

Carthage 75633

ZIP code · TX · Texas > Panola County > Carthage

\$212K

MEDIAN SALE PRICE

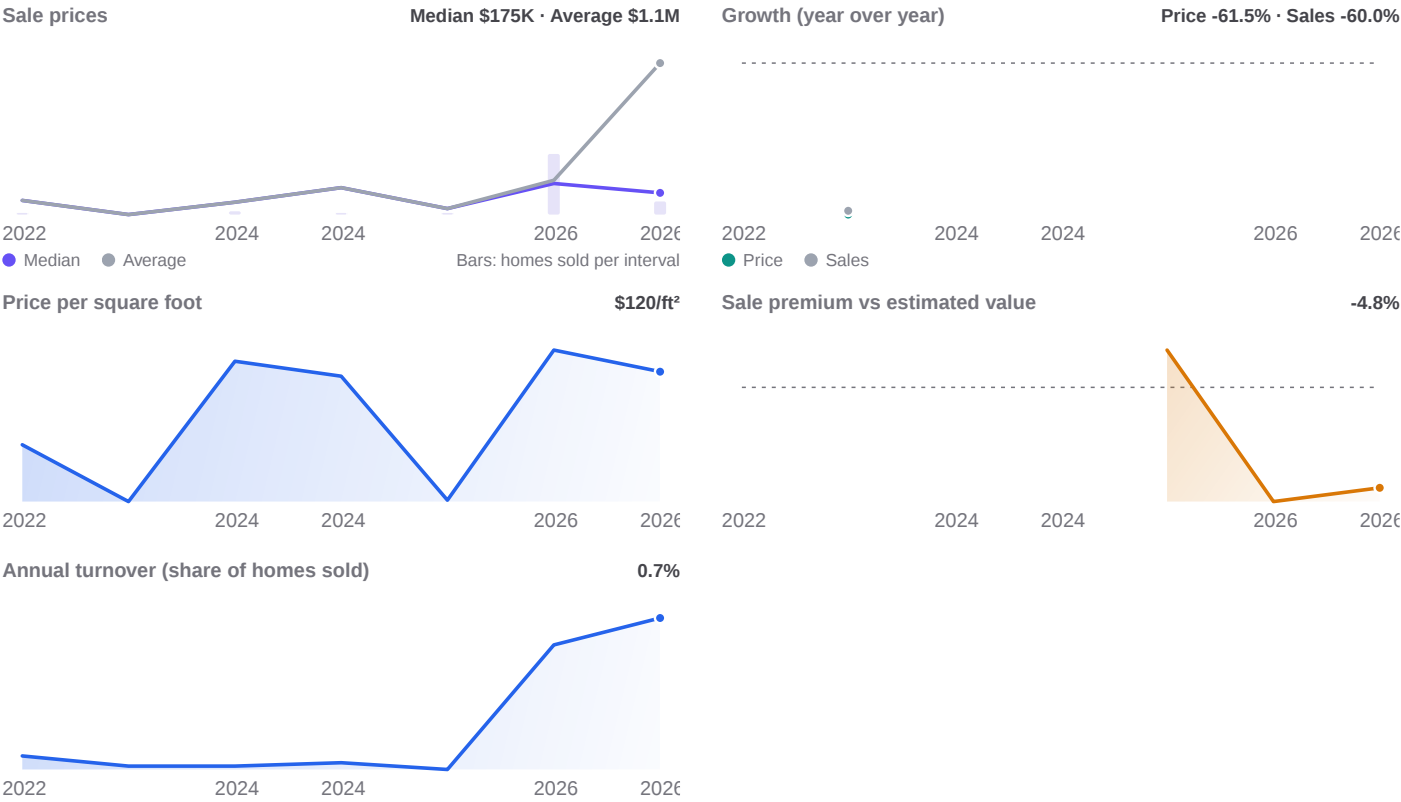
46

SALES (12 MO)

\$202K

MEDIAN VALUE (AVM)

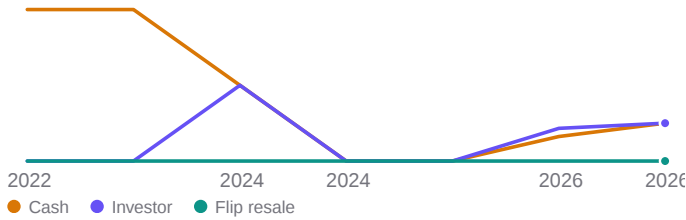
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



Sellers who sold at a gain

100%

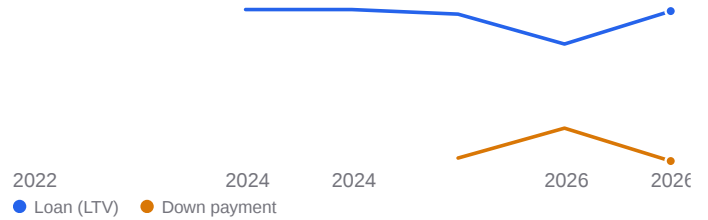


Median annualized return at resale

+10.7%



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



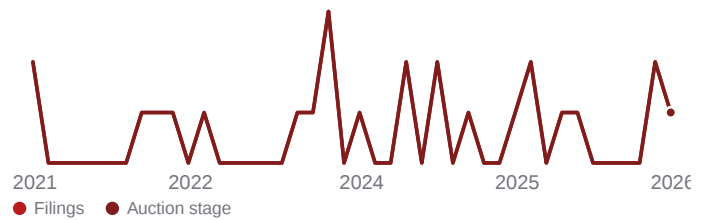
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,346
Median value (AVM)	\$202K
Median size	1,552 ft²
Median year built	1977
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.9%
Owner occupied	76%
Company owned	9.0%
Median loan-to-value	42%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	14,170
Density	43 / mi²
Median household income	\$65K
Average household income	\$90K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	33
Homes occupied	83%
Bachelor's or higher	16%
Poverty rate	14.8%
Unemployment	1.2%
Average temp	65°F
Annual precip	52 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.