



Housing Report for Dallas-Fort Worth-Arlington

Spotlight on November 2017

Economic News

November MSA jobs increased from 3,583,300 to 3,683,700, according to the latest figures published by the Texas Workforce Commission. This marks a 2.80% year-over-year (YoY) increase compared with November 2016, a net increase of 100,400 new jobs. Over the past five years, the job growth rate has increased at an average annual rate of 3.50%.

In addition, the unemployment rate for November decreased to 3.20% from 3.70% in 2016.

Housing Update

Sales volume for single-unit residential housing increased 5.51% YoY from 7,419 to 7,828 transactions. Year-to-date sales reached a total of 93,812 closed listings. Dollar volume rose from \$2.16 billion to \$2.43 billion.

The average sales price rose 6.64% YoY from \$290,765 to \$310,085, while the average price per square foot subsequently rose from \$122 to \$132. Median price rose 6.31% YoY from \$236,100 to \$251,000, while the median price per square foot also rose from \$113 to \$122.

Months inventory for single-unit residential housing rose from 2.1 to 2.3 months supply, and days to sell declined from 77 to 76.

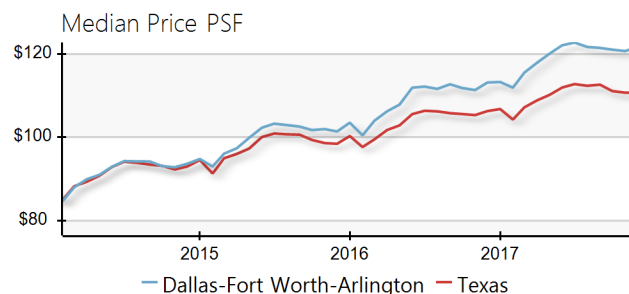
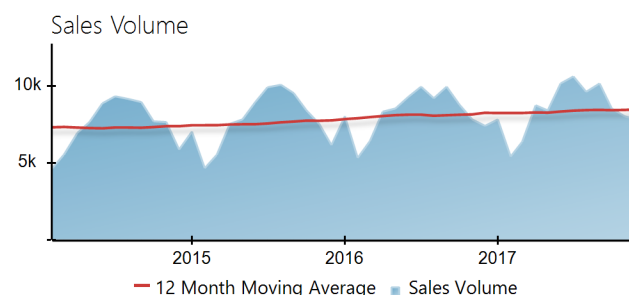
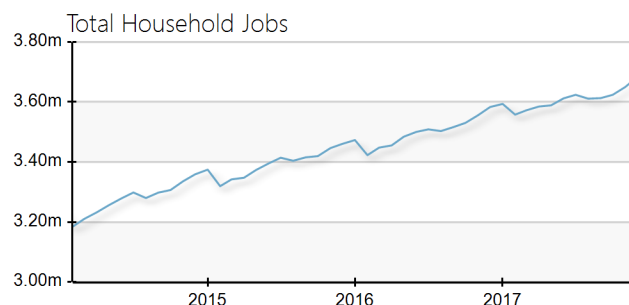


Table 1: Month Activity

	2017				2016	
	November	YoY %	YTD	YoY %	November	YoY %
Sales	7,828	5.51%	93,812	3.11%	7,419	20.54%
Dollar Volume	\$2,427,344,889	12.52%	\$28,921,183,877	11.78%	\$2,157,182,024	34.59%
Median Close Price	\$251,000	6.31%	\$254,000	10.20%	\$236,100	14.61%
New Listings	7,944	2.73%	123,144	7.24%	7,733	4.43%
Active Listings	19,457	11.44%	19,793	9.72%	17,459	-1.56%
Months Inventory	2.3	8.56%	2.3	8.56%	2.1	-7.44%
Days to Sell*	76	-1.30%	72	-2.70%	77	-3.75%
Average Price PSF	\$132	8.30%	\$129	8.92%	\$122	10.70%
Median Price PSF	\$122	7.51%	\$120	9.31%	\$113	11.60%
Median Square Feet	2,055	-0.68%	2,096	0.67%	2,069	2.02%
Close to Original List Price	96.60%	-0.25%	97.66%	-0.14%	96.84%	0.64%

