

# Wichita Falls

**2022**

REAL ESTATE ANNUAL REPORT

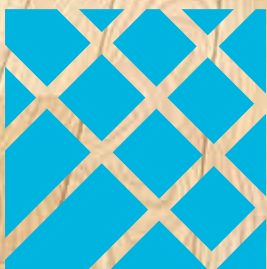


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## To Our Friends, Clients, and Readers,

Thank you for taking the time to read our annual Wichita Falls Real Estate Report. At Bishop Realtor Group, we have always sought to be the market leader in providing reliable, relevant, and quality information on the happenings of our local real estate economy. We believe this is what you will find in this information piece.

This report was compiled directly from the Wichita Falls MLS. While we know that not every transaction that occurs in the marketplace is recorded in the MLS, this report aims to serve as a market-generic and neighborhood-specific overview of how the Wichita Falls Real Estate Market fared in 2021.

Compared to the previous year, we saw positive overall data across all market categories. The average home sale price for the entire MLS was up 15.5% to \$187,186, the average days on the market for homes dropped 17 days from 38 days to 21 days, and the total number of homes sold was up 14.2% for a total of 2,281 homes sold.

With interest rates hovering at their historic lows and the North Texas regional market momentum continuing to strengthen, we foresee 2022 to be another great year to participate and invest in our local market.

If you're considering making a move this year, we would be delighted to have a confidential conversation with you as you consider your options. To get a quick look at what is available in the marketplace, remember to visit [ViewWichitaFallsHomes.com](http://ViewWichitaFallsHomes.com). Or, if you're entertaining the idea of selling your home, be sure to submit your home address at [TexomaHomeValue.com](http://TexomaHomeValue.com) for a fast and free home evaluation.



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Owner - Realtor/Broker



**Denny Bishop**  
Owner - Realtor



**Ashton Gustafson**  
Owner - Realtor/Broker



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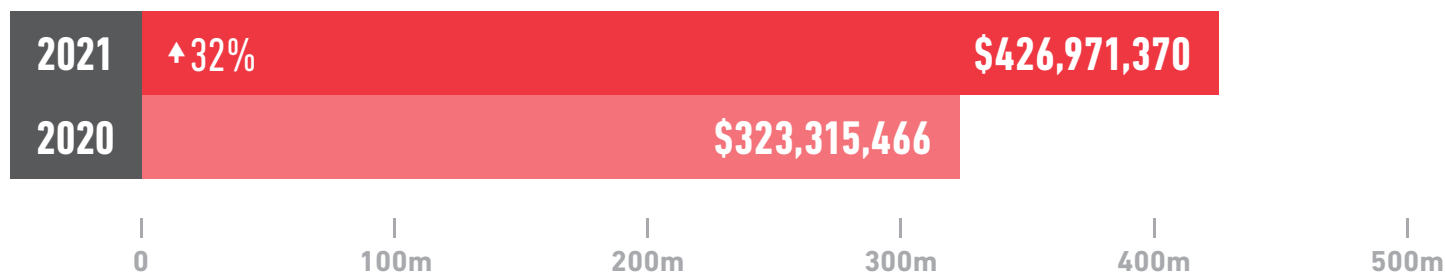
1920 Elmwood Ave N., Wichita Falls, TX 76308



