

Sabine County, TX

County · TX · Texas

STRONG BUYER'S MARKET

\$200K

MEDIAN SALE PRICE

32

SALES (12 MO)

\$199K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 2 / 100



Buyer's market

Balanced

Seller's market

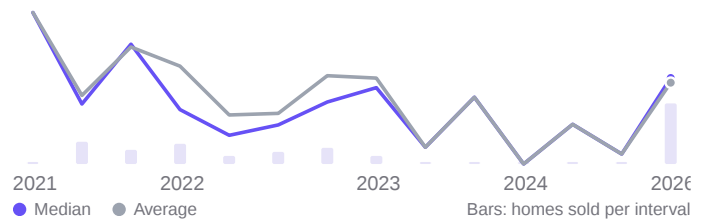
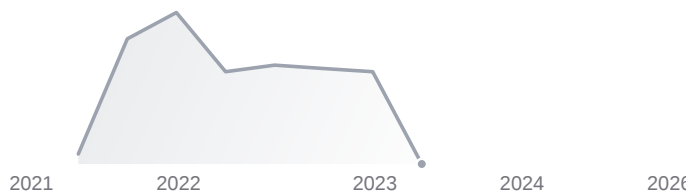
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

2 / 100

Sale prices

Median \$207K · Average \$197K

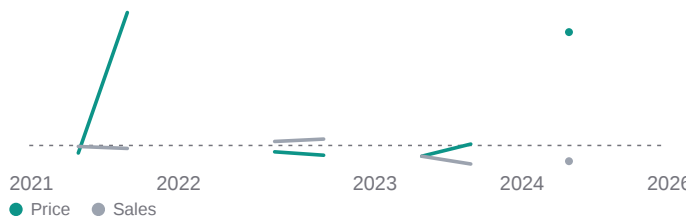


Growth (year over year)

Price +483.3% · Sales -66.7%

Price per square foot

\$145/ft²

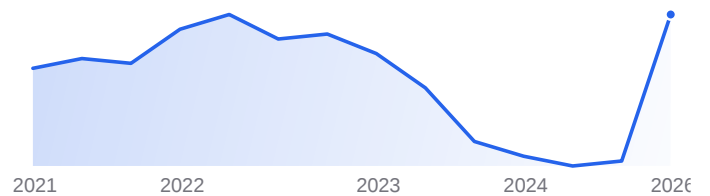


Sale premium vs estimated value

-25.4%

Annual turnover (share of homes sold)

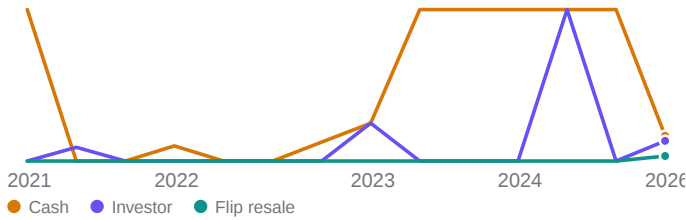
0.3%



BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 13% · Flip resale 3.3%

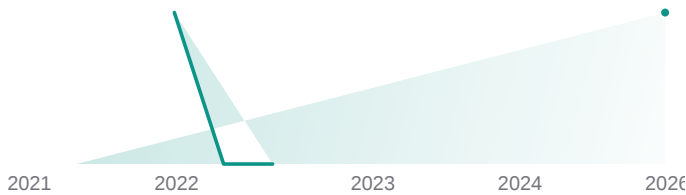


Financing (share of purchase price) Loan (LTV) 87% · Down payment 8.0%



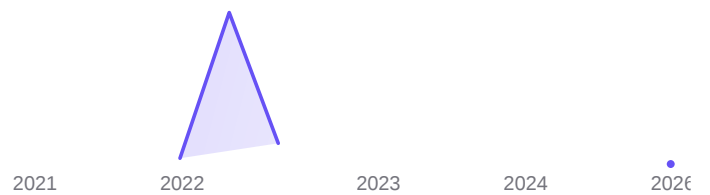
Sellers who sold at a gain

100%



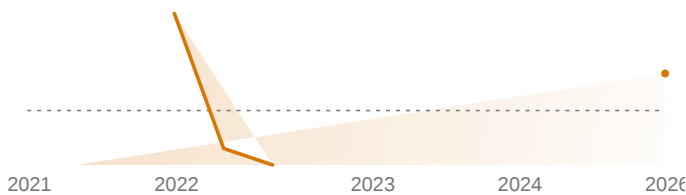
Typical hold before selling

3.0 yrs



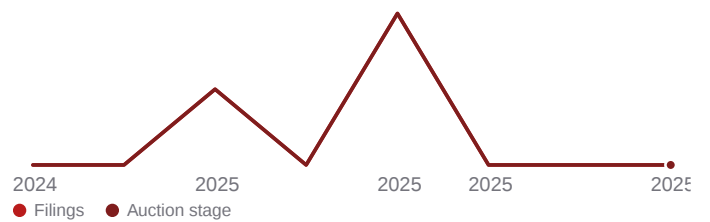
Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,024
Median value (AVM)	\$199K
Median size	1,464 ft²
Median year built	1983
Single family	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.9%
Owner occupied	48%
Company owned	10%
Median loan-to-value	11%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	10,153
Density	21 / mi²
Median household income	\$49K
Average household income	\$71K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	32
Homes occupied	61%
Bachelor's or higher	10%
Poverty rate	14.3%
Unemployment	1.3%
Average temp	65°F
Annual precip	54 in
Sunshine	58%

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.