

Denton County Housing Report

October 2022



Median price

\$457,361

↑ **13.3%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.3%
\$100,000 - \$199,999	0.5%
\$200,000 - \$299,999	5.7%
\$300,000 - \$399,999	26.0%
\$400,000 - \$499,999	26.7%
\$500,000 - \$749,999	27.4%
\$750,000 - \$999,999	8.8%
\$1,000,000+	4.6%



Active listings

↑ **140.9%**

3,120 in October 2022



Closed sales

↓ **22.6%**

1,065 in October 2022



Days on market

Days on market 37

Days to close 36

Total 73

14 days more than October 2021



Months of inventory

2.5

Compared to 0.9 in October 2021

About the data used in this report

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GREATER DENTON/WISE COUNTY
ASSOCIATION OF REALTORS®, INC.

Wise County Housing Report

October 2022



Median price

\$370,000

↑ **19.1%**

Compared to October 2021

Price Distribution



Active listings

↑ **118.8%**

396 in October 2022



Closed sales

↓ **18.8%**

78 in October 2022



Days on market

Days on market 49

Days to close 29

Total 78

6 days less than October 2021



Months of inventory

4.2

Compared to 2.0 in October 2021

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GREATER DENTON/WISE COUNTY
ASSOCIATION OF REALTORS®, INC.

