Denton County Housing Report

August 2022

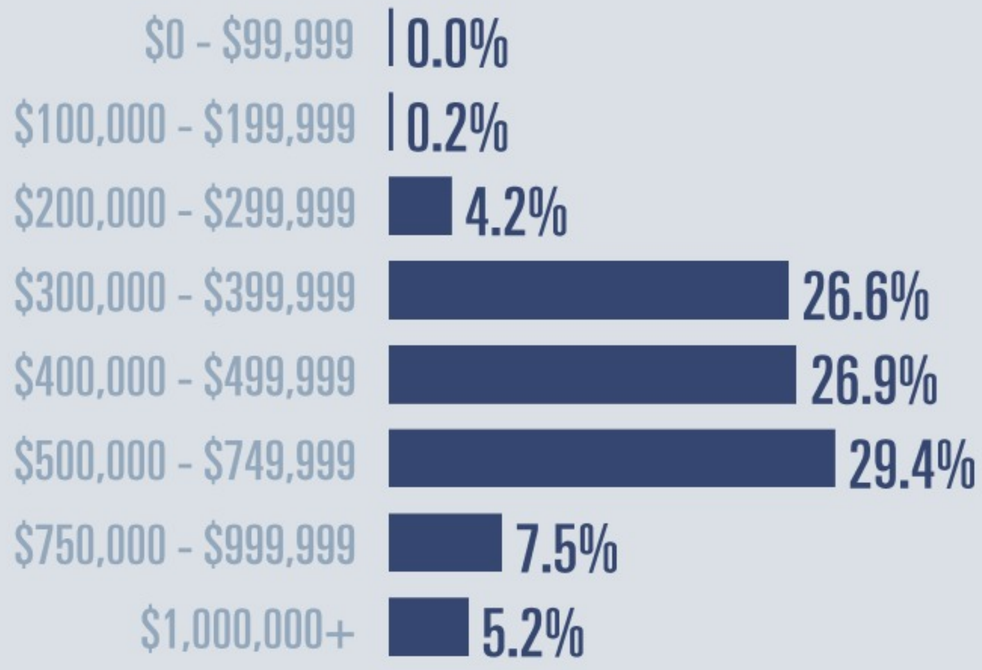
Median price

$460,000

↑ 13%

Compared to August 2021

Price Distribution



Active listings

↑ 79.9%

2,970 in August 2022

Closed sales

↓ 6.2%

1,472 in August 2022

Days on market

Days on market	24
Days to close	37
Total	61

9 days more than August 2021

Months of Inventory

2.3

Compared to 1.2 in August 2021

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Wise County Housing Report

August 2022

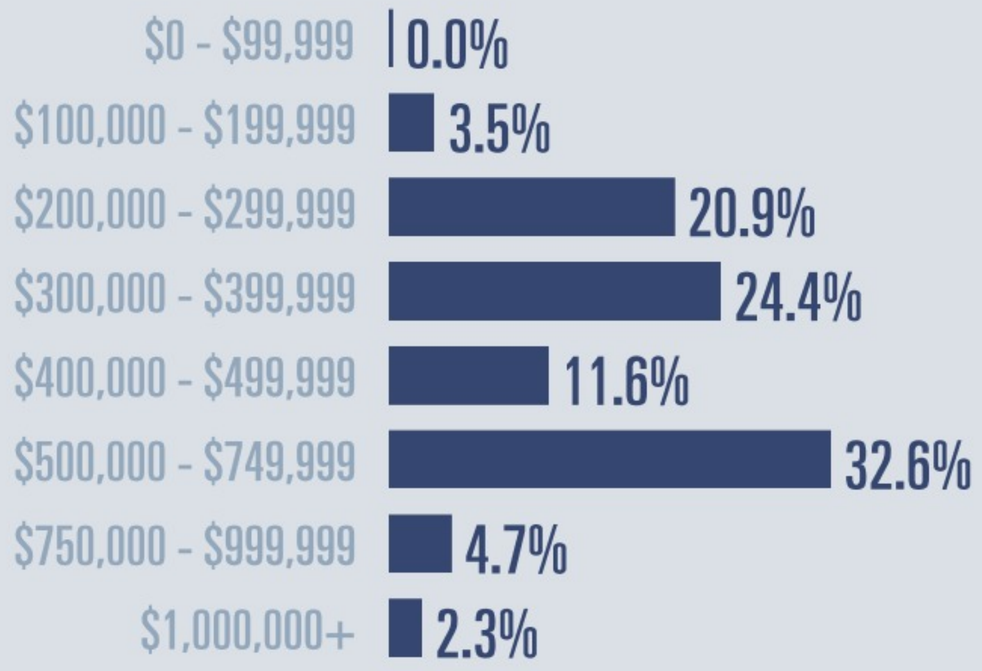
Median price

$400,950

↑ 17.9%

Compared to August 2021

Price Distribution



Active listings

↑ 137.5%

342 in August 2022

Closed sales

↑ 1.2%

88 in August 2022

Days on market

Days on market	30
Days to close	34
Total	64

4 days less than August 2021

Months of Inventory

3.6

Compared to 1.6 in August 2021

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Cooke County Housing Report

August 2022

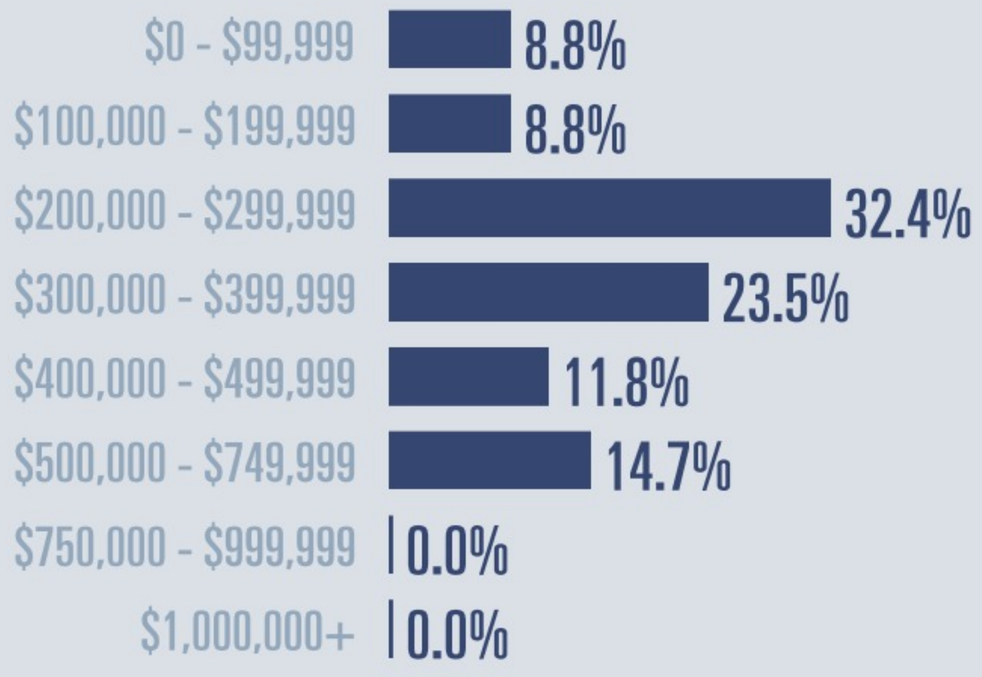
Median price

$297,750

↑ 15.7%

Compared to August 2021

Price Distribution



Active listings

↓ 1.4%

138 in August 2022

Closed sales

↓ 2.8%

35 in August 2022

Days on market

Days on market	20
Days to close	29
Total	49

17 days less than August 2021

Months of Inventory

3.3

Compared to 4.0 in August 2021

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Montague County Housing Report

