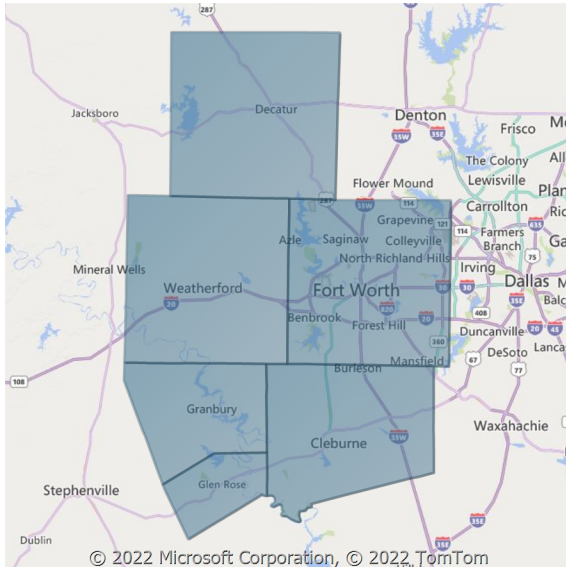


Quarterly Housing Report

FORT WORTH
ARLINGTON
METRO DIVISION

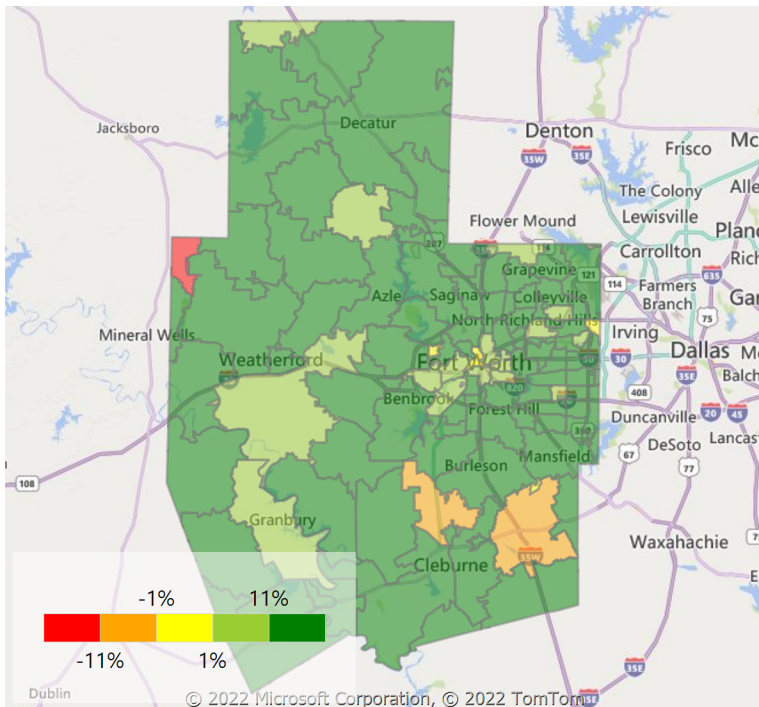
Third Quarter 2022



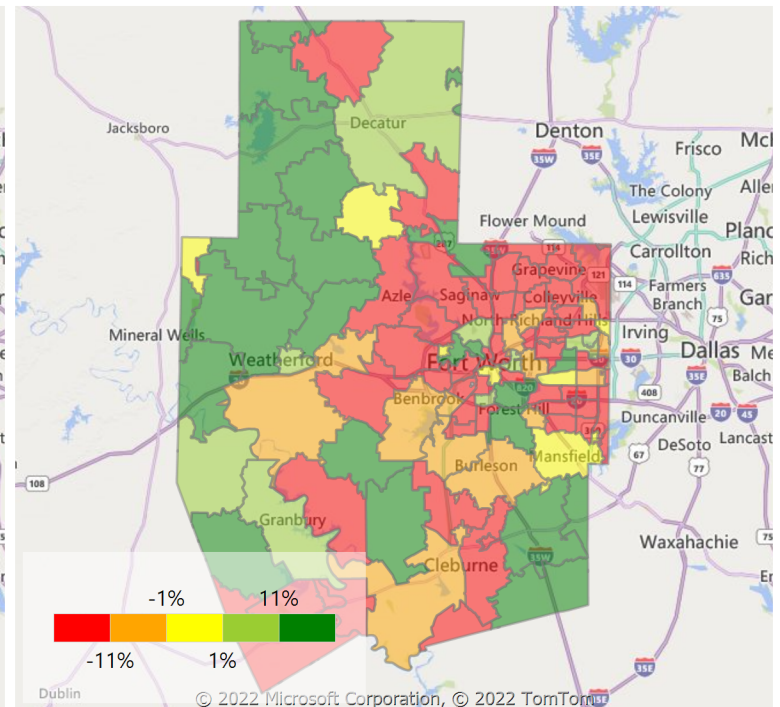
Executive Summary

- Metro area sales volume decreased 13.4% to 9,238 transactions. Median price increased 15.7% year-over-year to \$370,000.
- 2022 Q3 months inventory for all residential properties rose 82.1% year-over-year to 2.4 months.
- Metro area residential property listings increased 73.1% year-over-year to 7,161 active listings.

Median Price Change (YoY)



Sales Volume Change (YoY)

