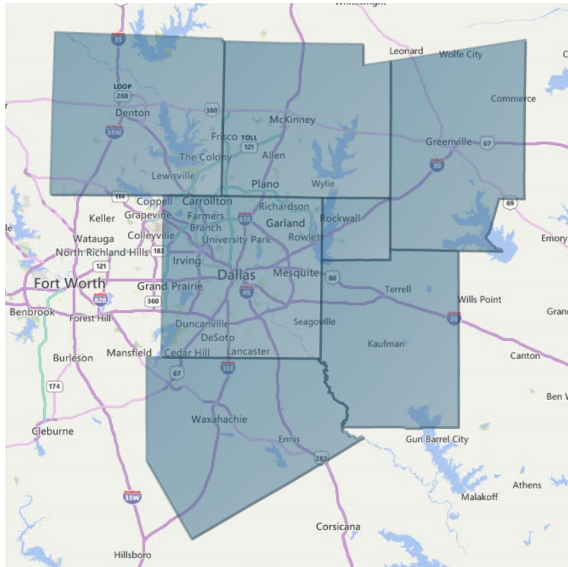


# Quarterly Housing Report

DALLAS  
PLANO  
IRVING  
METRO DIVISION

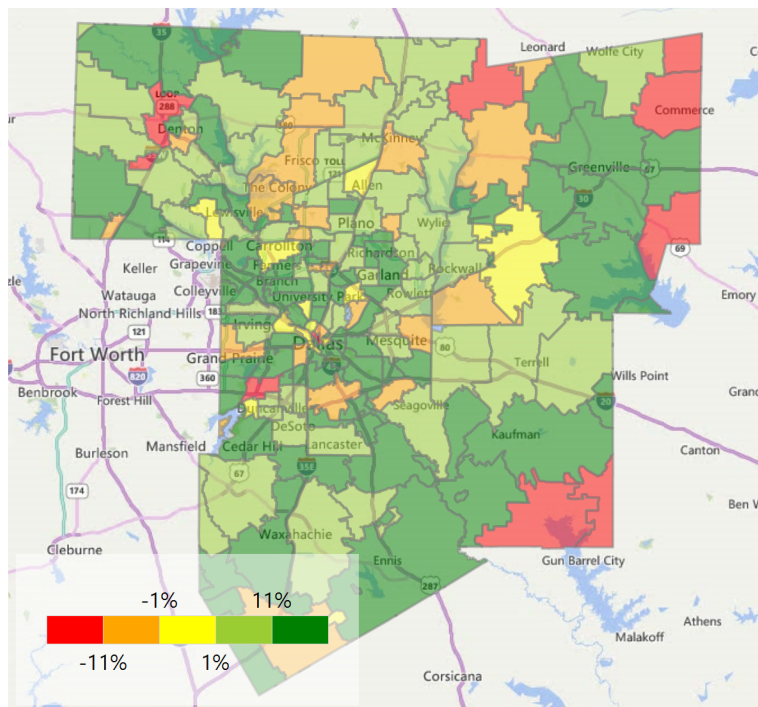
First Quarter 2018



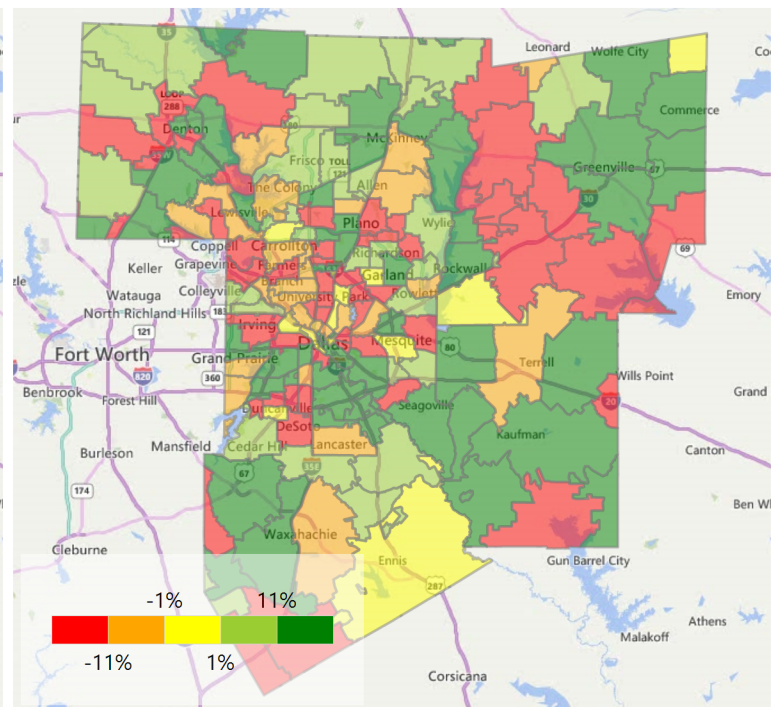
## Executive Summary

- Metro area sales volume increased 1.7% to 13,560 transactions. Median price increased 5.7% year-over-year to \$280,000.
