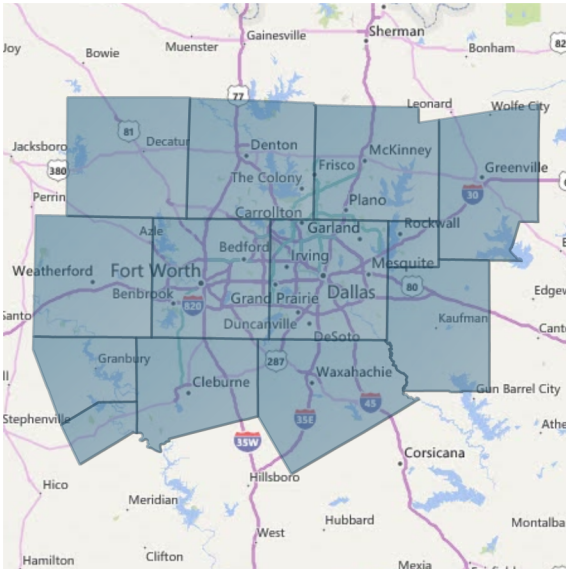


Quarterly Housing Report

DALLAS
FORT WORTH
ARLINGTON
MSA

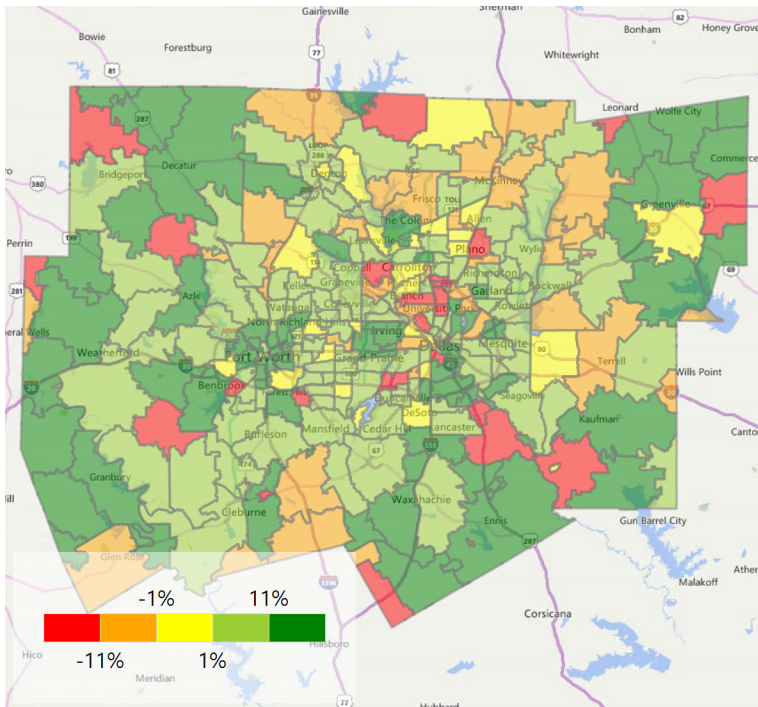
Fourth Quarter 2018



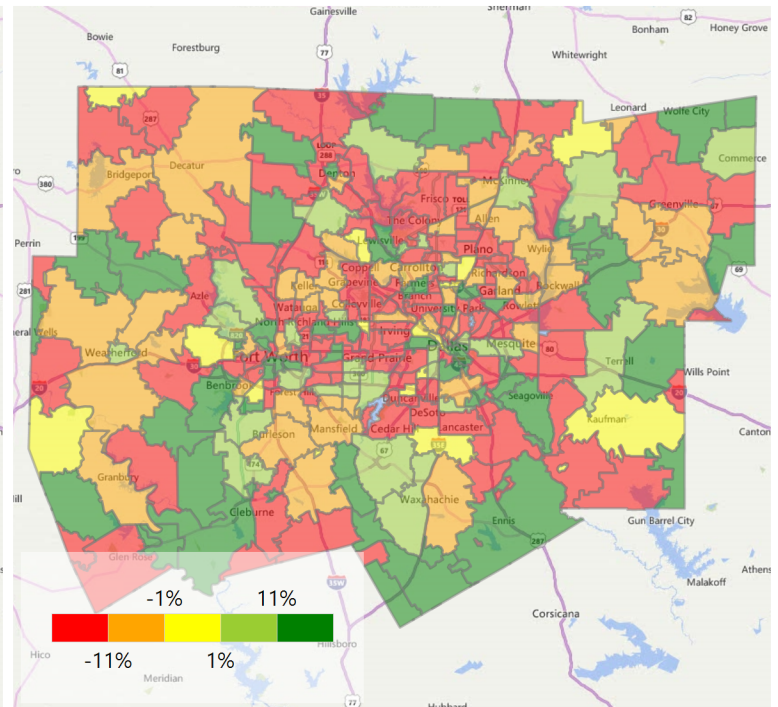
Executive Summary

- Metro area sales volume decreased 7.6% to 22,402 transactions. Median price increased 2.4% year-over-year to \$260,000.
- 2018 Q4 months inventory for all residential properties rose 32.5% year-over-year to 2.5 months.
- Metro area residential property listings increased 29.4% year-over-year to 20,627 active listings.
- Single-family new construction median price decreased by .6% year-over-year to \$327,960.
- Single-family rental average rent increased by 2.7% year-over-year to \$1,695.

