



Housing Report for Dallas-Fort Worth-Arlington

Spotlight on April 2022

Economic News

April MSA jobs increased from 3,736,600 to 4,057,600, according to the latest figures published by the Texas Workforce Commission. This marks a 8.59% year-over-year (YoY) increase compared with April 2021, a net increase of 321,000 new jobs. Over the past five years, the job growth rate has increased at an average annual rate of 3.00%.

In addition, the unemployment rate for April decreased to 3.20% from 5.80% in 2021.

Housing Update

Sales volume for single-unit residential housing decreased 8.04% YoY from 9,639 to 8,864 transactions. Year-to-date sales reached a total of 30,885 closed listings. Dollar volume rose from \$4.04 billion to \$4.52 billion.

The average sales price rose 21.72% YoY from \$419,007 to \$510,017, while the average price per square foot subsequently rose from \$174.17 to \$218.42. Median price rose 25.37% YoY from \$335,000 to \$420,000, while the median price per square foot also rose from \$161.89 to \$205.73.

Months inventory for single-unit residential housing declined from 1.0 to 0.9 months supply, and days to sell declined from 61 to 54.

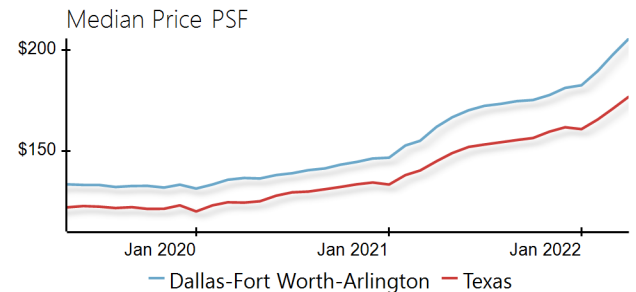
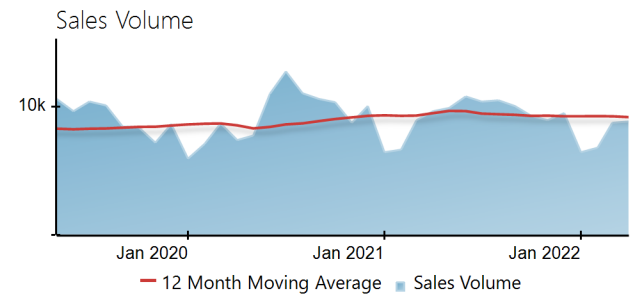
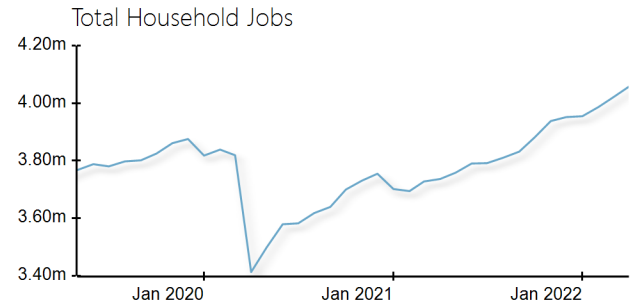


Table 1: Month Activity

	2022				2021	
	April	YoY %	YTD	YoY %	April	YoY %
Sales	8,864	-8.04%	30,885	-2.54%	9,639	30.34%
Dollar Volume	\$4,520,788,952	11.93%	\$14,475,415,349	14.32%	\$4,038,809,410	63.35%
Median Close Price	\$420,000	25.37%	\$389,900	21.87%	\$335,000	16.72%
New Listings	11,679	-0.80%	37,378	-2.56%	11,773	18.73%
Active Listings	8,659	-11.44%	7,188	-23.81%	9,777	-54.96%
Months Inventory	0.9	-8.47%	0.9	-8.47%	1.0	-59.46%
Days to Sell*	54	-11.48%	63	-10.00%	61	-26.51%
Average Price PSF	\$218.42	25.41%	\$206.23	23.96%	\$174.17	20.81%
Median Price PSF	\$205.73	27.08%	\$194.81	25.88%	\$161.89	18.56%
Median Square Feet	2,059	-1.29%	2,024	-2.93%	2,086	-0.76%
Close to Original List Price	105.48%	3.42%	103.61%	3.40%	101.99%	5.12%

