



# Housing Report for Dallas-Fort Worth-Arlington

## Spotlight on January 2022

### Economic News

The average monthly job count increased from 3,666,216 in 2020 to 3,801,325 in 2021, according to the latest figures published by the Texas Workforce Commission. This marks a 3.69% year-over-year (YoY) increase compared with 2020, a net increase of 135,109 new jobs.

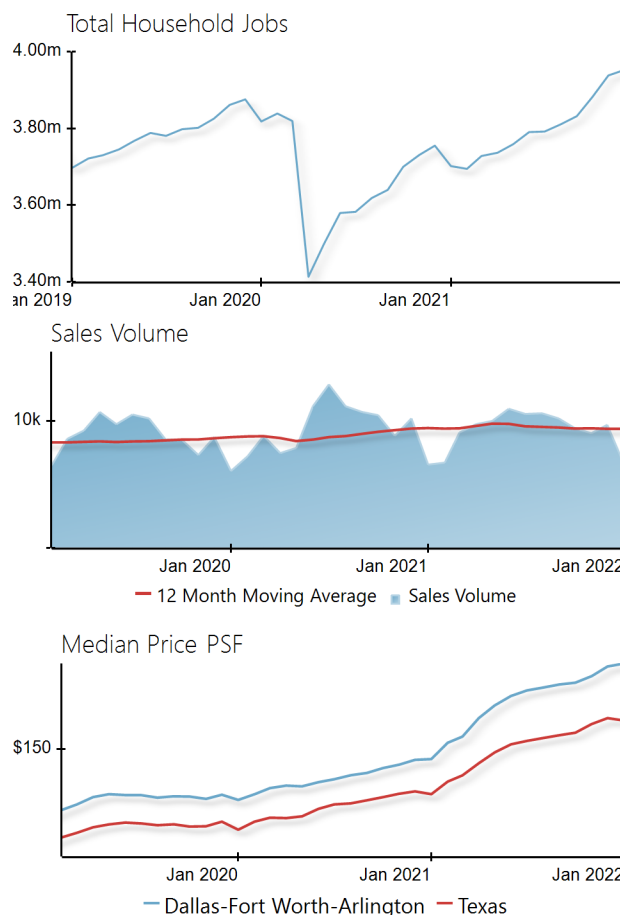
In addition, the average monthly unemployment rate decreased to 5.25% from 7.13% in 2020.

### Housing Update

Sales volume for single-unit residential housing increased 1.1% YoY from 6,535 to 6,607 transactions. Dollar volume rose from \$2.38 billion to \$2.81 billion.

The average sales price rose 16.93% YoY from \$364,271 to \$425,938, while the average price per square foot subsequently rose from \$154.87 to \$191.90. Median price rose 22.88% YoY from \$292,976 to \$360,000, while the median price per square foot also rose from \$146.24 to \$181.96.

Months inventory for single-unit residential housing declined from 1.1 to 0.7 months supply, and days to sell declined from 78 to 69.



**Table 1: Month Activity**

	2022				2021	
	January	YoY %	YTD	YoY %	January	YoY %
<b>Sales</b>	6,607	1.10%	6,607	1.10%	6,535	8.14%
<b>Dollar Volume</b>	\$2,814,170,921	18.22%	\$2,814,170,921	18.22%	\$2,380,508,287	23.36%
<b>Median Close Price</b>	\$360,000	22.88%	\$360,000	22.88%	\$292,976	10.56%
<b>New Listings</b>	7,401	-17.70%	7,401	-17.70%	8,993	-14.80%
<b>Active Listings</b>	6,764	-35.14%	6,764	-35.14%	10,429	-50.86%
<b>Months Inventory</b>	0.7	-34.76%	0.7	-34.76%	1.1	-54.58%
<b>Days to Sell*</b>	69	-11.54%	69	-11.54%	78	-17.02%
<b>Average Price PSF</b>	\$191.90	23.91%	\$191.90	23.91%	\$154.87	11.59%
<b>Median Price PSF</b>	\$181.96	24.43%	\$181.96	24.43%	\$146.24	11.67%
<b>Median Square Feet</b>	2,000	-2.63%	2,000	-2.63%	2,054	-0.05%
<b>Close to Original List Price</b>	100.98%	2.72%	100.98%	2.72%	98.31%	2.97%

