

Mabank 75147

ZIP code · TX · Texas > Van Zandt County > Mabank

\$250K

MEDIAN SALE PRICE

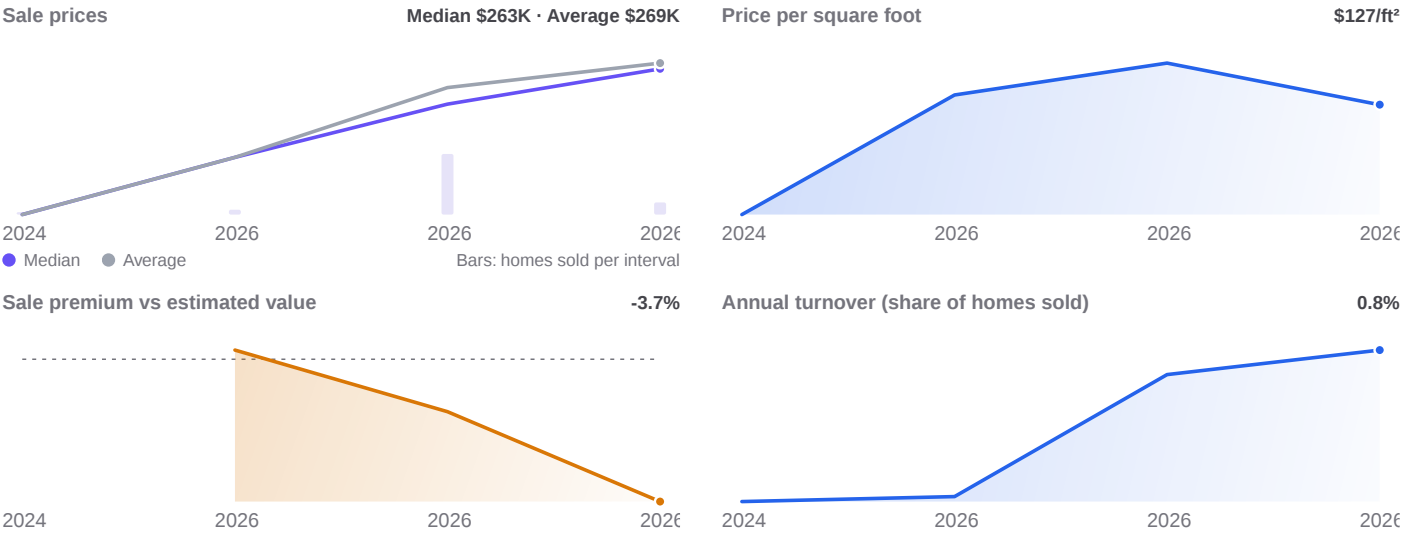
32

SALES (12 MO)

\$272K

MEDIAN VALUE (AVM)

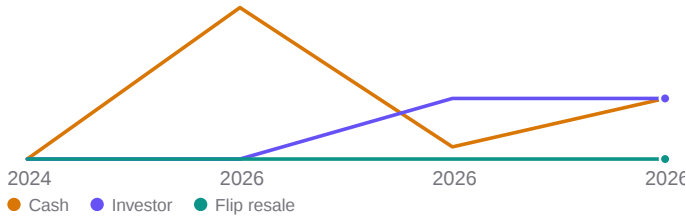
MARKET TRENDS (5 YEARS)



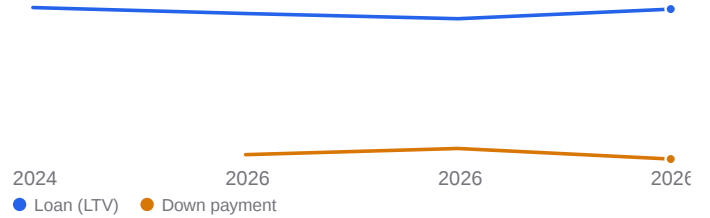
BUYERS & OUTCOMES

Buyer mix

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



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



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,947
Median value (AVM)	\$272K
Median size	1,628 ft²
Median bedrooms	3
Median year built	2003
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.0%
Owner occupied	67%
Company owned	21%
Median loan-to-value	34%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	9,223
Density	100 / mi²
Median household income	\$62K

Average household income	\$82K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	27
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	14.1%
Unemployment	1.2%
Average temp	65°F
Annual precip	42 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.