

Van 75790

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

\$240K

MEDIAN SALE PRICE

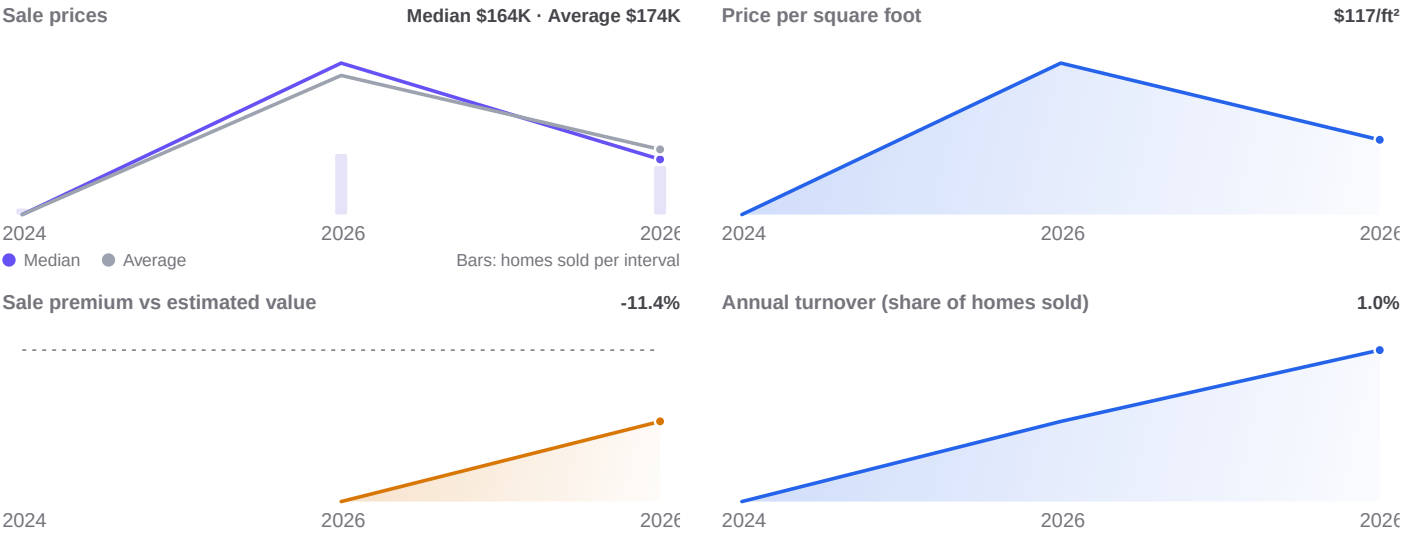
18

SALES (12 MO)

\$244K

MEDIAN VALUE (AVM)

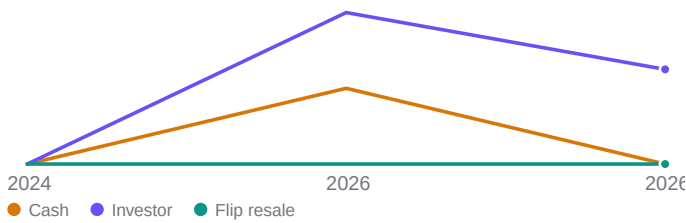
MARKET TRENDS (5 YEARS)



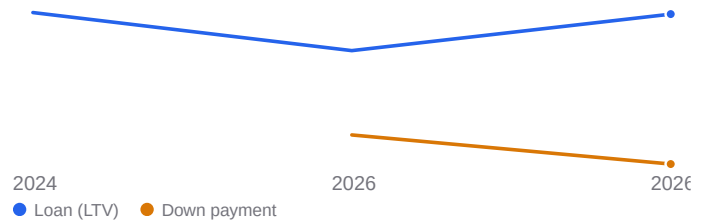
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 13% · Flip resale 0%



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



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,813
Median value (AVM)	\$244K
Median size	1,637 ft²
Median bedrooms	3
Median year built	1980
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.1%
Owner occupied	69%
Company owned	10%
Median loan-to-value	31%
Typical ownership tenure	11.9 yrs

COMMUNITY

Population	4,567
Density	142 / mi²
Median household income	\$61K

Average household income	\$79K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	33
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	19.9%
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.