

Tom Bean 75489

ZIP code · TX · Texas > Grayson County > Tom Bean

\$77K

MEDIAN SALE PRICE

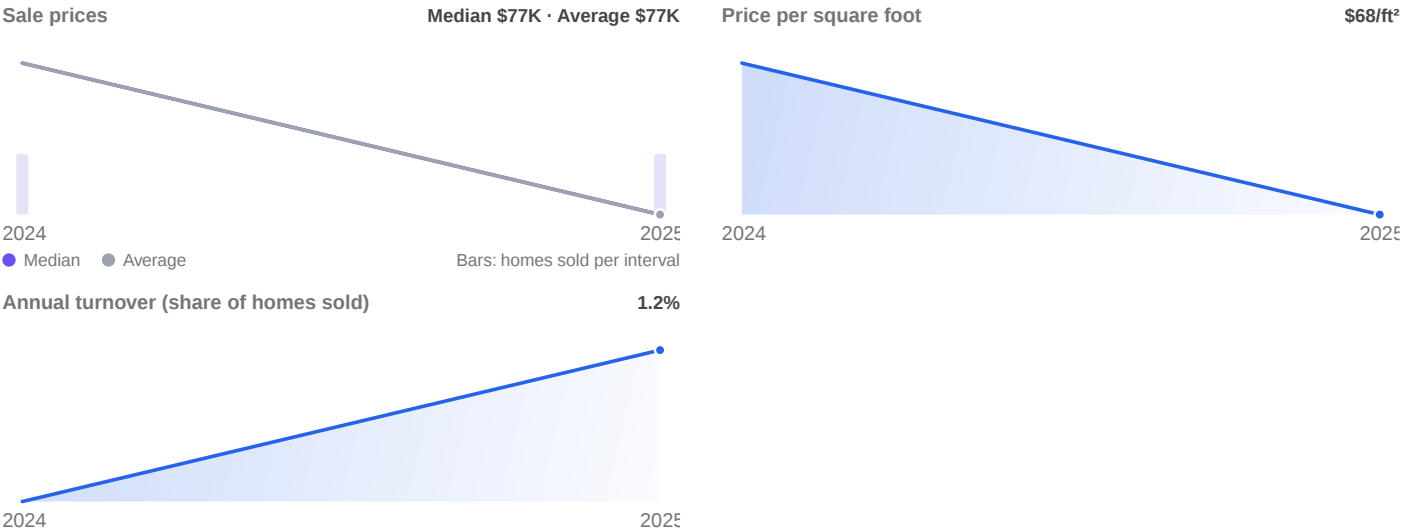
2

SALES (12 MO)

\$251K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)



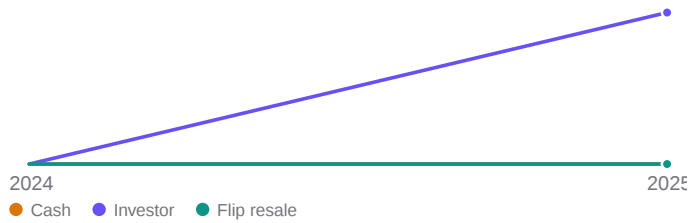
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 100% · Flip resale 0%

Financing (share of purchase price)

100%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	169
Median value (AVM)	\$251K
Median size	1,564 ft²
Median year built	1978
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.0%
Owner occupied	85%
Company owned	8.5%
Median loan-to-value	37%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	200
Density	190 / mi²
Median household income	\$95K
Average household income	\$103K

Crime index (US avg 100)	115
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	34
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	6.6%
Unemployment	1.2%
Average temp	63°F
Annual precip	42 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through January 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.