



# Housing Report for Dallas-Fort Worth-Arlington

## Spotlight on January 2023

### Economic News

The average monthly job count increased from 3,801,325 in 2021 to 4,105,800 in 2022, according to the latest figures published by the Texas Workforce Commission. This marks a 8.01% year-over-year (YoY) increase compared with 2021, a net increase of 304,475 new jobs.

In addition, the average monthly unemployment rate decreased to 3.56% from 5.25% in 2021.

### Housing Update

Sales volume for single-unit residential housing decreased 27.89% YoY from 6,461 to 4,659 transactions. Dollar volume dipped from \$2.77 billion to \$2.14 billion.

The average sales price rose 7.18% YoY from \$429,132 to \$459,964, while the average price per square foot subsequently rose from \$192.49 to \$199.23. Median price rose 4.17% YoY from \$360,000 to \$375,000, while the median price per square foot also rose from \$182.55 to \$188.87.

Months inventory for single-unit residential housing rose from 0.7 to 2.2 months supply, and days to sell rose from 69 to 96.

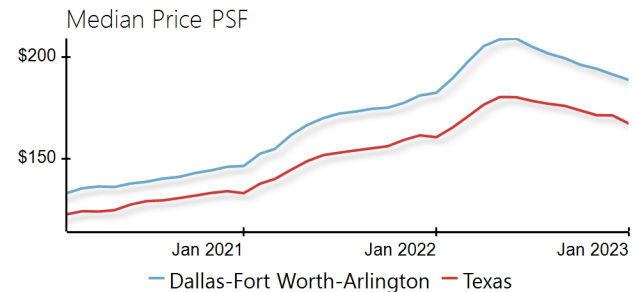
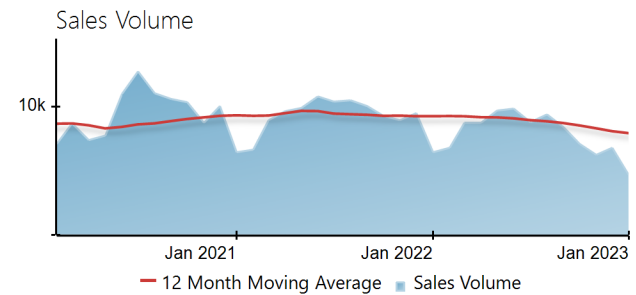
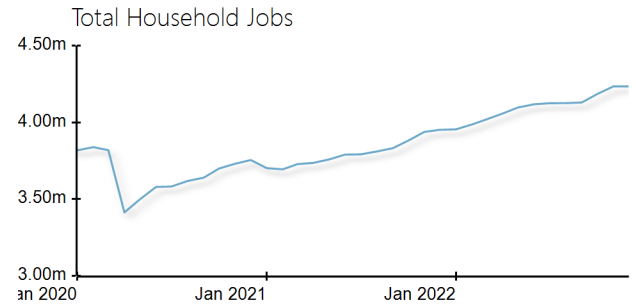


Table 1: Month Activity

	2023				2022	
	January	YoY %	YTD	YoY %	January	YoY %
<b>Sales</b>	4,659	-27.89%	4,659	-27.89%	6,461	0.19%
<b>Dollar Volume</b>	\$2,142,972,418	-22.71%	\$2,142,972,418	-22.71%	\$2,772,620,156	17.05%
<b>Median Close Price</b>	\$375,000	4.17%	\$375,000	4.17%	\$360,000	22.03%
<b>New Listings</b>	8,214	9.78%	8,214	9.78%	7,482	-15.76%
<b>Active Listings</b>	17,210	160.44%	17,210	160.44%	6,608	-35.63%
<b>Months Inventory</b>	2.2	203.84%	2.2	203.84%	0.7	-35.14%
<b>Days to Sell*</b>	96	39.13%	96	39.13%	69	-10.39%
<b>Average Price PSF</b>	\$199.23	3.50%	\$199.23	3.50%	\$192.49	23.72%
<b>Median Price PSF</b>	\$188.87	3.46%	\$188.87	3.46%	\$182.55	24.51%
<b>Median Square Feet</b>	2,058	2.64%	2,058	2.64%	2,005	-2.67%
<b>Close to Original List Price</b>	93.95%	-7.05%	93.95%	-7.05%	101.08%	2.73%