Median Price Change (YoY)



Sales Volume Change (YoY)

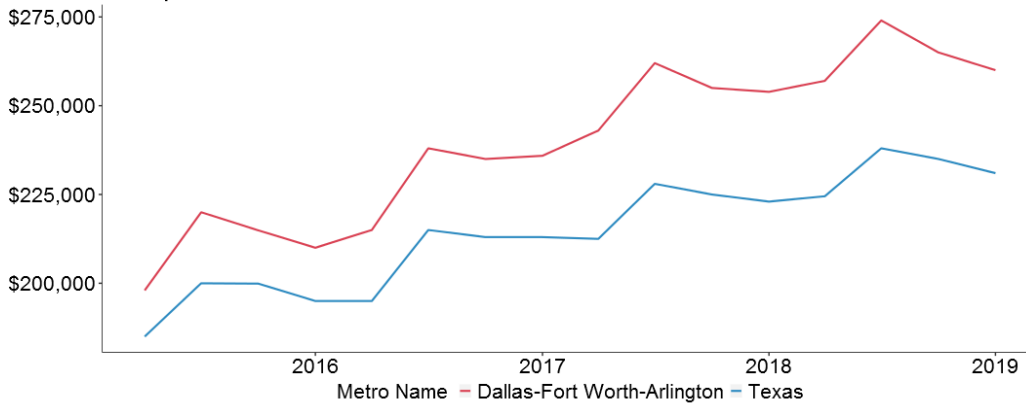


About this report

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

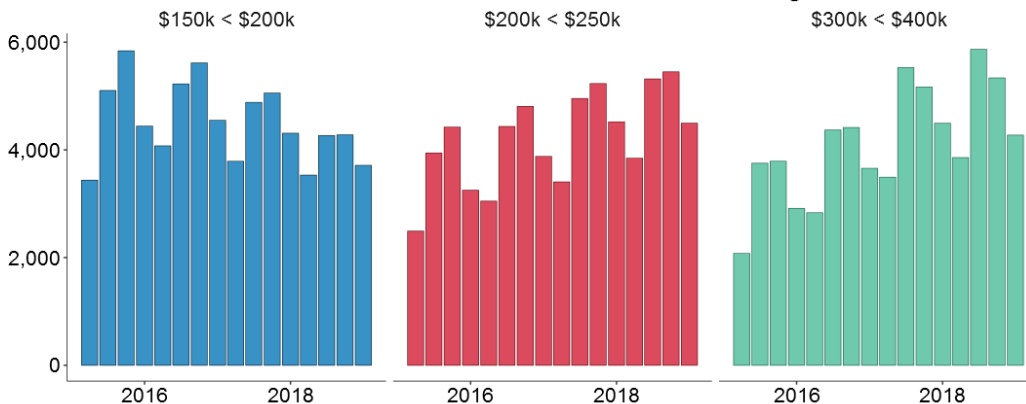
Key Market Metrics

Comparative Metro Area Median Price



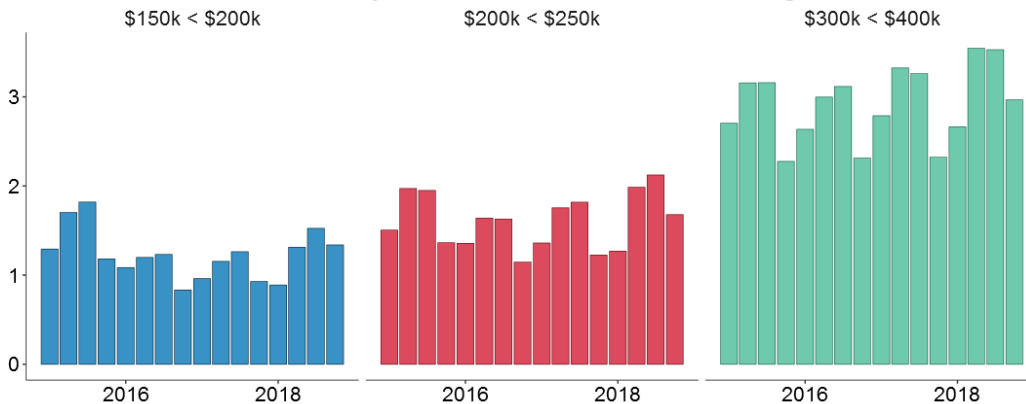
Median price in the Dallas-Fort Worth-Arlington metro increased by approximately 2.4% year-over-year, from \$254,000 to \$260,000. Metro area price exceeded the statewide median price of \$231,000 by \$29,000.