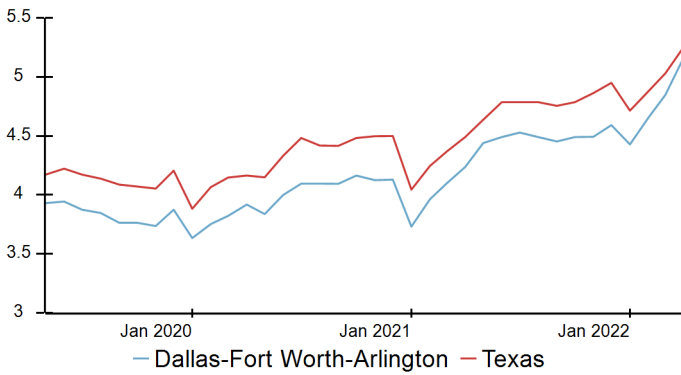
* Days to Sell = Days on Market + Days to Close

About the data used in this report

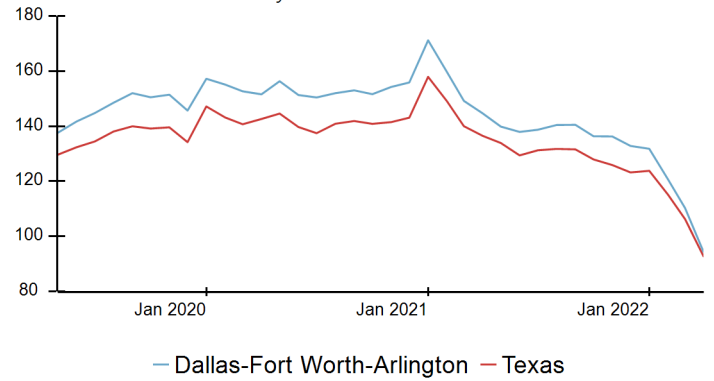
Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership between the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.



Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

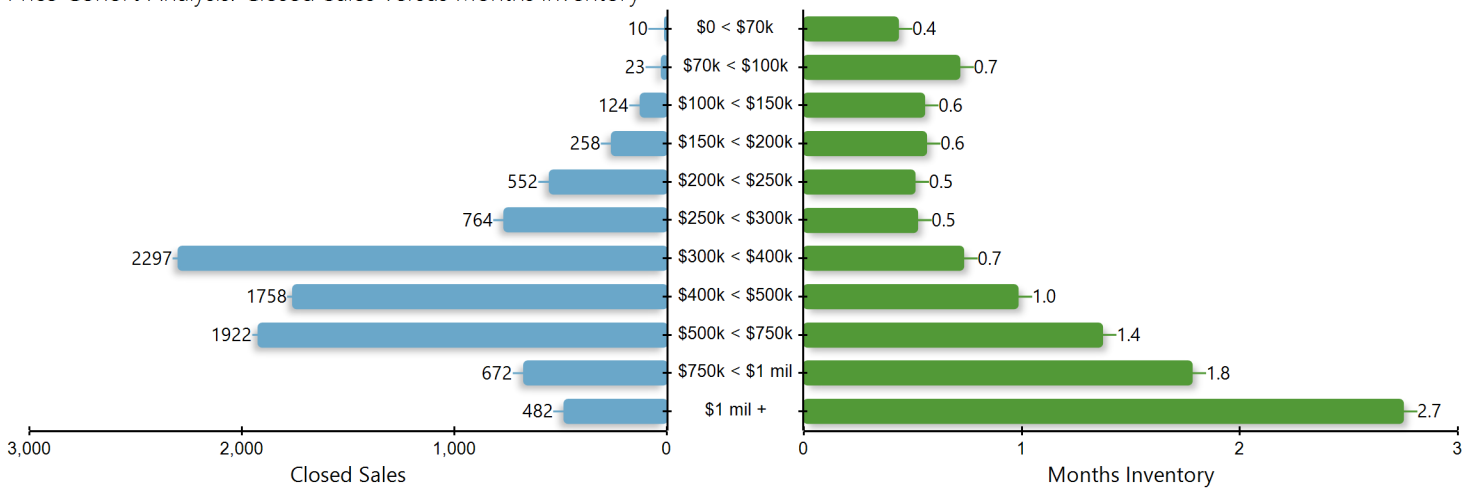


Table 2: Price Cohort Analysis

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	10	-68.75%	0.11%	\$55,000	7.84%	\$62.50	-20.07%	6	0.4	1,224	1972
\$70k < \$100k	23	-39.47%	0.26%	\$90,500	5.23%	\$92.77	4.01%	28	0.7	1,008	1969
\$100k < \$150k	124	-51.56%	1.40%	\$130,000	0.00%	\$135.66	5.55%	92	0.6	958	1971
\$150k < \$200k	258	-58.59%	2.91%	\$177,750	-1.20%	\$159.51	7.97%	230	0.6	1,102	1965
\$200k < \$250k	552	-57.34%	6.23%	\$227,000	0.00%	\$181.48	20.65%	424	0.5	1,243	1970
\$250k < \$300k	764	-52.07%	8.62%	\$277,000	1.84%	\$186.12	24.38%	690	0.5	1,485	1981
\$300k < \$400k	2,297	-3.73%	25.92%	\$348,000	0.87%	\$194.55	22.31%	1,855	0.7	1,775	2002
\$400k < \$500k	1,758	25.21%	19.84%	\$445,000	1.14%	\$202.38	19.18%	1,545	1.0	2,189	2005
\$500k < \$750k	1,922	48.19%	21.69%	\$585,000	0.69%	\$223.63	19.53%	2,074	1.4	2,654	2006
\$750k < \$1 mil	672	88.24%	7.58%	\$835,000	-0.83%	\$243.48	16.42%	759	1.8	3,416	2006
\$1 mil +	482	34.64%	5.44%	\$1,375,000	-3.85%	\$338.88	10.09%	956	2.8	4,237	2006

*** Not displayed when fewer than 5 sales

About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership between 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.



Single-Family Homes

Sales volume for single-family homes decreased 6.6% YoY from 8,738 to 8,161 transactions. Year-to-date sales reached a total of 28,329 closed listings. Dollar volume rose from \$3.74 billion to \$4.23 billion.

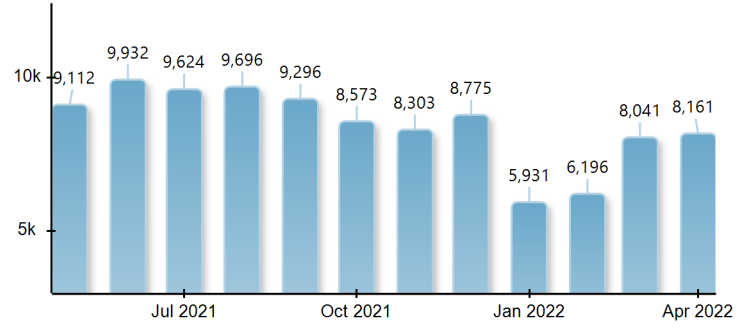
The average sales price rose 20.99% YoY from \$428,423 to \$518,337, while the average price per square foot subsequently rose from \$171.09 to \$215.94. Median price rose 25% YoY from \$340,000 to \$425,000, while the median price per square foot also rose from \$159.93 to \$204.32.

Months inventory for single-family homes did not change from the April 2021 supply level of 0.9 months, and days to sell declined from 59 to 54.

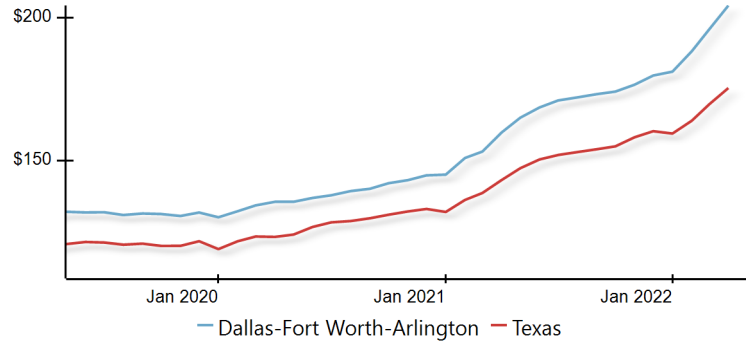
Table 3: Single-Family Activity

	Apr 2022	YoY %
Sales	8,161	-6.60%
Dollar Volume	\$4,230,150,238	13.00%
Median Close Price	\$425,000	25.00%
New Listings	10,873	0.85%
Active Listings	8,004	-3.71%
Months Inventory	0.9	0.77%
Days to Sell	54	-8.47%
Average Price PSF	\$215.94	26.21%
Median Price PSF	\$204.32	27.76%
Median Square Feet	2,118	-1.67%
Close to Original List Price	105.59%	3.17%

