



BOSTON NATIONAL
TITLE OF TEXAS

MARKET STATISTICS

for the DFW AREA

MARCH 2023
Presented by County and MLS Area



MARCH 2023 TEXAS STATEWIDE HOUSING REPORT



ACTIVE LISTINGS



▲ **113.3%**

79,662 in MARCH 2023

MEDIAN SALES PRICE

\$332,500



▼ **0.8%**

Compared to MARCH 2022

MONTHS OF INVENTORY



2.7 MONTHS

Compared to 1.1 in MARCH 2022

CLOSED SALES



▼ **12.4%**

30,968 in MARCH 2023

DAYS ON MARKET

64

DAYS TO CLOSE

35

TOTAL 99 Days on Market
24 days more than MARCH 2022



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

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MARCH 2023 DFW METROPLEX HOUSING REPORT



ACTIVE LISTINGS



▲ **129.8%**

16,467 in MARCH 2023

MEDIAN SALES PRICE

\$390,000



▼ **0.8%**

Compared to MARCH 2022

MONTHS OF INVENTORY



2.1 MONTHS

Compared to 0.8 in MARCH 2022

CLOSED SALES



▼ **1.3%**

8,639 in MARCH 2023



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MARCH 2023 COLLIN COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **141.2%**

2,094 in MARCH 2023

MEDIAN SALES PRICE

\$500,000



▼ **7.4%**

Compared to MARCH 2022

MONTHS OF INVENTORY



1.7 MONTHS

Compared to 0.6 in MARCH 2022

CLOSED SALES



▲ **9.4%**

1,423 in MARCH 2023



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MARCH 2023 DALLAS COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **81.9%**

3,314 in MARCH 2023

MEDIAN SALES PRICE

\$343,000



▼ **4.4%**

Compared to MARCH 2022

MONTHS OF INVENTORY



1.8 MONTHS

Compared to 0.8 in MARCH 2022

CLOSED SALES



▼ **16.0%**

1,880 in MARCH 2023

DAYS ON MARKET

42

DAYS TO CLOSE

28

TOTAL 70 Days on Market
16 days more than MARCH 2022



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MARCH 2023 DENTON COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **159.0%**

2,150 in MARCH 2023

MEDIAN SALES PRICE

\$440,000



▼ **5.0%**

Compared to MARCH 2022

MONTHS OF INVENTORY



1.8 MONTHS

Compared to 0.6 in MARCH 2022

CLOSED SALES



▲ **14.2%**

1,381 in MARCH 2023

DAYS ON MARKET

64

DAYS TO CLOSE

36

TOTAL 100 Days on Market
35 more days than MARCH 2022



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MARCH 2023 GRAYSON COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **181.0%**

607 in MARCH 2023

MEDIAN SALES PRICE

\$304,000



▲ **1.3%**

Compared to MARCH 2022

MONTHS OF INVENTORY



2.9 MONTHS

Compared to 1.0 in MARCH 2022

CLOSED SALES



▲ **0.8%**

243 in MARCH 2023

DAYS ON MARKET

78

DAYS TO CLOSE

36

TOTAL 114 Days on Market
42 days more than MARCH 2022



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MARCH 2023 TARRANT COUNTY HOUSING REPORT



ACTIVE LISTINGS



▲ **109.9%**

3,635 in MARCH 2023

MEDIAN SALES PRICE

\$340,000



▼ **2.9%**

Compared to MARCH 2022

MONTHS OF INVENTORY



1.8 MONTHS

Compared to 0.7 in MARCH 2022

CLOSED SALES



▼ **4.4%**

2,111 in MARCH 2023



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MLS Summary Report for: MARCH 2023