Metro Area Sales Volume in Three Most Active Price Ranges



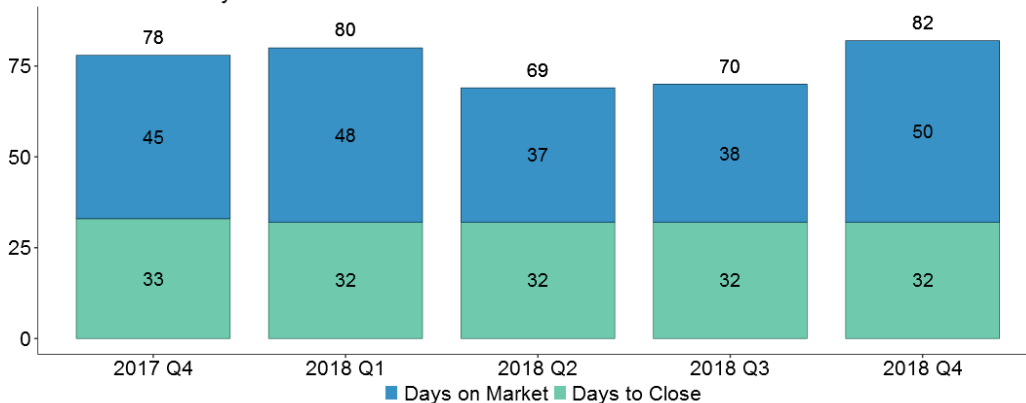
2018 Q4 total sales volume decreased by approximately 7.6% year-over-year, from 24,234 to 22,402. Sales of homes between \$200k and \$250k dipped from 4,520 to 4,497, while homes between \$300k and \$400k dipped from 4,494 to 4,274, and homes between \$150k and \$200k dipped from 4,309 to 3,713.

Metro Area Months Inventory in Three Most Active Price Ranges



Metro area months inventory increased year-over-year from 1.87 to 2.48 months. Homes between \$200k and \$250k rose year-over-year, from 1.23 to 1.68 months, while homes between \$300k and \$400k rose year-over-year, from 2.32 to 2.97 months and homes between \$150k and \$200k rose year-over-year, from .93 to 1.34 months.

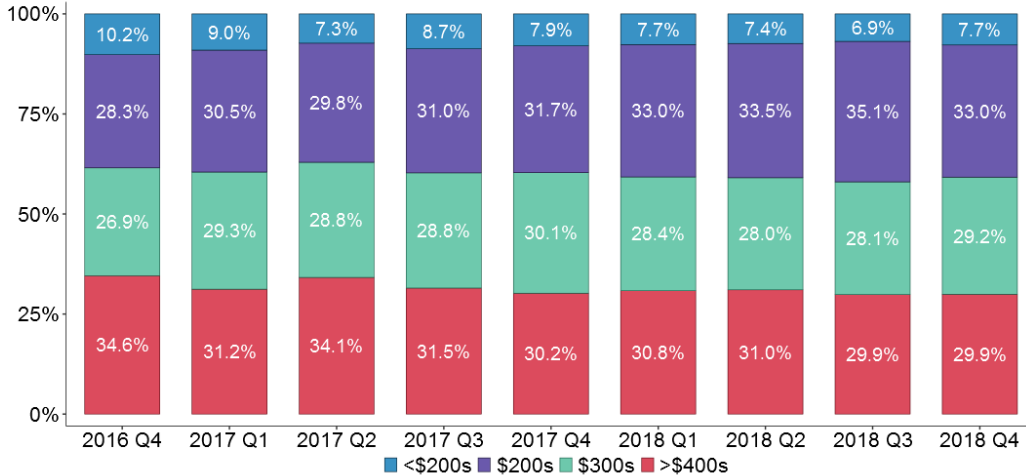
Metro Area Days to Sell



Average days to sell throughout the metro area increased from 78 to 82 days, an increase of 5.1% year-over-year. Average days to sell for homes between \$200k and \$250k increased from 68 to 71 days, a 4.4% increase year-over-year.