\* Days to Sell = Days on Market + Days to Close

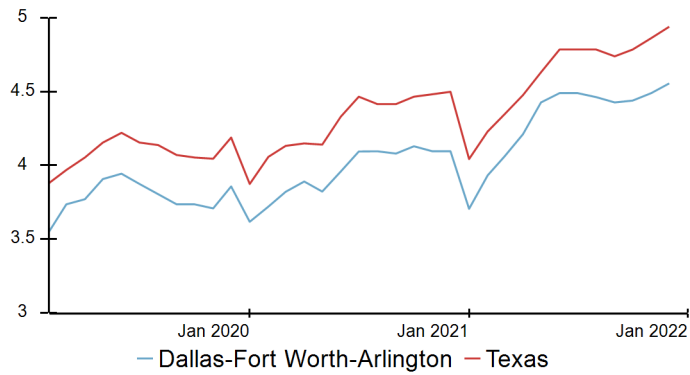
### About the data used in this report

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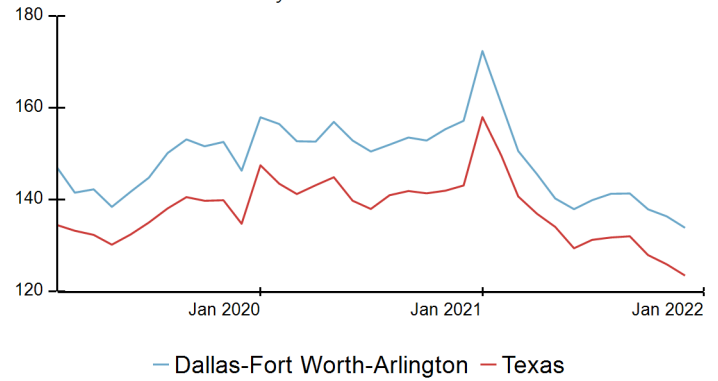




Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

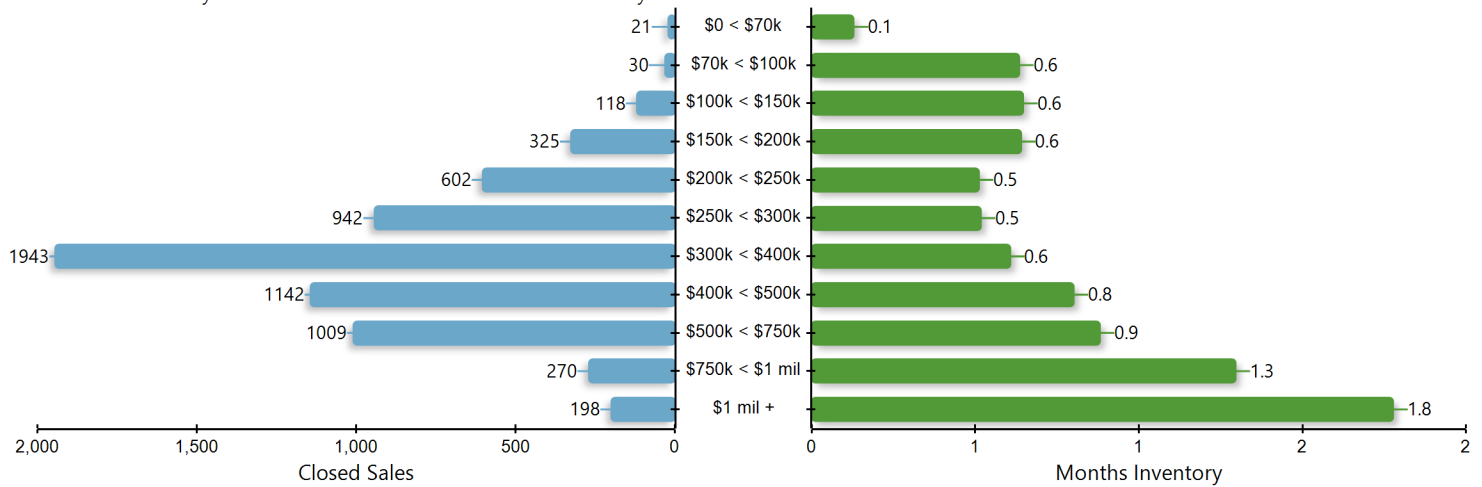


Table 2: Price Cohort Analysis

Price Cohort	Closed Sales	YoY %	% Total Sales	Median Close Price	YoY %	Median Close Price PSF	YoY %	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	21	10.53%	0.32%	\$55,000	-5.17%	\$67.40	9.50%	3	0.1	1,056	1981
\$70k < \$100k	30	-53.13%	0.45%	\$87,250	-0.29%	\$89.60	12.59%	32	0.6	930	1980
\$100k < \$150k	118	-49.14%	1.79%	\$132,250	1.73%	\$128.03	12.67%	137	0.6	986	1969
\$150k < \$200k	325	-49.30%	4.92%	\$175,180	-2.13%	\$151.64	11.37%	333	0.6	1,187	1969
\$200k < \$250k	602	-49.07%	9.12%	\$225,000	-0.88%	\$170.55	21.93%	522	0.5	1,331	1975
\$250k < \$300k	942	-24.52%	14.27%	\$275,000	0.92%	\$173.21	23.14%	765	0.5	1,592	1986
\$300k < \$400k	1,943	30.67%	29.44%	\$345,000	0.15%	\$177.20	20.43%	1,521	0.6	1,946	2003
\$400k < \$500k	1,142	49.48%	17.30%	\$440,000	0.00%	\$187.89	19.33%	1,181	0.8	2,343	2007
\$500k < \$750k	1,009	67.89%	15.29%	\$585,000	0.70%	\$204.21	17.36%	1,210	0.9	2,895	2007
\$750k < \$1 mil	270	94.24%	4.09%	\$839,950	1.81%	\$235.72	16.16%	474	1.3	3,562	2005
\$1 mil +	198	25.32%	3.00%	\$1,349,950	-2.53%	\$313.95	5.47%	586	1.8	4,561	2004

\*\*\* Not displayed when fewer than 5 sales

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## Single-Family Homes

Sales volume for single-family homes increased 0.64% YoY from 6,056 to 6,095 transactions. Dollar volume rose from \$2.23 billion to \$2.64 billion.

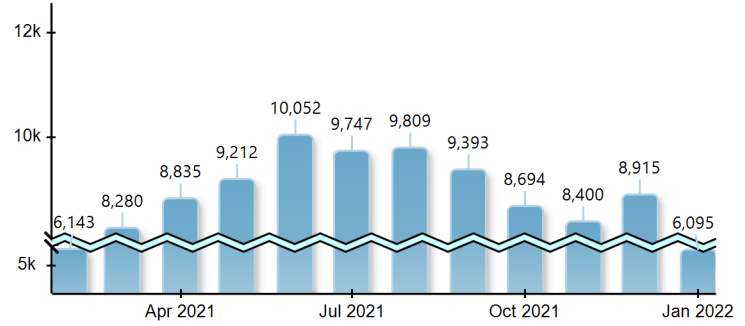
The average sales price rose 17.23% YoY from \$368,919 to \$432,493, while the average price per square foot subsequently rose from \$152.29 to \$189.53. Median price rose 22.71% YoY from \$295,000 to \$362,000, while the median price per square foot also rose from \$144.91 to \$180.80.

Months inventory for single-family homes declined from 1.0 to 0.7 months supply, and days to sell declined from 77 to 68.

