



Housing Report for Dallas-Fort Worth-Arlington

Spotlight on August 2022

Economic News

August MSA jobs increased from 3,810,600 to 4,125,700, according to the latest figures published by the Texas Workforce Commission. This marks a 8.27% year-over-year (YoY) increase compared with August 2021, a net increase of 315,100 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 August decreased to 3.70% from 4.70% in 2021.

Housing Update

Sales volume for single-unit residential housing decreased 10.32% YoY from 10,489 to 9,407 transactions. Year-to-date sales reached a total of 68,516 closed listings. Dollar volume rose from \$4.51 billion to \$4.62 billion.

The average sales price rose 14.23% YoY from \$429,836 to \$491,020, while the average price per square foot subsequently rose from \$183.16 to \$213.59. Median price rose 14.85% YoY from \$355,000 to \$407,706, while the median price per square foot also rose from \$173.32 to \$202.08.

Months inventory for single-unit residential housing rose from 1.3 to 2.2 months supply, and days to sell rose from 53 to 58.

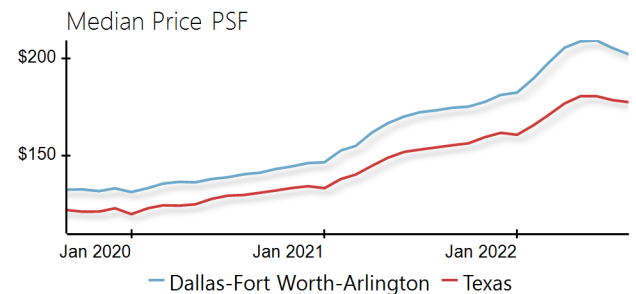
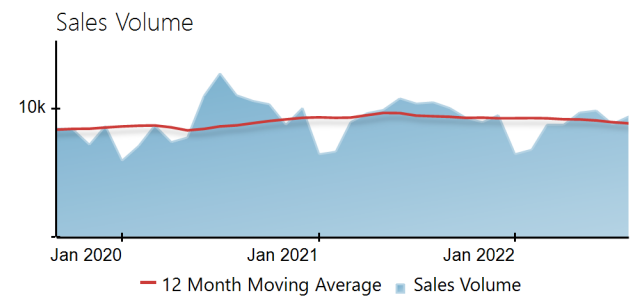
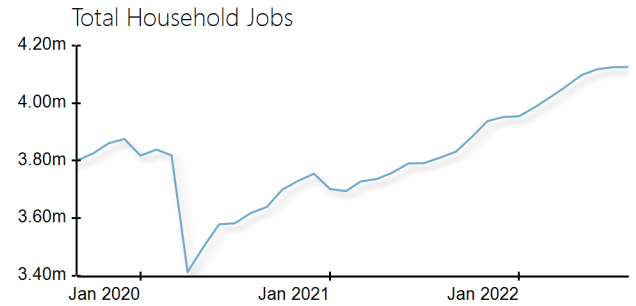


Table 1: Month Activity

	2022				2021	
	August	YoY %	YTD	YoY %	August	YoY %
Sales	9,407	-10.32%	68,516	-6.54%	10,489	-5.09%
Dollar Volume	\$4,619,025,523	2.45%	\$33,674,016,769	9.10%	\$4,508,547,819	12.13%
Median Close Price	\$407,706	14.85%	\$405,000	19.12%	\$355,000	18.33%
New Listings	11,400	0.29%	92,559	5.96%	11,367	-2.35%
Active Listings	19,503	56.65%	12,095	14.98%	12,450	-30.79%
Months Inventory	2.2	66.49%	2.2	66.49%	1.3	-36.03%
Days to Sell*	58	9.43%	58	-6.45%	53	-29.33%
Average Price PSF	\$213.59	16.61%	\$212.91	21.57%	\$183.16	21.84%
Median Price PSF	\$202.08	16.59%	\$201.07	22.62%	\$173.32	23.42%
Median Square Feet	2,049	-0.87%	2,050	-2.38%	2,067	-4.31%
Close to Original List Price	98.23%	-3.71%	102.66%	0.88%	102.02%	4.34%