August 2022

Median price

$205,000

↓ 10.5%

Compared to August 2021

Price Distribution

Active listings

↑ 11.3%

69 in August 2022

Closed sales

↑ 4%

26 in August 2022

Days on market

Days on market	30
Days to close	35
Total	65

4 days less than August 2021

Months of Inventory

2.9

Compared to 3.0 in August 2021

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76234
Housing Report

August 2022

Median price

$508,753

↑ 36.6%

Compared to August 2021

Price Distribution

Active listings

↑ 137.5%

95 in August 2022

Closed sales

↓ 26.7%

22 in August 2022

Days on market

Days on market	30
Days to close	36
Total	66

Unchanged from August 2021

Months of Inventory

3.2

Compared to 1.5 in August 2021

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Aubrey
Housing Report

August 2022

Median price

$352,000

▲ 36.7%

Compared to August 2021

Price Distribution

Active listings

▲ 200%

12 in August 2022

Closed sales

▼ 50%

4 in August 2022

Days on market

Days on market	18
Days to close	25
Total	43

26 days less than August 2021

Months of Inventory

2.8

Compared to 0.7 in August 2021

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Argyle Housing Report

August 2022

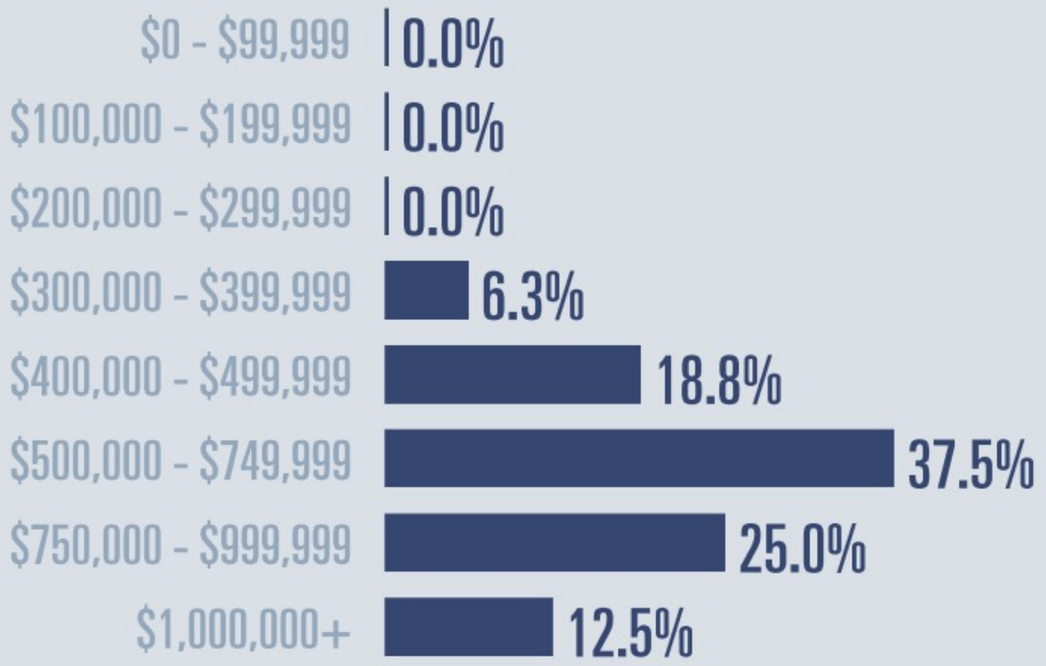
Median price

$573,188

↓ 46.9%

Compared to August 2021

Price Distribution



Active listings

↑ 103.9%

53 in August 2022

Closed sales

↑ 33.3%

16 in August 2022

Days on market

Days on market	29
Days to close	42
Total	71

2 days less than August 2021

Months of Inventory

3.7

Compared to 1.5 in August 2021

