

# Van Alstyne 75495

ZIP code · TX · Texas > Grayson County > Van Alstyne

STRONG BUYER'S MARKET

**\$385K**

MEDIAN SALE PRICE

**-62.7%**

1-YR CHANGE

**83**

SALES (12 MO)

**\$413K**

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



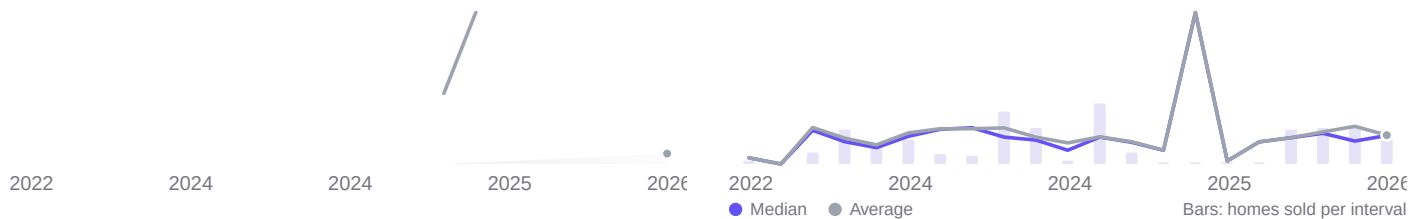
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$400K · Average \$404K

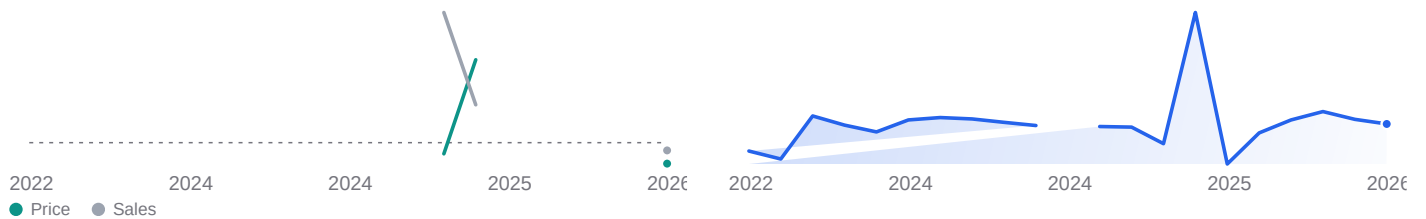


Growth (year over year)

Price -62.7% · Sales -23.1%

Price per square foot

\$159/ft²

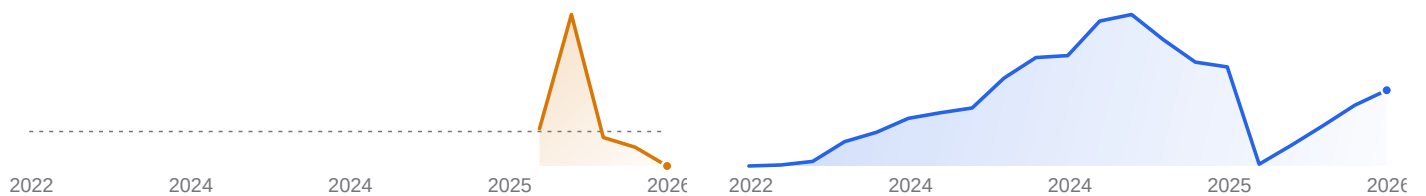


Sale premium vs estimated value

-3.9%

Annual turnover (share of homes sold)

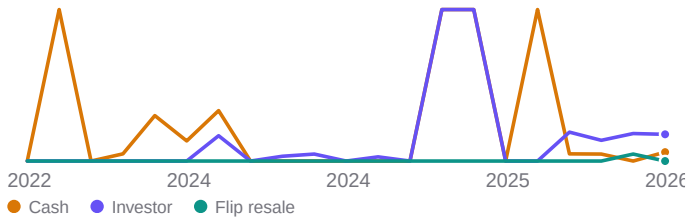
1.4%



## BUYERS & OUTCOMES

### Buyer mix

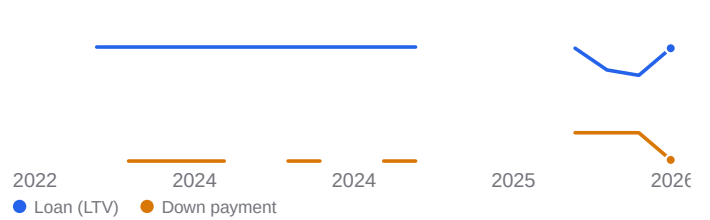
Cash 5.9% · Investor 18% · Flip resale 0%



Sellers who sold at a gain

100%

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



Typical hold before selling

0.2 yrs

### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 5,937     |
| Median value (AVM) | \$413K    |
| Median size        | 2,206 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2014      |
| Single family      | 82%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 51%     |
| Underwater (LTV 125% or more) | 2.4%    |
| Owner occupied                | 83%     |
| Company owned                 | 11%     |
| Median loan-to-value          | 48%     |
| Typical ownership tenure      | 5.0 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>9,965</b>     |
| Density                          | <b>150 / mi²</b> |
| Median household income          | <b>\$92K</b>     |
| Average household income         | <b>\$111K</b>    |
| Crime index (US avg 100)         | <b>70</b>        |
| Air pollution index (US avg 100) | <b>98</b>        |
| Earthquake index (US avg 100)    | <b>31</b>        |
| Homes occupied                   | <b>95%</b>       |
| Bachelor's or higher             | <b>24%</b>       |
| Poverty rate                     | <b>2.8%</b>      |
| Unemployment                     | <b>1.3%</b>      |
| Average temp                     | <b>64°F</b>      |
| Annual precip                    | <b>42 in</b>     |
| Sunshine                         | <b>62%</b>       |

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.