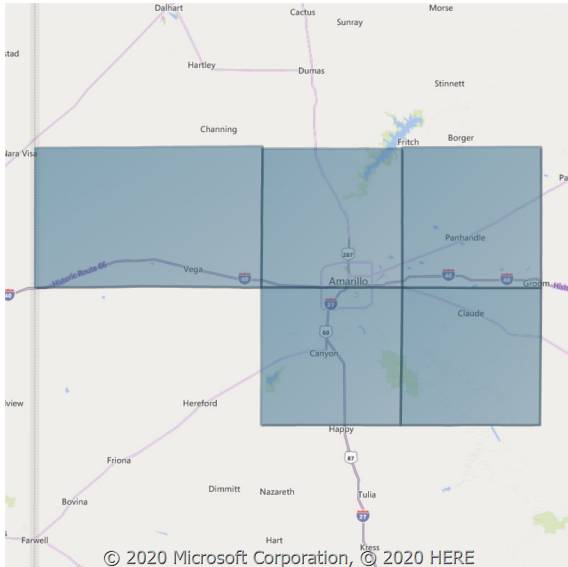


Quarterly Housing Report

AMARILLO MSA

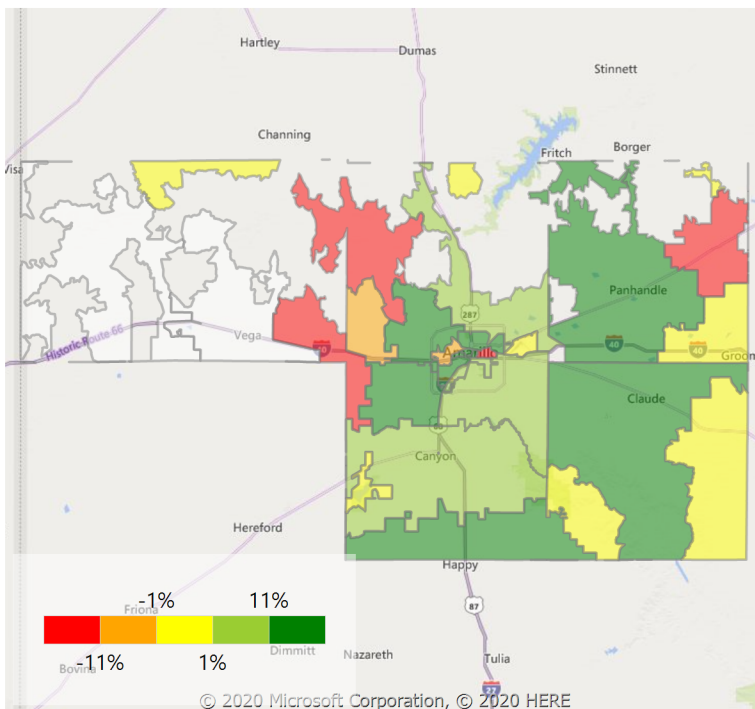
Third Quarter 2020



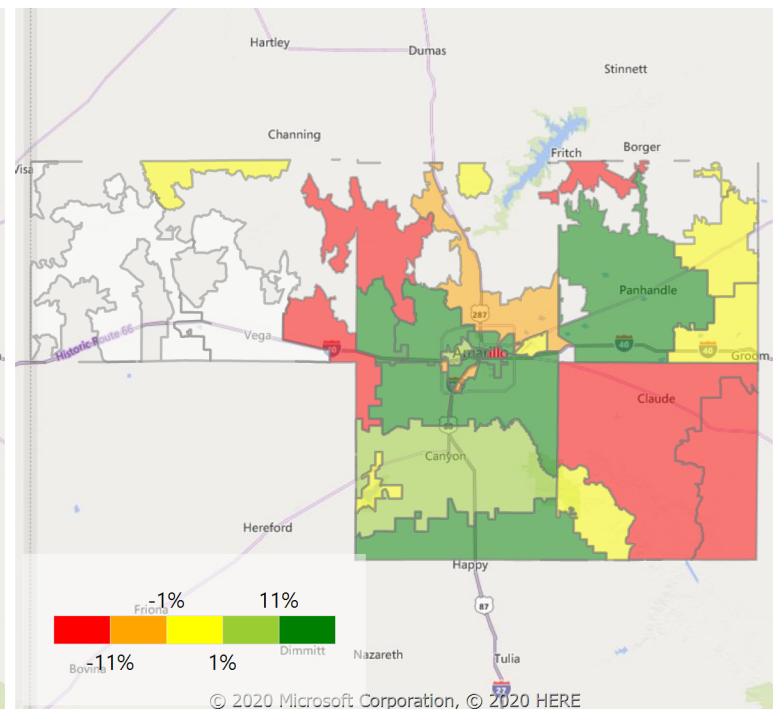
Executive Summary

- Metro area sales volume increased 17.7% to 1,122 transactions. Median price increased 16% year-over-year to \$203,000.
- 2020 Q3 months inventory for all residential properties fell 46.2% year-over-year to 2 months.
- Metro area residential property listings decreased 43.7% year-over-year to 589 active listings.