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

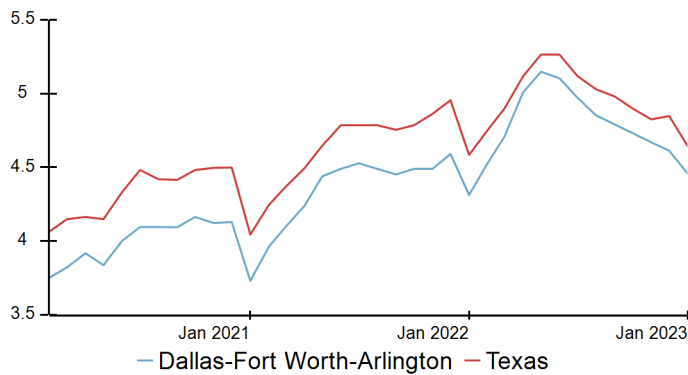
### About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership between Texas REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Texas Real Estate Research Center at Texas A&M University.

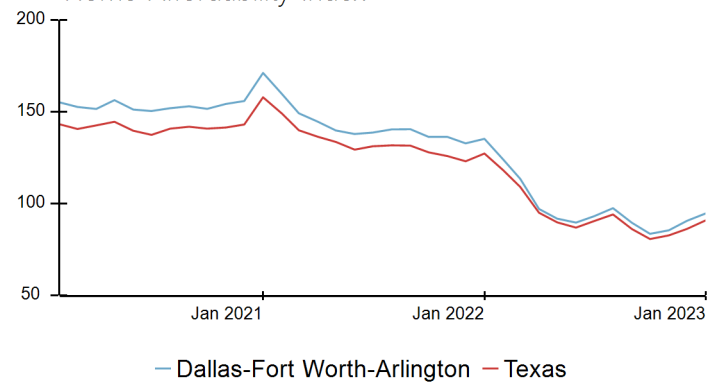




Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

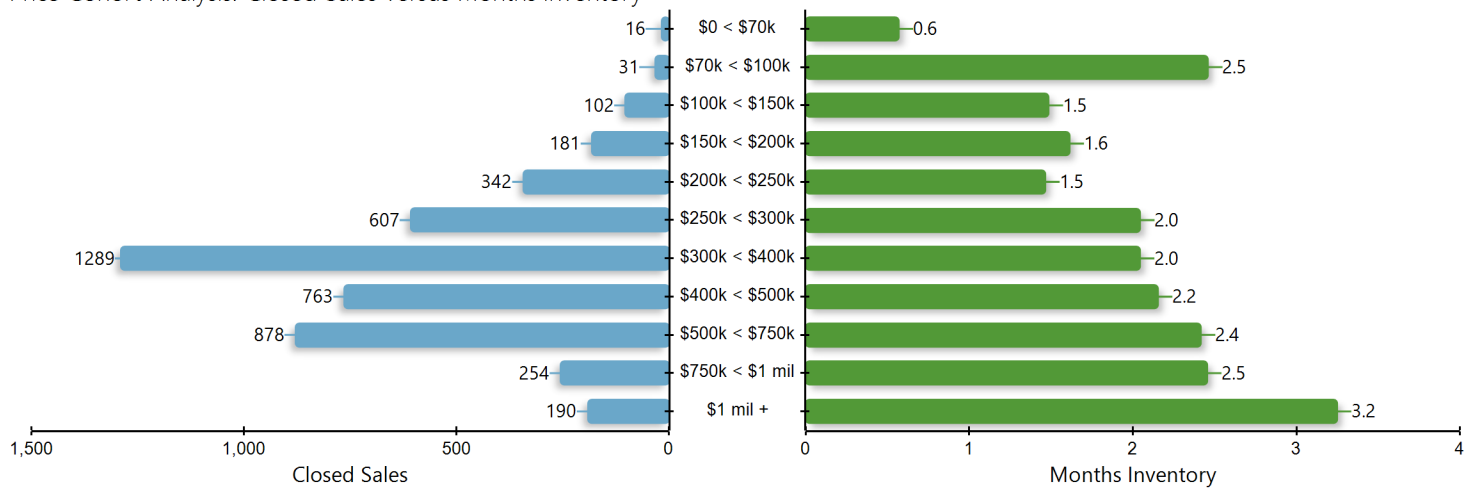


Table 2: Price Cohort Analysis

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	16	14.29%	0.34%	\$60,000	11.11%	\$46.66	-21.43%	6	0.6	1,224	1981
\$70k < \$100k	31	14.81%	0.67%	\$87,750	-0.28%	\$98.47	9.41%	66	2.5	816	1959
\$100k < \$150k	102	-7.27%	2.19%	\$129,900	-2.70%	\$126.76	-4.26%	165	1.5	1,013	1965
\$150k < \$200k	181	-38.23%	3.89%	\$176,630	0.36%	\$155.86	0.93%	401	1.6	1,124	1968
\$200k < \$250k	342	-40.52%	7.35%	\$225,750	0.33%	\$176.47	2.85%	740	1.5	1,301	1973
\$250k < \$300k	607	-34.16%	13.05%	\$277,000	0.73%	\$180.03	4.16%	1,699	2.0	1,535	1997
\$300k < \$400k	1,289	-32.65%	27.70%	\$345,000	0.00%	\$180.93	2.06%	4,383	2.0	1,894	2006
\$400k < \$500k	763	-32.54%	16.40%	\$448,101	1.84%	\$191.37	1.90%	3,270	2.2	2,313	2010
\$500k < \$750k	878	-13.16%	18.87%	\$587,200	0.36%	\$206.73	1.20%	3,997	2.4	2,855	2016
\$750k < \$1 mil	254	-4.87%	5.46%	\$845,000	1.20%	\$233.82	-0.51%	1,232	2.5	3,639	2016
\$1 mil +	190	-3.55%	4.08%	\$1,320,000	-1.42%	\$320.89	1.88%	1,251	3.3	4,306	2010
