

Anderson County, TX

County · TX · Texas

BUYER'S MARKET

\$206K

MEDIAN SALE PRICE

-29.8%

1-YR CHANGE

122

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



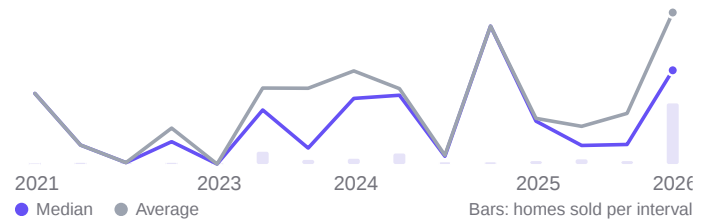
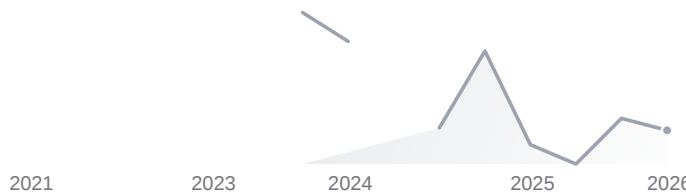
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$205K · Average \$320K

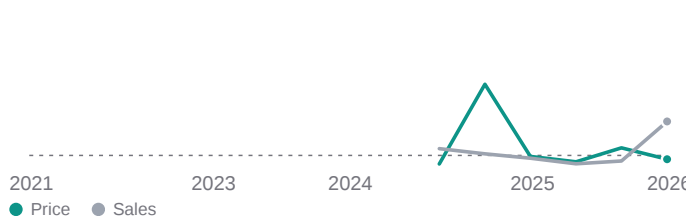


Growth (year over year)

Price -29.8% · Sales +269.7%

Price per square foot

\$120/ft²



Sale premium vs estimated value

+5.5%

Annual turnover (share of homes sold)

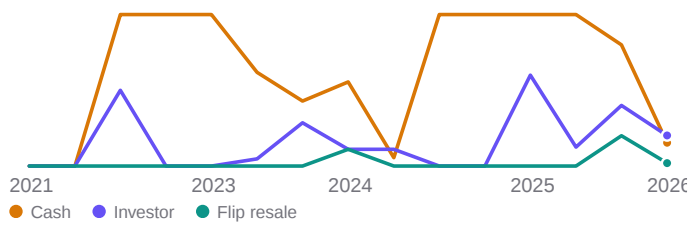
0.7%



BUYERS & OUTCOMES

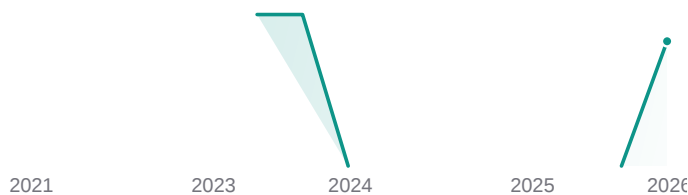
Buyer mix

Cash 15% · Investor 20% · Flip resale 1.9%



Sellers who sold at a gain

82%

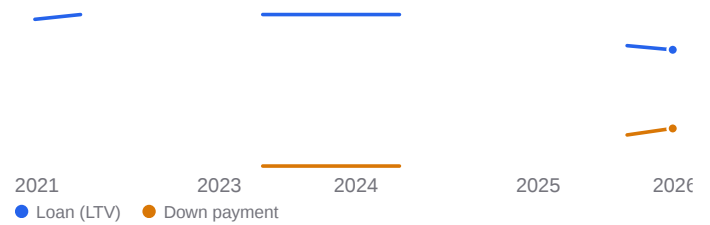


Median annualized return at resale

+7.4%

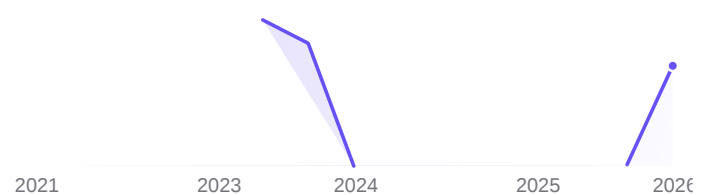


Financing (share of purchase price) Loan (LTV) 77% · Down payment 25%



Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	18,661
Median value (AVM)	\$180K
Median size	1,552 ft²
Median year built	1985
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.9%
Owner occupied	78%
Company owned	8.3%
Median loan-to-value	24%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	59,612
Density	56 / mi²
Median household income	\$57K
Average household income	\$71K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	28
Homes occupied	87%
Bachelor's or higher	11%
Poverty rate	12.6%
Unemployment	1.0%
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.