

Market Summary Report

Dallas - Ft. Worth

1Q24

Table of Contents

Historical Housing Activity

Housing Inventory & Activity By Market Area

Housing Summary By Housing Type

Price Range Distribution By Market Area

Lot Size Distribution By Market Area

Quarterly Plan Summary By Market Area

Subdivision Absorption Ranking

Production Builder Ranking

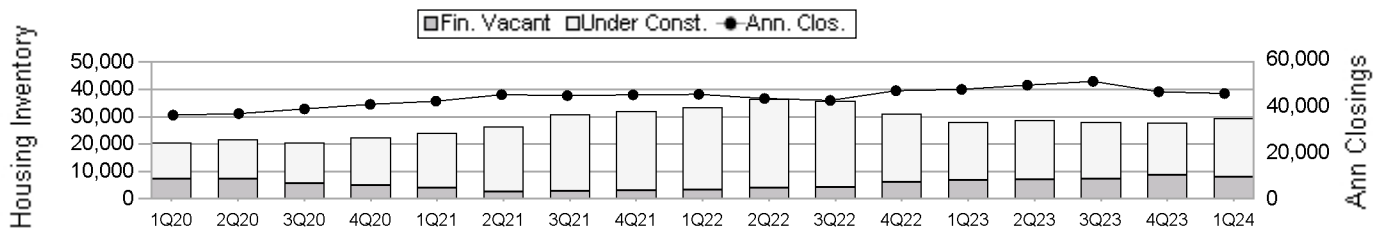
Market Area Coverage Map

Historical Housing Activity Summary

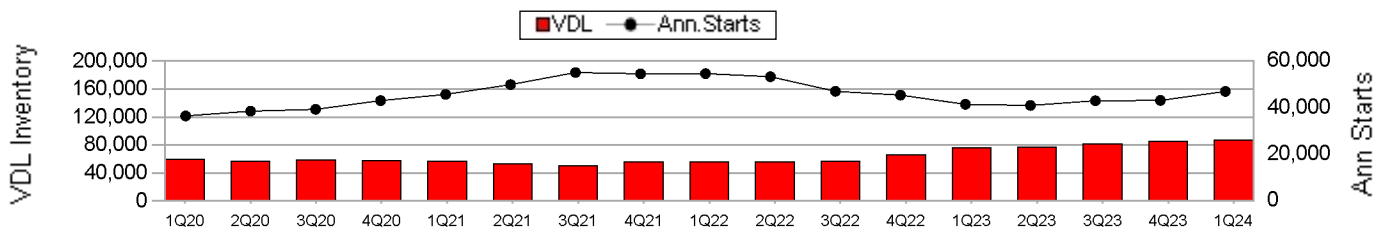
Dallas - Ft. Worth Market Summary

Qtr	Qtr Clos	Ann Clos	Model	FinVac	UC	Total Inv	Total Supply	Qtr Starts	Ann Starts	VDL	VDL Supply	Fut Lots	Ann Lot Deliv
1Q20	8,507	36,189	1,210	7,287	13,321	21,818	7.2	8,735	36,264	59,628	19.7	265,777	38,149
2Q20	9,669	36,817	1,202	7,306	14,331	22,839	7.4	10,690	38,306	56,821	17.8	261,582	38,936
3Q20	11,441	38,855	1,199	5,625	14,867	21,691	6.7	10,293	39,087	58,950	18.1	266,256	39,037
4Q20	11,202	40,819	1,181	5,026	17,418	23,625	6.9	13,136	42,854	58,208	16.3	263,500	40,438
1Q21	9,858	42,170	1,138	4,079	19,948	25,165	7.2	11,398	45,517	57,026	15.0	291,194	42,915
2Q21	12,478	44,979	1,112	2,732	23,740	27,584	7.4	14,897	49,724	53,900	13.0	309,801	46,803
3Q21	11,029	44,567	1,101	2,941	28,011	32,053	8.6	15,498	54,929	50,299	11.0	317,598	46,278
4Q21	11,546	44,911	1,063	3,224	28,807	33,094	8.8	12,587	54,380	56,105	12.4	340,630	52,277
1Q22	10,081	45,134	1,043	3,353	30,091	34,487	9.2	11,474	54,456	56,398	12.4	358,295	53,828
2Q22	10,660	43,316	1,018	4,079	32,323	37,420	10.4	13,560	53,119	56,354	12.7	375,634	55,559
3Q22	10,216	42,503	1,004	4,398	31,378	36,780	10.4	9,212	46,833	57,106	14.6	387,674	53,202
4Q22	15,721	46,678	1,004	6,239	24,874	32,117	8.3	10,963	45,209	66,088	17.5	436,848	54,704
1Q23	10,661	47,258	1,001	6,909	21,111	29,021	7.4	7,514	41,249	76,038	22.1	427,893	60,345
2Q23	12,475	49,073	1,011	7,147	21,490	29,648	7.2	13,086	40,775	77,538	22.8	423,568	61,428
3Q23	11,833	50,690	1,054	7,470	20,542	29,066	6.9	11,239	42,802	82,378	23.1	427,657	67,838
4Q23	11,270	46,239	1,096	8,657	19,244	28,997	7.5	11,088	42,927	85,532	23.9	432,296	61,789
1Q24	9,898	45,476	1,086	8,120	21,277	30,483	8.0	11,384	46,797	87,478	22.4	418,966	57,711

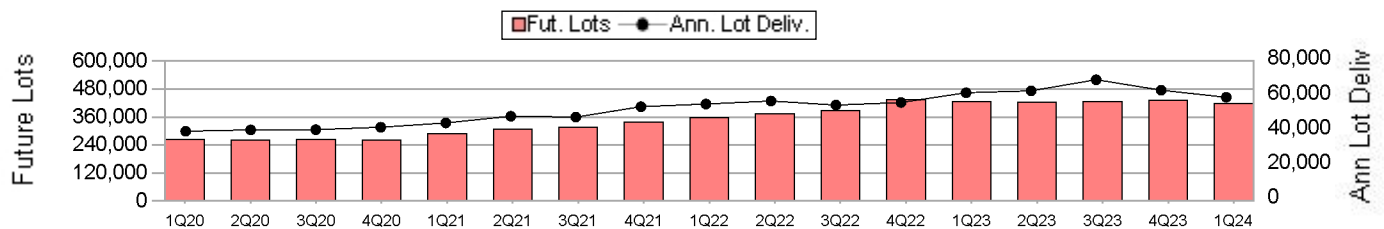
Housing Inventory and Closings By Quarter



