

Downtown Fort Worth Residential Focus



777 Taylor Street, Suite 100, Fort Worth, TX 76102 ★ (817) 870-1692 ★ www.dfwf.org

Fourth Quarter 2011

Current Market Status

Condominiums and Townhomes
Downtown Fort Worth, January 4, 2012

Total Market Size		Active Listings		Under Contract		
Built	Under construction	New	Re-sales	Pending	Contingent	Option
926	0	26	51	6	0	0

Active listings: Units currently offered for sale on MLS.

Contract pending: Units are under contract, pending closing.

Contract contingent: Units are under contract and closing is contingent upon buyer's receipt of the proceeds from the sale of buyer's property.

Contract with option: Units are under contract with option to cancel.

Monthly Sales

Condominiums and Townhomes
Downtown Fort Worth

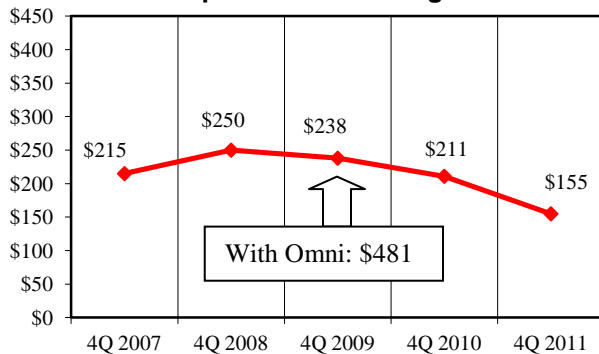
Month	2009	2010	2011
October	1	5	2
November	7	5	4
December	5	3	6

Quarterly Sales Condominiums and Townhomes Sold Downtown Fort Worth

Sold properties	4Q 2009	4Q 2010	4Q 2011
Units sold	13	13	12
Average sales price	\$681,177	\$396,831	\$330,500
Average list price	\$690,546	\$402,638	\$350,933
Average \$/SF	\$389	\$260	\$182
Average DOM	181	213	165
Average SP/LP	98%	98%	95%
Average SF	1,810	1,290	1,928
1 bdrm units	1	8	2
2 bdrm units	11	3	8
> 2 bdrm units	1	2	2

DOM: The number of days a property was on the market before it sold.
SP/LP: Selling price as a percentage of listing price.

Median Sales Price Per Square Foot Properties sold through MLS

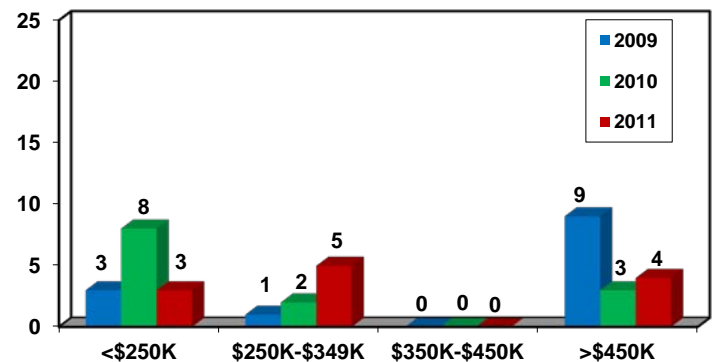


Sales price range (Dollars per square foot)

Price /SF	4Q 2009	4Q 2010	4Q 2011
Low	\$150	\$174	\$114
Median	\$238	\$211	\$155
High	\$616	\$527	\$296

Price Distribution Condominiums and Townhomes Sold Downtown Fort Worth

Sold properties Price Range	4Q 2009		4Q 2010		4Q 2011	
	Units	DOM	Units	DOM	Units	DOM
<\$250K	3	250	8	197	3	86
\$250K - \$349K	1	59	2	99	5	342
\$350K - \$450K	0	0	0	0	0	0
>\$450K	9	162	3	190	4	496



New and existing home sales

New Homes			Existing Homes	
4Q 2011	4Q 2010		4Q 2010	4Q 2011
5	2	Units sold	11	7
41.6%	15.4%	% of total	84.6%	58.4%
399	0	Avg DOM	213	266
3,079	2,445	Avg SF	1,081	1,105
\$157	\$526	Avg \$/SF	\$212	\$199
\$474,900	\$1,287,450	Avg price	\$234,900	\$227,357

Residential properties currently listed for sale on MLS

	Asking price of condominiums and townhomes				
	<\$250K	\$250K \$500K	\$501K \$750K	\$751K \$1Mil	>\$1Mil
Units	30	24	10	10	3
Avg \$/SF	\$207	\$222	\$331	\$348	\$310
Avg DOM	179	295	251	282	351

Metro Sales Comparison for Condominiums and Townhomes, 4Q 2011

	Downtown Fort Worth	Fort Worth without Downtown	Fort Worth Near Southside	Fort Worth Cultural District	Downtown Dallas
Units sold	12	28	0	4	17
Average sales price	\$330,500	\$157,073	-	\$313,750	\$249,148
Average list price	\$350,933	\$164,025	-	\$319,500	\$262,465
Average \$/ SF	\$182	\$97	-	\$179	\$145
Average DOM	165	90	-	133	174
Average SP/LP	95%	95%	-	98%	96%
Average SF	1,928	1,536	-	1,780	1,586

All information provided is deemed reliable but is not guaranteed and should be independently verified, January 4, 2012.

Data presented in this report are derived from the North Texas Real Estate Information System's MLS which covers 29 counties in North Texas including Collin, Dallas, Denton and Tarrant.

Apartment occupancy and rental rates are derived from DFWI quarterly surveys of all apartments in downtown Fort Worth.