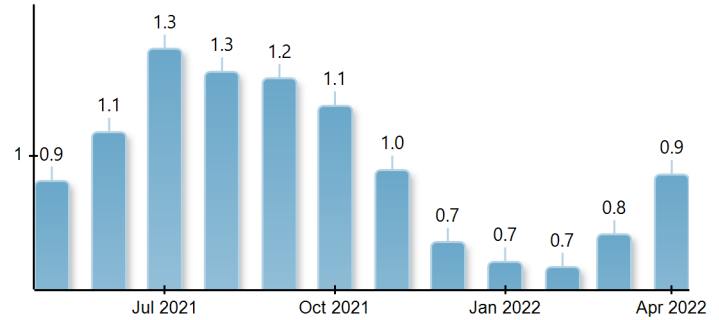
Total Sales Volume



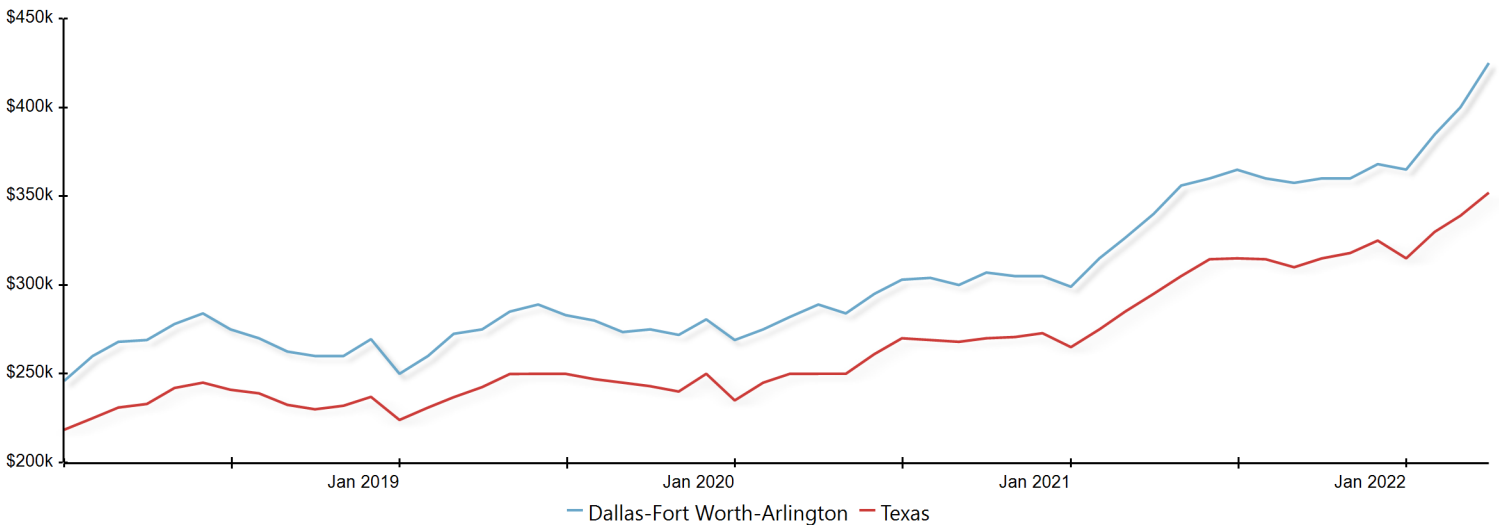
Median Price PSF



Months Inventory



Median Close Price



About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership between 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.



