



BOSTON NATIONAL  
TITLE OF TEXAS

# MARKET STATISTICS

*for the DFW AREA*

FEBRUARY 2023  
*Presented by County and MLS Area*



# FEBRUARY 2023 TEXAS STATEWIDE HOUSING REPORT



## ACTIVE LISTINGS



▲ **116.1%**

78,166 in FEBRUARY 2023

## MEDIAN SALES PRICE

**\$327,000**



▲ **0.6%**

Compared to FEBRUARY 2022

## MONTHS OF INVENTORY



**2.6** MONTHS

Compared to 1.0 in FEBRUARY 2022

## CLOSED SALES



▼ **15.1%**

23,264 in FEBRUARY 2023

## DAYS ON MARKET

**65**

## DAYS TO CLOSE

**35**

TOTAL 100 Days on Market  
20 days more than FEBRUARY 2022



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

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# FEBRUARY 2023 DFW METROPLEX HOUSING REPORT



## ACTIVE LISTINGS



▲ **146.7%**

15,753 in FEBRUARY 2023

## MEDIAN SALES PRICE

**\$384,169**



▲ **1.6%**

Compared to FEBRUARY 2022

## MONTHS OF INVENTORY



**2.0** MONTHS

Compared to 0.7 in FEBRUARY 2022

## CLOSED SALES



▼ **0.8%**

6,740 in FEBRUARY 2023



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# FEBRUARY 2023 COLLIN COUNTY HOUSING REPORT



## ACTIVE LISTINGS



▲ **167.7%**

1,973 in FEBRUARY 2023

## MEDIAN SALES PRICE

**\$485,000**



▲ **2.1%**

Compared to FEBRUARY 2022

## MONTHS OF INVENTORY



**1.6** MONTHS

Compared to 0.5 in FEBRUARY 2022

## CLOSED SALES



▲ **22.2%**

1,155 in FEBRUARY 2023



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# FEBRUARY 2023 DALLAS COUNTY HOUSING REPORT



## ACTIVE LISTINGS



▲ **80.8%**

3,113 in FEBRUARY 2023

## MEDIAN SALES PRICE

**\$348,000**



▲ **1.8%**

Compared to FEBRUARY 2022

## MONTHS OF INVENTORY



**1.7** MONTHS

Compared to 0.8 in FEBRUARY 2022

## CLOSED SALES



▼ **18.0%**

1,455 in FEBRUARY 2023

## DAYS ON MARKET

**50**

## DAYS TO CLOSE

**28**

TOTAL 78 Days on Market  
15 days more than FEBRUARY 2022



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# FEBRUARY 2023 DENTON COUNTY HOUSING REPORT



## ACTIVE LISTINGS



▲ **196.1%**

2,040 in FEBRUARY 2023

## MEDIAN SALES PRICE

**\$427,766**



▼ **2.8%**

Compared to FEBRUARY 2022

## MONTHS OF INVENTORY



**1.7** MONTHS

Compared to 0.5 in FEBRUARY 2022

## CLOSED SALES



▲ **15.1%**

1,097 in FEBRUARY 2023

## DAYS ON MARKET

**68**

## DAYS TO CLOSE

**34**

TOTAL 102 Days on Market  
35 more days than FEBRUARY 2022



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# FEBRUARY 2023 GRAYSON COUNTY HOUSING REPORT



