

Gonzales County, TX

County · TX · Texas

\$179K

MEDIAN SALE PRICE

24

SALES (12 MO)

\$287K

MEDIAN VALUE (AVM)

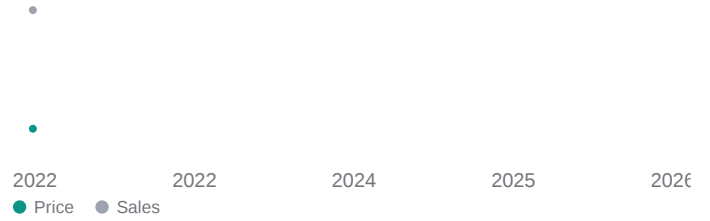
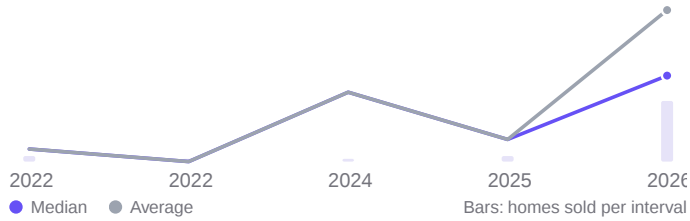
MARKET TRENDS (5 YEARS)

Sale prices

Median \$179K · Average \$297K

Growth (year over year)

Price +21.7% · Sales +100.0%

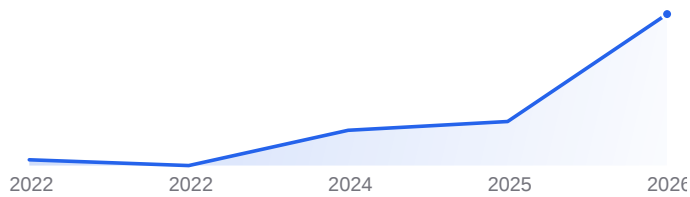


Price per square foot

\$69/ft²

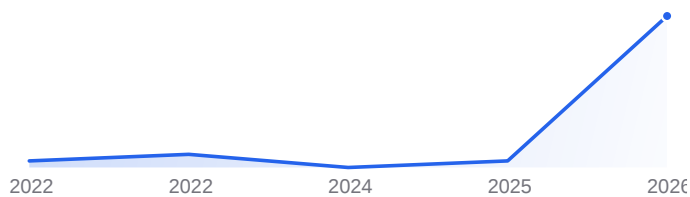
Sale premium vs estimated value

-29.5%



Annual turnover (share of homes sold)

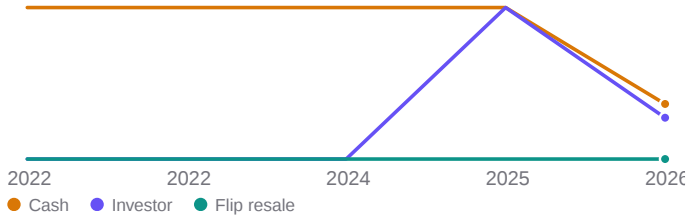
0.2%



BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 27% · Flip resale 0%

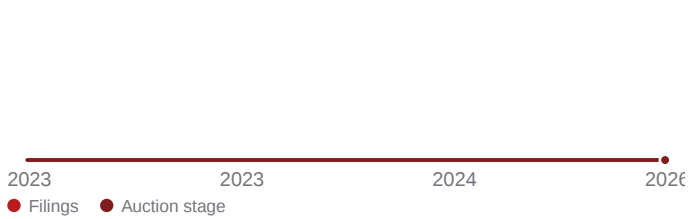


Financing (share of purchase price) Loan (LTV) 75% · Down payment 23%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,029
Median value (AVM)	\$287K
Median size	2,250 ft²
Median year built	1982
Single family	39%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.6%
Owner occupied	47%
Company owned	16%
Median loan-to-value	24%
Typical ownership tenure	14.7 yrs

COMMUNITY

Population	20,121
Density	19 / mi²
Median household income	\$59K
Average household income	\$86K

Crime index (US avg 100)	128
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	25
Homes occupied	79%
Bachelor's or higher	9%
Poverty rate	11.9%
Unemployment	1.1%
Average temp	69°F
Annual precip	37 in
Sunshine	60%

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.