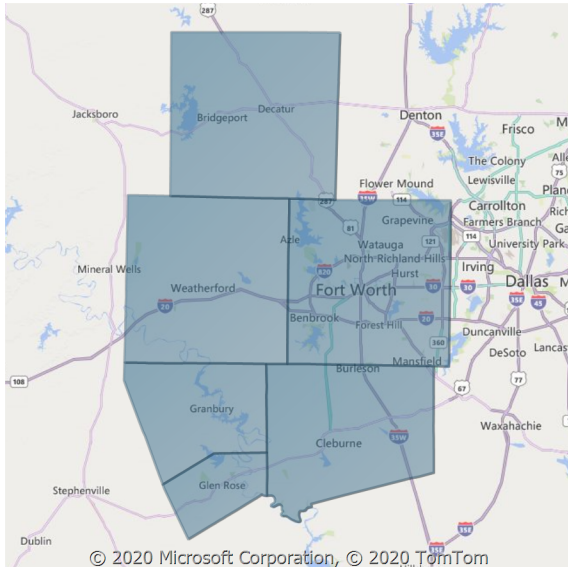


Quarterly Housing Report

FORT WORTH
ARLINGTON
METRO DIVISION

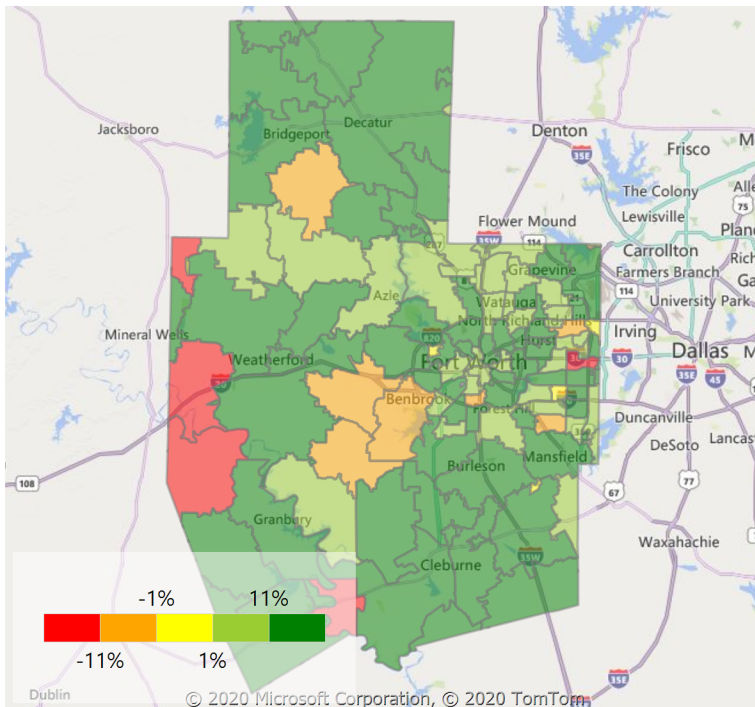
Fourth Quarter 2020



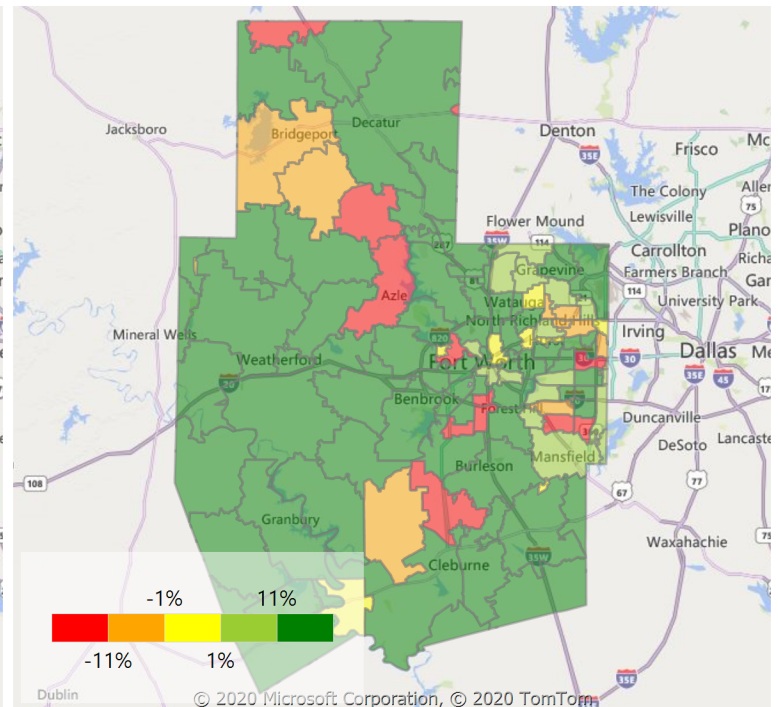
Executive Summary

- Metro area sales volume increased 18.3% to 10,076 transactions. Median price increased 10.2% year-over-year to \$270,000.