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Bowie Housing Report

August 2022

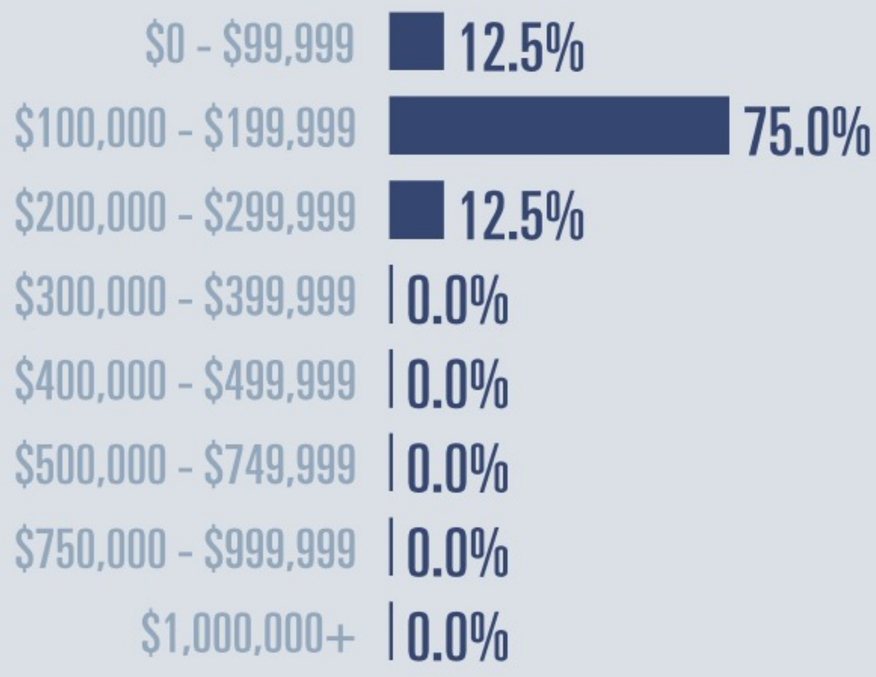
Median price

$167,000

▼ 1.8%

Compared to August 2021

Price Distribution



Active listings

▼ 8.3%

22 in August 2022

Closed sales

▼ 11.1%

8 in August 2022

Days on market

Days on market	21
Days to close	31
Total	52

20 days less than August 2021

Months of Inventory

2.3

Compared to 2.7 in August 2021

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Bridgeport Housing Report

August 2022

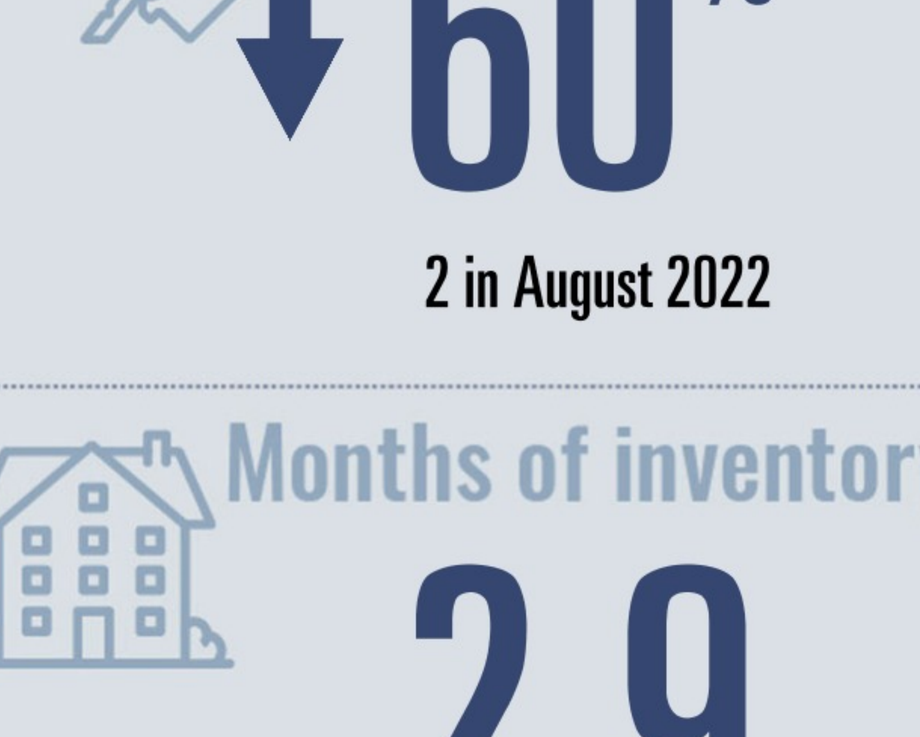
Median price

$362,500

↑ 31.8%

Compared to August 2021

Price Distribution



Active listings

↑ 44.4%

13 in August 2022

Closed sales

↓ 60%

2 in August 2022

Days on market

Days on market	36
Days to close	33
Total	69

15 days more than August 2021

Months of Inventory

2.9

Compared to 1.9 in August 2021

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Corinth
Housing Report

August 2022

Median price

$440,945

↑ 13.8%

Compared to August 2021

Price Distribution

Active listings

↑ 70.4%

46 in August 2022

Closed sales

↓ 18.8%

26 in August 2022

Days on market

Days on market	16
Days to close	26
Total	42

Unchanged from August 2021

Months of Inventory

1.6

Compared to 0.8 in August 2021

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Cross Roads
Housing Report

August 2022

Median price

▼ 100%

Compared to August 2021

Price Distribution

$0 - $99,999	0.0%
$100,000 - $199,999	0.0%
$200,000 - $299,999	0.0%
$300,000 - $399,999	0.0%
$400,000 - $499,999	0.0%
$500,000 - $749,999	0.0%
$750,000 - $999,999	0.0%
$1,000,000+	0.0%