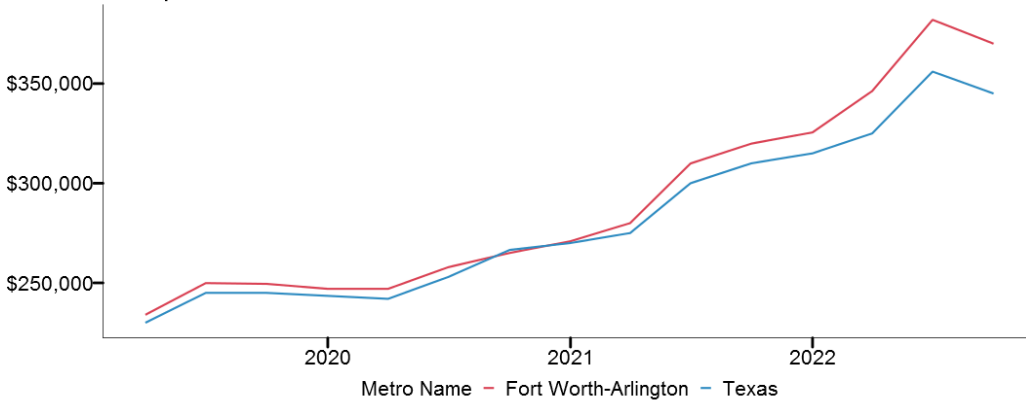


About this report

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

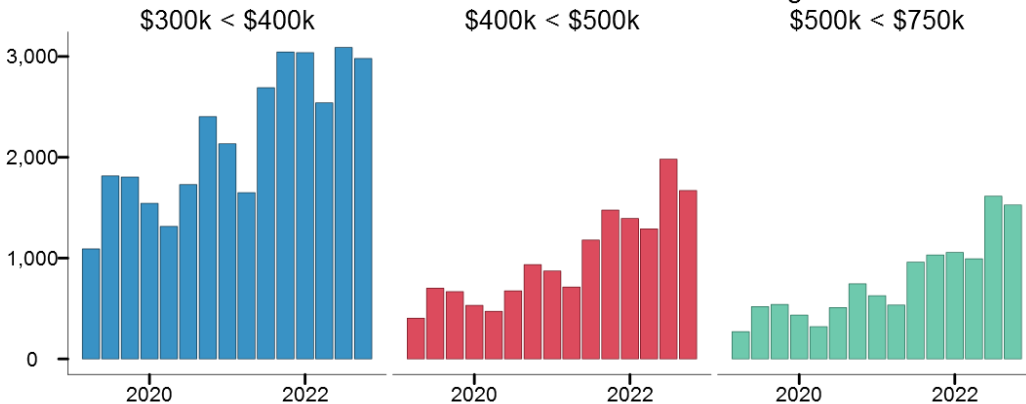
Key Market Metrics

Comparative Metro Area Median Price



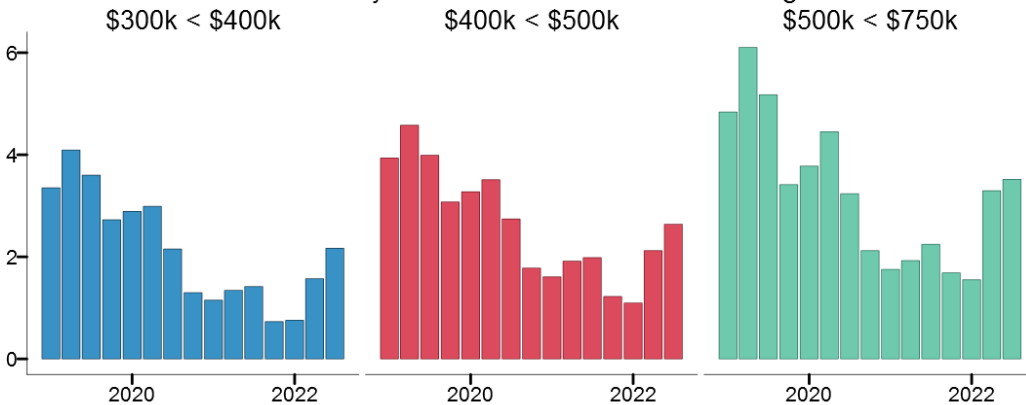
Median price in the Fort Worth-Arlington metro increased by approximately 15.7% year-over-year, from \$320,000 to \$370,000. Metro area price exceeded the statewide median price of \$345,000 by \$25,000.

Metro Area Sales Volume in Three Most Active Price Ranges



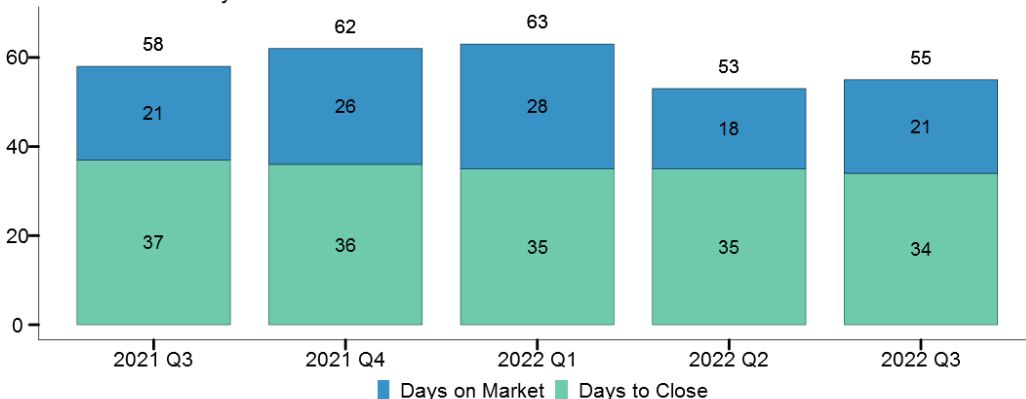
2022 Q3 total sales volume decreased by approximately 13.4% year-over-year, from 10,661 to 9,238. Sales of homes between \$300k and \$400k dipped from 3,044 to 2,980, while homes between \$400k and \$500k rose from 1,476 to 1,670, and homes between \$500k and \$750k rose from 1,031 to 1,527.

Metro Area Months Inventory in Three Most Active Price Ranges



Metro area months inventory increased year-over-year from 1.31 to 2.38 months. Homes between \$300k and \$400k rose year-over-year, from 1.42 to 2.17 months, while homes between \$400k and \$500k rose year-over-year, from 1.98 to 2.64 months and homes between \$500k and \$750k rose year-over-year, from 2.25 to 3.52 months.

