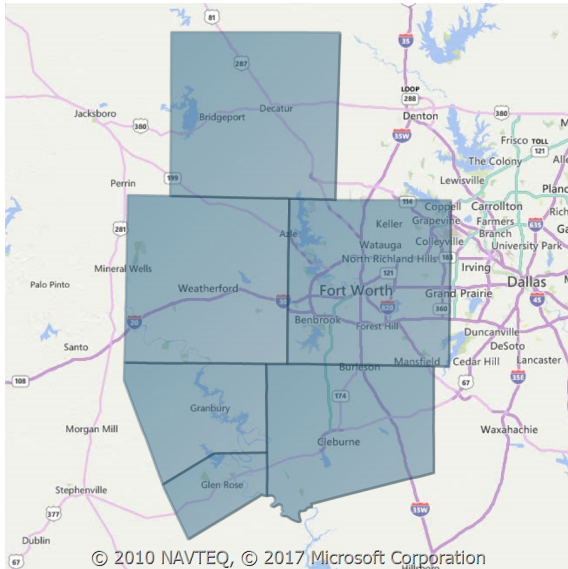


Quarterly Housing Report

FORT WORTH
ARLINGTON
METRO DIVISION

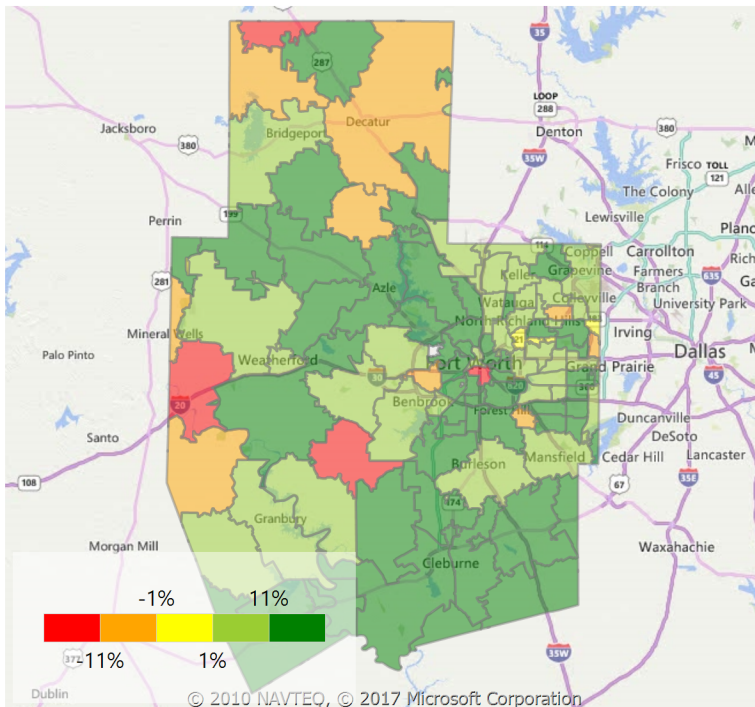
Third Quarter 2017



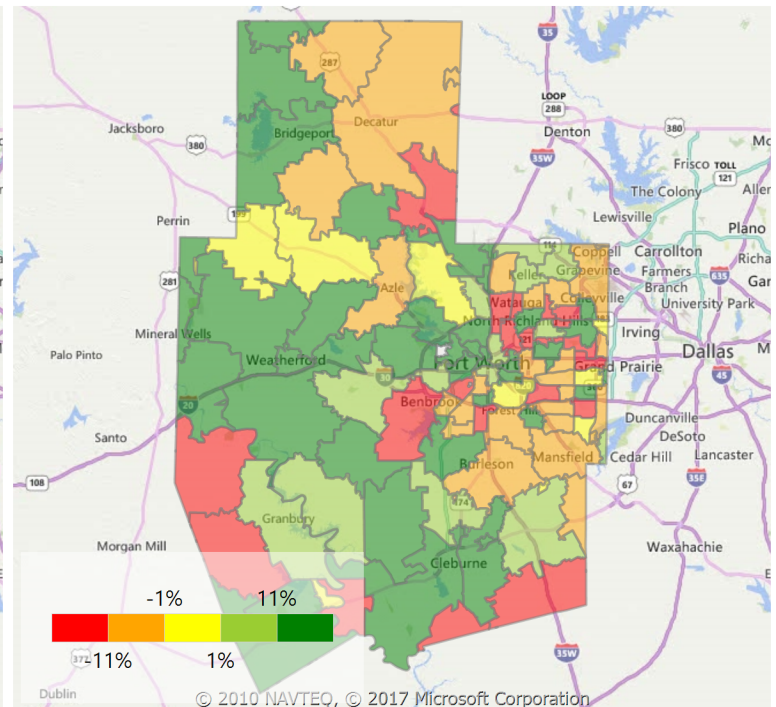
Executive Summary

- Metro area sales volume increased 2% to 10,076 transactions. Median price increased 11.3% year-over-year to \$222,500.
