

Paris 75460

ZIP code · TX · Texas > Lamar County > Paris

BALANCED MARKET

\$195K

MEDIAN SALE PRICE

+3.0%

1-YR CHANGE

60

SALES (12 MO)

\$133K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

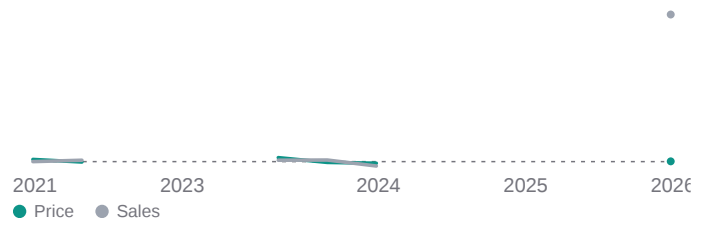
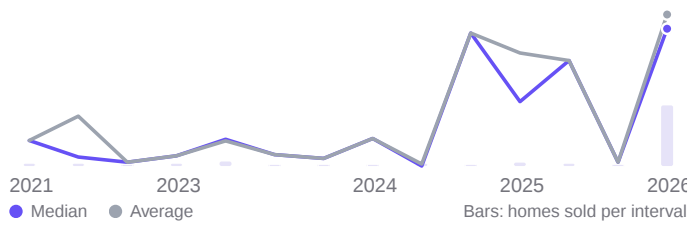
MARKET TRENDS (5 YEARS)

Sale prices

Median \$195K · Average \$214K

Growth (year over year)

Price +3.0% · Sales +1900.0%



Price per square foot

\$116/ft²

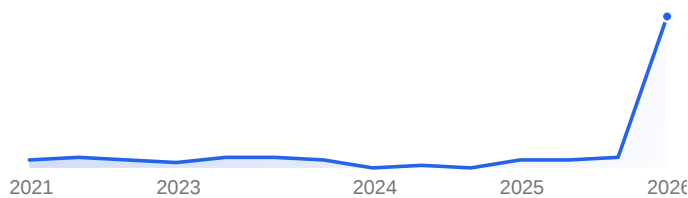
Sale premium vs estimated value

+7.6%



Annual turnover (share of homes sold)

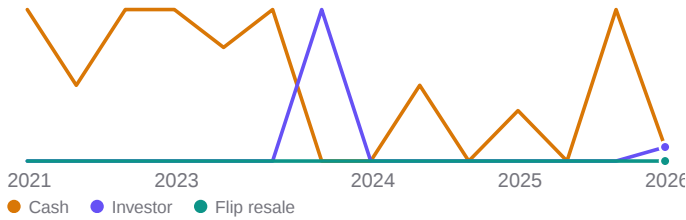
0.8%



BUYERS & OUTCOMES

Buyer mix

Cash 9.3% · Investor 9.3% · Flip resale 0%



Sellers who sold at a gain

100%

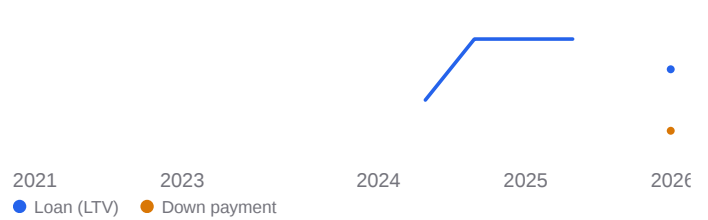


Median annualized return at resale

+18.1%

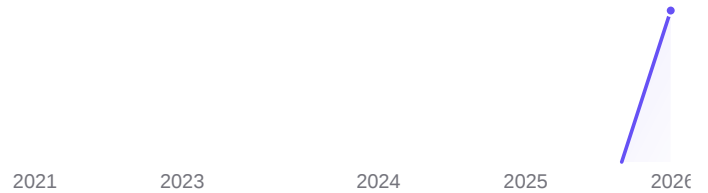


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



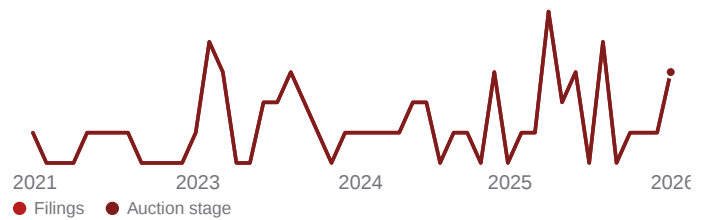
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	7,892
Median value (AVM)	\$133K
Median size	1,389 ft²
Median bedrooms	3
Median year built	1998
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	3.0%
Owner occupied	55%
Company owned	18%
Median loan-to-value	18%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	20,816
Density	271 / mi²
Median household income	\$47K
Average household income	\$58K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	33
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	19.8%
Unemployment	1.2%
Average temp	63°F
Annual precip	47 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.