



# Housing Report for Dallas-Fort Worth-Arlington

## Spotlight on March 2022

### Economic News

March MSA jobs increased from 3,728,100 to 4,019,800, according to the latest figures published by the Texas Workforce Commission. This marks a 7.82% year-over-year (YoY) increase compared with March 2021, a net increase of 291,700 new jobs. Over the past five years, the job growth rate has increased at an average annual rate of 2.50%.

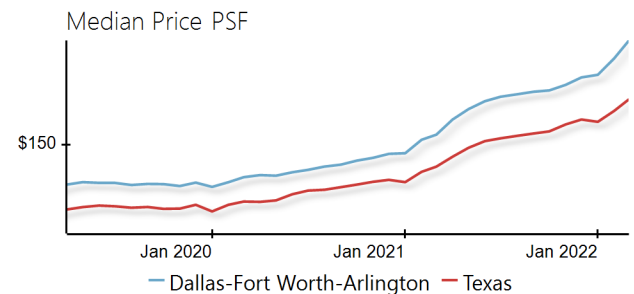
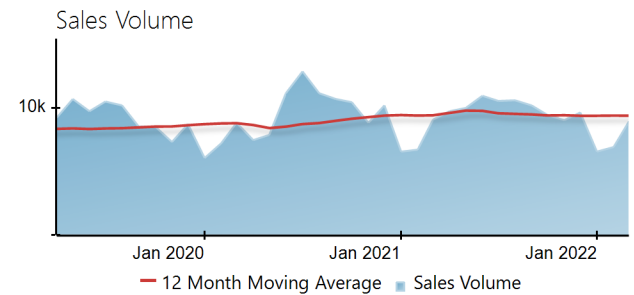
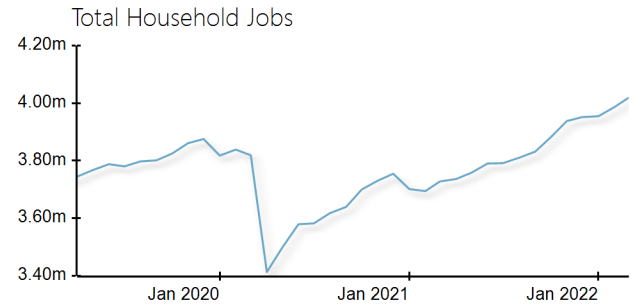
In addition, the unemployment rate for March decreased to 3.40% from 6.50% in 2021.

### Housing Update

Sales volume for single-unit residential housing decreased 1.38% YoY from 9,060 to 8,935 transactions. Year-to-date sales reached a total of 22,409 closed listings. Dollar volume rose from \$3.66 billion to \$4.23 billion.

The average sales price rose 17.28% YoY from \$403,774 to \$473,564, while the average price per square foot subsequently rose from \$166.79 to \$208.68. Median price rose 21.81% YoY from \$321,000 to \$391,000, while the median price per square foot also rose from \$154.66 to \$197.37.

Months inventory for single-unit residential housing declined from 1.0 to 0.7 months supply, and days to sell declined from 71 to 63.



**Table 1: Month Activity**

	2022				2021	
	March	YoY %	YTD	YoY %	March	YoY %
<b>Sales</b>	8,935	-1.38%	22,409	0.48%	9,060	2.97%
<b>Dollar Volume</b>	\$4,231,296,588	15.67%	\$10,092,619,831	16.53%	\$3,658,194,610	24.14%
<b>Median Close Price</b>	\$391,000	21.81%	\$376,500	21.45%	\$321,000	14.68%
<b>New Listings</b>	10,453	-3.38%	25,501	-5.17%	10,819	-7.01%
<b>Active Listings</b>	6,865	-24.46%	6,702	-29.32%	9,088	-56.73%
<b>Months Inventory</b>	0.7	-24.20%	0.7	-24.20%	1.0	-59.58%
<b>Days to Sell*</b>	63	-11.27%	66	-10.81%	71	-16.47%
<b>Average Price PSF</b>	\$208.68	25.11%	\$200.81	23.75%	\$166.79	16.51%
<b>Median Price PSF</b>	\$197.37	27.61%	\$189.98	25.44%	\$154.66	14.25%
<b>Median Square Feet</b>	2,020	-3.02%	2,008	-3.37%	2,083	0.19%
<b>Close to Original List Price</b>	104.38%	4.13%	102.80%	3.47%	100.24%	3.54%

