

Alvarado 76009

ZIP code · TX · Texas > Johnson County > Alvarado

SELLER'S MARKET

\$270K

MEDIAN SALE PRICE

59

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

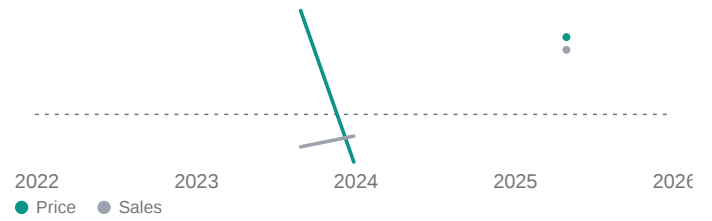
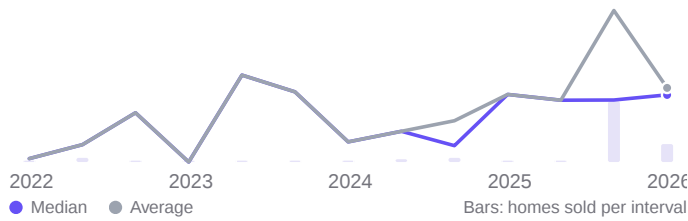
MARKET TRENDS (5 YEARS)

Sale prices

Median \$288K · Average \$316K

Growth (year over year)

Price +119.7% · Sales +100.0%



Price per square foot

\$143/ft²

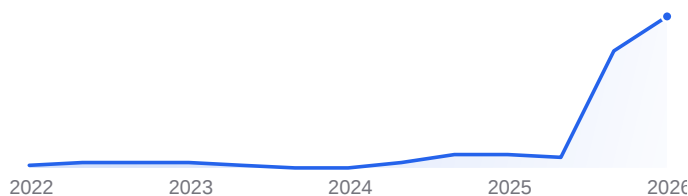
Sale premium vs estimated value

-2.0%



Annual turnover (share of homes sold)

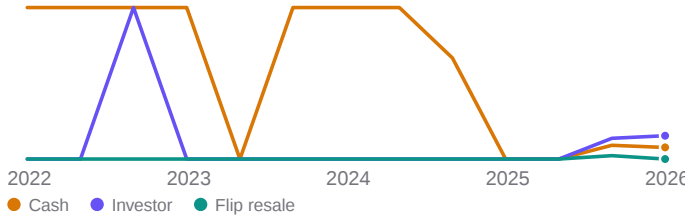
0.6%



BUYERS & OUTCOMES

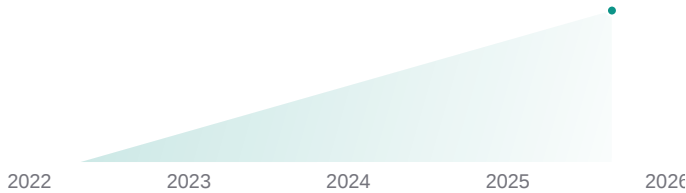
Buyer mix

Cash 7.7% · Investor 15% · Flip resale 0%



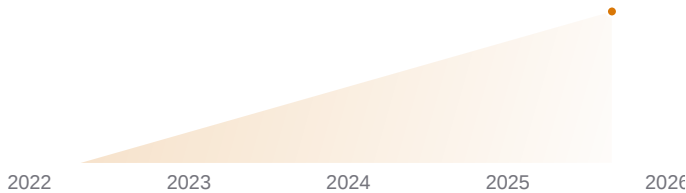
Sellers who sold at a gain

100%



Median annualized return at resale

+55.8%

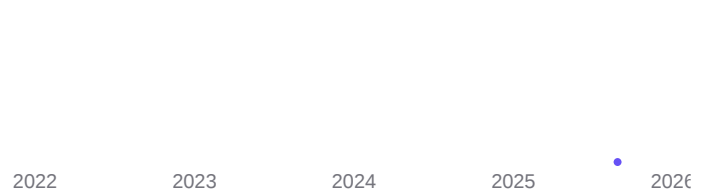


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,061
Median value (AVM)	\$324K
Median size	1,579 ft²
Median bedrooms	3
Median year built	1998
Single family	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.6%
Owner occupied	81%
Company owned	7.7%
Median loan-to-value	55%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	30,500
Density	300 / mi²
Median household income	\$79K
Average household income	\$90K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	137
Earthquake index (US avg 100)	21
Homes occupied	94%
Bachelor's or higher	12%
Poverty rate	14.6%
Unemployment	1.2%
Average temp	65°F
Annual precip	37 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.