



COLDWELL BANKER
FIRST EQUITY

AMARILLO, TEXAS MSA
SINGLE FAMILY HOUSING MARKET STATISTICS
Quarter Ending December 31, 2019

	4th Quarter 2019	Year-to-date 2019
Total No. Of MLS Sales	797	3,493
% Change MLS Sales From Previous Year	3.51%	3.04%
Average MLS Sales Price	\$205,368	\$197,273
% Change Avg MLS Sales Price From Previous Year	9.56%	2.38%
Median MLS Sales Price	\$175,000	\$170,000
% Change Median MLS Sales Price From Previous Year	9.03%	3.98%
Sales Price to Listed Price Ratio	97.08%	97.11%
Average Days On Market	125	119
Average Days On Market (Year Ago)	91	87
Median Days On Market	83	79
Median Days on Market (Year Ago)	70	66
Total No. MLS Listings - December 31, 2019	878	878
Listings Increase (Decrease) from one year ago	(251)	(251)
Average MLS Listed Price/% Change from Previous Year	\$299,180/1.80%	\$299,180/1.80%
Median List Price/% Change from Previous Year	\$225,000/(0.44%)	\$225,000/(0.44%)
Average Age of Current MLS Inventory (Days)	92	155
Median Age of Current MLS Inventory (Days)	73	108
Number of Months of Available Inventory	3.30	3.02

NOTE: This representation is based in whole or in part on data supplied by the Amarillo Association of Realtors or its Multiple Listing Service. Neither the Association nor its MLS guarantees or is in any way responsible for its accuracy.

Data maintained by the Association or its MLS may not reflect all real estate activity in the market.

Amarillo MSA includes Armstrong, Carson, Oldham, Potter, and Randall Counties

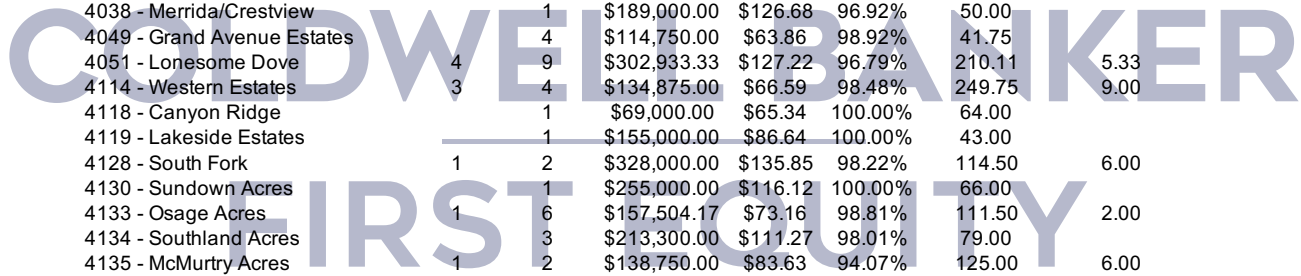
Subdivision Activity - YTD December 31, 2019

