

Edgewood 75117

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

\$239K

MEDIAN SALE PRICE

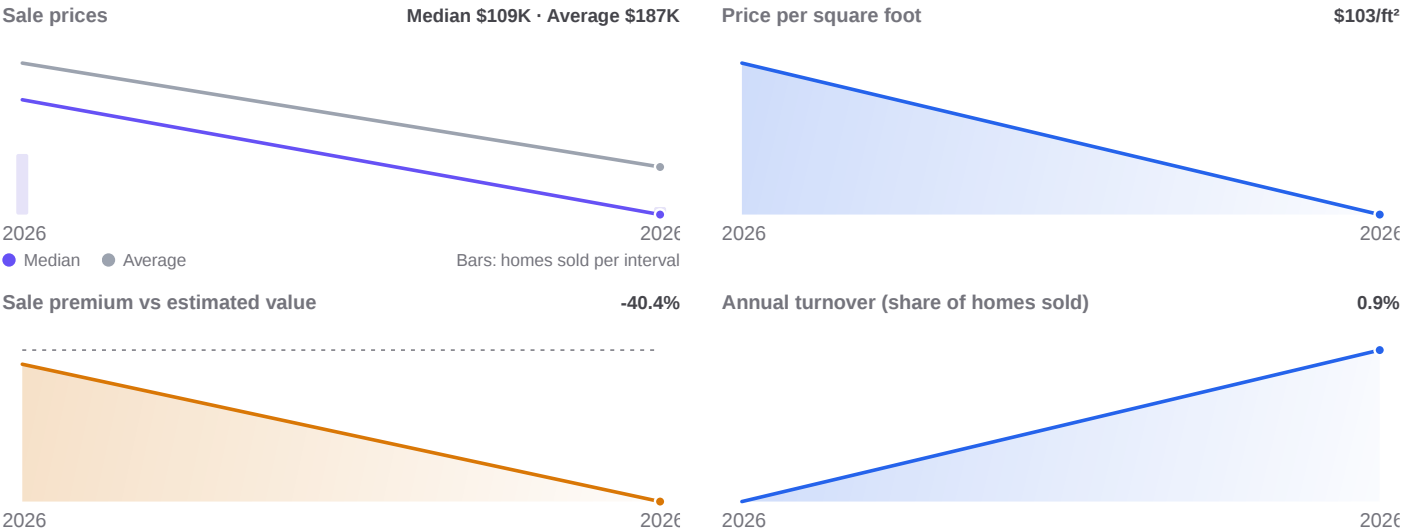
18

SALES (12 MO)

\$300K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

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

Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.0%



HOUSING STOCK

Homes	1,920
Median value (AVM)	\$300K
Median size	1,600 ft²
Median year built	1995
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.9%
Owner occupied	71%
Company owned	7.3%
Median loan-to-value	29%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	5,301
Density	86 / mi²
Median household income	\$75K
Average household income	\$111K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	33
Homes occupied	92%
Bachelor's or higher	8%
Poverty rate	17.7%

Unemployment	1.3%
Average temp	64°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.