Vacant Developed Lots and Starts By Quarter



Future Lots and Deliveries By Quarter



Housing Inventory & Activity By Market Area

Dallas - Ft. Worth Market Summary

Sorted by Market Area

Market Area

Current Profile Status							% Share of Market		1Q23	2Q23	3Q23	4Q23	1Q24	Ann.Rates/ *Inv Supply
Dal/City of Dallas							2%	Starts	241	281	72	242	416	1,011
							3%	Closings	354	361	161	533	220	1,275
<u>Occ</u>	<u>Mod</u>	<u>FinVac</u>	<u>U/C</u>	<u>VDL</u>	<u>Future</u>	<u>Total</u>	5%	Housing Inv	1,790	1,710	1,621	1,330	1,526	14.4 mos
49,097	5	393	1,128	1,581	3,828	56,032	2%	VDL Inv	1,704	1,552	1,789	1,950	1,581	18.8 mos
Dal/East							4%	Starts	299	511	614	549	410	2,084
							5%	Closings	316	223	1,093	497	535	2,348
<u>Occ</u>	<u>Mod</u>	<u>FinVac</u>	<u>U/C</u>	<u>VDL</u>	<u>Future</u>	<u>Total</u>	4%	Housing Inv	1,606	1,894	1,415	1,467	1,342	6.9 mos
66,068	54	503	785	3,881	11,301	82,592	4%	VDL Inv	3,314	3,592	3,539	3,337	3,881	22.3 mos
Dal/Hunt							2%	Starts	197	368	232	218	242	1,060
							2%	Closings	245	229	207	288	148	872
<u>Occ</u>	<u>Mod</u>	<u>FinVac</u>	<u>U/C</u>	<u>VDL</u>	<u>Future</u>	<u>Total</u>	2%	Housing Inv	463	602	627	557	651	9.0 mos
6,684	20	278	353	2,184	7,688	17,207	2%	VDL Inv	1,519	2,257	2,169	2,166	2,184	24.7 mos
Dal/Northeast							37%	Starts	2,652	4,416	4,076	4,646	4,156	17,294
							36%	Closings	4,105	3,789	4,157	4,788	3,508	16,242
<u>Occ</u>	<u>Mod</u>	<u>FinVac</u>	<u>U/C</u>	<u>VDL</u>	<u>Future</u>	<u>Total</u>	34%	Housing Inv	9,410	10,037	9,956	9,814	10,462	7.7 mos
273,570	389	1,732	8,341	24,914	110,313	419,259	28%	VDL Inv	20,489	21,907	23,513	24,442	24,914	17.3 mos
Dal/Northwest							2%	Starts	365	363	146	182	203	894
							3%	Closings	614	469	267	375	275	1,386
<u>Occ</u>	<u>Mod</u>	<u>FinVac</u>	<u>U/C</u>	<u>VDL</u>	<u>Future</u>	<u>Total</u>	2%	Housing Inv	1,123	1,017	896	703	631	5.5 mos
56,403	24	173	434	1,246	5,856	64,136	1%	VDL Inv	1,444	1,237	1,287	1,175	1,246	16.7 mos
Dal/Outer East							13%	Starts	723	1,544	1,490	1,748	1,336	6,118
							12%	Closings	1,008	1,296	1,343	1,504	1,175	5,318
<u>Occ</u>	<u>Mod</u>	<u>FinVac</u>	<u>U/C</u>	<u>VDL</u>	<u>Future</u>	<u>Total</u>	12%	Housing Inv	2,972	3,220	3,367	3,611	3,772	8.5 mos
68,842	142	1,299	2,331	14,867	62,870	150,351	17%	VDL Inv	10,429	11,404	13,335	13,206	14,867	29.2 mos
Dal/Outer Northwest							9%	Starts	617	1,286	1,141	830	871	4,128
							9%	Closings	886	1,547	1,017	829	747	4,140
<u>Occ</u>	<u>Mod</u>	<u>FinVac</u>	<u>U/C</u>	<u>VDL</u>	<u>Future</u>	<u>Total</u>	8%	Housing Inv	2,336	2,075	2,199	2,200	2,324	6.7 mos
56,803	112	386	1,826	5,249	51,266	115,642	6%	VDL Inv	5,671	5,149	5,014	5,387	5,249	15.3 mos
Dal/Southwest							6%	Starts	421	803	743	400	849	2,795
							5%	Closings	347	623	371	853	486	2,333
<u>Occ</u>	<u>Mod</u>	<u>FinVac</u>	<u>U/C</u>	<u>VDL</u>	<u>Future</u>	<u>Total</u>	6%	Housing Inv	1,286	1,466	1,838	1,385	1,748	9.0 mos
62,747	61	580	1,107	8,000	40,033	112,528	9%	VDL Inv	7,683	7,551	7,508	7,840	8,000	34.3 mos
Dal/West							1%	Starts	108	77	105	163	100	445
							1%	Closings	88	60	153	70	87	370
<u>Occ</u>	<u>Mod</u>	<u>FinVac</u>	<u>U/C</u>	<u>VDL</u>	<u>Future</u>	<u>Total</u>	1%	Housing Inv	316	333	285	378	391	12.7 mos
32,354	12	104	275	1,506	4,873	39,124	2%	VDL Inv	1,098	1,353	1,421	1,518	1,506	40.6 mos
Ftw/Arlington							1%	Starts	132	209	128	66	87	490
							1%	Closings	128	204	144	76	170	594
<u>Occ</u>	<u>Mod</u>	<u>FinVac</u>	<u>U/C</u>	<u>VDL</u>	<u>Future</u>	<u>Total</u>	1%	Housing Inv	462	467	451	441	358	7.2 mos
32,567	16	143	199	630	2,328	35,883	1%	VDL Inv	918	709	699	701	630	15.4 mos
Ftw/City of Fort Worth							6%	Starts	446	901	621	550	648	2,720
							6%	Closings	587	950	896	235	541	2,622
<u>Occ</u>	<u>Mod</u>	<u>FinVac</u>	<u>U/C</u>	<u>VDL</u>	<u>Future</u>	<u>Total</u>	6%	Housing Inv	1,652	1,603	1,328	1,643	1,750	8.0 mos
116,719	47	751	952	4,758	22,108	145,335	5%	VDL Inv	4,777	4,234	3,994	4,440	4,758	21.0 mos

Housing Inventory & Activity By Market Area

Dallas - Ft. Worth Market Summary

Sorted by Market Area

Market Area

Current Profile Status							% Share of Market		1Q23	2Q23	3Q23	4Q23	1Q24	Ann.Rates/ *Inv Supply
Ftw/Far North							2%	Starts	96	249	192	199	264	904
							2%	Closings	184	282	169	172	162	785
							2%	Housing Inv	546	513	536	563	665	10.2 mos
							1%	VDL Inv	1,099	863	1,111	1,072	1,150	15.3 mos
Ftw/Northeast							1%	Starts	143	118	109	123	219	569
							1%	Closings	156	131	78	107	134	450
							2%	Housing Inv	485	472	503	519	604	16.1 mos
							1%	VDL Inv	1,473	1,387	1,308	1,189	1,093	23.1 mos
Ftw/Northwest							5%	Starts	494	757	788	429	520	2,494
							5%	Closings	563	806	639	285	754	2,484
							4%	Housing Inv	1,354	1,305	1,454	1,598	1,364	6.6 mos
							3%	VDL Inv	3,915	3,347	2,951	2,977	2,566	12.3 mos
Ftw/Parker County							2%	Starts	134	191	92	364	310	957
							2%	Closings	369	237	348	262	188	1,035
							3%	Housing Inv	921	891	646	861	983	11.4 mos
							5%	VDL Inv	2,931	3,245	3,658	4,283	4,364	54.7 mos
Ftw/South & Southwest							5%	Starts	341	745	513	270	622	2,150
							5%	Closings	362	727	546	337	562	2,172
							5%	Housing Inv	1,461	1,479	1,447	1,380	1,440	8.0 mos
							8%	VDL Inv	6,167	6,180	6,703	7,267	7,019	39.2 mos
Ftw/Southeast							1%	Starts	105	267	177	109	131	684
							2%	Closings	349	541	244	59	206	1,050
							2%	Housing Inv	838	564	497	547	472	5.4 mos
							3%	VDL Inv	1,407	1,571	2,379	2,582	2,470	43.3 mos
Totals							100%	Starts	7,514	13,086	11,239	11,088	11,384	46,797
							100%	Closings	10,661	12,475	11,833	11,270	9,898	45,476
							100%	Housing Inv	29,021	29,648	29,066	28,997	30,483	8.0 mos
							100%	VDL Inv	76,038	77,538	82,378	85,532	87,478	22.4 mos

