

Forney 75126

ZIP code · TX · Texas > Kaufman County > Forney

SELLER'S MARKET

\$304K

MEDIAN SALE PRICE

+32.4%

1-YR CHANGE

448

SALES (12 MO)

\$308K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

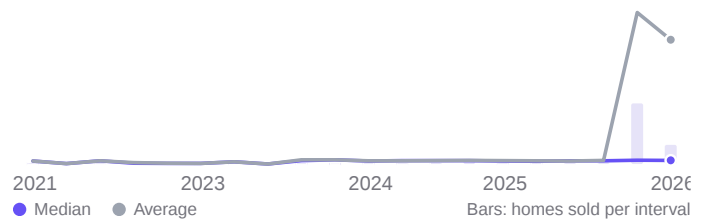
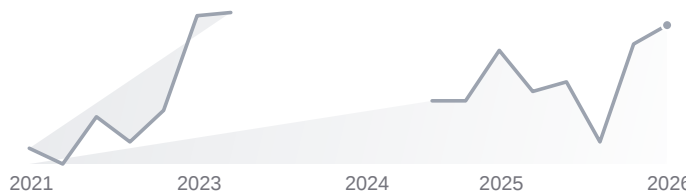
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$298K · Average \$9.6M

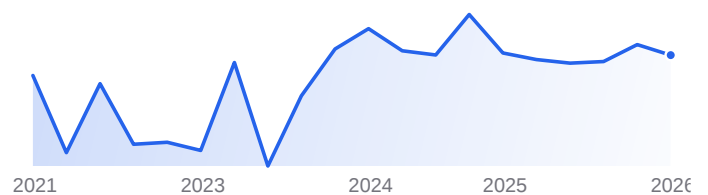
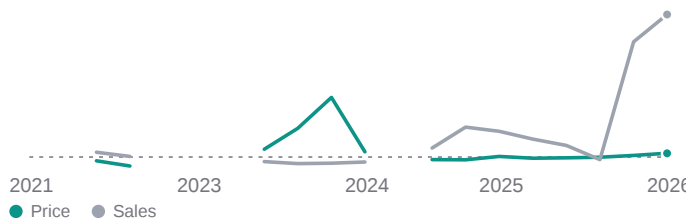


Growth (year over year)

Price +32.4% · Sales +1217.6%

Price per square foot

\$133/ft²

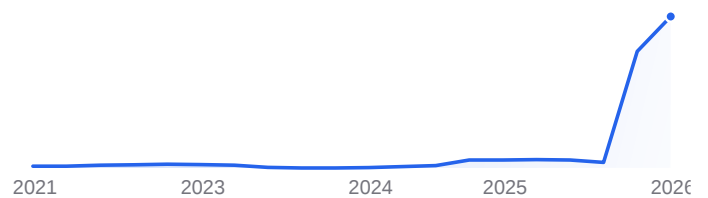


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

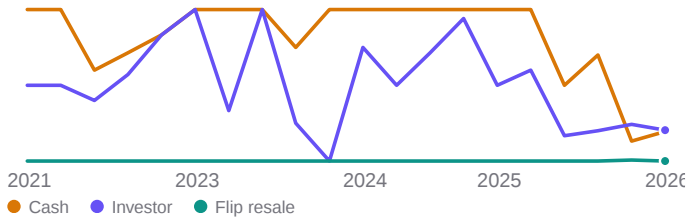
1.2%



BUYERS & OUTCOMES

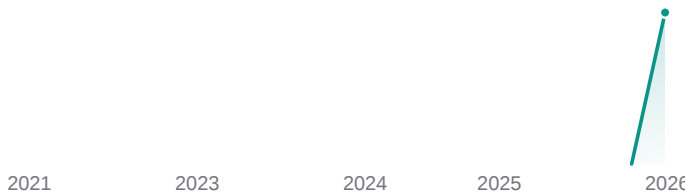
Buyer mix

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



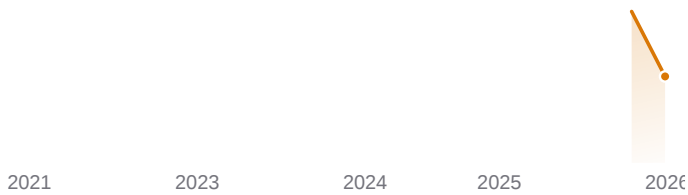
Sellers who sold at a gain

100%

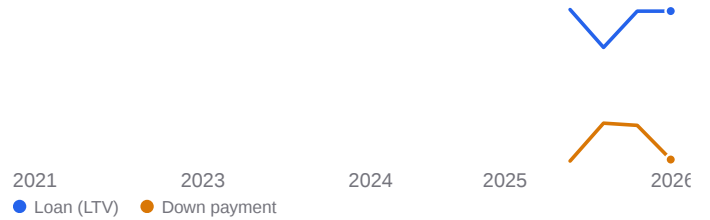


Median annualized return at resale

+4.8%



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



Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 45 · Auction stage 45



HOUSING STOCK

Homes	36,686
Median value (AVM)	\$308K
Median size	2,120 ft²
Median bedrooms	3
Median year built	2018
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	32%
Underwater (LTV 125% or more)	1.6%
Owner occupied	82%
Company owned	13%
Median loan-to-value	73%
Typical ownership tenure	4.9 yrs

COMMUNITY

Population	80,174
Density	997 / mi²
Median household income	\$104K
Average household income	\$121K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	24
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	5.9%
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.