

Henderson County, TX

County · TX · Texas

BALANCED MARKET

\$228K

MEDIAN SALE PRICE

345

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



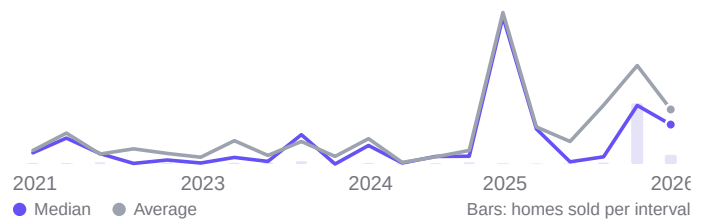
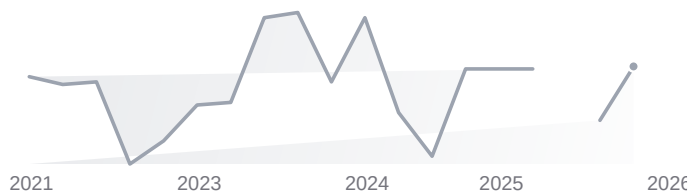
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$174K · Average \$234K

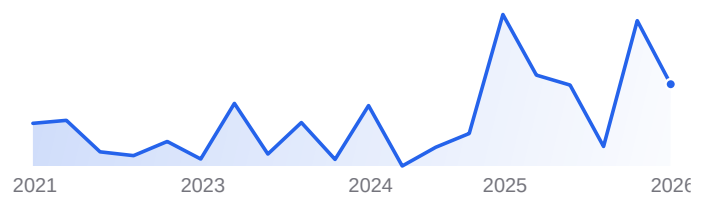
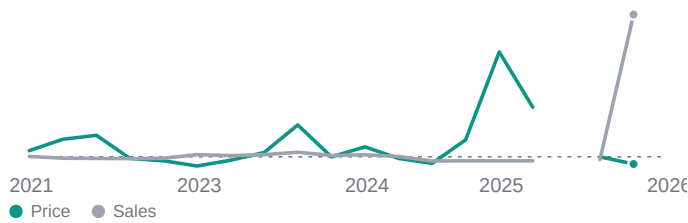


Growth (year over year)

Price -68.1% · Sales +1333.3%

Price per square foot

\$107/ft²

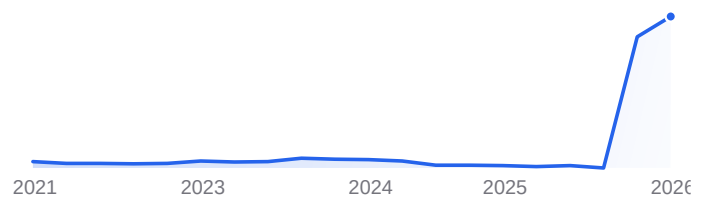
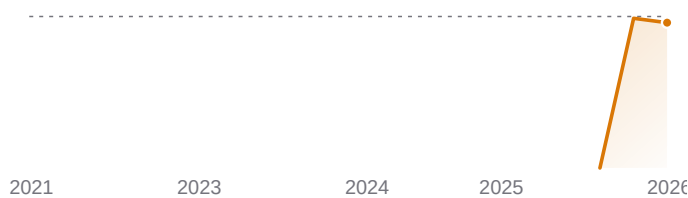


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

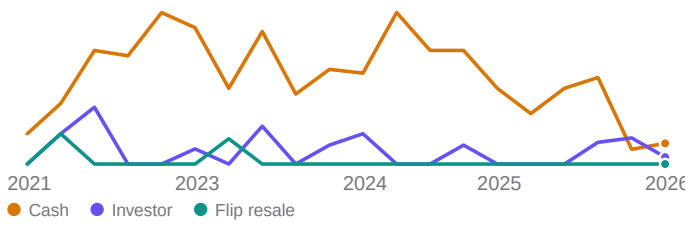
0.7%



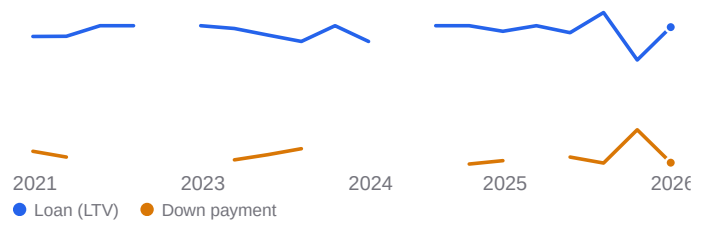
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 4.5% · Flip resale 0%

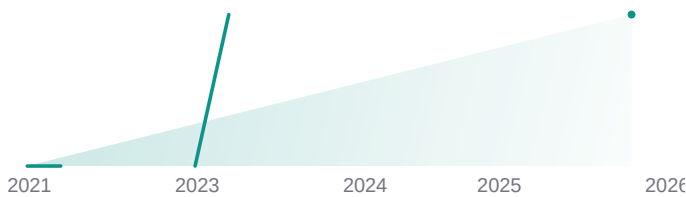


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



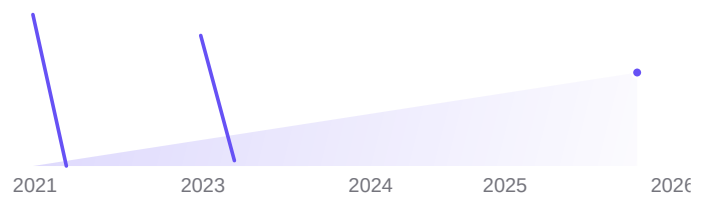
Sellers who sold at a gain

100%



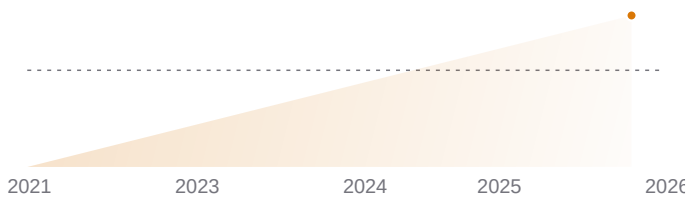
Typical hold before selling

8.5 yrs



Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	50,020
Median value (AVM)	\$295K
Median size	1,437 ft²
Median year built	1995
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.5%
Owner occupied	66%
Company owned	13%
Median loan-to-value	20%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	88,434
Density	101 / mi²
Median household income	\$62K
Average household income	\$84K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	27
Homes occupied	83%
Bachelor's or higher	14%
Poverty rate	10.5%
Unemployment	1.4%
Average temp	65°F
Annual precip	42 in
Sunshine	58%

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.