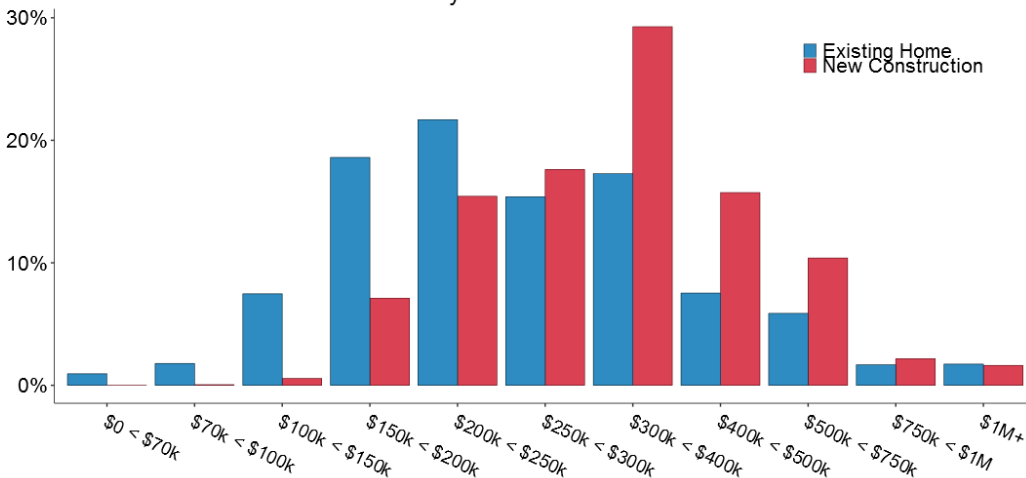
Single-Family New Construction

Metro Area New Construction Price Distribution



Homes in the \$200s grew to 33% of single-family new construction sales through the MLS. The second most active price range was homes in the \$400s and above range, which did not change compared with last year.

Metro Area New Construction by Price Cohort



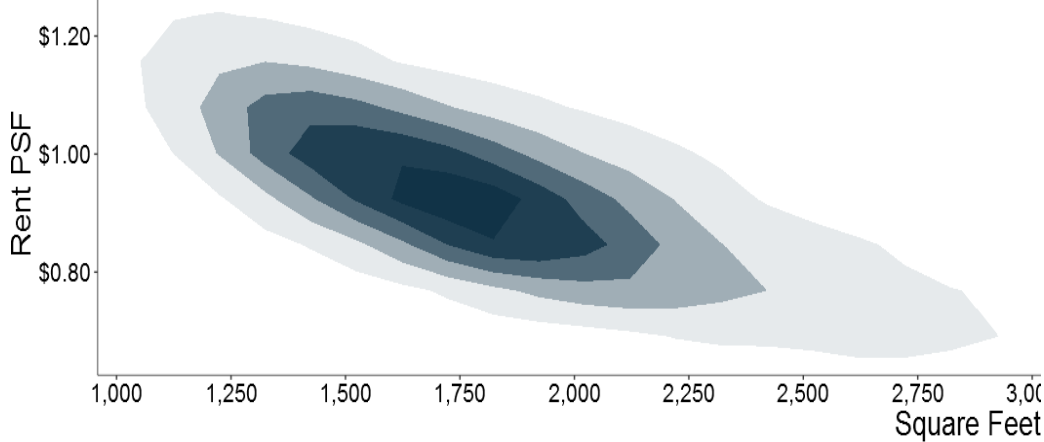
In the latest quarter, the average price was \$376,682 for new homes sold through the MLS, a decrease over last year's figure of \$384,421. Average price for existing homes was \$307,412, an increase over last year's figure of \$296,404.

Top Five Most Active Zip Codes

	Median Price	YoY%	Median Price PSF	YoY%	Median Square Feet
75034	\$415,000	-1.9%	\$147.75	2.1%	3,042
75070	\$327,000	1.0%	\$132.86	0.9%	2,587
75126	\$235,000	-0.8%	\$114.71	2.6%	2,136
76179	\$225,945	8.9%	\$117.17	8.8%	2,021
76244	\$265,000	7.3%	\$114.44	2.3%	2,390

