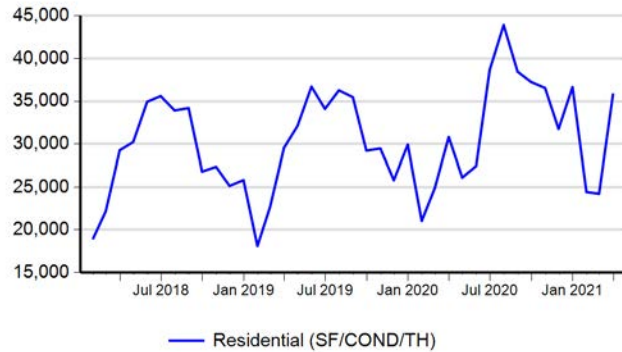


Trend Analysis By State: Texas

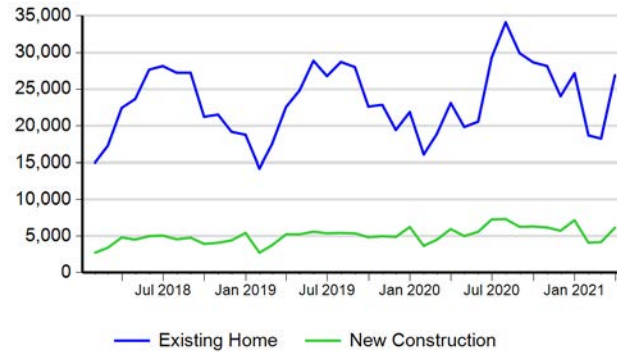
Residential, All (New and Existing)

Monthly Units Sold



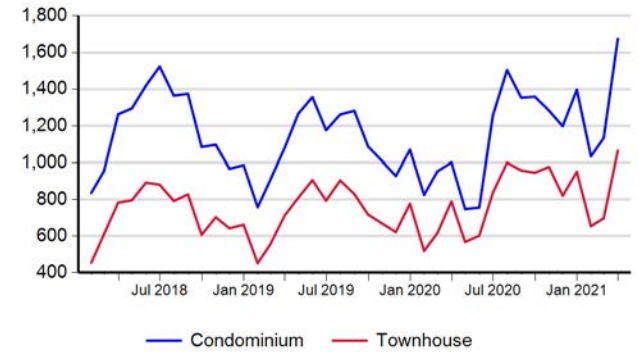
Single Family, New vs. Existing

Monthly Units Sold



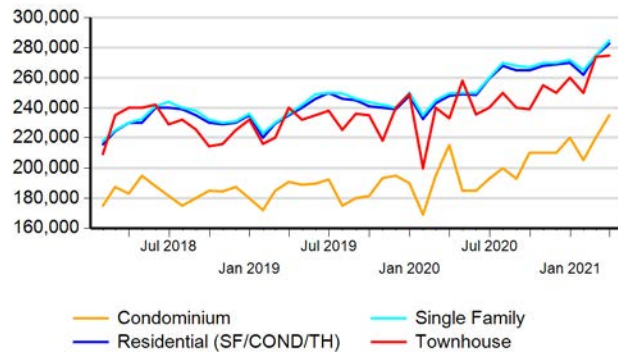
COND/TH, All (New and Existing)

