

Caldwell County, TX

County · TX · Texas

BALANCED MARKET

\$263K

MEDIAN SALE PRICE

+19.0%

1-YR CHANGE

213

SALES (12 MO)

\$285K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

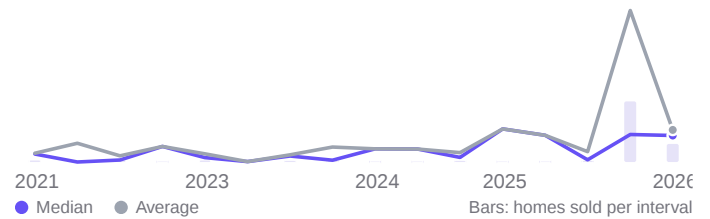
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

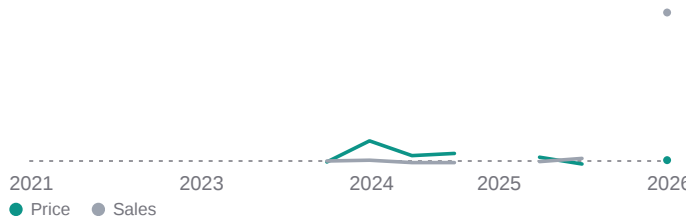
Sale prices

Median \$254K · Average \$303K



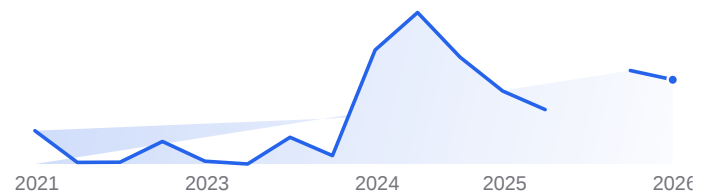
Growth (year over year)

Price +19.0% · Sales +3450.0%



Price per square foot

\$181/ft²



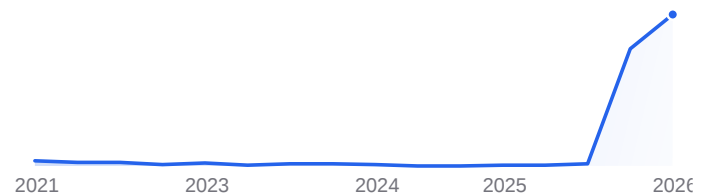
Sale premium vs estimated value

-2.1%



Annual turnover (share of homes sold)

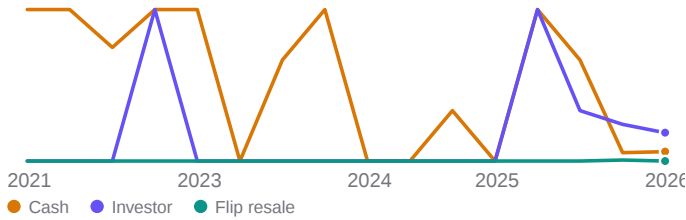
1.0%



BUYERS & OUTCOMES

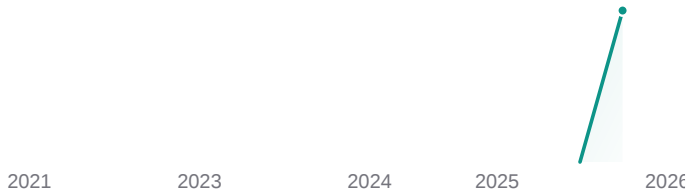
Buyer mix

Cash 6.3% · Investor 19% · Flip resale 0%



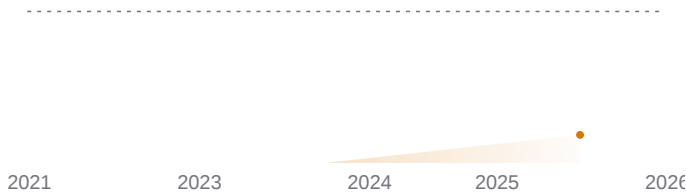
Sellers who sold at a gain

100%

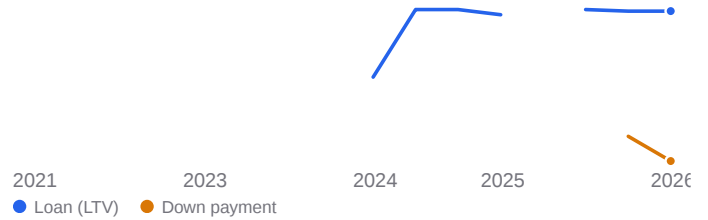


Median annualized return at resale

-2.0%

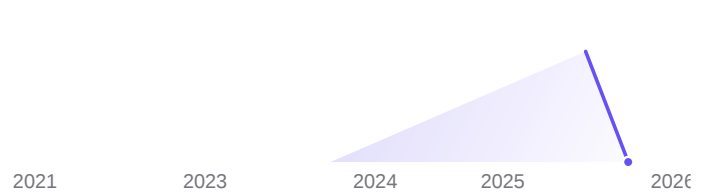


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 11 · Auction stage 11



HOUSING STOCK

Homes	21,515
Median value (AVM)	\$285K
Median size	1,464 ft²
Median bedrooms	3
Median year built	1997
Single family	48%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.4%
Owner occupied	69%
Company owned	16%
Median loan-to-value	30%

Typical ownership tenure

7.2 yrs

COMMUNITY

Population	53,077
Density	98 / mi²
Median household income	\$63K
Average household income	\$87K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	21
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	15.2%
Unemployment	1.0%
Average temp	68°F
Annual precip	36 in
Sunshine	60%

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.