

Cameron County, TX

County · TX · Texas

SELLER'S MARKET

\$230K

MEDIAN SALE PRICE

+106.0%

1-YR CHANGE

944

SALES (12 MO)

\$192K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

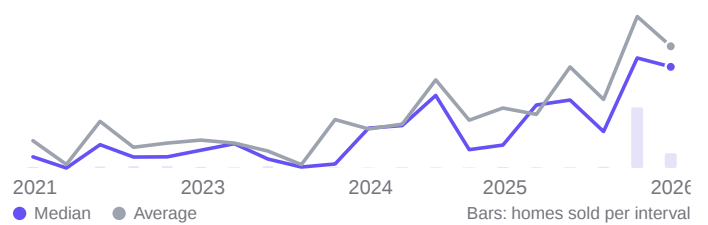
Market temperature (0–100)

74 / 100



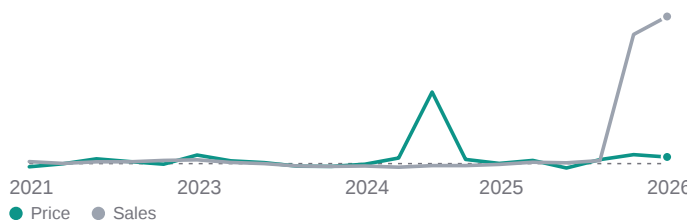
Sale prices

Median \$218K · Average \$257K



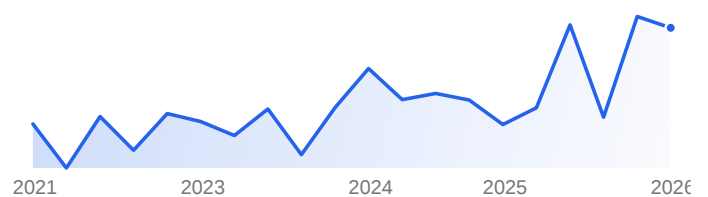
Growth (year over year)

Price +106.0% · Sales +2320.5%



Price per square foot

\$143/ft²



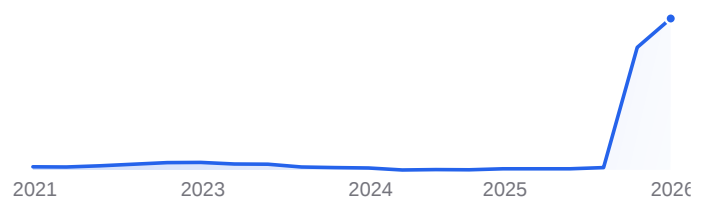
Sale premium vs estimated value

-5.7%



Annual turnover (share of homes sold)

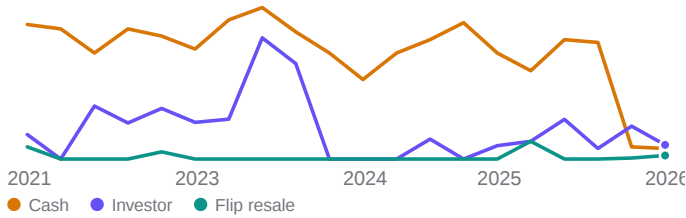
0.6%



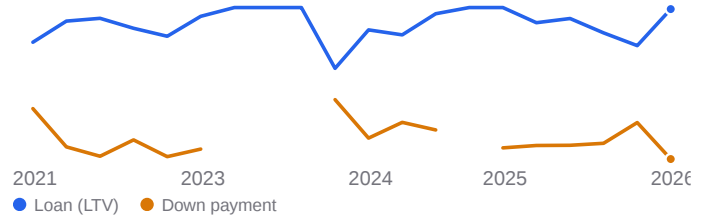
BUYERS & OUTCOMES

Buyer mix

Cash 6.7% · Investor 8.9% · Flip resale 2.2%

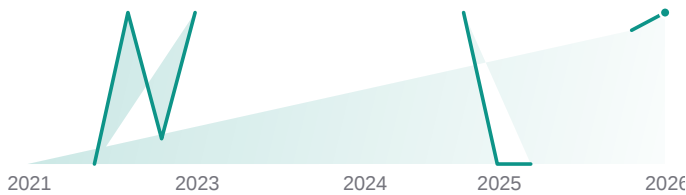


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



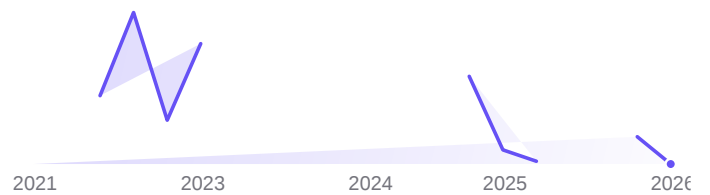
Sellers who sold at a gain

100%



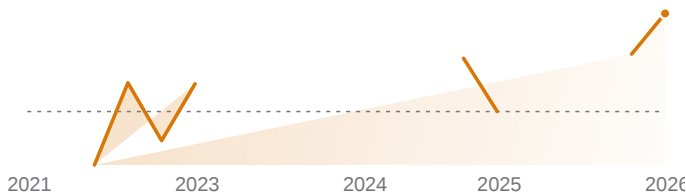
Typical hold before selling

0.4 yrs



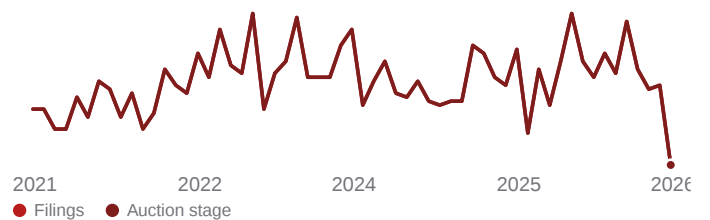
Median annualized return at resale

+10.3%



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	154,989
Median value (AVM)	\$192K
Median size	1,316 ft²
Median bedrooms	3
Median year built	1996
Single family	80%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.2%
Owner occupied	68%
Company owned	13%
Median loan-to-value	16%

Typical ownership tenure

10.5 yrs

COMMUNITY

Population	432,876
Density	485 / mi²
Median household income	\$45K
Average household income	\$67K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	9
Homes occupied	86%
Bachelor's or higher	14%
Poverty rate	20.6%
Unemployment	1.5%
Average temp	74°F
Annual precip	28 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.