

Lancaster 75134

ZIP code · TX · Texas > Dallas County > Lancaster

BALANCED MARKET

\$270K

MEDIAN SALE PRICE

67

SALES (12 MO)

\$266K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



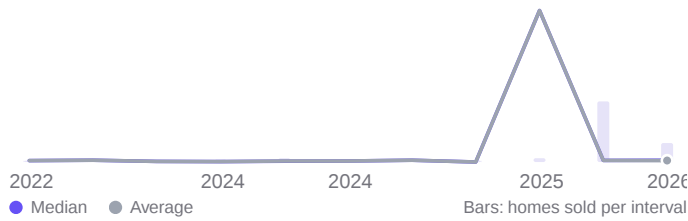
MARKET TRENDS (5 YEARS)

Sale prices

Median \$277K · Average \$252K

Growth (year over year)

Price +8.4% · Sales +500.0%

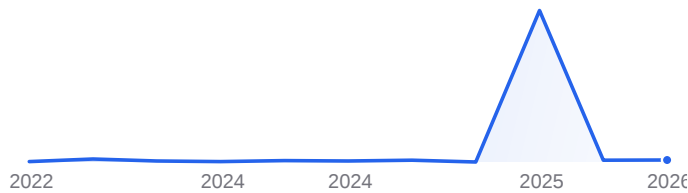


Price per square foot

\$158/ft²

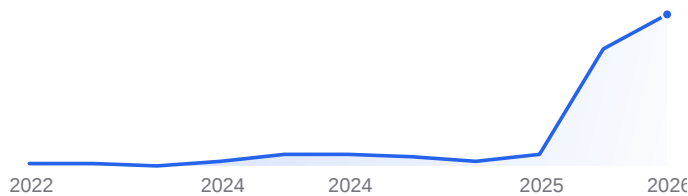
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

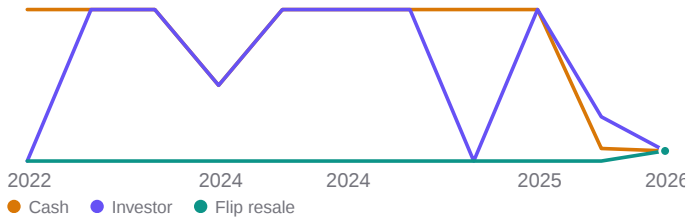
1.0%



BUYERS & OUTCOMES

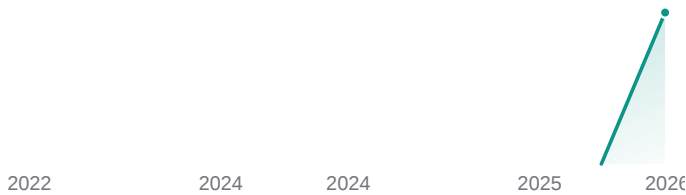
Buyer mix

Cash 6.7% · Investor 6.7% · Flip resale 6.7%



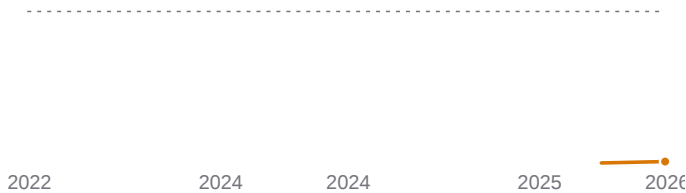
Sellers who sold at a gain

67%



Median annualized return at resale

-14.3%

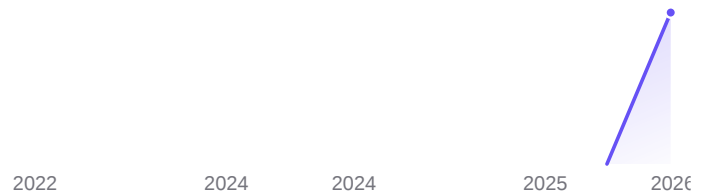


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	6,476
Median value (AVM)	\$266K
Median size	1,735 ft²
Median bedrooms	3
Median year built	1999
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.0%
Owner occupied	76%
Company owned	15%
Median loan-to-value	39%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	22,632
Density	1,893 / mi²
Median household income	\$75K
Average household income	\$83K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	24
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	11.9%
Unemployment	1.1%
Average temp	65°F
Annual precip	39 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.