

Fairfield 75840

ZIP code · TX · Texas > Freestone County > Fairfield

\$226K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$243K

MEDIAN VALUE (AVM)

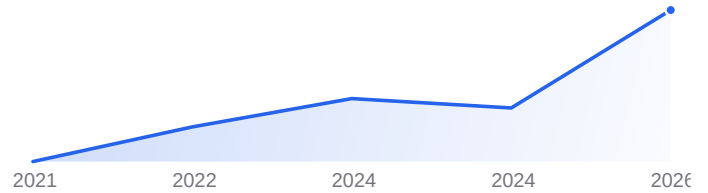
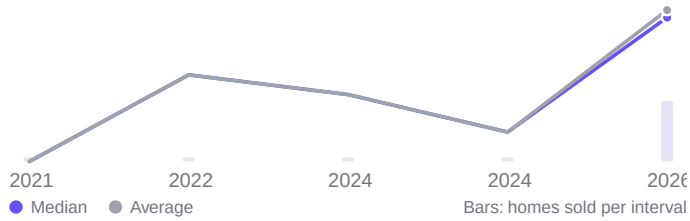
MARKET TRENDS (5 YEARS)

Sale prices

Median \$235K · Average \$242K

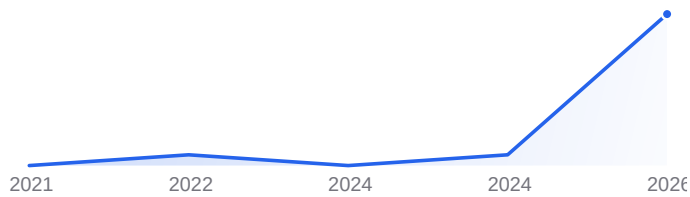
Price per square foot

\$147/ft²



Annual turnover (share of homes sold)

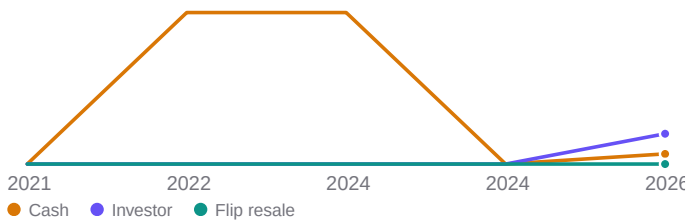
0.4%



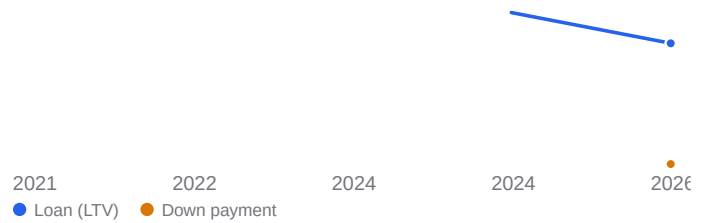
BUYERS & OUTCOMES

Buyer mix

Cash 6.7% · Investor 20% · Flip resale 0%

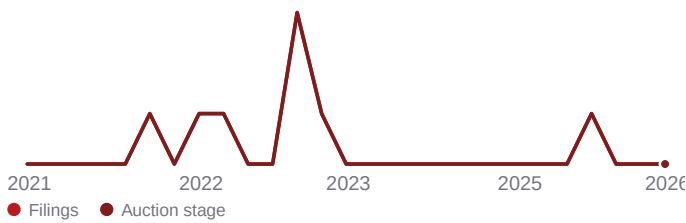


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,452
Median value (AVM)	\$243K
Median size	1,561 ft²
Median year built	1982
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.1%
Owner occupied	73%
Company owned	15%
Median loan-to-value	29%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	8,391
Density	33 / mi²
Median household income	\$63K
Average household income	\$82K

Crime index (US avg 100)	93
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	23
Homes occupied	85%
Bachelor's or higher	11%
Poverty rate	13.3%
Unemployment	0.9%
Average temp	66°F
Annual precip	42 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.