

Eastland County, TX

County · TX · Texas

SELLER'S MARKET

\$158K

MEDIAN SALE PRICE

70

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

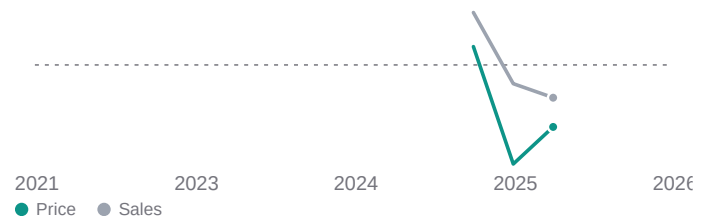
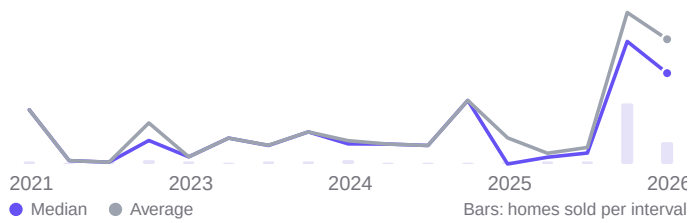
MARKET TRENDS (5 YEARS)

Sale prices

Median \$131K · Average \$176K

Growth (year over year)

Price -47.3% · Sales -25.0%



Price per square foot

\$81/ft²

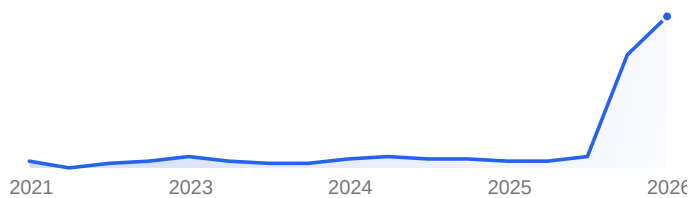
Sale premium vs estimated value

-5.8%



Annual turnover (share of homes sold)

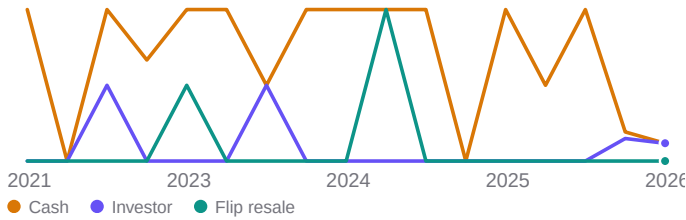
0.8%



BUYERS & OUTCOMES

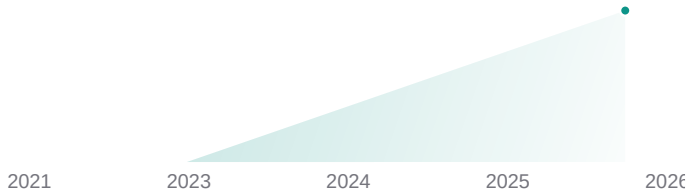
Buyer mix

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



Sellers who sold at a gain

73%

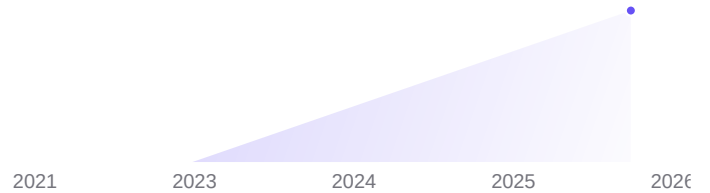


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

9.8 yrs



HOUSING STOCK

Homes	8,750
Median value (AVM)	\$148K
Median size	1,512 ft²
Median year built	1950
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.2%
Owner occupied	70%
Company owned	10%
Median loan-to-value	6%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	18,413
Density	20 / mi²
Median household income	\$54K
Average household income	\$78K
Crime index (US avg 100)	115

Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	15
Homes occupied	80%
Bachelor's or higher	16%
Poverty rate	12.0%
Unemployment	1.8%
Average temp	64°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.