



BOSTON NATIONAL
TITLE OF TEXAS

MARKET STATISTICS

for the DFW AREA

MAY 2022
Presented by County and MLS Area



MAY 2022 NORTH TEXAS HOUSING REPORT



ACTIVE LISTINGS



▲ **26.2%**

53,764 in MAY 2022

MEDIAN SALES PRICE

\$365,200



▲ **20.6%**

Compared to MAY 2021

MONTHS OF INVENTORY



1.5 MONTHS

Compared to 1.2 in MAY 2021

CLOSED SALES



▼ **1.8%**

36,902 in MAY 2022

DAYS ON MARKET

27

DAYS TO CLOSE

38

TOTAL 65 Days on Market
7 Days less than MAY 2021



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Source: Real Estate Center at Texas A&M University and NTRIS.

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MAY 2022 COLLIN COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **17.6%**

1,763 in MAY 2022

MEDIAN SALES PRICE

\$578,516



▲ **32.4%**

Compared to MAY 2021

MONTHS OF INVENTORY



1.2 MONTHS

Compared to 0.9 in MAY 2021

CLOSED SALES



▼ **11.2%**

1,505 in MAY 2022



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MAY 2022 DALLAS COUNTY HOUSING REPORT



ACTIVE LISTINGS



▼ **13.9%**

2,533 in MAY 2022

MEDIAN SALES PRICE

\$400,000



▲ **23.1%**

Compared to MAY 2021

MONTHS OF INVENTORY



1.1 MONTHS

Compared to 1.2 in MAY 2021

CLOSED SALES



▼ **5.0%**

2,413 in MAY 2022

DAYS ON MARKET

18

DAYS TO CLOSE

28

TOTAL 46 Days on Market
14 Days less than MAY 2021



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MAY 2022 DENTON COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **36.4%**

1,612 in MAY 2022

MEDIAN SALES PRICE

\$500,000



▲ **26.6%**

Compared to MAY 2021

MONTHS OF INVENTORY



1.2 MONTHS

Compared to 0.8 in MAY 2021

CLOSED SALES



▼ **1.4%**

1,479 in MAY 2022

DAYS ON MARKET

17

DAYS TO CLOSE

38

TOTAL 55 Days on Market
1 more day than MAY 2021



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MAY 2022 GRAYSON COUNTY HOUSING REPORT



ACTIVE LISTINGS



61.7%

422 in MAY 2022

MEDIAN SALES PRICE

\$315,000



24.8%

Compared to MAY 2021

MONTHS OF INVENTORY



2.0 MONTHS

Compared to 1.3 in MAY 2021

CLOSED SALES



2.8%

212 in MAY 2022





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MAY 2022 TARRANT COUNTY HOUSING REPORT



ACTIVE LISTINGS  ▲ 10.5% 2,489 in MAY 2022	MEDIAN SALES PRICE \$377,993  ▲ 23.9% Compared to MAY 2021
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MONTHS OF INVENTORY  1.0 MONTHS Compared to 0.9 in MAY 2021	CLOSED SALES  ▼ 1.9% 2,438 in MAY 2022
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DAYS ON MARKET 18	DAYS TO CLOSE 31
TOTAL 49 Days on Market 4 Days less than MAY 2021	



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MLS Summary Report for: MAY 2022

