

Montague County, TX

County · TX · Texas

BUYER'S MARKET

\$222K

MEDIAN SALE PRICE

96

SALES (12 MO)

\$239K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



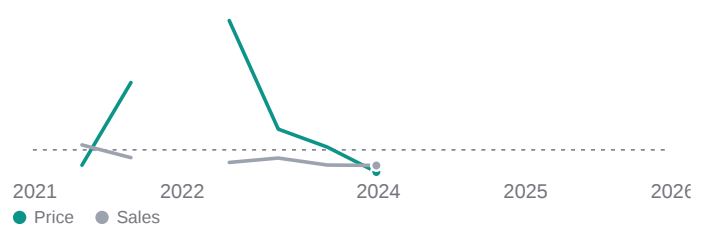
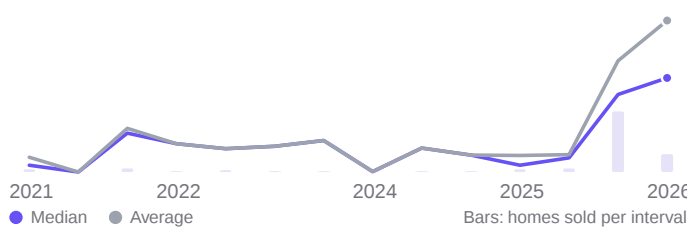
MARKET TRENDS (5 YEARS)

Sale prices

Median \$239K · Average \$377K

Growth (year over year)

Price -80.9% · Sales -57.1%



Price per square foot

\$148/ft²

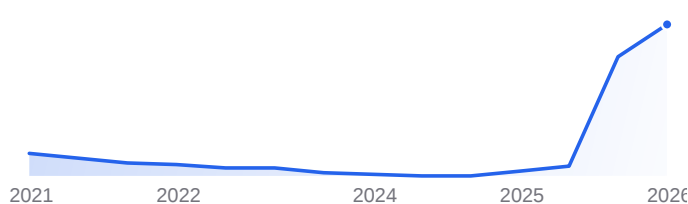
Sale premium vs estimated value

-21.8%



Annual turnover (share of homes sold)

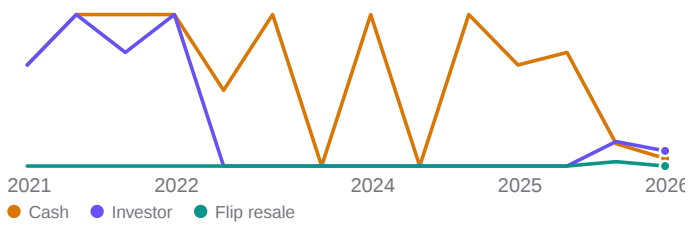
0.9%



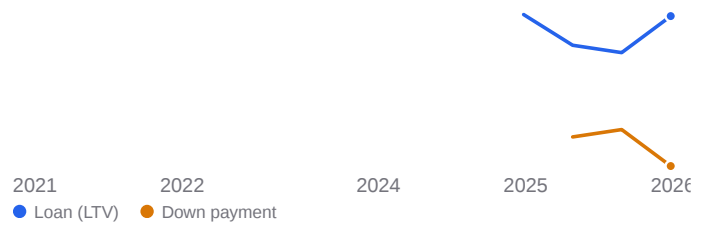
BUYERS & OUTCOMES

Buyer mix

Cash 5.0% · Investor 10% · Flip resale 0%



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



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,298
Median value (AVM)	\$239K
Median size	1,584 ft²
Median year built	1980
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.4%
Owner occupied	74%
Company owned	9.2%
Median loan-to-value	29%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	22,123
Density	24 / mi²
Median household income	\$65K
Average household income	\$80K

Crime index (US avg 100)	112
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	32
Homes occupied	82%
Bachelor's or higher	13%
Poverty rate	12.6%
Unemployment	1.1%
Average temp	64°F
Annual precip	34 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.