Cooke County Housing Report

October 2022



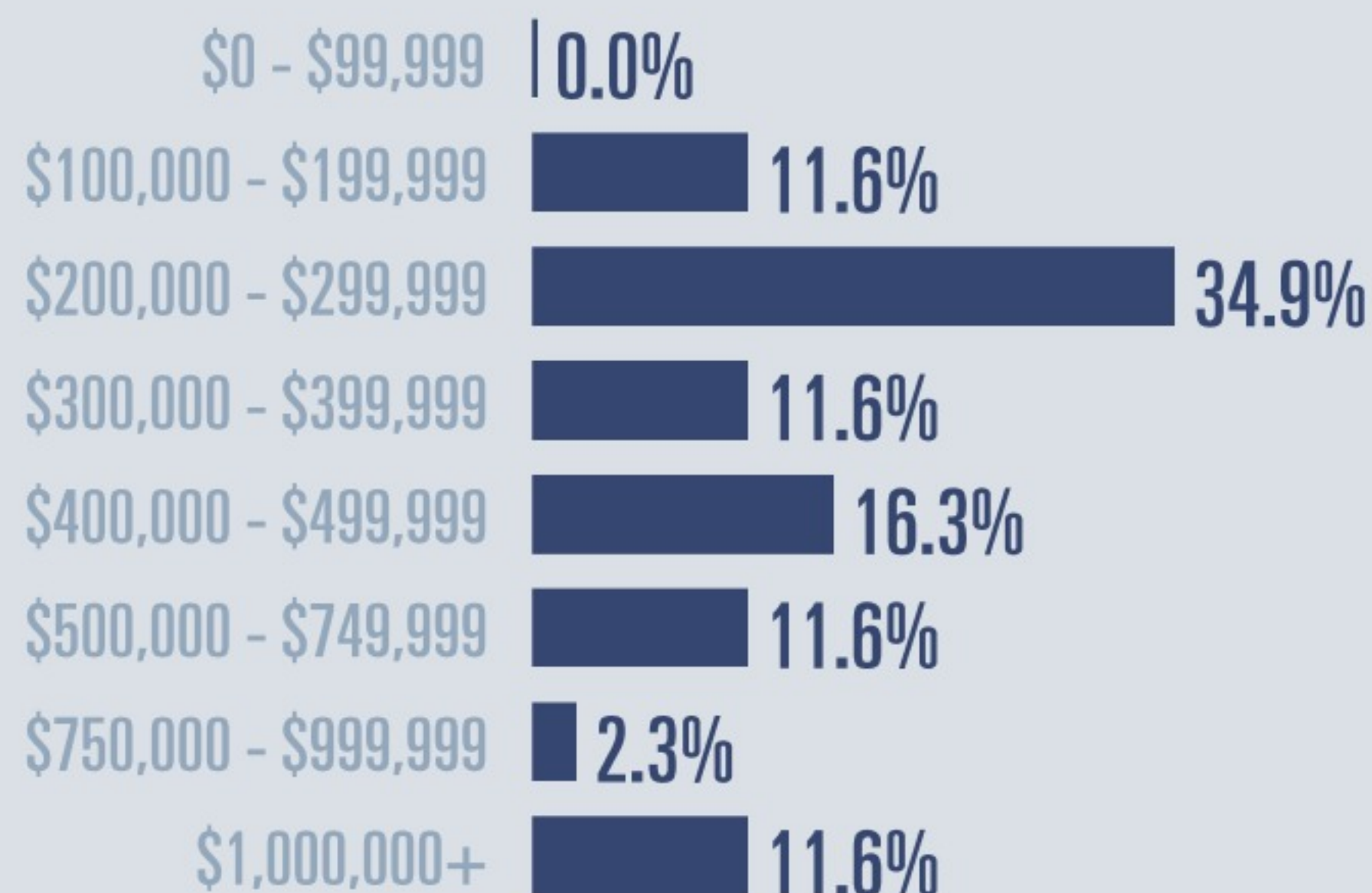
Median price

\$330,000

↑ **43.5%**

Compared to October 2021

Price Distribution



Active listings

↑ **107.6%**

164 in October 2022



Closed sales

↓ **20%**

44 in October 2022



Days on market

Days on market 37

Days to close 38

Total 75

8 days more than October 2021



Months of inventory

4.3

Compared to 2.0 in October 2021

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GREATER DENTON/WISE COUNTY
ASSOCIATION OF REALTORS®, INC.