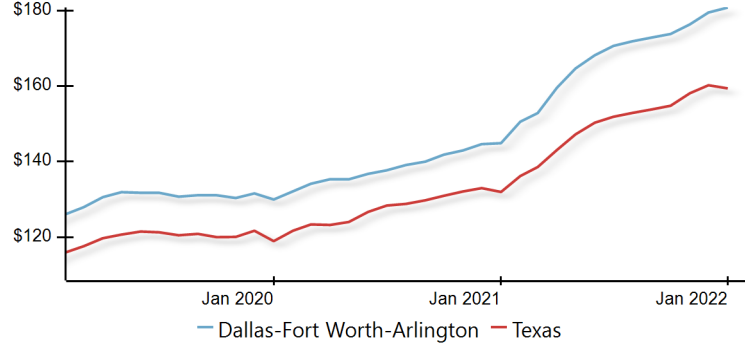
**Table 3: Single-Family Activity**

	Jan 2022	YoY %
<b>Sales</b>	6,095	0.64%
<b>Dollar Volume</b>	\$2,636,042,555	17.99%
<b>Median Close Price</b>	\$362,000	22.71%
<b>New Listings</b>	6,697	-17.64%
<b>Active Listings</b>	5,956	-31.13%
<b>Months Inventory</b>	0.7	-29.28%
<b>Days to Sell</b>	68	-11.69%
<b>Average Price PSF</b>	\$189.53	24.45%
<b>Median Price PSF</b>	\$180.80	24.77%
<b>Median Square Feet</b>	2,040	-3.41%
<b>Close to Original List Price</b>	101.15%	2.67%

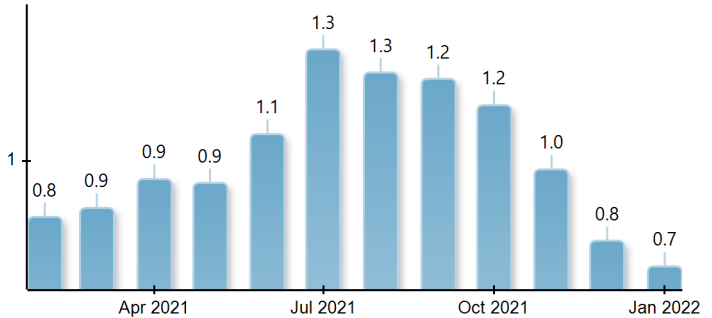
Total Sales Volume



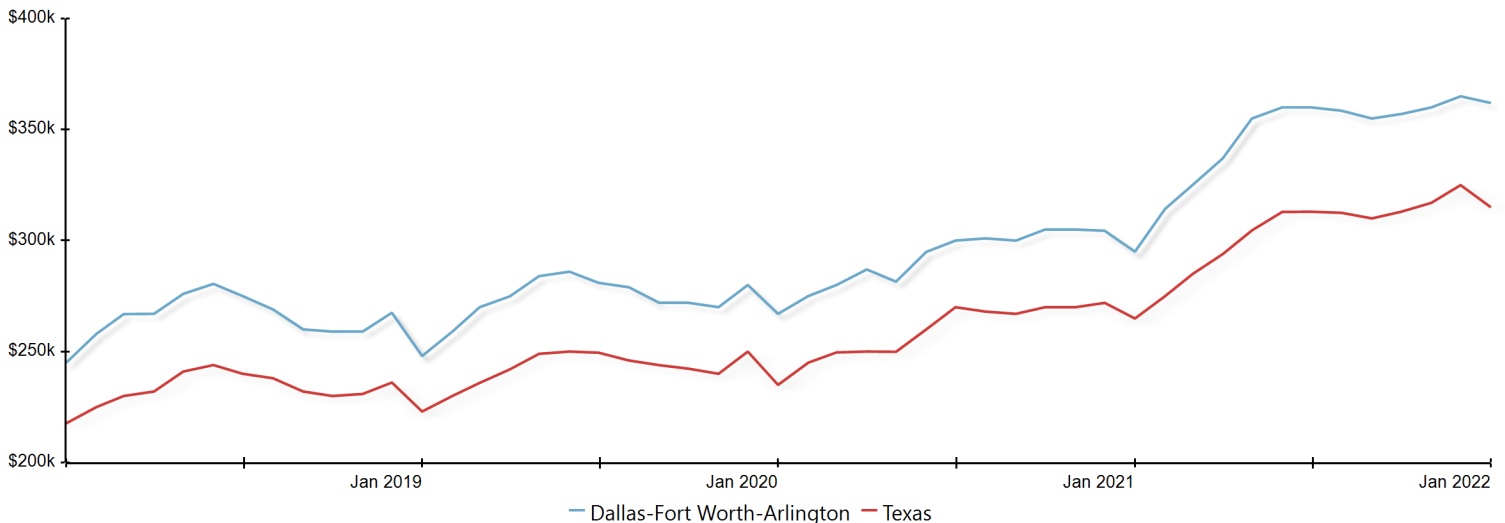
Median Price PSF



Months Inventory



Median Close Price



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## Townhomes

Sales volume for townhomes decreased 0.87% YoY from 229 to 227 transactions. Dollar volume rose from \$76.15 million to \$87.36 million.