Monthly Units Sold



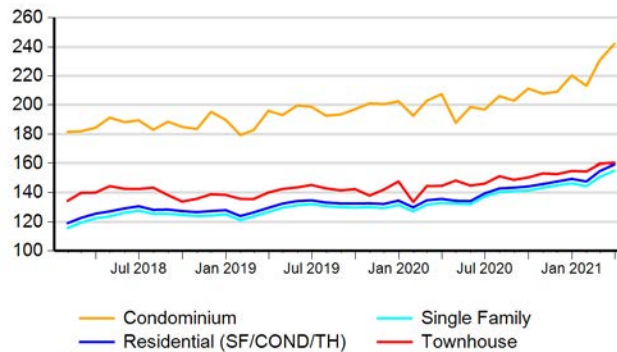
All (New and Existing) Construction

Median Sale Price



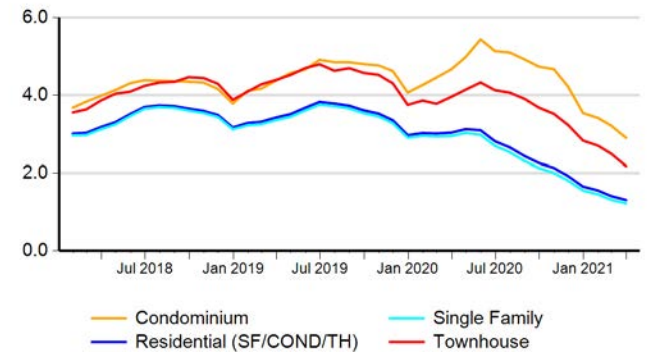
All (New and Existing) Construction

Average Close Price PSF



All (New and Existing) Construction

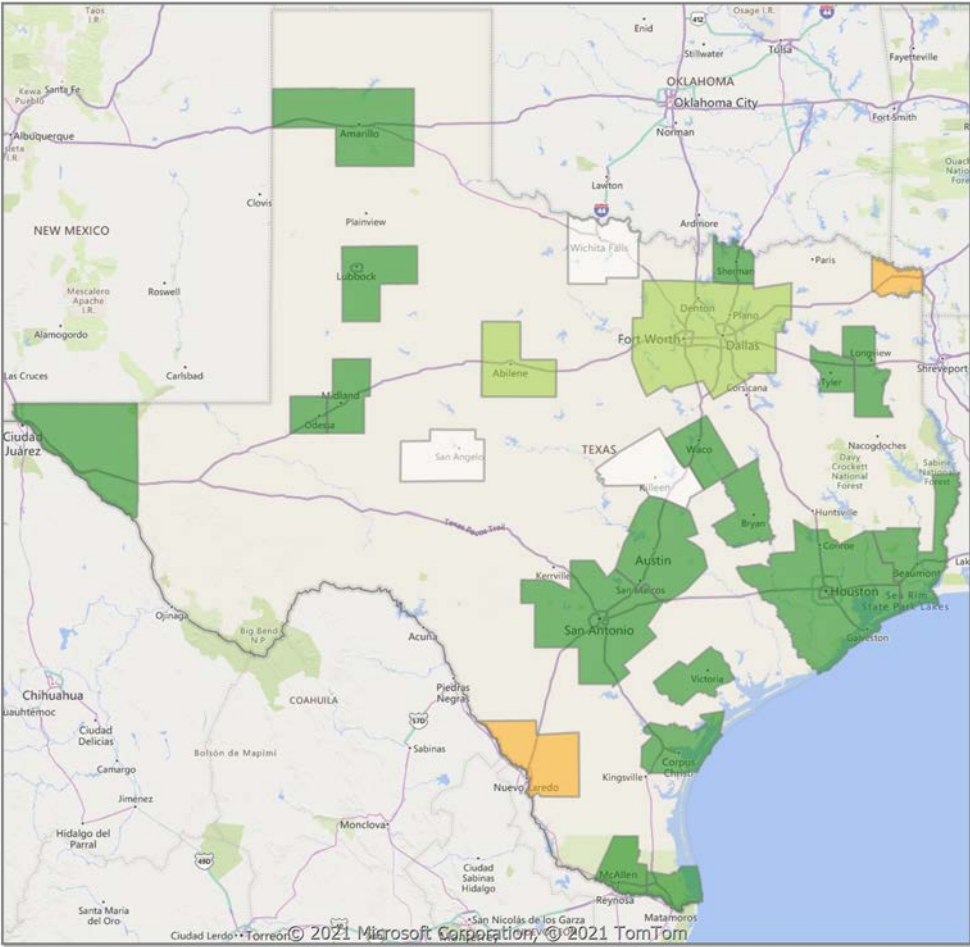
Months Inventory



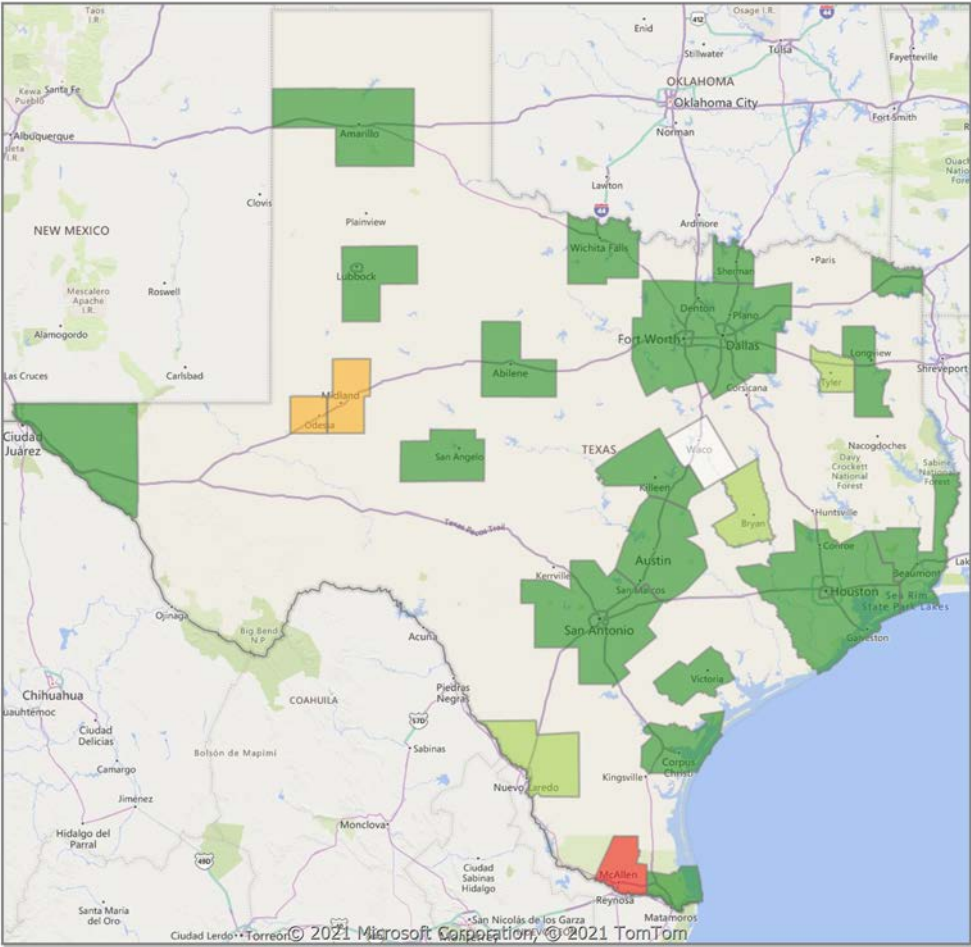
\* Closed Sale counts for most recent 3 months are Preliminary.

Comparison By Metropolitan Statistical Area in Texas

Residential\* Closed Sales  
YoY Percentage Change



Residential\* Avg Close Price Per SqFt  
YoY Percentage Change

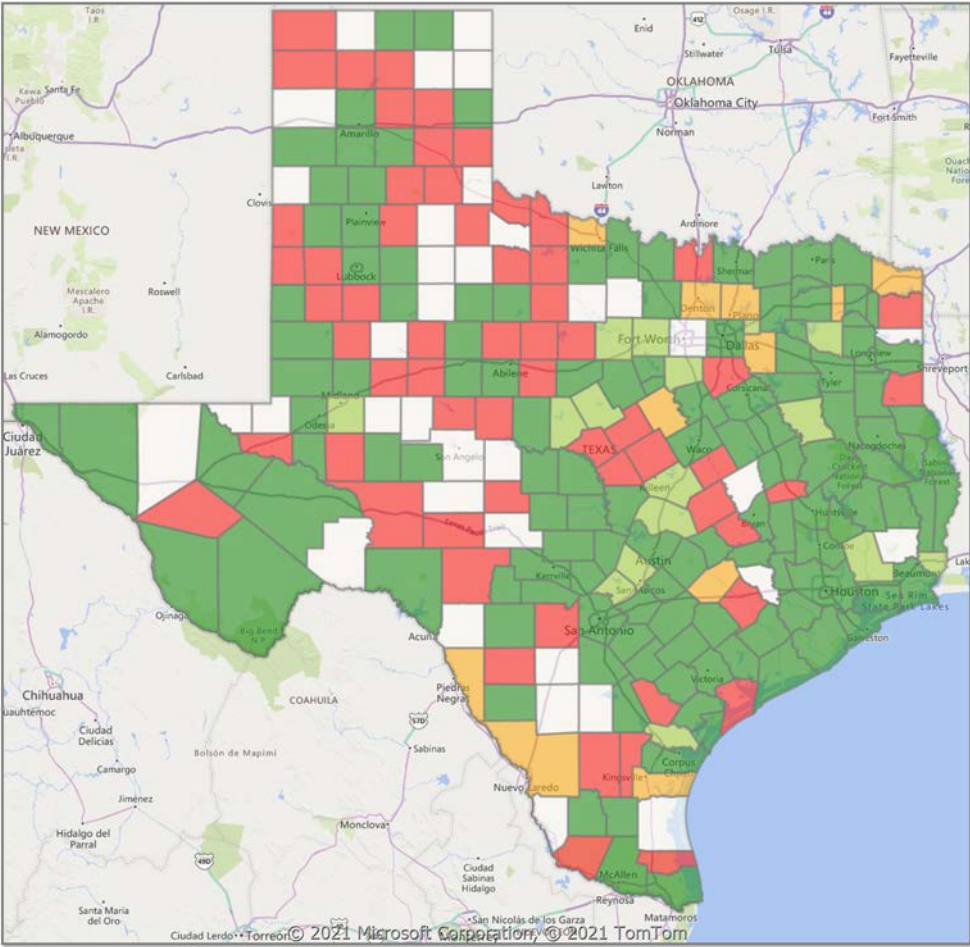


\* Residential includes Single Family, Condominium and Townhouse.