Metro Area Days to Sell

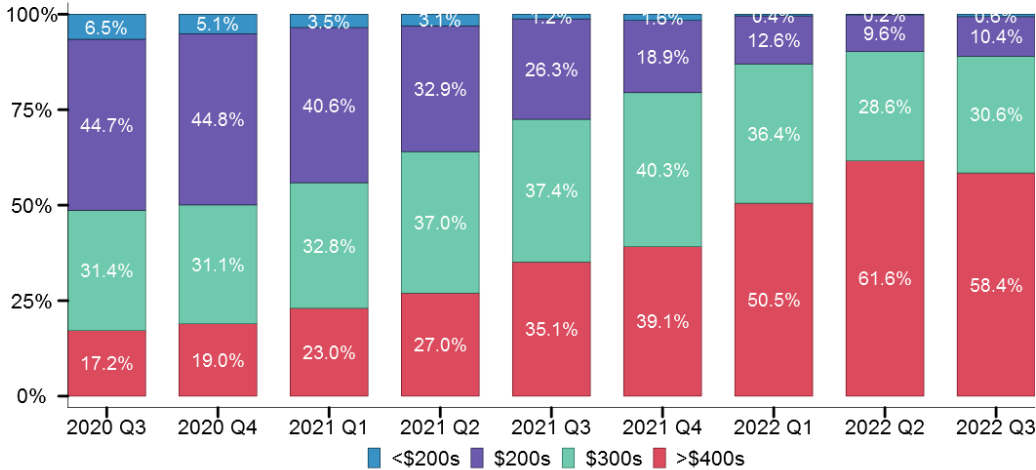


Average days to sell throughout the metro area increased from 54 to 57 days, an increase of 5.6% year-over-year. Average days to sell for homes between \$300k and \$400k decreased by approximately 5.4% year-over-year, from 56 to 53 days.



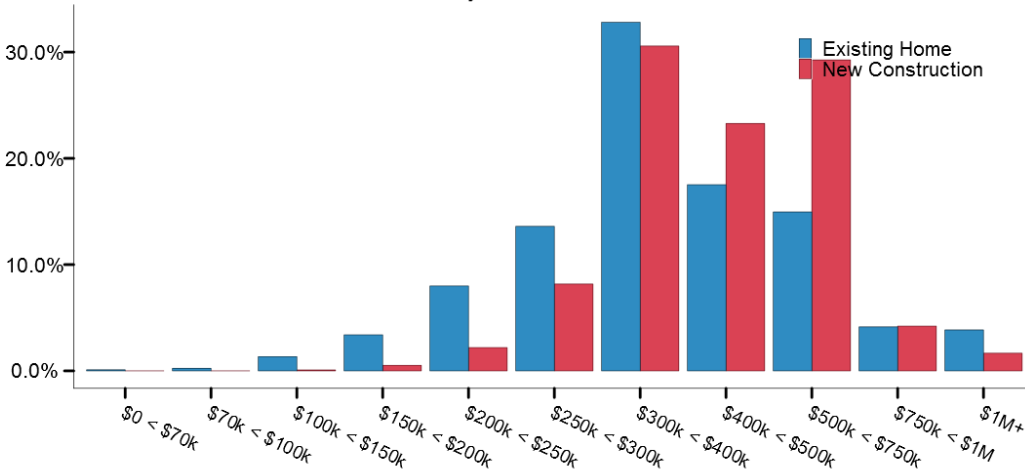
Single-Family New Construction

Metro Area New Construction Price Distribution



Homes in the \$400s and above grew to 58.4% of single-family new construction sales through the MLS. The second most active price range was homes in the \$300s, which fell from 37.4% to 30.6% year-over-year.

Metro Area New Construction by Price Cohort



In the latest quarter, the average price was \$479,423 for new homes sold through the MLS, an increase over last year's figure of \$392,841. Average price for existing homes was \$442,219, an increase over last year's figure of \$384,881.

