



Housing Report for Dallas-Fort Worth-Arlington

Spotlight on July 2022

Economic News

July MSA jobs increased from 3,791,900 to 4,125,200, according to the latest figures published by the Texas Workforce Commission. This marks a 8.79% year-over-year (YoY) increase compared with July 2021, a net increase of 333,300 new jobs. Over the past five years, the job growth rate has increased at an average annual rate of 3.25%.

In addition, the unemployment rate for July decreased to 3.80% from 5.30% in 2021.

Housing Update

Sales volume for single-unit residential housing decreased 14.89% YoY from 10,423 to 8,871 transactions. Year-to-date sales reached a total of 59,191 closed listings. Dollar volume dipped from \$4.55 billion to \$4.44 billion.

The average sales price rose 14.52% YoY from \$436,973 to \$500,416, while the average price per square foot subsequently rose from \$183.07 to \$215.63. Median price rose 15.92% YoY from \$358,000 to \$415,000, while the median price per square foot also rose from \$172.34 to \$205.40.

Months inventory for single-unit residential housing rose from 1.4 to 2.2 months supply, and days to sell declined from 54 to 53.

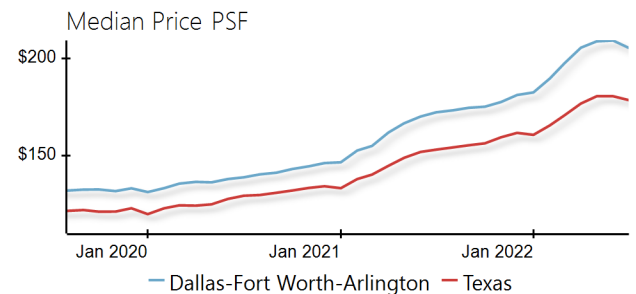
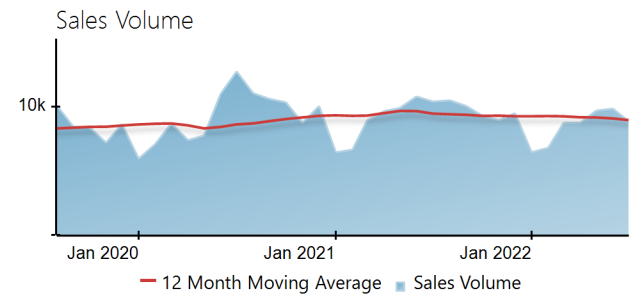
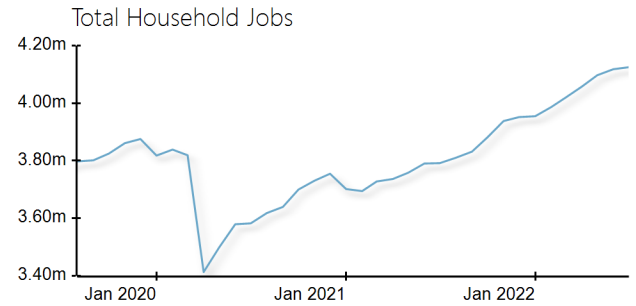


Table 1: Month Activity

	2022				2021	
	July	YoY %	YTD	YoY %	July	YoY %
Sales	8,871	-14.89%	59,191	-5.78%	10,423	-18.32%
Dollar Volume	\$4,439,191,874	-2.53%	\$29,108,848,077	10.45%	\$4,554,569,884	-1.75%
Median Close Price	\$415,000	15.92%	\$405,000	20.13%	\$358,000	19.33%
New Listings	13,673	-0.03%	80,941	6.52%	13,677	5.07%
Active Listings	19,566	49.05%	11,023	7.61%	13,127	-33.76%
Months Inventory	2.2	57.47%	2.2	57.47%	1.4	-39.64%
Days to Sell*	53	-1.85%	59	-6.35%	54	-30.77%
Average Price PSF	\$215.63	17.79%	\$212.86	22.48%	\$183.07	23.30%
Median Price PSF	\$205.40	19.18%	\$200.91	23.77%	\$172.34	24.09%
Median Square Feet	2,067	-1.99%	2,050	-2.66%	2,109	-3.21%
Close to Original List Price	100.70%	-2.32%	103.35%	1.60%	103.09%	5.68%