- 2017 Q3 months inventory for all residential properties fell .9% year-over-year to 2.4 months.
- Metro area residential property listings increased 3.6% year-over-year to 7,028 active listings.

Median Price Change (YoY)



Sales Volume Change (YoY)

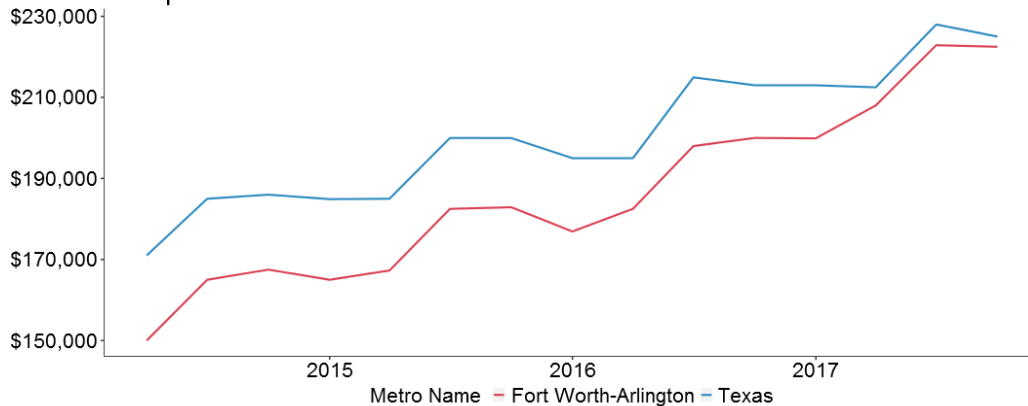


About this report

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.