*** Not displayed when fewer than 5 sales											

## About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership between Texas REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Texas Real Estate Research Center at Texas A&M University.





## Single-Family Homes

Sales volume for single-family homes decreased 27.24% YoY from 5,940 to 4,322 transactions. Dollar volume dipped from \$2.59 billion to \$2.02 billion.

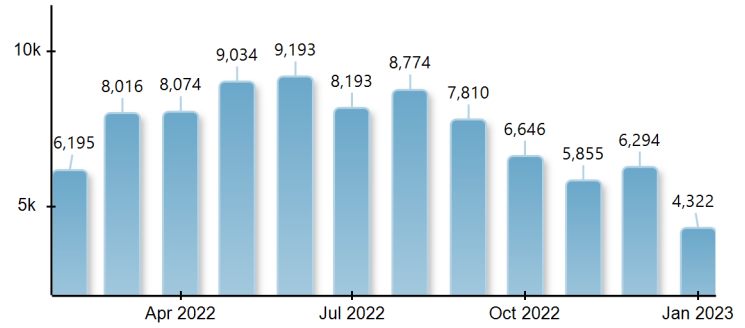
The average sales price rose 7.27% YoY from \$435,967 to \$467,681, while the average price per square foot subsequently rose from \$190.14 to \$196.77. Median price rose 4.11% YoY from \$365,000 to \$380,000, while the median price per square foot also rose from \$181.18 to \$187.39.

Months inventory for single-family homes rose from 0.7 to 2.2 months supply, and days to sell rose from 68 to 95.

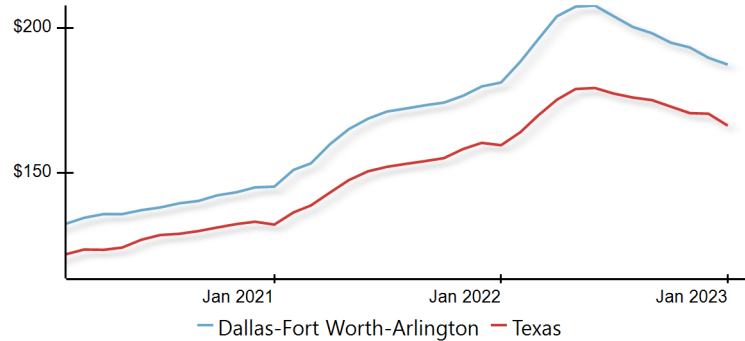
**Table 3: Single-Family Activity**

	Jan 2023	YoY %
<b>Sales</b>	4,322	-27.24%
<b>Dollar Volume</b>	\$2,021,315,594	-21.95%
<b>Median Close Price</b>	\$380,000	4.11%
<b>New Listings</b>	7,590	12.21%
<b>Active Listings</b>	16,092	175.60%
<b>Months Inventory</b>	2.2	218.78%
<b>Days to Sell</b>	95	39.71%
<b>Average Price PSF</b>	\$196.77	3.49%
<b>Median Price PSF</b>	\$187.39	3.43%
<b>Median Square Feet</b>	2,108	2.93%
<b>Close to Original List Price</b>	93.76%	-7.41%