Median Price Change (YoY)



Sales Volume Change (YoY)

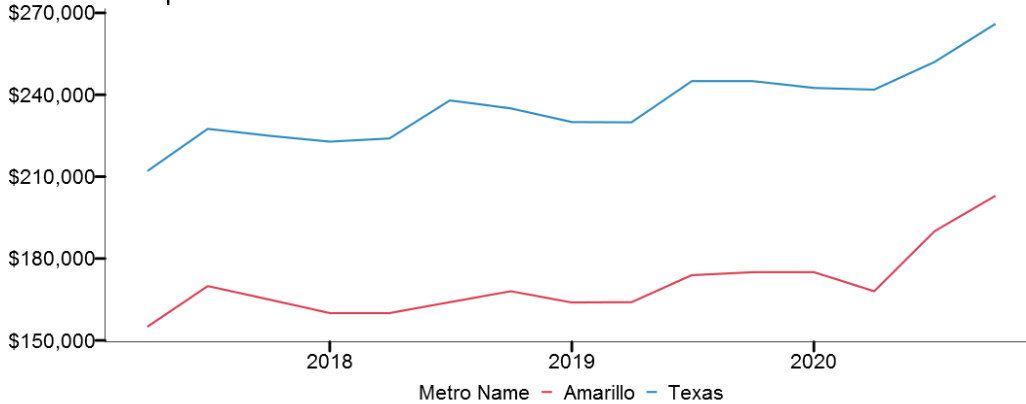


About this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among 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.

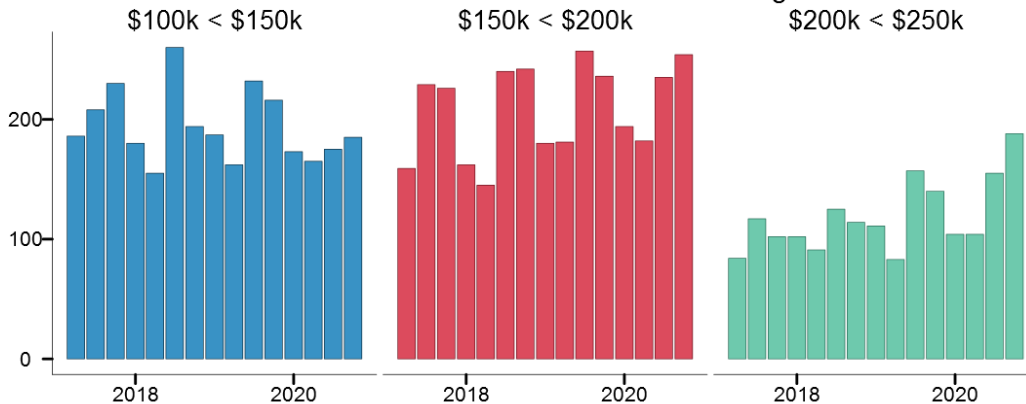
Key Market Metrics

Comparative Metro Area Median Price



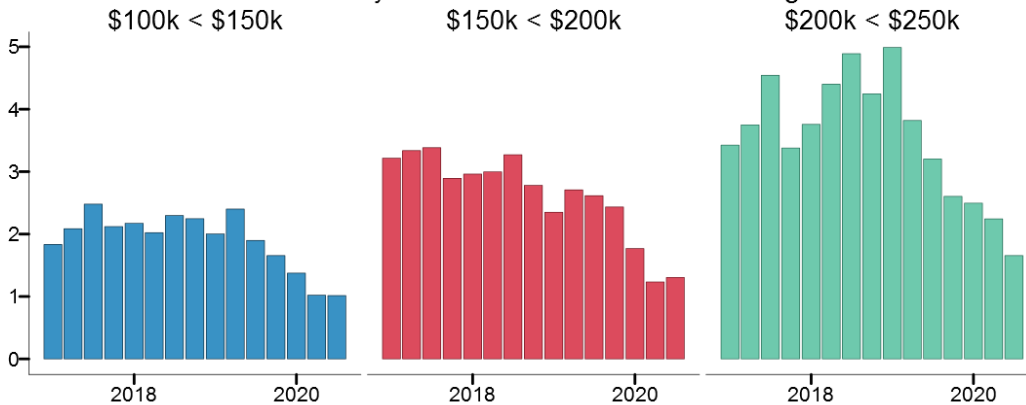
Median price in the Amarillo metro increased by approximately 16% year-over-year, from \$175,000 to \$203,000. Metro area price lagged behind the statewide median price of \$266,000 by \$63,000.

