

Gordonville 76245

ZIP code · TX · Texas > Grayson County

\$198K

MEDIAN SALE PRICE

19

SALES (12 MO)

\$174K

MEDIAN VALUE (AVM)

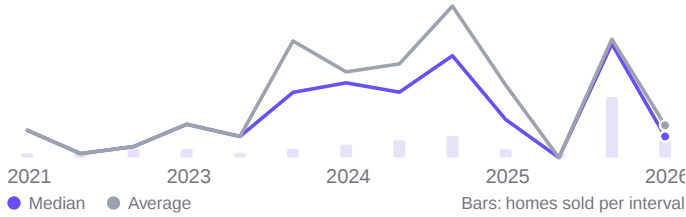
MARKET TRENDS (5 YEARS)

Sale prices

Median \$60K · Average \$83K

Growth (year over year)

Price -92.3% · Sales -45.5%



Price per square foot

\$62/ft²

Sale premium vs estimated value

-58.2%



Annual turnover (share of homes sold)

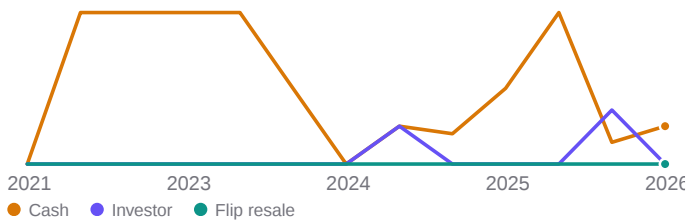
0.8%



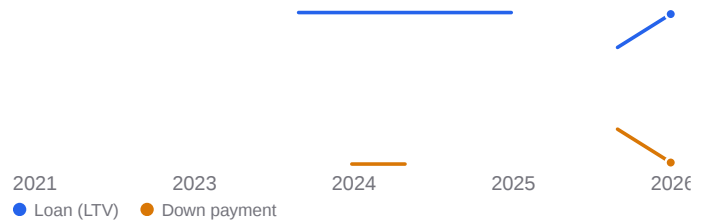
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

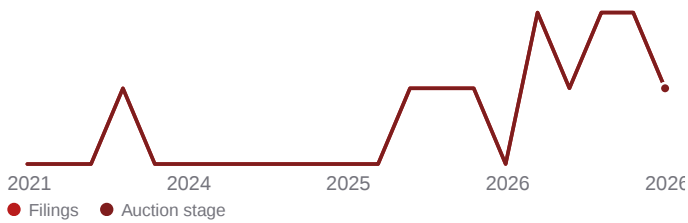


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,346
Median value (AVM)	\$174K
Median size	1,224 ft²
Median year built	1990
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.9%
Owner occupied	52%
Company owned	11%
Median loan-to-value	8%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	1,807
Density	71 / mi²
Median household income	\$55K
Average household income	\$83K

Crime index (US avg 100)	174
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	44
Homes occupied	66%
Bachelor's or higher	19%
Poverty rate	9.7%
Unemployment	1.1%
Average temp	63°F
Annual precip	41 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.