

Erath County, TX

County · TX · Texas

SELLER'S MARKET

\$327K

MEDIAN SALE PRICE

135

SALES (12 MO)

\$379K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



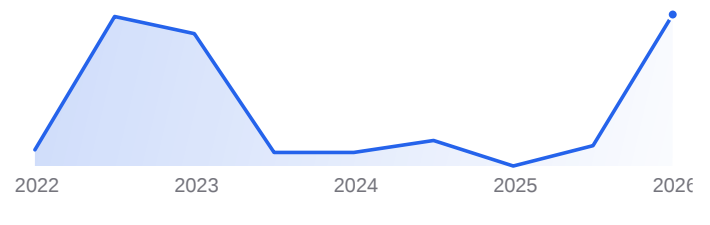
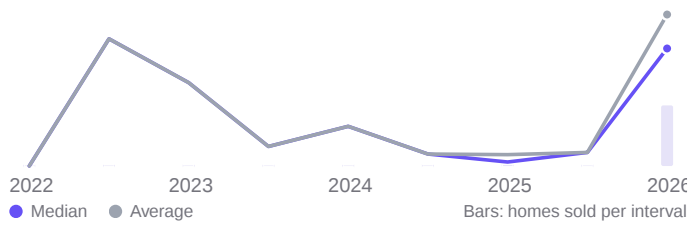
MARKET TRENDS (5 YEARS)

Sale prices

Median \$326K · Average \$411K

Price per square foot

\$197/ft²

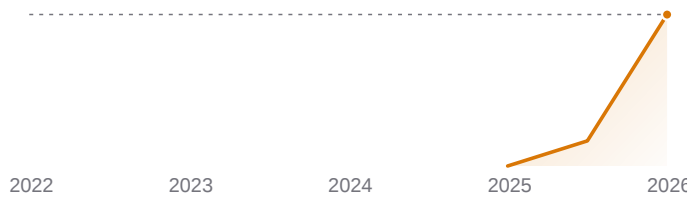


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

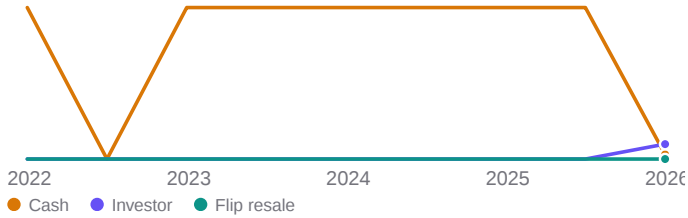
0.8%



BUYERS & OUTCOMES

Buyer mix

Cash 3.0% · Investor 9.8% · Flip resale 0%



Sellers who sold at a gain

100%

Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

16.6 yrs

Median annualized return at resale

+5.3%

Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	16,030
Median value (AVM)	\$379K
Median size	1,647 ft²
Median year built	1986
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	1.0%
Owner occupied	66%
Company owned	17%
Median loan-to-value	17%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	44,720
Density	41 / mi²
Median household income	\$61K
Average household income	\$84K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	13
Homes occupied	86%
Bachelor's or higher	23%
Poverty rate	13.9%
Unemployment	1.1%
Average temp	64°F
Annual precip	31 in
Sunshine	59%

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