Dallas-Fort Worth-Arlington Metropolitan Statistical Area

Property Type	Sales	YoY%	Dollar Volume	YoY%	Avg Price	YoY%	Median Price	YoY%
Resi Sale-Condominium	379	-16%	\$145,152,285	0%	\$382,988	19%	\$276,000	12%
Resi Sale-Farm	23	-49%	\$32,165,047	-16%	\$1,398,480	65%	\$925,000	41%
Resi Sale-Manufactured Home	32	191%	\$7,711,535	281%	\$240,985	31%	\$254,000	30%
Resi Sale-Mobile Home	92	-15%	\$20,040,799	-4%	\$217,835	13%	\$210,000	24%
Resi Sale-Single Family Residence	9,072	0%	\$4,889,708,212	20%	\$538,989	20%	\$438,000	23%
Resi Sale-Townhouse	307	-5%	\$137,631,276	14%	\$448,310	20%	\$425,000	23%
Resi Lease-Condominium	176	-44%	\$399,017	-39%	\$2,267	8%	\$1,800	7%
Resi Lease-Single Family Residence	2,824	34%	\$7,621,219	56%	\$2,699	17%	\$2,300	14%
Resi Lease-Townhouse	224	31%	\$585,131	43%	\$2,612	9%	\$2,595	10%
Commercial Lease	38	0%	\$147,737	8%	\$3,888	8%	\$1,550	15%
Commercial Sale	99	-9%	\$76,193,576	73%	\$769,632	91%	\$472,500	63%
Land	651	1%	\$204,976,136	28%	\$314,863	26%	\$140,000	12%
Residential Income	56	17%	\$28,442,196	40%	\$507,896	20%	\$380,000	8%

Property Type	Avg Price PSF	YoY%	Median Price PSF	YoY%	DOM	YoY%	Sold to List Price
Resi Sale-Condominium	\$264.03	20%	\$240.38	16%	23	-56%	104.4%
Resi Sale-Farm	\$471.32	31%	\$343.30	37%	143	51%	94.2%
Resi Sale-Manufactured Home	\$143.87	26%	\$146.58	19%	19	-51%	96.9%
Resi Sale-Mobile Home	\$141.20	22%	\$135.59	27%	38	3%	98.5%
Resi Sale-Single Family Residence	\$221.43	25%	\$208.27	26%	19	-10%	105.1%
Resi Sale-Townhouse	\$234.24	21%	\$224.41	19%	27	-16%	104.4%
Resi Lease-Condominium	\$1.85	9%	\$1.74	11%	29	-31%	98.6%
Resi Lease-Single Family Residence	\$1.35	15%	\$1.25	12%	20	43%	99.5%
Resi Lease-Townhouse	\$1.52	16%	\$1.46	16%	20	-5%	99.8%
Commercial Lease	\$1.20	-30%	\$1.10	28%	161	20%	102.6%
Commercial Sale	\$183.82	55%	\$135.98	50%	175	-18%	97.2%
Land	N/A	N/A	N/A	N/A	69	-44%	96.5%
Residential Income	\$173.50	-1%	\$176.04	14%	23	21%	97.3%

Property Type	Pending Sales	YoY%	New Listings	YoY%	Active Listings	YoY%	Months Inventory
Resi Sale-Condominium	368	-20%	468	-16%	433	-53%	1.1
Resi Sale-Farm	25	-49%	59	-23%	143	-21%	3.5
Resi Sale-Manufactured Home	39	95%	70	289%	80	158%	3.6
Resi Sale-Mobile Home	60	-46%	83	-40%	143	-20%	1.3
Resi Sale-Single Family Residence	9,079	-4%	12,438	20%	10,560	26%	1.3
Resi Sale-Townhouse	384	-4%	459	7%	388	-26%	1.2
Resi Lease-Condominium	120	-22%	203	-33%	187	-49%	0.9
Resi Lease-Single Family Residence	1,926	29%	3,096	32%	1,760	79%	0.8
Resi Lease-Townhouse	136	1%	268	43%	172	34%	1.0
Commercial Lease	39	-19%	109	24%	678	-15%	16.8
Commercial Sale	73	-32%	185	-29%	1,421	-30%	13.3
Land	609	2%	1,213	30%	3,351	12%	5.7
Residential Income	67	-19%	116	-9%	153	-11%	2.1