Housing Summary By Housing Type

Dallas - Ft. Worth Market Summary

Selection Totals

By Quarter

		1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23	1Q24	Annual Rate/Supply
Single Family	Starts	10,798	12,541	8,514	9,992	7,039	12,447	10,704	10,499	10,393	44,043
	Closings	9,518	9,981	9,645	14,872	9,811	11,724	10,921	10,618	9,285	42,548
	Housing Inv	31,435	34,028	33,257	28,440	25,719	26,458	26,253	26,247	27,355	7.7 mos
	VDL Inv	51,154	51,181	52,382	60,346	70,144	71,414	75,172	77,532	79,088	21.5 mos
TH/Plex/Other	Starts	668	1,002	669	876	410	639	535	569	766	2,509
	Closings	515	656	545	812	824	733	877	636	571	2,817
	Housing Inv	2,800	3,146	3,274	3,370	2,956	2,862	2,520	2,453	2,648	11.3 mos
	VDL Inv	5,115	5,061	4,594	5,699	5,861	6,091	6,930	7,692	8,307	39.7 mos
Condominium	Starts	8	17	29	95	65	0	0	20	225	245
	Closings	48	23	26	37	26	18	35	16	42	111
	Housing Inv	252	246	249	307	346	328	293	297	480	51.9 mos
	Released	129	112	130	43	33	33	276	308	83	4.1 mos

By Profile

	Occ	Mod	F/V	U/C	T/Inv	VDL	Fut	Vacant Land	Survey Stakes	Equip on Site	Exca- vation	Street Paving	Streets In	Total
Single Family	933,625	1,009	7,194	19,152	27,355	79,088	392,935	325,802	0	6,215	27,868	32,208	842	1,433,003
TH/Plex/Other	39,450	77	820	1,751	2,648	8,307	25,938	21,824	0	1,176	1,421	1,517	0	76,343
Condominium	6,727	0	106	374	480	83	93	93	0	0	0	0	0	7,383
Totals	979,802	1,086	8,120	21,277	30,483	87,478	418,966	347,719	0	7,391	29,289	33,725	842	1,516,729

By Price Range

	Min Price	\$0	\$100,000	\$150,000	\$200,000	\$250,000	\$300,000	\$400,000	\$500,000	Total
	Max Price	\$99,999	\$149,999	\$199,999	\$249,999	\$299,999	\$399,999	\$499,999	\$99,999,999	
Single Family	Ann Starts	0	3	84	793	2,498	14,707	11,871	14,086	44,043
TH/Plex/Other	Ann Starts	0	0	2	25	172	849	838	623	2,509
Condominium	Ann Starts	0	0	0	0	0	0	0	245	245
Totals		0	3	86	818	2,670	15,556	12,709	14,954	46,797

By Lot Size

	Min Lot Front	< 50	50	55	60	65	70	80	90 >	Total
	Max Lot Front	N/A	54	59	64	69	79	89		
Single Family	Ann Starts	597	7,931	19,409	1,453	7,497	996	2,773	757	44,043
TH/Plex/Other	Ann Starts	364	2,088	35	7	5	0	0	10	2,509
Condominium	Ann Starts	245	0	0	0	0	0	0	0	245
Totals		1,206	10,019	19,444	1,460	7,502	996	2,773	757	46,797

By Base Price

	2Q23 Averages			3Q23 Averages			4Q23 Averages			1Q24 Averages		
	Price	Sqft	\$/SF	Price	Sqft	\$/SF	Price	Sqft	\$/SF	Price	Sqft	\$/SF
Single Family	\$549,487	2,708	\$203.54	\$547,236	2,713	\$202.85	\$555,305	2,727	\$204.05	\$566,460	2,693	\$209.58
TH/Plex/Other	\$428,948	1,896	\$227.53	\$433,089	1,925	\$225.22	\$430,647	1,953	\$220.51	\$430,642	1,930	\$223.41
Condominium	\$518,906	1,867	\$279.23	\$464,240	1,783	\$261.38	\$431,225	1,783	\$243.61	\$428,650	1,783	\$241.55