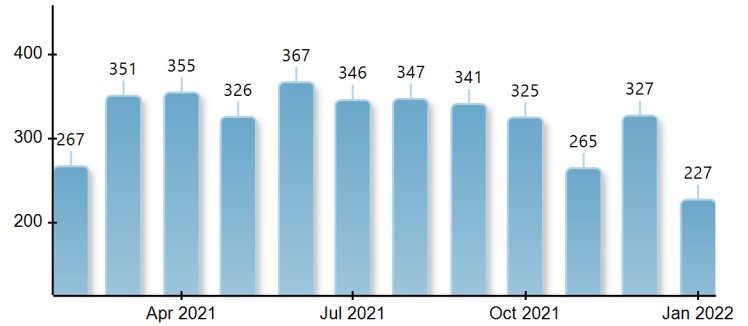
The average sales price rose 15.74% YoY from \$332,525 to \$384,862, while the average price per square foot subsequently rose from \$173.86 to \$206.36. Median price rose 22.2% YoY from \$300,000 to \$366,600, while the median price per square foot also rose from \$169.39 to \$202.79.

Months inventory for townhomes declined from 2.4 to 1.1 months supply, and days to sell did not change from January 2021.

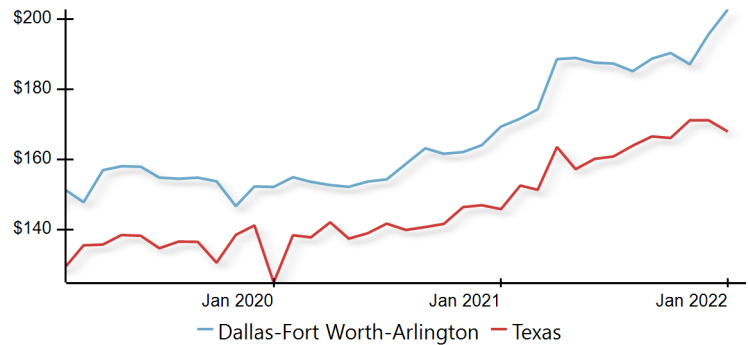
**Table 4: Townhouse Activity**

	Jan 2022	YoY %
<b>Sales</b>	227	-0.87%
<b>Dollar Volume</b>	\$87,363,694	14.73%
<b>Median Close Price</b>	\$366,600	22.20%
<b>New Listings</b>	323	-14.32%
<b>Active Listings</b>	365	-43.50%
<b>Months Inventory</b>	1.1	-53.13%
<b>Days to Sell</b>	89	0.00%
<b>Average Price PSF</b>	\$206.36	18.69%
<b>Median Price PSF</b>	\$202.79	19.72%
<b>Median Square Feet</b>	1,819	-1.25%
<b>Close to Original List Price</b>	100.34%	3.49%