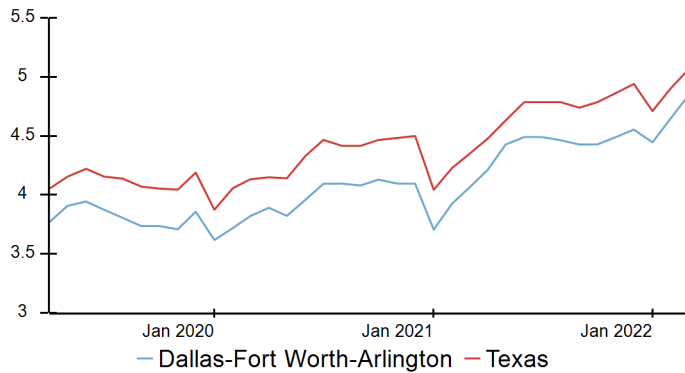
\* Days to Sell = Days on Market + Days to Close

### About the data used in this report

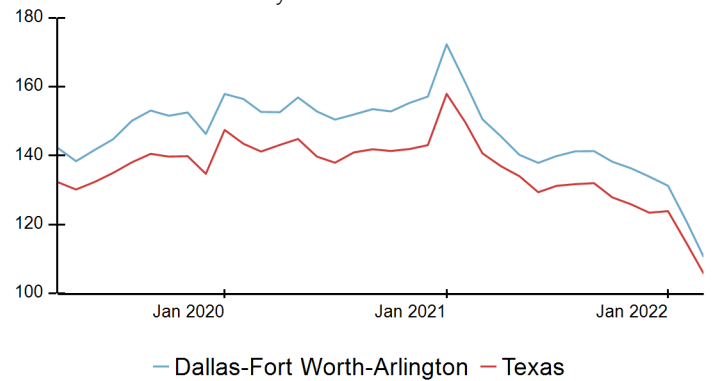
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Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