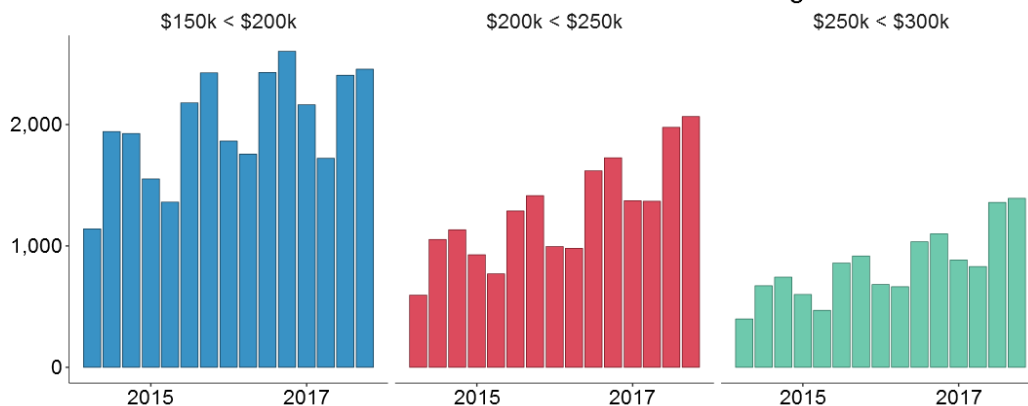
Key Market Metrics

Comparative Metro Area Median Price



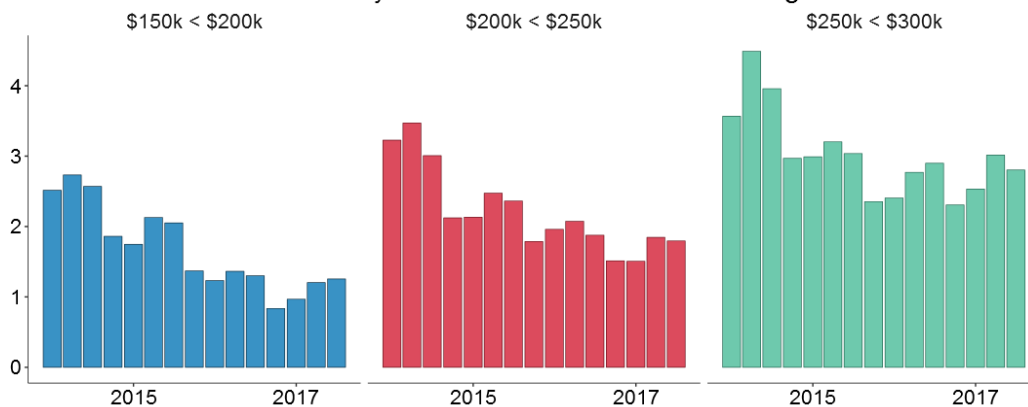
Median price in the Fort Worth-Arlington metro increased by approximately 11.3% year-over-year, from \$200,000 to \$222,500. Metro area price lagged behind the statewide median price of \$225,000 by \$2,500.

Metro Area Sales Volume in Three Most Active Price Ranges



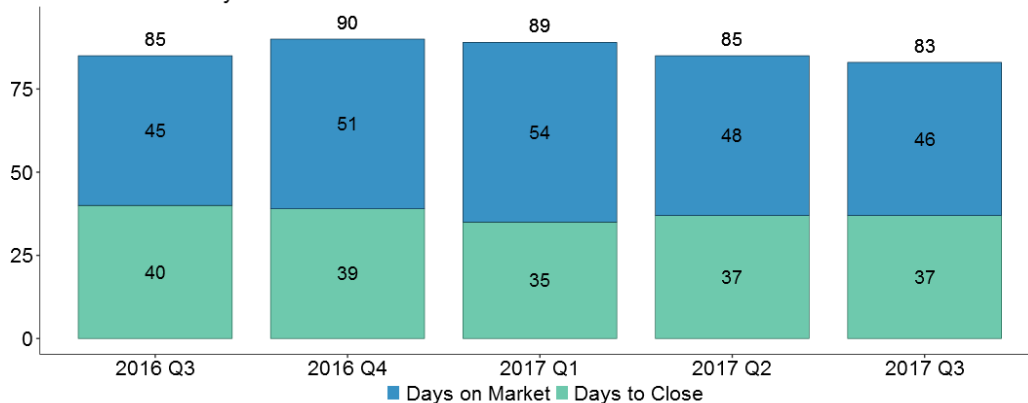
2017 Q3 total sales volume increased by approximately 2% year-over-year, from 9,880 to 10,076. Sales of homes between \$150k and \$200k dipped from 2,604 to 2,456, while homes between \$200k and \$250k rose from 1,726 to 2,066, and homes between \$250k and \$300k rose from 1,100 to 1,392.

