

Local Market Updates

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



June 2021

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

Local Market Update – June 2021

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



Collin County

- 4.0%

Change in
New Listings

+ 1.9%

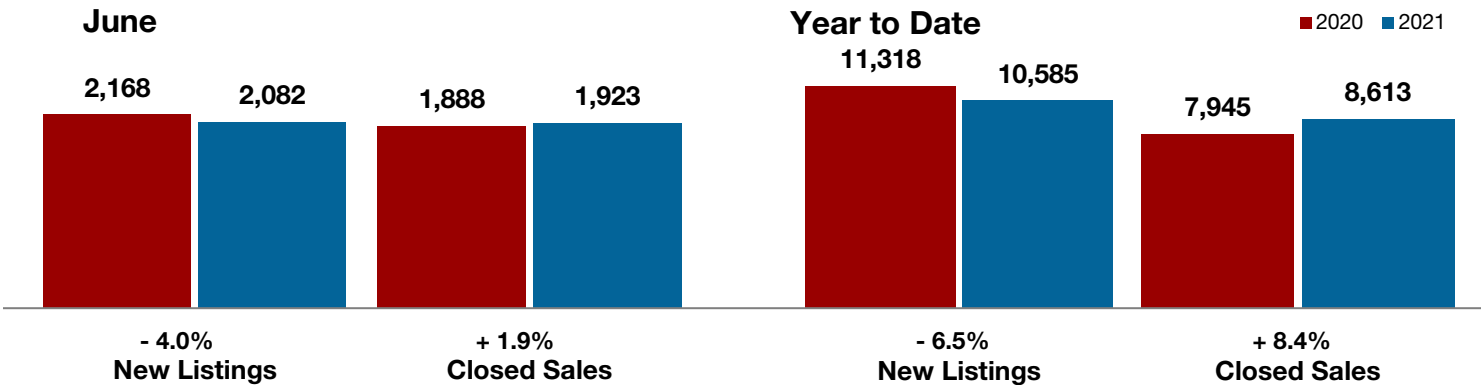
Change in
Closed Sales

+ 22.2%

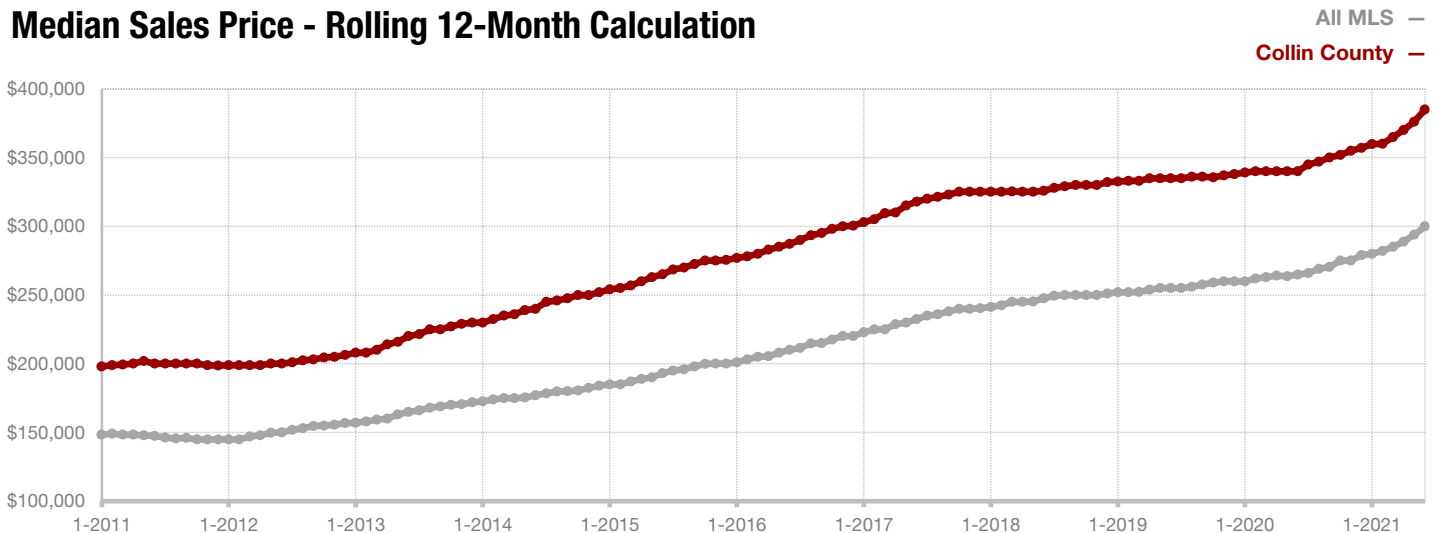
Change in
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,168	2,082	- 4.0%	11,318	10,585	- 6.5%
Pending Sales	2,181	1,689	- 22.6%	9,424	9,470	+ 0.5%
Closed Sales	1,888	1,923	+ 1.9%	7,945	8,613	+ 8.4%
Average Sales Price*	\$396,724	\$507,905	+ 28.0%	\$385,347	\$480,572	+ 24.7%
Median Sales Price*	\$359,995	\$440,000	+ 22.2%	\$346,000	\$411,000	+ 18.8%
Percent of Original List Price Received*	97.1%	106.2%	+ 9.4%	96.6%	103.7%	+ 7.3%
Days on Market Until Sale	47	15	- 68.1%	56	22	- 60.7%
Inventory of Homes for Sale	3,260	1,429	- 56.2%	--	--	--
Months Supply of Inventory	2.3	0.9	- 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 – June 2021

