

Downtown Fort Worth Residential Focus



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

Current Market Status

Condominiums and Townhomes
Downtown Fort Worth, Date

Total Market Size		Active Listings	Under Contract
Built	Under Construction	Listings	Pending
937	0	36	5

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.

Quarterly Sales

Condominiums and Townhomes
Downtown Fort Worth

Month	2017	2018	2019
Quarter 1	17	34	21
Quarter 2	23	36	18
Quarter 3	35	21	N.A.
Quarter 4	19	19	N.A.

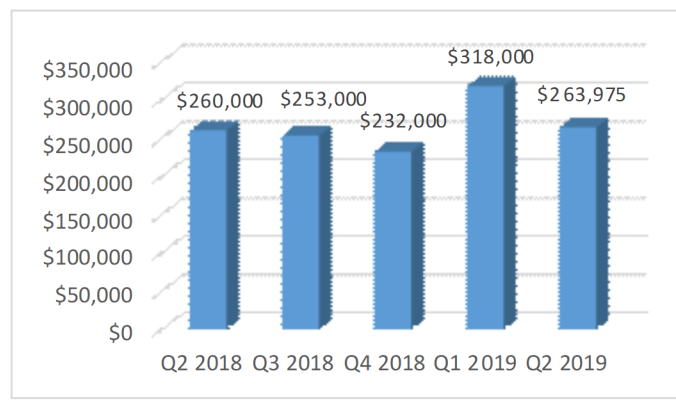
Quarterly Sales Condominiums and Townhomes Sold Downtown Fort Worth

Sold Properties	2Q 2017	2Q 2018	2Q 2019
Units Sold	23	36	18
Average Sales Price	\$309,904	\$305,940	\$428,303
Average Sold List Price	\$336,706	\$317,858	\$468,933
Average \$/SF	\$276	\$251	\$272
Average DOM	50	55	86
Average SP/LP	93.8%	96.7%	95.4%
Average SF	1,122	1,220	1,574
1 bdrm units	12	17	10
2 bdrm units	11	17	4
>2 bdrm units	0	2	4

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



Price Distribution Condominiums and Townhomes Sold Downtown Fort Worth

Sold Properties Price Range	2Q 2017		2Q 2018		2Q 2019	
	Units	DOM	Units	DOM	Units	DOM
<\$250K	13	51	14	66	6	59
\$250K - \$349K	5	36	10	32	6	73
\$350K - \$450K	1	0	6	60	1	160
>\$450K	4	78	6	61	5	117

Residential Sales Price Range Downtown Fort Worth

Price	2Q 2017	2Q 2018	2Q 2019
Low	\$148,400	\$171,000	\$161,500
Median	\$240,000	\$260,000	\$263,975
Average	\$309,904	\$305,940	\$428,303
High	\$849,000	\$635,000	\$2,000,000

Average Sales Price