Active listings

▲ 400%

15 in August 2022

Closed sales

▼ 100%

0 in August 2022

Days on market

Days on market	0
Days to close	0
Total	0

78 days less than August 2021

Months of Inventory

6.4

Compared to 1.3 in August 2021

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Decatur Housing Report

August 2022

Median price

$255,000

▼ 5.6%

Compared to August 2021

Price Distribution

Active listings

▲ 16.7%

21 in August 2022

Closed sales

▼ 58.3%

5 in August 2022

Days on market

Days on market	24
Days to close	23
Total	47

32 days less than August 2021

Months of Inventory

2.1

Compared to 1.9 in August 2021

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Denton Housing Report

August 2022

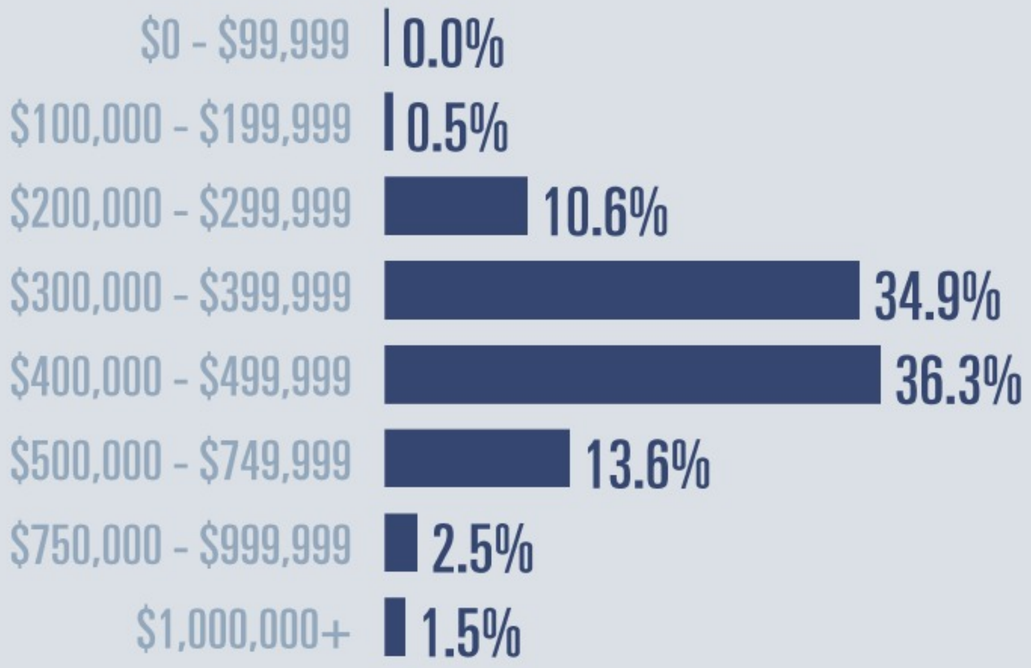
Median price

$405,729

↑ 24.1%

Compared to August 2021

Price Distribution



Active listings

↑ 113.9%

323 in August 2022

Closed sales

↑ 27.3%

205 in August 2022

Days on market

Days on market	21
Days to close	38
Total	59

8 days more than August 2021

Months of Inventory

2.2

Compared to 0.9 in August 2021

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Frisco
Housing Report

August 2022

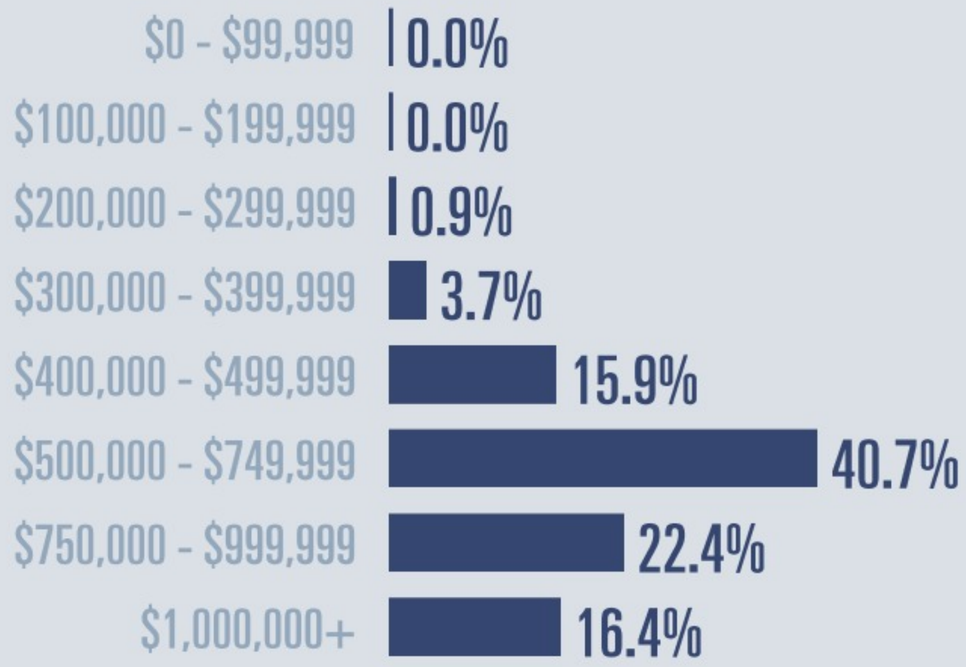
Median price

$663,500

↑ 16.4%

Compared to August 2021

Price Distribution



Active listings

↑ 59.6%

541 in August 2022

Closed sales

↓ 31.9%

222 in August 2022

Days on market

Days on market	19
Days to close	29
Total	48

1 day less than August 2021

Months of Inventory

2.4

Compared to 1.2 in August 2021

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Gainesville Housing Report

August 2022

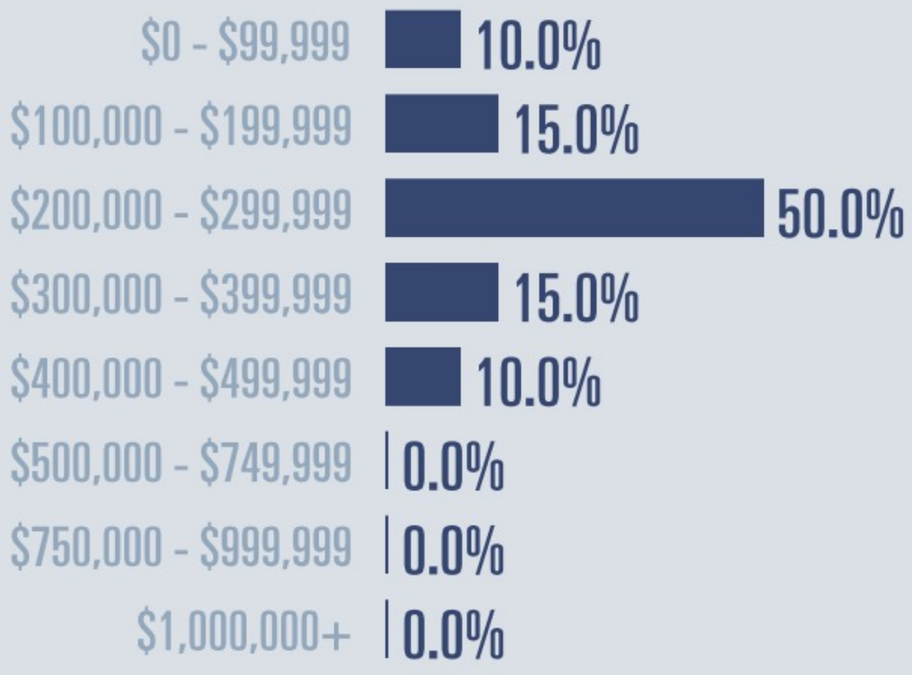
Median price

$251,500

↑ 19.8%

Compared to August 2021

Price Distribution



Active listings

↓ 60%

36 in August 2022

Closed sales

↑ 50%

21 in August 2022

Days on market

Days on market	15
Days to close	29
Total	44

12 days less than August 2021

Months of Inventory

1.4

Compared to 6.0 in August 2021

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Hickory Creek Housing Report

