

Hughes Springs 75656

ZIP code · TX · Texas > Cass County > Hughes Springs

SELLER'S MARKET

\$154K

MEDIAN SALE PRICE

+335.1%

1-YR CHANGE

15

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

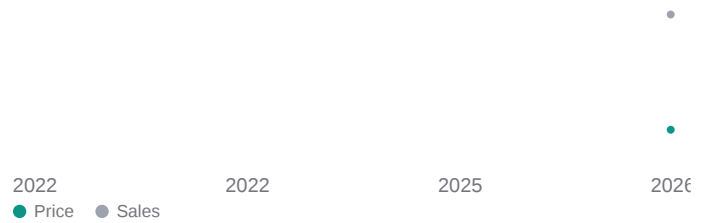
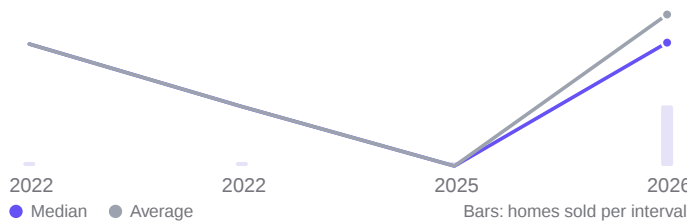
MARKET TRENDS (5 YEARS)

Sale prices

Median \$163K · Average \$193K

Growth (year over year)

Price +335.1% · Sales +1400.0%

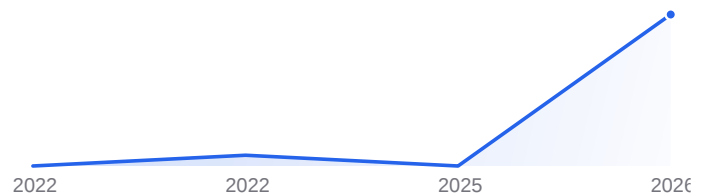
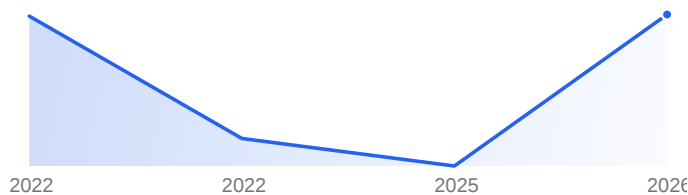


Price per square foot

\$94/ft²

Annual turnover (share of homes sold)

0.7%

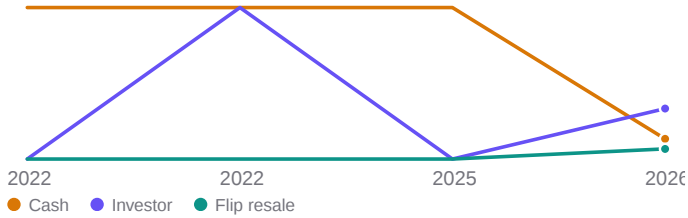


BUYERS & OUTCOMES

Buyer mix

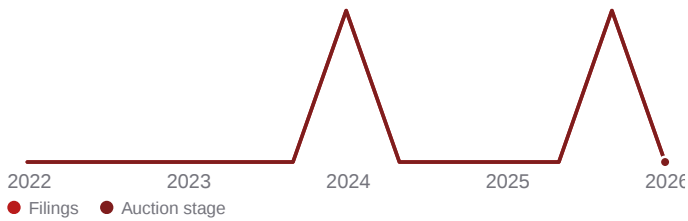
Cash 13% · Investor 33% · Flip resale 6.7%

Financing (share of purchase price) Loan (LTV) 77% · Down payment 25%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,039
Median value (AVM)	\$172K
Median size	1,425 ft²
Median year built	1979
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.1%
Owner occupied	76%
Company owned	8.4%
Median loan-to-value	26%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	4,548
Density	41 / mi²
Median household income	\$49K
Average household income	\$60K

Crime index (US avg 100)	112
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	30
Homes occupied	86%
Bachelor's or higher	11%
Poverty rate	16.4%
Unemployment	1.3%
Average temp	65°F
Annual precip	50 in
Sunshine	62%

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