



BOSTON NATIONAL
— TITLE OF TEXAS —

MARKET STATISTICS

for the DFW AREA

OCTOBER 2022
Presented by County and MLS Area



OCTOBER 2022 TEXAS STATEWIDE HOUSING REPORT



ACTIVE LISTINGS



▲ **72.9%**

92,301 in OCTOBER 2022

MEDIAN SALES PRICE

\$335,000



▲ **8.1%**

Compared to OCTOBER 2021

MONTHS OF INVENTORY



2.9 MONTHS

Compared to 1.6 in OCTOBER 2021

CLOSED SALES



▼ **22.0%**

26,307 in OCTOBER 2022

DAYS ON MARKET

42

DAYS TO CLOSE

38

TOTAL 80 Days on Market
10 days more than OCTOBER 2021



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

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OCTOBER 2022 COLLIN COUNTY HOUSING REPORT



ACTIVE LISTINGS



126%

3,082 in OCTOBER 2022

MEDIAN SALES PRICE

\$500,000



12.4%

Compared to OCTOBER 2021

MONTHS OF INVENTORY



2.4 MONTHS

Compared to 0.9 in OCTOBER 2021

CLOSED SALES



28.4%

1,066 in OCTOBER 2022



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OCTOBER 2022 DALLAS COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **32.2%**

4,014 in OCTOBER 2022

MEDIAN SALES PRICE

\$350,000



▲ **11.1%**

Compared to OCTOBER 2021

MONTHS OF INVENTORY



1.9 MONTHS

Compared to 1.3 in OCTOBER 2021

CLOSED SALES



▼ **29.0%**

1,649 in OCTOBER 2022

DAYS ON MARKET

32

DAYS TO CLOSE

30

TOTAL 62 Days on Market
2 days more than OCTOBER 2021



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OCTOBER 2022 DENTON COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **140.9%**

3,120 in OCTOBER 2022

MEDIAN SALES PRICE

\$457,361



▲ **13.3%**

Compared to OCTOBER 2021

MONTHS OF INVENTORY



2.5 MONTHS

Compared to 1.0 in OCTOBER 2021

CLOSED SALES



▼ **22.6%**

1,065 in OCTOBER 2022

DAYS ON MARKET

37

DAYS TO CLOSE

36

TOTAL 73 Days on Market
14 more days than OCTOBER 2021



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OCTOBER 2022 GRAYSON COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **129.4%**

780 in OCTOBER 2022

MEDIAN SALES PRICE

\$311,000



▲ **11.9%**

Compared to OCTOBER 2021

MONTHS OF INVENTORY



3.7 MONTHS

Compared to 1.8 in OCTOBER 2021

CLOSED SALES



▼ **9.1%**

179 in OCTOBER 2022

DAYS ON MARKET

43

DAYS TO CLOSE

34

TOTAL 77 Days on Market
11 days more than OCTOBER 2021





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OCTOBER 2022 TARRANT COUNTY HOUSING REPORT



ACTIVE LISTINGS  ▲ 76.9% 4,719 in OCTOBER 2022	MEDIAN SALES PRICE \$355,000  ▲ 12.7% Compared to OCTOBER 2021
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MONTHS OF INVENTORY  2.2 MONTHS Compared to 1.1 in OCTOBER 2021	CLOSED SALES  ▼ 26.2% 1,820 in OCTOBER 2022
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DAYS ON MARKET 35	DAYS TO CLOSE 31
TOTAL 66 Days on Market 11 days more than OCTOBER 2021	



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MLS Summary Report for: OCTOBER 2022

