

Greenville 75401

ZIP code · TX · Texas > Hunt County > Greenville

SELLER'S MARKET

\$195K

MEDIAN SALE PRICE

+47.7%

1-YR CHANGE

77

SALES (12 MO)

\$176K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

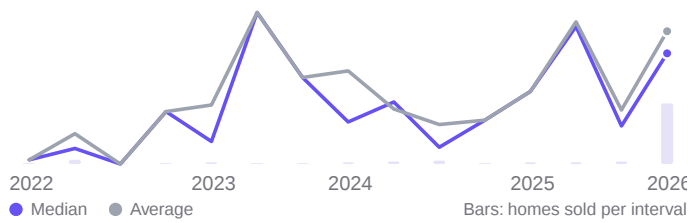
MARKET TRENDS (5 YEARS)

Sale prices

Median \$195K · Average \$231K

Growth (year over year)

Price +47.7% · Sales +1000.0%

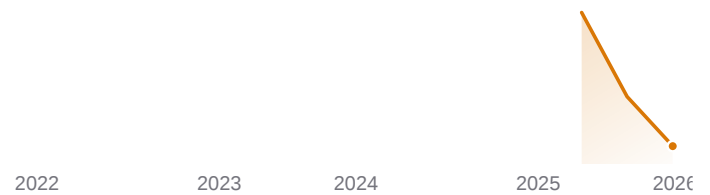
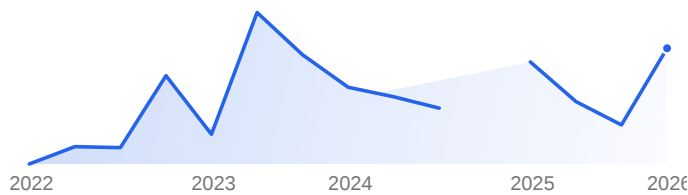


Price per square foot

\$134/ft²

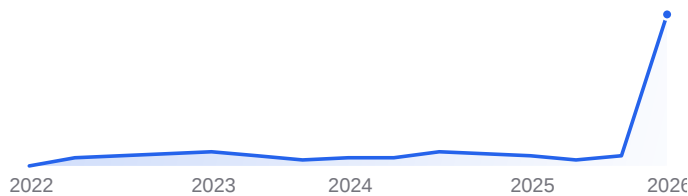
Sale premium vs estimated value

+0.4%



Annual turnover (share of homes sold)

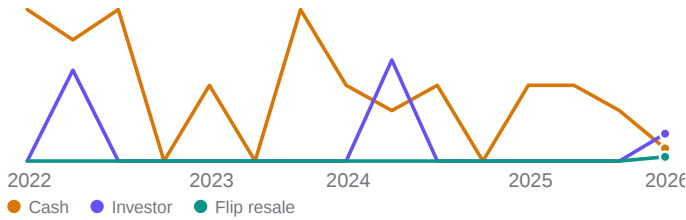
1.0%



BUYERS & OUTCOMES

Buyer mix

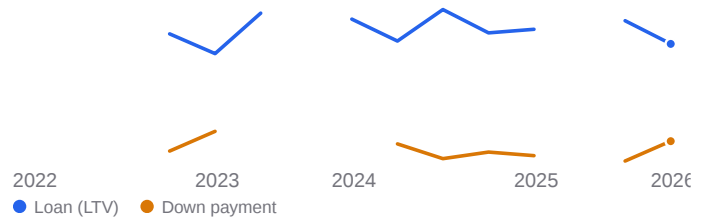
Cash 8.3% · Investor 18% · Flip resale 2.8%



Sellers who sold at a gain

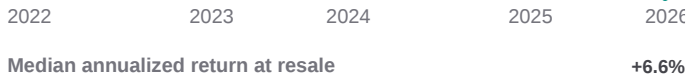
100%

Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



Typical hold before selling

0.1 yrs



Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 4 · Auction stage 4



Filings · Auction stage

HOUSING STOCK

Homes	7,926
Median value (AVM)	\$176K
Median size	1,355 ft²
Median bedrooms	3
Median year built	1978
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.7%
Owner occupied	64%
Company owned	18%
Median loan-to-value	22%
Typical ownership tenure	5.6 yrs

COMMUNITY

Population	23,598
Density	214 / mi²
Median household income	\$51K
Average household income	\$64K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	31
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	12.3%
Unemployment	1.4%
Average temp	64°F
Annual precip	44 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.