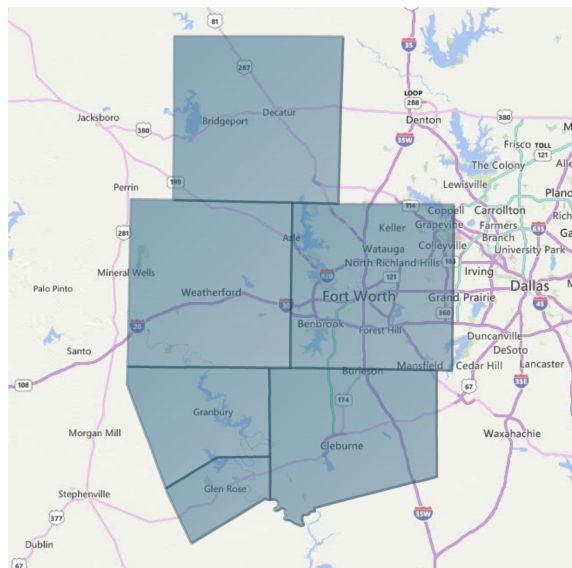


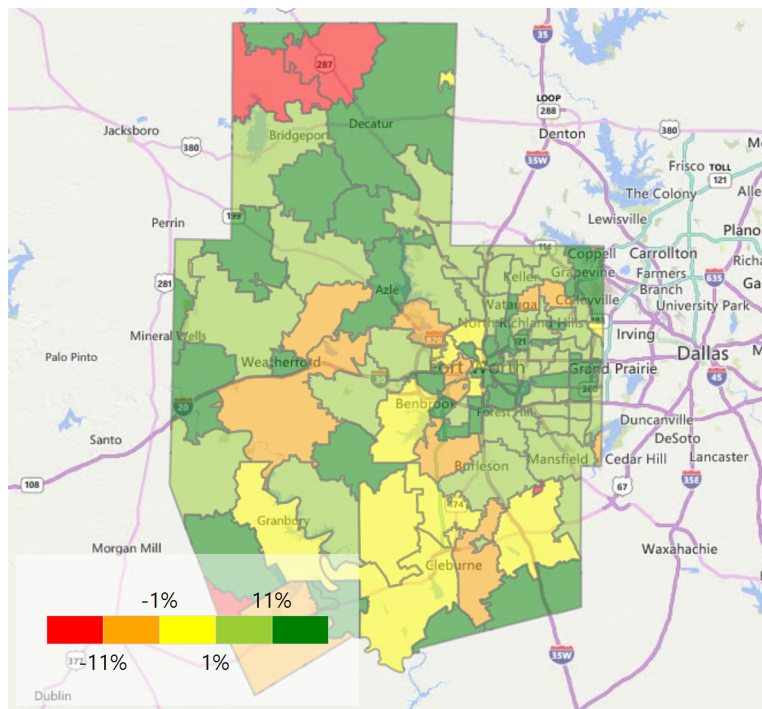
Third Quarter 2018



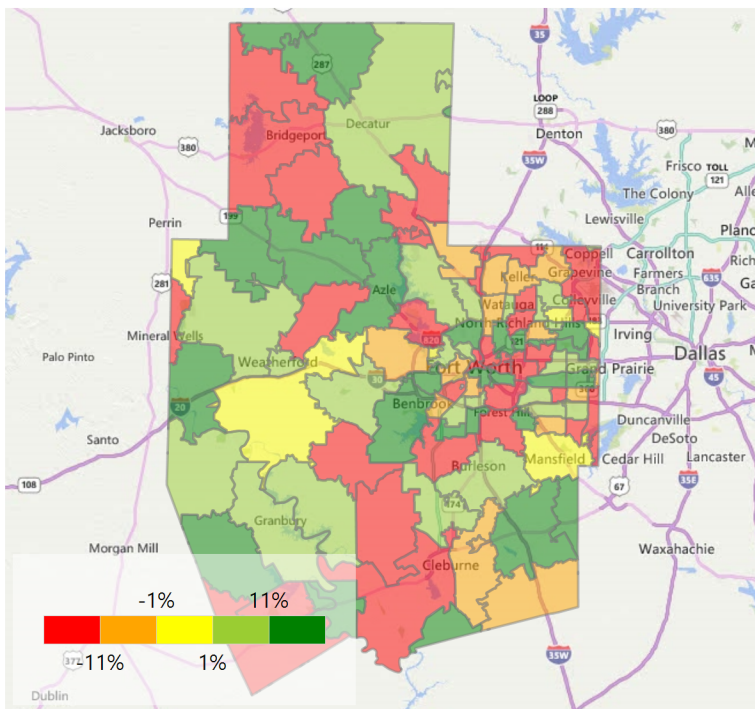
Executive Summary

- Metro area sales volume increased 0.4% to 10,064 transactions. Median price increased 6.2% year-over-year to \$235,750.
- 2018 Q3 months inventory for all residential properties rose 9.8% year-over-year to 2.6 months.
- Metro area residential property listings increased 10.6% year-over-year to 7,762 active listings.

Median Price Change (YoY)



Sales Volume Change (YoY)