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Dallas County

- 2.9%

Change in
New Listings

+ 2.2%

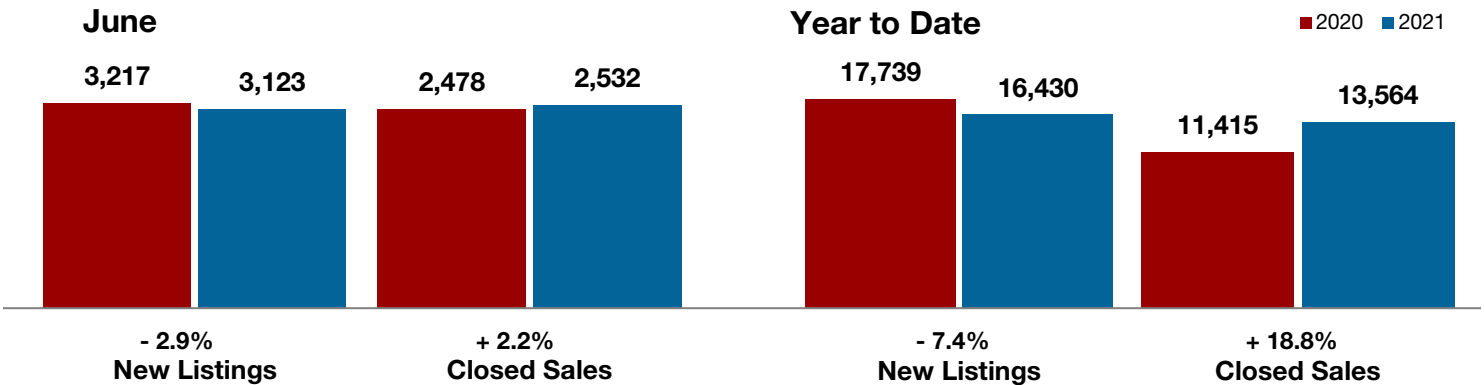
Change in
Closed Sales

+ 21.9%

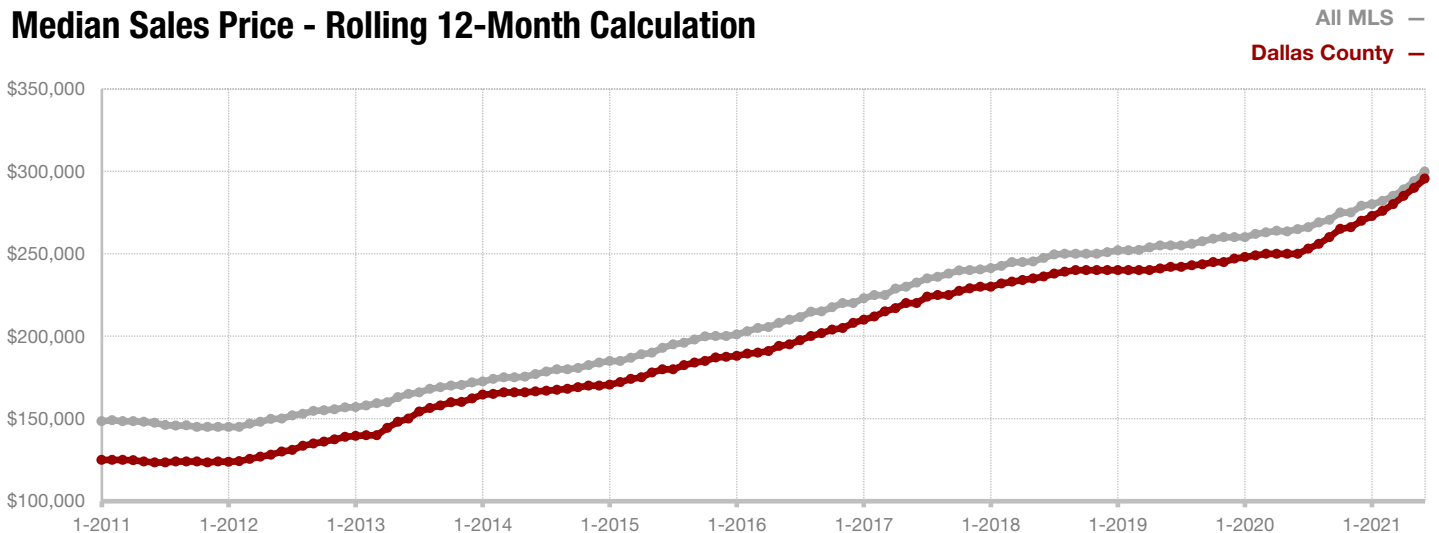
Change in
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3,217	3,123	- 2.9%	17,739	16,430	- 7.4%
Pending Sales	2,785	2,322	- 16.6%	13,032	14,439	+ 10.8%
Closed Sales	2,478	2,532	+ 2.2%	11,415	13,564	+ 18.8%
Average Sales Price*	\$389,838	\$482,881	+ 23.9%	\$360,713	\$460,730	+ 27.7%
Median Sales Price*	\$270,000	\$329,000	+ 21.9%	\$255,000	\$312,000	+ 22.4%
Percent of Original List Price Received*	96.5%	101.5%	+ 5.2%	96.1%	99.7%	+ 3.7%
Days on Market Until Sale	43	21	- 51.2%	47	32	- 31.9%
Inventory of Homes for Sale	5,823	2,962	- 49.1%	--	--	--
Months Supply of Inventory	2.8	1.3	- 66.7%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 7.4%

