

April 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		\$ 254,400	\$ 1,433,799	\$ 4,609,700	\$ 8,094,649	\$ 9,943,074	\$ 10,149,160	\$ 3,918,700	\$ 2,878,600	\$ 41,282,082
Average DOM		31	32	53	49	61	83	185	83	60
Average Sqft		947	1,307	1,311	1,645	2,015	2,666	3,288	3,569	1,825
Average List Price		\$ 40,857	\$ 85,799	\$ 127,207	\$ 174,081	\$ 240,331	\$ 386,432	\$ 730,483	\$ 1,624,500	\$ 230,528
Average Sale Price		\$ 36,343	\$ 79,656	\$ 124,586	\$ 172,227	\$ 236,740	\$ 375,895	\$ 653,117	\$ 1,439,300	\$ 221,947
Price Per Square Ft		\$ 38.37	\$ 60.93	\$ 95.01	\$ 104.69	\$ 117.48	\$ 140.97	\$ 198.66	\$ 403.33	\$ 121.60
Number Transactions		7	18	37	47	42	27	6	2	186
New Listings		4	26	37	54	70	56	9	7	263
Total Active Listings		13	39	55	81	160	119	61	28	556
Months Inventory		1.9	2.2	1.5	1.7	3.8	4.4	10.2	14.0	

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		\$ 35,500	\$ 148,280	\$ 1,099,800	\$ 1,057,000	\$ 2,009,400	\$ 3,103,600	\$ 500,000		\$ 7,953,580
Average DOM		36	46	47	49	139	79	196		78
Average Sqft		1,350	1,646	1,312	1,797	2,174	2,041	3,588		1,836
Average List Price		\$ 21,000	\$ 84,450	\$ 123,967	\$ 178,400	\$ 254,772	\$ 353,311	\$ 500,000		\$ 219,324
Average Sale Price		\$ 17,750	\$ 74,140	\$ 122,200	\$ 176,167	\$ 251,175	\$ 344,844	\$ 500,000		\$ 214,962
Price Per Square Ft		\$ 13.15	\$ 45.04	\$ 93.15	\$ 98.03	\$ 115.52	\$ 168.92	\$ 139.35		\$ 117.08
Number Transactions		2	2	9	6	8	9	1		37
New Listings		6	11	30	18	31	29	13	5	143
Total Active Listings		3	16	17	20	25	25	12	6	124
Months Inventory		1.5	8.0	1.9	3.3	3.1	2.8	12.0		

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			\$ 62,500	\$ 496,000	\$ 1,296,320	\$ 1,971,950	\$ 2,360,900	\$ 945,000	\$ 1,350,000	\$ 8,482,670
Average DOM			21	44	41	52	87	90	85	57
Average Sqft			1,324	1,611	1,931	1,835	2,422	3,354	7,122	2,178
Average List Price			\$ 65,000	\$ 130,850	\$ 190,107	\$ 253,456	\$ 404,733	\$ 979,000	\$ 1,399,900	\$ 312,646
Average Sale Price			\$ 62,500	\$ 124,000	\$ 185,189	\$ 246,494	\$ 393,483	\$ 945,000	\$ 1,350,000	\$ 302,953
Price Per Square Ft			\$ 47.21	\$ 76.97	\$ 95.90	\$ 134.34	\$ 162.46	\$ 281.75	\$ 189.55	\$ 139.12
Number Transactions			1	4	7	8	6	1	1	28
New Listings										-
Total Active Listings			6	9	18	43	42	26	16	160
Months Inventory		#DIV/0!	6.0	2.3	2.6	5.4	7.0	26.0	16.0	

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