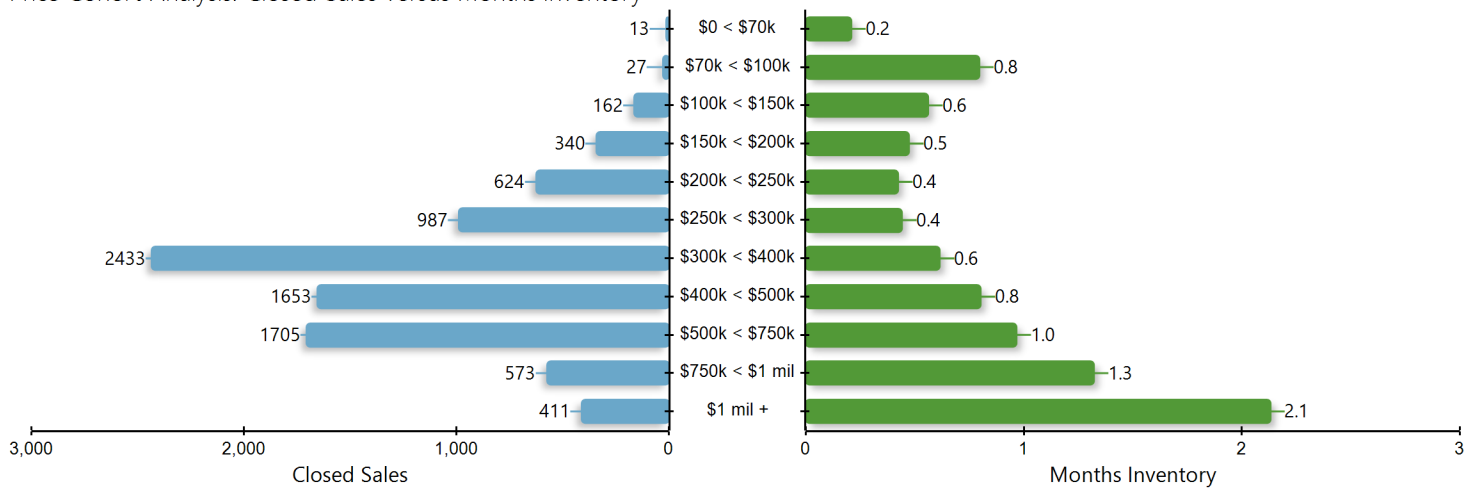


Table 2: Price Cohort Analysis

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	13	-60.61%	0.15%	\$63,500	12.09%	\$72.48	13.25%	4	0.2	960	1983
\$70k < \$100k	27	-61.97%	0.30%	\$88,750	4.41%	\$84.43	-5.84%	37	0.8	1,064	1976
\$100k < \$150k	162	-46.53%	1.81%	\$127,750	0.59%	\$129.93	7.13%	109	0.6	962	1964
\$150k < \$200k	340	-52.51%	3.81%	\$175,000	-2.23%	\$160.71	14.23%	223	0.5	1,098	1965
\$200k < \$250k	624	-52.73%	6.99%	\$229,900	0.86%	\$176.58	24.18%	392	0.4	1,282	1971
\$250k < \$300k	987	-35.45%	11.06%	\$275,000	0.36%	\$182.10	23.69%	622	0.4	1,523	1984
\$300k < \$400k	2,433	12.38%	27.25%	\$347,500	1.04%	\$187.90	22.08%	1,569	0.6	1,824	2004
\$400k < \$500k	1,653	36.95%	18.51%	\$442,000	0.45%	\$199.96	21.13%	1,242	0.8	2,217	2006
\$500k < \$750k	1,705	55.85%	19.10%	\$585,000	-0.45%	\$218.71	21.62%	1,417	1.0	2,722	2006
\$750k < \$1 mil	573	97.59%	6.42%	\$835,000	-0.35%	\$241.36	7.60%	530	1.3	3,508	2008
\$1 mil +	411	23.80%	4.60%	\$1,325,000	-5.36%	\$327.02	7.17%	720	2.1	4,264	2006

\*\*\* Not displayed when fewer than 5 sales

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## Single-Family Homes

Sales volume for single-family homes decreased 1.03% YoY from 8,285 to 8,200 transactions. Year-to-date sales reached a total of 20,564 closed listings. Dollar volume rose from \$3.41 billion to \$3.96 billion.

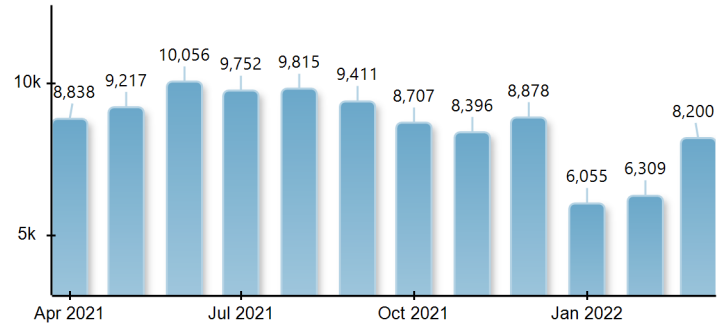
The average sales price rose 17.3% YoY from \$411,446 to \$482,607, while the average price per square foot subsequently rose from \$164.14 to \$206.27. Median price rose 22.92% YoY from \$325,000 to \$399,505, while the median price per square foot also rose from \$152.87 to \$195.77.

Months inventory for single-family homes declined from 0.9 to 0.7 months supply, and days to sell declined from 69 to 62.