- 13.5%

+ 23.2%

Change in
New Listings

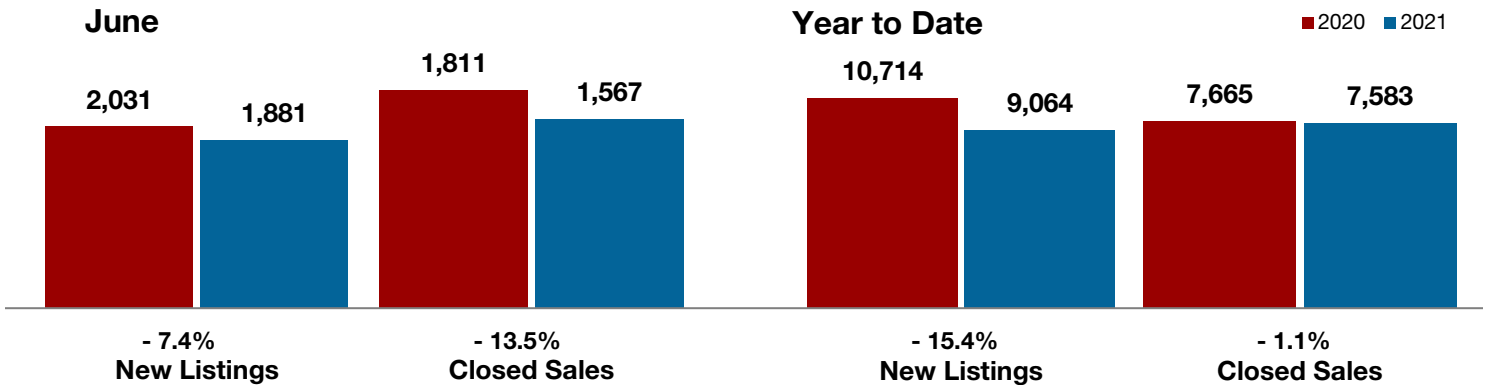
Change in
Closed Sales

Change in
Median Sales Price

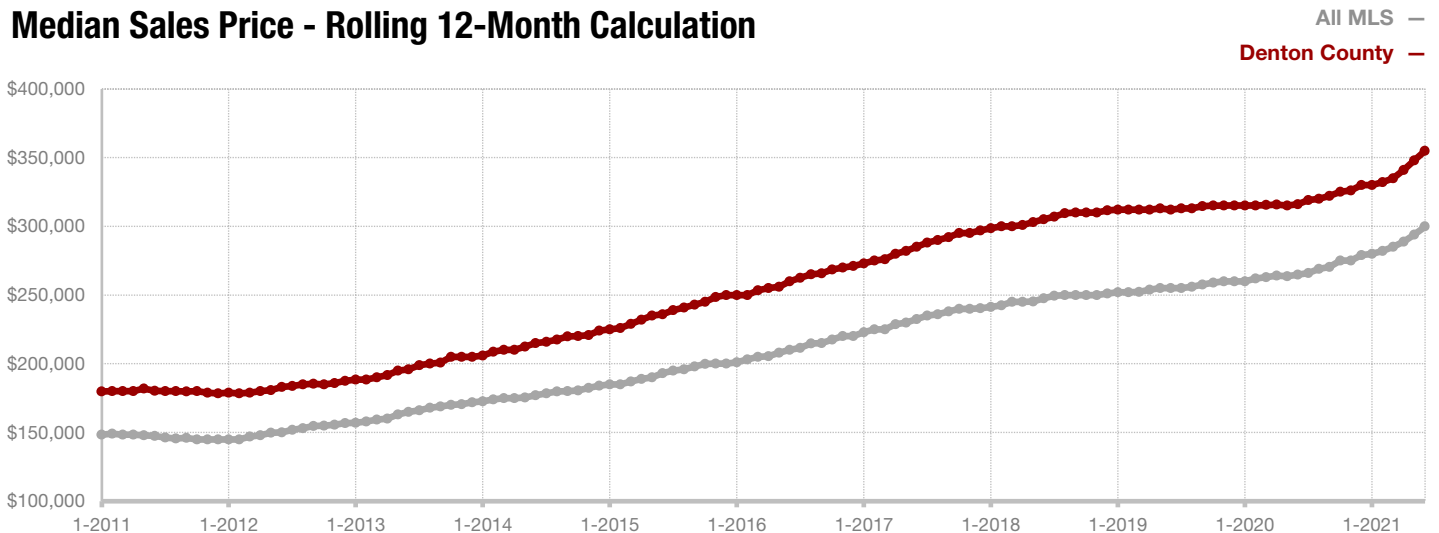
Denton County

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	2,031	1,881	- 7.4%	10,714	9,064	- 15.4%
Pending Sales	2,063	1,478	- 28.4%	9,081	8,283	- 8.8%
Closed Sales	1,811	1,567	- 13.5%	7,665	7,583	- 1.1%
Average Sales Price*	\$370,226	\$483,195	+ 30.5%	\$363,349	\$450,425	+ 24.0%
Median Sales Price*	\$324,725	\$400,000	+ 23.2%	\$317,700	\$379,000	+ 19.3%
Percent of Original List Price Received*	97.8%	105.4%	+ 7.8%	97.1%	102.9%	+ 6.0%
Days on Market Until Sale	47	14	- 70.2%	53	21	- 60.4%
Inventory of Homes for Sale	2,971	1,237	- 58.4%	--	--	--
Months Supply of Inventory	2.2	0.9	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2021

