

August 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		\$ 118,500	\$ 1,644,215	\$ 5,071,250	\$ 6,514,148	\$ 12,498,490	\$ 12,324,125	\$ 4,928,900	\$ 1,750,000	\$ 44,849,628
Average DOM		67	69	43	27	41	64	106	85	49
Average Sqft		1,317	1,158	1,370	1,511	1,999	2,790	4,393	4,277	1,895
Average List Price		\$ 32,225	\$ 80,317	\$ 133,405	\$ 173,621	\$ 246,108	\$ 383,971	\$ 720,400	\$ 1,899,000	\$ 233,942
Average Sale Price		\$ 29,625	\$ 71,488	\$ 126,781	\$ 171,425	\$ 240,356	\$ 373,458	\$ 704,129	\$ 1,750,000	\$ 226,513
Price Per Square Ft		\$ 22.49	\$ 61.72	\$ 92.52	\$ 113.45	\$ 120.22	\$ 133.85	\$ 160.28	\$ 409.17	\$ 119.53
Number Transactions		4	23	40	38	52	33	7	1	198
New Listings		6	16	50	67	67	44	19	1	270
Total Active Listings		11	40	92	91	209	168	73	30	714
Months Inventory		2.8	1.7	2.3	2.4	4.0	5.1	10.4	30.0	3.6

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		\$ 35,500	\$ 704,000	\$ 992,151	\$ 1,423,400	\$ 1,427,500	\$ 2,406,000	\$ 750,000		\$ 7,738,551
Average DOM		67	34	16	80	37	91	17		50
Average Sqft		1,508	1,096	1,695	1,928	1,995	2,014	2,336		1,711
Average List Price		\$ 45,000	\$ 82,222	\$ 124,175	\$ 176,538	\$ 245,500	\$ 415,067	\$ 749,900		\$ 202,667
Average Sale Price		\$ 35,500	\$ 78,222	\$ 124,019	\$ 177,925	\$ 237,917	\$ 401,000	\$ 750,000		\$ 198,424
Price Per Square Ft		\$ 23.54	\$ 71.39	\$ 73.19	\$ 92.27	\$ 119.28	\$ 199.09	\$ 321.06		\$ 115.95
Number Transactions		1	9	8	8	6	6	1		39
New Listings		3	9	10	8	12	11	6	1	60
Total Active Listings		5	12	24	20	36	28	21	10	156
Months Inventory		5.0	1.3	3.0	2.5	6.0	4.7	21.0		

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			\$ 244,400	\$ 1,210,500	\$ 1,937,700	\$ 2,588,150	\$ 5,081,710	\$ 2,394,000	\$ 3,464,000	\$ 16,920,460
Average DOM			26	65	29	56	55	277	124	66
Average Sqft			1,365	1,314	1,605	2,061	2,196	3,271	4,056	2,002
Average List Price			\$ 84,633	\$ 126,504	\$ 177,409	\$ 250,436	\$ 396,881	\$ 804,333	\$ 1,180,500	\$ 321,096
Average Sale Price			\$ 81,467	\$ 121,050	\$ 176,155	\$ 235,286	\$ 390,901	\$ 798,000	\$ 1,154,667	\$ 313,342
Price Per Square Ft			\$ 59.67	\$ 92.12	\$ 109.73	\$ 114.18	\$ 178.01	\$ 243.99	\$ 284.66	\$ 156.54
Number Transactions			3	10	11	11	13	3	3	54
New Listings		1	4	14	7	15	5	15	2	63
Total Active Listings		-	6	13	26	42	40	36	17	180
Months Inventory		#DIV/0!	2.0	1.3	2.4	3.8	3.1	12.0	5.7	

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