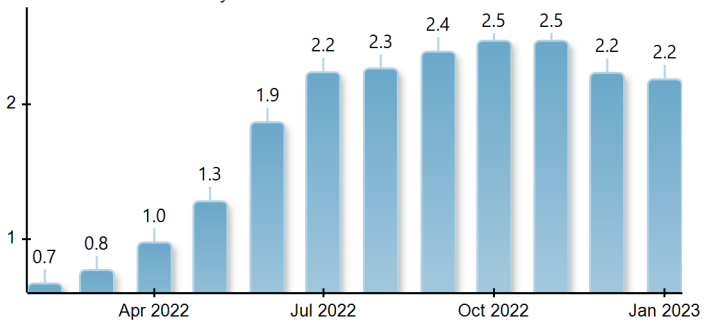
Total Sales Volume



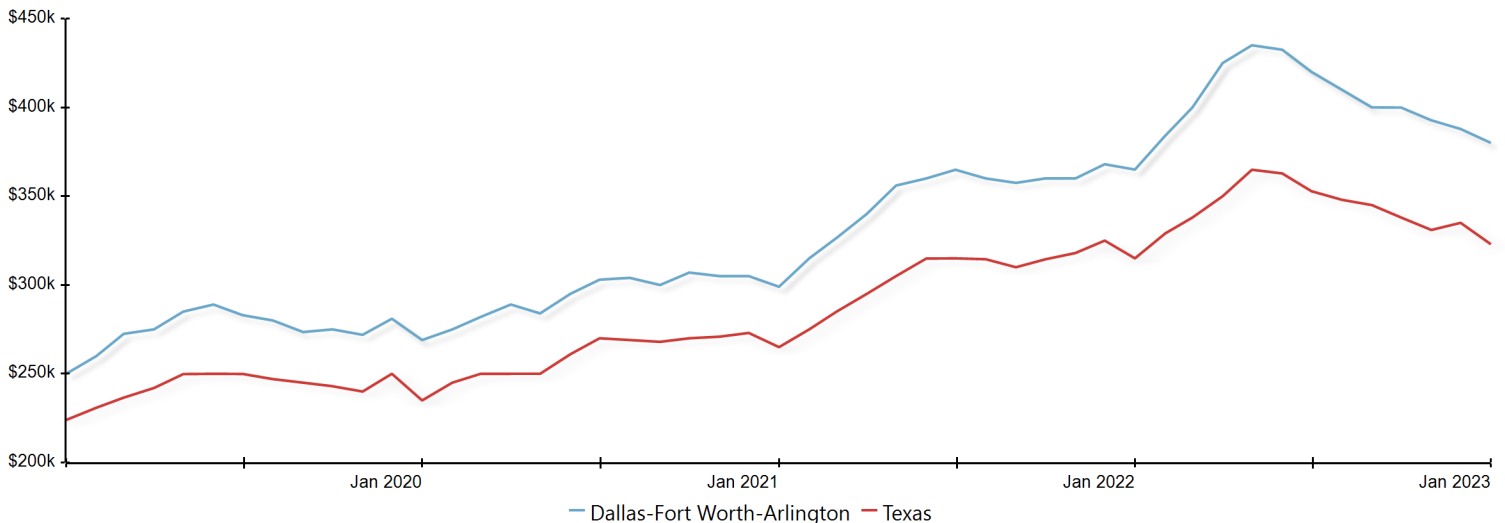
Median Price PSF



Months Inventory



Median Close Price



### About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership between Texas REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Texas Real Estate Research Center at Texas A&M University.





## Townhomes

Sales volume for townhomes decreased 31% YoY from 229 to 158 transactions. Dollar volume dipped from \$89.19 million to \$65.22 million.

