

Rockwall County, TX

County · TX · Texas

SELLER'S MARKET

\$417K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

500

SALES (12 MO)

\$418K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

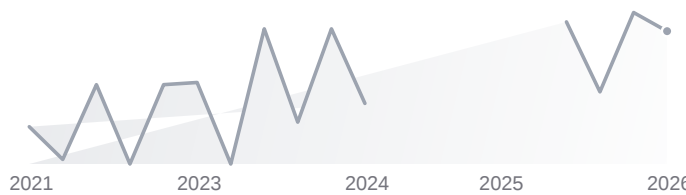
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

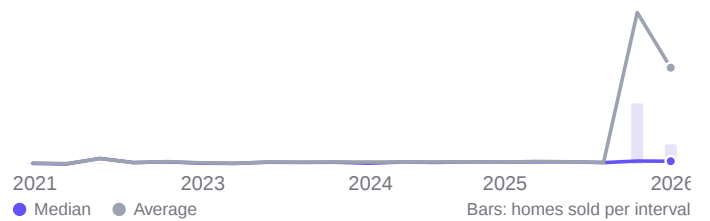
Market temperature (0–100)

65 / 100



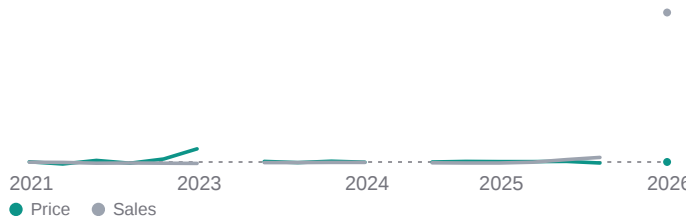
Sale prices

Median \$402K · Average \$13M



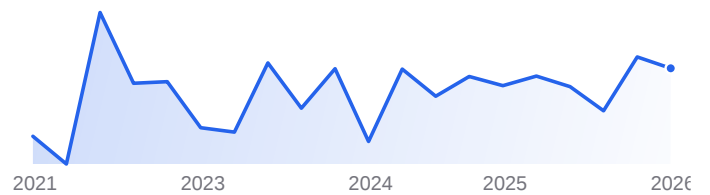
Growth (year over year)

Price +4.2% · Sales +6150.0%



Price per square foot

\$162/ft²



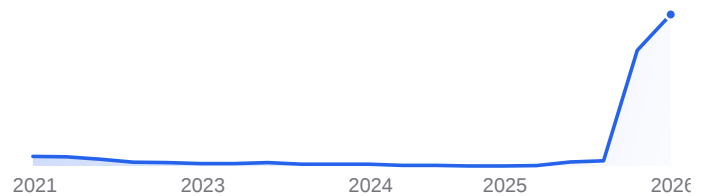
Sale premium vs estimated value

-6.2%



Annual turnover (share of homes sold)

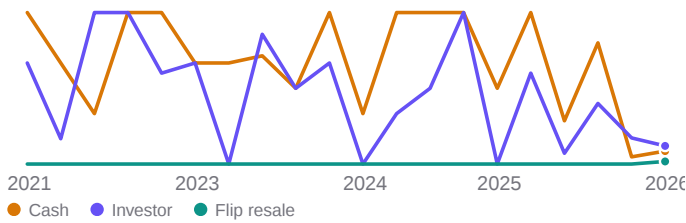
1.1%



BUYERS & OUTCOMES

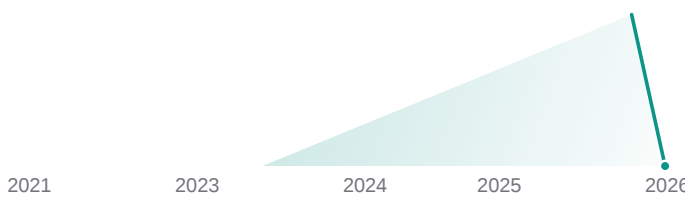
Buyer mix

Cash 8.5% · Investor 12% · Flip resale 1.7%



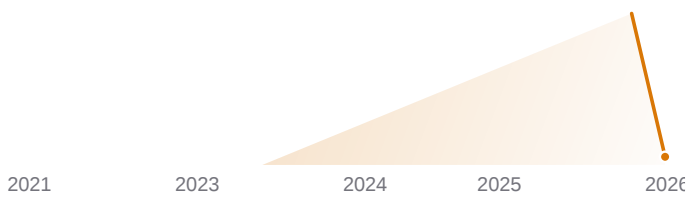
Sellers who sold at a gain

75%

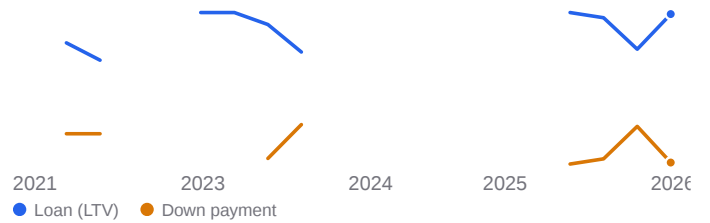


Median annualized return at resale

+8.7%

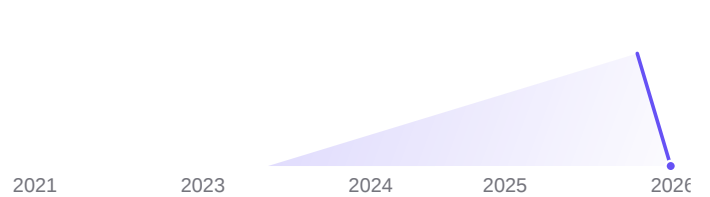


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



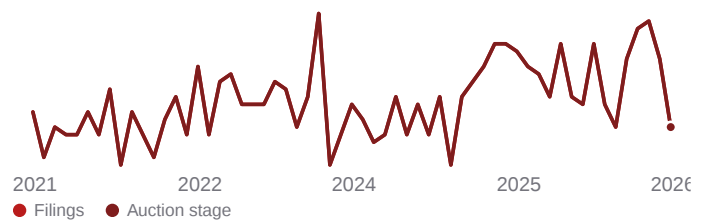
Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	45,100
Median value (AVM)	\$418K
Median size	2,343 ft²
Median bedrooms	4
Median year built	2005
Single family	94%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.1%
Owner occupied	82%
Company owned	13%
Median loan-to-value	48%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	139,651
Density	1,098 / mi²
Median household income	\$119K
Average household income	\$153K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	28
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	4.2%
Unemployment	1.3%
Average temp	65°F
Annual precip	41 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.