

Cass County, TX

County · TX · Texas

SELLER'S MARKET

\$200K

MEDIAN SALE PRICE

+462.1%

1-YR CHANGE

81

SALES (12 MO)

\$159K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

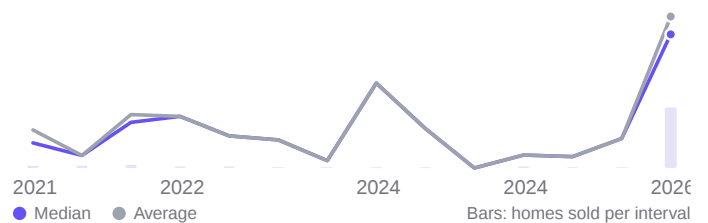
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

79 / 100

Sale prices

Median \$201K · Average \$225K

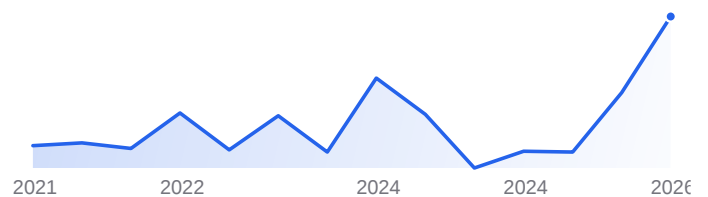
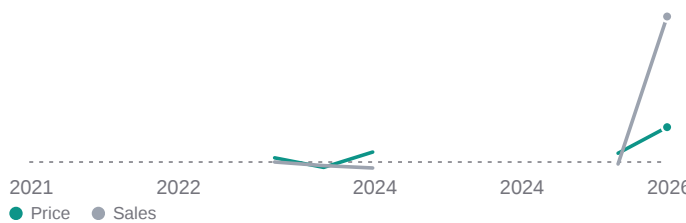


Growth (year over year)

Price +462.1% · Sales +1925.0%

Price per square foot

\$126/ft²

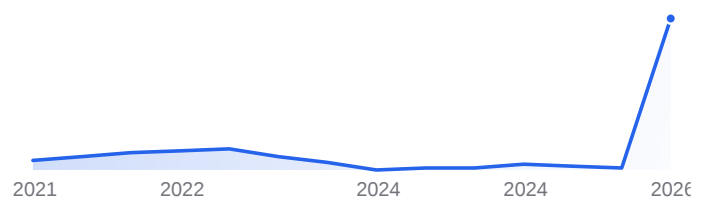


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

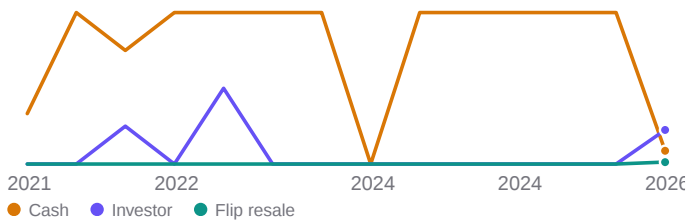
0.5%



BUYERS & OUTCOMES

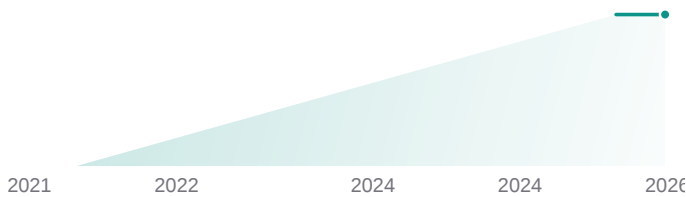
Buyer mix

Cash 8.8% · Investor 22% · Flip resale 1.3%



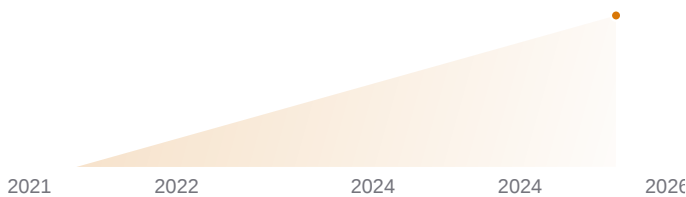
Sellers who sold at a gain

100%

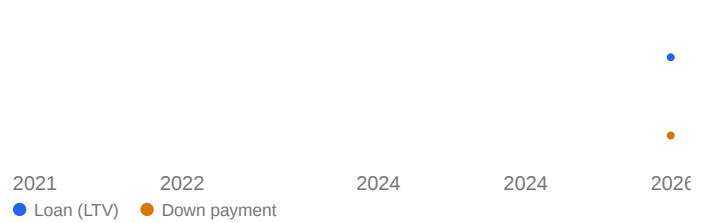


Median annualized return at resale

+6.2%

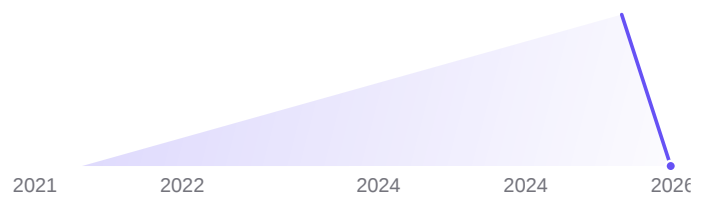


Financing (share of purchase price) Loan (LTV) 78% · Down payment 23%



Typical hold before selling

1.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	14,749
Median value (AVM)	\$159K
Median size	1,350 ft²
Median year built	1980
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	3.1%
Owner occupied	73%
Company owned	8.1%
Median loan-to-value	19%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	28,855
Density	31 / mi²
Median household income	\$56K
Average household income	\$75K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	34
Homes occupied	86%
Bachelor's or higher	13%
Poverty rate	17.3%
Unemployment	1.4%
Average temp	64°F
Annual precip	51 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.