Subdivision	Active		MLS Avg.	Price	Sales/List	Days on	Months of
	Listings	# Sold	Sold Price	Per SF	Ratio	Market	Inventory
0100 - Plemons	2	19	\$110,402.63	\$58.15	92.48%	109.74	1.26
0101 - Bivins	15	61	\$146,978.32	\$83.18	96.37%	102.52	2.95
0103 - Sunset/Westlawn	11	52	\$129,497.12	\$78.64	97.35%	89.92	2.54
0105 - Cnry Club II/Avondale	18	89	\$108,160.24	\$79.52	96.57%	85.94	2.43
0106 - Owners	1	20	\$102,822.50	\$77.36	93.79%	71.55	0.60
0110 - Wild Horse Lake	2	2	\$41,000.00	\$36.35	94.36%	49.00	12.00
0111 - San Jacinto	10	45	\$54,501.09	\$48.29	95.15%	124.31	2.67
0112 - West Hills	14	20	\$238,401.00	\$111.00	94.80%	117.00	8.40
0113 - Quail Creek	10	15	\$414,735.68	\$129.97	86.87%	205.53	8.00
0120 - North Heights	6	9	\$64,948.89	\$48.68	98.83%	74.89	8.00
0122 - Tascosa/La Paloma	14	29	\$454,772.41	\$140.11	96.24%	241.69	5.79
0123 - Westcliff	10	31	\$229,459.68	\$109.77	97.72%	132.74	3.87
0131 - Broadway		1	\$185,000.00	\$79.74	96.35%	63.00	
0132 - Forest	1						
0133 - The Woodlands	8	30	\$364,373.33	\$129.07	96.25%	165.67	3.20
0140 - Pleasant Valley West	1	11	\$133,000.00	\$92.19	96.78%	122.09	1.09
0141 - The Vineyards	10	32	\$216,961.31	\$130.29	99.31%	213.25	3.75
0150 - River Road West		6	\$153,500.00	\$82.57	98.51%	134.00	
0200 - Oliver Eakle/AC	7	24	\$135,771.63	\$80.01	92.44%	78.96	3.50
0201 - Wolflin	40	119	\$228,111.74	\$105.79	94.60%	139.19	4.03
0202 - Lawrence Park	6	30	\$126,203.00	\$80.03	97.05%	111.83	2.40
0203 - Olsen	14	77	\$176,405.79	\$90.17	96.72%	107.08	2.18
0204 - Belmar	11	53	\$186,905.83	\$87.10	97.54%	81.53	2.49
0205 - Puckett West	5	44	\$164,185.23	\$92.03	97.53%	109.66	1.36
0210 - Paramount/Mays	14	81	\$144,915.52	\$83.87	96.20%	104.67	2.07
0211 - Ridgecrest	14	71	\$159,113.63	\$86.96	98.36%	76.91	2.37
0212 - Puckett	22	81	\$231,922.78	\$89.35	95.92%	136.38	3.26
0213 - Sleepy Hollow	13	82	\$286,722.85	\$106.93	95.66%	153.13	1.90
0220 - Western Plateau	13	65	\$155,873.85	\$85.13	97.58%	82.28	2.40
0221 - City Park	5	42	\$184,780.95	\$106.73	98.27%	82.76	1.43
0222 - Colonies	36	62	\$476,750.59	\$142.74	96.64%	168.97	6.97
0223 - Town Square/Time Square	13	25	\$322,733.53	\$135.92	98.70%	218.13	6.24
0230 - Glendale	2	24	\$160,012.50	\$94.89	98.12%	98.46	1.00
0231 - Southpark/Windsor	8	46	\$237,331.48	\$100.08	98.28%	120.00	2.09
0233 - Estacado	1	51	\$180,650.63	\$95.06	97.93%	113.14	0.24
0234 - Greenways	26	73	\$357,047.56	\$133.85	97.60%	173.11	4.27
0235 - Hillside Terrace	20	185	\$198,848.24	\$111.08	98.69%	123.78	1.30
0240 - Westover	8	50	\$218,382.08	\$109.04	98.18%	98.36	1.92
0241 - Westover Village	7	30	\$266,815.00	\$120.97	97.76%	140.90	2.80
0300 - Santa Fe Station		6	\$99,633.33	\$81.92	98.70%	137.33	
0301 - Fairgrounds	1	7	\$56,485.71	\$55.93	98.24%	159.86	1.71
0302 - Sunrise	3	22	\$79,735.23	\$66.57	95.62%	100.68	1.64
0310 - Stockyards	1	5	\$79,600.00	\$58.81	94.20%	150.20	2.40
0320 - North Amarillo	12	42	\$70,700.02	\$65.32	95.17%	96.86	3.43
0321 - Martin Road	2	12	\$73,800.00	\$61.14	90.88%	87.83	2.00
0322 - Eastridge	5	14	\$80,250.71	\$63.63	95.43%	104.93	4.29
0324 - Folsom Acres		3	\$154,800.00	\$100.52	98.02%	87.67	
0330 - Hamlet	9	22	\$70,919.25	\$57.74	95.30%	96.45	4.91
0331 - Mesa Verde	2	12	\$72,037.50	\$61.17	97.35%	70.08	2.00
0340 - Pleasant Valley East	5	21	\$97,395.24	\$70.86	95.51%	99.14	2.86
0350 - River Road East	3	29	\$147,629.31	\$91.83	97.76%	93.66	1.24
0400 - Ross Post Office		8	\$60,875.00	\$56.72	94.60%	157.88	
0401 - Lawndale	8	47	\$96,057.98	\$76.21	97.51%	97.49	2.04
0402 - Oakdale	6	43	\$109,290.70	\$81.63	96.70%	82.93	1.67
0403 - Big Texan South		1	\$112,500.00	\$87.34	97.91%	134.00	
0410 - McCarty	4	7	\$151,428.57	\$83.43	98.58%	87.14	6.86
0411 - Southlawn North	11	69	\$98,144.91	\$81.43	96.85%	83.57	1.91
0412 - Gables	11	30	\$69,456.67	\$69.43	94.11%	96.63	4.40
0413 - Tradewinds	16	158	\$145,971.00	\$107.40	98.81%	93.90	1.22
0414 - Windmill Acres	1	2	\$100,000.00	\$55.99	95.33%	85.00	6.00
0420 - S Georgia/Shores	5	32	\$131,055.65	\$95.60	98.17%	65.61	1.88
0421 - Southlawn South	14	82	\$112,547.15	\$86.39	97.52%	83.96	2.05
0430 - Scotsman	17	55	\$184,354.11	\$96.96	99.02%	85.67	3.71
0433 - Pheasant Run/Foxridge	12	59	\$173,589.29	\$105.44	99.07%	73.49	2.44
0435 - Saturn Terrace	5	29	\$148,587.24	\$106.76	99.27%	61.69	2.07
0441 - City View	36	138	\$227,004.17	\$116.84	98.68%	168.13	3.13
0900 - 0900		10	\$165,916.50	\$87.56	94.88%	115.20	
0901 - Hunsley Hills	16	66	\$223,188.45	\$112.05	97.53%	118.91	2.91
0902 - Westgate	4	25	\$141,464.40	\$98.08	96.02%	74.40	1.92
0903 - Hidden Val/Orig Town	7	28	\$169,204.46	\$96.18	97.29%	94.07	3.00
0904 - E Canyon	4	40	\$154,043.13	\$97.39	97.26%	80.60	1.20
0905 - All Other Areas in Canyon		13	\$191,861.46	\$107.56	95.34%	98.38	
0906 - Canyon East	14	34	\$213,243.26	\$118.58	98.07%	116.82	4.94