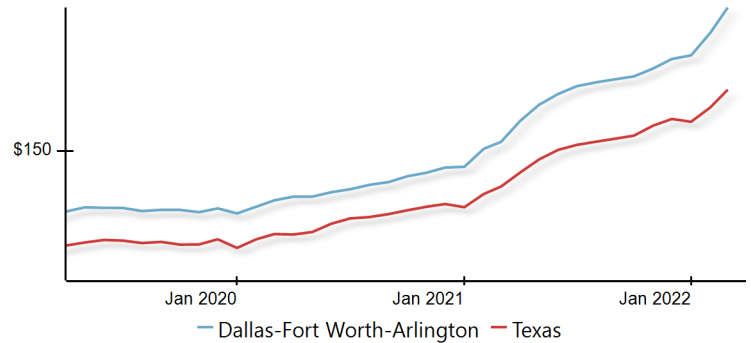
**Table 3: Single-Family Activity**

	Mar 2022	YoY %
<b>Sales</b>	8,200	-1.03%
<b>Dollar Volume</b>	\$3,957,375,483	16.09%
<b>Median Close Price</b>	\$399,505	22.92%
<b>New Listings</b>	9,631	-2.15%
<b>Active Listings</b>	6,270	-17.52%
<b>Months Inventory</b>	0.7	-15.85%
<b>Days to Sell</b>	62	-10.14%
<b>Average Price PSF</b>	\$206.27	25.67%
<b>Median Price PSF</b>	\$195.77	28.07%
<b>Median Square Feet</b>	2,066	-3.86%
<b>Close to Original List Price</b>	104.54%	4.02%

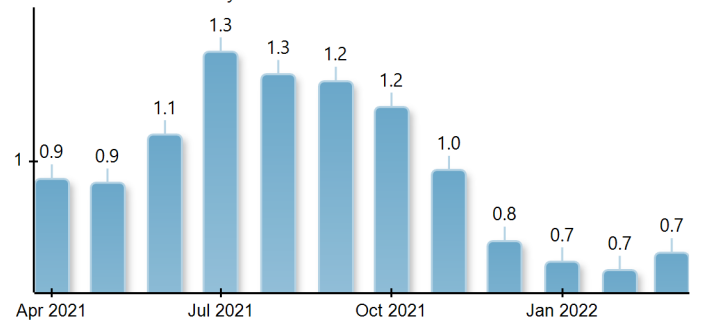
Total Sales Volume



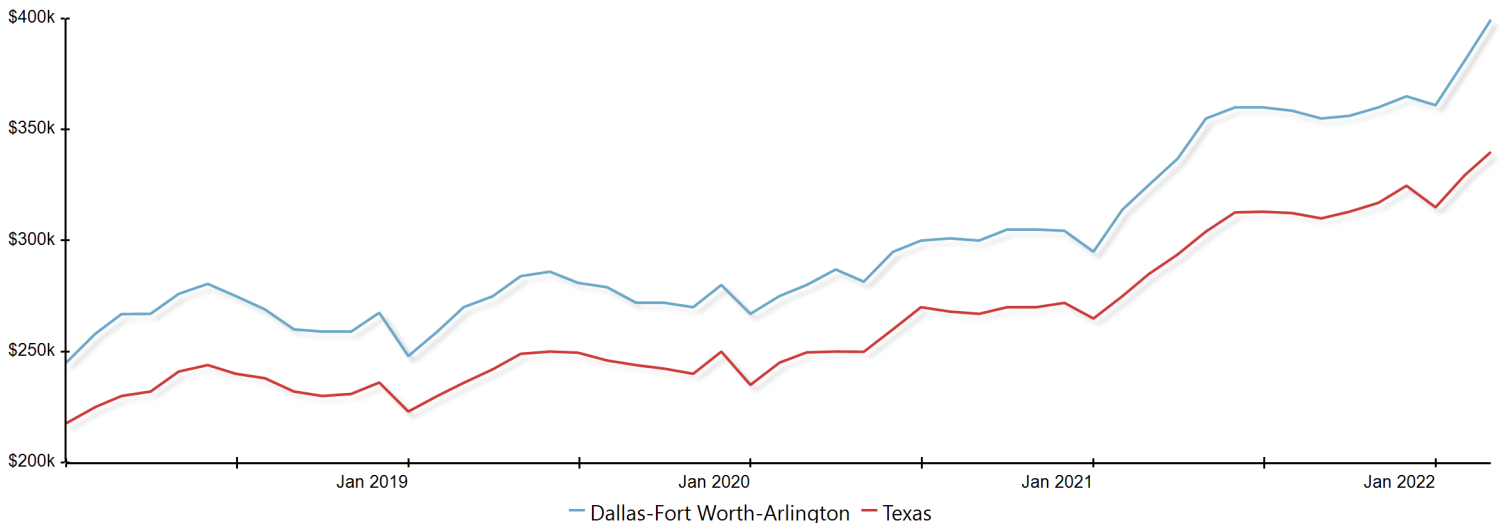
Median Price PSF



Months Inventory



Median Close Price



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## Townhomes

Sales volume for townhomes decreased 13.68% YoY from 351 to 303 transactions. Year-to-date sales reached a total of 766 closed listings. Dollar volume rose from \$118.19 million to \$130.26 million.