* Days to Sell = Days on Market + Days to Close

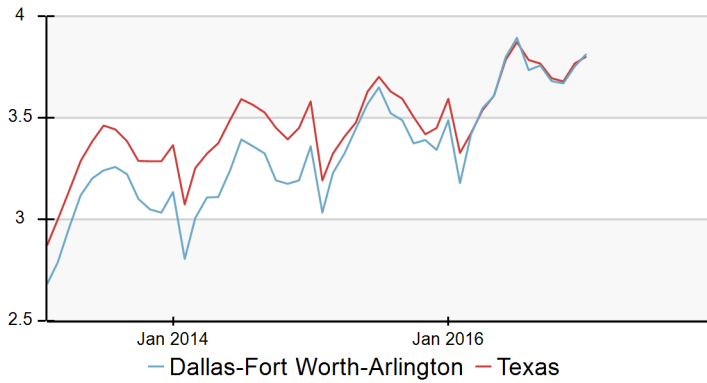
About the data used in this report

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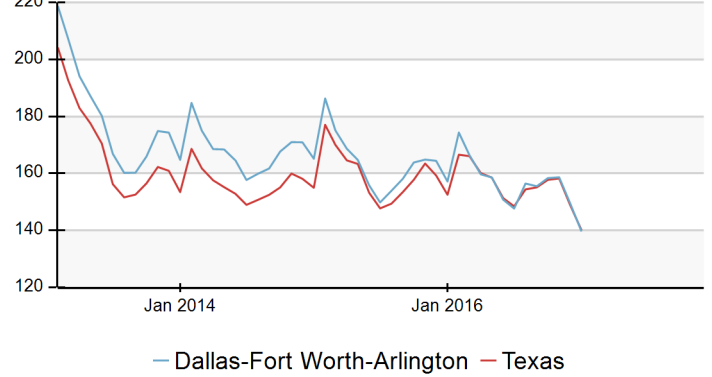