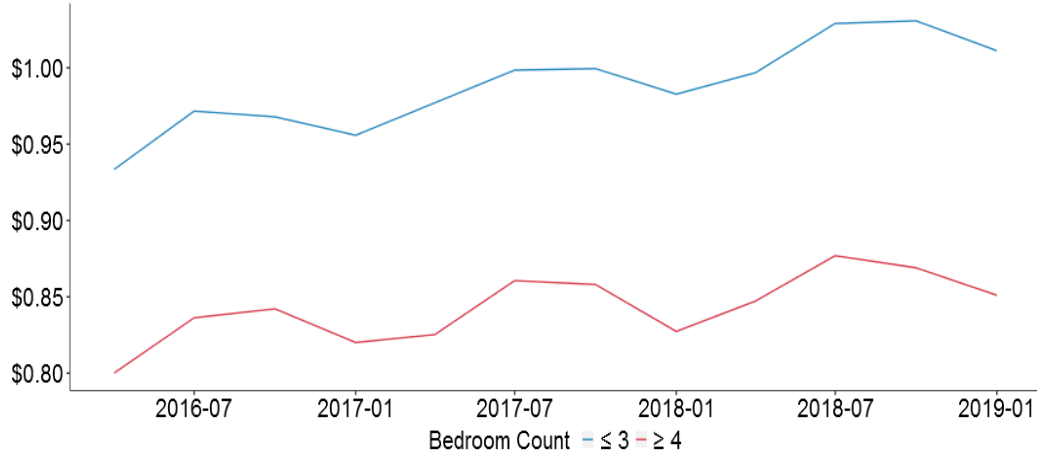
Single-Family Rentals

Metro Area Lease Rates by Square Foot



Average rent per square foot for single-family properties was \$0.95, an increase compared with last year's rental rate of \$0.92. The average home size was 2,020 square feet.

Metro Area Lease Rates



Average rent per square foot for three-bedroom single-family properties was \$1.01, an increase compared with last year's rental rate of \$0.98. For four-bedroom single-family homes, the rental rate per square foot was \$0.85, an increase compared with last year's rental rate of \$0.83.

Rental Metrics by Bedroom Count

Bedroom Count	Average Monthly Rent	Average Monthly Rent	Average Square Feet	Distribution
Three or less	\$1,644	\$1.01	1,665	60.8%
Four or more	\$2,149	\$0.85	2,570	39.2%
Overall	\$1,842	\$0.95	2,020	100%

Housing Metrics by County

Collin County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	6	-14%	0%	\$38,000	-39%	\$33.04	-23%	3	2.3	1,150	1972
\$70k < \$100k	6	-65%	0%	\$79,950	-7%	\$86.57	-37%	2	0.6	1,009	1963
\$100k < \$150k	35	-22%	1%	\$134,950	1%	\$125.00	14%	17	1.3	1,086	1984
\$150k < \$200k	141	-28%	4%	\$181,750	0%	\$131.66	2%	82	1.6	1,328	1981
\$200k < \$250k	503	-21%	14%	\$229,900	2%	\$137.98	6%	290	1.6	1,634	2003
\$250k < \$300k	717	-9%	20%	\$274,056	0%	\$134.97	0%	537	2.0	2,044	2003
\$300k < \$400k	1,201	-4%	33%	\$345,000	1%	\$132.76	2%	1,211	2.7	2,613	2006
\$400k < \$500k	507	-10%	14%	\$441,863	1%	\$130.68	0%	843	3.9	3,404	2011
\$500k < \$750k	369	-4%	10%	\$580,000	2%	\$149.00	1%	729	5.0	3,939	2012
\$750k < \$1M	81	14%	2%	\$820,821	-1%	\$178.92	4%	172	6.0	4,606	2008
\$1M+	54	26%	1%	\$1,244,200	0%	\$224.87	2%	170	10.5	5,901	2005

*** Not displayed when fewer than five sales

Dallas County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	67	-43%	1%	\$58,000	8%	\$59.31	-7%	26	1.0	1,046	1955
\$70k < \$100k	160	-15%	3%	\$85,000	0%	\$85.11	7%	106	1.8	1,005	1970
\$100k < \$150k	567	-28%	10%	\$130,000	0%	\$109.49	6%	276	1.2	1,169	1969
\$150k < \$200k	1,259	-10%	23%	\$177,500	1%	\$118.29	9%	642	1.5	1,504	1977
\$200k < \$250k	969	7%	18%	\$220,000	-1%	\$120.88	4%	682	2.1	1,827	1984
\$250k < \$300k	597	2%	11%	\$270,000	-2%	\$132.61	1%	562	2.5	2,036	1982
\$300k < \$400k	688	-16%	12%	\$345,000	0%	\$155.10	-2%	856	3.1	2,197	1984
\$400k < \$500k	449	-11%	8%	\$443,000	0%	\$185.84	0%	523	3.1	2,394	1984
\$500k < \$750k	389	-11%	7%	\$580,500	0%	\$213.11	2%	637	4.0	2,760	1981
\$750k < \$1M	140	-11%	3%	\$850,000	-2%	\$250.44	-2%	215	4.1	3,430	1982
\$1M+	233	-12%	4%	\$1,432,500	-3%	\$334.59	1%	504	5.5	4,589	2001

