

Lamar County, TX

County · TX · Texas

SELLER'S MARKET

\$219K

MEDIAN SALE PRICE

+39.6%

1-YR CHANGE

133

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

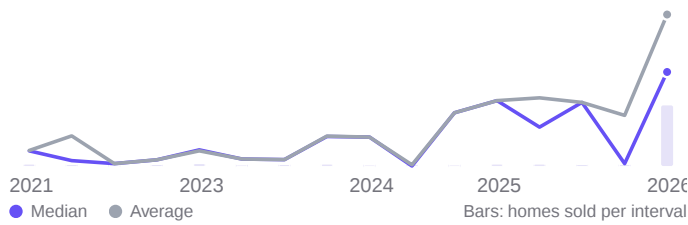
MARKET TRENDS (5 YEARS)

Sale prices

Median \$220K · Average \$345K

Growth (year over year)

Price +39.6% · Sales +1800.0%



Price per square foot

\$121/ft²

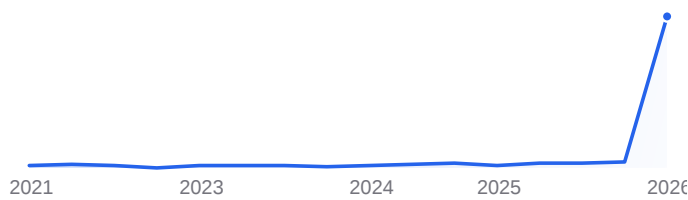
Sale premium vs estimated value

+3.0%



Annual turnover (share of homes sold)

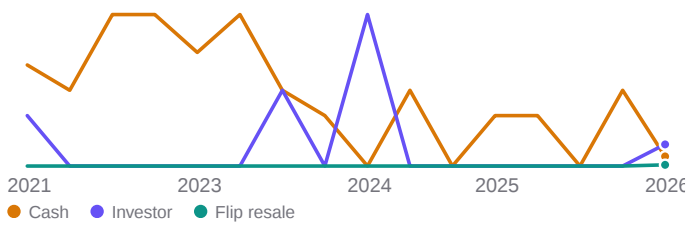
0.9%



BUYERS & OUTCOMES

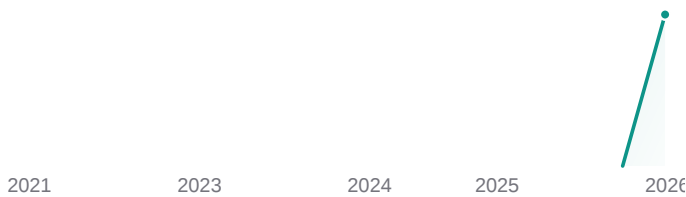
Buyer mix

Cash 6.3% · Investor 14% · Flip resale 0.8%



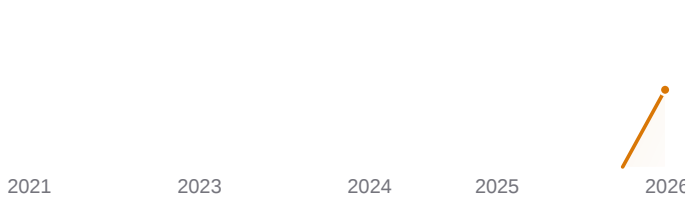
Sellers who sold at a gain

100%

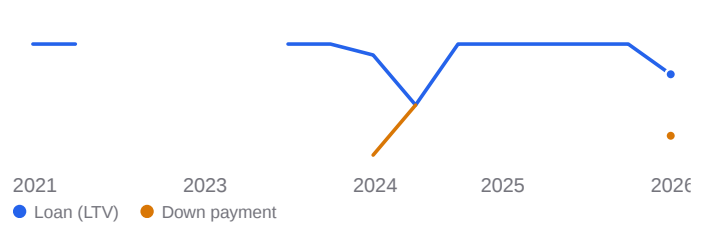


Median annualized return at resale

+18.8%

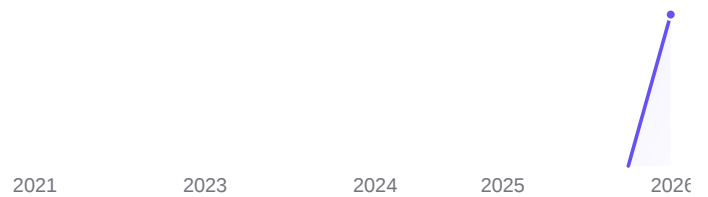


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	14,909
Median value (AVM)	\$172K
Median size	1,508 ft²
Median bedrooms	3
Median year built	1997
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.8%
Owner occupied	64%
Company owned	14%
Median loan-to-value	25%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	51,616
Density	57 / mi²
Median household income	\$61K
Average household income	\$76K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	34
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	14.2%
Unemployment	1.2%
Average temp	63°F
Annual precip	48 in
Sunshine	62%

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.