Price Range Distribution By Market Area

Dallas - Ft. Worth Market Summary

Sorted by Market Area

Market Area <i>Lot Range</i>	Market Share of Market	Price Range Segment									Total
		< \$99,999	\$100,000 \$149,999	\$150,000 \$199,999	\$200,000 \$249,999	\$250,000 \$299,999	\$300,000 \$399,999	\$400,000 \$499,999	\$500,000 >		
Dal/City of Dallas <i>14'-510'</i> <i>11,869 sections</i> <i>Active</i>	2.2%	1Q24 Ann Starts	0	0	6	7	61	200	210	527	1,011
	2.8%	1Q24 Ann Closings	0	0	8	5	77	150	168	867	1,275
	5.0%	1Q24 Housing Inv	0	0	3	7	45	185	205	1,081	1,526
	1.8%	1Q24 VDL Inv	0	0	10	8	103	381	79	1,000	1,581
		Housing Supply (mos)	-	-	4.3	17.6	7.0	14.7	14.7	15.0	14.4
		VDL Supply (mos)	-	-	21.3	13.3	20.3	22.8	4.5	22.8	18.8
Dal/East <i>20'-342'</i> <i>1,801 sections</i> <i>Active</i>	4.5%	1Q24 Ann Starts	0	0	0	0	69	648	706	660	2,084
	5.2%	1Q24 Ann Closings	0	0	0	4	117	763	772	693	2,348
	4.4%	1Q24 Housing Inv	0	0	0	6	59	388	408	481	1,342
	4.4%	1Q24 VDL Inv	0	0	0	5	88	1,519	1,358	911	3,881
		Housing Supply (mos)	-	-	-	19.1	6.1	6.1	6.3	8.3	6.9
		VDL Supply (mos)	-	-	-	147.8	15.2	28.1	23.1	16.6	22.3
Dal/Hunt <i>25'-392'</i> <i>373 sections</i> <i>Active</i>	2.3%	1Q24 Ann Starts	0	0	0	8	174	746	106	25	1,060
	1.9%	1Q24 Ann Closings	0	0	0	7	139	609	79	39	872
	2.1%	1Q24 Housing Inv	0	0	0	11	120	380	111	30	651
	2.5%	1Q24 VDL Inv	0	0	0	11	191	1,213	657	112	2,184
		Housing Supply (mos)	-	-	0.0	18.9	10.4	7.5	17.0	9.1	9.0
		VDL Supply (mos)	-	-	0.0	15.0	13.1	19.5	74.2	54.1	24.7
Dal/Northeast <i>15'-754'</i> <i>8,782 sections</i> <i>Active</i>	37.0%	1Q24 Ann Starts	0	0	66	162	753	4,626	4,365	7,322	17,294
	35.7%	1Q24 Ann Closings	0	0	36	165	637	4,218	3,783	7,403	16,242
	34.3%	1Q24 Housing Inv	0	0	27	51	454	2,316	2,448	5,166	10,462
	28.5%	1Q24 VDL Inv	0	0	64	98	512	4,982	6,047	13,212	24,914
		Housing Supply (mos)	-	-	8.9	3.7	8.6	6.6	7.8	8.4	7.7
		VDL Supply (mos)	-	-	11.6	7.3	8.2	12.9	16.6	21.7	17.3
Dal/Northwest <i>15'-458'</i> <i>1,598 sections</i> <i>Active</i>	1.9%	1Q24 Ann Starts	0	0	0	0	2	106	112	674	894
	3.0%	1Q24 Ann Closings	0	0	2	0	2	111	222	1,049	1,386
	2.1%	1Q24 Housing Inv	0	0	0	0	0	88	79	464	631
	1.4%	1Q24 VDL Inv	0	0	0	0	0	293	312	641	1,246
		Housing Supply (mos)	-	-	0.0	-	2.4	9.5	4.2	5.3	5.5
		VDL Supply (mos)	-	-	-	-	3.0	33.2	33.5	11.4	16.7
Dal/Outer East <i>20'-687'</i> <i>2,687 sections</i> <i>Active</i>	13.1%	1Q24 Ann Starts	0	0	1	278	834	2,660	1,372	974	6,118
	11.7%	1Q24 Ann Closings	0	0	2	216	616	2,427	1,027	1,030	5,318
	12.4%	1Q24 Housing Inv	0	0	5	227	625	1,604	777	533	3,772
	17.0%	1Q24 VDL Inv	0	0	0	435	1,244	5,495	4,873	2,819	14,867
		Housing Supply (mos)	-	-	26.4	12.7	12.2	7.9	9.1	6.2	8.5
		VDL Supply (mos)	-	-	4.0	18.8	17.9	24.8	42.6	34.7	29.2
Dal/Outer Northwest <i>13'-755'</i> <i>2,011 sections</i> <i>Active</i>	8.8%	1Q24 Ann Starts	0	0	0	16	98	1,241	1,434	1,338	4,128
	9.1%	1Q24 Ann Closings	0	0	0	2	40	1,425	1,414	1,259	4,140
	7.6%	1Q24 Housing Inv	0	0	0	14	82	598	731	899	2,324
	6.0%	1Q24 VDL Inv	0	0	2	4	58	1,372	2,004	1,809	5,249
		Housing Supply (mos)	-	-	-	69.8	24.4	5.0	6.2	8.6	6.7
		VDL Supply (mos)	-	-	-	2.8	7.0	13.3	16.8	16.2	15.3
Dal/Southwest <i>16'-1167'</i> <i>2,245 sections</i> <i>Active</i>	6.0%	1Q24 Ann Starts	0	3	4	106	46	712	1,059	865	2,795
	5.1%	1Q24 Ann Closings	0	2	3	68	55	635	891	679	2,333
	5.7%	1Q24 Housing Inv	0	2	2	51	31	430	625	607	1,748
	9.1%	1Q24 VDL Inv	0	5	6	102	109	1,630	2,796	3,352	8,000
		Housing Supply (mos)	-	7.4	9.5	9.0	6.9	8.1	8.4	10.7	9.0
		VDL Supply (mos)	-	18.6	20.3	11.5	28.2	27.5	31.7	46.5	34.3
Dal/West <i>19'-245'</i> <i>856 sections</i> <i>Active</i>	1.0%	1Q24 Ann Starts	0	0	0	0	6	129	150	160	445
	0.8%	1Q24 Ann Closings	0	0	0	5	14	114	118	118	370
	1.3%	1Q24 Housing Inv	0	0	0	0	7	115	103	166	391
	1.7%	1Q24 VDL Inv	0	0	0	0	24	319	599	563	1,506
		Housing Supply (mos)	-	-	-	1.1	5.7	12.1	10.4	16.9	12.7
		VDL Supply (mos)	-	-	-	-	50.8	29.6	48.0	42.2	40.6

Price Range Distribution By Market Area

Dallas - Ft. Worth Market Summary

Sorted by Market Area

Market Area Lot Range	Market Share of Market	Price Range Segment								Total
		< \$99,999	\$100,000 \$149,999	\$150,000 \$199,999	\$200,000 \$249,999	\$250,000 \$299,999	\$300,000 \$399,999	\$400,000 \$499,999	\$500,000 >	
Ftw/Arlington	1.0%	1Q24 Ann Starts	0	0	0	0	52	242	196	490
20'-250'	1.3%	1Q24 Ann Closings	0	0	0	0	39	275	280	594
879 sections	1.2%	1Q24 Housing Inv	0	0	0	0	46	180	132	358
Active	0.7%	1Q24 VDL Inv	0	0	12	9	137	374	98	630
		Housing Supply (mos)	-	-	-	-	14.4	7.9	5.6	7.2
		VDL Supply (mos)	-	-	-	-	31.8	18.6	6.0	15.4
Ftw/City of Fort	5.8%	1Q24 Ann Starts	0	0	7	82	220	1,491	750	2,720
17'-214'	5.8%	1Q24 Ann Closings	0	0	2	57	218	1,557	519	2,622
2,805 sections	5.7%	1Q24 Housing Inv	0	0	3	54	172	877	515	1,750
Active	5.4%	1Q24 VDL Inv	0	0	2	18	426	1,411	309	4,758
		Housing Supply (mos)	-	-	20.0	11.3	9.5	6.8	11.9	8.0
		VDL Supply (mos)	-	-	3.3	2.6	23.2	20.9	22.6	21.0
Ftw/Far North	1.9%	1Q24 Ann Starts	0	0	0	4	129	281	180	904
22'-964'	1.7%	1Q24 Ann Closings	0	0	0	11	66	217	218	785
389 sections	2.2%	1Q24 Housing Inv	0	0	0	0	88	168	154	665
Active	1.3%	1Q24 VDL Inv	0	0	0	0	140	245	373	1,150
		Housing Supply (mos)	-	-	-	0.0	15.9	9.3	8.5	10.2
		VDL Supply (mos)	-	-	-	0.0	13.0	10.5	24.9	15.3
Ftw/Northeast	1.2%	1Q24 Ann Starts	0	0	0	0	16	264	146	569
1'-370'	1.0%	1Q24 Ann Closings	0	0	0	0	7	150	79	450
1,640 sections	2.0%	1Q24 Housing Inv	0	0	0	0	10	206	163	604
Active	1.2%	1Q24 VDL Inv	0	0	0	0	37	401	324	1,093
		Housing Supply (mos)	-	-	-	-	17.2	16.4	24.7	16.1
		VDL Supply (mos)	-	-	-	-	28.7	18.2	26.6	23.1
Ftw/Northwest	5.3%	1Q24 Ann Starts	0	0	0	37	95	1,151	806	2,494
23'-520'	5.5%	1Q24 Ann Closings	0	0	0	48	243	1,182	687	2,484
1,003 sections	4.5%	1Q24 Housing Inv	0	0	0	0	26	603	416	1,364
Active	2.9%	1Q24 VDL Inv	0	0	0	1	27	516	1,030	2,566
		Housing Supply (mos)	-	-	-	0.0	1.3	6.1	7.3	6.6
		VDL Supply (mos)	-	-	-	0.2	3.4	5.4	15.3	12.3
Ftw/Parker County	2.0%	1Q24 Ann Starts	0	0	2	11	28	224	274	957
20'-1500'	2.3%	1Q24 Ann Closings	0	0	1	6	25	323	272	1,035
1,156 sections	3.2%	1Q24 Housing Inv	0	0	2	10	58	233	249	983
Active	5.0%	1Q24 VDL Inv	0	22	57	157	137	983	1,194	4,364
		Housing Supply (mos)	-	-	20.0	18.3	28.5	8.6	11.0	11.4
		VDL Supply (mos)	-	-	373.1	174.4	57.7	52.7	52.2	54.7
Ftw/South &	4.6%	1Q24 Ann Starts	0	0	0	106	138	1,005	608	2,150
20'-675'	4.8%	1Q24 Ann Closings	0	0	2	44	115	939	692	2,172
1,355 sections	4.7%	1Q24 Housing Inv	0	0	0	7	88	689	402	1,440
Active	8.0%	1Q24 VDL Inv	0	0	33	30	456	3,606	1,759	7,019
		Housing Supply (mos)	-	-	0.0	2.0	9.3	8.8	7.0	8.0
		VDL Supply (mos)	-	-	-	3.4	39.6	43.1	34.7	39.2
Ftw/Southeast	1.5%	1Q24 Ann Starts	0	0	0	0	1	22	188	684
20'-350'	2.3%	1Q24 Ann Closings	0	0	0	0	1	20	306	1,050
864 sections	1.5%	1Q24 Housing Inv	0	0	0	0	0	22	109	472
Active	2.8%	1Q24 VDL Inv	0	0	0	2	5	434	468	2,470
		Housing Supply (mos)	-	-	-	0.0	0.0	13.1	4.3	5.4
		VDL Supply (mos)	-	-	-	76.9	94.9	238.7	29.9	43.3
Totals	100.0%	1Q24 Ann Starts	0	3	85	818	2,670	15,557	12,709	46,797
	100.0%	1Q24 Ann Closings	0	2	56	638	2,370	14,878	11,521	45,476
	100.0%	1Q24 Housing Inv	0	2	42	439	1,867	8,946	7,675	30,483
	100.0%	1Q24 VDL Inv	0	27	187	878	3,556	26,118	25,658	87,477
		Housing Supply (mos)	-	7.4	8.9	8.3	9.5	7.2	8.0	8.0
		VDL Supply (mos)	-	100.8	26.2	12.9	16.0	20.1	24.2	22.4

