

Collin County, TX

County · TX · Texas

SELLER'S MARKET

\$474K

MEDIAN SALE PRICE

+126.1%

1-YR CHANGE

4,235

SALES (12 MO)

\$510K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

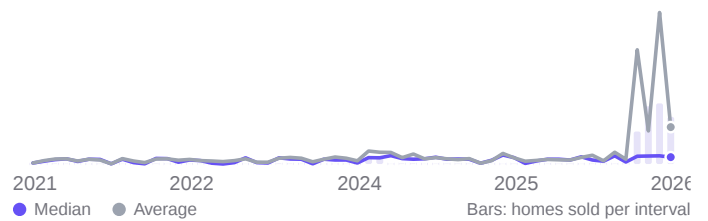
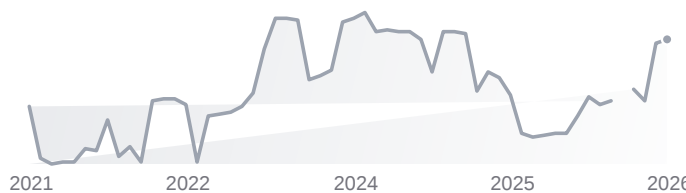
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$427K · Average \$2.2M

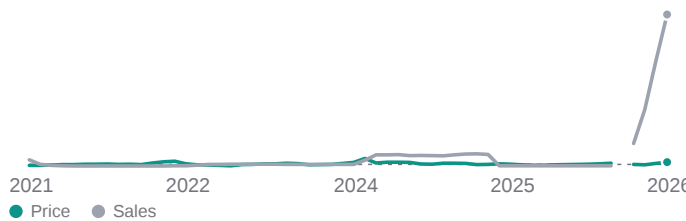


Growth (year over year)

Price +126.1% · Sales +8542.9%

Price per square foot

\$183/ft²

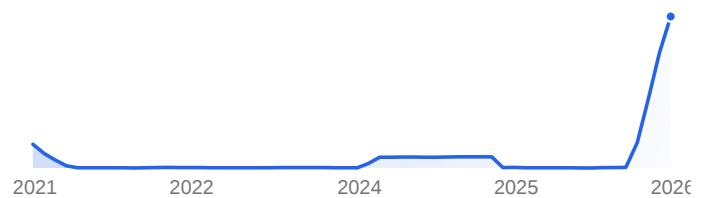


Sale premium vs estimated value

-9.3%

Annual turnover (share of homes sold)

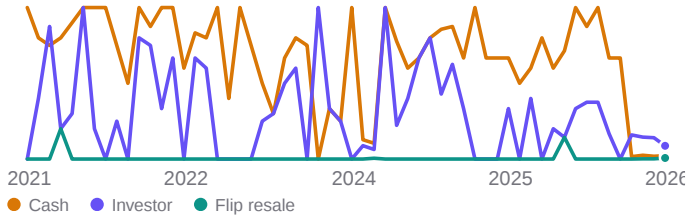
1.1%



BUYERS & OUTCOMES

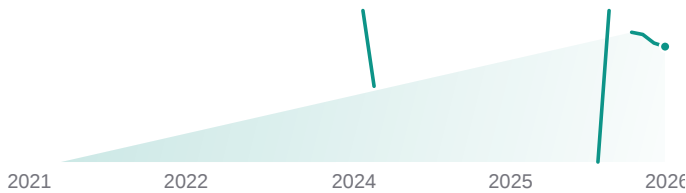
Buyer mix

Cash 2.2% · Investor 8.7% · Flip resale 0.7%



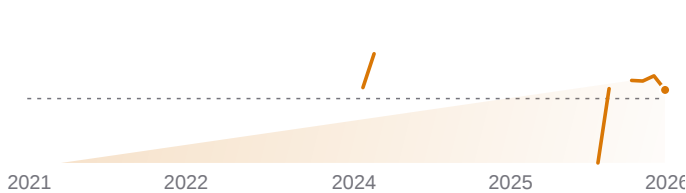
Sellers who sold at a gain

76%

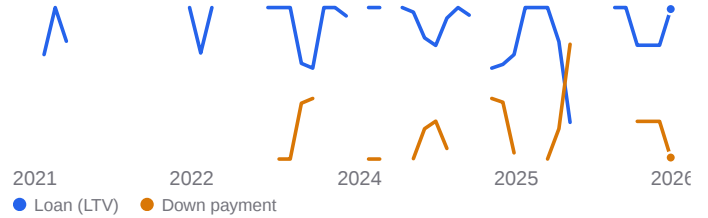


Median annualized return at resale

+3.4%

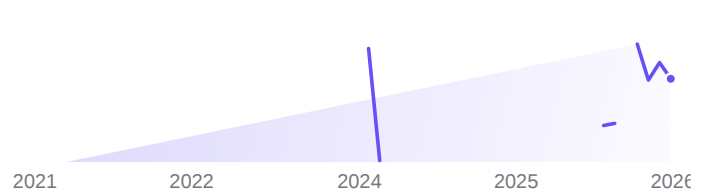


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

11.3 yrs



Preforeclosure filings

Filings 111 · Auction stage 111



HOUSING STOCK

Homes	370,127
Median value (AVM)	\$510K
Median size	2,434 ft²
Median bedrooms	4
Median year built	2004
Single family	91%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	14%
Median loan-to-value	46%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	1,263,100
Density	1,501 / mi²
Median household income	\$109K
Average household income	\$142K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	27
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	5.8%
Unemployment	1.4%
Average temp	65°F
Annual precip	40 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.