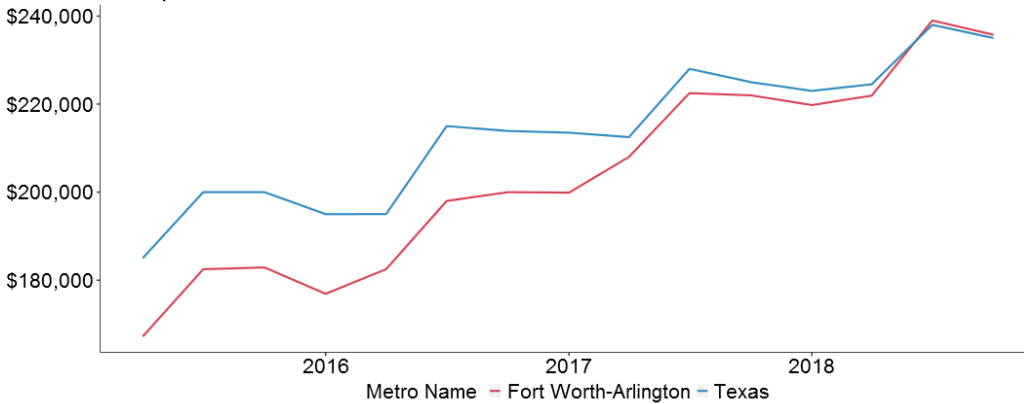


About this report

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

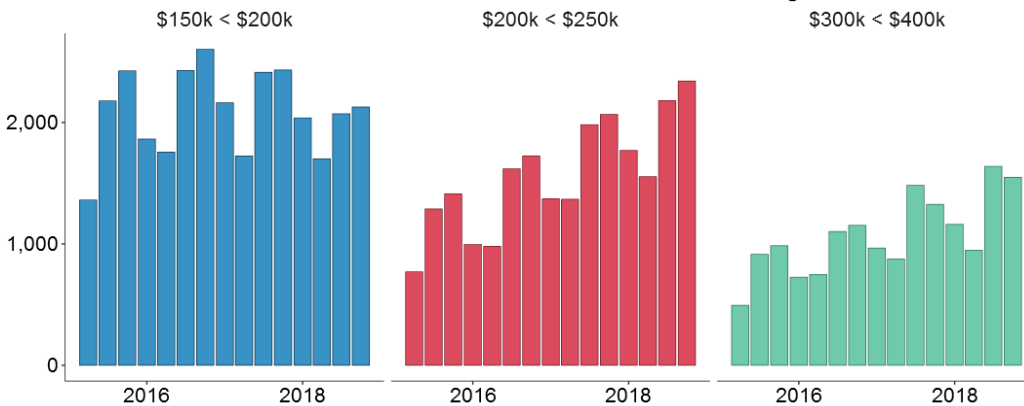
Key Market Metrics

Comparative Metro Area Median Price



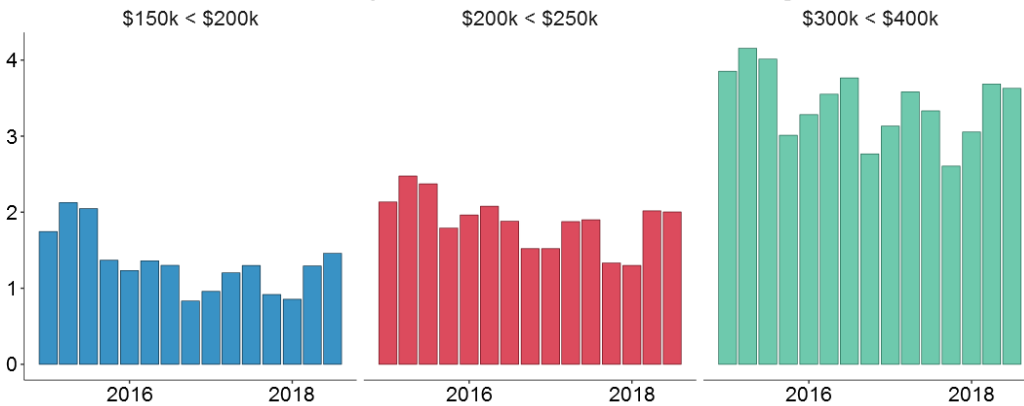
Median price in the Fort Worth-Arlington metro increased by approximately 6.2% year-over-year, from \$223,000 to \$235,750. Metro area price exceeded the statewide median price of \$235,000 by \$750.

Metro Area Sales Volume in Three Most Active Price Ranges



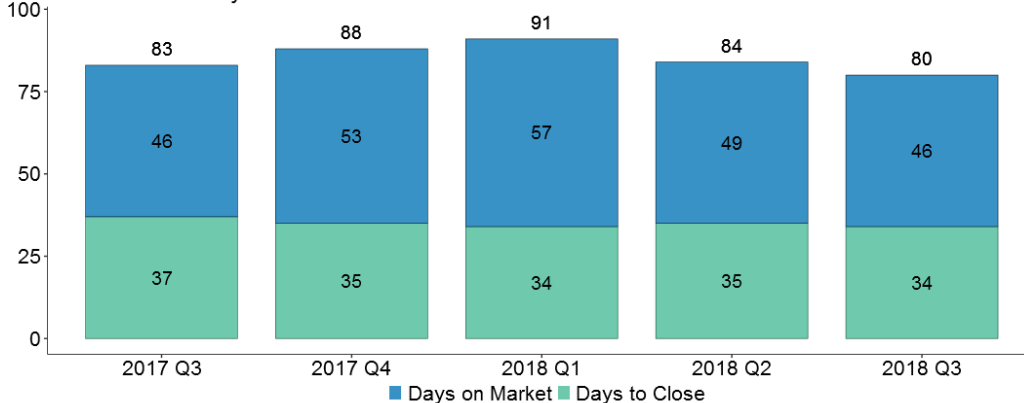
2018 Q3 total sales volume increased by approximately 0.4% year-over-year, from 10,026 to 10,064. Sales of homes between \$200k and \$250k rose from 2,067 to 2,342, while homes between \$150k and \$200k dipped from 2,433 to 2,128, and homes between \$300k and \$400k rose from 1,326 to 1,549.

Metro Area Months Inventory in Three Most Active Price Ranges



Metro area months inventory increased year-over-year from 2.37 to 2.6 months. Homes between \$200k and \$250k rose year-over-year, from 1.9 to 2 months, while homes between \$150k and \$200k rose year-over-year, from 1.3 to 1.46 months and homes between \$300k and \$400k rose year-over-year, from 3.33 to 3.63 months.

