

Grand Saline 75140

ZIP code · TX · Texas > Van Zandt County > Grand Saline

SELLER'S MARKET

\$205K

MEDIAN SALE PRICE

32

SALES (12 MO)

\$249K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

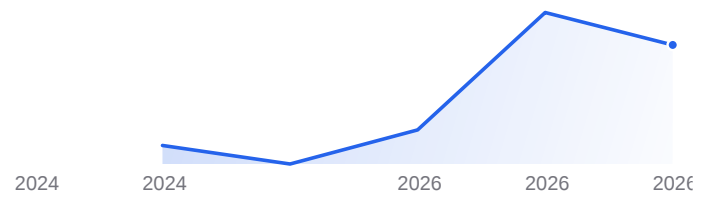
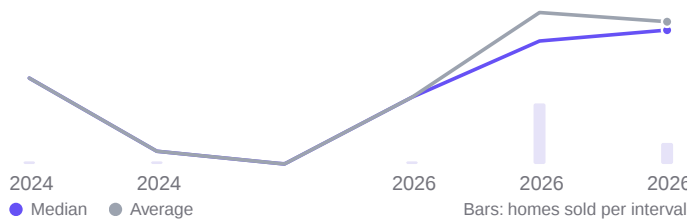
MARKET TRENDS (5 YEARS)

Sale prices

Median \$230K · Average \$243K

Price per square foot

\$131/ft²

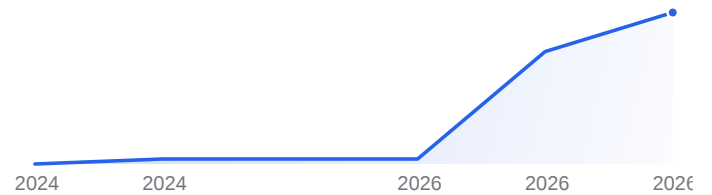


Sale premium vs estimated value

-19.2%

Annual turnover (share of homes sold)

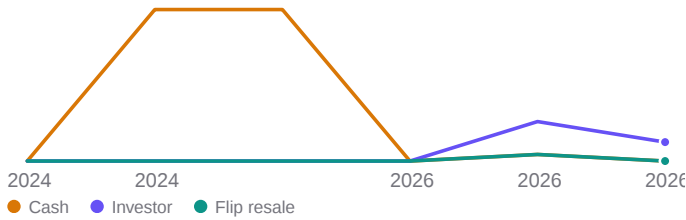
0.9%



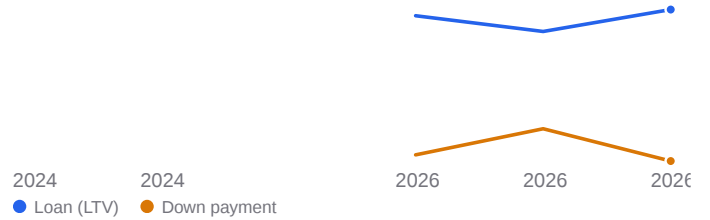
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 13% · Flip resale 0%



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



HOUSING STOCK

Homes	3,464
Median value (AVM)	\$249K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1984
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.3%
Owner occupied	69%
Company owned	8.5%
Median loan-to-value	14%
Typical ownership tenure	17.0 yrs

COMMUNITY

Population	8,819
Density	72 / mi²
Median household income	\$44K
Average household income	\$76K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	27
Homes occupied	90%
Bachelor's or higher	8%

Poverty rate	17.6%
Unemployment	1.1%
Average temp	64°F
Annual precip	44 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.