Close Price to Median Income Ratio



Home Affordability Index



Price Cohort Analysis: Closed Sales versus Months Inventory

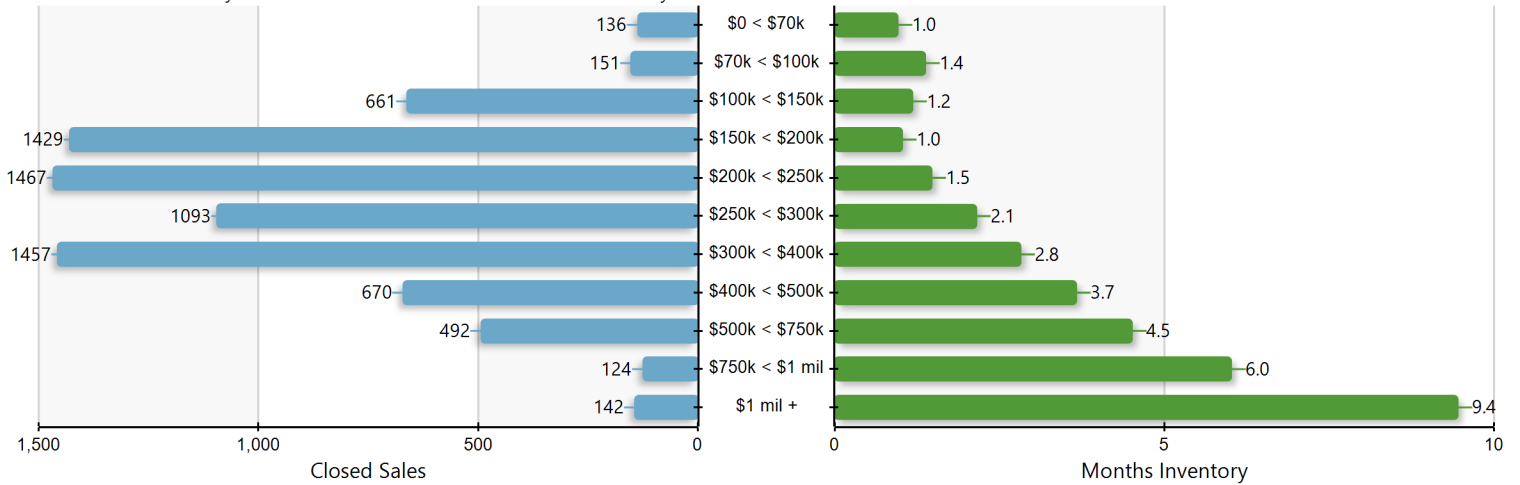


Table 2: Price Cohort Analysis

Price Cohort	Closed Sales	YoY %	% Total Sales	Median Close Price	YoY %	Median Close Price PSF	YoY %	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	136	-29.90%	1.74%	\$52,250	-5.00%	\$49	-0.04%	143	1.0	1,076	1971
\$70k < \$100k	151	-39.11%	1.93%	\$87,000	2.35%	\$72	2.36%	291	1.4	1,144	1968
\$100k < \$150k	661	-27.44%	8.45%	\$130,000	0.00%	\$99	7.39%	909	1.2	1,297	1973
\$150k < \$200k	1,429	-1.58%	18.27%	\$176,000	0.57%	\$109	7.13%	1,541	1.0	1,610	1986
\$200k < \$250k	1,467	23.59%	18.75%	\$224,900	-0.04%	\$117	5.17%	2,186	1.5	1,893	2002
\$250k < \$300k	1,093	8.43%	13.97%	\$274,000	0.37%	\$124	3.59%	2,570	2.2	2,200	2002
\$300k < \$400k	1,457	26.15%	18.63%	\$344,000	0.91%	\$132	5.50%	4,304	2.8	2,606	2003
\$400k < \$500k	670	18.58%	8.57%	\$440,000	0.00%	\$142	3.60%	2,674	3.7	3,116	2005
\$500k < \$750k	492	6.26%	6.29%	\$575,000	-1.71%	\$159	1.83%	2,608	4.5	3,673	2005
\$750k < \$1 mil	124	-2.36%	1.59%	\$875,000	4.79%	\$194	1.03%	901	6.0	4,455	2004
\$1 mil +	142	30.28%	1.82%	\$1,397,500	-1.93%	\$307	7.12%	1,330	9.5	5,219	2002

*** Not displayed when fewer than 5 sales

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Single-Family Homes

Sales volume for single-family homes increased 5.88% YoY from 6,936 to 7,344 transactions. Year-to-date sales reached a total of 87,820 closed listings. Dollar volume rose from \$2.04 billion to \$2.29 billion.

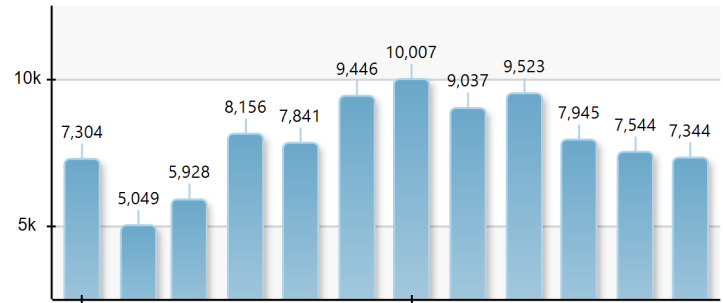
The average sales price rose 5.93% YoY from \$294,790 to \$312,256, while the average price per square foot subsequently rose from \$120 to \$129. Median price rose 5.86% YoY from \$238,989 to \$253,000, while the median price per square foot also rose from \$112 to \$120.

Months inventory for single-family homes rose from 2.1 to 2.3 months supply, and days to sell declined from 77 to 76.