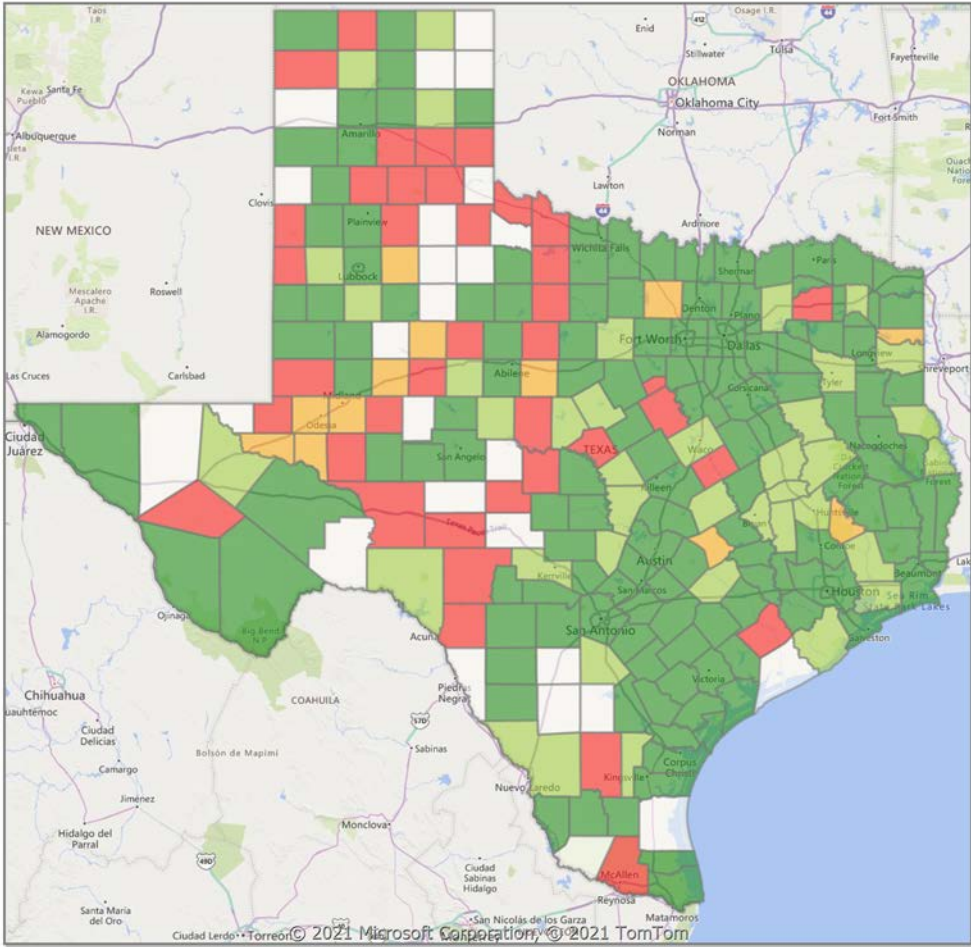


Comparison By County in Texas

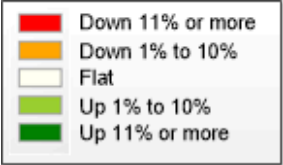
Residential\* Closed Sales  
YoY Percentage Change



Residential\* Avg Close Price Per SqFt  
YoY Percentage Change



\* Residential includes Single Family, Condominium and Townhouse.

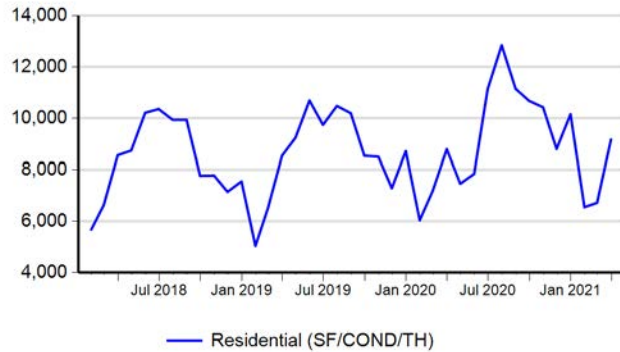




Trend Analysis By Metropolitan Statistical Area: Dallas-Fort Worth-Arlington

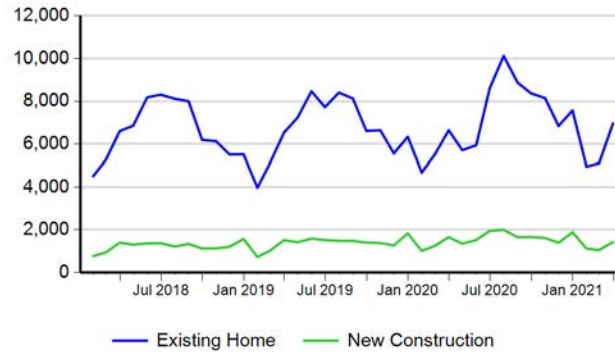
Residential, All (New and Existing)

Monthly Units Sold



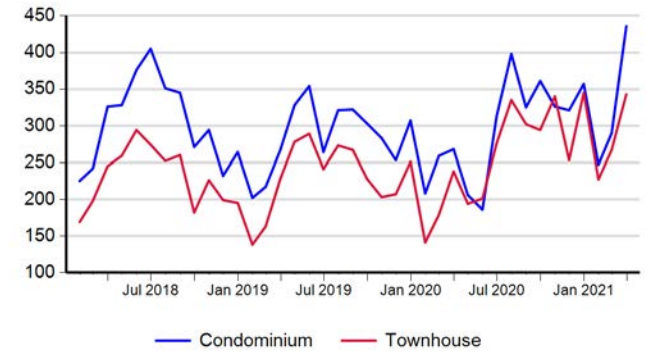
Single Family, New vs. Existing

Monthly Units Sold



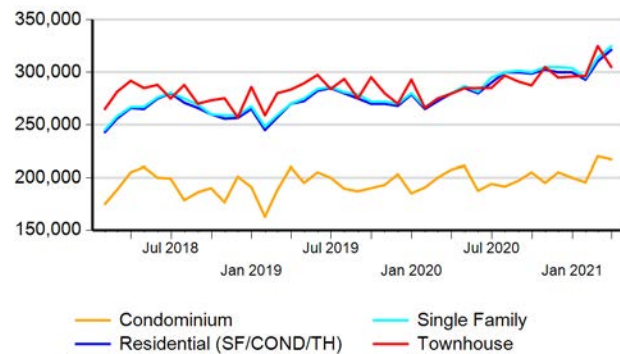
COND/TH, All (New and Existing)

