

Jim Wells County, TX

County · TX · Texas

STRONG BUYER'S MARKET

\$175K

MEDIAN SALE PRICE

85

SALES (12 MO)

\$118K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 3 / 100



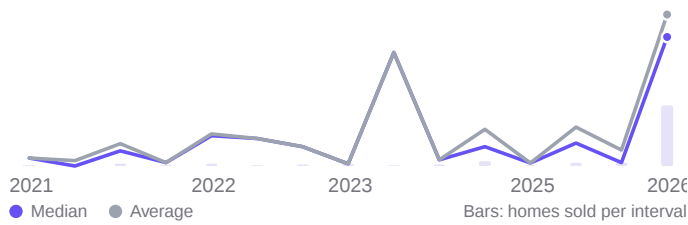
MARKET TRENDS (5 YEARS)

Sale prices

Median \$175K · Average \$203K

Growth (year over year)

Price -69.6% · Sales +12.5%

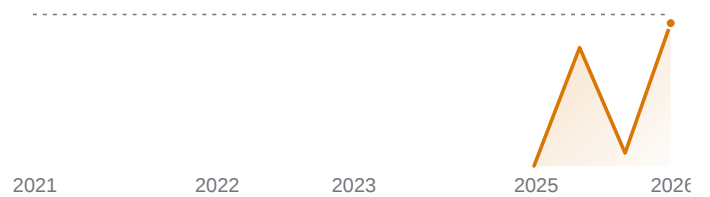
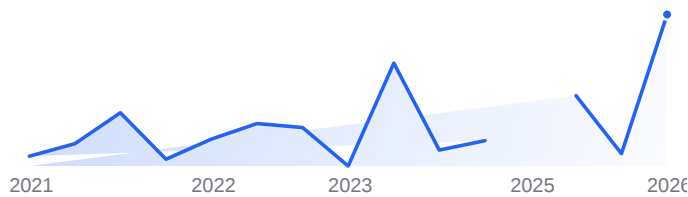


Price per square foot

\$116/ft²

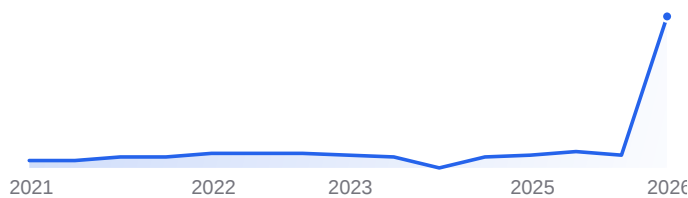
Sale premium vs estimated value

-5.0%



Annual turnover (share of homes sold)

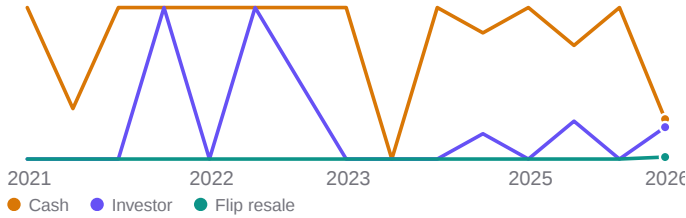
0.5%



BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 21% · Flip resale 1.3%



Sellers who sold at a gain

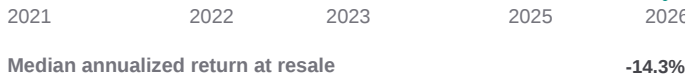
50%

Financing (share of purchase price) Loan (LTV) 79% · Down payment 23%



Typical hold before selling

0.6 yrs



Median annualized return at resale

-14.3%



Preforeclosure filings

Filings 1 · Auction stage 1



Filings · Auction stage

HOUSING STOCK

Homes	15,829
Median value (AVM)	\$118K
Median size	1,284 ft²
Median bedrooms	3
Median year built	1999
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.5%
Owner occupied	64%
Company owned	16%
Median loan-to-value	11%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	39,023
Density	45 / mi²
Median household income	\$46K
Average household income	\$72K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	23
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	24.4%
Unemployment	1.1%
Average temp	72°F
Annual precip	28 in
Sunshine	61%

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.