

Smith County, TX

County · TX · Texas

SELLER'S MARKET

\$288K

MEDIAN SALE PRICE

882

SALES (12 MO)

\$282K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

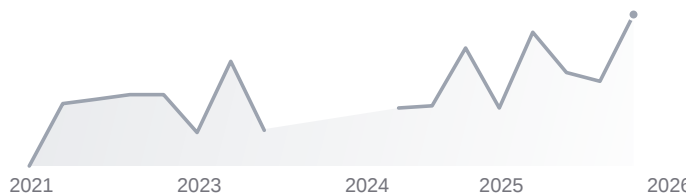
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

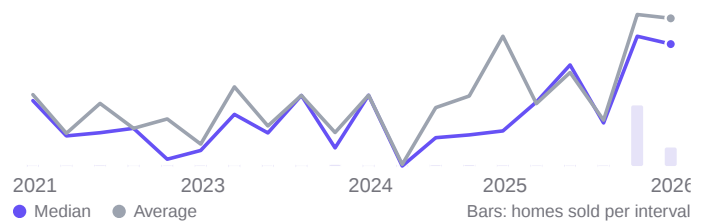
Market temperature (0–100)

79 / 100



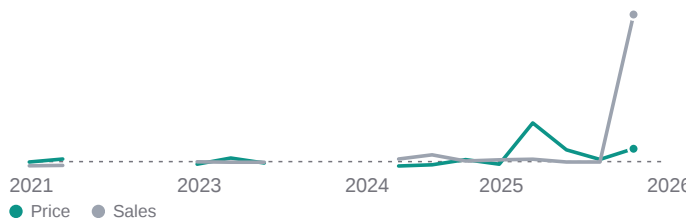
Sale prices

Median \$272K · Average \$326K



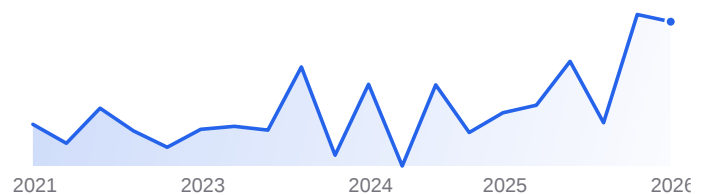
Growth (year over year)

Price +219.0% · Sales +2511.5%



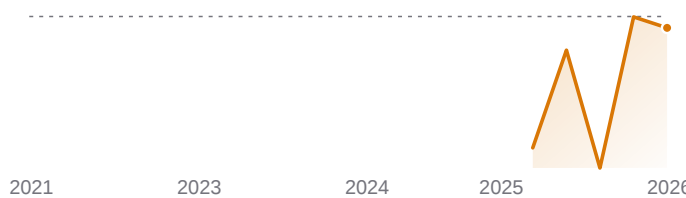
Price per square foot

\$162/ft²



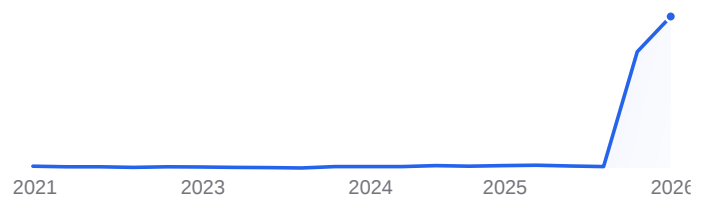
Sale premium vs estimated value

-4.9%



Annual turnover (share of homes sold)

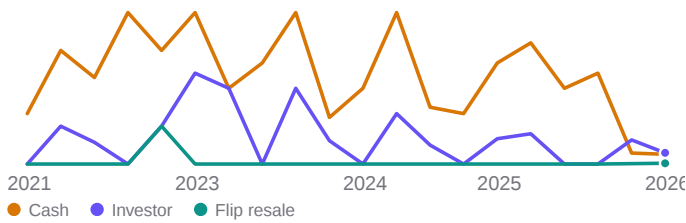
0.8%



BUYERS & OUTCOMES

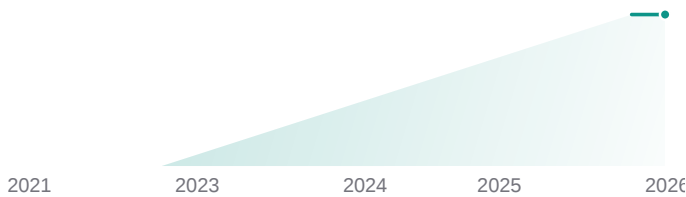
Buyer mix

Cash 6.4% · Investor 7.4% · Flip resale 0.5%



Sellers who sold at a gain

100%

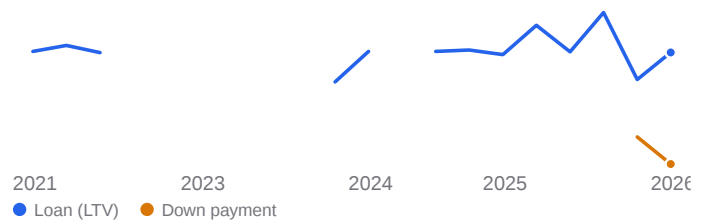


Median annualized return at resale

+8.7%

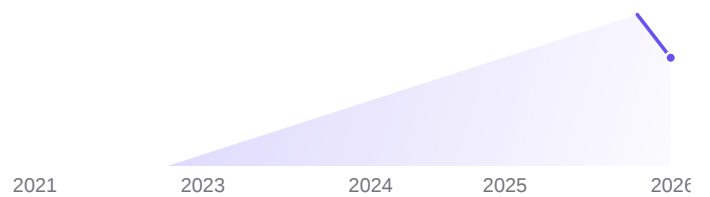


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



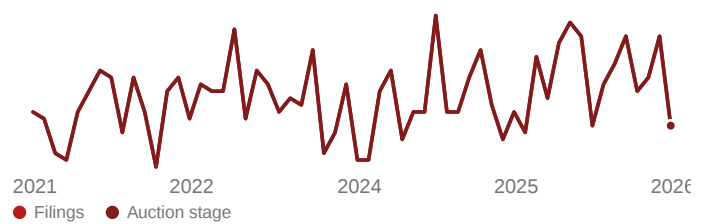
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 12 · Auction stage 12



HOUSING STOCK

Homes	106,180
Median value (AVM)	\$282K
Median size	1,609 ft²
Median bedrooms	3
Median year built	1986
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.7%
Owner occupied	68%
Company owned	16%
Median loan-to-value	39%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	250,920
Density	272 / mi²
Median household income	\$69K
Average household income	\$91K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	31
Homes occupied	90%
Bachelor's or higher	17%
Poverty rate	9.4%
Unemployment	1.1%
Average temp	65°F
Annual precip	45 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.