



**COLDWELL BANKER
FIRST EQUITY**

**AMARILLO, TEXAS MSA
SINGLE FAMILY HOUSING MARKET STATISTICS
Quarter Ending December 31, 2020**

	4th Quarter 2020	Year-to-date 2020
Total No. Of MLS Sales	863	3,679
% Change MLS Sales From Previous Year	8.28%	5.32%
Average MLS Sales Price	\$229,546	\$222,313
% Change Avg MLS Sales Price From Previous Year	11.77%	12.69%
Median MLS Sales Price	\$199,000	\$190,000
% Change Median MLS Sales Price From Previous Year	13.71%	11.76%
Sales Price to Listed Price Ratio	97.63%	97.35%
Average Days On Market	115	108
Average Days On Market (Year Ago)	125	119
Median Days On Market	72	68
Median Days on Market (Year Ago)	83	79
Total No. MLS Listings - December 31, 2019	469	469
Listings Increase (Decrease) from one year ago	(409)	(409)
Average MLS Listed Price/% Change from Previous Year	\$369,671/23.56%	\$369,671/23.56%
Median List Price/% Change from Previous Year	\$280,000/24.44%	\$280,000/24.44%
Average Age of Current MLS Inventory (Days)	133	133
Median Age of Current MLS Inventory (Days)	79	79
Number of Months of Available Inventory	1.63	1.53

