

Dallas

City · TX · Texas > Dallas County

SELLER'S MARKET

\$475K

MEDIAN SALE PRICE

+213.3%

1-YR CHANGE

3,766

SALES (12 MO)

\$330K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

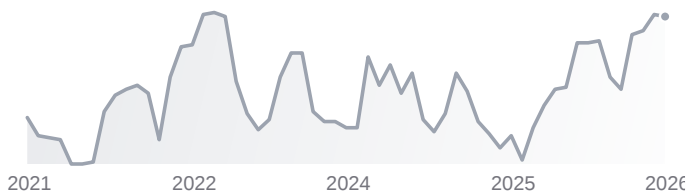
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

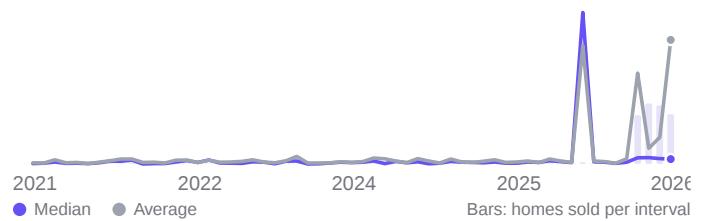
Market temperature (0–100)

76 / 100



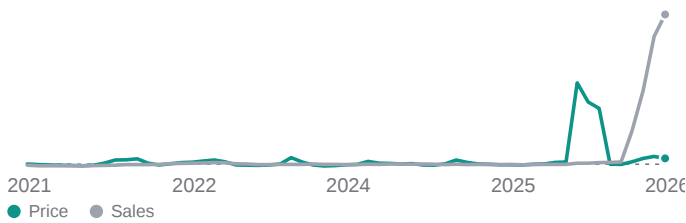
Sale prices

Median \$426K · Average \$9.9M



Growth (year over year)

Price +213.3% · Sales +5520.9%



Price per square foot

\$235/ft²



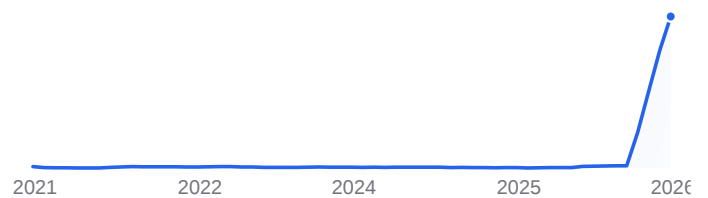
Sale premium vs estimated value

-6.8%



Annual turnover (share of homes sold)

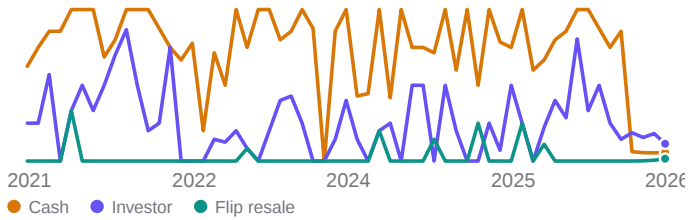
1.2%



BUYERS & OUTCOMES

Buyer mix

Cash 5.7% · Investor 11% · Flip resale 1.5%

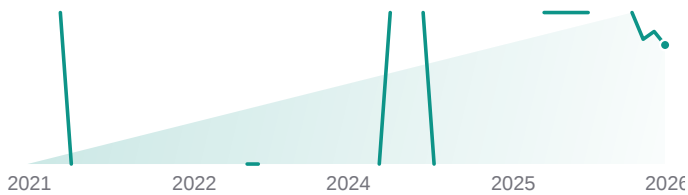


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



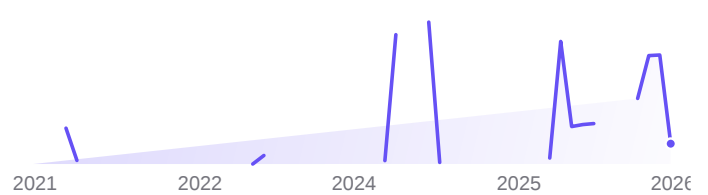
Sellers who sold at a gain

79%



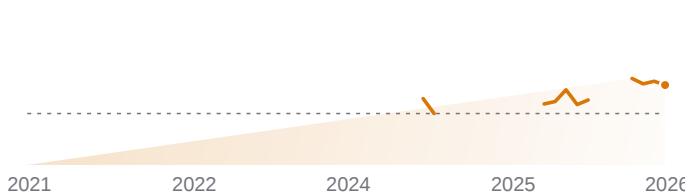
Typical hold before selling

2.8 yrs



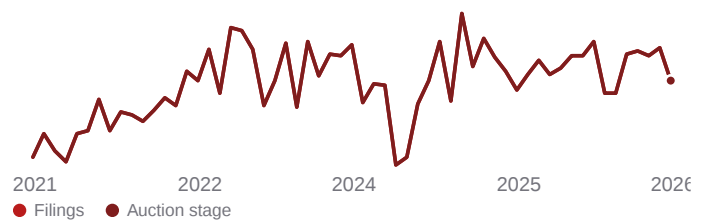
Median annualized return at resale

+7.9%



Preforeclosure filings

Filings 116 · Auction stage 116



HOUSING STOCK

Homes	320,241
Median value (AVM)	\$330K
Median size	1,589 ft²
Median bedrooms	3
Median year built	1966
Single family	81%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.4%
Owner occupied	78%
Company owned	16%
Median loan-to-value	35%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	1,334,207
Density	3,929 / mi²
Median household income	\$64K
Average household income	\$101K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	24
Homes occupied	92%
Bachelor's or higher	23%
Poverty rate	14.9%
Unemployment	1.4%
Average temp	65°F
Annual precip	39 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.