

# 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
926	11	42	17

**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	2014	2015	2016
July	13	16	2
August	11	11	11
September	8	9	10

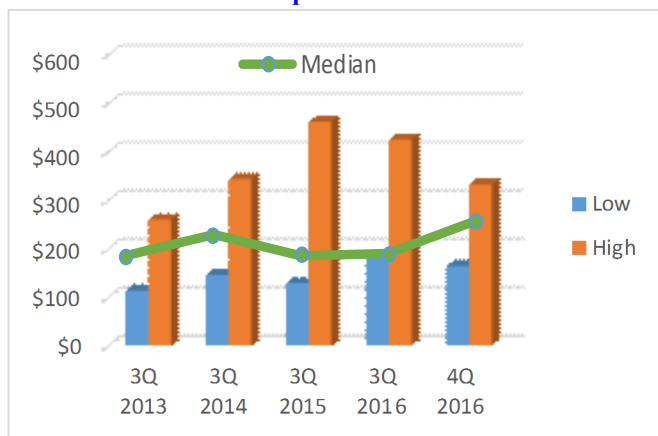
## Quarterly Sales Condominiums and Townhomes Sold Downtown Fort Worth

Sold Properties	4Q 2014	4Q 2015	4Q 2016
Units Sold	22	13	19
Average Sales Price	\$212,239	\$315,123	\$308,884
Average Sold List Price	\$224,607	\$330,858	\$321,416
Average \$/SF	\$180	\$257	\$231
Average DOM	107	51	52
Average SP/LP	95.0%	96.6%	95.7%
Average SF	1,181	1,228	1,339
1 bdrm units	9	7	8
2 bdrm units	12	5	9
>2 bdrm units	1	1	2

**DOM:** The number of days a property was on the market before it sold.

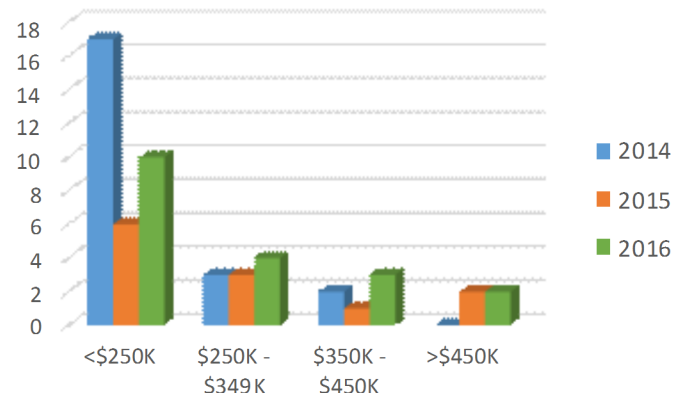
**SP/LP:** Selling price as a percentage of listing price.

## Median Sales Price Per Square Foot



## Price Distribution Condominiums and Townhomes Sold Downtown Fort Worth

Sold Properties Price Range	4Q 2014		4Q 2015		4Q 2016	
	Units	DOM	Units	DOM	Units	DOM
<\$250K	17	102	6	48	10	60
\$250K - \$349K	3	127	3	51	4	47
\$350K - \$450K	2	116	1	63	3	63
>\$450K	0	0	2	57	2	7



## Residential Sales Price Range Downtown Fort Worth

Price	4Q 2014	4Q 2015	4Q 2016
Low	\$122,450	\$135,000	\$195,000
Median	\$199,950	\$228,600	\$245,000
High	\$370,000	\$924,500	\$735,000

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## Metro Sales Comparison for Condominiums and Townhomes, 4Q 2016

	Downtown Fort Worth	Fort Worth	Fort Worth Near Southside	Fort Worth Cultural District	Downtown Dallas
Units Sold	19	111	4	17	24
Avg. Sales Price	\$308,884	\$236,098	\$333,000	\$430,041	\$341,624
Avg. Original List Price	\$321,416	\$245,679	\$341,538	\$449,833	\$353,648
Avg. \$/SF	\$231	\$145	\$184	\$225	\$202
Avg. DOM	52	69	69	27	40
Avg. SP/LP	95.7%	96.1%	97.5%	95.6%	96.6%
Avg. SF	1,339	1,628	1,810	2,045	1,691

Data presented in this report are derived from the North Texas Real Estate Information System's MLS which covers 29 counties in North Texas. This report excludes non-MLS sales.