Metro Area Sales Volume in Three Most Active Price Ranges



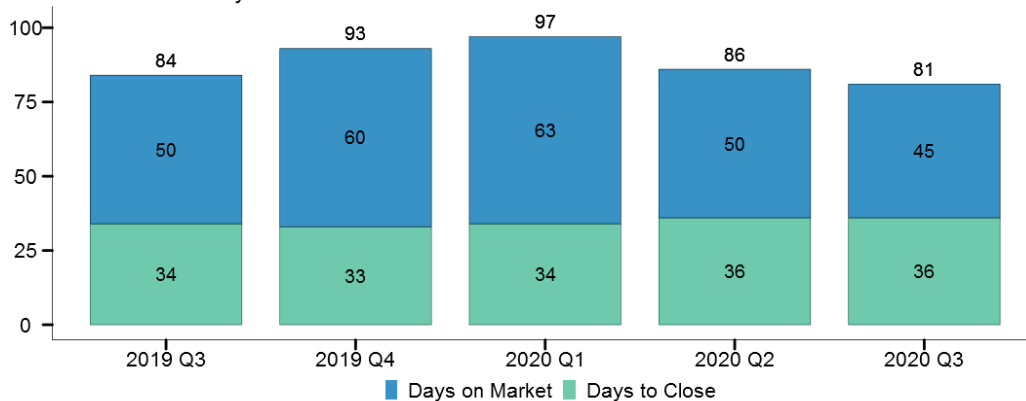
2020 Q3 total sales volume increased by approximately 17.7% year-over-year, from 953 to 1,122. Sales of homes between \$150k and \$200k rose from 236 to 254, while homes between \$200k and \$250k rose from 140 to 188, and homes between \$100k and \$150k dipped from 216 to 185.

Metro Area Months Inventory in Three Most Active Price Ranges



Metro area months inventory decreased year-over-year from 3.69 to 1.98 months. Homes between \$150k and \$200k fell year-over-year, from 2.61 to 1.3 months, while homes between \$200k and \$250k fell year-over-year, from 3.2 to 1.66 months and homes between \$100k and \$150k fell year-over-year, from 1.9 to 1.01 months.

Metro Area Days to Sell



Average days to sell throughout the metro area fell from 84 to 81 days, a decrease of 3.6% year-over-year. Average days to sell for homes between \$150k and \$200k decreased by approximately 8.2% year-over-year, from 73 to 67 days.



Housing Metrics by County

Armstrong County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	0	-100%	0%	-	-	-	-	0	0.0	-	-
\$70k < \$100k	0	-100%	0%	-	-	-	-	0	0.0	-	-
\$100k < \$150k	1	0%	25%	***	***	***	***	1	3.0	***	***
\$150k < \$200k	2	100%	50%	***	***	***	***	0	0.0	***	***
\$200k < \$250k	0	0%	0%	-	-	-	-	0	0.0	-	-
\$250k < \$300k	1	100%	25%	***	***	***	***	0	0.0	***	***
\$300k < \$400k	0	0%	0%	-	-	-	-	0	0.0	-	-
\$400k < \$500k	0	0%	0%	-	-	-	-	0	0.0	-	-
\$500k < \$750k	0	0%	0%	-	-	-	-	0	0.0	-	-
\$750k < \$1M	0	0%	0%	-	-	-	-	0	0.0	-	-
\$1M+	0	0%	0%	-	-	-	-	0	0.0	-	-

*** Not displayed when fewer than five sales

Carson County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	3	0%	21%	***	***	***	***	2	1.7	***	***
\$70k < \$100k	1	0%	7%	***	***	***	***	3	9.0	***	***
\$100k < \$150k	3	100%	21%	***	***	***	***	3	2.0	***	***
\$150k < \$200k	5	150%	36%	\$175,000	0%	\$90.58	-18%	4	5.3	1,932	1965
\$200k < \$250k	1	100%	7%	***	***	***	***	1	6.0	***	***
\$250k < \$300k	1	-50%	7%	***	***	***	***	1	12.0	***	***
\$300k < \$400k	0	-100%	0%	-	-	-	-	0	0.0	-	-
\$400k < \$500k	0	0%	0%	-	-	-	-	1	12.0	-	-
\$500k < \$750k	0	0%	0%	-	-	-	-	0	0.0	-	-
\$750k < \$1M	0	0%	0%	-	-	-	-	0	0.0	-	-
\$1M+	0	0%	0%	-	-	-	-	0	0.0	-	-