August 2022

Median price

$445,000

↑ 11.6%

Compared to August 2021

Price Distribution

Active listings

↑ 300%

28 in August 2022

Closed sales

↑ 12.5%

9 in August 2022

Days on market

Days on market	15
Days to close	25
Total	40

46 days less than August 2021

Months of Inventory

3.8

Compared to 0.7 in August 2021

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Justin
Housing Report

August 2022

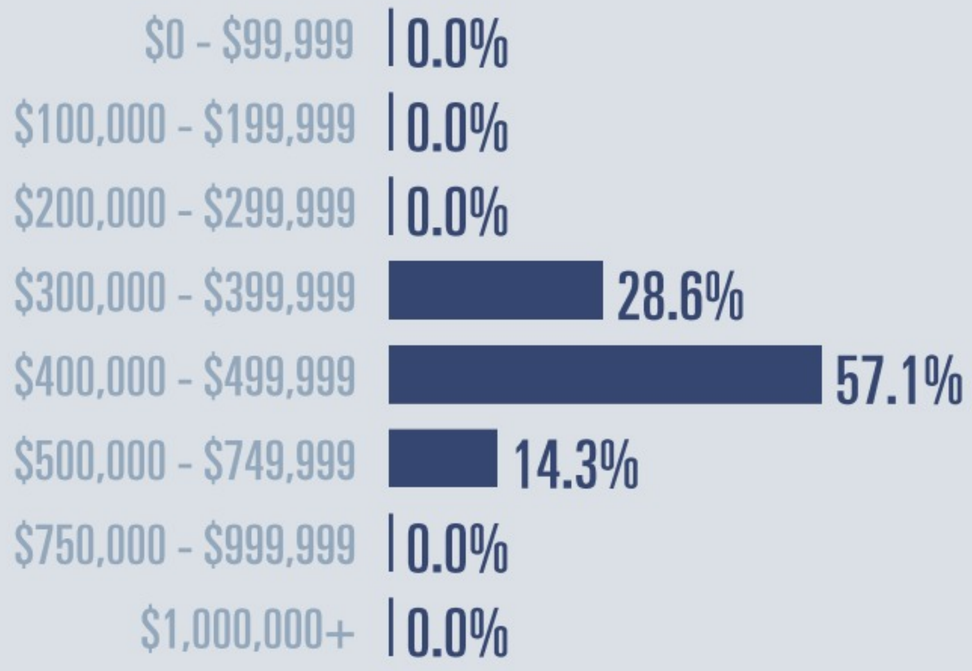
Median price

$435,499

↑ 19.3%

Compared to August 2021

Price Distribution



Active listings

↑ 35.3%

23 in August 2022

Closed sales

↓ 36.4%

7 in August 2022

Days on market

Days on market	11
Days to close	23
Total	34

22 days less than August 2021

Months of Inventory

2.0

Compared to 1.5 in August 2021

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Krum
Housing Report

August 2022

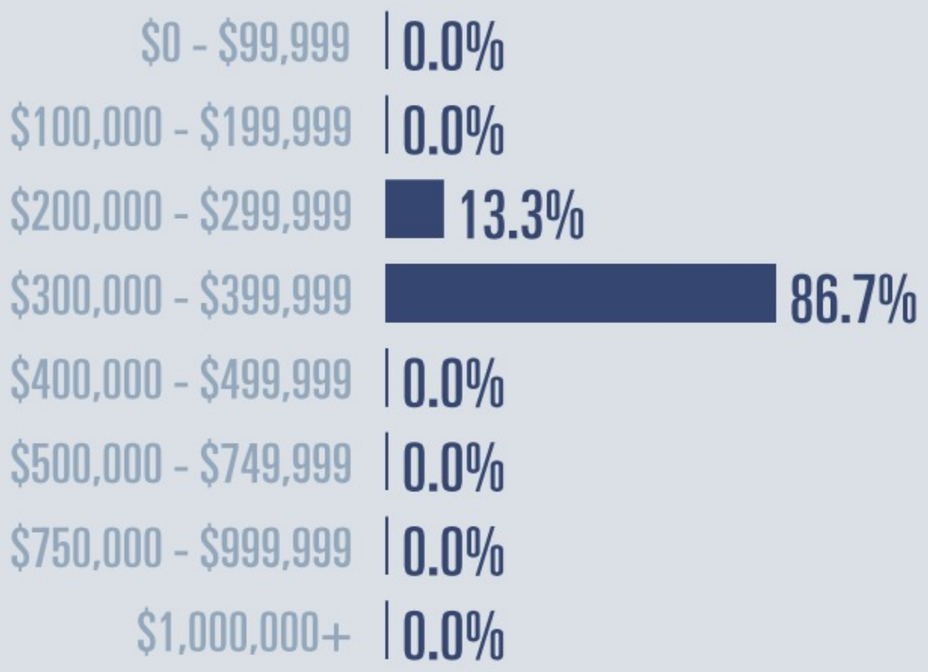
Median price

$336,000

↑ 8.7%

Compared to August 2021

Price Distribution



Active listings

↑ 480%

29 in August 2022

Closed sales

↑ 50%

15 in August 2022

Days on market

Days on market	31
Days to close	24
Total	55

14 days more than August 2021

Months of Inventory

2.9

Compared to 0.6 in August 2021

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Lake Dallas Housing Report

August 2022

Median price

$395,000

↑ 49.1%

Compared to August 2021

Price Distribution

Active listings

↑ 100%

18 in August 2022

Closed sales

↑ 37.5%

11 in August 2022

Days on market

Days on market	18
Days to close	28
Total	46

17 days more than August 2021

Months of Inventory

0

Compared to 0.0 in August 2021

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Lantana
Housing Report

August 2022

Median price

