

# Jackson County, TX

County · TX · Texas

**\$771K**

MEDIAN SALE PRICE

**67**

SALES (12 MO)

**\$171K**

MEDIAN VALUE (AVM)

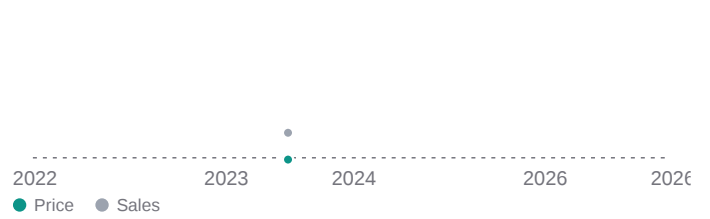
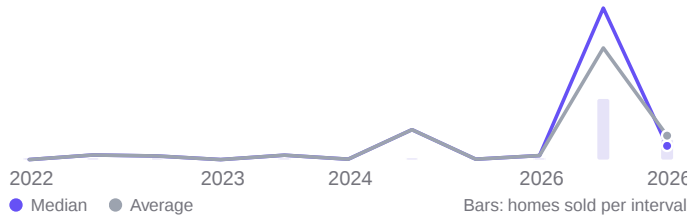
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$107K · Average \$178K

Growth (year over year)

Price -3.8% · Sales +50.0%

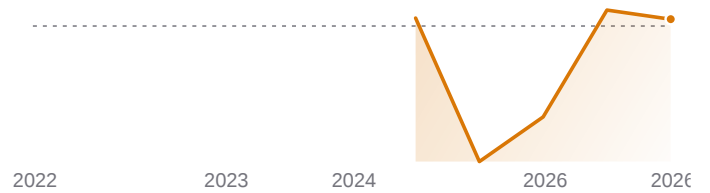
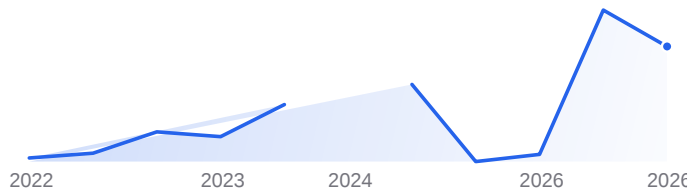


Price per square foot

**\$109/ft²**

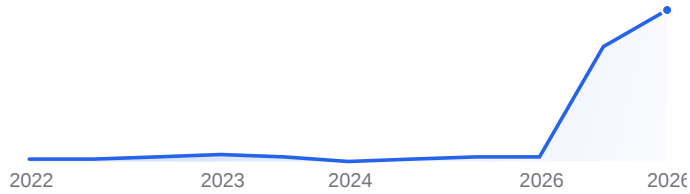
Sale premium vs estimated value

**+4.8%**



Annual turnover (share of homes sold)

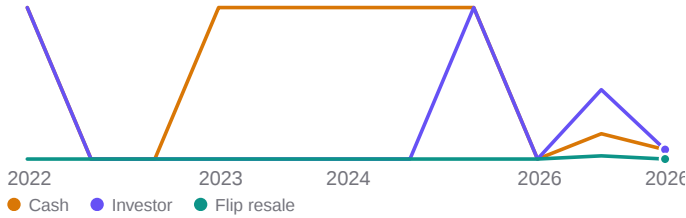
**0.8%**



## BUYERS & OUTCOMES

### Buyer mix

Cash 6.3% · Investor 6.3% · Flip resale 0%



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



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 8,146     |
| Median value (AVM) | \$171K    |
| Median size        | 1,404 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1999      |
| Single family      | 81%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 67%      |
| Underwater (LTV 125% or more) | 2.6%     |
| Owner occupied                | 68%      |
| Company owned                 | 11%      |
| Median loan-to-value          | 20%      |
| Typical ownership tenure      | 10.1 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 15,363   |
| Density                          | 19 / mi² |
| Median household income          | \$66K    |
| Average household income         | \$84K    |
| Crime index (US avg 100)         | 109      |
| Air pollution index (US avg 100) | 85       |
| Earthquake index (US avg 100)    | 21       |
| Homes occupied                   | 81%      |
| Bachelor's or higher             | 9%       |

|               |              |
|---------------|--------------|
| Poverty rate  | <b>11.7%</b> |
| Unemployment  | <b>1.1%</b>  |
| Average temp  | <b>70°F</b>  |
| Annual precip | <b>44 in</b> |
| Sunshine      | <b>58%</b>   |

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.