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

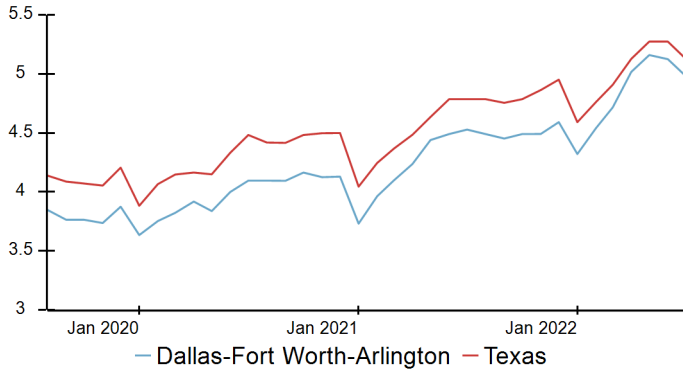
About the data used in this report

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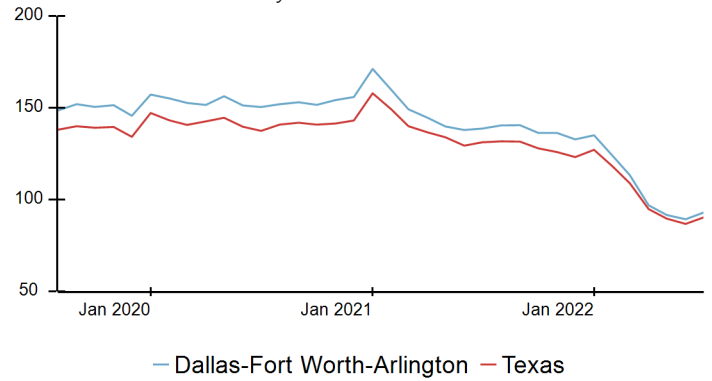




Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

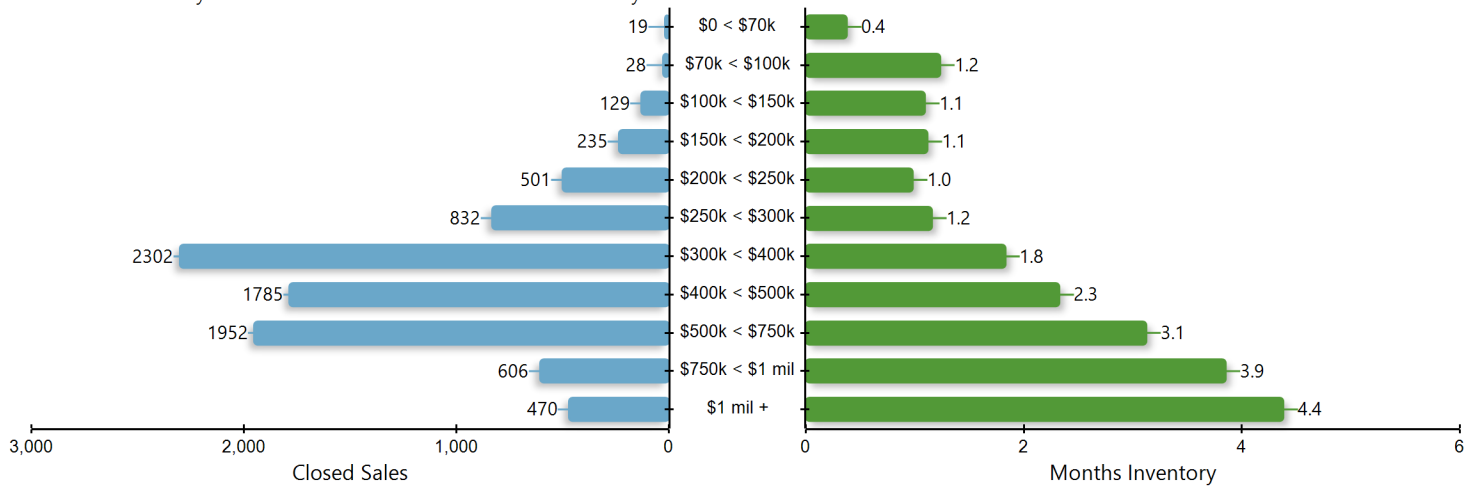


Table 2: Price Cohort Analysis

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	19	18.75%	0.21%	\$52,500	-13.58%	\$56.56	-30.49%	5	0.4	1,350	1983
\$70k < \$100k	28	-34.88%	0.32%	\$90,000	4.96%	\$106.93	13.13%	43	1.2	823	1972
\$100k < \$150k	129	-27.53%	1.46%	\$128,200	-1.38%	\$134.23	2.32%	159	1.1	984	1968
\$150k < \$200k	235	-53.00%	2.65%	\$180,000	0.00%	\$166.67	9.21%	379	1.1	1,068	1966
\$200k < \$250k	501	-50.88%	5.66%	\$226,000	-1.53%	\$183.92	13.83%	690	1.0	1,220	1972
\$250k < \$300k	832	-50.45%	9.39%	\$275,000	0.00%	\$192.99	19.25%	1,293	1.2	1,421	1979
\$300k < \$400k	2,302	-16.32%	25.98%	\$350,000	1.45%	\$195.35	17.78%	4,498	1.8	1,784	2002
\$400k < \$500k	1,785	3.48%	20.15%	\$440,000	0.02%	\$202.68	15.27%	3,793	2.3	2,170	2004
\$500k < \$750k	1,952	18.23%	22.03%	\$590,000	0.85%	\$218.73	14.69%	5,162	3.1	2,733	2006
\$750k < \$1 mil	606	28.66%	6.84%	\$839,000	-0.12%	\$245.95	11.64%	1,862	3.9	3,437	2007
\$1 mil +	470	20.82%	5.31%	\$1,375,000	5.00%	\$327.03	6.44%	1,682	4.4	4,311	2006

*** Not displayed when fewer than 5 sales

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Single-Family Homes

Sales volume for single-family homes decreased 14.25% YoY from 9,624 to 8,253 transactions. Year-to-date sales reached a total of 54,674 closed listings. Dollar volume dipped from \$4.29 billion to \$4.23 billion.

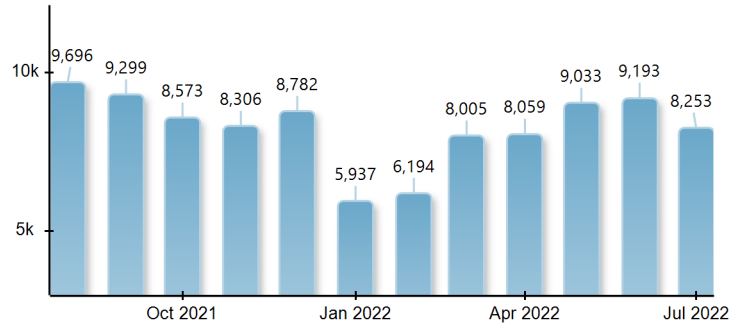
The average sales price rose 14.85% YoY from \$445,906 to \$512,139, while the average price per square foot subsequently rose from \$181.03 to \$214.40. Median price rose 15.1% YoY from \$364,900 to \$420,000, while the median price per square foot also rose from \$171.14 to \$204.49.

Months inventory for single-family homes rose from 1.3 to 2.2 months supply, and days to sell rose from 52 to 53.

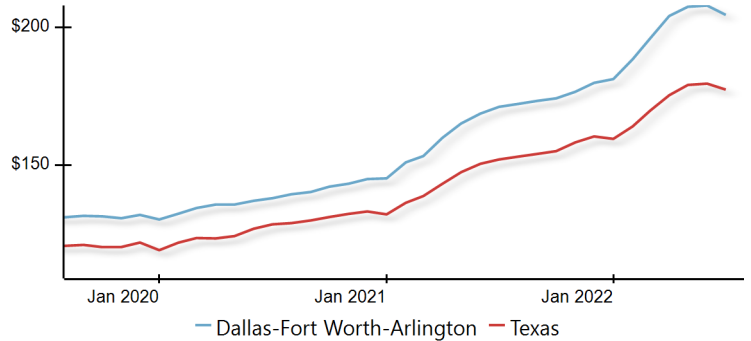
Table 3: Single-Family Activity

	Jul 2022	YoY %
Sales	8,253	-14.25%
Dollar Volume	\$4,226,686,918	-1.51%
Median Close Price	\$420,000	15.10%
New Listings	12,869	1.93%
Active Listings	18,454	59.76%
Months Inventory	2.2	69.20%
Days to Sell	53	1.92%
Average Price PSF	\$214.40	18.44%
Median Price PSF	\$204.49	19.49%
Median Square Feet	2,125	-2.07%
Close to Original List Price	100.64%	-2.64%