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Hill County

+ 30.2%

Change in
New Listings

+ 2.3%

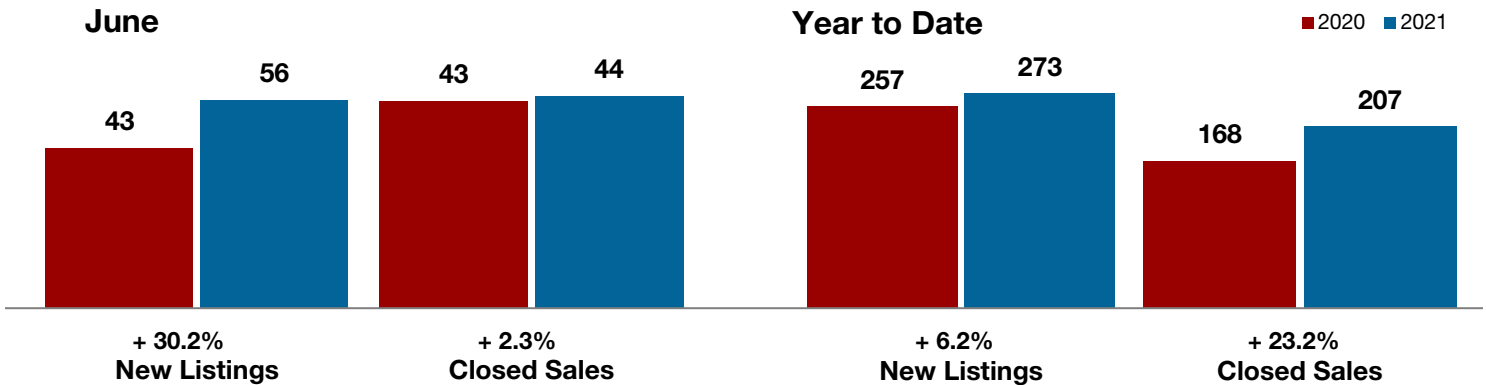
Change in
Closed Sales

+ 17.0%

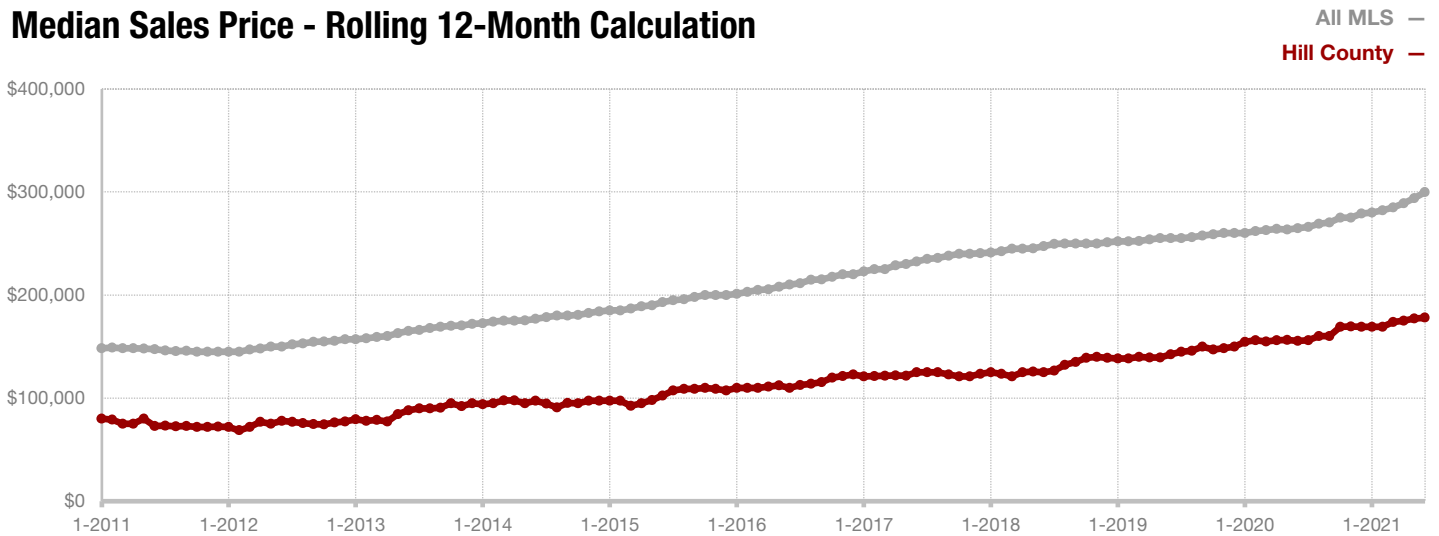
Change in
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	43	56	+ 30.2%	257	273	+ 6.2%
Pending Sales	41	49	+ 19.5%	194	240	+ 23.7%
Closed Sales	43	44	+ 2.3%	168	207	+ 23.2%
Average Sales Price*	\$188,011	\$215,605	+ 14.7%	\$180,287	\$222,188	+ 23.2%
Median Sales Price*	\$156,000	\$182,500	+ 17.0%	\$150,000	\$177,450	+ 18.3%
Percent of Original List Price Received*	92.9%	94.0%	+ 1.2%	92.4%	94.0%	+ 1.7%
Days on Market Until Sale	70	46	- 34.3%	79	51	- 35.4%
Inventory of Homes for Sale	132	76	- 42.4%	--	--	--
Months Supply of Inventory	4.2	2.0	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



