on Market Until Sale	58	78	+ 34.5%	84	68	- 19.0%
Inventory of Homes for Sale	152	65	- 57.2%	--	--	--
Months Supply of Inventory	4.9	1.8	- 60.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update

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- 9.5%

+ 3.3%

+ 14.2%

Change in
New Listings

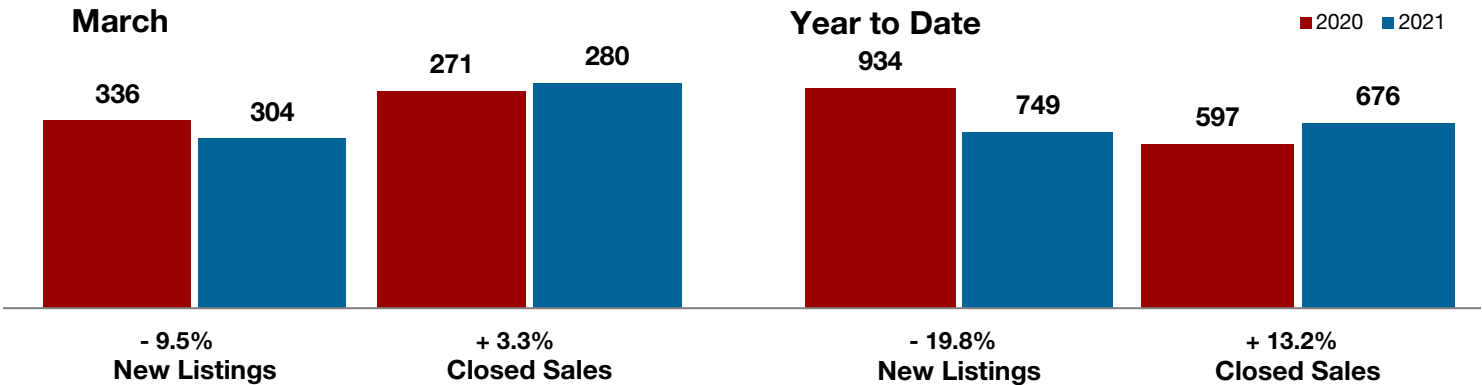
Change in
Closed Sales

Change in
Median Sales Price

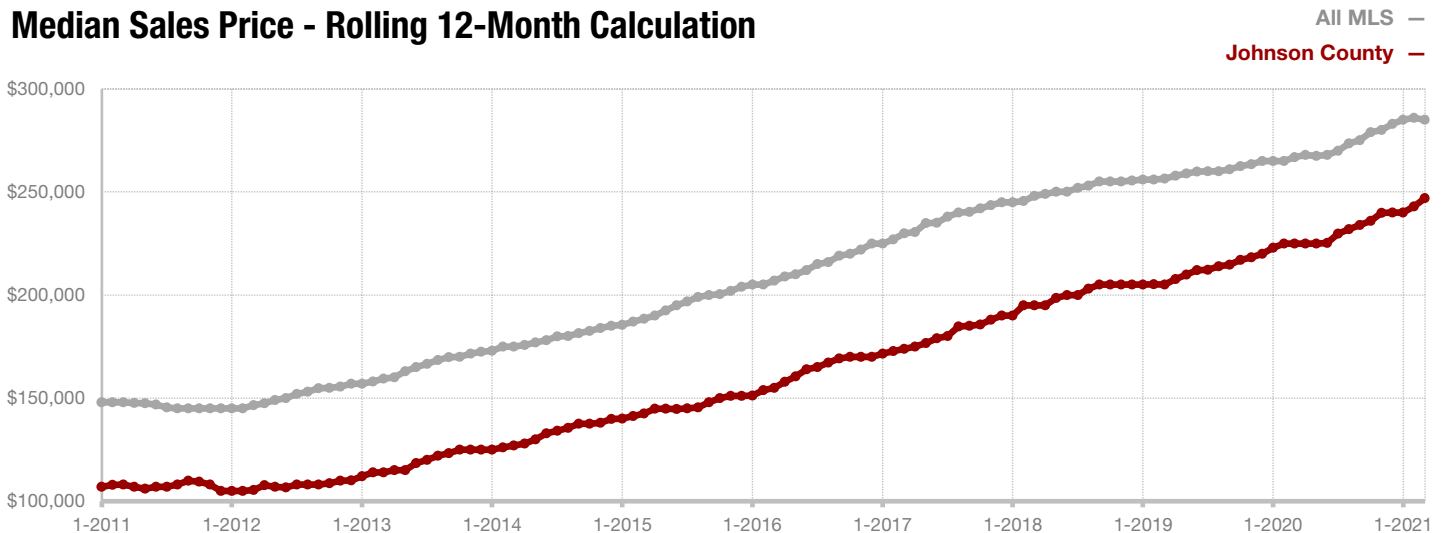
Johnson County

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	336	304	- 9.5%	934	749	- 19.8%
Pending Sales	241	281	+ 16.6%	700	767	+ 9.6%
Closed Sales	271	280	+ 3.3%	597	676	+ 13.2%
Average Sales Price*	\$246,440	\$291,894	+ 18.4%	\$246,343	\$285,351	+ 15.8%
Median Sales Price*	\$227,000	\$259,235	+ 14.2%	\$225,001	\$257,078	+ 14.3%
Percent of Original List Price Received*	97.1%	99.4%	+ 2.4%	96.5%	98.4%	+ 2.0%
Days on Market Until Sale	60	33	- 45.0%	60	38	- 36.7%
Inventory of Homes for Sale	718	255	- 64.5%	--	--	--
Months Supply of Inventory	3.1	0.9	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update

