

Valley View 76272

ZIP code · TX · Texas > Cooke County > Valley View

\$369K

MEDIAN SALE PRICE

17

SALES (12 MO)

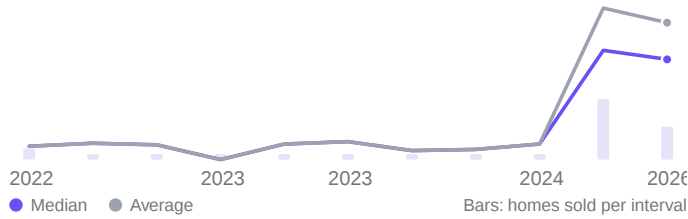
\$524K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

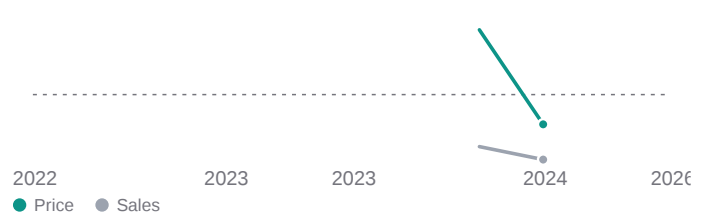
Sale prices

Median \$336K · Average \$455K



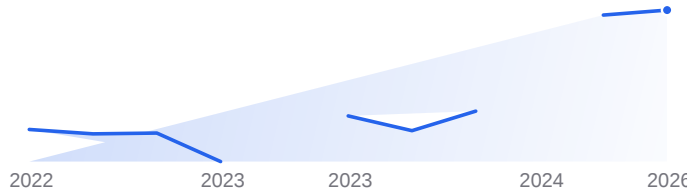
Growth (year over year)

Price -11.4% · Sales -25.0%



Price per square foot

\$191/ft²



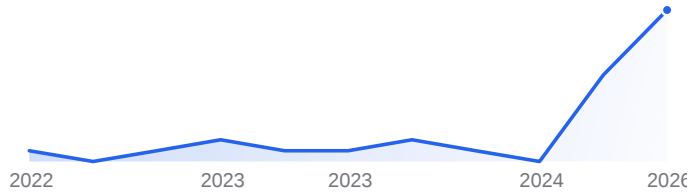
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

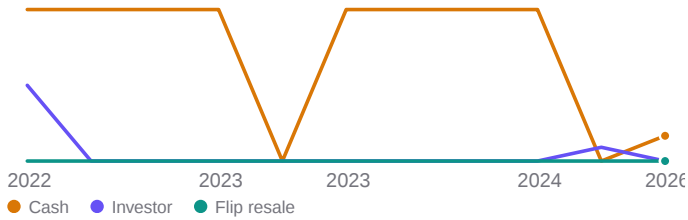
0.6%



BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 0% · Flip resale 0%

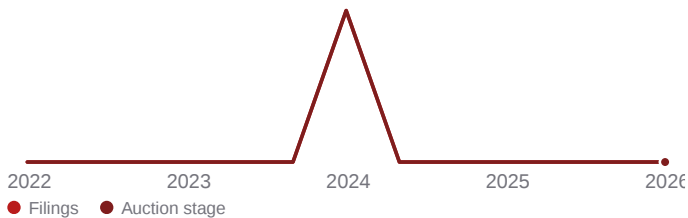


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,053
Median value (AVM)	\$524K
Median size	1,830 ft²
Median bedrooms	3
Median year built	2002
Single family	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.1%
Owner occupied	74%
Company owned	12%
Median loan-to-value	31%
Typical ownership tenure	20.8 yrs

COMMUNITY

Population	6,558
Density	56 / mi²
Median household income	\$89K

Average household income	\$113K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	36
Homes occupied	91%
Bachelor's or higher	18%
Poverty rate	5.6%
Unemployment	1.1%
Average temp	64°F
Annual precip	39 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.