

Allen

City · TX · Texas > Collin County

SELLER'S MARKET

\$539K

MEDIAN SALE PRICE

+978.6%

1-YR CHANGE

382

SALES (12 MO)

\$548K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100



MARKET TRENDS (5 YEARS)

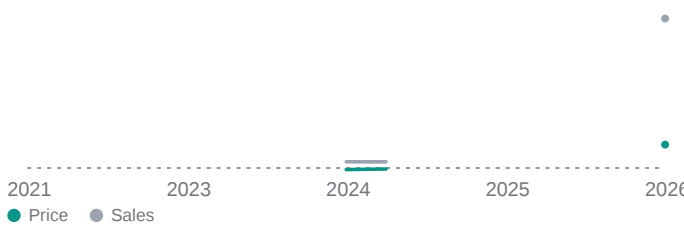
Market temperature (0–100)

79 / 100



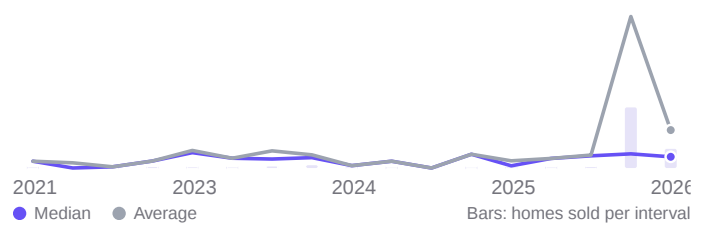
Growth (year over year)

Price +978.6% · Sales +6266.7%



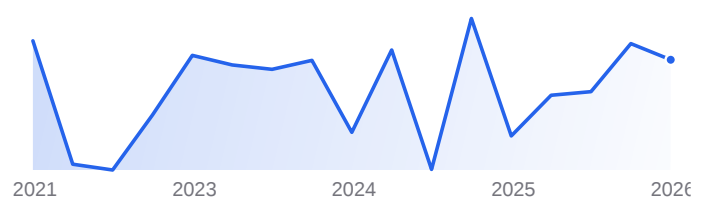
Sale prices

Median \$459K · Average \$1.4M



Price per square foot

\$196/ft²



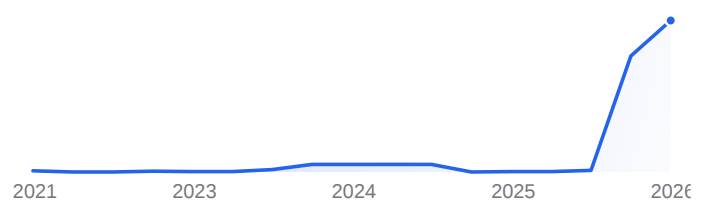
Sale premium vs estimated value

-11.3%



Annual turnover (share of homes sold)

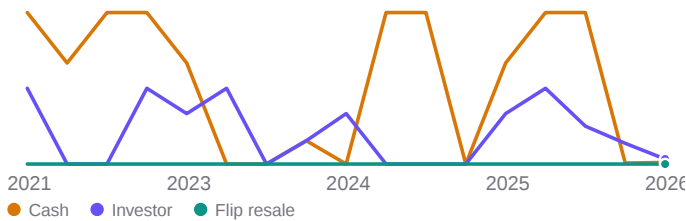
1.0%



BUYERS & OUTCOMES

Buyer mix

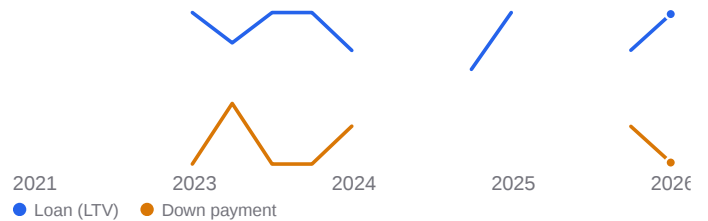
Cash 1.1% · Investor 3.3% · Flip resale 0%



Sellers who sold at a gain

100%

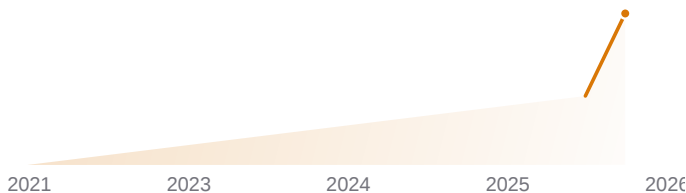
Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

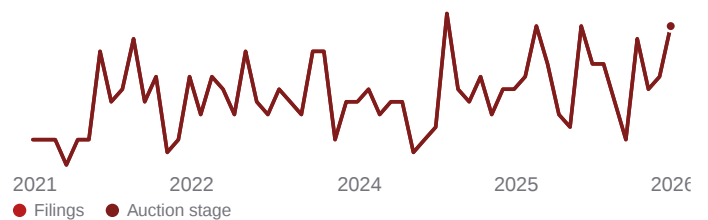
9.6 yrs

Median annualized return at resale +8.7%



Preforeclosure filings

Filings 12 · Auction stage 12



HOUSING STOCK

Homes	36,603
Median value (AVM)	\$548K
Median size	2,621 ft²
Median bedrooms	4
Median year built	2001
Single family	94%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.7%
Owner occupied	87%
Company owned	12%
Median loan-to-value	41%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	124,368
Density	4,711 / mi ²
Median household income	\$118K
Average household income	\$147K
Crime index (US avg 100)	38
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	27
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	4.9%
Unemployment	1.4%
Average temp	65°F
Annual precip	40 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.