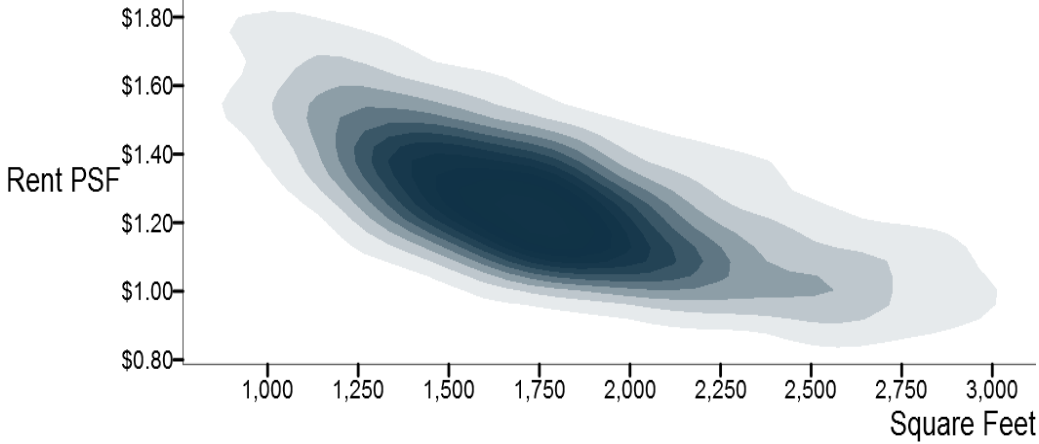
Top Five Most Active Zip Codes

Zip Code	Median Price	YoY%	Median Price PSF	YoY%	Median Square Feet
76028	\$356,000	13.0%	\$184.53	17.2%	1,979
76063	\$459,950	17.9%	\$187.73	18.4%	2,501
76065	\$500,000	23.4%	\$201.55	18.2%	2,526
76179	\$356,250	13.1%	\$188.99	19.6%	1,971
76244	\$419,000	16.4%	\$183.24	18.8%	2,436



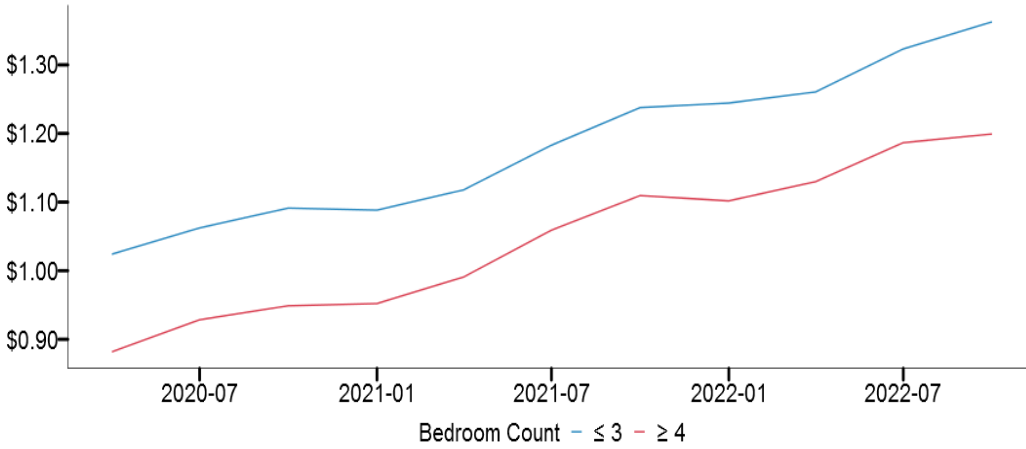
Single-Family Rentals

Metro Area Lease Rates by Square Foot



Average rent per square foot for single-family properties was \$1.31, an increase compared with last year's rental rate of \$1.19. The average home size was 1,874 square feet.

Metro Area Lease Rates



Average rent per square foot for three-bedroom single-family properties was \$1.36, an increase compared with last year's rental rate of \$1.24. For four-bedroom single-family homes, the rental rate per square foot was \$1.20, an increase compared with last year's rental rate of \$1.11.

