

Ben Wheeler 75754

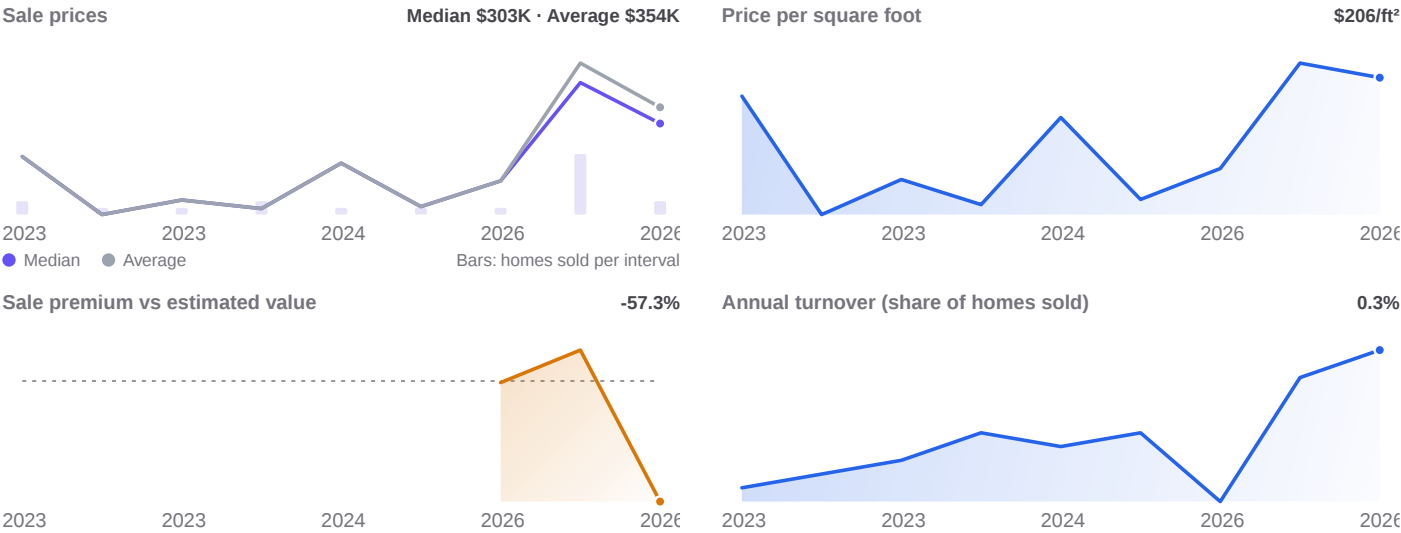
ZIP code · TX · Texas > Van Zandt County > Ben Wheeler

\$408K
MEDIAN SALE PRICE

12
SALES (12 MO)

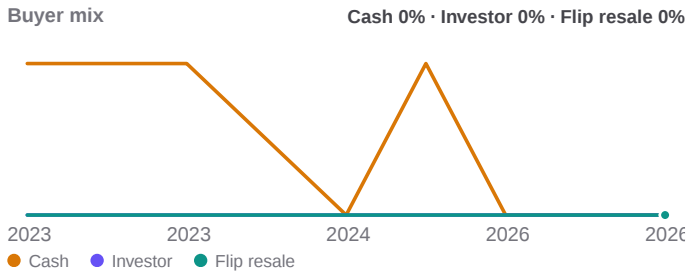
\$334K
MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix



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



HOUSING STOCK

Homes	3,541
Median value (AVM)	\$334K
Median size	1,572 ft²
Median year built	1999
Single family	26%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.9%
Owner occupied	68%
Company owned	9.0%
Median loan-to-value	12%
Typical ownership tenure	21.3 yrs

COMMUNITY

Population	7,231
Density	62 / mi²
Median household income	\$79K
Average household income	\$98K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	28
Homes occupied	88%
Bachelor's or higher	12%
Poverty rate	5.2%

Unemployment	1.3%
Average temp	65°F
Annual precip	43 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.