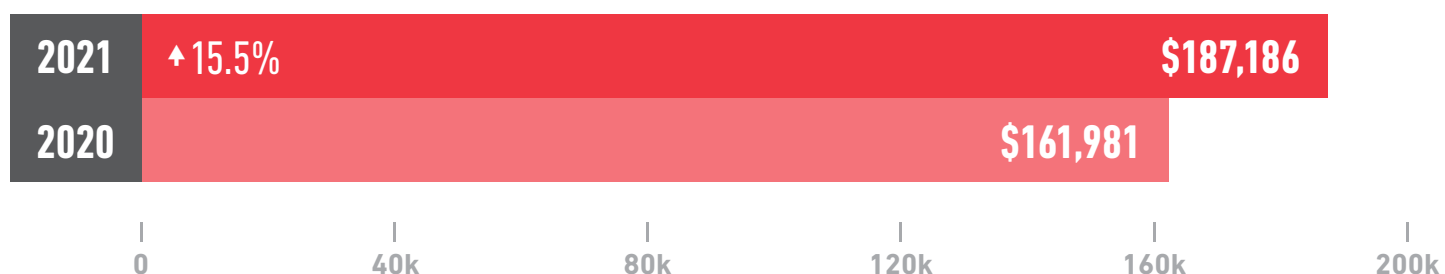
# WICHITA FALLS Year End Totals

2021 vs 2020

## TOTAL DOLLAR VOLUME SOLD



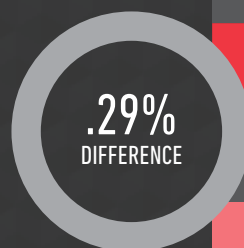
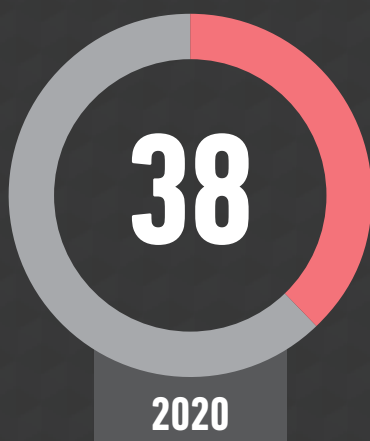
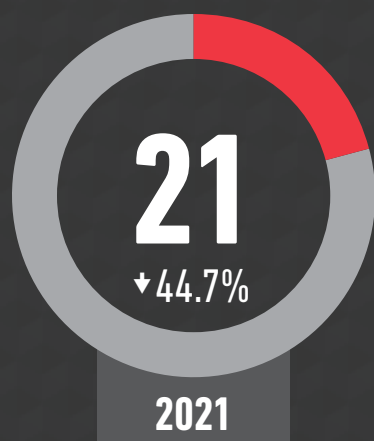
## AVERAGE HOME SOLD PRICE



## SALES vs LISTINGS



## AVERAGE DAYS ON MARKET



## AVERAGE SALES PRICE

**\$187,186**

## AVERAGE LIST PRICE

**\$186,644**

Yes, the Average Sold Price was **HIGHER** than the Average List!



#### AVERAGE DAYS ON MARKET



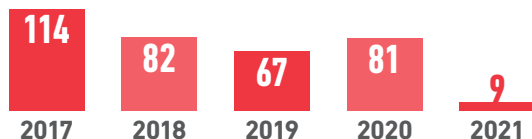
#### AVERAGE DAYS ON MARKET



#### AVERAGE DAYS ON MARKET



#### AVERAGE DAYS ON MARKET



#### AVERAGE DAYS ON MARKET



## BEL AIR

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 23    | \$220,737.00    | \$222,407.00     | 19          | \$117.73           |
| 2020 | 20    | \$202,355.00    | \$201,452.00     | 21          | \$105.25           |

Located just off of Kell Boulevard and Fairway Boulevard, Bel Air offers homes of all sizes, ages, and price ranges. This is a quiet area with easy access to all places in Wichita Falls.

## BLUEBONNET PARK

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 19    | \$283,084.00    | \$287,009.00     | 14          | \$142.39           |
| 2020 | 19    | \$269,070.00    | \$265,418.00     | 29          | \$128.03           |

Located in the path of Wichita Falls' last decade of residential growth, Blue Bonnet Park offers a variety of recently constructed homes with various price ranges and sizes. Homes in this area send students to Fowler Elementary, McNeil Junior High School, and Rider High School.