Townhomes

Sales volume for townhomes decreased 11.14% YoY from 359 to 319 transactions. Year-to-date sales reached a total of 1,092 closed listings. Dollar volume rose from \$135.44 million to \$137.17 million.

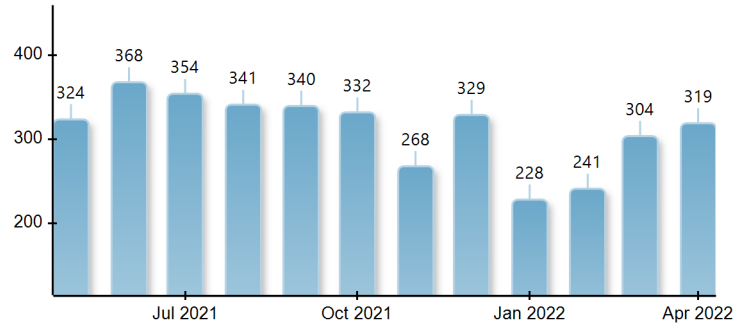
The average sales price rose 13.98% YoY from \$377,264 to \$429,991, while the average price per square foot subsequently rose from \$193.17 to \$227.89. Median price rose 13.64% YoY from \$352,000 to \$400,000, while the median price per square foot also rose from \$188.39 to \$221.37.

Months inventory for townhomes declined from 1.8 to 0.9 months supply, and days to sell rose from 76 to 81.

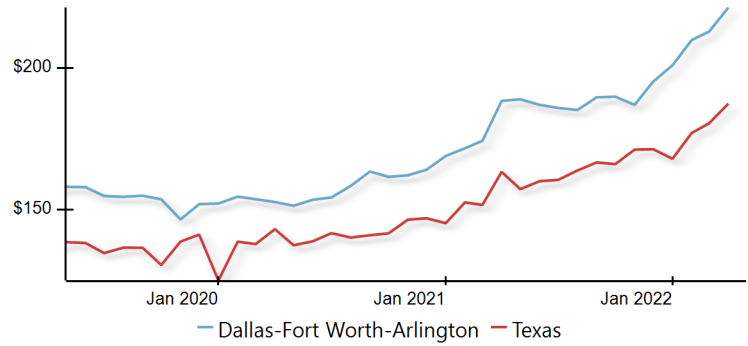
Table 4: Townhouse Activity

	Apr 2022	YoY %
Sales	319	-11.14%
Dollar Volume	\$137,167,083	1.28%
Median Close Price	\$400,000	13.64%
New Listings	376	-9.83%
Active Listings	287	-46.85%
Months Inventory	0.9	-49.11%
Days to Sell	81	6.58%
Average Price PSF	\$227.89	17.97%
Median Price PSF	\$221.37	17.50%
Median Square Feet	1,802	-5.95%
Close to Original List Price	104.92%	4.26%

