

Canton 75103

ZIP code · TX · Texas > Van Zandt County > Canton

\$290K

MEDIAN SALE PRICE

61

SALES (12 MO)

\$309K

MEDIAN VALUE (AVM)

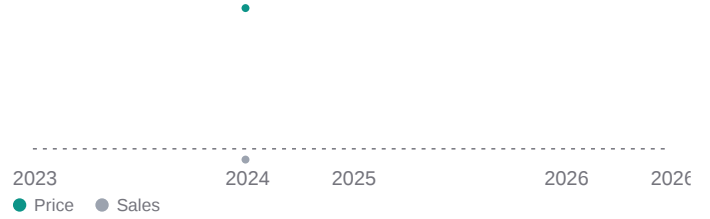
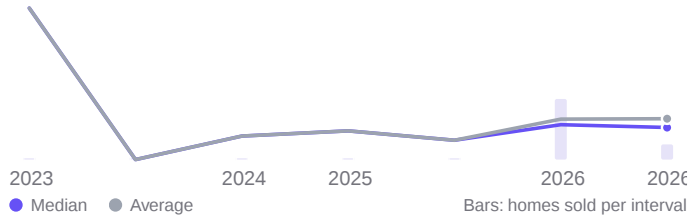
MARKET TRENDS (5 YEARS)

Sale prices

Median \$248K · Average \$310K

Growth (year over year)

Price +655.6% · Sales -50.0%

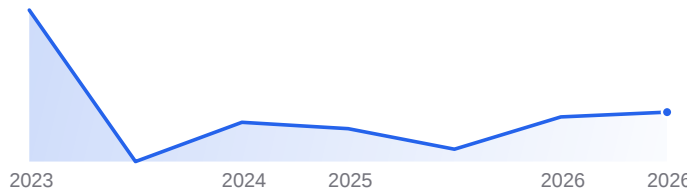


Price per square foot

\$176/ft²

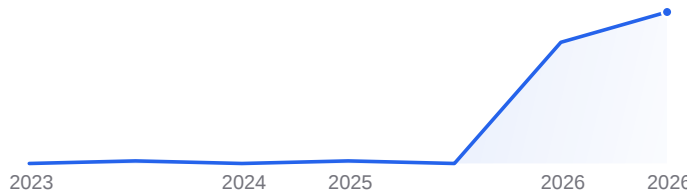
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

0.9%

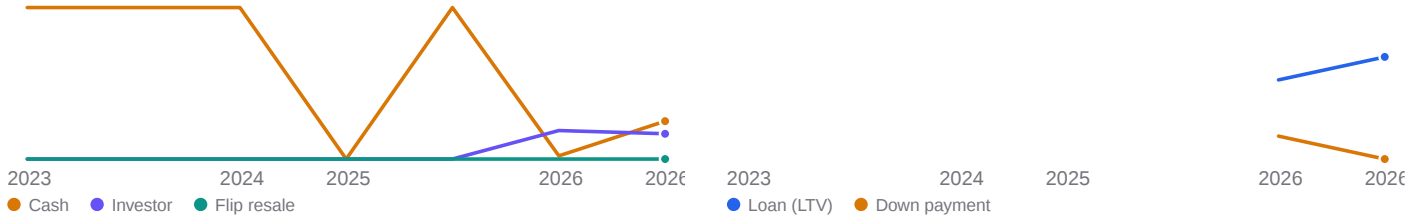


BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 17% · Flip resale 0%

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



HOUSING STOCK

Homes	6,822
Median value (AVM)	\$309K
Median size	1,651 ft²
Median year built	1995
Single family	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.8%
Owner occupied	71%
Company owned	13%
Median loan-to-value	26%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	16,476
Density	84 / mi²
Median household income	\$69K
Average household income	\$91K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	28
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	10.9%

Unemployment	1.2%
Average temp	65°F
Annual precip	43 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.