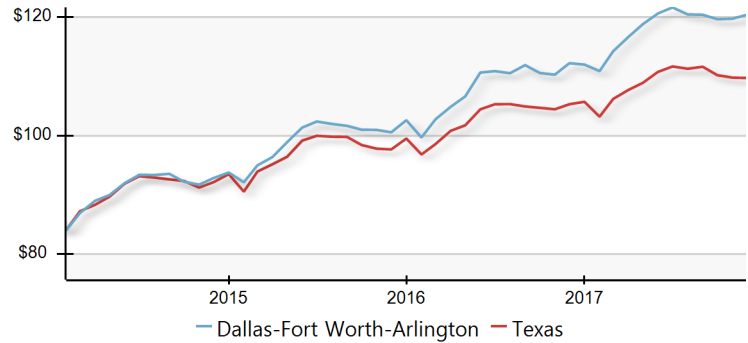
Table 3: Single-Family Activity

	Nov 2017	YoY %
Sales	7,344	5.88%
Dollar Volume	\$2,293,210,867	12.16%
Median Close Price	\$253,000	5.86%
New Listings	7,349	1.83%
Active Listings	17,958	11.73%
Months Inventory	2.3	8.80%
Days to Sell	76	-1.30%
Average Price PSF	\$129	7.52%
Median Price PSF	\$120	7.30%
Median Square Feet	2,098	-0.85%
Close to Original List Price	96.55%	-0.29%

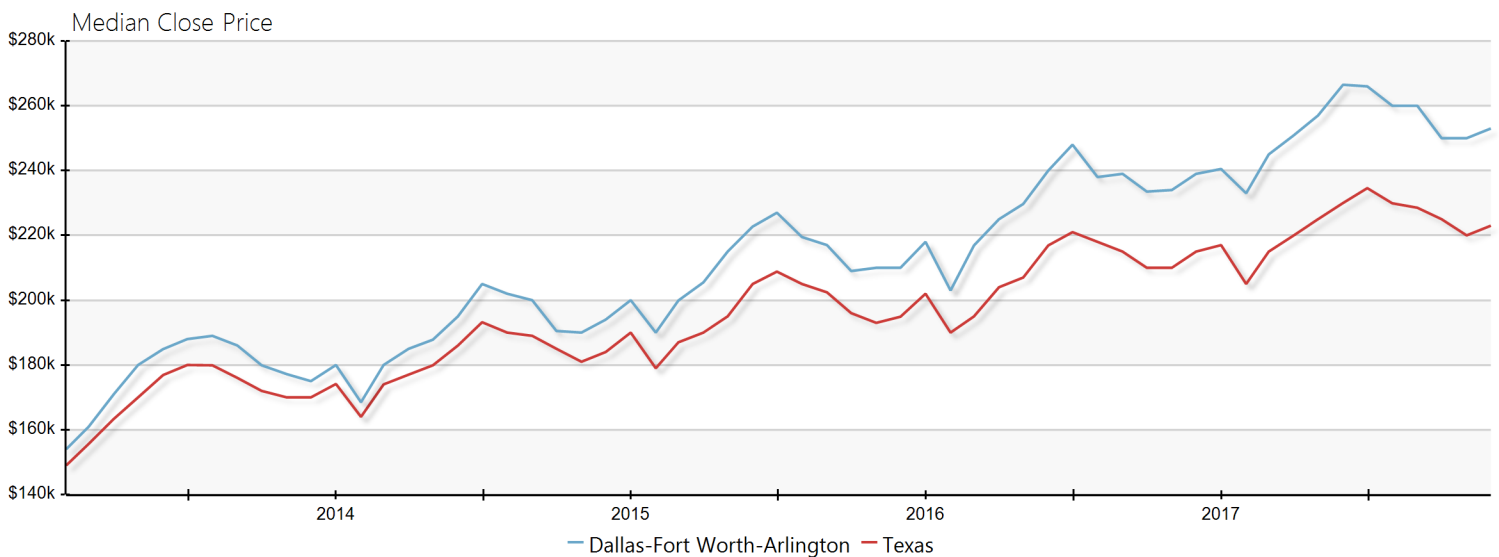
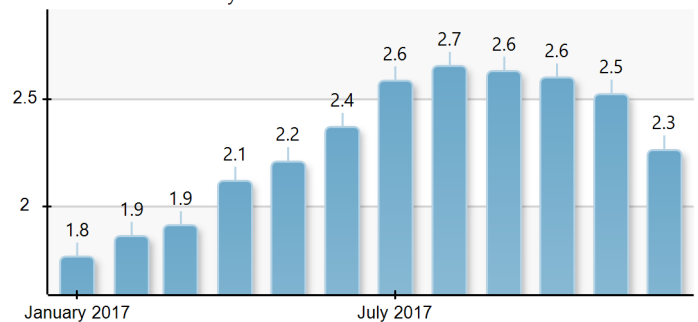
Total Sales Volume



Median Price PSF



Months Inventory



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Townhomes

Sales volume for townhomes decreased 0.47% YoY from 211 to 210 transactions. Year-to-date sales reached a total of 2,558 closed listings. Dollar volume rose from \$56.31 million to \$60.14 million.

