

# March 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		\$ 387,200	\$ 1,785,339	\$ 3,802,825	\$ 7,192,190	\$ 8,221,158	\$ 11,908,651	\$ 5,184,424	\$ 2,840,000	\$ 41,321,787
Average DOM		56	67	42	38	95	90	208	237	73
Average Sqft		1,127	1,335	1,535	1,641	2,123	2,880	3,910	3,535	1,974
Average List Price		\$ 37,309	\$ 82,454	\$ 130,735	\$ 174,377	\$ 246,806	\$ 393,654	\$ 672,000	\$ 1,337,500	\$ 232,312
Average Sale Price		\$ 35,200	\$ 74,389	\$ 126,761	\$ 171,243	\$ 241,799	\$ 384,150	\$ 648,053	\$ 1,420,000	\$ 227,043
Price Per Square Ft		\$ 31.22	\$ 55.72	\$ 82.57	\$ 104.34	\$ 113.88	\$ 133.36	\$ 165.73	\$ 401.70	\$ 115.02
Number Transactions		11	24	30	42	34	31	8	2	182
New Listings		12	23	37	60	68	44	17	2	263
Total Active Listings		14	40	61	85	168	129	57	26	580
Months Inventory										

## 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		\$ 164,900	\$ 1,141,650	\$ 525,900	\$ 1,205,000	\$ 1,049,000	\$ 545,000			
Average DOM		225	63	10	107	46	163			
Average Sqft		1,218	1,710	1,685	2,135	2,175	2,698			
Average List Price		\$ 84,700	\$ 135,822	\$ 183,667	\$ 250,780	\$ 359,933	\$ 612,500			
Average Sale Price		\$ 82,450	\$ 126,850	\$ 175,300	\$ 241,000	\$ 349,667	\$ 545,000			
Price Per Square Ft		\$ 67.69	\$ 74.18	\$ 104.04	\$ 112.89	\$ 160.77	\$ 202.00			
Number Transactions		2	9	3	5	3	1			23
New Listings		1	4	9	10	10	1	-		41
Total Active Listings		2	13	20	25	25	13	6		129
Months Inventory		#DIV/0!	6.5	2.2	8.3	5.0	8.3	13.0		

## 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		\$ 19,000	\$ 259,500	\$ 786,067	\$ 871,000	\$ 2,977,050	\$ 1,849,500	\$ 2,543,500	\$ 1,448,440	
Average DOM		45	33	19	64	42	29	35	0	
Average Sqft		1,500	1,219	1,165	1,618	2,159	2,384	3,643	3,627	
Average List Price		\$ 24,900	\$ 64,700	\$ 132,450	\$ 185,660	\$ 258,385	\$ 385,500	\$ 642,100	\$ 1,750,000	
Average Sale Price		\$ 19,000	\$ 64,875	\$ 131,011	\$ 174,200	\$ 248,088	\$ 369,900	\$ 635,875	\$ 1,448,440	
Price Per Square Ft		\$ 12.67	\$ 53.22	\$ 112.46	\$ 107.69	\$ 114.91	\$ 155.17	\$ 174.56	\$ 399.35	
Number Transactions		1	4	6	5	12	5	4	1	38
New Listings		-	2	7	9	13	14	7	1	53
Total Active Listings		1	6	8	18	39	41	26	16	155
Months Inventory		1.0	1.5	1.3	3.6	3.3	8.2	6.5	16.0	

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