

# February 2019 - Greater Texoma Residential Market Summary

## GRAYSON COUNTY

	<i>PRICE RANGE</i>									
	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	Total
Sales		\$ 225,960	\$ 1,664,774	\$ 2,459,746	\$ 4,232,000	\$ 8,205,335	\$ 4,499,500	\$ 1,089,000	\$ 1,150,000	\$ 23,526,315
Average DOM		60	43	39	75	66	66	109	592	64
Average Sqft		1,123	1,232	1,487	1,859	2,363	2,703	3,289	7,463	1,935
Average List Price		\$ 38,857	\$ 80,882	\$ 134,618	\$ 171,188	\$ 258,640	\$ 386,808	\$ 564,000	\$ 1,200,000	\$ 201,601
Average Sale Price		\$ 32,280	\$ 75,672	\$ 129,460	\$ 169,280	\$ 248,647	\$ 374,958	\$ 544,500	\$ 1,150,000	\$ 194,432
Price Per Square Ft		\$ 28.73	\$ 61.43	\$ 87.07	\$ 91.05	\$ 105.25	\$ 138.72	\$ 165.58	\$ 154.09	\$ 100.48
Number Transactions		7	22	19	25	33	12	2	1	121
New Listings		1	3	-	1					5
Total Active Listings		-	-	3	3	7	1			14
Months Inventory		11.0	23.0	38.0	39.0	60.0	44.0	13.0	2.0	230.0

## FANNIN COUNTY

	<i>PRICE RANGE</i>									
	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	Total
Sales		\$ 130,500	\$ 198,000	\$ 546,900	\$ 1,004,200	\$ 948,000	\$ 1,322,000			\$ 4,149,600
Average DOM		48	54	51	79	92	54			65
Average Sqft		1,275	1,317	1,666	1,516	1,954	2,829			1,713
Average List Price		\$ 33,000	\$ 78,133	\$ 142,199	\$ 169,967	\$ 246,075	\$ 469,967			\$ 181,216
Average Sale Price		\$ 32,625	\$ 66,000	\$ 136,725	\$ 167,367	\$ 237,000	\$ 440,667			\$ 172,900
Price Per Square Ft		\$ 25.59	\$ 50.10	\$ 82.06	\$ 110.42	\$ 121.31	\$ 155.79			\$ 100.94
Number Transactions		4	3	4	6	4	3			24
New Listings		2	9	9	3	-	5	2	1	31
Total Active Listings		2	10	24	30	26	24	14	5	135
Months Inventory		0.5	3.3	6.0	5.0	6.5	8.0			

## COOKE COUNTY

	<i>PRICE RANGE</i>									
	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	Total
Sales		\$ 45,000	\$ 519,207	\$ 489,800	\$ 1,040,900	\$ 1,292,600	\$ 2,232,000	\$ 1,324,860		\$ 6,944,367
Average DOM		52	54	44	39	20	166	174		73
Average Sqft		2,541	1,241	1,473	1,754	2,005	2,936	1,627		1,888
Average List Price		\$ 49,900	\$ 85,071	\$ 122,675	\$ 177,417	\$ 264,660	\$ 387,483	\$ 682,000		\$ 232,671
Average Sale Price		\$ 45,000	\$ 74,172	\$ 122,450	\$ 173,483	\$ 258,520	\$ 372,000	\$ 662,430		\$ 224,012
Price Per Square Ft		\$ 17.71	\$ 59.75	\$ 83.12	\$ 98.93	\$ 128.92	\$ 126.71	\$ 407.27		\$ 118.63
Number Transactions		1	7	4	6	5	6	2		31
New Listings		-	1	5	8	18	8	8	5	53
Total Active Listings		1	5	7	19	35	41	25	17	150
Months Inventory		1.0	0.7	1.8	3.2	7.0	6.8	12.5		

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