

# Graford 76449

ZIP code · TX · Texas > Palo Pinto County > Graford

**\$653K**

MEDIAN SALE PRICE

**26**

SALES (12 MO)

**\$732K**

MEDIAN VALUE (AVM)

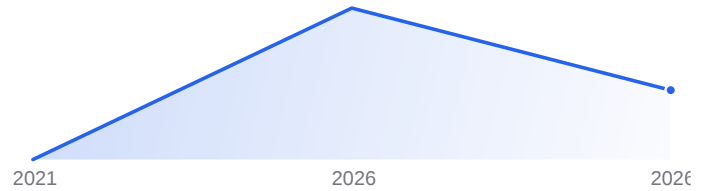
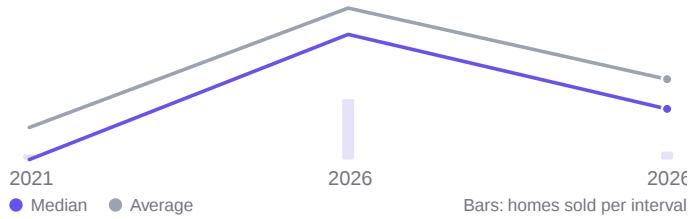
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$356K · Average \$530K

Price per square foot

\$151/ft<sup>2</sup>

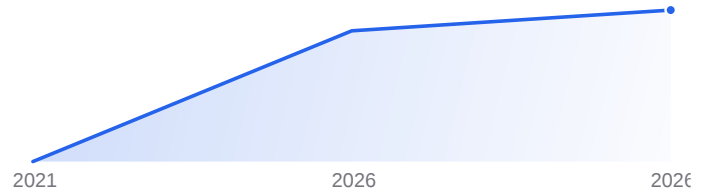
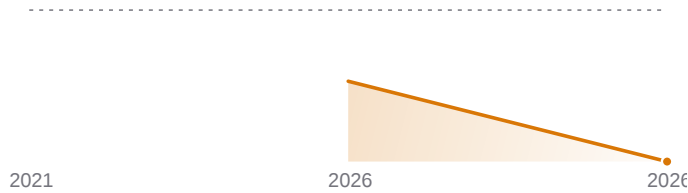


Sale premium vs estimated value

-26.1%

Annual turnover (share of homes sold)

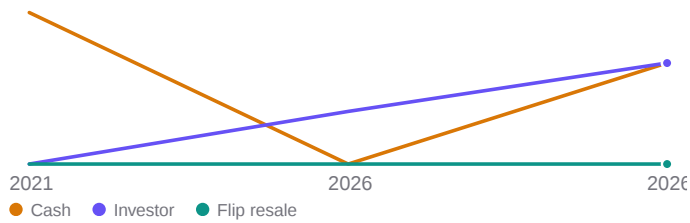
0.8%



## BUYERS & OUTCOMES

### Buyer mix

Cash 33% · Investor 33% · Flip resale 0%

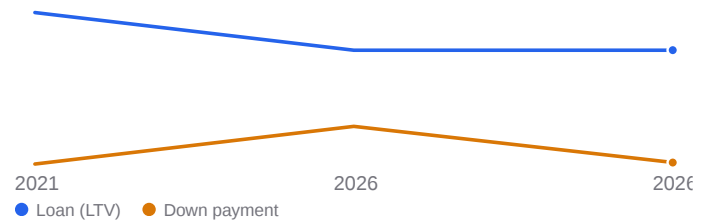


Sellers who sold at a gain

100%

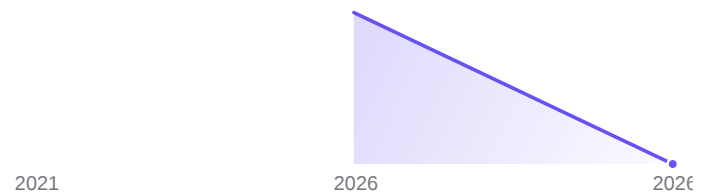


Financing (share of purchase price) Loan (LTV) 75% · Down payment 1.0%



Typical hold before selling

4.9 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,331     |
| Median value (AVM) | \$732K    |
| Median size        | 1,828 ft² |
| Median year built  | 2000      |
| Single family      | 64%       |
| Condos             | 8.9%      |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 81%     |
| Underwater (LTV 125% or more) | 1.9%    |
| Owner occupied                | 35%     |
| Company owned                 | 22%     |
| Median loan-to-value          | 11%     |
| Typical ownership tenure      | 6.9 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 2,510    |
| Density                          | 10 / mi² |
| Median household income          | \$70K    |
| Average household income         | \$110K   |
| Crime index (US avg 100)         | 154      |
| Air pollution index (US avg 100) | 104      |
| Earthquake index (US avg 100)    | 21       |
| Homes occupied                   | 54%      |
| Bachelor's or higher             | 15%      |
| Poverty rate                     | 16.7%    |
| Unemployment                     | 1.1%     |
| Average temp                     | 65°F     |
| Annual precip                    | 32 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.