## BRIARGATE

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 11    | \$189,045.00    | \$191,800.00     | 10          | \$119.98           |
| 2020 | 19    | \$154,878.00    | \$153,068.00     | 41          | \$92.73            |

Briargate offers a wide selection of home sizes and price ranges with convenience to retail, restaurants, and grocery stores. With just a short drive to Barnett Road, Southwest Parkway, and Kell Freeway, this area has much to offer at an affordable price. Homes in this area attend Jefferson Elementary, McNeil Junior High, and Rider High School.

## BRIDGE CREEK / CANDLEWOOD

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 14    | \$417,079.00    | \$419,207.00     | 9           | \$149.23           |
| 2020 | 13    | \$349,650.00    | \$341,950.00     | 81          | \$134.39           |

One of Wichita Falls' newest and most prestigious subdivisions, Bridge Creek / Candlewood is located in the southwest part of Wichita Falls and consists of homes priced from \$200,000 and up. This area offers opportunity for new construction as well as homes less than ten years old.

## BROOK VILLAGE

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 41    | \$164,258.00    | \$163,749.00     | 12          | \$99.73            |
| 2020 | 46    | \$114,833.00    | \$112,306.00     | 46          | \$76.50            |

Located just off of Harrison and Kell Boulevard, Brook Village offers an eclectic cottage vibe along with the historical charm and charisma many Wichita Falls residents long for. We say you can be anywhere you want in just ten minutes from here.



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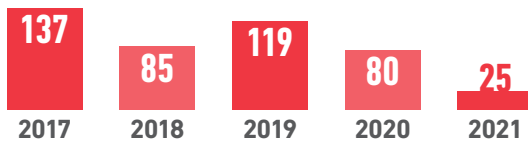
## AVERAGE DAYS ON MARKET



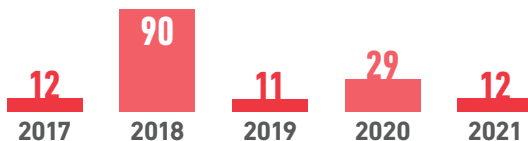
## AVERAGE DAYS ON MARKET



## AVERAGE DAYS ON MARKET



## AVERAGE DAYS ON MARKET



## CANYON TRAILS

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 5     | \$483,317.00    | \$470,883.00     | 143         | \$149.91           |
| 2020 | 4     | \$301,175.00    | \$293,500.00     | 94          | \$116.48           |

This beautiful development off of Seymour Highway offers views unlike any other area in the city limits of Wichita Falls. Rolling hills and native grasslands offer the residents a Texas hill country feel while maintaining the natural landscapes.

## COLONIAL PARK / BRENTWOOD ESTATES

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 23    | \$345,312.00    | \$340,104.00     | 21          | \$117.61           |
| 2020 | 20    | \$291,055.00    | \$282,951.00     | 77          | \$101.81           |

Wonderfully kept homes, large lots, beautiful trees, and superb location are found here in the Colonial Park and Brentwood Estates areas. Divided by Taft Boulevard, these properties offer large amounts of square footage, walking access to the city trail or Sikes Lake, proximity to Midwestern State University, and easy access to shopping and entertainment.

## COUNTRY CLUB COTTAGES BELOW \$250,000

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 17    | \$212,500.00    | \$213,753.00     | 24          | \$106.58           |
| 2020 | 27    | \$201,679.00    | \$197,765.00     | 39          | \$100.57           |

One doesn't have to spend a large amount of money to enjoy the charm, location, and beauty offered in Country Club. Known as "The Cottages", this area offers a parallel feel to the "Estates" with homes typically varying in size, but overall smaller than the neighboring estate properties.

## COUNTRY CLUB ESTATES ABOVE \$250,000

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 26    | \$460,088.00    | \$455,759.00     | 25          | \$124.24           |
| 2020 | 22    | \$435,209.00    | \$415,859.00     | 80          | \$114.52           |

Wonderfully shaded streets, over-sized lots, and the historic charm of older construction is the theme loved by the residents of Country Club Estates. Located near Midwestern State University, the Wichita Falls Country Club, and with easy access to Kell Freeway makes this area a very convenient area to reside.

