

Dallas 75252

ZIP code · TX · Texas > Collin County > Dallas

SELLER'S MARKET

\$658K

MEDIAN SALE PRICE

+996.1%

1-YR CHANGE

84

SALES (12 MO)

\$651K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

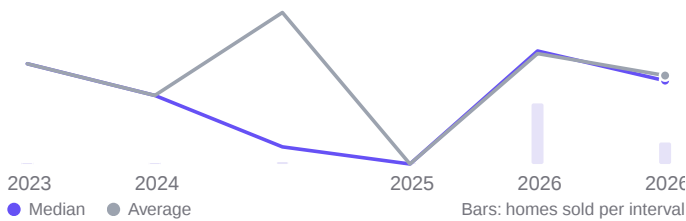
MARKET TRENDS (5 YEARS)

Sale prices

Median \$529K · Average \$558K

Growth (year over year)

Price +996.1% · Sales +8300.0%

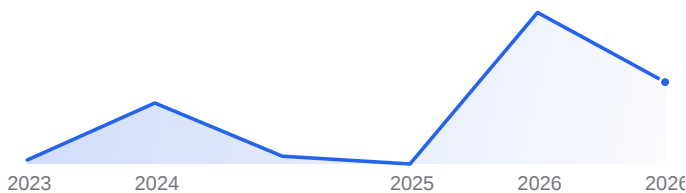


Price per square foot

\$197/ft²

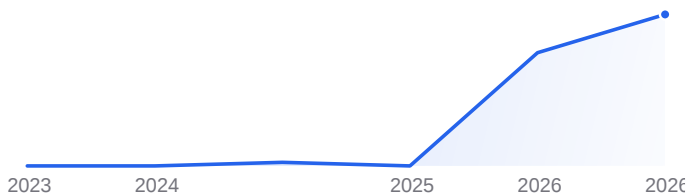
Sale premium vs estimated value

-18.6%



Annual turnover (share of homes sold)

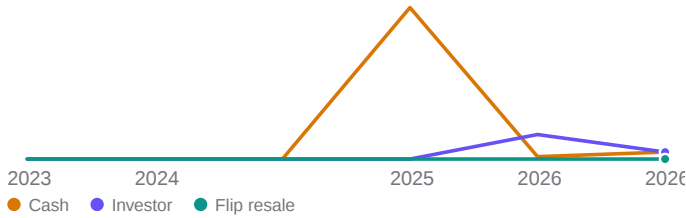
1.2%



BUYERS & OUTCOMES

Buyer mix

Cash 4.5% · Investor 4.5% · Flip resale 0%



Sellers who sold at a gain

100%



Median annualized return at resale

+2.8%

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



Typical hold before selling

23.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



Filings · Auction stage

HOUSING STOCK

Homes	6,890
Median value (AVM)	\$651K
Median size	2,533 ft²
Median bedrooms	4
Median year built	1986
Single family	81%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.7%
Owner occupied	85%
Company owned	14%
Median loan-to-value	39%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	30,629
Density	6,133 / mi²
Median household income	\$86K
Average household income	\$119K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	27
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	11.7%
Unemployment	1.3%
Average temp	65°F
Annual precip	40 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.