## ACTIVE LISTINGS



▲ **160.5%**

633 in FEBRUARY 2023

## MEDIAN SALES PRICE

**\$290,000**



▲ **4.0%**

Compared to FEBRUARY 2022

## MONTHS OF INVENTORY



**3.0** MONTHS

Compared to 1.1 in FEBRUARY 2022

## CLOSED SALES



▲ **8.9%**

183 in FEBRUARY 2023



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

# FEBRUARY 2023 TARRANT COUNTY HOUSING REPORT



## ACTIVE LISTINGS



▲ **139.0%**

3,490 in FEBRUARY 2023

## MEDIAN SALES PRICE

**\$338,000**



▼ **2.0%**

Compared to FEBRUARY 2022

## MONTHS OF INVENTORY



**1.7** MONTHS

Compared to 0.6 in FEBRUARY 2022

## CLOSED SALES



▼ **6.4%**

1,657 in FEBRUARY 2023



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



# MLS Summary Report for: FEBRUARY 2023

## Dallas-Fort Worth-Arlington Metropolitan Statistical Area

Property Type	Sales	YoY%	Dollar Volume	YoY%	Avg Price	YoY%	Median Price	YoY%
Resi Sale-Condominium	235	-34%	\$81,941,453	-32%	\$348,687	3%	\$274,450	12%
Resi Sale-Farm	6	-84%	\$6,635,000	-75%	\$1,105,833	55%	\$745,000	2%
Resi Sale-Manufactured Home	25	32%	\$6,875,288	42%	\$275,012	8%	\$230,000	-10%
Resi Sale-Mobile Home	34	-58%	\$7,251,700	-59%	\$213,285	-2%	\$201,000	-11%
Resi Sale-Single Family Residence	6,247	1%	\$2,956,009,873	5%	\$473,189	4%	\$388,812	1%
Resi Sale-Townhouse	226	-6%	\$91,261,060	-8%	\$403,810	-2%	\$399,250	6%
Resi Lease-Condominium	157	-10%	\$372,788	-4%	\$2,374	7%	\$1,895	5%
Resi Lease-Single Family Residence	2,464	19%	\$6,137,593	26%	\$2,491	5%	\$2,295	4%
Resi Lease-Townhouse	179	30%	\$469,570	39%	\$2,623	7%	\$2,600	8%
Commercial Lease	53	47%	\$119,065	97%	\$2,247	34%	\$2,400	63%
Commercial Sale	50	-46%	\$32,322,256	-35%	\$646,445	19%	\$530,000	47%
Land	373	-31%	\$127,830,216	-21%	\$342,708	14%	\$113,500	-9%
Residential Income	37	23%	\$24,852,709	79%	\$671,695	45%	\$450,000	28%

Property Type	Avg Price PSF	YoY%	Median Price PSF	YoY%	DOM	YoY%	Sold to List Price
Resi Sale-Condominium	\$255.38	6%	\$235.78	7%	51	4%	95.7%
Resi Sale-Farm	\$467.76	38%	\$380.55	27%	94	81%	82.2%
Resi Sale-Manufactured Home	\$154.22	9%	\$143.06	12%	60	107%	95.2%
Resi Sale-Mobile Home	\$132.67	-2%	\$122.14	-3%	61	69%	90.4%
Resi Sale-Single Family Residence	\$199.77	1%	\$189.46	0%	63	125%	94.4%
Resi Sale-Townhouse	\$222.05	2%	\$223.31	7%	65	76%	95.6%
Resi Lease-Condominium	\$1.90	9%	\$1.79	6%	43	34%	97.3%
Resi Lease-Single Family Residence	\$1.28	5%	\$1.23	4%	40	48%	96.9%
Resi Lease-Townhouse	\$1.49	5%	\$1.45	7%	38	31%	97.3%
Commercial Lease	\$1.96	68%	\$2.25	149%	104	-15%	96.2%
Commercial Sale	\$182.84	21%	\$144.36	5%	161	-1%	88.1%
Land	N/A	N/A	N/A	N/A	97	20%	89.7%
Residential Income	\$153.62	-15%	\$162.05	2%	35	13%	94.8%

Property Type	Pending Sales	YoY%	New Listings	YoY%	Active Listings	YoY%	Months Inventory
Resi Sale-Condominium	248	-30%	268	-20%	477	25%	1.6
Resi Sale-Farm	11	-76%	11	-76%	107	-33%	5.5
Resi Sale-Manufactured Home	38	192%	44	214%	115	326%	3.4
Resi Sale-Mobile Home	42	-51%	74	-30%	163	-19%	2.5
Resi Sale-Single Family Residence	6,681	5%	7,025	2%	14,662	154%	2.0
Resi Sale-Townhouse	273	14%	271	8%	559	106%	2.1
Resi Lease-Condominium	88	-4%	215	-2%	360	33%	2.0
Resi Lease-Single Family Residence	1,563	11%	2,829	24%	4,074	99%	1.6
Resi Lease-Townhouse	100	12%	237	54%	371	122%	1.8
Commercial Lease	48	33%	115	7%	734	11%	16.2
Commercial Sale	52	-56%	147	-31%	1,187	-28%	15.5
Land	418	-32%	892	2%	5,185	77%	10.9
Residential Income	56	-8%	88	2%	160	58%	3.2



County	Listings vs Sales			
	Active Listings		Sales	
	Feb-22	Feb-23	Feb-22	Feb-23
Collin	2,084	4,203	1,534	1,724
Dallas	4,257	6,613	2,551	2,280
Denton	1,826	3,894	1,439	1,603
Ellis	940	1,665	350	335
Grayson	1,022	1,692	320	328
Hunt	711	1,313	224	218
Johnson	910	1,695	272	314
Kaufman	816	1,637	386	341
Parker	1,122	1,990	336	280
Rockwall	493	875	242	245
Tarrant	3,492	6,745	2,574	2,492
Wise	610	1,122	156	148

