

# Ellis County, TX

County · TX · Texas

SELLER'S MARKET

**\$382K**

MEDIAN SALE PRICE

**+114.9%**

1-YR CHANGE

**1,306**

SALES (12 MO)

**\$374K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

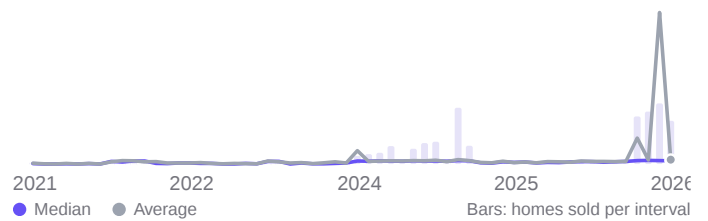
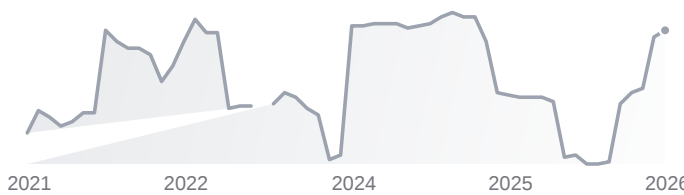
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$358K · Average \$489K

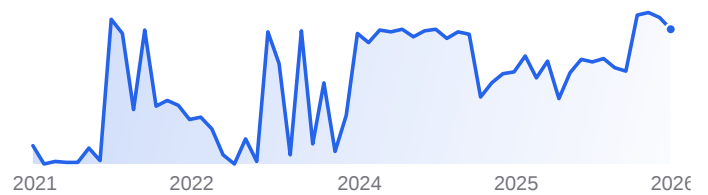
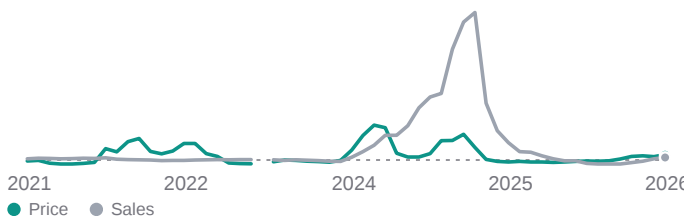


Growth (year over year)

Price +114.9% · Sales +53.8%

Price per square foot

\$168/ft²

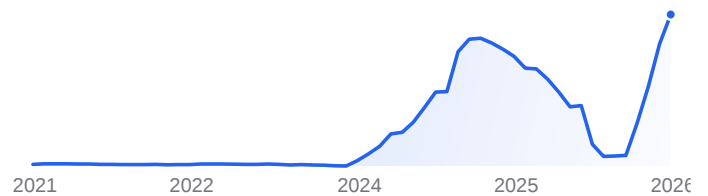
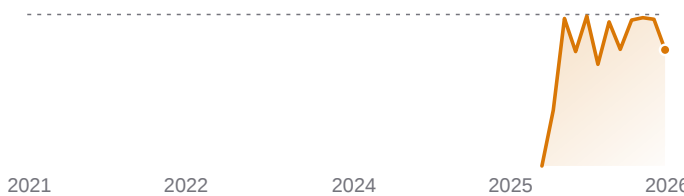


Sale premium vs estimated value

-4.5%

Annual turnover (share of homes sold)

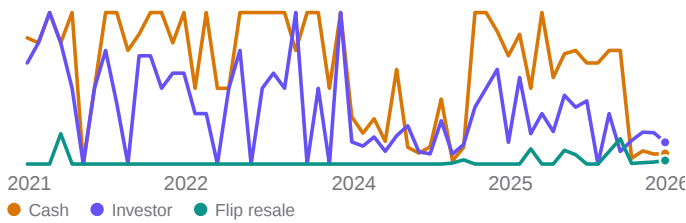
1.5%



## BUYERS & OUTCOMES

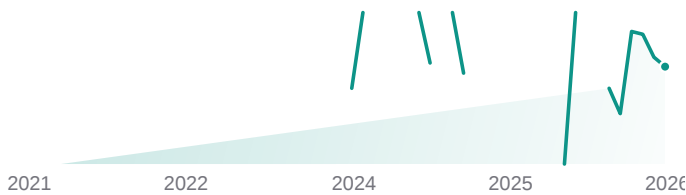
### Buyer mix

Cash 7.0% · Investor 14% · Flip resale 2.3%



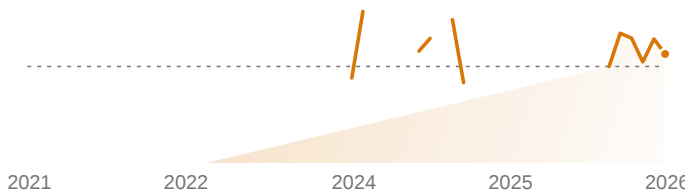
### Sellers who sold at a gain

64%

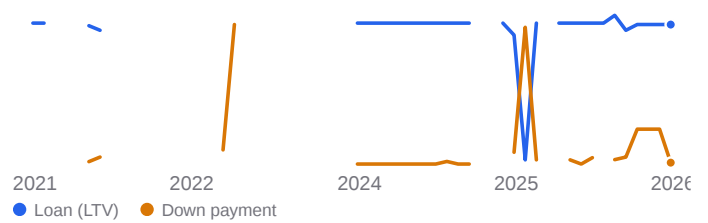


### Median annualized return at resale

+3.9%



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



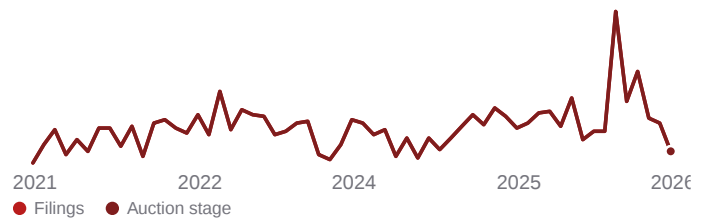
### Typical hold before selling

1.3 yrs



### Preforeclosure filings

Filings 10 · Auction stage 10



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 84,589    |
| Median value (AVM) | \$374K    |
| Median size        | 1,996 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2004      |
| Single family      | 83%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 51%     |
| Underwater (LTV 125% or more) | 1.4%    |
| Owner occupied                | 80%     |
| Company owned                 | 13%     |
| Median loan-to-value          | 50%     |
| Typical ownership tenure      | 6.1 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 235,894   |
| Density                          | 252 / mi² |
| Median household income          | \$92K     |
| Average household income         | \$116K    |
| Crime index (US avg 100)         | 92        |
| Air pollution index (US avg 100) | 115       |
| Earthquake index (US avg 100)    | 24        |
| Homes occupied                   | 96%       |
| Bachelor's or higher             | 20%       |
| Poverty rate                     | 8.0%      |
| Unemployment                     | 1.3%      |
| Average temp                     | 65°F      |
| Annual precip                    | 38 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.