

Granbury 76049

ZIP code · TX · Texas > Hood County > Granbury

SELLER'S MARKET

\$366K

MEDIAN SALE PRICE

169

SALES (12 MO)

\$430K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

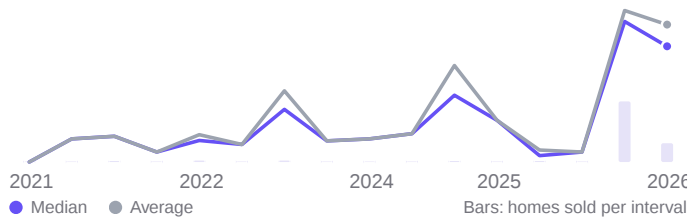
MARKET TRENDS (5 YEARS)

Sale prices

Median \$323K · Average \$381K

Growth (year over year)

Price -12.9% · Sales +66.7%

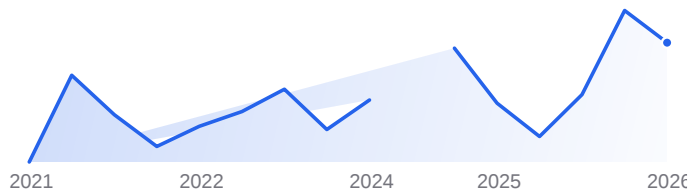


Price per square foot

\$158/ft²

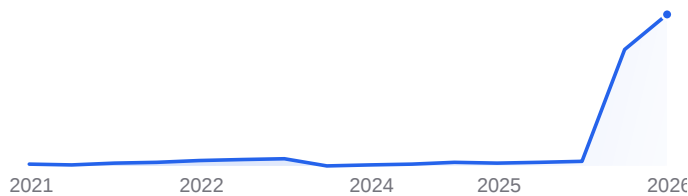
Sale premium vs estimated value

-7.6%



Annual turnover (share of homes sold)

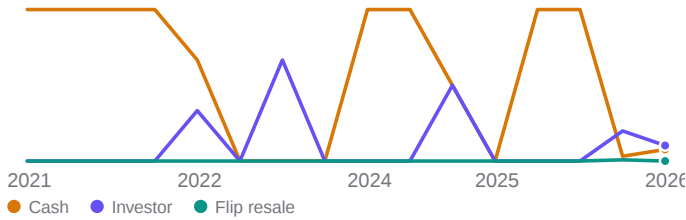
1.1%



BUYERS & OUTCOMES

Buyer mix

Cash 7.7% · Investor 10% · Flip resale 0%



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



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	15,396
Median value (AVM)	\$430K
Median size	2,000 ft²
Median bedrooms	3
Median year built	2000
Single family	71%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.0%
Owner occupied	76%
Company owned	14%
Median loan-to-value	38%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	33,269
Density	294 / mi²
Median household income	\$93K
Average household income	\$116K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	16
Homes occupied	92%
Bachelor's or higher	26%
Poverty rate	5.7%
Unemployment	1.1%
Average temp	65°F
Annual precip	34 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.