

Bonham 75418

ZIP code · TX · Texas > Fannin County > Bonham

BALANCED MARKET

\$225K

MEDIAN SALE PRICE

56

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



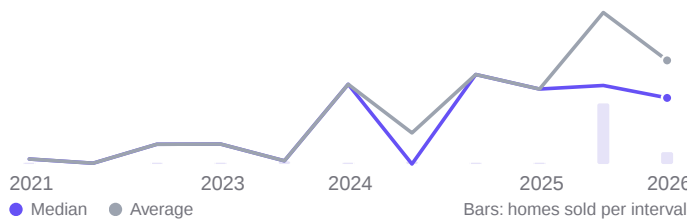
MARKET TRENDS (5 YEARS)

Sale prices

Median \$190K · Average \$286K

Growth (year over year)

Price -14.7% · Sales +1466.7%

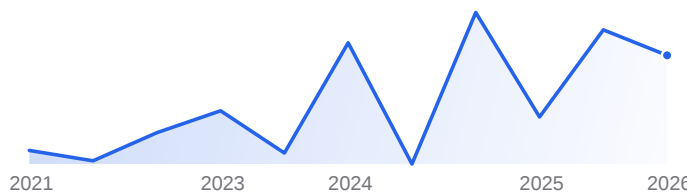


Price per square foot

\$115/ft²

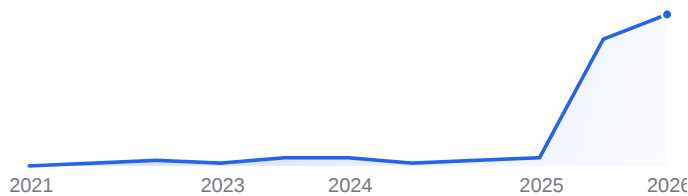
Sale premium vs estimated value

-28.6%



Annual turnover (share of homes sold)

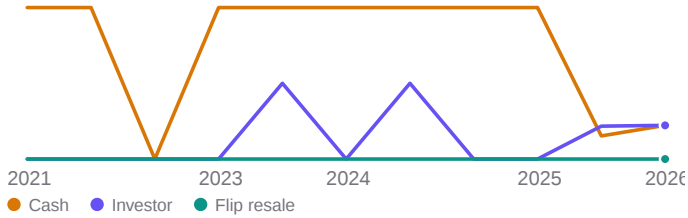
1.1%



BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 22% · Flip resale 0%

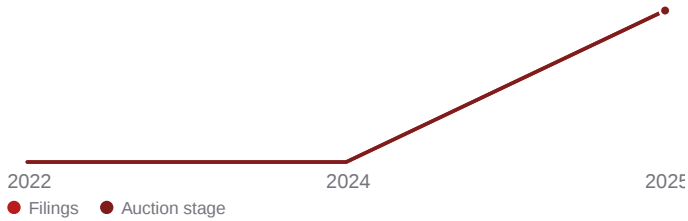


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,186
Median value (AVM)	\$240K
Median size	1,622 ft²
Median bedrooms	3
Median year built	1979
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.4%
Owner occupied	71%
Company owned	13%
Median loan-to-value	27%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	16,037
Density	113 / mi²
Median household income	\$61K

Average household income	\$91K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	27
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	11.5%
Unemployment	0.9%
Average temp	64°F
Annual precip	44 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.