- 2018 Q1 months inventory for all residential properties rose 2% year-over-year to 2.3 months.
- Metro area residential property listings increased 5.6% year-over-year to 12,590 active listings.

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.

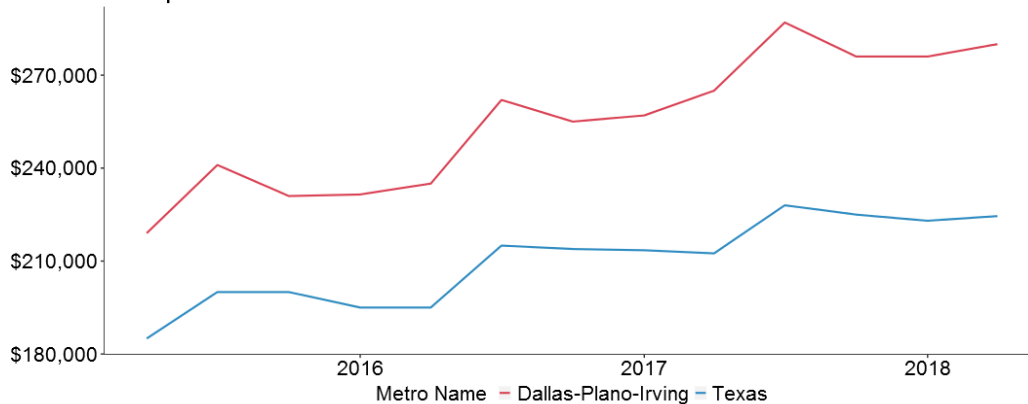


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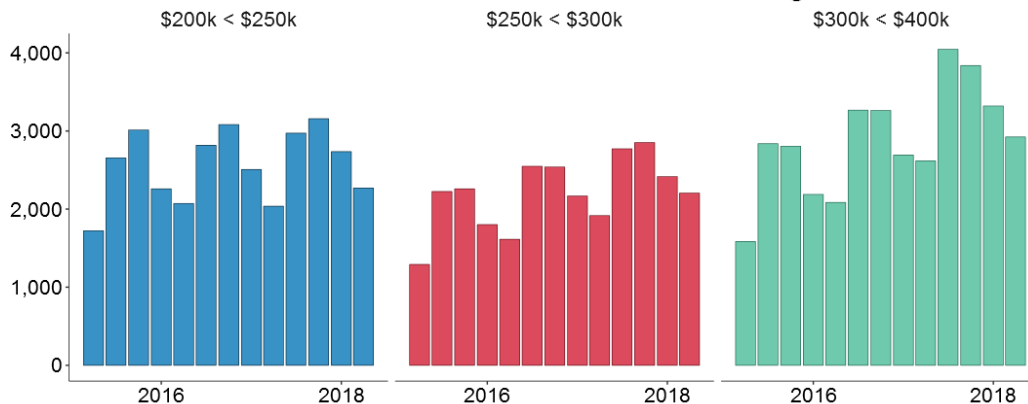
# Key Market Metrics