## EDGECLIFF

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 12    | \$191,600.00    | \$198,550.00     | 12          | \$114.00           |
| 2020 | 8     | \$148,006.00    | \$147,150.00     | 29          | \$89.58            |

Nestled quietly off of the southern edge of Southwest Parkway, Edgecliff offers topography changes that are typically not found within the city limits of Wichita Falls. Homes in this area attend Fain Elementary, McNeil Junior High, and Rider High School.



## AVERAGE DAYS ON MARKET



## AVERAGE DAYS ON MARKET



## AVERAGE DAYS ON MARKET



## AVERAGE DAYS ON MARKET



## AVERAGE DAYS ON MARKET



## EDGEMERE

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 46    | \$157,250.00    | \$157,838.00     | 10          | \$92.06            |
| 2020 | 28    | \$146,191.00    | \$142,768.00     | 28          | \$76.89            |

Edgemere has a long tradition of quality living at an affordable price. Conveniently located at the eastern end of Southwest Parkway, Edgemere offers a variety of home sizes and values with nice lot sizes, brick construction, and access to convenient retail establishments.

## EXPRESSWAY VILLAGE

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 65    | \$175,574.00    | \$180,330.00     | 13          | \$114.48           |
| 2020 | 46    | \$157,748.00    | \$156,415.00     | 15          | \$101.26           |

Located just outside of the commercial entrance at Sheppard Air Force Base, Expressway Village offers a mix of older and newer constructions with values varying from the low \$100s into the \$300s. Homes in this area have a Wichita Falls address but are located in Burkburnett ISD.

## FOUNTAIN PARK

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 72    | \$219,288.00    | \$222,081.00     | 21          | \$103.85           |
| 2020 | 47    | \$211,916.00    | \$208,612.00     | 26          | \$99.36            |

The boundaries of this area include Kell Boulevard, McNiel Avenue, and Fairway Boulevard. Fountain Park has become a very popular area for Wichita Falls residents with easy access to the city's major thoroughfares, close proximity to shopping and grocery stores, and a wide variety of home selections.

## HILL AND HILL / TROPHY PARK

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 40    | \$266,410.00    | \$271,651.00     | 8           | \$145.86           |
| 2020 | 50    | \$232,822.00    | \$231,900.00     | 45          | \$128.54           |

With most of these homes being built after 2000, this area has great momentum with the trends of home buyers seeking relatively newer construction. Located just off of Southwest Parkway and adjacent to the WFISD Stadium, this area offers the most consistent blueprint for real estate relativity in our market.

## LAKE WELLINGTON

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 11    | \$404,500.00    | \$406,973.00     | 15          | \$152.95           |
| 2020 | 17    | \$389,670.00    | \$386,348.00     | 9           | \$141.03           |

New construction designs, lake views, and access to the very popular West Foundation Elementary School makes Lake Wellington Estates a much sought after neighborhood to live in.





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AVERAGE DAYS ON MARKET



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AVERAGE DAYS ON MARKET



AVERAGE DAYS ON MARKET



AVERAGE DAYS ON MARKET



## MIDWESTERN FARMS

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 15    | \$196,193.00    | \$194,753.00     | 10          | \$110.42           |
| 2020 | 12    | \$169,075.00    | \$169,640.00     | 28          | \$100.04           |

Midwestern Farms is located just off of Kemp and Southwest Parkway. Here you will find affordable housing, consistent home sizes and features that fit the needs of most home buyers in the market.

## MIDWESTERN PARK / TAMARRON

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 19    | \$229,616.00    | \$233,897.00     | 7           | \$114.69           |
| 2020 | 22    | \$213,427.00    | \$211,350.00     | 33          | \$100.52           |

This neighborhood has any design of home that one could look for: 0 lot line, single family, recently built, and older properties as well. Elmwood Avenue is the main artery through the neighborhood connecting the residents to Southwest Parkway, Maplewood Avenue, and Kemp Boulevard.

