

Overton 75684

ZIP code · TX · Texas > Rusk County > Overton

SELLER'S MARKET

\$227K

MEDIAN SALE PRICE

23

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

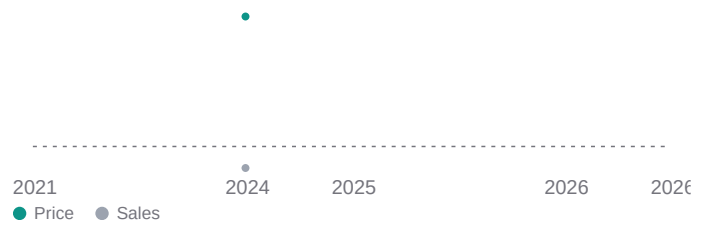
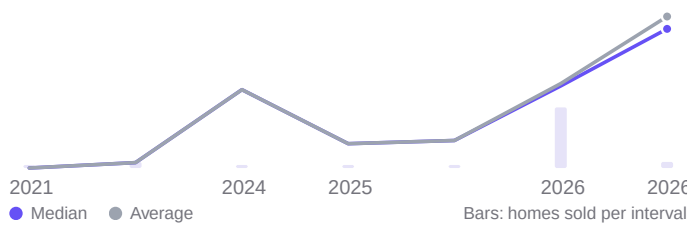
MARKET TRENDS (5 YEARS)

Sale prices

Median \$293K · Average \$315K

Growth (year over year)

Price +301.5% · Sales -50.0%

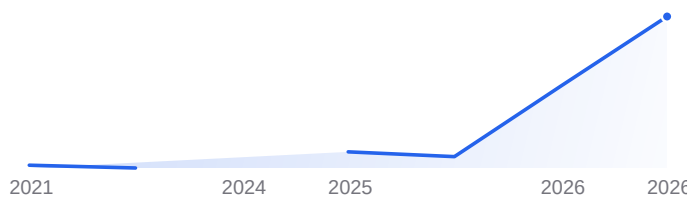


Price per square foot

\$187/ft²

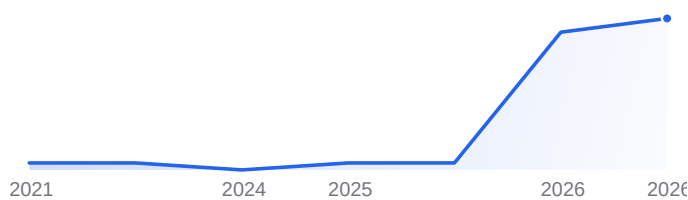
Sale premium vs estimated value

-44.7%



Annual turnover (share of homes sold)

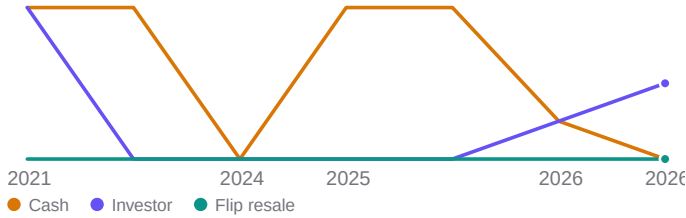
0.8%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 50% · Flip resale 0%

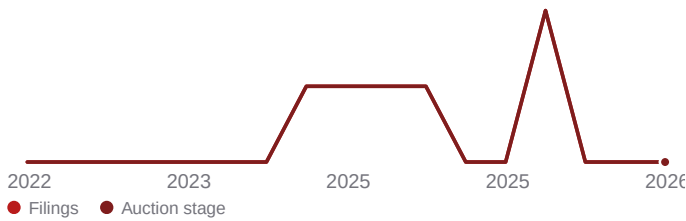


Financing (share of purchase price) Loan (LTV) 75% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,796
Median value (AVM)	\$180K
Median size	1,457 ft²
Median bedrooms	3
Median year built	1975
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	4.4%
Owner occupied	76%
Company owned	14%
Median loan-to-value	37%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	7,858
Density	78 / mi²
Median household income	\$59K

Average household income	\$81K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	29
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	16.8%
Unemployment	1.0%
Average temp	65°F
Annual precip	47 in
Sunshine	59%

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.