- 2020 Q4 months inventory for all residential properties fell 49.3% year-over-year to 1.1 months.
- Metro area residential property listings decreased 46.1% year-over-year to 3,421 active listings.

Median Price Change (YoY)



Sales Volume Change (YoY)

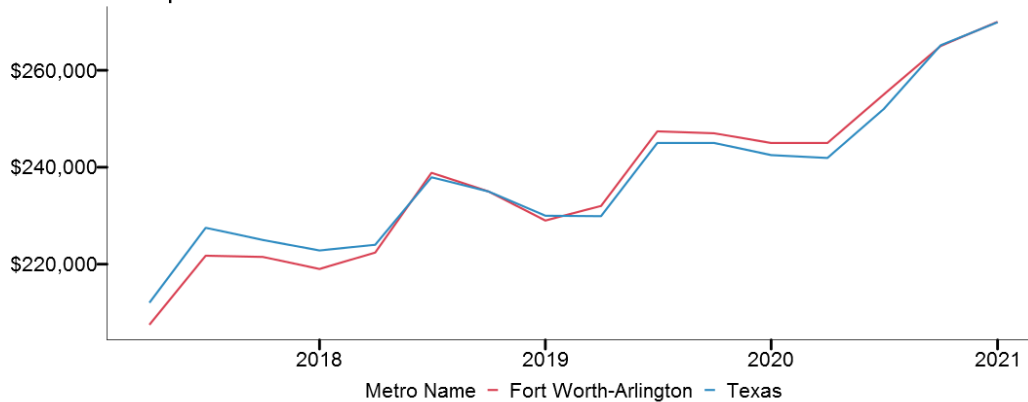


About this report

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.