*** Not displayed when fewer than five sales

Oldham County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	0	-100%	#Error	-	-	-	-	0	0.0	-	-
\$70k < \$100k	0	0%	#Error	-	-	-	-	0	0.0	-	-
\$100k < \$150k	0	-100%	#Error	-	-	-	-	0	0.0	-	-
\$150k < \$200k	0	-100%	#Error	-	-	-	-	1	0.0	-	-
\$200k < \$250k	0	0%	#Error	-	-	-	-	0	0.0	-	-
\$250k < \$300k	0	0%	#Error	-	-	-	-	0	0.0	-	-
\$300k < \$400k	0	0%	#Error	-	-	-	-	0	0.0	-	-
\$400k < \$500k	0	0%	#Error	-	-	-	-	0	0.0	-	-
\$500k < \$750k	0	0%	#Error	-	-	-	-	0	0.0	-	-
\$750k < \$1M	0	0%	#Error	-	-	-	-	0	0.0	-	-
\$1M+	0	0%	#Error	-	-	-	-	0	0.0	-	-

*** Not displayed when fewer than five sales



Housing Metrics by County

Potter County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	39	-5%	11%	\$50,000	-6%	\$54.56	15%	12	1.1	920	1951
\$70k < \$100k	37	0%	11%	\$85,000	1%	\$72.25	1%	18	1.6	1,118	1953
\$100k < \$150k	74	19%	22%	\$124,950	0%	\$91.11	5%	28	1.4	1,324	1956
\$150k < \$200k	53	43%	15%	\$167,827	1%	\$99.29	-5%	36	2.8	1,692	1963
\$200k < \$250k	29	-17%	8%	\$227,490	3%	\$110.79	-2%	20	2.8	2,076	1993
\$250k < \$300k	32	100%	9%	\$271,000	0%	\$116.09	3%	14	2.0	2,352	2001
\$300k < \$400k	57	128%	17%	\$337,000	-4%	\$131.09	2%	26	2.9	2,597	2008
\$400k < \$500k	15	36%	4%	\$460,000	12%	\$131.75	-6%	17	6.8	3,269	1998
\$500k < \$750k	6	50%	2%	\$556,500	-10%	\$135.97	-18%	21	14.8	4,492	2006
\$750k < \$1M	0	-100%	0%	-	-	-	-	6	12.0	-	-
\$1M+	0	0%	0%	-	-	-	-	12	28.8	-	-

*** Not displayed when fewer than five sales

Randall County

Price Cohort	Closed Sales	YoY%	% Sales	Median Price	YoY%	Median Price PSF	YoY%	Active Listings	Months Inventory	Median Square Feet	Median Year Built
\$0 < \$70k	6	-54%	1%	\$60,000	0%	\$57.52	-4%	2	0.8	1,047	1948
\$70k < \$100k	27	13%	4%	\$87,000	8%	\$87.74	12%	7	0.8	981	1954
\$100k < \$150k	107	-30%	14%	\$133,200	1%	\$101.50	2%	27	0.7	1,262	1968
\$150k < \$200k	194	-1%	25%	\$180,000	4%	\$110.88	7%	53	0.9	1,621	1984
\$200k < \$250k	158	50%	21%	\$224,500	0%	\$118.72	7%	55	1.4	1,898	2005
\$250k < \$300k	80	40%	11%	\$275,000	0%	\$123.05	2%	62	2.8	2,201	2006
\$300k < \$400k	115	72%	15%	\$344,950	2%	\$137.44	5%	59	2.5	2,527	2007
\$400k < \$500k	34	17%	4%	\$440,000	1%	\$142.60	-5%	34	3.6	3,116	2008
\$500k < \$750k	28	75%	4%	\$558,500	6%	\$155.25	-8%	37	6.3	3,707	2008
\$750k < \$1M	8	300%	1%	\$875,000	5%	\$213.43	6%	16	10.7	4,072	1994
\$1M+	4	300%	1%	***	***	***	***	10	15.0	***	***

*** Not displayed when fewer than five sales