Monthly Units Sold



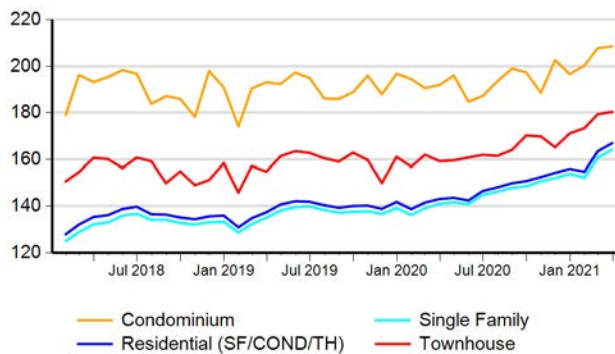
All (New and Existing) Construction

Median Sale Price



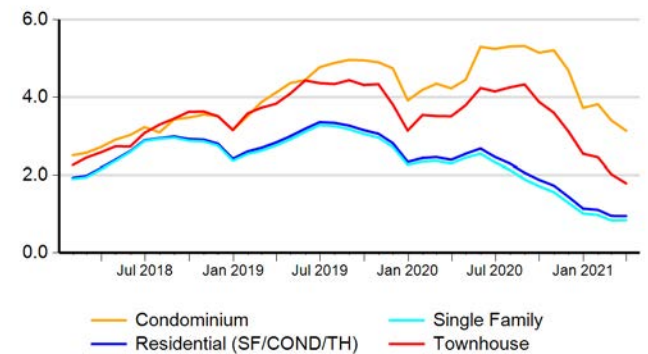
All (New and Existing) Construction

Average Close Price PSF



All (New and Existing) Construction

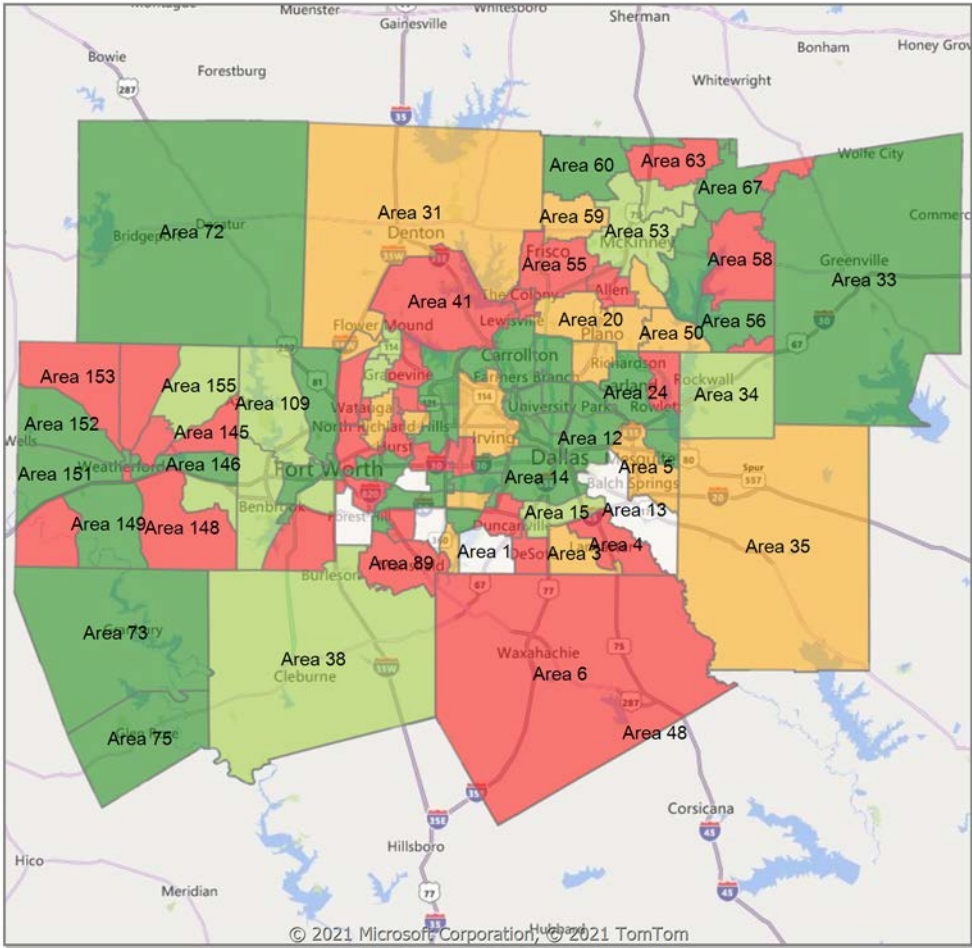
Months Inventory



\* Closed Sale counts for most recent 3 months are Preliminary.

Comparison By Local Market Area\* in Dallas-Fort Worth-Arlington MSA

Residential\*\* Closed Sales  
YoY Percentage Change



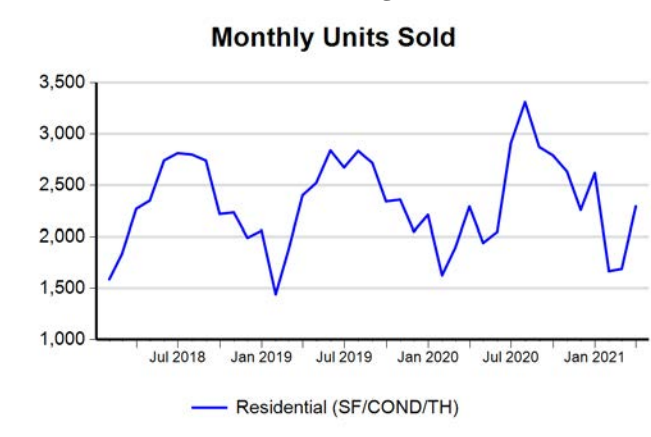
## Market Analysis By County: Tarrant County