Rental Metrics by Bedroom Count

Bedroom Count	Average Monthly Rent	Average Monthly Rent	Average Square Feet	Distribution
Three or less	\$2,113	\$1.36	1,603	65.7%
Four or more	\$2,865	\$1.20	2,390	34.3%
Overall	\$2,371	\$1.31	1,873	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	2	100%	1%	***	***	***	***	0	0.0	***	***
\$70k < \$100k	1	-75%	0%	***	***	***	***	3	3.3	***	***
\$100k < \$150k	8	-33%	2%	\$136,250	4%	\$148.18	32%	7	2.4	998	1985
\$150k < \$200k	23	-21%	6%	\$180,000	0%	\$155.33	7%	19	2.6	1,145	1980
\$200k < \$250k	36	-37%	9%	\$225,500	-2%	\$180.64	14%	26	2.2	1,282	1990
\$250k < \$300k	67	0%	17%	\$275,000	1%	\$177.86	10%	35	1.8	1,530	2007
\$300k < \$400k	100	-2%	25%	\$340,000	1%	\$192.59	15%	90	2.6	1,753	2009
\$400k < \$500k	69	5%	17%	\$435,000	-2%	\$201.55	9%	57	3.0	2,178	2011
\$500k < \$750k	50	-18%	13%	\$582,000	-3%	\$234.91	10%	72	4.0	2,471	2005
\$750k < \$1M	22	10%	6%	\$864,250	2%	\$295.89	14%	41	6.6	2,879	1999
\$1M+	18	50%	5%	\$1,225,000	-15%	\$329.82	-6%	42	10.3	3,599	2003

*** 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	3	0%	0%	***	***	***	***	1	2.4	***	***
\$70k < \$100k	4	0%	0%	***	***	***	***	0	0.0	***	***
\$100k < \$150k	18	50%	2%	\$127,500	-4%	\$110.45	11%	8	1.6	1,180	1978
\$150k < \$200k	43	-40%	5%	\$177,000	-2%	\$148.74	0%	28	1.7	1,198	1971
\$200k < \$250k	78	-46%	9%	\$230,000	1%	\$174.49	11%	42	1.4	1,300	1981
\$250k < \$300k	127	-28%	15%	\$275,000	0%	\$183.87	19%	82	2.1	1,533	1998
\$300k < \$400k	242	0%	29%	\$339,900	-3%	\$181.23	14%	176	2.4	1,875	2008
\$400k < \$500k	147	31%	18%	\$439,944	2%	\$195.52	14%	166	3.6	2,278	2018
\$500k < \$750k	137	163%	16%	\$595,000	6%	\$208.15	9%	183	5.4	2,806	2019
\$750k < \$1M	25	317%	3%	\$843,728	-1%	\$247.72	22%	31	5.3	3,386	2019
\$1M+	7	250%	1%	\$1,100,000	-9%	\$276.51	25%	19	10.9	4,159	2007

*** 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	5	400%	1%	\$27,000	-46%	\$31.54	-35%	0	0.0	1,618	1985
\$70k < \$100k	0	-100%	0%	-	-	-	-	0	0.0	-	-
\$100k < \$150k	8	-33%	1%	\$130,000	-2%	\$106.38	6%	4	1.2	1,060	2010
\$150k < \$200k	26	-7%	3%	\$181,250	2%	\$162.56	2%	13	1.4	1,121	1987
\$200k < \$250k	40	-32%	4%	\$225,000	-2%	\$178.67	10%	22	1.4	1,308	1987
\$250k < \$300k	69	-25%	8%	\$276,495	2%	\$183.74	15%	42	1.9	1,512	2003
\$300k < \$400k	213	-8%	23%	\$360,000	4%	\$195.82	14%	140	2.2	1,828	2016
\$400k < \$500k	194	-14%	21%	\$450,000	1%	\$207.06	12%	206	3.0	2,189	2019
\$500k < \$750k	280	107%	31%	\$578,200	-1%	\$222.41	10%	436	5.3	2,621	2019
\$750k < \$1M	51	11%	6%	\$857,450	7%	\$243.17	16%	111	7.6	3,470	2013
\$1M+	21	0%	2%	\$1,350,000	4%	\$312.32	3%	69	10.0	4,253	2011

