

Cherokee County, TX

County · TX · Texas

SELLER'S MARKET

\$194K

MEDIAN SALE PRICE

+338.3%

1-YR CHANGE

172

SALES (12 MO)

\$221K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

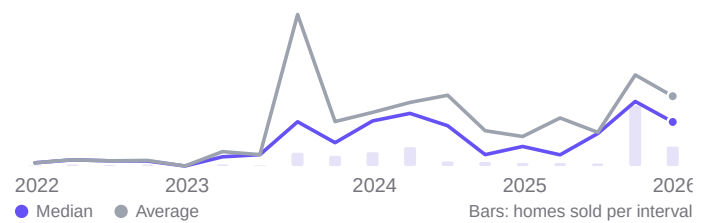
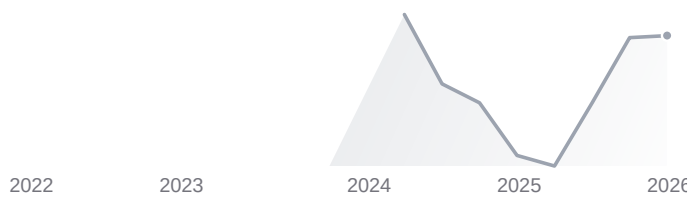
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$152K · Average \$231K

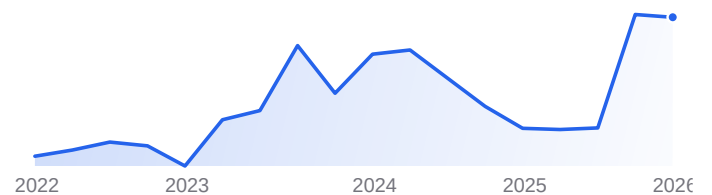
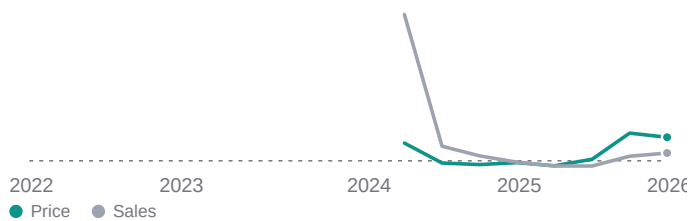


Growth (year over year)

Price +338.3% · Sales +112.3%

Price per square foot

\$128/ft²

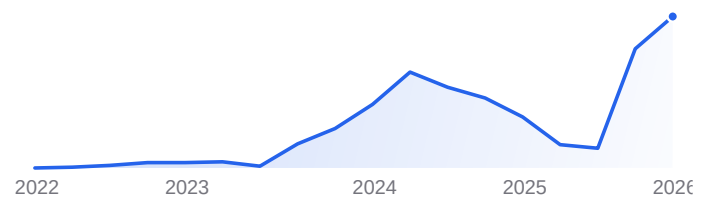
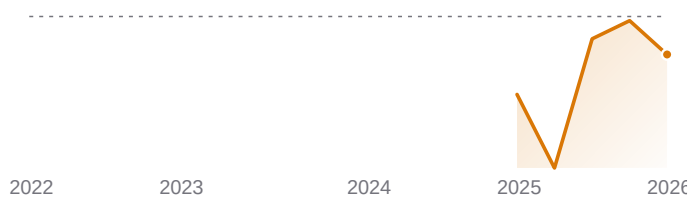


Sale premium vs estimated value

-16.4%

Annual turnover (share of homes sold)

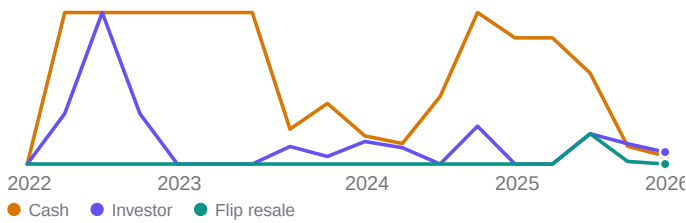
0.8%



BUYERS & OUTCOMES

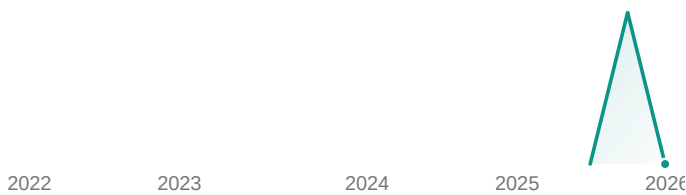
Buyer mix

Cash 5.3% · Investor 7.9% · Flip resale 0%



Sellers who sold at a gain

0%

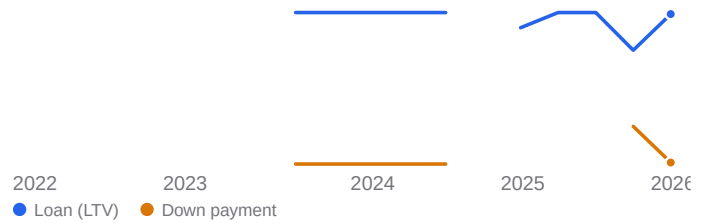


Median annualized return at resale

-36.0%



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



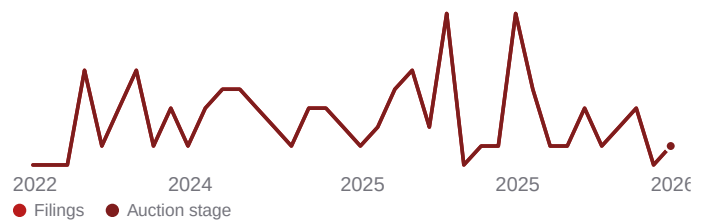
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	21,996
Median value (AVM)	\$221K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1992
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.7%
Owner occupied	74%
Company owned	8.3%
Median loan-to-value	18%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	53,568
Density	51 / mi²
Median household income	\$57K
Average household income	\$76K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	27
Homes occupied	85%
Bachelor's or higher	10%
Poverty rate	18.7%
Unemployment	1.0%
Average temp	66°F
Annual precip	47 in
Sunshine	58%

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.