

## May 2019 - Greater Texoma Residential Market Summary

### GRAYSON COUNTY

	<b>PRICE RANGE</b>								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		\$ 481,650	\$ 1,492,900	\$ 3,782,100	\$ 8,172,645	\$ 13,951,831	\$ 9,230,880	\$ 2,938,900		\$ 40,050,906
Average DOM		43	49	32	50	60	57	110		52
Average Sqft		1,180	1,382	1,359	1,617	2,047	2,680	3,915		1,832
Average List Price		\$ 40,808	\$ 81,245	\$ 129,787	\$ 177,424	\$ 249,549	\$ 381,491	\$ 804,450		\$ 211,058
Average Sale Price		\$ 37,050	\$ 74,645	\$ 126,070	\$ 173,886	\$ 244,769	\$ 369,235	\$ 734,725		\$ 204,341
Price Per Square Ft		\$ 31.41	\$ 54.02	\$ 92.76	\$ 107.54	\$ 119.60	\$ 137.76	\$ 187.66		\$ 111.54
Number Transactions		13	20	30	47	57	25	4		196
New Listings		4	1	3	-	-	-	-		8
Total Active Listings		-	-	-	9	11	5	1		26
Months Inventory		5.0	29.0	38.0	47.0	91.0	53.0	20.0	6.0	289.0

### FANNIN COUNTY

	<b>PRICE RANGE</b>								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		\$ 96,000	\$ 771,000	\$ 1,221,400	\$ 853,900	\$ 724,000	\$ 1,085,000	\$ 690,000		\$ 5,441,300
Average DOM		15	94	41	80	52	87	315		72
Average Sqft		926	1,025	1,523	1,903	2,251	2,456	4,384		1,608
Average List Price		\$ 37,667	\$ 76,250	\$ 128,060	\$ 178,640	\$ 254,500	\$ 369,667	\$ 725,000		\$ 161,337
Average Sale Price		\$ 32,000	\$ 77,100	\$ 122,140	\$ 170,780	\$ 241,333	\$ 361,667	\$ 690,000		\$ 155,466
Price Per Square Ft		\$ 34.56	\$ 75.19	\$ 80.22	\$ 89.76	\$ 107.20	\$ 147.28	\$ 157.39		\$ 96.69
Number Transactions		3	10	10	5	3	3	1		35
New Listings		3	6	17	2	15	7	2		52
Total Active Listings		6	11	30	18	31	29	13	5	143
Months Inventory		2.0	1.1	3.0	3.6	10.3	9.7	13.0		

### COOKE COUNTY

	<b>PRICE RANGE</b>								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		\$ 148,700	\$ 829,000	\$ 1,248,600	\$ 3,090,650	\$ 2,175,500	\$ 545,000			\$ 8,037,450
Average DOM		289	53	46	66	65	146			75
Average Sqft		1,313	1,790	1,772	1,948	2,258	2,396			1,915
Average List Price		\$ 82,450	\$ 143,717	\$ 174,900	\$ 243,311	\$ 372,967	\$ 569,900			\$ 234,921
Average Sale Price		\$ 74,350	\$ 138,167	\$ 178,371	\$ 237,742	\$ 362,583	\$ 545,000			\$ 229,641
Price Per Square Ft		\$ 56.63	\$ 77.19	\$ 100.69	\$ 122.02	\$ 160.60	\$ 227.46			\$ 119.89
Number Transactions		2	6	7	13	6	1			35
New Listings		-	4	6	11	14	21	10	3	69
Total Active Listings		-	5	16	14	45	38	27	15	160
Months Inventory		#DIV/0!	2.5	2.7	2.0	3.5	6.3	27.0		

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