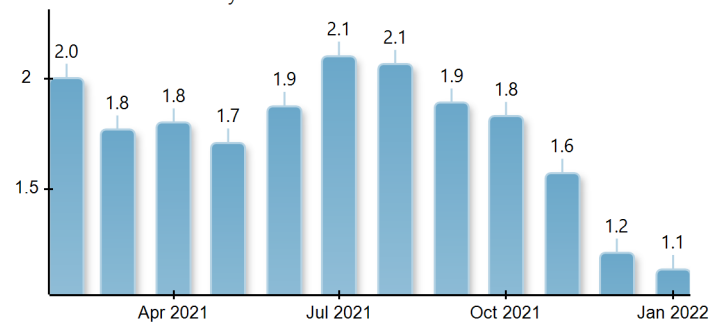
Total Sales Volume



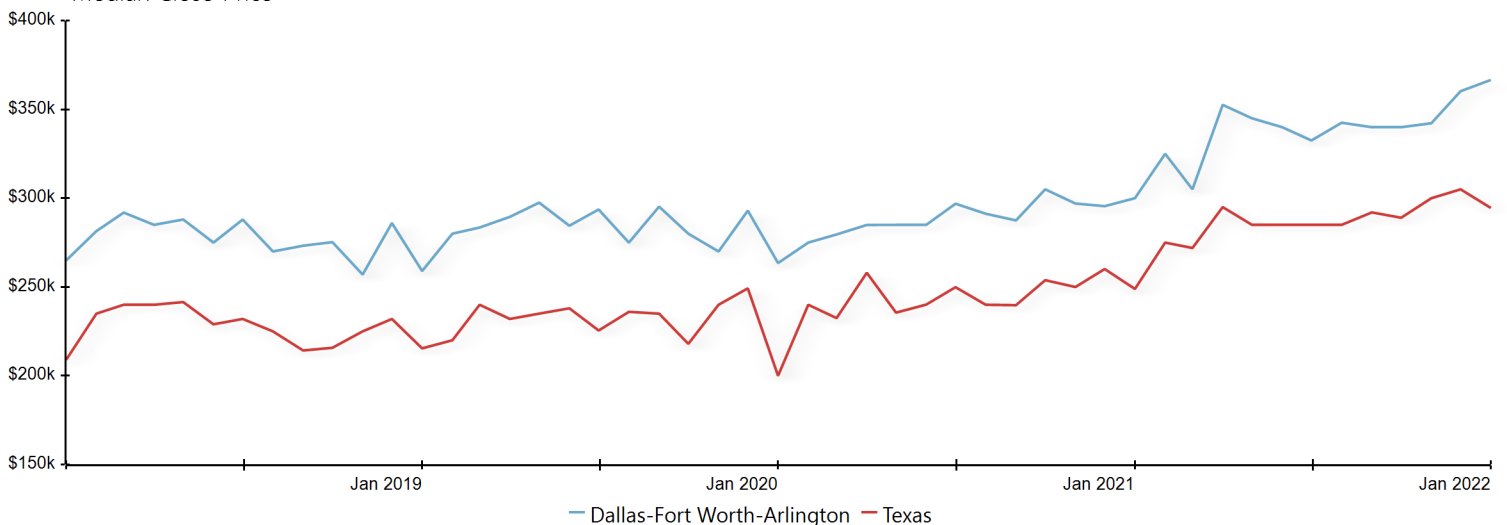
Median Price PSF



Months Inventory



Median Close Price



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## Condominiums

Sales volume for condominiums increased 12.4% YoY from 250 to 281 transactions. Dollar volume rose from \$70.19 million to \$89.52 million.

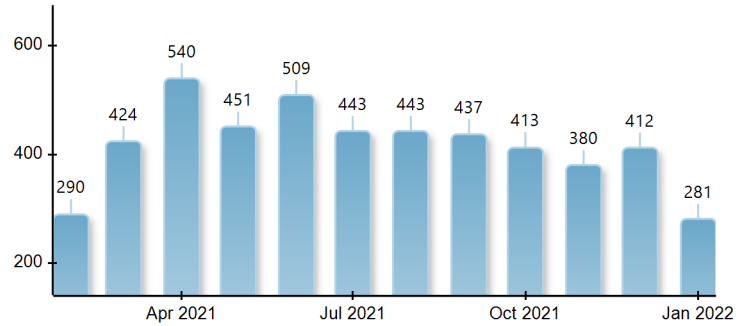
The average sales price rose 13.47% YoY from \$280,743 to \$318,571, while the average price per square foot subsequently rose from \$200.06 to \$231.02. Median price rose 17.65% YoY from \$195,500 to \$230,000, while the median price per square foot also rose from \$179.27 to \$220.64.

Months inventory for condominiums declined from 3.8 to 1.1 months supply, and days to sell declined from 105 to 82.