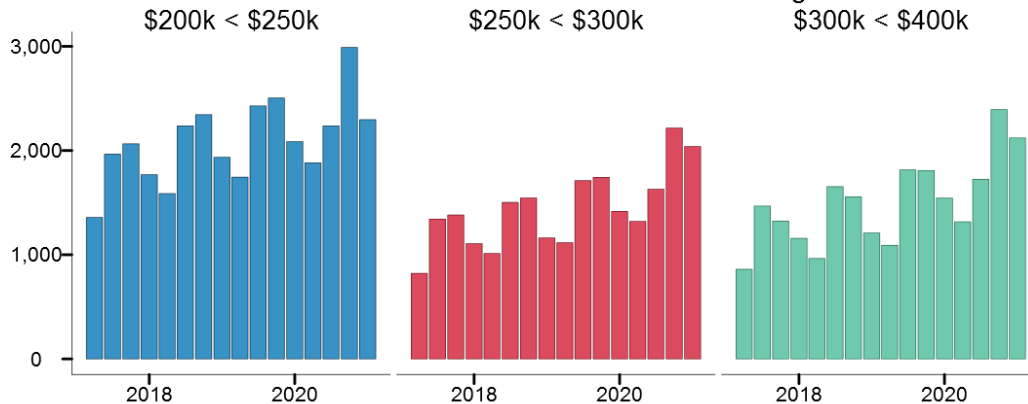
Key Market Metrics

Comparative Metro Area Median Price



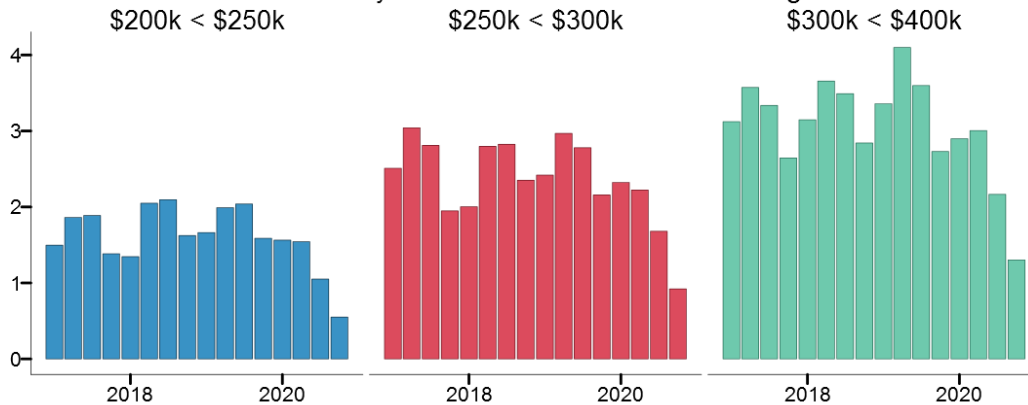
Median price in the Fort Worth-Arlington metro increased by approximately 10.2% year-over-year, from \$246,000 to \$270,000. Metro area price exceeded the statewide median price of \$269,900 by \$100.

Metro Area Sales Volume in Three Most Active Price Ranges



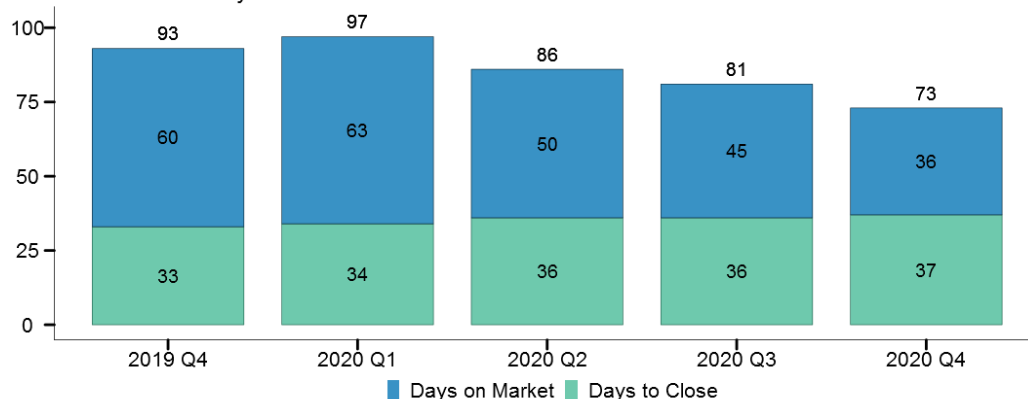
2020 Q4 total sales volume increased by approximately 18.3% year-over-year, from 8,517 to 10,076. Sales of homes between \$200k and \$250k rose from 2,086 to 2,296, while homes between \$300k and \$400k rose from 1,543 to 2,121, and homes between \$250k and \$300k rose from 1,415 to 2,038.

Metro Area Months Inventory in Three Most Active Price Ranges



Metro area months inventory decreased year-over-year from 2.11 to 1.07 months. Homes between \$200k and \$250k fell year-over-year, from 1.59 to .55 months, while homes between \$300k and \$400k fell year-over-year, from 2.73 to 1.3 months and homes between \$250k and \$300k fell year-over-year, from 2.16 to .92 months.