Dallas-Fort Worth-Arlington Metropolitan Statistical Area

Property Type	Sales	YoY%	Dollar Volume	YoY%	Avg Price	YoY%	Median Price	YoY%
Resi Sale-Condominium	296	-31%	\$105,749,104	-26%	\$357,260	7%	\$275,000	8%
Resi Sale-Farm	13	-72%	\$14,299,000	-72%	\$1,099,923	2%	\$880,000	9%
Resi Sale-Manufactured Home	32	129%	\$7,243,383	169%	\$226,356	18%	\$223,500	15%
Resi Sale-Mobile Home	41	-66%	\$8,736,075	-67%	\$213,075	-3%	\$195,000	-10%
Resi Sale-Single Family Residence	8,028	0%	\$3,808,702,851	-2%	\$474,427	-2%	\$394,900	-1%
Resi Sale-Townhouse	285	-7%	\$119,152,597	-10%	\$418,079	-2%	\$413,995	5%
Resi Lease-Condominium	214	14%	\$539,039	26%	\$2,519	11%	\$1,930	4%
Resi Lease-Single Family Residence	3,191	29%	\$7,917,174	33%	\$2,481	3%	\$2,295	4%
Resi Lease-Townhouse	251	31%	\$712,679	46%	\$2,839	11%	\$2,650	6%
Commercial Lease	46	-28%	\$567,069	188%	\$12,328	300%	\$1,875	-15%
Commercial Sale	63	-52%	\$38,520,782	-61%	\$611,441	-18%	\$415,000	3%
Land	479	-30%	\$121,200,320	-38%	\$253,028	-12%	\$132,500	1%
Residential Income	53	-27%	\$24,133,000	-44%	\$455,340	-23%	\$359,000	-11%

Property Type	Avg Price PSF	YoY%	Median Price PSF	YoY%	DOM	YoY%	Sold to List Price
Resi Sale-Condominium	\$253.55	4%	\$238.12	2%	36	-12%	98.0%
Resi Sale-Farm	\$418.51	4%	\$372.22	10%	117	34%	90.1%
Resi Sale-Manufactured Home	\$141.86	18%	\$136.09	13%	57	58%	92.5%
Resi Sale-Mobile Home	\$131.16	-7%	\$126.84	-3%	51	6%	90.4%
Resi Sale-Single Family Residence	\$200.55	-3%	\$191.47	-2%	60	140%	95.6%
Resi Sale-Townhouse	\$222.25	0%	\$219.17	3%	66	89%	97.2%
Resi Lease-Condominium	\$1.98	12%	\$1.84	12%	41	37%	97.3%
Resi Lease-Single Family Residence	\$1.29	4%	\$1.24	2%	39	63%	97.3%
Resi Lease-Townhouse	\$1.55	7%	\$1.47	5%	40	43%	97.4%
Commercial Lease	\$1.11	-26%	\$1.04	27%	101	-30%	106.7%
Commercial Sale	\$187.44	-7%	\$139.86	-19%	132	-43%	84.9%
Land	N/A	N/A	N/A	N/A	86	-1%	90.4%
Residential Income	\$183.40	4%	\$169.58	-1%	35	75%	103.2%

Property Type	Pending Sales	YoY%	New Listings	YoY%	Active Listings	YoY%	Months Inventory
Resi Sale-Condominium	306	-24%	440	-6%	519	38%	1.8
Resi Sale-Farm	5	-86%	24	-33%	115	-13%	6.9
Resi Sale-Manufactured Home	49	96%	80	33%	129	169%	3.6
Resi Sale-Mobile Home	51	-48%	80	-26%	161	7%	2.8
Resi Sale-Single Family Residence	7,996	-1%	10,009	1%	15,326	134%	2.1
Resi Sale-Townhouse	318	-1%	405	9%	557	129%	2.1
Resi Lease-Condominium	133	15%	264	11%	334	33%	1.9
Resi Lease-Single Family Residence	2,011	26%	3,614	31%	3,925	103%	1.5
Resi Lease-Townhouse	168	50%	343	49%	392	136%	1.9
Commercial Lease	51	-16%	138	19%	708	7%	16.2
Commercial Sale	65	-47%	208	41%	1,229	-19%	17.3
Land	495	-26%	1,216	2%	5,305	75%	11.5
Residential Income	58	-6%	85	-2%	150	46%	3.1



County	Listings vs Sales			
	Active Listings		Sales	
	Mar-22	Mar-23	Mar-22	Mar-23
Collin	2,254	4,380	2,022	2,164
Dallas	4,442	6,720	3,184	2,928
Denton	2,096	3,918	1,781	2,015
Ellis	987	1,674	416	412
Grayson	1,066	1,677	458	443
Hunt	754	1,312	317	274
Johnson	974	1,692	401	368
Kaufman	883	1,688	525	462
Parker	1,035	2,017	495	353
Rockwall	509	941	306	366
Tarrant	3,834	6,740	3,136	3,173
Wise	655	1,079	194	186

