

Nevada 75173

ZIP code · TX · Texas > Collin County > Nevada

BALANCED MARKET

\$296K

MEDIAN SALE PRICE

57

SALES (12 MO)

\$374K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



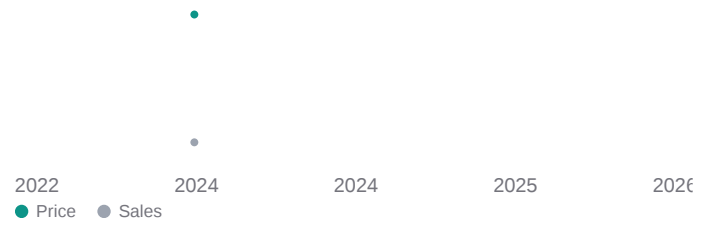
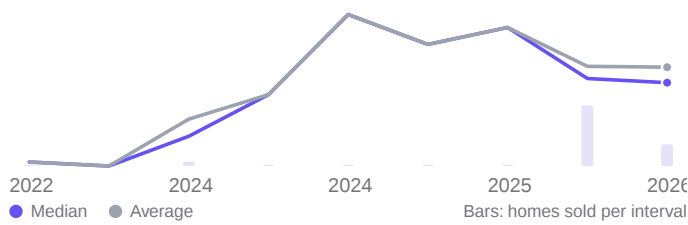
MARKET TRENDS (5 YEARS)

Sale prices

Median \$306K · Average \$356K

Growth (year over year)

Price +319.9% · Sales +50.0%

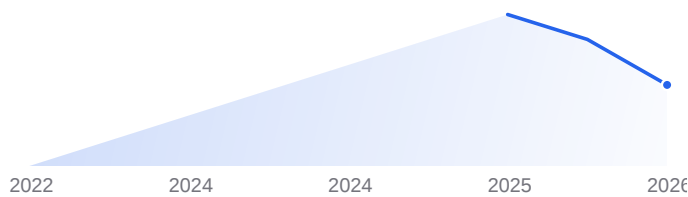


Price per square foot

\$146/ft²

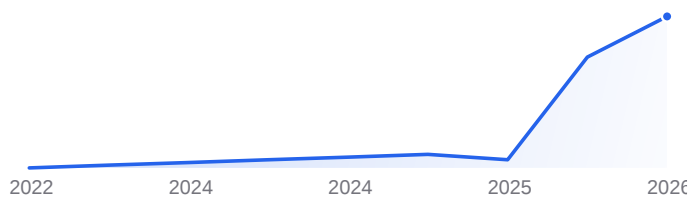
Sale premium vs estimated value

-0.5%



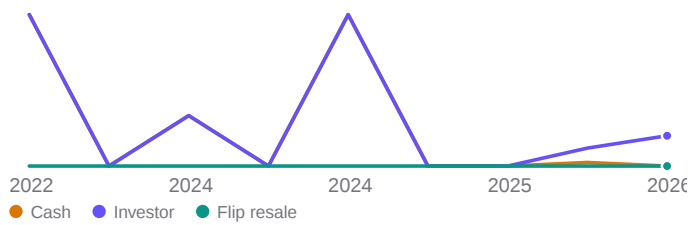
Annual turnover (share of homes sold)

1.2%



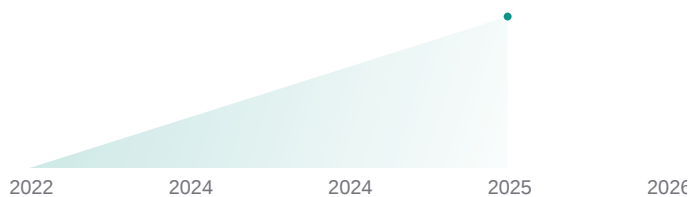
BUYERS & OUTCOMES

Buyer mix



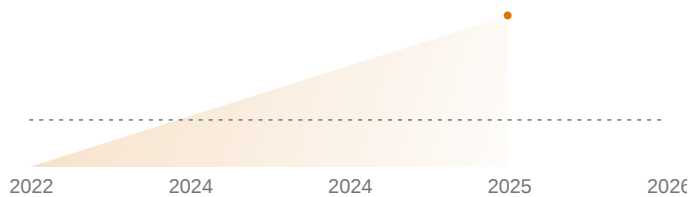
Sellers who sold at a gain

100%

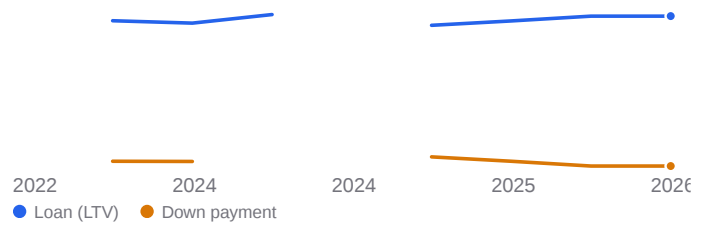


Median annualized return at resale

+15.3%

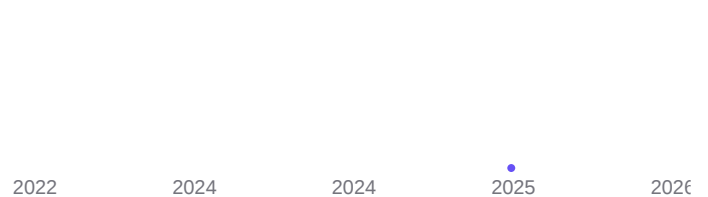


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,704
Median value (AVM)	\$374K
Median size	1,945 ft²
Median bedrooms	4
Median year built	2013
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.3%
Owner occupied	79%
Company owned	13%
Median loan-to-value	53%
Typical ownership tenure	4.9 yrs

COMMUNITY

Population	8,112
Density	226 / mi²
Median household income	\$108K
Average household income	\$133K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	28
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	5.8%
Unemployment	1.4%
Average temp	64°F
Annual precip	42 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.