



# Housing Report for Dallas-Fort Worth-Arlington

## Spotlight on June 2022

### Economic News

June MSA jobs increased from 3,790,400 to 4,118,200, according to the latest figures published by the Texas Workforce Commission. This marks a 8.65% year-over-year (YoY) increase compared with June 2021, a net increase of 327,800 new jobs. Over the past five years, the job growth rate has increased at an average annual rate of 2.75%.

In addition, the unemployment rate for June decreased to 3.80% from 6.00% in 2021.

### Housing Update

Sales volume for single-unit residential housing decreased 8.85% YoY from 10,816 to 9,859 transactions. Year-to-date sales reached a total of 50,333 closed listings. Dollar volume rose from \$4.79 billion to \$5.19 billion.

The average sales price rose 18.8% YoY from \$442,831 to \$526,100, while the average price per square foot subsequently rose from \$181.49 to \$222.21. Median price rose 21.13% YoY from \$355,000 to \$430,000, while the median price per square foot also rose from \$170.14 to \$209.76.

Months inventory for single-unit residential housing rose from 1.1 to 1.8 months supply, and days to sell declined from 56 to 54.

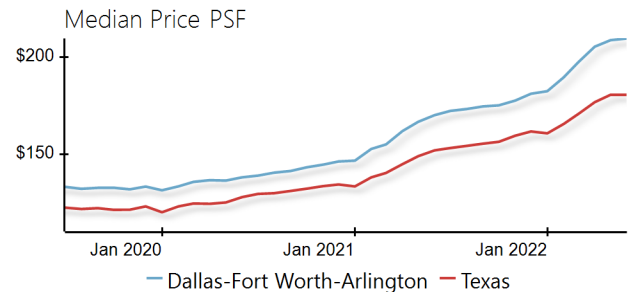
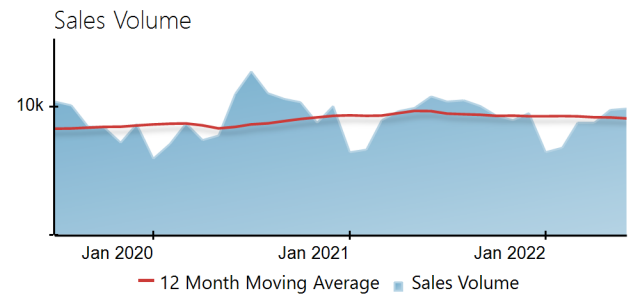
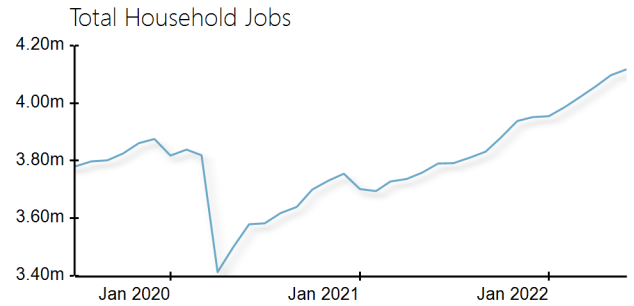


Table 1: Month Activity

	2022				2021	
	June	YoY %	YTD	YoY %	June	YoY %
<b>Sales</b>	9,859	-8.85%	50,333	-3.94%	10,816	-1.96%
<b>Dollar Volume</b>	\$5,186,820,444	8.29%	\$24,695,218,068	13.28%	\$4,789,657,694	23.91%
<b>Median Close Price</b>	\$430,000	21.13%	\$403,500	21.22%	\$355,000	21.16%
<b>New Listings</b>	15,429	22.91%	66,861	7.30%	12,553	-1.31%
<b>Active Listings</b>	16,455	48.74%	9,541	-2.26%	11,063	-46.77%
<b>Months Inventory</b>	1.8	58.08%	1.8	58.08%	1.1	-53.56%
<b>Days to Sell*</b>	54	-3.57%	59	-7.81%	56	-30.86%
<b>Average Price PSF</b>	\$222.21	22.44%	\$212.43	23.54%	\$181.49	23.46%
<b>Median Price PSF</b>	\$209.76	23.29%	\$200.22	24.94%	\$170.14	23.28%
<b>Median Square Feet</b>	2,095	-1.55%	2,048	-2.71%	2,128	0.00%
<b>Close to Original List Price</b>	103.21%	-0.37%	103.81%	2.33%	103.59%	6.41%