Montague County Housing Report

October 2022



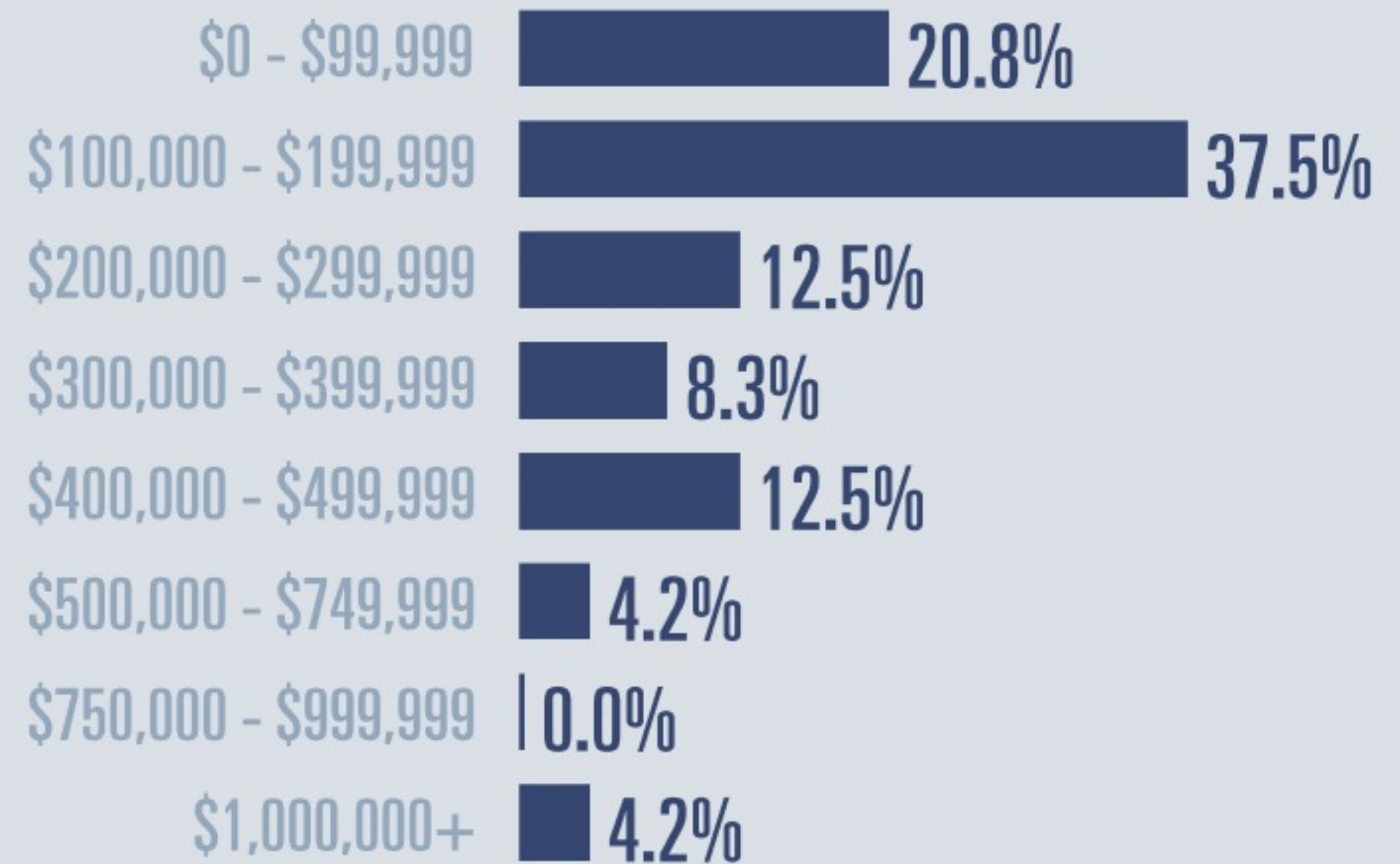
Median price

\$183,000

↑ 2%

Compared to October 2021

Price Distribution



Active listings

↑ 27.8%

69 in October 2022



Closed sales

↑ 13.6%

25 in October 2022



Days on market

Days on market 40

Days to close 31

Total 71

13 days less than October 2021



Months of inventory

2.7

Compared to 2.7 in October 2021

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GREATER DENTON/WISE COUNTY
ASSOCIATION OF REALTORS®, INC.

76234 Housing Report

October 2022



Median price

\$417,000

↑ **20.9%**

Compared to October 2021

Price Distribution



Active listings

↑ **252.8%**

127 in October 2022



Closed sales

↓ **44.8%**

16 in October 2022



Days on market

Days on market 57

Days to close 32

Total 89

6 days more than October 2021



Months of inventory

4.5

Compared to 1.4 in October 2021

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Argyle Housing Report

October 2022



Median price

\$640,681

↓ **3.8%**

Compared to October 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	9.1%
\$500,000 - \$749,999	45.5%
\$750,000 - \$999,999	27.3%
\$1,000,000+	18.2%



Active listings

↑ **75.9%**

51 in October 2022



Closed sales

↑ **10%**

11 in October 2022



Days on market

Days on market 25

Days to close 61

Total 86

36 days more than October 2021



Months of inventory

3.6

Compared to 1.9 in October 2021

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GREATER DENTON/WISE COUNTY
ASSOCIATION OF REALTORS®, INC.

Aubrey Housing Report

October 2022



Median price

\$307,500

↑ **5.7%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	50.0%
\$300,000 - \$399,999	50.0%
\$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

↑ **275%**

15 in October 2022



Closed sales

↓ **14.3%**

6 in October 2022



Days on market

Days on market 34

Days to close 28

Total 62

28 days more than October 2021



Months of inventory

3.7

Compared to 0.7 in October 2021

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GREATER DENTON/WISE COUNTY
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Bowie Housing Report

October 2022



Median price

\$165,000

↓ **8.4%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	36.4%
\$100,000 - \$199,999	54.6%
\$200,000 - \$299,999	9.1%
\$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

↑ **4.4%**

24 in October 2022



Closed sales

↑ **37.5%**

11 in October 2022



Days on market

Days on market 31

Days to close 23

Total 54

47 days less than October 2021



Months of inventory

2.3

Compared to 2.8 in October 2021

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Bridgeport Housing Report

October 2022



Median price

\$309,000

↑ **14.4%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	20.0%
\$200,000 - \$299,999	20.0%
\$300,000 - \$399,999	60.0%
\$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