Lot Size Distribution By Market Area

Dallas - Ft. Worth Market Summary

Sorted by Market Area

Market Area Price Range (in thousands)	Market Share of Market	Lot Size Segment										Total
			N/A	< 50	50- 54	55- 59	60- 64	65- 69	70- 79	80- 89	90 >	
Dal/City of Dallas \$47-\$45,000 11,869 sections Active	2.2%	Ann Starts	408	381	148	1	17	43	11	0	2	1,011
	1.8%	VDL Inv	491	662	276	2	25	110	0	0	15	1,581
	0.9%	Future Inv	789	1,747	557	194	263	52	74	33	119	3,828
		VDL Supply (mos)	14.4	20.9	22.4	24.0	17.6	30.7	0.0	-	90.0	18.8
Dal/East \$62-\$2,000 1,801 sections Active	4.5%	Ann Starts	99	955	373	3	410	0	114	9	121	2,084
	4.4%	VDL Inv	617	1,212	1,036	43	492	0	130	83	268	3,881
	2.7%	Future Inv	4,651	2,936	2,254	104	796	50	127	212	171	11,301
		VDL Supply (mos)	74.8	15.2	33.3	172.0	14.4	-	13.7	110.7	26.6	22.3
Dal/Hunt \$90-\$1,200 373 sections Active	2.3%	Ann Starts	11	0	557	183	189	0	0	10	110	1,060
	2.5%	VDL Inv	193	0	1,126	88	388	0	0	32	357	2,184
	1.8%	Future Inv	3,516	187	2,328	516	584	0	0	80	477	7,688
		VDL Supply (mos)	210.5	-	24.3	5.8	24.6	-	-	38.4	38.9	24.7
Dal/Northeast \$50-\$6,500 8,782 sections Active	37.0%	Ann Starts	196	3,991	7,717	692	3,028	322	796	158	394	17,294
	28.5%	VDL Inv	4,245	5,877	6,966	963	2,809	589	873	741	1,851	24,914
	26.3%	Future Inv	55,982	16,203	25,030	1,317	6,990	820	1,328	1,159	1,484	110,313
		VDL Supply (mos)	259.9	17.7	10.8	16.7	11.1	22.0	13.2	56.3	56.4	17.3
Dal/Northwest \$60-\$4,000 1,598 sections Active	1.9%	Ann Starts	3	382	253	0	94	2	25	30	105	894
	1.4%	VDL Inv	1	732	98	0	26	9	128	20	232	1,246
	1.4%	Future Inv	460	1,258	3,088	4	129	0	78	207	632	5,856
		VDL Supply (mos)	4.0	23.0	4.6	-	3.3	54.0	61.4	8.0	26.5	16.7
Dal/Outer East \$74-\$4,700 2,687 sections Active	13.1%	Ann Starts	77	2,045	2,034	57	1,053	37	480	48	287	6,118
	17.0%	VDL Inv	1,629	3,923	4,226	63	1,994	218	1,041	491	1,282	14,867
	15.0%	Future Inv	32,511	5,829	12,620	204	4,755	749	1,082	3,210	1,910	62,870
		VDL Supply (mos)	253.9	23.0	24.9	13.3	22.7	70.7	26.0	122.8	53.6	29.2
Dal/Outer Northwest \$57-\$3,000 2,011 sections Active	8.8%	Ann Starts	28	554	2,172	145	732	131	150	14	202	4,128
	6.0%	VDL Inv	68	1,073	1,946	62	993	127	263	17	700	5,249
	12.2%	Future Inv	11,956	3,045	26,647	1,450	5,289	0	1,239	761	879	51,266
		VDL Supply (mos)	29.1	23.2	10.8	5.1	16.3	11.6	21.0	14.6	41.6	15.3
Dal/Southwest \$50-\$1,700 2,245 sections Active	6.0%	Ann Starts	0	139	567	14	528	142	678	308	419	2,795
	9.1%	VDL Inv	130	637	1,461	40	1,686	289	683	551	2,523	8,000
	9.6%	Future Inv	11,125	4,149	6,026	6	8,007	348	4,920	2,847	2,605	40,033
		VDL Supply (mos)	-	55.0	30.9	34.3	38.3	24.4	12.1	21.5	72.3	34.3
Dal/West \$70-\$1,700 856 sections Active	1.0%	Ann Starts	18	202	81	4	86	53	1	0	0	445
	1.7%	VDL Inv	0	627	430	21	352	55	6	7	8	1,506
	1.2%	Future Inv	155	1,177	2,220	35	784	0	44	455	3	4,873
		VDL Supply (mos)	0.0	37.2	63.7	63.0	49.1	12.5	72.0	-	-	40.6
Ftw/Arlington \$60-\$3,000 879 sections Active	1.0%	Ann Starts	0	319	14	2	114	2	26	3	10	490
	0.7%	VDL Inv	0	432	114	6	10	3	12	3	50	630
	0.6%	Future Inv	592	763	394	0	226	120	104	129	0	2,328
		VDL Supply (mos)	-	16.3	97.7	36.0	1.1	18.0	5.5	12.0	60.0	15.4
Ftw/City of Fort \$40-\$6,125 2,805 sections Active	5.8%	Ann Starts	74	401	2,141	8	55	6	32	0	3	2,720
	5.4%	VDL Inv	237	1,149	3,108	39	115	8	69	0	33	4,758
	5.3%	Future Inv	3,147	3,057	13,495	839	981	73	194	300	22	22,108
		VDL Supply (mos)	38.4	34.4	17.4	58.5	25.1	16.0	25.9	-	132.0	21.0
Ftw/Far North \$65-\$1,500 389 sections Active	1.9%	Ann Starts	2	98	402	0	220	5	50	0	127	904
	1.3%	VDL Inv	10	76	428	0	278	3	43	2	310	1,150
	4.2%	Future Inv	918	1,332	12,529	0	1,437	0	828	0	548	17,592
		VDL Supply (mos)	60.0	9.3	12.8	-	15.2	7.2	10.3	-	29.3	15.3