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

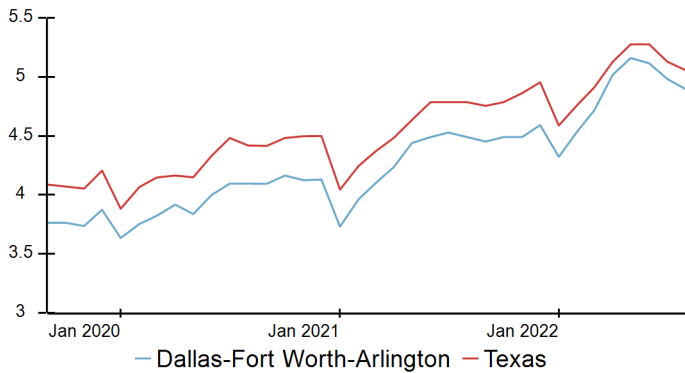
About the data used in this report

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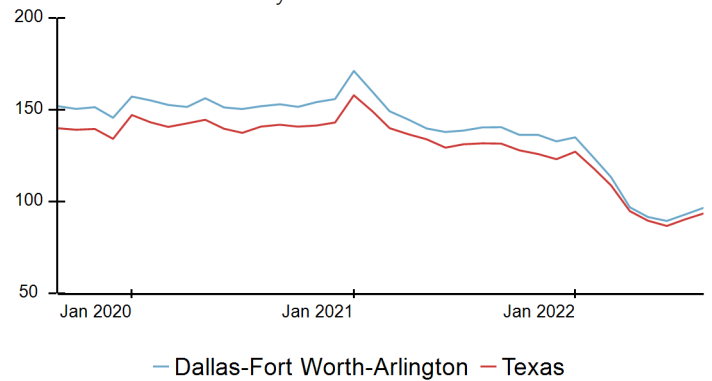




Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

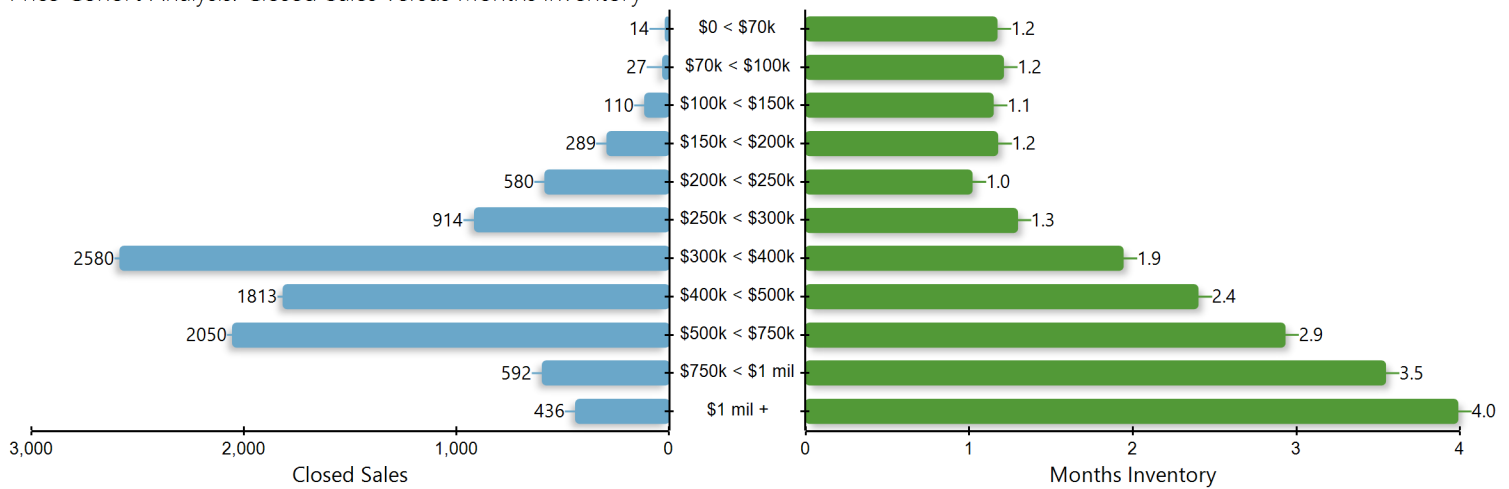


Table 2: Price Cohort Analysis

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	14	-26.32%	0.15%	\$45,000	-18.18%	\$52.08	-16.46%	14	1.2	1,836	2000
\$70k < \$100k	27	-53.45%	0.29%	\$85,500	0.59%	\$94.87	4.02%	39	1.2	903	1969
\$100k < \$150k	110	-47.12%	1.17%	\$126,000	-3.08%	\$126.95	-2.96%	157	1.1	979	1970
\$150k < \$200k	289	-43.00%	3.07%	\$179,900	-0.06%	\$161.21	6.09%	376	1.2	1,094	1968
\$200k < \$250k	580	-43.14%	6.17%	\$225,500	-1.96%	\$184.26	14.07%	676	1.0	1,242	1971
\$250k < \$300k	914	-45.37%	9.72%	\$277,000	0.73%	\$187.91	15.19%	1,358	1.3	1,466	1982
\$300k < \$400k	2,580	-9.85%	27.43%	\$346,635	0.96%	\$193.60	14.14%	4,720	1.9	1,789	2003
\$400k < \$500k	1,813	4.14%	19.28%	\$441,015	0.92%	\$201.21	13.04%	3,918	2.4	2,196	2005
\$500k < \$750k	2,050	28.93%	21.80%	\$590,000	1.72%	\$216.60	13.69%	4,943	2.9	2,752	2006
\$750k < \$1 mil	592	36.09%	6.29%	\$849,000	2.29%	\$245.47	13.36%	1,758	3.6	3,484	2007
\$1 mil +	436	15.96%	4.64%	\$1,350,000	0.00%	\$334.23	10.47%	1,544	4.0	4,316	2007

*** Not displayed when fewer than 5 sales

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Single-Family Homes

Sales volume for single-family homes decreased 9.63% YoY from 9,696 to 8,762 transactions. Year-to-date sales reached a total of 63,364 closed listings. Dollar volume rose from \$4.25 billion to \$4.38 billion.

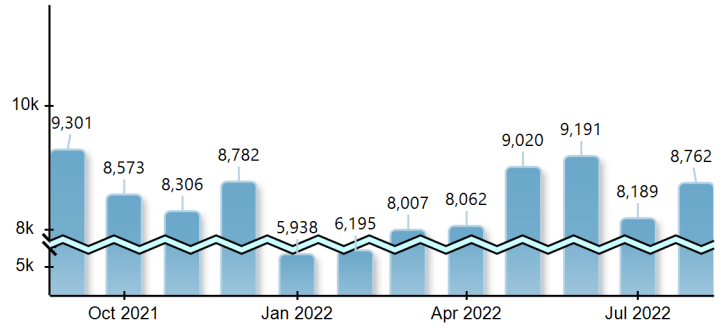
The average sales price rose 14.02% YoY from \$437,968 to \$499,380, while the average price per square foot subsequently rose from \$181.10 to \$211.41. Median price rose 14.73% YoY from \$360,000 to \$413,025, while the median price per square foot also rose from \$172.20 to \$200.68.

Months inventory for single-family homes rose from 1.2 to 2.3 months supply, and days to sell rose from 52 to 58.

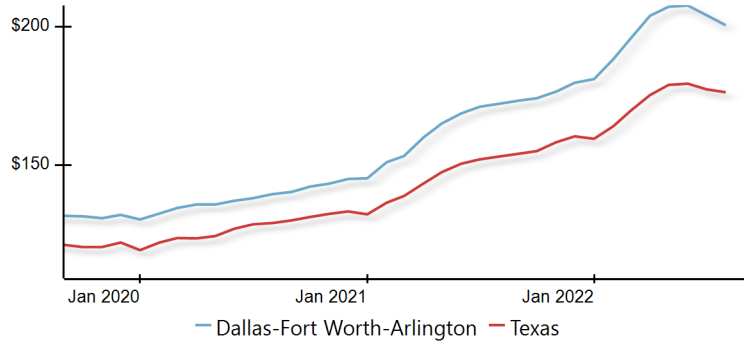
Table 3: Single-Family Activity

	Aug 2022	YoY %
Sales	8,762	-9.63%
Dollar Volume	\$4,375,570,982	3.04%
Median Close Price	\$413,025	14.73%
New Listings	10,691	2.16%
Active Listings	18,448	69.56%
Months Inventory	2.3	80.17%
Days to Sell	58	11.54%
Average Price PSF	\$211.41	16.74%
Median Price PSF	\$200.68	16.54%
Median Square Feet	2,101	-0.94%
Close to Original List Price	98.12%	-4.04%