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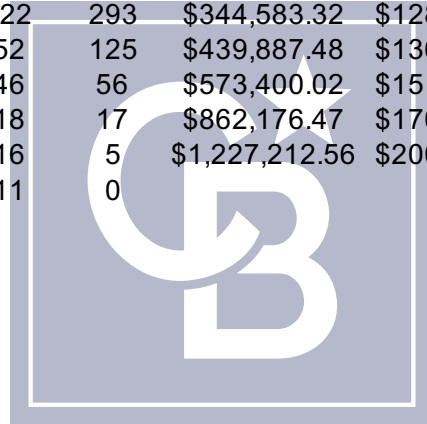
Subdivision Activity - YTD December 31, 2019

Subdivision	Active Listings	# Sold	MLS Avg. Sold Price	Price Per SF	Sales/List Ratio	Days on Market	Months of Inventory
0910 - Madison Park	10	24	\$238,206.04	\$122.20	99.24%	185.33	5.00
1004 - Walnut Hills		2	\$209,500.00	\$98.31	97.67%	120.50	
1028 - Indian Hills	2	8	\$279,785.71	\$122.88	95.05%	100.14	3.00
1037 - Eagle Tree	1	3	\$391,000.00	\$116.77	97.34%	150.00	4.00
1039 - Tascosita		1	\$310,000.00	\$96.09	88.57%	112.00	
1054 - Bushland North	15	42	\$320,926.45	\$128.16	99.01%	148.33	4.29
1065 - Two Deer Park		2	\$176,000.00	\$96.65	84.66%	177.00	
1107 - Mesquite Areas	2	4	\$143,950.00	\$74.05	96.50%	149.00	6.00
1109 - River Road West/Country		1	\$192,000.00	\$117.43	93.70%	141.00	
1111 - Rolling Hills	5	9	\$177,655.56	\$85.12	97.45%	73.44	6.67
1113 - Broadway Acres	1						
1118 - Appaloosa	2	3	\$77,702.33	\$56.74	87.80%	72.33	8.00
1119 - Chaparral Hills	1	7	\$148,642.86	\$76.55	96.12%	89.57	1.71
1125 - Cliffside	1						
1127 - Bishop Hills	3	4	\$332,475.00	\$109.04	97.87%	104.50	9.00
1129 - Bishop Estates	2	8	\$160,987.50	\$97.01	97.01%	109.13	3.00
1137 - Tascosa Hills	1	2	\$327,500.00	\$108.97	98.51%	268.50	6.00
1145 - Tierra Grande	1	6	\$96,733.33	\$52.53	93.64%	80.33	2.00
1396 - Valle De Oro	3	4	\$142,250.00	\$81.96	94.77%	284.50	9.00
1999 - All Others Not Identified	5						
2039 - Coulter Acres		1	\$349,900.00	\$165.05	100.00%	32.00	
2054 - Bushland South	24	32	\$339,422.97	\$133.62	98.00%	161.50	9.00
2070 - Christy	2	5	\$285,000.00	\$147.44	96.66%	82.00	4.80
2127 - Grey Hawk	2	2	\$385,000.00	\$143.84	95.18%	163.00	12.00
2133 - Boatwright Trew		3	\$263,333.33	\$120.65	98.87%	310.00	
2141 - Sherman Acres/Back Acres	1	4	\$205,725.00	\$98.66	94.82%	99.00	3.00
2142 - Country West	19	27	\$340,159.59	\$144.52	99.08%	164.89	8.44
2224 - Lake Ridge	7	8	\$292,934.25	\$134.81	98.68%	115.50	10.50
2227 - Dove Landing	9	19	\$326,080.00	\$143.81	98.66%	137.63	5.68
2230 - Dove Prairie/Eagle Point	2	5	\$295,300.00	\$126.29	98.44%	94.80	4.80
2330 - High Country Estates	1	1	\$115,000.00	\$76.06	100.00%	50.00	12.00
2380 - Umbarger		2	\$272,500.00	\$105.07	97.32%	150.50	
2436 - Canyon North		2	\$385,900.00	\$153.62	97.33%	248.00	
2439 - Canyon Country Club	4	9	\$373,878.89	\$138.29	96.58%	250.67	5.33
2999 - All Others Not Identified	20	58	\$296,554.06	\$133.08	97.42%	159.97	4.14