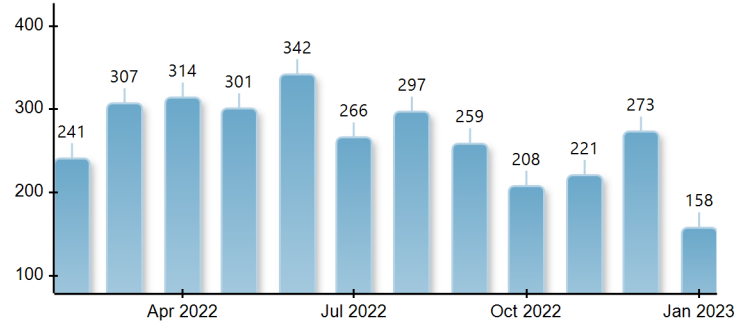
The average sales price rose 5.99% YoY from \$389,461 to \$412,778, while the average price per square foot subsequently rose from \$206.36 to \$223.56. Median price rose 7.81% YoY from \$365,000 to \$393,500, while the median price per square foot also rose from \$201.48 to \$218.98.

Months inventory for townhomes rose from 1.0 to 2.3 months supply, and days to sell rose from 89 to 134.

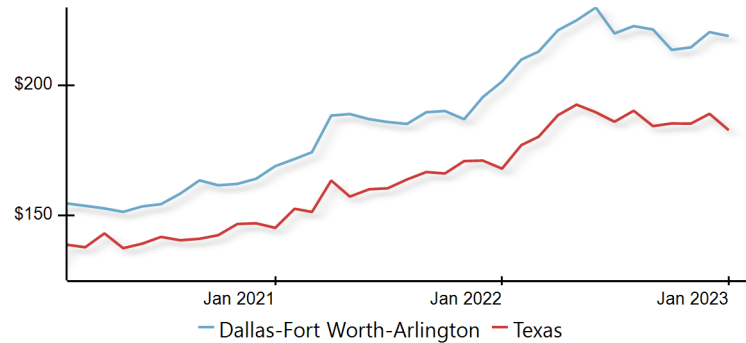
**Table 4: Townhouse Activity**

	Jan 2023	YoY %
<b>Sales</b>	158	-31.00%
<b>Dollar Volume</b>	\$65,218,965	-26.87%
<b>Median Close Price</b>	\$393,500	7.81%
<b>New Listings</b>	305	-8.13%
<b>Active Listings</b>	606	89.38%
<b>Months Inventory</b>	2.3	130.09%
<b>Days to Sell</b>	134	50.56%
<b>Average Price PSF</b>	\$223.56	8.34%
<b>Median Price PSF</b>	\$218.98	8.68%
<b>Median Square Feet</b>	1,832	0.60%
<b>Close to Original List Price</b>	95.72%	-4.43%

