

June 2019 - Greater Texoma Residential Market Summary

GRAYSON COUNTY

PRICE RANGE

	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		\$ 164,250	\$ 1,151,900	\$ 3,228,400	\$ 6,216,619	\$ 15,180,952	\$ 10,112,508	\$ 5,398,500	\$ 2,700,000	\$ 44,153,129
Average DOM		71	42	42	63	59	109	128	379	71
Average Sqft		942	1,203	1,335	1,802	2,073	2,817	3,446	3,371	2,005
Average List Price		\$ 38,910	\$ 77,762	\$ 130,536	\$ 181,139	\$ 248,264	\$ 382,082	\$ 646,989	\$ 1,570,000	\$ 252,537
Average Sale Price		\$ 32,850	\$ 71,994	\$ 129,136	\$ 177,618	\$ 240,967	\$ 374,537	\$ 599,833	\$ 1,350,000	\$ 242,600
Price Per Square Ft		\$ 34.89	\$ 59.82	\$ 96.75	\$ 98.56	\$ 116.24	\$ 132.94	\$ 174.06	\$ 400.47	\$ 121.02
Number Transactions		5	16	25	35	63	27	9	2	182
New Listings		5	27	53	44	89	68	13	3	302
Total Active Listings		13	45	85	78	170	153	61	29	634
Months Inventory		2.6	2.8	3.4	2.2	2.7	5.7			

FANNIN COUNTY

PRICE RANGE

	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		\$ 20,000	\$ 477,799	\$ 1,183,100	\$ 894,124	\$ 2,758,500	\$ 1,752,500	\$ 525,000		\$ 7,611,023
Average DOM		33	39	79	46	66	43	145		60
Average Sqft		1,446	1,240	1,648	1,721	2,111	2,647	3,096		1,854
Average List Price		\$ 32,755	\$ 71,557	\$ 138,056	\$ 178,780	\$ 256,826	\$ 444,375	\$ 499,000		\$ 204,517
Average Sale Price		\$ 20,000	\$ 68,257	\$ 131,456	\$ 178,825	\$ 250,773	\$ 438,125	\$ 525,000		\$ 200,290
Price Per Square Ft		\$ 13.83	\$ 55.03	\$ 79.78	\$ 103.92	\$ 118.80	\$ 165.50	\$ 169.57		\$ 108.01
Number Transactions		1	7	9	5	11	4	1		38
New Listings		3	8	9	10	10	7	6	3	56
Total Active Listings		5	12	23	23	32	27	16	9	147
Months Inventory		5.0	1.7	2.6	4.6	2.9	6.8	16.0		

COOKE COUNTY

PRICE RANGE

	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			\$ 525,000	\$ 602,500	\$ 673,000	\$ 2,480,510	\$ 3,111,000	\$ 2,161,000	\$ 2,330,090	\$ 11,883,100
Average DOM			28	78	35	180	131	153	160	111
Average Sqft			1,239	1,229	1,488	2,374	2,478	4,637	2,661	2,143
Average List Price			\$ 81,950	\$ 119,680	\$ 178,125	\$ 235,590	\$ 400,463	\$ 747,667	\$ 1,397,500	\$ 320,055
Average Sale Price			\$ 75,000	\$ 120,500	\$ 168,250	\$ 248,051	\$ 388,875	\$ 720,333	\$ 1,165,045	\$ 304,695
Price Per Square Ft			\$ 60.53	\$ 98.02	\$ 113.05	\$ 104.50	\$ 156.93	\$ 155.34	\$ 437.90	\$ 142.20
Number Transactions			7	5	4	10	8	3	2	39
New Listings			3	6	11	9	8	8	3	48
Total Active Listings		-	6	12	22	43	43	33	18	177
Months Inventory		#DIV/0!	0.9	2.4	5.5	4.3	5.4	11.0	9.0	

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