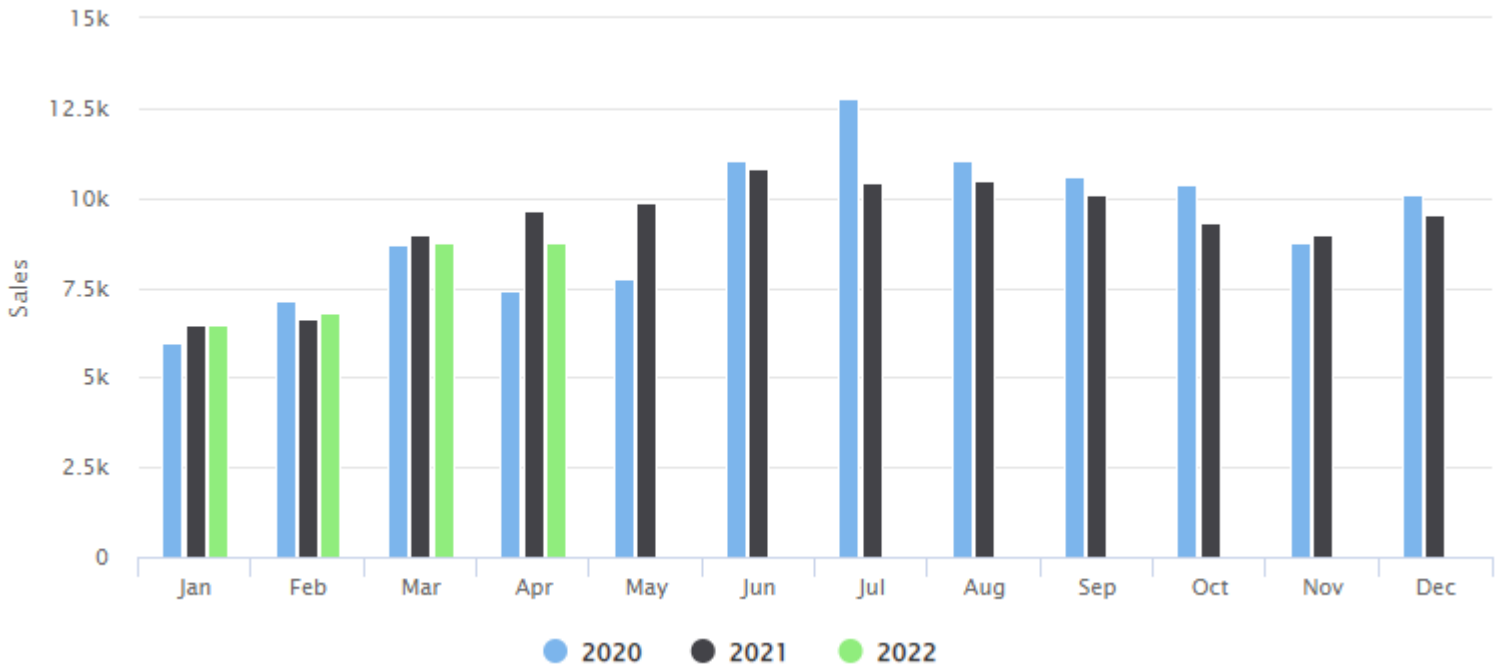


County	Listings vs Sales			
	Active Listings		Sales	
	May-21	May-22	May-21	May-22
Collin	2,588	3,238	2,451	2,328
Dallas	5,541	5,161	3,615	3,297
Denton	2,424	2,834	2,017	2,028
Ellis	818	1,088	367	464
Grayson	1,128	1,320	391	376
Hunt	642	873	267	299
Johnson	940	1,154	319	410
Kaufman	781	1,107	417	486
Parker	1,137	1,224	403	457
Rockwall	460	645	315	297
Tarrant	4,067	4,558	3,279	3,413
Wise	565	704	169	213

County	Median Sales Price (\$)		
	May-21	May-22	May YoY %
Collin	\$392,000	\$459,900	17.3%
Dallas	\$290,000	\$340,000	17.2%
Denton	\$360,000	\$430,000	19.4%
Ellis	\$308,000	\$373,200	21.2%
Grayson	\$225,000	\$270,000	20.0%
Hunt	\$200,000	\$260,000	30.0%
Johnson	\$280,000	\$324,500	15.9%
Kaufman	\$278,500	\$342,000	22.8%
Parker	\$340,000	\$405,000	19.1%
Rockwall	\$344,900	\$400,900	16.2%

Housing Activity for Dallas - Fort Worth - Arlington MSA

Home Sales



Price Distribution

