

Allen 75013

ZIP code · TX · Texas > Collin County > Allen

SELLER'S MARKET

\$638K

MEDIAN SALE PRICE

+1175.7%

1-YR CHANGE

149

SALES (12 MO)

\$695K

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 \$532K · Average \$601K

2022 2023 2024 2025 2026

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Growth (year over year)

Price +1175.7% · Sales +4866.7%

Price per square foot

\$184/ft²

2022 2023 2024 2025 2026

● Price ● Sales

2022 2023 2024 2025 2026

2022 2023 2024 2025 2026

Annual turnover (share of homes sold)

1.0%

2022 2023 2024 2025 2026

2022 2023 2024 2025 2026

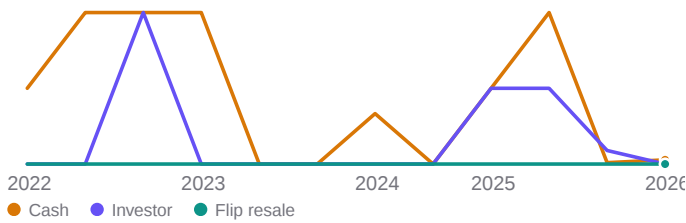
2022 2023 2024 2025 2026

2022 2023 2024 2025 2026

BUYERS & OUTCOMES

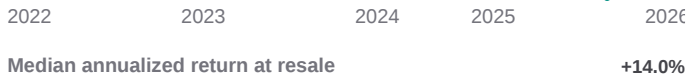
Buyer mix

Cash 2.8% · Investor 0% · Flip resale 0%



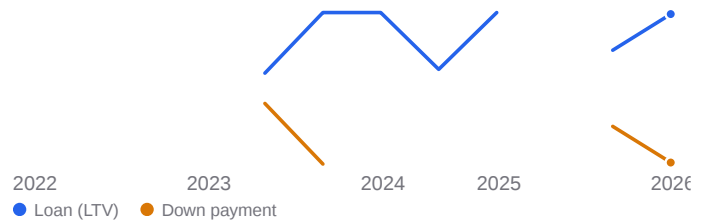
Sellers who sold at a gain

100%



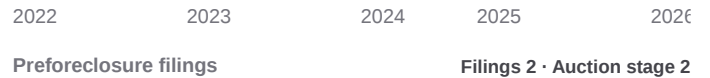
Median annualized return at resale

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



Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2

HOUSING STOCK

Homes	14,745
Median value (AVM)	\$695K
Median size	3,165 ft²
Median bedrooms	4
Median year built	2007
Single family	92%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.6%
Owner occupied	90%
Company owned	13%
Median loan-to-value	44%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	56,610
Density	3,879 / mi²
Median household income	\$143K
Average household income	\$164K
Crime index (US avg 100)	34
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	29
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	3.7%
Unemployment	1.5%
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.