



Housing Report for Wichita Falls

Spotlight on June 2017

Economic News

June MSA jobs decreased from 58,000 to 57,300, according to the latest figures published by the Texas Workforce Commission. This marks a 1.21% year-over-year (YoY) decrease compared with June 2016, a net decrease of 700 existing jobs. Over the past five years, the job growth rate has decreased at an average annual rate of .50%.

In addition, the unemployment rate for June decreased to 4.10% from 4.70% in 2016.

Housing Update

Sales volume for single-unit residential housing increased 4.05% YoY from 173 to 180 transactions. Year-to-date sales reached a total of 879 closed listings. Dollar volume rose from \$23.64 million to \$25.35 million.

The average sales price rose 3.05% YoY from \$136,654 to \$140,823, while the average price per square foot subsequently rose from \$73 to \$75. Median price rose 2.6% YoY from \$125,000 to \$128,250, while the median price per square foot declined from \$76 to \$75.

Months inventory for single-unit residential housing declined from 4.7 to 4.5 months supply, and days to sell declined from 99 to 84.

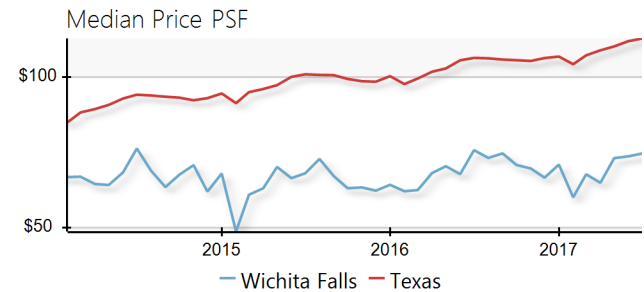
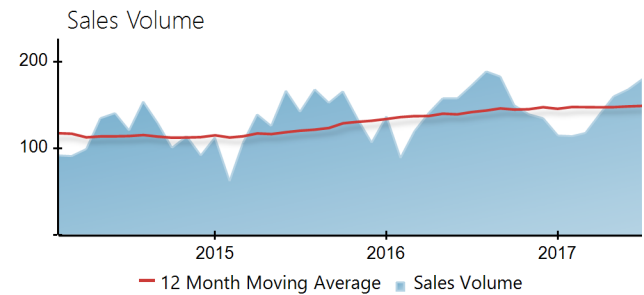
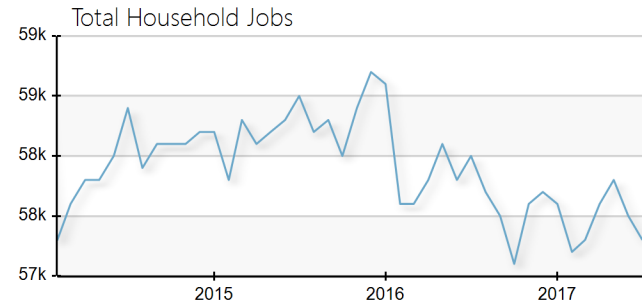


Table 1: Month Activity

	2017				2016	
	June	YoY %	YTD	YoY %	June	YoY %
Sales	180	4.05%	879	4.77%	173	21.83%
Dollar Volume	\$25,348,115	7.22%	\$114,410,225	9.49%	\$23,641,079	28.41%
Median Close Price	\$128,250	2.60%	\$112,500	5.73%	\$125,000	13.64%
New Listings	273	10.98%	1,285	-4.60%	246	17.70%
Active Listings	678	1.04%	583	-14.77%	671	7.70%
Months Inventory	4.5	-3.92%	4.5	-3.92%	4.7	-8.50%
Days to Sell*	84	-15.15%	100	-9.91%	99	-27.74%
Average Price PSF	\$75	2.29%	\$70	3.46%	\$73	9.50%
Median Price PSF	\$75	-1.45%	\$70	1.96%	\$76	11.30%
Median Square Feet	1,585	-6.60%	1,622	0.37%	1,697	1.01%
Close to Original List Price	96.02%	1.85%	93.97%	1.82%	94.28%	4.20%

* Days to Sell = Days on Market + Days to Close

About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership between the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.