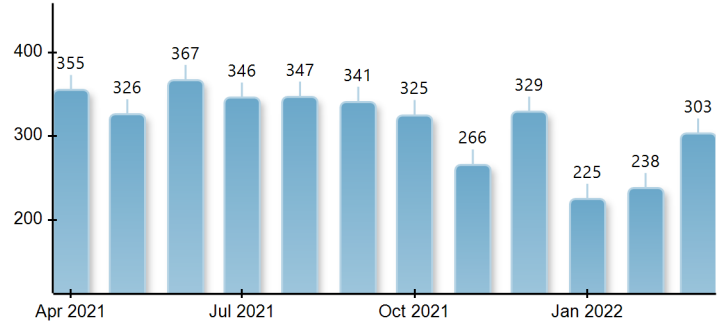
The average sales price rose 27.68% YoY from \$336,721 to \$429,916, while the average price per square foot subsequently rose from \$179.48 to \$222.90. Median price rose 26.55% YoY from \$305,000 to \$385,990, while the median price per square foot also rose from \$174.29 to \$213.63.

Months inventory for townhomes declined from 1.8 to 0.7 months supply, and days to sell declined from 91 to 86.

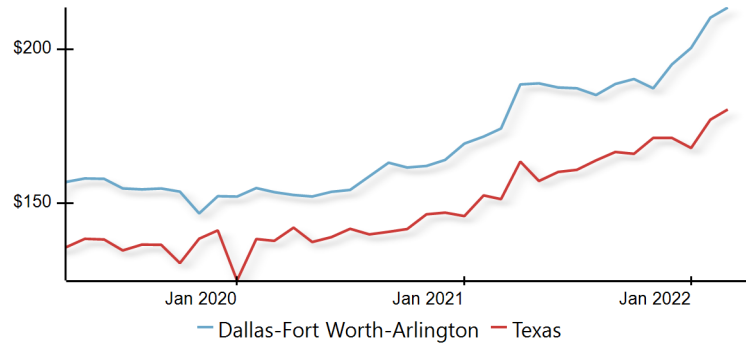
**Table 4: Townhouse Activity**

	Mar 2022	YoY %
<b>Sales</b>	303	-13.68%
<b>Dollar Volume</b>	\$130,264,398	10.22%
<b>Median Close Price</b>	\$385,990	26.55%
<b>New Listings</b>	359	-11.14%
<b>Active Listings</b>	224	-55.02%
<b>Months Inventory</b>	0.7	-59.52%
<b>Days to Sell</b>	86	-5.49%
<b>Average Price PSF</b>	\$222.90	24.20%
<b>Median Price PSF</b>	\$213.63	22.57%
<b>Median Square Feet</b>	1,815	1.00%
<b>Close to Original List Price</b>	104.39%	5.21%

