



 **ELYSIEN**
PROPERTIES

TONY DEPASQUALE
(214) 253-9423
tony@elysien.com
WWW.ELYSIEN.COM

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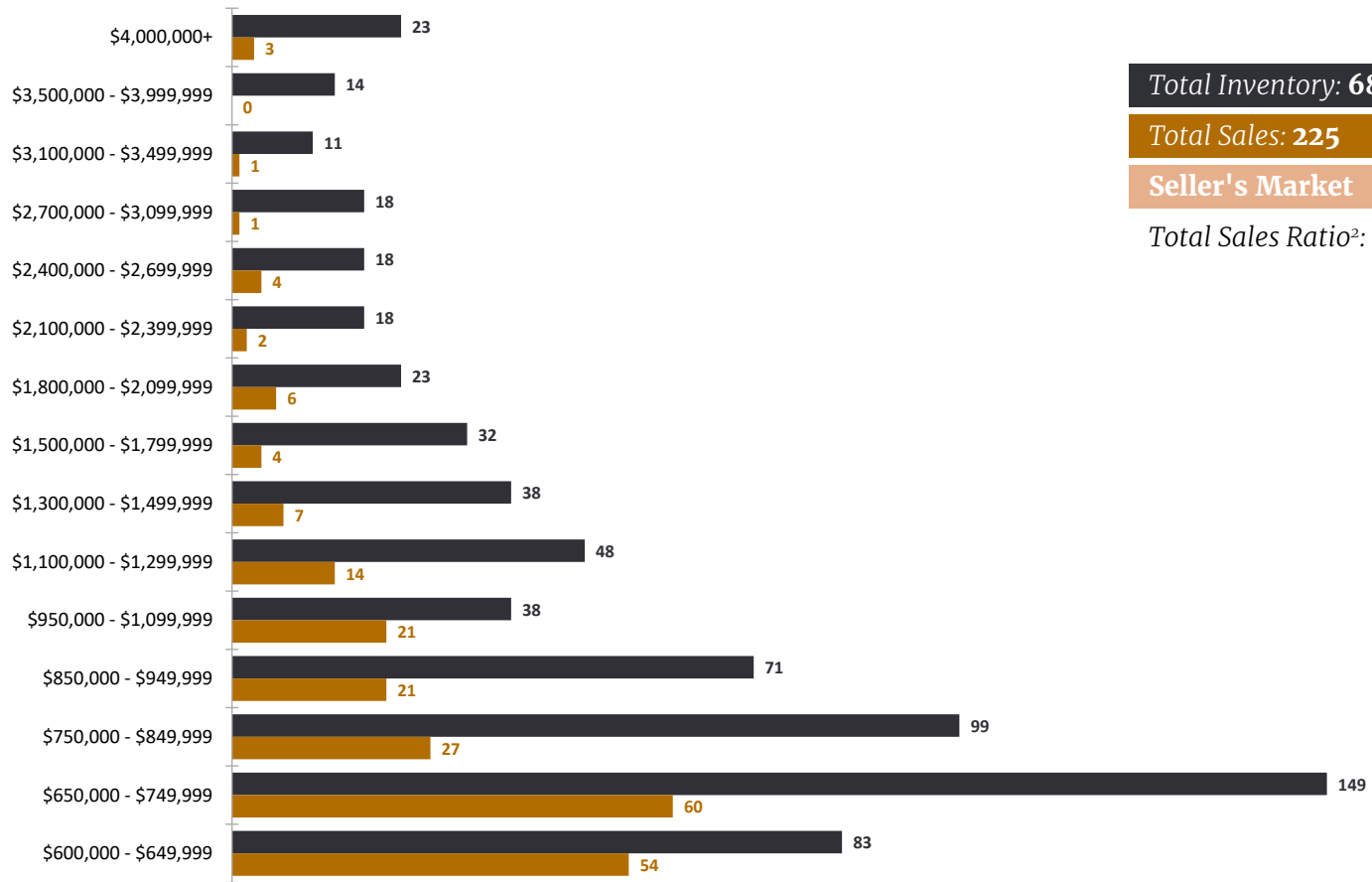
MARCH
2023