## Comparative Metro Area Median Price



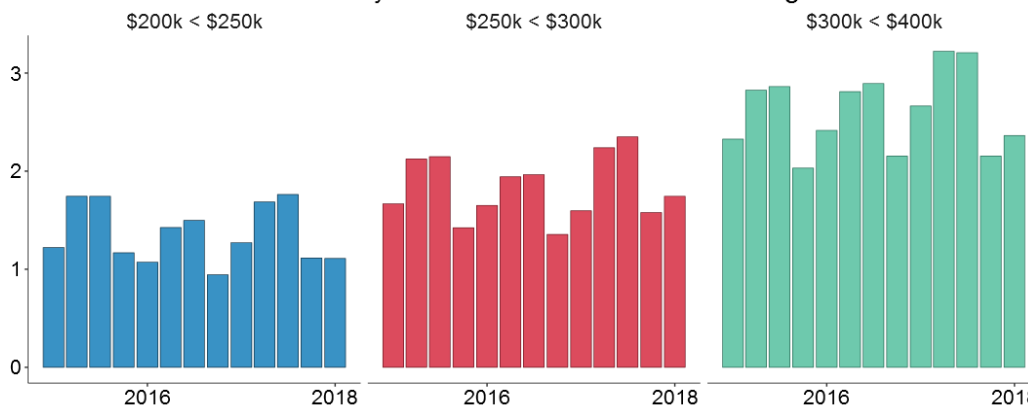
Median price in the Dallas-Plano-Irving metro increased by approximately 5.7% year-over-year, from \$266,000 to \$280,000. Metro area price exceeded the statewide median price of \$224,500 by \$55,500.

## Metro Area Sales Volume in Three Most Active Price Ranges



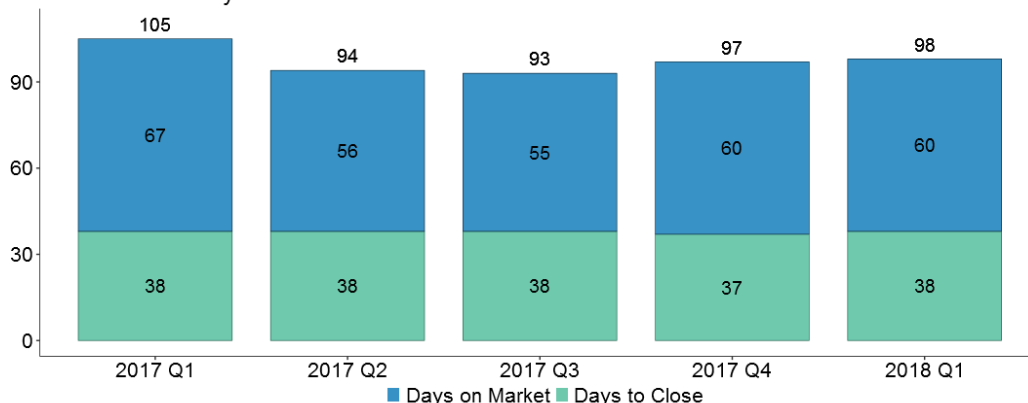
2018 Q1 total sales volume increased by approximately 1.7% year-over-year, from 13,328 to 13,560. Sales of homes between \$300k and \$400k rose from 2,617 to 2,924, while homes between \$200k and \$250k rose from 2,037 to 2,270, and homes between \$250k and \$300k rose from 1,917 to 2,205.

## Metro Area Months Inventory in Three Most Active Price Ranges



Metro area months inventory increased year-over-year from 2.23 to 2.27 months. Homes between \$300k and \$400k fell year-over-year, from 2.66 to 2.36 months, while homes between \$200k and \$250k fell year-over-year, from 1.27 to 1.11 months and homes between \$250k and \$300k rose year-over-year, from 1.6 to 1.74 months.