Property Type	Closed Sales*	YoY%	Dollar Volume	YoY%	Average Price	YoY%	Median Price	YoY%	Price/ Sqft	YoY%	DOM	New Listings	Active Listings	Pending Sales	Months Inventory	Close To OLP
<b>All(New and Existing)</b>																
Residential (SF/COND/TH)	2,296	0.1%	\$807,894,479	22.1%	\$351,870	22.0%	\$285,000	15.9%	\$154	16.7%	28	2,637	1,974	2,384	0.8	100.7%
YTD:	5,652	-2.8%	\$1,910,315,214	15.1%	\$337,989	18.4%	\$277,500	14.2%	\$150	15.1%	30	6,566	2,059	6,279		99.7%
Single Family	2,198	-0.4%	\$779,220,603	21.4%	\$354,513	21.9%	\$285,000	15.4%	\$153	16.7%	28	2,518	1,748	2,279	0.8	100.8%
YTD:	5,396	-3.9%	\$1,836,778,341	13.8%	\$340,396	18.4%	\$278,000	13.5%	\$149	14.8%	29	6,221	1,812	6,001		99.8%
Townhouse	53	17.8%	\$17,149,019	60.5%	\$323,566	36.2%	\$292,215	35.9%	\$172	23.5%	39	55	88	55	1.7	98.3%
YTD:	132	30.7%	\$41,091,541	64.5%	\$311,300	25.9%	\$287,500	33.7%	\$165	16.9%	45	167	107	147		97.9%
Condominium	43	4.9%	\$10,988,702	20.6%	\$255,551	15.0%	\$160,000	6.7%	\$185	5.9%	54	64	138	50	3.5	97.3%
YTD:	120	17.7%	\$31,373,341	49.8%	\$261,445	27.3%	\$171,875	14.6%	\$195	15.6%	55	178	140	131		96.1%
<b>Existing Home</b>																
Residential (SF/COND/TH)	1,974	-1.8%	\$692,640,171	21.1%	\$350,882	23.3%	\$280,000	17.2%	\$153	16.9%	25	2,359	1,614	2,005	0.8	100.8%
YTD:	4,898	-3.5%	\$1,643,639,521	15.4%	\$335,574	19.5%	\$270,025	14.9%	\$149	15.1%	27	5,632	1,609	5,193		99.7%
Single Family	1,890	-2.1%	\$669,124,381	20.7%	\$354,034	23.4%	\$280,000	16.7%	\$152	16.9%	24	2,261	1,466	1,914	0.7	100.9%
YTD:	4,675	-4.3%	\$1,581,523,357	14.3%	\$338,294	19.5%	\$272,000	14.5%	\$148	14.8%	26	5,352	1,447	4,956		99.9%
Townhouse	42	7.7%	\$13,742,585	53.3%	\$327,204	42.3%	\$296,000	38.6%	\$172	26.6%	41	36	31	45	0.8	98.5%
YTD:	105	20.7%	\$32,438,694	57.8%	\$308,940	30.7%	\$280,000	36.6%	\$164	19.1%	42	112	46	114		97.9%
Condominium	41	2.5%	\$9,560,464	9.5%	\$233,182	6.8%	\$155,000	3.4%	\$182	4.6%	51	62	117	46	3.1	97.4%
YTD:	116	16.0%	\$29,259,117	45.1%	\$252,234	25.1%	\$170,000	13.4%	\$195	15.8%	55	168	115	123		96.0%
<b>New Construction</b>																
Residential (SF/COND/TH)	322	13.8%	\$115,259,477	28.7%	\$357,949	13.1%	\$311,970	9.9%	\$157	15.0%	52	278	360	379	1.2	100.1%
YTD:	754	1.6%	\$266,724,392	13.4%	\$353,746	11.6%	\$306,900	7.7%	\$156	14.6%	52	934	450	1,086		99.6%
Single Family	308	11.6%	\$110,097,695	25.9%	\$357,460	12.8%	\$312,000	11.3%	\$156	14.8%	52	257	282	365	1.0	100.3%
YTD:	722	-0.6%	\$255,633,226	11.1%	\$354,063	11.8%	\$306,788	7.9%	\$155	14.6%	51	869	365	1,045		99.6%
Townhouse	11	83.3%	\$3,410,072	98.1%	\$310,007	8.1%	\$288,430	1.2%	\$174	5.7%	32	19	57	10	5.0	97.8%
YTD:	27	92.9%	\$8,650,487	95.8%	\$320,388	1.6%	\$296,585	-2.9%	\$171	3.7%	58	55	60	33		97.8%
Condominium	2	100.0%	\$1,383,500	264.1%	\$691,750	82.0%	\$691,750	82.0%	\$234	24.3%	121	2	21	4	19.4	96.3%
YTD:	4	100.0%	\$2,095,803	169.0%	\$523,951	34.5%	\$415,402	6.7%	\$206	3.0%	65	10	24	8		97.8%

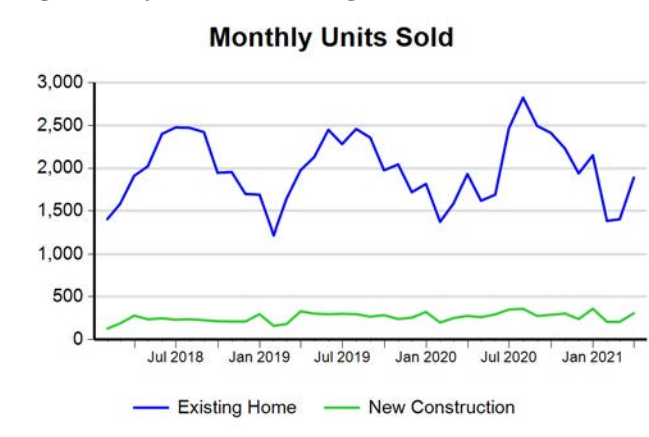
\* Closed Sale counts for most recent 3 months are Preliminary.