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, 2020

Subdivision	Active Listings	# Sold	MLS Avg. Sold Price	Price Per SF	Sales/List Ratio	Days on Market	Months of Inventory
0100 - Plemons	1	8	\$141,865.63	\$87.38	95.28%	131.50	1.50
0101 - Bivins	12	71	\$172,986.99	\$91.56	97.17%	104.31	2.03
0103 - Sunset/Westlawn	10	61	\$123,764.62	\$82.07	96.35%	77.00	1.97
0105 - Cntry Club II/Avondale	6	91	\$129,554.14	\$87.62	96.74%	82.65	0.79
0106 - Owners	2	13	\$127,353.85	\$100.10	97.27%	67.46	1.85
0110 - Wild Horse Lake	1	2	\$36,000.00	\$31.58	83.72%	185.00	6.00
0111 - San Jacinto	8	35	\$55,342.71	\$52.10	91.14%	88.74	2.74
0112 - West Hills	5	22	\$287,711.09	\$110.09	92.38%	185.73	2.73
0113 - Quail Creek	3	20	\$299,295.00	\$125.06	97.06%	167.80	1.80
0120 - North Heights	3	12	\$64,876.67	\$52.00	93.37%	75.17	3.00
0122 - Tascosa/La Paloma	12	29	\$458,181.24	\$133.41	92.30%	237.69	4.97
0123 - Westcliff	6	41	\$265,165.66	\$118.91	96.90%	157.27	1.76
0130 - Thompson Park							
0131 - Broadway							
0132 - Forest		3	\$57,850.00	\$57.01	97.01%	66.33	0.00
0133 - The Woodlands	5	24	\$346,641.67	\$124.76	97.37%	175.92	2.50
0140 - Pleasant Valley West	1	6	\$131,733.33	\$79.23	93.39%	60.17	2.00
0141 - The Vineyards	10	38	\$226,086.68	\$131.61	99.14%	161.39	3.16
0150 - River Road West							
0200 - Oliver Eakle/AC	3	43	\$150,318.60	\$92.07	94.81%	100.67	0.84
0201 - Wolflin	27	96	\$267,102.21	\$111.65	94.84%	157.76	3.38
0202 - Lawrence Park	4	31	\$130,053.55	\$88.22	96.76%	74.97	1.55
0203 - Olsen	11	68	\$203,754.85	\$98.55	97.13%	101.00	1.94
0204 - Belmar	6	62	\$213,702.42	\$94.13	98.20%	92.05	1.16
0205 - Puckett West		38	\$179,657.89	\$94.96	98.81%	72.58	0.00
0210 - Paramount/Mays	4	66	\$171,482.95	\$92.54	97.93%	101.26	0.73
0211 - Ridgecrest	3	86	\$168,088.78	\$93.77	98.75%	89.29	0.42
0212 - Puckett	6	80	\$262,599.91	\$96.45	97.06%	125.04	0.90
0213 - Sleepy Hollow	12	66	\$291,476.86	\$110.63	96.24%	112.08	2.18
0220 - Western Plateau	4	80	\$169,498.13	\$94.45	98.11%	80.70	0.60
0221 - City Park	2	43	\$189,577.91	\$112.06	98.35%	70.12	0.56
0222 - Colonies	25	82	\$533,752.87	\$151.62	96.80%	182.27	3.66
0223 - Town Square/Time Square	4	36	\$284,174.17	\$130.93	98.80%	136.83	1.33
0230 - Glendale	1	27	\$166,485.19	\$104.59	98.33%	43.85	0.44
0231 - Southpark/Windsor	2	51	\$227,001.96	\$104.36	97.35%	107.31	0.47
0233 - Estacado	2	57	\$197,472.70	\$107.69	98.60%	59.65	0.42
0234 - Greenways	25	81	\$382,441.74	\$141.18	97.36%	188.65	3.70
0235 - Hillside Terrace	7	114	\$209,826.65	\$117.98	98.79%	70.00	0.74
0240 - Westover	4	45	\$241,806.67	\$116.80	98.18%	87.73	1.07
0241 - Westover Village	4	38	\$271,898.68	\$126.26	98.26%	86.11	1.26
0243 - Heritage Hills		64	\$212,112.72	\$114.96	99.43%	101.64	0.00
0300 - Santa Fe Station	2						
0301 - Fairgrounds		5	\$91,960.00	\$75.40	97.66%	86.60	0.00
0302 - Sunrise	2	14	\$85,613.93	\$67.28	96.37%	84.36	1.71
0303 - Big Texan North		1	\$185,500.00	\$82.96	100.00%	176.00	0.00
0304 - Amarillo Airport							
0310 - Stockyards		3	\$86,800.00	\$54.98	97.27%	36.00	0.00
0320 - North Amarillo	2	42	\$77,668.79	\$67.97	94.07%	77.67	0.57
0321 - Martin Road	2	8	\$61,806.25	\$61.92	97.53%	82.25	3.00
0322 - Eastridge	2	15	\$67,618.33	\$65.34	97.37%	67.80	1.60
0323 - Whitaker East							
0324 - Folsom Acres		1	\$156,000.00	\$98.24	98.11%	41.00	0.00
0330 - Hamlet	3	35	\$80,769.51	\$70.05	96.40%	104.66	1.03
0331 - Mesa Verde	1	7	\$102,071.43	\$87.45	97.70%	131.71	1.71
0332 - Park Terrace							
0340 - Pleasant Valley East	4	18	\$92,716.67	\$69.42	95.52%	94.61	2.67
0350 - River Road East	7	27	\$166,527.15	\$103.20	99.24%	69.56	3.11
0400 - Ross Post Office		4	\$58,875.00	\$63.67	92.94%	59.50	0.00
0401 - Lawndale	2	49	\$111,993.88	\$86.79	97.78%	78.04	0.49
0402 - Oakdale	3	28	\$121,412.50	\$88.51	98.78%	63.29	1.29
0403 - Big Texan South							
0410 - McCarty		15	\$166,826.67	\$85.31	98.51%	98.80	0.00
0411 - Southlawn North	3	57	\$99,222.31	\$83.22	97.05%	74.63	0.63
0412 - Gables	7	40	\$82,726.25	\$76.97	96.75%	88.65	2.10
0413 - Tradewinds	7	114	\$152,697.56	\$109.56	98.77%	65.89	0.74
0414 - Windmill Acres	1	6	\$101,491.67	\$70.11	94.96%	161.00	2.00
0420 - S Georgia/Shores	2	34	\$139,213.97	\$101.05	97.78%	70.32	0.71
0421 - Southlawn South	6	86	\$126,501.55	\$94.84	98.57%	66.33	0.84
0430 - Scotsman	5	69	\$199,391.12	\$99.80	97.93%	84.41	0.87
0431 - Western Business Park	1	1	\$168,900.00	\$129.92	100.00%	146.00	12.00
0433 - Pheasant Run/Foxridge	5	66	\$188,858.32	\$110.62	99.05%	78.45	0.91
0435 - Satum Terrace	1	39	\$149,041.62	\$108.01	99.08%	62.95	0.31
0441 - City View	13	132	\$227,653.98	\$121.11	98.77%	102.16	1.18