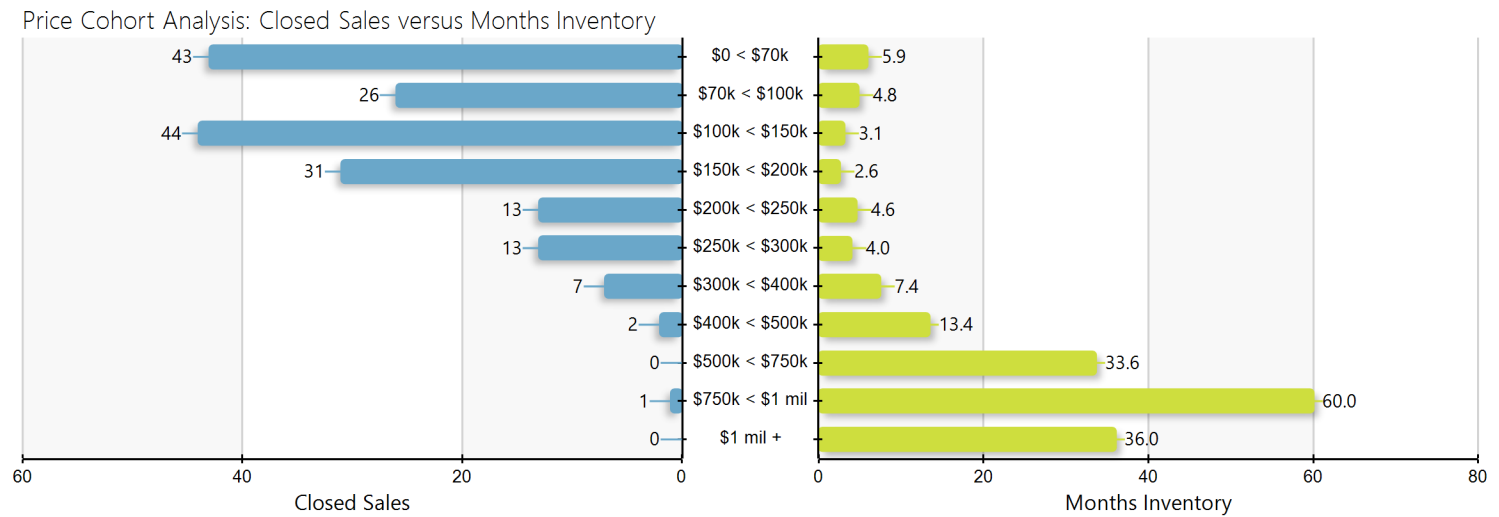
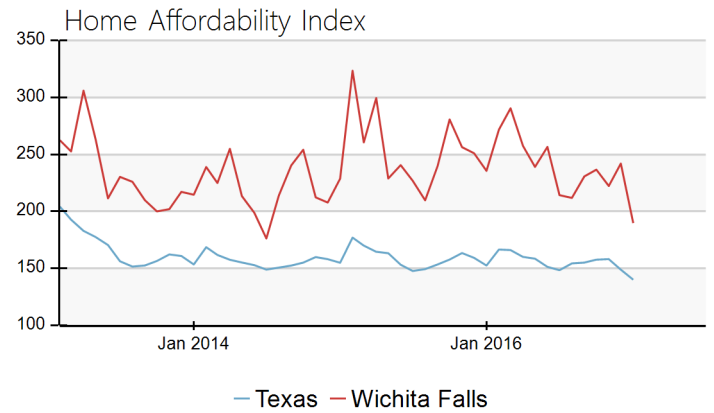
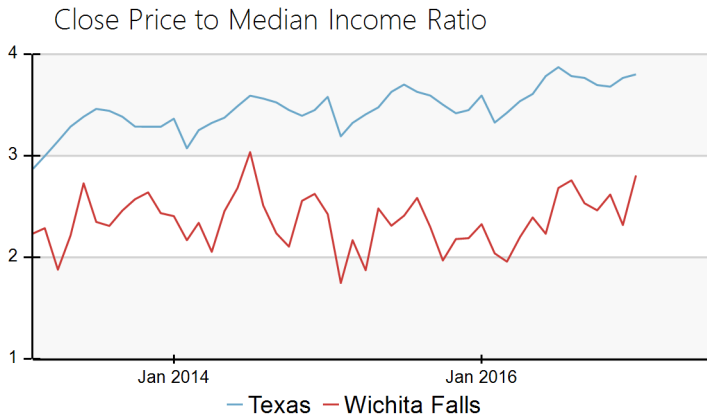