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- 25.1%

+ 10.9%

+ 12.7%

Change in
New Listings

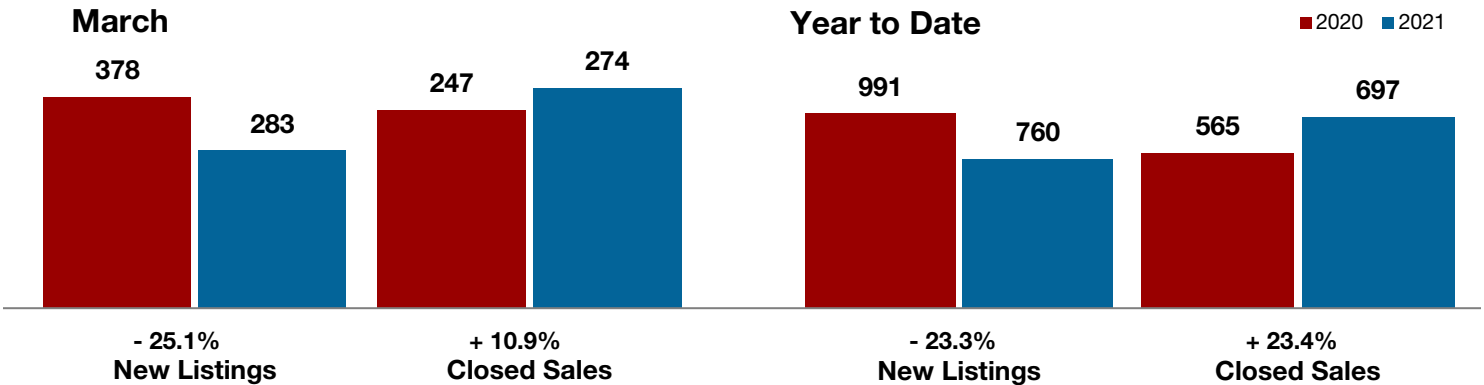
Change in
Closed Sales

Change in
Median Sales Price

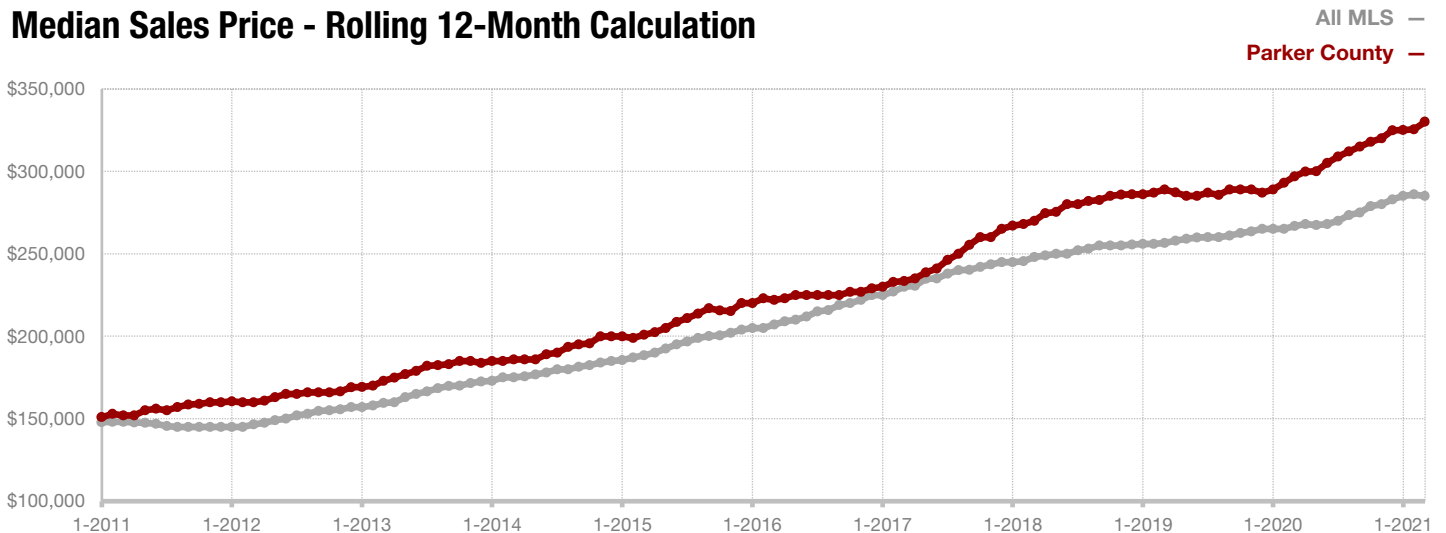
Parker County

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	378	283	- 25.1%	991	760	- 23.3%
Pending Sales	249	236	- 5.2%	712	724	+ 1.7%
Closed Sales	247	274	+ 10.9%	565	697	+ 23.4%
Average Sales Price*	\$339,987	\$419,554	+ 23.4%	\$333,908	\$390,694	+ 17.0%
Median Sales Price*	\$317,187	\$357,500	+ 12.7%	\$310,000	\$350,000	+ 12.9%
Percent of Original List Price Received*	96.6%	98.2%	+ 1.7%	95.8%	97.8%	+ 2.1%
Days on Market Until Sale	82	44	- 46.3%	82	49	- 40.2%
Inventory of Homes for Sale	912	360	- 60.5%	--	--	--
Months Supply of Inventory	3.8	1.2	- 75.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update