Metro Area Months Inventory in Three Most Active Price Ranges



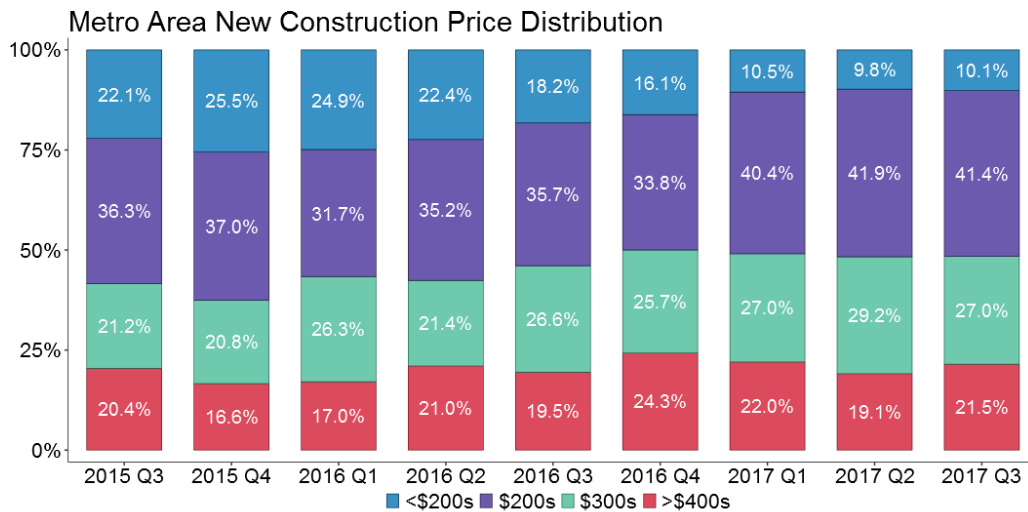
Metro area months inventory decreased year-over-year from 2.38 to 2.36 months. Homes between \$150k and \$200k fell year-over-year, from 1.3 to 1.26 months, while homes between \$200k and \$250k fell year-over-year, from 1.88 to 1.8 months and homes between \$250k and \$300k fell year-over-year, from 2.9 to 2.8 months.

Metro Area Days to Sell

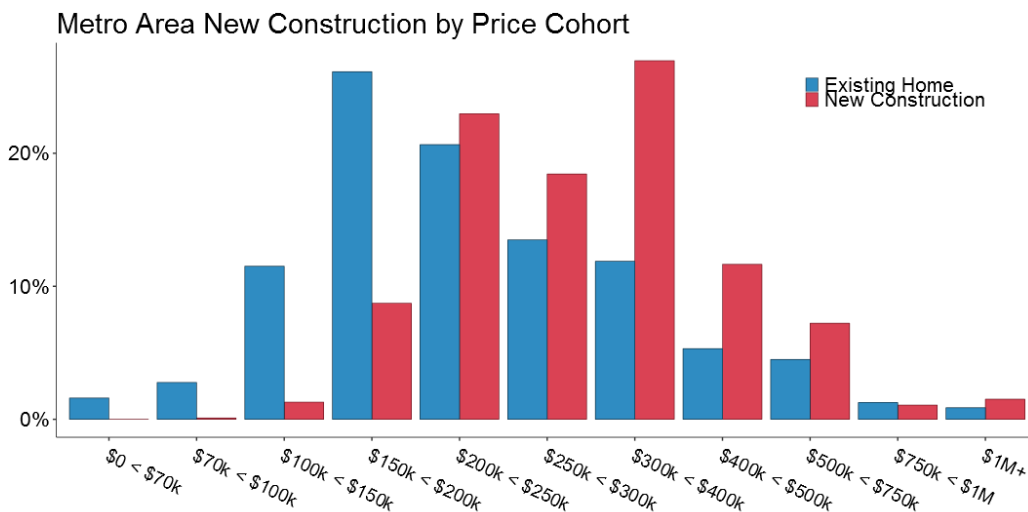


Average days to sell throughout the metro area fell from 70 to 67 days, a decrease of 4.3% year-over-year. Average days to sell for homes between \$150k and \$200k decreased by approximately 8.8% year-over-year, from 57 to 52 days.

Single-Family New Construction



Homes in the \$200s grew to 41.4% of single-family new construction sales through the MLS. The second most active price range was homes in the \$300s, which did not change compared with last year.