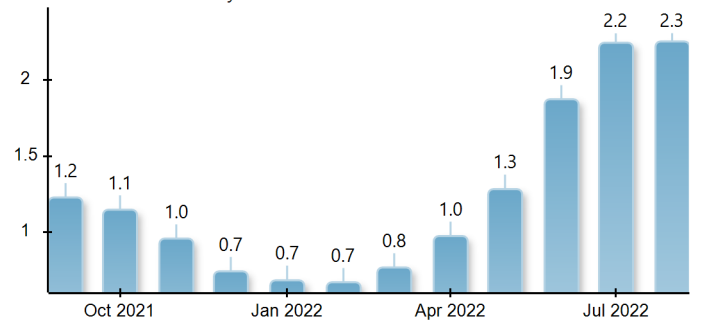
Total Sales Volume



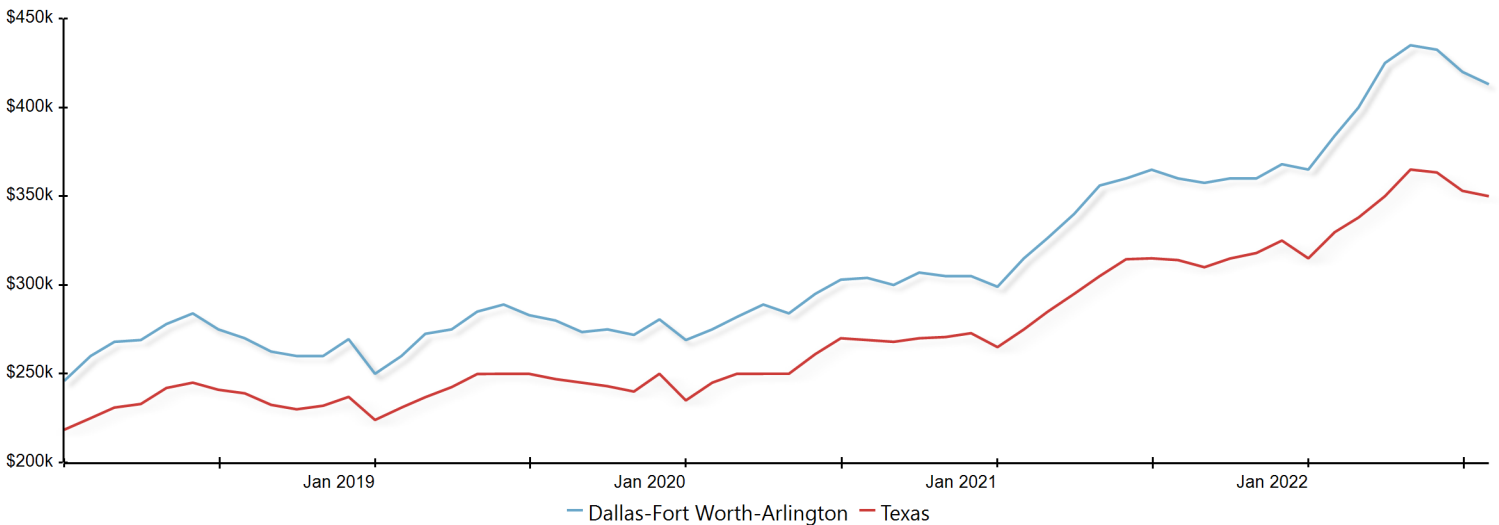
Median Price PSF



Months Inventory



Median Close Price



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Townhomes

Sales volume for townhomes decreased 12.61% YoY from 341 to 298 transactions. Year-to-date sales reached a total of 2,293 closed listings. Dollar volume dipped from \$126.44 million to \$121.96 million.