Lot Size Distribution By Market Area

Dallas - Ft. Worth Market Summary

Sorted by Market Area

Market Area Price Range (in thousands)	Market Share of Market		Lot Size Segment									Total
			N/A	< 50	50- 54	55- 59	60- 64	65- 69	70- 79	80- 89	90 >	
Ftw/Northeast	1.2%	Ann Starts	131	285	8	22	0	0	19	16	88	569
\$83-\$9,000	1.2%	VDL Inv	244	329	84	12	15	8	67	42	292	1,093
1,640 sections	0.5%	Future Inv	1,357	253	235	0	37	18	81	63	88	2,132
Active		VDL Supply (mos)	22.4	13.9	126.0	6.5	-	-	42.3	31.5	39.8	23.1
Ftw/Northwest	5.3%	Ann Starts	0	105	1,567	139	266	70	138	122	87	2,494
\$55-\$1,500	2.9%	VDL Inv	388	139	950	5	319	9	278	162	316	2,566
1,003 sections	5.5%	Future Inv	4,952	1,060	9,909	1,013	2,437	0	2,204	41	1,618	23,234
Active		VDL Supply (mos)	-	15.9	7.3	0.4	14.4	1.5	24.2	15.9	43.6	12.3
Ftw/Parker County	2.0%	Ann Starts	31	67	227	44	65	8	101	6	408	957
\$75-\$2,800	5.0%	VDL Inv	231	365	355	227	345	24	131	26	2,660	4,364
1,156 sections	5.5%	Future Inv	5,201	2,920	4,219	114	426	2,854	300	2,762	4,402	23,198
Active		VDL Supply (mos)	89.4	65.4	18.8	61.9	63.7	36.0	15.6	52.0	78.2	54.7
Ftw/South &	4.6%	Ann Starts	128	28	1,022	95	479	67	97	21	213	2,150
\$55-\$4,700	8.0%	VDL Inv	821	218	3,353	182	582	147	405	110	1,201	7,019
1,355 sections	6.0%	Future Inv	8,173	1,182	5,486	618	6,443	170	828	543	1,518	24,961
Active		VDL Supply (mos)	77.0	93.4	39.4	23.0	14.6	26.3	50.1	62.9	67.7	39.2
Ftw/Southeast	1.5%	Ann Starts	0	67	161	51	166	108	55	12	64	684
\$70-\$2,000	2.8%	VDL Inv	132	647	441	22	456	188	199	96	289	2,470
864 sections	1.3%	Future Inv	522	1,534	1,058	0	888	376	495	95	417	5,385
Active		VDL Supply (mos)	-	115.9	32.9	5.2	33.0	20.9	43.4	96.0	54.2	43.3
Totals	100.0%	Ann Starts	1,206	10,019	19,444	1,460	7,502	996	2,773	757	2,640	46,797
	100.0%	VDL Inv	9,437	18,098	26,398	1,775	10,885	1,787	4,328	2,383	12,387	87,478
	100.0%	Future Inv	146,007	48,632	128,095	6,414	40,472	5,630	13,926	12,897	16,893	418,966
		VDL Supply (mos)	93.9	21.7	16.3	14.6	17.4	21.5	18.7	37.8	56.3	22.4

