

Cooke County, TX

County · TX · Texas

SELLER'S MARKET

\$303K

MEDIAN SALE PRICE

140

SALES (12 MO)

\$338K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

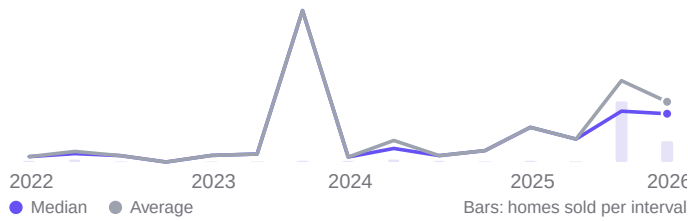
MARKET TRENDS (5 YEARS)

Sale prices

Median \$303K · Average \$372K

Growth (year over year)

Price +75.0% · Sales -57.1%



Price per square foot

\$152/ft²

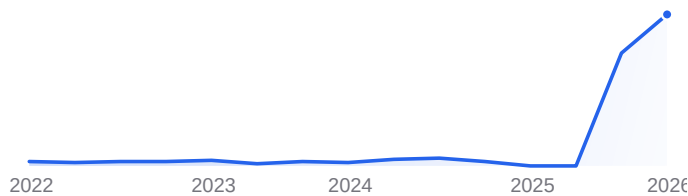
Sale premium vs estimated value

-6.5%



Annual turnover (share of homes sold)

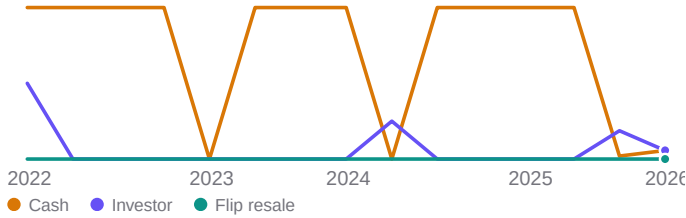
0.7%



BUYERS & OUTCOMES

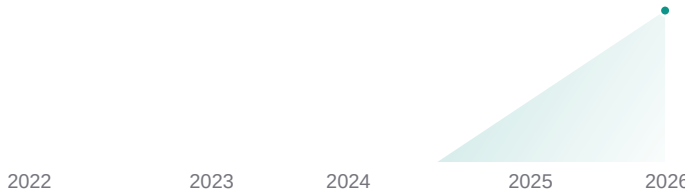
Buyer mix

Cash 5.7% · Investor 5.7% · Flip resale 0%



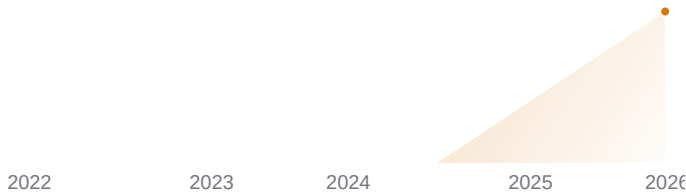
Sellers who sold at a gain

100%



Median annualized return at resale

+8.2%



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



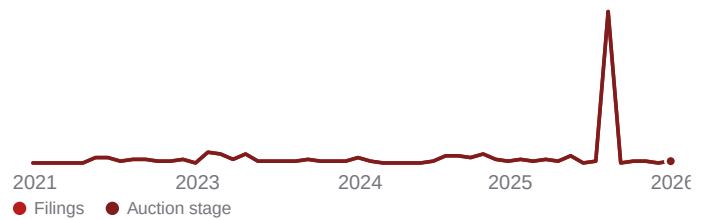
Typical hold before selling

13.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	19,733
Median value (AVM)	\$338K
Median size	1,648 ft²
Median bedrooms	3
Median year built	1990
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.9%
Owner occupied	69%
Company owned	15%
Median loan-to-value	28%
Typical ownership tenure	19.4 yrs

COMMUNITY

Population	44,658
Density	51 / mi²
Median household income	\$67K
Average household income	\$95K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	37
Homes occupied	89%
Bachelor's or higher	17%
Poverty rate	9.7%
Unemployment	1.0%
Average temp	64°F
Annual precip	39 in
Sunshine	64%

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