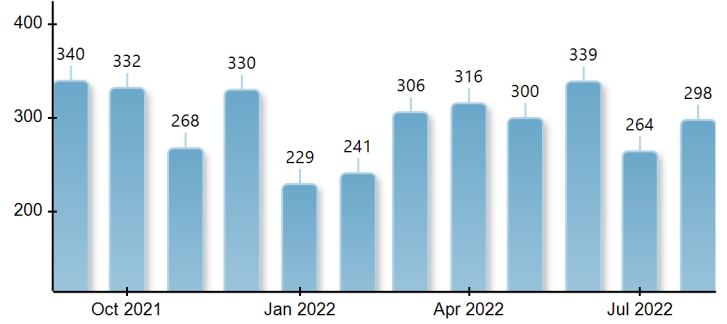
The average sales price rose 10.38% YoY from \$370,780 to \$409,261, while the average price per square foot subsequently rose from \$194.25 to \$226.43. Median price rose 14.83% YoY from \$344,000 to \$395,000, while the median price per square foot also rose from \$185.19 to \$222.96.

Months inventory for townhomes declined from 2.1 to 1.9 months supply, and days to sell declined from 75 to 74.

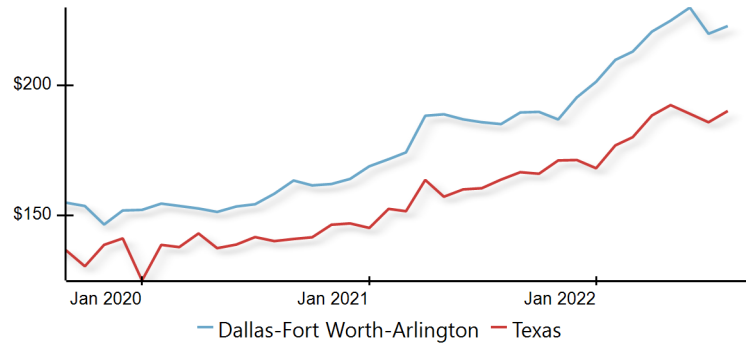
Table 4: Townhouse Activity

	Aug 2022	YoY %
Sales	298	-12.61%
Dollar Volume	\$121,959,655	-3.54%
Median Close Price	\$395,000	14.83%
New Listings	326	-10.93%
Active Listings	561	-15.13%
Months Inventory	1.9	-8.44%
Days to Sell	74	-1.33%
Average Price PSF	\$226.43	16.57%
Median Price PSF	\$222.96	20.40%
Median Square Feet	1,760	-4.97%
Close to Original List Price	99.54%	-0.99%

