

Ector County, TX

County · TX · Texas

BALANCED MARKET

\$241K

MEDIAN SALE PRICE

+62.2%

1-YR CHANGE

588

SALES (12 MO)

\$231K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



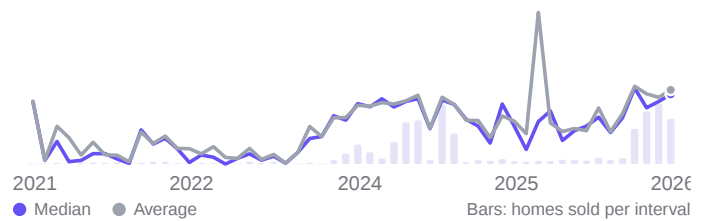
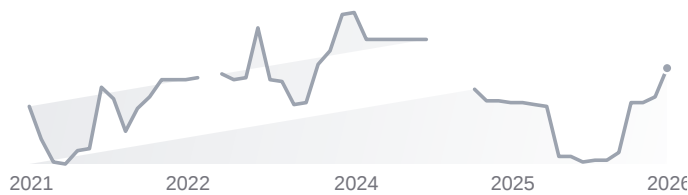
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$266K · Average \$282K

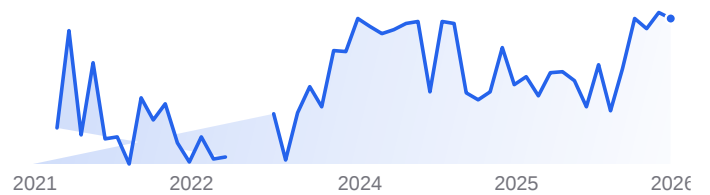
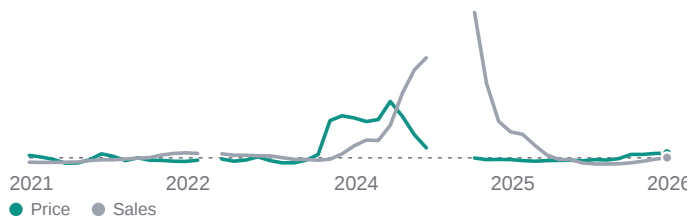


Growth (year over year)

Price +62.2% · Sales +3.2%

Price per square foot

\$155/ft²

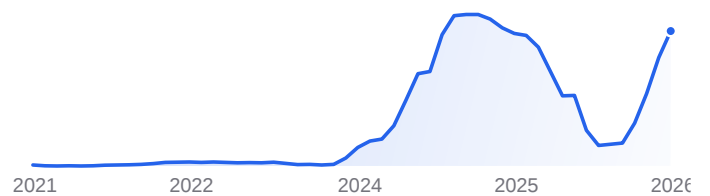
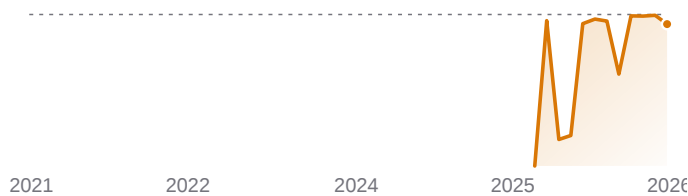


Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

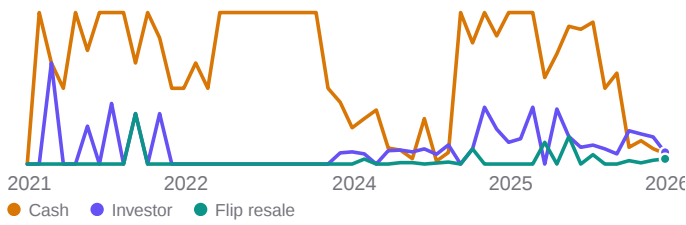
0.9%



BUYERS & OUTCOMES

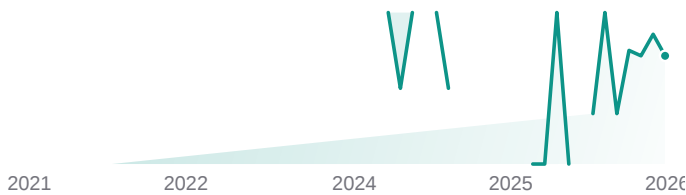
Buyer mix

Cash 6.8% · Investor 7.7% · Flip resale 3.4%



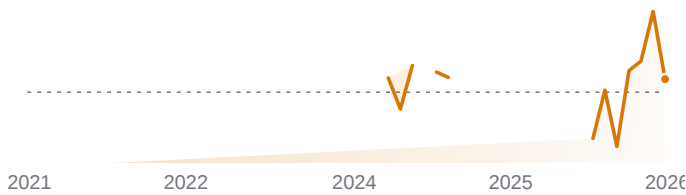
Sellers who sold at a gain

71%

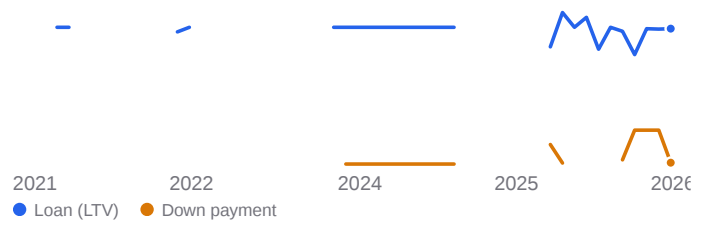


Median annualized return at resale

+5.2%

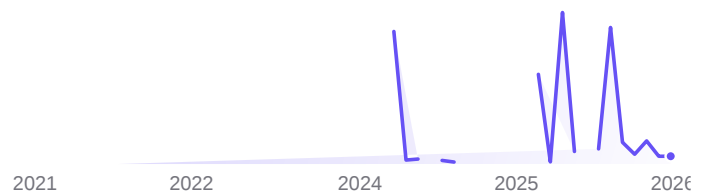


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.6 yrs



Preforeclosure filings

Filings 24 · Auction stage 24



HOUSING STOCK

Homes	66,205
Median value (AVM)	\$231K
Median size	1,458 ft²
Median bedrooms	3
Median year built	1981
Single family	63%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.5%
Owner occupied	76%
Company owned	6.0%
Median loan-to-value	60%

Typical ownership tenure

6.2 yrs

COMMUNITY

Population	170,613
Density	190 / mi²
Median household income	\$69K
Average household income	\$100K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	45
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	17.6%
Unemployment	1.3%
Average temp	64°F
Annual precip	14 in
Sunshine	73%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.