Subdivision Activity - YTD December 31, 2020

Subdivision	Active Listings	# Sold	MLS Avg. Sold Price	Price Per SF	Sales/List Ratio	Days on Market	Months of Inventory
0450 - Randall High		1	\$434,630.00	\$161.69	98.00%	87.00	0.00
0900 - 0900		4	\$141,250.00	\$86.09	97.43%	94.75	0.00
0901 - Hunsley Hills	9	65	\$233,307.46	\$112.49	97.83%	118.66	1.66
0902 - Westgate		20	\$153,170.00	\$100.91	97.47%	73.05	0.00
0903 - Hidden Val/Orig Town	5	31	\$135,609.68	\$86.07	95.85%	75.45	1.94
0904 - E Canyon	1	35	\$162,428.57	\$93.86	97.55%	83.37	0.34
0905 - All Other Areas in Canyon	1	10	\$275,030.00	\$144.65	92.34%	99.70	1.20
0906 - Canyon East	5	39	\$222,632.77	\$122.84	98.86%	115.26	1.54
0910 - Madison Park	5	46	\$250,312.83	\$125.40	99.77%	143.22	1.30
0915 - Spring Canyon	3						
1004 - Walnut Hills		1	\$178,000.00	\$105.89	100.00%	44.00	0.00
1028 - Indian Hills	3	3	\$703,333.33	\$220.53	96.79%	128.67	12.00
1037 - Eagle Tree	2	8	\$407,875.00	\$138.45	97.59%	117.75	3.00
1039 - Tascosita	1	1	\$455,000.00	\$162.50	100.00%	140.00	12.00
1054 - Bushland North	2	71	\$330,273.24	\$136.97	99.01%	116.89	0.34
1065 - Two Deer Park							
1107 - Mesquite Areas		2	\$144,500.00	\$79.48	98.00%	223.50	0.00
1109 - River Road West/Country		1	\$195,000.00	\$134.11	100.00%	32.00	0.00
1111 - Rolling Hills		14	\$242,164.29	\$107.89	97.87%	120.21	0.00
1112 - West Side Gardens		1	\$170,000.00	\$92.79	94.50%	92.00	0.00
1113 - Broadway Acres		1	\$153,000.00	\$83.38	100.00%	53.00	0.00
1118 - Appaloosa		7	\$87,742.86	\$52.64	97.80%	84.86	0.00
1119 - Chaparral Hills		6	\$145,933.33	\$79.82	97.60%	91.00	0.00
1125 - Cliffside		4	\$199,875.00	\$102.47	97.50%	113.00	0.00
1127 - Bishop Hills		4	\$276,375.00	\$86.46	89.97%	191.50	0.00
1129 - Bishop Estates		4	\$355,825.00	\$82.13	92.49%	319.25	0.00
1137 - Tascosa Hills		2	\$190,000.00	\$86.52	97.44%	34.50	0.00
1145 - Tierra Grande		7	\$130,035.71	\$86.39	97.09%	76.86	0.00
1396 - Valle De Oro		3	\$125,000.00	\$77.16	91.49%	320.67	0.00
1999 - All Others Not Identified	1	8	\$976,318.75	\$210.96	96.60%	198.13	1.50
2026 - I-40 West Acres		1	\$215,000.00	\$119.44	100.00%	75.00	0.00
2039 - Coulter Acres							
2054 - Bushland South	11	52	\$351,211.58	\$141.42	98.48%	174.38	2.54
2070 - Christy		3	\$291,666.67	\$125.21	93.68%	89.67	0.00
2127 - Grey Hawk	3	6	\$574,833.33	\$177.28	94.70%	206.67	6.00
2133 - Boatwright Trew	1	3	\$233,000.00	\$125.58	99.30%	79.33	4.00