$660,000

↑ 27%

Compared to August 2021

Price Distribution

Active listings

↑ 200%

48 in August 2022

Closed sales

↓ 23.1%

20 in August 2022

Days on market

Days on market	16
Days to close	26
Total	42

1 day less than August 2021

Months of Inventory

2.4

Compared to 0.7 in August 2021

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Little Elm Housing Report

August 2022

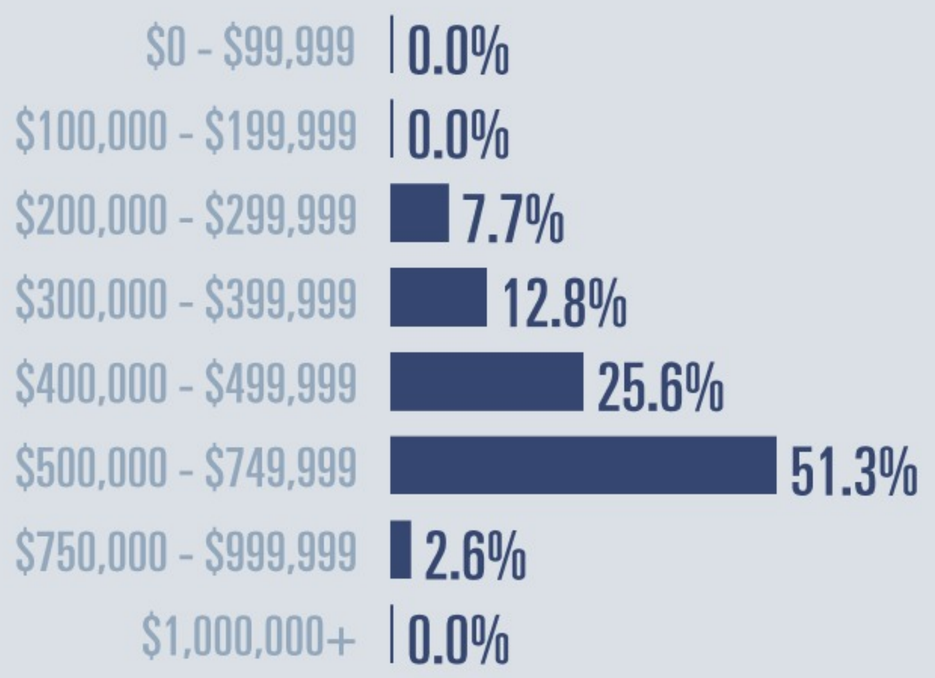
Median price

$505,215

▲ 36%

Compared to August 2021

Price Distribution



Active listings

▲ 63.4%

116 in August 2022

Closed sales

▼ 35.5%

40 in August 2022

Days on market

Days on market	20
Days to close	43
Total	63

16 days more than August 2021

Months of Inventory

2.4

Compared to 1.2 in August 2021

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Nocona Housing Report

August 2022

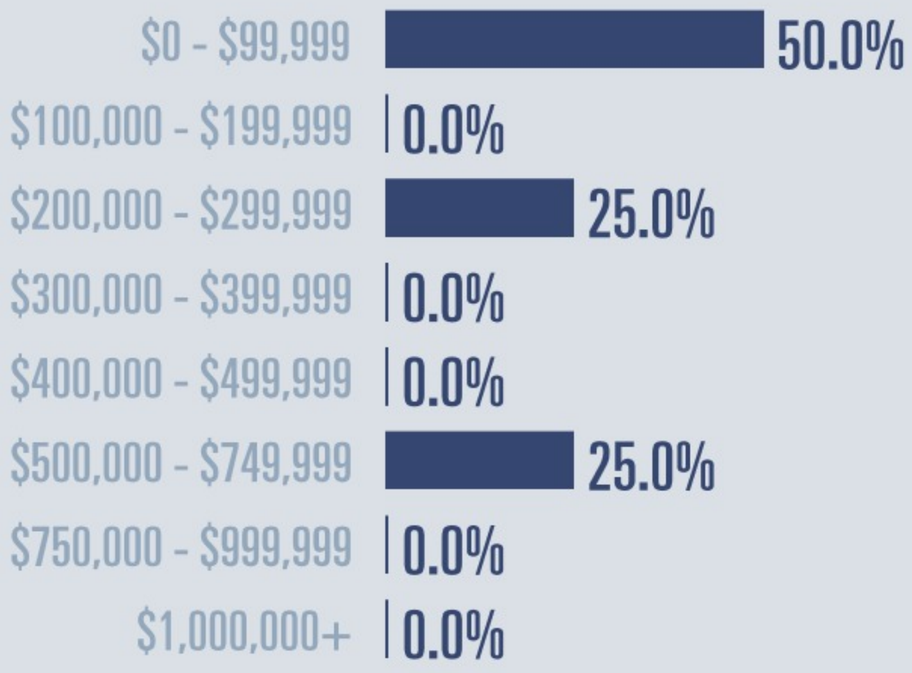
Median price

$183,250

↓ 1%

Compared to August 2021

Price Distribution



Active listings

↑ 50%

15 in August 2022

Closed sales

↑ 33.3%

4 in August 2022

Days on market

Days on market	24
Days to close	54
Total	78

10 days less than August 2021

Months of Inventory

3.8

Compared to 3.1 in August 2021

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Paloma Creek Housing Report

August 2022

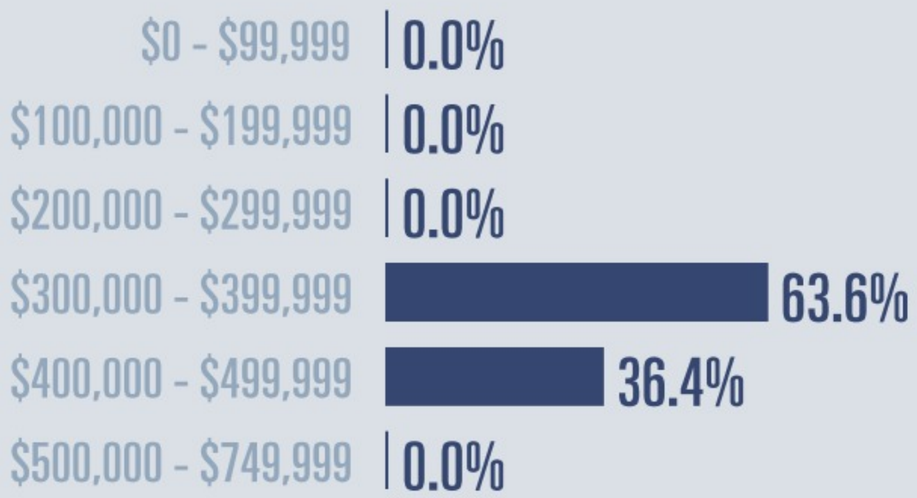
Median price

$360,000

↑ 5.9%

Compared to August 2021

Price Distribution



Active listings

↑ 166.7%

8 in August 2022

Closed sales

↑ 57.1%

11 in August 2022

Days on market

Days on market	28
Days to close	27
Total	55

16 days more than August 2021

Months of Inventory

1.4

Compared to 0.5 in August 2021

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Paradise Housing Report