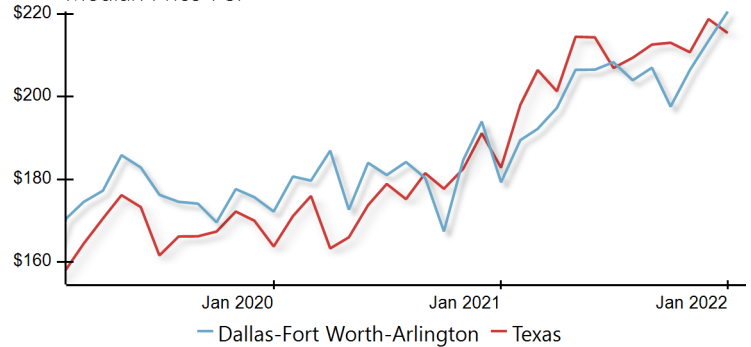
**Table 5: Condominium Activity**

	Jan 2022	YoY %
<b>Sales</b>	281	12.40%
<b>Dollar Volume</b>	\$89,518,478	27.54%
<b>Median Close Price</b>	\$230,000	17.65%
<b>New Listings</b>	381	-21.44%
<b>Active Listings</b>	443	-60.97%
<b>Months Inventory</b>	1.1	-72.24%
<b>Days to Sell</b>	82	-21.90%
<b>Average Price PSF</b>	\$231.02	15.48%
<b>Median Price PSF</b>	\$220.64	23.08%
<b>Median Square Feet</b>	1,144	0.44%
<b>Close to Original List Price</b>	97.97%	3.86%

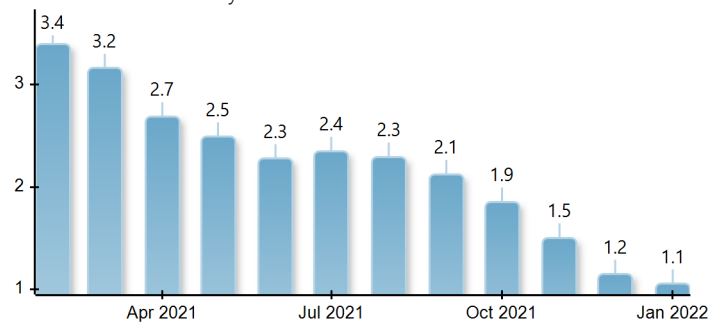
**Total Sales Volume**



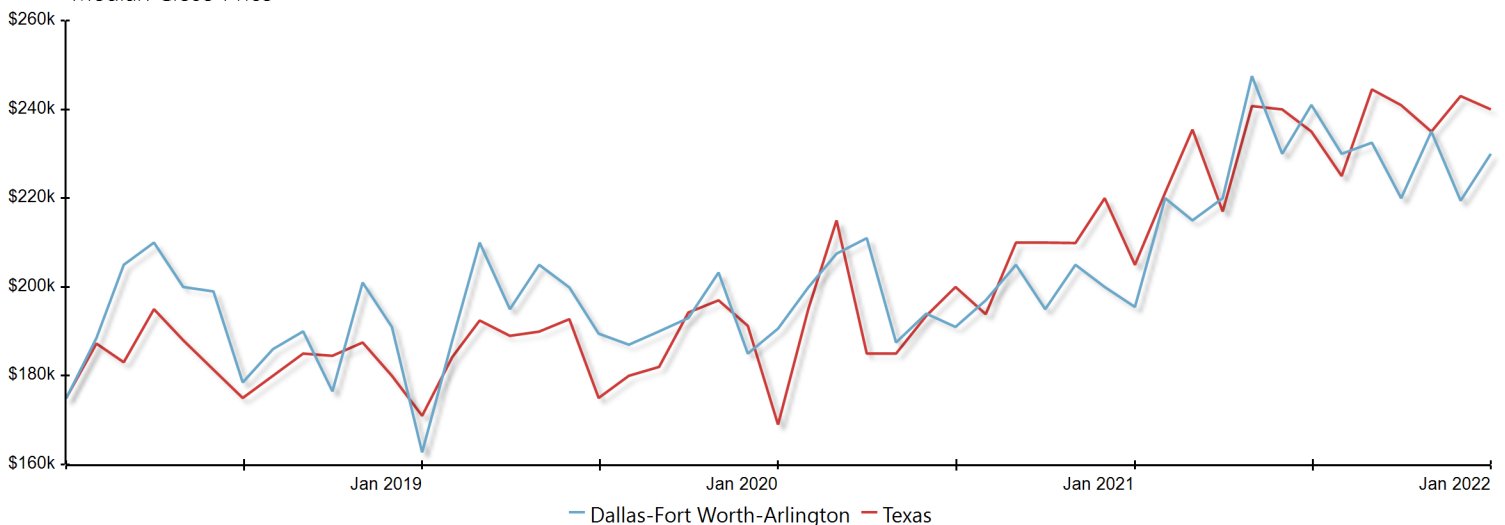
**Median Price PSF**



**Months Inventory**



**Median Close Price**



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