Metro Area Days to Sell

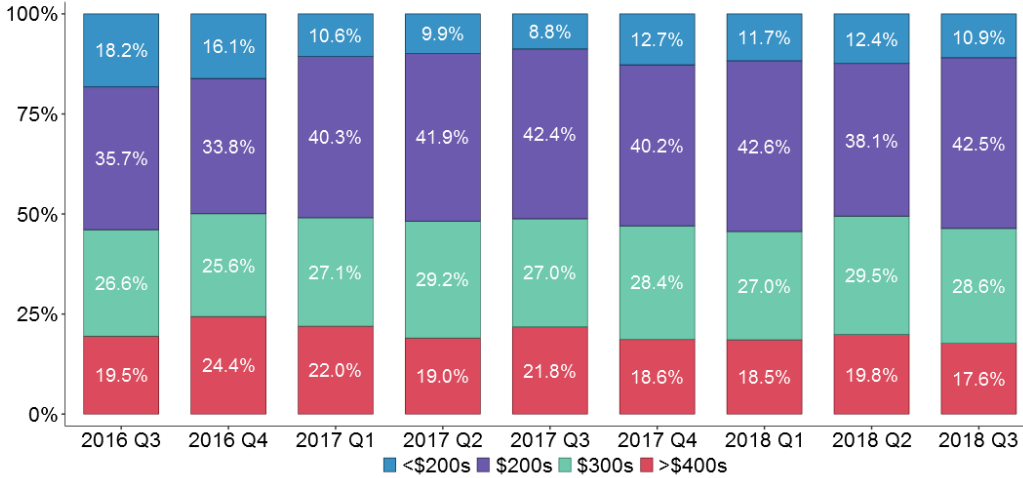


Average days to sell throughout the metro area fell from 67 to 65 days, a decrease of 3% year-over-year. Average days to sell for homes between \$200k and \$250k decreased by approximately 1.7% year-over-year, from 59 to 58 days.



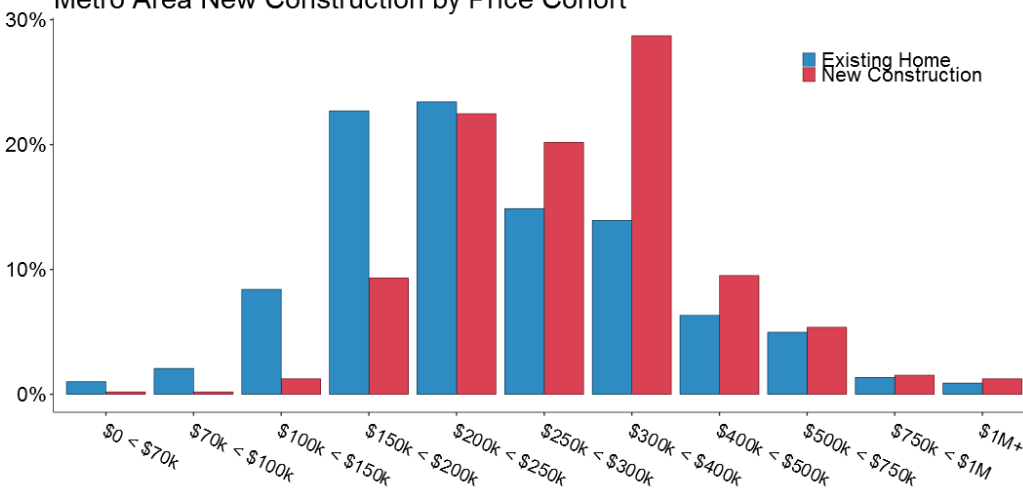
Single-Family New Construction

Metro Area New Construction Price Distribution



Homes in the \$200s grew to 42.7% of single-family new construction sales through the MLS. The second most active price range was homes in the \$300s, which grew from 27% to 28.7% year-over-year.

