

September 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		\$ 240,500	\$ 1,271,932	\$ 4,631,077	\$ 4,611,500	\$ 11,197,030	\$ 9,155,065	\$ 4,581,900	\$ 3,250,000	\$ 38,939,004
Average DOM		65	44	44	35	64	145	76	484	68
Average Sqft		1,064	1,081	1,396	1,739	2,113	2,840	3,618	6,000	1,943
Average List Price		\$ 41,475	\$ 82,731	\$ 132,723	\$ 181,727	\$ 255,328	\$ 381,436	\$ 673,700	\$ 3,730,000	\$ 247,744
Average Sale Price		\$ 30,063	\$ 79,496	\$ 128,641	\$ 177,365	\$ 248,823	\$ 366,203	\$ 654,557	\$ 3,250,000	\$ 237,433
Price Per Square Ft		\$ 28.25	\$ 73.57	\$ 92.12	\$ 101.99	\$ 117.75	\$ 128.96	\$ 180.92	\$ 541.67	\$ 122.18
Number Transactions		8	16	36	26	45	25	7	1	164
New Listings		5	25	49	51	46	42	20	4	2
Total Active Listings		6	39	84	86	189	156	81	31	672
Months Inventory		0.8	2.4	2.3	3.3	4.2	6.2	11.6	31.0	4.1

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		\$ 134,500	\$ 531,400	\$ 856,900	\$ 1,513,407	\$ 1,818,900	\$ 705,580			\$ 5,560,687
Average DOM		30	46	36	42	62	100			47
Average Sqft		1,173	1,171	1,324	1,817	2,126	1,695			1,566
Average List Price		\$ 36,780	\$ 80,700	\$ 124,271	\$ 170,378	\$ 258,457	\$ 364,950			\$ 153,816
Average Sale Price		\$ 26,900	\$ 75,914	\$ 122,414	\$ 168,156	\$ 259,843	\$ 352,790			\$ 150,289
Price Per Square Ft		\$ 22.94	\$ 64.85	\$ 92.47	\$ 92.53	\$ 122.21	\$ 208.14			\$ 95.95
Number Transactions		5	7	7	9	7	2			37
New Listings		-	12	12	9	6	4	3	-	46
Total Active Listings		2	14	22	18	32	25	23	8	144
Months Inventory		0.4	2.0	3.1	2.0	4.6	12.5			

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		\$ 45,000	\$ 340,000	\$ 670,074	\$ 523,000	\$ 2,792,340	\$ 3,131,900	\$ 2,932,500		\$ 10,434,814
Average DOM		42	42	36	48	98	43	49		60
Average Sqft		966	1,171	1,571	2,053	2,317	2,525	5,670		2,445
Average List Price		\$ 53,500	\$ 89,225	\$ 145,740	\$ 179,497	\$ 266,000	\$ 399,275	\$ 568,213		\$ 279,740
Average Sale Price		\$ 45,000	\$ 85,000	\$ 134,015	\$ 174,333	\$ 253,849	\$ 391,488	\$ 733,125		\$ 289,856
Price Per Square Ft		\$ 46.58	\$ 72.62	\$ 85.29	\$ 84.93	\$ 109.55	\$ 155.03	\$ 129.29		\$ 118.53
Number Transactions		1	4	5	3	11	8	4		36
New Listings		1	4	9	5	10	13	6	4	52
Total Active Listings		1	8	20	23	43	37	39	17	188
Months Inventory		1.0	2.0	4.0	7.7	3.9	4.6	9.8		

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