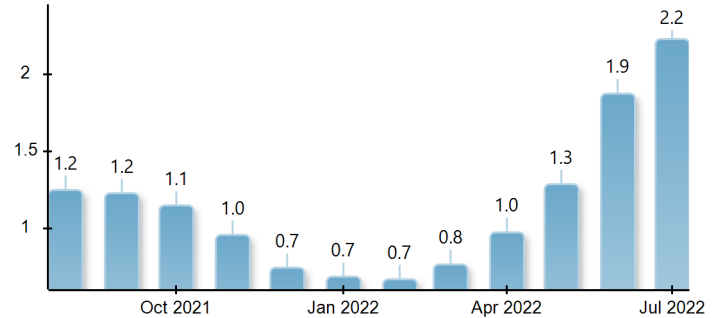
Total Sales Volume



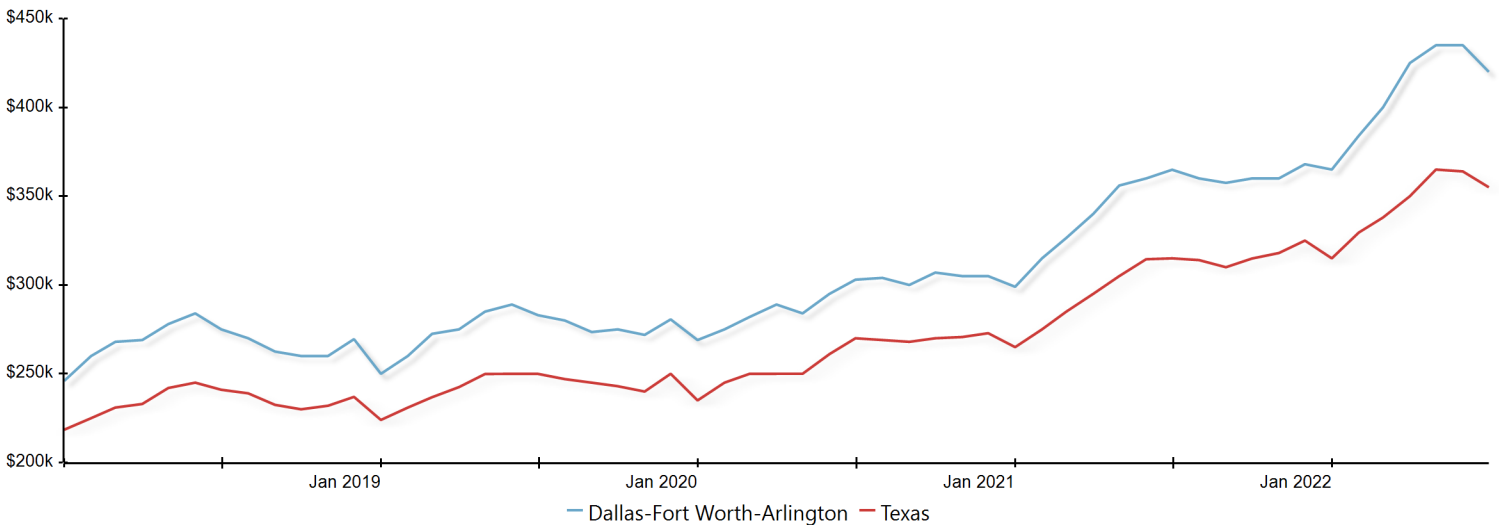
Median Price PSF



Months Inventory



Median Close Price



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Townhomes

Sales volume for townhomes decreased 24.86% YoY from 354 to 266 transactions. Year-to-date sales reached a total of 1,993 closed listings. Dollar volume dipped from \$128.59 million to \$108.2 million.

