

Bells 75414

ZIP code · TX · Texas > Grayson County > Bells

SELLER'S MARKET

\$316K

MEDIAN SALE PRICE

17

SALES (12 MO)

\$338K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

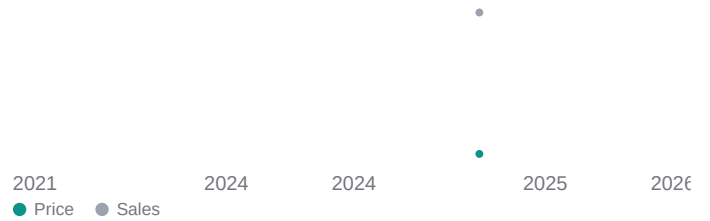
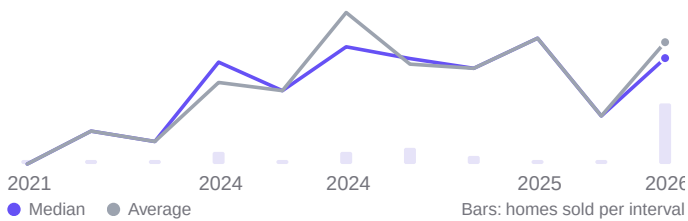
MARKET TRENDS (5 YEARS)

Sale prices

Median \$275K · Average \$313K

Growth (year over year)

Price +8.3% · Sales +125.0%



Price per square foot

\$147/ft²

Sale premium vs estimated value

+4.0%



Annual turnover (share of homes sold)

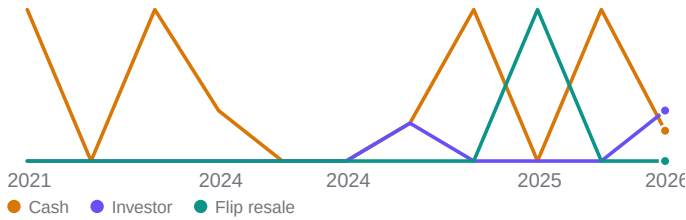
1.0%



BUYERS & OUTCOMES

Buyer mix

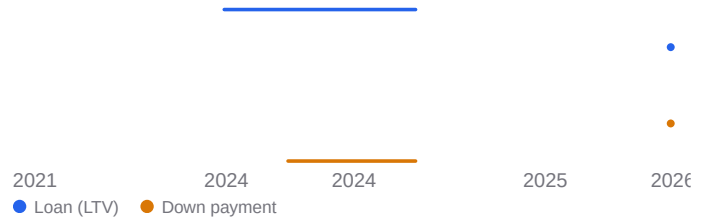
Cash 20% · Investor 33% · Flip resale 0%



Sellers who sold at a gain

100%

Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

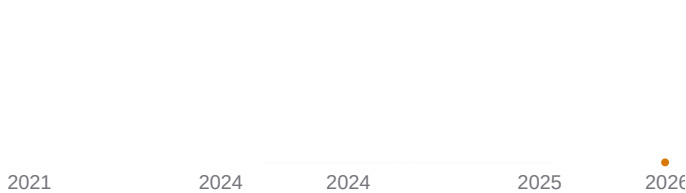
1.6 yrs

Median annualized return at resale

+0.3%

Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	1,707
Median value (AVM)	\$338K
Median size	1,680 ft²
Median year built	1995
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.3%
Owner occupied	79%
Company owned	10%
Median loan-to-value	36%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	4,240
Density	85 / mi²
Median household income	\$74K
Average household income	\$95K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	37
Homes occupied	93%
Bachelor's or higher	21%
Poverty rate	7.1%
Unemployment	1.2%
Average temp	64°F
Annual precip	43 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.