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

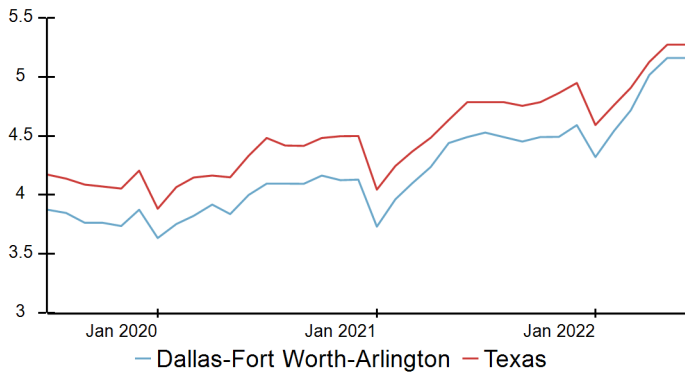
### About the data used in this report

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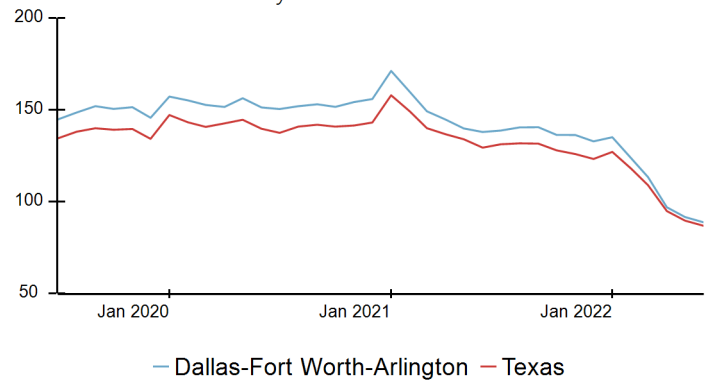




Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

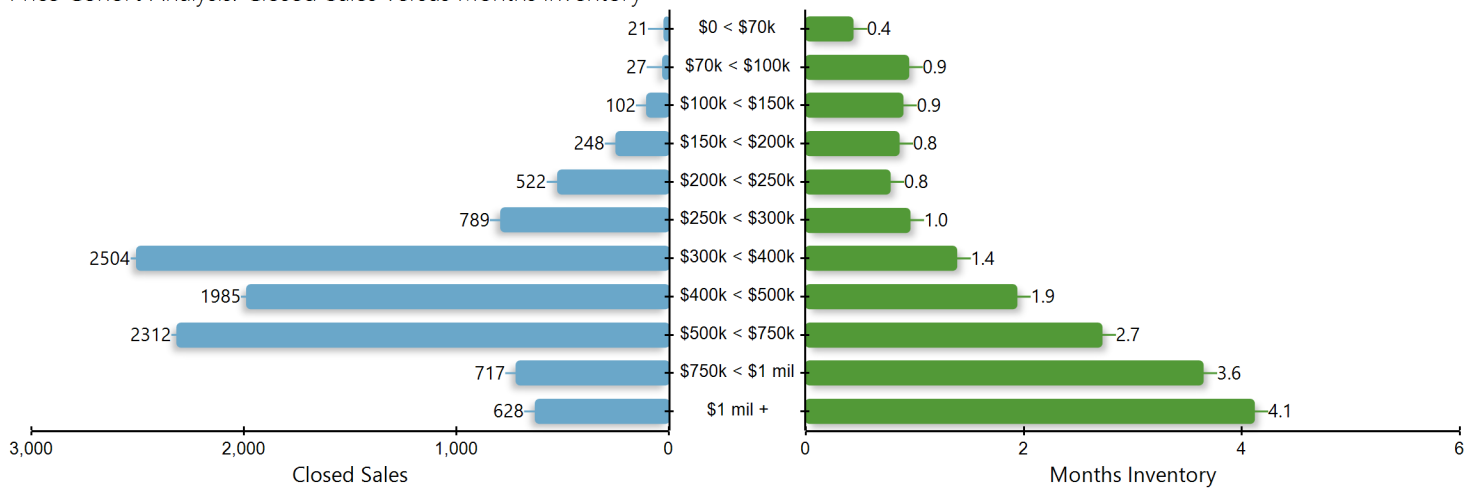


Table 2: Price Cohort Analysis

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	21	31.25%	0.21%	\$47,500	-23.69%	\$58.78	-8.12%	6	0.4	1,549	1975
\$70k < \$100k	27	-37.21%	0.27%	\$83,750	-3.74%	\$89.71	0.02%	34	0.9	935	1968
\$100k < \$150k	102	-50.24%	1.04%	\$129,700	-0.23%	\$128.89	2.60%	132	0.9	1,008	1968
\$150k < \$200k	248	-55.56%	2.52%	\$180,000	0.00%	\$165.14	9.82%	307	0.9	1,080	1969
\$200k < \$250k	522	-51.62%	5.30%	\$227,500	-1.04%	\$185.92	18.15%	573	0.8	1,220	1969
\$250k < \$300k	789	-52.87%	8.01%	\$275,825	0.55%	\$190.96	20.81%	1,128	1.0	1,442	1981
\$300k < \$400k	2,504	-13.30%	25.41%	\$350,000	1.45%	\$198.65	20.44%	3,445	1.4	1,756	2000
\$400k < \$500k	1,985	17.46%	20.14%	\$440,755	0.17%	\$205.71	17.22%	3,136	1.9	2,165	2005
\$500k < \$750k	2,312	34.34%	23.46%	\$590,000	1.72%	\$224.18	19.08%	4,417	2.7	2,645	2006
\$750k < \$1 mil	717	43.69%	7.28%	\$832,750	-0.86%	\$245.78	12.00%	1,724	3.7	3,464	2006
\$1 mil +	628	41.76%	6.37%	\$1,360,000	-2.51%	\$339.96	12.18%	1,553	4.1	4,303	2005

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

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## Single-Family Homes

Sales volume for single-family homes decreased 7.56% YoY from 9,932 to 9,181 transactions. Year-to-date sales reached a total of 46,437 closed listings. Dollar volume rose from \$4.49 billion to \$4.91 billion.

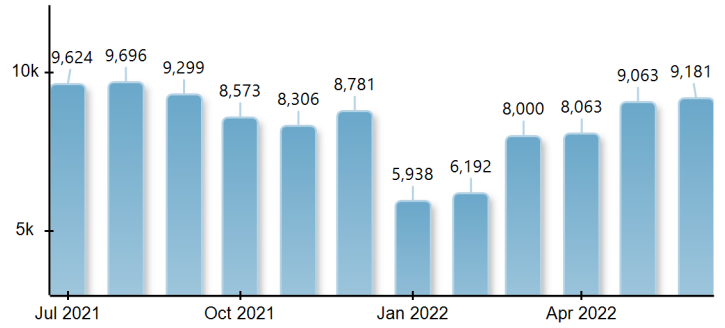
The average sales price rose 18.41% YoY from \$451,761 to \$534,923, while the average price per square foot subsequently rose from \$178.98 to \$220.00. Median price rose 20.83% YoY from \$360,000 to \$435,000, while the median price per square foot also rose from \$168.68 to \$208.33.

Months inventory for single-family homes rose from 1.1 to 1.8 months supply, and days to sell declined from 54 to 53.