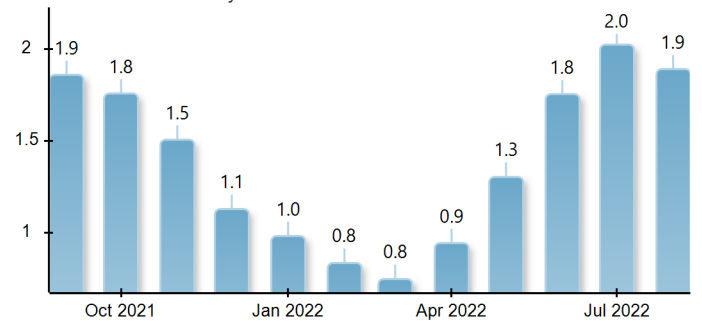
Total Sales Volume



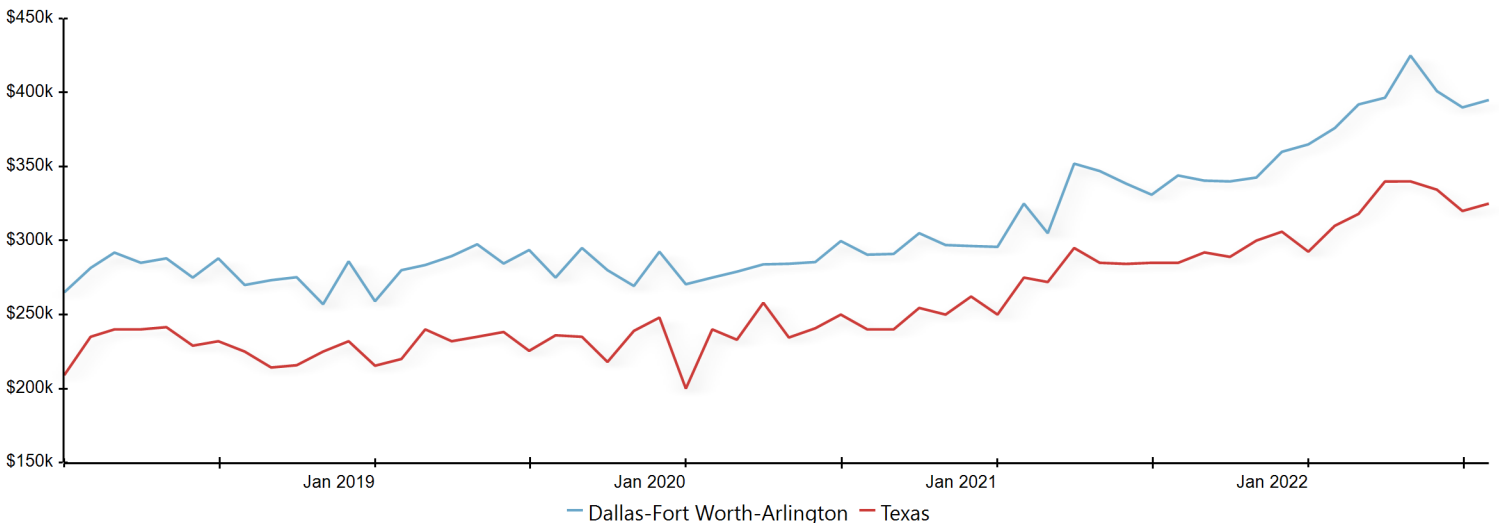
Median Price PSF



Months Inventory



Median Close Price



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Condominiums

Sales volume for condominiums decreased 24.78% YoY from 452 to 340 transactions. Year-to-date sales reached a total of 2,849 closed listings. Dollar volume dipped from \$135.58 million to \$118.5 million.

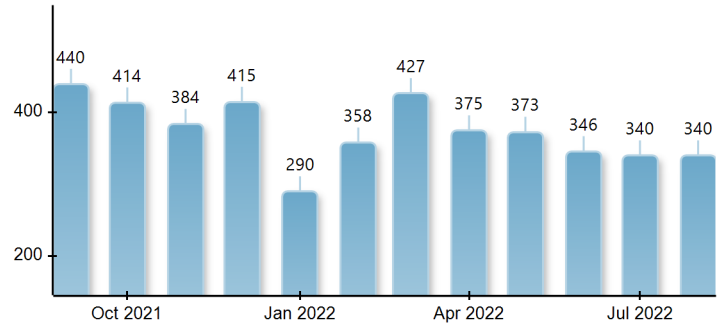
The average sales price rose 16.19% YoY from \$299,956 to \$348,518, while the average price per square foot subsequently rose from \$218.94 to \$258.16. Median price rose 7.72% YoY from \$231,950 to \$249,850, while the median price per square foot also rose from \$201.34 to \$239.70.

Months inventory for condominiums declined from 2.3 to 1.3 months supply, and days to sell declined from 72 to 50.