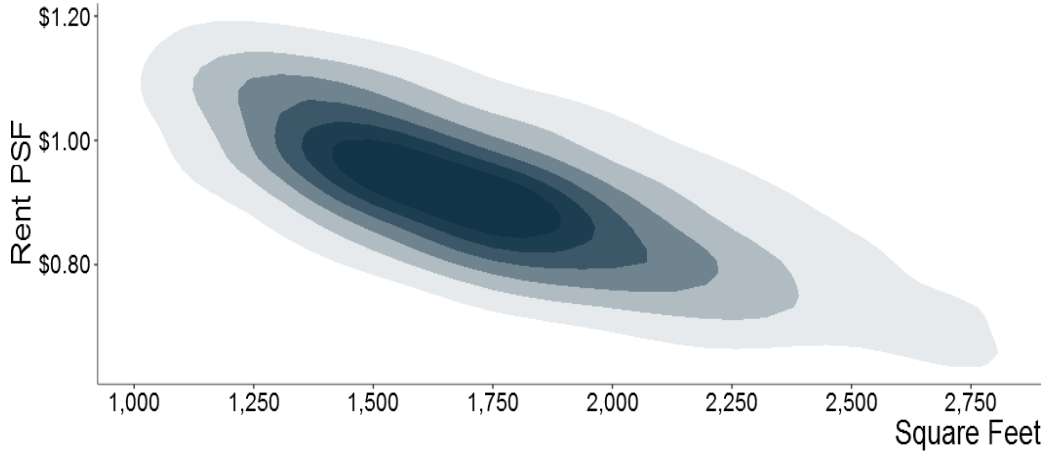
In the latest quarter, the average price was \$335,570 for new homes sold through the MLS, an increase over last year's figure of \$335,552. Average price for existing homes was \$262,796, an increase over last year's figure of \$235,220.

Top Five Most Active Zip Codes

	Median Price	YoY%	Median Price PSF	YoY%	Median Square Feet
76028	\$210,000	10.9%	\$107	10.1%	2,051
76063	\$270,725	8.3%	\$110	6.2%	2,522
76131	\$220,000	13.4%	\$106	9.7%	2,148
76179	\$211,700	13.2%	\$108	10.2%	2,065
76244	\$250,000	4.2%	\$110	6.5%	2,354

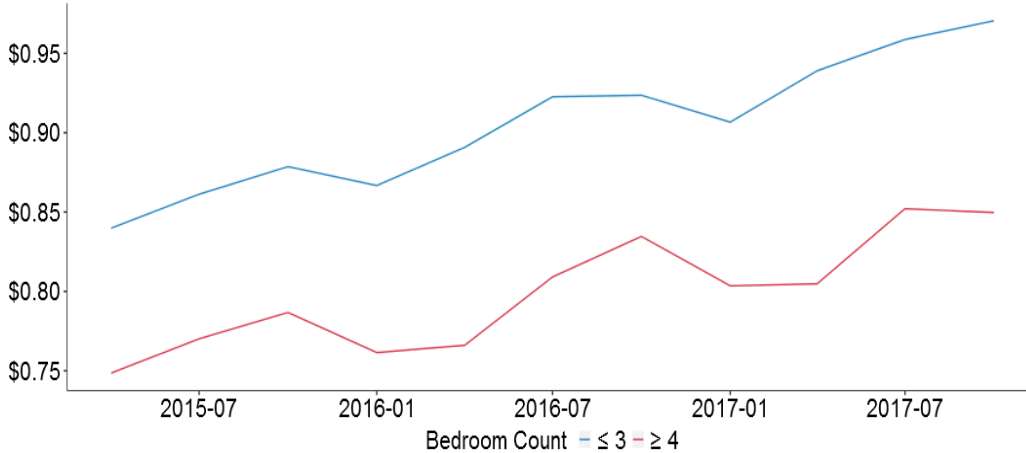
Single-Family Rentals

Metro Area Lease Rates by Square Foot



Average rent per square foot for single-family properties was \$0.93, an increase compared with last year's rental rate of \$0.89. The average home size was 1,905 square feet.

