

January 2019 - Greater Texoma Residential Market Summary

GRAYSON COUNTY

PRICE RANGE

	From	\$0	\$50,000	\$100,000	\$150,000	\$200,000	\$300,000	\$500,000	\$1,000,000	Total
	To	\$49,999	\$99,999	\$149,999	\$199,999	\$299,999	\$499,999	\$ 999,999		
Sales		\$ 177,525	\$ 676,500	\$ 2,804,550	\$ 4,416,400	\$ 5,694,305	\$ 5,380,315	\$ 1,569,000	\$ 4,071,900	\$ 24,790,495
Average DOM		33	48	39	57	71	99	42	121	62
Average Sqft		1,304	1,320	1,440	1,820	2,052	2,827	3,418	2,975	1,930
Average List Price		\$ 56,600	\$ 82,722	\$ 132,905	\$ 180,044	\$ 253,223	\$ 397,134	\$ 649,450	\$ 1,479,479	\$ 250,169
Average Sale Price		\$ 44,381	\$ 75,167	\$ 127,480	\$ 176,656	\$ 247,578	\$ 384,308	\$ 784,500	\$ 1,357,300	\$ 243,044
Price Per Square Ft		\$ 34.05	\$ 56.94	\$ 88.54	\$ 97.07	\$ 120.63	\$ 135.92	\$ 229.52	\$ 456.24	\$ 125.96
Number Transactions		4	9	22	25	23	14	2	3	102
New Listings		5	28	38	44	46	31	15	2	209
Total Active Listings		12	50	59	81	140	112	55	28	537
Months Inventory		3.0	5.6	2.7	3.2	6.1	8.0	27.5	9.3	

FANNIN COUNTY

PRICE RANGE

	From	\$0	\$50,000	\$100,000	\$150,000	\$200,000	\$300,000	\$500,000	\$1,000,000	Total
	To	\$49,999	\$99,999	\$149,999	\$199,999	\$299,999	\$499,999	\$ 999,999		
Sales		\$ 58,500	\$ 203,800	\$ 354,000	\$ 320,711	\$ 1,230,000	\$ 1,517,000		\$ 1,052,000	\$ 4,736,011
Average DOM		11	44	28	34	58	38		93	42
Average Sqft		1,155	1,127	1,123	1,323	1,887	2,471		6,500	1,876
Average List Price		\$ 32,750	\$ 71,633	\$ 124,300	\$ 158,355	\$ 251,580	\$ 390,975		\$ 1,154,000	\$ 247,291
Average Sale Price		\$ 29,250	\$ 67,933	\$ 118,000	\$ 160,356	\$ 246,000	\$ 379,250		\$ 1,052,000	\$ 236,801
Price Per Square Ft		\$ 25.32	\$ 60.26	\$ 105.04	\$ 121.21	\$ 130.35	\$ 153.51		\$ 161.85	\$ 126.21
Number Transactions		2	3	3	2	5	4		1	20
New Listings		3	5	9	6	9	5	1	2	40
Total Active Listings		4	8	24	31	24	23	13	5	132
Months Inventory		2.0	2.7	8.0	15.5	4.8	5.8		5.0	

COOKE COUNTY

PRICE RANGE

	From	\$0	\$50,000	\$100,000	\$150,000	\$200,000	\$300,000	\$500,000	\$1,000,000	Total
	To	\$49,999	\$99,999	\$149,999	\$199,999	\$299,999	\$499,999	\$ 999,999		
Sales		\$ 40,000	\$ 155,000	\$ 796,500	\$ 508,000	\$ 587,000	\$ 424,000	\$ 2,260,000		\$ 4,770,500
Average DOM		26	87	42	46	122	47	167		77
Average Sqft		944	1,252	1,644	2,014	1,973	2,082	2,729		1,865
Average List Price		\$ 44,000	\$ 84,250	\$ 135,050	\$ 173,483	\$ 298,450	\$ 429,900	\$ 811,000		\$ 277,947
Average Sale Price		\$ 40,000	\$ 77,500	\$ 132,750	\$ 169,333	\$ 293,500	\$ 424,000	\$ 753,333		\$ 265,028
Price Per Square Ft		\$ 42.37	\$ 61.90	\$ 80.74	\$ 84.08	\$ 148.76	\$ 203.65	\$ 276.01		\$ 142.10
Number Transactions		1	2	6	3	2	1	3		18
New Listings		-	8	8	4	13	10	7	4	54
Total Active Listings		2	11	7	18	31	34	24	12	139
Months Inventory		2.0	5.5	1.2	6.0	15.5	34.0	8.0		

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