

Bell County, TX

County · TX · Texas

SELLER'S MARKET

\$256K

MEDIAN SALE PRICE

+110.4%

1-YR CHANGE

1,416

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

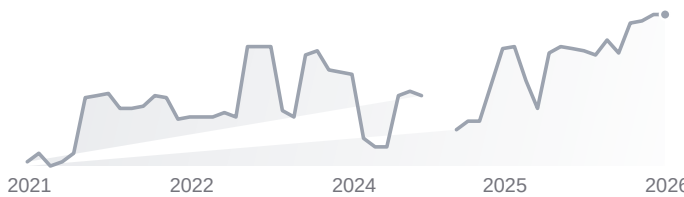
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

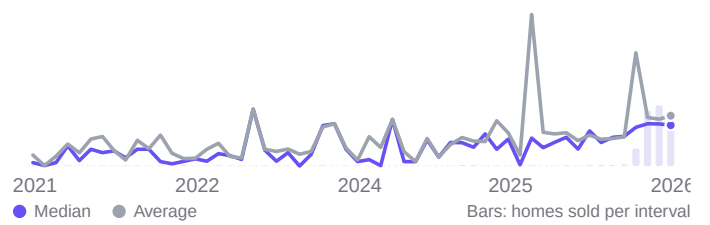
Market temperature (0-100)

79 / 100



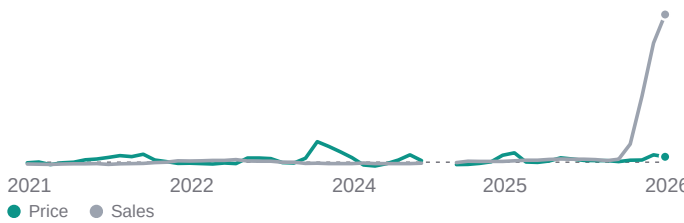
Sale prices

Median \$251K · Average \$306K



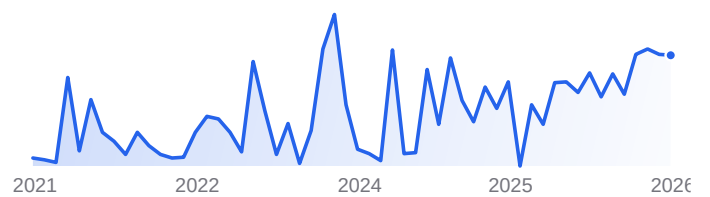
Growth (year over year)

Price +110.4% · Sales +3046.7%



Price per square foot

\$136/ft²



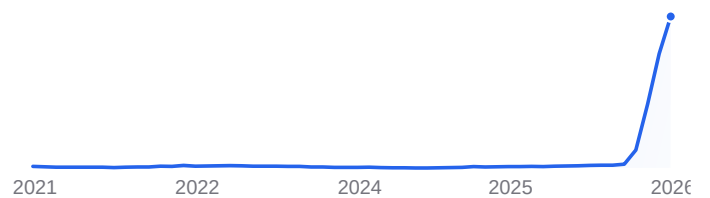
Sale premium vs estimated value

-1.6%



Annual turnover (share of homes sold)

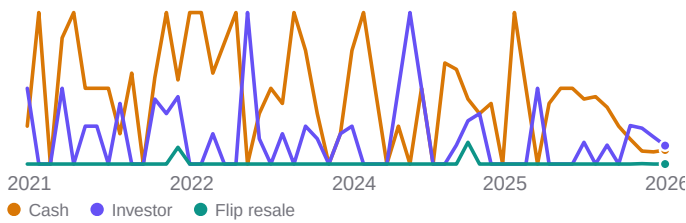
1.1%



BUYERS & OUTCOMES

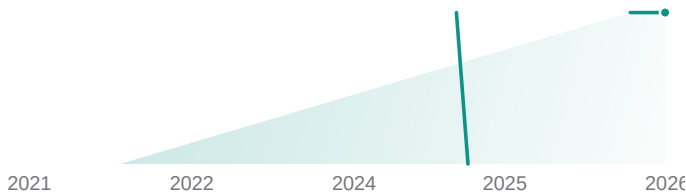
Buyer mix

Cash 9.3% · Investor 12% · Flip resale 0%



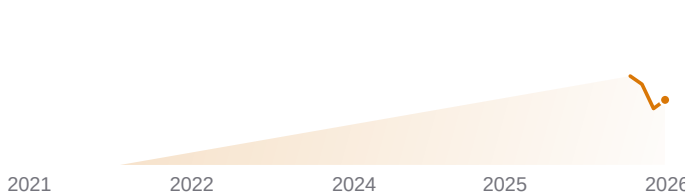
Sellers who sold at a gain

100%

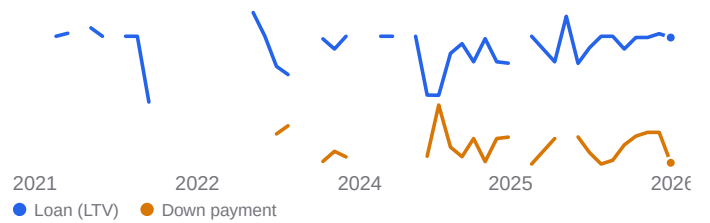


Median annualized return at resale

+11.8%

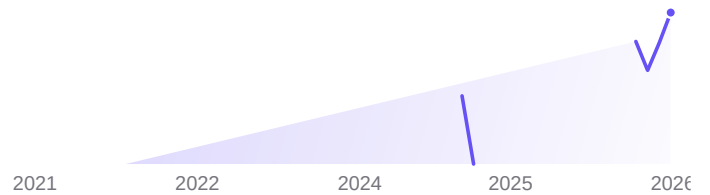


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

12.1 yrs



Preforeclosure filings

Filings 71 · Auction stage 71



HOUSING STOCK

Homes	129,512
Median value (AVM)	\$252K
Median size	1,728 ft²
Median bedrooms	3
Median year built	2001
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.4%
Owner occupied	76%
Company owned	12%
Median loan-to-value	58%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	401,607
Density	381 / mi²
Median household income	\$65K
Average household income	\$85K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	18
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	14.4%
Unemployment	1.2%
Average temp	67°F
Annual precip	34 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.