Metro Area Lease Rates



Average rent per square foot for three-bedroom single-family properties was \$0.97, an increase compared with last year's rental rate of \$0.92. 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	\$1,569	\$0.97	1,647	67.8%
Four or more	\$2,067	\$0.85	2,449	32.2%
Overall	\$1,729	\$0.93	1,905	100%

Housing Metrics by County

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	22	-8%	6%	\$44,050	-12%	\$38	22%	9	1.3	1,206	1989
\$70k < \$100k	17	-29%	4%	\$84,900	3%	\$81	20%	22	3.2	1,036	1982
\$100k < \$150k	46	-29%	12%	\$136,000	5%	\$97	4%	35	2.0	1,382	1985
\$150k < \$200k	87	30%	22%	\$174,900	1%	\$109	15%	37	1.5	1,616	1997
\$200k < \$250k	62	-3%	16%	\$226,200	0%	\$111	5%	31	1.7	2,027	1999
\$250k < \$300k	53	4%	13%	\$275,000	0%	\$120	5%	41	2.4	2,322	2000
\$300k < \$400k	56	-8%	14%	\$340,000	0%	\$135	5%	59	3.4	2,585	2001
\$400k < \$500k	21	11%	5%	\$450,000	2%	\$139	-5%	40	5.1	3,115	1998
\$500k < \$750k	24	118%	6%	\$600,250	-4%	\$174	-1%	28	5.3	3,568	2003
\$750k < \$1M	4	300%	1%	***	***	***	***	10	8.0	***	***
\$1M+	2	0%	1%	***	***	***	***	16	48.0	***	***

*** Not displayed when fewer than five sales

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	29	-36%	4%	\$56,500	15%	\$44	16%	9	0.8	1,286	1962
\$70k < \$100k	35	-22%	5%	\$87,500	5%	\$66	-7%	21	1.5	1,374	1985
\$100k < \$150k	124	-21%	17%	\$130,000	4%	\$94	5%	58	1.4	1,401	1978
\$150k < \$200k	188	-2%	25%	\$176,000	2%	\$104	9%	75	1.4	1,689	2002
\$200k < \$250k	132	23%	18%	\$224,852	0%	\$107	6%	59	1.8	2,114	2007
\$250k < \$300k	122	74%	16%	\$270,000	-1%	\$115	11%	84	2.9	2,344	2008
\$300k < \$400k	77	38%	10%	\$337,218	1%	\$117	4%	128	6.1	2,832	2010
\$400k < \$500k	21	24%	3%	\$430,000	1%	\$136	-4%	41	7.9	3,148	2005
\$500k < \$750k	13	86%	2%	\$625,000	14%	\$147	2%	31	12.8	4,340	2005
\$750k < \$1M	1	100%	0%	***	***	***	***	7	21.0	***	***
\$1M+	1	100%	0%	***	***	***	***	13	52.0	***	***

*** 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	13	-57%	2%	\$59,500	13%	\$50	31%	10	1.5	1,108	1992
\$70k < \$100k	22	-29%	3%	\$84,500	-3%	\$72	7%	23	2.6	1,100	1980
\$100k < \$150k	72	-12%	9%	\$129,000	3%	\$99	15%	47	1.9	1,355	1995
\$150k < \$200k	105	-17%	14%	\$172,000	-1%	\$109	5%	65	2.0	1,578	1996
\$200k < \$250k	103	-16%	13%	\$229,750	2%	\$117	6%	88	2.5	1,962	2007
\$250k < \$300k	140	51%	18%	\$279,000	2%	\$123	4%	139	3.8	2,260	2011
\$300k < \$400k	185	43%	24%	\$338,800	-3%	\$130	3%	205	4.4	2,573	2011
\$400k < \$500k	88	63%	11%	\$443,900	0%	\$141	11%	107	5.2	3,147	2007
\$500k < \$750k	36	71%	5%	\$600,000	3%	\$154	8%	91	8.7	3,945	2006
\$750k < \$1M	5	25%	1%	\$915,000	17%	\$174	10%	40	24.0	4,775	2006
\$1M+	3	0%	0%	***	***	***	***	47	47.0	***	***