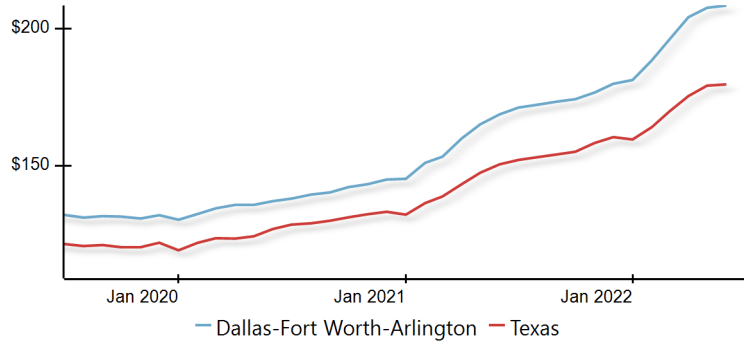
**Table 3: Single-Family Activity**

	Jun 2022	YoY %
<b>Sales</b>	9,181	-7.56%
<b>Dollar Volume</b>	\$4,911,130,766	9.46%
<b>Median Close Price</b>	\$435,000	20.83%
<b>New Listings</b>	14,512	25.63%
<b>Active Listings</b>	15,414	60.60%
<b>Months Inventory</b>	1.8	71.57%
<b>Days to Sell</b>	53	-1.85%
<b>Average Price PSF</b>	\$220.00	22.92%
<b>Median Price PSF</b>	\$208.33	23.51%
<b>Median Square Feet</b>	2,153	-1.96%
<b>Close to Original List Price</b>	103.24%	-0.67%

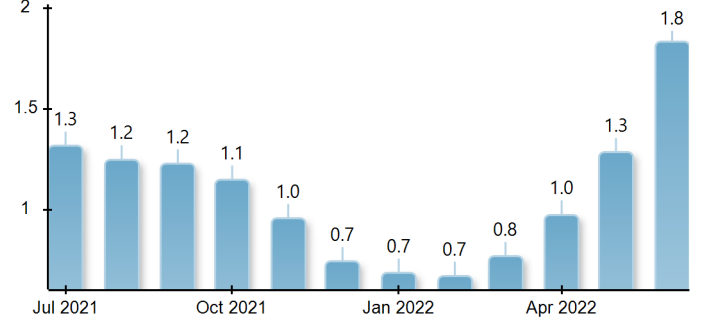
Total Sales Volume



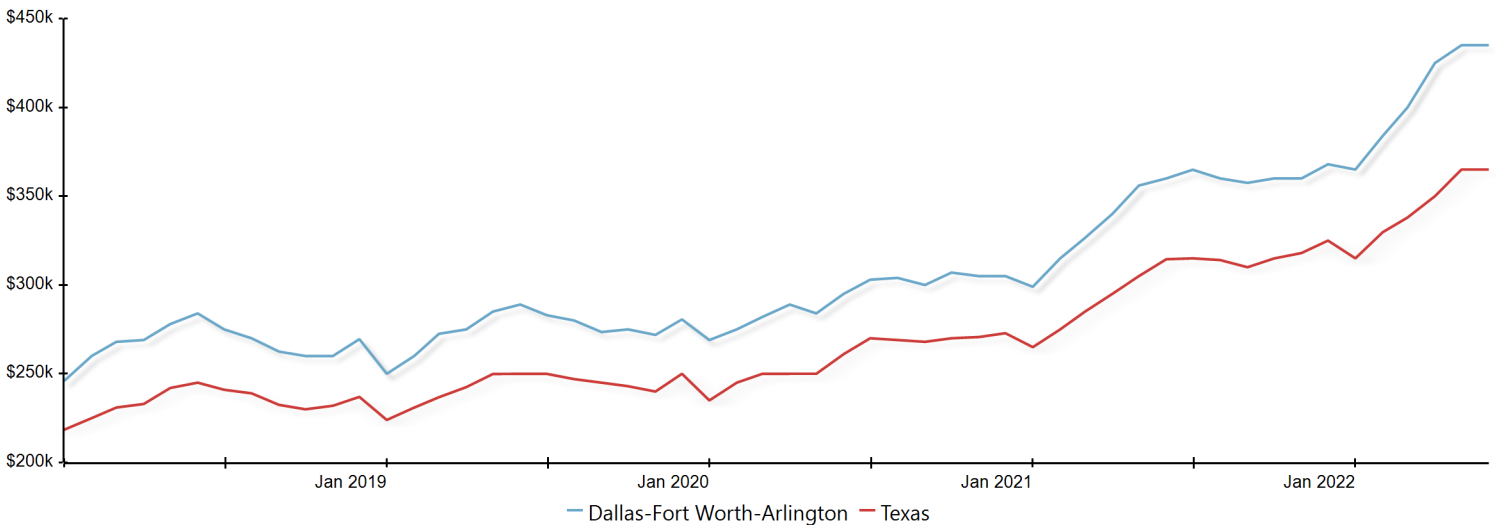
Median Price PSF



Months Inventory



Median Close Price



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## Townhomes

Sales volume for townhomes decreased 10.33% YoY from 368 to 330 transactions. Year-to-date sales reached a total of 1,720 closed listings. Dollar volume rose from \$134.36 million to \$141.66 million.