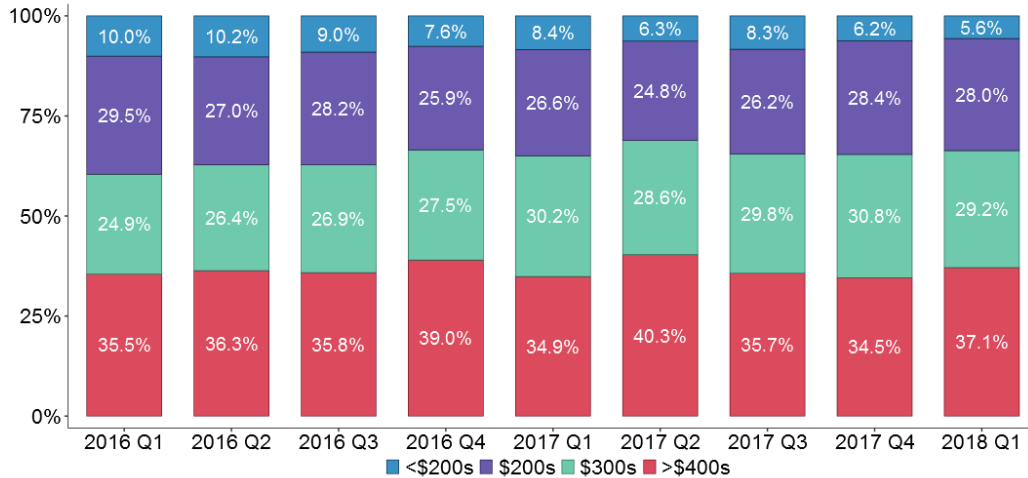
## Metro Area Days to Sell



Average days to sell throughout the metro area increased from 77 to 81 days, an increase of 5.2% year-over-year. Average days to sell for homes between \$300k and \$400k increased from 86 to 91 days, a 5.8% increase year-over-year.

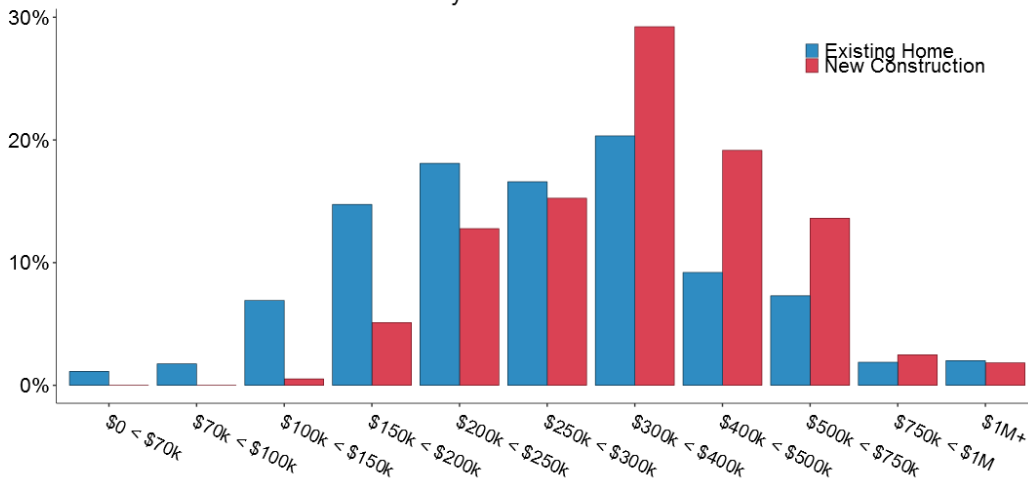
# Single-Family New Construction

Metro Area New Construction Price Distribution



Homes in the \$400s and above grew to 37.1% of single-family new construction sales through the MLS. The second most active price range was homes in the \$300s, which fell from 30.2% to 29.2% year-over-year.

Metro Area New Construction by Price Cohort



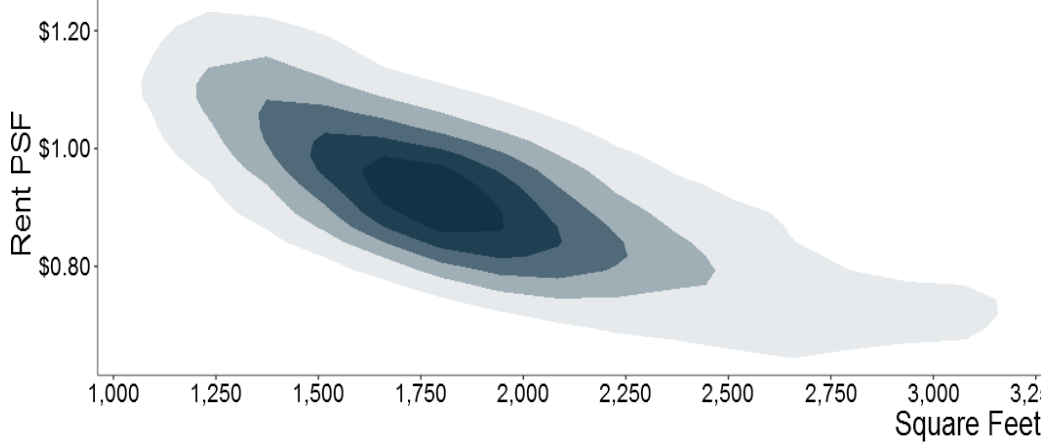
In the latest quarter, the average price was \$400,074 for new homes sold through the MLS, a decrease over last year's figure of \$407,360. Average price for existing homes was \$329,988, an increase over last year's figure of \$317,111.