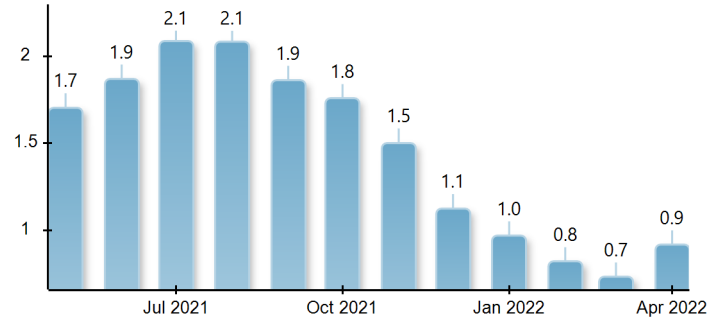
Total Sales Volume



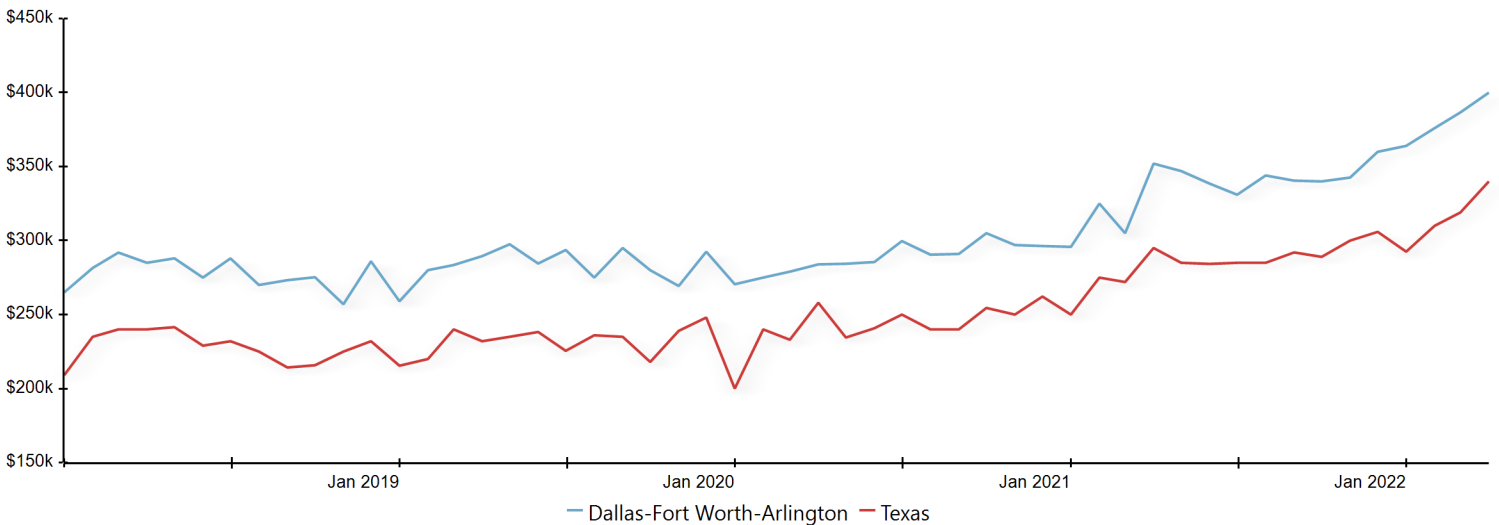
Median Price PSF



Months Inventory



Median Close Price



About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership between 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.



Condominiums

Sales volume for condominiums decreased 30.44% YoY from 542 to 377 transactions. Year-to-date sales reached a total of 1,453 closed listings. Dollar volume dipped from \$159.81 million to \$150.29 million.

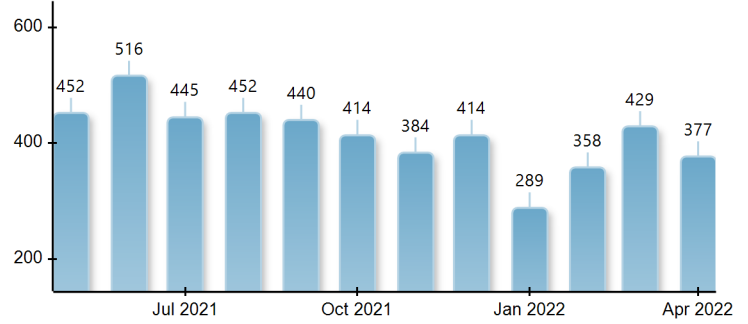
The average sales price rose 35.21% YoY from \$294,848 to \$398,650, while the average price per square foot subsequently rose from \$211.12 to \$263.70. Median price rose 23.86% YoY from \$220,000 to \$272,500, while the median price per square foot also rose from \$197.23 to \$237.05.

Months inventory for condominiums declined from 2.7 to 0.9 months supply, and days to sell declined from 79 to 47.