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- 5.9%

Change in
New Listings

- 6.2%

Change in
Closed Sales

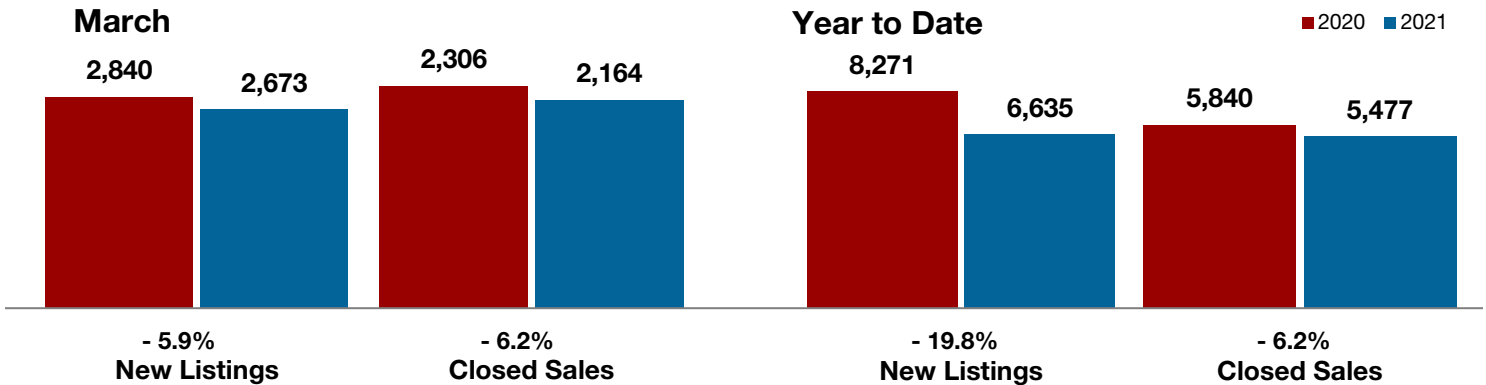
+ 15.9%

Change in
Median Sales Price

Tarrant County

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,840	2,673	- 5.9%	8,271	6,635	- 19.8%
Pending Sales	2,154	2,479	+ 15.1%	6,624	6,370	- 3.8%
Closed Sales	2,306	2,164	- 6.2%	5,840	5,477	- 6.2%
Average Sales Price*	\$290,690	\$352,951	+ 21.4%	\$286,460	\$339,362	+ 18.5%
Median Sales Price*	\$246,000	\$285,000	+ 15.9%	\$243,863	\$277,500	+ 13.8%
Percent of Original List Price Received*	97.3%	100.8%	+ 3.6%	96.9%	99.8%	+ 3.0%
Days on Market Until Sale	43	26	- 39.5%	45	28	- 37.8%
Inventory of Homes for Sale	4,884	1,781	- 63.5%	--	--	--
Months Supply of Inventory	2.1	0.7	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