## Top Five Most Active Zip Codes

	Median Price	YoY%	Median Price PSF	YoY%	Median Square Feet
75034	\$395,000	-5.4%	\$146.97	5.5%	3,091
75068	\$275,000	3.0%	\$126.32	5.4%	2,252
75070	\$322,250	2.3%	\$131.73	1.5%	2,546
75071	\$340,650	7.1%	\$131.61	4.0%	2,627
75126	\$228,990	1.8%	\$111.36	4.8%	2,105

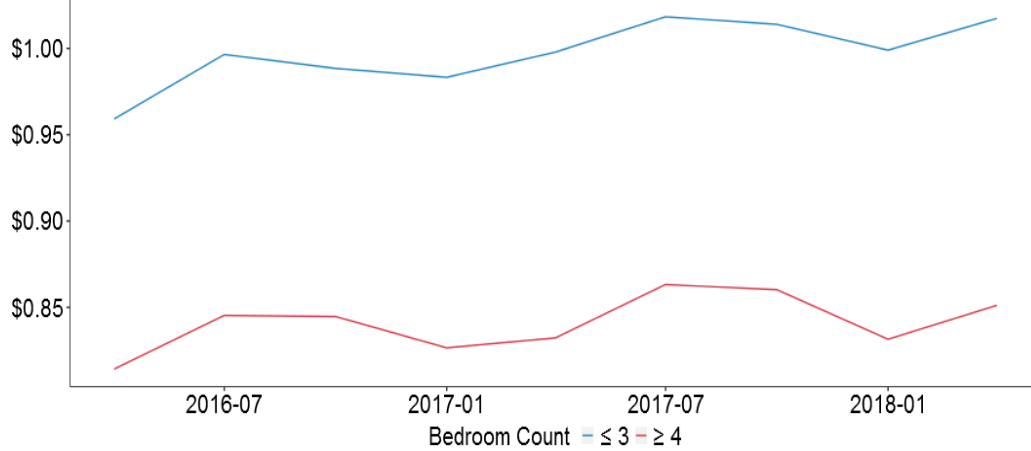
# Single-Family Rentals

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 \$0.93. The average home size was 2,065 square feet.

Metro Area Lease Rates



Average rent per square foot for three-bedroom single-family properties was \$1.02, an increase compared with last year's rental rate of \$1.00. 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	\$1,677	\$1.02	1,683	57.9%
Four or more	\$2,182	\$0.85	2,590	42.1%
Overall	\$1,890	\$0.95	2,065	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	4	100%	0%	***	***	***	***	1	0.6	***	***
\$70k < \$100k	13	-13%	0%	\$78,000	-11%	\$76.64	-27%	3	0.5	964	1968
\$100k < \$150k	47	-22%	1%	\$133,500	7%	\$111.89	5%	16	1.0	1,247	1985
\$150k < \$200k	166	-20%	5%	\$185,000	1%	\$133.19	9%	46	0.7	1,389	1985
\$200k < \$250k	436	-13%	12%	\$229,450	0%	\$130.58	3%	159	0.8	1,739	2004
\$250k < \$300k	723	16%	20%	\$275,000	0%	\$135.88	6%	393	1.4	2,018	2002
\$300k < \$400k	1,156	20%	33%	\$341,400	-1%	\$132.84	4%	975	2.2	2,569	2004
\$400k < \$500k	557	21%	16%	\$439,000	0%	\$131.42	3%	799	3.7	3,356	2011
\$500k < \$750k	335	4%	9%	\$576,500	0%	\$146.42	1%	722	4.8	4,010	2008
\$750k < \$1M	66	-18%	2%	\$841,718	2%	\$179.52	3%	238	8.0	4,717	2008
\$1M+	35	-24%	1%	\$1,318,000	-11%	\$232.68	5%	171	11.6	6,169	2000