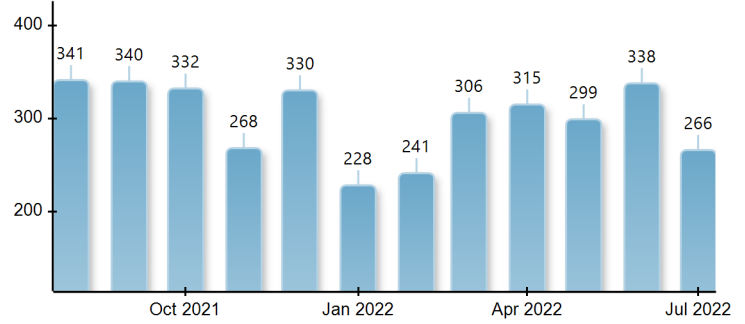
The average sales price rose 11.98% YoY from \$363,259 to \$406,763, while the average price per square foot subsequently rose from \$192.15 to \$223.67. Median price rose 18.08% YoY from \$331,000 to \$390,832, while the median price per square foot also rose from \$185.91 to \$220.03.

Months inventory for townhomes declined from 2.1 to 2.0 months supply, and days to sell declined from 78 to 73.

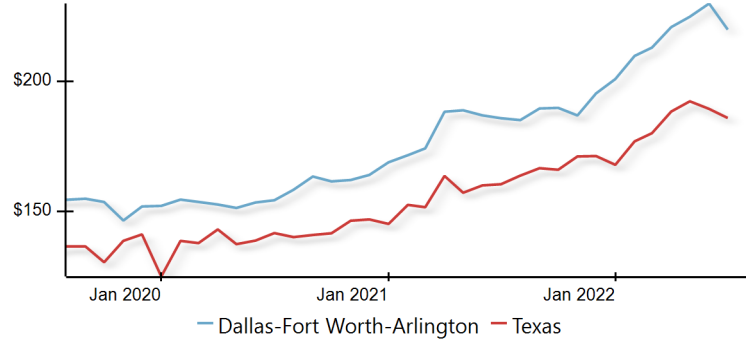
Table 4: Townhouse Activity

	Jul 2022	YoY %
Sales	266	-24.86%
Dollar Volume	\$108,198,922	-15.86%
Median Close Price	\$390,832	18.08%
New Listings	391	-21.64%
Active Listings	604	-8.48%
Months Inventory	2.0	-3.10%
Days to Sell	73	-6.41%
Average Price PSF	\$223.67	16.40%
Median Price PSF	\$220.03	18.36%
Median Square Feet	1,799	0.90%
Close to Original List Price	101.58%	0.09%