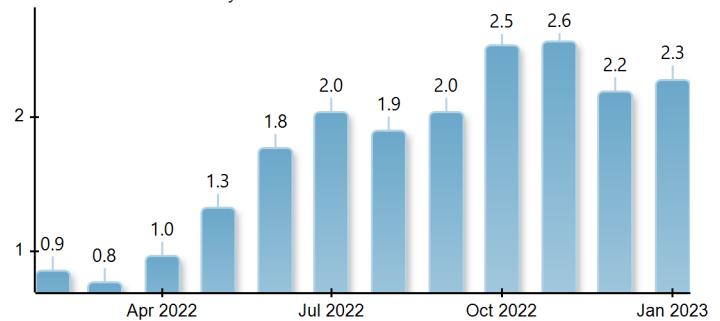
**Total Sales Volume**



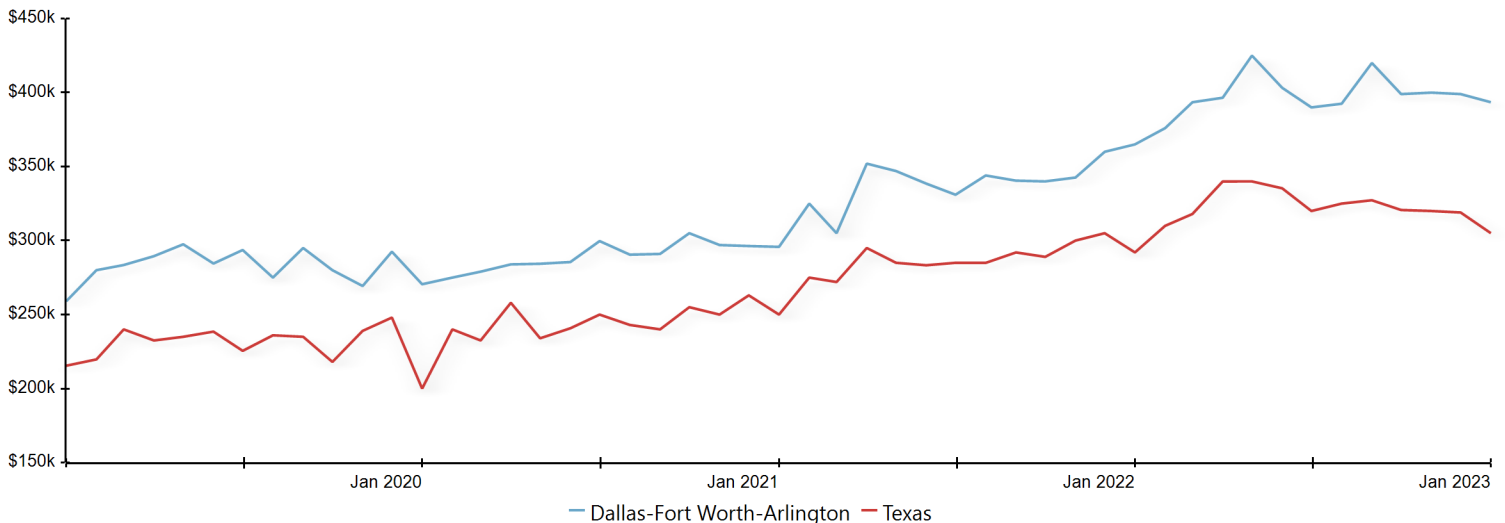
**Median Price PSF**



**Months Inventory**



**Median Close Price**



### About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership between Texas REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Texas Real Estate Research Center at Texas A&M University.





## Condominiums

Sales volume for condominiums decreased 39.73% YoY from 292 to 176 transactions. Dollar volume dipped from \$93.8 million to \$55.02 million.

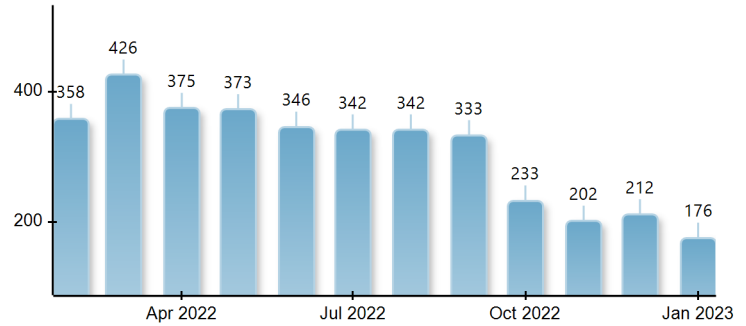
The average sales price dipped 2.69% YoY from \$321,238 to \$312,594, while the average price per square foot rose from \$229.58 to \$237.92. Median price declined 7.83% YoY from \$230,000 to \$212,000, while the median price per square foot also declined from \$220.36 to \$211.32.

Months inventory for condominiums rose from 1.1 to 1.7 months supply, and days to sell declined from 81 to 74.