2141 - Sherman Acres/Back Acres	1	5	\$268,540.00	\$117.14	97.20%	130.40	2.40
2142 - Country West	8	35	\$350,620.09	\$147.92	99.40%	180.40	2.74
2162 - Strawberry Fields	2	14	\$373,046.43	\$145.03	98.31%	134.50	1.71
2224 - Lake Ridge	1	20	\$279,997.50	\$131.84	99.06%	119.65	0.60
2227 - Dove Landing	9	31	\$281,366.38	\$143.53	99.19%	153.94	3.48
2230 - Dove Prairie/Eagle Point	1	18	\$302,905.56	\$142.48	97.94%	87.22	0.67
2330 - High Country Estates							
2380 - Umbarger		1	\$170,000.00	\$95.40	100.00%	63.00	0.00
2436 - Canyon North		3	\$356,333.33	\$121.66	93.44%	51.00	0.00
2439 - Canyon Country Club	3	12	\$523,516.67	\$165.95	97.76%	156.00	3.00
2999 - All Others Not Identified	6	54	\$351,938.20	\$148.76	97.35%	186.67	1.33
3104 - A.R. Glenn		2	\$129,300.00	\$85.97	99.50%	37.00	0.00
3105 - North Loop Village		2	\$152,750.00	\$68.36	100.00%	64.50	0.00
3123 - River Road Gardens	1	1	\$175,000.00	\$81.40	100.00%	127.00	12.00
3125 - North Loop Village							
3136 - Mesilla Park		1	\$152,000.00	\$84.96	100.00%	284.00	0.00
3165 - Golden Acres							
3999 - All Others Not Identified	2	8	\$306,000.00	\$144.46	95.70%	84.13	3.00
4038 - Merrida/Crestview							
4049 - Grand Avenue Estates		3	\$132,300.00	\$82.40	97.30%	90.33	0.00
4051 - Lonesome Dove	3	7	\$336,428.13	\$146.18	98.30%	140.29	5.14
4114 - Western Estates		6	\$100,650.00	\$63.04	93.30%	105.33	0.00
4118 - Canyon Ridge	1	3	\$161,333.33	\$88.19	95.84%	101.67	4.00
4119 - Lakeside Estates		1	\$65,000.00	\$44.64	92.86%	43.00	0.00
4128 - South Fork	1	2	\$354,500.00	\$134.82	94.79%	301.50	6.00
4130 - Sundown Acres		1	\$190,000.00	\$132.40	100.00%	34.00	0.00
4132 - Holiday South		1	\$225,000.00	\$95.50	100.00%	38.00	0.00
4133 - Osage Acres		3	\$269,900.00	\$144.36	95.83%	147.67	0.00
4134 - Southland Acres		1	\$265,000.00	\$139.62	100.00%	118.00	0.00
4135 - McMurtry Acres		4	\$231,225.00	\$116.59	94.63%	161.25	0.00
4136 - Green Acre Farms		2	\$124,367.50	\$74.03	96.45%	145.50	0.00
4139 - Ranch Acres South		4	\$123,575.00	\$70.93	89.66%	67.25	0.00
4142 - Plantation Farms	1	2	\$127,963.50	\$63.73	98.48%	76.00	6.00
4144 - Tangleaire Estates		1	\$307,000.00	\$119.32	99.03%	31.00	0.00
4145 - Mescalero Park	1	14	\$259,300.00	\$121.48	96.46%	69.29	0.86
4148 - Timbercreek Canyon	2	11	\$324,163.64	\$122.29	97.86%	93.45	2.18
4149 - Palisades		1	\$140,000.00	\$68.53	100.00%	123.00	0.00