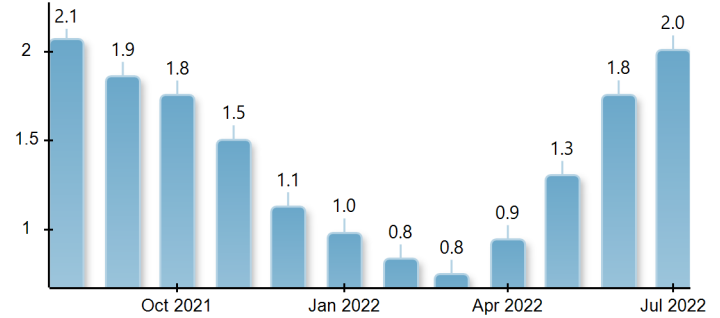
Total Sales Volume



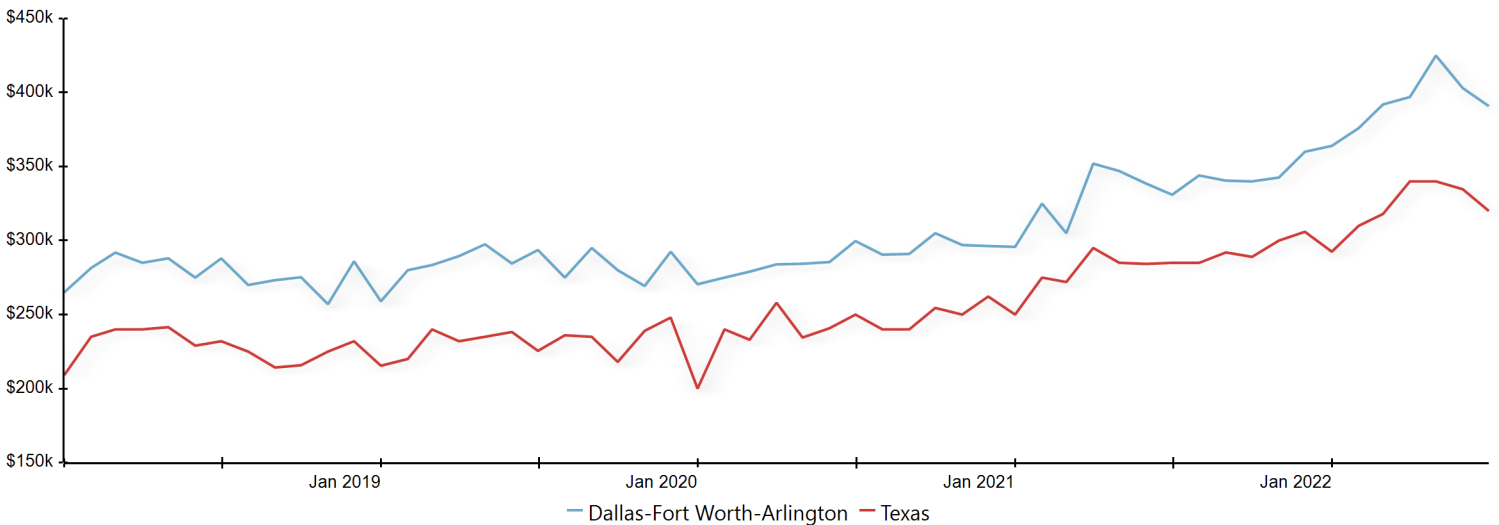
Median Price PSF



Months Inventory



Median Close Price



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Condominiums

Sales volume for condominiums decreased 22.7% YoY from 445 to 344 transactions. Year-to-date sales reached a total of 2,513 closed listings. Dollar volume dipped from \$134.34 million to \$100.43 million.

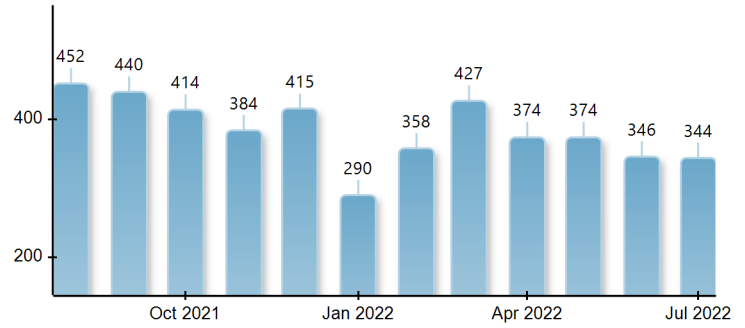
The average sales price dipped 3.29% YoY from \$301,879 to \$291,958, while the average price per square foot rose from \$220.16 to \$238.83. Median price rose 2.08% YoY from \$240,000 to \$245,000, while the median price per square foot rose from \$208.41 to \$223.70.

Months inventory for condominiums declined from 2.4 to 1.3 months supply, and days to sell declined from 75 to 46.