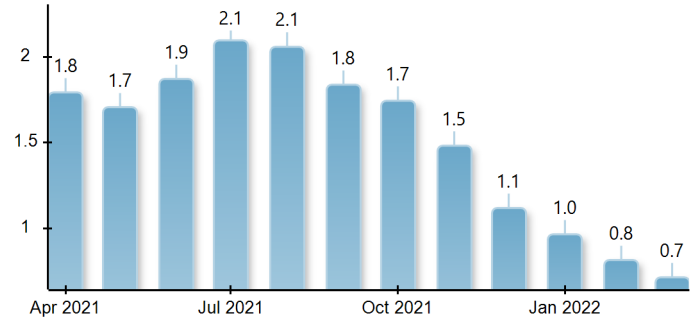
Total Sales Volume



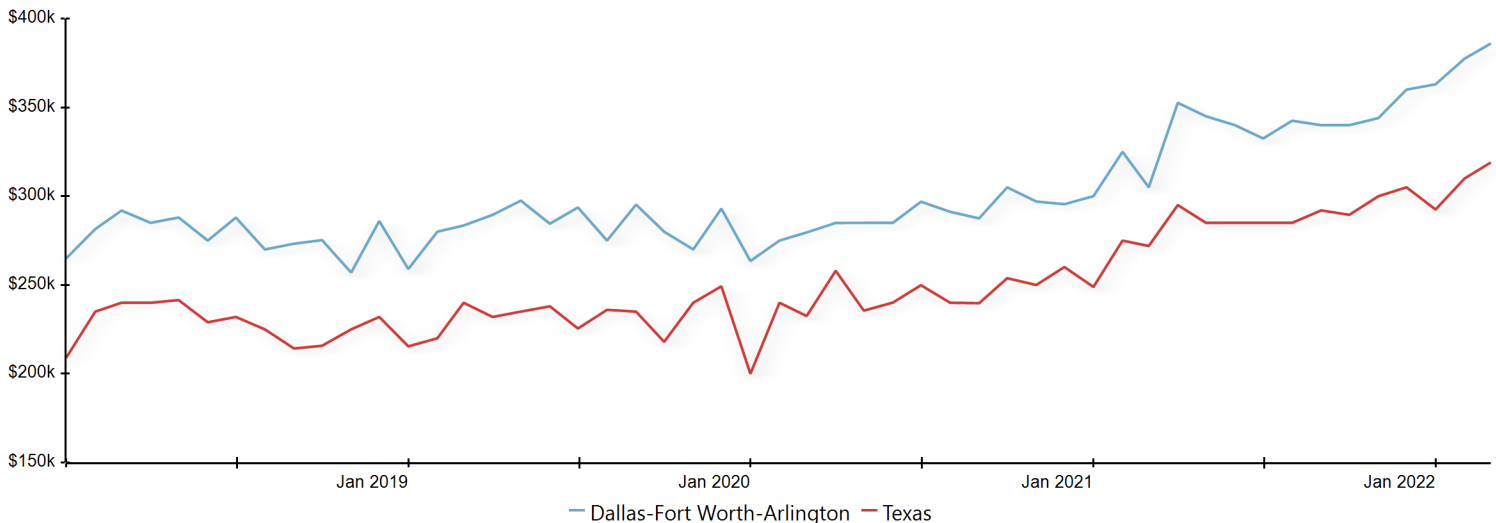
Median Price PSF



Months Inventory



Median Close Price



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## Condominiums

Sales volume for condominiums increased 1.18% YoY from 424 to 429 transactions. Year-to-date sales reached a total of 1,074 closed listings. Dollar volume rose from \$131.18 million to \$142.58 million.

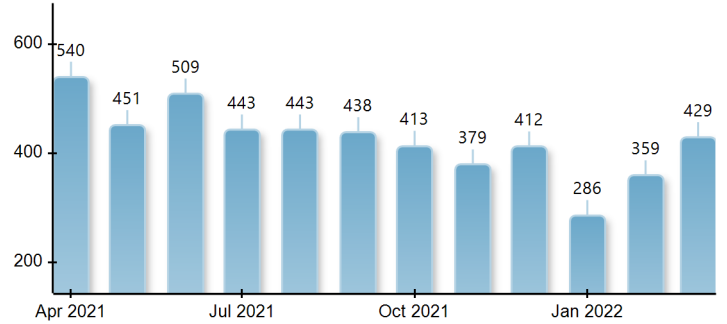
The average sales price rose 7.42% YoY from \$309,386 to \$332,352, while the average price per square foot subsequently rose from \$208.03 to \$244.52. Median price rose 18.6% YoY from \$215,000 to \$255,000, while the median price per square foot also rose from \$192.24 to \$233.57.

Months inventory for condominiums declined from 3.2 to 0.9 months supply, and days to sell declined from 95 to 66.