Trend Analysis By County: Tarrant County

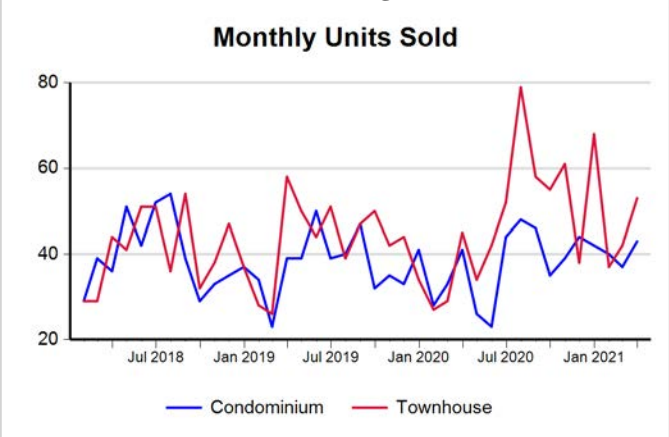
Residential, All (New and Existing)



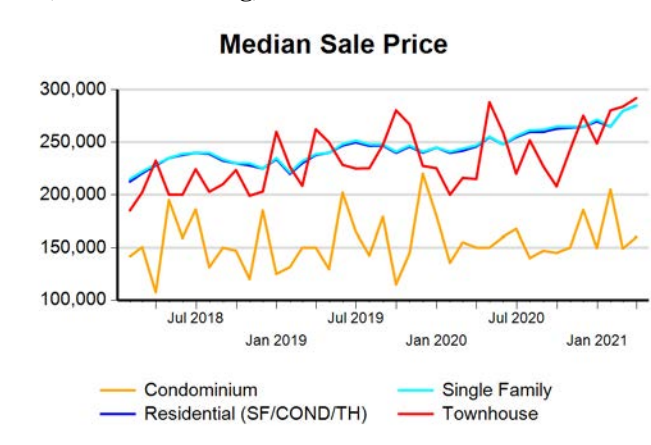
Single Family, New vs. Existing



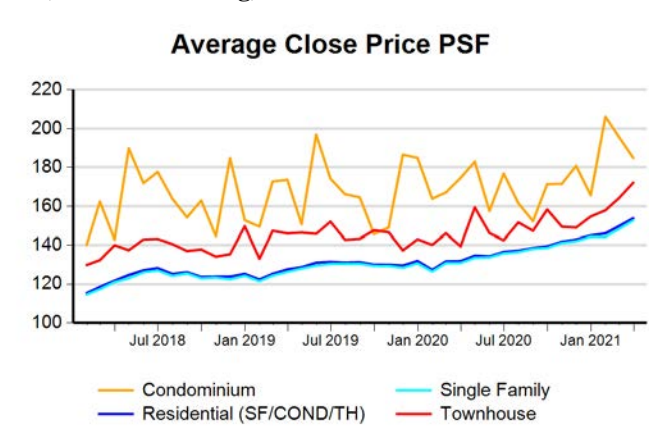
COND/TH, All (New and Existing)



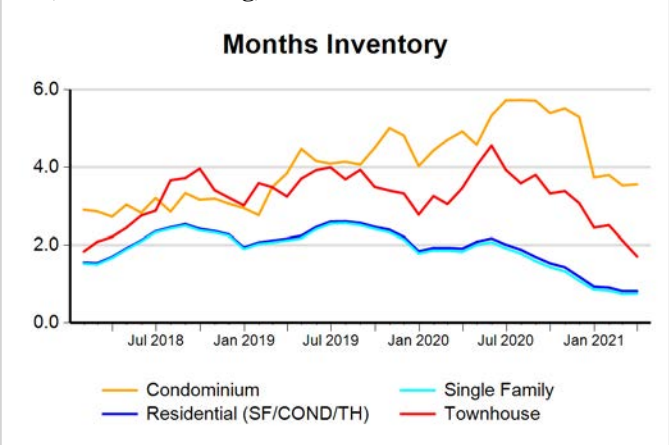
All (New and Existing) Construction



All (New and Existing) Construction



All (New and Existing) Construction

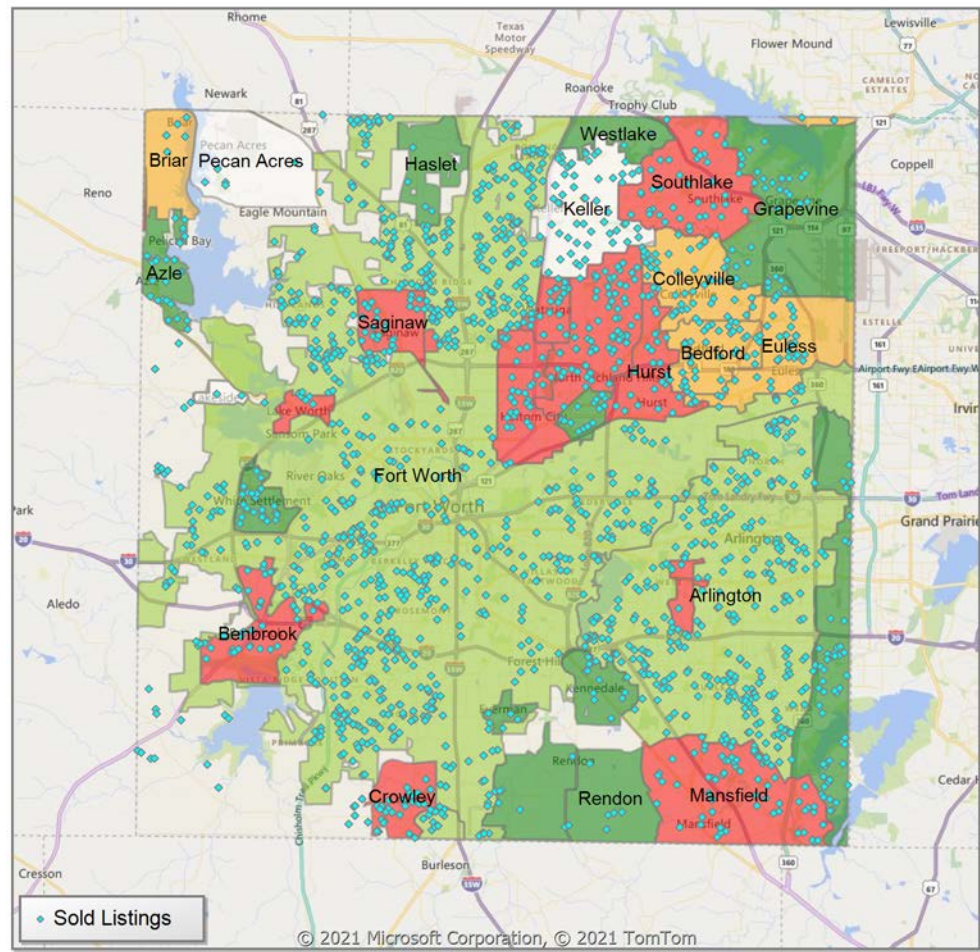


\* Closed Sale counts for most recent 3 months are Preliminary.