*** Not displayed when fewer than five sales

Denton County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	7	600%	0%	\$61,500	-12%	\$56.49	-7%	0	0.0	1,096	1972
\$70k < \$100k	5	-17%	0%	\$82,500	-3%	\$73.56	7%	1	0.0	1,142	1974
\$100k < \$150k	44	-33%	1%	\$135,750	4%	\$113.00	10%	14	0.9	1,155	1972
\$150k < \$200k	207	-21%	7%	\$184,950	2%	\$133.36	6%	66	1.0	1,375	1984
\$200k < \$250k	640	-14%	20%	\$227,000	0%	\$133.93	5%	301	1.3	1,699	2002
\$250k < \$300k	625	-10%	20%	\$272,750	-1%	\$134.81	3%	525	2.1	2,040	2004
\$300k < \$400k	801	-8%	25%	\$340,000	-1%	\$133.33	3%	893	2.9	2,571	2006
\$400k < \$500k	430	0%	14%	\$439,000	0%	\$139.11	2%	583	3.5	3,197	2014
\$500k < \$750k	328	-7%	10%	\$567,000	-3%	\$154.81	2%	544	4.1	3,771	2014
\$750k < \$1M	67	5%	2%	\$843,100	1%	\$180.43	9%	118	4.6	4,699	2011
\$1M+	19	-37%	1%	\$1,300,000	0%	\$234.81	-2%	150	15.6	5,346	2011

*** Not displayed when fewer than five sales



Housing Metrics by County

Ellis County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	6	-33%	1%	\$61,000	45%	\$42.80	11%	0	0.0	1,006	1920
\$70k < \$100k	7	-59%	1%	\$82,500	-6%	\$72.24	4%	7	2.9	1,052	1930
\$100k < \$150k	43	-14%	6%	\$130,000	-4%	\$93.58	-6%	22	1.6	1,356	1988
\$150k < \$200k	94	-37%	14%	\$182,000	4%	\$119.64	8%	51	1.3	1,533	1999
\$200k < \$250k	135	-14%	20%	\$224,000	-1%	\$117.17	3%	104	1.9	1,914	2006
\$250k < \$300k	140	24%	21%	\$275,000	2%	\$122.95	7%	91	2.1	2,239	2015
\$300k < \$400k	175	18%	26%	\$334,572	-2%	\$119.46	0%	186	3.2	2,763	2017
\$400k < \$500k	48	60%	7%	\$427,379	-1%	\$144.56	9%	74	4.2	3,000	2017
\$500k < \$750k	18	64%	3%	\$571,450	-1%	\$152.76	15%	41	8.3	4,038	2007
\$750k < \$1M	6	200%	1%	\$785,123	-13%	\$222.81	62%	13	12.0	3,583	1999
\$1M+	2	100%	0%	***	***	***	***	16	48.0	***	***

*** Not displayed when fewer than five sales

Hood County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	9	-57%	3%	\$47,500	6%	\$37.52	16%	15	2.9	1,368	1979
\$70k < \$100k	15	-21%	5%	\$85,900	-1%	\$74.22	9%	14	2.4	1,161	1994
\$100k < \$150k	30	-38%	10%	\$128,950	2%	\$95.08	3%	24	2.1	1,421	1986
\$150k < \$200k	61	3%	21%	\$178,000	2%	\$125.11	15%	38	1.6	1,418	1997
\$200k < \$250k	51	2%	17%	\$216,900	-3%	\$125.13	6%	46	2.3	1,756	2003
\$250k < \$300k	38	15%	13%	\$269,450	-1%	\$127.31	7%	50	3.1	2,113	2001
\$300k < \$400k	47	-8%	16%	\$336,700	1%	\$139.86	0%	52	2.7	2,396	2003
\$400k < \$500k	23	-21%	8%	\$445,000	4%	\$152.57	5%	34	3.5	2,948	2008
\$500k < \$750k	12	20%	4%	\$552,500	-13%	\$165.14	1%	24	4.1	3,402	2002
\$750k < \$1M	3	100%	1%	***	***	***	***	6	7.2	***	***
\$1M+	4	300%	1%	***	***	***	***	10	10.0	***	***

*** Not displayed when fewer than five sales

Hunt County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	24	-33%	10%	\$55,000	9%	\$41.48	1%	17	1.8	1,186	1980
\$70k < \$100k	20	-38%	8%	\$85,000	4%	\$63.82	4%	20	2.4	1,232	1970
\$100k < \$150k	38	-14%	15%	\$127,500	2%	\$89.20	6%	29	1.8	1,422	1980
\$150k < \$200k	68	0%	27%	\$168,750	-1%	\$101.51	1%	54	2.3	1,653	1992
\$200k < \$250k	39	63%	16%	\$215,990	-4%	\$114.59	8%	40	2.9	1,886	2005
\$250k < \$300k	19	-30%	8%	\$278,790	2%	\$124.89	1%	28	3.8	2,274	2003
\$300k < \$400k	32	52%	13%	\$350,000	9%	\$129.47	-1%	23	2.5	2,626	2006
\$400k < \$500k	6	50%	2%	\$440,000	5%	\$134.38	-7%	26	10.1	3,359	2006
\$500k < \$750k	3	0%	1%	***	***	***	***	15	10.0	***	***
\$750k < \$1M	2	100%	1%	***	***	***	***	1	3.0	***	***
\$1M+	0	0%	0%	-	-	-	-	7	84.0	-	-