Quarterly Plan Summary By Market Area

Dallas - Ft. Worth Market Summary

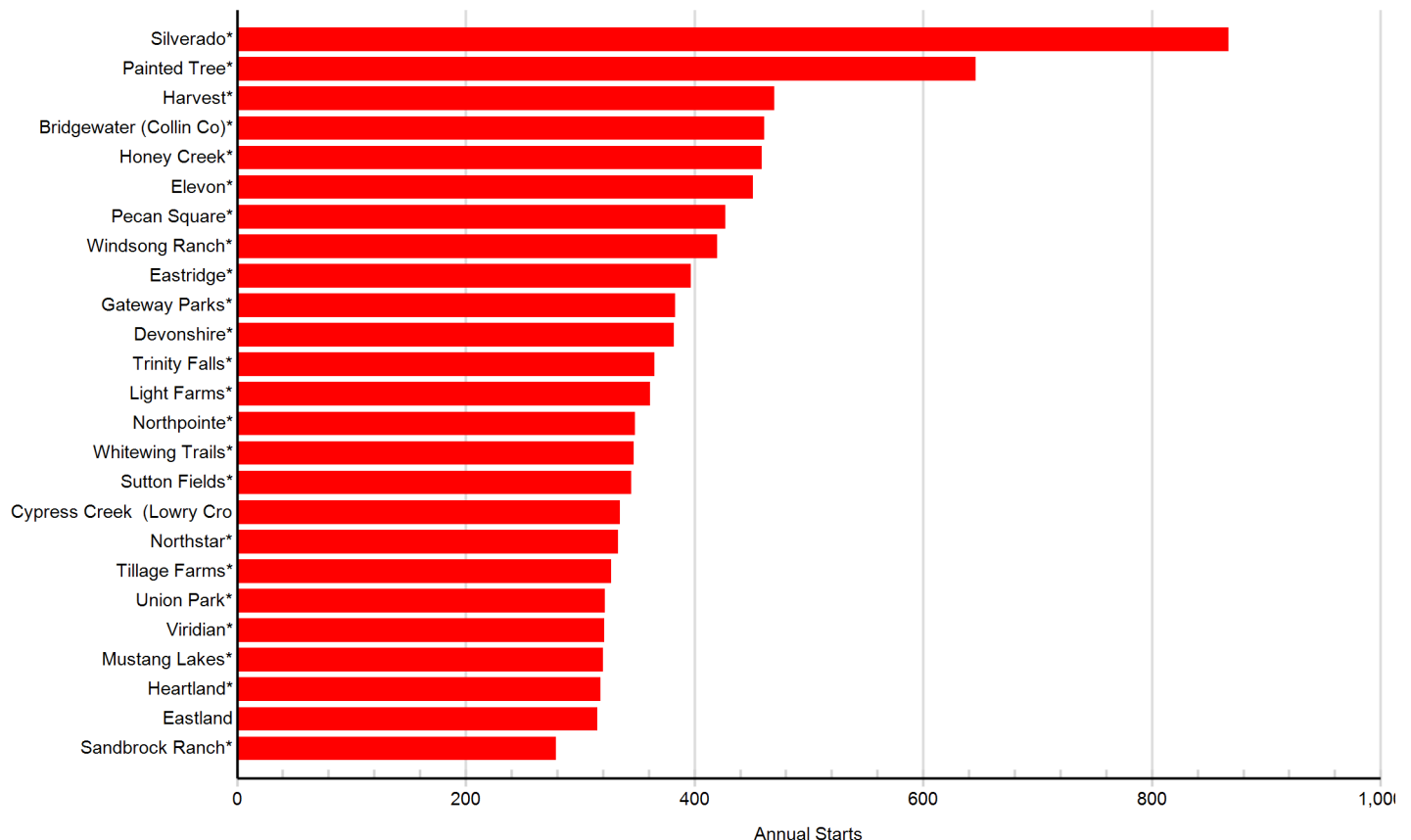
Sorted by Market Area

Market Area	1Q23 Averages			2Q23 Averages			3Q23 Averages			4Q23 Averages			1Q24 Averages		
	Price	SqFt	\$/SF	Price	SqFt	\$/SF	Price	SqFt	\$/SF	Price	SqFt	\$/SF	Price	SqFt	\$/SF
Dal/City of Dallas	\$508,932	1,993	\$260.0	\$463,754	2,106	\$221.6	\$500,134	1,977	\$257.7	\$421,412	1,890	\$226.1	\$424,113	1,892	\$225.8
Dal/East	\$540,065	2,693	\$203.4	\$531,285	2,633	\$202.9	\$521,625	2,668	\$199.1	\$513,803	2,655	\$196.6	\$524,634	2,597	\$203.6
Dal/Hunt	\$345,241	2,092	\$168.4	\$340,478	2,075	\$167.2	\$360,747	2,406	\$154.4	\$357,502	2,408	\$153.1	\$351,852	2,178	\$164.1
Dal/Northeast	\$623,876	2,756	\$225.0	\$627,646	2,753	\$226.9	\$626,040	2,745	\$226.7	\$648,244	2,772	\$231.8	\$652,590	2,781	\$232.5
Dal/Northwest	\$750,250	3,030	\$247.8	\$753,930	3,006	\$250.5	\$746,163	3,004	\$249.0	\$751,575	3,026	\$249.5	\$745,273	2,938	\$253.6
Dal/Outer East	\$445,889	2,527	\$179.5	\$448,575	2,521	\$180.9	\$449,049	2,526	\$180.9	\$452,872	2,552	\$180.0	\$455,464	2,501	\$183.5
Dal/Outer Northwest	\$518,546	2,600	\$202.2	\$517,580	2,612	\$201.1	\$530,280	2,643	\$203.3	\$531,028	2,654	\$202.1	\$558,207	2,692	\$207.5
Dal/Southwest	\$519,239	2,928	\$180.2	\$524,618	2,952	\$180.5	\$529,831	2,950	\$182.9	\$528,848	2,930	\$183.7	\$529,729	2,835	\$189.6
Dal/West	\$571,651	2,729	\$218.2	\$560,933	2,780	\$208.0	\$573,897	2,814	\$213.0	\$575,421	2,763	\$213.4	\$567,730	2,704	\$215.5
Ftw/Arlington	\$654,299	2,790	\$234.9	\$663,717	2,796	\$237.4	\$696,175	2,815	\$243.6	\$678,525	2,820	\$239.7	\$688,633	2,815	\$243.5
Ftw/City of Fort Worth	\$433,752	2,337	\$190.6	\$437,788	2,320	\$193.3	\$405,101	2,203	\$188.9	\$415,213	2,250	\$189.1	\$410,243	2,202	\$191.1
Ftw/Far North	\$528,124	2,714	\$196.5	\$530,217	2,664	\$199.8	\$501,694	2,634	\$193.2	\$545,479	2,707	\$201.4	\$593,022	2,848	\$207.8
Ftw/Northeast	\$564,934	2,402	\$232.4	\$548,872	2,353	\$230.0	\$540,212	2,331	\$228.7	\$510,302	2,284	\$221.5	\$528,836	2,300	\$226.2
Ftw/Northwest	\$485,042	2,600	\$188.5	\$496,780	2,629	\$190.5	\$500,525	2,631	\$192.1	\$496,846	2,614	\$191.7	\$505,845	2,657	\$192.1
Ftw/Parker County	\$592,655	2,747	\$214.7	\$575,601	2,715	\$211.9	\$625,904	2,875	\$219.5	\$646,631	2,952	\$220.8	\$590,782	2,772	\$214.4
Ftw/South & Southwest	\$452,249	2,616	\$176.3	\$437,443	2,558	\$174.2	\$443,292	2,638	\$171.9	\$442,840	2,628	\$172.1	\$414,303	2,316	\$180.8
Ftw/Southeast	\$583,624	2,961	\$200.9	\$570,618	2,928	\$198.7	\$609,007	2,979	\$208.0	\$591,789	3,012	\$199.4	\$596,230	2,948	\$205.2
Averages	\$543,810	2,689	\$203.3	\$546,034	2,684	\$204.2	\$544,621	2,694	\$203.4	\$552,219	2,708	\$204.5	\$562,606	2,671	\$210.0

Subdivision Absorption Ranking (Top 25)

Dallas - Ft. Worth Market Summary

Starts Rank	Subdivision / Community* Name	Housing Type	Active Builders	Price Range (in thousands)	Annual Starts	Annual Closings	Market Area
1	Silverado*	Single Family	1	\$290-\$469	867	820	Dal/Northeast
2	Painted Tree*	Mixed	10	\$300-\$955	646	208	Dal/Northeast
3	Harvest*	Mixed	9	\$300-\$1,423	470	366	Dal/Northwest
4	Bridgewater (Collin Co)*	Single Family	1	\$234-\$516	461	435	Dal/Northeast
5	Honey Creek*	Single Family	1	\$291-\$643	459	431	Dal/Northeast
6	Elevon*	Single Family	6	\$291-\$546	451	258	Dal/Outer East
7	Pecan Square*	Mixed	7	\$300-\$1,001	427	316	Dal/Outer Northwest
8	Windsong Ranch*	Mixed	13	\$400-\$2,220	420	486	Dal/Northeast
9	Eastridge*	Single Family	2	\$309-\$600	397	408	Dal/Northeast
10	Gateway Parks*	Single Family	8	\$294-\$600	383	241	Dal/Outer East
11	Devonshire*	Mixed	11	\$288-\$698	382	295	Dal/Outer East
12	Trinity Falls*	Mixed	6	\$275-\$1,081	365	373	Dal/Northeast
13	Light Farms*	Single Family	8	\$273-\$1,270	361	445	Dal/Northeast
14	Northpointe*	Single Family	1	\$275-\$516	348	452	Ftw/Northwest
15	Whitewing Trails*	Single Family	4	\$300-\$600	347	178	Dal/Northeast
16	Sutton Fields*	Single Family	6	\$260-\$726	345	295	Dal/Northeast
17	Cypress Creek (Lowry Crossing)	Single Family	1	\$265-\$495	335	208	Dal/Northeast
18	Northstar*	Single Family	4	\$291-\$500	333	215	Ftw/Northwest
19	Tillage Farms*	Single Family	1	\$189-\$325	327	193	Dal/Northeast
20	Union Park*	Single Family	6	\$334-\$738	322	439	Dal/Northeast
21	Viridian*	Mixed	7	\$361-\$1,709	321	440	Ftw/Arlington
22	Mustang Lakes*	Single Family	11	\$300-\$2,082	320	249	Dal/Northeast
23	Heartland*	Mixed	9	\$244-\$600	318	355	Dal/Outer East
24	Eastland	Single Family	1	\$212-\$400	315	73	Dal/Outer East
25	Sandbrock Ranch*	Single Family	4	\$412-\$868	279	269	Dal/Northeast
Totals					9,999	8,448	



* Collection of multiple subdivisions that share a marketing location and entry monumentation.