For more information contact the Research Department at DFWI at 817-870-1692 RESEARCH@DFWI.ORG

Leased Condominiums and Townhomes Downtown Fort Worth

Condos/townh	4Q 2009	4Q 2010	4Q 2011
Units	12	14	13
Average rent	\$1,492	\$1,740	\$1,611
Average rent/SF	\$1.38	\$1.47	\$1.45

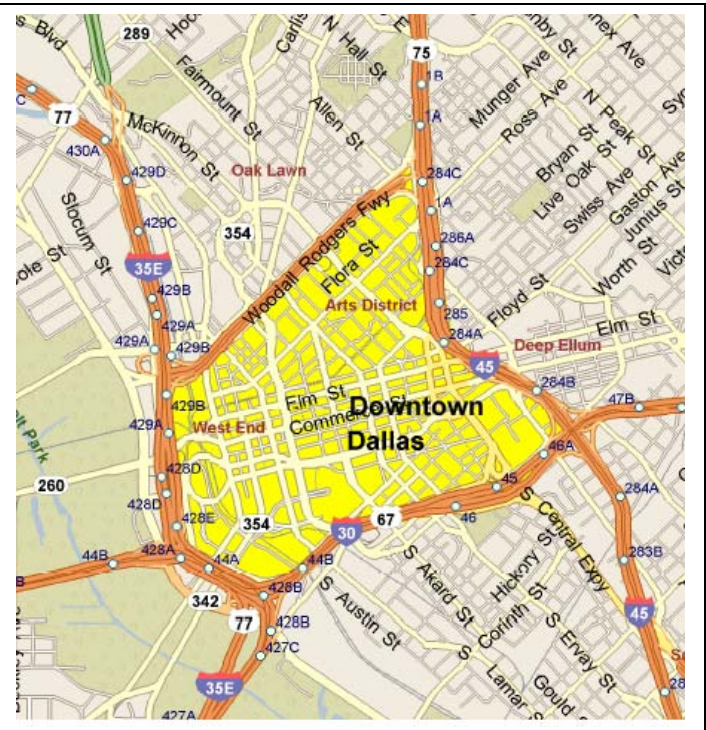
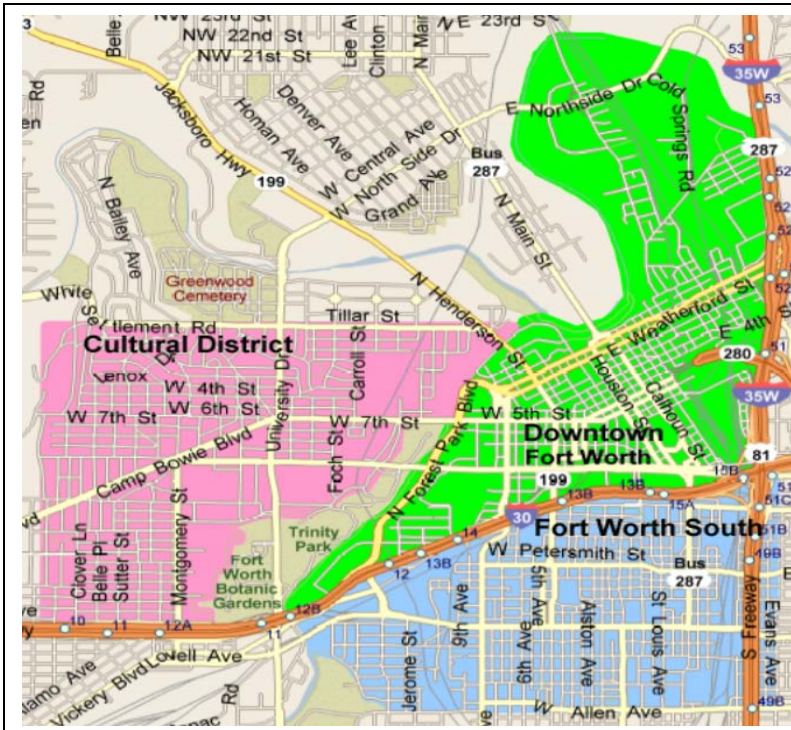
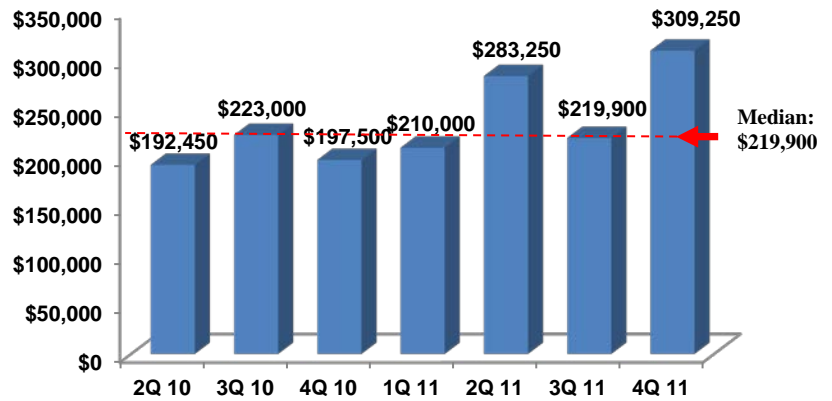
Apartment occupancy and rental rates Downtown Fort Worth

Apartments	4Q 2009	4Q 2010	4Q 2011
Occupancy	94.6%	95.0%	93.5%
Average rent	\$1,552	\$1,530	\$1,607
Average rent/SF	\$1.44	\$1.41	\$1.52

Residential sales price range Downtown Fort Worth

Price	4Q 2009	4Q 2010	4Q 2011
Low	\$185,000	\$130,000	\$107,000
Median	\$789,000	\$197,500	\$309,250
High	\$1,150,000	\$1,685,000	\$609,000

Median Residential Sales Price Downtown Fort Worth



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