

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	40	7

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	2018	2019	2020
Quarter 1	17	34	21
Quarter 2	23	36	20
Quarter 3	35	21	N.A.
Quarter 4	19	19	N.A.

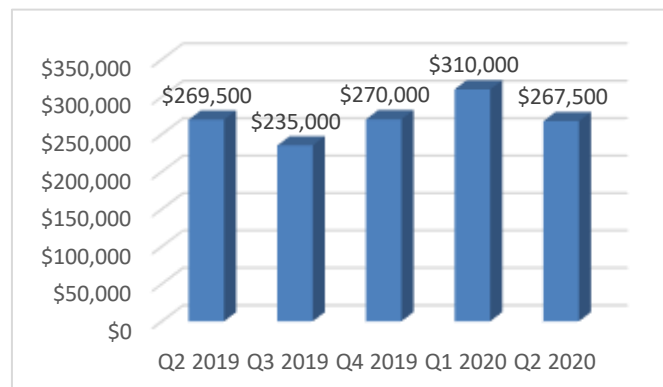
Quarterly Sales Condominiums and Townhomes Sold Downtown Fort Worth

Sold Properties	2Q 2018	2Q 2019	2Q 2020
Units Sold	33	30	20
Average Sales Price	\$375,406	\$283,668	\$335,225
Average Sold List Price	\$381,712	\$292,807	\$335,225
Average \$/SF	\$270	\$258	\$258
Average DOM	67	56	102
Average SP/LP	98.4%	97.1%	100.0%
Average SF	1,390	1,099	1,297
1 bdrm units	12	18	10
2 bdrm units	17	12	9
>2 bdrm units	4	0	1

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



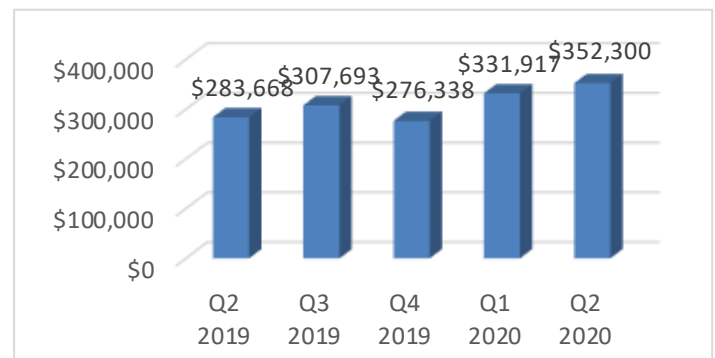
Price Distribution Condominiums and Townhomes Sold Downtown Fort Worth

Sold Properties Price Range	2Q 2018		2Q 2019		2Q 2020	
	Units	DOM	Units	DOM	Units	DOM
<\$250K	7	61	13	64	9	130
\$250K - \$349K	12	66	11	41	4	35
\$350K - \$450K	7	64	3	6	3	26
>\$450K	7	78	3	122	4	160

Residential Sales Price Range Downtown Fort Worth

Price	2Q 2018	2Q 2019	2Q 2020
Low	\$185,501	\$182,000	\$160,000
Median	\$318,000	\$269,500	\$267,500
Average	\$375,406	\$283,668	\$335,225
High	\$860,000	\$549,000	\$860,000

Average Sales Price

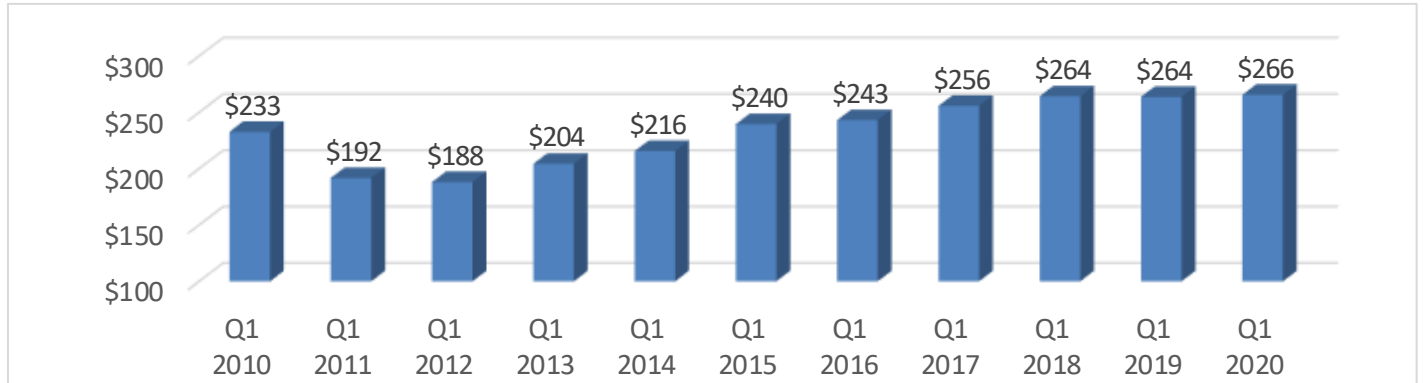


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Running 4 Quarter Price Per Square Foot



Sales Price Range (Dollars per square foot) Downtown Fort Worth

Price /SF	2Q 2018	2Q 2019	3Q 2020
Low	\$150.39	\$183.61	\$139.16
Median	\$261.74	\$274.50	\$239.44
High	\$499.41	\$345.93	\$410.03

Leased Condominiums and Townhomes Downtown Fort Worth

Condos / Townhomes	2Q 2018	2Q 2019	2Q 2020
Units	16	15	8
Average Rent	\$1,853	\$1,850	\$1,720
Average Rent/SF	\$1.69	\$1.77	\$2.17

Apartment Occupancy and Rental Rates Downtown Fort Worth (Establish Communities)

Apartments	2Q 2018	2Q 2019	2Q 2020
Occupancy Rate	94.6%	92.1%	92.2%
Average Rent	\$1,438	\$1,452	\$1,462
Average Rent/SF	\$1.58	\$1.59	\$1.56

Apartment Occupancy and Rental Rates Downtown Fort Worth (All Communities)

Apartments	2Q 2018	2Q 2019	2Q 2020
Occupancy Rate	94.6%	80.0%	87.9%
Average Rent	\$1,501	\$1,516	\$1,475
Average Rent/SF	\$1.66	\$1.68	\$1.63

Established Apartments Price Per Square Foot



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 CoStar.

Established apartments are those that have been leasing for longer than 18 months.

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