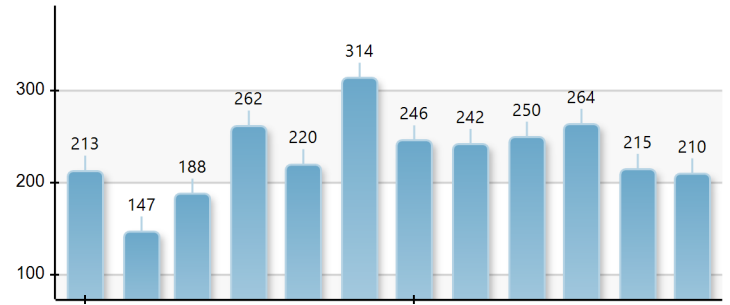
The average sales price rose 7.31% YoY from \$266,867 to \$286,369, while the average price per square foot subsequently rose from \$141 to \$150. Median price rose 7.26% YoY from \$246,500 to \$264,400, while the median price per square foot also rose from \$136 to \$147.

Months inventory for townhomes rose from 2.7 to 2.8 months supply, and days to sell rose from 82 to 86.

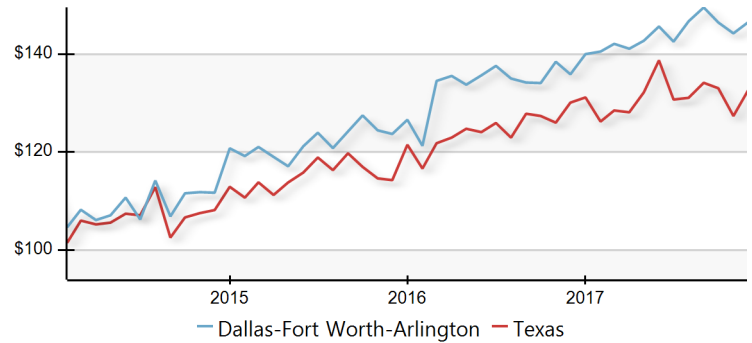
Table 4: Townhouse Activity

	Nov 2017	YoY %
Sales	210	-0.47%
Dollar Volume	\$60,137,430	6.80%
Median Close Price	\$264,400	7.26%
New Listings	250	26.90%
Active Listings	638	10.19%
Months Inventory	2.8	2.32%
Days to Sell	86	4.88%
Average Price PSF	\$150	6.47%
Median Price PSF	\$147	7.82%
Median Square Feet	1,758	-1.51%
Close to Original List Price	97.99%	1.91%

