

Waxahachie 75165

ZIP code · TX · Texas > Ellis County > Waxahachie

SELLER'S MARKET

\$360K

MEDIAN SALE PRICE

341

SALES (12 MO)

\$354K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



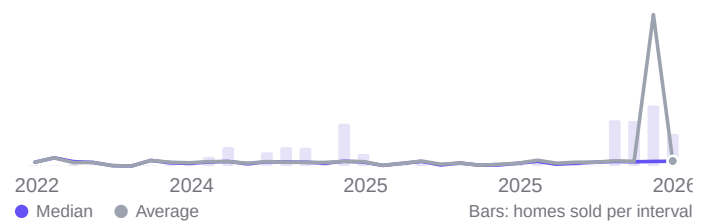
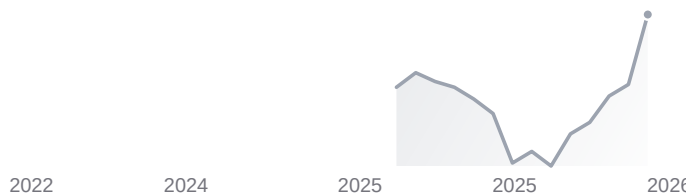
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$381K · Average \$392K

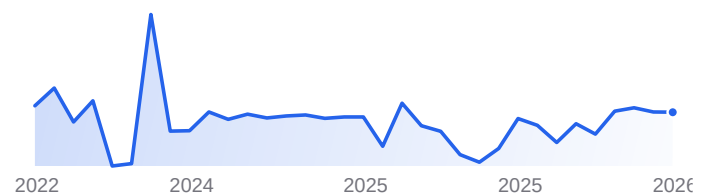
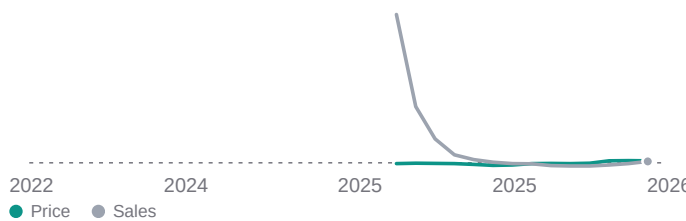


Growth (year over year)

Price +53.3% · Sales +39.0%

Price per square foot

\$174/ft²

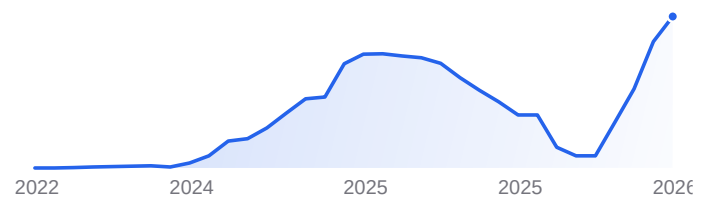
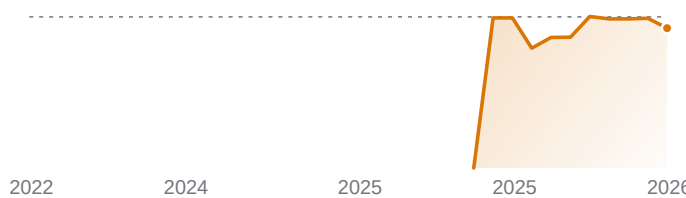


Sale premium vs estimated value

-5.7%

Annual turnover (share of homes sold)

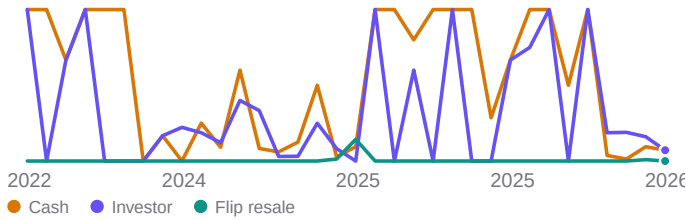
1.7%



BUYERS & OUTCOMES

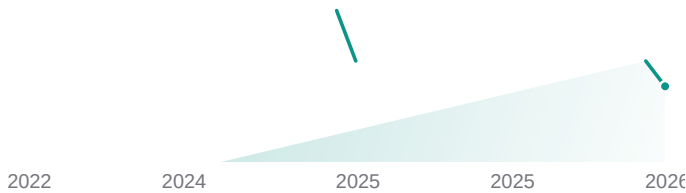
Buyer mix

Cash 7.1% · Investor 7.1% · Flip resale 0%



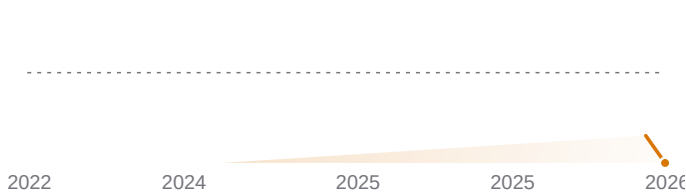
Sellers who sold at a gain

50%

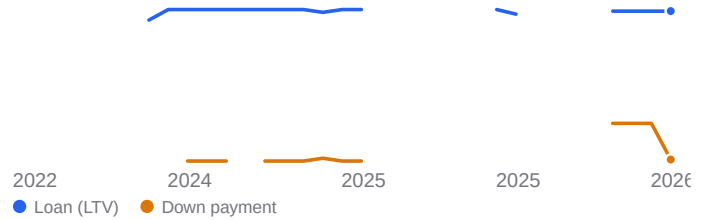


Median annualized return at resale

-24.0%

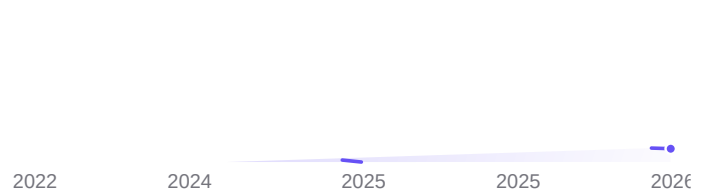


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	20,042
Median value (AVM)	\$354K
Median size	1,915 ft²
Median bedrooms	3
Median year built	2004
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.5%
Owner occupied	79%
Company owned	14%
Median loan-to-value	51%
Typical ownership tenure	5.9 yrs

COMMUNITY

Population	59,487
Density	511 / mi²
Median household income	\$87K
Average household income	\$103K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	24
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	7.6%
Unemployment	1.2%
Average temp	65°F
Annual precip	38 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.