\*\*\* 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	94	-51%	2%	\$55,726	5%	\$60.90	14%	34	0.8	912	1959
\$70k < \$100k	179	-31%	3%	\$87,500	3%	\$78.85	7%	90	1.3	1,056	1963
\$100k < \$150k	664	-26%	13%	\$130,000	1%	\$106.76	11%	285	1.1	1,212	1969
\$150k < \$200k	1,110	0%	21%	\$174,900	2%	\$111.73	8%	466	1.0	1,559	1979
\$200k < \$250k	796	29%	15%	\$222,950	0%	\$117.43	2%	436	1.4	1,889	1983
\$250k < \$300k	585	21%	11%	\$273,000	1%	\$130.92	-1%	397	1.9	2,073	1983
\$300k < \$400k	696	-2%	13%	\$343,000	0%	\$164.18	3%	618	2.2	2,072	1983
\$400k < \$500k	415	6%	8%	\$444,000	0%	\$192.39	8%	503	2.9	2,311	1987
\$500k < \$750k	403	1%	8%	\$585,950	1%	\$215.41	5%	690	4.3	2,727	1978
\$750k < \$1M	118	-8%	2%	\$832,500	-2%	\$254.21	3%	308	5.6	3,414	1983
\$1M+	207	-6%	4%	\$1,449,250	2%	\$335.95	0%	726	8.1	4,604	1999

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## 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	4	-20%	0%	***	***	***	***	1	0.8	***	***
\$70k < \$100k	7	-50%	0%	\$82,500	-1%	\$57.53	-19%	7	2.2	1,495	1970
\$100k < \$150k	57	-35%	2%	\$133,000	-3%	\$121.96	14%	6	0.2	1,095	1981
\$150k < \$200k	206	-41%	7%	\$181,188	1%	\$130.04	12%	57	0.6	1,371	1985
\$200k < \$250k	588	-5%	20%	\$227,900	1%	\$132.24	11%	195	0.7	1,736	2002
\$250k < \$300k	592	13%	20%	\$271,362	-1%	\$132.94	8%	382	1.6	2,053	2004
\$300k < \$400k	746	16%	25%	\$342,500	-1%	\$131.07	5%	702	2.3	2,632	2006
\$400k < \$500k	349	9%	12%	\$440,000	0%	\$135.26	0%	498	3.2	3,310	2011
\$500k < \$750k	300	15%	10%	\$577,667	1%	\$152.49	4%	604	4.7	3,852	2014
\$750k < \$1M	66	38%	2%	\$815,000	-1%	\$173.63	3%	154	6.2	4,715	2012
\$1M+	23	5%	1%	\$1,165,000	-11%	\$226.68	2%	127	14.0	5,452	2006

\*\*\* 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	11	-45%	2%	\$60,000	13%	\$35.14	-14%	1	0.2	1,672	1955
\$70k < \$100k	6	-76%	1%	\$86,200	3%	\$78.02	28%	3	0.6	1,082	1949
\$100k < \$150k	30	-40%	6%	\$120,000	-6%	\$84.54	-8%	20	1.4	1,426	1968
\$150k < \$200k	93	-23%	17%	\$176,000	1%	\$113.80	11%	43	0.9	1,600	1997
\$200k < \$250k	118	55%	22%	\$225,000	0%	\$115.57	5%	75	1.6	1,902	2007
\$250k < \$300k	95	-1%	18%	\$275,000	0%	\$120.74	10%	94	2.5	2,250	2014
\$300k < \$400k	132	29%	25%	\$348,000	-1%	\$121.34	0%	184	3.8	2,845	2017
\$400k < \$500k	38	65%	7%	\$439,990	-2%	\$135.09	6%	76	6.0	3,182	2015
\$500k < \$750k	11	22%	2%	\$542,500	-1%	\$152.23	20%	31	7.0	3,521	2002
\$750k < \$1M	2	-33%	0%	***	***	***	***	12	18.0	***	***
\$1M+	1	0%	0%	***	***	***	***	11	66.0	***	***