Metro Area Days to Sell

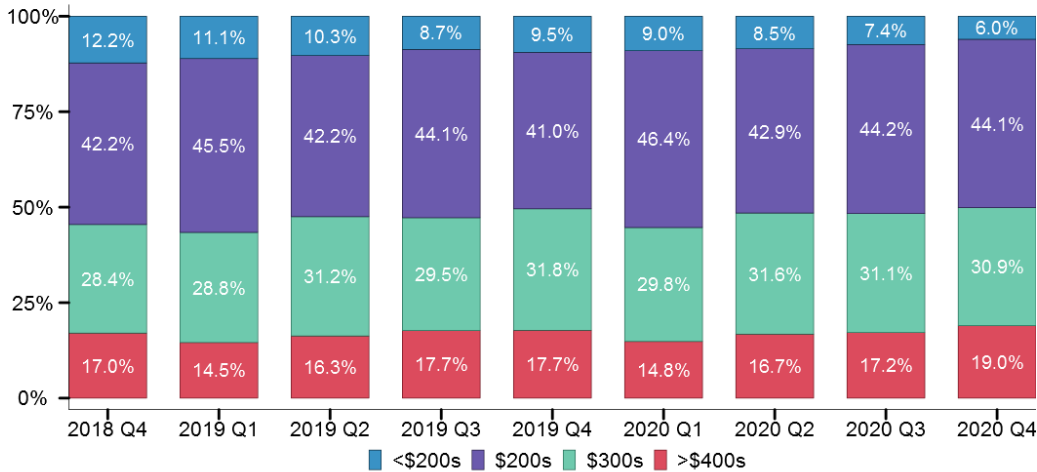


Average days to sell throughout the metro area fell from 81 to 72 days, a decrease of 11.1% year-over-year. Average days to sell for homes between \$200k and \$250k decreased by approximately 12.7% year-over-year, from 71 to 62 days.



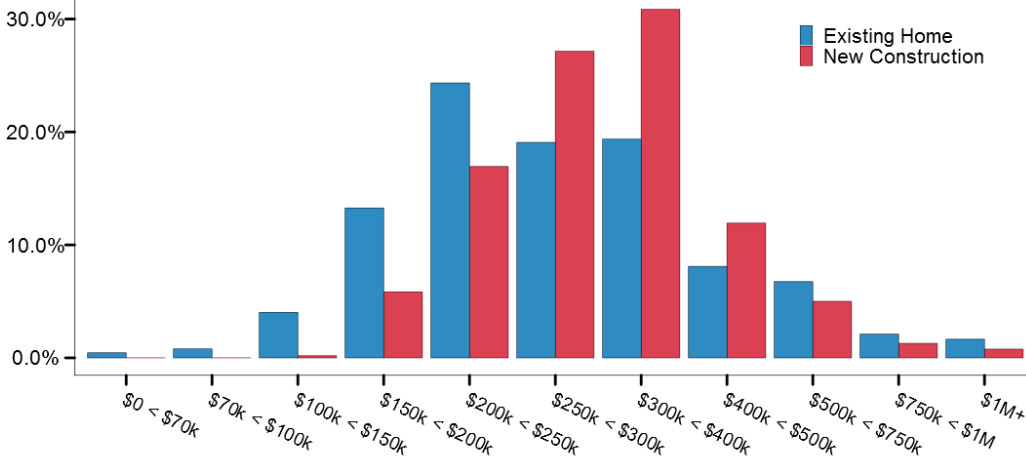
Single-Family New Construction

Metro Area New Construction Price Distribution



Homes in the \$200s grew to 44.1% of single-family new construction sales through the MLS. The second most active price range was homes in the \$300s, which fell from 31.8% to 30.9% year-over-year.