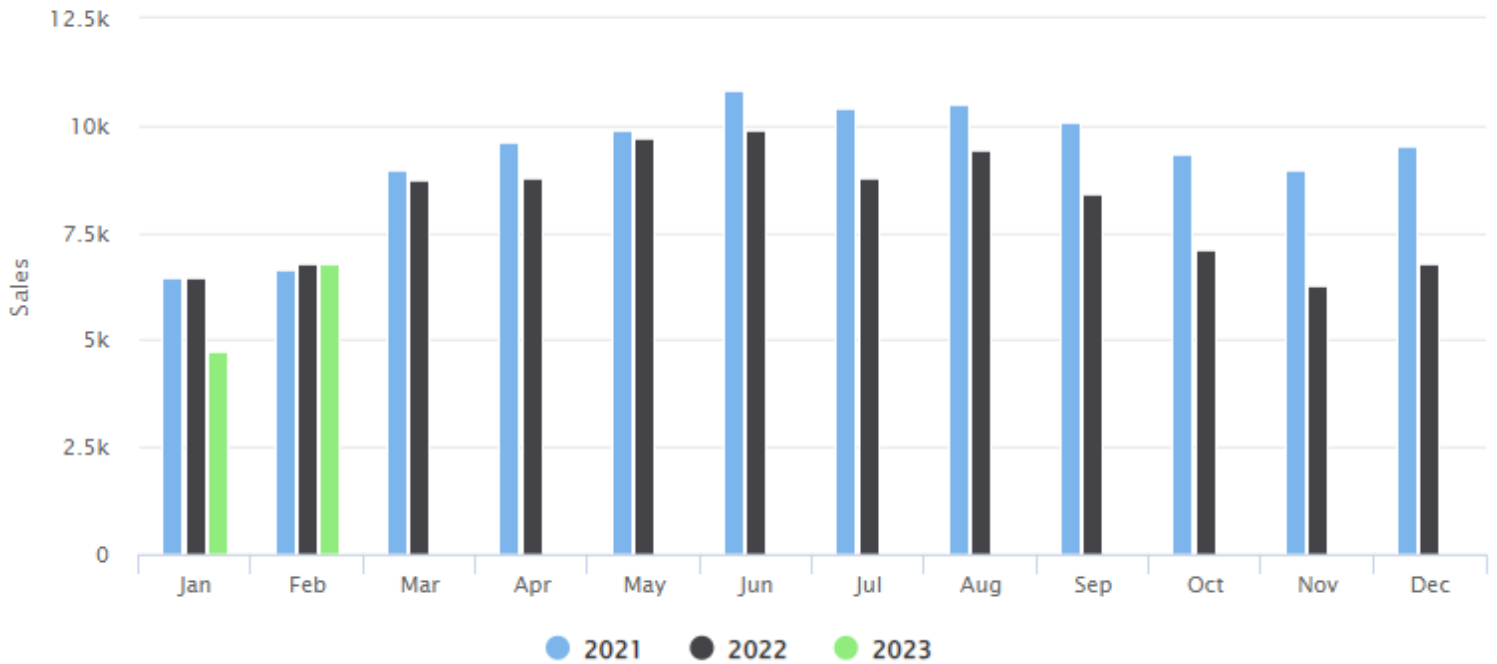
County	Median Sales Price (\$)		
	Mar-22	Mar-23	MAR YoY %
Collin	\$436,403	\$402,000	-7.88%
Dallas	\$315,000	\$289,000	-8.25%
Denton	\$409,513	\$380,000	-7.21%
Ellis	\$360,000	\$360,000	0.00%
Grayson	\$269,500	\$258,000	-4.27%
Hunt	\$250,000	\$275,340	10.14%
Johnson	\$305,000	\$313,003	2.62%
Kaufman	\$316,750	\$298,623	-5.72%
Parker	\$331,000	\$396,000	19.64%
Rockwall	\$369,500	\$364,387	-1.38%
Tarrant	\$320,000	\$306,000	-4.38%
Wise	\$318,750	\$299,995	-5.88%

Source: NTREIS 4/11/23 - 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