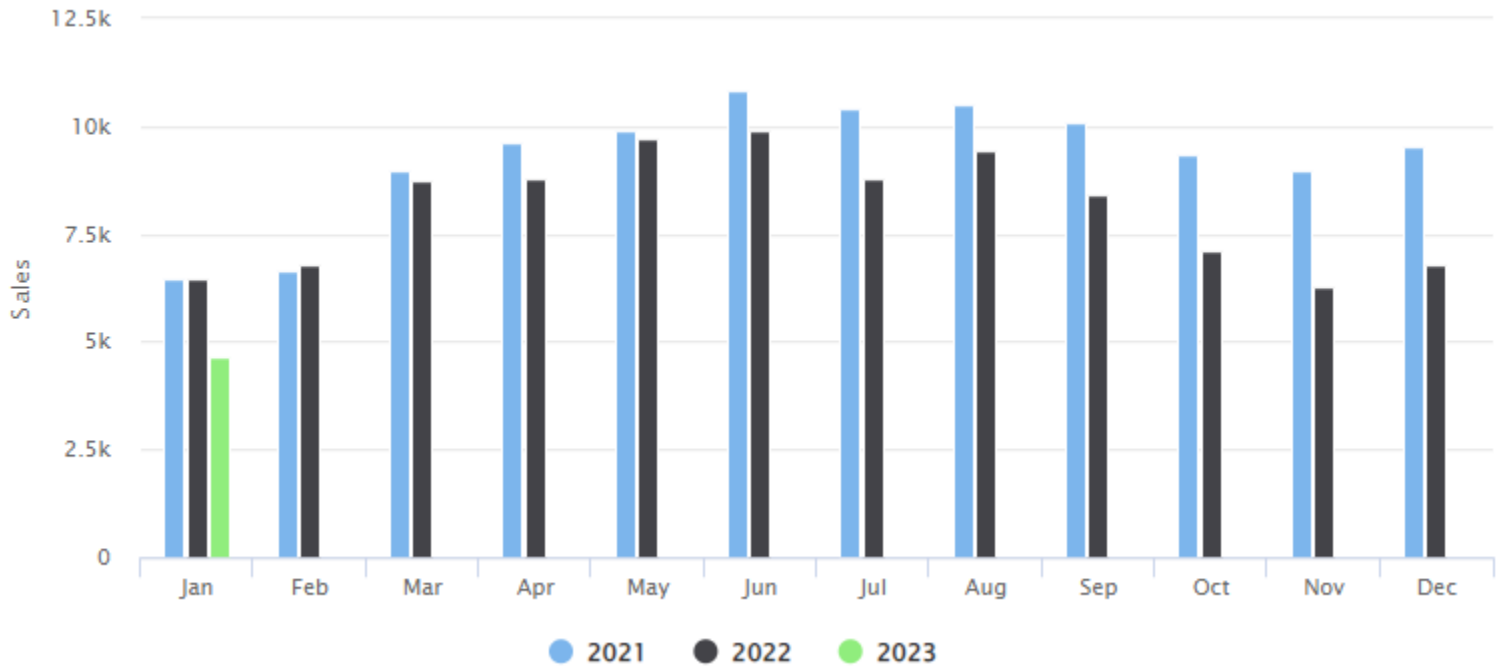
County	Median Sales Price (\$)		
	Feb-22	Feb-23	FEB YoY %
Collin	\$390,000	\$395,000	1.28%
Dallas	\$302,000	\$289,995	-3.98%
Denton	\$385,000	\$370,000	-3.90%
Ellis	\$355,000	\$325,000	-8.45%
Grayson	\$257,000	\$275,000	7.00%
Hunt	\$255,000	\$274,500	7.65%
Johnson	\$299,000	\$313,100	4.72%
Kaufman	\$302,500	\$303,500	0.33%
Parker	\$356,500	\$374,945	5.17%
Rockwall	\$354,060	\$350,000	-1.15%
Tarrant	\$315,500	\$305,000	-3.33%
Wise	\$240,000	\$316,000	31.67%

Source: NTREIS 3/9/23 - County is one of 'Collin', 'Dallas', 'Denton', 'Ellis', 'Grayson', 'Hunt', 'Johnson', 'Kaufman', 'Parker', 'Rockwall', 'Tarrant', 'Wise' Active vs Sold by County



## Housing Activity for Dallas - Fort Worth - Arlington MSA

### Home Sales



### Price Distribution