Local Market Update – June 2021

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- 0.3%

- 20.4%

+ 27.9%

Change in
New Listings

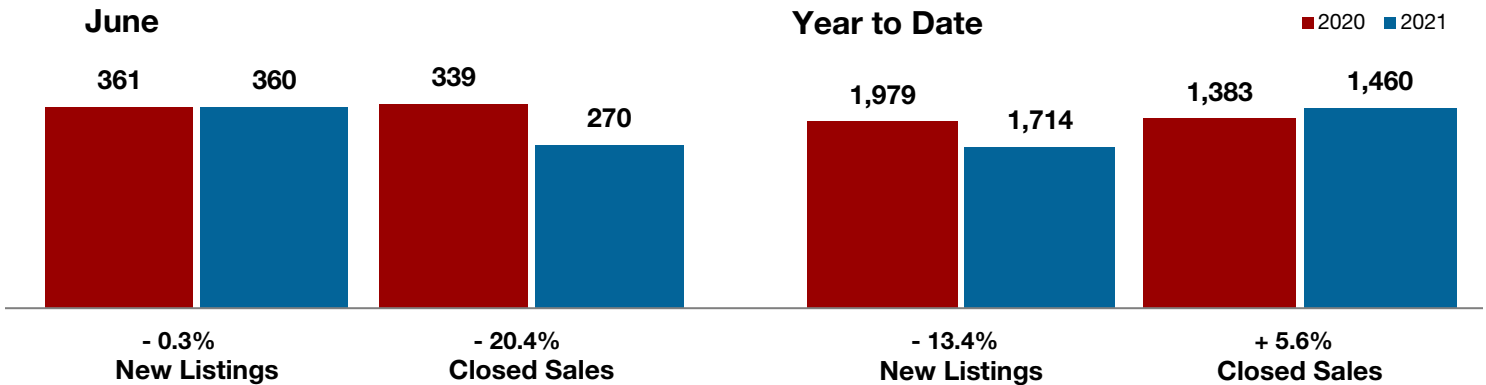
Change in
Closed Sales

Change in
Median Sales Price

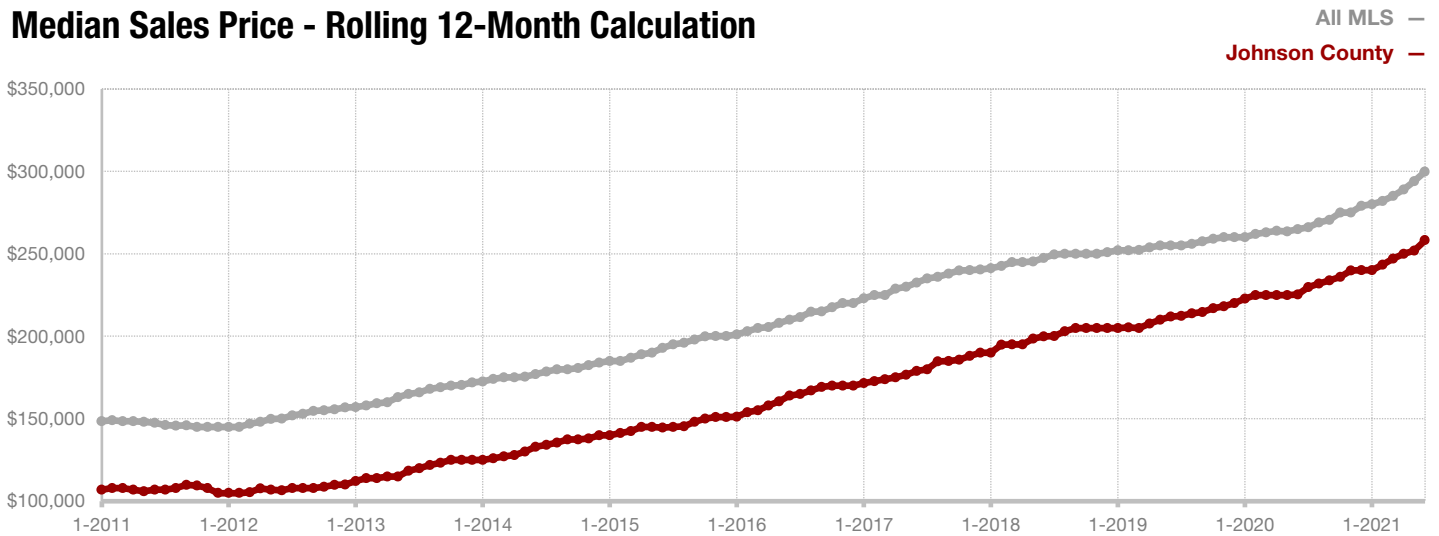
Johnson County

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	361	360	- 0.3%	1,979	1,714	- 13.4%
Pending Sales	361	248	- 31.3%	1,649	1,571	- 4.7%
Closed Sales	339	270	- 20.4%	1,383	1,460	+ 5.6%
Average Sales Price*	\$265,164	\$330,940	+ 24.8%	\$254,684	\$301,697	+ 18.5%
Median Sales Price*	\$234,000	\$299,232	+ 27.9%	\$230,000	\$271,000	+ 17.8%
Percent of Original List Price Received*	97.6%	101.0%	+ 3.5%	97.1%	99.8%	+ 2.8%
Days on Market Until Sale	51	25	- 51.0%	55	33	- 40.0%
Inventory of Homes for Sale	620	348	- 43.9%	--	--	--
Months Supply of Inventory	2.5	1.3	- 66.7%	--	--	--