↑ **37.5%**

11 in October 2022



Closed sales

↑ **25%**

5 in October 2022



Days on market

Days on market 37

Days to close 31

Total 68

37 days less than October 2021



Months of inventory

2.4

Compared to 1.7 in October 2021

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Corinth Housing Report

October 2022



Median price

\$430,000

↑ **7.5%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	33.3%
\$400,000 - \$499,999	37.5%
\$500,000 - \$749,999	29.2%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **92.3%**

50 in October 2022



Closed sales

↓ **4%**

24 in October 2022



Days on market

Days on market 32

Days to close 26

Total 58

14 days more than October 2021



Months of inventory

1.8

Compared to 0.8 in October 2021

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Cross Roads Housing Report

October 2022



Median price

\$814,500

↑ **18%**

Compared to October 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	16.7%
\$750,000 - \$999,999	83.3%
\$1,000,000+	0.0%



Active listings

↑ **650%**

15 in October 2022



Closed sales

↑ **100%**

6 in October 2022



Days on market

Days on market 25

Days to close 30

Total 55

12 days less than October 2021



Months of inventory

5.6

Compared to 1.1 in October 2021

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GREATER DENTON/WISE COUNTY
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Decatur Housing Report

October 2022



Median price

\$360,000

↑ **15.9%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	20.0%
\$300,000 - \$399,999	60.0%
\$400,000 - \$499,999	20.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **58.3%**

19 in October 2022



Closed sales

↓ **58.3%**

5 in October 2022



Days on market

Days on market 46

Days to close 21

Total 67

4 days less than October 2021



Months of inventory

2.0

Compared to 1.3 in October 2021

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GREATER DENTON/WISE COUNTY
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Denton Housing Report

October 2022



Median price

\$390,000

↑ **15.9%**

Compared to October 2021

Price Distribution



Active listings

↑ **117.9%**

329 in October 2022



Closed sales

↓ **11.6%**

152 in October 2022



Days on market

Days on market 35

Days to close 32

Total 67

11 days more than October 2021



Months of inventory

2.2

Compared to 1.0 in October 2021

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GREATER DENTON/WISE COUNTY
ASSOCIATION OF REALTORS®, INC.

Frisco Housing Report

October 2022



Median price

\$632,500

↑ **12.4%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	2.4%
\$400,000 - \$499,999	13.9%
\$500,000 - \$749,999	51.5%
\$750,000 - \$999,999	24.9%
\$1,000,000+	7.3%



Active listings

↑ **135.1%**

496 in October 2022



Closed sales

↓ **37%**

170 in October 2022



Days on market

Days on market 39

Days to close 32

Total 71

16 days more than October 2021



Months of inventory

2.3

Compared to 0.8 in October 2021

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GREATER DENTON/WISE COUNTY
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Gainesville Housing Report

October 2022



Median price

\$239,000

↑ **64.8%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	17.7%
\$200,000 - \$299,999	64.7%
\$300,000 - \$399,999	11.8%
\$400,000 - \$499,999	5.9%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↓ **4.8%**

40 in October 2022



Closed sales

↓ **37.9%**

18 in October 2022



Days on market

Days on market 44

Days to close 30

Total 74

8 days less than October 2021



Months of inventory

1.9

Compared to 2.1 in October 2021

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GREATER DENTON/WISE COUNTY
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Hickory Creek Housing Report

October 2022



Median price

\$443,259

↑ **3.1%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	7.7%
\$300,000 - \$399,999	7.7%
\$400,000 - \$499,999	69.2%
\$500,000 - \$749,999	15.4%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **314.3%**

29 in October 2022



Closed sales

↑ **44.4%**

13 in October 2022



Days on market

Days on market 29

Days to close 49

Total 78

22 days more than October 2021



Months of inventory

3.3

Compared to 0.7 in October 2021

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GREATER DENTON/WISE COUNTY
ASSOCIATION OF REALTORS®, INC.