*** 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	0	0%	0%	-	-	-	-	0	0.0	-	-
\$70k < \$100k	0	0%	0%	-	-	-	-	0	0.0	-	-
\$100k < \$150k	1	100%	4%	***	***	***	***	0	0.0	***	***
\$150k < \$200k	1	-67%	4%	***	***	***	***	2	3.4	***	***
\$200k < \$250k	2	-33%	8%	***	***	***	***	1	1.5	***	***
\$250k < \$300k	0	-100%	0%	-	-	-	-	3	3.3	-	-
\$300k < \$400k	5	-58%	20%	\$385,000	14%	\$207.02	19%	3	1.4	1,908	2007
\$400k < \$500k	7	600%	28%	\$465,000	13%	\$206.05	0%	6	2.8	2,196	2005
\$500k < \$750k	5	-44%	20%	\$590,000	2%	\$204.92	-9%	11	5.5	3,040	2000
\$750k < \$1M	3	100%	12%	***	***	***	***	6	12.0	***	***
\$1M+	1	100%	4%	***	***	***	***	2	8.0	***	***

*** 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	9	80%	0%	\$50,000	-13%	\$49.60	-31%	1	0.4	1,080	1980
\$70k < \$100k	18	-42%	0%	\$88,700	4%	\$111.90	20%	5	0.7	764	1950
\$100k < \$150k	91	-46%	1%	\$130,000	1%	\$125.86	-4%	32	0.9	988	1951
\$150k < \$200k	208	-54%	3%	\$176,250	-2%	\$165.82	9%	105	1.2	1,070	1955
\$200k < \$250k	510	-55%	8%	\$227,800	-1%	\$183.13	12%	227	1.1	1,250	1963
\$250k < \$300k	893	-51%	13%	\$278,200	1%	\$189.39	17%	511	1.5	1,456	1978
\$300k < \$400k	2,345	-2%	35%	\$345,000	2%	\$187.87	19%	1,622	2.1	1,828	2000
\$400k < \$500k	1,211	18%	18%	\$439,205	1%	\$184.54	15%	901	2.4	2,392	2003
\$500k < \$750k	973	33%	14%	\$585,000	2%	\$203.34	9%	722	2.6	2,935	2005
\$750k < \$1M	260	18%	4%	\$845,000	-1%	\$239.35	6%	196	2.9	3,546	2004
\$1M+	269	8%	4%	\$1,430,000	9%	\$313.20	12%	301	4.0	4,670	2004

*** 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	0	0%	0%	-	-	-	-	0	0.0	-	-
\$70k < \$100k	1	0%	0%	***	***	***	***	0	0.0	***	***
\$100k < \$150k	2	-67%	1%	***	***	***	***	4	2.2	***	***
\$150k < \$200k	6	-68%	2%	\$168,050	-7%	\$123.62	-6%	9	2.5	1,360	1985
\$200k < \$250k	23	-32%	8%	\$230,000	2%	\$152.53	6%	16	1.9	1,564	1987
\$250k < \$300k	35	-27%	12%	\$275,000	0%	\$173.70	11%	31	2.3	1,632	2002
\$300k < \$400k	75	25%	26%	\$342,026	-1%	\$202.26	15%	73	3.0	1,787	2012
\$400k < \$500k	42	-7%	15%	\$446,500	-1%	\$219.10	16%	57	3.1	2,053	2019
\$500k < \$750k	82	82%	29%	\$575,000	-4%	\$234.35	7%	97	5.0	2,448	2017
\$750k < \$1M	13	30%	5%	\$780,000	-6%	\$242.09	4%	27	6.9	3,098	2008
\$1M+	6	20%	2%	\$1,749,975	30%	\$535.84	64%	19	12.0	3,412	2015

*** Not displayed when fewer than five sales

