

Happy 79042

ZIP code · TX · Texas › Swisher County › Happy

\$134K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$214K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	481
Median value (AVM)	\$214K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1985
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	4.8%
Owner occupied	73%
Company owned	5.8%
Median loan-to-value	24%
Typical ownership tenure	12.7 yrs

COMMUNITY

Population	2,651
Density	6 / mi²
Median household income	\$98K
Average household income	\$109K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	23
Homes occupied	86%
Bachelor's or higher	23%
Poverty rate	9.6%
Unemployment	0.9%
Average temp	57°F
Annual precip	20 in
Sunshine	72%

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.