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

For more information contact Arrie Mitchell at 817-484-3633 or arrie@dfwi.org

## Sales Price Range (Dollars per square foot)

Price /SF	4Q 2014	4Q 2015	4Q 2016
Low	\$149.11	\$128.53	\$165.41
Median	\$173.52	\$238.52	\$237.80
High	\$270.81	\$500.88	\$333.18

## Apartment Occupancy and Rental Rates Downtown Fort Worth

Apartments	4Q 2014	4Q 2015	4Q 2016
Occupancy Rate	96.5%	96.3%	96.9%
Average Rent	\$1,681	\$1,747	\$2,128
Average Rent/SF	\$1.59	\$1.70	\$2.05

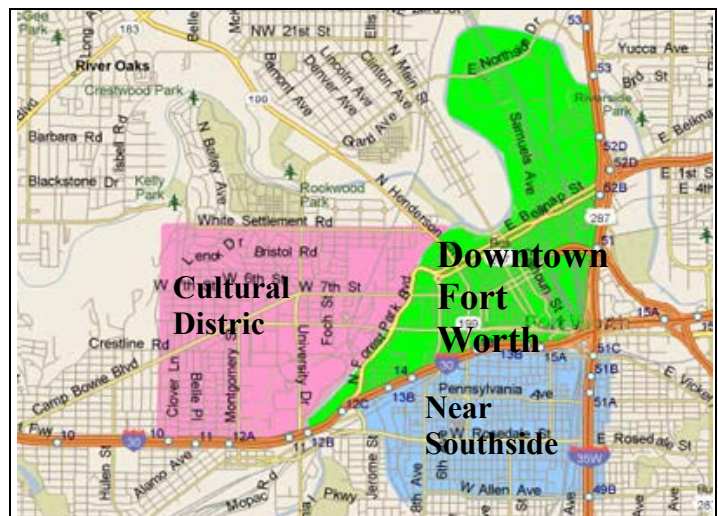
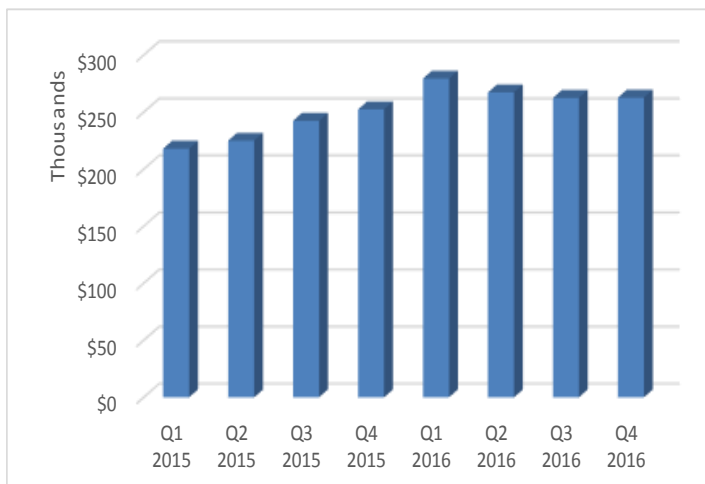
## Leased Condominiums and Townhomes Downtown Fort Worth

Condos / Townhomes	4Q 2014	4Q 2015	4Q 2016
Units	17	13	16
Average Rent	\$1,693	\$2,491	\$1,853
Average Rent/SF	\$1.50	\$1.76	\$1.68

## Apartment Occupancy and Rental Rates Downtown Fort Worth (Weighted Average)

Apartments	4Q 2014	4Q 2015	4Q 2016
Occupancy Rate	96.5%	96.3%	96.9%
Average Rent	\$1,547	\$1,657	\$1,861
Average Rent/SF	\$1.47	\$1.65	\$1.87

## Condominiums and Townhomes Median Price by Quarter (One Year Running Median) Downtown Fort Worth



Downtown Fort Worth, Inc.  
777 Taylor Street, Suite 100  
Fort Worth, Texas 76102