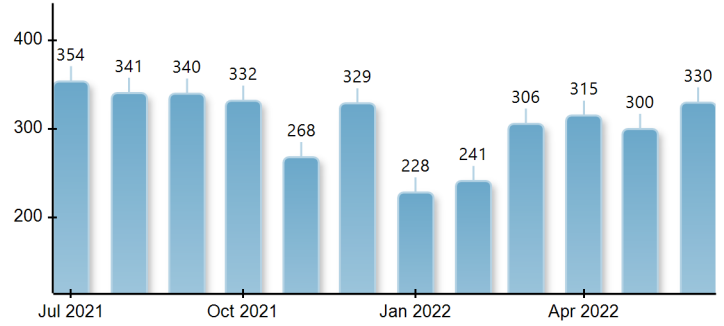
The average sales price rose 17.57% YoY from \$365,119 to \$429,278, while the average price per square foot subsequently rose from \$190.52 to \$233.07. Median price rose 19.37% YoY from \$338,500 to \$404,065, while the median price per square foot also rose from \$187.01 to \$232.22.

Months inventory for townhomes declined from 1.9 to 1.7 months supply, and days to sell rose from 77 to 87.

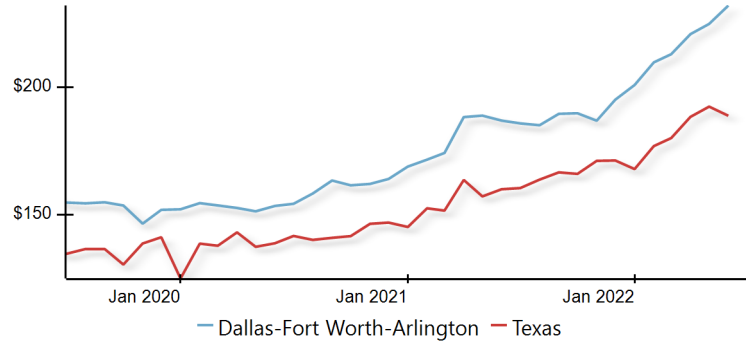
**Table 4: Townhouse Activity**

	Jun 2022	YoY %
<b>Sales</b>	330	-10.33%
<b>Dollar Volume</b>	\$141,661,771	5.43%
<b>Median Close Price</b>	\$404,065	19.37%
<b>New Listings</b>	464	7.41%
<b>Active Listings</b>	531	-10.00%
<b>Months Inventory</b>	1.7	-7.19%
<b>Days to Sell</b>	87	12.99%
<b>Average Price PSF</b>	\$233.07	22.33%
<b>Median Price PSF</b>	\$232.22	24.17%
<b>Median Square Feet</b>	1,772	-2.26%
<b>Close to Original List Price</b>	102.76%	1.49%