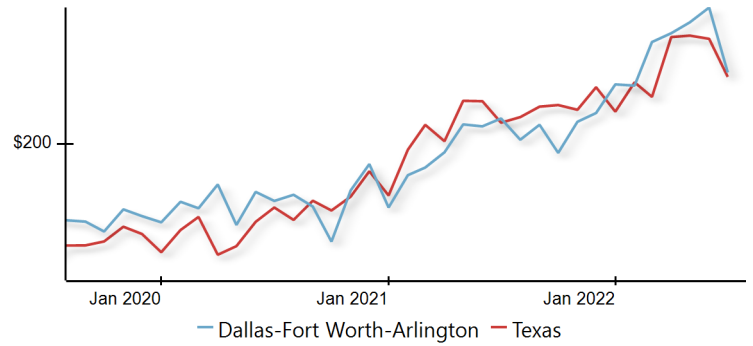
Table 5: Condominium Activity

	Jul 2022	YoY %
Sales	344	-22.70%
Dollar Volume	\$100,433,401	-25.24%
Median Close Price	\$245,000	2.08%
New Listings	413	-25.32%
Active Listings	508	-44.54%
Months Inventory	1.3	-44.49%
Days to Sell	46	-38.67%
Average Price PSF	\$238.83	8.48%
Median Price PSF	\$223.70	7.34%
Median Square Feet	1,071	-6.63%
Close to Original List Price	101.33%	3.10%

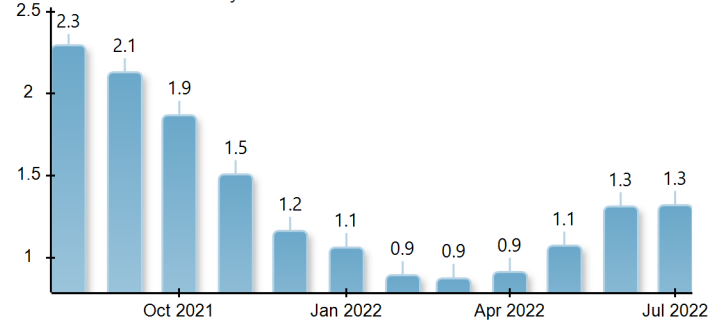
Total Sales Volume



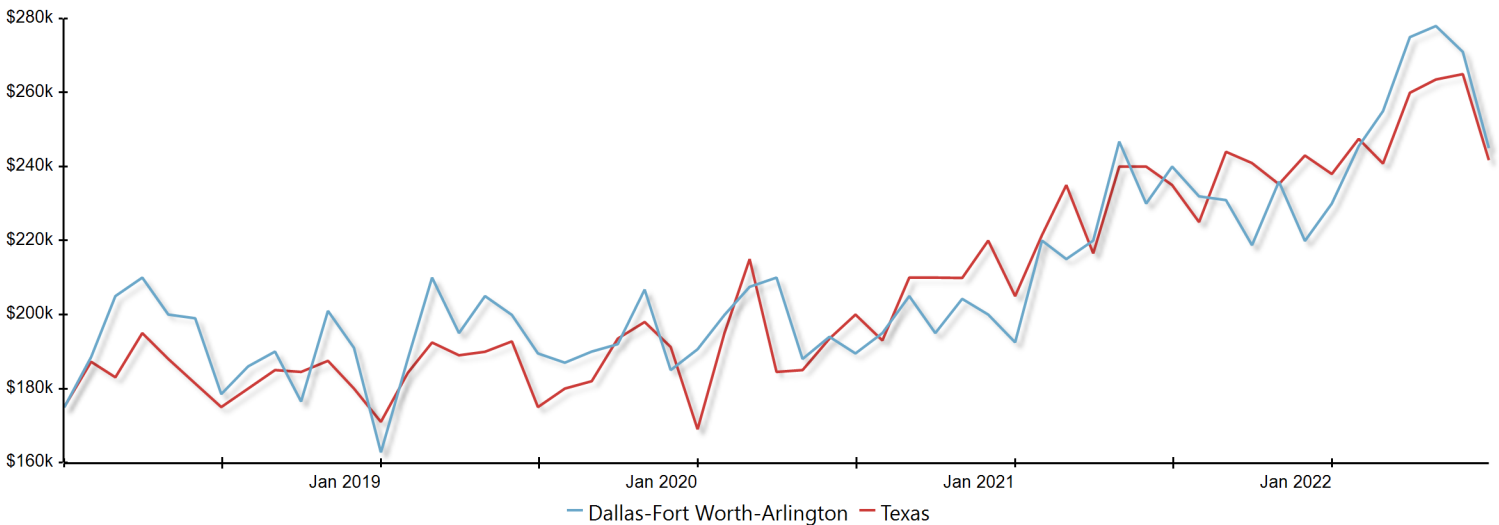
Median Price PSF



Months Inventory



Median Close Price



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