

November 2018 - Greater Texoma Residential Market Summary

GRAYSON COUNTY

	PRICE RANGE								Total	
	From	\$0	\$50,000	\$100,000	\$150,000	\$200,000	\$300,000	\$500,000		\$1,000,000
To	\$49,999	\$99,999	\$149,999	\$199,999	\$299,999	\$499,999	\$ 999,999			
Sales	\$	146,500	\$ 1,414,101	\$ 2,988,165	\$ 4,198,574	\$ 9,178,531	\$ 7,641,000	\$ 1,150,000		\$ 26,716,871
Average DOM		14	29	34	46	55	72	10		47
Average Sqft		1,235	1,346	1,401	1,631	2,070	2,643	3,251		1,847
Average List Price	\$	63,267	\$ 80,982	\$ 130,313	\$ 178,633	\$ 249,766	\$ 399,958	\$ 582,000		\$ 213,826
Average Sale Price	\$	48,833	\$ 74,426	\$ 124,507	\$ 174,941	\$ 241,540	\$ 382,050	\$ 575,000		\$ 205,514
Price Per Square Ft	\$	39.54	\$ 55.30	\$ 88.84	\$ 107.29	\$ 116.69	\$ 144.55	\$ 176.87		\$ 111.29
Number Transactions		3	19	24	24	38	20	2		130
New Listings		8	24	44	37	45	32	11	7	208
Total Active Listings		11	54	64	94	158	132	66	29	608
Months Inventory		3.7	2.8	2.7	3.9	4.2	6.6	33.0		

FANNIN COUNTY

	PRICE RANGE								Total	
	From	\$0	\$50,000	\$100,000	\$150,000	\$200,000	\$300,000	\$500,000		\$1,000,000
To	\$49,999	\$99,999	\$149,999	\$199,999	\$299,999	\$499,999	\$ 999,999			
Sales		\$ 285,500	\$ 618,400	\$ 496,000	\$ 955,000	\$ 1,718,000	\$ 639,824			\$ 4,712,724
Average DOM		32	106	117	63	76	122			80
Average Sqft		1,610	1,522	1,772	1,978	2,382	2,190			1,881
Average List Price		\$ 74,250	\$ 129,060	\$ 168,933	\$ 255,950	\$ 359,760	\$ 649,000			\$ 223,668
Average Sale Price		\$ 71,375	\$ 123,680	\$ 165,333	\$ 238,750	\$ 343,600	\$ 639,824			\$ 214,215
Price Per Square Ft		\$ 44.35	\$ 81.27	\$ 93.32	\$ 120.70	\$ 144.24	\$ 292.16			\$ 113.90
Number Transactions		4	5	3	4	5	1			22
New Listings		2	5	8	11	2	7	4	-	39
Total Active Listings		5	10	14	26	32	20	18	6	131
Months Inventory		#DIV/0!	2.5	2.8	8.7	8.0	4.0	18.0		

COOKE COUNTY

	PRICE RANGE								Total	
	From	\$0	\$50,000	\$100,000	\$150,000	\$200,000	\$300,000	\$500,000		\$1,000,000
To	\$49,999	\$99,999	\$149,999	\$199,999	\$299,999	\$499,999	\$ 999,999			
Sales		\$ 88,000	\$ 798,800	\$ 1,180,990	\$ 1,520,900	\$ 2,587,500	\$ 1,149,000			\$ 7,325,190
Average DOM		7	24	58	57	86	46			55
Average Sqft		1,824	1,596	1,963	2,211	2,479	2,186			2,073
Average List Price		\$ 95,000	\$ 133,850	\$ 172,620	\$ 259,567	\$ 379,757	\$ 584,000			\$ 258,281
Average Sale Price		\$ 88,000	\$ 133,133	\$ 168,713	\$ 253,483	\$ 369,643	\$ 574,500			\$ 252,593
Price Per Square Ft		\$ 48.25	\$ 83.40	\$ 85.96	\$ 114.65	\$ 149.14	\$ 262.87			\$ 121.83
Number Transactions		1	6	7	6	7	2			29
New Listings		1	5	2	7	10	5	4		34
Total Active Listings		-	9	9	19	34	42	36	12	161
Months Inventory		#DIV/0!	9.0	1.5	2.7	5.7	6.0	18.0		

NOTE: All data in these tables are based on extracts from the MLS System and compiled by Joe McGrath