

Gregg County, TX

County · TX · Texas

SELLER'S MARKET

\$243K

MEDIAN SALE PRICE

+69.2%

1-YR CHANGE

417

SALES (12 MO)

\$244K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

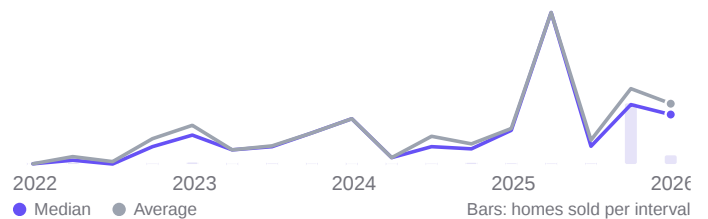
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

76 / 100

Sale prices

Median \$217K · Average \$261K

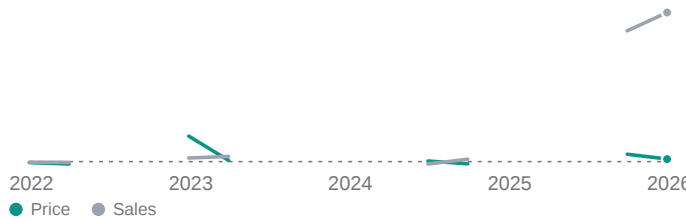


Growth (year over year)

Price +69.2% · Sales +4070.0%

Price per square foot

\$128/ft²

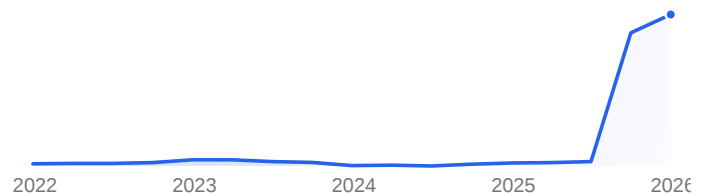
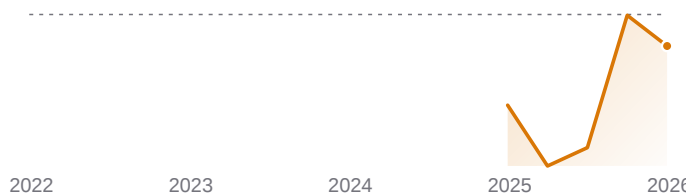


Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

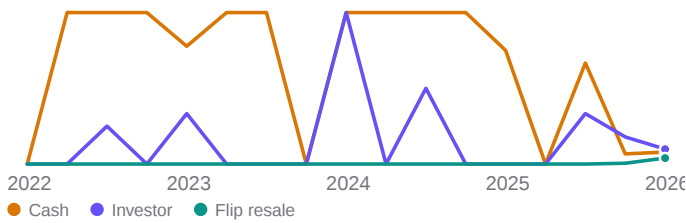
1.0%



BUYERS & OUTCOMES

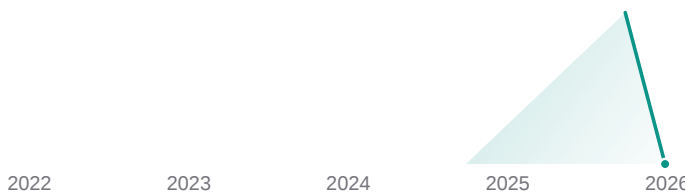
Buyer mix

Cash 7.8% · Investor 9.8% · Flip resale 3.9%



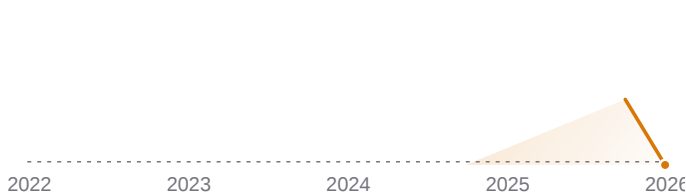
Sellers who sold at a gain

75%

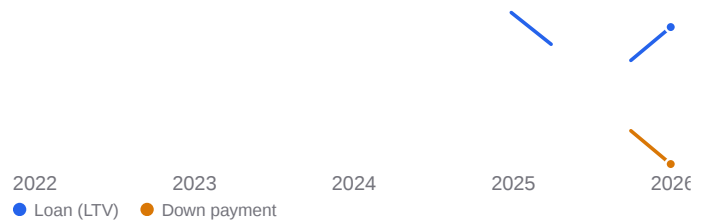


Median annualized return at resale

-0.4%

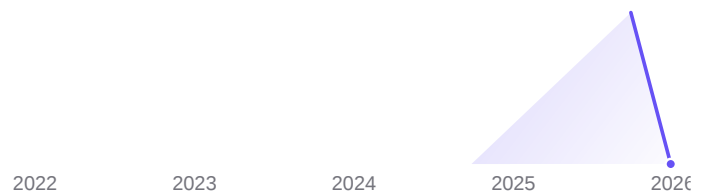


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.1 yrs



Preforeclosure filings

Filings 12 · Auction stage 12



HOUSING STOCK

Homes	43,193
Median value (AVM)	\$244K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1976
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.6%
Owner occupied	70%
Company owned	14%
Median loan-to-value	41%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	127,185
Density	465 / mi²
Median household income	\$65K
Average household income	\$87K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	33
Homes occupied	91%
Bachelor's or higher	16%
Poverty rate	14.0%
Unemployment	1.4%
Average temp	65°F
Annual precip	49 in
Sunshine	62%

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.