

Athens 75751

ZIP code · TX · Texas > Henderson County > Athens

SELLER'S MARKET

\$240K

MEDIAN SALE PRICE

42

SALES (12 MO)

\$203K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

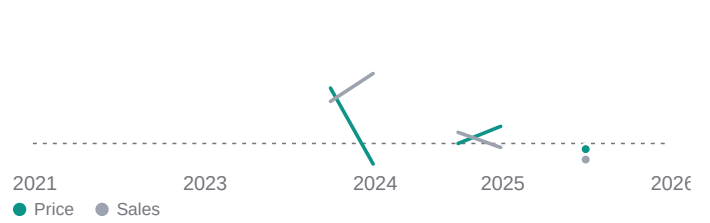
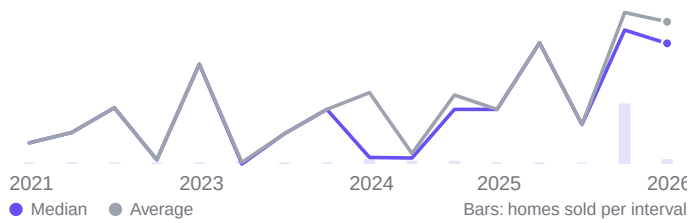
MARKET TRENDS (5 YEARS)

Sale prices

Median \$234K · Average \$270K

Growth (year over year)

Price -20.0% · Sales -57.1%

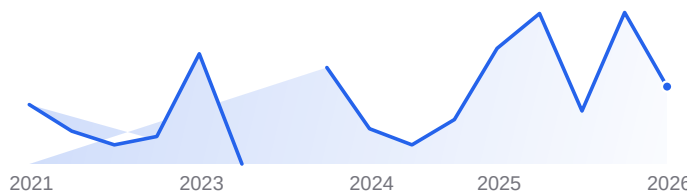


Price per square foot

\$91/ft²

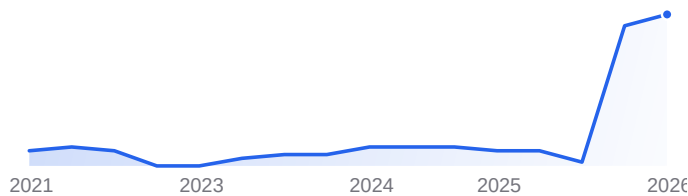
Sale premium vs estimated value

-19.2%



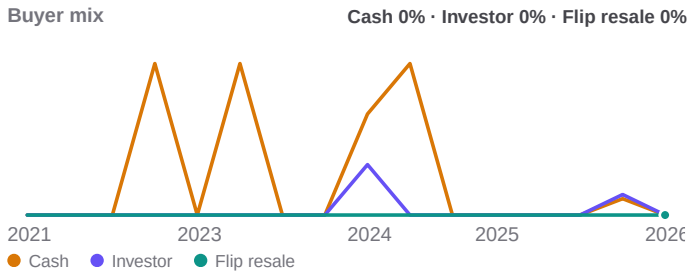
Annual turnover (share of homes sold)

0.7%

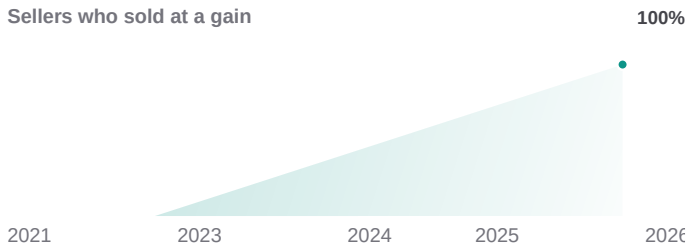


BUYERS & OUTCOMES

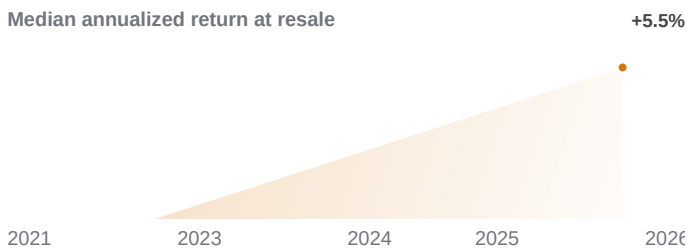
Buyer mix



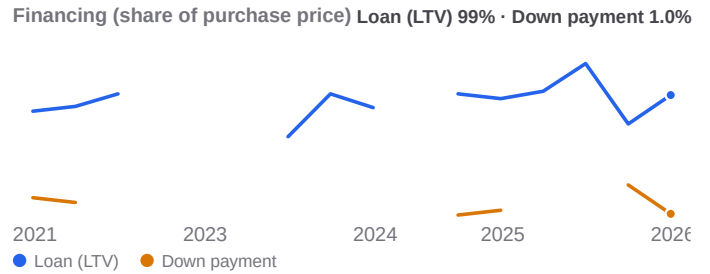
Sellers who sold at a gain



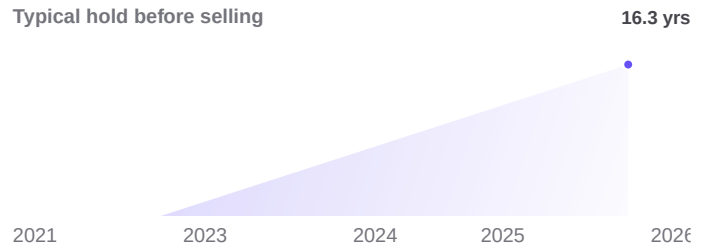
Median annualized return at resale



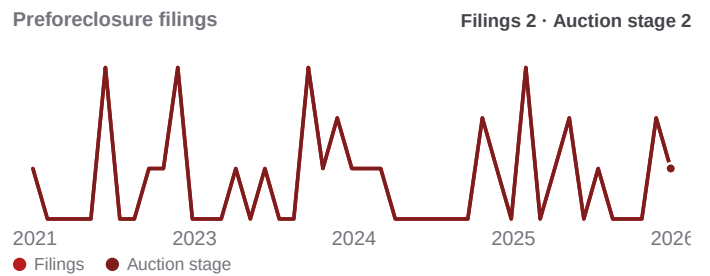
Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	6,280
Median value (AVM)	\$203K
Median size	1,444 ft²
Median year built	1979
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.5%
Owner occupied	72%
Company owned	11%
Median loan-to-value	22%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	18,112
Density	89 / mi²
Median household income	\$65K
Average household income	\$84K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	25
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	9.6%
Unemployment	1.3%
Average temp	66°F
Annual precip	42 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.