Metro Area New Construction by Price Cohort



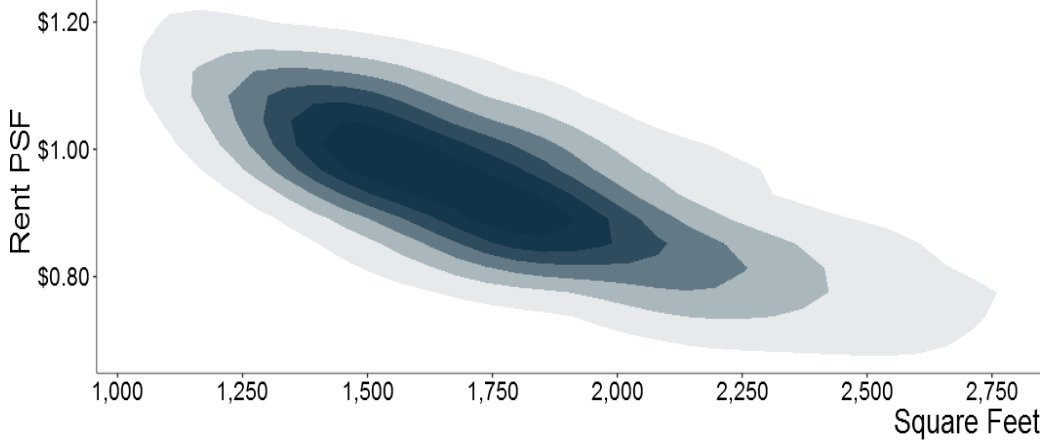
In the latest quarter, the average price was \$326,222 for new homes sold through the MLS, a decrease over last year's figure of \$339,404. Average price for existing homes was \$277,136, an increase over last year's figure of \$261,935.

Top Five Most Active Zip Codes

Zip Code	Median Price	YoY%	Median Price PSF	YoY%	Median Square Feet
76028	\$232,900	9.9%	\$116.81	8.9%	2,041
76063	\$291,540	7.7%	\$117.82	6.7%	2,612
76131	\$234,156	6.4%	\$115.26	8.6%	2,099
76179	\$227,000	6.8%	\$117.34	9.0%	1,963
76244	\$268,970	7.6%	\$116.88	6.0%	2,397

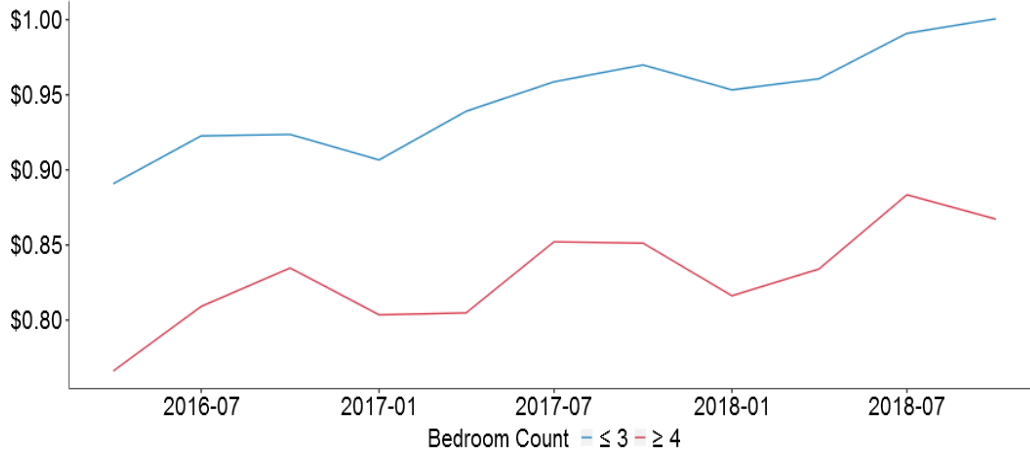
Single-Family Rentals

Metro Area Lease Rates by Square Foot



Average rent per square foot for single-family properties was \$0.95, an increase compared with last year's rental rate of \$0.93. The average home size was 1,937 square feet.

Metro Area Lease Rates



Average rent per square foot for three-bedroom single-family properties was \$1.00, an increase compared with last year's rental rate of \$0.97. For four-bedroom single-family homes, the rental rate per square foot was \$0.87, an increase compared with last year's rental rate of \$0.85.

