

Bee County, TX

County · TX · Texas

SELLER'S MARKET

\$108K

MEDIAN SALE PRICE

42

SALES (12 MO)

\$129K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

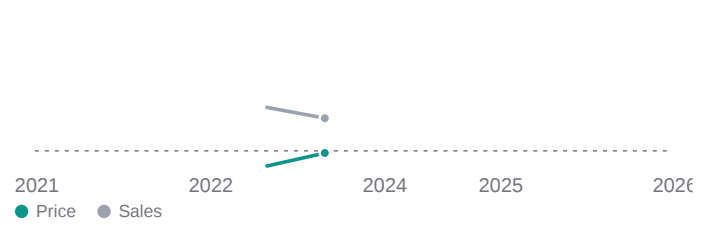
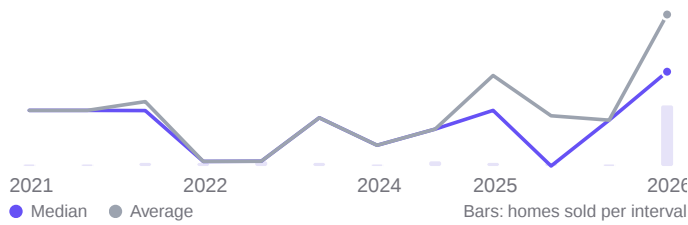
MARKET TRENDS (5 YEARS)

Sale prices

Median \$108K · Average \$158K

Growth (year over year)

Price -8.6% · Sales +125.0%



Price per square foot

\$91/ft²

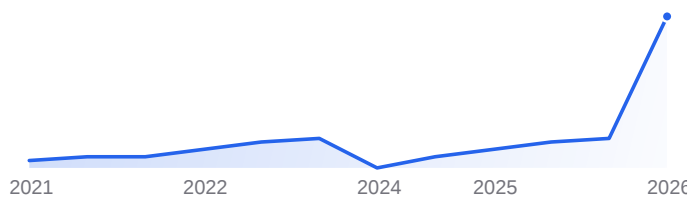
Sale premium vs estimated value

-13.1%



Annual turnover (share of homes sold)

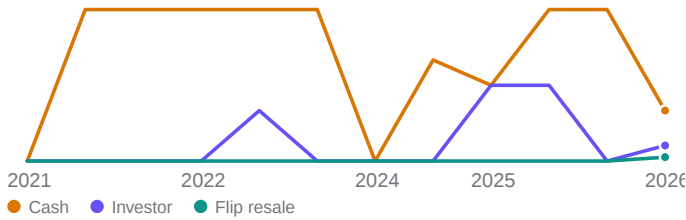
0.4%



BUYERS & OUTCOMES

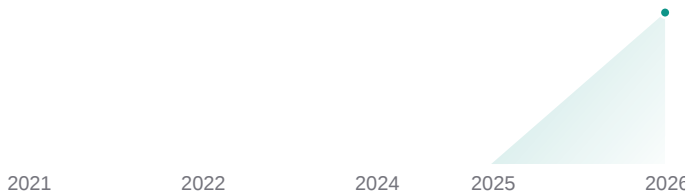
Buyer mix

Cash 33% · Investor 10% · Flip resale 2.6%

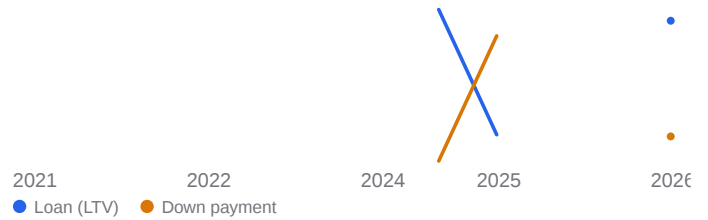


Sellers who sold at a gain

100%



Financing (share of purchase price) Loan (LTV) 91% · Down payment 17%



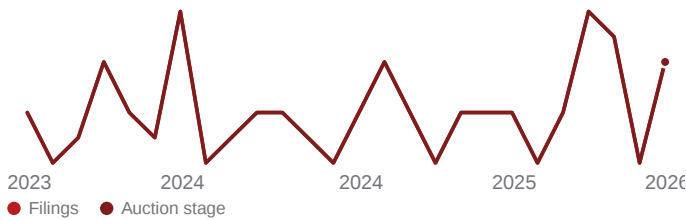
Typical hold before selling

0.1 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	9,448
Median value (AVM)	\$129K
Median size	1,361 ft²
Median year built	2002
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.6%
Owner occupied	74%
Company owned	11%
Median loan-to-value	19%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	31,181
Density	35 / mi²
Median household income	\$49K
Average household income	\$72K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	31
Homes occupied	83%
Bachelor's or higher	7%
Poverty rate	15.9%
Unemployment	1.0%
Average temp	71°F
Annual precip	32 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.