

2024

Wichita Falls

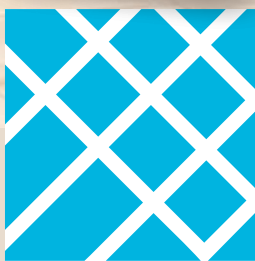
REAL ESTATE ANNUAL REPORT



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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 Realtors, we have always strived to be the market leader in providing reliable, relevant, and high-quality information about our local real estate economy. We believe you will find this report to be no exception.

This report was compiled directly from the Wichita Falls MLS. While we acknowledge that not every transaction in the marketplace is recorded in the MLS, this report aims to serve as both a market-generic and neighborhood-specific overview of how the Wichita Falls Real Estate Market fared in 2023.

In many respects, 2023 mirrored the market in 2022. Across almost every data point we monitor, the numbers were very similar to the prior year. As we embark on another year, our optimistic outlook for the North Texas real estate market remains steadfast, with more reasons for optimism emerging each day.

If you are considering making a move this year, we would be delighted to have a confidential conversation with you as you explore your options. To get a quick look at what is available in the marketplace or to begin a conversation about selling, visit www.BishopRealtors.com.

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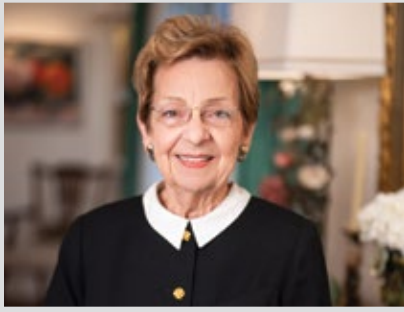


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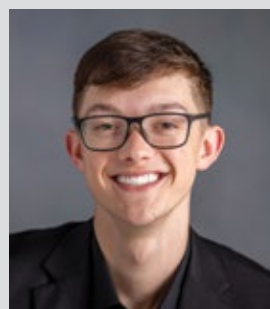
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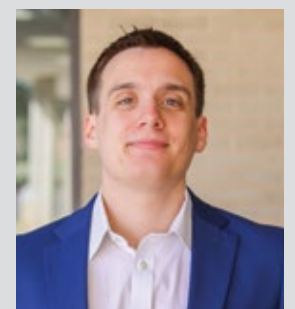
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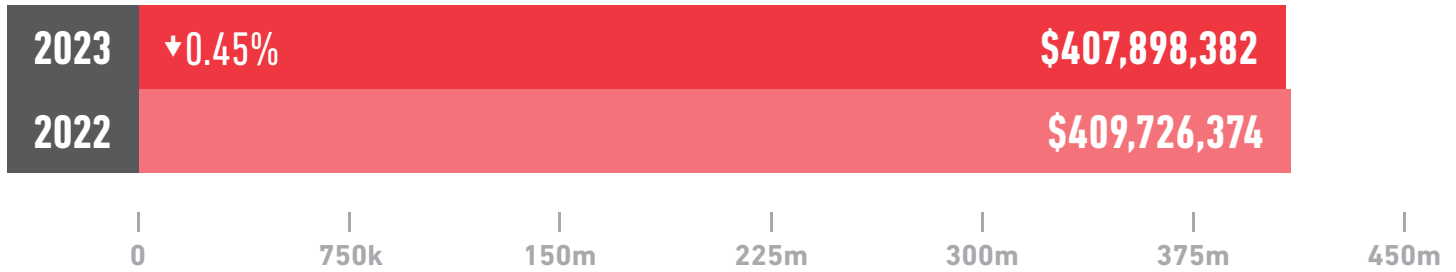
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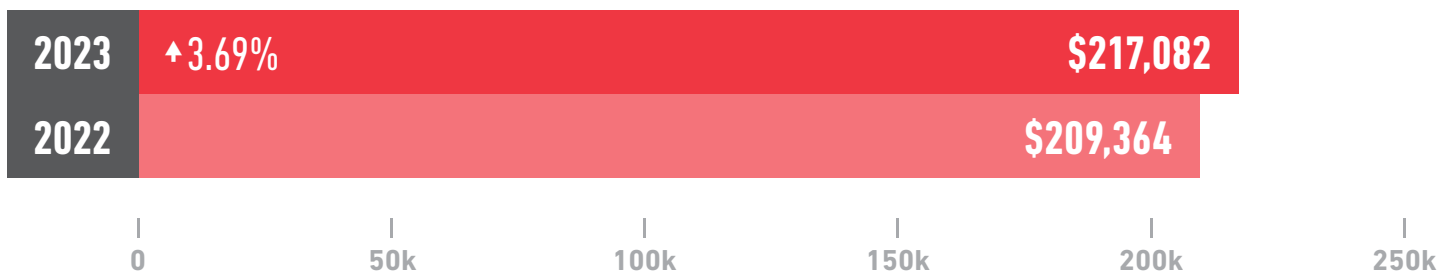
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Year End Totals