Rental Metrics by Bedroom Count

Bedroom Count	Average Monthly Rent	Average Monthly Rent	Average Square Feet	Distribution
Three or less	\$1,613	\$1.00	1,651	65.7%
Four or more	\$2,128	\$0.87	2,483	34.3%
Overall	\$1,790	\$0.95	1,936	100%

Housing Metrics by County

Hood County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	12	-40%	3%	\$49,000	11%	\$40.04	4%	17	2.7	1,160	1983
\$70k < \$100k	18	6%	4%	\$86,750	2%	\$75.29	-7%	21	3.4	1,100	1996
\$100k < \$150k	37	-23%	9%	\$125,000	-8%	\$86.74	-10%	24	1.9	1,384	1984
\$150k < \$200k	87	-2%	21%	\$180,000	3%	\$115.70	6%	52	2.2	1,530	1987
\$200k < \$250k	78	24%	19%	\$223,950	-2%	\$124.06	11%	42	2.1	1,791	2001
\$250k < \$300k	53	-4%	13%	\$274,000	0%	\$122.63	2%	44	2.8	2,250	2003
\$300k < \$400k	75	34%	18%	\$334,975	-1%	\$138.07	3%	59	3.0	2,417	2006
\$400k < \$500k	30	50%	7%	\$450,000	0%	\$143.32	4%	41	4.0	2,998	2001
\$500k < \$750k	20	-17%	5%	\$575,000	-4%	\$172.98	0%	29	5.1	3,436	2003
\$750k < \$1M	4	0%	1%	***	***	***	***	8	13.7	***	***
\$1M+	4	100%	1%	***	***	***	***	14	17.3	***	***

*** Not displayed when fewer than five sales

Johnson County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	15	-46%	2%	\$59,450	5%	\$40.65	-7%	7	0.9	1,158	1978
\$70k < \$100k	30	-14%	4%	\$85,000	-3%	\$56.71	-14%	14	1.6	1,344	1997
\$100k < \$150k	109	-15%	14%	\$129,750	0%	\$91.47	-2%	54	1.4	1,385	1984
\$150k < \$200k	179	2%	23%	\$175,000	0%	\$114.47	12%	88	1.6	1,572	2000
\$200k < \$250k	152	20%	20%	\$220,000	-2%	\$114.88	6%	91	2.3	1,955	2007
\$250k < \$300k	123	5%	16%	\$275,000	2%	\$118.67	3%	97	3.0	2,266	2010
\$300k < \$400k	108	33%	14%	\$335,000	-1%	\$126.19	6%	152	5.0	2,764	2016
\$400k < \$500k	36	44%	5%	\$435,000	2%	\$134.95	-1%	57	5.5	3,191	2016
\$500k < \$750k	19	46%	2%	\$549,000	-11%	\$162.81	9%	40	7.9	3,476	2004
\$750k < \$1M	3	200%	0%	***	***	***	***	15	24.0	***	***
\$1M+	1	0%	0%	***	***	***	***	17	48.0	***	***

*** Not displayed when fewer than five sales

Parker County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	10	-23%	1%	\$55,750	-6%	\$53.34	6%	6	1.5	997	1989
\$70k < \$100k	9	-59%	1%	\$90,000	7%	\$74.80	3%	10	2.1	1,230	1983
\$100k < \$150k	50	-32%	6%	\$130,000	2%	\$91.64	-7%	36	1.8	1,344	1994
\$150k < \$200k	109	4%	13%	\$175,000	2%	\$120.69	10%	73	2.3	1,463	1996
\$200k < \$250k	136	39%	16%	\$225,000	-2%	\$122.90	6%	76	2.2	1,828	2007
\$250k < \$300k	128	-7%	16%	\$272,783	-2%	\$133.88	8%	98	2.5	2,073	2009
\$300k < \$400k	232	26%	28%	\$346,500	2%	\$135.18	4%	182	3.0	2,535	2013
\$400k < \$500k	84	-1%	10%	\$446,958	1%	\$144.42	2%	97	4.3	3,108	2006
\$500k < \$750k	55	45%	7%	\$578,500	-4%	\$150.60	-2%	104	6.5	3,772	2005
\$750k < \$1M	8	60%	1%	\$831,400	-9%	\$201.25	16%	28	10.5	4,283	2002
\$1M+	4	33%	0%	***	***	***	***	50	31.6	***	***

