

Parker County, TX

County · TX · Texas

STRONG SELLER'S MARKET

\$459K

MEDIAN SALE PRICE

+511.5%

1-YR CHANGE

984

SALES (12 MO)

\$446K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

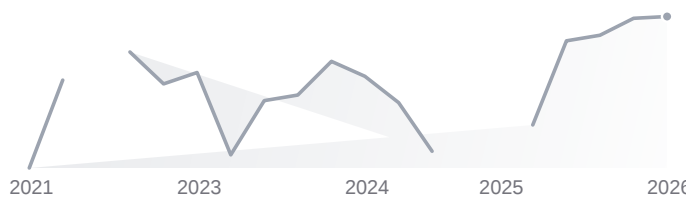
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

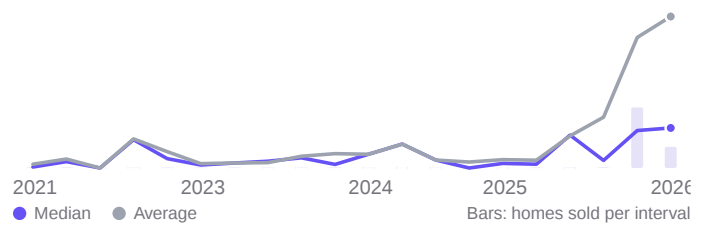
Market temperature (0–100)

82 / 100



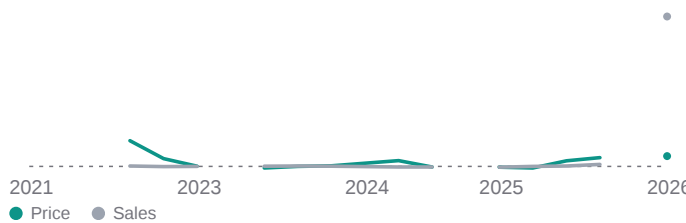
Sale prices

Median \$469K · Average \$1.7M



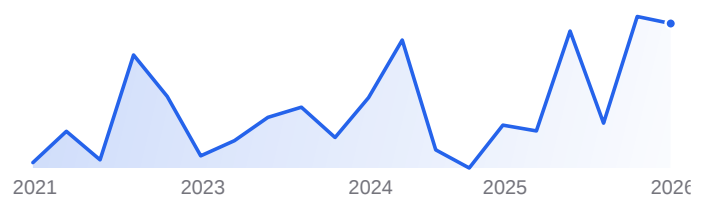
Growth (year over year)

Price +511.5% · Sales +7469.2%



Price per square foot

\$196/ft²



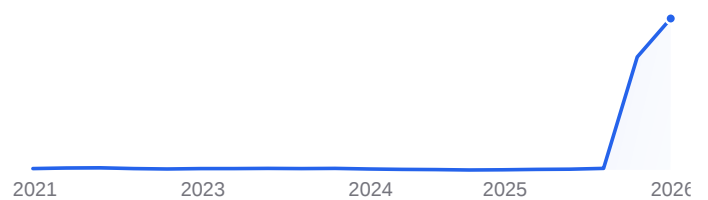
Sale premium vs estimated value

-2.4%



Annual turnover (share of homes sold)

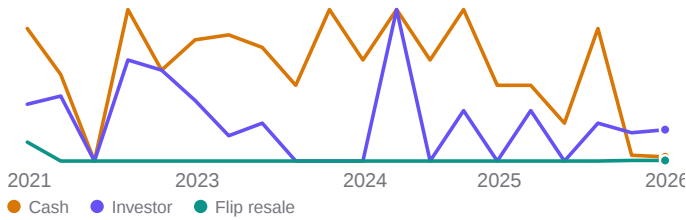
1.6%



BUYERS & OUTCOMES

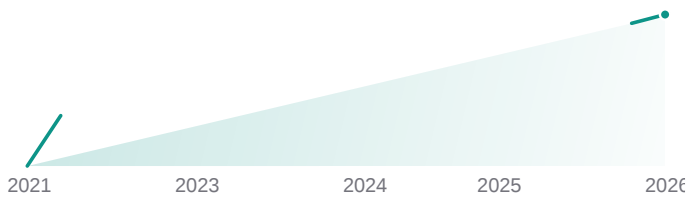
Buyer mix

Cash 2.8% · Investor 21% · Flip resale 0.4%



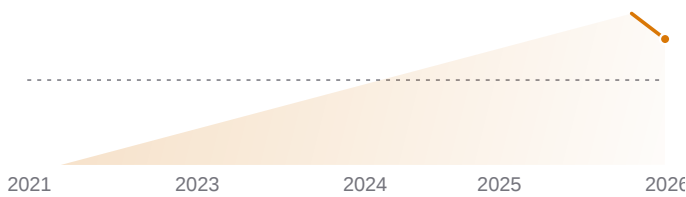
Sellers who sold at a gain

100%

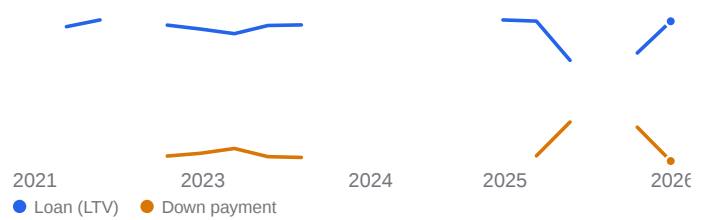


Median annualized return at resale

+4.8%

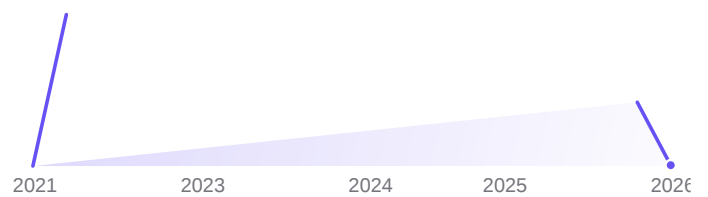


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



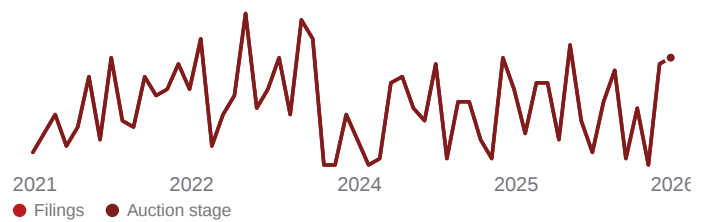
Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 18 · Auction stage 18



HOUSING STOCK

Homes	60,628
Median value (AVM)	\$446K
Median size	2,022 ft²
Median year built	2005
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.3%
Owner occupied	82%
Company owned	12%
Median loan-to-value	44%
Typical ownership tenure	6.1 yrs

COMMUNITY

Population	182,737
Density	202 / mi²
Median household income	\$95K
Average household income	\$119K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	21
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	7.6%
Unemployment	1.1%
Average temp	64°F
Annual precip	34 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.