August 2022

Median price

$224,500

↑ 100%

Compared to August 2021

Price Distribution

Active listings

Flat 0%

1 in August 2022

Closed sales

↑ 100%

1 in August 2022

Days on market

Days on market	13
Days to close	28
Total	41

41 days more than August 2021

Months of Inventory

0.6

Compared to 2.0 in August 2021

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Pilot Point Housing Report

August 2022

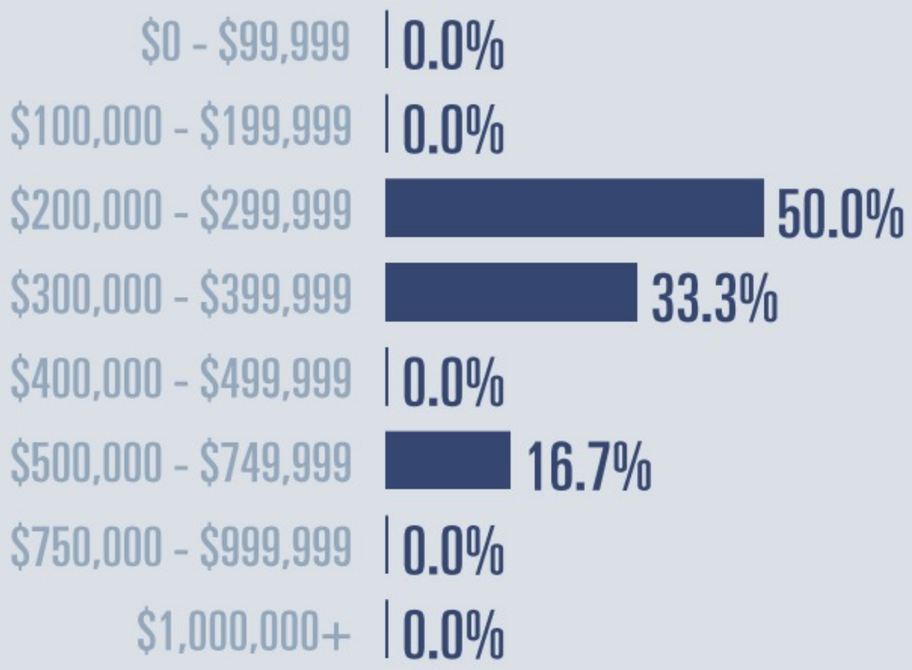
Median price

$309,750

↑ 12.6%

Compared to August 2021

Price Distribution



Active listings

Flat 0%

13 in August 2022

Closed sales

↓ 14.3%

6 in August 2022

Days on market

Days on market	8
Days to close	34
Total	42

13 days less than August 2021

Months of Inventory

1.5

Compared to 1.6 in August 2021

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Ponder
Housing Report

August 2022

Median price

$339,900

↑ 20.3%

Compared to August 2021

Price Distribution

Active listings

↑ 50%

9 in August 2022

Closed sales

↓ 83.3%

1 in August 2022

Days on market

Days on market	137
Days to close	35
Total	172

119 days more than August 2021

Months of Inventory

0.6

Compared to 1.4 in August 2021

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Prosper Housing Report

August 2022

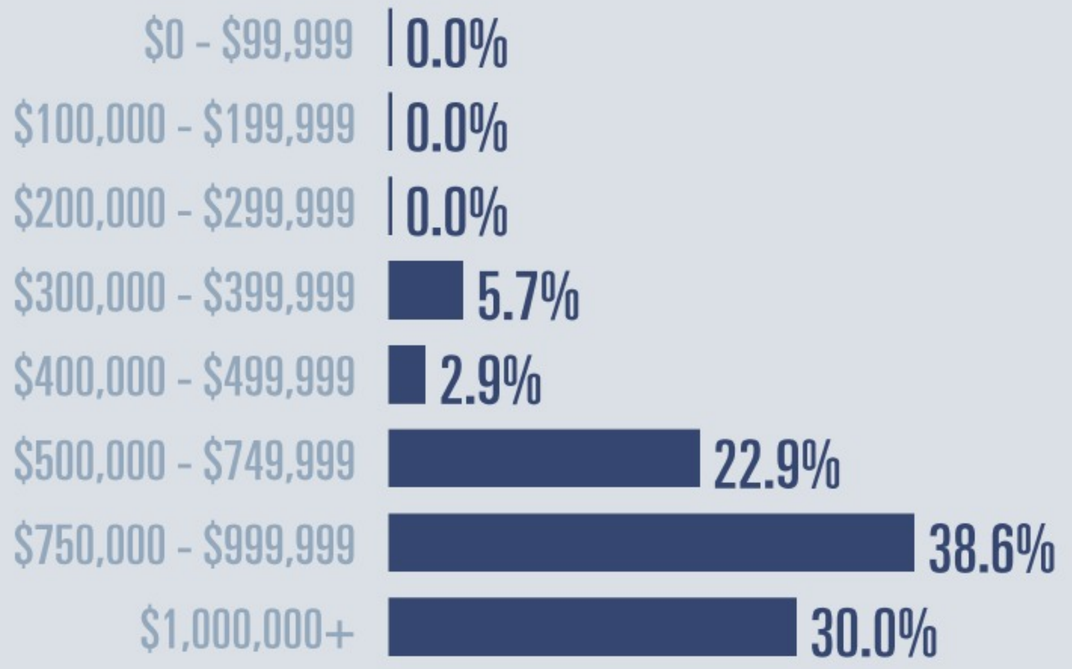
Median price

$850,000

↑ 21.4%

Compared to August 2021

Price Distribution



Active listings

↑ 293.1%

228 in August 2022

Closed sales

↓ 23.7%

71 in August 2022

Days on market

Days on market	27
Days to close	27
Total	54

9 days less than August 2021

Months of Inventory

3.6

Compared to 0.7 in August 2021

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Providence Village
Housing Report

