

Cookville 75558

ZIP code · TX · Texas › Titus County

\$317K MEDIAN SALE PRICE	1 SALES (12 MO)	\$263K MEDIAN VALUE (AVM)
--	---	---

HOUSING STOCK

Homes	592
Median value (AVM)	\$263K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1990
Single family	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.2%
Owner occupied	92%
Company owned	7.3%
Median loan-to-value	37%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	2,147
Density	49 / mi²
Median household income	\$63K
Average household income	\$85K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	33
Homes occupied	91%
Bachelor's or higher	8%
Poverty rate	18.0%
Unemployment	0.9%
Average temp	64°F
Annual precip	49 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.