Dallas-Fort Worth-Arlington Metropolitan Statistical Area

Property Type	Sales	YoY%	Dollar Volume	YoY%	Avg Price	YoY%	Median Price	YoY%
Resi Sale-Condominium	240	-42%	\$82,795,981	-33%	\$344,983	16%	\$269,900	23%
Resi Sale-Farm	9	-74%	\$12,752,500	-62%	\$1,416,944	47%	\$750,000	9%
Resi Sale-Manufactured Home	36	20%	\$7,783,817	3%	\$216,217	-14%	\$210,000	-16%
Resi Sale-Mobile Home	64	-53%	\$13,875,599	-49%	\$216,806	8%	\$232,400	13%
Resi Sale-Single Family Residence	6,644	-22%	\$3,217,490,362	-13%	\$484,270	12%	\$400,000	11%
Resi Sale-Townhouse	210	-37%	\$85,689,046	-30%	\$408,043	11%	\$399,995	18%
Resi Lease-Condominium	176	-12%	\$370,693	-11%	\$2,106	1%	\$1,750	-1%
Resi Lease-Single Family Residence	2,405	20%	\$5,967,972	26%	\$2,481	6%	\$2,299	7%
Resi Lease-Townhouse	206	75%	\$564,241	90%	\$2,739	9%	\$2,725	14%
Commercial Lease	37	6%	\$98,542	-18%	\$2,663	-22%	\$2,000	0%
Commercial Sale	65	-33%	\$44,343,981	-18%	\$682,215	23%	\$550,000	57%
Land	394	-30%	\$109,447,762	-20%	\$277,786	13%	\$120,000	0%
Residential Income	37	-53%	\$28,152,354	-36%	\$760,874	37%	\$548,000	44%

Property Type	Avg Price PSF	YoY%	Median Price PSF	YoY%	DOM	YoY%	Sold to List Price
Resi Sale-Condominium	\$256.56	20%	\$241.87	23%	26	-37%	97.7%
Resi Sale-Farm	\$478.68	34%	\$328.66	15%	79	20%	134.8%
Resi Sale-Manufactured Home	\$140.31	-4%	\$136.72	2%	52	21%	93.1%
Resi Sale-Mobile Home	\$137.86	10%	\$142.32	16%	64	83%	91.4%
Resi Sale-Single Family Residence	\$206.11	13%	\$195.31	12%	38	65%	95.8%
Resi Sale-Townhouse	\$219.84	13%	\$214.27	13%	43	26%	97.4%
Resi Lease-Condominium	\$1.78	3%	\$1.66	-1%	32	7%	96.5%
Resi Lease-Single Family Residence	\$1.30	6%	\$1.25	6%	29	61%	96.5%
Resi Lease-Townhouse	\$1.58	11%	\$1.48	9%	30	36%	97.1%
Commercial Lease	\$0.70	-60%	\$0.45	-41%	137	33%	108.1%
Commercial Sale	\$244.50	66%	\$168.56	61%	171	20%	90.2%
Land	N/A	N/A	N/A	N/A	66	-1%	90.4%
Residential Income	\$201.86	24%	\$183.16	14%	29	-24%	96.8%

Property Type	Pending Sales	YoY%	New Listings	YoY%	Active Listings	YoY%	Months Inventory
Resi Sale-Condominium	233	-42%	307	-30%	558	-27%	1.6
Resi Sale-Farm	7	-83%	21	-73%	135	-44%	4.3
Resi Sale-Manufactured Home	45	137%	65	132%	125	229%	4.3
Resi Sale-Mobile Home	60	-43%	86	-40%	188	-23%	2.2
Resi Sale-Single Family Residence	6,156	-28%	8,769	-2%	19,477	97%	2.5
Resi Sale-Townhouse	238	-22%	383	11%	713	26%	2.5
Resi Lease-Condominium	103	12%	288	1%	374	18%	2.0
Resi Lease-Single Family Residence	1,441	13%	3,550	44%	4,131	148%	1.7
Resi Lease-Townhouse	103	34%	290	40%	346	98%	1.8
Commercial Lease	43	13%	117	6%	701	0%	17.0
Commercial Sale	49	-56%	158	-23%	1,300	-33%	13.9
Land	362	-38%	1,096	25%	4,926	48%	9.0
Residential Income	56	-22%	88	6%	161	18%	2.8