Metro Area New Construction by Price Cohort



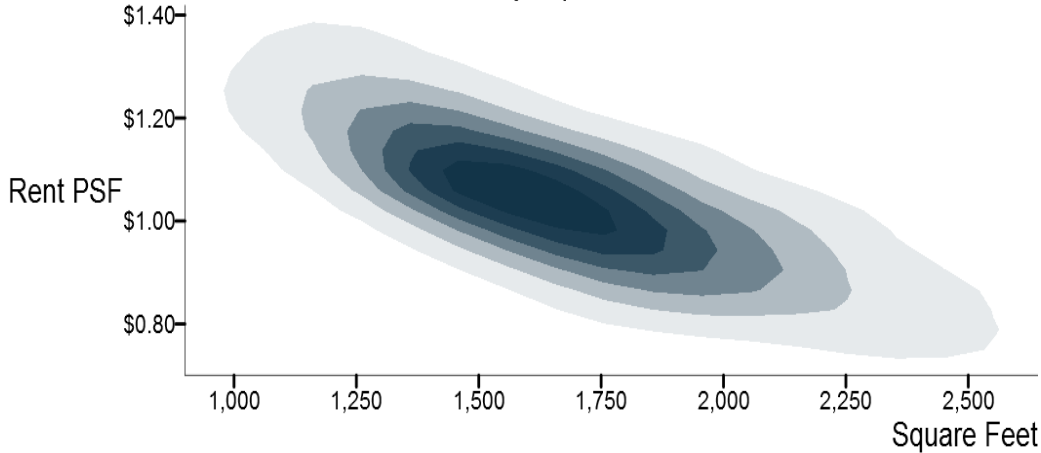
In the latest quarter, the average price was \$338,976 for new homes sold through the MLS, an increase over last year's figure of \$329,666. Average price for existing homes was \$324,411, an increase over last year's figure of \$278,542.

Top Five Most Active Zip Codes

	Median Price	YoY%	Median Price PSF	YoY%	Median Square Feet
76028	\$272,000	14.7%	\$133.90	9.5%	2,120
76063	\$335,000	13.6%	\$136.08	9.5%	2,533
76131	\$268,000	11.7%	\$128.01	6.6%	2,126
76179	\$252,900	7.7%	\$133.49	11.3%	1,991
76244	\$295,000	9.5%	\$126.20	5.3%	2,406

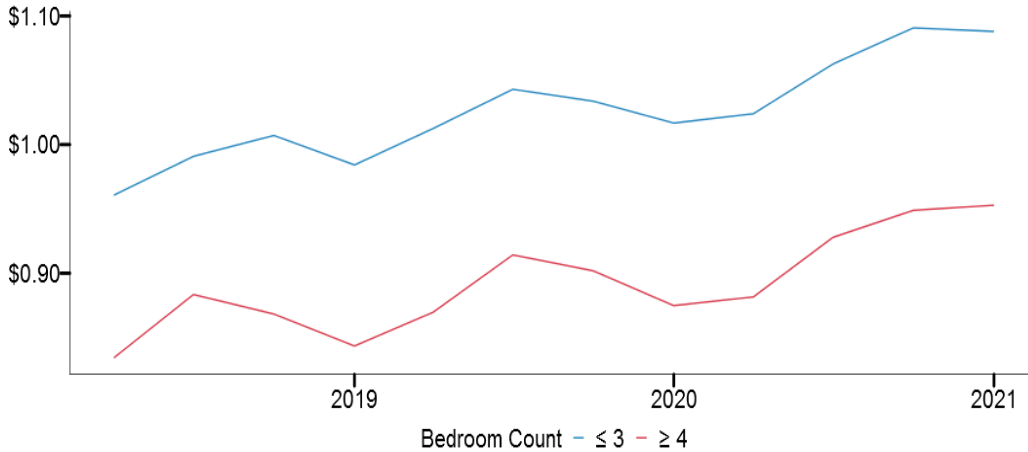
Single-Family Rentals

Metro Area Lease Rates by Square Foot



Average rent per square foot for single-family properties was \$1.05, an increase compared with last year's rental rate of \$0.97. The average home size was 1,841 square feet.

Metro Area Lease Rates



Average rent per square foot for three-bedroom single-family properties was \$1.09, an increase compared with last year's rental rate of \$1.02. For four-bedroom single-family homes, the rental rate per square foot was \$0.95, an increase compared with last year's rental rate of \$0.87.