*** Not displayed when fewer than five sales

Housing Metrics by County

Somervell County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	2	0%	6%	***	***	***	***	0	0.0	***	***
\$70k < \$100k	2	0%	6%	***	***	***	***	1	2.4	***	***
\$100k < \$150k	2	-33%	6%	***	***	***	***	0	0.0	***	***
\$150k < \$200k	5	-17%	15%	\$170,000	-1%	\$120.36	-16%	9	7.2	1,537	2005
\$200k < \$250k	2	0%	6%	***	***	***	***	5	4.3	***	***
\$250k < \$300k	6	0%	18%	\$284,500	-1%	\$131.65	4%	6	4.0	2,164	2007
\$300k < \$400k	5	150%	15%	\$333,333	-3%	\$154.16	14%	11	8.3	2,546	2000
\$400k < \$500k	7	40%	21%	\$435,000	-2%	\$141.78	-17%	7	5.3	2,927	1996
\$500k < \$750k	2	-60%	6%	***	***	***	***	4	9.6	***	***
\$750k < \$1M	0	0%	0%	-	-	-	-	2	12.0	-	-
\$1M+	1	100%	3%	***	***	***	***	3	18.0	***	***

*** Not displayed when fewer than five sales

Tarrant County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	56	-34%	1%	\$55,000	-8%	\$59.33	17%	17	0.7	974	1954
\$70k < \$100k	138	-28%	2%	\$88,000	2%	\$81.01	7%	53	1.1	1,060	1955
\$100k < \$150k	576	-28%	7%	\$130,600	0%	\$107.82	9%	221	1.0	1,215	1966
\$150k < \$200k	1,711	-14%	22%	\$179,900	3%	\$116.48	8%	718	1.3	1,532	1985
\$200k < \$250k	1,938	12%	25%	\$223,600	1%	\$119.12	9%	1,071	1.9	1,867	2001
\$250k < \$300k	1,187	14%	15%	\$270,000	0%	\$116.75	4%	957	2.9	2,340	2003
\$300k < \$400k	1,081	12%	14%	\$340,000	0%	\$123.92	3%	1,134	3.6	2,739	2003
\$400k < \$500k	483	11%	6%	\$439,900	2%	\$142.77	1%	555	4.1	3,129	2002
\$500k < \$750k	393	4%	5%	\$591,100	0%	\$160.33	1%	477	4.4	3,694	2002
\$750k < \$1M	121	7%	2%	\$850,000	0%	\$183.77	3%	217	6.3	4,676	2002
\$1M+	86	2%	1%	\$1,321,000	2%	\$236.96	3%	237	8.8	5,509	2008

*** Not displayed when fewer than five sales

Wise County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	11	10%	5%	\$49,500	-15%	\$41.61	10%	5	1.9	1,232	1973
\$70k < \$100k	5	-55%	2%	\$74,500	-19%	\$51.62	-29%	11	2.9	1,356	1991
\$100k < \$150k	34	-33%	14%	\$135,500	4%	\$94.81	18%	26	2.4	1,370	1997
\$150k < \$200k	37	-40%	15%	\$175,000	3%	\$105.96	5%	34	2.9	1,680	2004
\$200k < \$250k	36	-25%	15%	\$225,000	-1%	\$121.84	4%	30	2.6	1,879	2007
\$250k < \$300k	36	20%	15%	\$270,208	2%	\$137.00	13%	51	5.1	1,960	2005
\$300k < \$400k	48	23%	20%	\$351,100	2%	\$147.07	6%	62	4.4	2,380	2011
\$400k < \$500k	22	-12%	9%	\$441,250	1%	\$149.30	10%	38	7.0	2,919	2006
\$500k < \$750k	12	20%	5%	\$584,000	0%	\$228.90	7%	33	10.7	2,599	2005
\$750k < \$1M	2	100%	1%	***	***	***	***	10	26.4	***	***
\$1M+	0	0%	0%	-	-	-	-	14	42.0	-	-

*** Not displayed when fewer than five sales