

Denison 75020

ZIP code · TX · Texas > Grayson County > Denison

BALANCED MARKET

\$227K

MEDIAN SALE PRICE

+42.9%

1-YR CHANGE

144

SALES (12 MO)

\$216K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



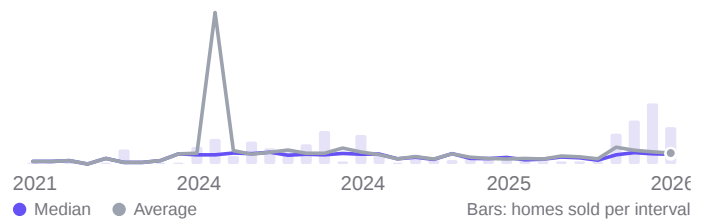
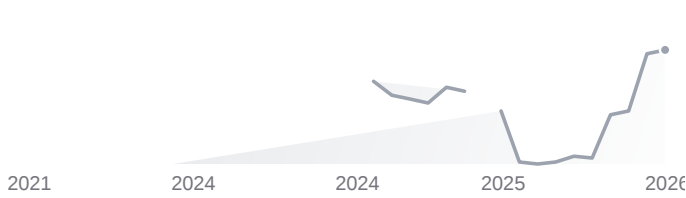
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$212K · Average \$239K

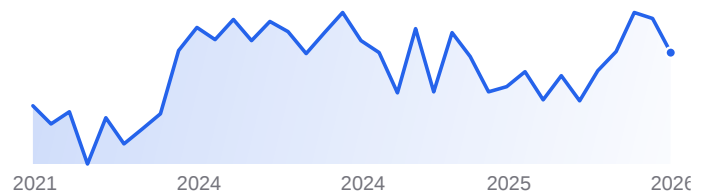
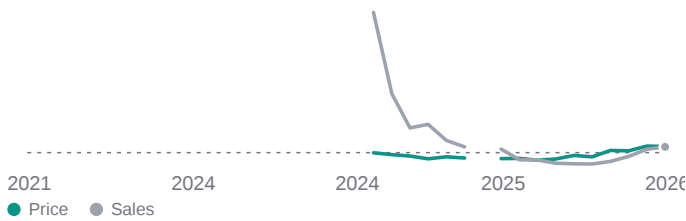


Growth (year over year)

Price +42.9% · Sales +39.8%

Price per square foot

\$122/ft²

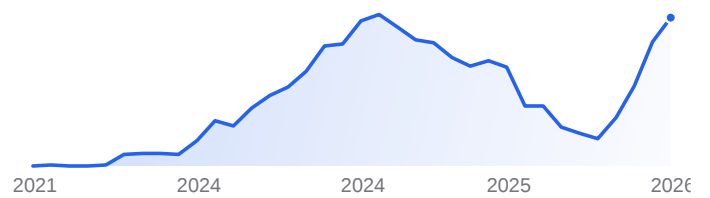


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

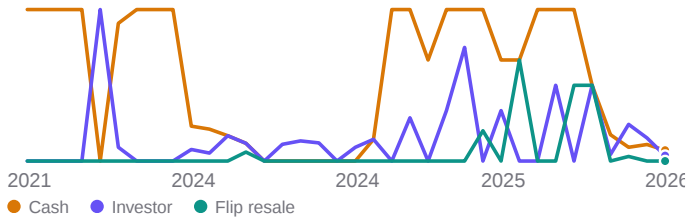
1.4%



BUYERS & OUTCOMES

Buyer mix

Cash 7.1% · Investor 3.6% · Flip resale 0%



Sellers who sold at a gain

100%

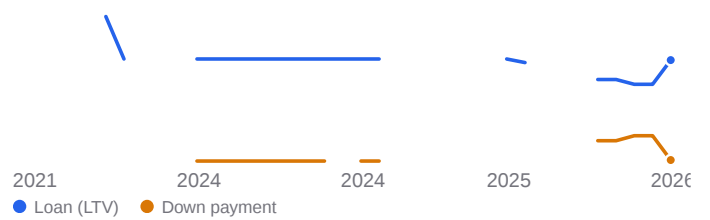


Median annualized return at resale

+6.8%

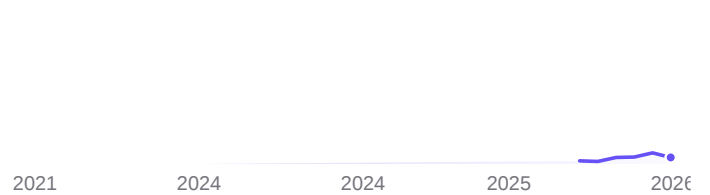


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,630
Median value (AVM)	\$216K
Median size	1,502 ft²
Median year built	1966
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.9%
Owner occupied	71%
Company owned	17%
Median loan-to-value	38%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	27,724
Density	406 / mi²
Median household income	\$71K
Average household income	\$87K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	36
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	11.3%
Unemployment	1.1%
Average temp	63°F
Annual precip	42 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.