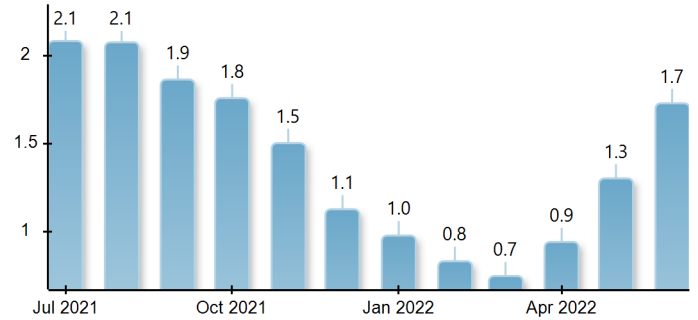
Total Sales Volume



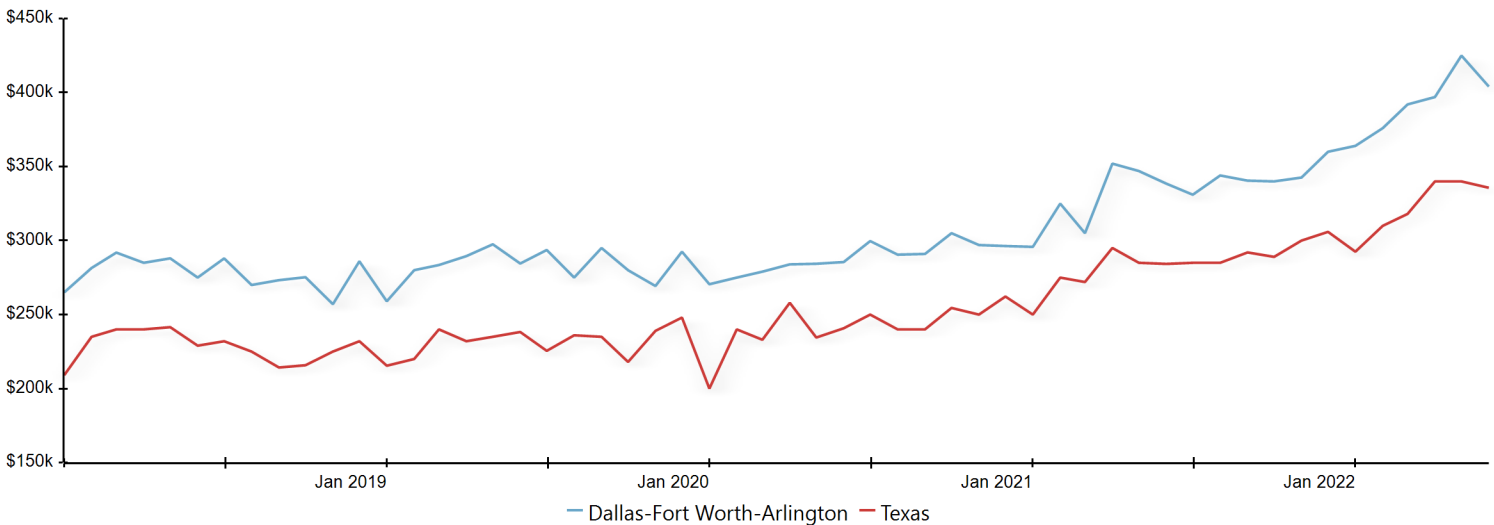
Median Price PSF



Months Inventory



Median Close Price



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## Condominiums

Sales volume for condominiums decreased 33.53% YoY from 516 to 343 transactions. Year-to-date sales reached a total of 2,166 closed listings. Dollar volume dipped from \$168.29 million to \$131.81 million.

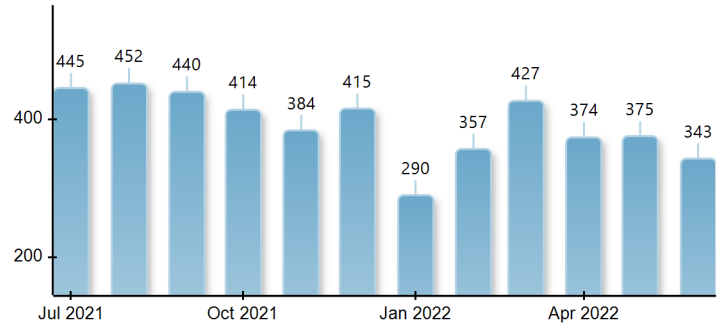
The average sales price rose 17.83% YoY from \$326,136 to \$384,273, while the average price per square foot subsequently rose from \$223.52 to \$270.70. Median price rose 19.57% YoY from \$230,000 to \$275,000, while the median price per square foot also rose from \$205.80 to \$245.30.

Months inventory for condominiums declined from 2.3 to 1.3 months supply, and days to sell declined from 78 to 50.

