

Wills Point 75169

ZIP code · TX · Texas › Van Zandt County › Wills Point

SELLER'S MARKET

\$243K

MEDIAN SALE PRICE

55

SALES (12 MO)

\$261K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

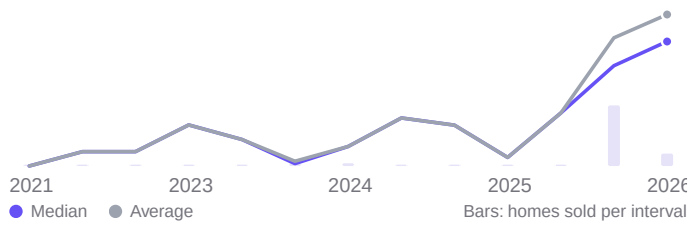
MARKET TRENDS (5 YEARS)

Sale prices

Median \$279K · Average \$335K

Growth (year over year)

Price +118.1% · Sales +1050.0%



Price per square foot

\$149/ft²

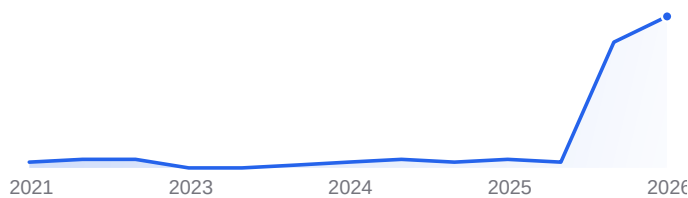
Sale premium vs estimated value

-31.5%



Annual turnover (share of homes sold)

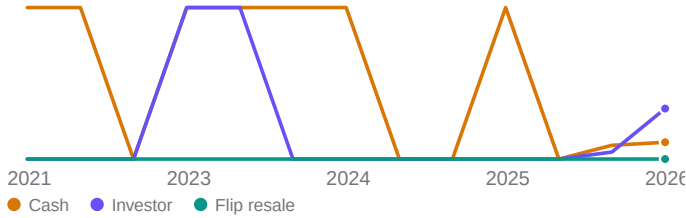
0.6%



BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 33% · Flip resale 0%



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



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,485
Median value (AVM)	\$261K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1994
Single family	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.2%
Owner occupied	66%
Company owned	8.4%
Median loan-to-value	24%
Typical ownership tenure	13.5 yrs

COMMUNITY

Population	18,747
Density	88 / mi²
Median household income	\$62K

Average household income	\$74K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	31
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	14.9%
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.