

Longview 75605

ZIP code · TX · Texas > Gregg County > Longview

SELLER'S MARKET

\$282K

MEDIAN SALE PRICE

132

SALES (12 MO)

\$306K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

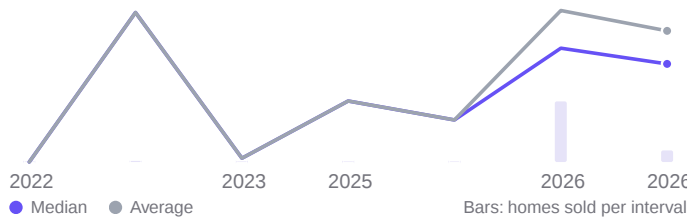
MARKET TRENDS (5 YEARS)

Sale prices

Median \$265K · Average \$348K

Growth (year over year)

Price +81.1% · Sales +11000.0%

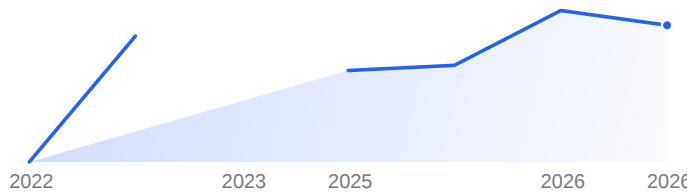


Price per square foot

\$140/ft²

Sale premium vs estimated value

-7.2%



Annual turnover (share of homes sold)

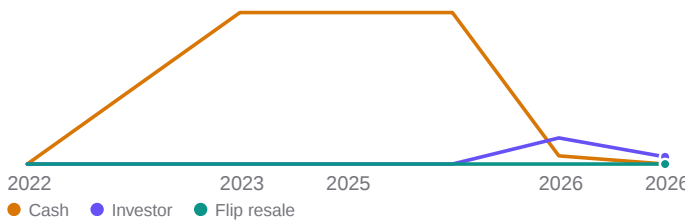
1.2%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 4.8% · Flip resale 0%



Sellers who sold at a gain

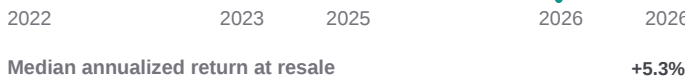
100%

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



Typical hold before selling

11.6 yrs



Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 1 · Auction stage 1

HOUSING STOCK

Homes	11,255
Median value (AVM)	\$306K
Median size	1,946 ft²
Median bedrooms	3
Median year built	1985
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.5%
Owner occupied	80%
Company owned	13%
Median loan-to-value	47%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	32,786
Density	415 / mi²
Median household income	\$80K
Average household income	\$105K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	32
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	9.8%
Unemployment	1.5%
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.