

Dallas County, TX

County · TX · Texas

SELLER'S MARKET

\$371K

MEDIAN SALE PRICE

+94.6%

1-YR CHANGE

7,255

SALES (12 MO)

\$318K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

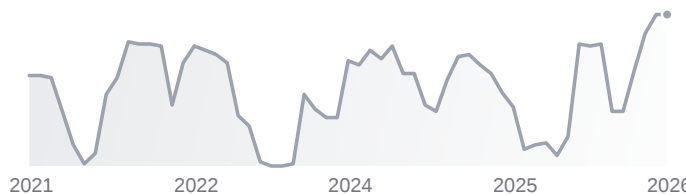
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

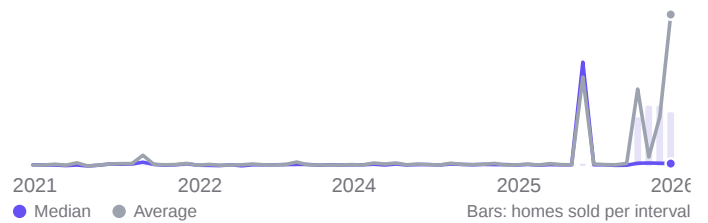
Market temperature (0–100)

78 / 100



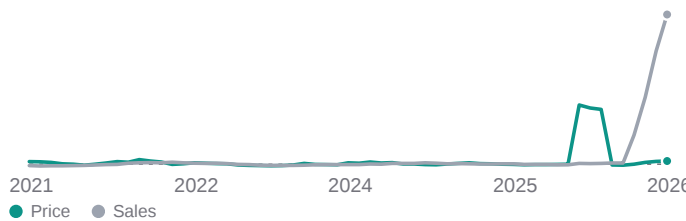
Sale prices

Median \$341K · Average \$18M



Growth (year over year)

Price +94.6% · Sales +4378.4%



Price per square foot

\$192/ft²



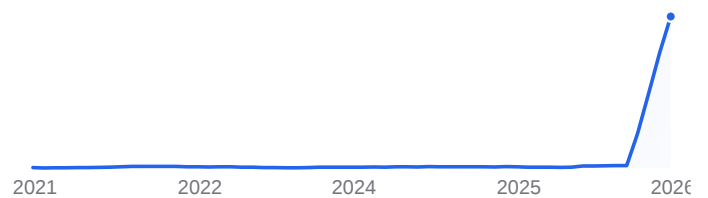
Sale premium vs estimated value

-3.6%



Annual turnover (share of homes sold)

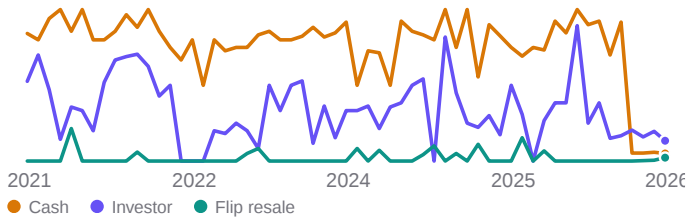
1.1%



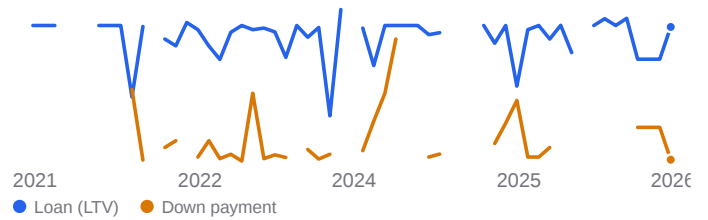
BUYERS & OUTCOMES

Buyer mix

Cash 5.0% · Investor 13% · Flip resale 2.2%

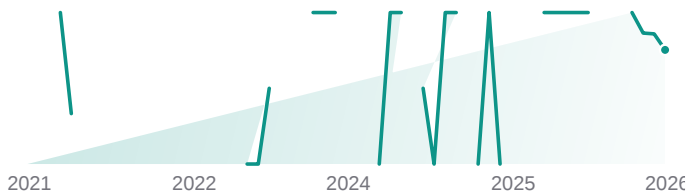


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



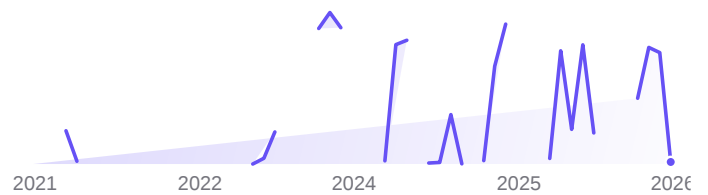
Sellers who sold at a gain

75%



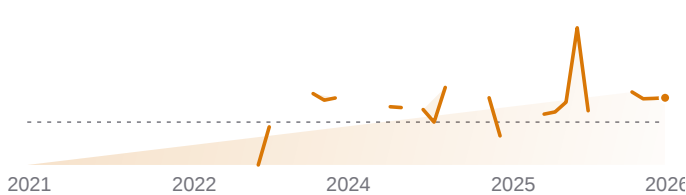
Typical hold before selling

0.4 yrs



Median annualized return at resale

+8.1%



Preforeclosure filings

Filings 282 · Auction stage 282



HOUSING STOCK

Homes	650,821
Median value (AVM)	\$318K
Median size	1,690 ft²
Median bedrooms	3
Median year built	1977
Single family	85%
Condos	6.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.2%
Owner occupied	79%
Company owned	14%
Median loan-to-value	37%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	2,645,658
Density	3,030 / mi²
Median household income	\$70K
Average household income	\$104K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	24
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	12.4%
Unemployment	1.4%
Average temp	65°F
Annual precip	39 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.