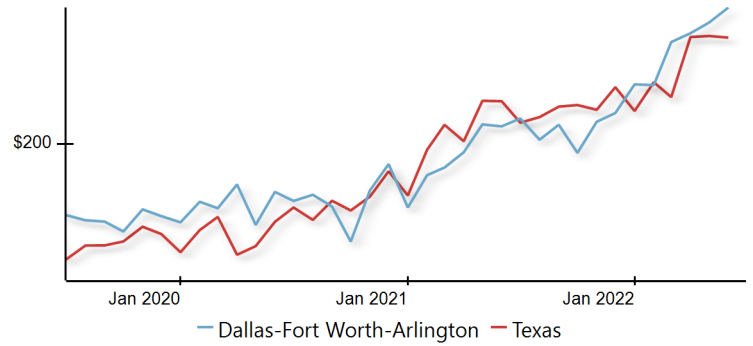
**Table 5: Condominium Activity**

	Jun 2022	YoY %
<b>Sales</b>	343	-33.53%
<b>Dollar Volume</b>	\$131,805,734	-21.68%
<b>Median Close Price</b>	\$275,000	19.57%
<b>New Listings</b>	453	-20.53%
<b>Active Listings</b>	510	-41.71%
<b>Months Inventory</b>	1.3	-43.43%
<b>Days to Sell</b>	50	-35.90%
<b>Average Price PSF</b>	\$270.70	21.11%
<b>Median Price PSF</b>	\$245.30	19.19%
<b>Median Square Feet</b>	1,100	-5.82%
<b>Close to Original List Price</b>	102.90%	4.45%

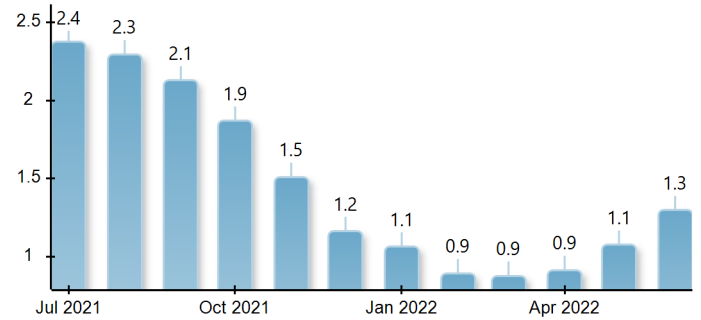
Total Sales Volume



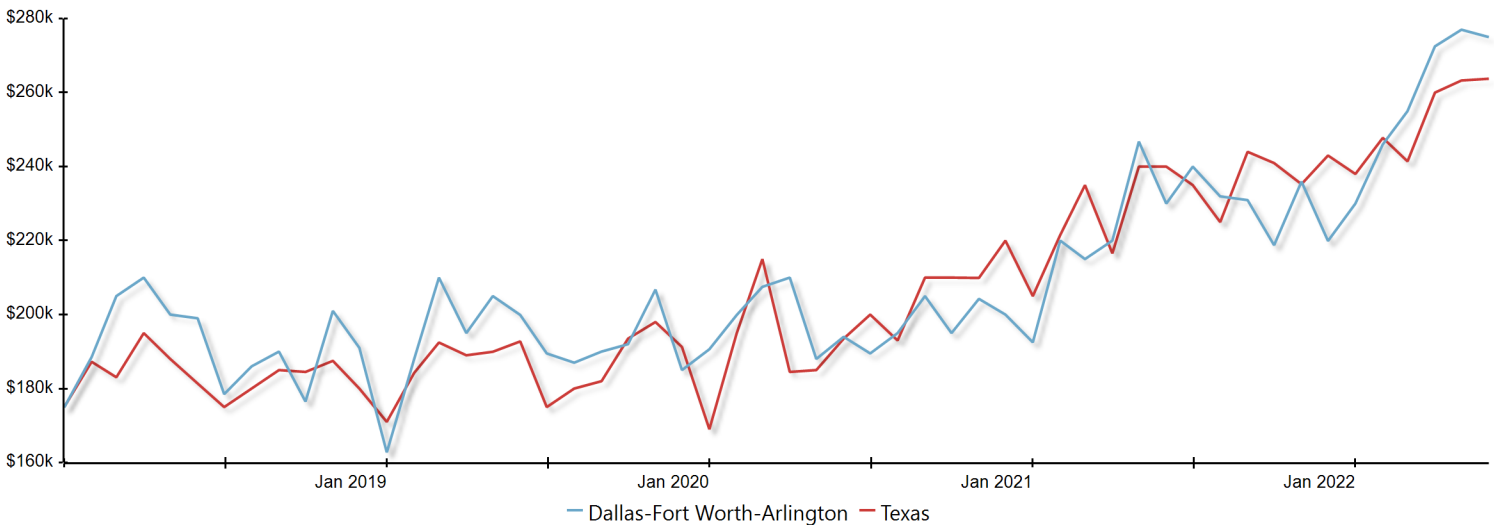
Median Price PSF



Months Inventory



Median Close Price



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