*** Not displayed when fewer than five sales



Housing Metrics by County

Johnson County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	11	-65%	2%	\$55,500	1%	\$47.51	33%	10	1.5	1,184	1969
\$70k < \$100k	34	17%	5%	\$82,750	-3%	\$63.02	-7%	7	0.7	1,303	1970
\$100k < \$150k	110	-7%	17%	\$132,500	3%	\$90.64	1%	41	1.1	1,419	1983
\$150k < \$200k	167	1%	26%	\$175,472	-2%	\$113.41	5%	78	1.4	1,564	1998
\$200k < \$250k	110	17%	17%	\$220,000	-4%	\$114.04	4%	58	1.5	1,952	2003
\$250k < \$300k	82	0%	13%	\$276,000	0%	\$120.18	5%	84	2.5	2,284	2012
\$300k < \$400k	92	16%	14%	\$341,500	2%	\$123.83	2%	122	3.8	2,764	2017
\$400k < \$500k	28	17%	4%	\$447,000	5%	\$142.11	3%	58	5.6	3,084	2018
\$500k < \$750k	9	-10%	1%	\$615,000	14%	\$157.09	3%	36	7.2	4,012	2007
\$750k < \$1M	2	-33%	0%	***	***	***	***	12	20.6	***	***
\$1M+	0	-100%	0%	-	-	-	-	15	90.0	-	-

*** Not displayed when fewer than five sales

Kaufman County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	8	-53%	1%	\$57,000	4%	\$39.30	8%	7	1.4	1,107	1965
\$70k < \$100k	16	-33%	3%	\$85,000	-2%	\$57.98	3%	11	2.4	1,492	1976
\$100k < \$150k	57	16%	10%	\$139,000	5%	\$95.38	4%	34	1.8	1,408	2000
\$150k < \$200k	104	-27%	18%	\$180,000	0%	\$114.36	6%	75	1.8	1,558	2004
\$200k < \$250k	175	-1%	30%	\$217,995	-3%	\$113.76	3%	131	1.7	1,914	2013
\$250k < \$300k	119	16%	20%	\$270,000	-1%	\$114.73	-2%	156	3.6	2,352	2014
\$300k < \$400k	89	-15%	15%	\$340,000	1%	\$123.05	4%	129	4.1	2,758	2017
\$400k < \$500k	17	70%	3%	\$447,490	6%	\$124.49	-7%	35	5.5	3,649	2011
\$500k < \$750k	3	-25%	1%	***	***	***	***	15	11.3	***	***
\$750k < \$1M	0	0%	0%	-	-	-	-	6	28.0	-	-
\$1M+	0	-100%	0%	-	-	-	-	14	84.0	-	-

*** Not displayed when fewer than five sales

Parker County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	6	-54%	1%	\$52,000	4%	\$45.83	-14%	2	0.6	1,275	1996
\$70k < \$100k	10	-57%	2%	\$79,500	-9%	\$63.73	0%	10	2.8	1,216	2000
\$100k < \$150k	45	-32%	8%	\$127,500	1%	\$90.68	-3%	29	1.5	1,400	1985
\$150k < \$200k	84	8%	14%	\$175,000	1%	\$117.21	7%	45	1.4	1,515	1997
\$200k < \$250k	92	-5%	16%	\$228,500	1%	\$128.87	7%	66	1.9	1,788	2007
\$250k < \$300k	89	-22%	15%	\$275,000	0%	\$131.86	7%	75	2.0	2,094	2008
\$300k < \$400k	153	7%	26%	\$349,900	3%	\$138.53	4%	159	2.6	2,497	2015
\$400k < \$500k	59	4%	10%	\$438,000	1%	\$143.00	3%	77	3.3	3,129	2013
\$500k < \$750k	36	33%	6%	\$572,450	2%	\$155.59	5%	78	4.8	3,542	2005
\$750k < \$1M	7	-13%	1%	\$810,000	-9%	\$204.13	7%	37	13.9	4,058	2003
\$1M+	3	50%	1%	***	***	***	***	40	25.3	***	***