Table 2: Price Cohort Analysis

Price Cohort	Closed Sales	YoY %	% Total Sales	Median Close Price	YoY %	Median Close Price PSF	YoY %	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	43	26.47%	23.89%	\$38,450	-20.31%	\$34	7.75%	219	5.9	1,068	1959
\$70k < \$100k	26	-10.34%	14.44%	\$85,000	1.19%	\$58	-3.32%	124	4.9	1,456	1974
\$100k < \$150k	44	-2.22%	24.44%	\$128,500	3.63%	\$79	3.86%	110	3.1	1,588	1980
\$150k < \$200k	31	0.00%	17.22%	\$168,000	-1.12%	\$99	5.79%	61	2.6	1,786	1997
\$200k < \$250k	13	-35.00%	7.22%	\$220,000	-1.01%	\$95	-5.47%	53	4.6	2,461	2004
\$250k < \$300k	13	44.44%	7.22%	\$265,000	-4.33%	\$105	-2.41%	34	4.0	2,513	2005
\$300k < \$400k	7	250.00%	3.89%	\$325,000	0.07%	\$99	-25.31%	36	7.4	3,331	1980
\$400k < \$500k	2	-33.33%	1.11%	***	***	***	***	19	13.4	3,411	2007
\$500k < \$750k	0	0.00%	0.00%	***	***	***	***	14	33.6	NA	NA
\$750k < \$1 mil	1	100.00%	0.56%	***	***	***	***	5	60.0	5,804	1982
\$1 mil +	0	0.00%	0.00%	***	***	***	***	3	36.0	NA	NA

*** Not displayed when fewer than 5 sales

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Single-Family Homes

Sales volume for single-family homes increased 3.47% YoY from 173 to 179 transactions. Year-to-date sales reached a total of 874 closed listings. Dollar volume rose from \$23.64 million to \$25.29 million.

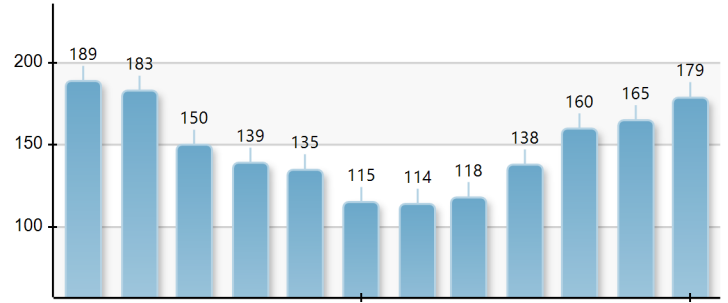
The average sales price rose 3.38% YoY from \$136,654 to \$141,268, while the average price per square foot subsequently rose from \$73 to \$75. Median price rose 2.8% YoY from \$125,000 to \$128,500, while the median price per square foot declined from \$76 to \$75.

Months inventory for single-family homes declined from 4.7 to 4.5 months supply, and days to sell declined from 99 to 83.