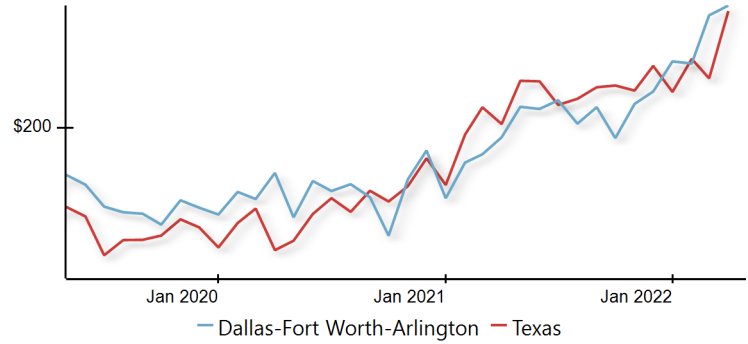
Table 5: Condominium Activity

	Apr 2022	YoY %
Sales	377	-30.44%
Dollar Volume	\$150,291,019	-5.96%
Median Close Price	\$272,500	23.86%
New Listings	430	-25.22%
Active Listings	368	-60.22%
Months Inventory	0.9	-67.10%
Days to Sell	47	-40.51%
Average Price PSF	\$263.70	24.90%
Median Price PSF	\$237.05	20.19%
Median Square Feet	1,132	-1.99%
Close to Original List Price	103.70%	6.69%

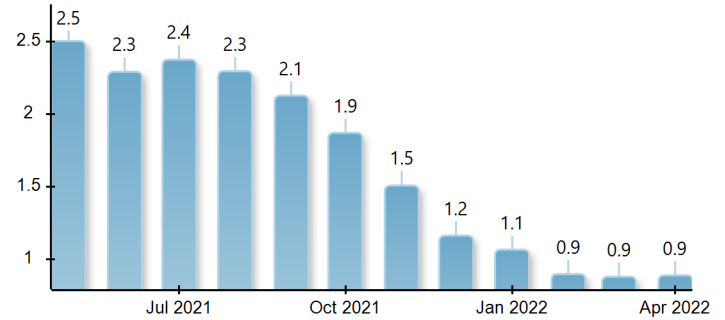
Total Sales Volume



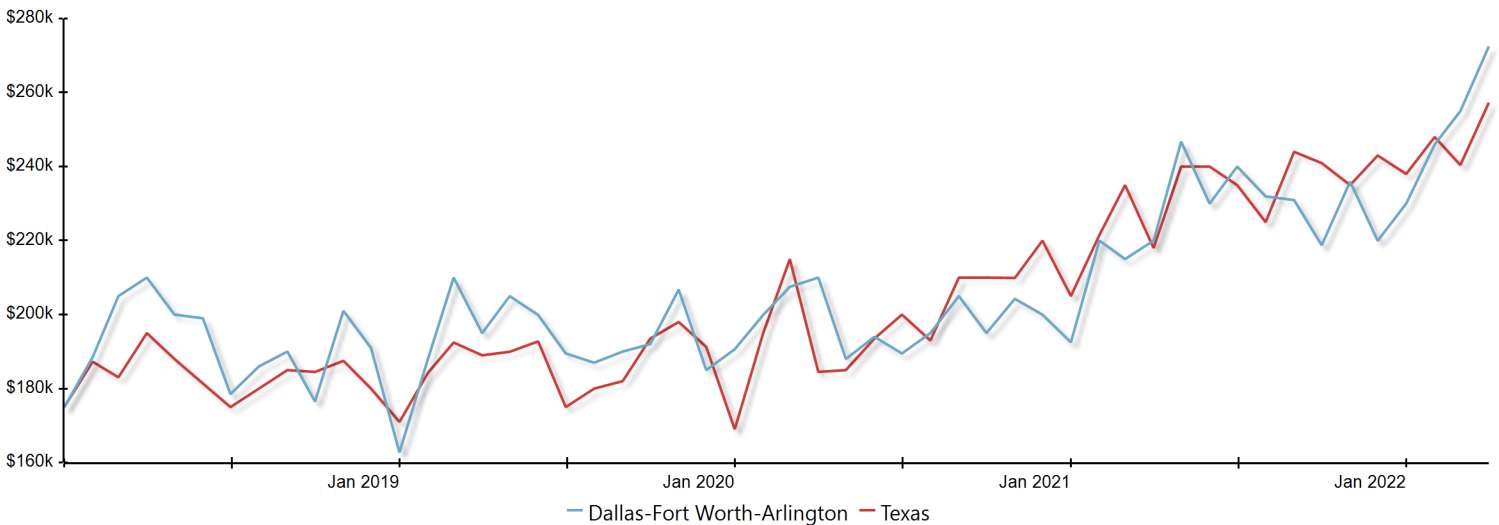
Median Price PSF



Months Inventory



Median Close Price



About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership between 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.