\*\*\* 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	29	-29%	12%	\$49,000	9%	\$31.87	-12%	14	1.2	1,208	1968
\$70k < \$100k	26	0%	11%	\$80,000	-6%	\$57.99	-7%	21	2.2	1,428	1975
\$100k < \$150k	48	2%	21%	\$125,000	-4%	\$84.45	-4%	31	1.8	1,555	1993
\$150k < \$200k	47	-8%	20%	\$168,995	-1%	\$106.57	10%	34	1.6	1,592	2006
\$200k < \$250k	32	23%	14%	\$220,000	1%	\$110.43	-1%	33	2.8	2,039	2012
\$250k < \$300k	16	33%	7%	\$265,250	-5%	\$139.54	16%	19	2.2	2,020	1997
\$300k < \$400k	24	50%	10%	\$340,625	-3%	\$137.12	7%	26	3.1	2,583	2003
\$400k < \$500k	8	60%	3%	\$457,500	10%	\$152.16	20%	15	5.0	3,157	2005
\$500k < \$750k	3	0%	1%	***	***	***	***	13	9.2	***	***
\$750k < \$1M	0	-100%	0%	-	-	-	-	4	48.0	-	-
\$1M+	0	0%	0%	-	-	-	-	7	84.0	-	-

\*\*\* 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	19	-10%	3%	\$49,900	0%	\$35.81	-19%	7	1.1	1,276	1977
\$70k < \$100k	8	-65%	1%	\$84,000	-1%	\$55.82	-8%	9	1.8	1,574	1988
\$100k < \$150k	47	-6%	8%	\$134,000	7%	\$90.63	2%	35	1.9	1,429	1987
\$150k < \$200k	137	-13%	24%	\$180,000	3%	\$111.11	7%	55	1.1	1,625	2004
\$200k < \$250k	182	70%	31%	\$220,000	-2%	\$110.13	6%	77	1.3	2,026	2014
\$250k < \$300k	106	49%	18%	\$268,903	-2%	\$113.94	5%	116	3.2	2,371	2017
\$300k < \$400k	57	-25%	10%	\$331,300	-3%	\$116.45	4%	135	4.2	2,908	2014
\$400k < \$500k	20	150%	3%	\$415,000	-7%	\$132.75	14%	31	5.4	3,157	2005
\$500k < \$750k	2	100%	0%	***	***	***	***	14	11.2	***	***
\$750k < \$1M	2	0%	0%	***	***	***	***	7	21.0	***	***
\$1M+	0	0%	0%	-	-	-	-	12	72.0	-	-

\*\*\* 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
<b>\$0 &lt; \$70k</b>	0	0%	0%	-	-	-	-	1	6.0	-	-
<b>\$70k &lt; \$100k</b>	1	-67%	0%	***	***	***	***	1	1.0	***	***
<b>\$100k &lt; \$150k</b>	8	-33%	2%	\$133,500	5%	\$118.37	10%	1	0.3	1,172	1983
<b>\$150k &lt; \$200k</b>	45	-34%	10%	\$185,000	3%	\$116.67	12%	8	0.4	1,549	2000
<b>\$200k &lt; \$250k</b>	118	34%	26%	\$220,903	-3%	\$119.76	4%	55	1.3	1,908	2004
<b>\$250k &lt; \$300k</b>	88	-19%	19%	\$275,000	1%	\$114.26	4%	88	2.2	2,358	2005
<b>\$300k &lt; \$400k</b>	113	12%	25%	\$336,000	-1%	\$121.84	4%	142	3.3	2,787	2012
<b>\$400k &lt; \$500k</b>	51	46%	11%	\$434,995	-3%	\$128.65	-2%	103	5.1	3,446	2014
<b>\$500k &lt; \$750k</b>	31	-6%	7%	\$555,000	-4%	\$146.23	7%	60	4.6	3,891	2013
<b>\$750k &lt; \$1M</b>	5	-44%	1%	\$775,000	-5%	\$172.41	14%	28	9.1	4,450	2001
<b>\$1M+</b>	1	-50%	0%	***	***	***	***	29	29.0	***	***

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