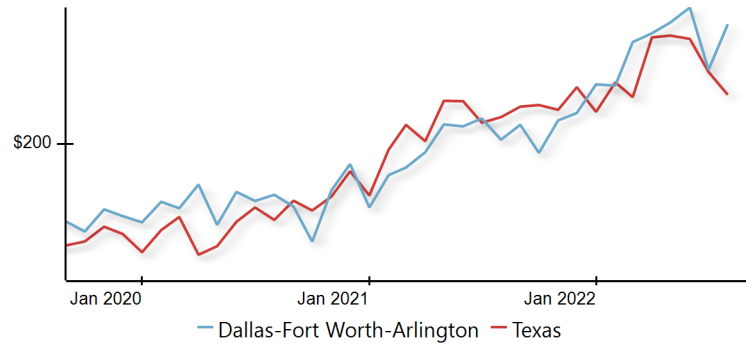
Table 5: Condominium Activity

	Aug 2022	YoY %
Sales	340	-24.78%
Dollar Volume	\$118,496,210	-12.60%
Median Close Price	\$249,850	7.72%
New Listings	383	-28.54%
Active Listings	494	-45.65%
Months Inventory	1.3	-42.65%
Days to Sell	50	-30.56%
Average Price PSF	\$258.16	17.91%
Median Price PSF	\$239.70	19.05%
Median Square Feet	1,103	-1.16%
Close to Original List Price	99.84%	1.70%

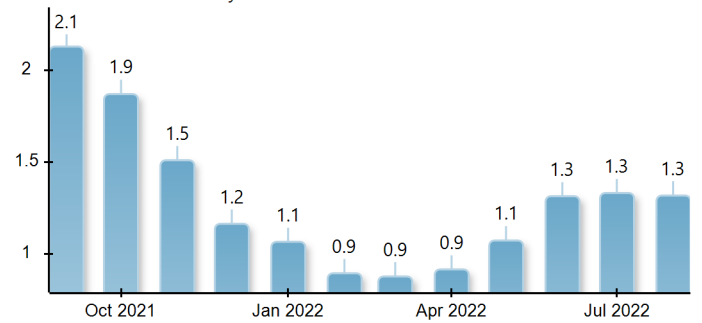
Total Sales Volume



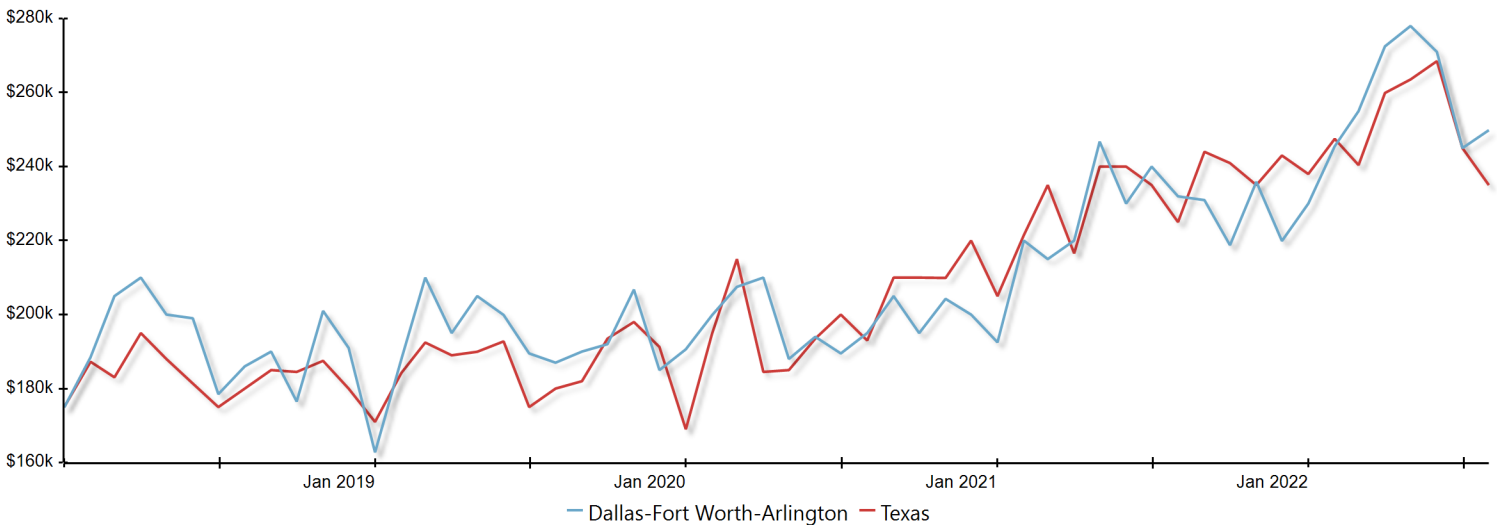
Median Price PSF



Months Inventory



Median Close Price



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