

Lancaster 75146

ZIP code · TX · Texas > Dallas County > Lancaster

BUYER'S MARKET

\$295K

MEDIAN SALE PRICE

59

SALES (12 MO)

\$286K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



MARKET TRENDS (5 YEARS)

Sale prices

Median \$277K · Average \$120M

Growth (year over year)

Price -22.0% · Sales -25.0%

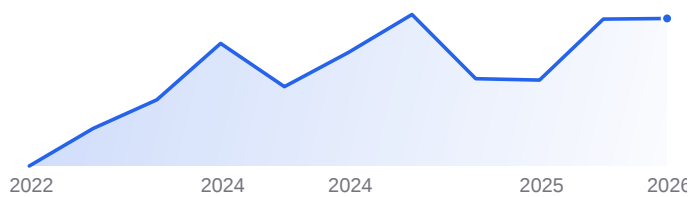


Price per square foot

\$153/ft²

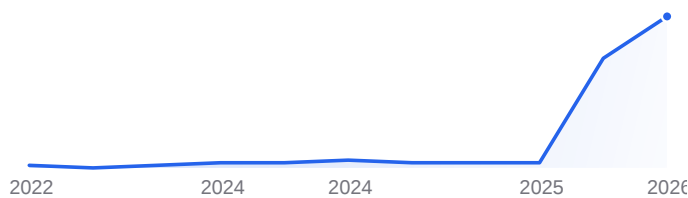
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

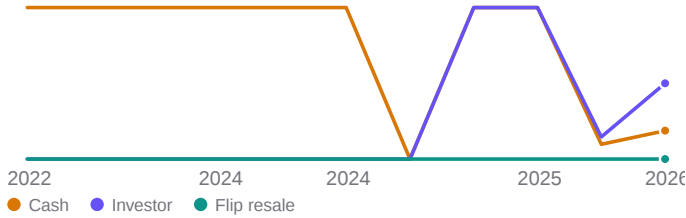
0.8%



BUYERS & OUTCOMES

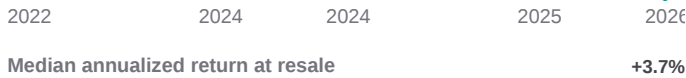
Buyer mix

Cash 19% · Investor 50% · Flip resale 0%



Sellers who sold at a gain

100%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

10.4 yrs



HOUSING STOCK

Homes	7,240
Median value (AVM)	\$286K
Median size	1,828 ft²
Median bedrooms	3
Median year built	1996
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.2%
Owner occupied	78%
Company owned	15%
Median loan-to-value	43%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	23,513
Density	731 / mi²
Median household income	\$67K
Average household income	\$86K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	26
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	15.3%
Unemployment	1.2%
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.