Subdivision Activity - YTD December 31, 2020

Subdivision	Active Listings	# Sold	MLS Avg. Sold Price	Price Per SF	Sales/List Ratio	Days on Market	Months of Inventory
4160 - Richland Acres		2	\$105,450.00	\$77.31	98.14%	60.00	0.00
4165 - Lake Tanglewood	5	37	\$526,871.24	\$193.09	93.85%	197.84	1.62
4170 - River Falls	11	16	\$459,500.00	\$158.52	95.45%	236.06	8.25
4180 - Pullman Acres		2	\$29,000.00	\$27.26	72.50%	24.50	0.00
4203 - Rockwell Acres	2	12	\$88,694.58	\$54.95	91.39%	112.75	2.00
4209 - White Fence Farms	1	7	\$327,285.71	\$129.78	96.51%	100.43	1.71
4230 - Palo Duro	2						
4235 - Sendora Valley		5	\$389,380.00	\$150.47	98.49%	126.20	0.00
4238 - Deer Ridge/Smoky Hollow	2	16	\$406,985.38	\$157.78	98.24%	139.44	1.50
4255 - The Canyons		3	\$446,666.67	\$164.70	95.46%	234.67	0.00
4273 - Sunday Canyon	1	2	\$417,450.00	\$136.82	94.36%	118.00	6.00
4999 - All Others Not Identified	3	15	\$259,906.67	\$137.61	93.49%	110.13	2.40
5000 - N & W of Potter County		4	\$223,500.00	\$121.53	96.53%	42.00	0.00
6000 - S & W of Randall		3	\$210,000.00	\$65.28	95.60%	235.67	0.00
6040 - Happy							
6050 - Wildorado	2	2	\$67,825.00	\$60.61	93.55%	83.50	12.00
7000 - N & E of Randall County	1	9	\$163,017.26	\$93.96	95.34%	114.67	1.33
7225 - Panhandle	5	35	\$154,537.14	\$91.12	97.29%	99.20	1.71
8012 - Claude	2	20	\$130,920.55	\$77.50	96.53%	80.50	1.20

Price Range Comparisons - YTD December 31, 2020

Price Range	Active Listings	# Sold	MLS Avg. Sold Price	Price Per SF	Sales/List Ratio	Days on Market	Months of Inventory
Less Than 29999	1	18	\$21,094.44	\$21.67	77.54%	103.11	0.67
30,000 - 39,999	2	28	\$34,609.51	\$36.37	84.99%	62.71	0.86
40,000 - 49,999	0	30	\$44,756.70	\$41.28	88.91%	73.83	0.00
50,000 - 59,999	1	45	\$54,778.53	\$54.11	90.79%	71.24	0.27
60,000 - 69,999	7	55	\$65,410.00	\$61.59	90.71%	89.38	1.53
70,000 - 79,999	8	72	\$74,300.67	\$65.87	93.77%	93.01	1.33
80,000 - 89,999	8	89	\$84,958.37	\$70.49	94.34%	76.07	1.08
90,000 - 99,999	10	81	\$94,270.37	\$75.46	96.23%	87.86	1.48
100,000 - 119,999	20	208	\$110,100.24	\$84.07	96.57%	79.08	1.15
120,000 - 139,999	20	307	\$130,463.11	\$91.13	97.64%	79.36	0.78
140,000 - 159,999	20	381	\$149,815.37	\$96.81	98.06%	81.48	0.63
160,000 - 179,999	27	332	\$168,916.53	\$100.66	98.42%	79.71	0.98
180,000 - 199,999	26	347	\$189,565.75	\$103.27	98.46%	90.90	0.90
200,000 - 249,999	41	603	\$224,153.28	\$111.25	98.34%	102.09	0.82
250,000 - 299,999	70	365	\$273,208.77	\$119.22	98.15%	121.88	2.30
300,000 - 399,999	79	428	\$344,744.61	\$130.74	97.98%	162.87	2.21
400,000 - 499,999	48	160	\$442,703.38	\$141.55	97.37%	185.38	3.60
500,000 - 749,999	47	95	\$578,503.16	\$152.12	95.12%	189.44	5.94
750,000 - 999,999	14	22	\$863,172.73	\$179.71	94.06%	252.50	7.64
1,000,000 - 1,499,999	13	9	\$1,176,652.44	\$235.92	86.18%	416.22	17.33
1,500,000 and greater	7	4	\$2,222,500.00	\$256.00	95.69%	315.75	21.00