

Forney

City · TX · Texas · Kaufman County

SELLER'S MARKET

\$305K

MEDIAN SALE PRICE

+32.8%

1-YR CHANGE

401

SALES (12 MO)

\$313K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

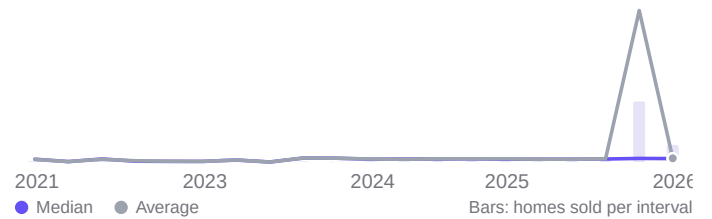
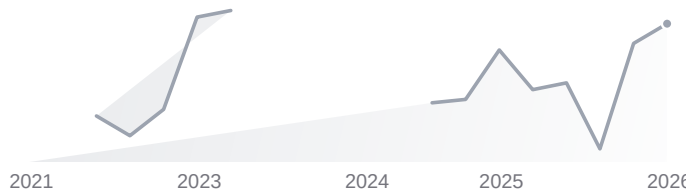
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$295K · Average \$325K

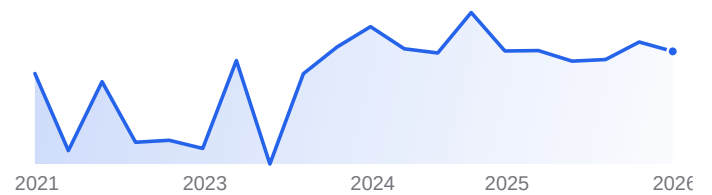
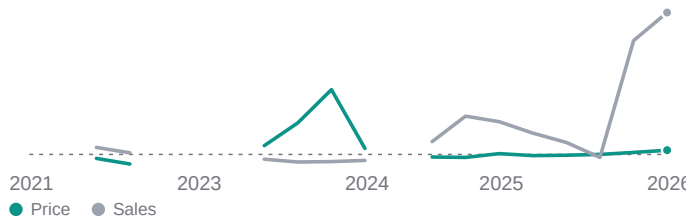


Growth (year over year)

Price +32.8% · Sales +1115.2%

Price per square foot

\$135/ft²

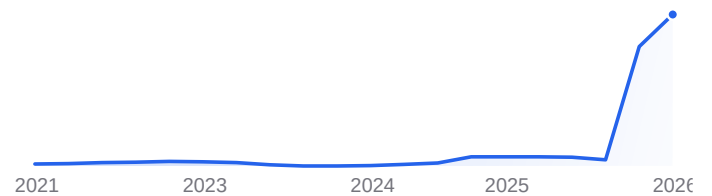


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

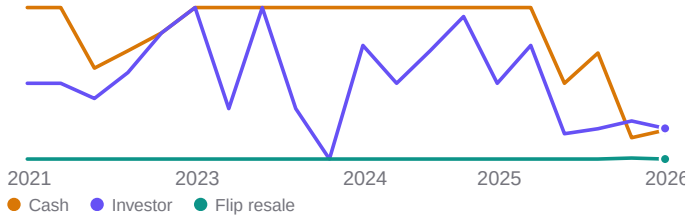
1.2%



BUYERS & OUTCOMES

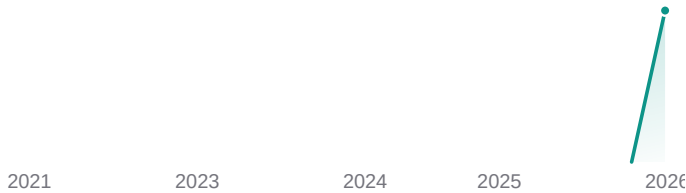
Buyer mix

Cash 19% · Investor 20% · Flip resale 0%



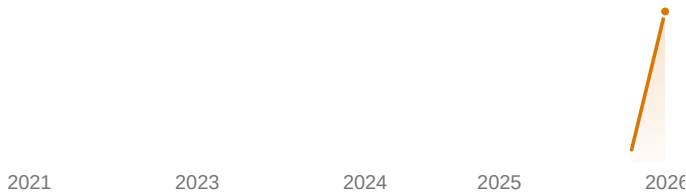
Sellers who sold at a gain

100%

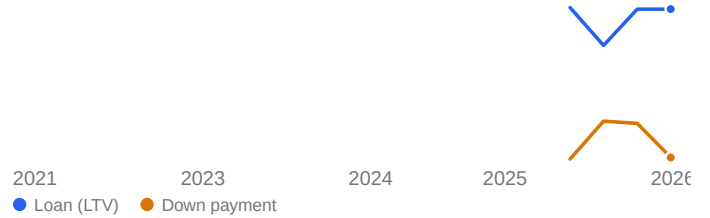


Median annualized return at resale

+96.7%



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



Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 41 · Auction stage 41



HOUSING STOCK

Homes	32,286
Median value (AVM)	\$313K
Median size	2,129 ft²
Median bedrooms	3
Median year built	2019
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	33%
Underwater (LTV 125% or more)	1.5%
Owner occupied	81%
Company owned	13%
Median loan-to-value	72%
Typical ownership tenure	4.8 yrs

COMMUNITY

Population	32,398
Density	2,188 / mi²
Median household income	\$106K
Average household income	\$123K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	24
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	4.9%
Unemployment	1.5%
Average temp	65°F
Annual precip	41 in
Sunshine	62%

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.