3104 - A.R. Glenn		4	\$103,775.00	\$61.86	95.65%	146.50	
3123 - River Road Gardens		1	\$116,000.00	\$89.03	96.67%	61.00	
3136 - Mesilla Park	1	1	\$139,000.00	\$94.24	100.00%	35.00	12.00
3999 - All Others Not Identified		5	\$281,480.00	\$130.41	95.20%	181.60	
4038 - Merrida/Crestview		1	\$189,000.00	\$126.68	96.92%	50.00	
4049 - Grand Avenue Estates		4	\$114,750.00	\$63.86	98.92%	41.75	
4051 - Lonesome Dove	4	9	\$302,933.33	\$127.22	96.79%	210.11	5.33
4114 - Western Estates	3	4	\$134,875.00	\$66.59	98.48%	249.75	9.00
4118 - Canyon Ridge		1	\$69,000.00	\$65.34	100.00%	64.00	
4119 - Lakeside Estates		1	\$155,000.00	\$86.64	100.00%	43.00	
4128 - South Fork	1	2	\$328,000.00	\$135.85	98.22%	114.50	6.00
4130 - Sundown Acres		1	\$255,000.00	\$116.12	100.00%	66.00	
4133 - Osage Acres	1	6	\$157,504.17	\$73.16	98.81%	111.50	2.00
4134 - Southland Acres		3	\$213,300.00	\$111.27	98.01%	79.00	
4135 - McMurtry Acres	1	2	\$138,750.00	\$83.63	94.07%	125.00	6.00
4136 - Green Acre Farms	1	1	\$299,900.00	\$89.42	100.00%	736.00	12.00
4139 - Ranch Acres South		5	\$151,280.00	\$103.12	98.50%	71.80	
4142 - Plantation Farms	1						
4144 - Tangleaire Estates		2	\$335,500.00	\$138.24	97.25%	71.00	
4145 - Mescalero Park	1	8	\$250,625.00	\$110.44	96.84%	91.75	1.50
4148 - Timbercreek Canyon	2	9	\$277,113.89	\$107.65	97.47%	154.33	2.67
4149 - Palisades	1	2	\$194,950.00	\$104.53	96.77%	107.00	6.00
4160 - Richland Acres		1	\$101,895.00	\$82.71	100.00%	55.00	
4165 - Lake Tanglewood	13	24	\$512,243.75	\$186.05	94.89%	183.33	6.50
4170 - River Falls	11	8	\$548,750.00	\$127.90	95.47%	135.88	16.50
4180 - Pullman Acres		2	\$141,250.00	\$75.01	96.09%	82.50	
4203 - Rockwell Acres	3	13	\$94,153.85	\$52.38	95.85%	121.69	2.77
4209 - White Fence Farms	1	1	\$339,900.00	\$167.03	98.55%	40.00	12.00
4235 - Sendora Valley	1	6	\$344,151.67	\$127.72	97.15%	184.83	2.00
4238 - Deer Ridge	4	10	\$421,165.00	\$149.79	97.17%	254.10	4.80
4255 - The Canyons	1	3	\$515,000.00	\$161.90	96.87%	148.33	4.00
4273 - Sunday Canyon		8	\$176,000.00	\$111.73	95.94%	206.00	
4999 - All Others Not Identified	3	14	\$272,378.57	\$119.85	95.33%	131.43	2.57
5000 - N & W of Potter County		8	\$93,857.14	\$58.85	96.43%	73.86	
6000 - S & W of Randall		4	\$173,125.00	\$100.25	95.91%	176.75	
7000 - N & E of Randall County	5	8	\$122,581.25	\$70.23	95.06%	62.00	7.50
7225 - Panhandle	9	24	\$113,793.68	\$69.98	95.55%	131.59	4.50
8012 - Claude	5	18	\$112,413.89	\$65.26	95.30%	151.44	3.33



