

Grayson County, TX

County · TX · Texas

SELLER'S MARKET

\$276K

MEDIAN SALE PRICE

+65.3%

1-YR CHANGE

800

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



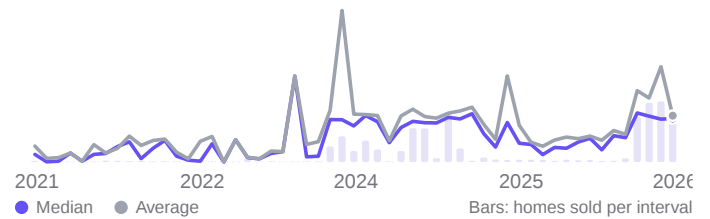
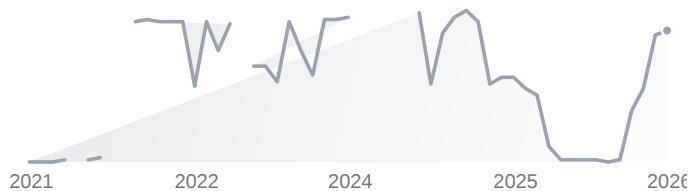
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$273K · Average \$289K

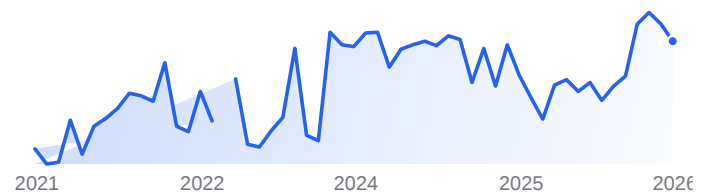
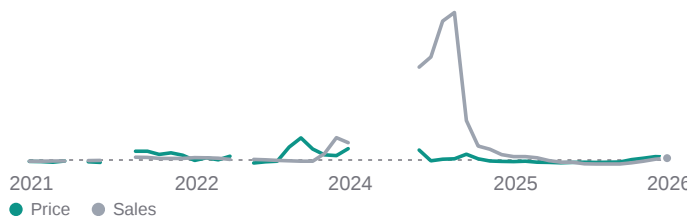


Growth (year over year)

Price +65.3% · Sales +42.1%

Price per square foot

\$146/ft²

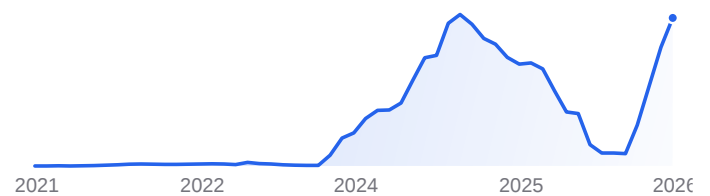
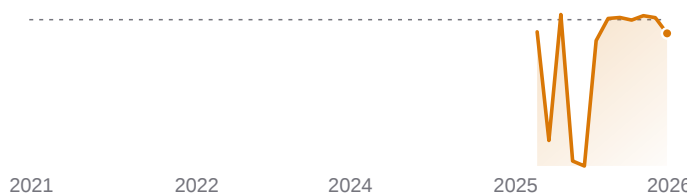


Sale premium vs estimated value

-3.5%

Annual turnover (share of homes sold)

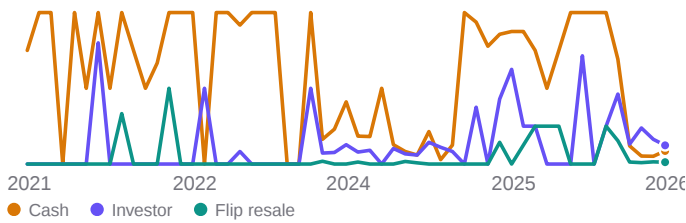
1.2%



BUYERS & OUTCOMES

Buyer mix

Cash 8.6% · Investor 12% · Flip resale 1.2%



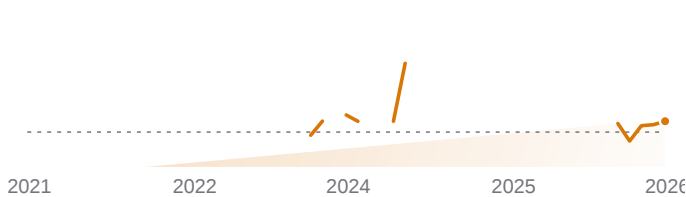
Sellers who sold at a gain

75%

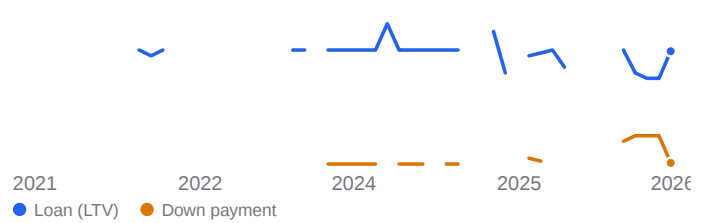


Median annualized return at resale

+6.8%



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



Typical hold before selling

1.3 yrs



Preforeclosure filings

Filings 19 · Auction stage 19



HOUSING STOCK

Homes	65,956
Median value (AVM)	\$284K
Median size	1,624 ft²
Median year built	1986
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.1%
Owner occupied	73%
Company owned	14%
Median loan-to-value	37%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	152,292
Density	163 / mi²
Median household income	\$67K
Average household income	\$90K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	37
Homes occupied	91%
Bachelor's or higher	17%
Poverty rate	8.8%
Unemployment	1.2%
Average temp	64°F
Annual precip	42 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.