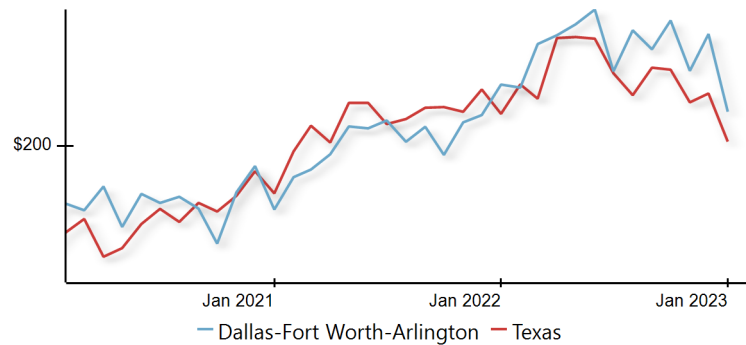
**Table 5: Condominium Activity**

	Jan 2023	YoY %
<b>Sales</b>	176	-39.73%
<b>Dollar Volume</b>	\$55,016,496	-41.35%
<b>Median Close Price</b>	\$212,000	-7.83%
<b>New Listings</b>	319	-17.36%
<b>Active Listings</b>	512	14.03%
<b>Months Inventory</b>	1.7	55.50%
<b>Days to Sell</b>	74	-8.64%
<b>Average Price PSF</b>	\$237.92	3.63%
<b>Median Price PSF</b>	\$211.32	-4.10%
<b>Median Square Feet</b>	1,078	-6.59%
<b>Close to Original List Price</b>	97.00%	-1.08%

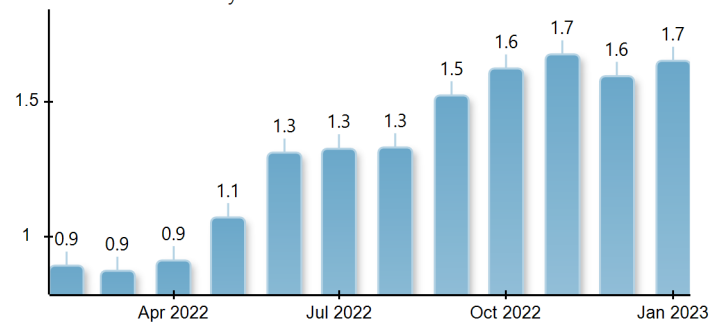
**Total Sales Volume**



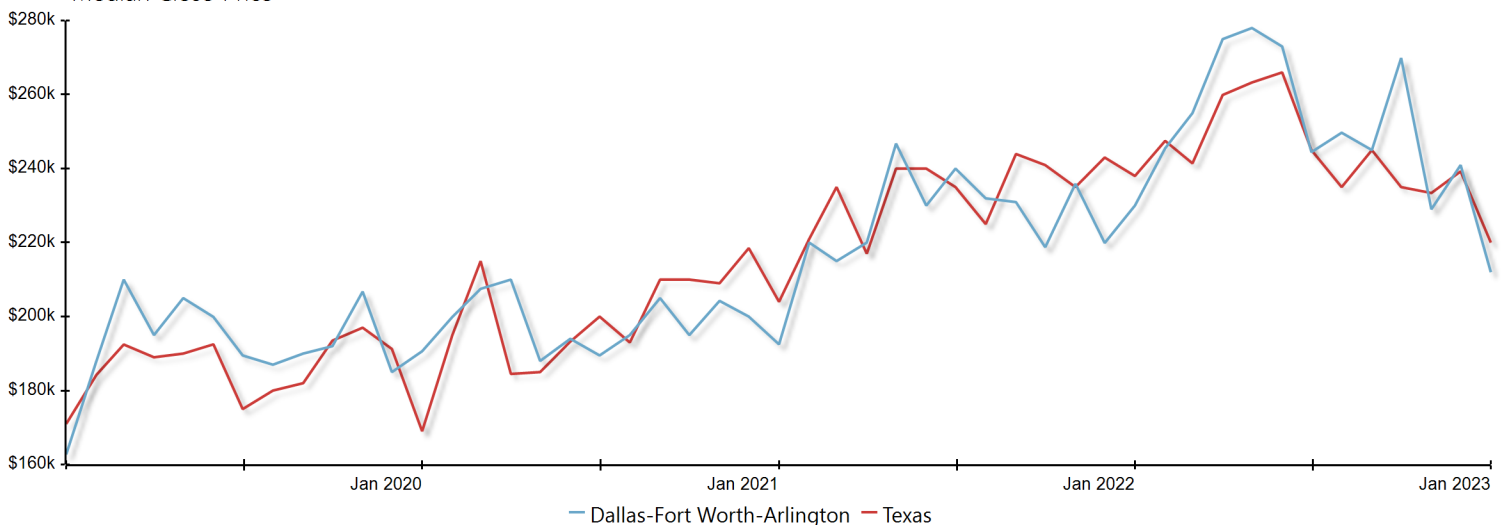
**Median Price PSF**



**Months Inventory**



**Median Close Price**



### About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership between Texas REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Texas Real Estate Research Center at Texas A&M University.

