

Royse City 75189

ZIP code · TX · Texas > Rockwall County > Royse City

BUYER'S MARKET

\$333K

MEDIAN SALE PRICE

216

SALES (12 MO)

\$326K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



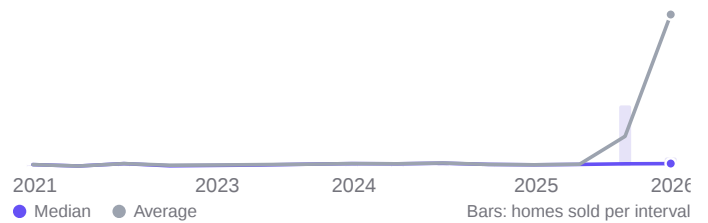
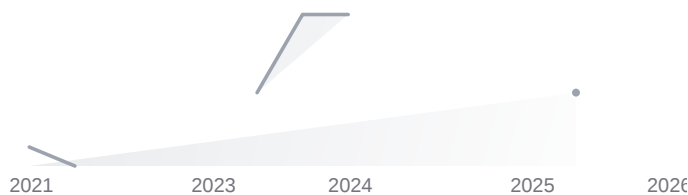
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$347K · Average \$20M

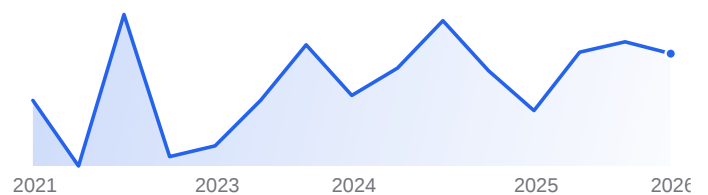
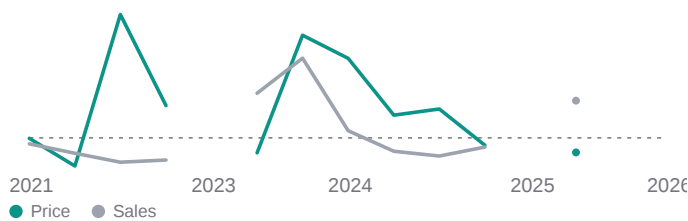


Growth (year over year)

Price -45.6% · Sales +116.7%

Price per square foot

\$147/ft²

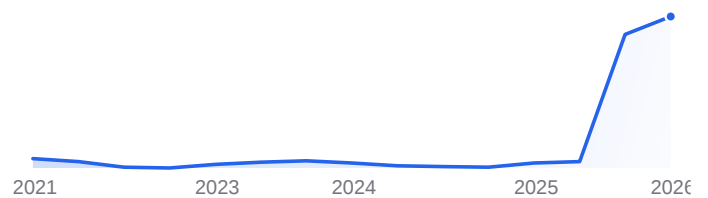
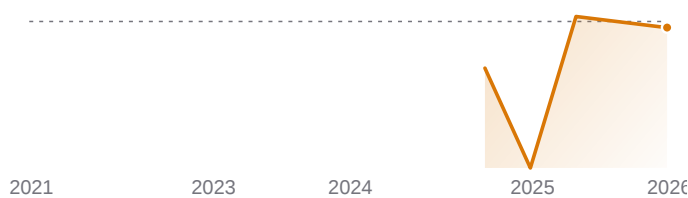


Sale premium vs estimated value

-2.0%

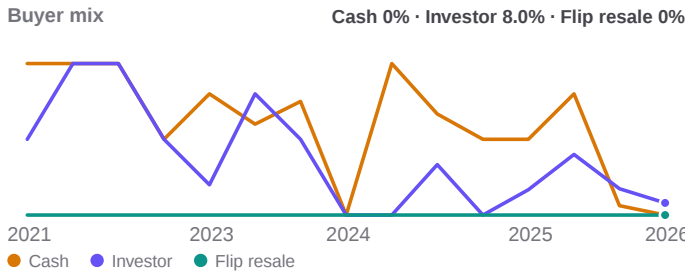
Annual turnover (share of homes sold)

1.0%



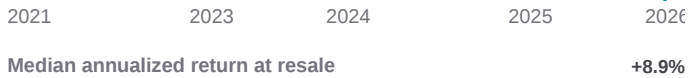
BUYERS & OUTCOMES

Buyer mix



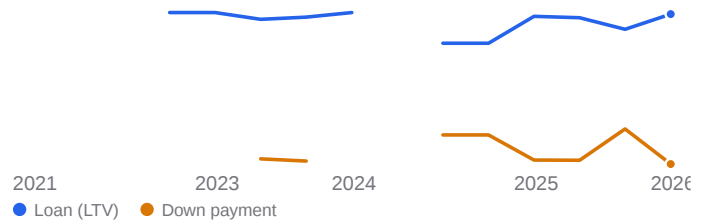
Sellers who sold at a gain

100%



Median annualized return at resale

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



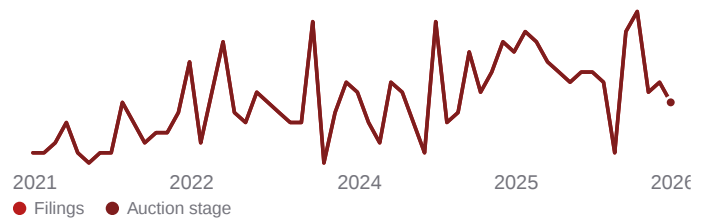
Typical hold before selling

14.4 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	22,024
Median value (AVM)	\$326K
Median size	2,005 ft²
Median bedrooms	4
Median year built	2017
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	1.4%
Owner occupied	83%
Company owned	11%
Median loan-to-value	69%
Typical ownership tenure	5.4 yrs

COMMUNITY

Population	46,690
Density	413 / mi²
Median household income	\$109K
Average household income	\$126K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	30
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	5.5%
Unemployment	1.3%
Average temp	65°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.