

Longview 75604

ZIP code · TX · Texas > Gregg County > Longview

BALANCED MARKET

\$259K

MEDIAN SALE PRICE

96

SALES (12 MO)

\$246K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



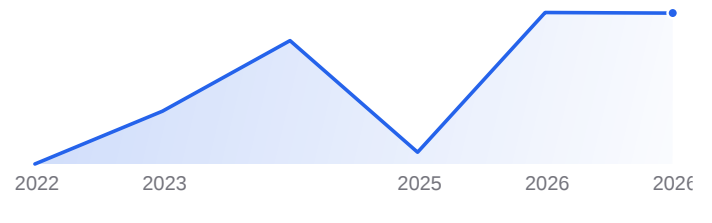
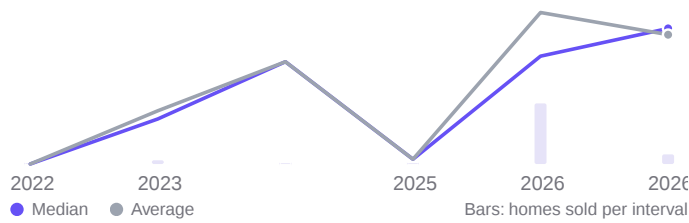
MARKET TRENDS (5 YEARS)

Sale prices

Median \$293K · Average \$280K

Price per square foot

\$130/ft²

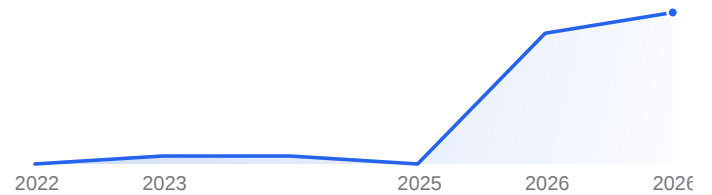


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

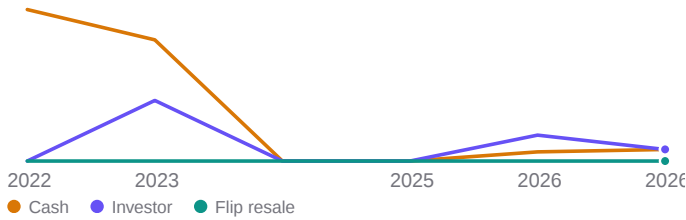
0.9%



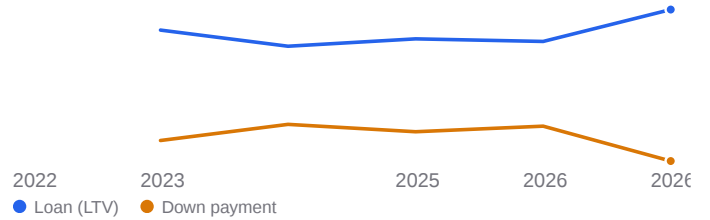
BUYERS & OUTCOMES

Buyer mix

Cash 7.7% · Investor 7.7% · Flip resale 0%



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



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,109
Median value (AVM)	\$246K
Median size	1,655 ft²
Median bedrooms	3
Median year built	1977
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.2%
Owner occupied	69%
Company owned	17%
Median loan-to-value	43%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	32,314
Density	691 / mi²
Median household income	\$71K

Average household income	\$87K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	33
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	14.6%
Unemployment	1.4%
Average temp	65°F
Annual precip	49 in
Sunshine	62%

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