Justin Housing Report

October 2022



Median price

\$390,950

↑ **8.6%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	12.5%
\$200,000 - \$299,999	25.0%
\$300,000 - \$399,999	25.0%
\$400,000 - \$499,999	37.5%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **109.1%**

23 in October 2022



Closed sales

↓ **27.3%**

8 in October 2022



Days on market

Days on market 34

Days to close 30

Total 64

8 days less than October 2021



Months of inventory

2.1

Compared to 0.9 in October 2021

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GREATER DENTON/WISE COUNTY
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Krum Housing Report

October 2022



Median price

\$342,500

↑ **31.7%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	25.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	75.0%
\$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

↑ **257.1%**

25 in October 2022



Closed sales

↓ **20%**

4 in October 2022



Days on market

Days on market 26

Days to close 53

Total 79

42 days more than October 2021



Months of inventory

2.4

Compared to 0.9 in October 2021

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GREATER DENTON/WISE COUNTY
ASSOCIATION OF REALTORS®, INC.

Lake Dallas Housing Report

October 2022



Median price

\$364,500

↑ 1.3%

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	22.2%
\$300,000 - \$399,999	44.5%
\$400,000 - \$499,999	33.3%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ 500%

42 in October 2022



Closed sales

↑ 200%

9 in October 2022



Days on market

Days on market 17

Days to close 26

Total 43

17 days more than October 2021



Months of inventory

4.5

Compared to 0.9 in October 2021

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GREATER DENTON/WISE COUNTY
ASSOCIATION OF REALTORS®, INC.

Lantana Housing Report

October 2022



Median price

\$677,450

↑ **13.2%**

Compared to October 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	8.3%
\$500,000 - \$749,999	58.3%
\$750,000 - \$999,999	25.0%
\$1,000,000+	8.3%



Active listings

↑ **128.6%**

48 in October 2022



Closed sales

↓ **36.8%**

12 in October 2022



Days on market

Days on market 22

Days to close 32

Total 54

6 days more than October 2021



Months of inventory

2.5

Compared to 0.9 in October 2021

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Little Elm Housing Report

October 2022



Median price

\$450,000

↑ **22.6%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	35.5%
\$400,000 - \$499,999	32.3%
\$500,000 - \$749,999	32.3%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **89.7%**

129 in October 2022



Closed sales

↓ **42.9%**

32 in October 2022



Days on market

Days on market 37

Days to close 31

Total 68

25 days more than October 2021



Months of inventory

2.8

Compared to 1.2 in October 2021

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GREATER DENTON/WISE COUNTY
ASSOCIATION OF REALTORS®, INC.

Nocona Housing Report

October 2022



Median price

\$115,000

↓ **8%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	100.0%
\$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

Flat

0%

10 in October 2022



Closed sales

↓ **80%**

1 in October 2022



Days on market

Days on market 4

Days to close 32

Total 36

36 days less than October 2021



Months of inventory

2.6

Compared to 3.4 in October 2021

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GREATER DENTON/WISE COUNTY
ASSOCIATION OF REALTORS®, INC.

Paloma Creek Housing Report

October 2022



Median price

\$335,000

↓ **7.2%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	50.0%
\$300,000 - \$399,999	50.0%
\$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

↑ **175%**

11 in October 2022



Closed sales

Flat **0%**

2 in October 2022



Days on market

Days on market 12

Days to close 25

Total 37

26 days less than October 2021



Months of inventory

2.0

Compared to 0.8 in October 2021

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Paradise Housing Report

October 2022



Median price

\$270,000

↑ **100**^{0%}

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	50.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	50.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↓ **33.3**^{0%}

2 in October 2022



Closed sales

↑ **100**^{0%}

2 in October 2022



Days on market

Days on market 2

Days to close 22

Total 24

24 days more than October 2021



Months of inventory

1.1

Compared to 7.2 in October 2021

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Pilot Point Housing Report

October 2022



Median price

\$125,000

↓ 52.8%

Compared to October 2021

Price Distribution

\$0 - \$99,999	66.7%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	33.3%
\$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

↑ 81.8%

20 in October 2022



Closed sales

↓ 57.1%

3 in October 2022



Days on market

Days on market 18

Days to close 17

Total 35

8 days less than October 2021



Months of inventory

2.5

Compared to 1.3 in October 2021

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GREATER DENTON/WISE COUNTY
ASSOCIATION OF REALTORS®, INC.