TOTAL DOLLAR VOLUME SOLD



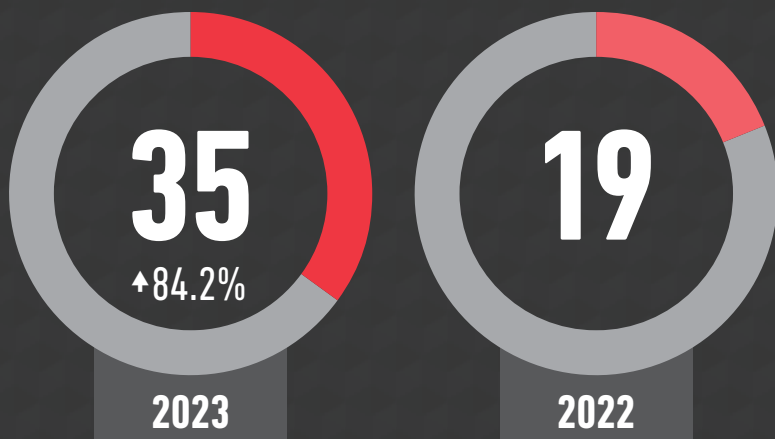
AVERAGE HOME SOLD PRICE



SALES vs LISTINGS



AVERAGE DAYS ON MARKET



AVERAGE SALES PRICE

\$217,082

AVERAGE LIST PRICE

\$221,623



AVERAGE DAYS ON MARKET

45

2019

21

2020

19

2021

19

2022

28

2023



AVERAGE DAYS ON MARKET

16

2019

29

2020

14

2021

24

2022

14

2023



AVERAGE DAYS ON MARKET

17

2019

41

2020

10

2021

22

2022

20

2023



AVERAGE DAYS ON MARKET

67

2019

81

2020

9

2021

13

2022

15

2023



AVERAGE DAYS ON MARKET

47

2019

46

2020

12

2021

18

2022

28

2023

BEL AIR

YEAR	SALES	AVG. LIST PRICE	AVG. SALES PRICE	AVG. D.O.M.	AVG. PRICE PER S/F
2023	22	\$277,463.00	\$275,050.00	28	\$137.38
2022	16	\$238,326.00	\$240,078.00	19	\$121.31

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
2023	14	\$326,529.00	\$324,529.00	14	\$173.31
2022	12	\$305,491.00	\$304,291.00	24	\$161.88

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, McNiel 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
2023	8	\$220,238.00	\$217,928.00	20	\$137.93
2022	20	\$218,529.00	\$219,335.00	22	\$139.09

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, McNiel 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
2023	15	\$445,569.00	\$441,283.00	15	\$179.60
2022	20	\$501,017.00	\$501,715.00	13	\$170.28

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
2023	32	\$175,237.00	\$173,794.00	28	\$105.86
2022	29	\$182,200.00	\$181,075.00	18	\$107.93

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



AVERAGE DAYS ON MARKET



CANYON TRAILS

YEAR	SALES	AVG. LIST PRICE	AVG. SALES PRICE	AVG. D.O.M.	AVG. PRICE PER S/F
2023	11	\$454,073.00	\$447,391.00	35	\$164.71
2022	7	\$479,950.00	\$473,277.00	43	\$150.39

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
2023	26	\$358,962.00	\$356,717.00	26	\$132.81
2022	16	\$323,368.00	\$325,518.00	11	\$132.97

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
2023	14	\$235,339.00	\$228,229.00	14	\$126.60
2022	7	\$216,800.00	\$206,053.00	12	\$126.09

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
2023	20	\$494,995.00	\$455,000.00	20	\$141.45
2022	22	\$538,270.00	\$524,056.00	27	\$156.81

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.

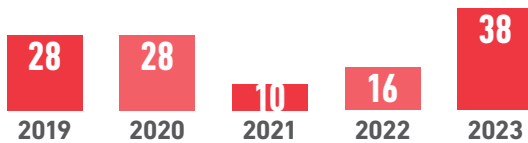
EDGECLIFF

YEAR	SALES	AVG. LIST PRICE	AVG. SALES PRICE	AVG. D.O.M.	AVG. PRICE PER S/F
2023	8	\$214,655.00	\$214,250.00	8	\$132.44
2022	8	\$204,862.00	\$206,525.00	6	\$128.42

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, McNiel Junior High, and Rider High School.



