

Ivanhoe 75447

ZIP code · TX · Texas > Fannin County > Ivanhoe

\$125K

MEDIAN SALE PRICE

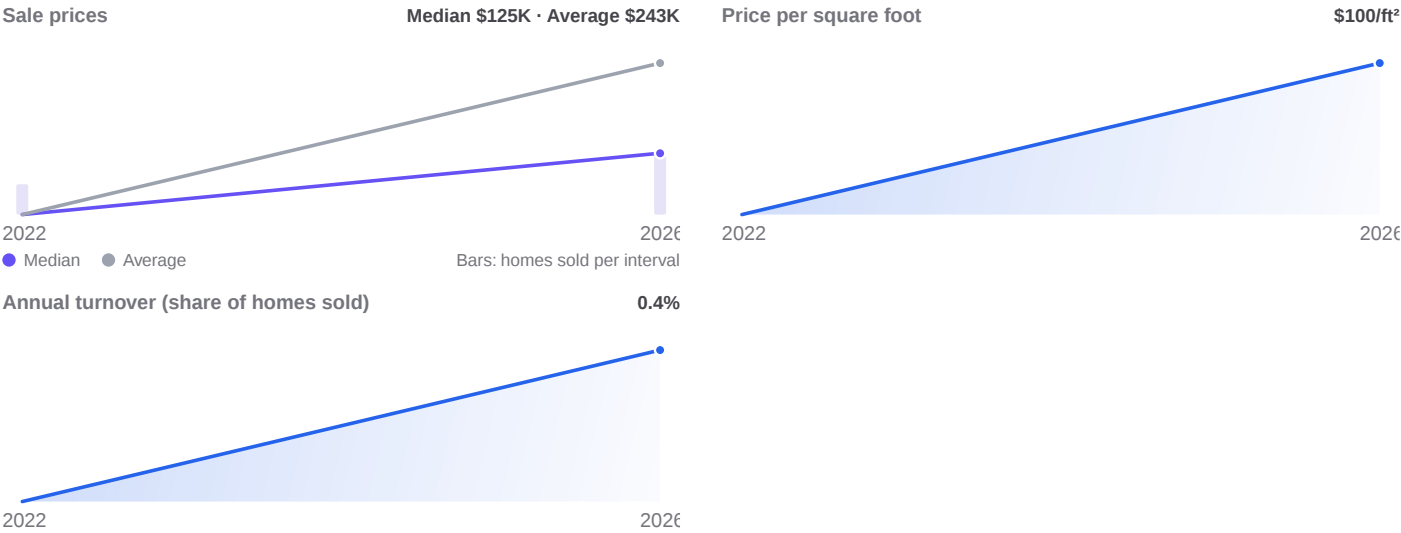
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SALES (12 MO)

\$399K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

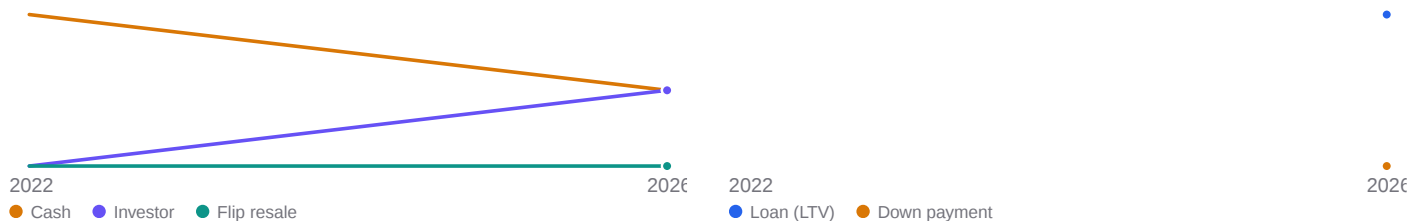


BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 50% · Flip resale 0%

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



HOUSING STOCK

Homes	557
Median value (AVM)	\$399K
Median size	1,837 ft²
Median bedrooms	3
Median year built	1998
Single family	34%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	0.9%
Owner occupied	86%
Company owned	5.9%
Median loan-to-value	21%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	847
Density	14 / mi²
Median household income	\$74K
Average household income	\$97K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	38
Homes occupied	87%
Bachelor's or higher	14%

Poverty rate	11.9%
Unemployment	1.2%
Average temp	63°F
Annual precip	45 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.