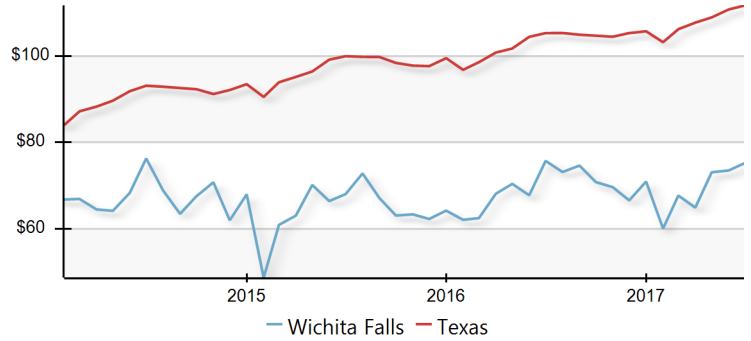
Table 3: Single-Family Activity

	Jun 2017	YoY %
Sales	179	3.47%
Dollar Volume	\$25,286,894	6.96%
Median Close Price	\$128,500	2.80%
New Listings	270	10.66%
Active Listings	665	0.00%
Months Inventory	4.5	-4.65%
Days to Sell	83	-16.16%
Average Price PSF	\$75	2.51%
Median Price PSF	\$75	-0.65%
Median Square Feet	1,588	-6.42%
Close to Original List Price	96.12%	1.95%

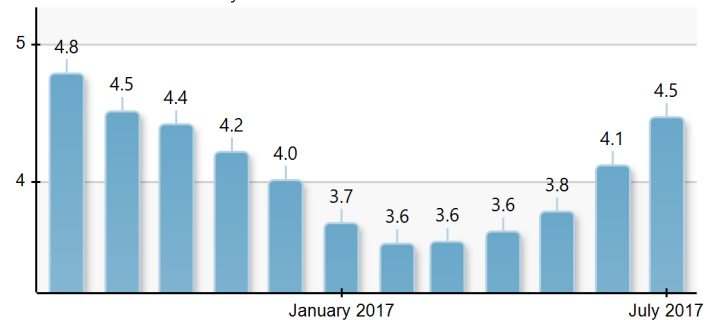
Total Sales Volume



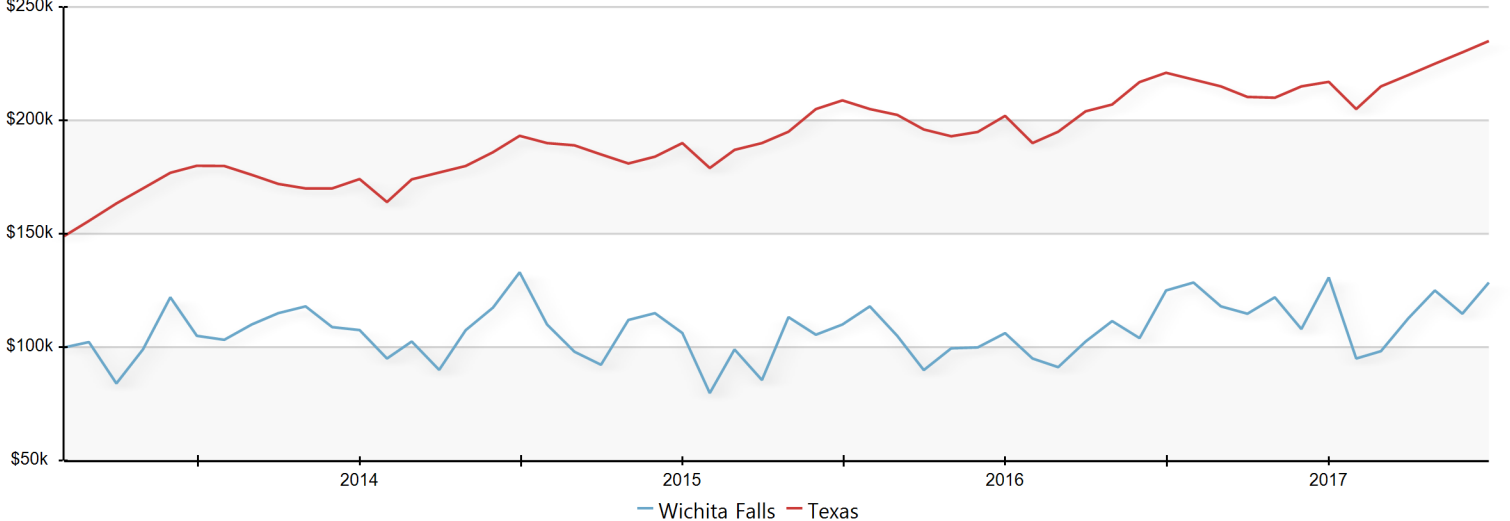
Median Price PSF



Months Inventory



Median Close Price



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