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- 9.4%

Change in
New Listings

- 12.4%

Change in
Closed Sales

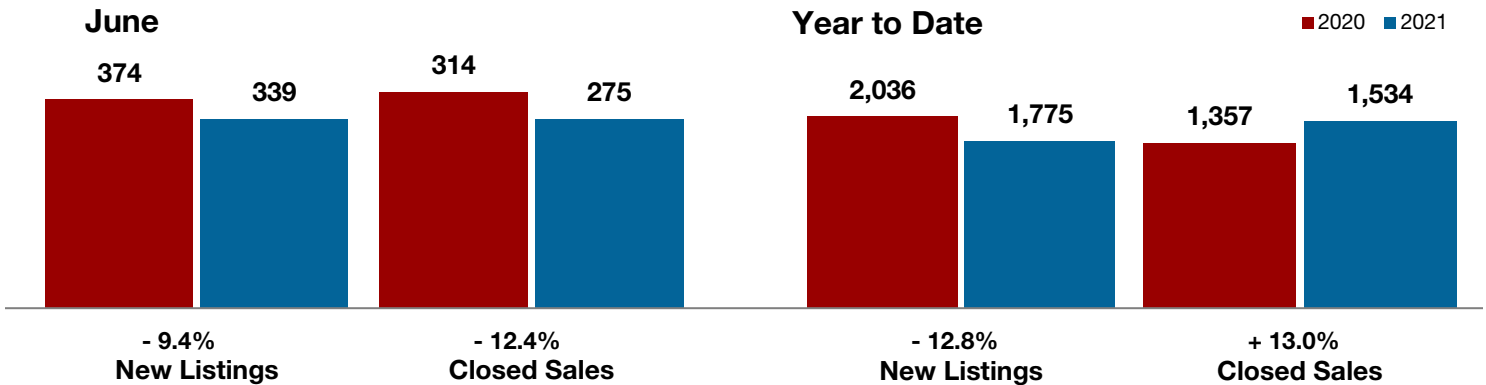
+ 15.1%

Change in
Median Sales Price

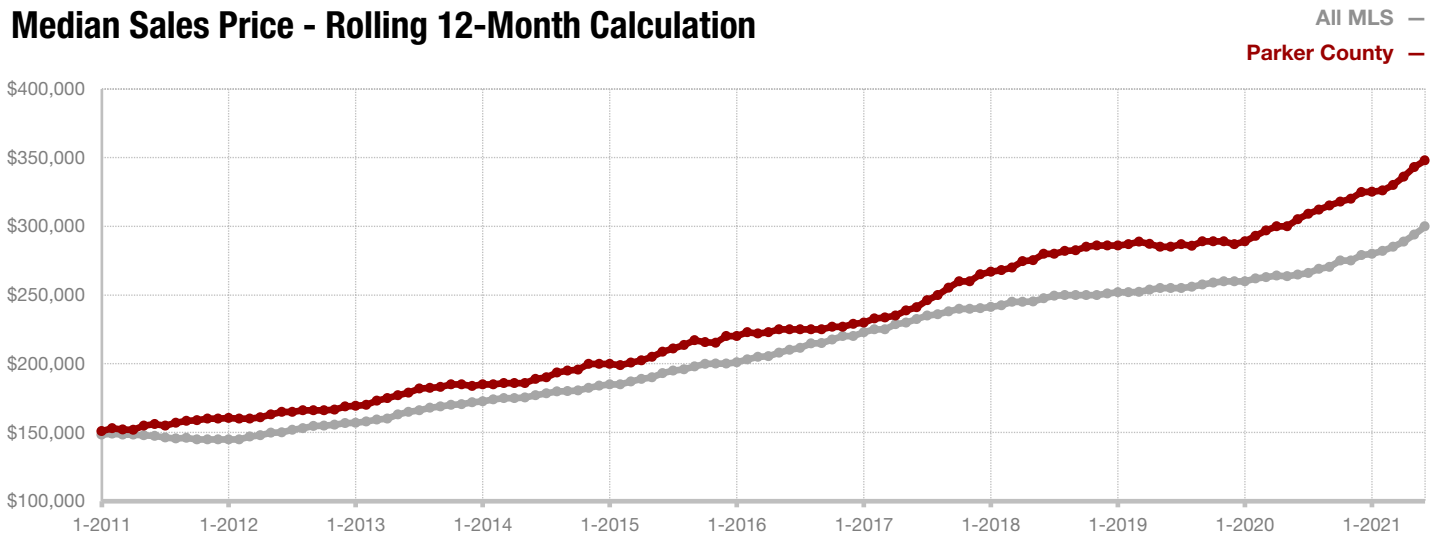
Parker County

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	374	339	- 9.4%	2,036	1,775	- 12.8%
Pending Sales	373	232	- 37.8%	1,673	1,592	- 4.8%
Closed Sales	314	275	- 12.4%	1,357	1,534	+ 13.0%
Average Sales Price*	\$371,348	\$443,821	+ 19.5%	\$342,454	\$414,887	+ 21.2%
Median Sales Price*	\$340,500	\$392,000	+ 15.1%	\$316,896	\$370,000	+ 16.8%
Percent of Original List Price Received*	96.8%	101.4%	+ 4.8%	96.3%	99.4%	+ 3.2%
Days on Market Until Sale	68	29	- 57.4%	73	42	- 42.5%
Inventory of Homes for Sale	748	413	- 44.8%	--	--	--
Months Supply of Inventory	3.0	1.5	- 33.3%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation



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- 0.7%

Change in
New Listings

- 8.4%

Change in
Closed Sales

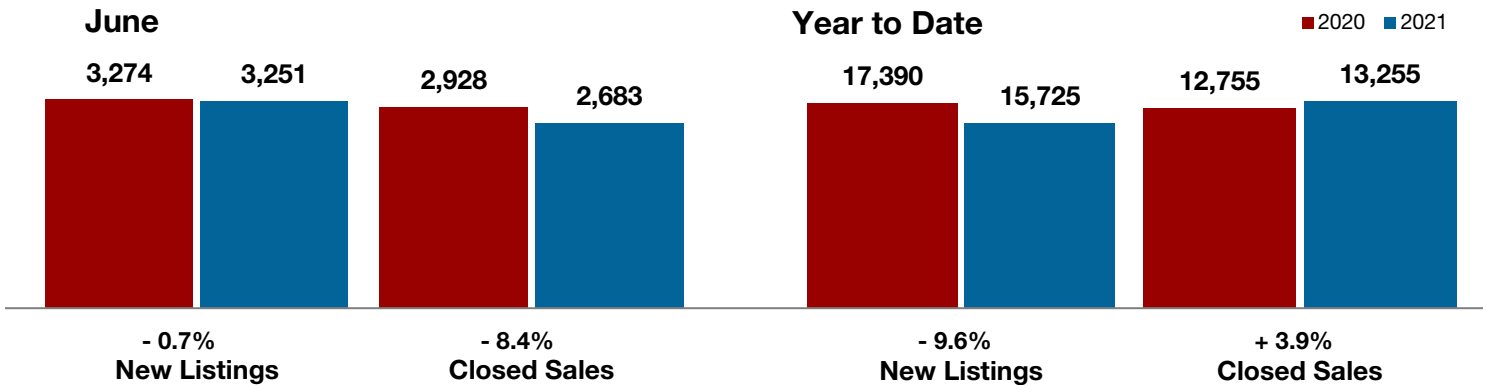
+ 21.6%

Change in
Median Sales Price

Tarrant County

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	3,274	3,251	- 0.7%	17,390	15,725	- 9.6%
Pending Sales	3,219	2,510	- 22.0%	14,792	14,236	- 3.8%
Closed Sales	2,928	2,683	- 8.4%	12,755	13,255	+ 3.9%
Average Sales Price*	\$308,330	\$384,784	+ 24.8%	\$295,721	\$361,216	+ 22.1%
Median Sales Price*	\$255,000	\$310,000	+ 21.6%	\$249,857	\$290,500	+ 16.3%
Percent of Original List Price Received*	97.9%	103.7%	+ 5.9%	97.3%	101.6%	+ 4.4%
Days on Market Until Sale	37	15	- 59.5%	41	22	- 46.3%
Inventory of Homes for Sale	4,421	2,398	- 45.8%	--	--	--
Months Supply of Inventory	1.9	1.0	- 50.0%	--	--	--

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Median Sales Price - Rolling 12-Month Calculation