FORT WORTH TEXAS

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LUXURY INVENTORY VS. SALES | FEBRUARY 2023

Inventory Sales

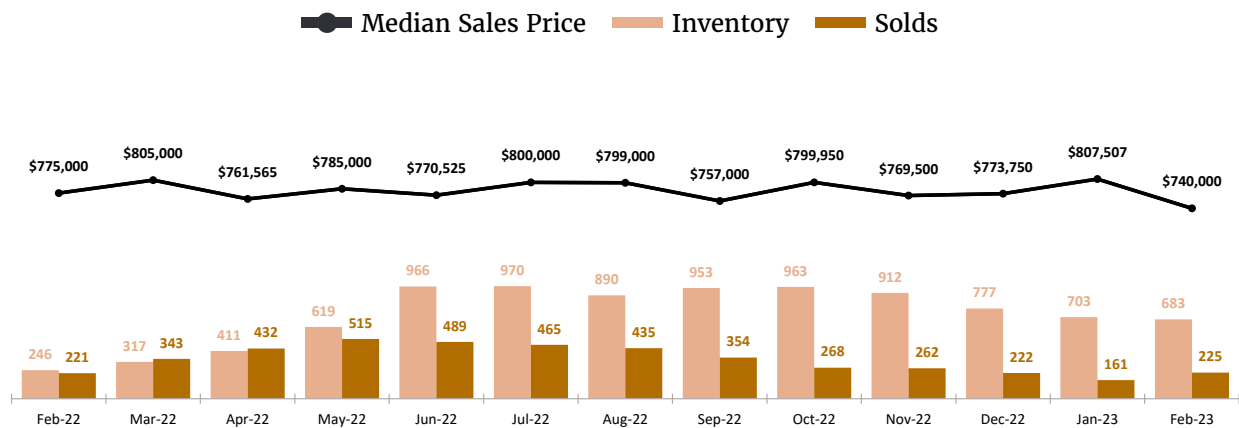
Luxury Benchmark Price¹: **\$600,000**Total Inventory: **683**Total Sales: **225**

Seller's Market

Total Sales Ratio²: **33%**

Square Feet ³	Price	Beds	Baths	Sold	Inventory	Sales Ratio
-Range-	-Median Sold-	-Median Sold-	-Median Sold-	-Total-	-Total-	-Sold/Inventory-
0 - 2,999	\$651,500	4	3	60	145	41%
3,000 - 3,999	\$710,000	4	4	86	260	33%
4,000 - 4,999	\$960,000	5	5	54	170	32%
5,000 - 5,999	\$1,750,000	5	5	17	46	37%
6,000 - 6,999	\$1,300,000	4	6	3	20	15%
7,000+	\$3,275,000	5	7	5	42	12%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 14.5%; Balanced >= 14.5 to < 20.5%; Seller's >= 20.5% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

13-MONTH LUXURY MARKET TREND⁴

MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2022 Feb. 2023

246 683

VARIANCE: 178%

TOTAL SOLDs

Feb. 2022 Feb. 2023

221 225

VARIANCE: 2%

SALES PRICE

Feb. 2022 Feb. 2023

\$775k \$740k

VARIANCE: -5%

SALE PRICE PER SQFT.

Feb. 2022 Feb. 2023

\$224 \$229

VARIANCE: 2%

SALE TO LIST PRICE RATIO

Feb. 2022 Feb. 2023

100.94% 97.51%

VARIANCE: -3%

DAYS ON MARKET

Feb. 2022 Feb. 2023

6 56

VARIANCE: 833%

FORT WORTH MARKET SUMMARY | FEBRUARY 2023

- The Fort Worth single-family luxury market is a **Seller's Market** with a **33% Sales Ratio**.
- Homes sold for a median of **97.51% of list price** in February 2023.
- The most active price band is **\$600,000-\$649,999**, where the sales ratio is **65%**.
- The median luxury sales price for single-family homes is **\$740,000**.
- The median days on market for February 2023 was **56** days, up from **6** in February 2022.

³Square foot table does not account for listings and solds where square foot data is not disclosed.⁴Data reported includes Active and Sold properties and does not include Pending properties.