*** Not displayed when fewer than five sales



Housing Metrics by County

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	1	-75%	3%	***	***	***	***	1	6.0	***	***
\$70k < \$100k	2	100%	6%	***	***	***	***	3	6.0	***	***
\$100k < \$150k	3	0%	9%	***	***	***	***	6	8.0	***	***
\$150k < \$200k	6	20%	19%	\$172,250	-7%	\$143	65%	5	2.6	1,293	1996
\$200k < \$250k	2	-67%	6%	***	***	***	***	7	6.5	***	***
\$250k < \$300k	6	50%	19%	\$287,500	1%	\$127	30%	6	3.8	2,263	2004
\$300k < \$400k	2	-67%	6%	***	***	***	***	13	15.6	***	***
\$400k < \$500k	5	100%	16%	\$445,000	100%	\$171	100%	9	13.5	2,700	2009
\$500k < \$750k	5	150%	16%	\$650,000	11%	\$162	-16%	4	6.0	4,018	2005
\$750k < \$1M	0	0%	0%	-	-	-	-	1	0.0	-	-
\$1M+	0	0%	0%	-	-	-	-	4	24.0	-	-

*** 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	91	-41%	1%	\$59,000	6%	\$51	3%	41	1.0	1,077	1952
\$70k < \$100k	188	-35%	2%	\$86,000	-1%	\$75	3%	94	1.4	1,123	1956
\$100k < \$150k	799	-37%	10%	\$130,000	-1%	\$99	8%	287	1.0	1,309	1971
\$150k < \$200k	2,007	-7%	26%	\$175,000	1%	\$108	11%	704	1.2	1,631	1990
\$200k < \$250k	1,729	24%	22%	\$221,000	0%	\$109	7%	794	1.7	2,032	2002
\$250k < \$300k	1,042	22%	13%	\$270,000	-1%	\$112	5%	727	2.6	2,421	2002
\$300k < \$400k	971	12%	12%	\$340,000	0%	\$121	2%	876	3.0	2,839	2003
\$400k < \$500k	440	24%	6%	\$431,250	-2%	\$141	6%	448	3.7	3,135	2003
\$500k < \$750k	386	23%	5%	\$586,000	-2%	\$160	1%	491	4.4	3,705	2000
\$750k < \$1M	112	26%	1%	\$849,500	1%	\$179	1%	207	6.3	4,859	2001
\$1M+	84	38%	1%	\$1,297,500	-4%	\$230	-9%	261	11.1	5,977	2005

*** Not displayed when fewer than five sales

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	10	-23%	4%	\$58,500	30%	\$38	7%	7	1.7	1,346	1965
\$70k < \$100k	10	-38%	4%	\$93,750	13%	\$73	16%	13	2.8	1,217	1963
\$100k < \$150k	51	6%	19%	\$130,000	-2%	\$80	-10%	32	2.3	1,583	1998
\$150k < \$200k	63	-5%	23%	\$170,400	0%	\$101	3%	29	1.6	1,744	2002
\$200k < \$250k	38	41%	14%	\$224,900	2%	\$117	7%	36	3.7	1,929	2010
\$250k < \$300k	29	0%	11%	\$265,000	-8%	\$123	3%	46	5.7	2,134	2003
\$300k < \$400k	39	22%	14%	\$344,900	2%	\$139	2%	70	4.9	2,449	2006
\$400k < \$500k	24	33%	9%	\$444,000	-5%	\$135	2%	33	6.7	3,223	1999
\$500k < \$750k	10	43%	4%	\$586,100	5%	\$213	66%	31	10.6	2,913	2007
\$750k < \$1M	1	0%	0%	***	***	***	***	12	72.0	***	***
\$1M+	0	-100%	0%	-	-	-	-	14	84.0	-	-

*** Not displayed when fewer than five sales

