

Sunset 76270

ZIP code · TX · Texas > Montague County > Sunset

\$180K

MEDIAN SALE PRICE

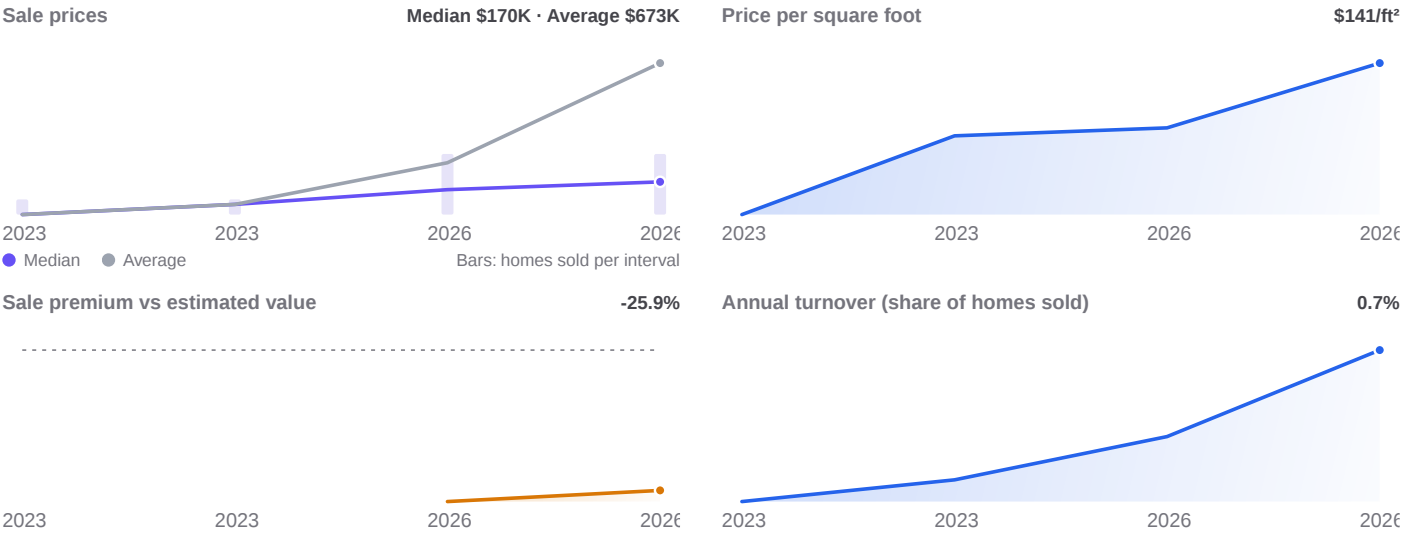
8

SALES (12 MO)

\$460K

MEDIAN VALUE (AVM)

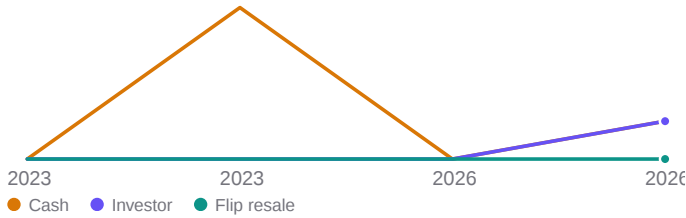
MARKET TRENDS (5 YEARS)



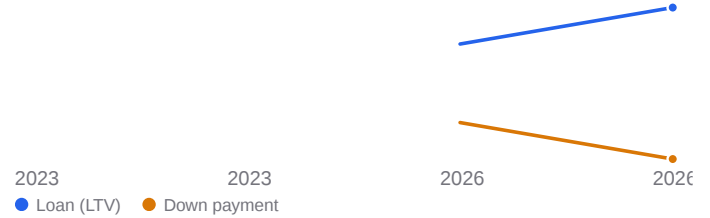
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.3%



HOUSING STOCK

Homes	1,171
Median value (AVM)	\$460K
Median size	1,943 ft²
Median year built	2006
Single family	38%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.8%
Owner occupied	78%
Company owned	9.0%
Median loan-to-value	28%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	3,042
Density	30 / mi²
Median household income	\$58K
Average household income	\$79K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	27
Homes occupied	86%
Bachelor's or higher	10%
Poverty rate	11.2%

Unemployment	1.2%
Average temp	64°F
Annual precip	35 in
Sunshine	64%

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.