

Mabank 75156

ZIP code · TX · Texas > Henderson County > Mabank

BALANCED MARKET

\$235K

MEDIAN SALE PRICE

96

SALES (12 MO)

\$329K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



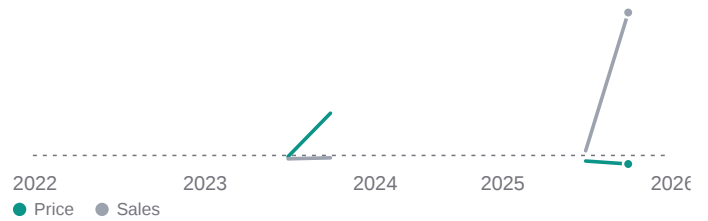
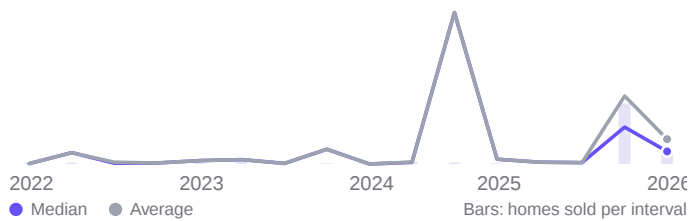
MARKET TRENDS (5 YEARS)

Sale prices

Median \$107K · Average \$199K

Growth (year over year)

Price -75.7% · Sales +1250.0%

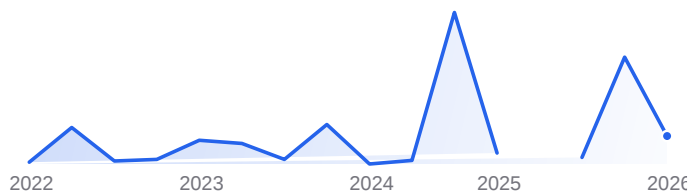


Price per square foot

\$66/ft²

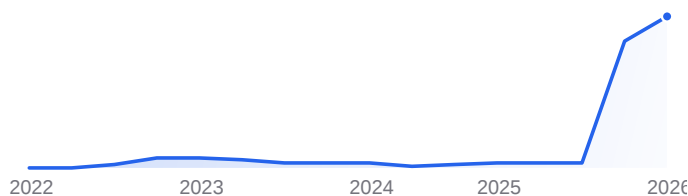
Sale premium vs estimated value

-17.1%



Annual turnover (share of homes sold)

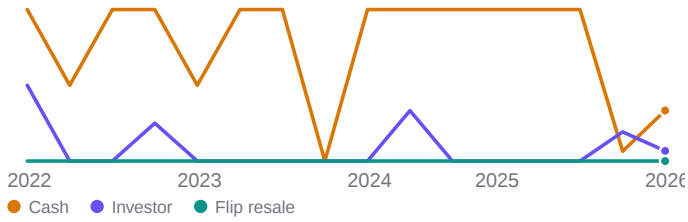
0.8%



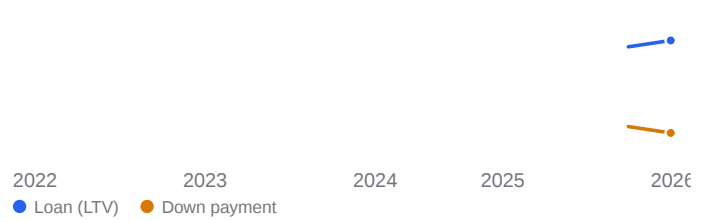
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 6.7% · Flip resale 0%

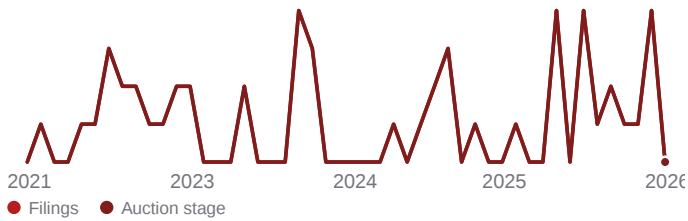


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,118
Median value (AVM)	\$329K
Median size	1,344 ft²
Median year built	1997
Single family	53%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.9%
Owner occupied	58%
Company owned	15%
Median loan-to-value	25%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	16,578
Density	363 / mi²
Median household income	\$54K

Average household income	\$84K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	25
Homes occupied	77%
Bachelor's or higher	12%
Poverty rate	16.0%
Unemployment	1.3%
Average temp	65°F
Annual precip	41 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.