Rental Metrics by Bedroom Count

Bedroom Count	Average Monthly Rent	Average Monthly Rent	Average Square Feet	Distribution
Three or less	\$1,714	\$1.09	1,622	70.3%
Four or more	\$2,212	\$0.95	2,358	29.7%
Overall	\$1,862	\$1.05	1,840	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	11	10%	3%	\$59,000	7%	\$39.68	-4%	5	1.7	1,344	1983
\$70k < \$100k	7	-36%	2%	\$90,000	-5%	\$76.29	-5%	7	2.1	1,088	1970
\$100k < \$150k	27	-7%	6%	\$126,000	-1%	\$85.80	-1%	12	1.3	1,440	1995
\$150k < \$200k	50	-24%	12%	\$175,000	-1%	\$122.37	7%	21	1.1	1,406	1988
\$200k < \$250k	86	100%	21%	\$225,000	4%	\$140.02	7%	23	0.8	1,654	2010
\$250k < \$300k	65	27%	16%	\$269,000	-4%	\$141.28	5%	32	1.6	1,922	2009
\$300k < \$400k	71	22%	17%	\$352,500	0%	\$147.18	2%	44	1.9	2,390	2007
\$400k < \$500k	41	95%	10%	\$445,000	0%	\$164.52	5%	17	1.4	2,727	2013
\$500k < \$750k	42	163%	10%	\$606,500	1%	\$203.34	12%	17	1.5	2,966	2007
\$750k < \$1M	6	50%	1%	\$816,500	0%	\$220.46	-6%	7	2.7	4,035	2005
\$1M+	11	450%	3%	\$1,310,000	18%	\$286.23	71%	3	2.0	4,356	2004

*** 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	7	-42%	1%	\$50,000	-5%	\$50.05	-6%	3	1.1	950	1975
\$70k < \$100k	13	-46%	2%	\$87,750	7%	\$72.53	15%	5	1.0	1,222	1960
\$100k < \$150k	60	-20%	7%	\$130,000	0%	\$103.86	7%	26	1.3	1,276	1980
\$150k < \$200k	151	0%	18%	\$180,000	4%	\$128.17	7%	39	0.7	1,379	1985
\$200k < \$250k	159	22%	19%	\$225,160	0%	\$128.70	7%	44	0.7	1,742	2005
\$250k < \$300k	149	41%	18%	\$270,000	0%	\$128.34	5%	56	1.3	2,100	2010
\$300k < \$400k	193	69%	23%	\$338,604	0%	\$134.35	3%	89	1.7	2,629	2016
\$400k < \$500k	67	91%	8%	\$434,905	-1%	\$144.01	-6%	46	2.4	3,034	2016
\$500k < \$750k	39	333%	5%	\$573,955	9%	\$172.95	8%	27	3.3	3,400	2012
\$750k < \$1M	2	100%	0%	***	***	***	***	8	13.7	***	***
\$1M+	2	0%	0%	***	***	***	***	9	27.0	***	***

*** 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	5	-38%	1%	\$48,000	-9%	\$65.09	33%	1	0.5	1,707	1982
\$70k < \$100k	4	-82%	0%	***	***	***	***	3	1.4	***	***
\$100k < \$150k	26	-41%	3%	\$138,500	8%	\$93.20	-8%	16	1.5	1,371	1998
\$150k < \$200k	75	-5%	8%	\$175,000	-1%	\$125.36	10%	24	1.0	1,409	1998
\$200k < \$250k	105	-10%	12%	\$230,000	3%	\$138.72	9%	25	0.7	1,661	2003
\$250k < \$300k	159	36%	18%	\$270,000	0%	\$141.86	6%	48	1.1	1,930	2015
\$300k < \$400k	289	57%	32%	\$354,630	1%	\$148.41	3%	149	1.7	2,391	2019
\$400k < \$500k	114	75%	13%	\$440,000	0%	\$160.56	8%	76	2.2	2,739	2015
\$500k < \$750k	105	106%	12%	\$571,868	-1%	\$169.97	11%	72	3.1	3,356	2007
\$750k < \$1M	16	167%	2%	\$799,850	1%	\$210.63	14%	10	2.6	4,217	2008
\$1M+	9	200%	1%	\$1,150,000	0%	\$248.46	-41%	24	11.5	4,560	2005