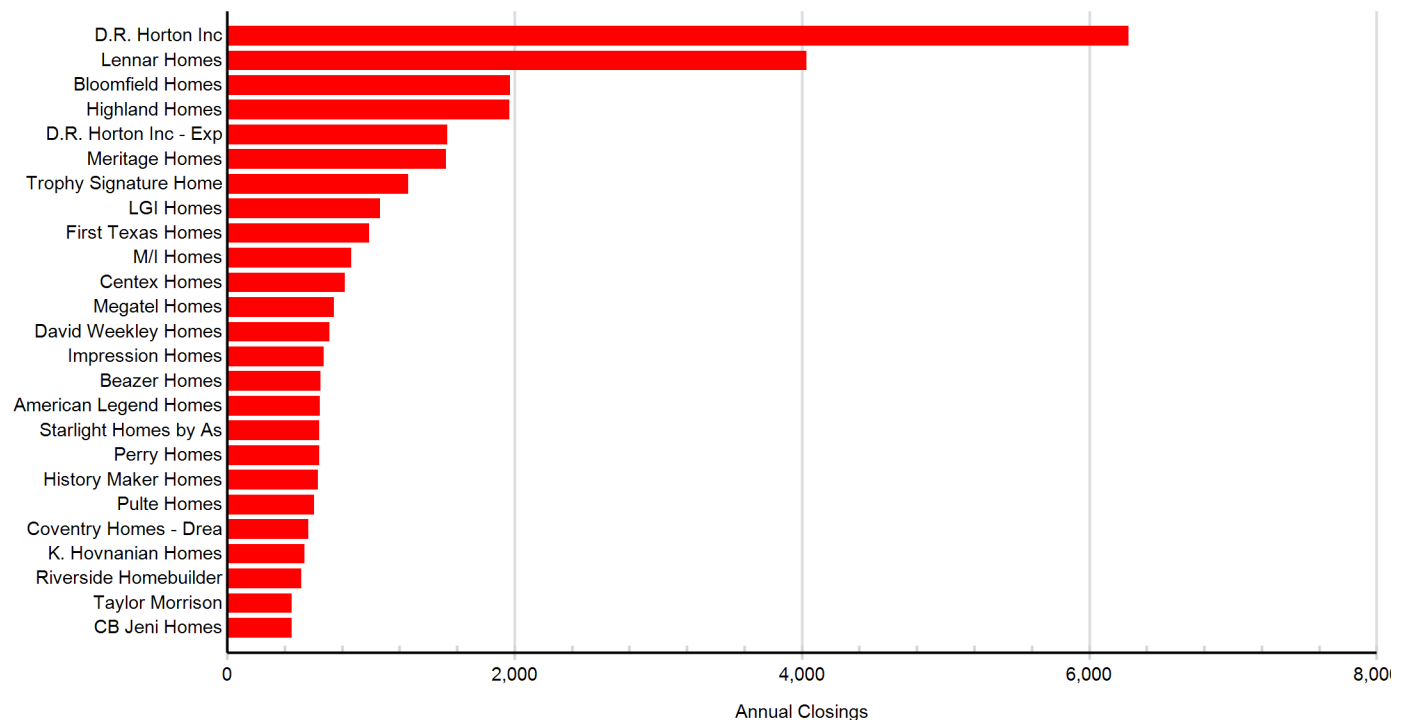
Dallas - Ft. Worth Residential Survey (1Q24)
Copyright Metrostudy

metrostudy
Sales: 1-800-227-8839 A hanleywood Company

Production Builder Ranking (Top 25)

Dallas - Ft. Worth Market Summary

Closings Rank	Builder Name	Single-Builder Section Closings					\$ Shared Annual Closings	Total Annual Closings	Market Share
		2Q23	3Q23	4Q23	1Q24	Annual			
1	D.R. Horton Inc	1,417	1,987	1,523	1,349	6,276		6,276	13.8%
2	Lennar Homes	1,016	1,145	959	911	4,031		4,031	8.9%
3	Bloomfield Homes	591	430	404	545	1,970		1,970	4.3%
4	Highland Homes	471	487	583	425	1,966		1,966	4.3%
5	D.R. Horton Inc - Express	496	496	296	246	1,534		1,534	3.4%
6	Meritage Homes	515	327	370	313	1,525		1,525	3.4%
7	Trophy Signature Homes	302	268	423	268	1,261		1,261	2.8%
8	LGI Homes	323	236	252	252	1,063		1,063	2.3%
9	First Texas Homes	358	240	199	193	990		990	2.2%
10	M/I Homes	189	201	277	196	863		863	1.9%
Top 10 Totals		5,678	5,817	5,286	4,698	21,479		21,479	47.2%
11	Centex Homes	377	207	117	118	819		819	1.8%
12	Megatel Homes	197	189	144	214	744		744	1.6%
13	David Weekley Homes	170	136	179	227	712		712	1.6%
14	Impression Homes	130	246	121	176	673		673	1.5%
15	Beazer Homes	212	184	136	119	651		651	1.4%
16	American Legend Homes	146	111	250	139	646		646	1.4%
17	Starlight Homes by Ashton	265	168	91	119	643		643	1.4%
18	Perry Homes	104	168	190	179	641		641	1.4%
19	History Maker Homes	142	222	130	137	631		631	1.4%
20	Pulte Homes	123	105	194	185	607		607	1.3%
Top 20 Totals		7,544	7,553	6,838	6,311	28,246		28,246	62.1%
21	Coventry Homes - Dream Fi	205	127	104	130	566		566	1.2%
22	K. Hovnanian Homes	98	89	228	126	541		541	1.2%
23	Riverside Homebuilders	133	187	106	90	516		516	1.1%
24	CB Jeni Homes	145	89	91	126	451		451	1.0%
25	Taylor Morrison	136	85	117	113	451		451	1.0%
Top 25 Totals		8,261	8,130	7,484	6,896	30,771		30,771	67.7%
All Production Builders Totals		11,236	10,811	9,886	9,009	40,942	11	40,953	90.1%
All Builders Totals		12,475	11,833	11,270	9,898	45,476		45,476	100.0%



\$ numbers in this column are based on shared (multiple-builder) sections; in these cases, the annual number is evenly distributed between builders in these sections

Dallas - Ft. Worth Residential Survey (1Q24)
Copyright Metrostudy

metrostudy
Sales: 1-800-227-8839 A hanleywood Company

Dallas - Ft. Worth Market Areas

Metrostudy

1255 West 15th Street, Suite 240
Plano, TX 75075

Phone: 972.701.9200

Fax: 972.701.9909