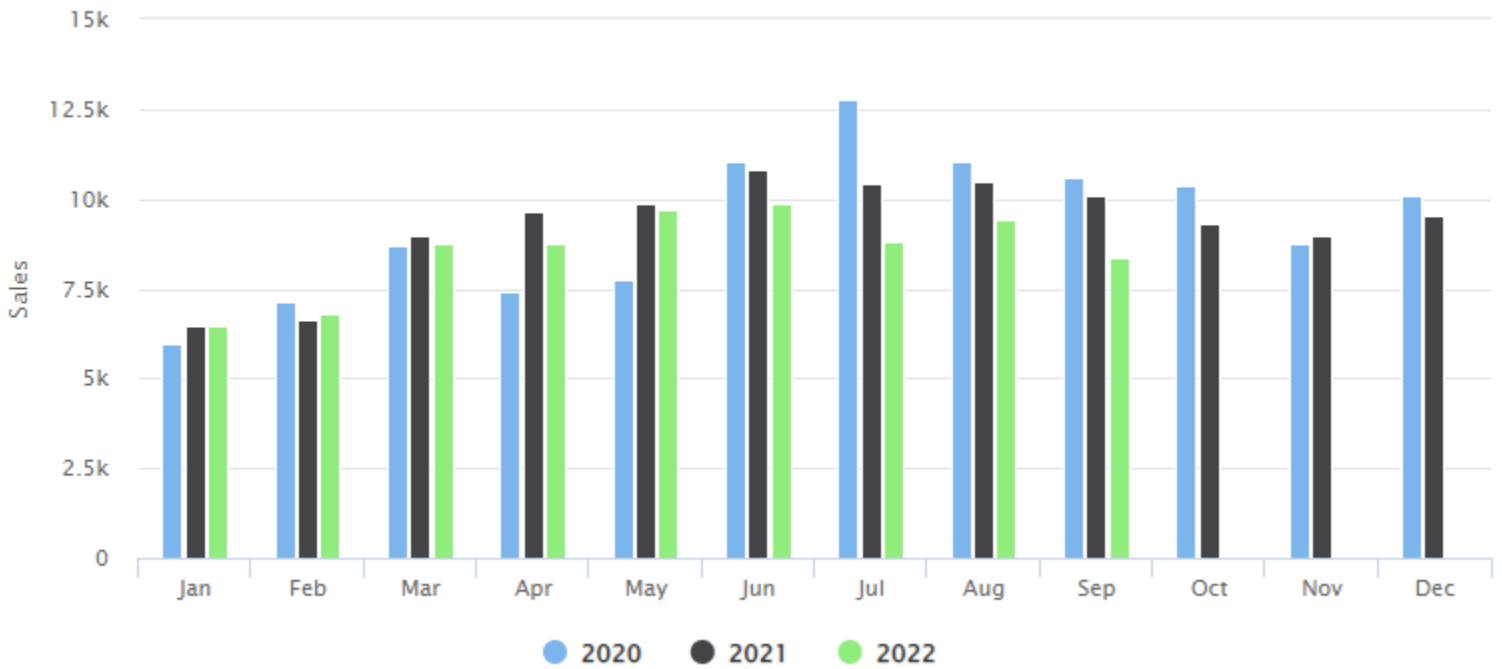


County	Listings vs Sales			
	Active Listings		Sales	
	Oct-21	Oct-22	Oct-21	Oct-22
Collin	2,862	5,312	2,111	1,655
Dallas	5,543	7,778	3,224	2,477
Denton	2,544	5,061	1,873	1,575
Ellis	1,007	1,711	362	344
Grayson	1,219	1,879	334	330
Hunt	900	1,468	254	197
Johnson	1,012	1,698	328	334
Kaufman	1,005	1,786	451	343
Parker	1,433	2,110	391	326
Rockwall	581	1,059	274	265
Tarrant	4,735	7,991	3,276	2,588
Wise	685	1,099	163	140

County	Median Sales Price (\$)		
	Oct-21	Oct-22	Oct YoY %
Collin	\$395,000	\$404,000	2.3%
Dallas	\$285,000	\$295,000	3.5%
Denton	\$365,125	\$392,000	7.4%
Ellis	\$322,500	\$350,000	8.5%
Grayson	\$250,000	\$245,000	-2.0%
Hunt	\$248,000	\$260,000	4.8%
Johnson	\$275,000	\$299,000	8.7%
Kaufman	\$295,000	\$329,900	11.8%
Parker	\$340,000	\$405,000	19.1%
Rockwall	\$355,000	\$390,000	9.9%
Tarrant	\$300,000	\$323,000	7.7%
Wise	\$273,500	\$334,000	22.1%

Housing Activity for Dallas - Fort Worth - Arlington MSA

Home Sales



Price Distribution