*** 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	2	100%	8%	***	***	***	***	0	0.0	***	***
\$70k < \$100k	2	100%	8%	***	***	***	***	1	4.0	***	***
\$100k < \$150k	3	100%	12%	***	***	***	***	1	0.9	***	***
\$150k < \$200k	1	-50%	4%	***	***	***	***	3	4.5	***	***
\$200k < \$250k	3	-40%	12%	***	***	***	***	3	5.1	***	***
\$250k < \$300k	5	67%	20%	\$270,000	1%	\$137.40	-4%	6	4.8	2,098	2020
\$300k < \$400k	7	133%	28%	\$329,900	-7%	\$153.80	1%	5	3.0	2,145	2006
\$400k < \$500k	0	-100%	0%	-	-	-	-	1	4.0	-	-
\$500k < \$750k	1	0%	4%	***	***	***	***	1	2.0	***	***
\$750k < \$1M	1	100%	4%	***	***	***	***	0	0.0	***	***
\$1M+	0	0%	0%	-	-	-	-	1	0.0	-	-

*** 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	22	-44%	0%	\$55,000	3%	\$79.48	27%	4	0.4	953	1983
\$70k < \$100k	51	-33%	1%	\$85,025	0%	\$89.26	16%	11	0.5	968	1953
\$100k < \$150k	238	-35%	3%	\$131,000	-2%	\$124.56	9%	73	0.7	1,063	1958
\$150k < \$200k	939	-25%	12%	\$180,500	0%	\$134.74	9%	197	0.6	1,336	1973
\$200k < \$250k	1,867	6%	25%	\$225,900	0%	\$135.37	10%	319	0.5	1,668	1996
\$250k < \$300k	1,593	43%	21%	\$270,000	0%	\$131.12	7%	394	0.8	2,046	2004
\$300k < \$400k	1,488	30%	20%	\$336,000	-1%	\$135.65	6%	494	1.1	2,510	2004
\$400k < \$500k	614	57%	8%	\$438,000	0%	\$151.33	5%	288	1.7	2,910	2004
\$500k < \$750k	425	22%	6%	\$578,250	0%	\$168.66	2%	226	1.7	3,485	2002
\$750k < \$1M	167	99%	2%	\$841,500	-3%	\$196.70	6%	98	2.1	4,376	2003
\$1M+	130	106%	2%	\$1,428,500	12%	\$266.79	12%	140	4.1	5,411	2006

*** 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	3	0%	1%	***	***	***	***	1	0.8	***	***
\$70k < \$100k	2	-71%	1%	***	***	***	***	2	1.1	***	***
\$100k < \$150k	21	0%	6%	\$135,000	0%	\$106.40	14%	28	3.8	1,216	1995
\$150k < \$200k	35	-26%	10%	\$179,750	0%	\$118.69	3%	19	1.3	1,456	1999
\$200k < \$250k	76	111%	22%	\$233,900	4%	\$147.10	18%	17	0.9	1,658	2010
\$250k < \$300k	67	191%	20%	\$275,250	1%	\$140.26	1%	17	1.1	2,043	2018
\$300k < \$400k	73	70%	21%	\$347,500	1%	\$155.20	5%	39	1.8	2,218	2009
\$400k < \$500k	39	105%	11%	\$440,000	2%	\$172.41	9%	15	1.8	2,566	2007
\$500k < \$750k	24	140%	7%	\$565,000	6%	\$191.10	9%	16	3.0	3,317	2009
\$750k < \$1M	3	100%	1%	***	***	***	***	7	14.0	***	***
\$1M+	0	0%	0%	-	-	-	-	6	24.0	-	-

*** Not displayed when fewer than five sales