*** Not displayed when fewer than five sales



Housing Metrics by County

Rockwall County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	1	0%	0%	***	***	***	***	0	0.0	***	***
\$70k < \$100k	2	0%	0%	***	***	***	***	1	2.4	***	***
\$100k < \$150k	10	25%	2%	\$115,000	-11%	\$82.88	-38%	2	0.6	1,359	1981
\$150k < \$200k	40	-26%	8%	\$189,625	3%	\$118.37	4%	19	1.1	1,597	2001
\$200k < \$250k	122	13%	25%	\$222,250	-2%	\$118.71	7%	82	2.0	1,883	2005
\$250k < \$300k	106	-5%	22%	\$270,000	-2%	\$121.51	1%	91	2.3	2,194	2006
\$300k < \$400k	114	0%	24%	\$335,000	0%	\$120.68	4%	175	4.0	2,793	2009
\$400k < \$500k	56	-5%	12%	\$446,000	1%	\$129.04	1%	90	3.8	3,555	2014
\$500k < \$750k	24	-27%	5%	\$600,000	-4%	\$154.55	11%	66	5.1	3,959	2006
\$750k < \$1M	5	-50%	1%	\$885,000	11%	\$192.87	16%	29	10.5	4,613	2013
\$1M+	4	-20%	1%	***	***	***	***	26	17.3	***	***

*** Not displayed when fewer than five sales

Somervell County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	0	-100%	0%	-	-	-	-	0	0.0	-	-
\$70k < \$100k	1	-50%	4%	***	***	***	***	2	6.0	***	***
\$100k < \$150k	3	-25%	11%	***	***	***	***	0	0.0	***	***
\$150k < \$200k	5	150%	18%	\$187,000	8%	\$92.36	-17%	8	5.3	1,624	1977
\$200k < \$250k	2	-33%	7%	***	***	***	***	2	1.8	***	***
\$250k < \$300k	4	-43%	14%	***	***	***	***	2	1.6	***	***
\$300k < \$400k	7	133%	25%	\$320,000	0%	\$175.67	35%	10	6.0	1,836	2005
\$400k < \$500k	5	150%	18%	\$440,000	-3%	\$160.00	0%	4	2.5	2,558	2001
\$500k < \$750k	0	-100%	0%	-	-	-	-	3	12.0	-	-
\$750k < \$1M	1	100%	4%	***	***	***	***	2	8.0	***	***
\$1M+	0	-100%	0%	-	-	-	-	3	36.0	-	-

*** Not displayed when fewer than five sales

Tarrant County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	65	-33%	1%	\$55,000	0%	\$51.23	1%	18	0.8	1,028	1954
\$70k < \$100k	111	-31%	2%	\$85,000	-2%	\$77.82	-5%	56	1.3	1,053	1955
\$100k < \$150k	485	-35%	8%	\$130,000	-2%	\$106.38	6%	177	0.9	1,220	1960
\$150k < \$200k	1,436	-15%	23%	\$178,000	2%	\$117.78	9%	573	1.1	1,518	1984
\$200k < \$250k	1,634	10%	26%	\$221,000	0%	\$118.02	7%	832	1.5	1,880	2001
\$250k < \$300k	907	8%	15%	\$271,018	0%	\$117.43	4%	809	2.4	2,321	2002
\$300k < \$400k	851	1%	14%	\$335,000	0%	\$125.25	0%	899	2.9	2,698	2004
\$400k < \$500k	360	14%	6%	\$440,000	0%	\$142.38	2%	444	3.3	3,142	2005
\$500k < \$750k	258	-9%	4%	\$583,350	1%	\$165.29	4%	345	3.2	3,611	2002
\$750k < \$1M	69	1%	1%	\$845,000	-3%	\$190.62	10%	166	4.7	4,445	2003
\$1M+	59	-6%	1%	\$1,325,000	-2%	\$242.09	-3%	201	7.6	5,694	2005

*** Not displayed when fewer than five sales



Housing Metrics by County

Wise County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	8	-27%	4%	\$43,600	-21%	\$63.07	45%	2	0.4	1,220	1986
\$70k < \$100k	11	-42%	5%	\$89,000	9%	\$66.96	14%	7	2.5	1,344	1998
\$100k < \$150k	33	10%	16%	\$129,500	0%	\$90.77	0%	17	1.7	1,373	1998
\$150k < \$200k	47	21%	23%	\$175,950	7%	\$110.92	5%	38	2.9	1,633	2001
\$200k < \$250k	25	-43%	12%	\$215,000	-7%	\$114.04	-7%	34	3.4	1,828	2006
\$250k < \$300k	29	-15%	14%	\$284,450	2%	\$135.83	5%	49	5.1	2,007	2007
\$300k < \$400k	24	-41%	12%	\$337,500	2%	\$145.23	2%	66	5.2	2,375	2007
\$400k < \$500k	13	-28%	6%	\$440,000	1%	\$166.67	-2%	29	5.8	2,593	2007
\$500k < \$750k	6	-33%	3%	\$599,550	5%	\$156.86	-18%	18	6.2	3,823	2005
\$750k < \$1M	3	50%	1%	***	***	***	***	13	26.0	***	***
\$1M+	5	100%	2%	\$1,150,000	100%	\$403.23	100%	7	9.3	2,826	2004

*** Not displayed when fewer than five sales