August 2022

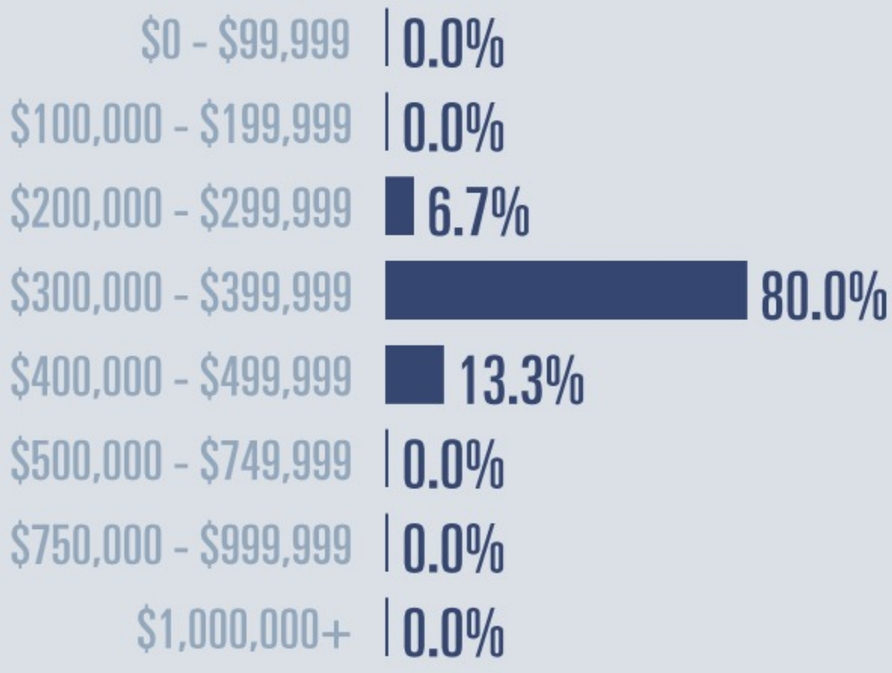
Median price

$368,500

↑ 15.2%

Compared to August 2021

Price Distribution



Active listings

↑ 335.7%

61 in August 2022

Closed sales

↓ 40%

15 in August 2022

Days on market

Days on market	18
Days to close	44
Total	62

25 days more than August 2021

Months of Inventory

3.0

Compared to 0.7 in August 2021

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Runaway Bay Housing Report

August 2022

Median price

$316,000

↑ 10.2%

Compared to August 2021

Price Distribution

Active listings

↑ 160%

13 in August 2022

Closed sales

Flat 0%

4 in August 2022

Days on market

Days on market	30
Days to close	35
Total	65

6 days more than August 2021

Months of Inventory

2.3

Compared to 0.9 in August 2021

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Sanger Housing Report

August 2022

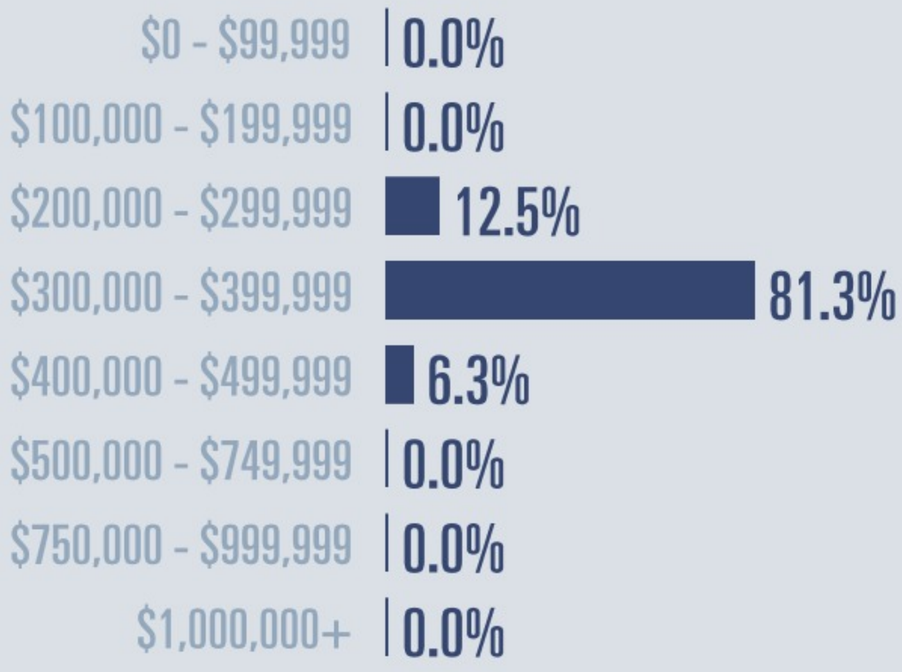
Median price

$342,500

↑ 27.3%

Compared to August 2021

Price Distribution



Active listings

↑ 11.5%

29 in August 2022

Closed sales

↓ 20%

16 in August 2022

Days on market

Days on market	39
Days to close	22
Total	61

28 days less than August 2021

Months of Inventory

1.6

Compared to 1.3 in August 2021

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Savannah Housing Report

August 2022

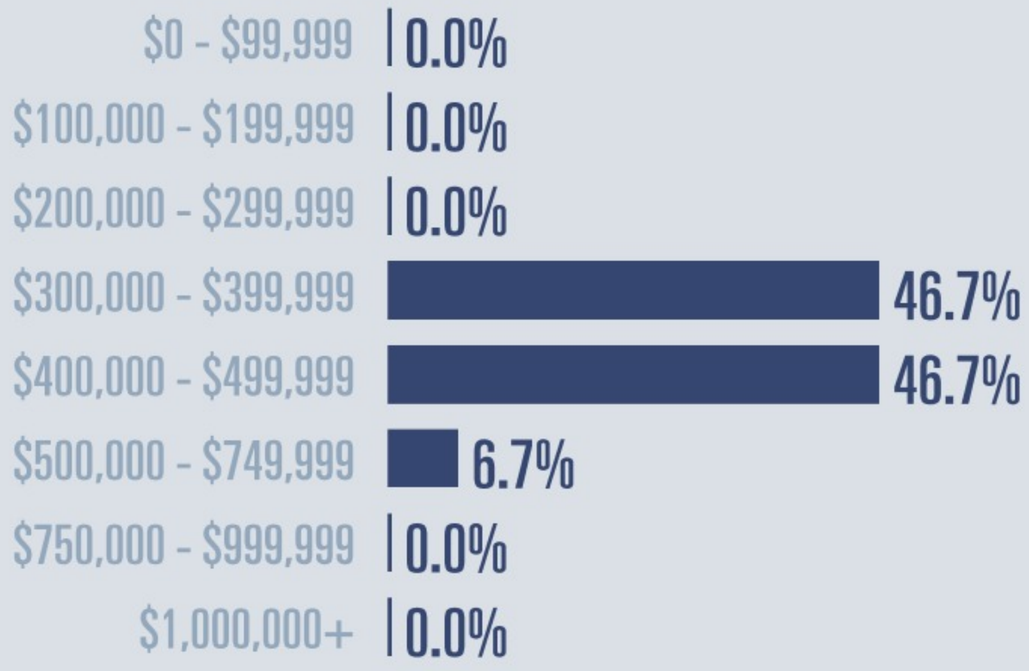
Median price

$405,000

↑ 19.1%

Compared to August 2021

Price Distribution



Active listings

↑ 122.7%

49 in August 2022

Closed sales

↓ 42.3%

15 in August 2022

Days on market

Days on market	31
Days to close	45
Total	76

35 days more than August 2021

Months of Inventory

2.6

Compared to 1.1 in August 2021

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Shady Shores Housing Report

August 2022

Median price

$687,500

↑ 18%

Compared to August 2021

Price Distribution

Active listings

↓ 60%

4 in August 2022

Closed sales

↓ 33.3%

4 in August 2022

Days on market

Days on market	28
Days to close	35
Total	63

36 days less than August 2021

Months of Inventory

1.2

Compared to 2.8 in August 2021

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Valley View Housing Report

August 2022

Median price

$695,000

↑ 396.4%

Compared to August 2021

Price Distribution

Active listings

↑ 100%

3 in August 2022

Closed sales

Flat 0%

1 in August 2022

Days on market

Days on market	82
Days to close	14
Total	96

90 days more than August 2021

Months of Inventory

0

Compared to 0.0 in August 2021

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