## SIKES BUILT BEFORE 2000

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 26    | \$249,973.00    | \$253,538.00     | 13          | \$120.79           |
| 2020 | 16    | \$237,475.00    | \$234,856.00     | 22          | \$104.59           |

This very popular and charming neighborhood offers the three drivers for home buyer selection: location, style, and value. With homes varying in age and size, this neighborhood is one where many buyers have invested in renovating older properties while gaining square footage not found with newer construction.

## SIKES BUILT AFTER 2000

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 8     | \$407,013.00    | \$396,050.00     | 26          | \$143.51           |
| 2020 | 4     | \$271,775.00    | \$260,785.00     | 20          | \$120.18           |

This area of Sikes Estates is mostly made up of the homes on South Shepherds Glenn and it's connecting cul-de-sacs. These homes offer new construction that is hard to find in this area of Wichita Falls along with access to the city walking and bike trail.

## SOUTHWINDS

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 21    | \$177,935.00    | \$179,180.00     | 8           | \$110.67           |
| 2020 | 15    | \$150,453.00    | \$149,990.00     | 41          | \$84.43            |

Southwinds is located east of Weeks Champions Golf Course and close to Fain Elementary. Most homes in this neighborhood were built in the '60s and remain at a popular price point. Southwinds offers a variety of price ranges and home sizes.



AVERAGE DAYS ON MARKET



AVERAGE DAYS ON MARKET



AVERAGE DAYS ON MARKET



AVERAGE DAYS ON MARKET



AVERAGE DAYS ON MARKET



## STARWOOD / ROLLING HILLS

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 15    | \$345,520.00    | \$347,653.00     | 12          | \$153.14           |
| 2020 | 17    | \$294,905.00    | \$291,979.00     | 26          | \$130.90           |

Predominantly newer homes with at least 2000 square feet are found in this lovely addition located just south of the WFISD Stadium and off of Barnett Road.

## STONE LAKE

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 12    | \$323,650.00    | \$225,250.00     | 12          | \$142.54           |
| 2020 | 13    | \$320,838.00    | \$315,361.00     | 33          | \$129.84           |

A recent development off of Southwest Parkway, Stone Lake is a quiet neighborhood with beautiful homes and a nearby pond to enjoy. Grace Church, The Family YMCA, and Christ Academy are also easily accessible within the Stone Lake neighborhood.

## SUMMERFIELD

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 27    | \$192,100.00    | \$195,815.00     | 8           | \$127.35           |
| 2020 | 19    | \$175,857.00    | \$175,294.00     | 8           | \$113.53           |

This southwest Wichita Falls neighborhood has been very popular over the last decade with surrounding neighborhoods establishing themselves off of Summerfield's momentum.

## TANGLEWOOD

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 33    | \$289,148.00    | \$286,369.00     | 35          | \$116.90           |
| 2020 | 29    | \$250,208.00    | \$246,751.00     | 42          | \$95.14            |

Wonderful hills and views are found in this Wichita Falls favorite addition of Tanglewood. Home ages vary widely as do construction designs. Whatever one's flare of price point is, it can be found here.

## WILLOWBEND

| YEAR | SALES | AVG. LIST PRICE | AVG. SALES PRICE | AVG. D.O.M. | AVG. PRICE PER S/F |
|------|-------|-----------------|------------------|-------------|--------------------|
| 2021 | 2     | \$282,400.00    | \$287,500.00     | 11          | \$119.26           |
| 2020 | 4     | \$247,425.00    | \$237,250.00     | 137         | \$97.99            |

An established neighborhood with consistent designs and curb appeal, Willowbend offers a quiet spot nestled away in southwest Wichita Falls with a location that is near some of the community's most desirable shopping and retail. Willowbend has easy access from Fairway Blvd. and borders Seymour Hwy.





Raul Maldonado, John Daugherty, Jody Bussey

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