Ponder Housing Report

October 2022



Median price

\$334,900

↑ **15.3%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	20.0%
\$300,000 - \$399,999	80.0%
\$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

↓ **22.2%**

7 in October 2022



Closed sales

↓ **28.6%**

5 in October 2022



Days on market

Days on market 64

Days to close 22

Total 86

44 days more than October 2021



Months of inventory

0.5

Compared to 1.7 in October 2021

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GREATER DENTON/WISE COUNTY
ASSOCIATION OF REALTORS®, INC.

Prosper Housing Report

October 2022



Median price

\$791,250

↑ **11.7%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	1.9%
\$400,000 - \$499,999	5.8%
\$500,000 - \$749,999	28.9%
\$750,000 - \$999,999	34.6%
\$1,000,000+	28.9%



Active listings

↑ **406.5%**

233 in October 2022



Closed sales

↓ **31.2%**

53 in October 2022



Days on market

Days on market 51

Days to close 46

Total 97

8 days more than October 2021



Months of inventory

4.0

Compared to 0.6 in October 2021

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GREATER DENTON/WISE COUNTY
ASSOCIATION OF REALTORS®, INC.

Providence Village Housing Report

October 2022



Median price

\$325,700

↓ 2.8%

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	13.3%
\$300,000 - \$399,999	66.7%
\$400,000 - \$499,999	20.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ 205.9%

52 in October 2022



Closed sales

↓ 21.1%

15 in October 2022



Days on market

Days on market 40

Days to close 25

Total 65

22 days more than October 2021



Months of inventory

2.7

Compared to 0.9 in October 2021

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Runaway Bay Housing Report

October 2022



Median price

\$350,000

↑ **25.9%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	12.5%
\$200,000 - \$299,999	12.5%
\$300,000 - \$399,999	62.5%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	12.5%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **58.3%**

19 in October 2022



Closed sales

↑ **300%**

8 in October 2022



Days on market

Days on market 56

Days to close 29

Total 85

3 days more than October 2021



Months of inventory

3.0

Compared to 2.5 in October 2021

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Sanger Housing Report

October 2022



Median price

\$292,500

↑ **4.5%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	50.0%
\$300,000 - \$399,999	37.5%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	12.5%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **42.9%**

30 in October 2022



Closed sales

↓ **72.4%**

8 in October 2022



Days on market

Days on market 43

Days to close 24

Total 67

25 days less than October 2021



Months of inventory

1.9

Compared to 1.0 in October 2021

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Savannah Housing Report

October 2022



Median price

\$395,000

↑ **8.5%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	50.0%
\$400,000 - \$499,999	40.0%
\$500,000 - \$749,999	10.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ **171.4%**

38 in October 2022



Closed sales

↓ **50%**

10 in October 2022



Days on market

Days on market 36

Days to close 37

Total 73

27 days more than October 2021



Months of inventory

2.3

Compared to 0.7 in October 2021

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Shady Shores Housing Report

October 2022



Median price

\$375,000

↓ 42.8%

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	33.3%
\$300,000 - \$399,999	33.3%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	33.3%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ 450%

11 in October 2022



Closed sales

↓ 57.1%

3 in October 2022



Days on market

Days on market 7

Days to close 27

Total 34

6 days less than October 2021



Months of inventory

4.3

Compared to 0.5 in October 2021

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Valley View Housing Report

October 2022



Median price

\$210,000

↓ **28.1%**

Compared to October 2021

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	33.3%
\$200,000 - \$299,999	66.7%
\$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

↑ **100%**

2 in October 2022



Closed sales

↑ **50%**

3 in October 2022



Days on market

Days on market 42

Days to close 22

Total 64

47 days more than October 2021



Months of inventory

1.5

Compared to 0.9 in October 2021

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