

December 2018 - Greater Texoma Residential Market Summary

GRAYSON COUNTY

	PRICE RANGE								Total	
	From To	\$0 \$49,999	\$50,000 \$99,999	\$100,000 \$149,999	\$150,000 \$199,999	\$200,000 \$299,999	\$300,000 \$499,999	\$500,000 \$999,999		\$1,000,000
Sales		\$ 310,480	\$ 2,045,684	\$ 2,813,000	\$ 4,251,390	\$ 8,523,020	\$ 6,478,900	\$ 5,254,921		\$ 29,677,395
Average DOM		22	39	62	50	74	100	116		64
Average Sqft		1,130	1,485	1,393	1,731	2,063	2,457	3,480		1,871
Average List Price		\$ 38,144	\$ 85,807	\$ 131,309	\$ 174,725	\$ 251,019	\$ 393,847	\$ 601,655		\$ 213,979
Average Sale Price		\$ 34,498	\$ 75,766	\$ 127,864	\$ 170,056	\$ 243,515	\$ 381,112	\$ 583,880		\$ 206,093
Price Per Square Ft		\$ 30.54	\$ 51.01	\$ 91.79	\$ 98.27	\$ 118.05	\$ 155.13	\$ 167.80		\$ 110.14
Number Transactions		9	27	22	25	35	17	9		144
New Listings		11	26	26	28	35	17	2	1	146
Total Active Listings		16	55	65	95	153	129	61	30	604
Months Inventory		1.8	2.0	3.0	3.8	4.4	7.6	6.8		

FANNIN COUNTY

	PRICE RANGE								Total	
	From To	\$0 \$49,999	\$50,000 \$99,999	\$100,000 \$149,999	\$150,000 \$199,999	\$200,000 \$299,999	\$300,000 \$499,999	\$500,000 \$999,999		\$1,000,000
Sales		\$ 78,000	\$ 569,000	\$ 399,900	\$ 1,054,520	\$ 1,284,867	\$ 1,134,000			\$ 4,520,287
Average DOM		38	43	9	27	56	290			66
Average Sqft		1,315	1,153	1,655	1,767	1,896	3,067			1,729
Average List Price		\$ 45,950	\$ 85,257	\$ 136,467	\$ 183,233	\$ 254,919	\$ 383,500			\$ 177,792
Average Sale Price		\$ 39,000	\$ 81,286	\$ 133,300	\$ 175,753	\$ 256,973	\$ 378,000			\$ 173,857
Price Per Square Ft		\$ 29.67	\$ 70.49	\$ 80.56	\$ 99.45	\$ 135.52	\$ 123.25			\$ 100.56
Number Transactions		2	7	3	6	5	3			26
New Listings		1	3	5	10	8	7	-		34
Total Active Listings		5	8	16	30	29	23	16	5	132
Months Inventory		2.5	1.1	5.3	5.0	5.8	7.7			

COOKE COUNTY

	PRICE RANGE								Total	
	From To	\$0 \$49,999	\$50,000 \$99,999	\$100,000 \$149,999	\$150,000 \$199,999	\$200,000 \$299,999	\$300,000 \$499,999	\$500,000 \$999,999		\$1,000,000
Sales		\$ 334,351	\$ 355,800	\$ 896,800	\$ 1,325,471	\$ 1,445,678	\$ 1,859,900	\$ 1,300,000		\$ 7,518,000
Average DOM			54	77	59	91	50	73	0	66
Average Sqft			1,255	2,101	1,657	2,030	1,603	2,520	2,798	1,868
Average List Price			\$ 87,725	\$ 119,633	\$ 181,740	\$ 227,220	\$ 371,475	\$ 639,633	\$ 1,300,000	\$ 295,639
Average Sale Price			\$ 83,588	\$ 118,600	\$ 179,360	\$ 220,912	\$ 361,420	\$ 619,967	\$ 1,300,000	\$ 289,154
Price Per Square Ft			\$ 66.62	\$ 56.44	\$ 108.24	\$ 108.81	\$ 225.46	\$ 245.99	\$ 464.62	\$ 154.82
Number Transactions			4	3	5	6	4	3	1	26
New Listings			1	3	5	4	11	5	1	31
Total Active Listings			1	10	5	22	32	40	30	12
Months Inventory		#DIV/0!	2.5	1.7	4.4	5.3	10.0	10.0	12.0	

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