

Frankston 75763

ZIP code · TX · Texas > Anderson County > Frankston

BUYER'S MARKET

\$169K

MEDIAN SALE PRICE

-59.2%

1-YR CHANGE

21

SALES (12 MO)

\$311K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



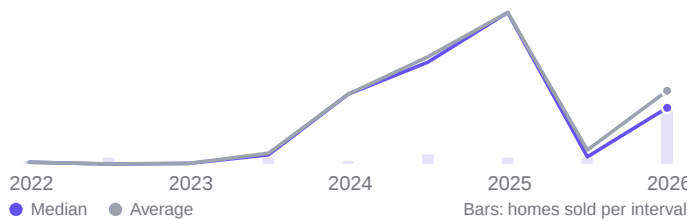
MARKET TRENDS (5 YEARS)

Sale prices

Median \$167K · Average \$212K

Growth (year over year)

Price -59.2% · Sales +250.0%

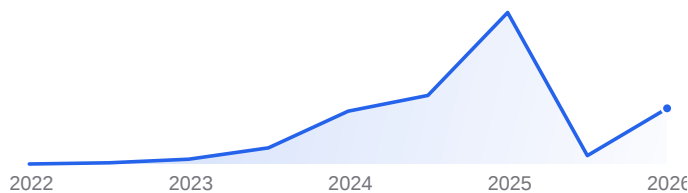


Price per square foot

\$103/ft²

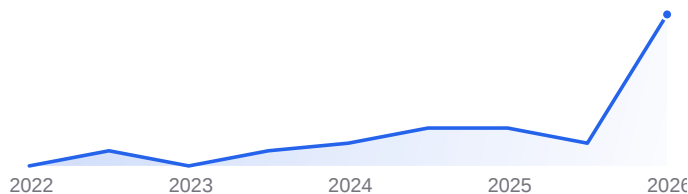
Sale premium vs estimated value

-1.2%



Annual turnover (share of homes sold)

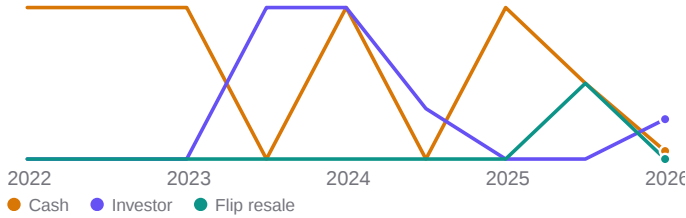
0.6%



BUYERS & OUTCOMES

Buyer mix

Cash 5.3% · Investor 26% · Flip resale 0%



Sellers who sold at a gain

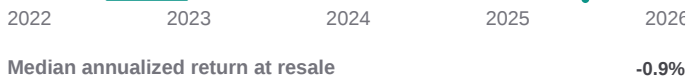
0%

Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



Typical hold before selling

0.6 yrs



Median annualized return at resale

-0.9%



Preforeclosure filings

Filings 1 · Auction stage 1

HOUSING STOCK

Homes	3,385
Median value (AVM)	\$311K
Median size	1,456 ft²
Median year built	1995
Single family	46%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.2%
Owner occupied	73%
Company owned	11%
Median loan-to-value	11%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	5,349
Density	52 / mi²
Median household income	\$68K
Average household income	\$76K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	30
Homes occupied	84%
Bachelor's or higher	14%
Poverty rate	11.5%
Unemployment	1.3%
Average temp	66°F
Annual precip	45 in
Sunshine	58%

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.