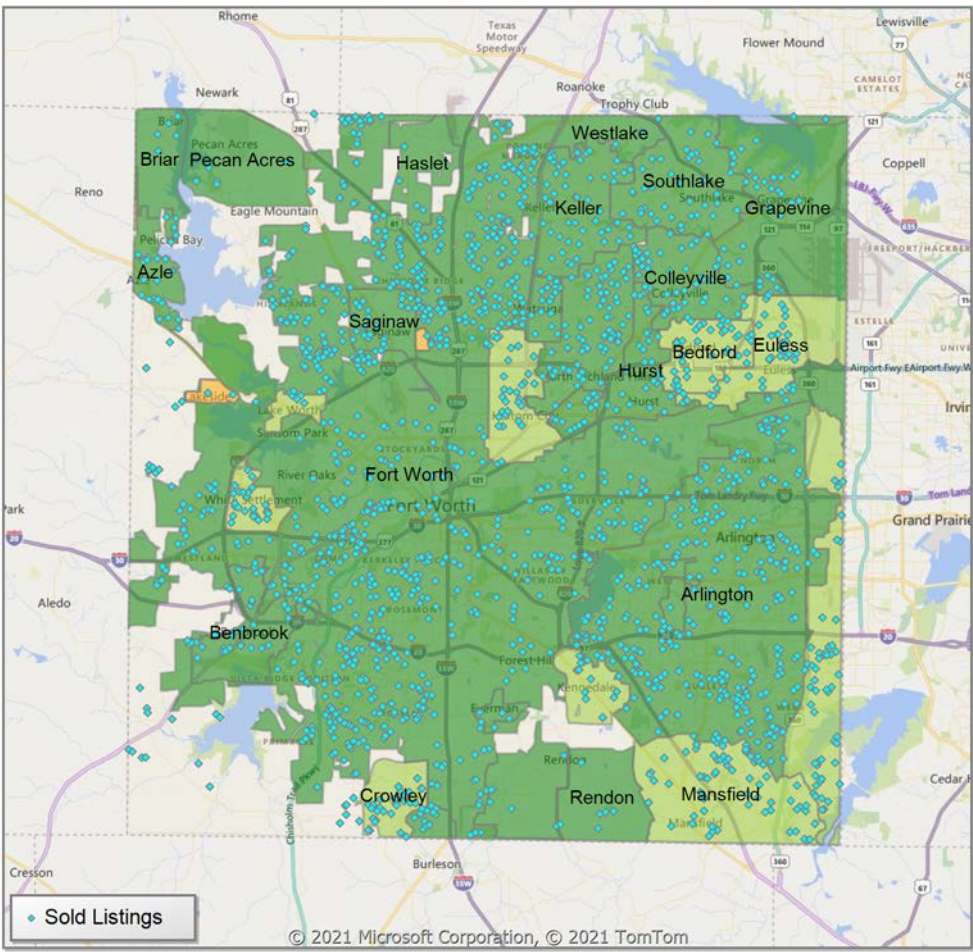


Comparison By Local Market Area\* in Tarrant County

Residential\*\* Closed Sales  
YoY Percentage Change



Residential\*\* Avg Close Price Per SqFt  
YoY Percentage Change

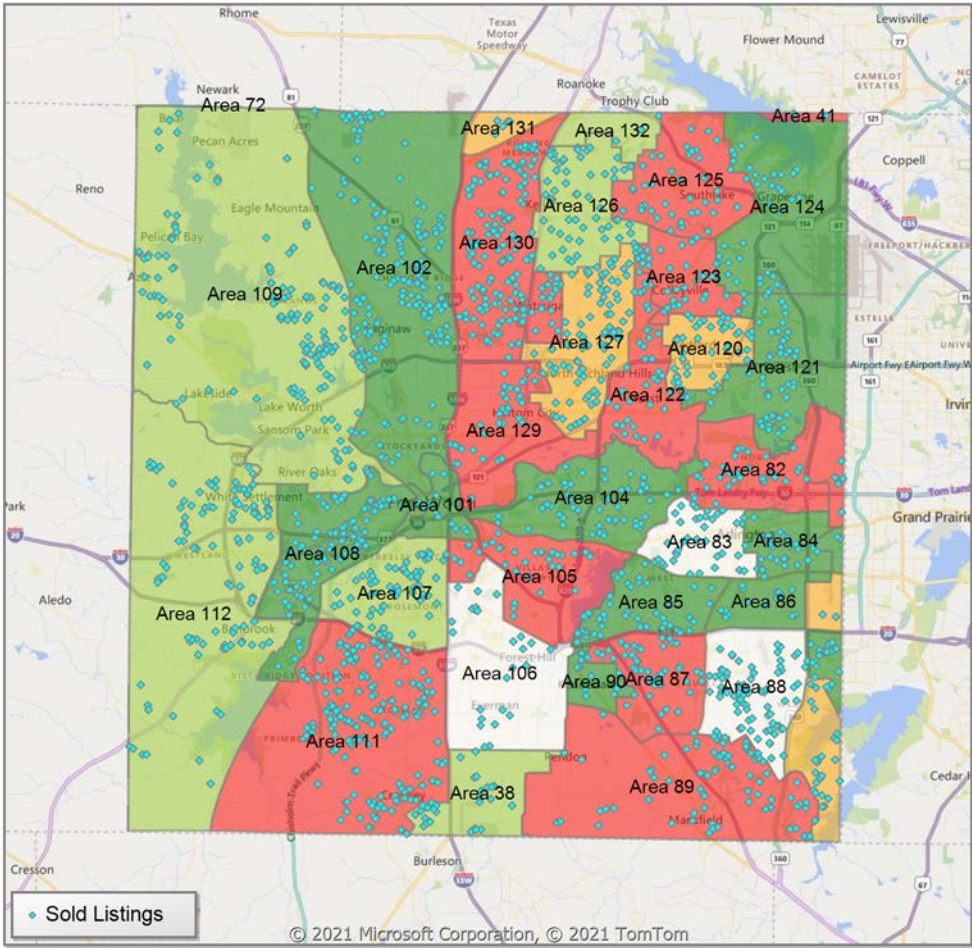


\* Census Place Group  
\*\* Residential includes Single Family, Condominium and Townhouse.