Price Range Comparisons - YTD December 31, 2019

Price Range	Active Listings	# Sold	MLS Avg. Sold Price	Price Per SF	Sales/List Ratio	Days on Market	Months of Inventory
Less Than 29999	2	25	\$20,198.12	\$22.94	74.65%	53.40	0.96
30,000 - 39,999	1	41	\$34,500.41	\$28.40	90.40%	88.00	0.29
40,000 - 49,999	5	52	\$44,080.27	\$39.04	87.32%	120.02	1.15
50,000 - 59,999	11	40	\$55,013.60	\$50.36	92.43%	114.00	3.30
60,000 - 69,999	9	81	\$64,935.21	\$55.83	91.08%	87.98	1.33
70,000 - 79,999	28	94	\$75,085.96	\$63.06	94.52%	110.61	3.57
80,000 - 89,999	18	104	\$85,120.38	\$68.40	95.74%	94.33	2.08
90,000 - 99,999	23	91	\$94,660.87	\$71.20	94.09%	85.62	3.03
100,000 - 119,999	25	257	\$110,456.12	\$79.95	96.94%	84.52	1.17
120,000 - 139,999	61	372	\$130,290.46	\$90.15	97.34%	87.13	1.97
140,000 - 159,999	67	380	\$150,319.00	\$93.80	97.94%	96.65	2.12
160,000 - 179,999	64	362	\$169,508.16	\$98.53	98.22%	92.77	2.12
180,000 - 199,999	71	312	\$189,459.09	\$100.62	98.08%	110.20	2.73
200,000 - 249,999	117	485	\$222,626.65	\$106.59	97.83%	138.56	2.89
250,000 - 299,999	110	292	\$273,467.09	\$113.59	97.70%	164.08	4.52
300,000 - 399,999	122	293	\$344,583.32	\$128.13	97.81%	168.42	5.00
400,000 - 499,999	52	125	\$439,887.48	\$136.64	97.01%	186.83	4.99
500,000 - 749,999	46	56	\$573,400.02	\$151.18	95.94%	205.68	9.86
750,000 - 999,999	18	17	\$862,176.47	\$170.17	90.33%	297.00	12.71
1,000,000 - 1,499,999	16	5	\$1,227,212.56	\$200.15	86.81%	270.00	38.40
1,500,000 and greater	11	0					



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