

July 2019 - Greater Texoma Residential Market Summary

GRAYSON COUNTY

	<i>PRICE RANGE</i>								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	
Sales		\$ 116,000	\$ 1,582,000	\$ 4,352,537	\$ 7,689,882	\$ 14,626,595	\$ 17,251,265	\$ 4,585,000	\$ 50,203,279
Average DOM		41	46	29	52	67	72	138	59
Average Sqft		890	1,399	1,281	1,626	2,080	2,626	3,877	1,961
Average List Price		\$ 40,933	\$ 87,005	\$ 127,851	\$ 180,633	\$ 248,066	\$ 383,802	\$ 620,163	\$ 239,749
Average Sale Price		\$ 38,667	\$ 79,100	\$ 124,358	\$ 174,770	\$ 243,777	\$ 375,028	\$ 573,125	\$ 232,423
Price Per Square Ft		\$ 43.46	\$ 56.55	\$ 97.09	\$ 107.48	\$ 117.23	\$ 142.84	\$ 147.81	\$ 118.52
Number Transactions		3	20	35	44	60	46	8	216
New Listings		8	23	52	52	91	55	25	313
Total Active Listings		12	40	88	82	198	173	72	697
Months Inventory		4.0	2.0	2.5	1.9	3.3	3.8	9.0	

FANNIN COUNTY

	<i>PRICE RANGE</i>								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	
Sales		\$ 73,500	\$ 468,000	\$ 1,401,500	\$ 1,592,400	\$ 1,494,000	\$ 2,524,000		
Average DOM		23	94	38	49	42	85		
Average Sqft		1,031	1,283	1,333	1,668	1,745	2,422		
Average List Price		\$ 42,000	\$ 82,036	\$ 131,127	\$ 176,755	\$ 250,567	\$ 366,271		
Average Sale Price		\$ 36,750	\$ 66,857	\$ 127,409	\$ 176,933	\$ 249,000	\$ 360,571		
Price Per Square Ft		\$ 35.65	\$ 52.12	\$ 95.57	\$ 106.10	\$ 142.71	\$ 148.86		
Number Transactions		2	7	11	9	6	7		42
New Listings		5	11	17	16	11	8	3	72
Total Active Listings		5	13	24	24	31	29	16	151
Months Inventory		2.5	1.9	2.2	2.7	5.2	4.1		

COOKE COUNTY

	<i>PRICE RANGE</i>								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	
Sales		\$ 271,500	\$ 847,000	\$ 1,345,000	\$ 2,953,862	\$ 1,230,000	\$ 2,817,050		
Average DOM		72	62	67	58	160	17		
Average Sqft		1,147	1,574	1,765	1,981	2,323	2,362		
Average List Price		\$ 99,833	\$ 129,986	\$ 171,588	\$ 229,632	\$ 335,975	\$ 738,500		
Average Sale Price		\$ 90,500	\$ 121,000	\$ 168,125	\$ 227,220	\$ 307,500	\$ 704,263		
Price Per Square Ft		\$ 78.92	\$ 76.90	\$ 95.23	\$ 114.70	\$ 132.40	\$ 298.16		
Number Transactions		3	7	8	13	4	4		39
New Listings		5	3	17	16	16	6	3	66
Total Active Listings		-	5	14	21	43	43	33	178
Months Inventory		0.0	1.7	2.0	2.6	3.3	10.8	8.3	

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