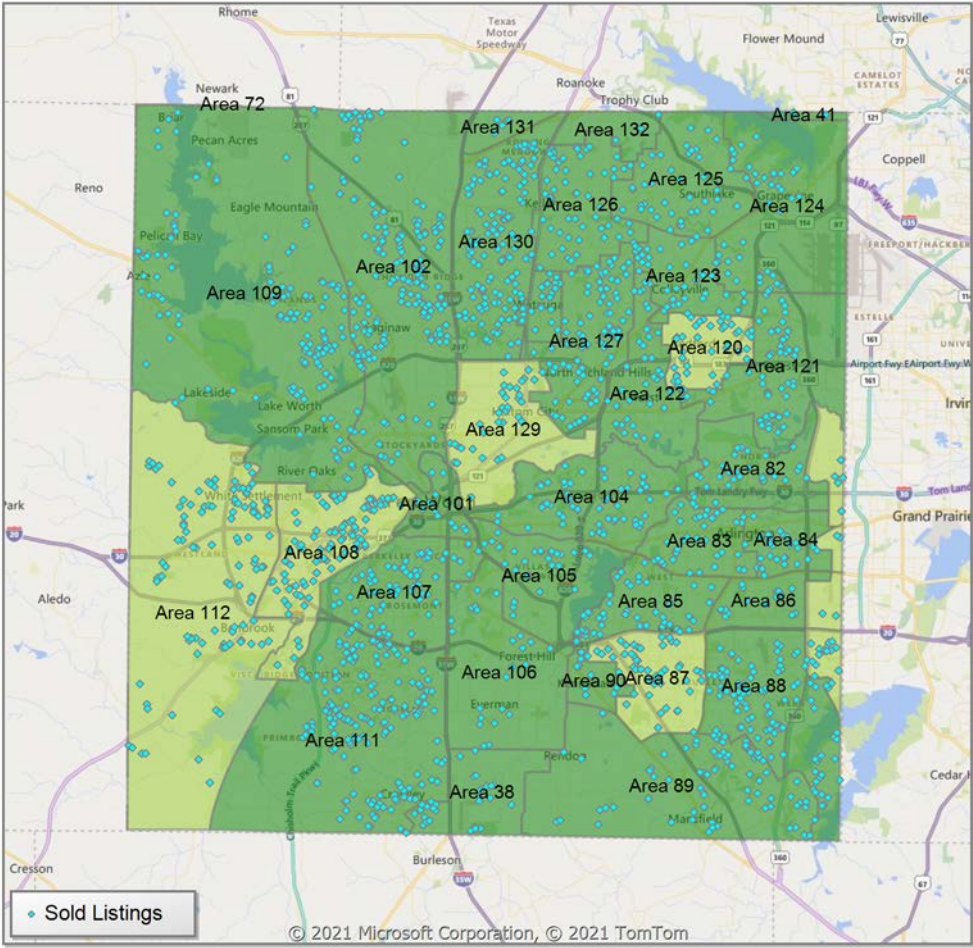


Comparison By Local Market Area\* in Tarrant County

Residential\*\* Closed Sales  
YoY Percentage Change



Residential\*\* Avg Close Price Per SqFt  
YoY Percentage Change



\* MLS Area  
\*\* Residential includes Single Family, Condominium and Townhouse.

### Market Analysis By Local Market Area\*: Southlake

Property Type	Closed Sales**	YoY%	Dollar Volume	YoY%	Average Price	YoY%	Median Price	YoY%	Price/Sqft	YoY%	DOM	New Listings	Active Listings	Pending Sales	Months Inventory	Close To OLP
<b>All(New and Existing)</b>																
Residential (SF/COND/TH)	40	-14.9%	\$47,430,059	8.3%	\$1,185,751	27.2%	\$1,000,000	27.4%	\$251	19.1%	38	53	47	44	1.0	100.1%
YTD:	97	-1.0%	\$111,647,249	15.6%	\$1,151,003	16.8%	\$897,400	11.5%	\$243	16.3%	41	130	46	120		98.9%
Single Family	38	-17.4%	\$45,971,587	6.3%	\$1,209,779	28.6%	\$1,000,000	26.2%	\$252	19.5%	37	51	41	43	0.9	100.4%
YTD:	92	-5.2%	\$109,069,282	13.6%	\$1,185,536	19.8%	\$909,900	12.3%	\$246	17.3%	40	121	40	117		99.2%
Townhouse	1	100.0%	\$1,062,500	100.0%	\$1,062,500	100.0%	\$1,062,500	100.0%	\$315	100.0%	141	-	-	-	-	88.6%
YTD:	1	100.0%	\$1,062,500	100.0%	\$1,062,500	100.0%	\$1,062,500	100.0%	\$315	100.0%	141	-	1	1		88.6%
Condominium	1	0.0%	\$420,000	-23.6%	\$420,000	-23.6%	\$420,000	-23.6%	\$154	-25.7%	1	2	6	1	4.5	100.0%
YTD:	4	300.0%	\$1,550,000	181.8%	\$387,500	-29.6%	\$362,500	-34.1%	\$176	-15.0%	47	9	6	2		96.7%
<b>Existing Home</b>																
Residential (SF/COND/TH)	39	-17.0%	\$46,960,647	7.2%	\$1,204,119	29.2%	\$1,000,764	27.5%	\$255	20.8%	39	52	39	42	0.9	100.1%
YTD:	96	1.1%	\$111,166,450	23.2%	\$1,157,984	21.9%	\$906,000	13.3%	\$245	18.9%	42	121	38	116		98.9%
Single Family	37	-19.6%	\$45,503,862	5.2%	\$1,229,834	30.8%	\$1,000,764	26.3%	\$256	21.3%	38	51	37	41	0.9	100.4%
YTD:	91	-3.2%	\$108,589,255	21.1%	\$1,193,289	25.1%	\$909,950	13.7%	\$247	20.0%	40	116	35	113		99.1%
Townhouse	1	100.0%	\$1,062,500	100.0%	\$1,062,500	100.0%	\$1,062,500	100.0%	\$315	100.0%	141	-	-	-	-	88.6%
YTD:	1	100.0%	\$1,062,500	100.0%	\$1,062,500	100.0%	\$1,062,500	100.0%	\$315	100.0%	141	-	1	1		88.6%
Condominium	1	0.0%	\$420,000	-23.6%	\$420,000	-23.6%	\$420,000	-23.6%	\$154	-25.7%	1	1	2	1	2.2	100.0%
YTD:	4	300.0%	\$1,550,000	181.8%	\$387,500	-29.6%	\$362,500	-34.1%	\$176	-15.0%	47	5	3	2		96.7%
<b>New Construction</b>																
Residential (SF/COND/TH)	1	100.0%	\$487,780	100.0%	\$487,780	100.0%	\$487,780	100.0%	\$118	100.0%	4	1	8	2	4.6	100.6%
YTD:	1	-66.7%	\$487,780	-92.3%	\$487,780	-77.0%	\$487,780	-75.9%	\$118	-63.4%	4	9	7	4		100.6%
Single Family	1	100.0%	\$487,780	100.0%	\$487,780	100.0%	\$487,780	100.0%	\$118	100.0%	4	-	4	2	3.0	100.6%
YTD:	1	-66.7%	\$487,780	-92.3%	\$487,780	-77.0%	\$487,780	-75.9%	\$118	-63.4%	4	5	4	4		100.6%
Townhouse	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	-	-	-	-	0.0%
YTD:	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	-	-	-	-	0.0%
Condominium	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	1	4	-	9.6	0.0%
YTD:	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	4	3	-		0.0%

\* Local Market Area Code: 947; Type: Census Place Group

\*\* Closed Sale counts for most recent 3 months are Preliminary.