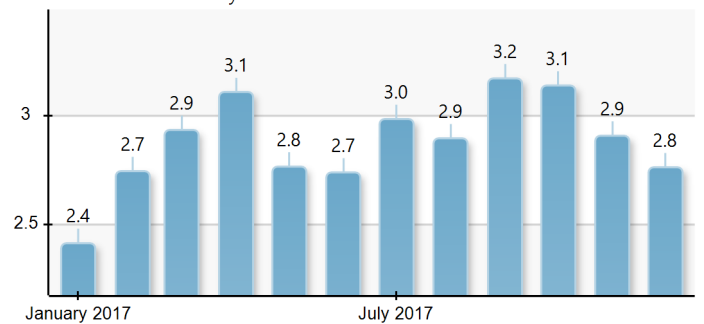
Total Sales Volume



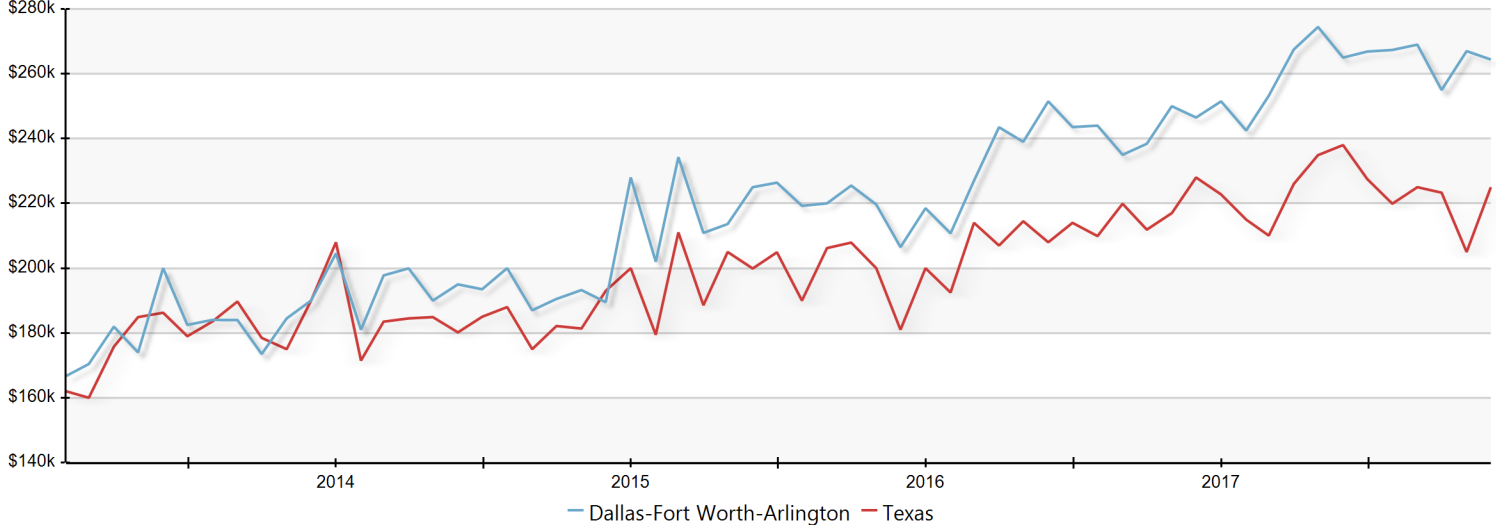
Median Price PSF



Months Inventory



Median Close Price



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Condominiums

Sales volume for condominiums decreased 1.47% YoY from 272 to 268 transactions. Year-to-date sales reached a total of 3,424 closed listings. Dollar volume rose from \$56.22 million to \$72.41 million.

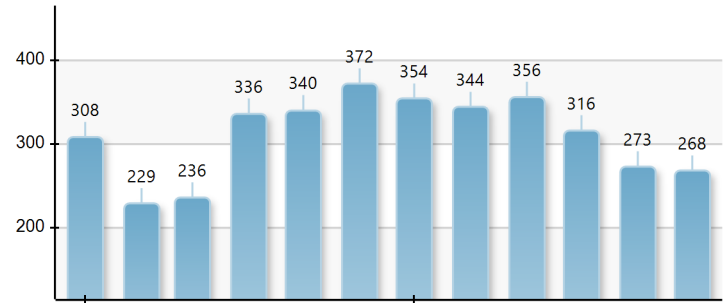
The average sales price rose 30.73% YoY from \$206,687 to \$270,194, while the average price per square foot subsequently rose from \$154 to \$197. Median price rose 23.82% YoY from \$153,444 to \$190,000, while the median price per square foot also rose from \$141 to \$181.

Months inventory for condominiums rose from 2.5 to 2.8 months supply, and days to sell rose from 68 to 71.

