

Brown County, TX

County · TX · Texas

SELLER'S MARKET

\$218K

MEDIAN SALE PRICE

+261.6%

1-YR CHANGE

158

SALES (12 MO)

\$176K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

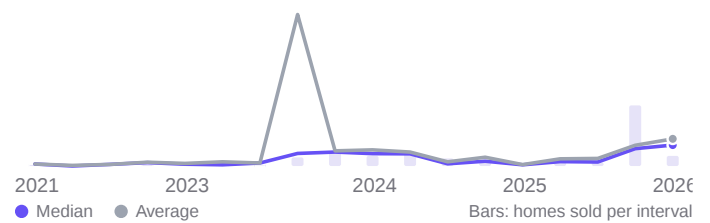
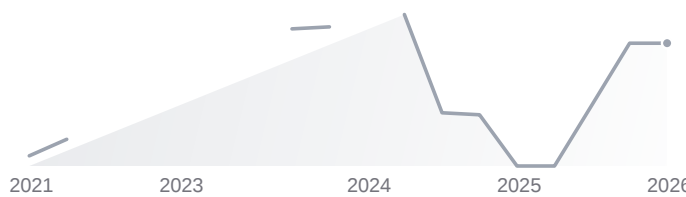
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$250K · Average \$320K

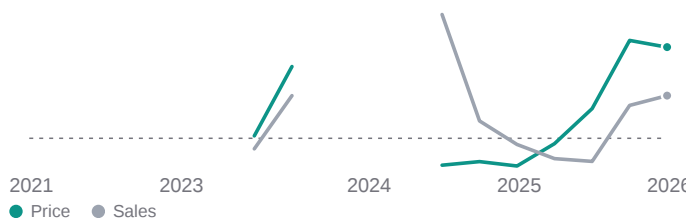


Growth (year over year)

Price +261.6% · Sales +122.5%

Price per square foot

\$142/ft²

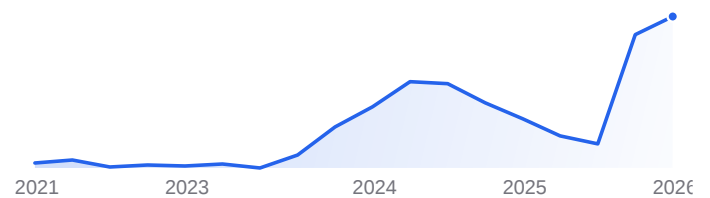


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

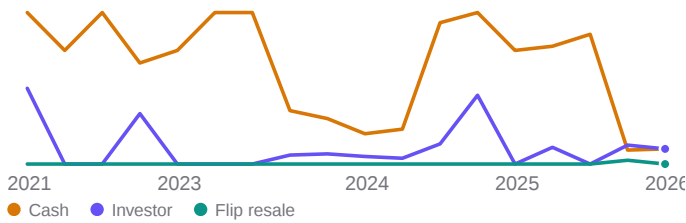
0.9%



BUYERS & OUTCOMES

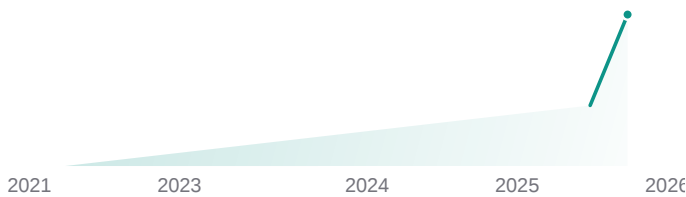
Buyer mix

Cash 10% · Investor 10% · Flip resale 0%



Sellers who sold at a gain

100%

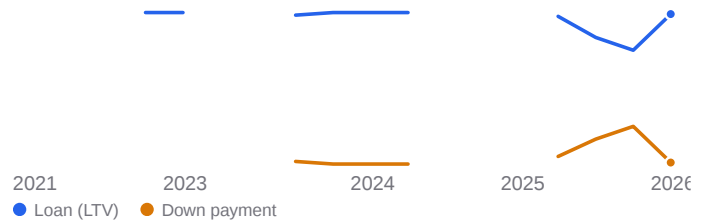


Median annualized return at resale

+68.0%

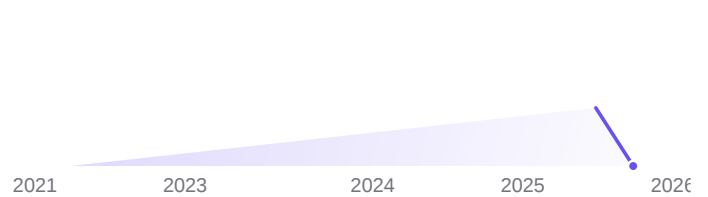


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

1.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	17,738
Median value (AVM)	\$176K
Median size	1,446 ft²
Median bedrooms	3
Median year built	1995
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.6%
Owner occupied	70%
Company owned	12%
Median loan-to-value	2%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	38,964
Density	41 / mi²
Median household income	\$56K
Average household income	\$77K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	16
Homes occupied	80%
Bachelor's or higher	16%
Poverty rate	12.9%
Unemployment	1.2%
Average temp	65°F
Annual precip	29 in
Sunshine	59%

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.