

Sadler 76264

ZIP code · TX · Texas > Grayson County > Sadler

\$270K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$371K

MEDIAN VALUE (AVM)

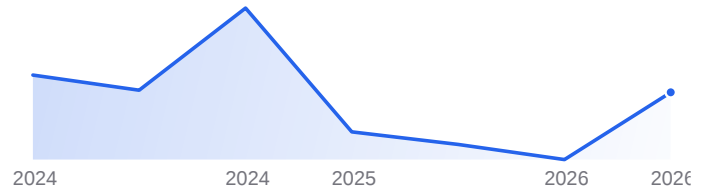
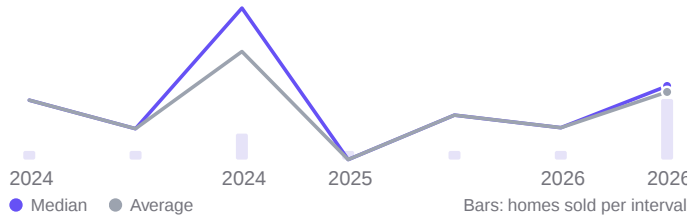
MARKET TRENDS (5 YEARS)

Sale prices

Median \$243K · Average \$231K

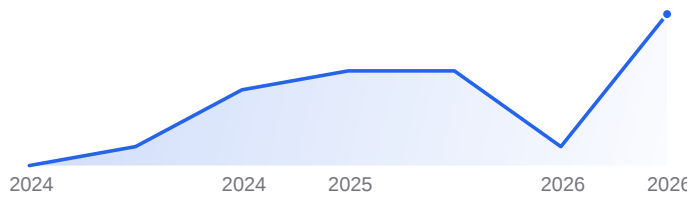
Price per square foot

\$127/ft²



Annual turnover (share of homes sold)

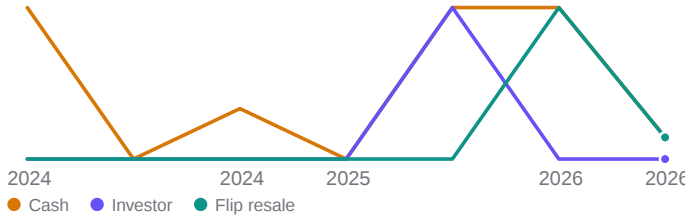
0.9%



BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 0% · Flip resale 14%



Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



Sellers who sold at a gain

100%



Typical hold before selling

0.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,000
Median value (AVM)	\$371K
Median size	1,600 ft²
Median year built	1997
Single family	31%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.6%
Owner occupied	77%
Company owned	10%
Median loan-to-value	28%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	1,534
Density	37 / mi²
Median household income	\$80K
Average household income	\$100K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	44
Homes occupied	87%
Bachelor's or higher	24%
Poverty rate	8.9%
Unemployment	1.0%
Average temp	64°F
Annual precip	41 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.