

Jefferson County, TX

County · TX · Texas

SELLER'S MARKET

\$226K

MEDIAN SALE PRICE

+269.2%

1-YR CHANGE

771

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

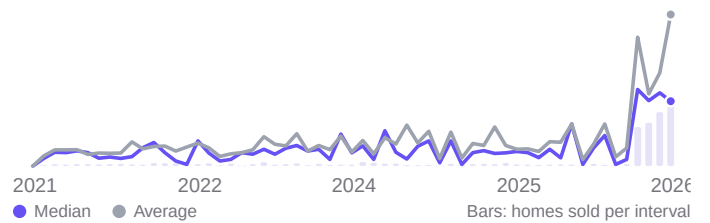
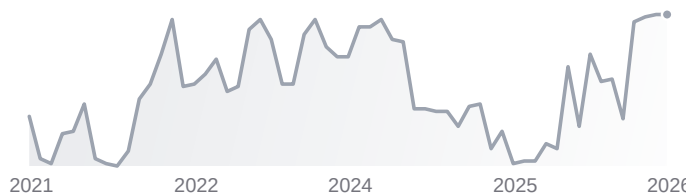
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$217K · Average \$473K

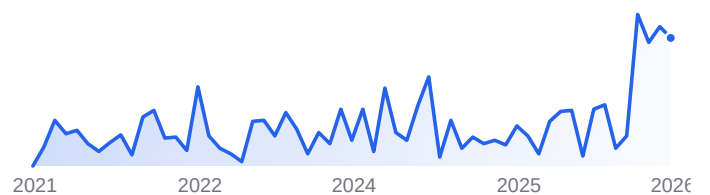
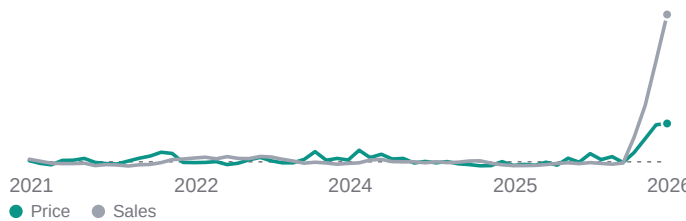


Growth (year over year)

Price +269.2% · Sales +1033.8%

Price per square foot

\$135/ft²

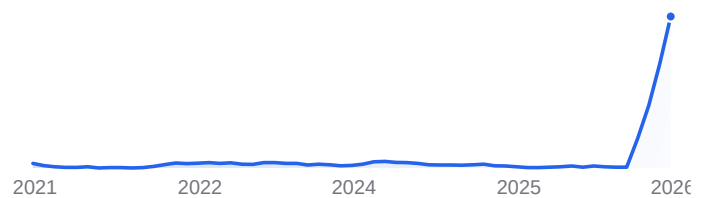


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

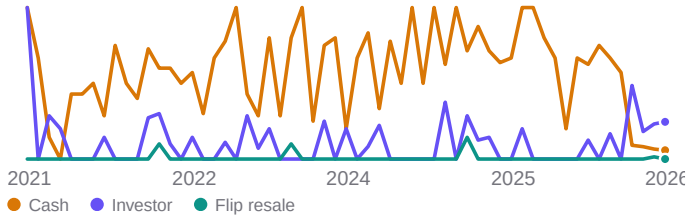
0.9%



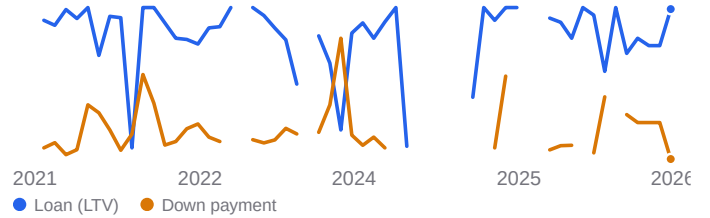
BUYERS & OUTCOMES

Buyer mix

Cash 5.8% · Investor 25% · Flip resale 0%

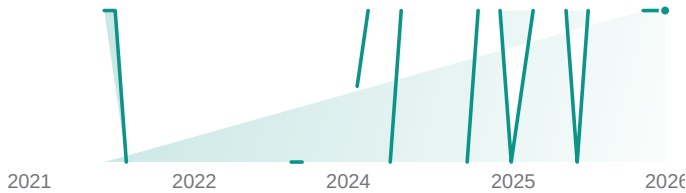


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



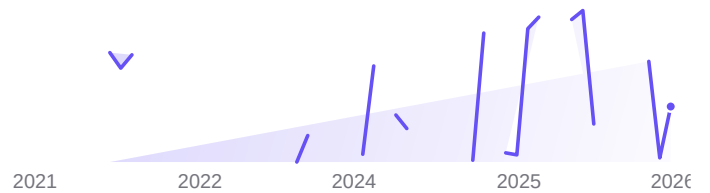
Sellers who sold at a gain

100%



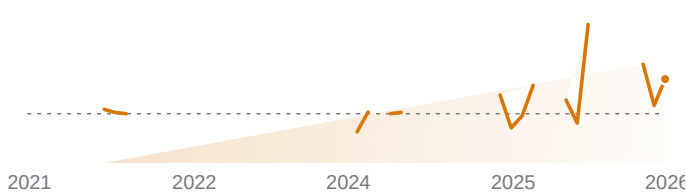
Typical hold before selling

6.5 yrs



Median annualized return at resale

+13.8%



Preforeclosure filings

Filings 31 · Auction stage 31



HOUSING STOCK

Homes	84,803
Median value (AVM)	\$167K
Median size	1,468 ft²
Median year built	1968
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.8%
Owner occupied	75%
Company owned	12%
Median loan-to-value	39%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	253,791
Density	290 / mi²
Median household income	\$60K
Average household income	\$85K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	23
Homes occupied	88%
Bachelor's or higher	16%
Poverty rate	16.5%
Unemployment	1.5%
Average temp	68°F
Annual precip	58 in
Sunshine	58%

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.