AVERAGE DAYS ON MARKET



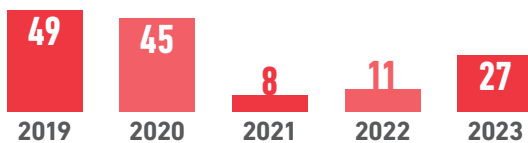
AVERAGE DAYS ON MARKET



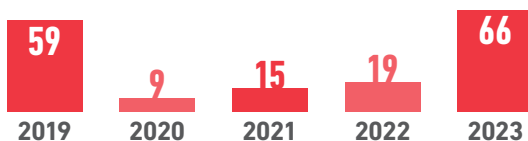
AVERAGE DAYS ON MARKET



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
2023	36	\$231,430.00	\$212,074.00	38	\$116.25
2022	30	\$196,028.00	\$195,903.00	16	\$104.30

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
2023	50	\$212,575.00	\$210,842.00	24	\$141.48
2022	48	\$208,250.00	\$211,873.00	15	\$135.87

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
2023	50	\$248,914.00	\$239,165.00	29	\$124.84
2022	69	\$252,582.00	\$253,246.00	18	\$120.23

The boundaries of this area include Kell Boulevard, McNiell 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
2023	28	\$287,246.00	\$281,863.00	27	\$158.99
2022	42	\$275,506.00	\$278,429.00	11	\$160.23

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
2023	16	\$576,650.00	\$563,591.00	66	\$190.48
2022	14	\$534,535.00	\$524,814.00	19	\$176.16

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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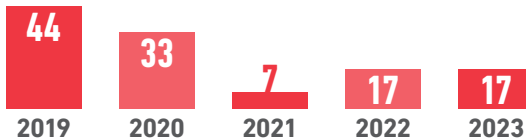
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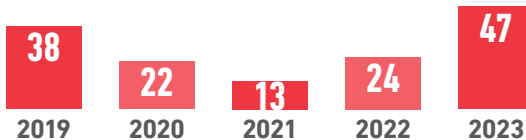
AVERAGE DAYS ON MARKET



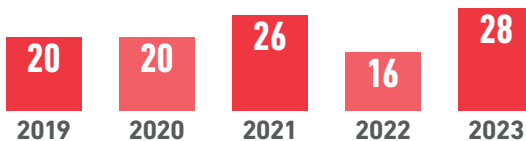
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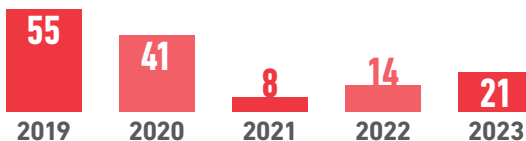
AVERAGE DAYS ON MARKET



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
2023	16	\$230,569.00	\$229,706.00	21	\$133.90
2022	14	\$220,964.00	\$223,064.00	12	\$126.88

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
2023	18	\$283,106.00	\$279,144.00	17	\$135.78
2022	15	\$312,920.00	\$312,243.00	17	\$139.57

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
2023	13	\$282,738.00	\$268,823.00	47	\$124.06
2022	15	\$308,846.00	\$306,753.00	24	\$128.50

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
2023	4	\$374,675.00	\$370,250.00	28	\$163.32
2022	5	\$421,756.00	\$409,400.00	16	\$149.06

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
2023	15	\$205,847.00	\$203,687.00	21	\$116.24
2022	17	\$205,57.00	\$204,402.00	14	\$118.72

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

97

2019

26

2020

12

2021

22

2022

62

2023



AVERAGE DAYS ON MARKET

69

2019

33

2020

12

2021

22

2022

21

2023



AVERAGE DAYS ON MARKET

19

2019

8

2020

8

2021

12

2022

16

2023



AVERAGE DAYS ON MARKET

61

2019

42

2020

35

2021

18

2022

30

2023



AVERAGE DAYS ON MARKET

137

45

2019

11

2020

20

2021

2

2022

2

2023

STARWOOD / ROLLING HILLS

YEAR	SALES	AVG. LIST PRICE	AVG. SALES PRICE	AVG. D.O.M.	AVG. PRICE PER S/F
2023	11	\$411,782.00	\$408,100.00	62	\$177.91
2022	17	\$412,126.00	\$415,055.00	22	\$174.17

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
2023	11	\$395,536.00	\$392,082.00	21	\$163.16
2022	14	\$404,850.00	\$401,421.00	22	\$158.02

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
2023	23	\$233,822.00	\$231,687.00	16	\$156.03
2022	23	\$224,710.00	\$227,095.00	12	\$155.07

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
2023	25	\$327,088.00	\$326,321.00	30	\$135.01
2022	18	\$284,950.00	\$304,266.00	18	\$123.46

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
2023	4	\$457,950.00	\$454,325.00	2	\$153.31
2022	3	\$333,266.00	\$330,000.00	20	\$143.78

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.



Jody Bussey, Managing Member

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