

Forreston 76041

ZIP code · TX · Texas > Ellis County

\$220K

MEDIAN SALE PRICE

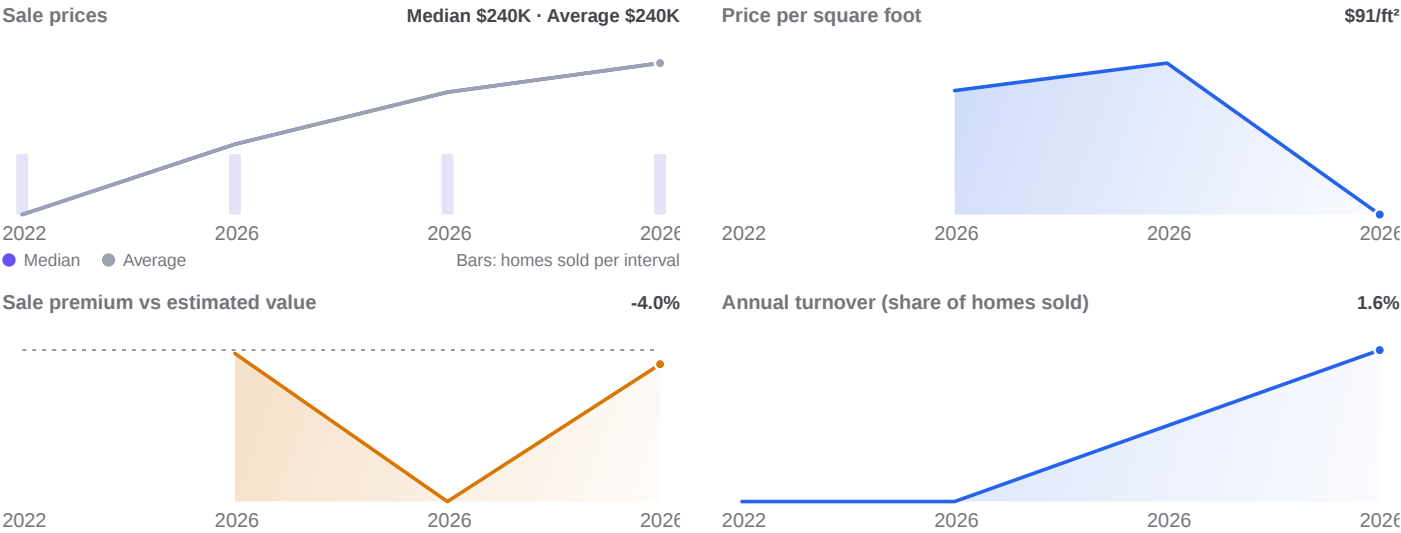
3

SALES (12 MO)

\$307K

MEDIAN VALUE (AVM)

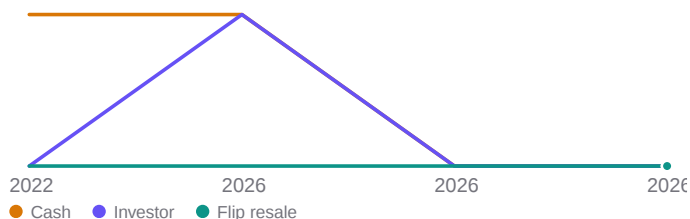
MARKET TRENDS (5 YEARS)



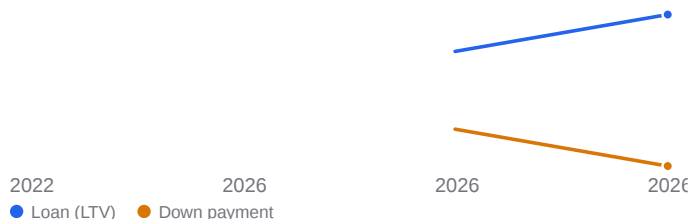
BUYERS & OUTCOMES

Buyer mix

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



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



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	188
Median value (AVM)	\$307K
Median size	1,577 ft²
Median bedrooms	3
Median year built	1975
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.3%
Owner occupied	75%
Company owned	4.8%
Median loan-to-value	35%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	688
Density	53 / mi²
Median household income	\$81K

Average household income	\$98K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	23
Homes occupied	94%
Bachelor's or higher	11%
Poverty rate	7.0%
Unemployment	1.3%
Average temp	65°F
Annual precip	38 in
Sunshine	62%

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.