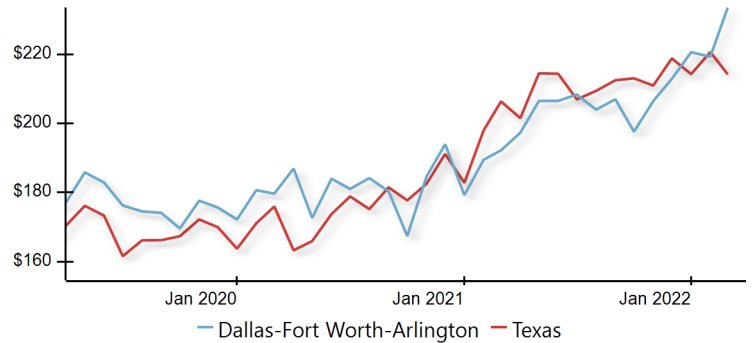
**Table 5: Condominium Activity**

	Mar 2022	YoY %
<b>Sales</b>	429	1.18%
<b>Dollar Volume</b>	\$142,579,101	8.69%
<b>Median Close Price</b>	\$255,000	18.60%
<b>New Listings</b>	463	-19.06%
<b>Active Listings</b>	371	-62.45%
<b>Months Inventory</b>	0.9	-72.33%
<b>Days to Sell</b>	66	-30.53%
<b>Average Price PSF</b>	\$244.52	17.54%
<b>Median Price PSF</b>	\$233.57	21.50%
<b>Median Square Feet</b>	1,149	2.59%
<b>Close to Original List Price</b>	101.47%	5.63%

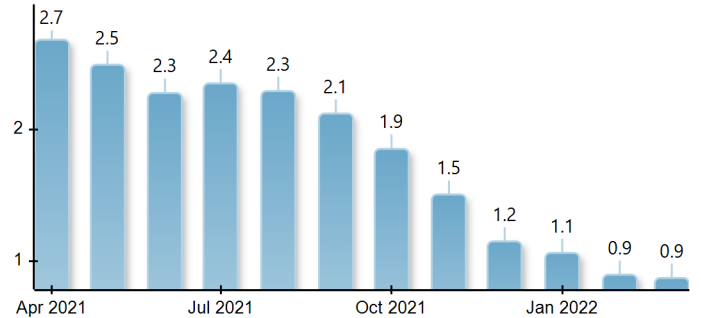
Total Sales Volume



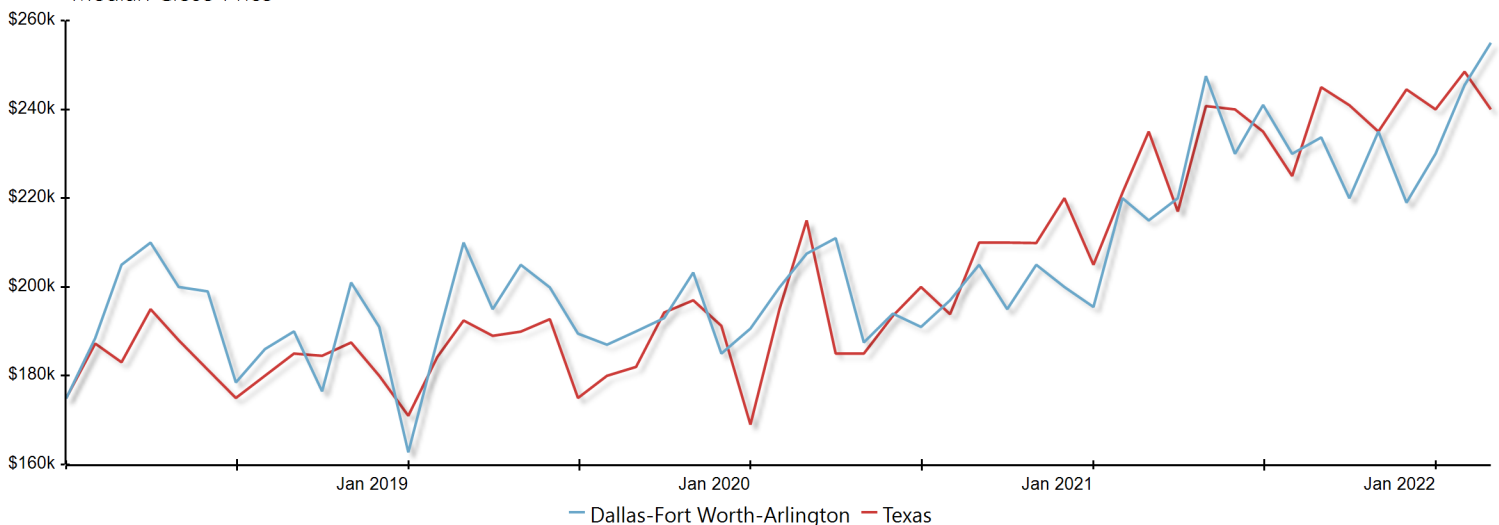
Median Price PSF



Months Inventory



Median Close Price



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