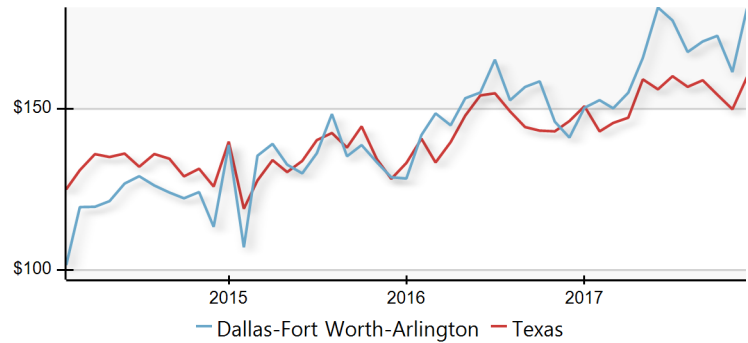
Table 5: Condominium Activity

	Nov 2017	YoY %
Sales	268	-1.47%
Dollar Volume	\$72,411,942	28.80%
Median Close Price	\$190,000	23.82%
New Listings	345	8.15%
Active Listings	861	6.69%
Months Inventory	2.8	8.66%
Days to Sell	71	4.41%
Average Price PSF	\$197	27.69%
Median Price PSF	\$181	28.42%
Median Square Feet	1,124	1.17%
Close to Original List Price	96.89%	-0.65%

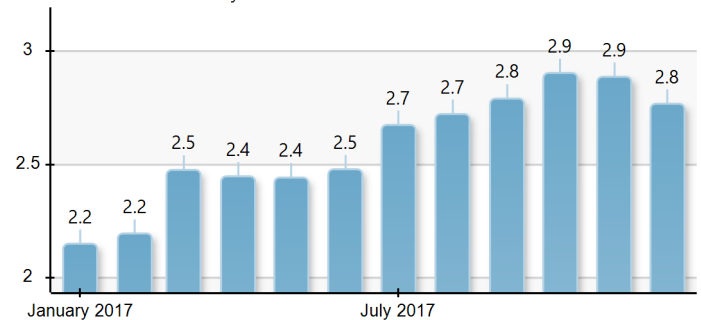
Total Sales Volume



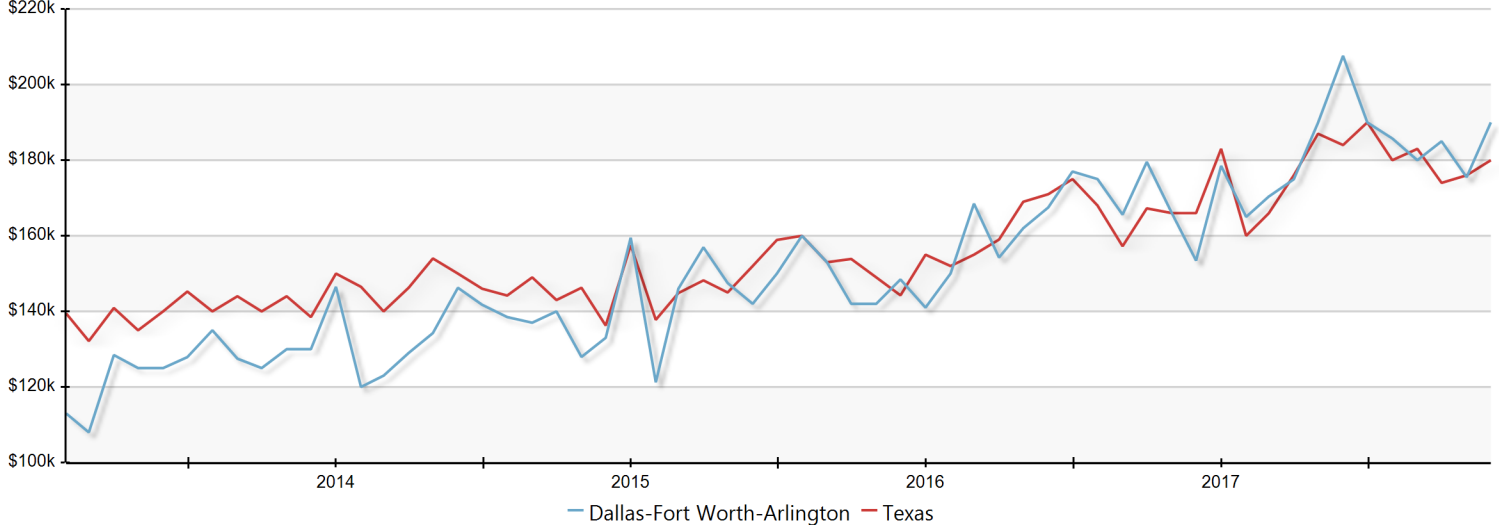
Median Price PSF



Months Inventory



Median Close Price



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